

Request for Proposal (RFP)

Office Interior Buildout Project

1. Project Overview

Project Name: Office Buildout Project

Location: 25 Adams Street, Biddeford, Maine 04005

Owner/Client: Biddeford Housing Authority

RFP Issue Date: 09-23-26

Proposal Due Date: 10-15-26 2pm.

Point of Contact: Paul Pettengill, Facilities Manager

maintenance@bhousing.org

207-281-1770

2. Project Description

Biddeford Housing Authority is soliciting proposals from qualified contractors for the construction and buildout of a new office space in accordance with the attached architectural drawings and specifications.

The selected contractor will provide all labor, supervision, materials, equipment, permits, and services necessary to complete the project.

3. Scope of Work

Contractor shall provide a complete turnkey office buildout including, but not limited to:

Demolition (in accordance with the attached architectural drawings)

- Removal of existing partitions and finishes
- Disposal of debris
- Protection of existing building elements

General Construction (in accordance with the attached architectural drawings)

- Metal stud framing
- Drywall installation and finishing
- Acoustical treatments
- Doors, frames, and hardware
- Millwork and cabinetry

- Painting and wall finishes
- Flooring installation
- Ceiling systems

Mechanical (HVAC) (in accordance with the attached architectural drawings)

- HVAC modifications per plans
- New ductwork and air distribution
- Equipment installation
- Testing and balancing

Electrical (in accordance with the attached architectural drawings)

- Power distribution
- Lighting installation
- Emergency lighting and exit signage
- Receptacles and device installation
- Electrical panels and circuits

Low Voltage / Technology (in accordance with the attached architectural drawings)

- Data cabling pathways
- Telecommunications infrastructure
- Access control rough-in
- Audio/visual rough-in
- Security system coordination

Fire Protection (in accordance with the attached architectural drawings)

- Sprinkler modifications
- Fire alarm modifications
- Testing and certification

4. Project Documents

The following documents are included with this RFP:

- Architectural drawings

5. Contractor Responsibilities

The selected contractor shall:

- Obtain all required permits
- Coordinate inspections
- Maintain project schedule
- Provide site supervision
- Ensure jobsite safety compliance
- Coordinate all subcontractors
- Conduct quality control inspections
- Provide closeout documentation
- Deliver warranties and as-built drawings

6. Project Schedule

Milestone	Date
RFP Issued	09-23-26
Site Walk	10-06-26
Questions Due	10-08-26
Proposal Due	10-15-26
BHA Board Selection	10-20-26
Construction Start	11-09-26
Substantial Completion	12-15-26
Final Completion	12-31-26

7. Proposal Requirements

Contractors should provide:

Company Information

- Company overview
- Years in business
- Office locations
- Relevant project experience

Project Team

- Project Manager
- Superintendent
- Key subcontractors

Cost Proposal

Provide a detailed breakdown including:

- General conditions
- Demolition
- Architectural trades
- Mechanical
- Electrical
- Fire protection
- Low voltage
- Allowances
- Contingencies
- Alternate pricing
- Total contract value

Schedule

Include:

- Construction duration
- Major milestones
- Long-lead item identification

References

Provide at least three references for similar office buildout projects completed within the last five years.

8. Insurance Requirements

Contractor shall provide evidence of:

- General Liability Insurance
- Workers Compensation Insurance
- Commercial Auto Insurance
- Umbrella Liability Coverage

Coverage limits shall comply with owner requirements.

9. Warranty Requirements

Provide minimum:

- One-year workmanship warranty

- Manufacturer warranties for installed products and equipment

10. Proposal Evaluation Criteria

Proposals will be evaluated based on:

- Relevant experience
- Qualifications of project team
- Cost competitiveness
- Schedule capability
- Safety record
- References
- Completeness of proposal

11. Submission Instructions

Submit proposals electronically in PDF format to:

Contact: Paul Pettengill

Email: maintenance@bhousing.org

Subject Line:

"Office Buildout Proposal – [Contractor Name]"

12. Reservations

The Owner reserves the right to:

- Reject any or all proposals
- Request additional information
- Negotiate scope or pricing
- Award the contract in whole or in part

BIDDEFORD HOUSING OFFICE FIT-UP

25 ADAMS ST
BIDDEFORD, MAINE

PROGRESS DRAWINGS

09-23-26

DRAWING LIST

SHEET NUMBER

G0-0	TITLE SHEET
G1-0	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
G1-0	CODE REVIEW PLAN
ARCHITECTURAL	
EX1-0	EXISTING FLOOR PLAN
AD1-0	DEMOLITION PLAN
A0-1	WALL ASSEMBLIES
A1-0	FLOOR PLAN
A1-1	REFLECTED CEILING PLAN
A5-0	DETAILS
A7-0	DOOR AND WINDOW SCHEDULE
A7-1	FINISH SCHEDULE

ARCHITECT

RYAN SENATORE **ARCHITECTURE**

500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-747-5159
C: 207-650-6414

GENERAL NOTES

1: DRAWING NOTES:
CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE:
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.
THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM ARE INDICATED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM.

4: DISCREPANCIES & CLARIFICATIONS:
EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT:
UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING:
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: ACCESSIBILITY:
ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-348, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISSION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

9: DRAWING SCALES:
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE OBTAINED BY MEASURING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

10: WATER-RESISTANT GWB:
INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

10A: HIGH IMPACT GWB:
INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS

11: INTERIOR ELEVATIONS:
INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITION. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

12: BUILDING INSULATION:
PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

13: BLOCKING:
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

14: PENETRATIONS AT STRUCTURAL MEMBERS:
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

15: DAMAGED WORK:
BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

16: UTILITIES:
VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

17: RATED CONSTRUCTION:
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS, AND HARDWARE.

19: PERMITS:
THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

20: INTERIOR FINISHES:
ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH IBC CHAPTER-8 (INTERIOR FLAME SPREAD).

21: ELECTRICAL DESIGN:
REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS

22: WASTE REMOVAL:
THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

23: LANDLORD COORDINATION:
THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

24: TEMPORARY FACILITIES:
PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

25: FINAL CLEANING:
EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

26: MANUFACTURERS INSTRUCTIONS:
ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

27: GUARANTEE:
SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

28: ASBESTOS:
ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

29: HAZARDOUS FUMES:
THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

30: PEST CONTROL:
SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

31: EXPOSED UTILITIES:
ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

32: OWNER SUPPLIED EQUIPMENT:
EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR. EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS. INSTALL THE SET UP IN WORKING ORDER. CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL CONTRACTOR INSTALLED ITEMS.

33: FIRE PROTECTION NOTE:
EXISTING SPRINKLERHEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM TO BOTH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN.

34: SOILS AT FOOTINGS:
REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS.

