



LOWER LEVEL PARKING - BASEMENT PLAN

SCALE: 1/16" = 1' 0"
 GROSS FLOOR AREA: 45,173 SF



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THE VILLAGE AT OCEAN GATE, LLC
 C/O Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

LOWER GARAGE PLAN
 Buildings 1 & 2
 Scale: 1/16" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:
 Dec. 22, 2012

DRG. NO.
 G.1



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THE VILLAGE AT OCEAN GATE, LLC
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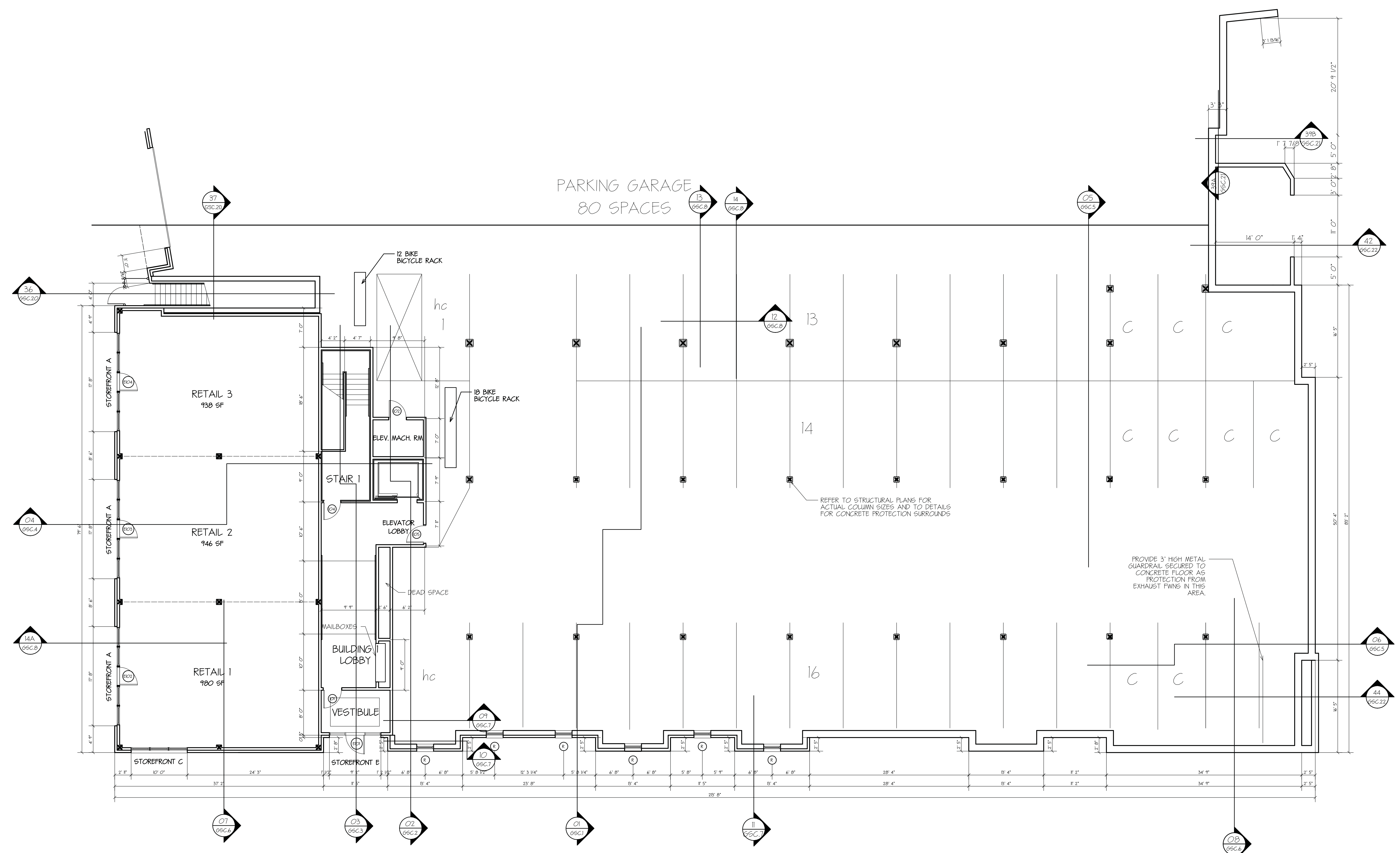
THE BAY HOUSE
 Middle Street
 Portland, Maine

FIRST FLOOR PLAN
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

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B1-1



1st FLOOR PLAN
BUILDING 1
 SCALE: 1/8" = 1' 0"



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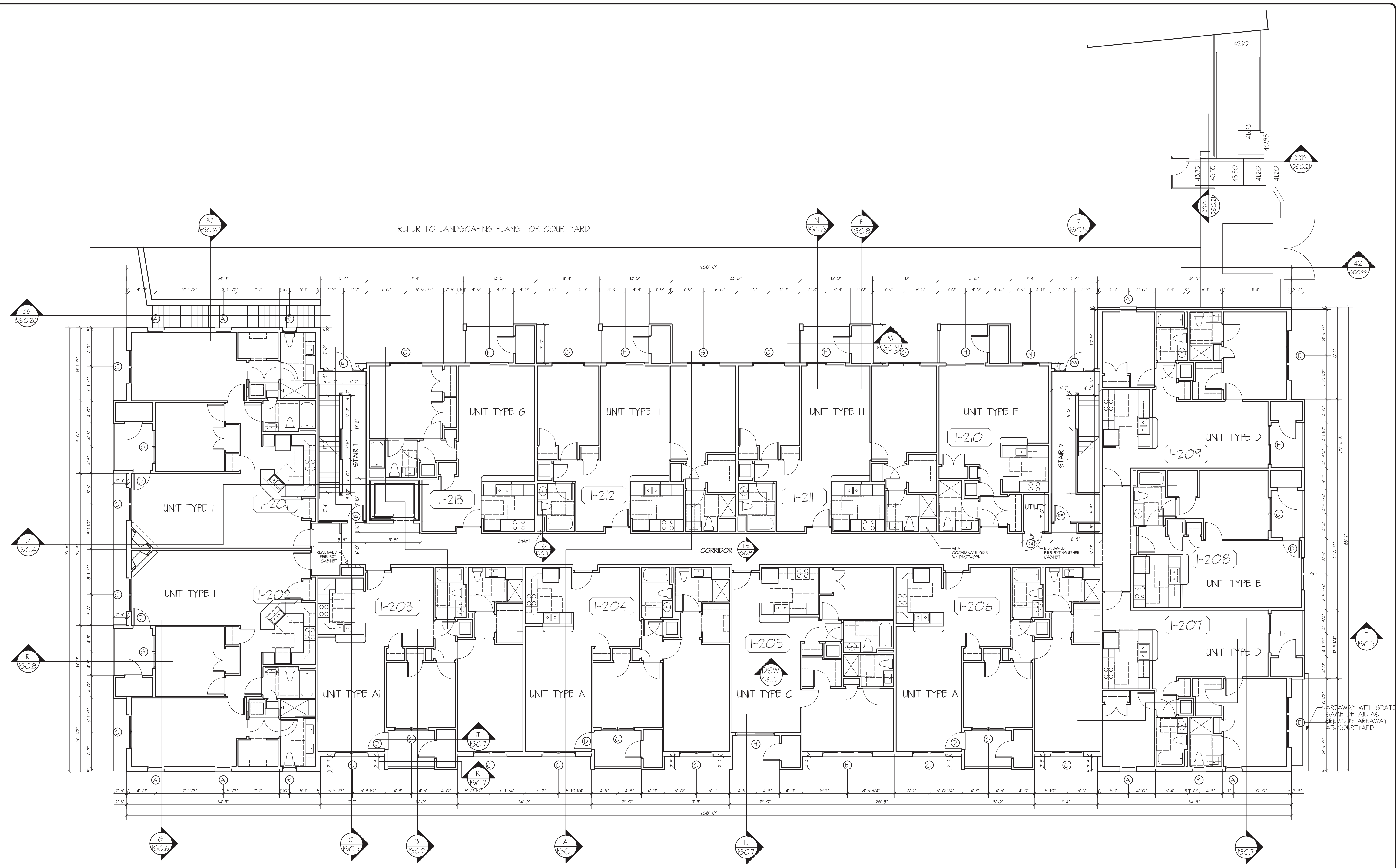
THE VILLAGE AT OCEAN GATE, LLC
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SECOND FLOOR PLAN
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-03
 Date: September 5, 2012

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 B1-2



2nd FLOOR PLAN
 BUILDING 1
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING PATIOS: 16,100 SF



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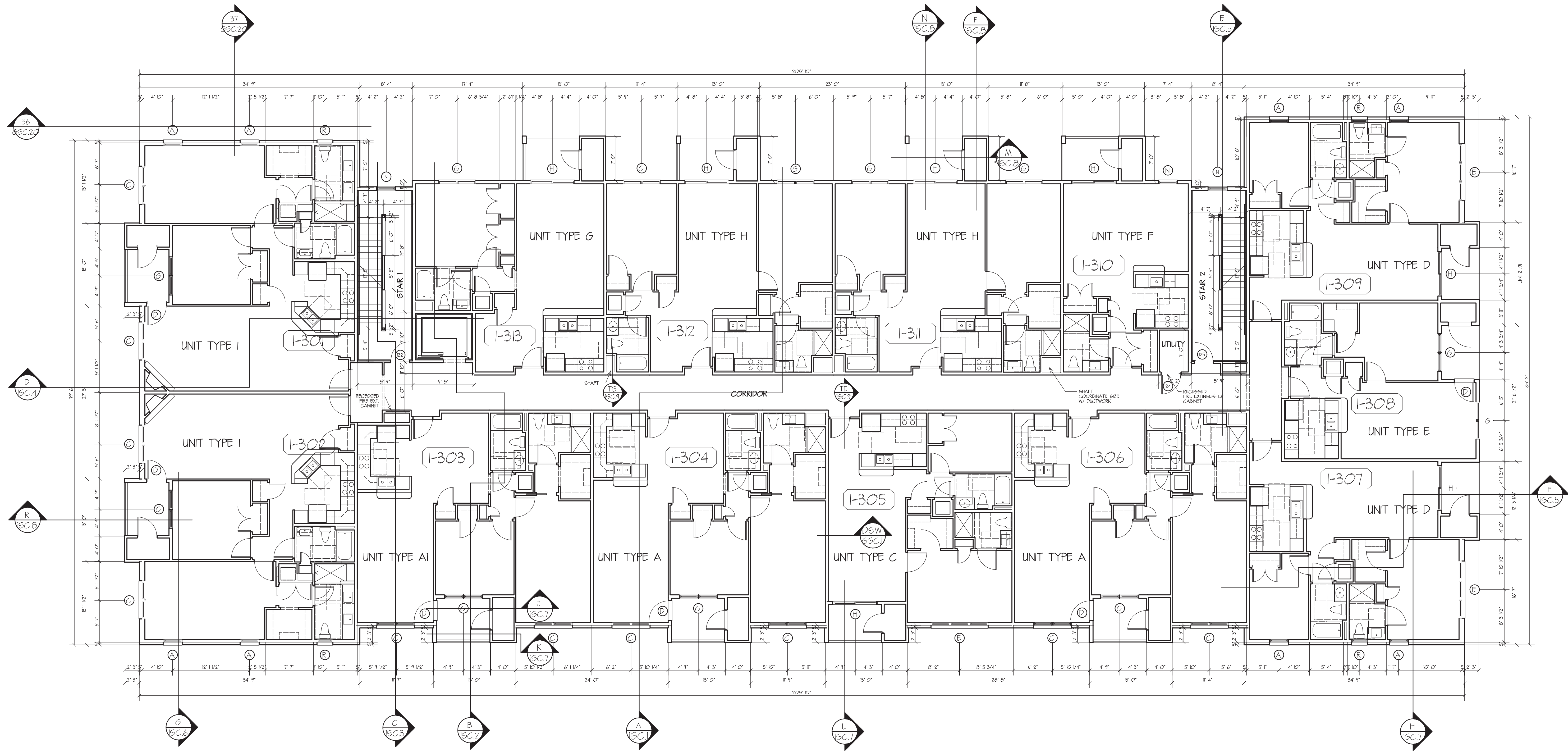
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THIRD FLOOR PLAN
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

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B1-3



3rd FLOOR PLAN
 BUILDING 1
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING DECKS: 16,100 SF



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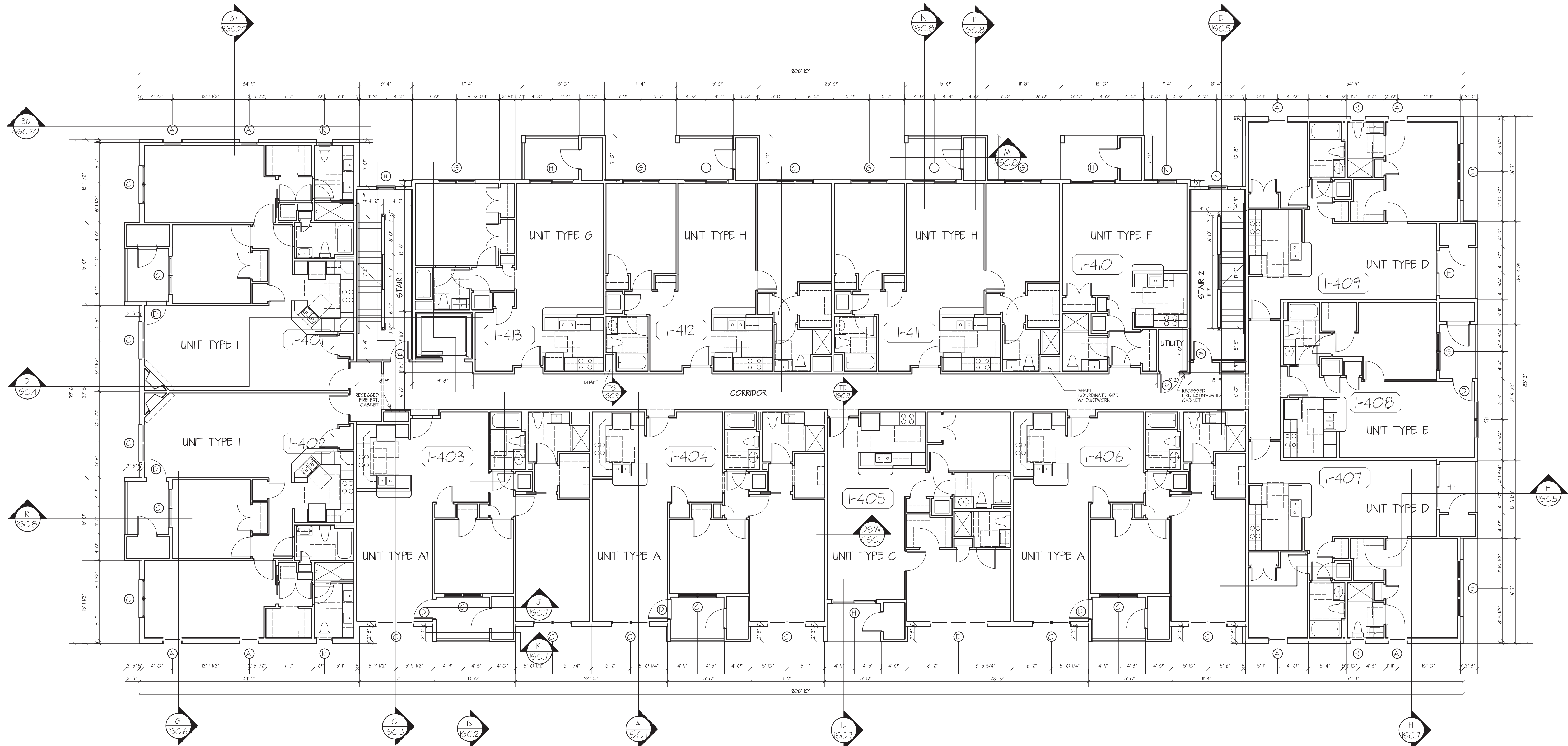
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FOURTH FLOOR PLAN
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

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B1-4



4th FLOOR PLAN
 BUILDING 1
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING DECKS: 16,100 SF



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FIFTH FLOOR PLAN
 Building 1
 Scale: 1/8" = 1' 0"
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5th FLOOR PLAN
 BUILDING 1
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING DECKS: 15,962 SF



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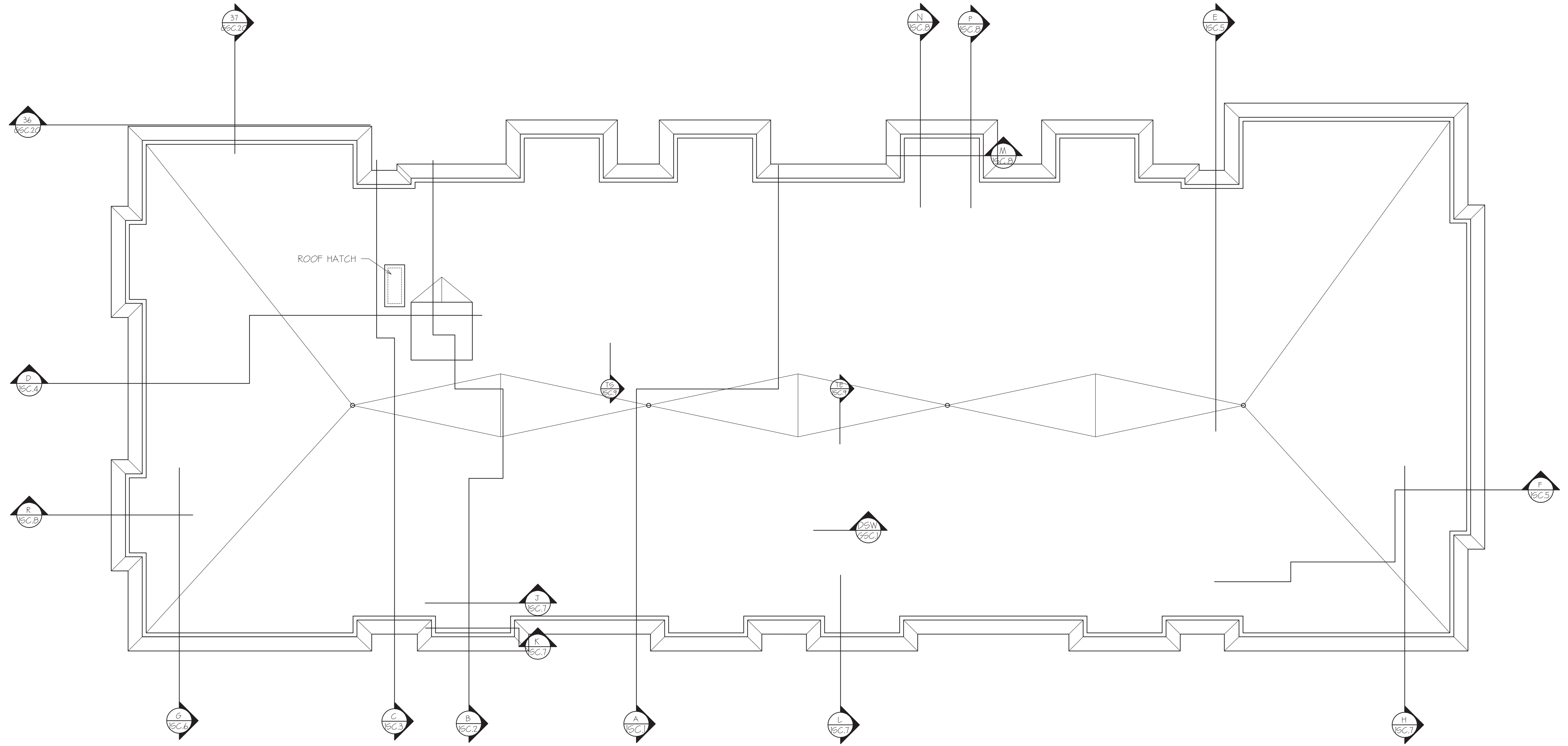
THE BAY HOUSE
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ROOF PLAN
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

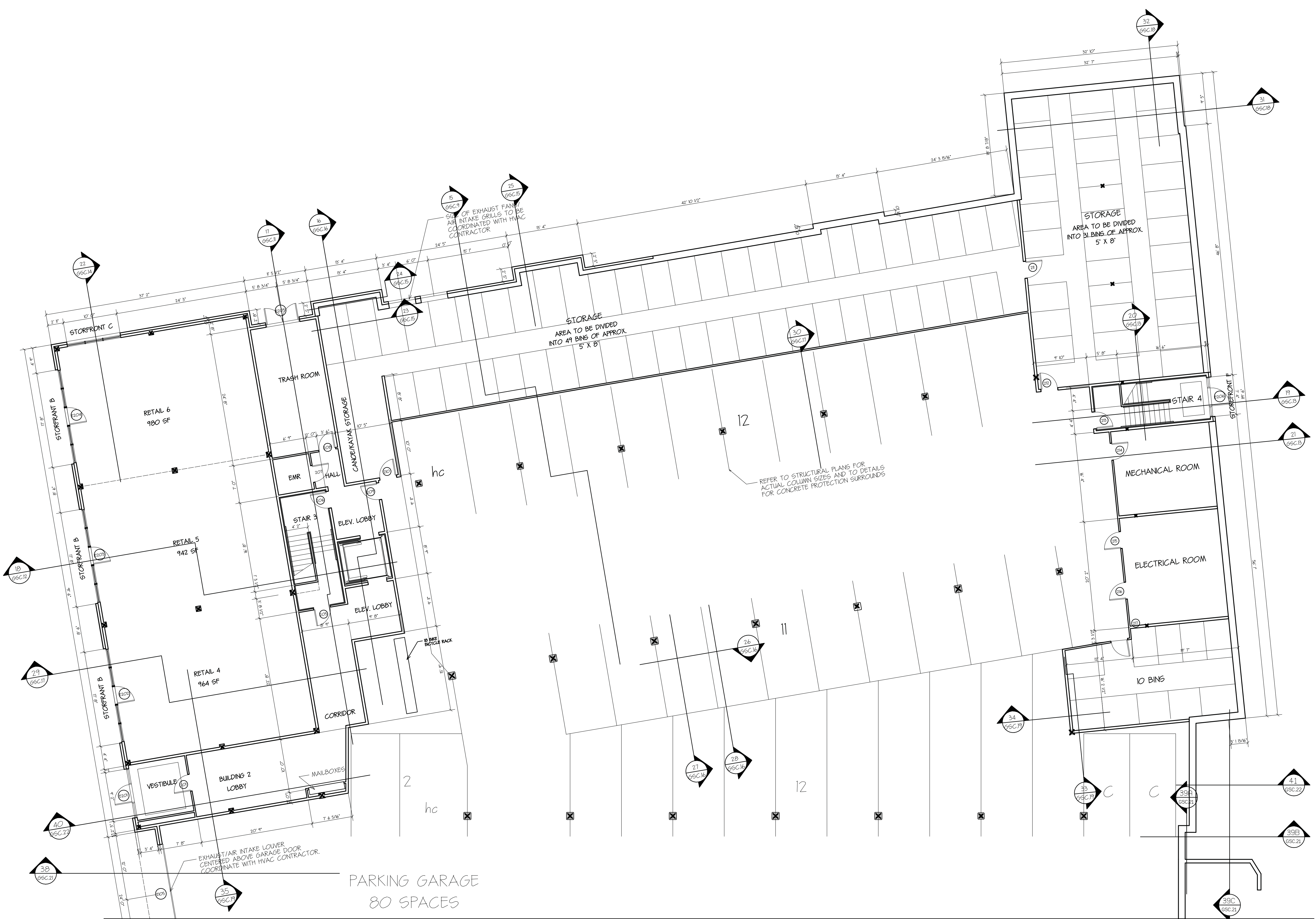
DRG. NO.

B1-6



ROOF PLAN
 BUILDING 1
 SCALE: 1/8" = 1' 0"

NOTE: REFER TO MECHANICAL AND ELECTRICAL PLANS FOR THE LOCATION OF ALL ROOF TOP MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AND APPURTANCES. IN ADDITION TO A ROOF DRAIN SYSTEM THERE WILL BE A ROOF RAIN OVERFLOW SYSTEM. REFER TO PLUMBING PLANS FOR ALL INFORMATION ON THESE SYSTEMS. A GENERATOR WILL BE LOCATED ON THIS ROOF WHICH WILL OPERATE THE ELEVATORS IN AN EMERGENCY. PROVIDE MOUNTING AS REQUIRED FOR THE GENERATOR, INCLUDING ISOLATION DEVICES.



1st FLOOR PLAN
 BUILDING 2
 SCALE: 1/8" = 1' 0"



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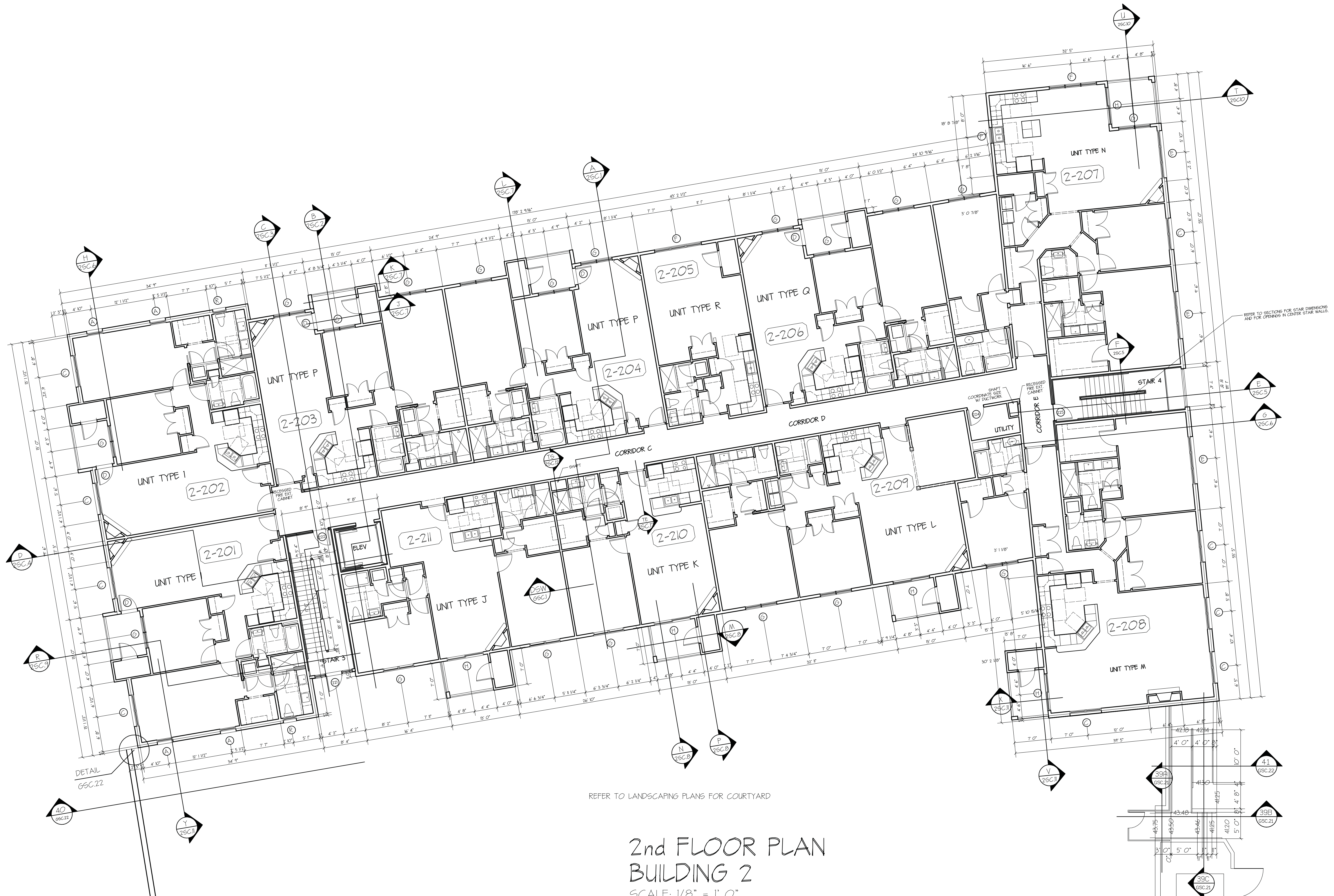
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FIRST FLOOR PLAN
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 B2-1



2nd FLOOR PLAN BUILDING 2

SCALE: 1/8" = 1' 0"
GROSS FLOOR AREA INCLUDING PATIOS: 16,987 SF



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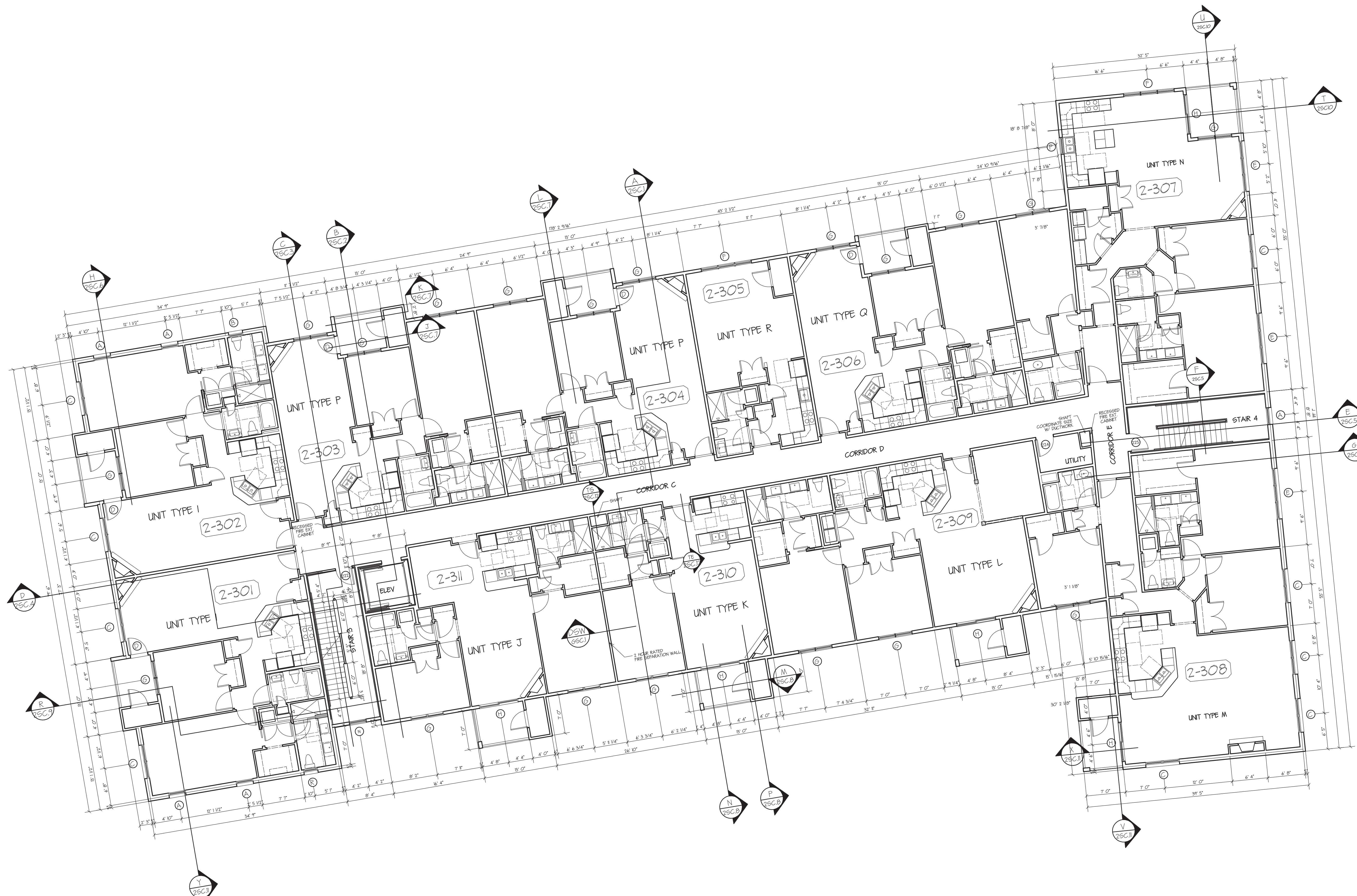
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SECOND FLOOR PLAN
Building 2
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B2-2



3rd FLOOR PLAN
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 SCALE: 1/8" = 1' 0"
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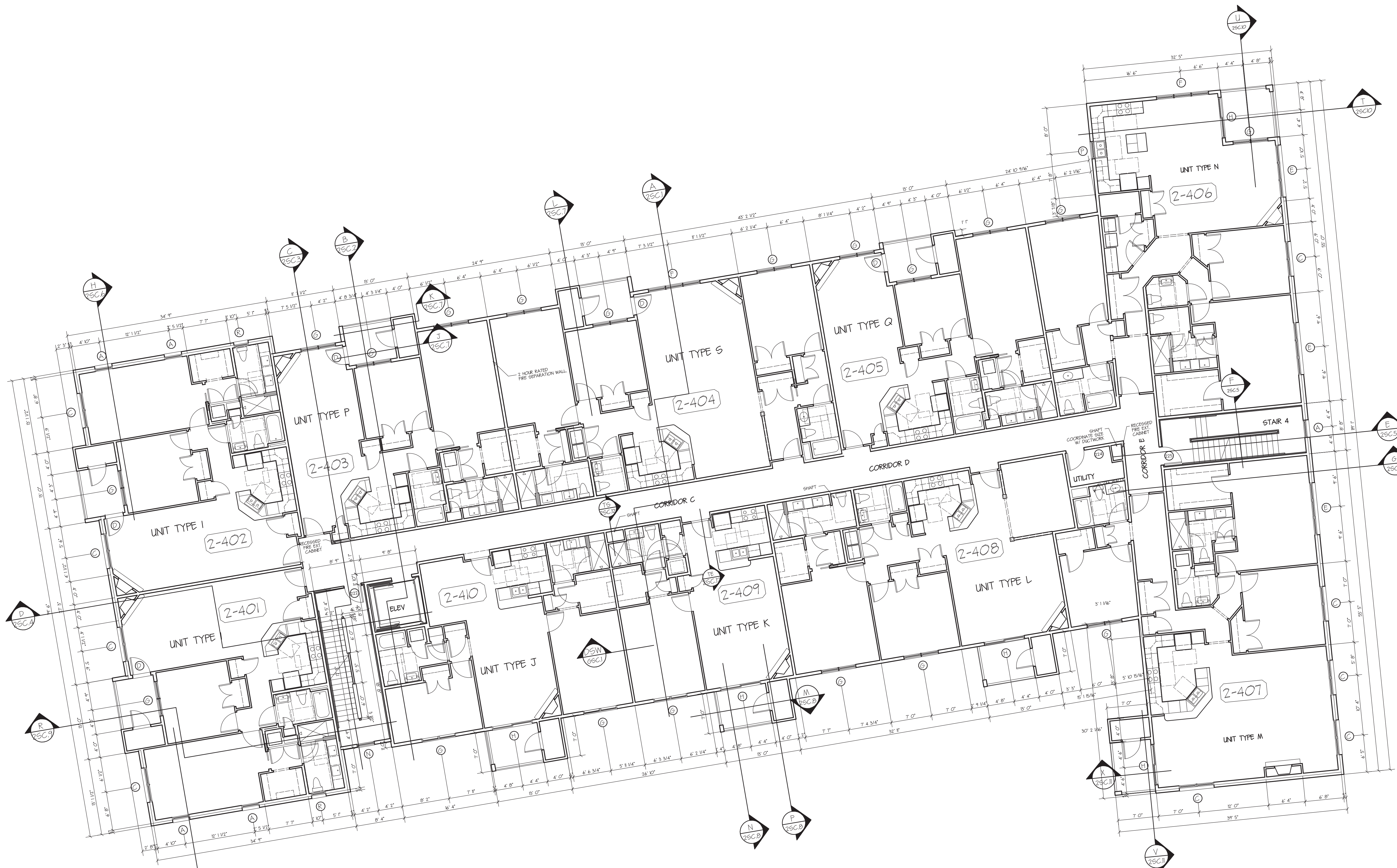
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THIRD FLOOR PLAN
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4th FLOOR PLAN
BUILDING 2
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING DECKS: 16,987 SF



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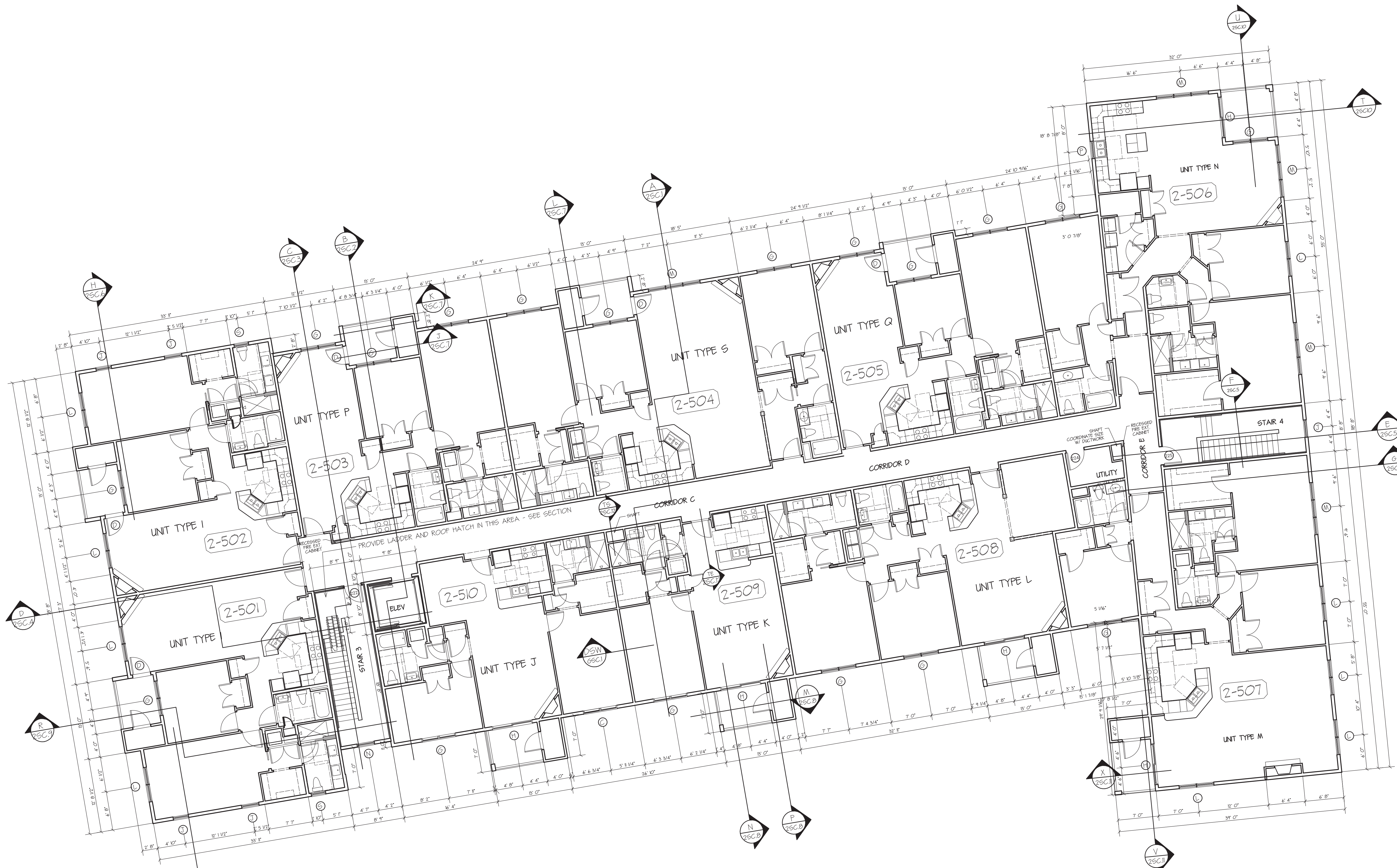
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FOURTH FLOOR PLAN
Building 2
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**5th FLOOR PLAN
BUILDING 2**

SCALE: 1/8" = 1' 0"
GROSS FLOOR AREA INCLUDING DECKS: 16,842 SF



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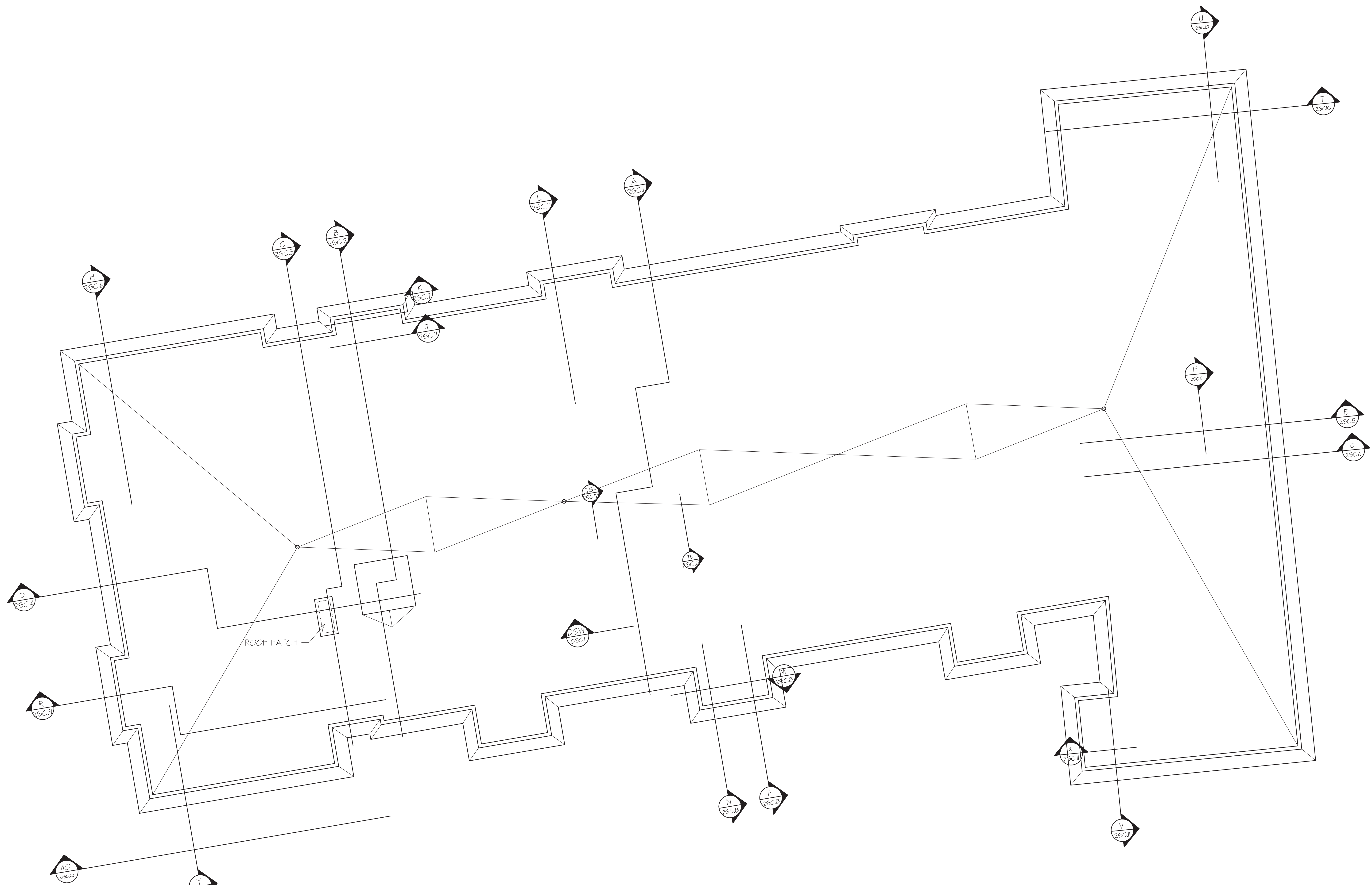
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**FIFTH FLOOR PLAN
Building 2**
Scale: 1/8" = 1' 0"
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B2-5



ROOF PLAN
BUILDING 2

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ROOF PLAN
Building 2
Scale: 1/8" = 1'-0"
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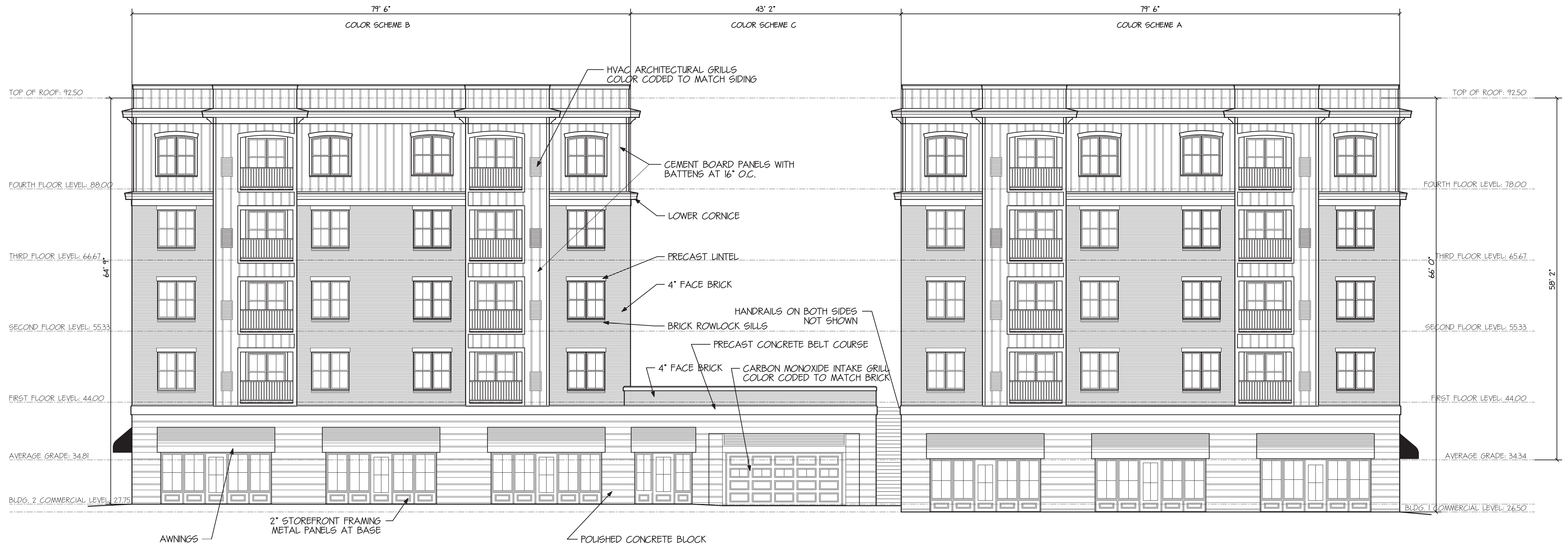
THE BAY HOUSE
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 Portland, Maine

SOUTH ELEVATION
 Building 1 & 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-0B
 Date: September 5, 2012

REVISIONS:

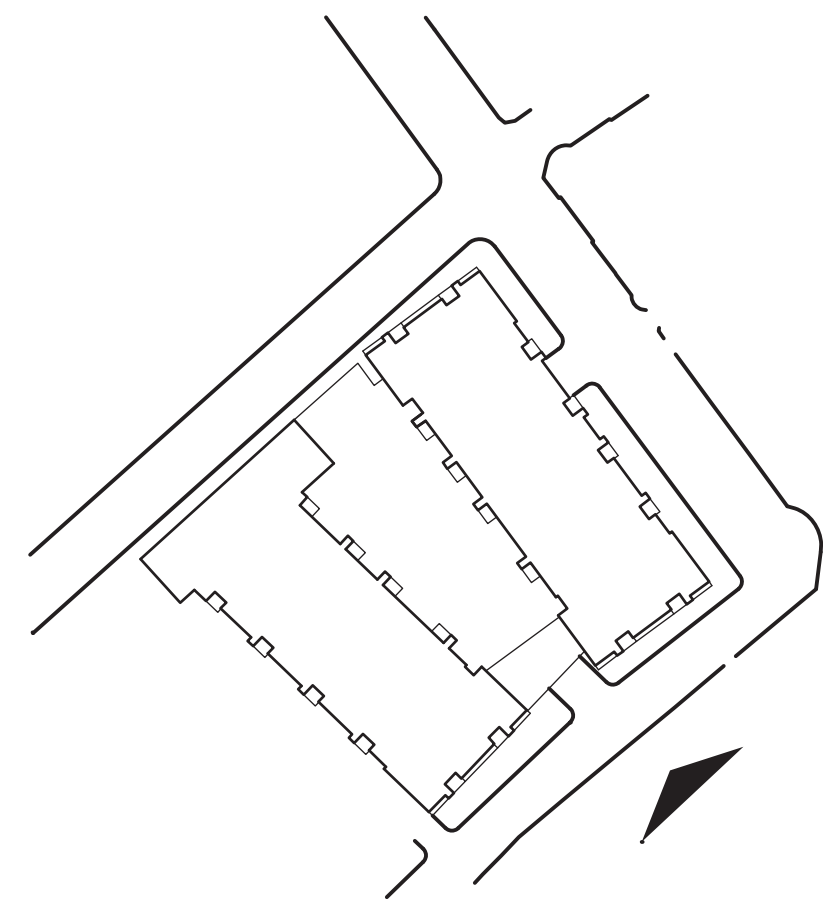
DRG. NO.

E.1



BUILDINGS 1 & 2
 MIDDLE STREET ELEVATION
 SCALE: 1/8" = 1' 0"

NOTES:
 LOCATION OF TOILET AND LAUNDRY EXHAUST VENTS TO BE FIELD COORDINATED TO LINE UP VERTICALLY. ALL EXTERIOR APPURTANCES SUCH AS EXHAUST HOODS, HVAC GRILLES AND FIREPLACE FLUES TO BE EITHER FACTORY FINISHED OR FIELD FINISHED TO COORDINATE WITH THE COLOR OF THE MATERIAL IN WHICH THEY ARE TO BE INSTALLED.





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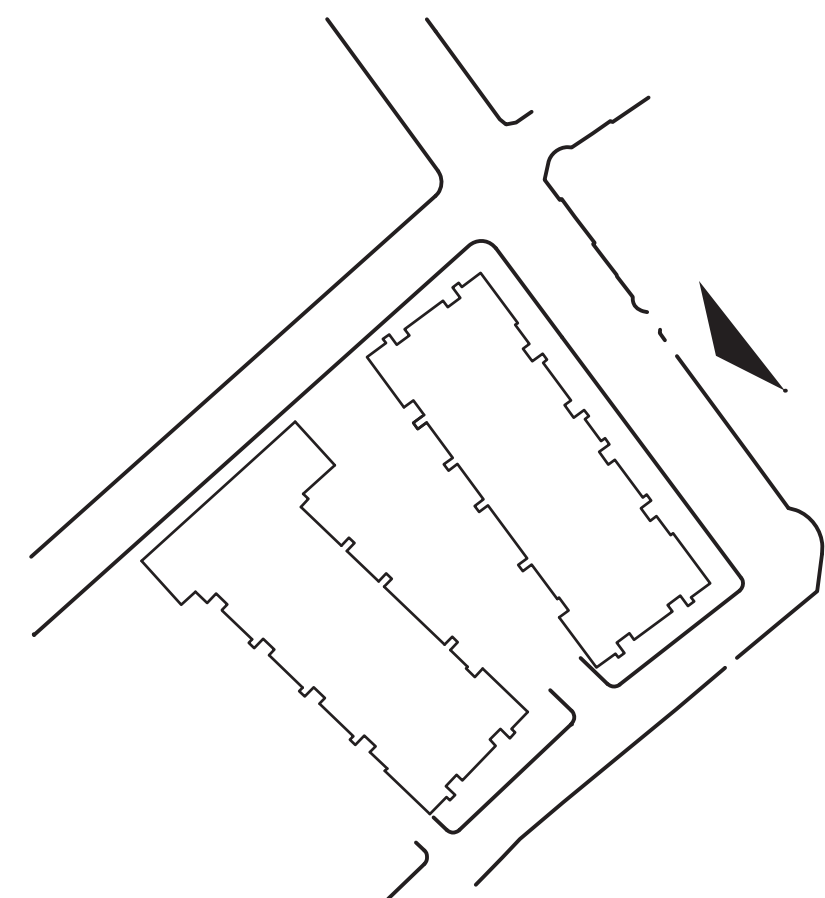
EAST ELEVATION
 Building 1
 Scale: 1/8" = 1' 0"
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 E.2



BUILDING 1
 HANCOCK STREET ELEVATION





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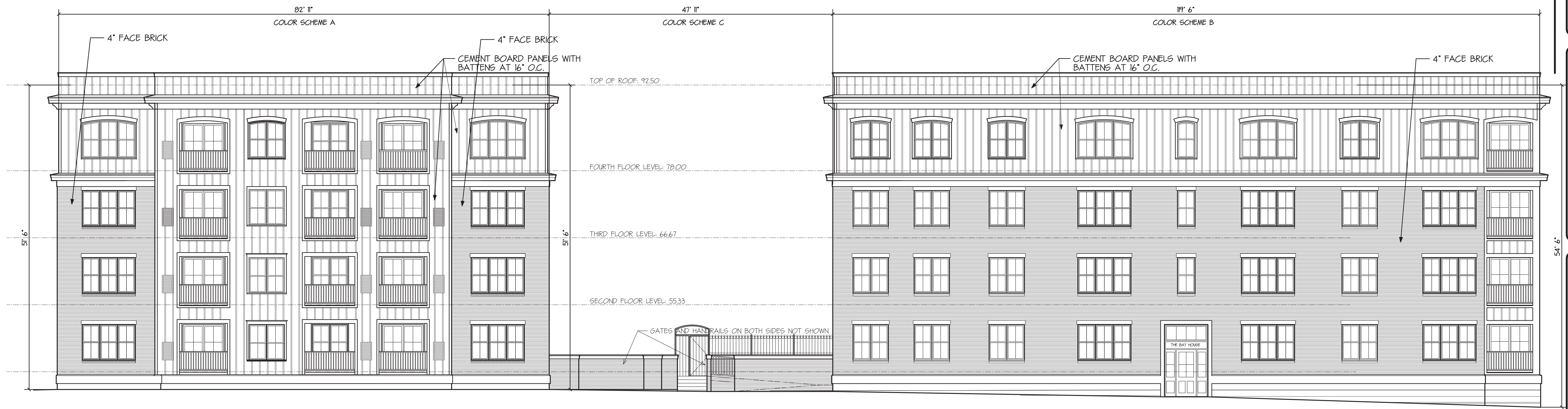
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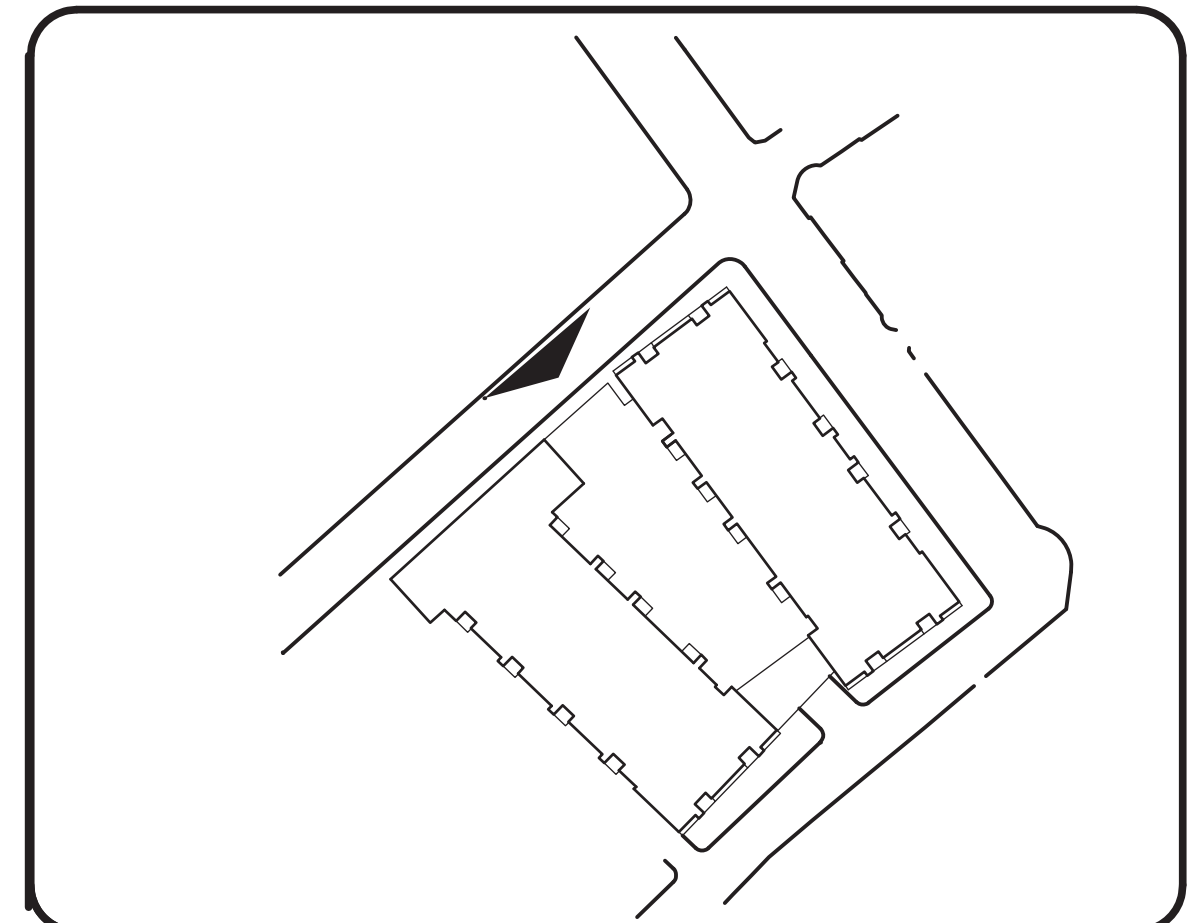
NORTH ELEVATION
 Buildings 1 & 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-03
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DRG. NO.
 5.3



BUILDINGS 1 & 2
 NEWBURY STREET ELEVATION





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WEST ELEVATION
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-0B
 Date: September 5, 2012

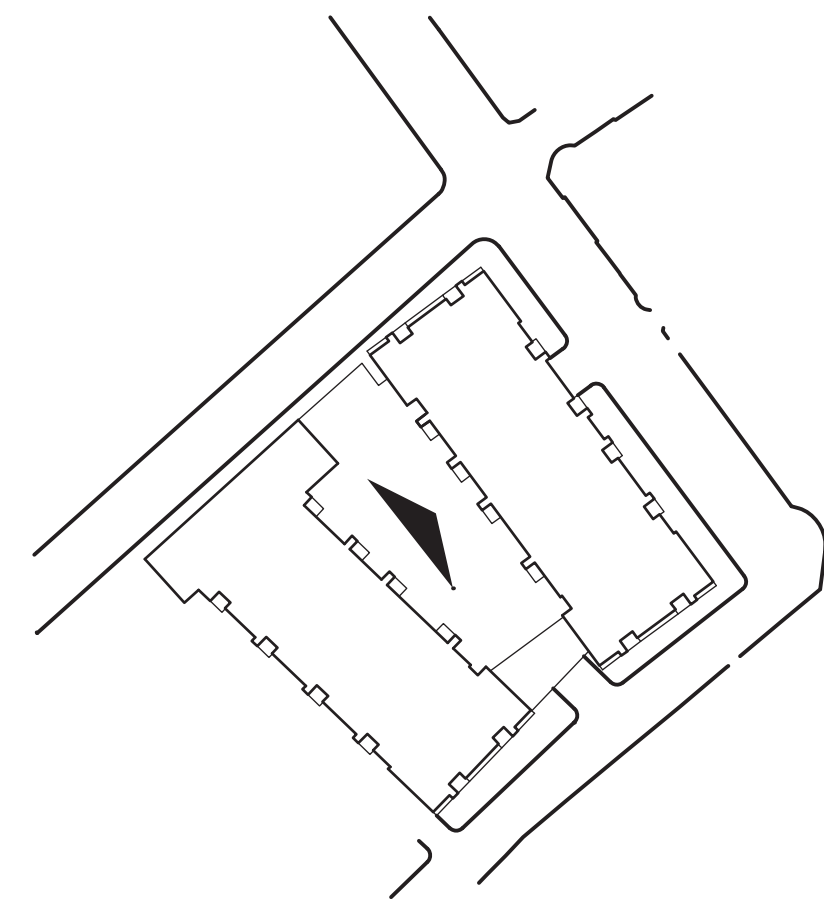
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E.4



BUILDING 1
 WEST COURTYARD ELEVATION
 SCALE: 1/8" = 1' 0"





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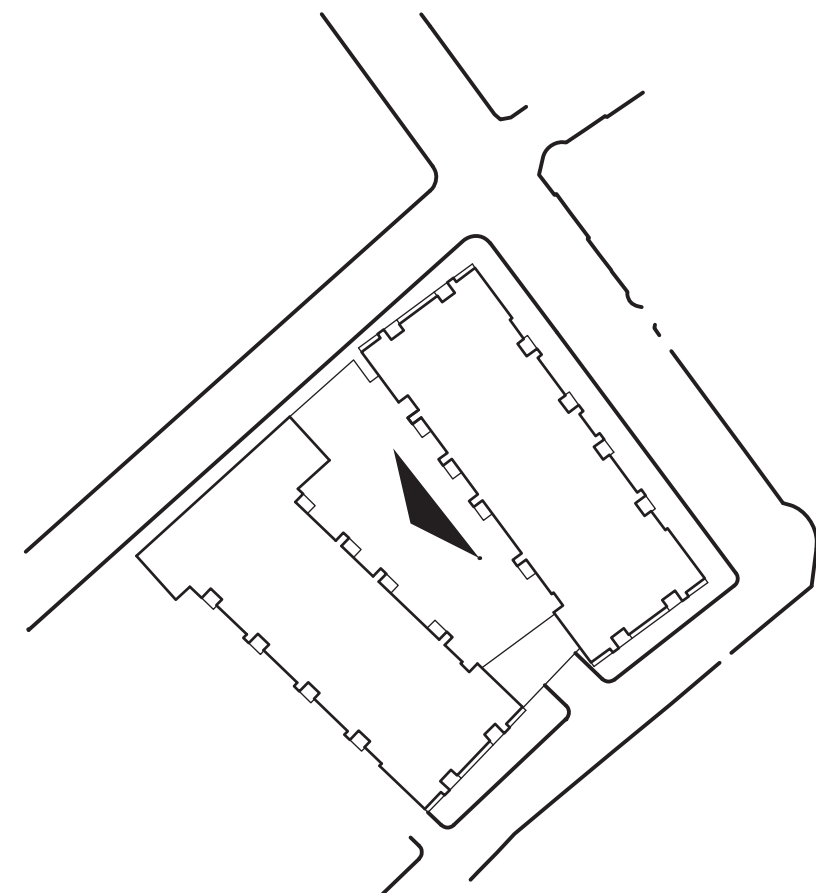
EAST ELEVATION
 Building 2
 Scale: 1/8" = 1' 0"
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 E.5



BUILDING 2
 EAST COURTYARD ELEVATION





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WEST ELEVATION
 Building 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-03
 Date: September 5, 2012

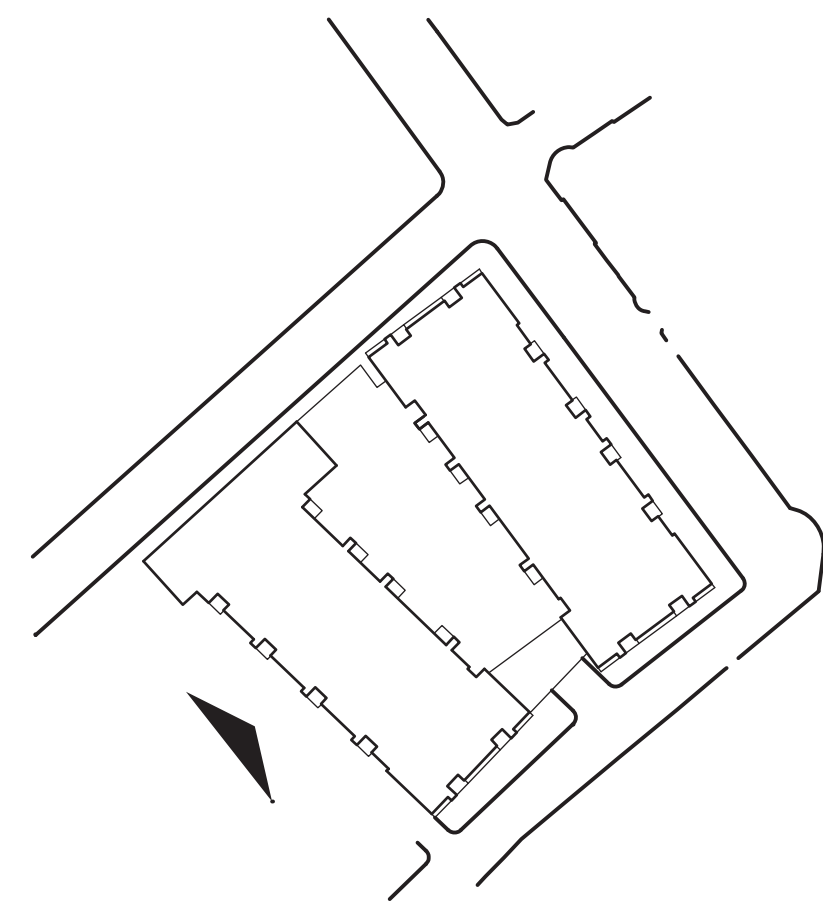
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DRG. NO.
 E.6

PROVIDE 5/8" TYPE X EXTERIOR GYPSUM SHEATHING OVER THE WALL SHEATHING & UNDER THE SIDING OVER THIS ENTIRE AREA



BUILDING 2
 WEST ELEVATION





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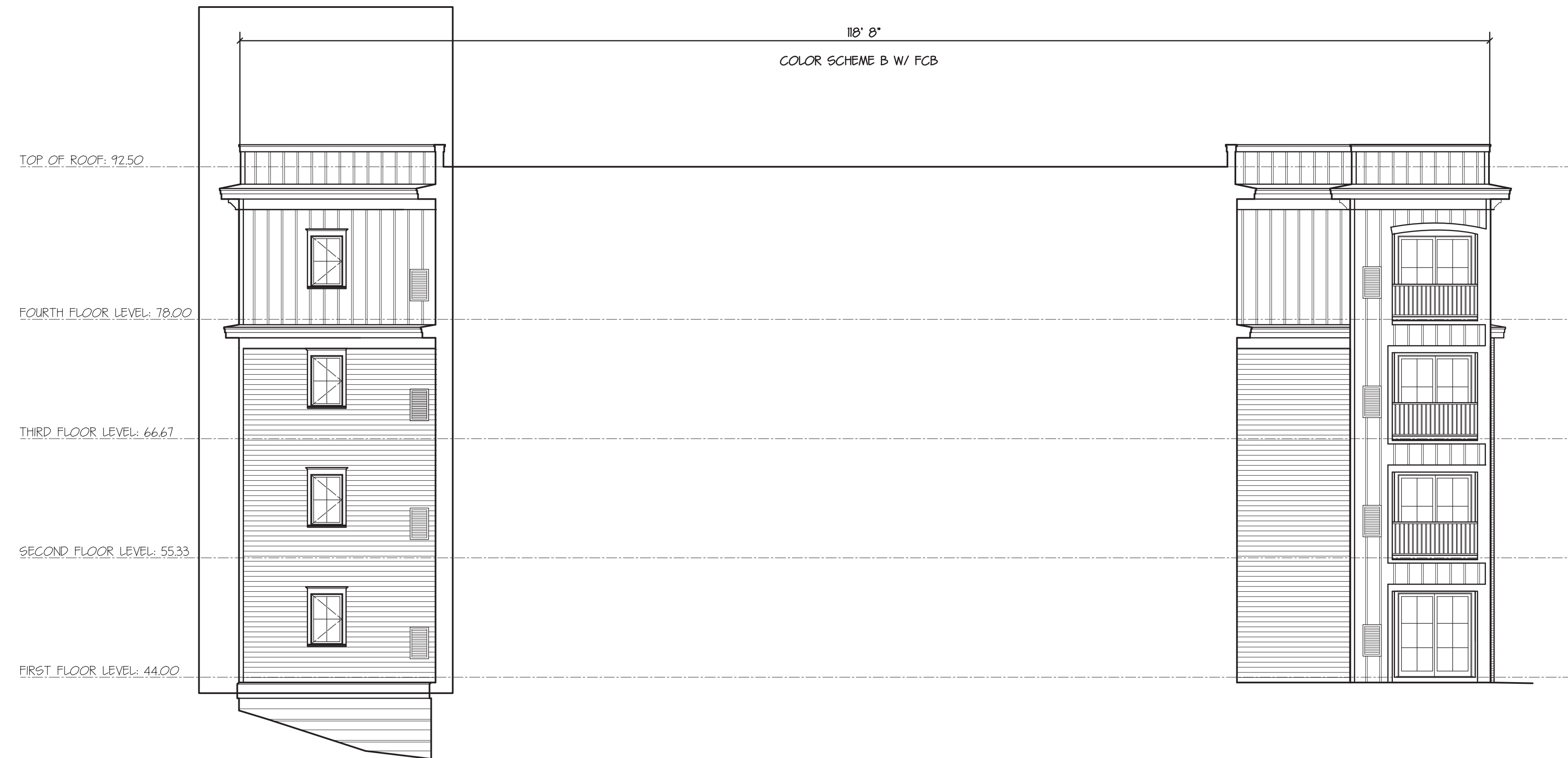
ELEVATION A
 Building 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-018
 Date: September 5, 2012

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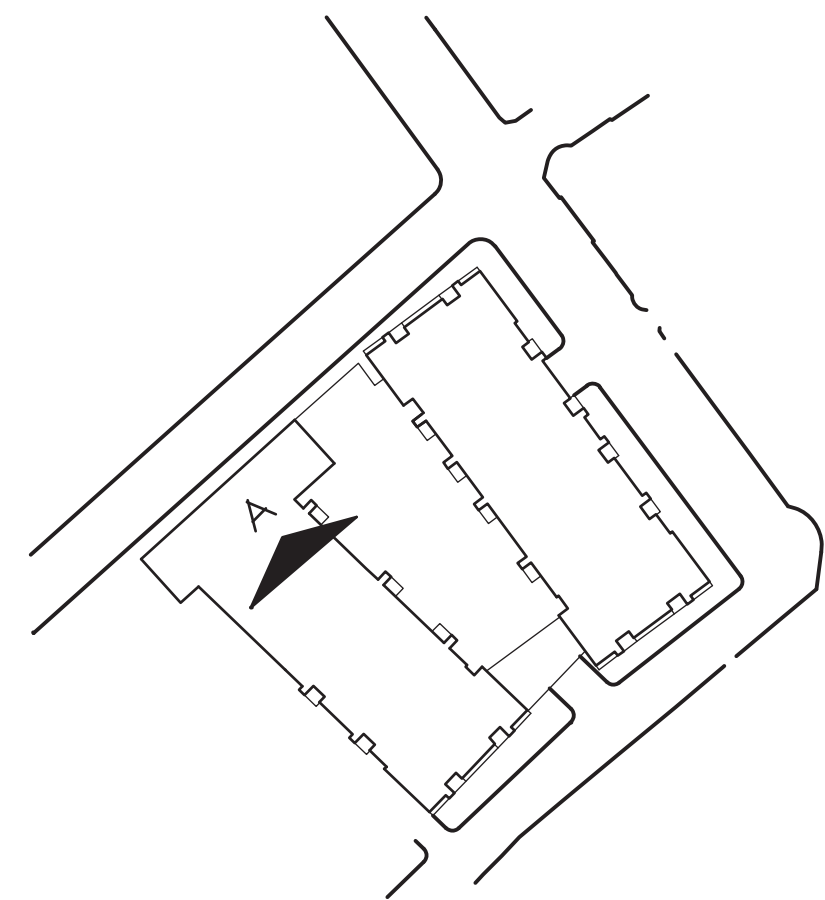
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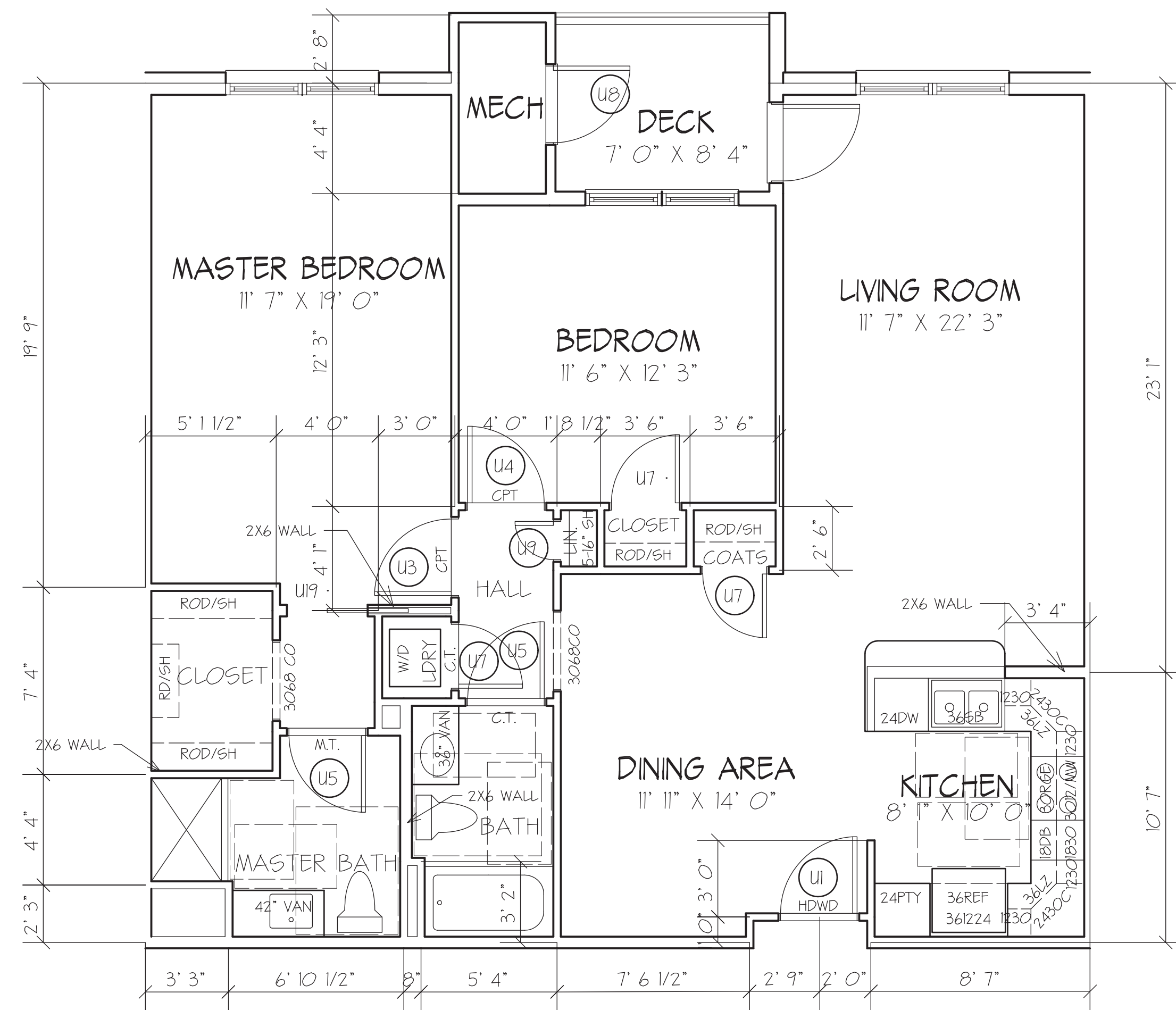
PROVIDE 5/8" TYPE X EXTERIOR SHEATHING
 OVER THE WALL SHEATHING AND UNDER
 THE SIDING OVER THIS ENTIRE AREA.



ELEVATION A

BUILDING 2
 ELEVATION A THROUGH BUILDING
 SCALE: 1/8" = 1' 0"





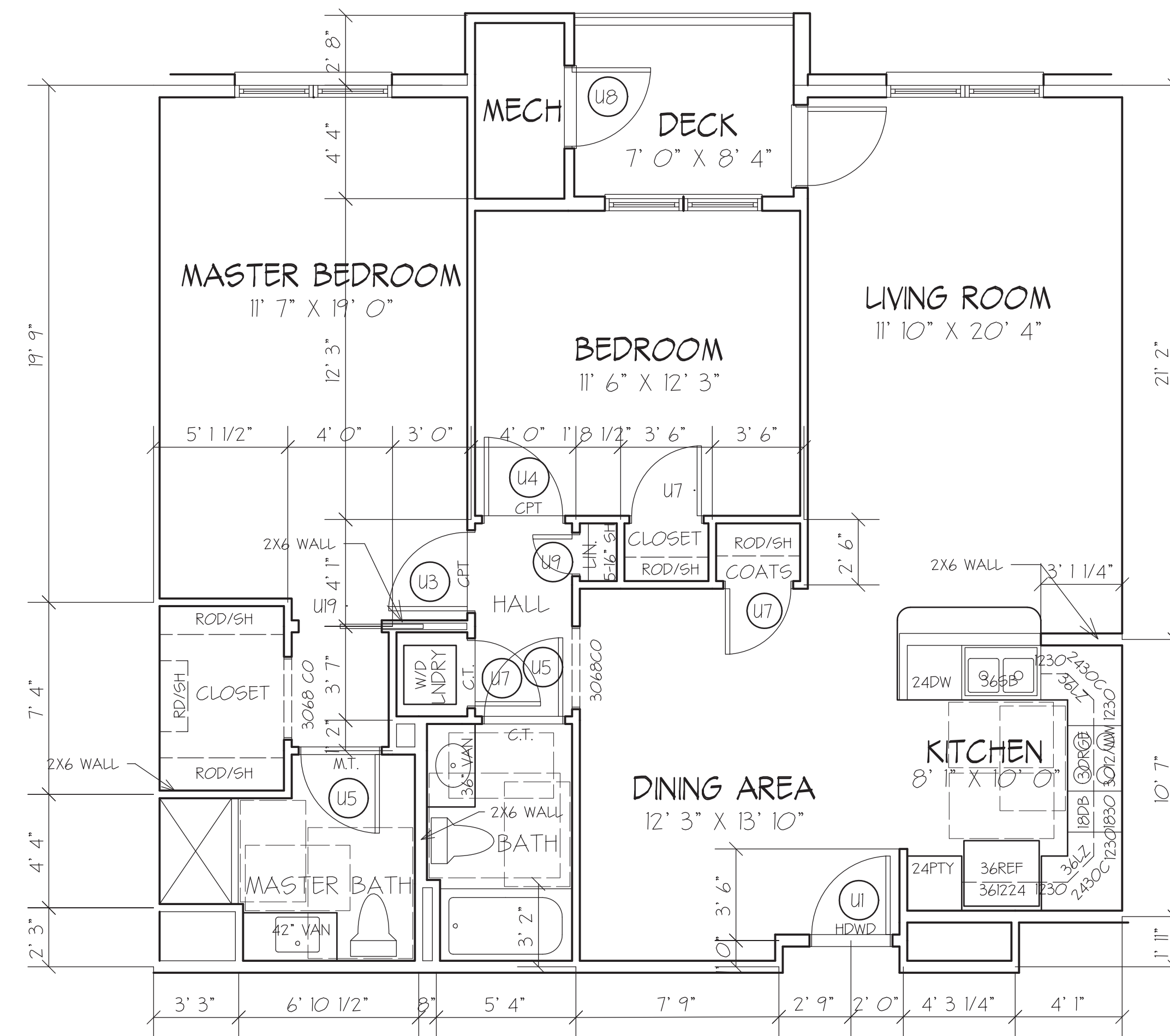
UNIT TYPE A

SCALE: 1/4" = 1' 0"

GROSS AREA: 1214 SF (5th FLOOR BUILDING 1)

GROSS AREA: 1224 SF (2nd - 4th FLOORS BUILDING 1)

DECK AREA: 61 SF (ALL FLOORS)



UNIT TYPE AI

SCALE: 1/4" = 1' 0"

GROSS AREA: 1205 SF (5th FLOOR BUILDING 1)

GROSS AREA: 1215 SF (2nd - 4th FLOORS BUILDING 1)

DECK AREA: 61 SF (ALL FLOORS)



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UNIT FLOOR PLANS
 UNITS A & AI
 Scale: 1/4" = 1' 0"
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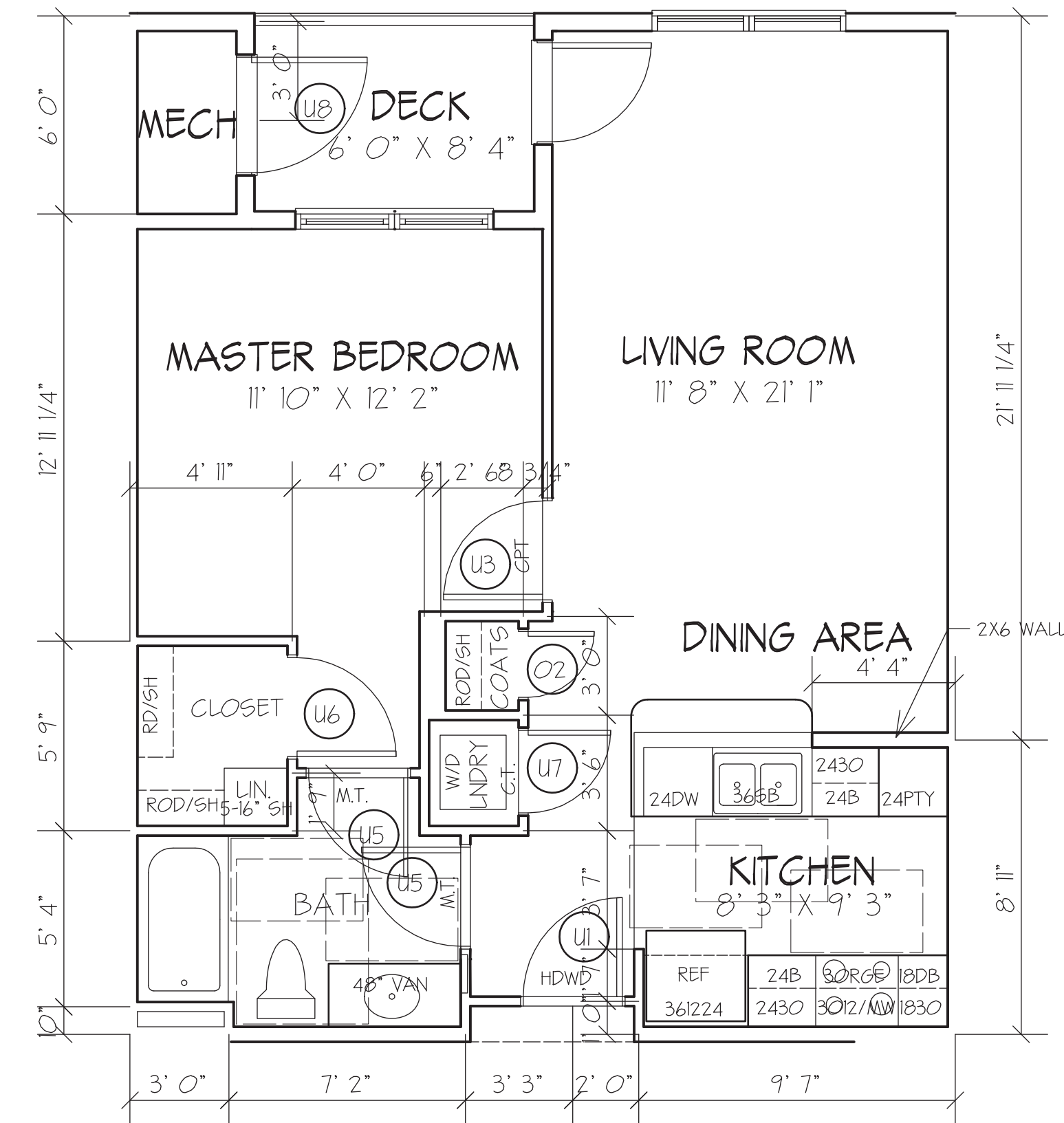
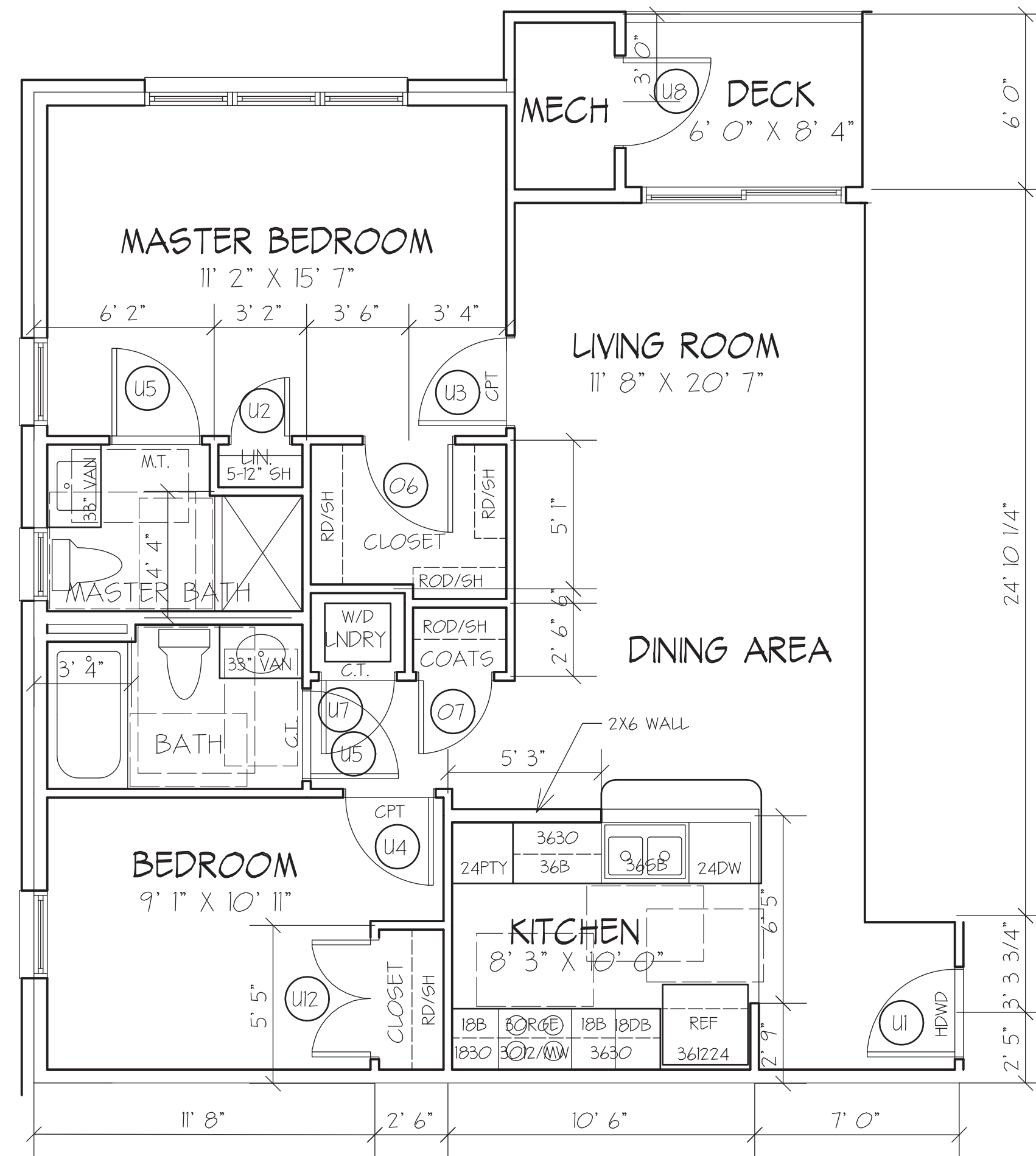
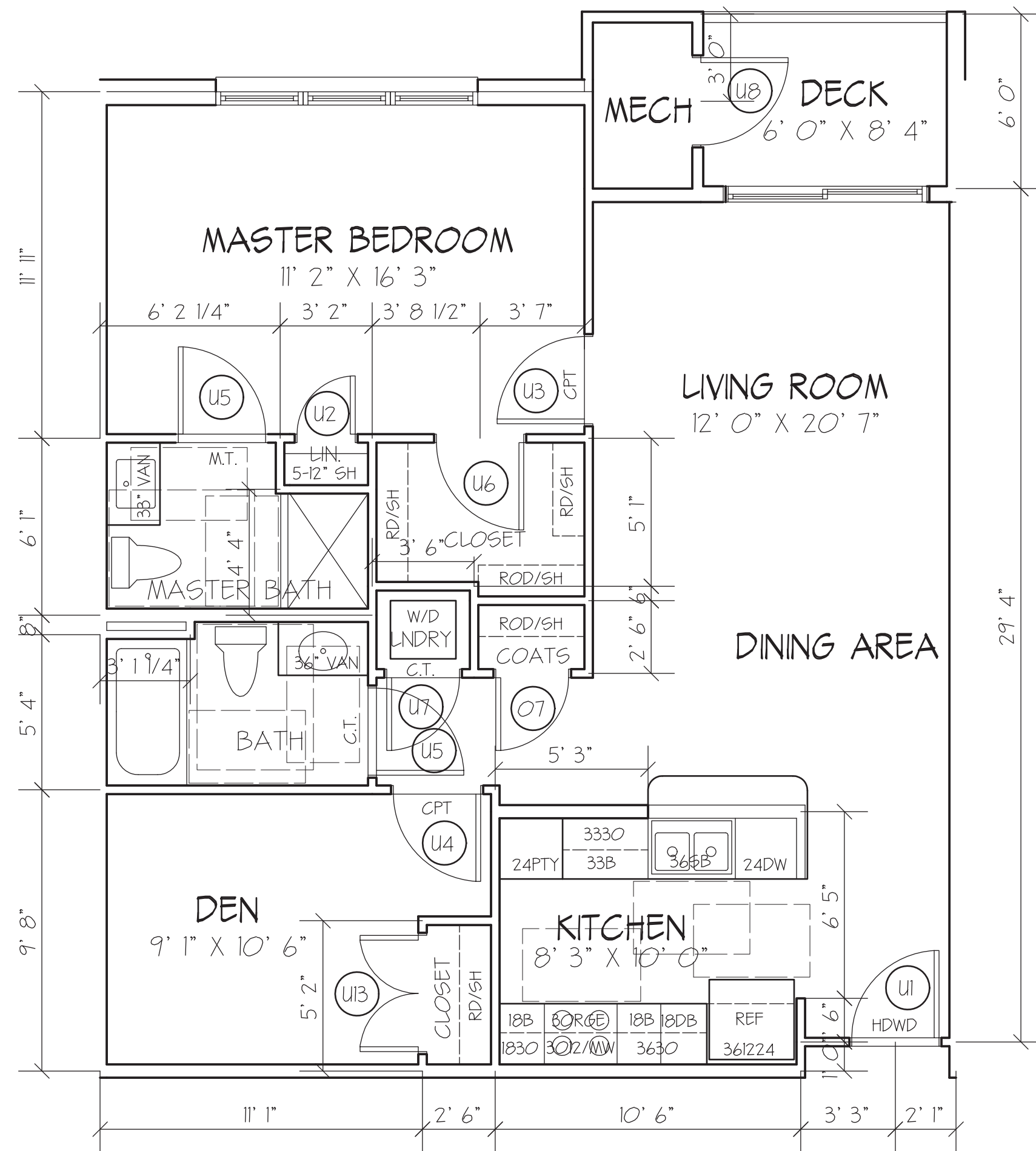
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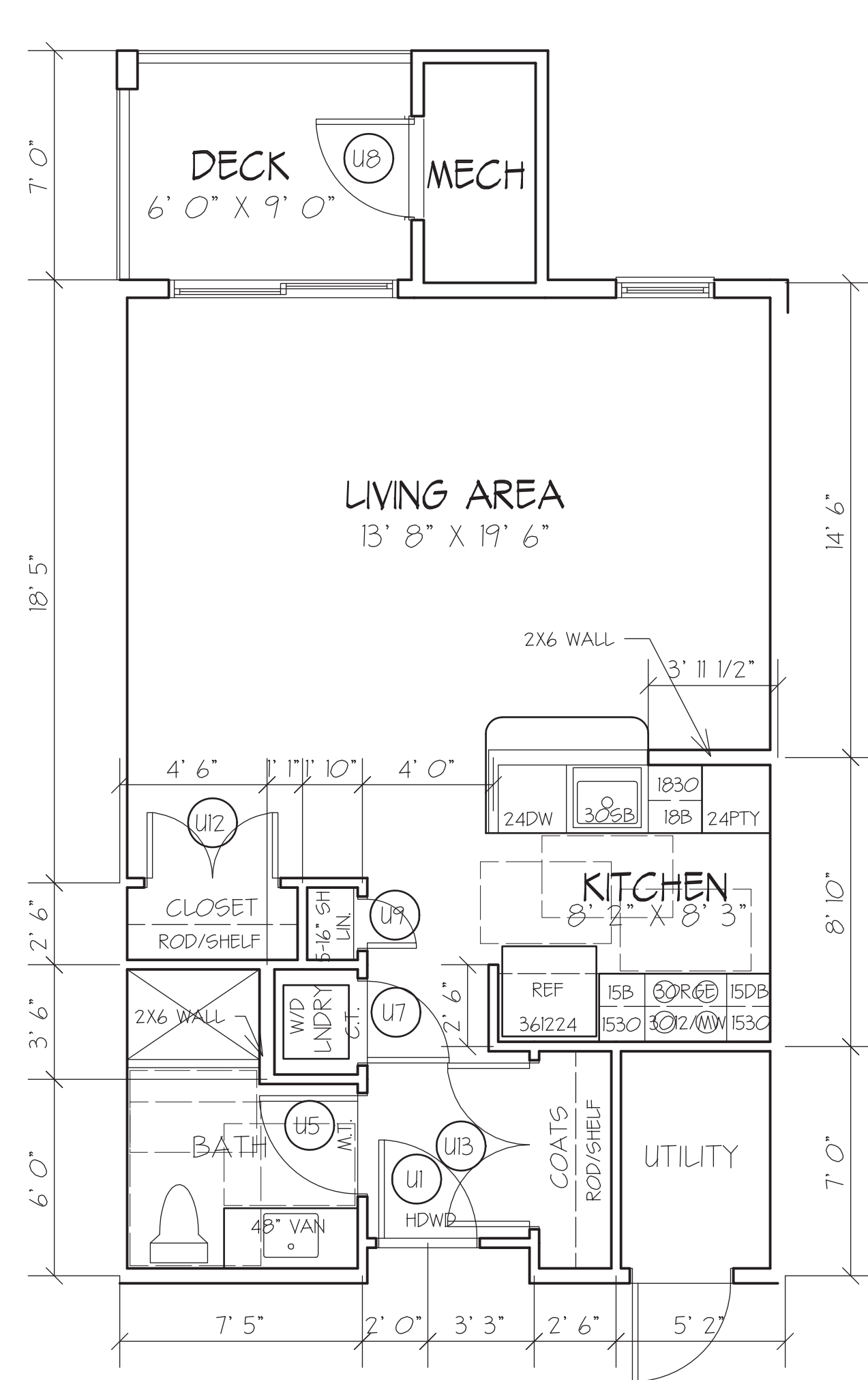
THE BAY HOUSE
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UNIT FLOOR PLANS
 UNITS C, D & E
 Scale: 1/4" = 1' 0"
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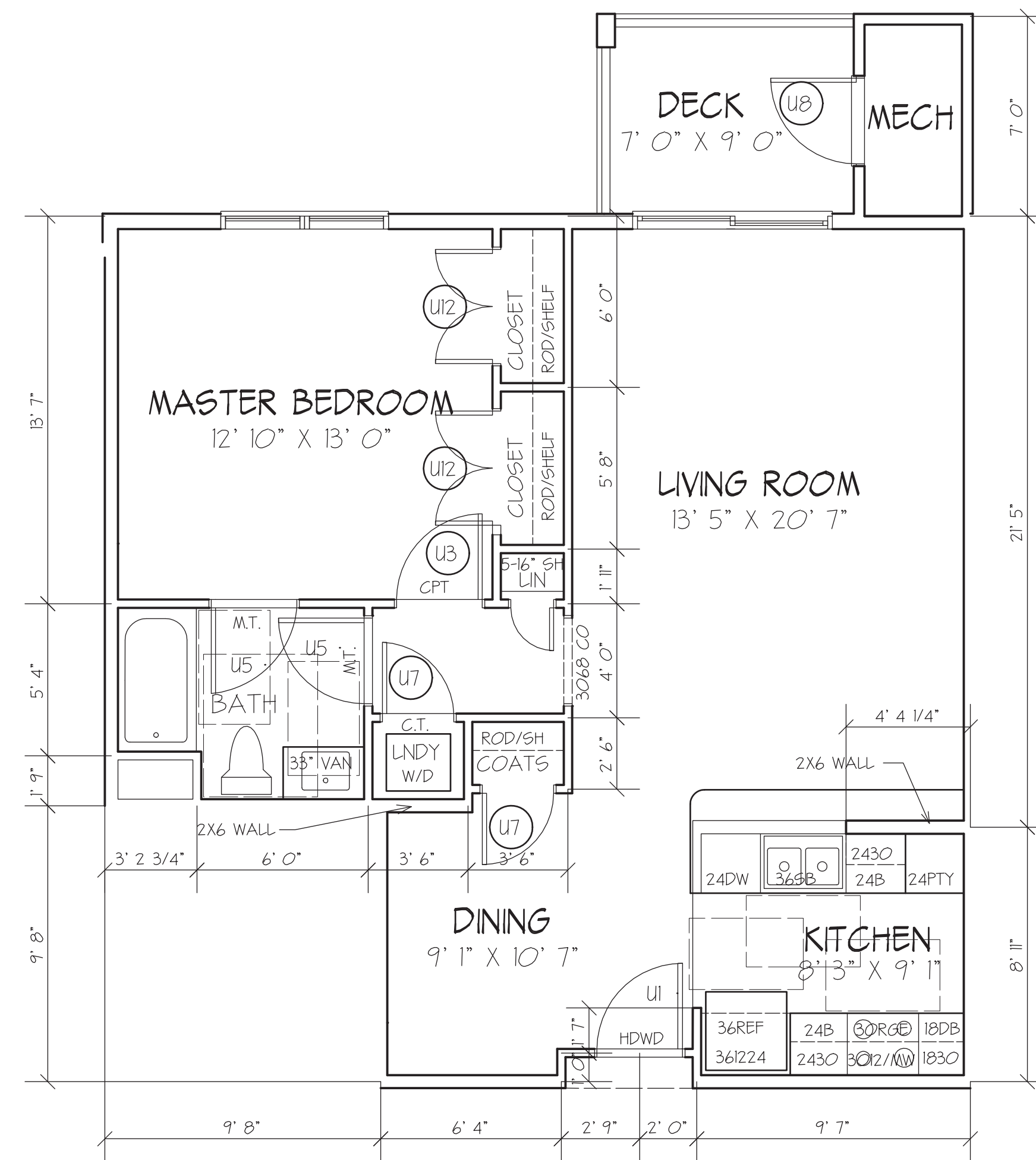
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 U.2





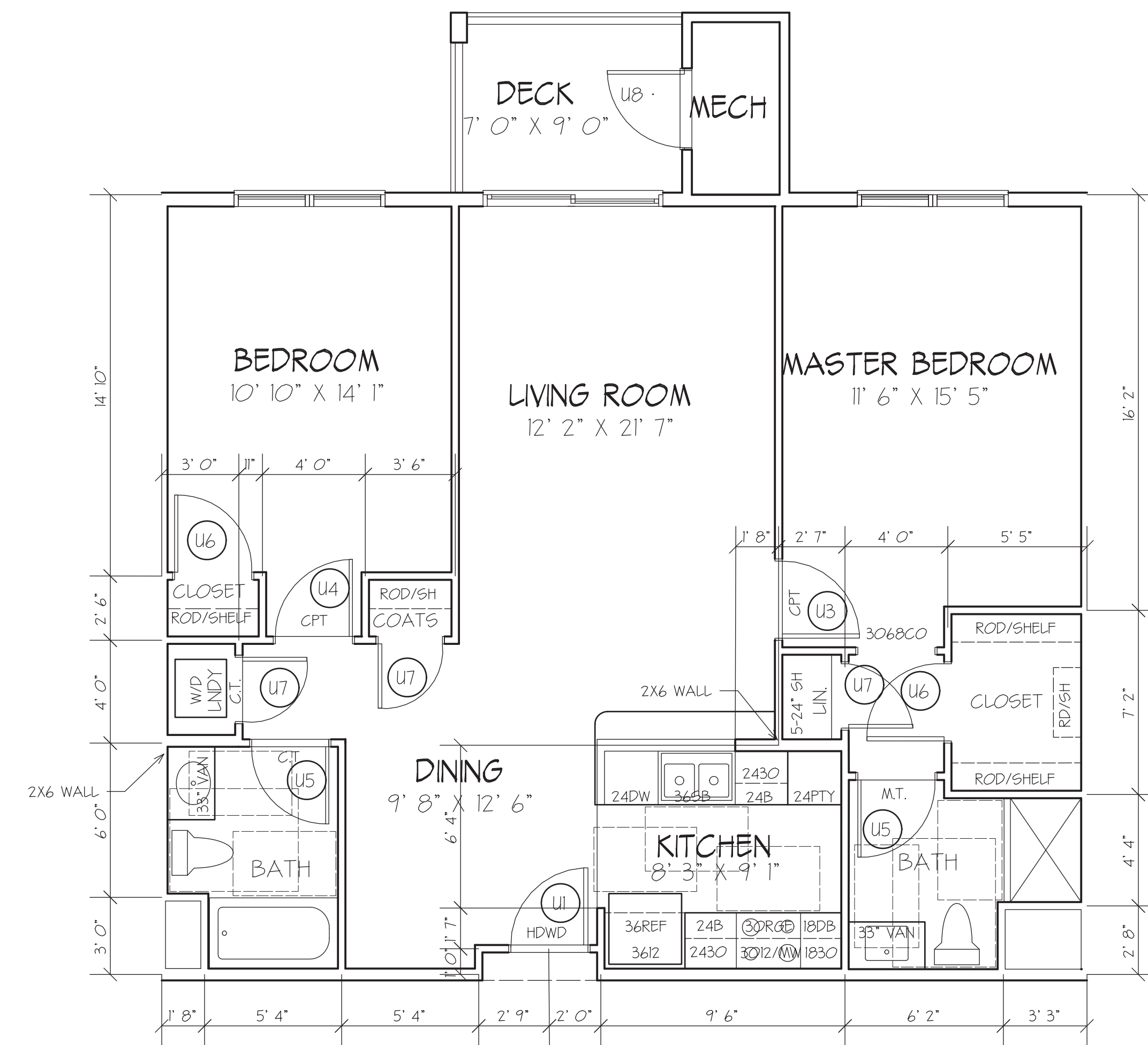
UNIT TYPE F

SCALE: 1/4" = 1' 0"
 GROSS AREA: 633 SF (ALL FLOOR)
 DECK AREA: 63 SF (ALL FLOORS)



UNIT TYPE G

SCALE: 1/4" = 1' 0"
 GROSS AREA : 846 SF (ALL FLOOR)
 DECK AREA: 63 SF (ALL FLOORS)



UNIT TYPE H

SCALE: 1/4" = 1' 0"
 GROSS AREA: 1115 SF (ALL FLOORS)
 DECK AREA: 63 SF (ALL FLOORS)



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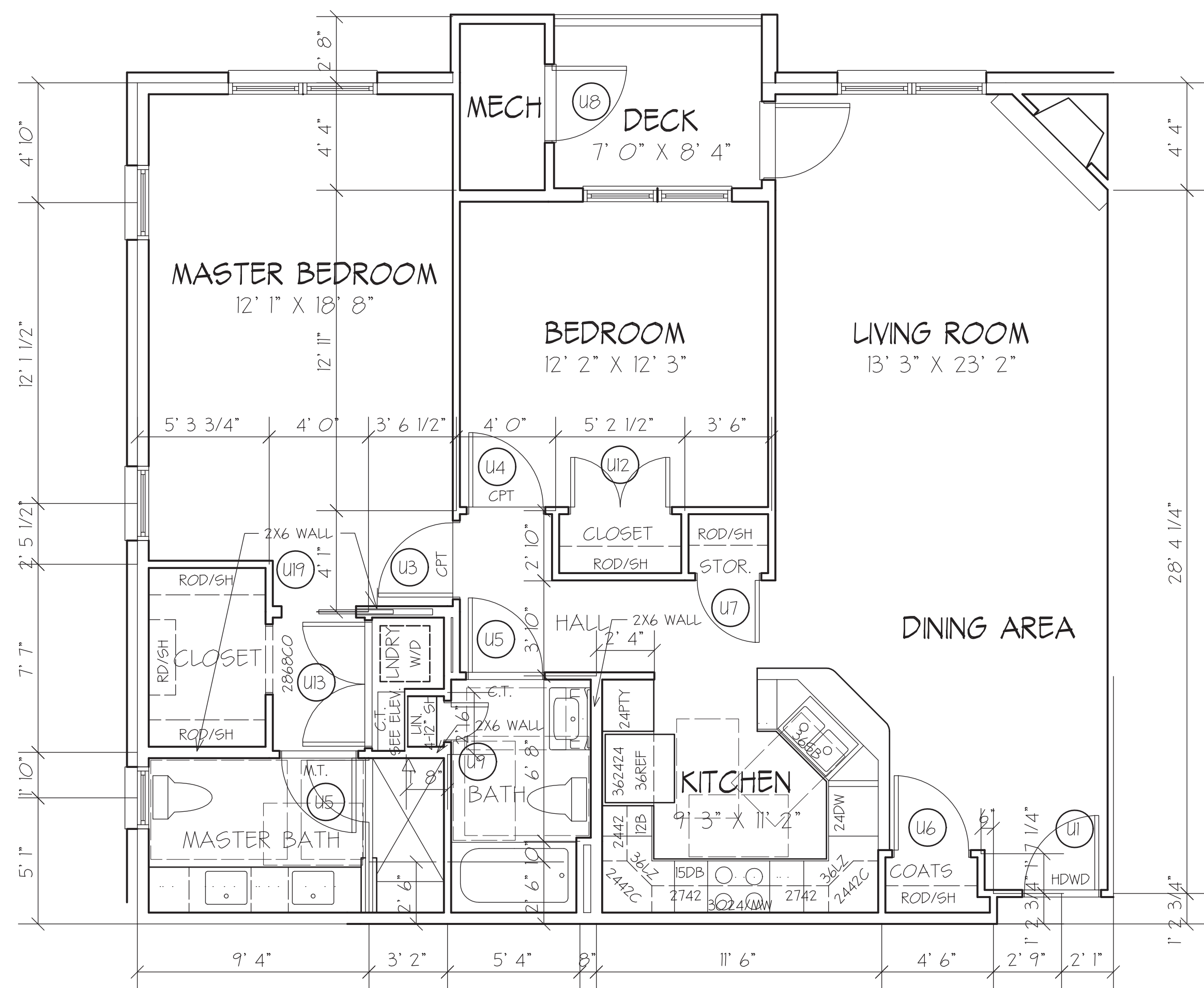
THE BAY HOUSE
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UNIT FLOOR PLANS
 UNITS F, G & H
 Scale: 1/4" = 1' 0"
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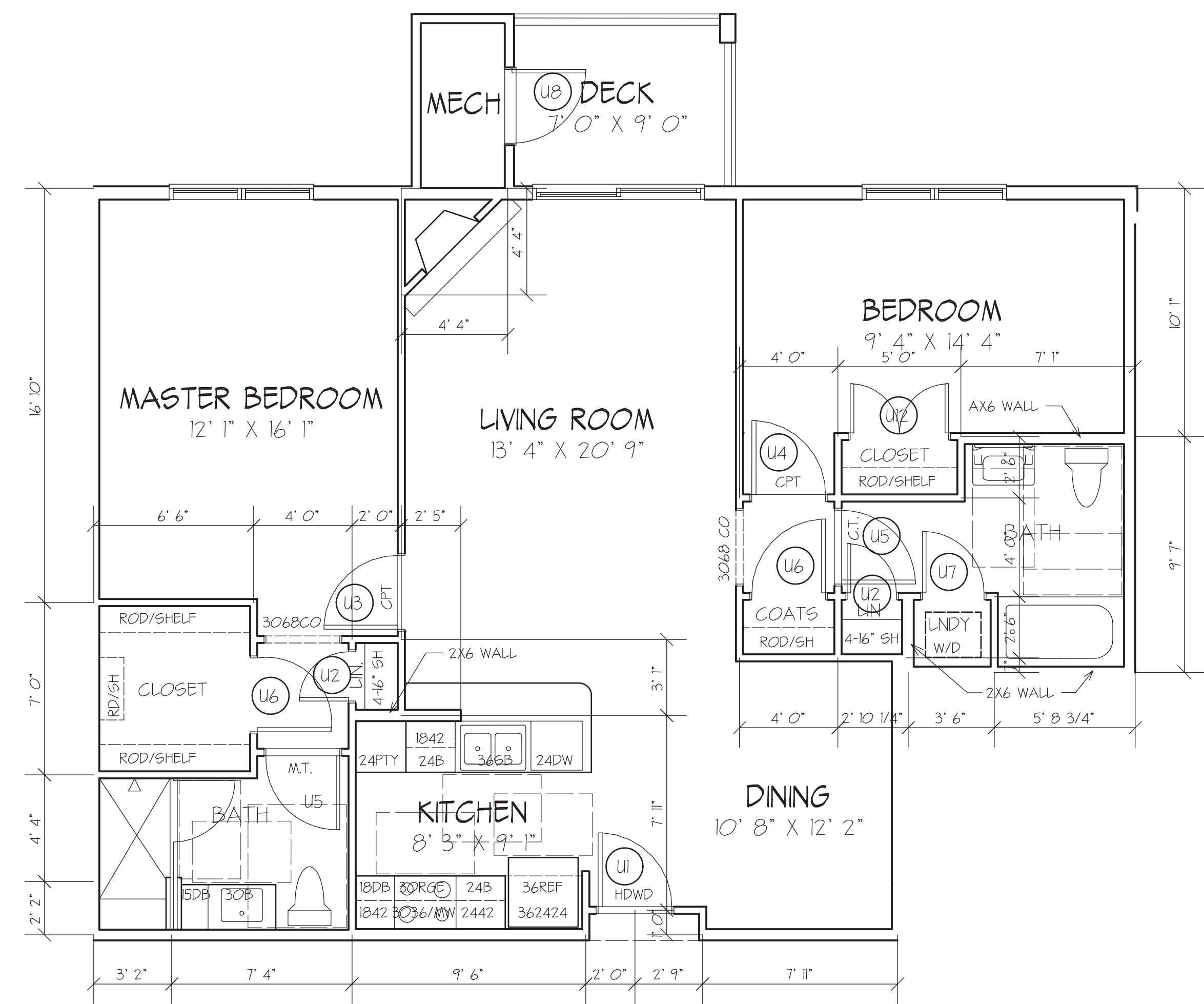
DRG. NO.

U.3



UNIT TYPE I

SCALE: 1/8" = 1' 0"
 GROSS AREA: 1291 SF (5th FLOOR)
 GROSS AREA: 1317 SF (2nd - 4th FLOORS)
 DECK AREA: 61 SF (ALL FLOORS)



UNIT TYPE J

SCALE: 1/8" = 1' 0"
 GROSS AREA (1197 SF (ALL FLOORS)
 DECK AREA: 63 SF (ALL FLOORS)



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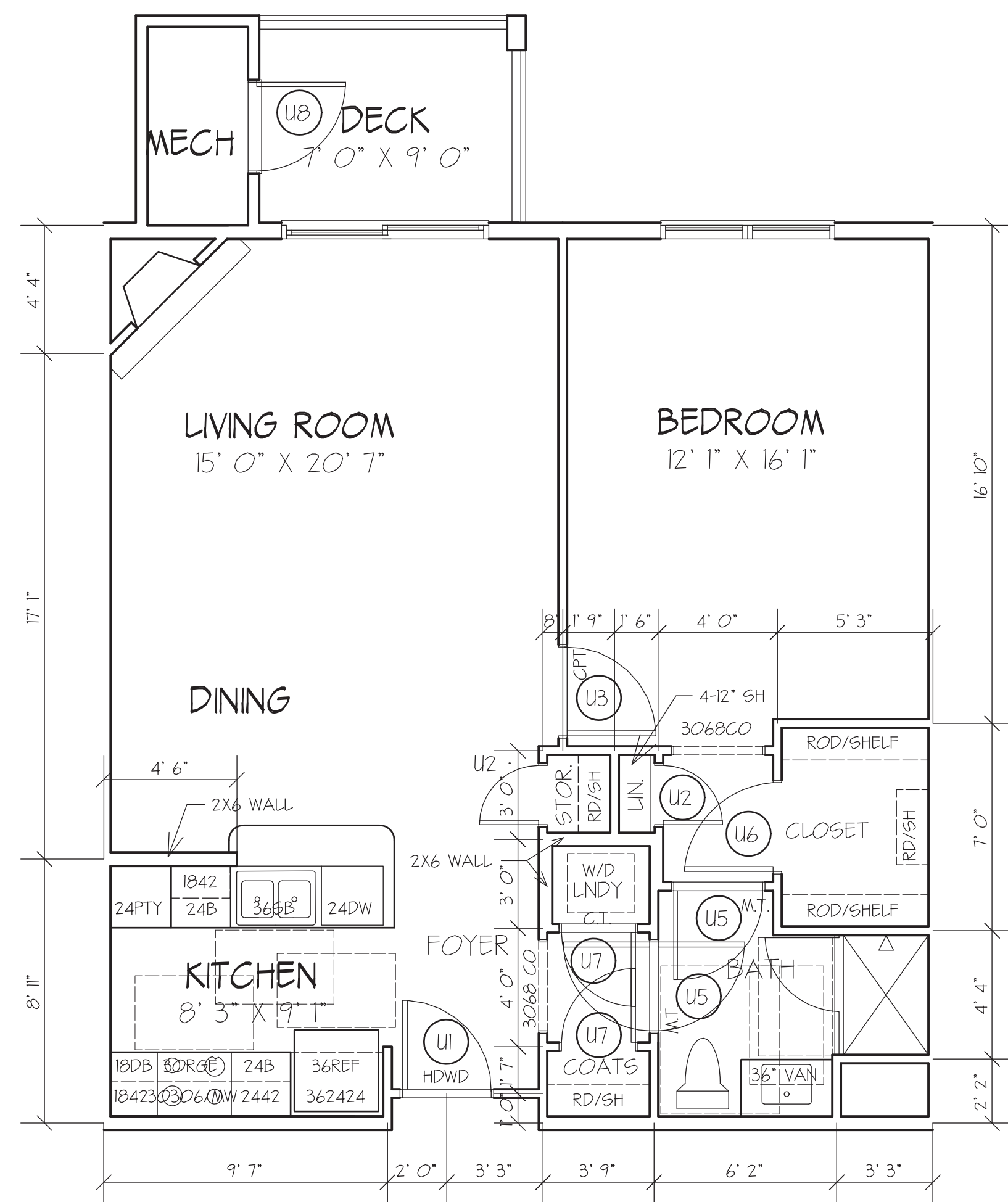
THE VILLAGE AT OCEAN GATE, LLC
 C/O Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

UNIT FLOOR PLANS
 units i & j
 Scale: 1/4" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

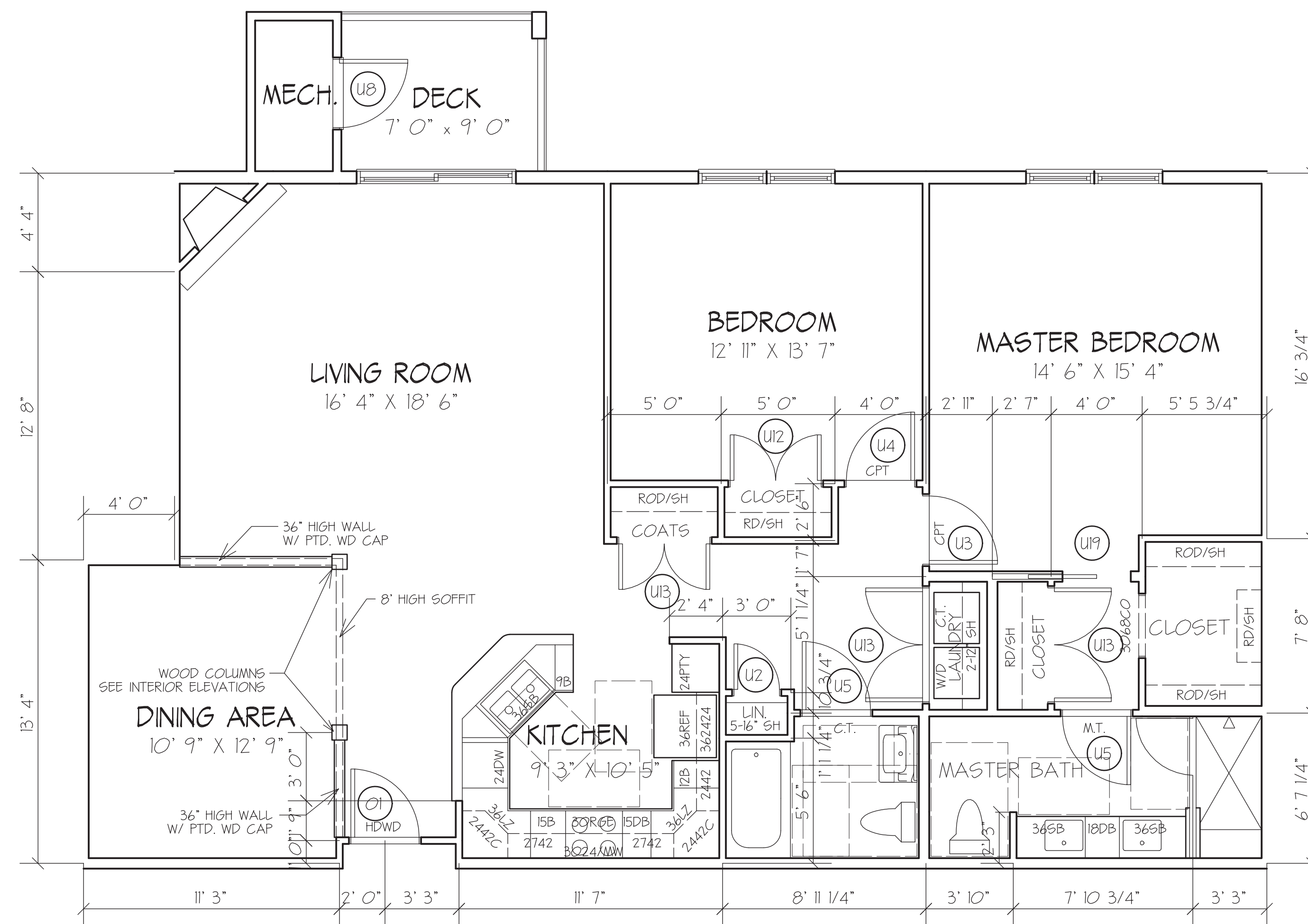
REVISIONS:

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U.4



UNIT TYPE K

SCALE: 1/8" = 1' 0"
 GROSS AREA: 868 SF (ALL FLOOR)
 DECK AREA: 63 SF (ALL FLOORS)



UNIT TYPE L

SCALE: 1/8" = 1' 0"
 GROSS AREA: 1528 SF (ALL FLOOR)
 DECK AREA: 63 SF (ALL FLOORS)



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UNIT FLOOR PLANS
 units k & l
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 Commission No: 11-013
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UNIT FLOOR PLANS
UNITS M & N
Scale: 1/4" = 1' 0"
Commission No: 11-013
Date: September 5, 2012

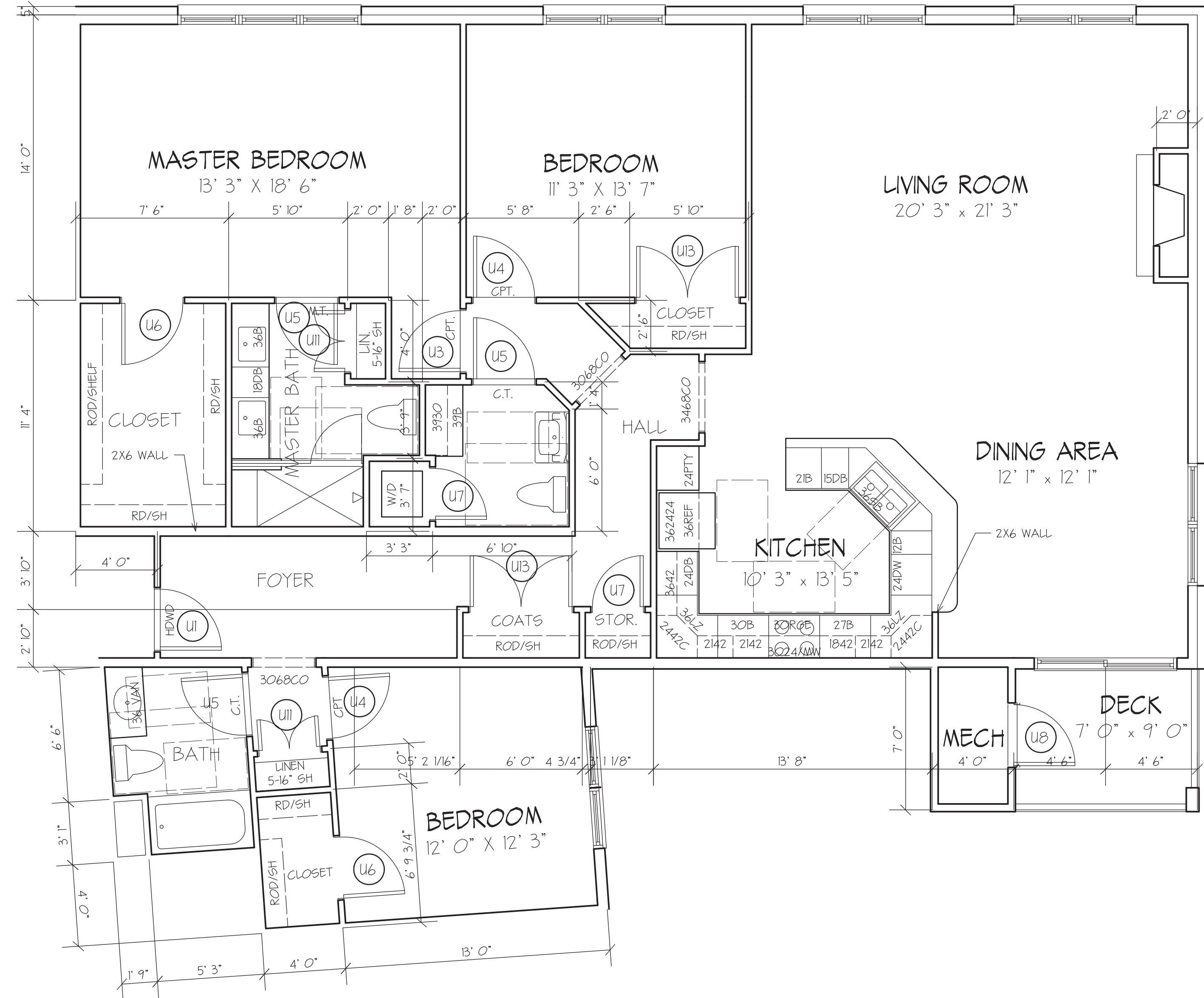
REVISIONS:

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4.6



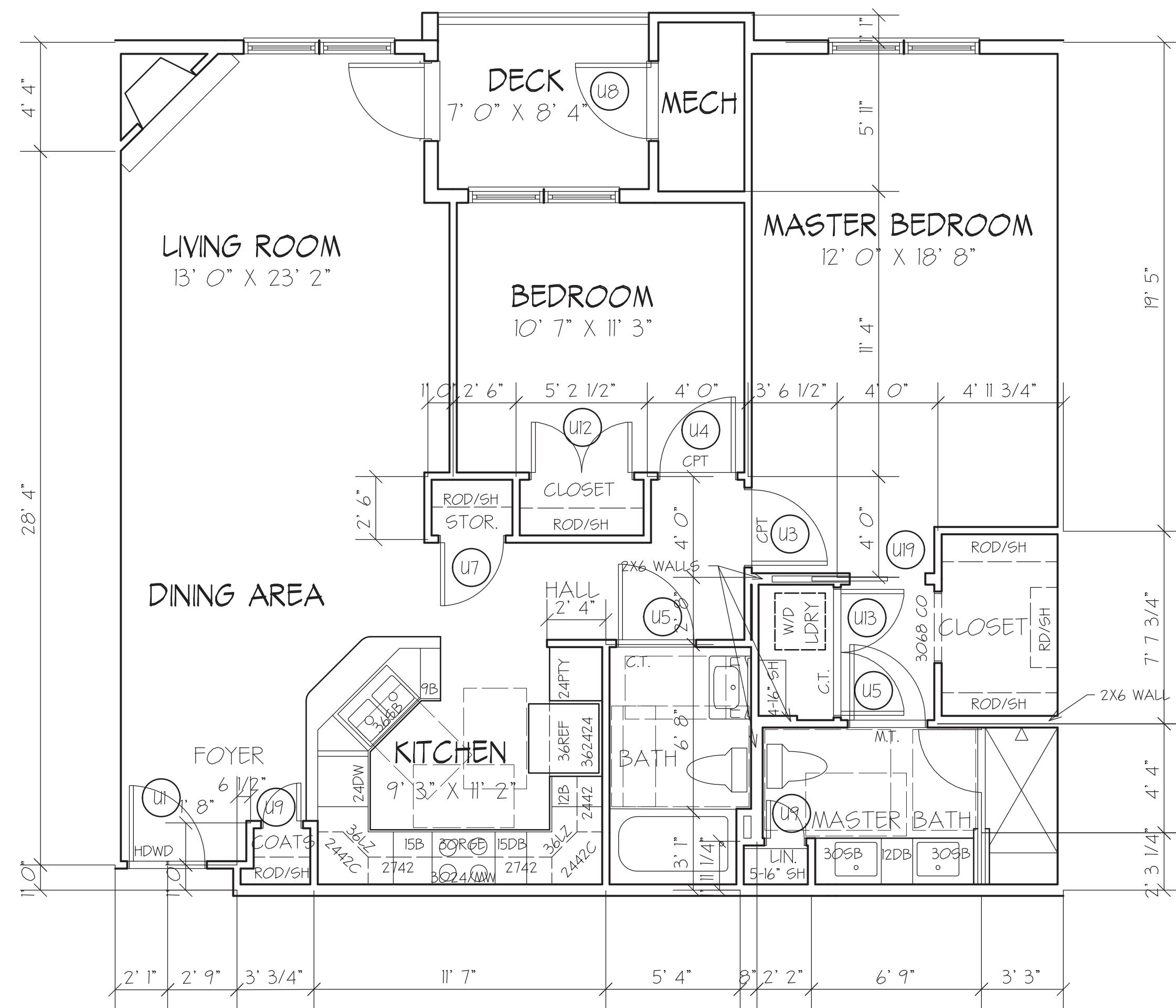
UNIT TYPE N

SCALE: 1/8" = 1' 0"
GROSS AREA: 2034 SF (5th FLOOR)
GROSS AREA: 2057 SF (2nd - 4th FLOORS)
DECK AREA: 81 SF (ALL FLOORS)



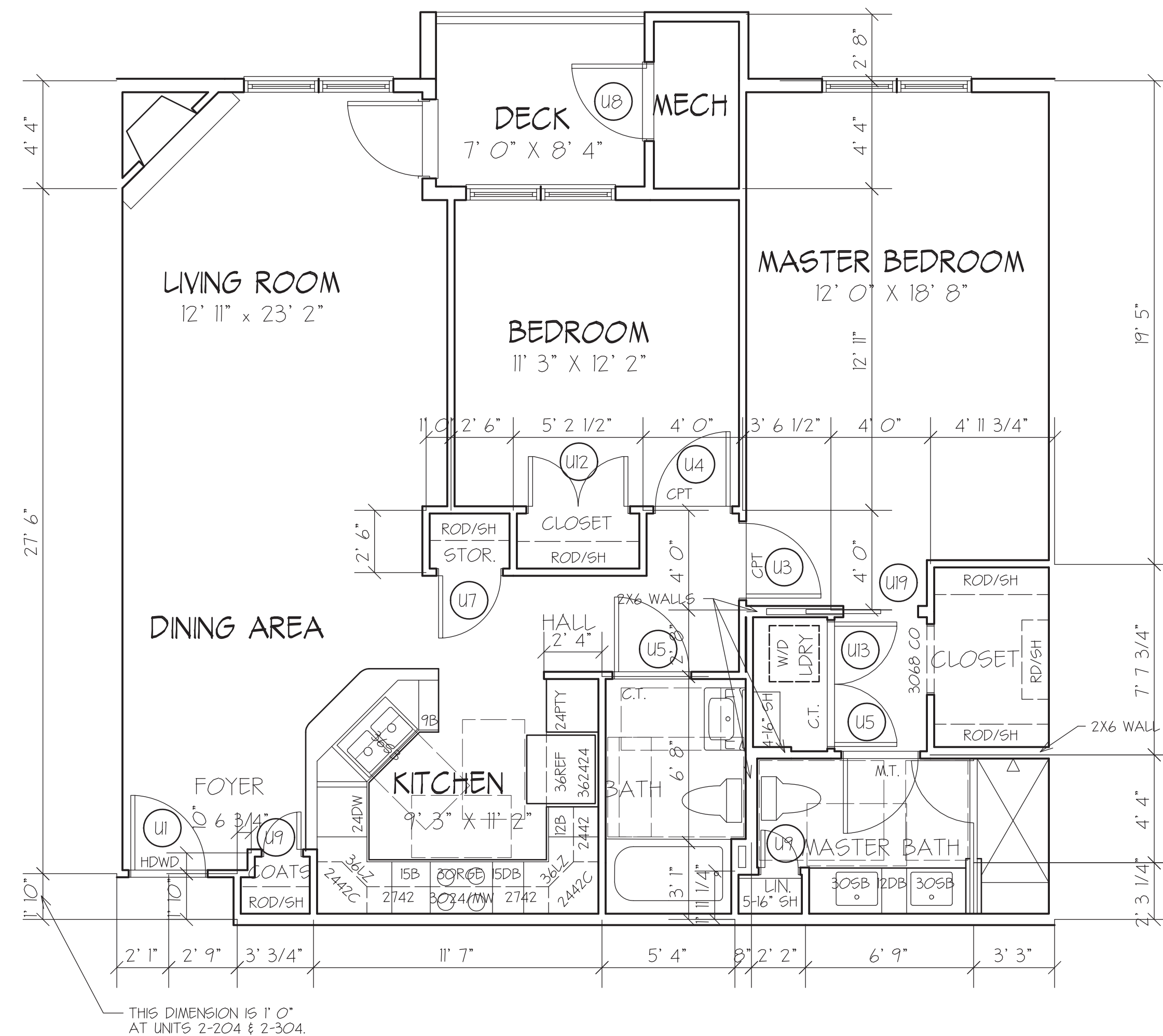
UNIT TYPE M

SCALE: 1/8" = 1' 0"
GROSS AREA: 2098 SF (5th FLOOR)
GROSS AREA: 2134 SF (2nd - 4th FLOORS)
DECK AREA: 63 SF (ALL FLOORS)



UNIT TYPE Q

SCALE: 1/8" = 1' 0"
 GROSS AREA: 1213 SF (ALL FLOORS)
 DECK AREA: 61 SF (ALL FLOORS)



UNIT TYPE P

SCALE: 1/8" = 1' 0"
 GROSS AREA: 1233 SF (ALL FLOORS)
 DECK AREA: 61 SF (ALL FLOORS)

THIS DIMENSION IS 1' 0"
 AT UNITS 2-204 & 2-304.



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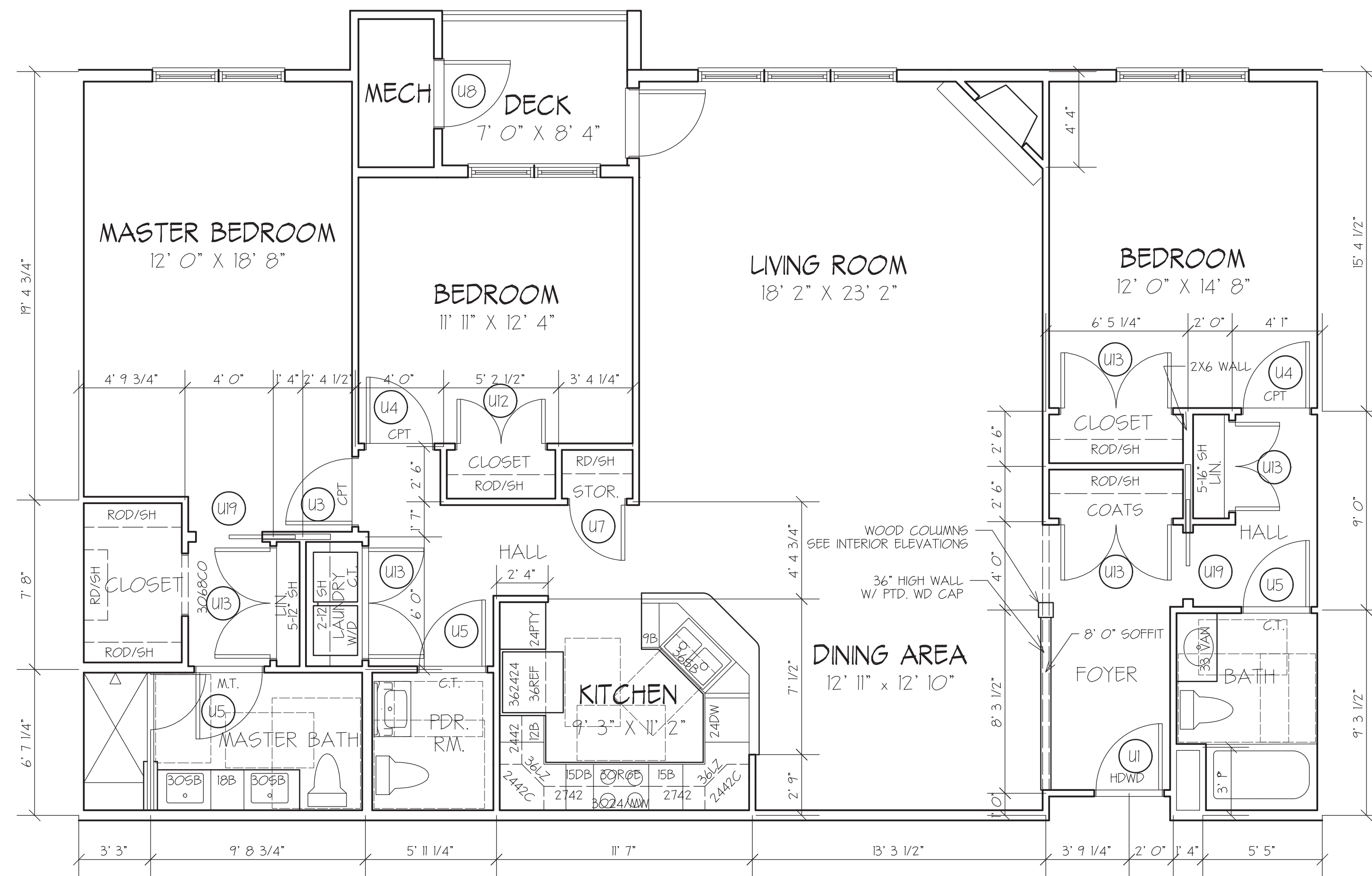
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UNIT FLOOR PLANS
UNITS P & Q
 Scale: 1/4" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

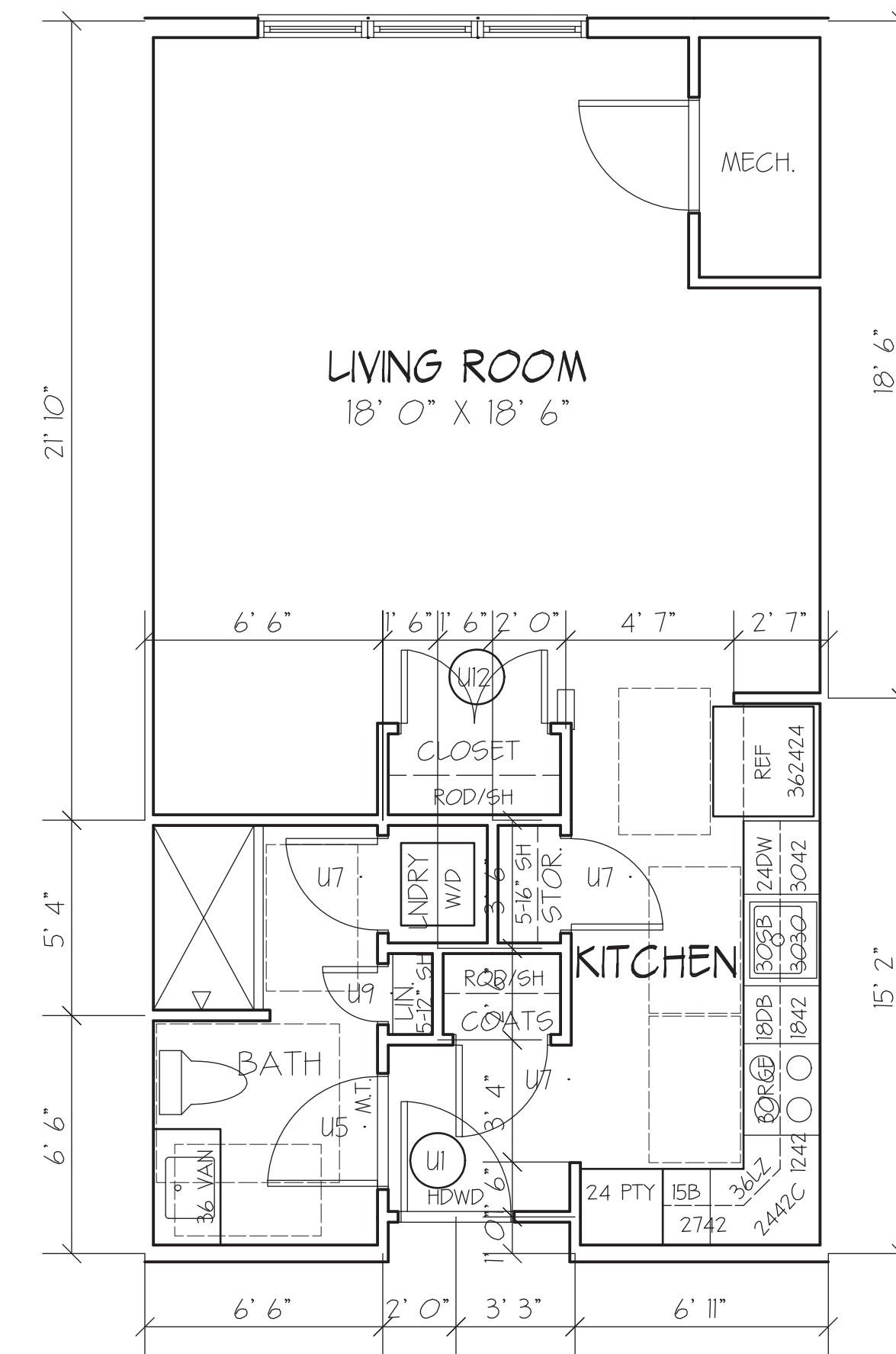
DRG. NO.

U.7



UNIT TYPE S

SCALE: 1/8" = 1' 0"
 GROSS AREA: 1858 SF
 DECK AREA: 61 SF



UNIT TYPE R

SCALE: 1/8" = 1' 0"
 GROSS AREA: 622 SF



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**UNIT FLOOR PLANS
 UNITS R & S**
 Scale: 1/4" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

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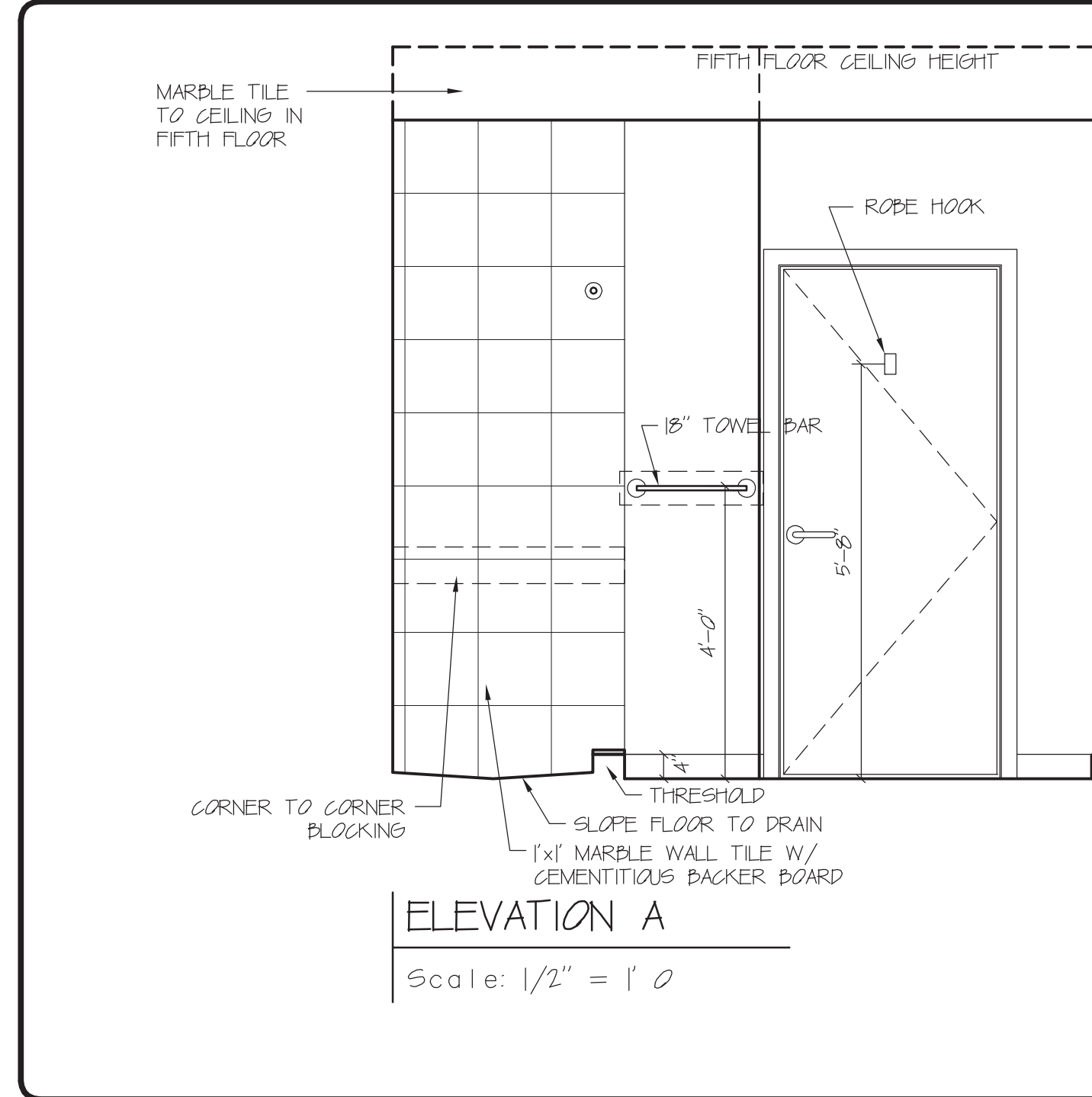
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INTERIOR ELEVATIONS
 Scale: 1/2" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

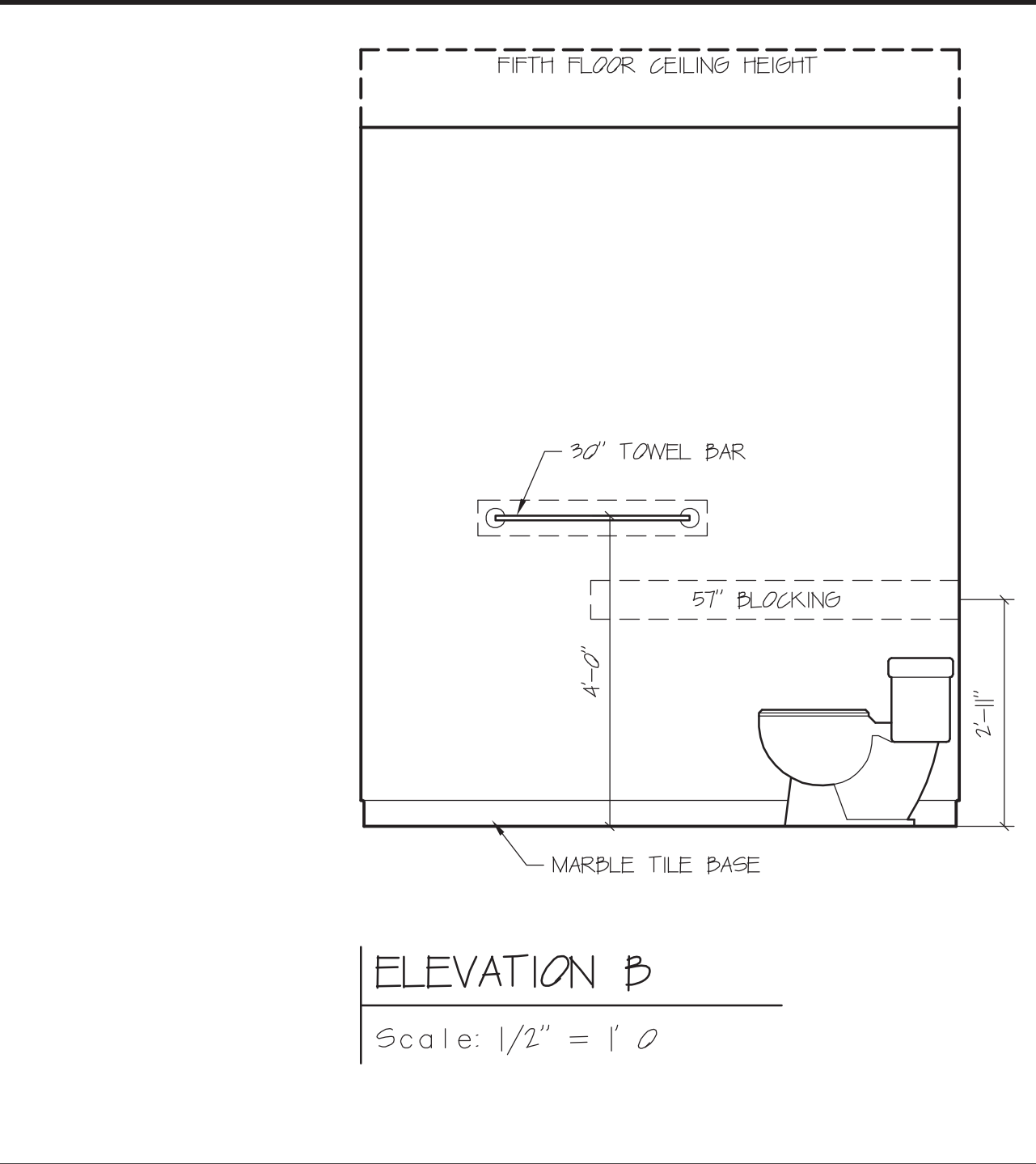
REVISIONS:

DRG. NO.

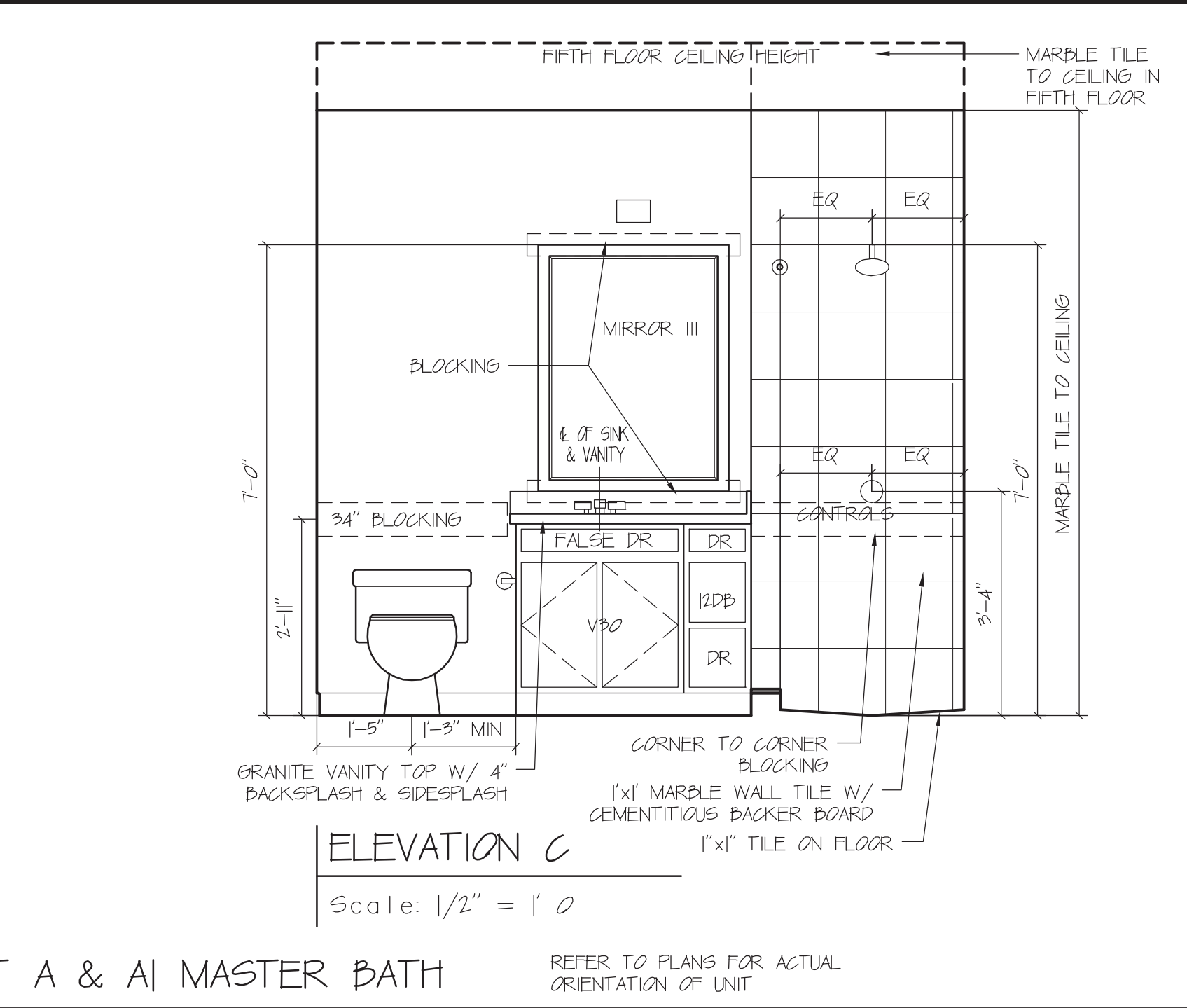
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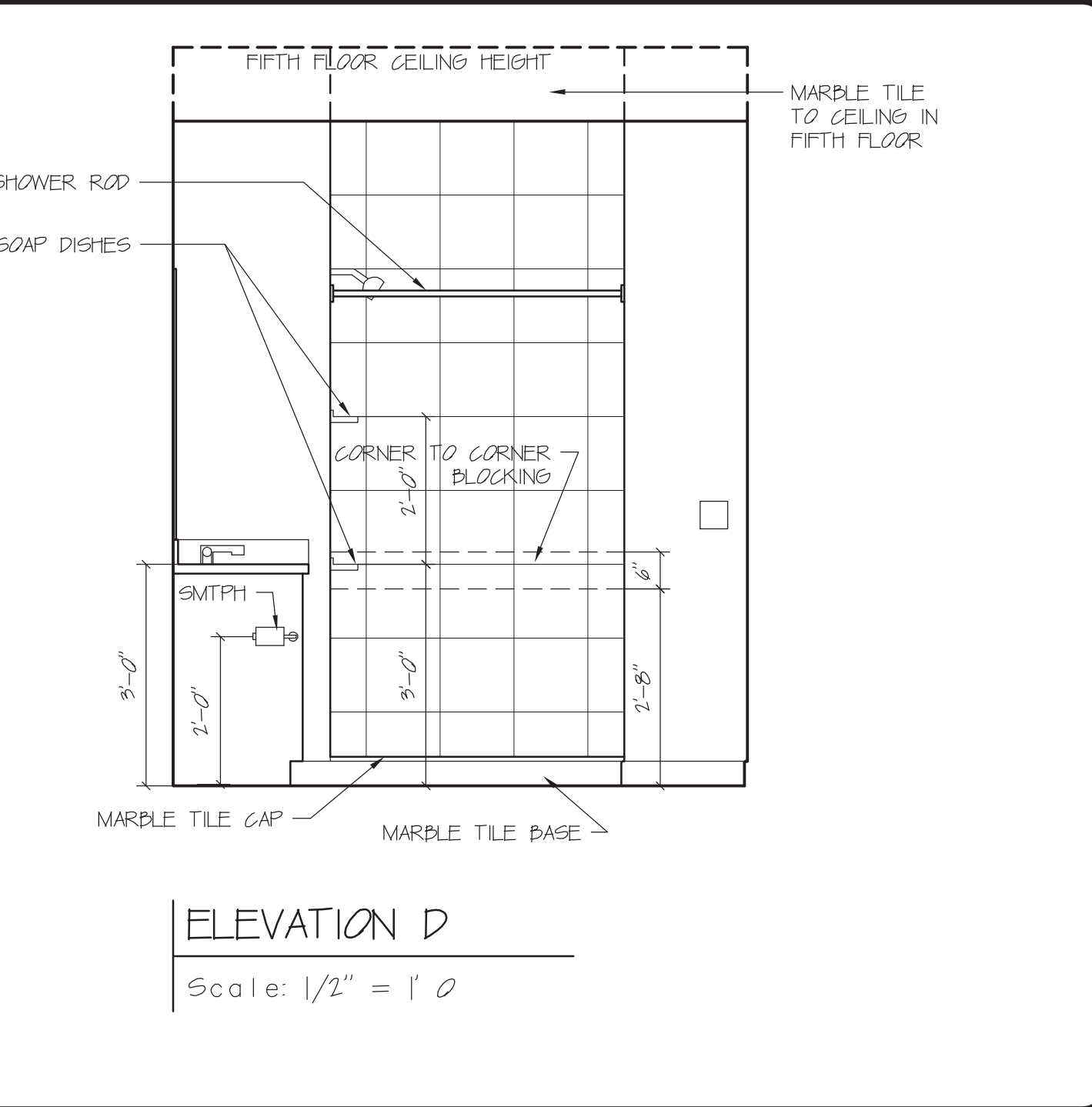
ELEVATION A
 Scale: 1/2" = 1'-0"



ELEVATION B
 Scale: 1/2" = 1'-0"



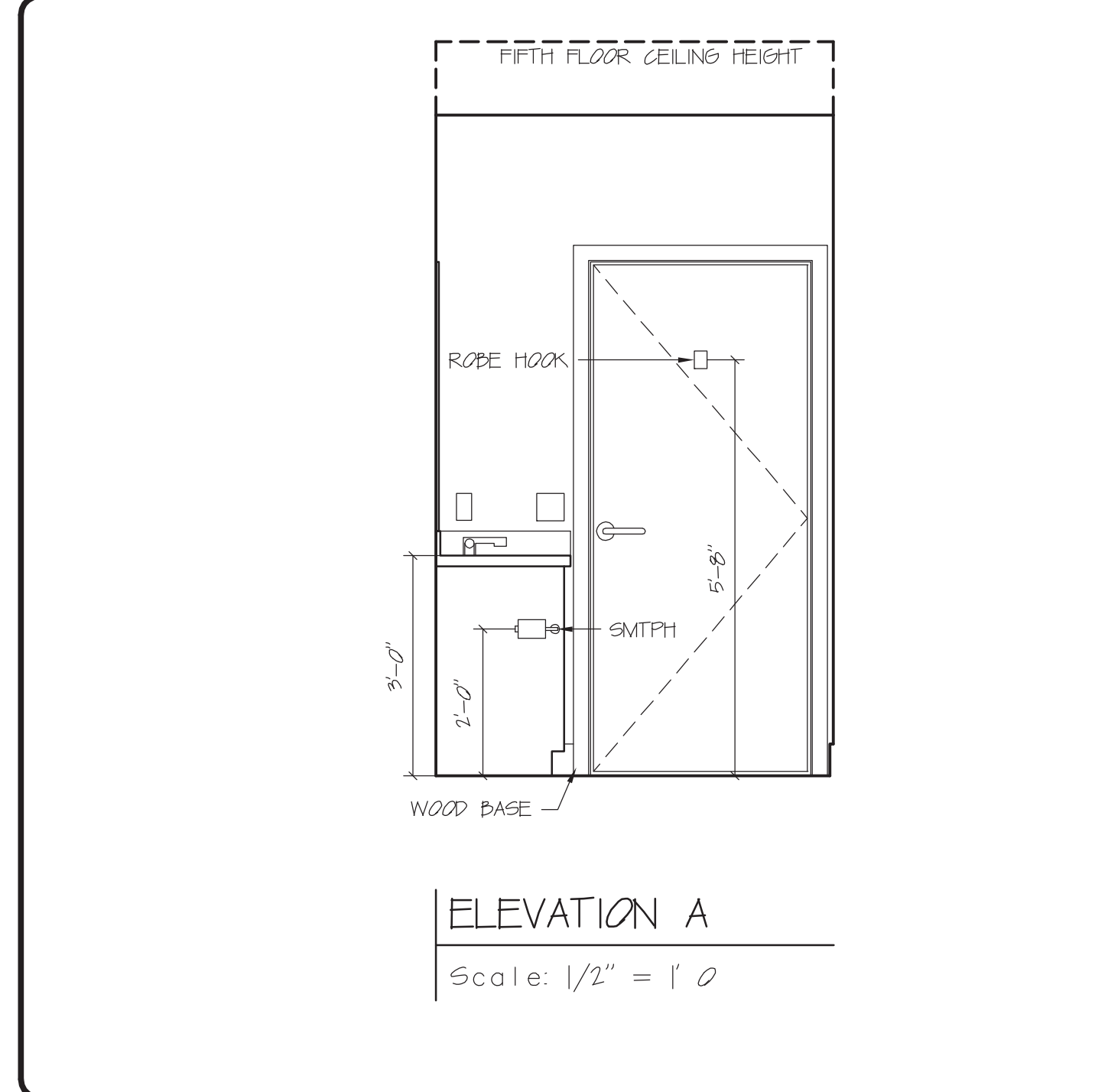
ELEVATION C
 Scale: 1/2" = 1'-0"



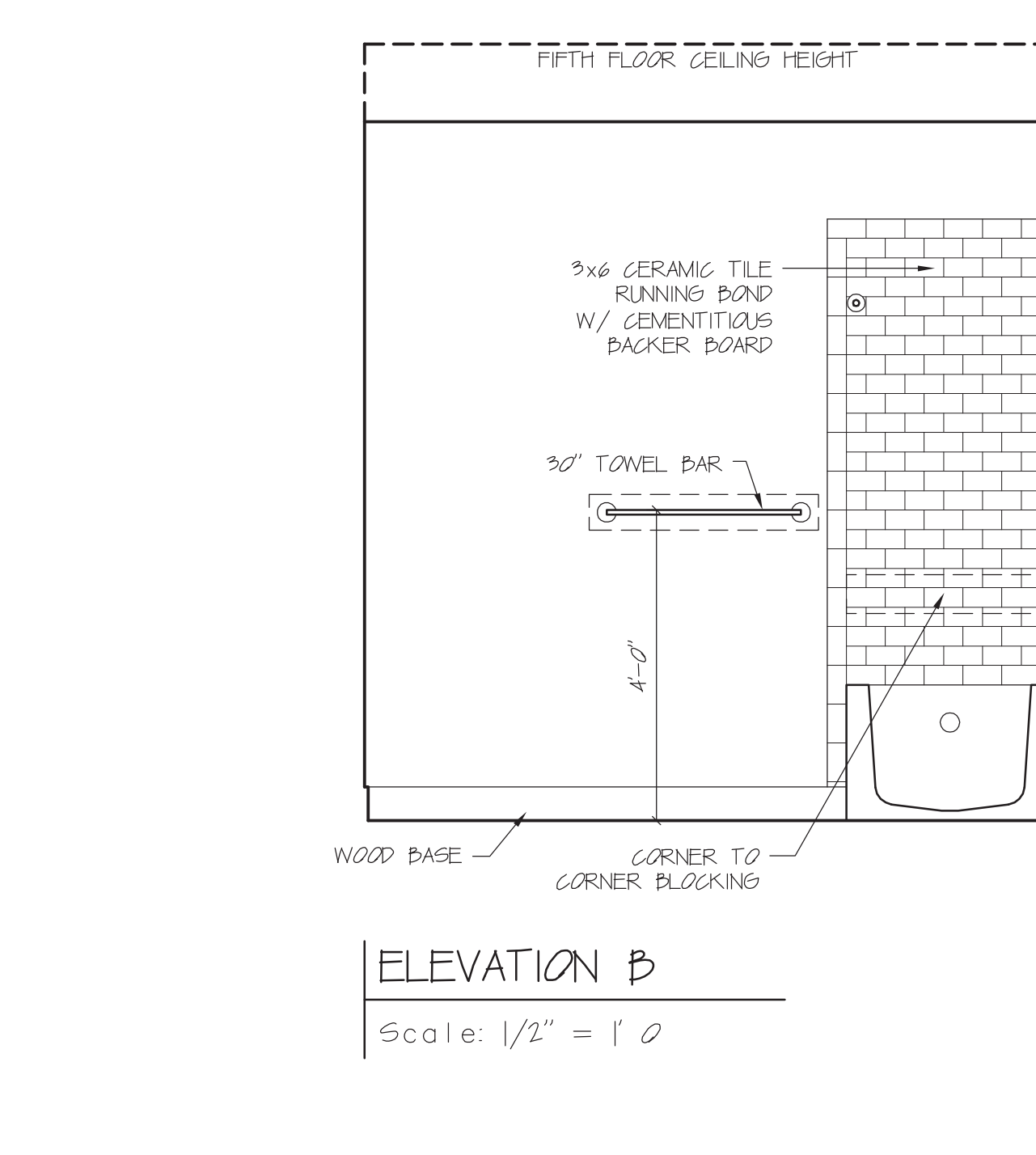
ELEVATION D
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UNIT A & AI MASTER BATH

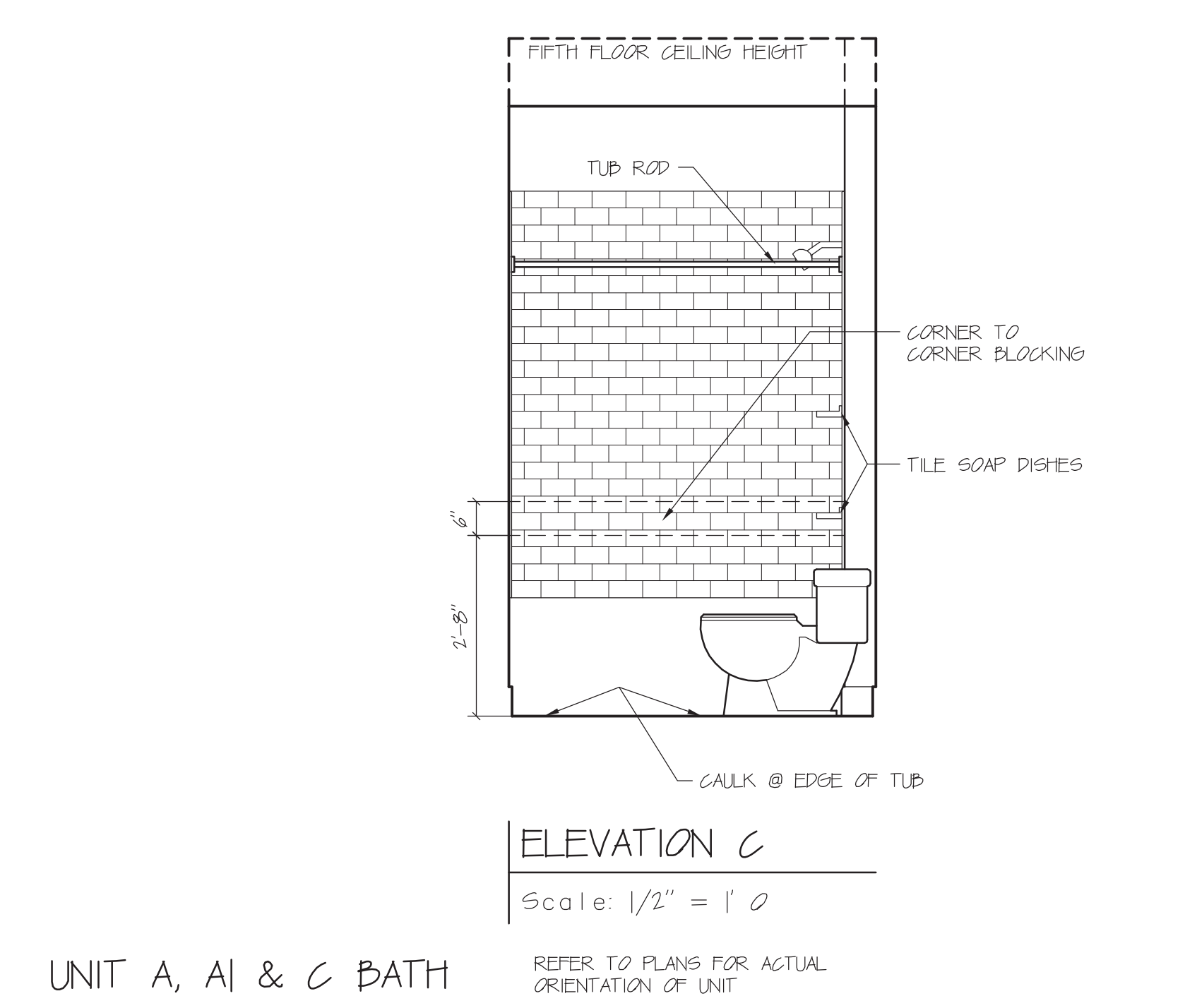
REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



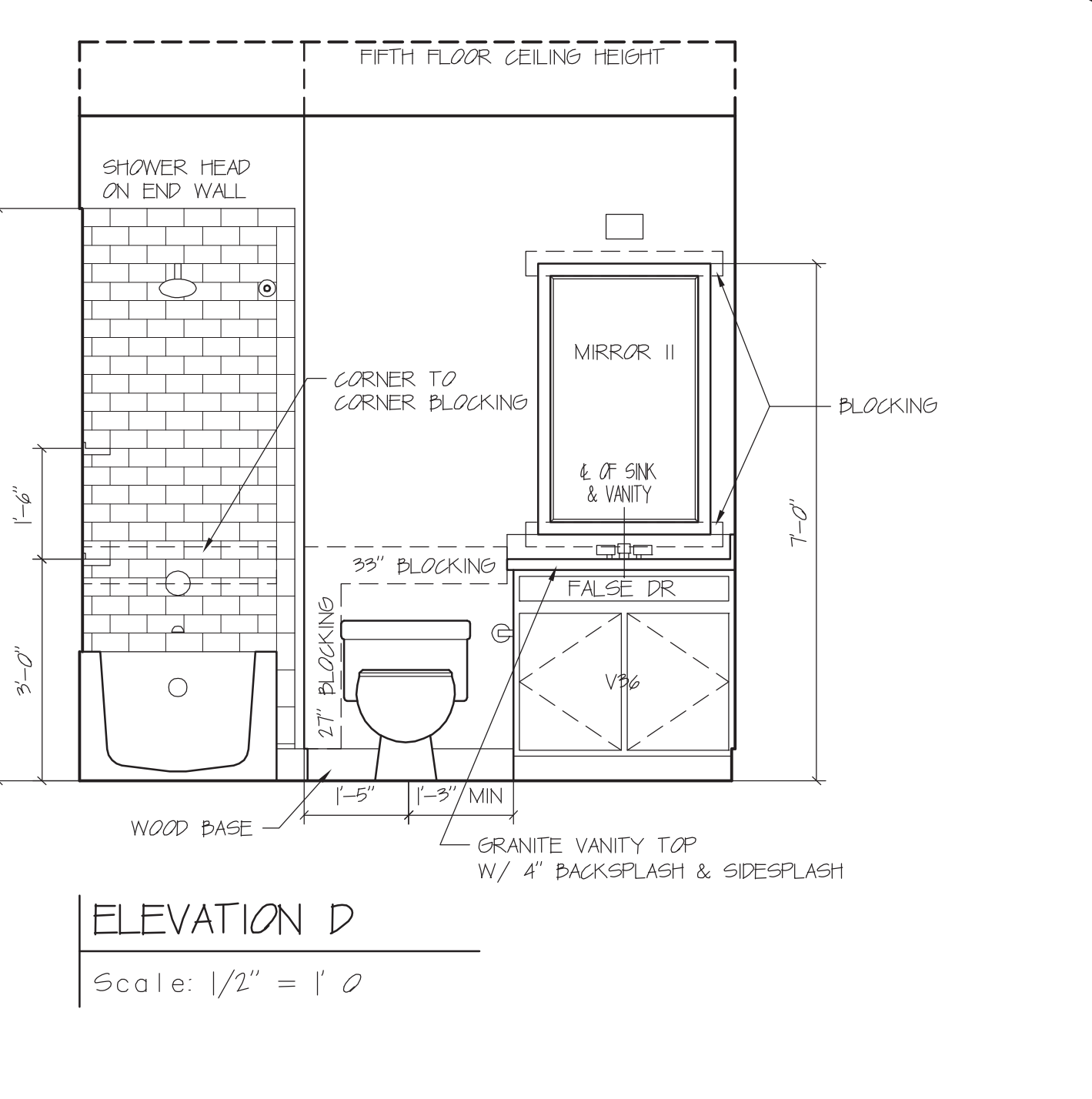
ELEVATION A
 Scale: 1/2" = 1'-0"



ELEVATION B
 Scale: 1/2" = 1'-0"



ELEVATION C
 Scale: 1/2" = 1'-0"



ELEVATION D
 Scale: 1/2" = 1'-0"

UNIT A, AI & C BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT

UNIT & COMMON AREA INTERIOR ELEVATION NOTES

APPLIANCES
 ALL APPLIANCE COLORS TO BE SELECTED BY OWNER
 VERIFY APPLIANCE DIMENSIONS PRIOR TO ORDERING CABINETS.

- | | |
|-------------------|----------------------|
| REFRIGERATOR: | WHIRLPOOL ED5FVGXWS |
| MICROWAVE/ HOOD: | WHIRLPOOL WMH1163XVS |
| DISHWASHER: | WHIRLPOOL WDT710PAYM |
| GAS RANGE: | WHIRLPOOL WFG510S0AS |
| GARBAGE DISPOSAL: | WHIRLPOOL GC1000PE |
| WASHER: | WHIRLPOOL WFW9151YW |
| DRYER: | WHIRLPOOL WED9151YW |

- APPLIANCE NOTE:**
1. PROVIDE DRYER BOXES FOR CONNECTION OF DRYER VENT TO DRYER EXHAUST SYSTEM. TO BE INSTALLED IN NON FIRE RATED WALL.
 2. DRYERS TO BE SIDE WALL DRYER VENT DISCHARGE WHERE BACK WALL IS DWELLING SEPARATION WALL.
 3. PROVIDE DRYER ELL SWEEP AT TRANSITION FROM VERTICAL RISE TO HORIZONTAL RUN OF DRYER EXHAUST DUCT.
 4. PROVIDE BRAIDED HOSES FOR ALL WASHERS.

- UNIT BATHROOM ACCESSORIES**
- | | |
|-------------|-------|
| MIRROR I: | 25x44 |
| MIRROR II: | 23x44 |
| MIRROR III: | 34x44 |
| MIRROR IV: | 40x44 |
| MIRROR V: | 67x44 |
| MIRROR VI: | 76x44 |
| MIRROR VII: | 79x44 |
- ALL MIRRORS TO HAVE POLISHED EDGES
 MIRRORS OVER 60"W TO HAVE J-CHANNEL

- | | |
|--|----------------------------------|
| SURFACE MTD. TOILET PAPER HOLDERS (SMTPH): | KOHLER K-14444-CP PURIST |
| RECESSED MEDICINE CABINET: | AMERICAN PRIDE 16x22 |
| TOWEL BARS 18", 24", 30": | KOHLER K-14435, 36, 37-CP PURIST |
| SHOWER ROD: | KOHLER 3141B-CP |
| TUB ROD: | KOHLER K-9350-S |
| ROPE HOOKS: | KOHLER K-14443-CP PURIST |

CABINET NOTES:
 PSB, CHERRY PLYWOOD. WIRE PULLS IN ALL UNITS
 ALL CABINET INTERIOR SHELVES TO BE ADJUSTABLE
 PROVIDE BLOCKING IN WALLS AS REQUIRED FOR ATTACHMENT.

CALKING NOTES:
 CALK THE PERIMETER OF ALL TUBS AND SHOWERS.
 CALK THE PERIMETER OF ALL THE TOILET BASES.
 CALK PERIMETER OF ALL IN COUNTER LAVATORIES.
 CALK ALL INTERSECTIONS OF COUNTERTOP BACKSPLASHES AND WALLS.
 CALK ALL INTERSECTIONS OF CABINETS AND WALLS.

MECHANICAL NOTES:
 REFER TO PLUMBING PLANS BY OTHERS FOR CONNECTIONS TO PLUMBING FIXTURES AND APPLIANCE CONNECTIONS. ALL TOILETS SHALL HAVE ELONGATED FRONTS.

BLOCKING NOTES:
 PROVIDE WOOD BLOCKING AS REQUIRED FOR THE ATTACHMENT OF TOWEL BARS, T.P.H.'S, GRAB BARS, SHOWER RODS, CABINETS, AND ALL BATHROOM ACCESSORIES GRAB BARS AND TOWEL BARS IN HC DWELLING UNITS TO BE INSTALLED TO WITHSTAND 250 LBS. OF VERTICAL LOAD. BLOCKING FOR FUTURE GRAB BARS SHALL FOLLOW FHA GUIDELINES. GRAB BAR BLOCKING HEIGHT FROM 31"-36"

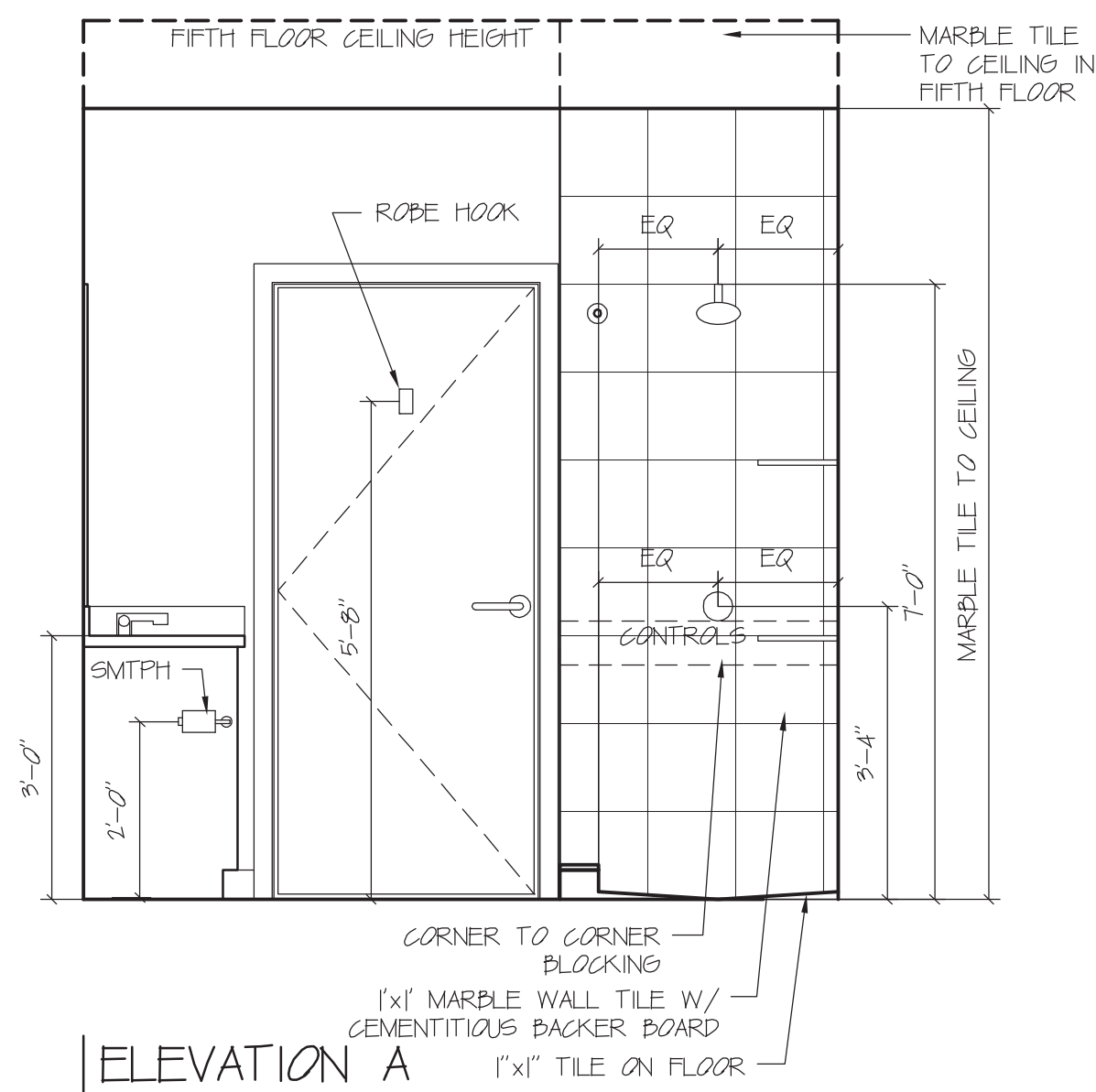
FLOOR FINISH NOTES:
 EXTEND FLOOR FINISHES UNDER ALL BASE CABINETS.

SHELVING NOTES:
 LAMINATED WOOD SHELVES

ELECTRICAL NOTES:
 REFER TO ELECTRICAL PLANS BY OTHERS FOR LOCATION AND HEIGHTS OF ELECTRICAL DEVICES ELECTRICAL DEVICES AS SHOWN ARE ONLY EXAMPLES AND SHALL NOT BE CONSIDERED AS INCLUSIVE.

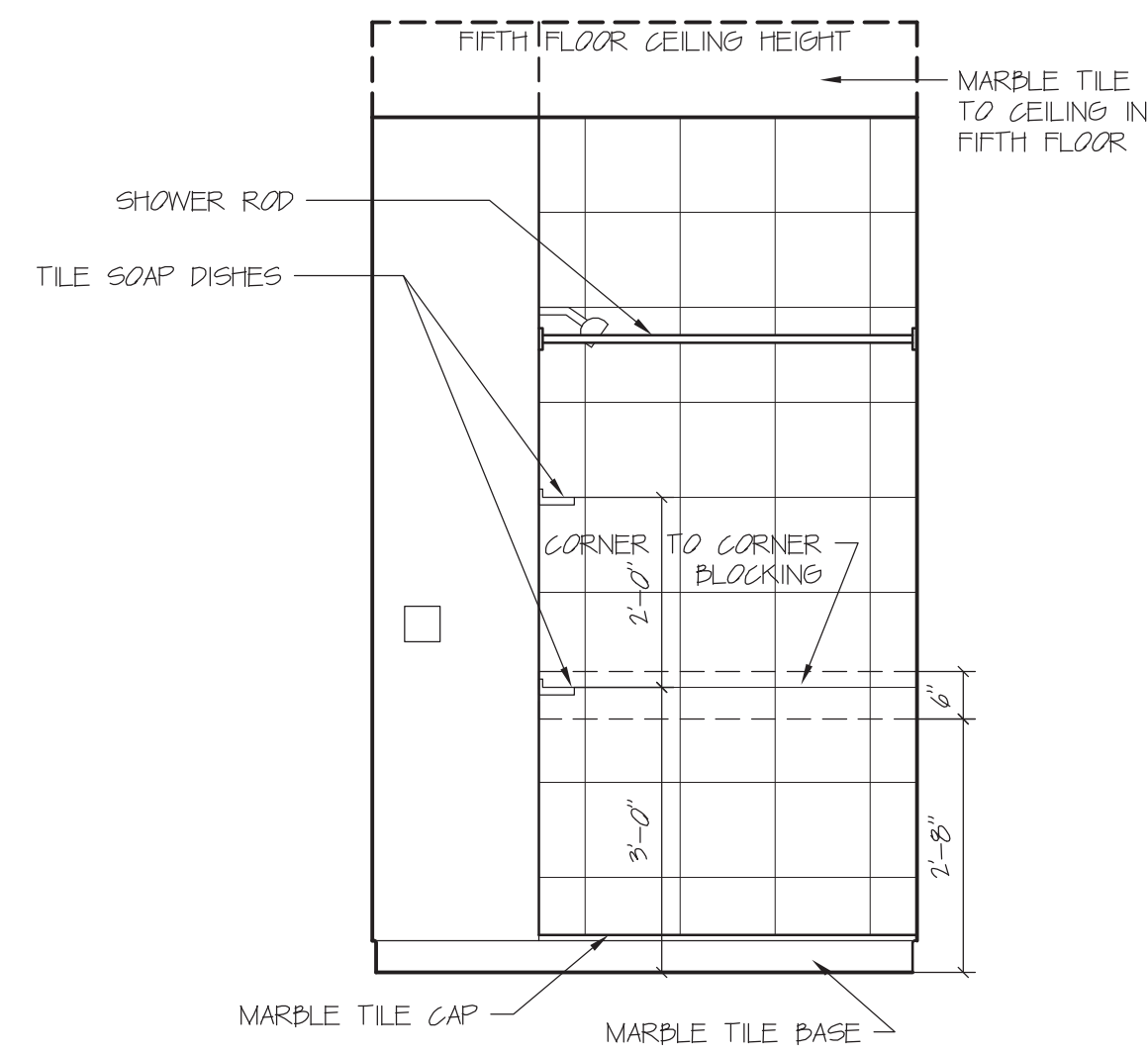
DIMENSIONAL NOTES:
 ALL DIMENSIONS ARE TO THE FINISHED MATERIALS. COORDINATE DIMENSIONS WITH FINISHES TO BE INSTALLED. GRAB BAR DIMENSIONS ARE TO THE TOP OF THE BAR.

ALTERNATIVE MANUFACTURERS
 REFER TO SPECIFICATIONS



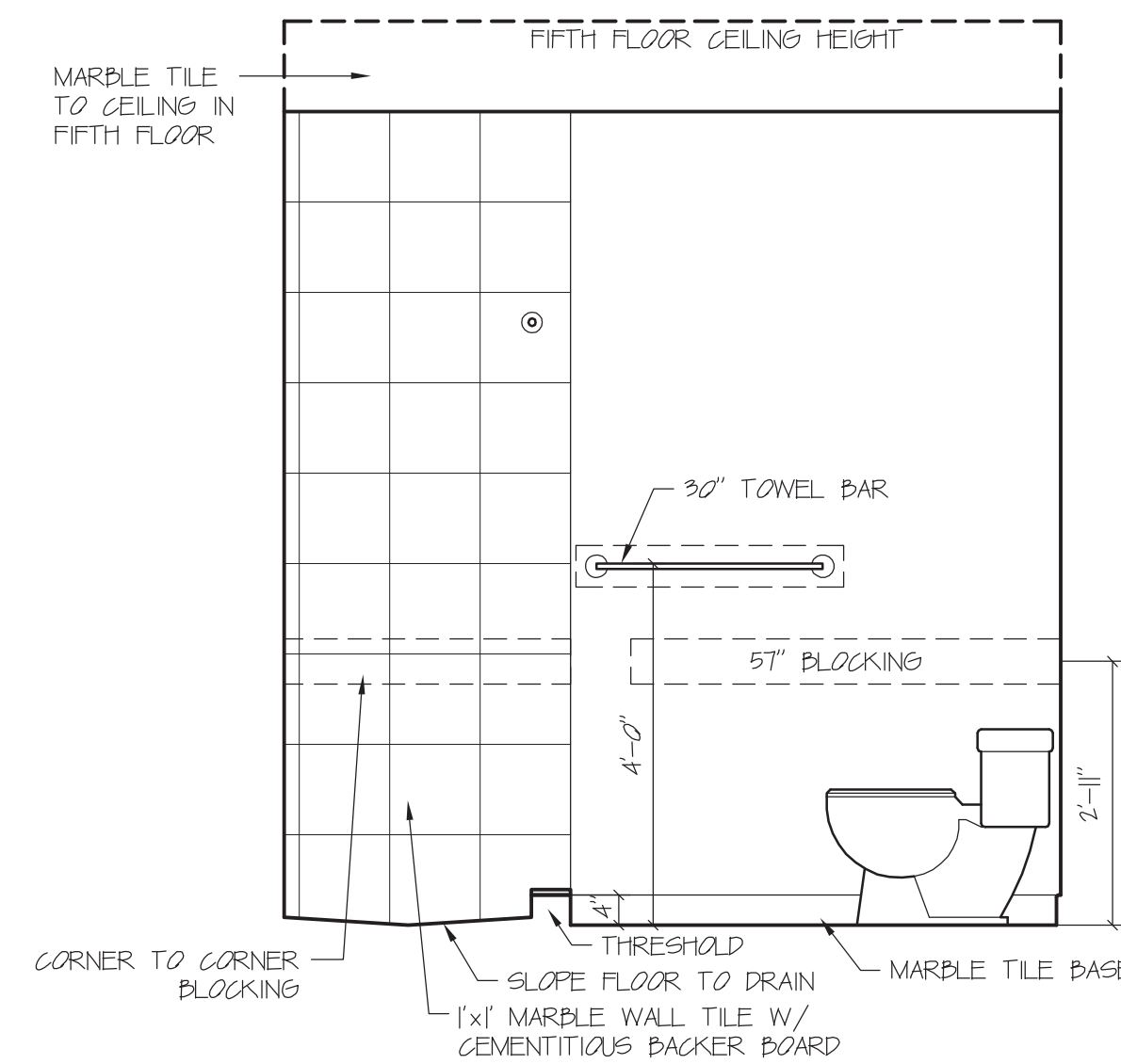
ELEVATION A

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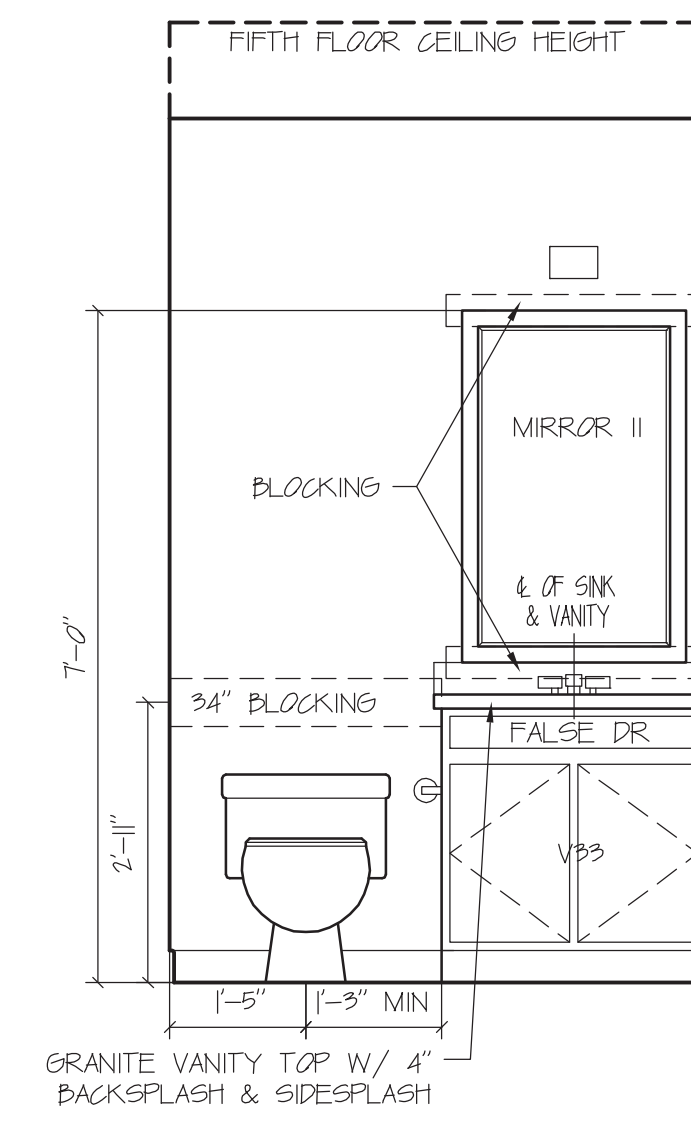
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

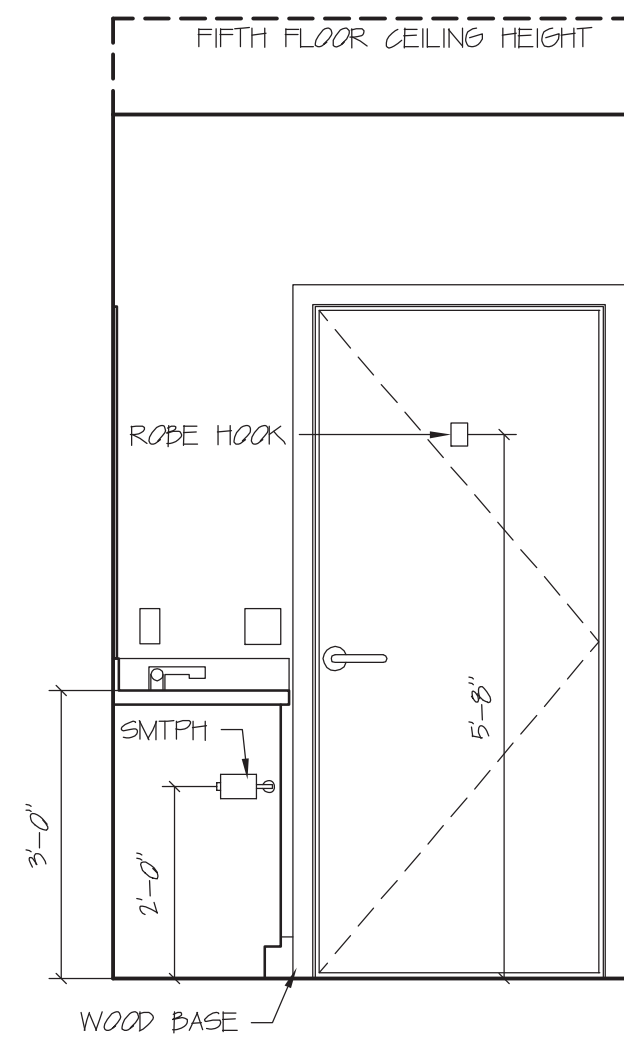
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ELEVATION D

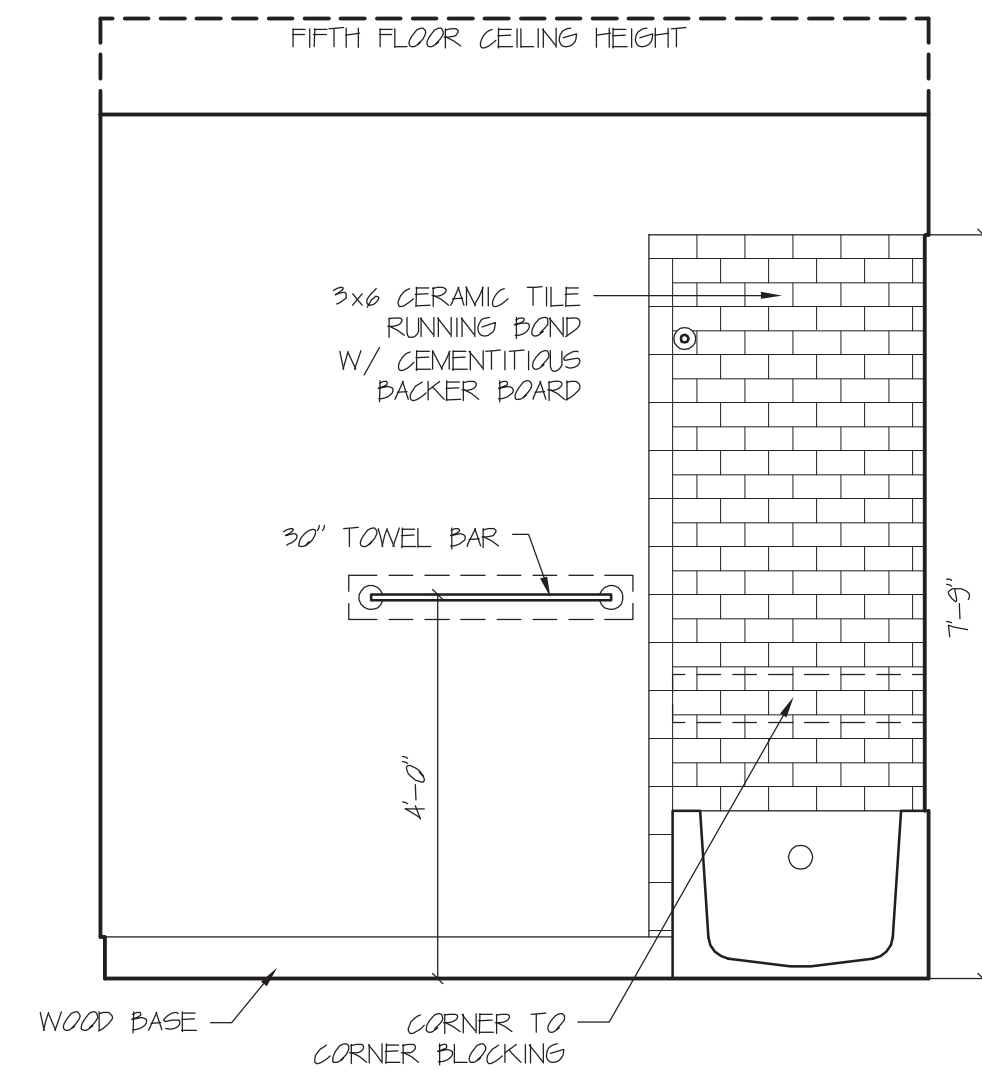
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UNIT C & D MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



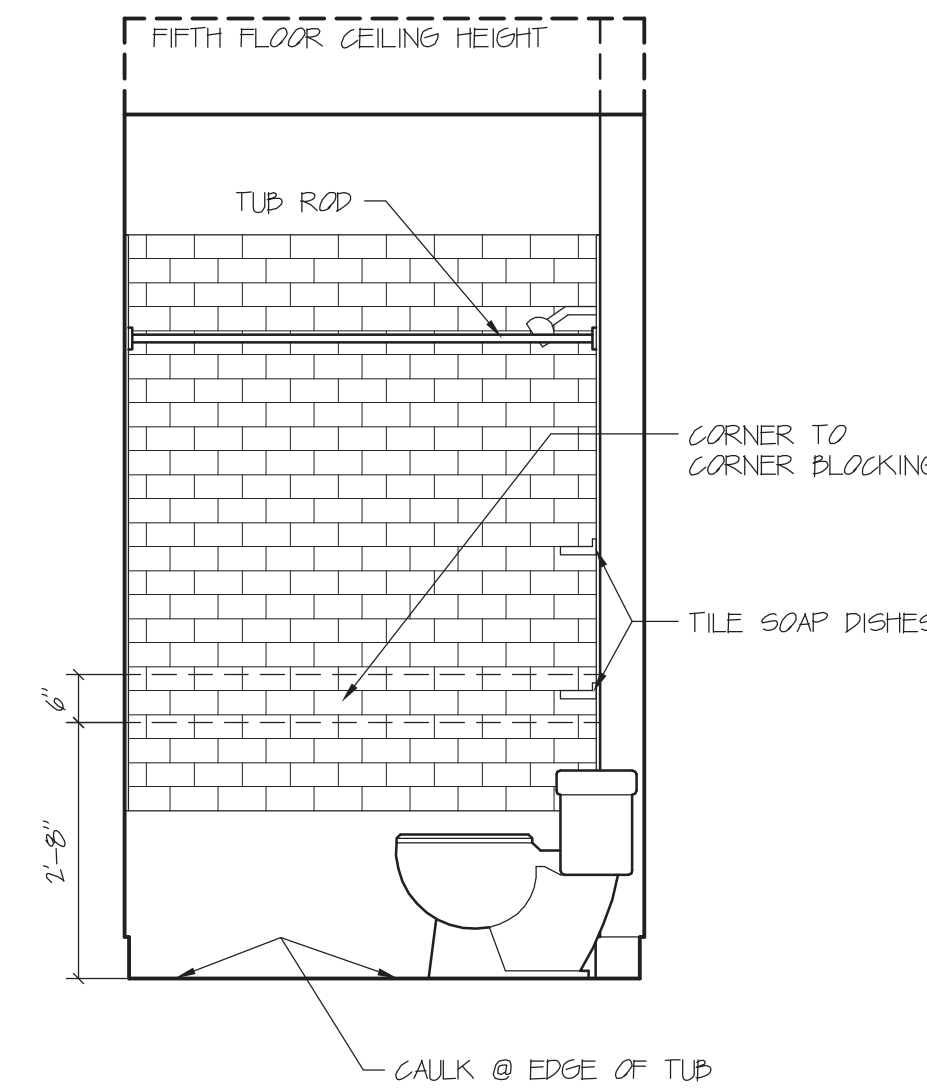
ELEVATION A

Scale: 1/2" = 1' 0"



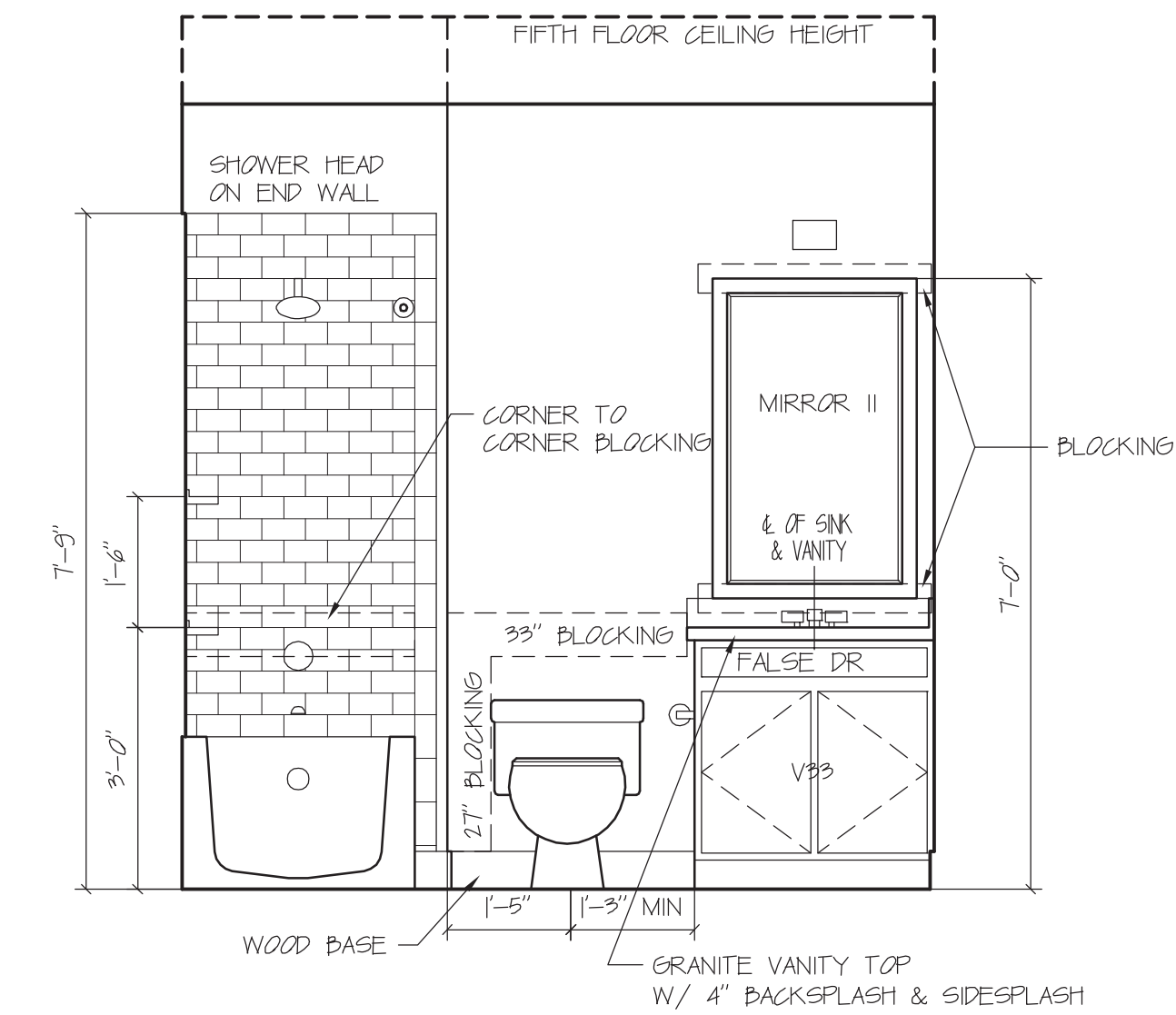
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

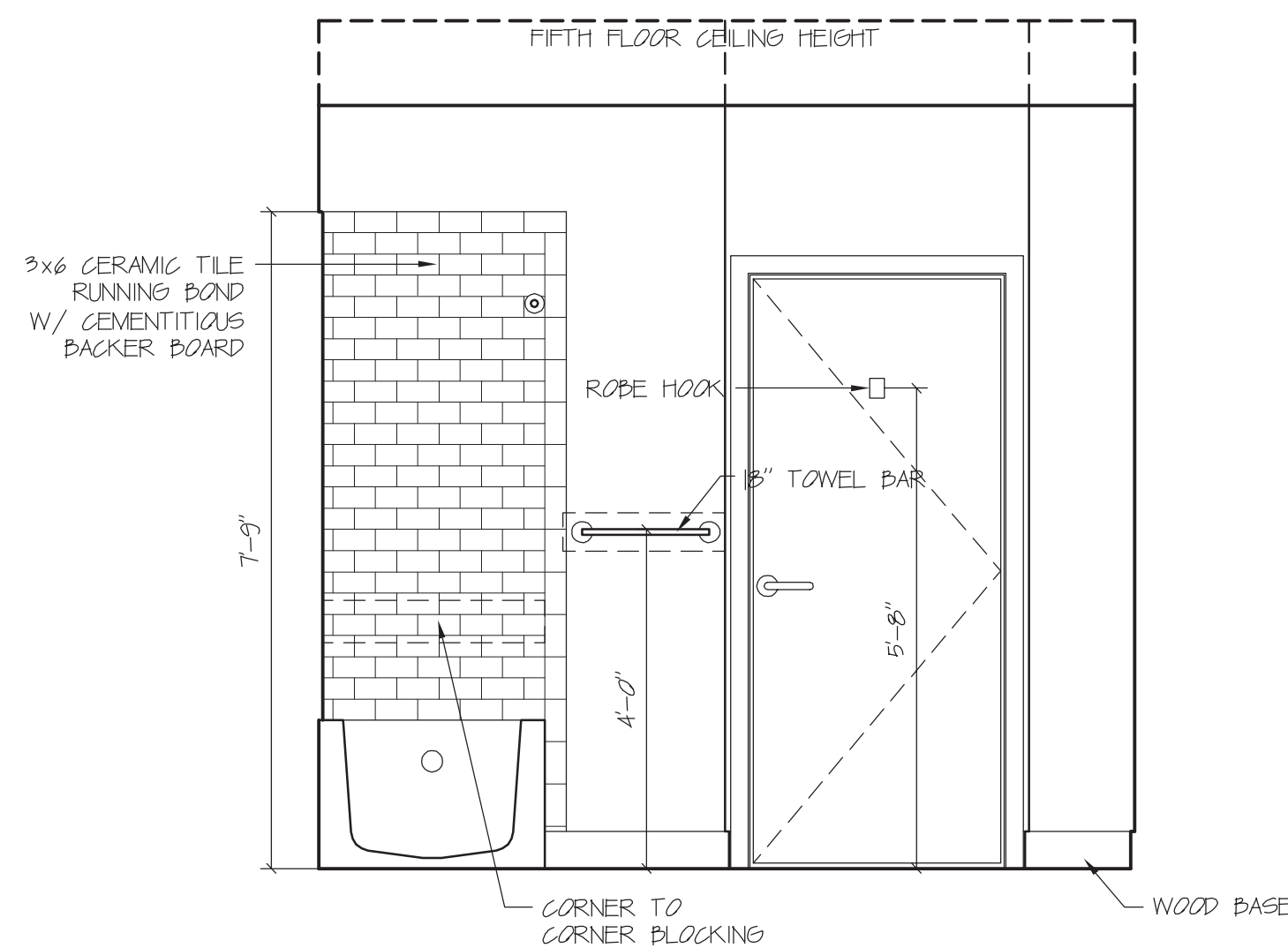
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ELEVATION D

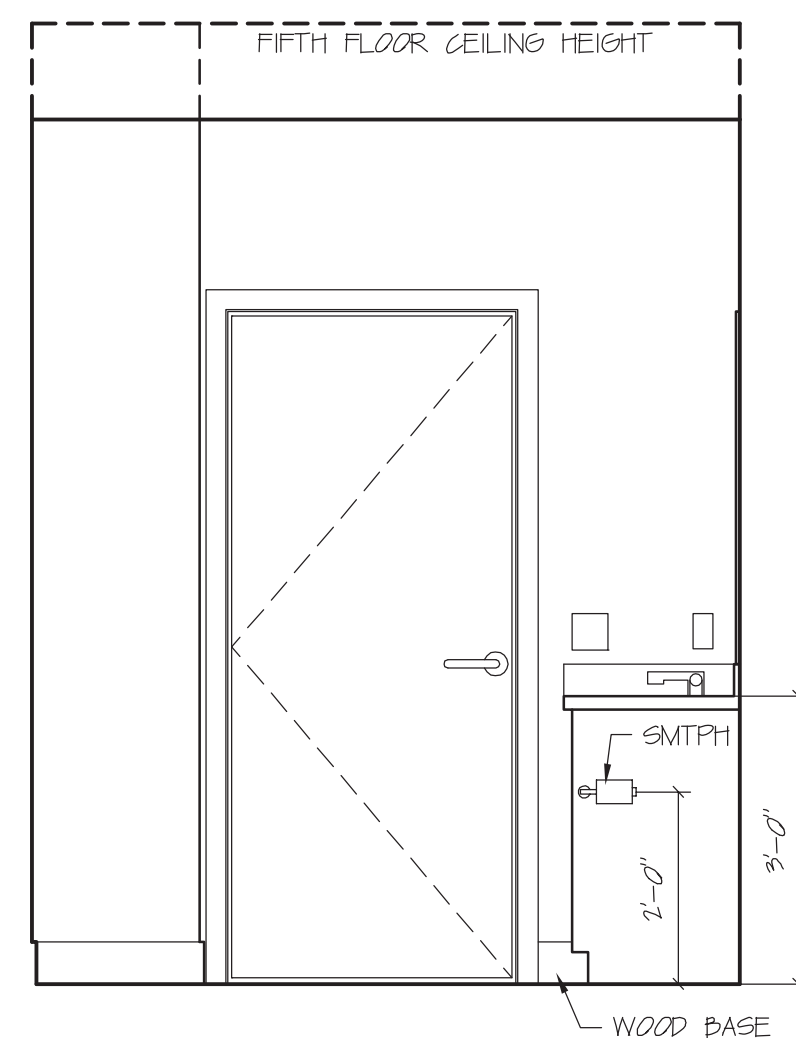
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UNIT D BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



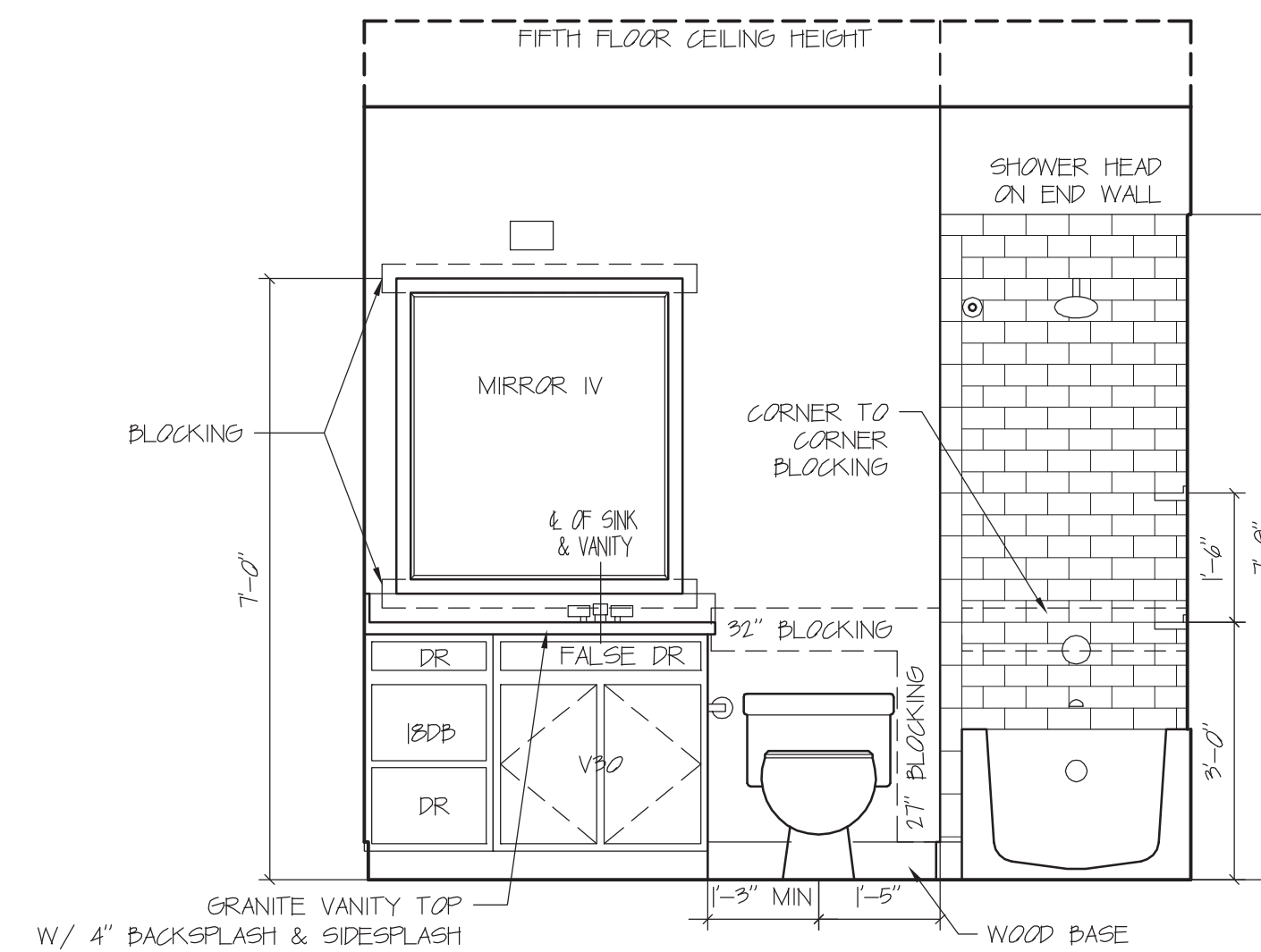
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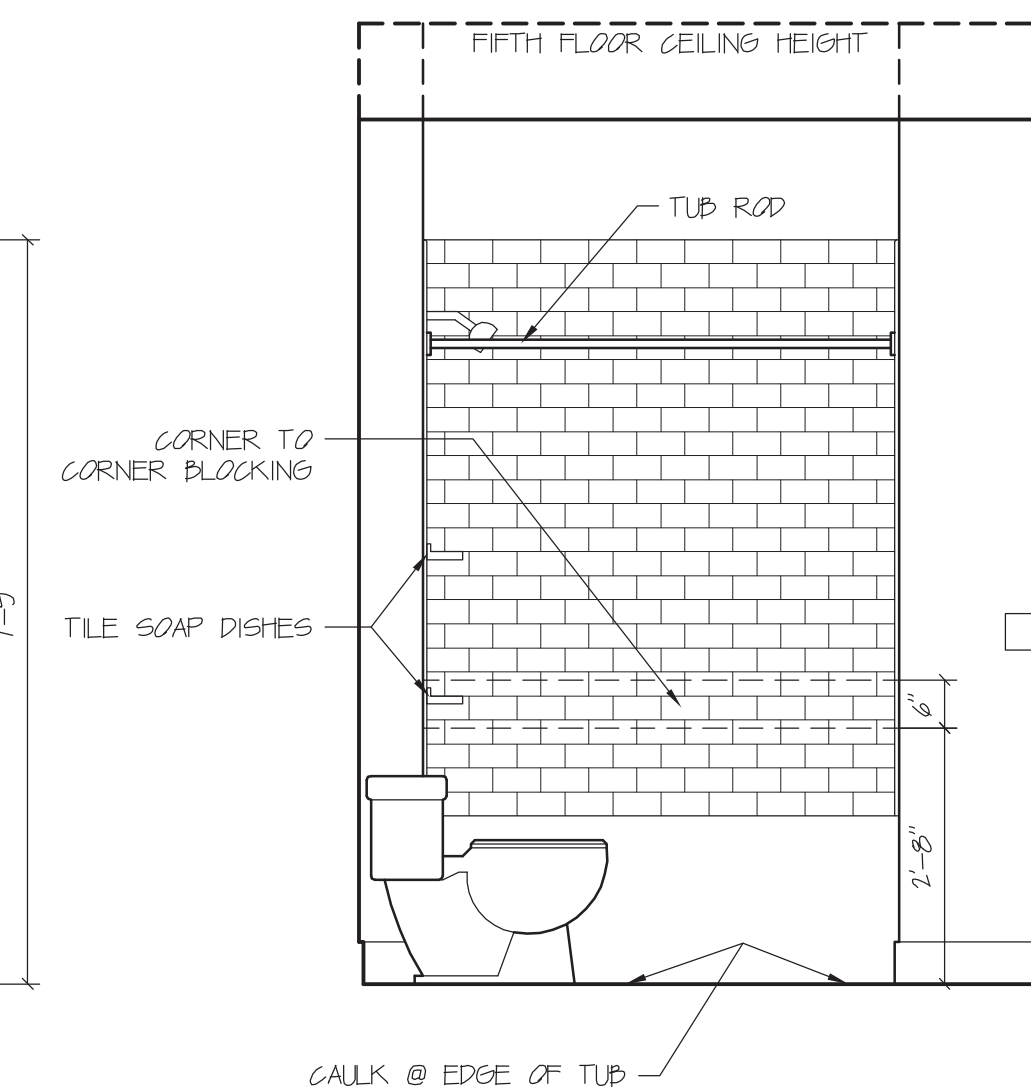
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

Scale: 1/2" = 1' 0"



ELEVATION D

Scale: 1/2" = 1' 0"

UNIT E BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



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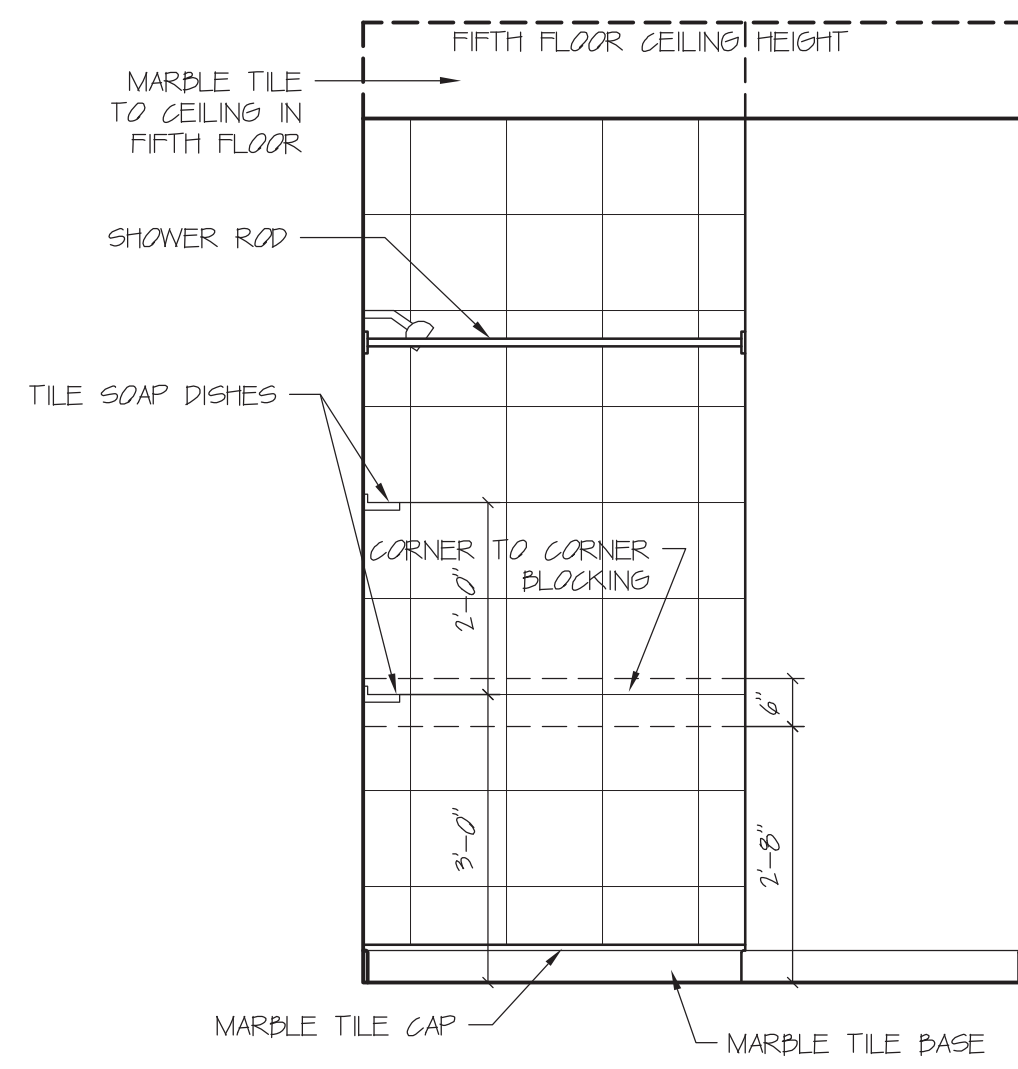
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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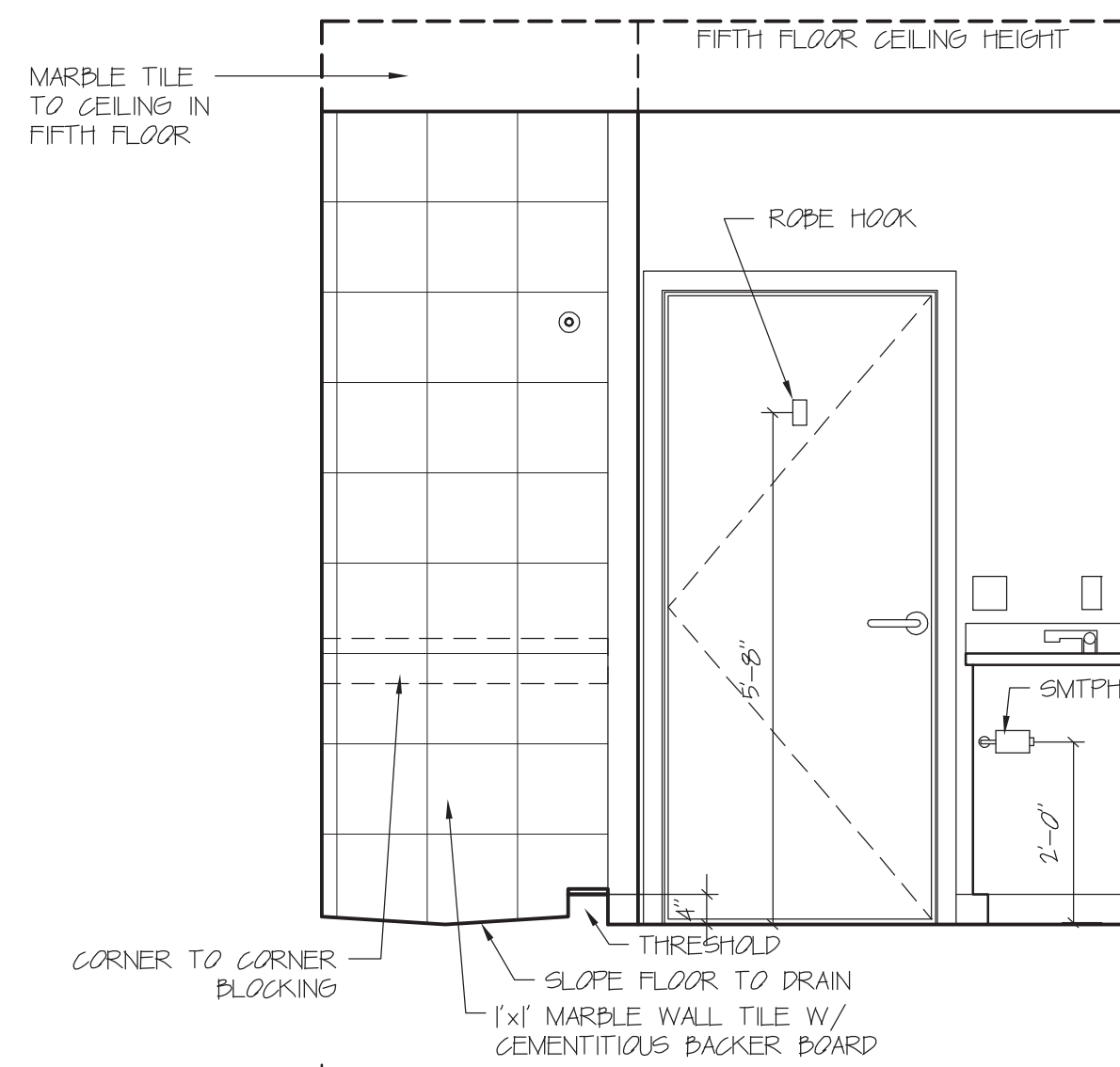
DRG. NO.

