

**Cover Page
for Thursday April 24, 2025,
Design Review Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/ 271/Design-Review-Board	Material Issued	Issued on 4/18/2025
ITEMS		
Cover page with date		
April 24, 2025, Meeting Agenda		
Minutes for approval: <ul style="list-style-type: none"> • April 10, 2025 		
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-11 • Certificate of Appropriateness Application: DRB-2025-12 • Certificate of Appropriateness Application: DRB-2025-13 		

**Town of Bar Harbor
Agenda — Design Review Board
Thursday, April 24 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

II. EXCUSED ABSENCES

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

a. April 10, 2025

V. PUBLIC COMMENT

To make comment, please email designreview@barharmoraine.gov (goes to all board members and town staff)

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-11

Applicant : Brad Stager, MDI YMCA

Owner: Town of Bar Harbor, Maine

Project Location: 21 Park Street, Bar Harbor, ME 04609, 107-221-000

Proposed Project: Add awning, over the door on School St. side to block rain, snow and ice.

b. Certificate of Appropriateness

Application: 2025-12

Applicant : Steven Woitasek

Owner: Steven Woitasek

Project Location: 10 Summer Street, Bar Harbor, ME 04609, 104-052-000

Proposed Project: Add a temporary/removable wooden platform at ground level and pergola

c. Certificate of Appropriateness

Application: 2025-13

Applicant : James Mitchell

Owner: Irving Oil Terminals Inc.

Project Location: 99 Cottage Street, Bar Harbor, ME 04609, 104-034-000

Proposed Project: Demolish existing gas station and construct a new one (building with canopy)

VIII. OTHER BUSINESS

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, April 10 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

The meeting was called to order at 4:00 PM. Members present included Chair Barbara Sassman, Vice Chair Erin Cough, Secretary Andrea Lepcio, and members Pancho Cole, Mike Rogers, and Bo Jennings.

II. EXCUSED ABSENCES

Kate Macko was excused.

III. ADOPTION OF AGENDA

Chair Sassman moved to adopt the agenda. Secretary Lepcio seconded, and the motion passed 6-0.

IV. APPROVAL OF MINUTES

a. March 27, 2025

Chair Sassman moved to approve the minutes from March 27, 2025. Secretary Lepcio seconded, and the motion passed 6-0.

V. PUBLIC COMMENT

There were none

VI. BUILDING PERMIT REMINDERS

The applicants were reminded that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-08

Applicant : Brad Stager, MDI YMCA

Owner: Town of Bar Harbor, Maine

Project Location: 21 Park Street, Bar Harbor, ME 04609, 107-221-000

Proposed Project: Move one of the sheds from School St. side of building to the Edgewood side of the building next to the dumpsters.

The applicant, Brad Stager, was present. Chair Sassman described the project to the board. The board did not have any questions regarding this application.

Chair Sassman moved to approve the YMCA project- DRB-2025-08. Member Cole seconded, and the motion passed 6-0.

b. Certificate of Appropriateness

Application: 2025-09

Applicant : Jon & Heather Tierney

Owner: Jon & Heather Tierney

Project Location: 228 Main Street, Bar Harbor, ME 04609, 104-486-000

Proposed Project: Landscape front yard and add brick walkways, paint front of store new color, change 2nd floor dormers to walk out patio doors, add 2nd floor deck & extend current porch.

The applicant Heather Tierney was present. Ms. Tierney explained the proposed project, which included landscaping the front yard with a new porous hardscape and replacing the deteriorated brick walkway. They also planned to paint the front façade in a historically appropriate color similar to “Bar Harbor Green,” which the Board confirmed is within the approved color palette. Additional improvements include modifying the second-floor dormer to create walk-out doors leading to a new second-story deck and extending the existing porch. The project also included replacing two inefficient bay windows on the first floor with energy-efficient models that match existing second-floor windows.

The Board discussed seasonal closures, and the applicants confirmed that their storefront will remain visually open, with no paper coverings or significant changes to window displays during the winter months. The Board confirmed that no additional review would be required for the proposed paint color or temporary seasonal

adjustments. The applicant also clarified that the slack line previously in the yard has been relocated to the back of the property and is not part of this proposal.

Secretary Lepcio moved to approve the 228 Main Street project DRB-2025-09.

Member Jennings seconded, and the motion passed 6-0.

c. Certificate of Appropriateness

Application: 2025-10

Applicant : Davis Powers

Owner: College of the Atlantic

Project Location: 141 Cottage Street, Bar Harbor, ME 04609, 104-031-000

Proposed Project: Build two intersecting 10-foot-tall walls, with an attached awning for bicycle storage in the back courtyard of 141 Cottage Street

The applicant Davis Powers was present. The project involved constructing two intersecting 10-foot-tall walls with an attached awning for bicycle storage in the rear courtyard of the property, which was recently acquired by the college and operates as the Bar Harbor Bike Shop. The applicant explained that the structure would be located within a fenced-in area not visible from Cottage Street and only partially visible from Eden Street, depending on vantage point and height. The bike storage wall is intended to protect bicycles from weather and provide overnight storage, eliminating the need to carry bikes inside the building. The Board clarified that because it is a wall and not a fence, it complies with local height requirements provided there is written permission from the abutting property owner.

Member Cole moved to approve the 141 Cottage Street project DRB-2025-10.

Member Rogers seconded, and the motion passed 6-0.

VIII. OTHER BUSINESS

The Planning Department updated the board on their progress with edits for the proposed Design Review Board amendment. The Planning Department also announced the next

joint Planning Board & Design Review Board workshop will be coordinated with the board members.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Member Jennings commented on the increasing use of artificial intelligence (AI) tools in planning and design review processes. He noted that while some applicants continue to submit hand-drawn materials, AI-generated visuals offer high-quality representations that could benefit both applicants and reviewers. Staff Planner Sands mentioned that they are planning to attend an AI-focused municipal conference in Augusta in May, which will cover how to integrate AI tools into local government workflows.

X. ADJOURNMENT

Chair Sassman moved to adjourn the meeting at 6:26 PM.

Signed as approved:

**Andrea Lepcio, Secretary
Design Review Board, Town of Bar Harbor**

Date



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number:

2025-11

Date:

3/31/25

Map & Lot:

107-221-000

AWNING

MDI Ymca
Project Address: 21 Park St

RECEIVED MAR 31 2025

Applicant Name: BRAD STAGER Address: 21 Park St

City: Bar Harbor State: ME

Email: brad@mdiyymca.org

Phone: 207-479-7040

Property Owner Name: James Smith Address: 93 Cottage St

City: Bar Harbor State: ME

Email: jsmith@barharbormaine.gov

Phone: 207-288-4098

Architect/Designer Name: Address:

City: State: N/A

Email:

Phone:

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in fences and freestanding walls
- Installation or Changes in an internally illuminated sign or awning

FEE

Project Cost: \$ _____

\$ 31.00 for Residential and Commercial projects less than 1 million.

\$ 66.00 Commercial projects more than 1 million

PLEASE BE ADVISED: A building permit must be obtained prior to the construction and/or installation. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.

Signature of Applicant 3/31/25

James L. Smith
Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project.

Add Awning to the building, over door
School St. Side
To Block rain, snow & ice

Road Frontage: 3500'

Open Seasonally

Open Year Round

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

	Requirement	Provided?		Reserved for Planning Staff Review
		Y	N	
1	NARRATIVE —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	✓		
2	PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	✓		
3	PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.		✓	
4	DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	✓		
5	SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures, including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	✓		
6	MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition. <u>Metal Frame & Awning</u>	✓		
7	LIGHTING —Details of any new or proposed changes to lighting and lighting levels. <u>New light beside door</u>	✓		

If NO was selected in the above table for any of the requirements, please describe why it was not included.

Photo Shop Picture of Door

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No

Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.		✓	
2 MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.		✓	

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

NOT Historic building; Not Architectural changes

Permit #: 250011

Permit Type: Design Review Board

Address: 21 PARK STREET

City: Bar Harbor

State: ME

Zip: 04609

Owner: BAR HARBOR, TOWN OF

Owner Address: 93 COTTAGE STREET

Owner City: BAR HARBOR

Owner State: ME

Owner Zip: 04609

Owner Phone:

Owner Email:

Receipt #: 61

Date: 04/07/2025

Paid By: MDI YMCA

Description: 107-221-000

Payment Type: Check

Payment Type Description: 32413

Accepted By: Tammy DesJardin

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Small Commercial	Design Review Board	Less than 1 million	0.00	31.00	31.00
				Total:	\$31.00

Fees and Deposits Paid

Fee Name	Fee Type	Description	Total Fee Amount	Amount Paid
Deposit Fee	Deposit Fee	Fee to record flat deposit fee	1,000.00	1,000.00
			Total:	



Awnings - School St. Door

LETTER OF AUTHORIZATION



James Smith, Town Manager
Bar Harbor

I/WE MDI YMCA

the owner(s) of property located at 21 Park St.

and Bar Harbor Tax Map 107, Block 221, Lot 000 do hereby authorize

(print name) Brant Steger telephone number 207.479.7040

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

Install New Awnings over door, on School St.
Metal, same color as the siding;

Door is near the middle of the building To protect from rain, snow & ice; ~~for~~ to use for regular access; including: New light, Card reader & Security Camera

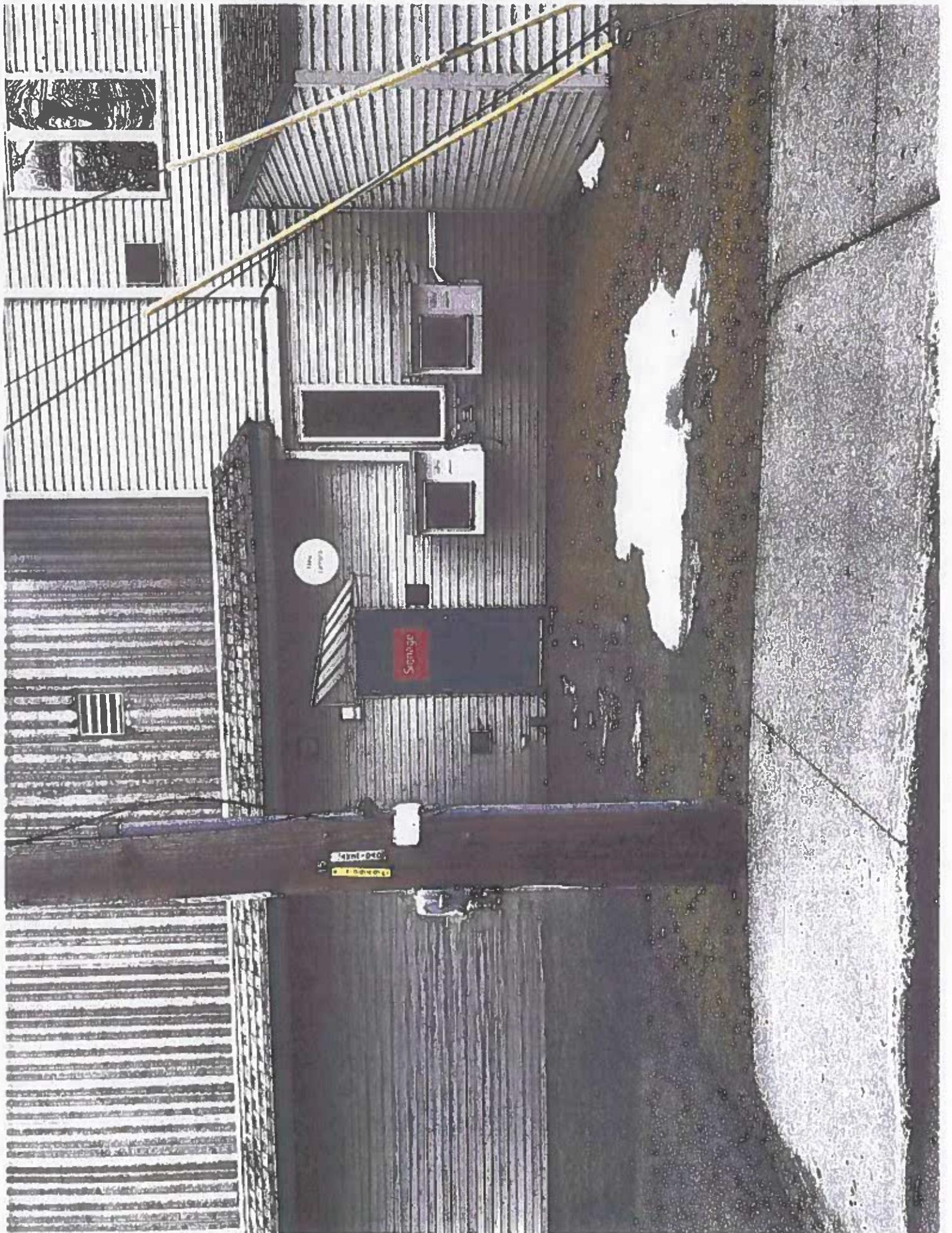
[Signature]

Sign Name

4-5-25

Date

Telephone number



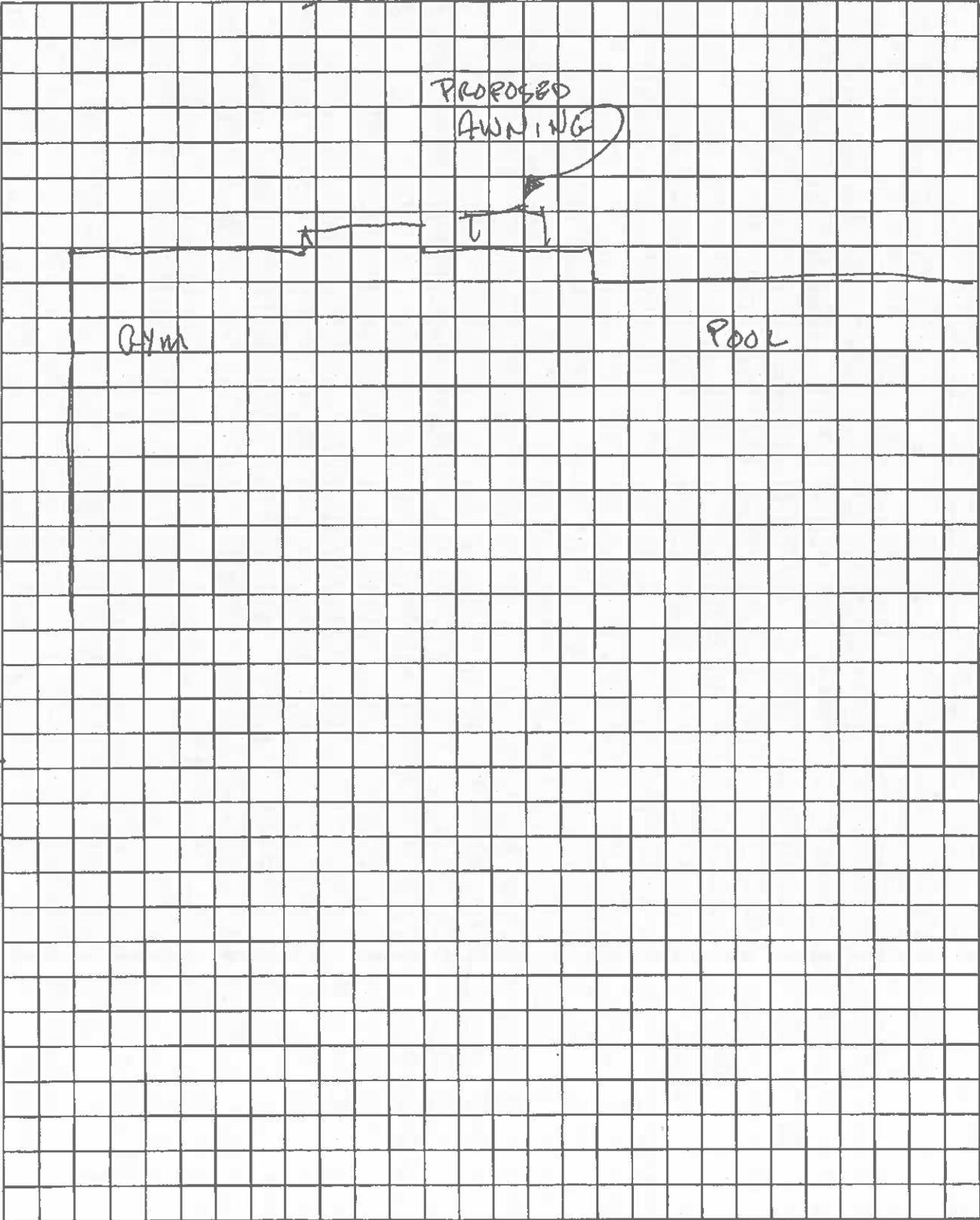
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PROPOSED
AWNING

GYM

POOL

PARK ST





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The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the accuracy or interpretation of the data.

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Printed on 03/31/2025 at 01:11 PM



- ROW
- Police
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Water & Ponds
- Marsh
- Atlantic Ocean





Town of Bar Harbor
Design Review Board Application -
Certificate of Appropriateness

DRB Application Number:

DRB 2025-12

RECEIVED

Date:

4/8/25

APR 08 2025

Map & Lot: TOWN OF BAR HARBOR MAINE
PLANNING & CODE ENFORCEMENT

104-052-00

Project Address: 10 Summer St

Applicant Name: Steen Woltash Address: 10 Summer St

City: Bar Harbor State: ME

Email: steen.woltash@blackstarinnandpub.com

Phone: 207-288-5091

Property Owner Name: Steve Woltash Address: 10 Summer St

City: Bar Harbor State: ME

Email: BlackStarInnandPub@gmail.com

Phone: 207-288-5091

Architect/Designer Name: Address:

City: State:

Email:

Phone:

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
Changes to Exterior Appearance of Nonhistoric Building
Installation or Changes in Outdoor Storage/Display/Vending Machines
Installation or Changes in fences and freestanding walls
Construction of New Building or Expansion of Nonhistoric Building
Installation or Changes in an internally illuminated sign or awning

FEE

Project Cost: \$

\$ 31.00 for Residential and Commercial projects less than 1 million.

\$ 66.00 Commercial projects more than 1 million

PLEASE BE ADVISED: A building permit must be obtained prior to the construction and/or installation. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.

Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project.

wood removal and temp wooden ^{Platform} deck at dog pound level and pergola

Road Frontage: Parking lot

Open Seasonally

Open Year Round

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 NARRATIVE —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	X		
2 PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	X	X	
3 PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.	X		
4 DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	X		
5 SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures, including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	X	X	
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	X		
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.		X	

If NO was selected in the above table for any of the requirements, please describe why it was not included.

NO LIGHTING

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No

Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.			
2 MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.			

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Findings for Deliberations Checklist**

Section 125-114 – Design Review Standards:

In reviewing an application for a certificate of appropriateness, the DRB shall approve the issuance of a certificate if it finds the application and proposed activities are consistent with the following standards, or that they will be consistent as a result of conditions of approval imposed on the application.

In reviewing applications the Board shall consider the appropriate sections of each of the following categories and shall find the project in conformance with all relevant provisions before approving the issuance of a certificate of appropriateness.

The Board finds that the proposal meets:	Yes	No	N/A
a. Standards relating to visual compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Standards for materials and design details for structural projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Standards for materials and design details for accessory projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Standards for signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Standards for historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards of Visual Compatibility:

The proposal must meet each of the following requirements, as applicable, in order to meet the Visual Compatibility standards of Section 125-114(B):

	Yes	No	N/A
1. The height of a new building, addition, or a modification to an existing building would be visually compatible with adjacent buildings as seen from public streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Where there is an established pattern of building height, the height, or apparent height, of a new, expanded, or modified building as seen from the public street would maintain a complementary pattern.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The size and mass of a building in relationship to the site and surrounding features would visually complement the buildings, squares, and places to which it is visually related.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Where there is an established pattern of building size or scale as viewed from a public street, the addition of a new building, or modification to an existing building, would be designed to maintain the existing pattern.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The design of the building would visually complement the district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. The façade facing the street would incorporate pedestrian-scale design features such as doors and windows to create a character that complements the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Windows, or architectural treatments designed to simulate Windows, would comprise no less than 20% of the exterior wall surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The façade would avoid large areas of blank wall space.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. A ground floor façade facing a public street would incorporate arcades, display windows, awnings, or other features that add visual interest to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. A building used for retail or other public uses would be designed to have clearly defined entrances that are visually compatible with the visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. The roof would be designed to complement the overall visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If there is an established pattern of rooflines, a new buildings roofline would be similar to adjacent buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| b. If there is not an established roofline pattern, the new building would have a pitched or gabled roof, or false front, or other design element which would create the appearance of a pitched roof. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Accessory buildings, canopies, and other structures would have a visually compatible roofline with the principal building. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Treatment to the accessory building and structures would be compatible with the principal building and would use similar materials, details, and level trim. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. A new building with more than 5,000 square feet of area on the first floor would be designed so that the scale is visually compatible with the character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. The overall mass of the building would be visually broken into smaller elements through the physical layout of the building and/or design of the façade. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. The ratio and width of the front or street façade to the building height would complement the visual character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. If an established pattern of façade proportions exists, a new or modified building would maintain the established pattern. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. The ratio of the width of windows to the height of the windows would complement the visual character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. A modification to an existing building would maintain the existing proportionality. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. A modification to an existing façade which would change or eliminate windows would be done in a manner that maintains the established relationship of windows to wall. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. A new or modified building would maintain an established pattern of window proportions among a group of buildings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. If an established pattern exists with respect to the placement of buildings on the lot vis-à-vis the side lot lines, a new or modified building would reflect the established pattern to the extent allowed by the setback provisions of the district in which they are located. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. A new or modified building or structure would visually complement | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

neighboring buildings, the overall character of the district, and any other buildings to which it is visually related to the extent permitted by the setback requirements of the district in which it is located.

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 19. If there is an established front setback pattern, a new building would be located to maintain the established pattern. If no there is no pattern, a new building would be located in a manner that is compatible with the overall character of the district. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. A new building would be located on a lot so that the setback from the street is no more than the average of the setbacks for buildings in similar locations in the district. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. If located on a corner lot, the setback relationship on both streets would be maintained. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. If a sidewalk exists in front of the parcel, the site would be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. The walkway to the front entrance of the building would be constructed with materials that would contrast with the paving of areas intended for vehicular travel. The walkway would also provide safe and inviting access to the building that is visually compatible with other pedestrian facilities in the neighborhood. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material would be maintained across the driveway, or another visually compatible method used to clearly delineate the sidewalk from the drive. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. The location and design of facilities for motor vehicles, including parking lots, driveways, access road, drive-through facilities, and service/fueling areas would visually complement the overall character of the district. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. The vehicular facility would not be located between the front of the building and the street. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The access drive, driveway, entrance/exit to drive-through services would not pass between the building and the sidewalk where a sidewalk exists. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- c. A parking lot would be located to the side or rear of a building.
- d. Overhead doors and service areas would be located on the side or rear of the building and would be screened from view from a public street
- e. Drive-through services would be designed to keep vehicular activity to the side and/or rear of the building and would prevent the queuing of vehicles between the front of the building and the street or in other areas where it is visually incompatible.

