

# NATHAN DRUMMOND AND GABRIELLE GOSSELIN

52 CENTER'S POINT ROAD  
BOWDOINHAM, ME

## OWNER

GABRIELLE GOSSELIN AND NATHAN DRUMMOND  
52 CENTER'S POINT ROAD  
BOWDOINHAM, ME

## CONTRACTOR

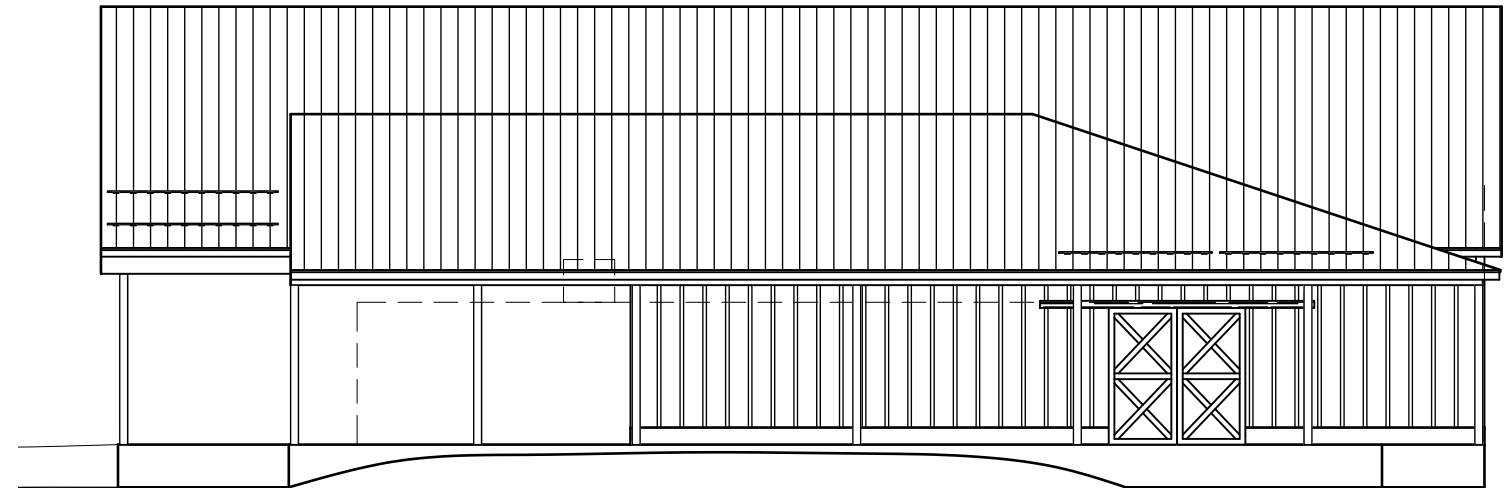
TBD  
XXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXX, ME  
(207) XXX-XXXX

ISLAND COVE PROJECT NUMBER: 23-153

NEW VEGETABLE WASHING FACILITY

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CONCEPT DRAWINGS ISSUED: 9/10/2023  
REVISION 1: 9/30/2023  
REVISION 2: 10/21/2023  
REVISION 3: 3/29/2024  
REVISION 4: 4/30/2024

PRELIMINARY NOT FOR CONSTRUCTION



GENERAL NOTES:

1. THESE DRAWINGS HAVE NOT BEEN REVIEWED OR STAMPED BY A LICENSED ARCHITECT, CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE BUILDING CODES UNDER THE PROJECT JURISDICTION.
2. SCALE REFERENCES LISTED ON DRAWINGS ARE FOR REFERENCE ONLY. CONTRACTOR SHOULD ONLY WORK FROM SUPPLIED DIMENSIONS.
3. CONTRACTOR SHOULD NOTIFY ISLAND COVE DESIGN OF ANY NEEDED CLARIFICATION OR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. DRAWINGS PROVIDED ARE A REPRESENTATION OF THE END PRODUCT. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS.
5. CONTRACTOR TO VERIFY AND COORDINATE ALL PRODUCT SIZES AND OPENING DIMENSIONS PRIOR TO CONSTRUCTION.
6. ALL PRODUCTS AND EQUIPMENT FOR CONSTRUCTION TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.

STRUCTURAL NOTES:

1. CONTRACTOR TO VERIFY CONCRETE FOOTING AND WALL THICKNESS AND SIZES, WHETHER SPECIFIED HERE OR NOT, PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY REBAR SIZE AND LAYOUT, WHETHER SPECIFIED HERE OR NOT, PRIOR TO CONSTRUCTION.
3. MIN FROST WALL PROTECTION 4'-0" TYPICAL FROM GRADE TO BOTTOM OF FOOTING.
4. CONTRACTOR TO VERIFY REQUIRED WIDTH OF ALL FOUNDATION WALL BOND-OUTS FOR DOOR OPENINGS AND UTILITY PENETRATIONS PRIOR TO CONSTRUCTION.
5. ALL STRUCTURAL FRAMING MEMBERS, WHETHER SPECIFIED OR NOT, TO BE SIZED AND VERIFIED PRIOR TO CONSTRUCTION.
6. ALL STRUCTURAL CONNECTIONS, WHETHER SPECIFIED OR NOT, TO BE VERIFIED PRIOR TO CONSTRUCTION.