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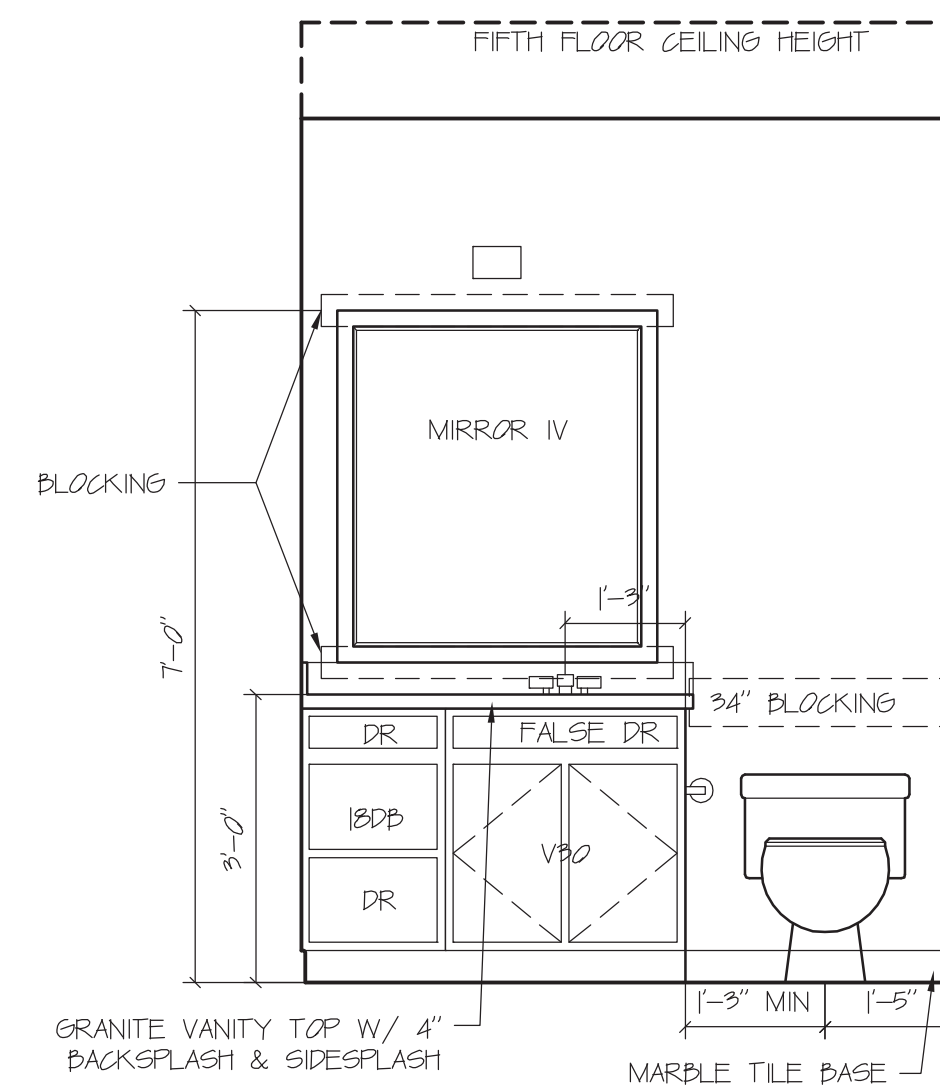
ELEVATION A

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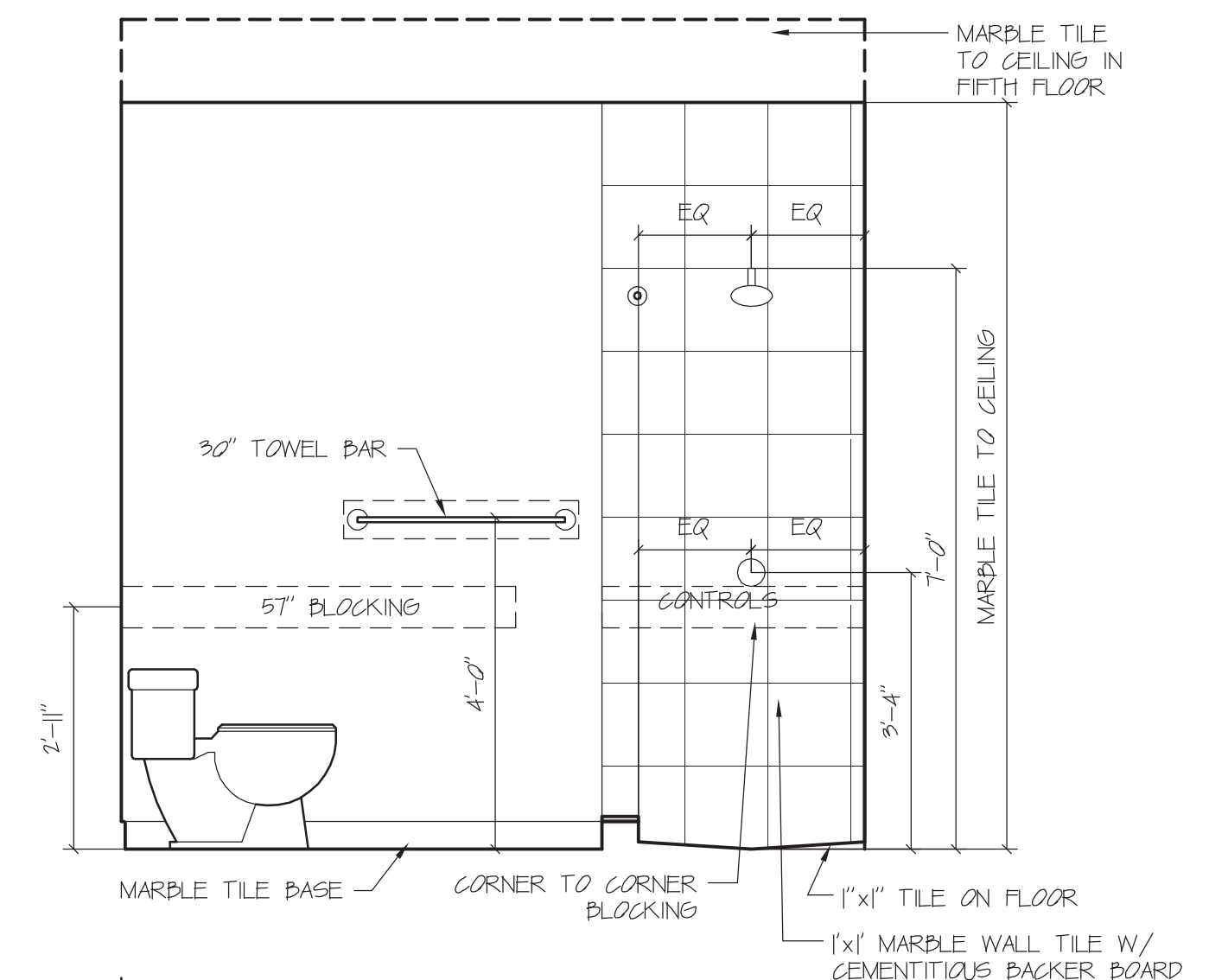
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

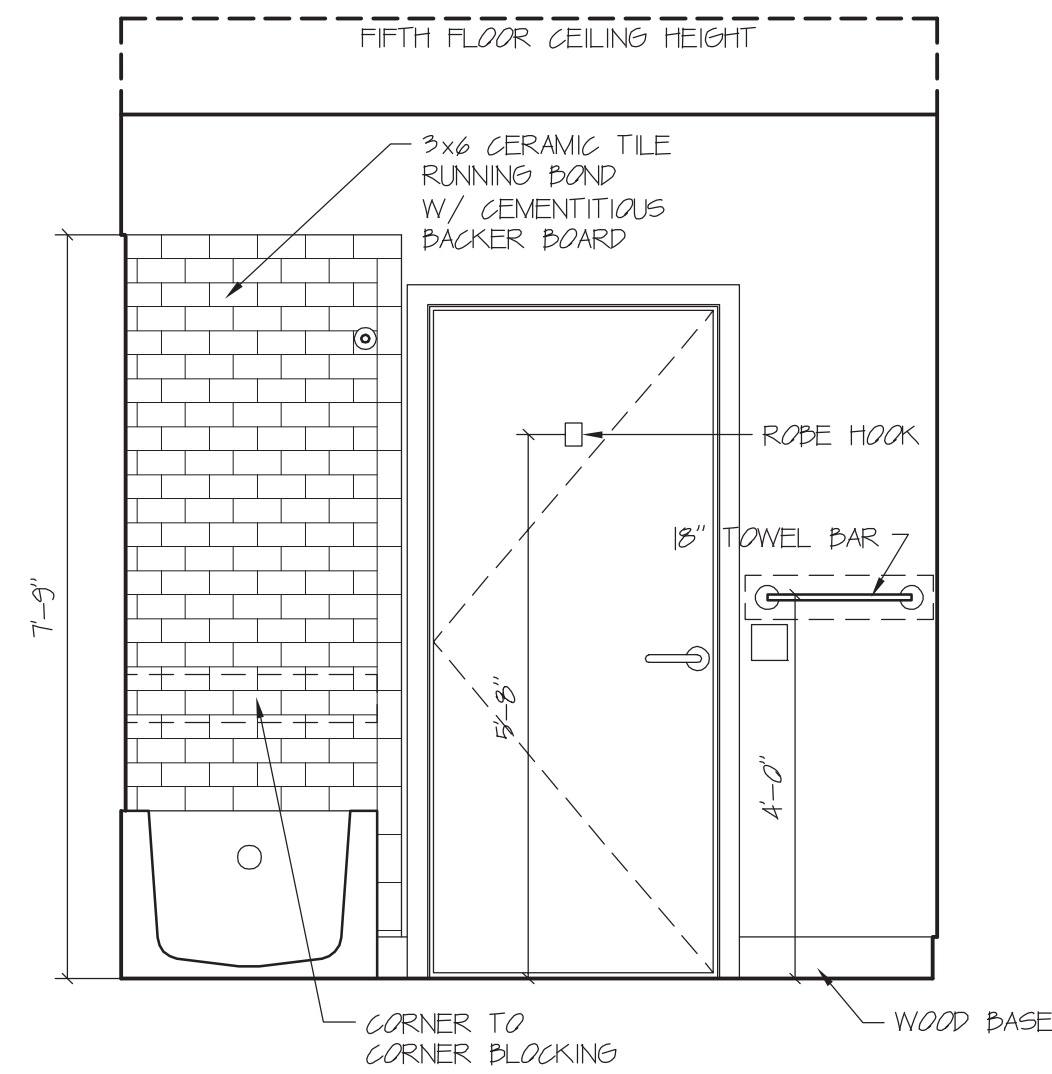


ELEVATION D

Scale: 1/2" = 1' 0

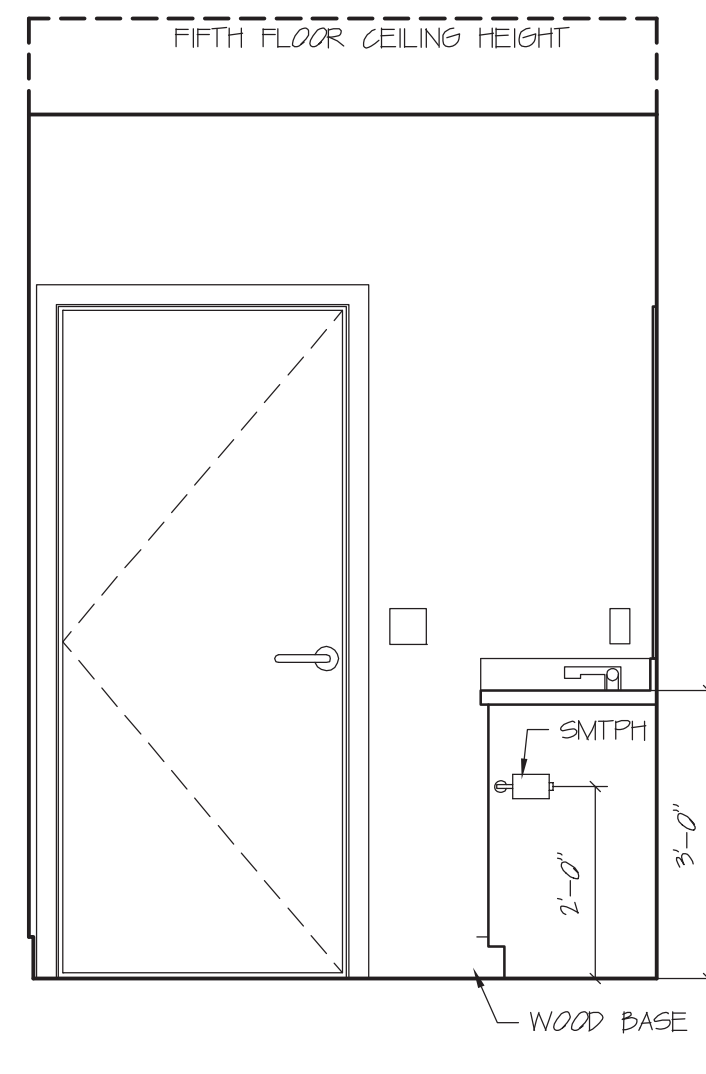
UNIT F BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



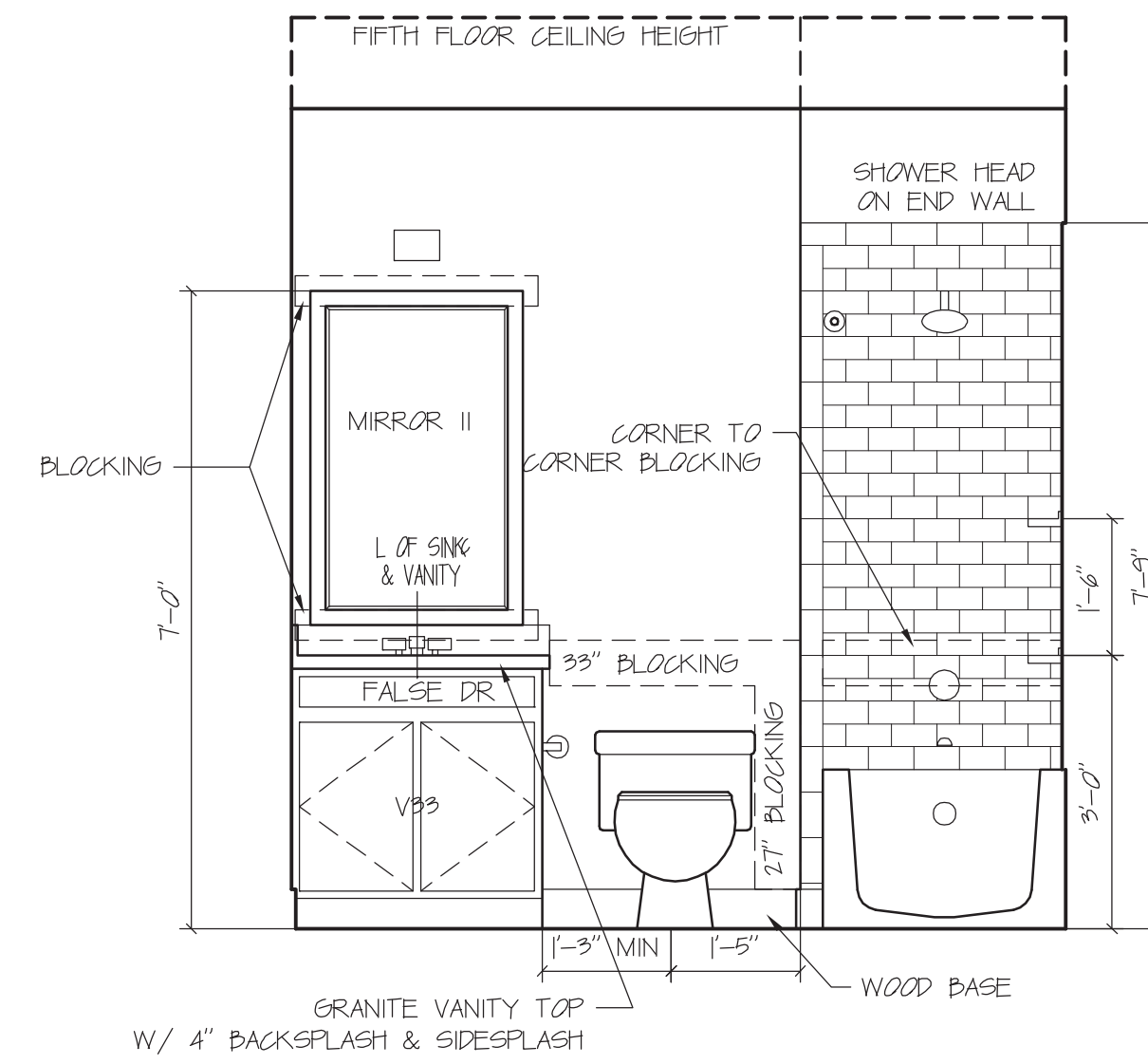
ELEVATION A

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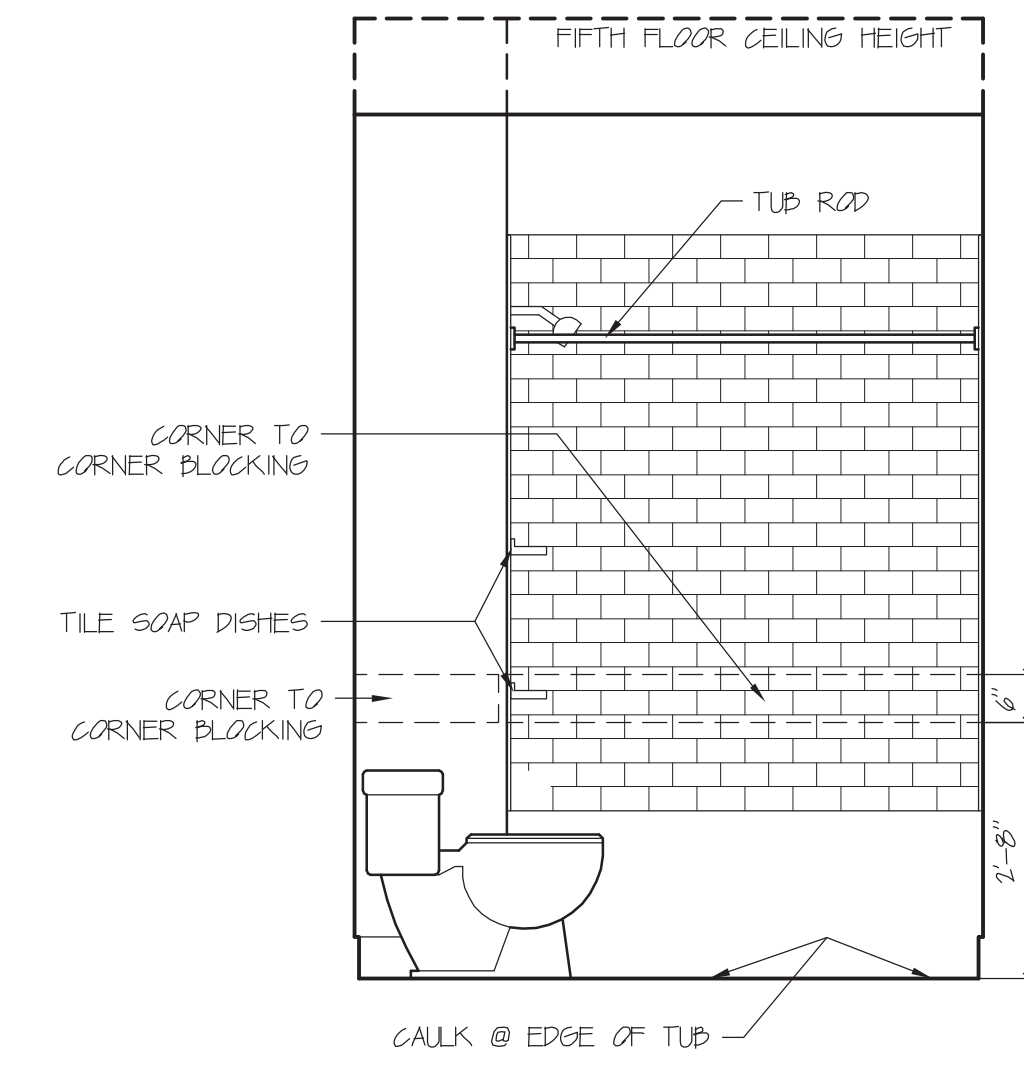
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT G BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



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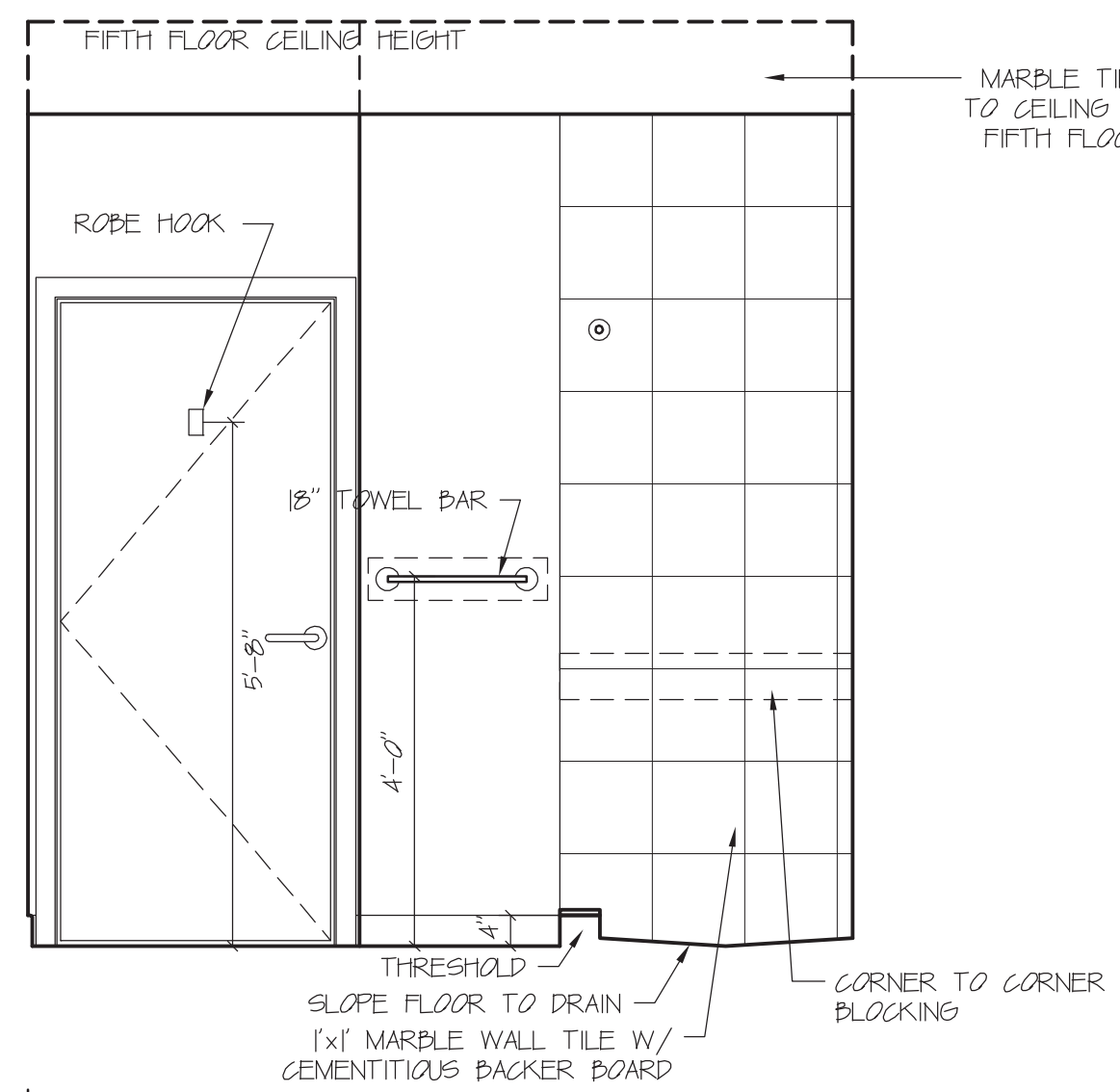
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

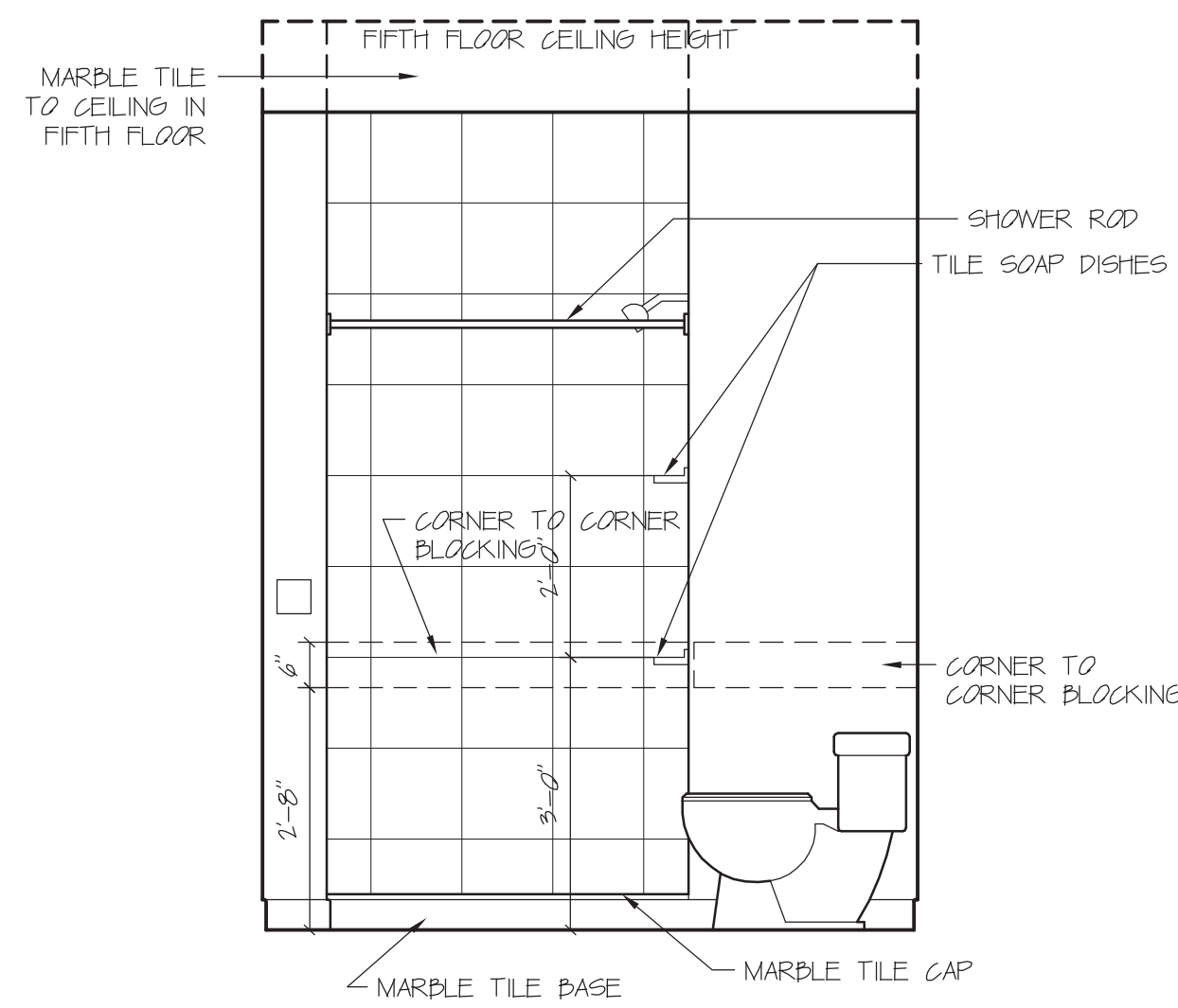
DRG. NO.

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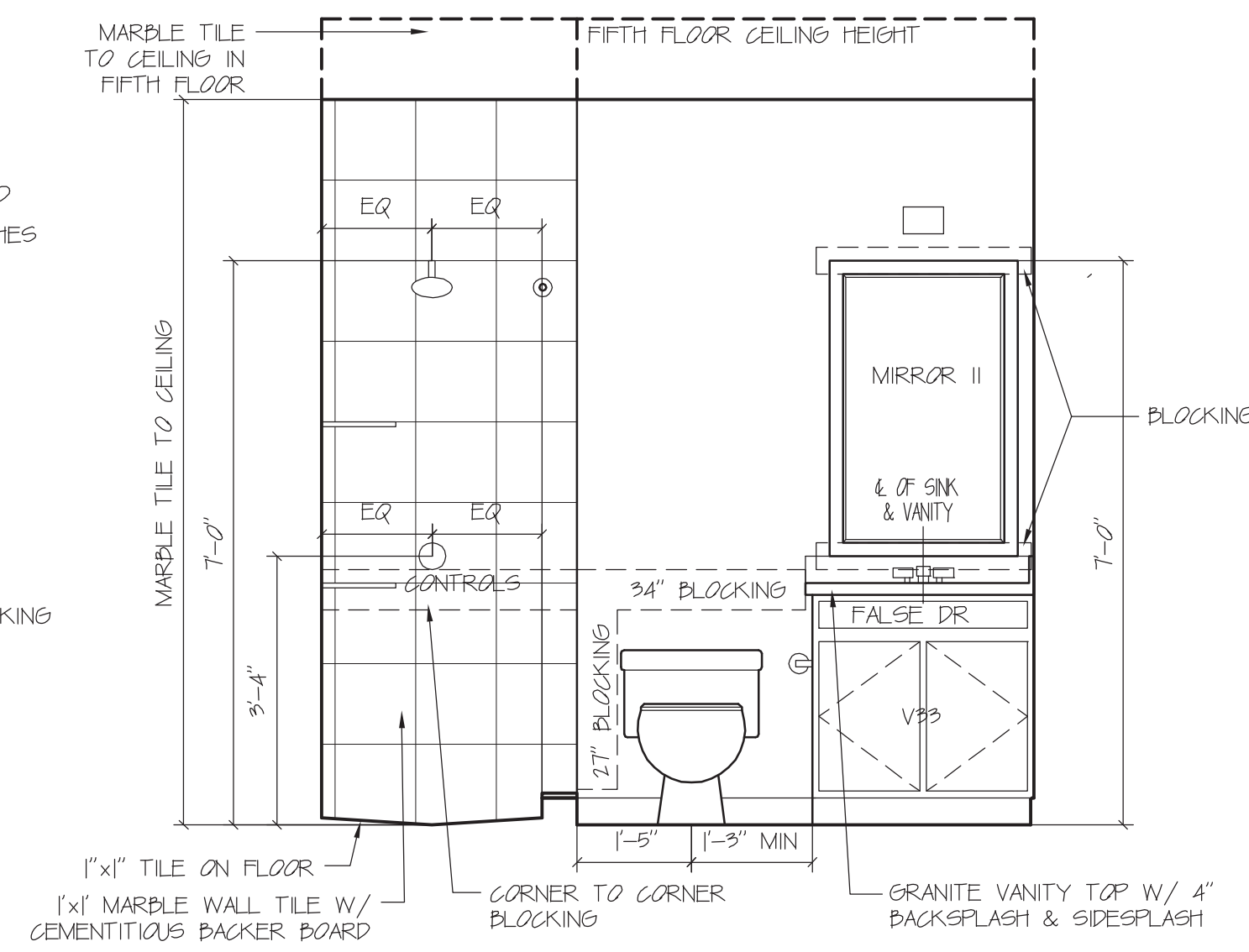
ELEVATION A

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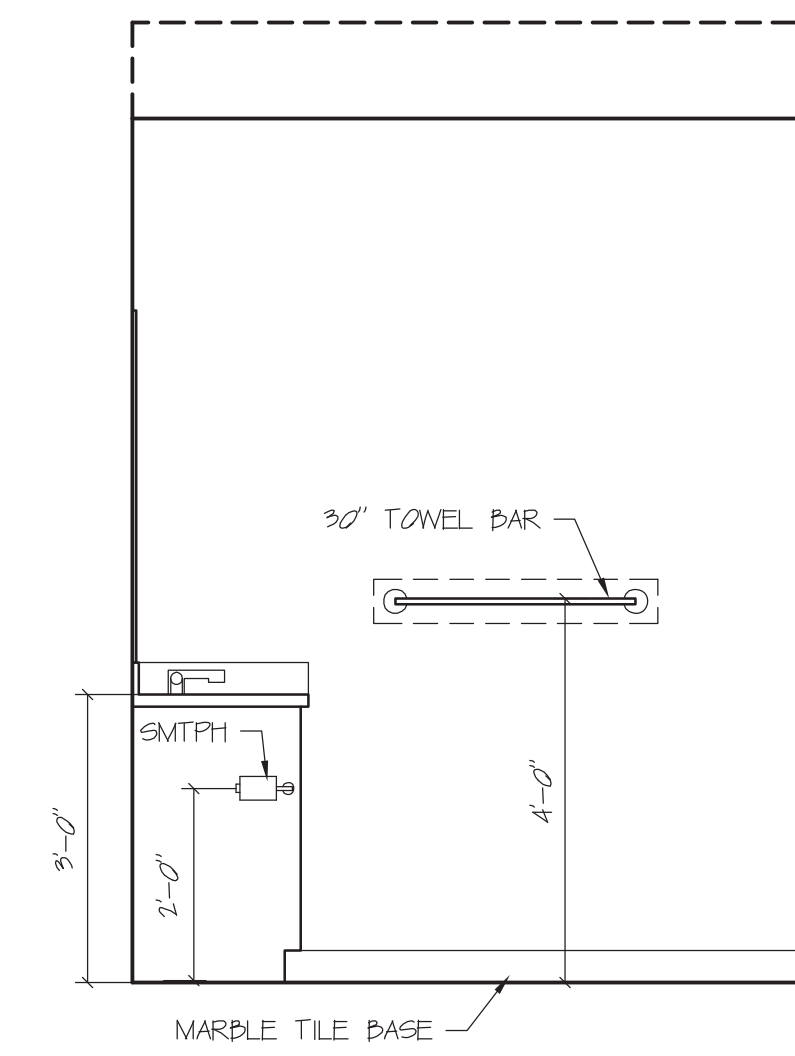
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

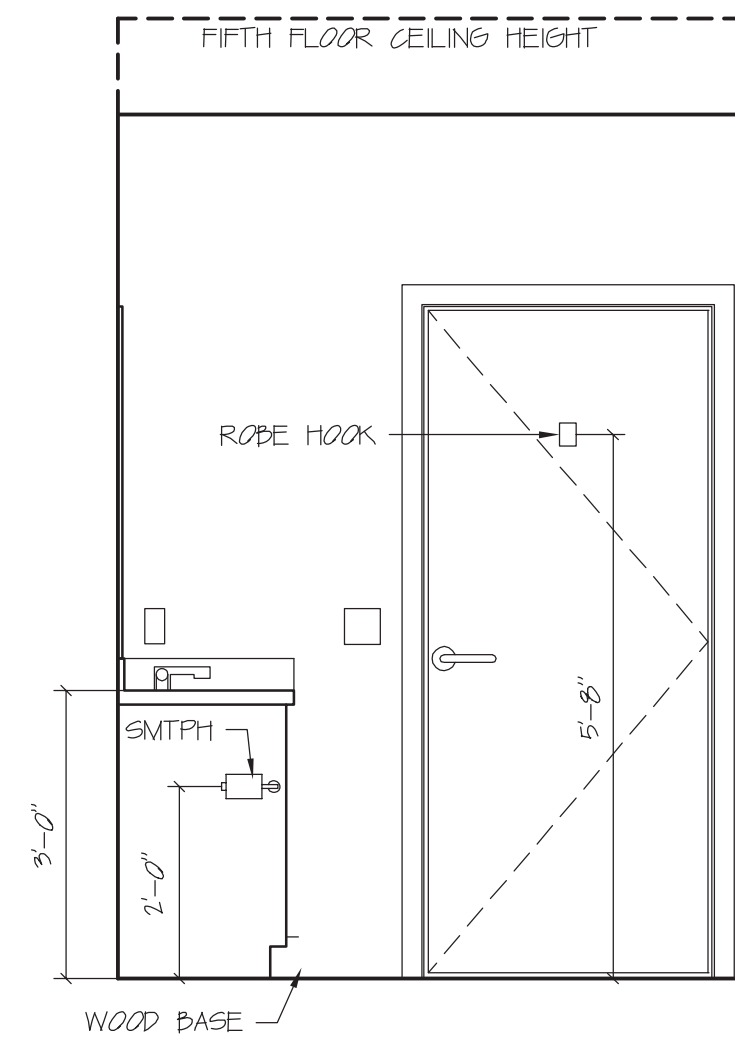
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ELEVATION D

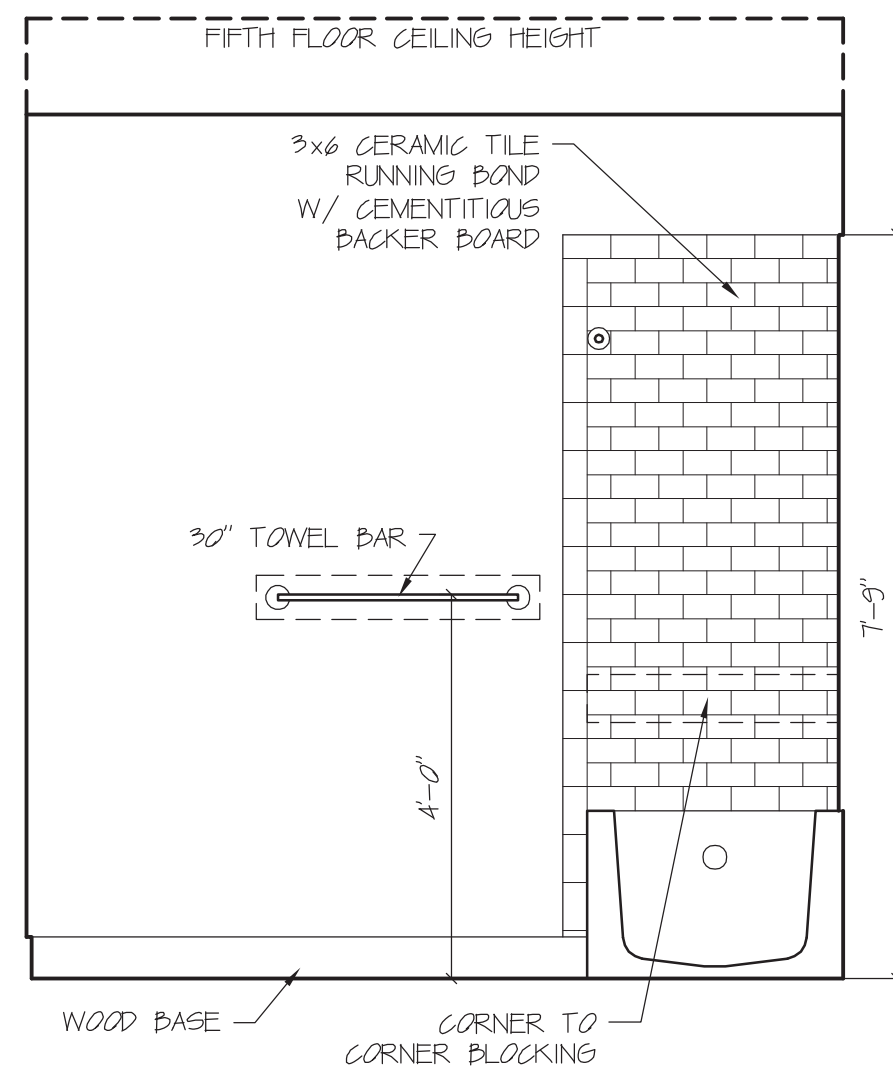
Scale: 1/2" = 1' 0

UNIT H MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



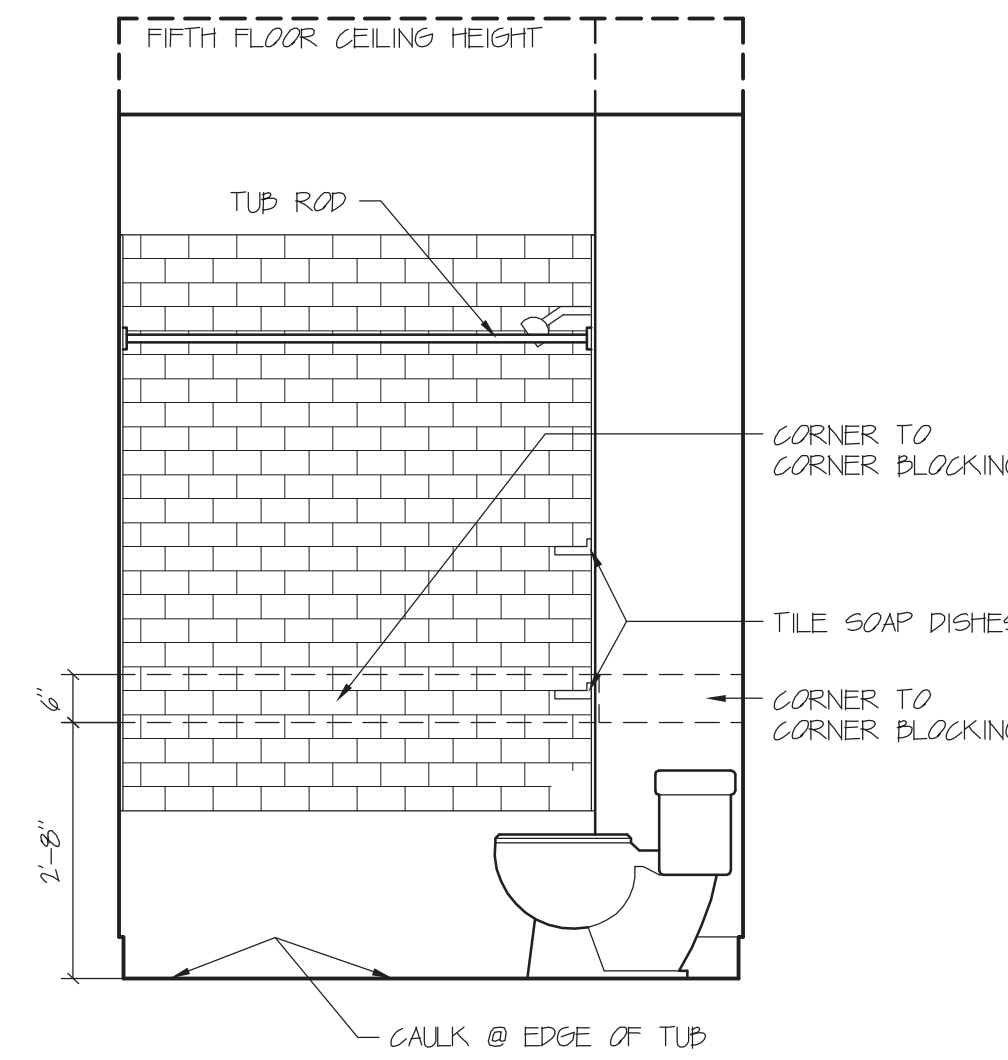
ELEVATION A

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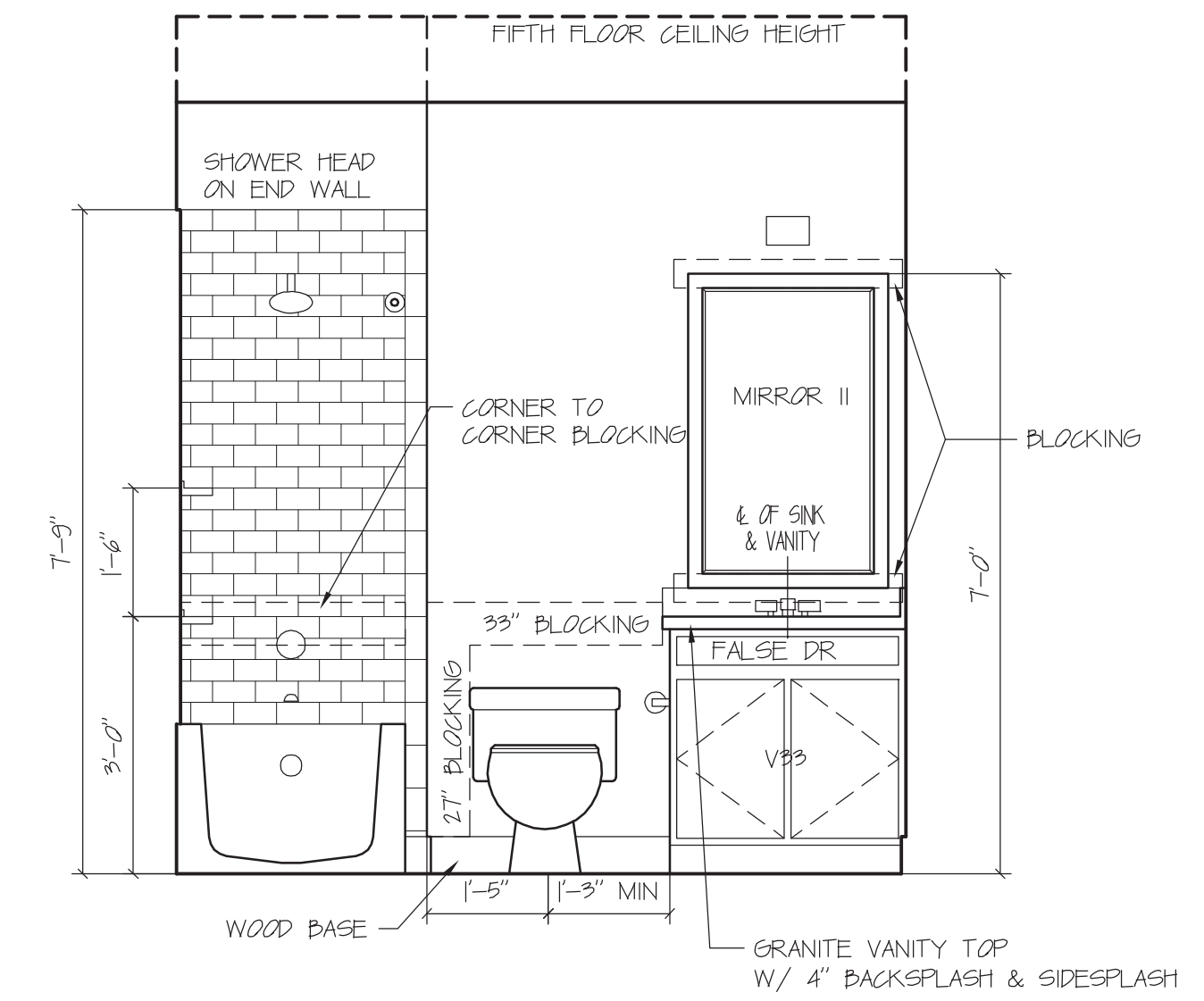
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT H BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



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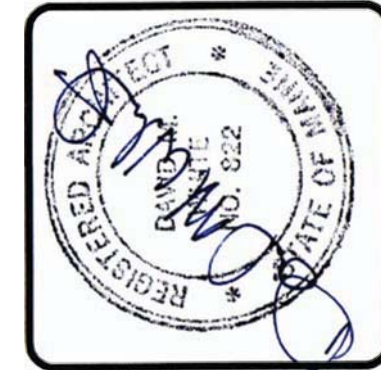
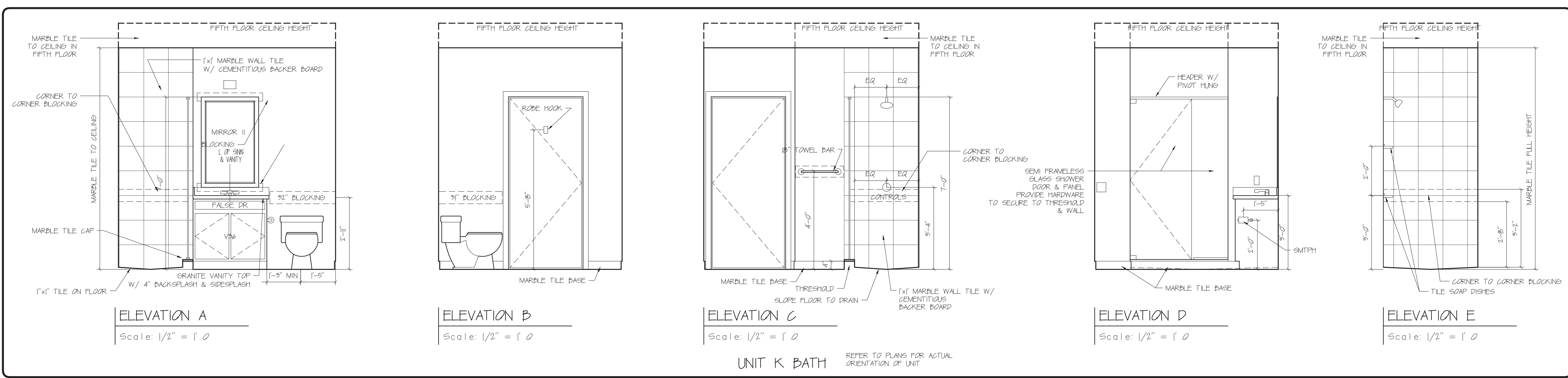
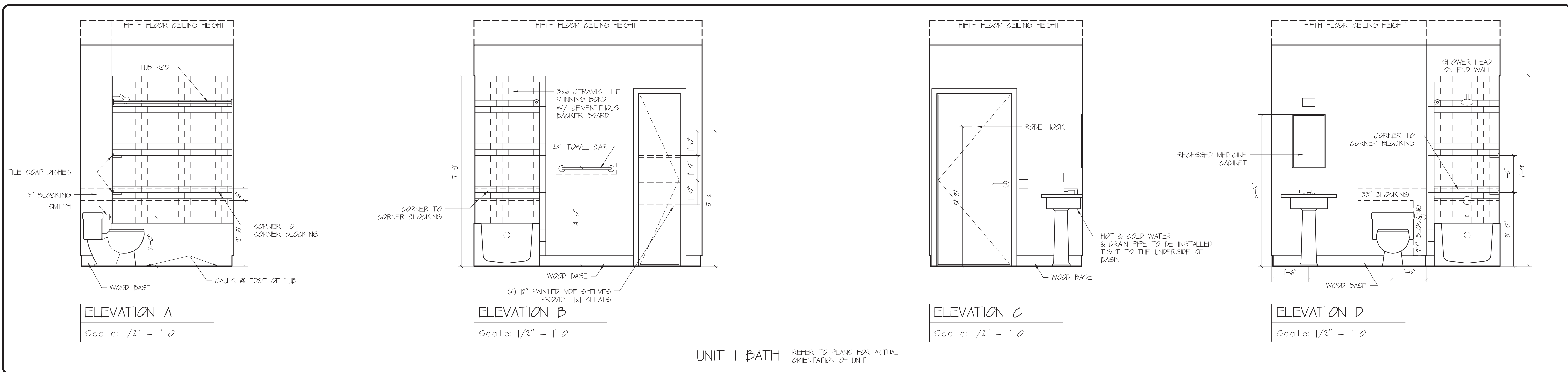
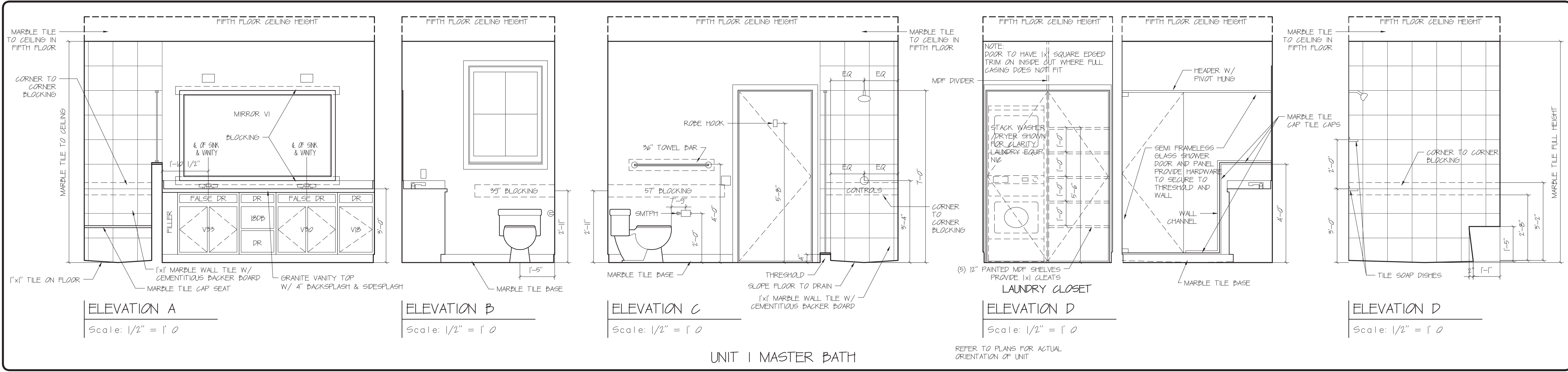
THE BAY HOUSE
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INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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Goffstown, NH 07045
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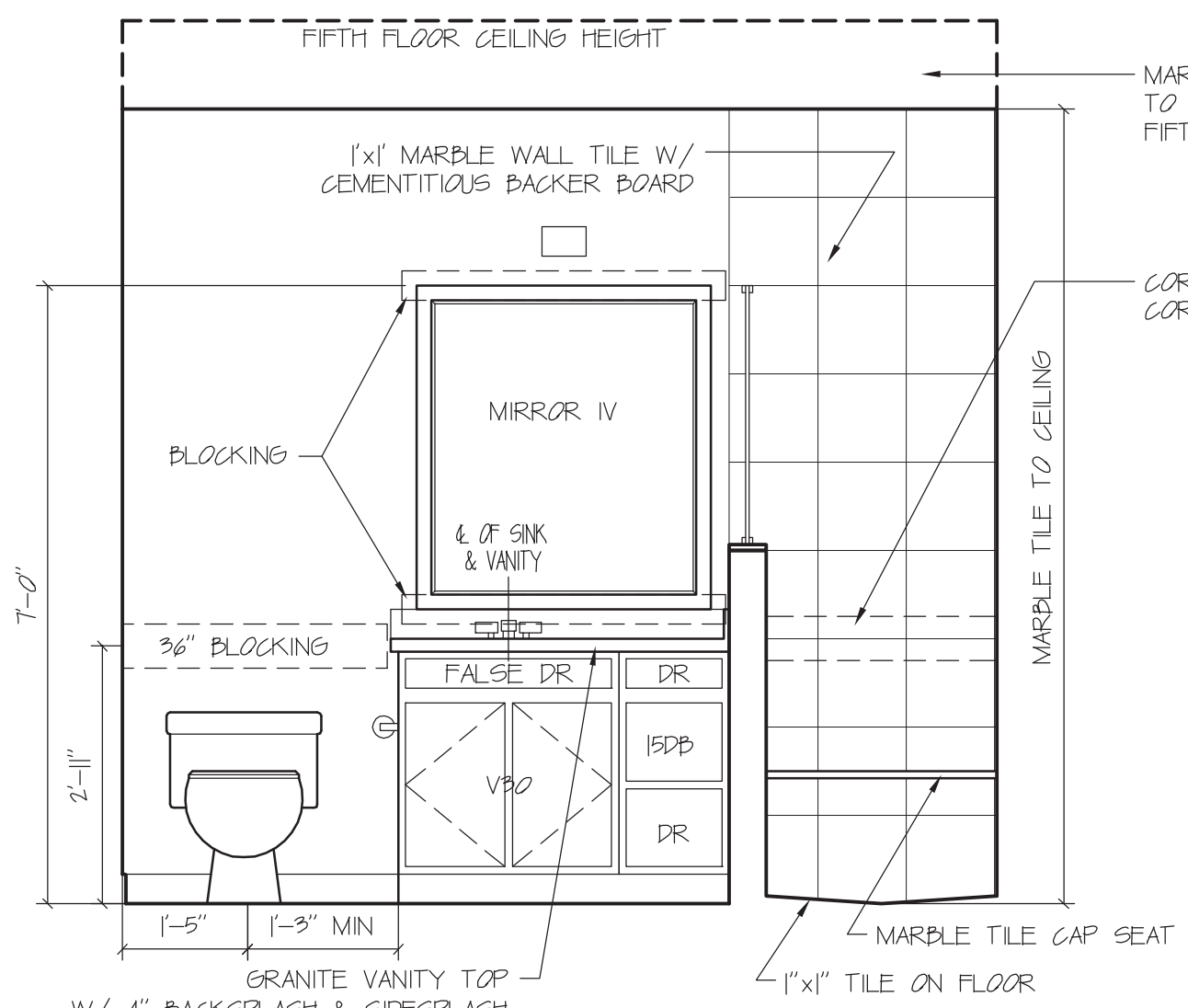
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

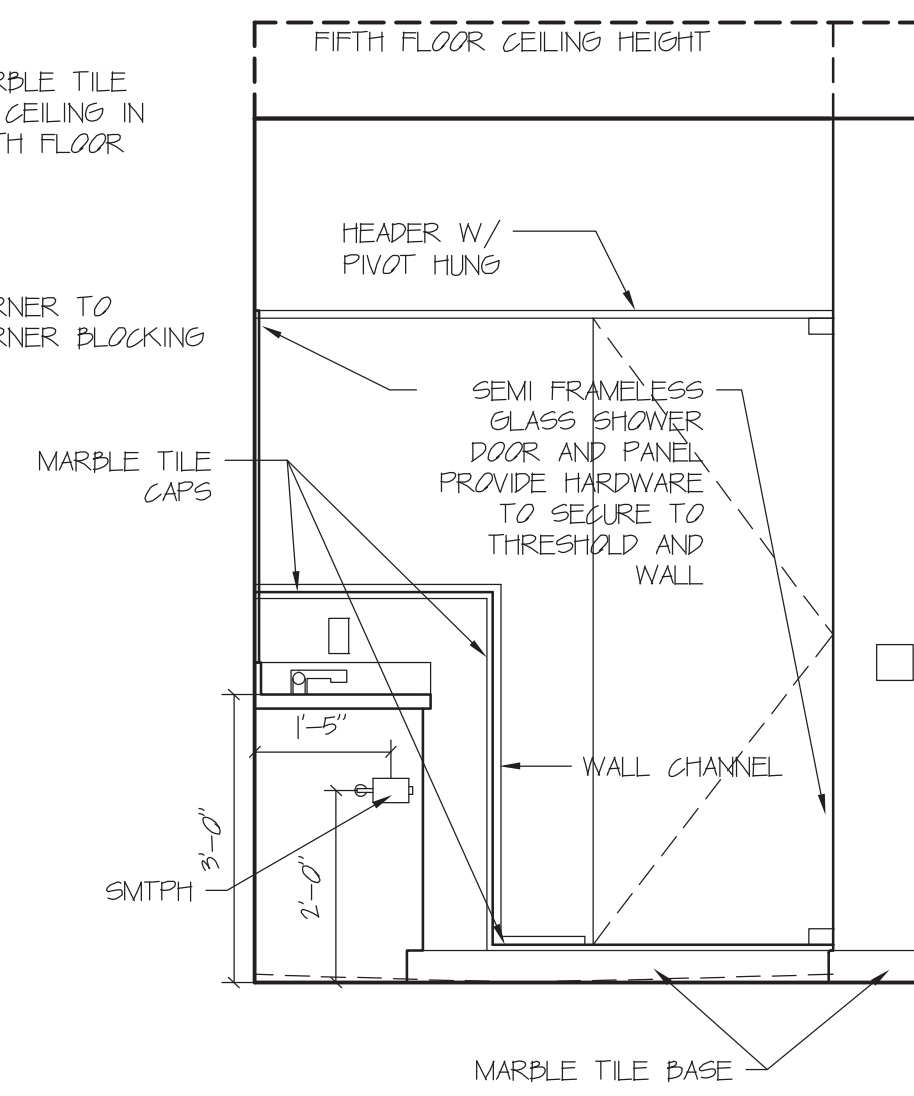
REVISIONS:

DRG. NO.
IE.6



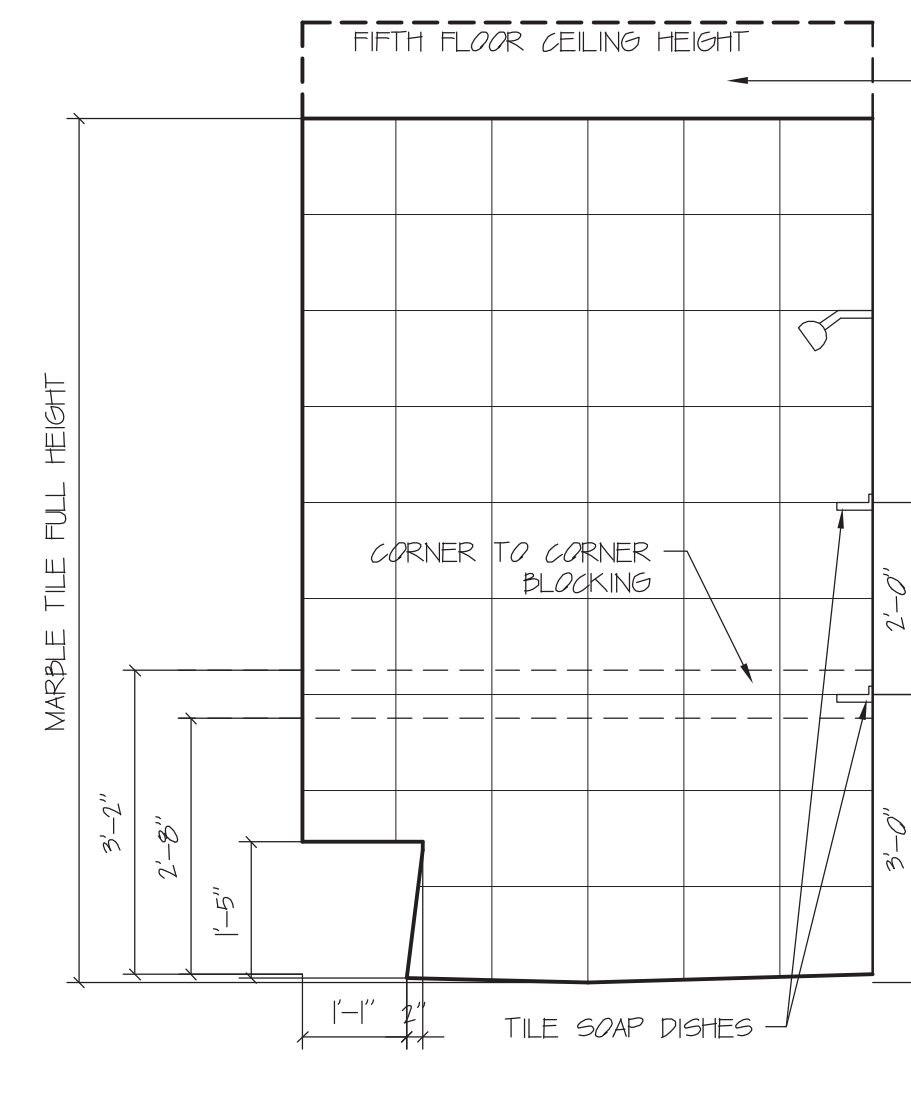
ELEVATION A

Scale: 1/2" = 1'-0



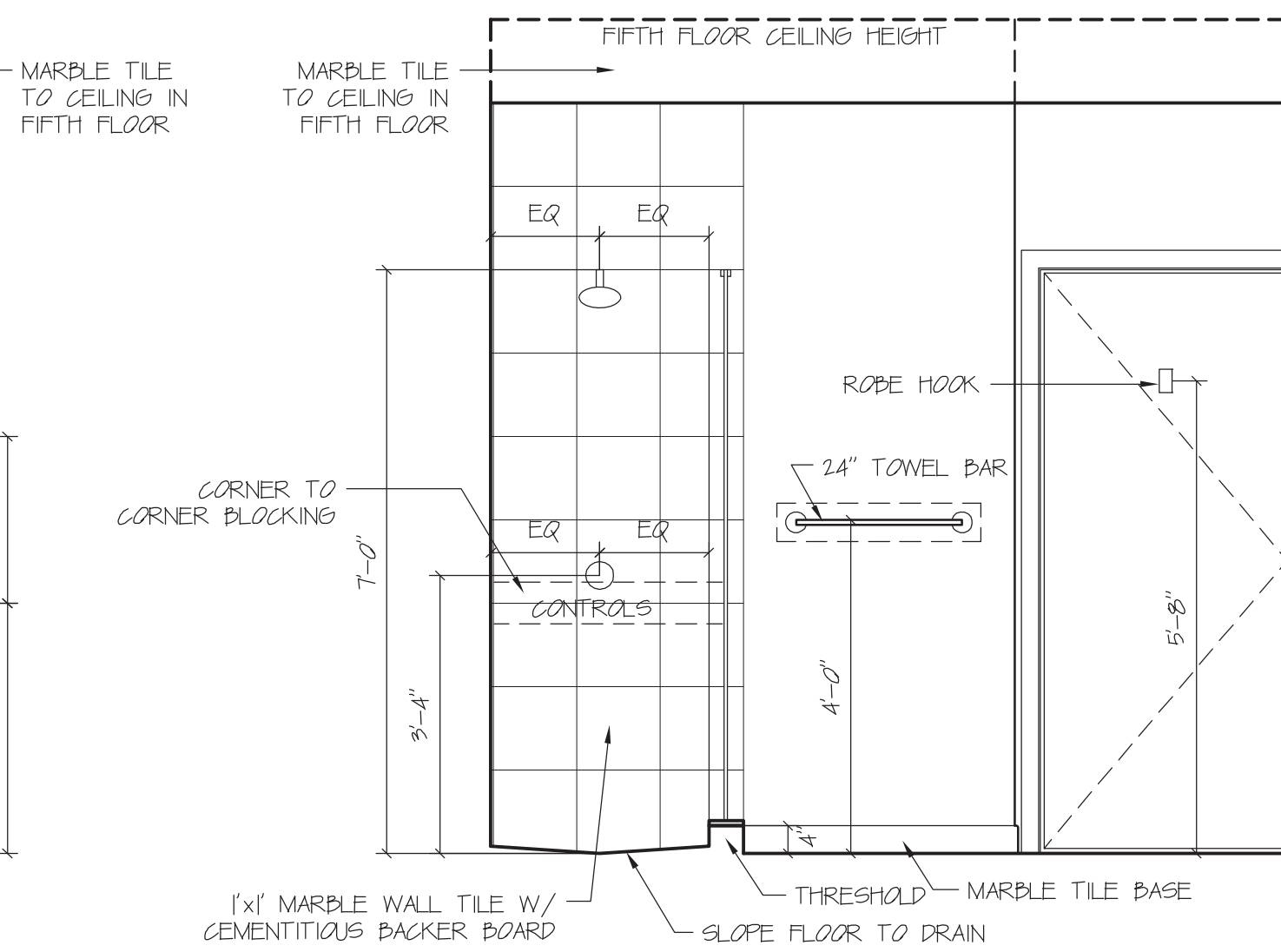
ELEVATION B

Scale: 1/2" = 1'-0



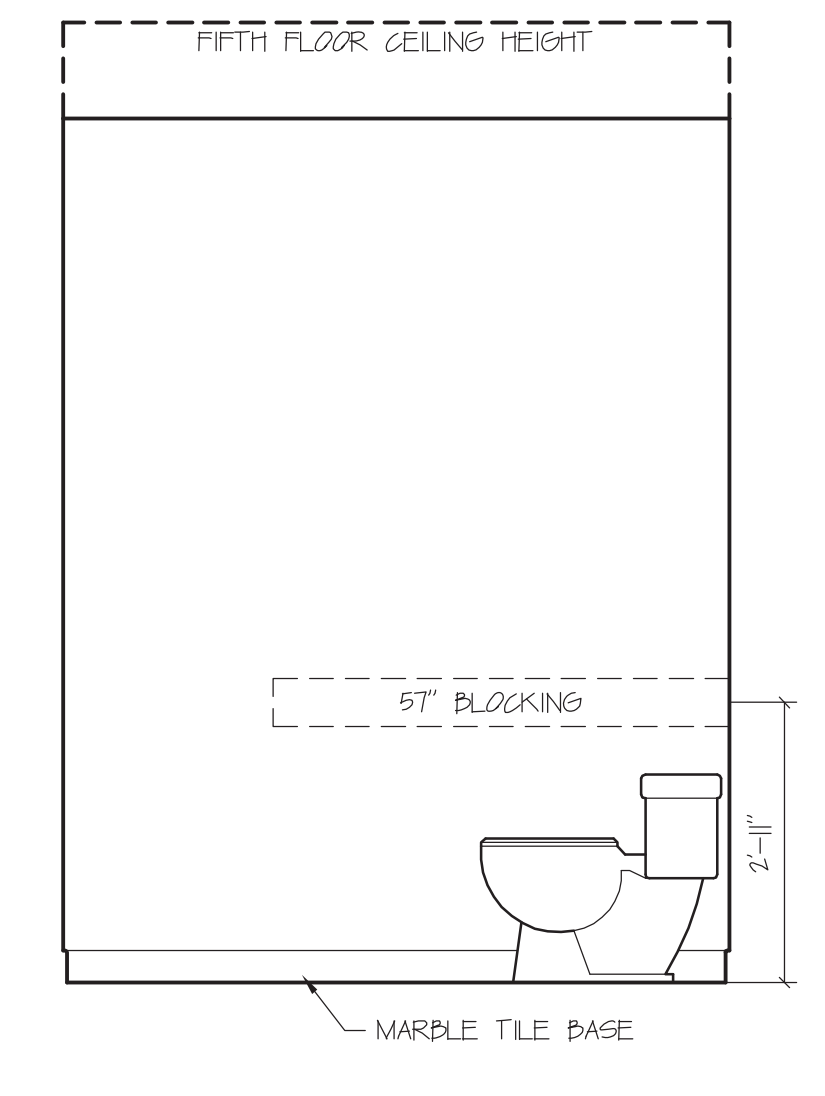
ELEVATION C

Scale: 1/2" = 1'-0



ELEVATION D

Scale: 1/2" = 1'-0

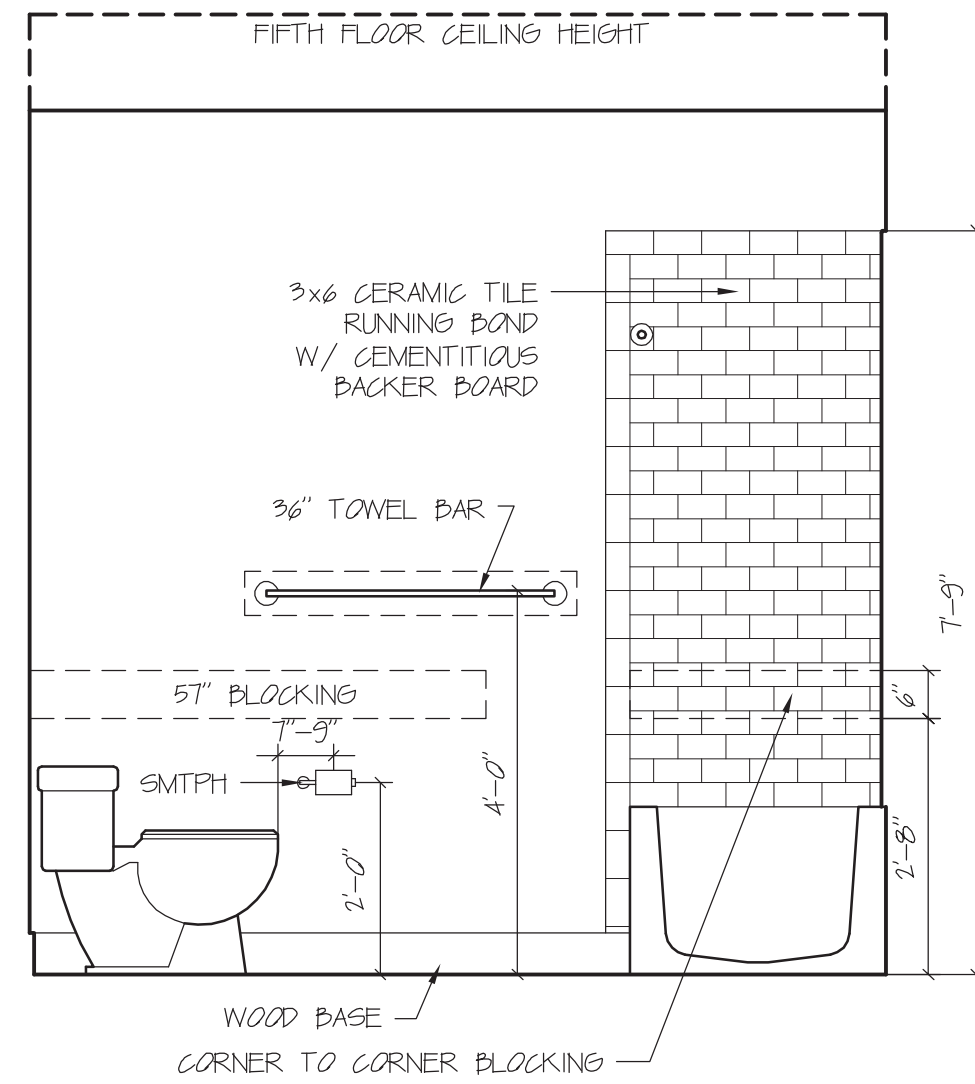


ELEVATION E

Scale: 1/2" = 1'-0

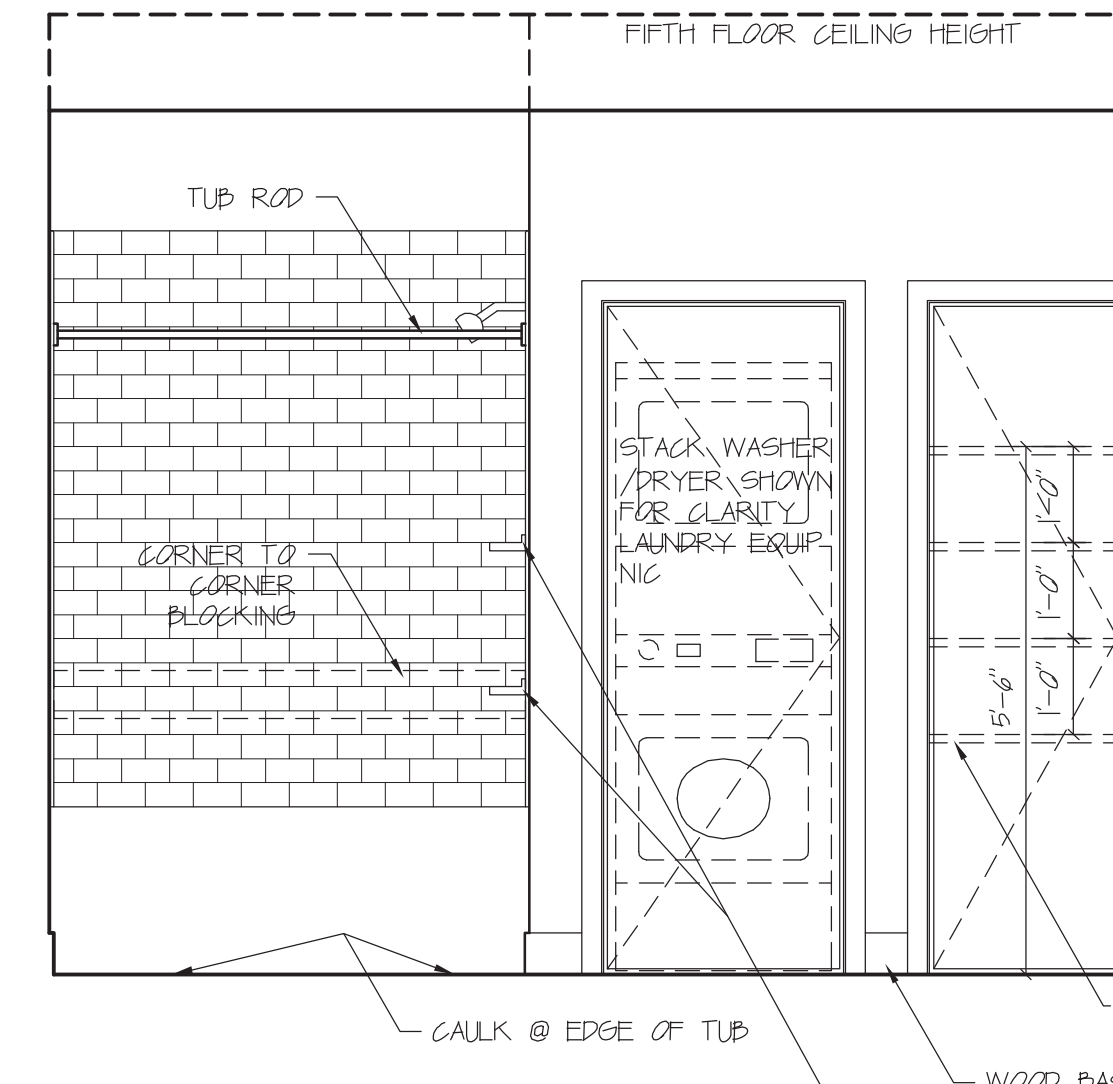
UNIT J MASTER BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



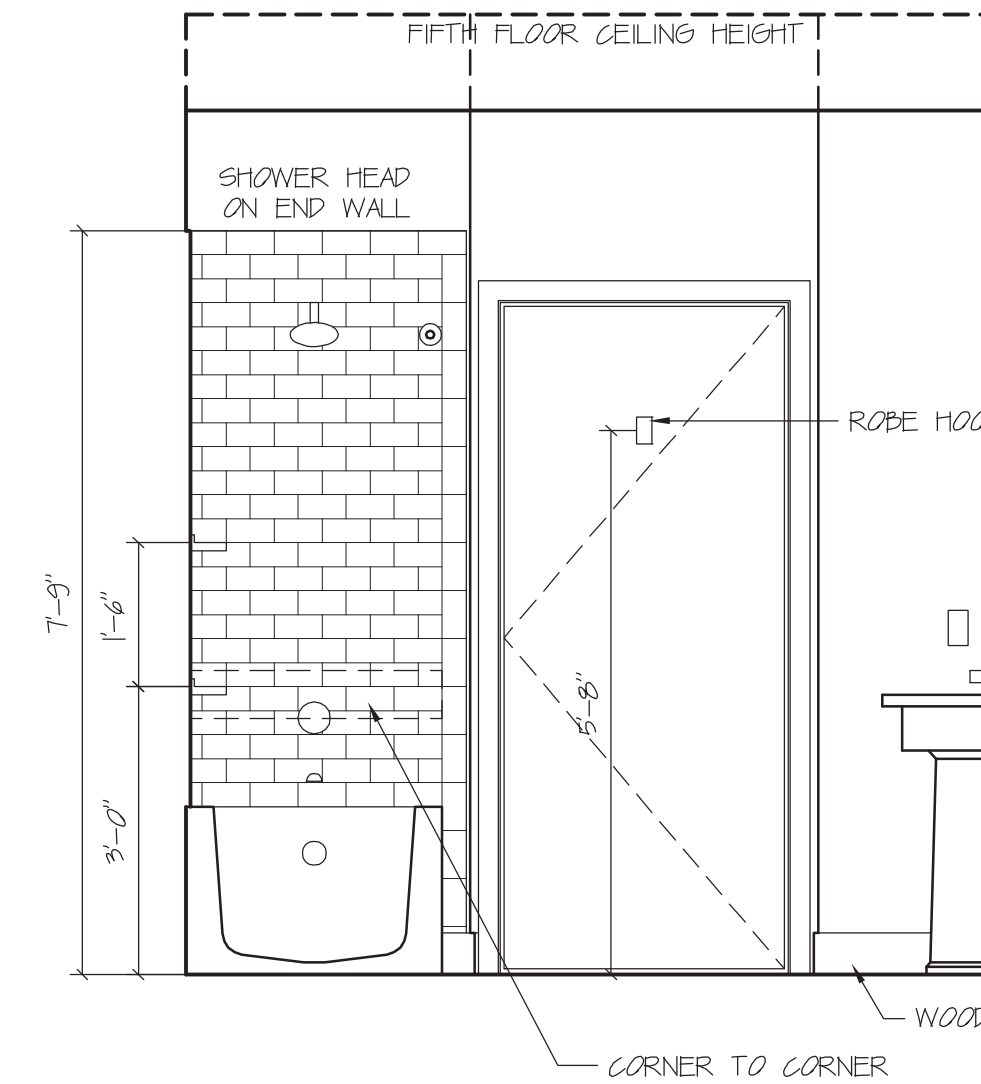
ELEVATION A

Scale: 1/2" = 1'-0



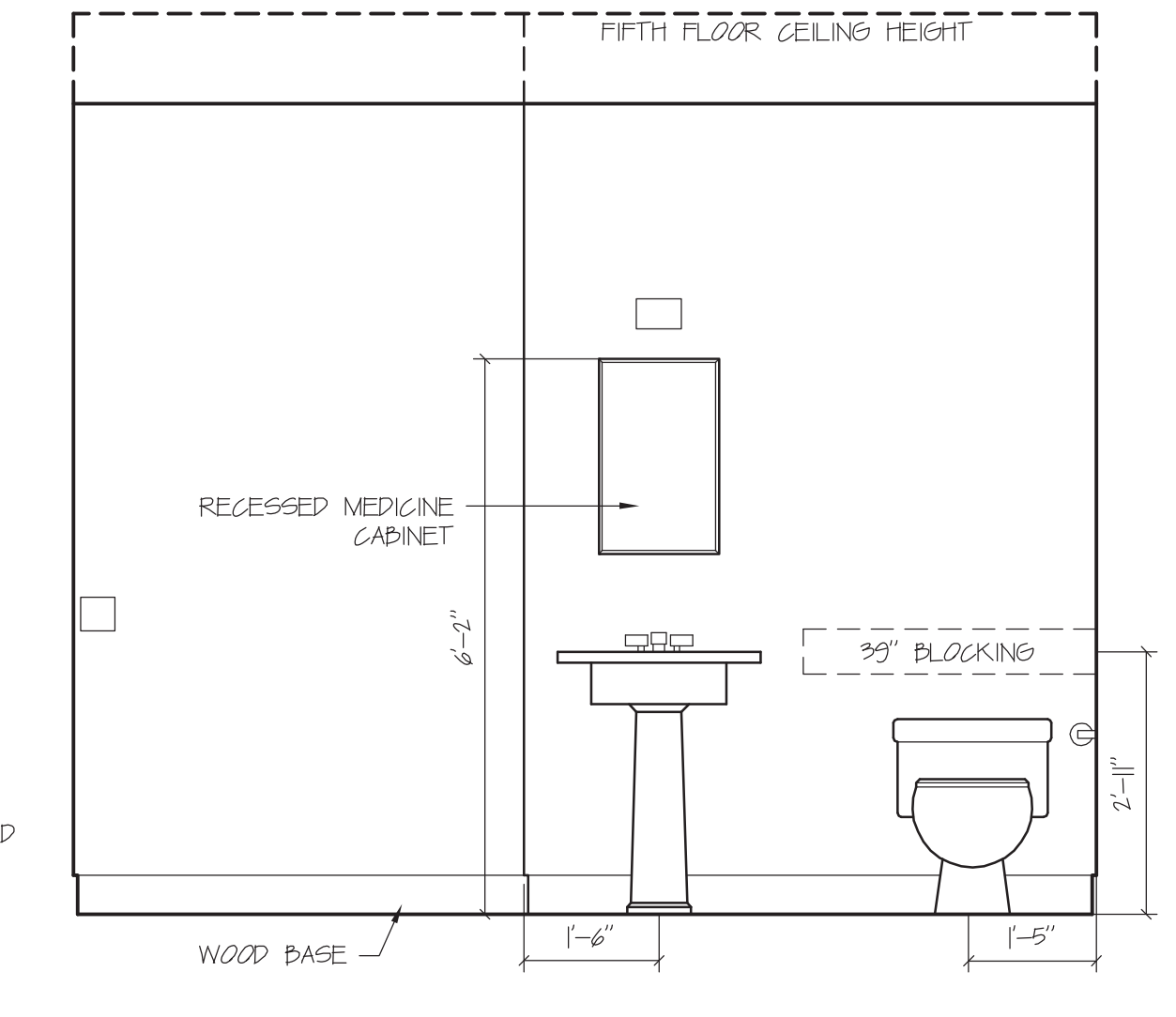
ELEVATION B

Scale: 1/2" = 1'-0



ELEVATION C

Scale: 1/2" = 1'-0

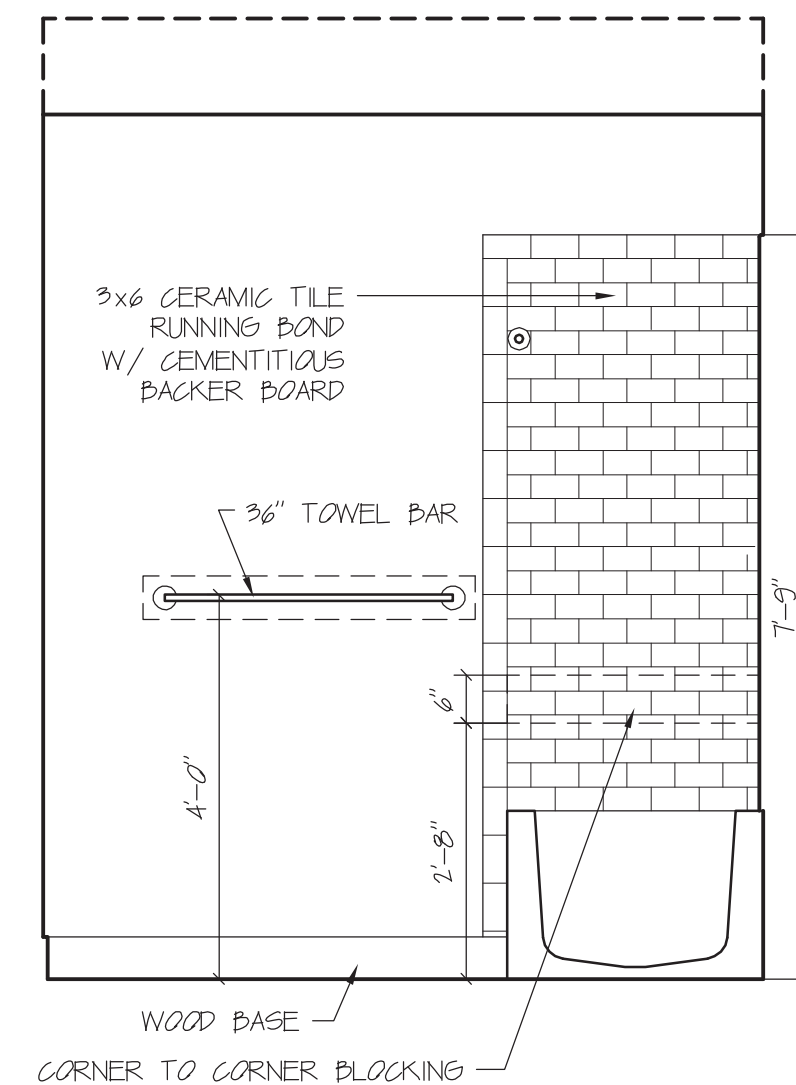


ELEVATION D

Scale: 1/2" = 1'-0

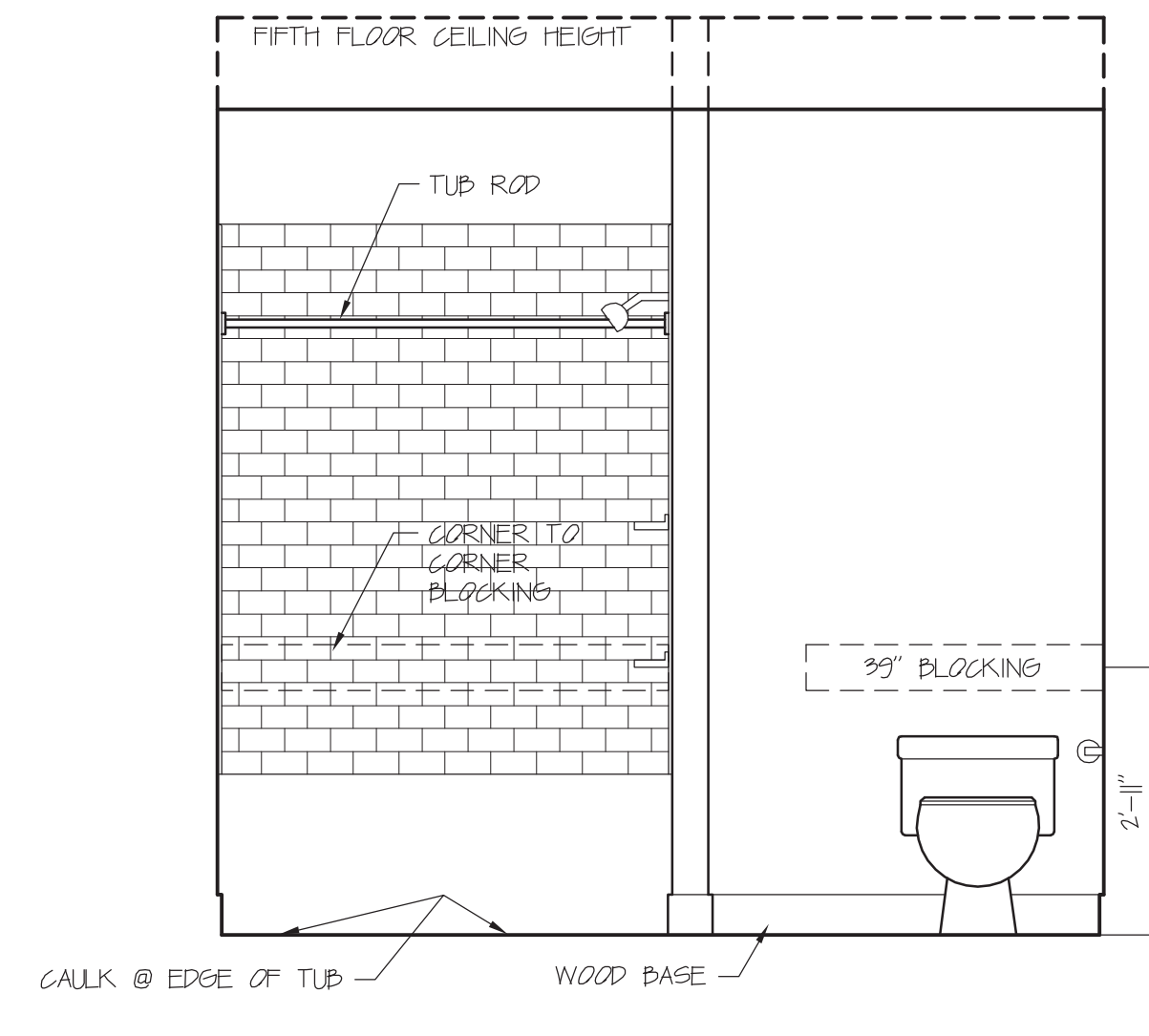
UNIT J BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



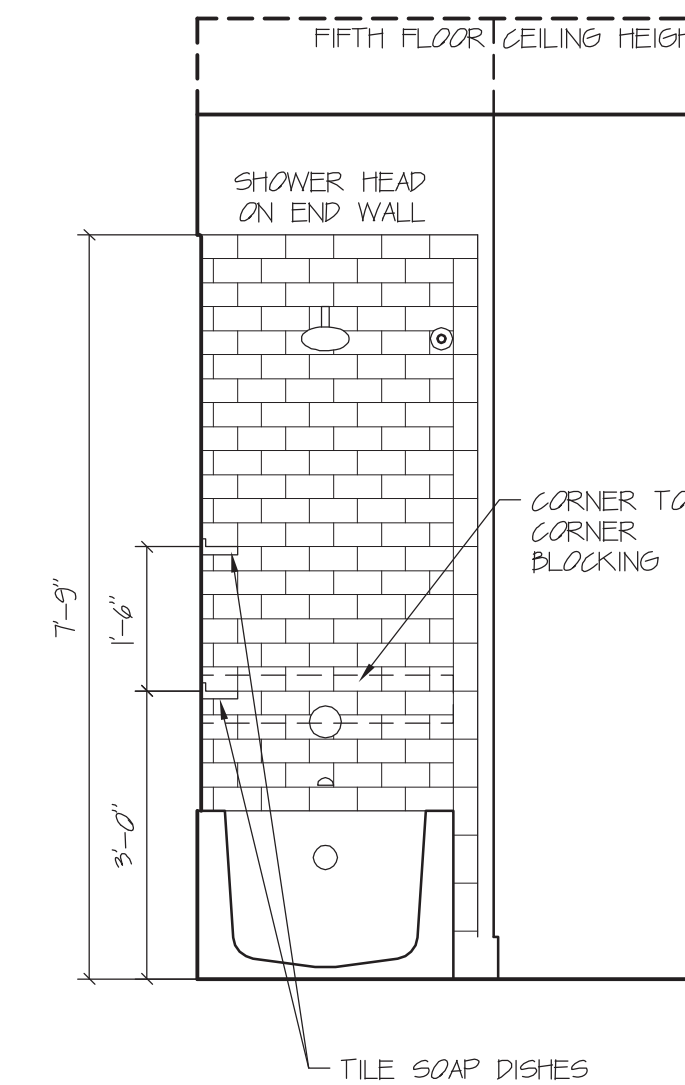
ELEVATION A

Scale: 1/2" = 1'-0



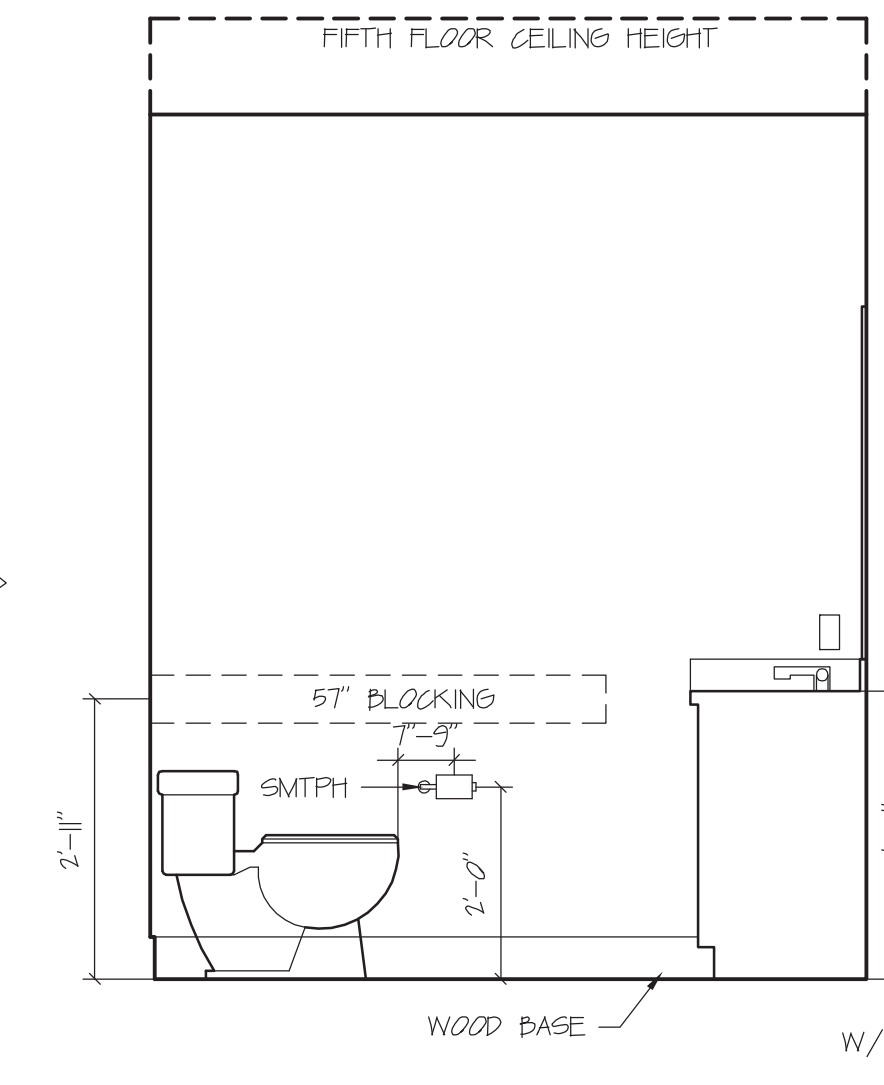
ELEVATION B

Scale: 1/2" = 1'-0



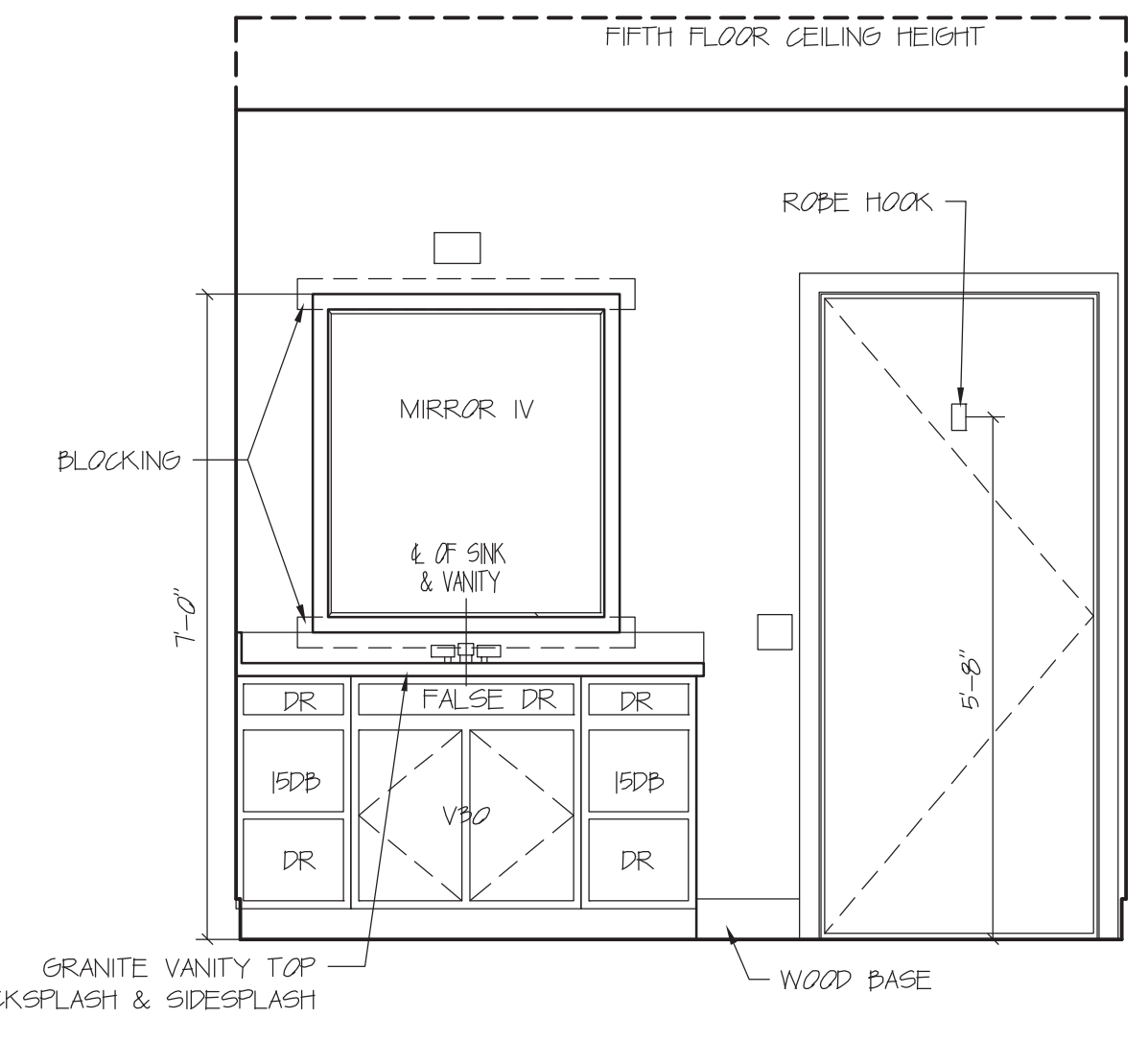
ELEVATION C

Scale: 1/2" = 1'-0



ELEVATION D

Scale: 1/2" = 1'-0

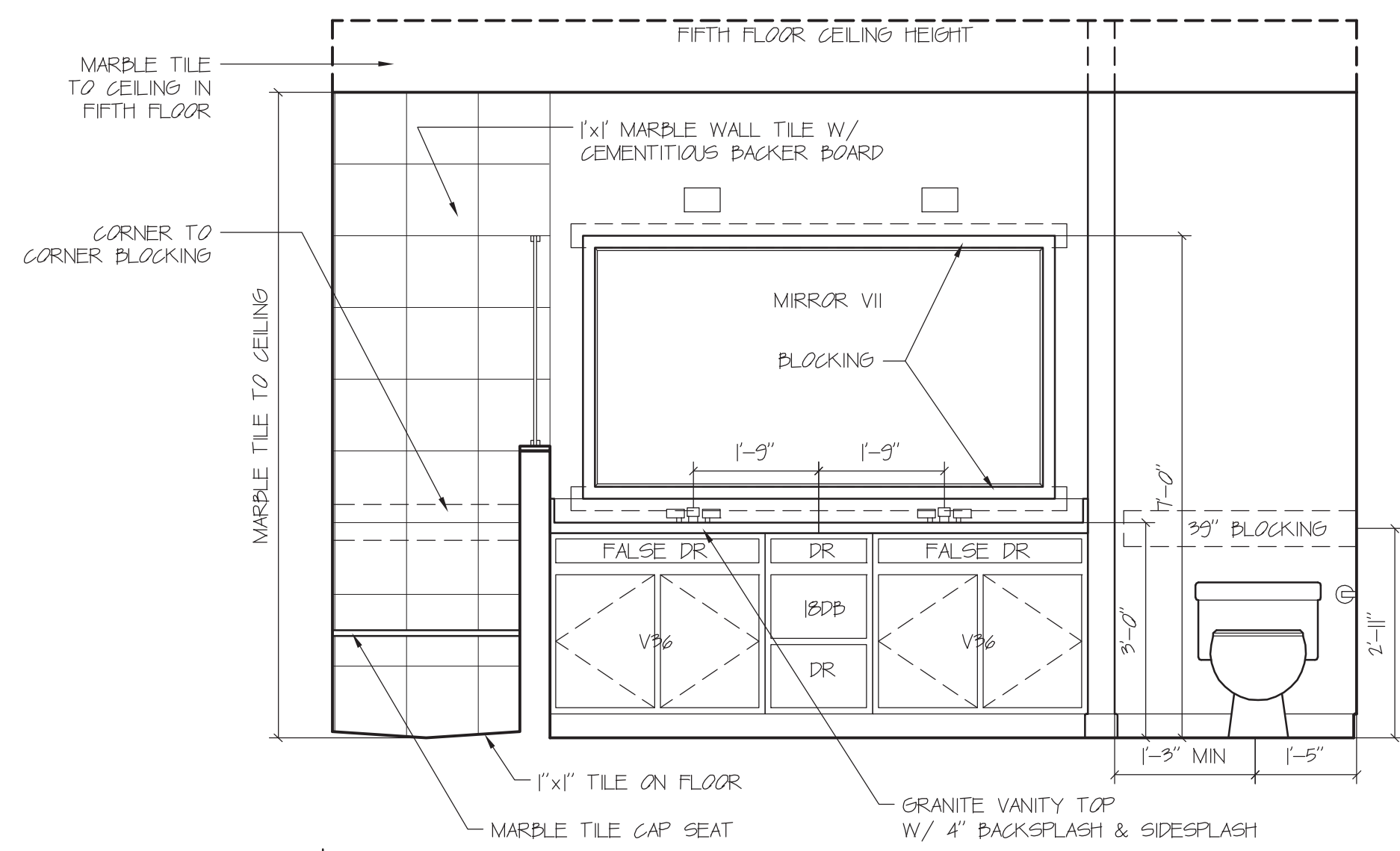


ELEVATION E

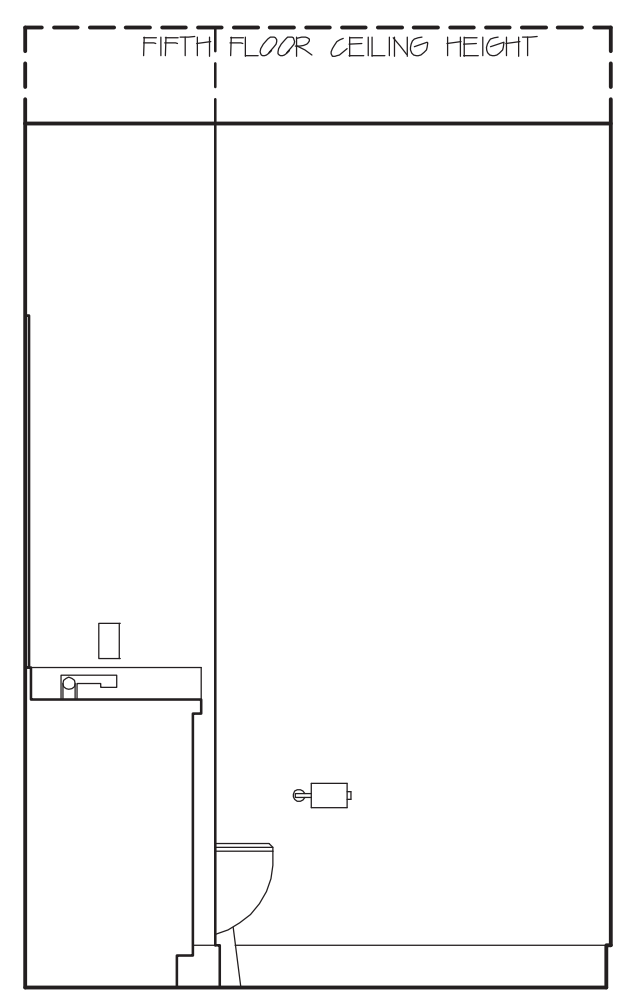
Scale: 1/2" = 1'-0

UNIT N BATH

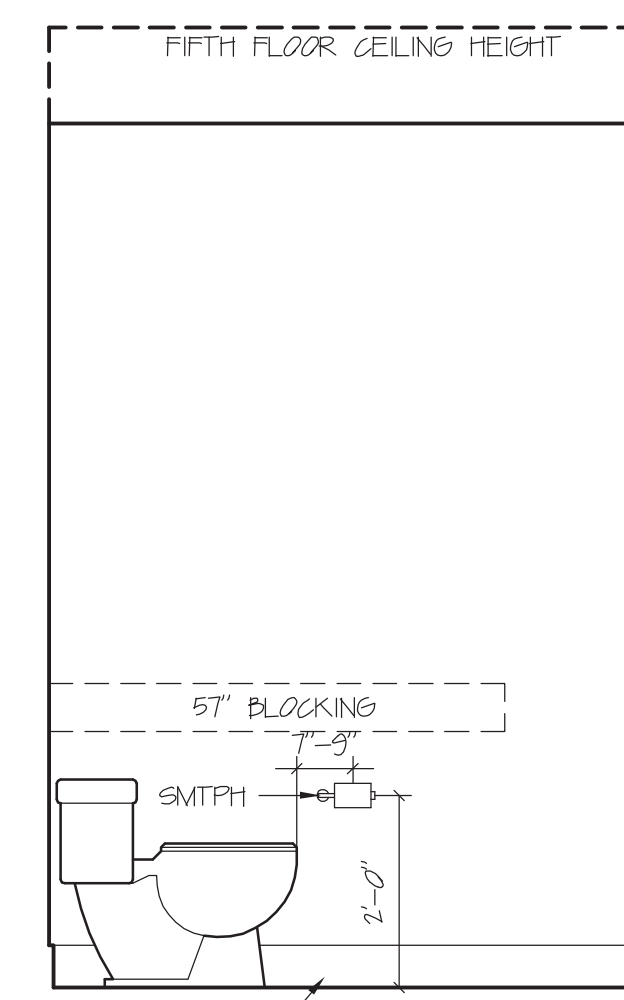
REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



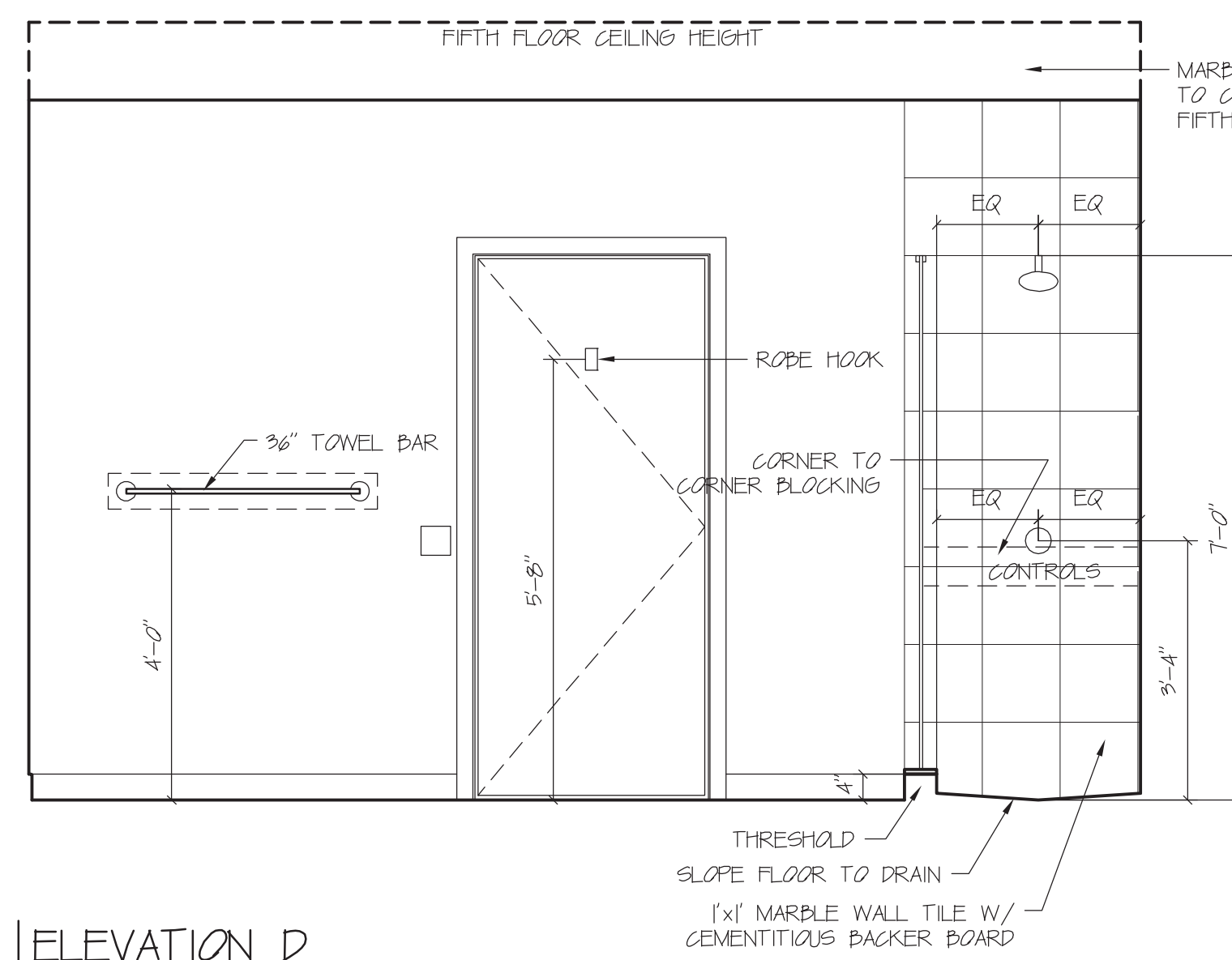
ELEVATION A
Scale: 1/2" = 1' 0



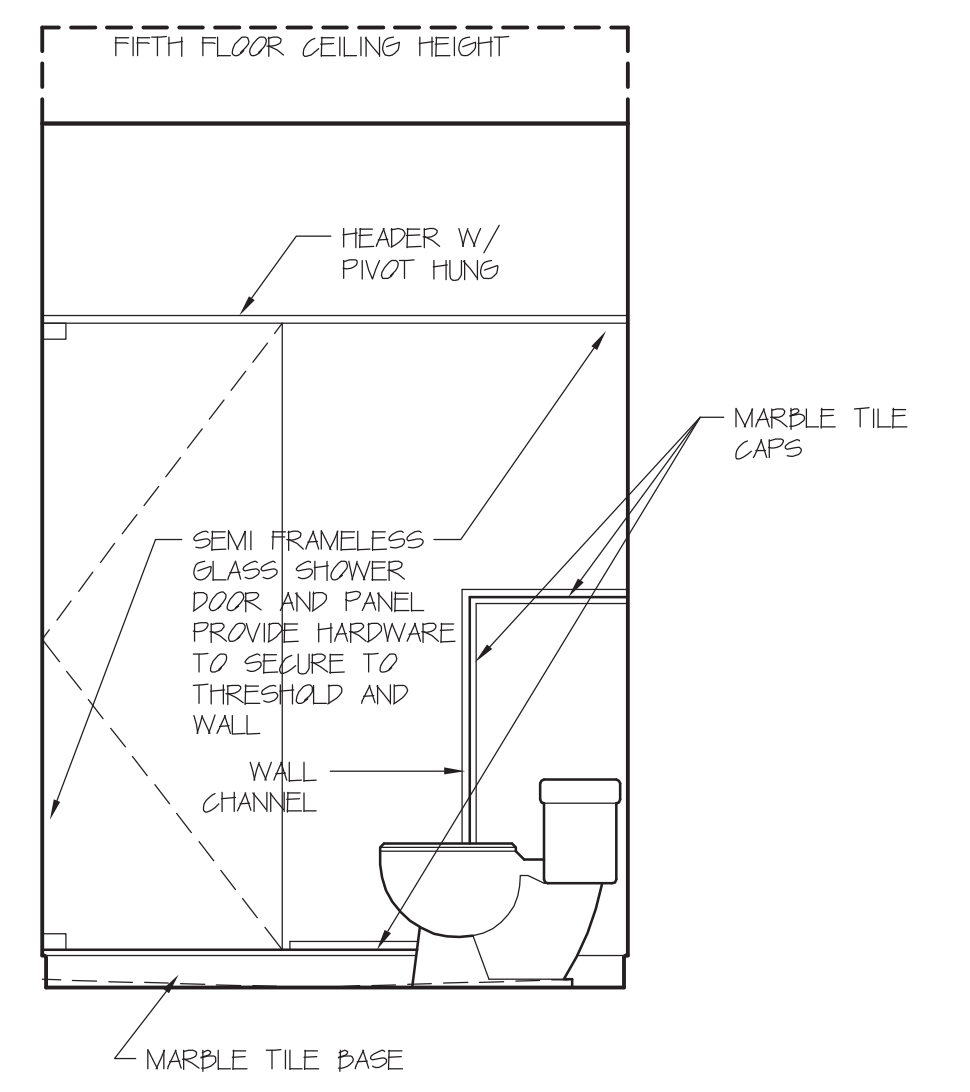
ELEVATION B
Scale: 1/2" = 1' 0



ELEVATION C
Scale: 1/2" = 1' 0

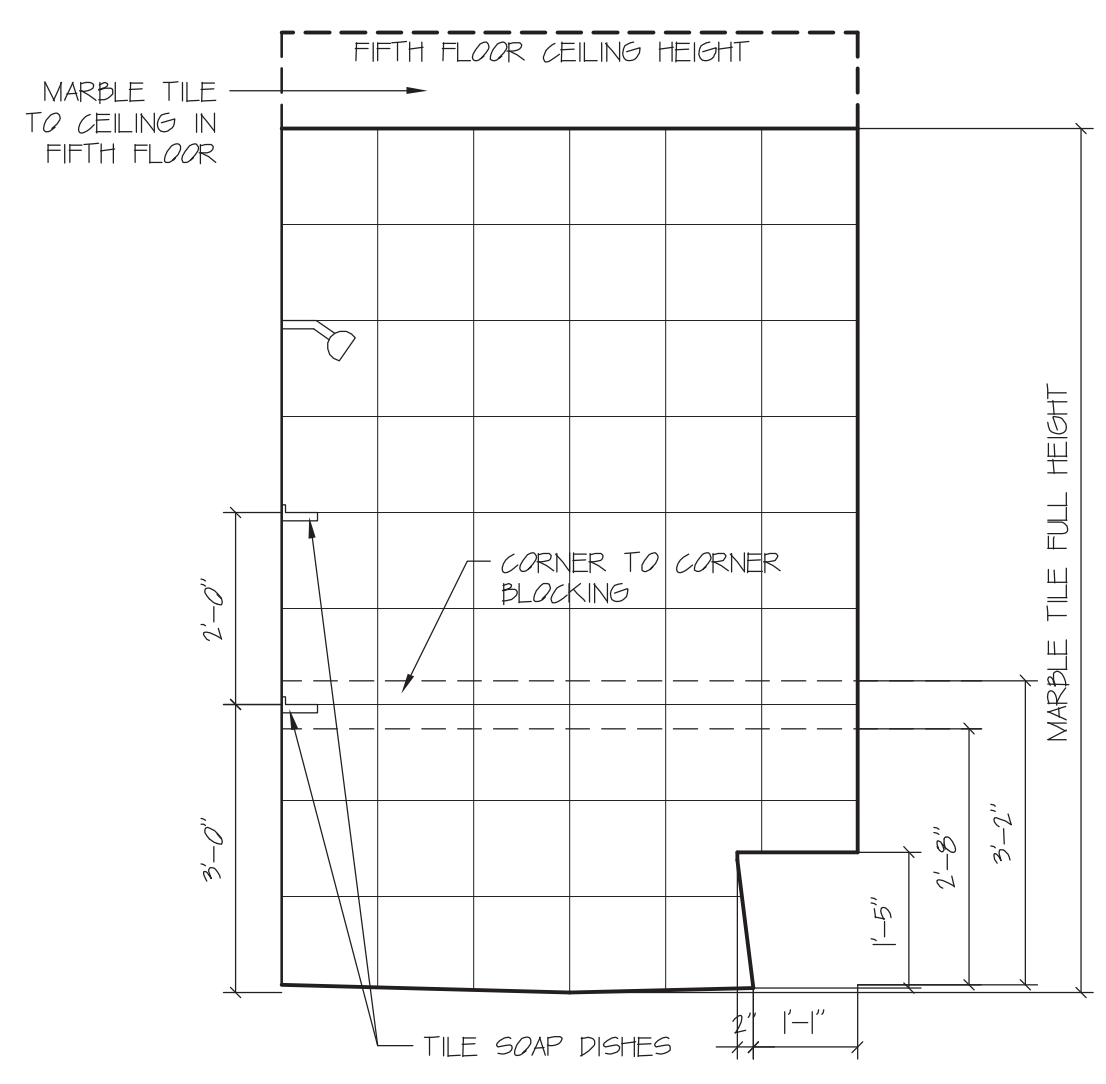


ELEVATION D
Scale: 1/2" = 1' 0
REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT

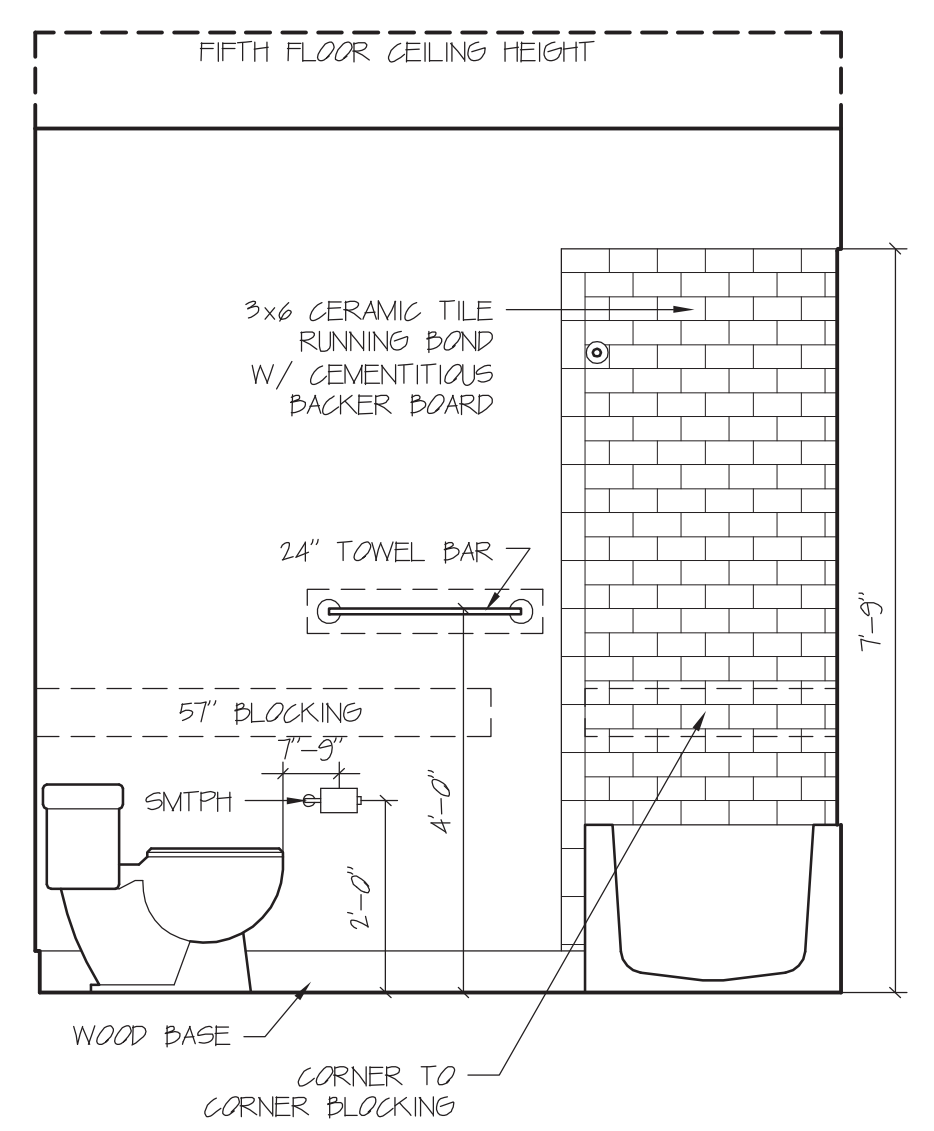


ELEVATION E
Scale: 1/2" = 1' 0

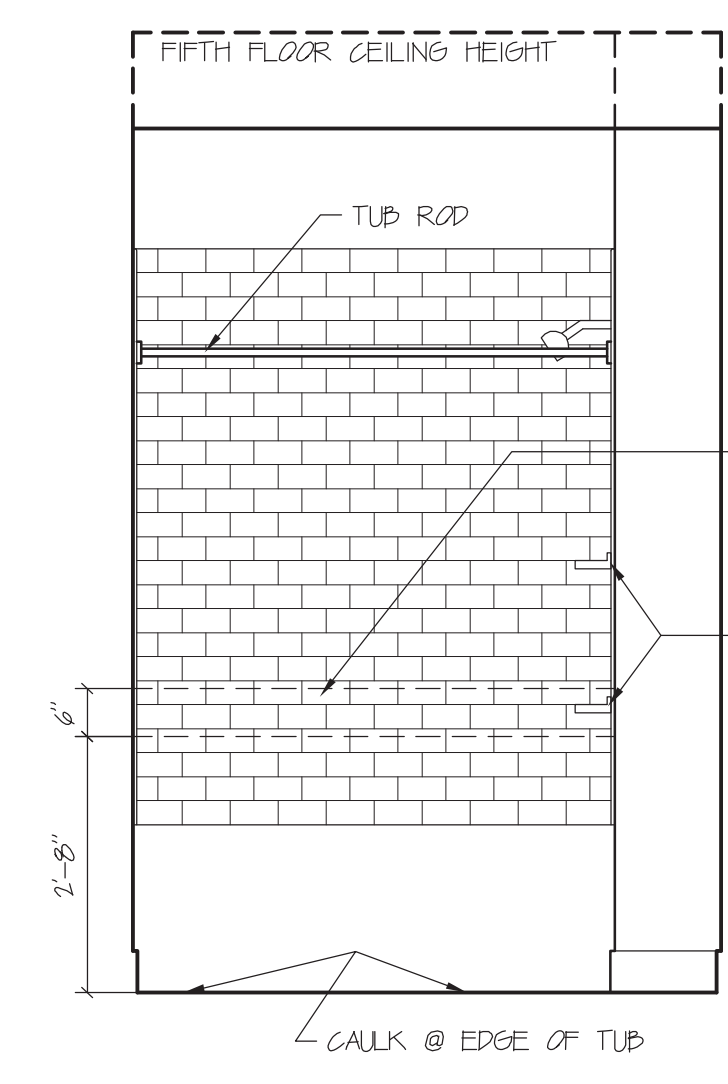
UNIT L MASTER BATH



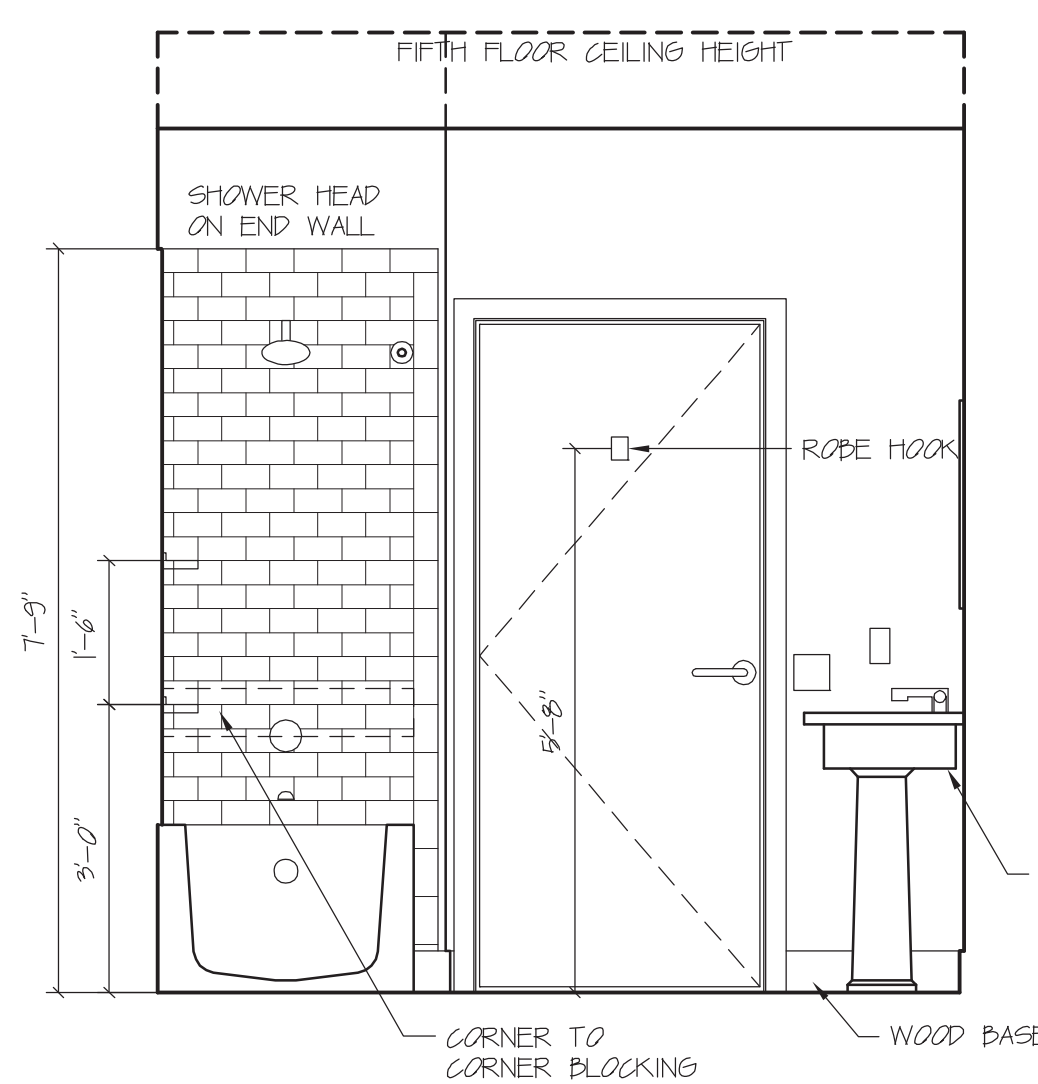
ELEVATION F
Scale: 1/2" = 1' 0



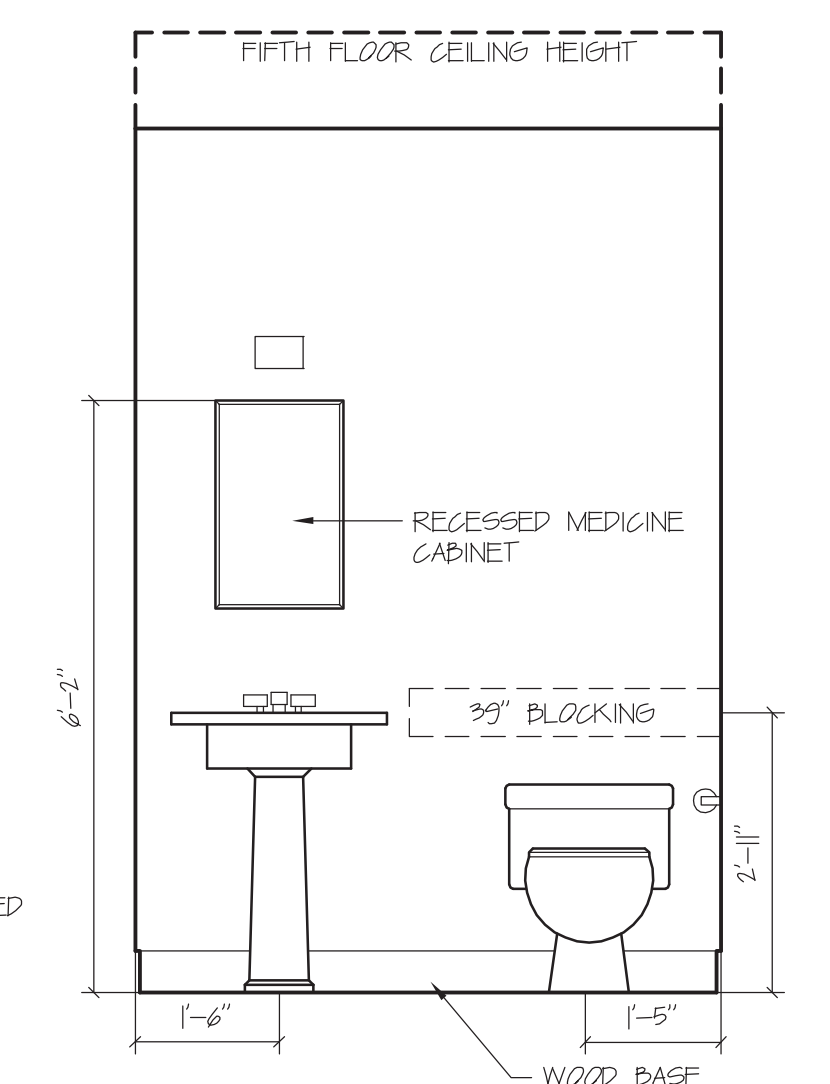
ELEVATION A
Scale: 1/2" = 1' 0



ELEVATION B
Scale: 1/2" = 1' 0

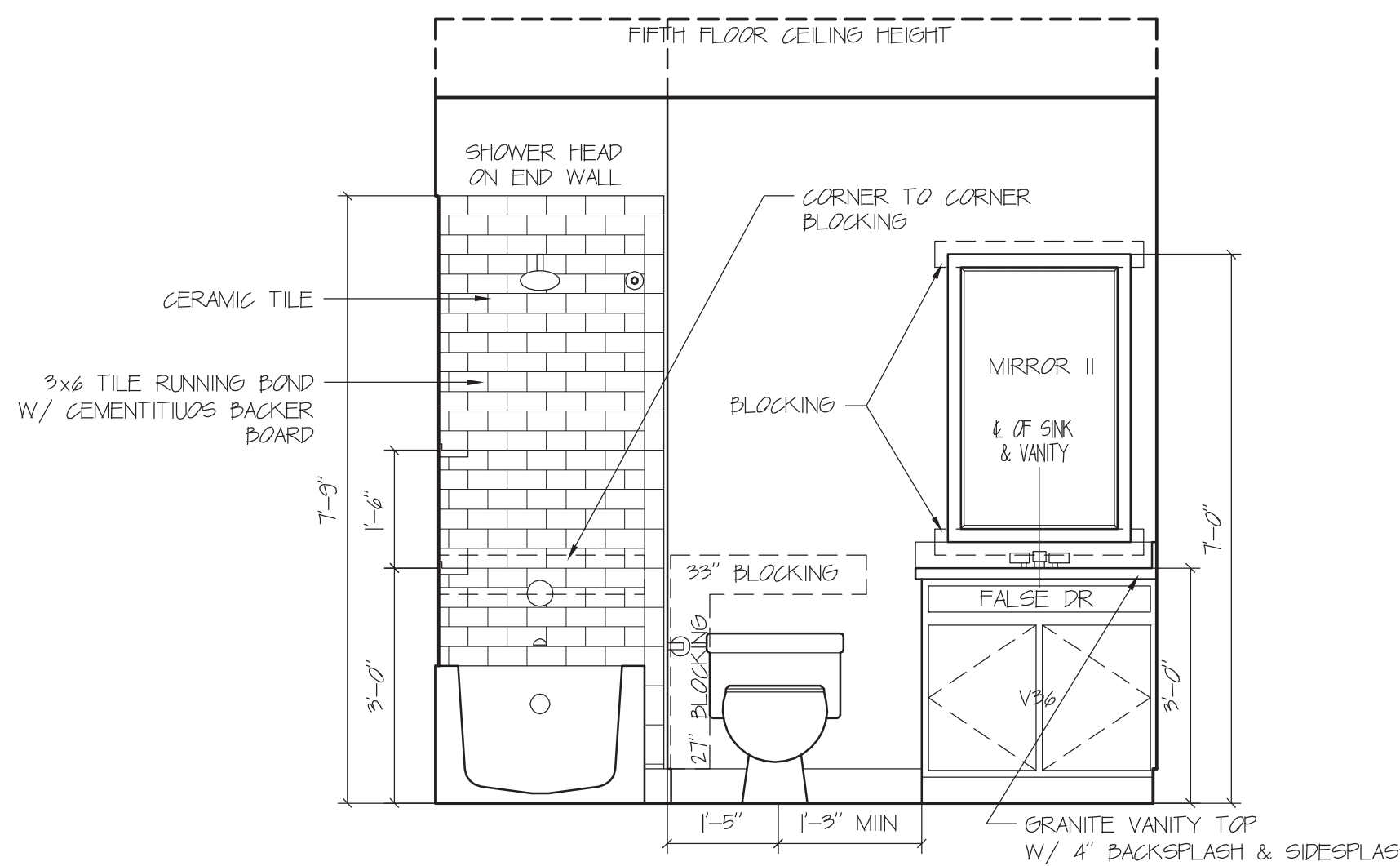


ELEVATION C
Scale: 1/2" = 1' 0
REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT

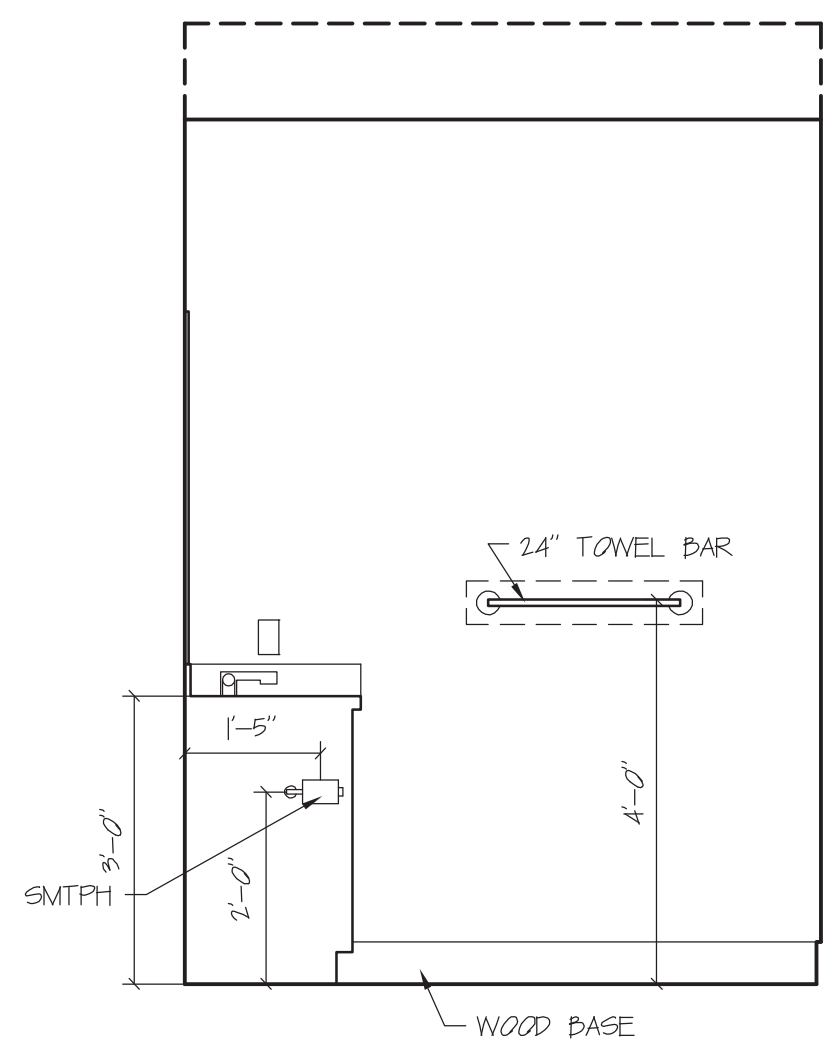


ELEVATION D
Scale: 1/2" = 1' 0

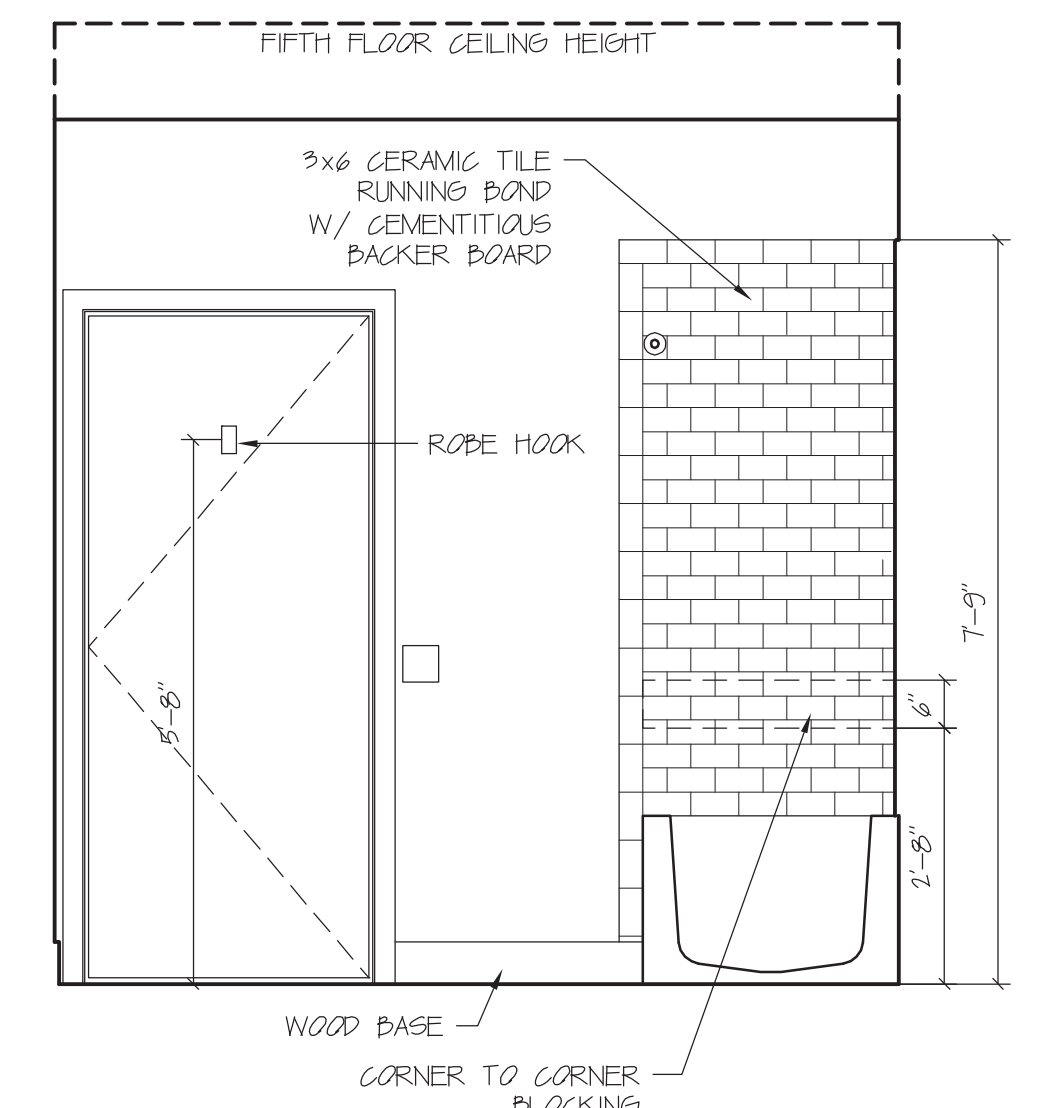
UNIT L BATH



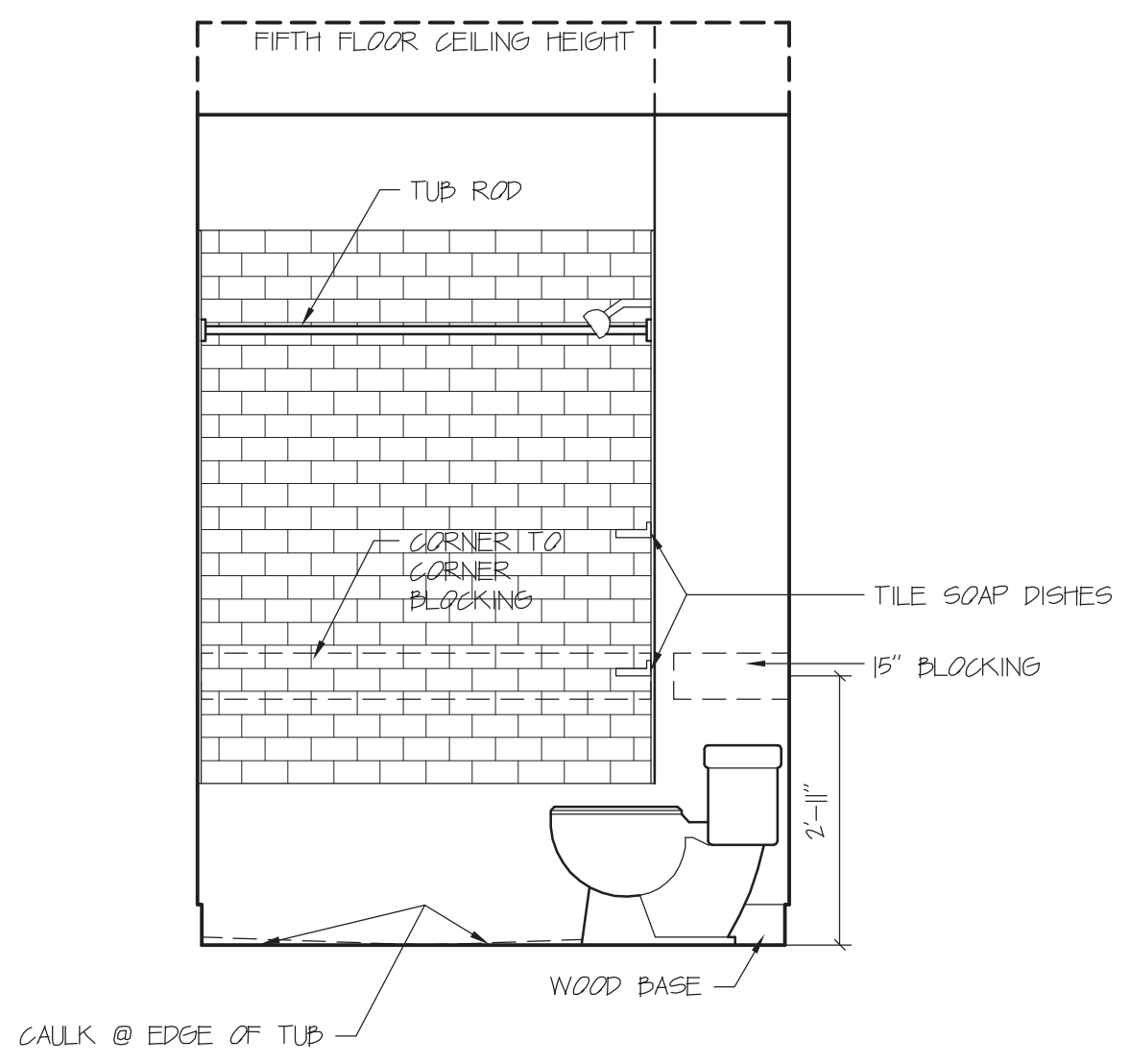
ELEVATION A
Scale: 1/2" = 1' 0



ELEVATION B
Scale: 1/2" = 1' 0



ELEVATION C
Scale: 1/2" = 1' 0
REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



ELEVATION D
Scale: 1/2" = 1' 0

UNIT M BATH



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(603) 497-3405

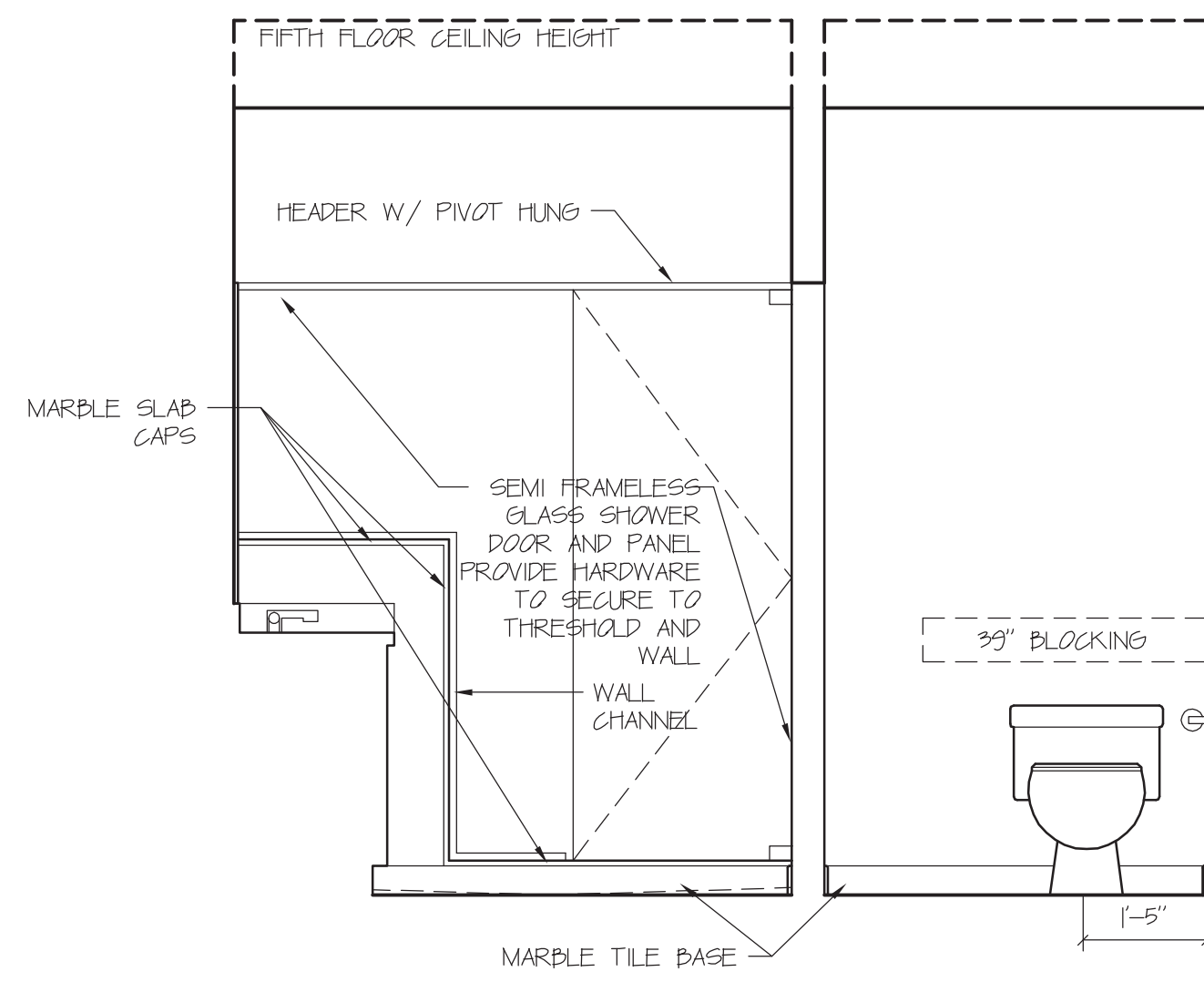
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

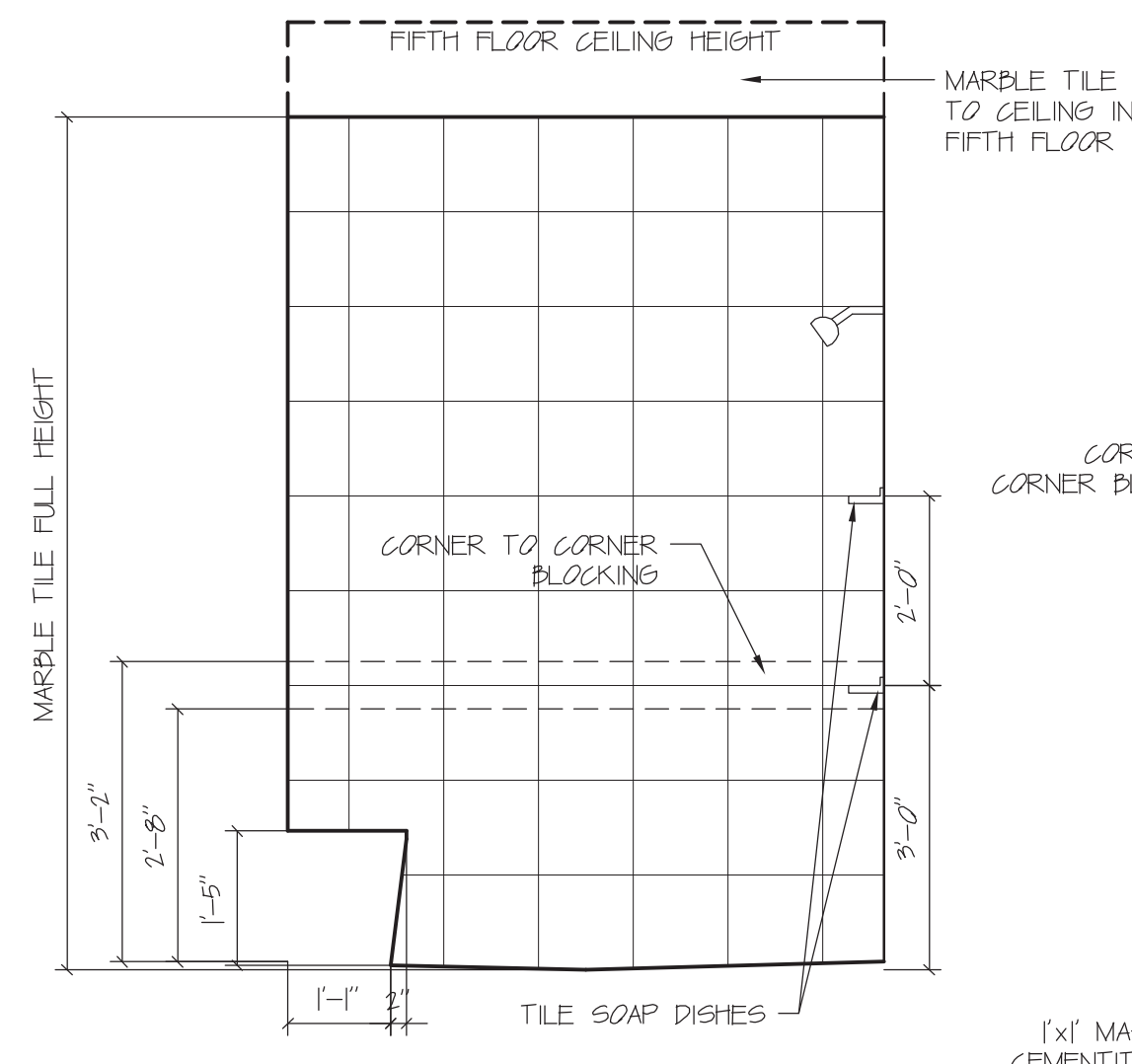
REVISIONS:

DRG. NO.
IE.7



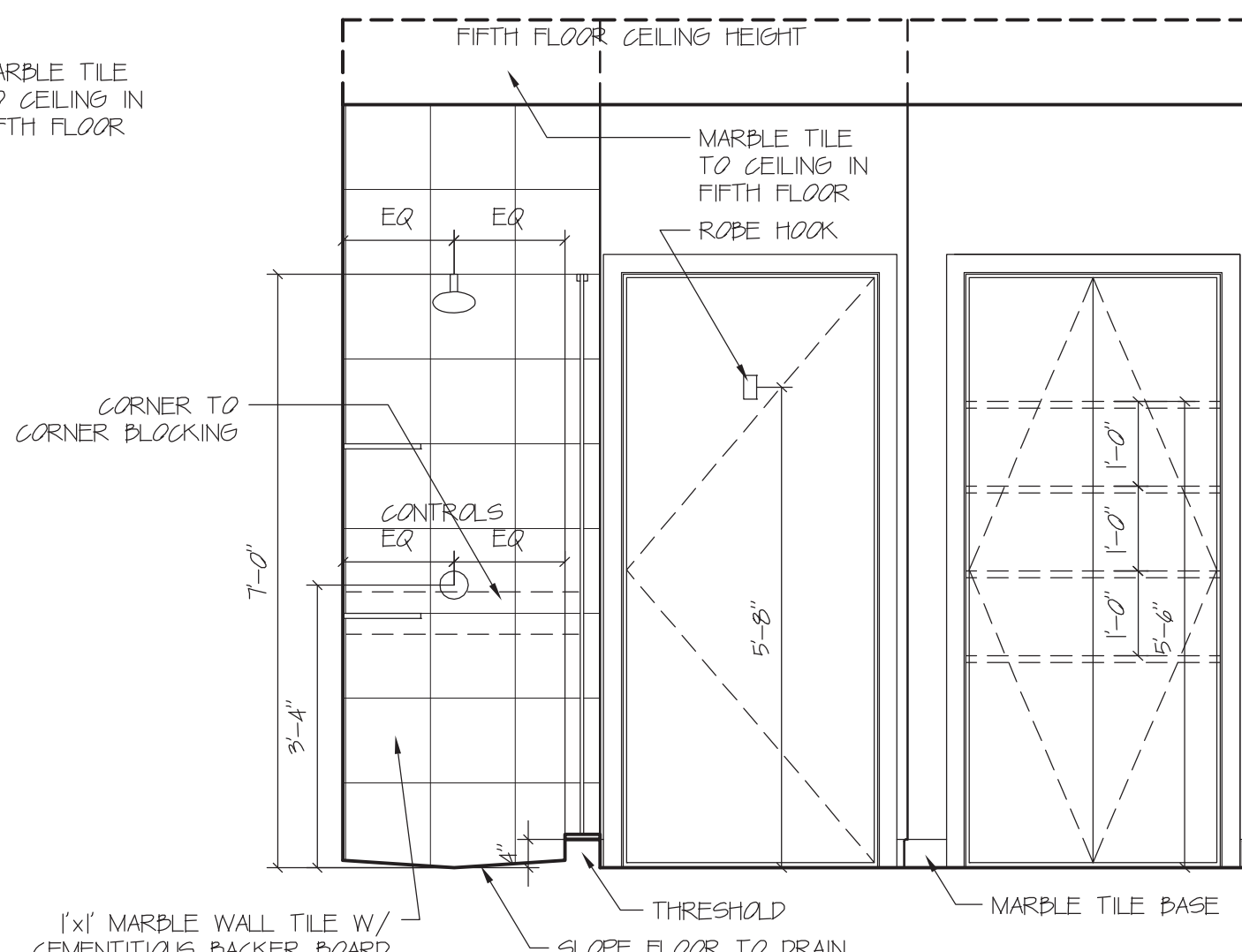
ELEVATION A

Scale: 1/2" = 1' 0



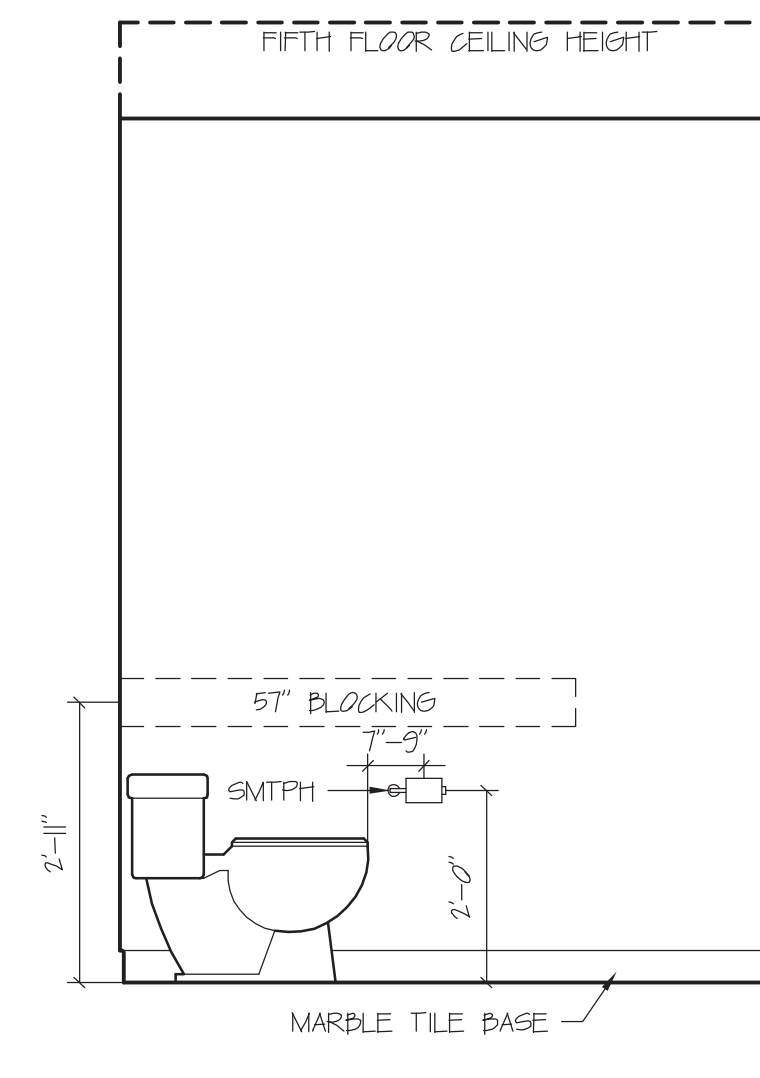
ELEVATION B

Scale: 1/2" = 1' 0



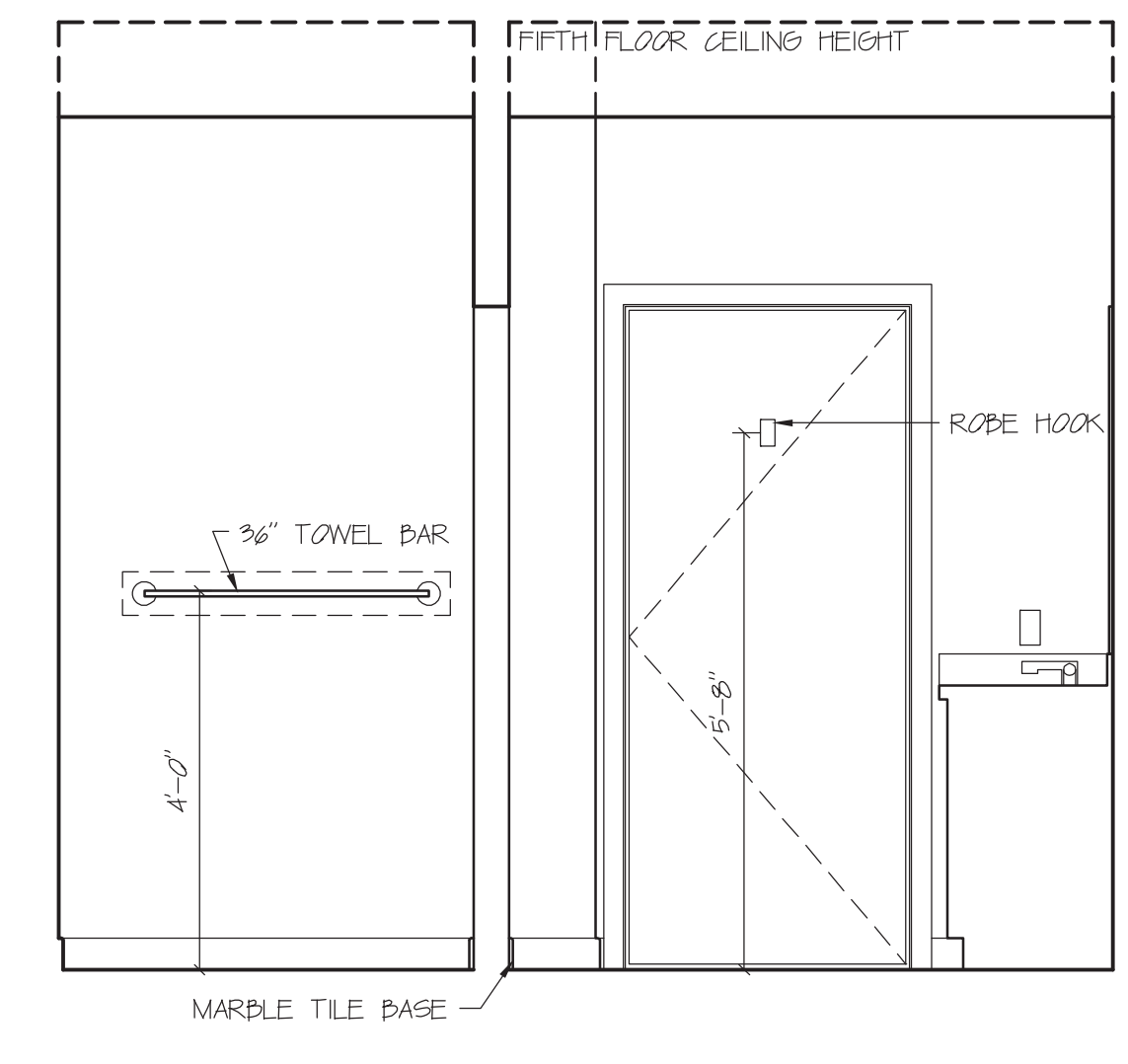
ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

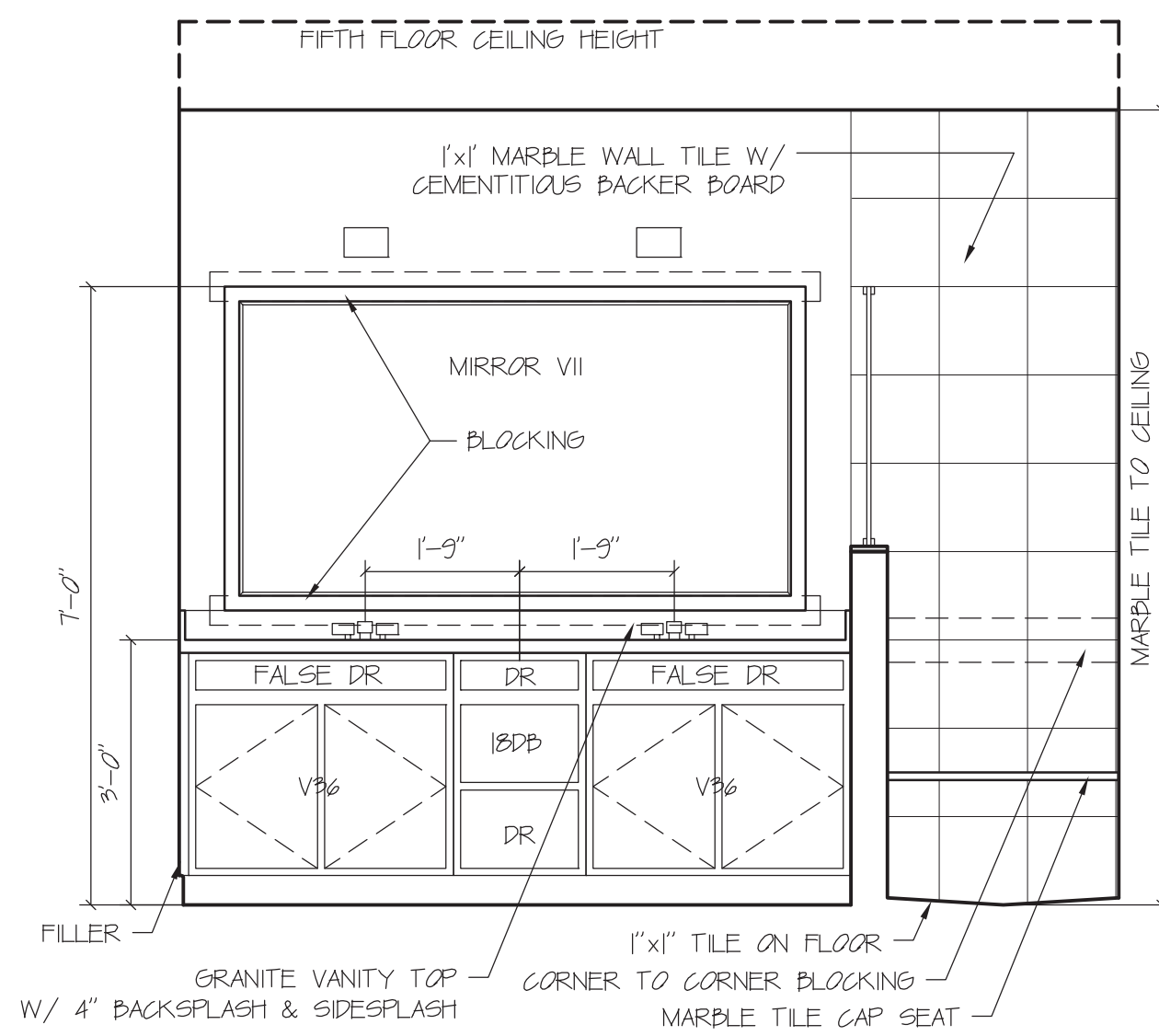
Scale: 1/2" = 1' 0



ELEVATION E

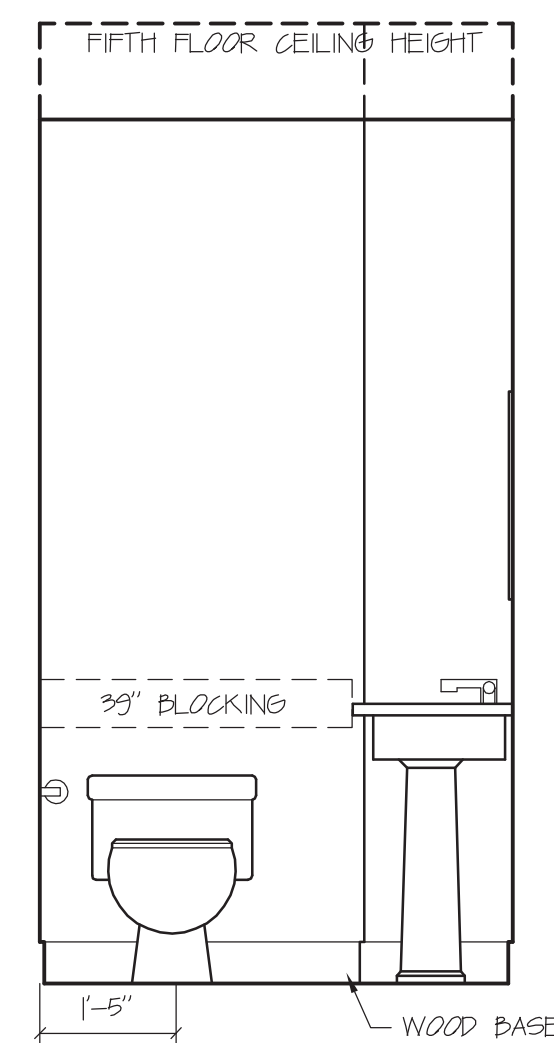
Scale: 1/2" = 1' 0

UNIT N MASTER BATH & UNIT M MASTER BATH SIMILAR REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



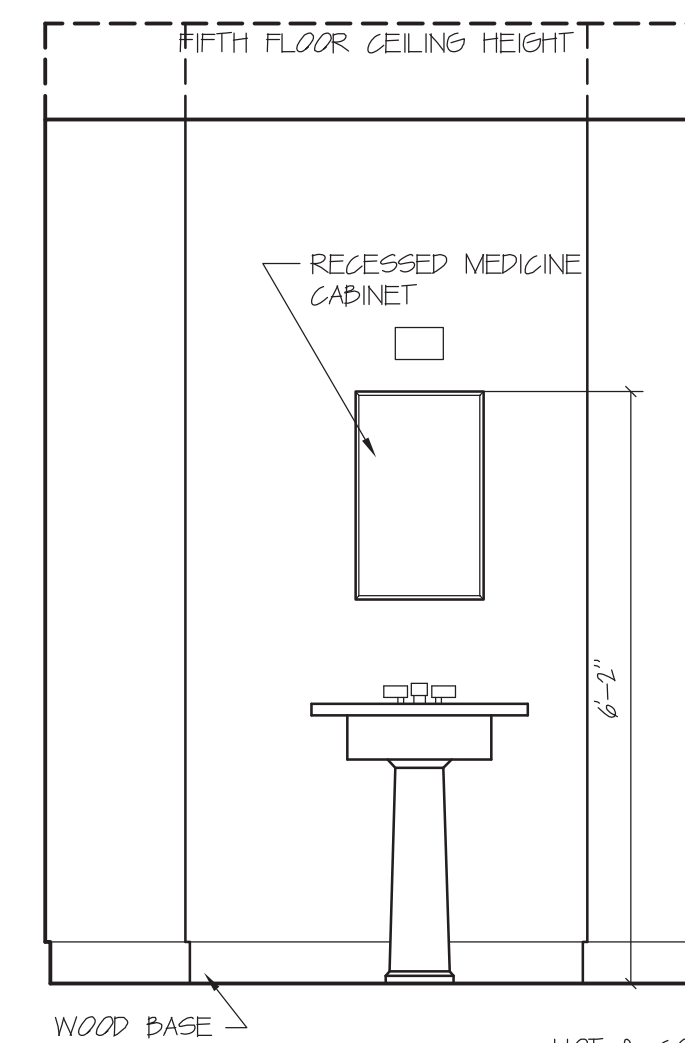
ELEVATION F

Scale: 1/2" = 1' 0



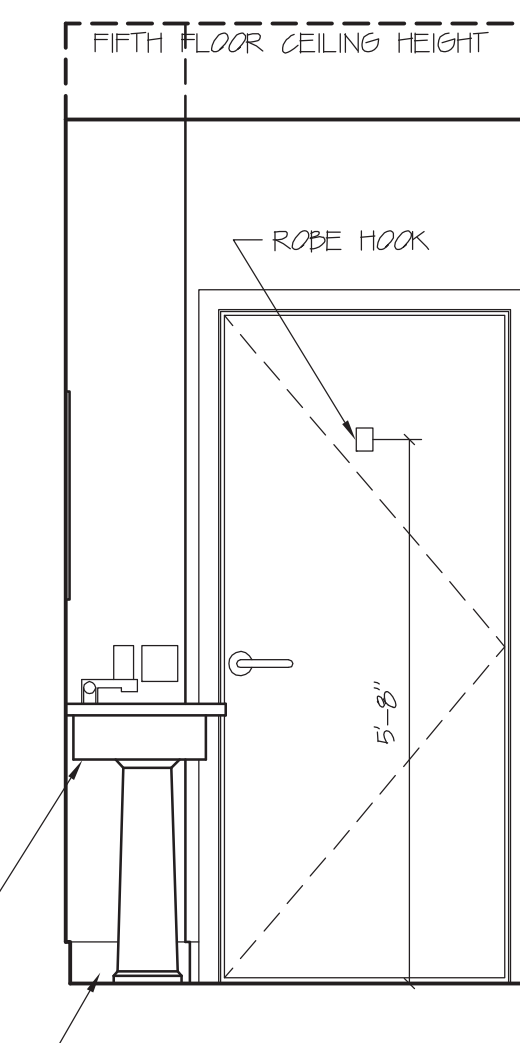
ELEVATION A

Scale: 1/2" = 1' 0



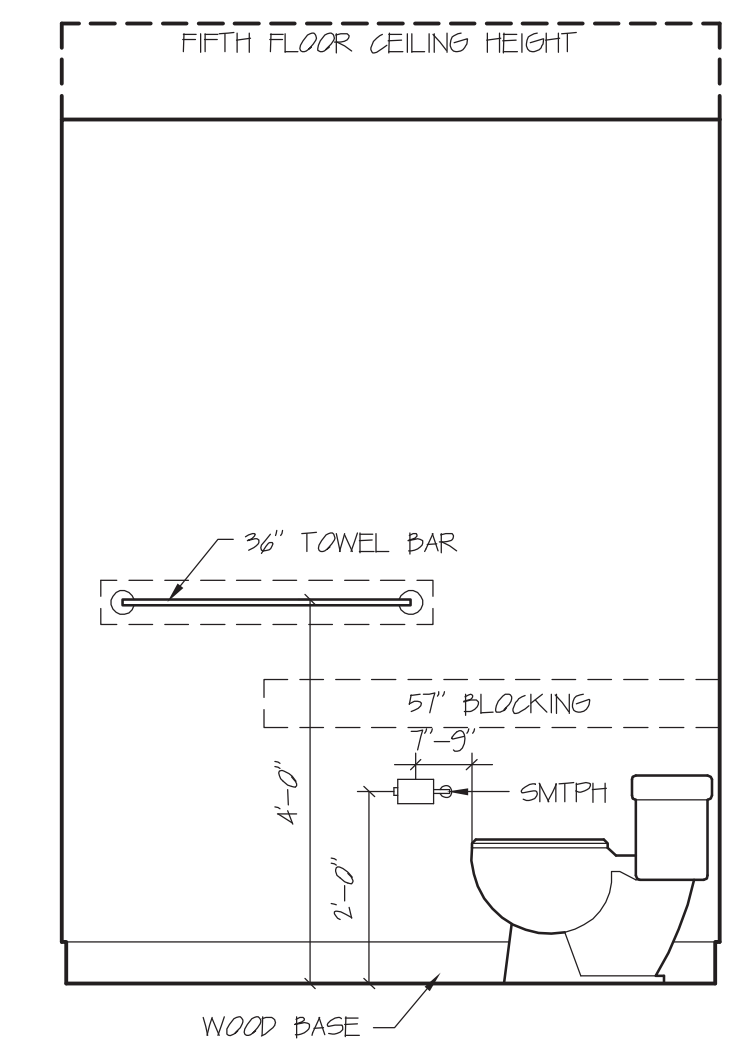
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

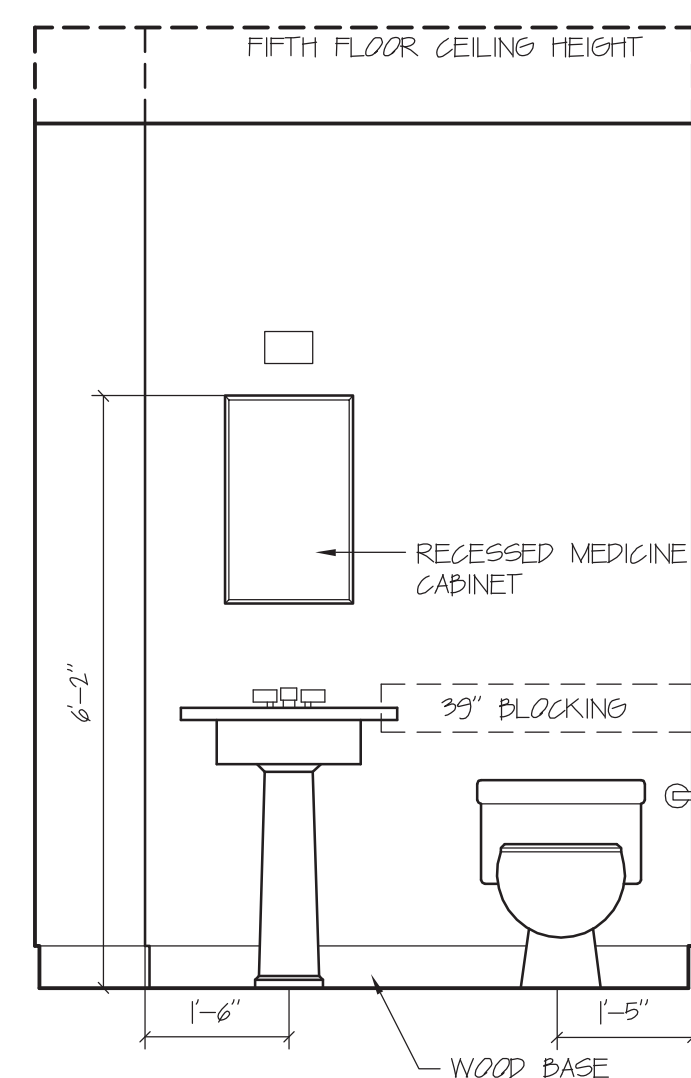


ELEVATION D

Scale: 1/2" = 1' 0

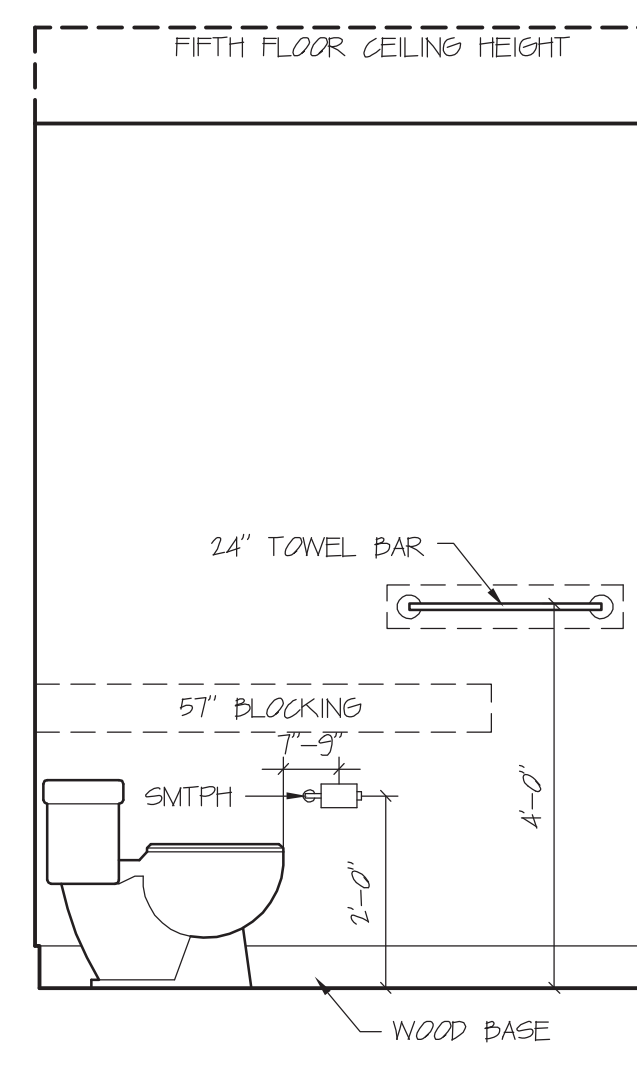
UNIT N POWDER ROOM

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



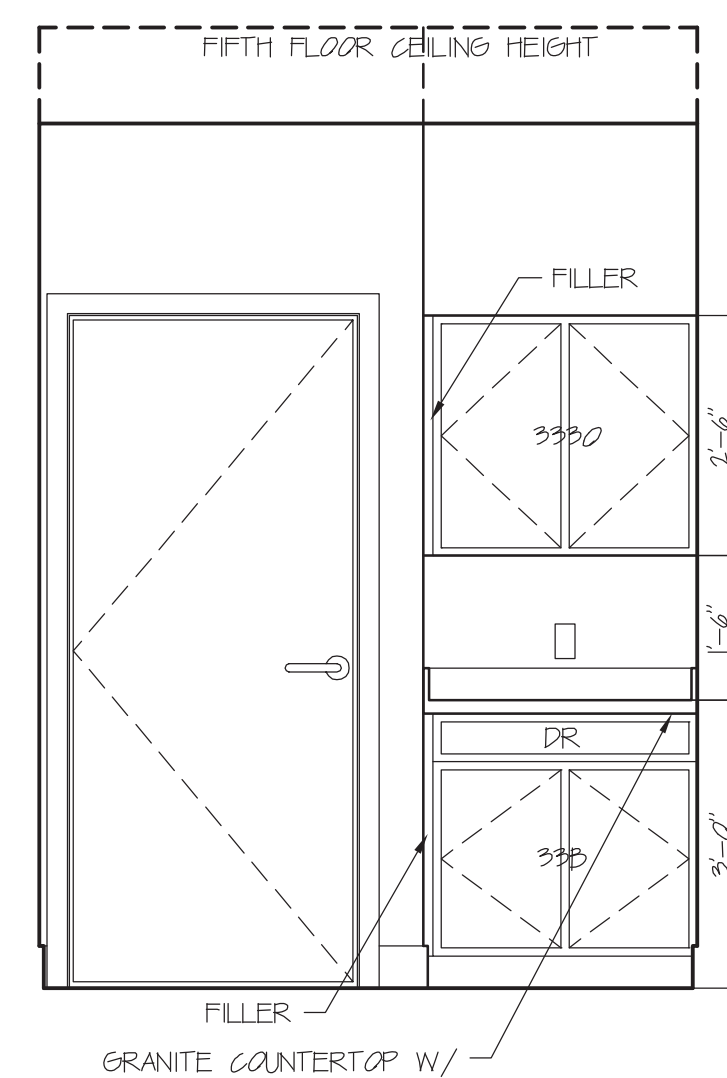
ELEVATION A

Scale: 1/2" = 1' 0



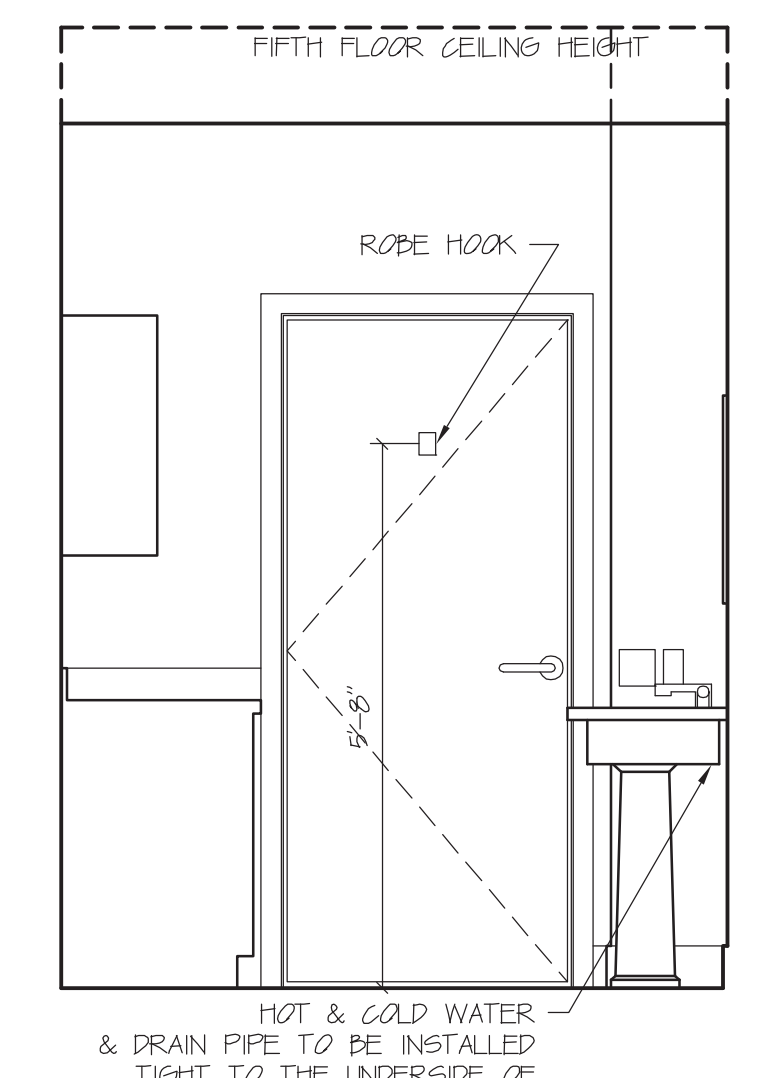
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT M POWDER ROOM

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



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403 Tibbetts Hill Road
PO Box 447
Goffstown, NH 07045
(603) 497-3405

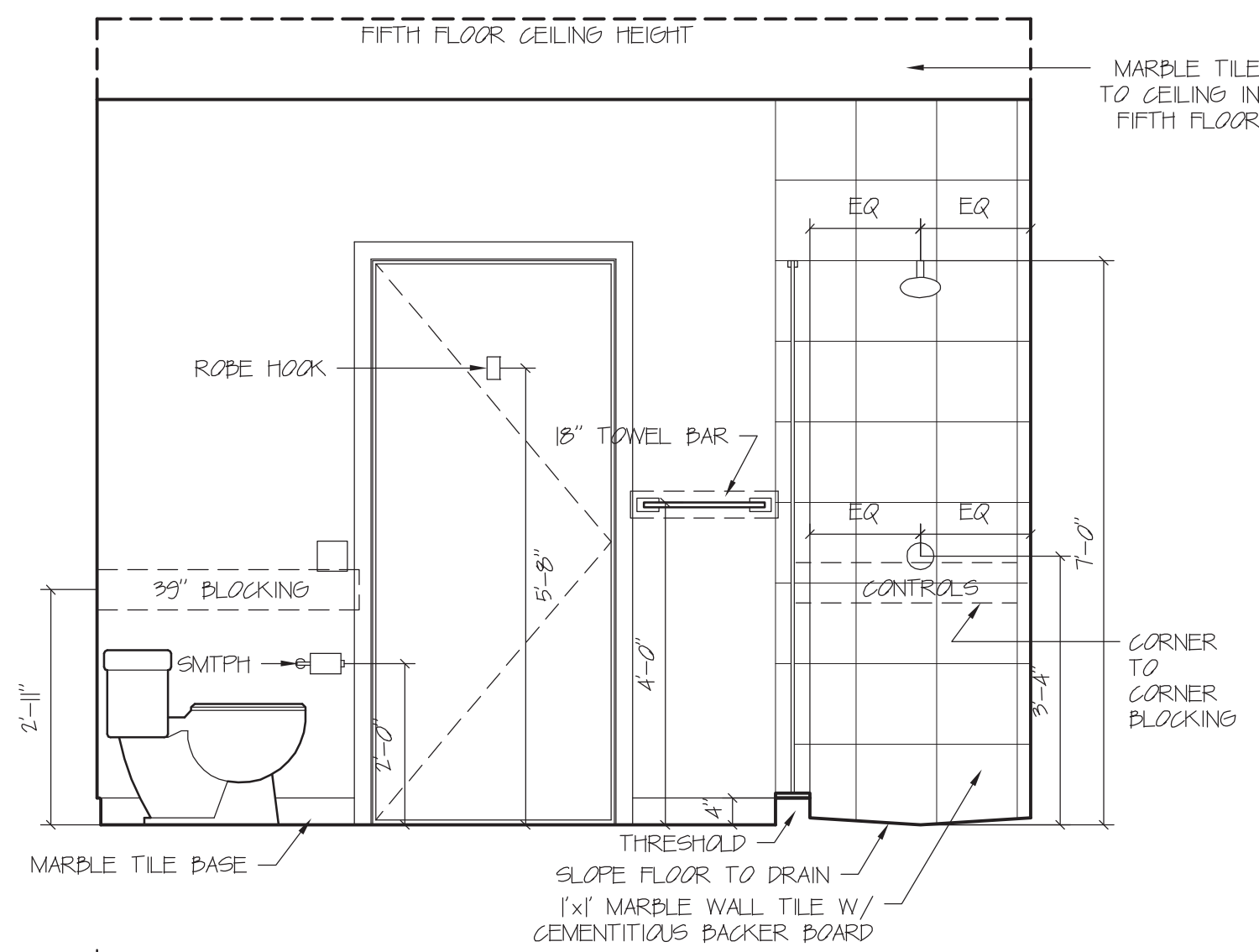
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

