

LOWER LEVEL PARKING - BASEMENT PLAN

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

DAVID M. WHITE, ARCHITECT
 403 Tibbets Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 477-3405

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

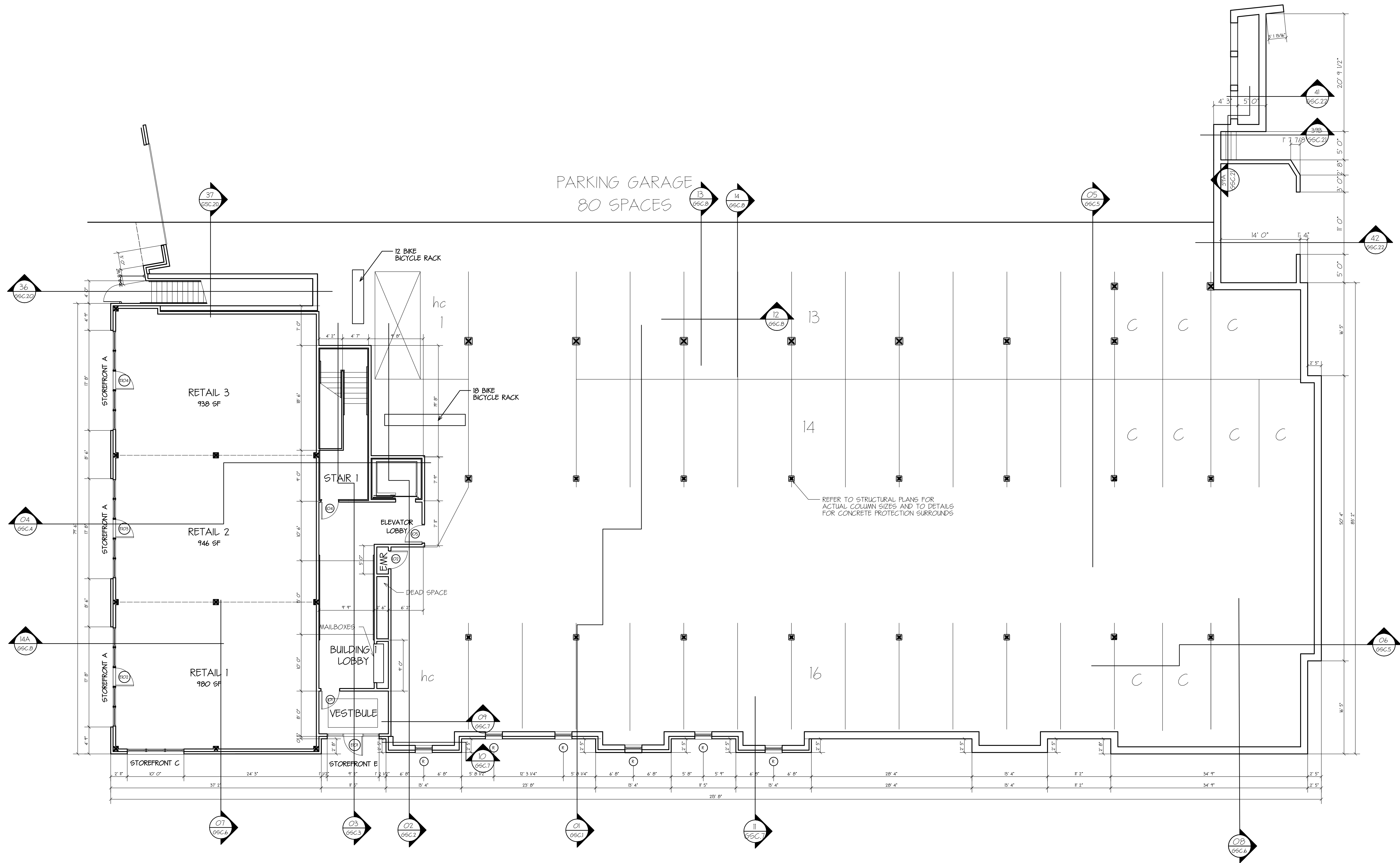
THE BAY HOUSE
 Middle Street
 Portland, Maine

LOWER GARAGE PLAN
 Buildings 1 & 2
 Scale: 1/16" = 1' 0"
 Commission No: 11-018
 Date: September 5, 2012

REVISIONS:

DRG. NO.

G.1



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

DAVID M. WHITE, ARCHITECT
 403 Tbetts Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 497-3405

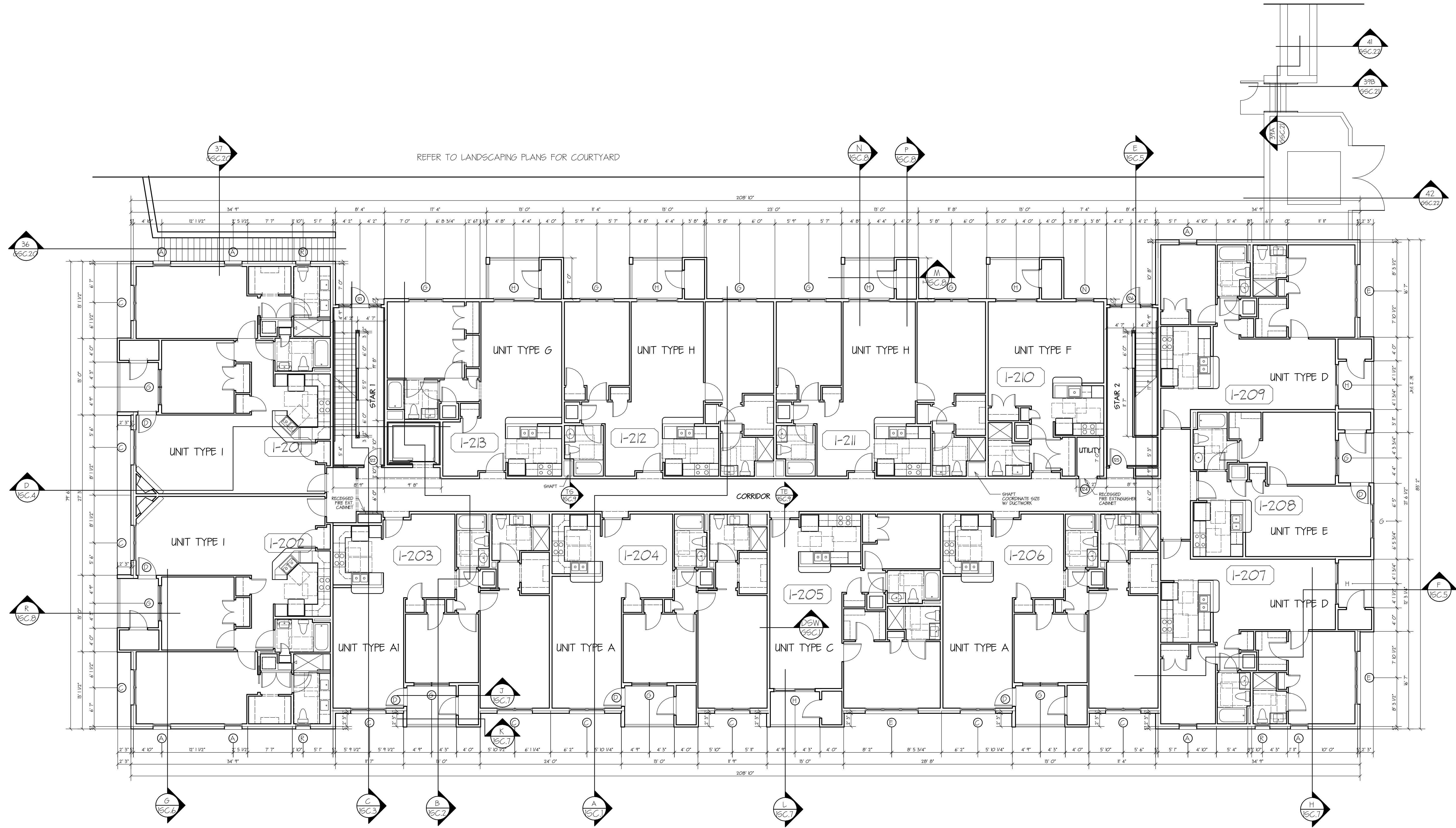
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 35 Fay Street Suite 5-2
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THE BAY HOUSE
 Middle Street
 Portland, Maine

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

REVISIONS:

DRG. NO.
 B1-1



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

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 403 Tibbets Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
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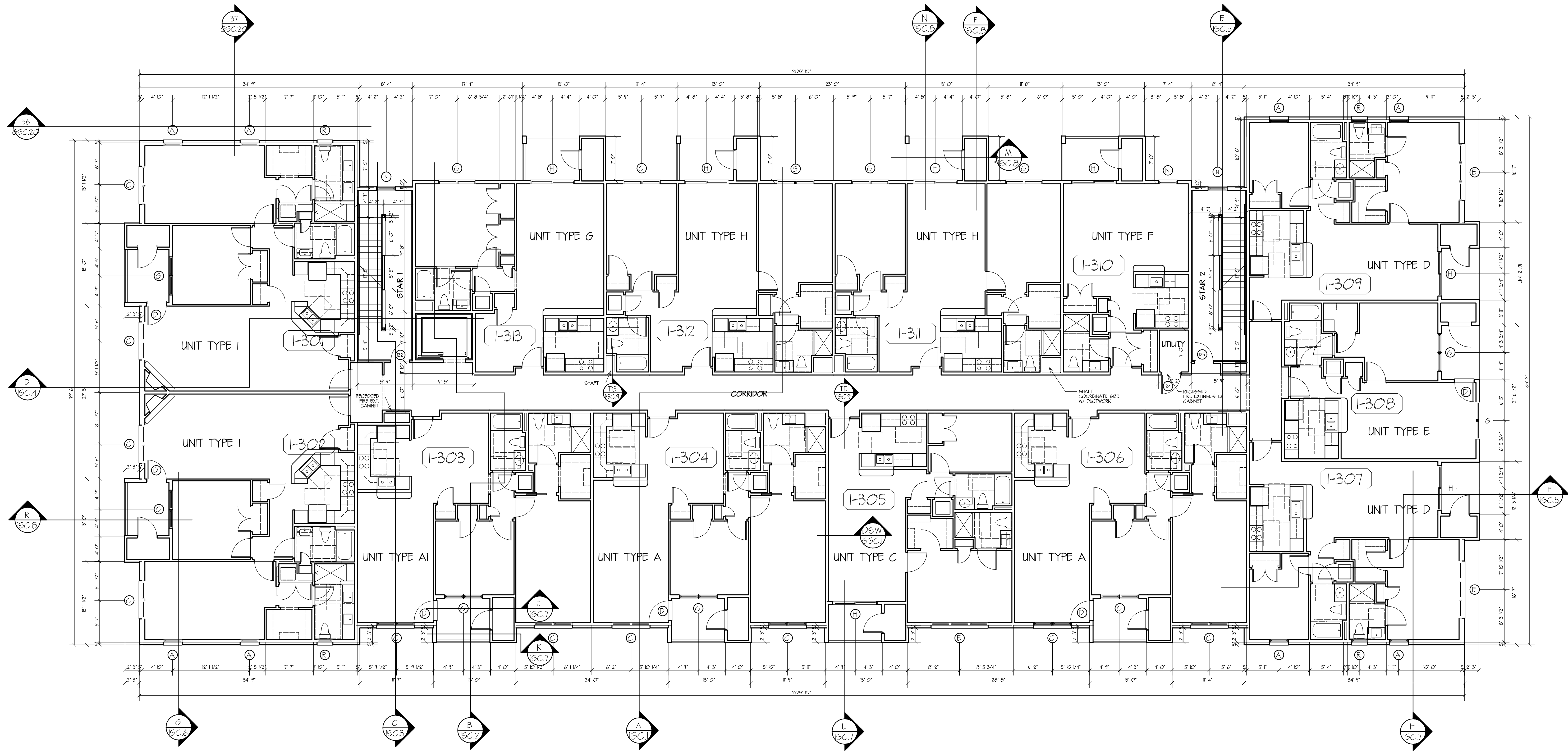
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SECOND FLOOR PLAN
 Building I
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 B1-2



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

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 Goffstown, New Hampshire 03045
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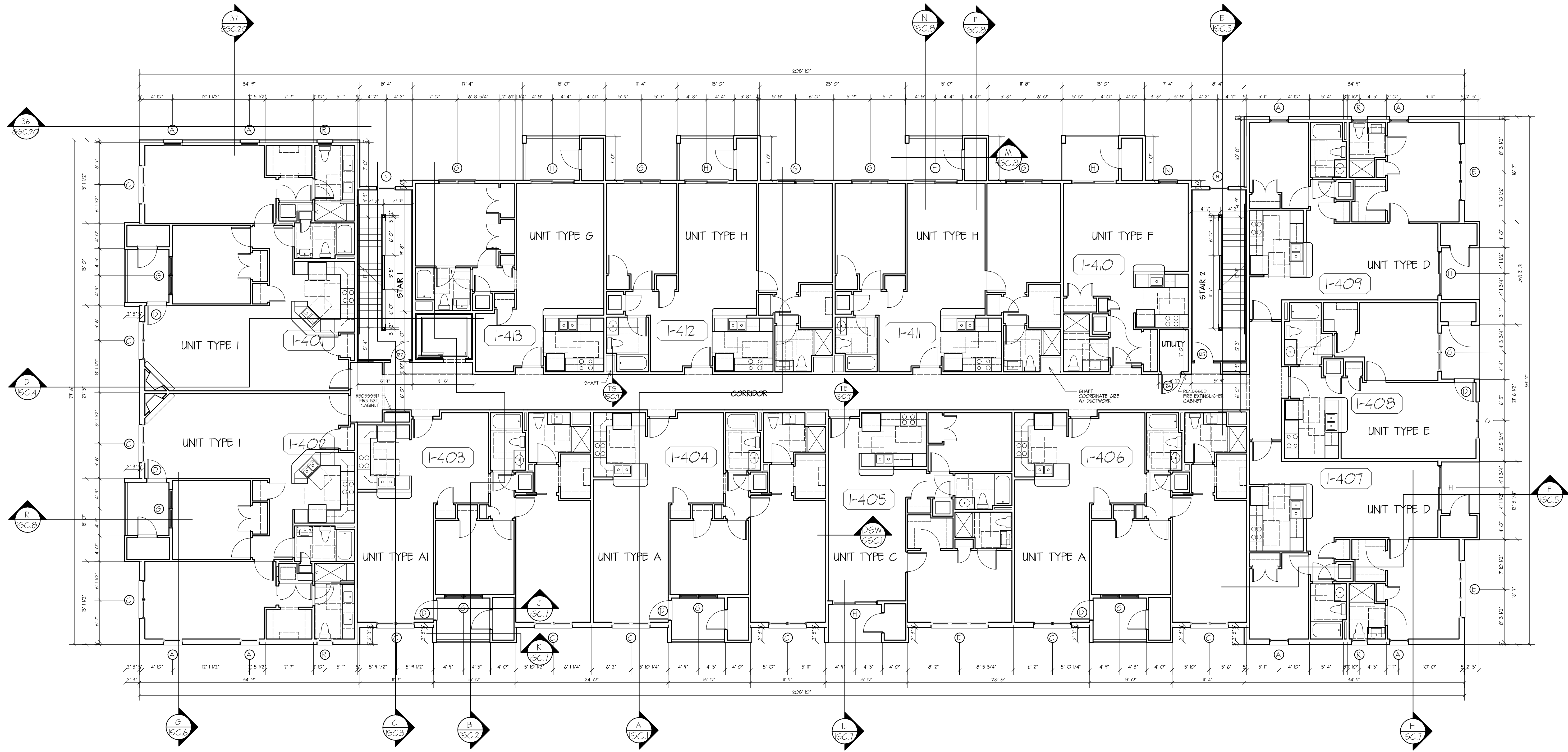
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THE BAY HOUSE
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THIRD FLOOR PLAN
 Building I
 Scale: 1/8" = 1' 0"
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DRG. NO.
 B1-3



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

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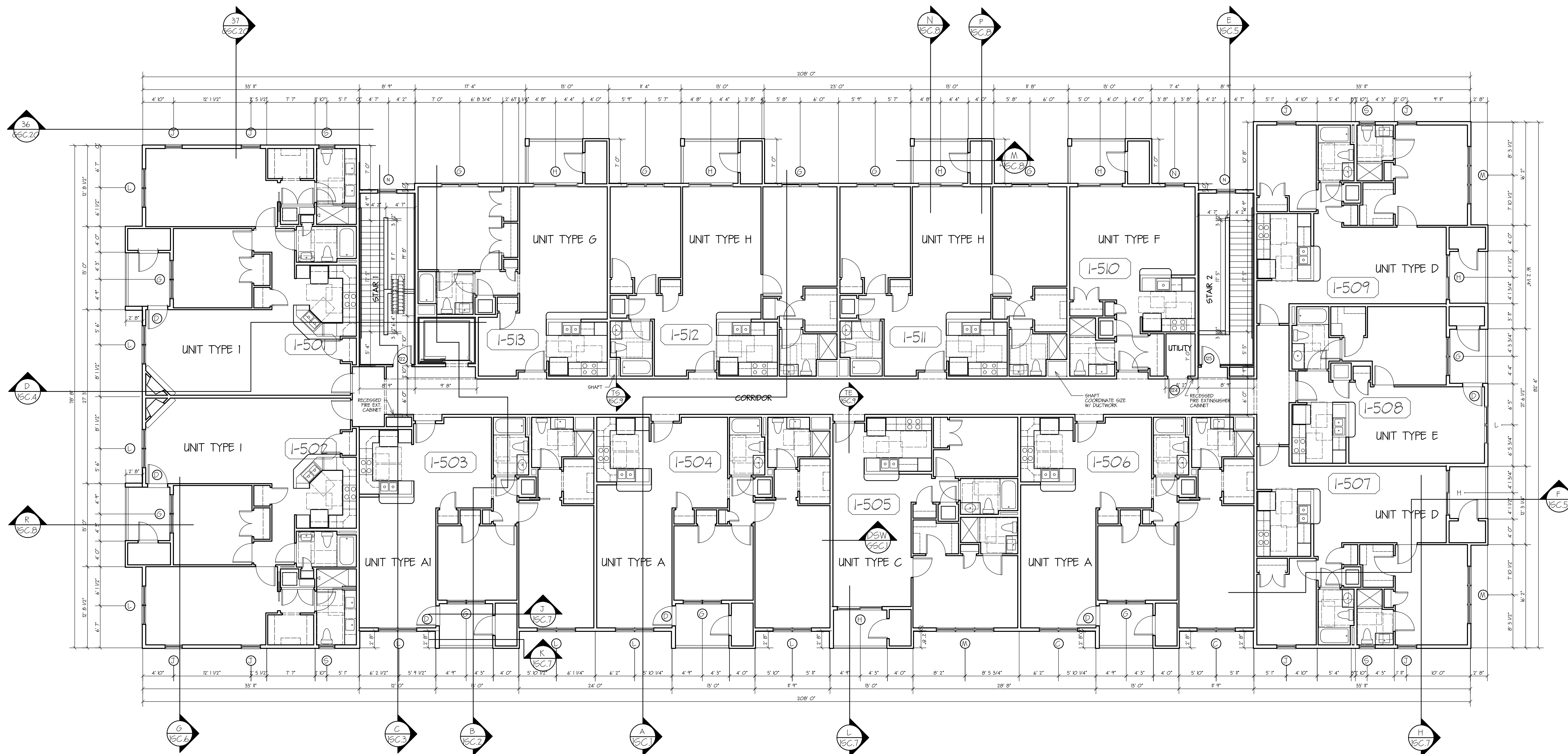
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FOURTH FLOOR PLAN
 Building I
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
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 B1-4



5th FLOOR PLAN
BUILDING I

SCALE: 1/8" = 1' 0"

GROSS FLOOR AREA INCLUDING DECKS: 15,962 SF

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403 Tbetts Hill Road
P. O. Box 447
Goffstown, New Hampshire 03045
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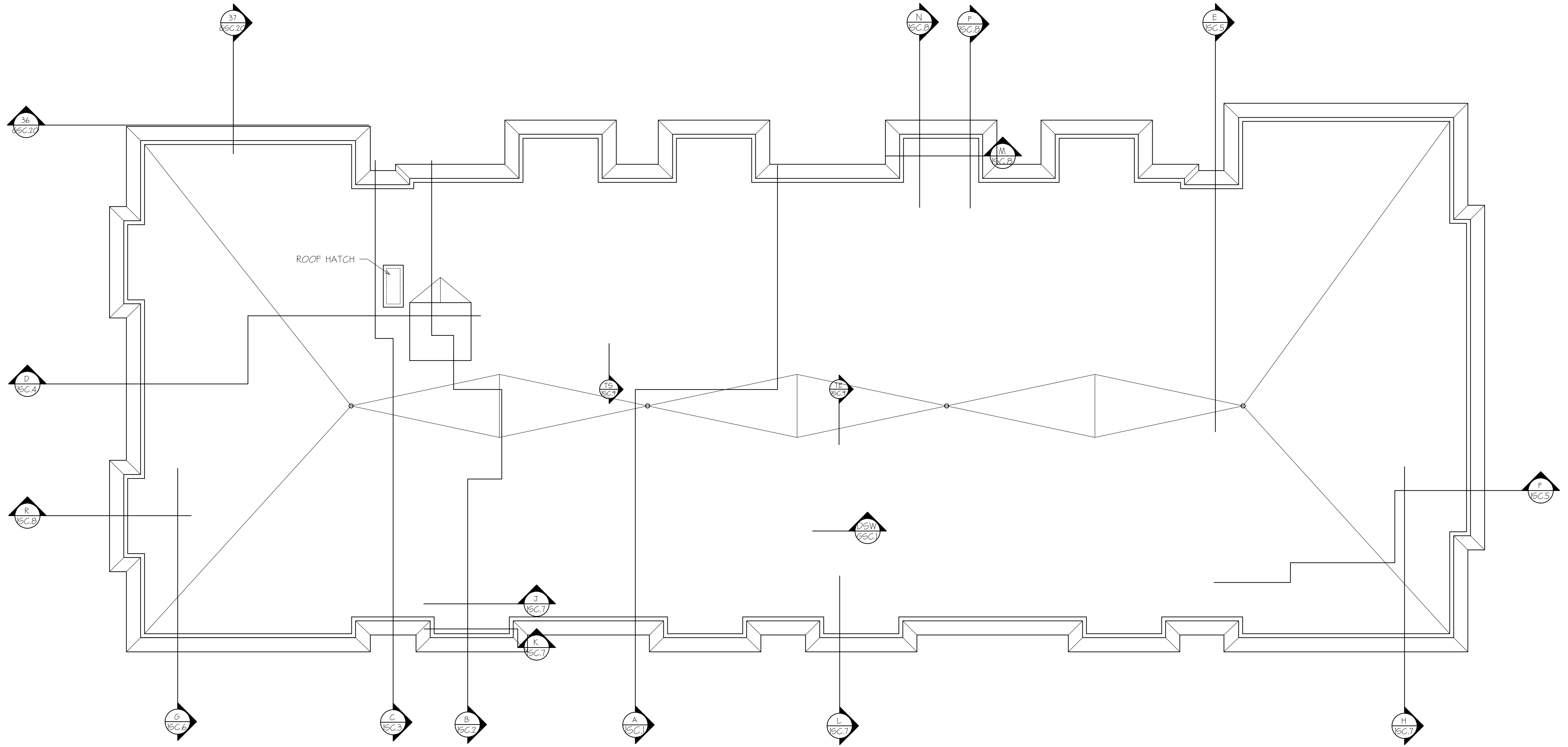
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Portland, Maine

FIFTH FLOOR PLAN
Building I
Scale: 1/8" = 1' 0"
Commission No: 11-013
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DRG. NO.
B1-5



**ROOF PLAN
BUILDING I**
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.

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403 Tibbetts Hill Road
P. O. Box 447
Goffstown, New Hampshire 03045
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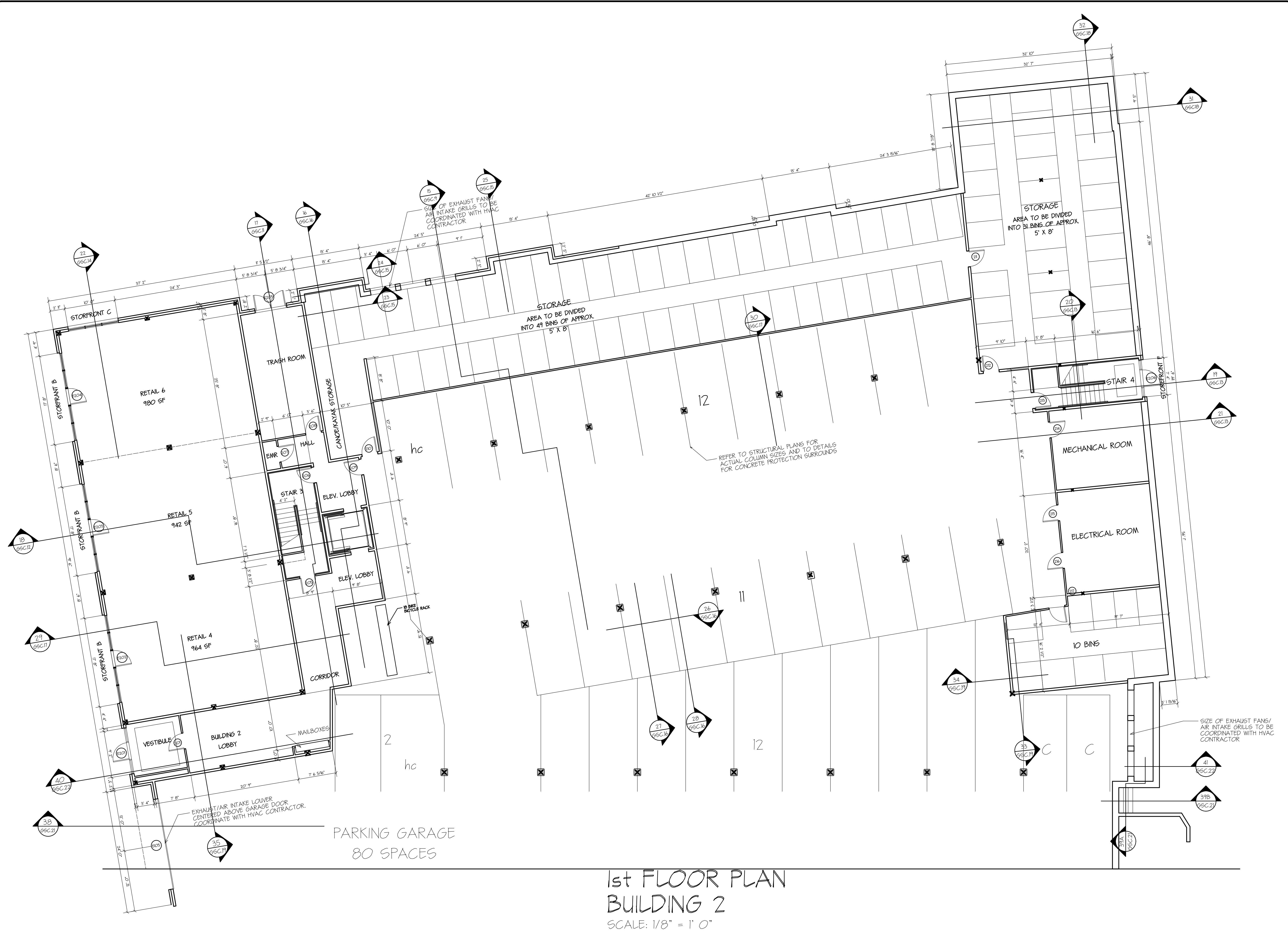
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**ROOF PLAN
Building I**
Scale: 1/8" = 1' 0"
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B1-6



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

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 403 Tbetts Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 497-3405

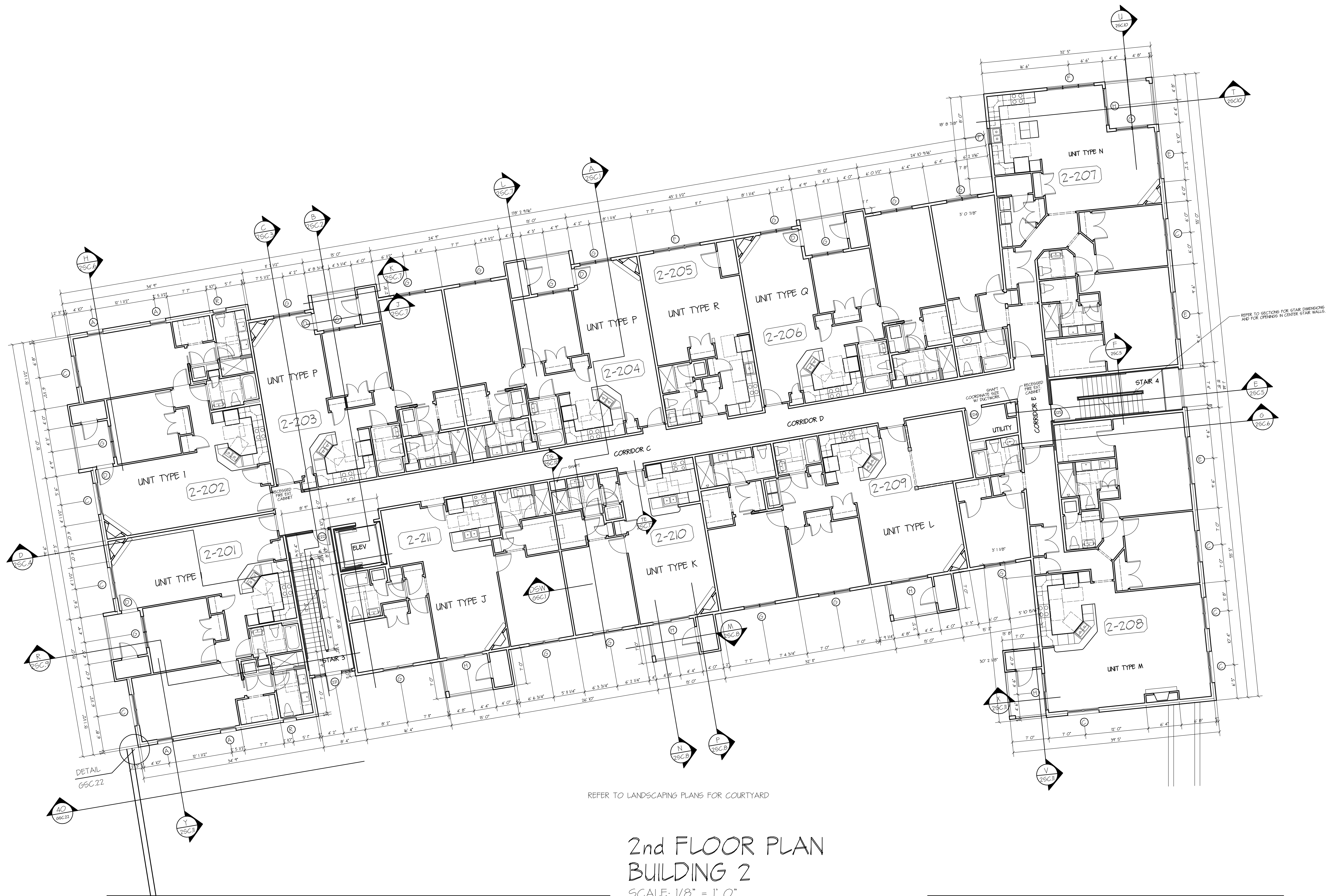
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FIRST FLOOR PLAN
 Building 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 B2-1



2nd FLOOR PLAN
 BUILDING 2
 SCALE: 1/8" = 1' 0"
 GROSS FLOOR AREA INCLUDING PATIOS: 16,987 SF

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 P. O. Box 447
 Goffstown, New Hampshire 03045
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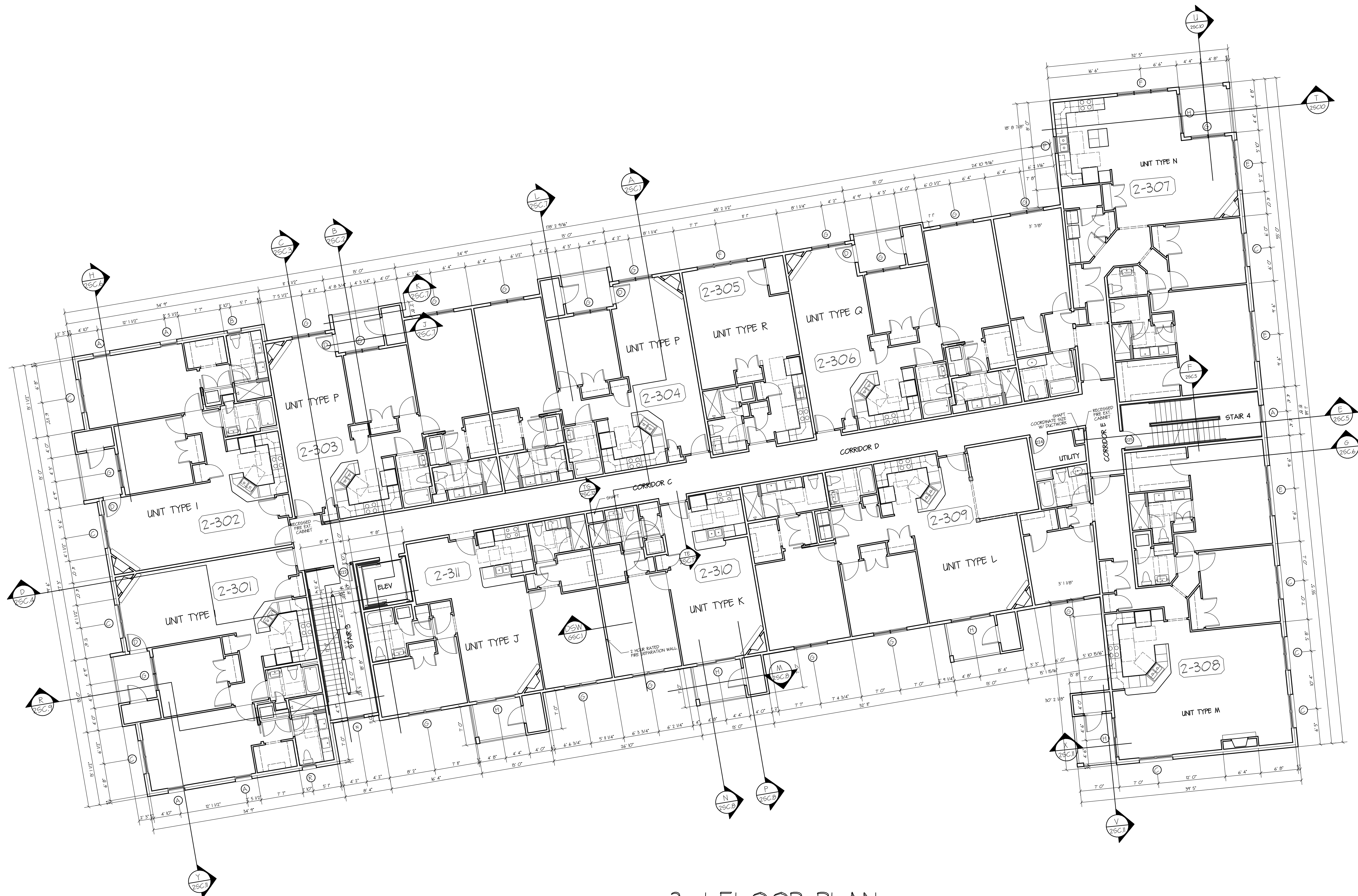
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 Boston, MA 02118

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

REVISIONS:

DRG. NO.
 B2-2



3rd FLOOR PLAN
 BUILDING 2
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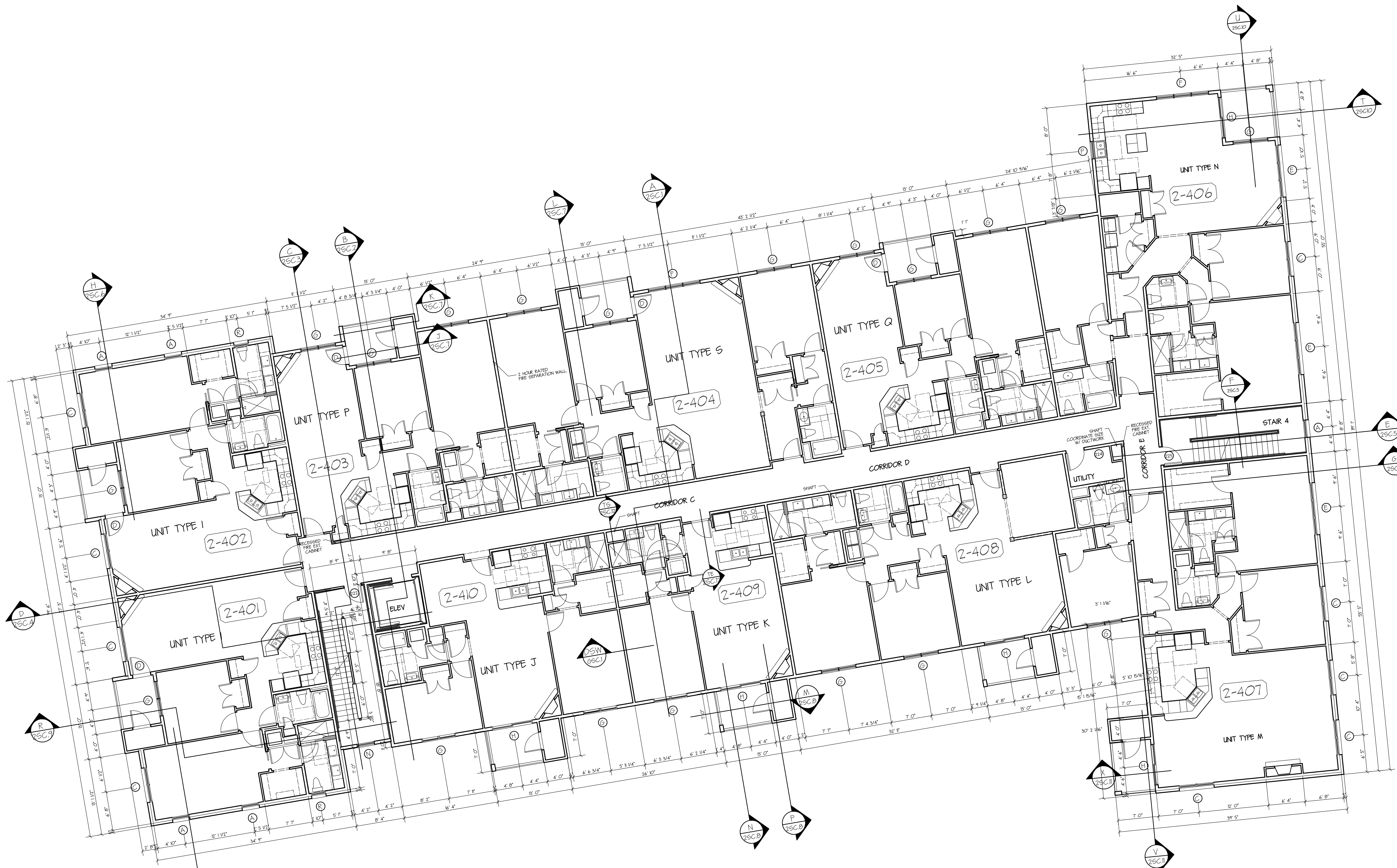
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THIRD FLOOR PLAN
 Building 2
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REVISIONS:

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 B2-3



**4th FLOOR PLAN
BUILDING 2**

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

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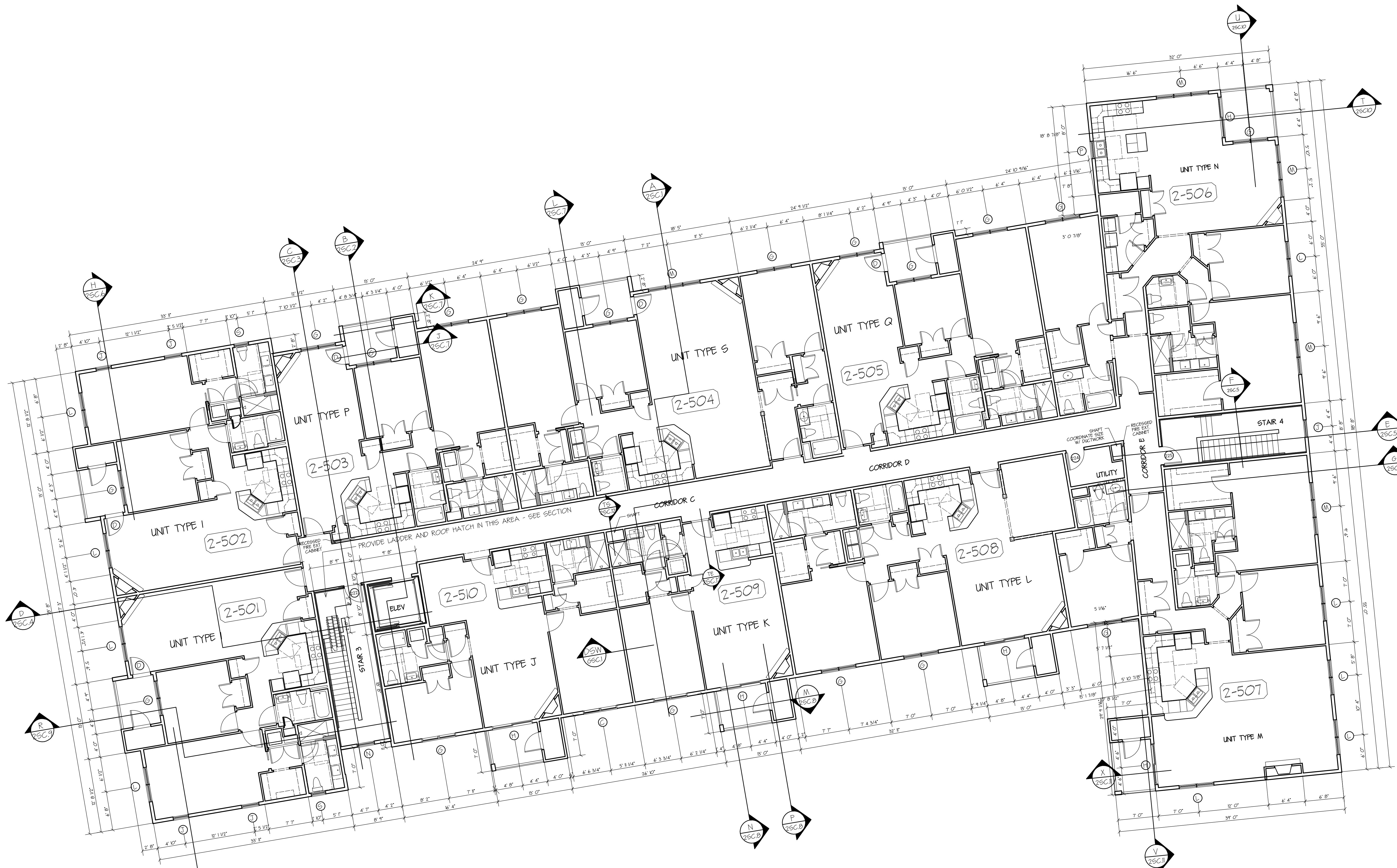
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**FOURTH FLOOR PLAN
Building 2**
Scale: 1/8" = 1' 0"
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REVISIONS:

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B2-4



**5th FLOOR PLAN
BUILDING 2**

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

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Goffstown, New Hampshire 03045
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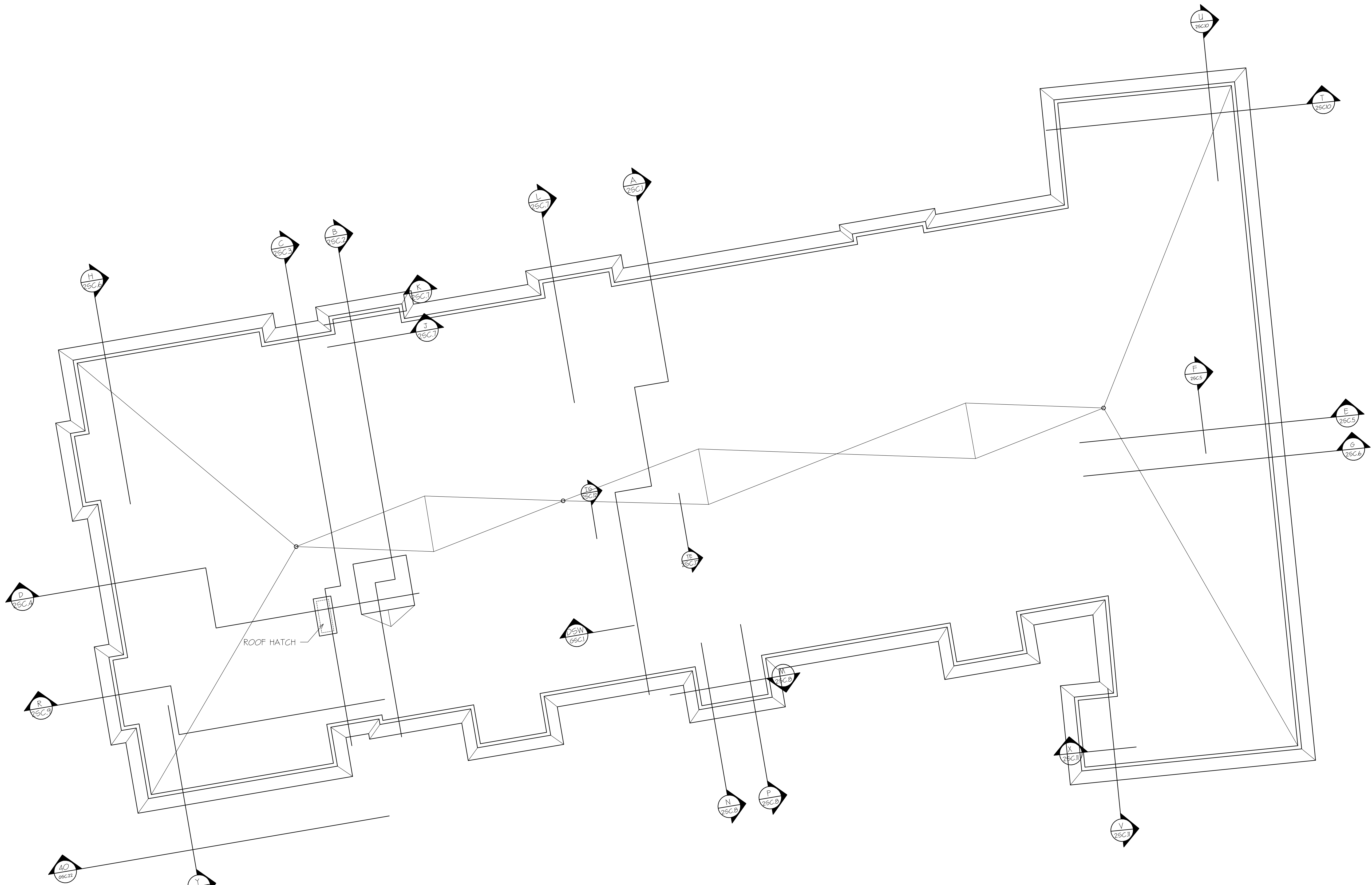
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**FIFTH FLOOR PLAN
Building 2**
Scale: 1/8" = 1' 0"
Commission No: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.
B2-5



ROOF PLAN
BUILDING 2

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P. O. Box 447
Goffstown, New Hampshire 03045
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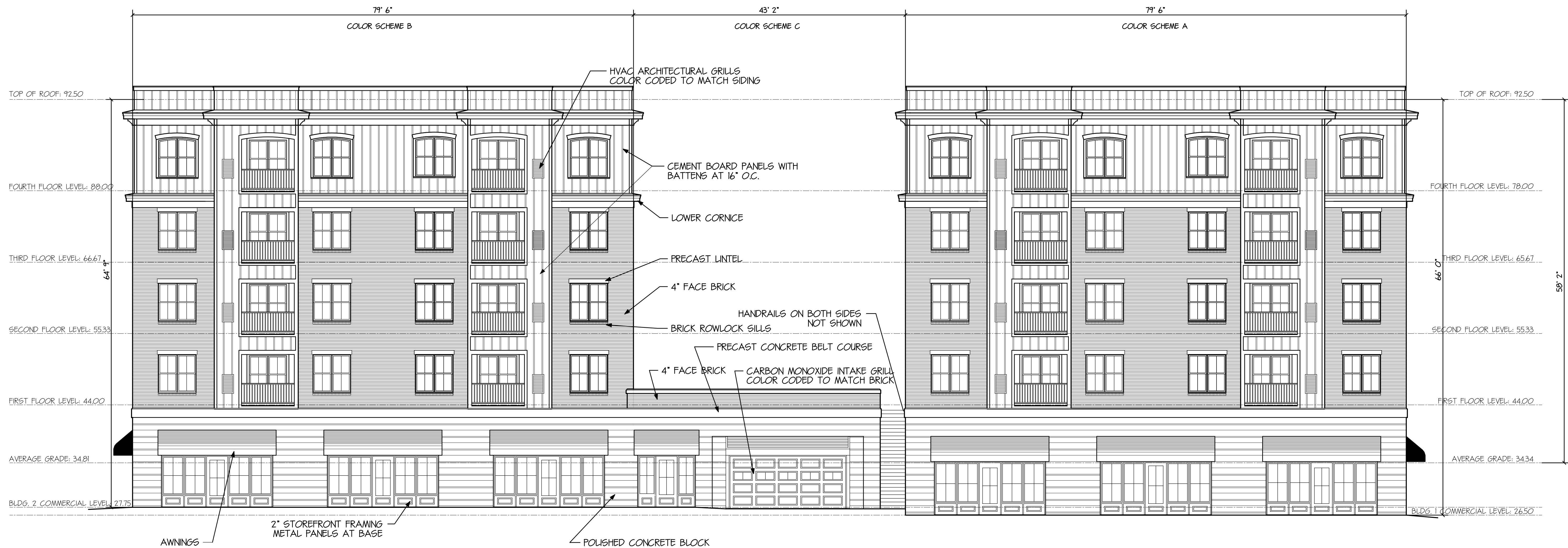
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Middle Street
Portland, Maine

ROOF PLAN
Building 2
Scale: 1/8" = 1'-0"
Commission No: 11-013
Date: September 5, 2012

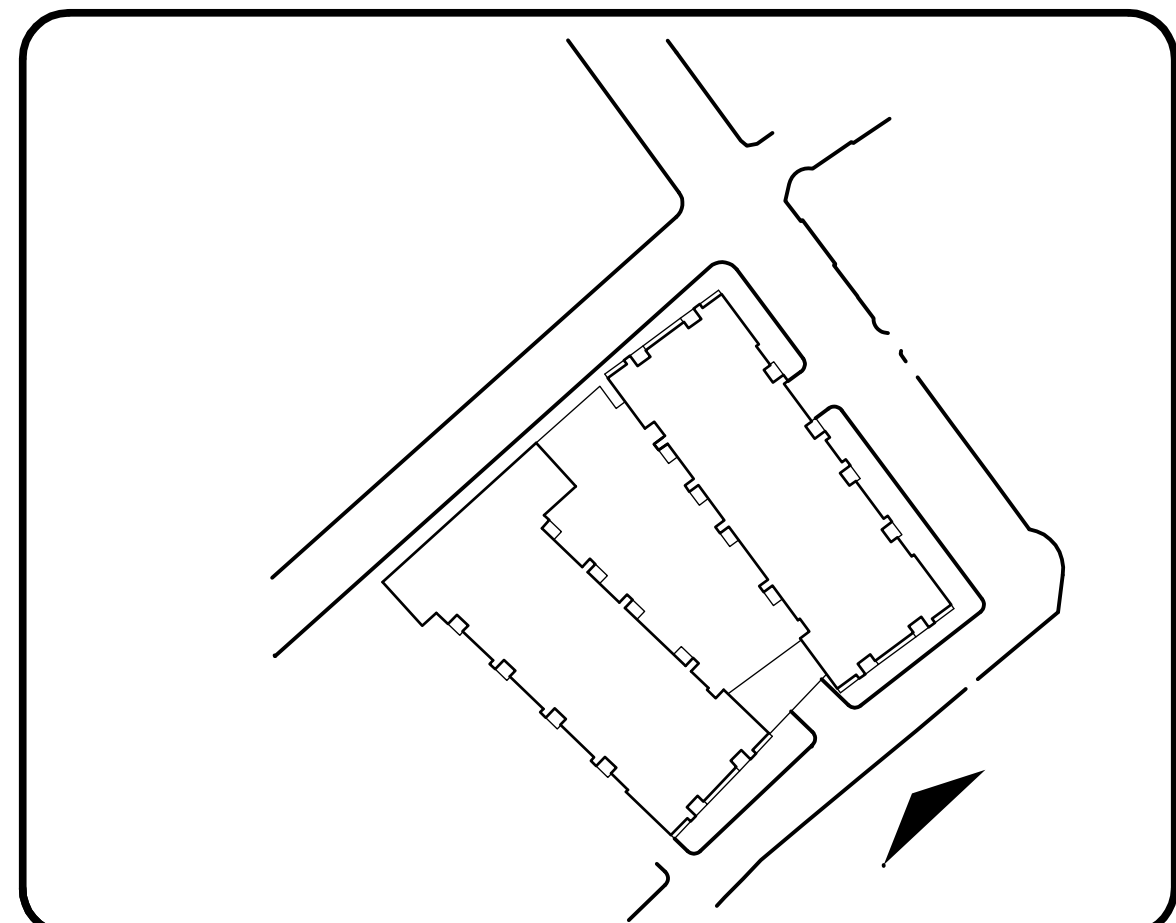
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B2-6



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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 403 Tippetts Hill Road
 P. O. Box 447
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SOUTH ELEVATION
 Building 1 & 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-OB
 Date: September 5, 2012

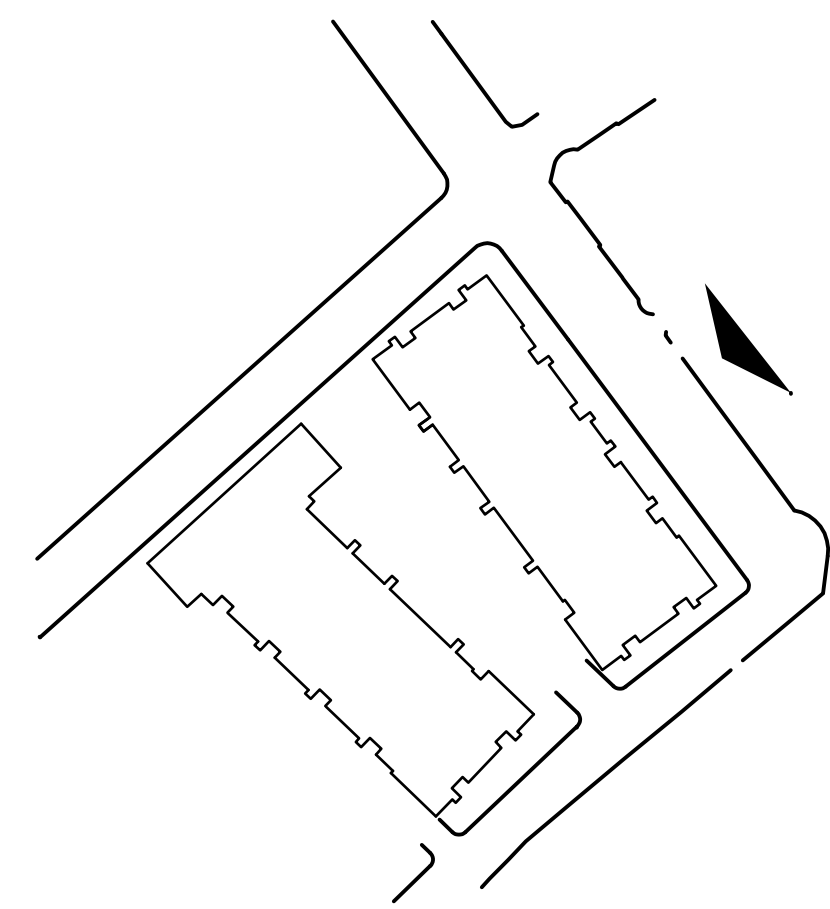
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E.1



BUILDING 1
 HANCOCK STREET ELEVATION
 SCALE: 1/8" = 1' 0"



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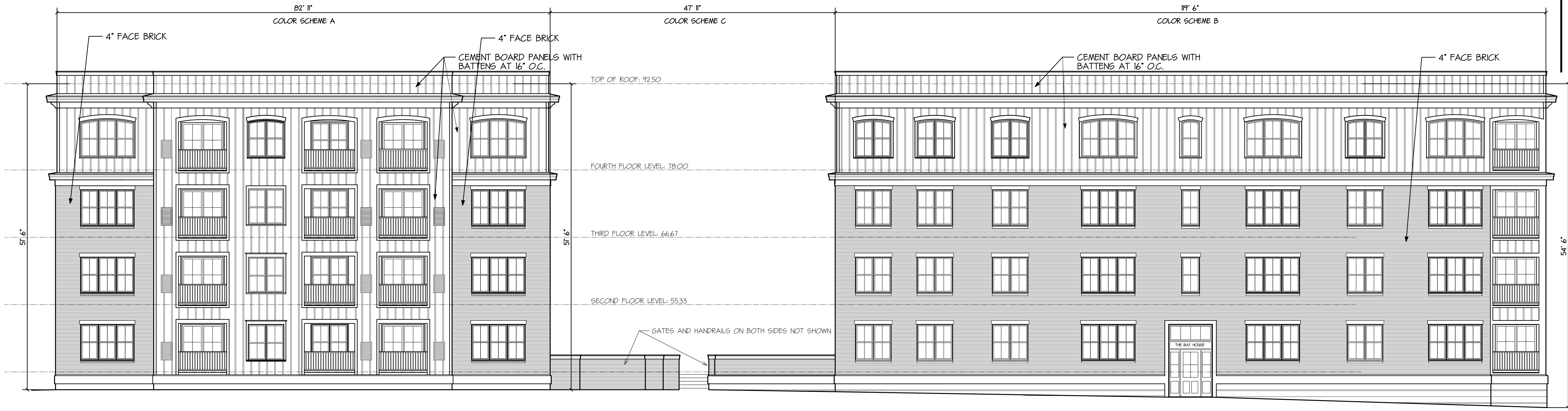
THE BAY HOUSE
 Middle Street
 Portland, Maine

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

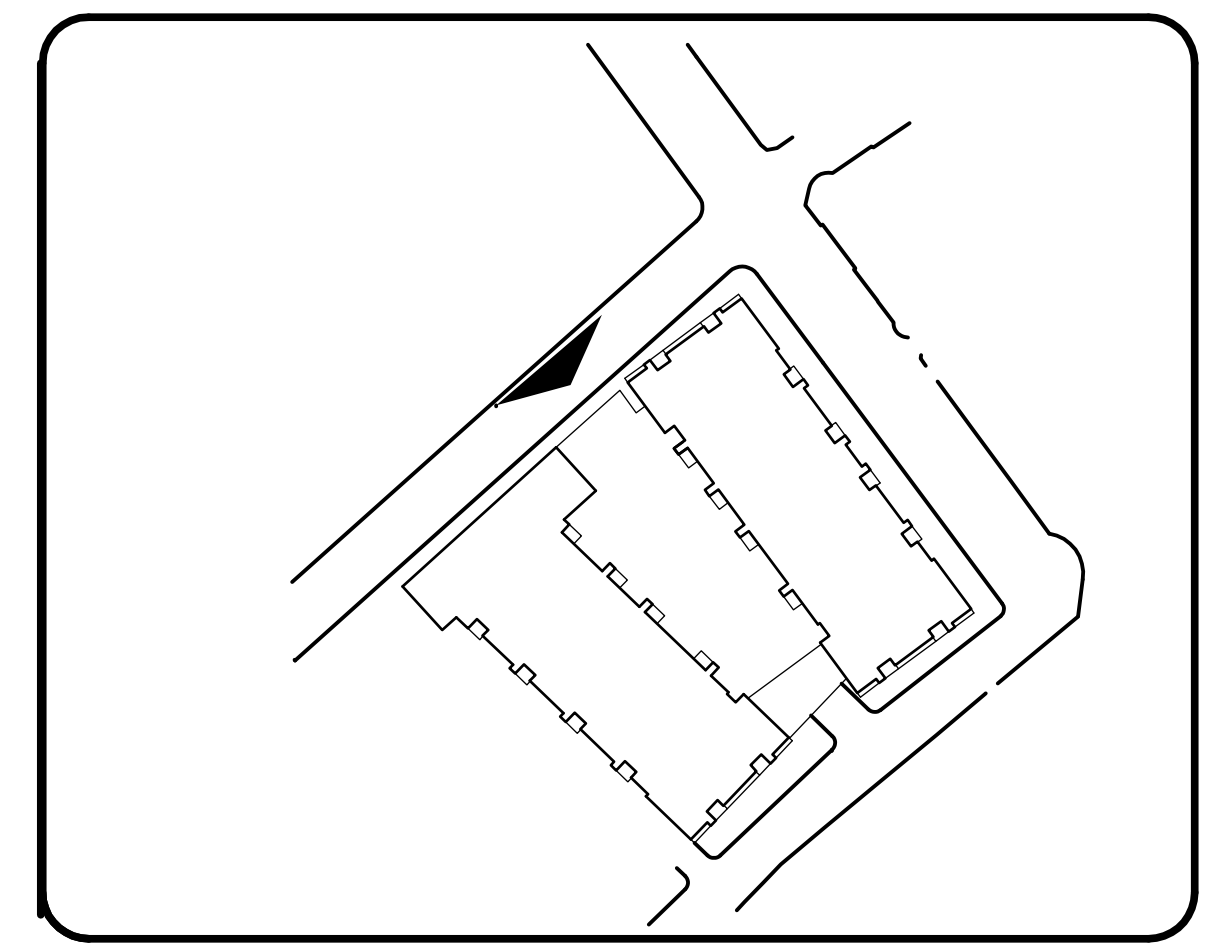
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E.2