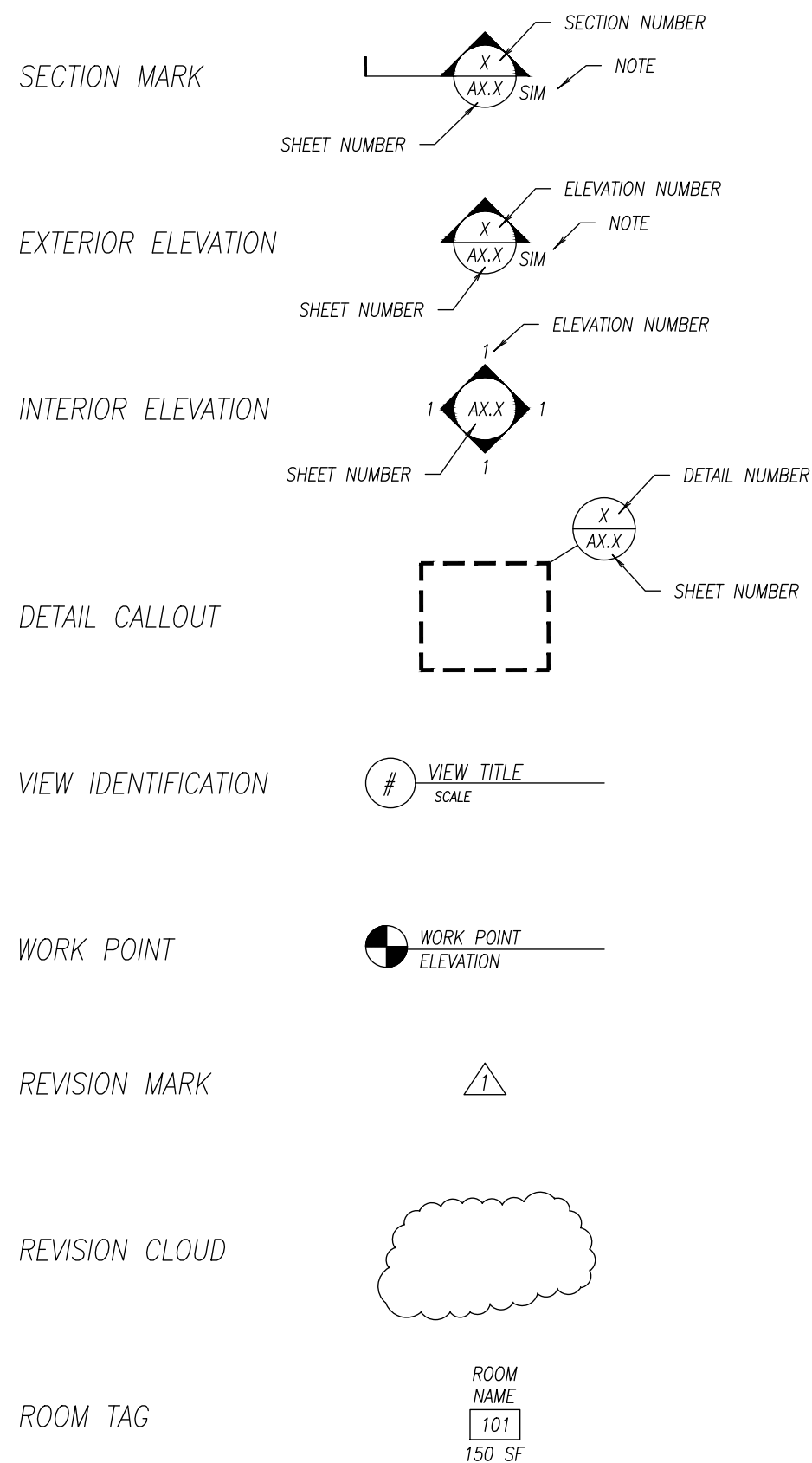
JOBSITE NOTES:

1. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ANY AND ALL SUBSURFACE UTILITIES WHETHER DEPICTED ON THESE PLANS OR OTHERWISE PRIOR TO CONSTRUCTION.
2. NEITHER THE PROFESSIONAL ACTIVITIES OF ISLAND COVE, NOR THE PRESENCE OF ISLAND COVE OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL IMPOSE ANY DUTY ON ISLAND COVE, NOR RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. ISLAND COVE AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES.

EROSION AND SEDIMENTATION NOTES:

1. EXCAVATION CONTRACTOR TO FOLLOW EROSION AND SEDIMENTATION CONTROL PROCEDURES, WHETHER SPECIFIED HERE OR NOT, IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, DATED MARCH 2003.
2. PRIOR TO BEGINNING CONSTRUCTION SILT FENCE MUST BE INSTALLED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF EXCAVATION, AND/OR JUST ABOVE ANY ADJACENT WATERCOURSE OR WETLAND.
3. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. ANY AREAS WITHIN 100' OF A REGULATED NATURAL RESOURCE MUST BE STABILIZED WITHIN 48 HOURS.
4. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH THEN THOSE DISTURBED AREAS MUST BE SEEDED WITH A WINTER COVER CROP. WINTER SEEDING SHALL BE COVERED WITH MULCH SUCH THAT NO SOIL IS VISIBLE.

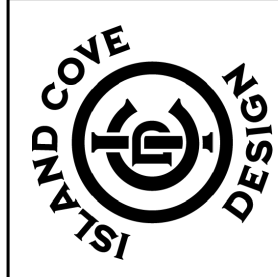
ANNOTATION SYMBOLS



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BOWDOINHAM, ME

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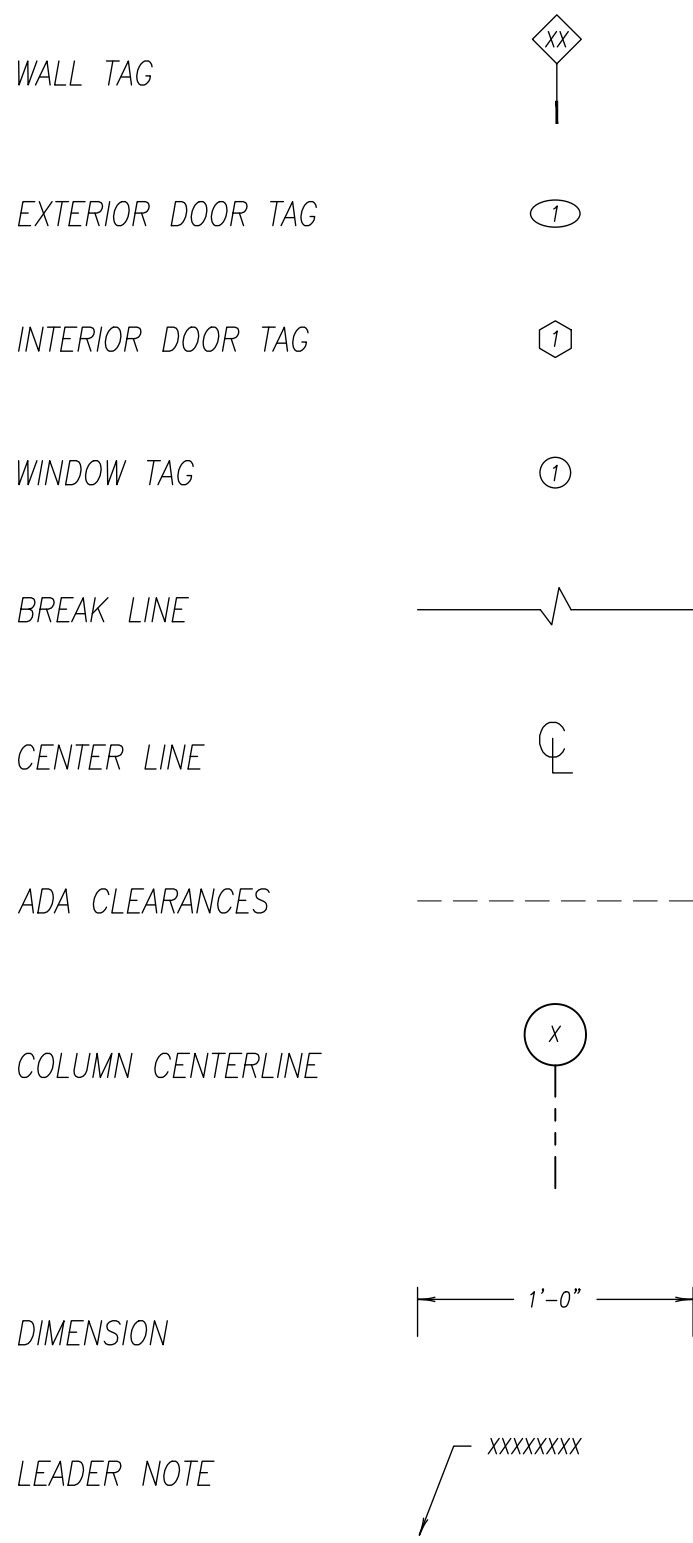