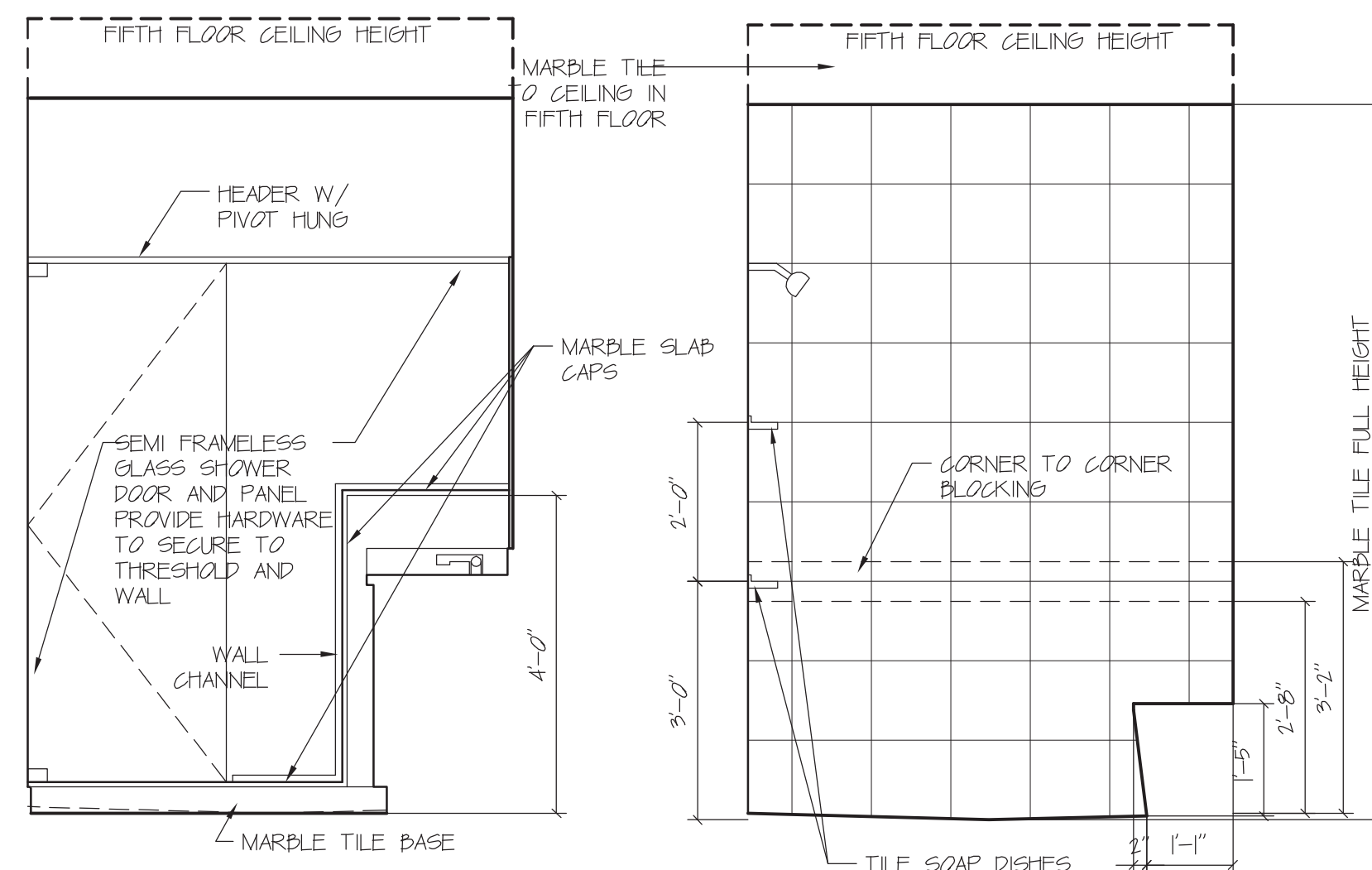
REVISIONS:

DRG. NO.
IE.8



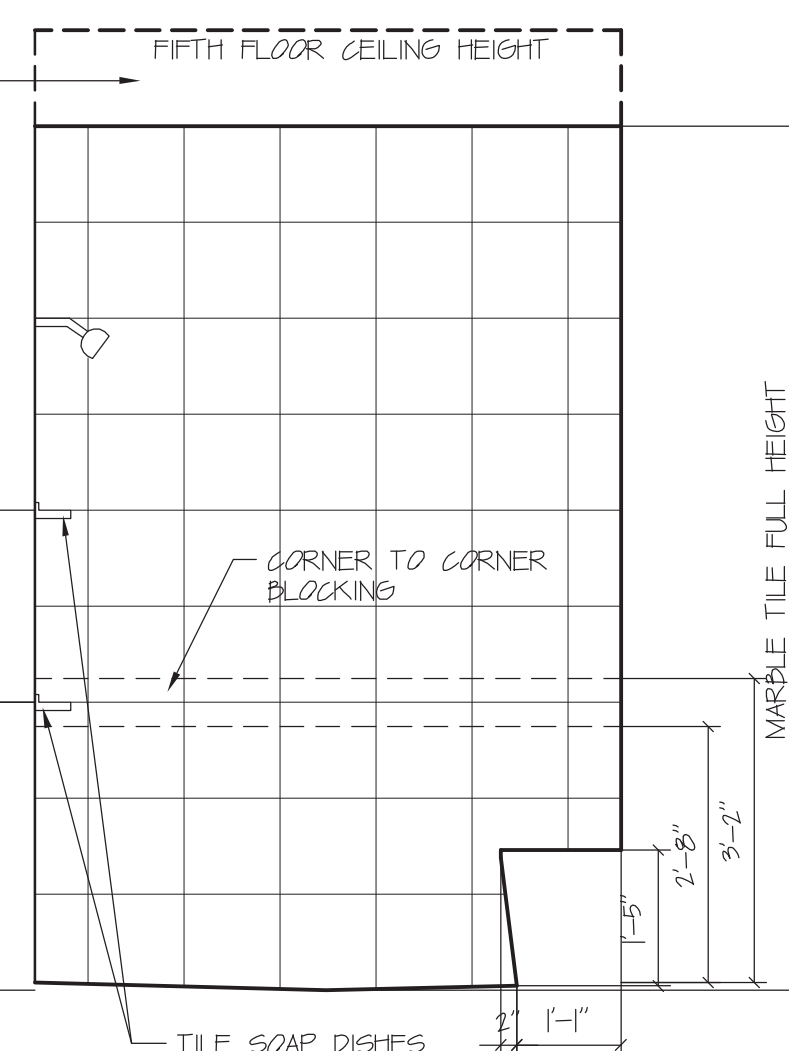
ELEVATION A

Scale: 1/2" = 1' 0"



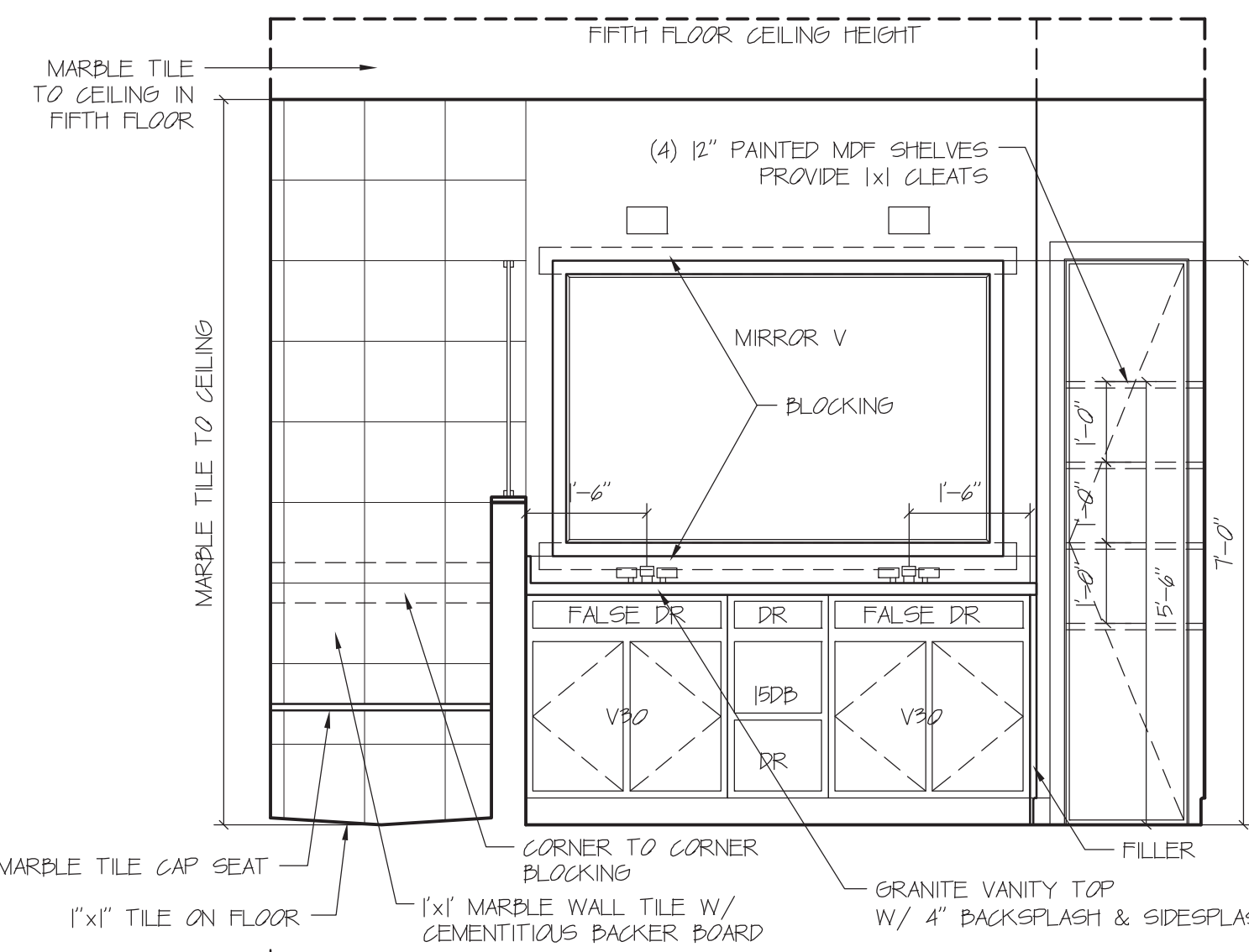
ELEVATION B

Scale: 1/2" = 1' 0"



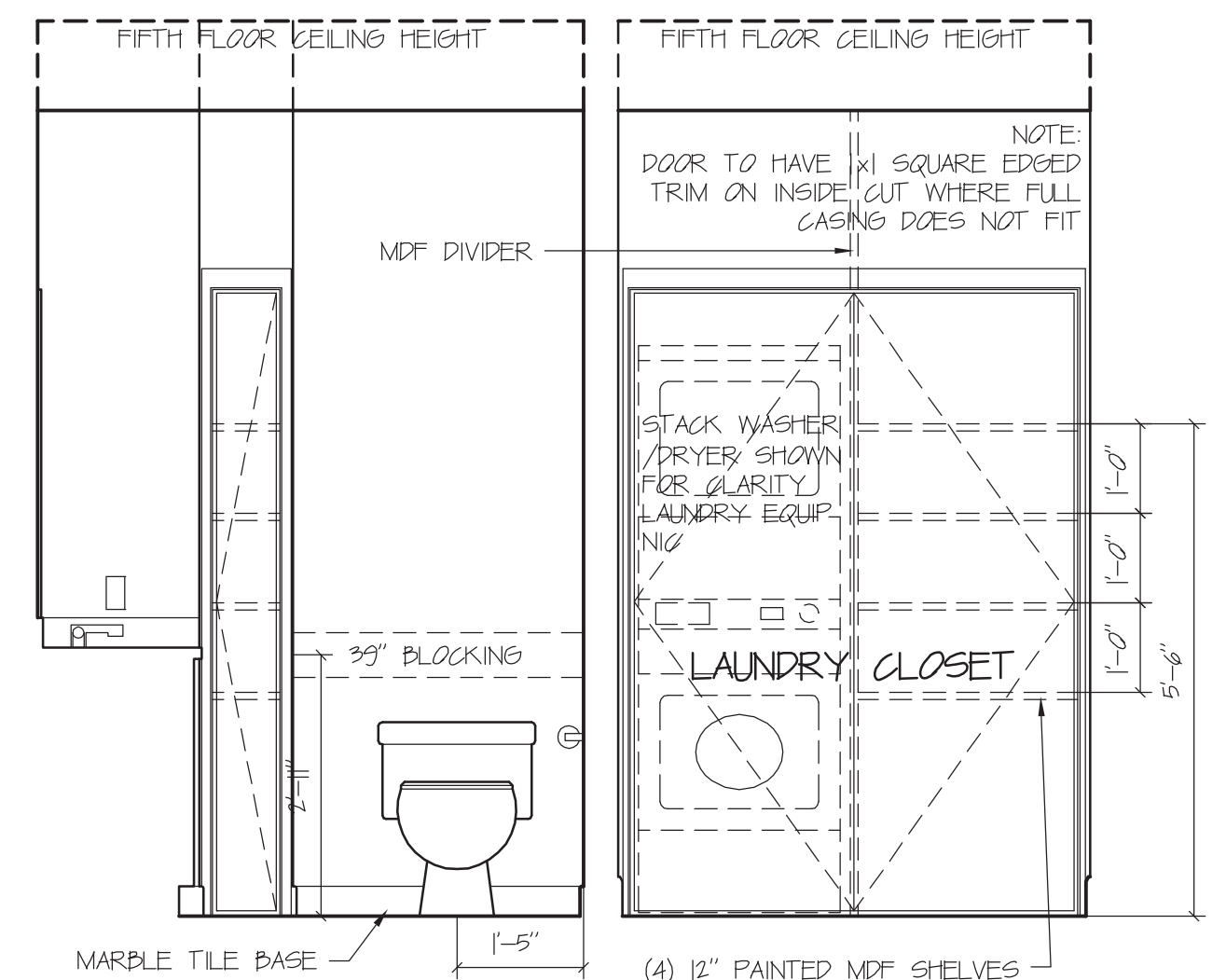
ELEVATION C

Scale: 1/2" = 1' 0"



ELEVATION D

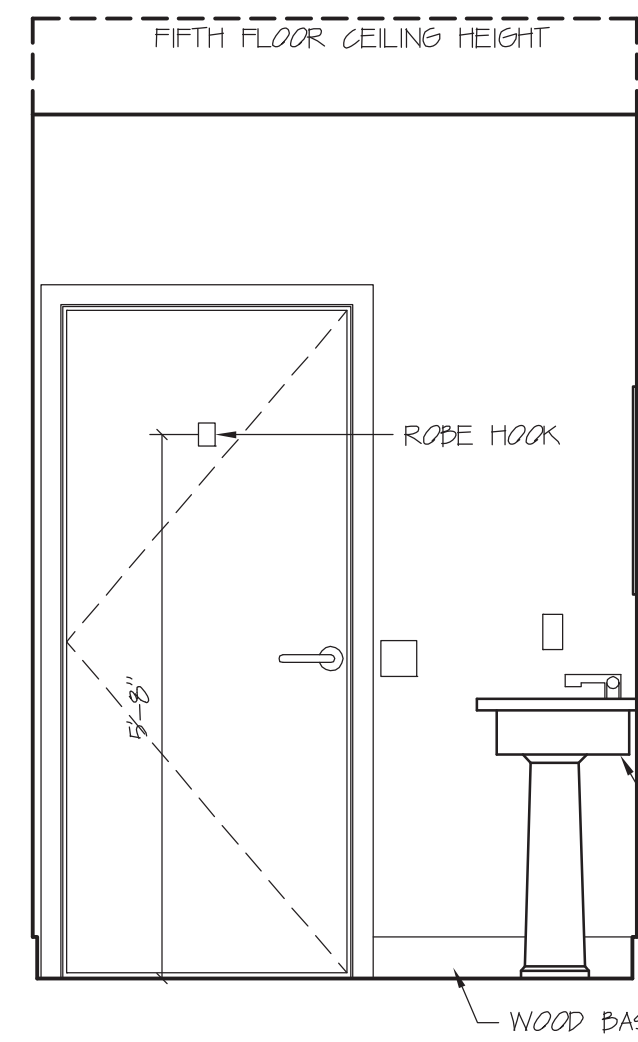
Scale: 1/2" = 1' 0"



ELEVATION E

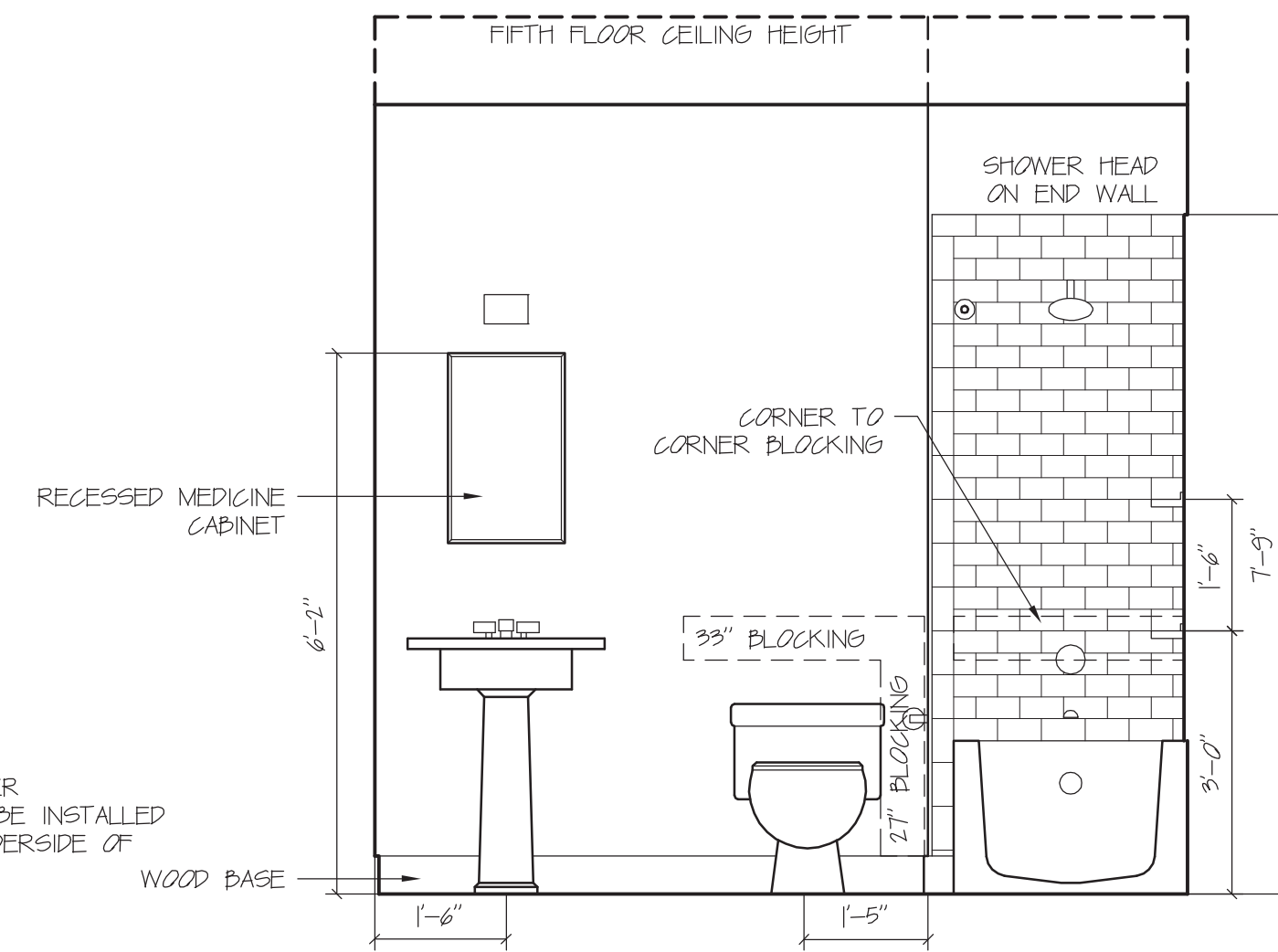
Scale: 1/2" = 1' 0"

UNIT P & Q MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



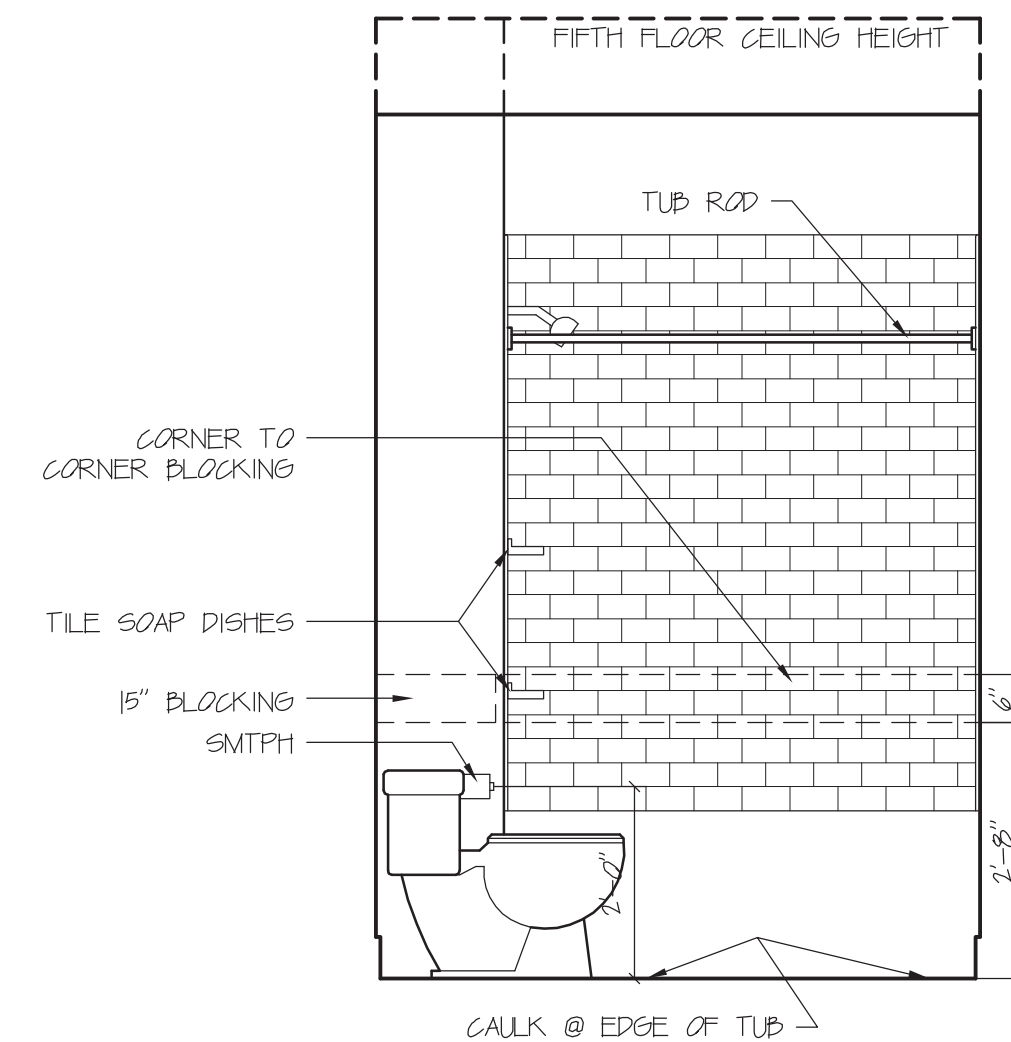
ELEVATION A

Scale: 1/2" = 1' 0"



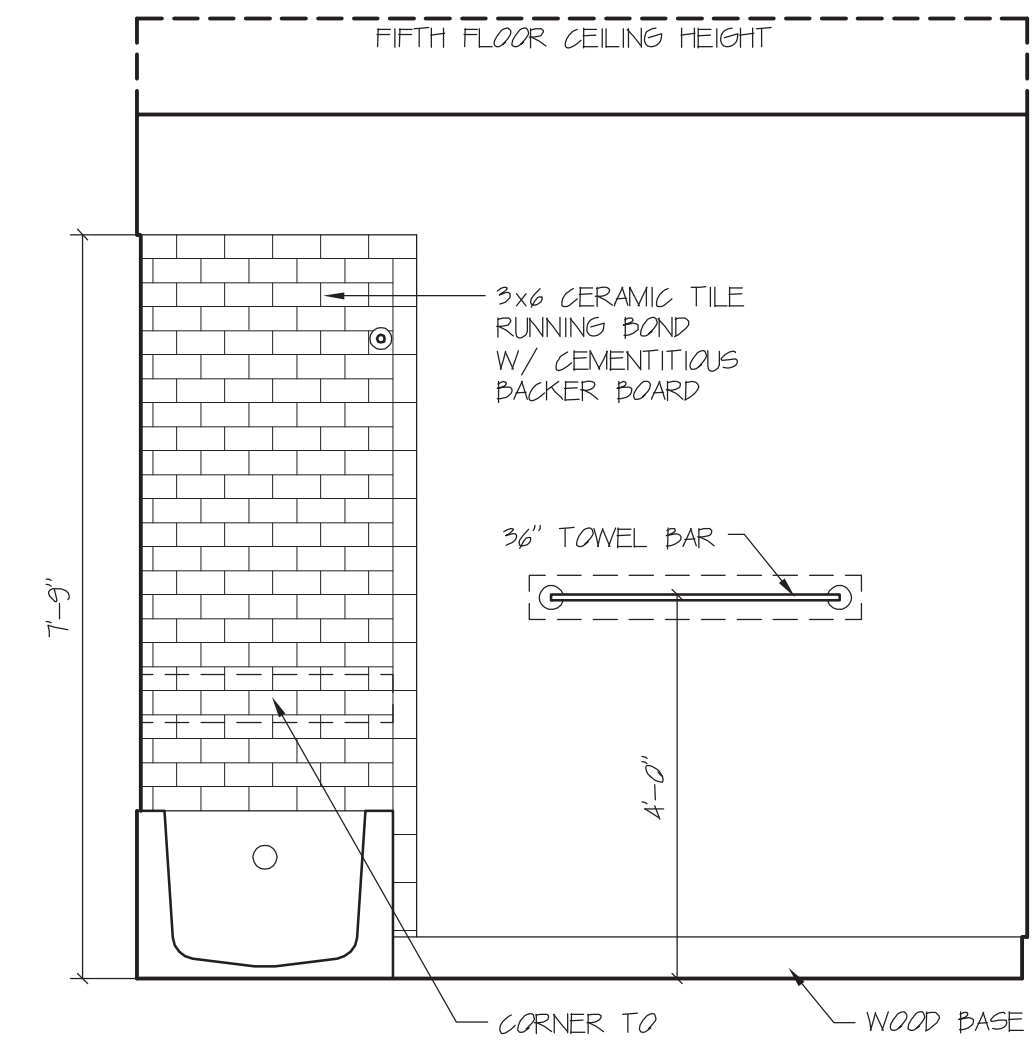
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

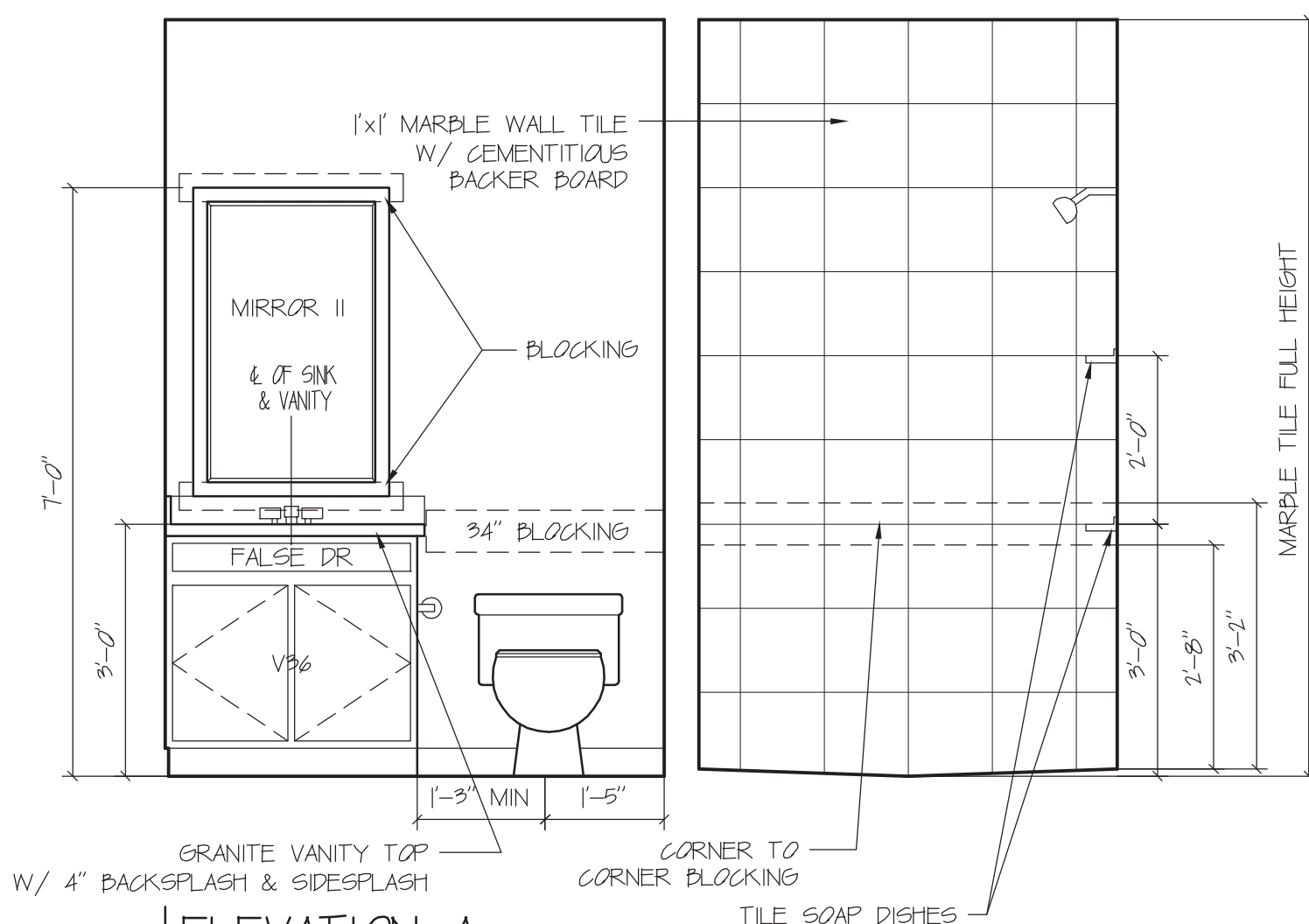
Scale: 1/2" = 1' 0"



ELEVATION D

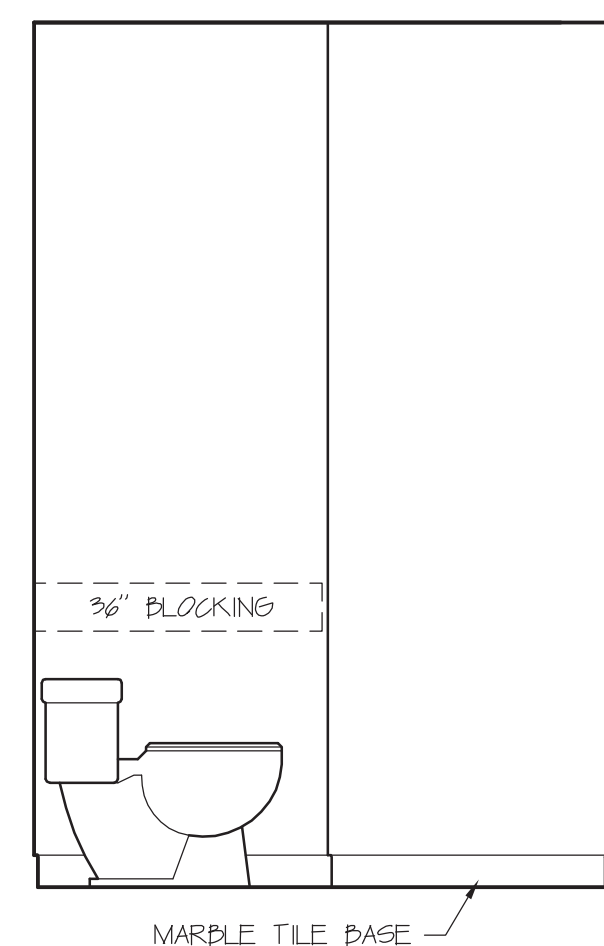
Scale: 1/2" = 1' 0"

UNIT P & Q BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



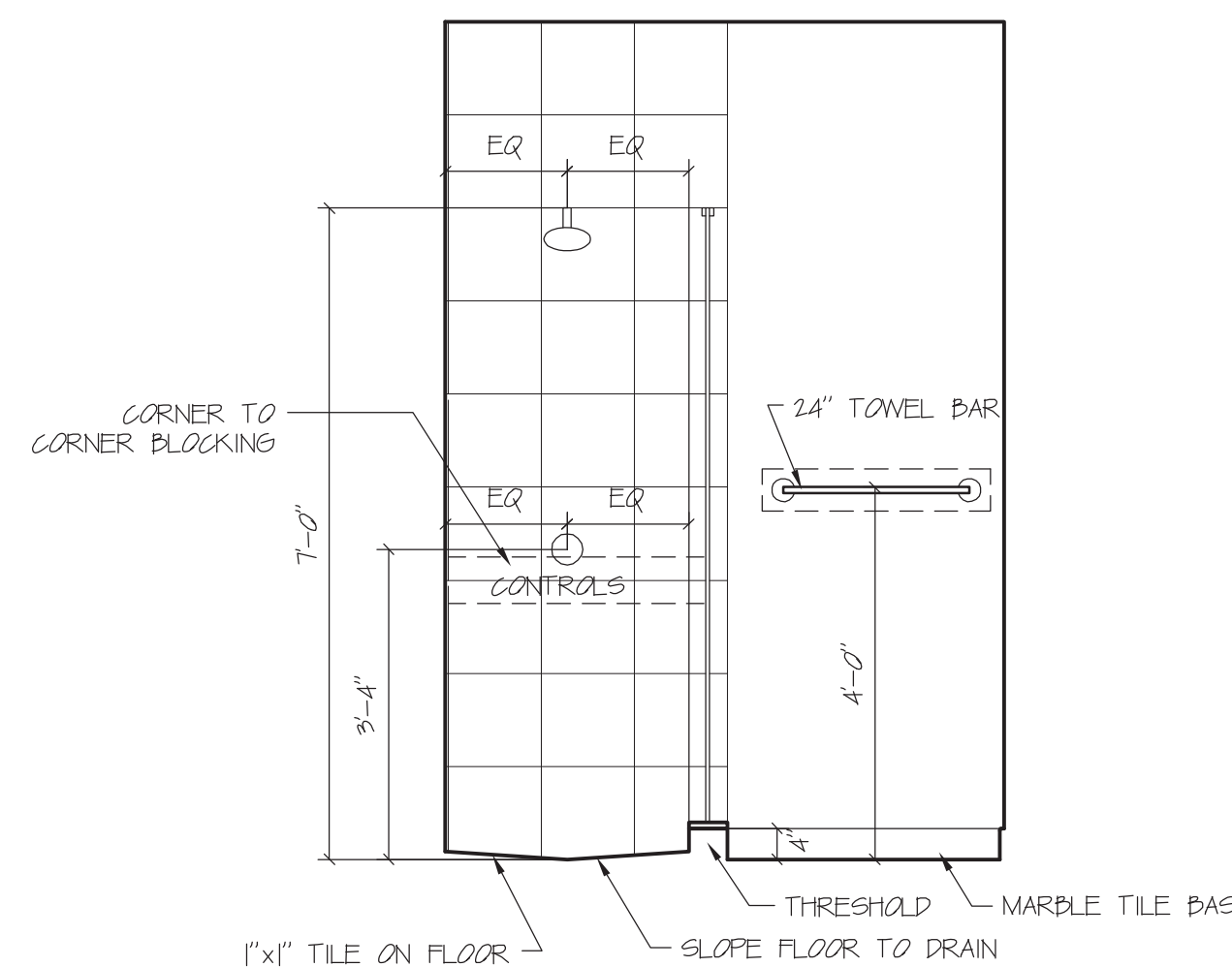
ELEVATION A

Scale: 1/2" = 1' 0"



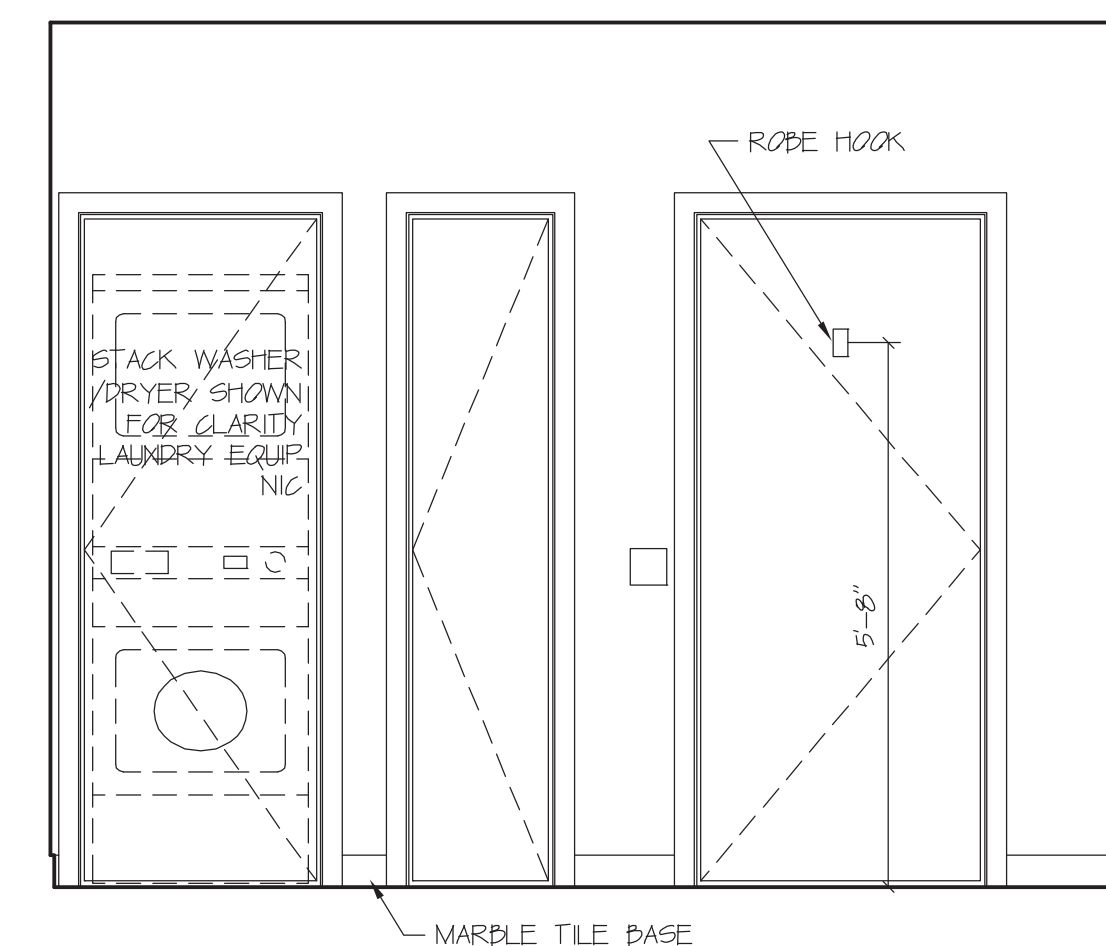
ELEVATION B

Scale: 1/2" = 1' 0"



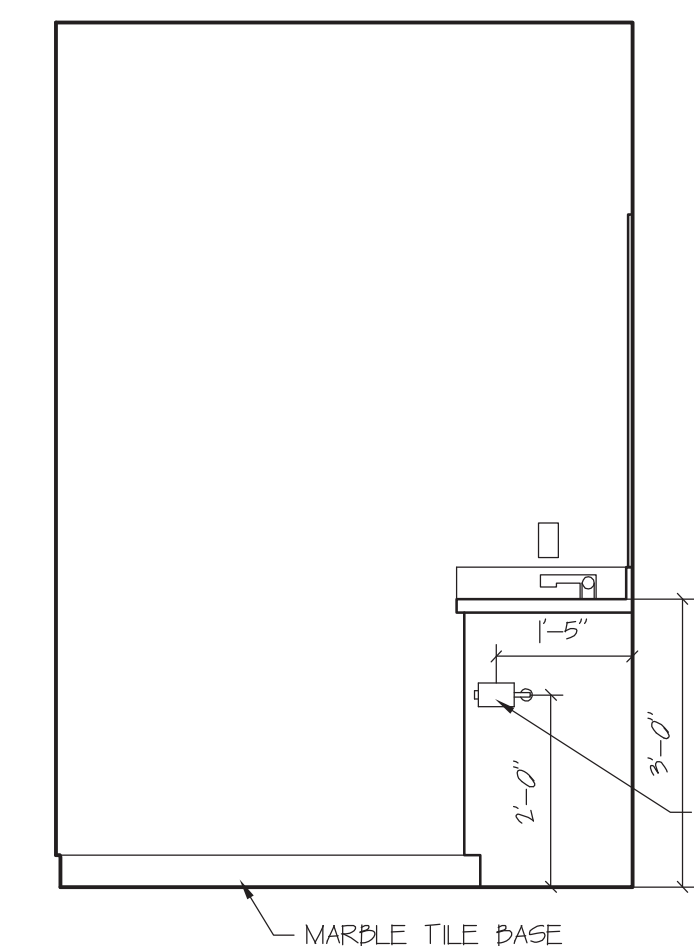
ELEVATION C

Scale: 1/2" = 1' 0"



ELEVATION D

Scale: 1/2" = 1' 0"



ELEVATION E

Scale: 1/2" = 1' 0"

UNIT R BATH



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35 Fay Street Suite 5-2
Boston, MA 02118

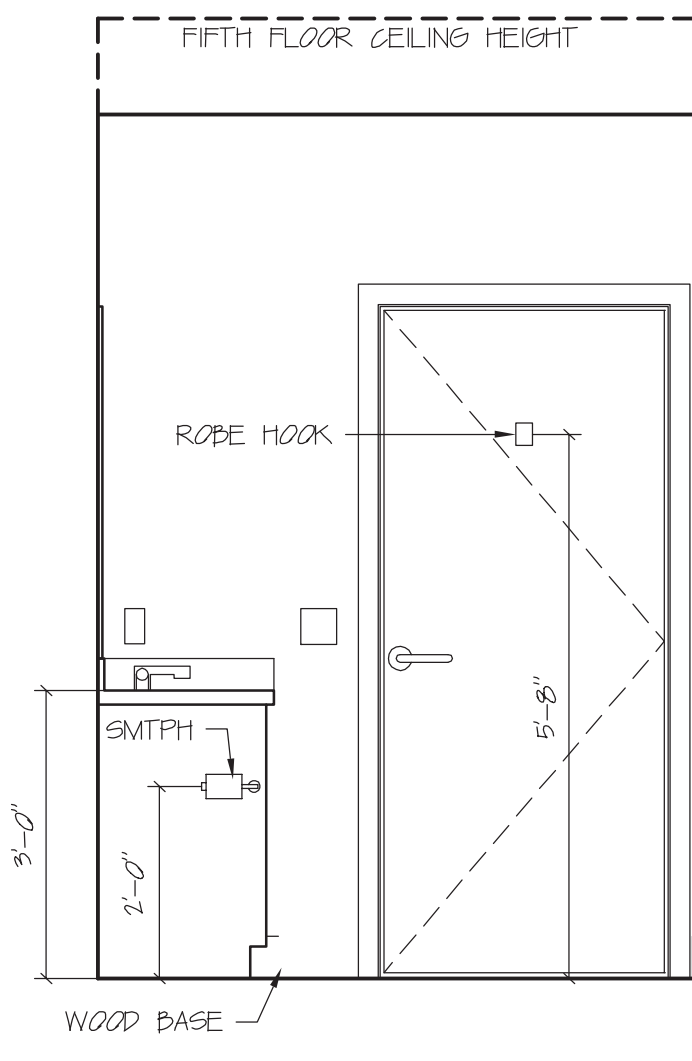
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

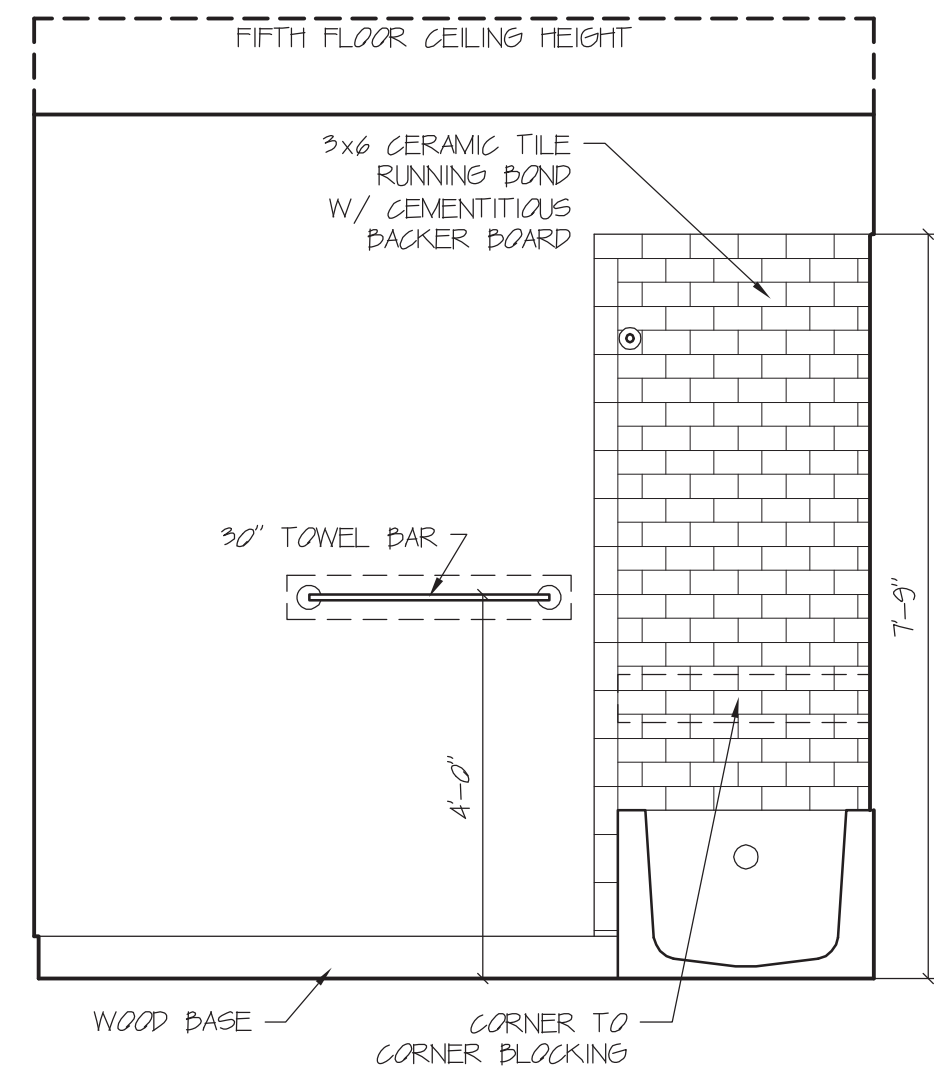
REVISIONS:

DRG. NO.

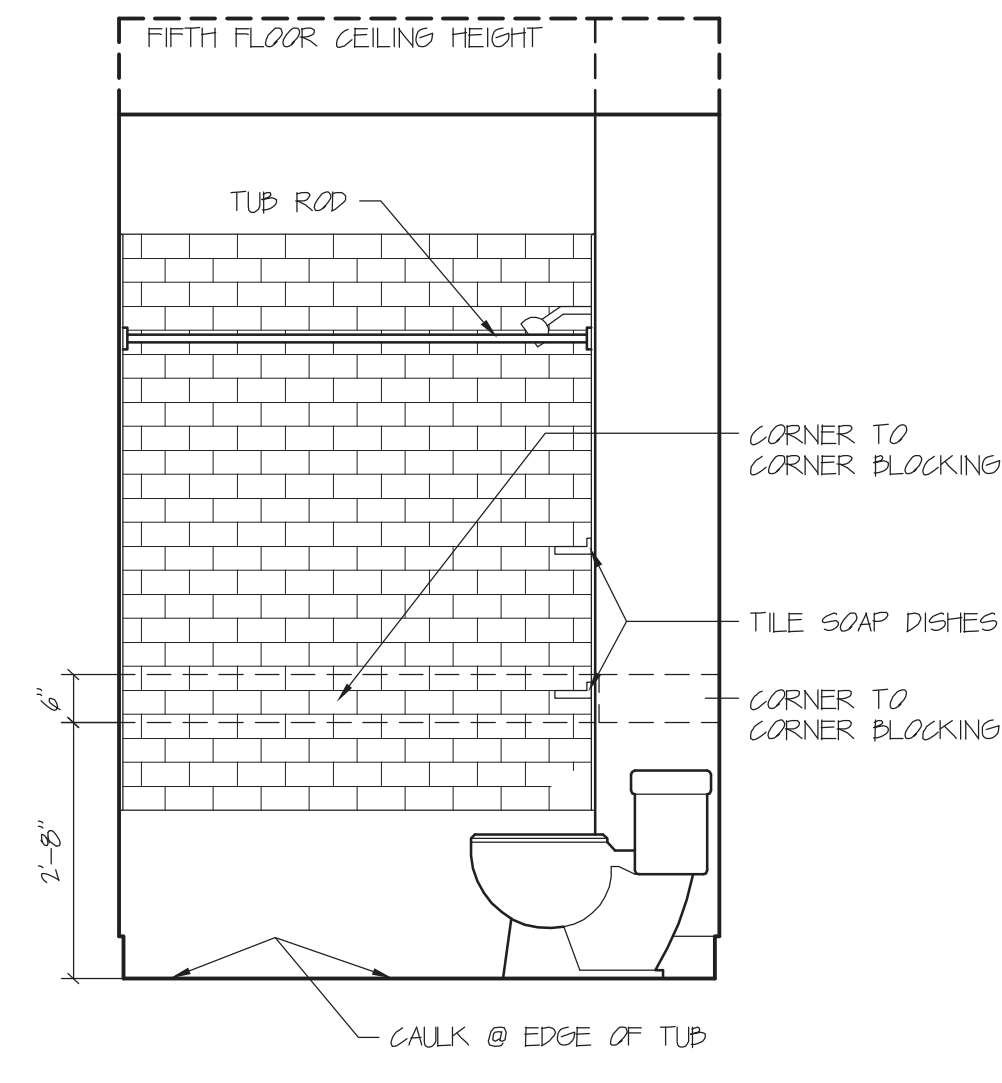
IE.9



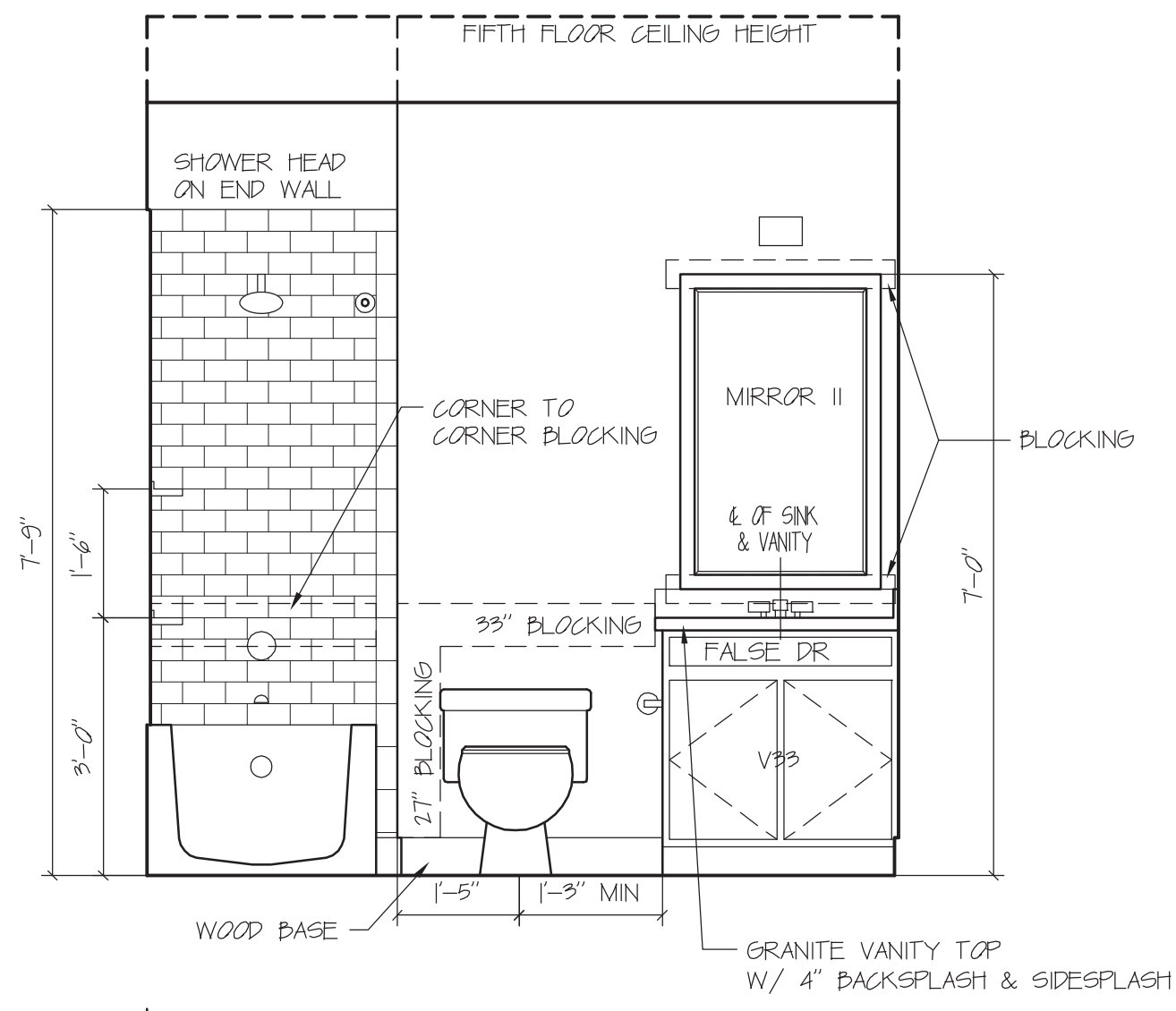
ELEVATION A
Scale: 1/2" = 1' 0"



ELEVATION B
Scale: 1/2" = 1' 0"

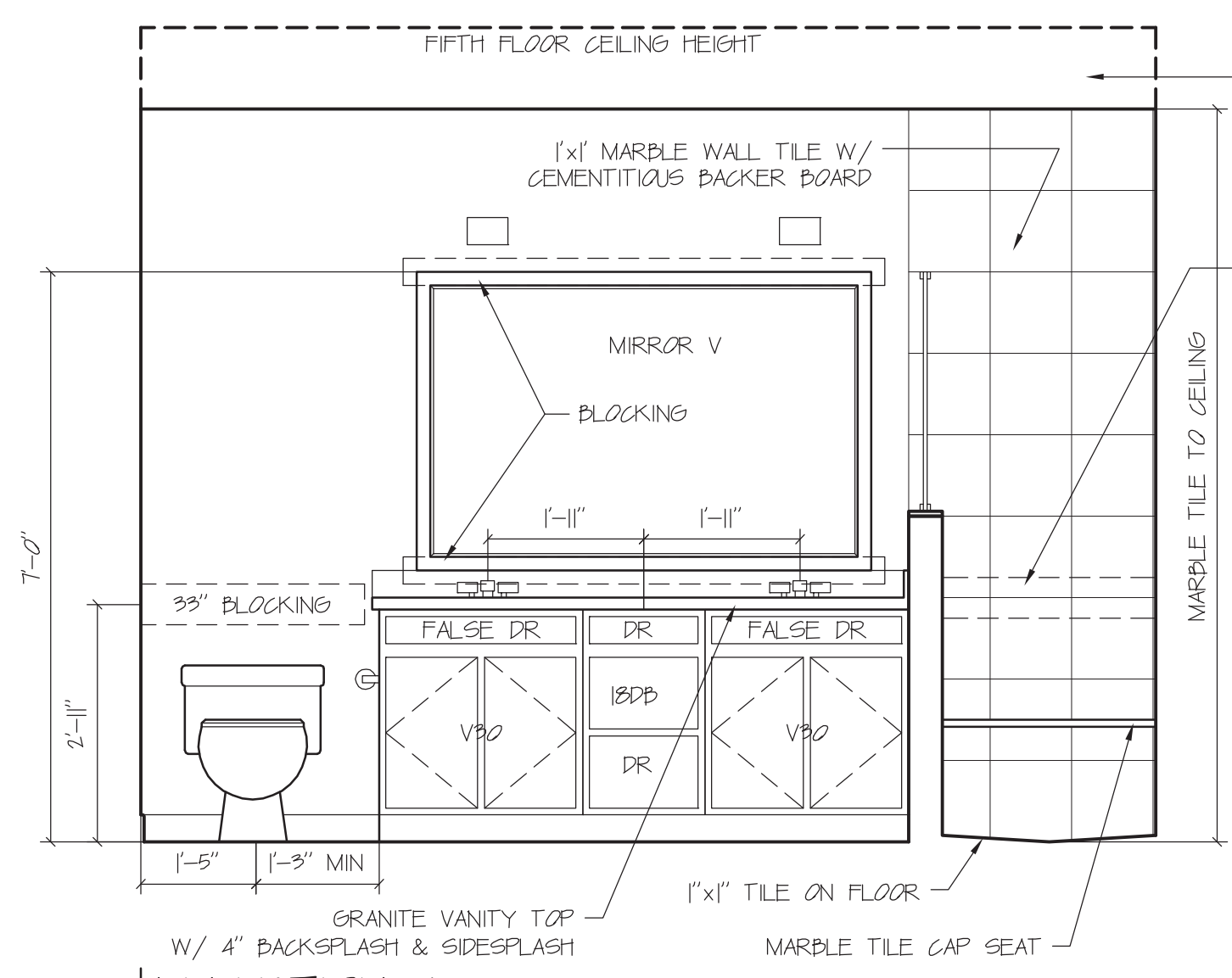


ELEVATION C
Scale: 1/2" = 1' 0"

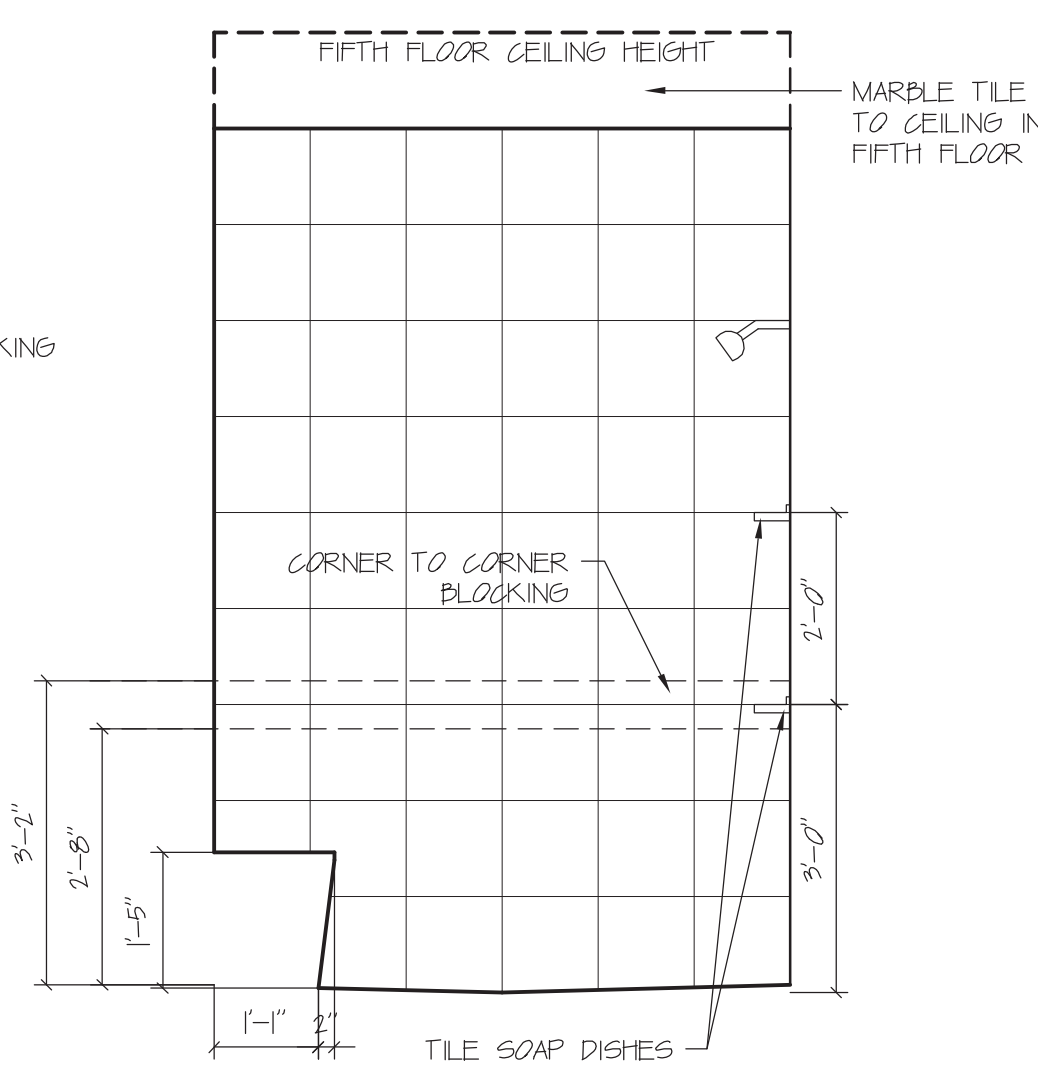


ELEVATION D
Scale: 1/2" = 1' 0"

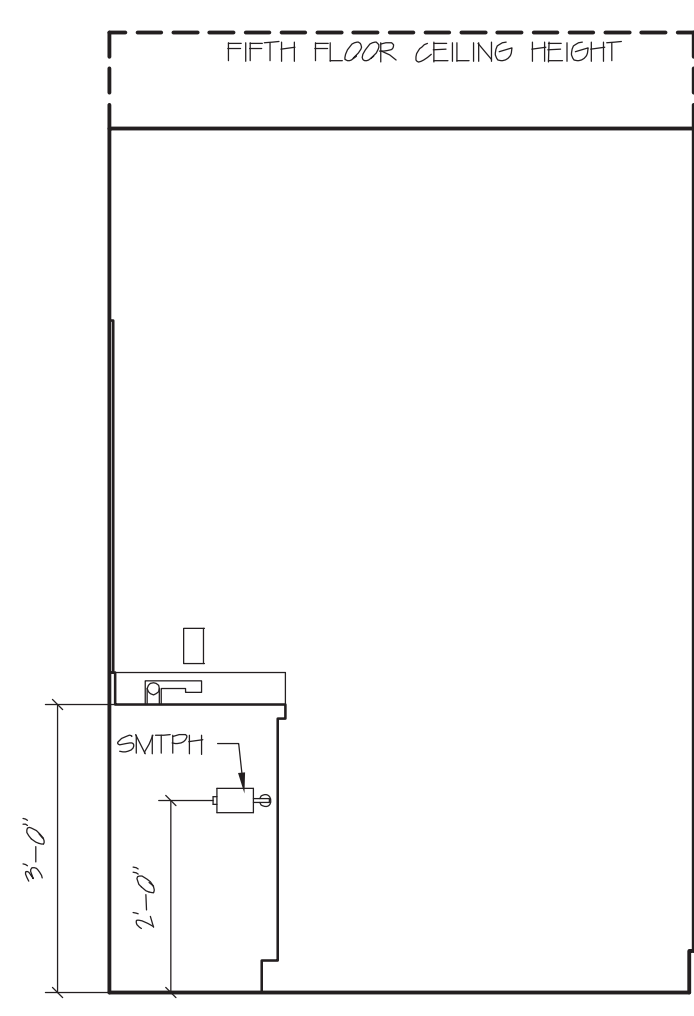
UNIT 5 BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



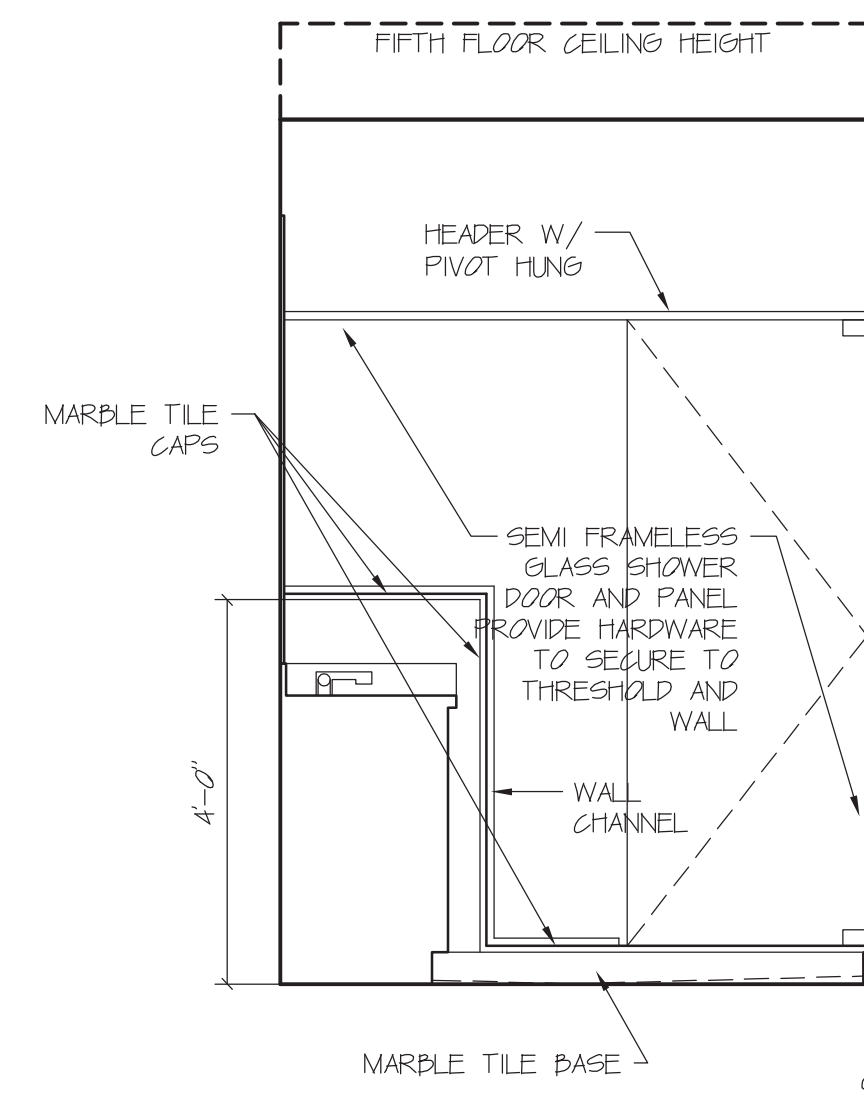
ELEVATION A
Scale: 1/2" = 1' 0"



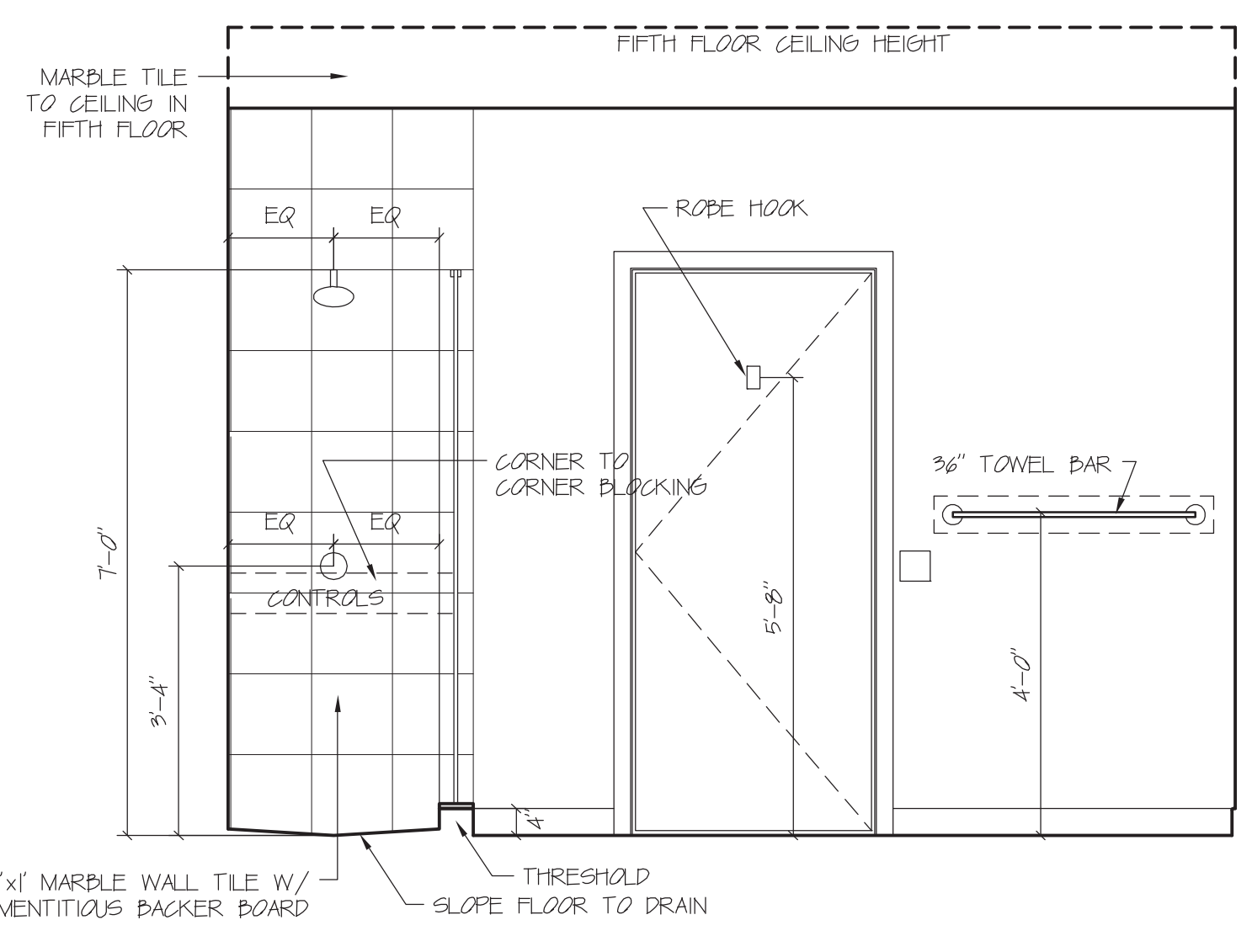
ELEVATION B
Scale: 1/2" = 1' 0"



ELEVATION C
Scale: 1/2" = 1' 0"

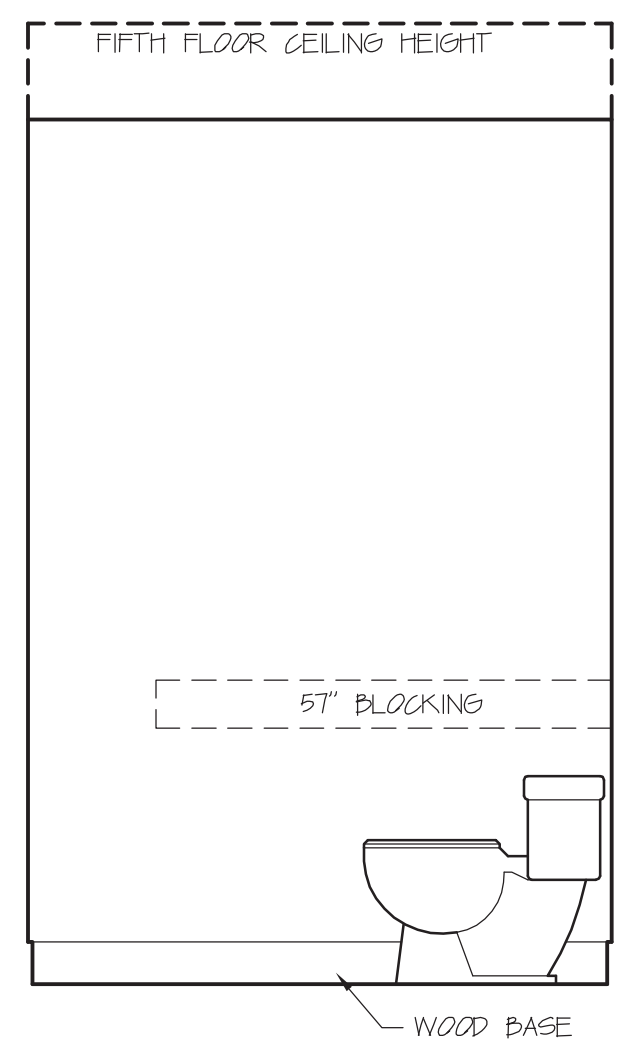


ELEVATION D
Scale: 1/2" = 1' 0"

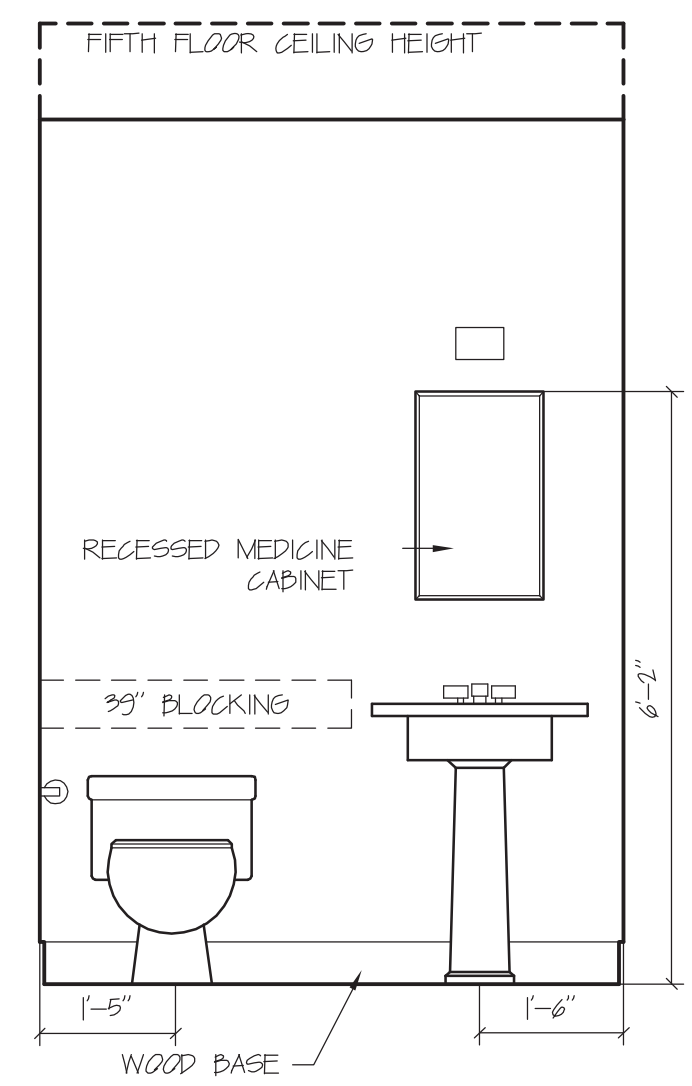


ELEVATION E
Scale: 1/2" = 1' 0"

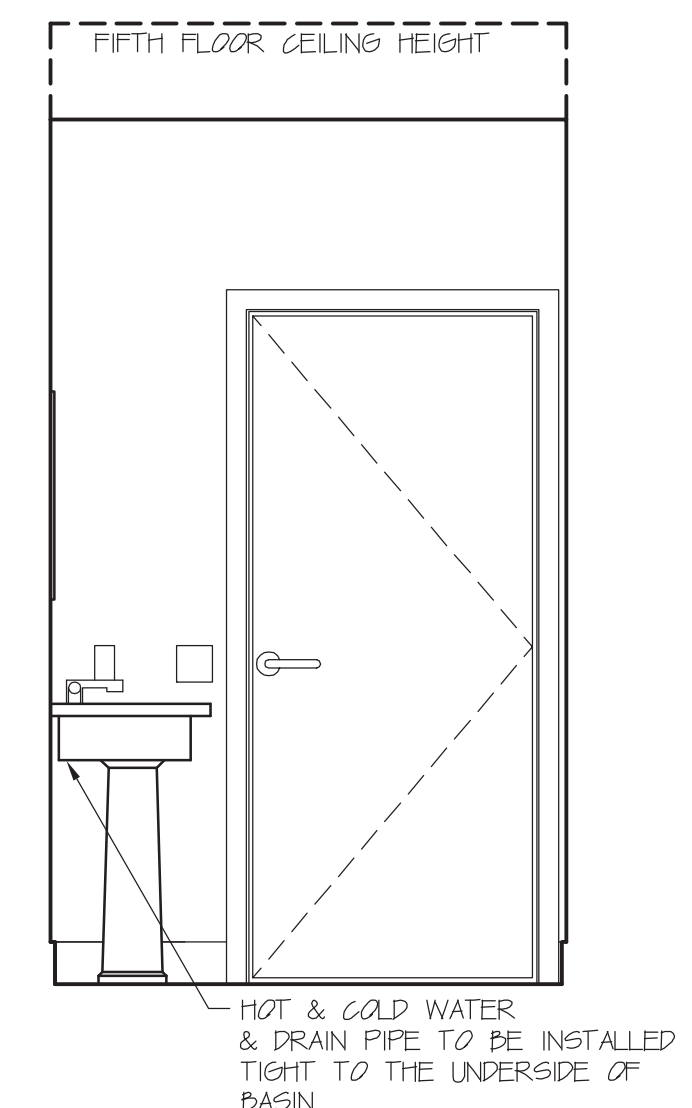
UNIT 5 MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



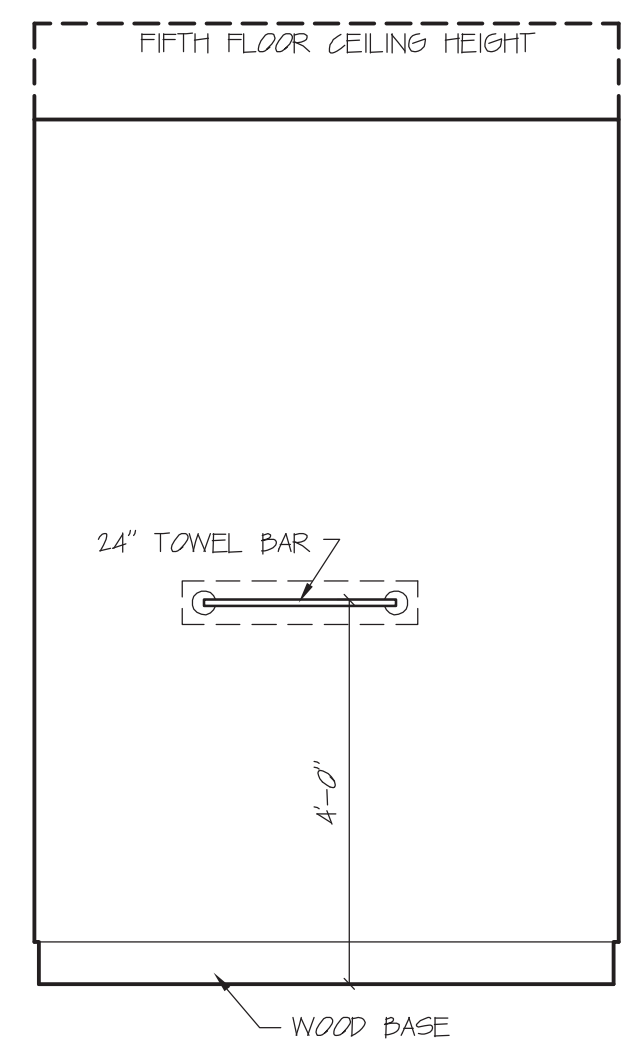
ELEVATION F
Scale: 1/2" = 1' 0"



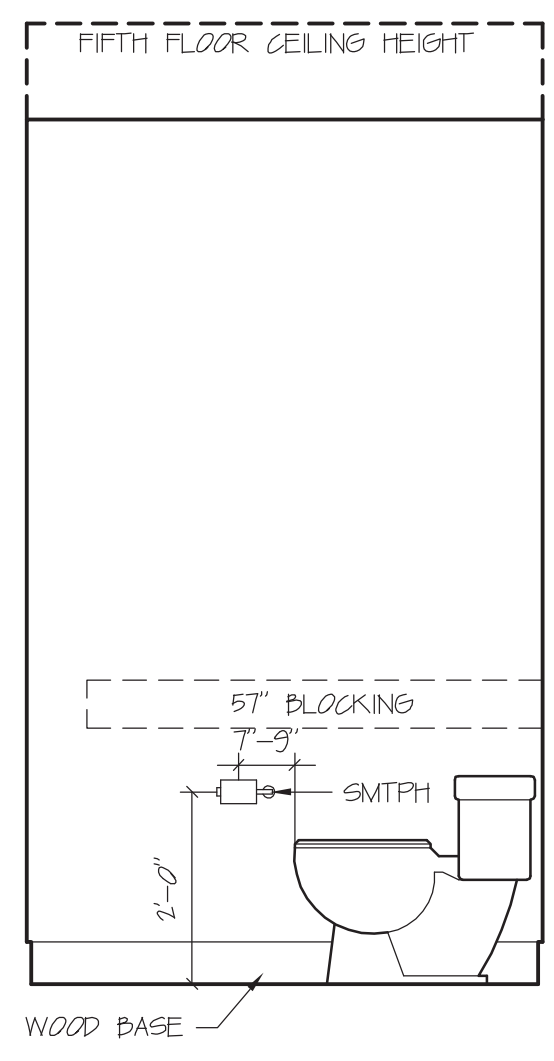
ELEVATION A
Scale: 1/2" = 1' 0"



ELEVATION B
Scale: 1/2" = 1' 0"



ELEVATION C
Scale: 1/2" = 1' 0"



ELEVATION D
Scale: 1/2" = 1' 0"

UNIT 5 POWDER ROOM REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



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Goffstown, NH 07045
(603) 497-3405

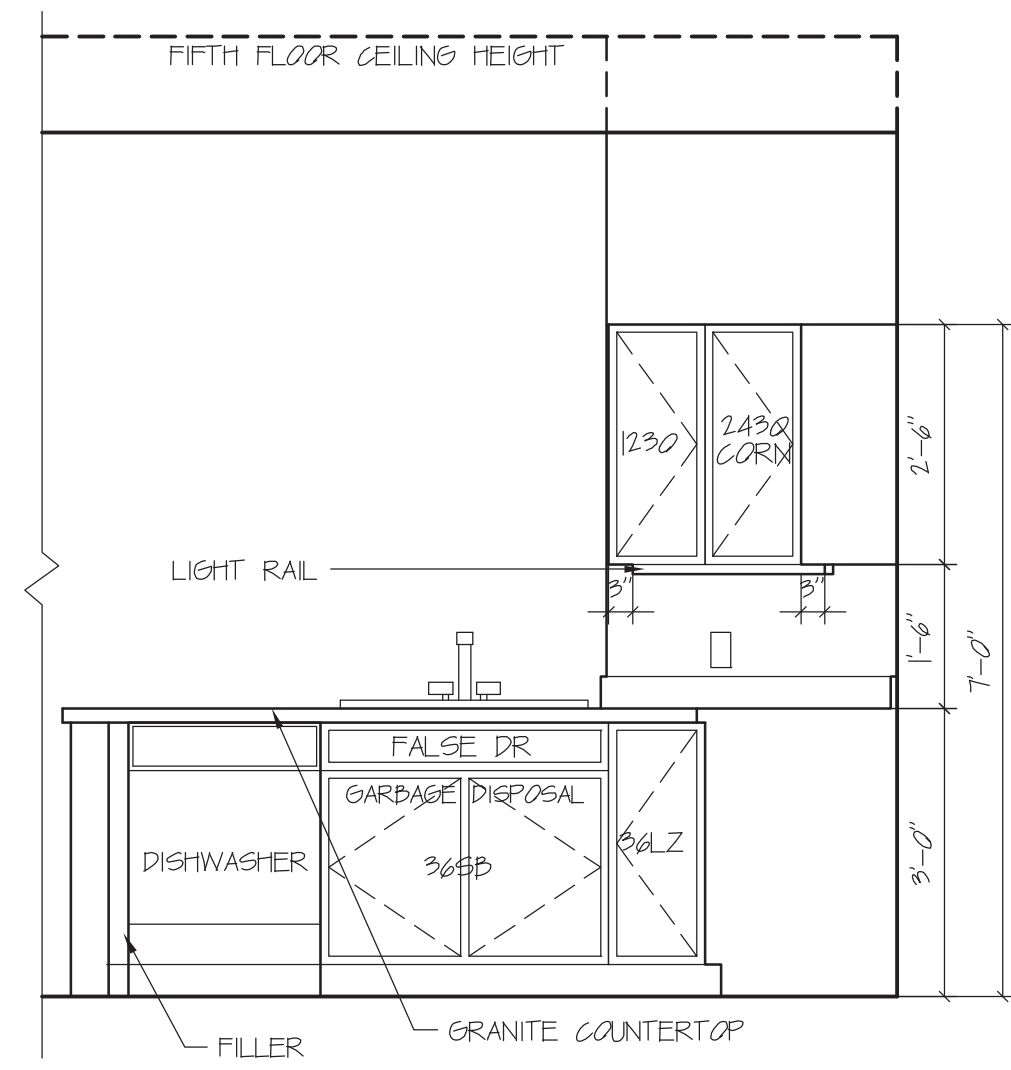
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
95 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

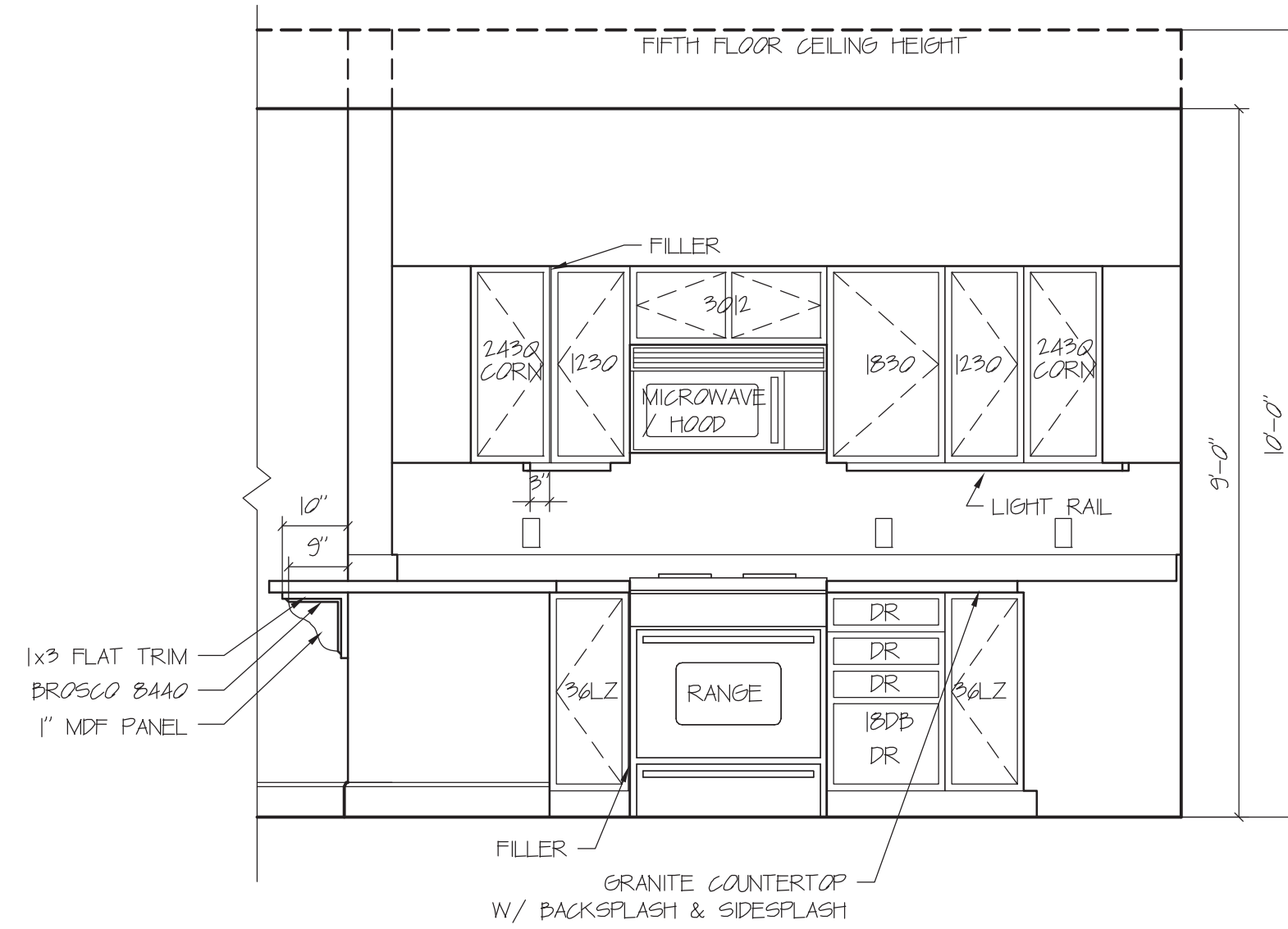
INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

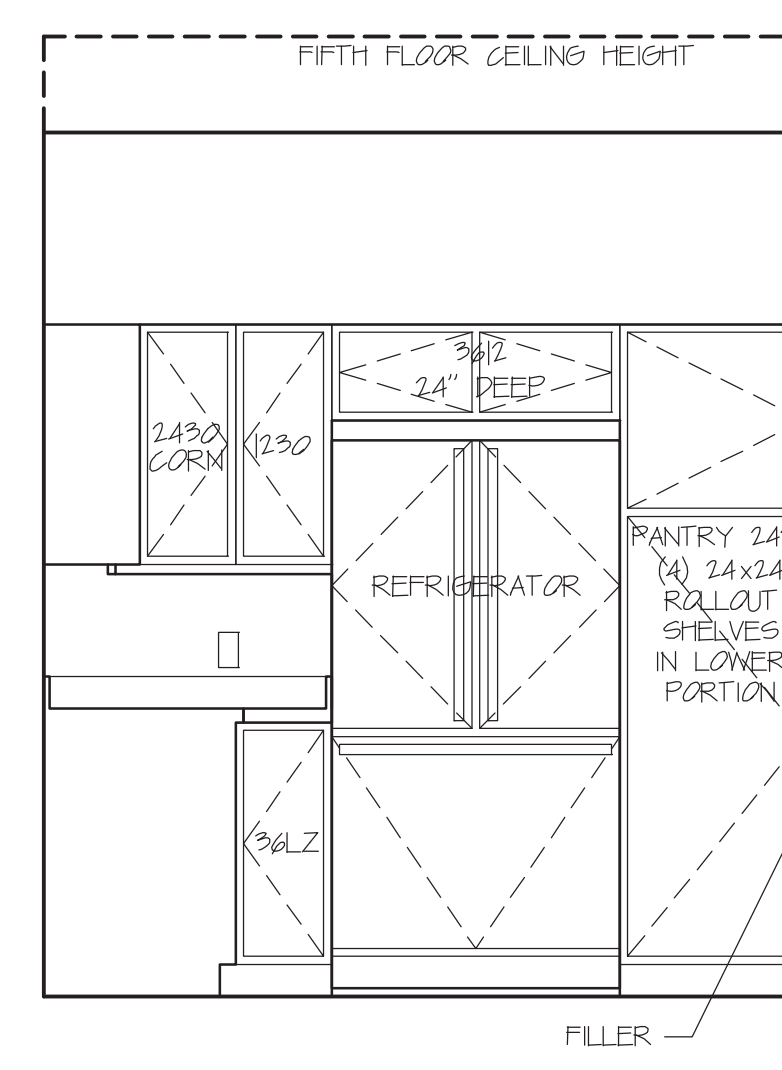
DRG. NO.
IE.10



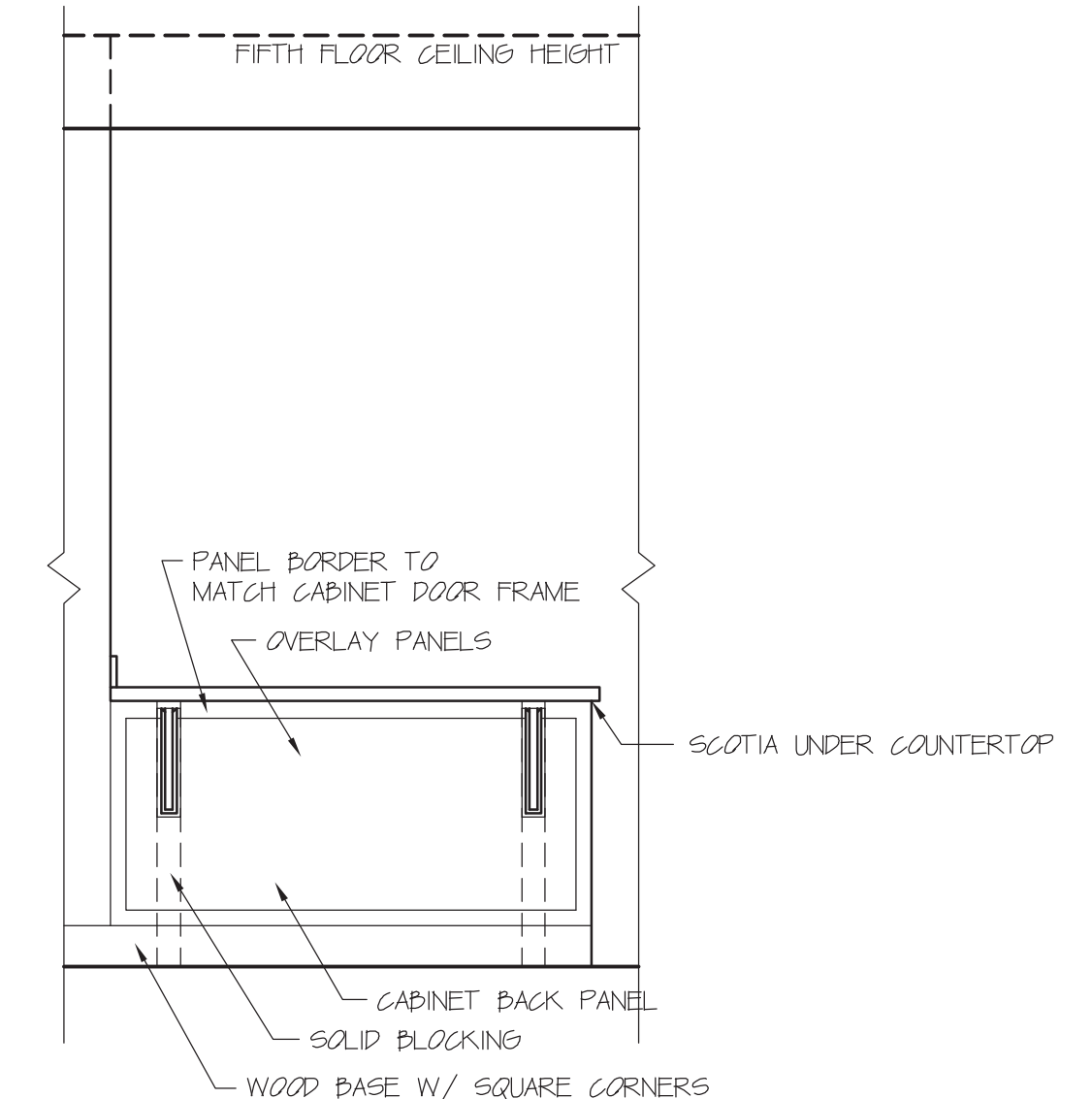
ELEVATION A
Scale: 1/2" = 1' 0"



ELEVATION B
Scale: 1/2" = 1' 0"

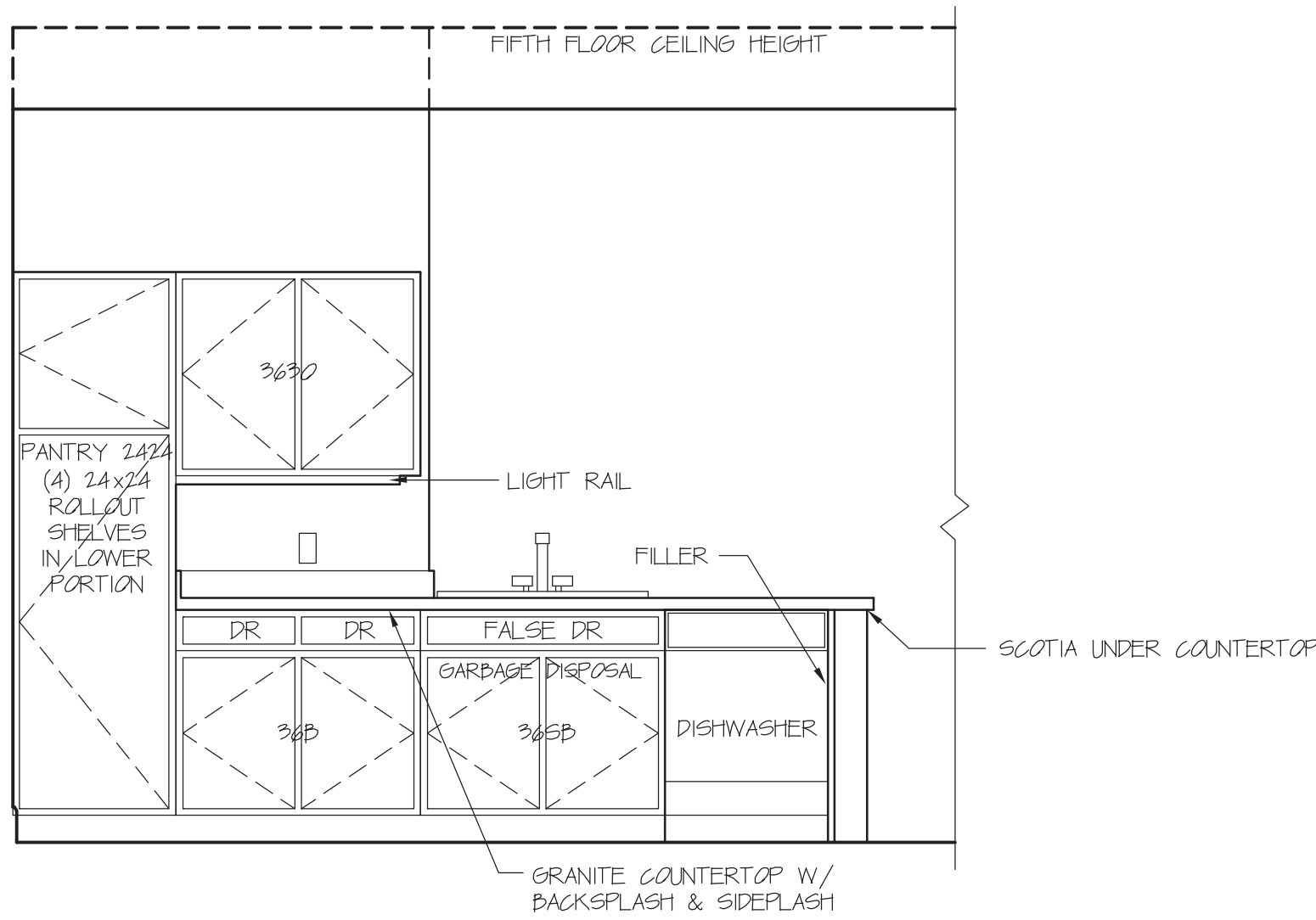


ELEVATION C
Scale: 1/2" = 1' 0"

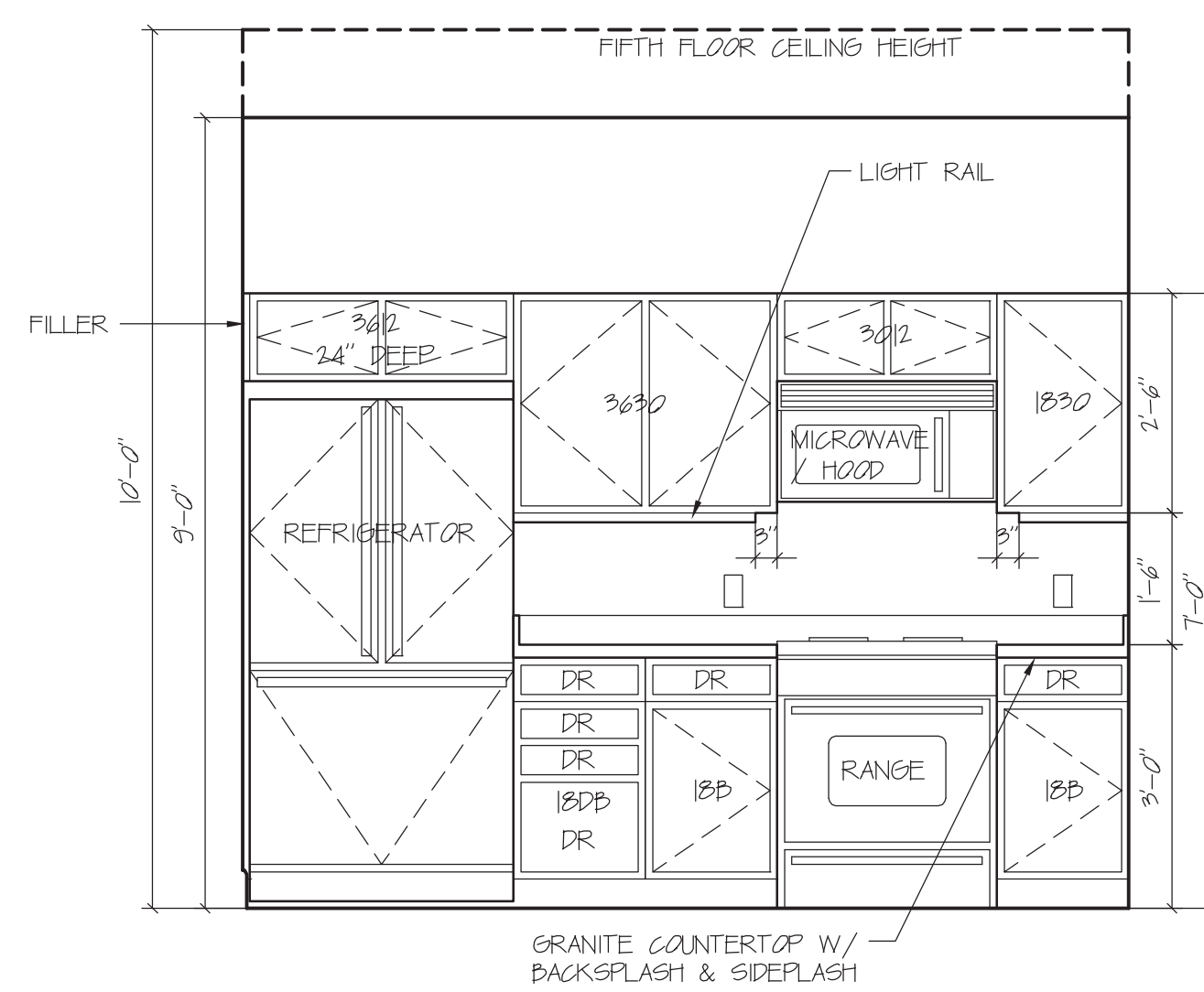


ELEVATION FROM DINING AREA
Scale: 1/2" = 1' 0"

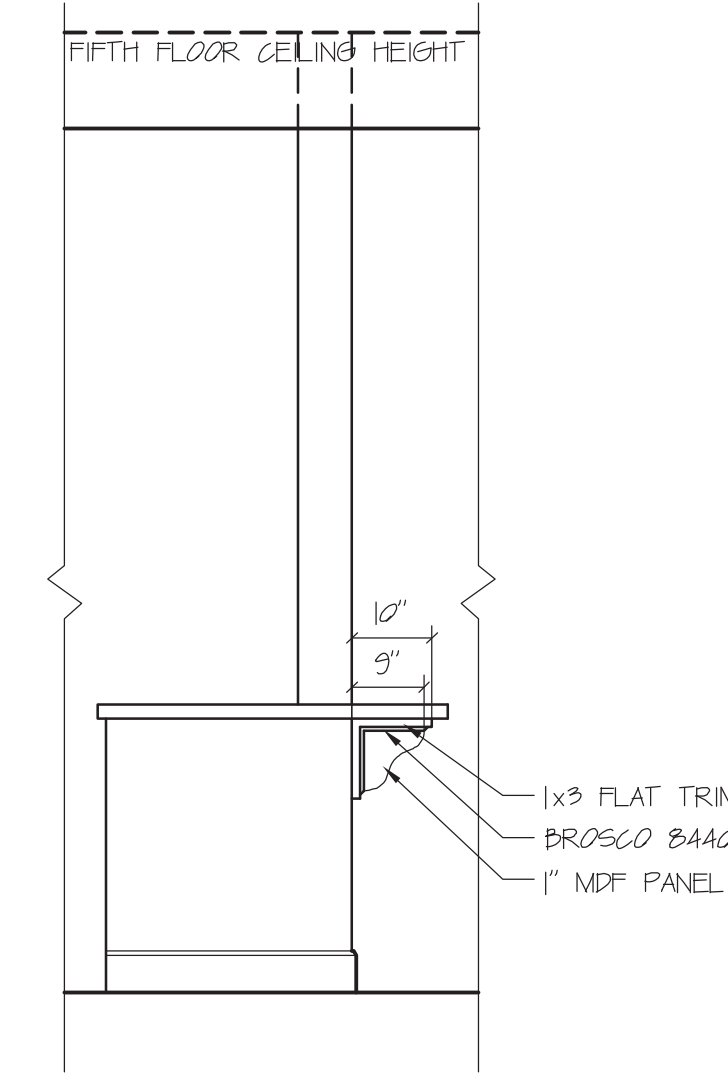
UNIT A & AI KITCHEN
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



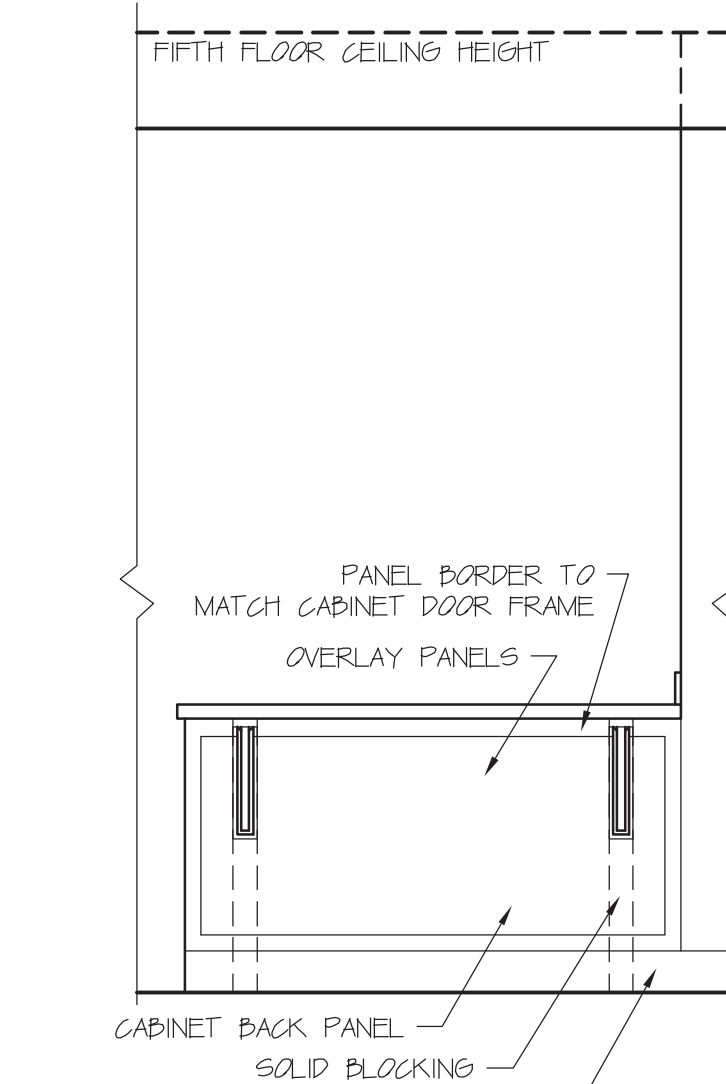
ELEVATION A
Scale: 1/2" = 1' 0"



ELEVATION B
Scale: 1/2" = 1' 0"



SIDE ELEVATION
Scale: 1/2" = 1' 0"



ELEVATION FROM DINING AREA
Scale: 1/2" = 1' 0"

UNIT C & D KITCHEN
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



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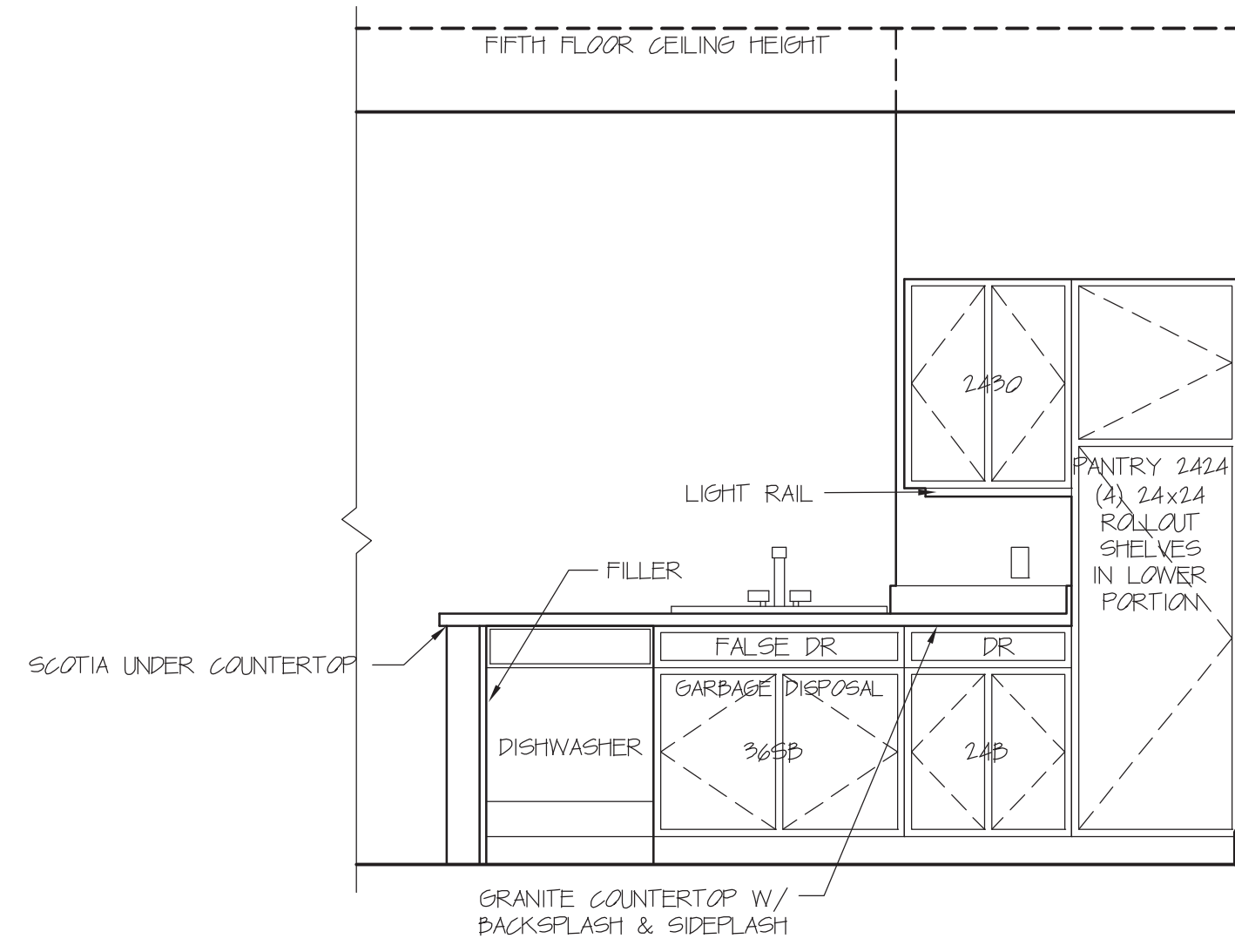
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

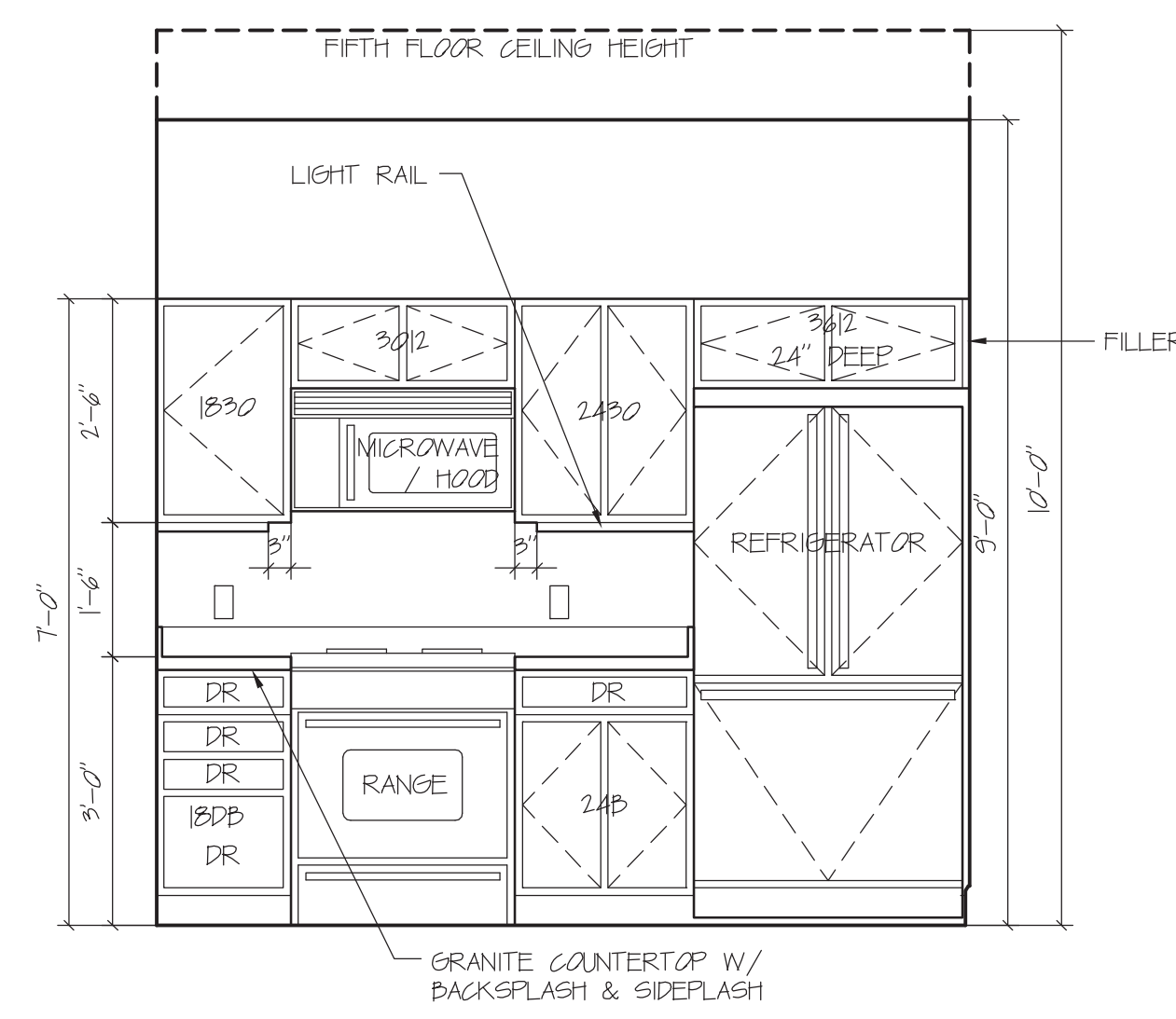
DRG. NO.

1E.11



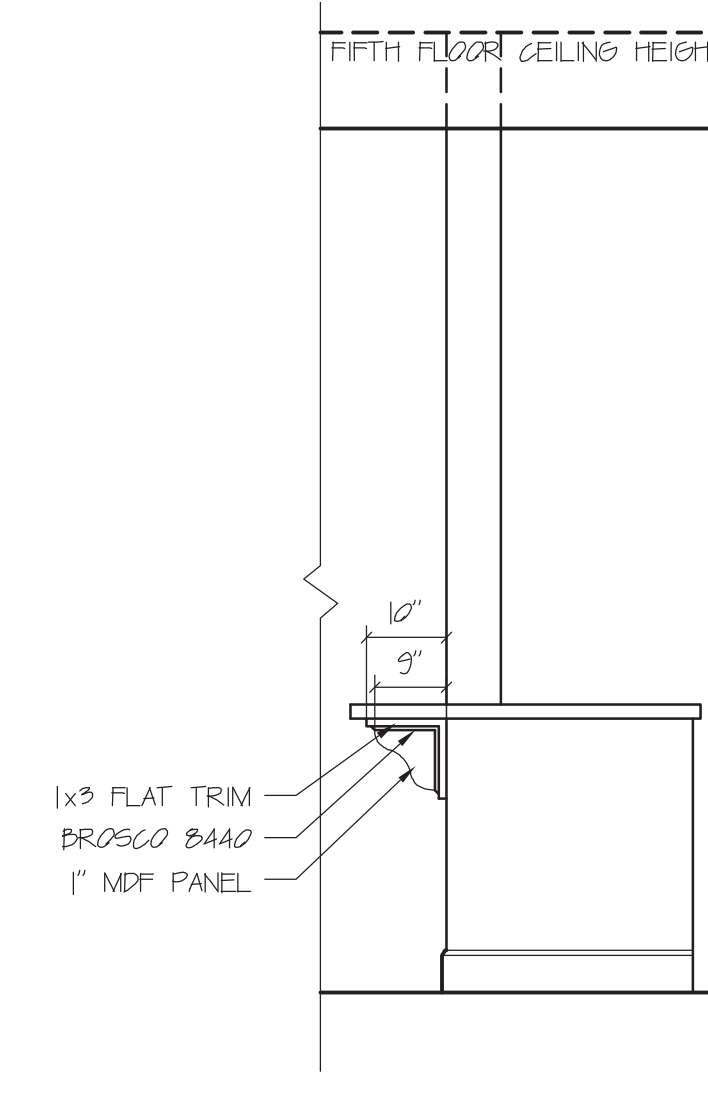
ELEVATION A

Scale: 1/2" = 1' 0"



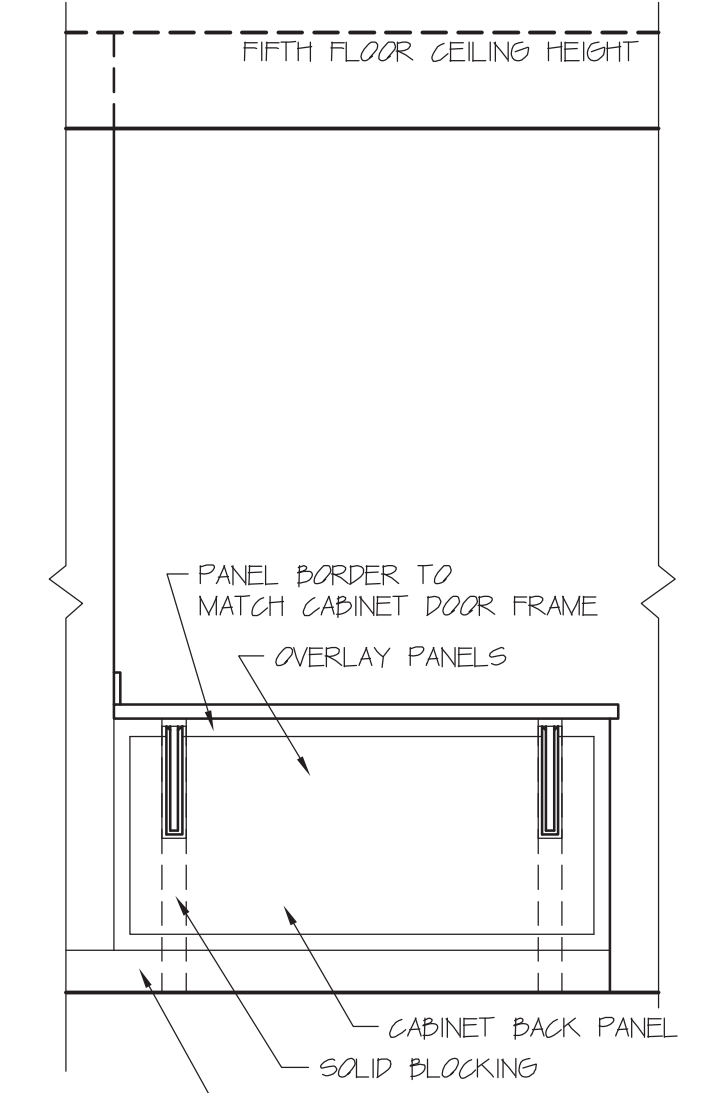
ELEVATION B

Scale: 1/2" = 1' 0"



SIDE ELEVATION

Scale: 1/2" = 1' 0"

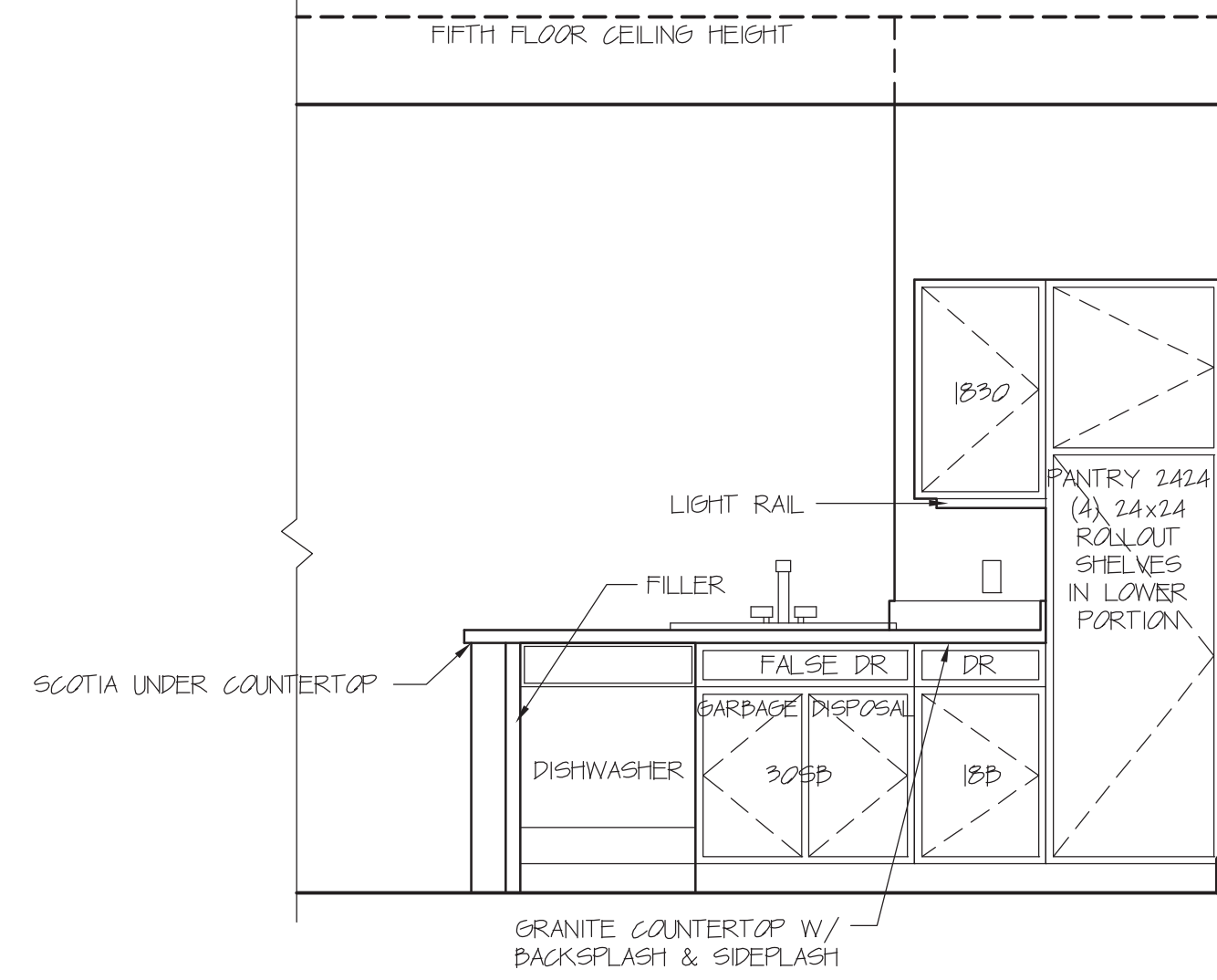


ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0"

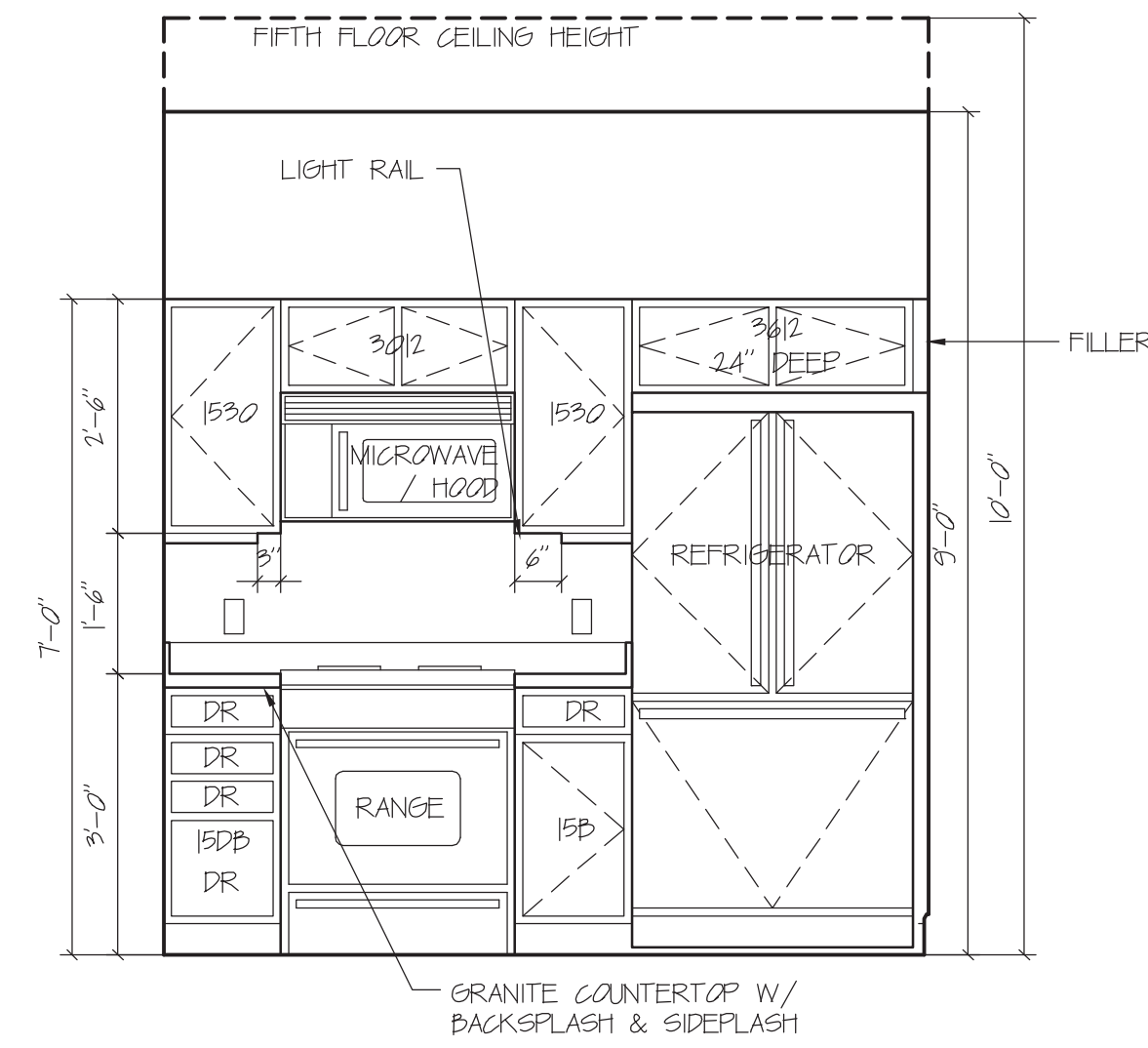
UNIT E, G & H KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



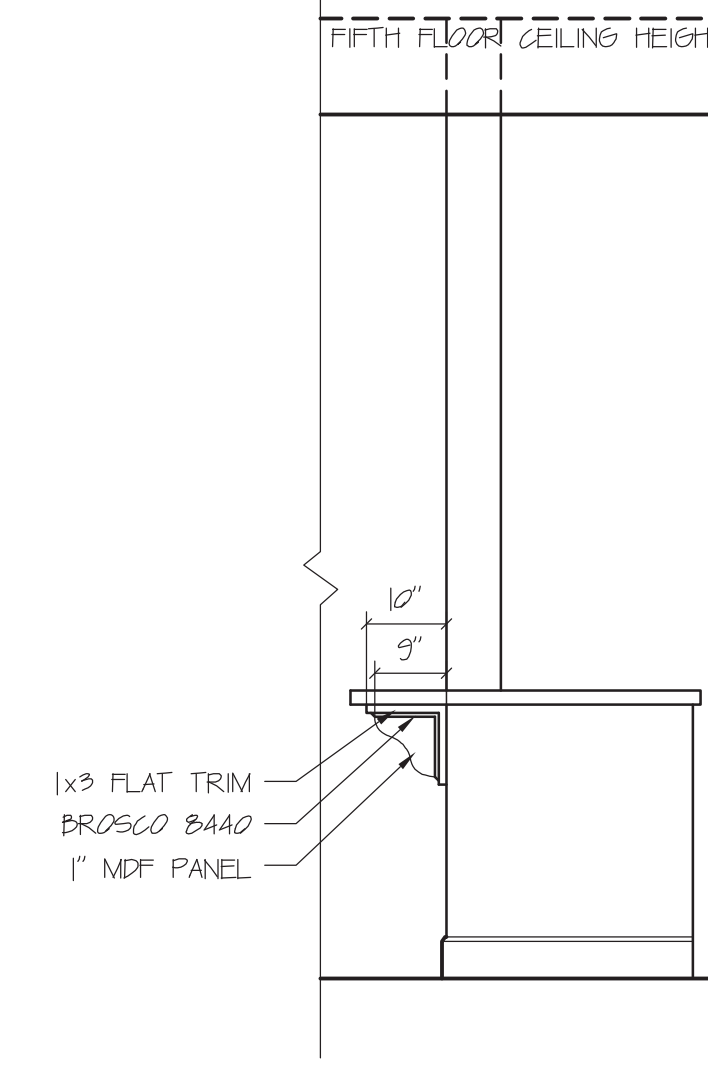
ELEVATION A

Scale: 1/2" = 1' 0"



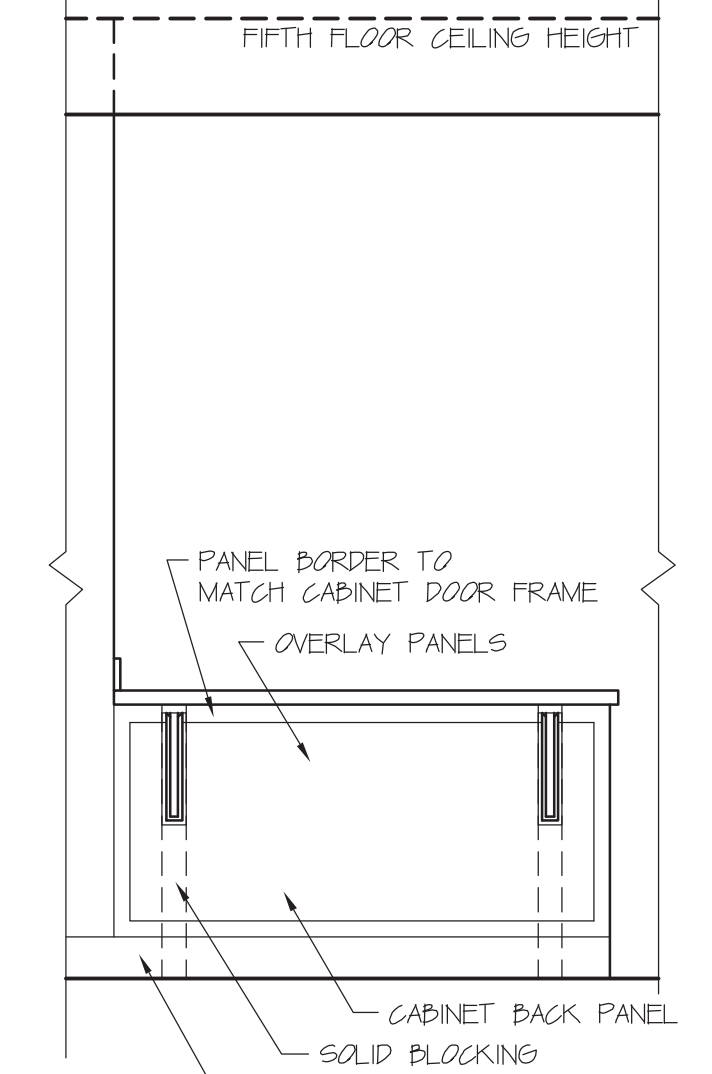
ELEVATION B

Scale: 1/2" = 1' 0"



SIDE ELEVATION

Scale: 1/2" = 1' 0"



ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0"

UNIT F KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



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Boston, MA 02118

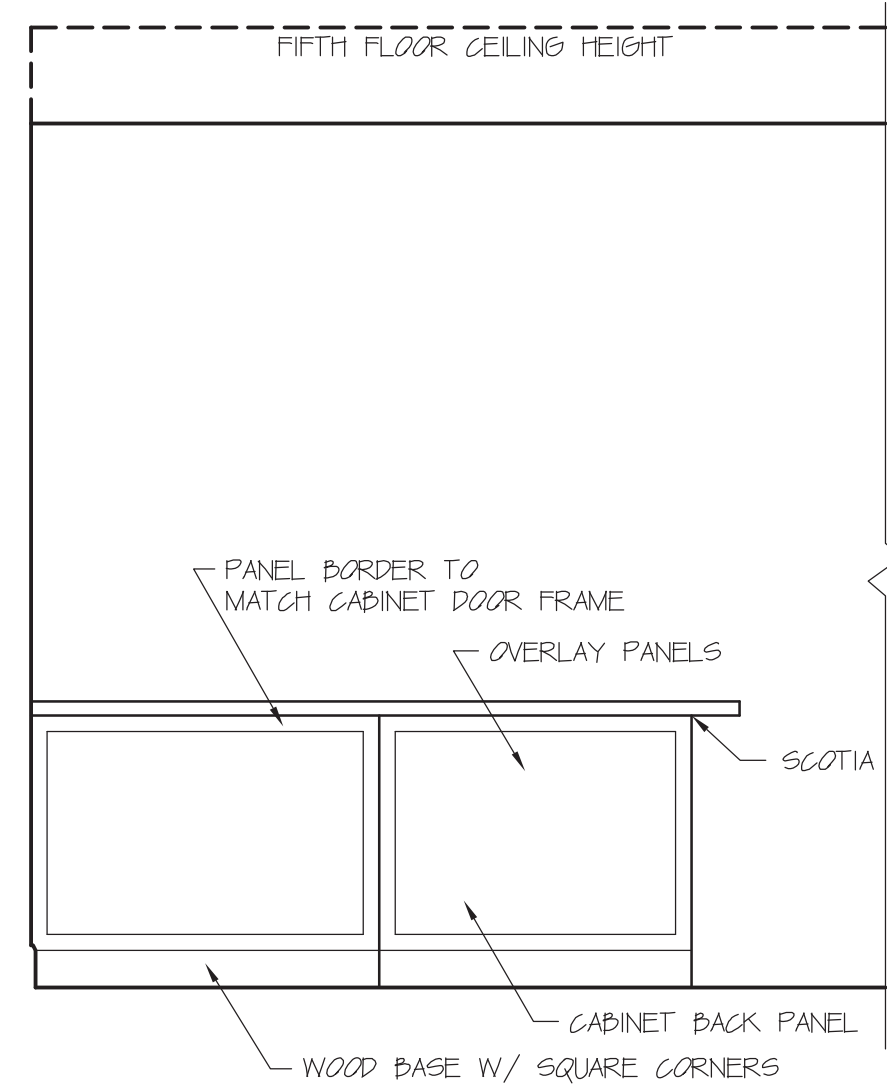
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

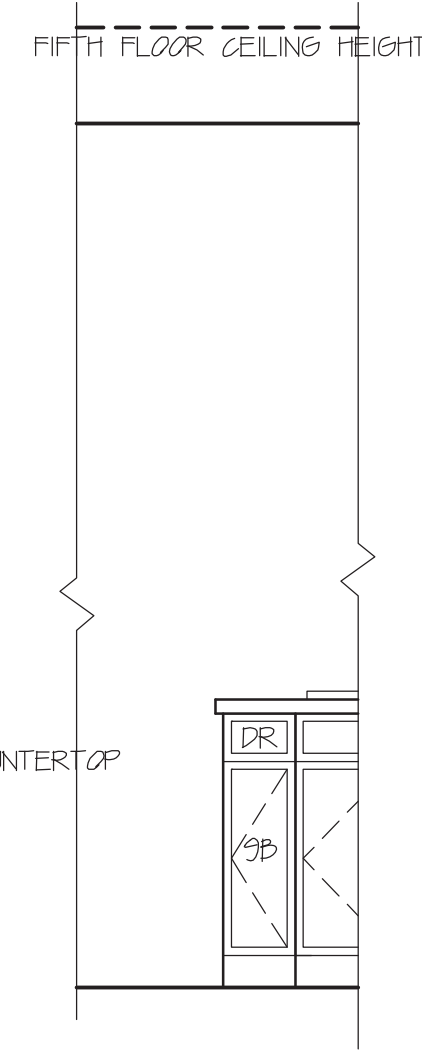
DRG. NO.

IE.12



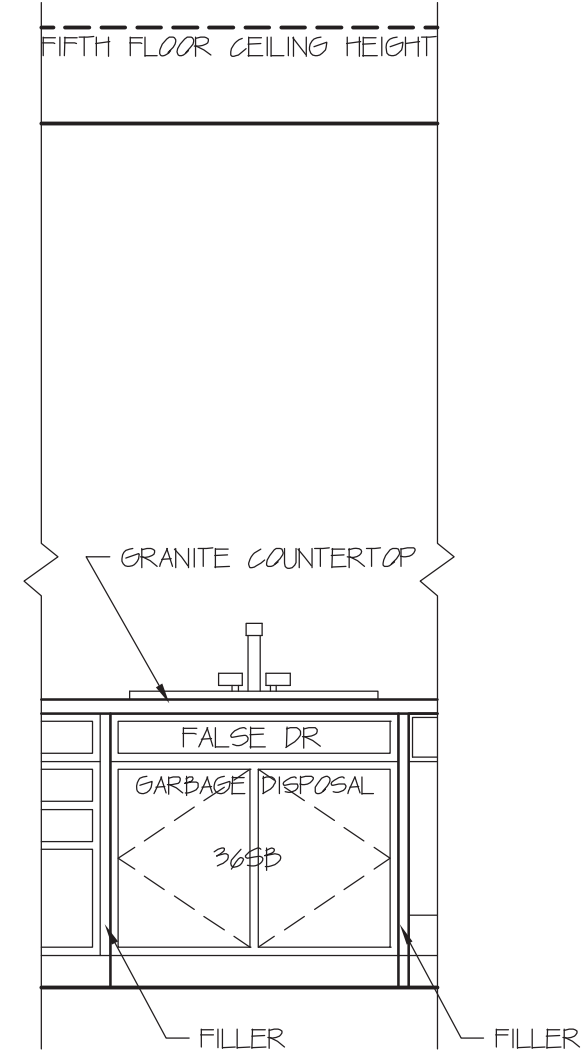
ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0



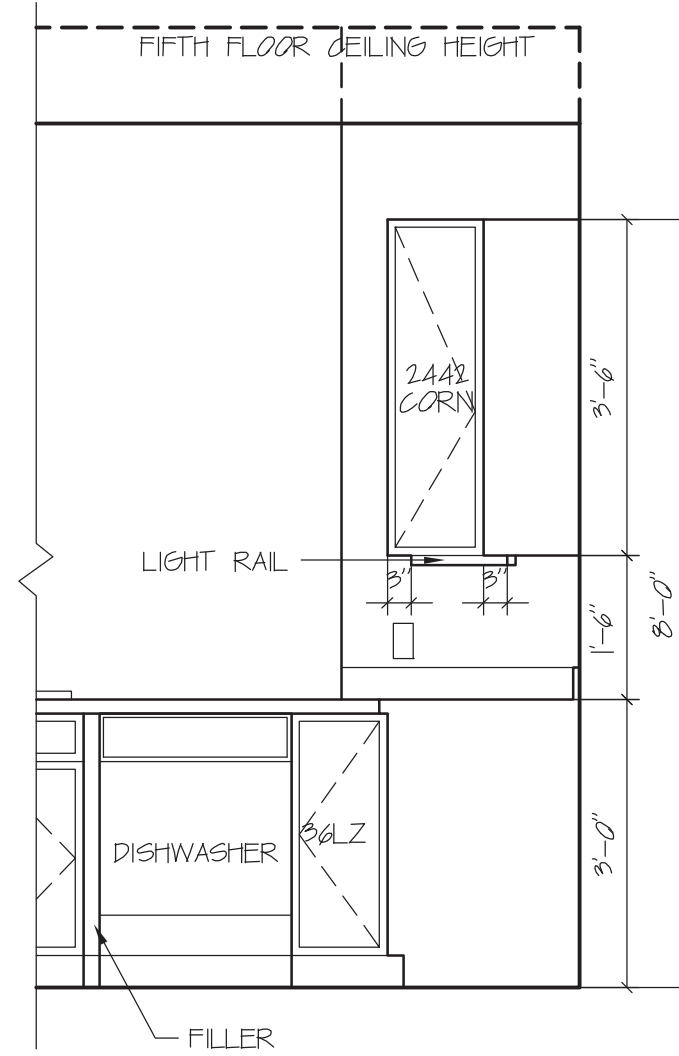
ELEVATION A

Scale: 1/2" = 1' 0



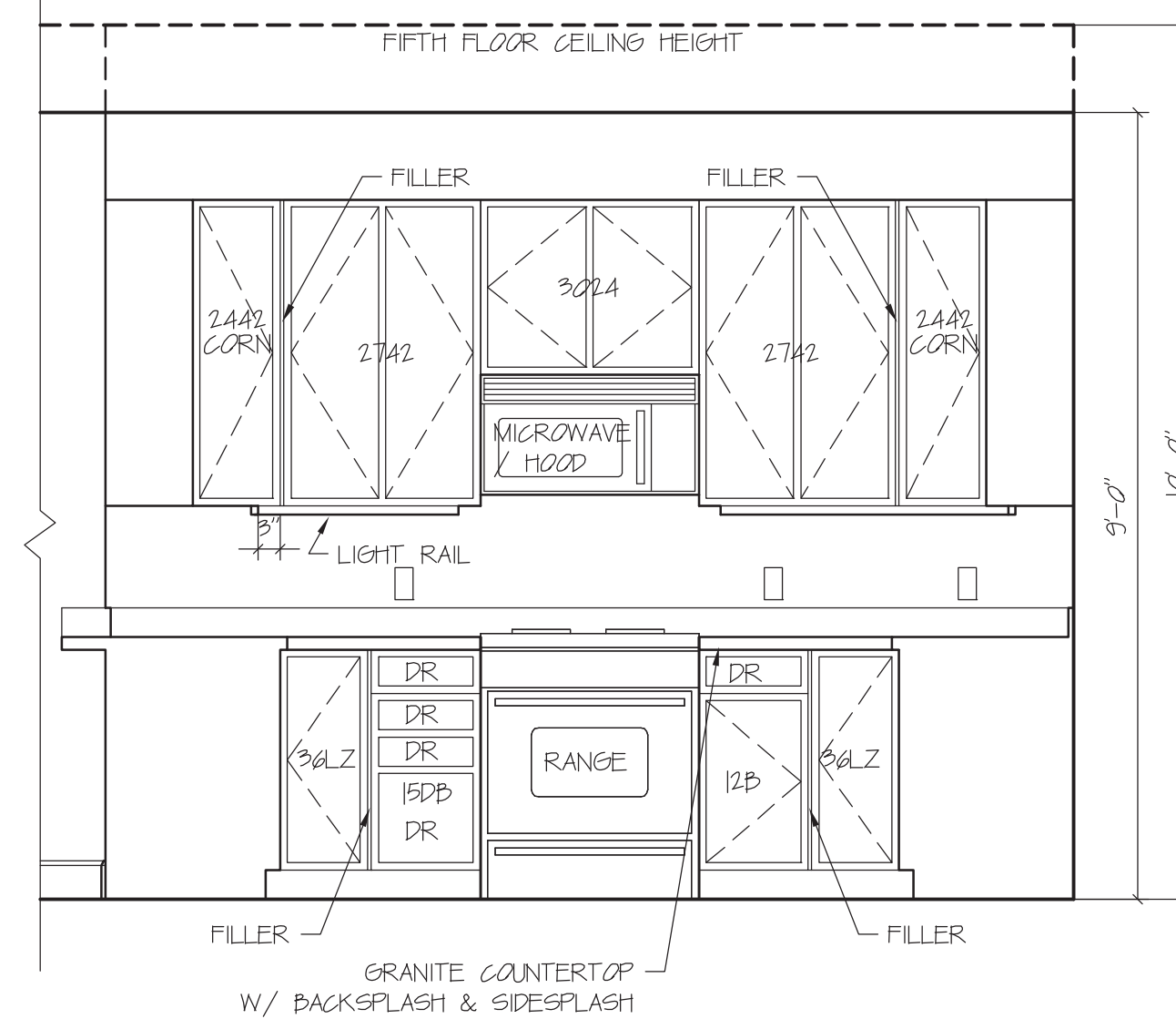
ELEVATION B

Scale: 1/2" = 1' 0



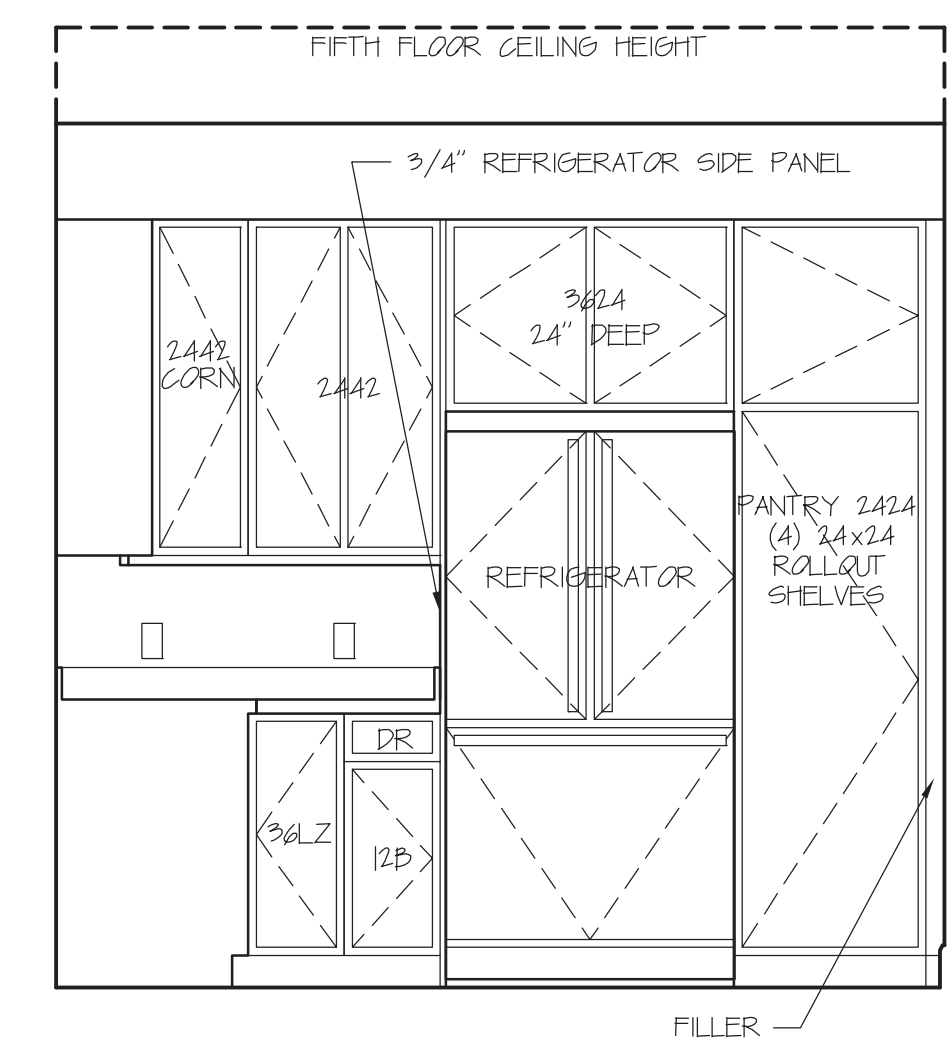
ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

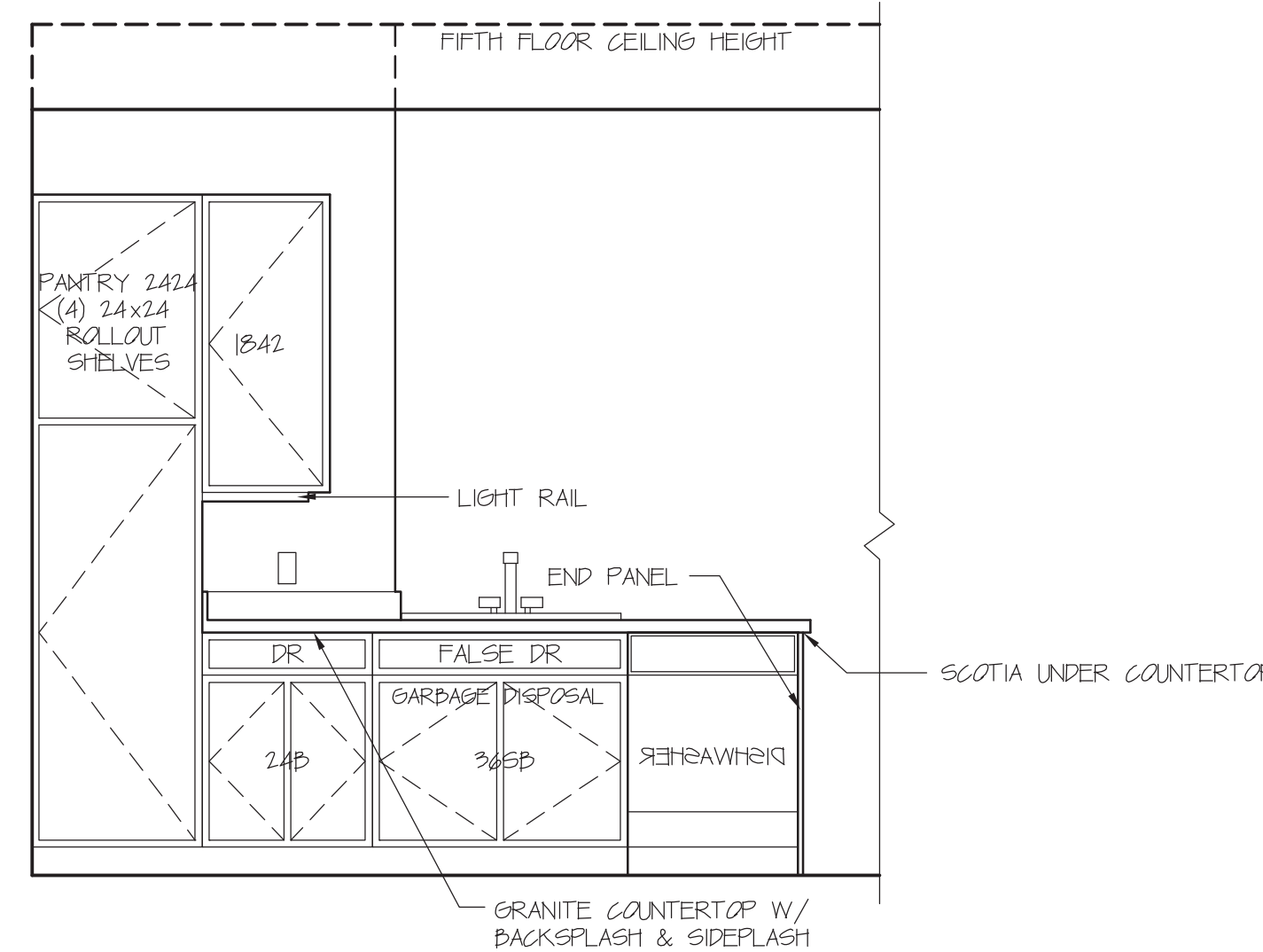


ELEVATION E

Scale: 1/2" = 1' 0

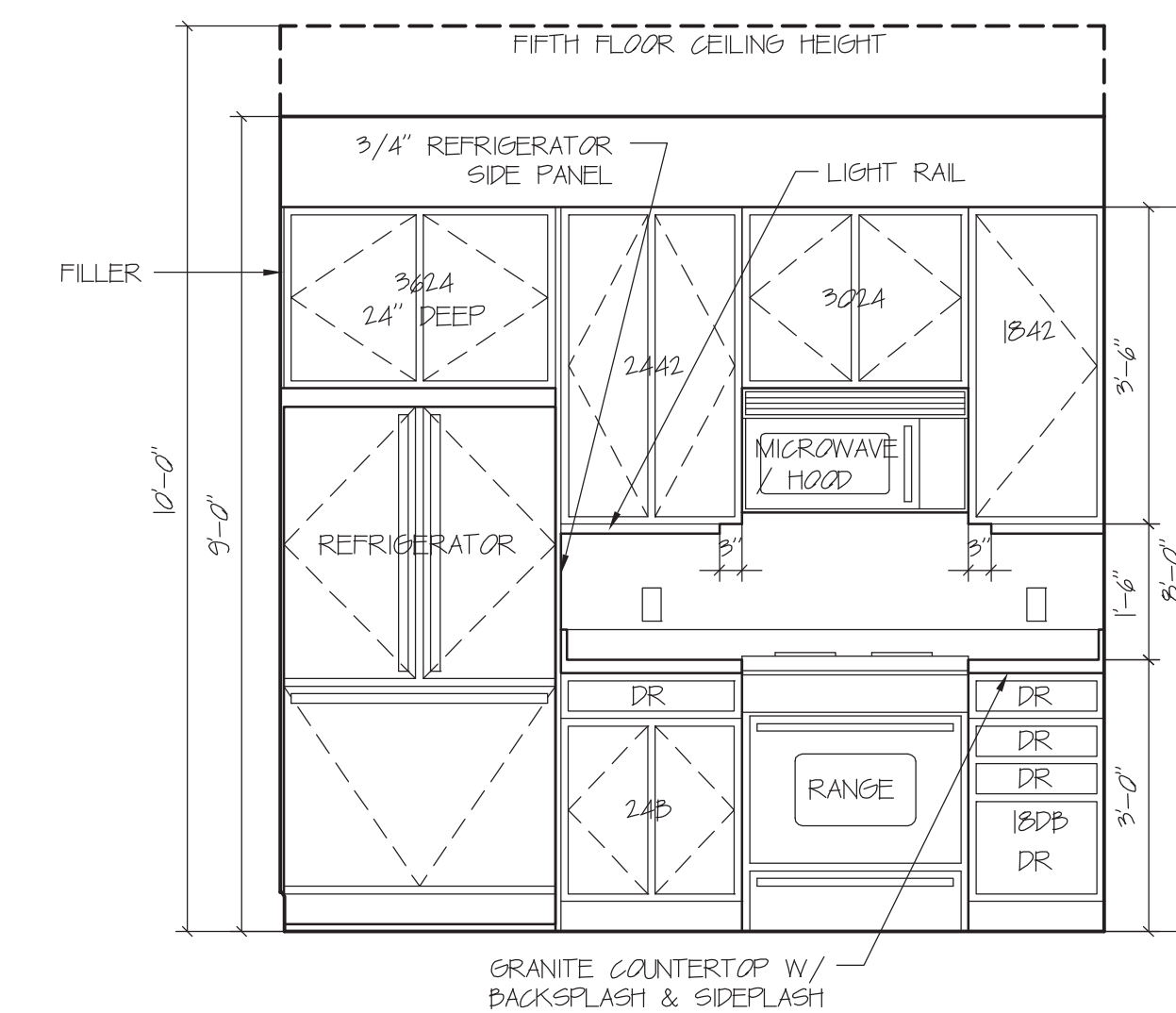
UNIT I, L, P, Q & S KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



ELEVATION A

Scale: 1/2" = 1' 0

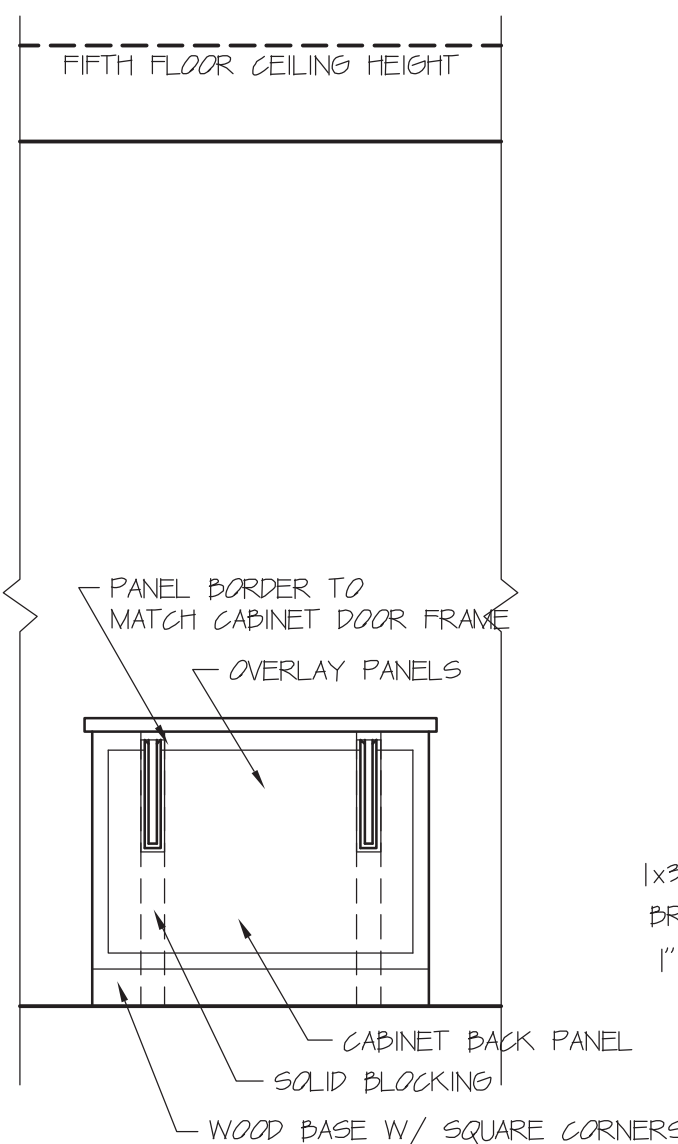


ELEVATION B

Scale: 1/2" = 1' 0

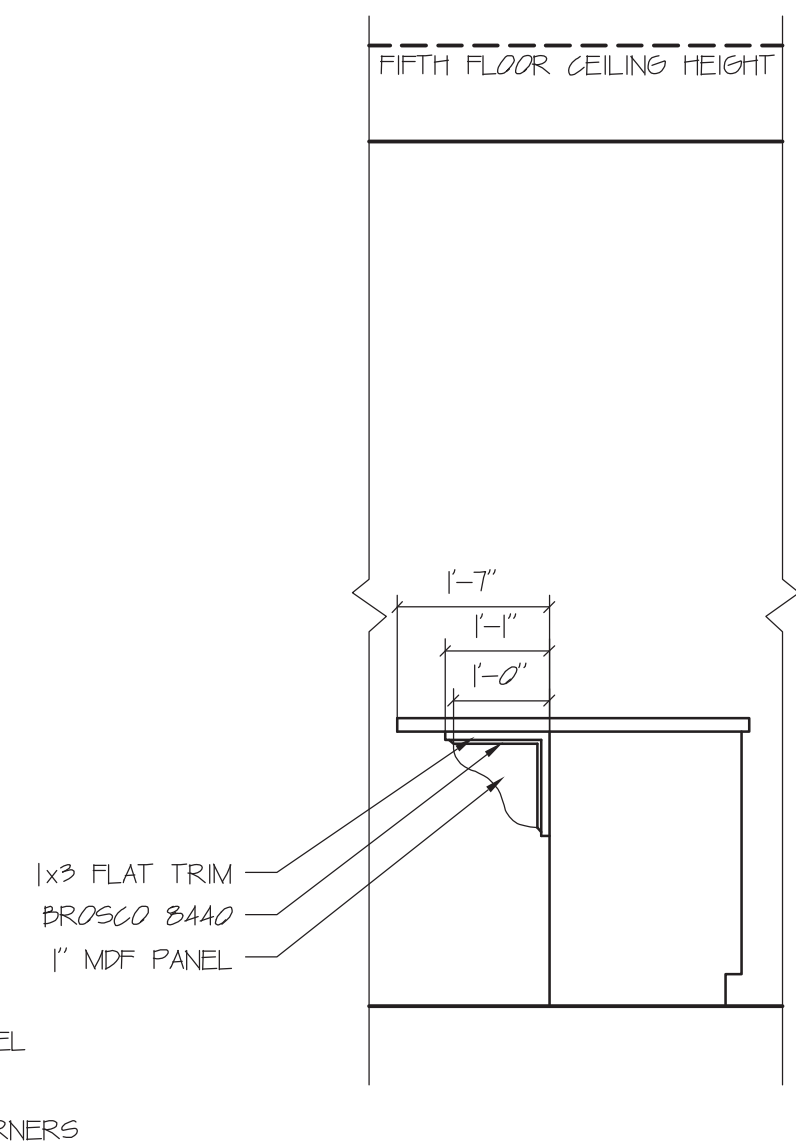
UNIT J & K KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



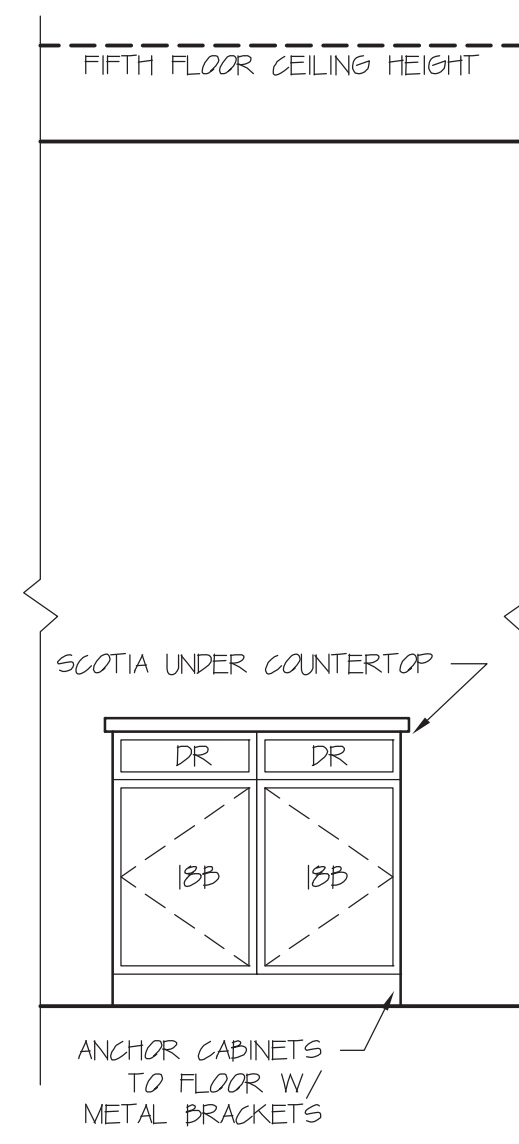
ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0



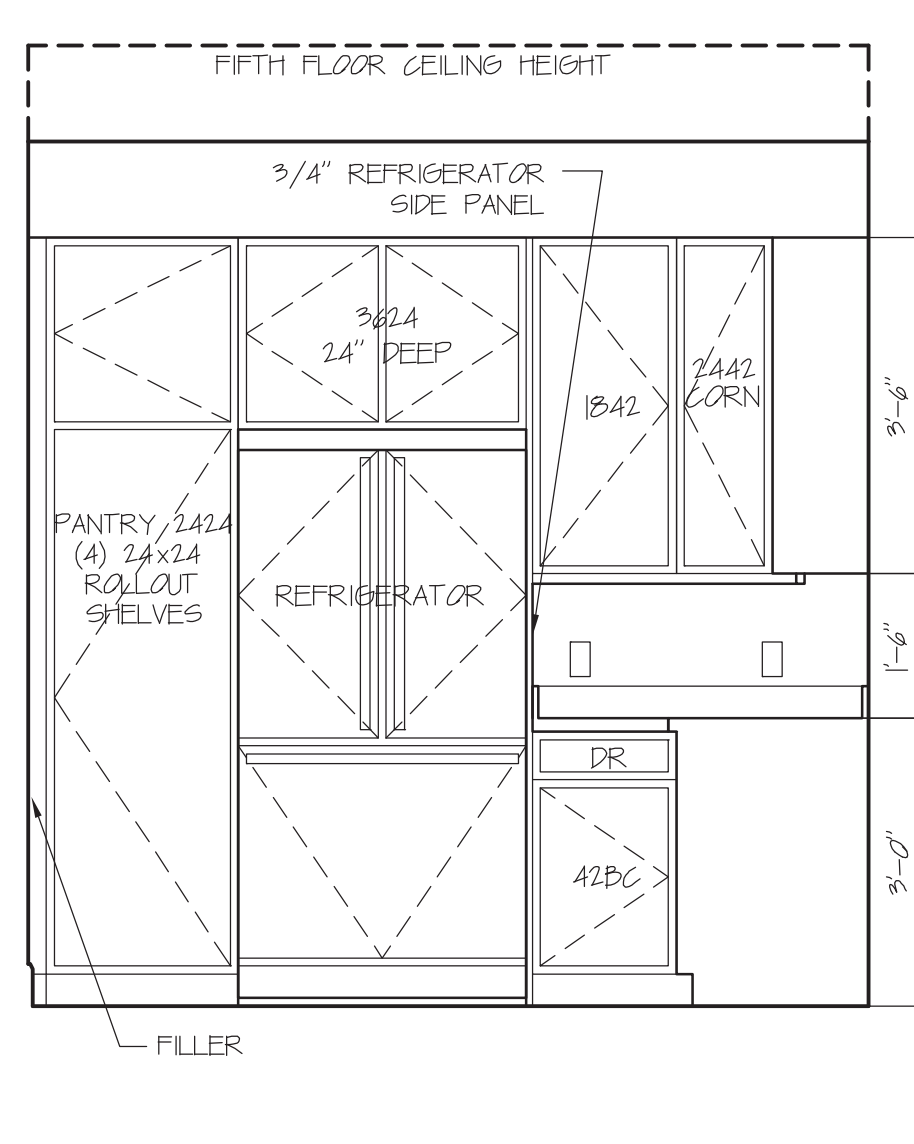
SIDE ELEVATION

Scale: 1/2" = 1' 0



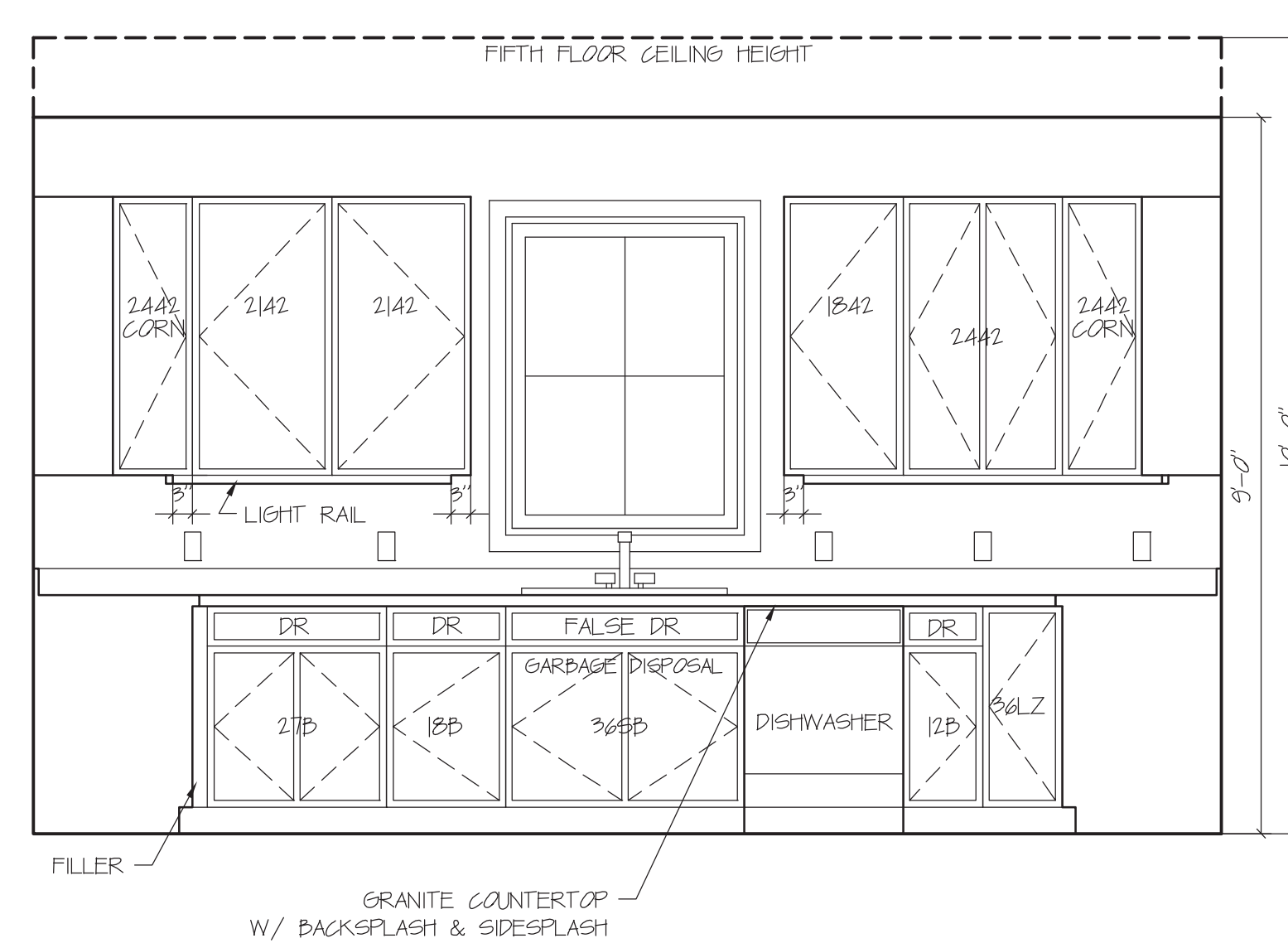
ELEVATION A

Scale: 1/2" = 1' 0



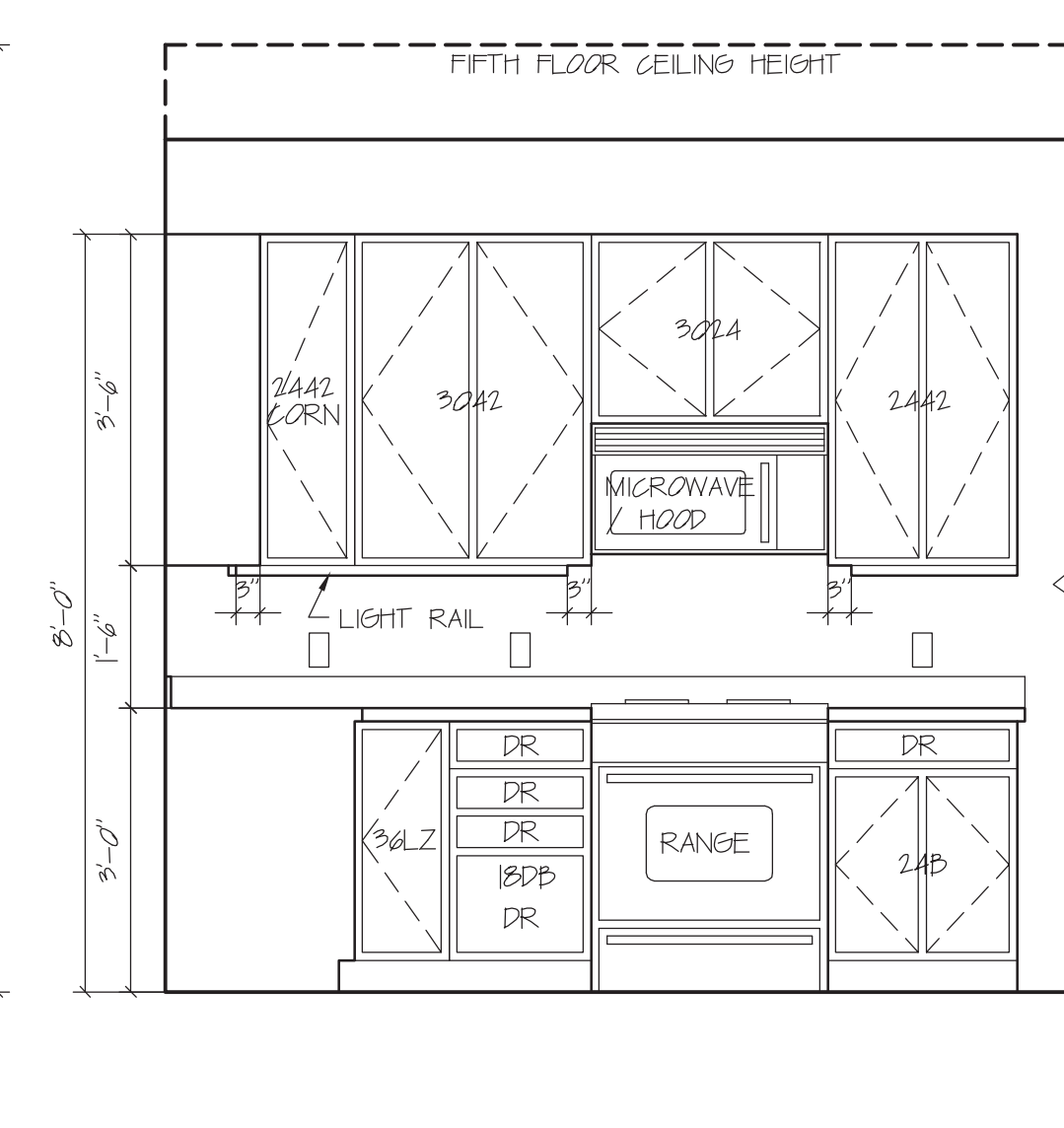
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT N KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



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THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.

IE.13



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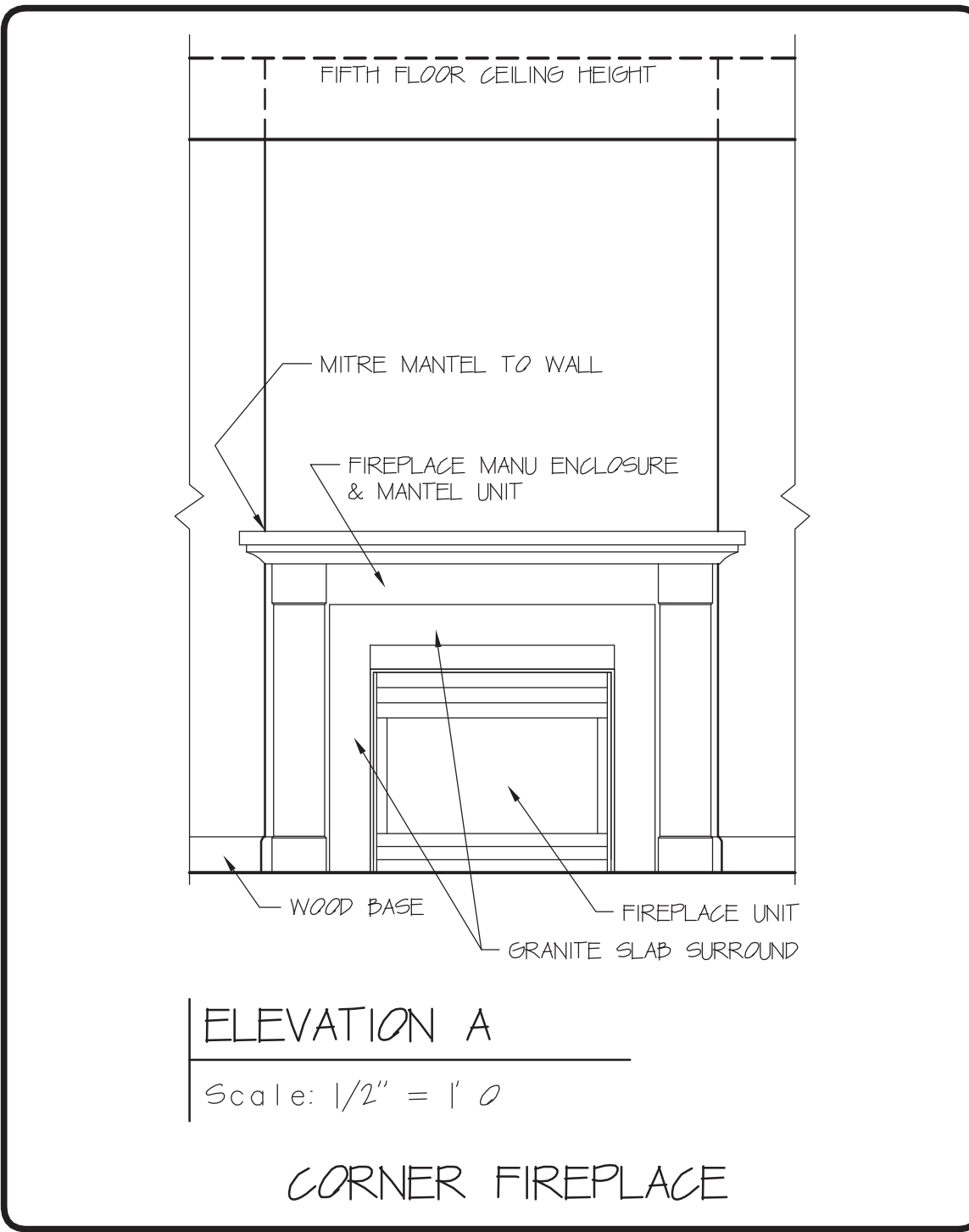
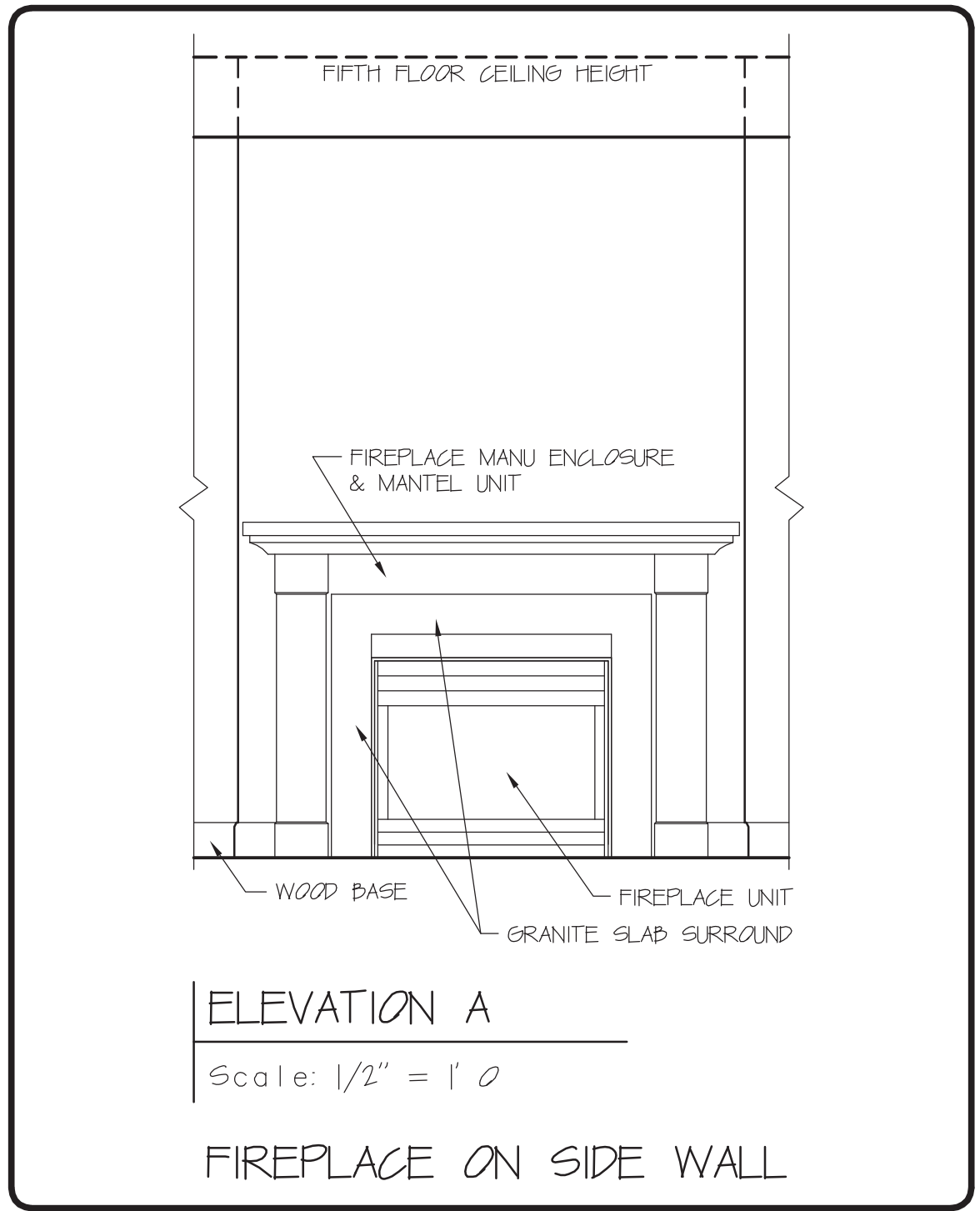
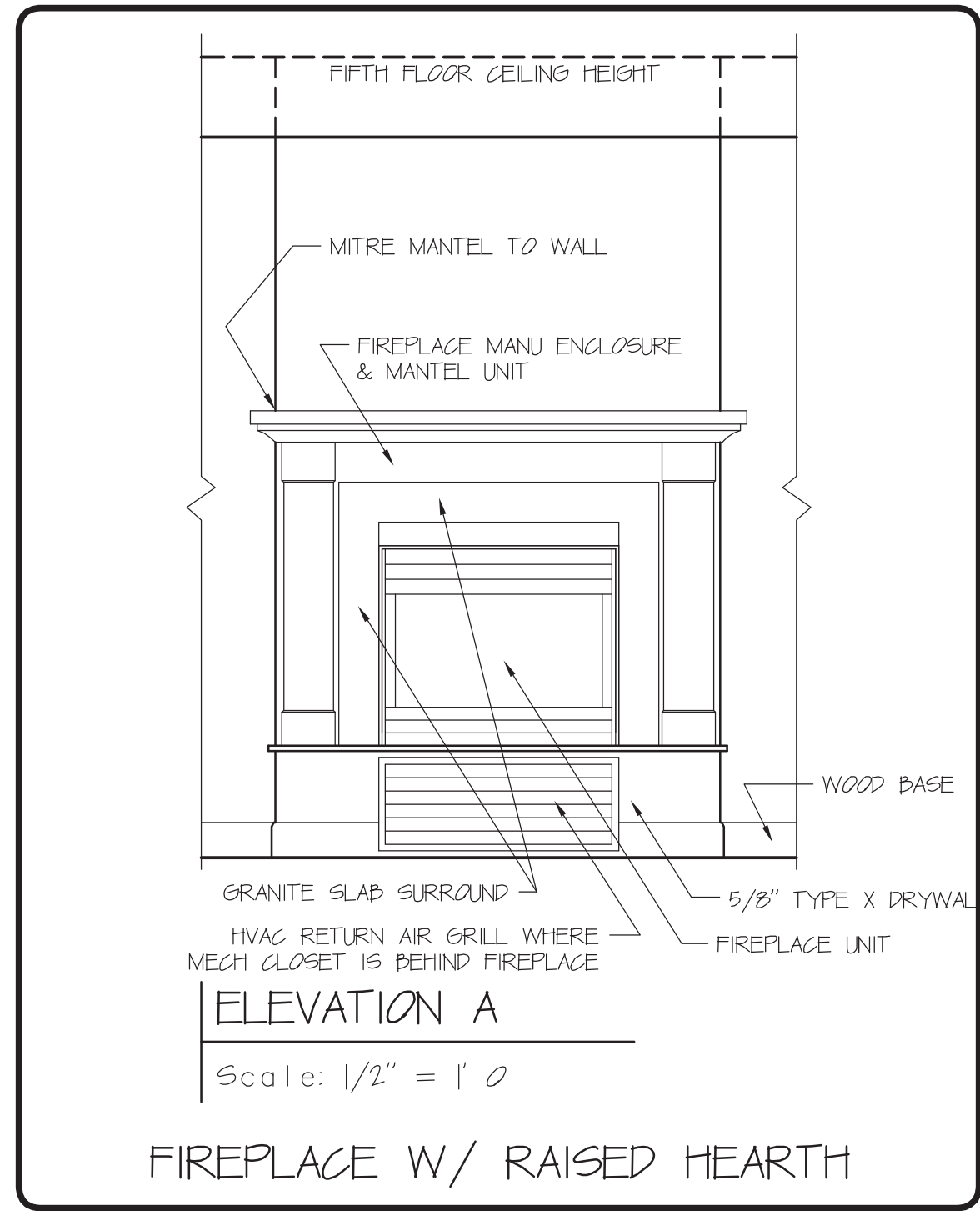
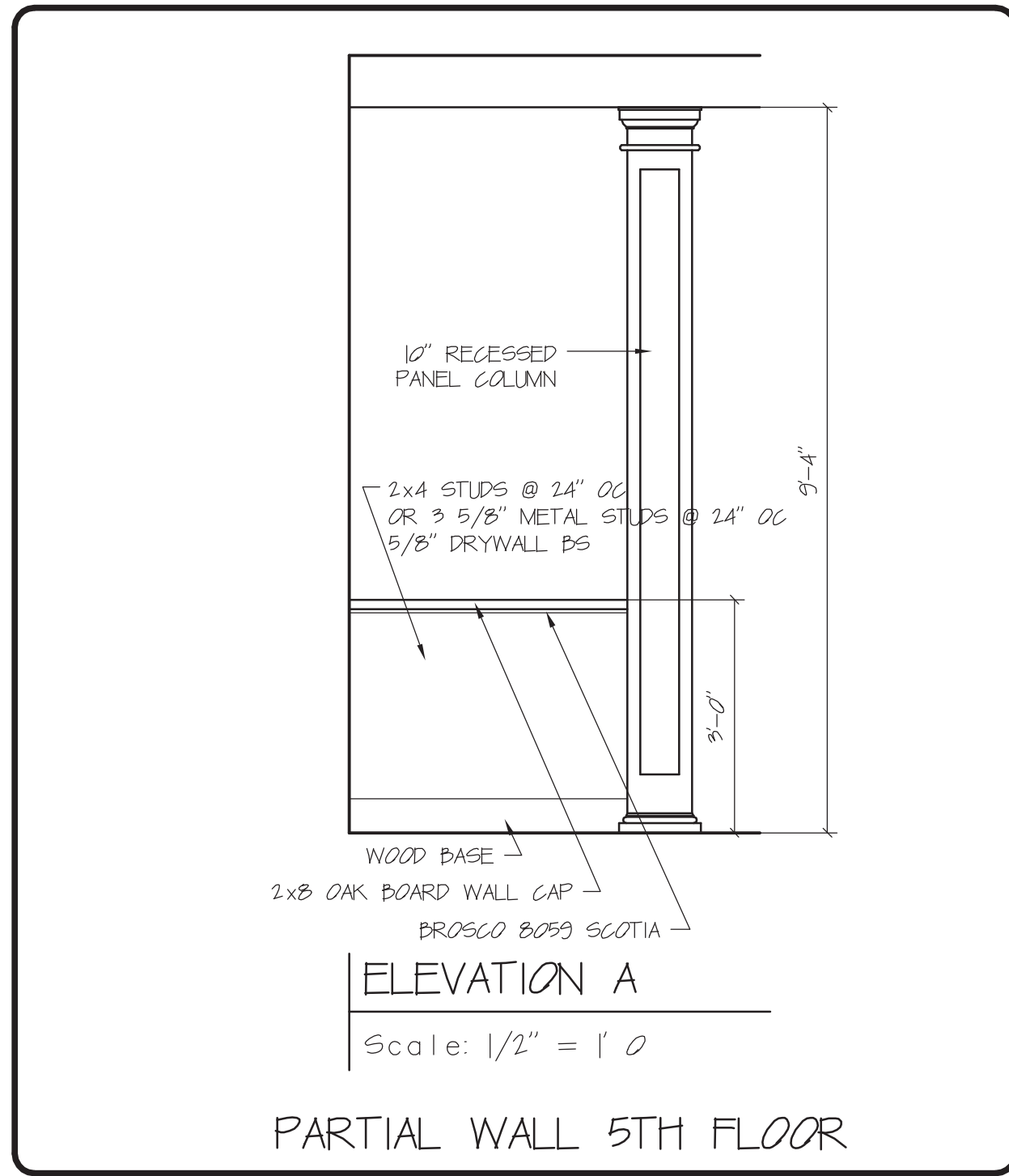
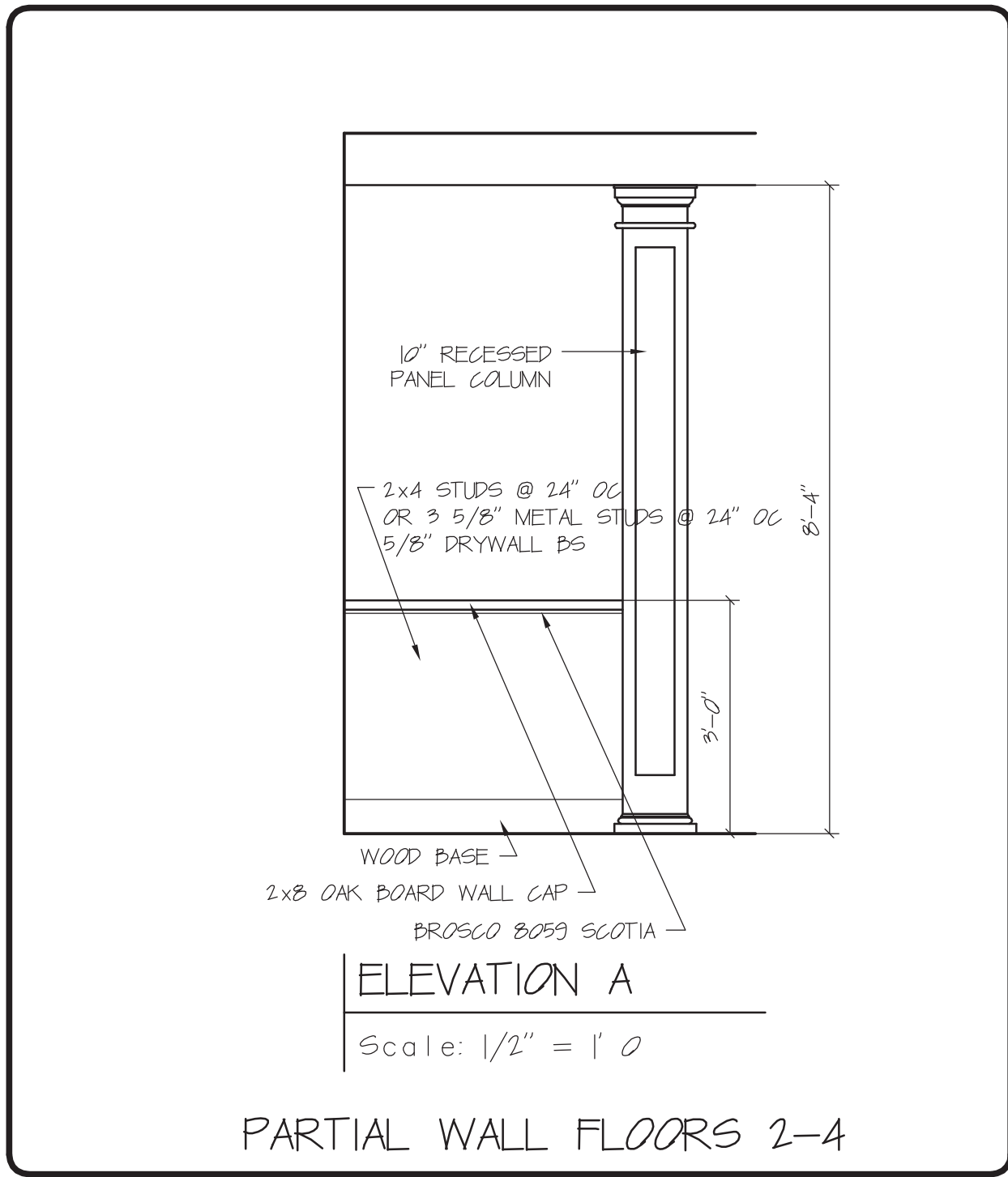
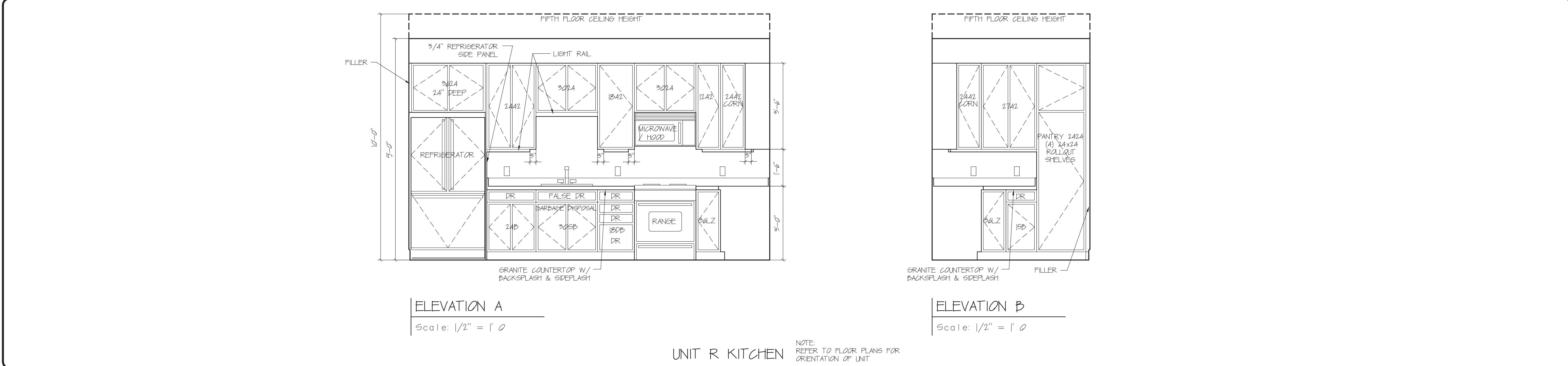
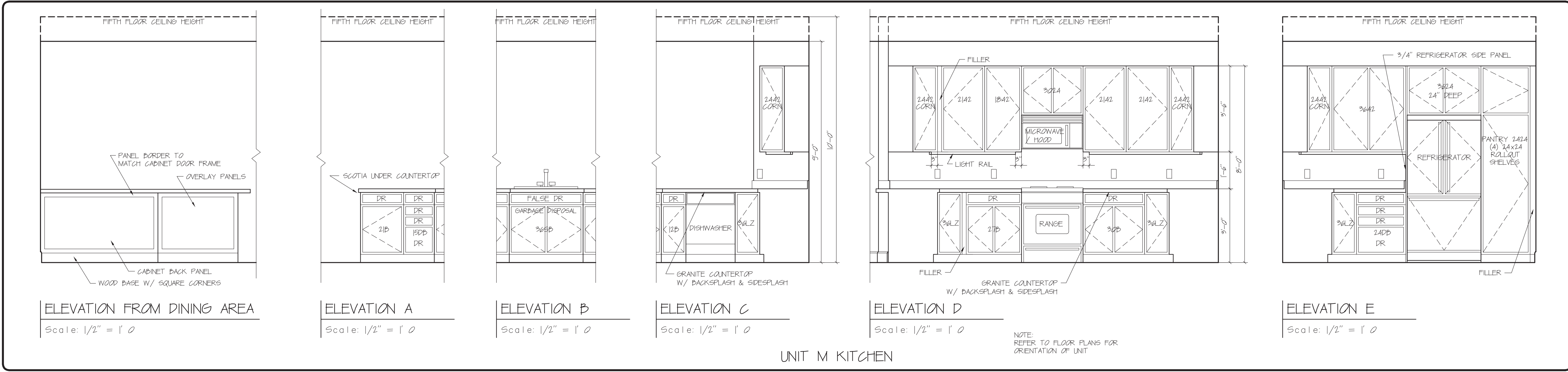
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

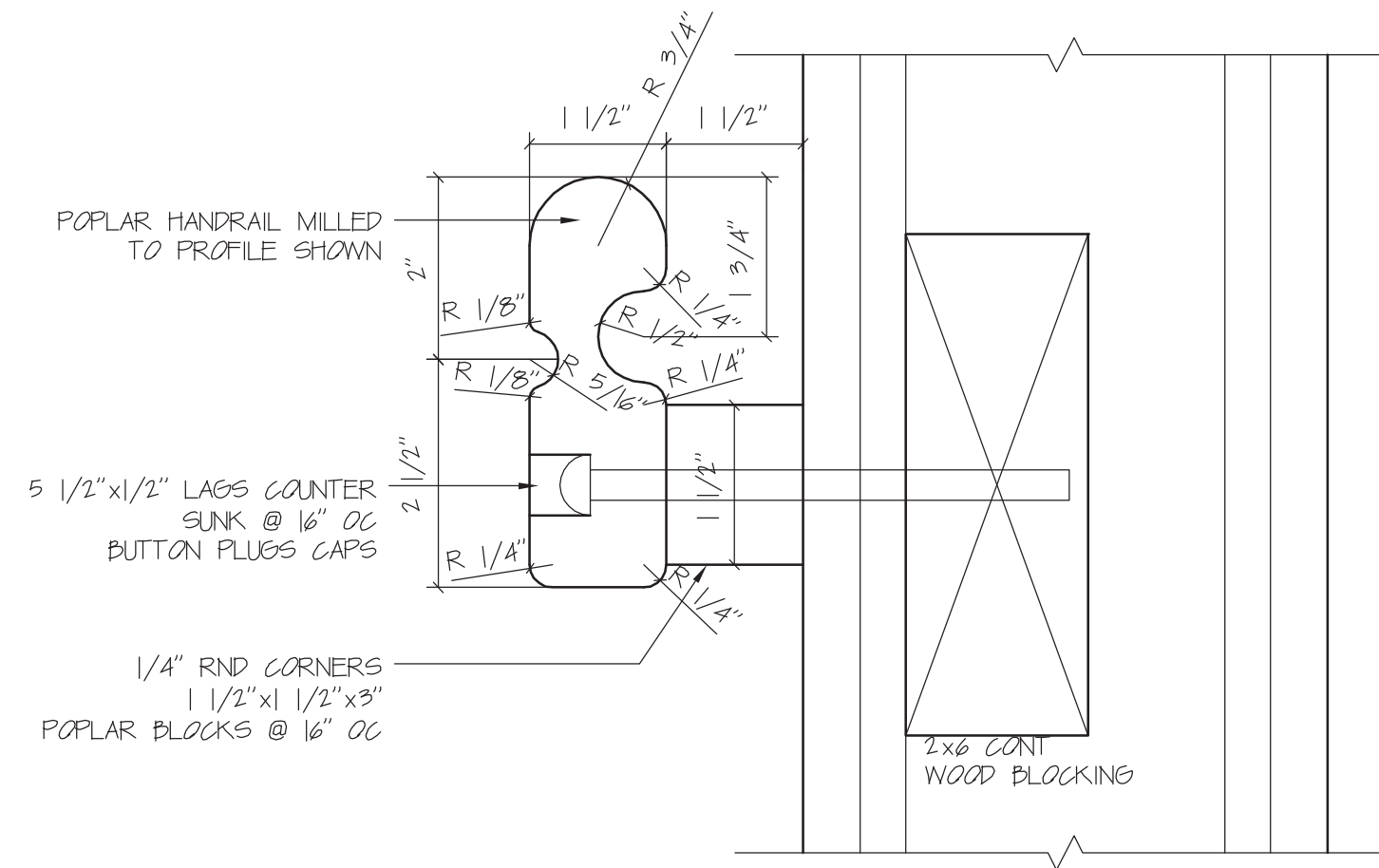
THE BAY HOUSE
 Middle Street
 Portland, Maine

INTERIOR ELEVATIONS
 Scale: 1/2" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

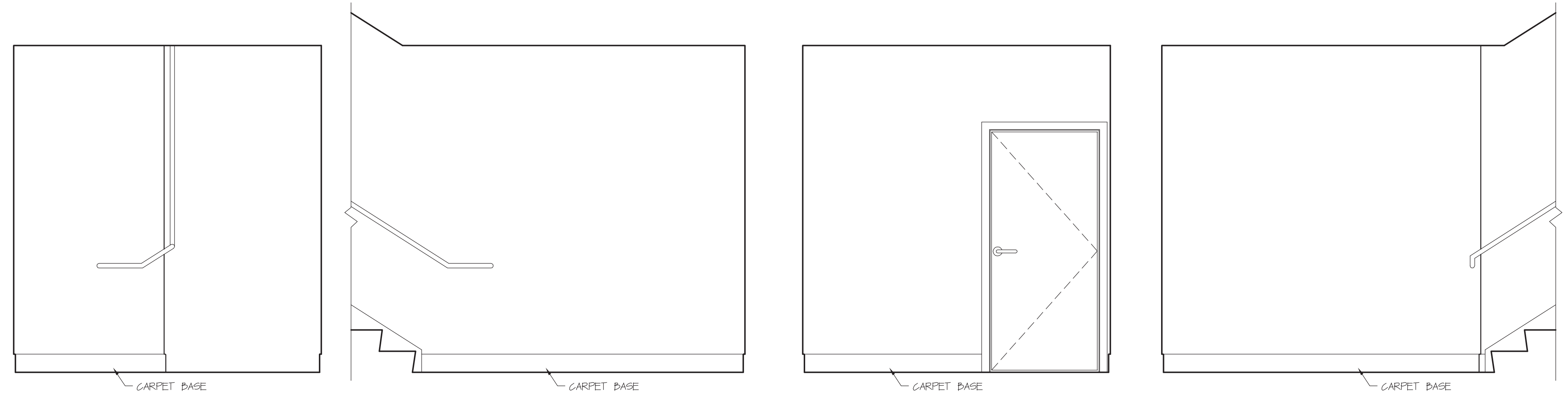
REVISIONS:

DRG. NO.
IE.14





HANDRAIL DETAIL
SCALE: 6" = 1' 0"



ELEVATION A
Scale: 1/2" = 1' 0

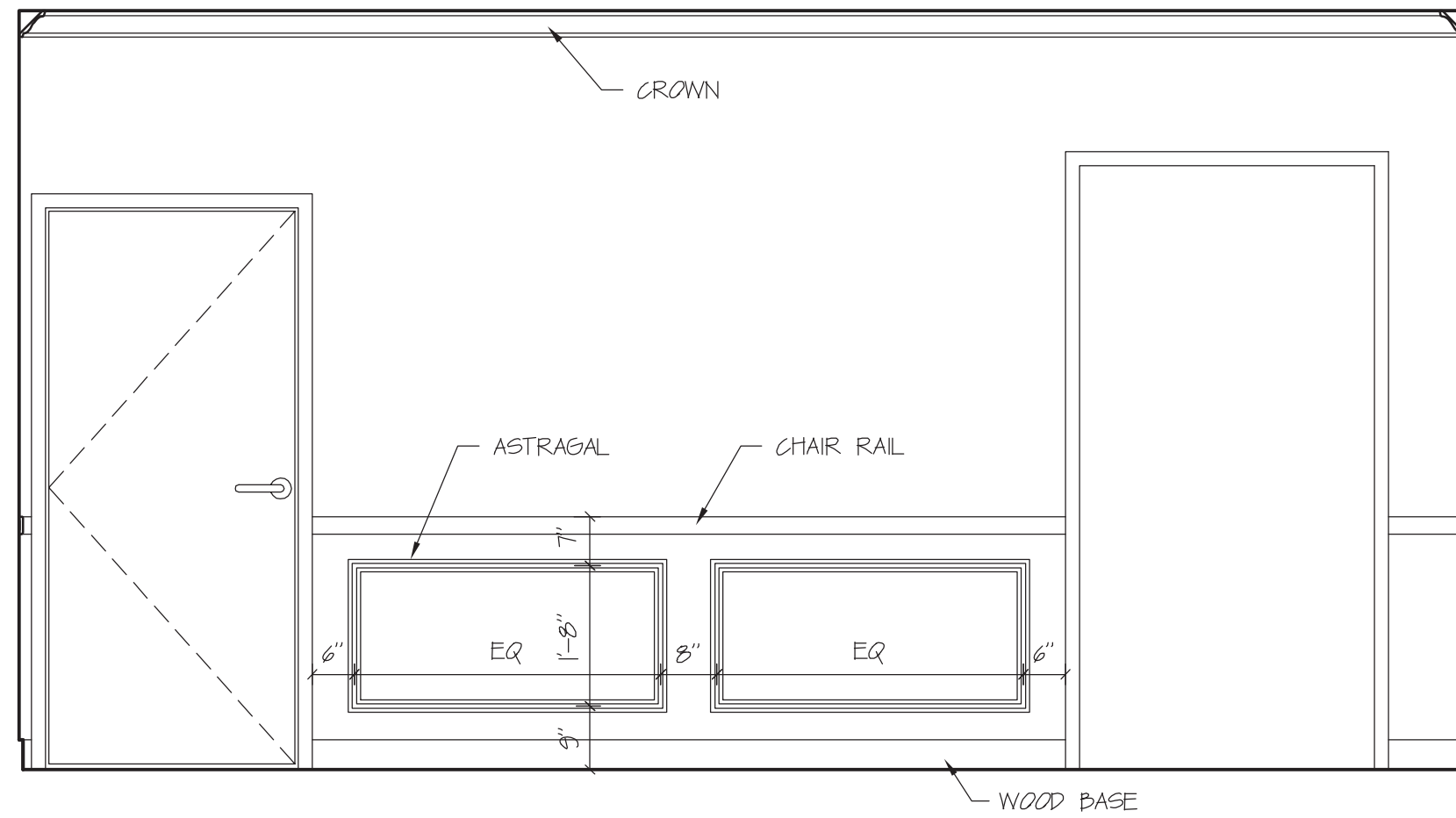
ELEVATION B
Scale: 1/2" = 1' 0

ELEVATION C
Scale: 1/2" = 1' 0

ELEVATION D
Scale: 1/2" = 1' 0

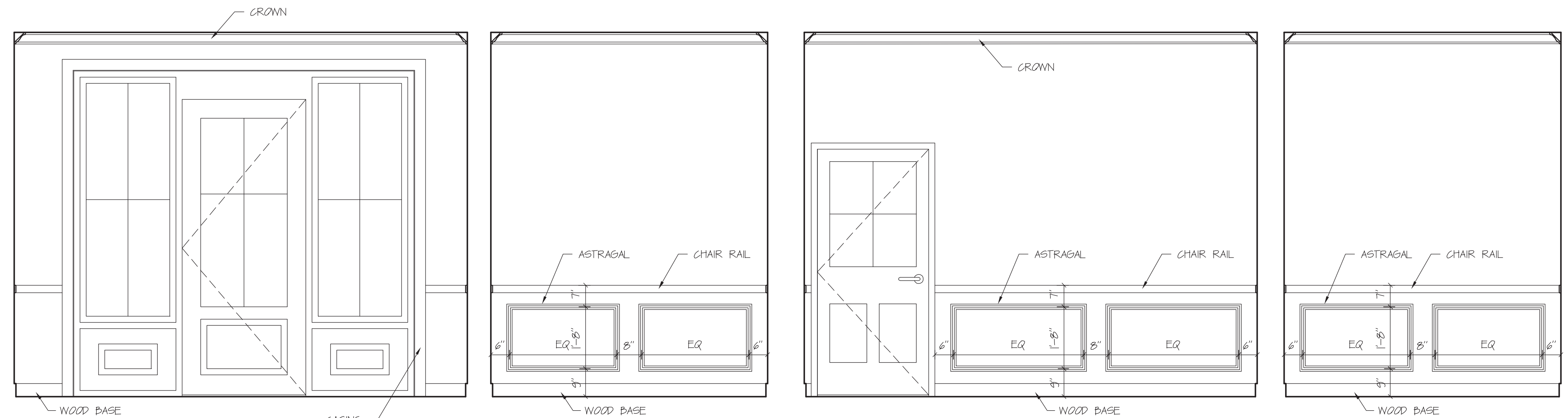
STAIR | BUILDING | FIRST FLOOR (STAIR 2 REVERSED)