35: ACCESS PANELS:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

36: EXISTING HAZARDOUS MATERIALS
ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

37: INDUSTRY STANDARDS:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

AAMA AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
ACI AMERICAN CONCRETE INSTITUTE
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM AMERICAN SOCIETY FOR TESTS AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
"CUSTOM GRADE"
AWS AMERICAN WELDING SOCIETY
ICMA INSULATING GLASS MANUFACTURERS ALLIANCE
NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTCA NATIONAL TILE CONTRACTORS ASSOCIATION
SMA/CNA SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
WDMA WINDOW AND DOOR MANUFACTURERS ASSOCIATION

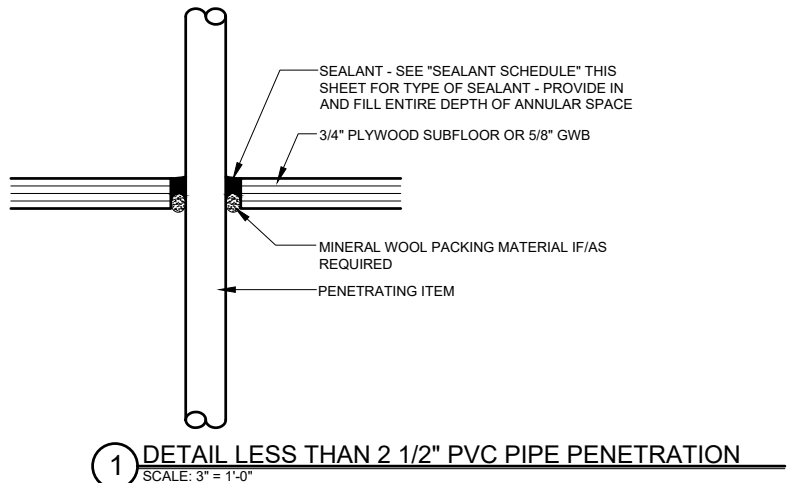
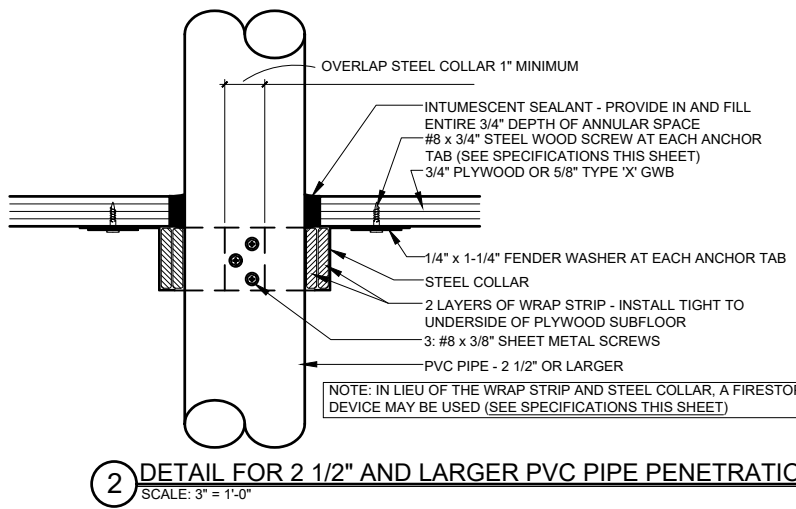
ABBREVIATIONS

A	AIR CONDITIONING	L	LABORATORY
AC	ACUSTICAL CEILING TILE	LAM	LAMINATED
AD	AREA DRAIN	LB	POUND
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY'S GUIDELINES	LH	LEFT-HAND
ADD	ADDENDUM	LCC	LEAD COATED COPPER
AF	ABOVE FINISHED FLOOR	M	MACHINE
AHU	AIR-HANDLING UNIT	MAS	MASONRY
AL	ALUMINUM	MATL	MATERIAL
ARCH	ARCHITECT/ARCHITECTURAL	MAX	MAXIMUM
AWP	ACOUSTIC WALL PANEL	MDO	MEDIUM DENSITY OVERLAY
B	BACK-TO-BACK	MECH	MECHANICAL
BLS	BUILDING LINE	MEMB	MEMBRANE
B.G.C.	BASE BUILDING GENERAL CONTRACTOR	MET	METAL
BL	BUILDING	MEZZ	MEZZANINE
BLDG	BLOCKING	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MO	MASONRY OPENING
BO	BY OTHERS	MTD	MOUNTED
C	COURSE (MASONRY)	MTL	METAL
CER	CERAMIC	MB	MARKER BOARD
CG	CORNER GUARD	N	NORTH
CH	CONTROL JOINT	#	NUMBER
CL	CENTER LINE	NIC	NOT IN CONTACT
CLG	CELLULINE	NOM	NOMINAL DIMENSION
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	O	ON/OVER
COLC	CONCRETE	OC	ON CENTER
COND	CONDITIION	OD	OUTSIDE DIAMETER/OUTSIDE DIMENSION
CUI	CONTROL JOINT	OFF	OFFICE
CL	CENTER LINE	OPNG	OPENING
CLG	CELLULINE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPP H	OPPOSITE HAND
COL	COLUMN	OSB	ORIENTED STRAND BOARD
COLC	CONCRETE	OZ	OUNCE
COND	CONDITIION	P	PURCHASED BY OWNER INSTALLED BY CONTRACTOR
CUI	CONTROL JOINT	PBOIB	PURCHASED BY OWNER INSTALLED BY CONTRACTOR
CL	CENTER LINE	PL	PLATE
CLG	CELLULINE	PLAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PAIR	PAIR
COL	COLUMN	PRE FAB	PREFABRICATE
COLC	CONCRETE	PRIV	PRIVATE
COND	CONDITIION	PRIM	PRIMED
CUI	CONTROL JOINT	PSI	POUNDS PER SQUARE FOOT
CL	CENTER LINE	PSI	POUNDS PER SQUARE INCH
CLG	CELLULINE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PTN	PARTITION
COL	COLUMN	PVC	POLYVINYL CHLORIDE
COLC	CONCRETE	PT	PRESSURE TREATED
COND	CONDITIION	PERF	PERFORATED
CUI	CONTROL JOINT	Q	QUARRY TILE
CL	CENTER LINE	QTR	QUARTER
CLG	CELLULINE	R	RISER/RADIUS
CMU	CONCRETE MASONRY UNIT	RA	RADIUS
COL	COLUMN	RB	RUBBER BASE
COLC	CONCRETE	RCP	REFLECTED CEILING PLAN
COND	CONDITIION	RD	REFLECTED CEILING PLAN
CUI	CONTROL JOINT	REBAR	REINFORCING BAR
CL	CENTER LINE	REFR	REFRIGERATOR
CLG	CELLULINE	REIN	REINFORCED
CMU	CONCRETE MASONRY UNIT	REQ	REQUIRED
COL	COLUMN	RES	RESILIENT
COLC	CONCRETE	REV	REVERSE
COND	CONDITIION	RM	ROOM
CUI	CONTROL JOINT	ROW	ROUGH OPENING
CL	CENTER LINE	S	SOUTH
CLG	CELLULINE	SCHED	SCHEDULE
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FEET
COL	COLUMN	SIM	SIMILAR
COLC	CONCRETE	SPEC	SPECIFICATION
COND	CONDITIION	SO	SOUND TRANSMISSION CLASS
CUI	CONTROL JOINT	SST	STAINLESS STEEL
CL	CENTER LINE	SQ	SQUARE
CLG	CELLULINE	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	STL	STEEL
COL	COLUMN	STOR	STORAGE
COLC	CONCRETE	SUSP	STRUCTURE/STRUCTURAL SUSPENSION
COND	CONDITIION	T	TONGUE&GROOVE
CUI	CONTROL JOINT	T&G	TONGUE&GROOVE
CL	CENTER LINE	TEL	TELEPHONE
CLG	CELLULINE	THK	THICK
CMU	CONCRETE MASONRY UNIT	TOD	TOP OF DECK
COL	COLUMN	TOP	TOP OF STEEL
COLC	CONCRETE	TYP	TYPICAL
COND	CONDITIION	TV	TELEVISION
CUI	CONTROL JOINT	TB	TACK BOARD
CL	CENTER LINE	TOC	TOP OF CONCRETE
CLG	CELLULINE	U	UNDERWRITERS LABORATORIES, INC.
CMU	CONCRETE MASONRY UNIT	UV	UNIT VENTILATOR
COL	COLUMN	V	VINYL COMPOSITION TILE
COLC	CONCRETE	VCT	VERTICAL
COND	CONDITIION	VIF	VERIFY IN FIELD
CUI	CONTROL JOINT	VOL	VOLUME
CL	CENTER LINE	W	WEST
CLG	CELLULINE	WO	WITHOUT
CMU	CONCRETE MASONRY UNIT	W	WITH
COL	COLUMN	WD	WOOD
COLC	CONCRETE	WF	WIDE FLANGE
COND	CONDITIION	WP	WORK POINT
CUI	CONTROL JOINT	WT	WEIGHT