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



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 403 Tibbets Hill Road
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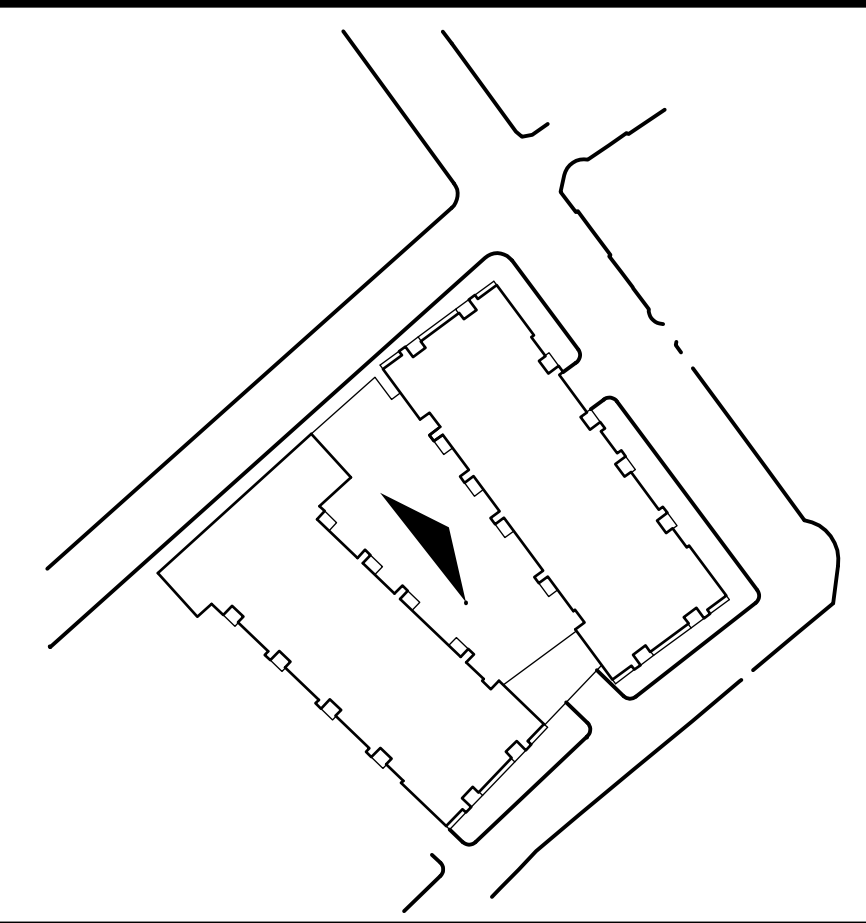
NORTH ELEVATION
 Buildings 1 & 2
 Scale: 1/8" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
 E.3



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



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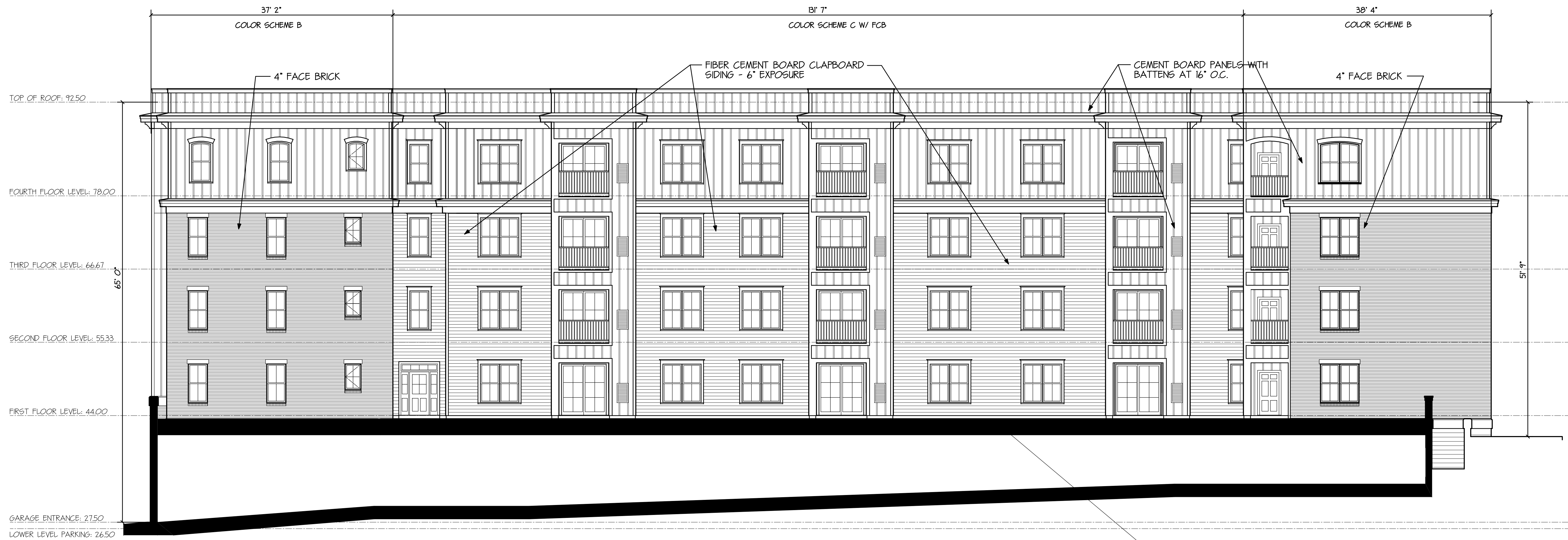
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 35 Fay Street Suite 5-2
 Boston, MA 02108

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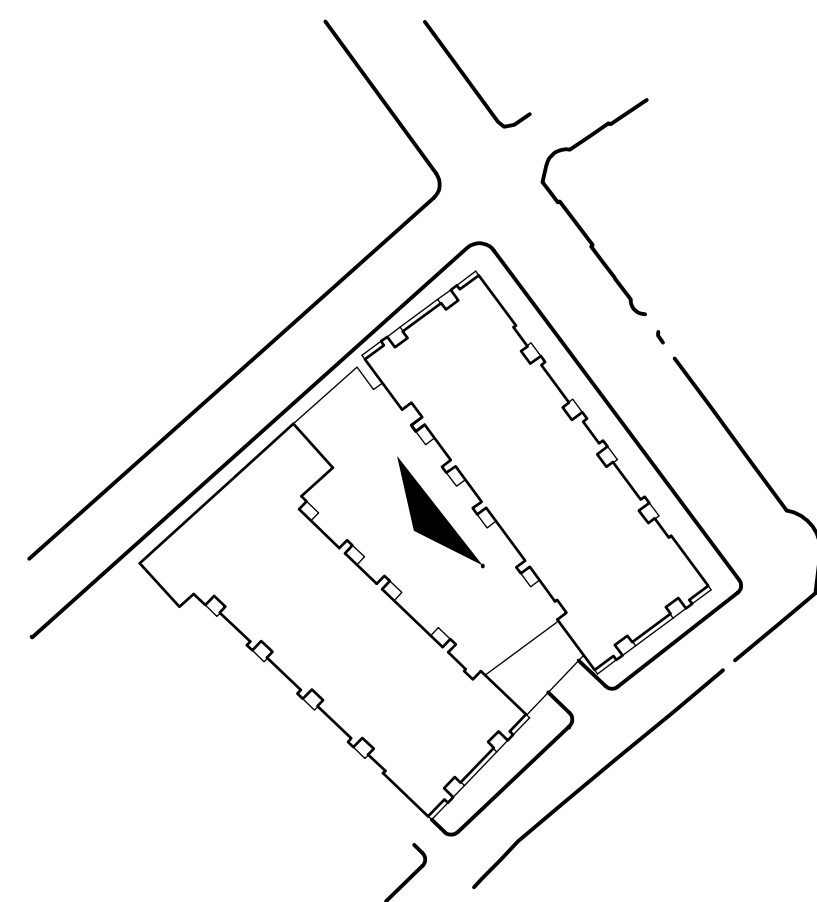
WEST ELEVATION
 Building 1
 Scale: 1/8" = 1' 0"
 Commission No: 11-0B
 Date: September 5, 2012

REVISIONS:

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 E.4



BUILDING 2
 EAST COURTYARD ELEVATION
 SCALE: 1/8" = 1' 0"



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

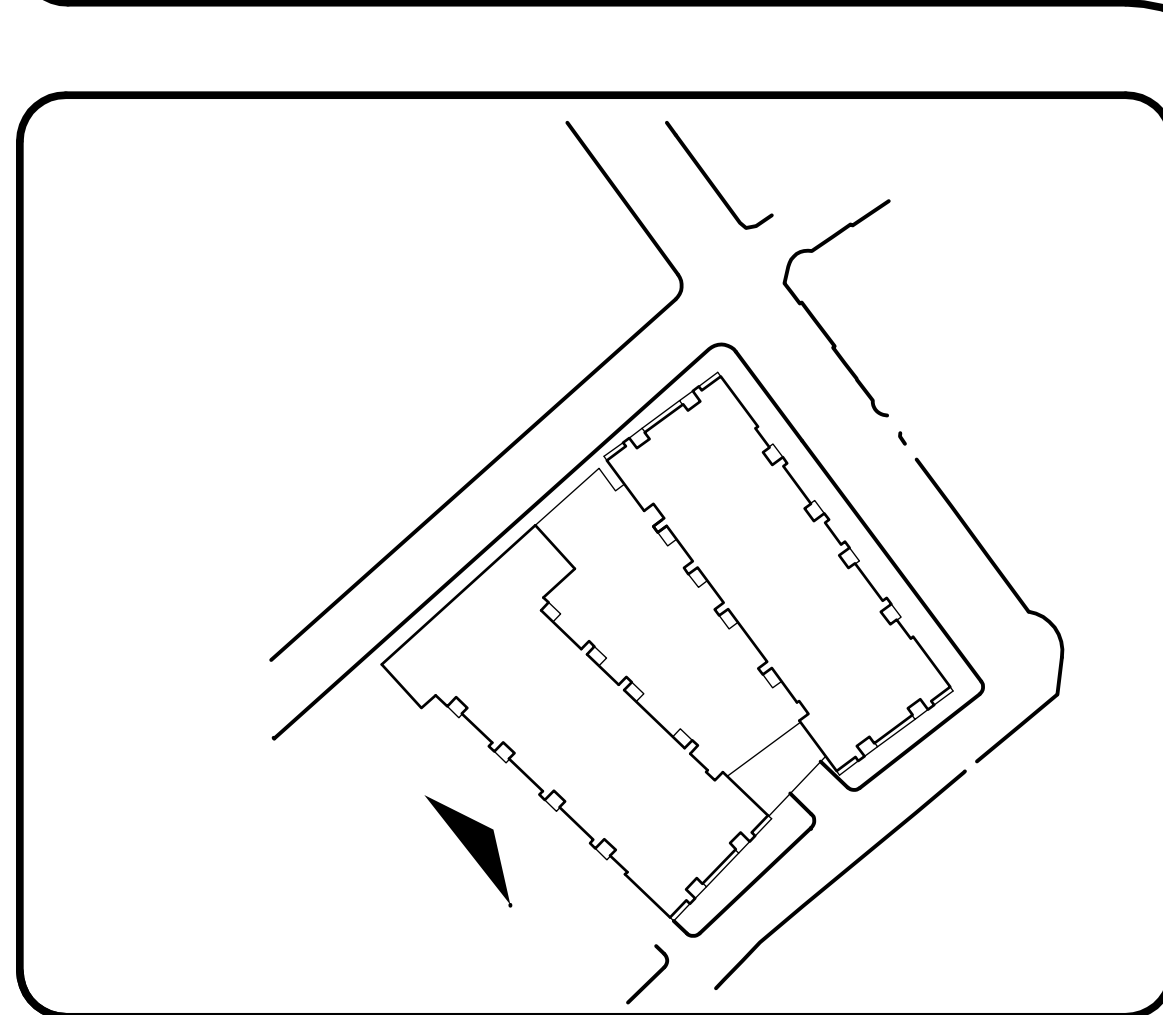
REVISIONS:

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 5.5

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



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



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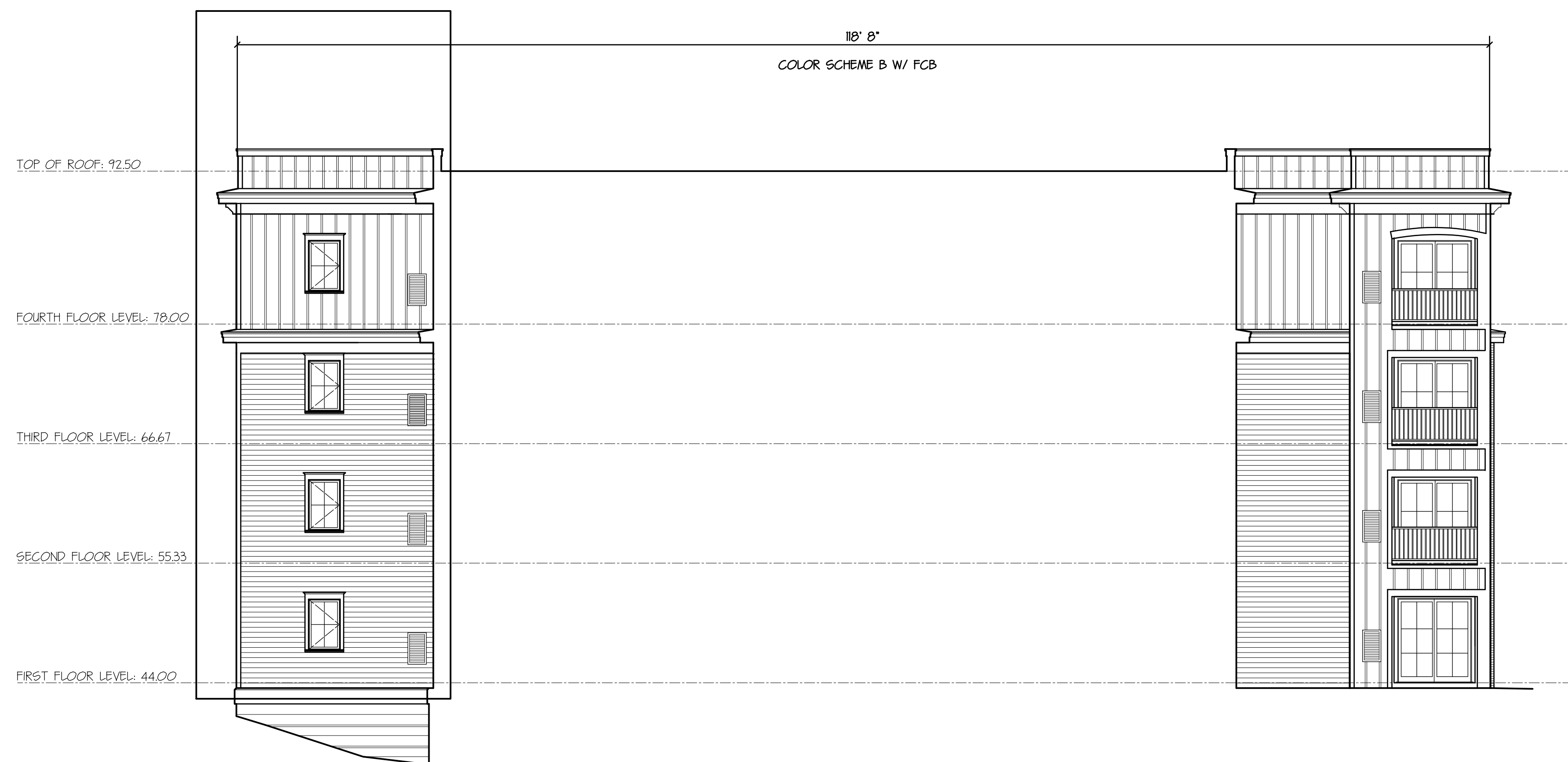
THE BAY HOUSE
Middle Street
Portland, Maine

WEST ELEVATION
Building 2
Scale: 1/8" = 1' 0"
Commission No: 11-013
Date: September 5, 2012

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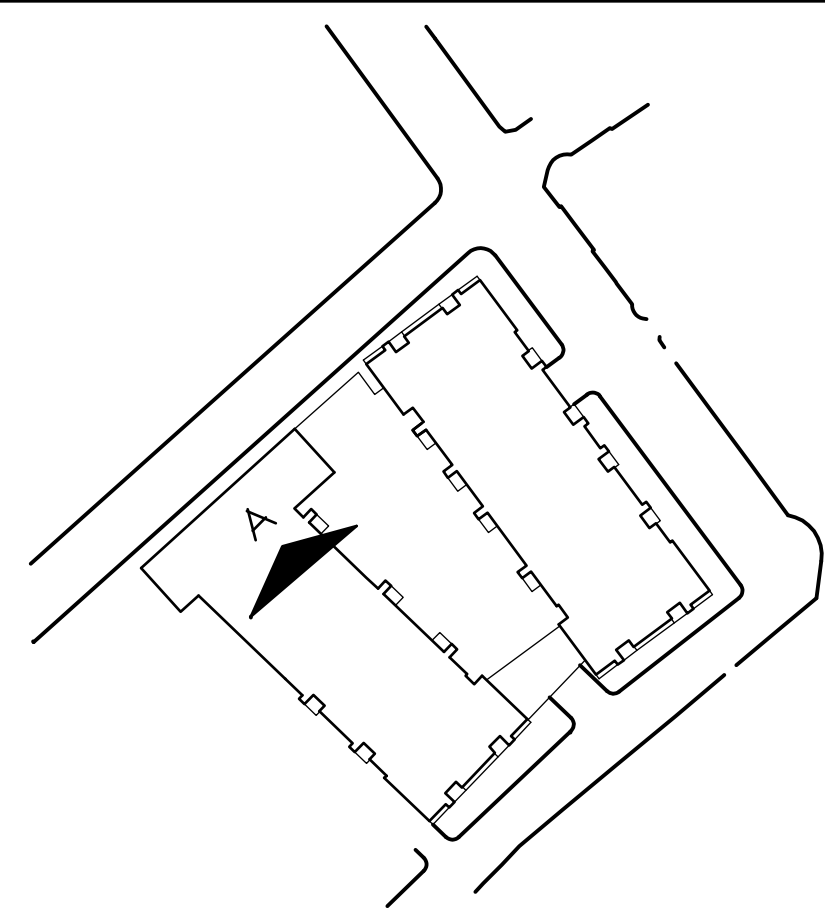
DRG. NO.
E.6

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"



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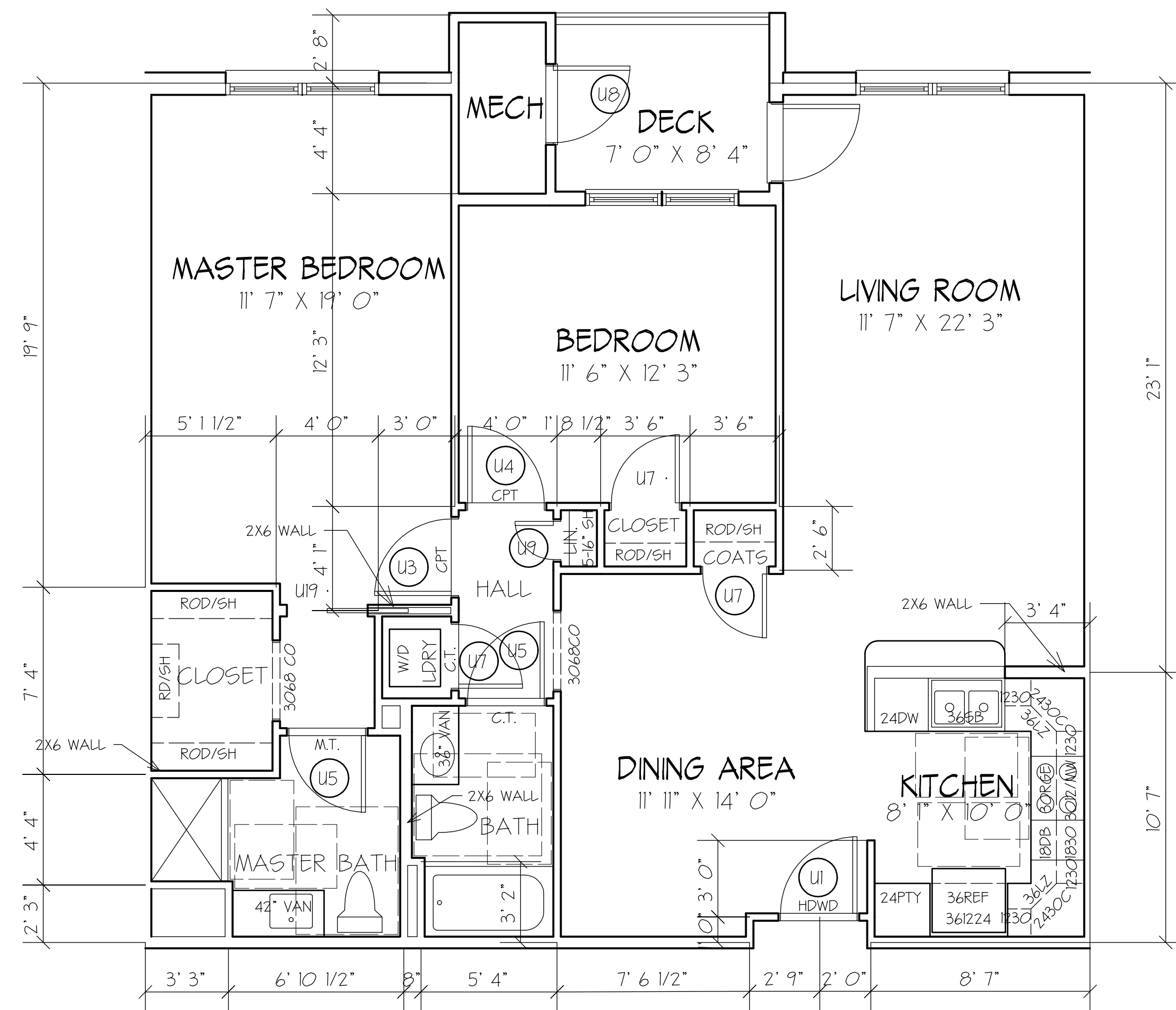
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ELEVATION A
Building 2
Scale: 1/8" = 1' 0"
Commission No: 11-018
Date: September 5, 2012

REVISIONS:

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E.7



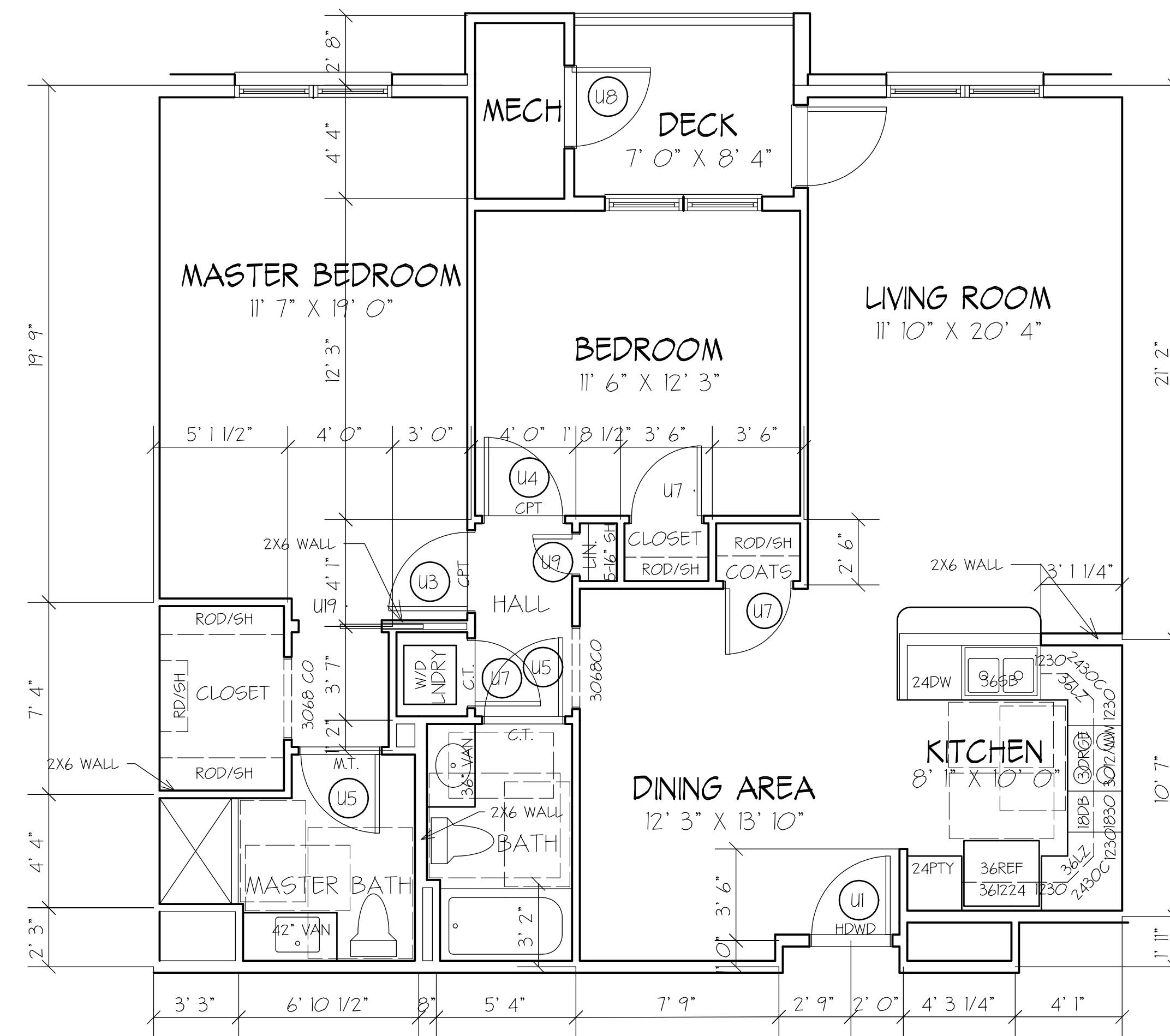
UNIT TYPE A

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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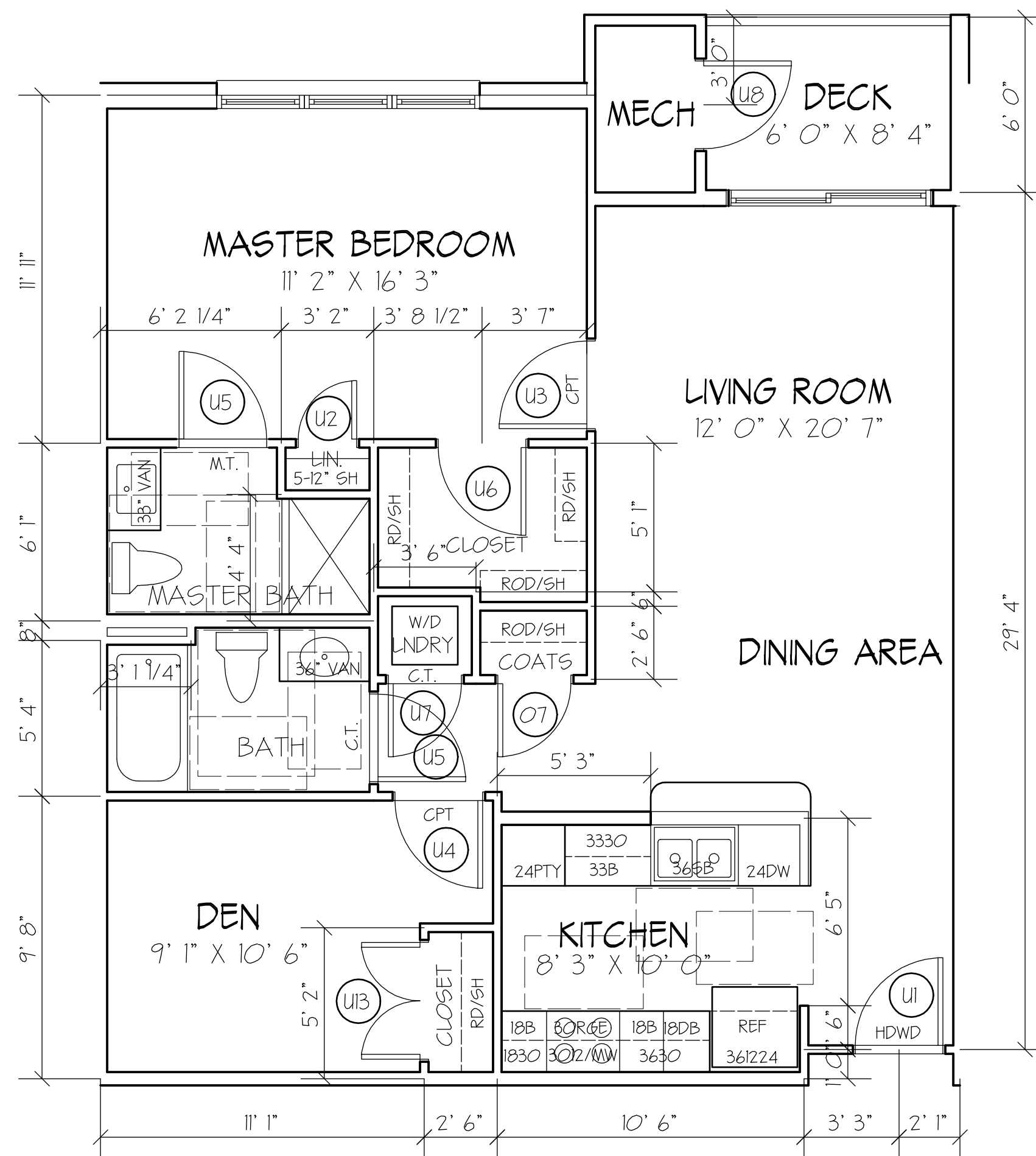
UNIT FLOOR PLANS
UNITS A & AI

Scale: 1/4" = 1' 0"
Commission No: 11-013
Date: September 5, 2012

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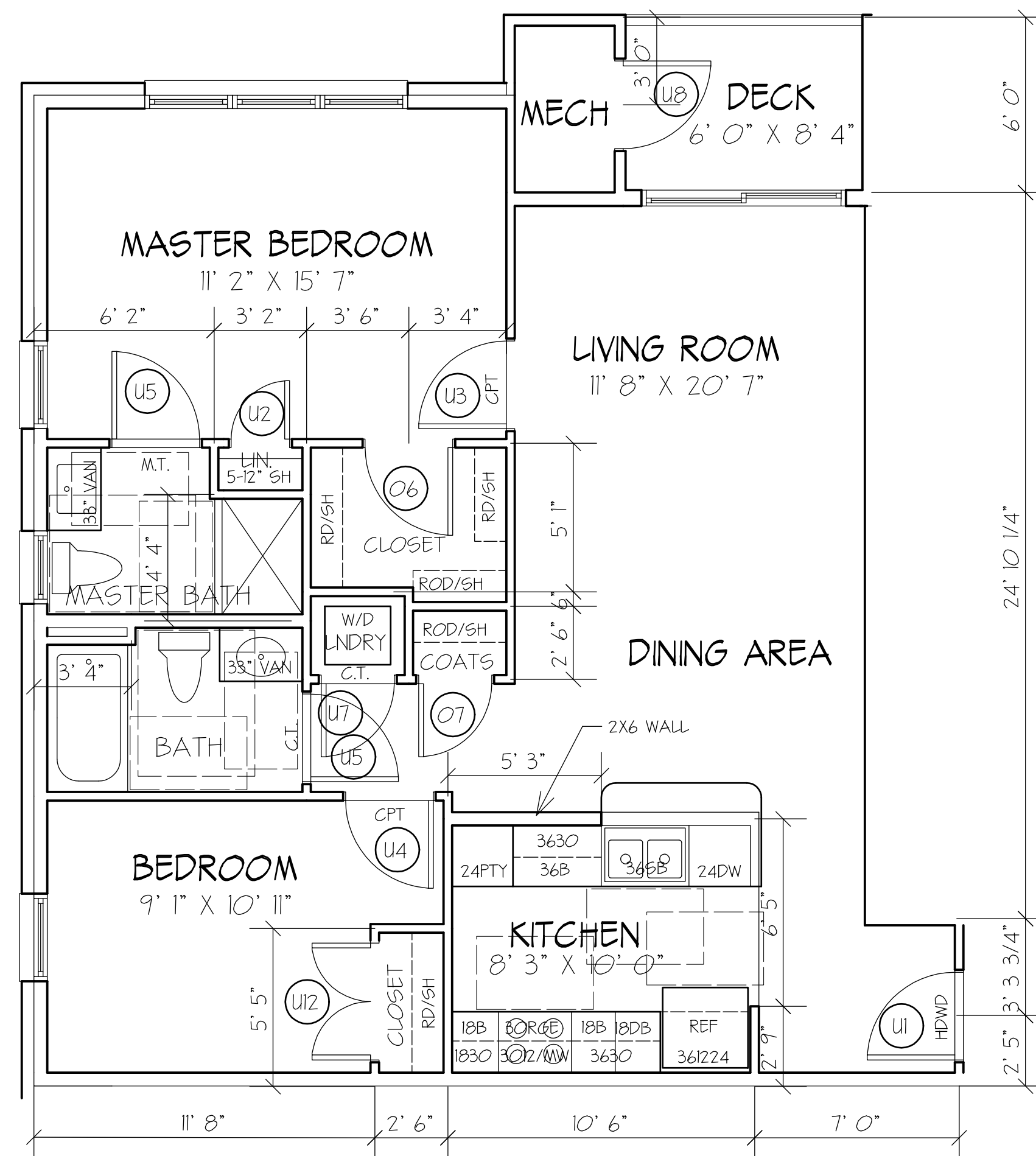
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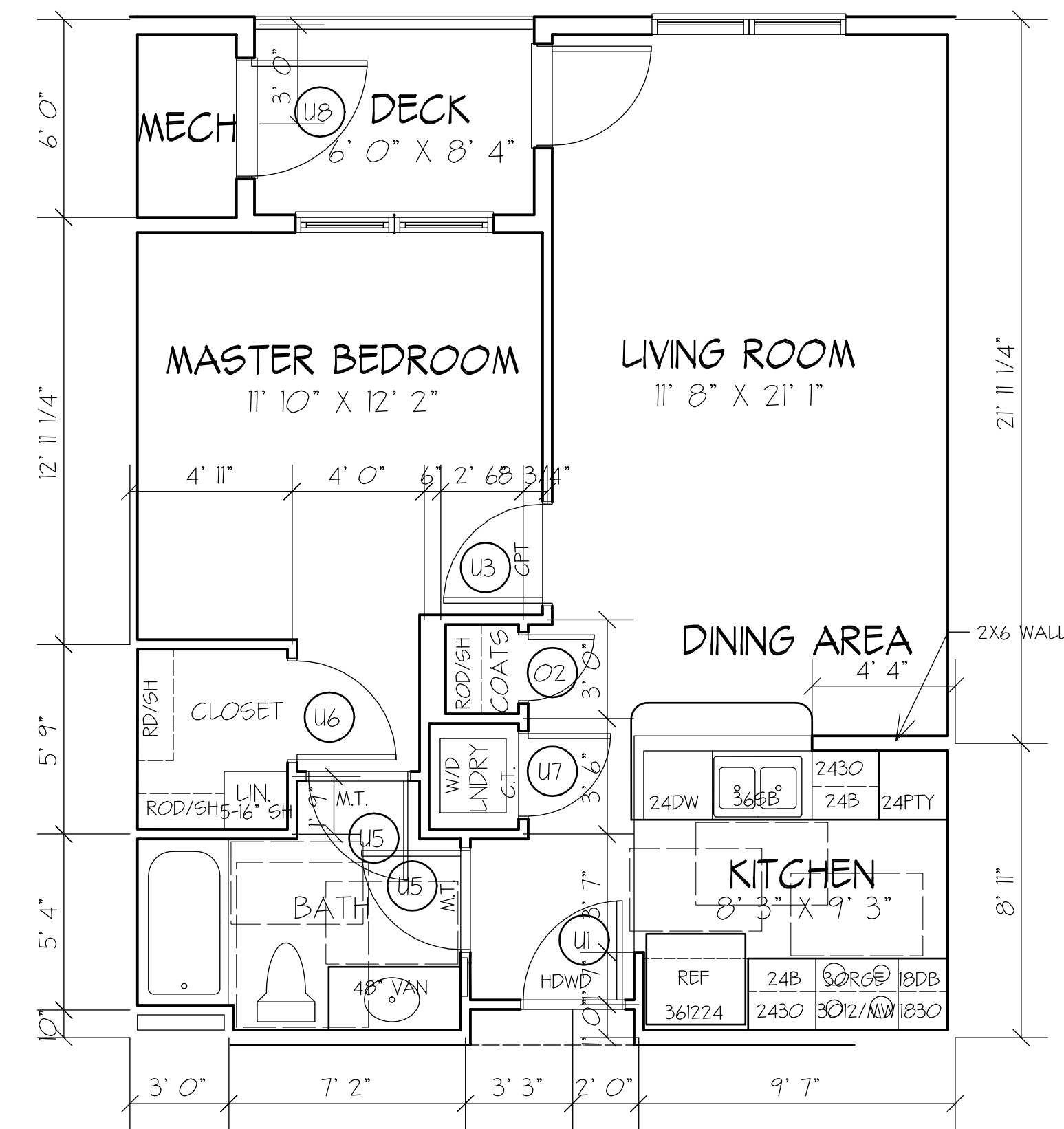
UNIT TYPE C

SCALE: 1/4" = 1' 0"
 GROSS AREA: 970 SF (5th FLOOR)
 GROSS AREA: 977 SF (2nd - 4th FLOORS)
 DECK AREA: 62 SF (ALL FLOORS)



UNIT TYPE D

SCALE: 1/4" = 1' 0"
 GROSS AREA: 965 SF (5th FLOOR)
 GROSS AREA: 988 SF (2nd - 4th FLOORS)
 DECK AREA: 49 SF (ALL FLOORS)



UNIT TYPE E

SCALE: 1/4" = 1' 0"
 GROSS AREA: 714 SF (ALL FLOOR)
 DECK AREA: 51 SF (ALL FLOORS)

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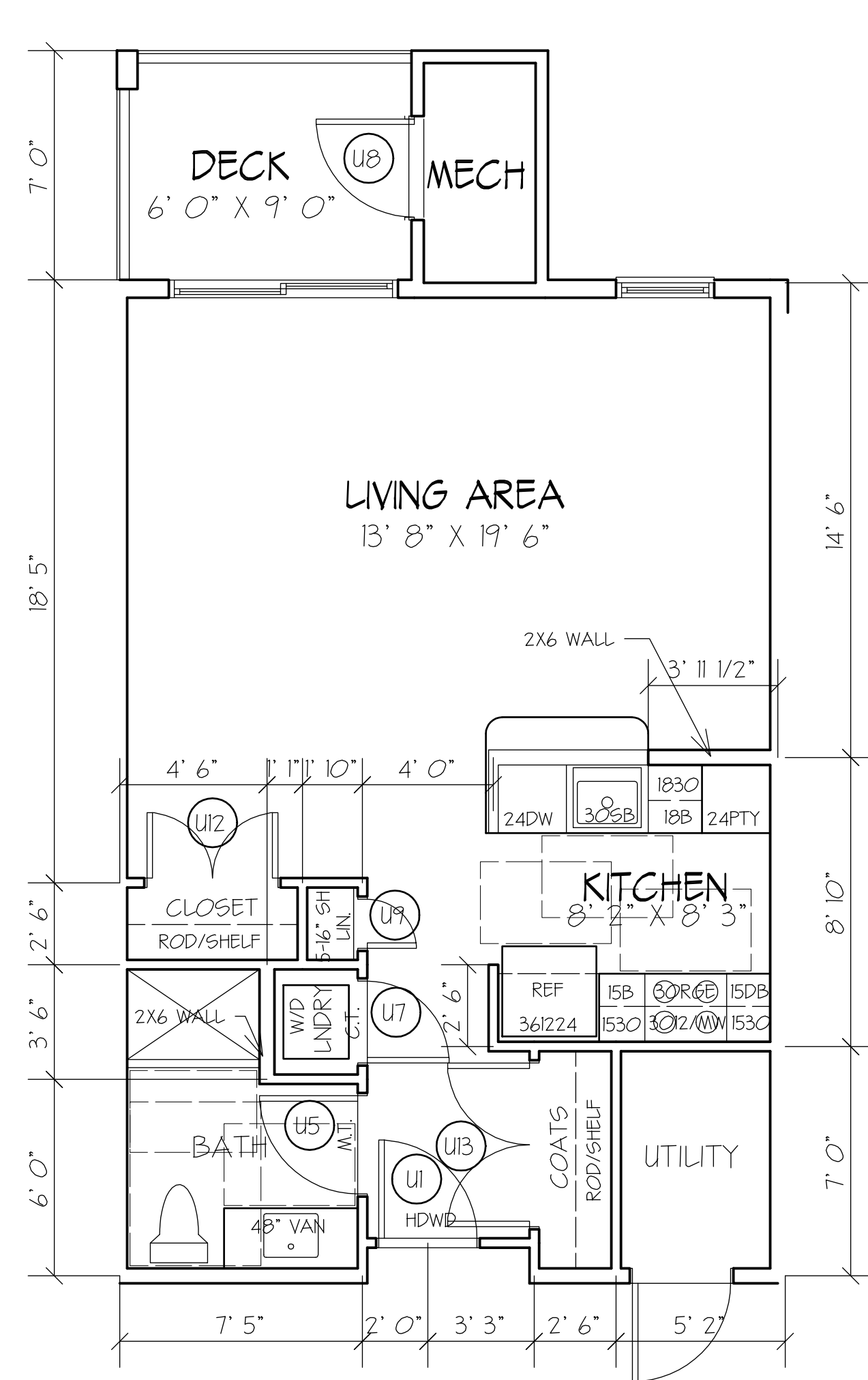
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UNIT FLOOR PLANS
 UNITS C, D & E
 Scale: 1/4" = 1' 0"
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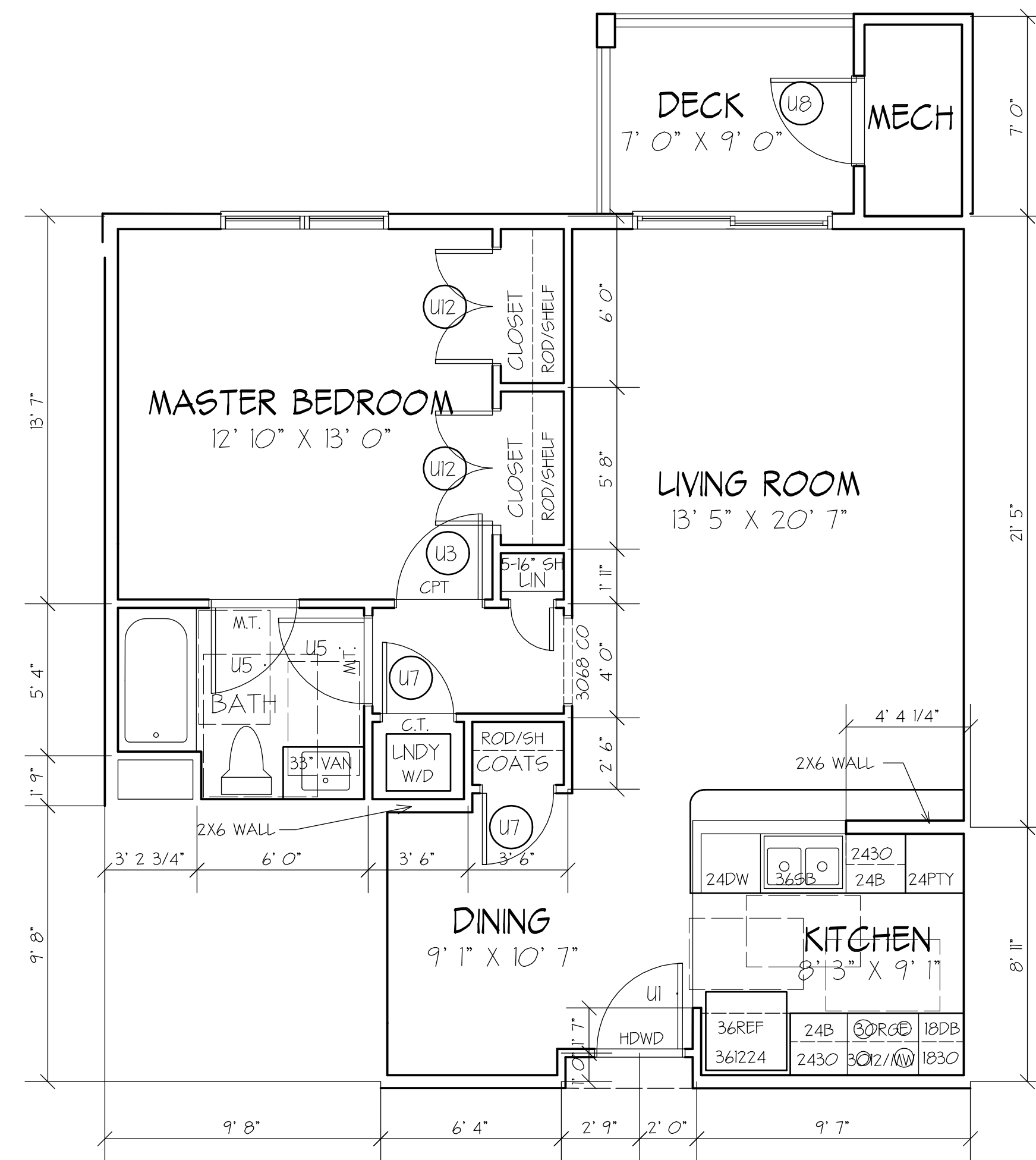
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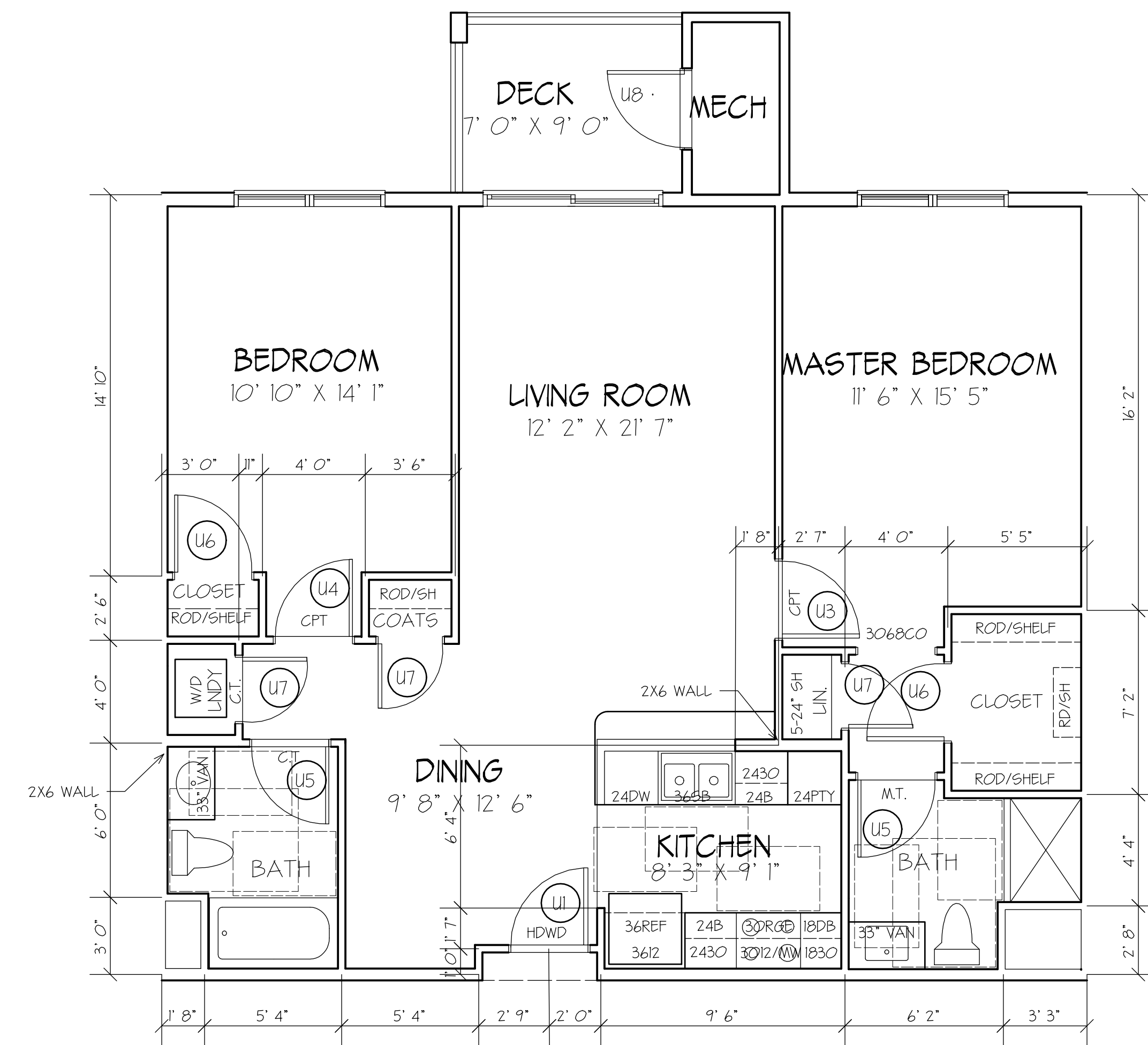
UNIT TYPE F

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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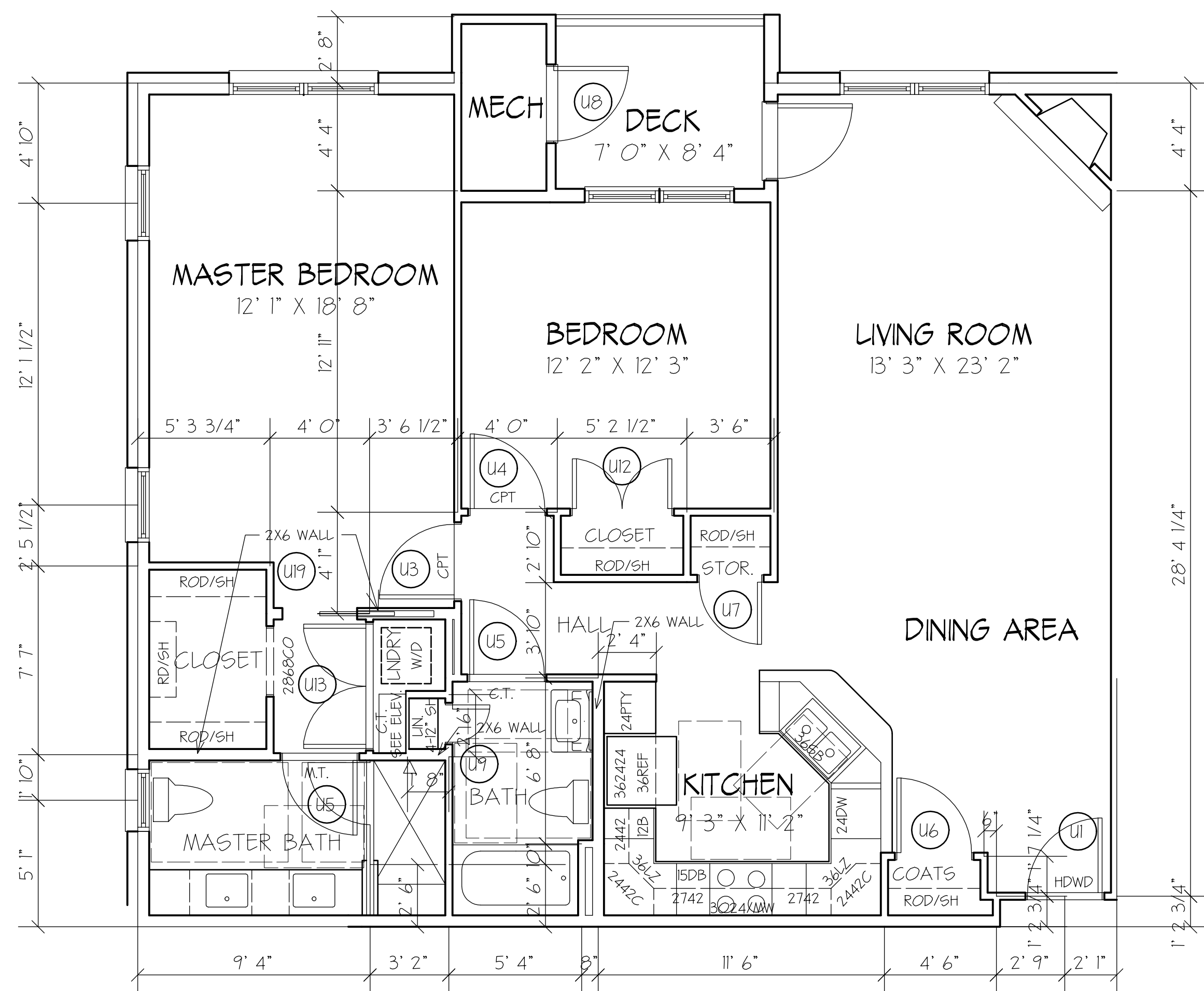
THE BAY HOUSE
 Middle Street
 Portland, Maine

UNIT FLOOR PLANS
 UNITS F, G & H
 Scale: 1/4" = 1' 0"
 Commission No: 11-01B
 Date: September 5, 2012

REVISIONS:

DRG. NO.