REVISION	DATE	BY	DESCRIPTION
1	3/27/2024	BW	OWNER NAME IN TITLE BLOCK

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SCHEDULES	
DESIGNER:	WJW
DATE:	10/21/2023
SCALE:	NTS
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A0.1

ANNOTATION SYMBOLS



SYMBOLS

#	POUND OR NUMBER
&	AND
@	AT
<b>A</b>	
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
<b>B</b>	
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
<b>C</b>	
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
<b>D</b>	
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
<b>E</b>	
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
<b>F</b>	
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR

ABBREVIATIONS:

FFL	FINISHED FLOOR LEVEL	S	SIM	SIMILAR
FIXT	FIXTURE	SD	SD	SMOKE DETECTOR
FLR	FLOOR	SPEC	SPEC	SPECIFIED OR SPECIFICATION
FM	FILLED METAL	SPK	SPK	SPRINKLER OR SPEAKER
FO	FACE OF	SSTL	SSTL	STAINLESS STEEL
FND	FOUNDATION	STC	STC	SOUND TRANSMISSION COEFFICIENT
<b>G</b>		STL	STL	STEEL
GA	GAUGE	STRUCT	STRUCT	STRUCTURE OR STRUCTURAL
GALV	GALVANIZED	<b>T</b>		
GWB	GYPSTUM WALL BOARD	T&G	T&G	TONGUE AND GROOVE
<b>H</b>		TELE	TELE	TELEPHONE
HC	HOLLOW CORE	TLT	TLT	TOILET
HI	HIGH	TME	TME	TO MATCH EXISTING
HM	HOLLOW METAL	TO	TO	TOP OF
HP	HIGH POINT	TOC	TOC	TOP OF CONCRETE
HR	HOURLY	TOS	TOS	TOP OF STEEL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	TPD	TPD	TOILET PAPER DISPENSER
<b>I</b>		T/D	T/D	TELEPHONE/DATA
IRGWB	IMPACT RESISTANT GYPSTUM WALL BOARD	TYP	TYP	TYPICAL
ILO	IN LIEU OF	<b>U</b>		
INSUL	INSULATED OR INSULATION	UNO	UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR	U/S	U/S	UNDERSIDE
<b>L</b>		<b>V</b>		
LO	LOW	VIF	VIF	VERIFY IN FIELD
<b>M</b>		VP	VP	VISION PANEL
MAX	MAXIMUM	<b>W</b>		
MO	MASONRY OPENING	W/	W/	WITH
MECH	MECHANICAL	WD	WD	WOOD
MEMBR	MEMBRANE			
MIN	MINIMUM			
MRGWB	MOISTURE-RESISTANT GYPSTUM WALL BOARD			
MTL	METAL			
<b>N</b>				
NIC	NOT IN CONTRACT			
NO	NUMBER			
NOM	NOMINAL			
<b>O</b>				
OC	ON CENTER			
OH	OVERHANG OR OPPOSITE HAND			
OPP	OPPOSITE OR OPPOSITE HAND			
OZ	OUNCE			
<b>P</b>				
PCC	PRE-CAST CONCRETE			
PLUMB	PLUMBING			
PLYD	PLYWOOD			
PT	PRESSURE TREATED			
PNT	PAINT OR PAINTED			
PVC	POLYVINYL CHLORIDE			
<b>R</b>				
RBR	RUBBER			
RCP	REFLECTED CEILING PLAN			
RD	ROOF DRAIN			
REQD	REQUIRED			
RM	ROOM			