Standards for Materials and Design Details for Structural Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Structural Projects in Section 125-114(C):

	Yes	No	N/A
1. Siding materials that enhance the visual and architectural quality of the structure would be applied. The selected siding would also be visually compatible with other exterior finishes on the building and with those buildings to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The siding would be of a material that is commonly used in the overlay district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. The color of the exterior finish would complement the architectural style of the structure as well as the period it was built. The colors would also reflect hue and shades which were available in the era and style depicted, and the colors would blend with the immediately adjacent structures in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The style and size of the windows would be proportional and visually compatible to the buildings in the overlay district and would maintain the architectural continuity of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The window would be constructed of wood, vinyl or lead, or would be of synthetic material that simulates such traditional materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. The door would be visually compatible with the structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. The primary entry door to a store would be recessed from the property line so as that it does not interfere with pedestrian traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. If consistent with the established pattern of other entrance doors, the door would have a transom above the full height of the store windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. If visible from the public street, the roof would be visually compatible with the style of the building and the other exterior finishes and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. If visible from the street, the roof would not be brightly colored metal, plastic, or fiberglass.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. The trim would be visually compatible with the style of the building and other exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. The trim would be made from materials such as wood, stone, brick, vinyl, and metal, or other synthetic materials that appear as such and are compatible with the overall building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 13. The entrance to the building would be visually compatible with the overall building treatment and would be the focal point of the façade. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. An awning or canopy would be attached to the structure and would function as an extension of the building and shall be compatible with the visual character of the district. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. The entrance materials would be made of wood, vinyl, tile, stucco, stone, brick, concrete, canvas, fiberglass, and metal (or other materials that are visually compatible with the overall building). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Standards for Seasonal Closures:

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Measures for seasonal closure would be compatible with the building and architecturally similar to the building materials, design, and color. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The measures would also fit appropriately in the space being enclosed and would be safely attached and secured. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The measures for seasonal closure would be neat and clean in appearance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The closure provisions would not include materials such as bed sheet, paper, tarps, cardboard, bubble wrap, or painted glass. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Signs left in place would not be covered. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Standards for Materials and Design Details for Accessory Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Accessory Projects in Section 125-114(D):

	Yes	No	N/A
Awnings, Sunscreens, and Canopies			
1. The awning, sunscreen, or canopy would be visually compatible with the building and its surrounding area with respect to topography.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The awning, sunscreen, or canopy would be necessary given the unique circumstances of the property, and would be compatible with similar elements of adjacent properties and is	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The awning, sunscreen or canopy would be designed so that it will not cover unique or architecturally significant building features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Letter or graphics on the awning or canopy would be placed on a valance of no more than 12 inches attached to the awning bar.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The graphics on an awning or canopy or valance would comply with signage requirements of Section 125-66(BB)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. The awning would extend the full width of the existing window and door frames on the first floor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Awnings proposed on the upper-floor would be installed over individual windows and would complement the window design, building architecture, and color.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Canopies or awnings would be attached to the building and would not Extend more than 12 feet from the wall to which they are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. A street level awning would be at least 18 inches behind the curb.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. The color of an awning would be compatible with the overall design of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping			
1. Landscaping materials and vegetation would be visually compatible with the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Landscaping would not block unique architectural features of the building or appear disproportional to the lot and building size.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Standards for Historic Buildings:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Historic Buildings in Section 125-114(E):

	Yes	No	N/A
1. If a building or structure classified as historic would be moved, reconstructed, or altered it would be maintained in a manner which would preserve the architectural character of the building, structure or appurtenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Demolition would be necessary as the owner has produced evidence that the preservation of the building is not consistent with the purposes of Section 125-114(E), or that the building cannot be preserved because of the structural condition of the building, or the cost of renovations would make its retention infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. The structure would be relocated to another site if the existing site is not consistent with the purposes of Section 125-114(E), and the building cannot be preserved because of the structural condition of the building or the cost of renovations would make retention of the building infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Any modification to a historic building would retain all of its original features to the maximum extent feasible. Any modifications would also maintain the architectural style and treatment of the original building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. When renovating or expanding a historic building the materials would match the original materials in texture, dimension, color, location and design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Existing features such as porches, steps, handrails, balusters, cornices, columns, lintels, windows, fixtures, hardware, doors, and roofs would be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. The design or any modification or addition to the existing building would maintain the architectural style of the existing building and would conform to the existing treatment with respect to trim and exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Handicapped access would be located and constructed so as not to obscure the character defining features of the entranceway or porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Porches or steps would not be enclosed in a manner that destroys their intended purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. The selected paint colors would be consistent with Subsection C(1)(b).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MISCELLANEOUS PAYMENT RECPT#: 586958
TOWN OF BAR HARBOR
93 COTTAGE STREET

BAR HARBOR, ME 04609

DATE: 04/08/25 TIME: 14:41:04
CLERK: tdesjardi DEPT:
CUSTOMER#:

PARCEL:

CHG: REVBD REVIEW BOARD FE 31.00

AMOUNT PAID: 31.00

PAID BY: BLACK FRIAR INN & PU
PAYMENT METH: CHECK
6237

REFERENCE: BLACK FRIAR

AMT TENDERED: 31.00
AMT APPLIED: 31.00
CHANGE: .00

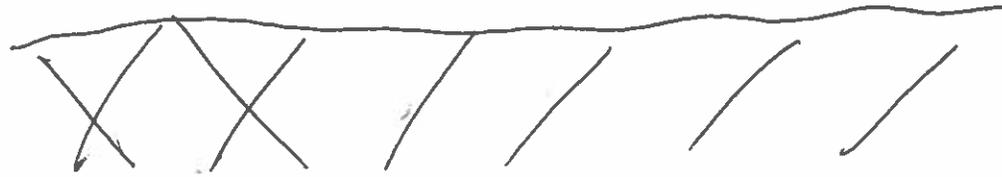
April 24, 2025

To Whom It May Concern:

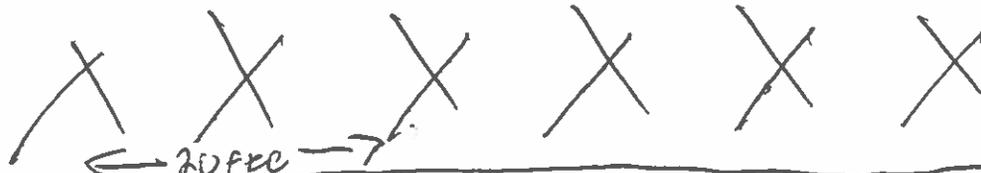
My name is Steven Voitasek, I own the Black Friar Inn, I'm looking to build a ground level unattached temporary platform to upgrade our current outdoor seating area. Our current outdoor seating area consists of 3 picnic type tables (seating a max of 16 people) located just outside of the back door of our building at 10 Summer St on the side facing the town office parking lot, 4 feet behind the back of the Pathmaker Hotel. The area is 16ft wide, measuring from our garden area next to the building to curbing for the parking lot, and will be approx. 20 feet long, measuring from the far corner of our backstairs toward Summer St. The length of the platform may be shortened to preserve 2 parking spaces, for Inn guests and employees. Our goal is to replace, the 3 picnic tables with 4 upgraded outdoor style dining tables, seating 16 people total.

The platform will be level and sit directly on the ground and will be approximately 6 inches in height. I will be using pressure treated wood and decking, the platform will be unpainted. We will be placing our current wooden planters on the platform, which are used for growing fresh herbs for the kitchen. Currently there are no plans to attach any railing to the platform. Nor are there plans for any additional signage or lighting.

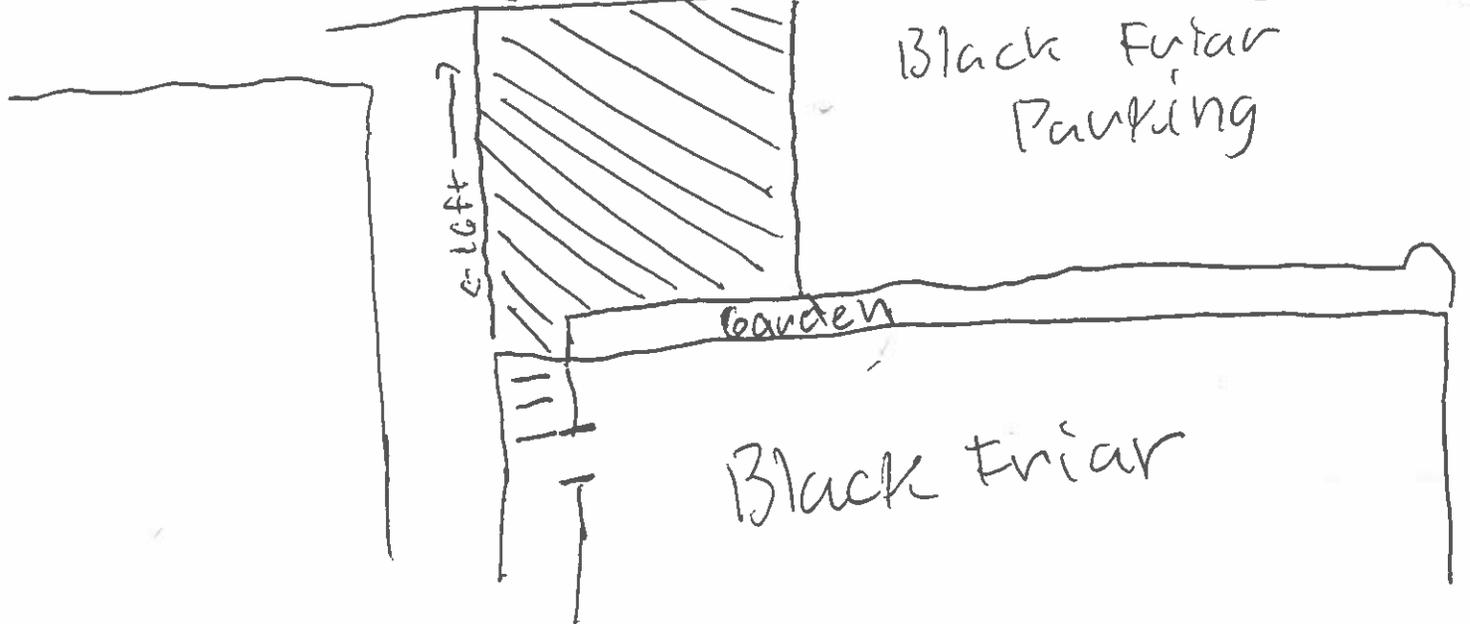
Town Office



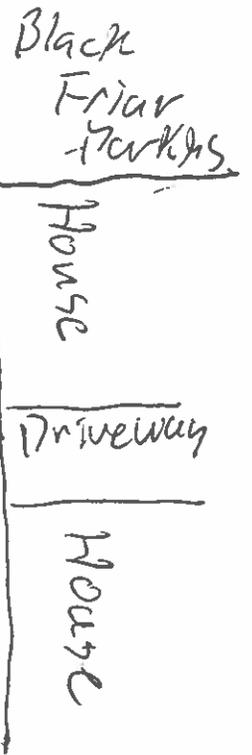
Town Lot



20ft



Summer St















**Town of Bar Harbor
Design Review Board Application —
Certificate of Appropriateness**

DRB Application Number:

2025-13

Date:

March 28, 2025

Map & Lot:

104-034-000

Project Address: 99 Cottage Street (To include 18 Holland Ave and 95 Cottage St.)

Applicant Name: James Mitchell

Address: 321D Lafayette Road

City: Hampton

State: New Hampshire

Email: jim@tsd.land

Phone: Cell 603-475-5777

Property Owner Name: Irving Oil Terminals Inc

Address: 190 Commerce Way

City: Portsmouth

State: New Hampshire

Email: jennifer.daigle@irvingoil.com

Phone: 506-343-1996

Architect/Designer Name: Susan Moore

Address: 6060 Rockside Woods Blvd, Suite 100

City: Cleveland

State: Ohio

Email: smoore@cuparc.com

Phone: 216.524.8400

TYPE OF PROJECT

- | | |
|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input checked="" type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls |
| <input type="checkbox"/> Installation or Changes in an internally illuminated sign or awning | |

FEE

Project Cost: \$ 4 Million +/-

\$ 31.00 for Residential and Commercial projects less than 1 million.

\$ 66.00 Commercial projects more than 1 million

PLEASE BE ADVISED: A building permit must be obtained prior to the construction and/or installation. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.

James Mitchell

Signature of Applicant

J. Daigle

Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project.

Our intention is to demolish the existing gas station and construct a new one (building with canopy).

This will include defining the curb cuts, adding landscaping and associate improvements to include

a patio. Additionally being a corner lot we have two enterances to the building with parking on the side.

Road Frontage: Approx:168' Cottage St. &
92' Holland Avenue

Open Seasonally

Open Year Round

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 NARRATIVE —Description of the building’s use, location, set-backs, adjacent structures, dimensions, materials, colors, etc.	X		
2 PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	X		
3 PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.	X		
4 DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	X		
5 SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures , including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	X		
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	X		
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.	X		

If NO was selected in the above table for any of the requirements, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No

Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement		Provided?		Reserved for Planning Staff Review
		Y	N	
1	STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.		X	
2	MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.		X	

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

In discussions with the planning staff and building inspector the gas station is not historic or of historic
relevance. Additionally the MSHP does not apply to this proposal.

**Town of Bar Harbor
Design Review Board
Findings for Deliberations Checklist**

Section 125-114 – Design Review Standards:

In reviewing an application for a certificate of appropriateness, the DRB shall approve the issuance of a certificate if it finds the application and proposed activities are consistent with the following standards, or that they will be consistent as a result of conditions of approval imposed on the application.

In reviewing applications the Board shall consider the appropriate sections of each of the following categories and shall find the project in conformance with all relevant provisions before approving the issuance of a certificate of appropriateness.

The Board finds that the proposal meets:	Yes	No	N/A
a. Standards relating to visual compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Standards for materials and design details for structural projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Standards for materials and design details for accessory projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Standards for signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Standards for historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards of Visual Compatibility:

The proposal must meet each of the following requirements, as applicable, in order to meet the Visual Compatibility standards of Section 125-114(B):

	Yes	No	N/A
1. The height of a new building, addition, or a modification to an existing building would be visually compatible with adjacent buildings as seen from public streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Where there is an established pattern of building height, the height, or apparent height, of a new, expanded, or modified building as seen from the public street would maintain a complementary pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The size and mass of a building in relationship to the site and surrounding features would visually complement the buildings, squares, and places to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Where there is an established pattern of building size or scale as viewed from a public street, the addition of a new building, or modification to an existing building, would be designed to maintain the existing pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The design of the building would visually complement the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. The façade facing the street would incorporate pedestrian-scale design features such as doors and windows to create a character that complements the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Windows, or architectural treatments designed to simulate Windows, would comprise no less than 20% of the exterior wall surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The façade would avoid large areas of blank wall space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. A ground floor façade facing a public street would incorporate arcades, display windows, awnings, or other features that add visual interest to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. A building used for retail or other public uses would be designed to have clearly defined entrances that are visually compatible with the visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The roof would be designed to complement the overall visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If there is an established pattern of rooflines, a new buildings roofline would be similar to adjacent buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. If there is not an established roofline pattern, the new building would have a pitched or gabled roof, or false front, or other design element which would create the appearance of a pitched roof.
- c. Accessory buildings, canopies, and other structures would have a visually compatible roofline with the principal building.
- 9. Treatment to the accessory building and structures would be compatible with the principal building and would use similar materials, details, and level trim.
- 10. A new building with more than 5,000 square feet of area on the first floor would be designed so that the scale is visually compatible with the character of the district.
- a. The overall mass of the building would be visually broken into smaller elements through the physical layout of the building and/or design of the façade.
- 11. The ratio and width of the front or street façade to the building height would complement the visual character of the district.
- 12. If an established pattern of façade proportions exists, a new or modified building would maintain the established pattern.
- 13. The ratio of the width of windows to the height of the windows would complement the visual character of the district.
- 14. A modification to an existing building would maintain the existing proportionality.
- 15. A modification to an existing façade which would change or eliminate windows would be done in a manner that maintains the established relationship of windows to wall.
- 16. A new or modified building would maintain an established pattern of window proportions among a group of buildings
- 17. If an established pattern exists with respect to the placement of buildings on the lot vis-à-vis the side lot lines, a new or modified building would reflect the established pattern to the extent allowed by the setback provisions of the district in which they are located.
- 18. A new or modified building or structure would visually complement

neighboring buildings, the overall character of the district, and any other buildings to which it is visually related to the extent permitted by the setback requirements of the district in which it is located.

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 19. If there is an established front setback pattern, a new building would be located to maintain the established pattern. If no there is no pattern, a new building would be located in a manner that is compatible with the overall character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. A new building would be located on a lot so that the setback from the street is no more than the average of the setbacks for buildings in similar locations in the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. If located on a corner lot, the setback relationship on both streets would be maintained. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. If a sidewalk exists in front of the parcel, the site would be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. The walkway to the front entrance of the building would be constructed with materials that would contrast with the paving of areas intended for vehicular travel. The walkway would also provide safe and inviting access to the building that is visually compatible with other pedestrian facilities in the neighborhood. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material would be maintained across the driveway, or another visually compatible method used to clearly delineate the sidewalk from the drive. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. The location and design of facilities for motor vehicles, including parking lots, driveways, access road, drive-through facilities, and service/fueling areas would visually complement the overall character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. The vehicular facility would not be located between the front of the building and the street. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The access drive, driveway, entrance/exit to drive-through services would not pass between the building and the sidewalk where a sidewalk exists. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- c. A parking lot would be located to the side or rear of a building.

- d. Overhead doors and service areas would be located on the side or rear of the building and would be screened from view from a public street

- e. Drive-through services would be designed to keep vehicular activity to the side and/or rear of the building and would prevent the queuing of vehicles between the front of the building and the street or in other areas where it is visually incompatible.

Standards for Materials and Design Details for Structural Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Structural Projects in Section 125-114(C):

	Yes	No	N/A
1. Siding materials that enhance the visual and architectural quality of the structure would be applied. The selected siding would also be visually compatible with other exterior finishes on the building and with those buildings to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The siding would be of a material that is commonly used in the overlay district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The color of the exterior finish would complement the architectural style of the structure as well as the period it was built. The colors would also reflect hue and shades which were available in the era and style depicted, and the colors would blend with the immediately adjacent structures in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The style and size of the windows would be proportional and visually compatible to the buildings in the overlay district and would maintain the architectural continuity of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The window would be constructed of wood, vinyl or lead, or would be of synthetic material that simulates such traditional materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The door would be visually compatible with the structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The primary entry door to a store would be recessed from the property line so as that it does not interfere with pedestrian traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. If consistent with the established pattern of other entrance doors, the door would have a transom above the full height of the store windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If visible from the public street, the roof would be visually compatible with the style of the building and the other exterior finishes and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. If visible from the street, the roof would not be brightly colored metal, plastic, or fiberglass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The trim would be visually compatible with the style of the building and other exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. The trim would be made from materials such as wood, stone, brick, vinyl, and metal, or other synthetic materials that appear as such and are compatible with the overall building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 13. The entrance to the building would be visually compatible with the overall building treatment and would be the focal point of the façade.
- 14. An awning or canopy would be attached to the structure and would function as an extension of the building and shall be compatible with the visual character of the district.
- 15. The entrance materials would be made of wood, vinyl, tile, stucco, stone, brick, concrete, canvas, fiberglass, and metal (or other materials that are visually compatible with the overall building).

Standards for Seasonal Closures:

- 1. Measures for seasonal closure would be compatible with the building and architecturally similar to the building materials, design, and color.
- 2. The measures would also fit appropriately in the space being enclosed and would be safely attached and secured.
- 3. The measures for seasonal closure would be neat and clean in appearance.
- 4. The closure provisions would not include materials such as bed sheet, paper, tarps, cardboard, bubble wrap, or painted glass.
- 5. Signs left in place would not be covered.

Standards for Materials and Design Details for Accessory Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Accessory Projects in Section 125-114(D):

	Yes	No	N/A
Awnings, Sunscreens, and Canopies			
1. The awning, sunscreen, or canopy would be visually compatible with the building and its surrounding area with respect to topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The awning, sunscreen, or canopy would be necessary given the unique circumstances of the property, and would be compatible with similar elements of adjacent properties and is	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The awning, sunscreen or canopy would be designed so that it will not cover unique or architecturally significant building features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Letter or graphics on the awning or canopy would be placed on a valance of no more than 12 inches attached to the awning bar.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The graphics on an awning or canopy or valance would comply with signage requirements of Section 125-66(BB)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The awning would extend the full width of the existing window and door frames on the first floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Awnings proposed on the upper-floor would be installed over individual windows and would complement the window design, building architecture, and color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Canopies or awnings would be attached to the building and would not Extend more than 12 feet from the wall to which they are attached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. A street level awning would be at least 18 inches behind the curb.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The color of an awning would be compatible with the overall design of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping			
1. Landscaping materials and vegetation would be visually compatible with the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Landscaping would not block unique architectural features of the building or appear disproportional to the lot and building size.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards for Historic Buildings:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Historic Buildings in Section 125-114(E):

	Yes	No	N/A
1. If a building or structure classified as historic would be moved, reconstructed, or altered it would be maintained in a manner which would preserve the architectural character of the building, structure or appurtenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Demolition would be necessary as the owner has produced evidence that the preservation of the building is not consistent with the purposes of Section 125-114(E), or that the building cannot be preserved because of the structural condition of the building, or the cost of renovations would make its retention infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The structure would be relocated to another site if the existing site is not consistent with the purposes of Section 125-114(E), and the building cannot be preserved because of the structural condition of the building or the cost of renovations would make retention of the building infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Any modification to a historic building would retain all of its original features to the maximum extent feasible. Any modifications would also maintain the architectural style and treatment of the original building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. When renovating or expanding a historic building the materials would match the original materials in texture, dimension, color, location and design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing features such as porches, steps, handrails, balusters, cornices, columns, lintels, windows, fixtures, hardware, doors, and roofs would be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The design or any modification or addition to the existing building would maintain the architectural style of the existing building and would conform to the existing treatment with respect to trim and exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Handicapped access would be located and constructed so as not to obscure the character defining features of the entranceway or porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Porches or steps would not be enclosed in a manner that destroys their intended purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The selected paint colors would be consistent with Subsection C(1)(b).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Permit #: 250017

Permit Type: Design Review Board

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 65

Date: 04/10/2025

Paid By: TROPIC STAR DEVELOPMENT

Description:

Payment Type: Check

Payment Type Description: 2594

Accepted By: Tammy DesJardin



Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Large Commercial	Design Review Board	More than 1 million	0.00	66.00	66.00
				Total:	\$66.00

~~**Fees and Deposits Paid**~~

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Deposit Fee	Deposit Fee	Fee to record flat deposit fee		1,000.00	1,000.00
				Total:	



LETTER OF AUTHORIZATION

I/WE _____

the owner(s) of property located at _____

and Bar Harbor Tax Map _____, Block _____, Lot _____, do hereby authorize

(print name) _____ telephone number _____

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

J Daigle

Sign Name

Date

Telephone number



March 28, 2025

Design Review Board
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Dear Members of the Design Review Board,

The purpose of our submission is to get approval for the request is to redevelopment the site currently occupied by Irving Oil located at 99 Cottage having frontages on both Holland Avenue and Cottage Street.