DRAWING LEGEND

	EARTH		BEDROOM		ROOM NAME AND NUMBER
	POROUS FILL		DOOR		DOOR NUMBER
	CONCRETE		WINDOW		WINDOW NUMBER
	CONCRETE MASONRY UNIT		REVISION		REVISION NUMBER
	BRICK		FLOOR-CEILING TYPE		FLOOR-CEILING TYPE
	STEEL		ROOF SYSTEM TYPE		ROOF SYSTEM TYPE
	WOOD - ROUGH		SLAB TYPE		SLAB TYPE
	GYPSUM BOARD		FLOORING TYPE TRANSITION		FLOORING TYPE TRANSITION
	RIGID INSULATION				
	BATT INSULATION				
	CELLULOSE INSULATION				

FIRESTOPPING DETAILS



SPECIFICATIONS

WRAP STRIP: 1/4" THICK x 1 1/2" MINIMUM WIDTH INTUMESCENT MATERIAL WITH PLASTIC FILM FACING BOTH SIDES. TEMPORARILY SECURE WITH MAKING TAPE. SPECIFIED TECHNOLOGIES INC. (STI) "SpecSeal RED Wrap Strip" OR "SpecSeal BLU Wrap Strip" OR EQUAL.

STEEL COLLAR: WRAP STRIP MANUFACTURER'S STEEL COLLAR, FABRICATED FROM .016 INCH THICK GALVANIZED SHEET STEEL, WIDTH TO MATCH WRAP STRIP (1 1/2" MINIMUM), WITH 1 INCH x 2 INCH ANCHOR TABS AND RETAINER TABS. ANCHOR TABS TO BE SYMMETRICALLY OPPOSED AROUND COLLAR; PROVIDE 3 TABS FOR 2 1/2" AND 3" PIPE; PROVIDE 4 TABS FOR 4" PIPE.

INTUMESCENT SEALANT: ONE-PART, INTUMESCENT, LATEX ELASTOMER TESTED TO ASTM E 814. MINIMUM EXPANSION OF 3x AT 1000°F. 3M "FIRE BARRIER SEALANT CP 25WB+" OR EQUAL.

FIRESTOP SEALANT: SINGLE COMPONENT NONCOMBUSTIBLE FIRE RATED SEALANT TESTED TO ASTM E 814. TESTED TO 3000°F. "BOSS 136 FIRESTOP/DRAFT SEALANT" MANUFACTURED BY ACCUMETRIC, LLC., OR EQUAL.

SEALANT SCHEDULE:

INTUMESCENT SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING BUT NOT LIMITED TO PVC PIPE; ROOF LEADER PIPES; GAS PIPES & LINES; SPRINKLER PIPES, ELECTRICAL & COMMUNICATIONS CABLES & WIRES; AND ALARM SYSTEM WIRES. DO NOT USE INTUMESCENT SEALANT AT DOMESTIC HOT WATER OR HYDRONIC HEATING SYSTEM PIPES.

FIRESTOP SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING DOMESTIC HOT AND COLD WATER PIPES AND HYDRONIC HEATING SYSTEM PIPES.

NOTE:

FOR LOCATIONS OF RATED CONSTRUCTION, SEE ARCHITECTURAL FLOOR PLANS AND SECTIONS

© 2026 RYAN SENATORE ARCHITECTURE

EXTRA SPACE STORAGE
235 PRESUMPCOT ST
PORTLAND, MAINE



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senatorearchitecture.com

CONSULTANTS:

PROGRESS PRINT ONLY
Not for Construction
09-23-26

DATE:
PROJECT No. 2629
DRAWN BY: RRT, ES, CRS
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
GENERAL
NOTES,
ABBREVIATIONS,
AND LEGENDS

G0-1

BIDDEFORD HOUSING OFFICES
INTERIO RRENOVAITONS
25 ADAMS STREET, BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
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C: 207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS

DATE:

PROJECT No. 2629

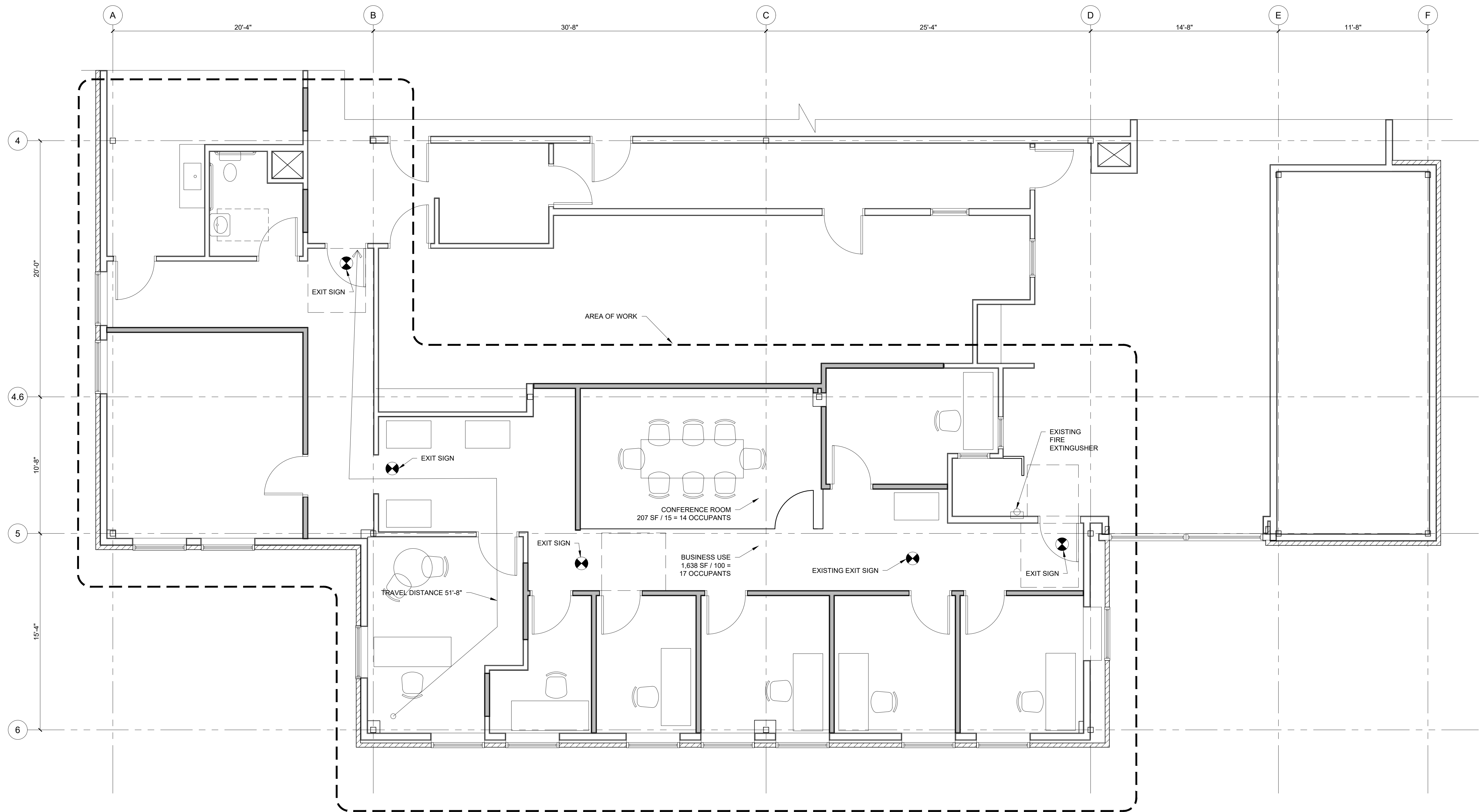
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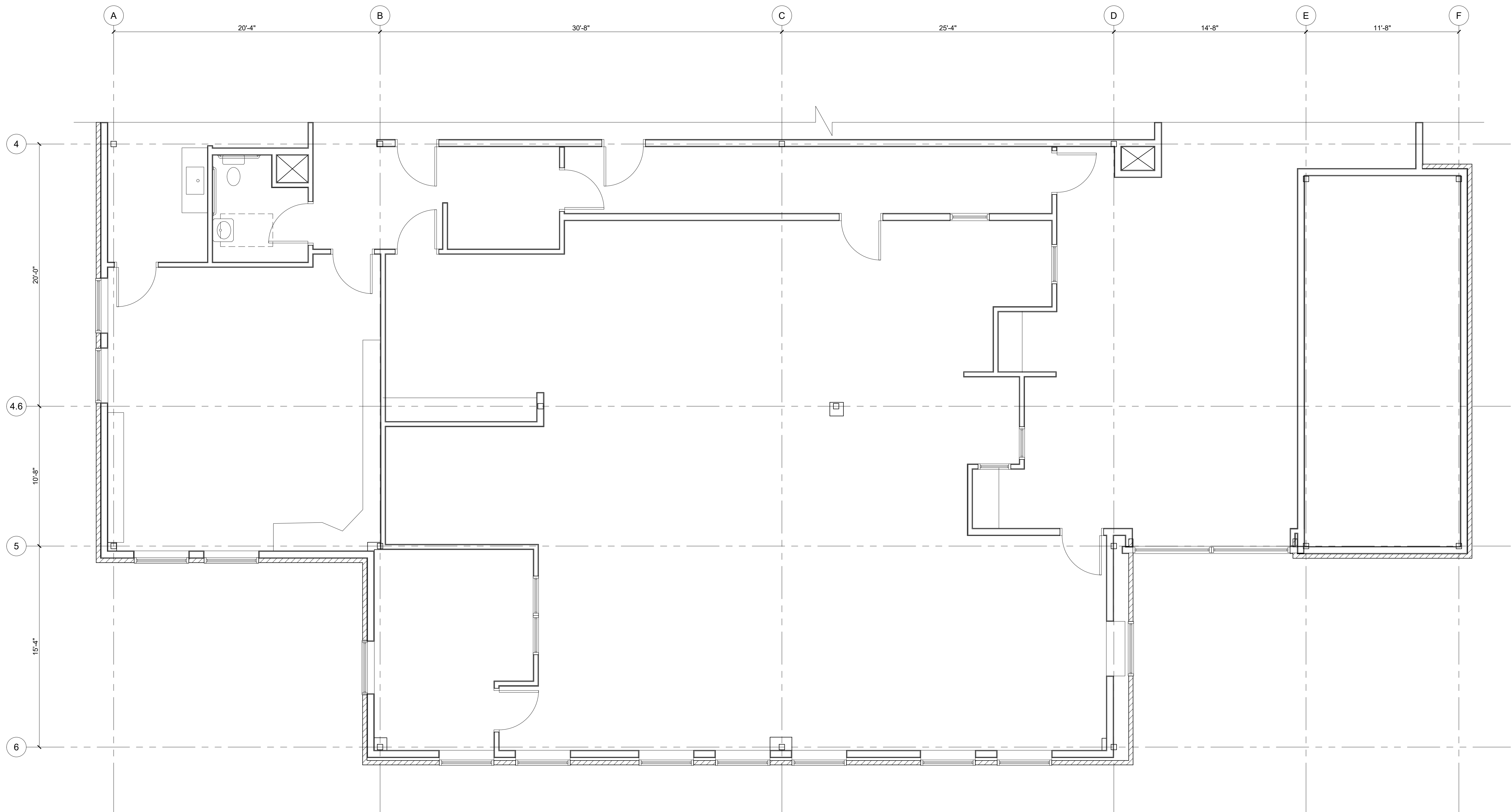
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
CODE REVIEW
PLAN