NOTE:
STAIR 3 BLDG 2 SIMILAR



ELEVATION A
Scale: 1/2" = 1' 0

NOTE:
PROVIDE PANELS ON ALL LOBBY WALLS
2' AND LONGER FOLLOWING EXAMPLE
SHOWN IN THE ELEVATIONS HERE



ELEVATION A
Scale: 1/2" = 1' 0

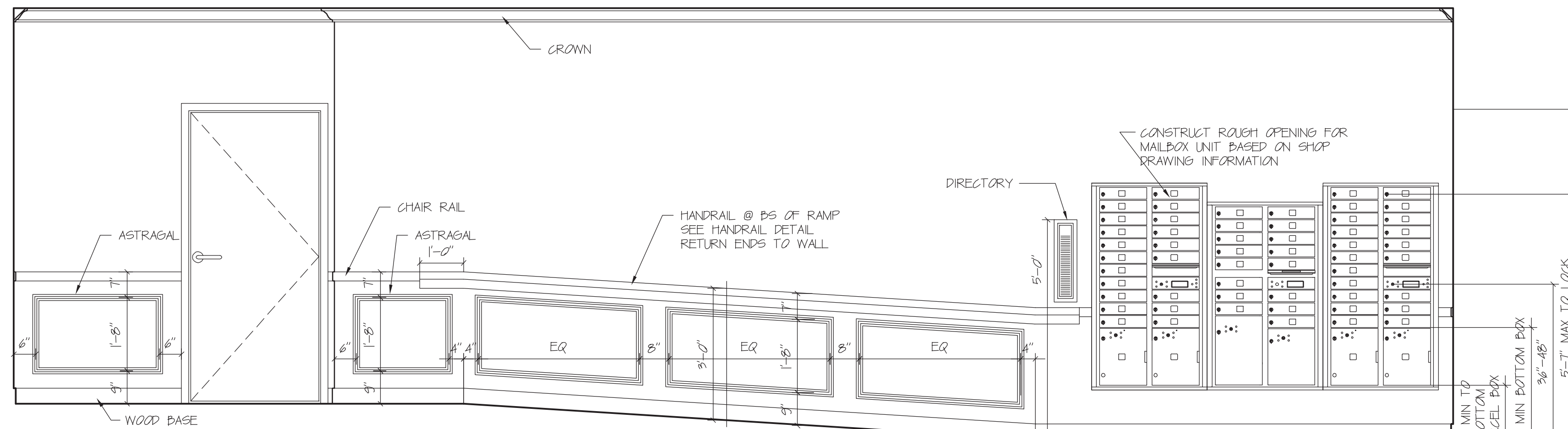
ELEVATION B
Scale: 1/2" = 1' 0

ELEVATION C
Scale: 1/2" = 1' 0

ELEVATION D
Scale: 1/2" = 1' 0

VESTIBULE BUILDING 1

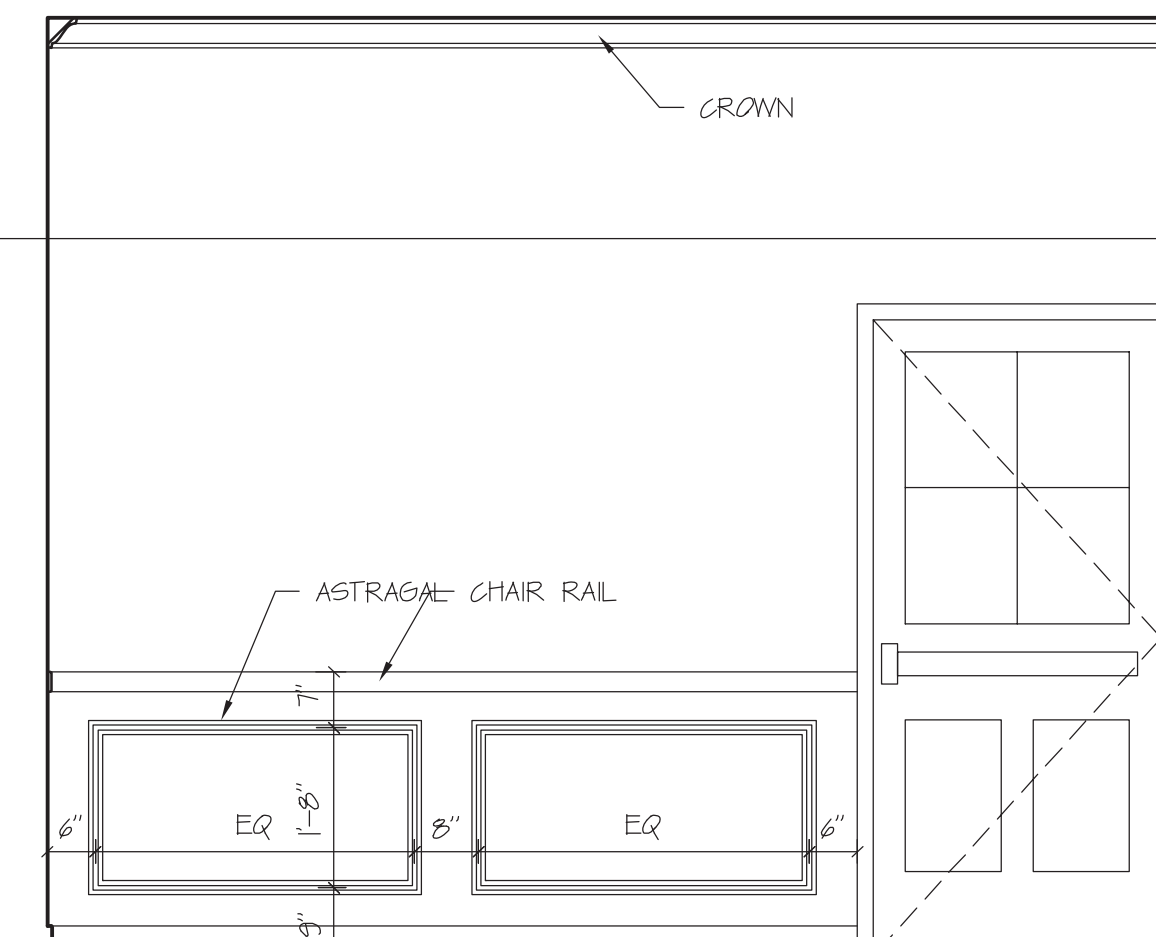
NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT



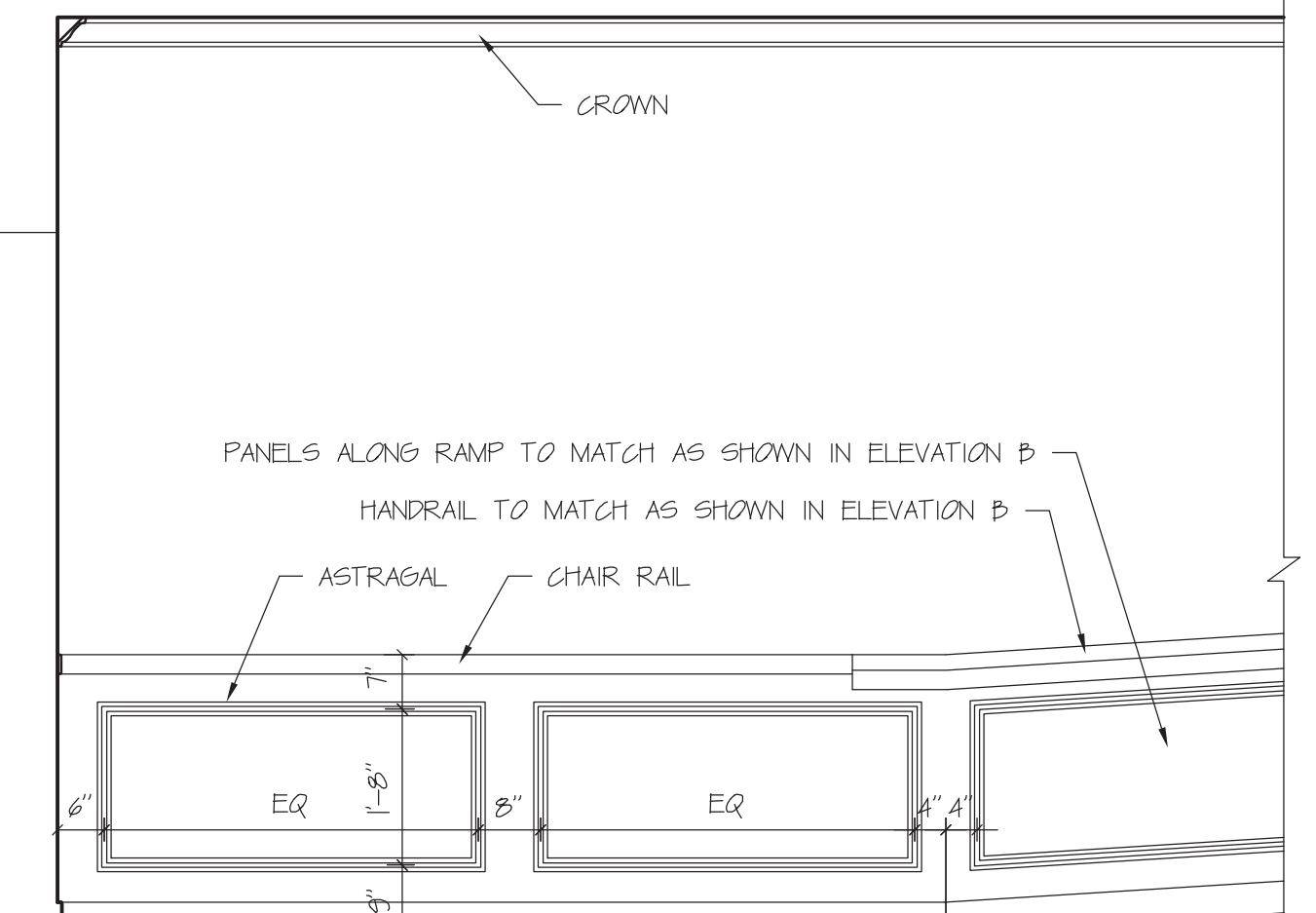
ELEVATION B
Scale: 1/2" = 1' 0

NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT

LOBBY BUILDING 1



ELEVATION C
Scale: 1/2" = 1' 0



ELEVATION D
Scale: 1/2" = 1' 0



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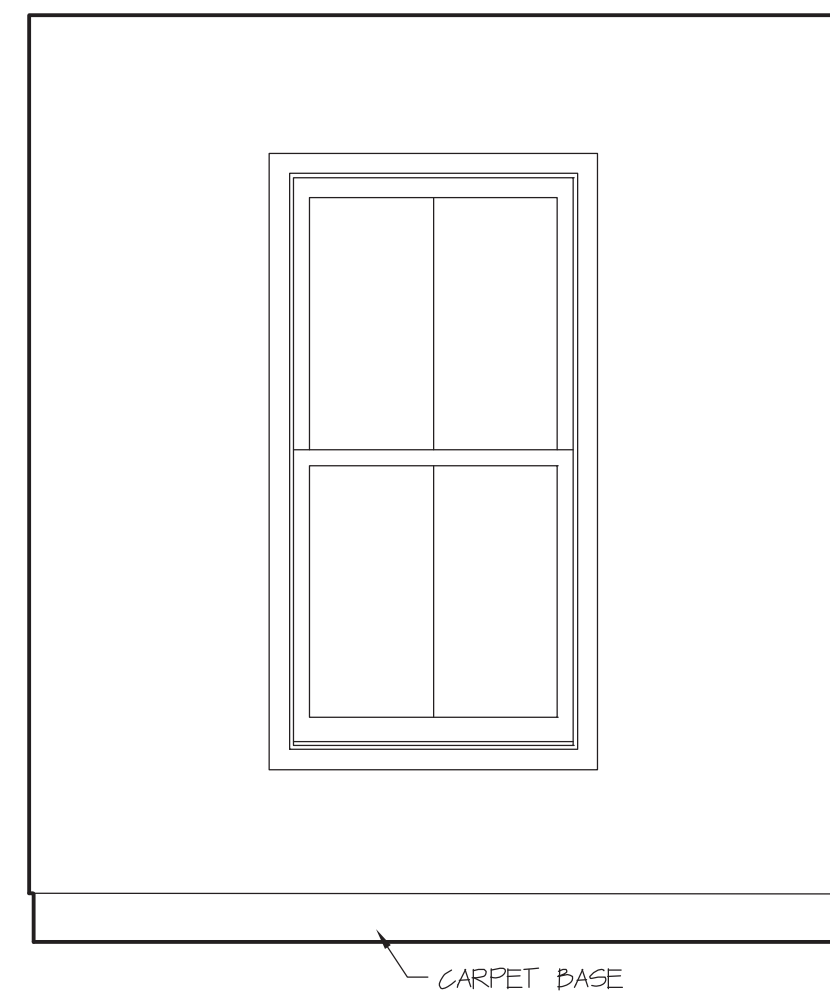
THE VILLAGE AT OCEAN GATE, LLC
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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
COMMON AREA
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

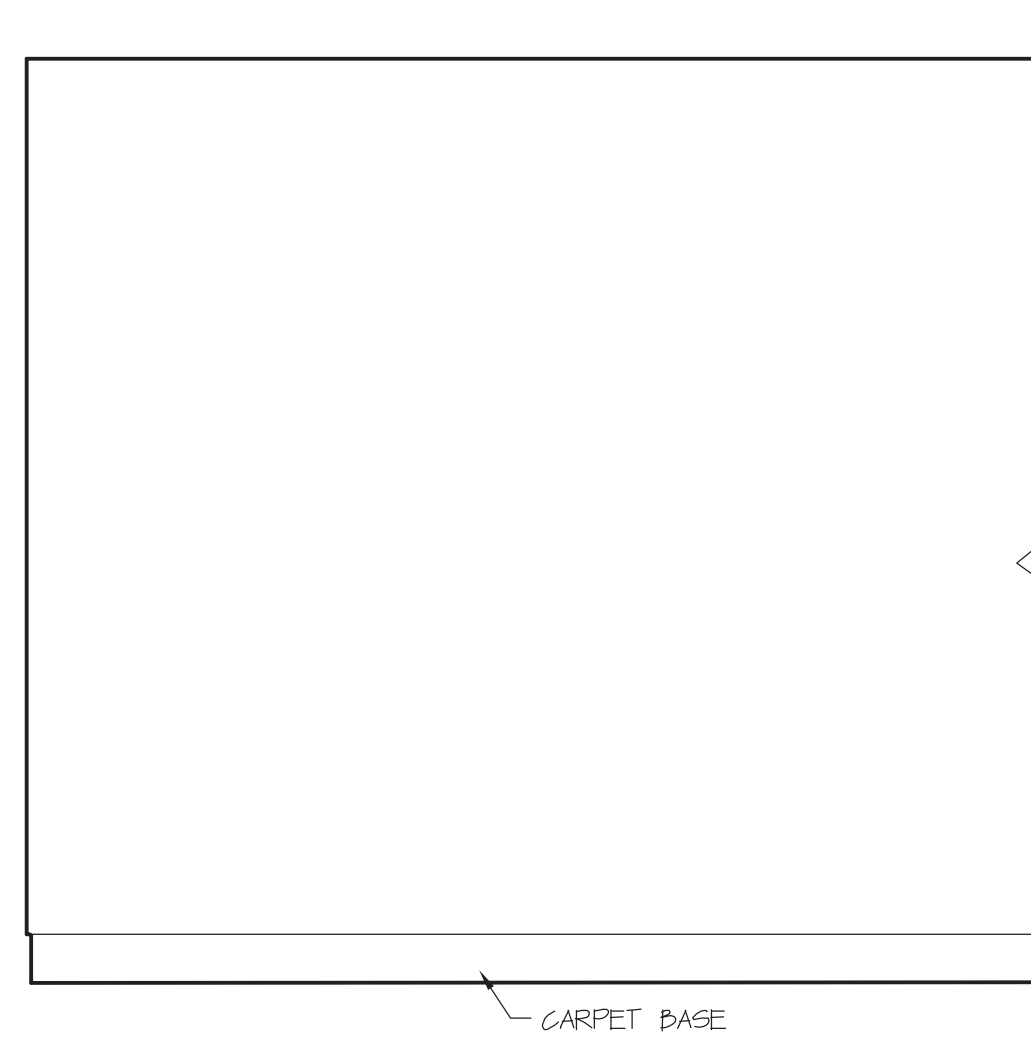
DRG. NO.
IE.15



CARPET BASE

ELEVATION A

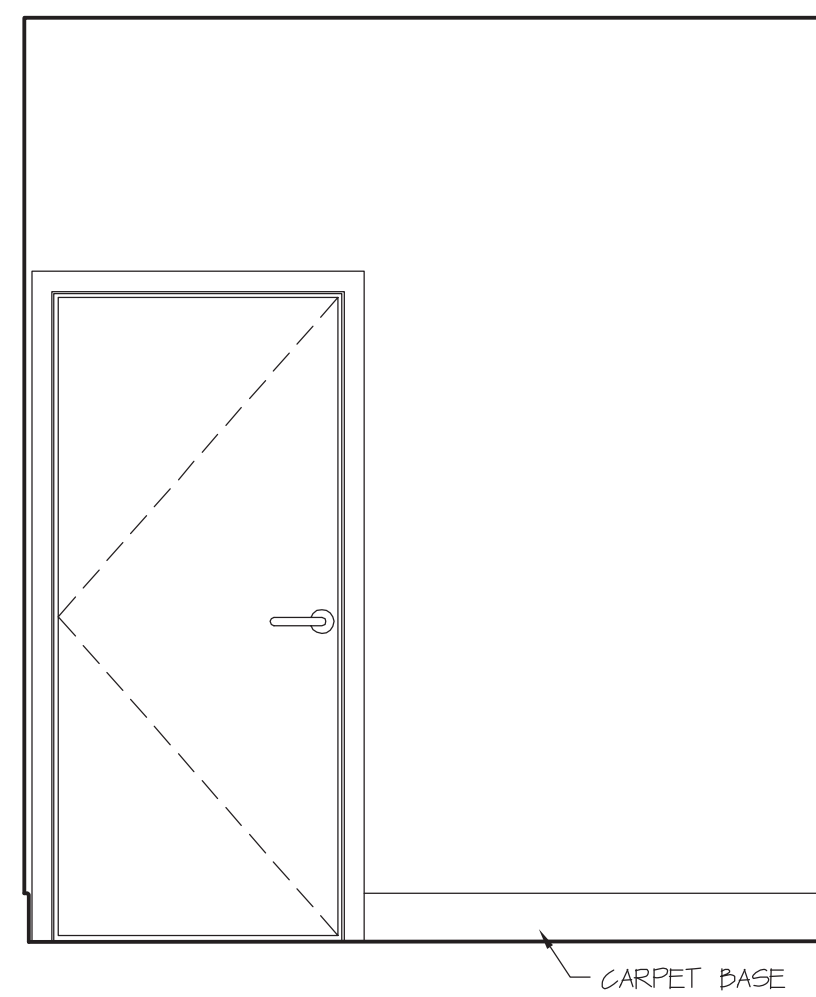
Scale: 1/2" = 1' 0"



CARPET BASE

ELEVATION B

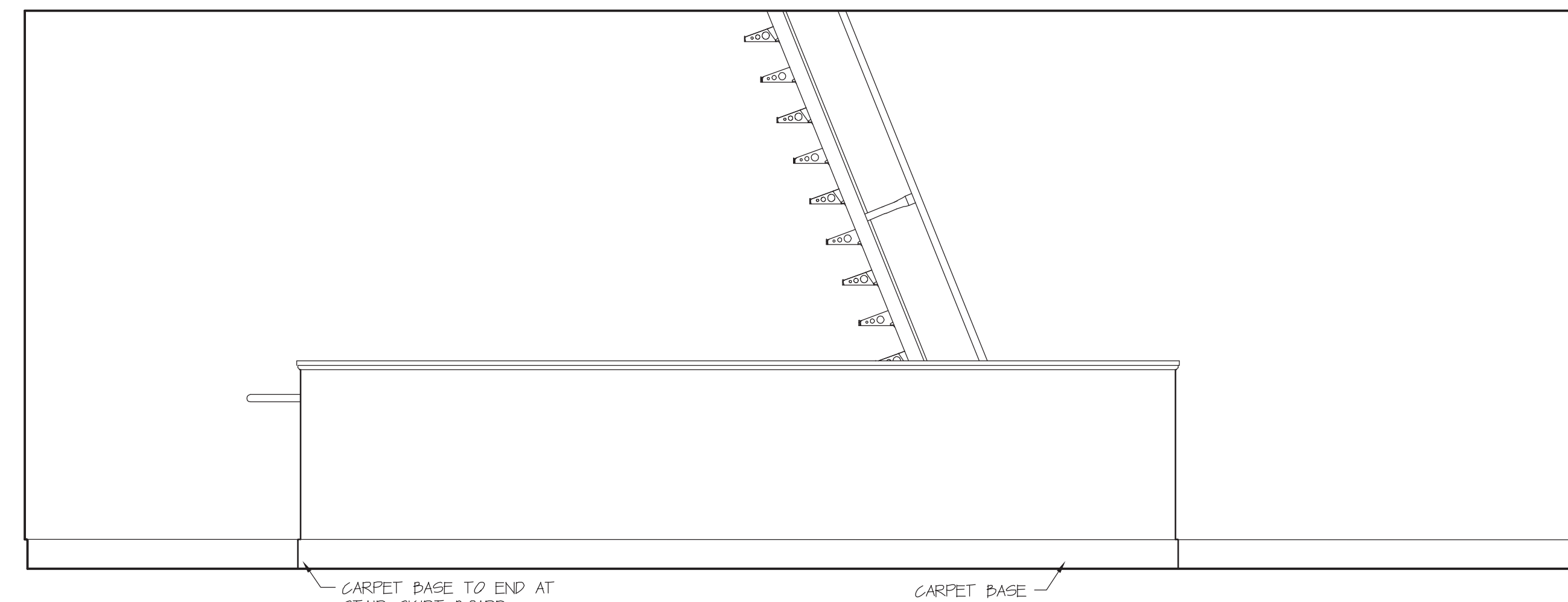
Scale: 1/2" = 1' 0"



CARPET BASE

ELEVATION C

Scale: 1/2" = 1' 0"



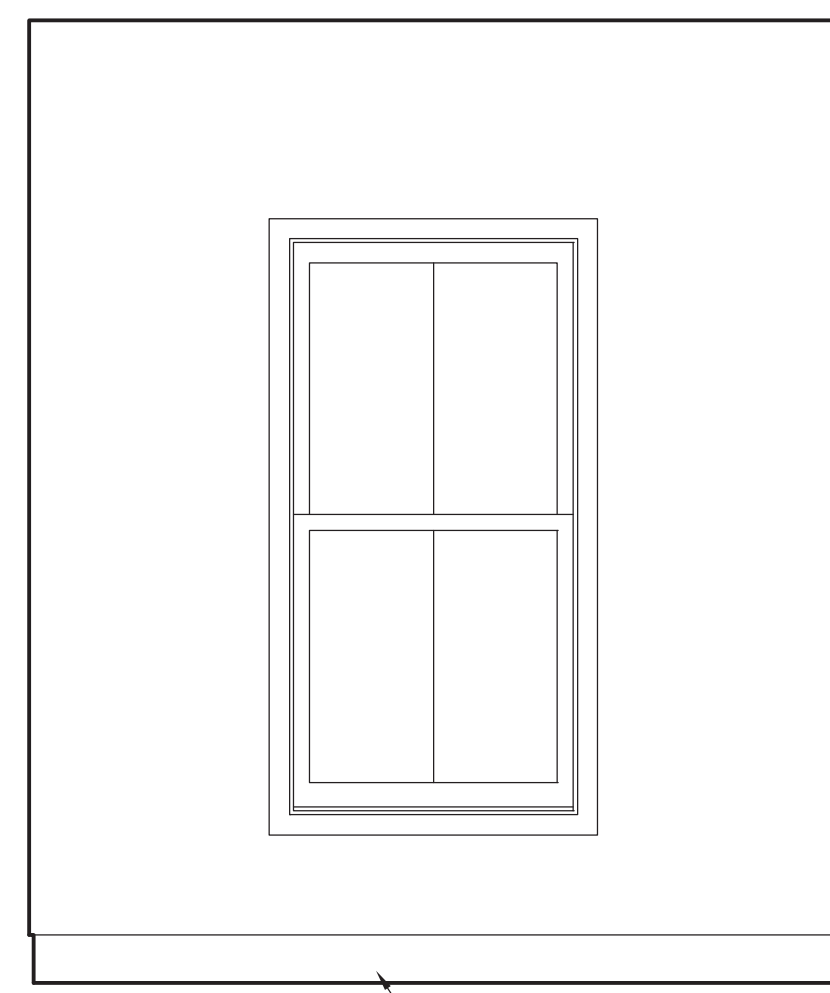
CARPET BASE TO END AT STAIR SKIRT BOARD

CARPET BASE

ELEVATION D

Scale: 1/2" = 1' 0"

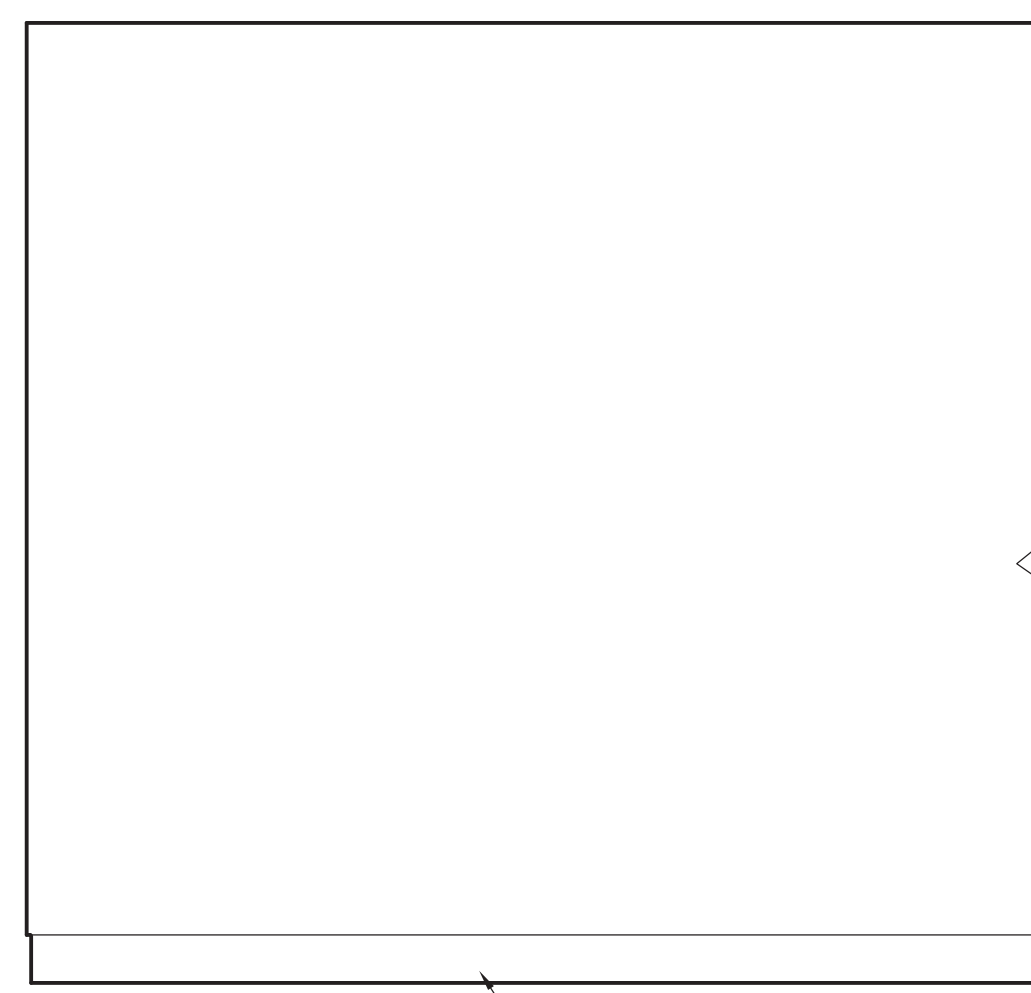
STAIR | BUILDING | FIFTH FLOOR (STAIR 2 REVERSED) NOTE: STAIR 3 BLDG 2 SIMILAR



CARPET BASE

ELEVATION A

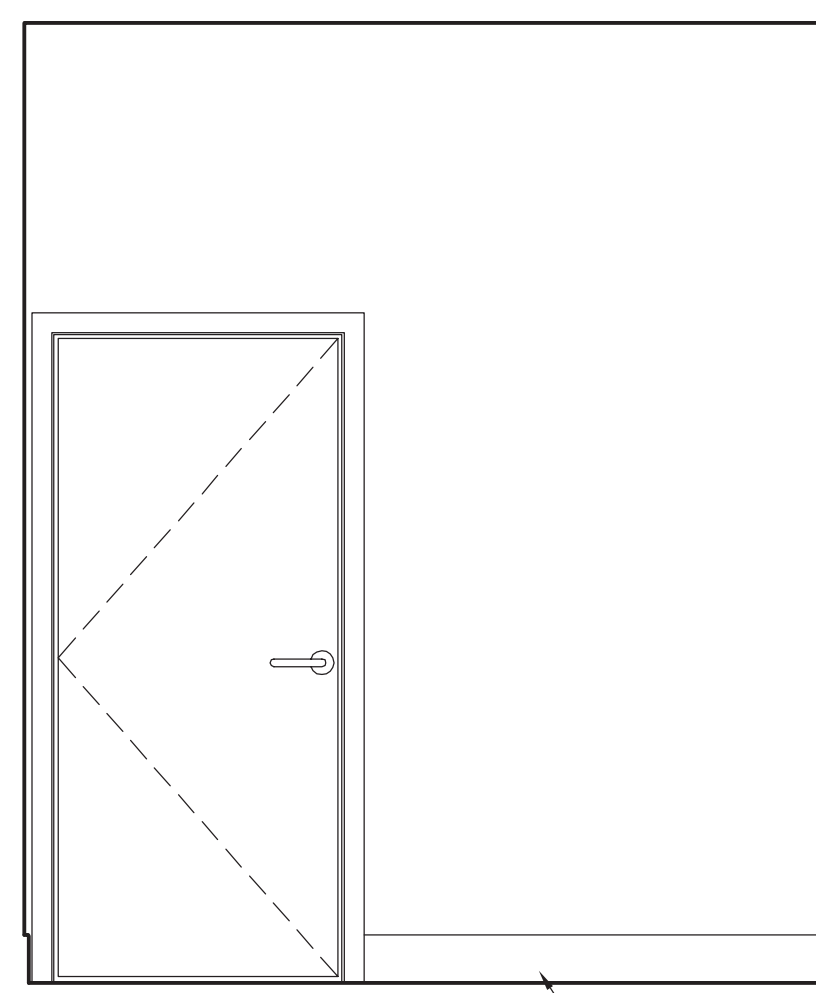
Scale: 1/2" = 1' 0"



CARPET BASE

ELEVATION C

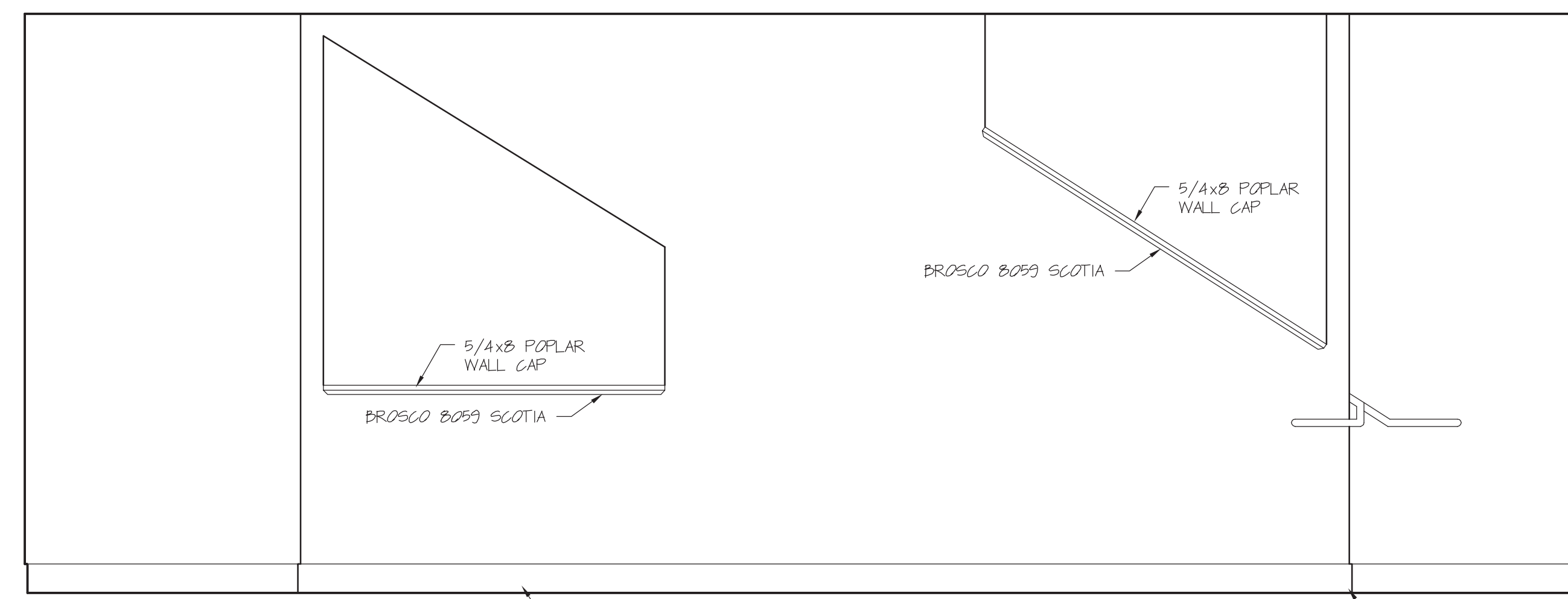
Scale: 1/2" = 1' 0"



CARPET BASE

ELEVATION C

Scale: 1/2" = 1' 0"



5/4x8 POPLAR WALL CAP

BROCCO BOSS SCOTIA

5/4x8 POPLAR WALL CAP

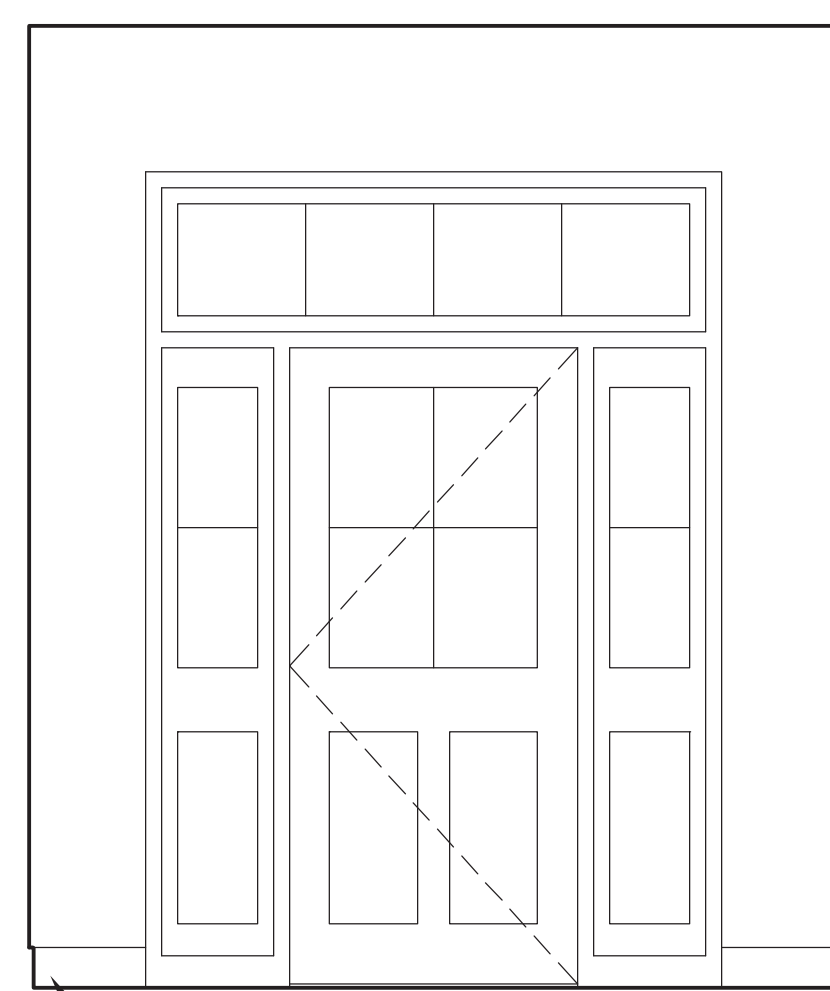
BROCCO BOSS SCOTIA

CARPET BASE TO END AT STAIR SKIRT BOARD

ELEVATION D

Scale: 1/2" = 1' 0"

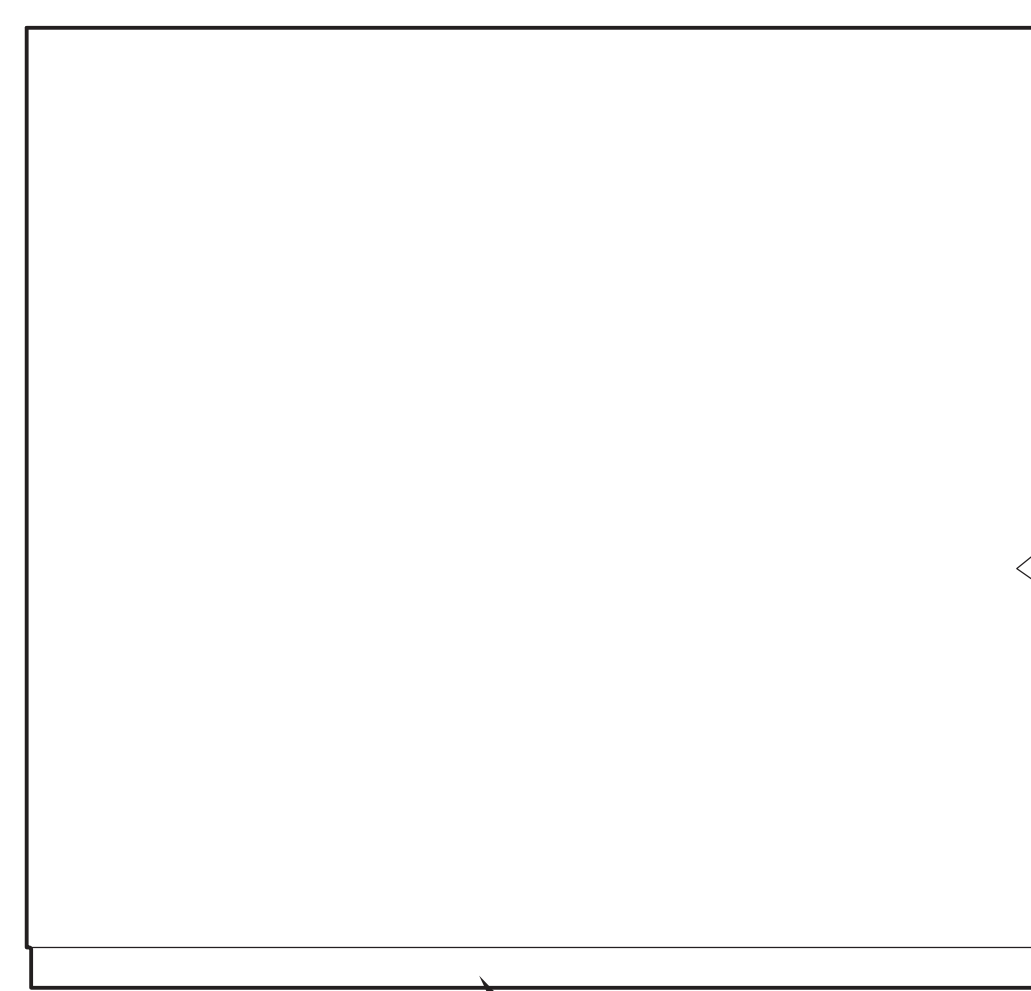
STAIR | BUILDING | THIRD & FOURTH FLOORS (STAIR 2 REVERSED) NOTE: STAIR 3 BLDG 2 SIMILAR



QUARRY TILE BASE

ELEVATION A

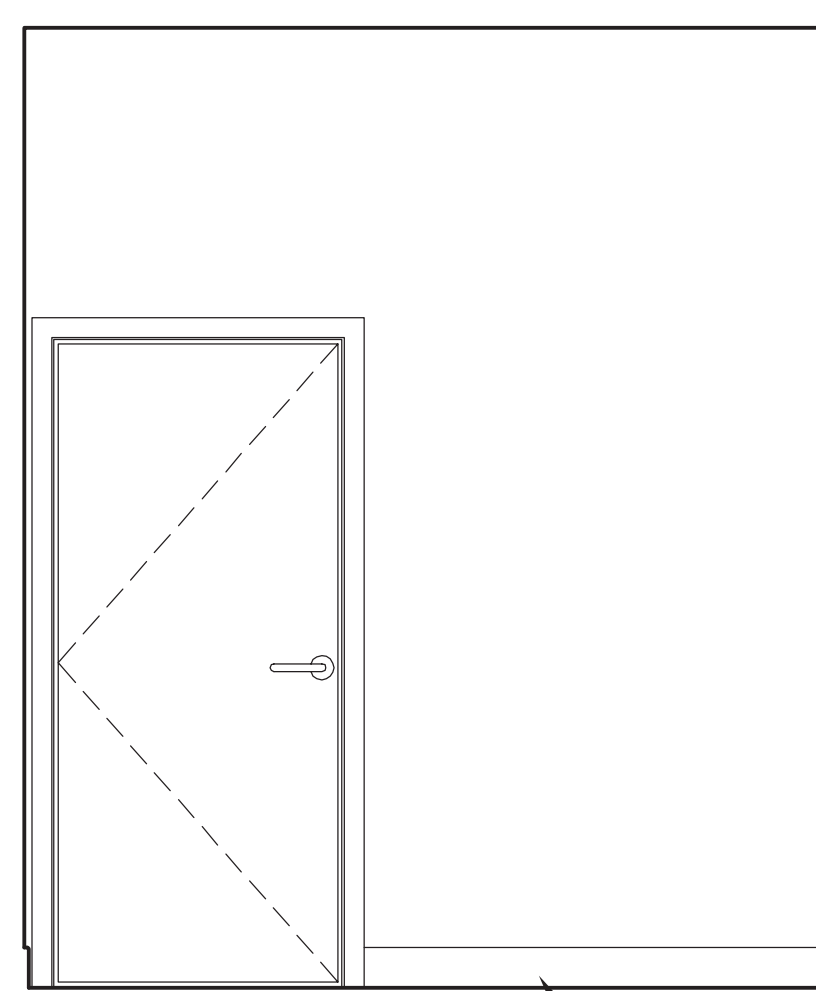
Scale: 1/2" = 1' 0"



QUARRY TILE BASE

ELEVATION C

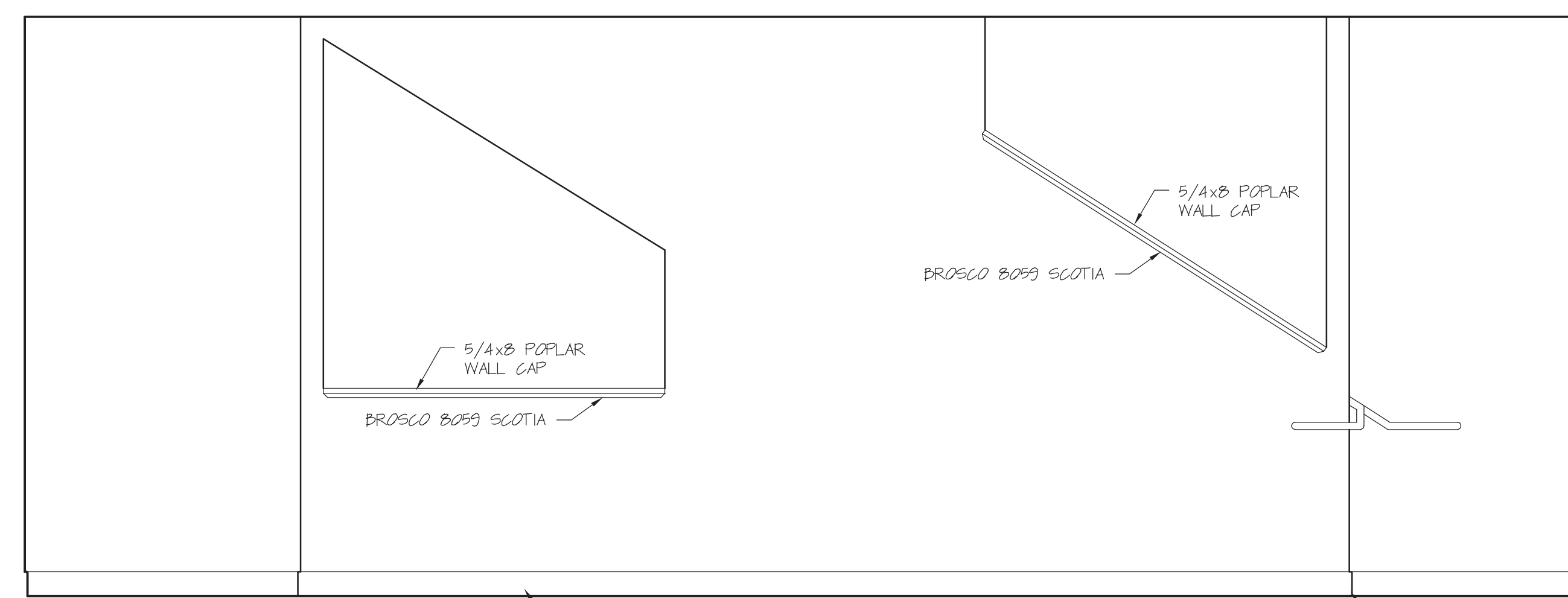
Scale: 1/2" = 1' 0"



QUARRY TILE BASE

ELEVATION C

Scale: 1/2" = 1' 0"



5/4x8 POPLAR WALL CAP

BROCCO BOSS SCOTIA

5/4x8 POPLAR WALL CAP

BROCCO BOSS SCOTIA

QUARRY TILE BASE TO END AT STAIR SKIRT BOARD

ELEVATION D

Scale: 1/2" = 1' 0"

STAIR | BUILDING | SECOND FLOOR (STAIR 2 REVERSED) NOTE: STAIR 3 BLDG 2 SIMILAR



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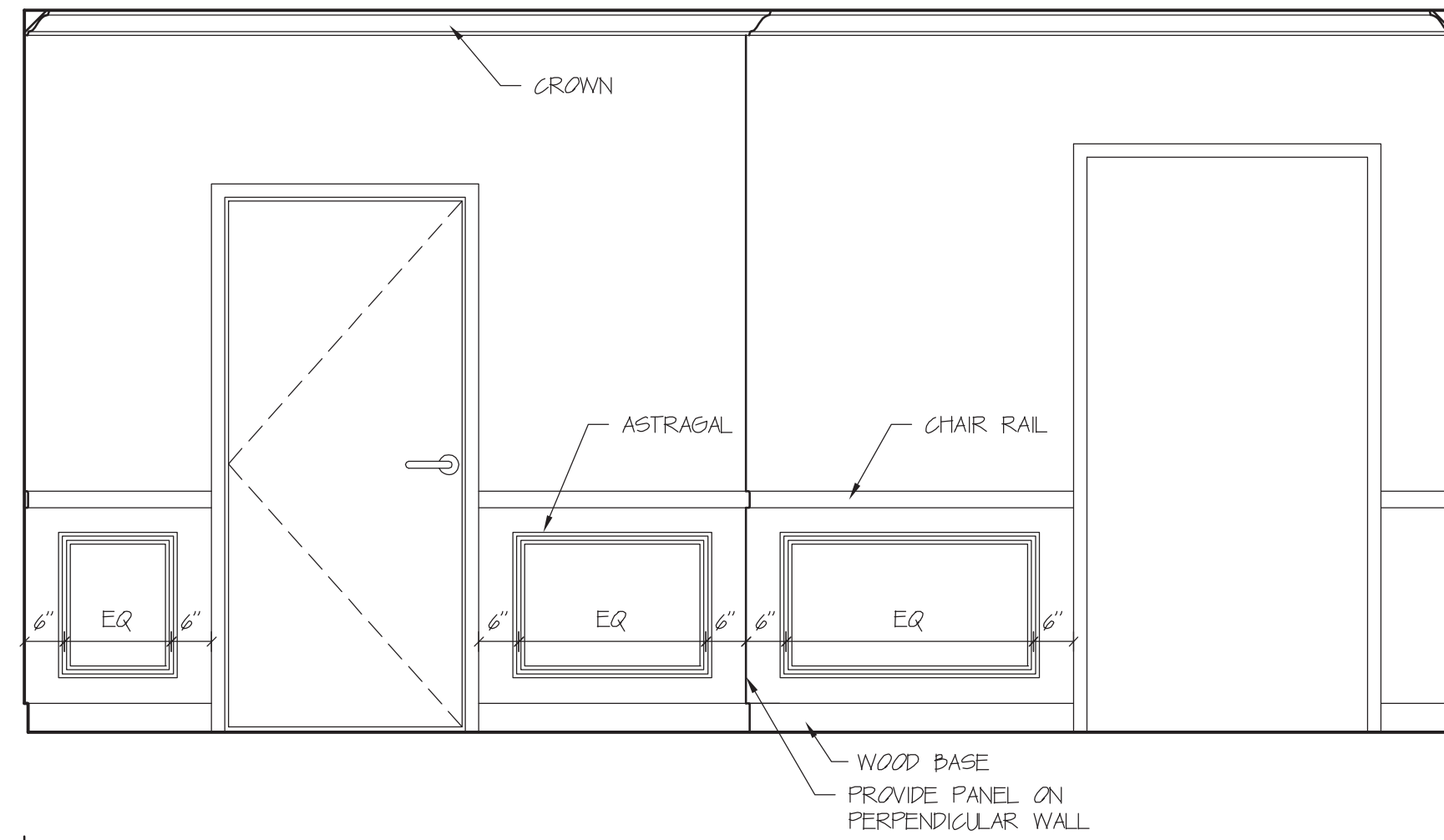
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

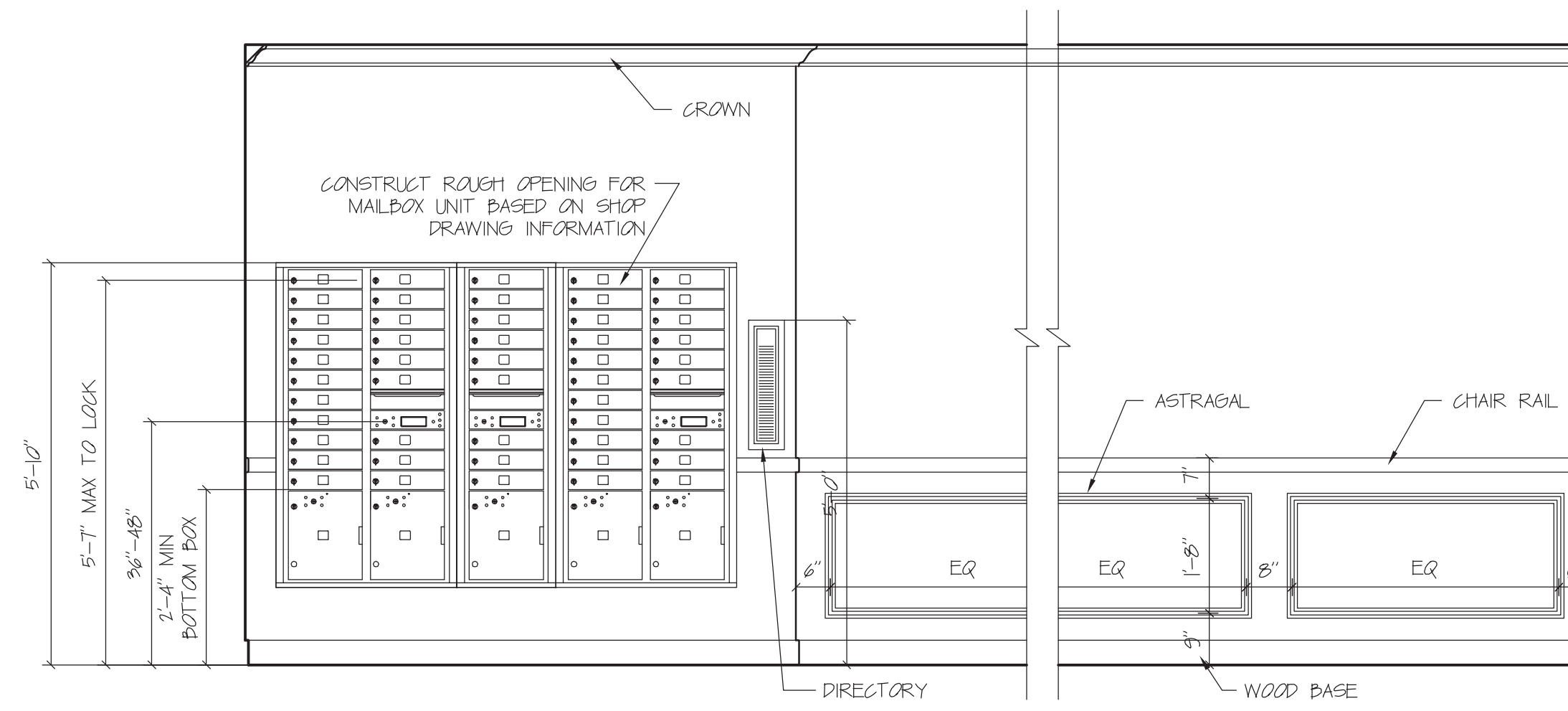
INTERIOR ELEVATIONS
COMMON AREA
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

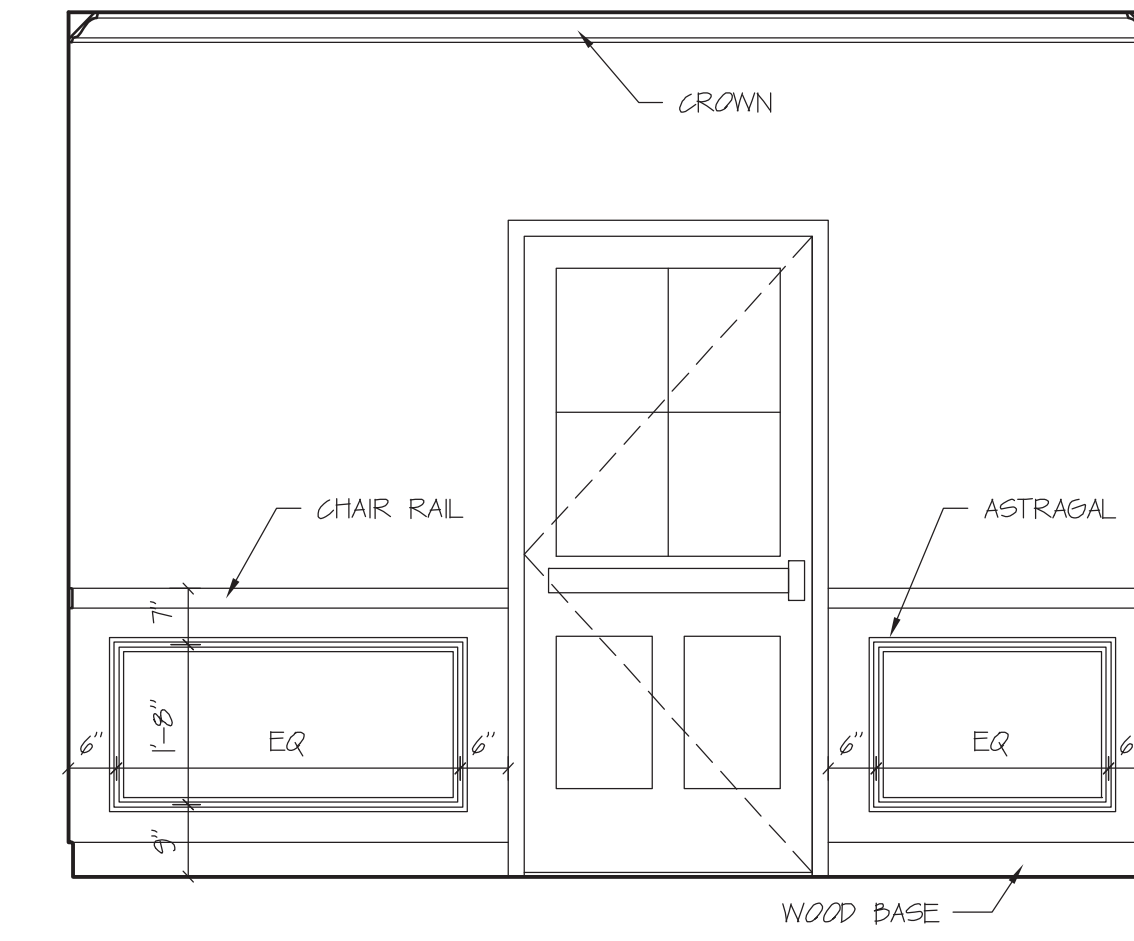
DRG. NO.
IE.16



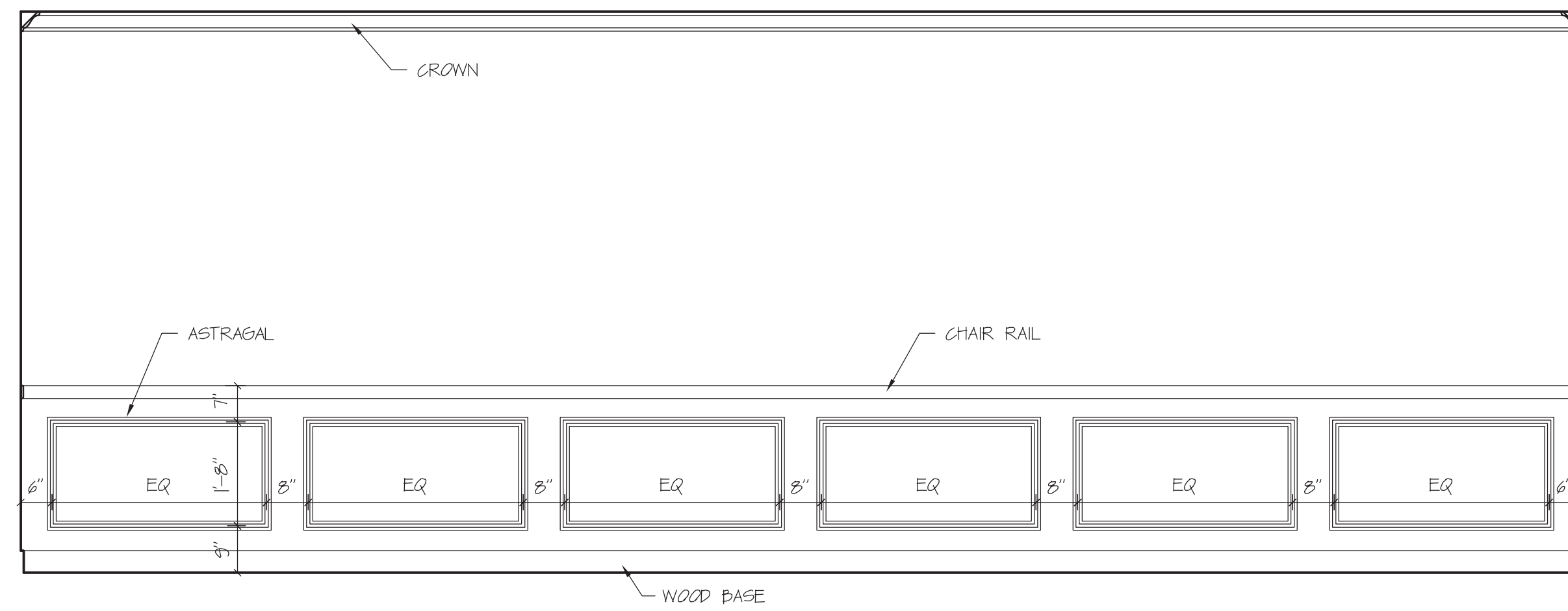
ELEVATION A
Scale: 1/2" = 1' 0



ELEVATION B
Scale: 1/2" = 1' 0



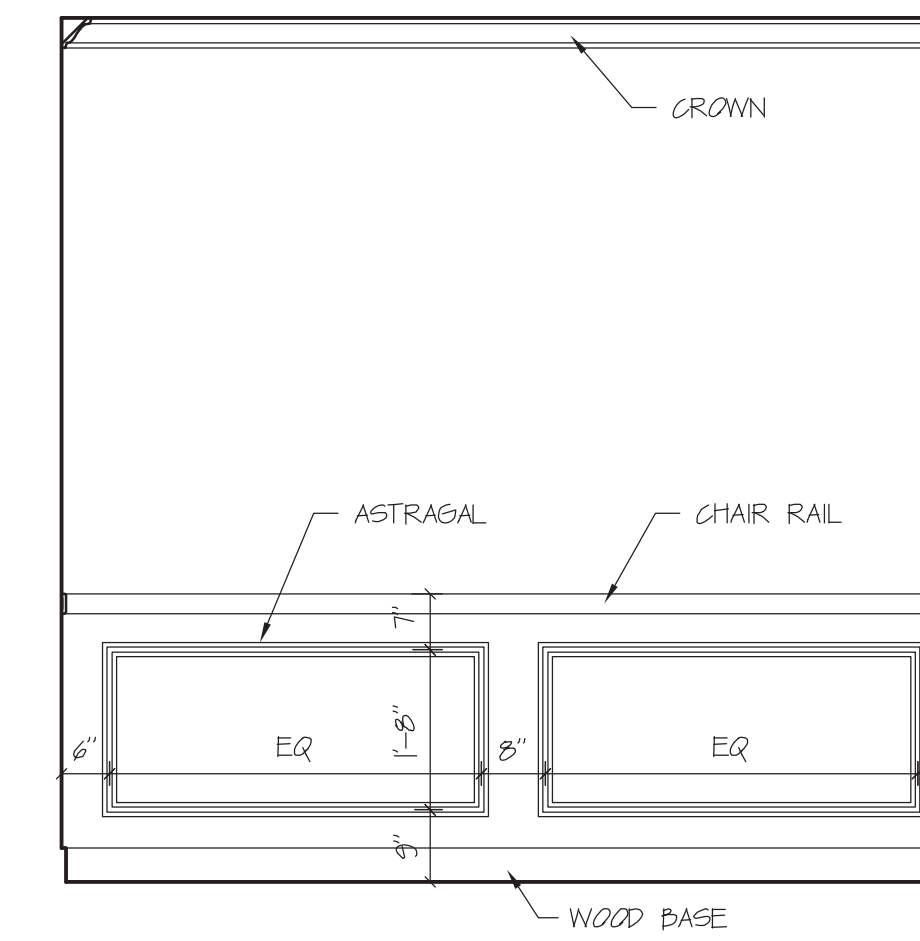
ELEVATION C
Scale: 1/2" = 1' 0



TYPICAL LONG WALL
Scale: 1/2" = 1' 0

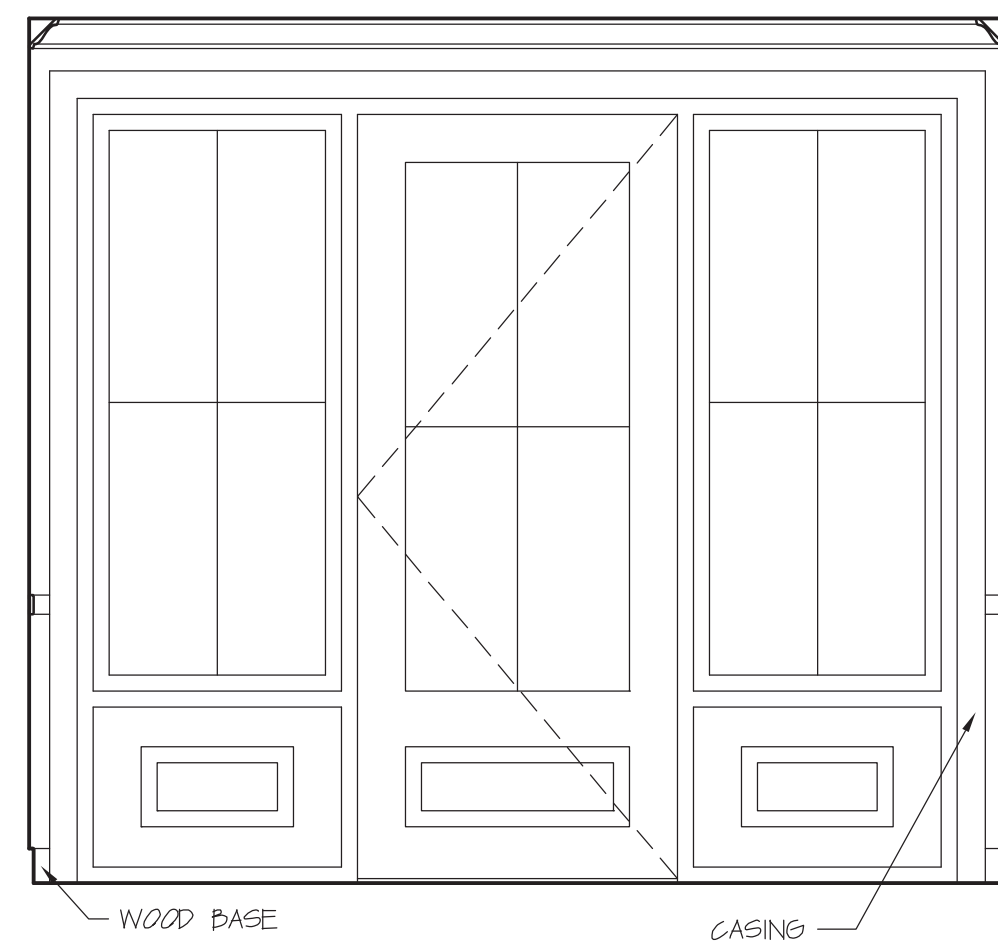
NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT

NOTE:
PROVIDE PANELS ON ALL
LOBBY/CORRIDOR/ELEV LOBBY WALLS 2'
AND LONGER FOLLOWING EXAMPLE SHOWN
IN THE TYPICAL ELEVATIONS HERE

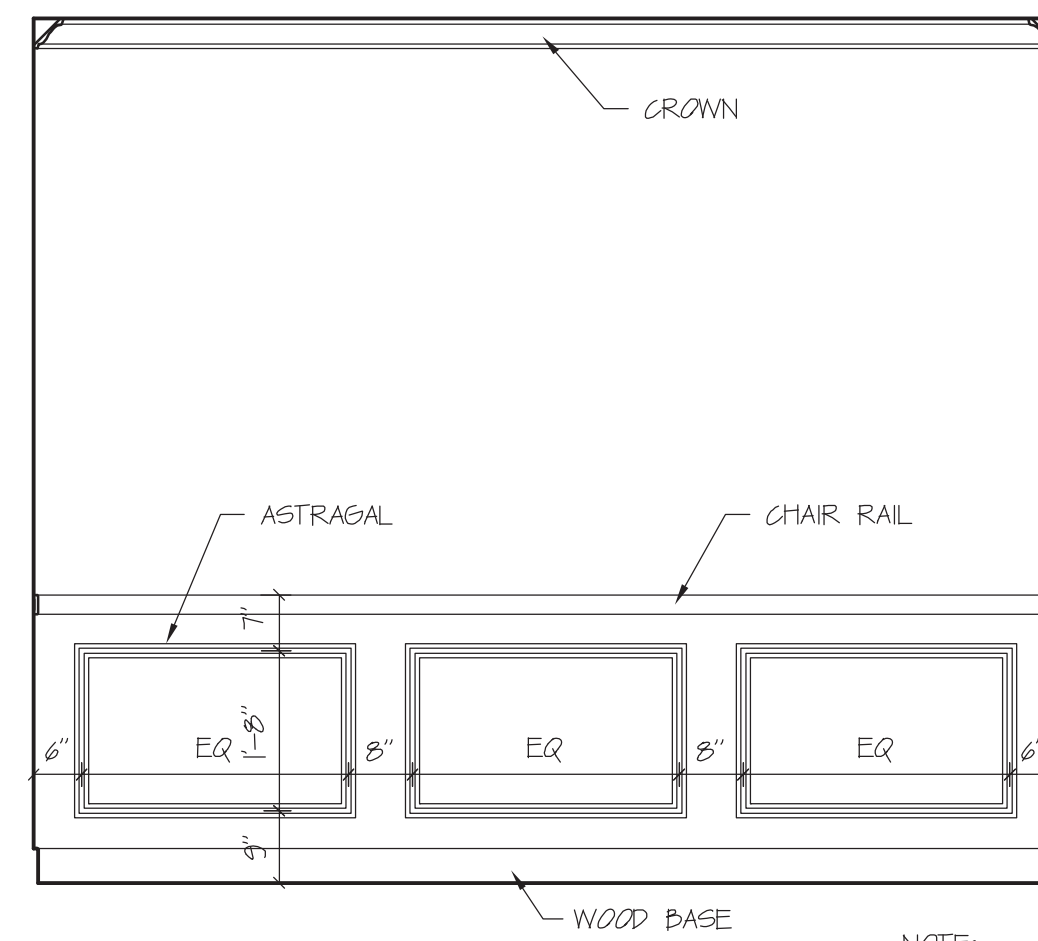


TYPICAL SHORT WALL
Scale: 1/2" = 1' 0

LOBBY/CORRIDOR/ELEV LOBBY BLDG 2

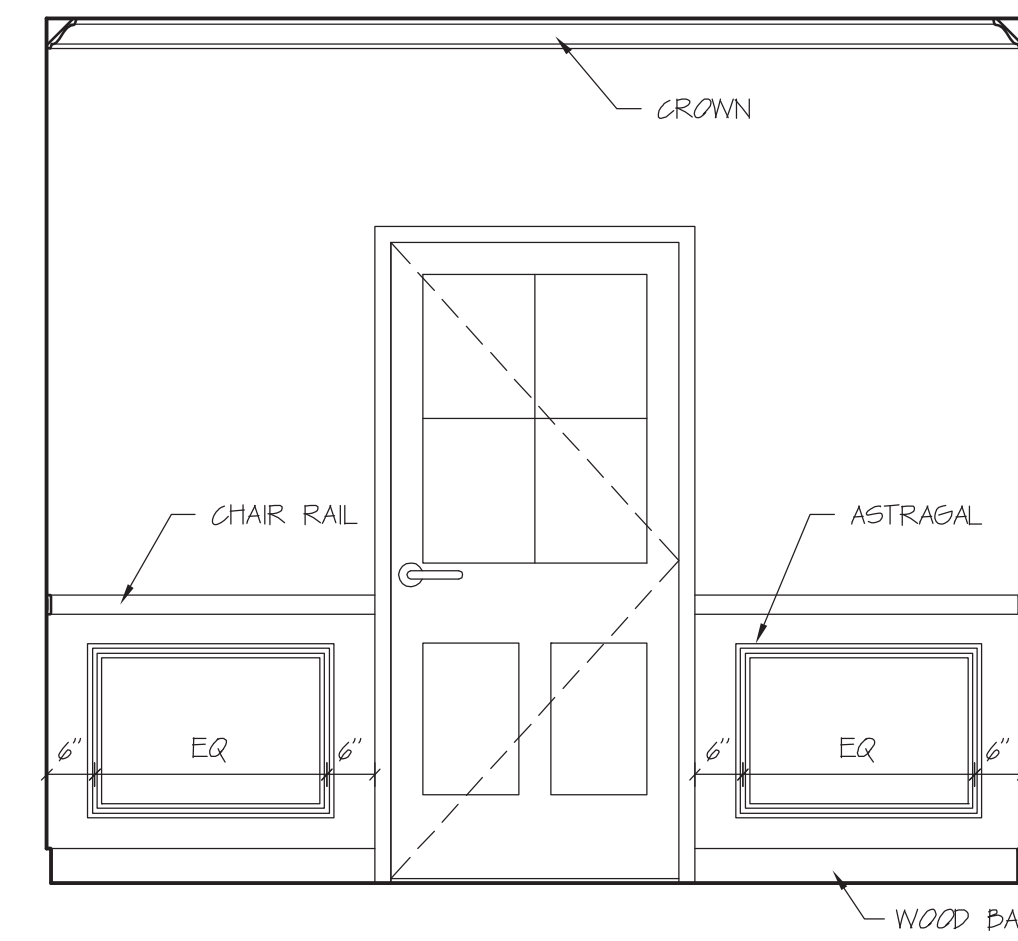


ELEVATION A
Scale: 1/2" = 1' 0

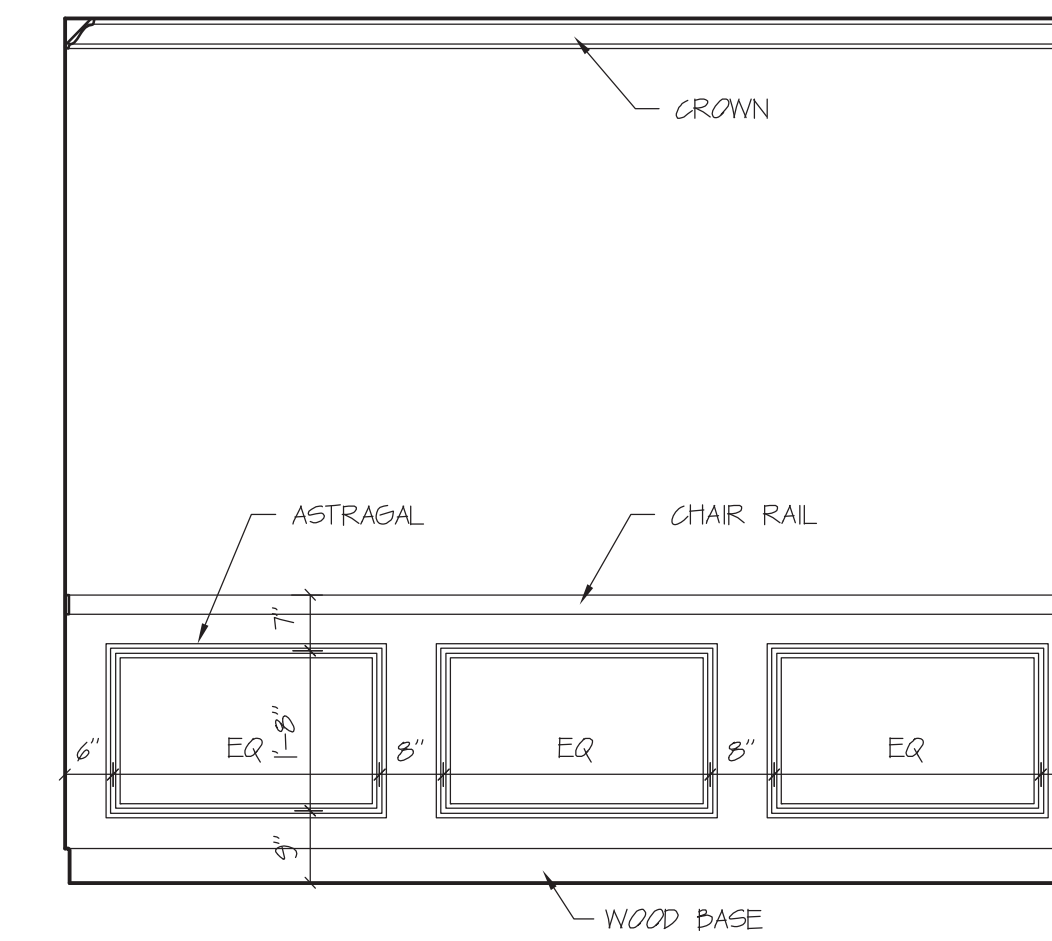


ELEVATION B
Scale: 1/2" = 1' 0

NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT



ELEVATION C
Scale: 1/2" = 1' 0



ELEVATION D
Scale: 1/2" = 1' 0

VESTIBULE BUILDING 2



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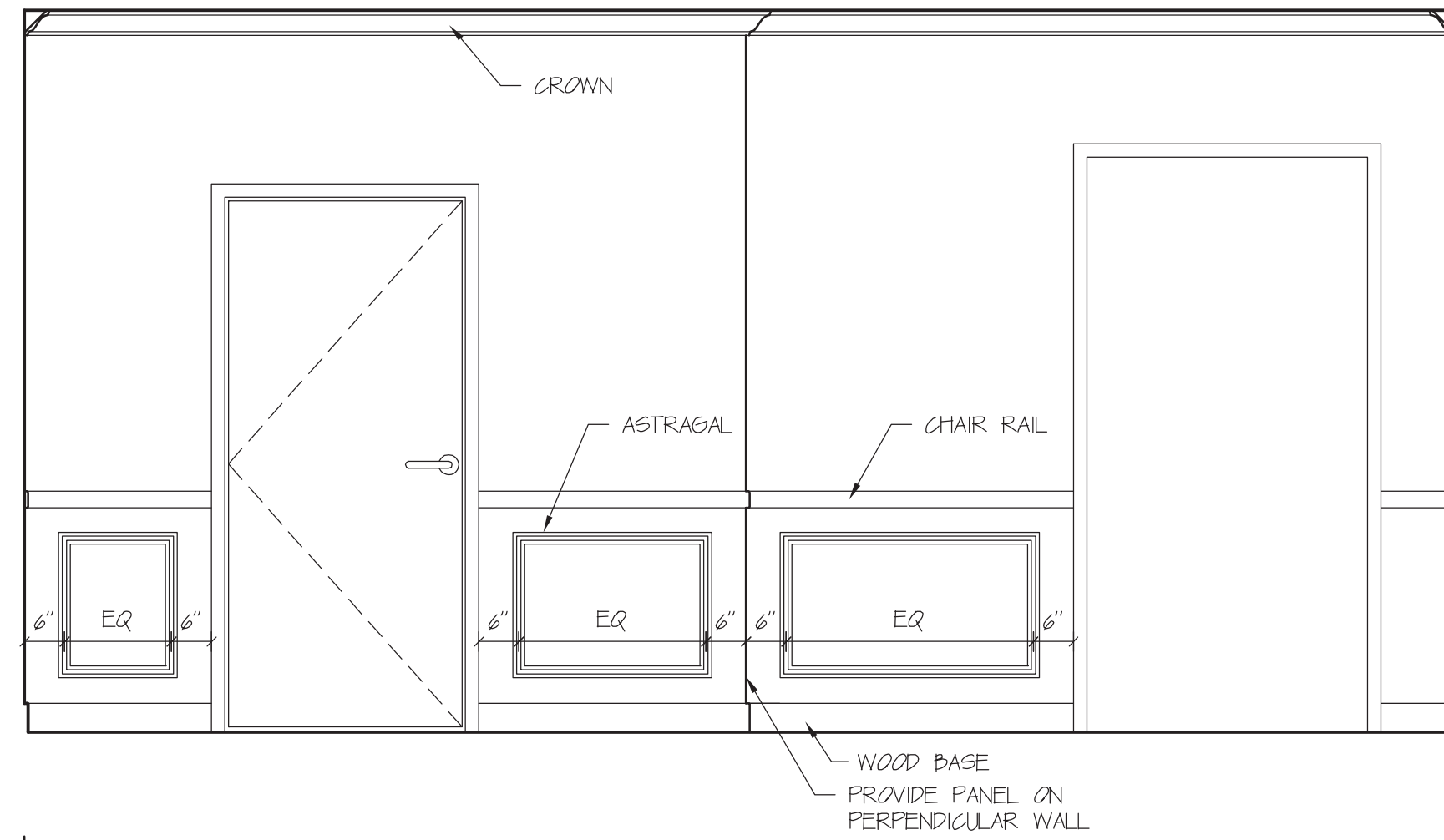
THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
COMMON AREA
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

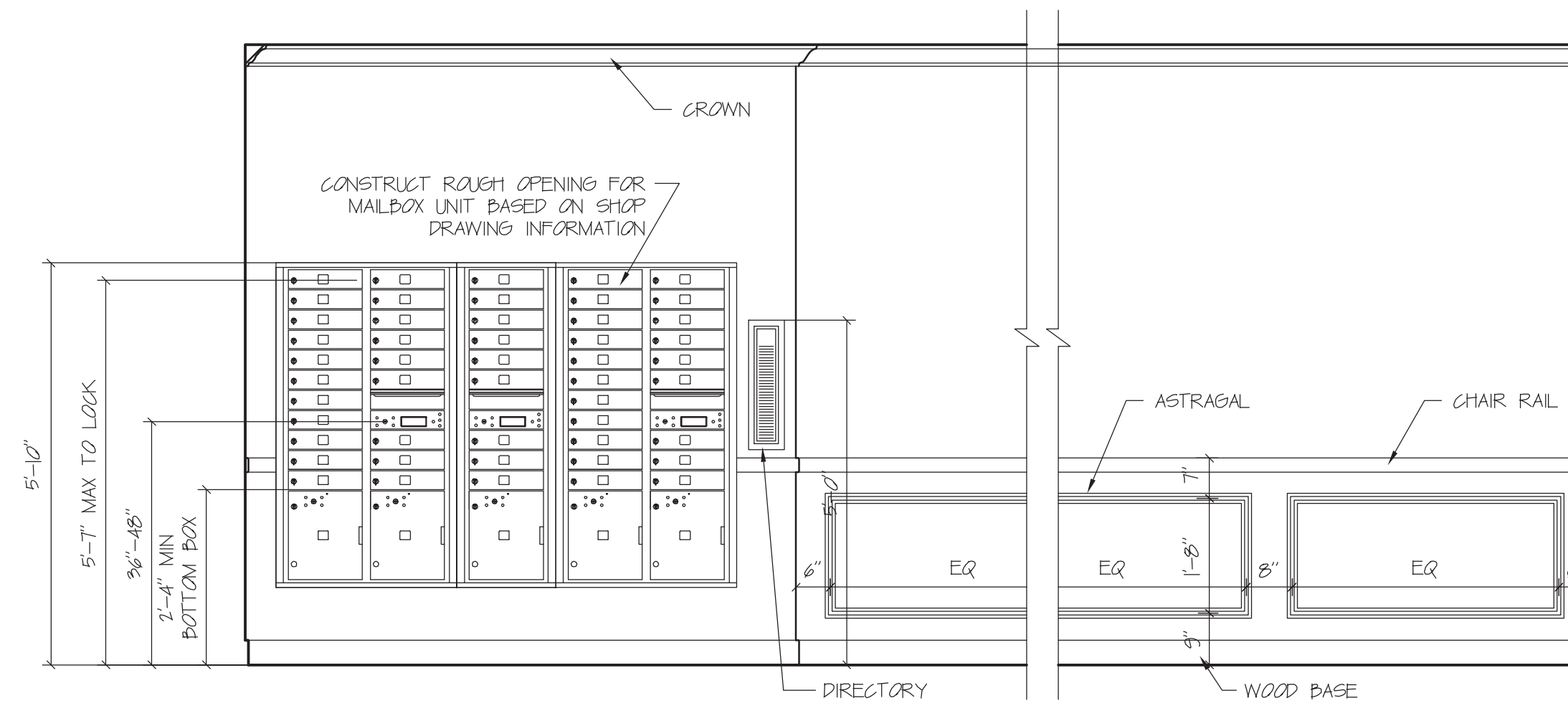
DRG. NO.

IE.17



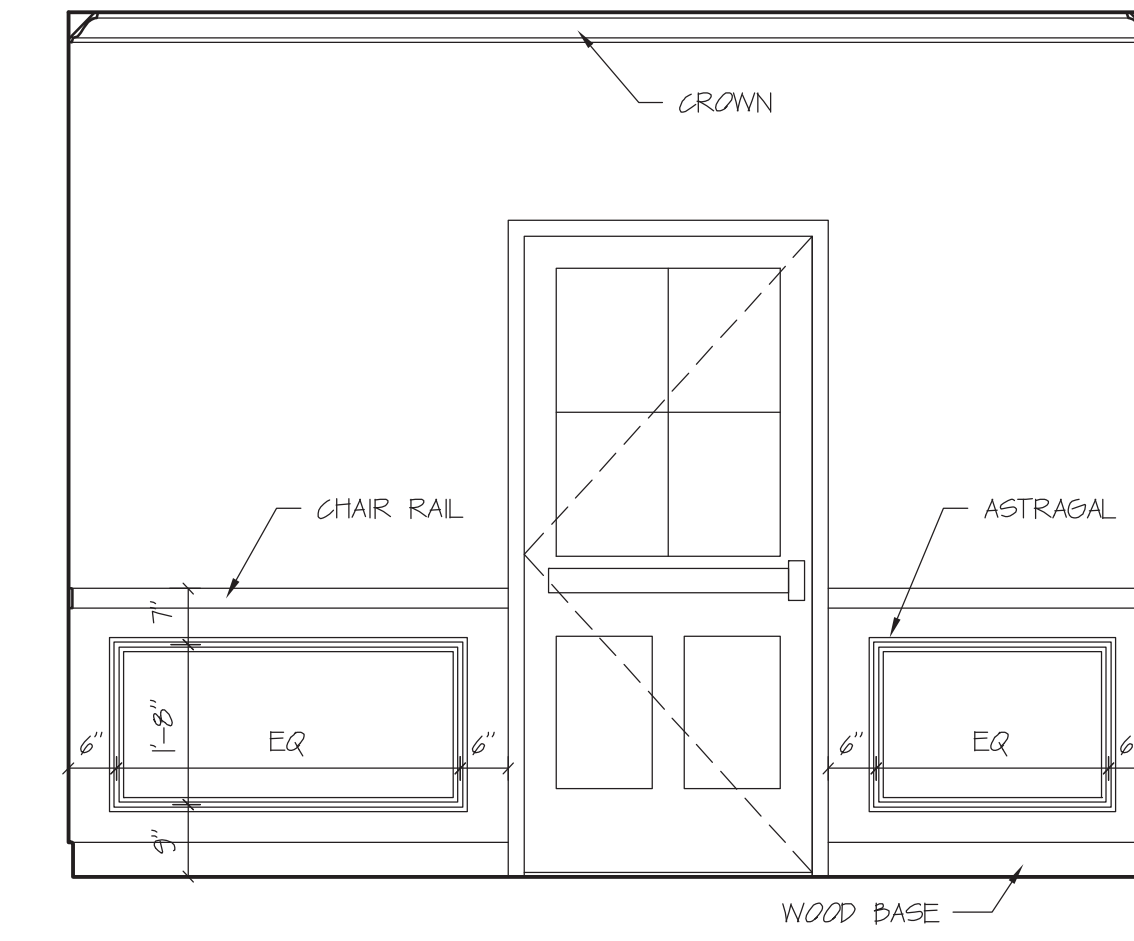
ELEVATION A

Scale: 1/2" = 1' 0



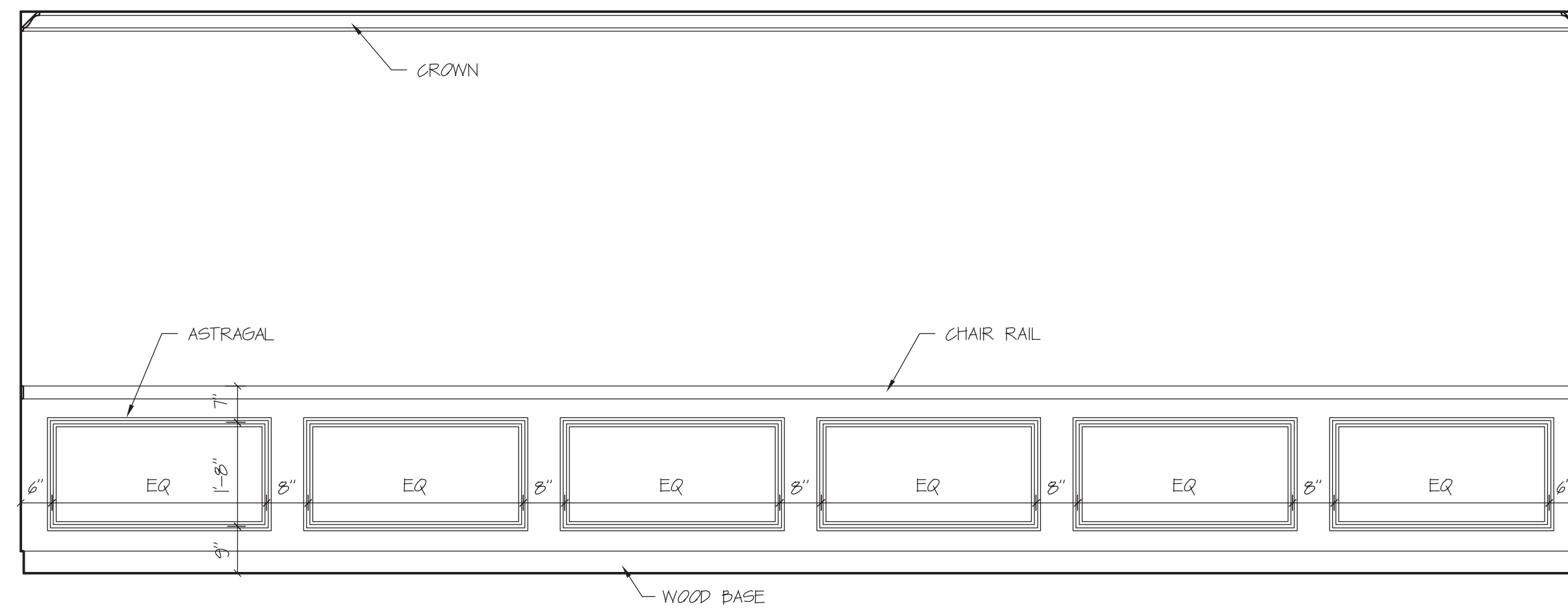
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

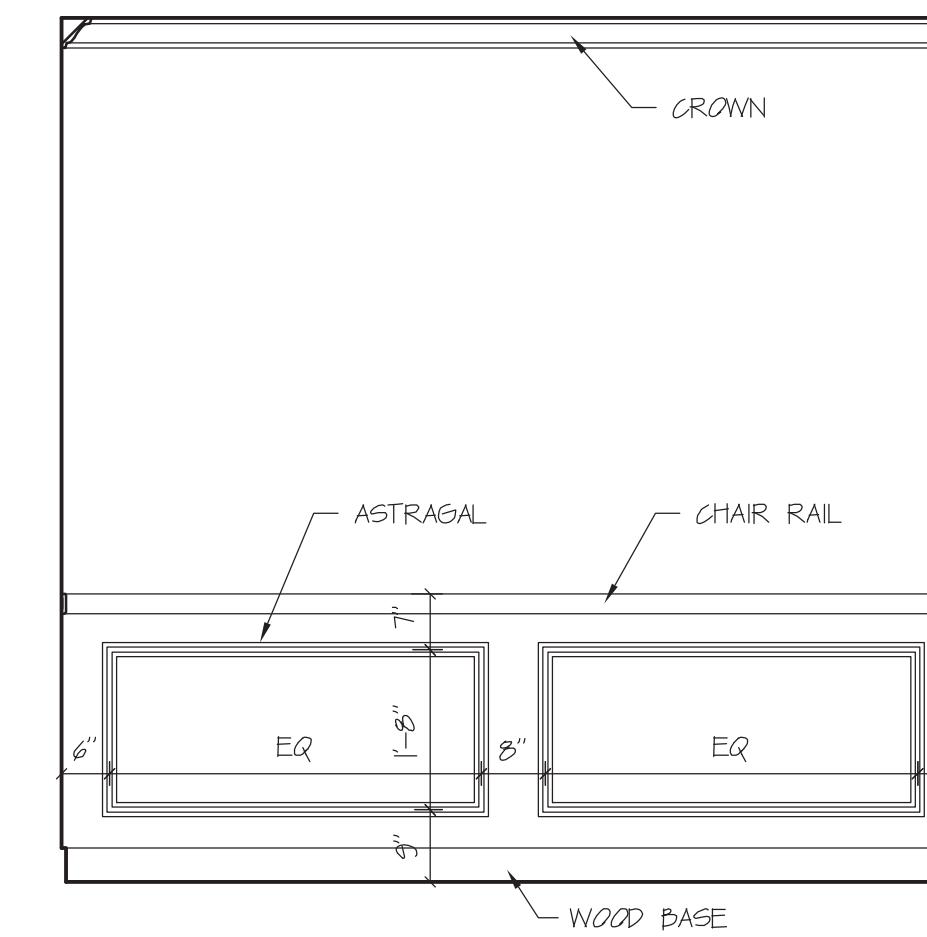


TYPICAL LONG WALL

Scale: 1/2" = 1' 0

NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT

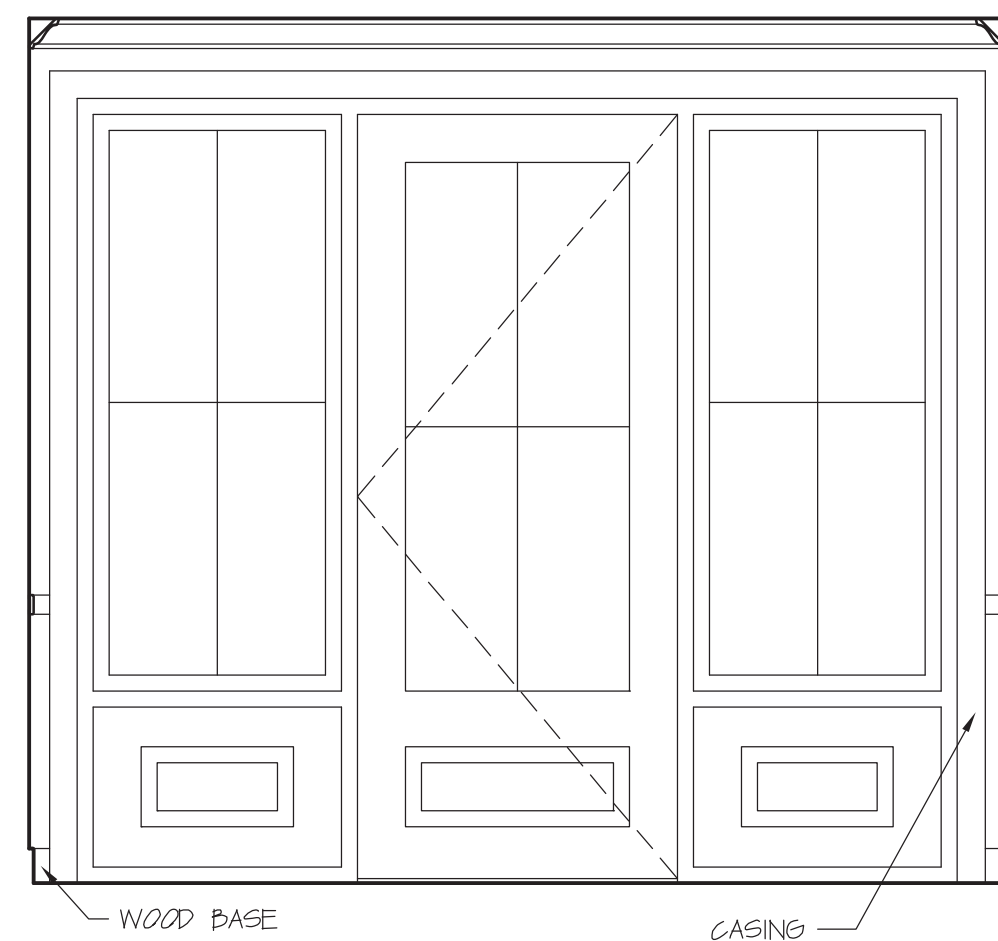
NOTE:
PROVIDE PANELS ON ALL
LOBBY/CORRIDOR/ELEV LOBBY WALLS 2'
AND LONGER FOLLOWING EXAMPLE SHOWN
IN THE TYPICAL ELEVATIONS HERE



TYPICAL SHORT WALL

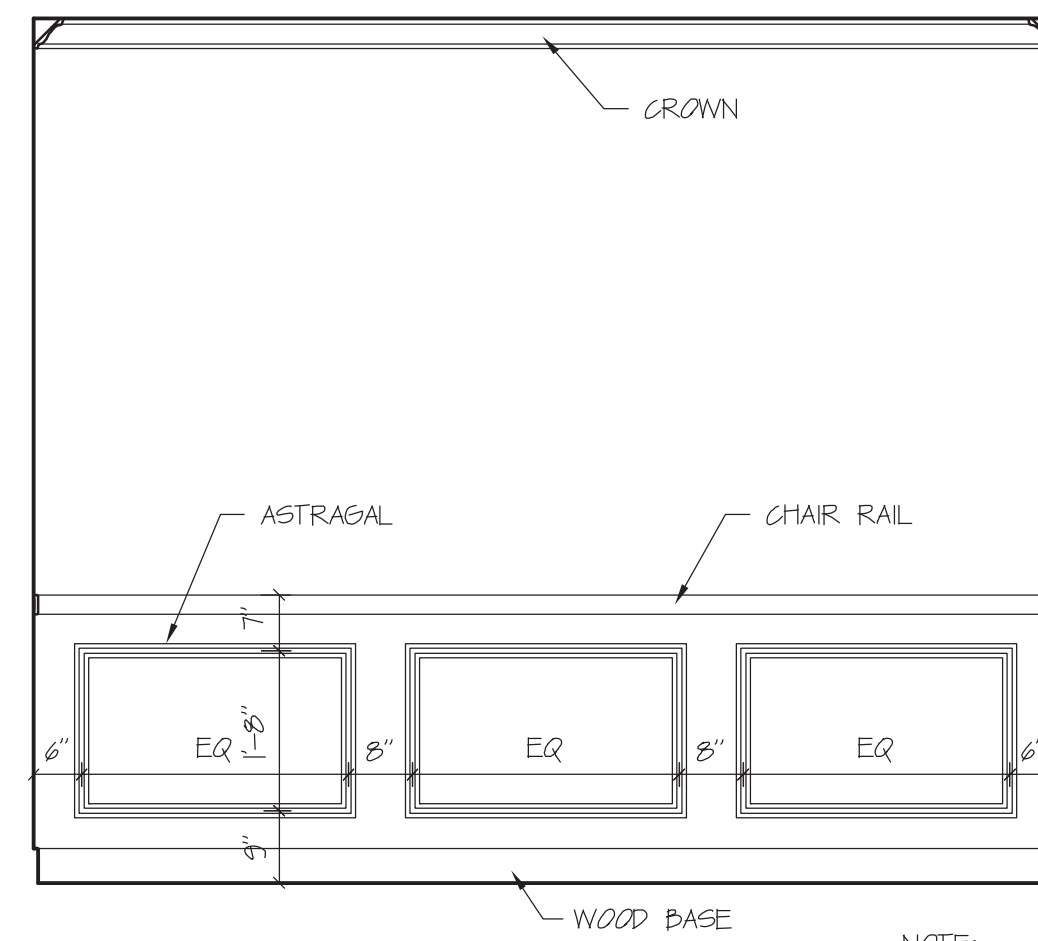
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LOBBY/CORRIDOR/ELEV LOBBY BLDG 2



ELEVATION A

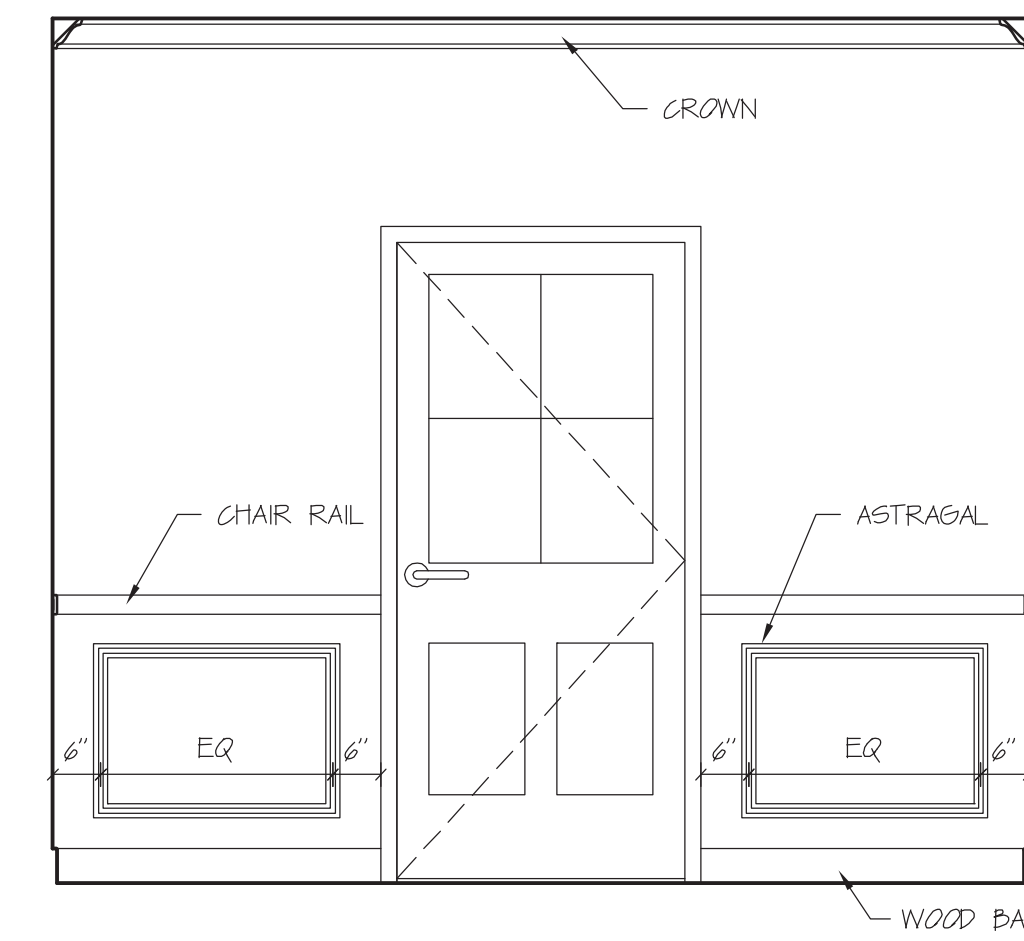
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ELEVATION B

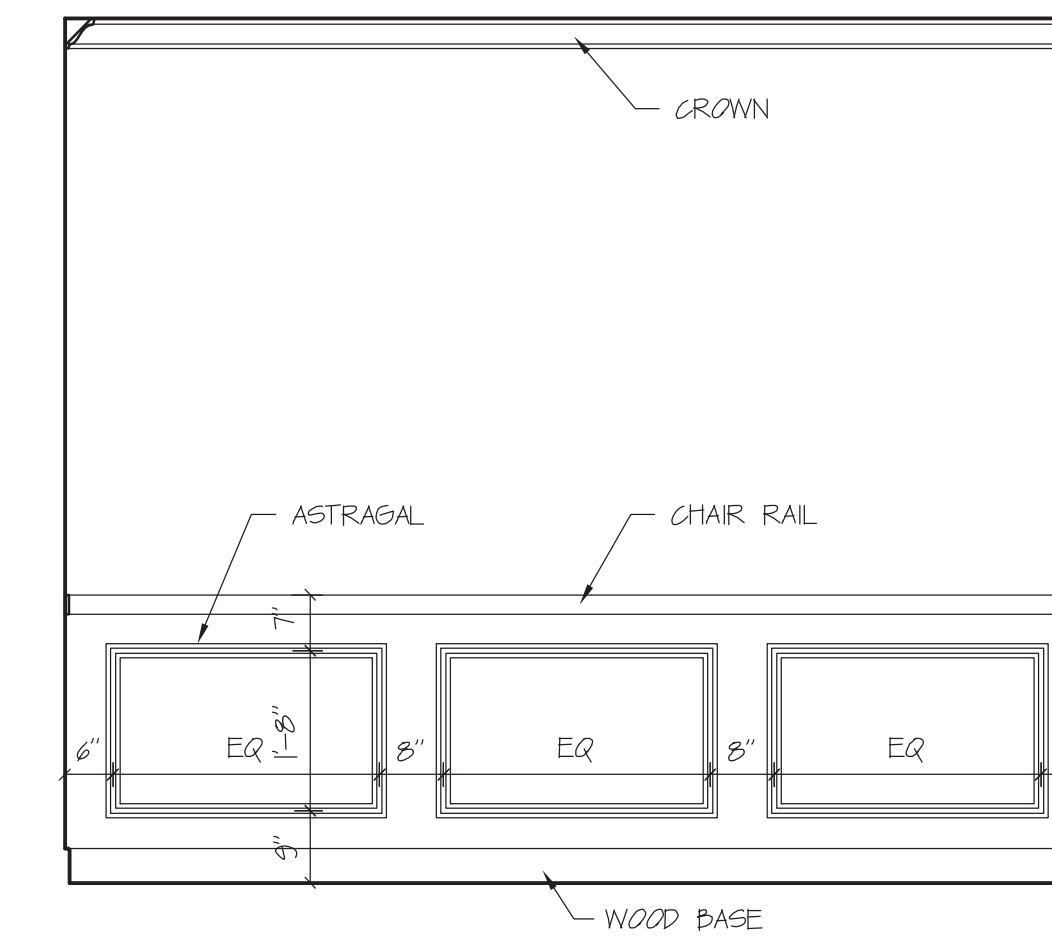
Scale: 1/2" = 1' 0

NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

VESTIBULE BUILDING 2



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THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
COMMON AREA
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

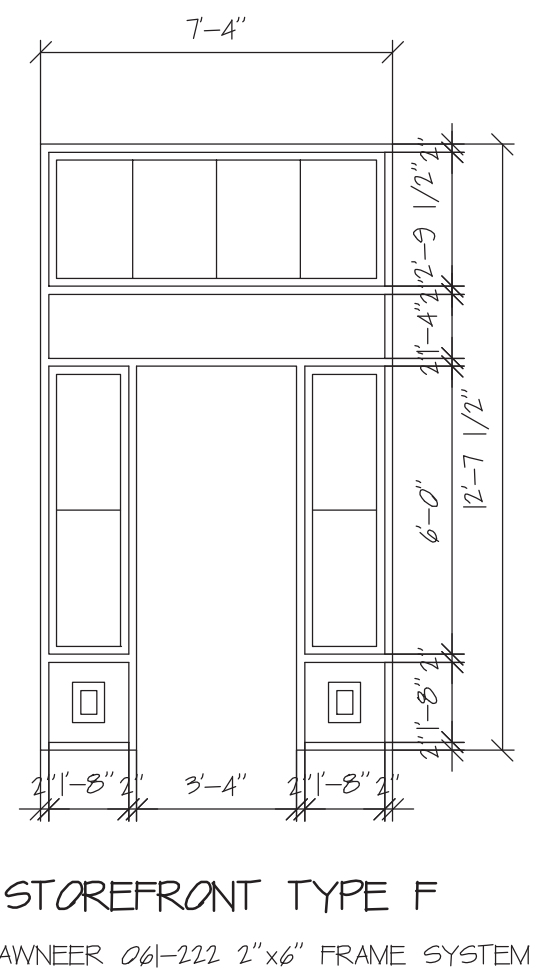
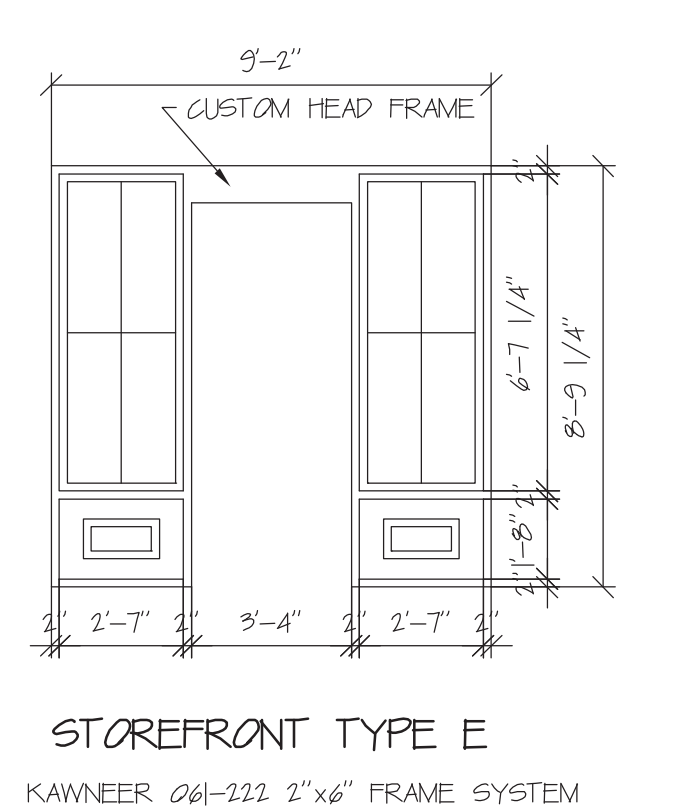
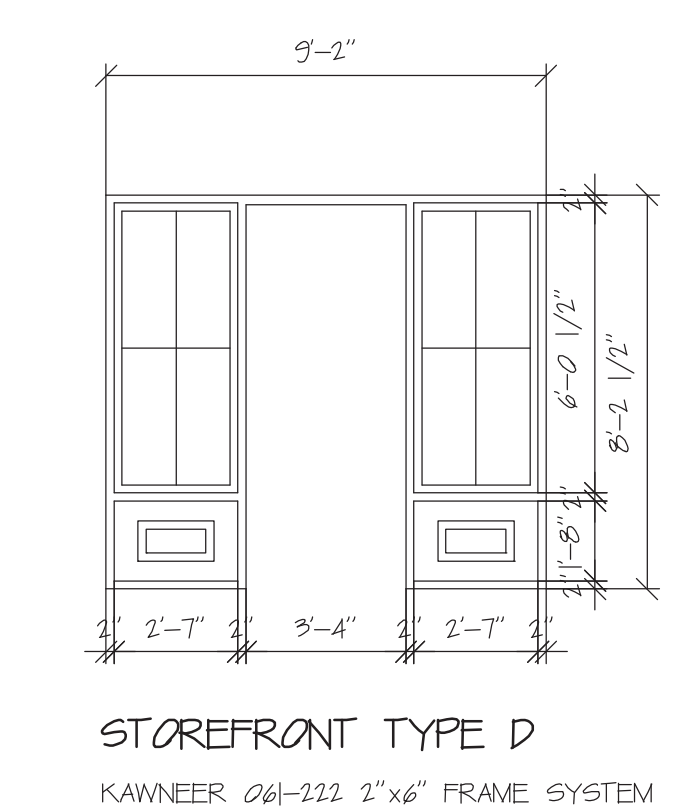
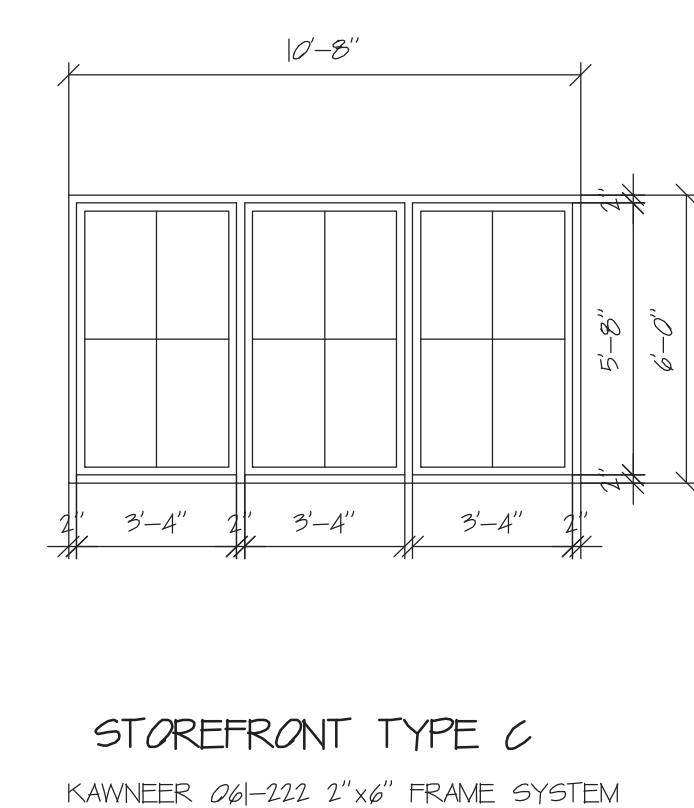
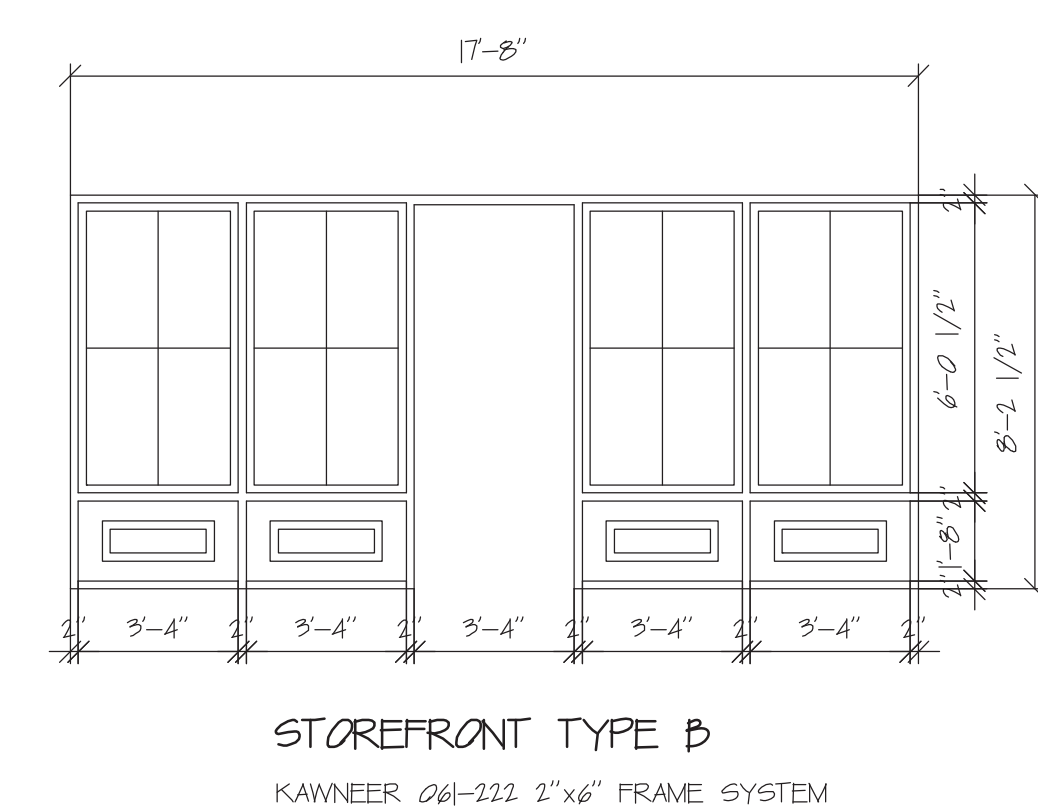
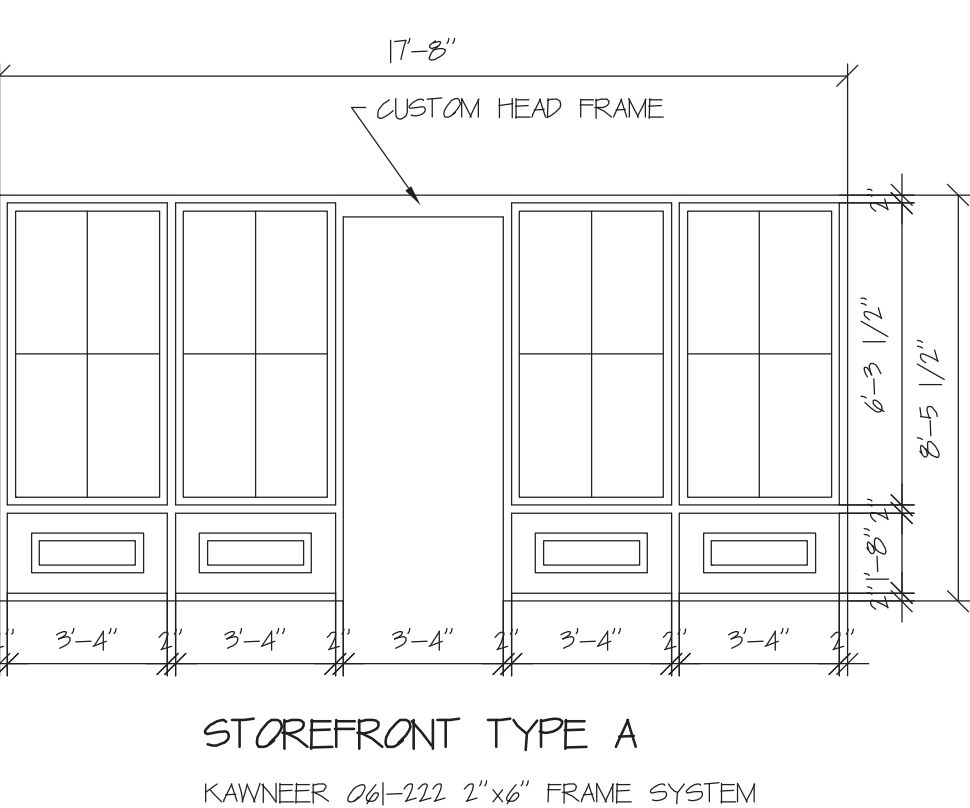
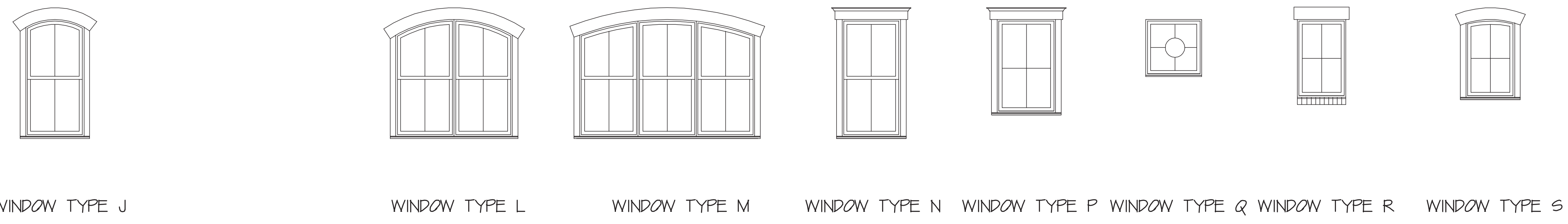
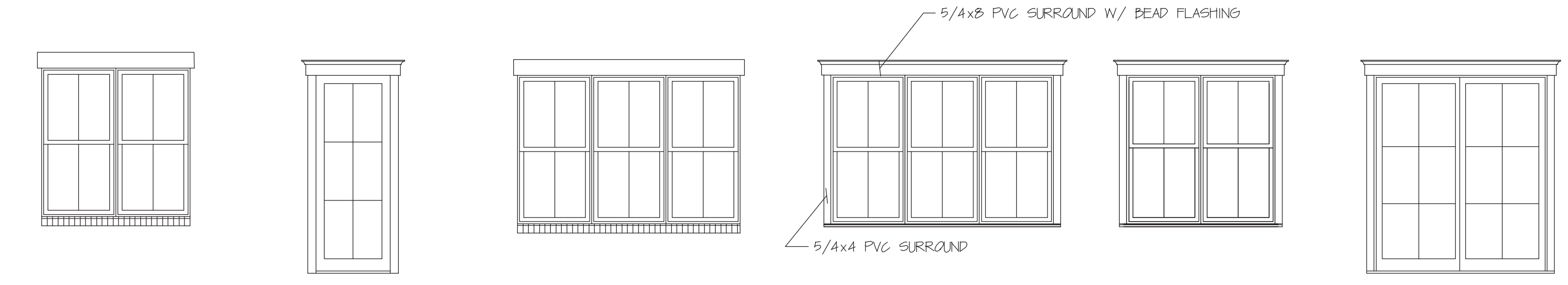
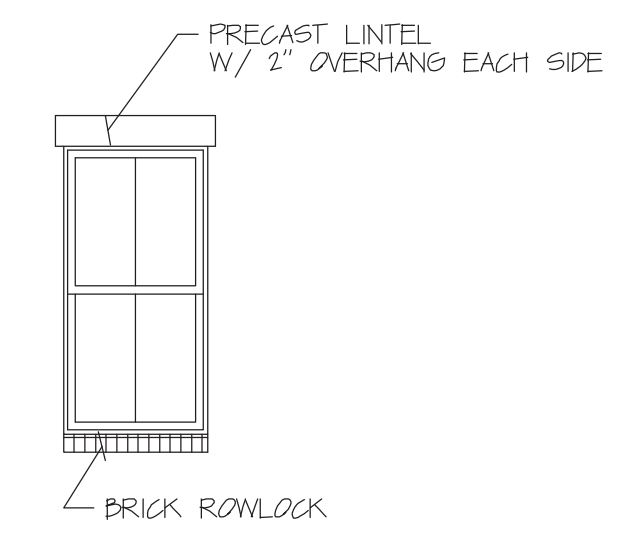
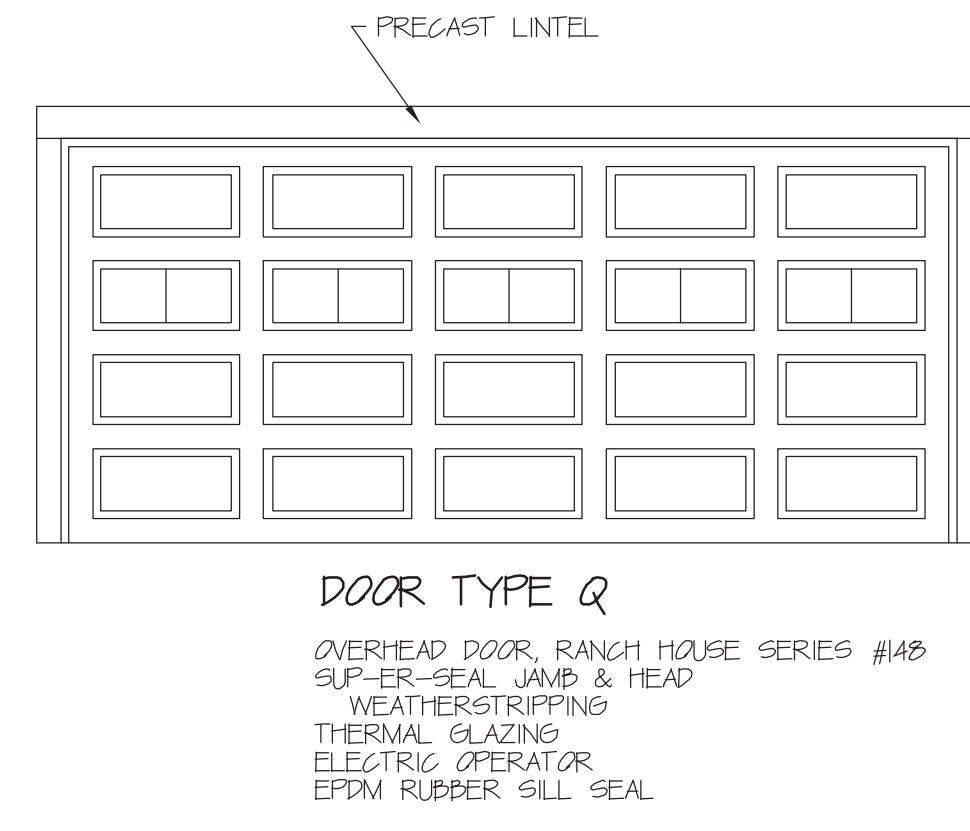
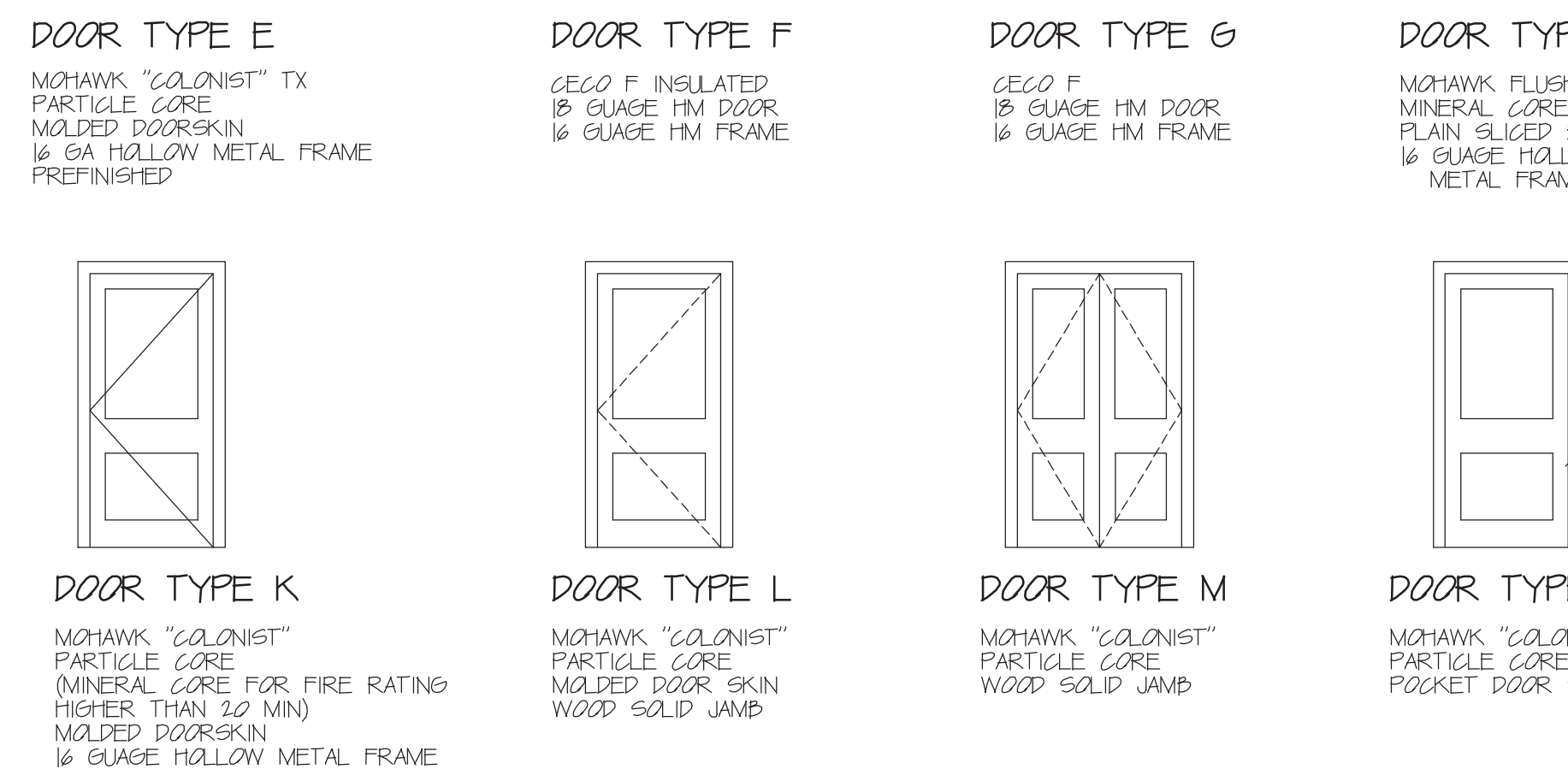
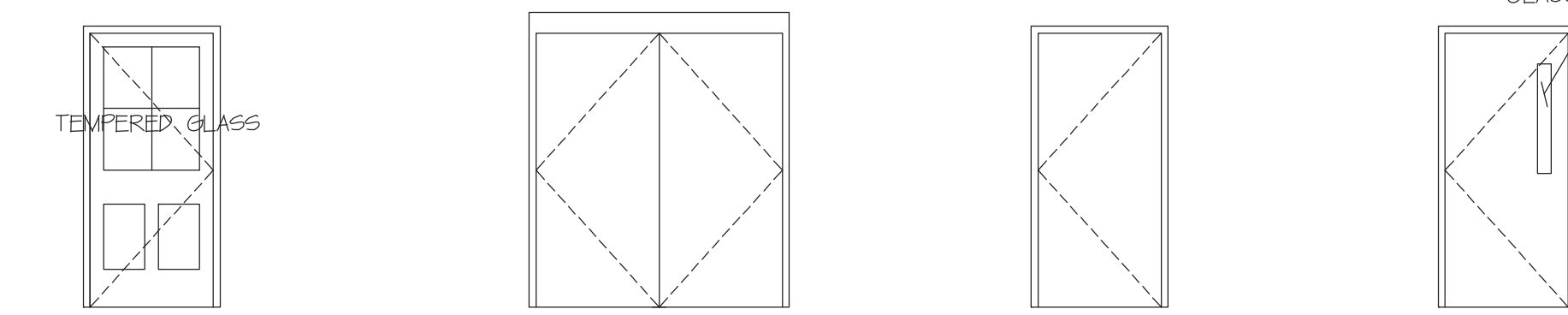
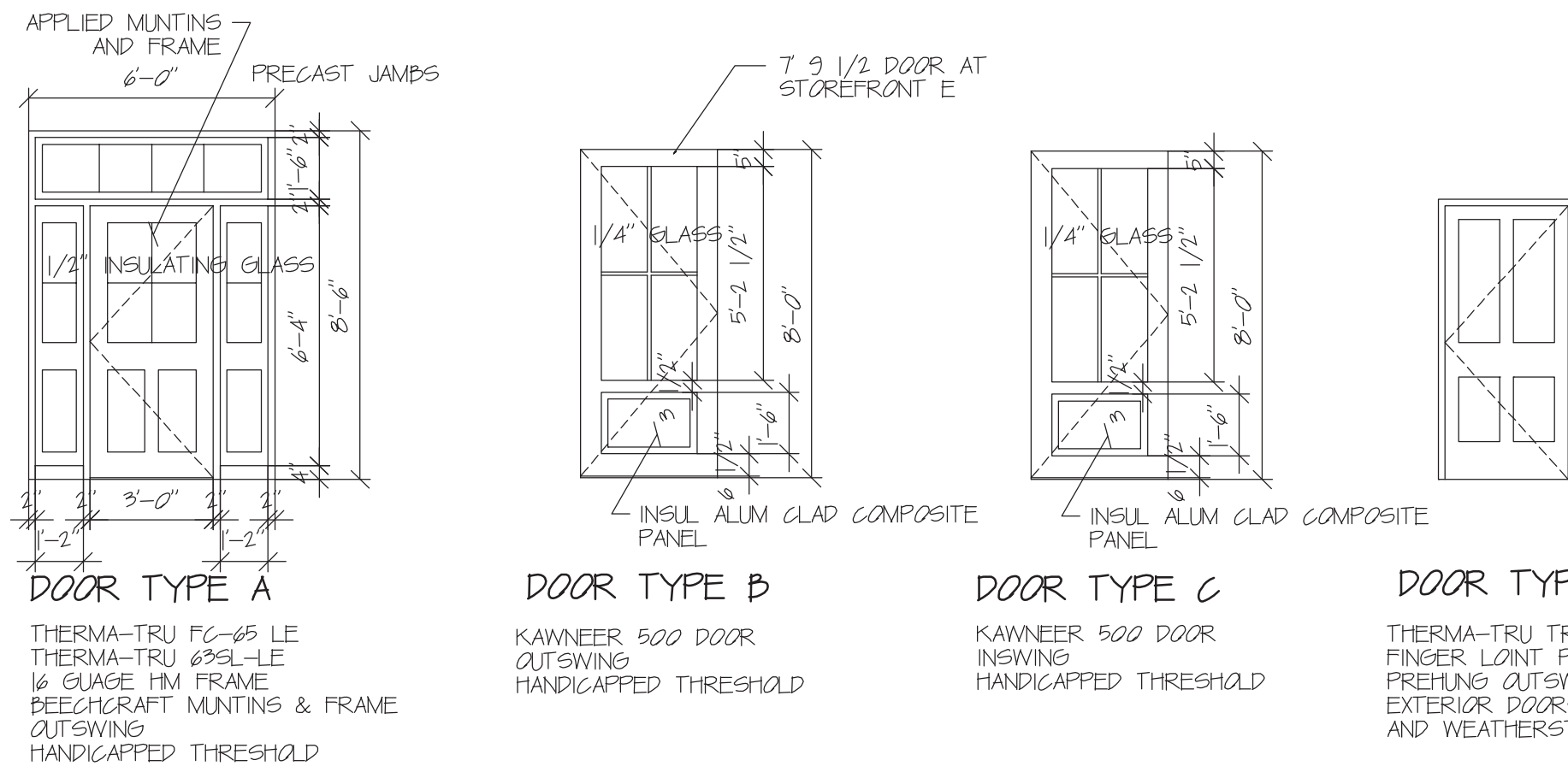
REVISIONS:

DRG. NO.

IE.18

WINDOW SCHEDULE

LBL	GRILL	MANUFACTURER	MODEL NO	RO	MO	HR/LNTL	GLASS TYPE	GRILL TYPE	CASING TYPE	REMARKS
A	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372	2' 10 1/8" X 6' 0 3/4"	3'-0 1/2" X 6'-0 3/4"	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT		ALUM SCREEN/ EXT JAMB
C	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-2	5' 7 1/2" X 6' 0 1/2"	6'-0 1/2" X 6'-0 3/4"	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT		ALUM SCREEN/ EXT JAMB
D	6	JELD-WEN SITELINE EX INSWING PATIO	SC1D-3080	3' 0 3/4" X 8' 0"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
E	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-3	8' 5 5/8" X 6' 0 3/4"	9'-0 1/2" X 6'-0 3/4"	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT		ALUM SCREEN/ EXT JAMB
F	6	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-3	8' 5 5/8" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
G	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-2	5' 7 1/2" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
H	6	JELD-WEN SITELINE EX SLIDING PATIO	SCS3-1080	7' 0 1/2" X 8' 0"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
J	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372	2' 10 1/8" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
L	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-2	5' 7 1/2" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
M	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372-3	8' 5 5/8" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
N	2/2	JELD-WEN SITELINE EX DOUBLE HUNG	ECD9372	2' 10 1/8" X 6' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
P	6	JELD-WEN SITELINE EX CASEMENT	ECC9364	3' 0 3/4" X 4' 6 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB
Q	CUSTOM	JELD-WEN SITELINE EX CASEMENT	ECC9366	3' 0 3/4" X 3' 0 3/4"	3'-0" X 3'-0"	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	EXT JAMB, SILL NOSING
R	4	JELD-WEN SITELINE EX CASEMENT	ECC9304B	2' 6 3/4" X 4' 0 3/4"	2'-0 1/2" X 4'-0 3/4"	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT		ALUM SCREEN/ EXT JAMB
S	4	JELD-WEN SITELINE EX CASEMENT	ECC9304B	2' 6 3/4" X 4' 0 3/4"	N/A	SEE SEC	3/4" LoE ARGON	1 1/8" MODERN DIVIDED LIGHT	FIELD APPLIED	ALUM SCREEN/ EXT JAMB



- WINDOW NOTES:**
1. CONTRACTOR TO VERIFY RO AND WINDOW OPTIONS PRIOR TO ORDERING.
 2. WINDOW UNITS TO HAVE EXTERIOR FIELD APPLIED CASINGS WITH SILL NOSING. SEE SPECIFICATIONS.
 3. SEAL BETWEEN RO AND WINDOW FRAME WITH LOW EXPANSION FOAM SEALANT.
 4. ALL EXTERIOR SCREEN FRAMES SHALL BE FINISHED TO MATCH WINDOW FINISH COLOR.
 5. INTERIOR WINDOW CASINGS PROSC0 830B 2 RND CASING WOOD SILL STUOL AND 830B 1 RND AFRON.
 6. CERTAIN WINDOWS ON THE WEST SIDE OF BUILDING 2 REQUIRE LONGER EXTENSION JAMBS DUE TO EXTERIOR GYPSUM SHEATHING APPLIED TO THE EXTERIOR WALL. SEE ELEVATIONS FOR WINDOWS AFFECTED.
 7. PROVIDE TEMPERED GLASS IN WINDOWS IN THE STAIRS AND IN ALL GLASS AREAS WITHIN 12" FROM EDGE OF DOOR OR 18" FROM FINISHED FLOOR OR ABOVE TUBS OR FROM EXTERIOR GRADE OF WALKING AREA.
 8. IN DWELLING UNITS P AND Q THE GLAZING IN THE DOUBLE HUNG WINDOW IN THE LIVING ROOM SHALL BE TEMPERED. OF THE PAIR OF DOUBLE HUNG WINDOWS, THIS ONLY APPLIES TO THE ONE DOUBLE HUNG WINDOW CLOSEST TO THE PATIO DOOR.



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Middle Street
Portland, Maine

DOOR & WINDOW SCHEDULE
Scale: Not To Scale
Commission No.: 11-012
Date: September 5, 2012

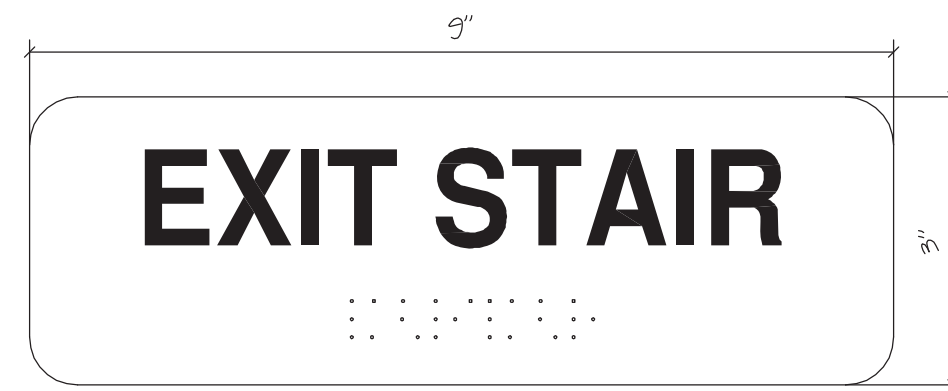
REVISIONS:

DRG. NO.
SCH.3

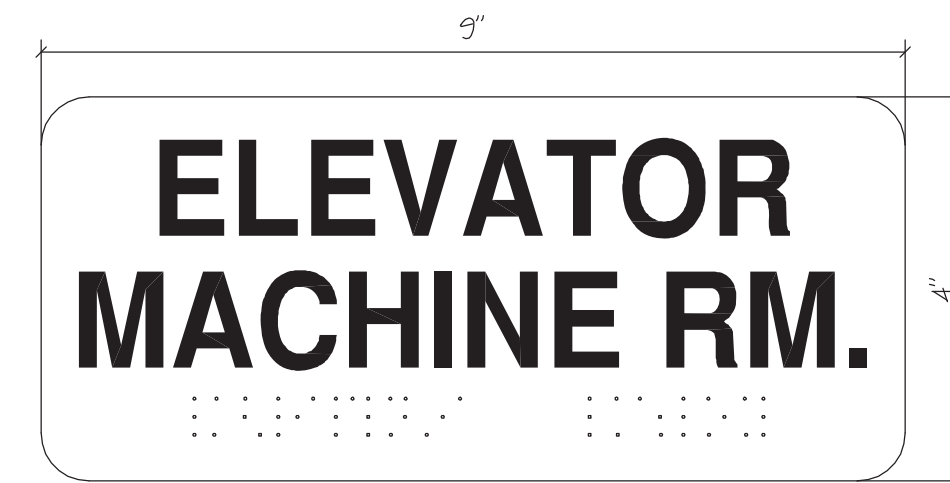
ROOM NAME	REFERENCE
EXIT	DETAIL A/ELEVATION A
EXIT STAIR	DETAIL A/ELEVATION A
STAIR	DETAIL A/ELEVATION A
GARAGE	DETAIL A/ELEVATION A
TRASH ROOM	DETAIL A/ELEVATION A
OUTSIDE	DETAIL A/ELEVATION A
TENANT STORAGE	DETAIL B/ELEVATION A
ELECTRICAL ROOM	DETAIL B/ELEVATION A
TO ELEVATOR	DETAIL B/ELEVATION A
ELEVATOR MACHINE RM.	DETAIL B/ELEVATION A
UTILITY ROOM	DETAIL B/ELEVATION A
WATER SERVICE	DETAIL B/ELEVATION A
SPRINKLER SERVICE	DETAIL B/ELEVATION A
1-201-1-210	DETAIL C/ELEVATION A
1-301-1-310	DETAIL C/ELEVATION A
1-401-1-410	DETAIL C/ELEVATION A
1-501-1-510	DETAIL C/ELEVATION A
2-201-2-211	DETAIL C/ELEVATION A
2-301-2-211	DETAIL C/ELEVATION A
2-401-2-411	DETAIL C/ELEVATION A
2-501-2-511	DETAIL C/ELEVATION A
UNITS 1-201 TO 1-203 -->	DETAIL F/SEE DETAIL
UNITS 1-204 TO 1-213 <--	DETAIL F/SEE DETAIL
UNITS 1-301 TO 1-303 -->	DETAIL G/SEE DETAIL
UNITS 1-304 TO 1-313 <--	DETAIL G/SEE DETAIL
UNITS 1-401 TO 1-403 -->	DETAIL G/SEE DETAIL
UNITS 1-404 TO 1-413 <--	DETAIL G/SEE DETAIL
UNITS 1-501 TO 1-503 -->	DETAIL H/SEE DETAIL
UNITS 1-504 TO 1-513 <--	DETAIL H/SEE DETAIL
UNITS 2-201 TO 2-203 <--	DETAIL J/SEE DETAIL
UNITS 2-204 TO 2-211 -->	DETAIL J/SEE DETAIL
UNITS 2-301 TO 2-303 <--	DETAIL K/SEE DETAIL
UNITS 2-304 TO 2-311 -->	DETAIL K/SEE DETAIL
UNITS 2-401 TO 2-403 <--	DETAIL L/SEE DETAIL
UNITS 2-404 TO 2-410 -->	DETAIL L/SEE DETAIL
UNITS 2-501 TO 2-503 <--	DETAIL L/SEE DETAIL
UNITS 2-504 TO 2-510 -->	DETAIL L/SEE DETAIL
IN CASE OF FIRE...	DETAIL D/ELEVATION A
STAIR 1 NO ROOF ACCESS FLOOR 1, 2, 3, 4 OR 5 GO FORWARD (FLOOR 1); GO DOWN (FLOORS 2, 3, 4 & 5) TO FLOOR 1 (DELETE FOR FLOOR 1) TO EXIT	DETAIL E/ELEVATION A
STAIR 2 NO ROOF ACCESS FLOOR 2, 3, 4 OR 5 GO BACK (FLOOR 2); GO DOWN (FLOORS 3, 4 & 5) TO FLOOR 2 (DELETE FOR FLOOR 2) TO EXIT	DETAIL E/ELEVATION A
STAIR 3 NO ROOF ACCESS FLOOR 1A, 1B, 2, 3, 4 OR 5 GO FORWARD AND RIGHT (FLOOR 1A); GO DOWN (FLOORS 1B, 2, 3, 4 & 5) TO FLOOR 1A (DELETE FOR FLOOR 1A) TO EXIT	DETAIL E/ELEVATION A
STAIR 4 NO ROOF ACCESS FLOOR 1, 2, 3, 4 OR 5 GO UP (FLOOR 1); GO DOWN (FLOORS 2, 3, 4 & 5) TO FLOOR 15 LANDING TO EXIT	DETAIL E/ELEVATION A

SIGNAGE NOTES:

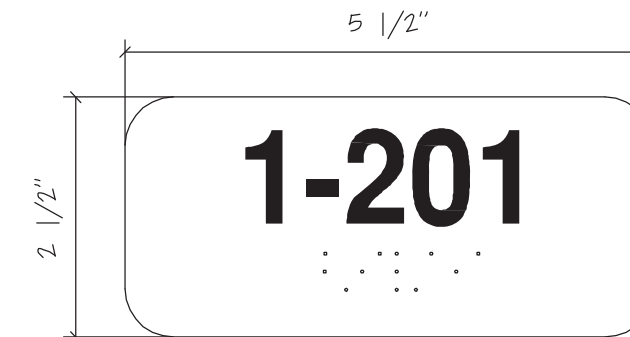
- UNIT NUMBERS SUBJECT TO CHANGE AFTER REVIEW BY LOCAL OFFICIALS. UNIT NUMBERS TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
- ALL ROOM SIGN LETTERS AND NUMBERS SHALL BE UPPERCASE, ONE INCH (1") HIGH, RAISED 1/32 INCH, AND SANS SERIF OR SIMPLE SERIF TYPE.
- ALL ROOM SIGNS TO HAVE GRADE 2 BRAILLE.
- ALL SIGNS SHALL BE MOUNTED WITH PERMANENT ADHESIVE.
- ALL SIGNS ADJACENT TO A DOOR SHALL BE MOUNTED ON THE LATCH SIDE OF THAT DOOR.
- WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF DOOR THE SIGN SHALL BE MOUNTED AT THE NEAREST ADJACENT WALL.
- WHERE TWO SIGNS ARE ADJACENT TO A DOOR THE TOP SIGN SHALL BE 5'-0" AFF.
- ALL SIGNS SHALL HAVE DARK BACKGROUND WITH CONTRASTING LETTERS AND NUMBERS THAT MEET THE ADA REQUIRED CONTRAST.
- FINAL COLOR SELECTIONS TO BE MADE BY ARCHITECT.
- THE SIGNAGE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGNS MEET ALL APPLICABLE CODES.
- THE BRAILLE SHOWN IS ONLY REPRESENTATIONAL AND NOT TO BE USED FOR INTERPRETATION PURPOSES.



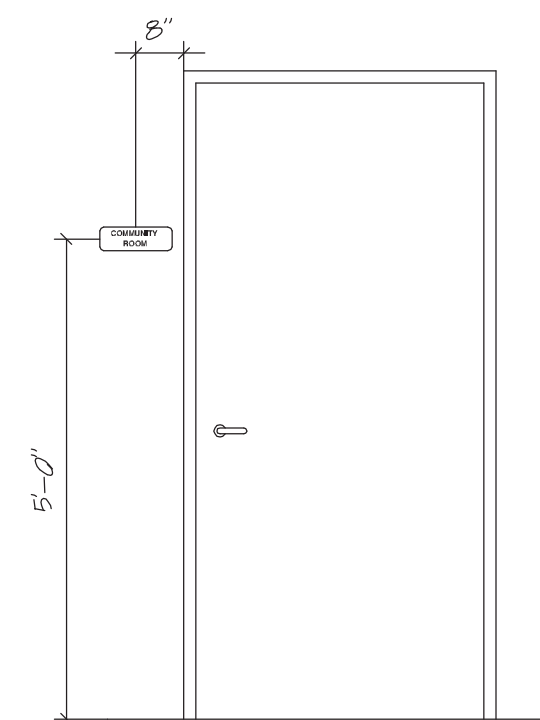
DETAIL A
Scale: 6" = 1' 0"



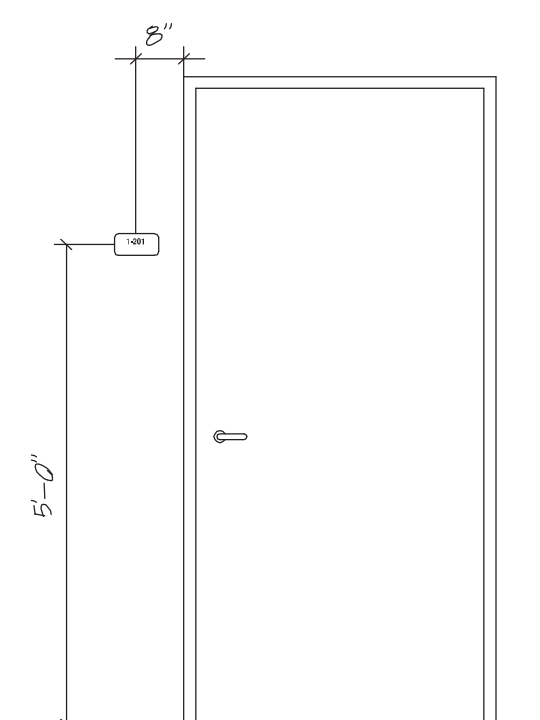
DETAIL B
Scale: 6" = 1' 0"



DETAIL C
Scale: 6" = 1' 0"



ELEVATION A
Scale: No Scale



ELEVATION B
Scale: No Scale



BUILDING 1 & 2 MAIN ENTRANCES
Scale: 3" = 1' 0"



BUILDING 2 NEWBURY STREET ENTRANCE
Scale: 3" = 1' 0"

ENTRANCE SIGN NOTES:
THESE SIGNS ARE EXAMPLES OF THE FINAL SIGNS AND ARE SHOWN FOR BUDGET PRICING. ACTUAL SIGNS TO BE PROVIDED SHALL BE REVIEWED WITH THE OWNER FOR ACTUAL APPEARANCE, MATERIALS AND COLORS.
PAINT COLORS FOR THE SIGN BACKGROUND AND BORDER TO BE STANDARD PAINT COLORS.
PROVIDE A SIGN AT DOORS E101, E101 & E106.
MOUNTING LOCATION TO BE FIELD LOCATED WITH OWNER'S AND ARCHITECT'S APPROVAL.
MOUNTING TO BE BLIND MOUNTED STAINLESS STEEL FASTENERS.

PAINTED SANDBLASTED REDWOOD PANEL
RAISED 3" LETTERS PAINTED WITH MATTHEWS ACRYLIC POLYURETHANE GOLD METALLIC PAINT
RAISED BORDER PAINTED IN CONTRASTING COLOR

PAINTED SANDBLASTED REDWOOD PANEL
RAISED 3" LETTERS PAINTED WITH MATTHEWS ACRYLIC POLYURETHANE GOLD METALLIC PAINT
RAISED BORDER PAINTED IN CONTRASTING COLOR

RAISED 1 1/2" LETTERS PAINTED WITH MATTHEWS ACRYLIC POLYURETHANE GOLD METALLIC PAINT



DETAIL D
Scale: 6" = 1' 0"



DETAIL E
Scale: 6" = 1' 0"

STAIR NUMBER TEXT HEIGHT TO BE 1 1/2"
FLOOR NUMBER TEXT HEIGHT TO BE 5"
ALL OTHER TEXT HEIGHT TO BE 1"
INSTALL SIGN INSIDE STAIR NEXT TO DOOR INTO BUILDING
INSTALL AT 60" AFF AND 2" TO CENTER OF SIGN FROM DOOR FRAME



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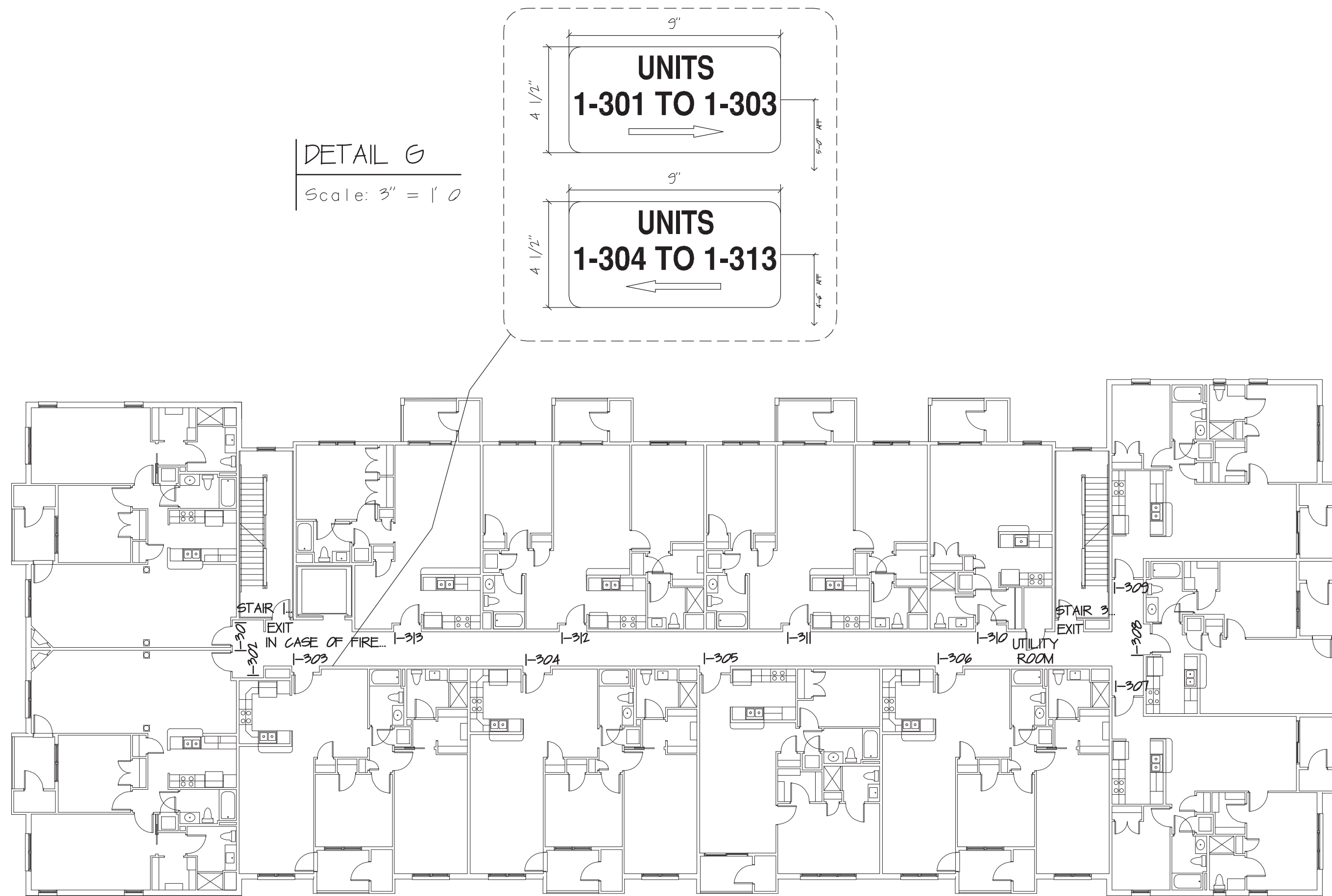
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THE BAY HOUSE
Middle Street
Portland, Maine

SIGNAGE SCHEDULE
Scale: As Shown
Commission No.: 11-013
Date: September 5, 2012

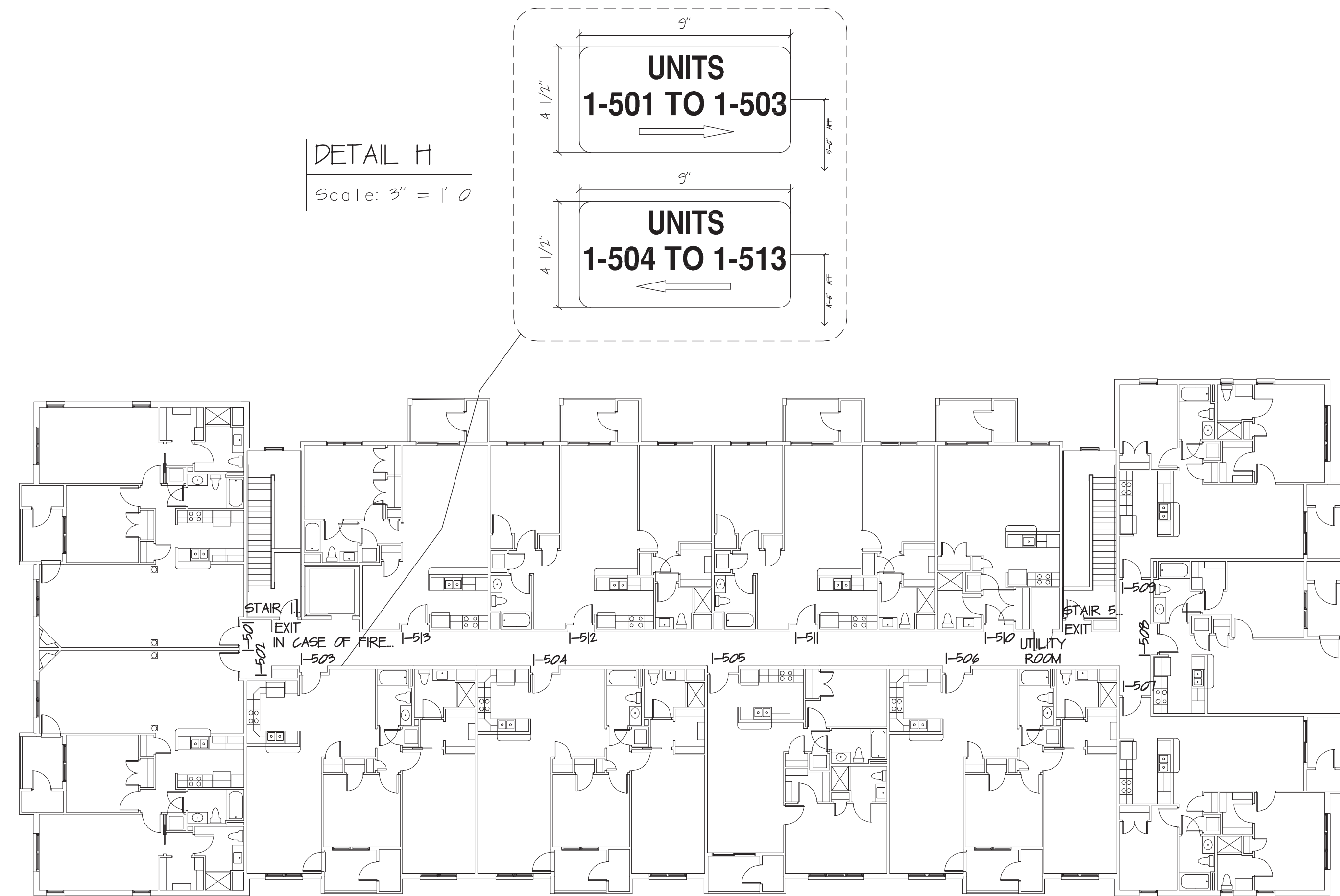
REVISIONS:

DRG. NO.
SCH.4

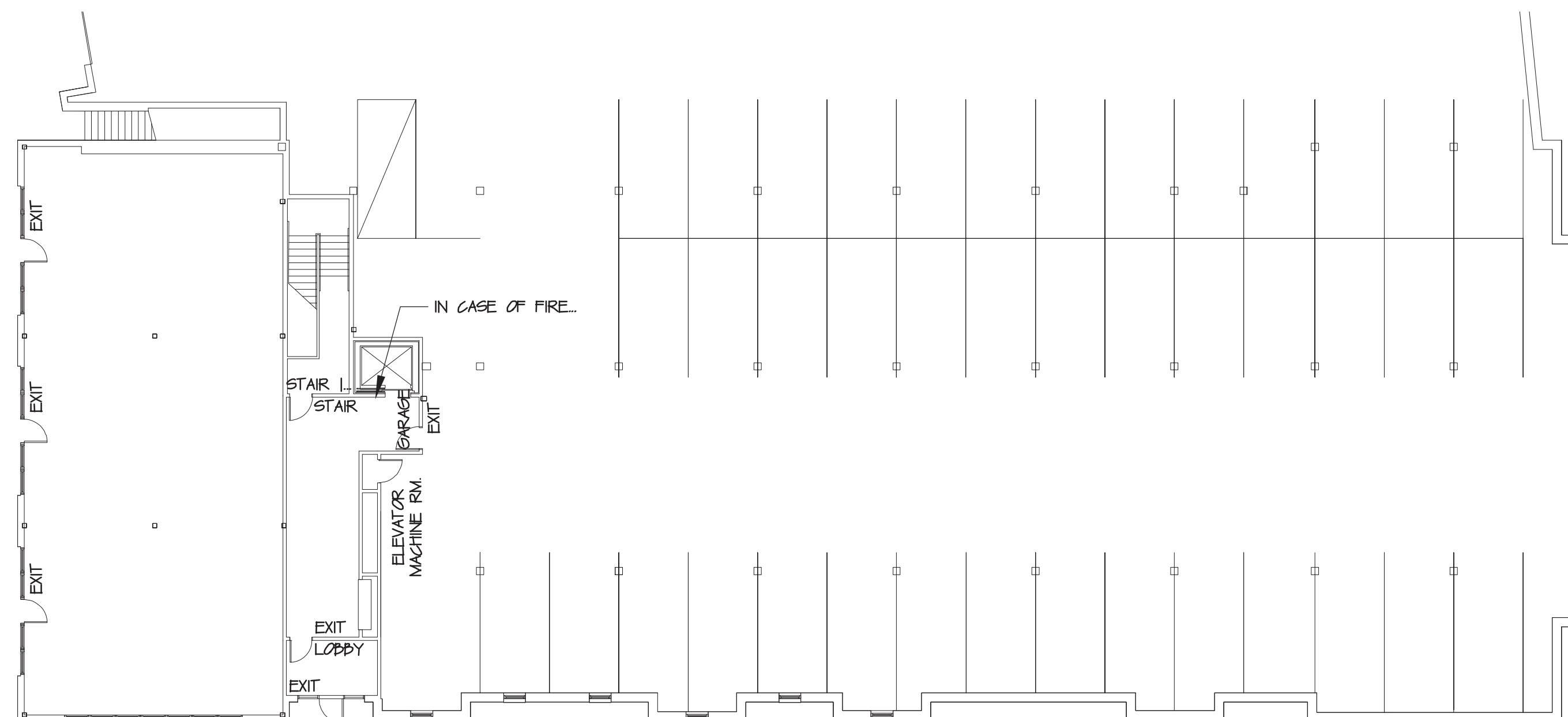


THIRD & FOURTH FLOORS BUILDING I
Scale: No Scale

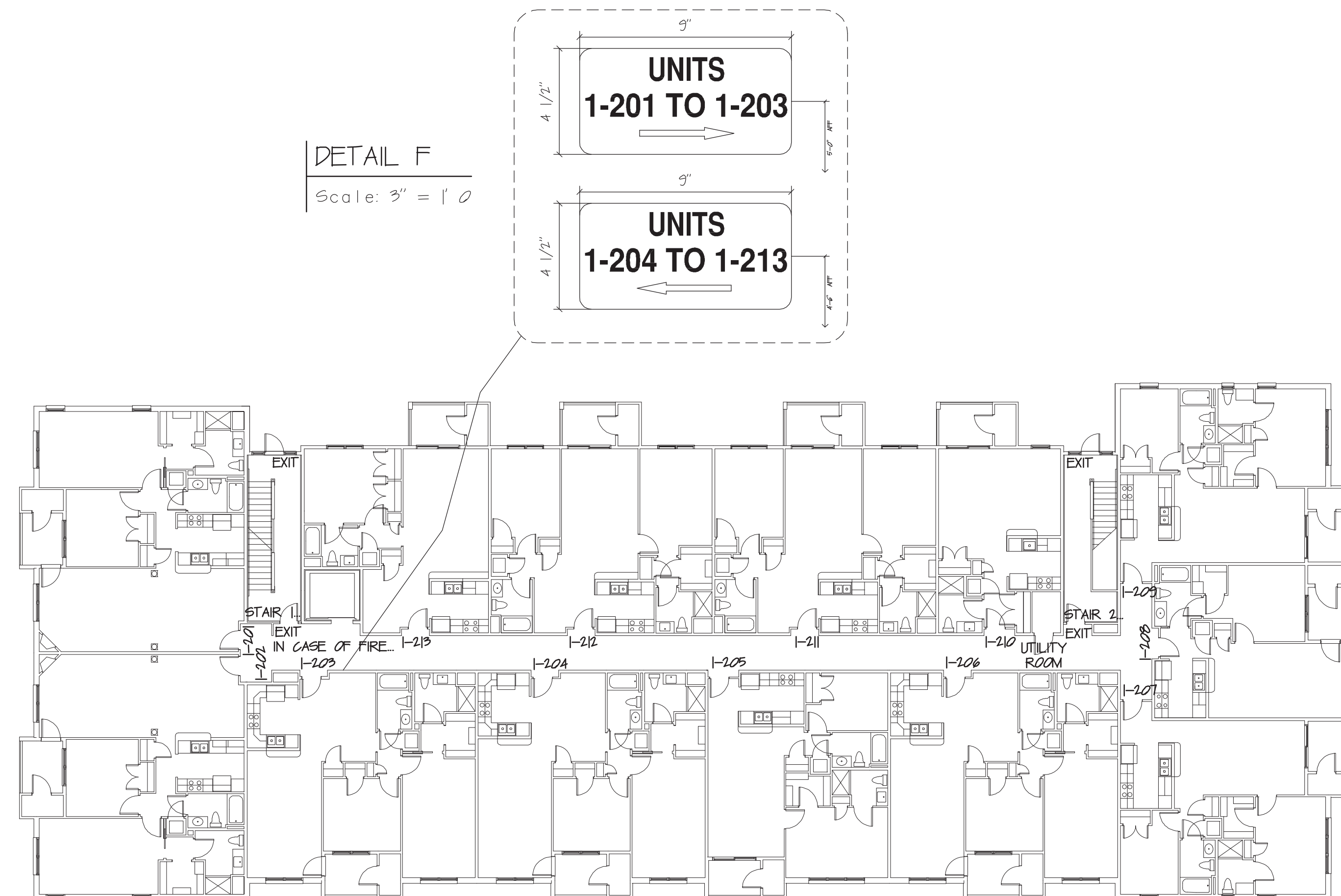
NOTE:
UNIT NUMBERS SHOWN ARE FOR THE THIRD FLOOR
FOURTH FLOOR UNIT NUMBERS SHALL HAVE 4 IN
PLACE OF 3 AS THE SECOND DIGIT
EX: 1-401, 1-402, 1-403, 1-404, ETC.



FIFTH FLOOR BUILDING I
Scale: No Scale



GARAGE LEVEL BUILDING I
Scale: No Scale



SECOND FLOOR BUILDING I
Scale: No Scale



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SCH.5



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 35 Foy Street Suite 5-2
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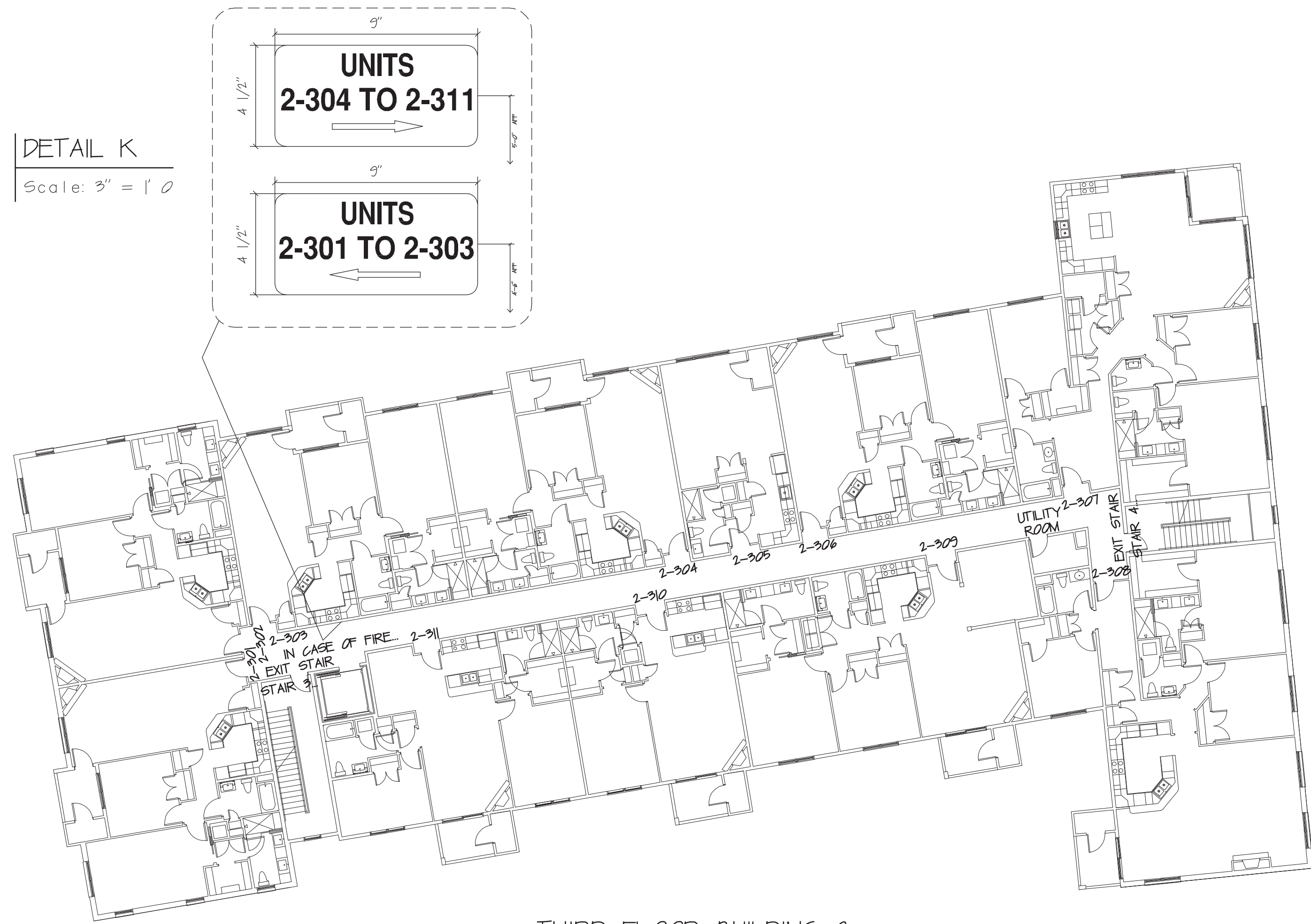
THE BAY HOUSE
 Middle Street
 Portland, Maine

SIGNAGE SCHEDULE
 Scale : As Shown
 Commission No. : 11-013
 Date: September 5, 2012

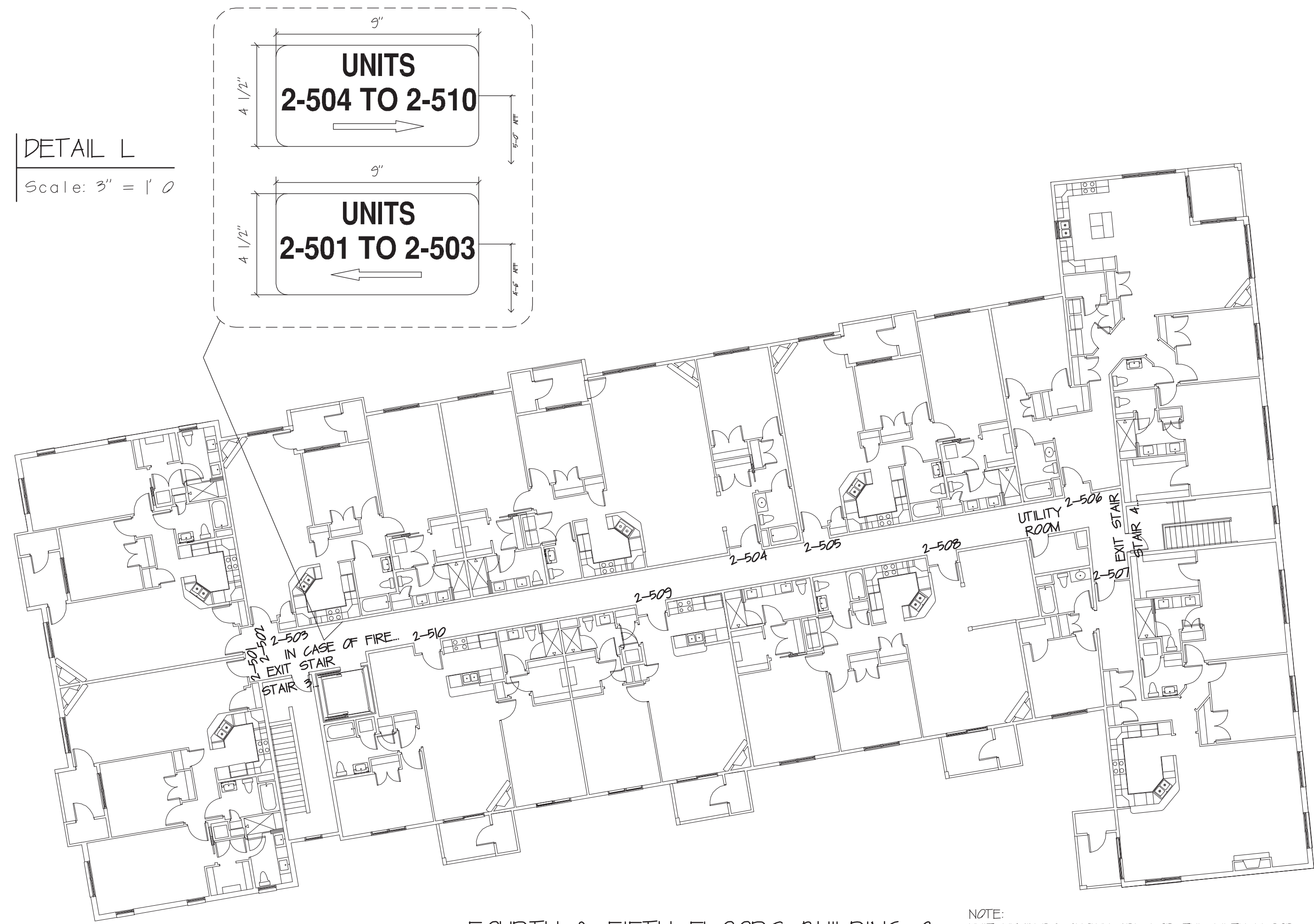
REVISIONS:

DRG. NO.

SCH.6

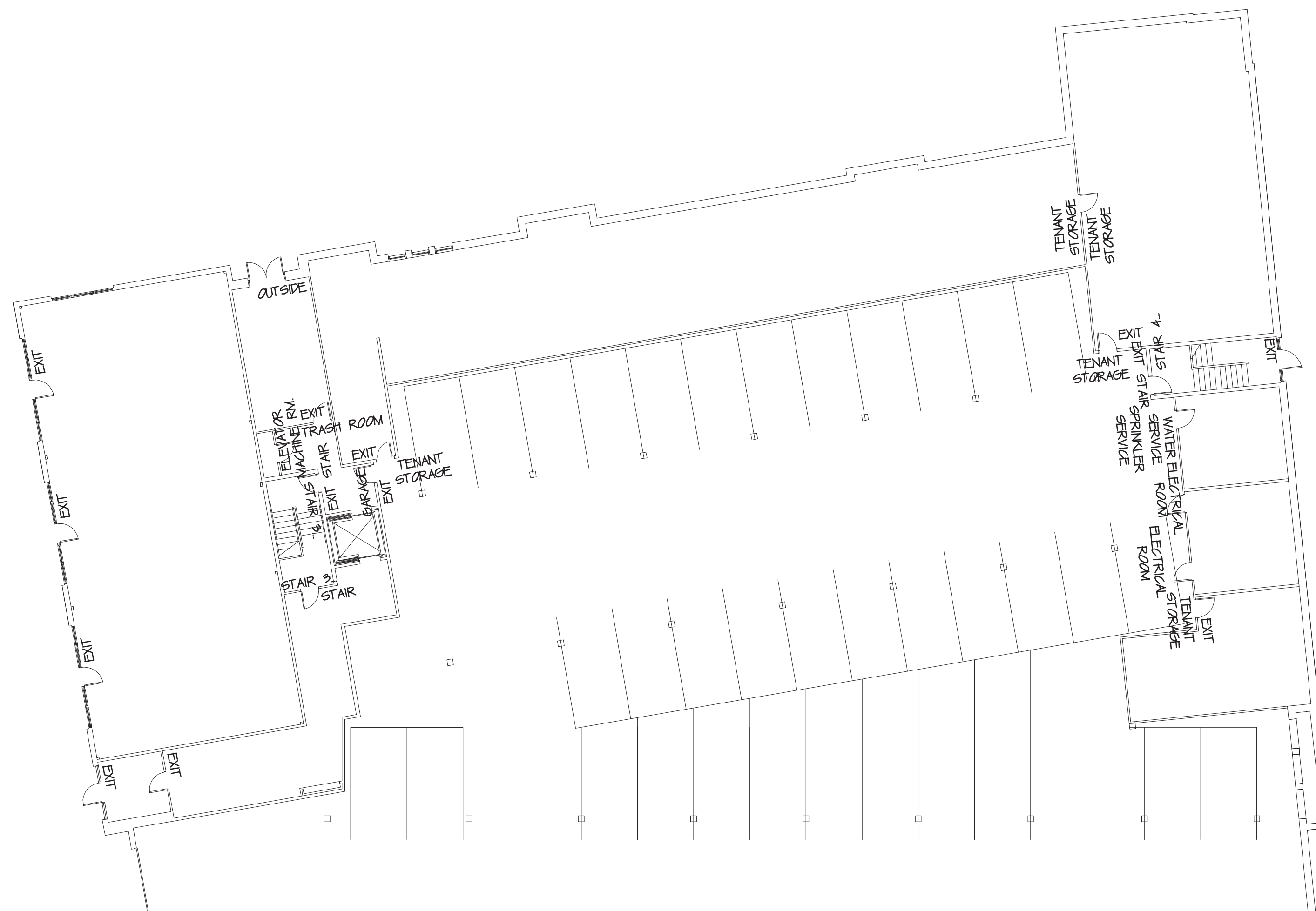


THIRD FLOOR BUILDING 2
 Scale: No Scale

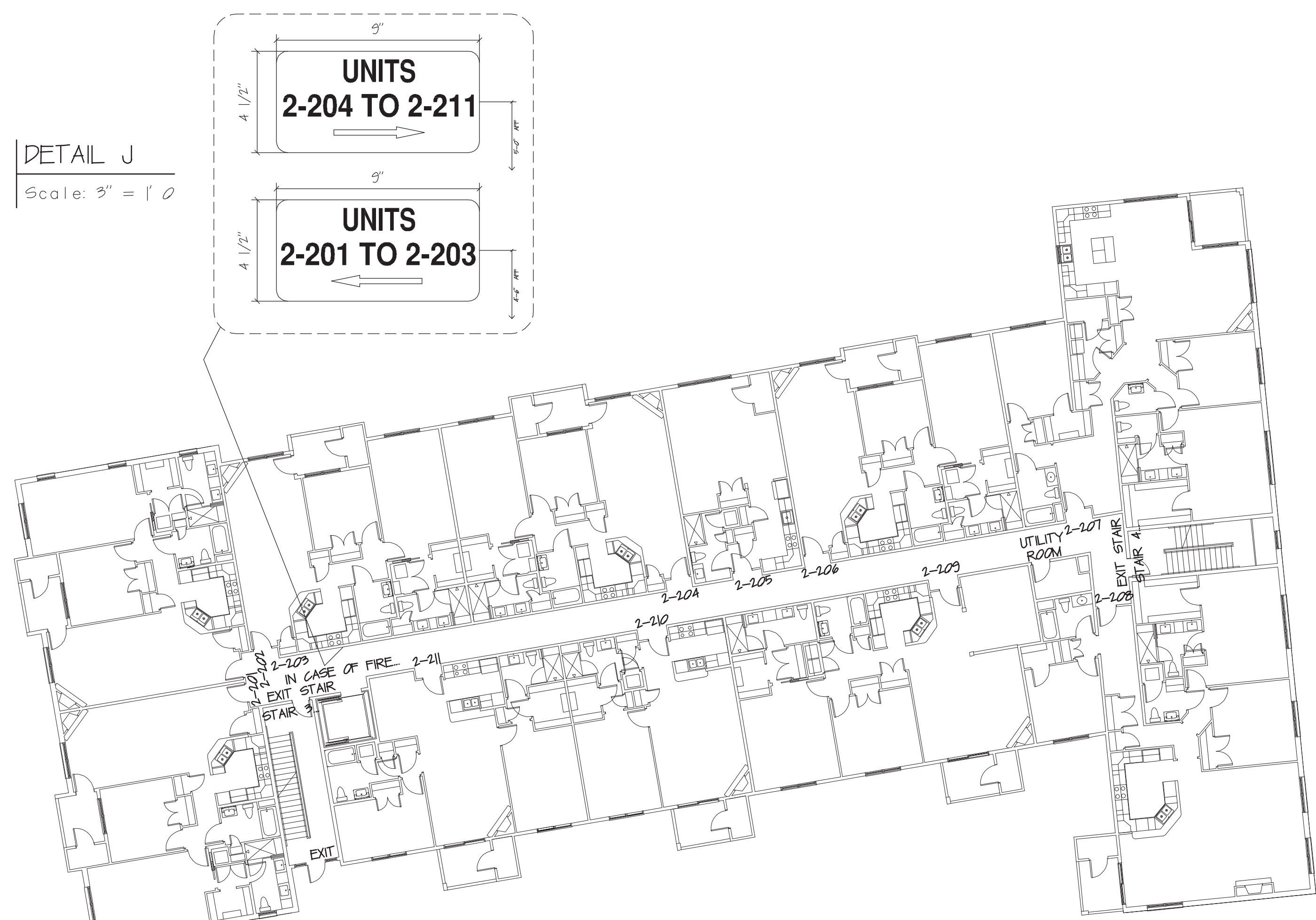


FOURTH & FIFTH FLOORS BUILDING 2
 Scale: No Scale

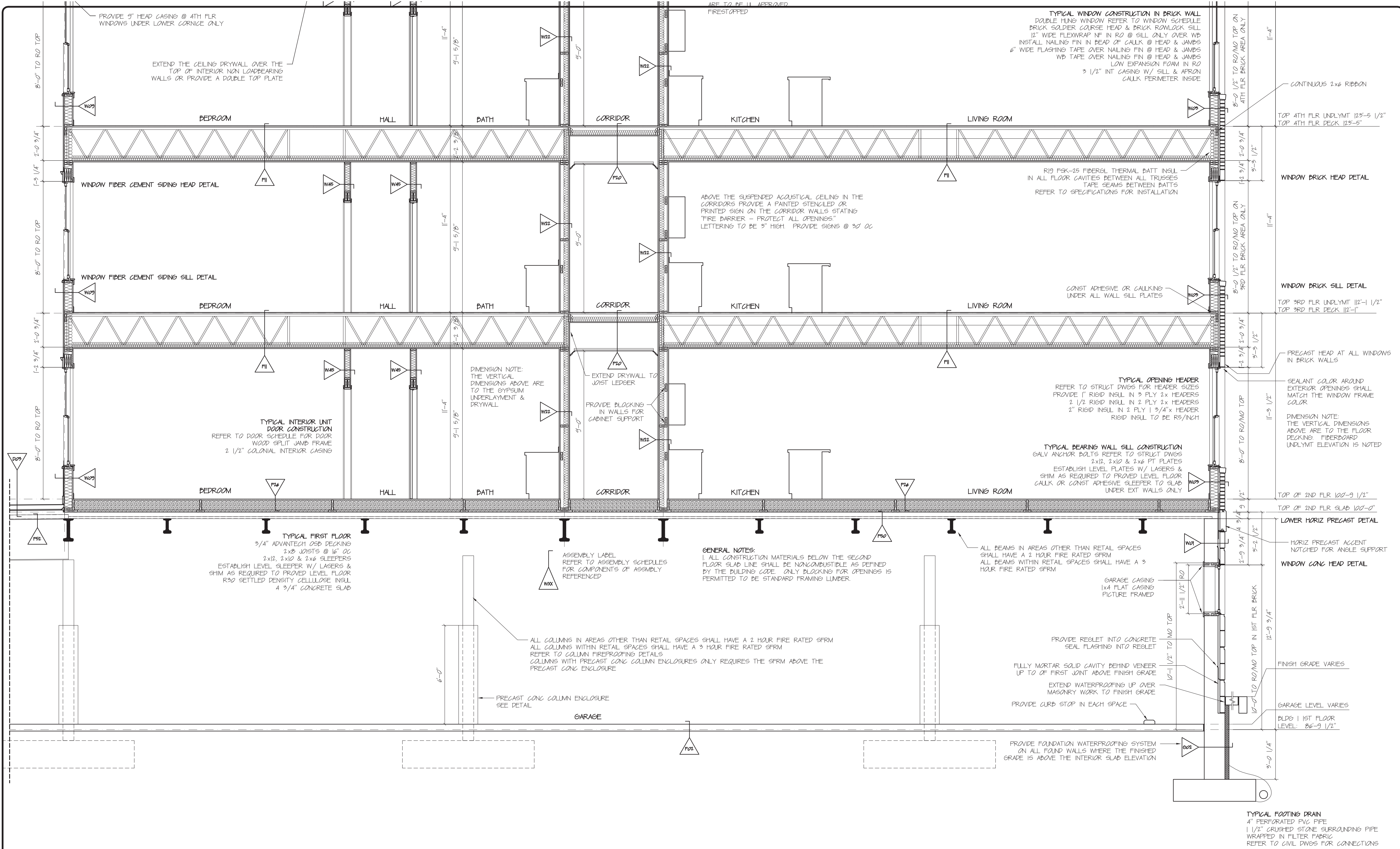
NOTE:
 UNIT NUMBERS SHOWN ARE FOR THE FIFTH FLOOR
 FOURTH FLOOR UNIT NUMBERS SHALL HAVE 4 IN
 PLACE OF 5 AS THE SECOND DIGIT
 EX: 2-401, 2-402, 2-403, 2-404, ETC...