U.3



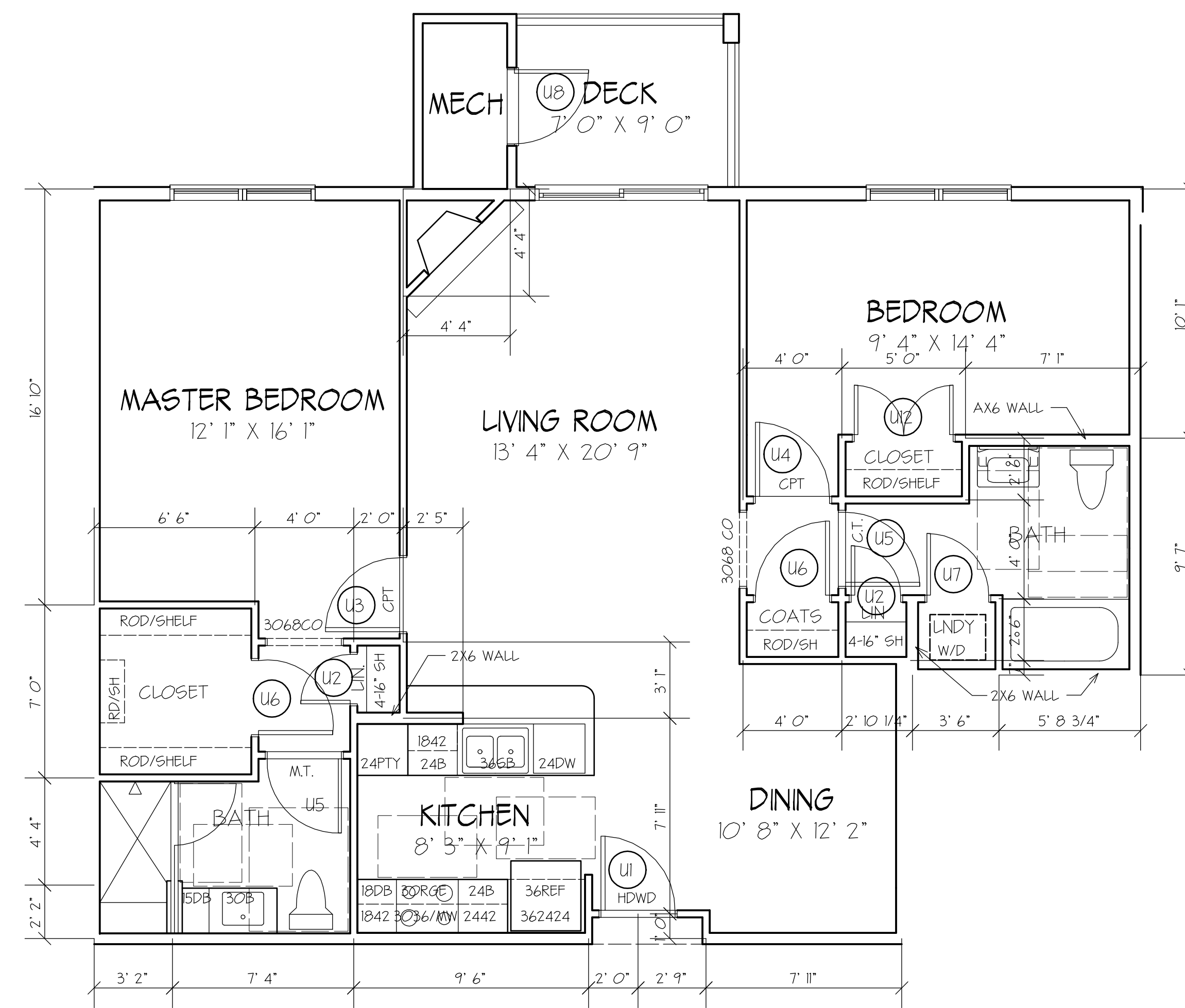
UNIT TYPE I

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)

DAVID M. WHITE, ARCHITECT
 403 Tbetts Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 497-3405

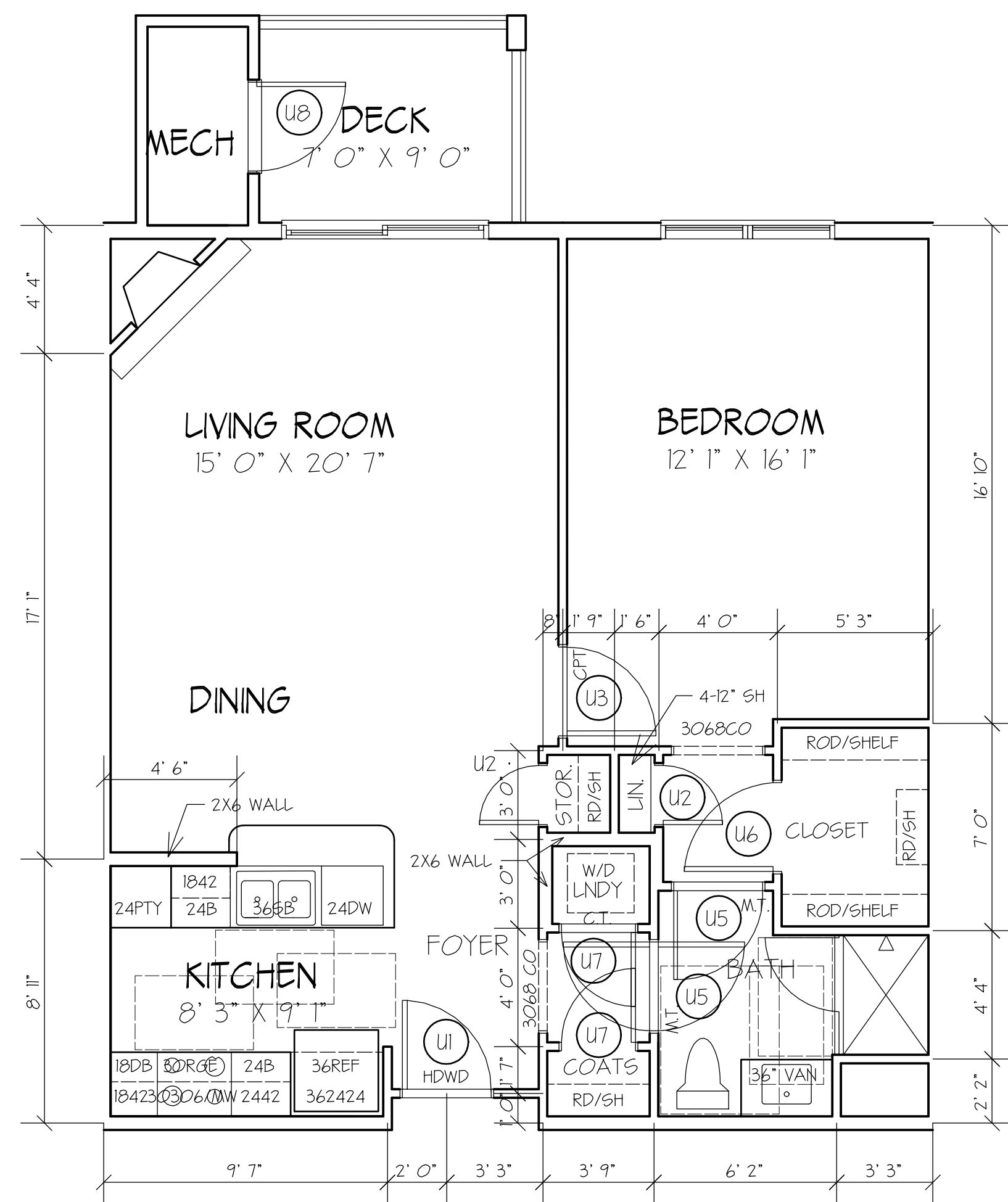
THE VILLAGE AT OCEAN GATE, LLC
 C/O Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

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

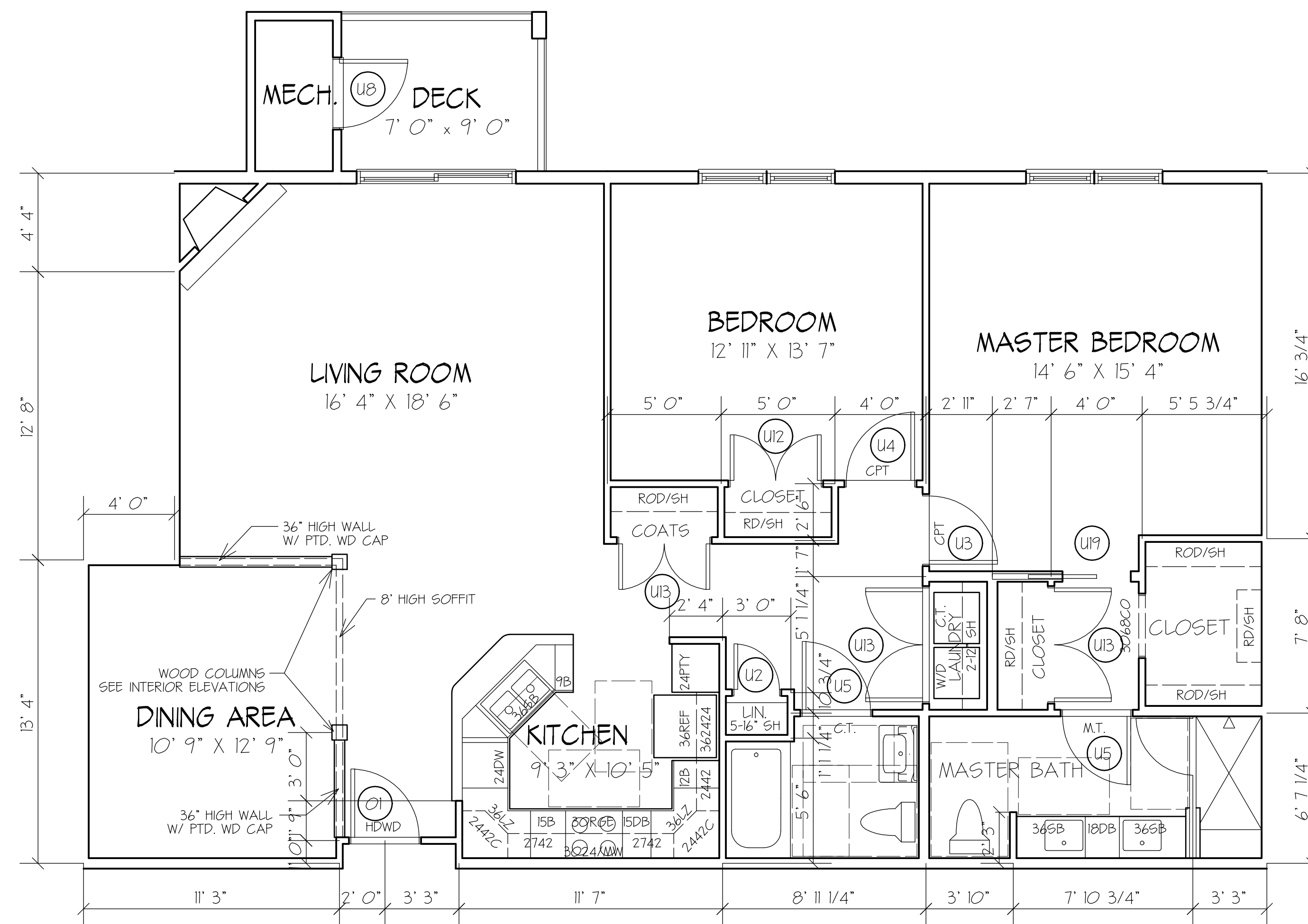
REVISIONS:

DRG. NO.
 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)

DAVID M. WHITE, ARCHITECT
 403 Tibbetts Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 497-3405

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 C/O Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

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

REVISIONS:

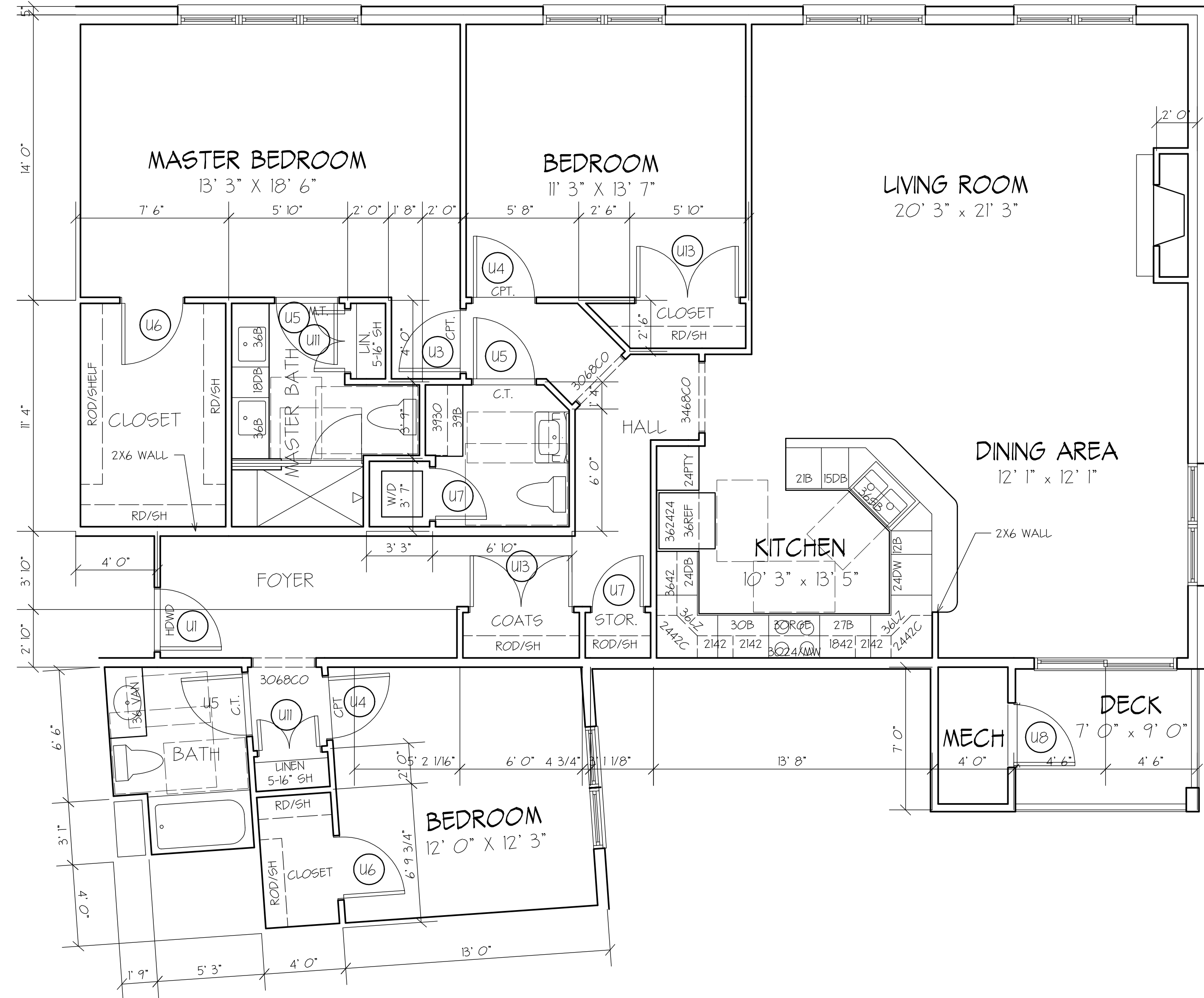
DRG. NO.

U.5



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)

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 403 Tbetts Hill Road
 P. O. Box 447
 Goffstown, New Hampshire 03045
 (603) 497-3405

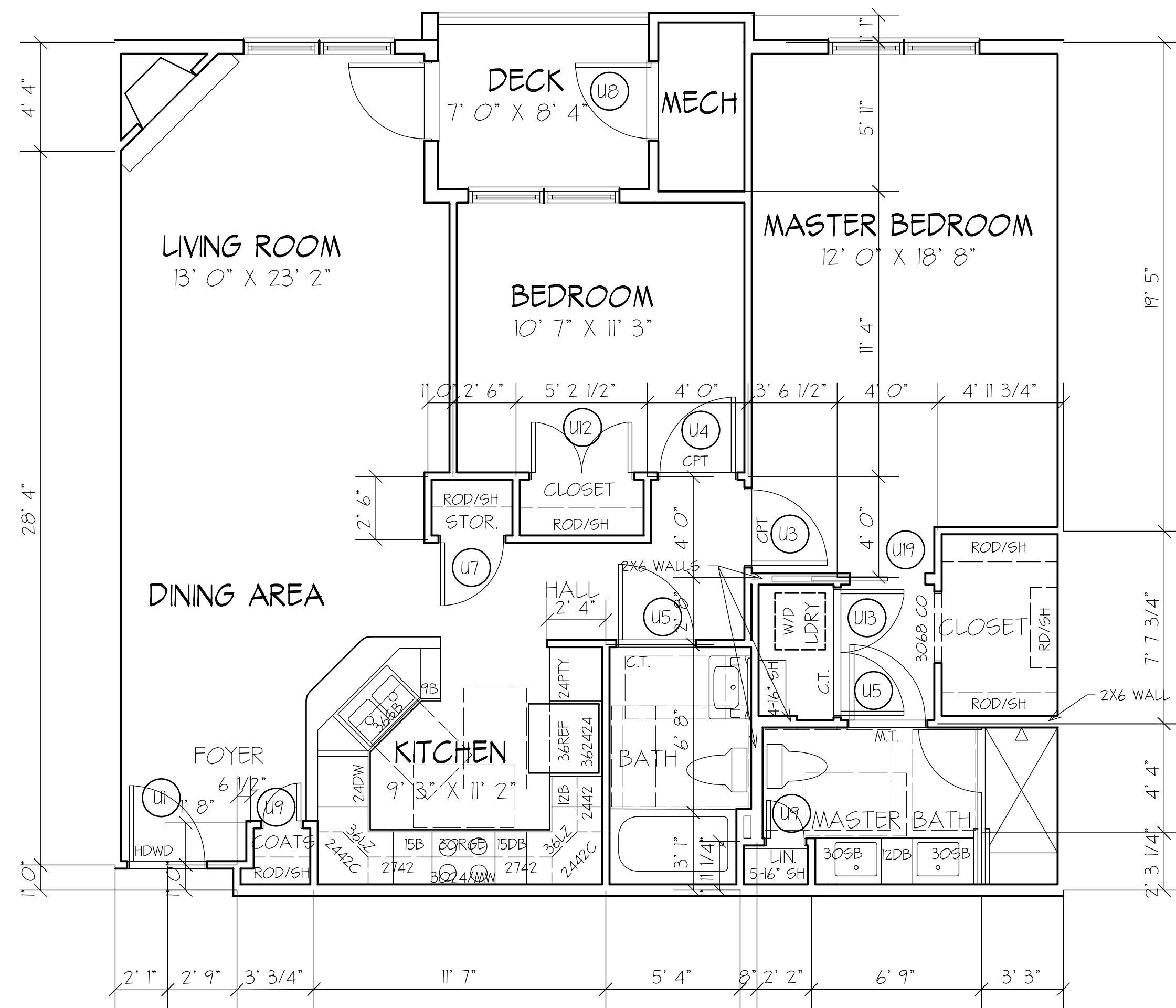
THE VILLAGE AT OCEAN GATE, LLC
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**UNIT FLOOR PLANS
 UNITS M & N**
 Scale: 1/4" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

REVISIONS:

DRG. NO.
U.6

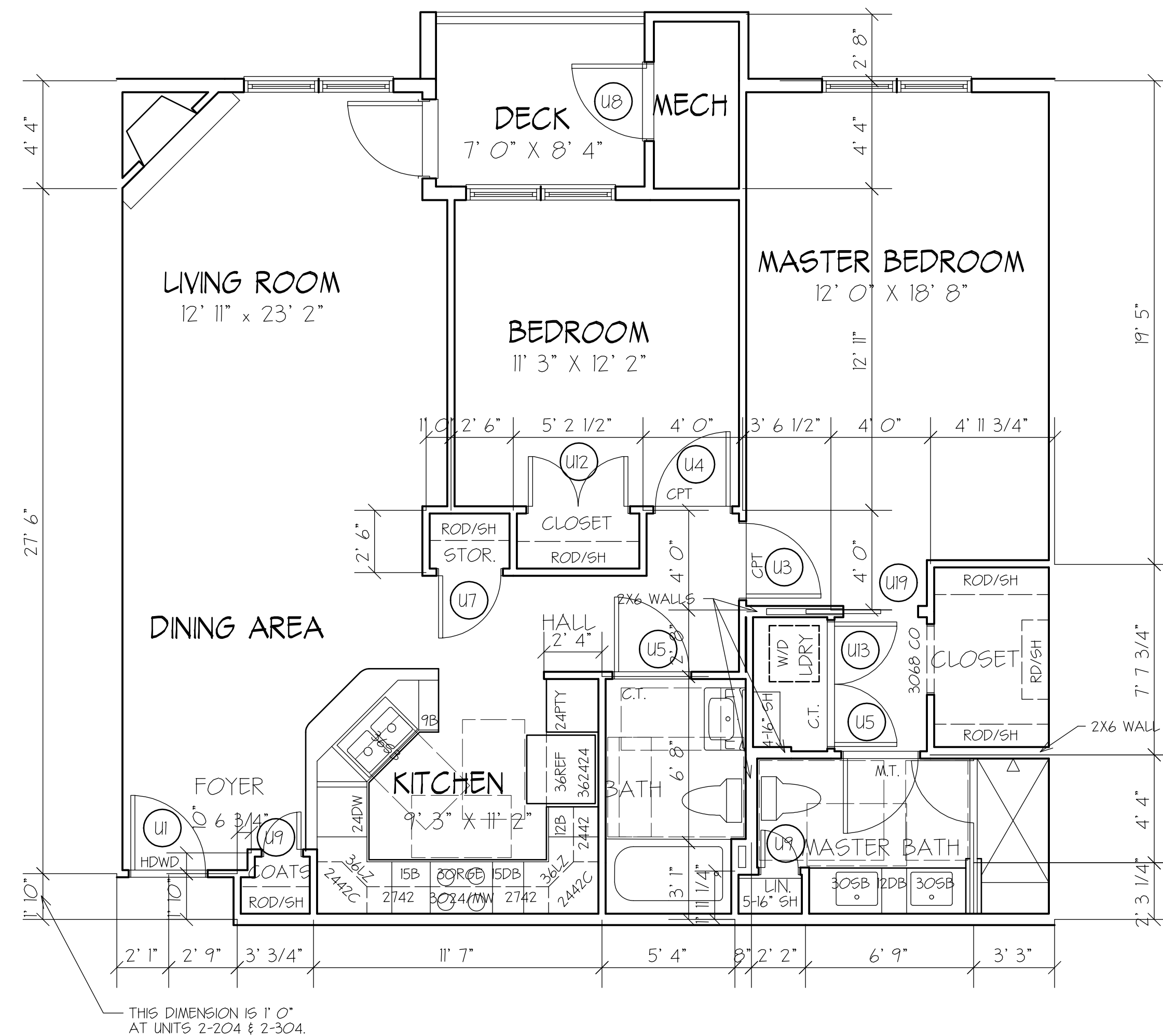


UNIT TYPE Q

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.

DAVID M. WHITE, ARCHITECT
403 Tbetts Hill Road
P. O. Box 447
Goffstown, New Hampshire 03045
(603) 497-3405

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35 Fay Street Suite 5-2
Boston, MA 02118

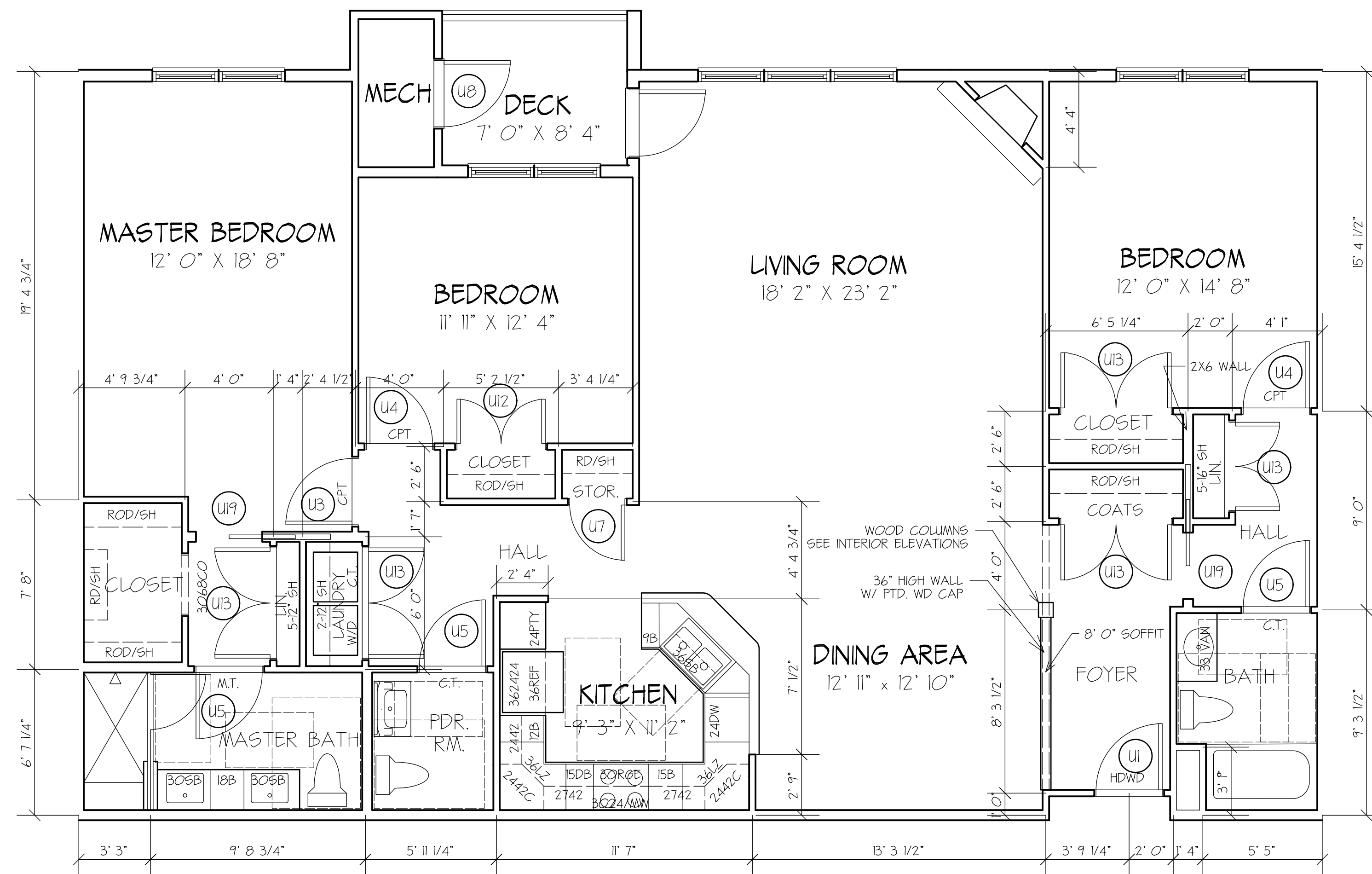
THE BAY HOUSE
Middle Street
Portland, Maine

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

REVISIONS:

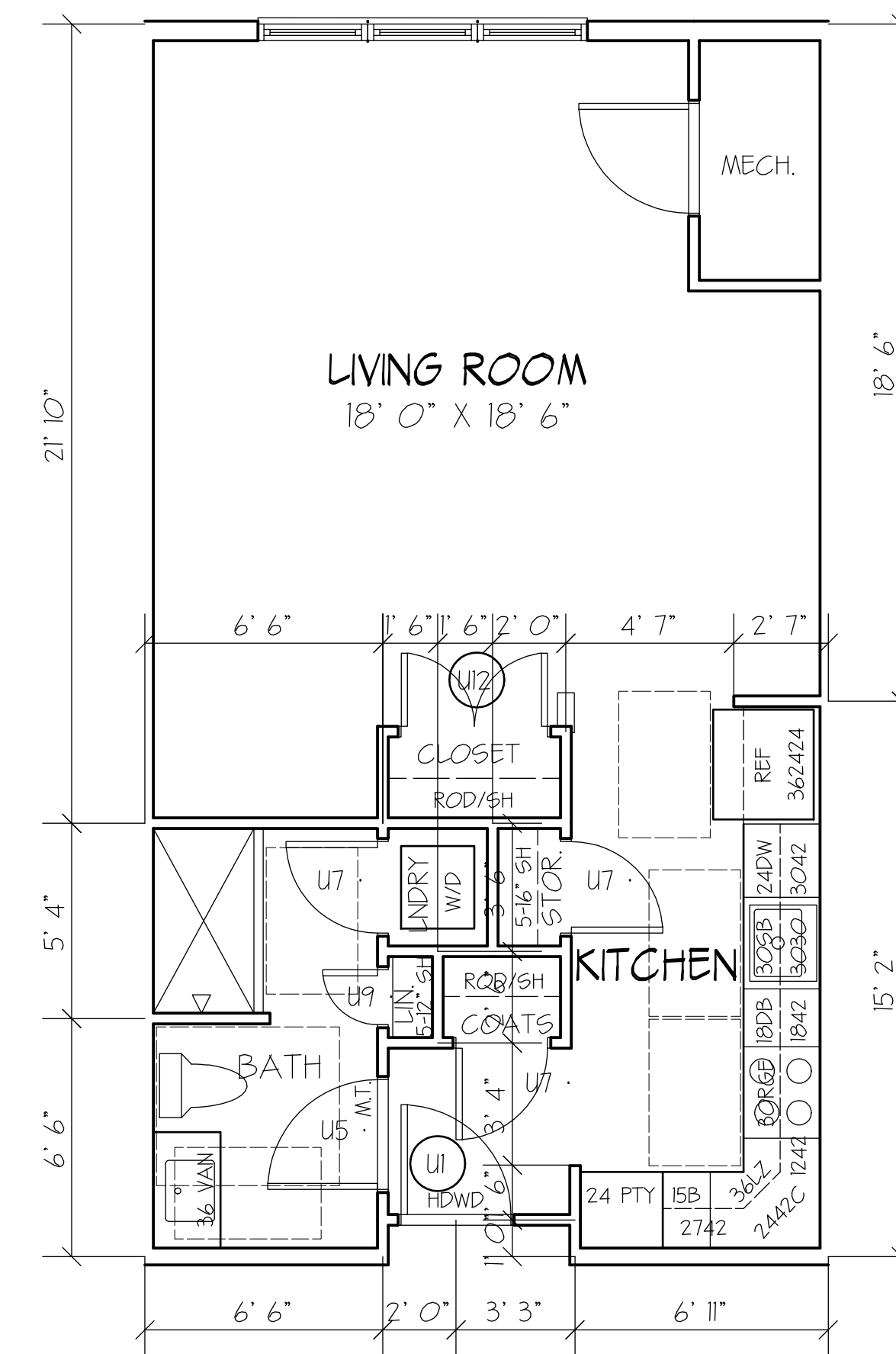
DRG. NO.

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

DAVID M. WHITE, ARCHITECT
 403 Tippetts Hill Road
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 Goffstown, New Hampshire 03045
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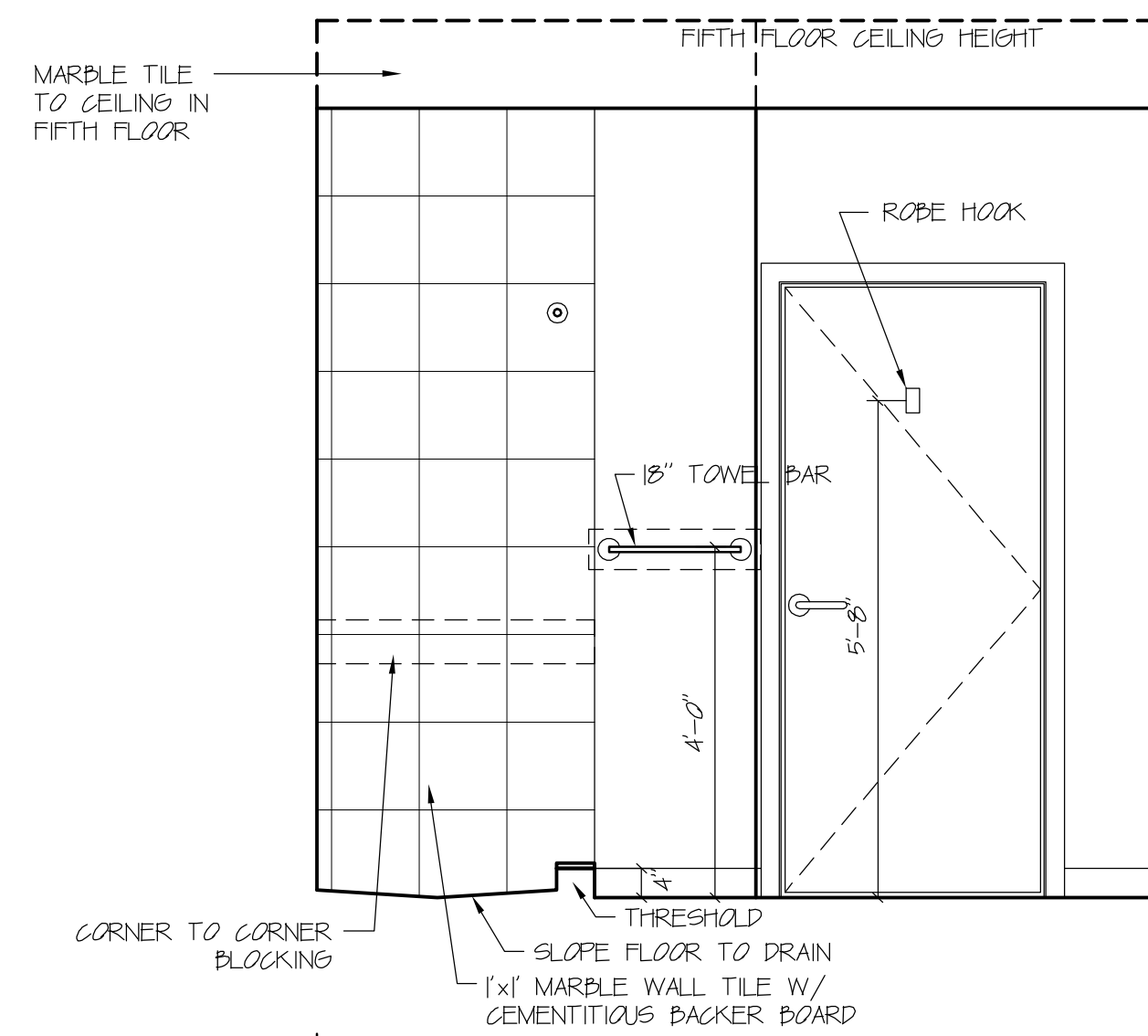
THE VILLAGE AT OCEAN GATE, LLC
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 35 Fay Street Suite 5-2
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**UNIT FLOOR PLANS
 UNITS R & S**
 Scale: 1/4" = 1' 0"
 Commission No: 11-013
 Date: September 5, 2012

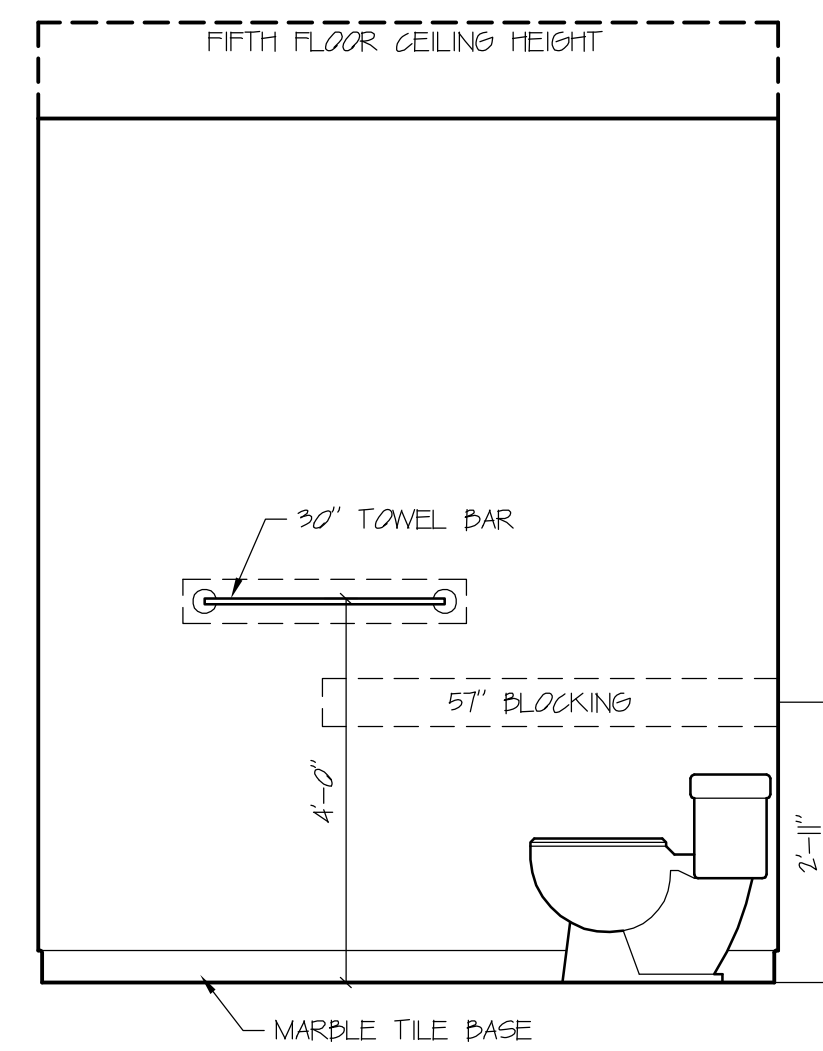
REVISIONS:

DRG. NO.
 U.8



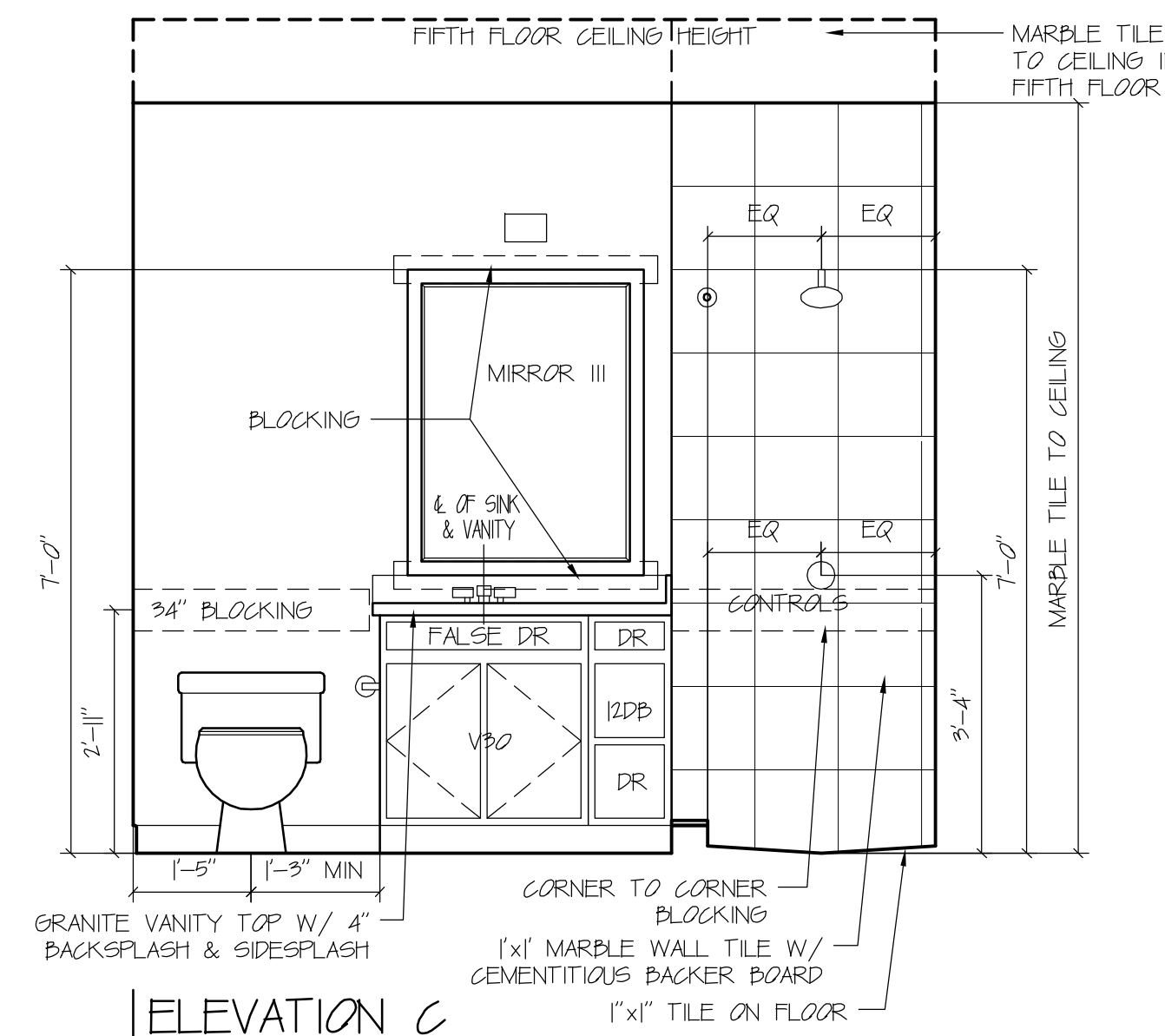
ELEVATION A

Scale: 1/2" = 1' 0



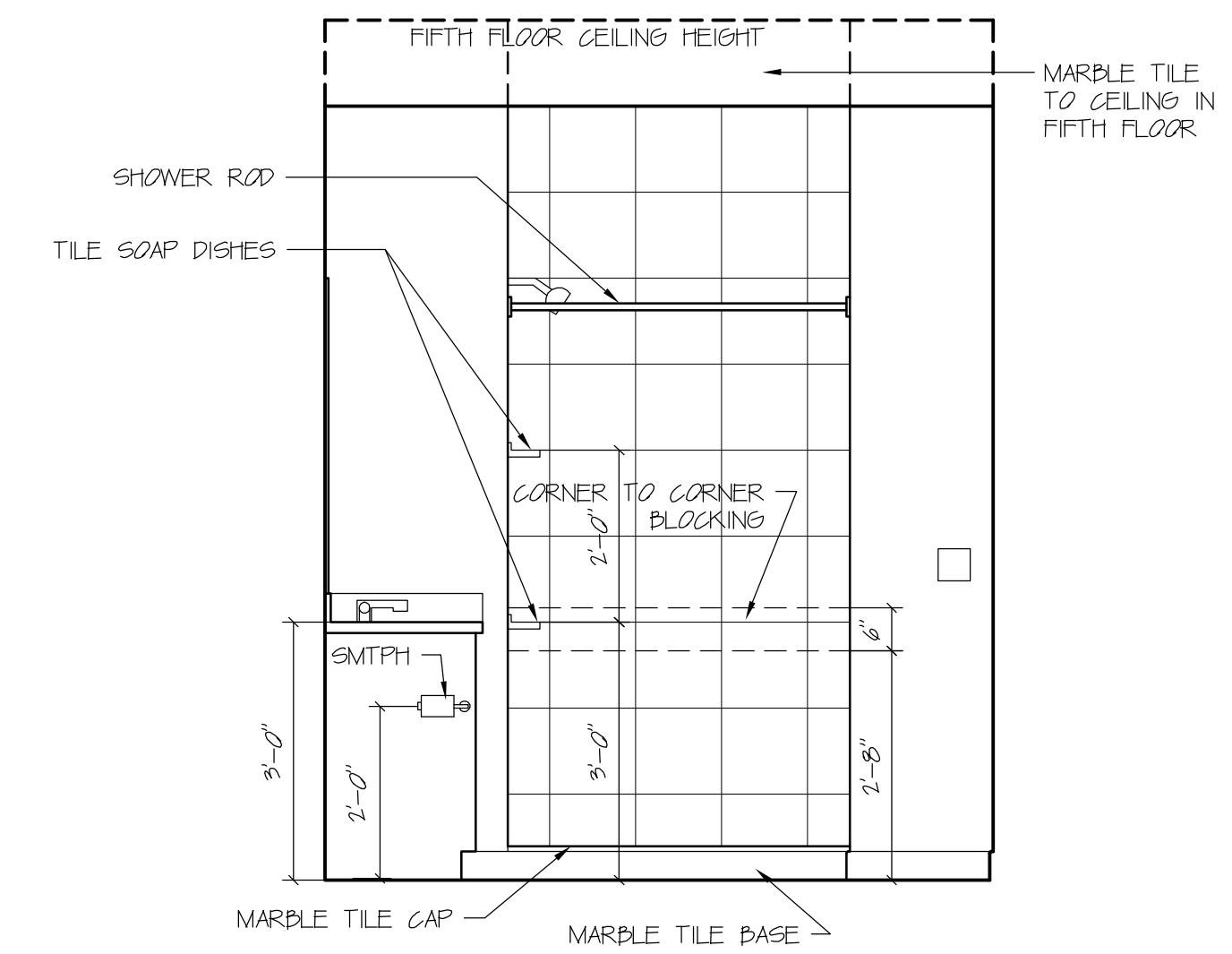
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

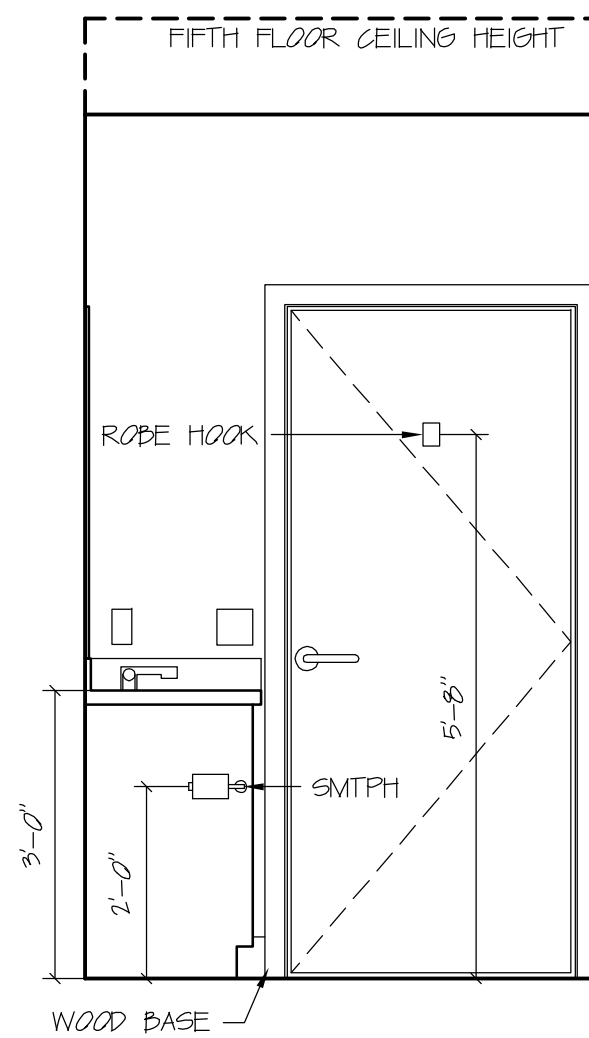


ELEVATION D

Scale: 1/2" = 1' 0

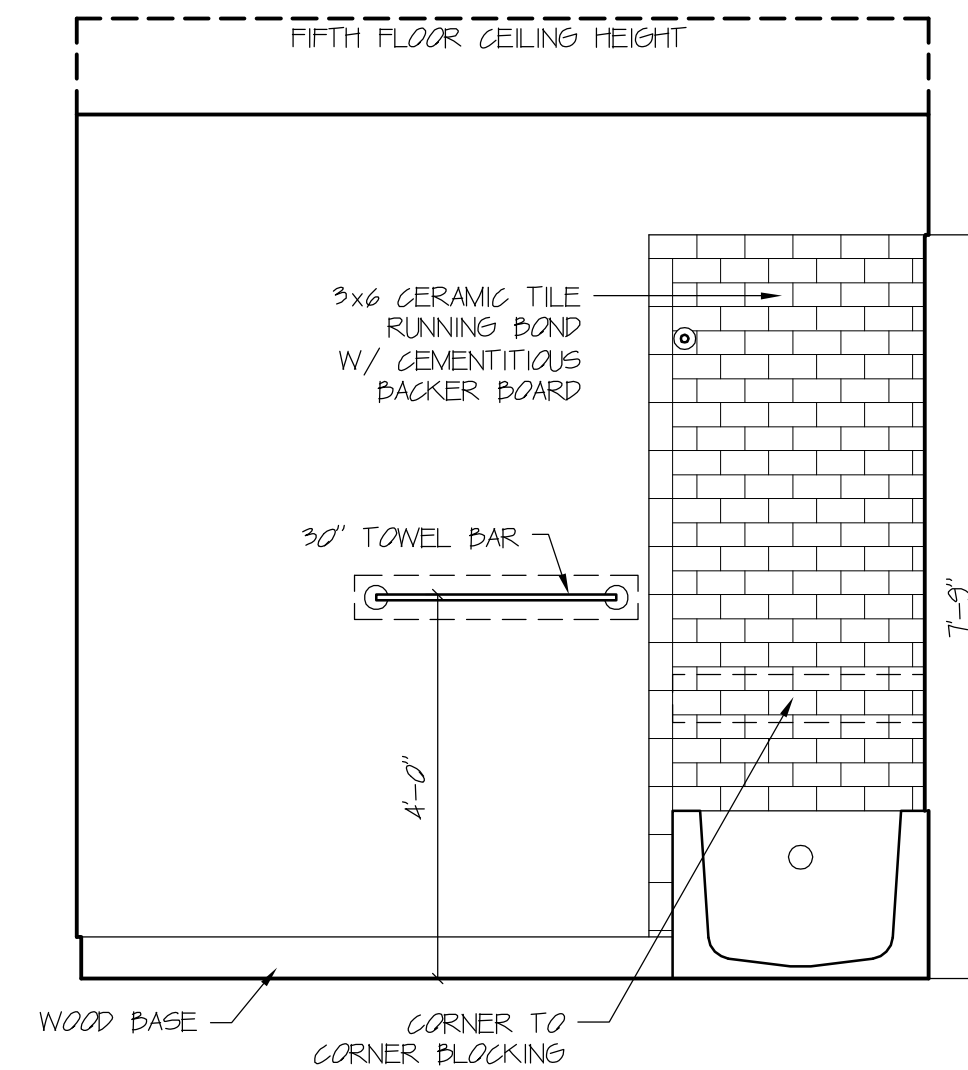
UNIT A & AI MASTER BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



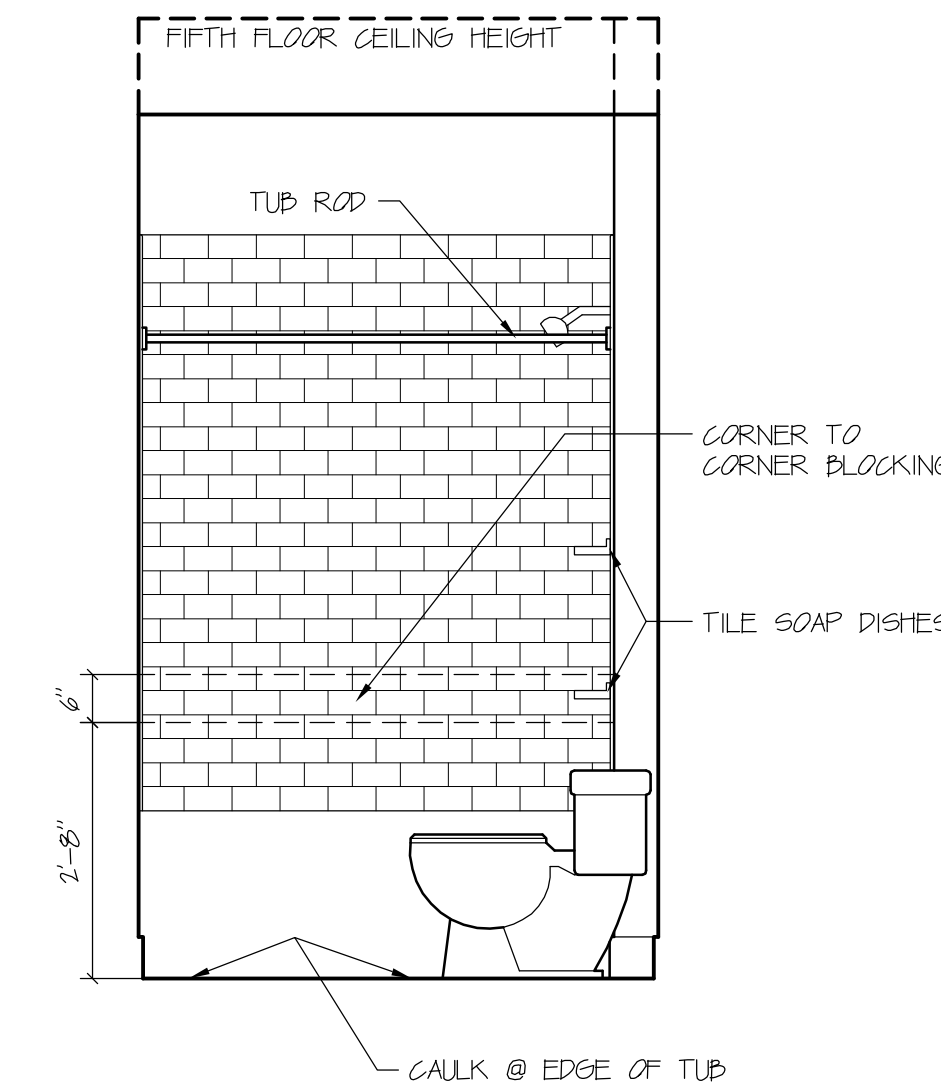
ELEVATION A

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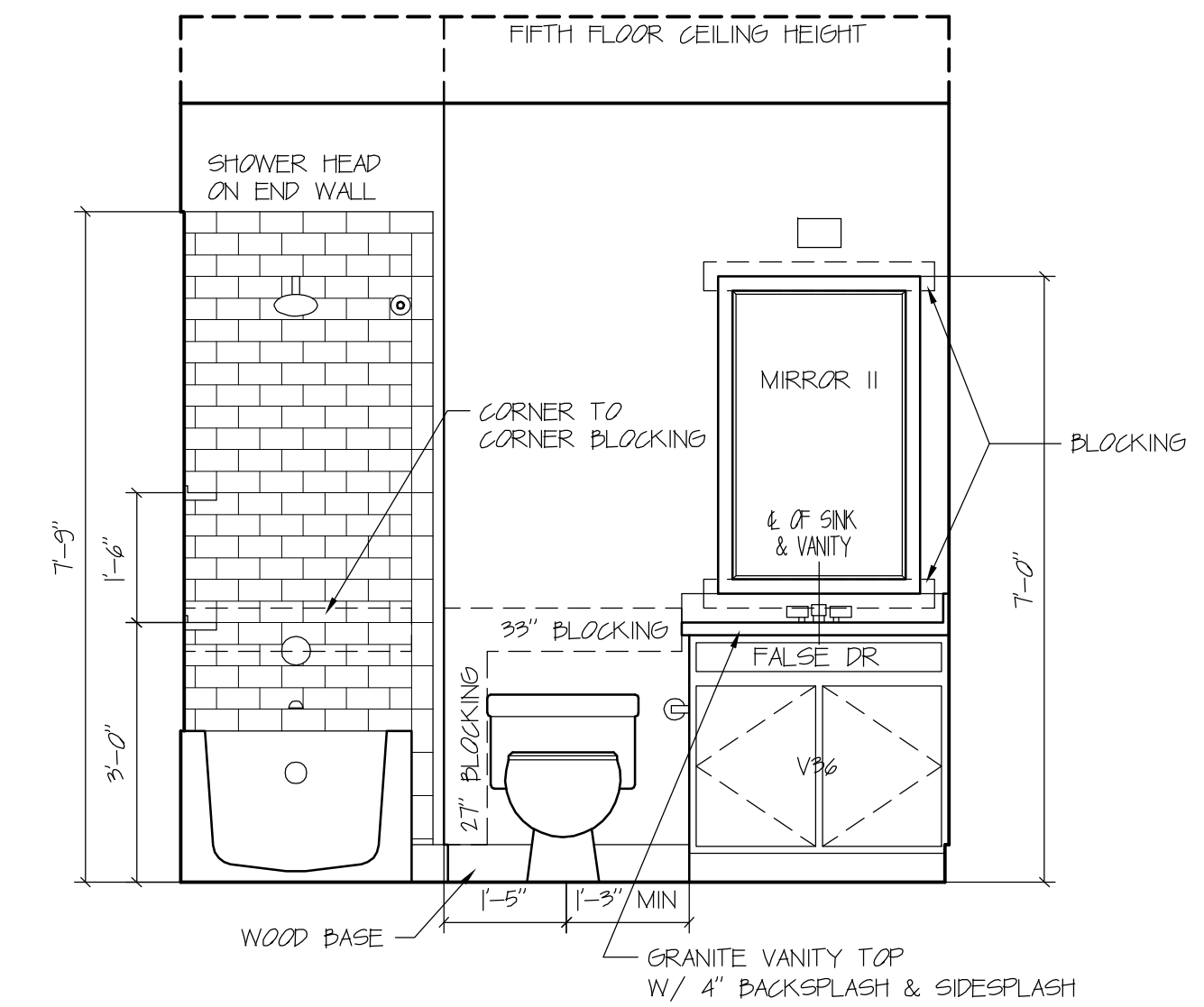
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT 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 ED5FV0XWS
MICROWAVE/ HOOD:	WHIRLPOOL WMH1163XVS
DISHWASHER:	WHIRLPOOL WDT710PAYM
GAS RANGE:	WHIRLPOOL WFG510S0AS
GARBAGE DISPOSAL:	WHIRLPOOL GC1000PE
WASHER:	WHIRLPOOL WFW951YW
DRYER:	WHIRLPOOL WED951YW

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):
RECESSED MEDICINE CABINET:
TOWEL BARS 18", 24", 30":
SHOWER ROD:
TUB ROD:
ROPE HOOKS:

KOHLER K-14444-CP PURIST
AMERICAN PRIDE 16x22
KOHLER K-14435, 36, 37-CP PURIST
KOHLER 3141B-CP
KOHLER K-9350-S
KOHLER K-14443-CP PURIST

CABINET NOTES:

PSG, 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

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 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE

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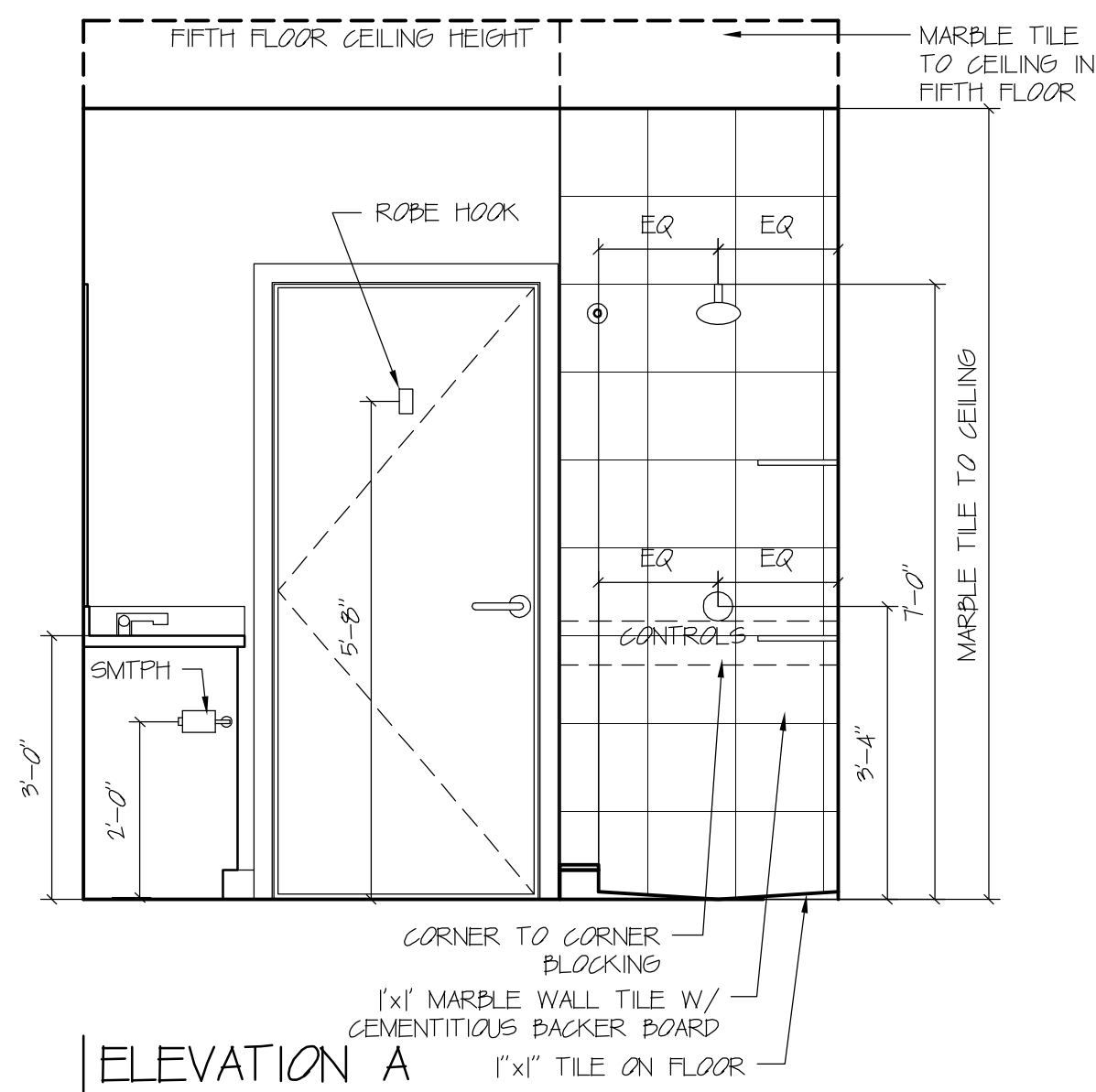
INTERIOR ELEVATIONS

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

REVISIONS:

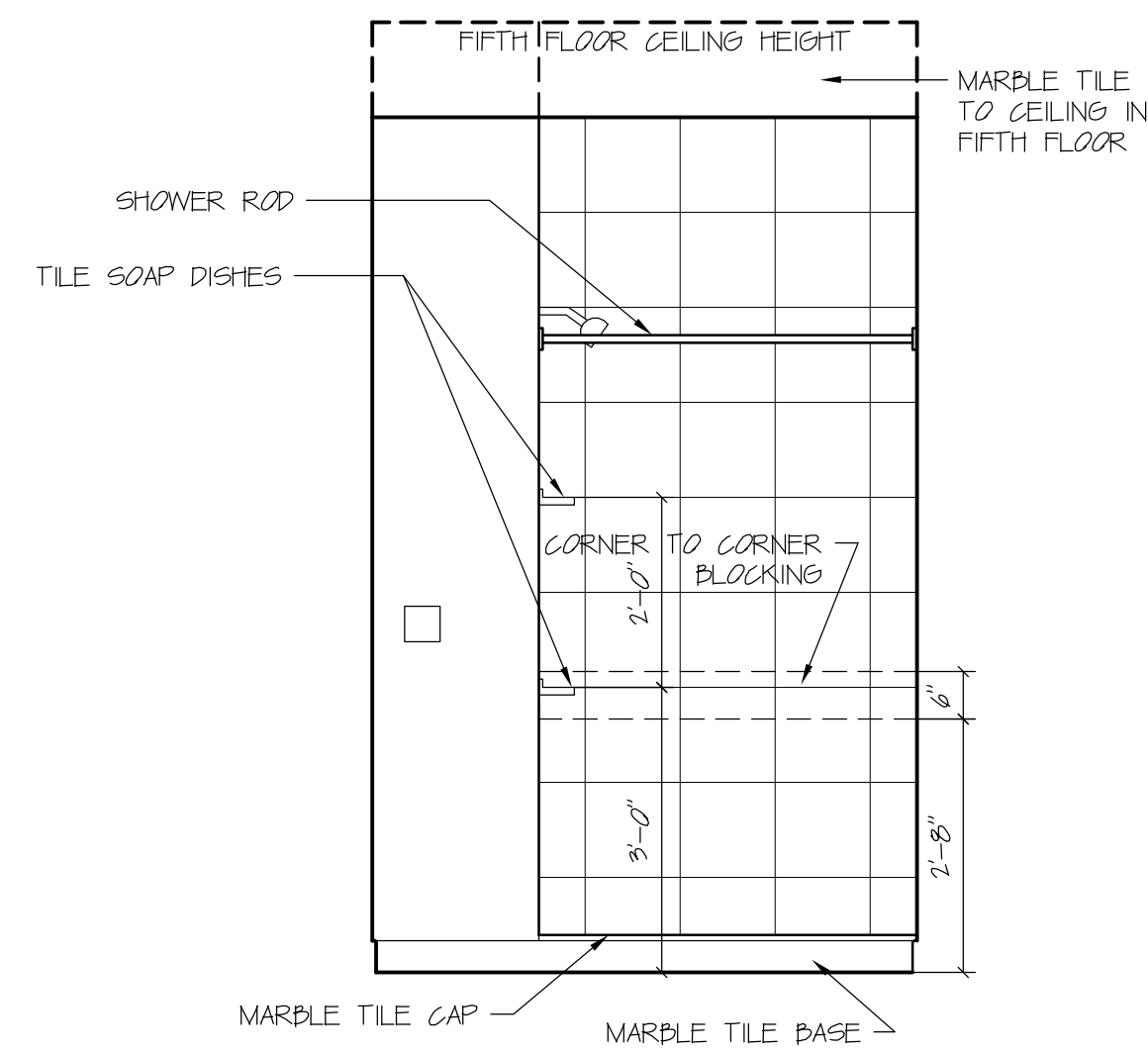
DRG. NO.