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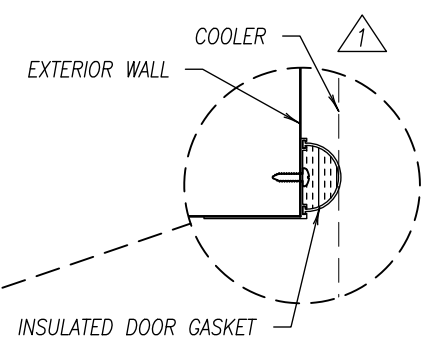
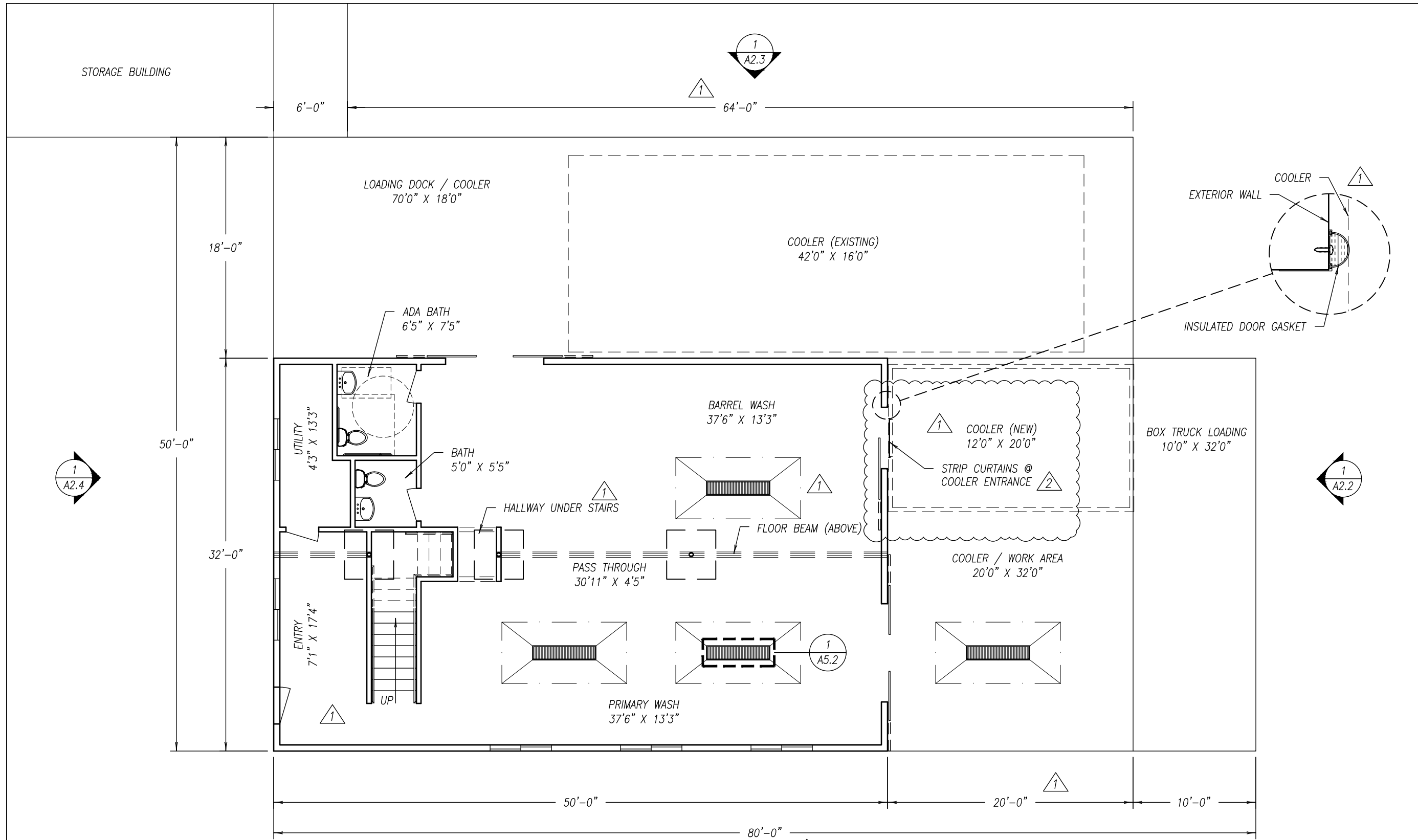
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REVISION	BY	DATE	OWNER NAME IN TITLE BLOCK	REVISION DESCRIPTION
1	BW	3/27/2024		

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SCHEDULES	
DESIGNER:	WJW
DATE:	10/21/2023
SCALE:	NTS
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A0.2



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3	BW	3/27/2024	OWNER NAME IN TITLE BLOCK
2	BW	10/17/2023	STRIP CURTAINS / SLIDING DOOR
1	BW	9/30/2023	PER 9/15/2023 MARK-UPS

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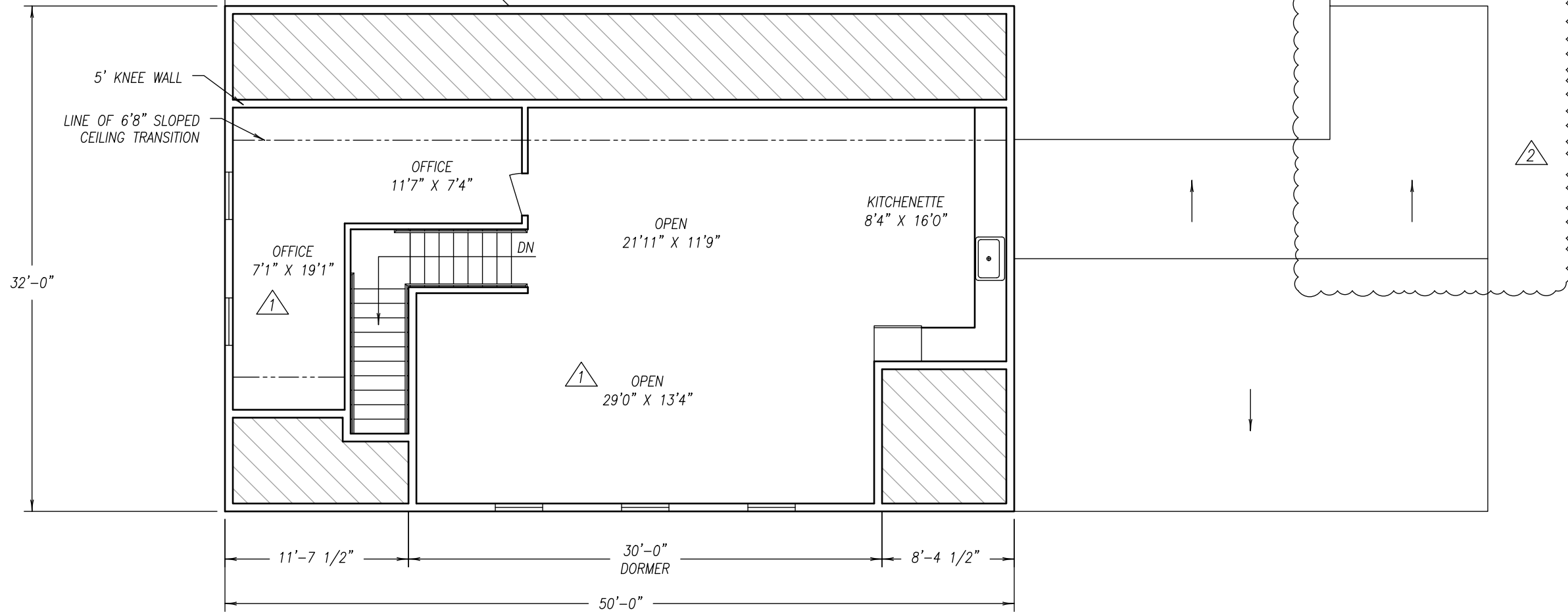
FLOOR PLAN	
DESIGNER:	WJW
DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A1.2

PRELIMINARY NOT FOR CONSTRUCTION

1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

- NOTES:
- INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, STAIR RAILINGS, TRIM, GRAB BARS, SHELVES, WALL OR BASE CABINETS OR COUNTERS, SURFACE-APPLIED STAIR RAILING MOUNTING BRACKETS, AND MISCELLANEOUS ACCESSORIES MOUNTED ON STUD WALLS.
  - ALL GRAB BAR COMPONENTS SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 250 LBS AT ANY POINT.