G1-0





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

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ARCHITECTURE

BIDDEFORD HOUSING OFFICES
INTERIO RRENOVAITONS
25 ADAMS STREET, BIDDEFORD, MAINE

RSA
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CONSULTANTS:

REVISIONS
PROGRESS PRINT ONLY
Not for Construction
09-16-26

DATE:

PROJECT No. 2629

DRAWN BY: RRT, ES, CRS

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
EXISTING
FLOOR PLAN

EX-01

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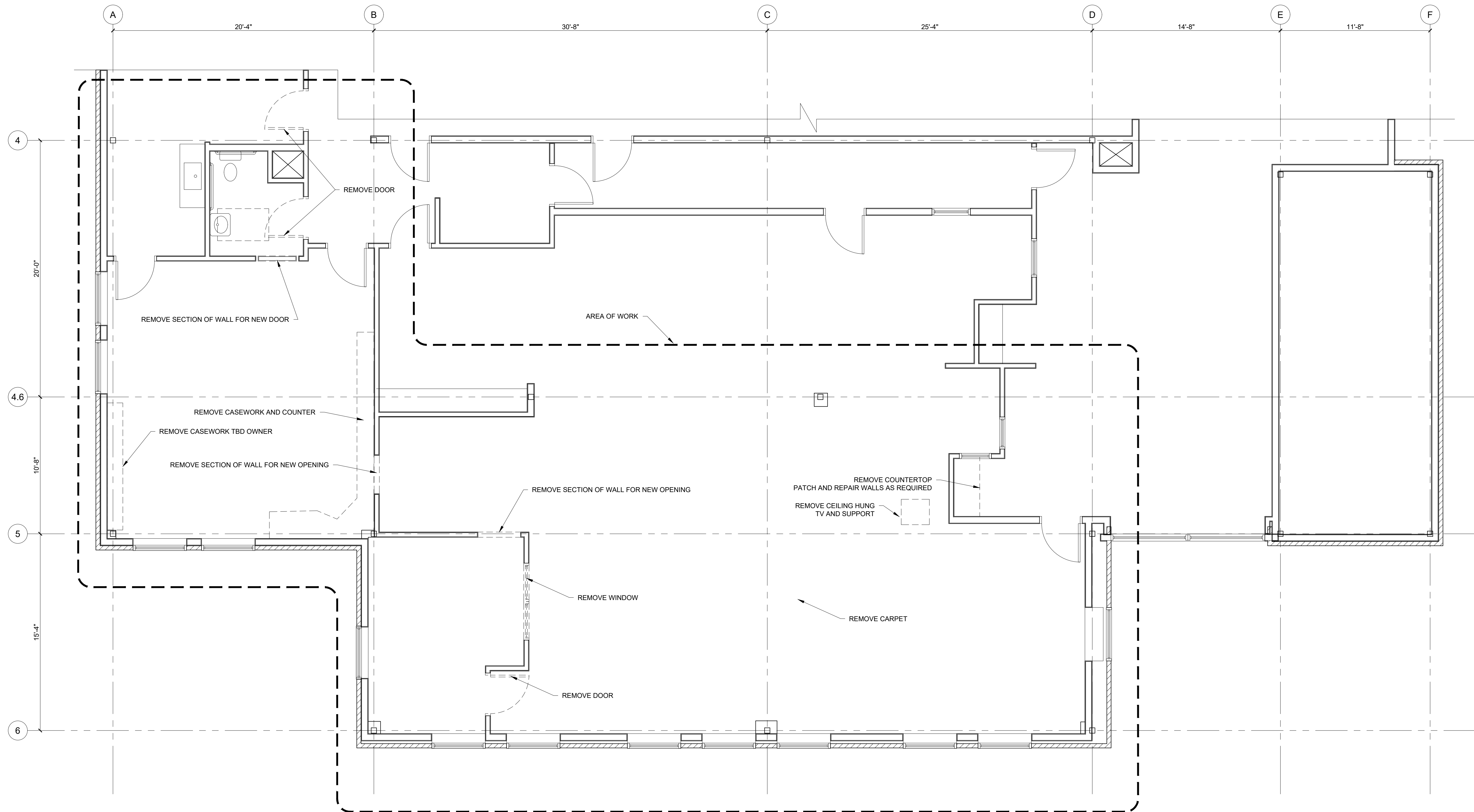
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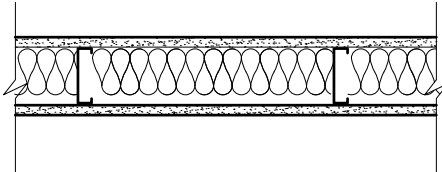
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**DEMOLITION
FLOOR PLAN**