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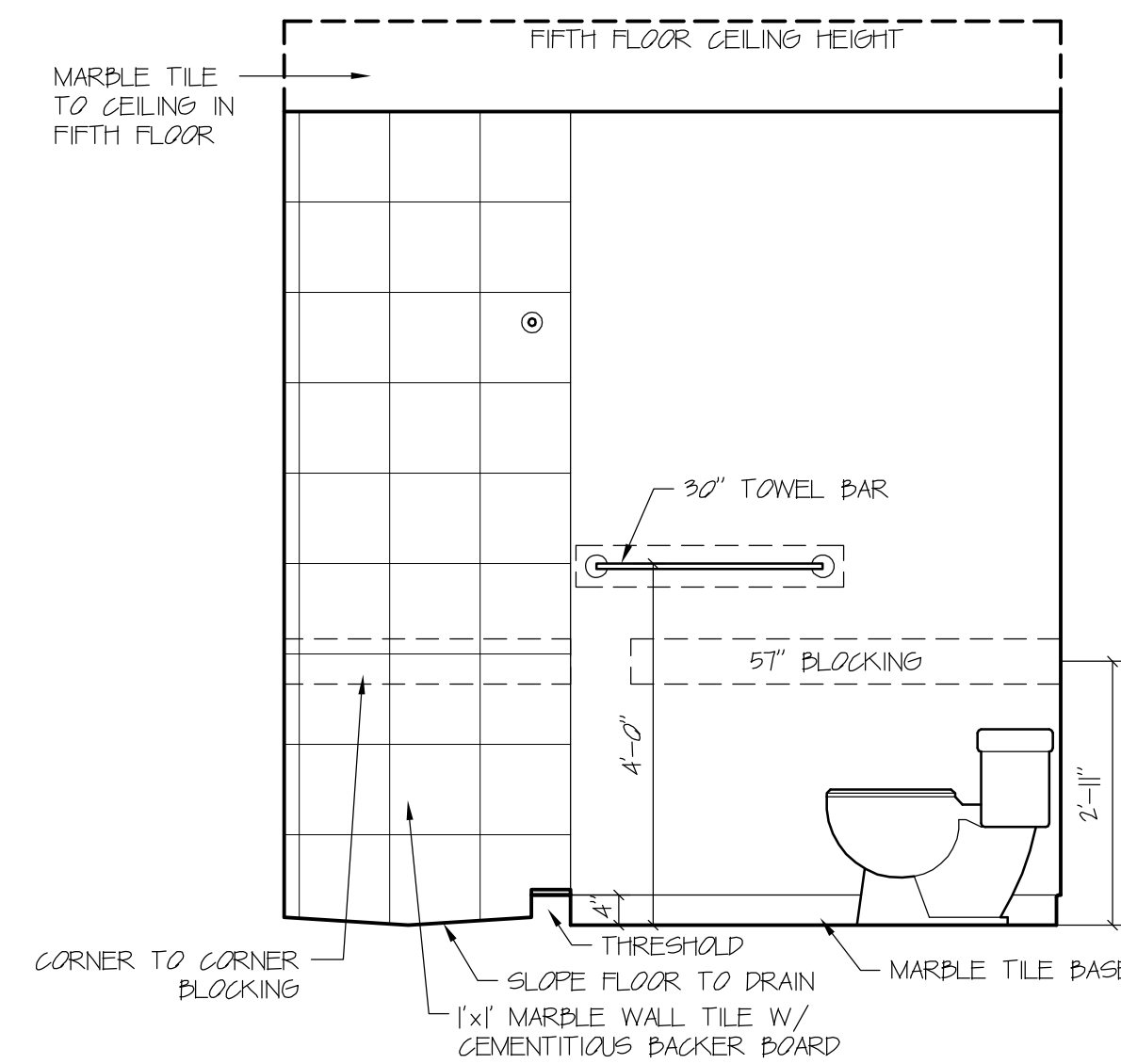
ELEVATION A

Scale: 1/2" = 1' 0"



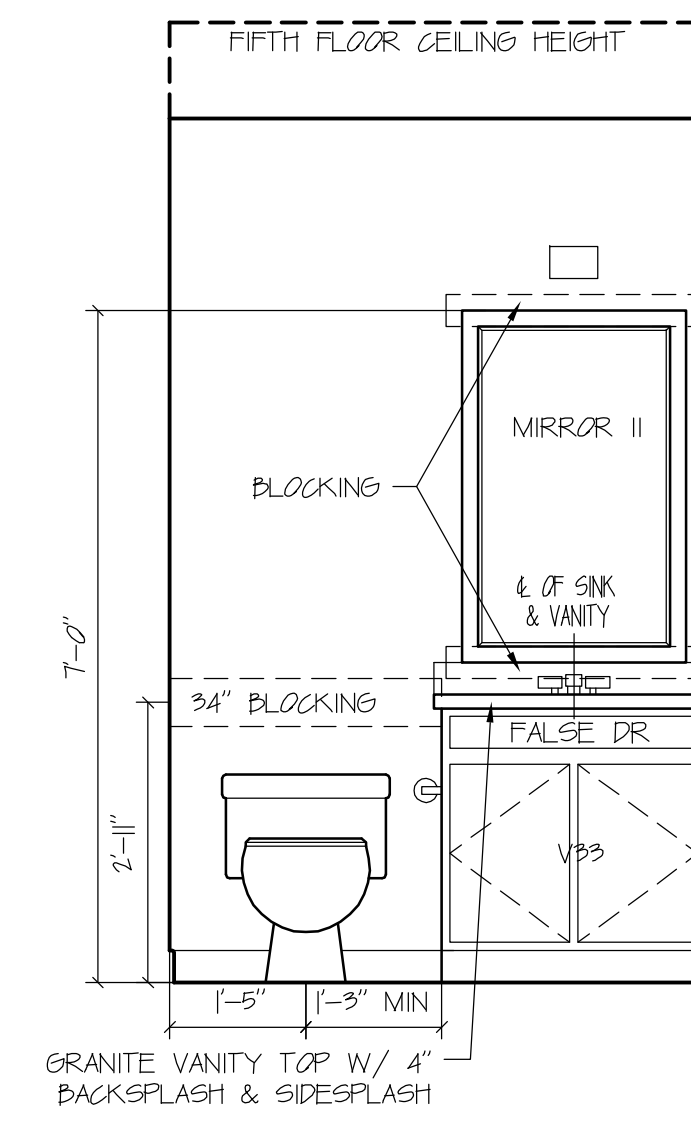
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

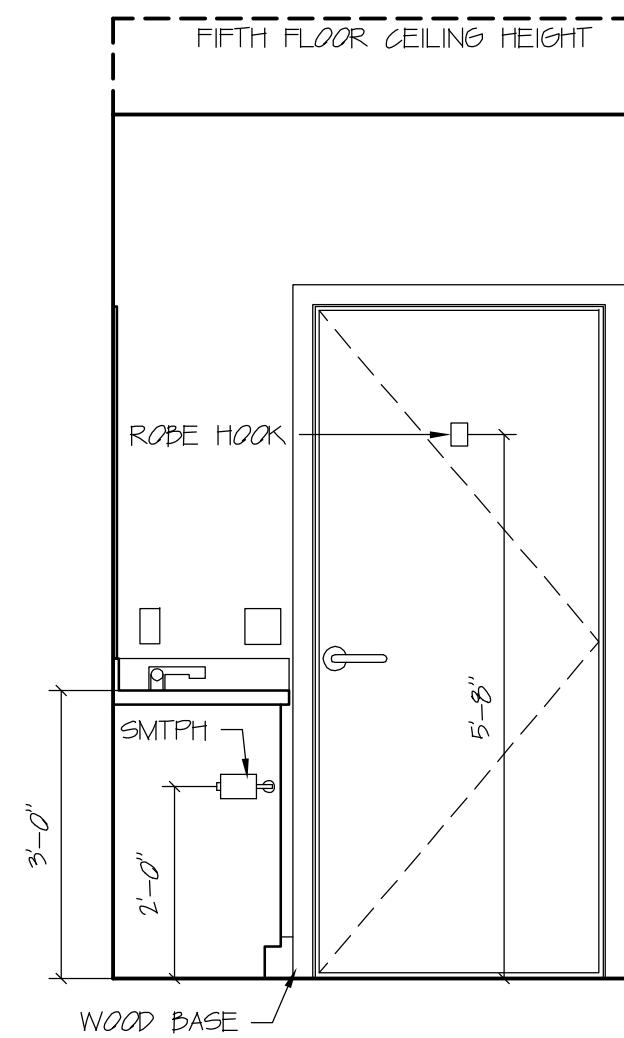
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ELEVATION D

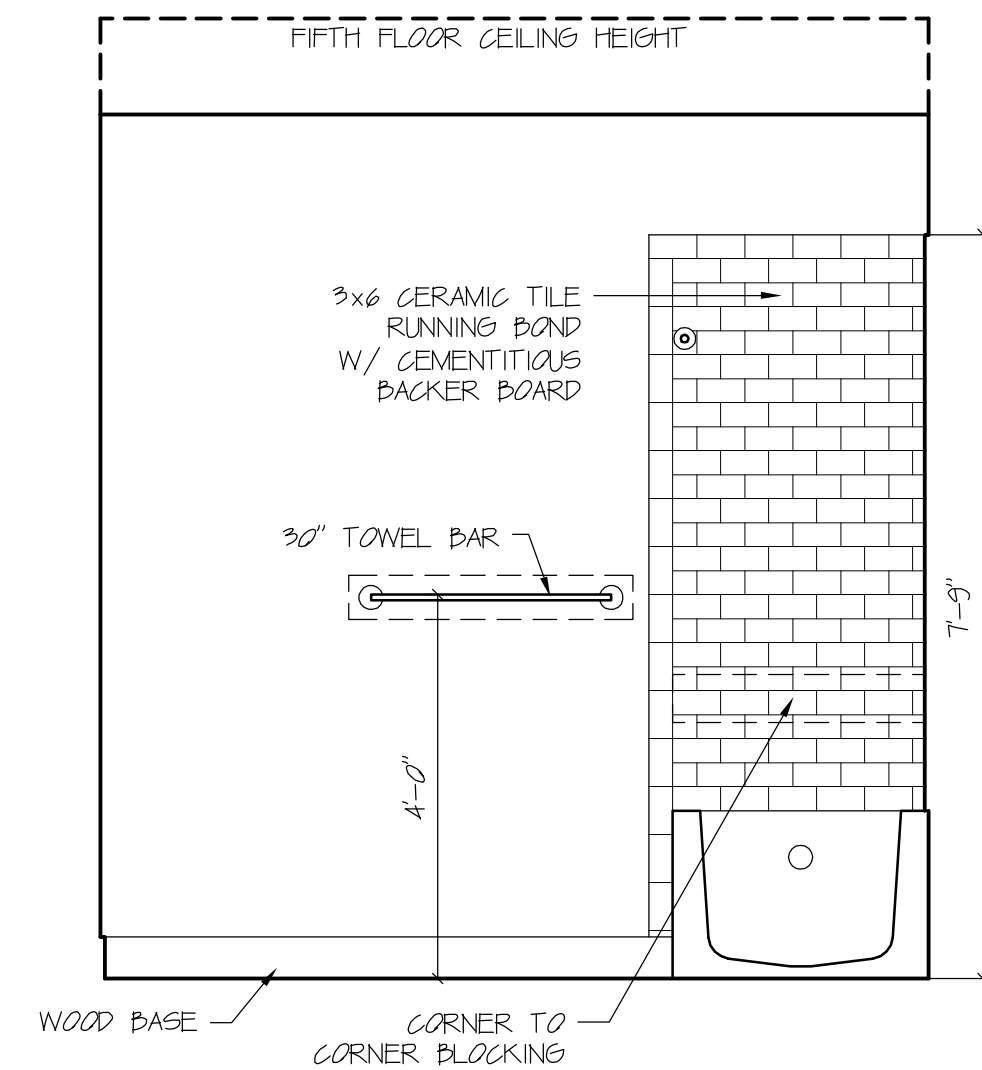
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UNIT C & D MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



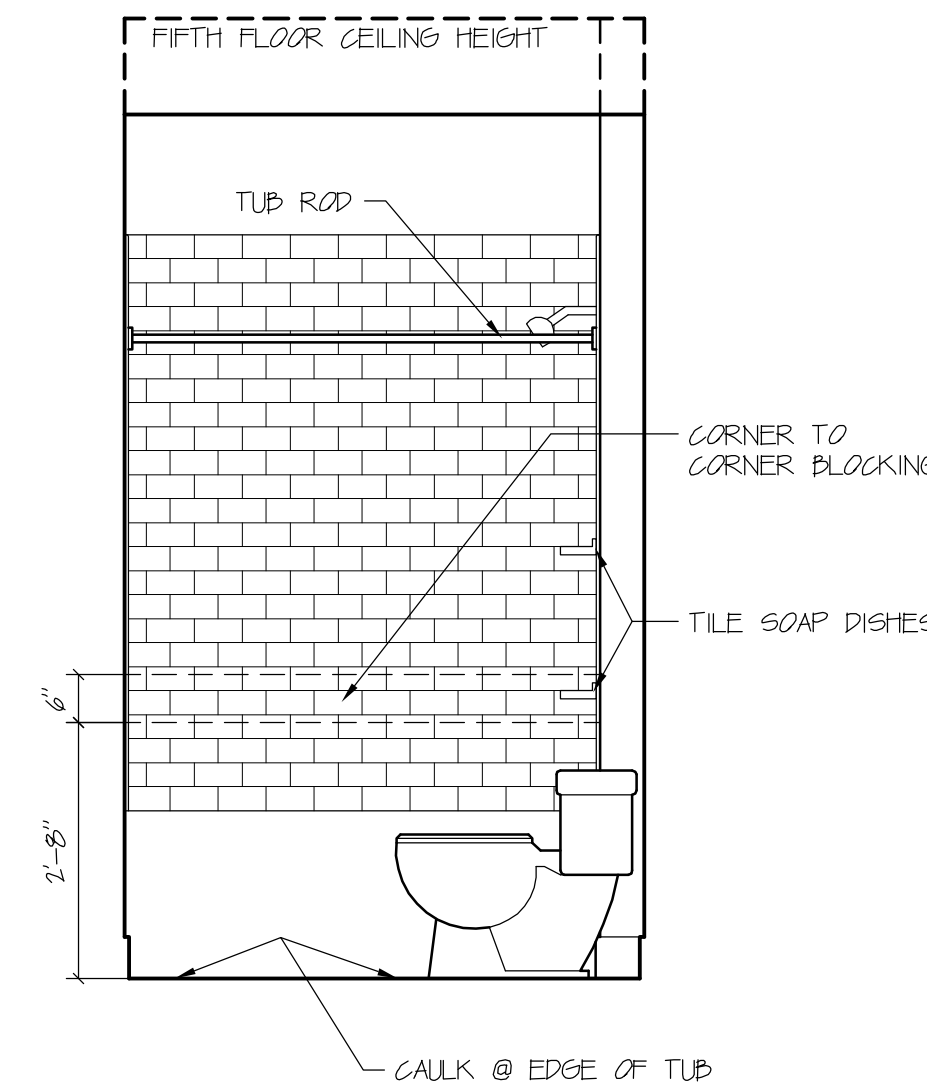
ELEVATION A

Scale: 1/2" = 1' 0"



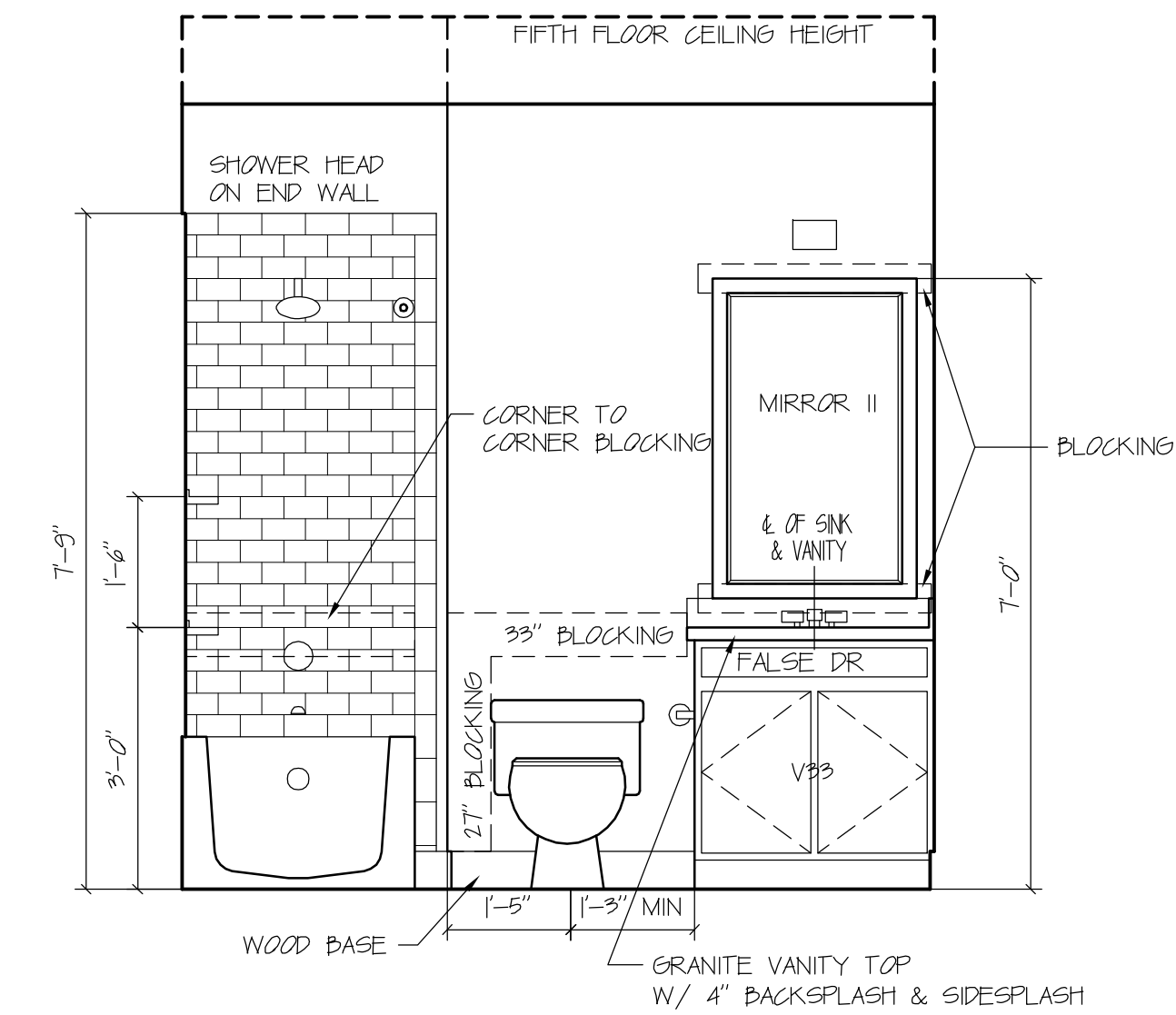
ELEVATION B

Scale: 1/2" = 1' 0"



ELEVATION C

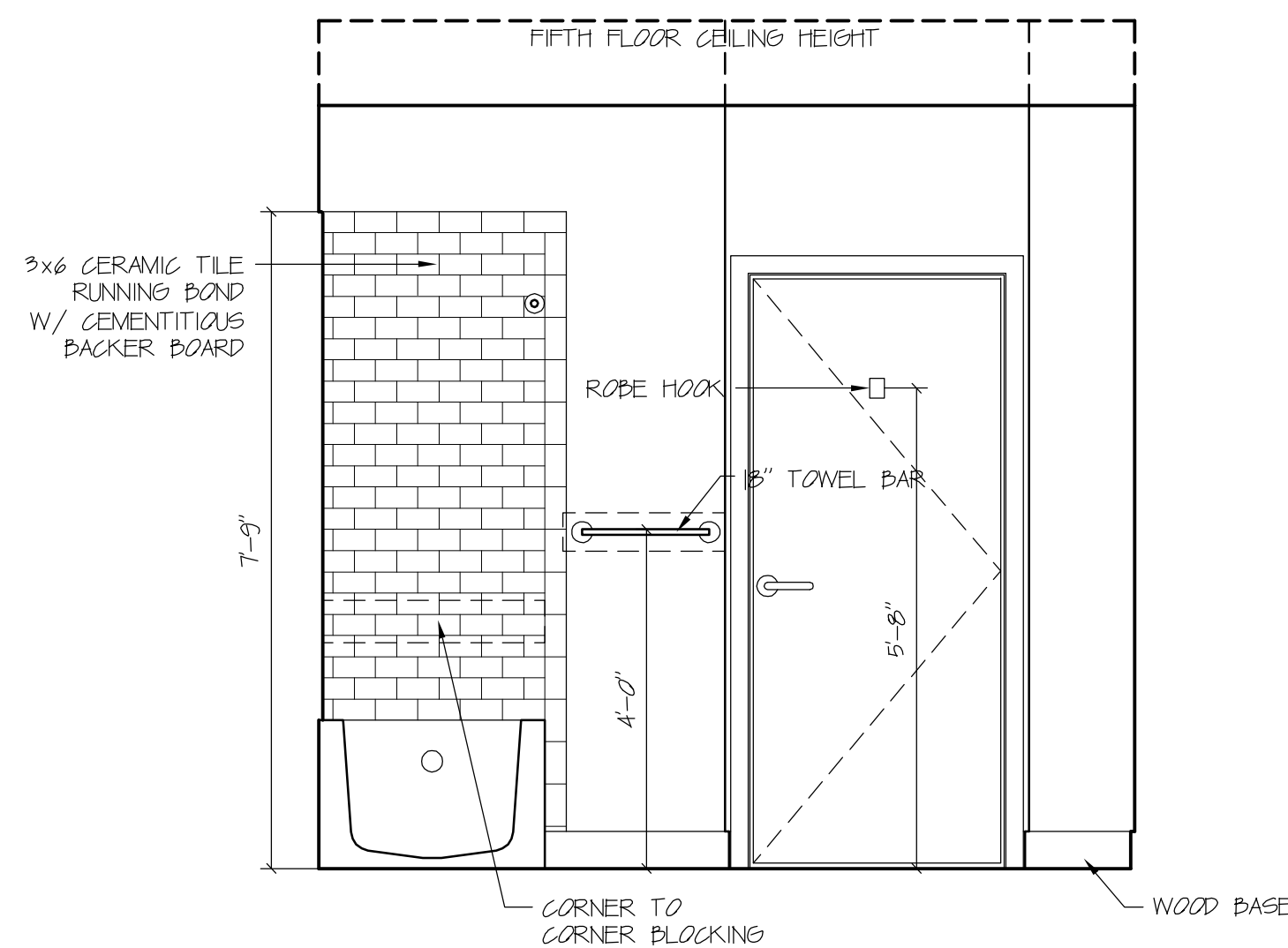
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ELEVATION D

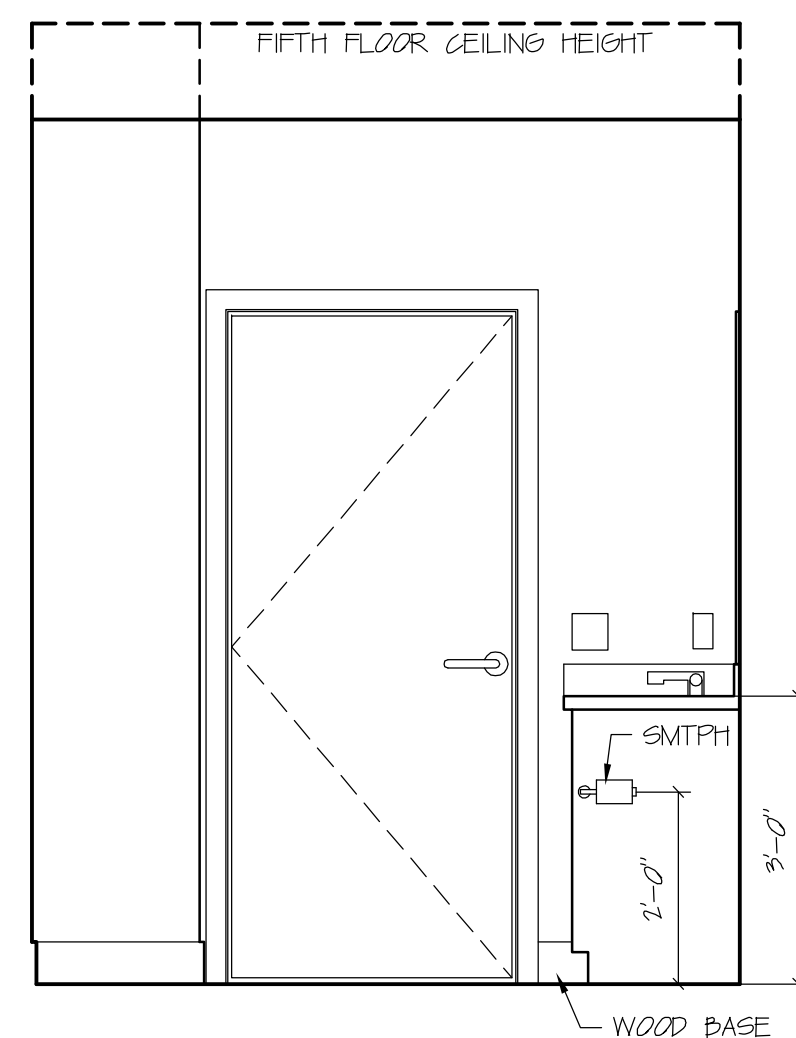
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UNIT D BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



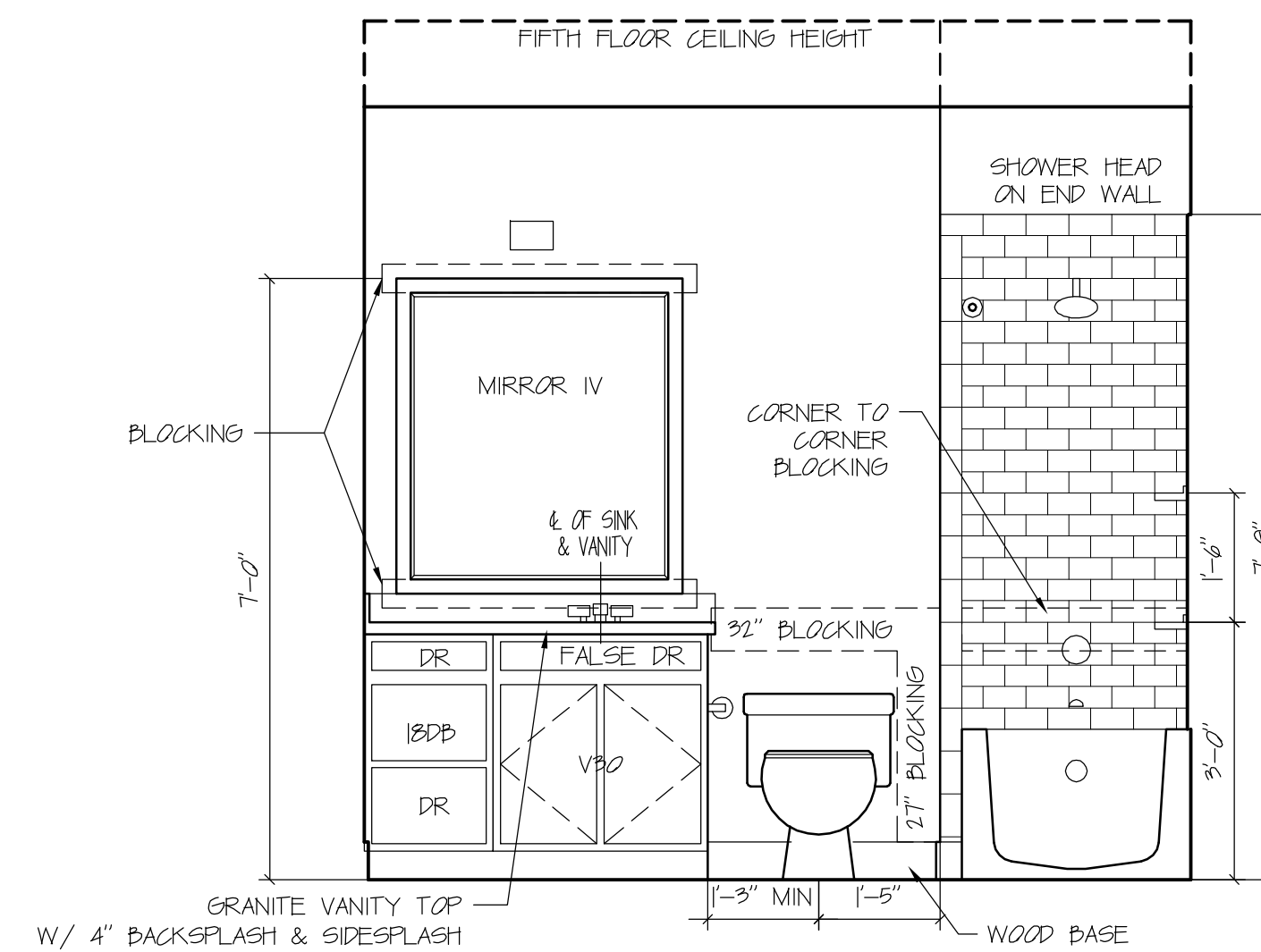
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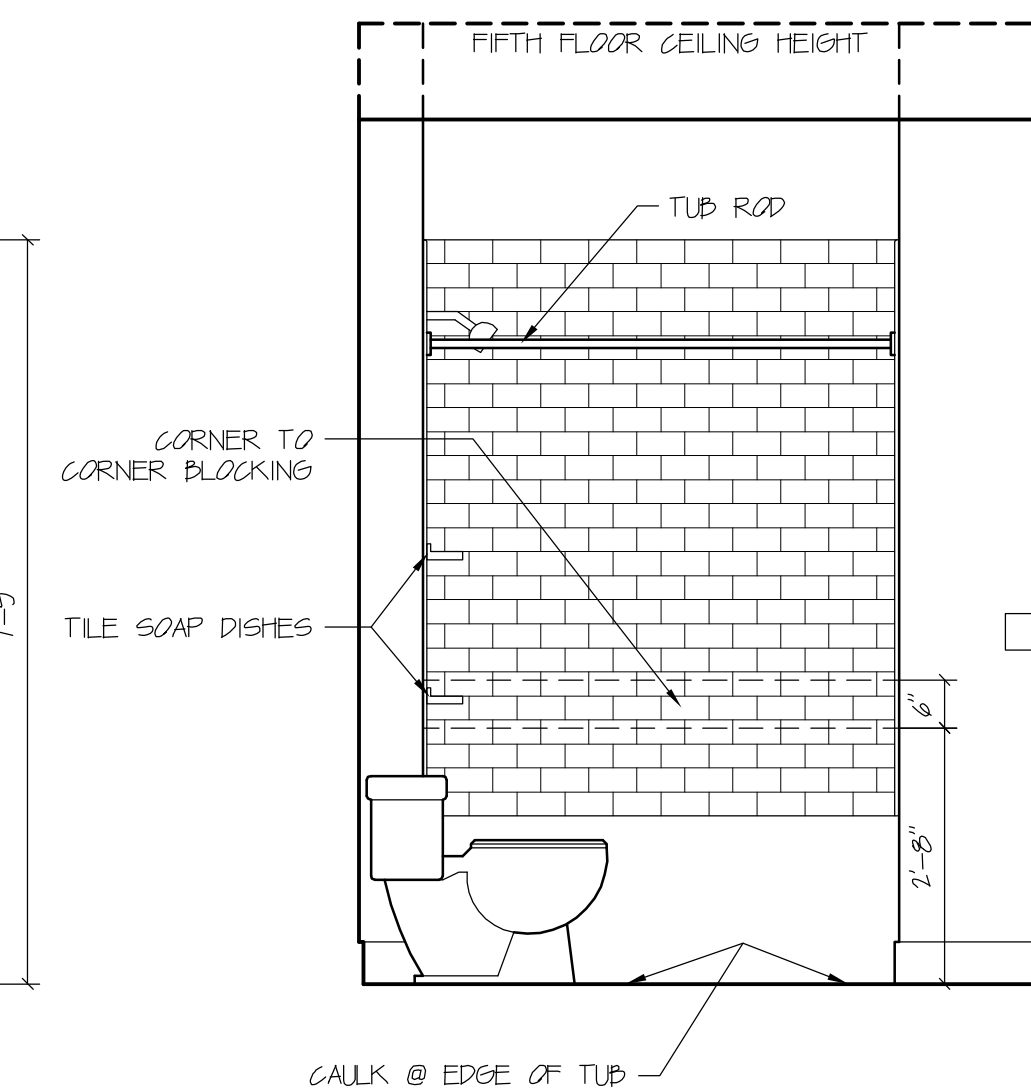
ELEVATION B

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

DAVID M. WHITE, ARCHITECT

403 Tibbets 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

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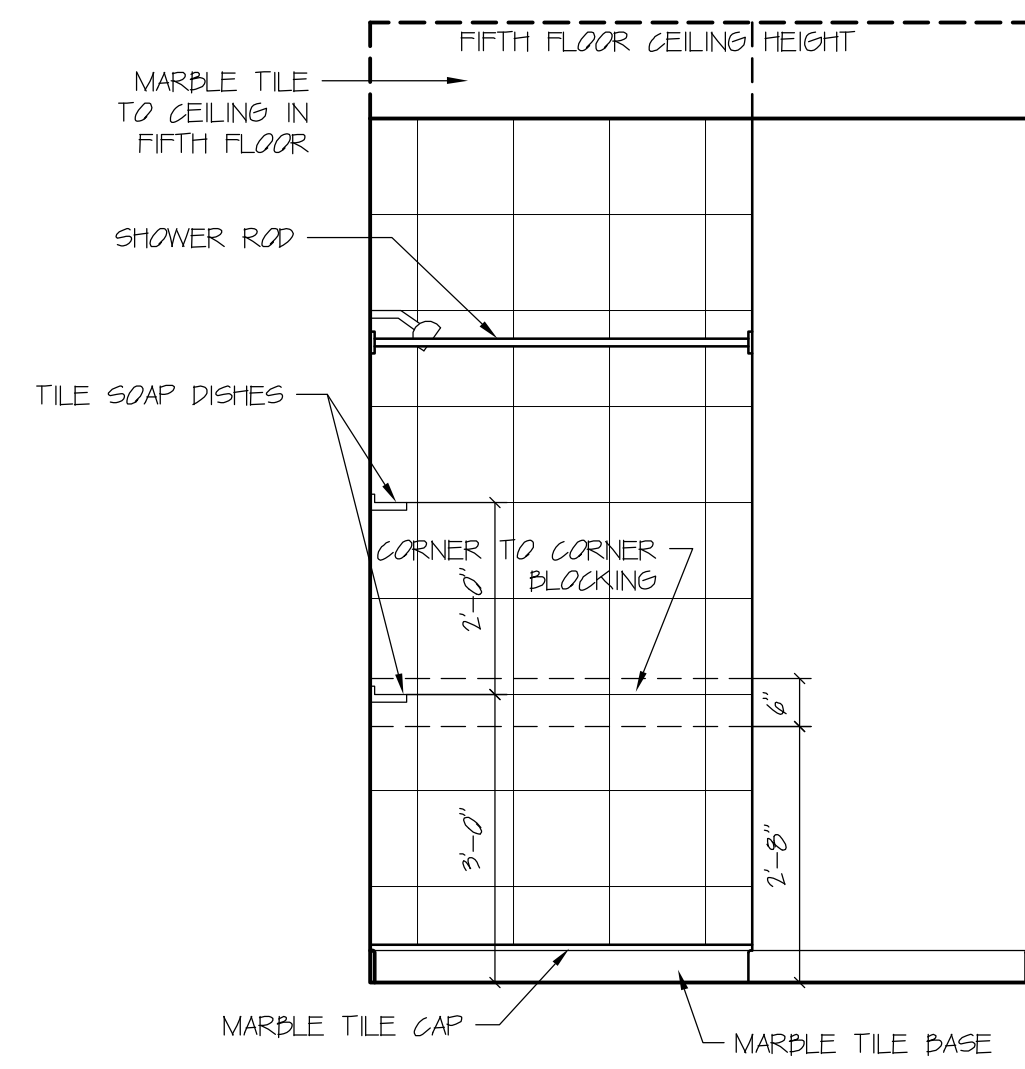
INTERIOR ELEVATIONS

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

REVISIONS:

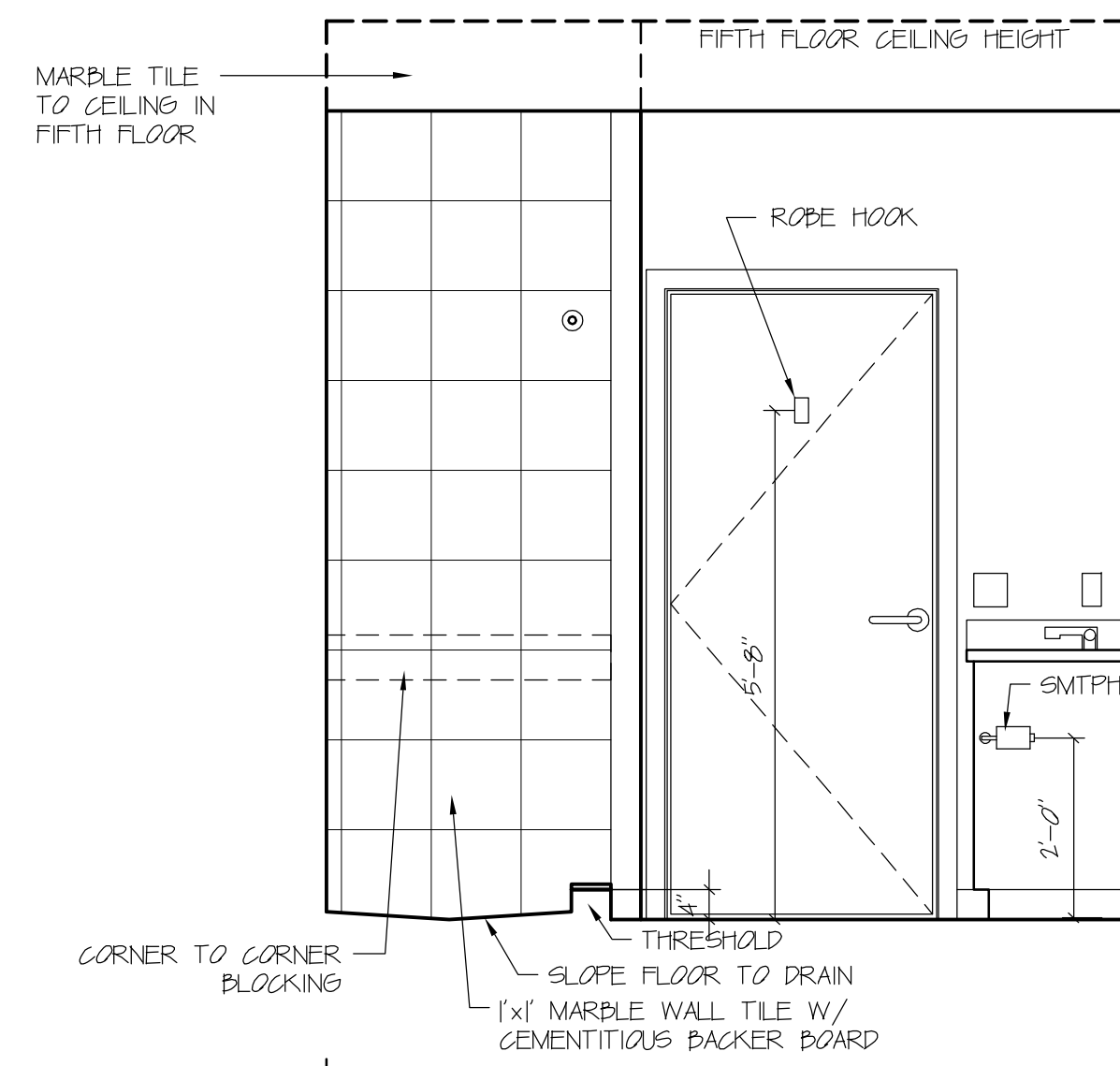
DRG. NO.

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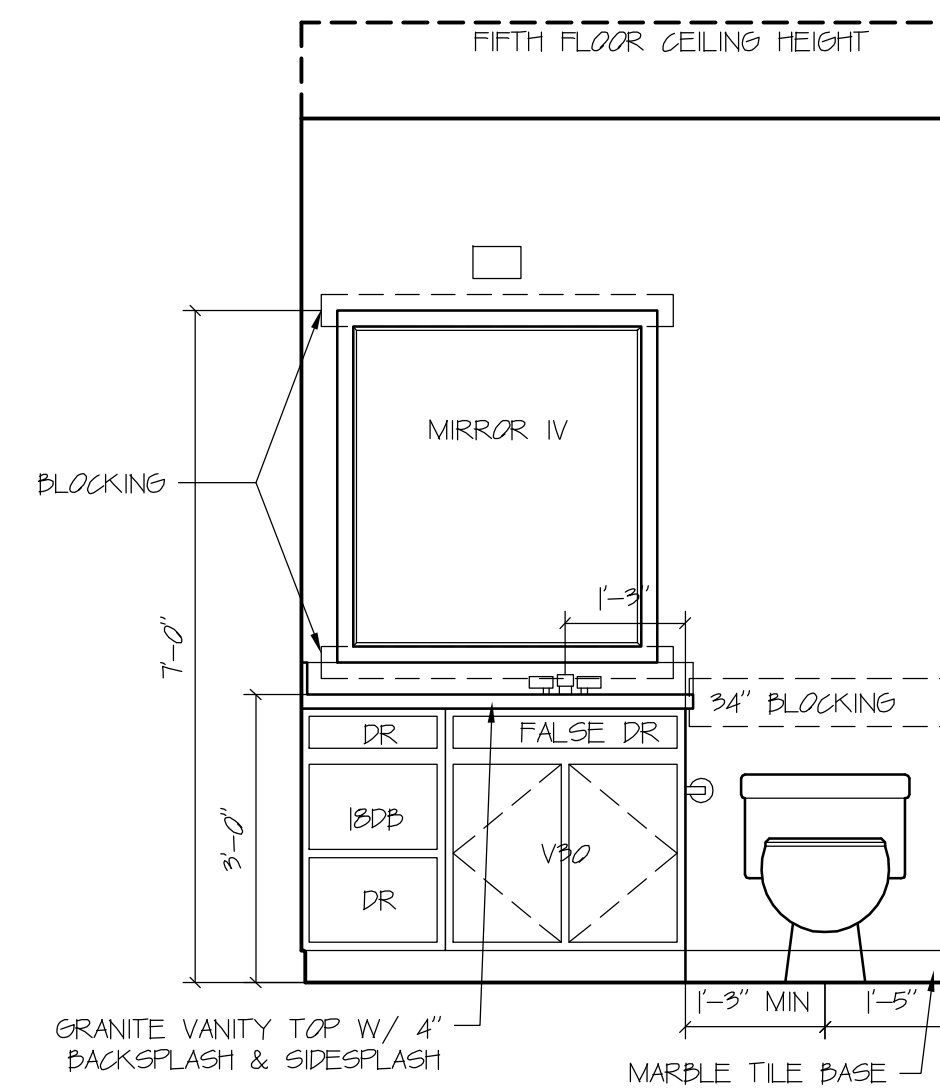
ELEVATION A

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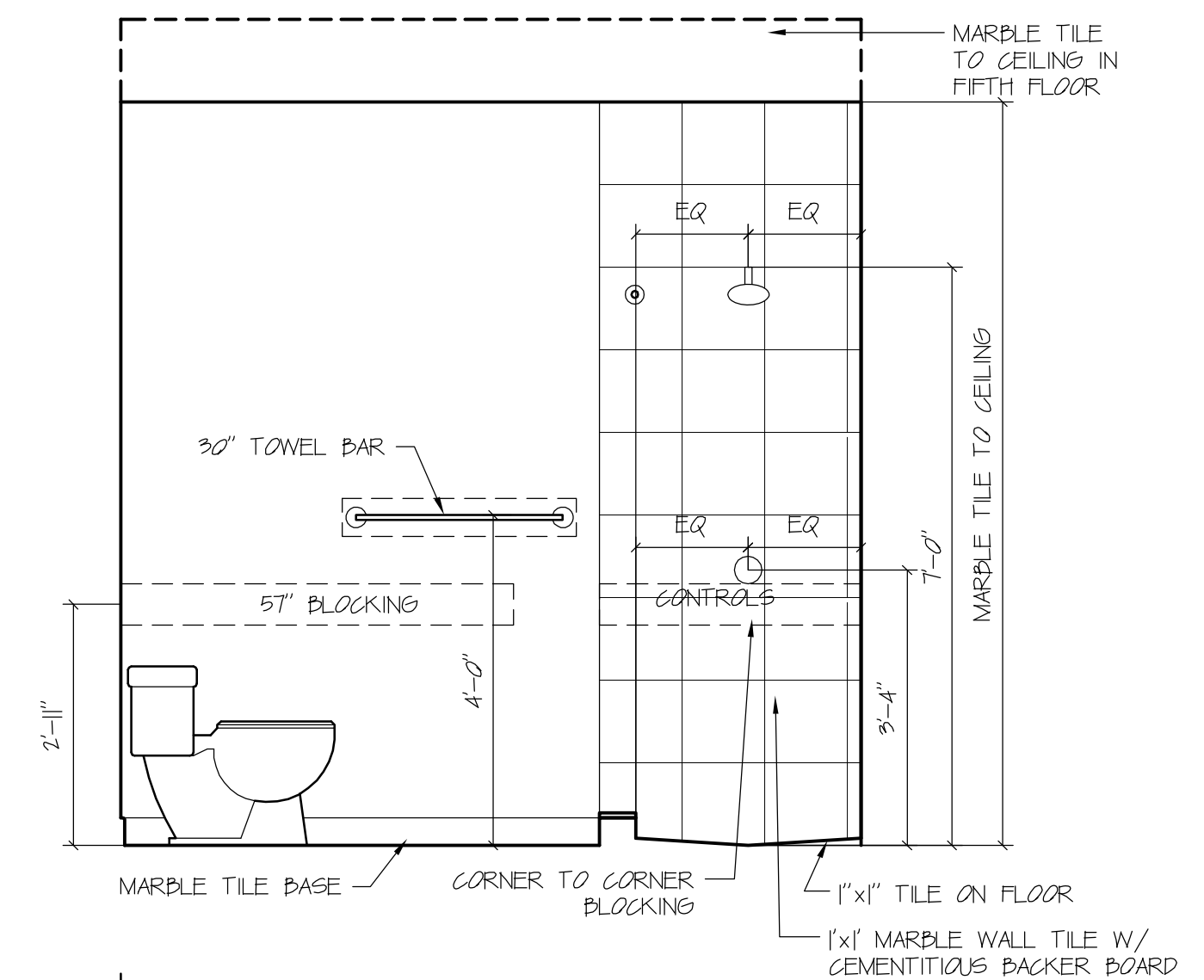
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

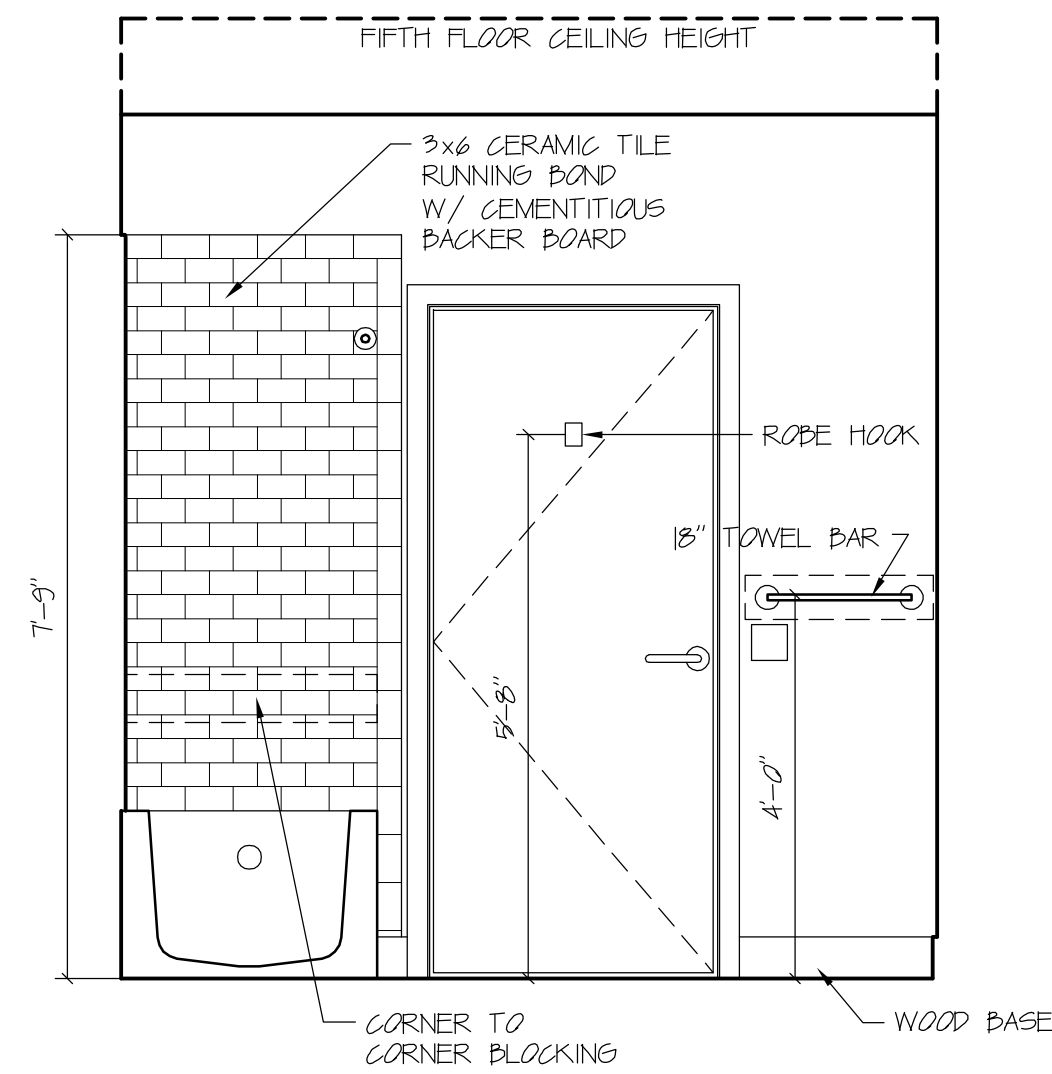


ELEVATION D

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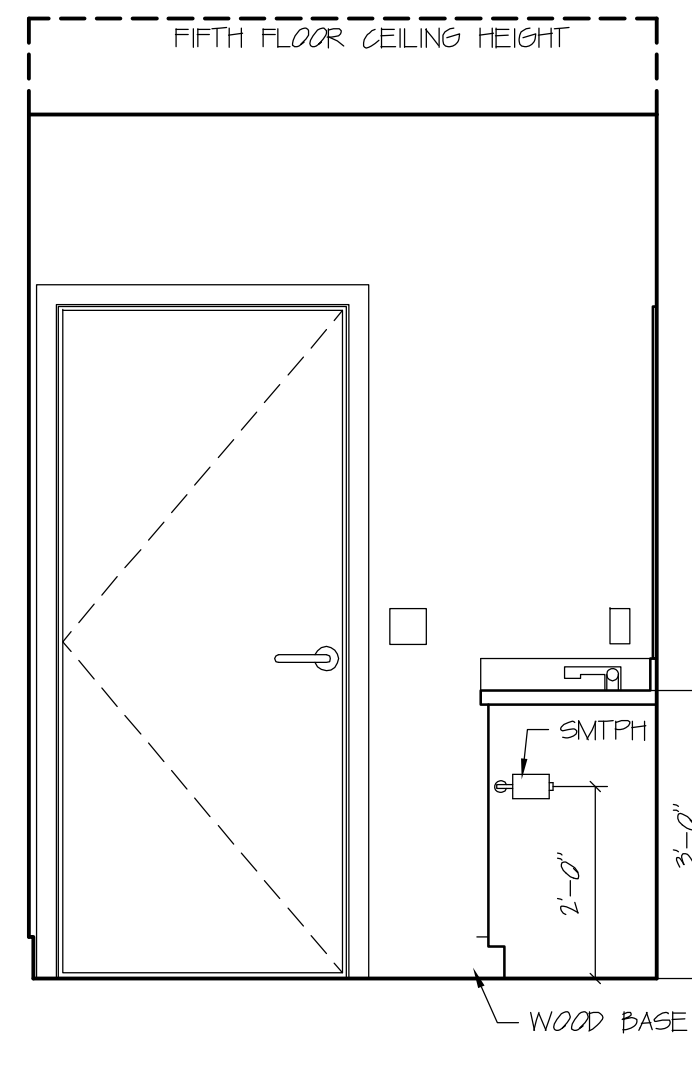
UNIT F BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



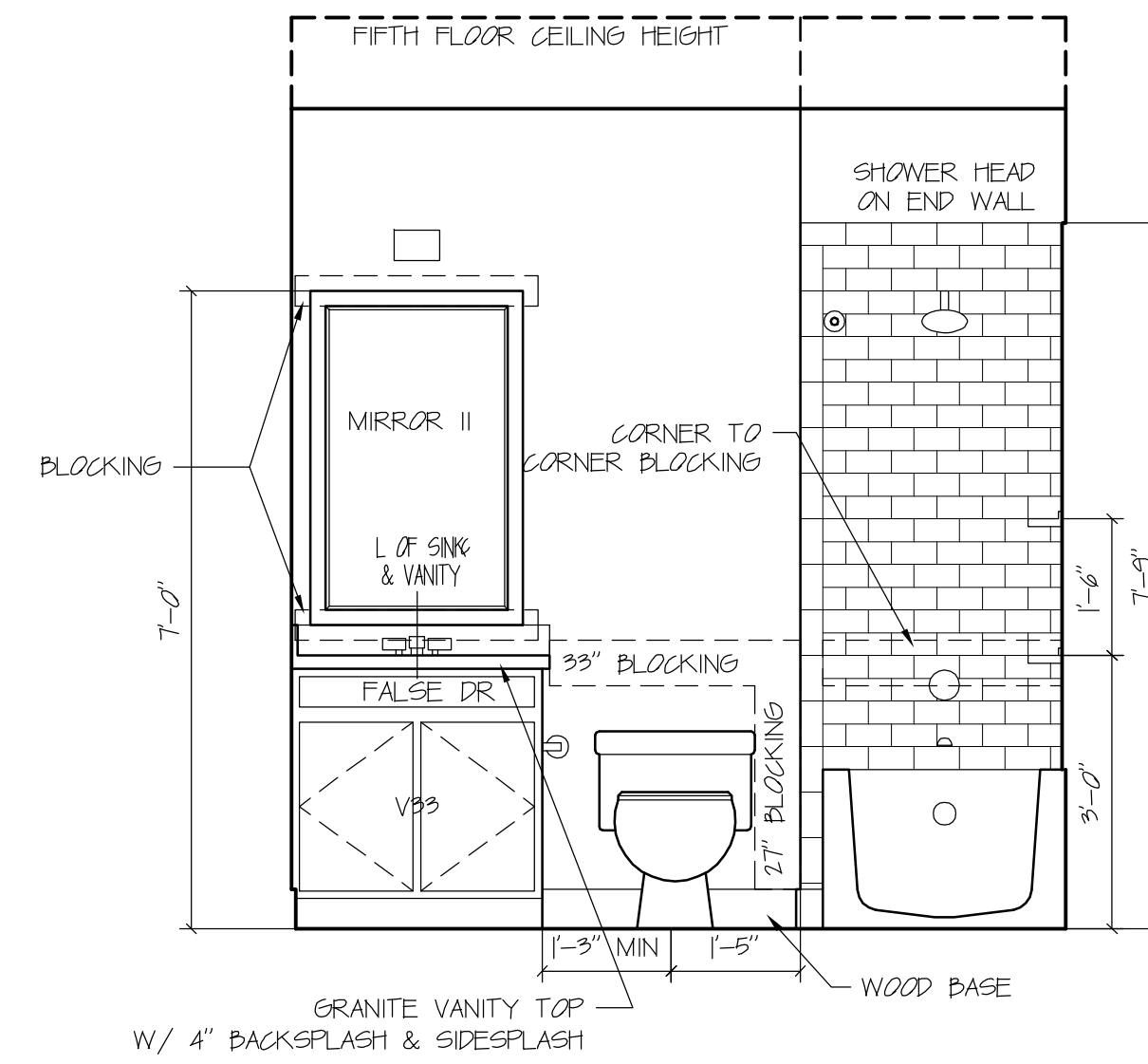
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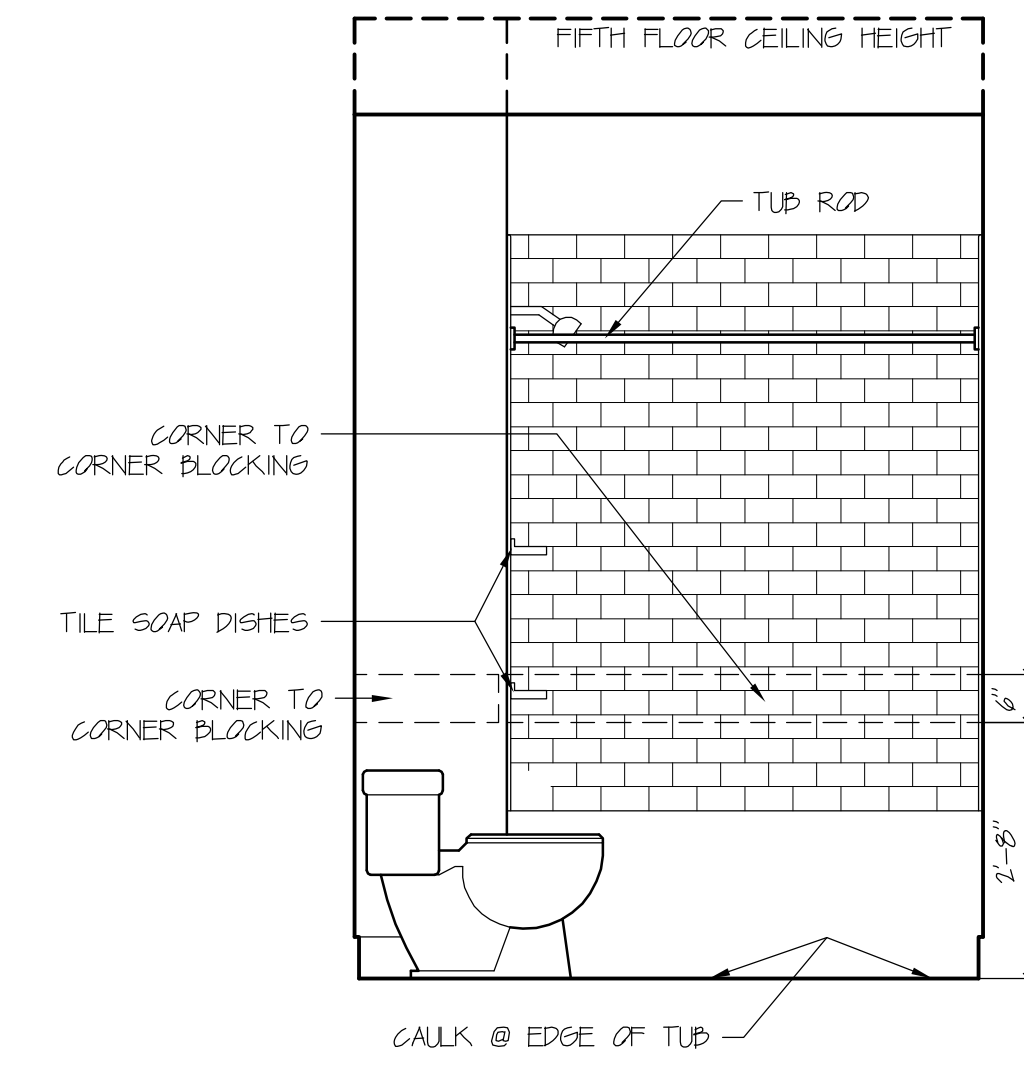
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT G BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT

DAVID M. WHITE, ARCHITECT

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

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c/o Atlas Investments Group
35 Foy Street Suite 5-2
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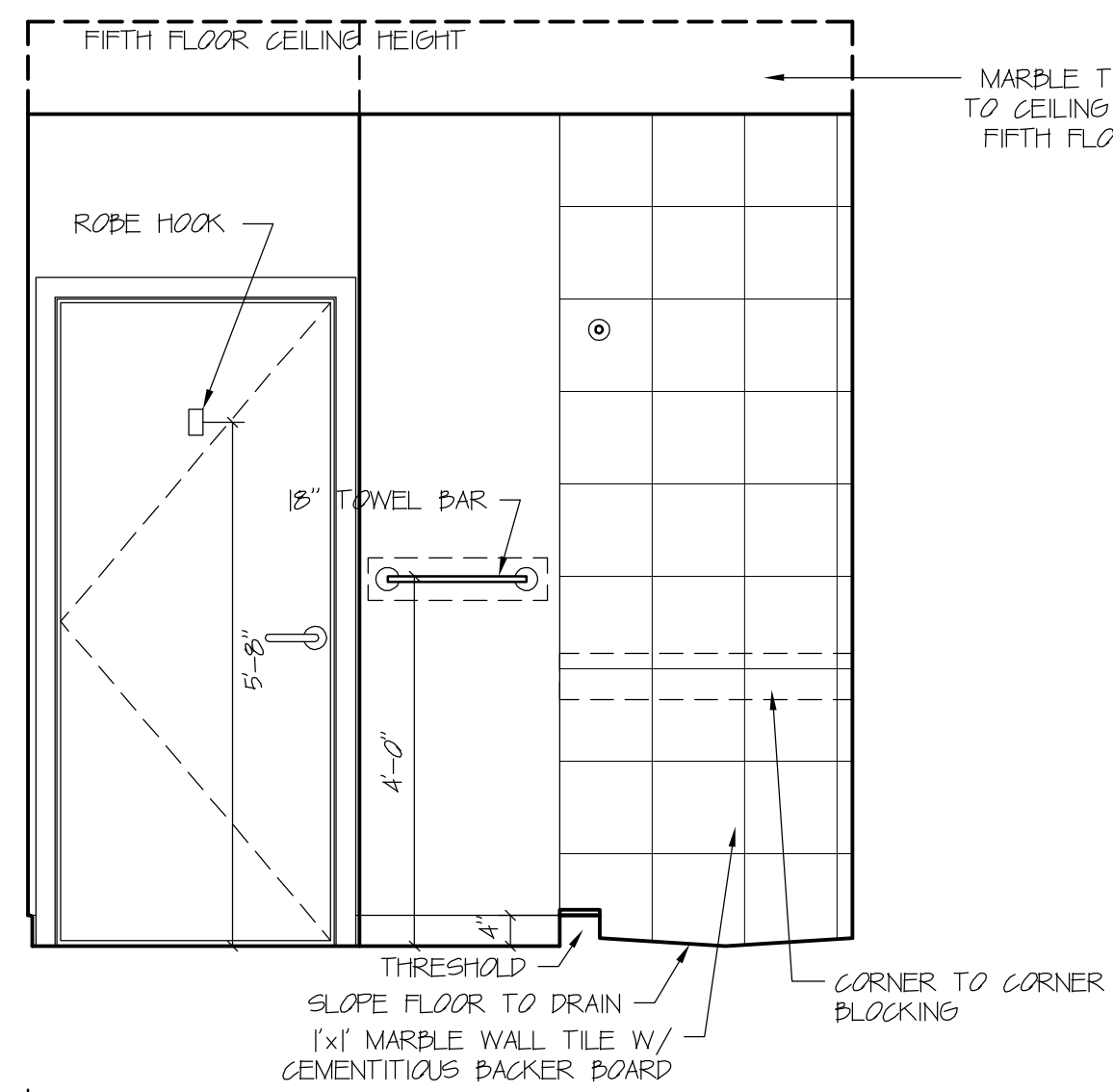
INTERIOR ELEVATIONS

Scale: 1/2" = 1'-0"
Commission No.: 11-013
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DRG. NO.