STORAGE BUILDING



PRELIMINARY NOT FOR CONSTRUCTION

2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- NOTES:
1. INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, STAIR RAILINGS, TRIM, GRAB BARS, SHELVES, WALL OR BASE CABINETS OR COUNTERS, SURFACE-APPLIED STAIR RAILING MOUNTING BRACKETS, AND MISCELLANEOUS ACCESSORIES MOUNTED ON STUD WALLS.
  2. STAIR WIDTH OF 44" USING OCCUPANT LOAD FACTOR FROM IBC CODE TABLE 1004.1.2 OF 100 GROSS FOR BUSINESS AREA. CALCULATED 11.65 OCCUPANTS BASED ON 1165 SF.

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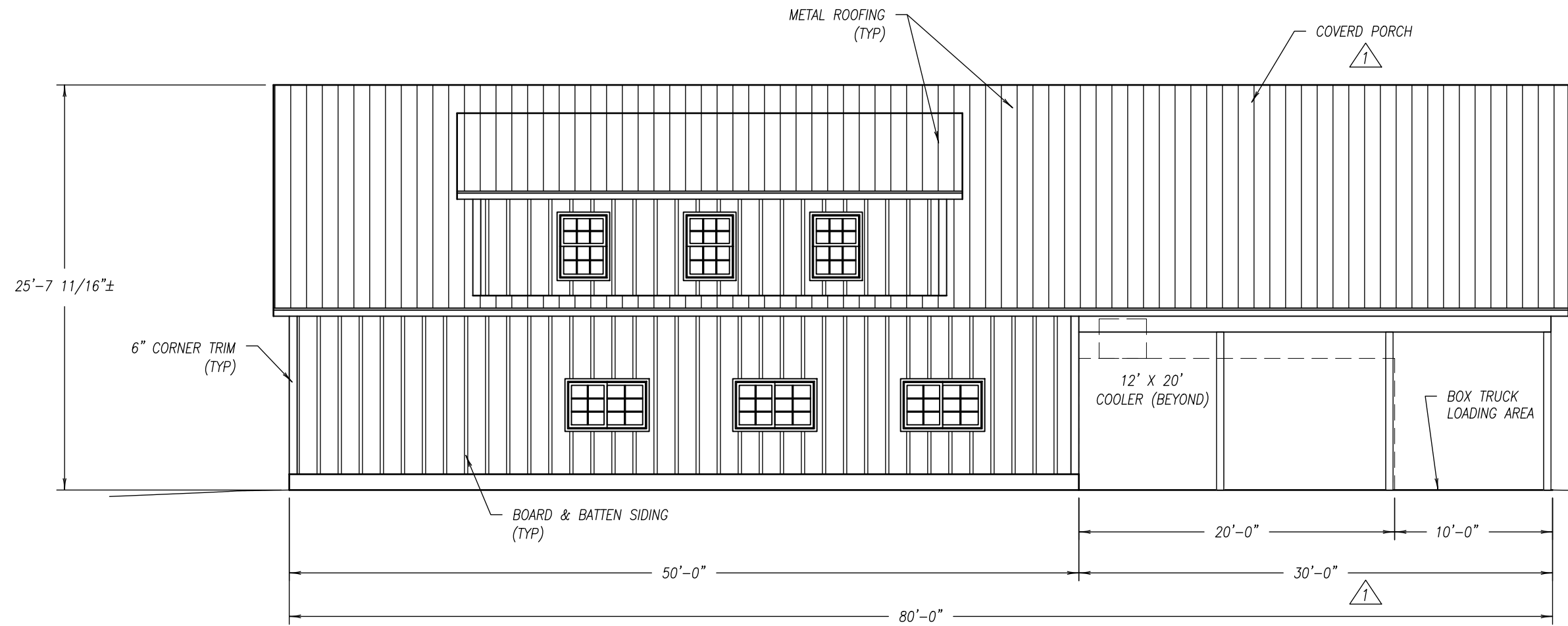
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REVISION	BY	DATE	REVISION DESCRIPTION
3	BW	3/27/2024	OWNER NAME IN TITLE BLOCK
2	BW	10/17/2023	BOX TRUCK BAY DORMER
1	BW	9/30/2023	PER 9/15/2023 MARK-UPS

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FLOOR PLAN	
DESIGNER:	WJW
DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A1.3



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

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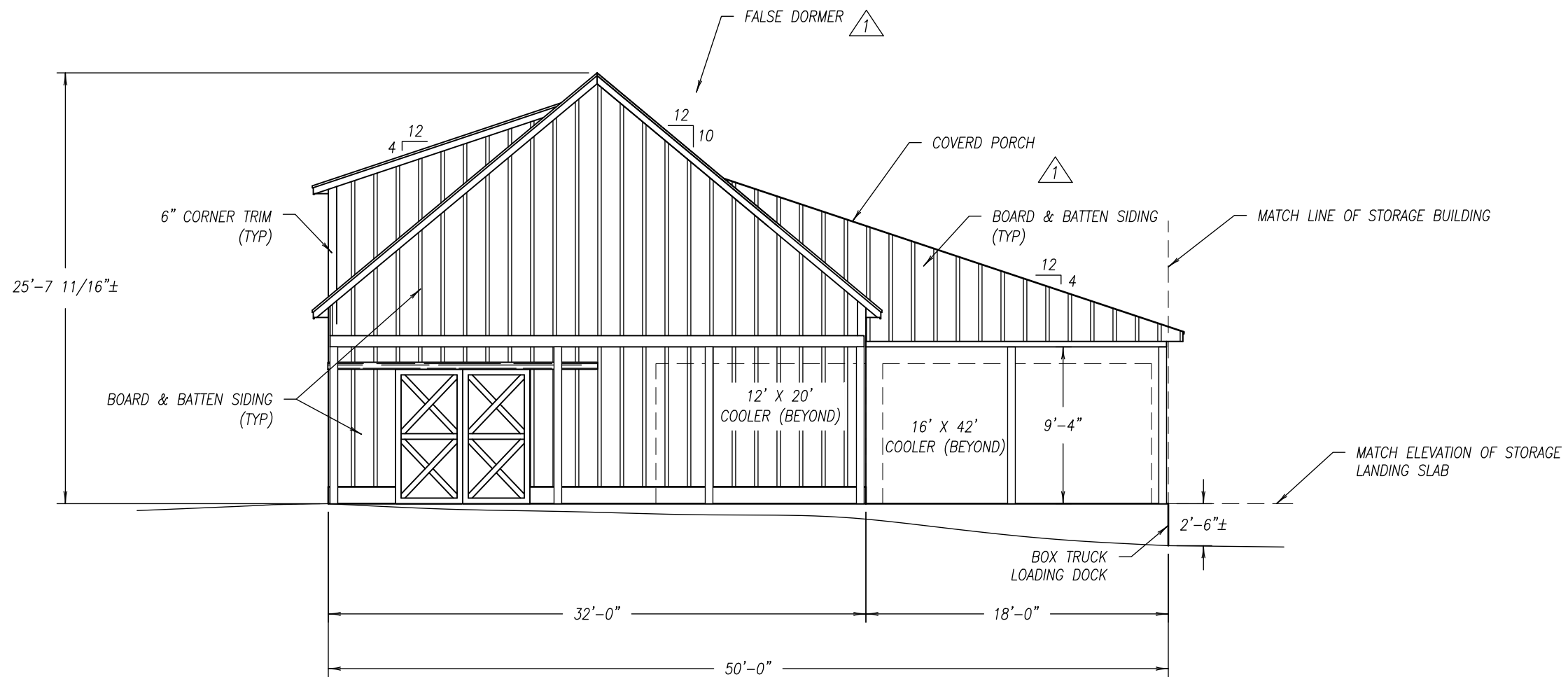
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ELEVATIONS	
DESIGNER:	WJW
DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A2.1