GARAGE LEVEL BUILDING 2
 Scale: No Scale



SECOND FLOOR BUILDING 2
 Scale: No Scale



SECTION 01
SCALE: 3/8" = 1' 0"



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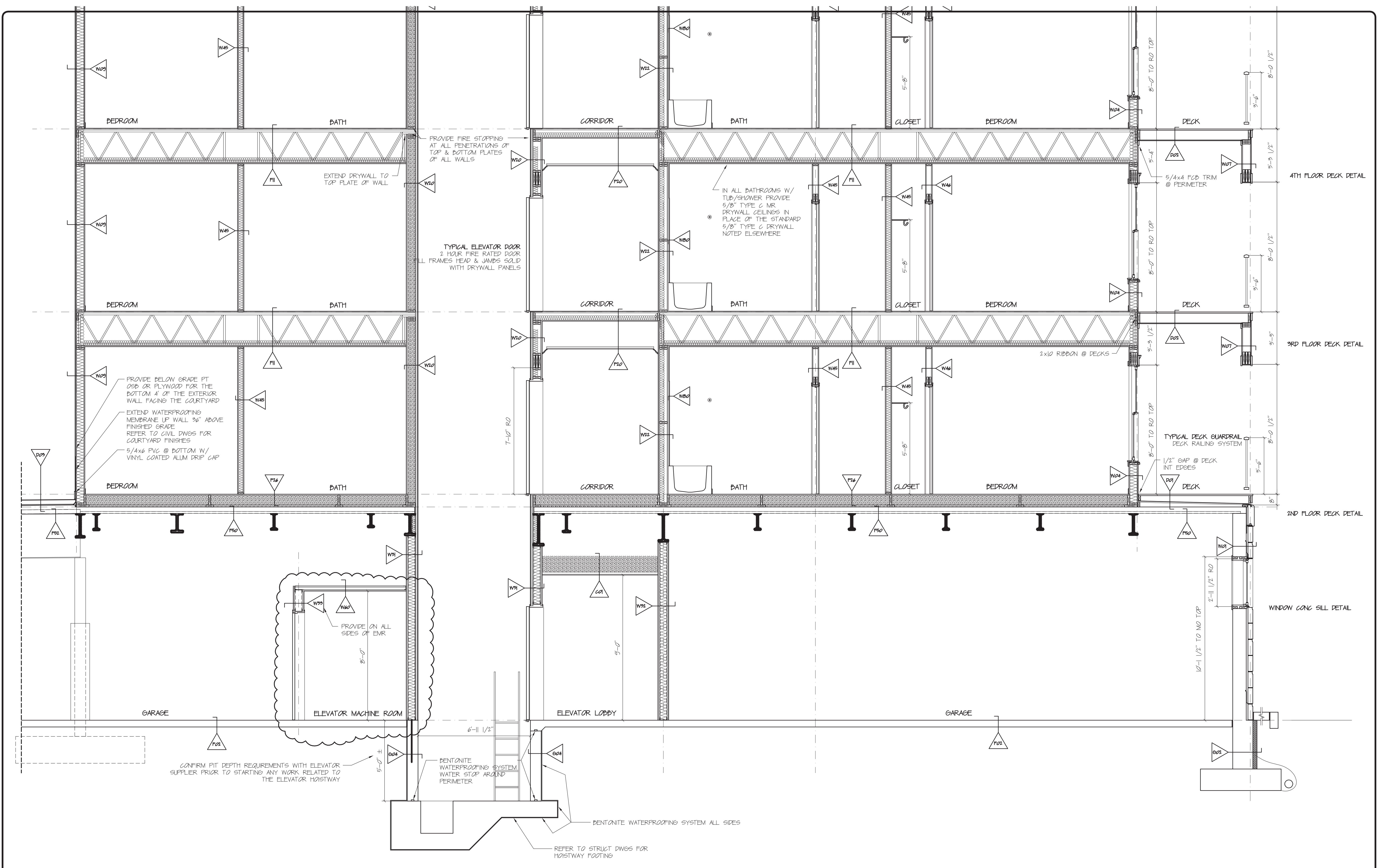
THE VILLAGE AT OCEAN GATE, LLC
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95 Fay Street Suite 5-2
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THE BAY HOUSE
Middle Street
Portland, Maine

SECTION 01
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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GARAGE LEVEL
GSC.1



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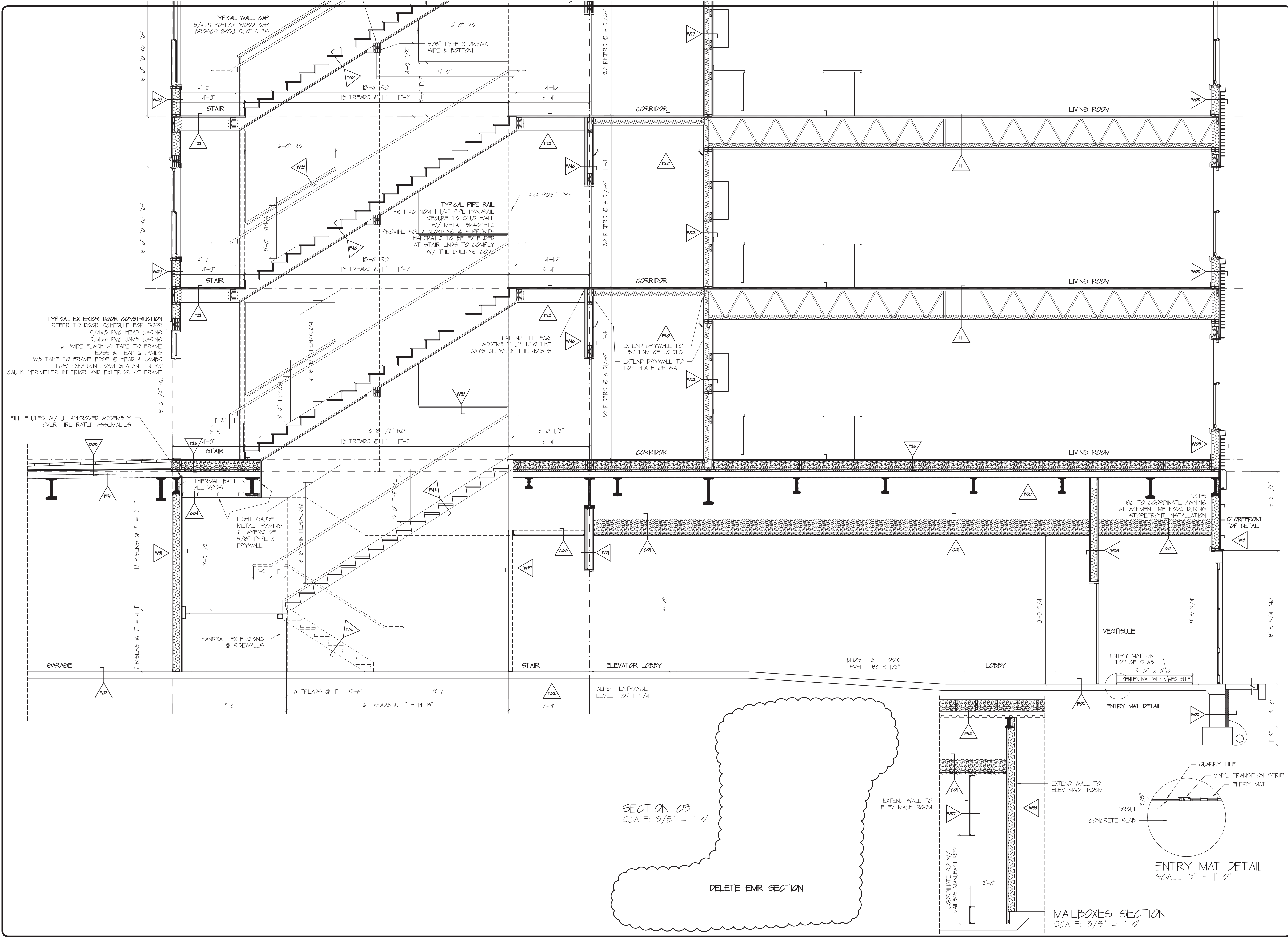
THE VILLAGE AT OCEAN GATE, LLC
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Portland, Maine

SECTION 01
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

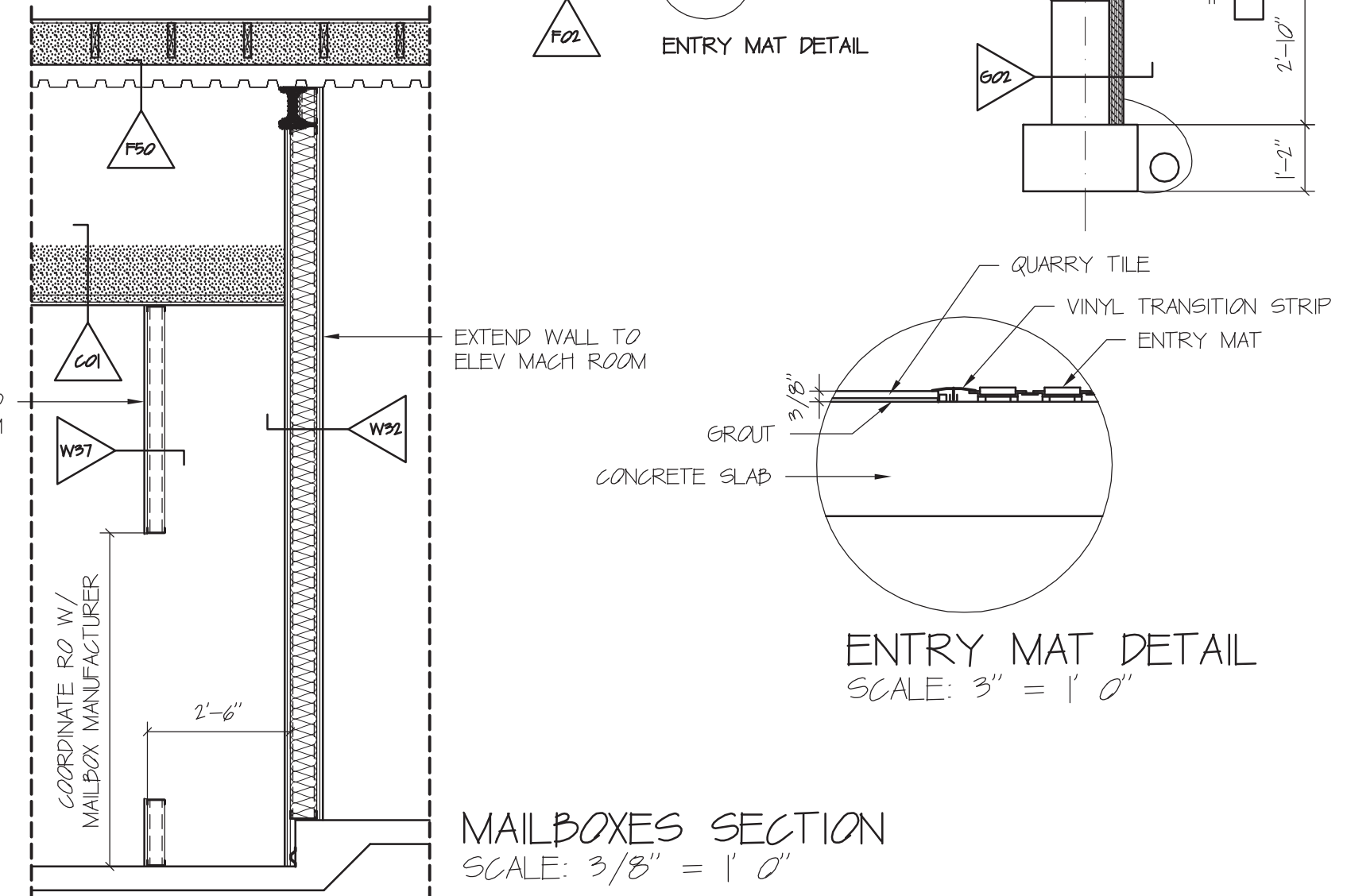
REVISIONS:
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GARAGE LEVEL
GSC.2



SECTION 03
SCALE: 3/8" = 1' 0"

DELETE EMR SECTION



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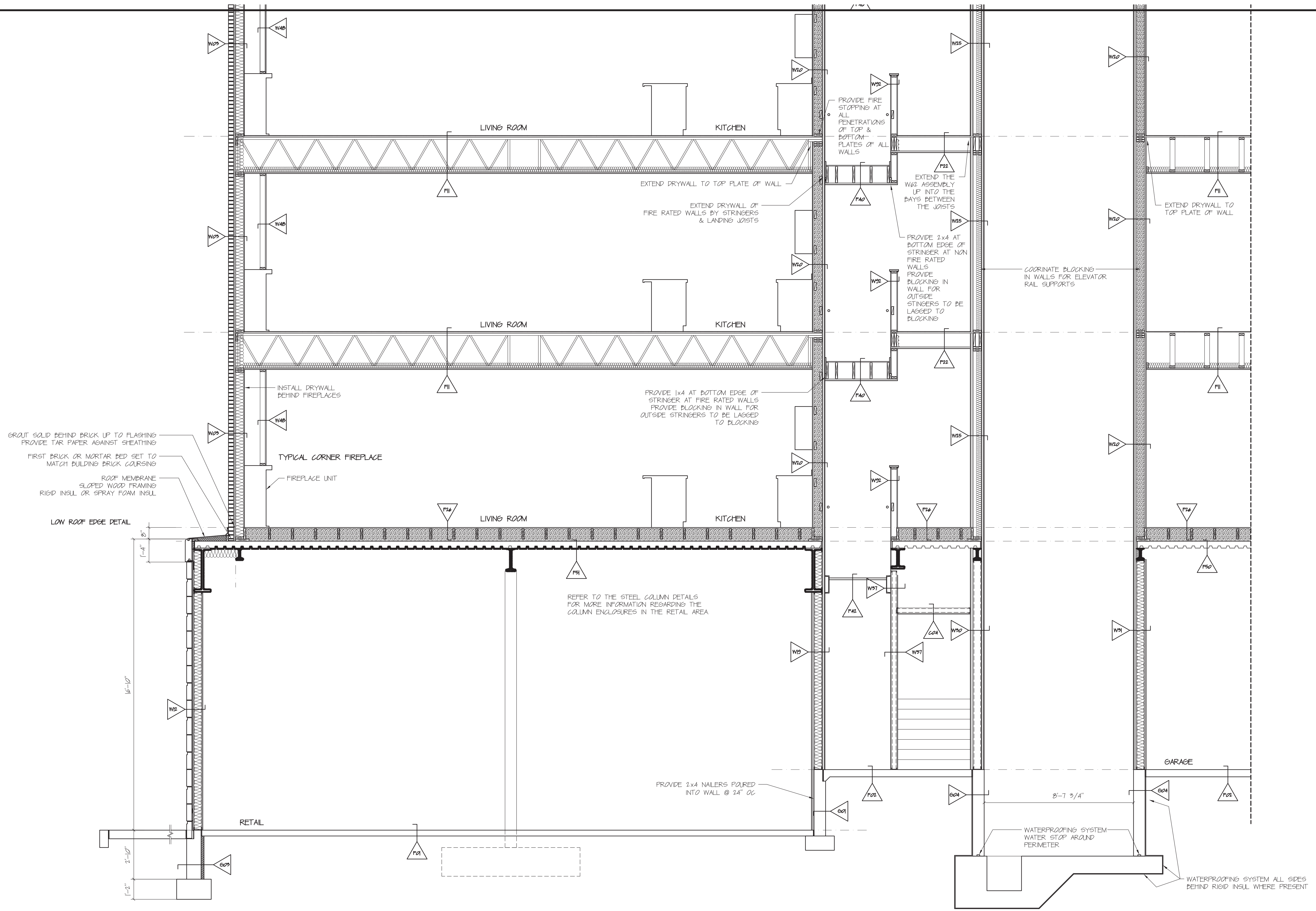
THE VILLAGE AT OCEAN GATE, LLC
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SECTION 03, EMR & MAILBOXES
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:
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DRG. NO.
GARAGE LEVEL
GSC.3



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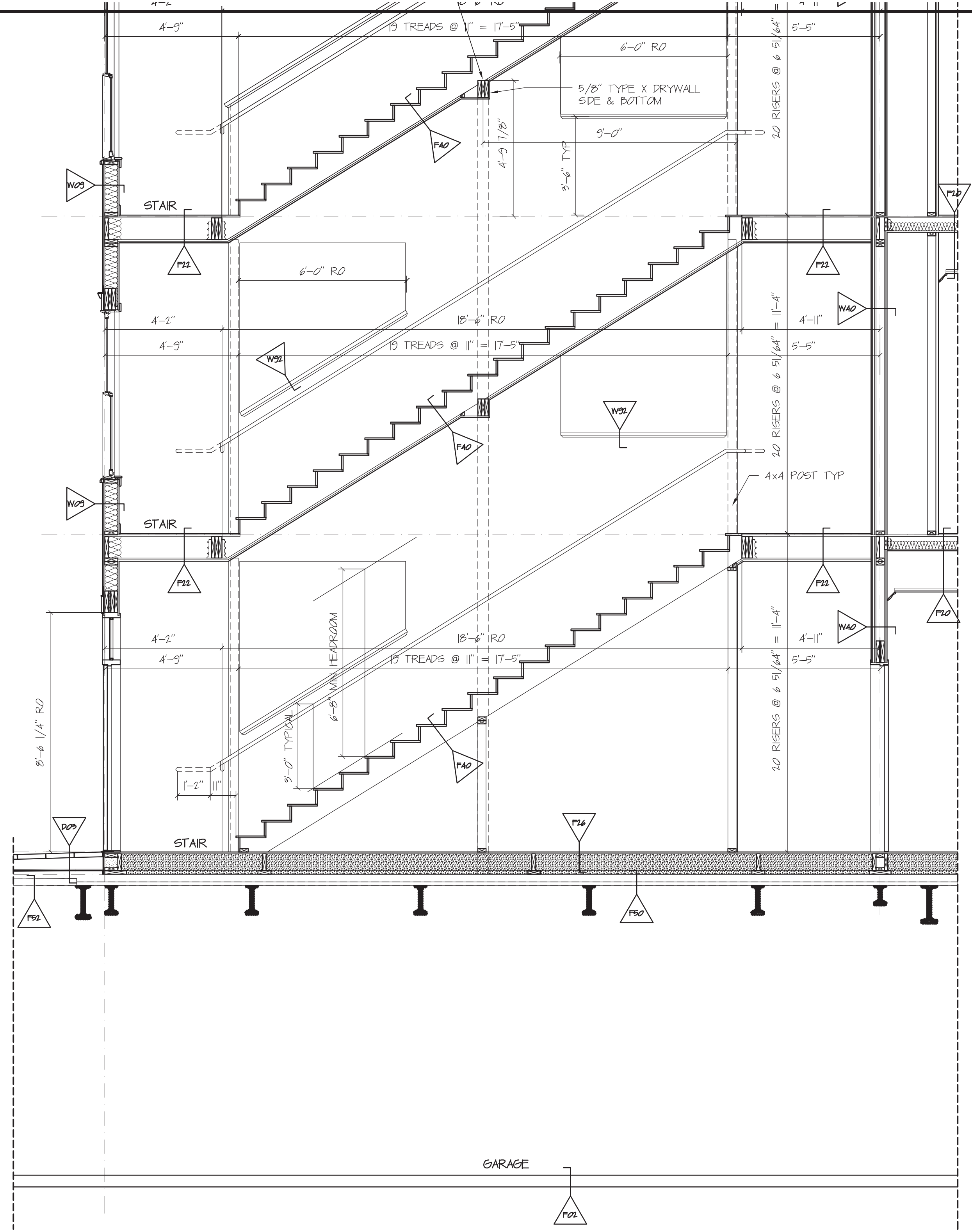
THE VILLAGE AT OCEAN GATE, LLC
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Portland, Maine

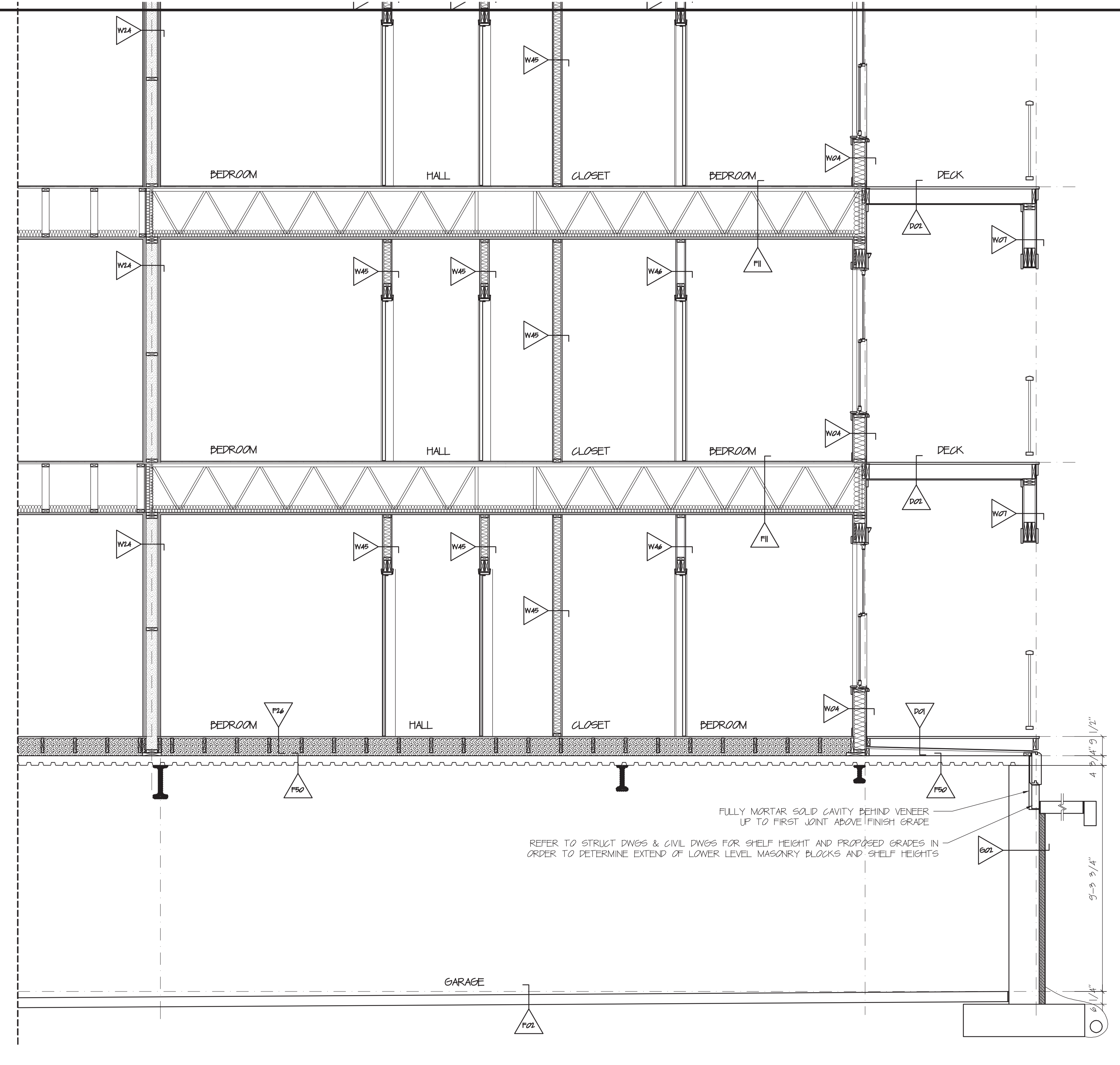
SECTION 04
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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DRG. NO.
GARAGE LEVEL
OSC.A



SECTION 05
SCALE: 3/8" = 1' 0"



SECTION 06
SCALE: 3/8" = 1' 0"



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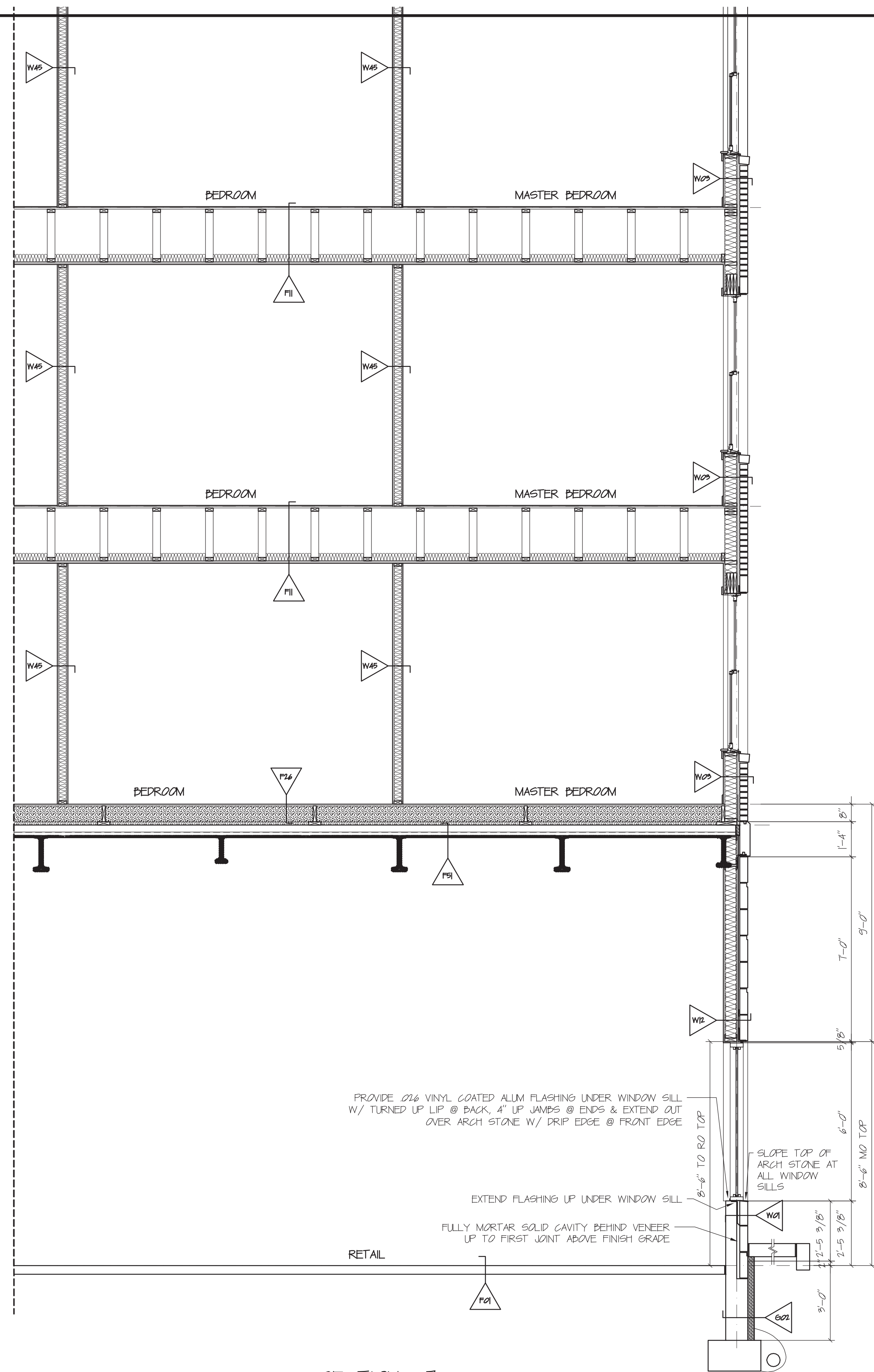
THE VILLAGE AT OCEAN GATE, LLC
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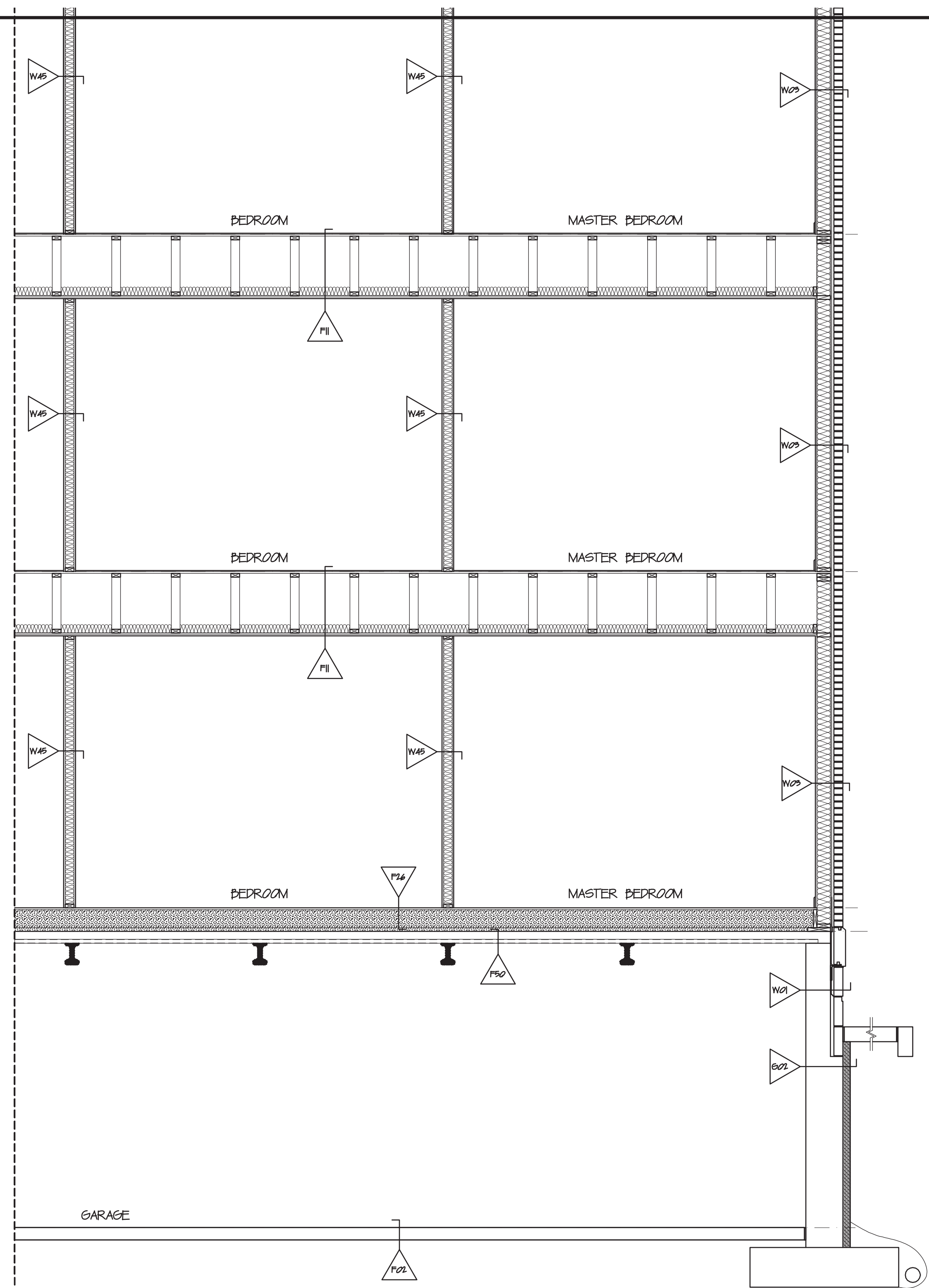
SECTIONS 05 & 06
Scale : 3/8" = 1'-0"
Commission No. : 11-013
Date: September 5, 2012

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DRG. NO.
GARAGE LEVEL
GSC.5



SECTION 07
SCALE: 3/8" = 1' 0"



SECTION 08
SCALE: 3/8" = 1' 0"



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Portland, Maine

SECTIONS 07 & 08
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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OSC.6



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SECTIONS 09, 10 & 11
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

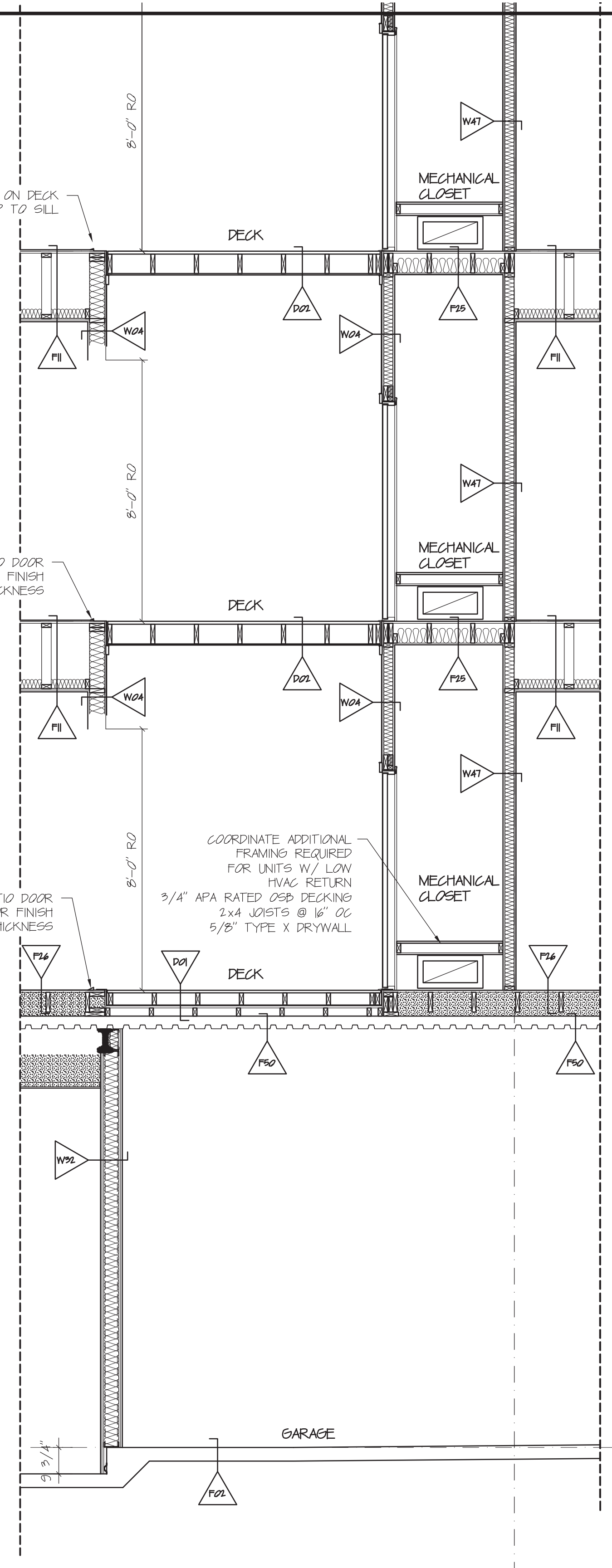
DRG. NO.
 GARAGE LEVEL

OSC.7

PATIO DOOR TO BE INSTALLED DIRECTLY ON DECK UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

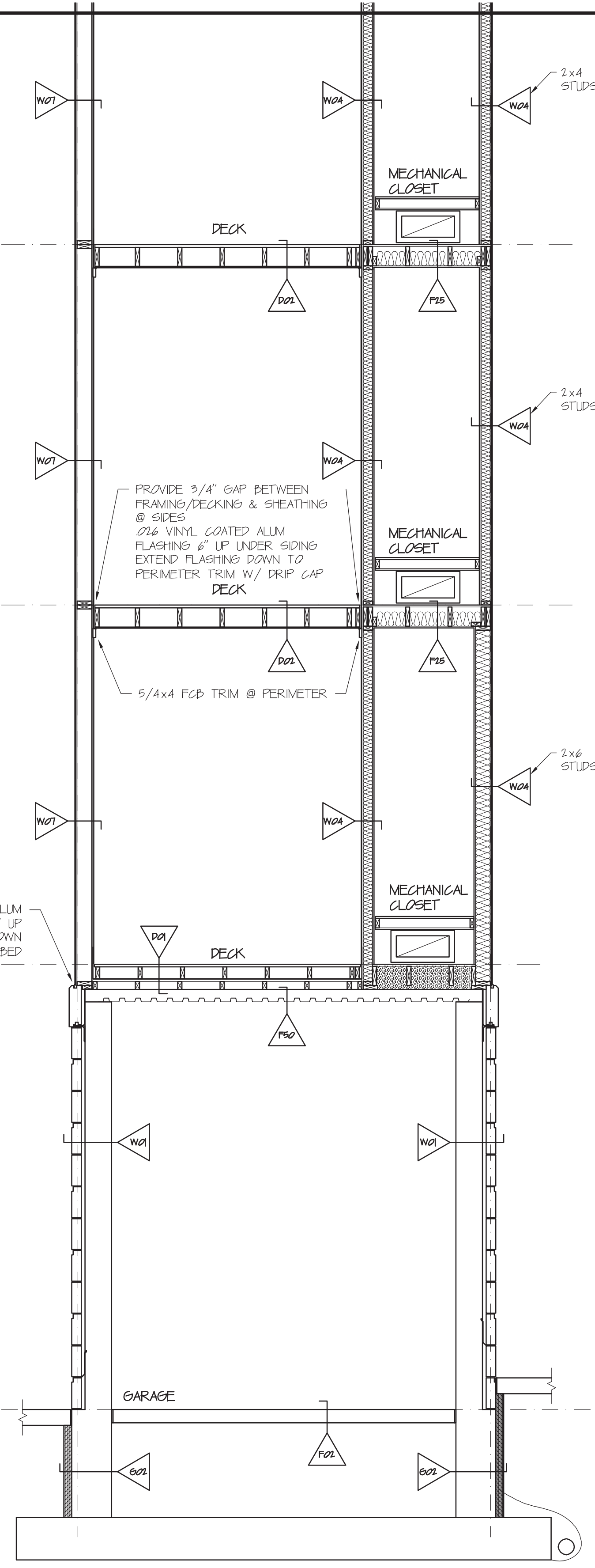


SECTION 09
 SCALE: 3/8" = 1' 0"

PROVIDE 3/4" GAP BETWEEN FRAMING/DECKING & SHEATHING @ SIDES
 2x6 VINYL COATED ALUM FLASHING 6" UP UNDER SIDING EXTEND FLASHING DOWN TO PERIMETER TRIM W/ DRIP CAP DECK

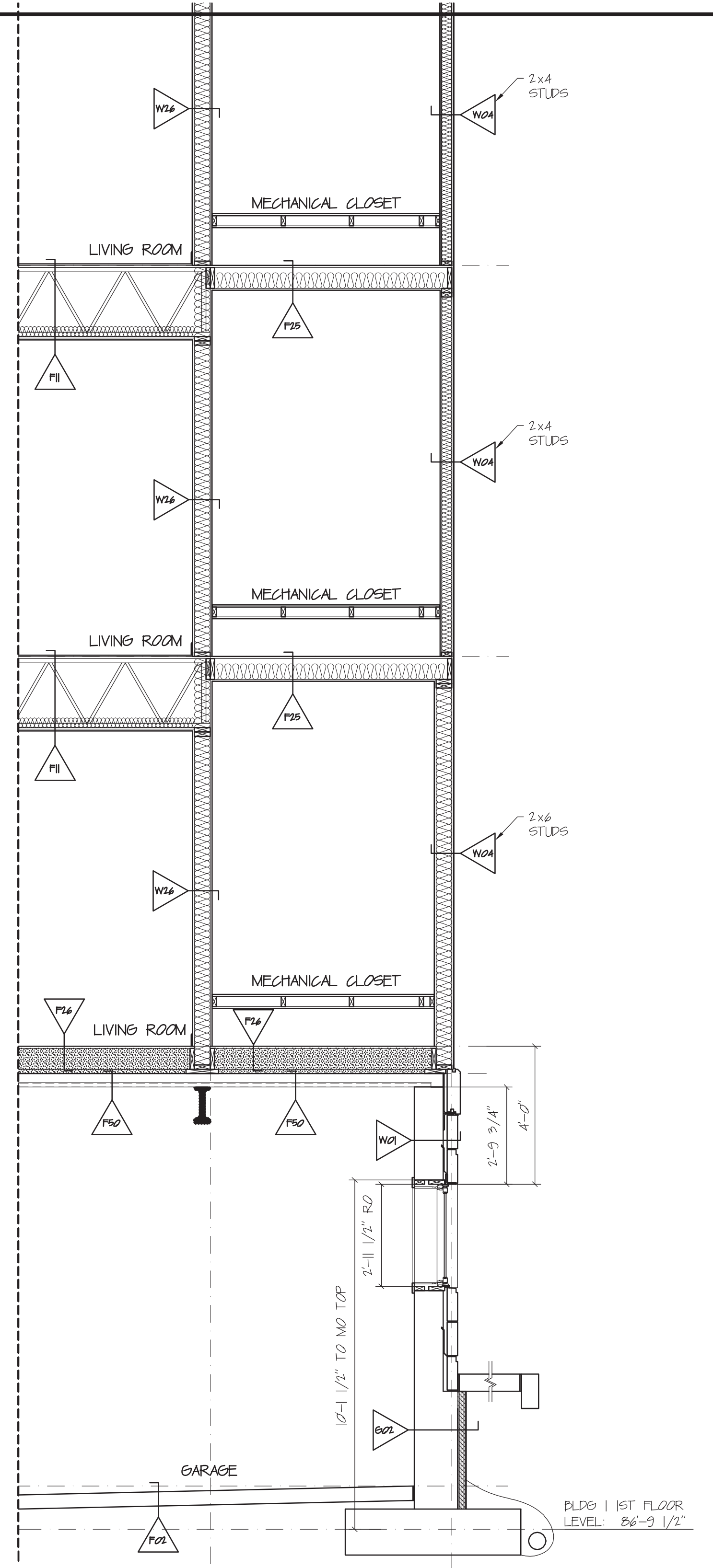
5/4x4 F&B TRIM @ PERIMETER

2x6 VINYL COATED ALUM FLASHING EXTEND 6" UP WALL UNDER WB & DOWN INTO DADO W/ MORTAR BED

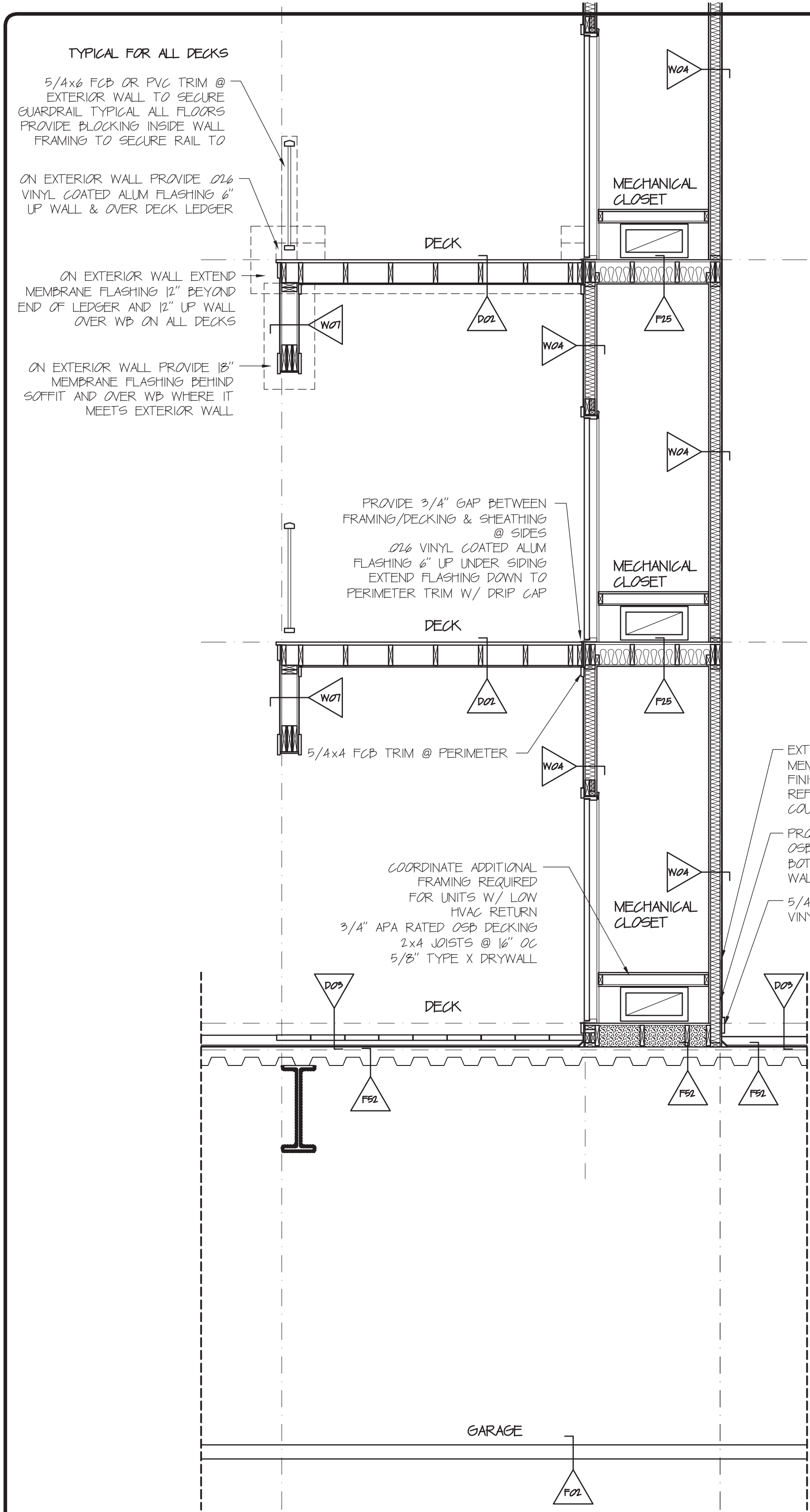


SECTION 10
 SCALE: 3/8" = 1' 0"

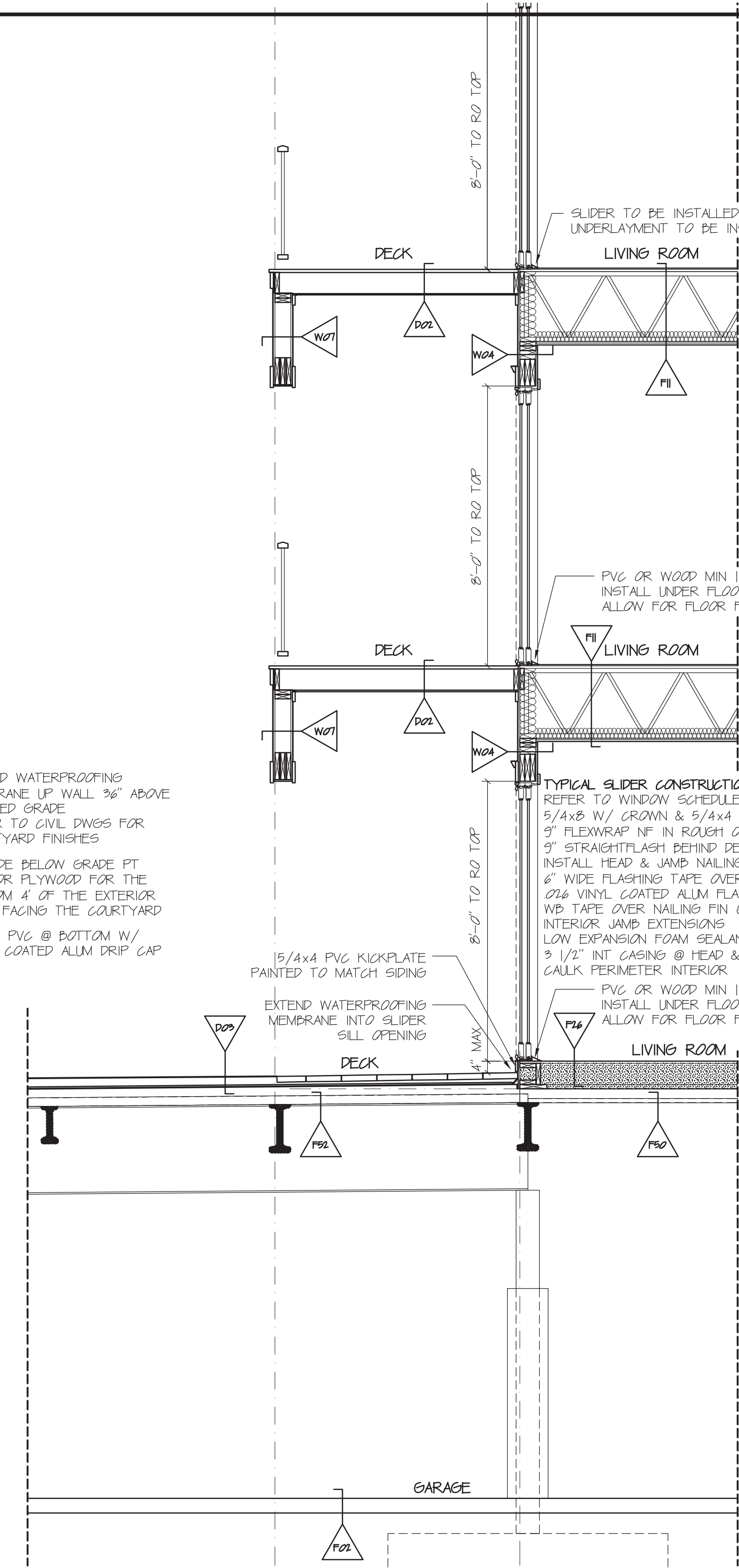
BLDG | 1ST FLOOR LEVEL: 86'-9 1/2"



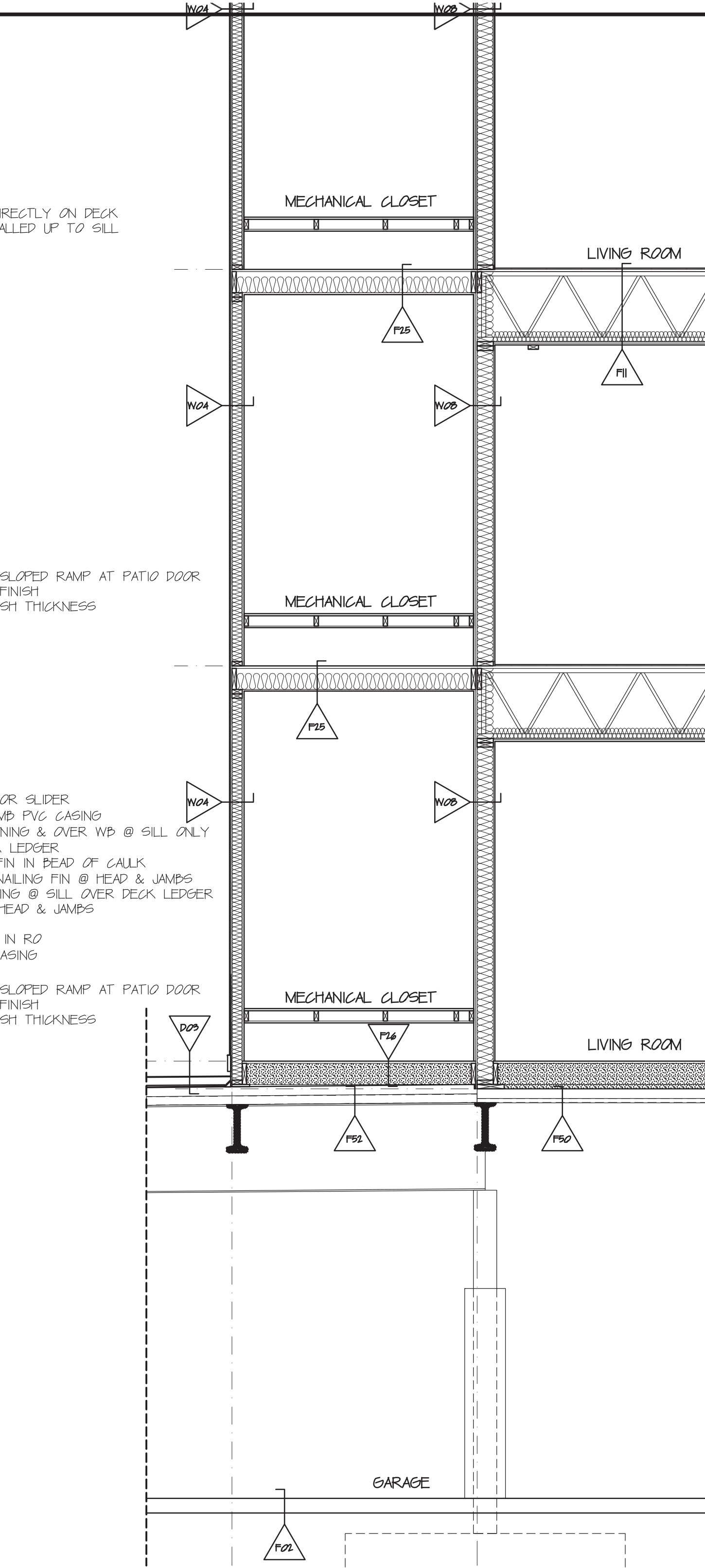
SECTION 11
 SCALE: 3/8" = 1' 0"



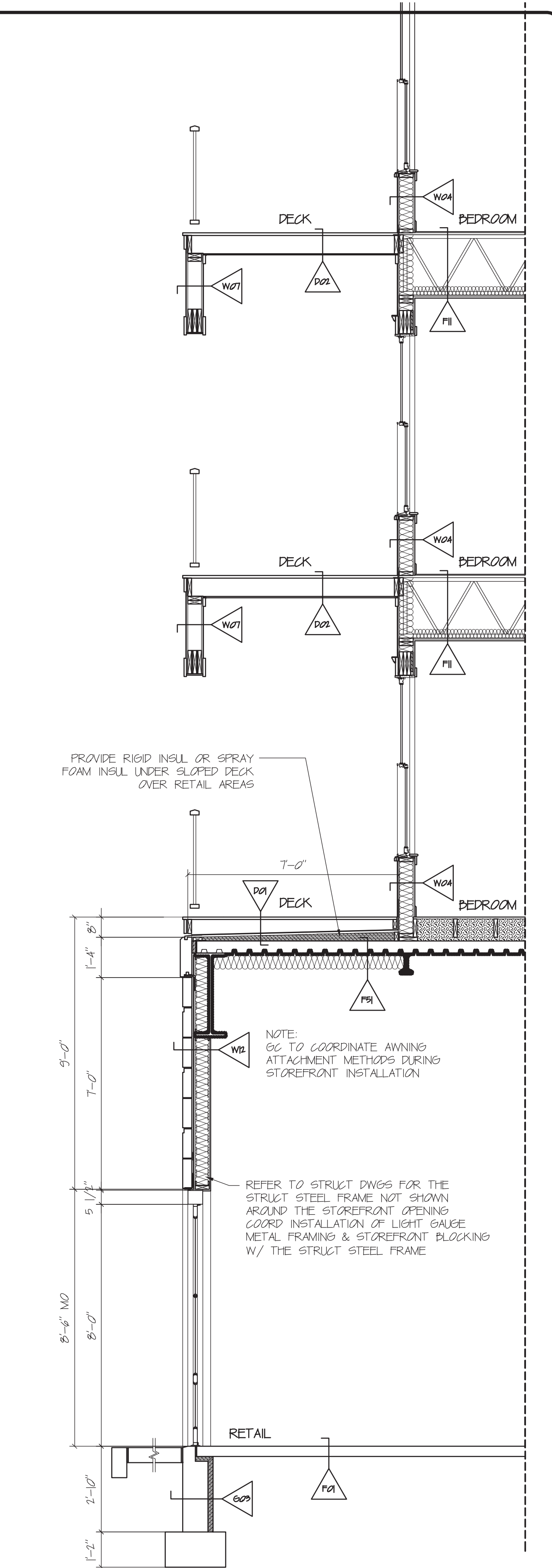
SECTION 12
SCALE: 3/8" = 1' 0"



SECTION 13
SCALE: 3/8" = 1' 0"



SECTION 14
SCALE: 3/8" = 1' 0"



SECTION 14A
SCALE: 3/8" = 1' 0"



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SECTIONS 12, 13, 14 & 14A
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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GARAGE LEVEL
GSC.8



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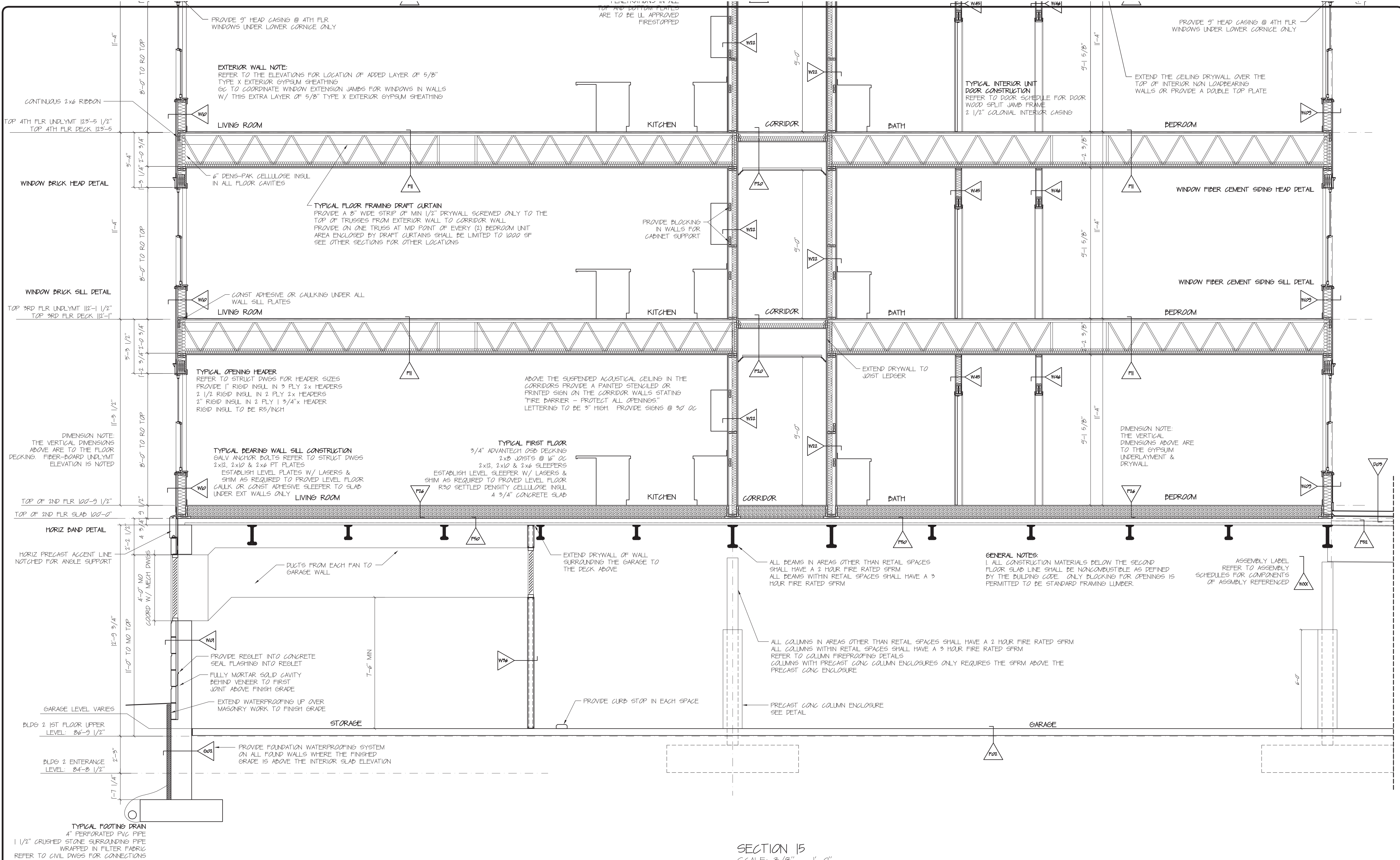
THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION 15
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

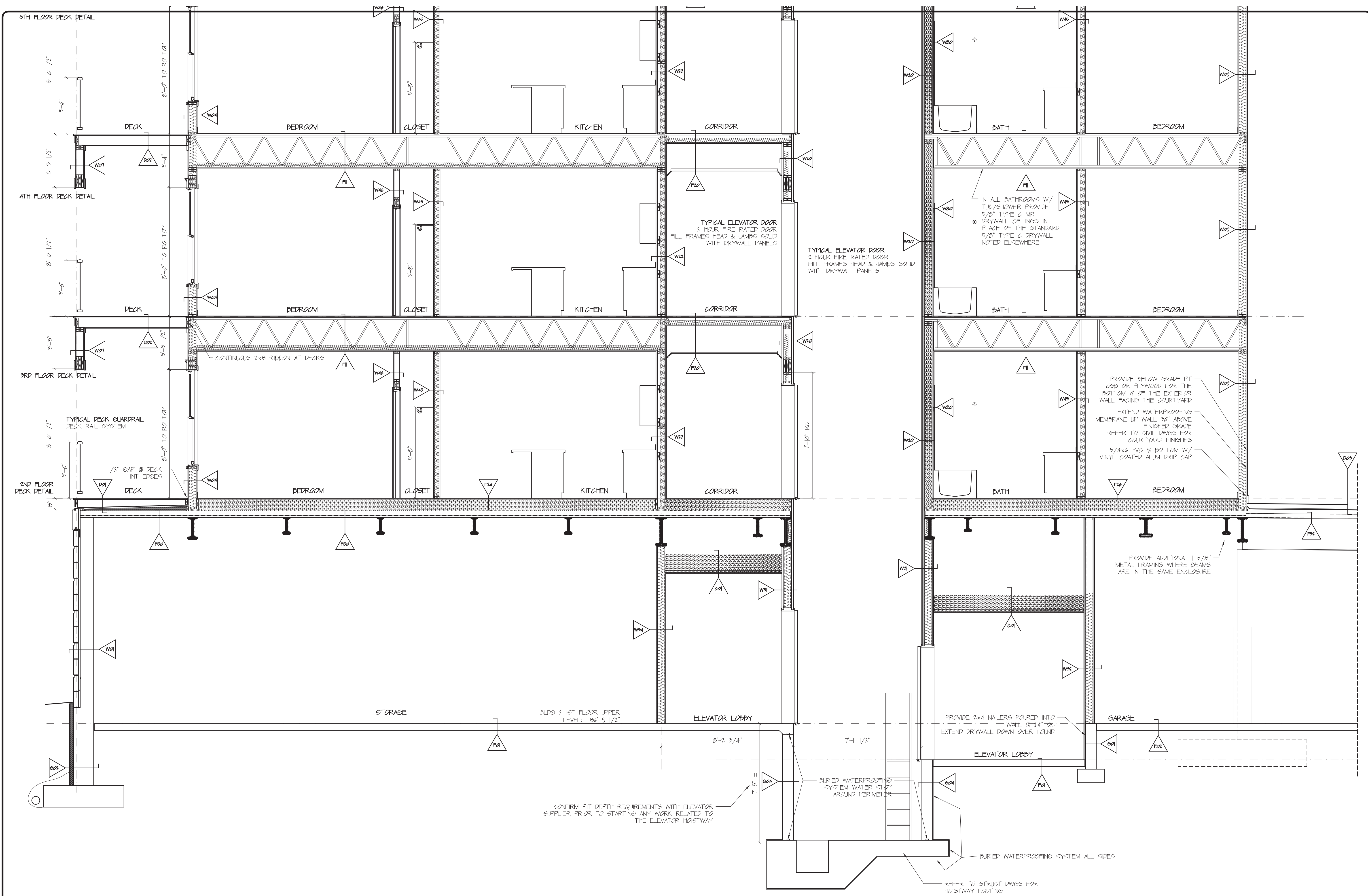
REVISIONS:

DRG. NO.
 GARAGE LEVEL

GSC.9



SECTION 15
 SCALE: 3/8" = 1'-0"



SECTION 16
SCALE: 3/8" = 1' 0"



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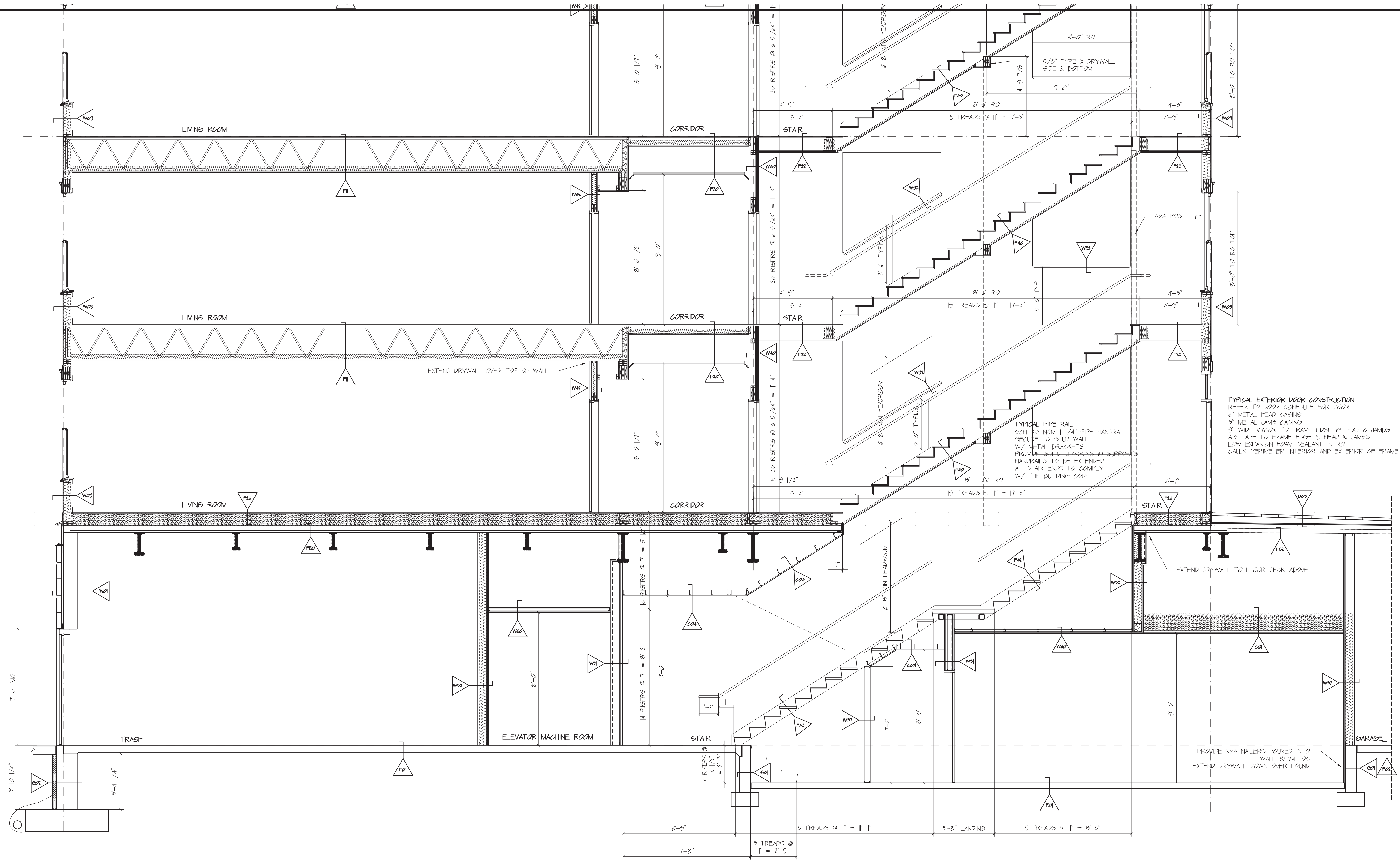
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SECTION 16
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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GARAGE LEVEL
GSC.10



SECTION 17
SCALE: 3/8" = 1' 0"



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SECTION 17
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.
GARAGE LEVEL
ESC.11

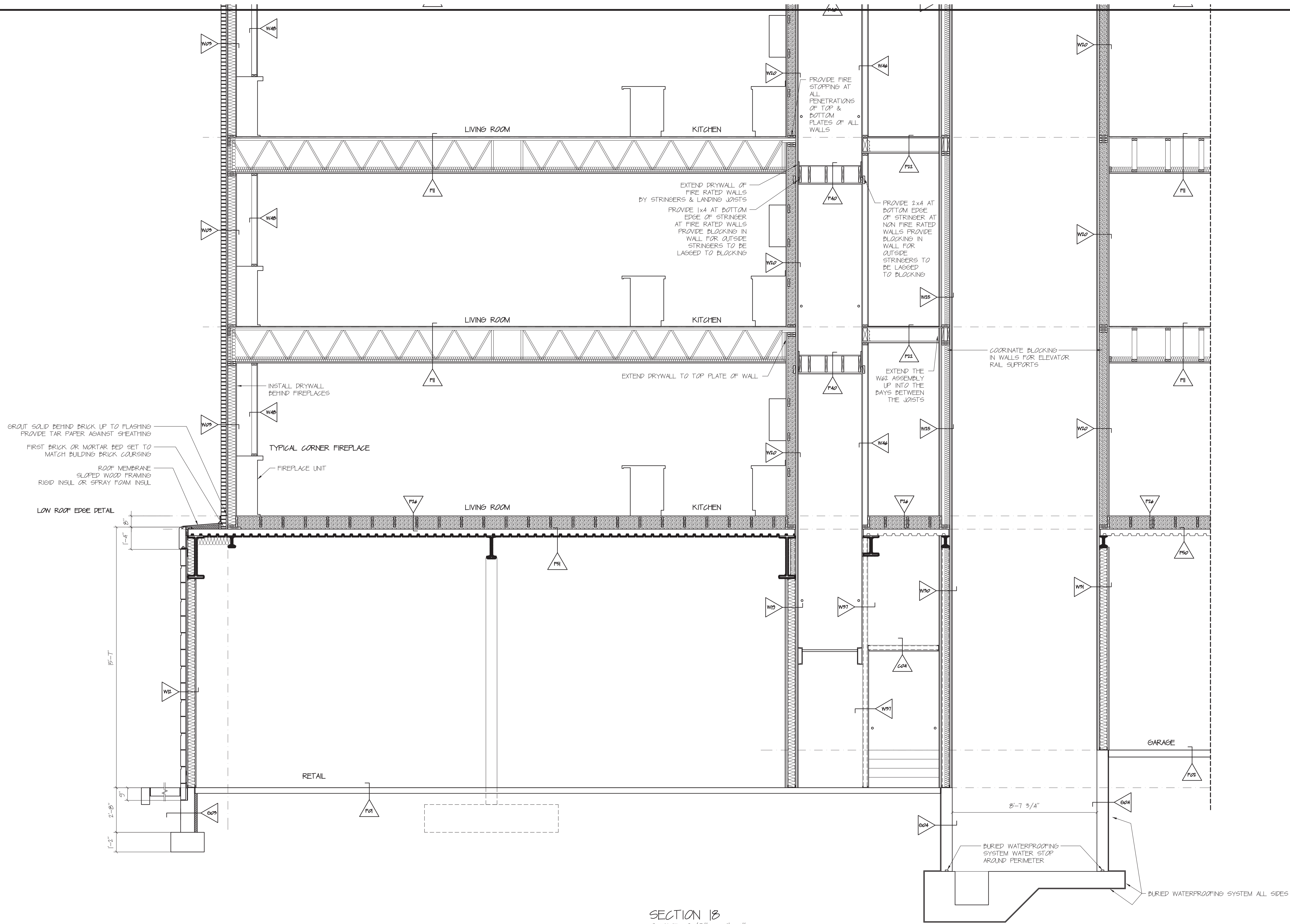
TYPICAL EXTERIOR DOOR CONSTRUCTION
REFER TO DOOR SCHEDULE FOR DOOR
6" METAL HEAD CASING
3" METAL JAMB CASING
3" WIDE VYCOR TO FRAME EDGE @ HEAD & JAMBS
AD TAPE TO FRAME EDGE @ HEAD & JAMBS
LOW EXPANSION FOAM SEALANT IN RO
GULK PERIMETER INTERIOR AND EXTERIOR OF FRAME

TYPICAL PIPE RAIL
SCH 40 NOM 1 1/4" PIPE HANDRAIL
SECURE TO STUD WALL
W/ METAL BRACKETS
PROVIDE BALANCE @ SUPPORTS
HANDRAILS TO BE EXTENDED
AT STAIR ENDS TO COMPLY
W/ THE BUILDING CODE

PROVIDE 2x4 NAILERS PAIRED INTO
WALL @ 24" OC
EXTEND DRYWALL DOWN OVER FOUND

EXTEND DRYWALL TO FLOOR DECK ABOVE

EXTEND DRYWALL OVER TOP OF WALL



SECTION 1B
SCALE: 3/8" = 1'-0"



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Portland, Maine

SECTION 1B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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GARAGE LEVEL
GSC.12



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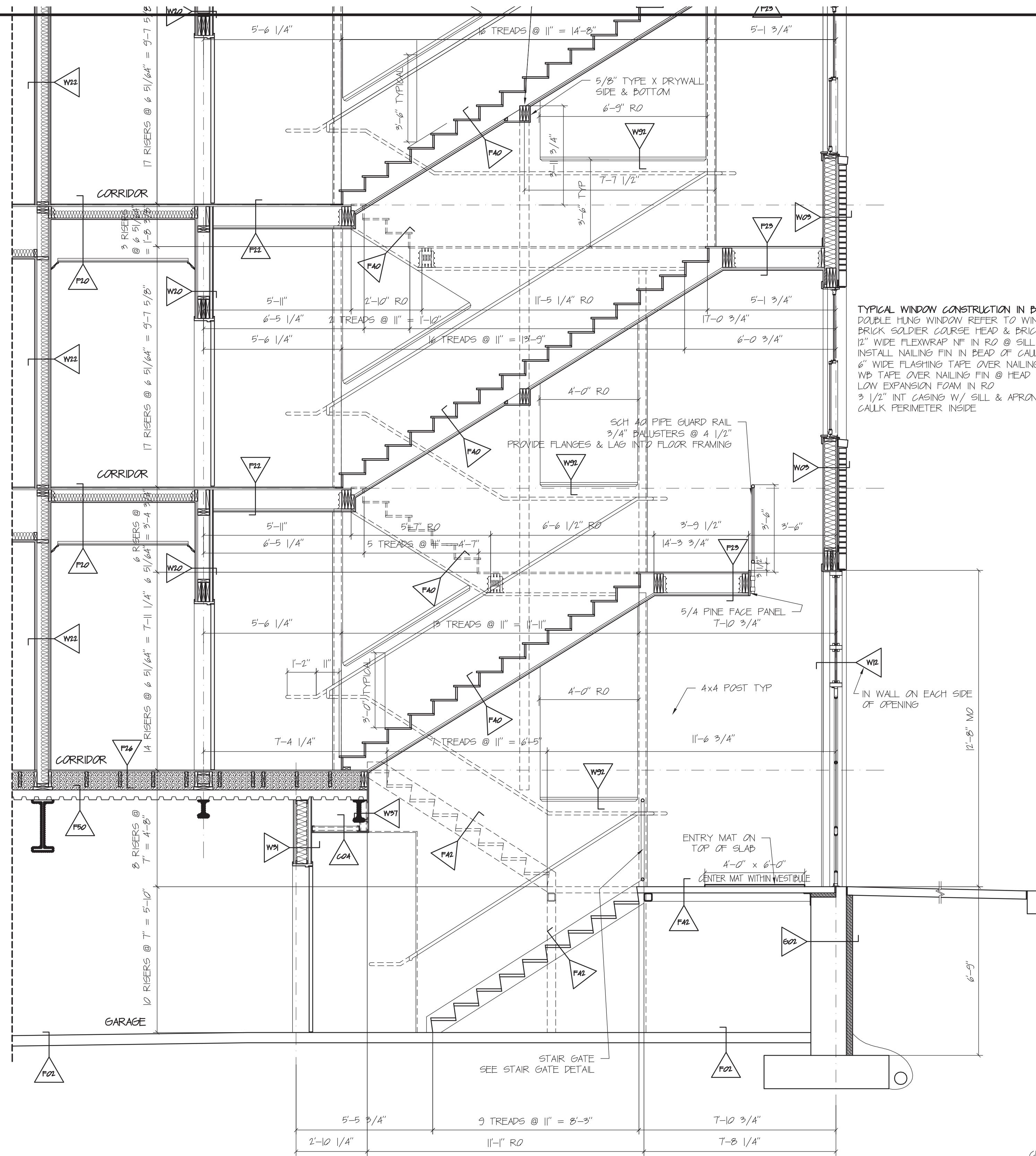
THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTIONS 19 & 20
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

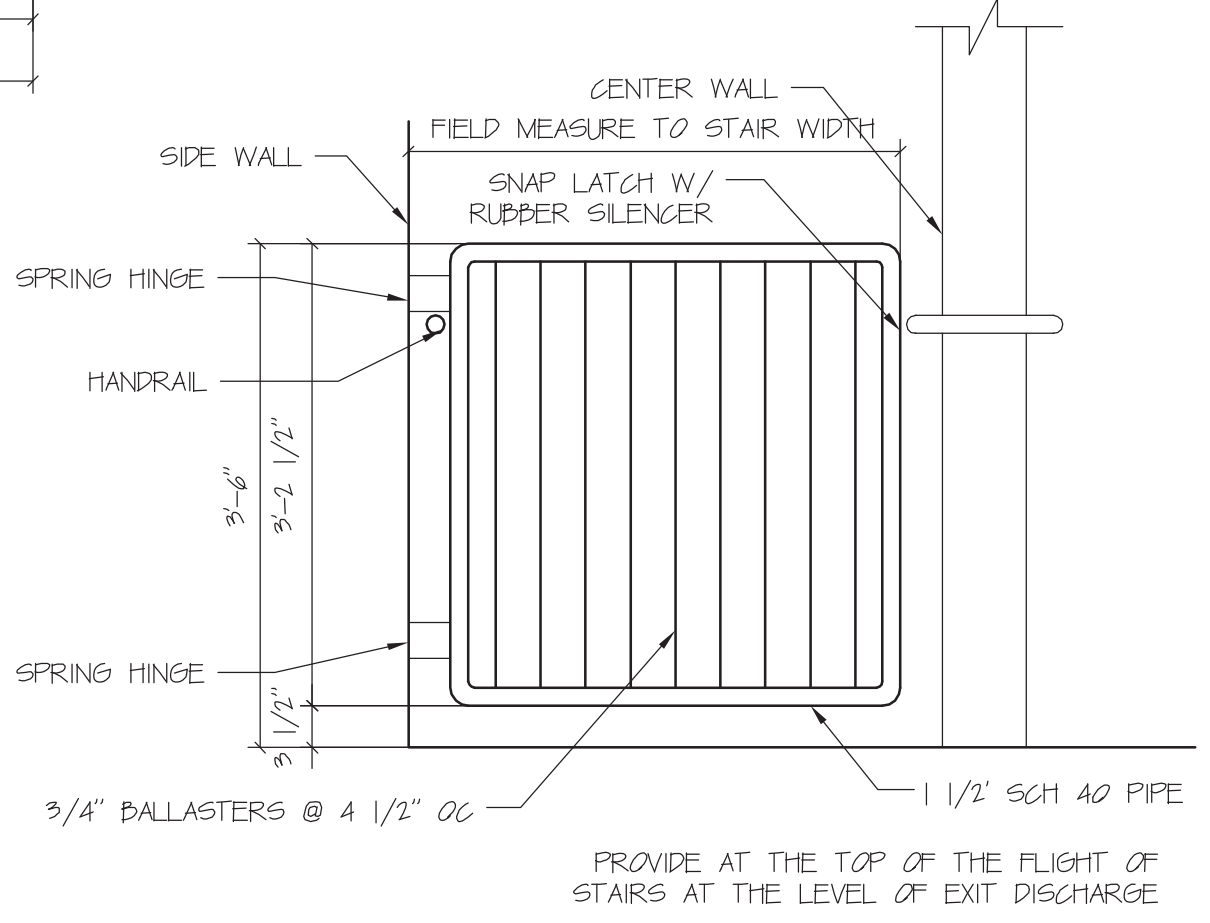
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 GARAGE LEVEL

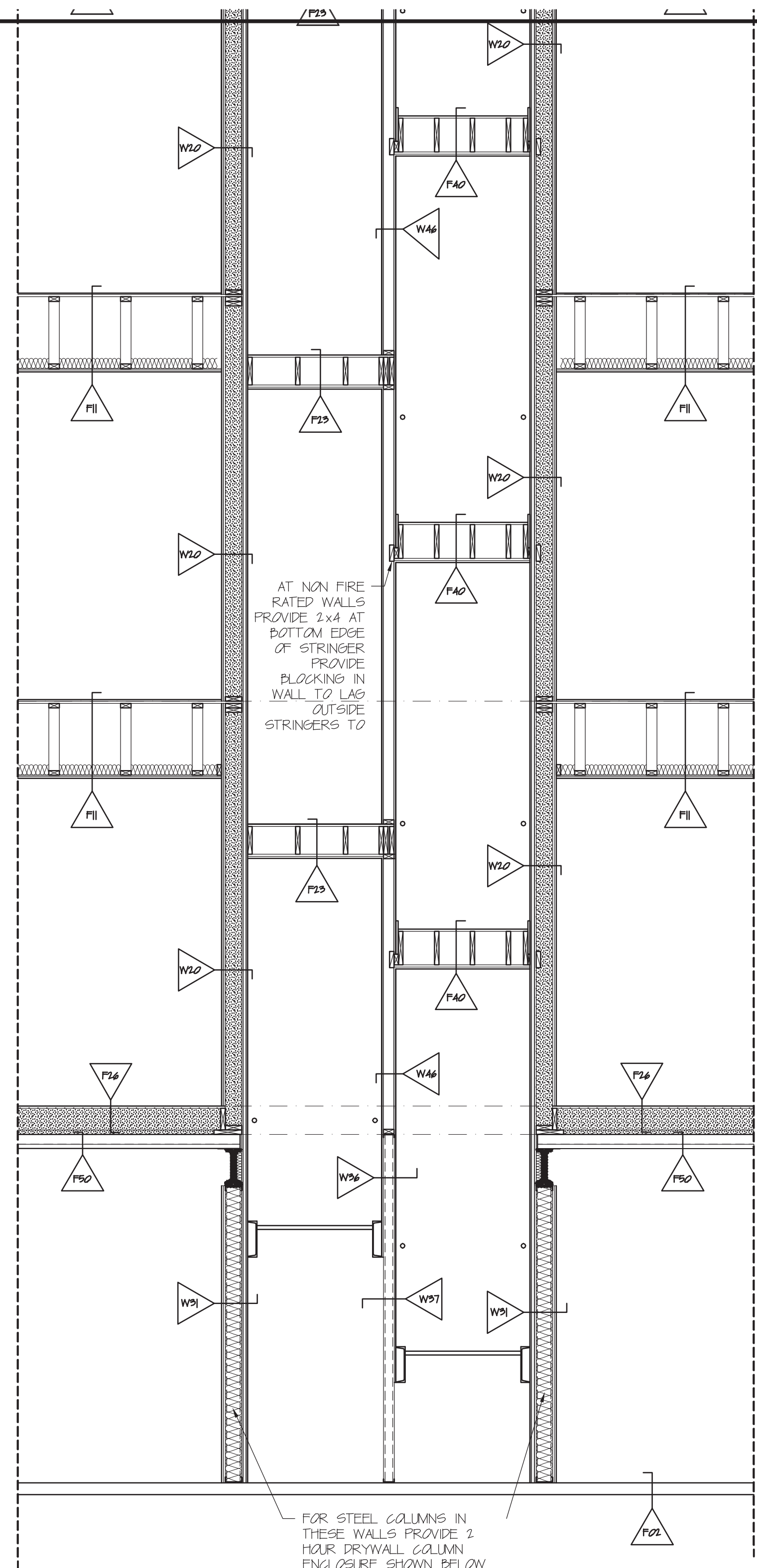
GSC.13



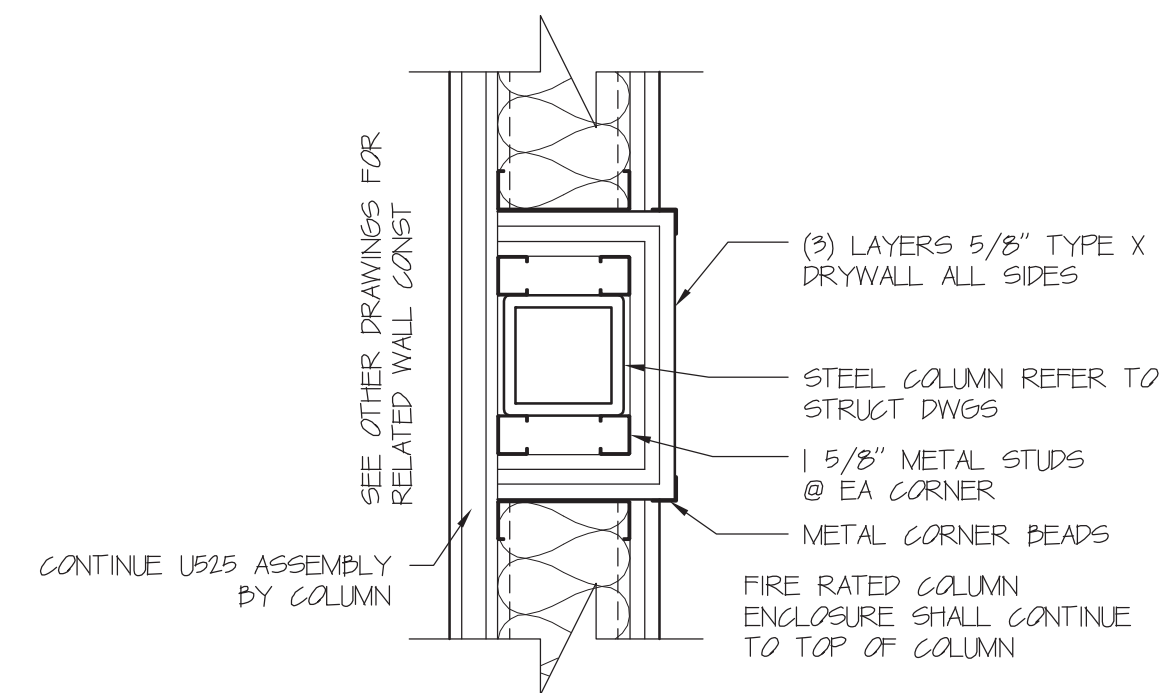
SECTION 19
 SCALE: 3/8" = 1' 0"



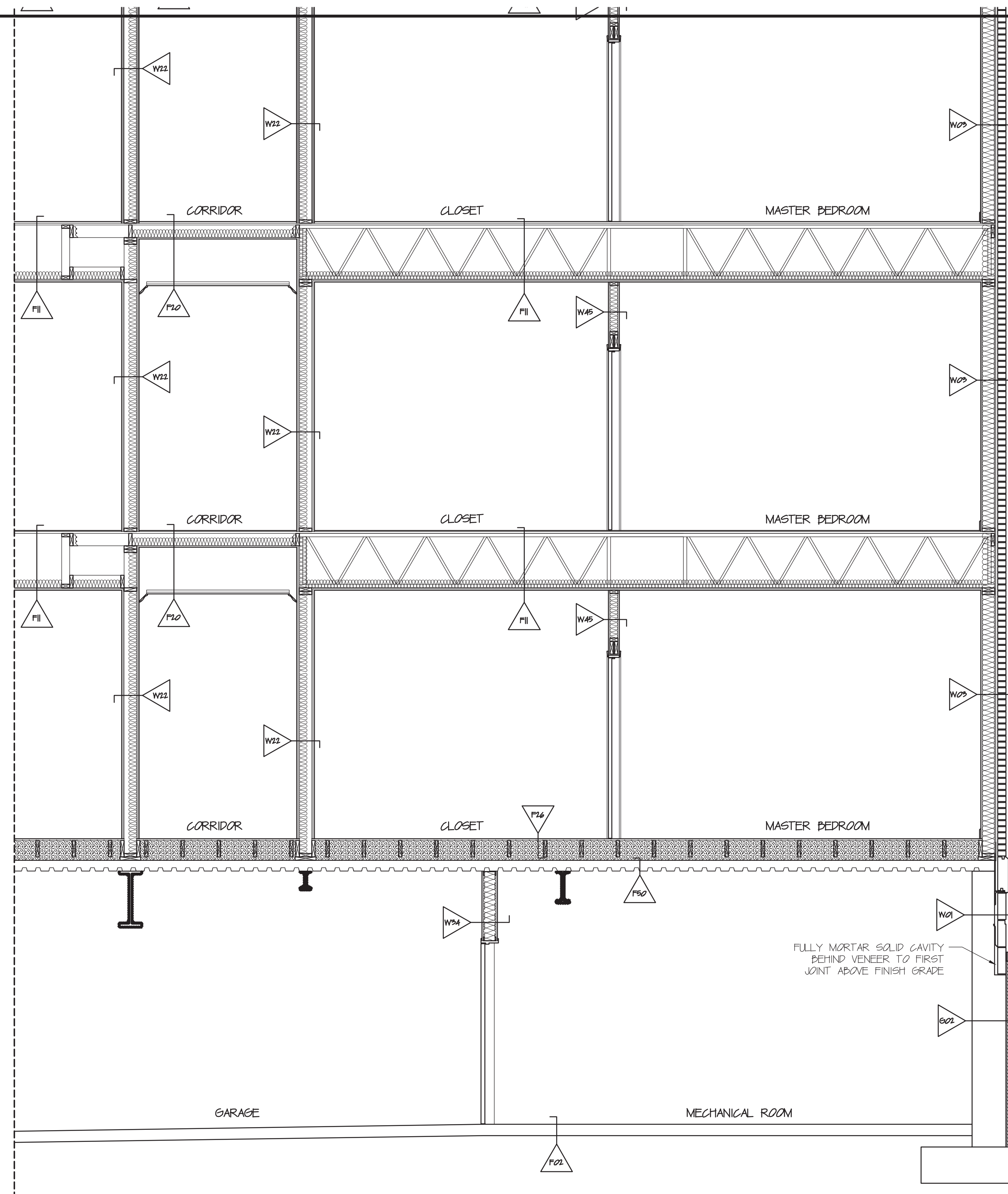
STAIR GATE DETAIL
 SCALE: 3/4" = 1' 0"



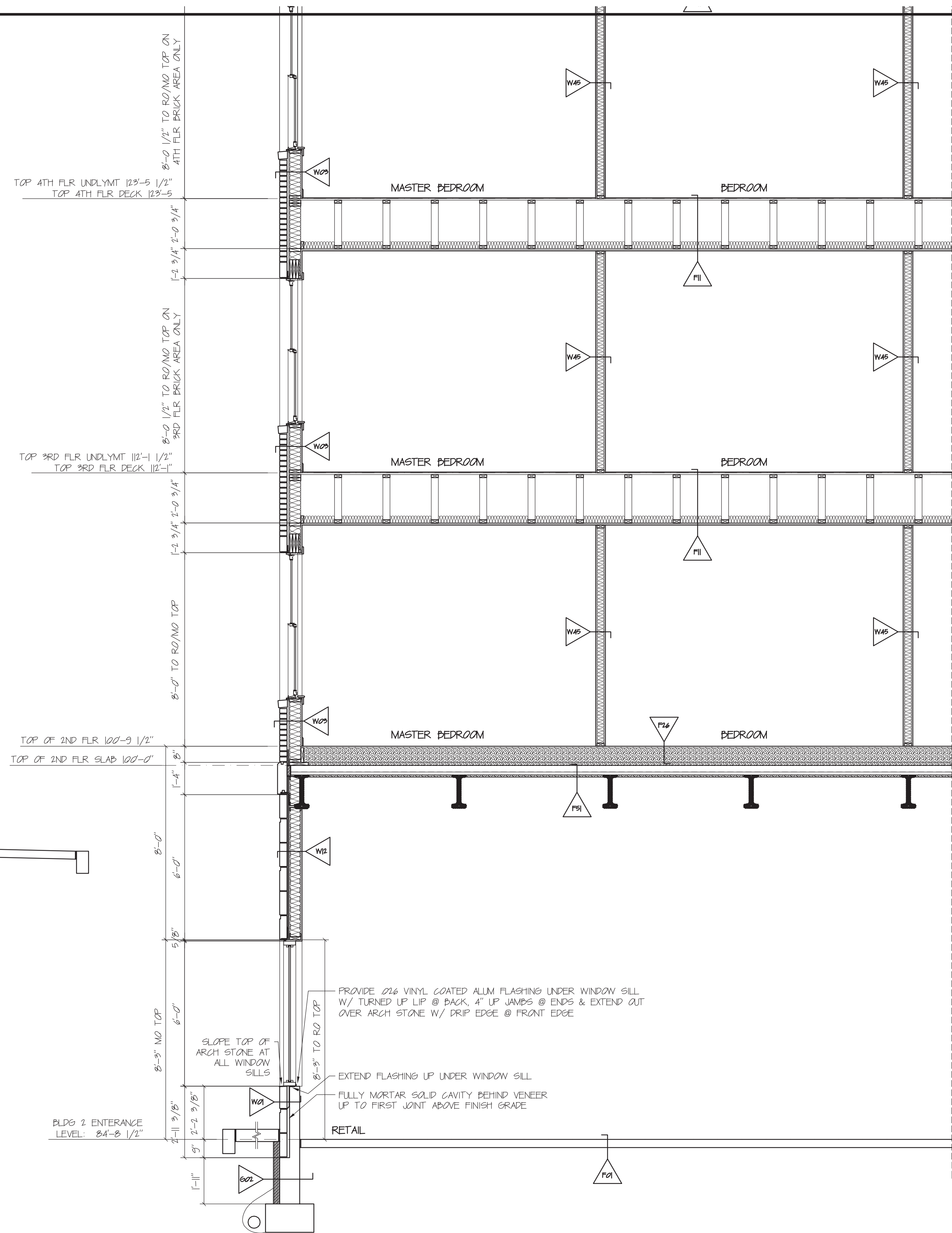
SECTION 20
 SCALE: 3/8" = 1' 0"



2 HR DRYWALL DRYWALL ENCLOSURE DETAIL
 SCALE: 1 1/2" = 1' 0"



SECTION 21
SCALE: 3/8" = 1' 0"



SECTION 22
SCALE: 3/8" = 1' 0"



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SECTIONS 21 & 22
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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GARAGE LEVEL

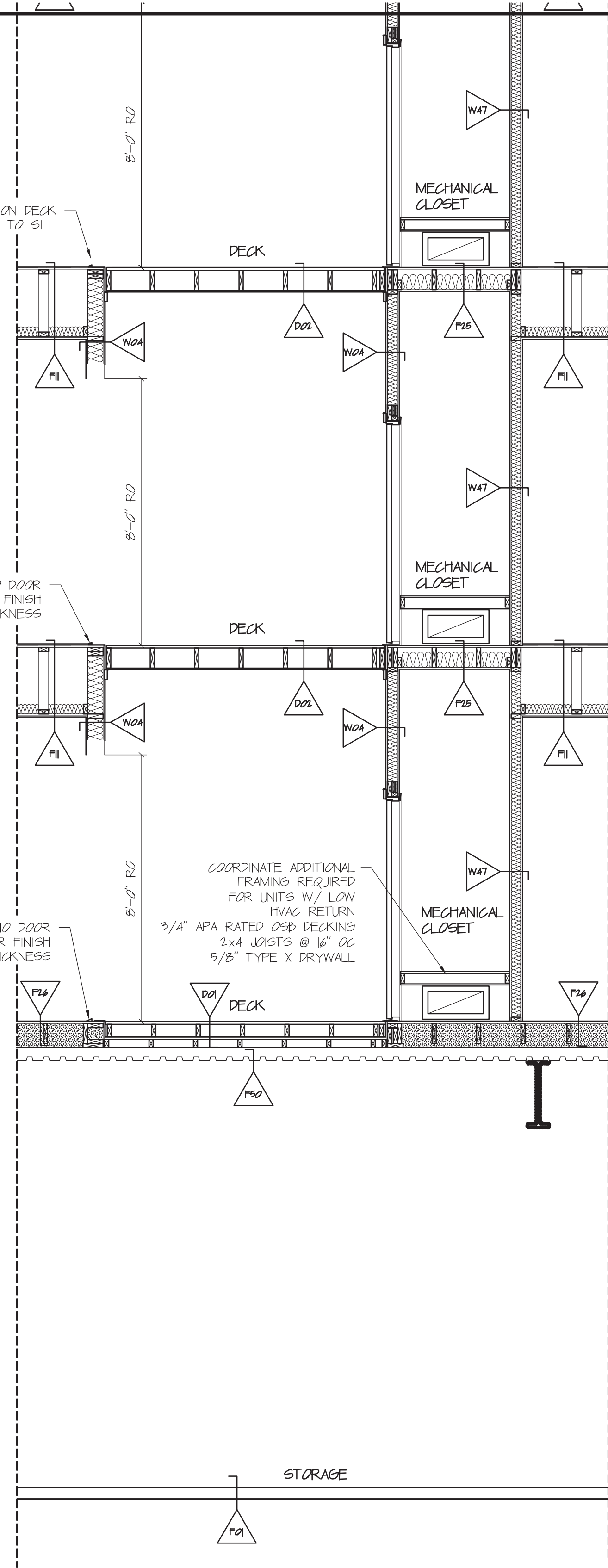
GSC.1A

PATIO DOOR TO BE INSTALLED DIRECTLY ON DECK UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

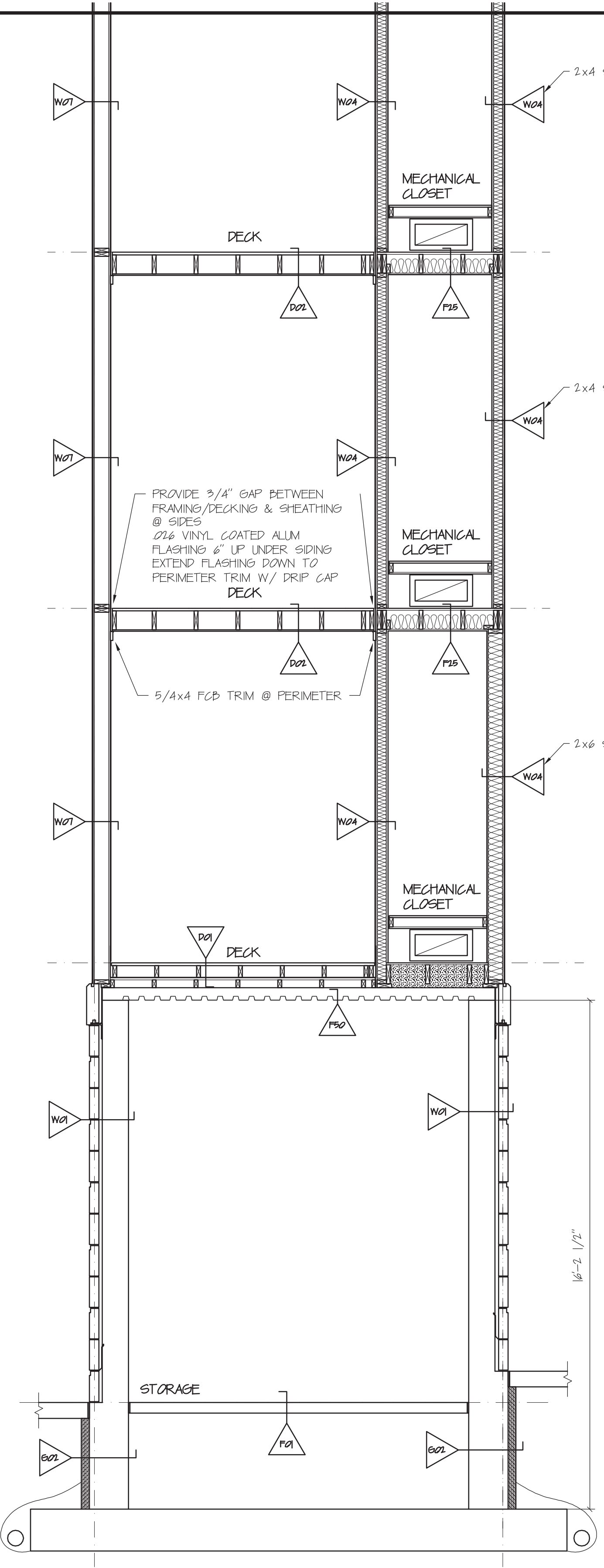
COORDINATE ADDITIONAL FRAMING REQUIRED FOR UNITS W/ LOW HVAC RETURN
3/4" APA RATED OSB DECKING
2x4 JOISTS @ 16" OC
5/8" TYPE X DRYWALL



SECTION 23
SCALE: 3/8" = 1' 0"

PROVIDE 3/4" GAP BETWEEN FRAMING/DECKING & SHEATHING @ SIDES
D16 VINYL COATED ALUM FLASHING 6" UP UNDER SIDING EXTEND FLASHING DOWN TO PERIMETER TRIM W/ DRIP CAP

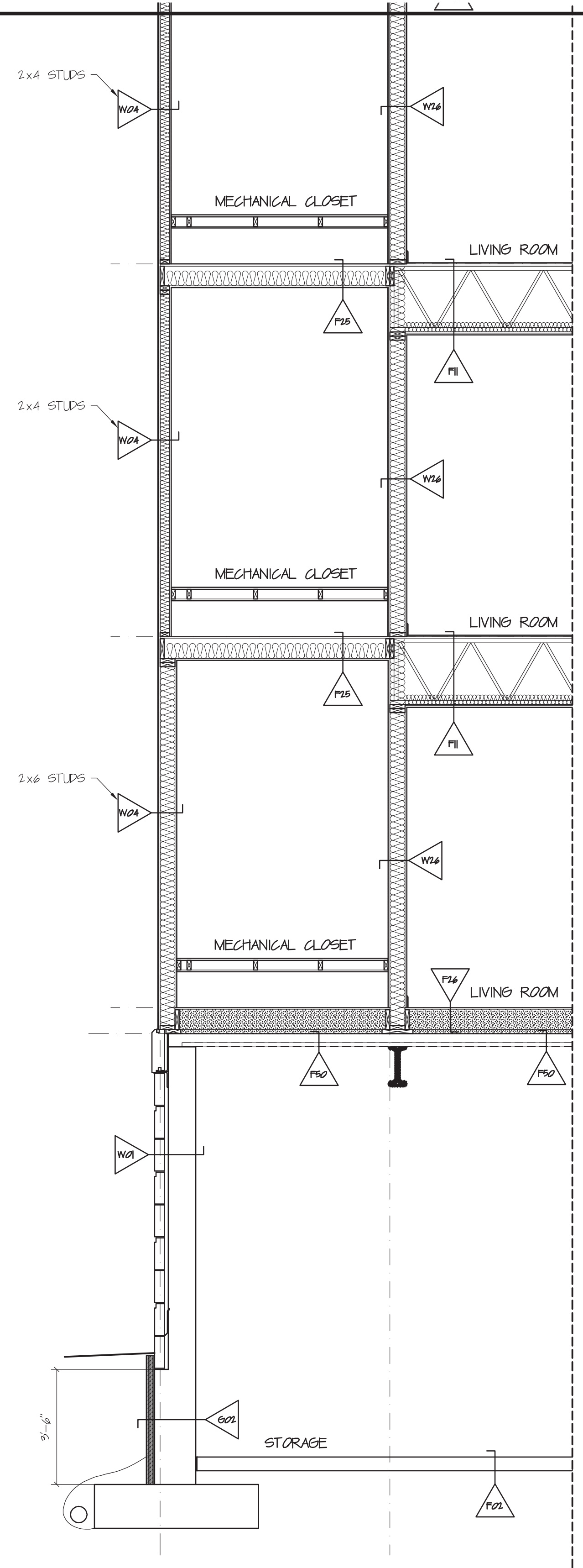
5/4x4 FCB TRIM @ PERIMETER



SECTION 24
SCALE: 3/8" = 1' 0"

2x4 STUDS

2x6 STUDS



SECTION 25
SCALE: 3/8" = 1' 0"



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SECTIONS 23, 24 & 25
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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GSC.15

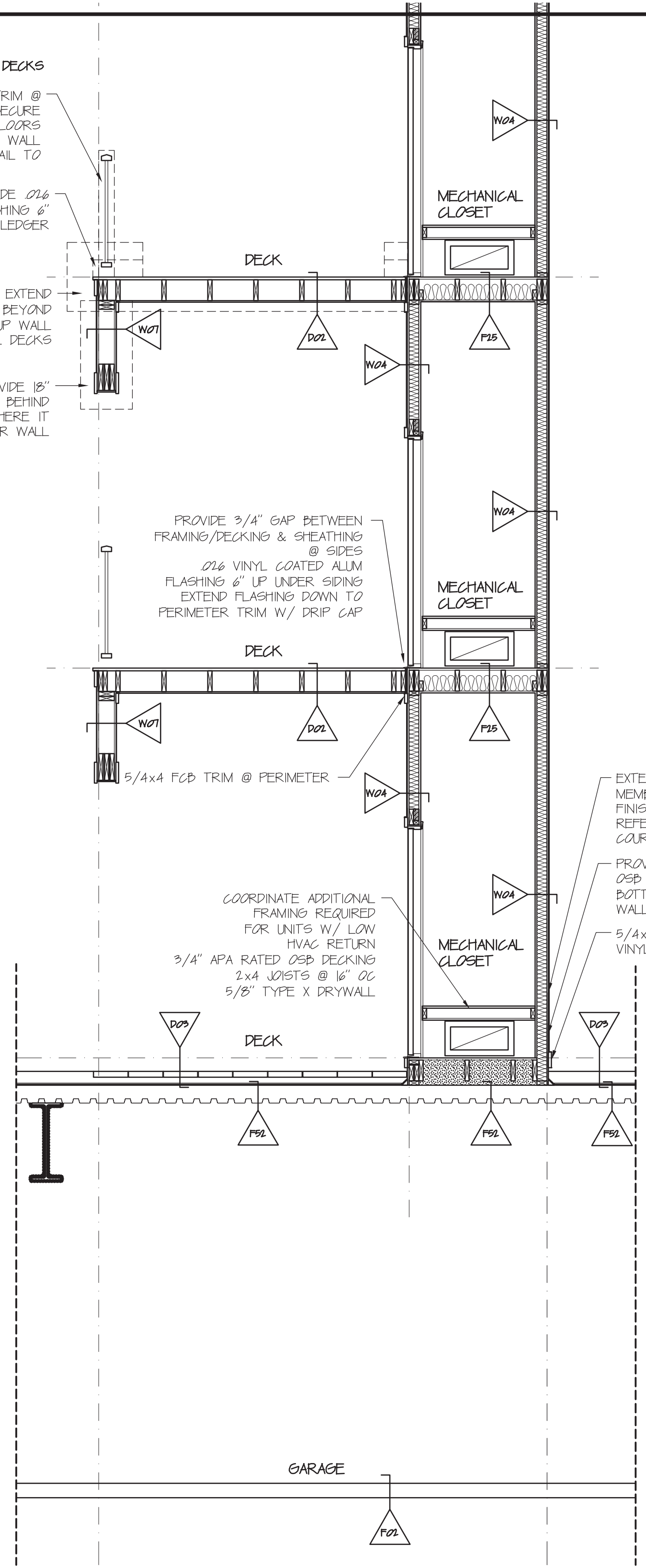
TYPICAL FOR ALL DECKS

5/4x6 FCB OR PVC TRIM @ EXTERIOR WALL TO SECURE GUARDRAIL. TYPICAL ALL FLOORS PROVIDE BLOCKING INSIDE WALL FRAMING TO SECURE RAIL TO

ON EXTERIOR WALL PROVIDE 0.16 VINYL COATED ALUM FLASHING 4" UP WALL & OVER DECK LEDGER

ON EXTERIOR WALL EXTEND MEMBRANE FLASHING 12" BEYOND END OF LEDGER AND 12" UP WALL OVER WD ON ALL DECKS

ON EXTERIOR WALL PROVIDE 18" MEMBRANE FLASHING BEHIND SOFFIT AND OVER WD WHERE IT MEETS EXTERIOR WALL



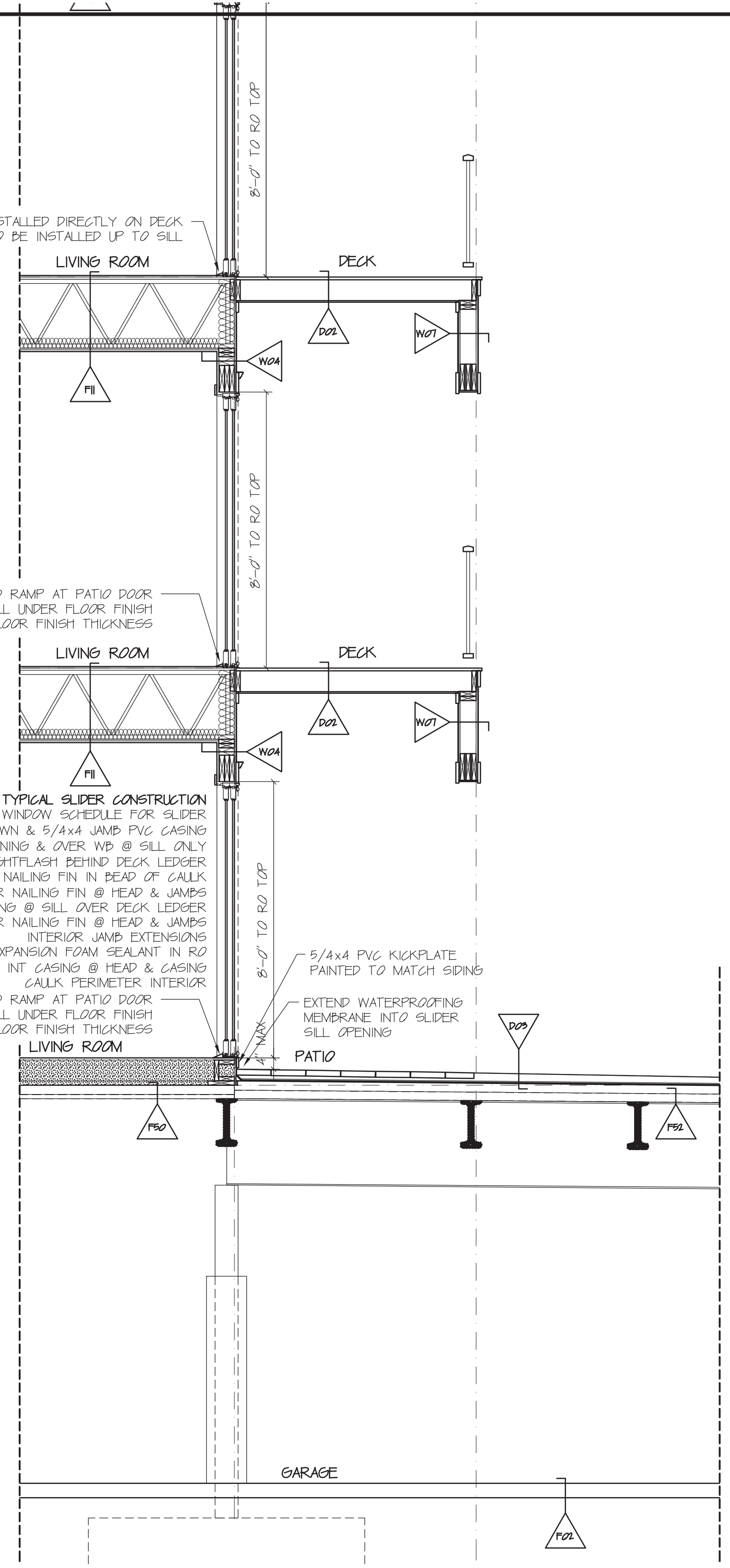
SECTION 26
SCALE: 3/8" = 1' 0"

SLIDER TO BE INSTALLED DIRECTLY ON DECK UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

TYPICAL SLIDER CONSTRUCTION
REFER TO WINDOW SCHEDULE FOR SLIDER
5/4x8 W/ CROWN & 5/4x4 JAMB PVC CASING
9" FLEXWRAP NF IN ROUGH OPENING & OVER WD @ SILL ONLY
9" STRAIGHTFLASH BEHIND DECK LEDGER
INSTALL HEAD & JAMB NAILING FIN IN BEAD OF CALK
6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
0.16 VINYL COATED ALUM FLASHING @ SILL OVER DECK LEDGER
WD TAPE OVER NAILING FIN @ HEAD & JAMBS
INTERIOR JAMB EXTENSIONS
LOW EXPANSION FOAM SEALANT IN RO
3/2" INT CASING @ HEAD & CASING
CALK PERIMETER INTERIOR

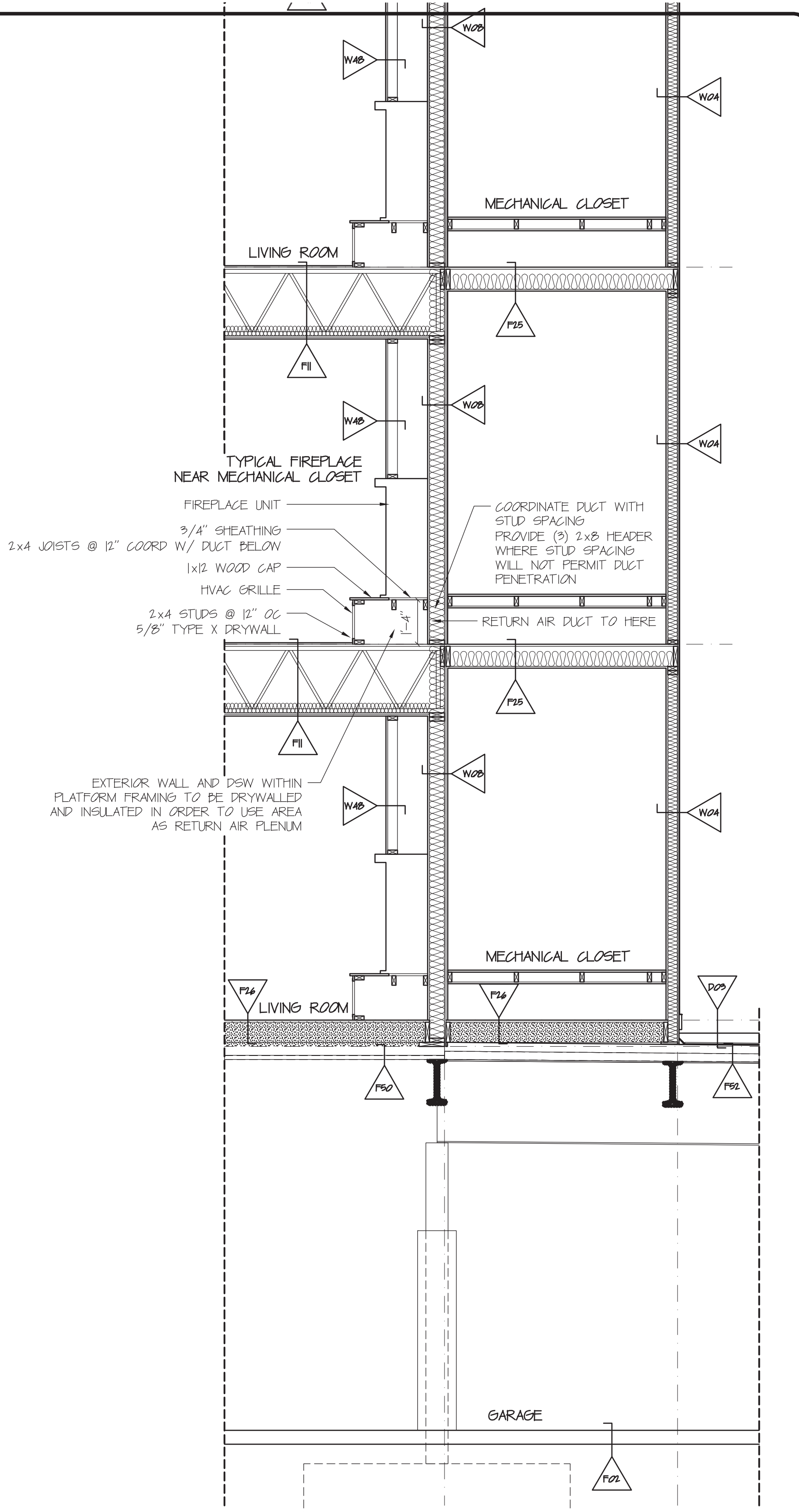
PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS



SECTION 27
SCALE: 3/8" = 1' 0"

TYPICAL FIREPLACE NEAR MECHANICAL CLOSET
FIREPLACE UNIT
3/4" SHEATHING
1x12 WOOD CAP
HVAC GRILLE
2x4 STUDS @ 12" OC
5/8" TYPE X DRYWALL

EXTERIOR WALL AND PSW WITHIN PLATFORM FRAMING TO BE DRYWALLED AND INSULATED IN ORDER TO USE AREA AS RETURN AIR PLENUM



SECTION 28
SCALE: 3/8" = 1' 0"



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Portland, Maine

SECTIONS 26, 27 & 28
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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OSC.16



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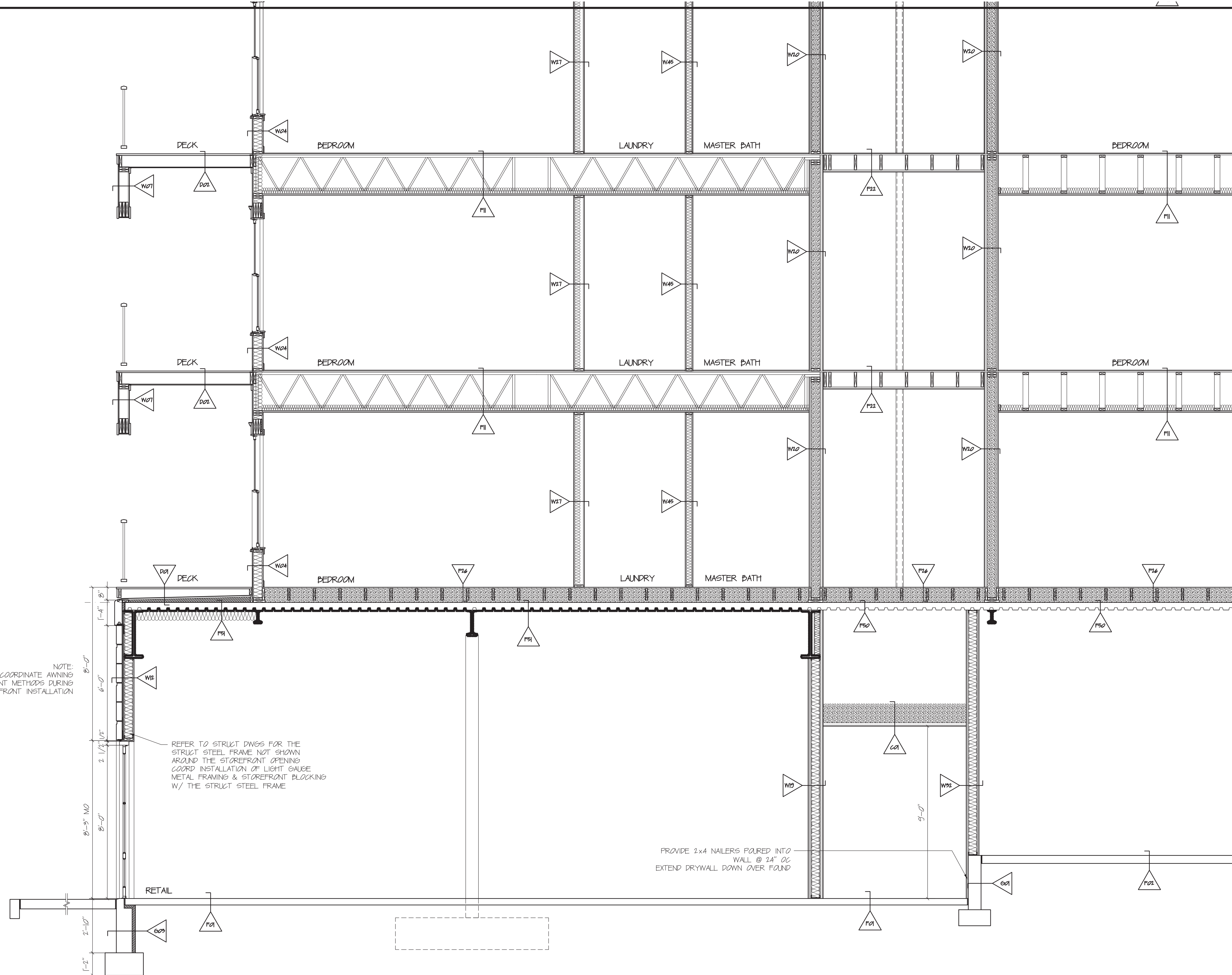
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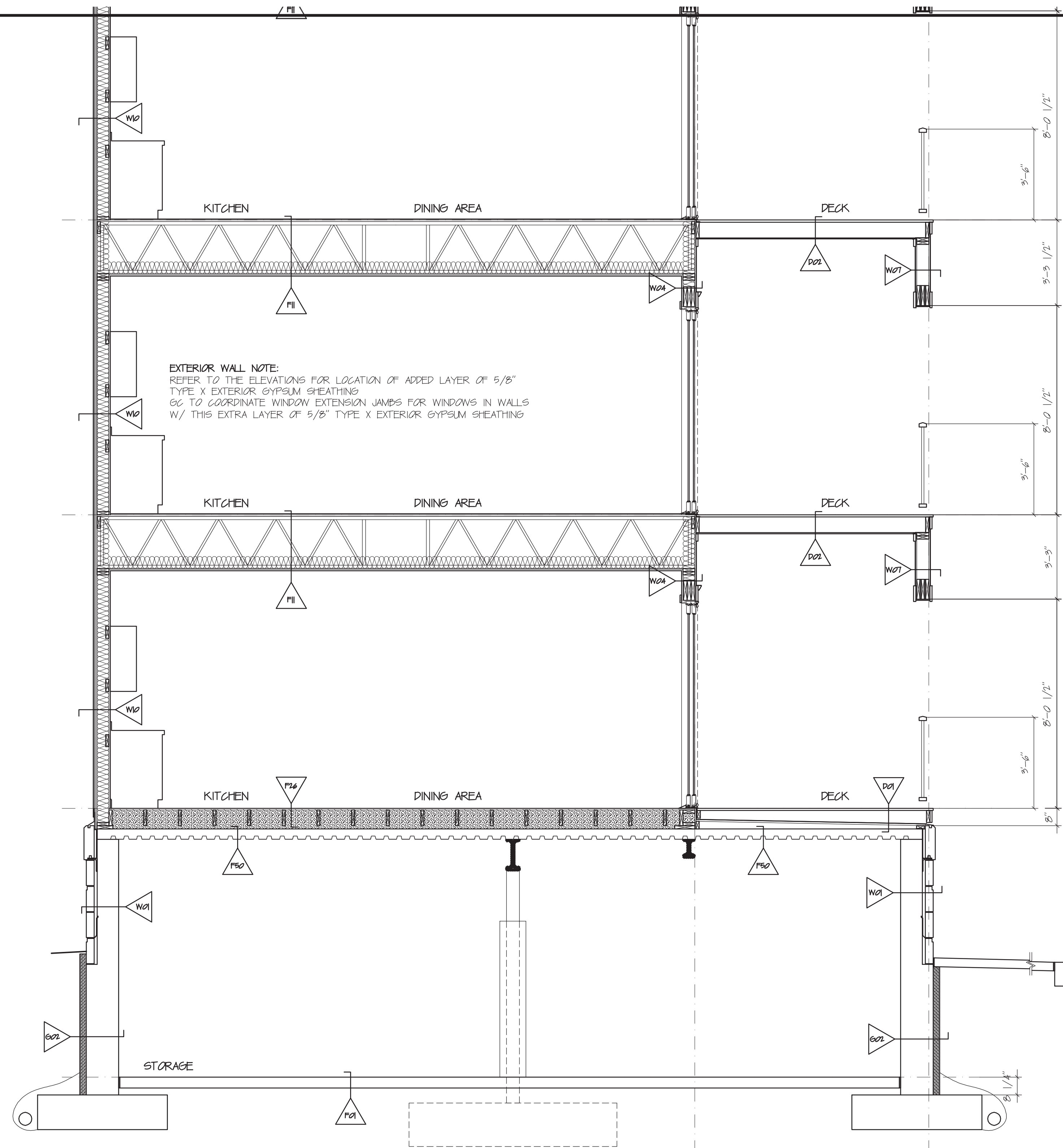
SECTION 29
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 GARAGE LEVEL
OSC.17



SECTION 29
 SCALE: 3/8" = 1'-0"



EXTERIOR WALL NOTE:
 REFER TO THE ELEVATIONS FOR LOCATION OF ADDED LAYER OF 5/8"
 TYPE X EXTERIOR GYPSUM SHEATHING
 GC TO COORDINATE WINDOW EXTENSION JAMBS FOR WINDOWS IN WALLS
 W/ THIS EXTRA LAYER OF 5/8" TYPE X EXTERIOR GYPSUM SHEATHING

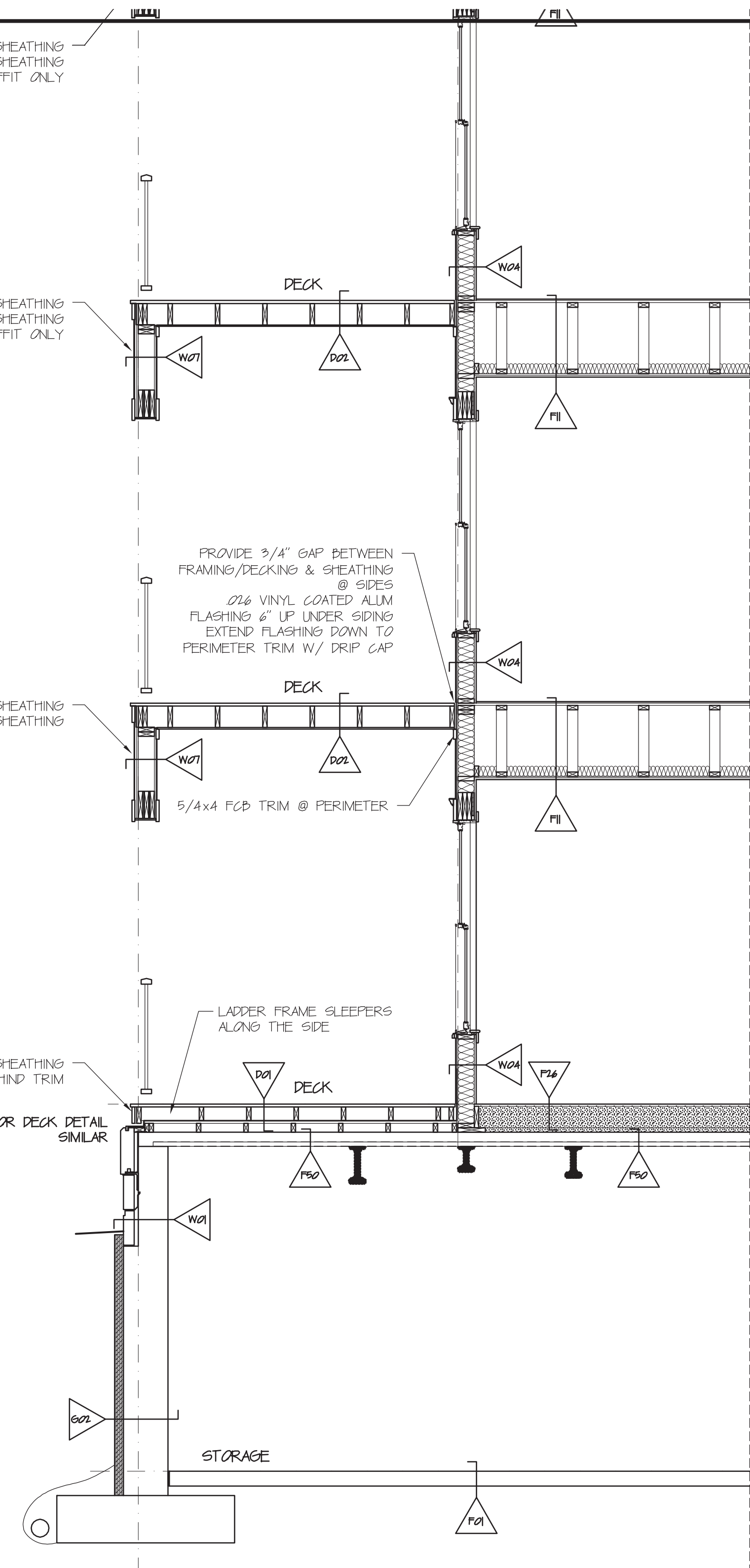
SECTION 31
 SCALE: 3/8" = 1' 0"

PROVIDE 5/8" TYPE X EXTERIOR GYPSUM SHEATHING
 BEHIND TRIM AND SIDING & OVER OSB SHEATHING
 ON OUTSIDE FACE OF SOFFIT ONLY

PROVIDE 5/8" TYPE X EXTERIOR GYPSUM SHEATHING
 BEHIND TRIM AND SIDING & OVER OSB SHEATHING
 ON OUTSIDE FACE OF SOFFIT ONLY

PROVIDE 5/8" TYPE X EXTERIOR GYPSUM SHEATHING
 BEHIND TRIM AND SIDING & OVER OSB SHEATHING

PROVIDE 5/8" TYPE X EXTERIOR GYPSUM SHEATHING
 BEHIND TRIM



PROVIDE 3/4" GAP BETWEEN
 FRAMING/DECKING & SHEATHING
 @ SIDES
 026 VINYL COATED ALUM
 FLASHING 6" UP UNDER SIDING
 EXTEND FLASHING DOWN TO
 PERIMETER TRIM W/ DRIP GAP

5/4x4 FCB TRIM @ PERIMETER

LADDER FRAME SLEEPERS
 ALONG THE SIDE

2ND FLOOR DECK DETAIL
 SIMILAR

SECTION 32
 SCALE: 3/8" = 1' 0"



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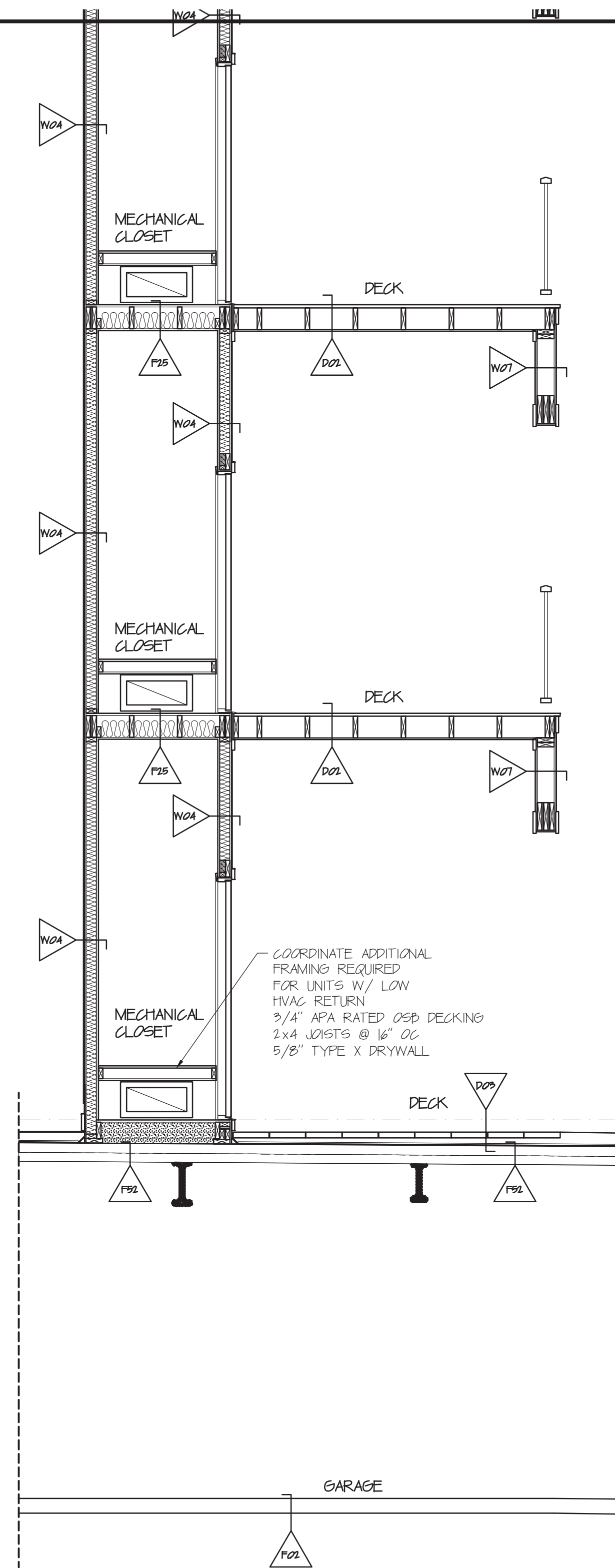
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SECTIONS 31 & 32
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

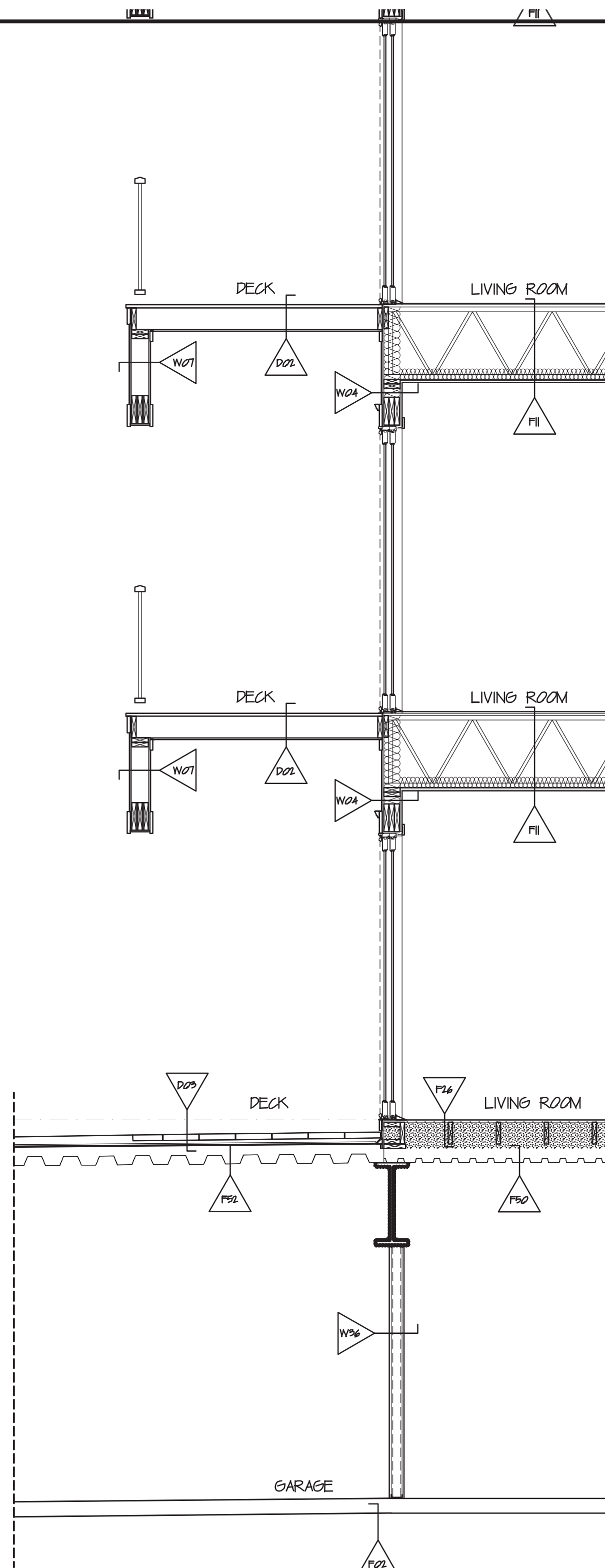
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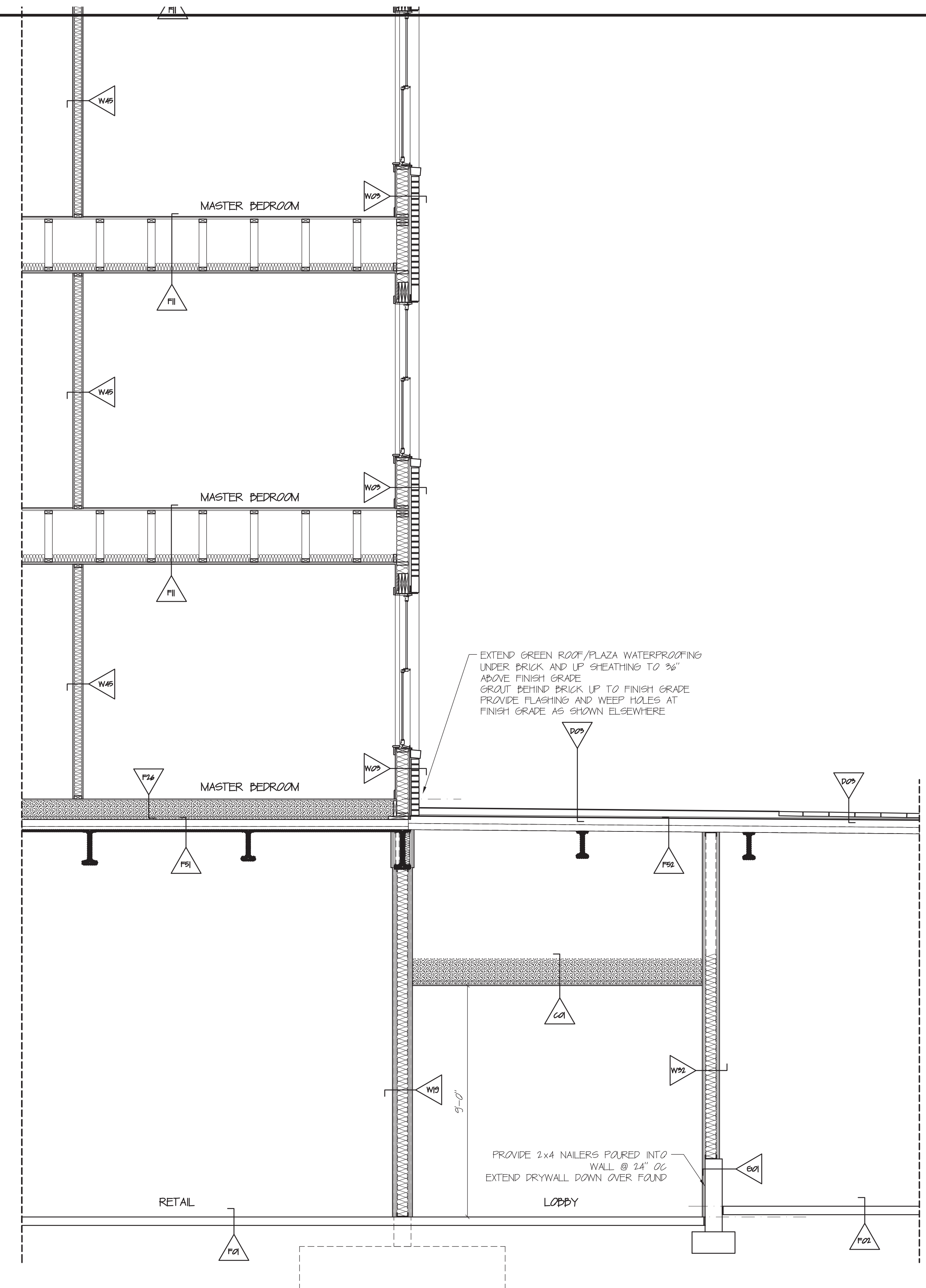


SECTION 33
SCALE: 3/8" = 1' 0"

COORDINATE ADDITIONAL FRAMING REQUIRED FOR UNITS W/ LOW HVAC RETURN
3/4" APA RATED OSB DECKING
2x4 JOISTS @ 16" OC
5/8" TYPE X DRYWALL



SECTION 34
SCALE: 3/8" = 1' 0"



SECTION 35
SCALE: 3/8" = 1' 0"

EXTEND GREEN ROOF/PLAZA WATERPROOFING UNDER BRICK AND UP SHEATHING TO 3/8" ABOVE FINISH GRADE
GROUT BEHIND BRICK UP TO FINISH GRADE
PROVIDE FLASHING AND WEEP HOLES AT FINISH GRADE AS SHOWN ELSEWHERE

PROVIDE 2x4 NAILERS POURED INTO WALL @ 24" OC
EXTEND DRYWALL DOWN OVER FOUND



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SECTIONS 33, 34 & 35
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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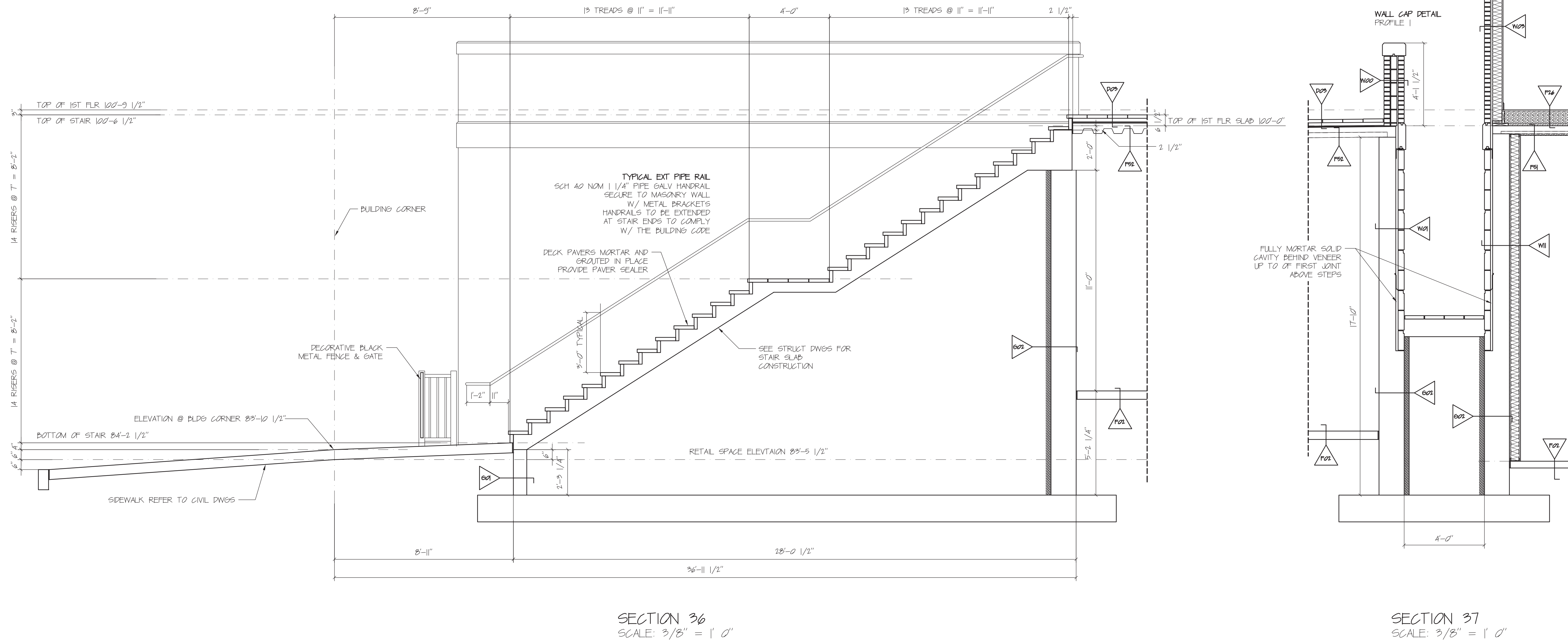
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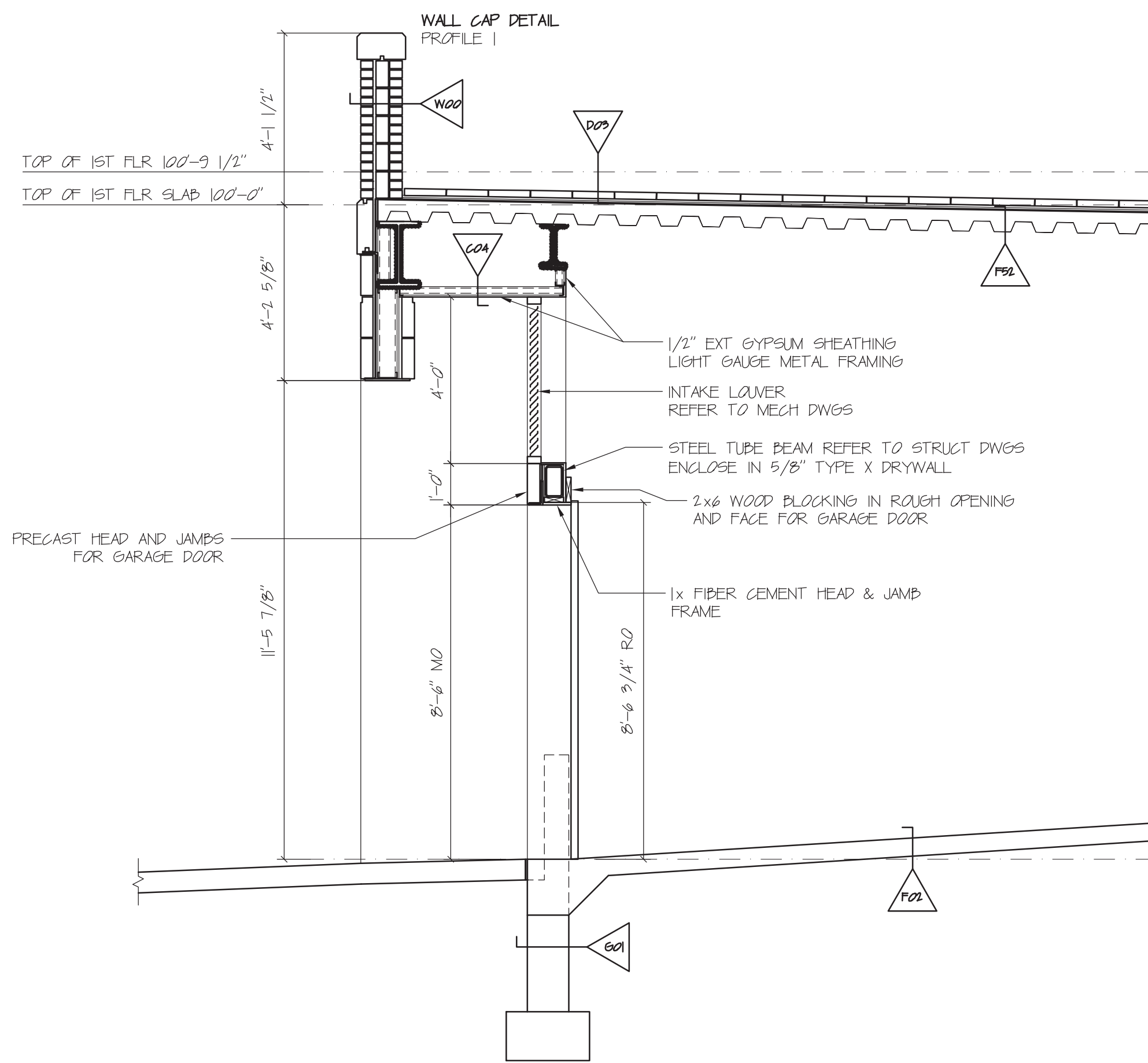
SECTIONS 36 & 37
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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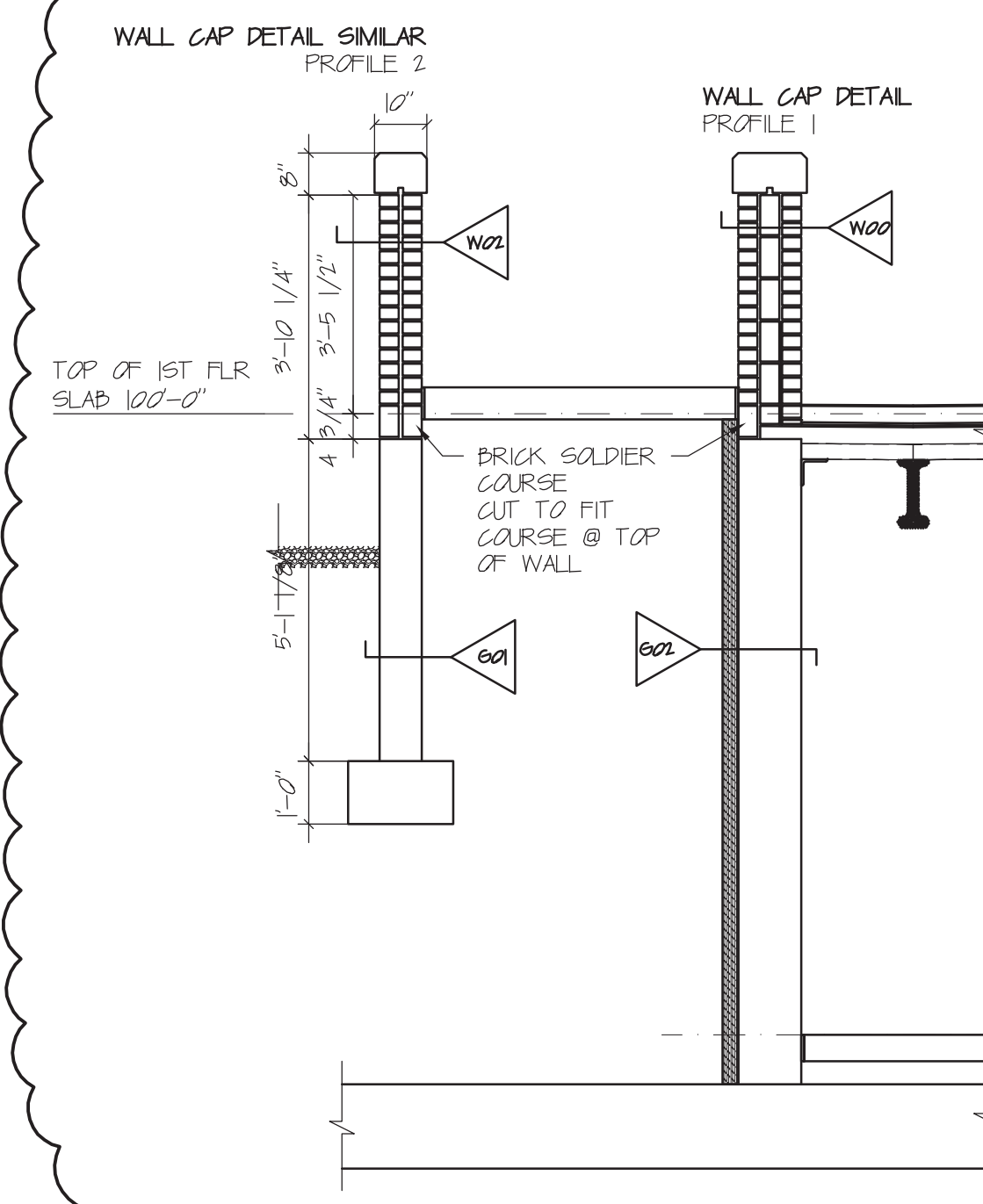
DRG. NO.
 GARAGE LEVEL

OSC.20

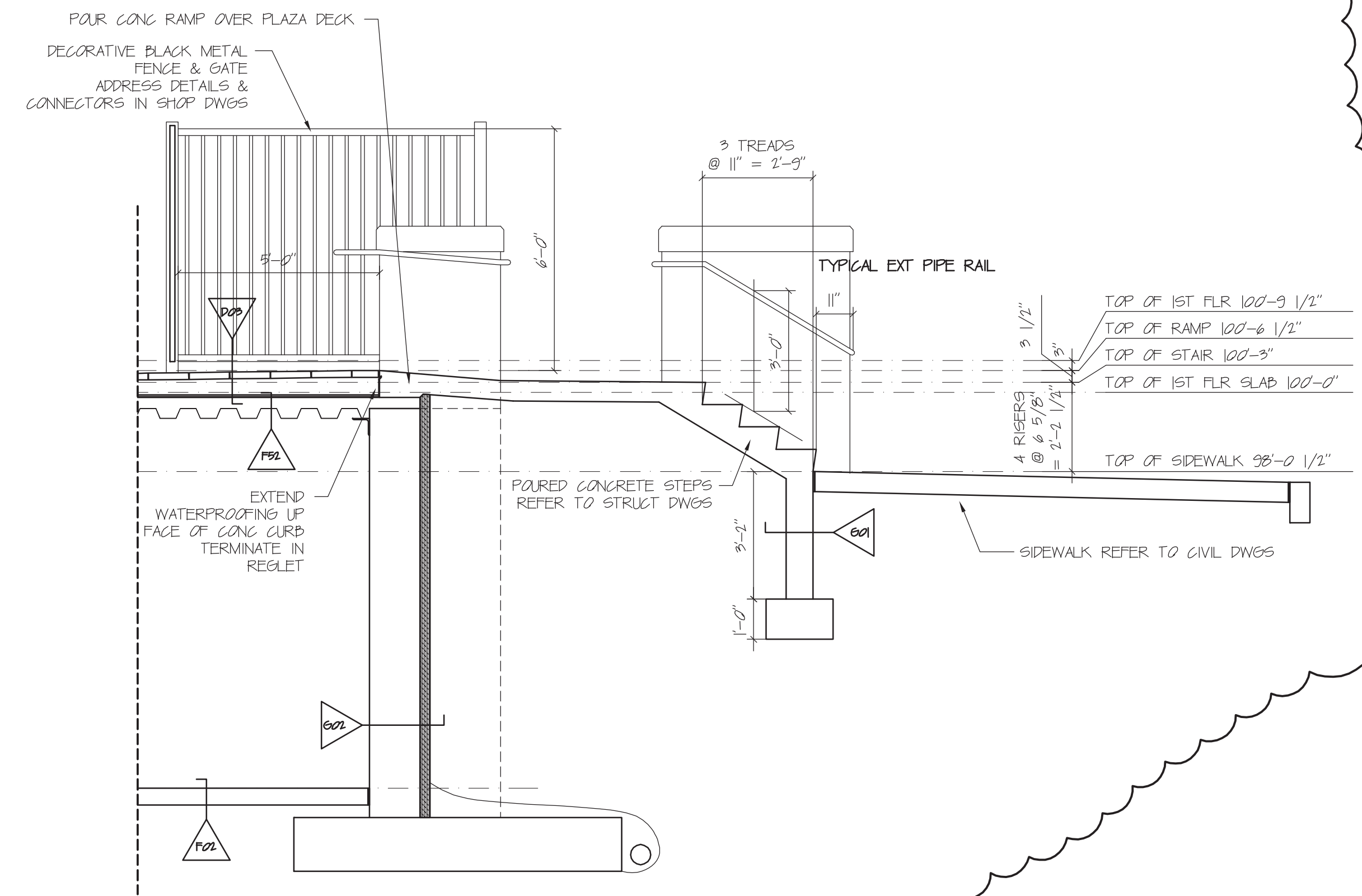




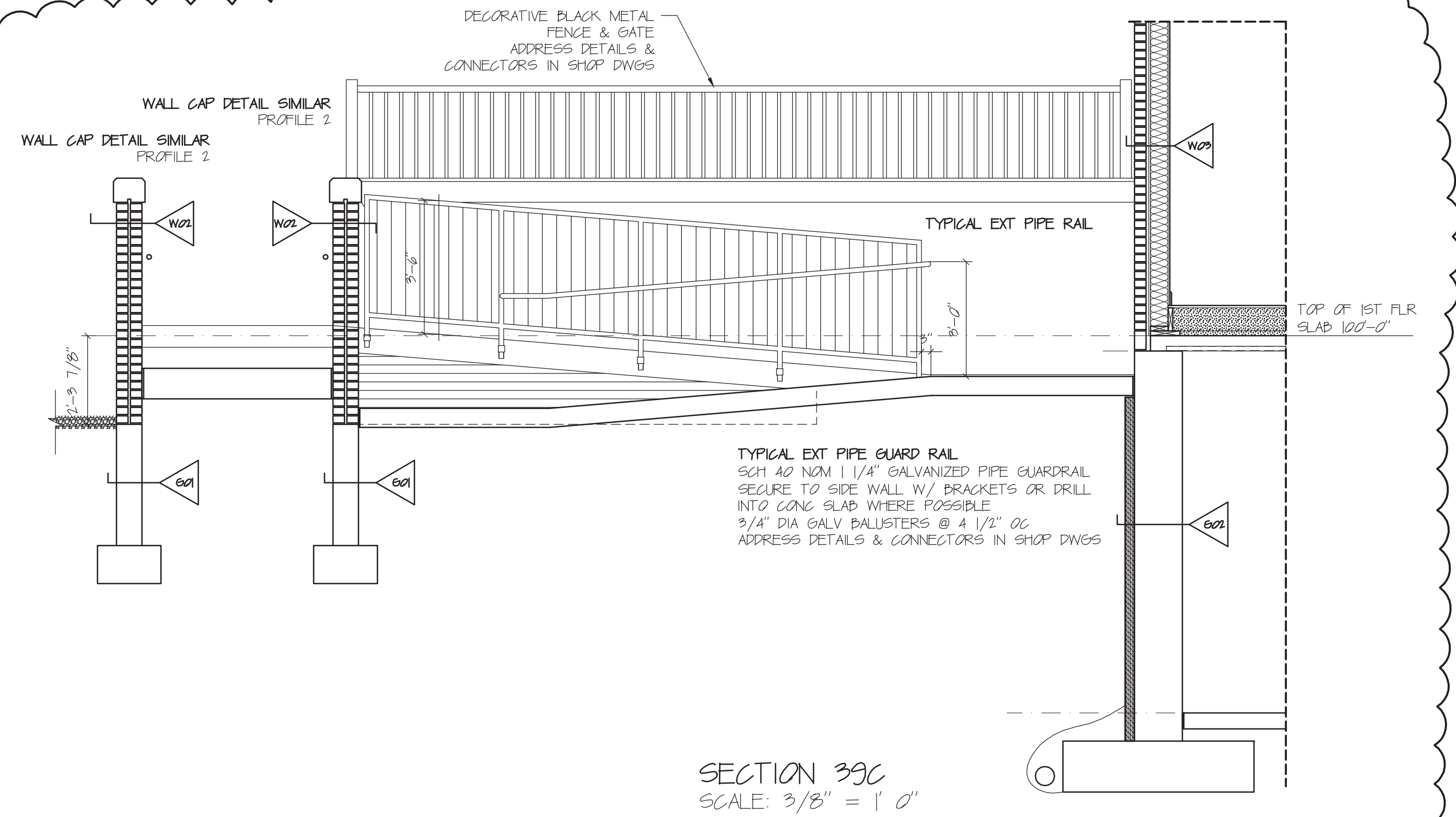
SECTION 38
SCALE: 3/8" = 1' 0"



SECTION 39A
SCALE: 3/8" = 1' 0"



SECTION 39B
SCALE: 3/8" = 1' 0"



SECTION 39C
SCALE: 3/8" = 1' 0"



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SECTIONS 38, 39A & 39B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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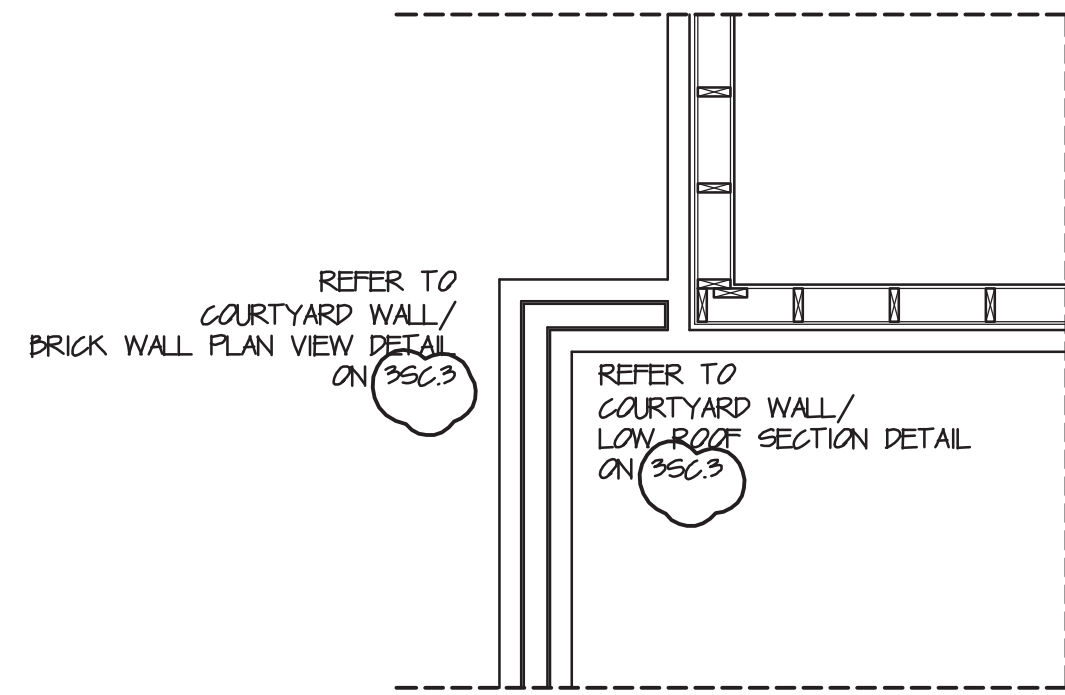
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SECTIONS 40, 41 & 42
 COURTYARD WALL DETAIL
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:
 Jan. 16, 2013

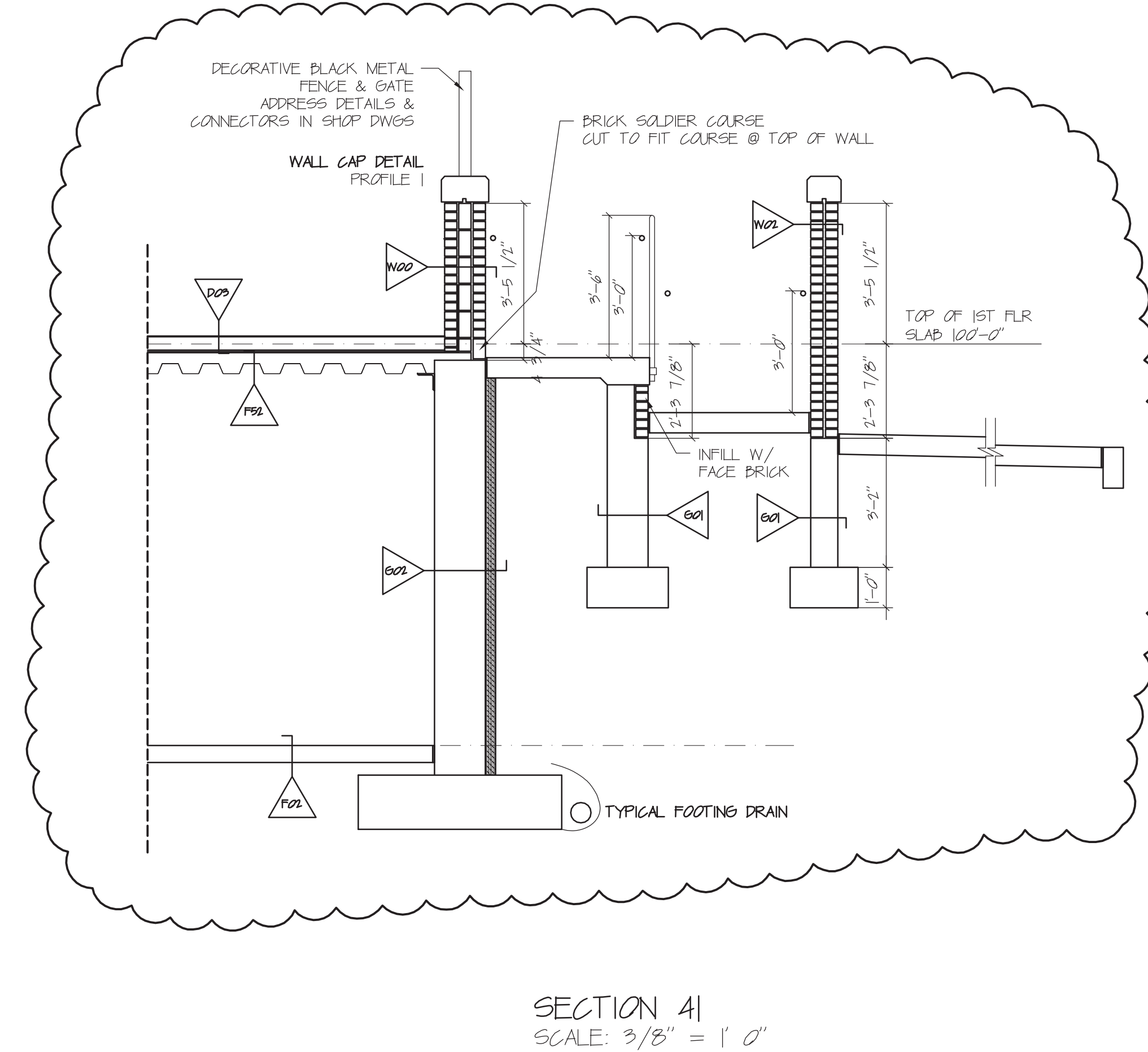
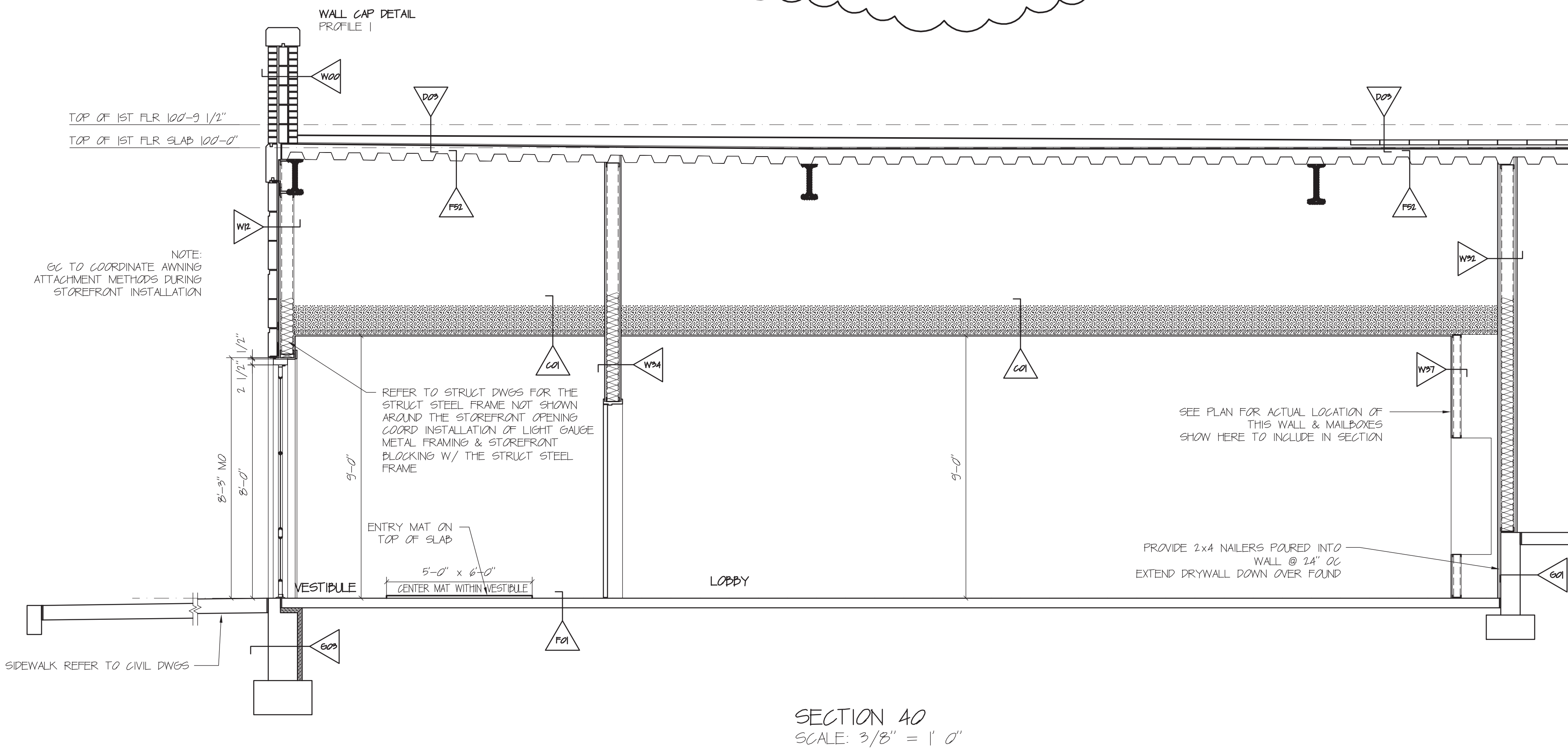
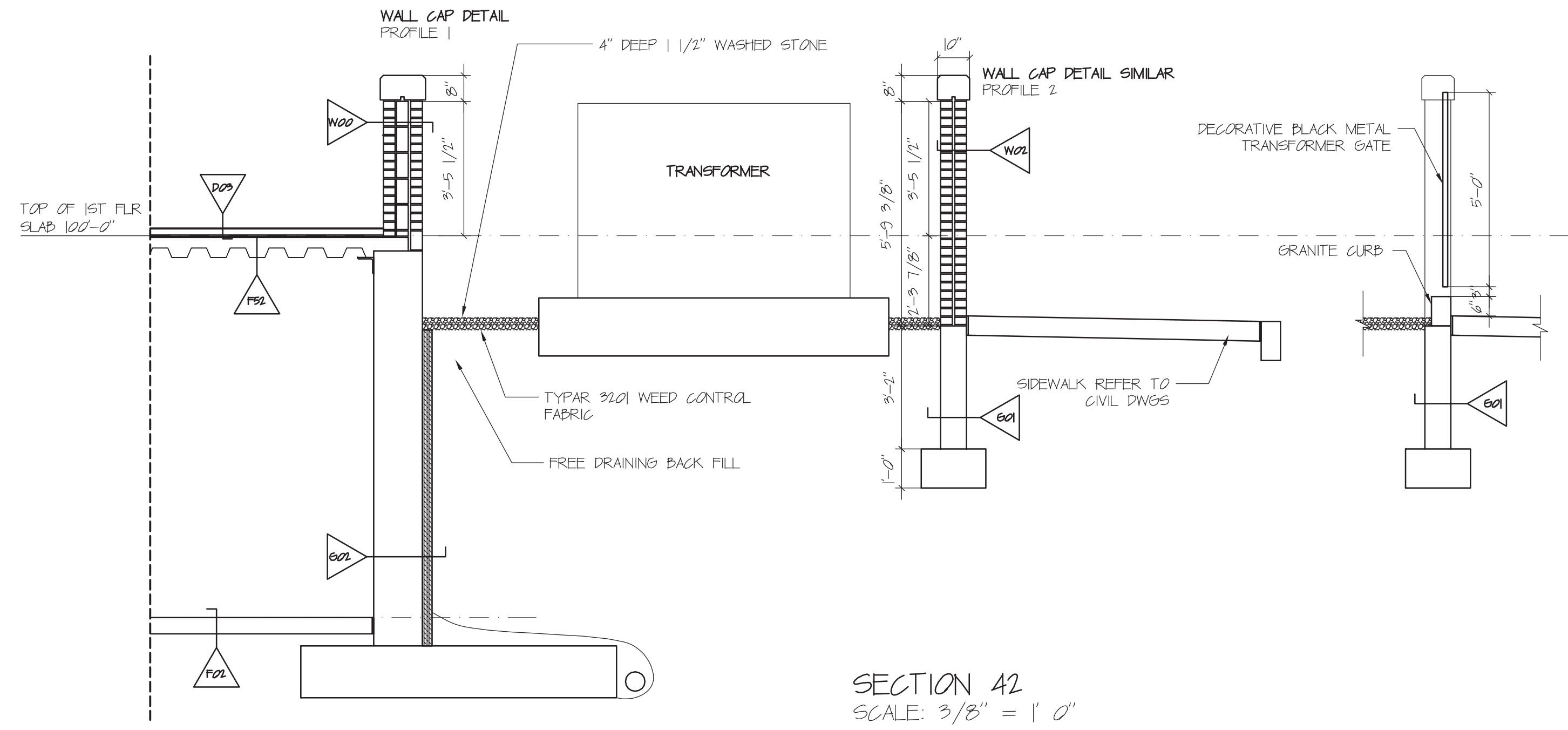
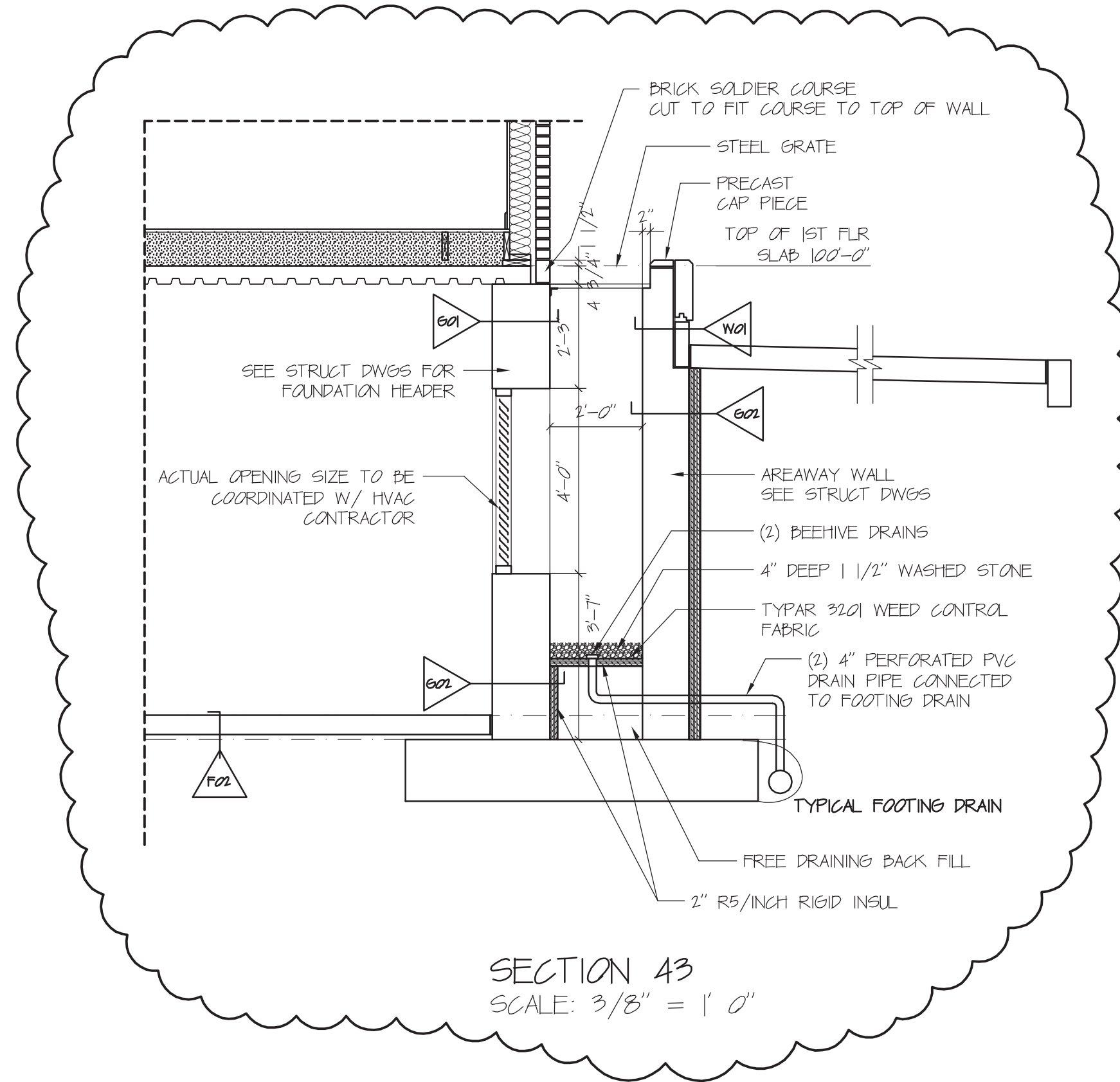
DRG. NO.
 GARAGE LEVEL

OSC.22



COURTYARD WALL/ BRICK WALL INTERSECTION PLAN VIEW
 SCALE: 3/8" = 1'-0"

NOTE:
 REFER TO FLOOR PLAN B1-2 FOR LOCATION OF THIS CONDITION WHERE COURTYARD WALL CONNECTS TO CORNER OF BUILDING 2



TYPICAL ROOFING NOTE
 PROVIDE ADDITIONAL TAPERED INSULATION TO PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS REFER TO ROOF PLAN

TAPERED INSUL CRICKETS @ MIDLINE TO PROVIDE SLOPE TO ROOF DRAINS

TYPICAL ROOF FRAMING DRAFT CURTAIN
 PROVIDE A 10" WIDE STRIP OF MIN 1/2" DRYWALL SCREWED TO THE TOP OF TRUSSES ONLY FROM EXTERIOR WALL TO EXTERIOR WALL PROVIDE ON ONE TRUSS AT MID POINT OF EVERY (2) & (3) BEDROOM UNIT AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF SEE OTHER SECTIONS FOR OTHER LOCATIONS

EXTEND PARAPET STUDS DOWN TO TOP PLATE OF WALL AND SECURE TO TRUSSES

PARAPET DETAIL

ROOF TRUSS HIGH POINT 148'-2"
 ROOF TRUSS LOW POINT 147'-10"

TOP OF WALL 5TH FLR 145'-0"

WINDOW FIBER CEMENT WALL PANEL HEAD DETAIL

PROVIDE DIAGONAL INFLR FRAMING AT THE CORNERS OF ALL THE RADIUS WINDOWS

WINDOW FIBER CEMENT WALL PANEL SILL DETAIL

TOP 5TH FLR UNDRYMT 134'-9 1/2"

TOP 5TH FLR DECK 134'-9"

LOWER CORNICE DETAIL

TOP 4TH FLR UNDRYMT 133'-5 1/2"

TOP 4TH FLR DECK 133'-5"

CONTINUOUS 2x6 RIBBON

TOP 4TH FLR UNDRYMT 123'-5 1/2"

TOP 4TH FLR DECK 123'-5"

WINDOW BRICK HEAD DETAIL

WINDOW BRICK SILL DETAIL

TOP 3RD FLR UNDRYMT 112'-1 1/2"

TOP 3RD FLR DECK 112'-1"

PRECAST HEAD AT ALL WINDOWS IN BRICK WALLS

SEALANT COLOR AROUND EXTERIOR OPENINGS SHALL MATCH THE WINDOW FRAME COLOR

DIMENSION NOTE: THE VERTICAL DIMENSIONS ABOVE ARE TO THE FLOOR DECKING FIBERBOARD UNDRYMT ELEVATION IS NOTED

TOP OF 2ND FLR 102'-9 1/2"

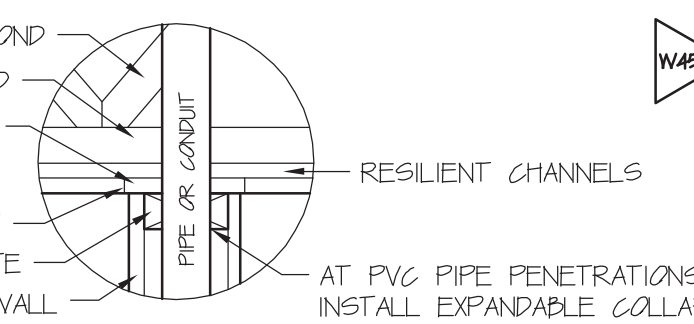
TOP OF 2ND FLR SLAB 102'-0"

LOWER HORIZ PRECAST DETAIL

HORIZ PRECAST ACCENT NOTCHED FOR ANGLE SUPPORT

WINDOW CONC HEAD DETAIL

R19 FSK-25 FIBERGL THERMAL BATT INSUL IN ALL ROOF CAVITIES BETWEEN ALL TRUSSES TAPE SEAMS BETWEEN BATTS REFER TO SPECIFICATIONS FOR INSTALLATION



INTERIOR WALL PIPE PENETRATION DETAIL
 SCALE: 2" = 1' 0"

TOP FLOOR CEILING NOTE
 CHECK BOTTOM CHORD W/ LASER ADD SHIMS AS REQUIRED TO LEVEL RESILIENT CHANNELS FOR A LEVEL CEILING

TYPICAL FLOOR FRAMING DRAFT CURTAIN
 PROVIDE A 8" WIDE STRIP OF MIN 1/2" DRYWALL SCREWED ONLY TO THE TOP OF TRUSSES FROM EXTERIOR WALL TO CORRIDOR WALL PROVIDE ON ONE TRUSS AT MID POINT OF EVERY (2) BEDROOM UNIT AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF SEE OTHER SECTIONS FOR OTHER LOCATIONS

R19 FSK-25 FIBERGL THERMAL BATT INSUL IN ALL ROOF CAVITIES BETWEEN ALL TRUSSES TAPE SEAMS BETWEEN BATTS REFER TO SPECIFICATIONS FOR INSTALLATION

TYPICAL WINDOW CONSTRUCTION IN FCB SIDING
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE 5/4x8 CURVED HEAD & 5/4x4 JAMB PREFAB PVC CASING FRAME OR 5/4x8 W/ CROWN & 5/4x4 JAMB PREFAB PVC CASING FRAME SEE ELEVATIONS FOR LOCATIONS
 5/4x5" W/ CROWN HEAD CASING @ 4TH FLOOR
 2x2 W/ 1/2" CHAMFER PREFAB PVC SILL
 12" WIDE FLEXWRAP NF IN RO @ SILL ONLY OVER WB
 INSTALL NAILING FIN IN BEAD OF CALK @ HEAD & JAMBS
 6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
 WB TAPE OVER NAILING FIN @ HEAD & JAMBS
 LOW EXPANSION FOAM IN RO
 3 1/2" INT CASING W/ SILL & APRON CALK PERIMETER INSIDE

TYPICAL WINDOW CONSTRUCTION IN BRICK WALL
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE BRICK SOLDIER COURSE HEAD & BRICK ROWLOCK SILL
 12" WIDE FLEXWRAP NF IN RO @ SILL ONLY OVER WB
 INSTALL NAILING FIN IN BEAD OF CALK @ HEAD & JAMBS
 6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
 WB TAPE OVER NAILING FIN @ HEAD & JAMBS
 LOW EXPANSION FOAM IN RO
 3 1/2" INT CASING W/ SILL & APRON CALK PERIMETER INSIDE

ALL PIPE AND CONDUIT PENETRATIONS IN ALL TOP AND BOTTOM PLATES ARE TO BE UL APPROVED FIRESTOPPED

ABOVE THE SUSPENDED ACOUSTICAL CEILING IN THE CORRIDORS PROVIDE A PAINTED STENCILED OR PRINTED SIGN ON THE CORRIDOR WALLS STATING "FIRE BARRIER - PROTECT ALL OPENINGS." LETTERING TO BE 3" HIGH PROVIDE SIGNS @ 30' OC

CONST ADHESIVE OR CALKING UNDER ALL WALL SILL PLATES

TYPICAL OPENING HEADER
 REFER TO STRUCT DWGS FOR HEADER SIZES PROVIDE 1" RIGID INSUL IN 3 PLY 2x HEADERS 2 1/2" RIGID INSUL IN 2 PLY 2x HEADERS 2" RIGID INSUL IN 2 PLY 1 3/4"x HEADERS RIGID INSUL TO BE R5/INCH

TYPICAL BEARING WALL SILL CONSTRUCTION
 GALV ANCHOR BOLTS REFER TO STRUCT DWGS 2x12, 2x10 & 2x6 FT PLATES ESTABLISH LEVEL PLATES W/ LASERS & SHIM AS REQUIRED TO PROVIDE LEVEL FLOOR CALK OR CONST ADHESIVE SLEEPER TO SLAB UNDER EXT WALLS ONLY

TYPICAL INTERIOR UNIT DOOR CONSTRUCTION
 REFER TO DOOR SCHEDULE FOR DOOR WOOD SPLIT LAMB FRAME 2 1/2" COLONIAL INTERIOR CASING

TYPICAL FIRST FLOOR
 3/4" ADVANTECH OSB DECKING 2x8 JOISTS @ 16" OC 2x12, 2x10 & 2x6 SLEEPERS ESTABLISH LEVEL SLEEPER W/ LASERS & SHIM AS REQUIRED TO PROVIDE LEVEL FLOOR R30 SETTLED DENSITY CELLULOSE INSUL 4 3/4" CONCRETE SLAB

SECTION A
 SCALE: 3/8" = 1' 0"

ASSEMBLY LABEL REFER TO ASSEMBLY SCHEDULES FOR COMPONENTS OF ASSEMBLY REFERENCED

GENERAL NOTES:
 1. ALL CONSTRUCTION MATERIALS BELOW THE SECOND FLOOR SLAB LINE SHALL BE NONCOMBUSTIBLE AS DEFINED BY THE BUILDING CODE ONLY BLOCKING FOR OPENINGS IS PERMITTED TO BE STANDARD FRAMING LUMBER

ALL BEAMS IN AREAS OTHER THAN RETAIL SPACES SHALL HAVE A 2 HOUR FIRE RATED SFRM ALL BEAMS WITHIN RETAIL SPACES SHALL HAVE A 3 HOUR FIRE RATED SFRM

GARAGE CASING 1x4 FLAT CASING PICTURE FRAMED



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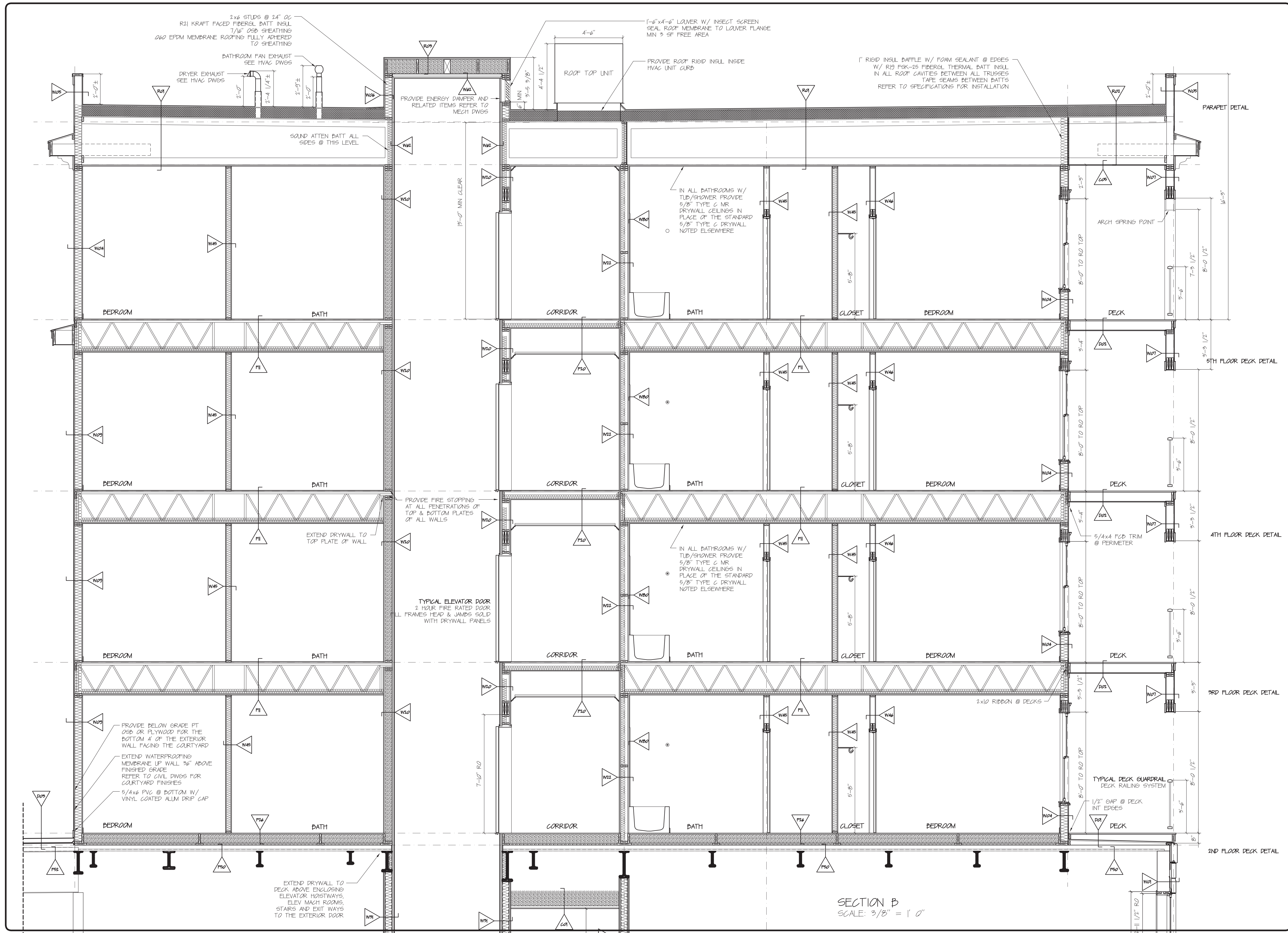
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THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION A
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

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 BUILDING 1
 15C.1



SECTION B
SCALE: 3/8" = 1' 0"



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SECTION B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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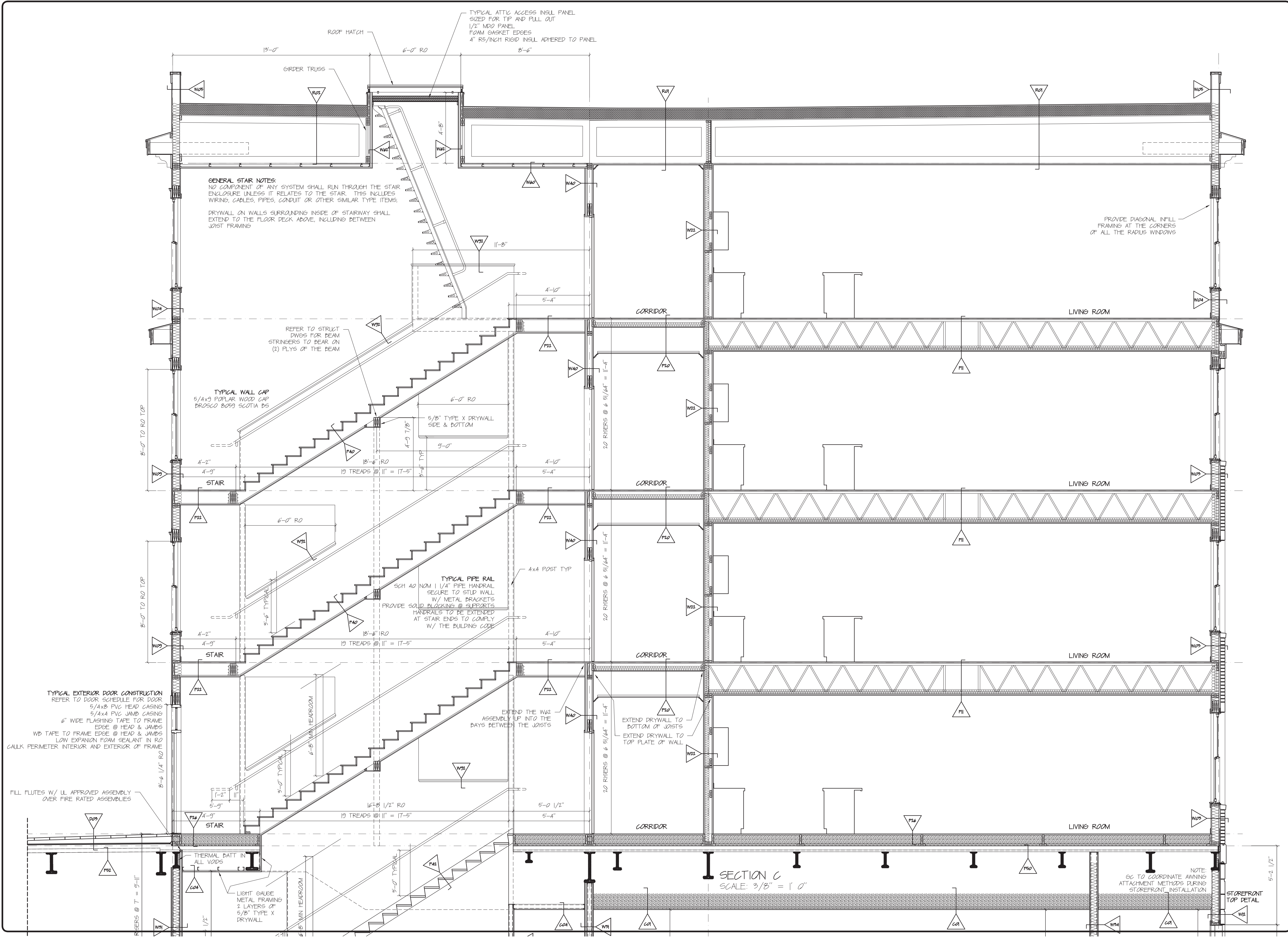
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SECTION C
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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 1SC.3





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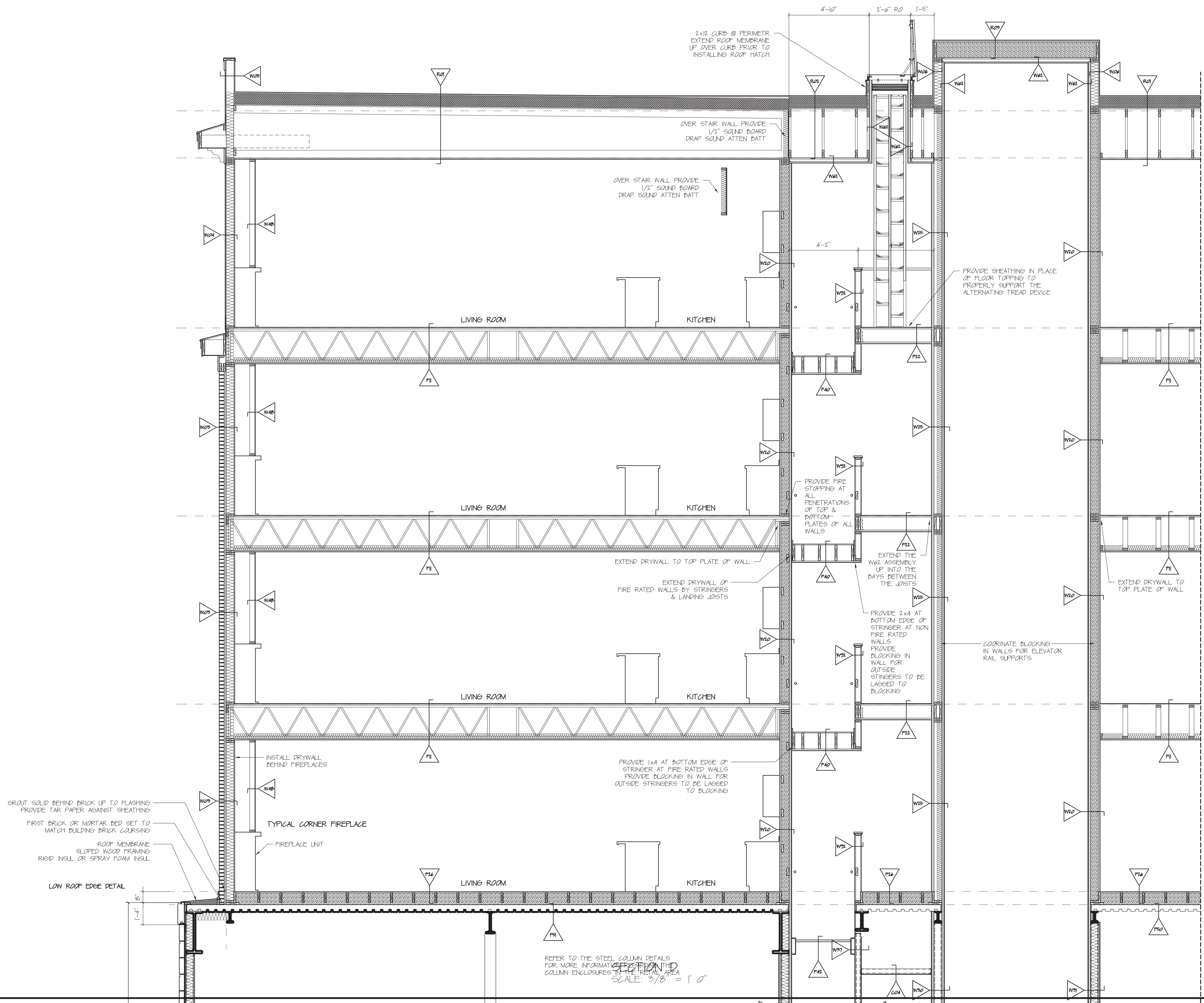
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SECTION D
 Scale : 3/8" = 1'-0"
 Commission No. : 11-013
 Date : September 5, 2012

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DRG. NO.
 BUILDING 1
 ISC.A



REFER TO THE STEEL COLUMN DETAILS FOR MORE INFORMATION IN THE COLUMN ENCLOSURES IN THE RETAIL AREA
 SCALE: 3/8" = 1'-0"



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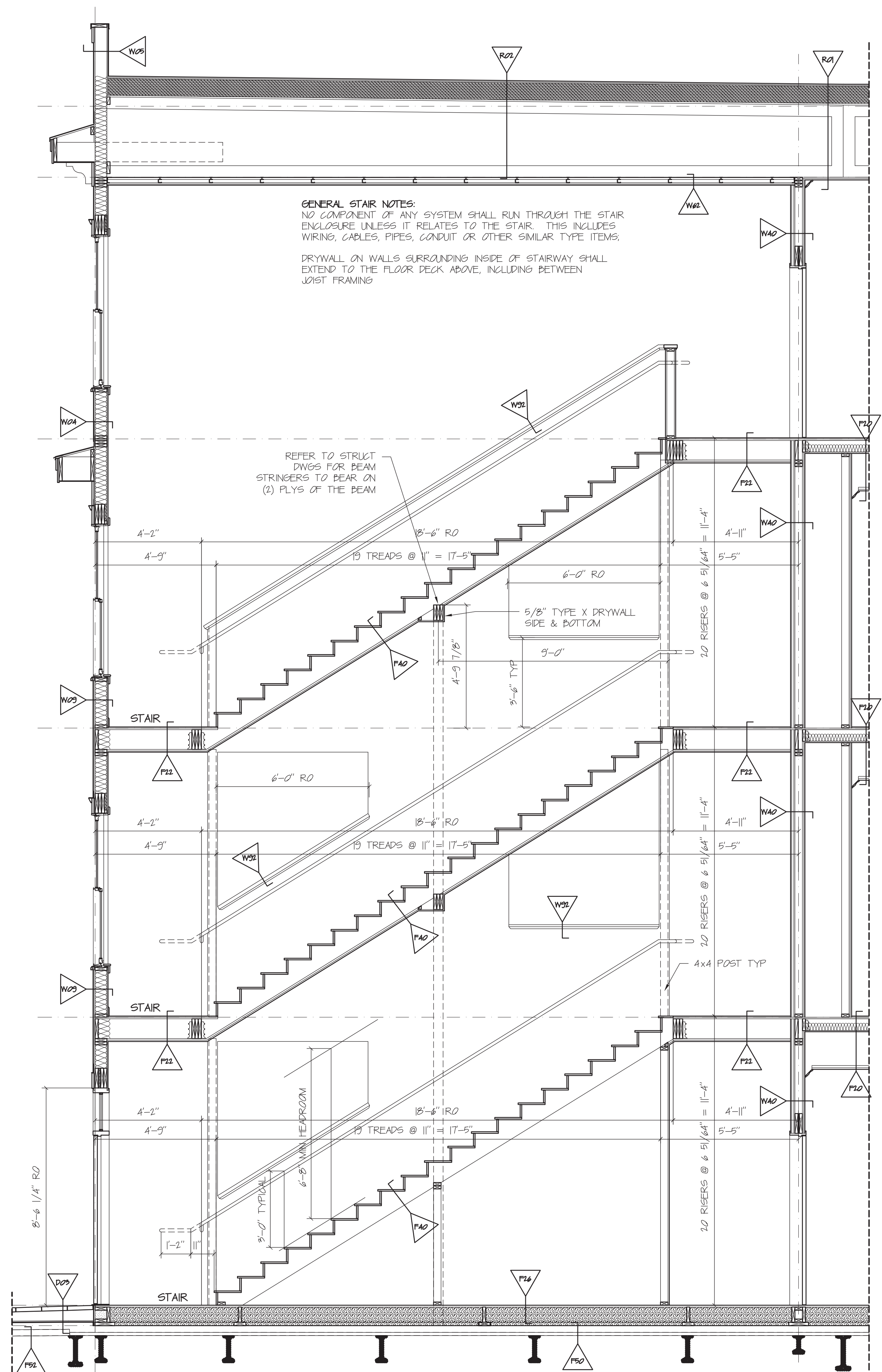
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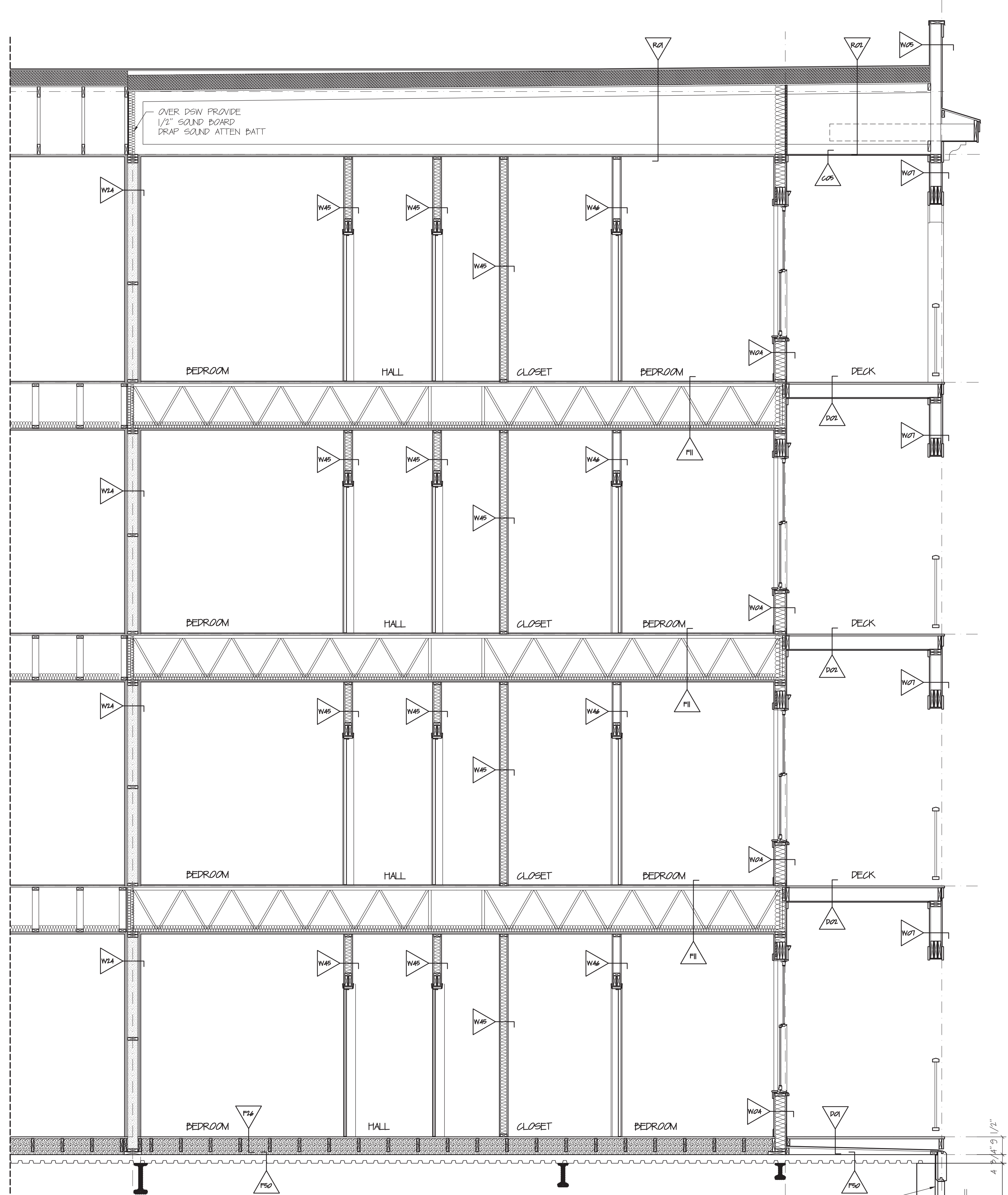
SECTIONS E & F
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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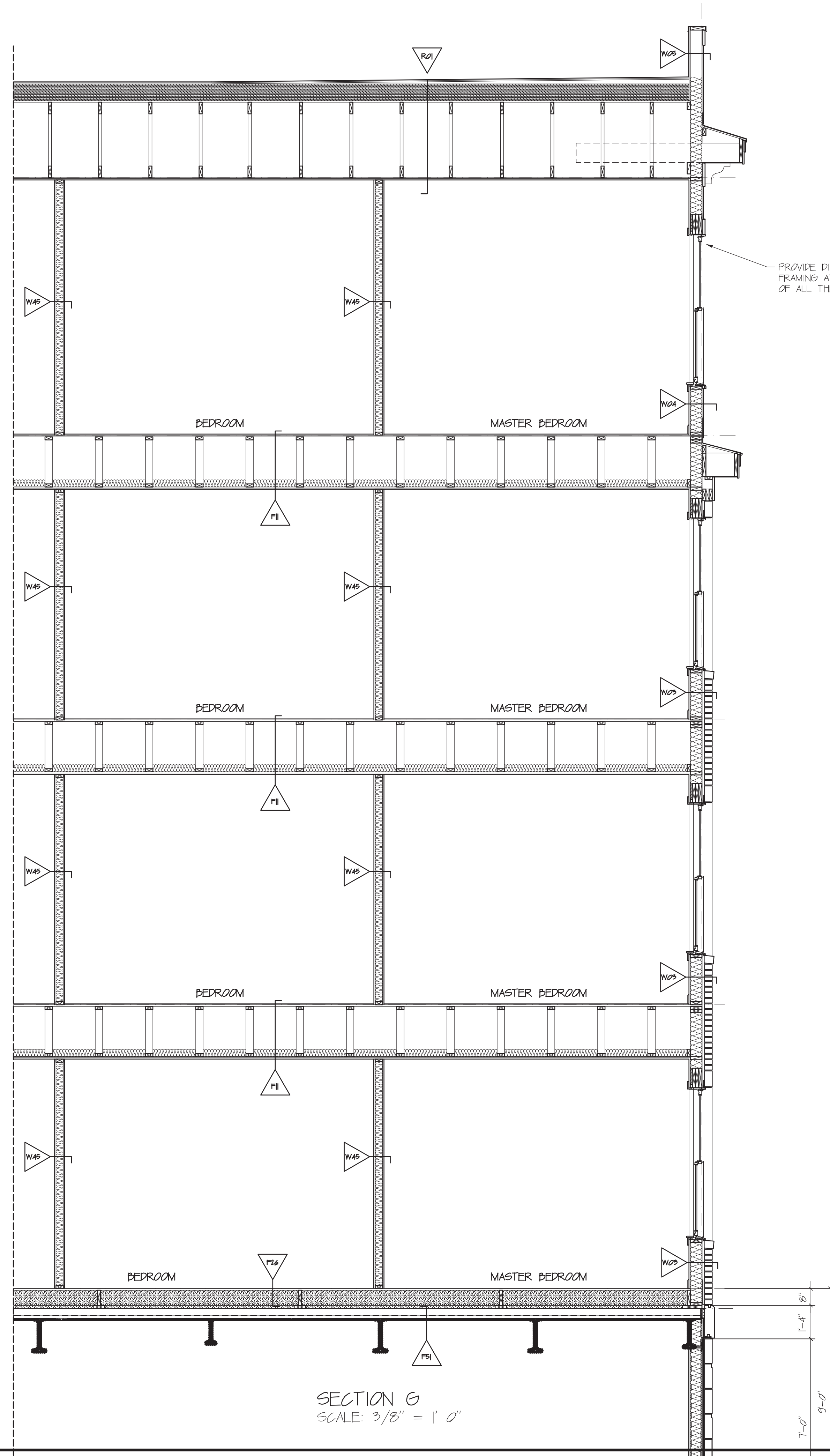
DRG. NO.
 BUILDING 1
ISC.5



SECTION E
 SCALE: 3/8" = 1'-0"

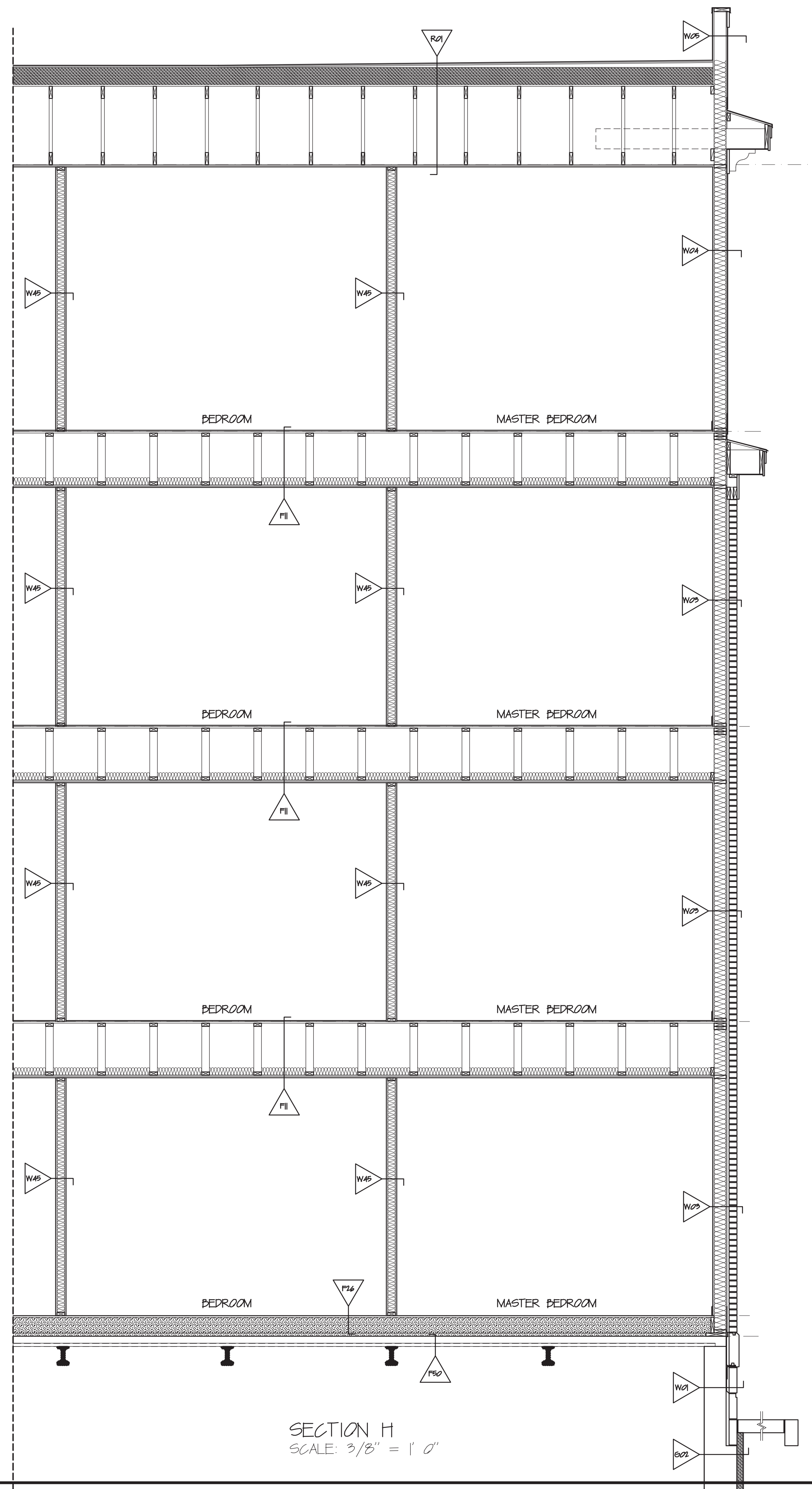


SECTION F
 SCALE: 3/8" = 1'-0"
 REFER TO STRUCT DWS & CIVIL DWS FOR SHELF HEIGHT AND PROPOSED GRADES IN ORDER TO DETERMINE EXTEND OF LOWER LEVEL MASONRY BLOCKS AND SHELF HEIGHTS



SECTION G
SCALE: 3/8" = 1' 0"

PROVIDE DIAGONAL INFILL FRAMING AT THE CORNERS OF ALL THE RADIUS WINDOWS



SECTION H
SCALE: 3/8" = 1' 0"



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SECTIONS G & H
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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BUILDING 1
ISC.6



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SECTIONS J, K & L
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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DRG. NO.
 BUILDING 1
15C.7

1" RIGID INSUL BAFFLE W/ FOAM SEALANT @ EDGES
 W/ R19 FSK-25 FIBERGL THERMAL BATT INSUL
 IN ALL ROOF CAVITIES BETWEEN ALL TRUSSES
 TAPE SEAMS BETWEEN BATTS
 REFER TO SPECIFICATIONS FOR INSTALLATION

WHERE POSSIBLE EXTEND WALL FRAMING &
 SHEATHING TO ROOF DECK
 PROVIDE R19 FSK-25 FIBERGL THERMAL BATT INSUL
 TAPE SEAMS BETWEEN BATTS
 REFER TO SPECIFICATIONS FOR INSTALLATION

PATIO DOOR TO BE INSTALLED DIRECTLY ON DECK
 UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR
 INSTALL UNDER FLOOR FINISH
 ALLOW FOR FLOOR FINISH THICKNESS

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR
 INSTALL UNDER FLOOR FINISH
 ALLOW FOR FLOOR FINISH THICKNESS

COORDINATE ADDITIONAL
 FRAMING REQUIRED
 FOR UNITS W/ LOW
 HVAC RETURN
 3/4" APA RATED OSB DECKING
 2x4 JOISTS @ 16" OC
 5/8" TYPE X DRYWALL

SECTION J
 SCALE: 3/8" = 1' 0"

PROVIDE 3/4" GAP BETWEEN
 FRAMING/DECKING & SHEATHING
 @ SIDES
 216 VINYL COATED ALUM
 FLASHING 6" UP UNDER SIDING
 EXTEND FLASHING DOWN TO
 PERIMETER TRIM W/ DRIP CAP
 DECK

216 VINYL COATED ALUM
 FLASHING EXTEND 6" UP
 WALL UNDER WB & DOWN
 INTO DADO W/ MORTAR BED

SECTION K
 SCALE: 3/8" = 1' 0"

SECTION L
 SCALE: 3/8" = 1' 0"



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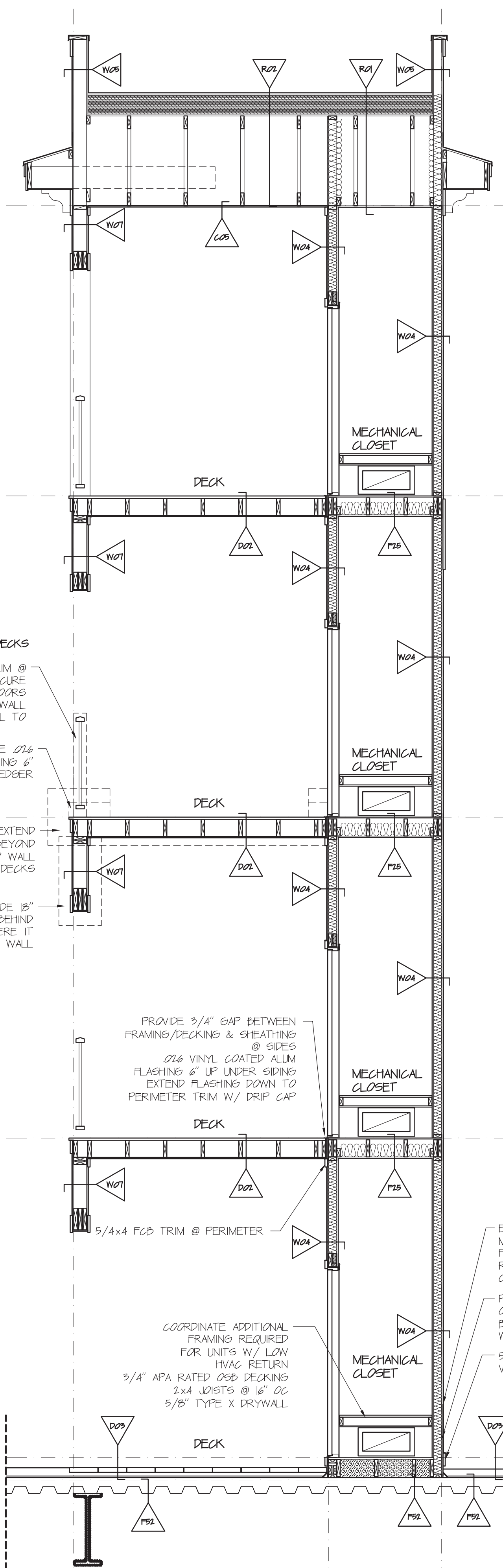
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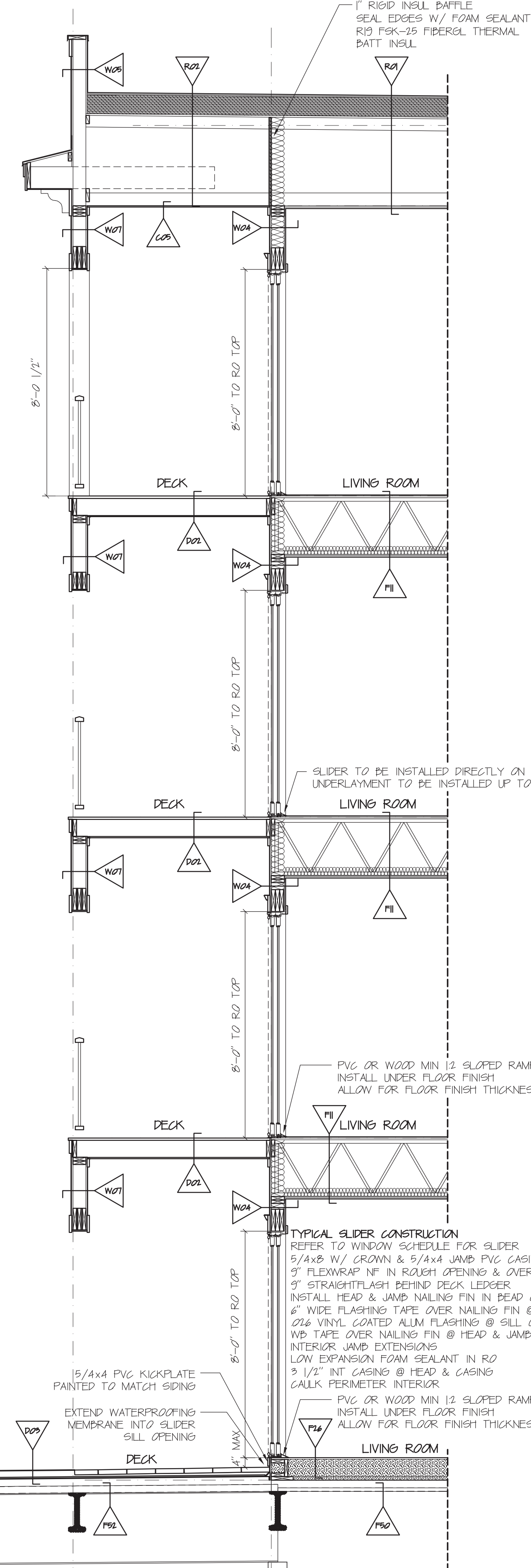
SECTIONS M, N, P & R
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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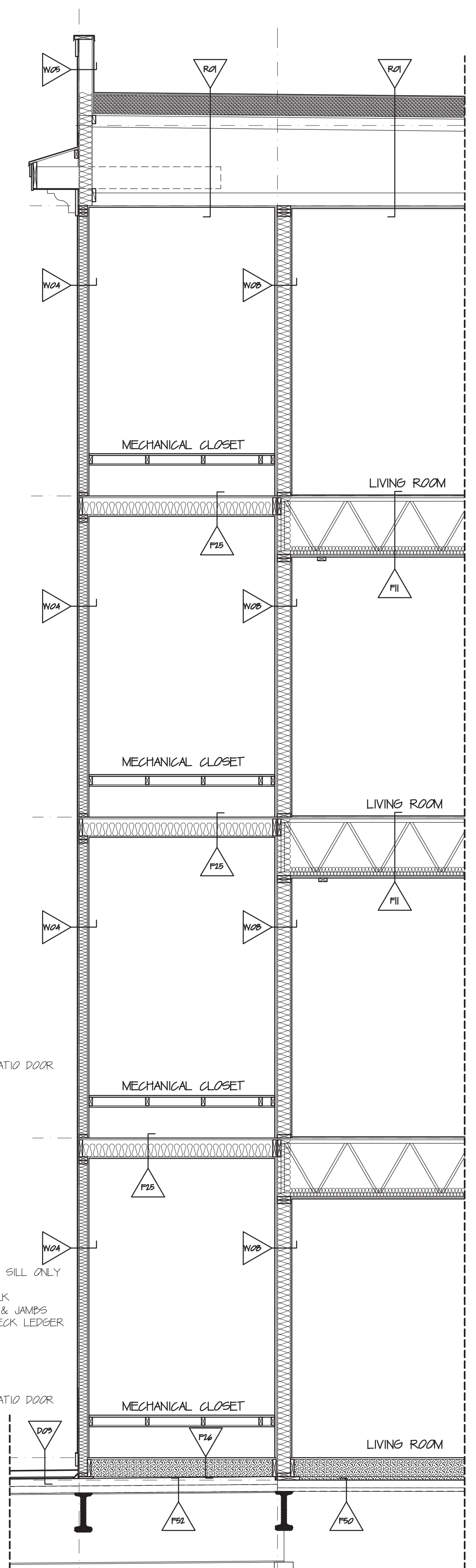
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ISC.8



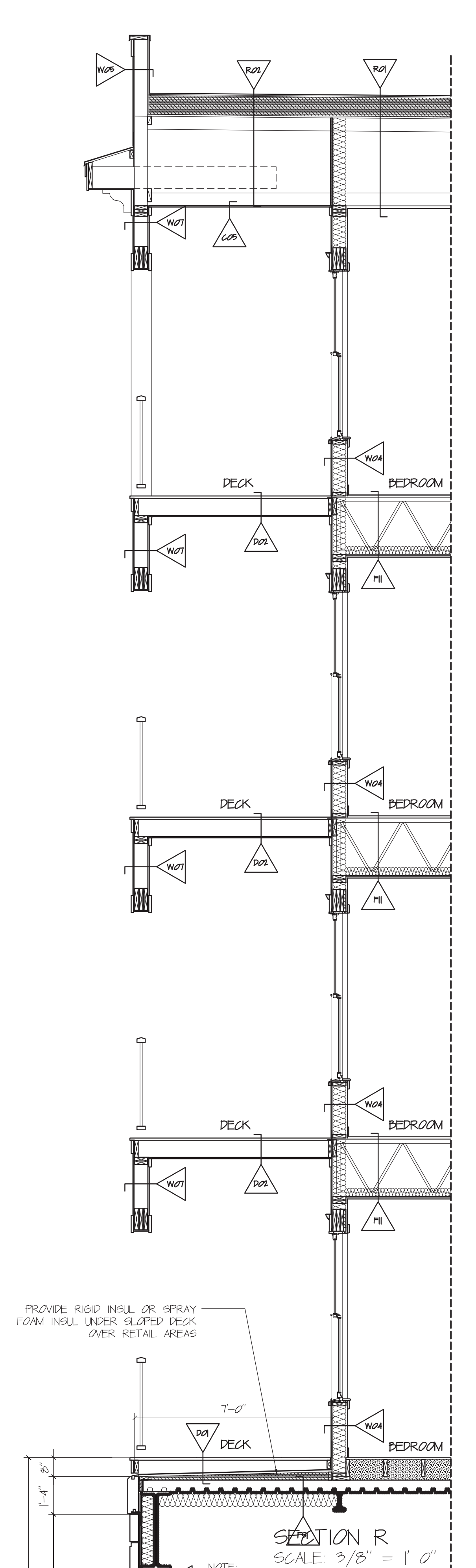
SECTION M
 SCALE: 3/8" = 1' 0"



SECTION N
 SCALE: 3/8" = 1' 0"



SECTION P
 SCALE: 3/8" = 1' 0"