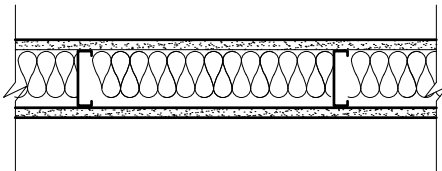
AD1-0

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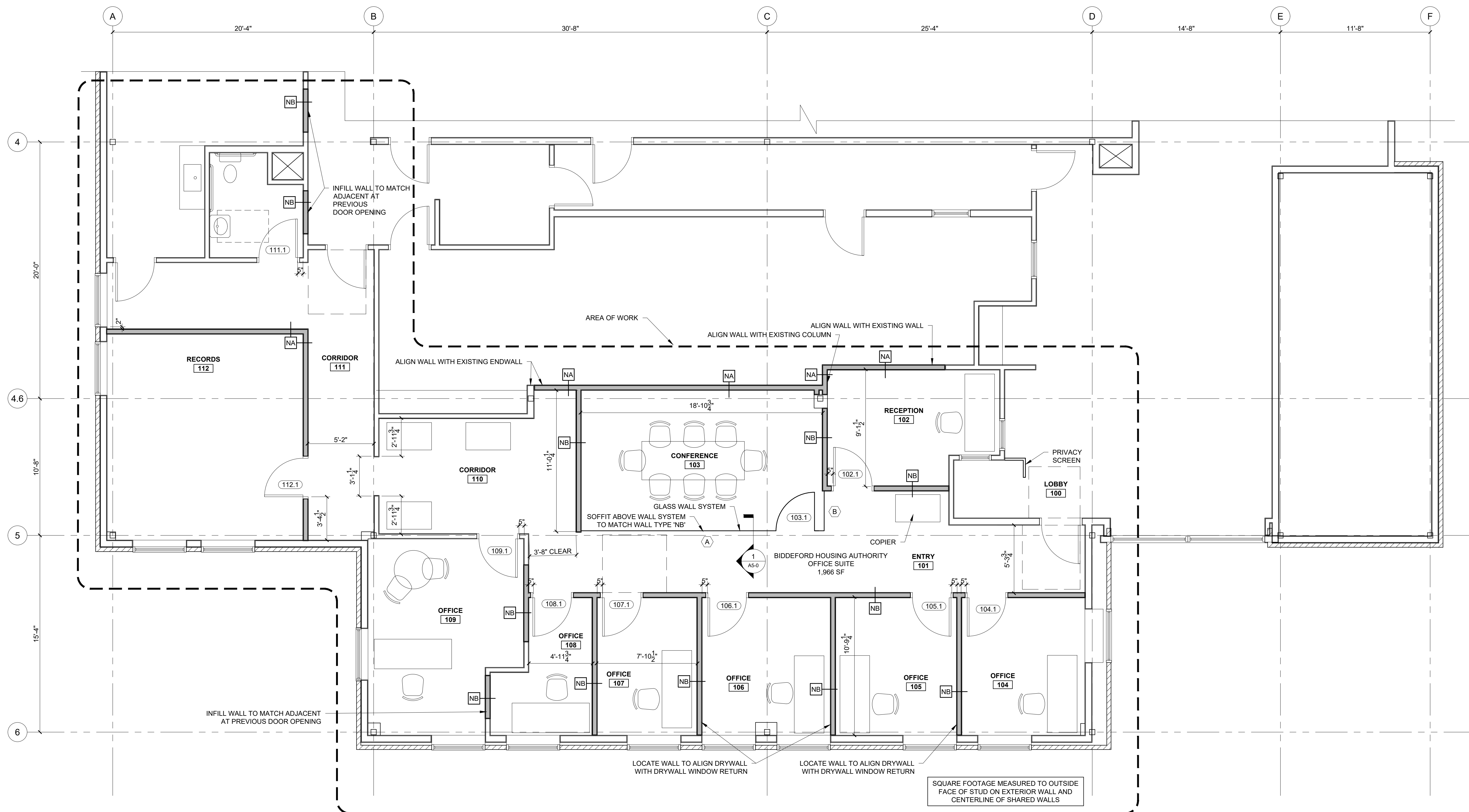


1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB WALLS TO RUN 6" ABOVE HIGHEST ADJACENT CEILING			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NB		N/A	N/A		N/A

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB WALLS TO RUN UP TO DECK ABOVE WITH HEAD DEFLECTION SLIP TRACK			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NA		N/A	N/A		N/A

- WALL TYPE NOTES
- REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING
 - FIRE RATED WALLS TO EXTEND UP TO DECKING ABOVE THROUGH THE FLOOR / CEILING ASSEMBLY.
 - WHEN TWO ADJACENT WALL TYPES HAVE DIFFERING NUMBERS OF LAYERS OF GWB, THE FINISHED FACE OF GWB MUST FORM ONE CONTINUOUS PLANE, ADJUST STUD PLANE LOCATION AS REQUIRED TO ACHIEVE THE CONTINUOUS PLANE
 - HOLD BOTTOM OF GWB UP 1/2" FROM CONCRETE, PROVIDE SEALANT AT JOINT.
 - ALL WALL TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED
 - PROVIDE ACOUSTICAL SEALANT AROUND ALL PENETRATING ELEMENTS IN WALLS AND CEILINGS (ELECTRICAL BOXES, DUCTS, PIPES, ETC)
 - PROVIDE DIAGONAL BRACING UP TO DECK ABOVE AT ALL INTERIOR PARTITIONS THAT DO NOT GO UP TO DECK ABOVE FOR STIFFNESS AS REQUIRED



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

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SHEET TITLE:
FLOOR PLAN

A1-0

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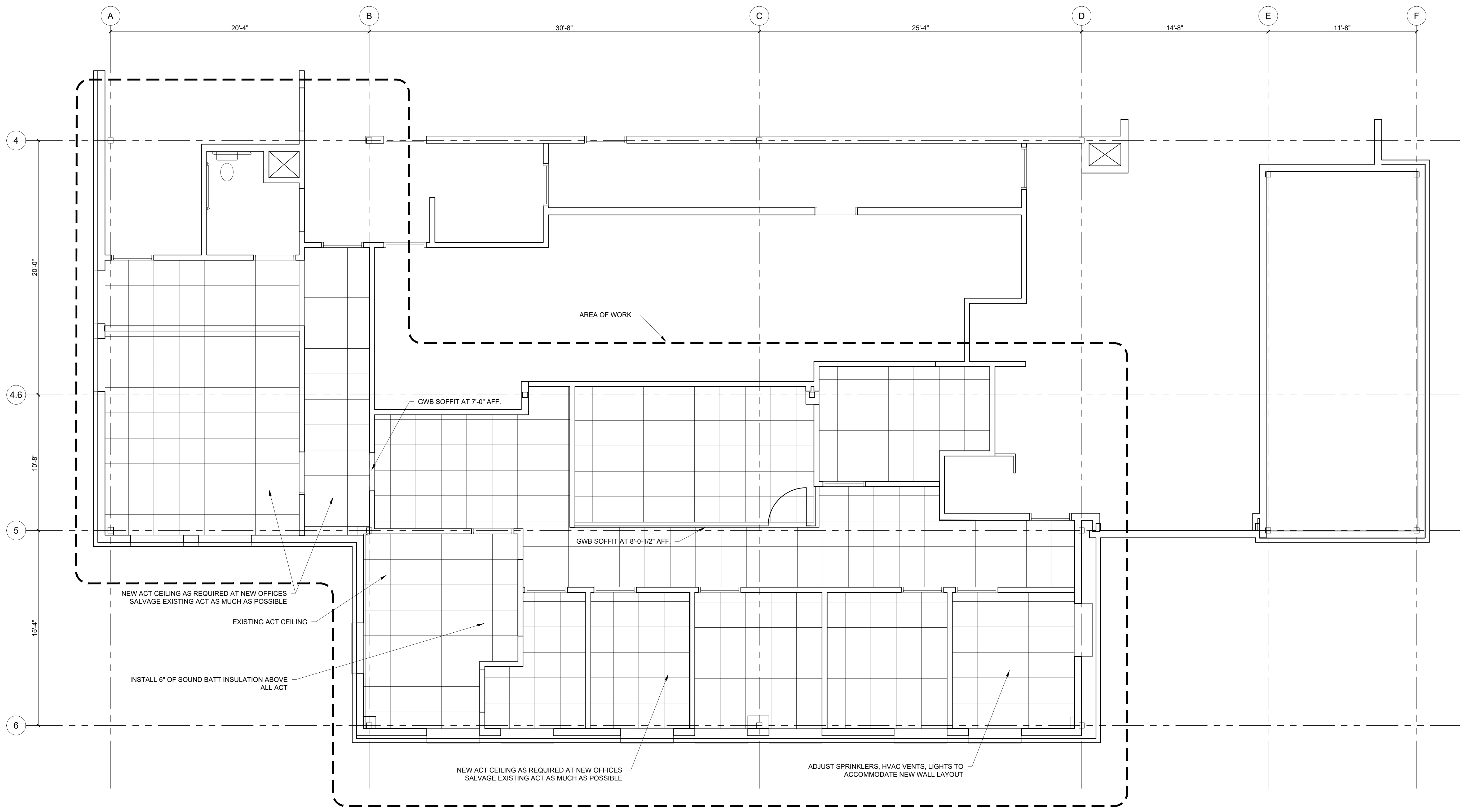
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SHEET TITLE:
**REFLECTED
CEILING PLAN**