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

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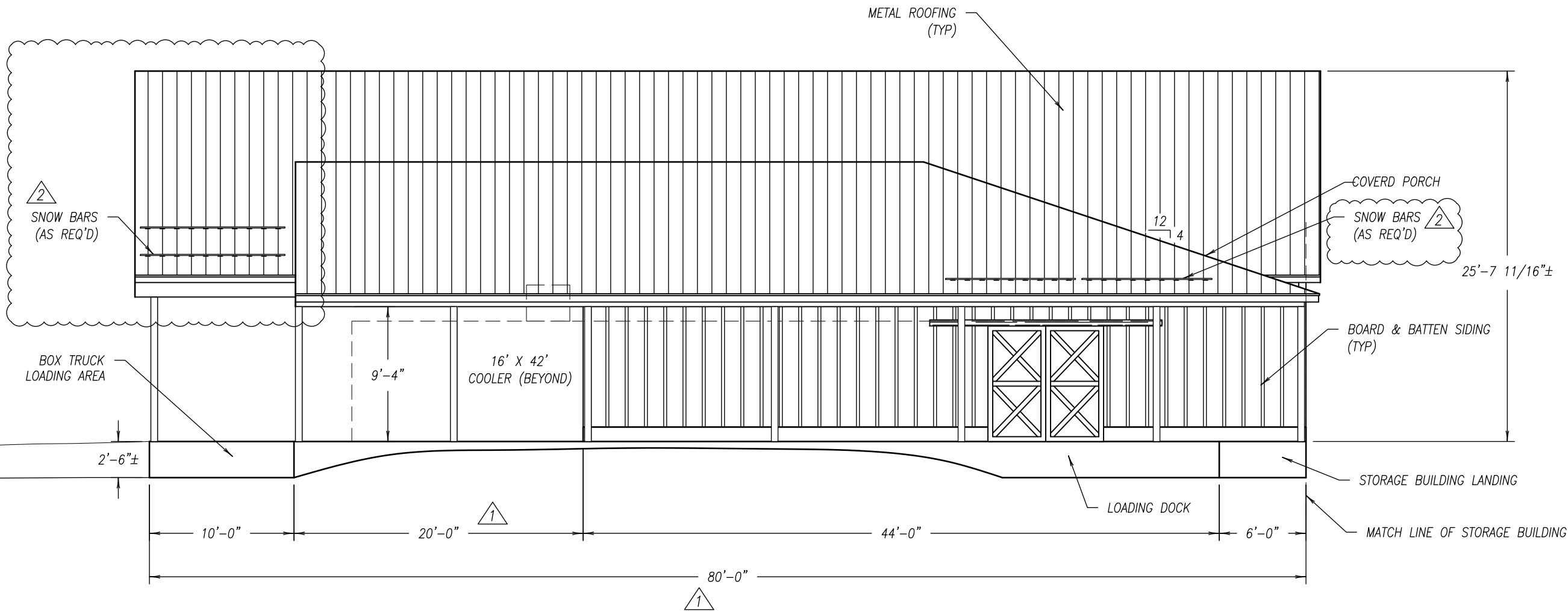
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ELEVATIONS	
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DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A2.2



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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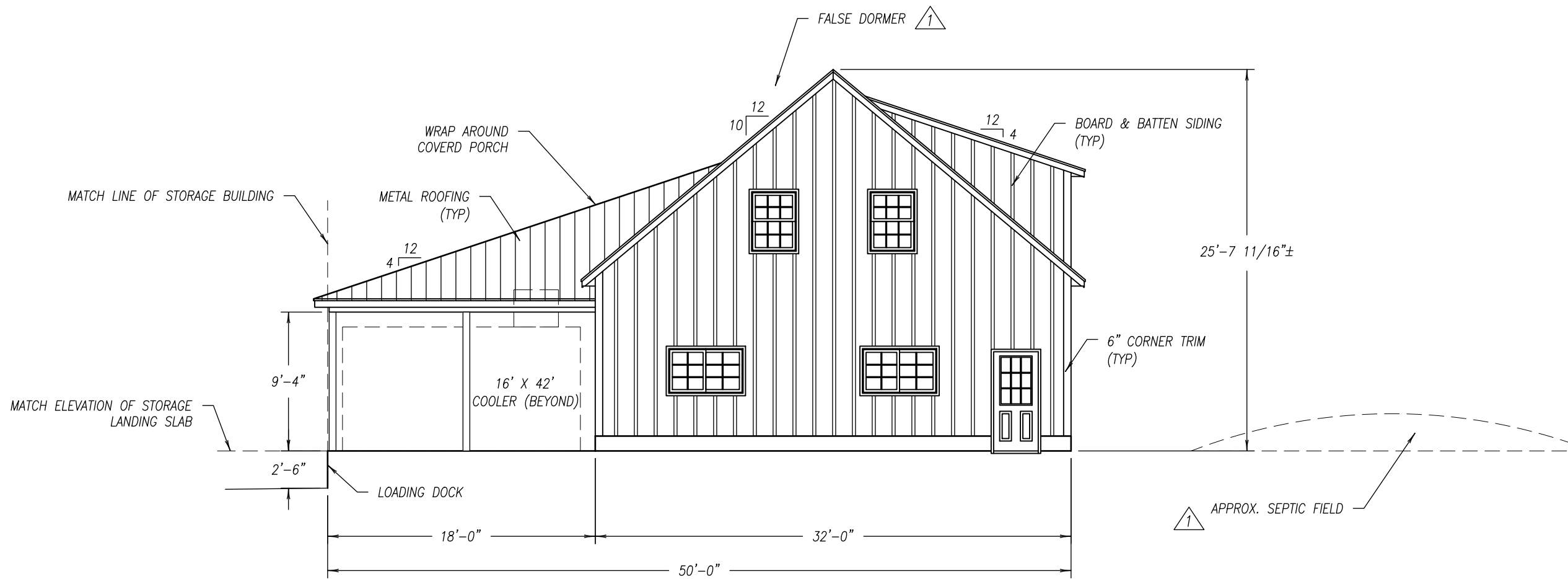