Our proposal involves demolishing the existing gas station building and removing all associated tanks, pumps, and lines. We plan to replace the existing structure with a brand-new building, designed in accordance with modern standards and aesthetics per the attached plans cleaning up what is now an eye sore abutting the Town Offices.

To facilitate the discussion and provide the Board with a clearer understanding of the proposed project, I have included a representative rendering for your review and elevation of the building and all other associated materials the board has requested.

We would prefer to conduct this informal discussion via a virtual platform, based on the Board's preference. Below you will find the items requested in order.

Thank you for your time and consideration. I look forward to the opportunity to discuss the proposed project with the Board and to receive any feedback or guidance that will help us move forward with our plans.

Sincerely, 

Jim Mitchell
Vice President
321D Lafayette Rd.
Hampton NH 03842
Visit our website: www.TropicStarDevelopment.com
jmitchellsmre@gmail.com
Mobile: 603.475.5777



1) **Narrative:**

Our proposal is to demolish the existing gas station building and removing all associated tanks, pumps, and lines. We plan to replace the existing structure with a brand-new building and canopy, designed in accordance with modern standards and aesthetics per the attached plans cleaning up what is now an eye sore abutting the Town Offices.

Details:

Property Size: 0.50 acres

Zoning: Downtown Village II

Current Building: Approximately 1,450 square feet

New Building: 3,500 Square feet

Number of Parking Spaces Currently: 15 on site

New Number of spaces: 10 on site plus 5 new on street spots

Materials of New Structure: Hardie Plank and Shake (siding), Brick, Asphalt Roof, Shingles

Project Highlights:

- Corner lot two frontages
- New proposal defines the curb cut locations and narrows them down improving access and pedestrian safety
- Adds new sidewalks and creates on street parking
- New England style building with pitched roof, proper character for Bar Harbor and the downtown area
- Defining curb cuts gives areas along the frontages for landscaping
- Parking along the side of the building per zoning
- Two entrances allowing customers access from Cottage Street by foot and Holland by foot or vehicular.
- Patio (outdoor seating area with umbrella's)
- All new site improvements (paving, curbing, sidewalks, landscaping).
- The new proposed provides continuity between buildings, sidewalks etc.
- Increases tax basis on the property



CIRCLE K

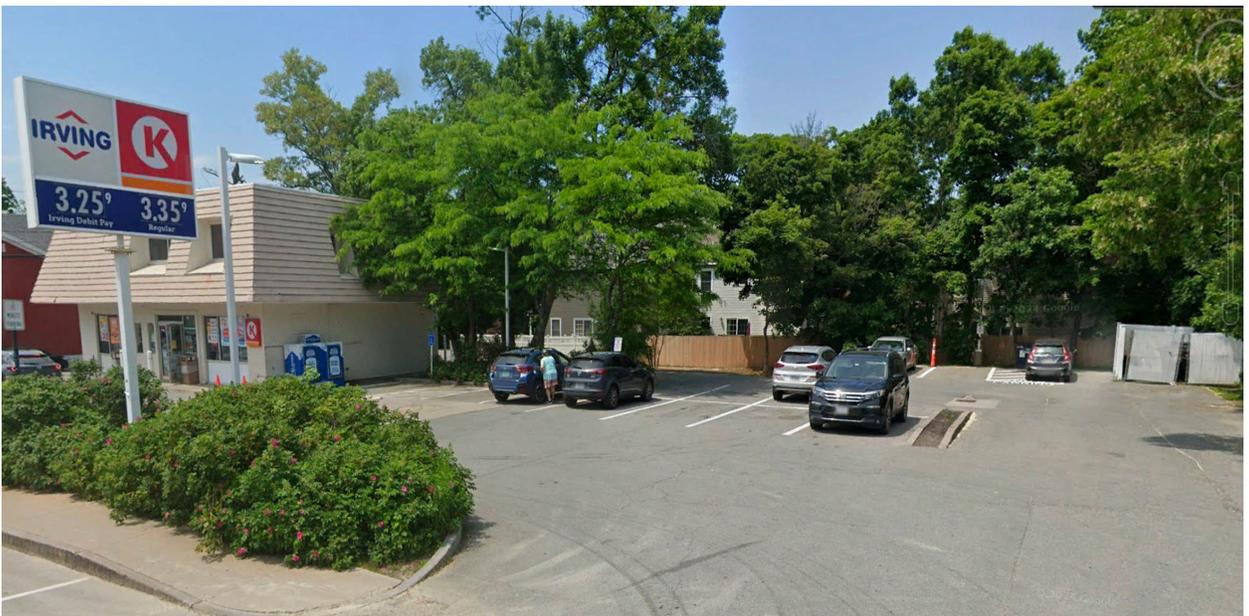


Tropic Star Development

2) Photos of existing building:



(above) Looking North (Cottage Street View)



(above) East Elevation of the building



Tropic Star Development



(above) Looking South



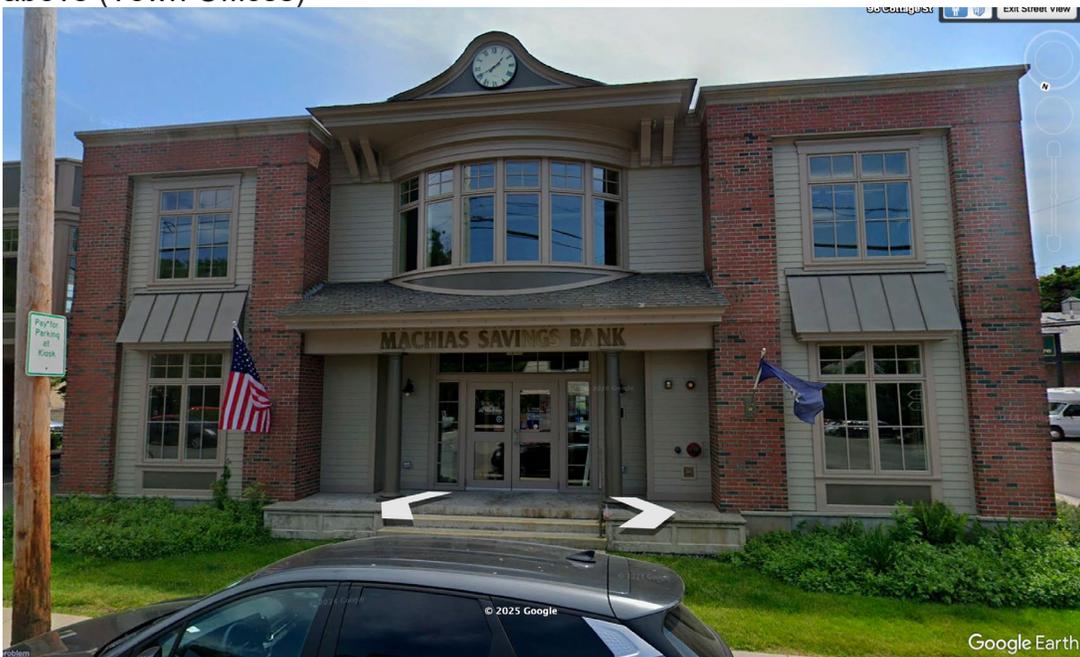
(above) West Elevation (Holland Avenue Side)



3) Photos of adjacent properties:



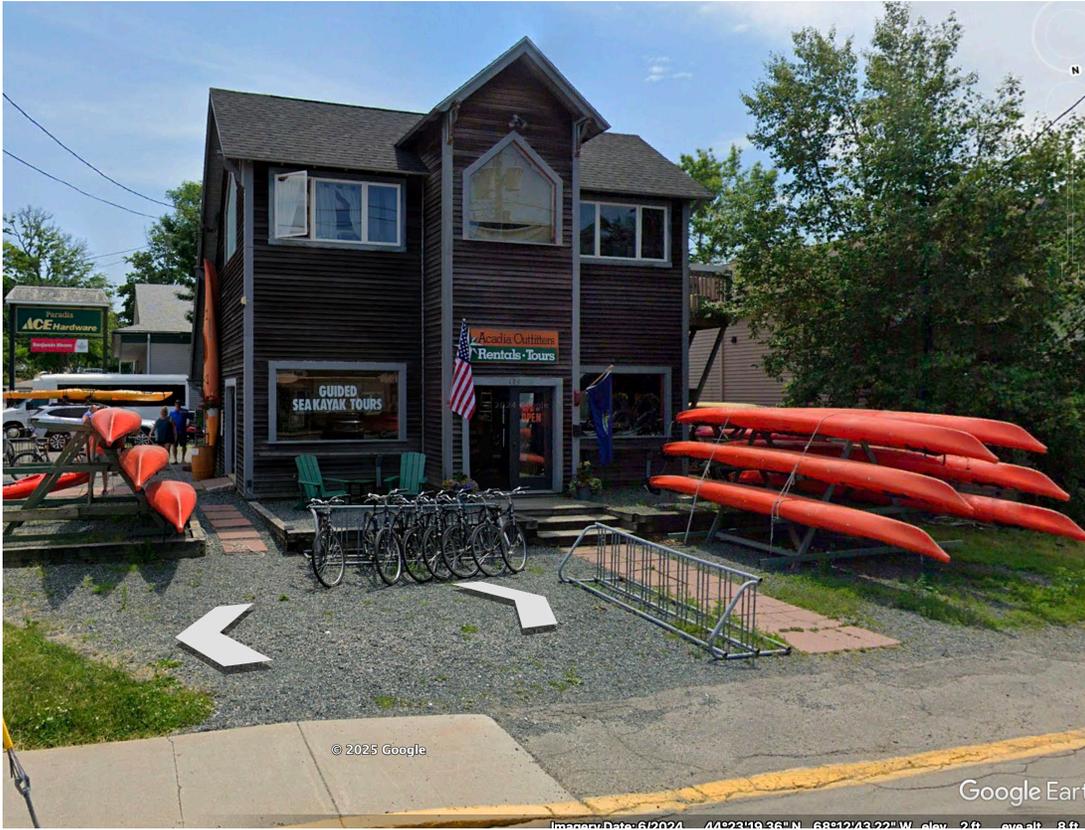
above (Town Offices)



above (Machias Savings Bank)



Tropic Star Development



above (Arcadia Outfitters)



Above (A&B Naturals)



- 4) Detailed Plans: Separate attachment
- 5) Scaled Site Plan: Separate attachment
- 6) Materials: Will be provided during the meeting
- 7) Lighting: Separate attachment

LEGEND	
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
SCC	SLOPED CONCRETE CURB
BCC	BITUMINOUS CONCRETE CURB
CCB	CAPE COD BERM
DSL	DOUBLE SOLID LINE YELLOW
DDLY	DOUBLE DASHED LINE YELLOW
SDLY	SINGLE DASHED LINE YELLOW
SSL	SINGLE SOLID LINE YELLOW
SSLW	SINGLE SOLID LINE WHITE
SDLW	SINGLE DASHED LINE WHITE
G	GAS LINE
T	UNDERGROUND TELEPHONE
W	WATER LINE
E	UNDERGROUND ELECTRIC
W	WOOD GUARDRAIL
M	METAL GUARDRAIL
CL	CHAIN LINK FENCE
CF	STOCKADE FENCE
RF	POST & RAIL FENCE
WF	WIRE FENCE
90	CONTOUR ELEVATION
TREE	TREE
UP	UTILITY POLE
GW	GUY WIRE
OW	OVERHEAD WIRE
TL	TREELINE
PB	PULL BOX
SIGN	SIGN
SE	SPOT ELEVATION
DM	DRAIN MANHOLE
CB	CATCH BASIN
RD	ROOF DRAIN
CLN	CLEANOUT
VENT	VENT
SMH	SEWER MANHOLE
TE	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
WMH	WATER MANHOLE
MH	MANHOLE
GV	GAS VALVE
GS	GAS SHUT OFF
WS	WATER VALVE
WSO	WATER SHUT OFF
FR	FIRE HYDRANT
BOLL	BOLLARD
GM	GAS METER
EM	ELECTRIC METER
MW	MONITORING WELL
LP	LIGHT POLE
BOR	BORING
UC	UNDERGROUND COMM
EL	EASEMENT LINE
PL	PROPERTY LINE
APL	ABUTTER PROPERTY LINE
BT	BUILDING SETBACK
ZL	ZONE LINE
TBR	TO BE REMOVED
X	TO BE REMOVED
K	NUMBER OF PARKING SPACES
T.D.	TIP-DOWN CURB
PROV	PROP. VERTICAL CONCRETE CURB (VCC)
C.O.	PROP. CLEANOUT
CB-1	PROP. CATCH BASIN
DM-1	PROP. DRAIN MANHOLE
SMH-1	PROP. SEWER MANHOLE
MEG	MEET EXISTING GRADE
100.00	PROP. SPOT ELEVATION
300	PROP. CONTOUR ELEVATION
TW	TOP OF WALL ELEV.
BW	BOTTOM OF WALL ELEV.
G.B.	GRADE BREAK
TP	TEST PIT
PROP	PROP. GATE VALVE
PROP	PROP. SEDIMENT CONTROL FENCE

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEMOLISH AN EXISTING 1,449 SQ. FT. CONVENIENCE STORE AND TWO FUELING DISPENSERS AND CONSTRUCT A NEW RETAIL MOTOR FUEL OUTLET WITH A 3,500 SF CONVENIENCE STORE, AN OVERHEAD FUEL CANOPY, AND THREE NEW FUELING DISPENSERS.
 - EXISTING IMPERVIOUS AREA = 17,420 SF± PROP. IMPERVIOUS AREA = 20,250 SF±
 - EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
 - ASSESSORS MAP 104 LOT 34
 - ZONING DISTRICT: DOWNTOWN VILLAGE II (E2)
 - LOT AREA = 22,041 Sq Ft. = 0.506 Ac.±
 - EXISTING USE: RETAIL MOTOR FUEL OUTLET PROPOSED USE: RETAIL MOTOR FUEL OUTLET
 - ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.
 - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
 - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE 811 PRIOR TO ANY EXCAVATION.
 - ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF BAR HARBOR AND THE STATE OF MAINE.
 - THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 23009C1014D, WITH AN EFFECTIVE DATE OF JULY 20, 2016.
 - ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
 - A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF NEW SIGNAGE IN ACCORDANCE WITH TOWN OF BAR HARBOR REGULATIONS.
 - PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
 - A FIRE SUPPRESSION PLAN SHOWING THE LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LIMING BARRIERS) HAS BEEN PREPARED FOR THIS PROJECT BY OTHERS.

- DEMOLITION:**
- A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BAR HARBOR PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 - ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS, CONSTRUCTION EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
 - PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - DEMOLISH CONCRETE IN ALL SECTIONS.
 - BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
 - CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 - REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
 - USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
 - ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, HAZARDOUS MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
 - DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
 - PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
 - ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN AND DOT STANDARDS.
 - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
 - NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
 - SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.

- GRADING & DRAINAGE:**
- ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN. THE UNDERGROUND DETENTION SYSTEM SHALL HAVE WATER TIGHT (WT) JOINTS MEETING ASTM D3212 SPECIFICATIONS.
 - ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35), MIN. SLOPE=1%.
 - ELEVATIONS ARE BASED ON NAVD8 DATUM.
 - ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
 - ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE 811 PRIOR TO ANY EXCAVATION.
 - ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MAINE DOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8% RUNNING SLOPE AND 2% CROSS SLOPE. RAMP AND ACCESSIBLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
 - CONTRACTOR SHALL FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER.
 - ALL PROPOSED CATCH BASINS SHALL HAVE 4' SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS (SEE DETAIL) OR APPROVED EQUAL.
 - ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
 - CONTRACTOR SHALL REFER TO THE INSPECTION & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS (8&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

- UTILITIES:**
- ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
 - ALL WATER PIPE SHALL BE COPPER (TYPE K), UNLESS OTHERWISE NOTED.
 - ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 - ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.
 - ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
 - THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.
 - ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND, UNLESS OTHERWISE NOTED ON THE PLAN, AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
 - ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MAINE DOT AND TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - ELECTRICAL CONDUIT WITHIN 20' OF UNDERGROUND FUEL STORAGE TANKS OR FUEL DISPENSERS MAY NEED TO BE RIGID METAL CONDUIT WITH CONCRETE ENCASEMENT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND/OR TOWN ELECTRICAL INSPECTOR AS REQUIRED.
 - REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

- EROSION CONTROL:**
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
 - LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.
 - ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL BARRIER TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
 - ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOADED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4' OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.
 - ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEED BEDS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOOLED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.
 - DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL BARRIER ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSED.
 - THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE 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 RUNOFF FROM BEING 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 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).

- TEMPORARY EROSION CONTROL MEASURES:**
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
 - SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
 - BALED HAY AND MULCH SHALL BE MOVINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY, NO SALT HAY SHALL BE USED.
 - FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
 - STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL BARRIER AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
 - ALL DISTURBED AREAS SHALL BE LOADED AND SEEDDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
 - SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.

- TEMPORARY EROSION CONTROL MEASURES (CONTINUED):**
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.
 - PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.
 - ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.
 - TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

- CONSTRUCTION SEQUENCE:**
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
 - REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.
 - CONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.
 - INSTALL UNDERGROUND UTILITIES & DRAINAGE.
 - BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
 - DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES, HAYBALES, STRAW WATTLES, COMPOST FILTER SOCKS, AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
 - BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
 - FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.
 - COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 - AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

- WINTER STABILIZATION:**
- MAINTENANCE REQUIREMENTS:**
MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GRASS).
- SPECIFICATIONS:**
TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.
- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
- STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).
B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
 - ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
 - ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
 - STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
 - FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN BE AT THE RATE OF 2 TONS PER ACRE. STOCKPILES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
 - INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
 - ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR CHANNELS DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE GEOSPHERE COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL.
 - SEDIMENT BARRIERS THAT ARE INSTALLED DURING DROUGHT CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BEING SEEDDED AT THE RATE OF 2 TONS PER ACRE. BARRIERS SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

LANDSCAPE PLAN:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z600.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
- 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS.
- A WEED BARRIER (TY-PAN FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- ALL SOIL, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10.
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE.
NEW ENGLAND NATIVE WARM SEASON GRASS MIX: 23 LBS/ACRE
- SEE THIS SHEET FOR TEMPORARY EROSION CONTROL NOTES.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- CLEAR AND GRUB (TO INSTALLS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SOIL. FOR ALL OTHER AREAS, REMOVE TOPSOIL TO A MINIMUM OF 4" DEPTH AND STOCKPILE ALL LOAM OR TOPSOIL SUPPORTED RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
- EXPOSED SOILS SHALL BE SEEDDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.

- MAINE DEP HOUSEKEEPING NOTES:**
- AS TAKEN FROM MAINE DEP CHAPTER 500, STORMWATER MANAGEMENT, THE BELOW ITEMS SHALL BE FOLLOWED AS PART OF SITE DEVELOPMENT DURING AND AFTER CONSTRUCTION:
- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE 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.
 - 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 RUNOFF FROM BEING 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.

- MAINE DEP HOUSEKEEPING NOTES (CONTINUED):**
- 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. OIL 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 OFF-SITE TRACKING OCCURS, 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 IMPROVE 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.
 - 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.
 - 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".
 - AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY 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 WASHWATER 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) ROUTINE EXTERNAL BUILDING WASHDOWN, 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 CONDENSING 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.
 - 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 (6). 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.