A1-1

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1 REFLECTED CEILING PLAN
1/4\" = 1'-0"



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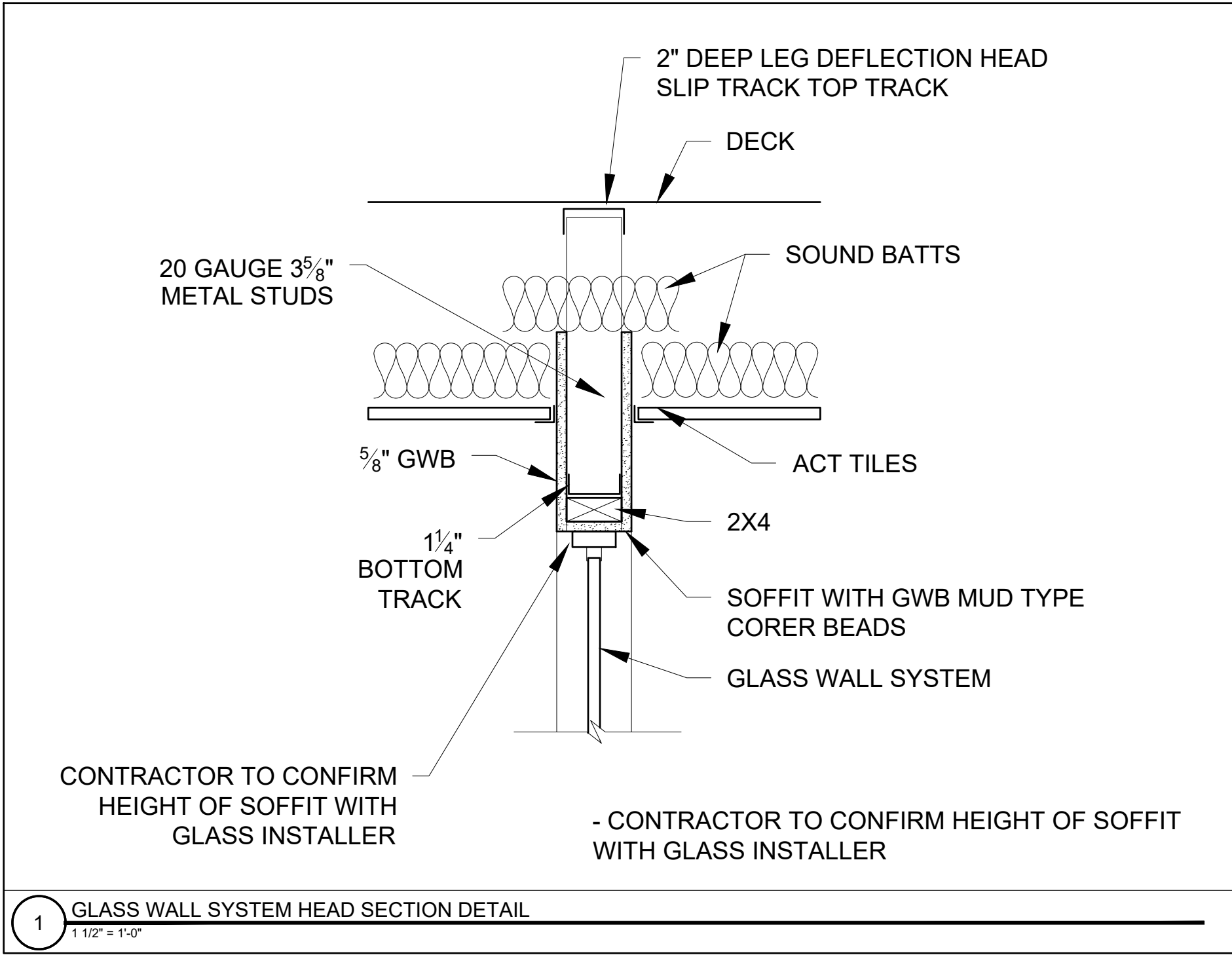
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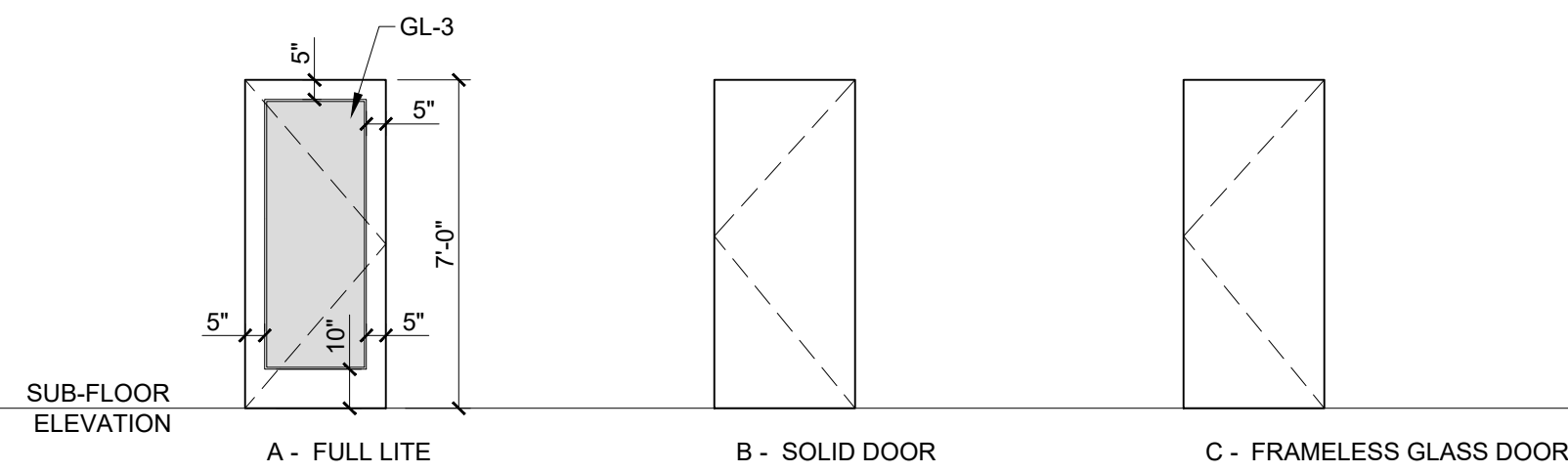
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DETAILS