SECTION R
 SCALE: 3/8" = 1' 0"
 NOTE: EC TO COORDINATE ANNING ATTACHMENT METHODS DURING STOREFRONT INSTALLATION



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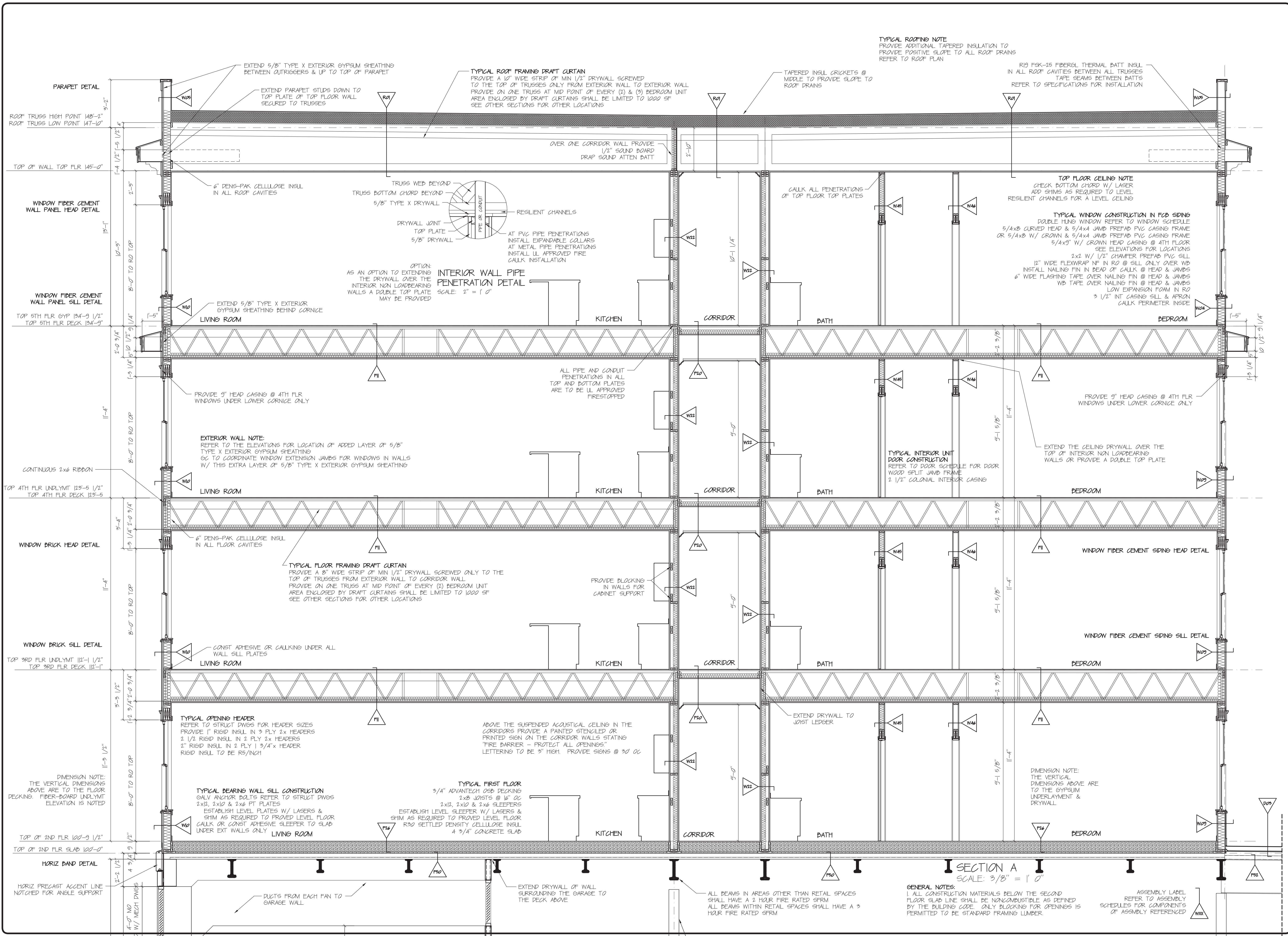
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 95 Fay Street Suite 5-2
 Boston, MA 02118

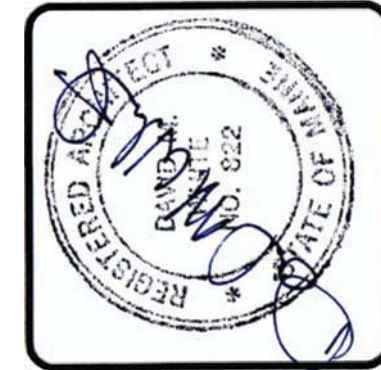
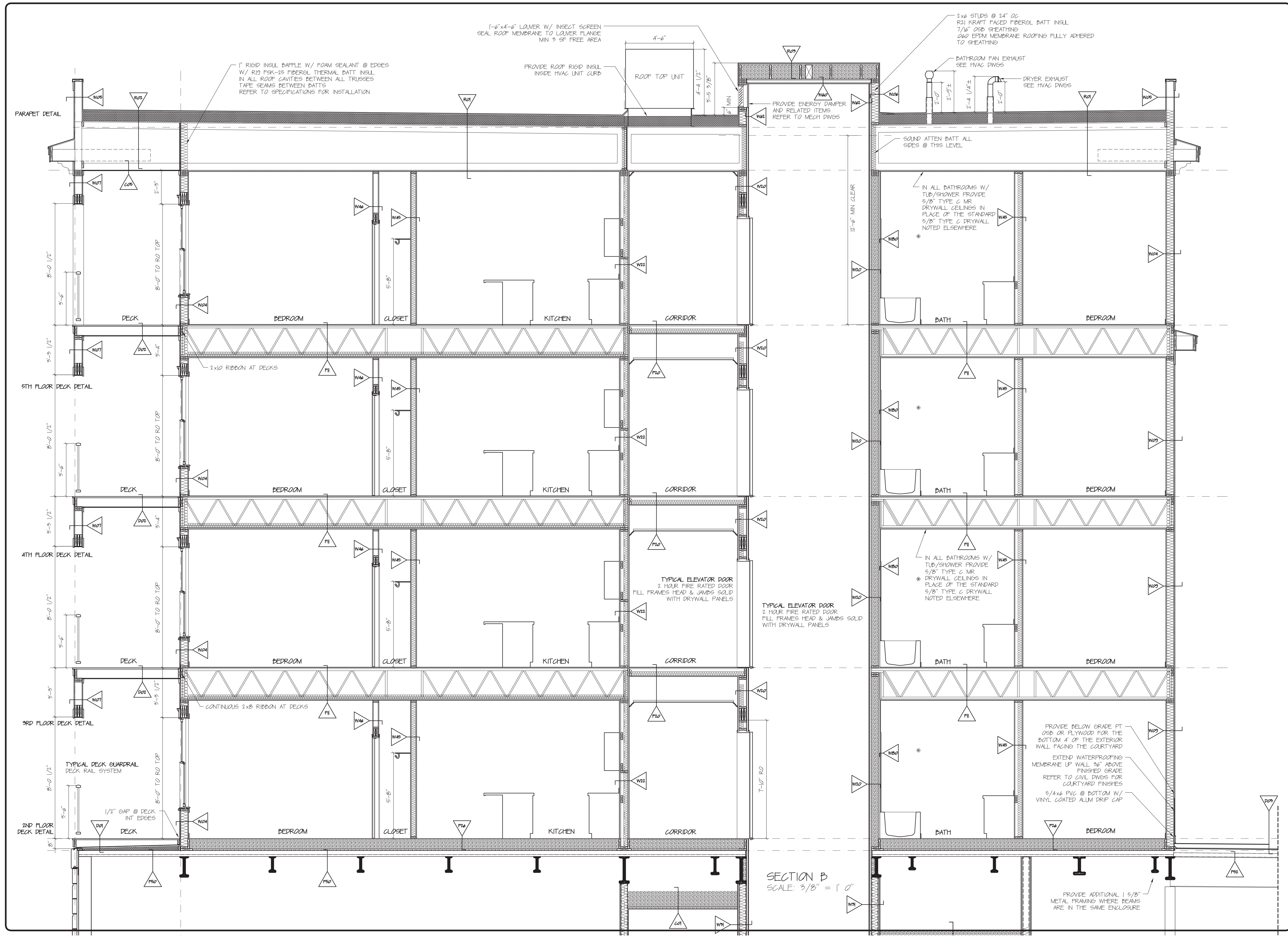
THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION A
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 BUILDING 2
 25C.1





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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

SECTION B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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BUILDING 2
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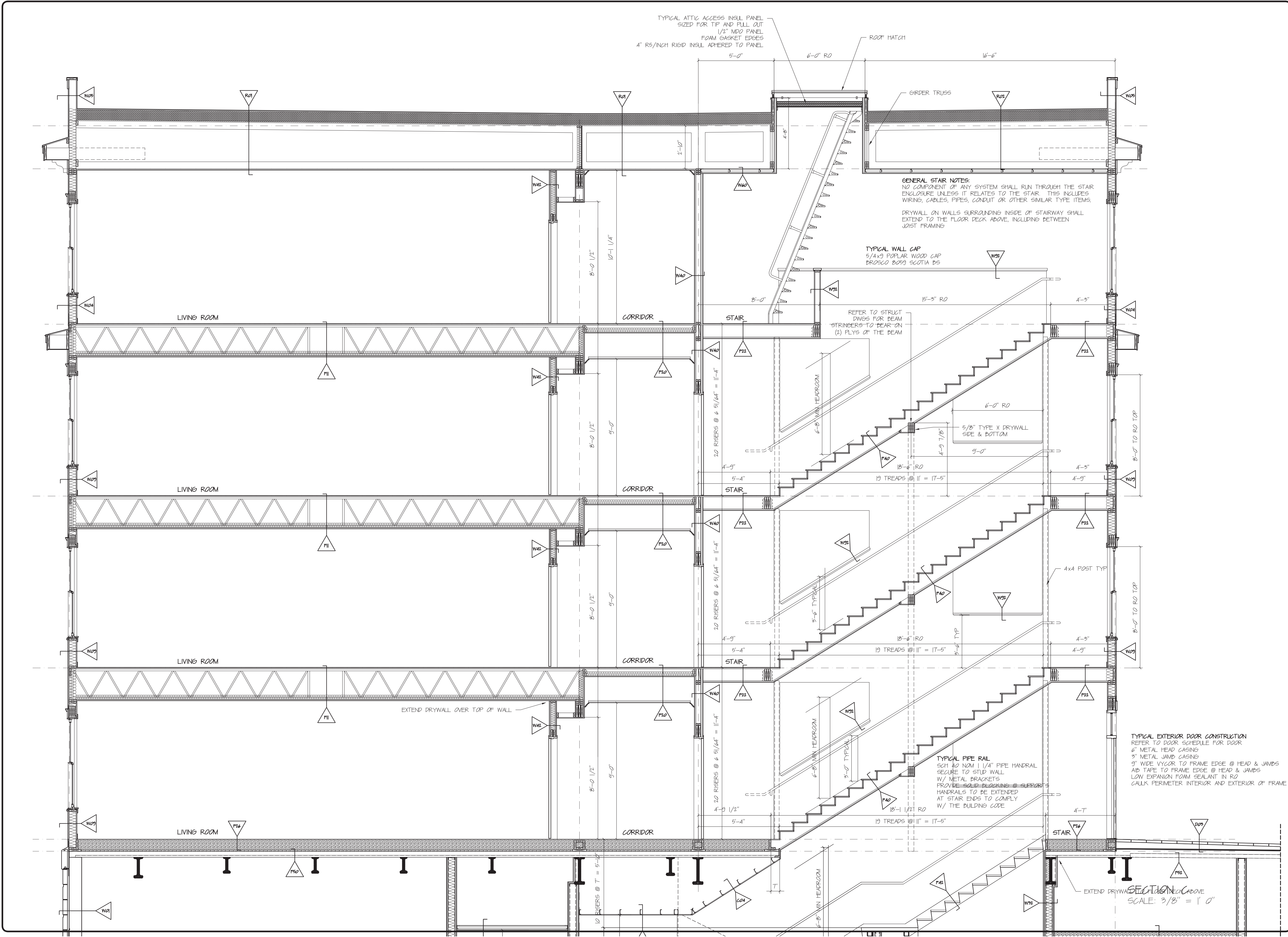
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 35 Foy Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION C
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

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 BUILDING 2
 25C.3





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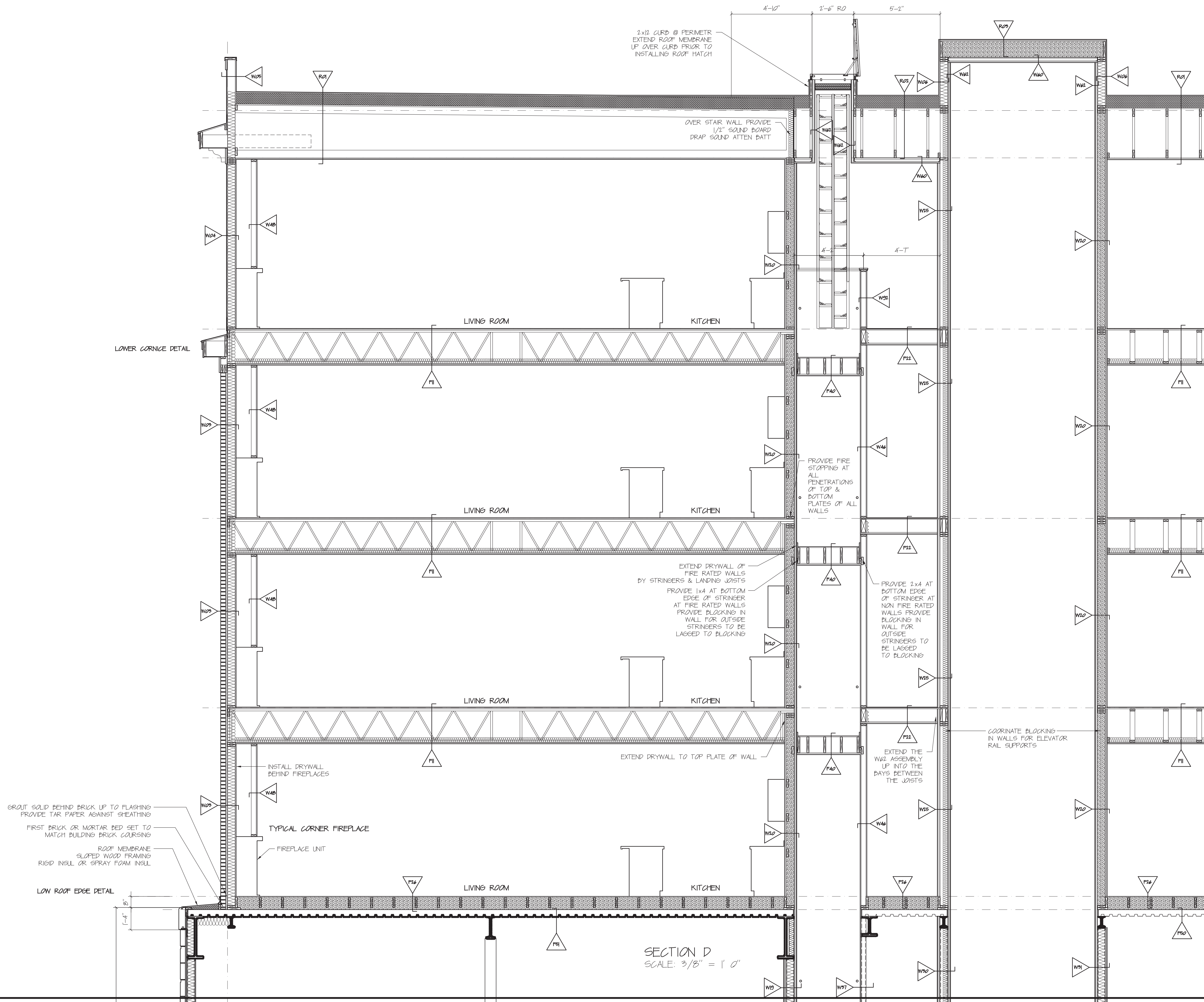
THE VILLAGE AT OCEAN GATE, LLC
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THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION D
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 BUILDING 2
25C.A



SECTION D
 SCALE: 3/8" = 1'-0"



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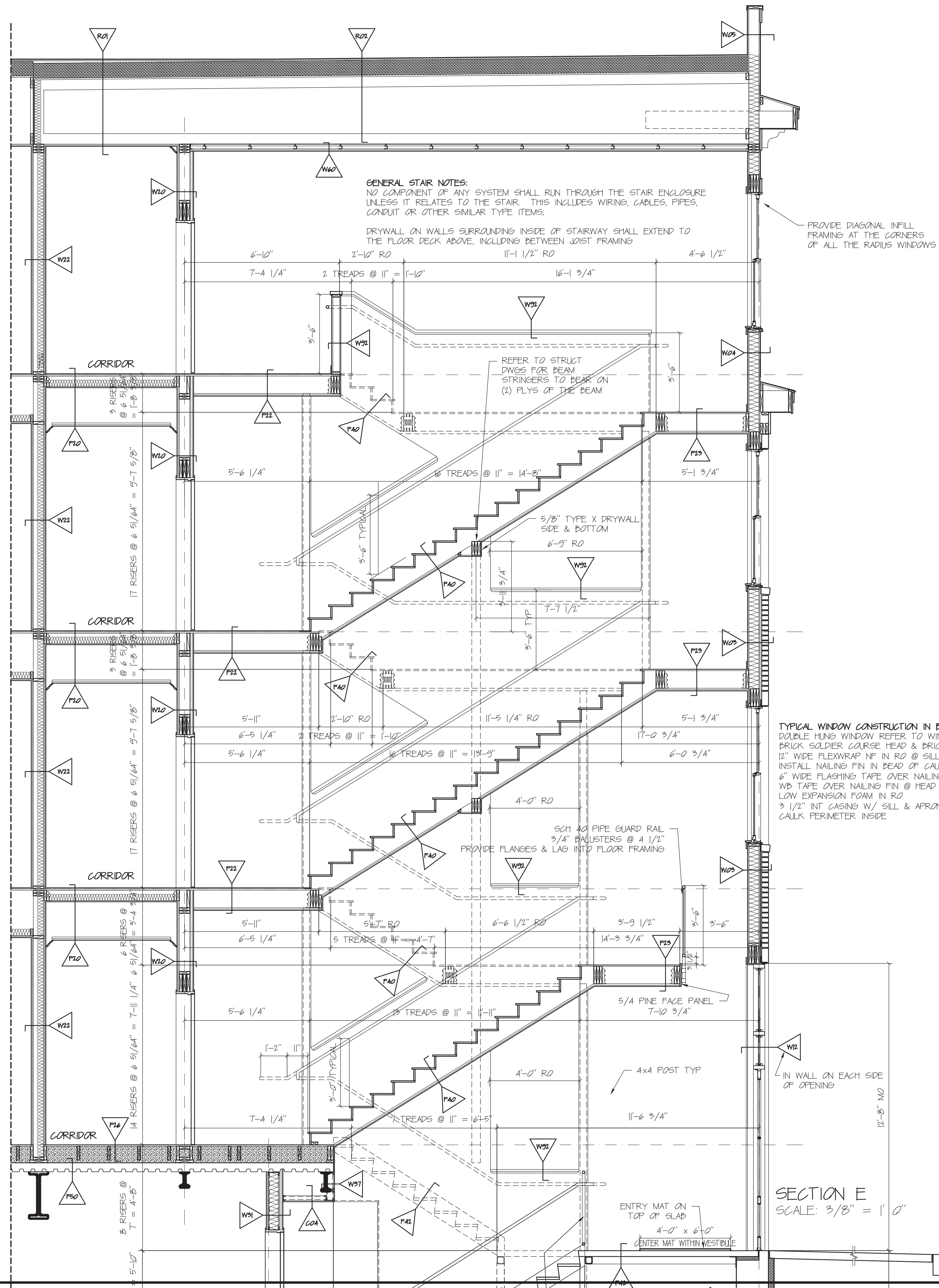
THE VILLAGE AT OCEAN GATE, LLC
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THE BAY HOUSE
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SECTIONS E & F
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

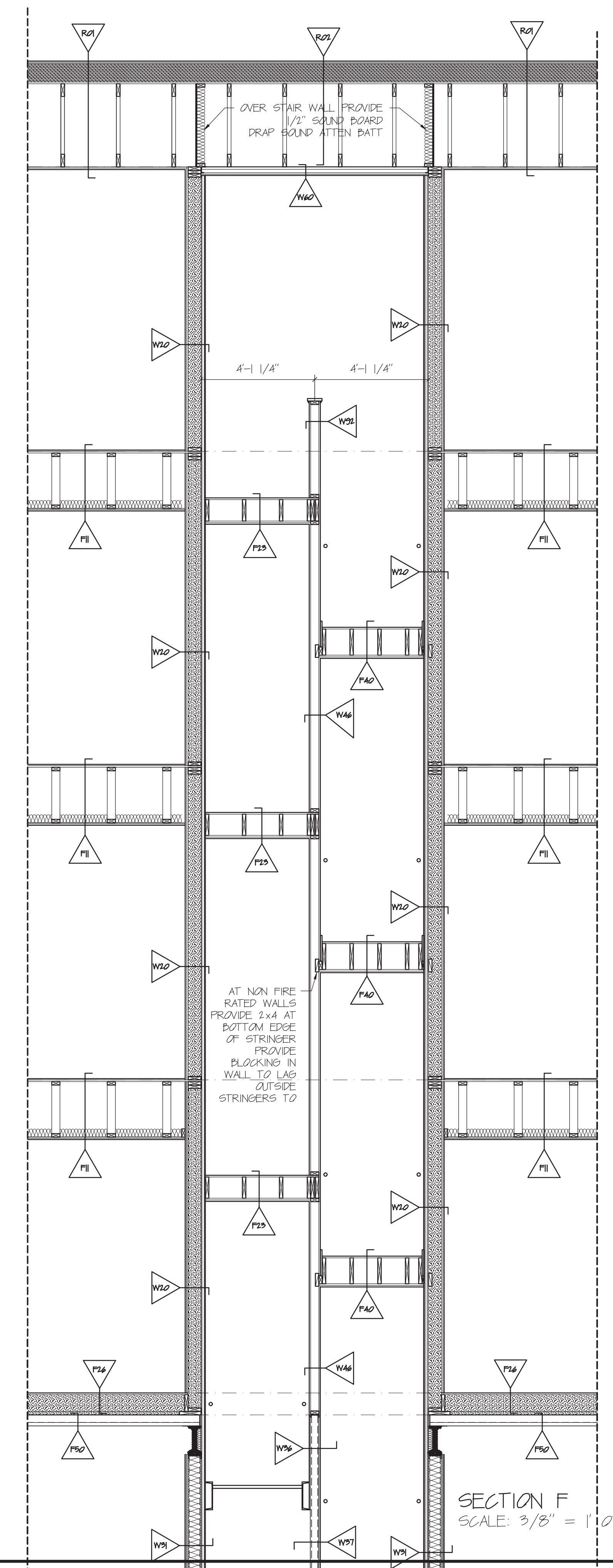
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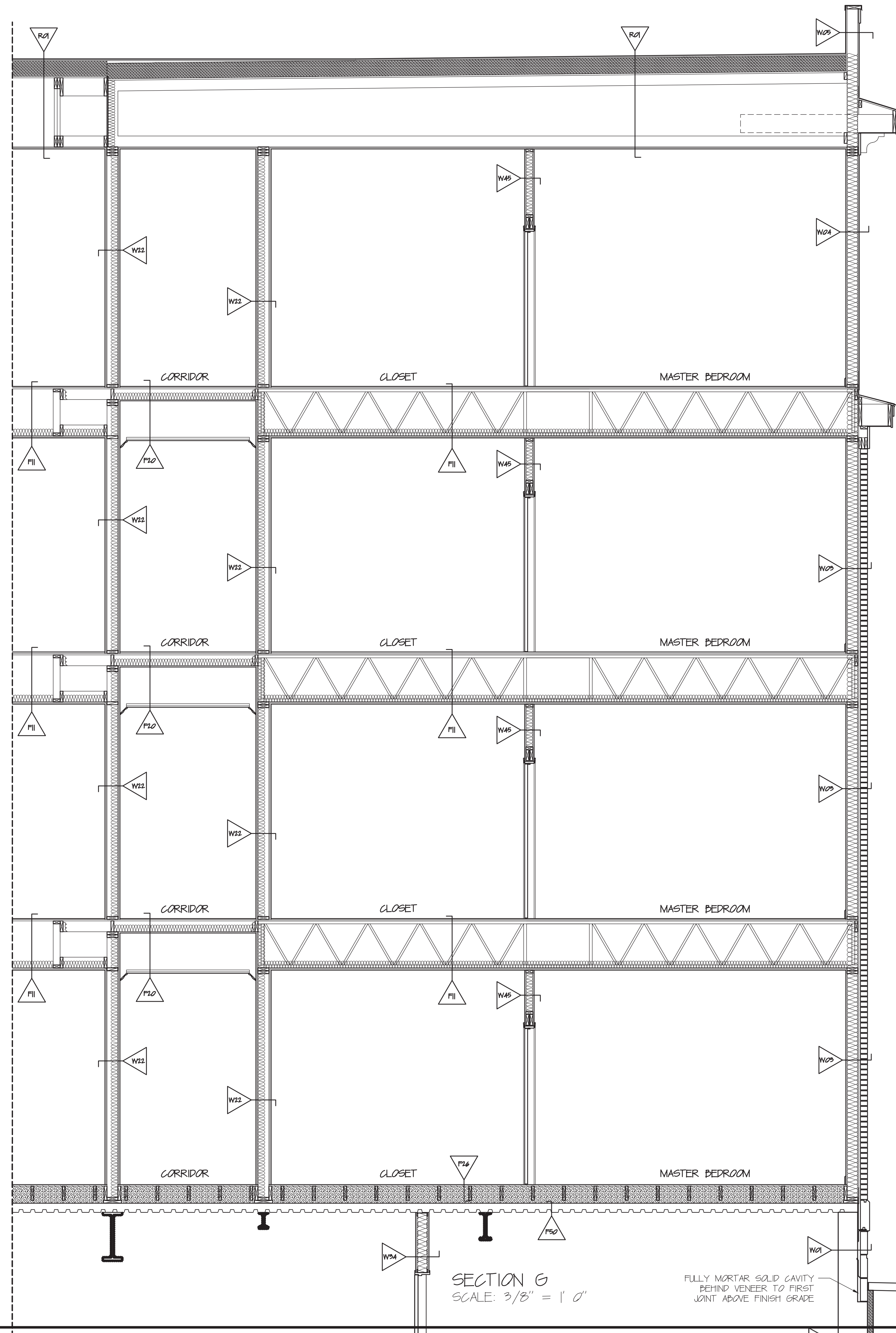
DRG. NO.
 BUILDING 2
25C.5



PROVIDE DIAGONAL INFILL FRAMING AT THE CORNERS OF ALL THE RADIUS WINDOWS

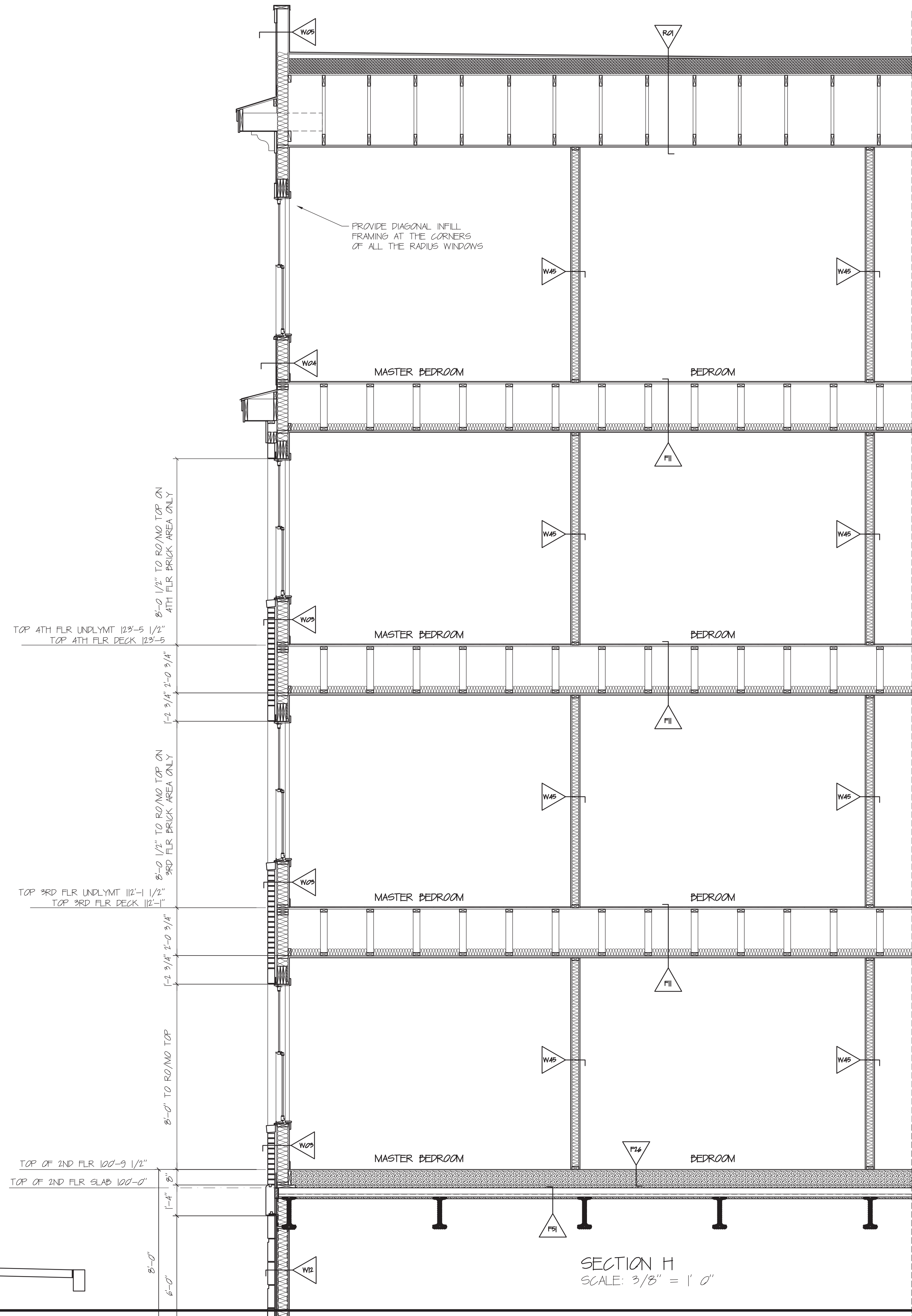
TYPICAL WINDOW CONSTRUCTION IN BRICK WALL
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE
 BRICK SOLDIER COURSE HEAD & BRICK ROWLOCK SILL
 12" WIDE FLEXWRAP NF IN RO @ SILL ONLY OVER WB
 INSTALL NAILING FIN IN BEAD OF CALK @ HEAD & JAMBS
 6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
 WB TAPE OVER NAILING FIN @ HEAD & JAMBS
 LOW EXPANSION FOAM IN RO
 3 1/2" INT CASING W/ SILL & APRON
 CALK PERIMETER INSIDE





SECTION G
SCALE: 3/8" = 1' 0"

FULLY MORTAR SOLID CAVITY
BEHIND VENEER TO FIRST
JOINT ABOVE FINISH GRADE



SECTION H
SCALE: 3/8" = 1' 0"

8'-0" TO ROUND TOP
TOP 4TH FLR UNDFYMT 12'-5 1/2"
TOP 4TH FLR DECK 12'-5"

8'-0" TO ROUND TOP
TOP 3RD FLR UNDFYMT 12'-1 1/2"
TOP 3RD FLR DECK 12'-1"

8'-0" TO ROUND TOP
TOP 2ND FLR UNDFYMT 12'-9 1/2"
TOP 2ND FLR SLAB 10'-0"

8'-0" TO ROUND TOP
TOP 1ST FLR UNDFYMT 12'-9 1/2"
TOP 1ST FLR DECK 12'-9 1/2"

8'-0" TO ROUND TOP
TOP 0TH FLR UNDFYMT 12'-9 1/2"
TOP 0TH FLR DECK 12'-9 1/2"



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THE BAY HOUSE
Middle Street
Portland, Maine

SECTIONS G & H
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.
BUILDING 2
25C.6



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SECTIONS J, K & L
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 BUILDING 2
25C.7

1" RIGID INSUL BAFFLE W/ FOAM SEALANT @ EDGES
 W/ R19 FOK-25 FIBERGL THERMAL BATT INSUL
 IN ALL ROOF CAVITIES BETWEEN ALL TRUSSES
 TAPE SEAMS BETWEEN BATTS
 REFER TO SPECIFICATIONS FOR INSTALLATION

WHERE POSSIBLE EXTEND WALL FRAMING &
 SHEATHING TO ROOF DECK
 PROVIDE R19 FOK-25 FIBERGL THERMAL BATT INSUL
 TAPE SEAMS BETWEEN BATTS
 REFER TO SPECIFICATIONS FOR INSTALLATION

PATIO DOOR TO BE INSTALLED DIRECTLY ON DECK
 UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR
 INSTALL UNDER FLOOR FINISH
 ALLOW FOR FLOOR FINISH THICKNESS

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR
 INSTALL UNDER FLOOR FINISH
 ALLOW FOR FLOOR FINISH THICKNESS

COORDINATE ADDITIONAL
 FRAMING REQUIRED
 FOR UNITS W/ LOW
 HVAC RETURN
 3/4" APA RATED OSB DECKING
 2x4 JOISTS @ 16" OC
 5/8" TYPE X DRYWALL

SECTION J
 SCALE: 3/8" = 1' 0"

5/4x30" FCB PANEL
 TO RECEIVE CORNICE

5/4x30" FCB PANEL
 TO RECEIVE CORNICE

PROVIDE 3/4" GAP BETWEEN
 FRAMING/DECKING & SHEATHING
 @ SIDES
 016 VINYL COATED ALUM
 FLASHING 4" UP UNDER SIDING
 EXTEND FLASHING DOWN TO
 PERIMETER TRIM W/ DRIP GAP
 DECK

5/4x4 FCB TRIM @ PERIMETER

SECTION K
 SCALE: 3/8" = 1' 0"

2x4 STUDS

2x4 STUDS

2x4 STUDS

2x6 STUDS

SECTION L
 SCALE: 3/8" = 1' 0"



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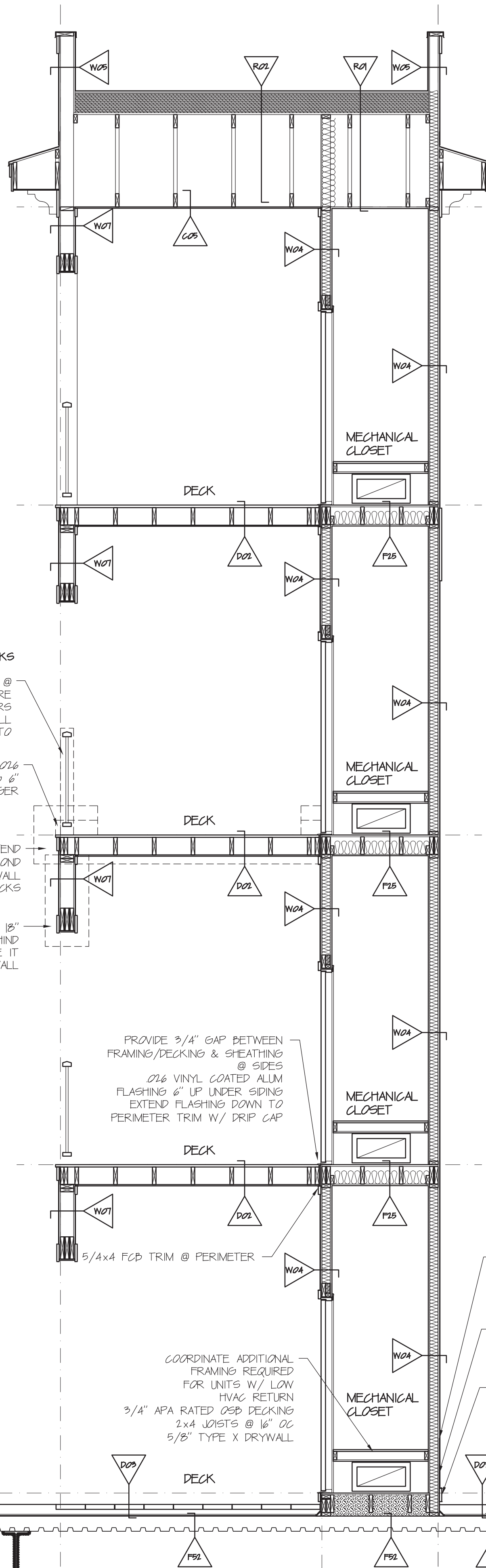
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 35 Foy Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

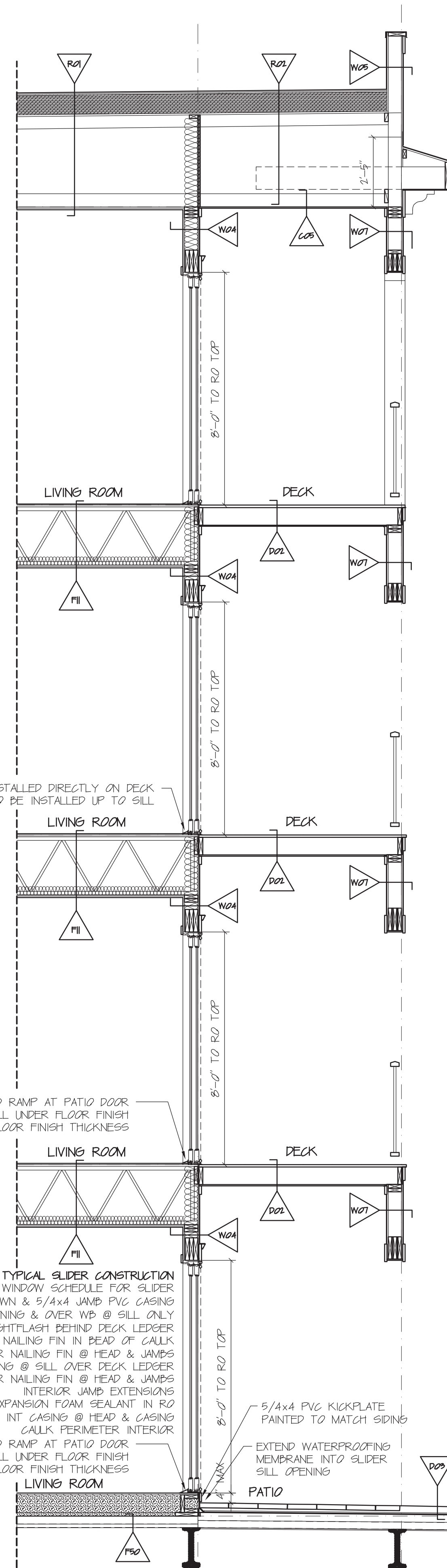
SECTIONS M, N & P
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

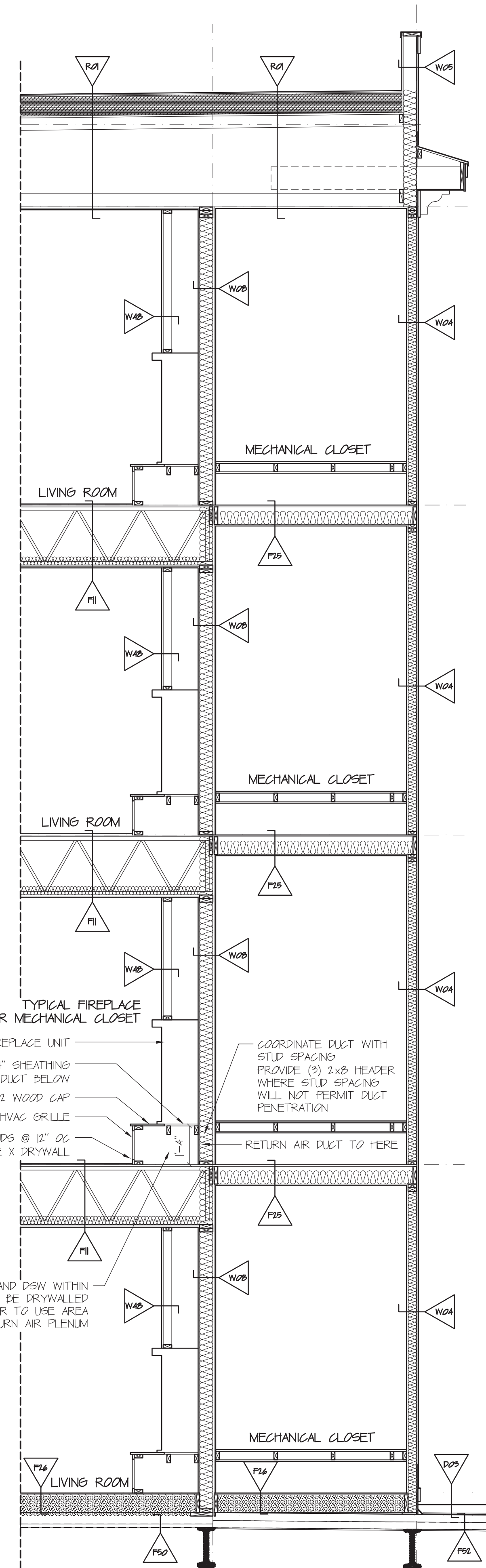
DRG. NO.
 BUILDING 2
25C.8



SECTION M
 SCALE: 3/8" = 1' 0"



SECTION N
 SCALE: 3/8" = 1' 0"



SECTION P
 SCALE: 3/8" = 1' 0"

TYPICAL FOR ALL DECKS
 5/4x6 FCB OR PVC TRIM @ EXTERIOR WALL TO SECURE GUARDRAIL TYPICAL ALL FLOORS PROVIDE BLOCKING INSIDE WALL FRAMING TO SECURE RAIL TO
 ON EXTERIOR WALL PROVIDE 026 VINYL COATED ALUM FLASHING 4" UP WALL & OVER DECK LEDGER
 ON EXTERIOR WALL EXTEND MEMBRANE FLASHING 12" BEYOND END OF LEDGER AND 12" UP WALL OVER WP ON ALL DECKS
 ON EXTERIOR WALL PROVIDE 18" MEMBRANE FLASHING BEHIND SOFFIT AND OVER WP WHERE IT MEETS EXTERIOR WALL

PROVIDE 3/4" GAP BETWEEN FRAMING/DECKING & SHEATHING @ SIDES
 026 VINYL COATED ALUM FLASHING 6" UP UNDER SIDING EXTEND FLASHING DOWN TO PERIMETER TRIM W/ DRIP CAP

5/4x4 FCB TRIM @ PERIMETER
 COORDINATE ADDITIONAL FRAMING REQUIRED FOR UNITS W/ LOW HVAC RETURN
 3/4" APA RATED OSB DECKING
 2x4 JOISTS @ 16" OC
 5/8" TYPE X DRYWALL

EXTEND WATERPROOFING MEMBRANE UP WALL 3/8" ABOVE FINISHED GRADE REFER TO CIVIL DWGS FOR COURTYARD FINISHES
 PROVIDE BELOW GRADE PT OSB OR PLYWOOD FOR THE BOTTOM 4" OF THE EXTERIOR WALL FACING THE COURTYARD
 5/4x6 PVC @ BOTTOM W/ VINYL COATED ALUM DRIP CAP

SLIDER TO BE INSTALLED DIRECTLY ON DECK UNDERLAYMENT TO BE INSTALLED UP TO SILL

PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

TYPICAL SLIDER CONSTRUCTION
 REFER TO WINDOW SCHEDULE FOR SLIDER
 5/4x8 W/ GROWN & 5/4x4 JAMB PVC CASING
 9" FLEXWRAP NF IN ROUGH OPENING & OVER WP @ SILL ONLY
 3" STRAIGHTFLASH BEHIND DECK LEDGER
 INSTALL HEAD & JAMB NAILING FIN IN BEAD OF CALK
 6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
 026 VINYL COATED ALUM FLASHING @ SILL OVER DECK LEDGER
 WP TAPE OVER NAILING FIN @ HEAD & JAMBS
 INTERIOR JAMB EXTENSIONS
 LOW EXPANSION FOAM SEALANT IN RD
 3/2" INT CASING @ HEAD & CASING CALK PERIMETER INTERIOR
 PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

5/4x4 PVC KICKPLATE PAINTED TO MATCH SIDING
 EXTEND WATERPROOFING MEMBRANE INTO SLIDER SILL OPENING

TYPICAL FIREPLACE NEAR MECHANICAL CLOSET
 FIREPLACE UNIT
 3/4" SHEATHING
 1x12 WOOD CAP
 HVAC GRILLE
 2x4 STUDS @ 12" OC
 5/8" TYPE X DRYWALL

COORDINATE DUCT WITH STUD SPACING PROVIDE (3) 2x8 HEAPER WHERE STUD SPACING WILL NOT PERMIT DUCT PENETRATION
 RETURN AIR DUCT TO HERE

EXTERIOR WALL AND PSW WITHIN PLATFORM FRAMING TO BE DRYWALLED AND INSULATED IN ORDER TO USE AREA AS RETURN AIR PLENUM



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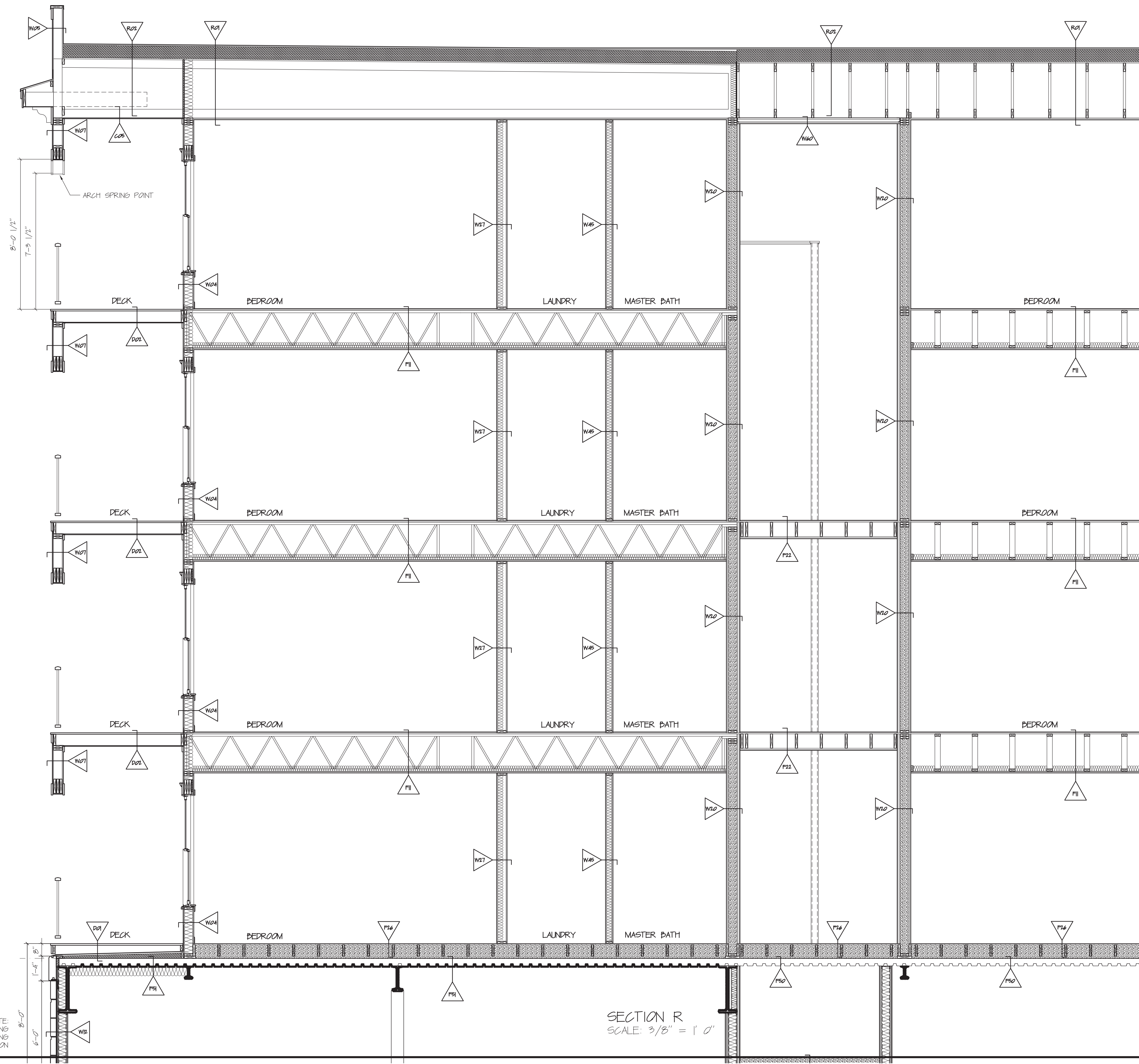
THE VILLAGE AT OCEAN GATE, LLC
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 35 Foy Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION R
 Scale : 3/8" = 1'-0"
 Commission No. : 11-013
 Date : September 5, 2012

REVISIONS:

DRG. NO.
 BUILDING 2
25C.9



NOTE:
 EC TO COORDINATE AWNING
 ATTACHMENT METHODS DURING
 STOREFRONT INSTALLATION

SECTION R
 SCALE: 3/8" = 1'-0"



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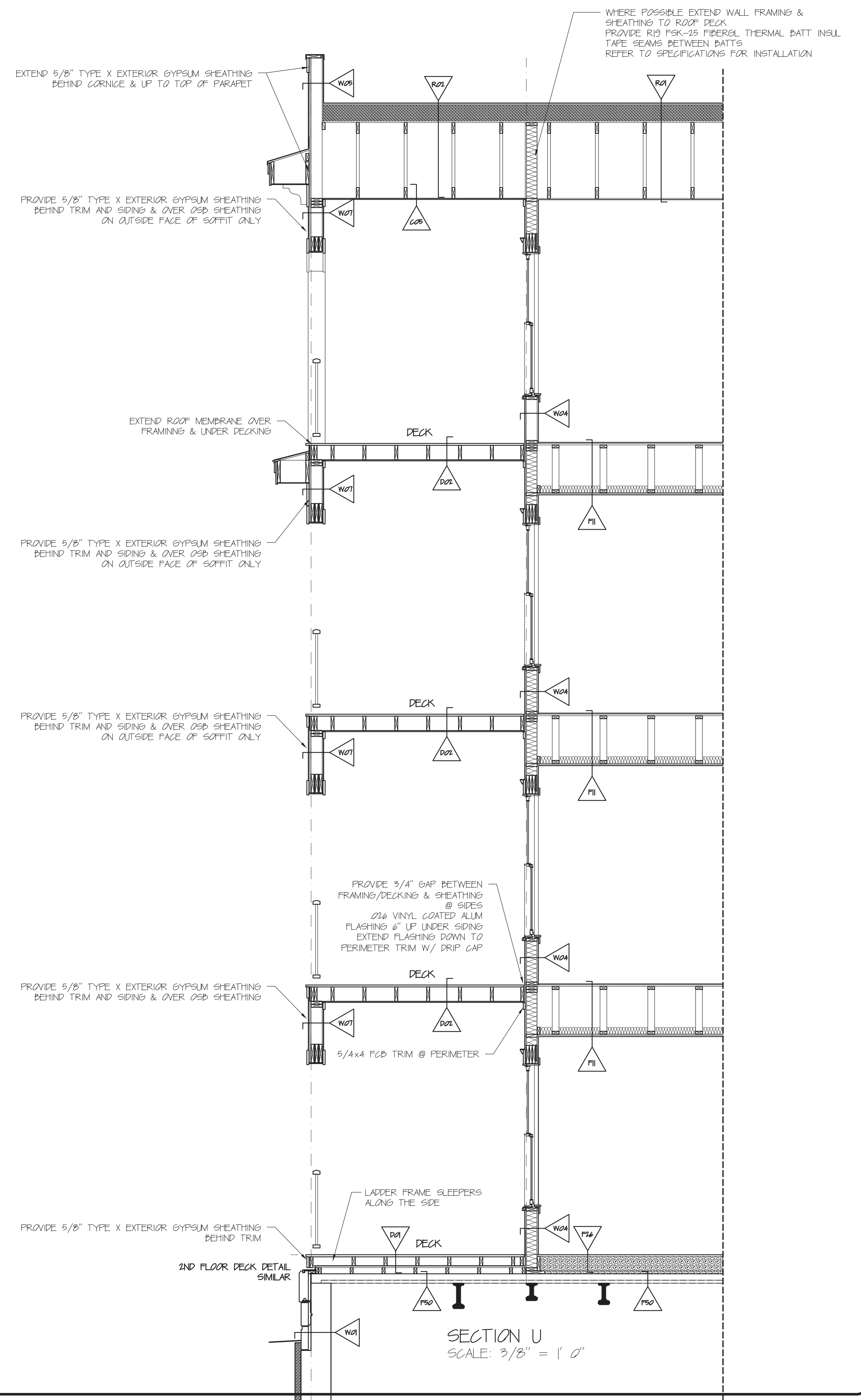
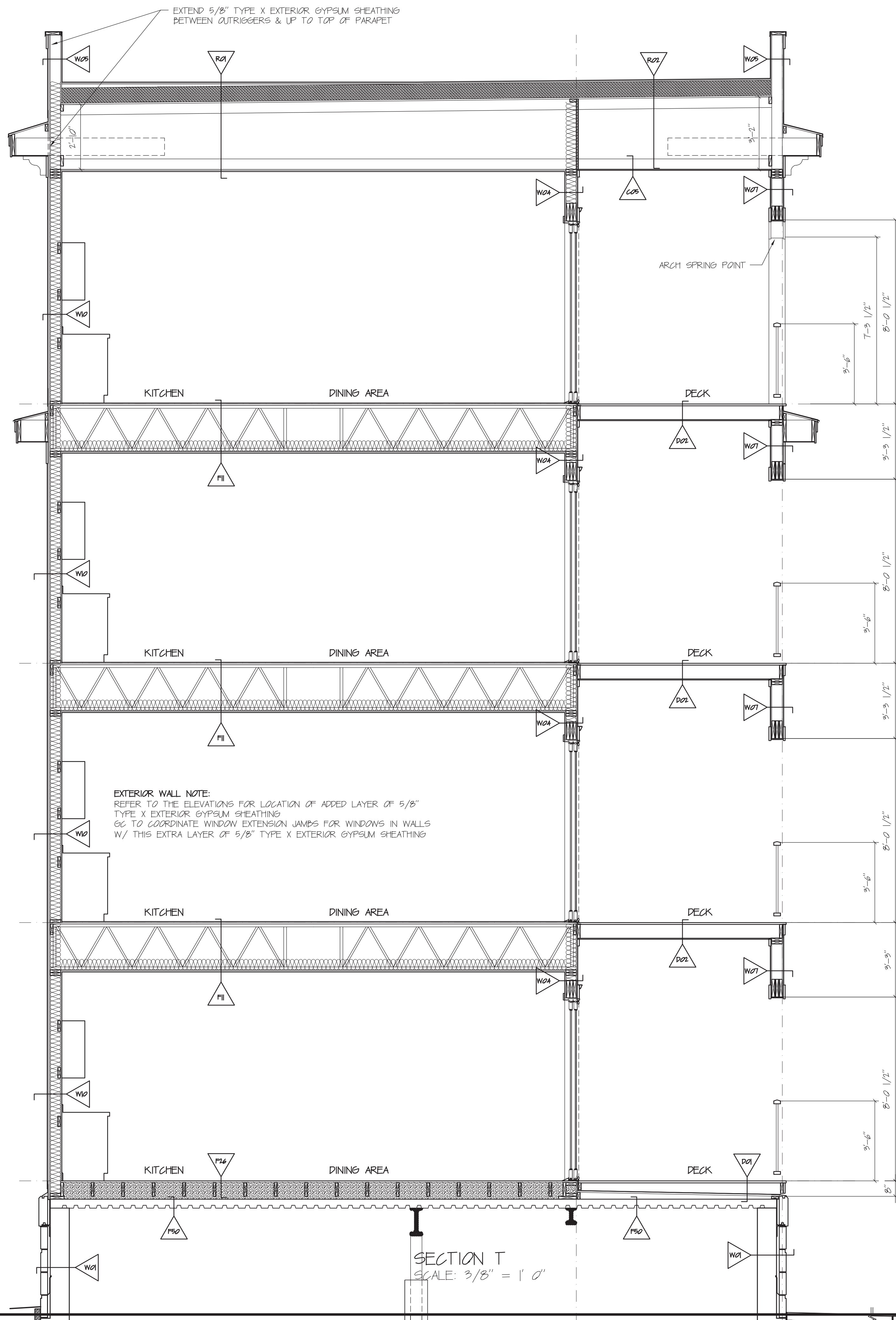
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SECTIONS T & U
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

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 BUILDING 2
25C.10





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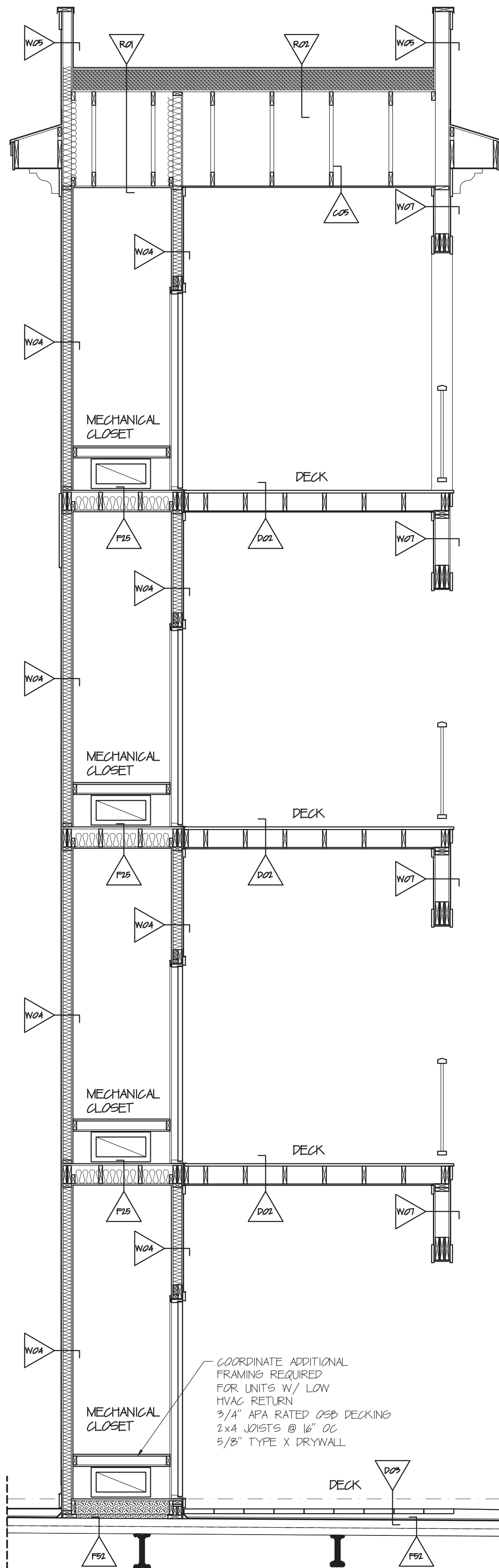
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SECTIONS V, X & Y
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

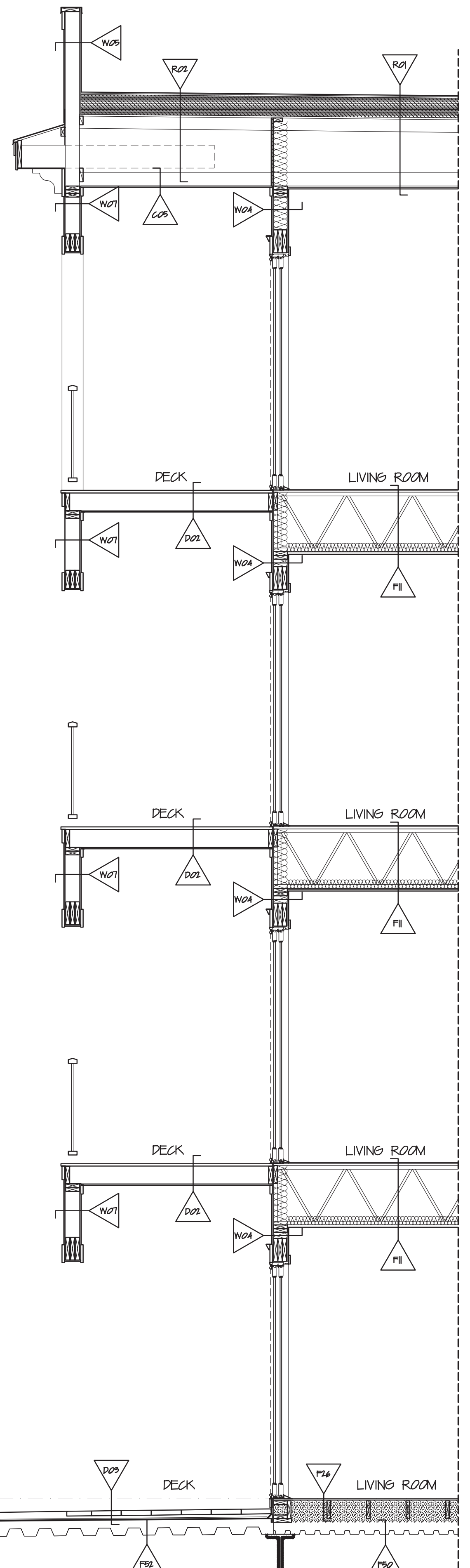
REVISIONS:

DRG. NO.
 BUILDING 2
25C.11

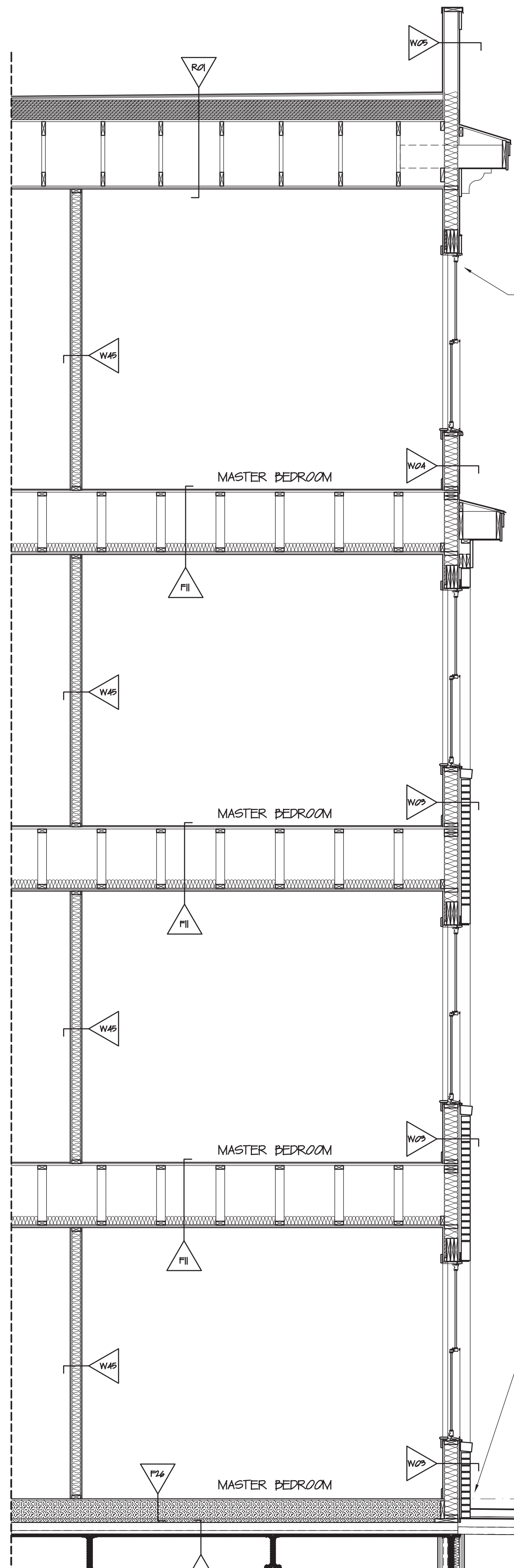


SECTION V
 SCALE: 3/8" = 1'-0"

COORDINATE ADDITIONAL FRAMING REQUIRED FOR UNITS W/ LOW HVAC RETURN
 3/4" AFA RATED OSB DECKING
 2x4 JOISTS @ 16" OC
 5/8" TYPE X DRYWALL



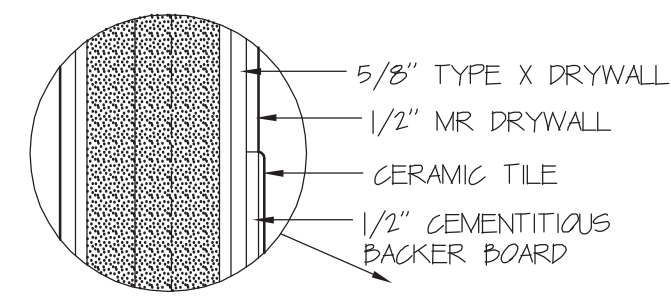
SECTION X
 SCALE: 3/8" = 1'-0"



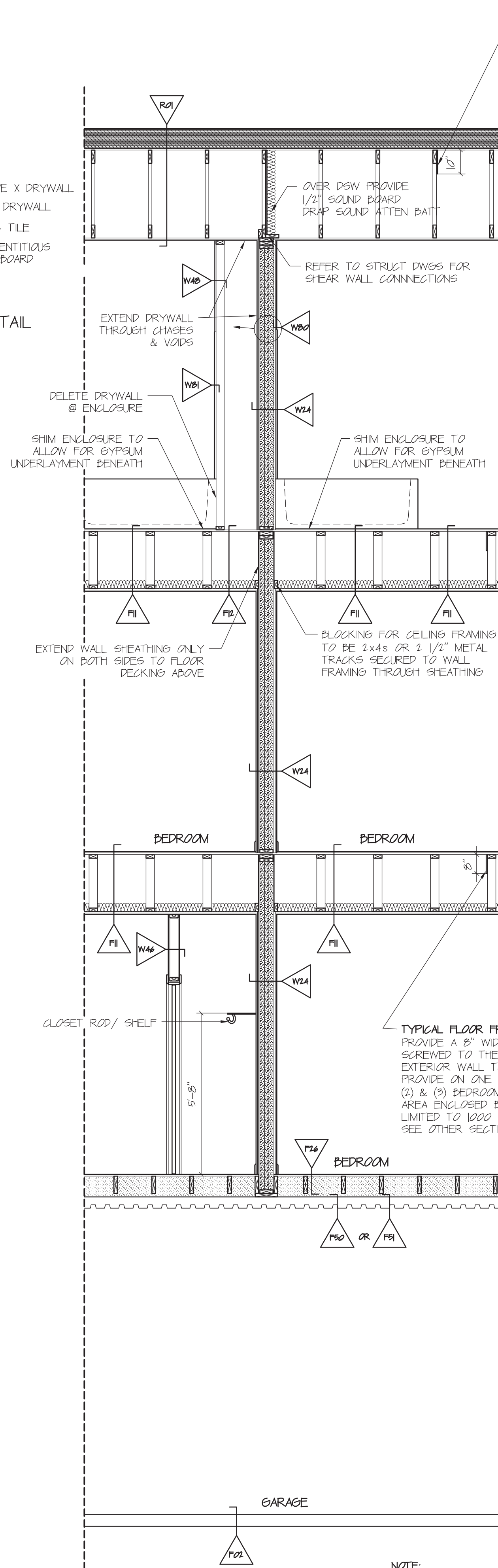
PROVIDE DIAGONAL INFILL FRAMING AT THE CORNERS OF ALL THE RADIUS WINDOWS

SECTION Y
 SCALE: 3/8" = 1'-0"

EXTEND GREEN ROOF/PLAZA WATERPROOFING UNDER BRICK AND UP SHEATHING TO 3/8" ABOVE FINISH GRADE
 GROUT BEHIND BRICK UP TO FINISH GRADE
 PROVIDE FLASHING AND WEEP HOLES AT FINISH GRADE AS SHOWN ELSEWHERE



TUB CERAMIC TILE DETAIL
SCALE: 2" = 1' 0"

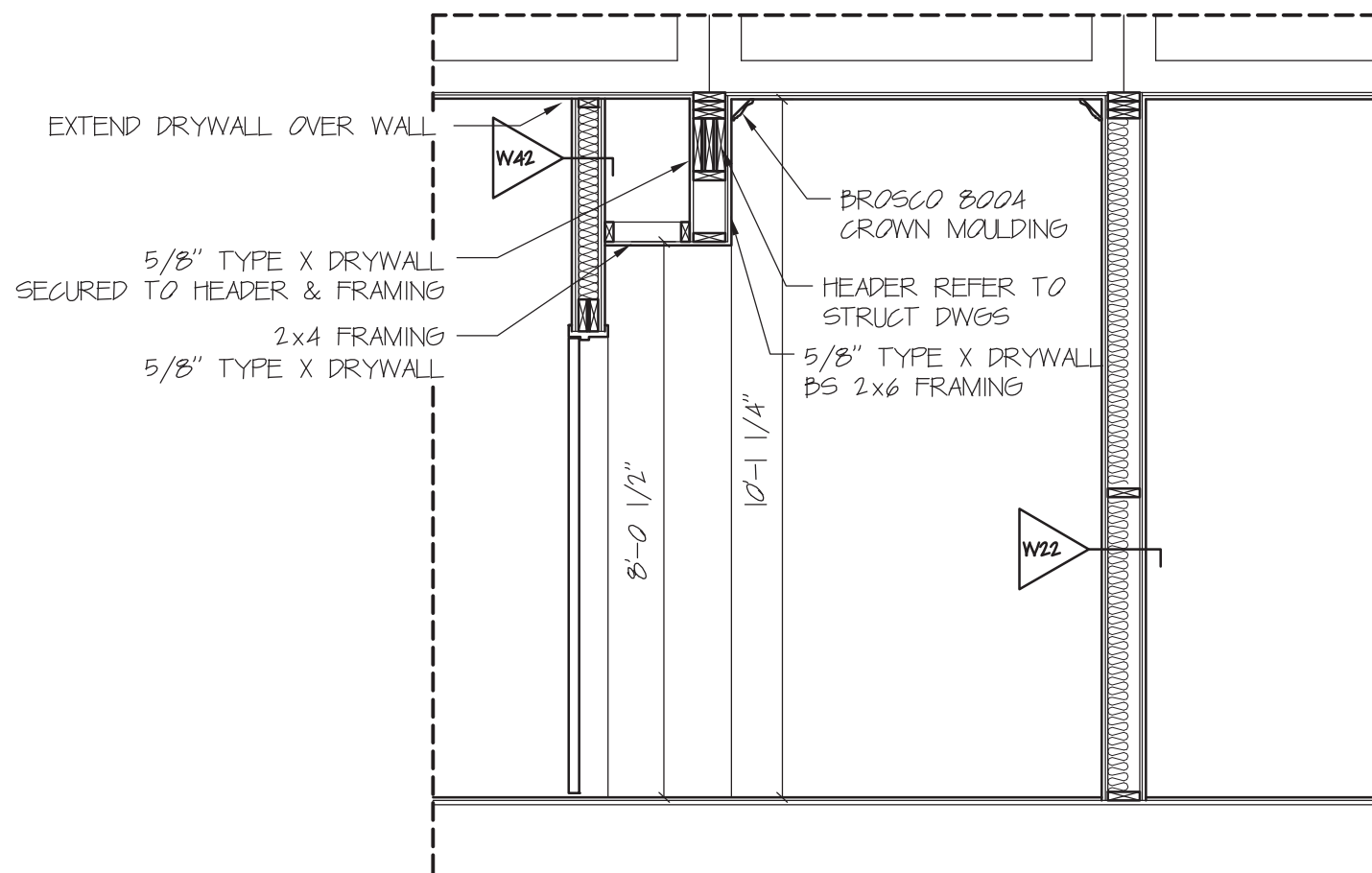


DWELLING SEPARATION WALL (DSW)
SCALE: 3/8" = 1' 0"

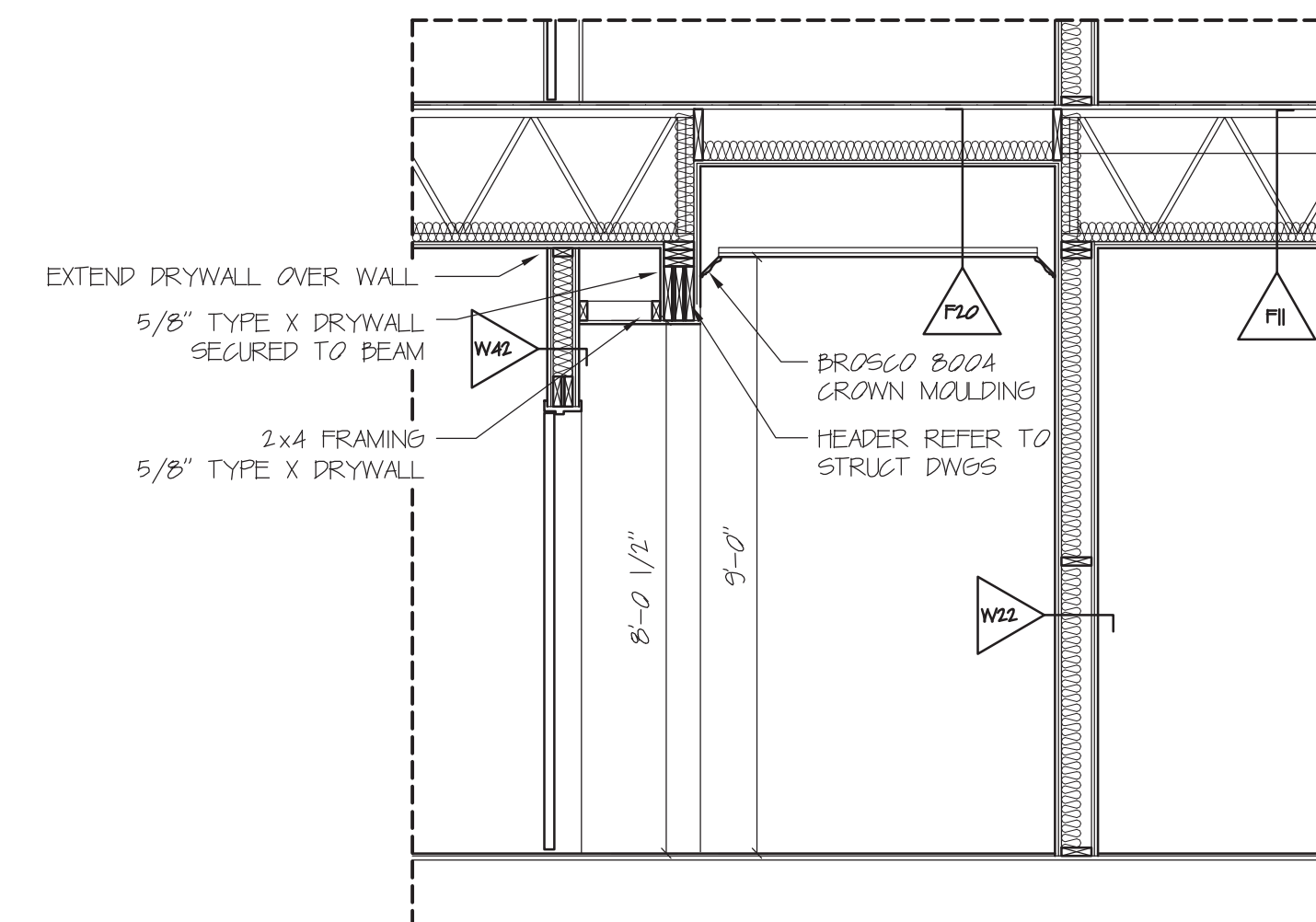
TYPICAL ROOF FRAMING DRAFT CURTAIN
PROVIDE A 10" WIDE STRIP OF MIN 1/2" DRYWALL SCREWED TO THE TOP OF TRUSSES ONLY FROM EXTERIOR WALL TO EXTERIOR WALL. PROVIDE ON ONE TRUSS AT MID POINT OF EVERY (2) & (3) BEDROOM UNIT. AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF. SEE OTHER SECTIONS FOR OTHER LOCATIONS.

TYPICAL FLOOR FRAMING DRAFT CURTAIN
PROVIDE A 8" WIDE STRIP OF MIN 1/2" DRYWALL SCREWED TO THE TOP OF TRUSSES ONLY FROM EXTERIOR WALL TO CORRIDOR WALL. PROVIDE ON ONE TRUSS AT MID POINT OF EVERY (2) & (3) BEDROOM UNIT. AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF. SEE OTHER SECTIONS FOR OTHER LOCATIONS.

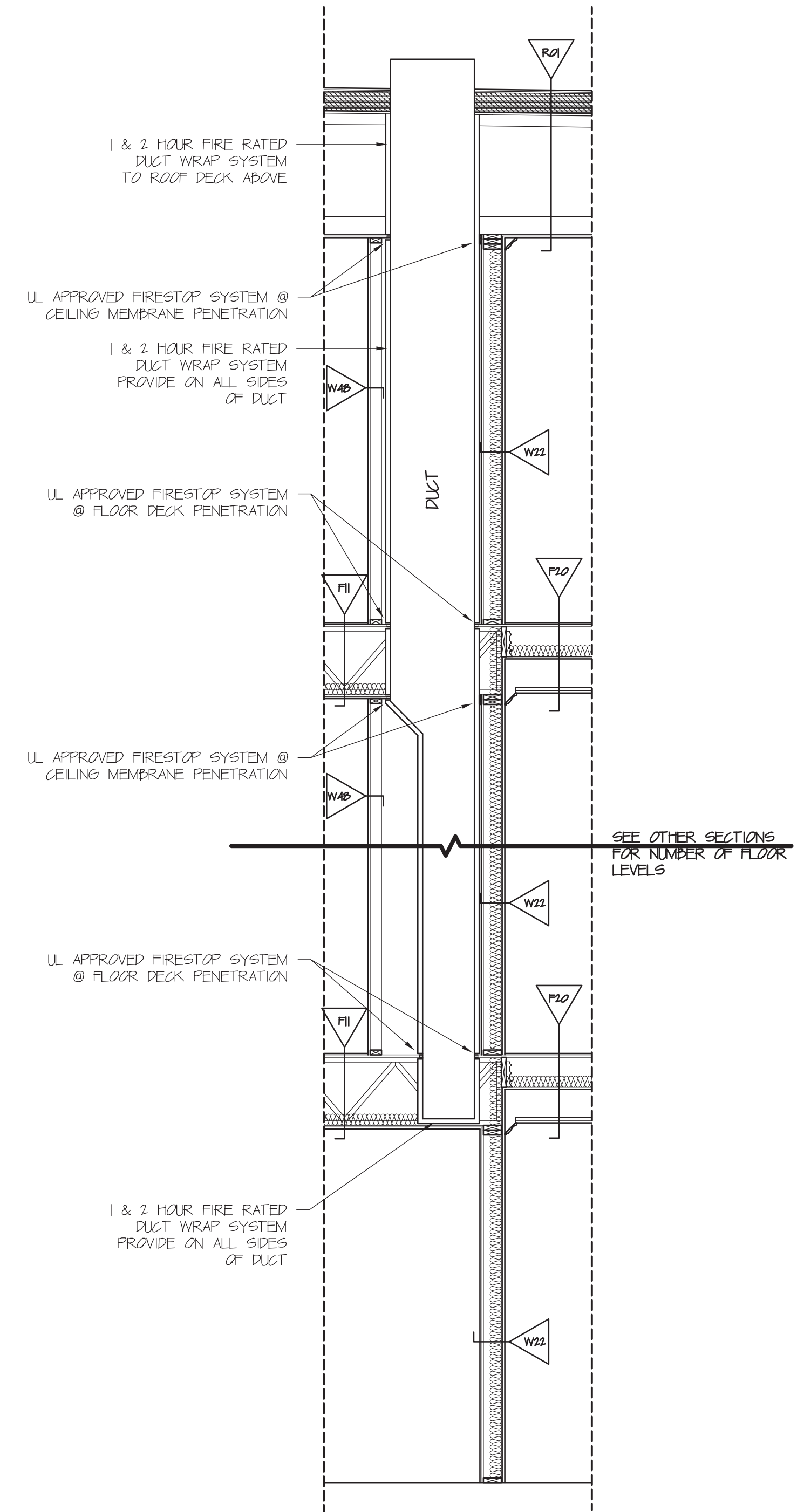
NOTE:
THESE SECTIONS DO NOT EXACTLY SHOW THE CONDITIONS WHERE THE SECTION IS TAKEN IN THE BUILDING. SOME ITEMS ARE ADDED TO SHOW OTHER CONDITIONS.



TYPICAL ENTRANCE TOP FLOOR (TE)
SCALE: 3/8" = 1' 0"



TYPICAL ENTRANCE INTERMEDIATE FLOORS (TE)
SCALE: 3/8" = 1' 0"



TYPICAL SHAFT ENCLOSURE (TS)
SCALE: 3/8" = 1' 0"

GENERAL NOTES:
NOT ALL FLOORS ARE SHOWN. FRAMING ADJACENT TO SHAFT MAY NOT BE SHOWN ACCURATELY. SEE OTHER SECTIONS FOR CORRECT REPRESENTATION OF CONSTRUCTION.

SHAFTS ARE REQUIRED FOR ALL DUCTWORK CONNECTING THREE FLOORS OR MORE. THIS WOULD INCLUDE A DUCT THAT PASSES THROUGH A FLOOR BUT DOES NOT NECESSARILY SERVE THAT FLOOR. COORDINATE THIS ENCLOSURE WITH THE HVAC DRAWINGS FOR THE ENCLOSURE SIZES AND LOCATIONS.

SHAFTS PENETRATING THREE FLOORS SHALL BE 1 HOUR FIRE RATED. SHAFTS PENETRATING MORE THAN THREE FLOORS SHALL BE 2 HOURS FIRE RATED.

SHAFTS SHALL HAVE FIRE RATED DUCT WRAP ON ALL SIDES FROM FLOOR DECK TO FLOOR DECK. PROVIDE A TOP AND BOTTOM DUCT WRAP AS SHOWN.

ALL DUCTWORK PENETRATIONS OF THE SHAFT SHALL HAVE FIRE DAMPERS.

ALL PENETRATIONS SHALL BE IN THE SIDE OF THE SHAFT.



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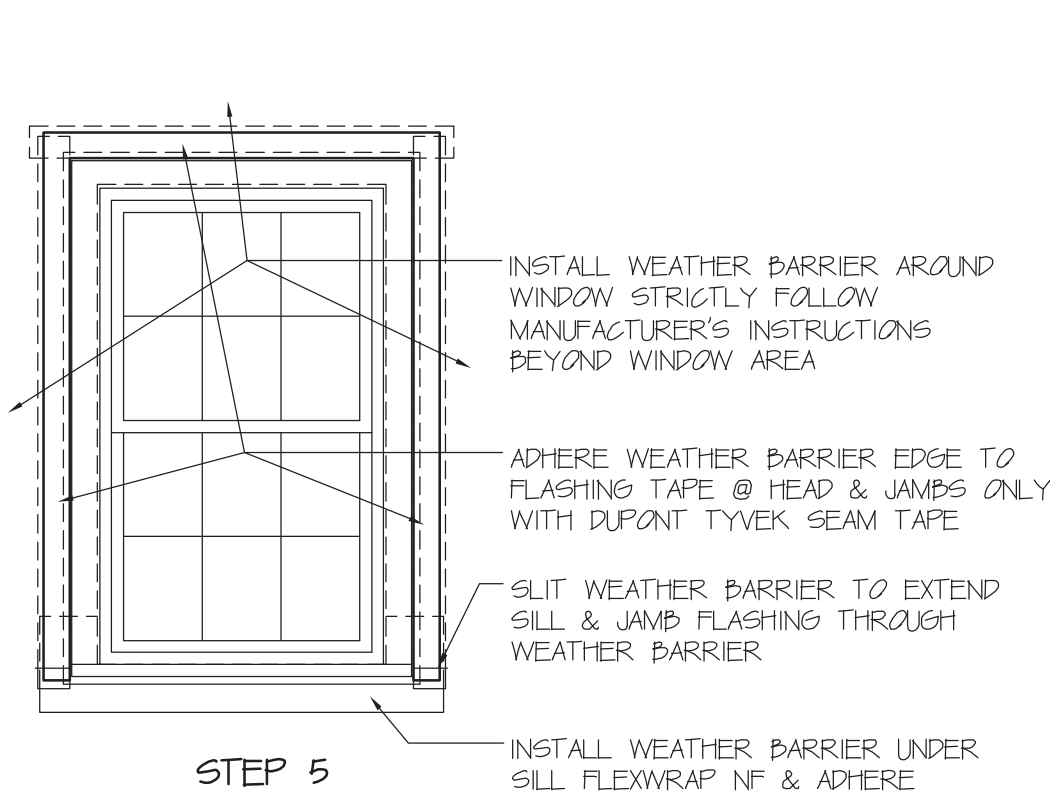
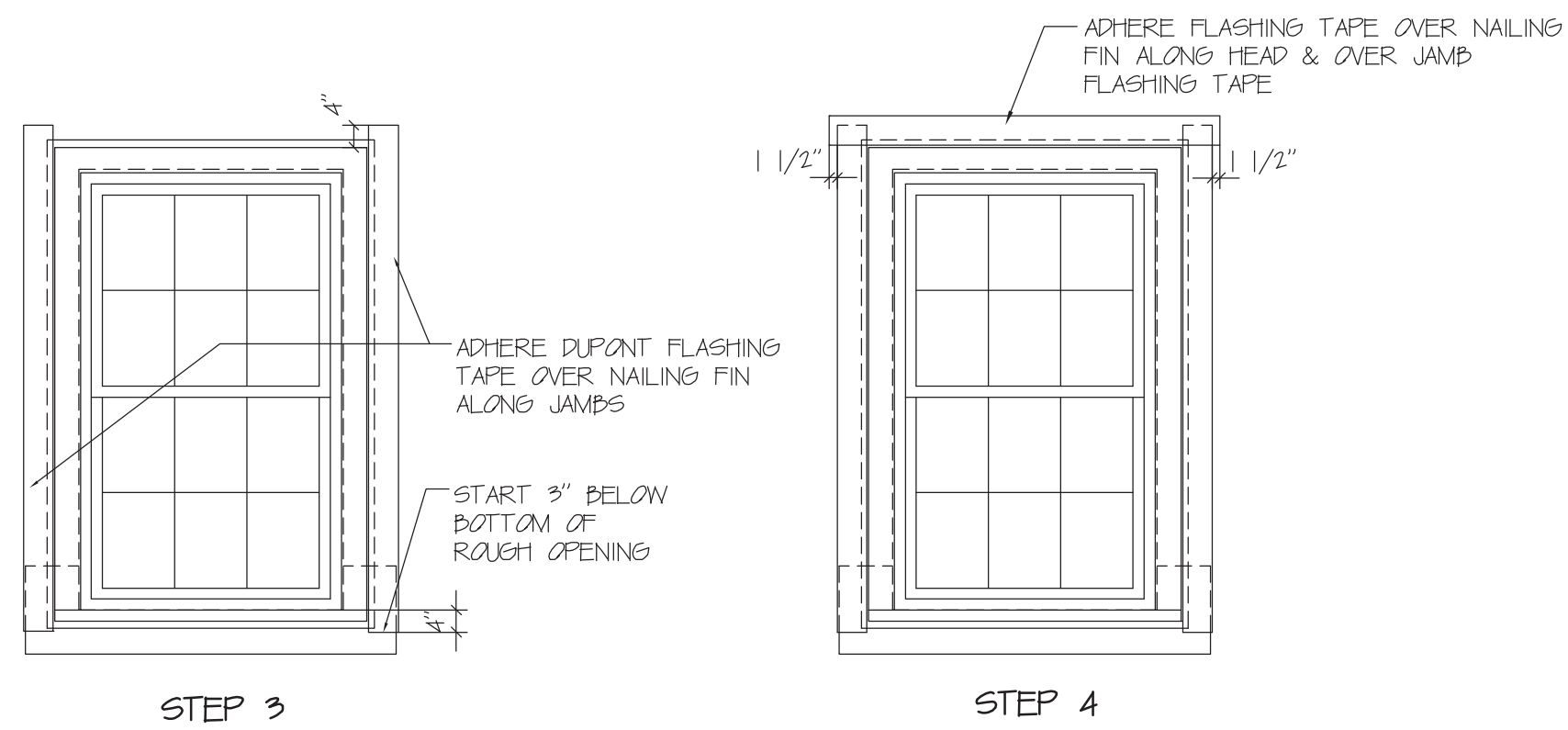
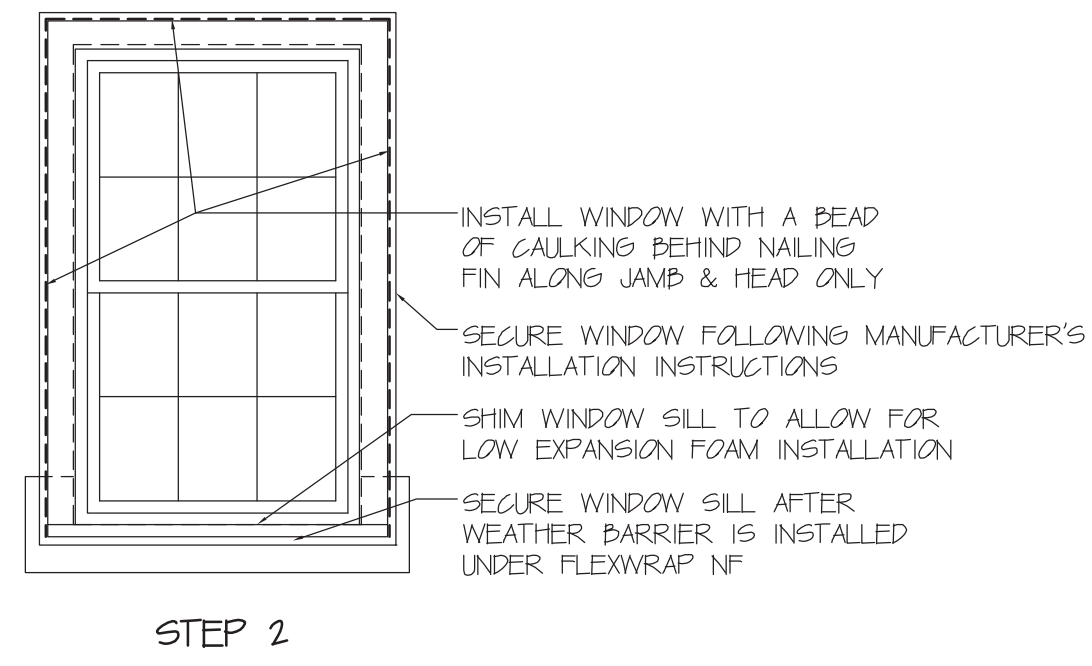
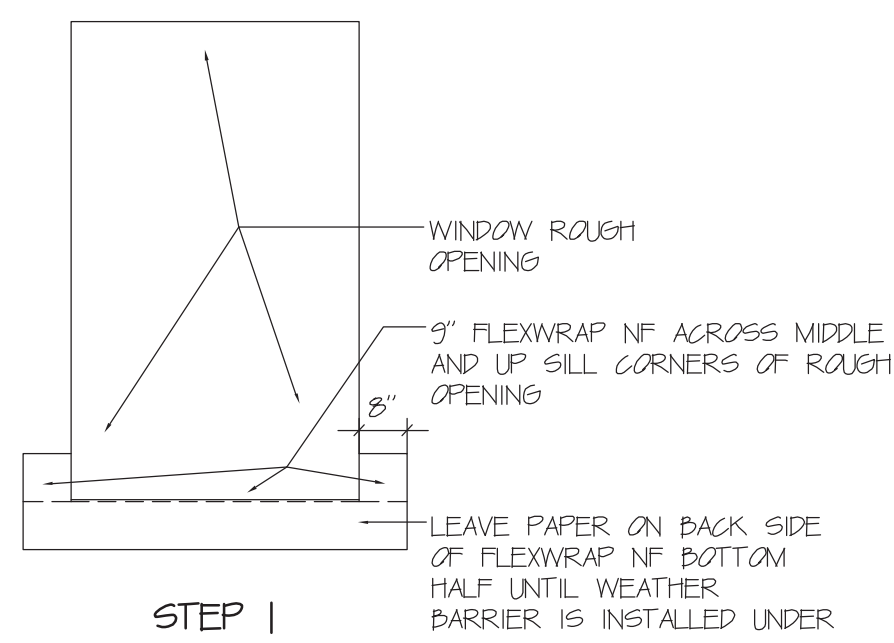
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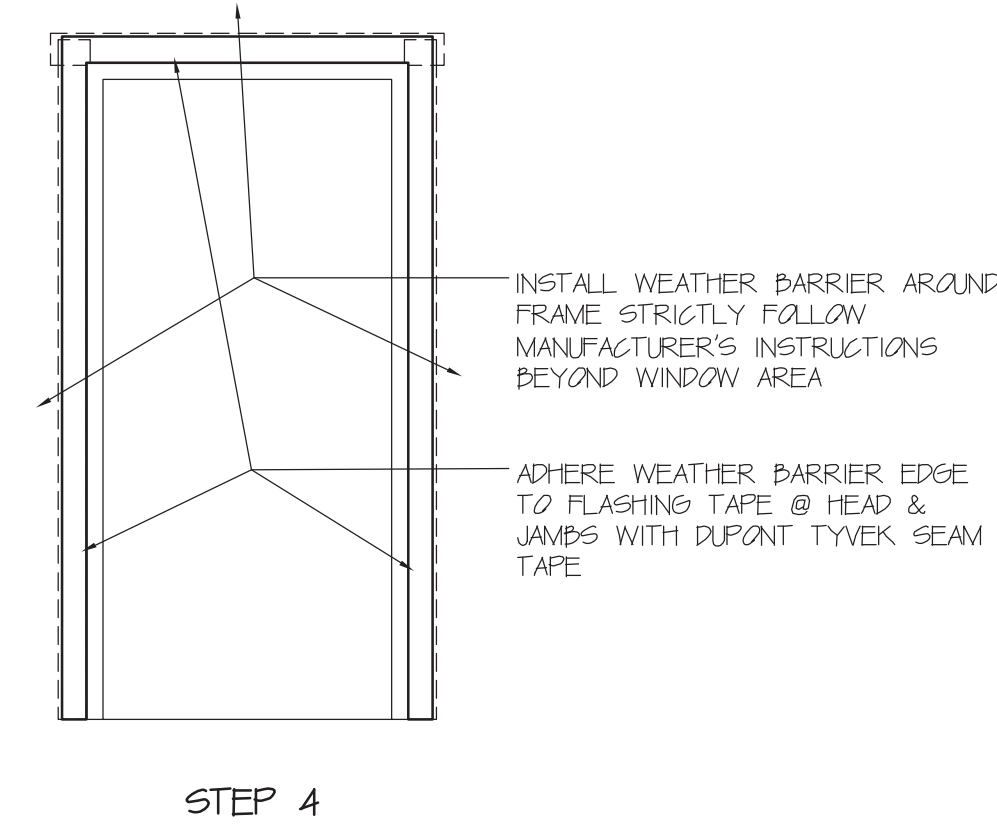
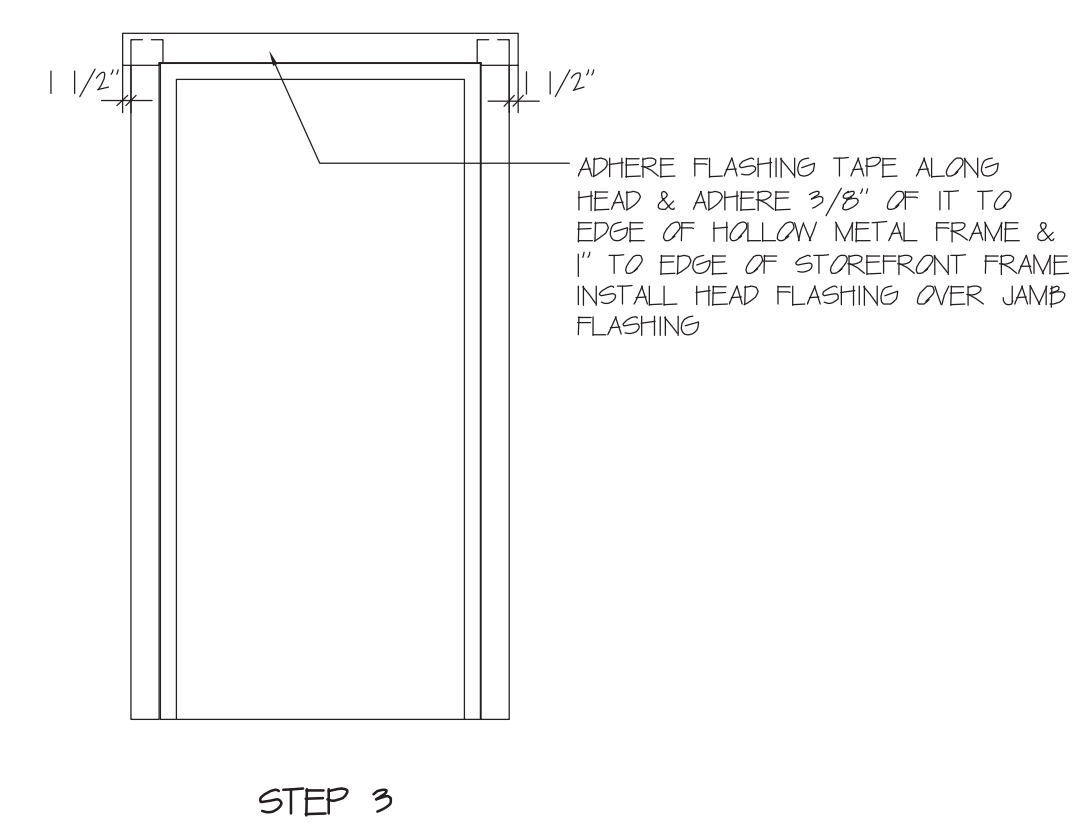
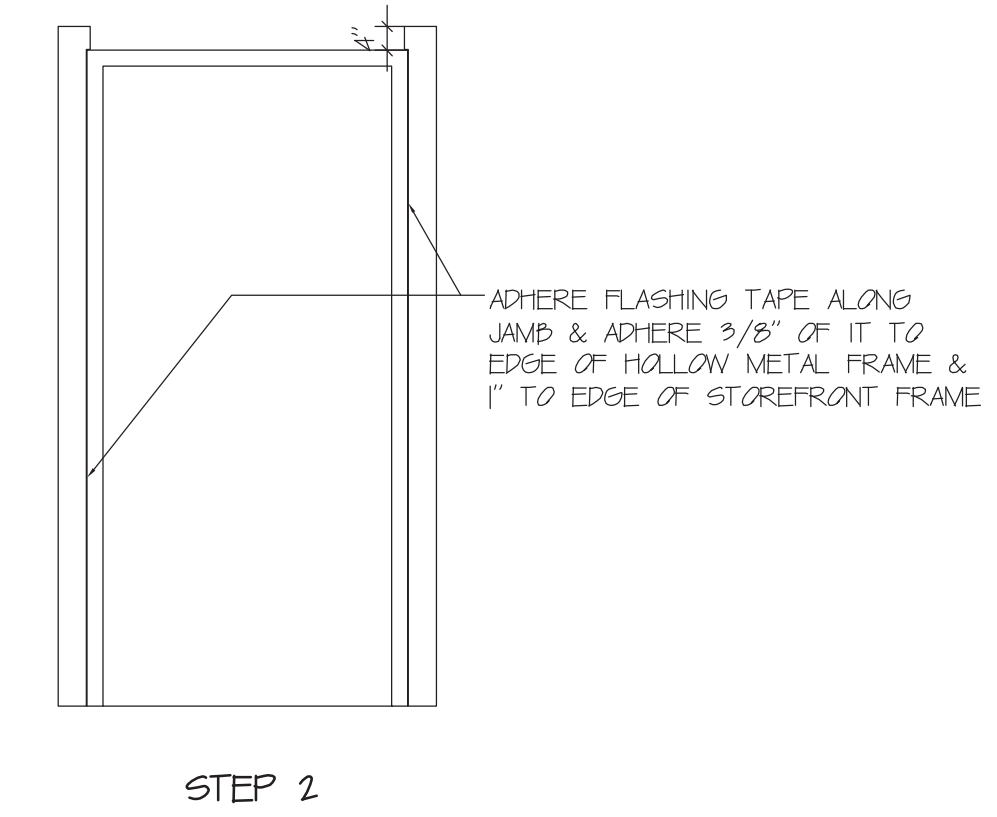
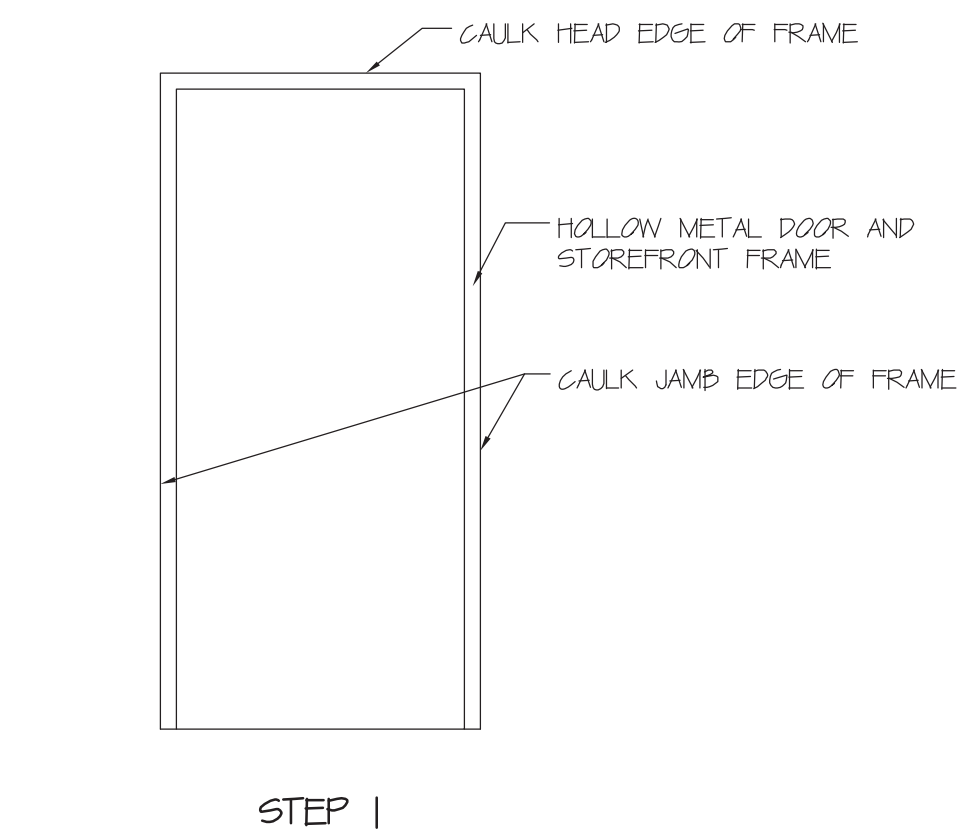
TYPICAL SECTIONS 1, 2, 3, 4 & 5
DSW, UNIT ENTRY & SHAFT
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

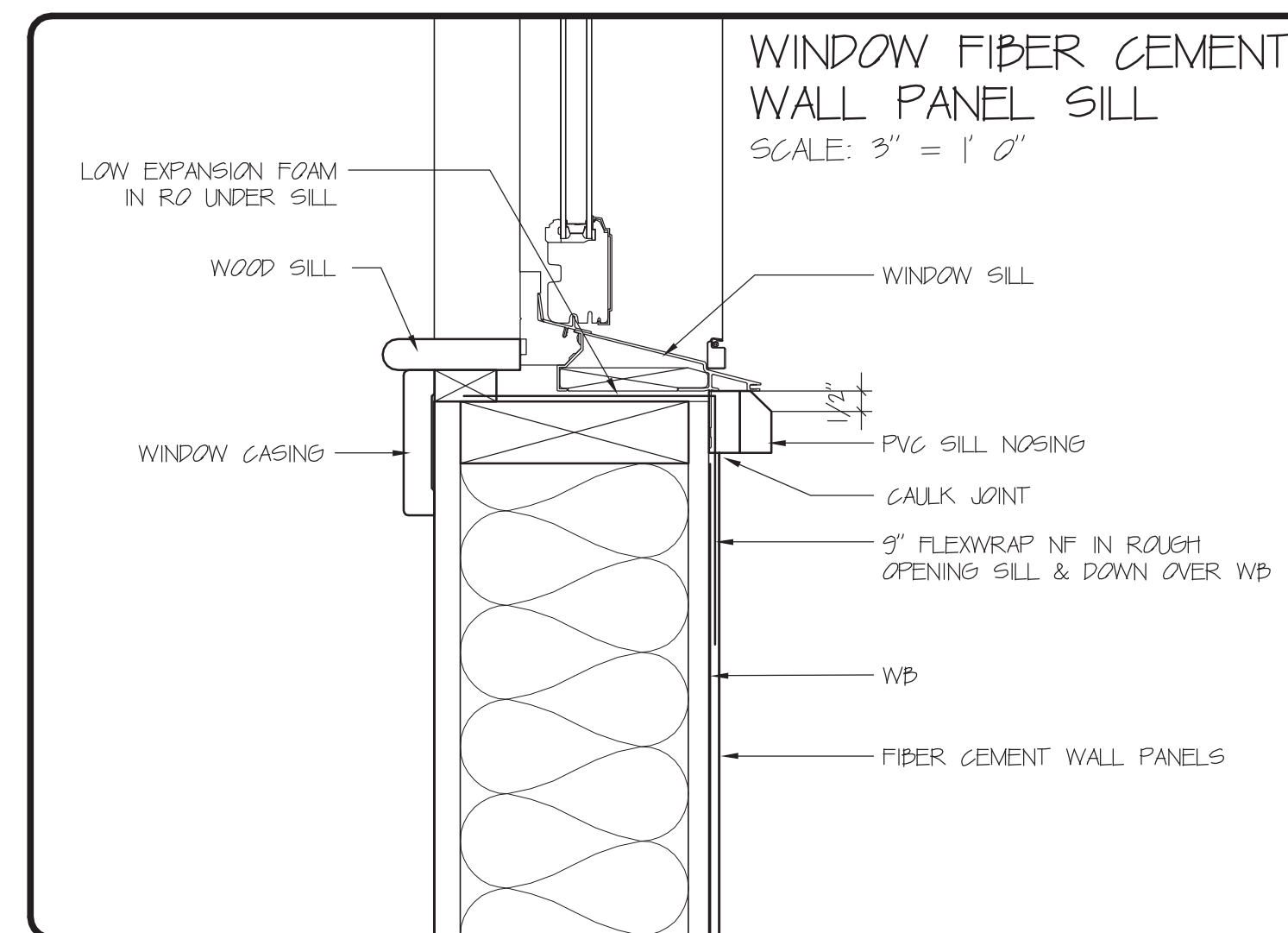
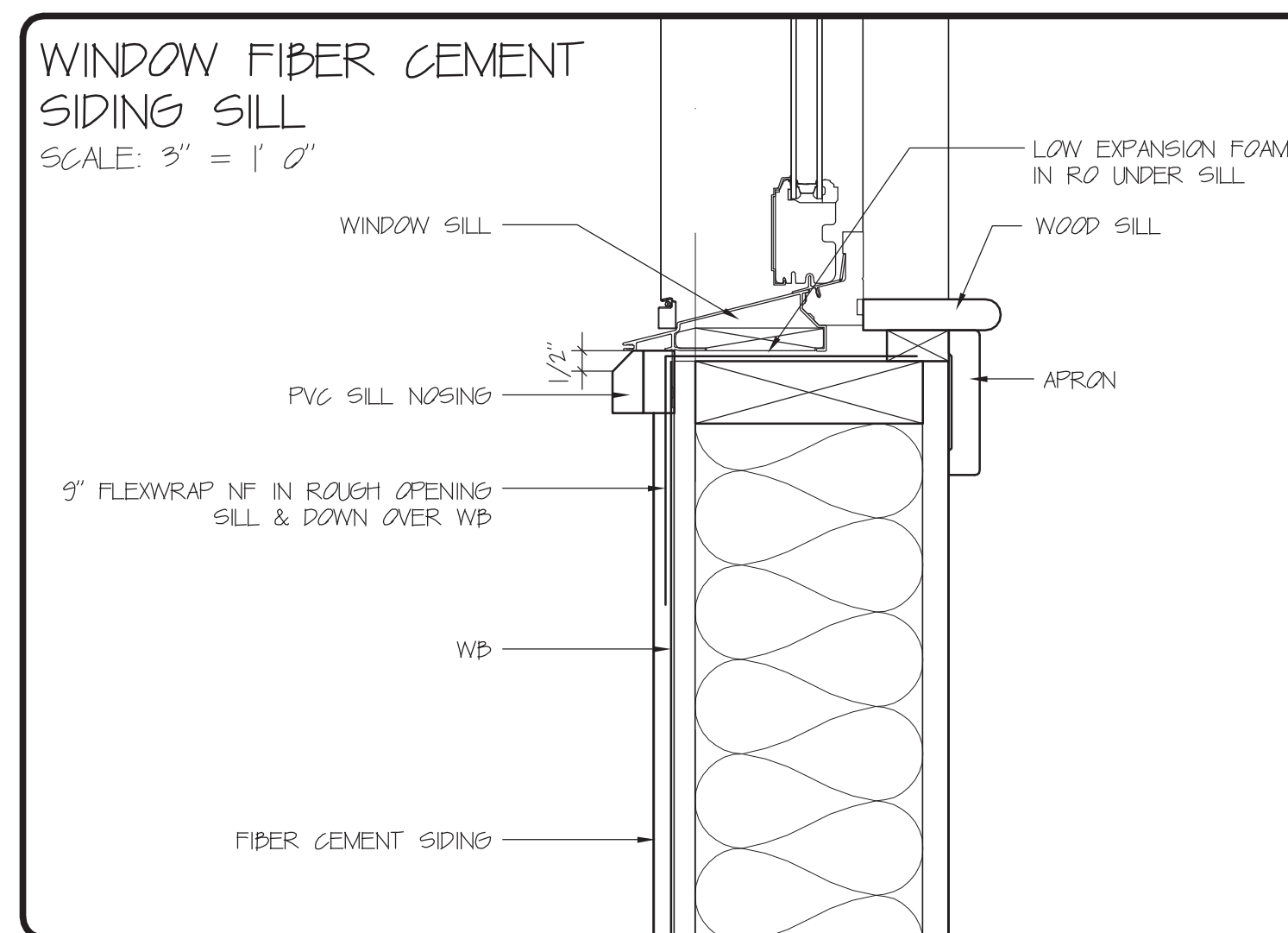
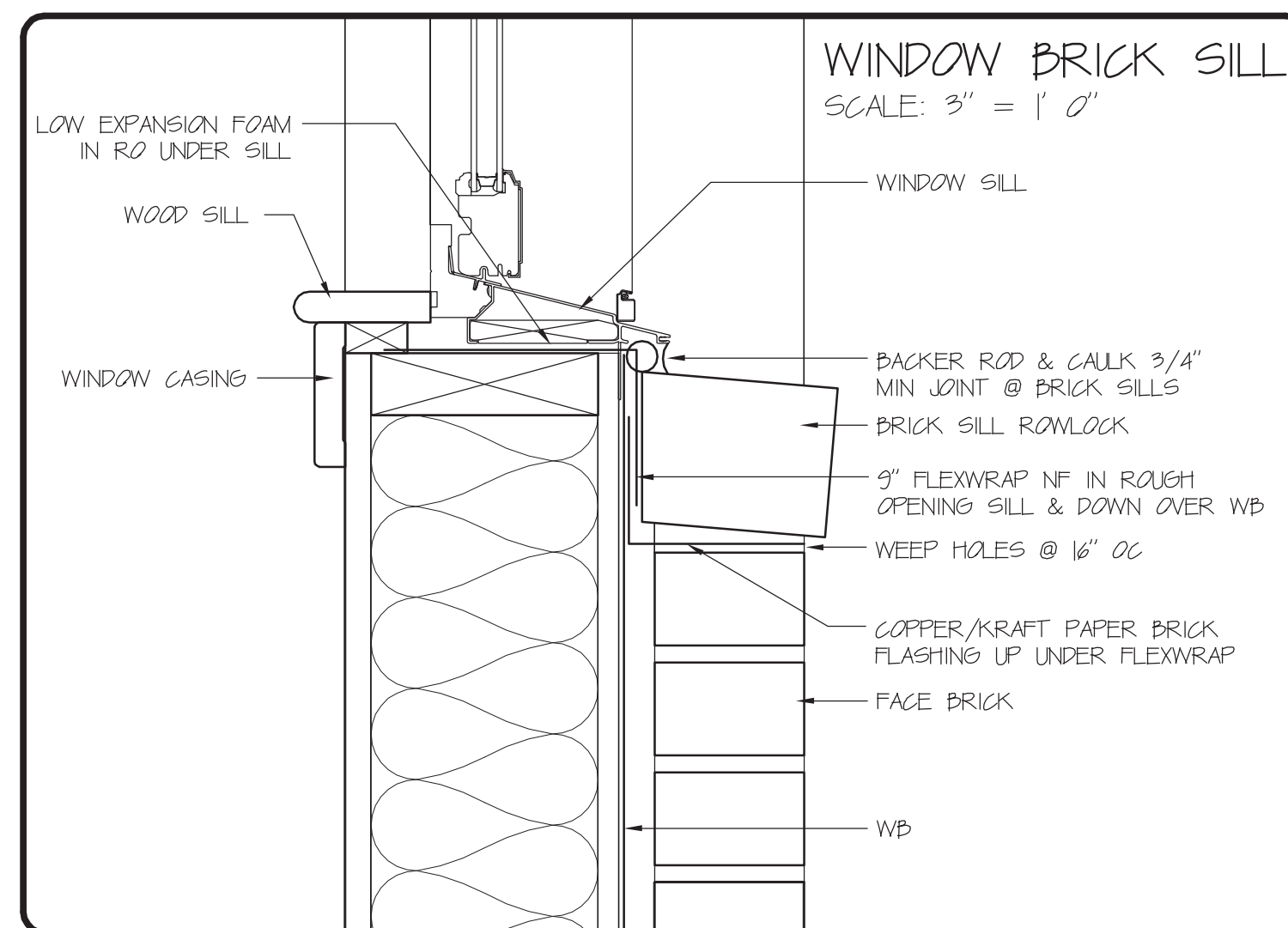
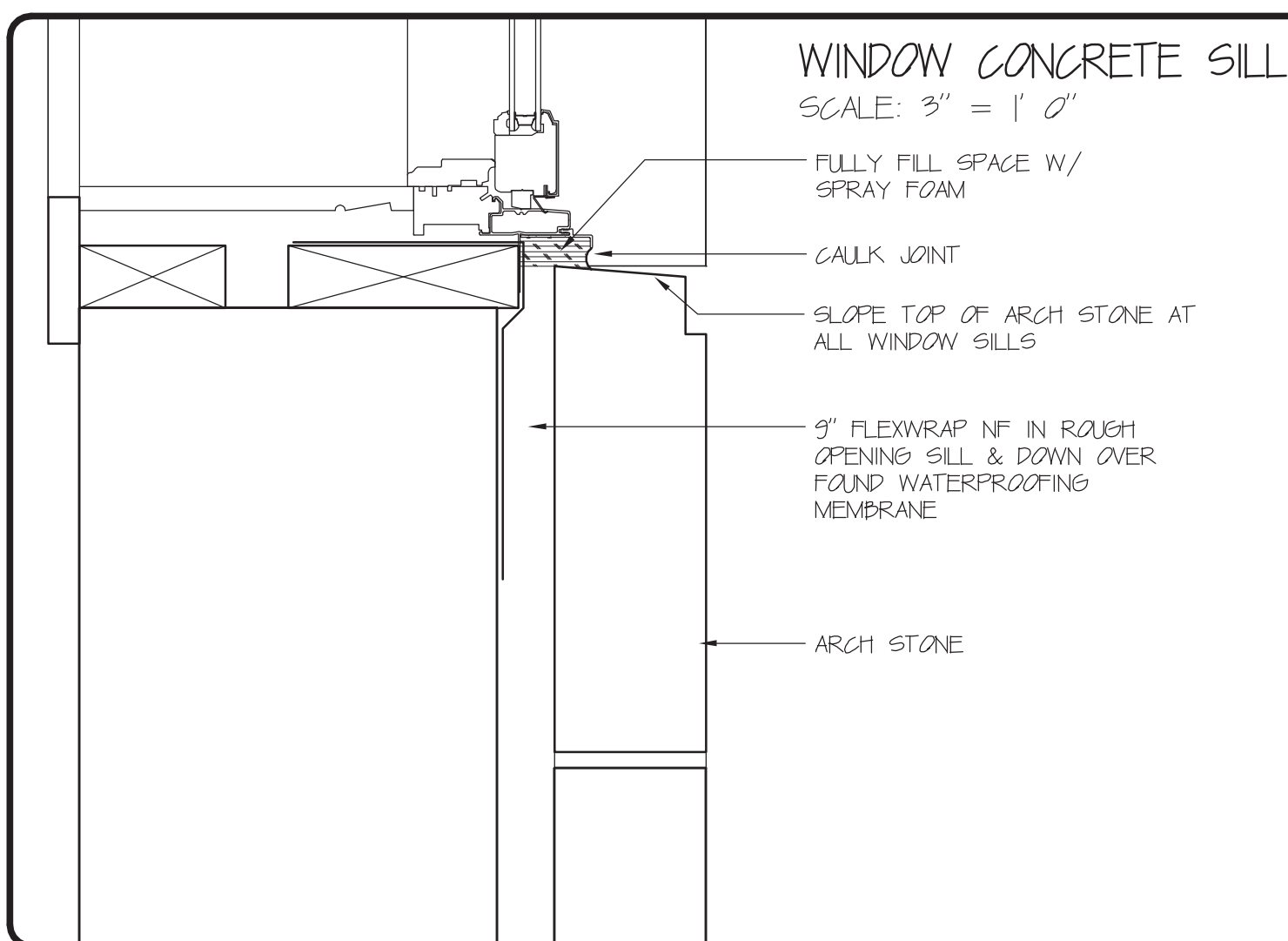
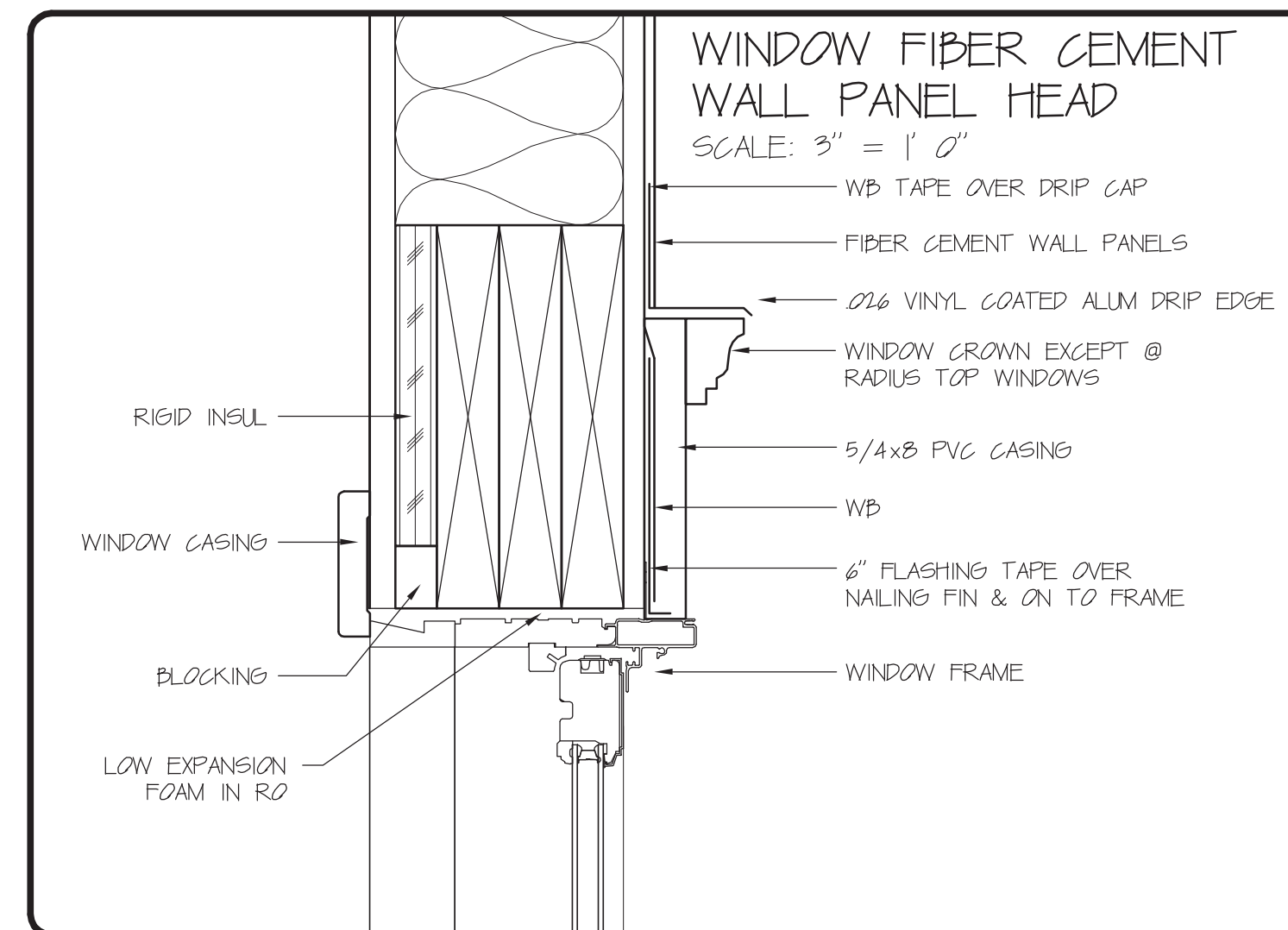
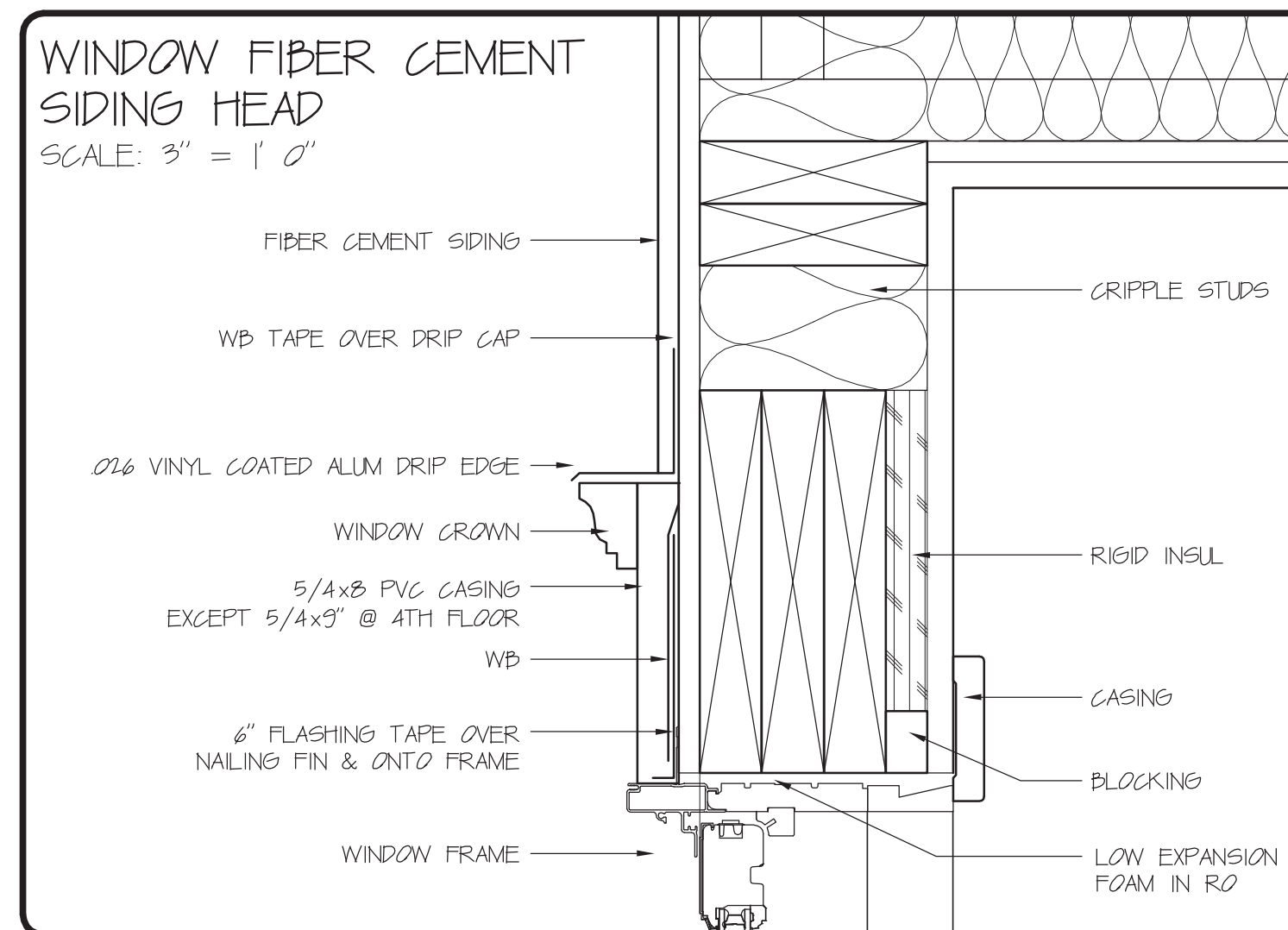
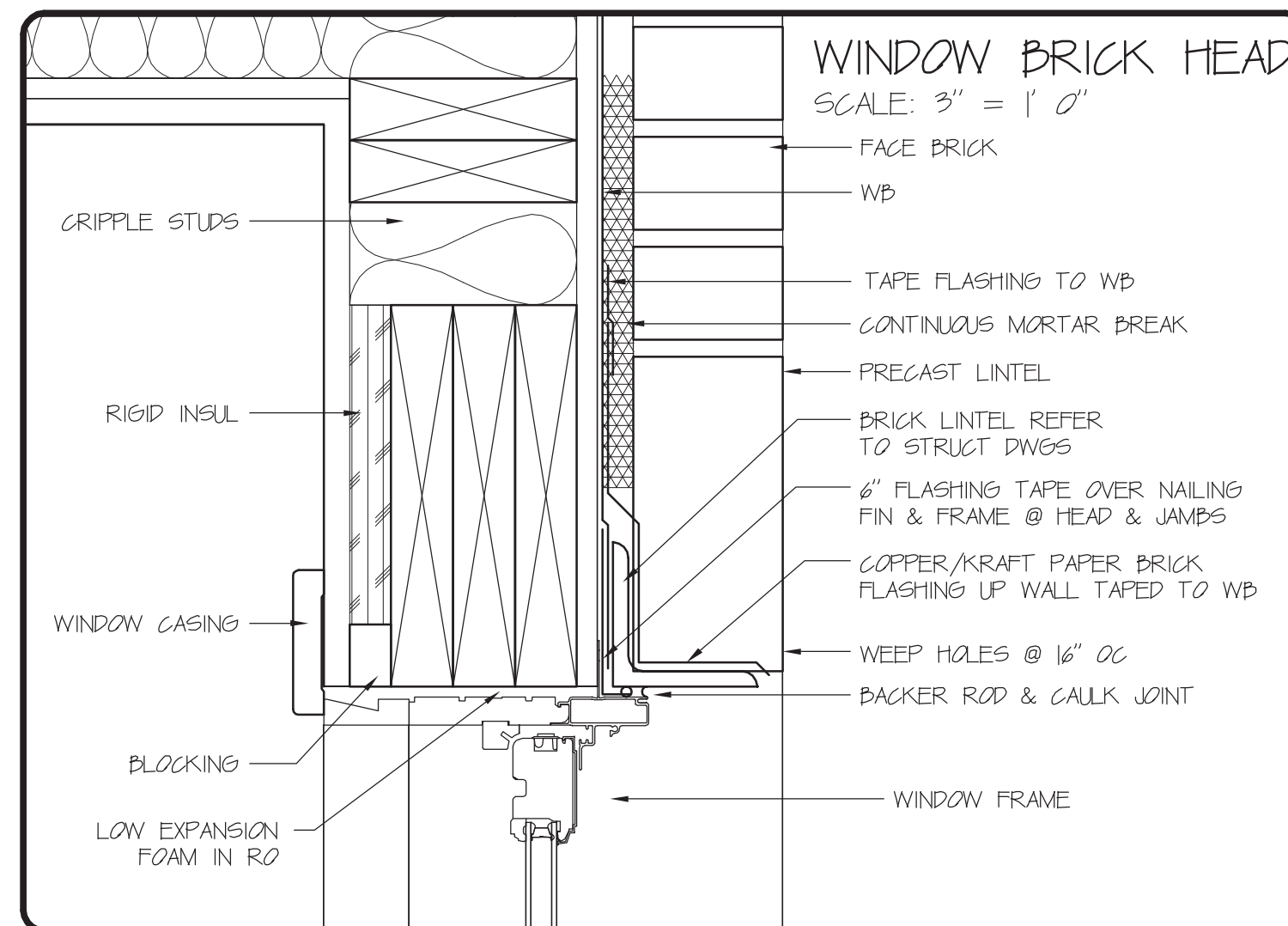
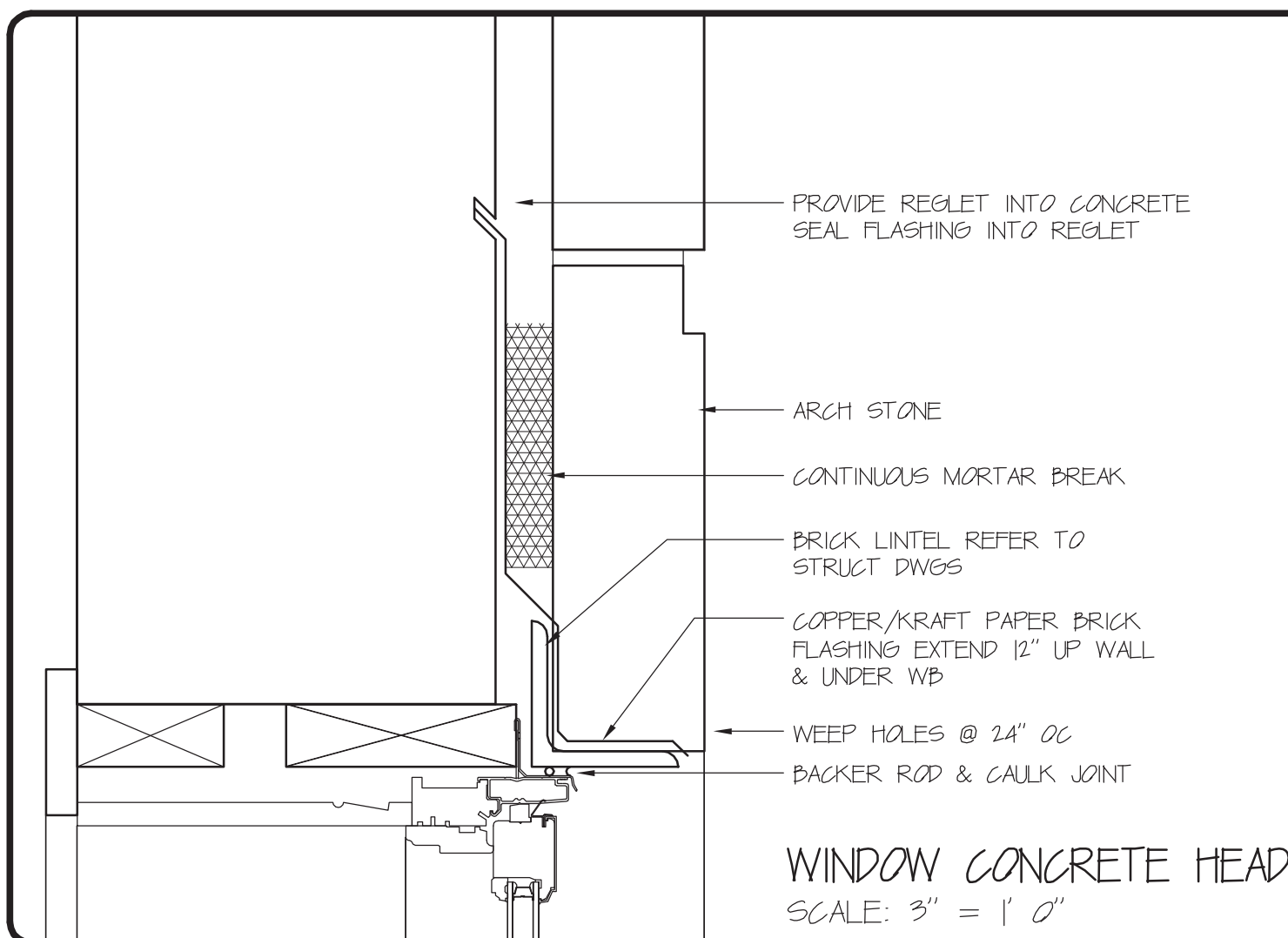
DRG. NO.
BUILDING 1
35C.1



WINDOW FLASHING INSTRUCTIONS
NOT TO SCALE



DOOR & STOREFRONT FLASHING INSTRUCTIONS
NOT TO SCALE



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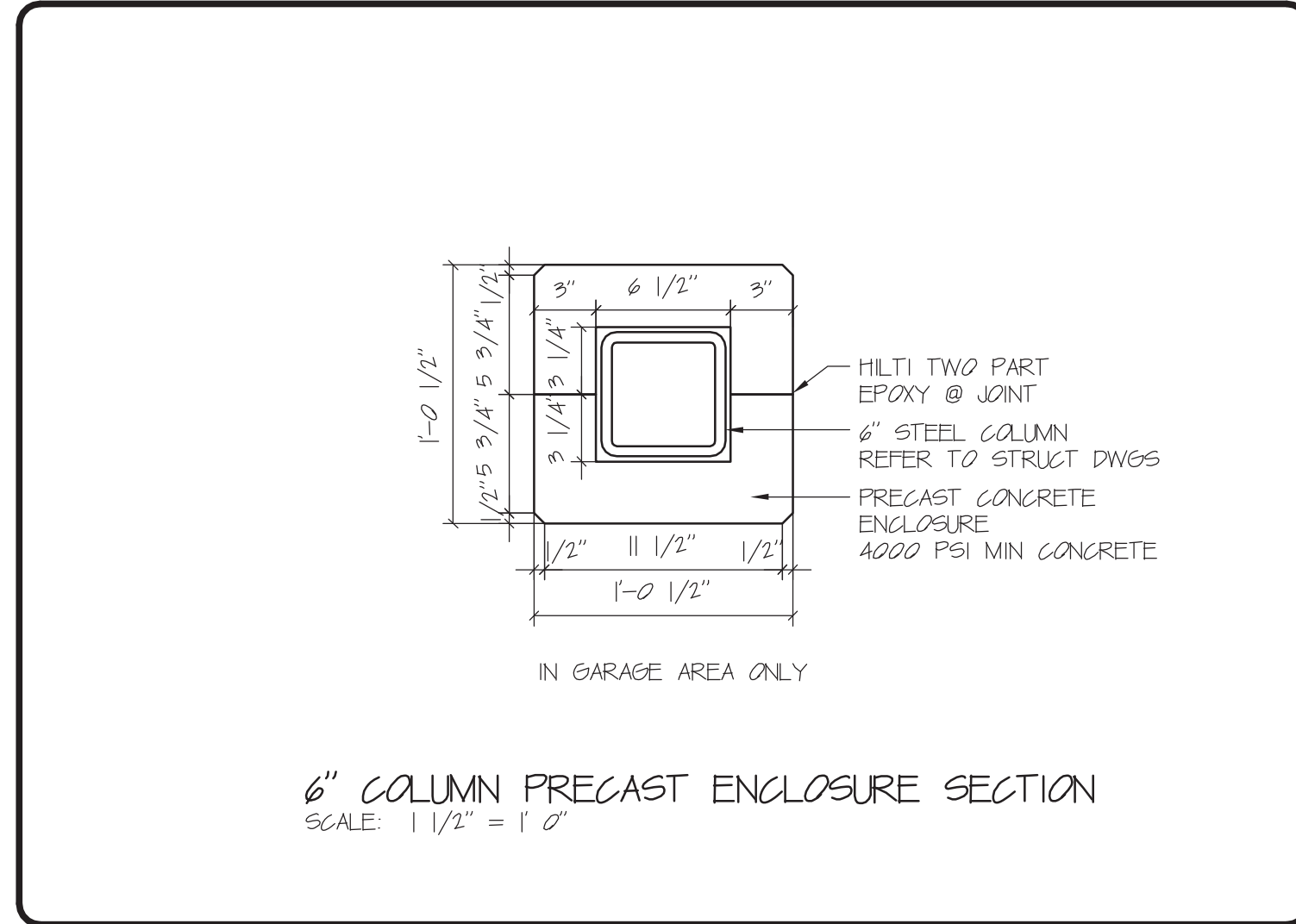
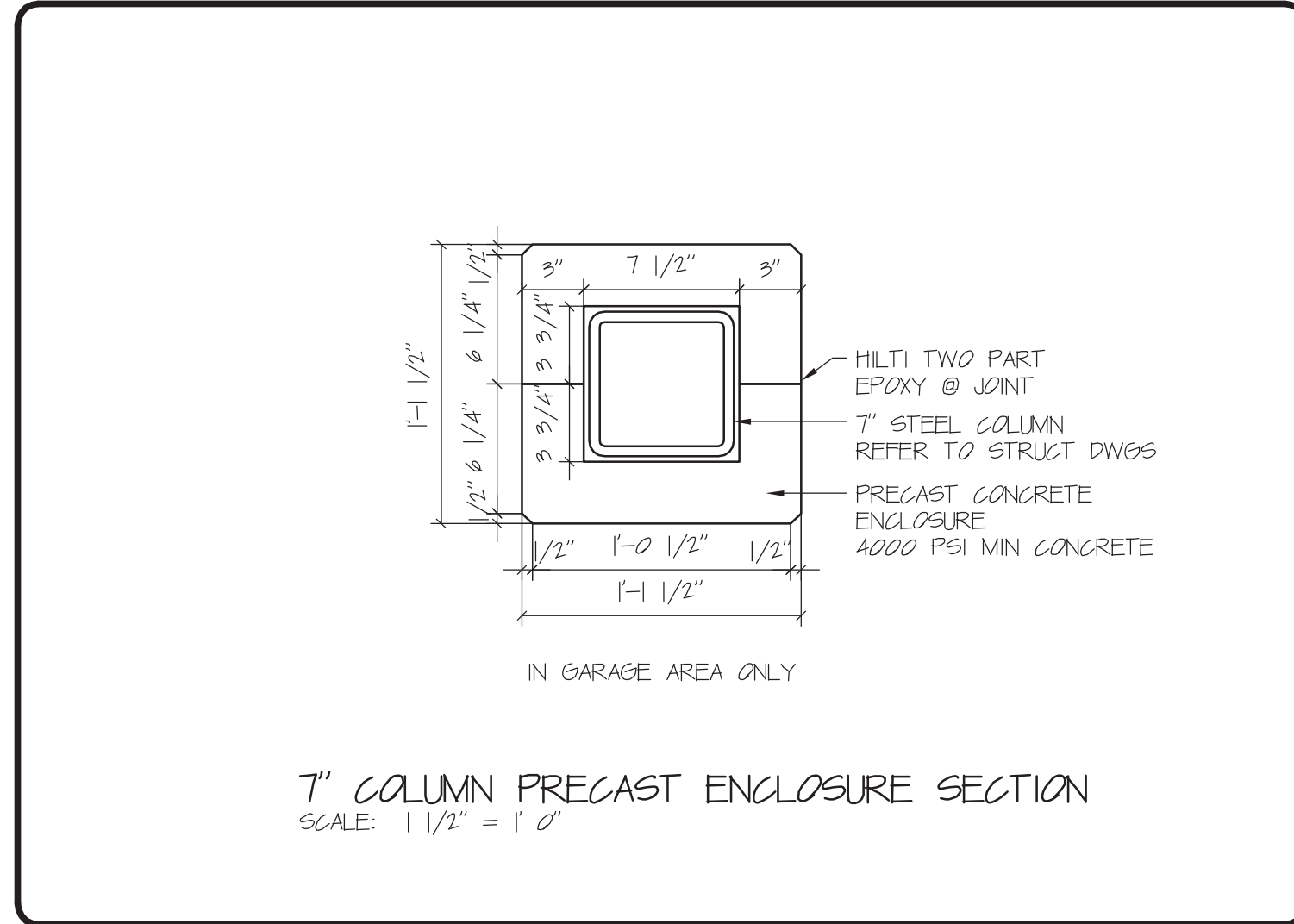
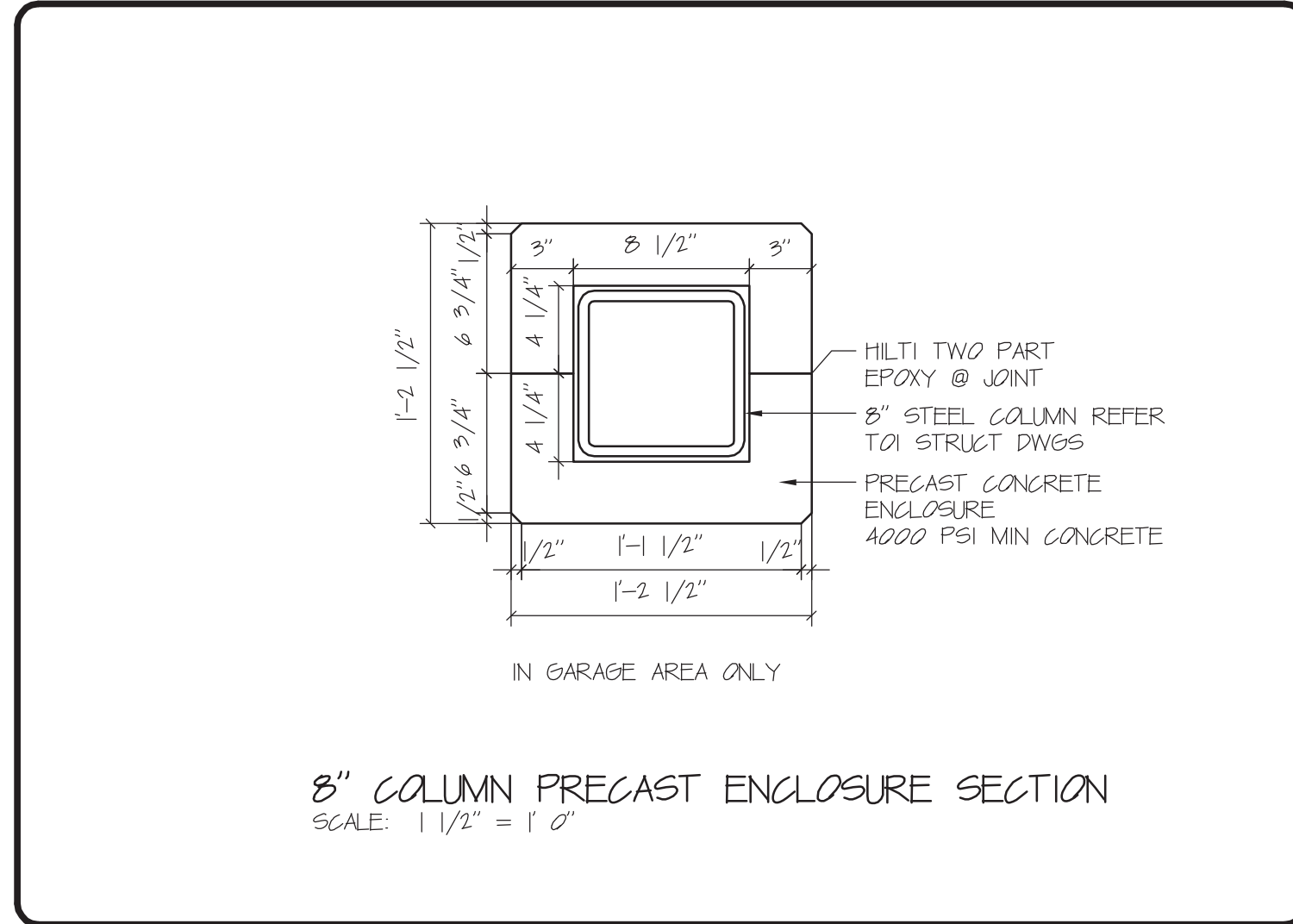
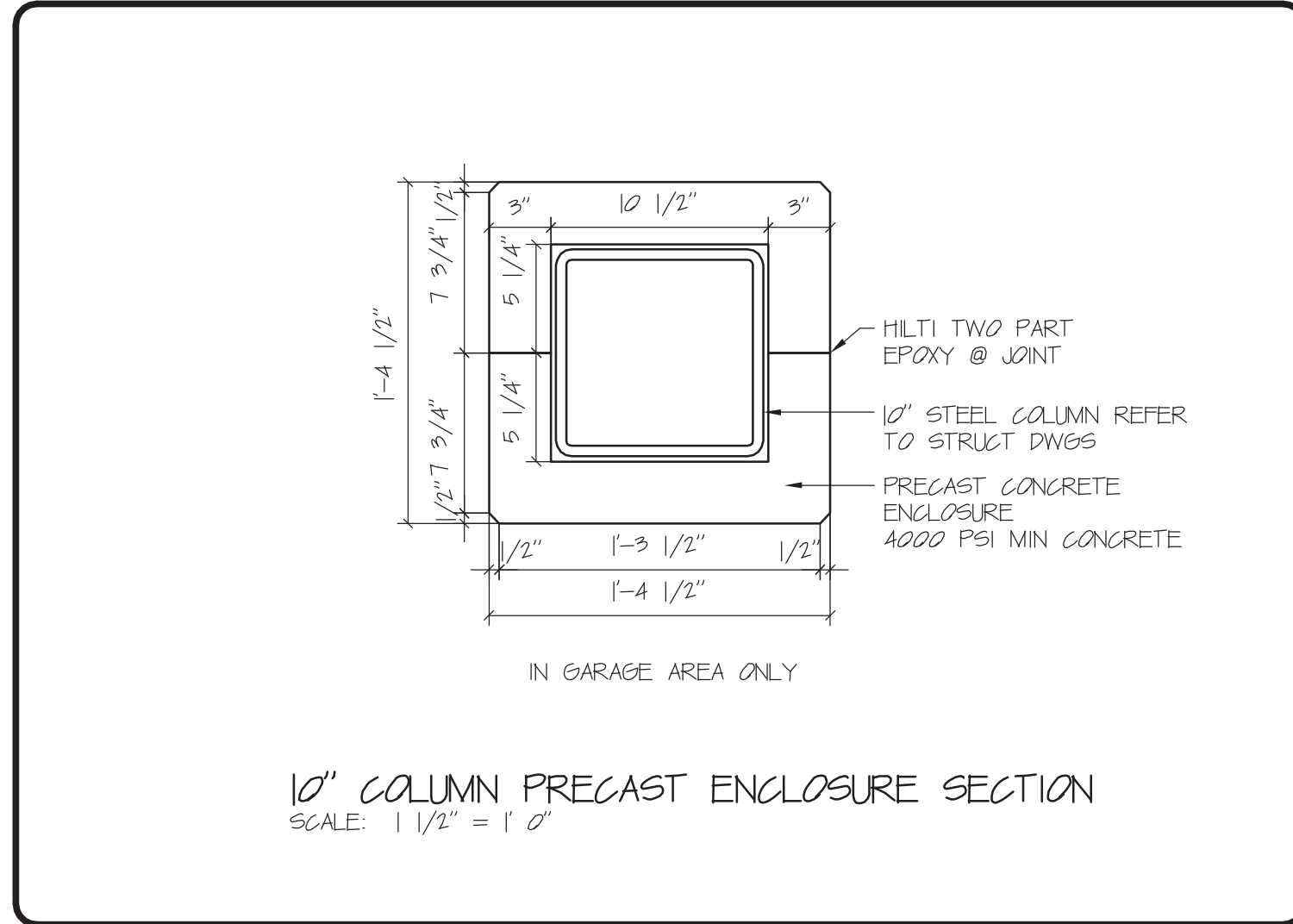
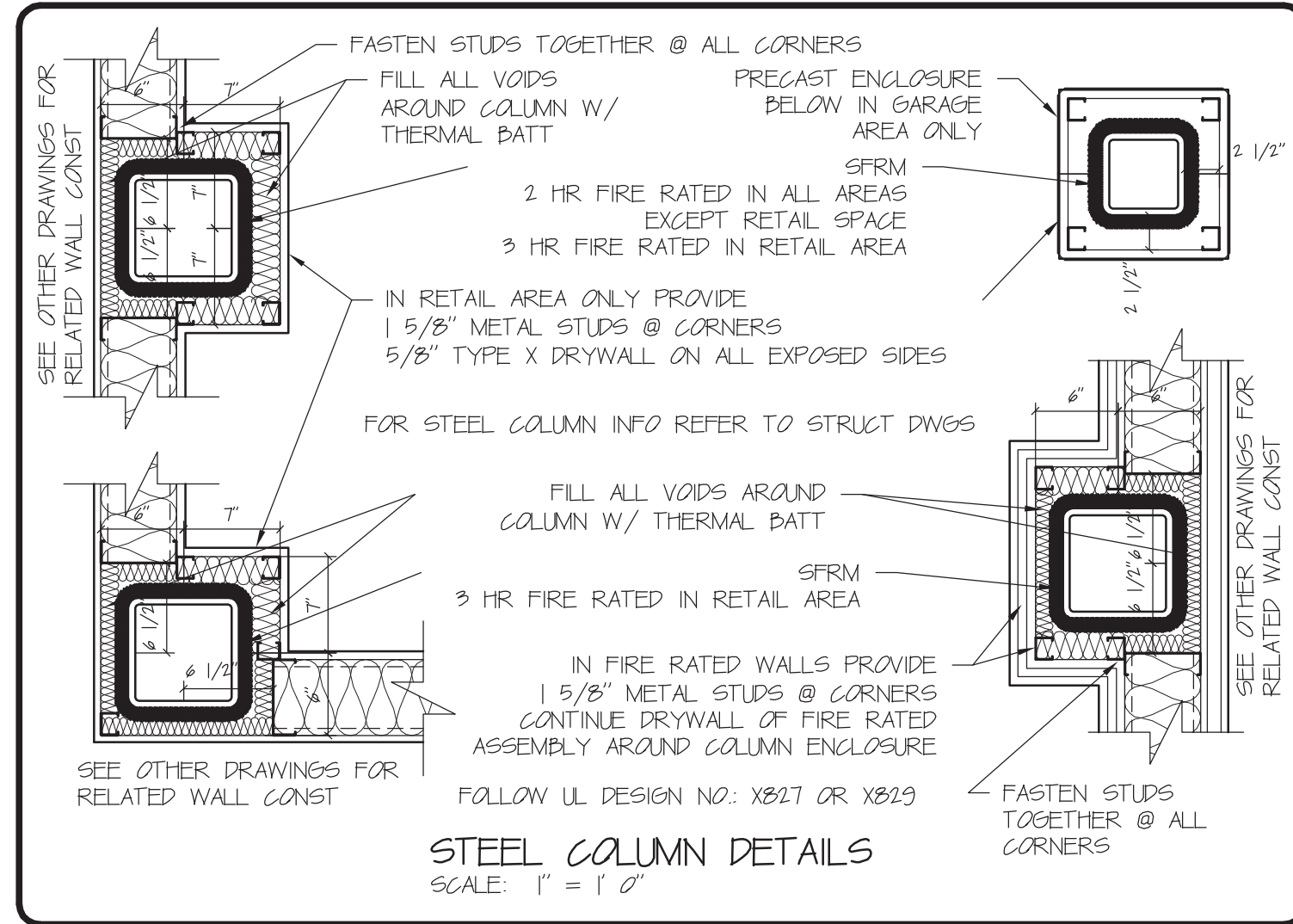
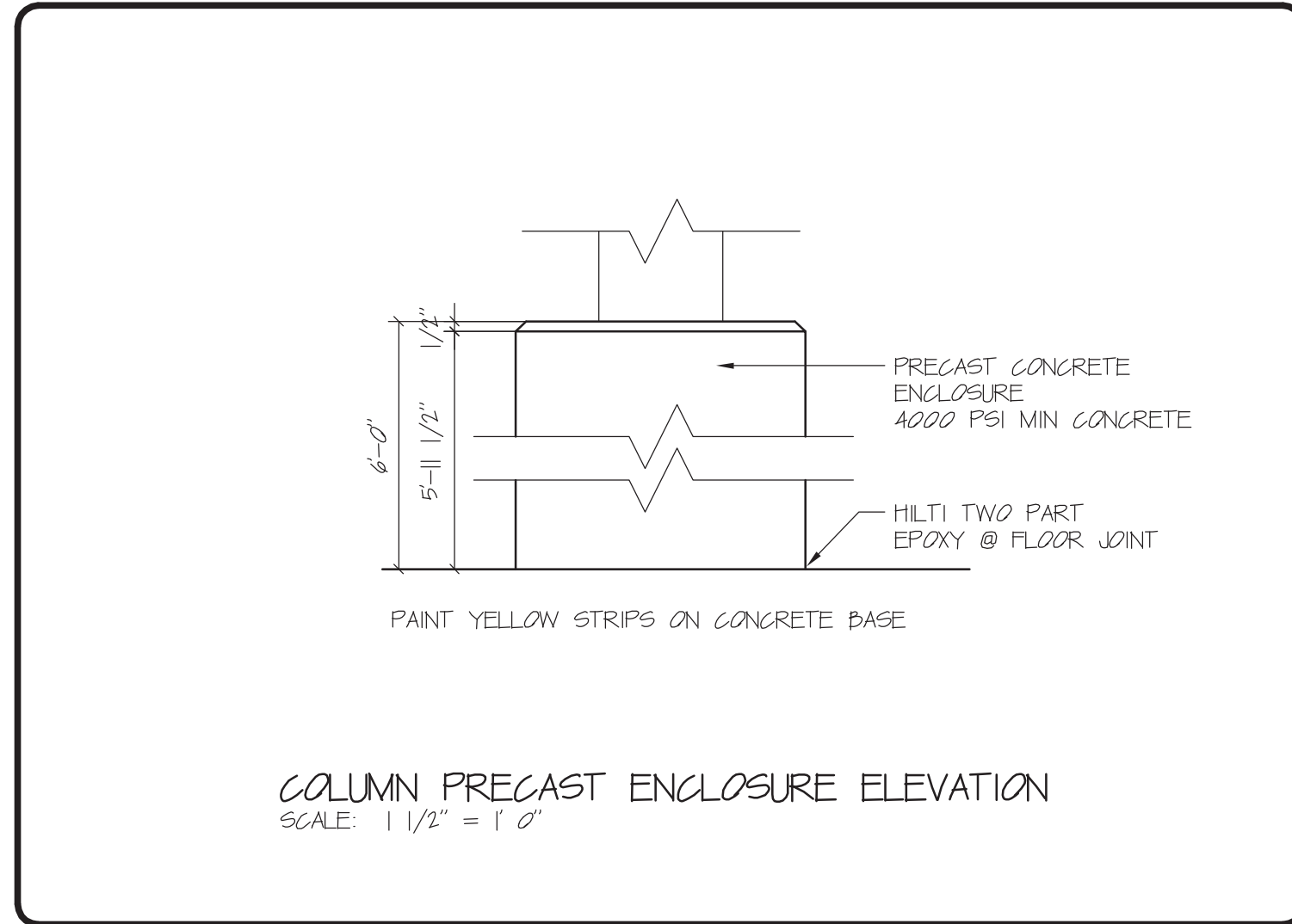
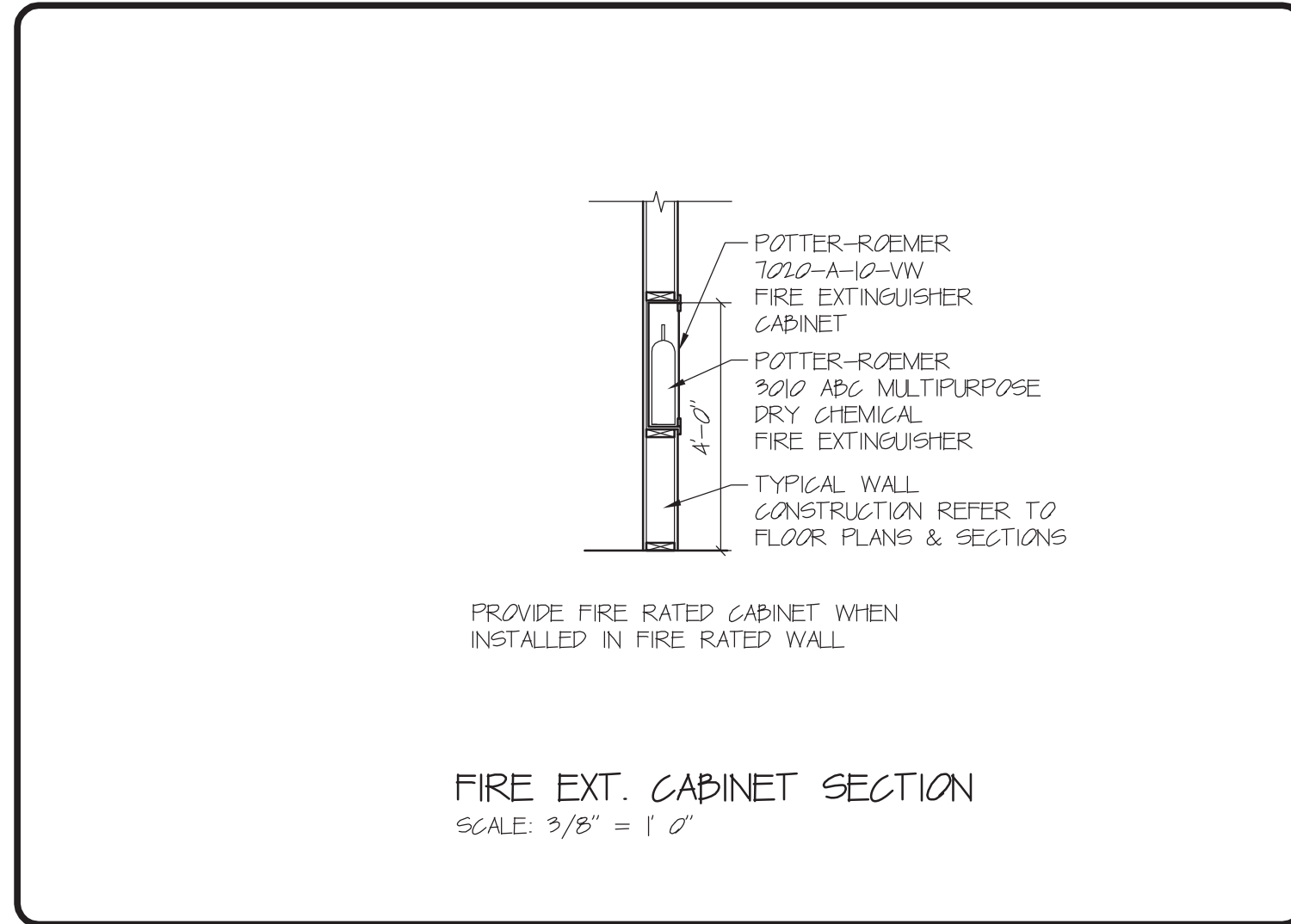
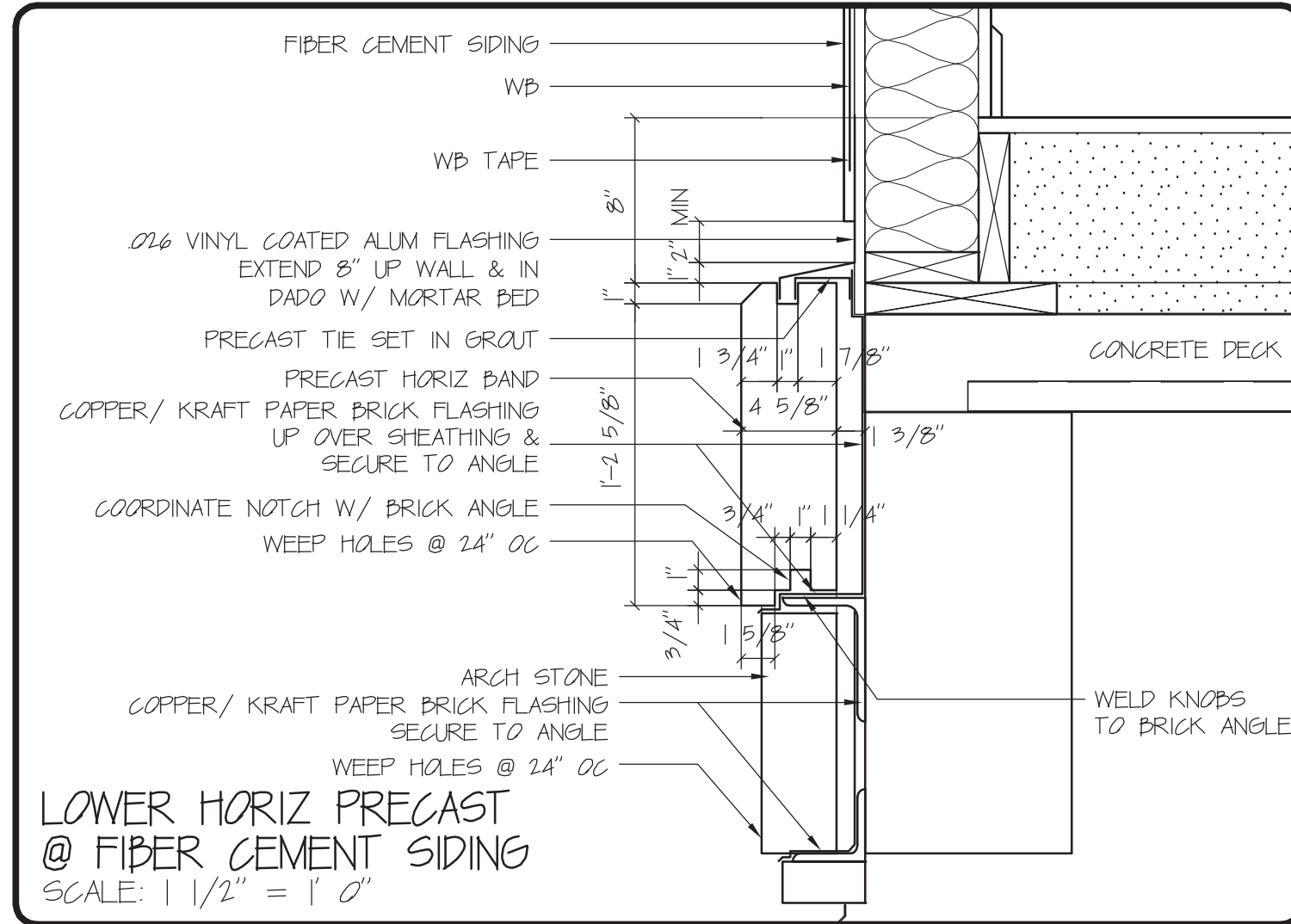
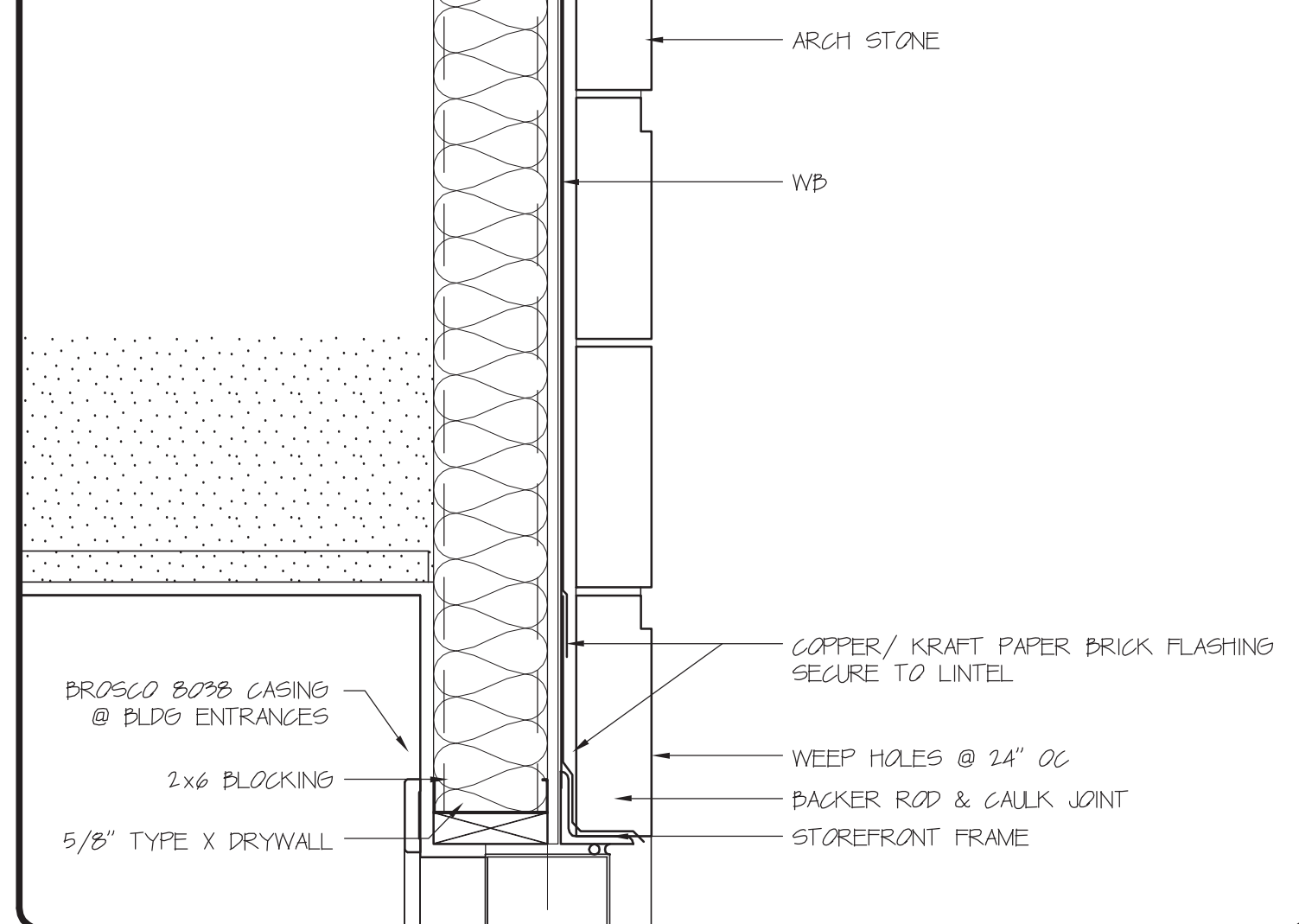
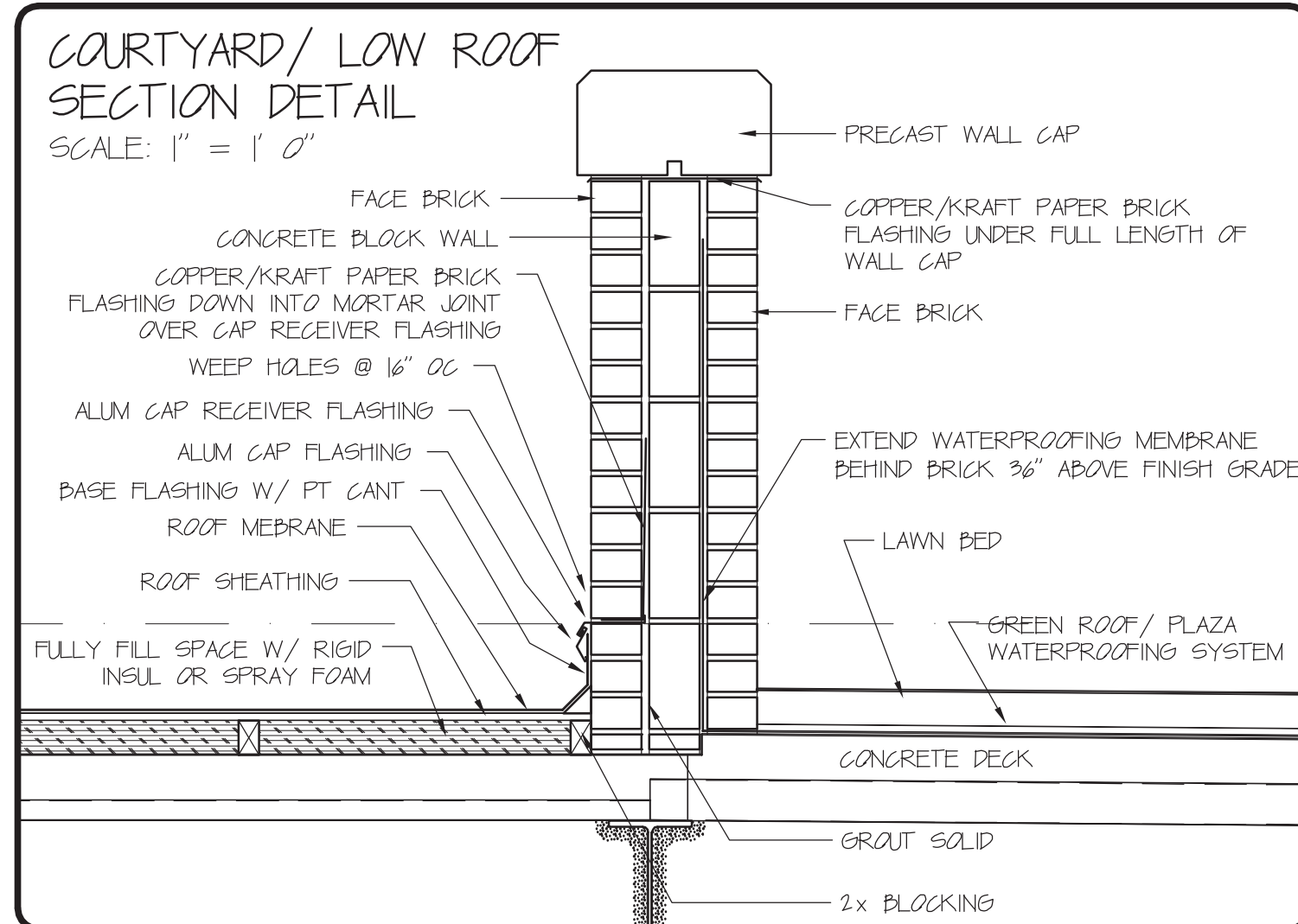
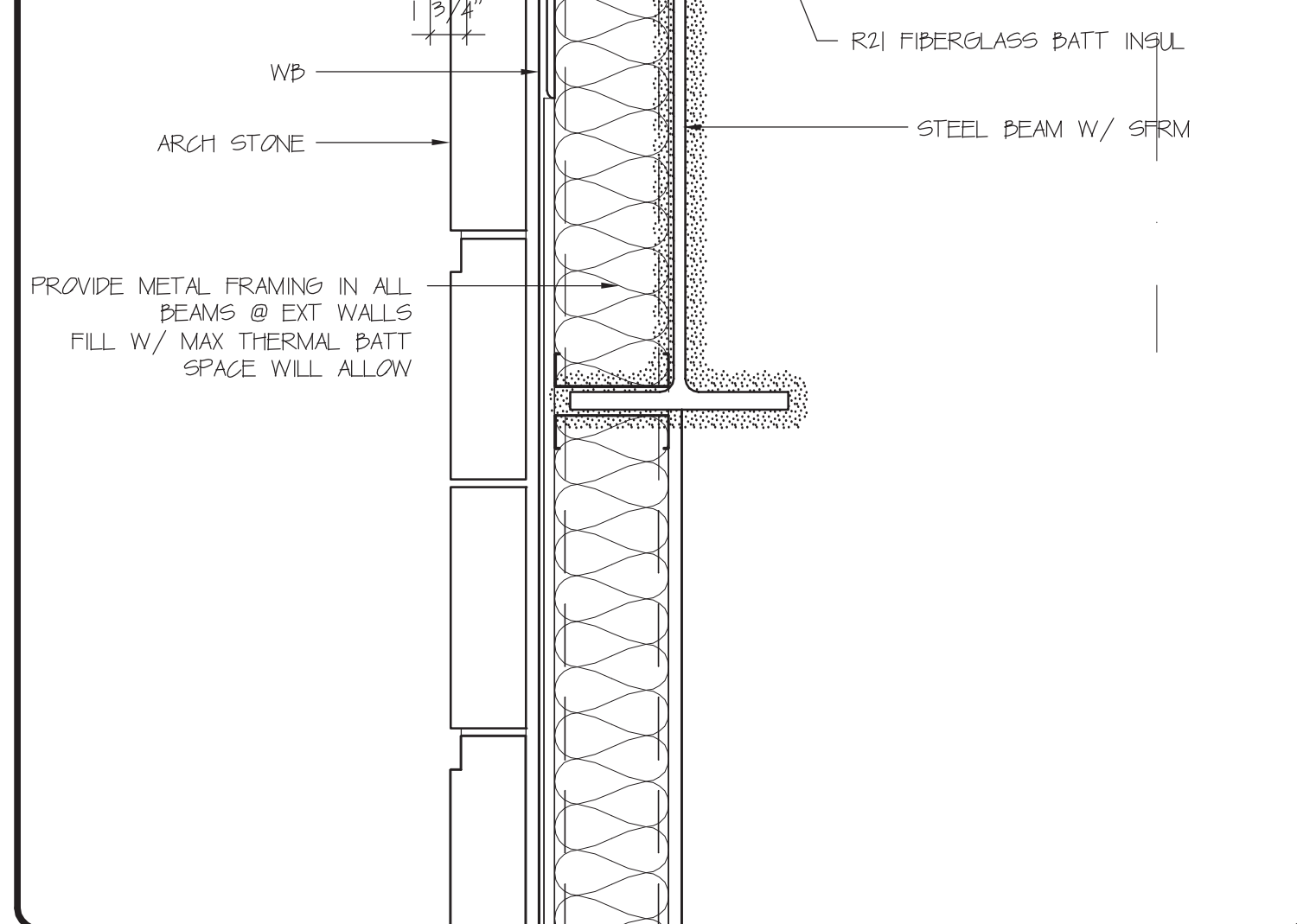
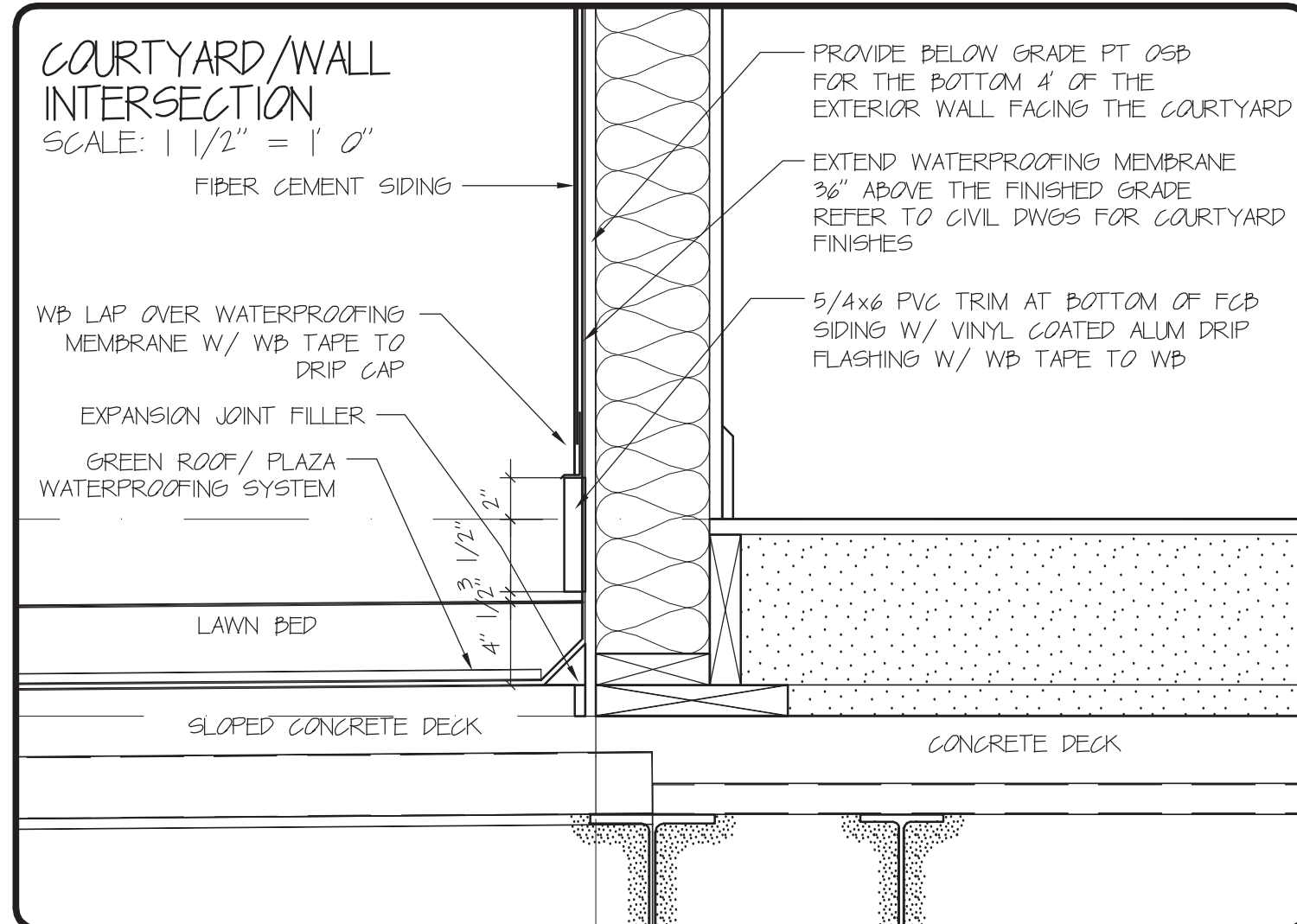
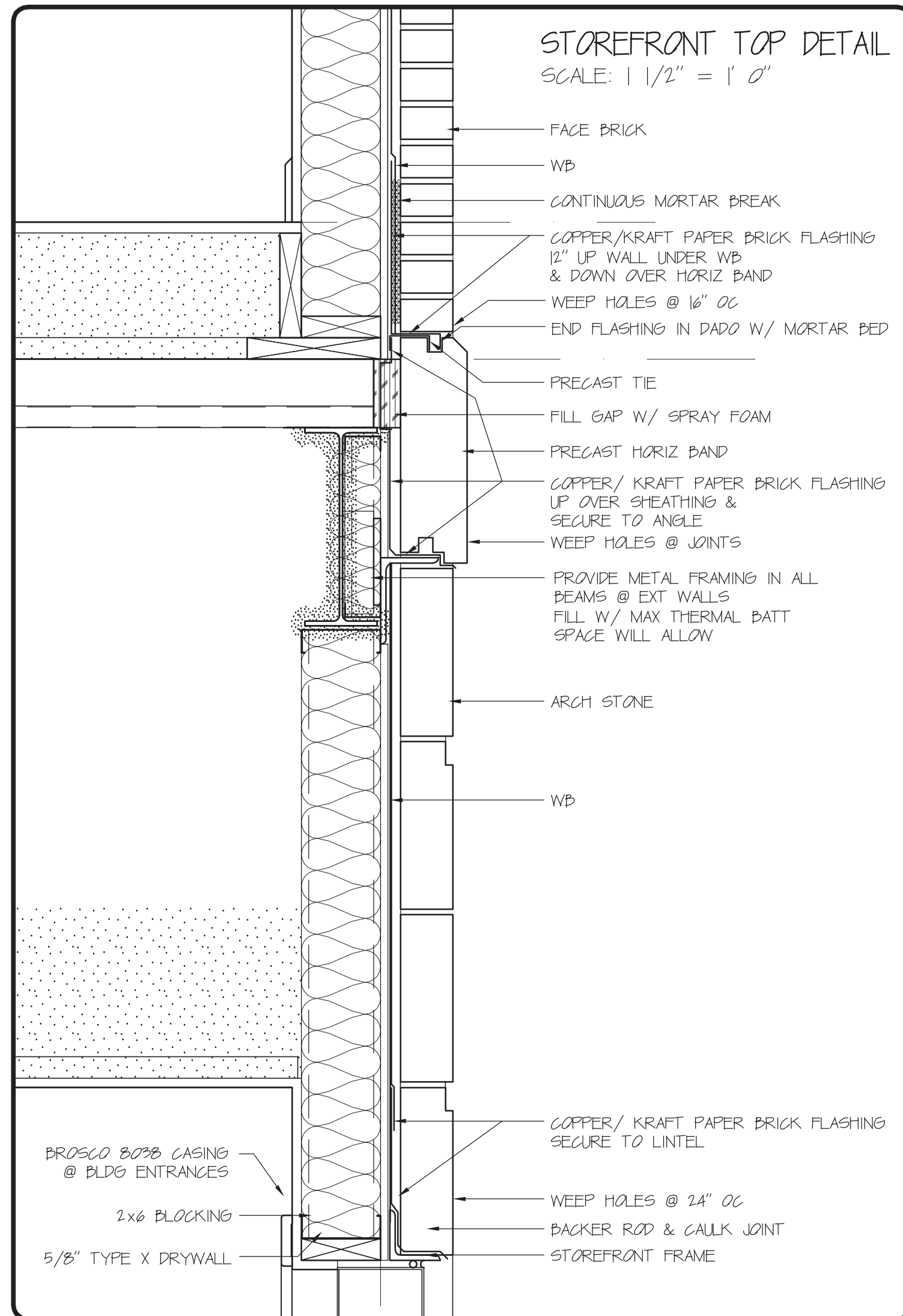
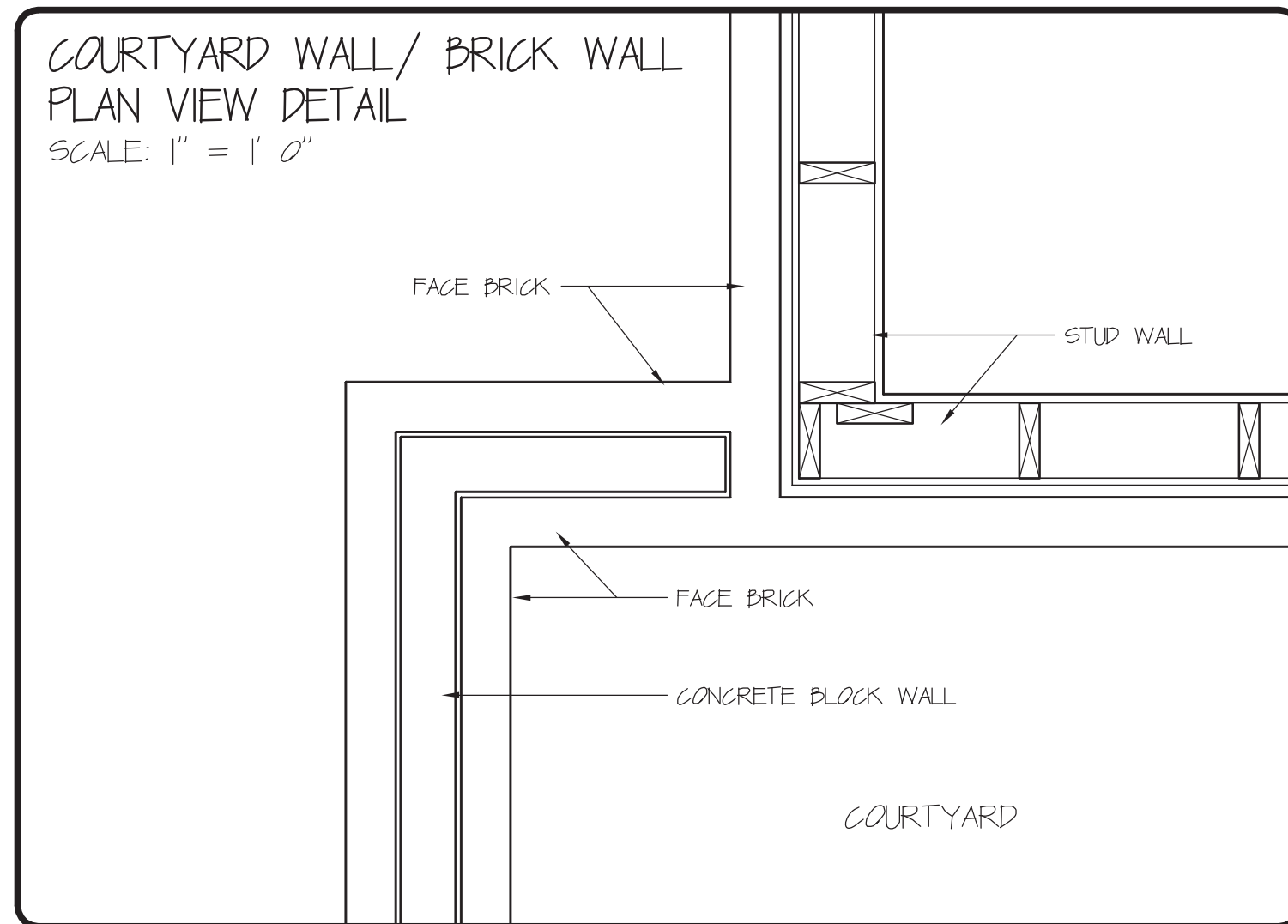
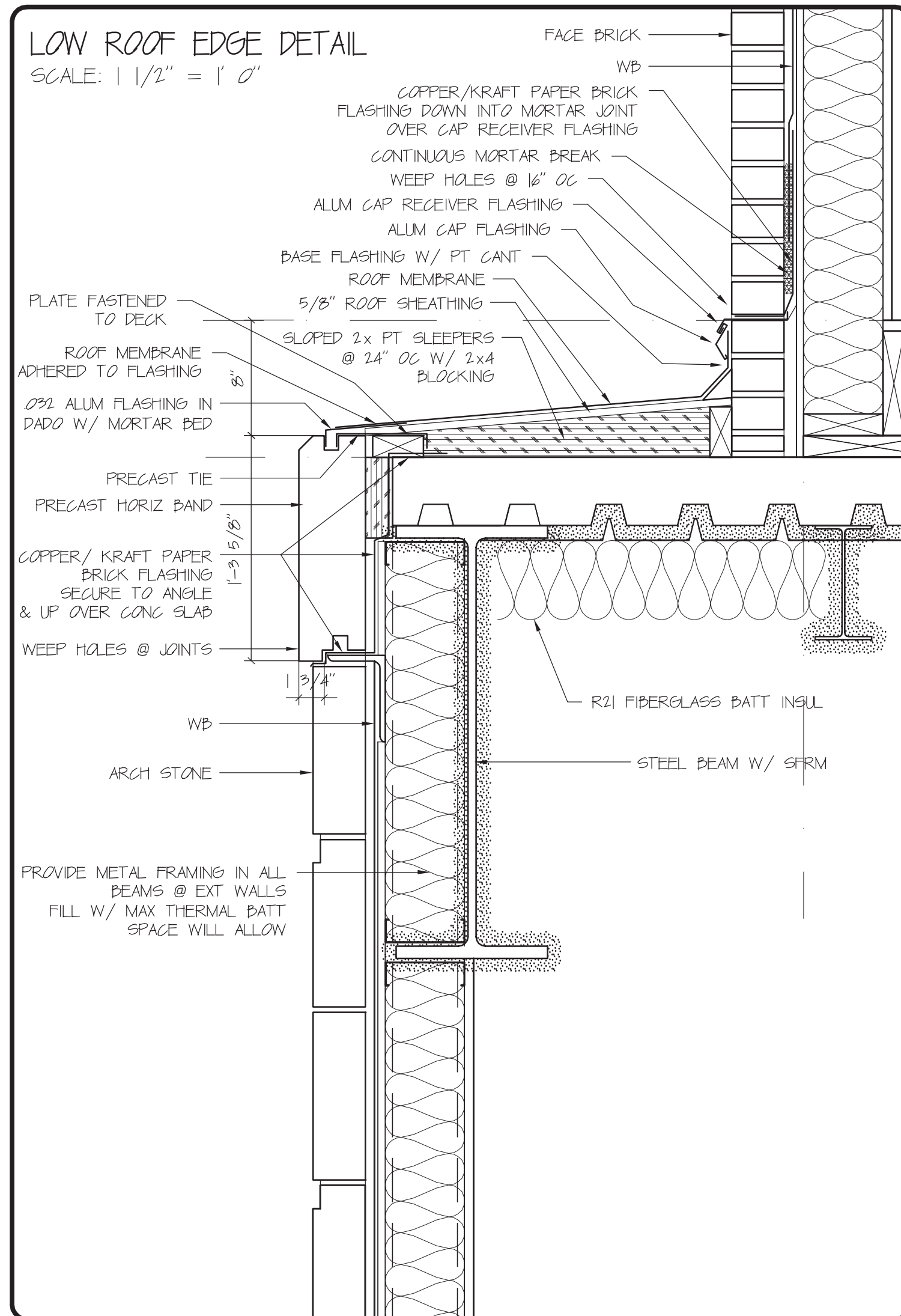
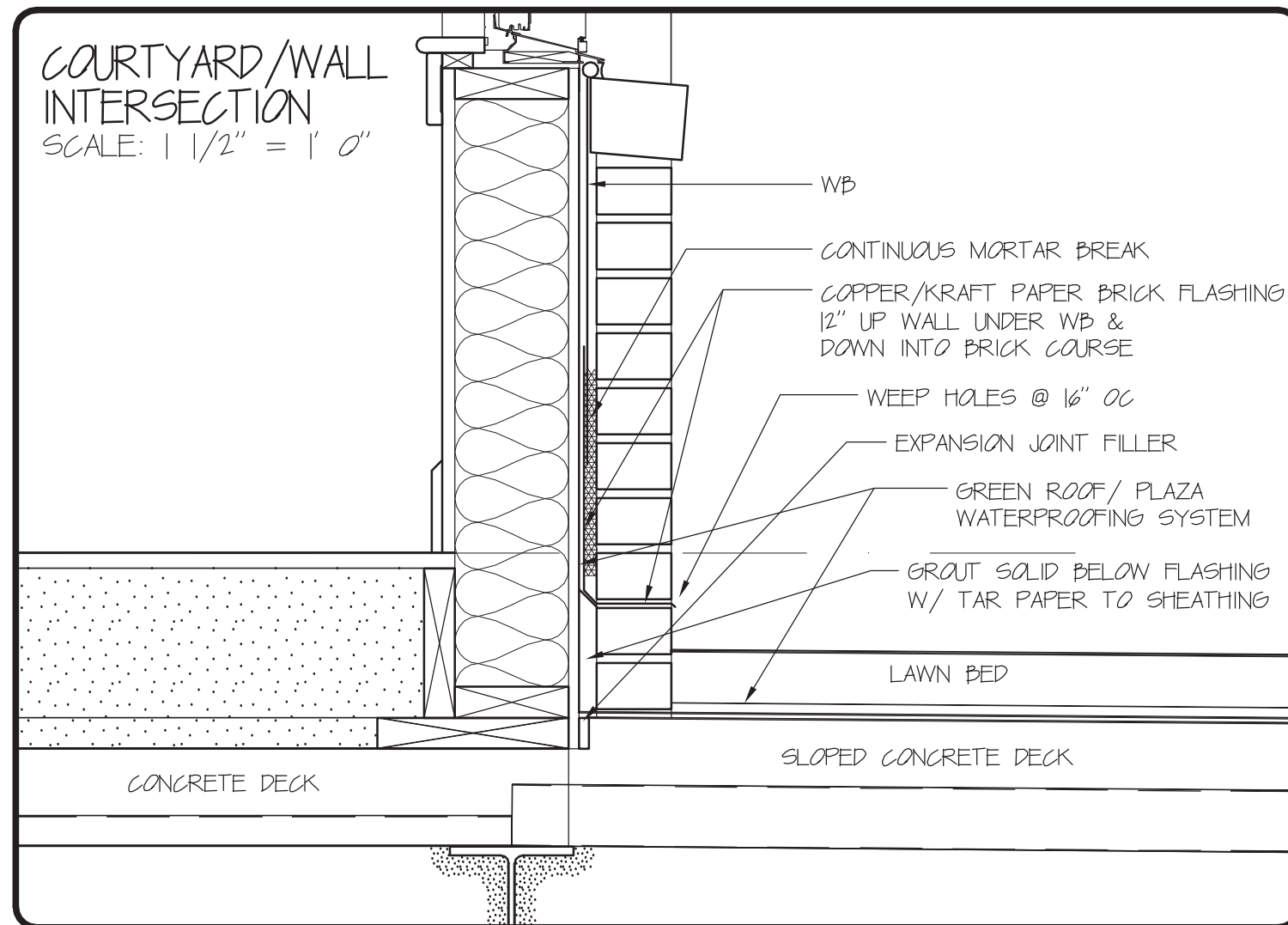
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

DETAILS
Scale: As Noted
Commission No.: 11-013
Date: June 12, 2012

REVISIONS:

DRG. NO.
35C.2



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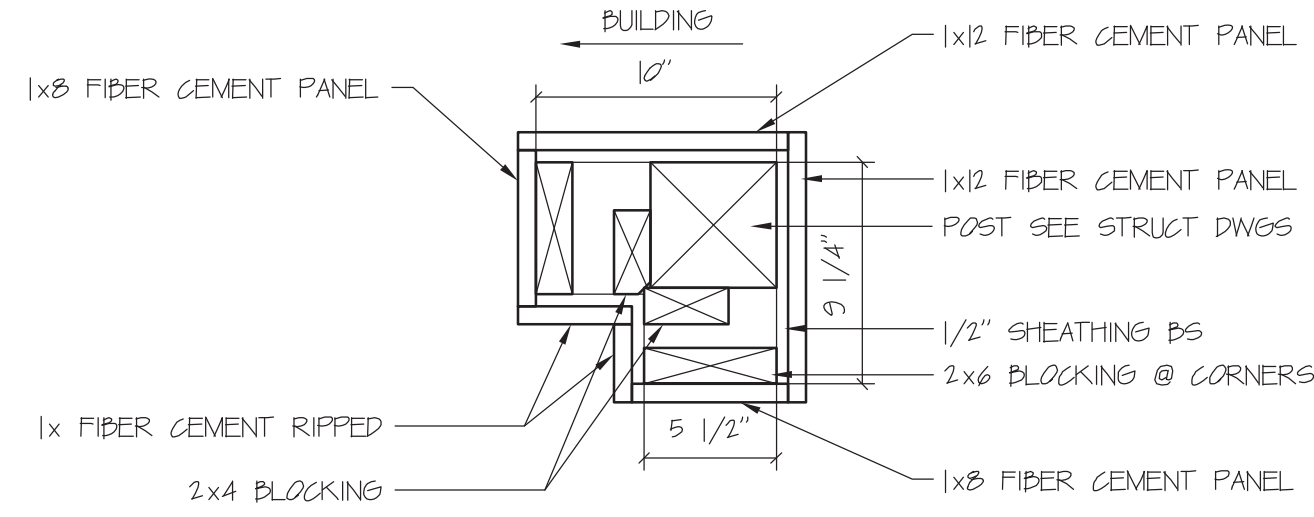
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c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

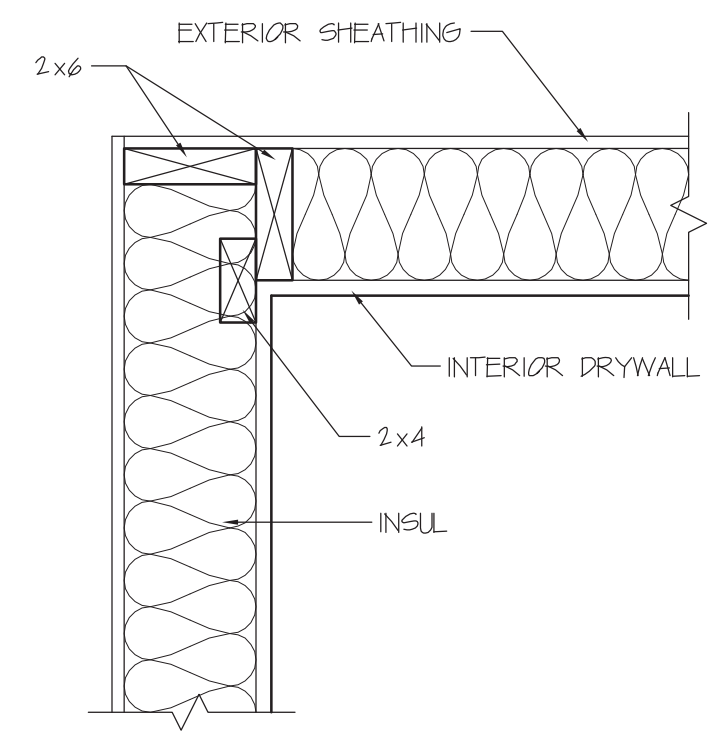
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Scale: As Noted
Commission No.: 11-013
Date: June 12, 2012

REVISIONS:

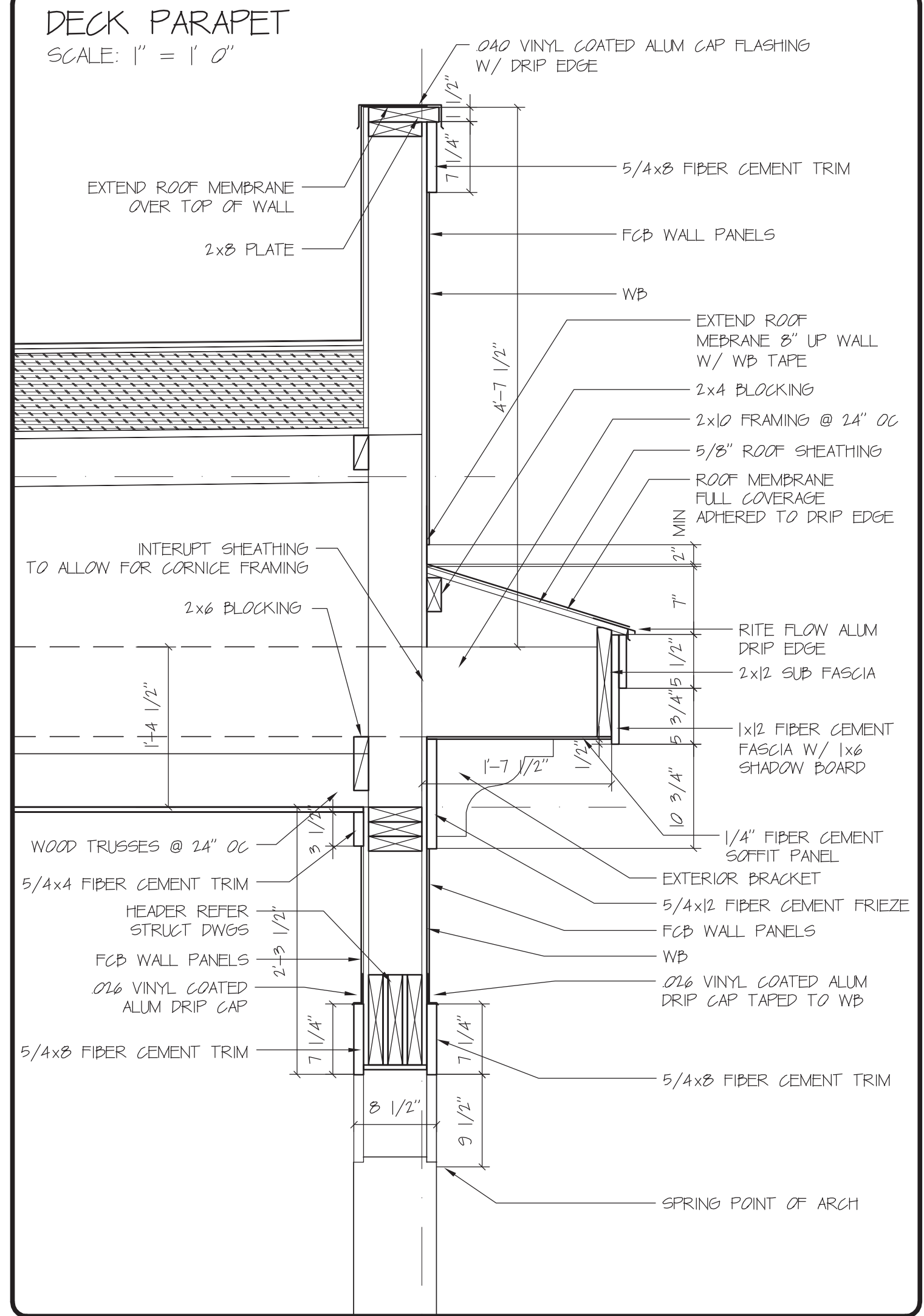
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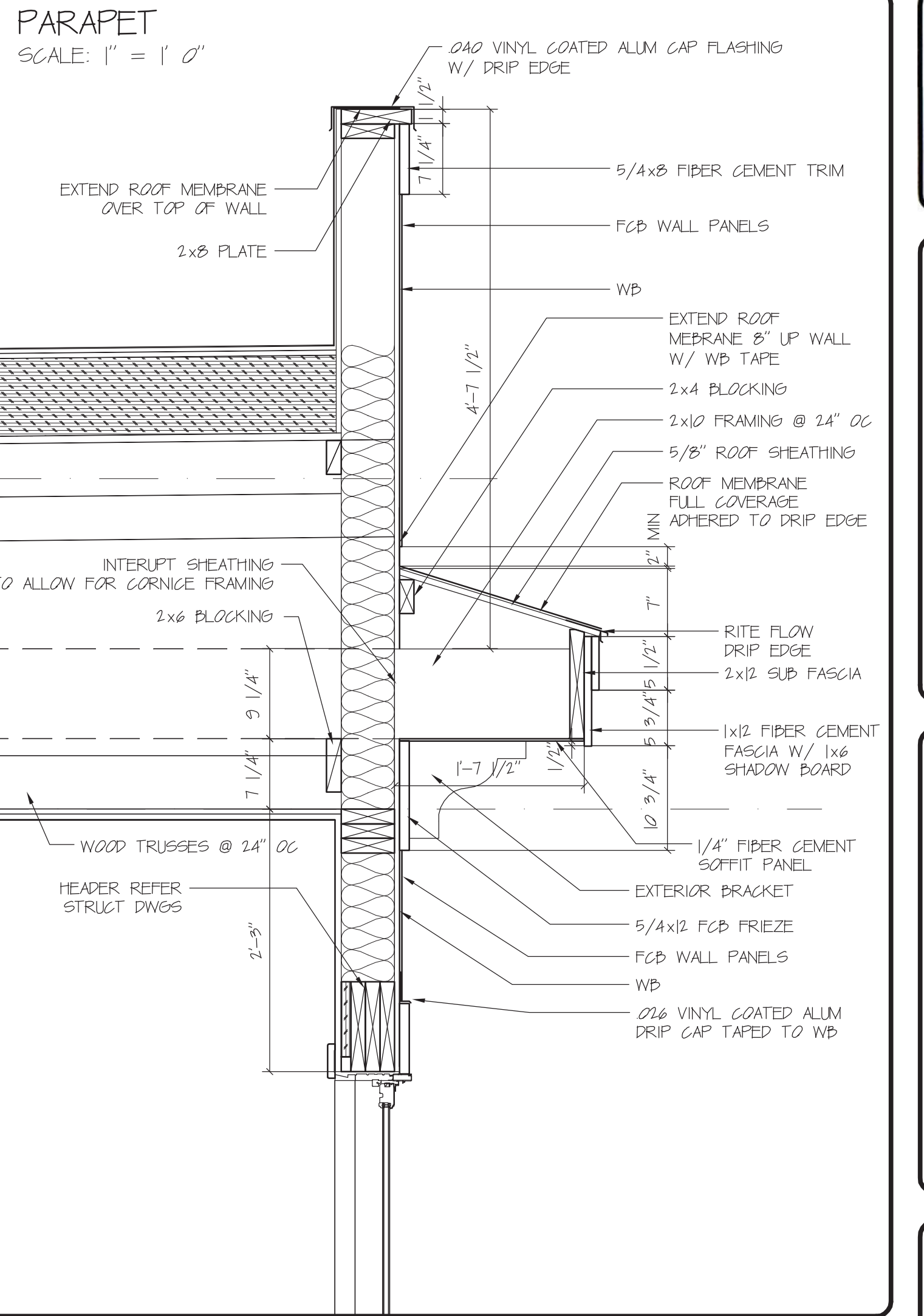
UNIT N DECK POST DETAIL
SCALE: 1 1/2" = 1' 0"



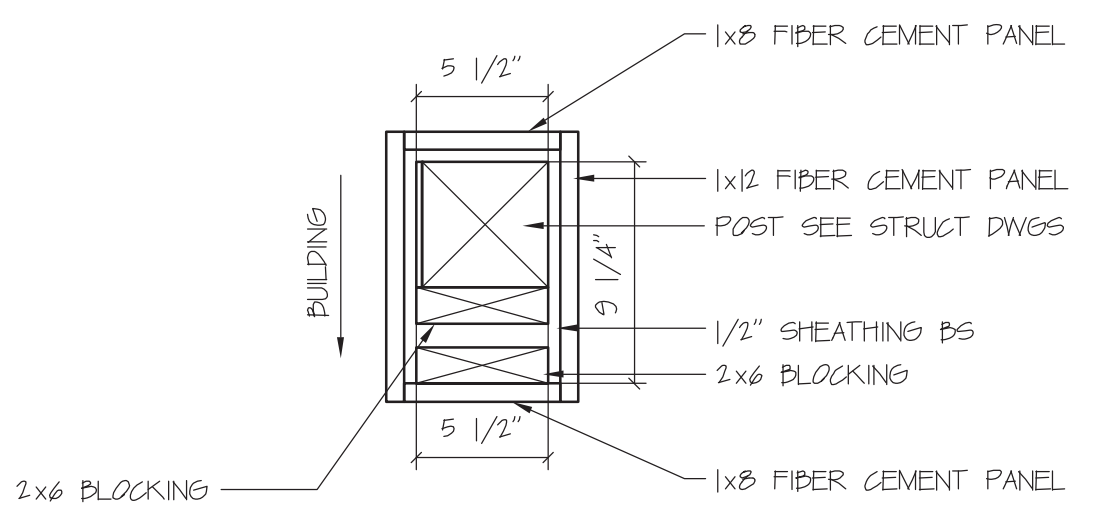
TYPICAL OUTSIDE CORNER
SCALE: 1 1/2" = 1' 0"