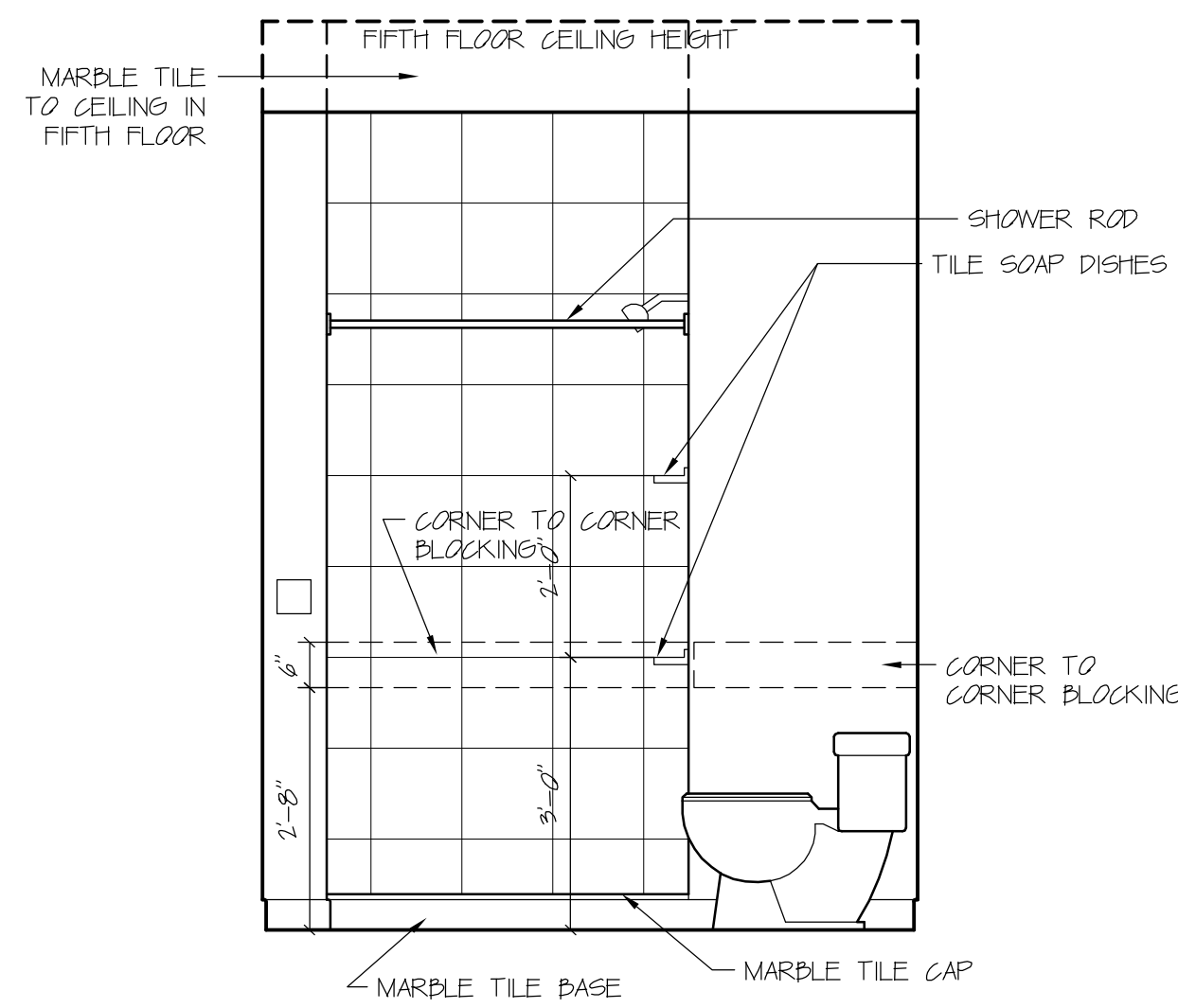
IE.3



ELEVATION A

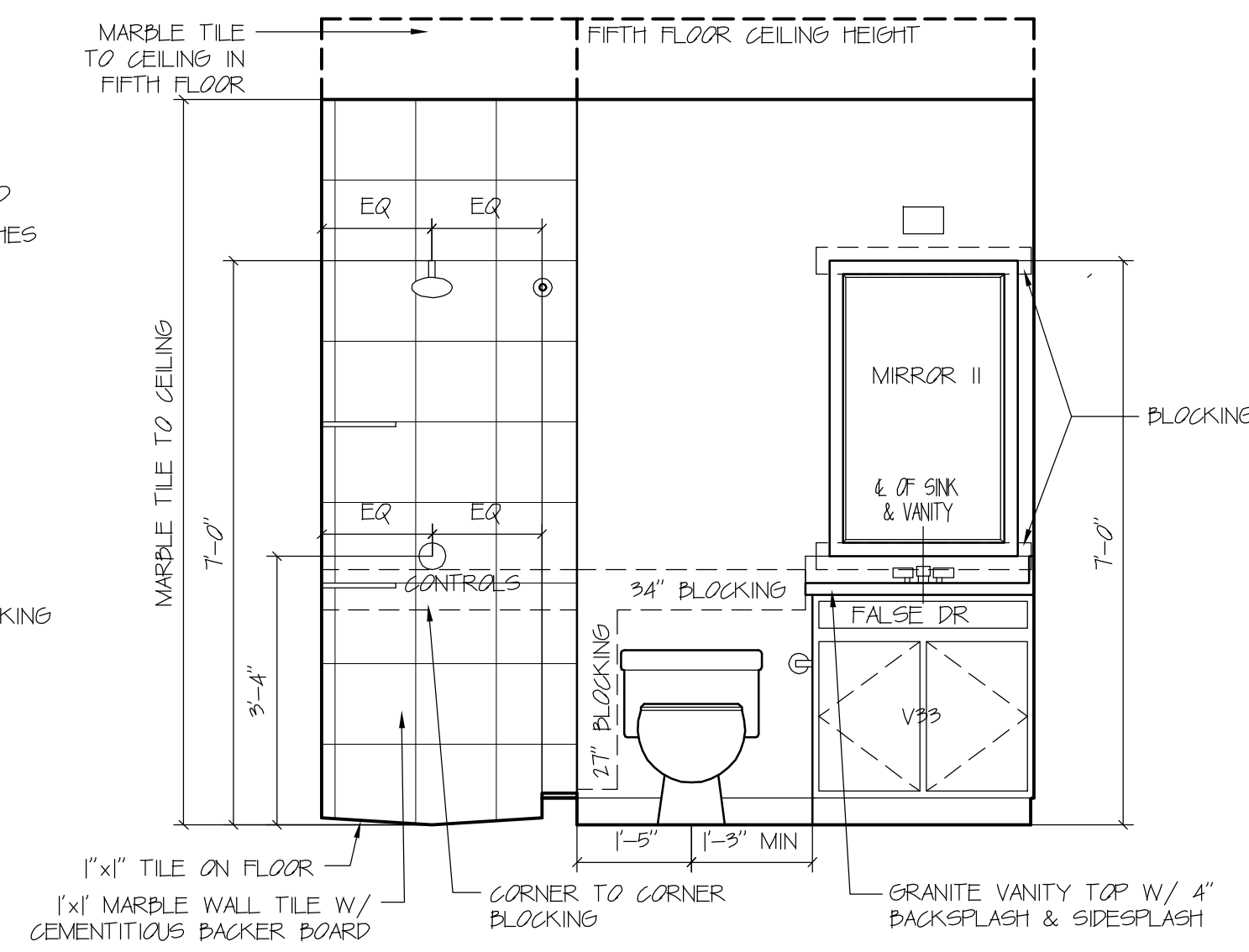
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MARBLE TILE TO CEILING IN FIFTH FLOOR



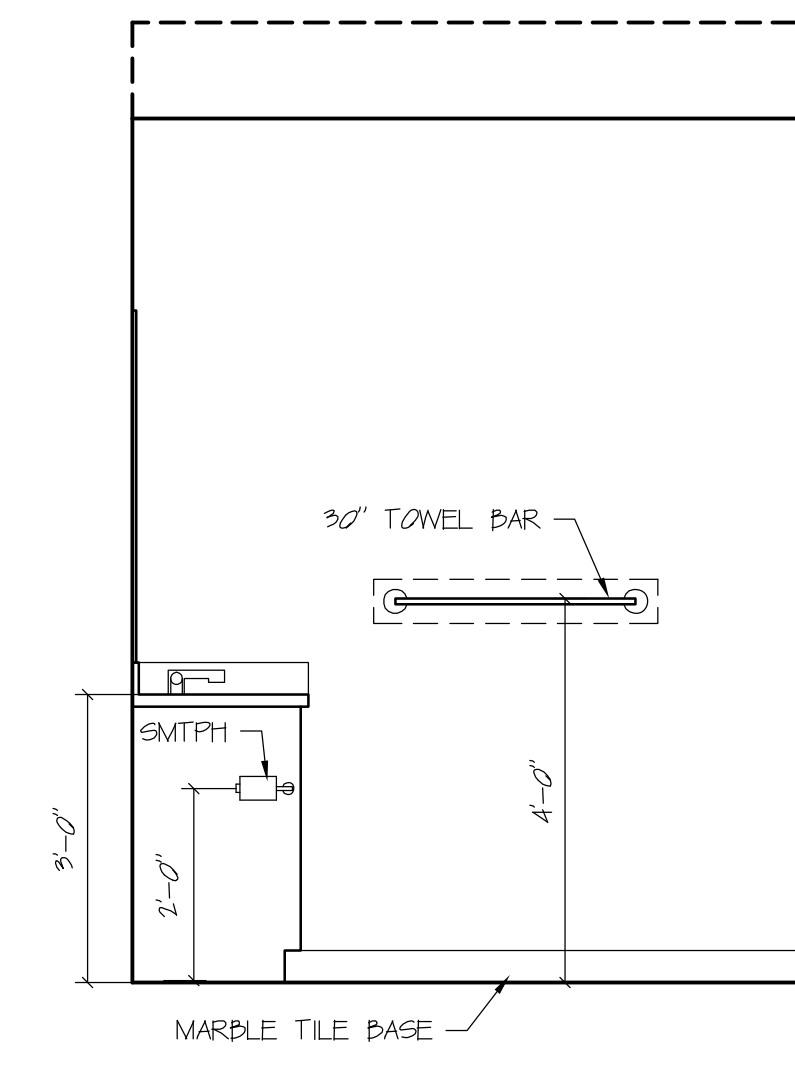
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

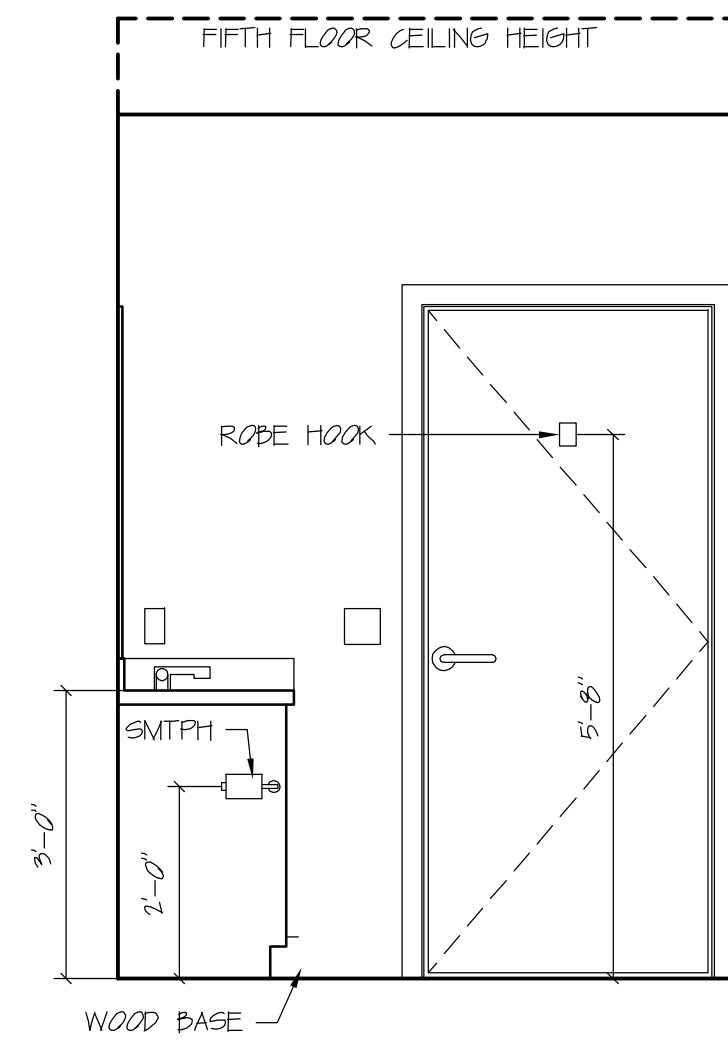


ELEVATION D

Scale: 1/2" = 1' 0

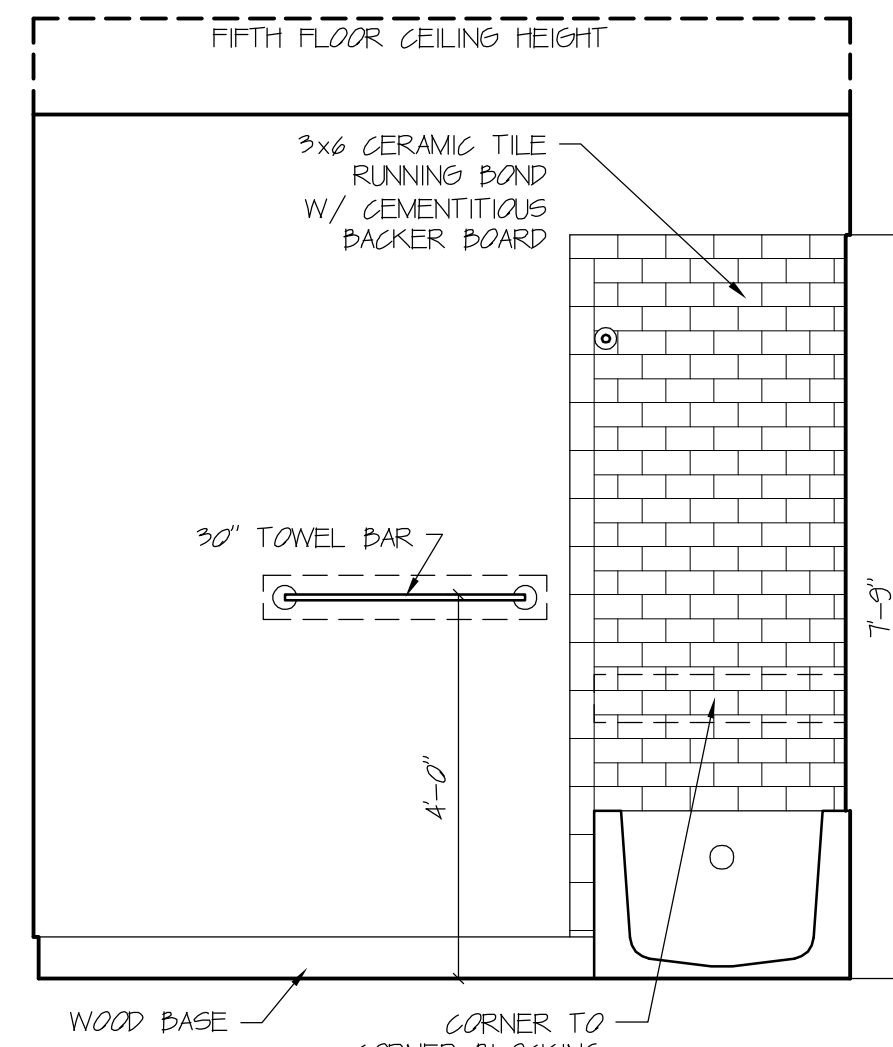
UNIT H MASTER BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



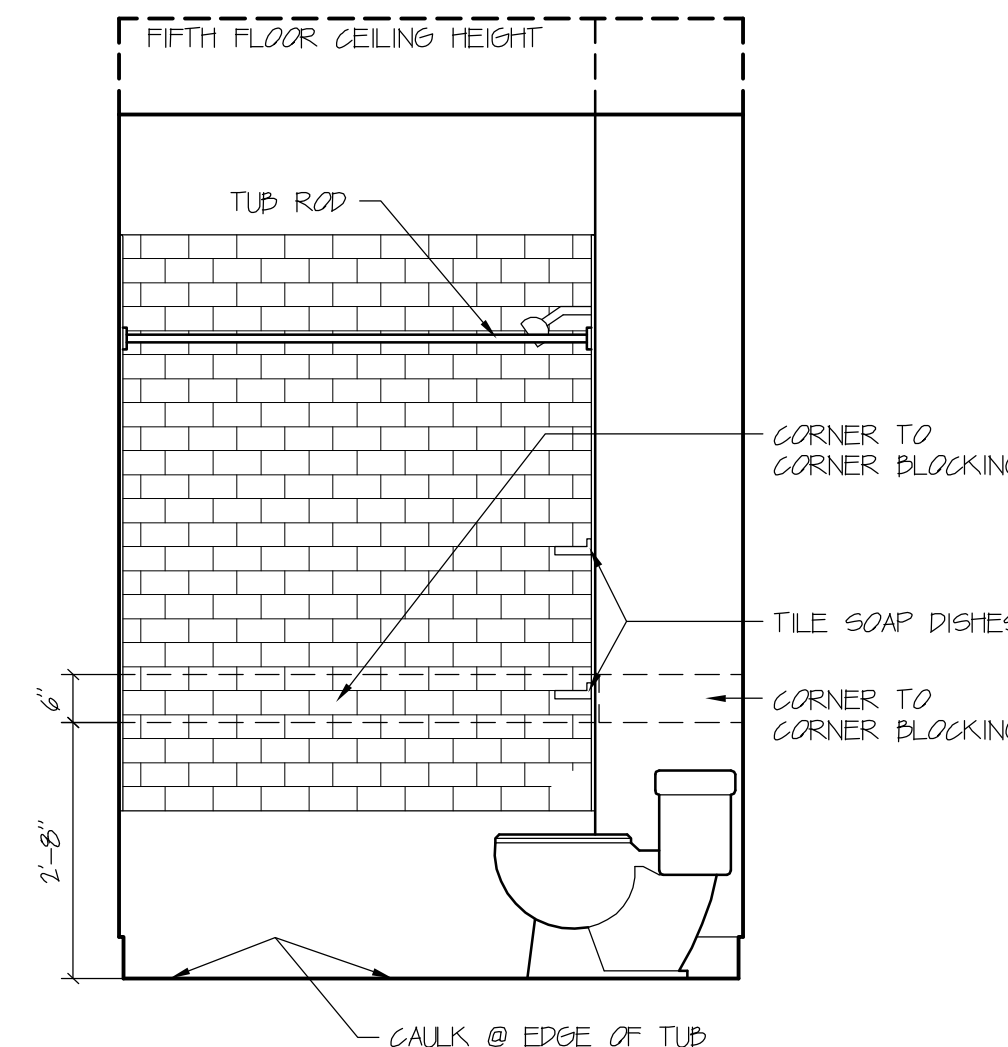
ELEVATION A

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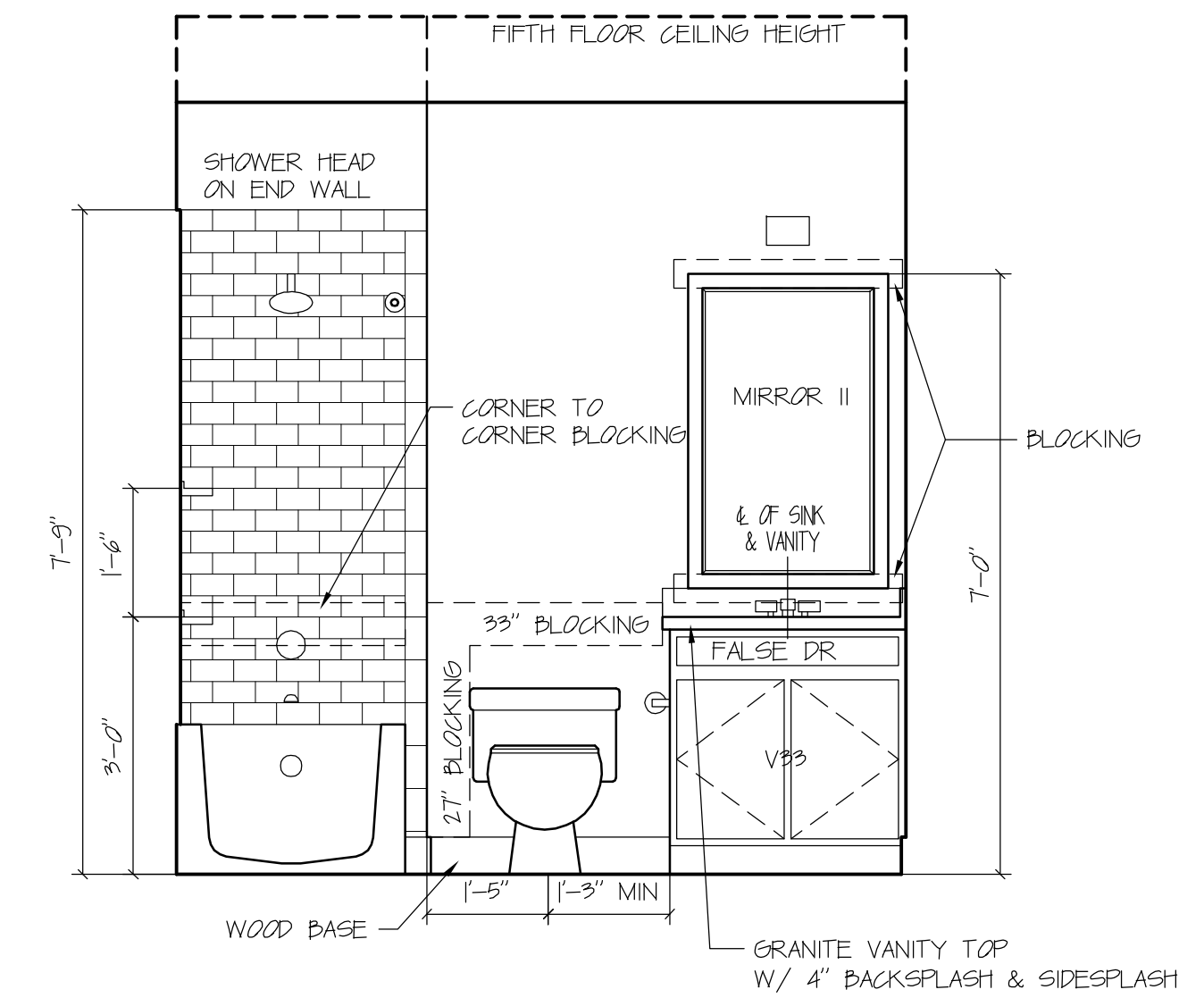
ELEVATION B

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

DAVID M. WHITE, ARCHITECT

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

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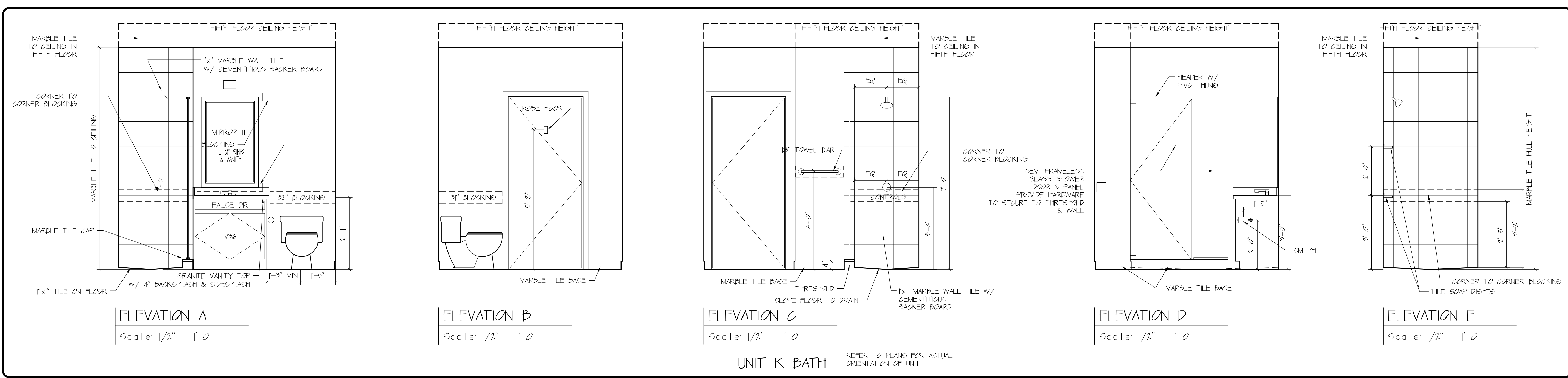
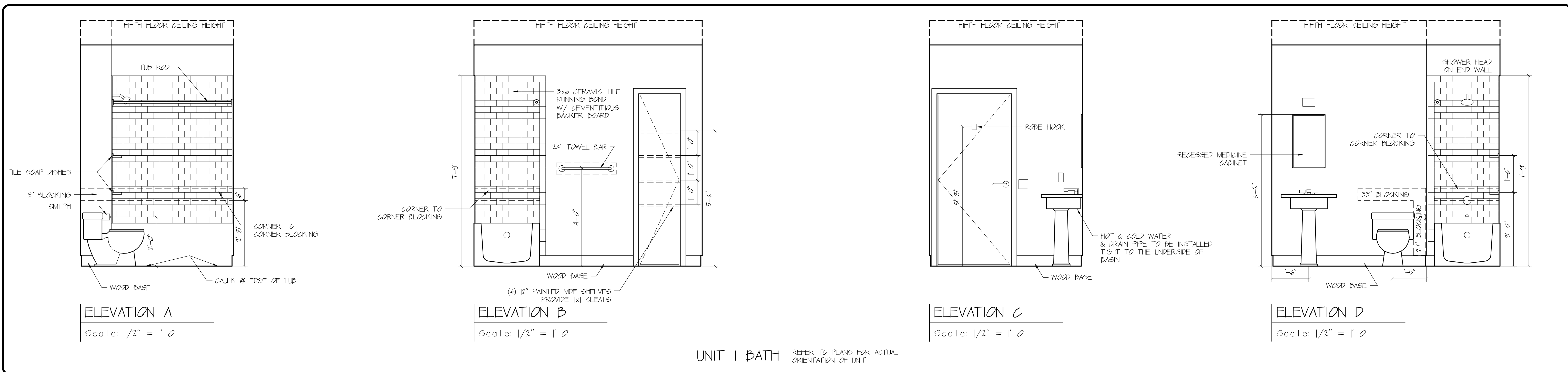
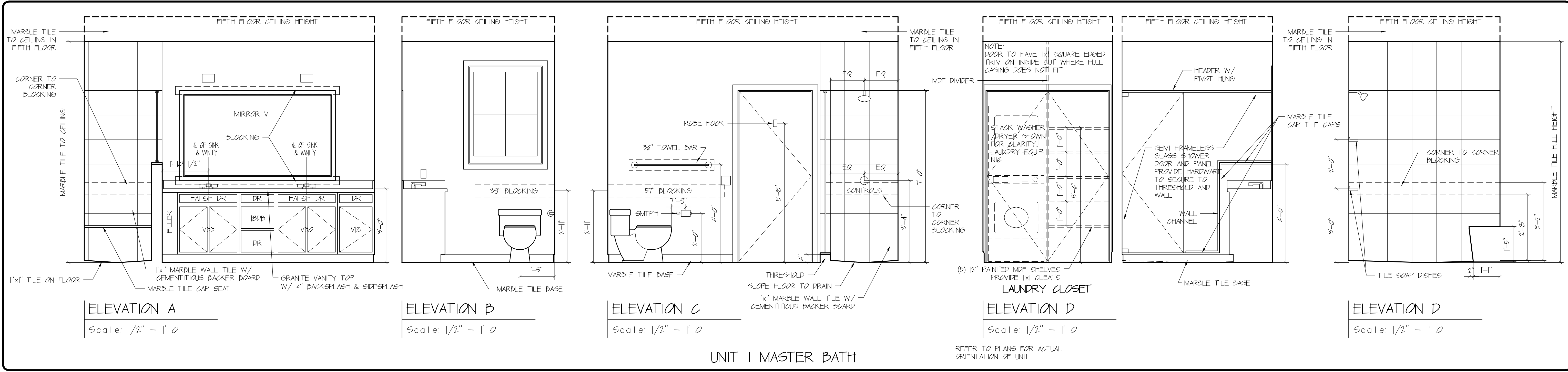
INTERIOR ELEVATIONS

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

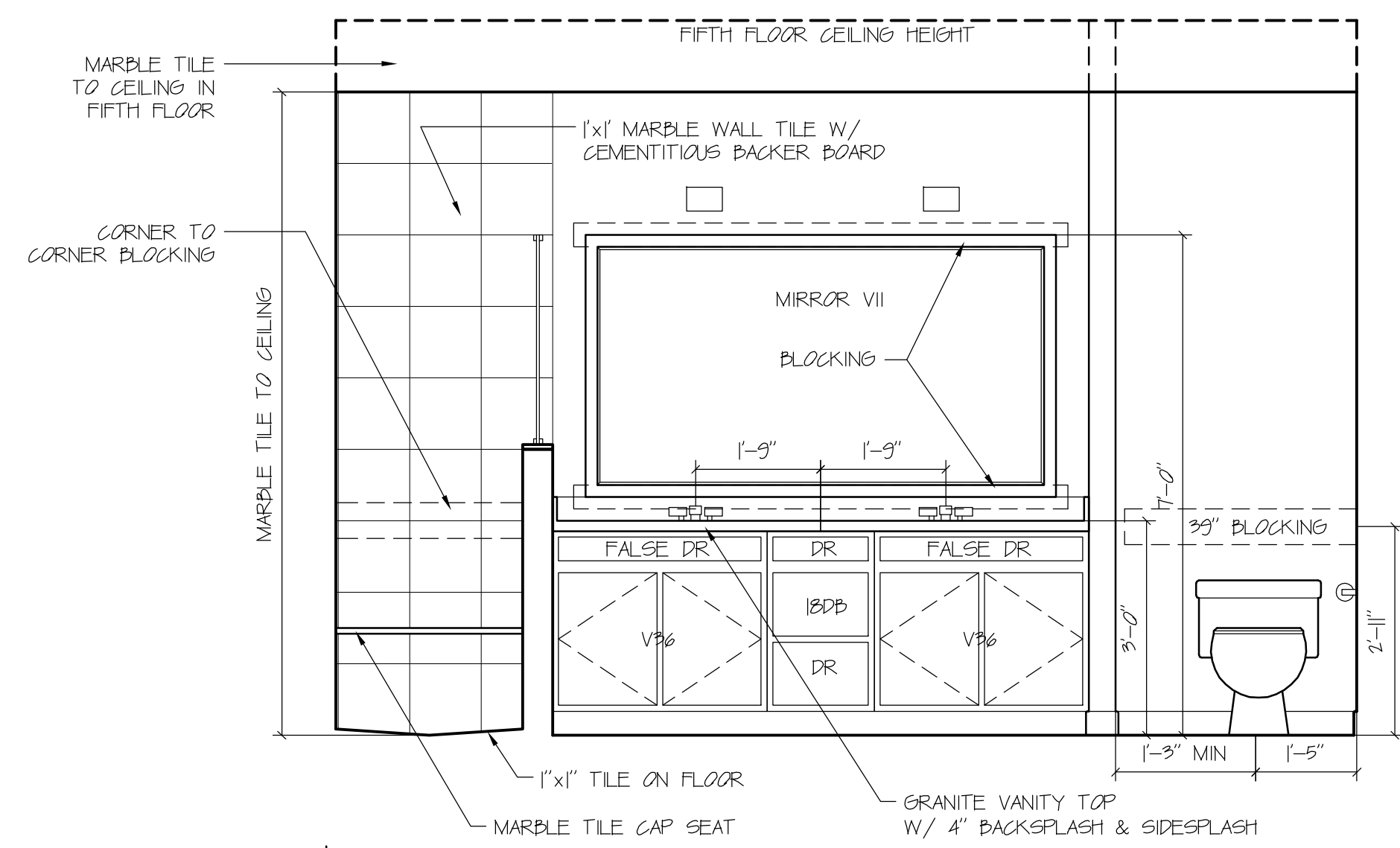
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
95 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

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

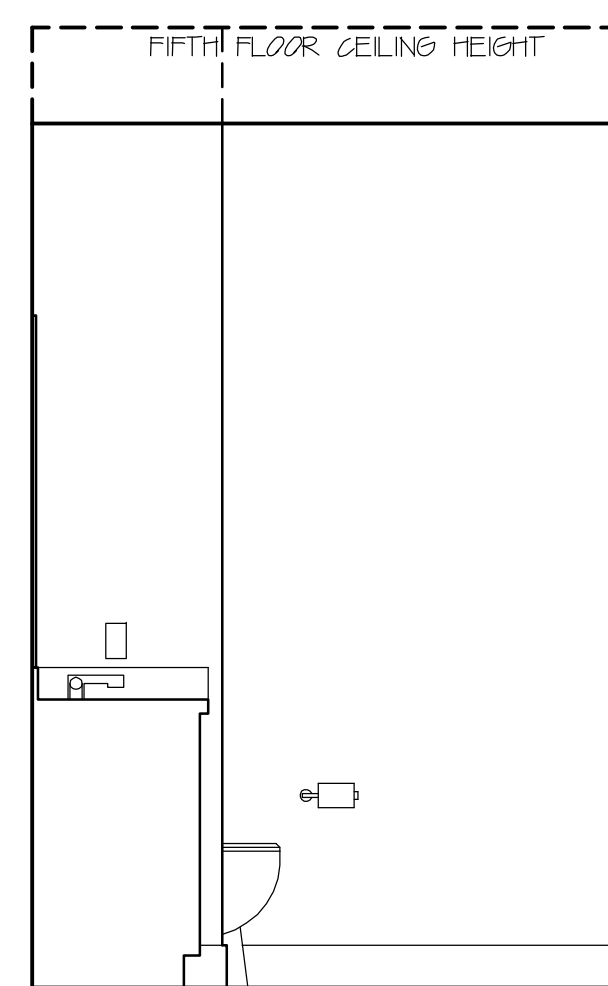
REVISIONS:

DRG. NO.
IE.5



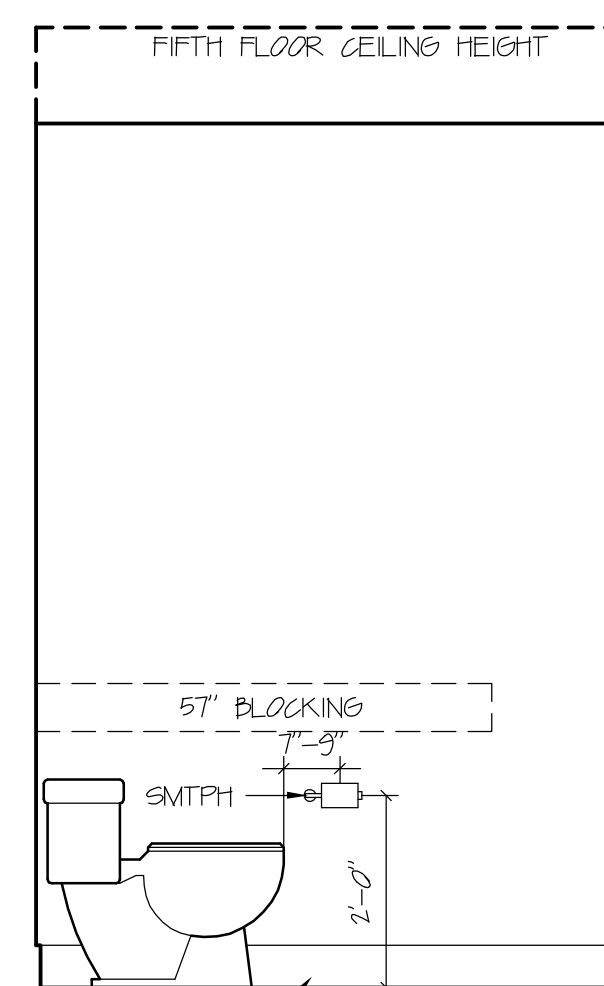
ELEVATION A

Scale: 1/2" = 1' 0



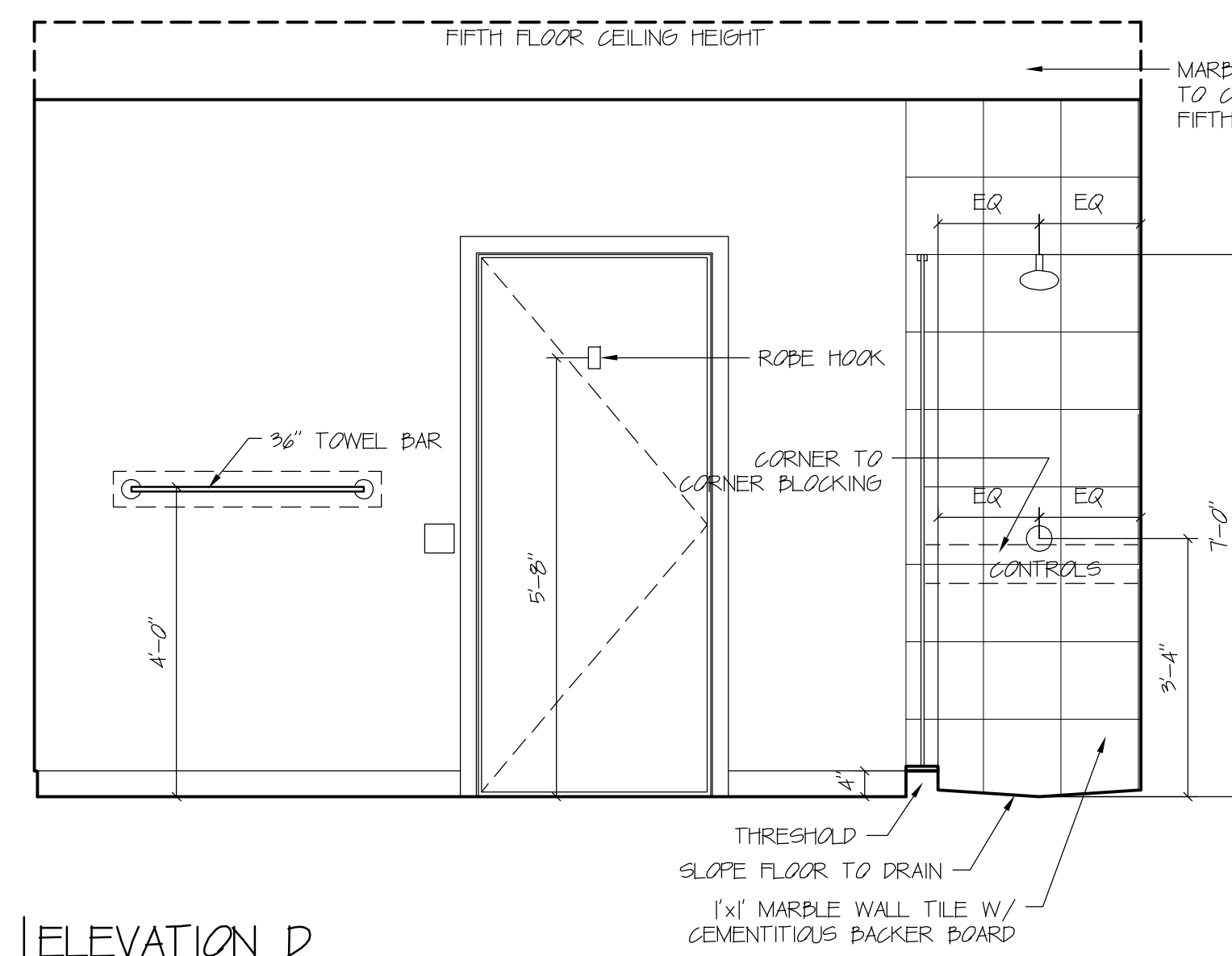
ELEVATION B

Scale: 1/2" = 1' 0



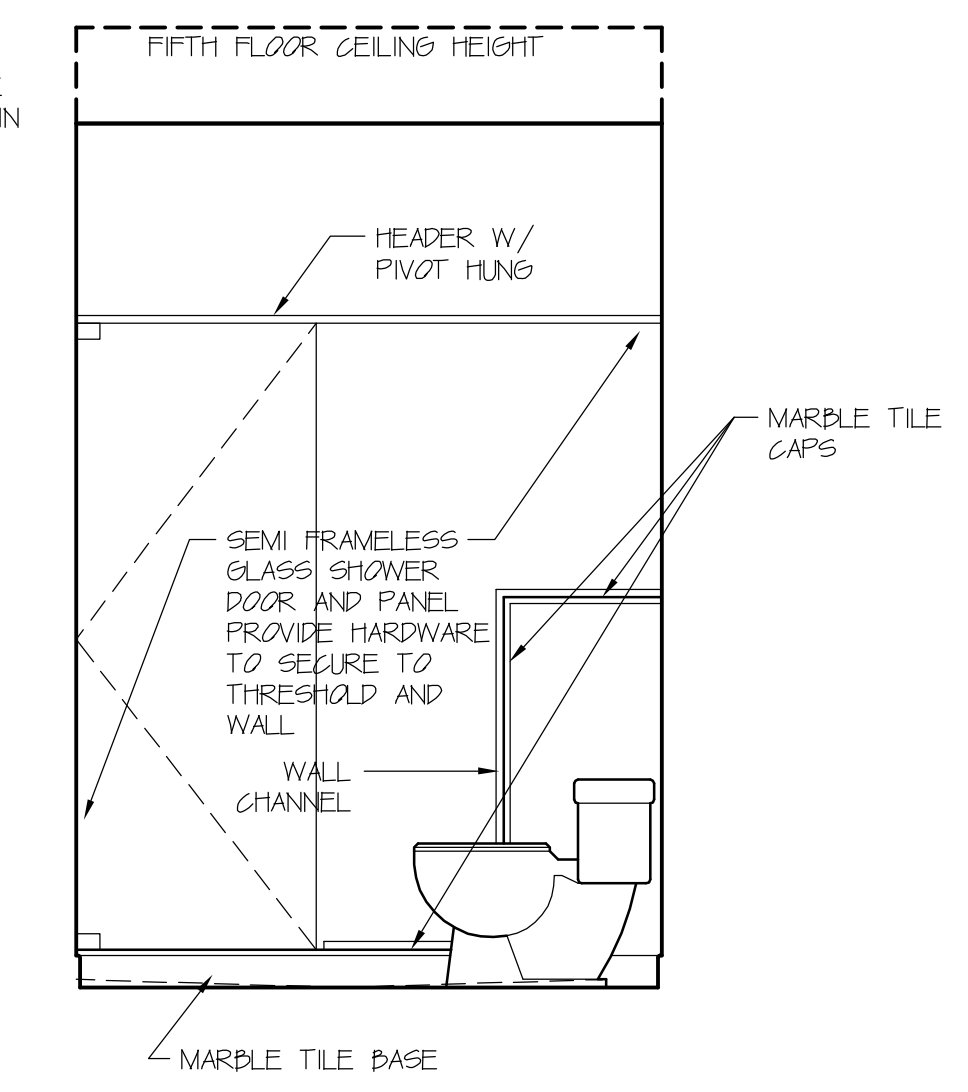
ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

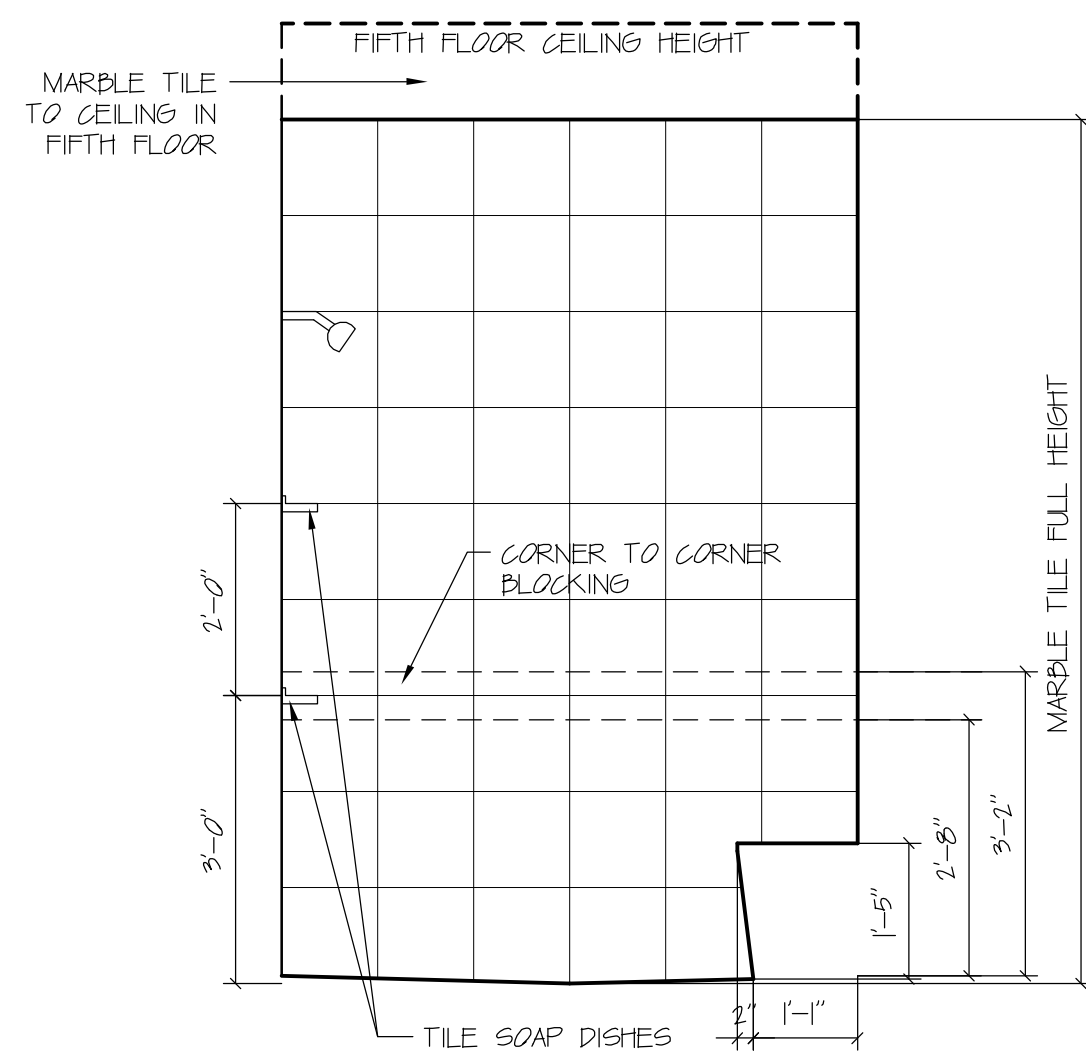


ELEVATION E

Scale: 1/2" = 1' 0

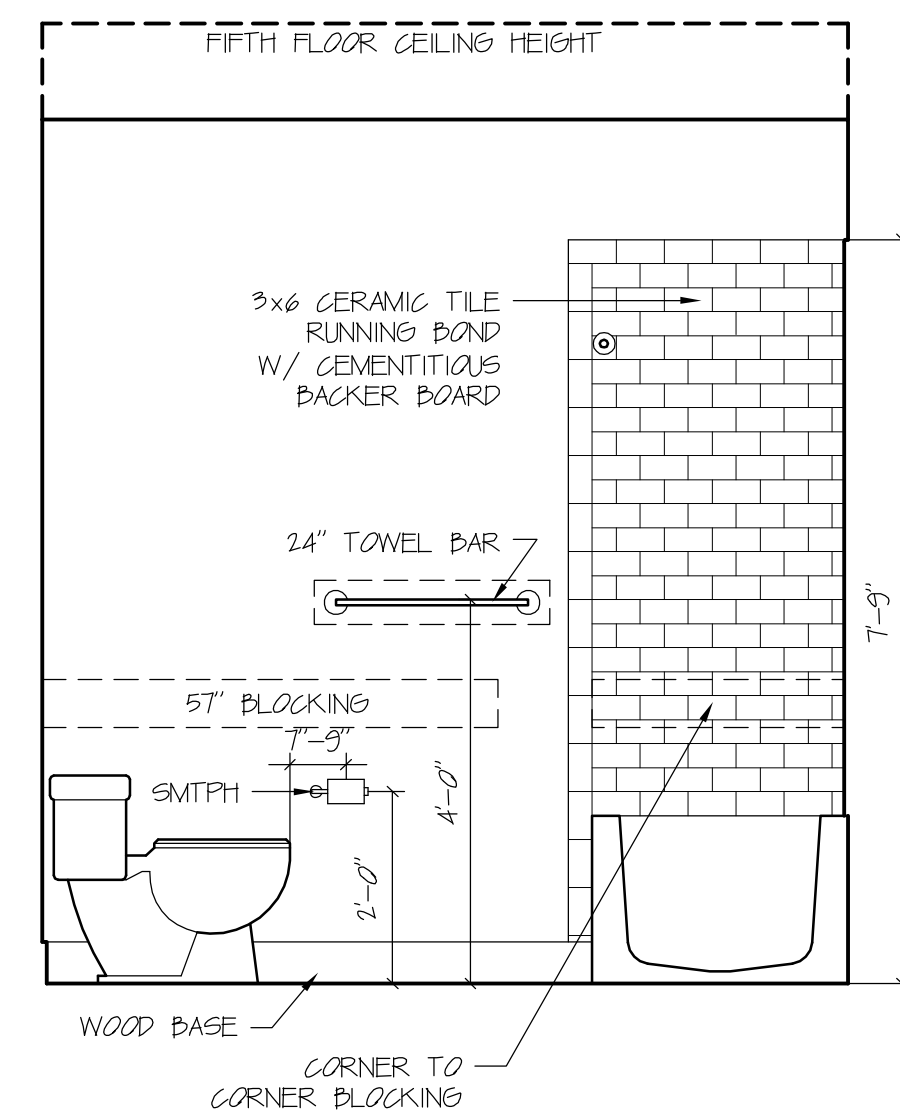
UNIT L MASTER BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



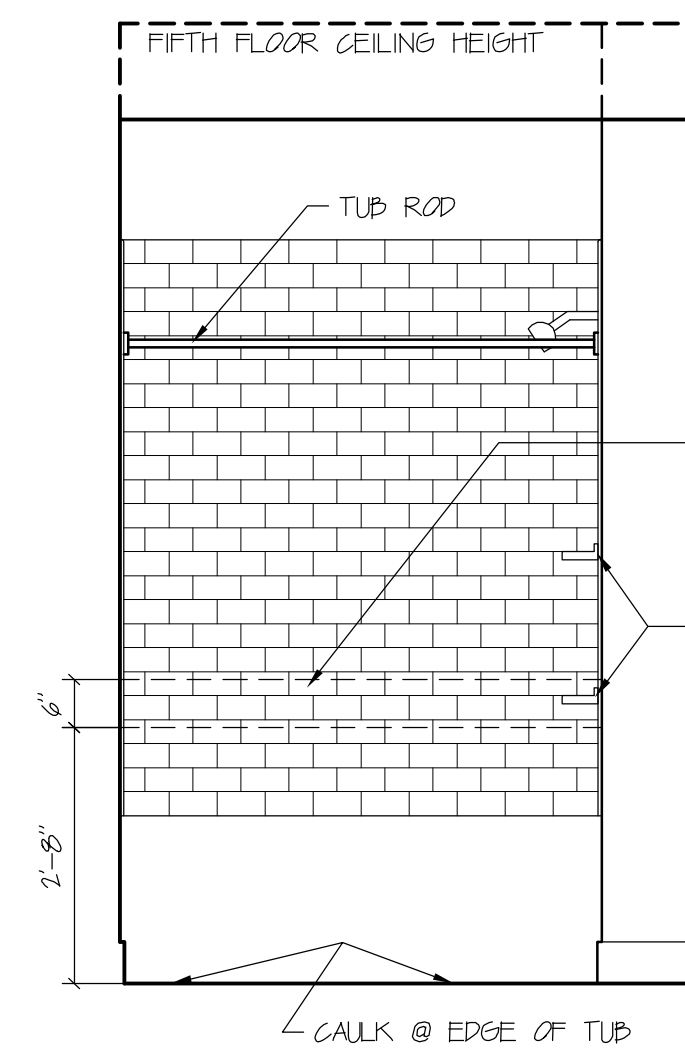
ELEVATION F

Scale: 1/2" = 1' 0



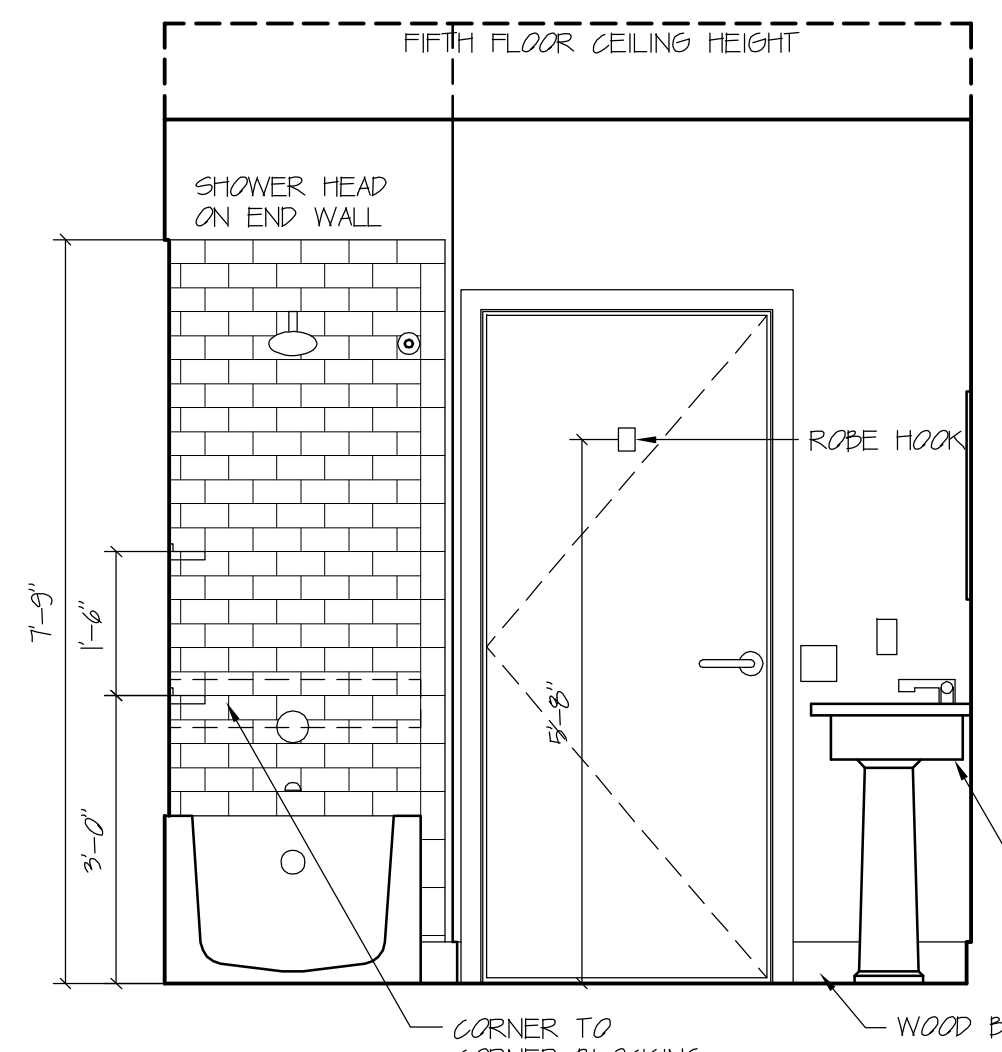
ELEVATION A

Scale: 1/2" = 1' 0



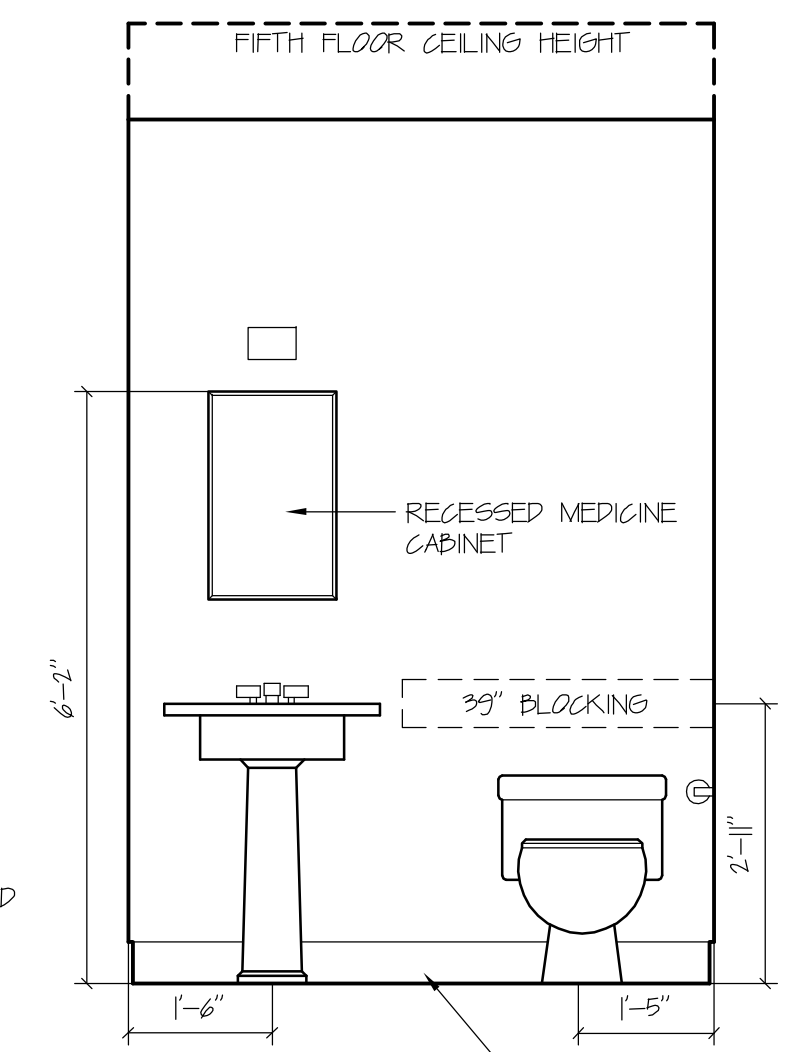
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