- LANDSCAPE PLAN:**
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z600.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
 - A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
 - 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS.
 - A WEED BARRIER (TY-PAN FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
 - THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.
 - ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
 - ALL SOIL, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
 - APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-1

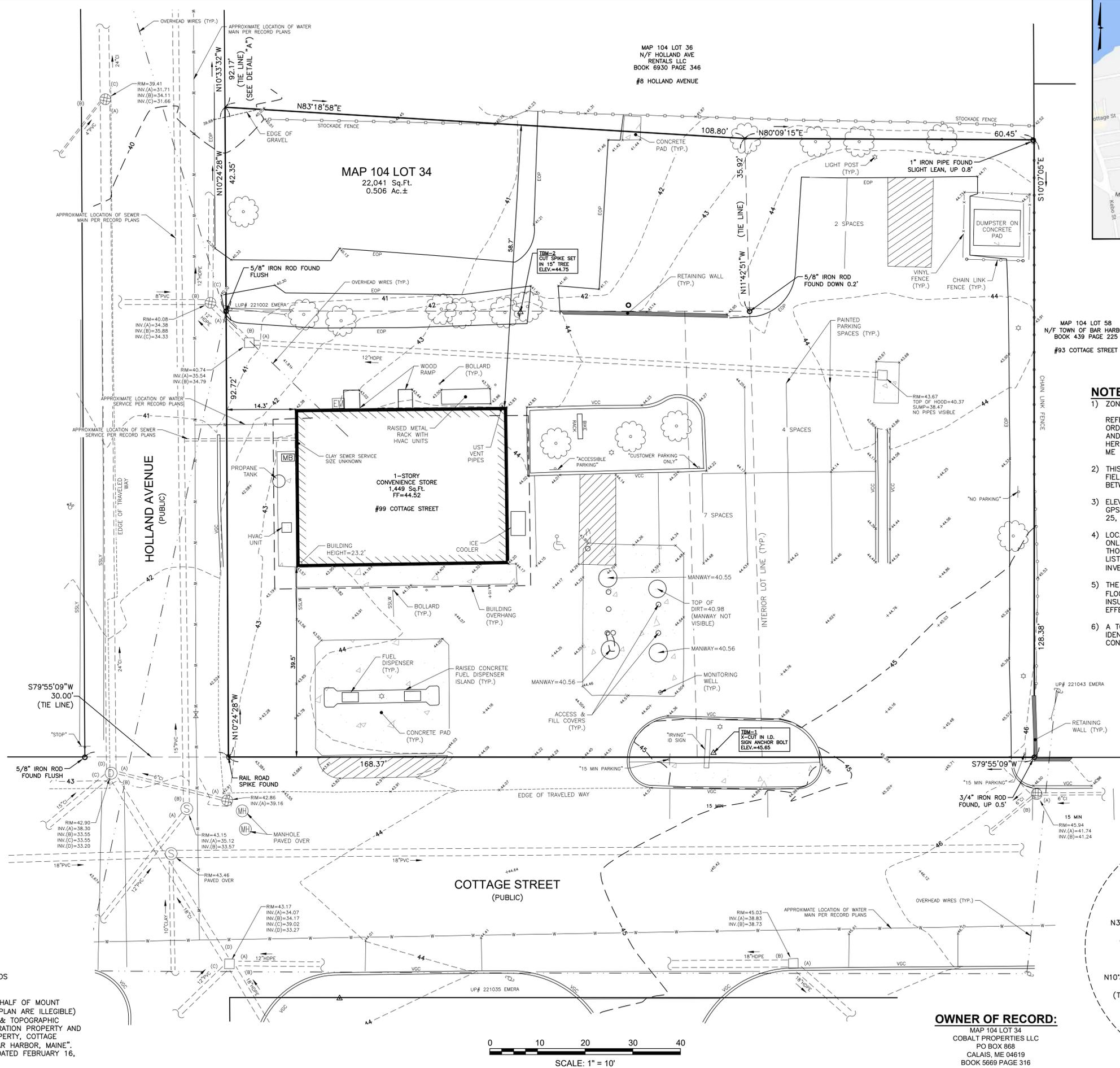


LEGEND

	VERTICAL GRANITE CURB
	SINGLE SOLID LINE WHITE
	STOCKADE FENCE
	CHAIN LINK FENCE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRE
	SIGN
	SPOT ELEVATION
	CONTOUR ELEVATION
	CATCH BASIN
	SEWER MANHOLE
	MANHOLE
	VENT
	LIGHT POLE
	WATER VALVE
	MONITORING WELL
	BOLLARD
	ELECTRIC METER
	TREE
	PROPERTY LINE
	ABUTTER PROPERTY LINE

PLAN REFERENCES:
HANCOCK COUNTY REGISTRY OF DEEDS

- 1) PLAN BOOK 45 PLAN 45
- 2) ROLL PLAN NO. 7 - EASTERN HALF OF MOUNT DESERT ISLAND (PORTIONS OF PLAN ARE ILLEGIBLE)
- 3) "STANDARD BOUNDARY SURVEY & TOPOGRAPHIC SURVEY OF THE IRVING CORPORATION PROPERTY AND THE WINNIFRED GOODRICH PROPERTY, COTTAGE STREET & HOLLAND STREET, BAR HARBOR, MAINE". PREPARED BY PILSGA & DAY, DATED FEBRUARY 16, 1999, PROJECT #98192T



LOCATION MAP (NOT TO SCALE)

MAP 104 LOT 58
N/F TOWN OF BAR HARBOR
BOOK 439 PAGE 225
#93 COTTAGE STREET

- NOTES:**
- 1) ZONE: DOWNTOWN VILLAGE II (E2)
REFER TO THE TOWN OF BAR HARBOR, ME ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE BAR HARBOR, ME ZONING ORDINANCE.
 - 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE ON OR BETWEEN MAY 25, 2023 AND JANUARY 7, 2025.
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 25, 2023.
 - 4) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
 - 5) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 23009C10140, WITH AN EFFECTIVE DATE OF JULY 20, 2016.
 - 6) A TOTAL OF 13 (12 STANDARD, 1 ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.



PREPARED FOR
TROPIC STAR
DEVELOPMENT, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842

PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609



REVISIONS

NO.	REVISION	DATE

MARCH 18, 2025
DRAWN/DESIGN BY: KAC
CHECKED BY: SML

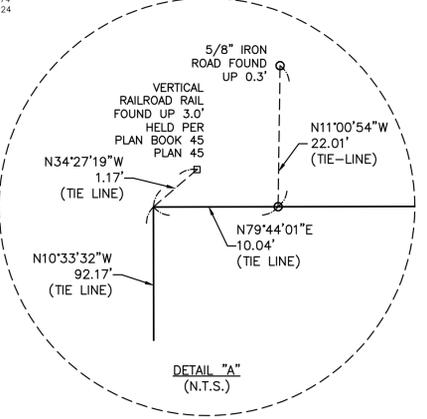
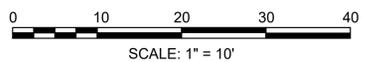
EXISTING CONDITIONS PLAN

SCALE: 1"=10'

PROJECT NO.: NEX-2300005

3 OF 14

OWNER OF RECORD:
MAP 104 LOT 34
COBALT PROPERTIES LLC
PO BOX 868
CALAIS, ME 04619
BOOK 5669 PAGE 316



NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

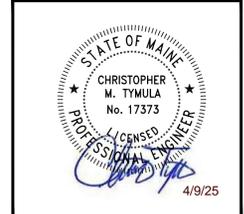
SEE EROSION CONTROL PLAN FOR LOCATION OF EROSION CONTROL DEVICES.
 SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING.

CONTRACTOR SHALL INSTALL TEMPORARY SITE CONSTRUCTION FENCING AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION AND ADJUST LOCATION AS DIRECTED.



PREPARED FOR
 TROPIC STAR DEVELOPMENT, LLC
 321D LAFAYETTE ROAD
 HAMPTON, NH 03842

PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609



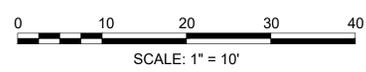
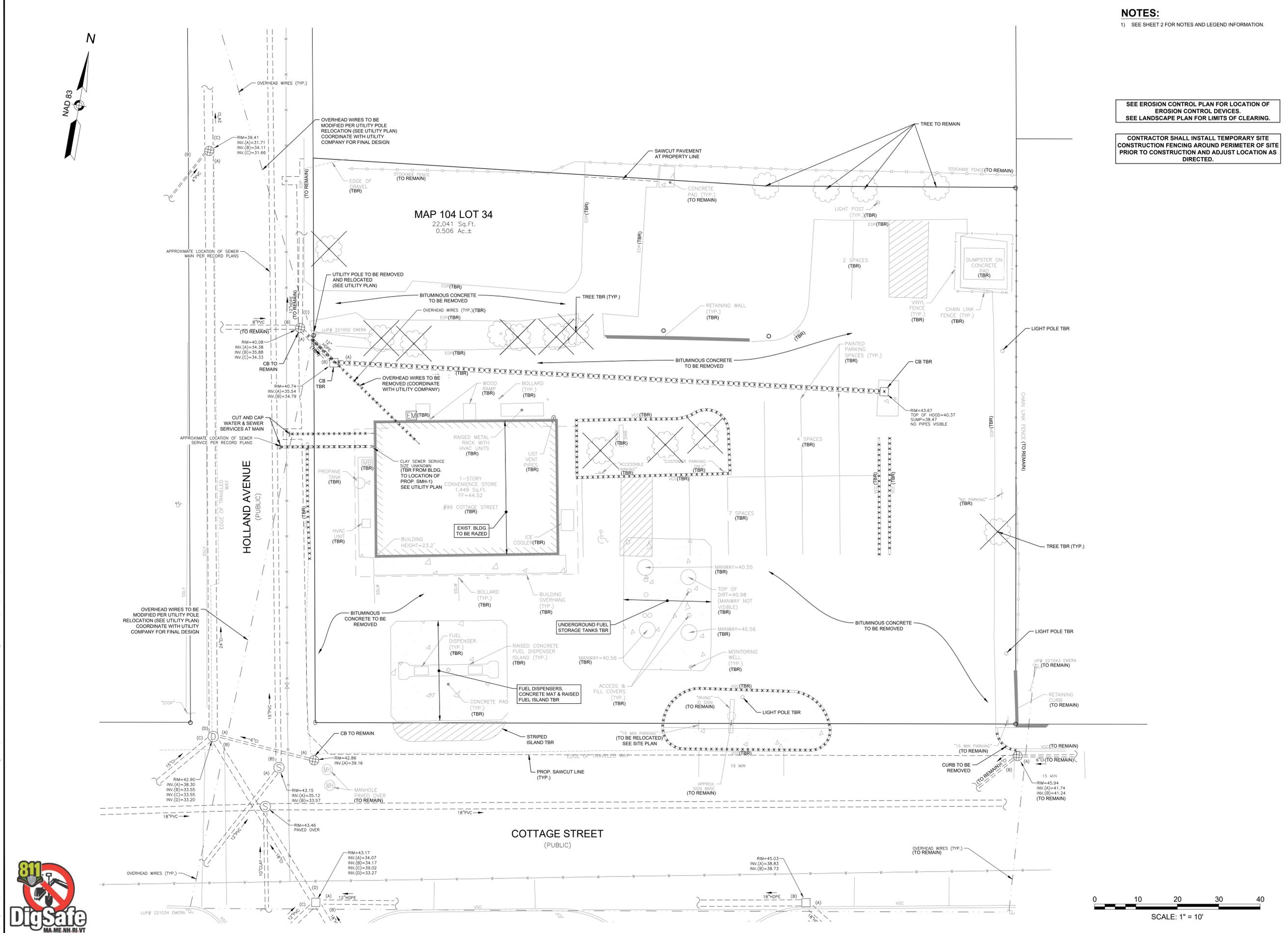
REVISIONS		
NO.	REVISION	DATE

DEMOLITION PLAN

SCALE: 1"=10'

PROJECT NO. NEX-2300005

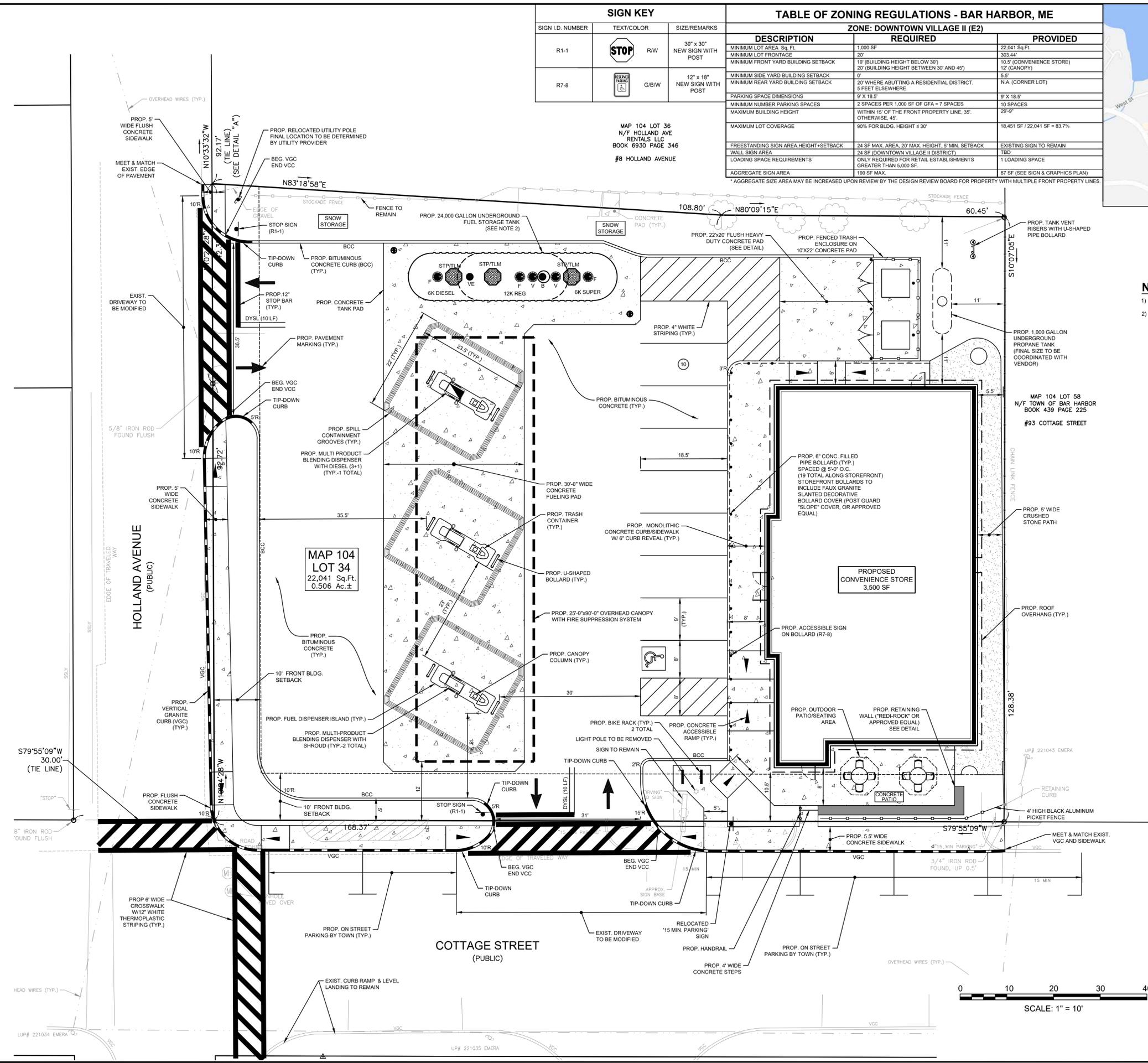
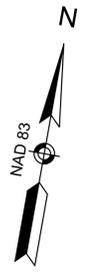
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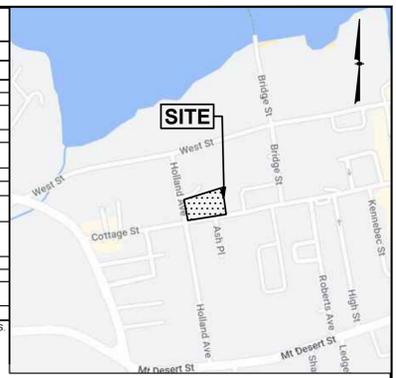
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SIGN KEY		
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	R/W	30" x 30" NEW SIGN WITH POST
R7-8	G/B/W	12" x 18" NEW SIGN WITH POST

TABLE OF ZONING REGULATIONS - BAR HARBOR, ME		
ZONE: DOWNTOWN VILLAGE II (E2)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	1,000 SF	22,041 Sq. Ft.
MINIMUM LOT FRONTAGE	20'	33.44'
MINIMUM FRONT YARD BUILDING SETBACK	10' (BUILDING HEIGHT BELOW 30') 20' (BUILDING HEIGHT BETWEEN 30' AND 45')	10.5' (CONVENIENCE STORE) 12' (CANOPY)
MINIMUM SIDE YARD BUILDING SETBACK	0'	5.5'
MINIMUM REAR YARD BUILDING SETBACK	20' WHERE ABUTTING A RESIDENTIAL DISTRICT. 5 FEET ELSEWHERE.	N.A. (CORNER LOT)
PARKING SPACE DIMENSIONS	9' X 18.5'	9' X 18.5'
MINIMUM NUMBER PARKING SPACES	2 SPACES PER 1,000 SF OF GFA = 7 SPACES	10 SPACES
MAXIMUM BUILDING HEIGHT	WITHIN 15' OF THE FRONT PROPERTY LINE, 35'. OTHERWISE, 45'.	29'-9"
MAXIMUM LOT COVERAGE	90% FOR BLDG. HEIGHT ≤ 30'	18,451 SF / 22,041 SF = 83.7%
FREESTANDING SIGN AREA HEIGHT + SETBACK	24 SF MAX. AREA, 20' MAX. HEIGHT, 5' MIN. SETBACK	EXISTING SIGN TO REMAIN
WALL SIGN AREA	24 SF DOWNTOWN VILLAGE II DISTRICT)	TBD
LOADING SPACE REQUIREMENTS	ONLY REQUIRED FOR RETAIL ESTABLISHMENTS GREATER THAN 5,000 SF.	1 LOADING SPACE
AGGREGATE SIGN AREA	100 SF MAX.	87 SF (SEE SIGN & GRAPHICS PLAN)

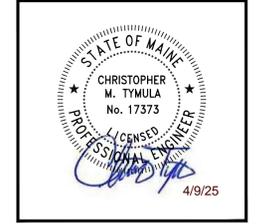
* AGGREGATE SIZE AREA MAY BE INCREASED UPON REVIEW BY THE DESIGN REVIEW BOARD FOR PROPERTY WITH MULTIPLE FRONT PROPERTY LINES.



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Design
Planning
Construction Inspection
603.893.0720
GPI.NET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR
**TROPIC STAR
DEVELOPMENT, LLC**
321D LAFAYETTE ROAD
HAMPTON, NH 03842

PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609



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NO.	REVISION	DATE

SITE PLAN

SCALE: 1" = 10'

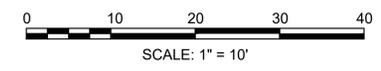
PROJECT NO.
NEX-2300005

5 OF 14

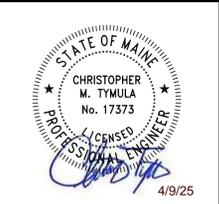
- NOTES:**
- SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
 - REFER TO PLANS ENTITLED "PROPOSED UNDERGROUND FUEL SYSTEM IMPROVEMENT PLANS" PREPARED BY GPI FOR ADDITIONAL DESIGN INFORMATION.

MAP 104 LOT 58
N/F TOWN OF BAR HARBOR
BOOK 439 PAGE 225
#93 COTTAGE STREET

OWNER OF RECORD:
MAP 104 LOTS 34, 35 & 59
COBALT PROPERTIES, LLC
P.O. BOX 868
CALAIS, ME 04619



**PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609**



REVISIONS

NO.	REVISION	DATE

GRADING & DRAINAGE PLAN

SCALE: 1"=10'

PROJECT NO. NEX-2300005

6 OF 14

NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

DRAINAGE PIPE SCHEDULE

FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1(FD)	12	HDPE	88	0.006	DMH-1
DMH-1	12	HDPE	65	0.025	DMH-2
DMH-3	12	HDPE	13	0.000	DET-1
DMH-4	6	HDPE	6	0.060	OWS-1
DMH-4	12	HDPE	18	0.022	DMH-3
OCS-1	12	HDPE	17	0.098	EX. CB
OWS-1	6	HDPE	9	0.055	DMH-3
SD-1	8	CMP	10	0.060	DMH-4
YD-1	12	HDPE	20	0.045	DMH-1
YD-2	12	HDPE	47	0.006	YD-1
YD-3	6	PERF. HDPE	89	0.000	YD-2

NOTE: DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.

DRAINAGE STRUCTURES

CB-1(FD)
RIM=42.70
INV. IN=40.20(6" ROOF DRAINS)
INV. OUT=39.70

DMH-1
RIM=44.70
INV. IN=39.20(YD-1)
INV. IN=39.20(CB-1(FD))
INV. OUT=39.10

DMH-2
RIM=43.50
INV. IN=37.50(DMH-1)
INV. OUT=36.50(DET-1, 36")

DMH-3(S) I.D.
RIM=42.00
INV. IN=38.20(DMH-4)
INV. IN=37.00(OWS-1)
INV. OUT=36.50(DET-1, 36")

*DMH-4
RIM=41.60
INV. IN=38.20(SD-1)
INV. OUT=38.60(DMH-3)
INV. OUT=38.10(OWS-1)

YD-1
RIM=44.20
INV. IN=40.20(YD-2)
INV. IN=40.60(6" ROOF DRAIN)
INV. OUT=40.10

YD-2
RIM=43.80
INV. IN=41.00(YD-3)
INV. OUT=40.50

YD-3
RIM=43.60
INV. OUT=41.00

OUTLET CONTROL STRUCTURE (OCS-1)
RIM=41.20
INV. IN=36.50
INV. OUT=36.00
SEE DETAIL FOR DESIGN OF FLOW CONTROL TEE

UNDERGROUND DETENTION SYSTEM #1 (DET-1)
36" Ø SOLID (WT) PIPE, 130 LF TOTAL
S=0.000 FT/FT
INV.=36.50
(SEE DETAIL)

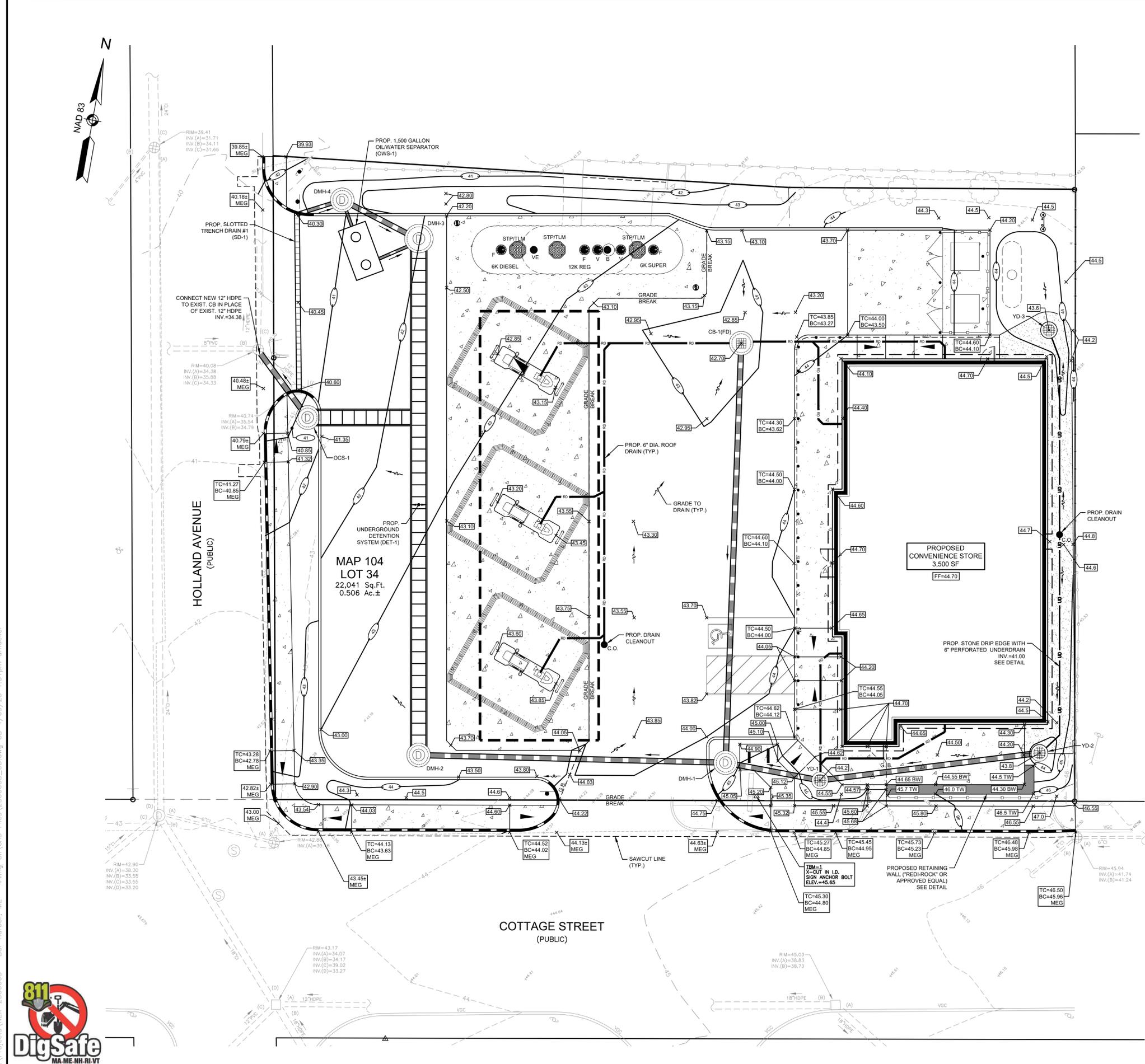
1,500 GALLON OIL/WATER SEPARATOR (OWS-1)
RIM=41.20
INV. IN=37.75
INV. OUT=37.50
(SEE DETAIL)

SLOTTED DRAIN #1 (SD-1)
RIM=VARIES (SEE PLAN)
INV. OUT=38.80
SEE DETAIL

(FD) DENOTES FIRST DEFENSE FD-4HC HYDRODYNAMIC PARTICLE SEPARATOR, OR APPROVED EQUAL. SEE DETAIL.