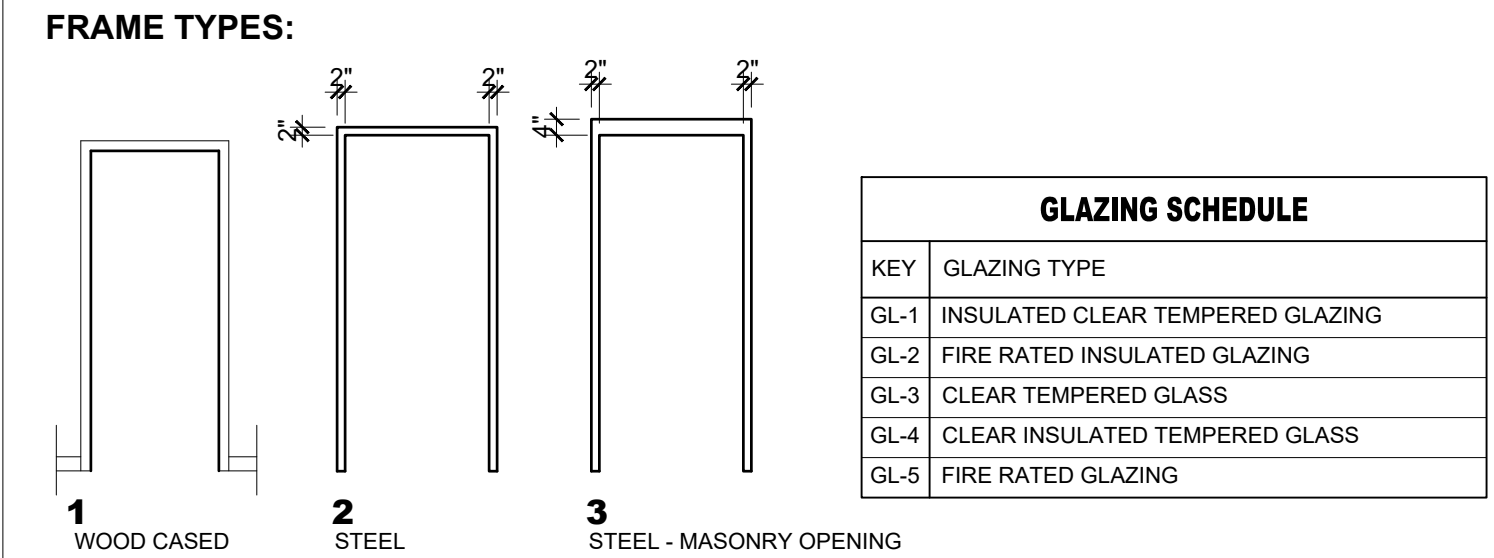
A5-0



DOOR SCHEDULE



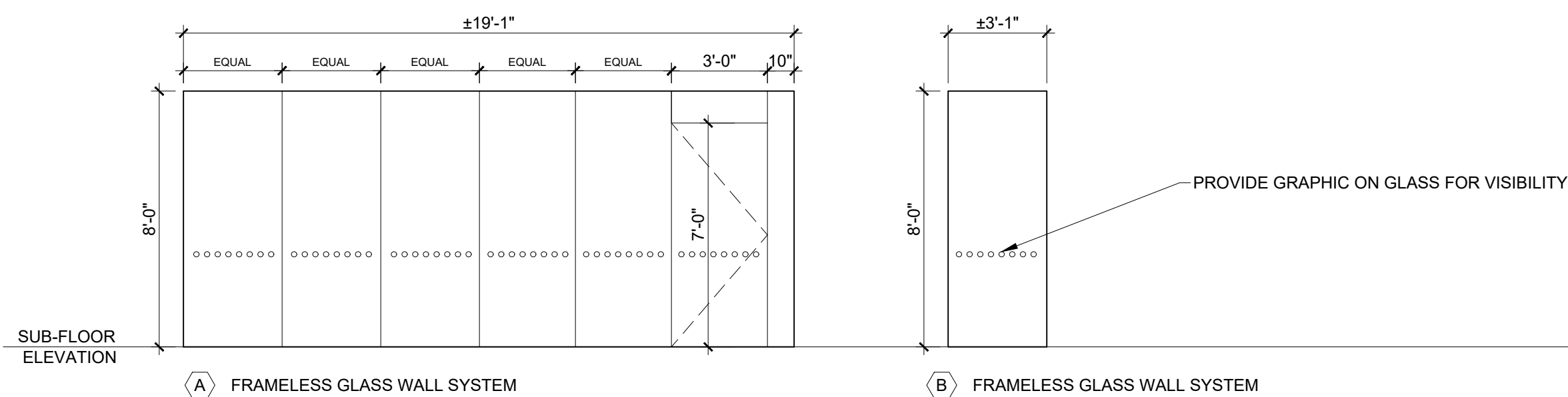
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|-------------|---|
| DOOR NOTES: | |
| 1.) | ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS |
| 2.) | FRAME ALL OPENINGS WITH ELEVATIONS |
| 3.) | SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS |
| 4.) | ALL DOOR HARDWARE TO BE 'LEVER' TYPE |
| 5.) | ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED |
| 6.) | ALL DOORS TO HAVE SOLID CORES |



1 DOOR TYPES
1/4" = 1'-0"

[illegible]

WINDOW SCHEDULE



WINDOW SCHEDULE LEGEND

T = TEMPERED GLASS
FG = FIBERGLASS
AL = ALUMINUM
DH = DOUBLE HUNG
AW = AWNING
LV = LOUVER
F = FIXED
GL = GLIDER

1 WINDOW TYPES

[illegible]

WINDOW NOTES:

- 1.) ALL GLAZING LOCATED WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLASS
- 2.) FRAME ALL OPENINGS WITH ELEVATIONS

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235 PRESUMPCOT ST
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SHEET TITLE:

DOOR AND WINDOW SCHEDULE

A7-0