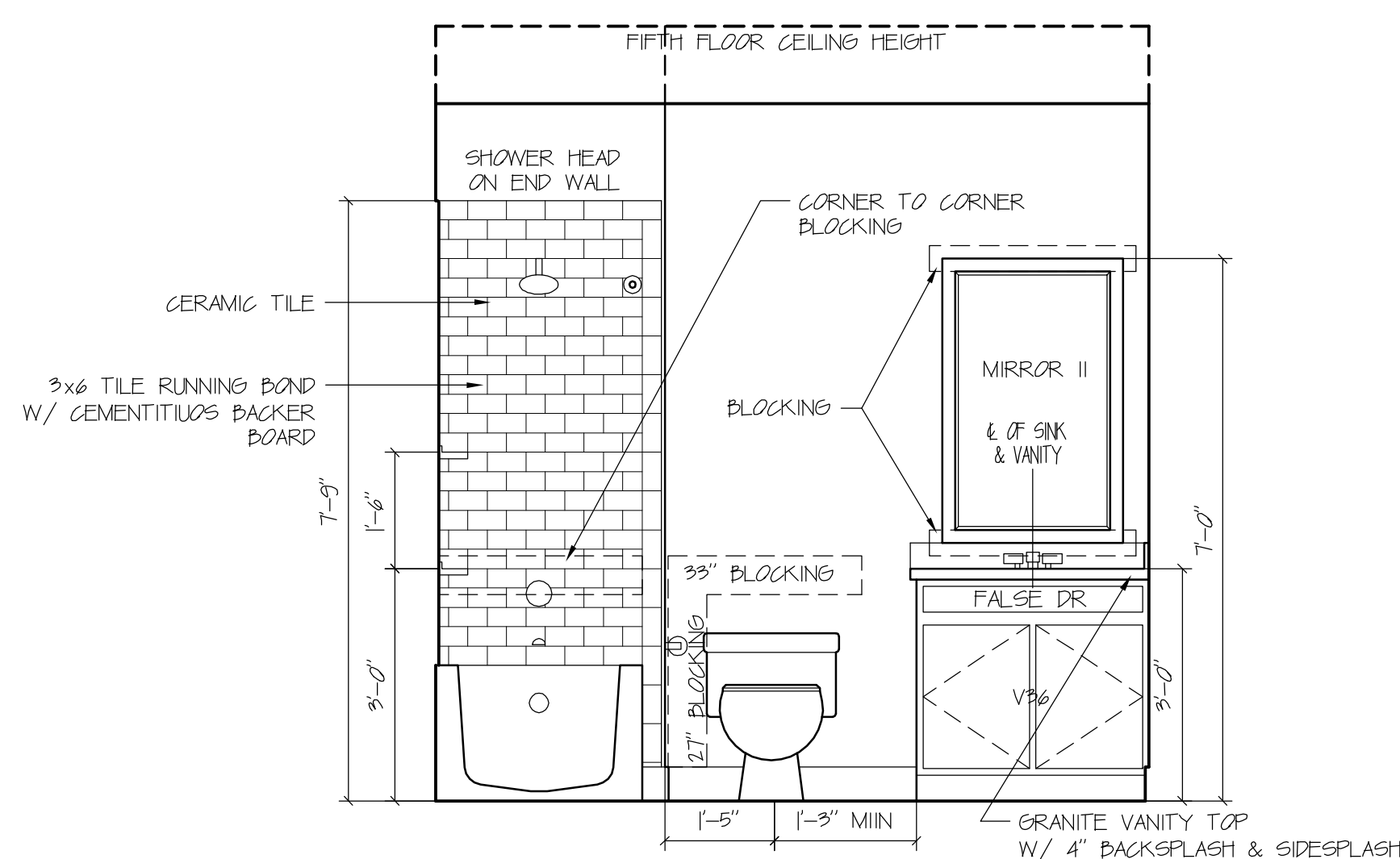


ELEVATION D

Scale: 1/2" = 1' 0

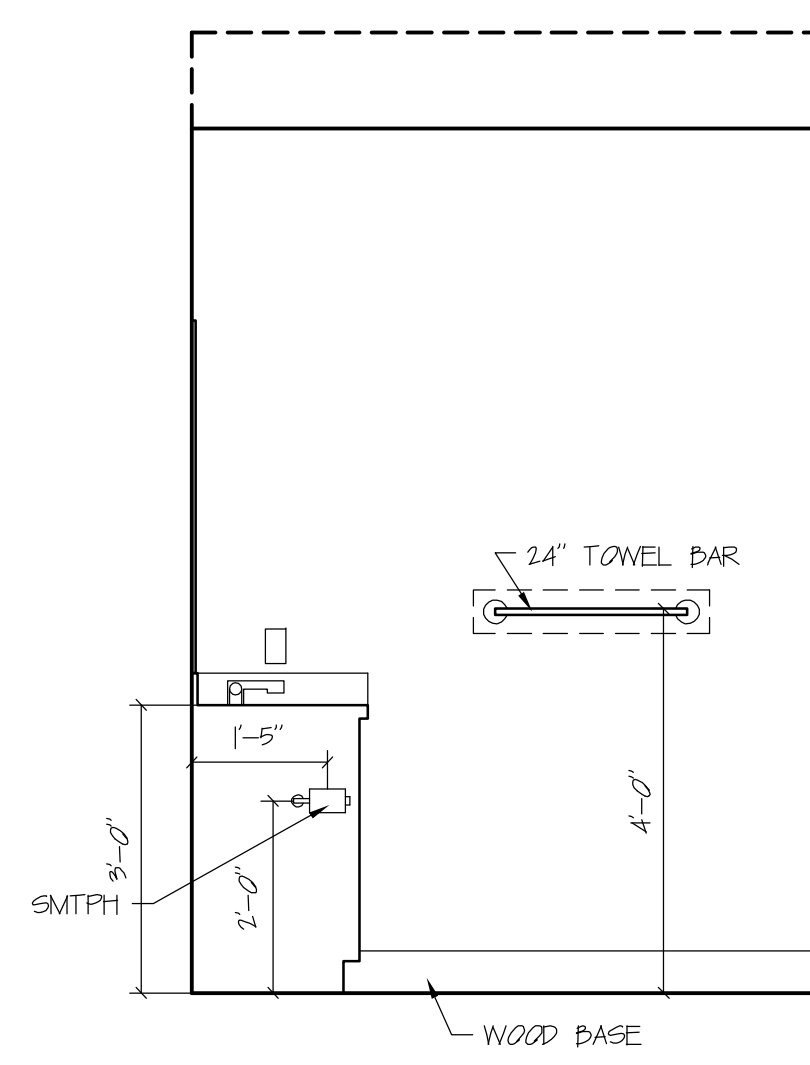
UNIT L BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



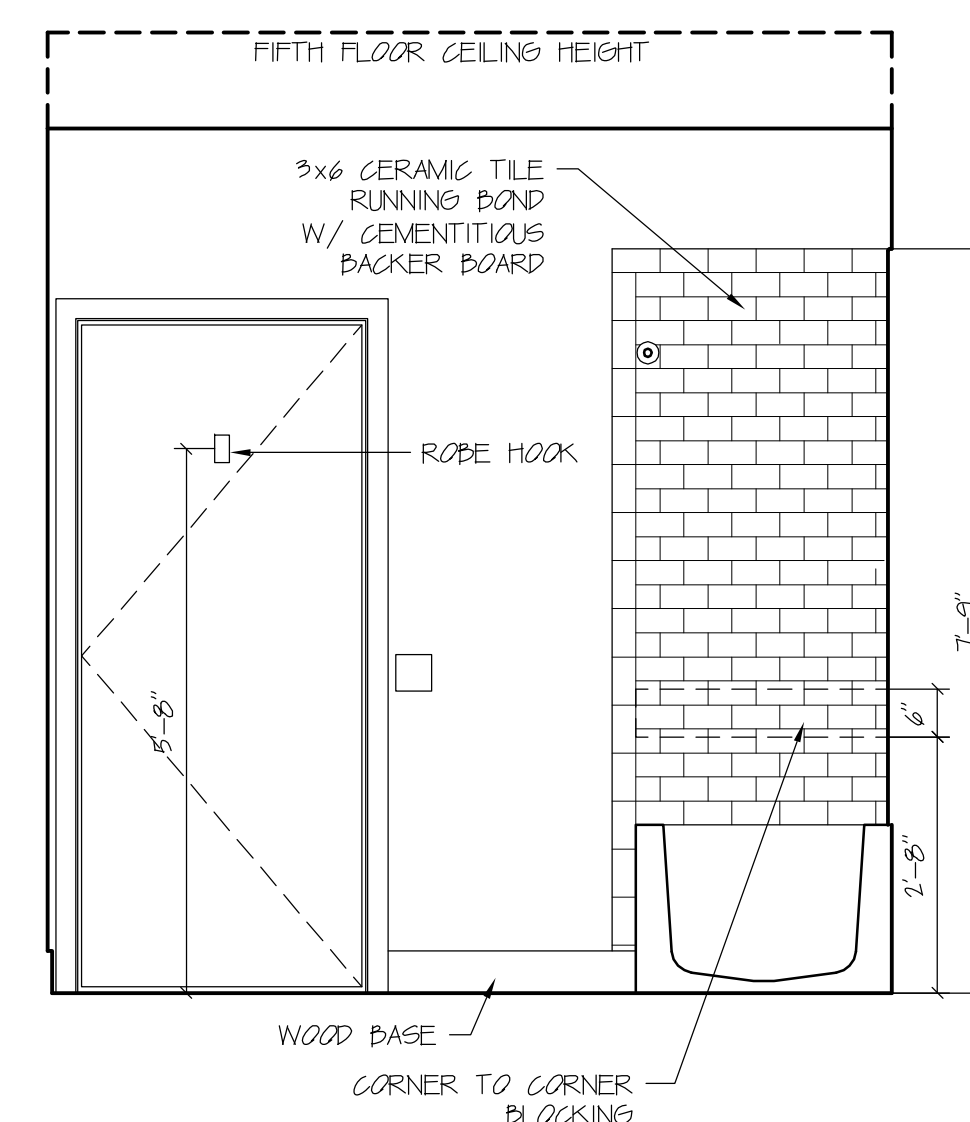
ELEVATION A

Scale: 1/2" = 1' 0



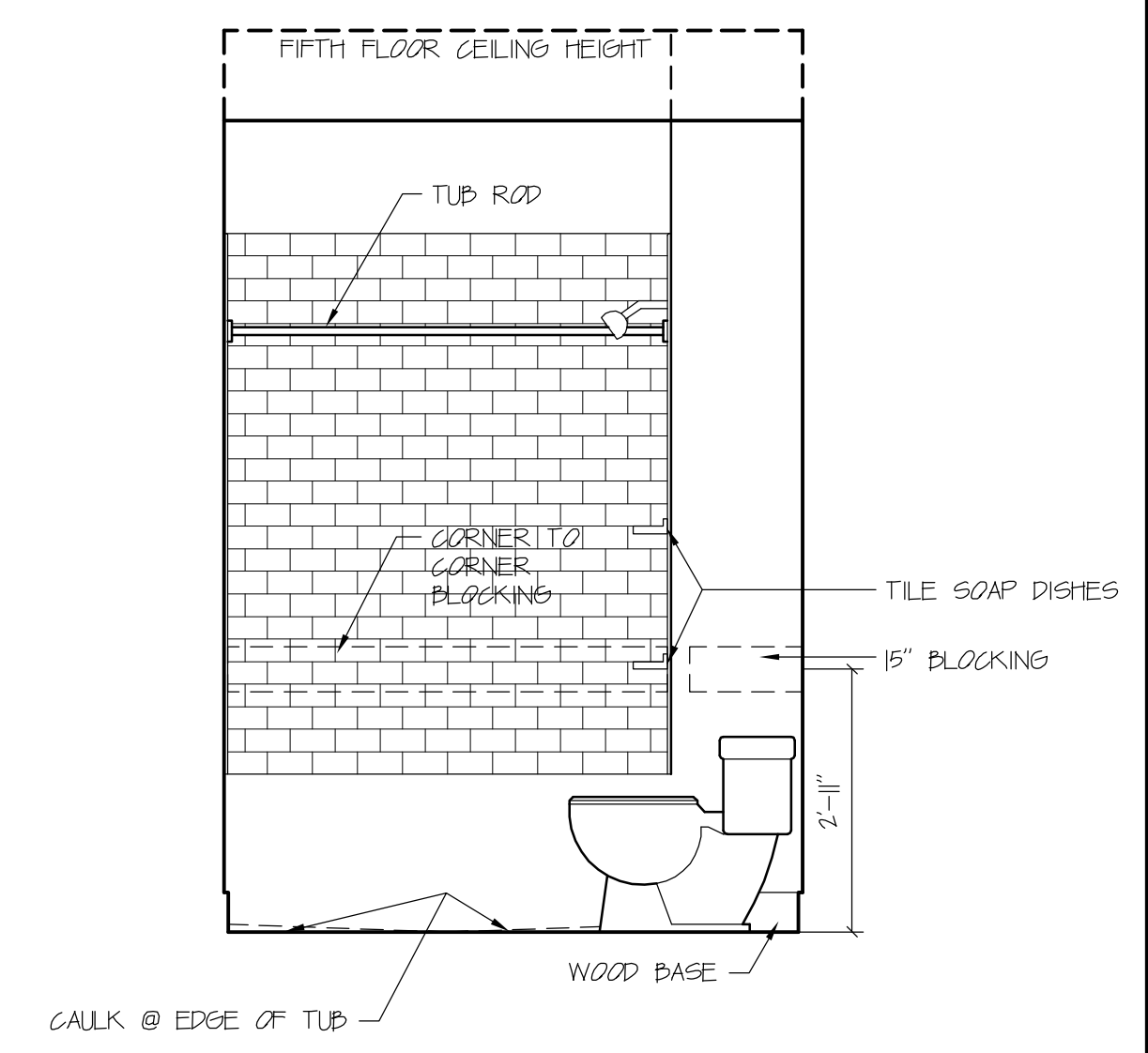
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

UNIT M BATH

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT

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
95 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE

Middle Street
Portland, Maine

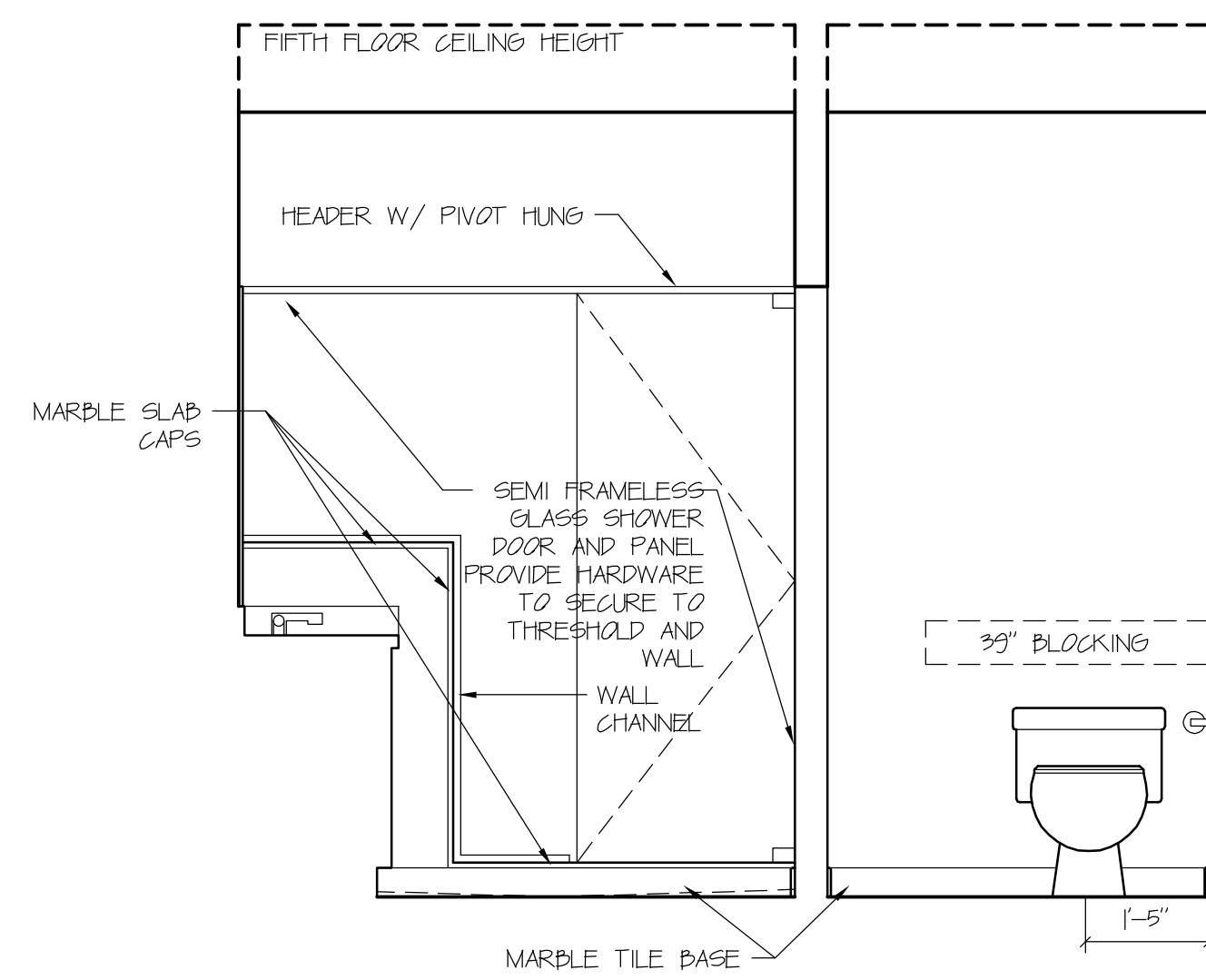
INTERIOR ELEVATIONS

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

REVISIONS:

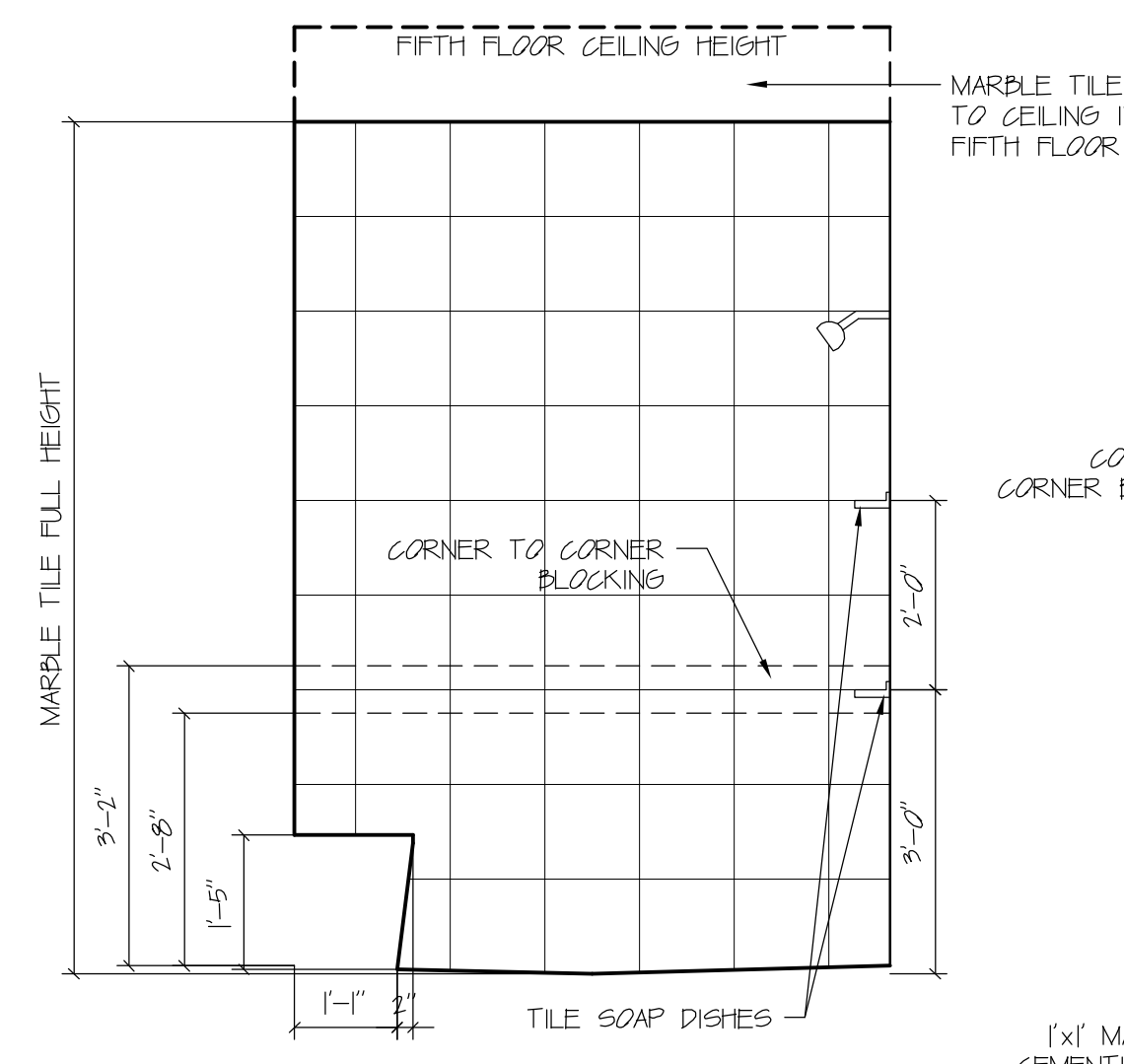
DRG. NO.

IE.7



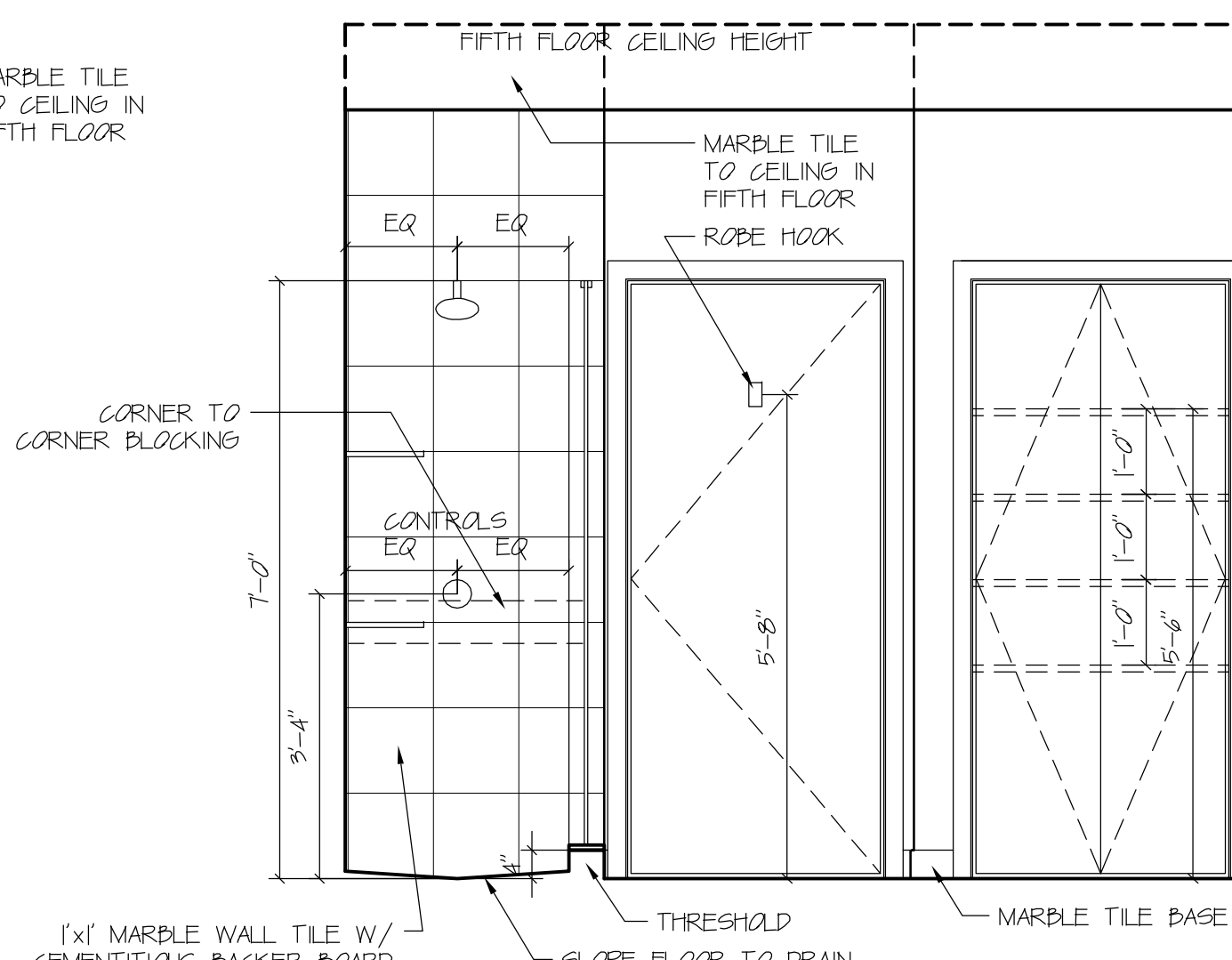
ELEVATION A

Scale: 1/2" = 1' 0



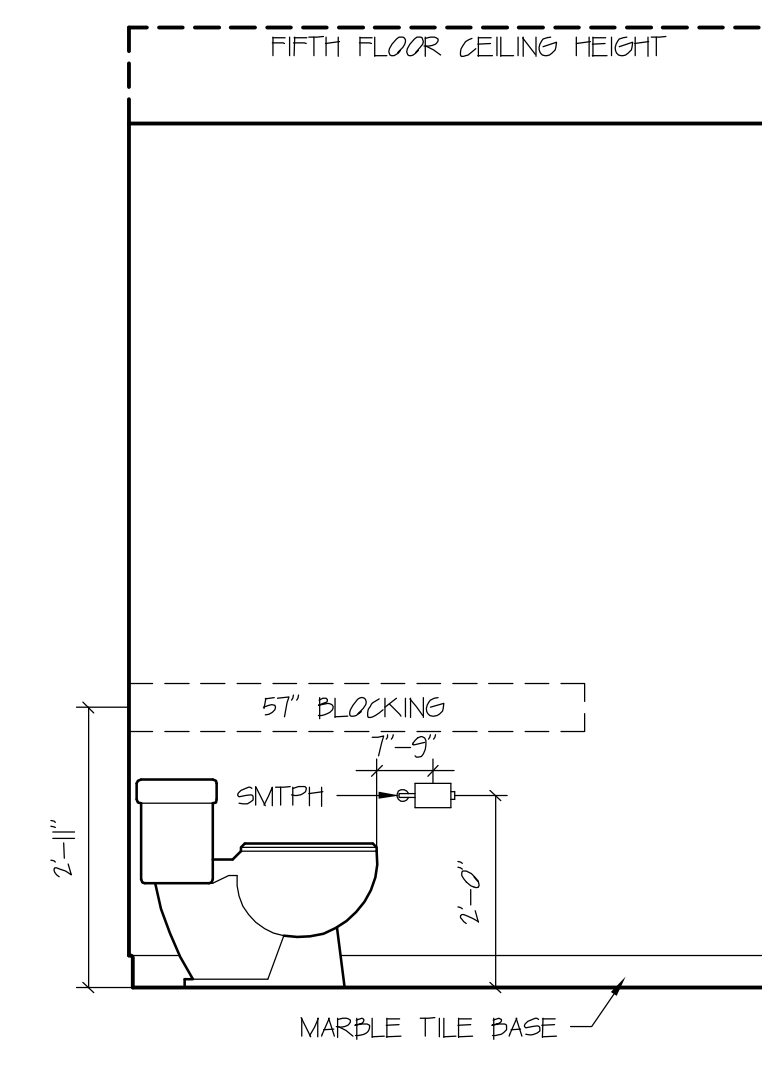
ELEVATION B

Scale: 1/2" = 1' 0



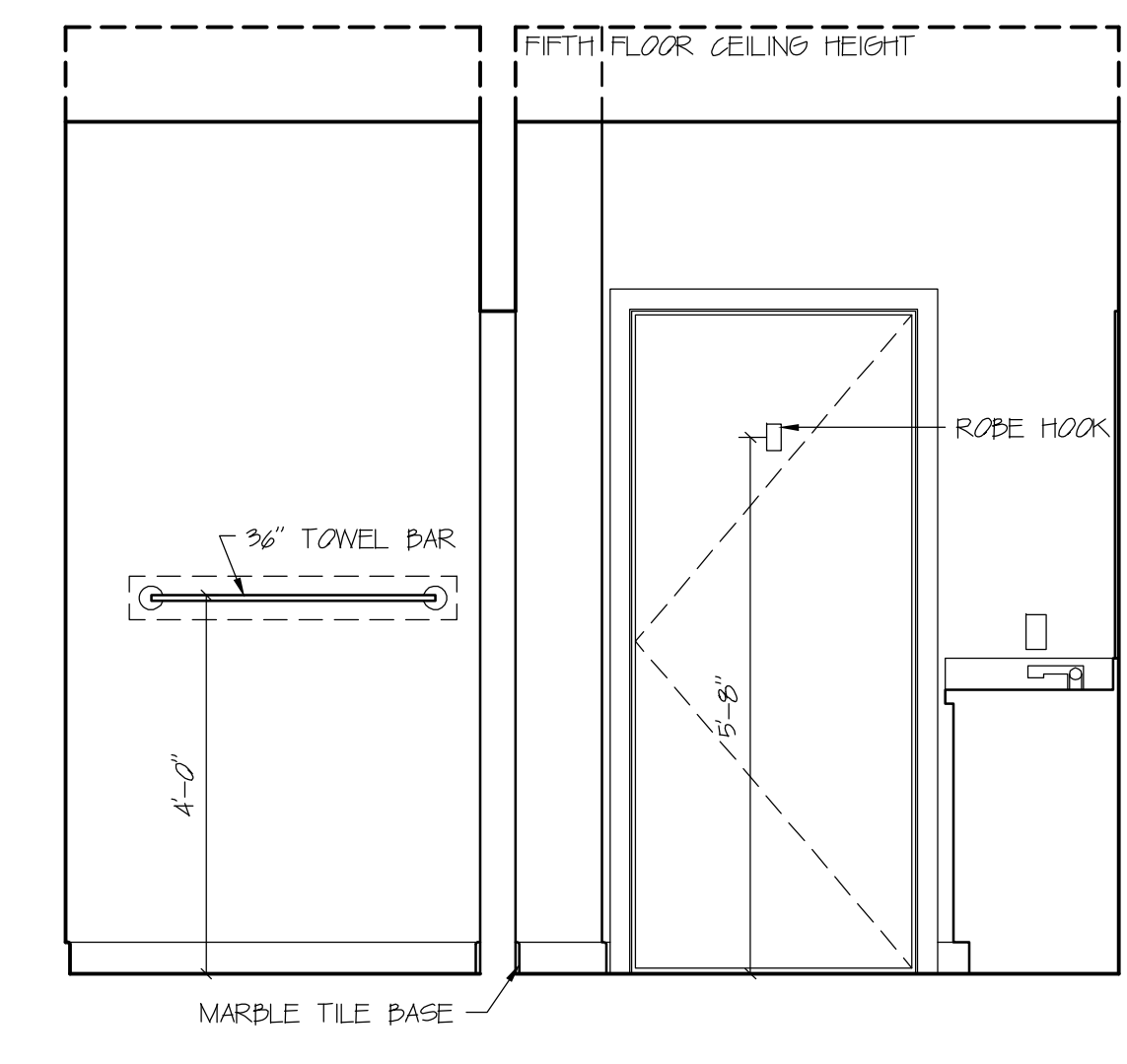
ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

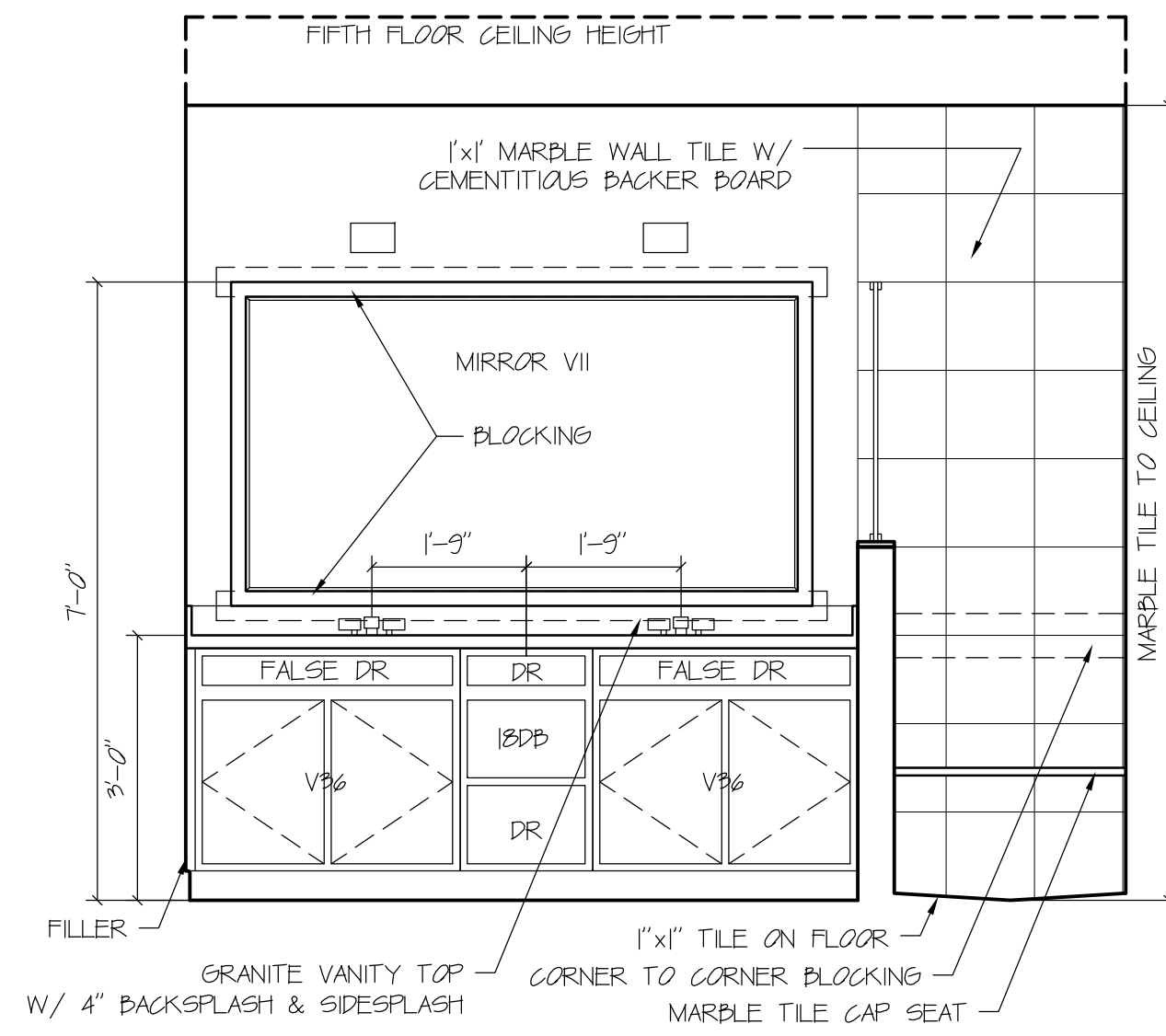
Scale: 1/2" = 1' 0



ELEVATION E

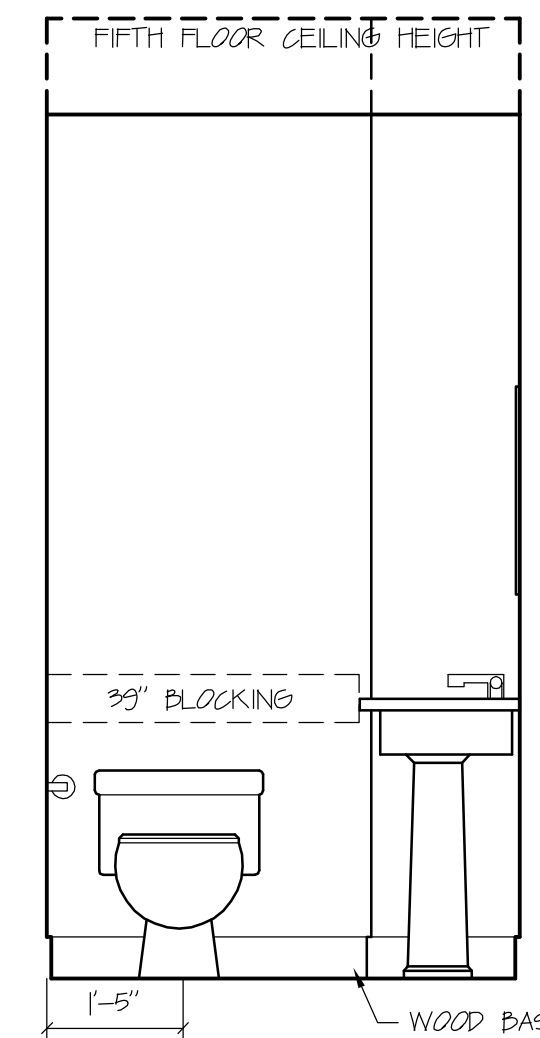
Scale: 1/2" = 1' 0

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



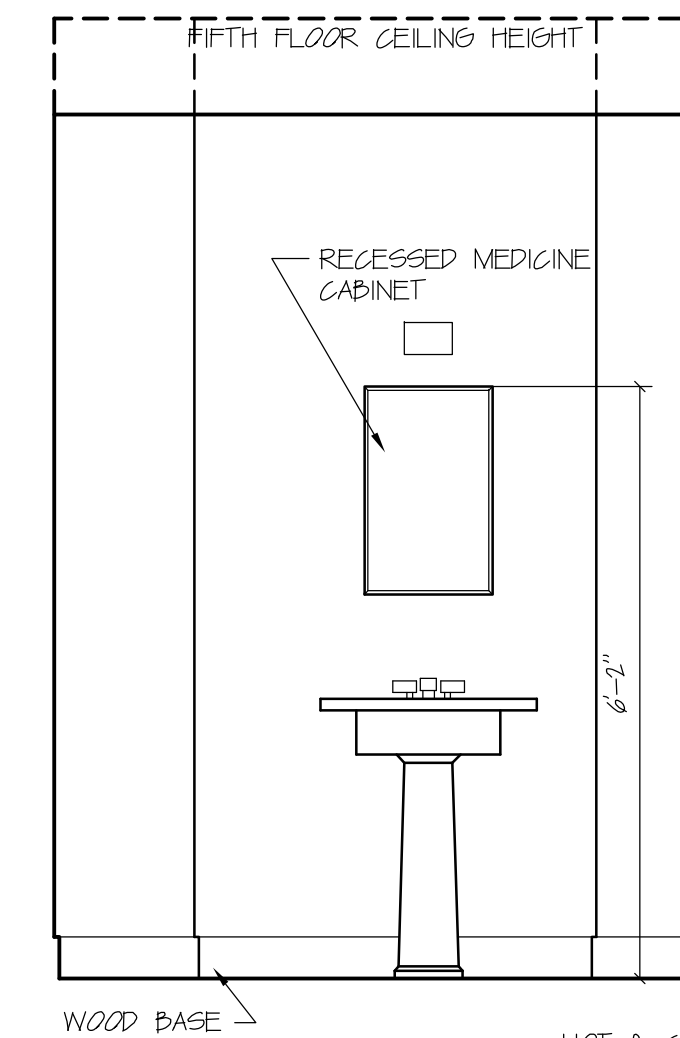
ELEVATION F

Scale: 1/2" = 1' 0



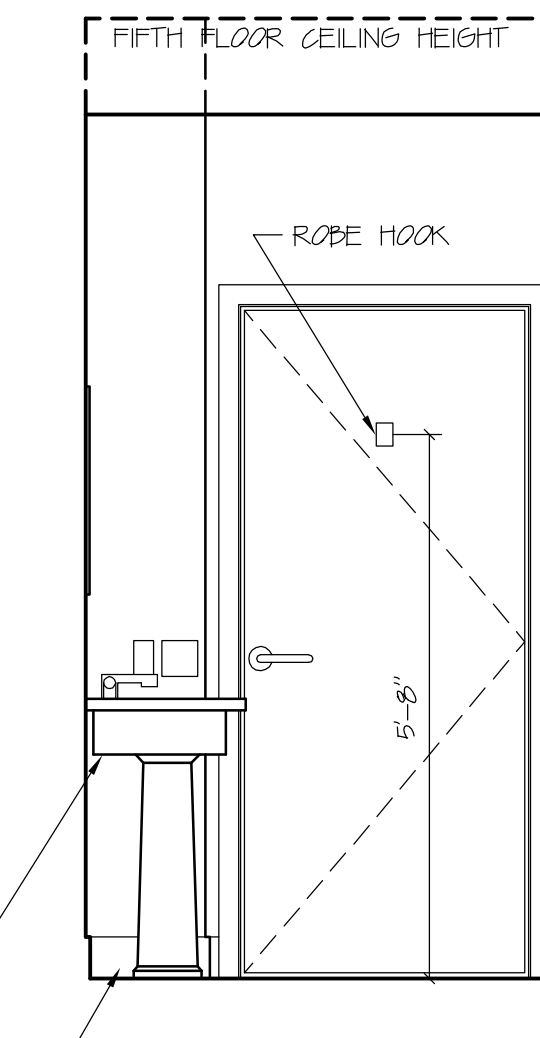
ELEVATION A

Scale: 1/2" = 1' 0



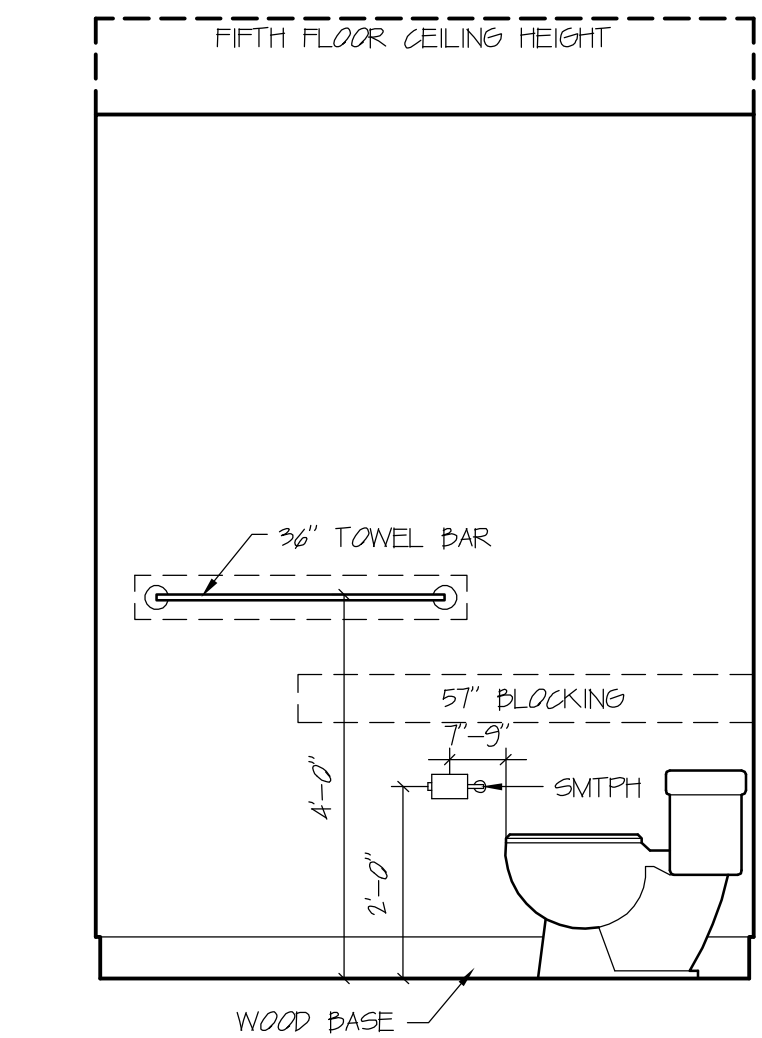
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

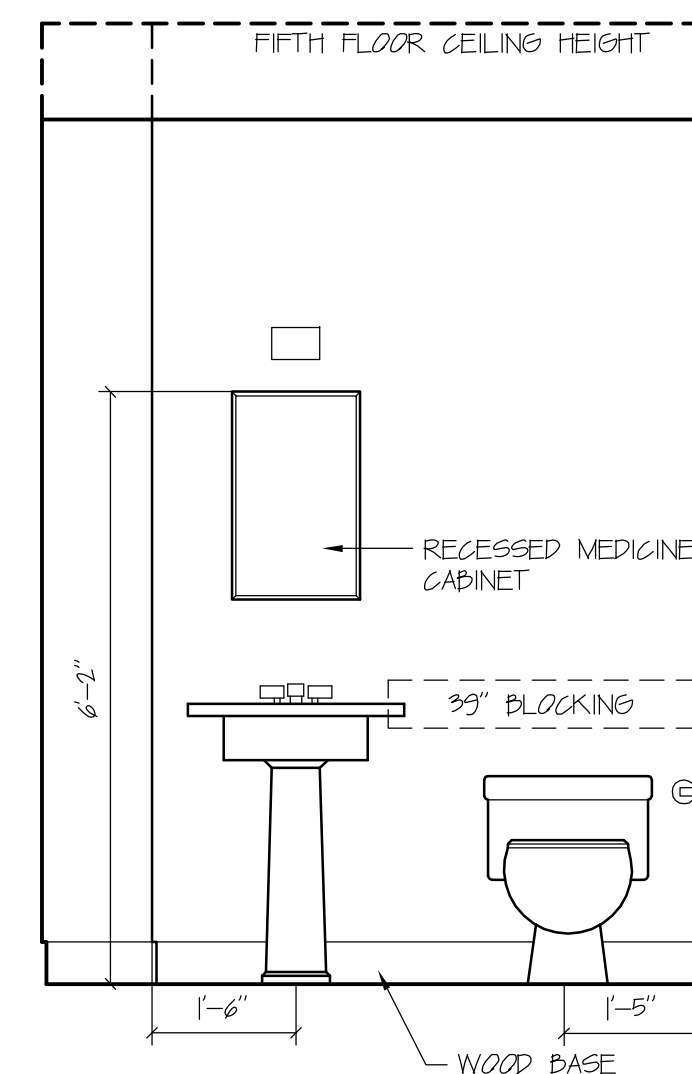


ELEVATION D

Scale: 1/2" = 1' 0

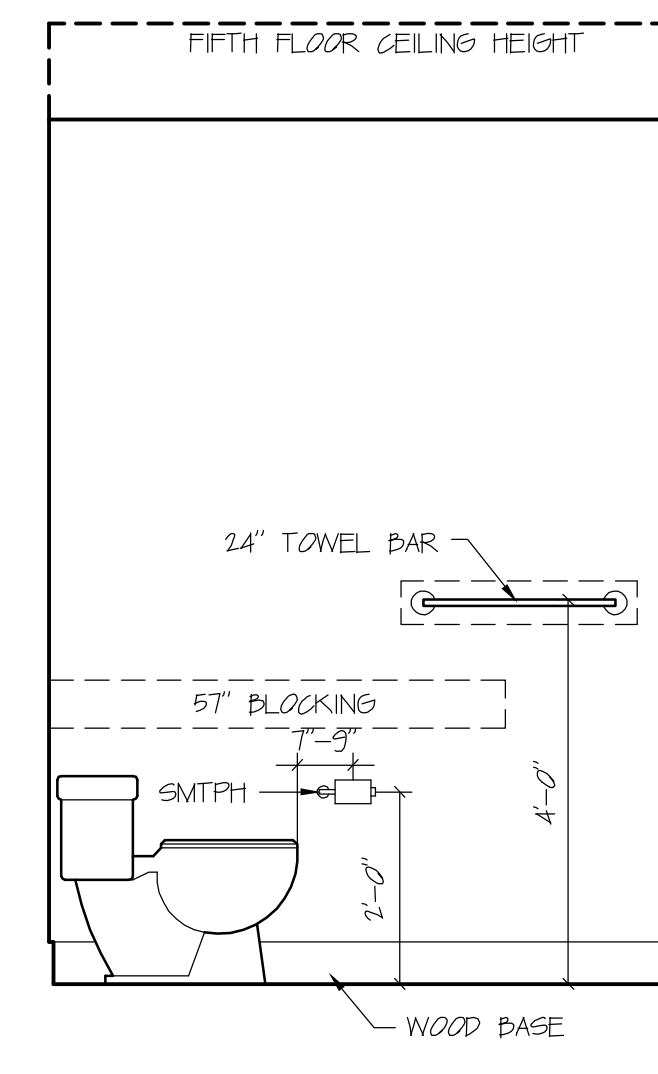
UNIT N POWDER ROOM

REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



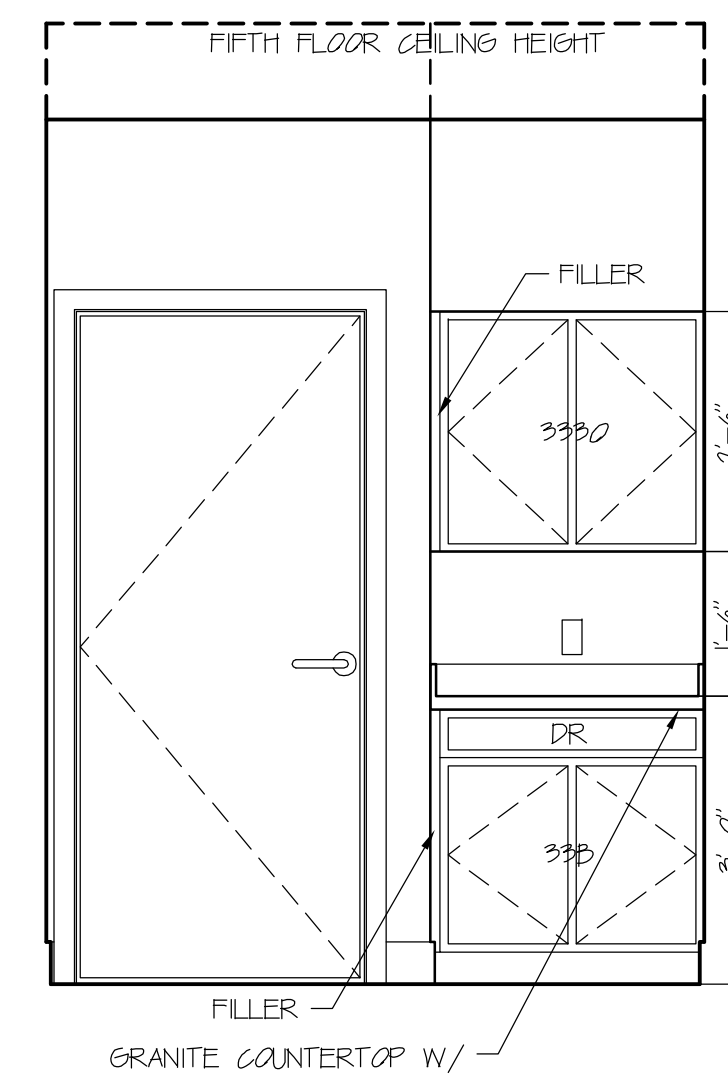
ELEVATION A

Scale: 1/2" = 1' 0



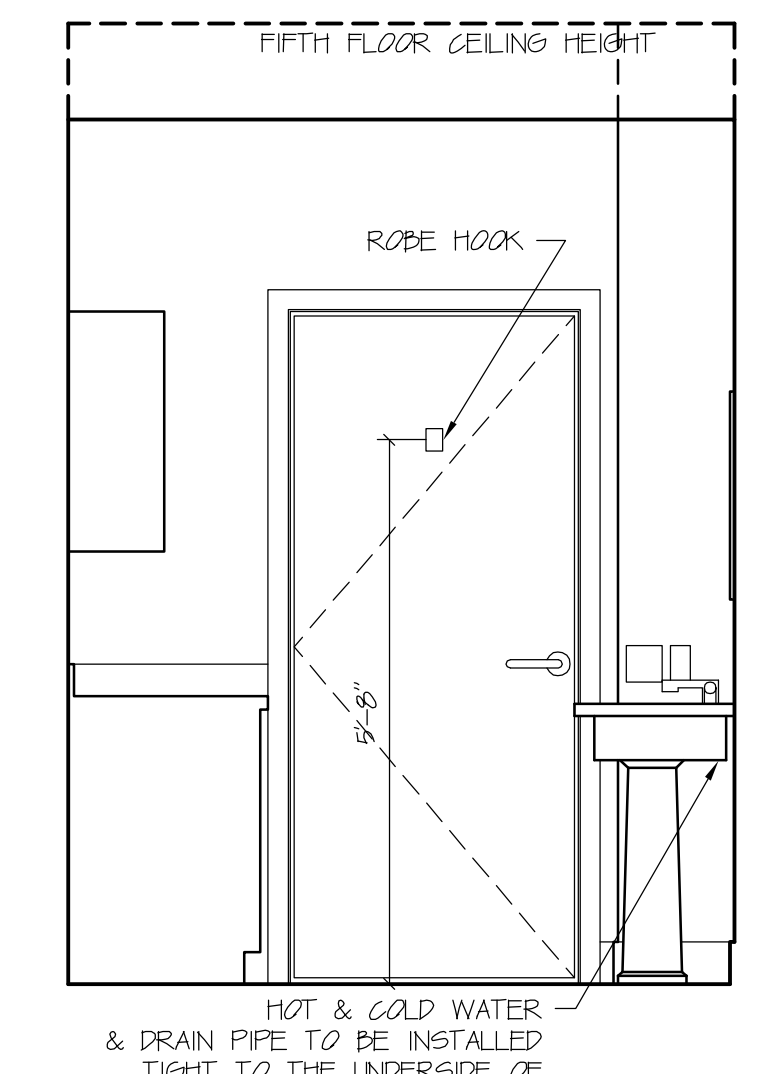
ELEVATION B

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

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

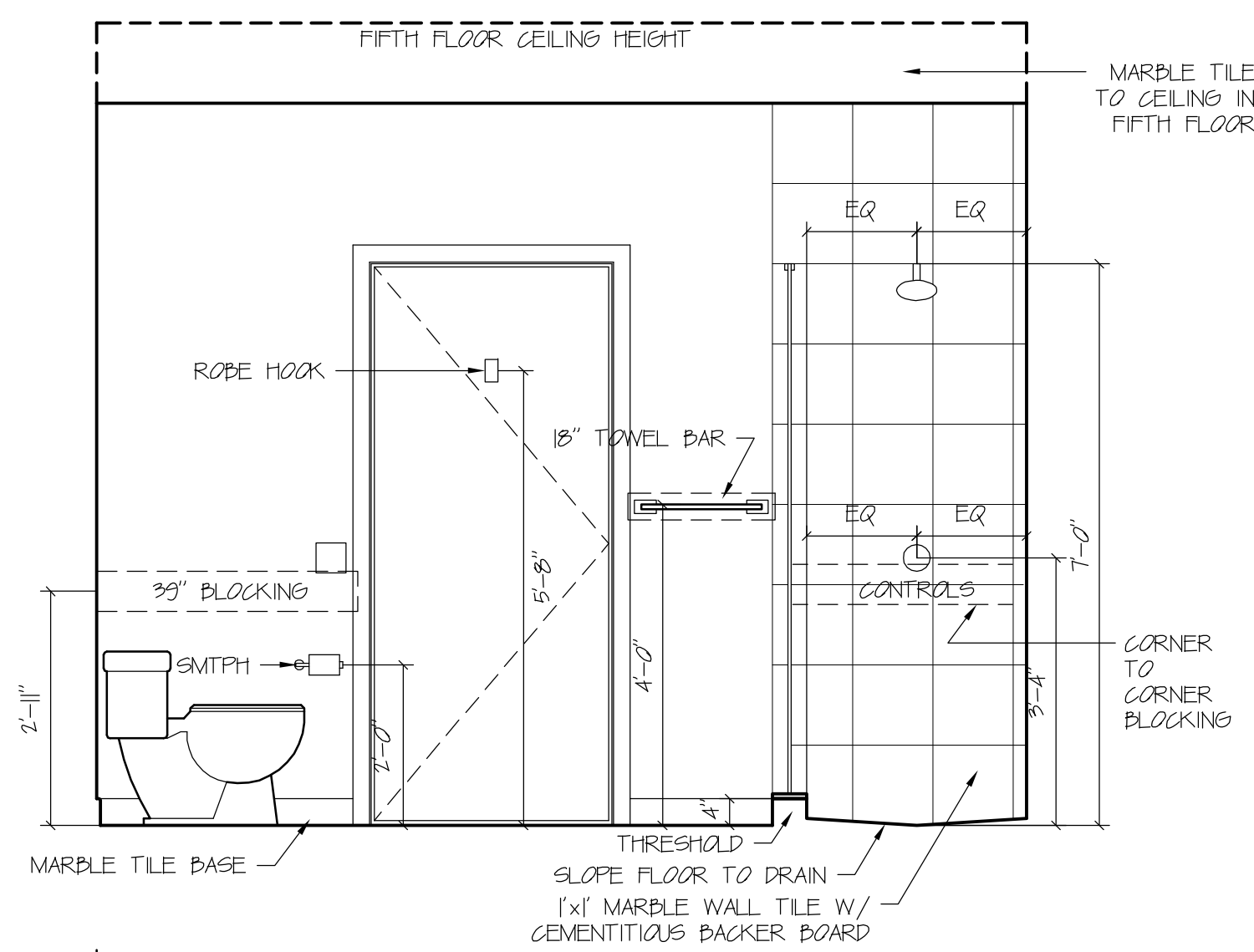
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