REVISION	BY	DATE	REVISION DESCRIPTION
3	BW	3/27/2024	OWNER NAME IN TITLE BLOCK
2	BW	10/17/2023	DORMER / SNOW BARS
1	BW	9/30/2023	PER 9/15/2023 MARK-UPS

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ELEVATIONS	
DESIGNER:	WJW
DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A2.3





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

PRELIMINARY NOT FOR CONSTRUCTION

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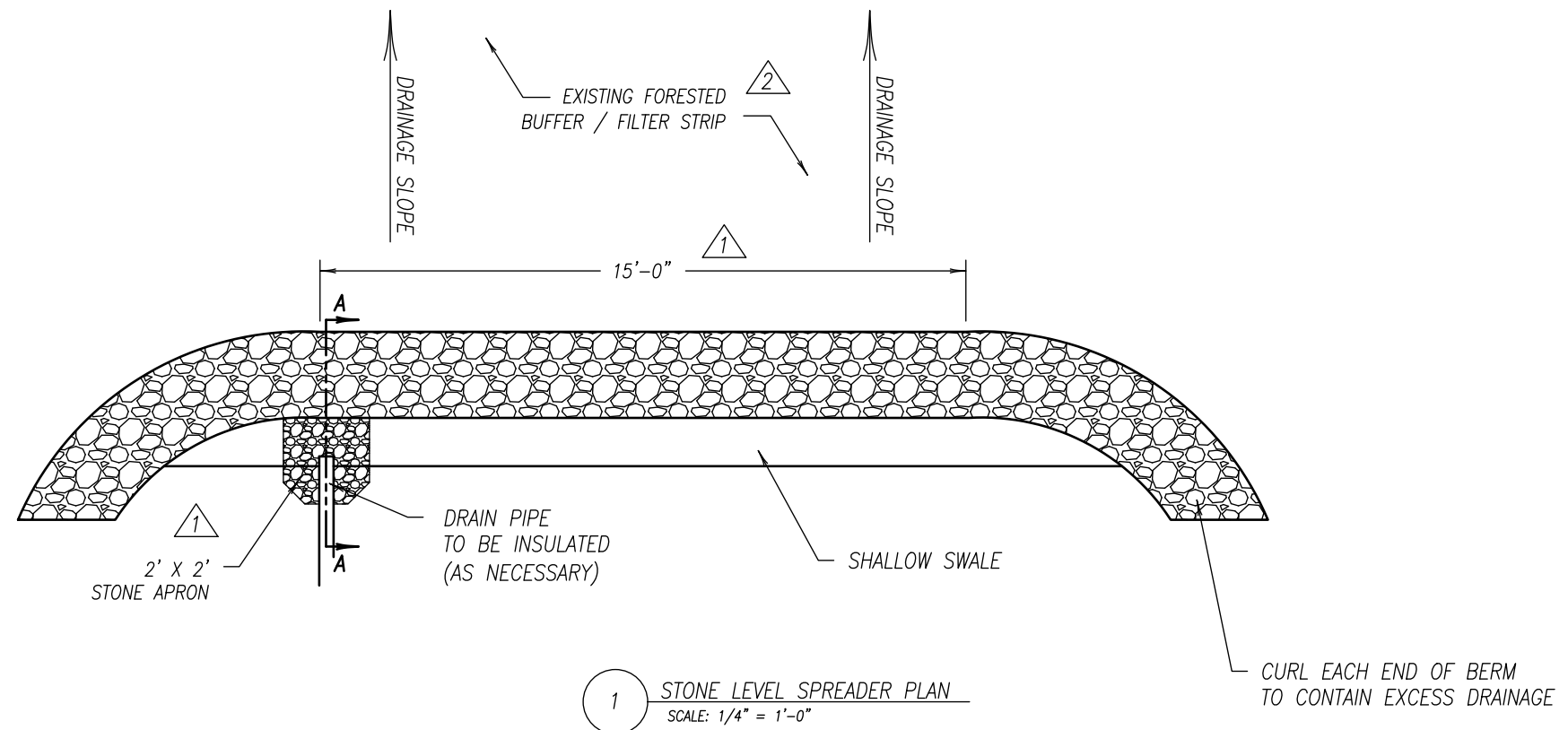
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1	BW	9/30/2023	PER 9/15/2023 MARK-UPS

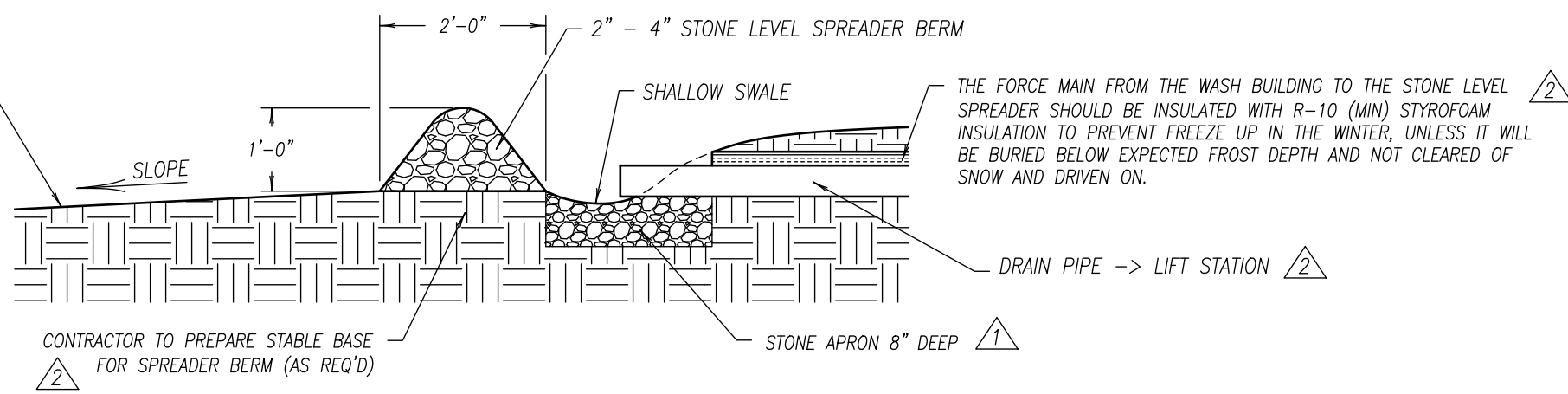
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ELEVATIONS	
DESIGNER:	WJW
DATE:	9/10/2023
SCALE:	1/8" = 1'-0"
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A2.4