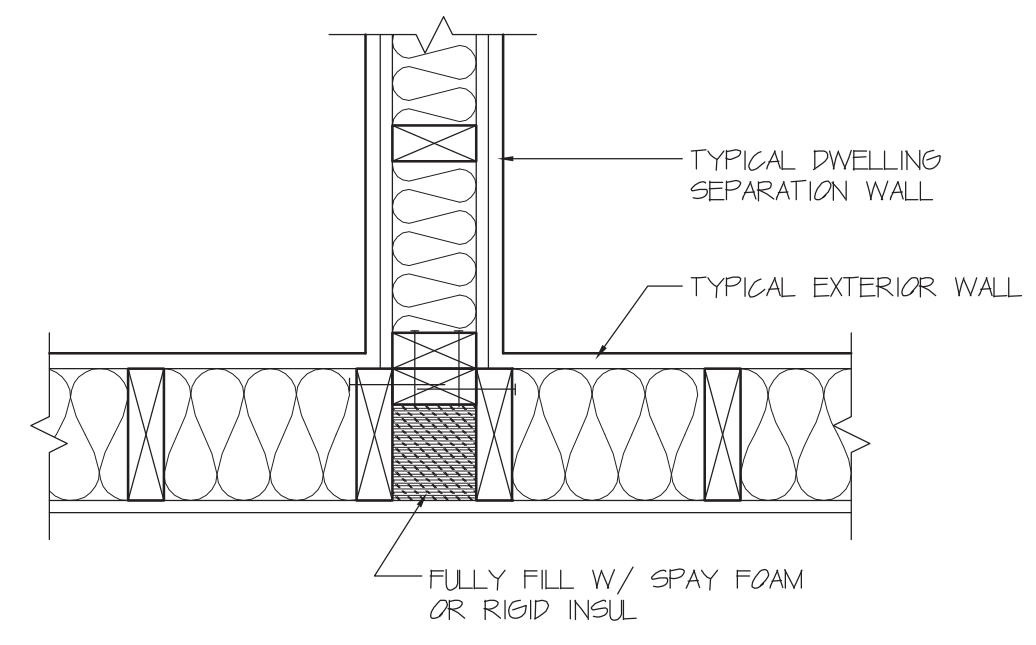
DECK PARAPET
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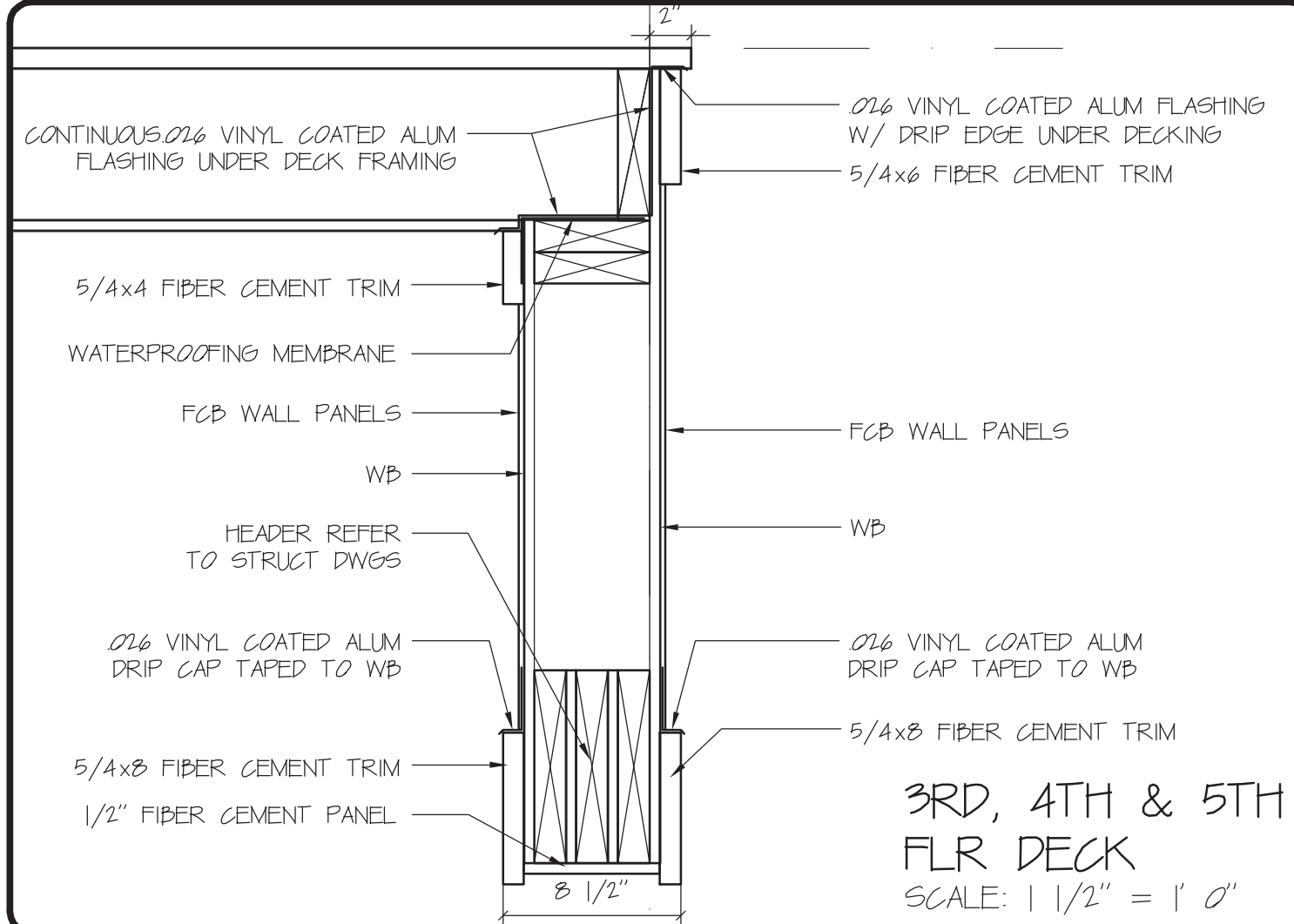
PARAPET
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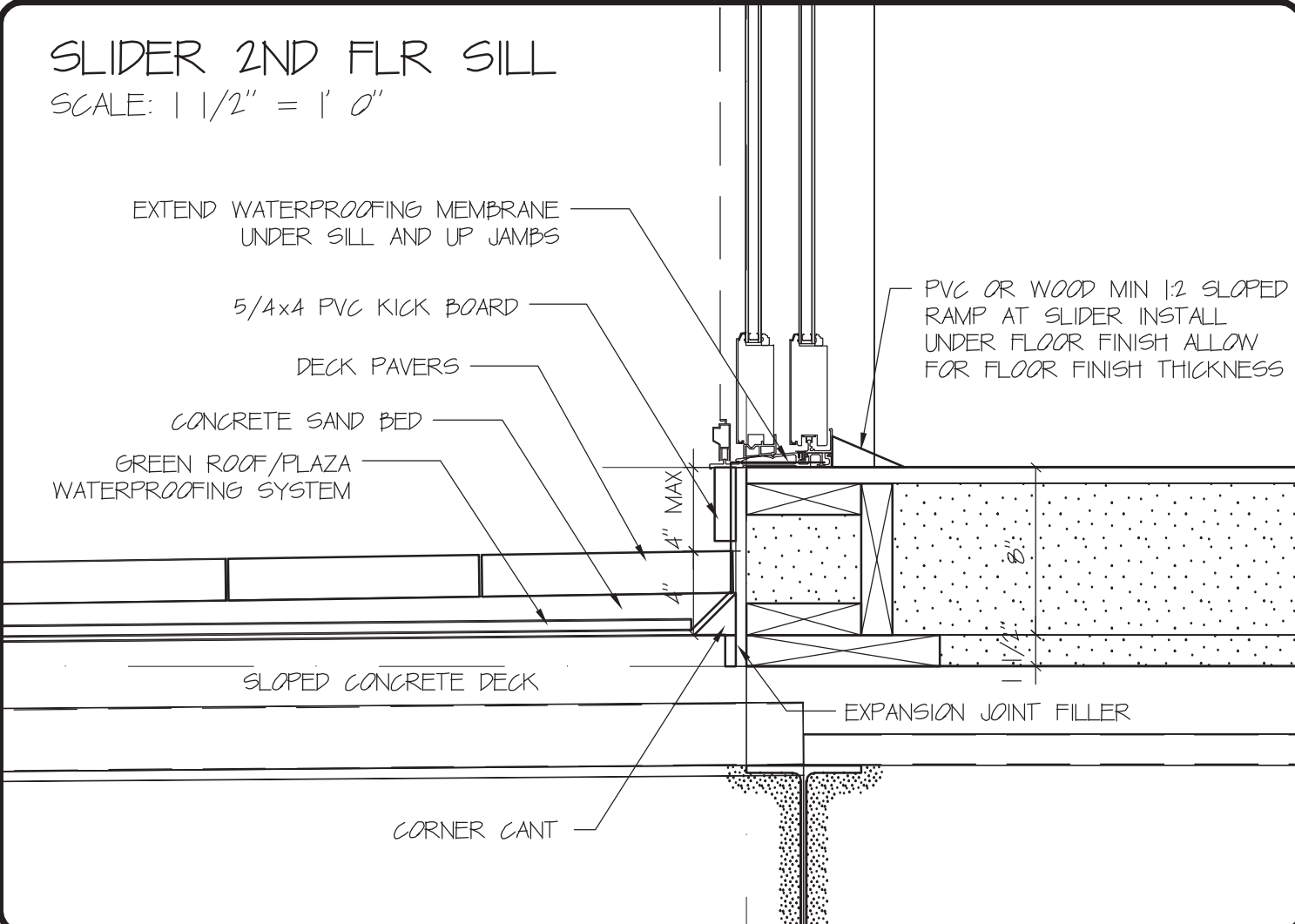
COURTYARD DECK POST DETAIL
SCALE: 1 1/2" = 1' 0"



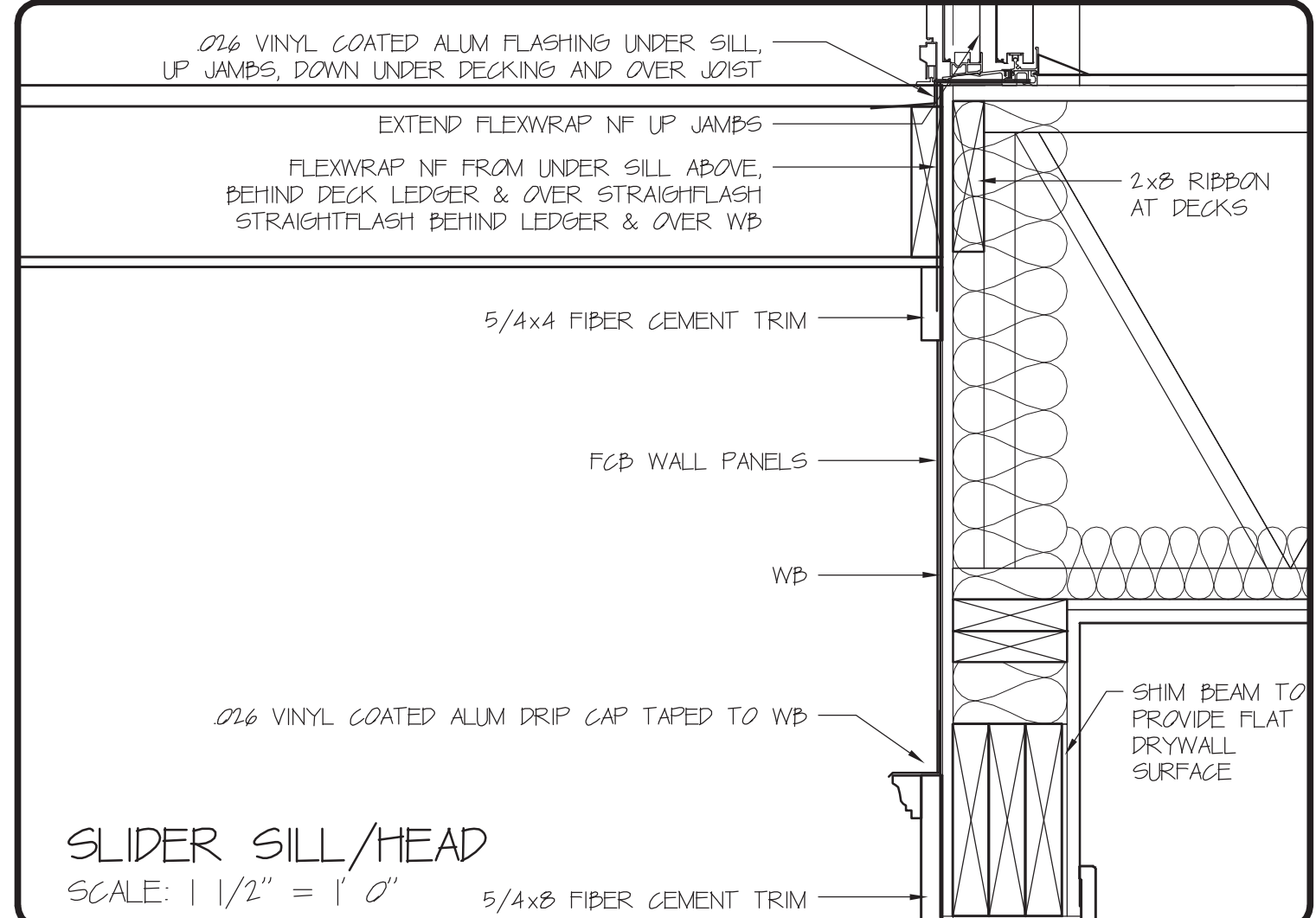
SHEAR END WALL @ EXTERIOR WALL DETAIL
SCALE: 1 1/2" = 1' 0"



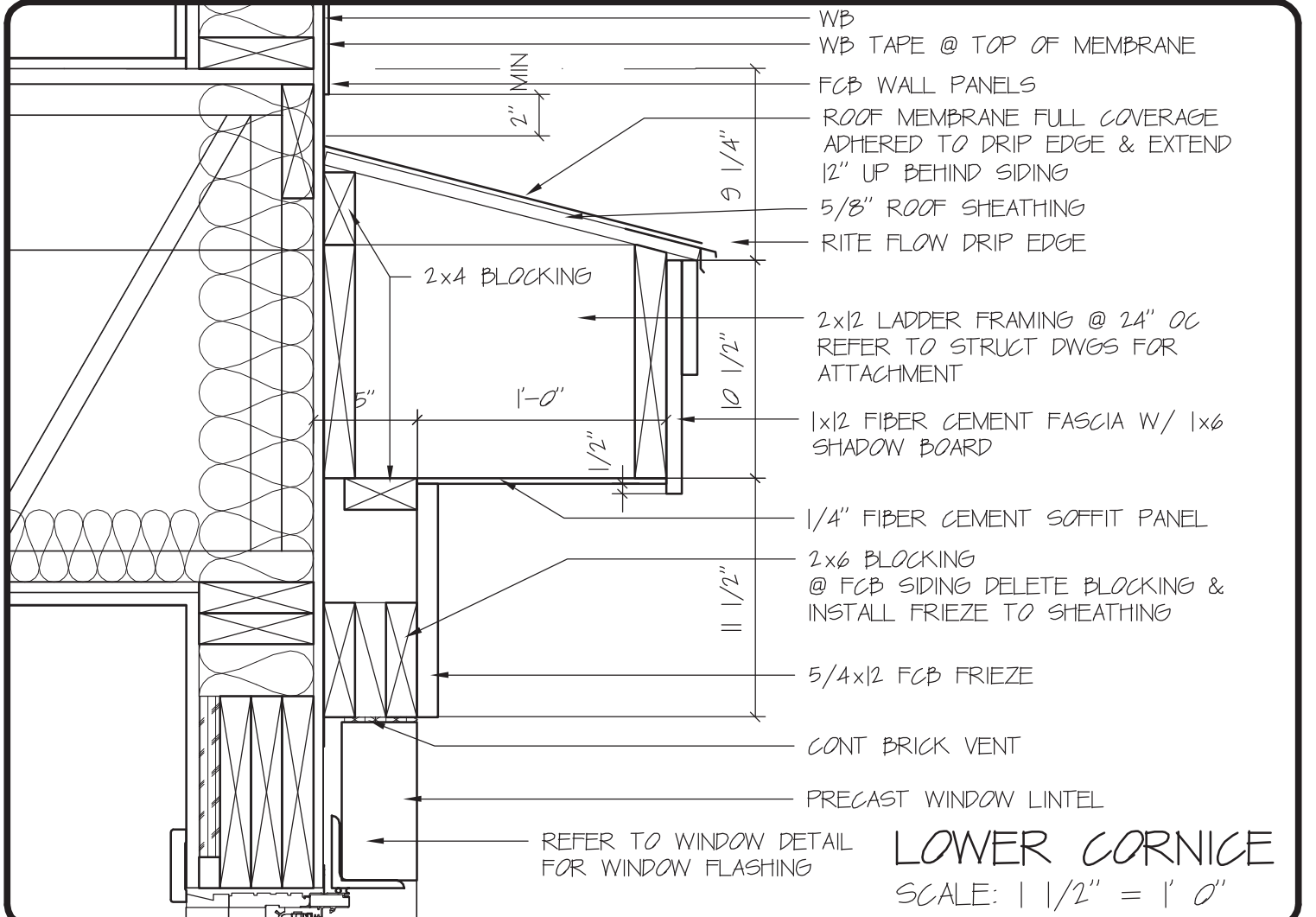
3RD, 4TH & 5TH
FLR DECK
SCALE: 1 1/2" = 1' 0"



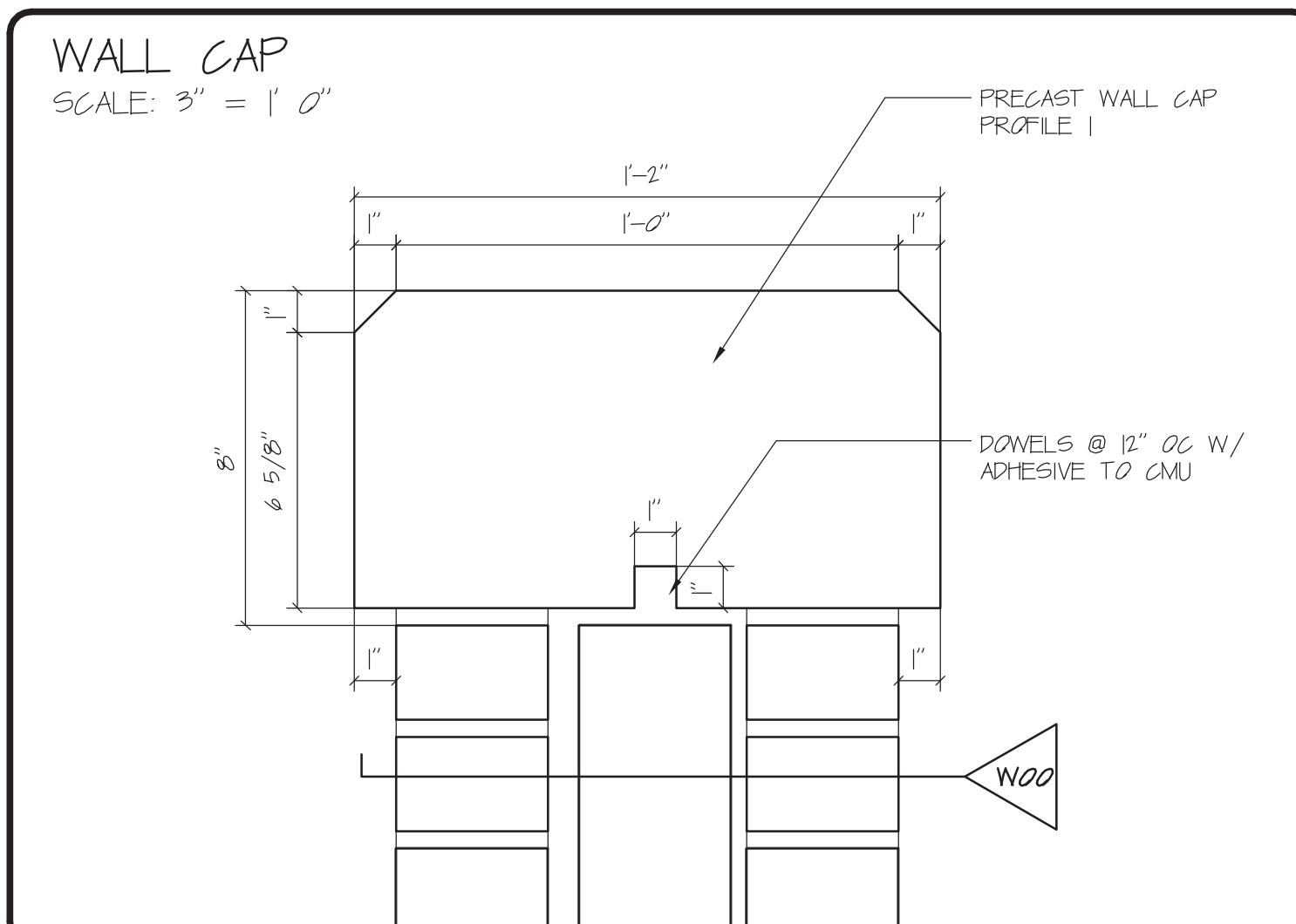
SLIDER 2ND FLR SILL
SCALE: 1 1/2" = 1' 0"



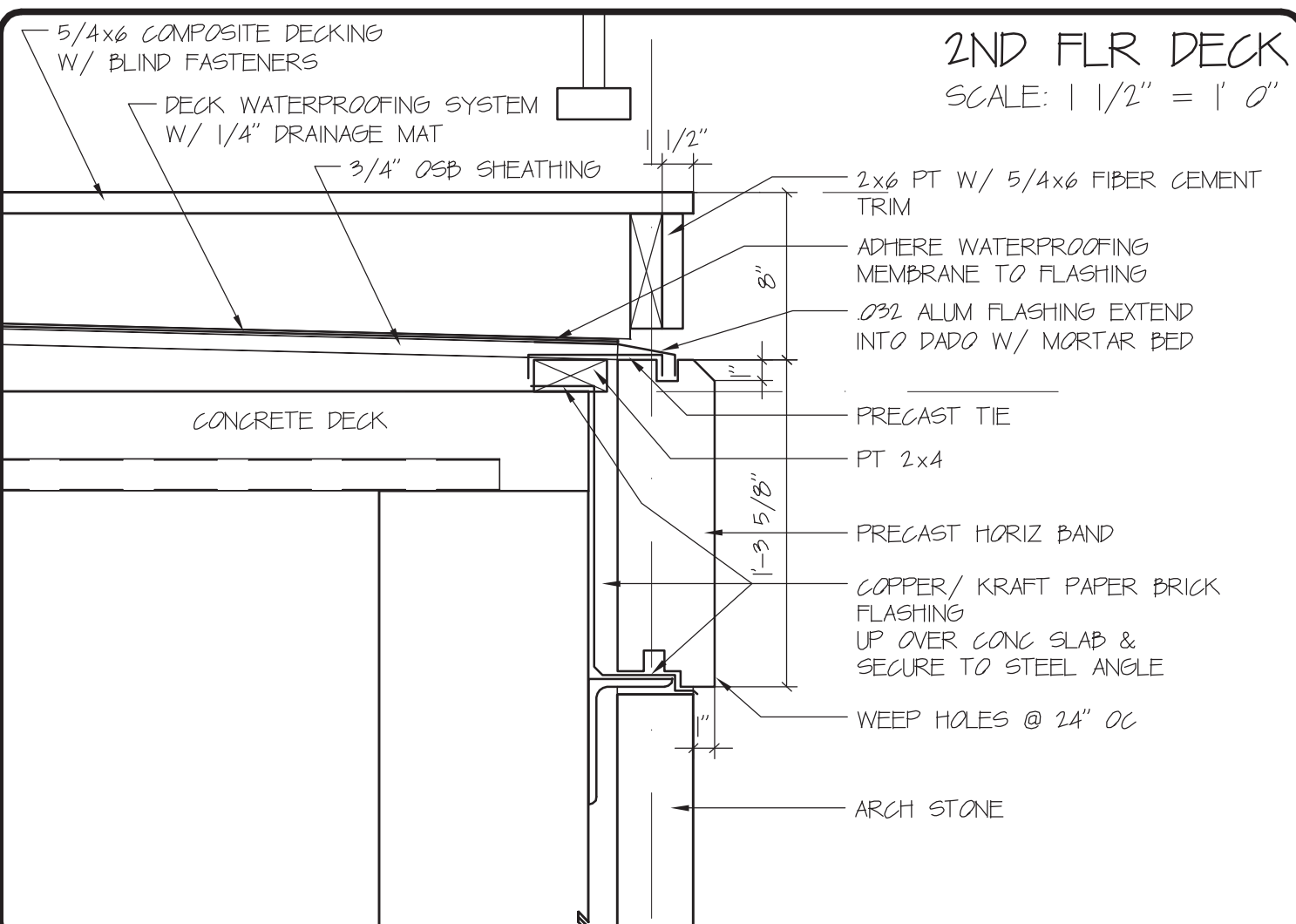
SLIDER SILL/HEAD
SCALE: 1 1/2" = 1' 0"



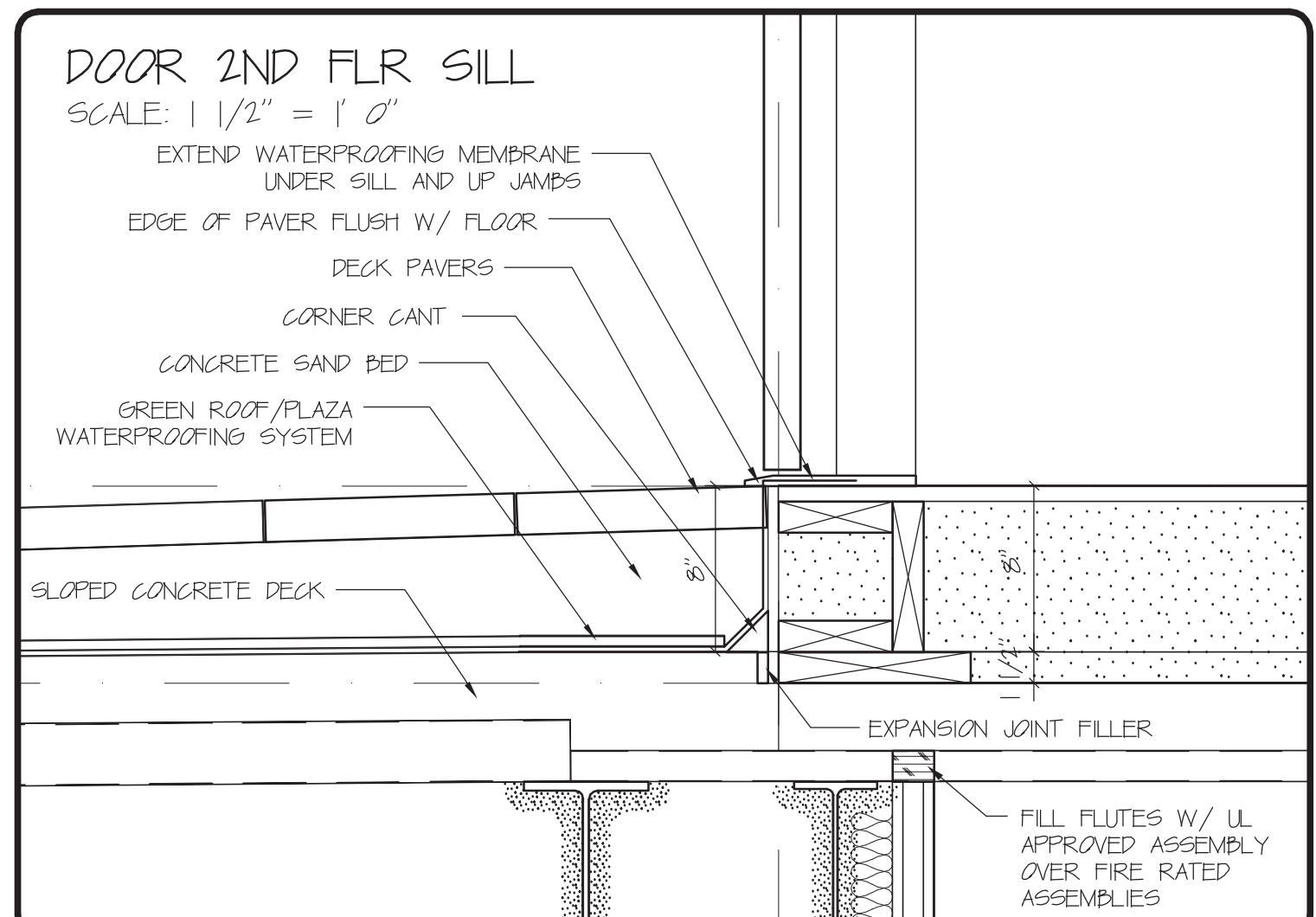
LOWER CORNICE
SCALE: 1 1/2" = 1' 0"



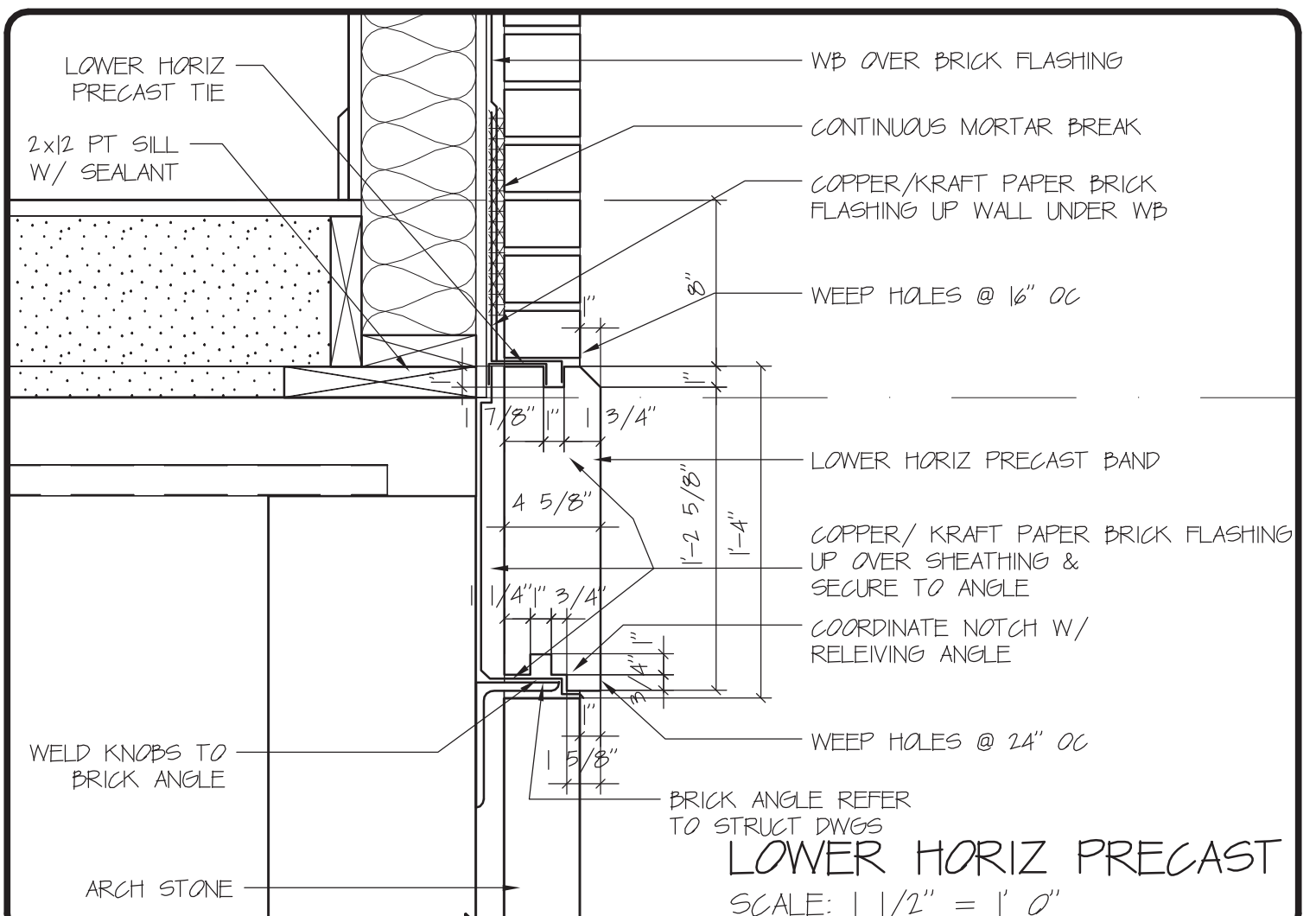
WALL CAP
SCALE: 3" = 1' 0"



2ND FLR DECK
SCALE: 1 1/2" = 1' 0"



DOOR 2ND FLR SILL
SCALE: 1 1/2" = 1' 0"



LOWER HORIZ PRECAST
SCALE: 1 1/2" = 1' 0"



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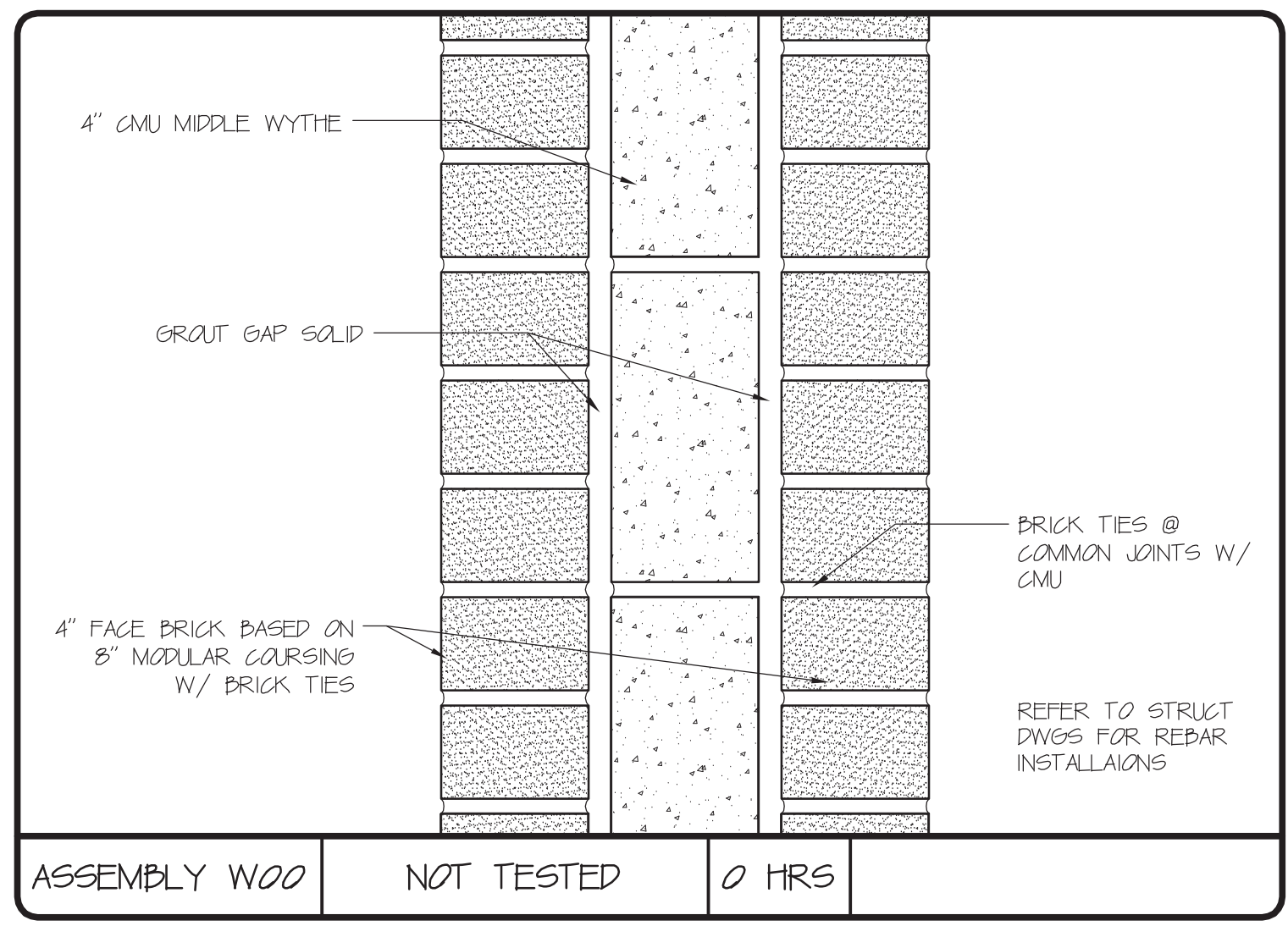
REVISIONS:

DRG. NO.
35C.A

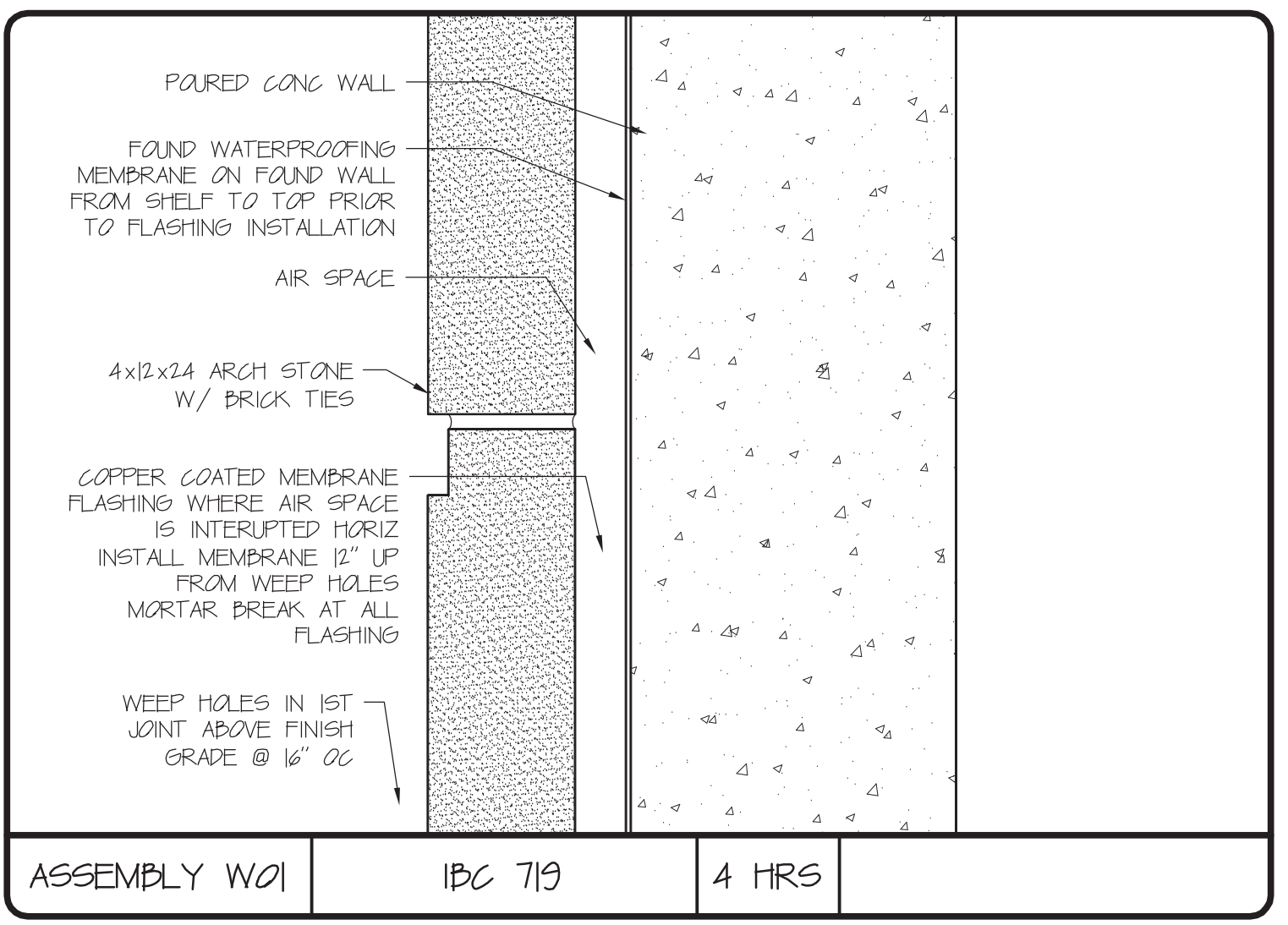
ASSEMBLIES GENERAL NOTES

1. ALL COMPONENTS AND DETAILS OF THE ASSEMBLIES NOTED ARE NOT SHOWN OR STATED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REFERENCE THE DESIGNS NOTED FOR EACH ASSEMBLY AND CONSTRUCT THE ASSEMBLIES AS REQUIRED TO MEET THE SPECIFIED DESIGN. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL EACH OF THE ASSEMBLY INSTRUCTIONS. EACH ASSEMBLY INSTRUCTION SHALL BE MARKED TO INDICATE OPTIONS TO BE PROVIDED. ONE COPY OF THE APPROVED SUBMITTAL SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND ANOTHER KEPT ON SITE FOR REFERENCE BY ANY VISITING PARTY.
2. ALL WIRE, CABLE, METAL PIPE AND METAL CONDUIT PENETRATIONS OF THE ASSEMBLY'S FIRE RATED MEMBRANES ARE TO HAVE UL APPROVED FIRE CAULK INSTALLATIONS AT THE PENETRATIONS.
3. ALL PVC PIPE AND PVC CONDUIT PENETRATIONS OF THE ASSEMBLY'S FIRE RATED MEMBRANES ARE TO HAVE UL APPROVED EXPANDABLE COLLARS INSTALLED AT THE PENETRATION.
4. ALL METAL PIPE, CONDUIT, WIRE AND CABLE PENETRATIONS OF THE TOP AND BOTTOM PLATES OF ALL WALLS ARE TO HAVE UL APPROVED FIRE BLOCKING INSTALLATIONS AT THE PENETRATIONS.
5. THE FIRE RATED MEMBRANES OF ALL FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BEHIND OR OVER ASSEMBLIES OF A LESSER FIRE RATING OR NO FIRE RATING. FOR EXAMPLE THIS MEANS EXTENDING THE TYPE X DRYWALL BEHIND SHOWER OR TUB ENCLOSURES. ANOTHER EXAMPLE IS EXTENDING THE TYPE X DRYWALL BEHIND AND OVER THE INTERIOR WALLS AND CHASE SPACES OF THE DWELLING UNITS. THE CONTRACTOR TO DETERMINE ALL AREAS THAT THIS APPLIES. ANY QUESTIONABLE AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEGINNING IN THE AREA.
6. EXTEND THE TYPE X DRYWALL OF EXTERIOR WALLS BEHIND TUB AND SHOWER WALLS WHEN LOCATED AT AN EXTERIOR WALL.
7. REFER TO THE STRUCTURAL DRAWINGS FOR STUD SPACING, MID POINT BLOCKING AND TRUSS/STUD ALIGNMENT CONCERNS FOR ALL LOADBEARING WALLS. STUD SPACE NOTED IN THESE DRAWINGS ARE FOR NON LOAD BEARING WALLS ONLY.
8. SOUND RATINGS ARE BASED ON ALL THE COMPONENTS OF WALL AS NOTED IN DRAWINGS. EXACT MATCH TO THESE WALLS IS NOT AVAILABLE IN GYPSUM ASSOCIATION MANUAL. SOUND RATINGS ARE ESTIMATED BASED ON WALL TYPES WITH SIMILAR COMPONENTS.
9. WHERE DUCT WORK OR PLUMBING IN BEARING WALLS CUTS FULL WIDTH OF PARTITION, PROVIDE STUDS ON BOTH SIDES OF DUCTWORK AND PLUMBING. FIRESTOP THE ANNULAR SPACE OF THE OPENING.
10. ANY NON LOAD BEARING WALLS MAY BE CONSTRUCTED OF WOOD FRAMING OR LIGHT GAUGE METAL FRAMING. THE FIRE RATING OF THE WALL SHALL BE THE SAME AS NOTED FOR THE WALL. SUBMIT ANY DIMENSIONAL CHANGES TO THE ARCHITECT FOR APPROVAL.
11. SOME OF THE WALL ASSEMBLIES INDICATED IN THIS SCHEDULE MAY ALSO BE SHEAR WALLS. REFER TO THE STRUCT DWGS FOR WHICH WALLS ARE SHEAR WALLS AND SHEARWALL CONSTRUCTION. THE SHEATHING NOTED FOR THE SHEAR WALL SHALL BE THE FIRST LAYER INSTALLED. THE STRUCTURAL RATED FIBER BOARD SHALL REPLACE THE SOUND DEADENING BOARD NOTED. FOR SHEARWALL OSB SHEATHING THE SOUND DEADENING BOARD SHALL BE PROVIDED ALSO. 1/2" WALL SHEATHING BOARD IS FIBER SOUND BOARD THAT MEETS ASTM C 208, TYPE IV, GRADE 2 (WALL SHEATHING: STRUCTURAL). BOARD TO HAVE CERTIFICATION STAMP.
12. ALL CORRIDOR WALLS AND DWELLING SEPARATION WALLS ARE TO BE CONSIDERED "SOUND RATED ASSEMBLIES". THE BOTTOM OF ALL SOUND RATED WALL ASSEMBLIES SHALL HAVE ACOUSTICAL SEALANT AND ALL PENETRATIONS THROUGH THESE WALLS SHALL BE FULLY SEALED WITH ACOUSTICAL SEALANT.
13. THE ANNULAR SPACE OF ALL CEILING PENETRATIONS SHALL BE FIRESTOPPED. THIS INCLUDES THE REGISTERS AND GRILLES.

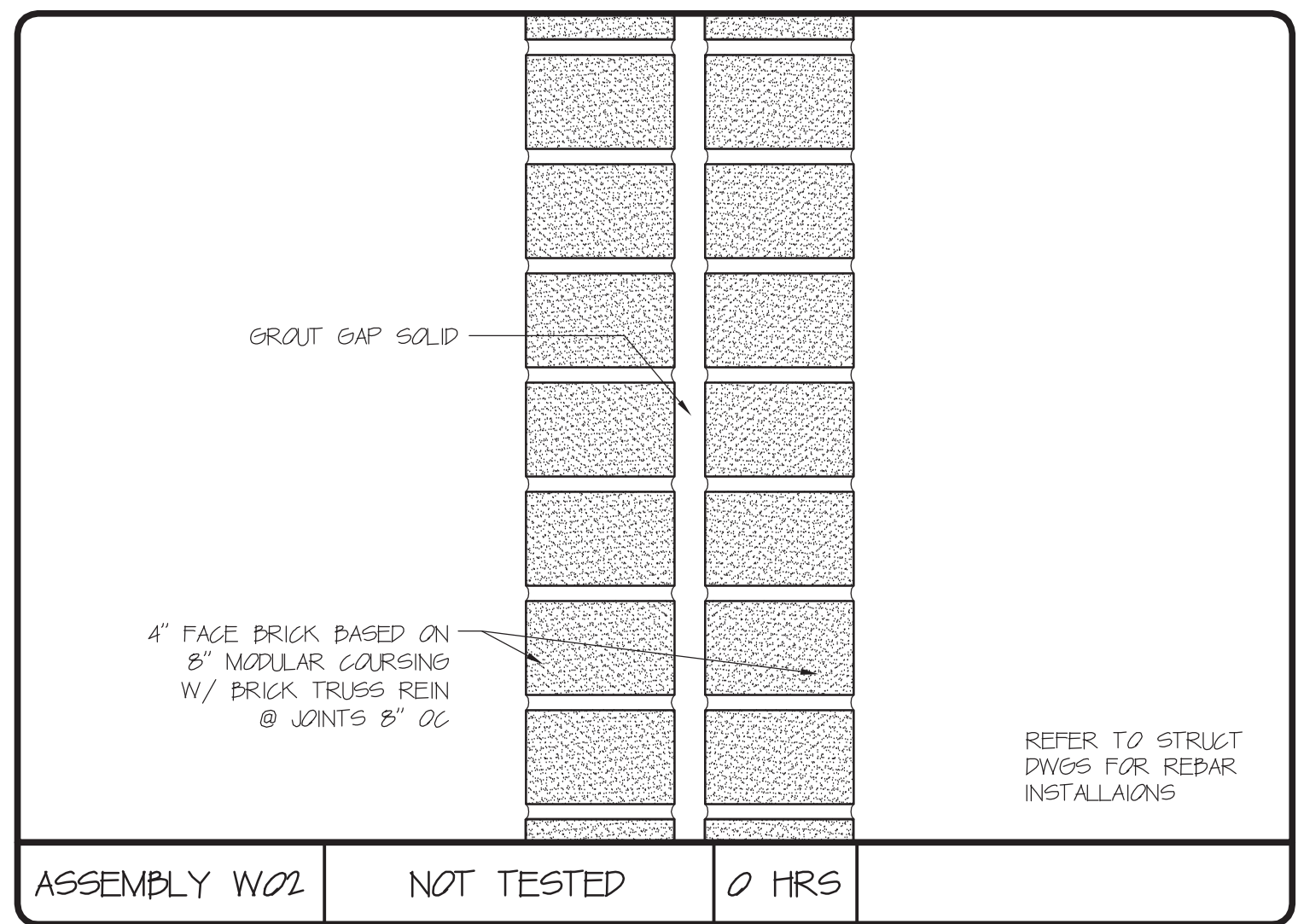
WXX ASSEMBLY LABEL: REFERENCE TO ANOTHER ASSEMBLY DESCRIBED ELSEWHERE IN THE ASSEMBLY SCHEDULE



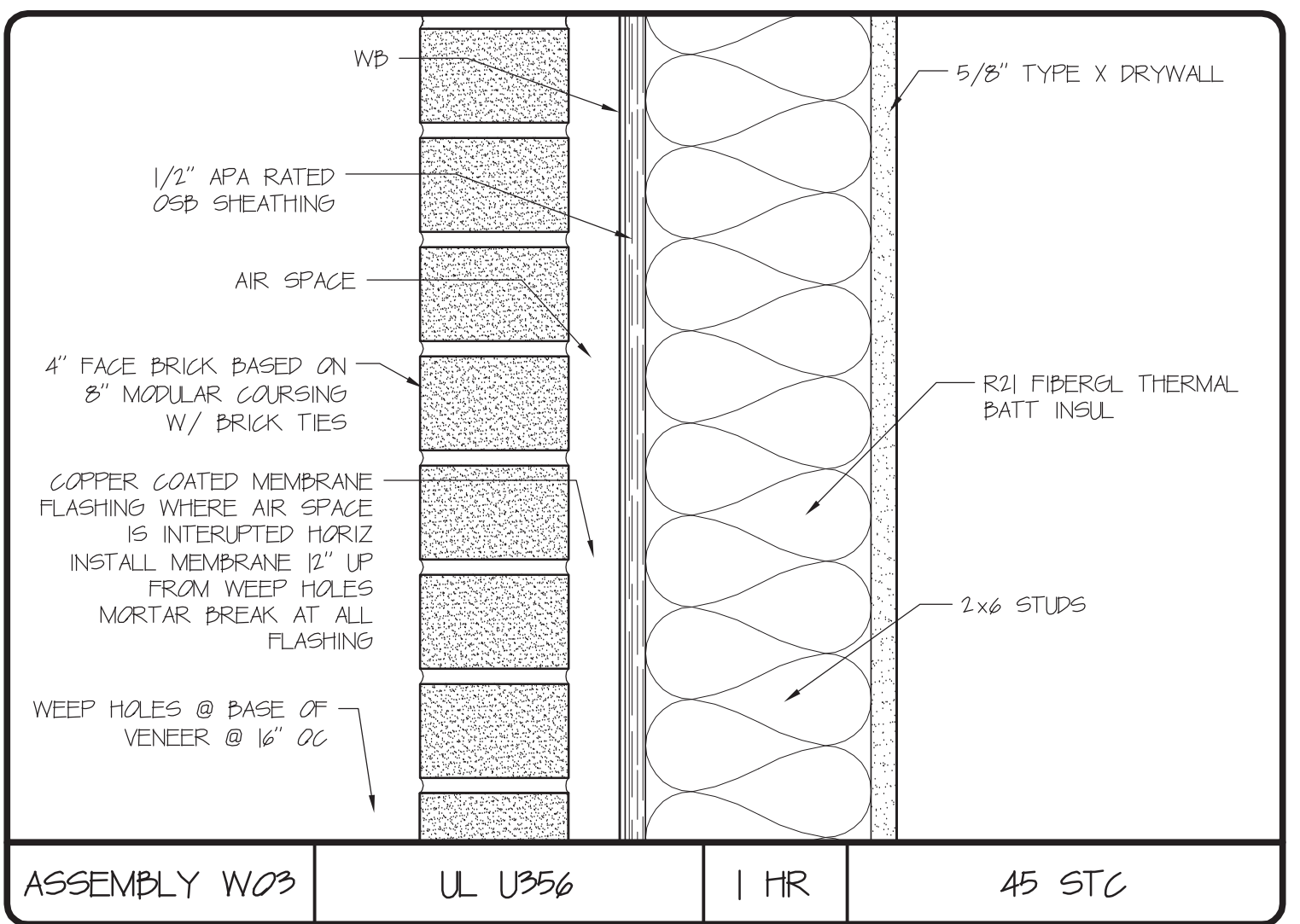
ASSEMBLY W00 NOT TESTED 0 HRS



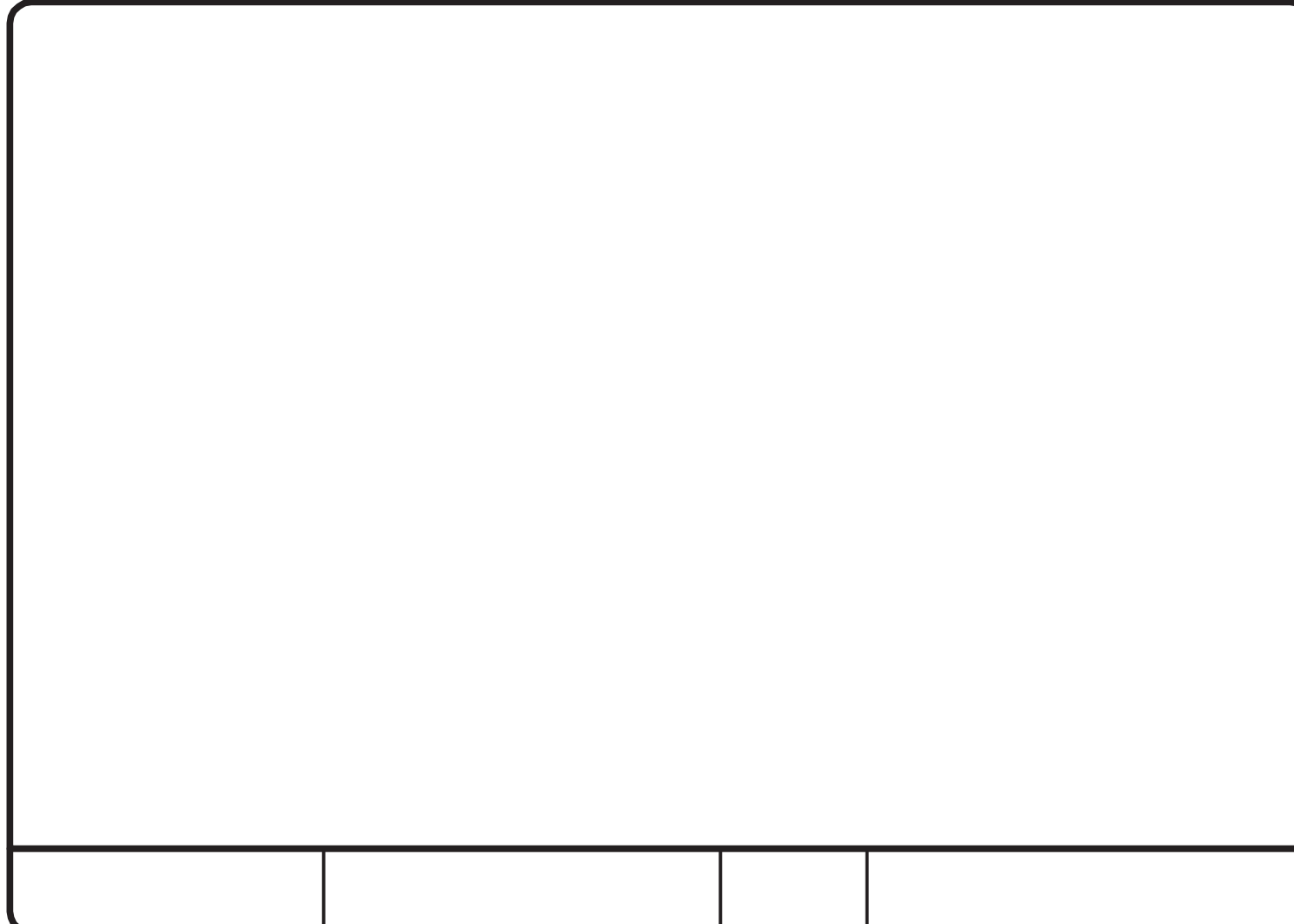
ASSEMBLY W01 IDC T19 4 HRS



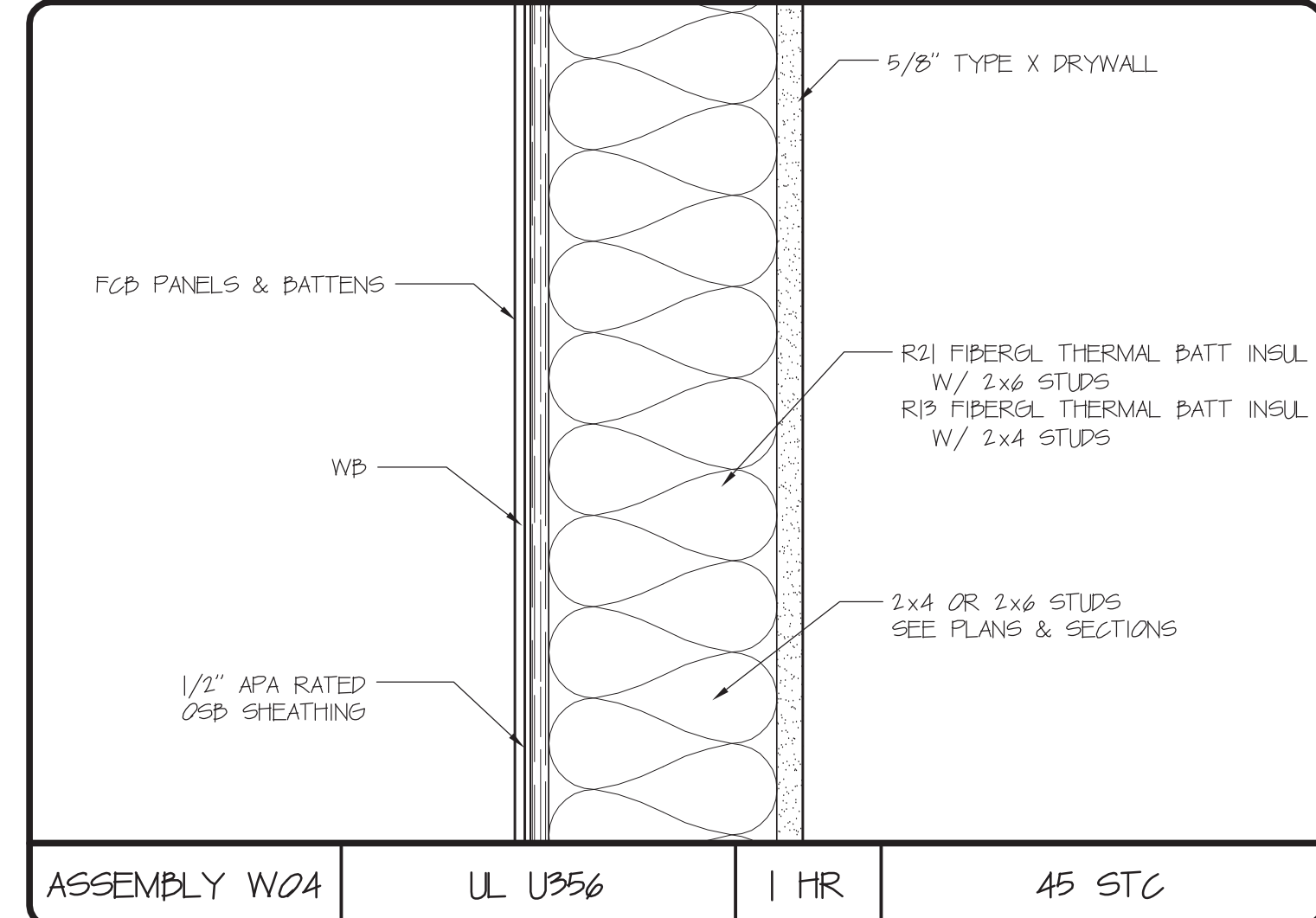
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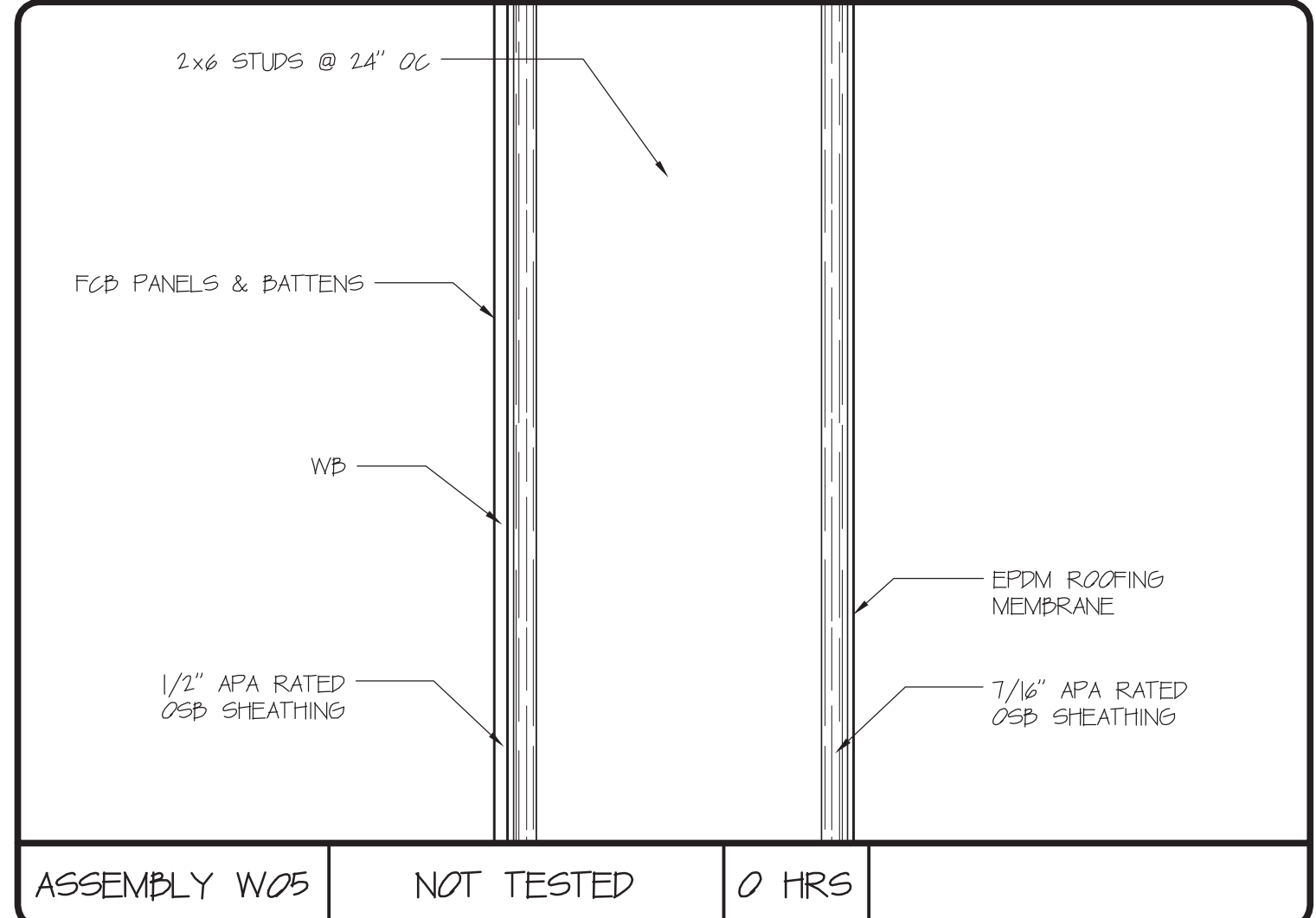
ASSEMBLY W03 UL U356 1 HR 45 STC



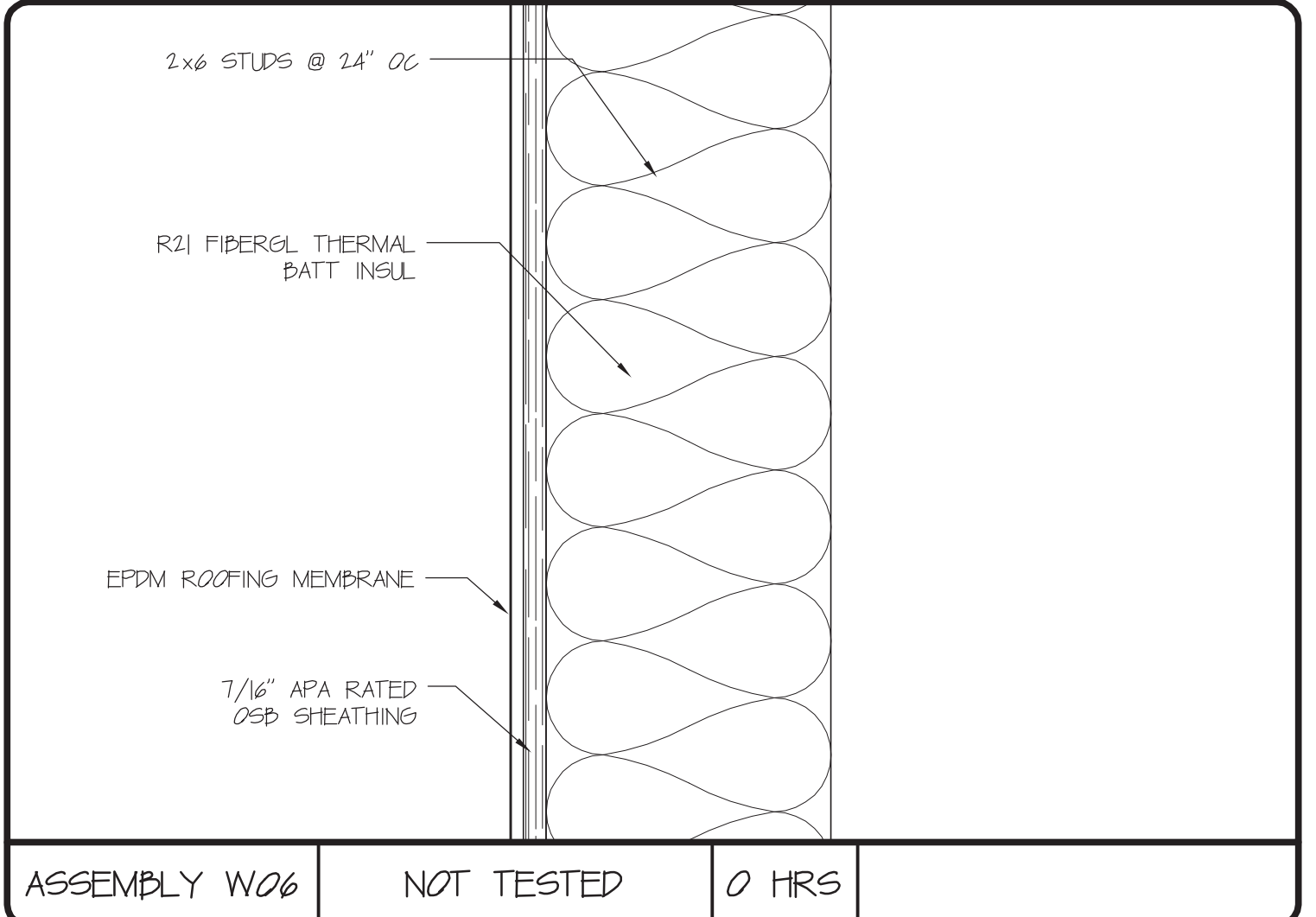
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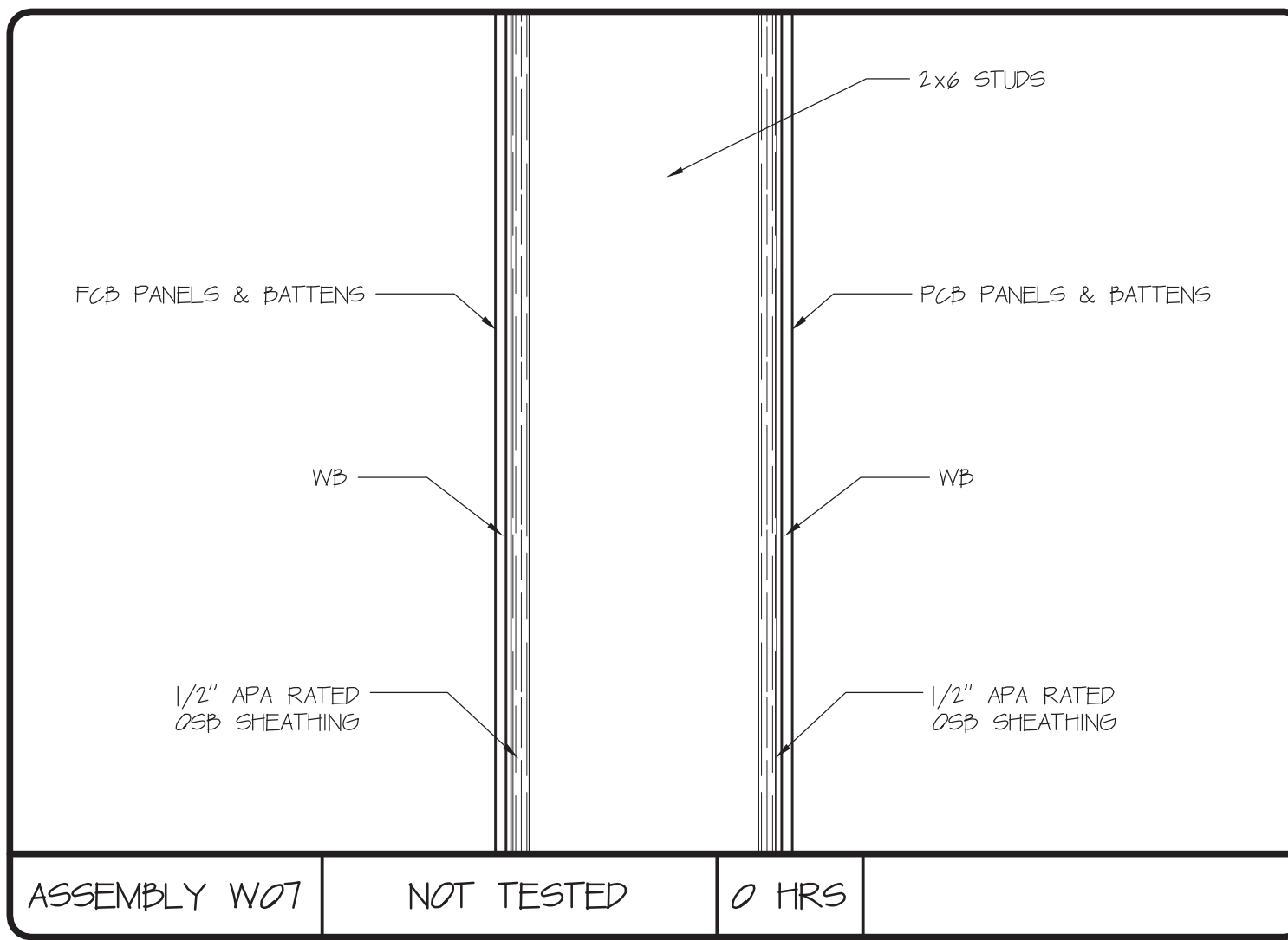
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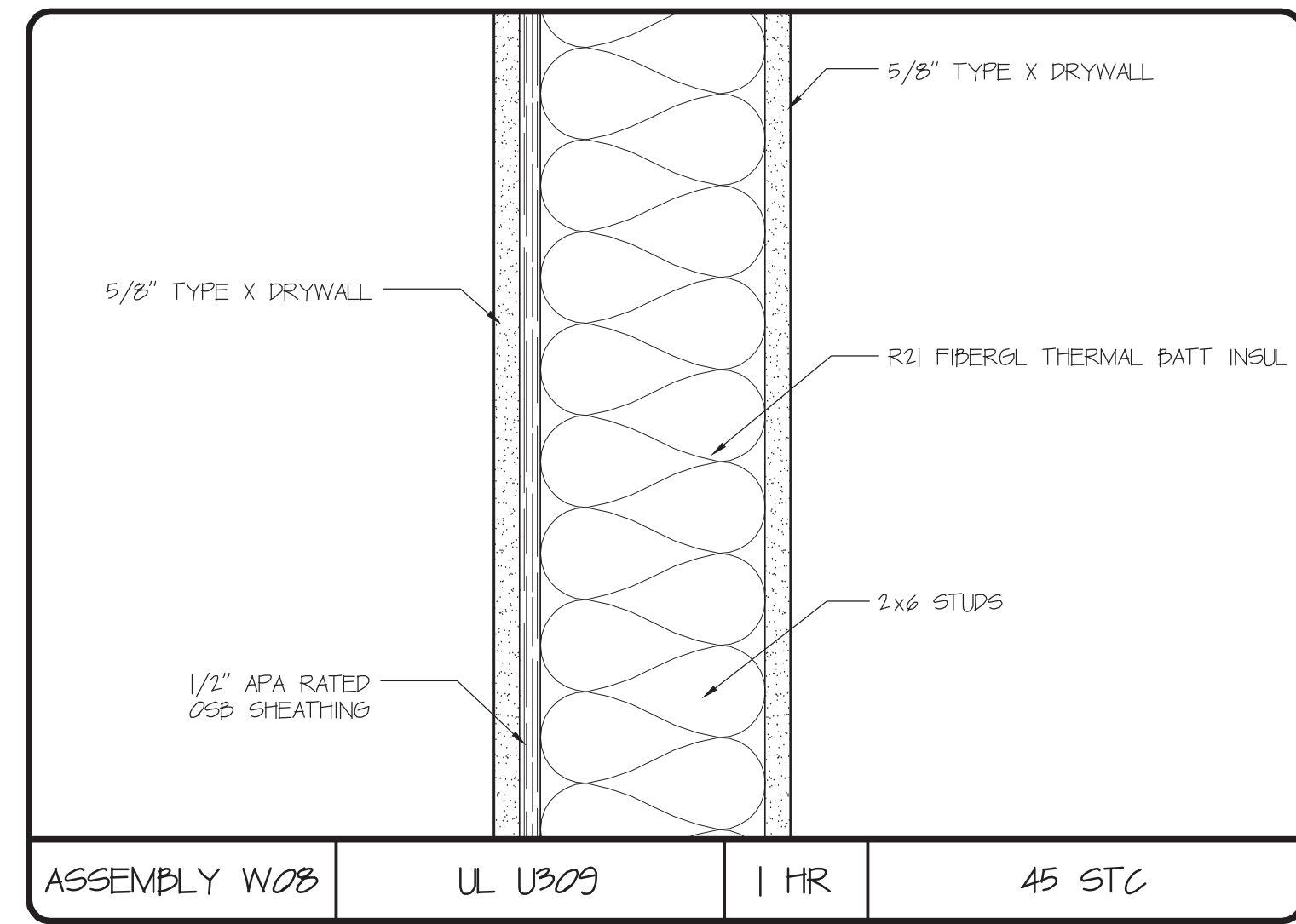
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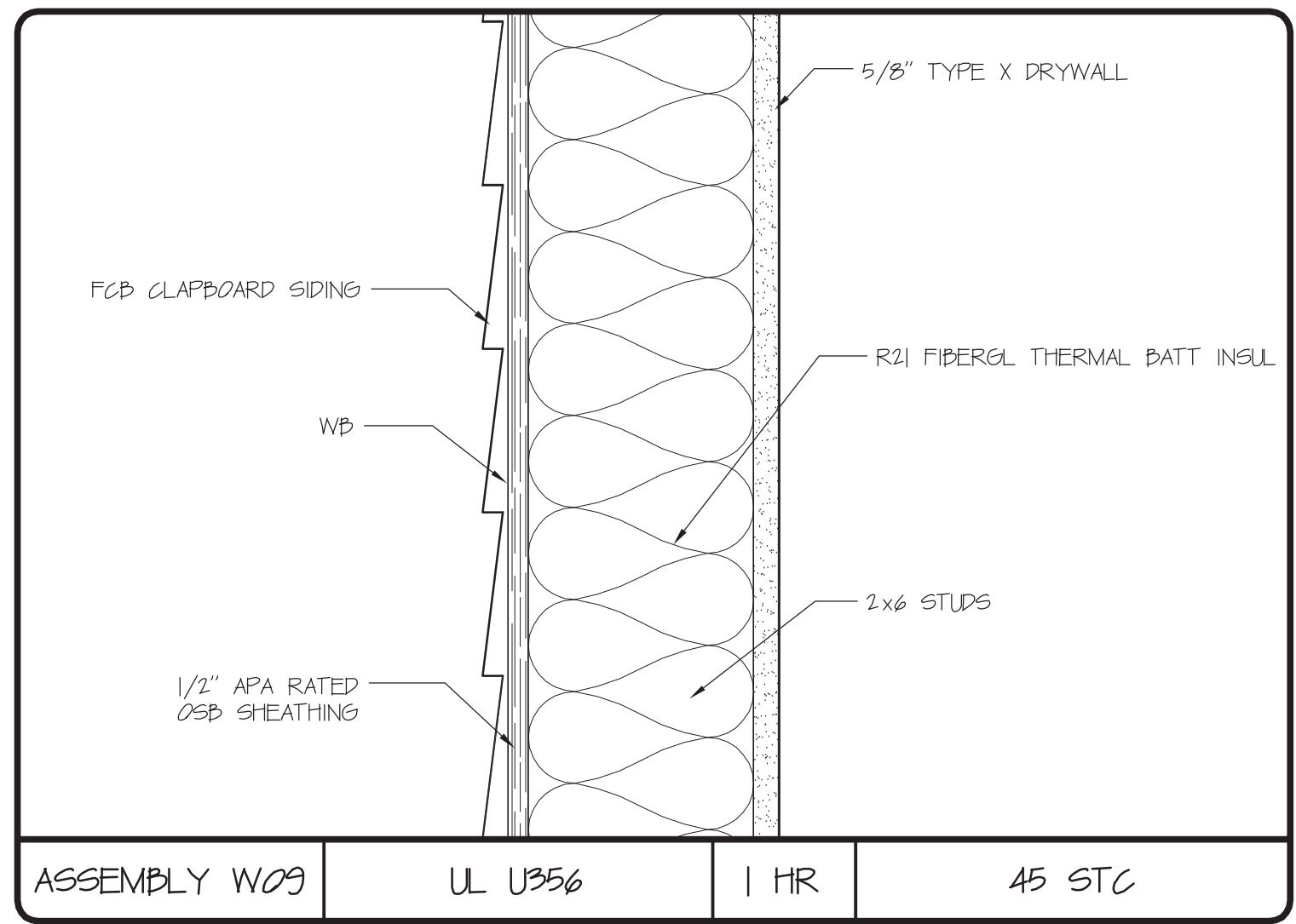
ASSEMBLY W07 NOT TESTED 0 HRS



ASSEMBLY W08 UL U309 1 HR 45 STC



ASSEMBLY W09 UL U356 1 HR 45 STC



ASSEMBLY W10 UL U309 1 HR 45 STC



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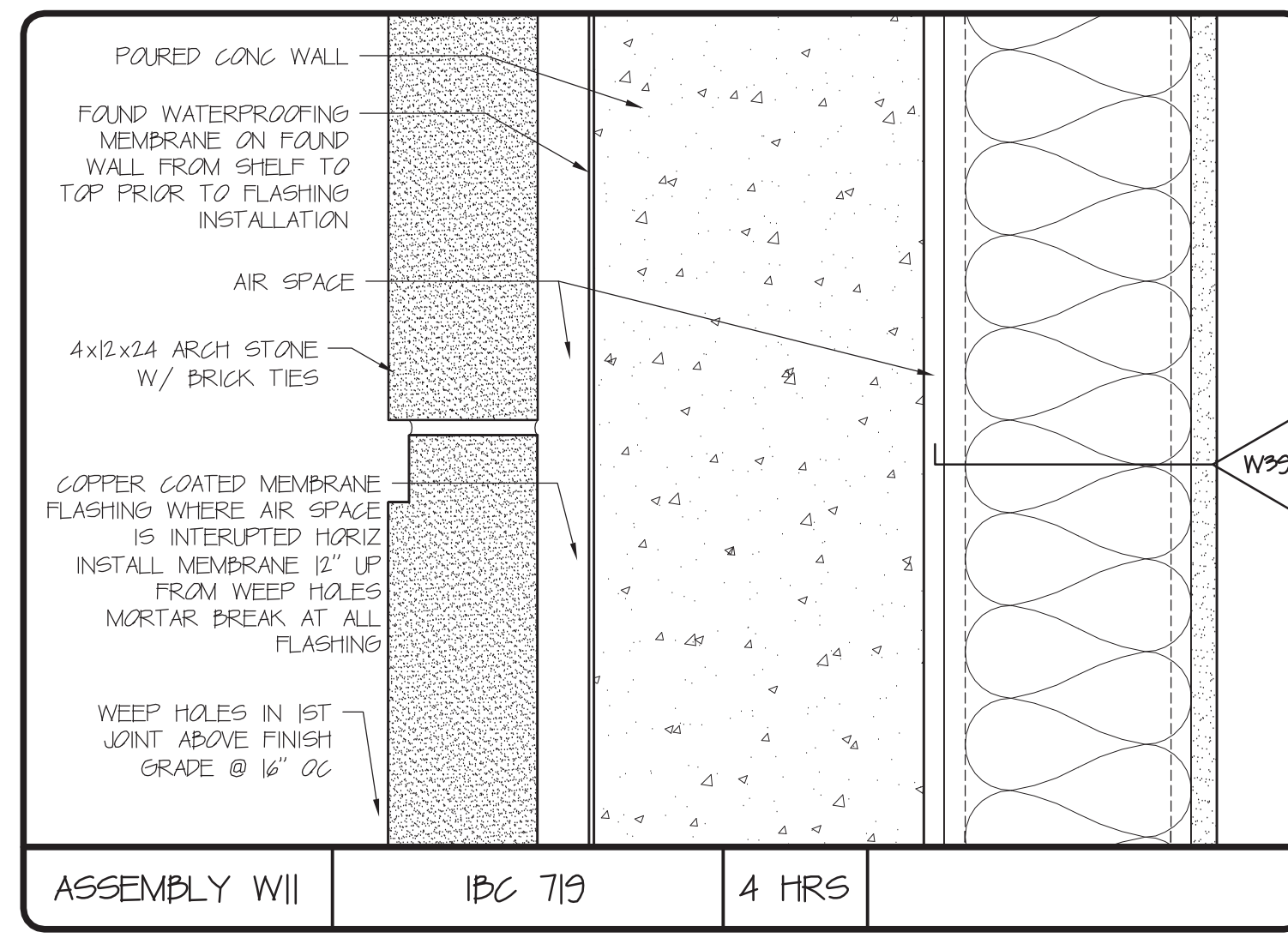
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

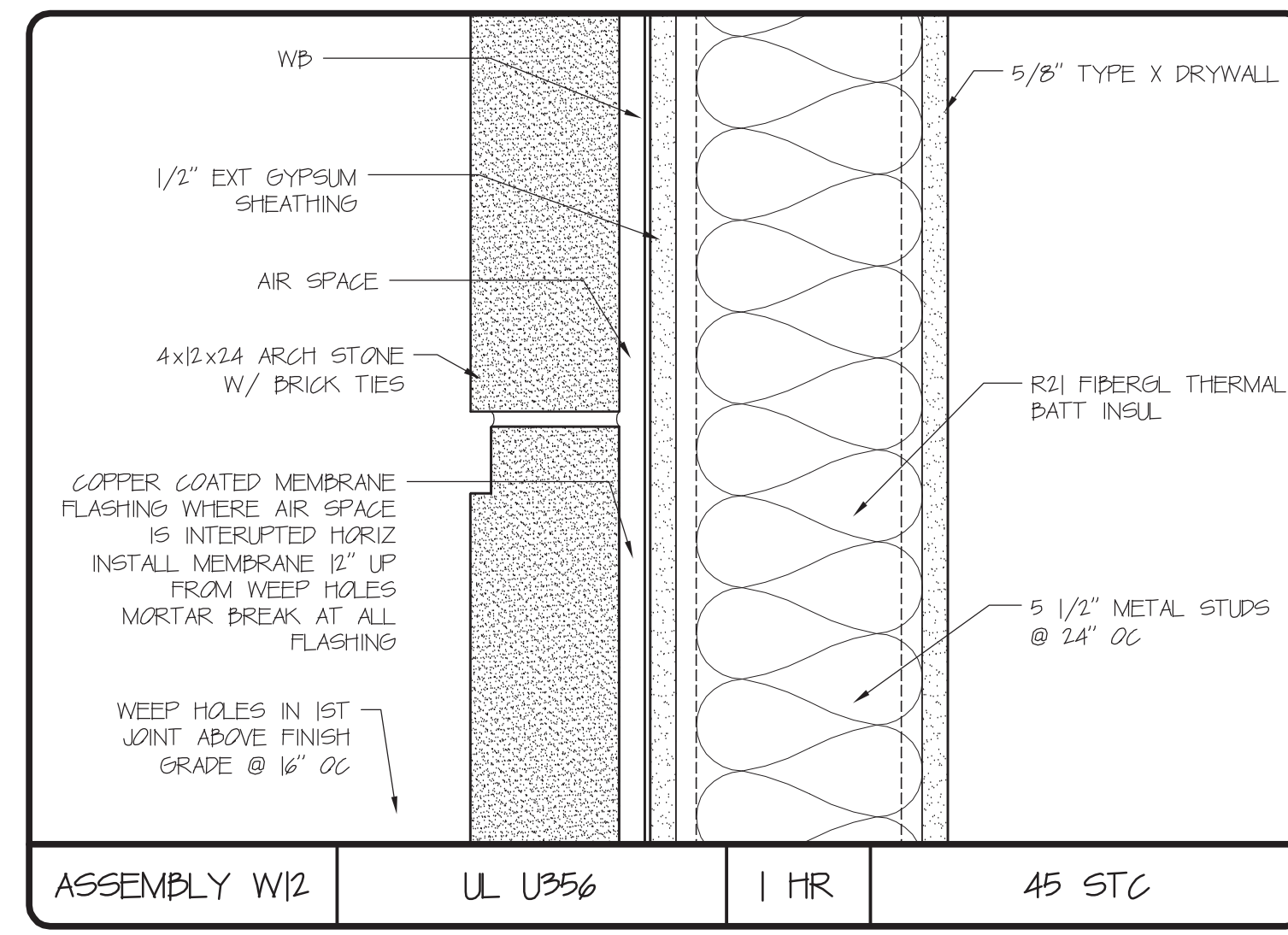
ASSEMBLY SCHEDULES
Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

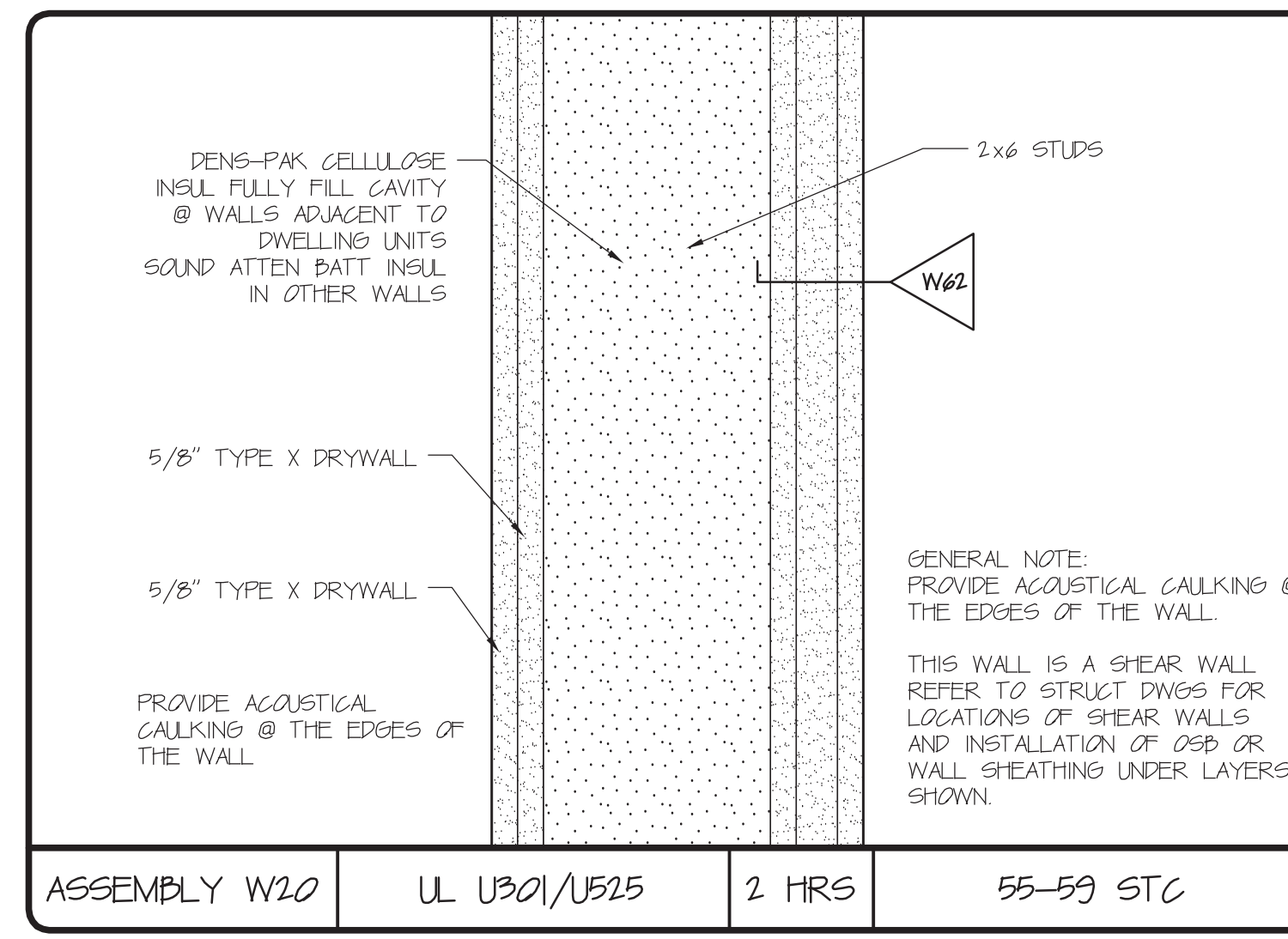
DRG. NO.
AS.1



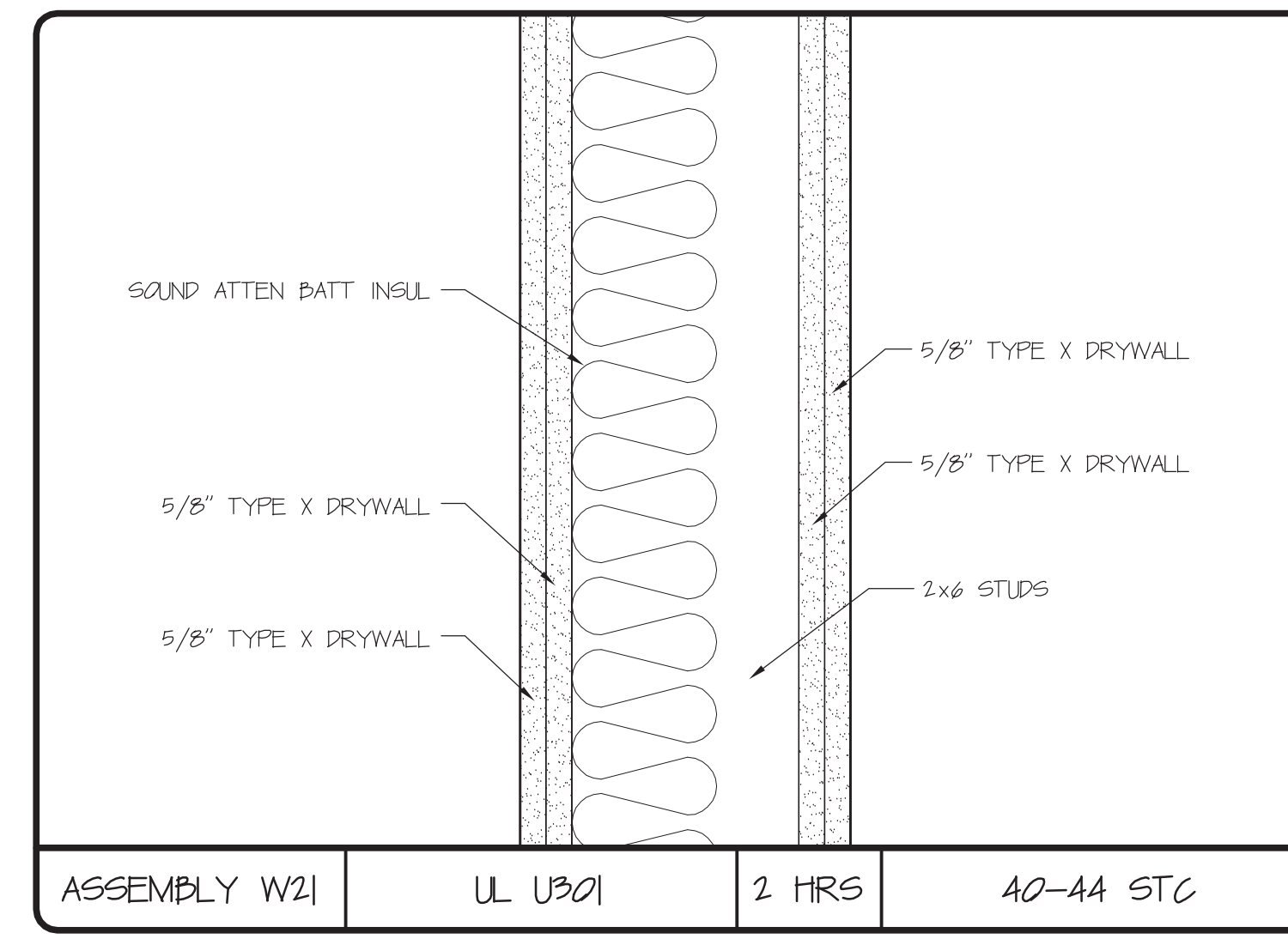
ASSEMBLY W11 IBC 719 4 HRS



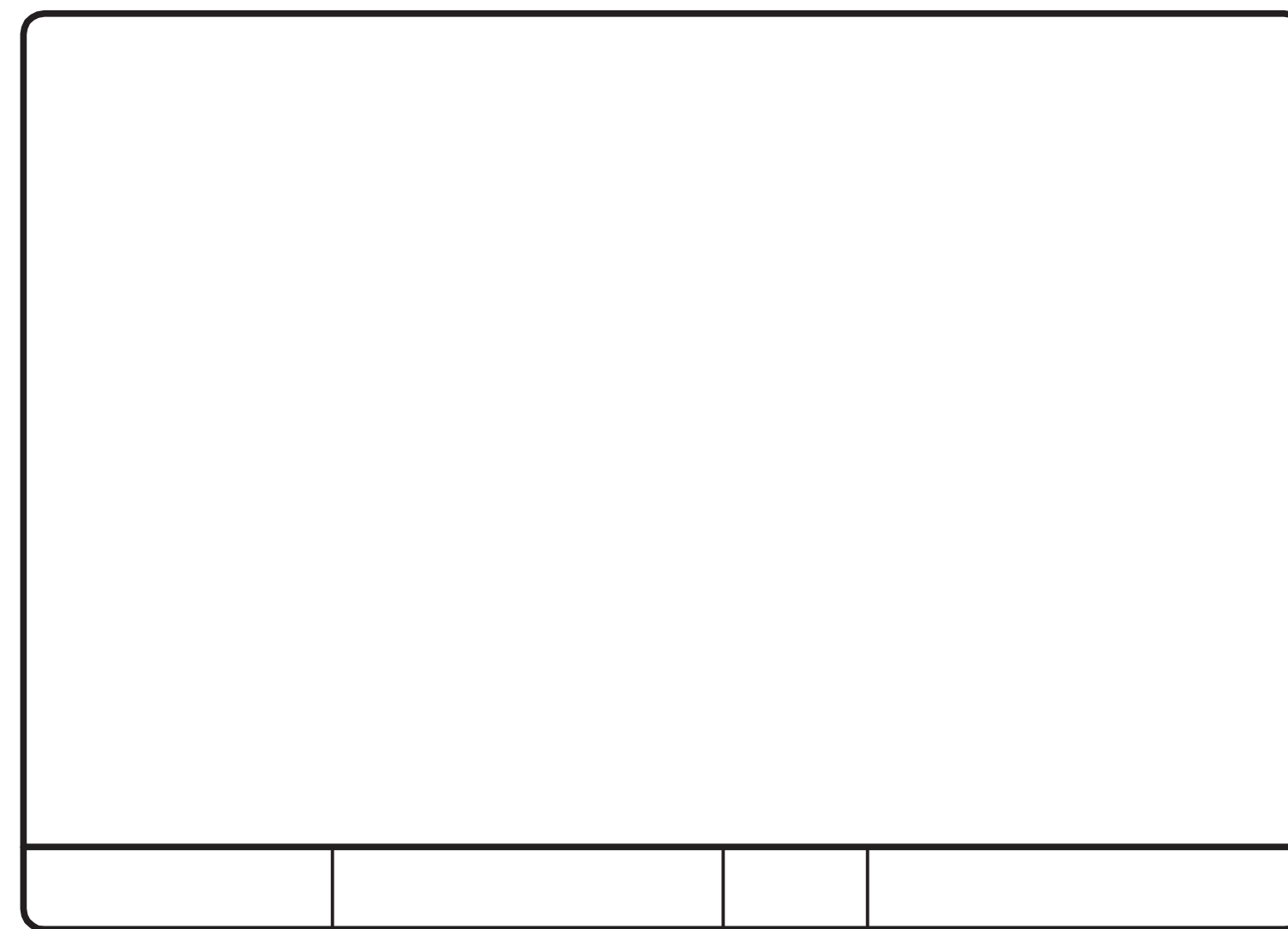
ASSEMBLY W12 UL U356 1 HR 45 STC



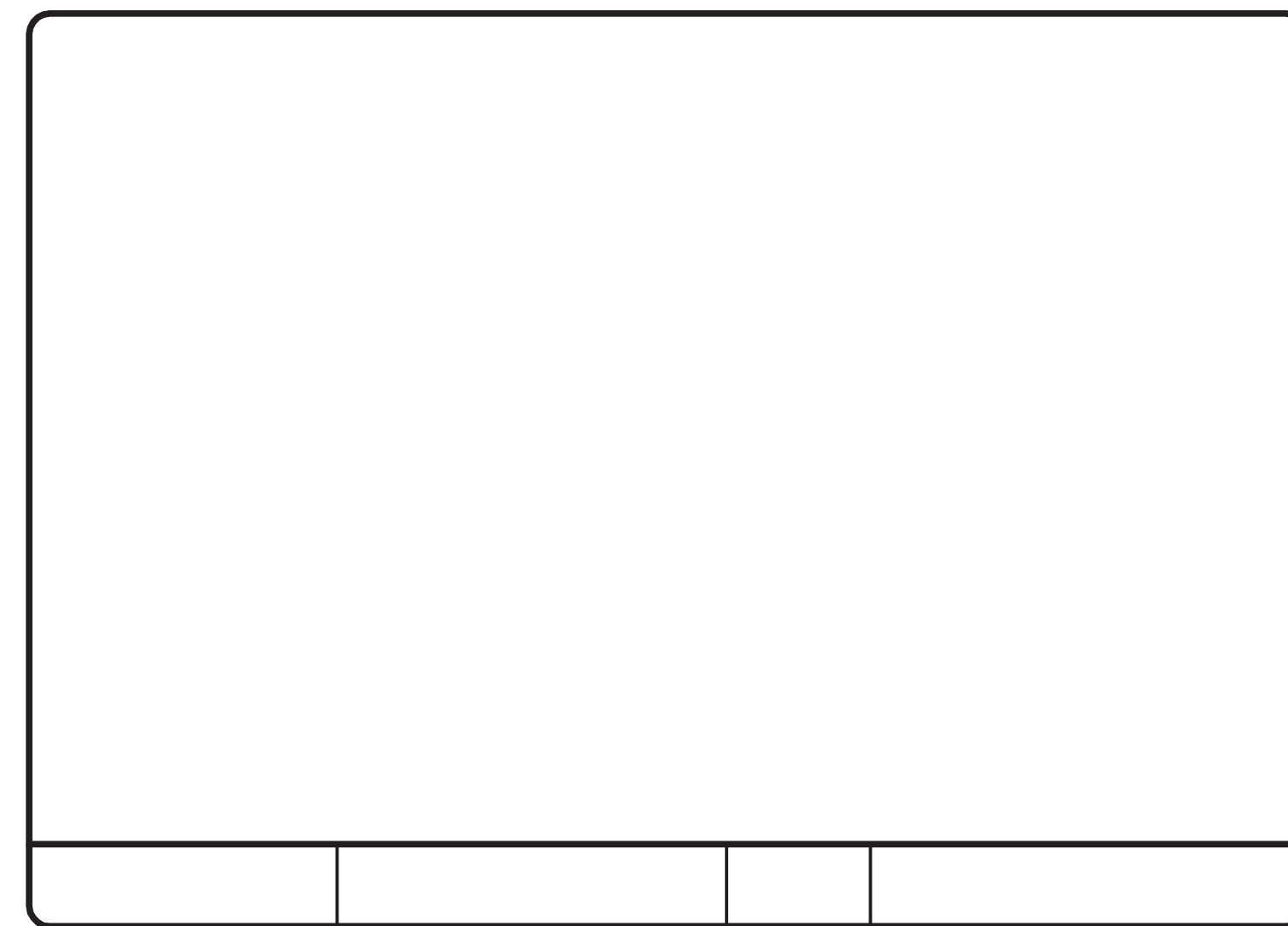
ASSEMBLY W20 UL U301/U525 2 HRS 55-59 STC



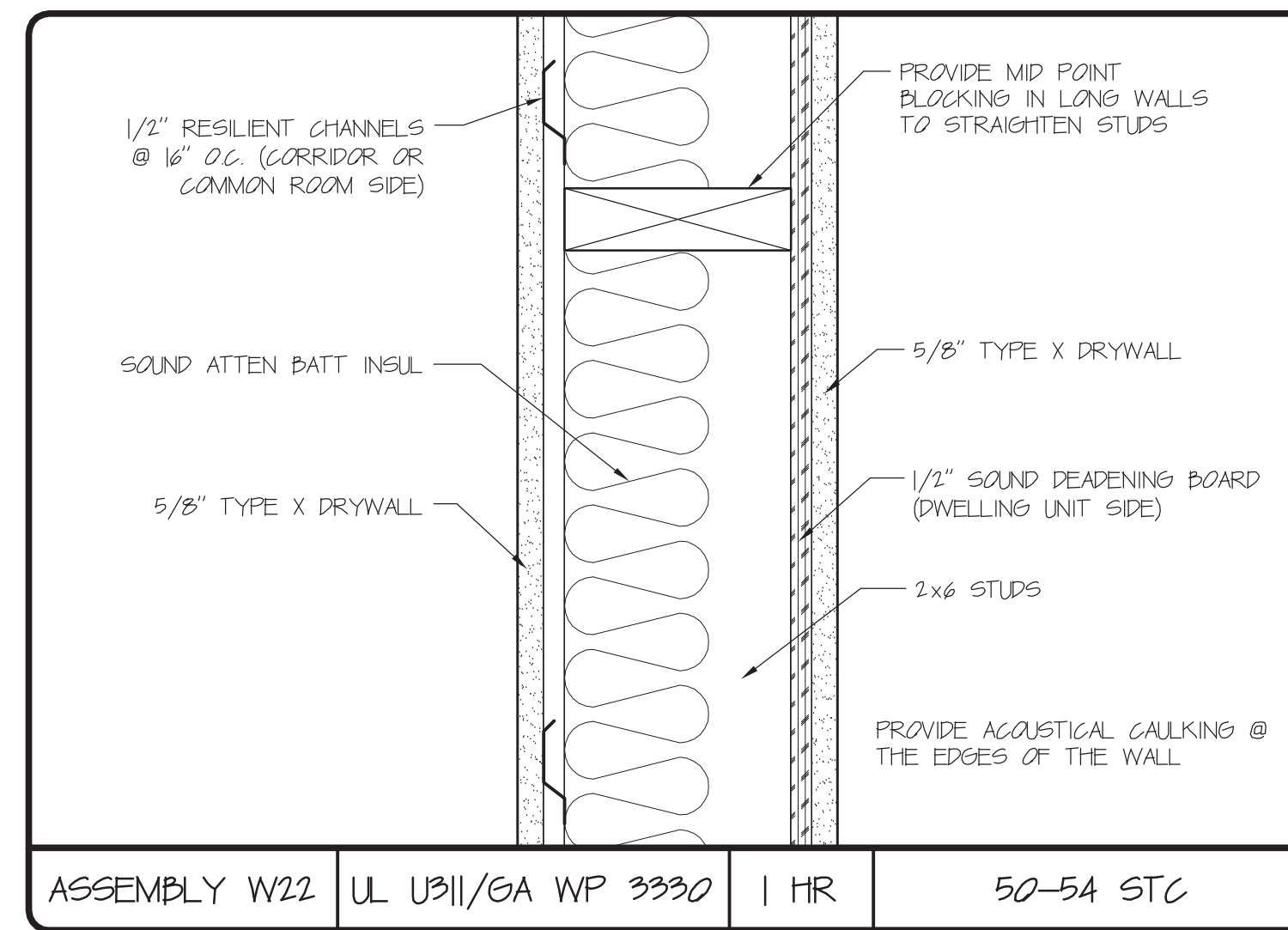
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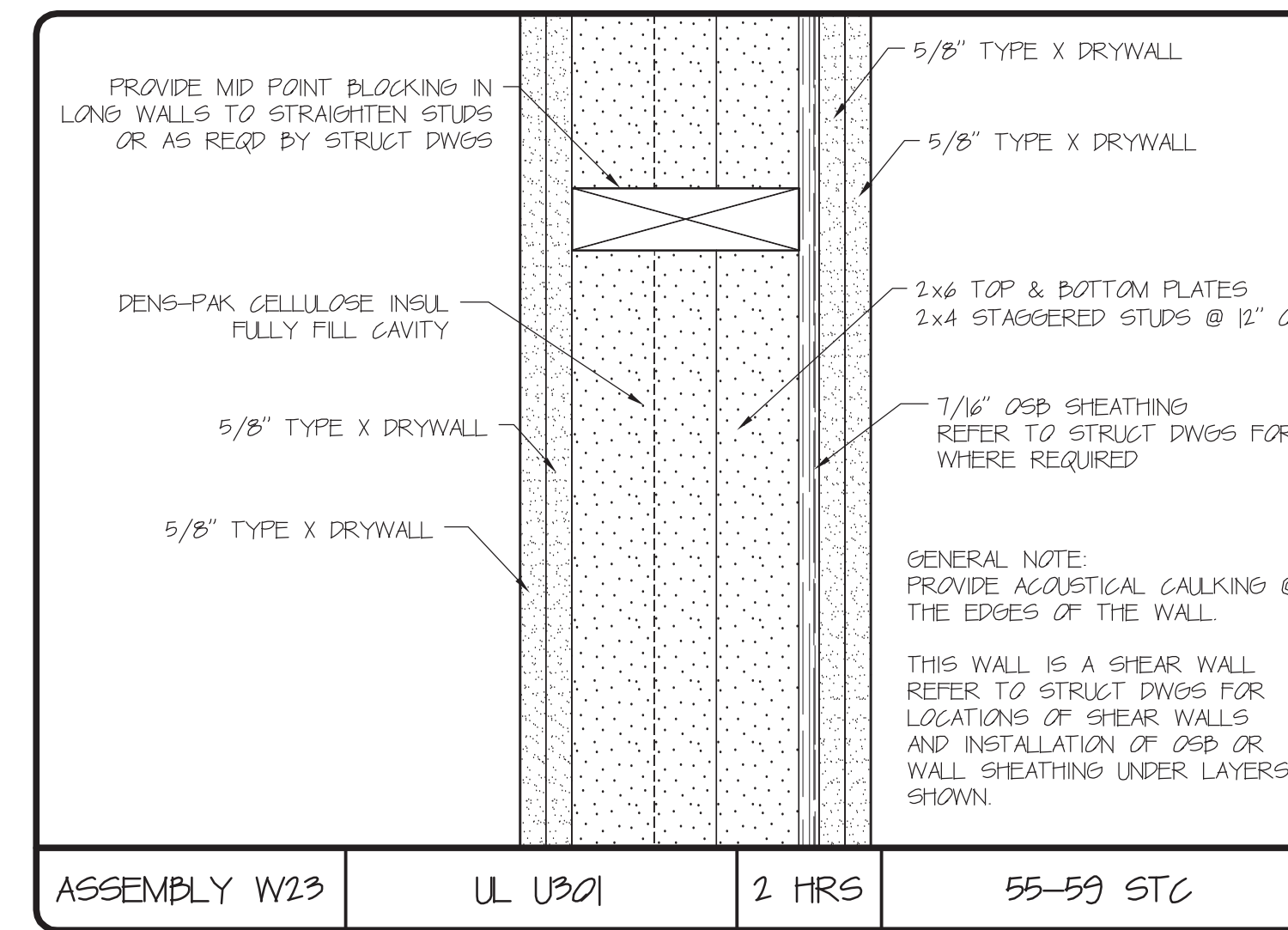
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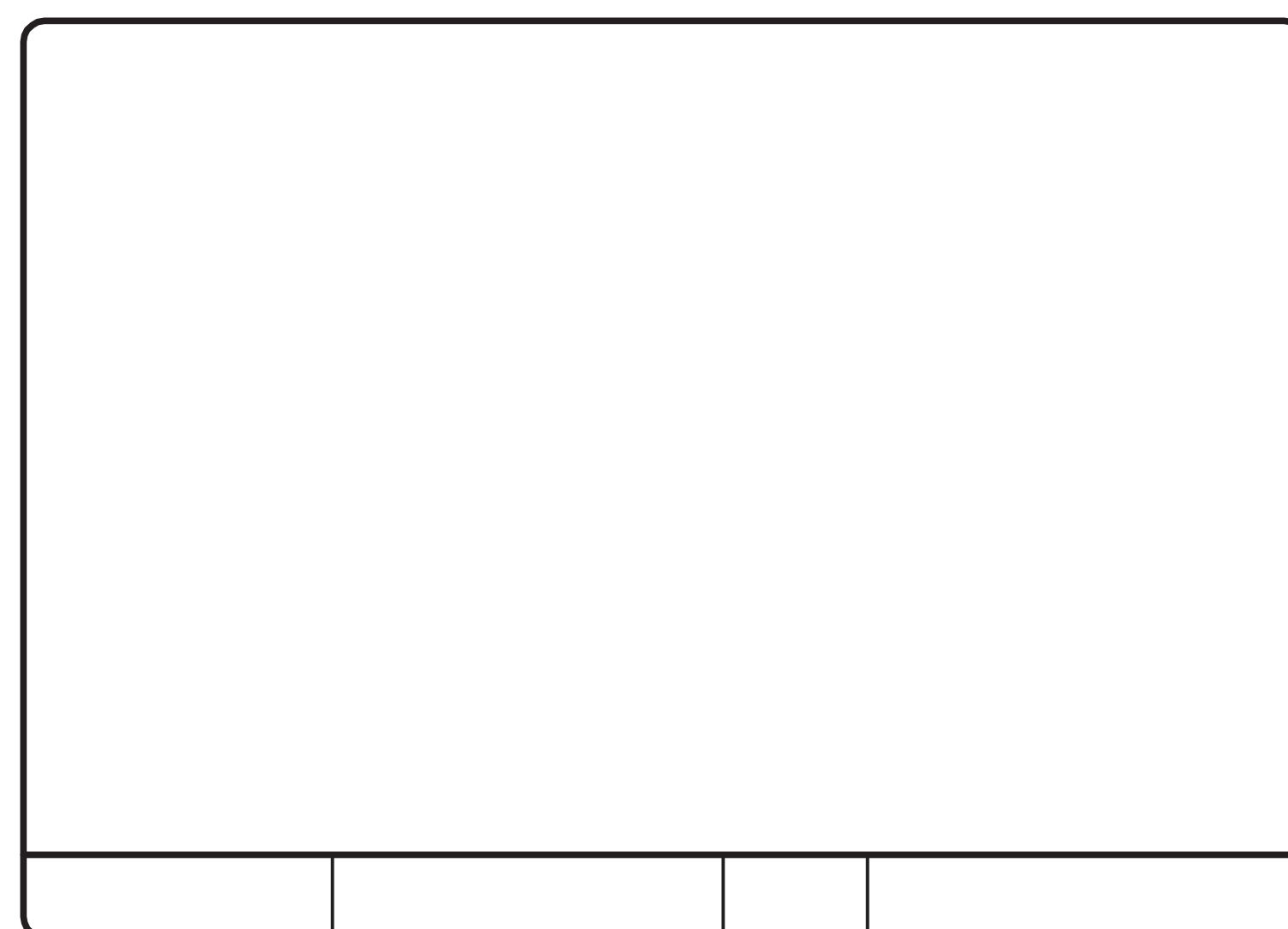
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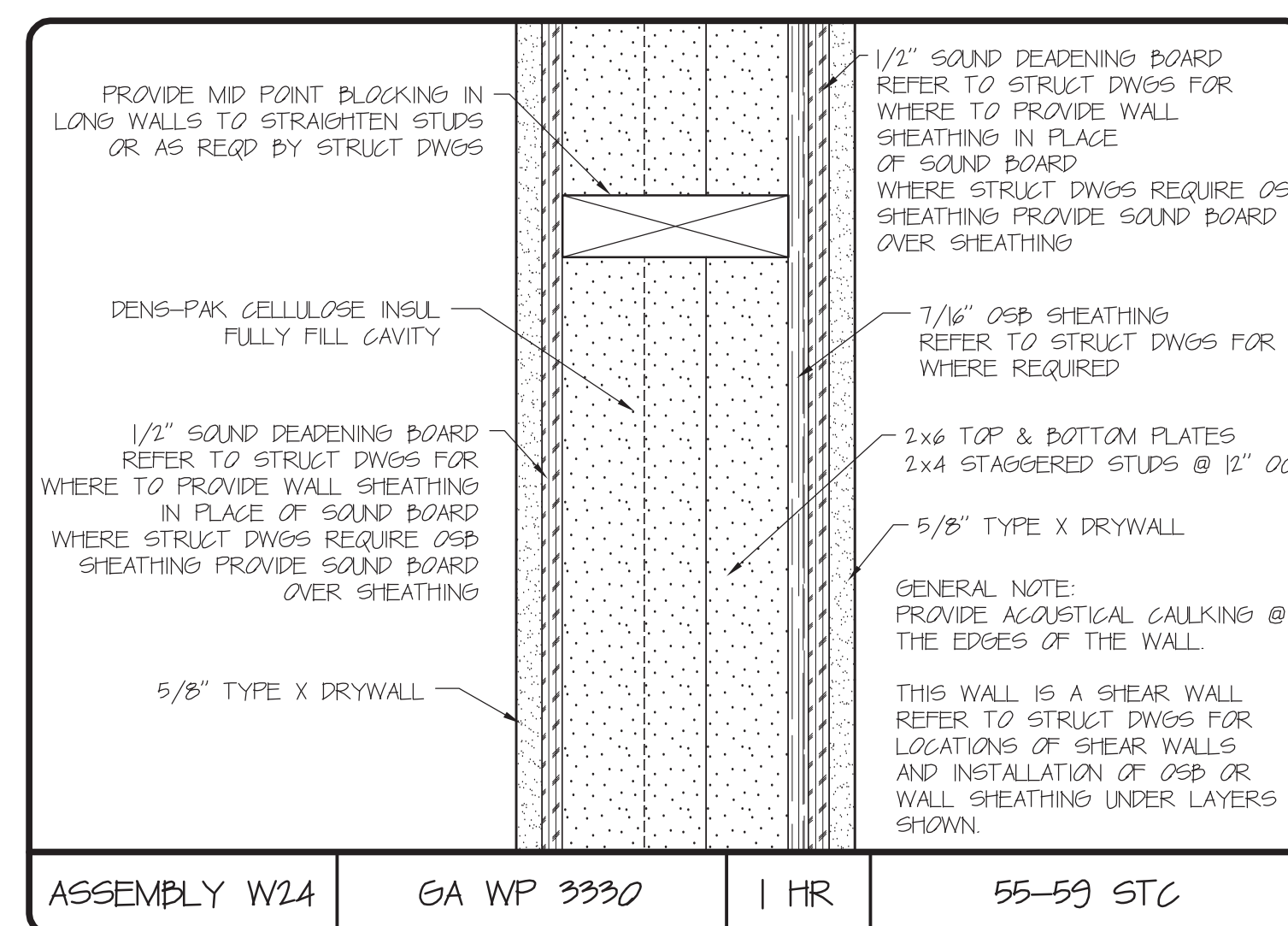
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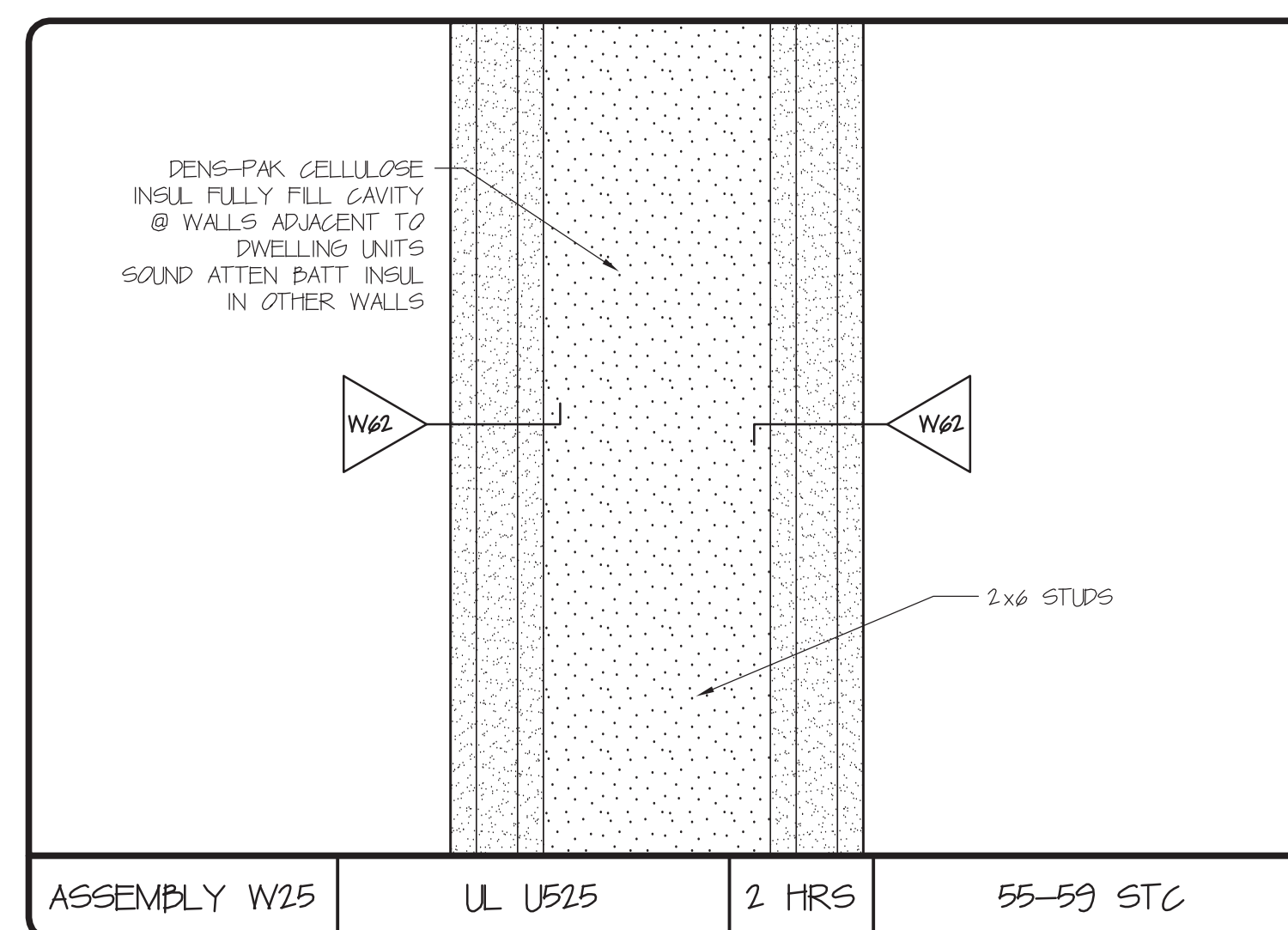
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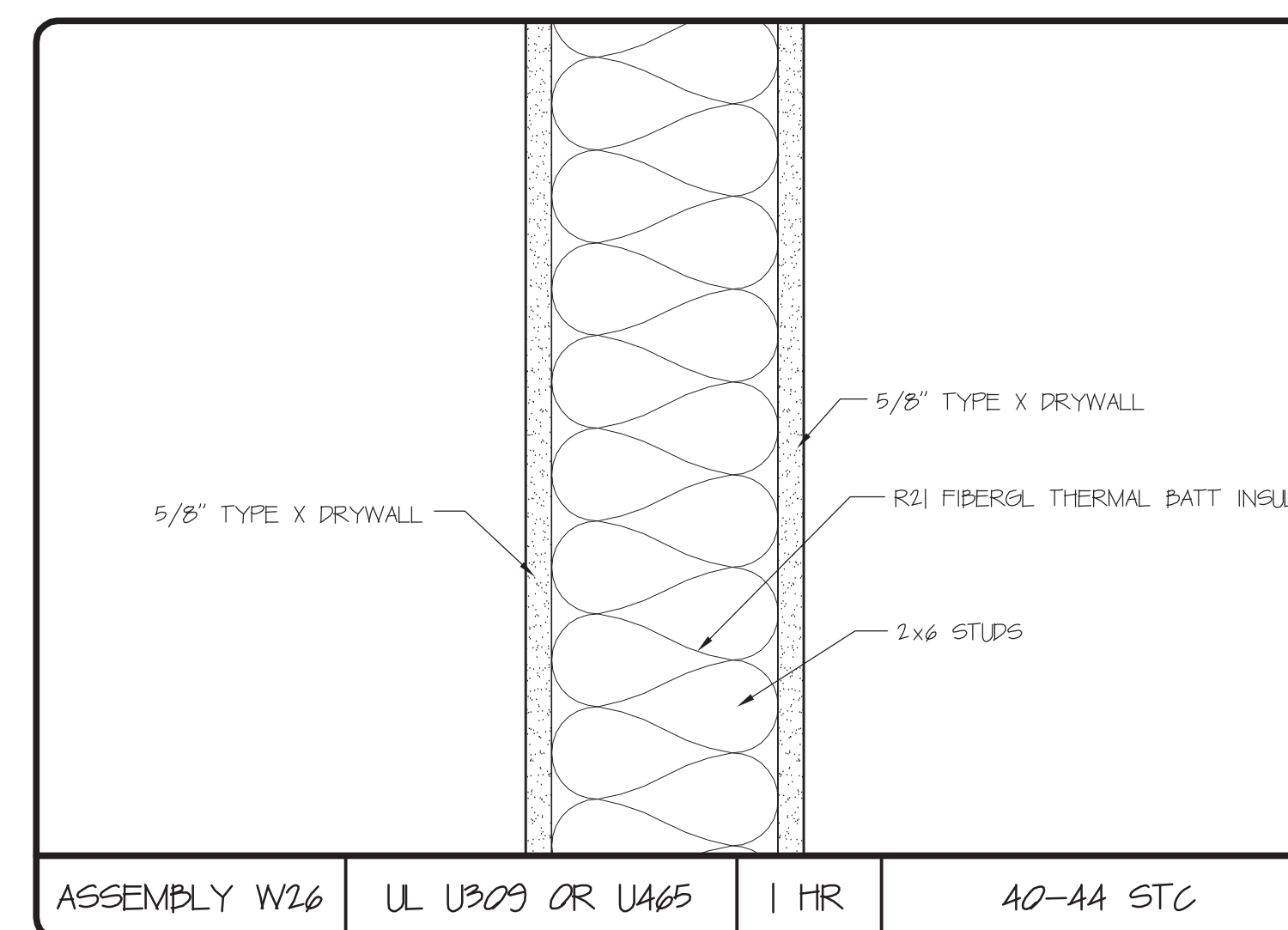
ASSEMBLY W15



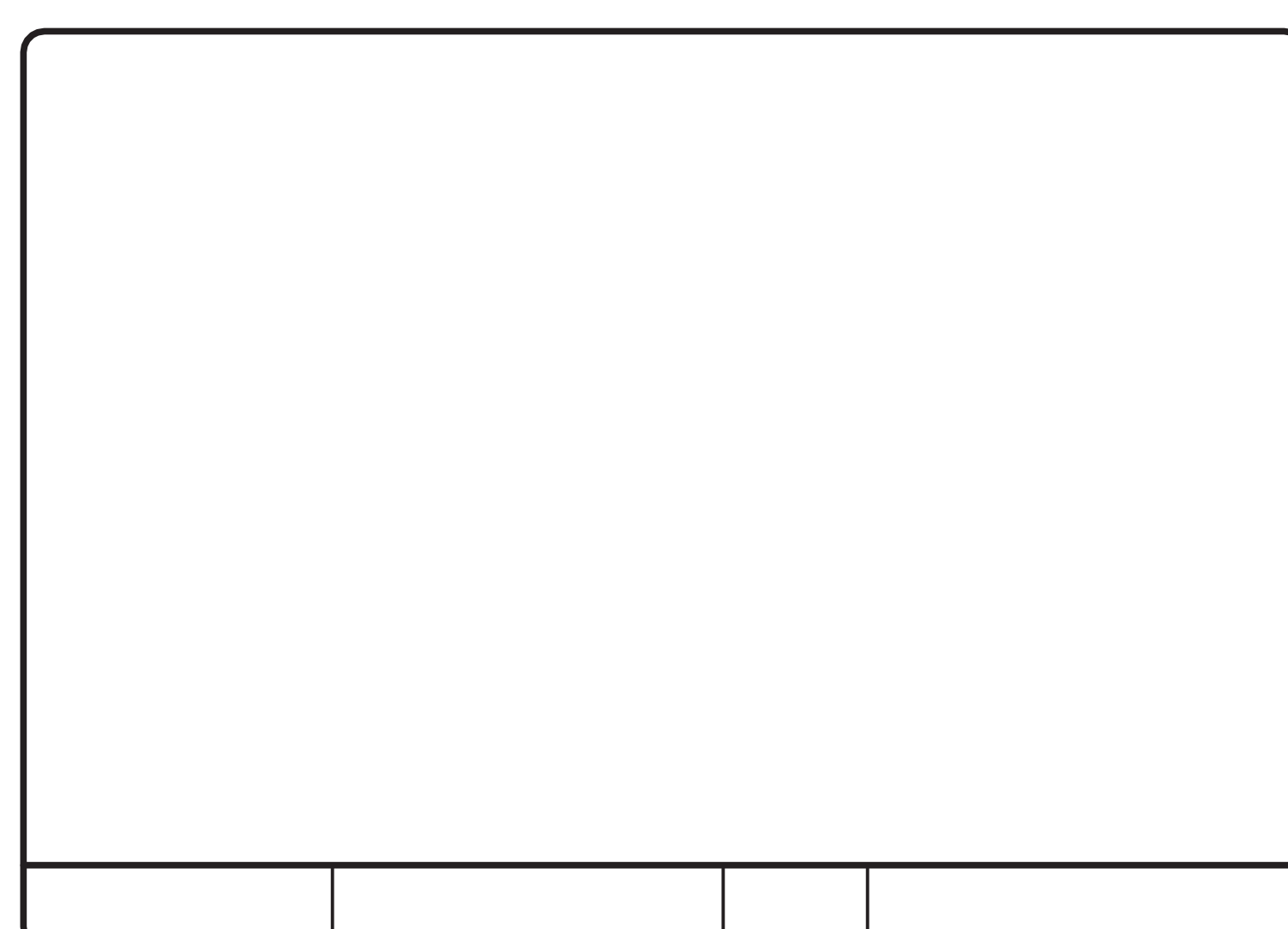
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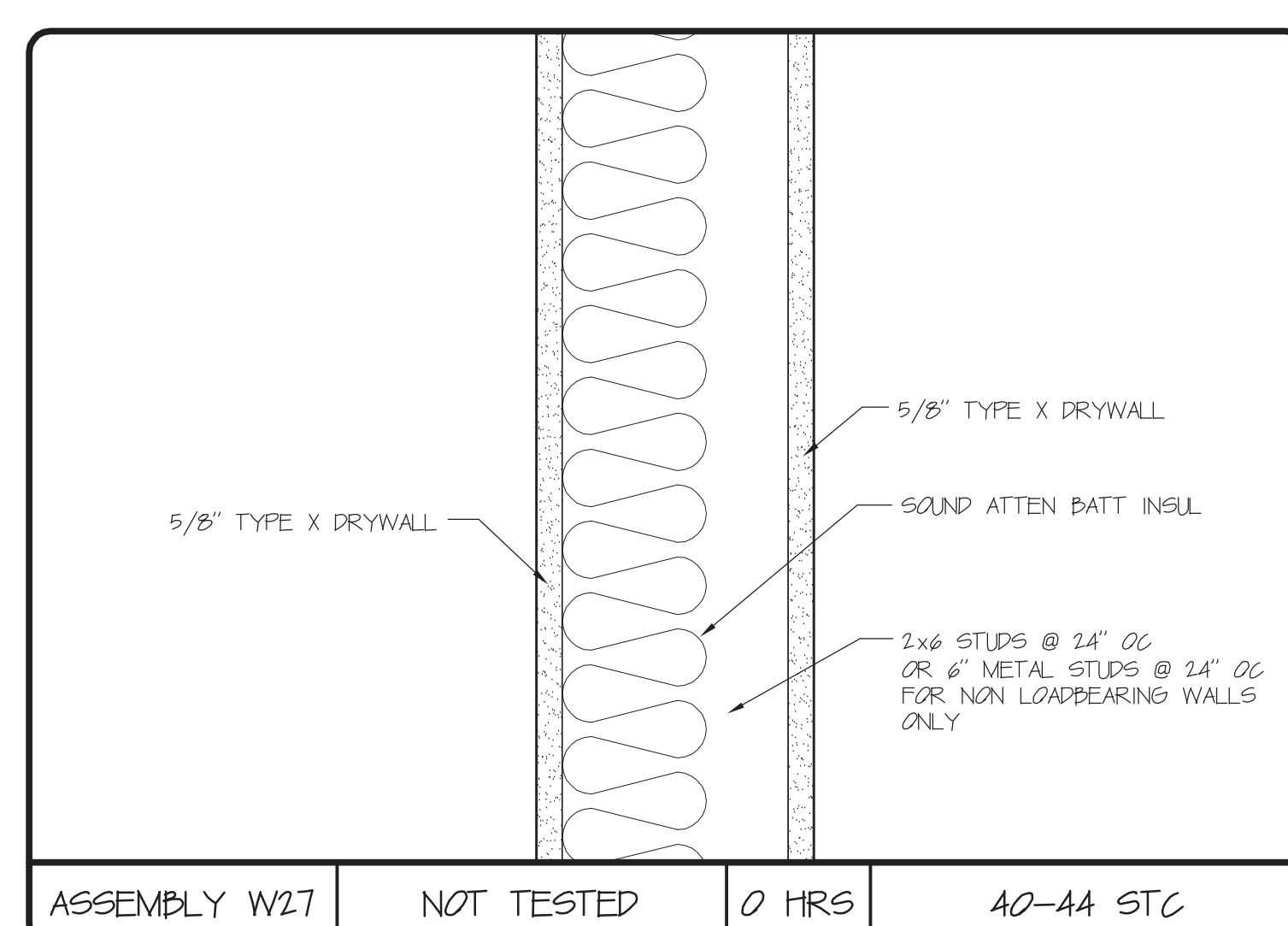
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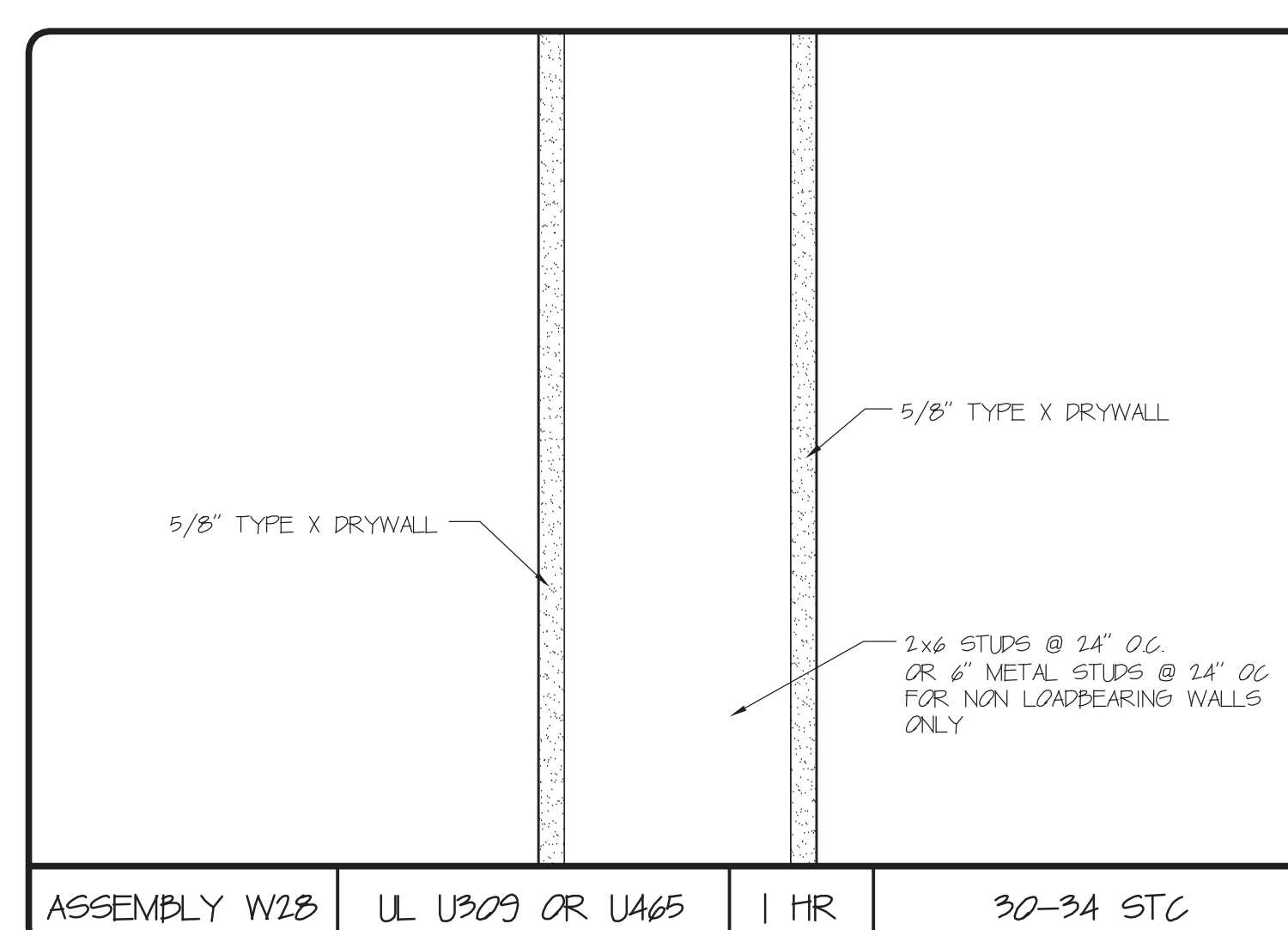
ASSEMBLY W26 UL U309 OR U465 1 HR 40-44 STC



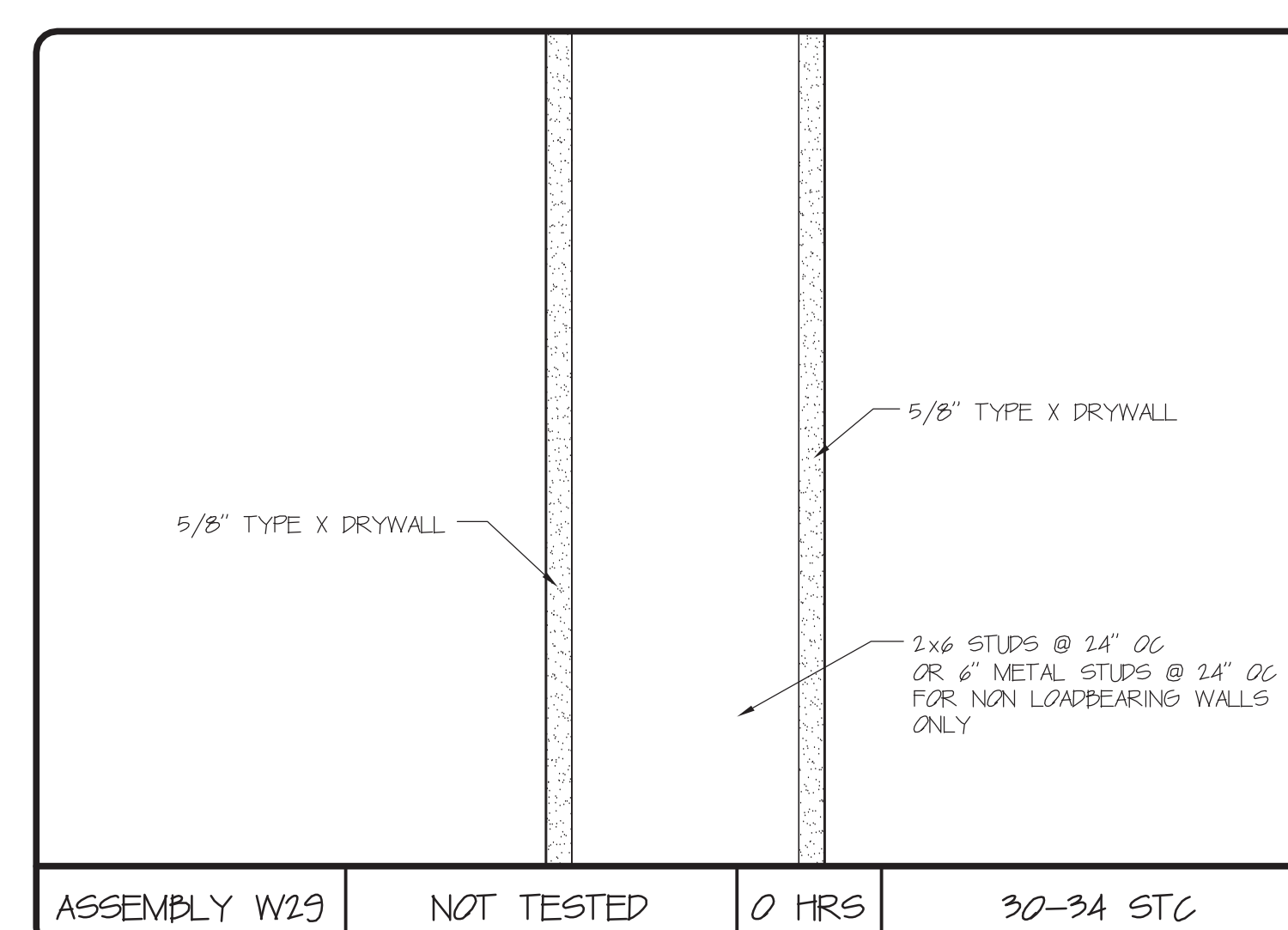
ASSEMBLY W16



ASSEMBLY W27 NOT TESTED 0 HRS 40-44 STC



ASSEMBLY W28 UL U309 OR U465 1 HR 30-34 STC



ASSEMBLY W29 NOT TESTED 0 HRS 30-34 STC



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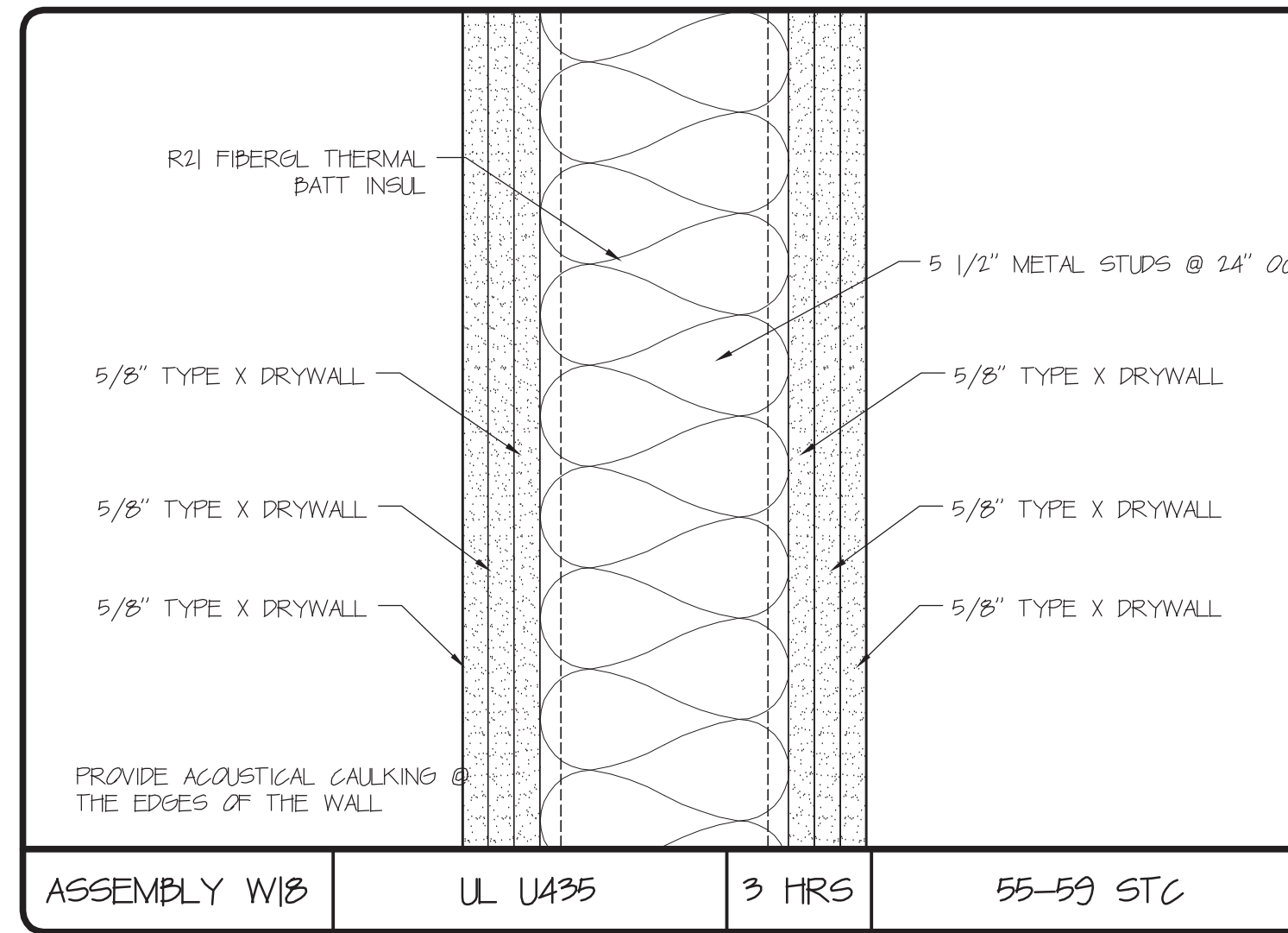
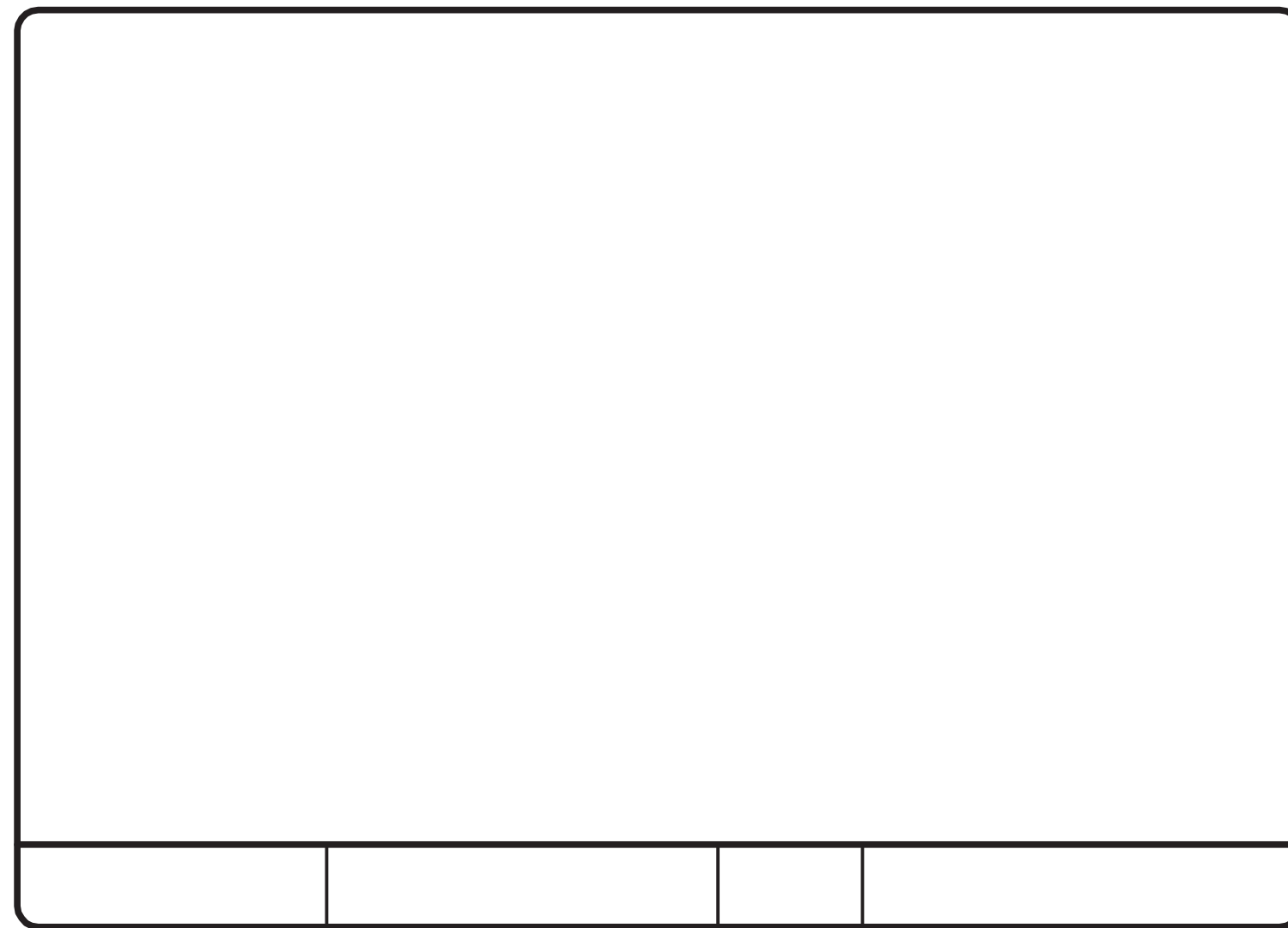
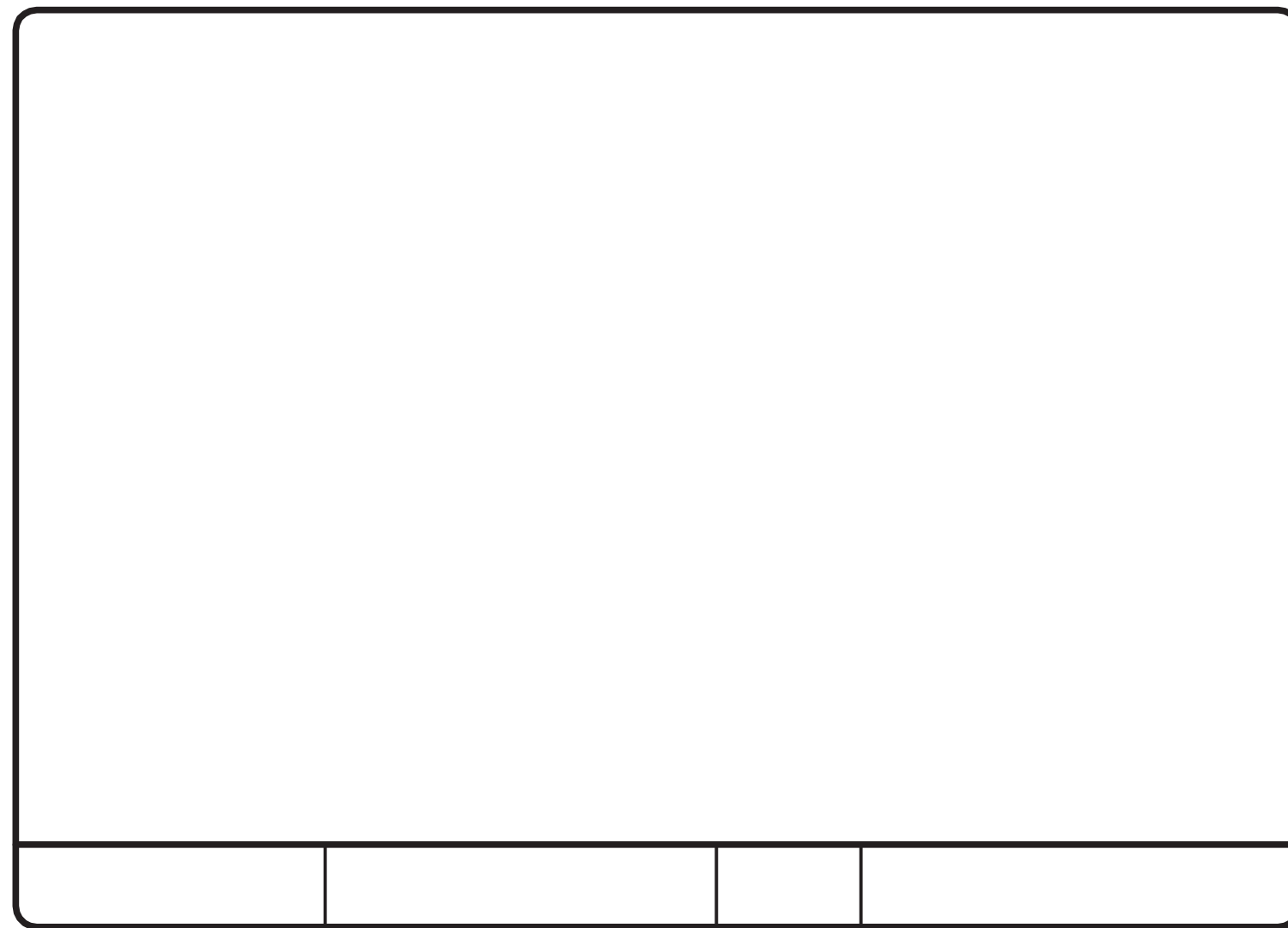
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

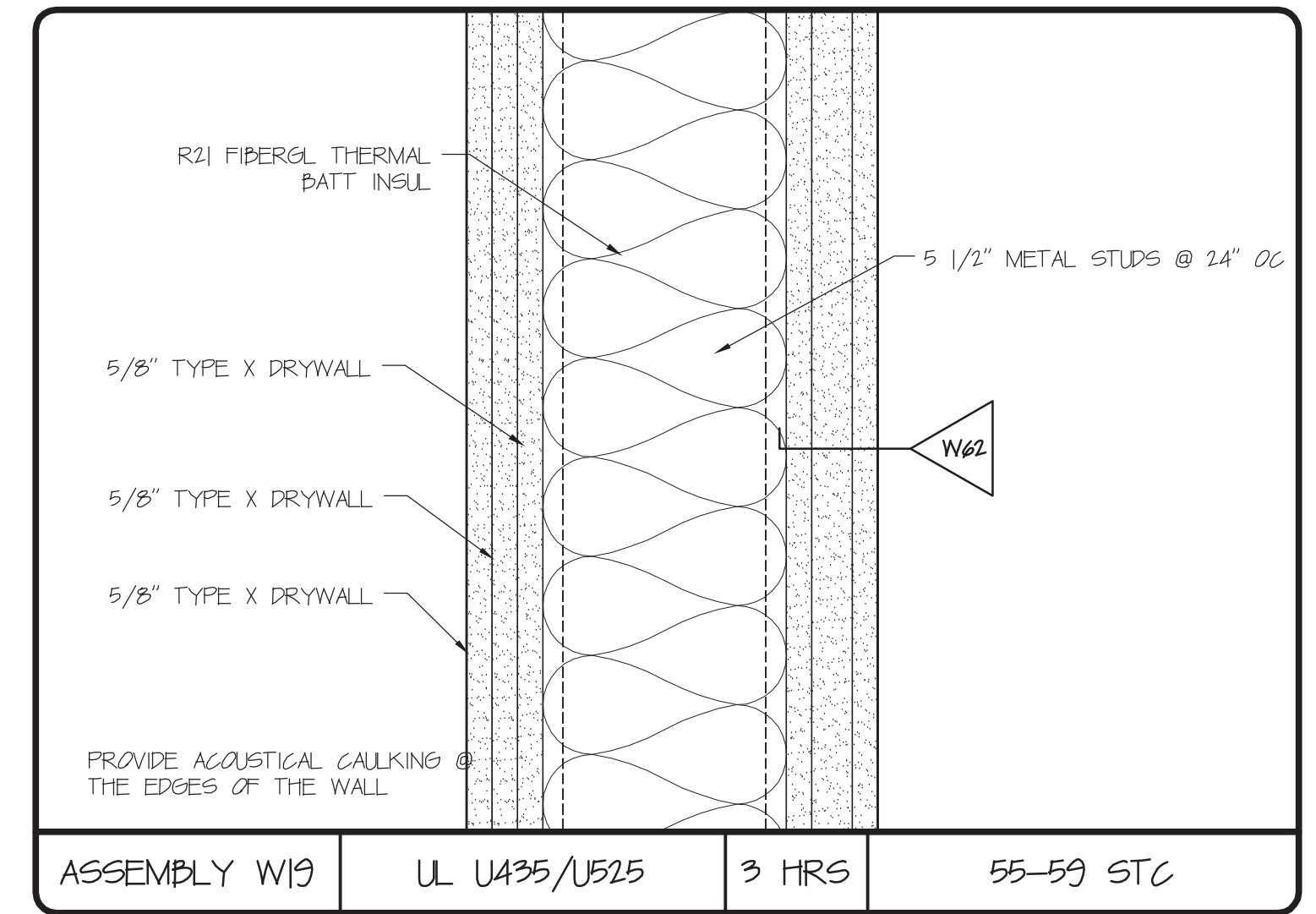
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Commission No.: 11-013
Date: September 5, 2012

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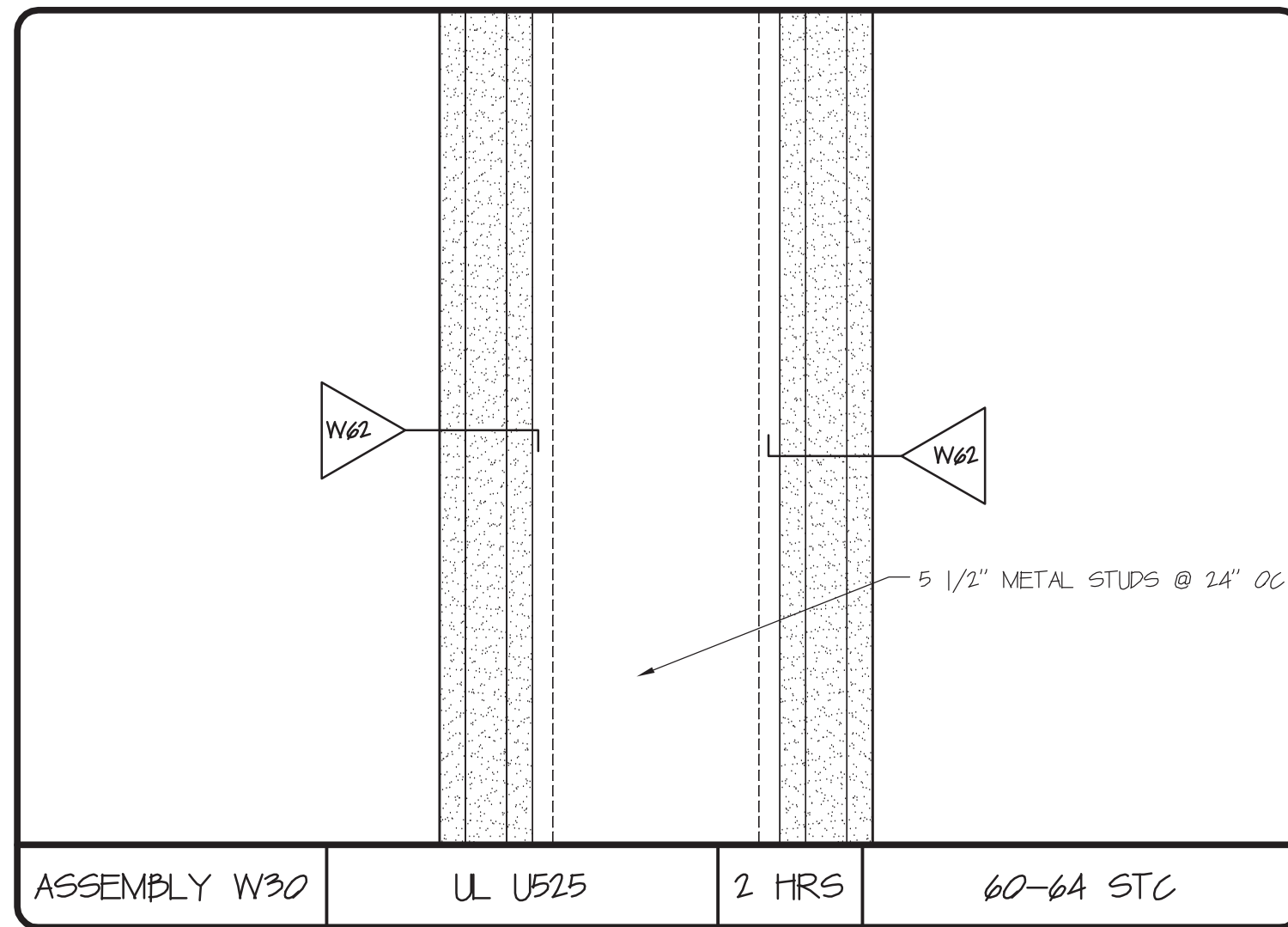
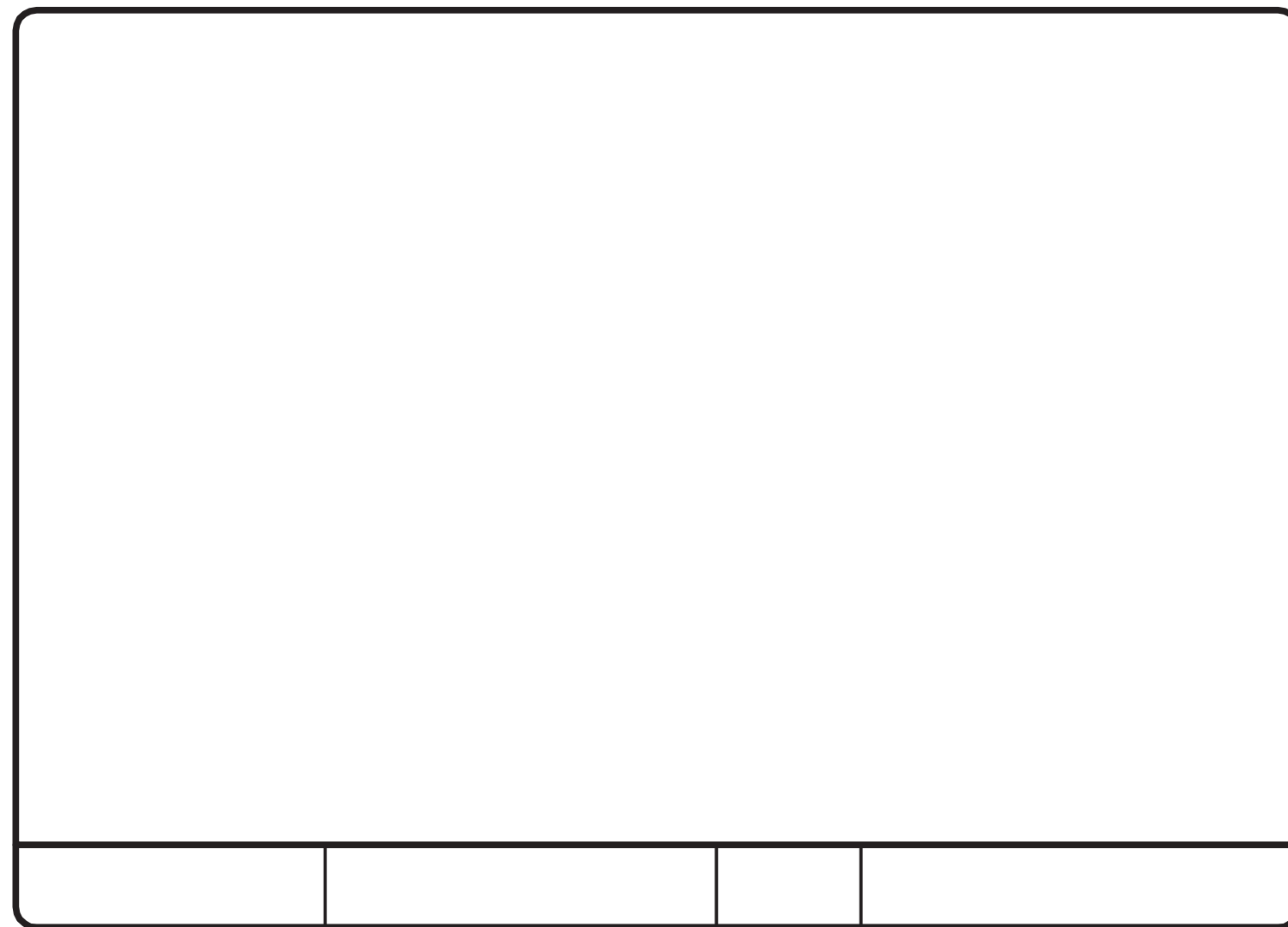
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AS.2



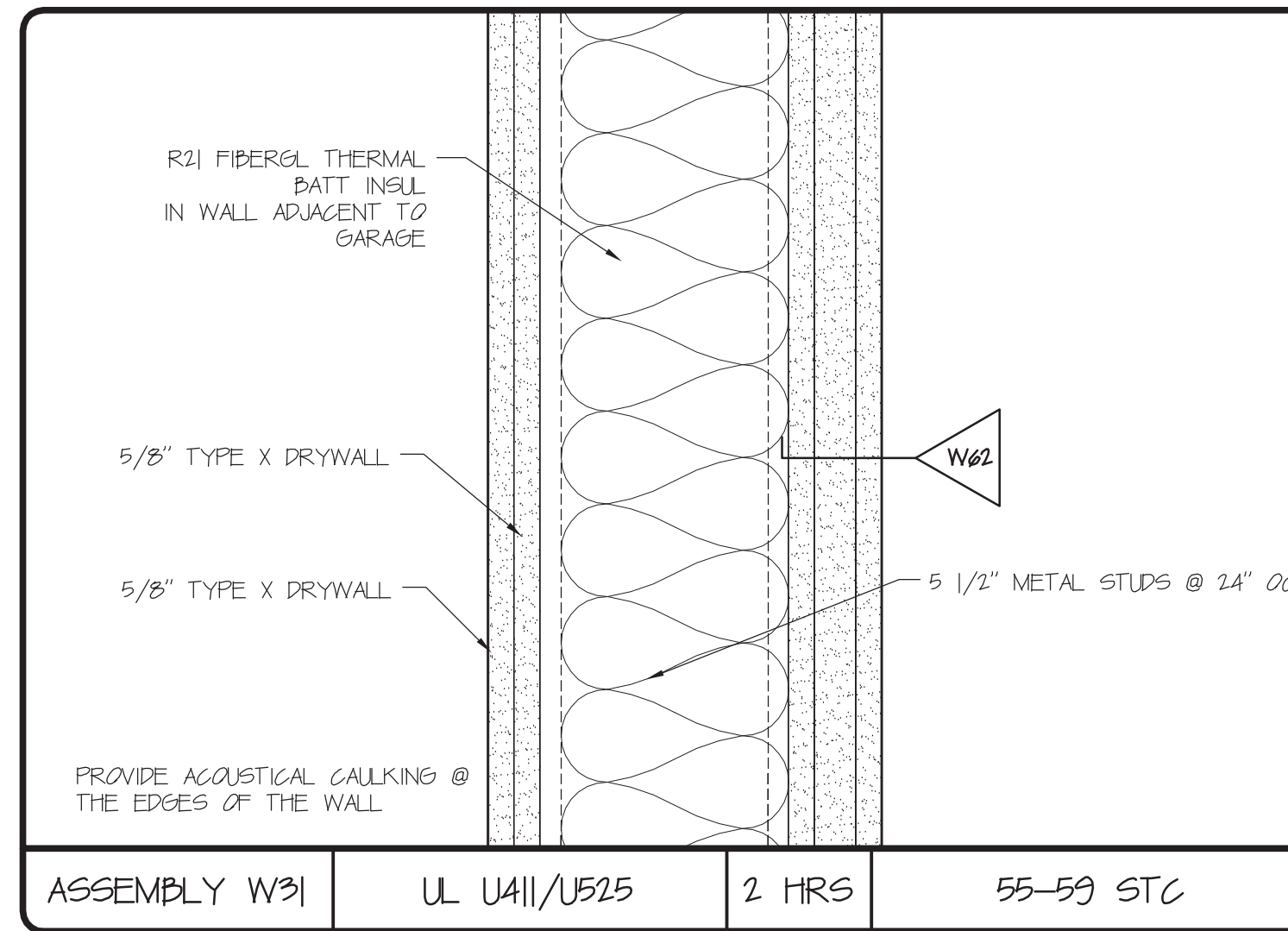
ASSEMBLY W18 UL U435 3 HRS 55-59 STC



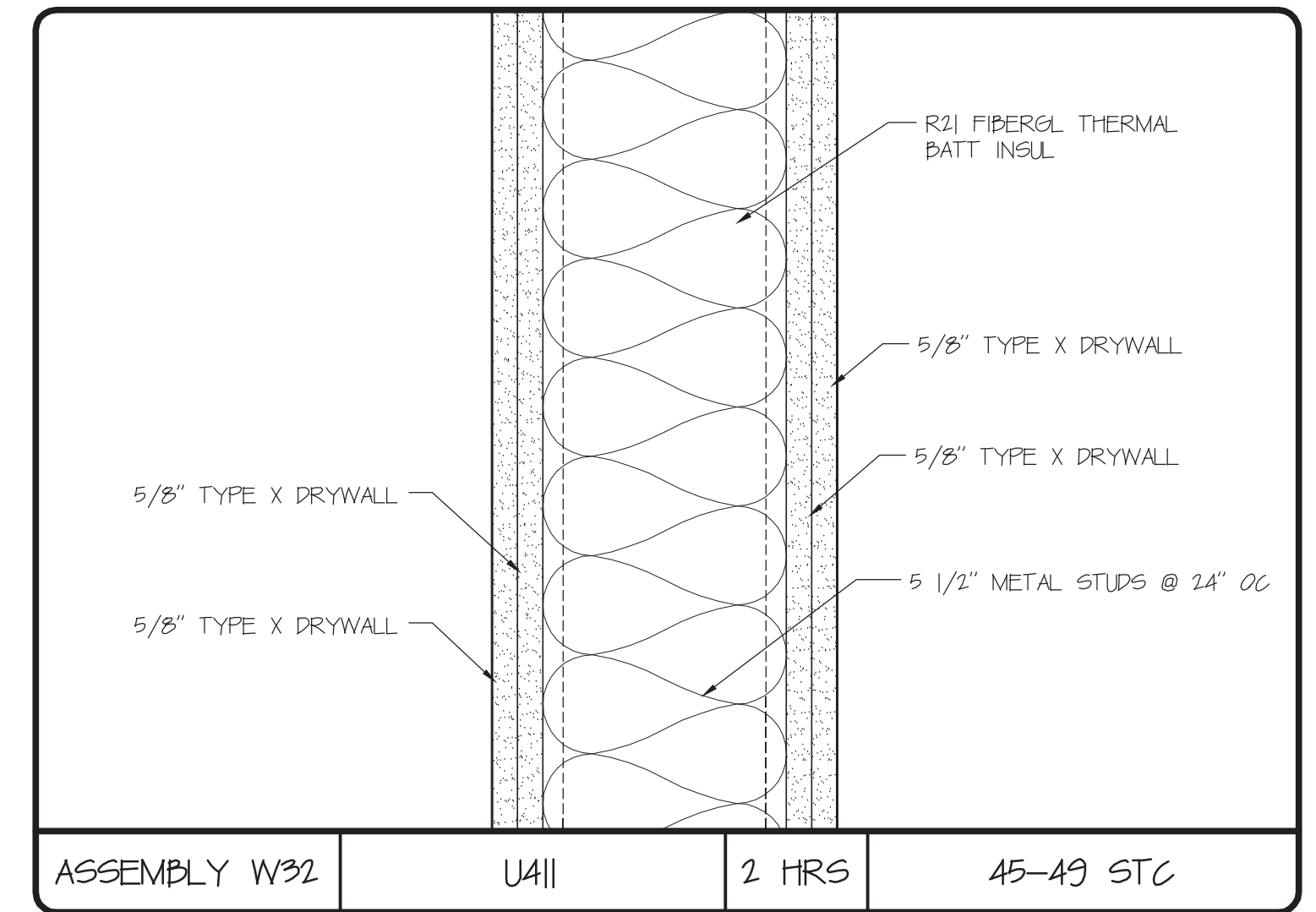
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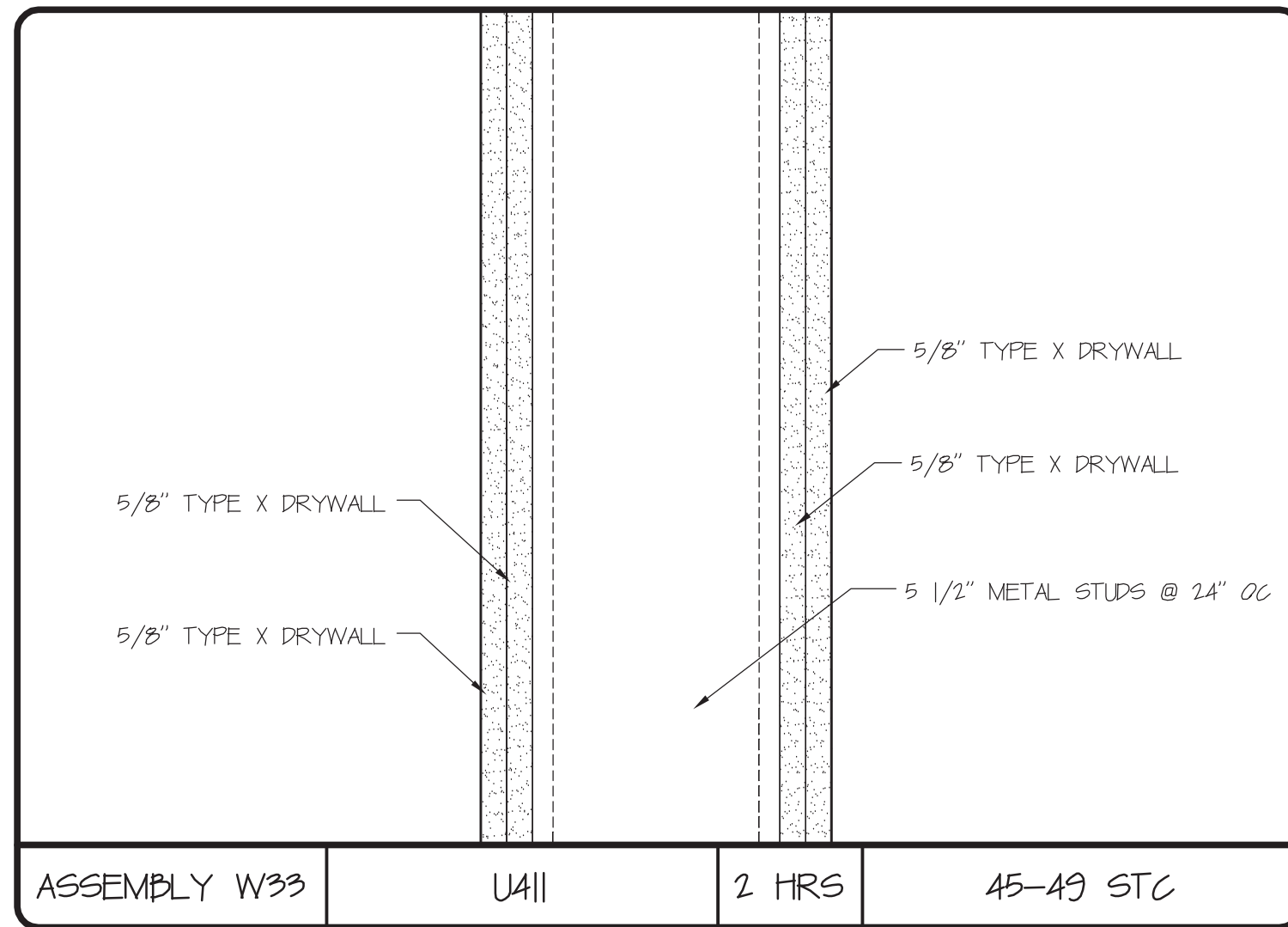
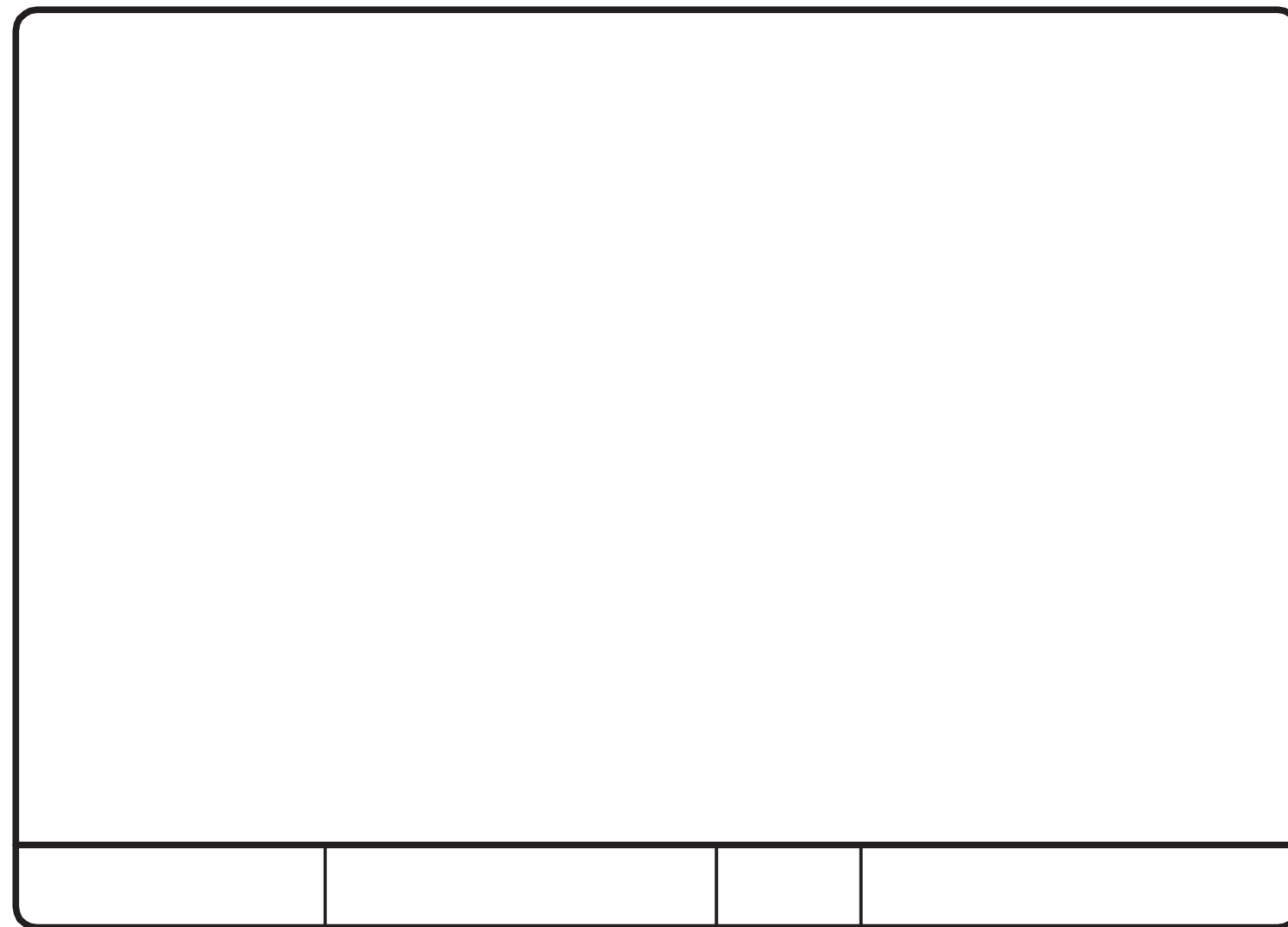
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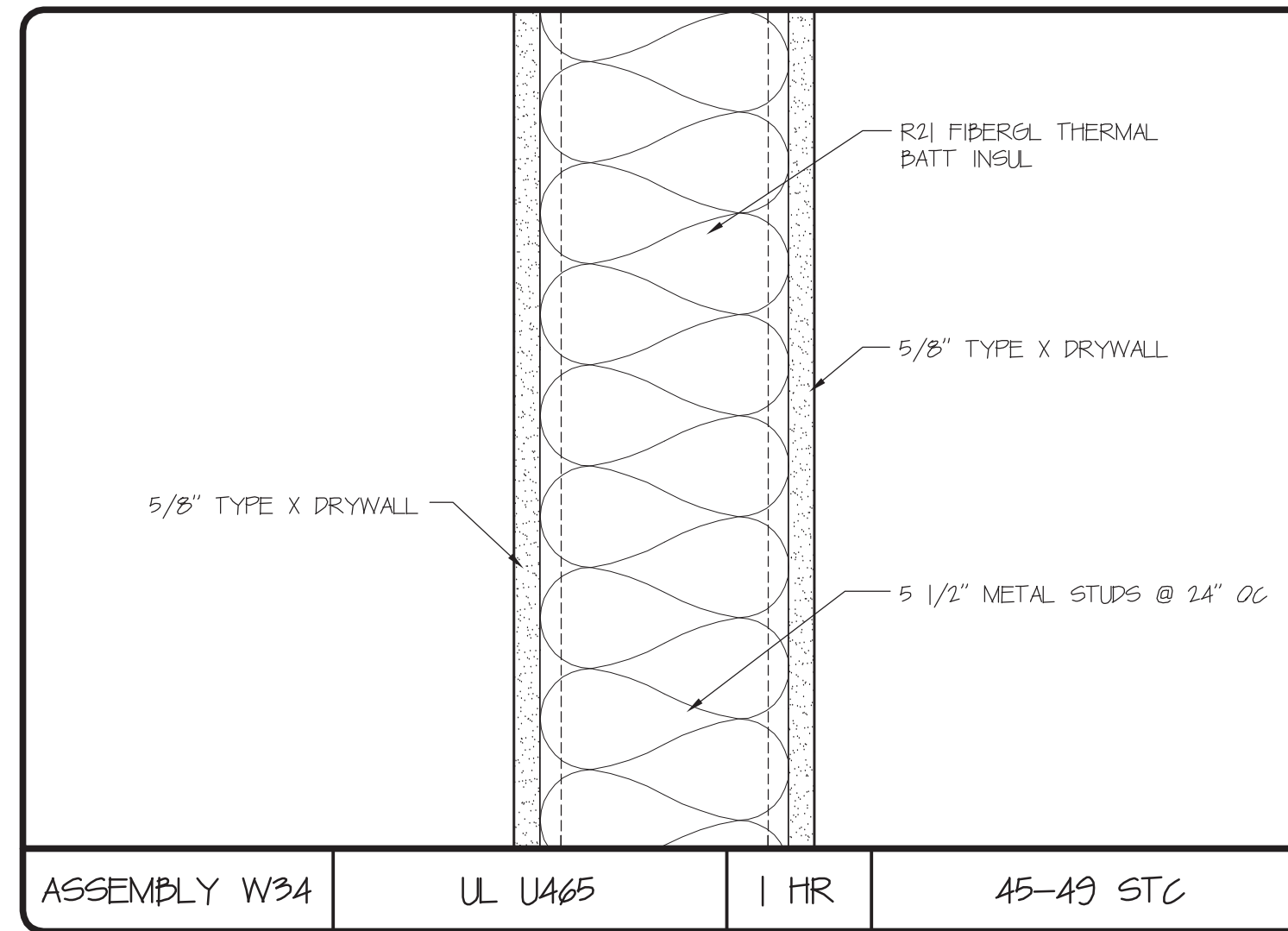
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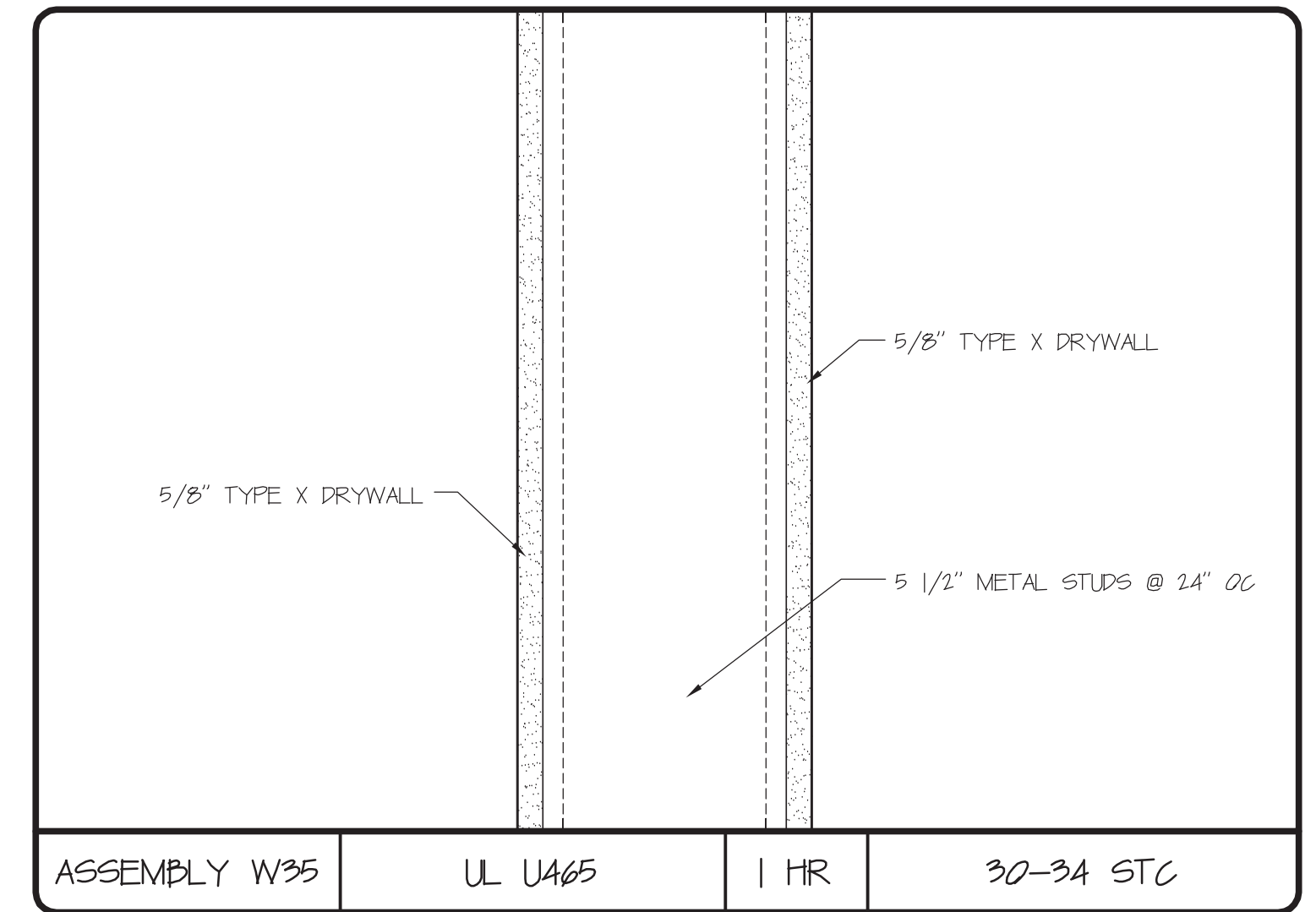
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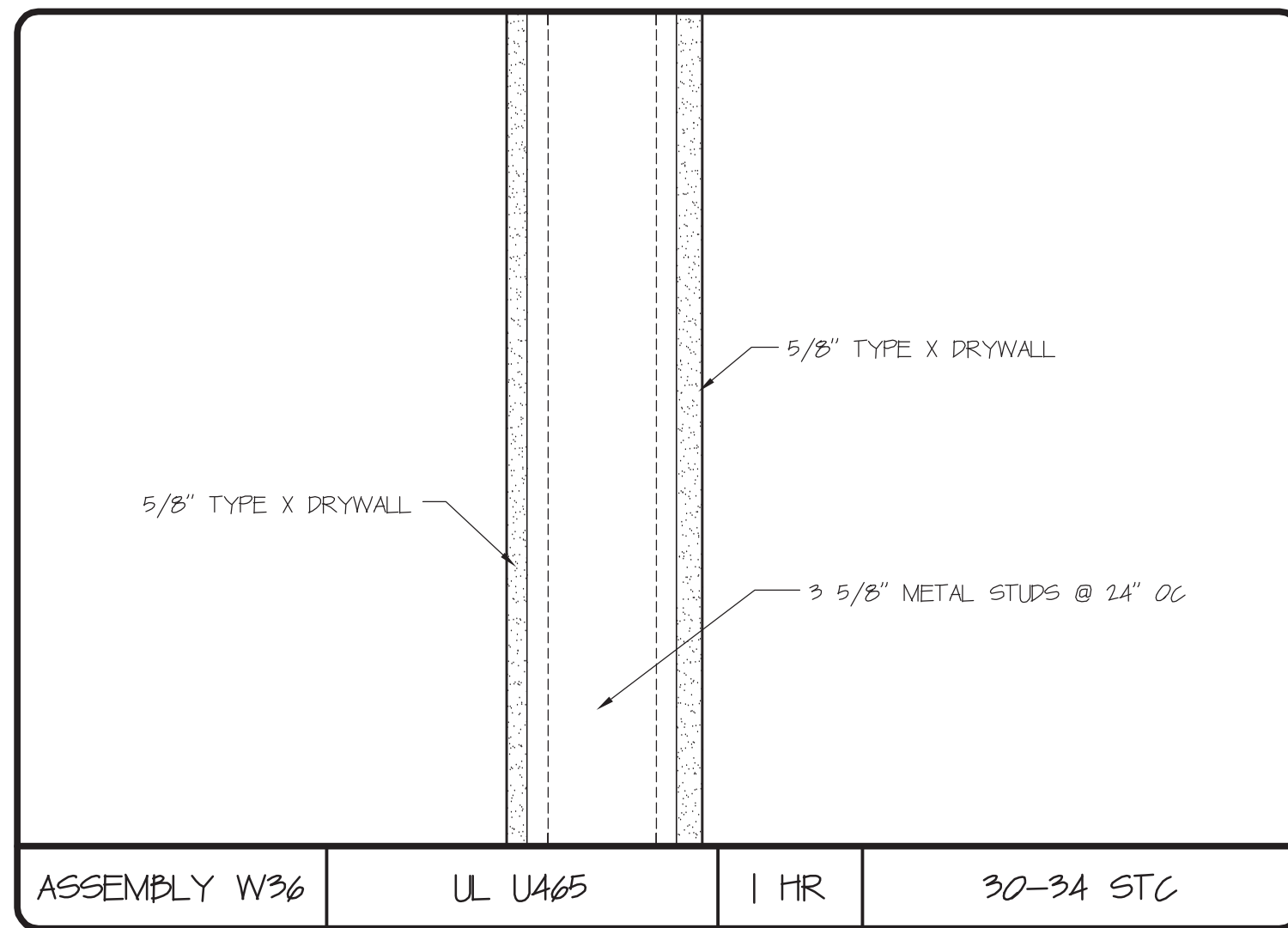
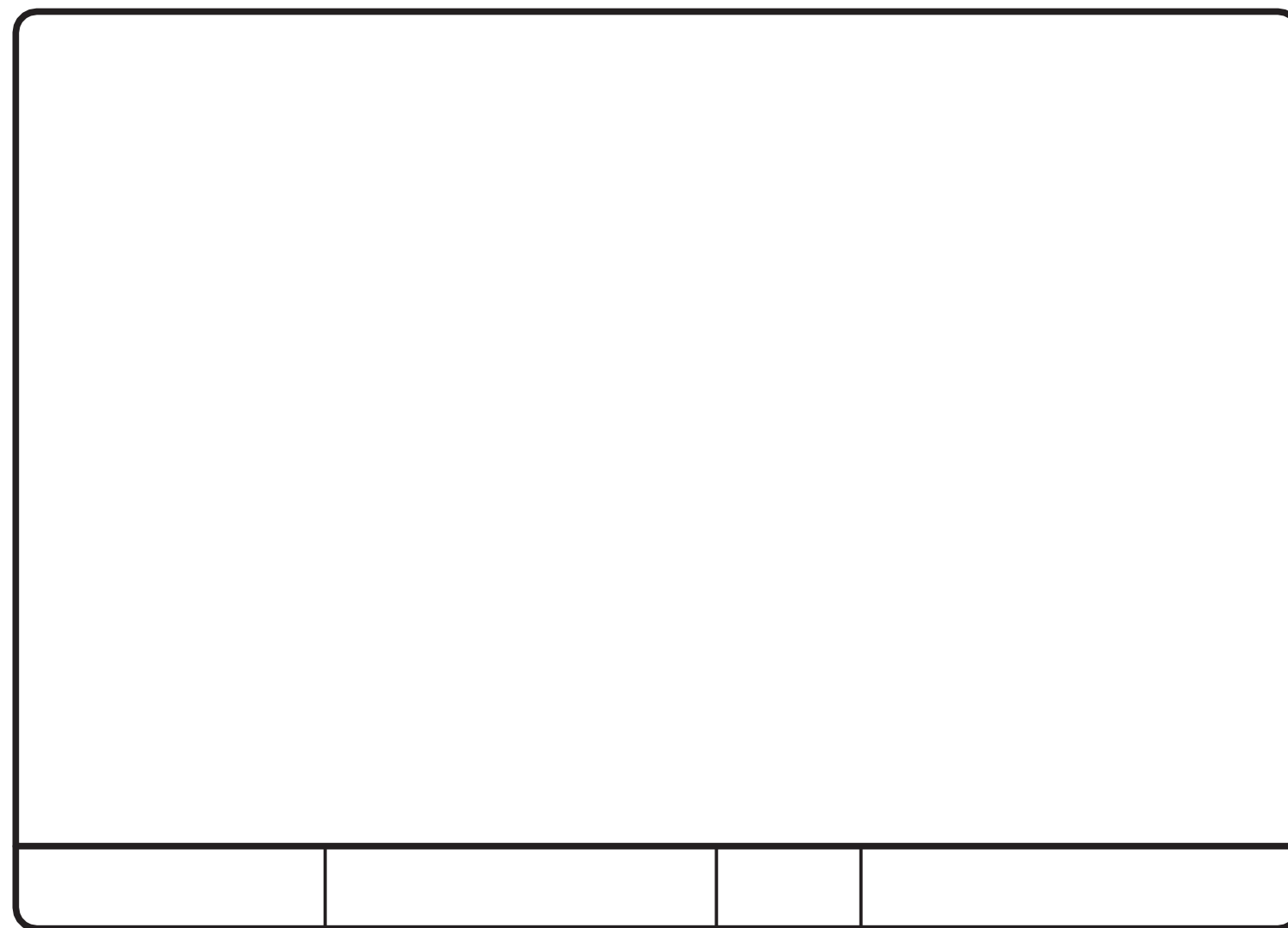
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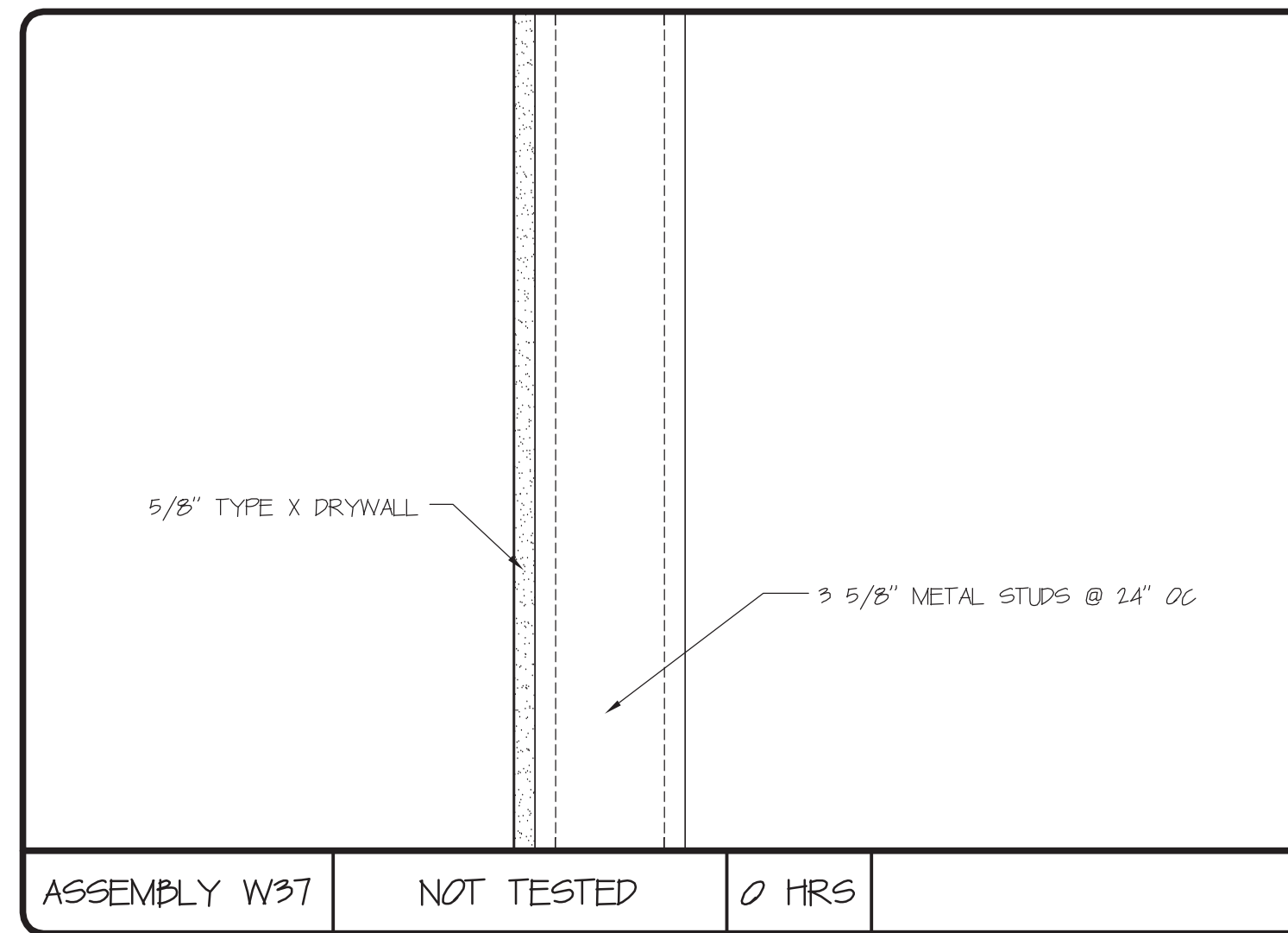
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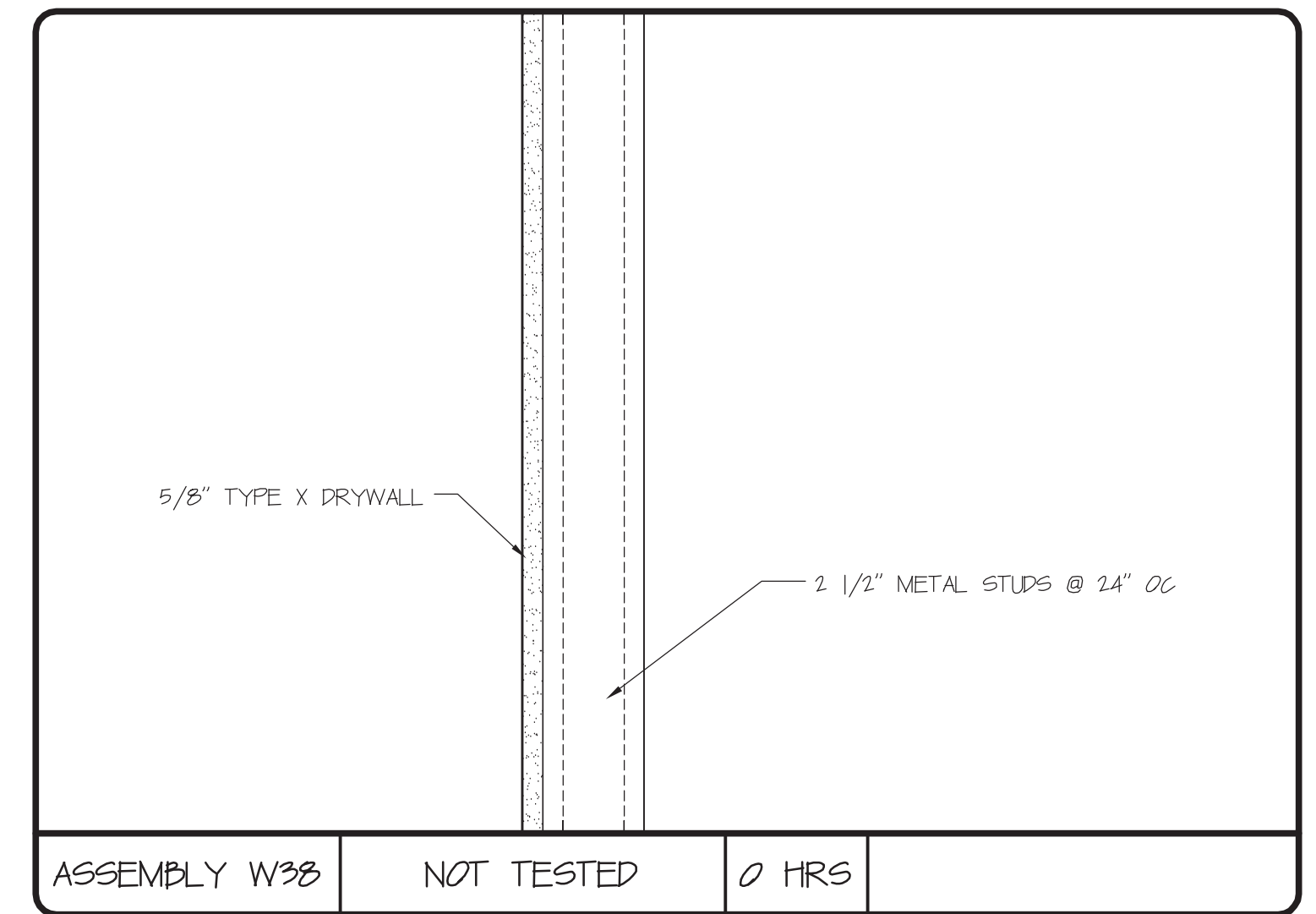
ASSEMBLY W35 UL U465 1 HR 30-34 STC



ASSEMBLY W36 UL U465 1 HR 30-34 STC



ASSEMBLY W37 NOT TESTED 0 HRS



ASSEMBLY W38 NOT TESTED 0 HRS



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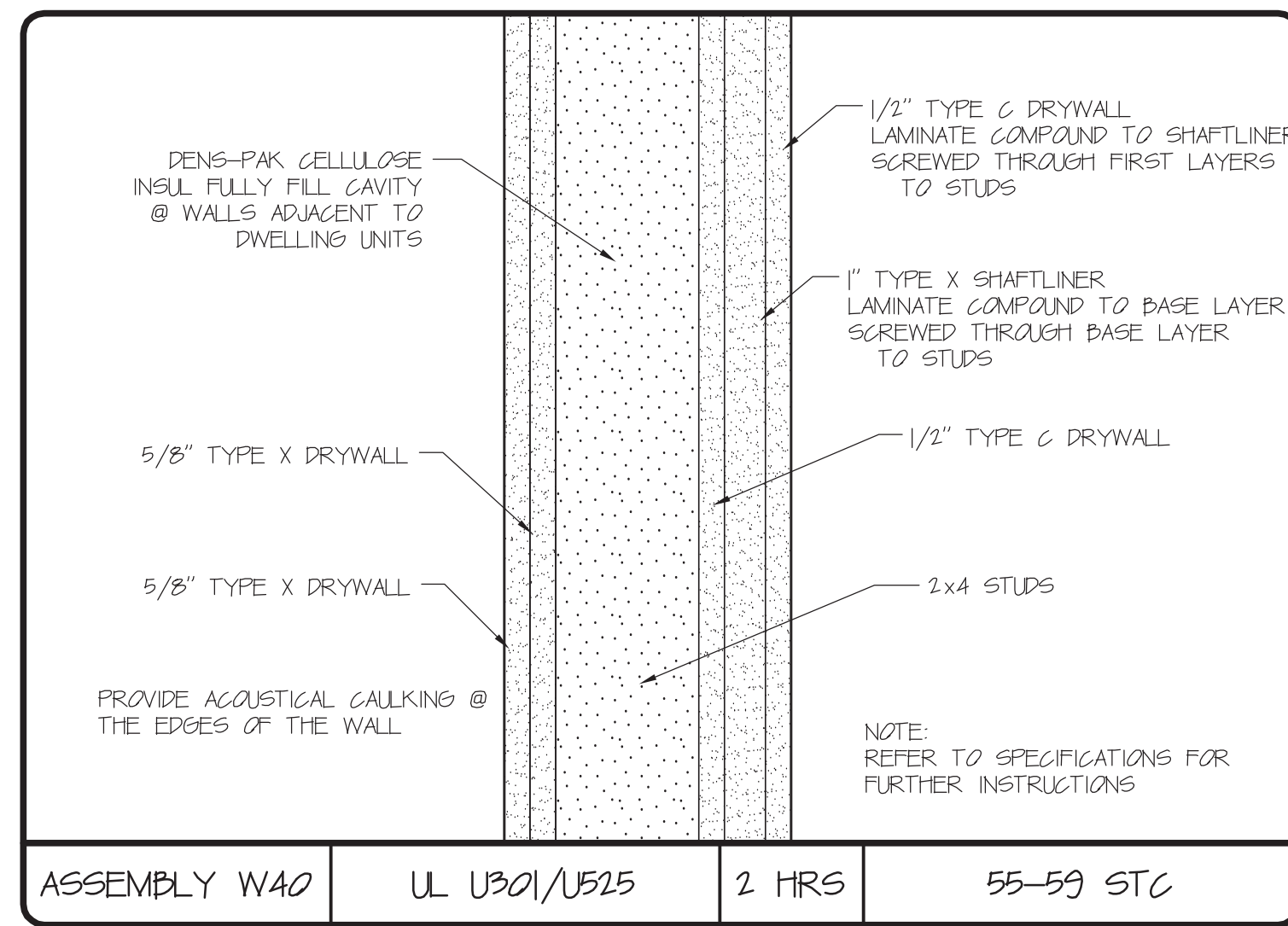
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
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THE BAY HOUSE
Middle Street
Portland, Maine