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

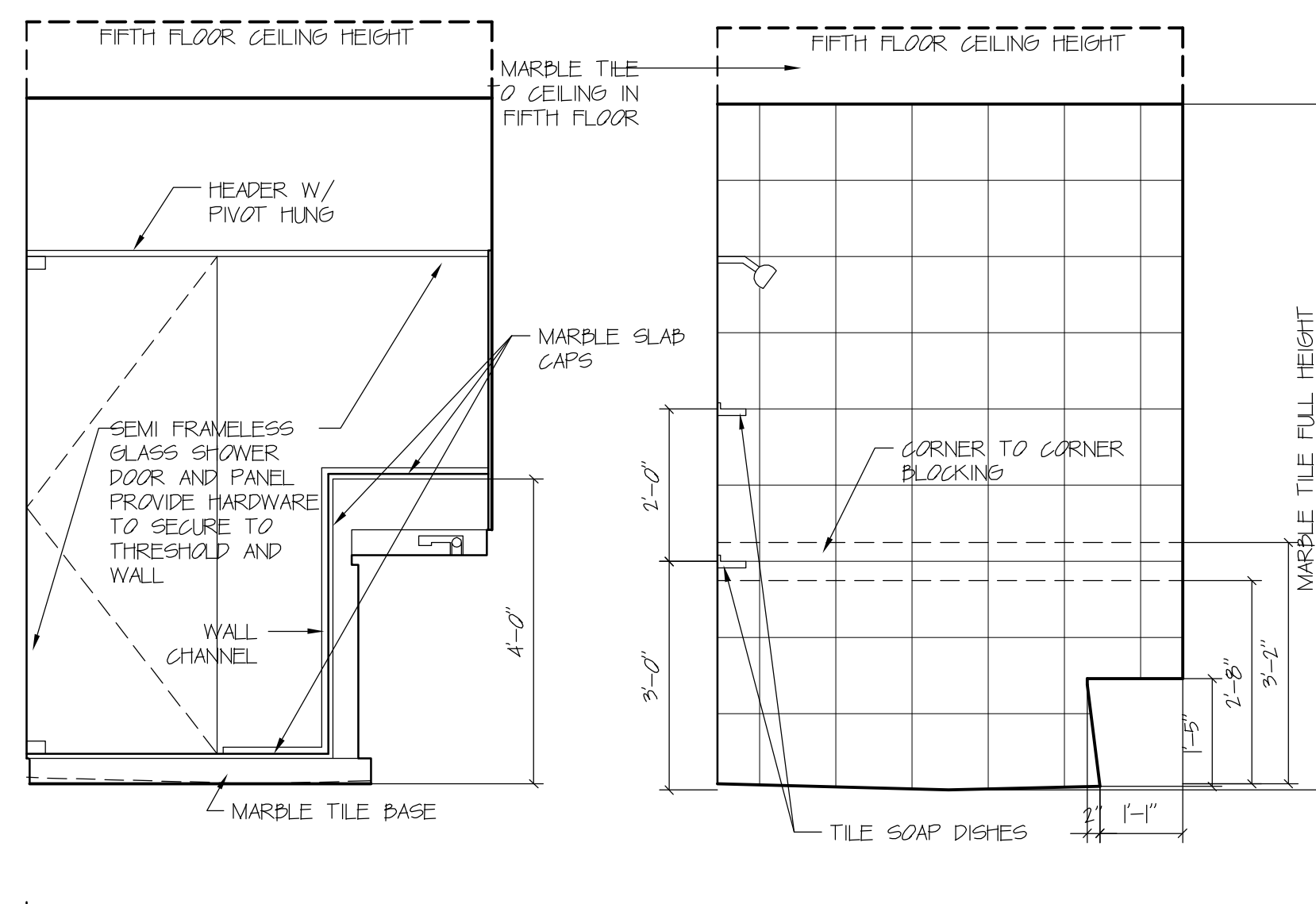
REVISIONS:

DRG. NO.
IE.8



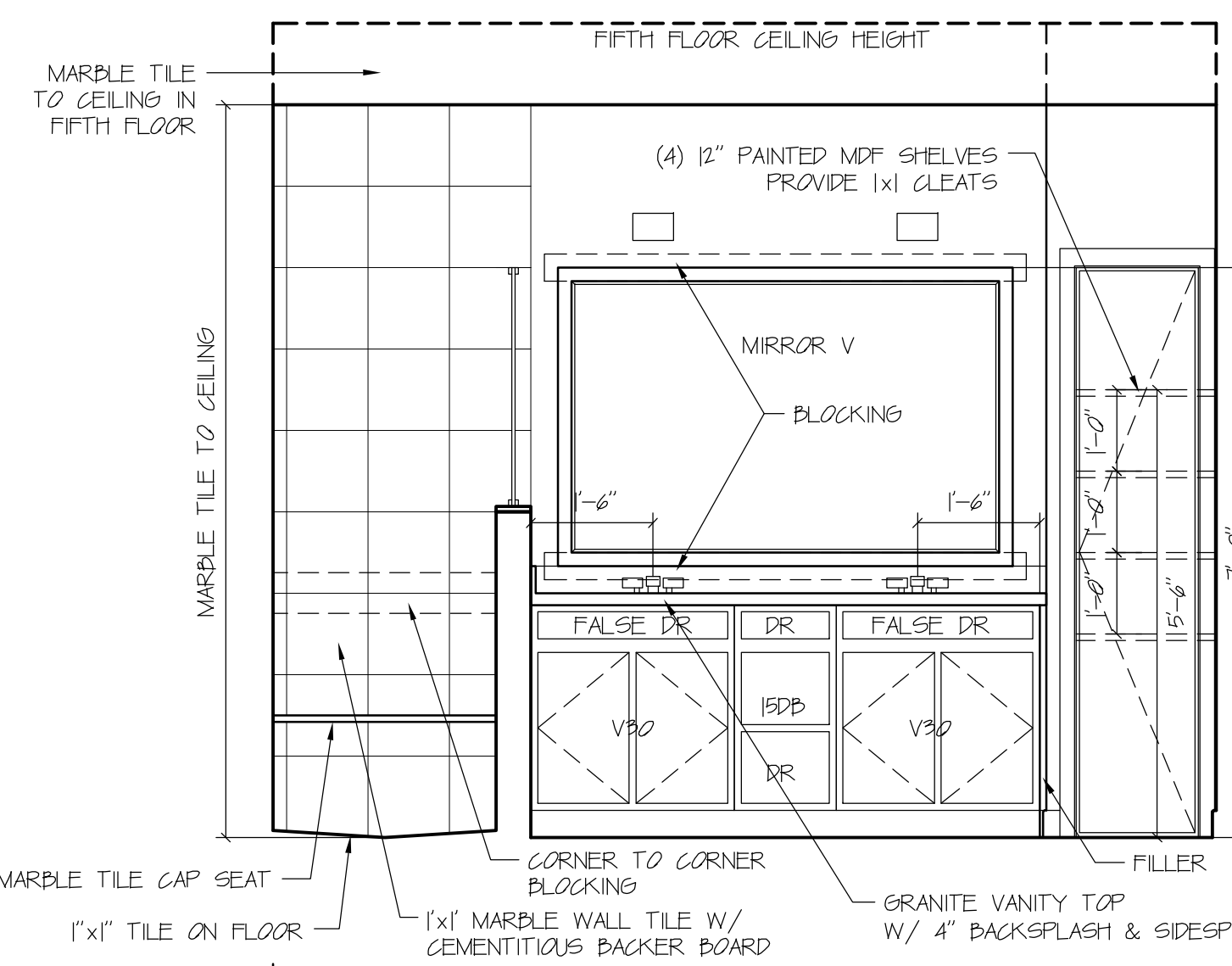
ELEVATION A

Scale: 1/2" = 1' 0



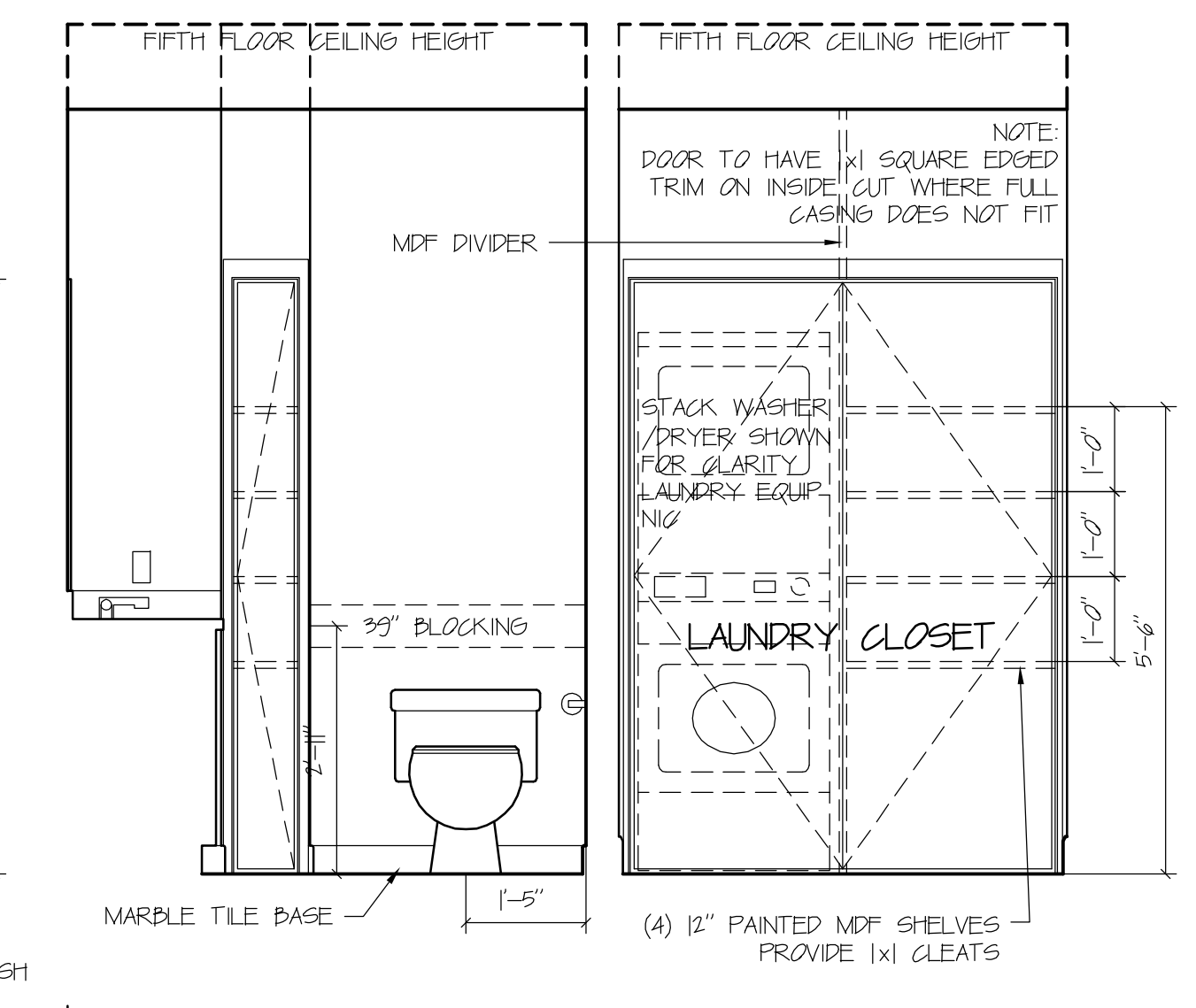
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION D

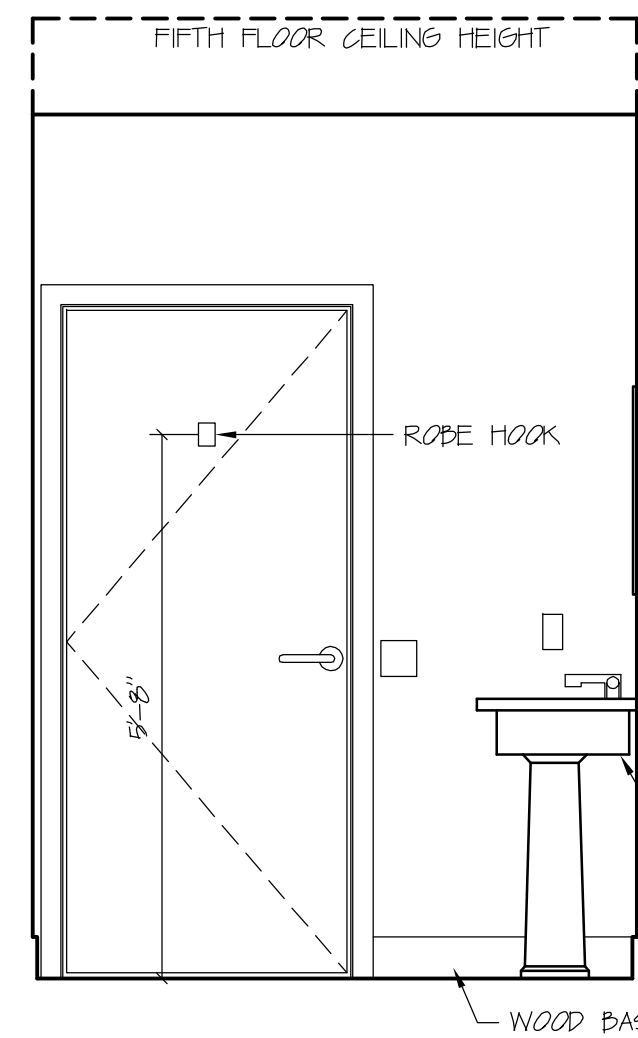
Scale: 1/2" = 1' 0



ELEVATION E

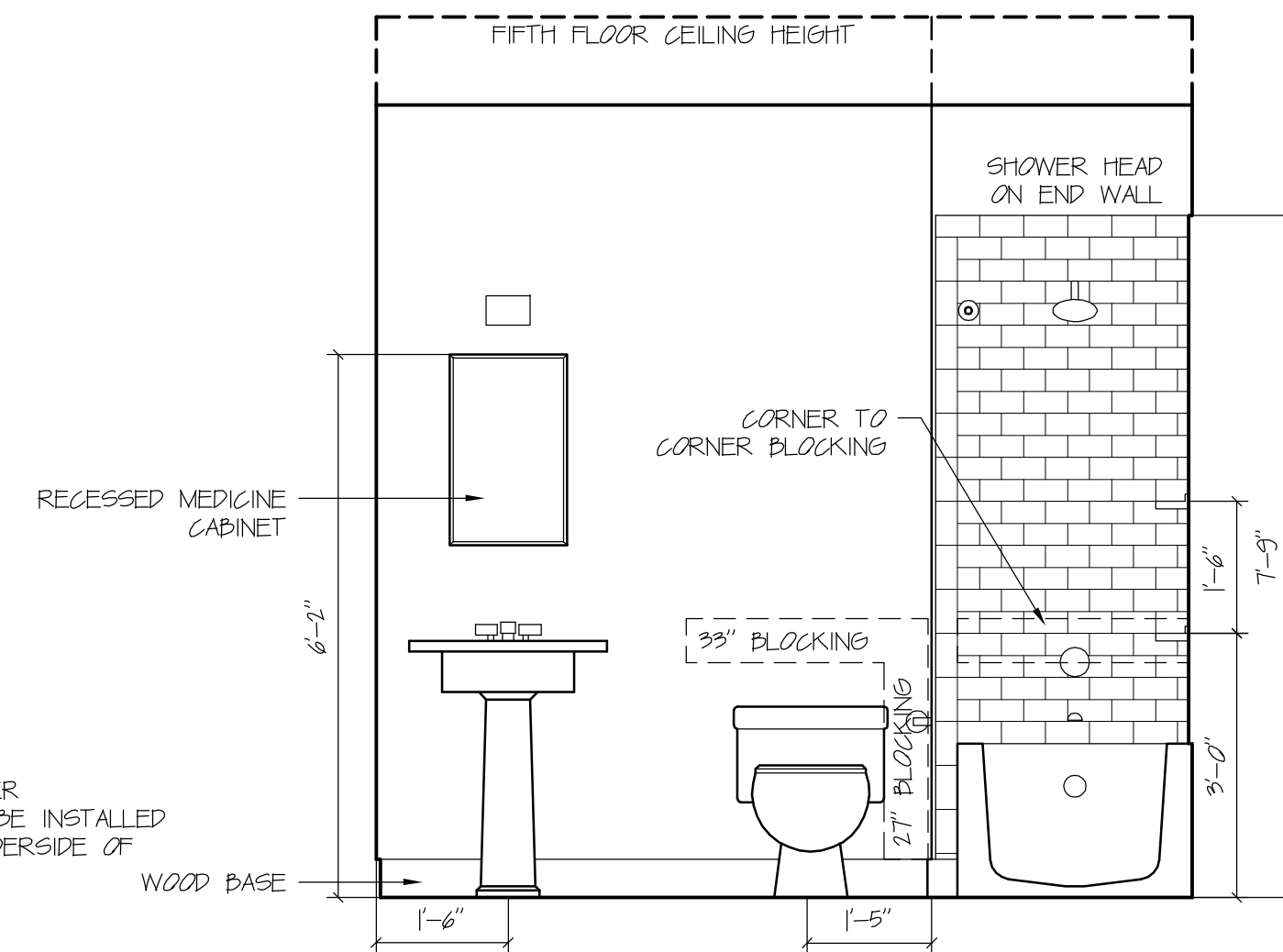
Scale: 1/2" = 1' 0

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



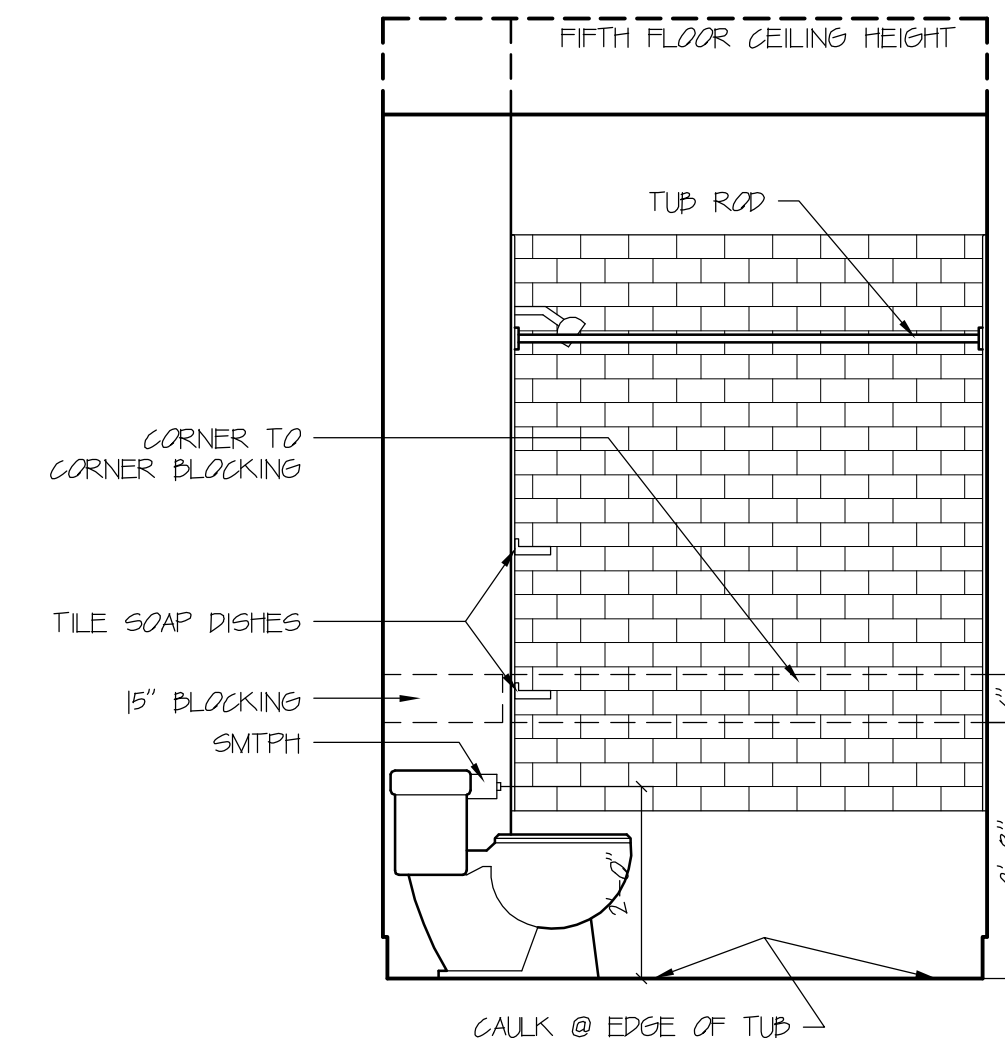
ELEVATION A

Scale: 1/2" = 1' 0



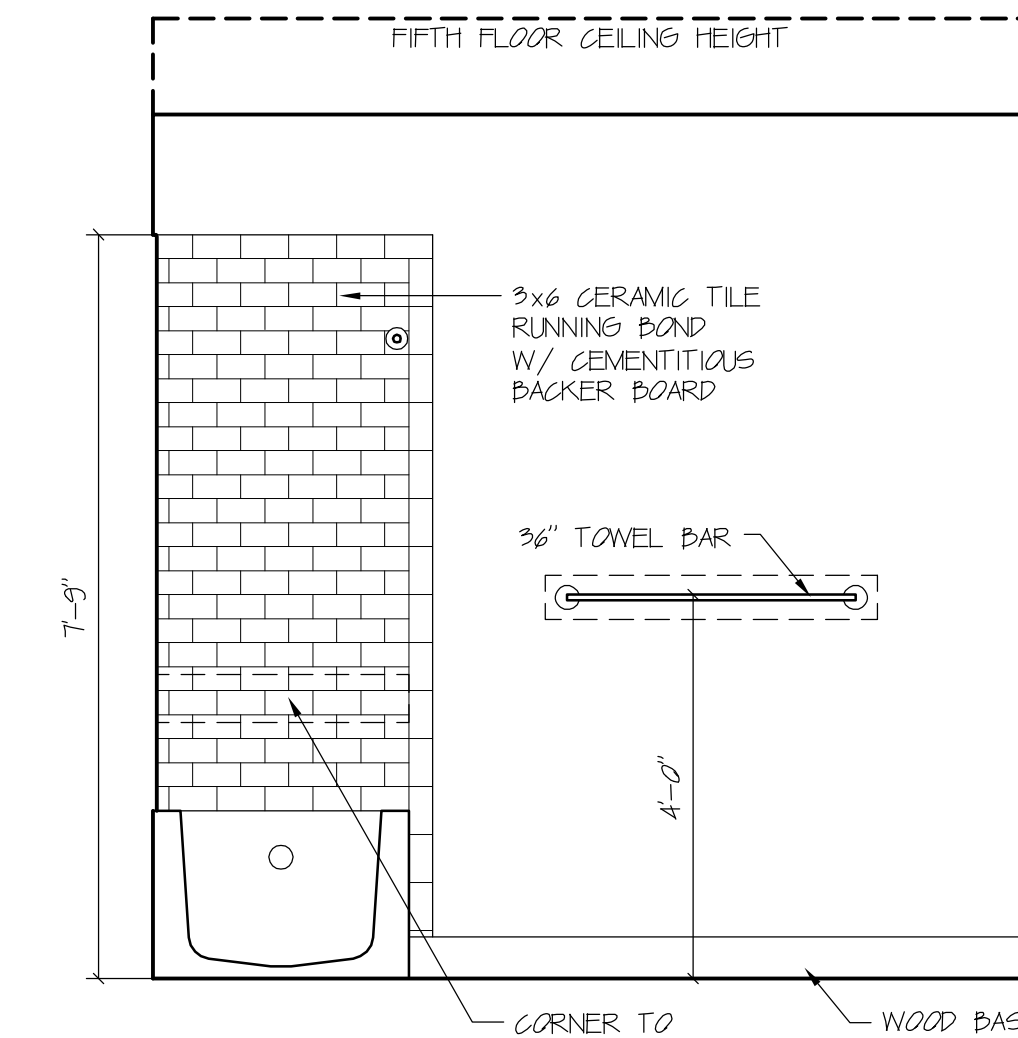
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

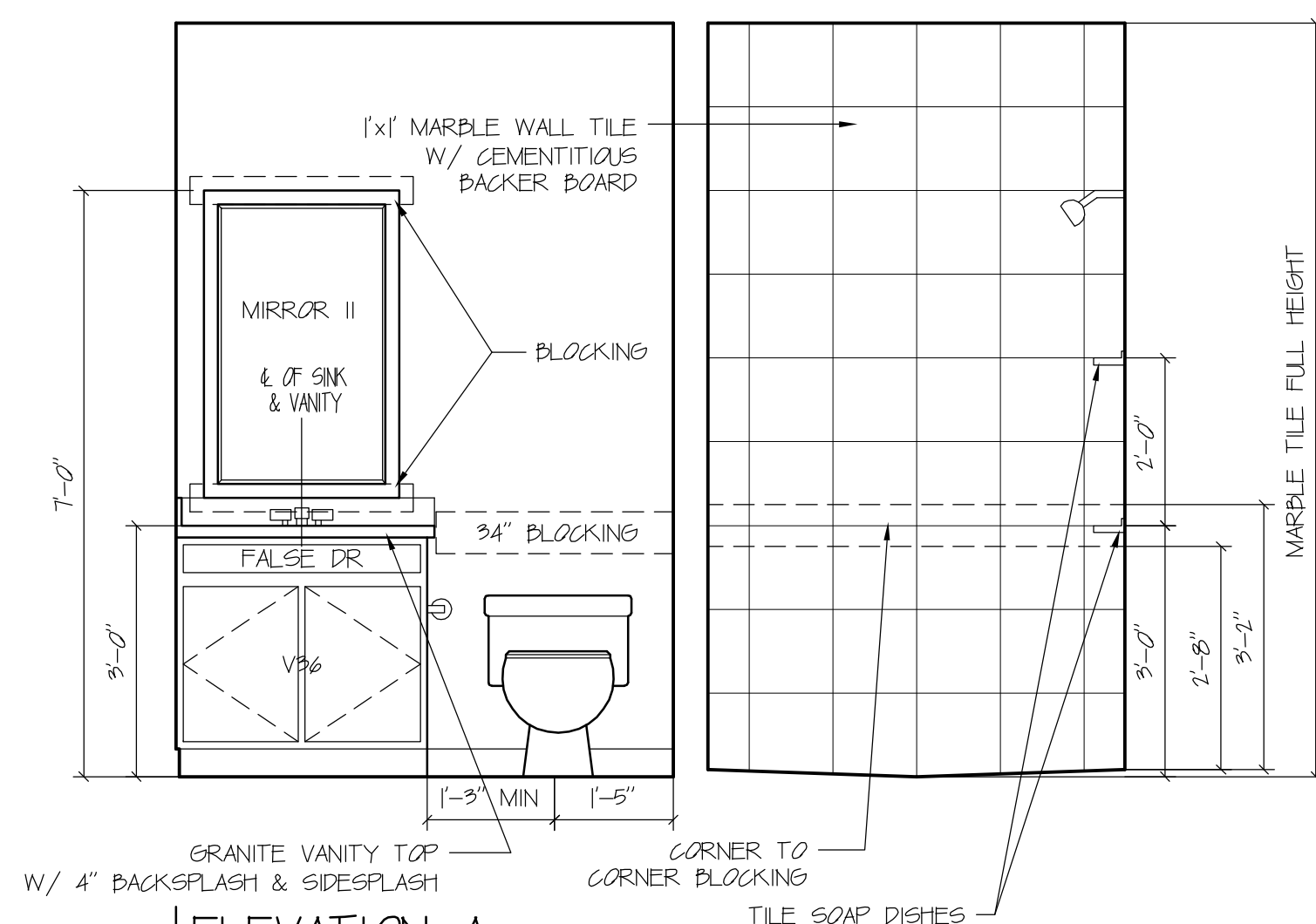
Scale: 1/2" = 1' 0



ELEVATION D

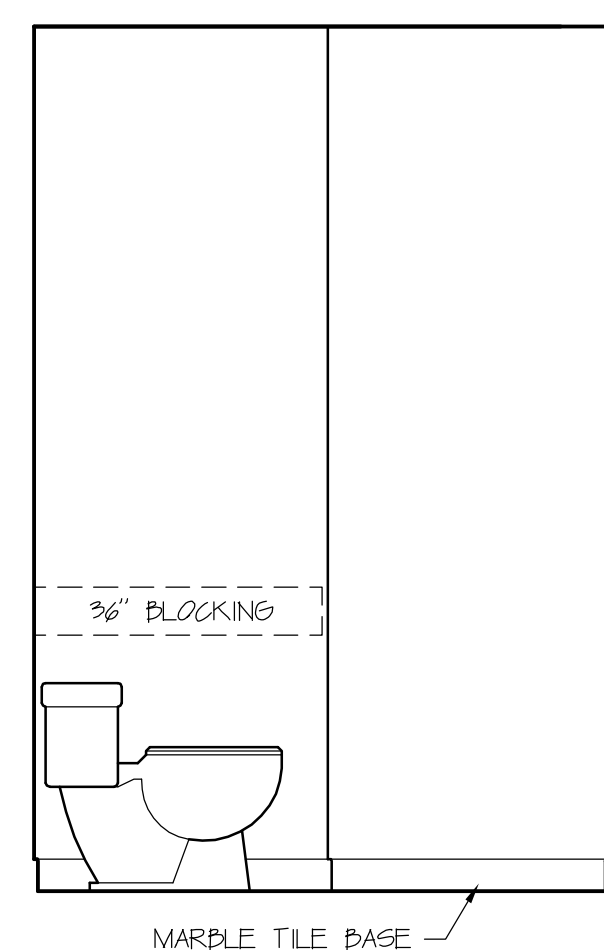
Scale: 1/2" = 1' 0

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



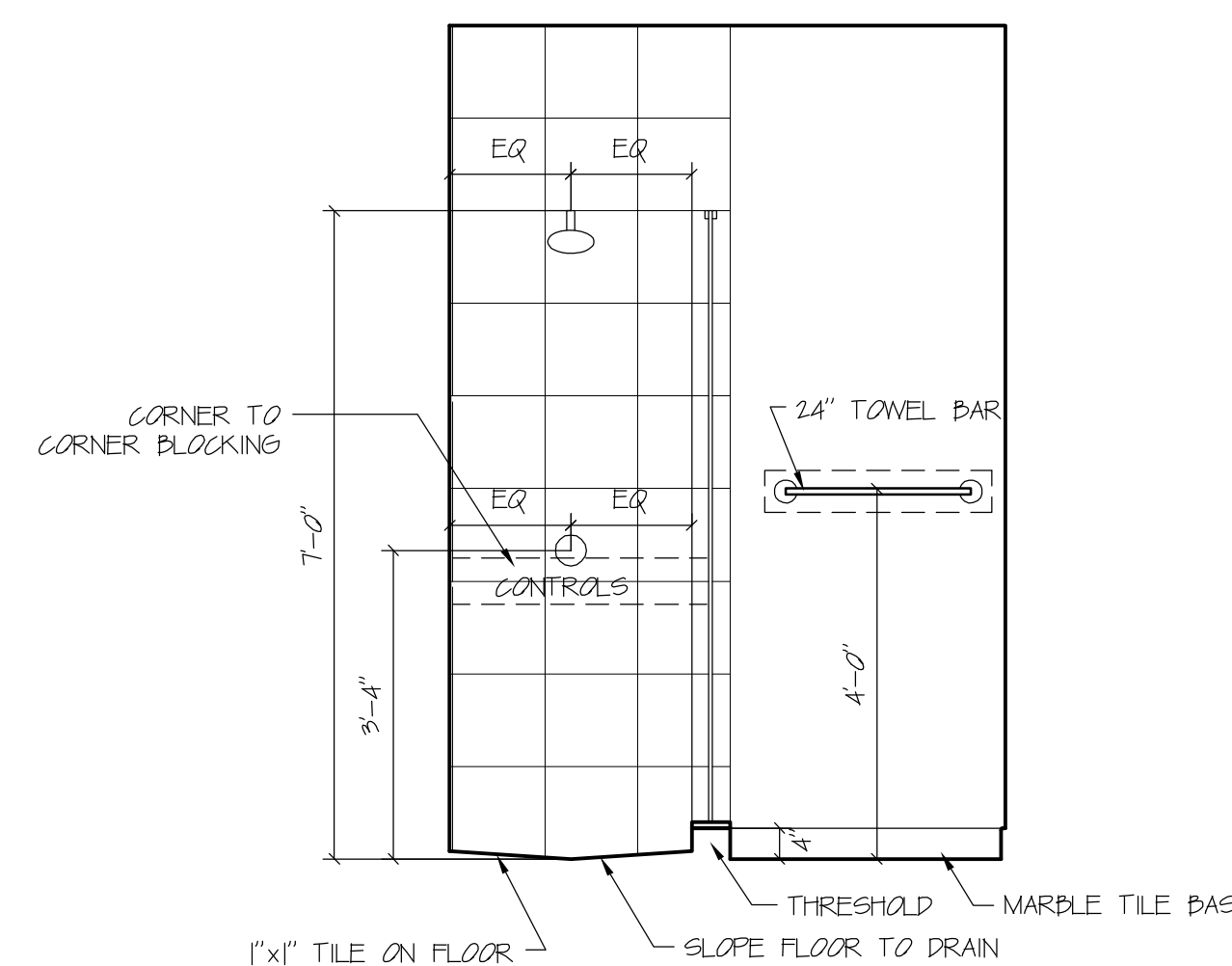
ELEVATION A

Scale: 1/2" = 1' 0



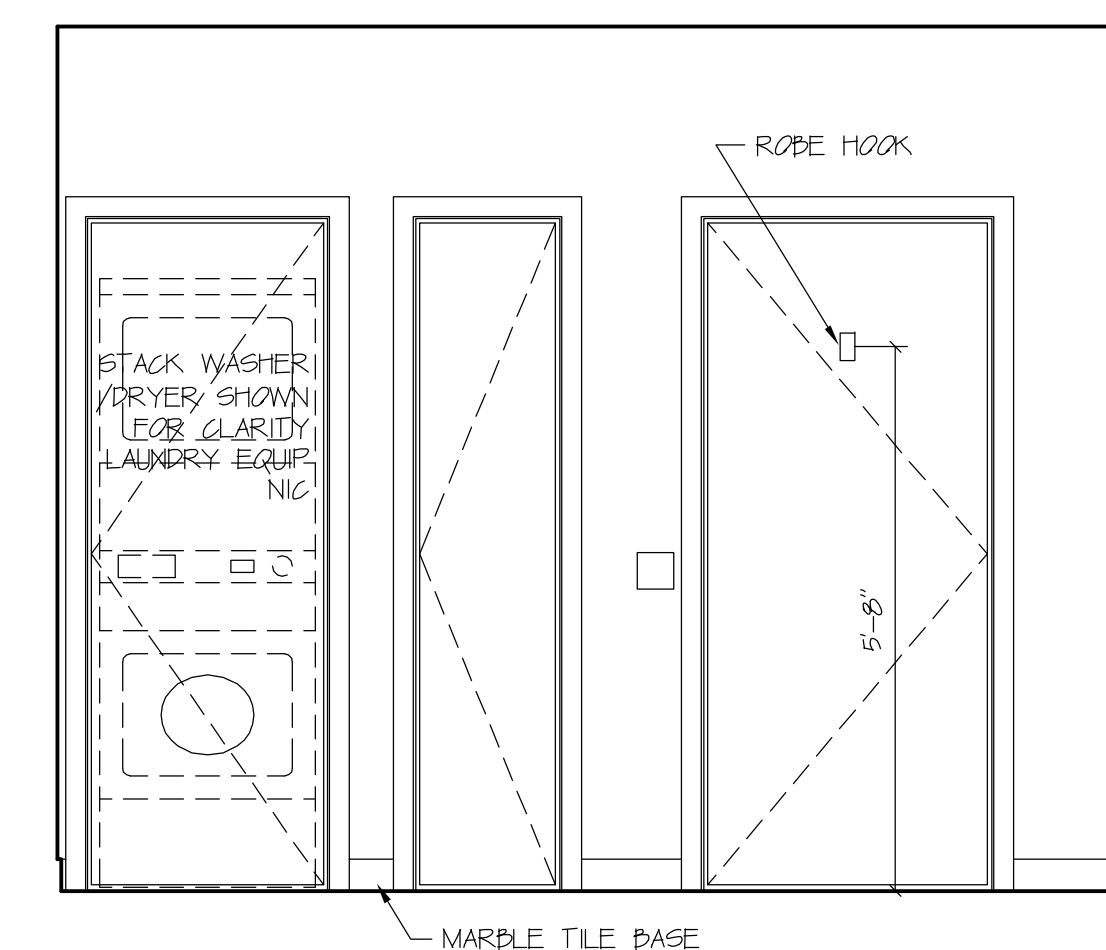
ELEVATION B

Scale: 1/2" = 1' 0



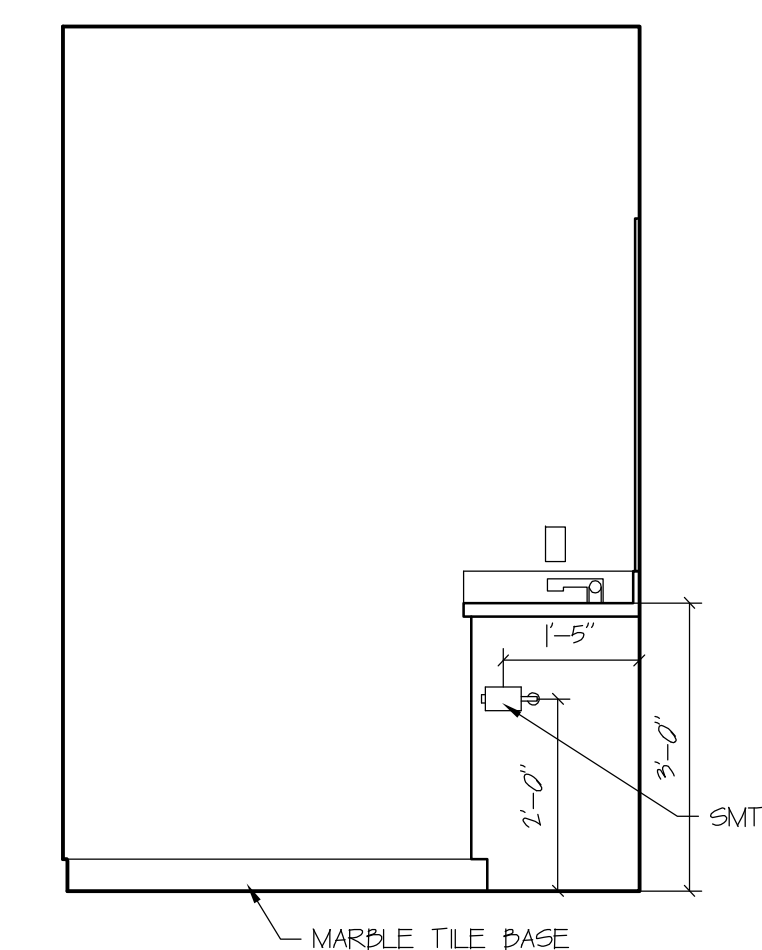
ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0



ELEVATION E

Scale: 1/2" = 1' 0

UNIT R BATH

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

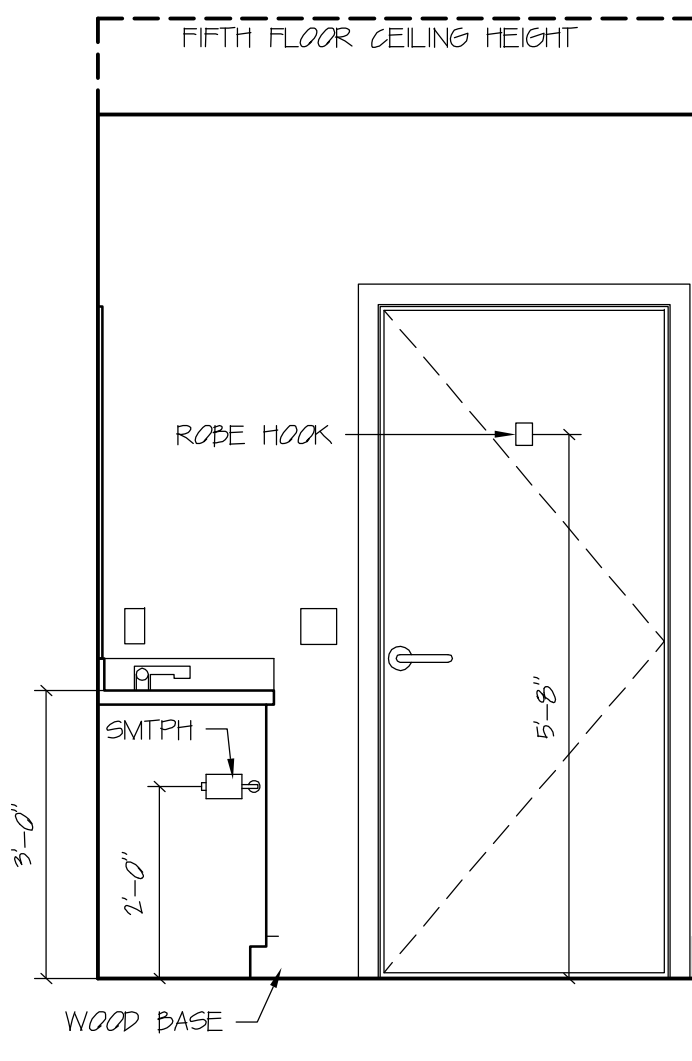
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

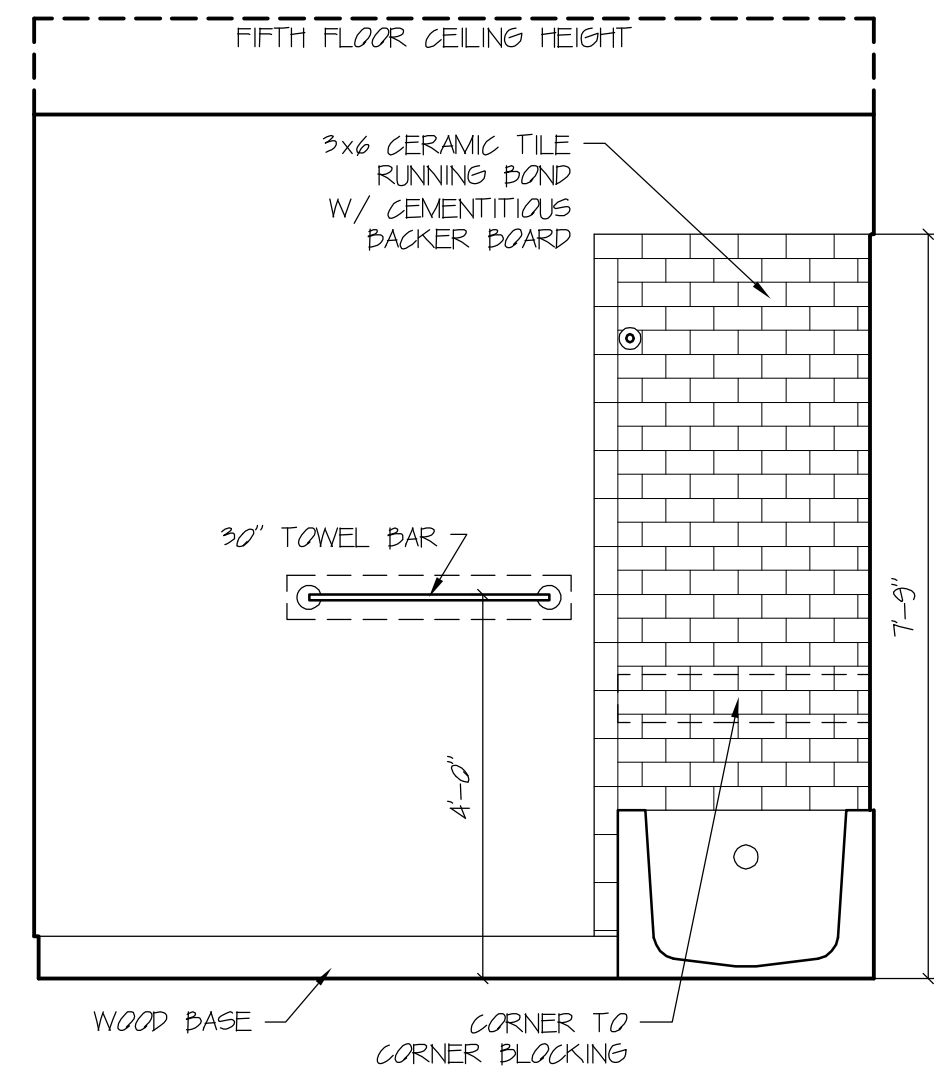
INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

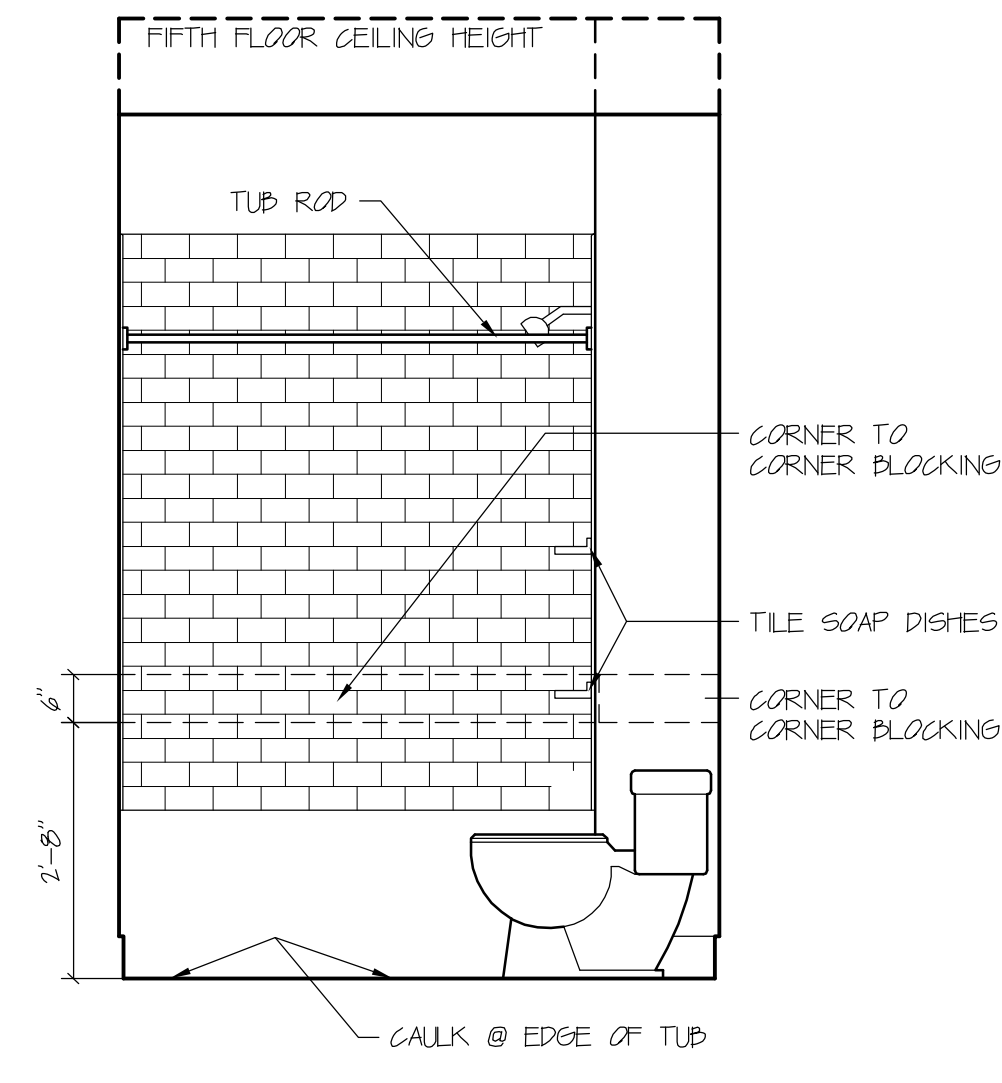
DRG. NO.
IE.9



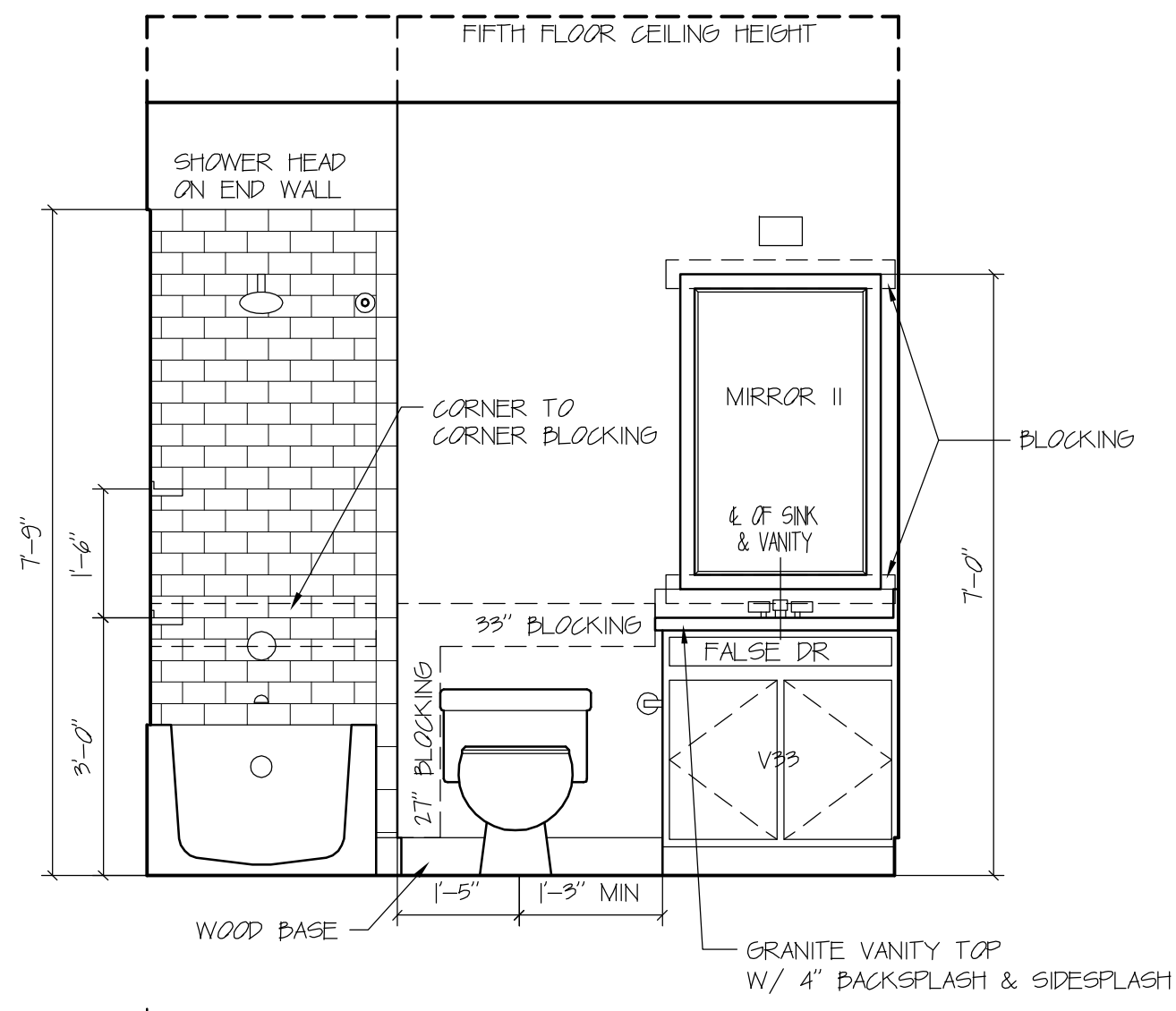
ELEVATION A
Scale: 1/2" = 1' 0



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

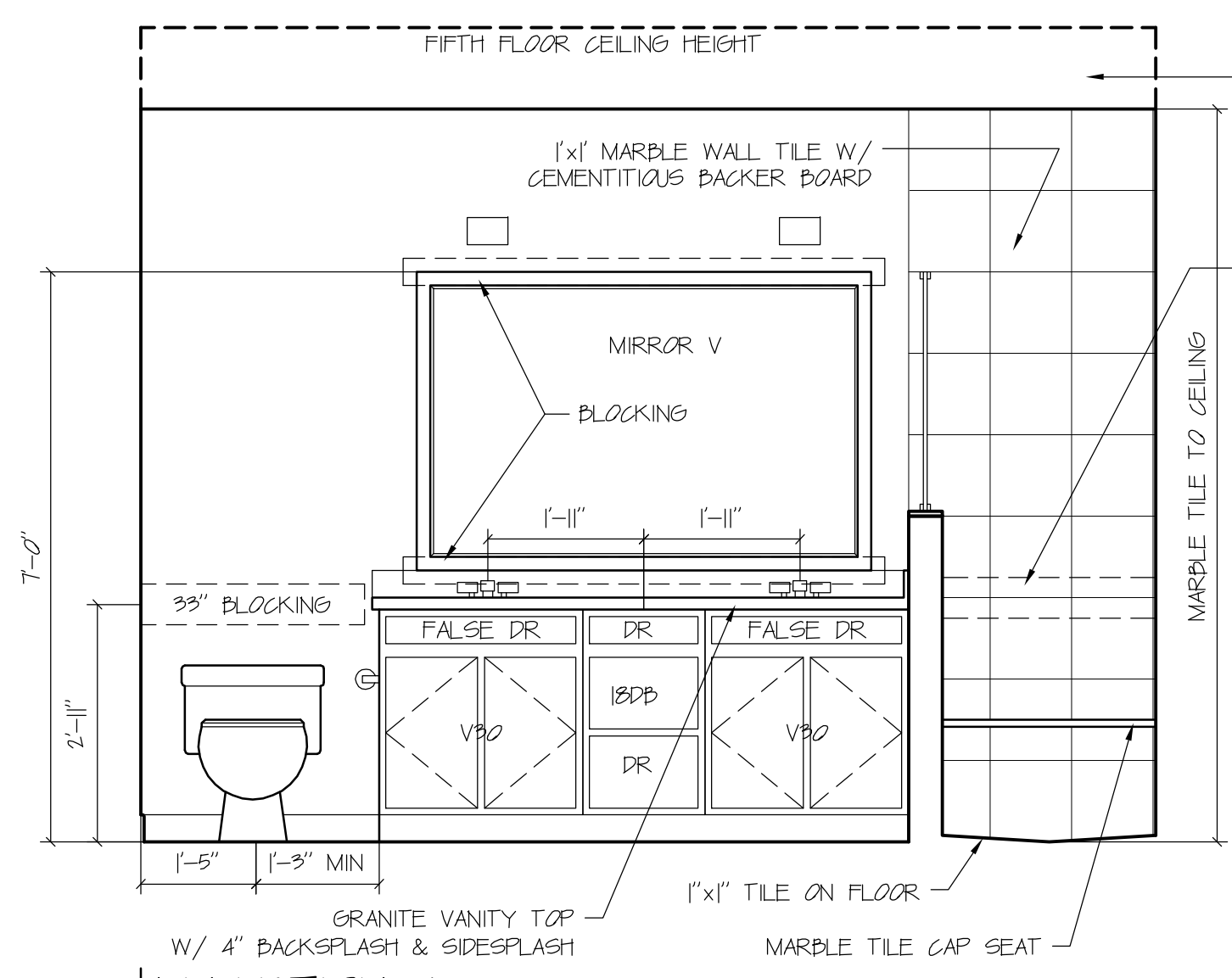


ELEVATION C
Scale: 1/2" = 1' 0

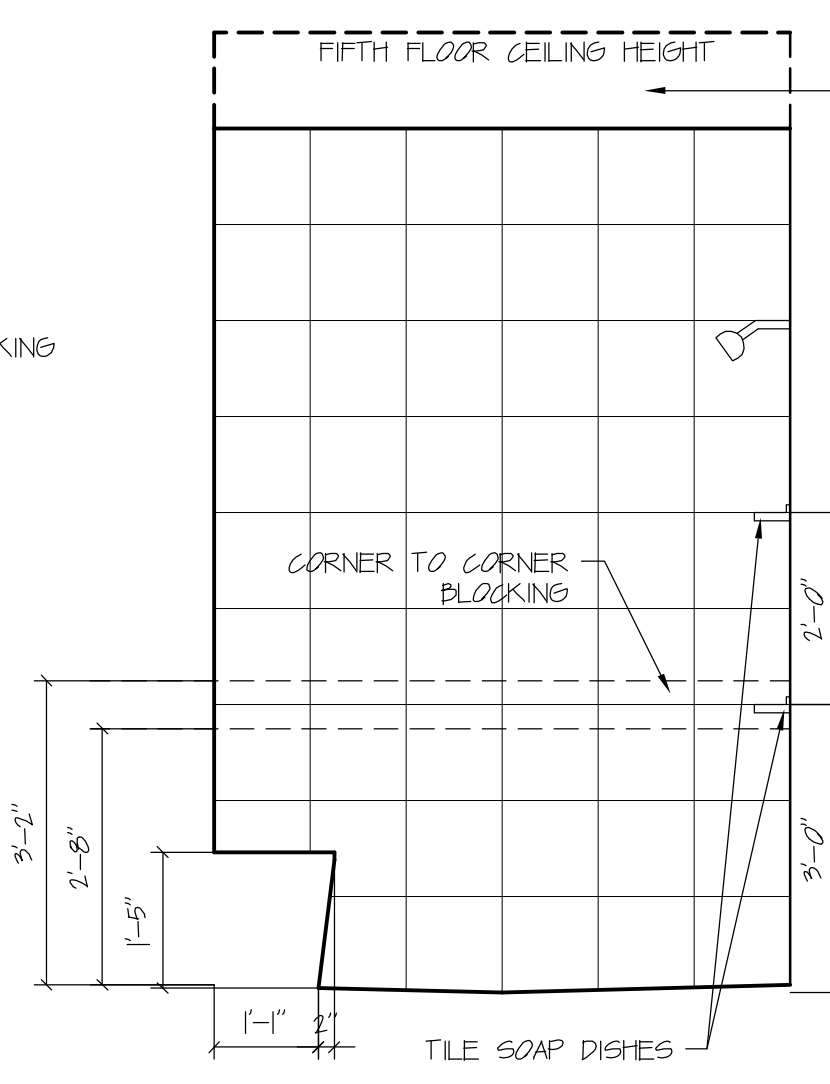


ELEVATION D
Scale: 1/2" = 1' 0

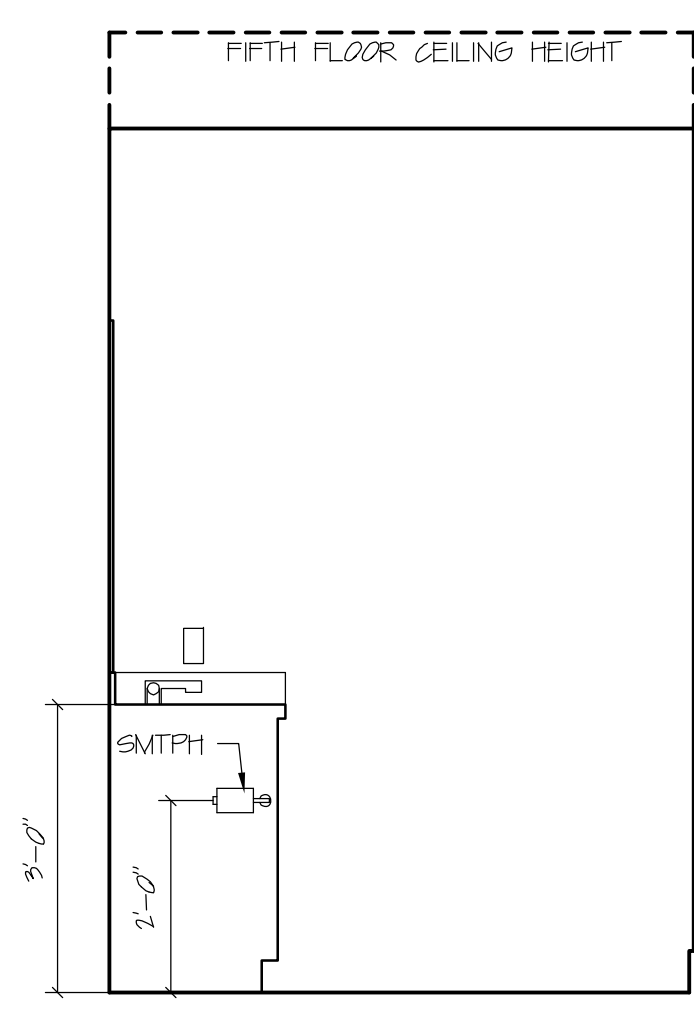
UNIT 5 BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