(WT) DENOTES WATER TIGHT JOINTS MEETING ASTM D3212

*DMH-4 SHALL BE CONSTRUCTED WITH 4" DEEP SUMP AND OUTLET HOODS. REFER TO DEEP SUMP MANHOLE DETAIL.



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NOTES:

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CONTRACTOR SHALL INSTALL TEMPORARY SITE CONSTRUCTION FENCING AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION & ADJUST LOCATION AS DIRECTED

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GPI.NET.COM
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44 Stiles Road
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PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
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STATE OF MAINE
CHRISTOPHER M. TYMULA
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LICENSED PROFESSIONAL ENGINEER
4/9/25

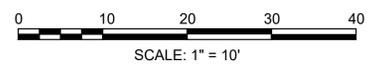
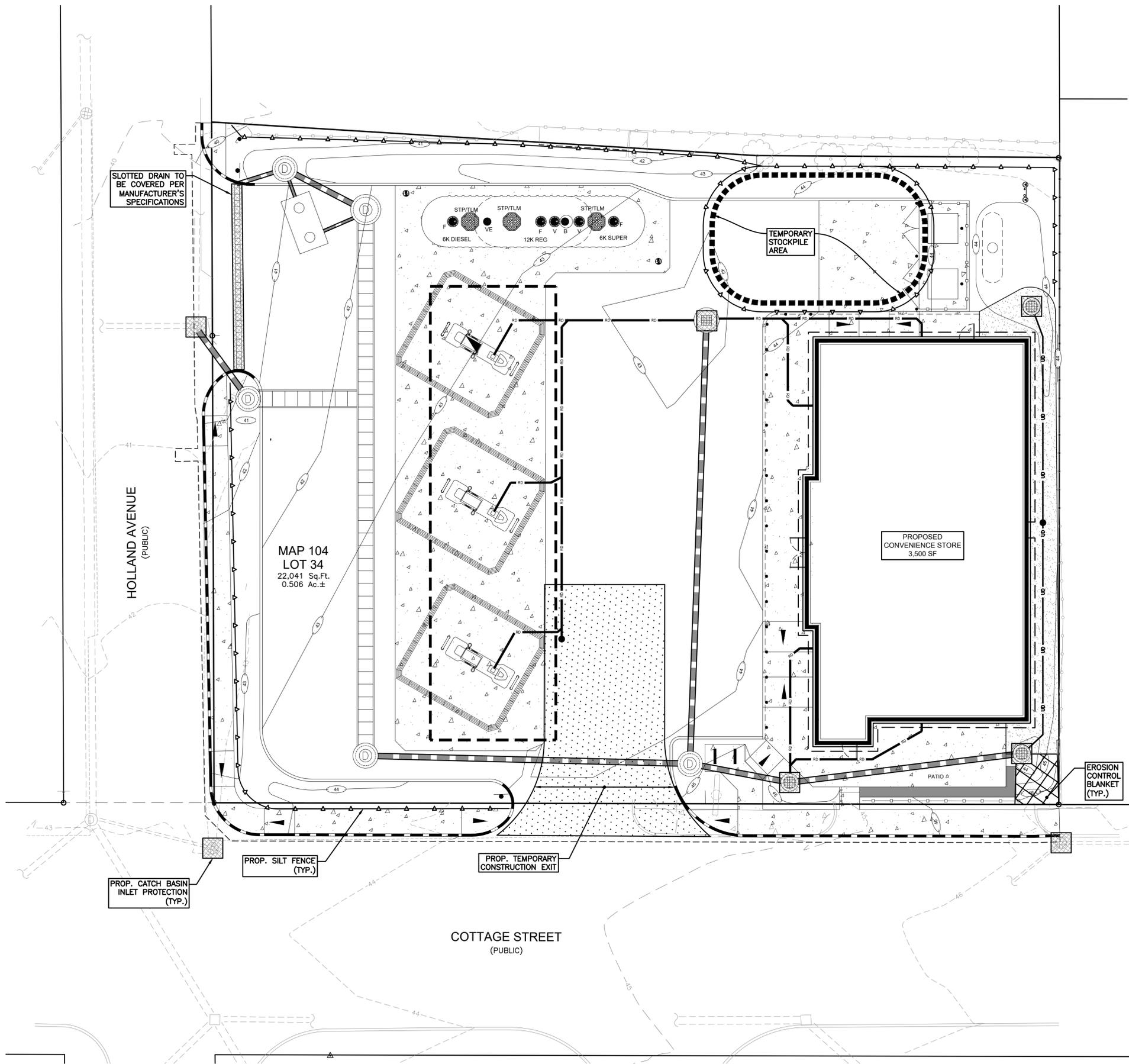
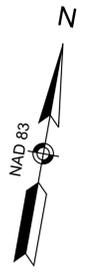
REVISIONS

NO.	REVISION	DATE

APRIL 9, 2025
DRAWN/DESIGN BY: ARM CHECKED BY: GMP

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'
PROJECT NO. NEX-2300005
8 OF 14



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PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	REMARKS
TREES					
AR	2	ACER RUBRUM	RED MAPLE	2"-2 1/2" CAL., B&B	
SHRUBS					
IG	7	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2'-3" HT., 3 GAL.	
TO	8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7" HT., B&B	
PERENNIALS & GRASSES					
HD	19	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	
PH	12	PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	1 GAL.	

X PLANT QUANTITY
 XX PLANT DESIGNATION

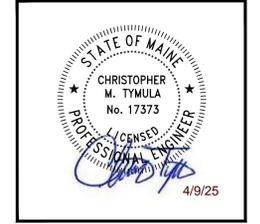
[Pattern] PROPOSED LOAM AND HYDROSEED
 [Pattern] PROPOSED LANDSCAPE STONE WITH WEED BARRIER

NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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 603.893.0720 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Stiles Road
 Salem, NH 03079

PREPARED FOR
 TROPIC STAR DEVELOPMENT, LLC
 321D LAFAYETTE ROAD
 HAMPTON, NH 03842

PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609



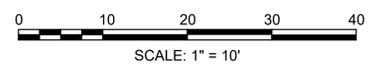
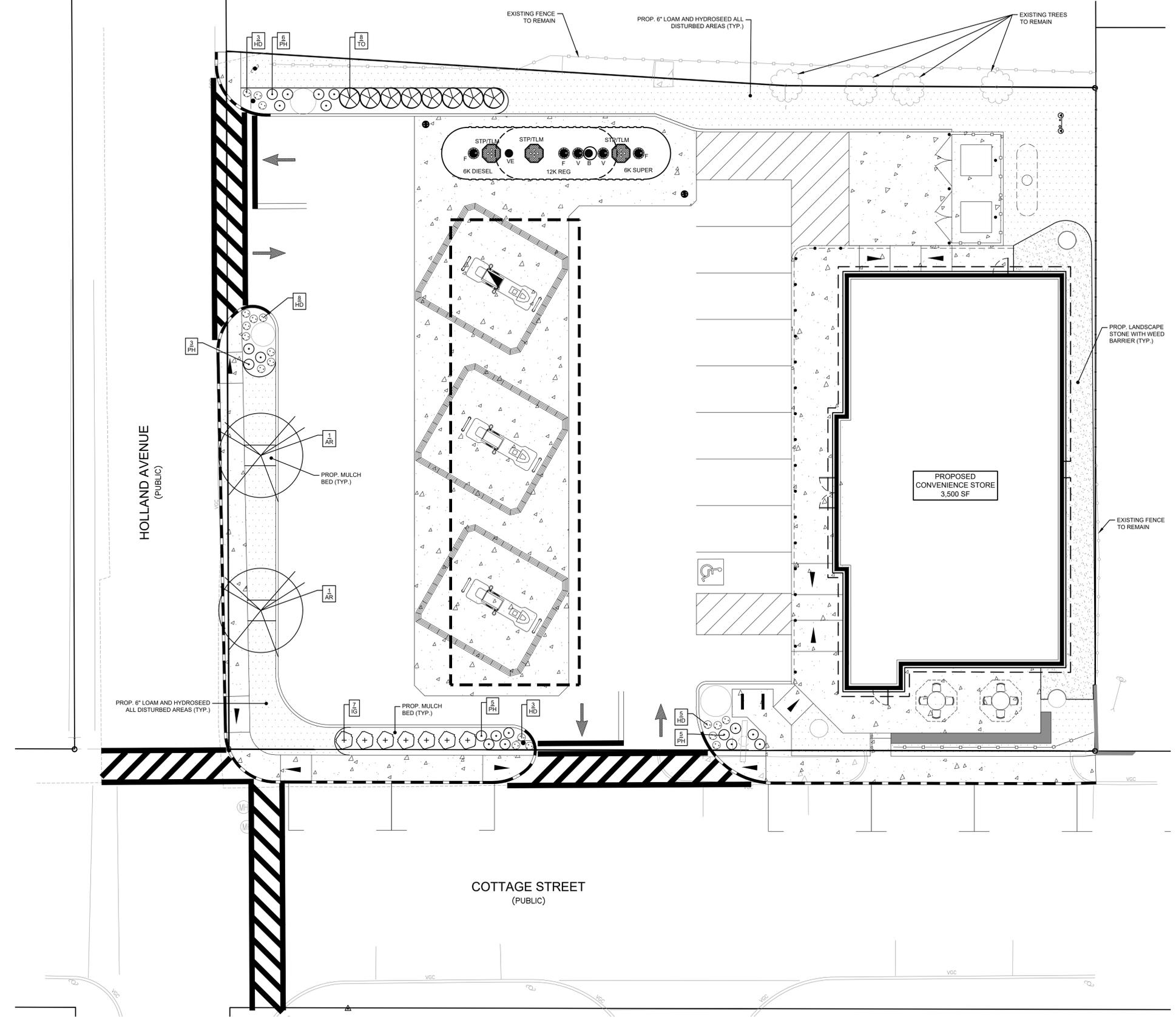
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NO.	REVISION	DATE

LANDSCAPE PLAN

SCALE: 1"=10'

PROJECT NO. NEX-2300005

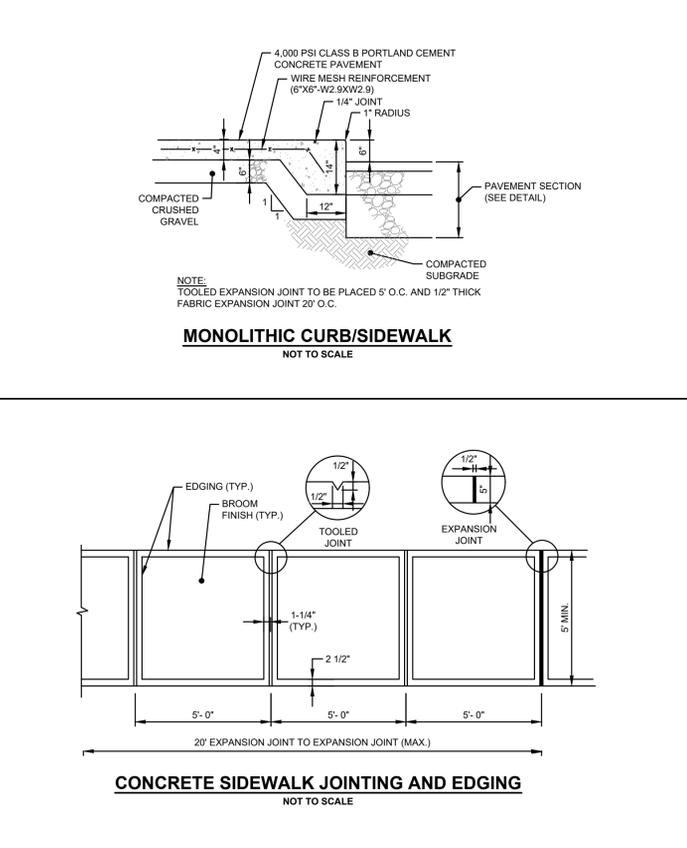
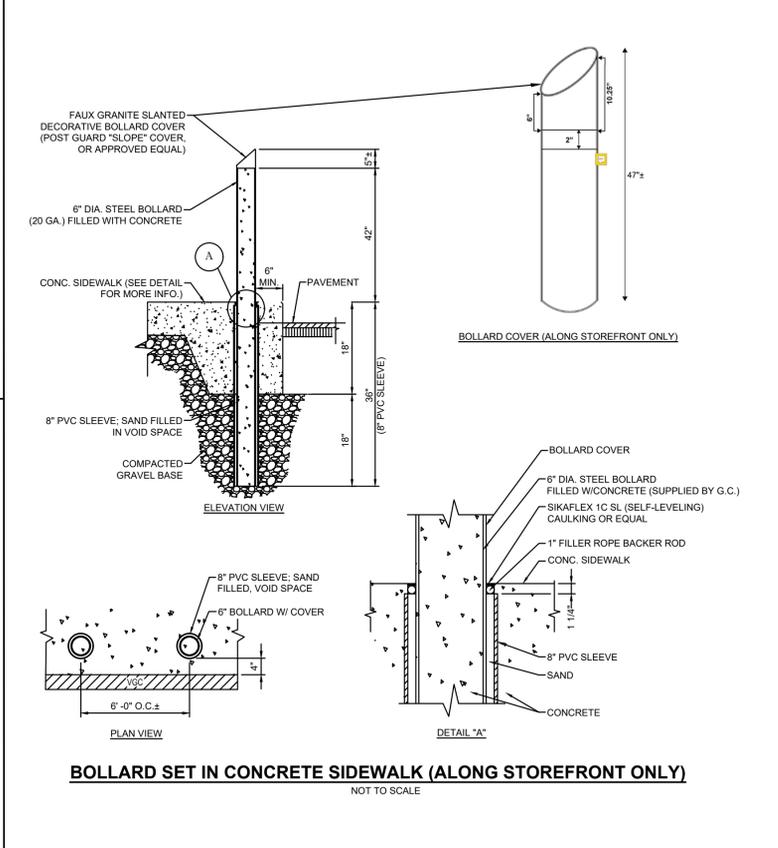
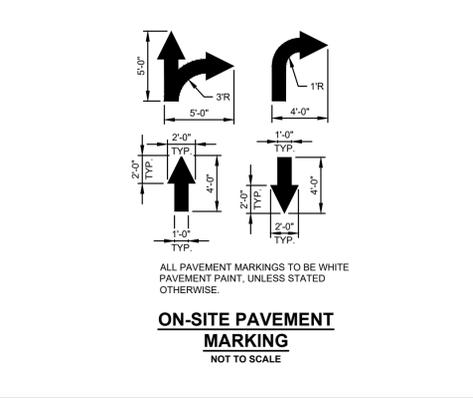
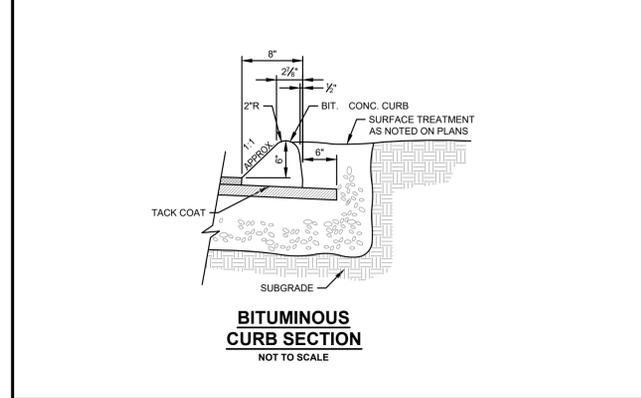
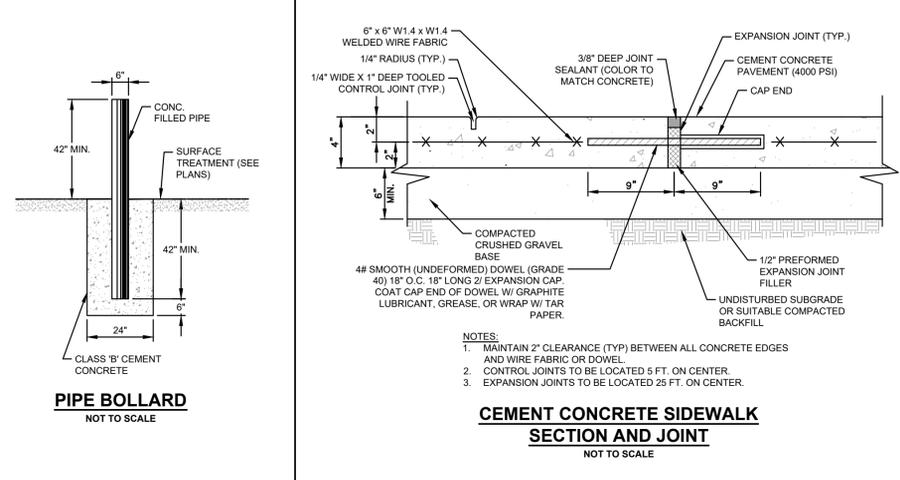
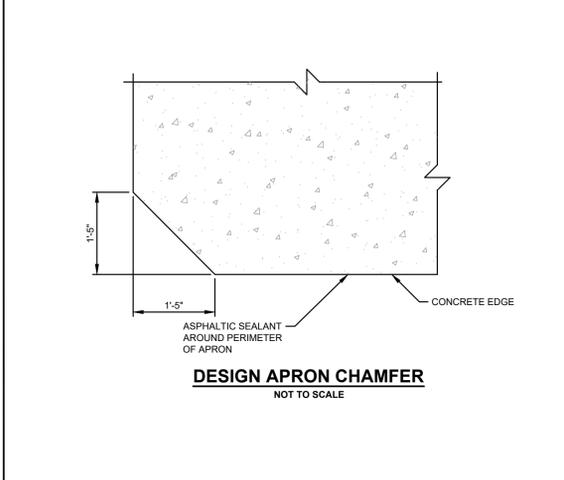
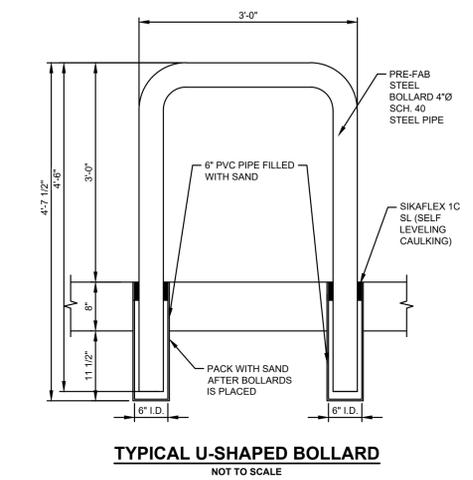
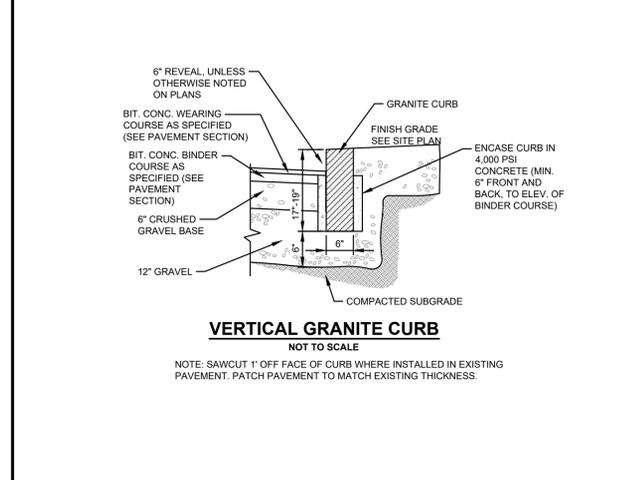
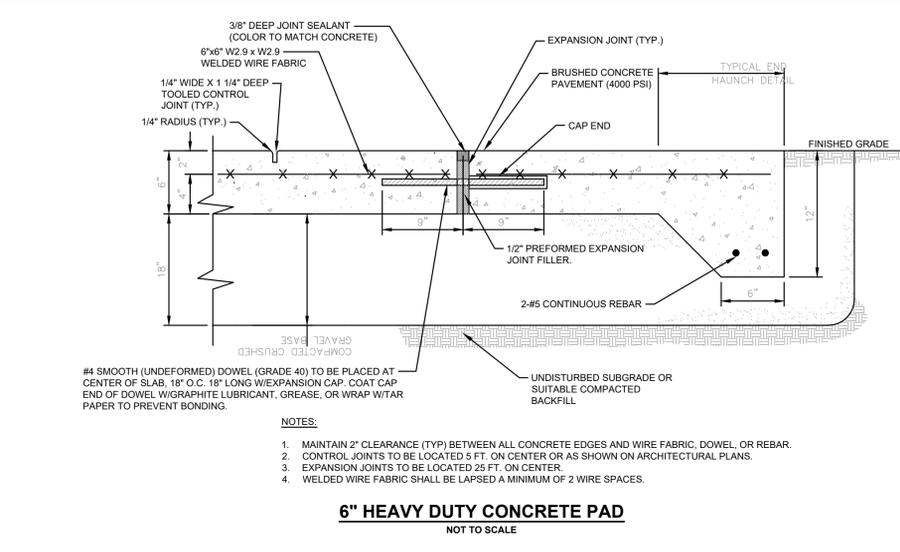
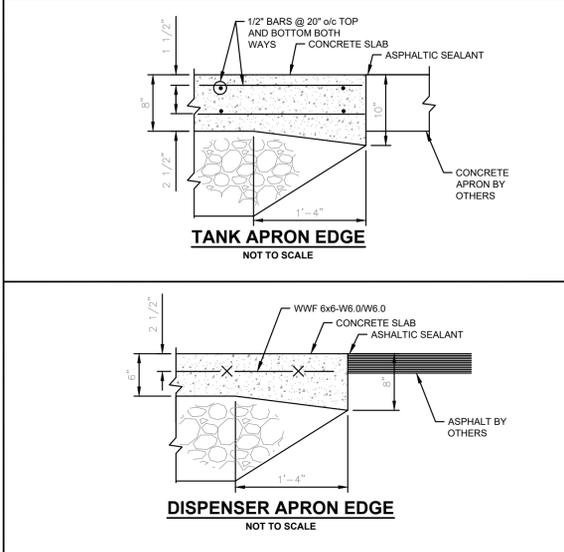
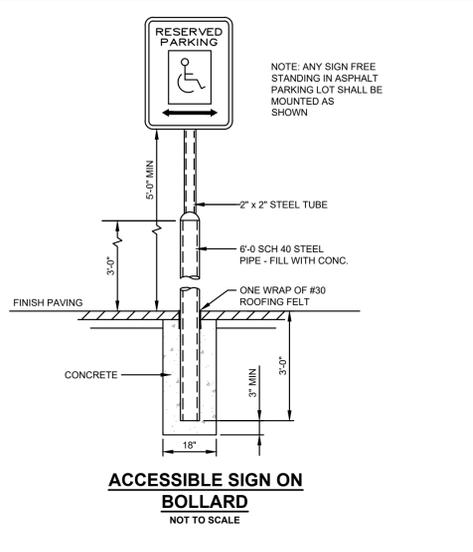
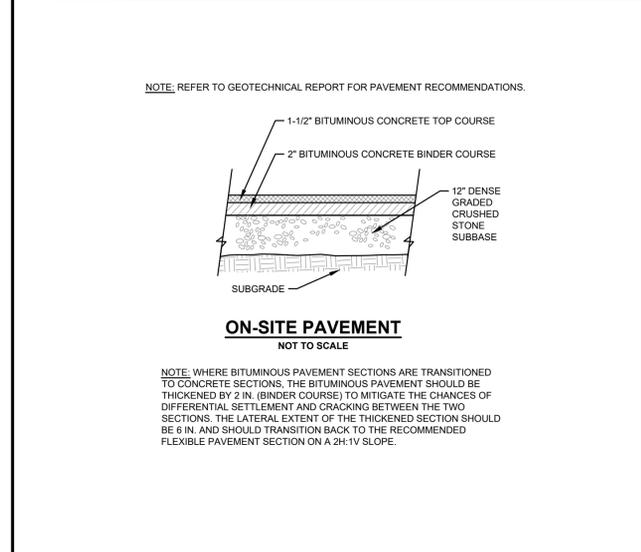
9 OF 14