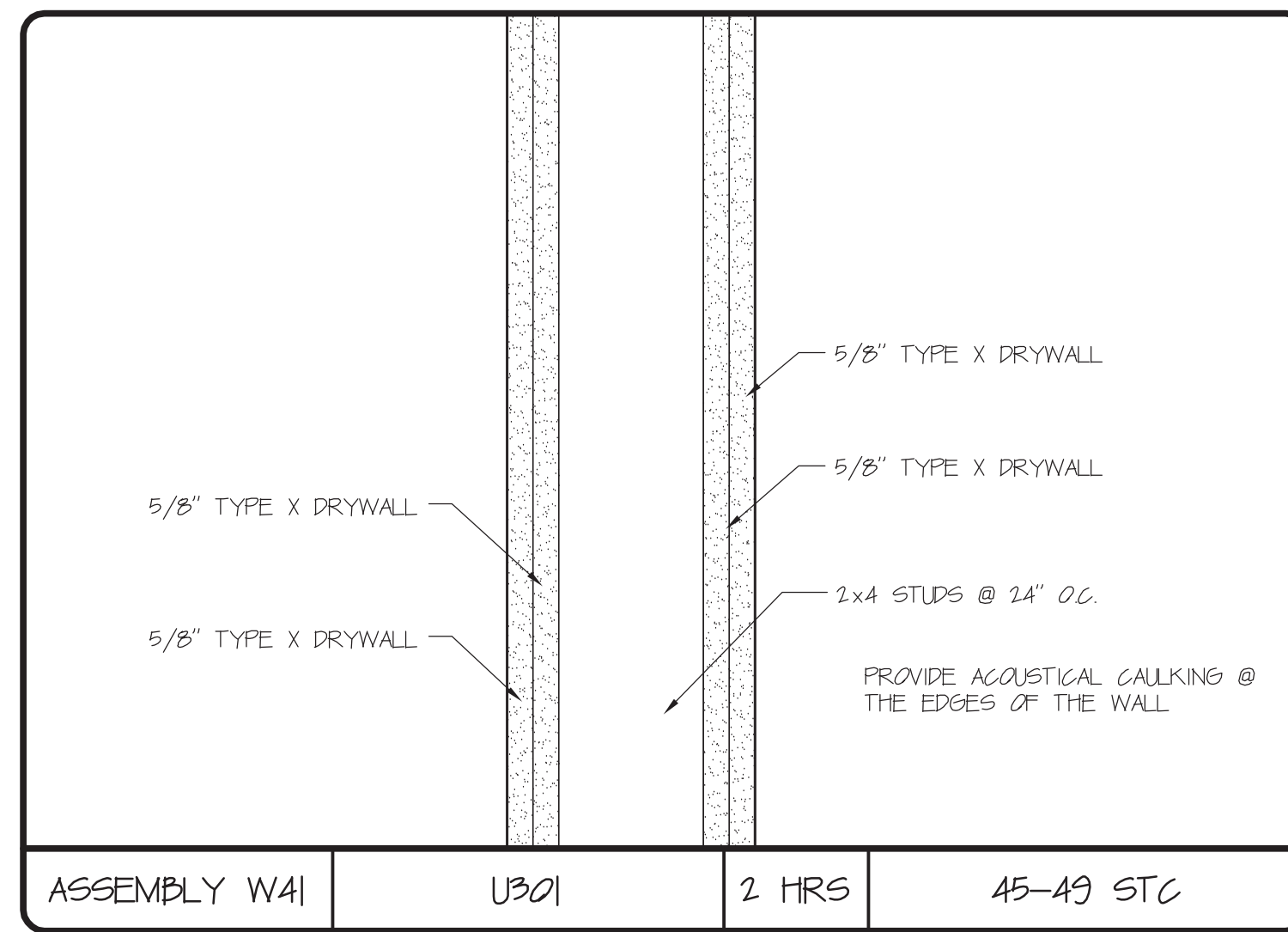
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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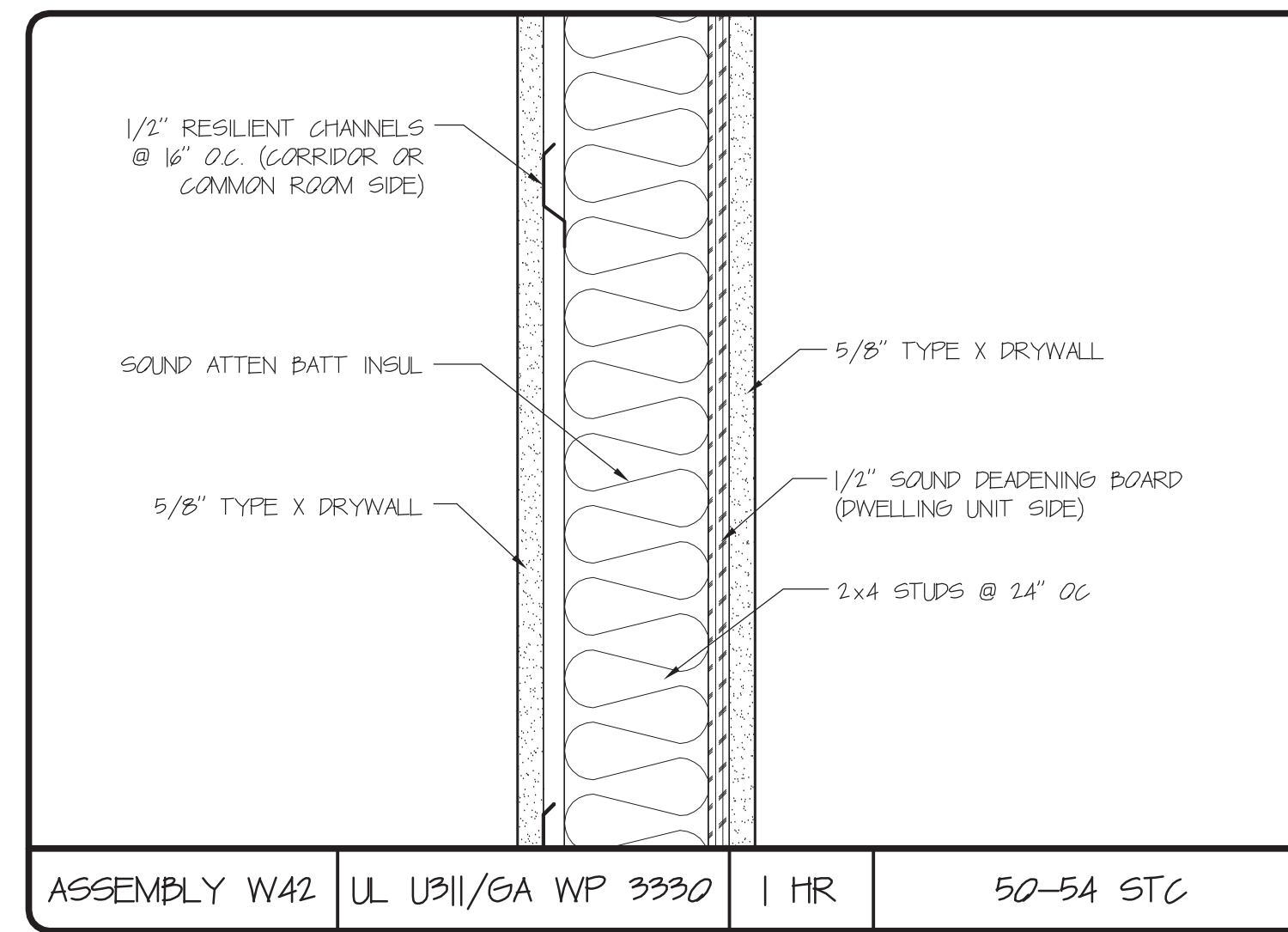
DRG. NO.
AS.3



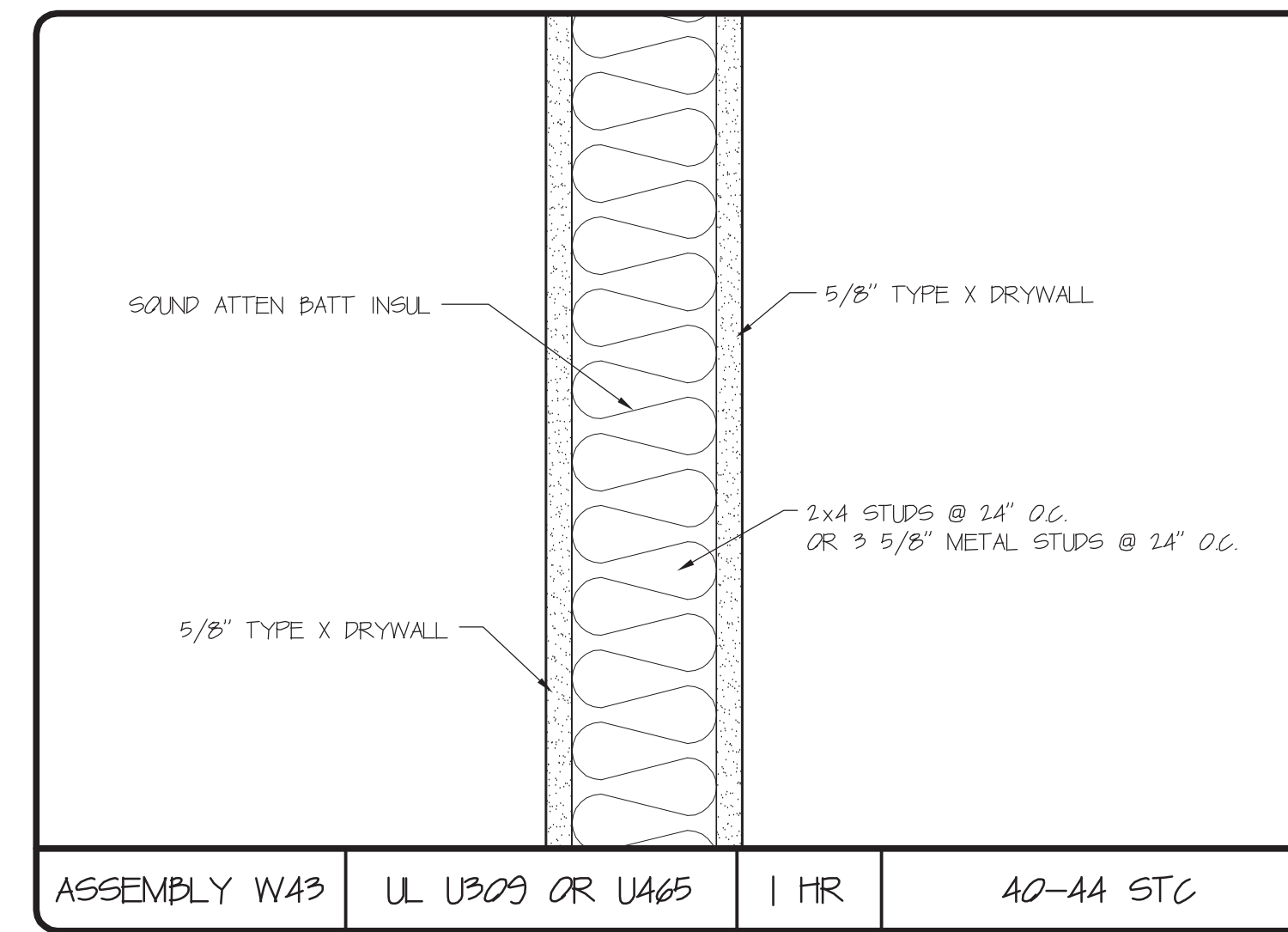
ASSEMBLY W40 UL U301/U525 2 HRS 55-59 STC



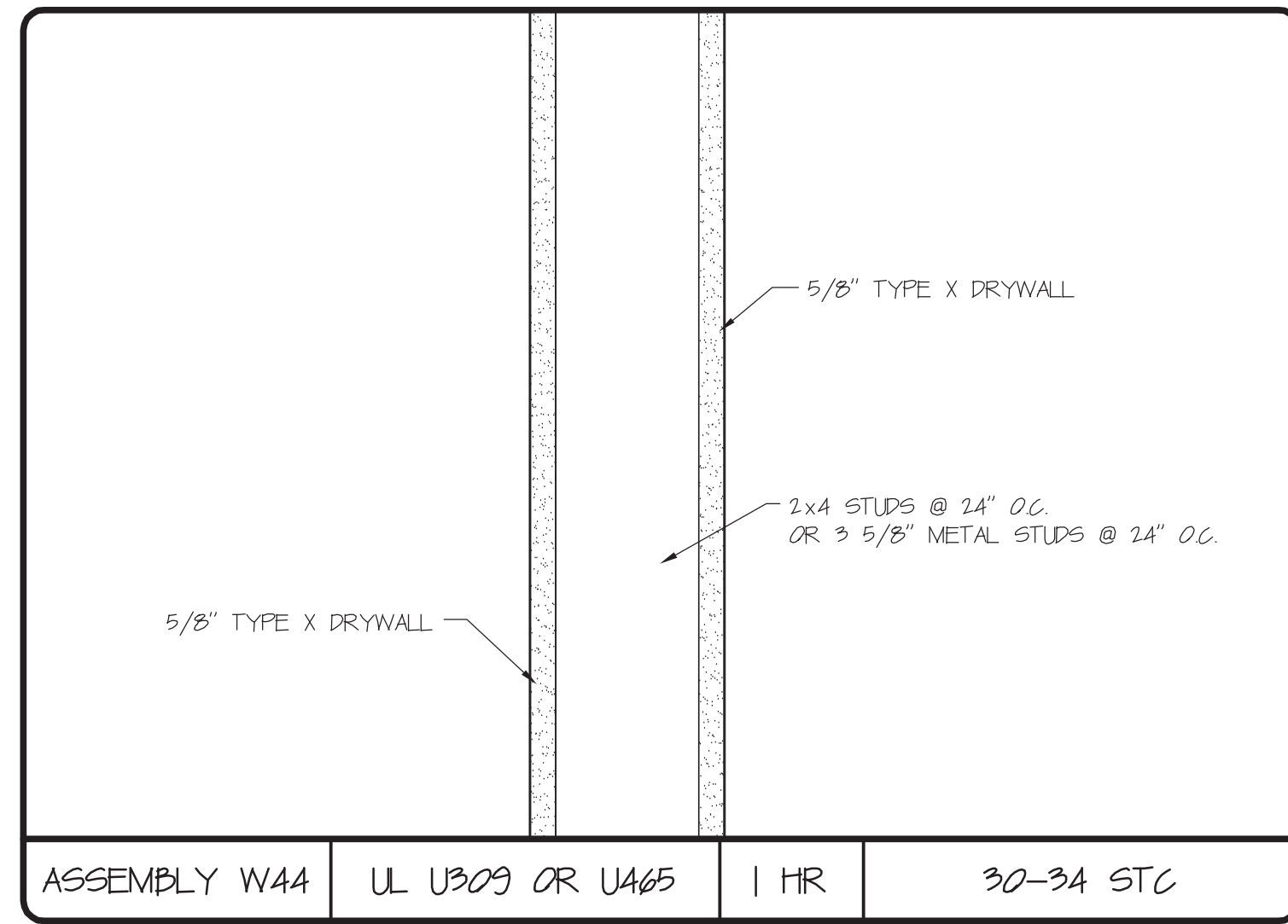
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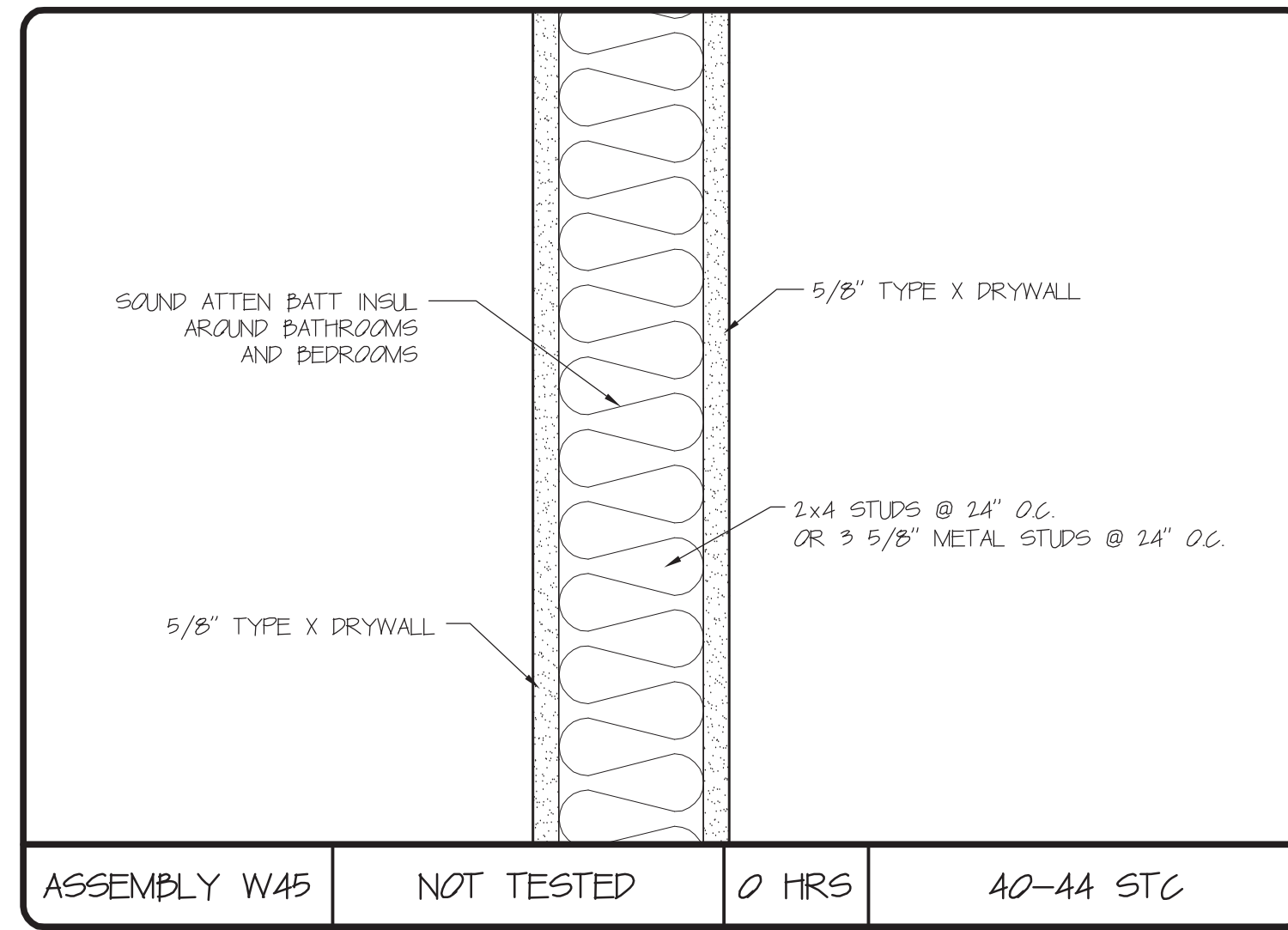
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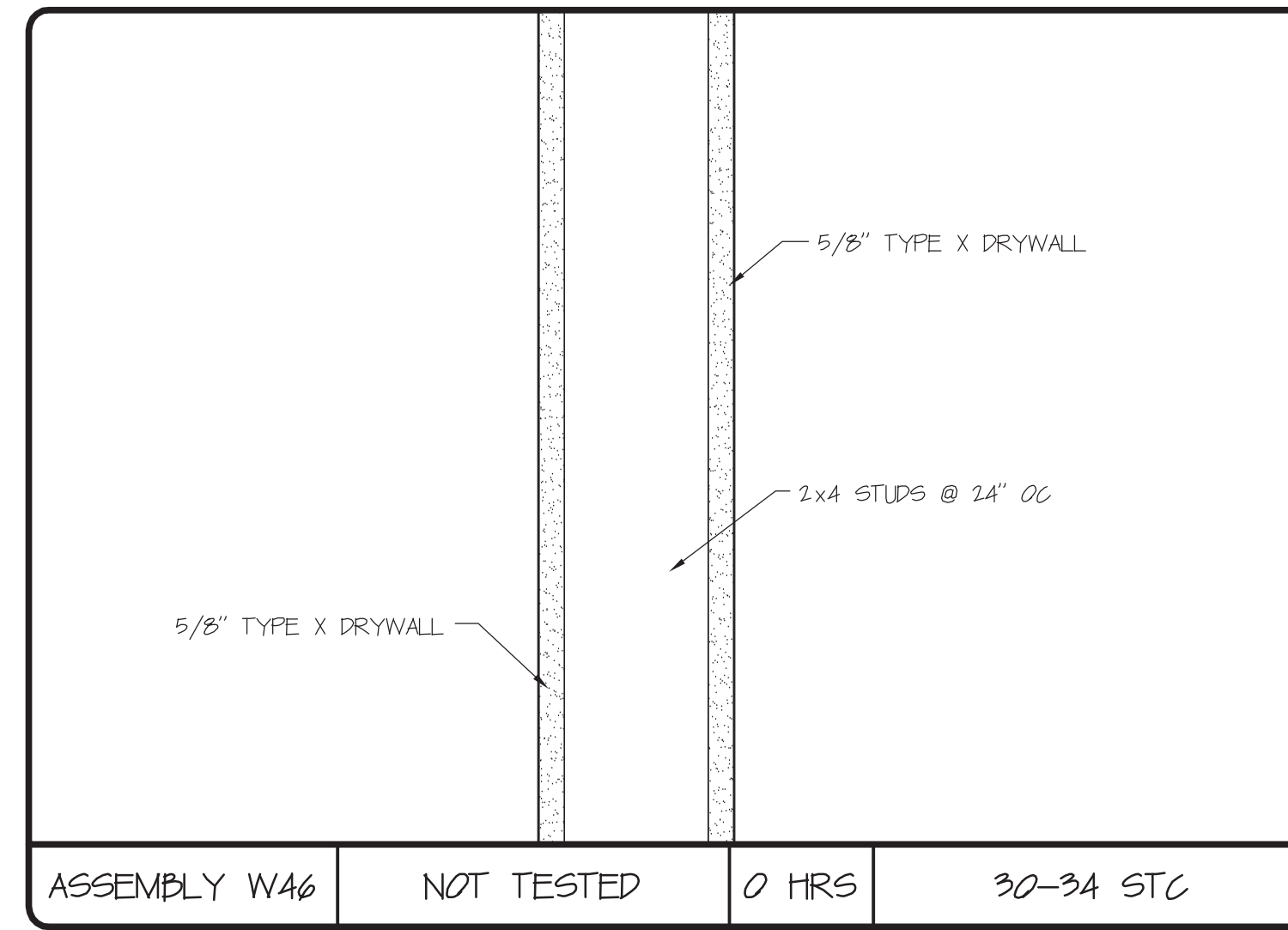
ASSEMBLY W43 UL U309 OR U465 1 HR 40-44 STC



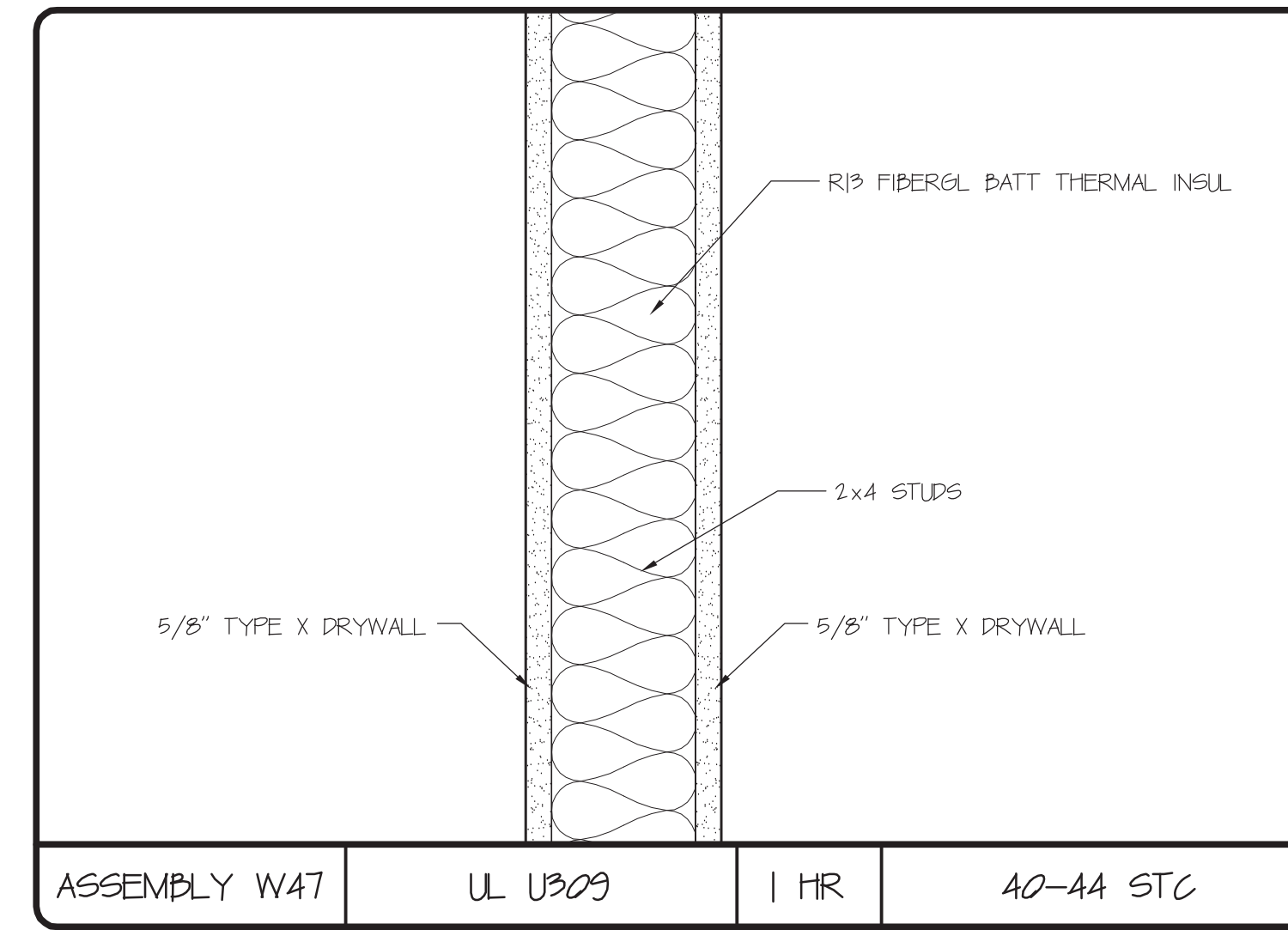
ASSEMBLY W44 UL U309 OR U465 1 HR 30-34 STC



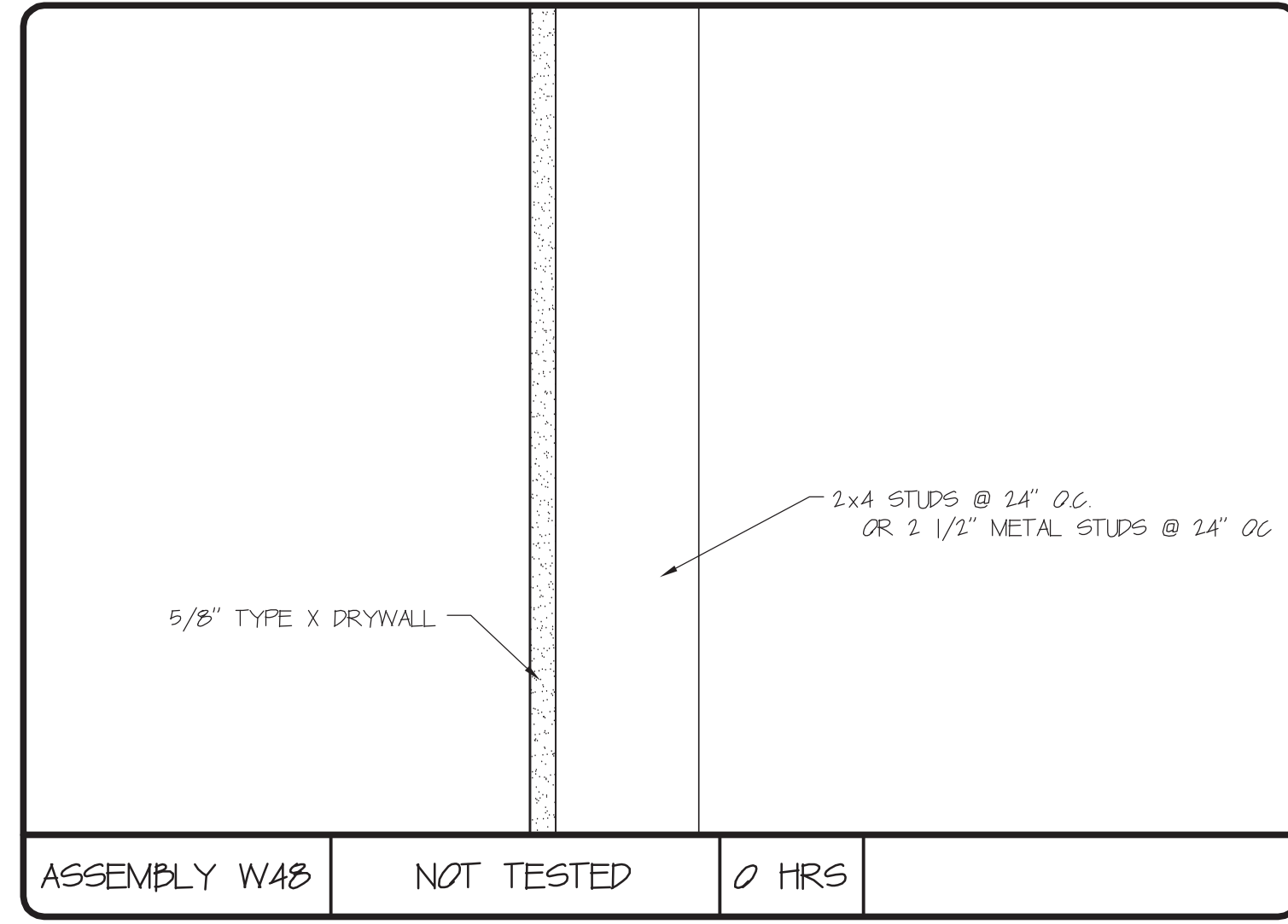
ASSEMBLY W45 NOT TESTED 0 HRS 40-44 STC



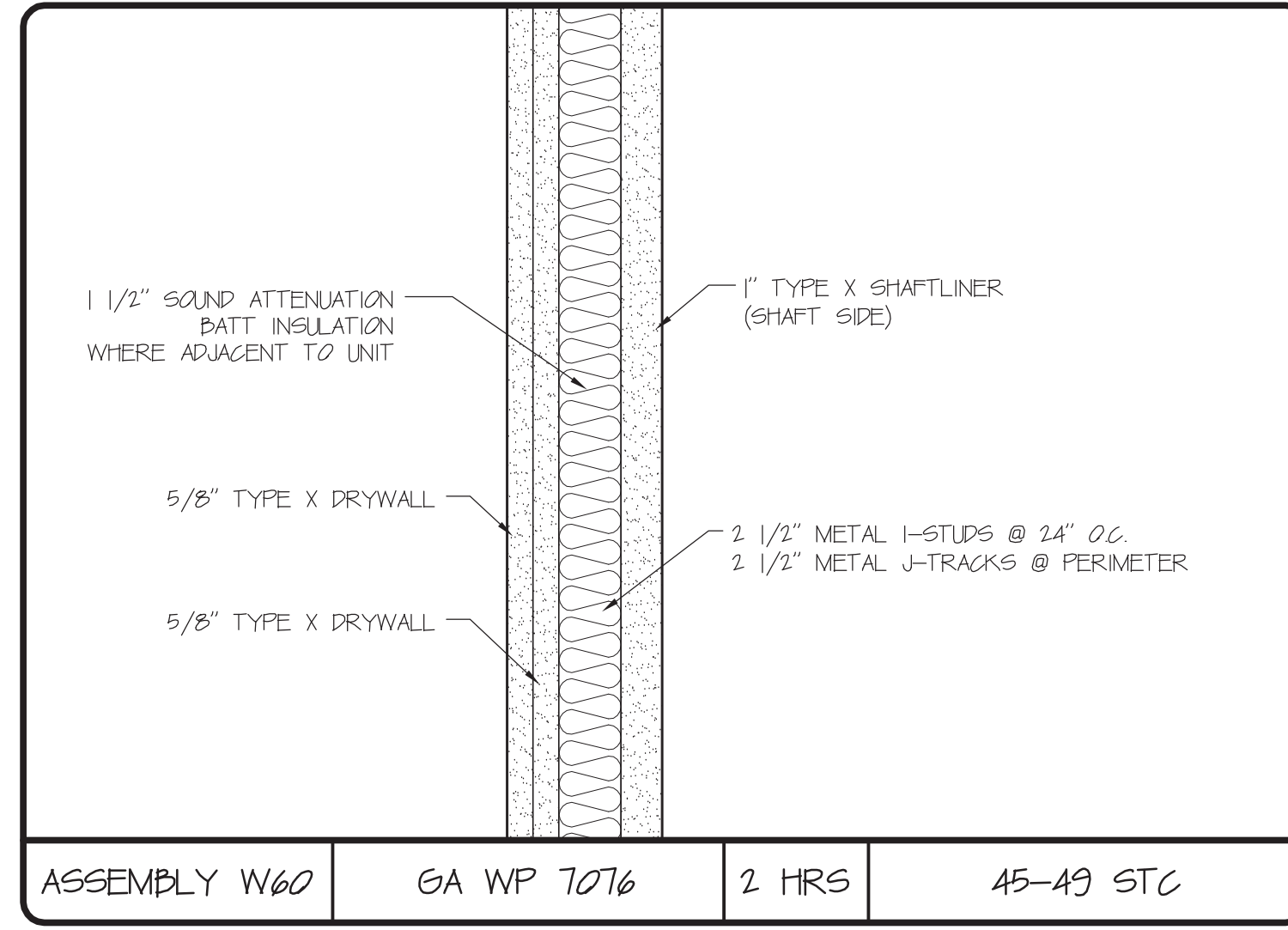
ASSEMBLY W46 NOT TESTED 0 HRS 30-34 STC



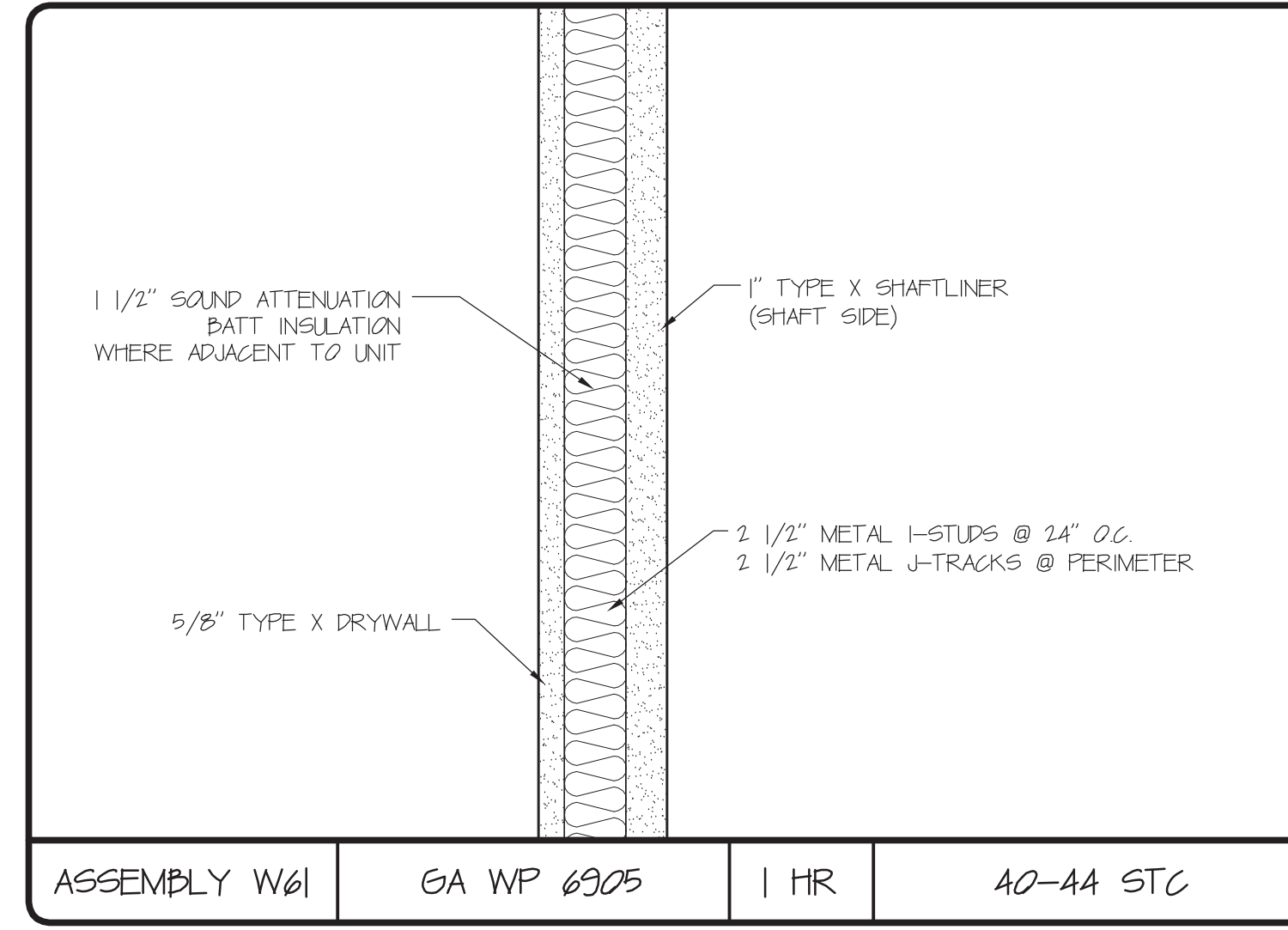
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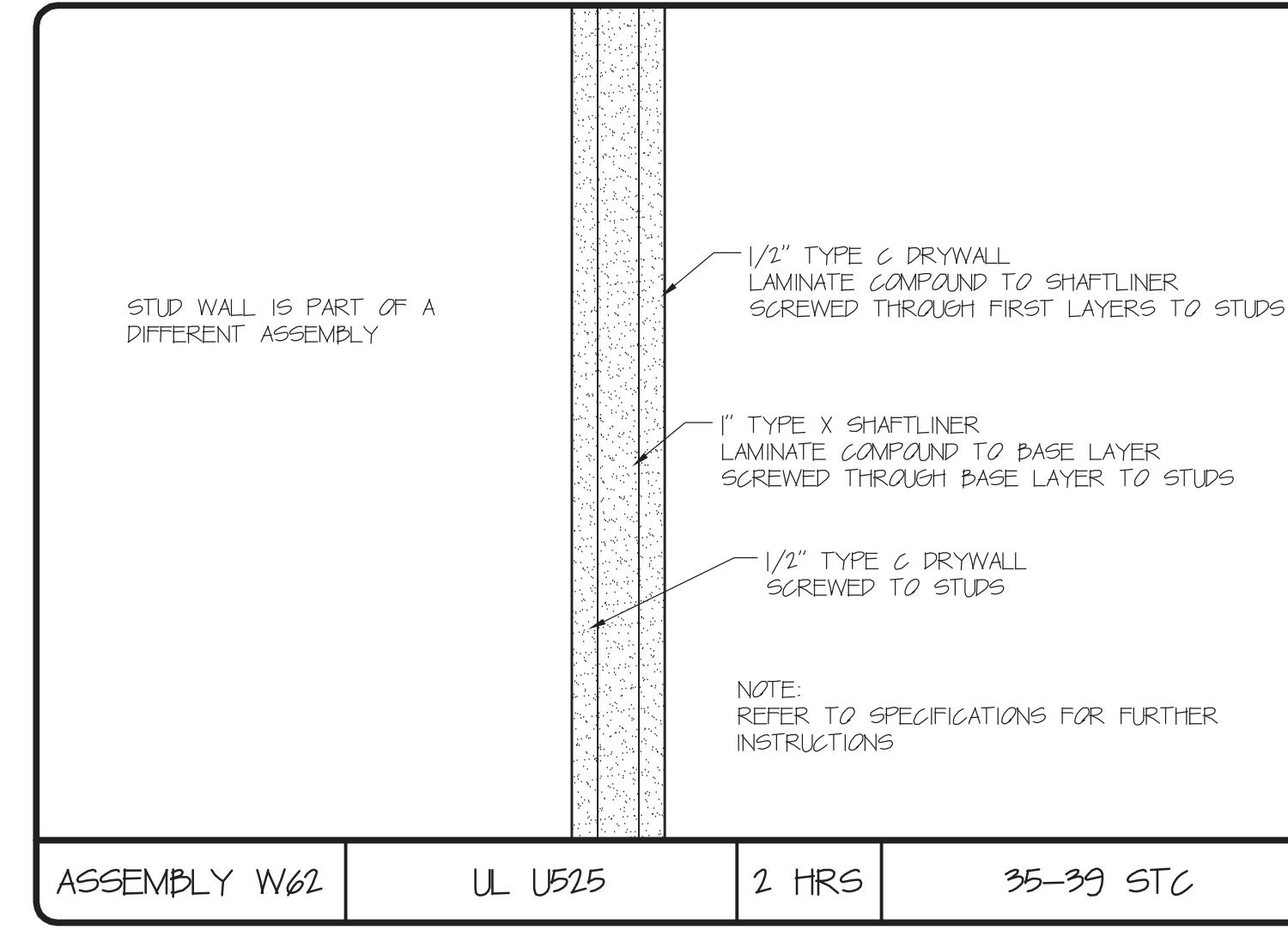
ASSEMBLY W48 NOT TESTED 0 HRS



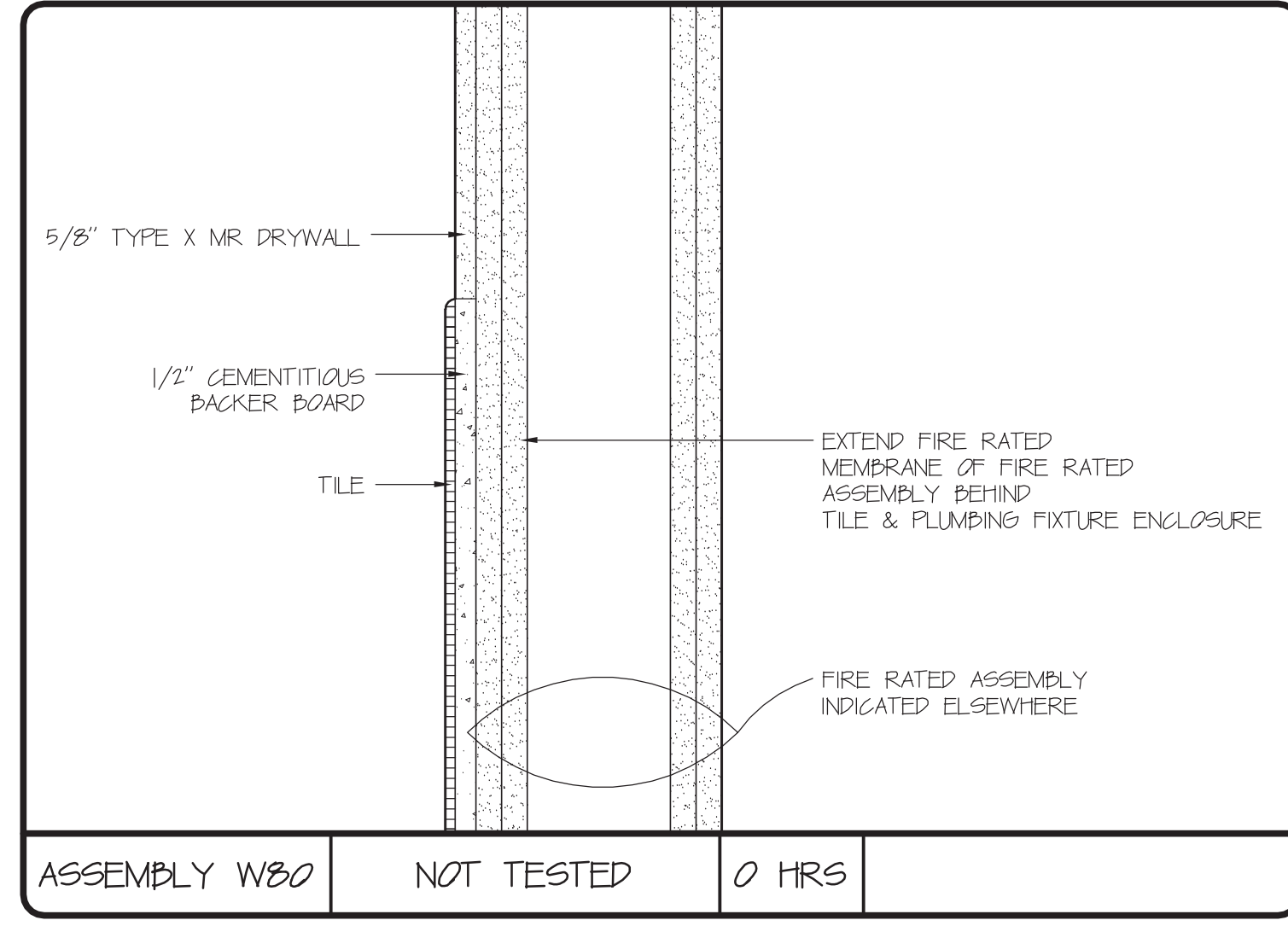
ASSEMBLY W60 GA WP 7076 2 HRS 45-49 STC



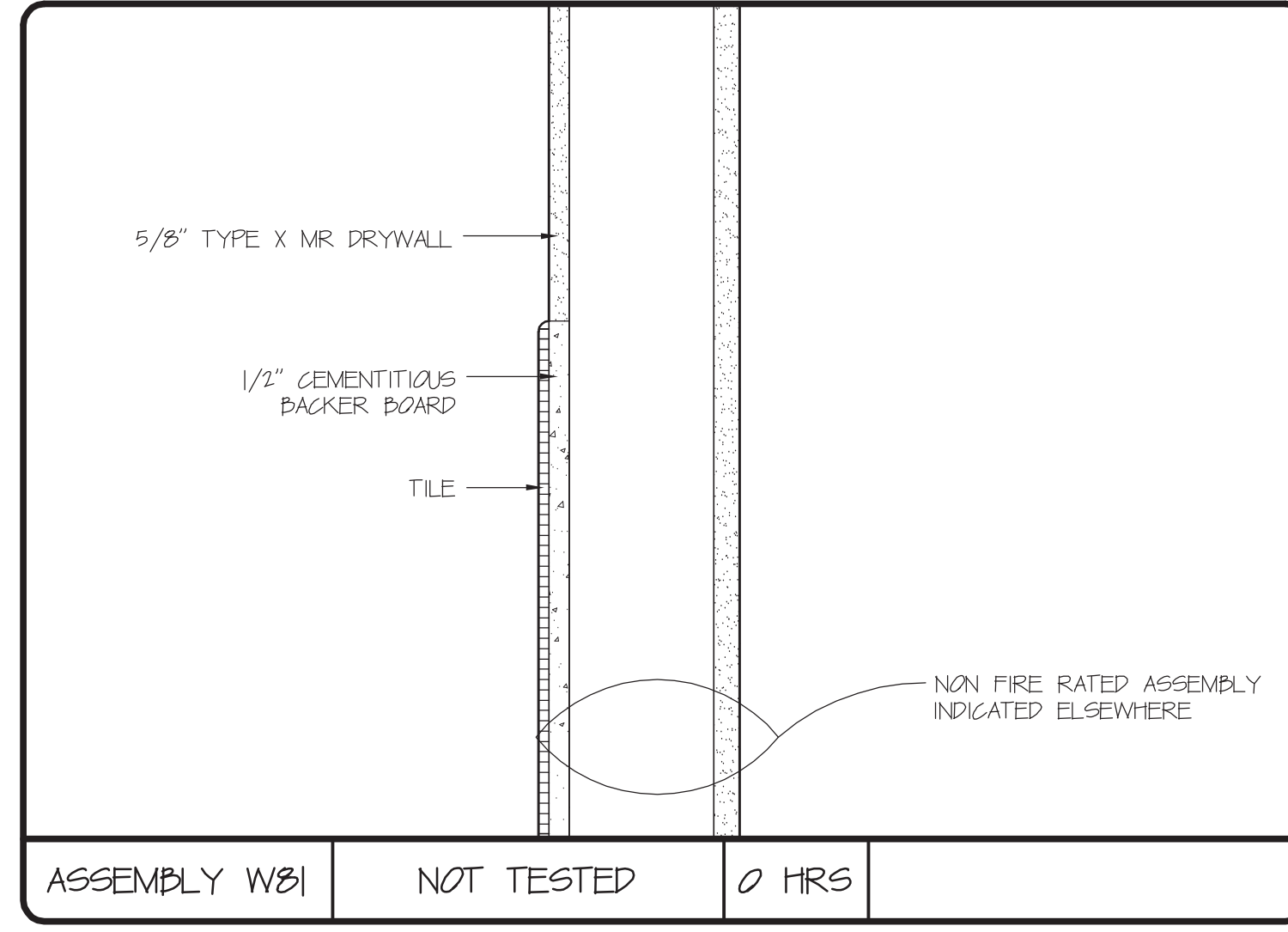
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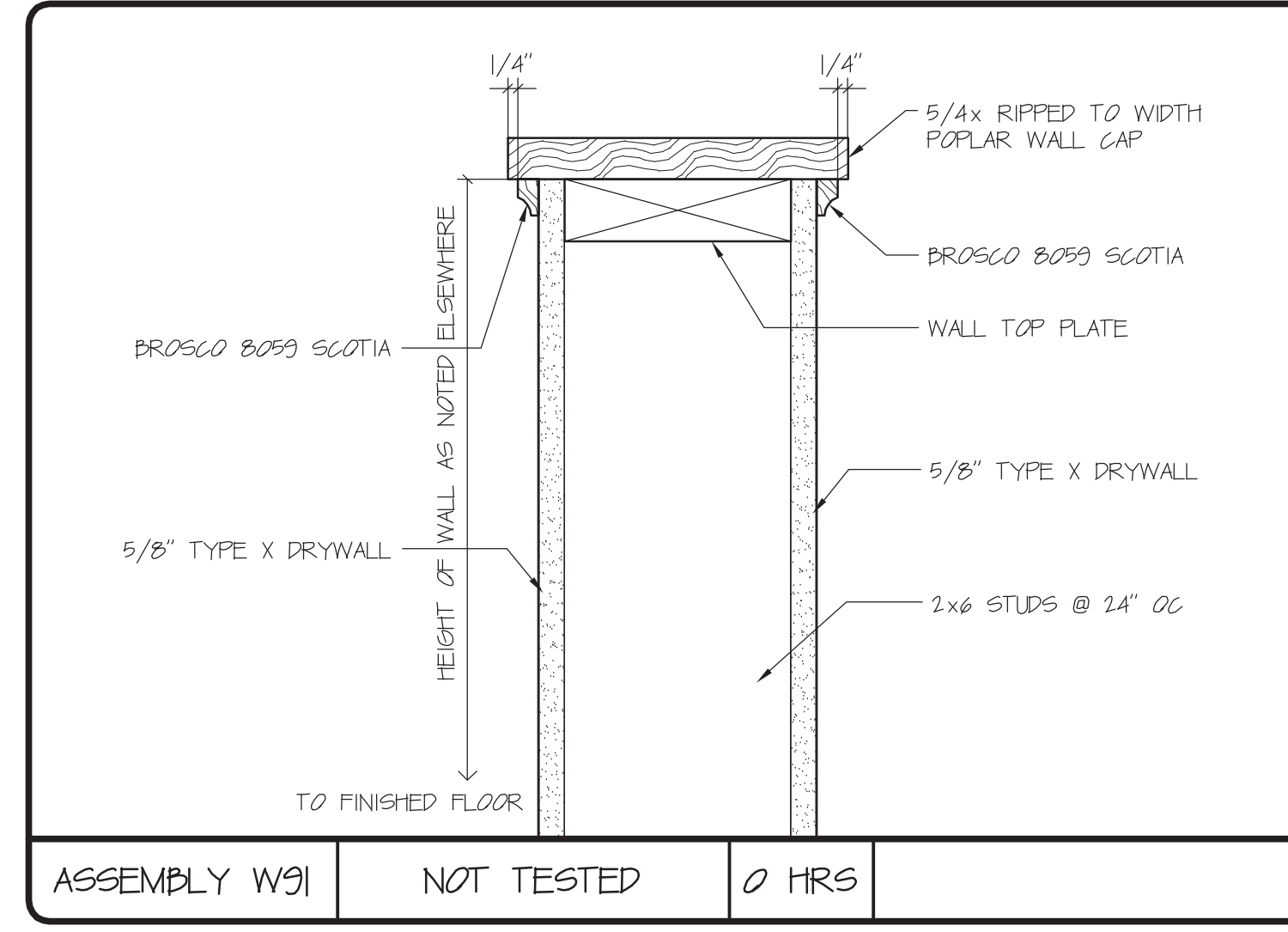
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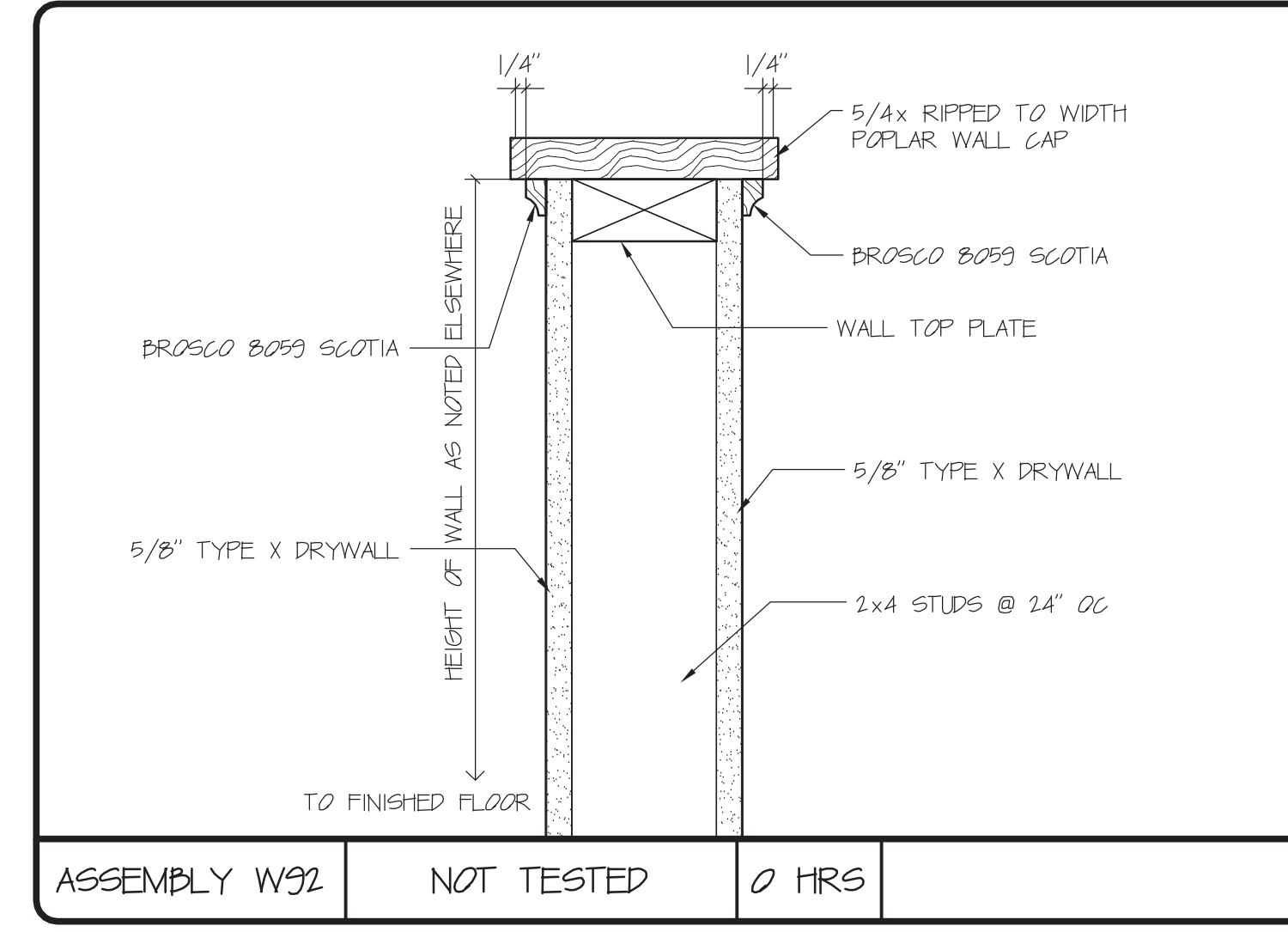
ASSEMBLY W80 NOT TESTED 0 HRS



ASSEMBLY W81 NOT TESTED 0 HRS



ASSEMBLY W91 NOT TESTED 0 HRS



ASSEMBLY W92 NOT TESTED 0 HRS



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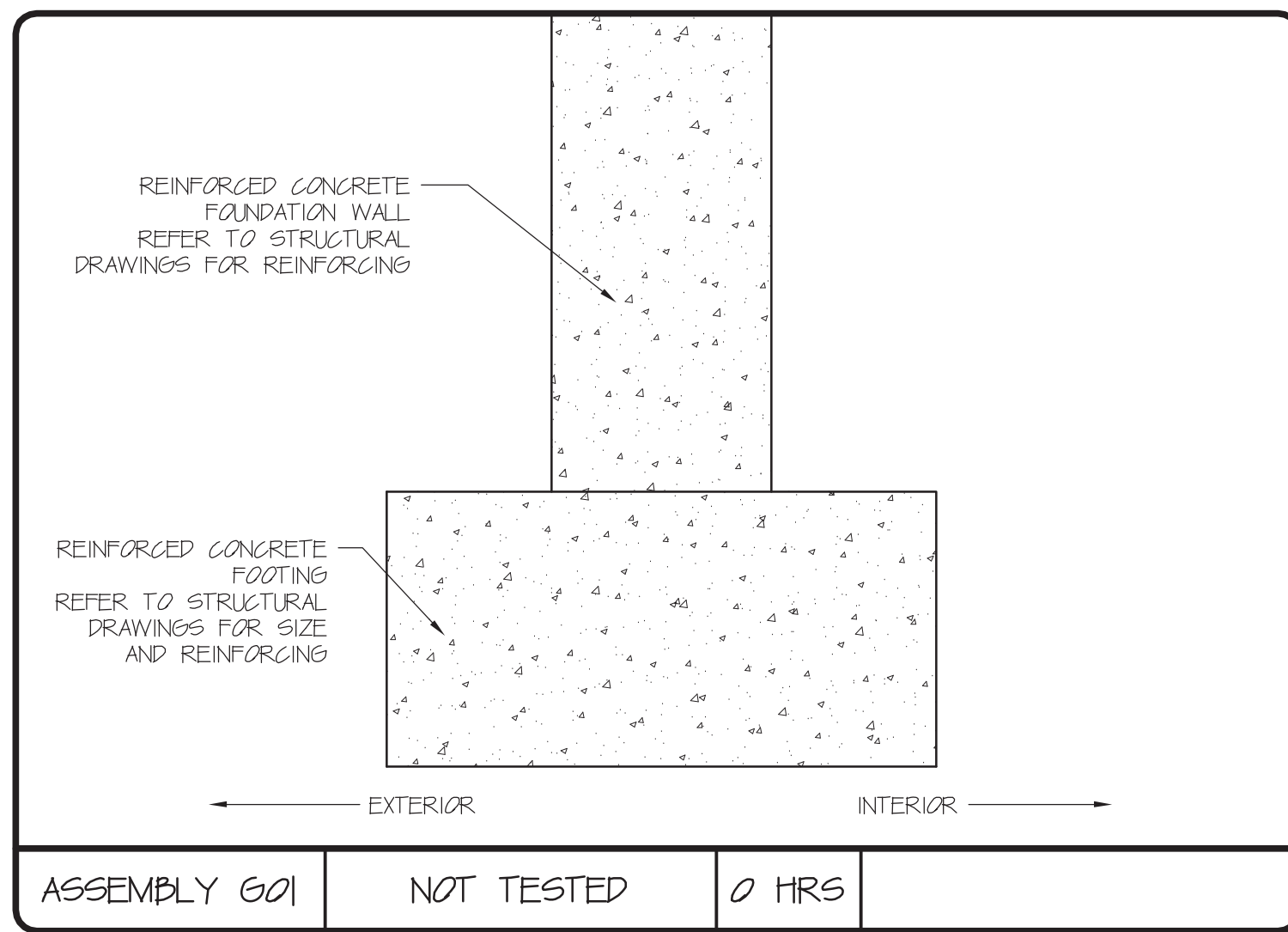
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Middle Street
Portland, Maine

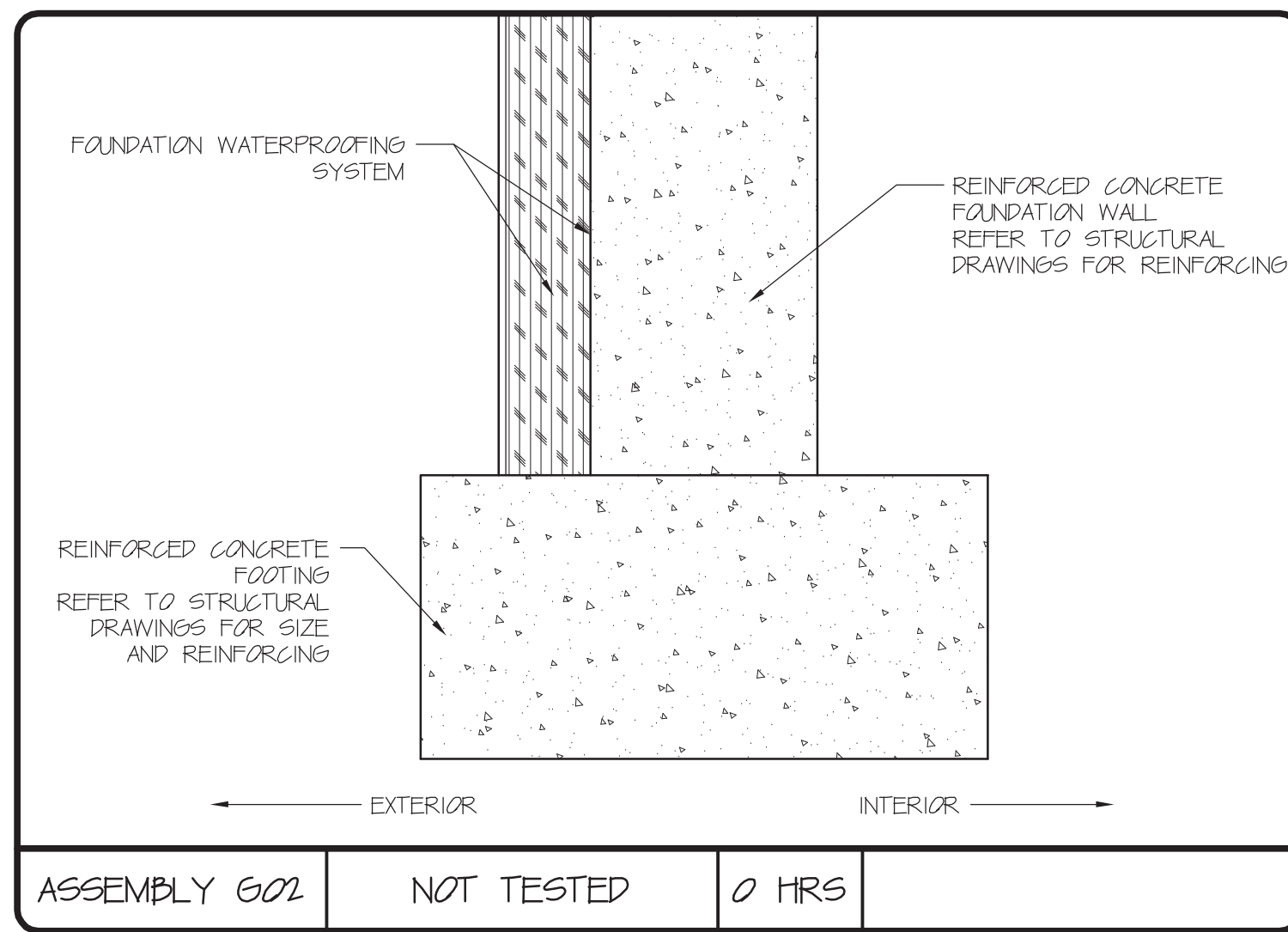
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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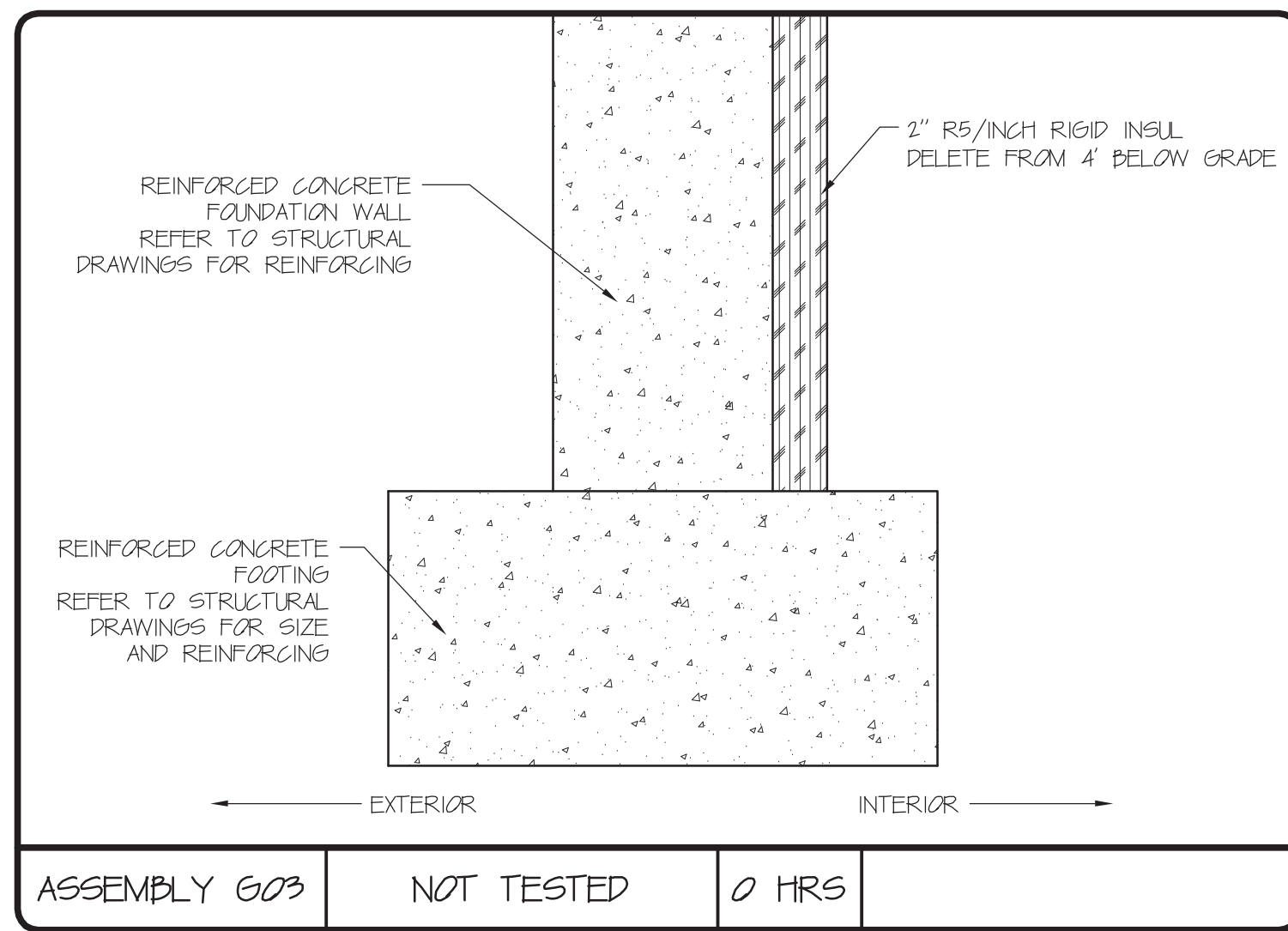
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AS.4



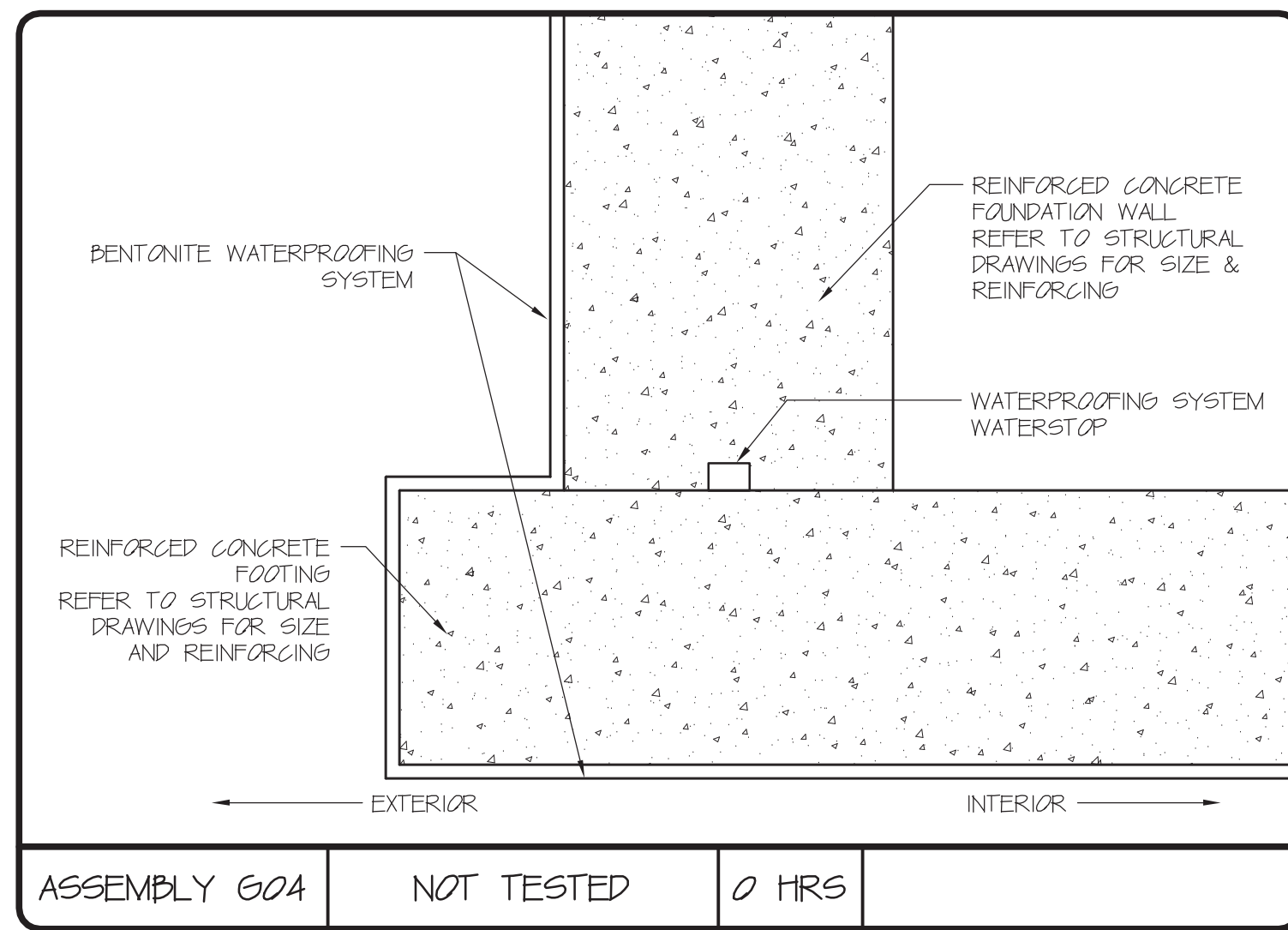
ASSEMBLY G01 NOT TESTED 0 HRS



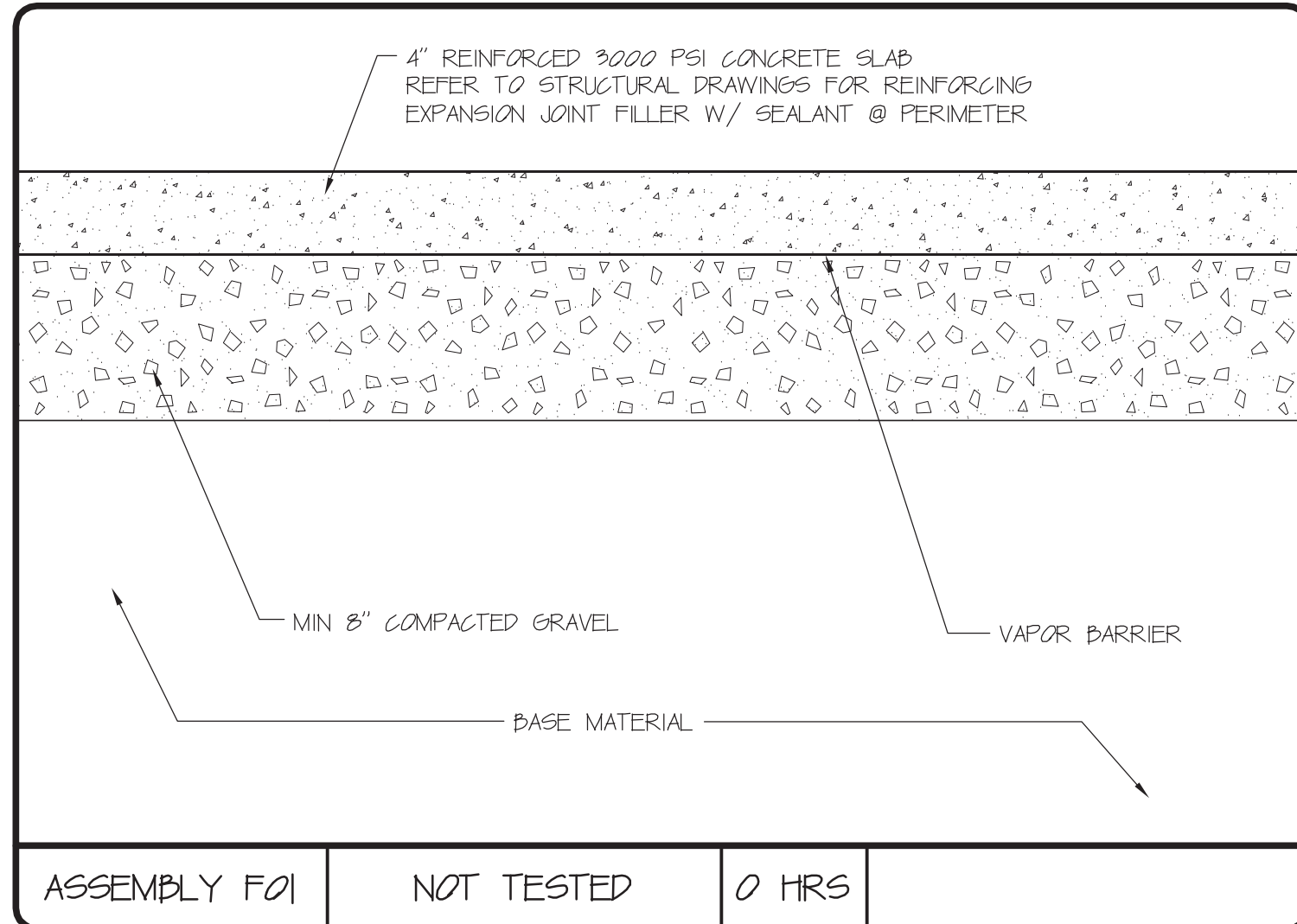
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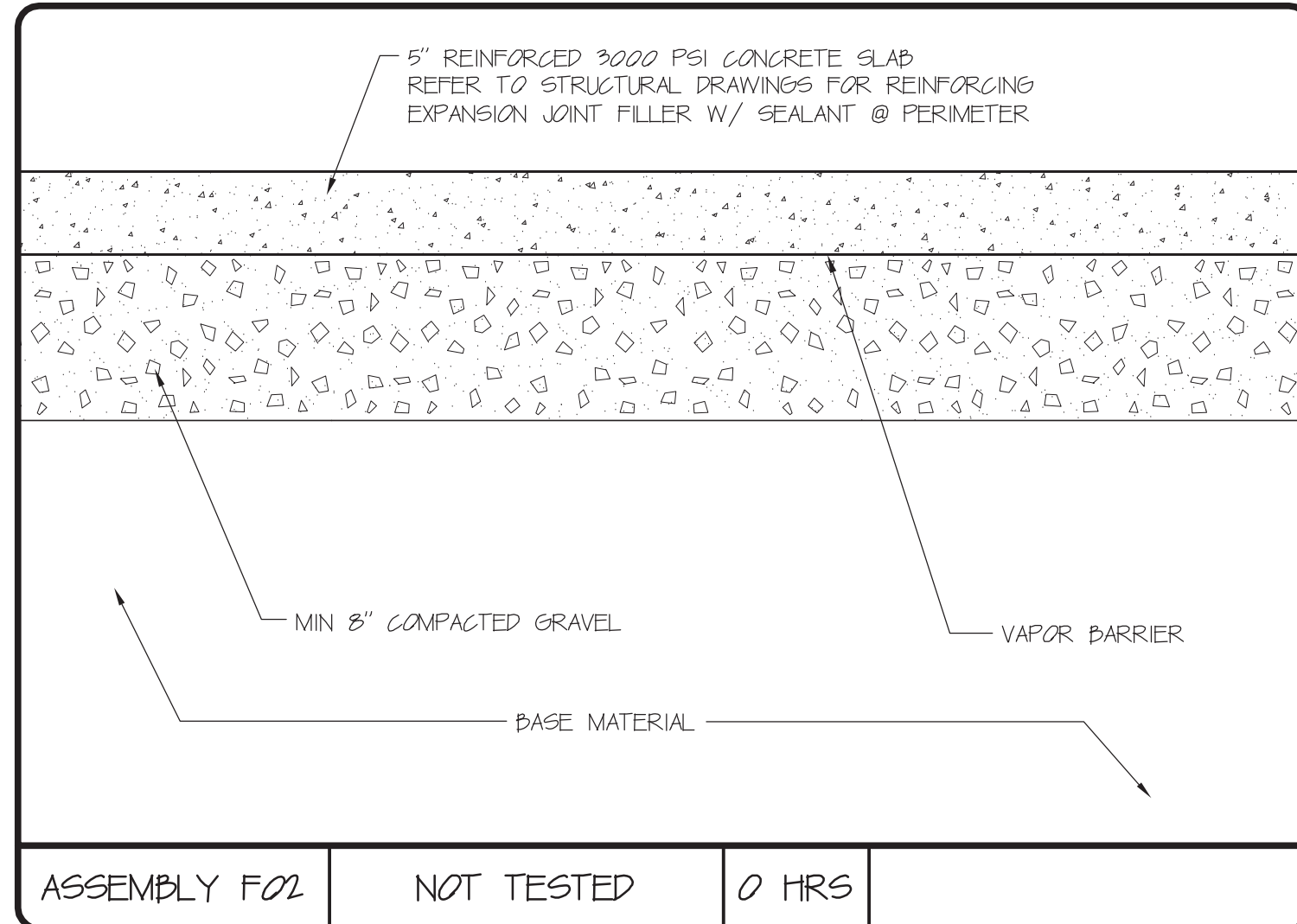
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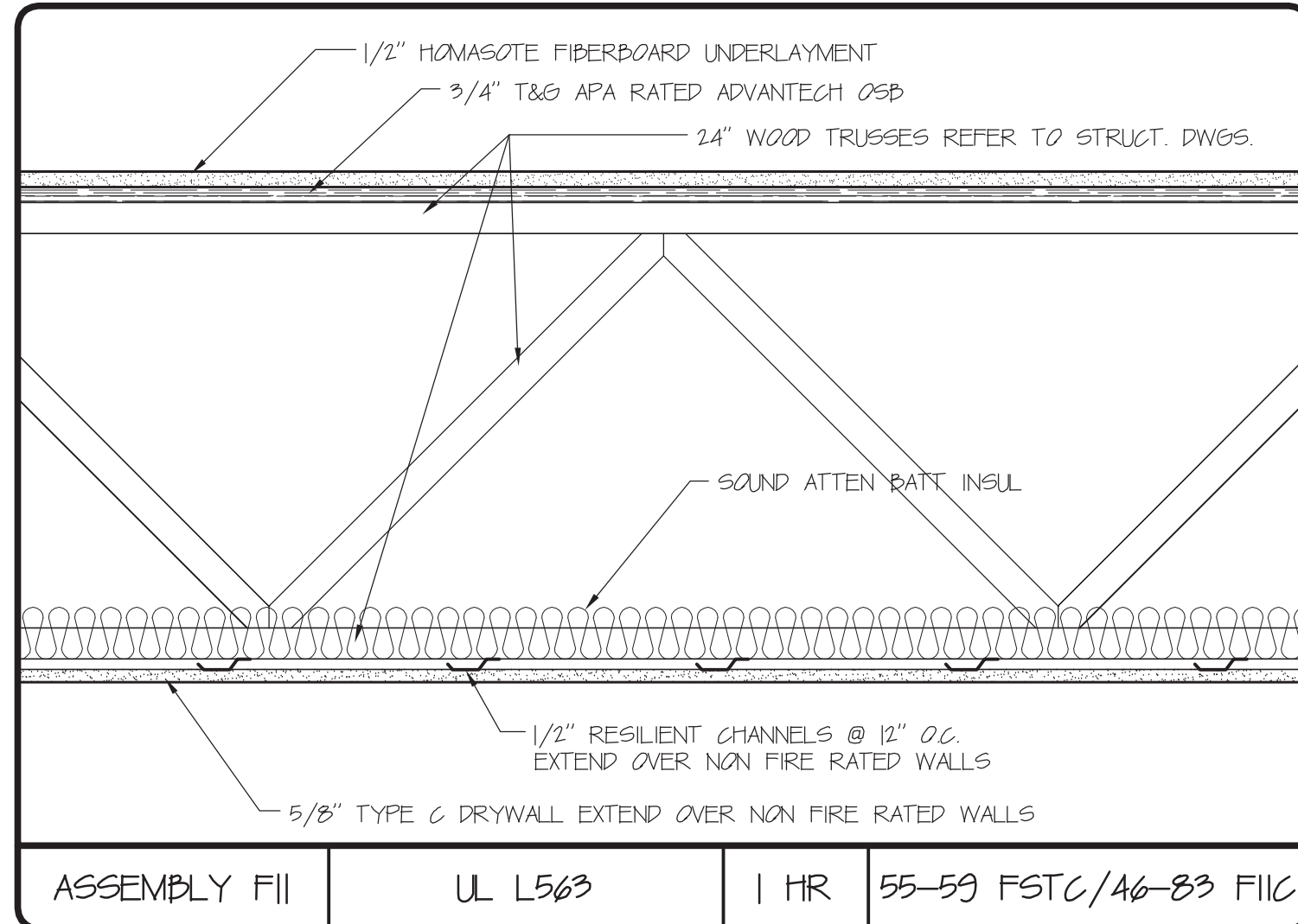
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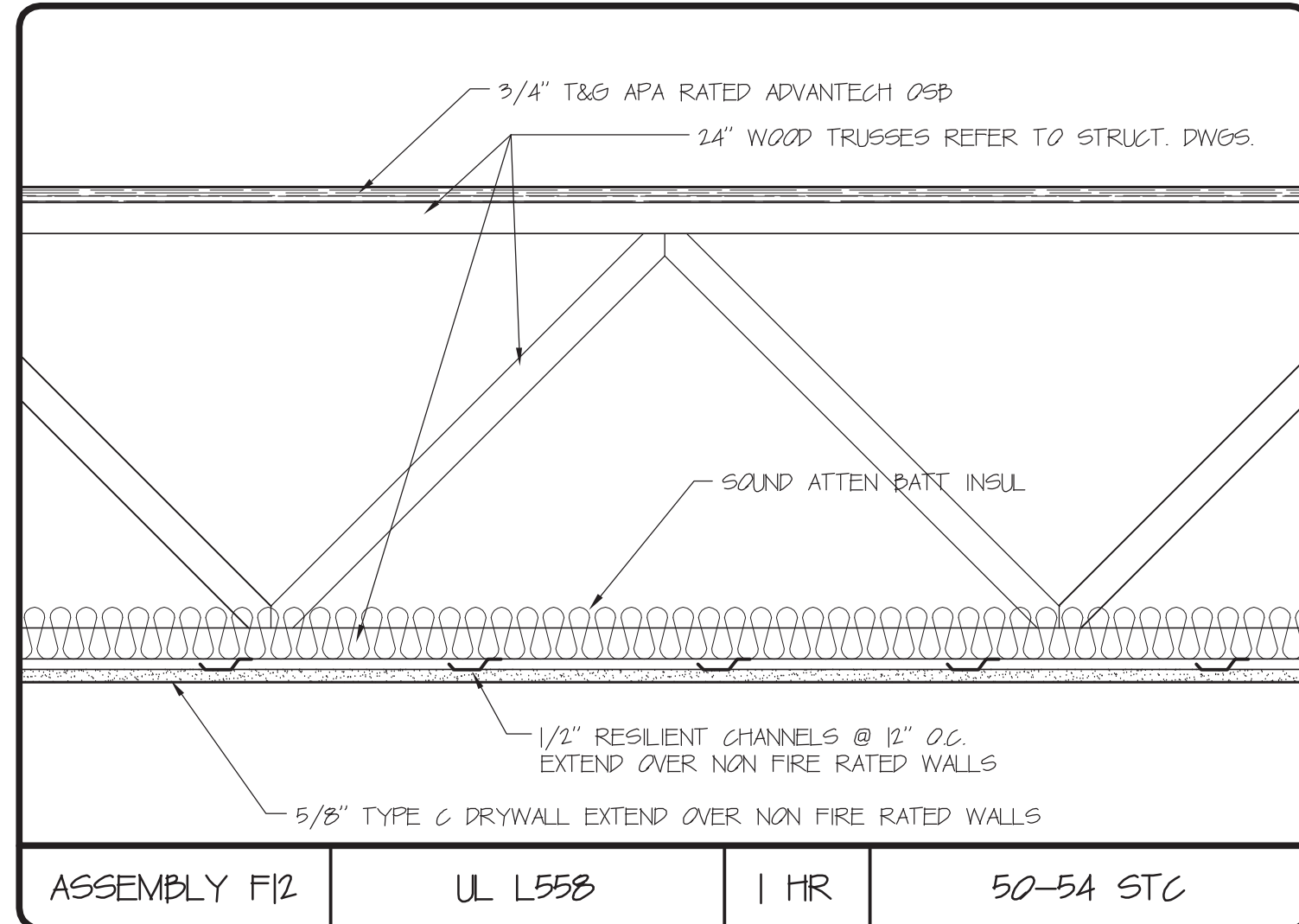
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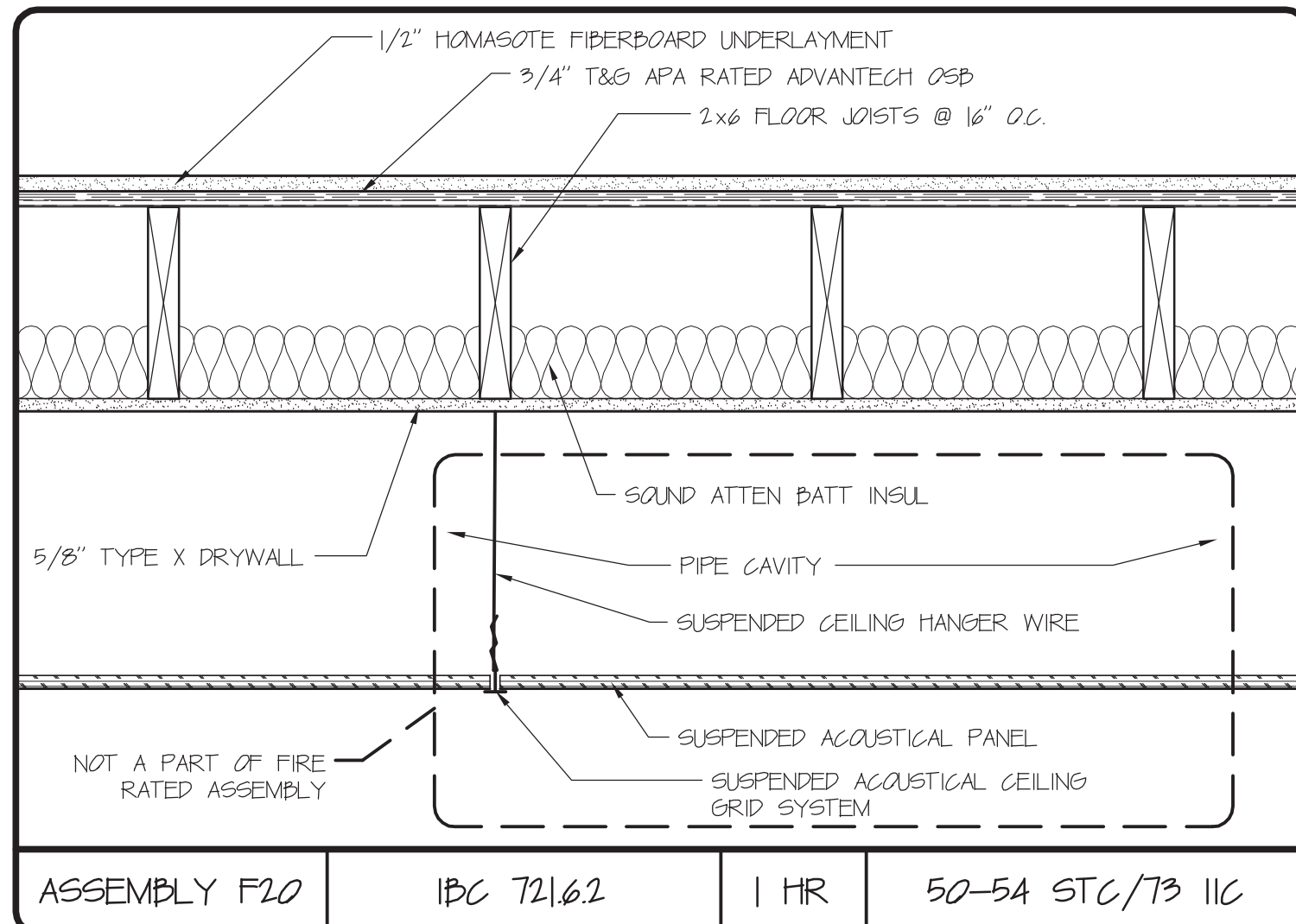
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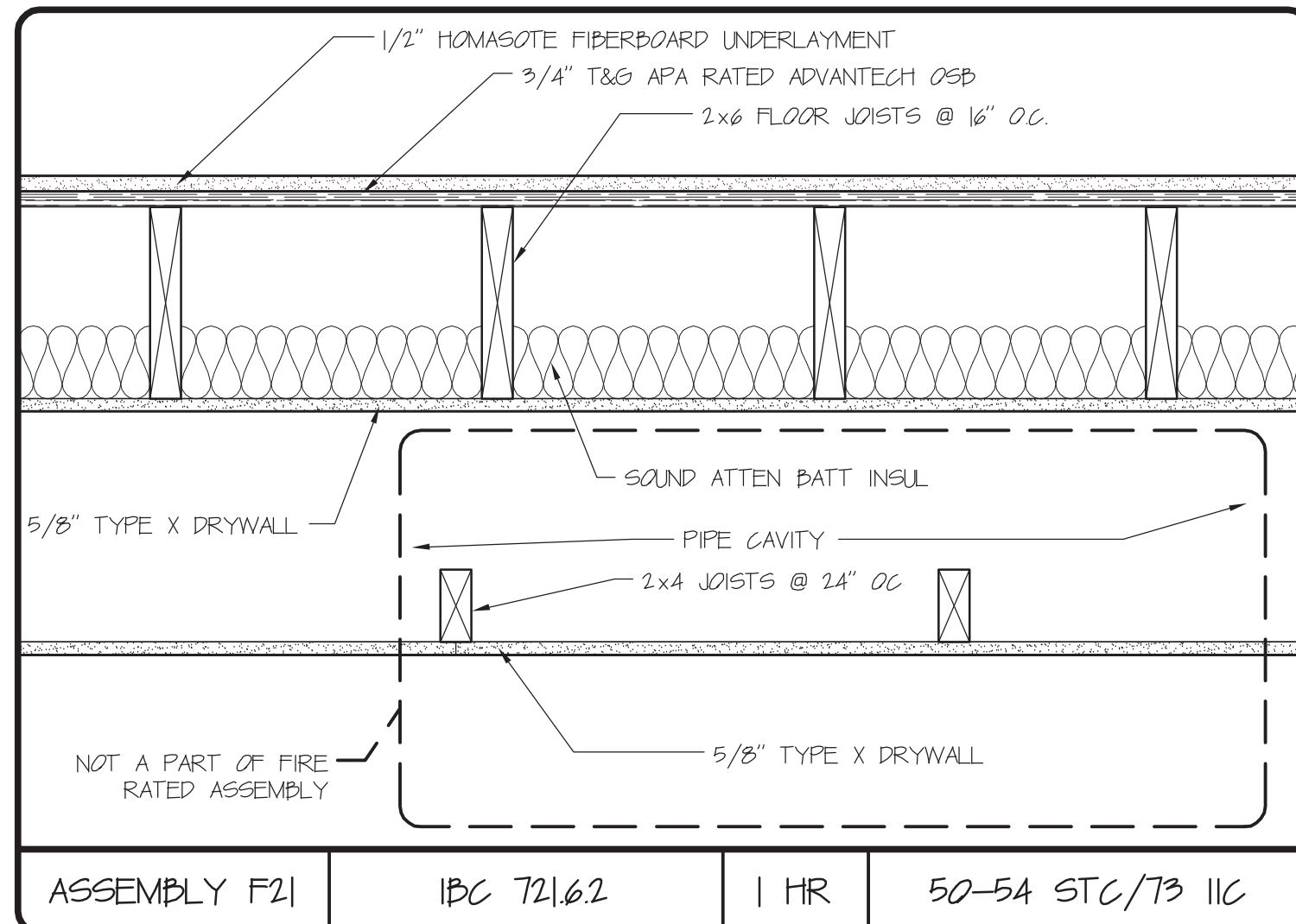
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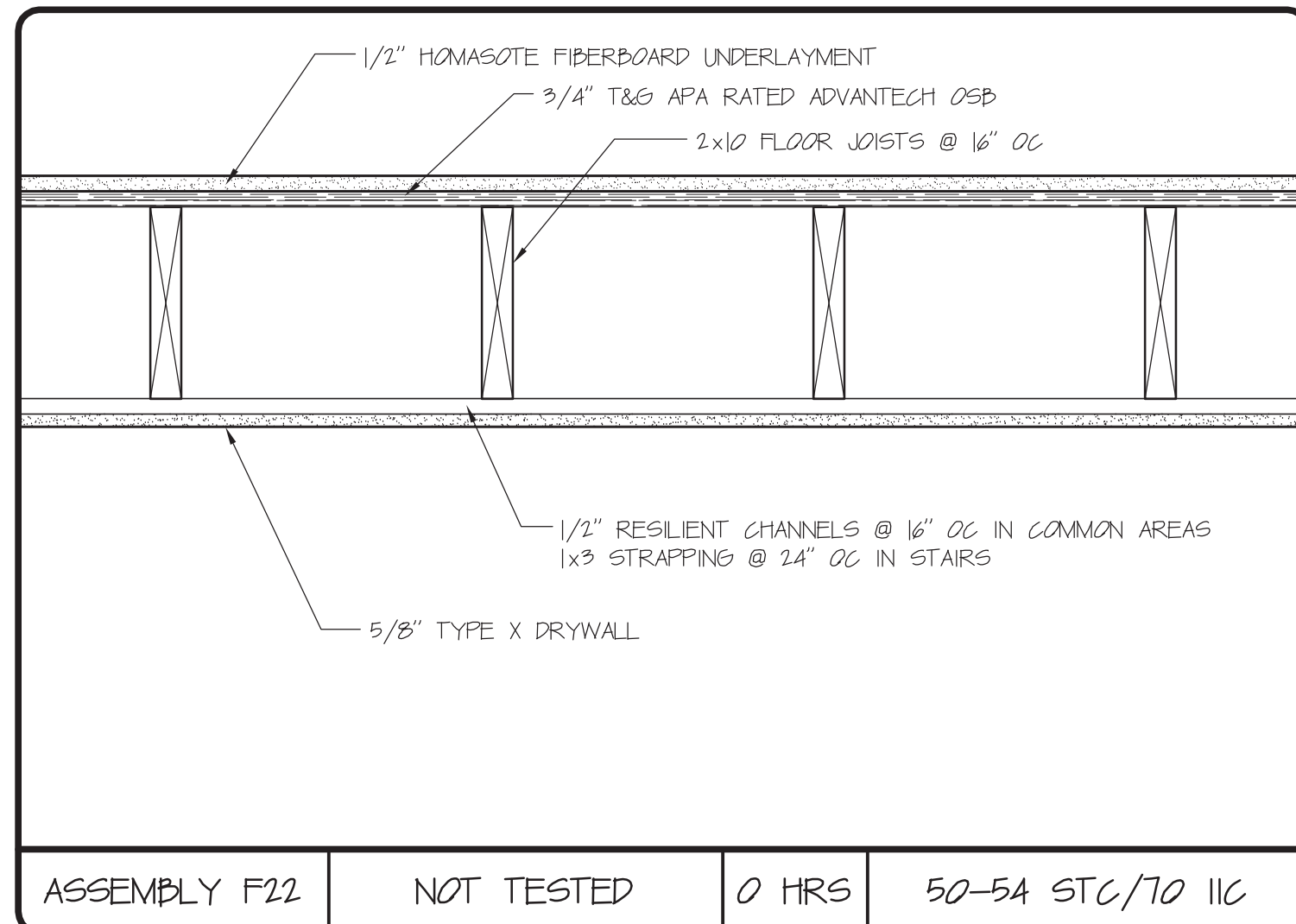
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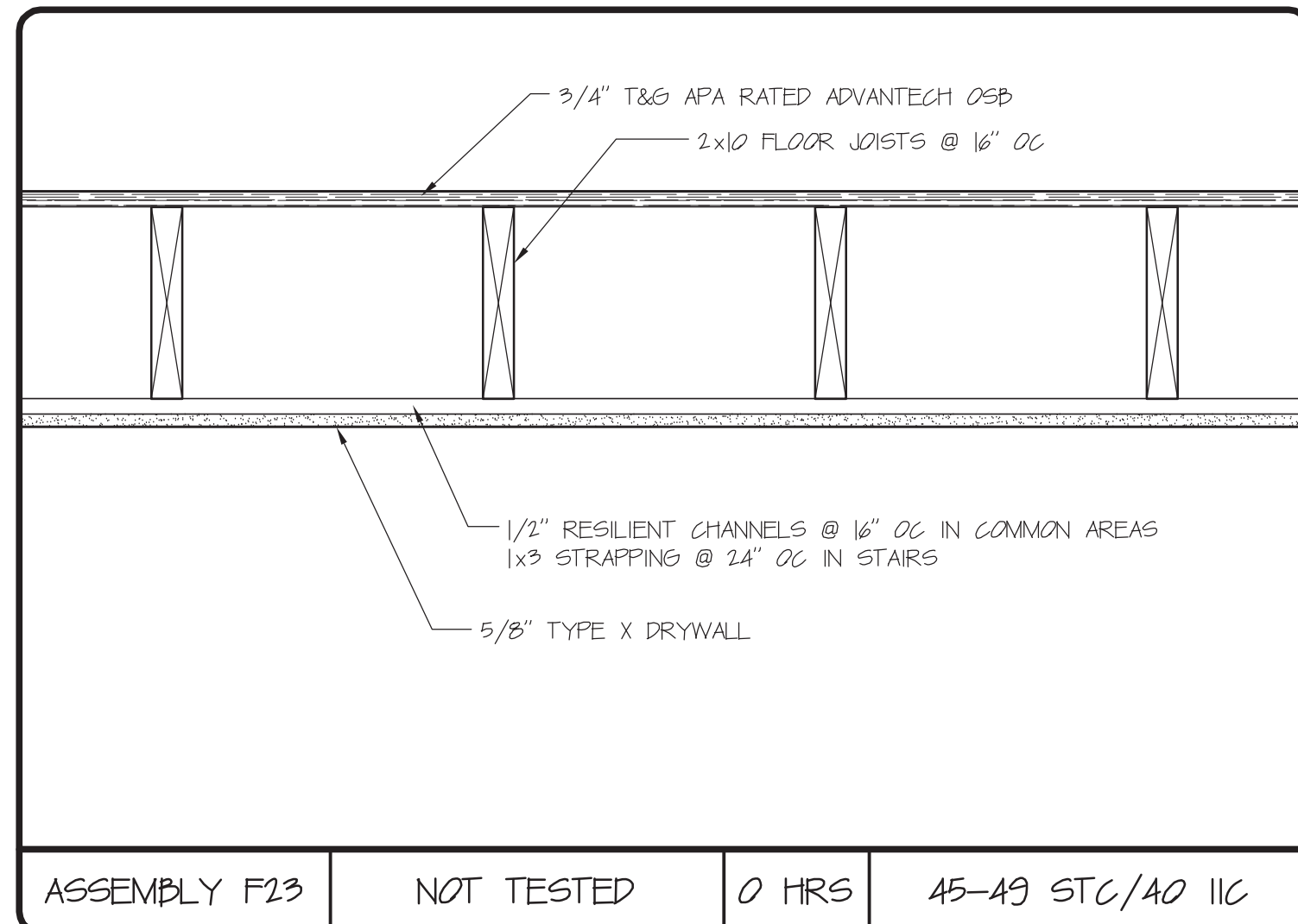
ASSEMBLY F20 IBC 72162 1 HR 50-54 STC/73 IIC



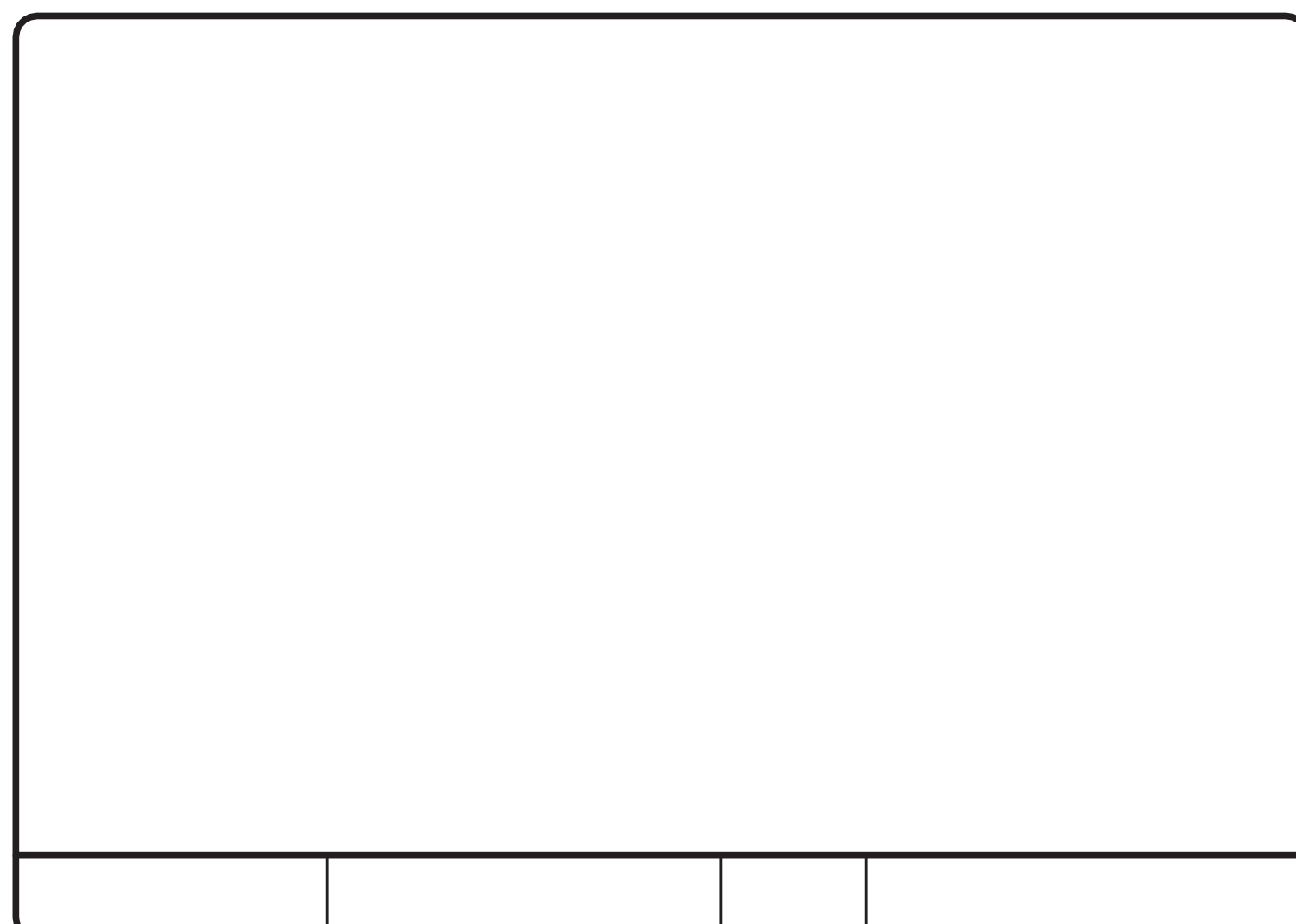
ASSEMBLY F21 IBC 72162 1 HR 50-54 STC/73 IIC



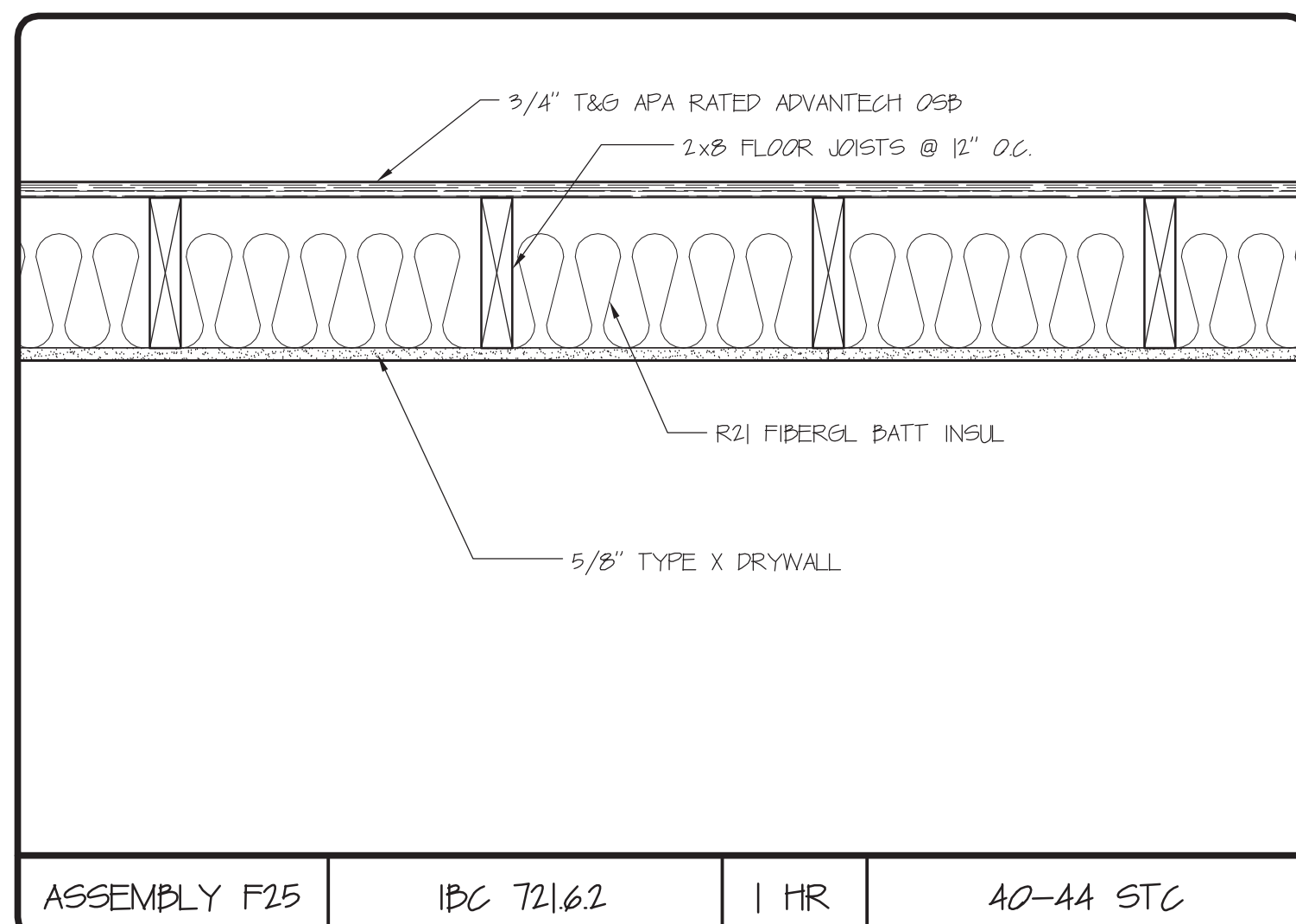
ASSEMBLY F22 NOT TESTED 0 HRS 50-54 STC/70 IIC



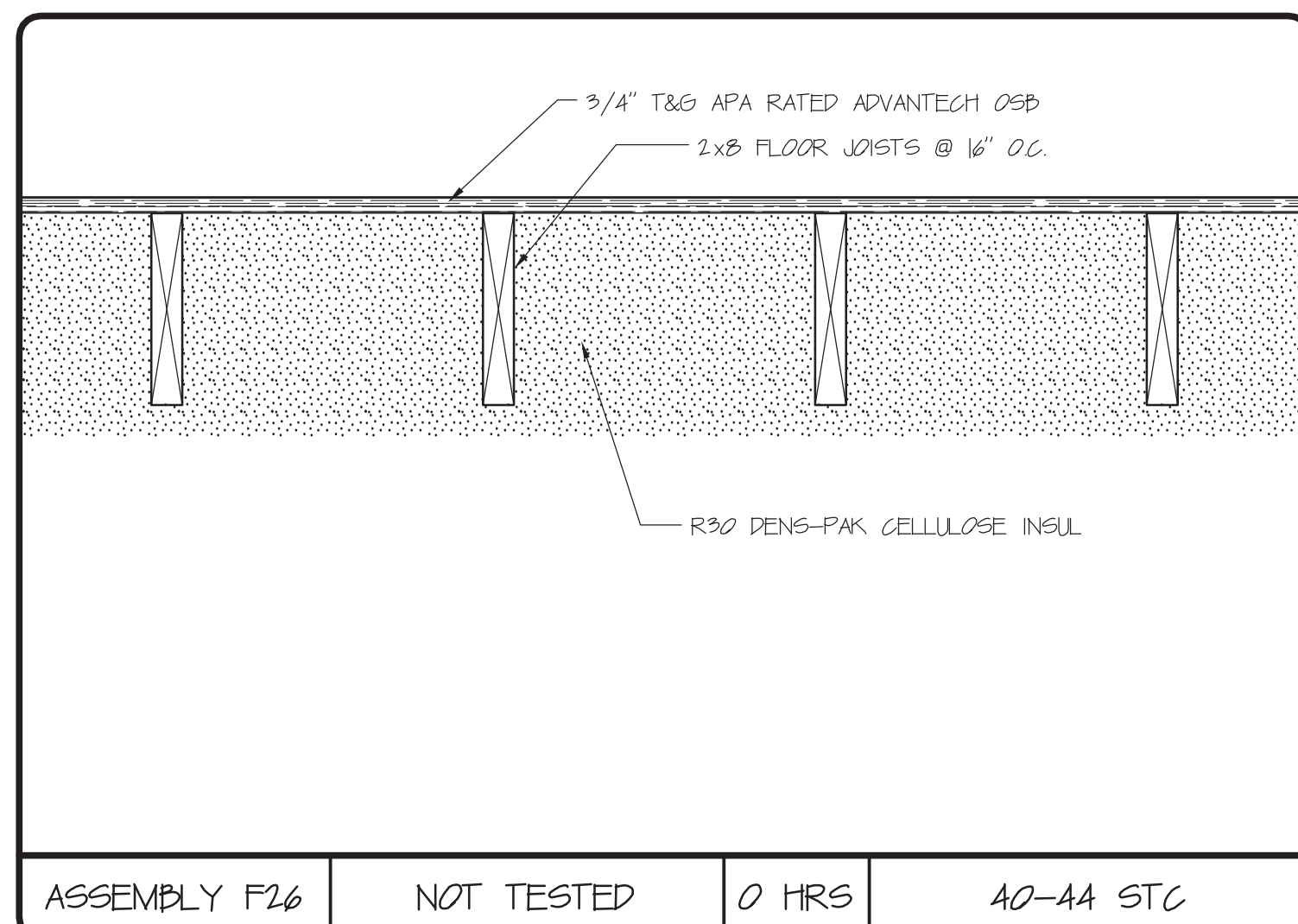
ASSEMBLY F23 NOT TESTED 0 HRS 45-49 STC/40 IIC



ASSEMBLY F24 NOT TESTED 0 HRS



ASSEMBLY F25 IBC 72162 1 HR 40-44 STC



ASSEMBLY F26 NOT TESTED 0 HRS 40-44 STC



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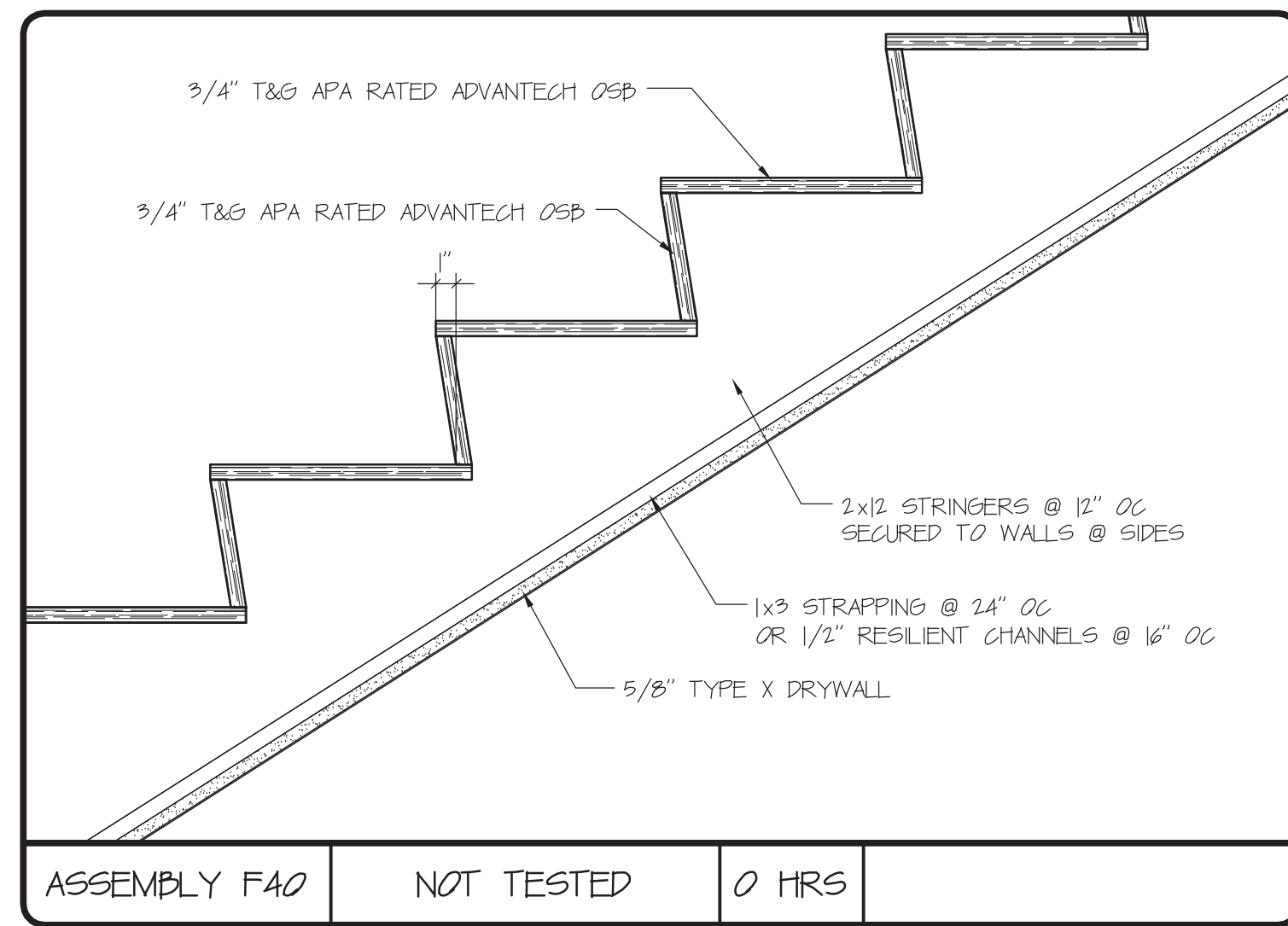
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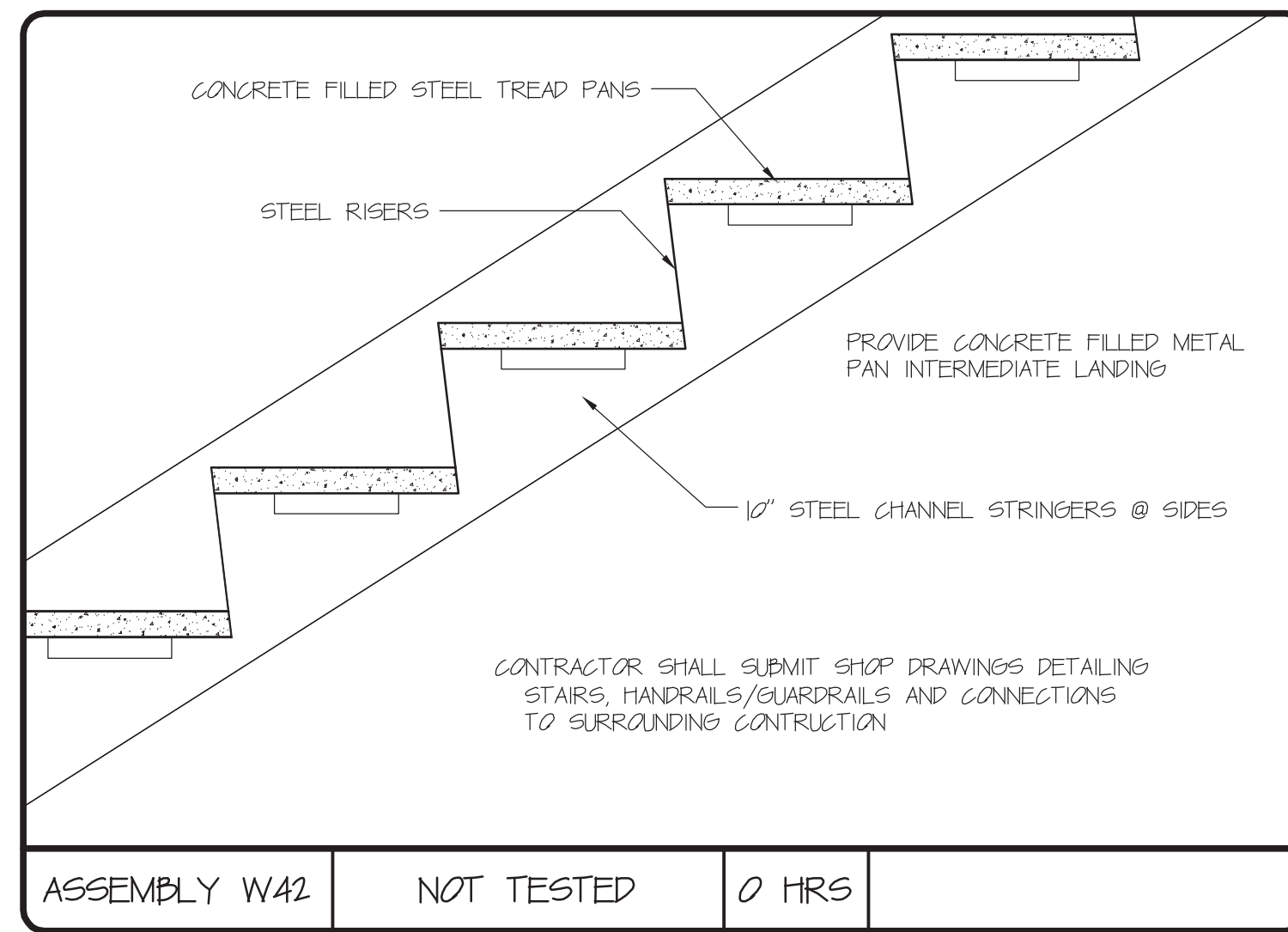
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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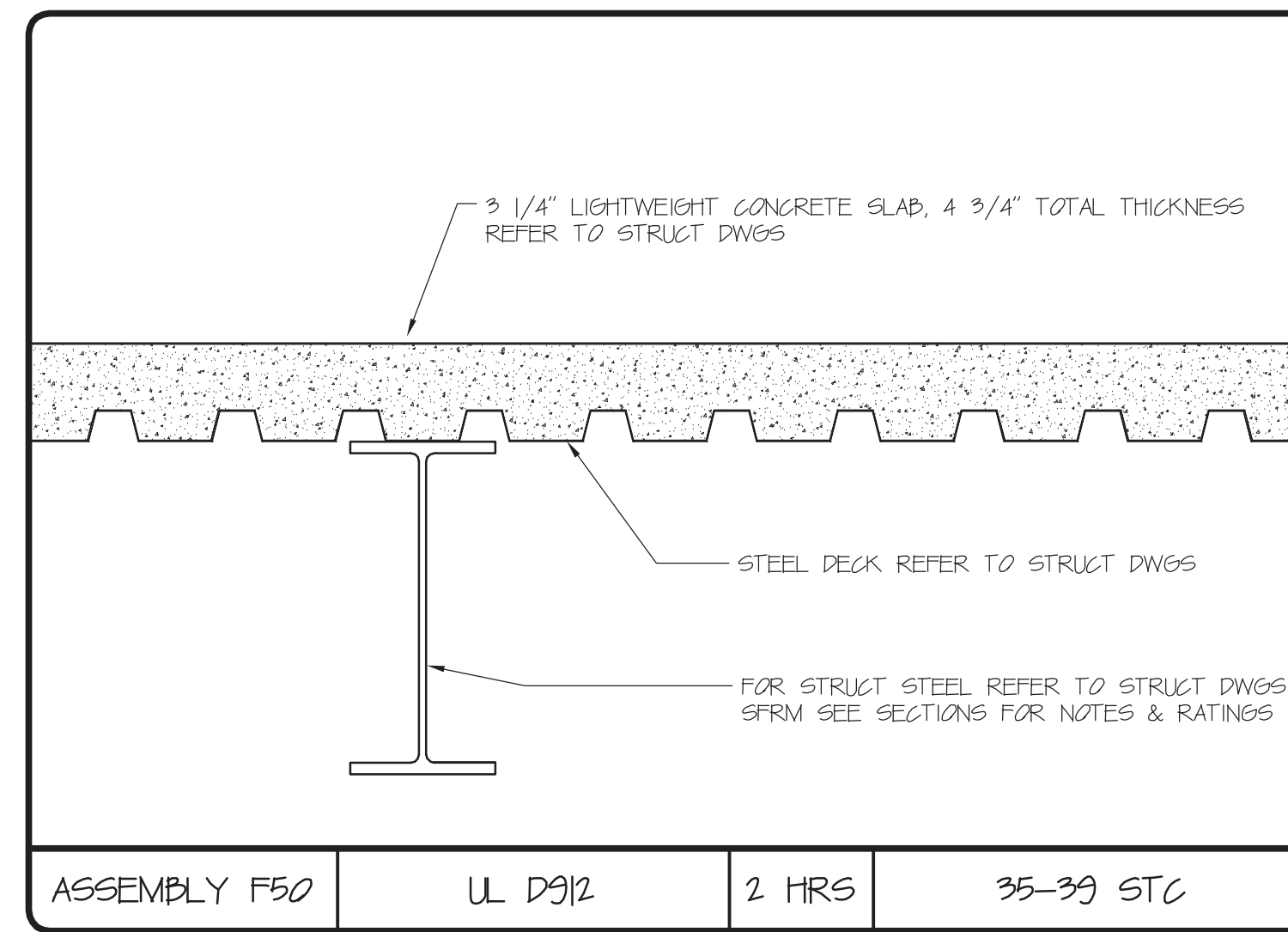
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AS.5



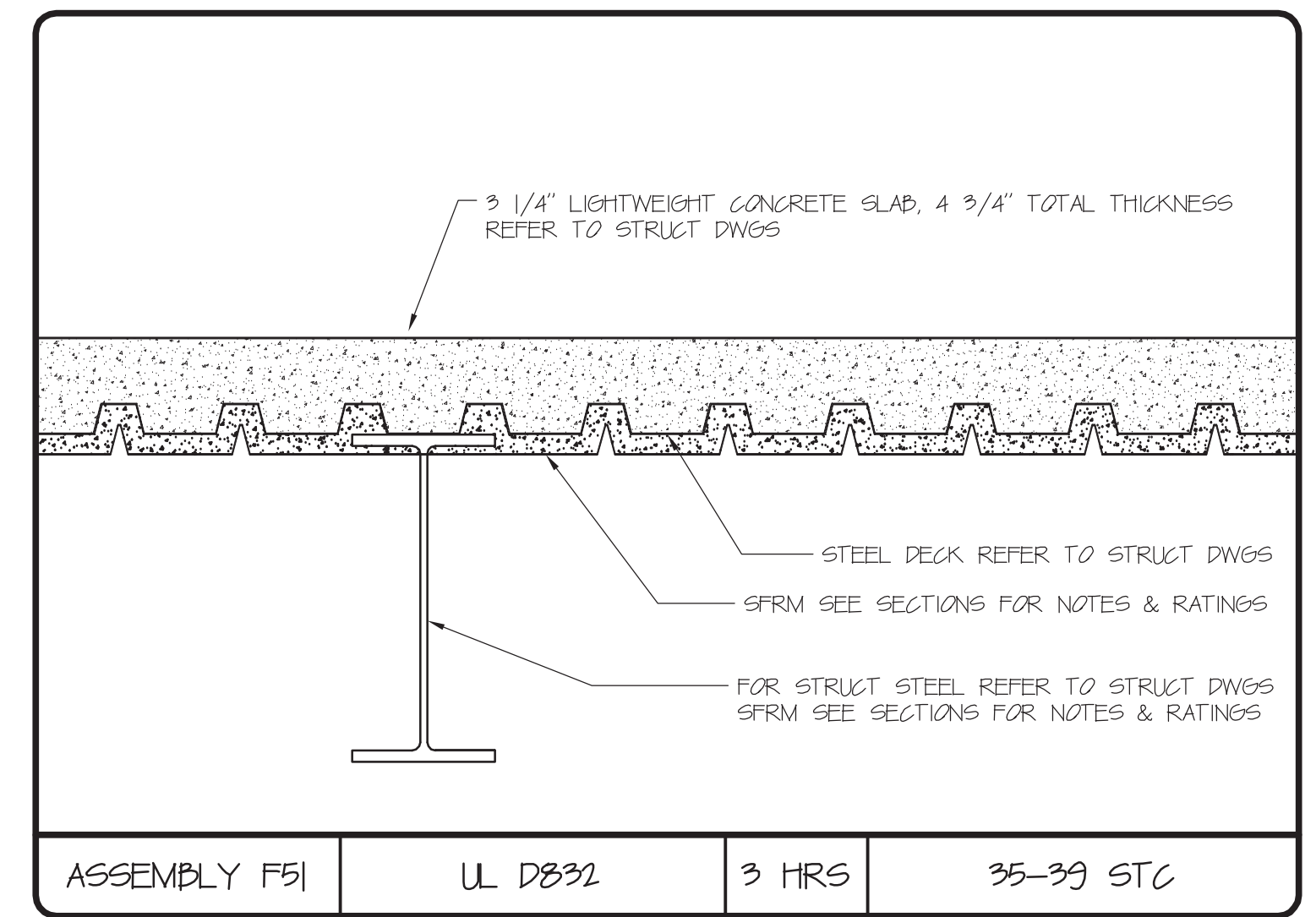
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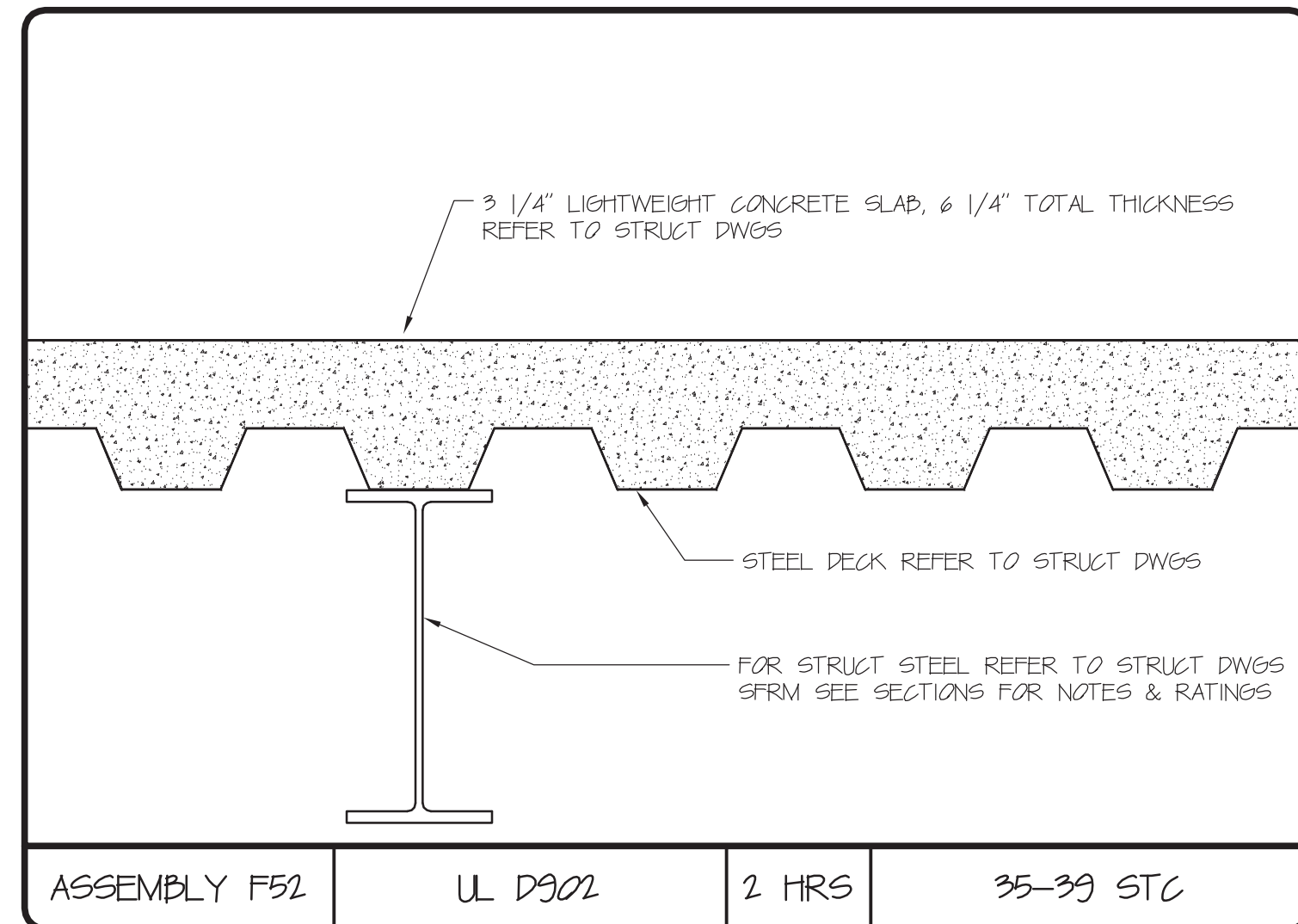
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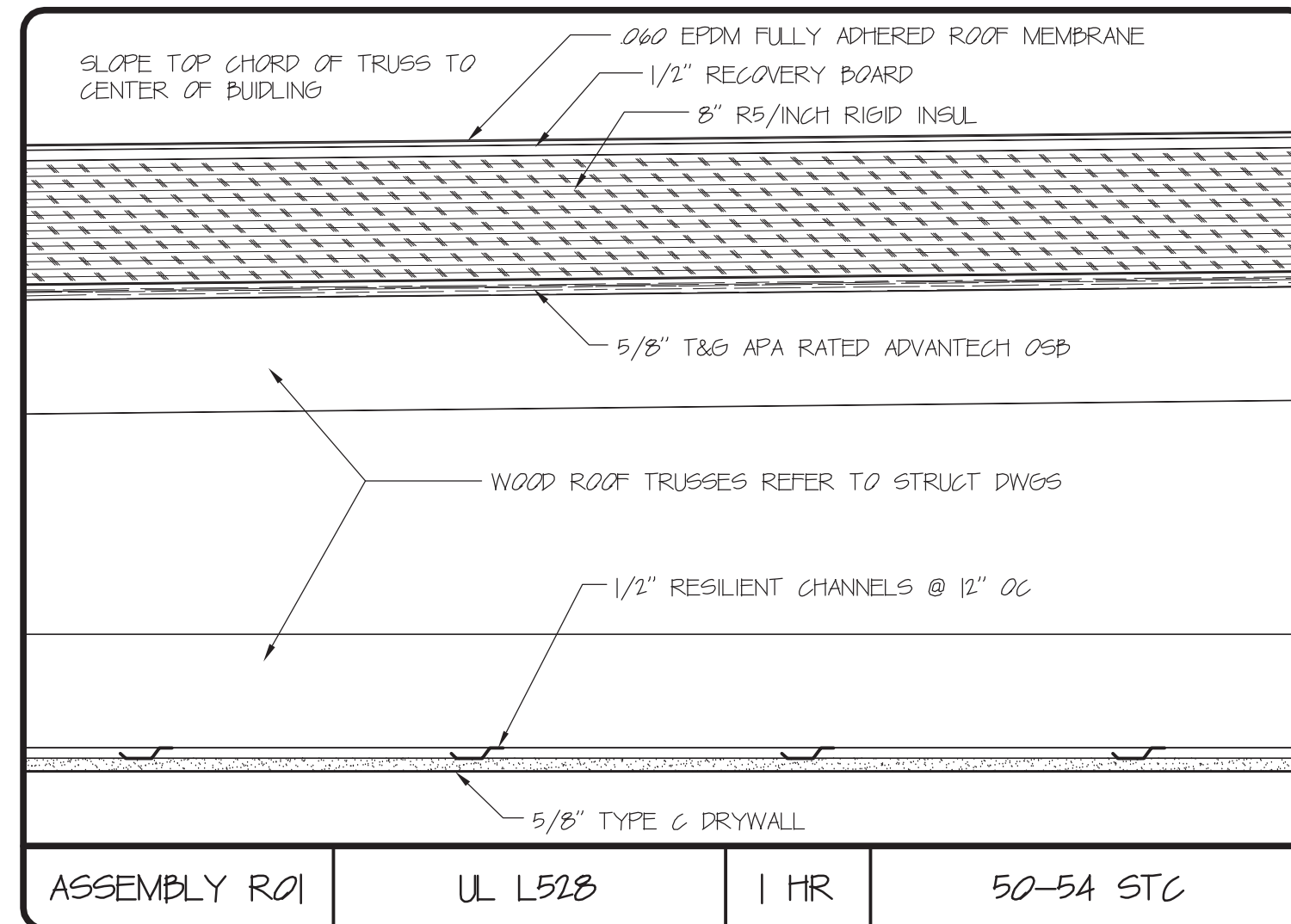
ASSEMBLY F50 UL D912 2 HRS 35-39 STC



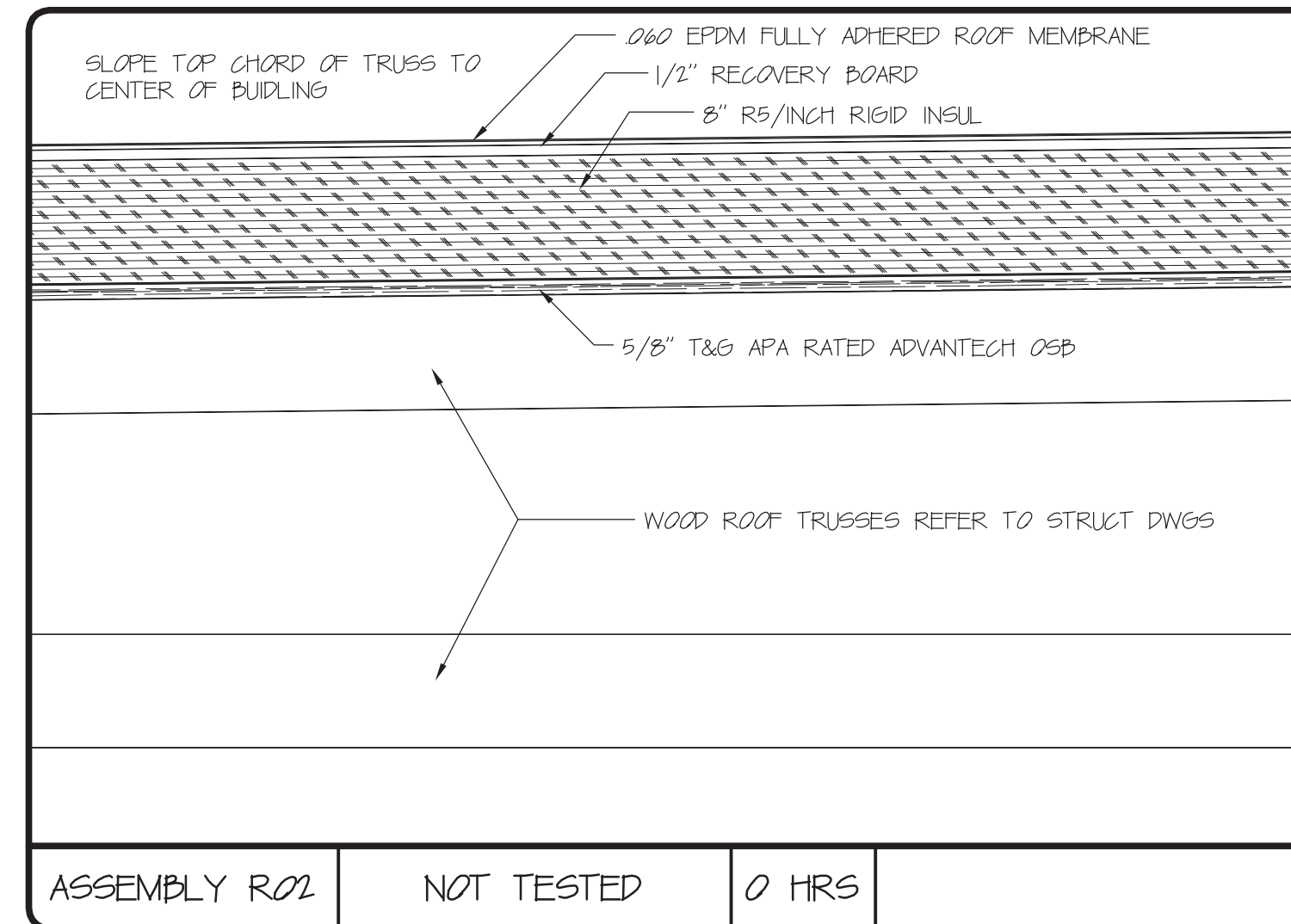
ASSEMBLY F51 UL D832 3 HRS 35-39 STC



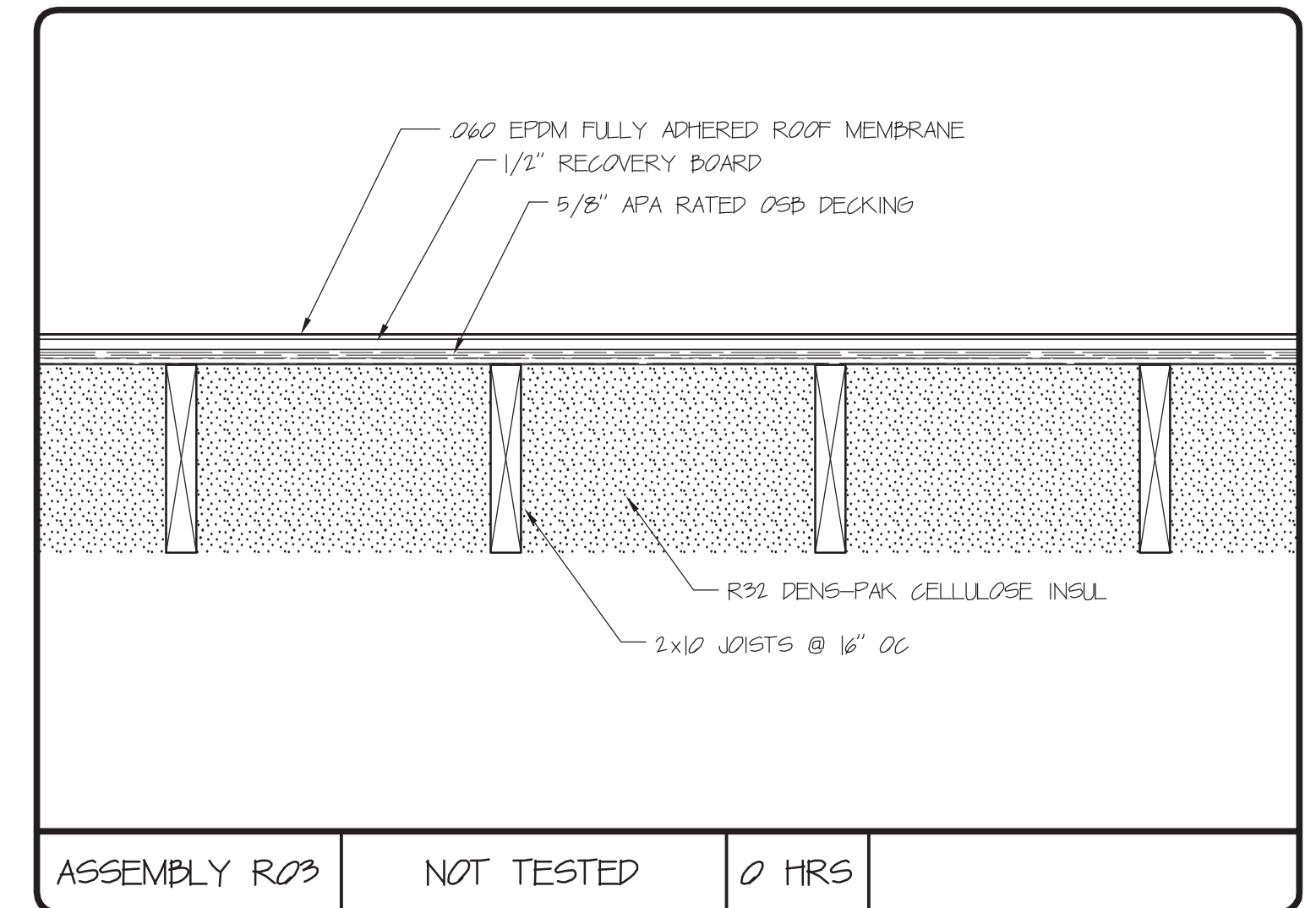
ASSEMBLY F52 UL D902 2 HRS 35-39 STC



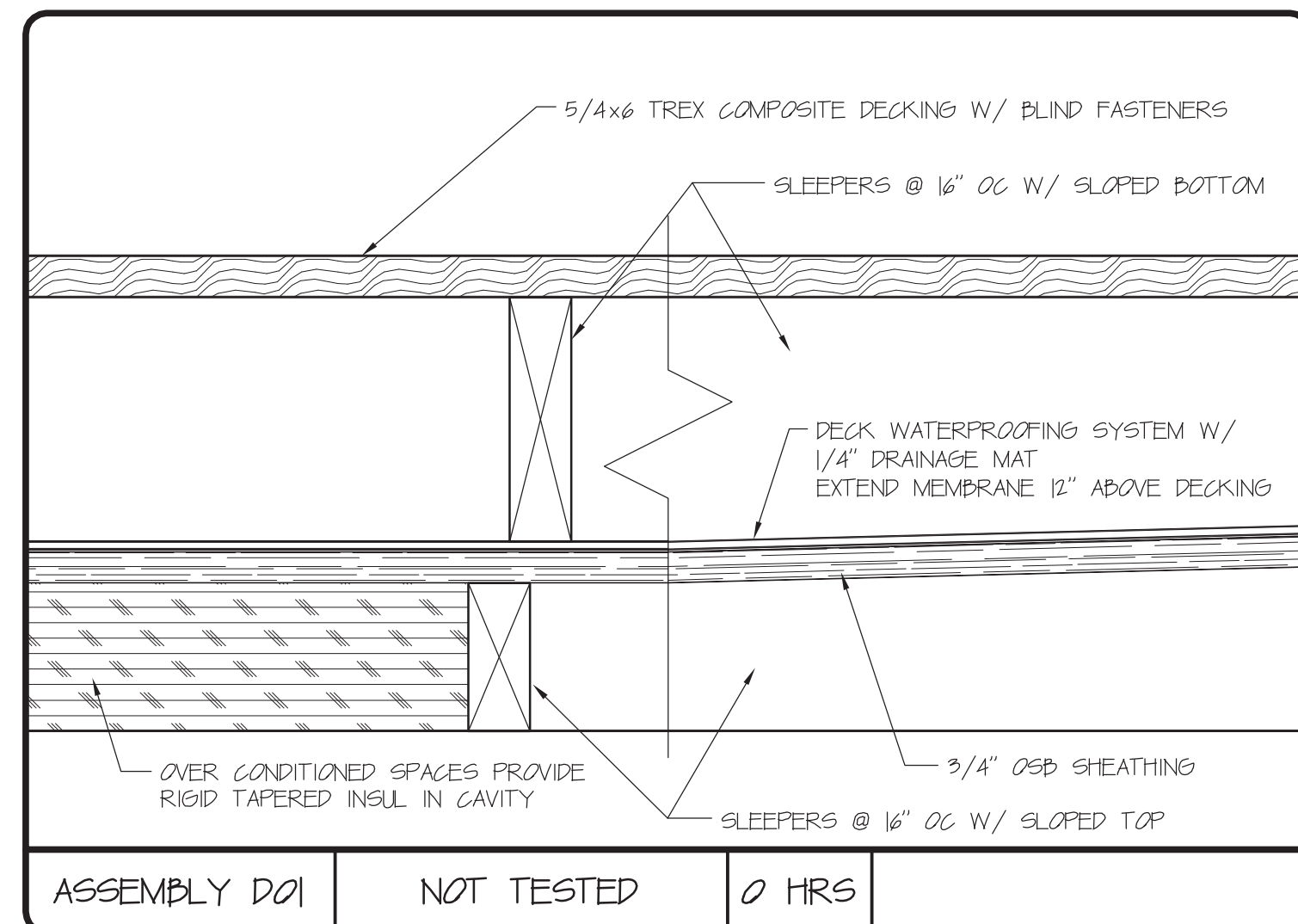
ASSEMBLY R01 UL L523 1 HR 50-54 STC



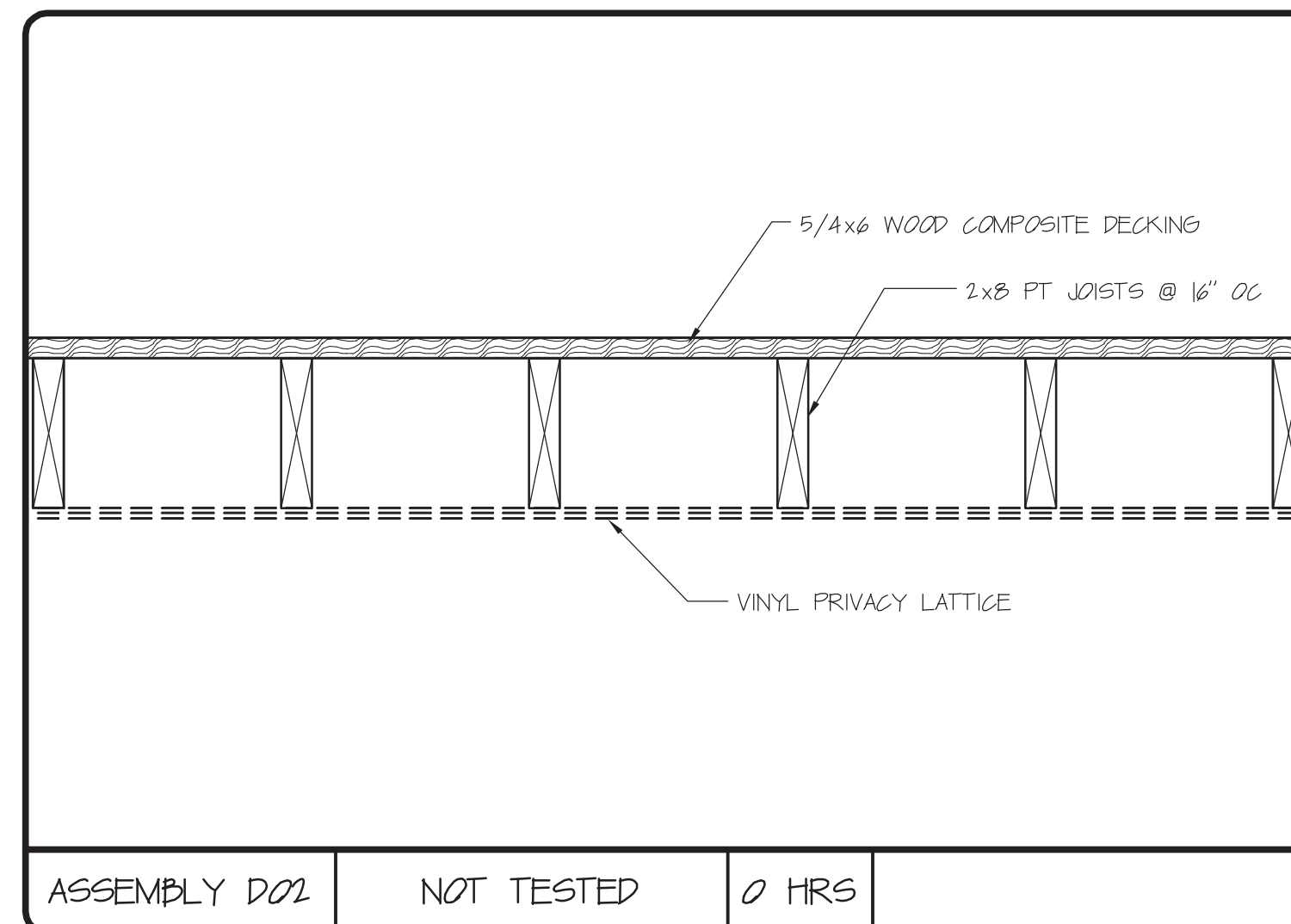
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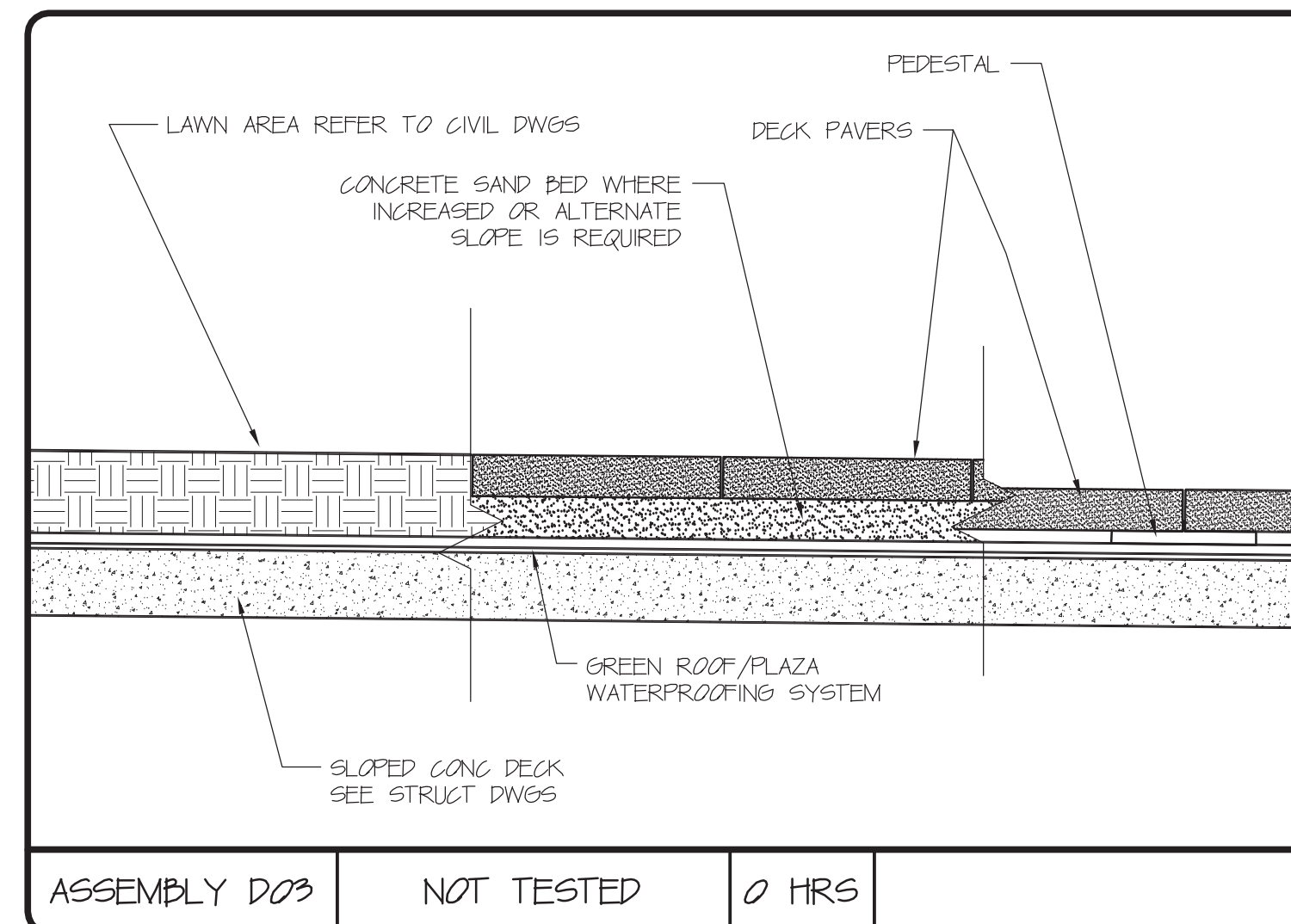
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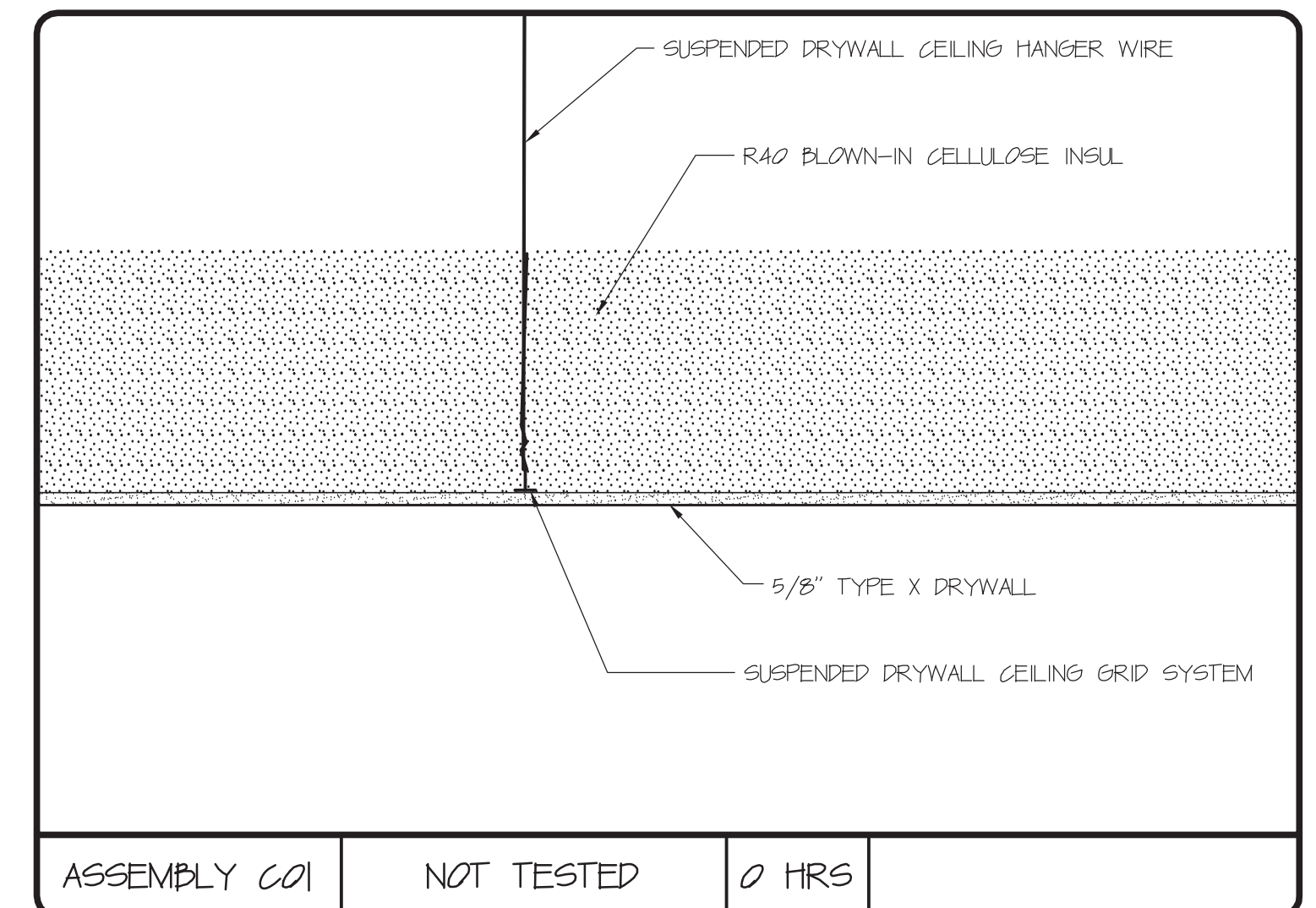
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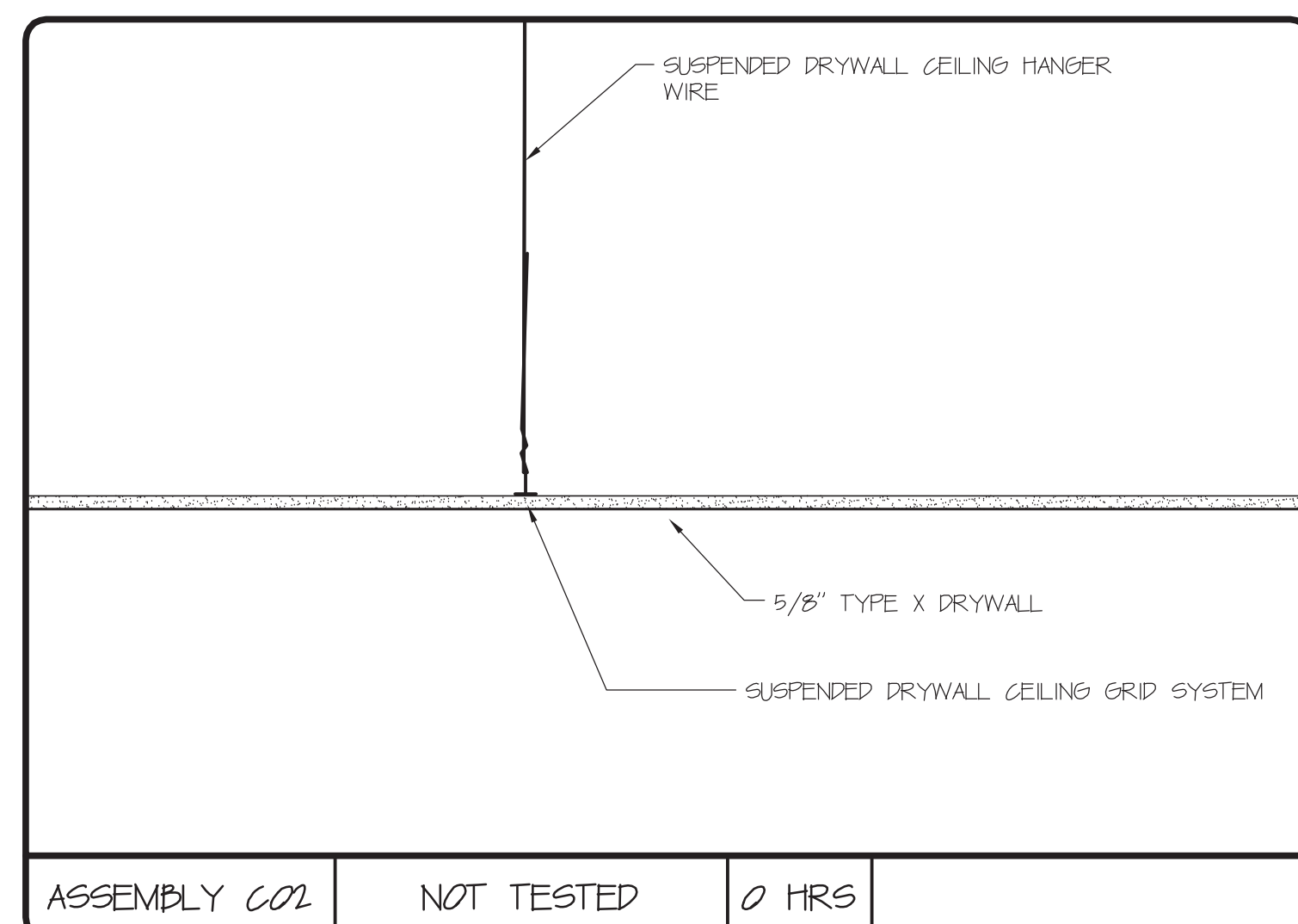
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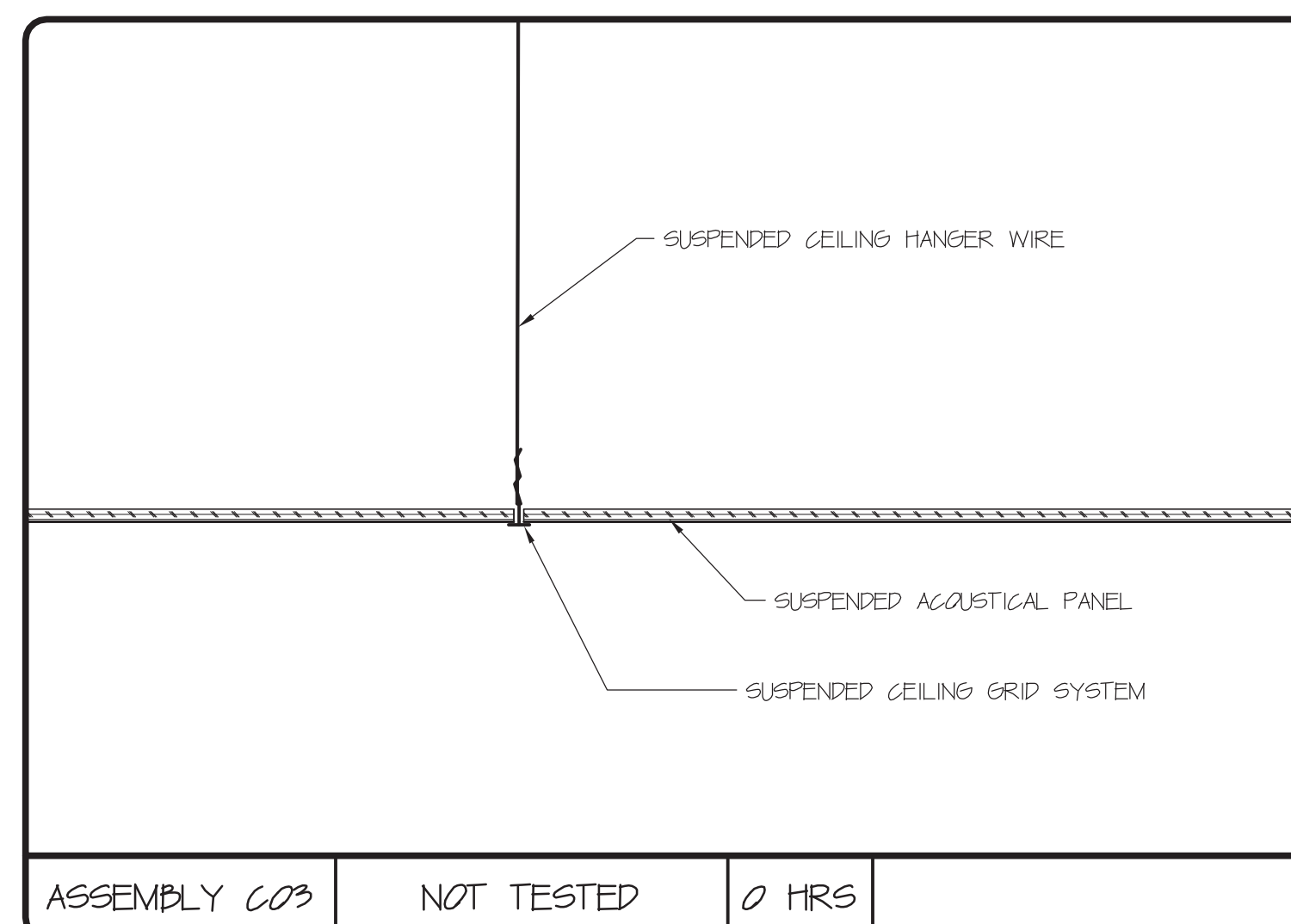
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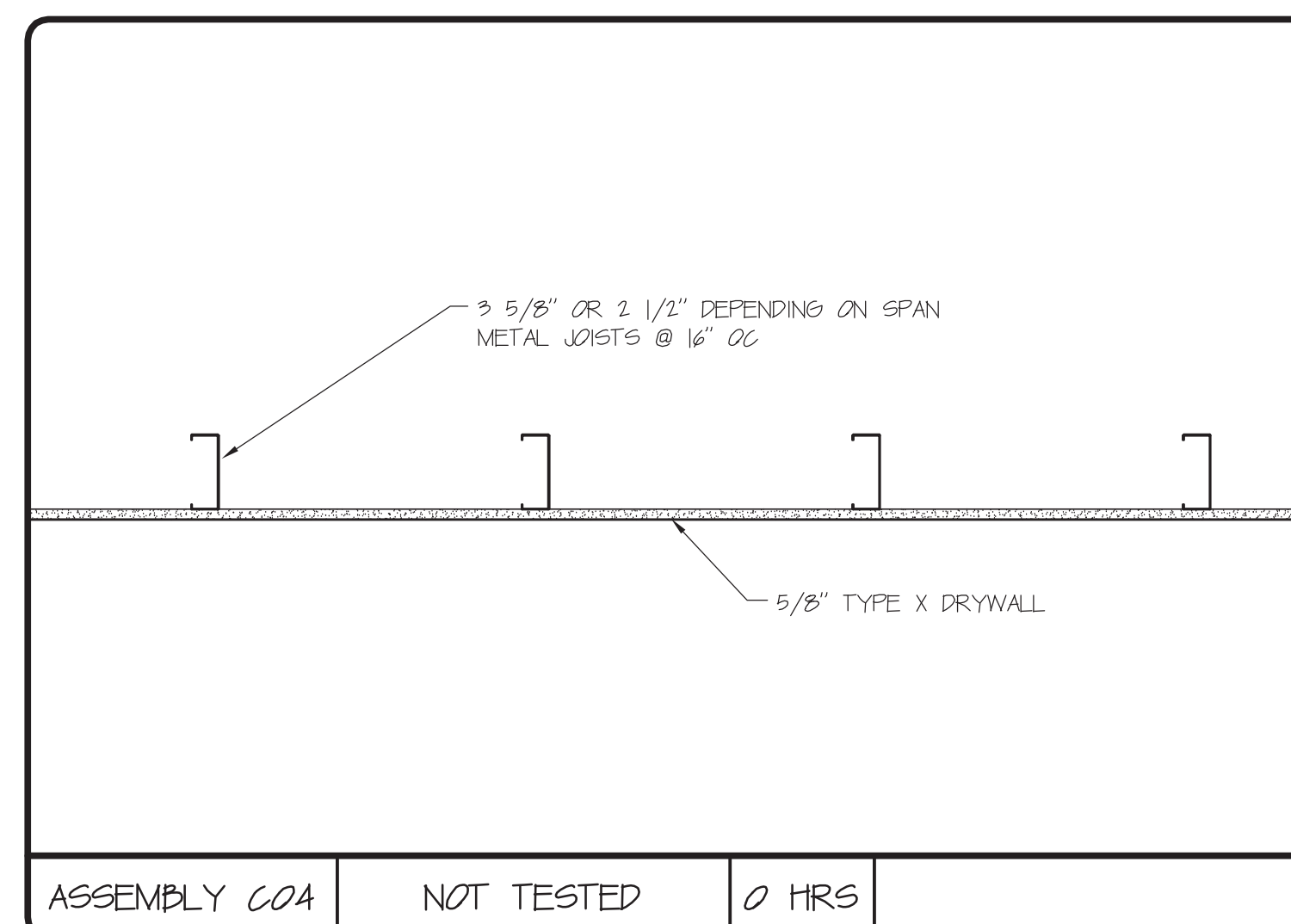
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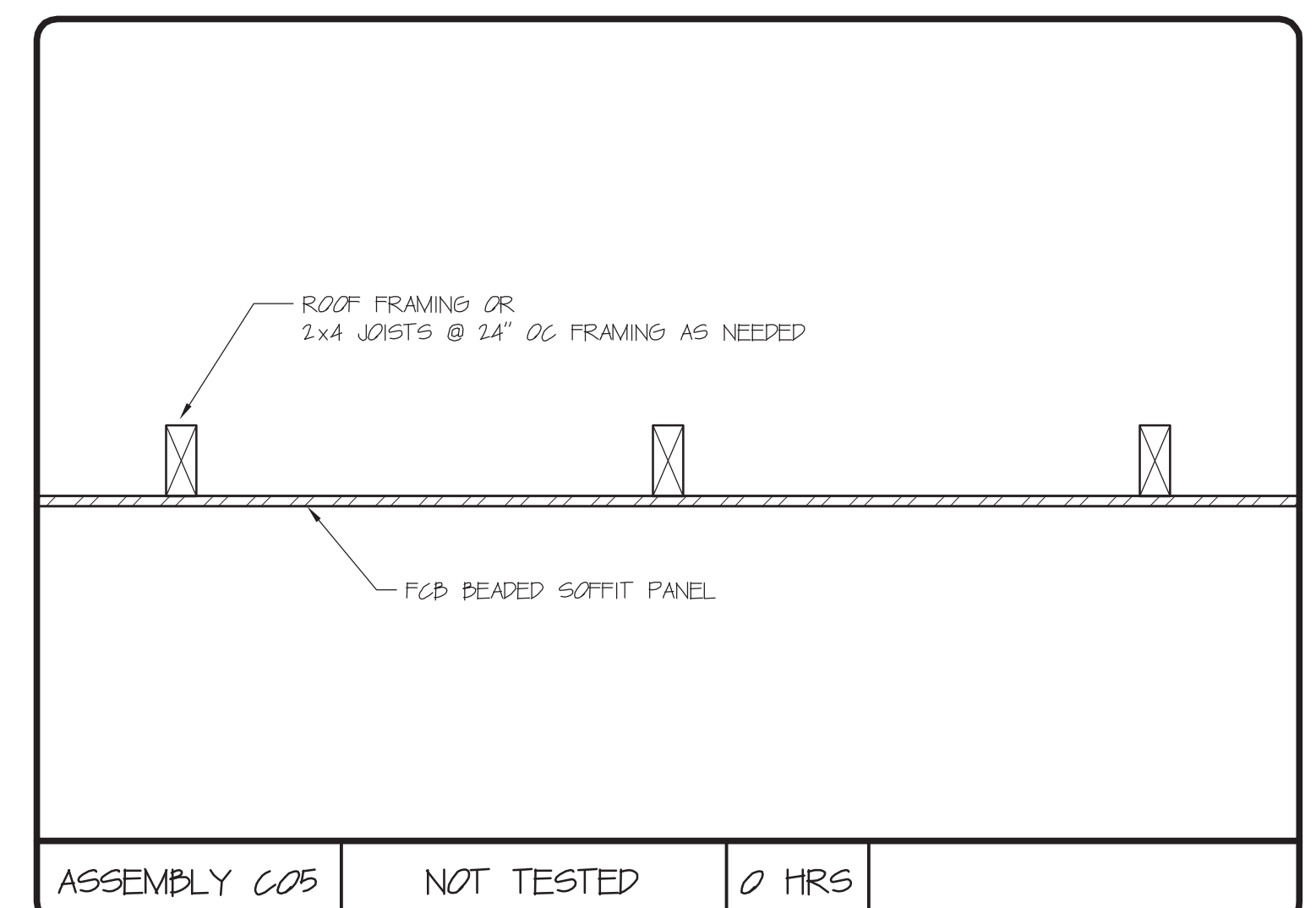
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ASSEMBLY C04 NOT TESTED 0 HRS



ASSEMBLY C05 NOT TESTED 0 HRS



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Commission No.: 11-013
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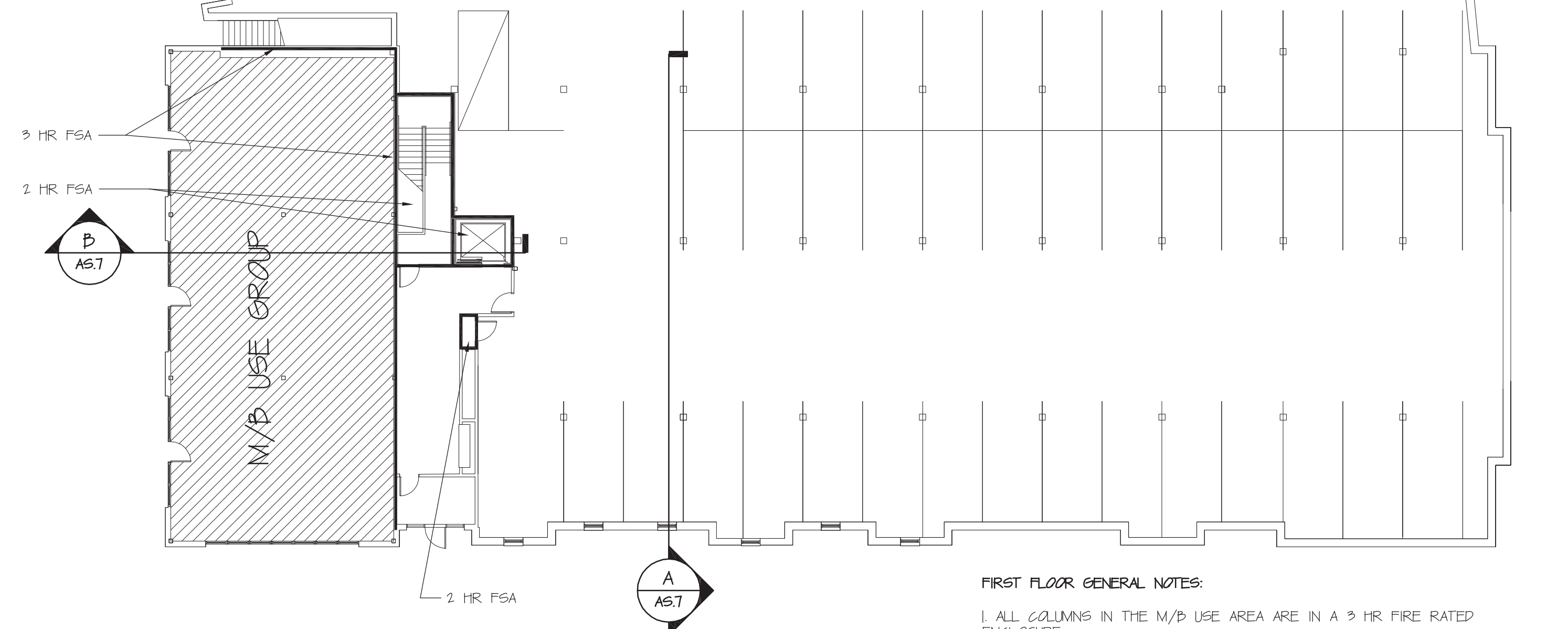
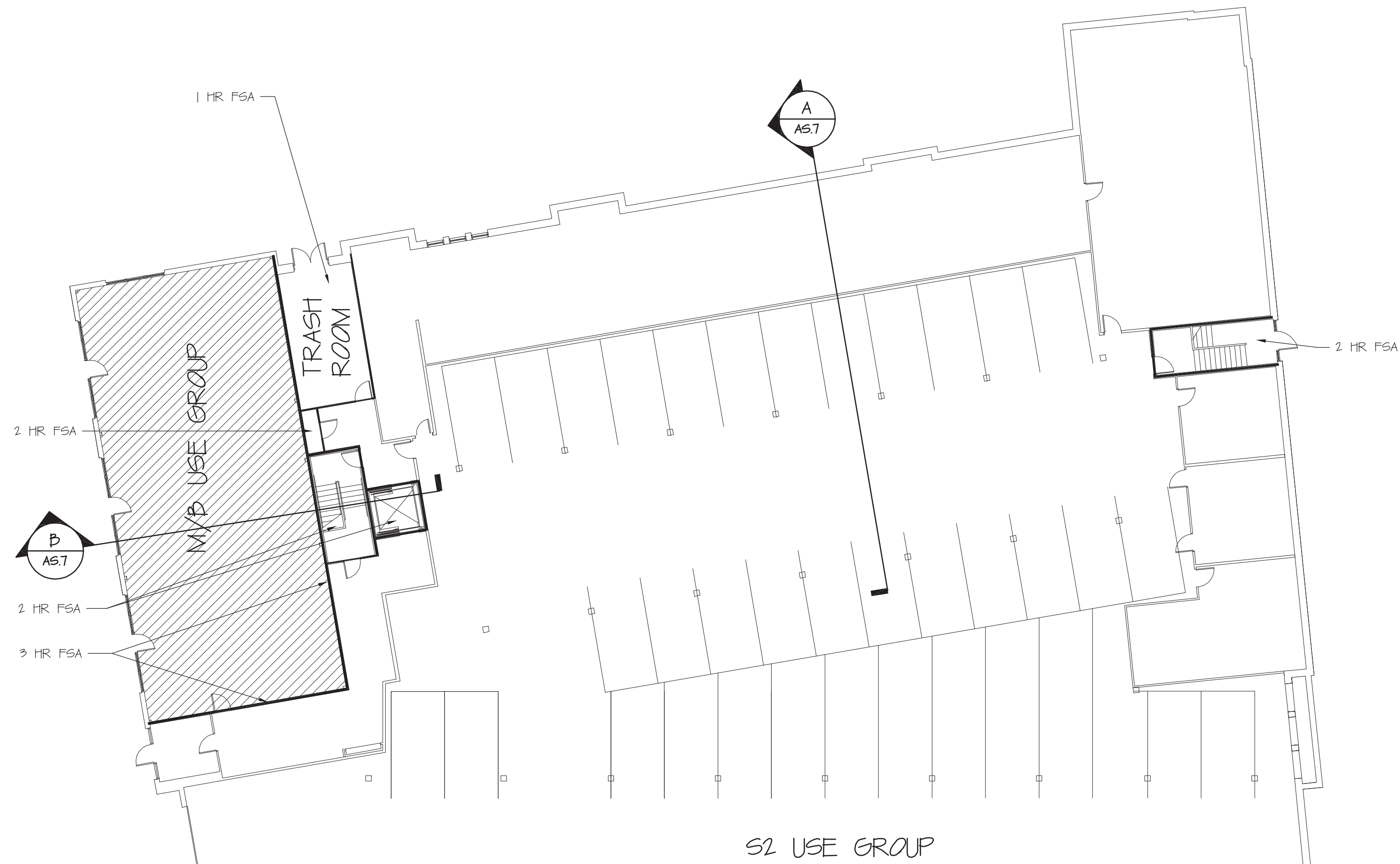
THE BAY HOUSE
 Middle Street
 Portland, Maine

FIRE RATED ASSEMBLY PLANS
 Scale : As Shown
 Commission No. : 11-013
 Date : September 5, 2012

REVISIONS:

DRG. NO.

AS.7



FIRST FLOOR
 SCALE: 1/8" = 1'-0"

FIRST FLOOR GENERAL NOTES:

1. ALL COLUMNS IN THE M/B USE AREA ARE IN A 3 HR FIRE RATED ENCLOSURE.
2. ALL COLUMNS IN THE S2 USE AREA ARE IN A 2 HR FIRE RATED ENCLOSURE.
3. THE FOUNDATION WALL IS LOAD BEARING AND SOLID CONCRETE. THIS PROVIDES A GREATER THAN 2 HR FIRE RATING.

FIRE RATED ASSEMBLY NOTES:

FIRE RATED LOAD BEARING ASSEMBLY = FIRE RATED ASSEMBLY SHALL ENCLOSE STRUCTURAL COMPONENTS TO WHERE ANOTHER ASSEMBLY ENCLOSES RELATED STRUCTURAL COMPONENTS OF AN EQUAL OR GREATER FIRE RATING, OR TO THE TOP OF THE STRUCTURAL COMPONENT. THE SPACES ON EITHER SIDE OF THESE WALLS DO NOT REQUIRE A FIRE RATED SEPARATION.

FIRE PARTITION = FIRE RATED ASSEMBLY SHALL EXTEND UP TO THE ASSEMBLY COMPONENT AS NOTED HERE

- ALL FLOORS EXCEPT TOP FLOOR: DRYWALL AT THE BOTTOM OF THE FLOOR ASSEMBLY ABOVE
- TOP FLOOR: DRYWALL CEILING

FIRE SEPARATION ASSEMBLY = FIRE RATED ASSEMBLY SHALL EXTEND TO FLOOR OR ROOF DECK ABOVE EXCEPT AS FOLLOWS

- FIRE SEPARATION ASSEMBLY SHALL EXTEND ONLY TO THE BOTTOM MEMBRANE OF AN ASSEMBLY RATED WITH A GREATER FIRE RATING

FIRE WALL = FIRE RATED ASSEMBLY SHALL EXTEND FROM FLOOR DECK THROUGH ALL INTERSTITIAL SPACES UP TO THE FLOOR OR ROOF DECK ABOVE

GENERAL NOTES:

THESE PLANS ARE FOR INDICATING THE FIRE RATED ASSEMBLIES ONLY. DO NOT USE THESE PLANS FOR FLOOR PLAN LAYOUT INFORMATION AS THEY MAY NOT HAVE ALL THE DEFINITIVE INFORMATION AS INDICATED ON THE 1/8" AND 1/4" SCALE PLANS.

THE HOUR RATINGS SHOWN IS THE MINIMUM RATING REQUIRED BY BUILDING CODE. ACTUAL CONSTRUCTION MAY PROVIDE AN EVEN HIGHER FIRE RATING.

2009 IBC SECTION 1007.2.1 REQUIRES THE ELEVATOR IN A BUILDING WITH THIS NUMBER OF STORIES TO BE ONE OF THE ACCESSIBLE MEANS OF EGRESS COMPLYING WITH SECTION 1007.4. THIS SHALL BE PROVIDED BY MEANS OF AN EMERGENCY GENERATOR TO POWER THE ELEVATORS DURING A FIRE SHOWN BY OTHERS IN THE ELECTRICAL DRAWINGS FOR THIS PROJECT.

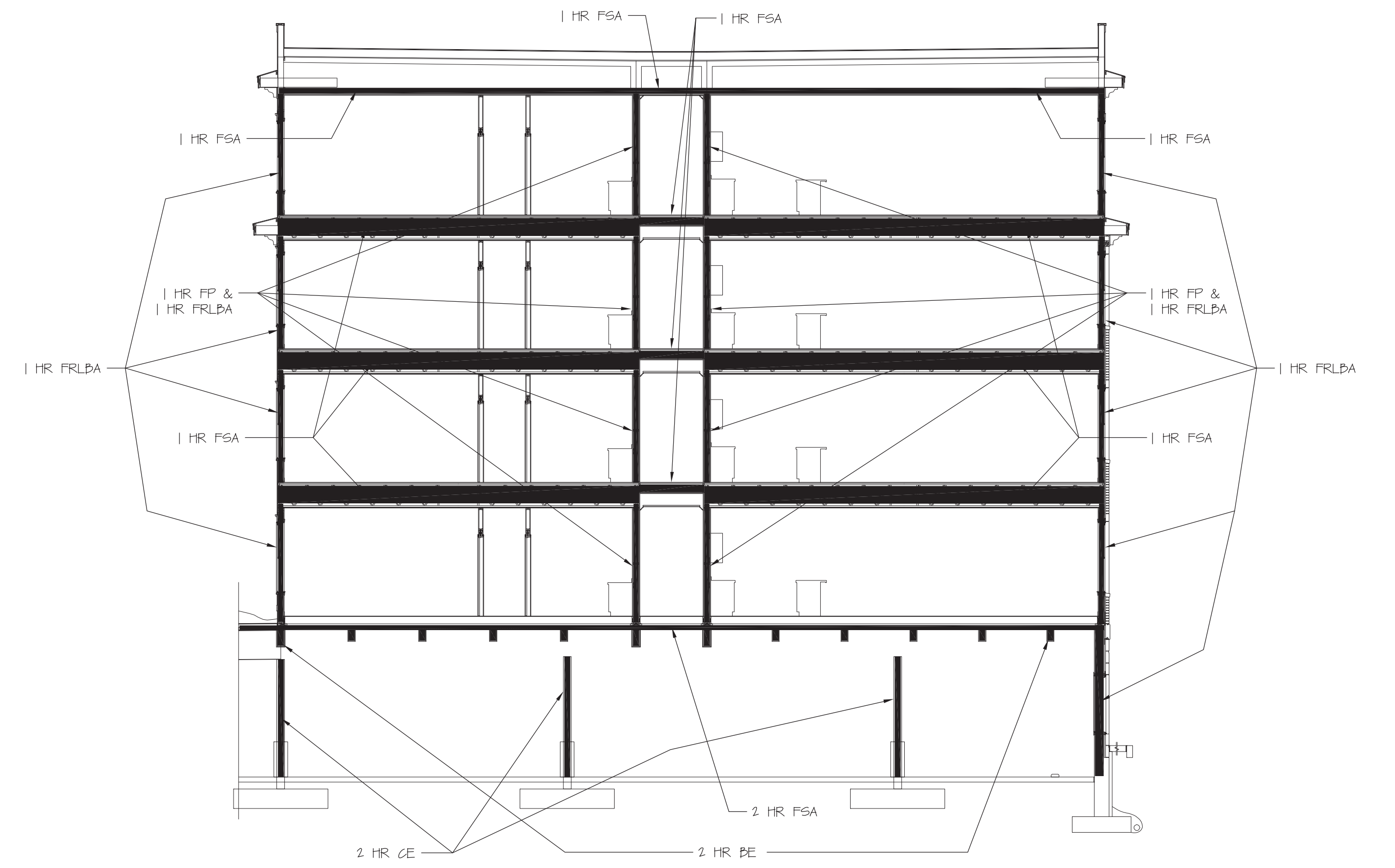
THE CEILING FOR THE FOLLOWING ROOMS SHALL BE 2 HOUR FIRE RATED SHAFTWALL ASSEMBLY CEILINGS: ALL STAIRS, ALL SHAFTS CONNECTING THREE FLOORS OR MORE, AND THE CEILING OF ALL THE ELEVATOR HOISTWAYS.

WHEN A LEADER POINTS TO THE MIDDLE OF A ROOM OR SPACE THE INTERIOR WALLS SURROUNDING THAT ROOM SHALL BE AS NOTED WITH THE LEADER.

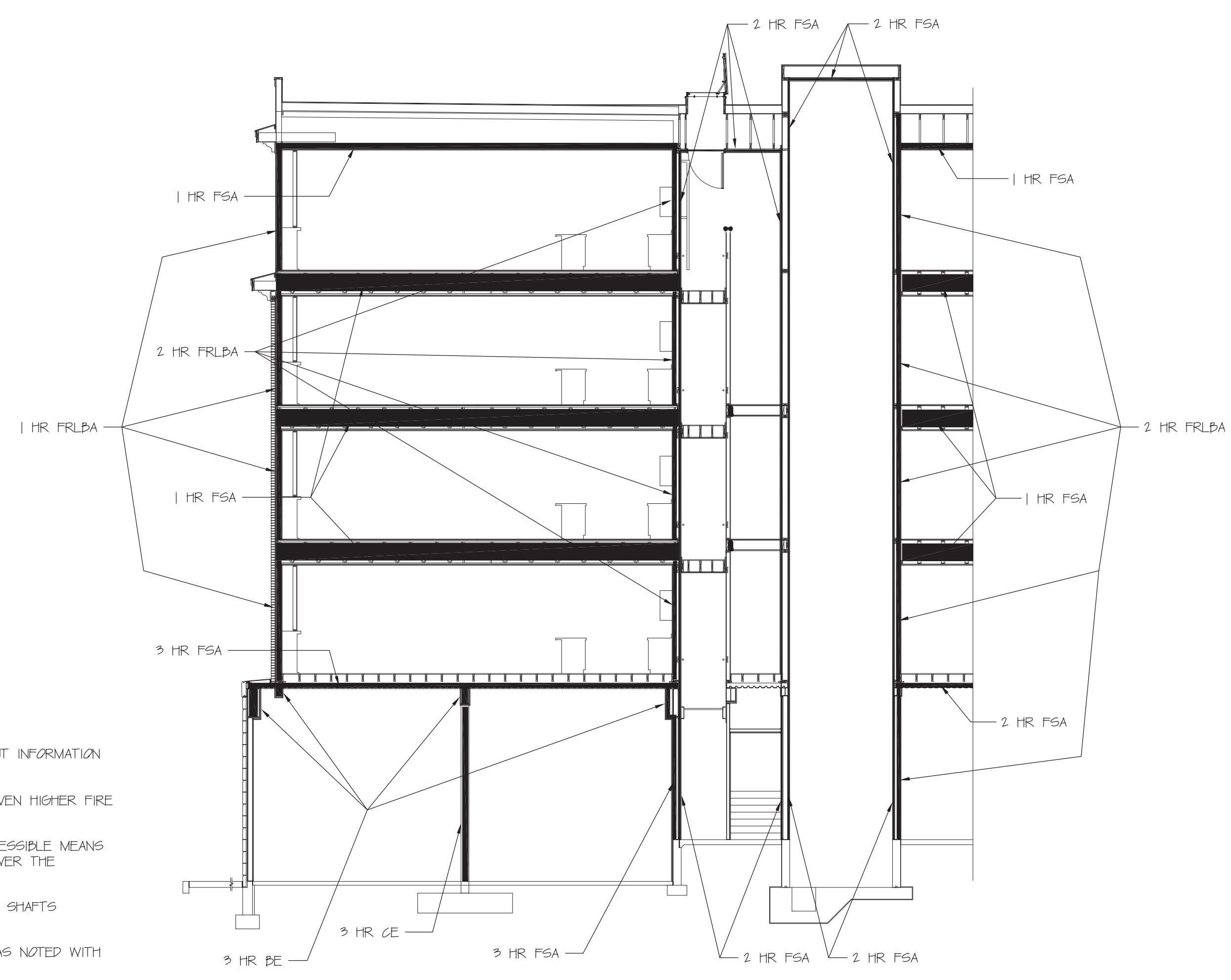
WHEN A LEADER POINTS TO A WALL THE ENTIRE LENGTH OF THAT WALL SHALL BE AS NOTED WITH THAT LEADER.

WHEN A WALL HAS MORE THAN ONE FIRE RATING APPLIED TO IT THE HIGHER FIRE RATING AND HIGHER DEGREE OF SEPARATION SHALL APPLY.

THE WALLS THAT ARE FIRE RATED ARE GRAPHICALLY FILLED SOLID OR AS NOTED IN THE NOTES THAT APPLY TO THE FLOOR LEVEL.



SECTION A
 SCALE: 1/8" = 1'-0"



SECTION D
 SCALE: 1/8" = 1'-0"



DAVID M. WHITE, ARCHITECT
 403 Tibbetts Hill Road
 PO Box 447
 Goffstown, NH 07045
 (603) 497-3405

THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

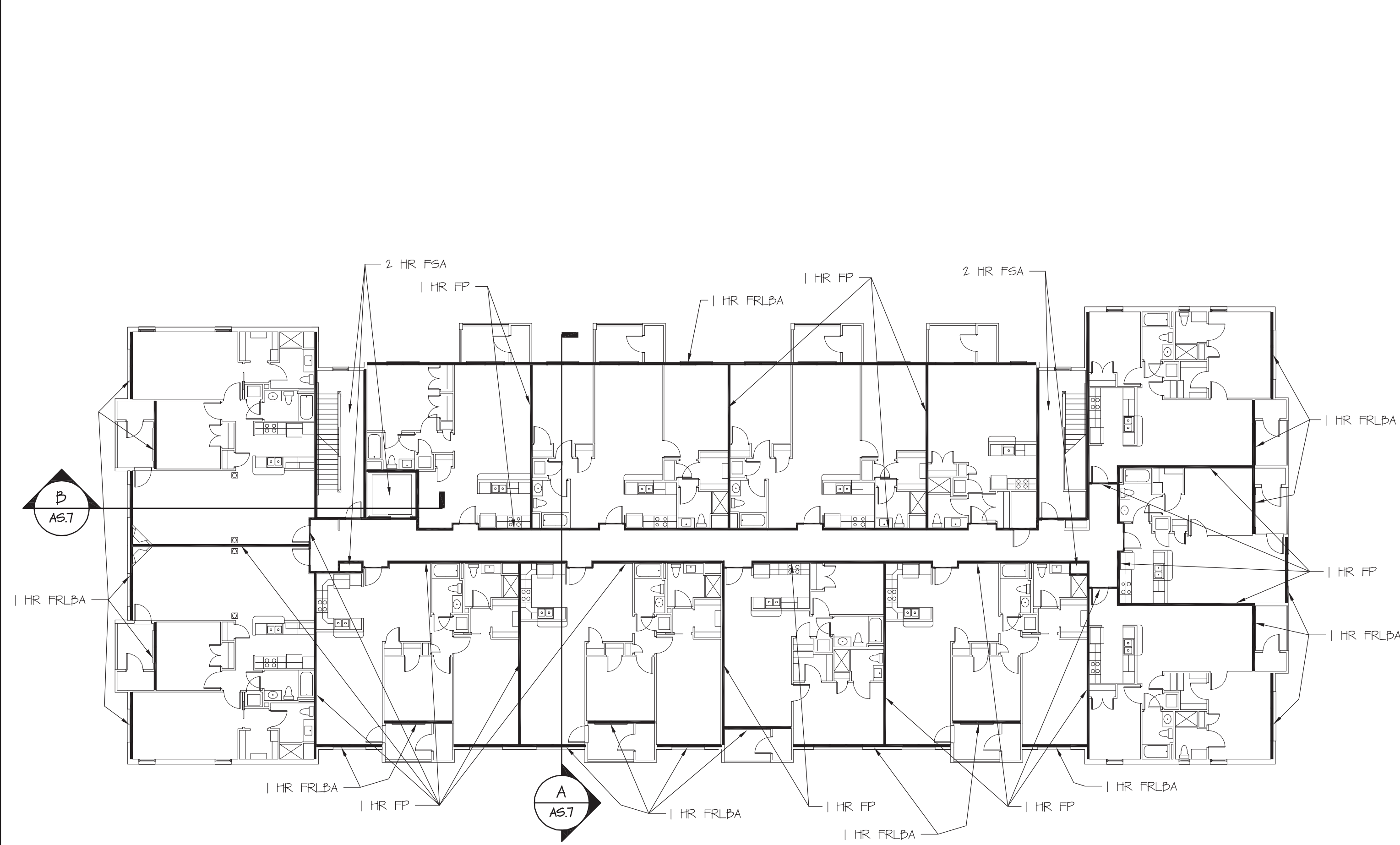
THE BAY HOUSE
 Middle Street
 Portland, Maine

FIRE RATED ASSEMBLY PLANS
 Scale: As Shown
 Commission No.: 11-013
 Date: September 5, 2012

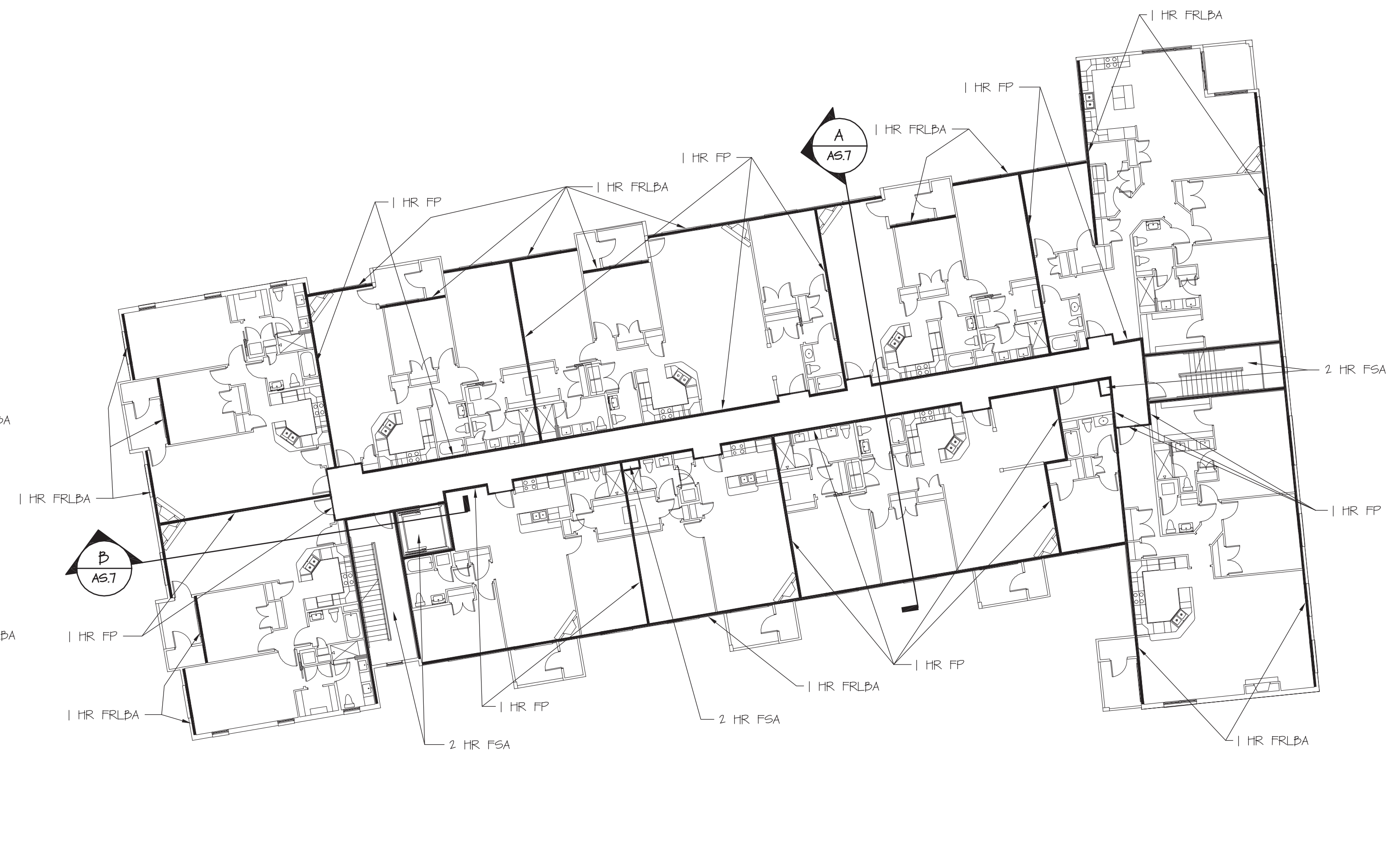
REVISIONS:

DRG. NO.

ASB



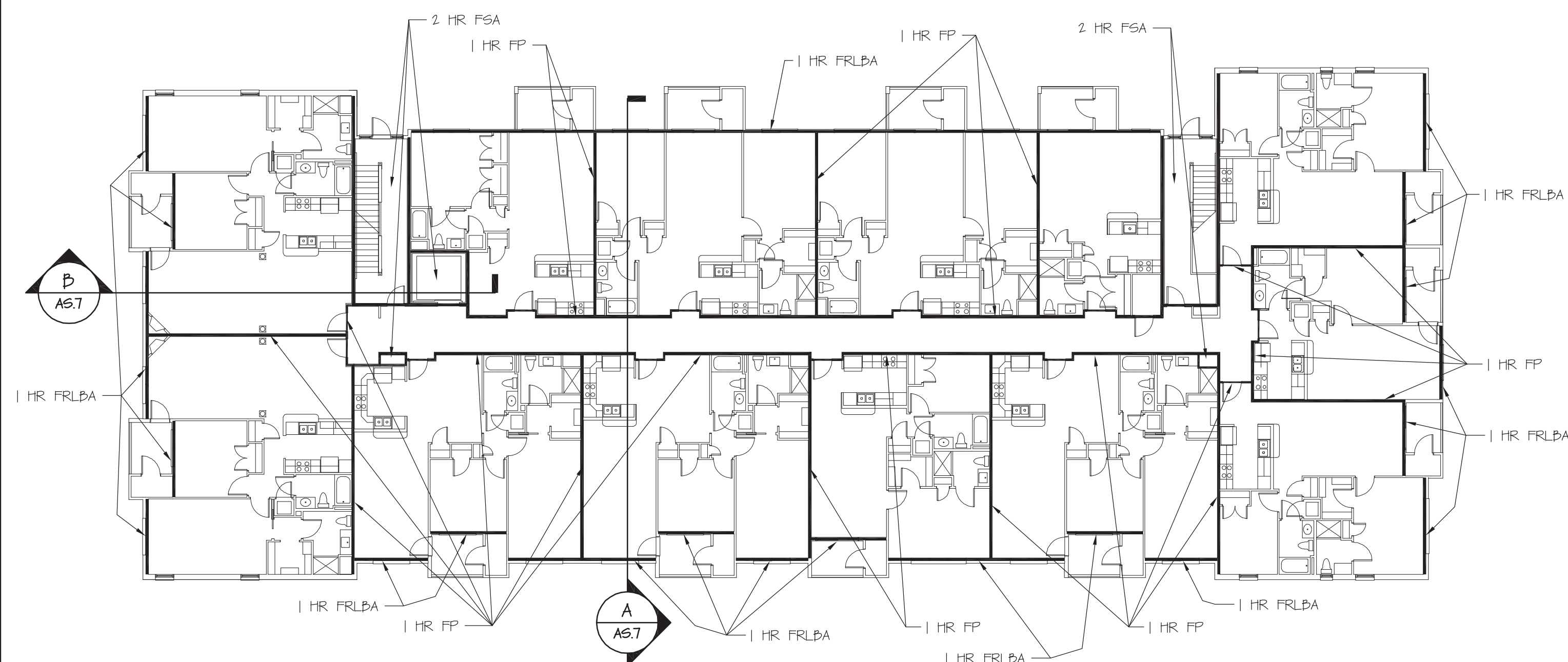
BLDG 1 THIRD - FIFTH FLOOR
 SCALE: 1/8" = 1'-0"



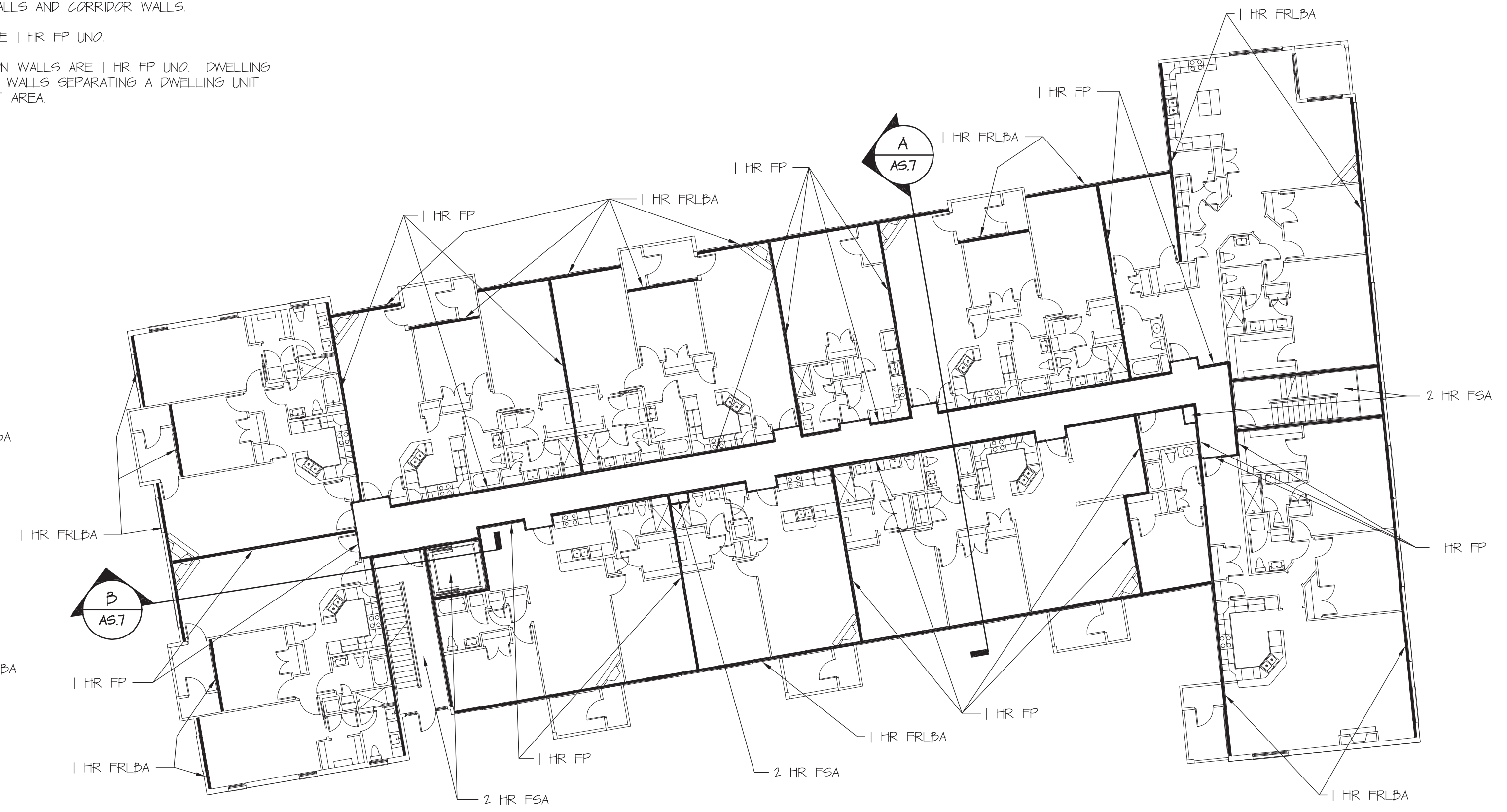
BLDG 2 FOURTH - FIFTH FLOOR
 SCALE: 1/8" = 1'-0"

RESIDENTIAL FLOORS GENERAL NOTES:

1. ALL LOAD BEARING WALLS AND MEMBERS ARE 1 HR FRLBA UNO. THIS INCLUDES EXTERIOR WALLS AND CORRIDOR WALLS.
2. ALL CORRIDOR WALLS ARE 1 HR FP UNO.
3. ALL DWELLING SEPARATION WALLS ARE 1 HR FP UNO. DWELLING SEPARATION WALLS INCLUDE WALLS SEPARATING A DWELLING UNIT FROM A NON DWELLING UNIT AREA.



BLDG 1 SECOND FLOOR
 SCALE: 1/8" = 1'-0"



BLDG 2 SECOND - THIRD FLOOR
 SCALE: 1/8" = 1'-0"