1 STONE LEVEL SPREADER PLAN  
SCALE: 1/4" = 1'-0"

1 APPLY EROSION CONTROL MULCH TO DISTURBED AREAS IN FILTER STRIP IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, DATED MARCH 2003.



SECTION A - A  
SCALE: 1/2" = 1'-0"

NOTES:  
1. THE STONE LEVEL SPREADER BERM IS MEANT TO BE A PERMEABLE BERM. THE PURPOSE OF THE STONE LEVEL SPREADER, IS TO DISSIPATE WASH WATER SLOWLY AND EVENLY DOWNGRADIENT OF THE STONE LEVEL SPREADER.

2

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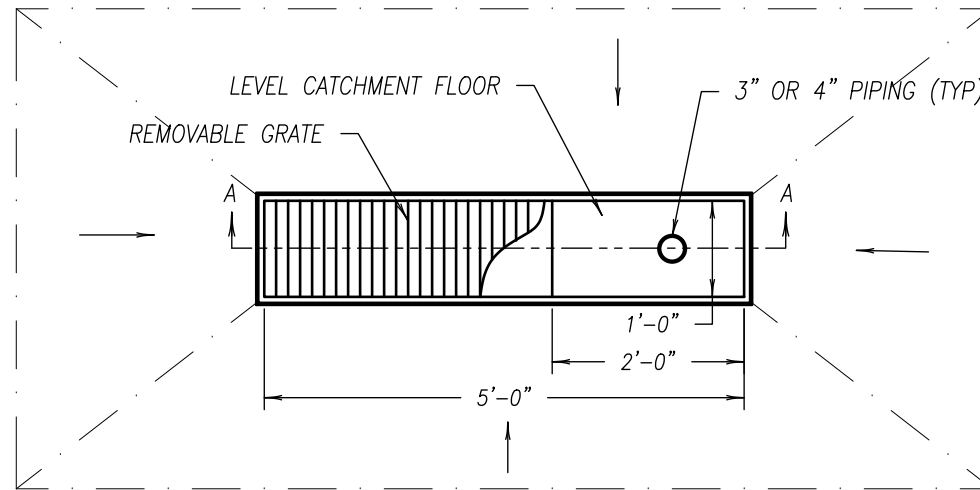


NO.	DATE	BY	REVISION DESCRIPTION
3	3/27/2024	BW	OWNER NAME IN TITLE BLOCK
2	10/17/2023	BW	PER 10/16/2023 DAGE EMAIL
1	9/30/2023	BW	PER 9/15/2023 DAGE MEETING

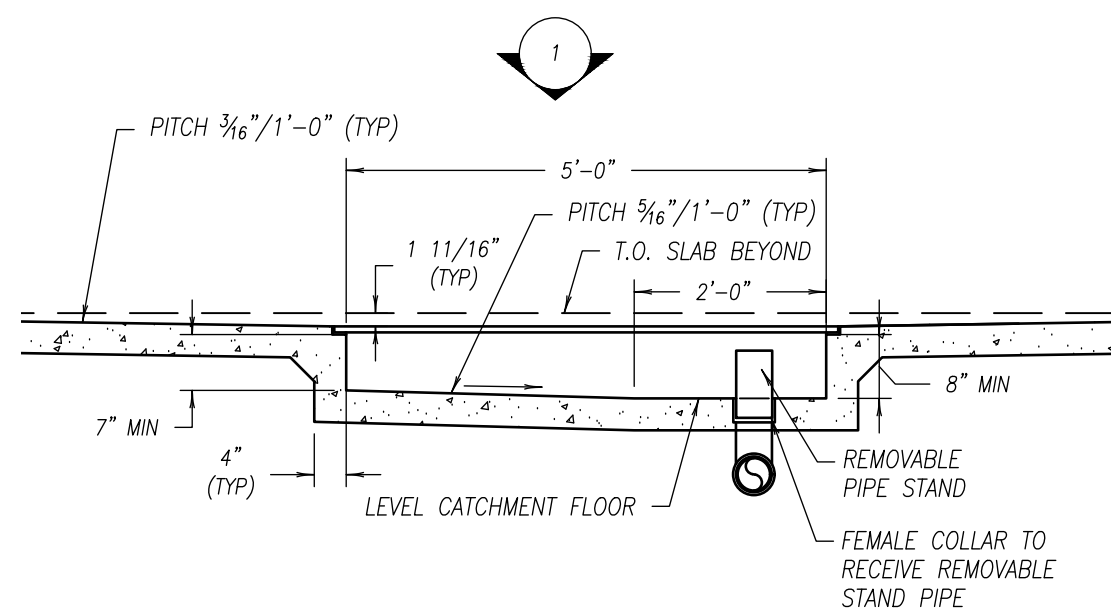
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DETAILS	
DESIGNER:	WJW
DATE:	9/3/2023
SCALE:	AS NOTED
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A5.1

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1 TYPICAL TRENCH DRAIN PLAN  
SCALE: 1/2" = 1'-0"



A-A TRENCH DRAIN SECTION  
SCALE: 1/2" = 1'-0"

NOTES:  
1. ACCUMULATED SEDIMENT TO BE REMOVED FROM THE LEVEL CATCHMENT FLOOR ON A WEEKLY BASIS OR SOONER IF VISIBLE SEDIMENT ACCUMULATES TO 3/4 OF THE HEIGHT OF THE STAND PIPE.



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ANY ALTERATION TO THIS DRAWING, AUTHORIZED OR OTHERWISE, SHALL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER WITHOUT LIABILITY TO ISLAND COVE DESIGN, LLC.

DETAILS	
DESIGNER:	WJW
DATE:	9/3/2023
SCALE:	AS NOTED
SHEET SIZE: 11" x 17" (ANSI B)	
PROJECT #:	23-153
SHEET:	A5.2