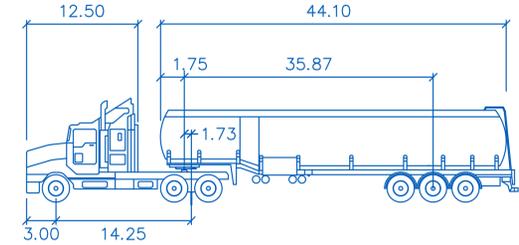
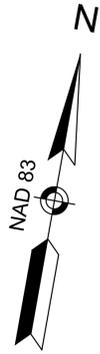


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Irving FUEL TANKER feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

**PROPOSED RETAIL MOTOR FUEL OUTLET
MAP 104 LOT 34
99 COTTAGE STREET
BAR HARBOR, ME 04609**



REVISIONS

NO.	REVISION	DATE

APRIL 9, 2025
DRAWN/DESIGN BY: GMP CHECKED BY: CMT

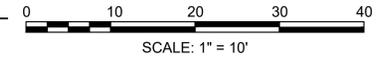
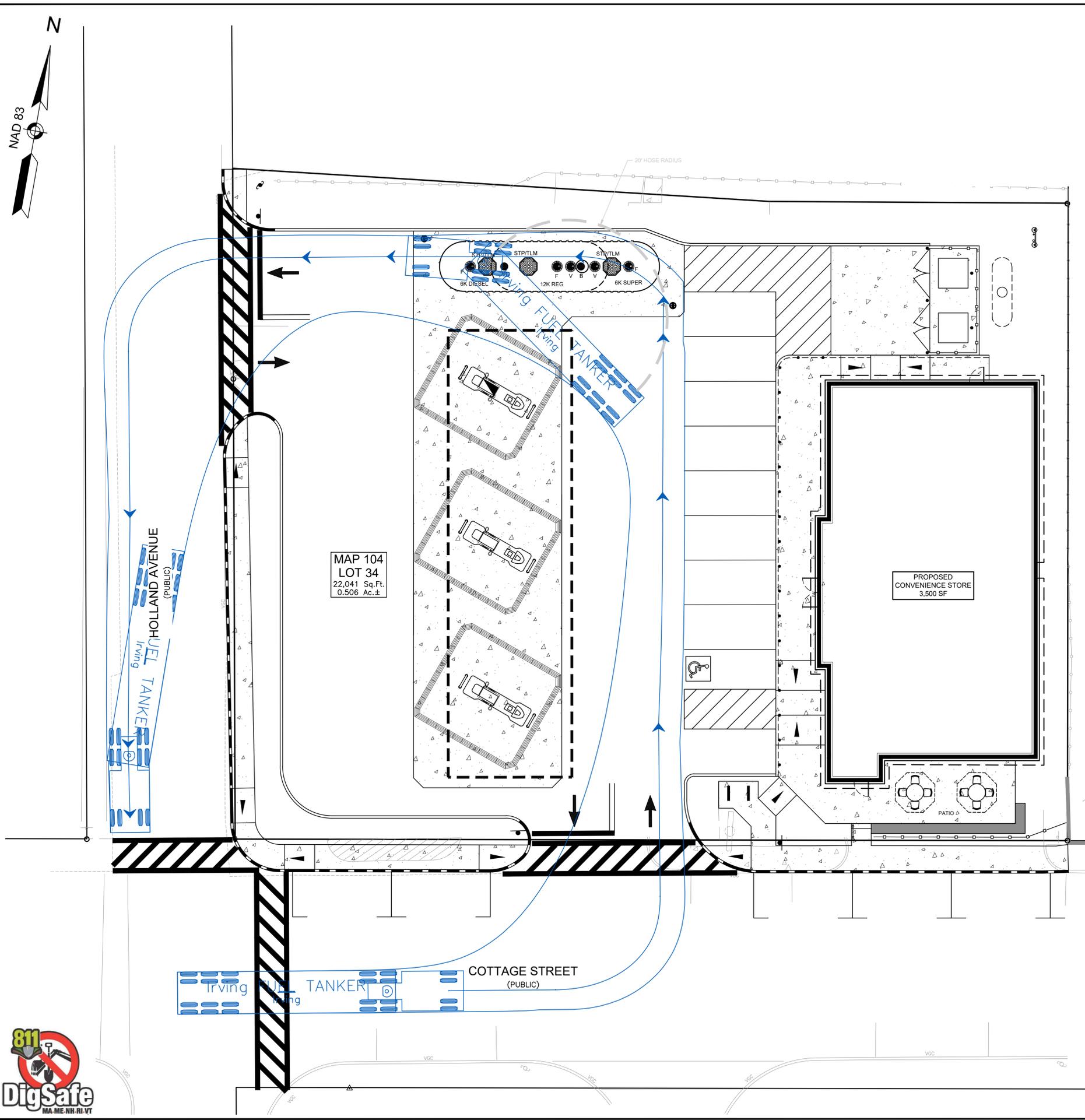
**FUEL TANKER
TURN PLAN**

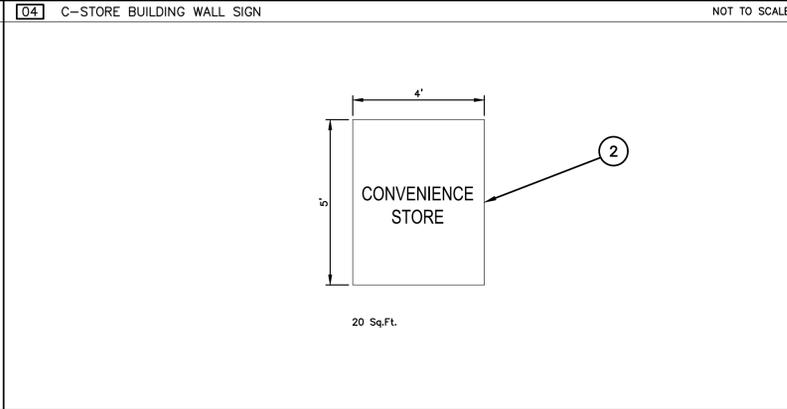
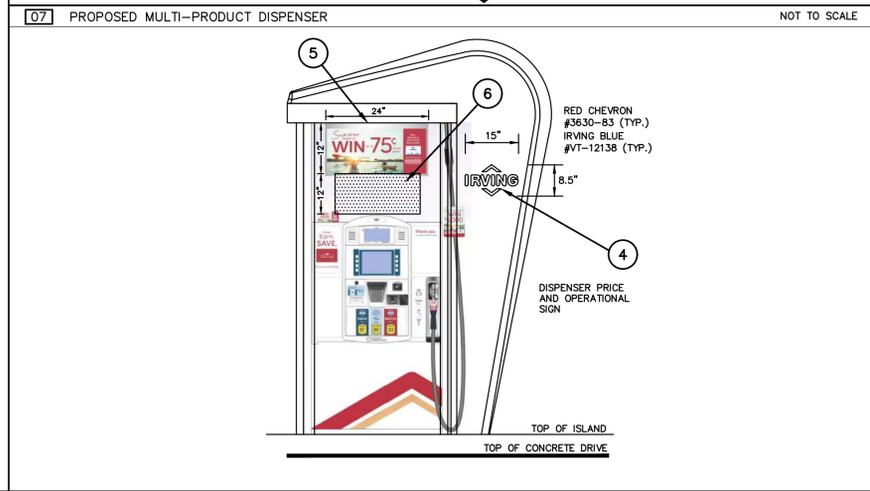
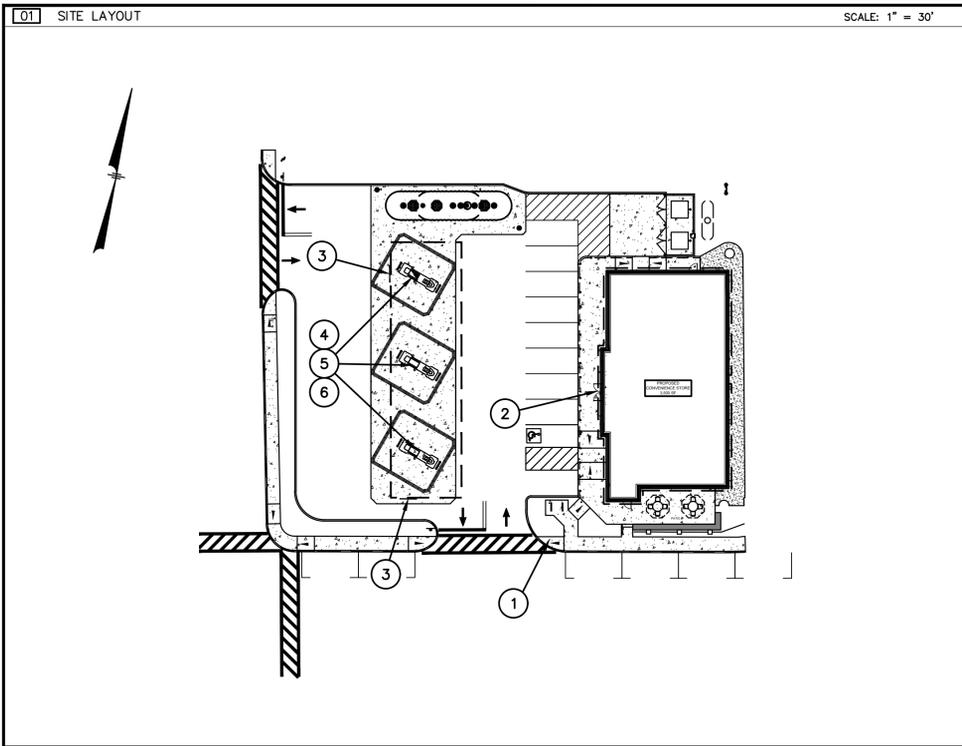
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PROJECT NO. NEX-2300005

1 OF 1

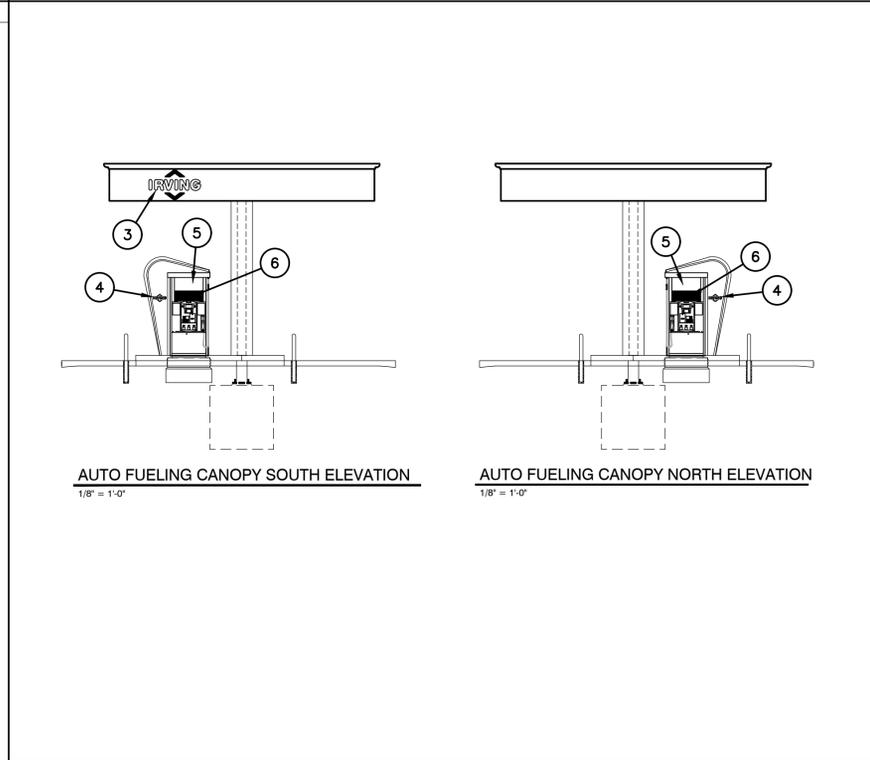
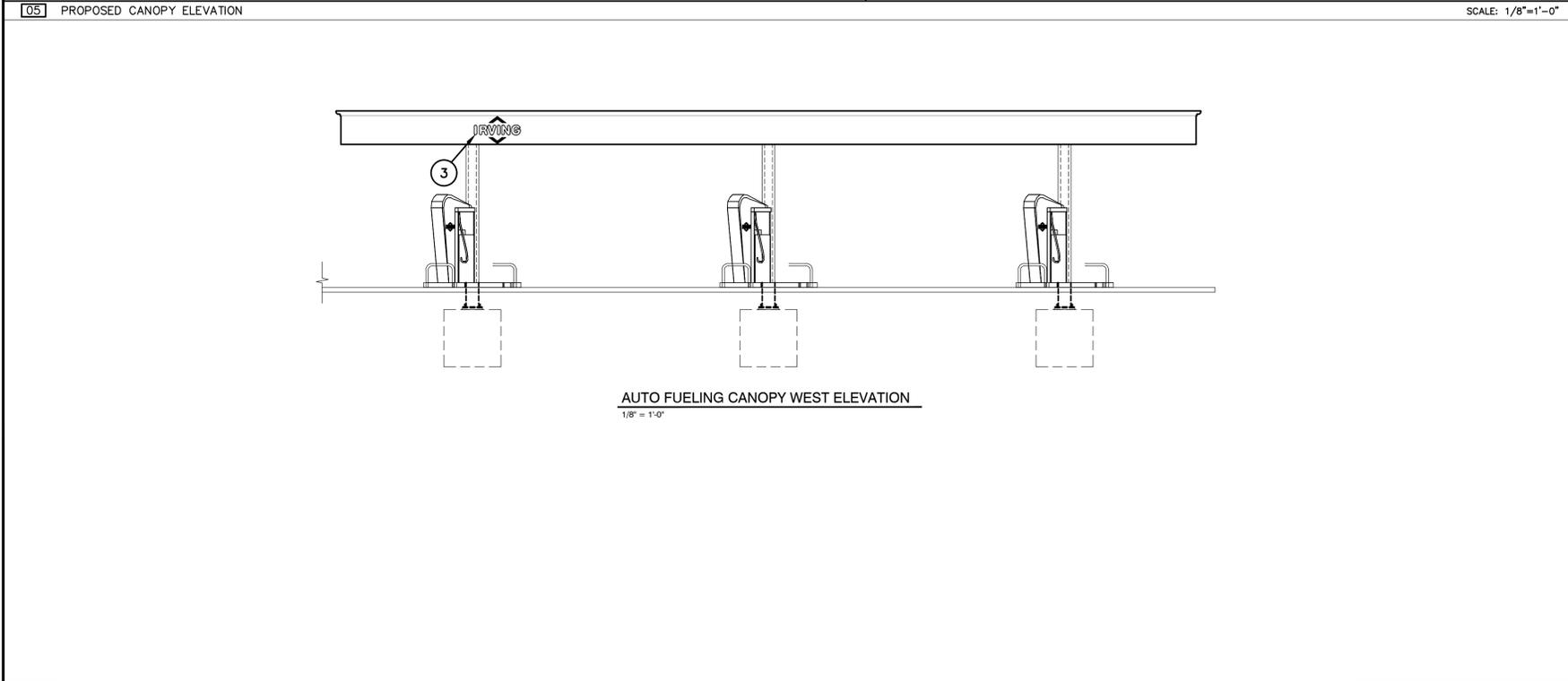
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08 PROPOSED SIGN SCHEDULE NOT TO SCALE

PROPOSED SIGN SCHEDULE							
MARK	DESCRIPTION	SIZE	AREA	QTY.	TOTAL SF	ILLUM'D.	
EXISTING PYLON SIGN TO REMAIN							
1							
2	C-STORE WALL SIGN	SEE LOGO DETAIL 4	20	1	20	YES (INTERNAL)	
3	"IRVING" CANOPY - LOGO SIGN	SEE LOGO DETAIL 6	18.76	2	37.5	YES (INTERNAL)	
4	"IRVING" DISPENSER SHROUD LOGO	SEE DISPENSER DETAIL 7	0.89	6	5.34	NO	
5	"IRVING" DISPENSER ADVERTISING SIGN	SEE DISPENSER DETAIL 7	2.00	6	12	NO	
6	LED DISPENSER PRICE SIGN	SEE DISPENSER DETAIL 7	2.00	6	12	NO	



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STATE OF MAINE
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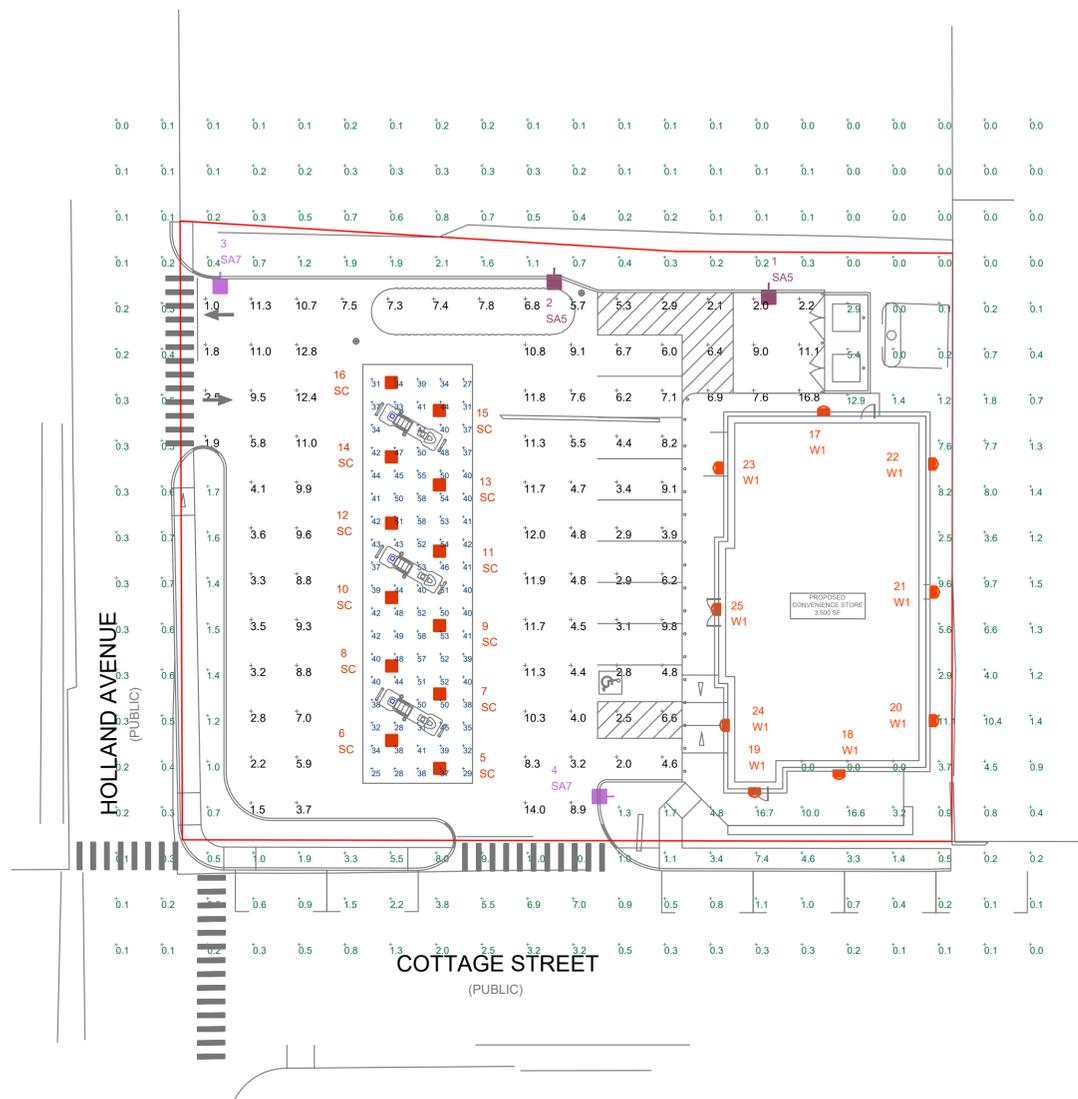
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NO.	REVISION	DATE

NO. REVISION DATE
APRIL 9, 2025
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SIGN & GRAPHICS PLAN

SCALE: AS NOTED
PROJECT NO. NEX-2300005
1 OF 1

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THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTES:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 13 FT POLE ATOP A 24 INCH HIGH CONCRETE BASE.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	SA5	15
2	SA5	15
3	SA7	15
4	SA7	15
5	SC	15
6	SC	15
7	SC	15
8	SC	15
9	SC	15
10	SC	15
11	SC	15
12	SC	15
13	SC	15
14	SC	15
15	SC	15
16	SC	15
17	W1	9
18	W1	9
19	W1	9
20	W1	9
21	W1	9
22	W1	9
23	W1	9
24	W1	9
25	W1	9

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	42.60	58	25	1.70	2.32
PAVED	6.71	16.8	1.0	6.71	16.80
UNDEFINED	1.60	16.7	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE	CATALOG LOGIC
	2	SA5	Single	8964	1.000	B0-U0-G2	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI BLC3 MVOLT FAO XX
	2	SA7	Single	9047	1.000	B1-U0-G2	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI RCCO MVOLT FAO XX
	12	SC	Single	14742	1.000	B3-U0-G1	96.2394	1154.873	Lithonia Lighting	RCON LED ALO2 50K 80CRI SYMC MVOLT BZL DWHXD (Setting 5) WHITE
	9	W1	SINGLE	4124	1.030	B1-U0-G1	29.4252	264.827	Lithonia Lighting	ARC2 LED P4 40K MVOLT FAO XXXX

REV.	BY	DATE	DESCRIPTION

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SCALE: 1" = 20'
LAYOUT BY: TAS
DWG SIZE: D
DATE: 3/25/25

PROJECT NAME:
**TROPIC STAR
BAR HARBOR, ME**
DRAWING NUMBER:
RL-10156-S1

QTY	LABEL	DESCRIPTION
2	SA5	DSXO LED P5 50K 70CRI BLC3 MVOLT FAO XX
2	SA7	DSXO LED P5 50K 70CRI RCCO MVOLT FAO XX

ADDITIONAL FIXTURE INFO

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.041 m²)
 Length: 26.1" (663 mm)
 Width: 14.0" (354 mm)
 Height H1: 2.26" (57 mm)
 Height H2: 7.42" (188 mm)
 Weight: 23 lbs (10 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXO LED P6 40K 70CRI T3M MVOLT SVA NL/AIR2 PIR/HN DBX0

Series	LEDs	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Accessories
DSXO LED	Forward optics	50K 5000K	90CRI	NR	Adjustment	None
		50K 5000K	90CRI	T15	Spot-down	None
		50K 5000K	90CRI	EM	Spot-up	None
	Back optics	50K 5000K	90CRI	NR	Adjustment	None
		50K 5000K	90CRI	T15	Spot-down	None
		50K 5000K	90CRI	EM	Spot-up	None
	Pole	30K 3000K	90CRI	NR	Adjustment	None
		30K 3000K	90CRI	T15	Spot-down	None
		30K 3000K	90CRI	EM	Spot-up	None
		30K 3000K	90CRI	NR	Adjustment	None
		30K 3000K	90CRI	T15	Spot-down	None
		30K 3000K	90CRI	EM	Spot-up	None

Ordering Information

EXAMPLE: RCNY LED AL02 50K 80CRI SYMC MVOLT B2L DW/HXD

Series	Package	Color Temperature	LED	Notes
RCNY LED	A001	5,000-10,000 lumens	30K 3000K	300K Symmetrical Clear Lens
	A002	10,000-20,000 lumens	40K 4000K	400K Asymmetrical Clear Lens

Accessories

Part No.	Description	Dimensions
PT001	RCNY Backplate 12" Dia.	12" x 12" x 1/8" (305 x 305 x 3.2)
PT002	RCNY Backplate 18" Dia.	18" x 18" x 1/8" (457 x 457 x 3.2)
PT003	RCNY Backplate 24" Dia.	24" x 24" x 1/8" (609 x 609 x 3.2)

Ordering Information

EXAMPLE: ARC2 LED P4 40K MVOLT FAO XXXX

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1	1,000 lumens	30K 3000K	MPS1	40°
	P2	2,000 lumens	40K 4000K	MPS1	40°
	P3	3,000 lumens	50K 5000K	MPS1	40°
	P4	4,000 lumens	50K 5000K	MPS1	40°
	P5	6,000 lumens	50K 5000K	MPS1	40°

Accessories

Part No.	Description	Dimensions
PT001	ARC2 Backplate 12" Dia.	12" x 12" x 1/8" (305 x 305 x 3.2)
PT002	ARC2 Backplate 18" Dia.	18" x 18" x 1/8" (457 x 457 x 3.2)
PT003	ARC2 Backplate 24" Dia.	24" x 24" x 1/8" (609 x 609 x 3.2)

Shield Accessories

External Glare Shield (EGSR)

House Side Shield (HSS)

Drilling

HANDHOLE ORIENTATION

Handhole Orientation Diagram

Handhole Orientation Table

DSXO Area Luminaire - EPA

Mounting Type	0.5m Spacing	1.0m Spacing	1.5m Spacing	2.0m Spacing	2.5m Spacing	3.0m Spacing
DSX with 0.5m	0.44	0.88	0.96	1.18	---	1.16
DSX with 1.0m	0.11	0.22	0.24	0.29	---	0.29
DSX with 1.5m	0.07	0.14	0.16	0.19	---	0.19
DSX with 2.0m	0.05	0.10	0.11	0.14	---	0.14
DSX with 2.5m	0.04	0.08	0.09	0.11	---	0.11
DSX with 3.0m	0.03	0.06	0.07	0.08	---	0.08

QTY	LABEL	DESCRIPTION
12	SC	RCNY LED AL02 50K 80CRI SYMC MVOLT B2L DW/HXD (SETTING 5) WHITE

ADDITIONAL FIXTURE INFO

RCNY LED Recessed LED Canopy/Ceiling Luminaire

Specifications

Width: RCNY LED 11.5"
 Height: 5.9"
 Length: 11.5"
 Weight: 14lbs

Introduction

The Velarum RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output and forward throw distribution option make the RCNY one of the most versatile gas station canopies in the market. With up to 159 LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: RCNY LED AL02 50K 70CRI SYMC MVOLT B2S DW/HXD

Series	Package	Color Temperature	LED	Notes
RCNY LED	A001	5,000-10,000 lumens	30K 3000K	300K Symmetrical Clear Lens
	A002	10,000-20,000 lumens	40K 4000K	400K Asymmetrical Clear Lens

Accessories

Part No.	Description	Dimensions
PT001	RCNY Backplate 12" Dia.	12" x 12" x 1/8" (305 x 305 x 3.2)
PT002	RCNY Backplate 18" Dia.	18" x 18" x 1/8" (457 x 457 x 3.2)
PT003	RCNY Backplate 24" Dia.	24" x 24" x 1/8" (609 x 609 x 3.2)

Ordering Information

EXAMPLE: ARC2 LED P4 40K MVOLT FAO XXXX

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1	1,000 lumens	30K 3000K	MPS1	40°
	P2	2,000 lumens	40K 4000K	MPS1	40°
	P3	3,000 lumens	50K 5000K	MPS1	40°
	P4	4,000 lumens	50K 5000K	MPS1	40°
	P5	6,000 lumens	50K 5000K	MPS1	40°

Accessories

Part No.	Description	Dimensions
PT001	ARC2 Backplate 12" Dia.	12" x 12" x 1/8" (305 x 305 x 3.2)
PT002	ARC2 Backplate 18" Dia.	18" x 18" x 1/8" (457 x 457 x 3.2)
PT003	ARC2 Backplate 24" Dia.	24" x 24" x 1/8" (609 x 609 x 3.2)

Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact: Sales@Lithonia.com

SYMMETRIC CLEAR LENS

ASYMMETRIC CLEAR LENS

Performance Data

Symmetric Clear Lens, 70CRI

Performance Package	System Watts	Lumens	LPW	UPE	UPE	UPE	UPE	UPE	UPE
A001	25	3,100	124	1,216	141	1,431	147	1,492	152
A002	45	6,200	138	1,460	146	1,476	148	1,488	150
A003	65	9,300	143	1,504	151	1,519	152	1,534	154
A004	85	12,400	145	1,548	152	1,563	154	1,578	156
A005	105	15,500	147	1,592	153	1,607	155	1,622	158
A006	125	18,600	149	1,636	154	1,651	156	1,666	160
A007	145	21,700	150	1,680	155	1,695	157	1,710	162
A008	165	24,800	151	1,724	156	1,739	158	1,754	164
A009	185	27,900	152	1,768	157	1,783	159	1,798	166
A010	205	31,000	153	1,812	158	1,827	160	1,842	168
A011	225	34,100	154	1,856	159	1,871	161	1,886	170
A012	245	37,200	155	1,900	160	1,915	162	1,930	172
A013	265	40,300	156	1,944	161	1,959	163	1,974	174
A014	285	43,400	157	1,988	162	2,003	164	2,018	176
A015	305	46,500	158	2,032	163	2,047	165	2,062	178
A016	325	49,600	159	2,076	164	2,091	166	2,106	180
A017	345	52,700	160	2,120	165	2,135	167	2,150	182
A018	365	55,800	161	2,164	166	2,179	168	2,194	184
A019	385	58,900	162	2,208	167	2,223	169	2,238	186
A020	405	62,000	163	2,252	168	2,267	170	2,282	188

Performance Data

Asymmetric Clear Lens, 70CRI

Performance Package	System Watts	Lumens	LPW	UPE	UPE	UPE	UPE	UPE	UPE
A001	25	3,100	124	1,216	141	1,431	147	1,492	152
A002	45	6,200	138	1,460	146	1,476	148	1,488	150
A003	65	9,300	143	1,504	151	1,519	152	1,534	154
A004	85	12,400	145	1,548	152	1,563	154	1,578	156
A005	105	15,500	147	1,592	153	1,607	155	1,622	158
A006	125	18,600	149	1,636	154	1,651	156	1,666	160
A007	145	21,700	150	1,680	155	1,695	157	1,710	162
A008	165	24,800	151	1,724	156	1,739	158	1,754	164
A009	185	27,900	152	1,768	157	1,783	159	1,798	166
A010	205	31,000	153	1,812	158	1,827	160	1,842	168
A011	225	34,100	154	1,856	159	1,871	161	1,886	170
A012	245	37,200	155	1,900	160	1,915	162	1,930	172
A013	265	40,300	156	1,944	161	1,959	163	1,974	174
A014	285	43,400	157	1,988	162	2,003	164	2,018	176
A015	305	46,500	158	2,032	163	2,047	165	2,062	178
A016	325	49,600	159	2,076	164	2,091	166	2,106	180
A017	345	52,700	160	2,120	165	2,135	167	2,150	182
A018	365	55,800	161	2,164	166	2,179	168	2,194	184
A019	385	58,900	162	2,208	167	2,223	169	2,238	186
A020	405	62,000	163	2,252	168	2,267	170	2,282	188

QTY	LABEL	DESCRIPTION
9	W1	ARC2 LED P4 40K MVOLT FAO XXXX

ADDITIONAL FIXTURE INFO

ARC2 LED Recessed LED Luminaire

Specifications

Depth (D1): 9.25"
 Depth (D2): 7.5"
 Height: 5"
 Width: 14"
 Weight: (without options) 11 lbs

Introduction

The Lithonia Lighting ARC2 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8V cold temperature option, making it suitable for pedestrian scale applications in any environment.

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT FE DBX0

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1	1,000 lumens	30K 3000K	MPS1	40°
	P2	2,000 lumens	40K 4000K	MPS1	40°
	P3	3,000 lumens	50K 5000K	MPS1	40°
	P4	4,000 lumens	50K 5000K	MPS1	40°
	P5	6,000 lumens	50K 5000K	MPS1	40°

Accessories

Part No.	Description	Dimensions
PT001	ARC2 Backplate 12" Dia.	12" x 12" x 1/8" (305 x 305 x 3.2)
PT002	ARC2 Backplate 18" Dia.	18" x 18" x 1/8" (457 x 457 x 3.2)
PT003	ARC2 Backplate 24" Dia.	24" x 24" x 1/8" (609 x 609 x 3.2)

Performance Data

Lumen Output

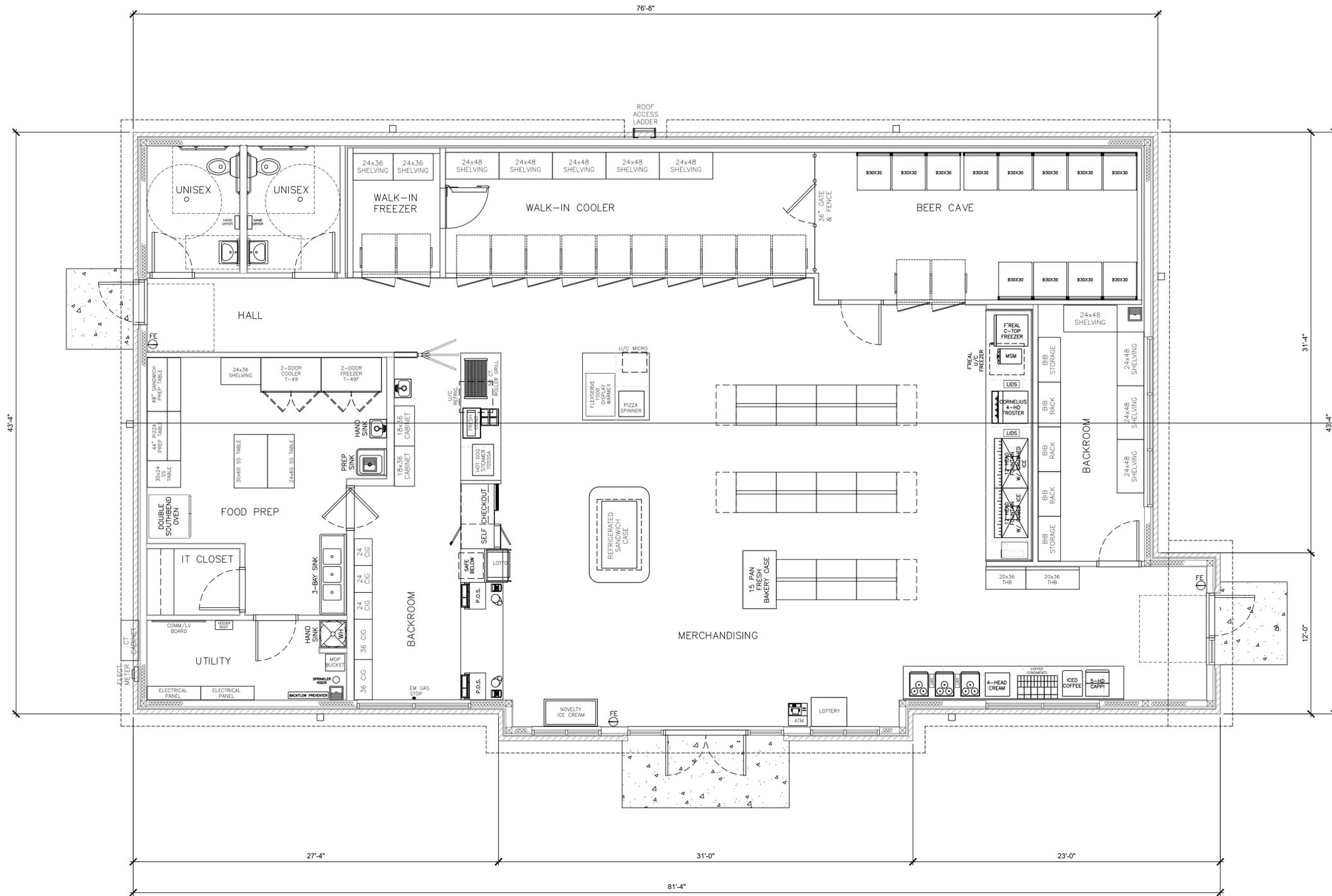
Performance Package	System Watts	Lumens	LPW	UPE	UPE	UPE	UPE	UPE	UPE	
P1	10W	1,000	100	0	0	1	1,007	100	0	0
P2	10W	2,000	140	0	0	1	2,017	147	0	0
P3	10W	3,000	143	0	0	1	3,037	148	0	0
P4	10W	4,000	145	0	0	1	4,057	149	0	0
P5	10W	6,000	152	1	0	1	6,015	152	1	0

Electrical Load

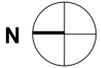
Performance Package	System Watts	Current (A)	Current (A)	Current (A)	Current (A)
P1	10W	0.06	0.05	0.06	0.06
P2	10W	0.14	0.08	0.07	0.08
P3	10W	0.20	0.11	0.10	0.09
P4	10W	0.28	0.16	0.14	0.13
P5	10W	0.41	0.22	0.20	0.20

Lumen Output in Emergency Mode (4000K, 80 CRI)

Package	System Watts	Lumens
P1	10W	600
P2	10W	1,200
P3	10W	



FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES:

1. FIELD VERIFY CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.
2. FE = FIRE EXTINGUISHER, TYPE 2A-20B.C WITH MOUNTING BRACKET.
FE (K) = FIRE EXTINGUISHER, TYPE 2A.K WITH MOUNTING BRACKET
COORDINATE LOCATIONS OF FIRE EXTINGUISHERS WITH THE LOCAL FIRE MARSHAL.
3. SEE SHEET A1-02 FOR EQUIPMENT IDENTIFICATION

PROJECT
Tropic Star- Bar Harbor
99 Cottage Street
Bar Harbor, ME 04609
Client Name
Tropic Star Development
321D Lafayette Road
Hampton, NH 03842

CUPKOVIC architecture llc
6660 Rockside Woods Blvd
Cleveland, Ohio 44131
www.cuparc.com
216.524.8400 phone
216.524.8401 fax
info@cuparc.com

SEAL
PROGRESS SET
NOT FOR CONSTRUCTION

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PERMIT	xx-xx-2024

DRAWING TITLE
TROPIC STAR-IRVING
BAR HARBOR
FLOOR PLAN

DRAWN BY
SDM
CHECKED BY
SDM
SCALE
1/4" = 1'-0"
ISSUE DATE
JOB NUMBER
25-504
DRAWING NUMBER

A1-01



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

MATERIALS LEGEND	
(RV)	CERTAINTEEED 'ROLL SCREEN' RIDGE AIR VENT W/ SHINGLE CAP, INSECT SCREEN & 3" THROAT MIN., TYP.
(AV)	ATTIC VENT COLOR: WHITE
(RF)	CERTAINTEEED DESIGNER SERIES LANDMARK PREMIUM SHINGLE COLOR: MOIRE BLACK
(B)	BELDEN FACE BRICK COLOR: COMMODORE FULL RANGE SMOOTH
(S1)	HARDIE PLANK LAP SIDING, WIDTH 6 1/2" TEXTURE: SELECT CEDARMILL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(S2)	HARDIE SHINGLE SIDING TEXTURE: STAGGERED EDGE PANEL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(CS)	PRECAST CONCRETE SILL
(SF)	KAWNEER STOREFRONT WINDOW SYSTEM PERMAFLUOR COATING - COLOR: #UC109880 BONE WHITE
(FR)	HARDIE TRIM 2x8 FRIEZE BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC1)	HARDIE TRIM 2x4 ON 2x10 FASCIA BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC2)	HARDIE TRIM 2x8 TEXTURE: SMOOTH COLOR: ARTIC WHITE
(GD)	PREFINISHED METAL DOWNSPOUT. NOTE: TIE INTO SITE DRAINAGE COLOR: WHITE
(FN)	PVC SCREEN SECURED TO ROOF. SEE SECTION AND DETAILS. COLOR: WHITE
(RE)	HEAT-LINE EDGE-CUTTER FLASHING W/ HEAT-LINE HEATING CABLES SYSTEM. TIE TO T-STAT
(GT)	6" PREFINISHED METAL COMMERCIAL GUTTER AND DOWNSPOUT SYSTEM COLOR: WHITE INSTALL GUTTER EXTEND BEHIND DRIP FLASHING. CONNECT DOWNSPOUTS TO UNDERGROUND DRAINAGE. SEE CIVIL AND ROOF PLAN FOR LOCATIONS. DRAINAGE PIPE TO EXTEND 12" ABOVE SIDEWALK. DOWNSPOUTS TO EXTEND 4" INTO PIPE. PROVIDE TOP CAP (CUT OPENING TO SUIT). WRAP DRAINAGE PIPE AND CAP WITH STAINLESS STEEL AND SECURE TO SIDEWALK. SEE DETAIL 6/A4.3.
(LF)	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
(CB1)	HARDIE TRIM 2x4 OUTSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(CB2)	HARDIE TRIM 2x2 INSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T4)	HARDIE TRIM 2x4 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T6)	HARDIE TRIM 2x6 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T8)	HARDIE TRIM 2x8 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(LD)	METAL ROOF ACCESS LADDER WITH SECURITY LADDER GUARD



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

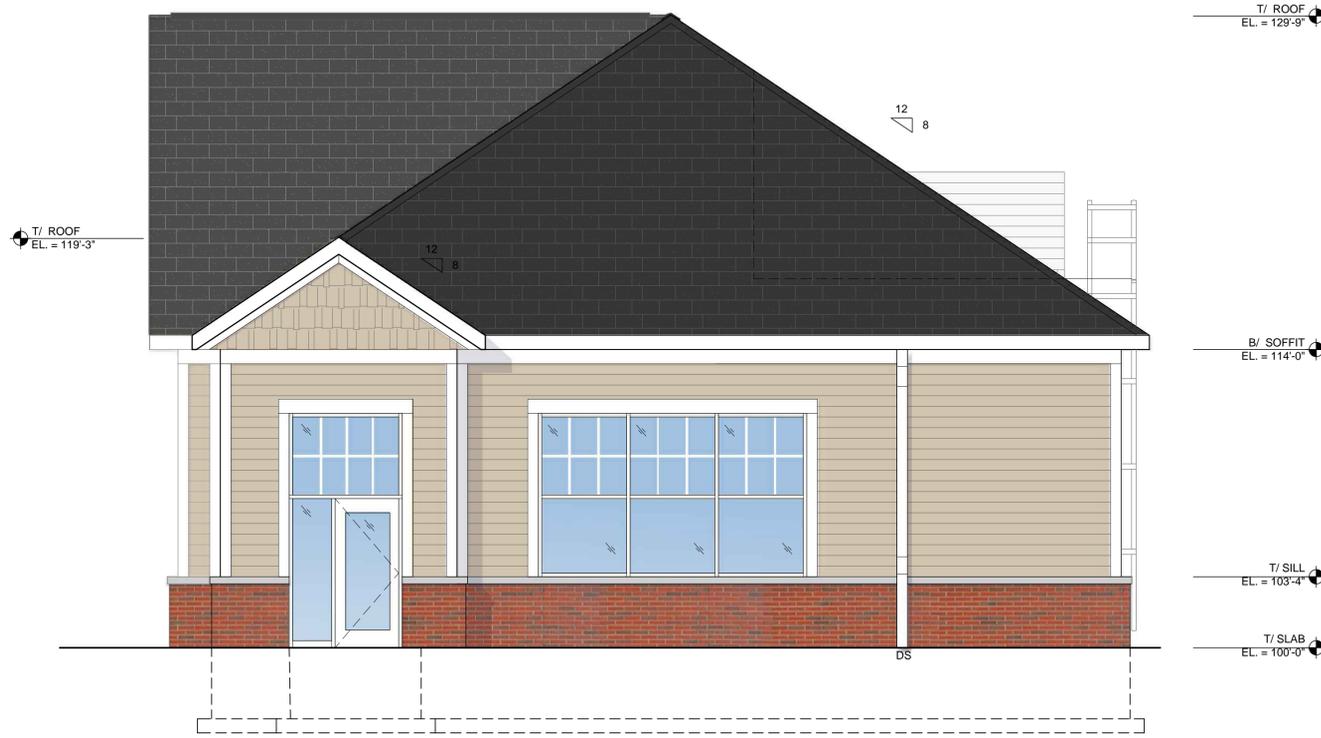
PROJECT
Tropic Star- Bar Harbor
99 College Street
Bar Harbor, ME 04609
Client Name
Tropic Star Development
321 D. Lafayette Road
Hampton, NH 03842

SEAL
CUPKOVIC architecture llc
6660 Rockside Woods Blvd
Cleveland, Ohio 44131
www.cuparc.com
216.524.8400 phone
216.524.8401 fax
info@cuparc.com
**PROGRESS SET
NOT FOR
CONSTRUCTION**

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PERMIT	xx-xx-2024

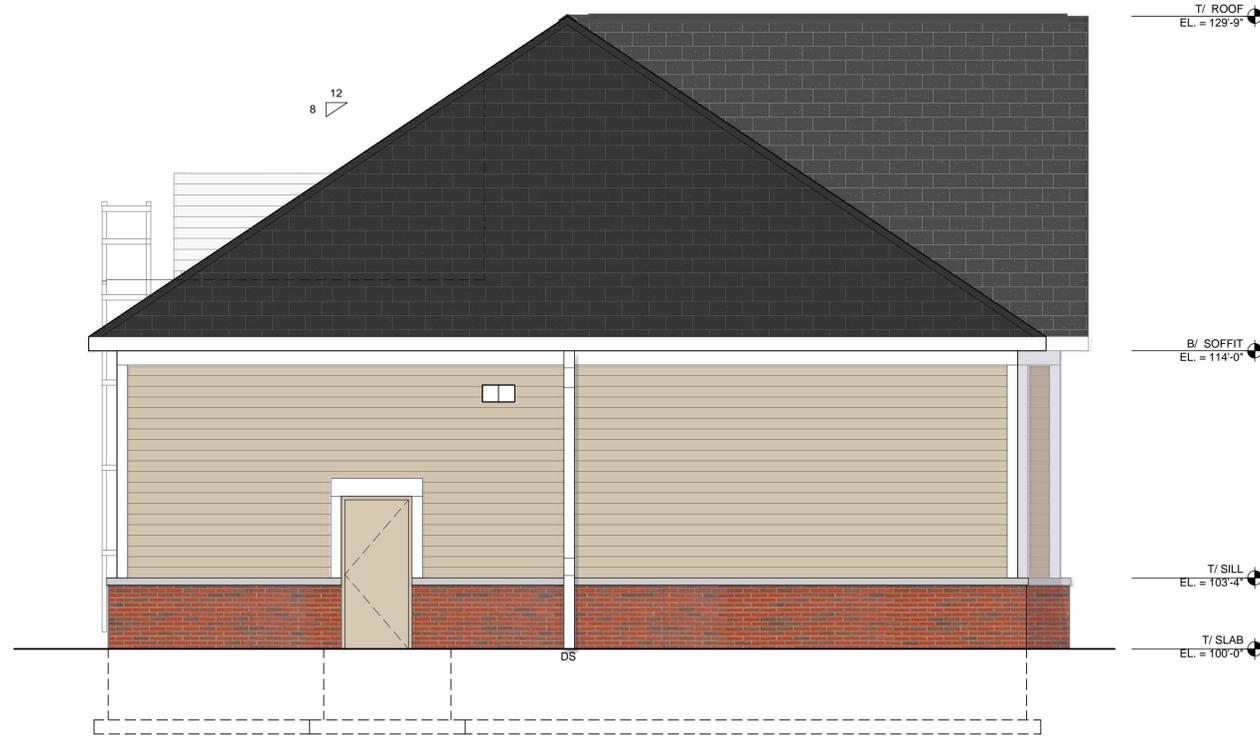
DRAWING TITLE
**TROPIC STAR-IRVING
BAR HARBOR
EXTERIOR ELEVATIONS**

DRAWN BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE	
JOB NUMBER 25-504	
DRAWING NUMBER A4-01	



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

MATERIALS LEGEND	
(RV)	CERTAINTEEED 'ROLL SCREEN' RIDGE AIR VENT W/ SHINGLE CAP, INSECT SCREEN & 3" THROAT MIN., TYP.
(AV)	ATTIC VENT COLOR: WHITE
(RF)	CERTAINTEEED DESIGNER SERIES LANDMARK PREMIUM SHINGLE COLOR: MOIRE BLACK
(B)	BELDEN FACE BRICK COLOR: COMMODORE FULL RANGE SMOOTH
(S1)	HARDIE PLANK LAP SIDING, WIDTH 6 1/2" TEXTURE: SELECT CEDARMILL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(S2)	HARDIE SHINGLE SIDING TEXTURE: STAGGERED EDGE PANEL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(CS)	PRECAST CONCRETE SILL
(SF)	KAWNEER STOREFRONT WINDOW SYSTEM PERMAFLUOR COATING -COLOR: #UC109880 BONE WHITE
(FR)	HARDIE TRIM 2x8 FRIEZE BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC1)	HARDIE TRIM 2x4 ON 2x10 FASCIA BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC2)	HARDIE TRIM 2x8 TEXTURE: SMOOTH COLOR: ARTIC WHITE
(GD)	PREFINISHED METAL DOWNSPOUT. NOTE: TIE INTO SITE DRAINAGE COLOR: WHITE
(FN)	PVC SCREEN SECURED TO ROOF. SEE SECTION AND DETAILS. COLOR: WHITE
(RE)	HEAT-LINE EDGE-CUTTER FLASHING W/ HEAT-LINE HEATING CABLES SYSTEM. TIE TO T-STAT
(GT)	6" PREFINISHED METAL COMMERCIAL GUTTER AND DOWNSPOUT SYSTEM COLOR: WHITE INSTALL GUTTER EXTEND BEHIND DRIP FLASHING. CONNECT DOWNSPOUTS TO UNDERGROUND DRAINAGE. SEE CIVIL AND ROOF PLAN FOR LOCATIONS. DRAINAGE PIPE TO EXTEND 12" ABOVE SIDEWALK. DOWNSPOUTS TO EXTEND 4" INTO PIPE. PROVIDE TOP CAP (CUT OPENING TO SUIT). WRAP DRAINAGE PIPE AND CAP WITH STAINLESS STEEL AND SECURE TO SIDEWALK. SEE DETAIL 6/A4.3.
(LF)	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
(CB1)	HARDIE TRIM 2x4 OUTSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(CB2)	HARDIE TRIM 2x2 INSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T4)	HARDIE TRIM 2x4 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T6)	HARDIE TRIM 2x6 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(T8)	HARDIE TRIM 2x8 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(LD)	METAL ROOF ACCESS LADDER WITH SECURITY LADDER GUARD

PROJECT
Tropic Star- Bar Harbor
99 College Street
Bar Harbor, ME 04609
Client Name
Tropic Star Development
321 D. Lafayette Road
Hampton, NH 03842

CUPKOVIC architecture llc
6860 Rockside Woods Blvd
Cleveland, Ohio 44131
www.cuparc.com
216.524.8400 phone
216.524.8401 fax
info@cuparc.com

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NUMBER	DESCRIPTION	DATE
	ISSUED FOR PERMIT	xx-xx-2024

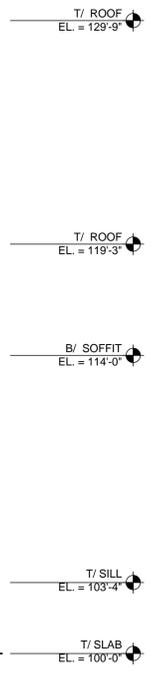
DRAWING TITLE
**TROPIC STAR-IRVING
BAR HARBOR
EXTERIOR ELEVATIONS**

DRAWN BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE	
JOB NUMBER 25-504	
DRAWING NUMBER	

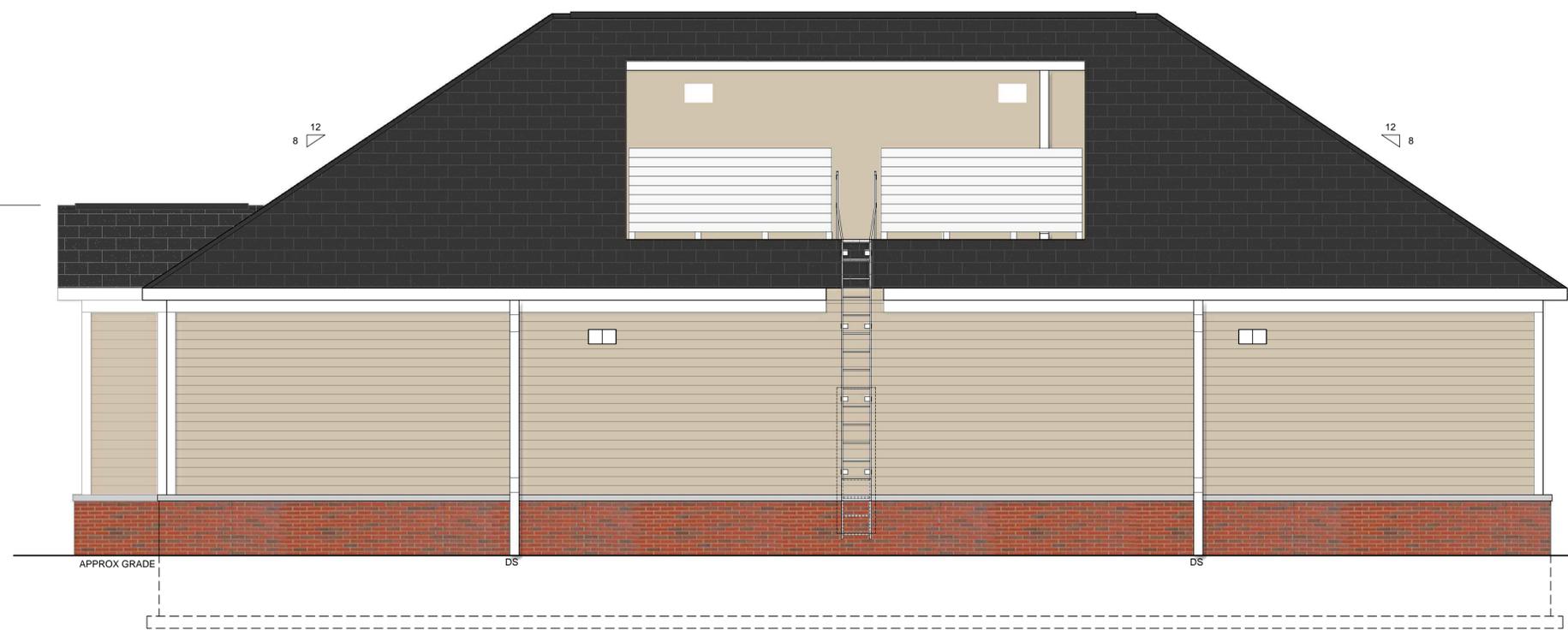
A4-02



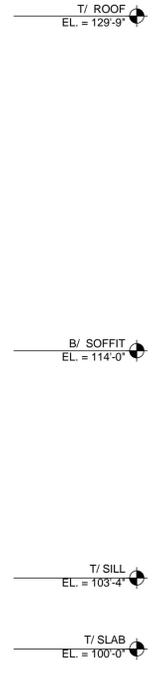
WEST ELEVATION
1/4" = 1'-0"



MATERIALS LEGEND	
(RV)	CERTAINTEEED 'ROLL SCREEN' RIDGE AIR VENT W/ SHINGLE CAP, INSECT SCREEN & 3" THROAT MIN., TYP.
(AV)	ATTIC VENT COLOR: WHITE
(RF)	CERTAINTEEED DESIGNER SERIES LANDMARK PREMIUM SHINGLE COLOR: MOIRE BLACK
(B)	BELDEN FACE BRICK COLOR: COMMODORE FULL RANGE SMOOTH
(S1)	HARDIE PLANK LAP SIDING, WIDTH 6 1/2" TEXTURE: SELECT CEDARMILL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(S2)	HARDIE SHINGLE SIDING TEXTURE: STAGGERED EDGE PANEL COLOR: NAVAJO BEIGE/ MATCH TO BENJAMIN MOORE HC-81 MANCHESTER TAN
(CS)	PRECAST CONCRETE SILL
(SF)	KAWNEER STOREFRONT WINDOW SYSTEM PERMAFLUOR COATING - COLOR: #UC109880 BONE WHITE
(FR)	HARDIE TRIM 2x8 FRIEZE BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC1)	HARDIE TRIM 2x4 ON 2x10 FASCIA BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(FC2)	HARDIE TRIM 2x8 TEXTURE: SMOOTH COLOR: ARTIC WHITE
(GD)	PREFINISHED METAL DOWNSPOUT. NOTE: TIE INTO SITE DRAINAGE COLOR: WHITE
(FN)	PVC SCREEN SECURED TO ROOF. SEE SECTION AND DETAILS. COLOR: WHITE
(RE)	HEAT-LINE EDGE-CUTTER FLASHING W/ HEAT-LINE HEATING CABLES SYSTEM. TIE TO T-STAT
(GT)	6" PREFINISHED METAL COMMERCIAL GUTTER AND DOWNSPOUT SYSTEM COLOR: WHITE INSTALL GUTTER EXTEND BEHIND DRIP FLASHING. CONNECT DOWNSPOUTS TO UNDERGROUND DRAINAGE. SEE CIVIL AND ROOF PLAN FOR LOCATIONS. DRAINAGE PIPE TO EXTEND 12" ABOVE SIDEWALK. DOWNSPOUTS TO EXTEND 4" INTO PIPE. PROVIDE TOP CAP (CUT OPENING TO SUIT). WRAP DRAINAGE PIPE AND CAP WITH STAINLESS STEEL AND SECURE TO SIDEWALK. SEE DETAIL 6/A4.3.
(LF)	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
(CB1)	HARDIE TRIM 2x4 OUTSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(CB2)	HARDIE TRIM 2x2 INSIDE CORNER BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
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(T8)	HARDIE TRIM 2x8 BOARD TEXTURE: SMOOTH COLOR: ARTIC WHITE
(LD)	METAL ROOF ACCESS LADDER WITH SECURITY LADDER GUARD



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



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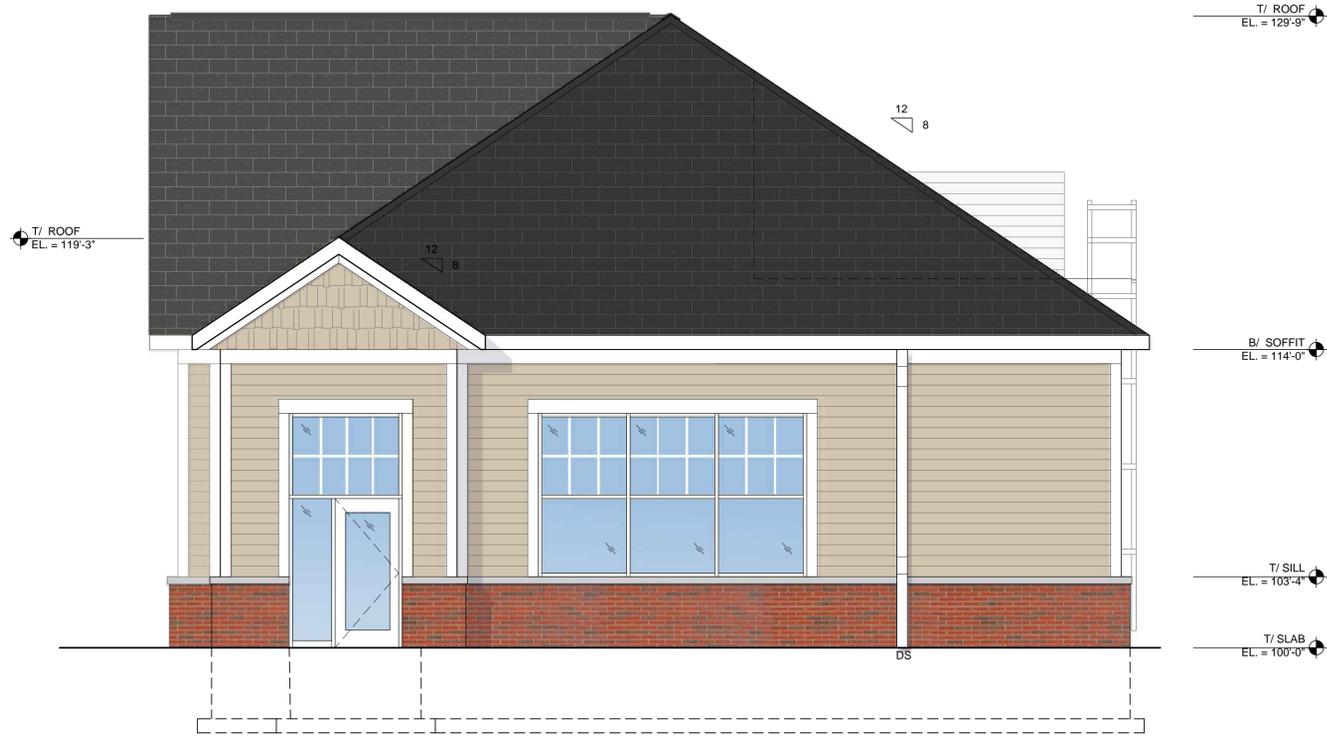
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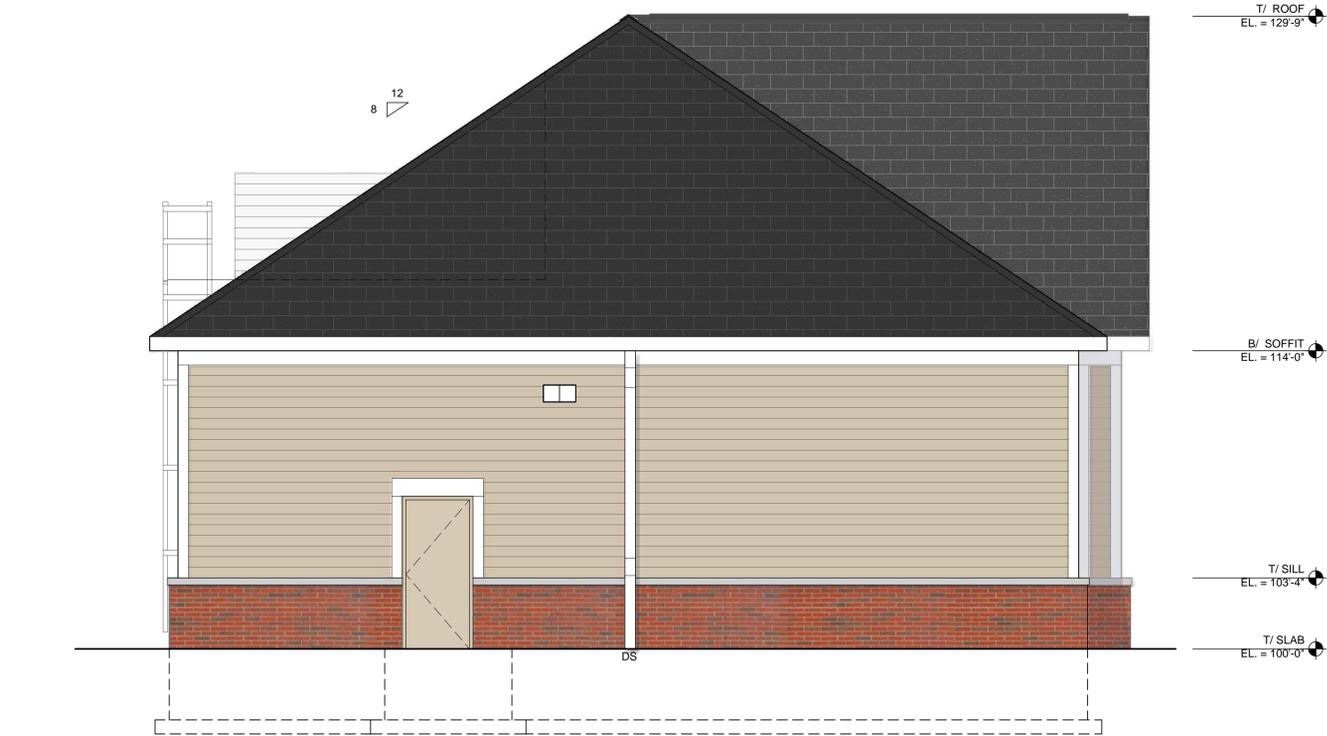
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SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

MATERIALS LEGEND	
(RV)	CERTAINTEEED 'ROLL SCREEN' RIDGE AIR VENT W/ SHINGLE CAP, INSECT SCREEN & 3" THROAT MIN., TYP.
(AV)	ATTIC VENT COLOR: WHITE
(RF)	CERTAINTEEED DESIGNER SERIES LANDMARK PREMIUM SHINGLE COLOR: MOIRE BLACK
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(SF)	KAWNEER STOREFRONT WINDOW SYSTEM PERMAFLUOR COATING -COLOR: #UC109880 BONE WHITE
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