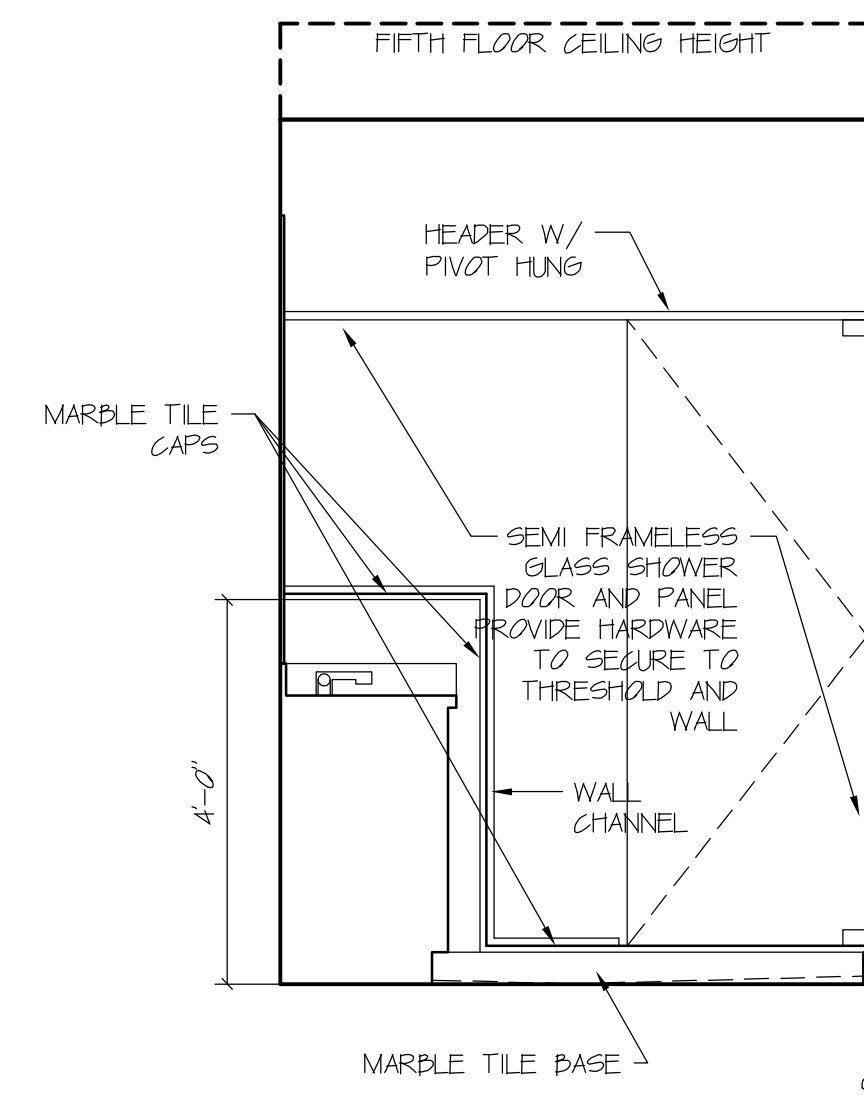
ELEVATION A
Scale: 1/2" = 1' 0



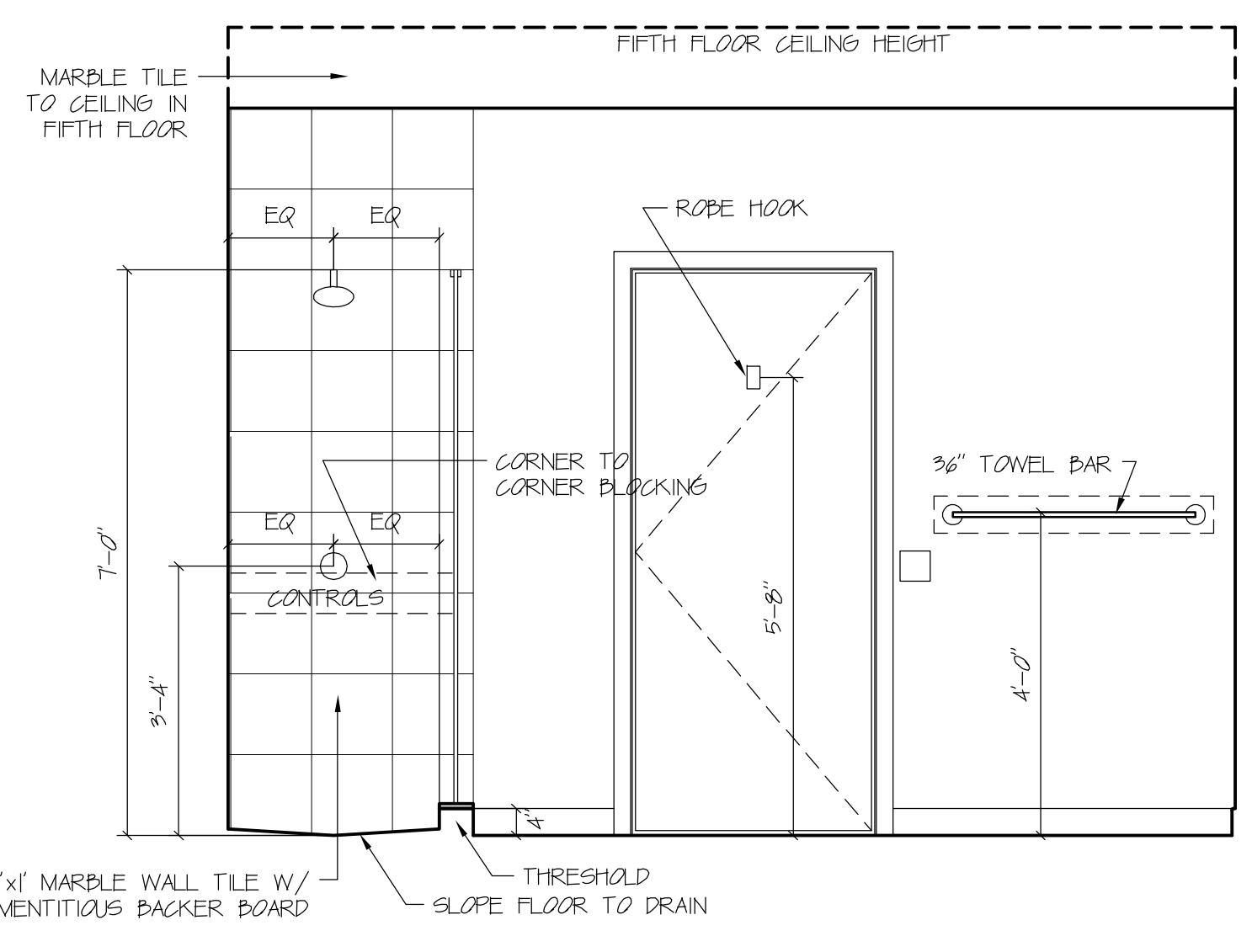
ELEVATION B
Scale: 1/2" = 1' 0



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

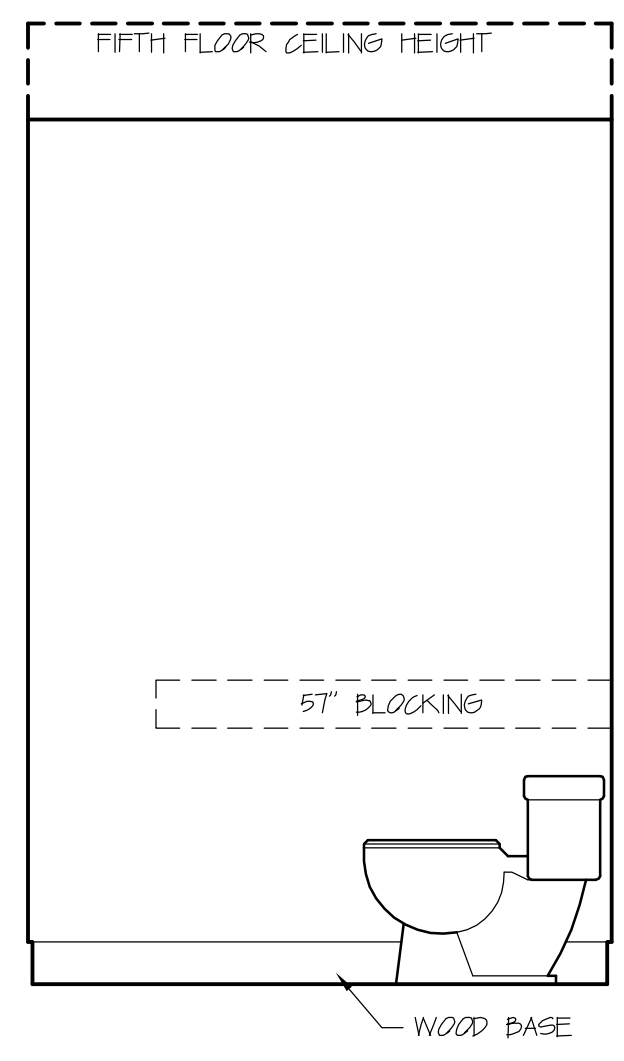


ELEVATION D
Scale: 1/2" = 1' 0

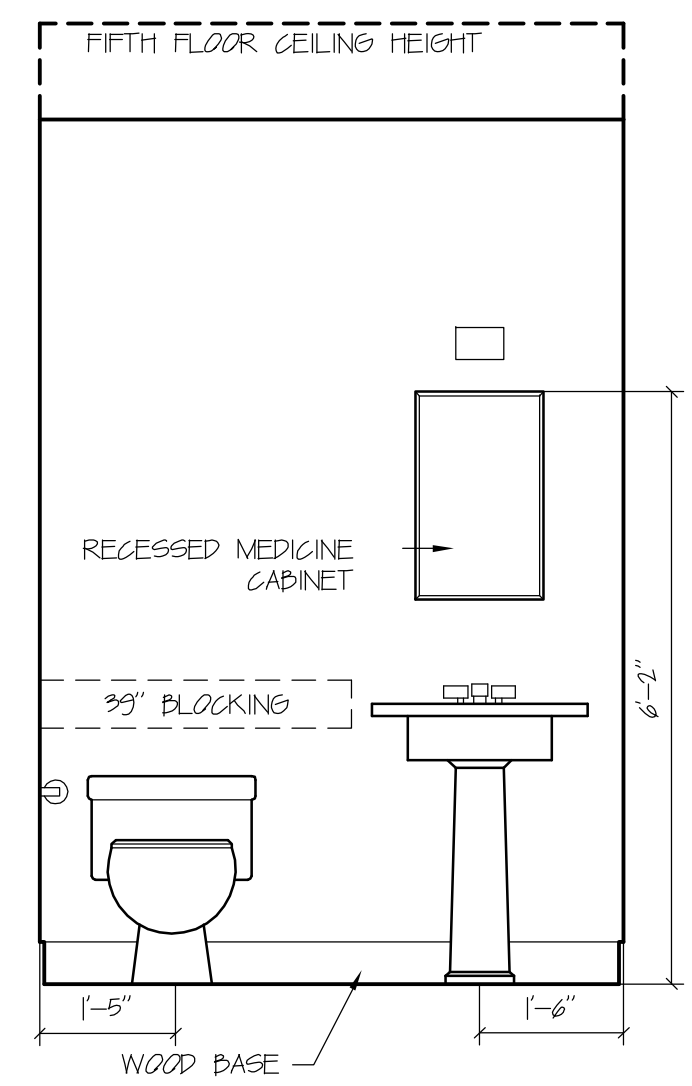


ELEVATION E
Scale: 1/2" = 1' 0

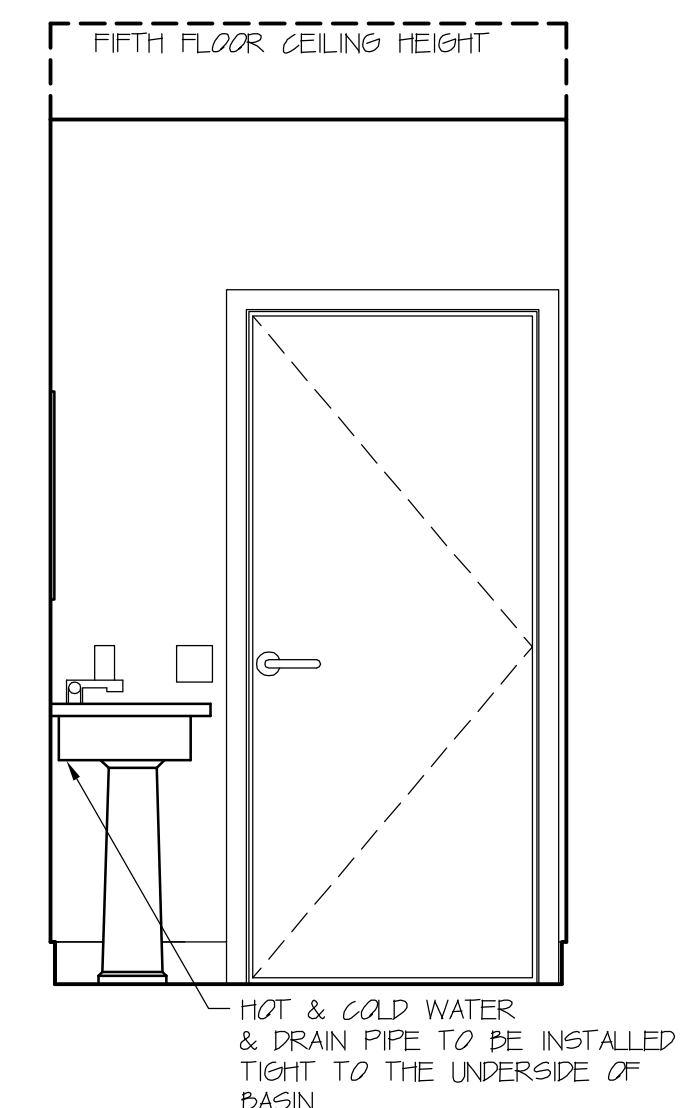
UNIT 5 MASTER BATH REFER TO PLANS FOR ACTUAL ORIENTATION OF UNIT



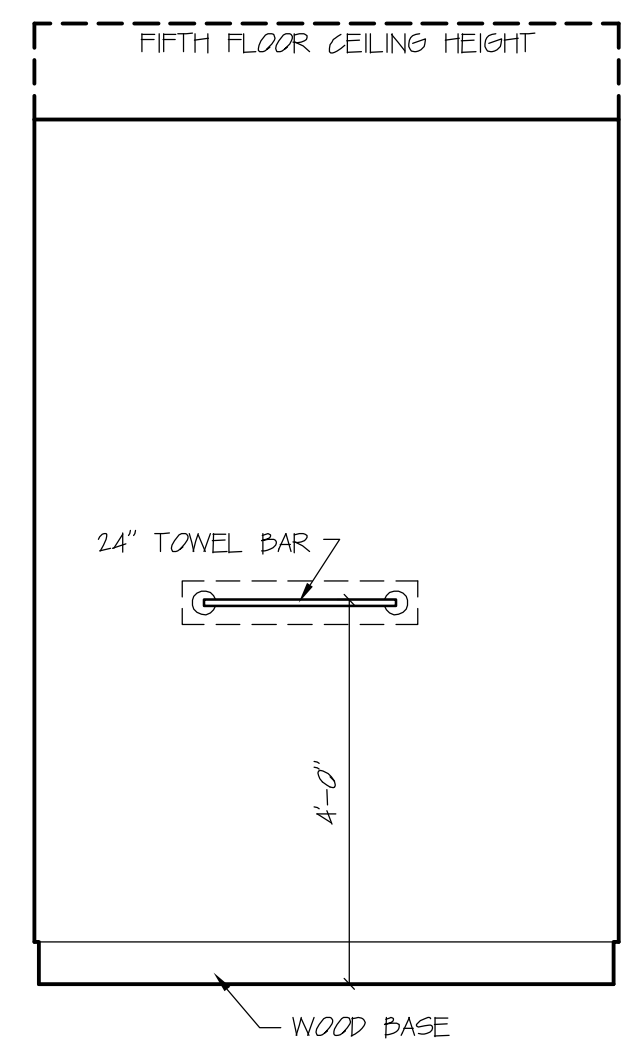
ELEVATION F
Scale: 1/2" = 1' 0



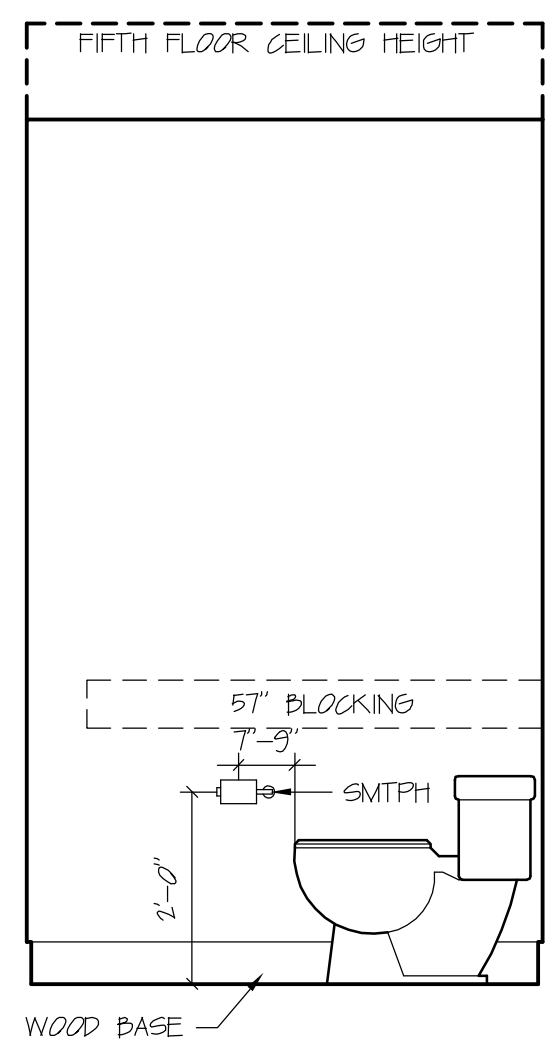
ELEVATION A
Scale: 1/2" = 1' 0



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

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

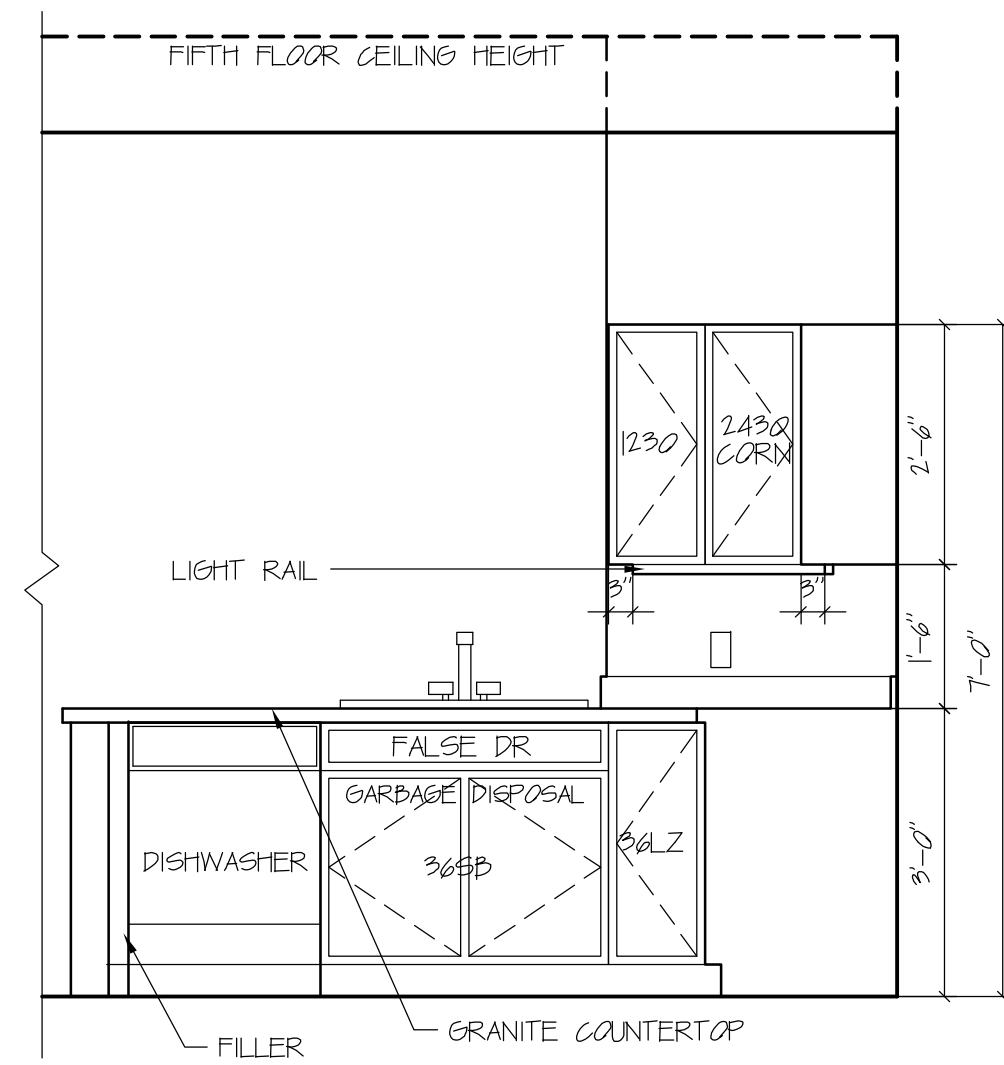
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
95 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

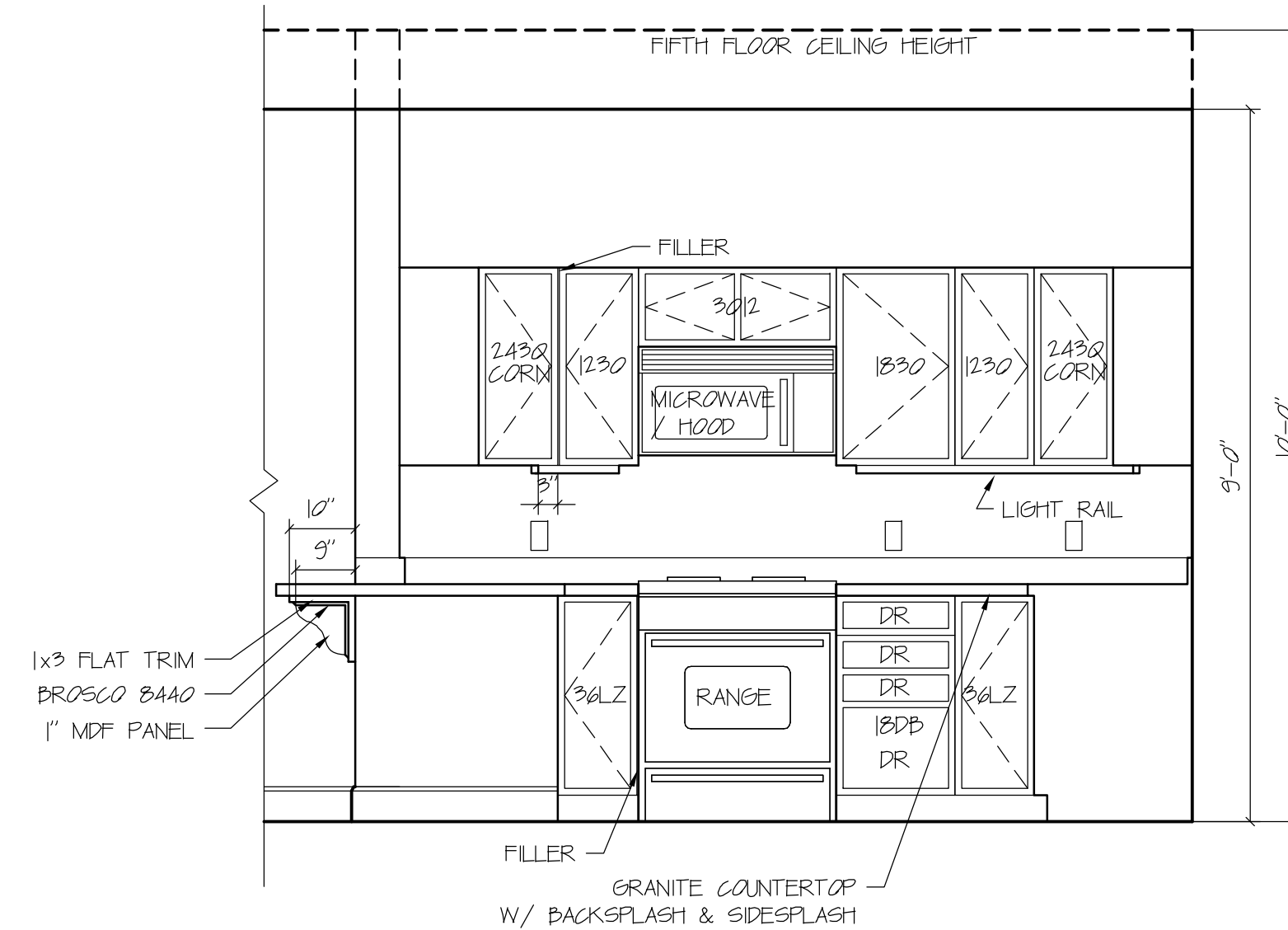
INTERIOR ELEVATIONS
Scale: 1/2" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

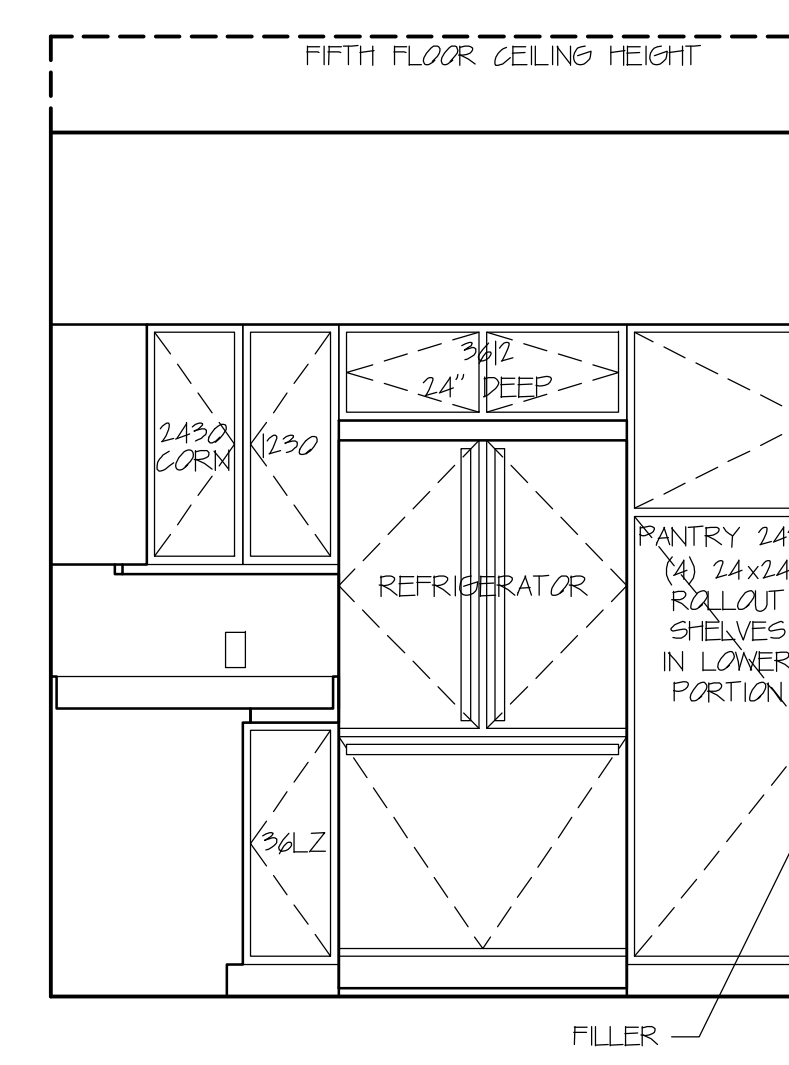
DRG. NO.
IE.10



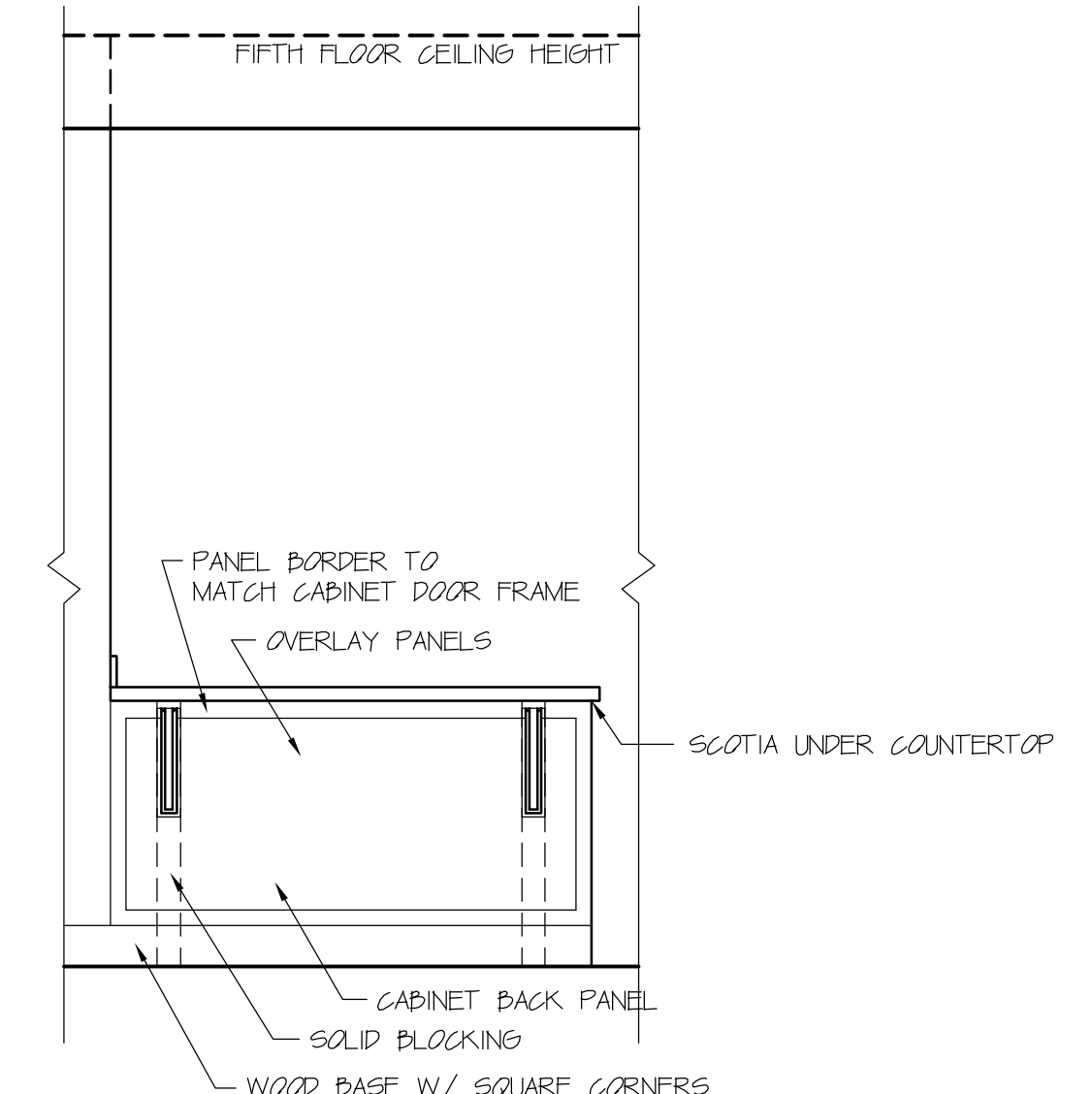
ELEVATION A
Scale: 1/2" = 1' 0"



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

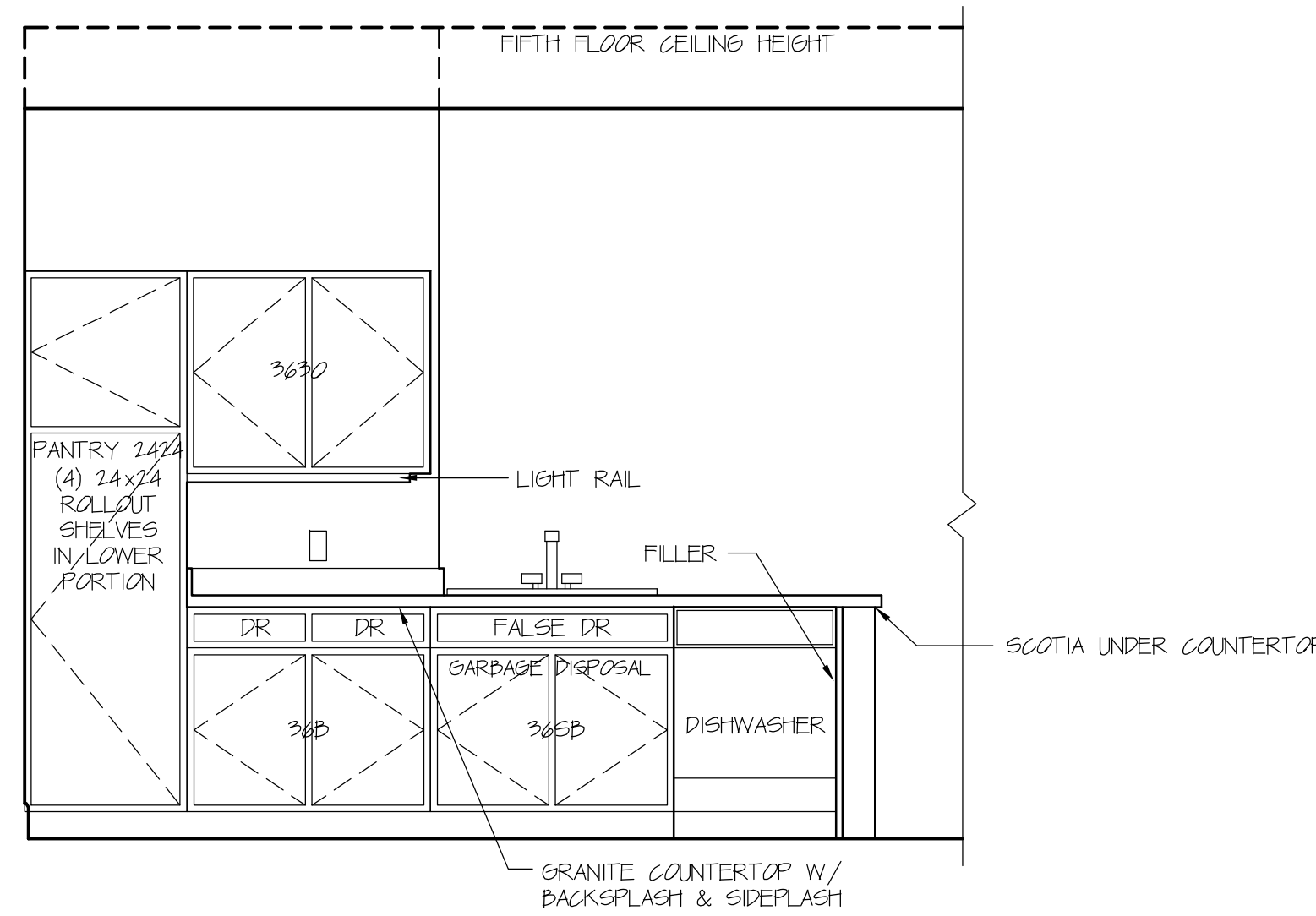


ELEVATION C
Scale: 1/2" = 1' 0"

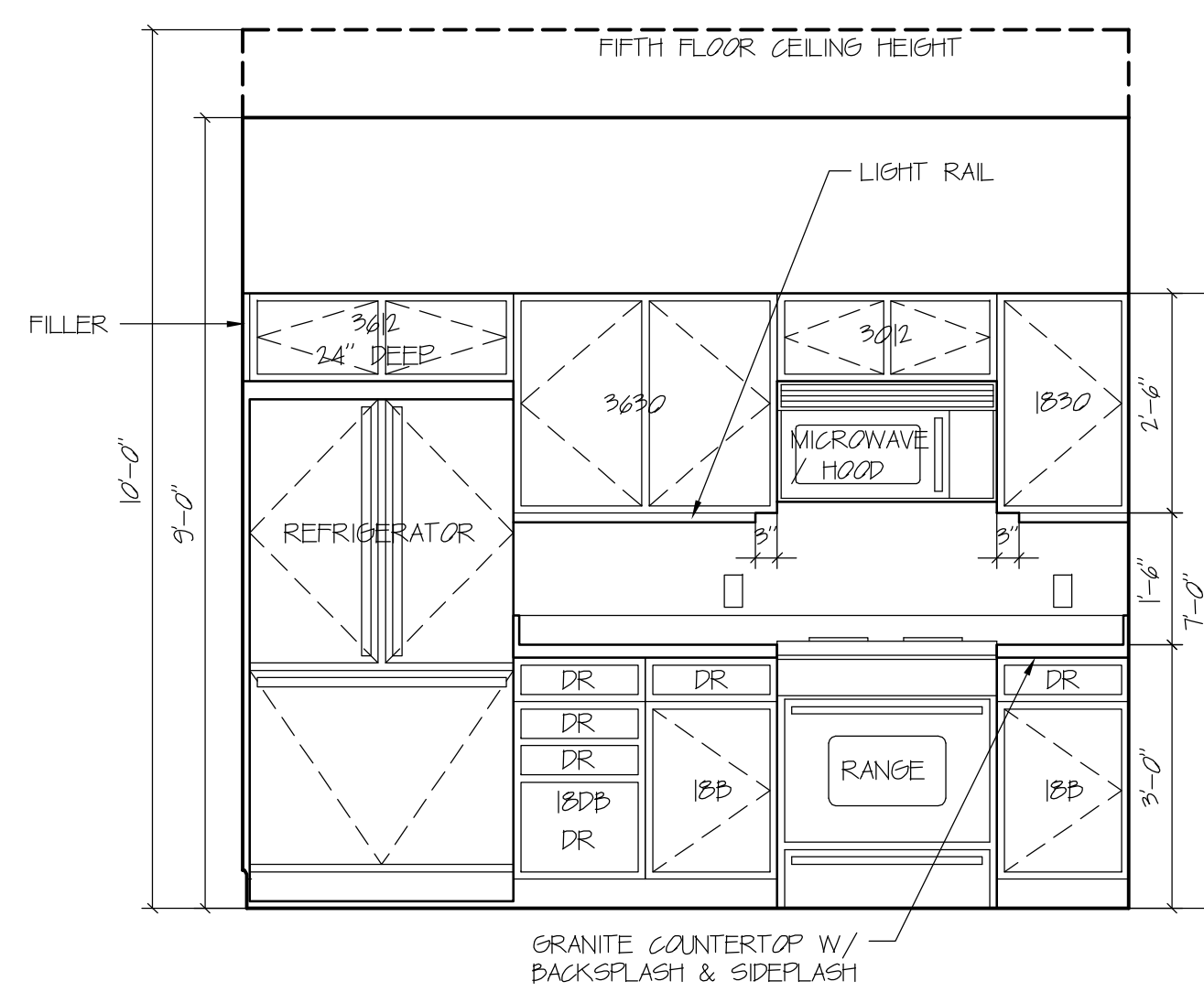


ELEVATION FROM DINING AREA
Scale: 1/2" = 1' 0"

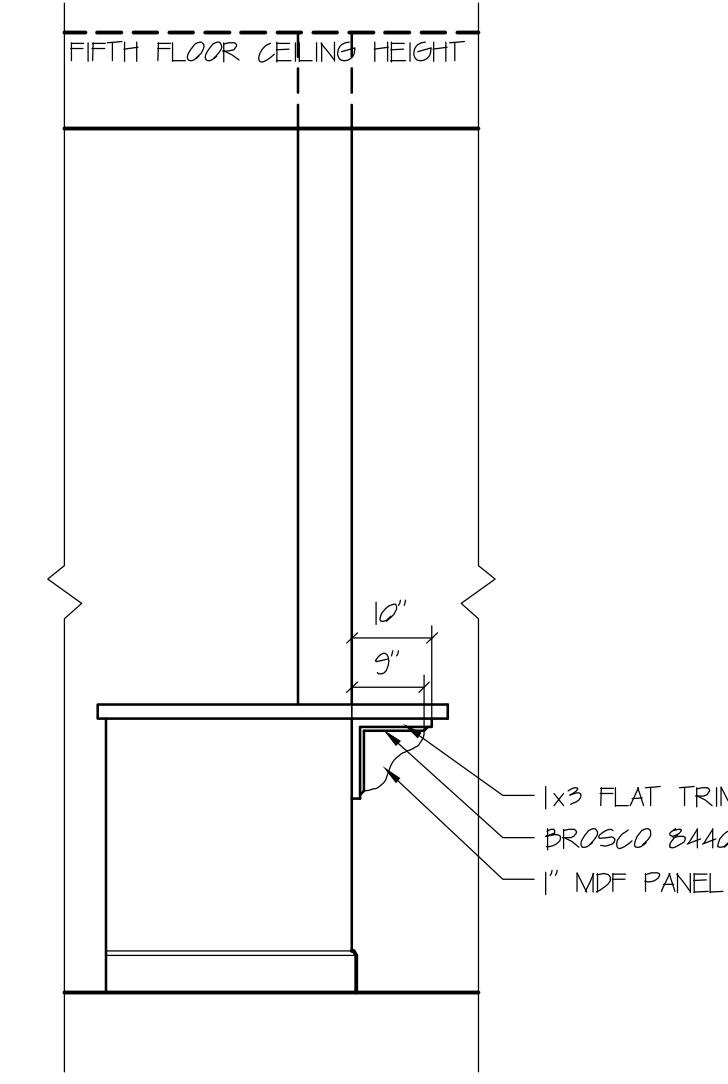
UNIT A & AI KITCHEN
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



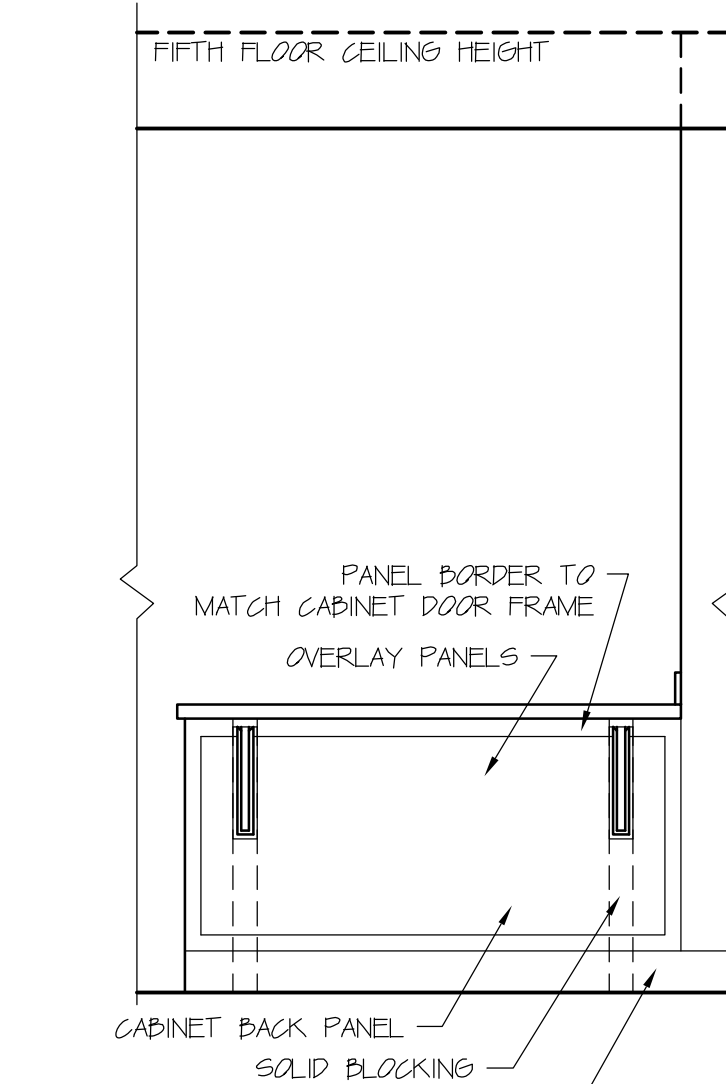
ELEVATION A
Scale: 1/2" = 1' 0"



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

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

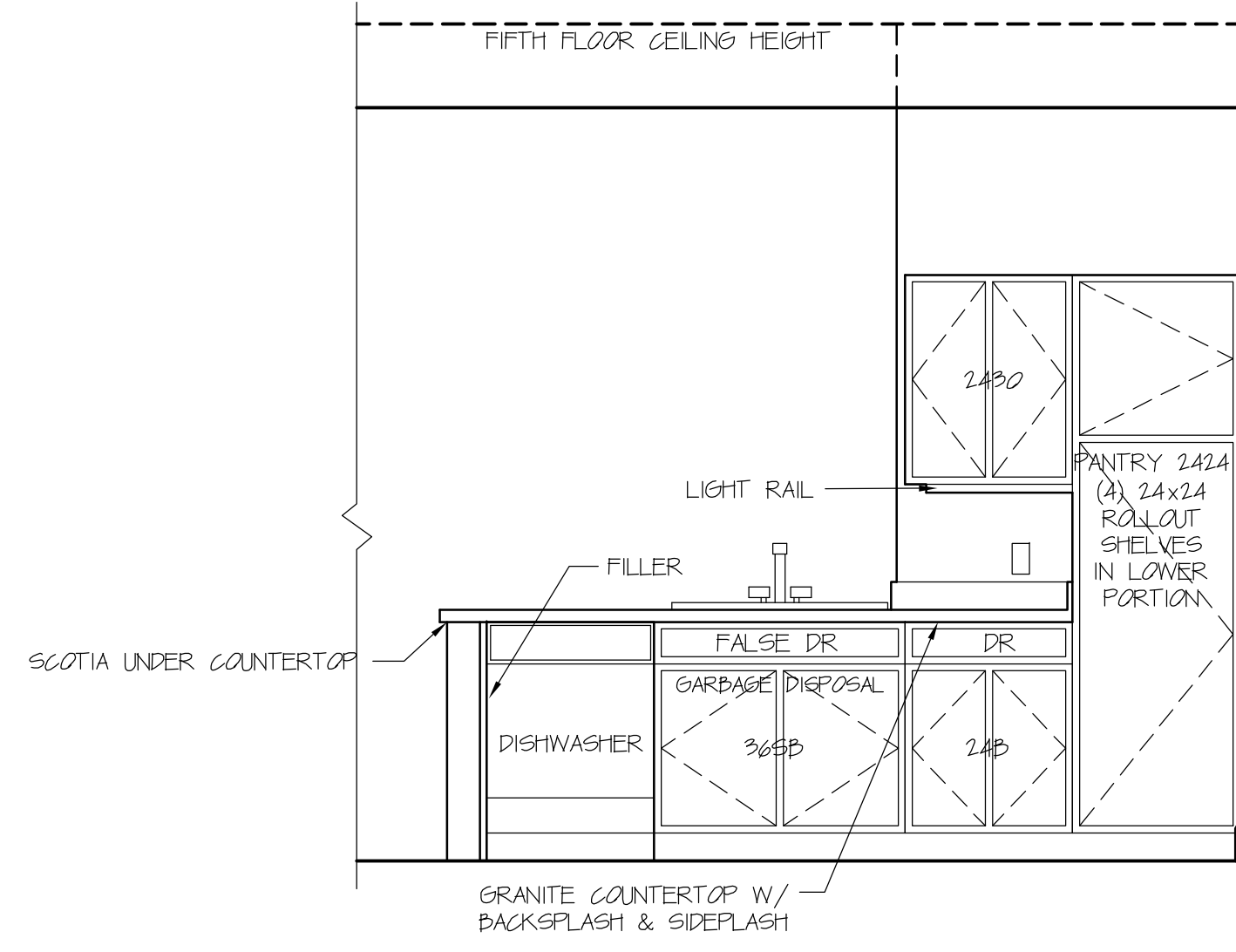
THE VILLAGE AT OCEAN GATE, LLC
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35 Foy Street Suite 5-2
Boston, MA 02118

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Portland, Maine

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

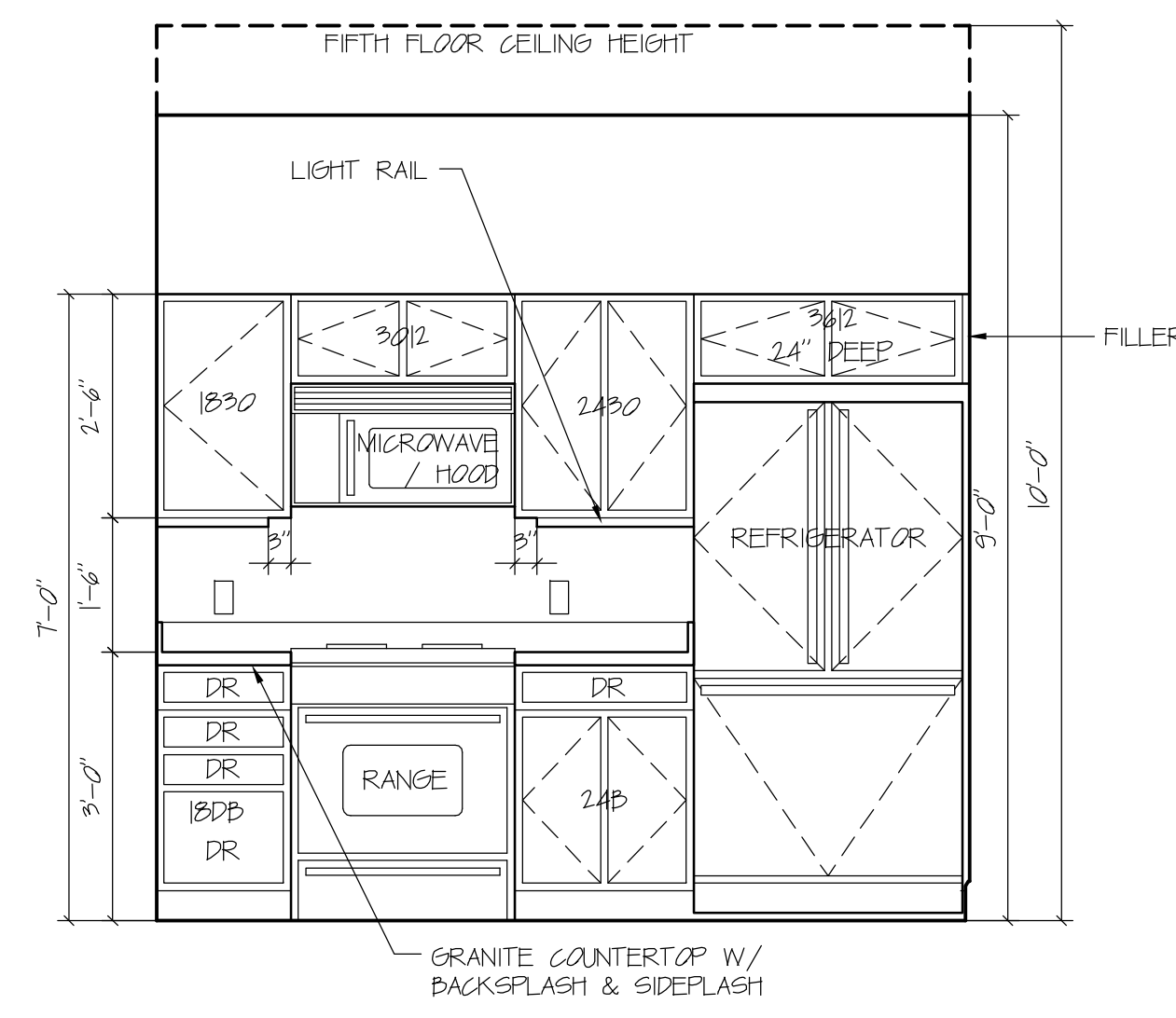
REVISIONS:

DRG. NO.
1E.11



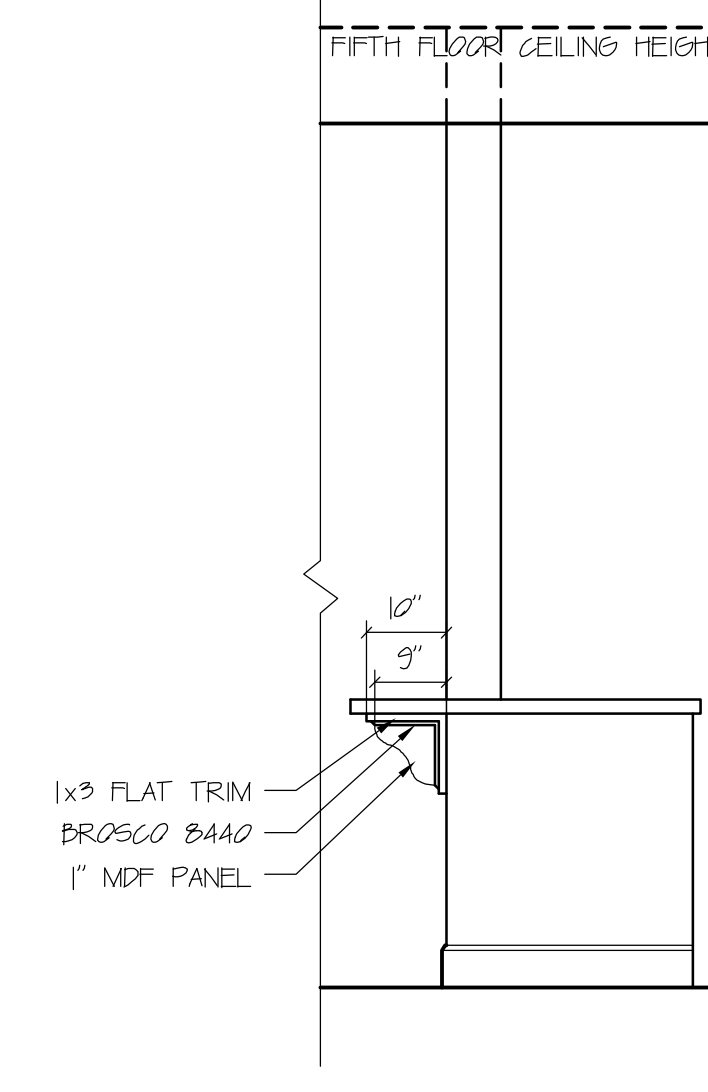
ELEVATION A

Scale: 1/2" = 1' 0"



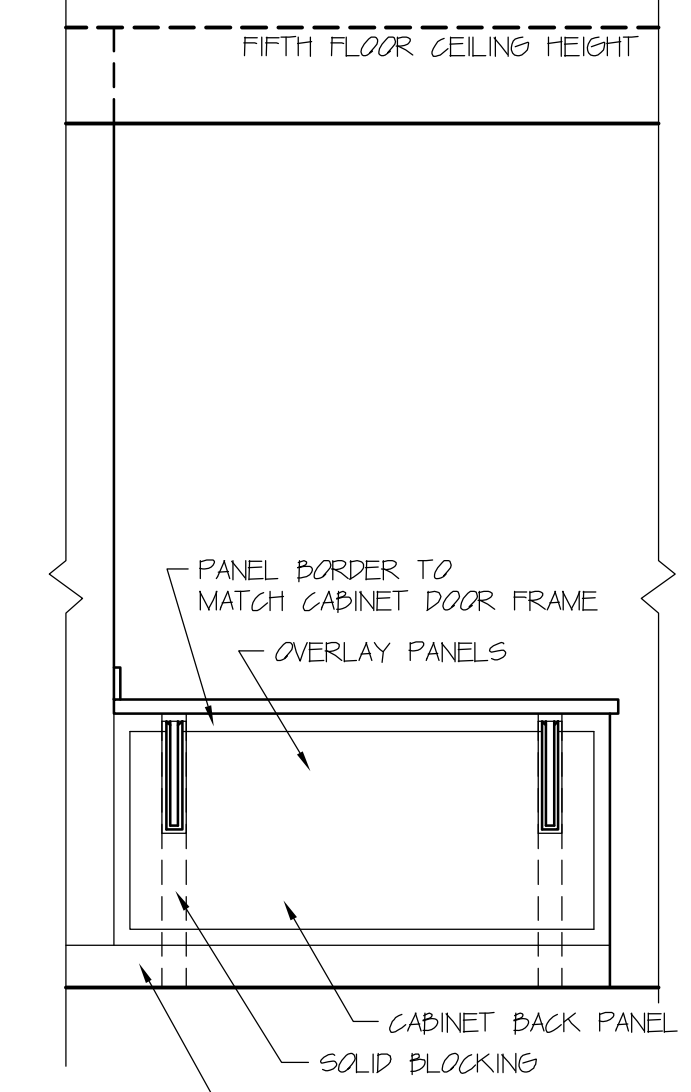
ELEVATION B

Scale: 1/2" = 1' 0"



SIDE ELEVATION

Scale: 1/2" = 1' 0"

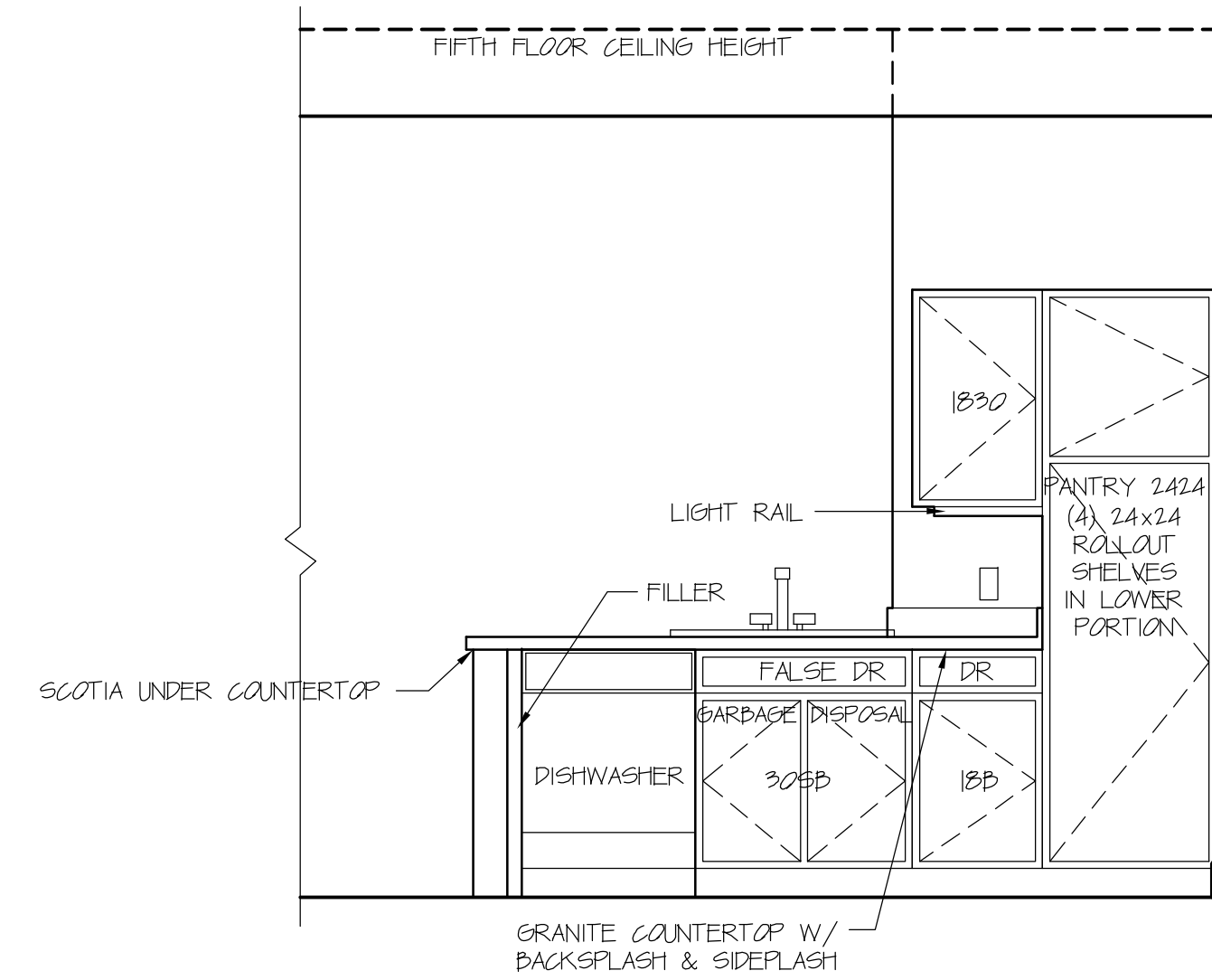


ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0"

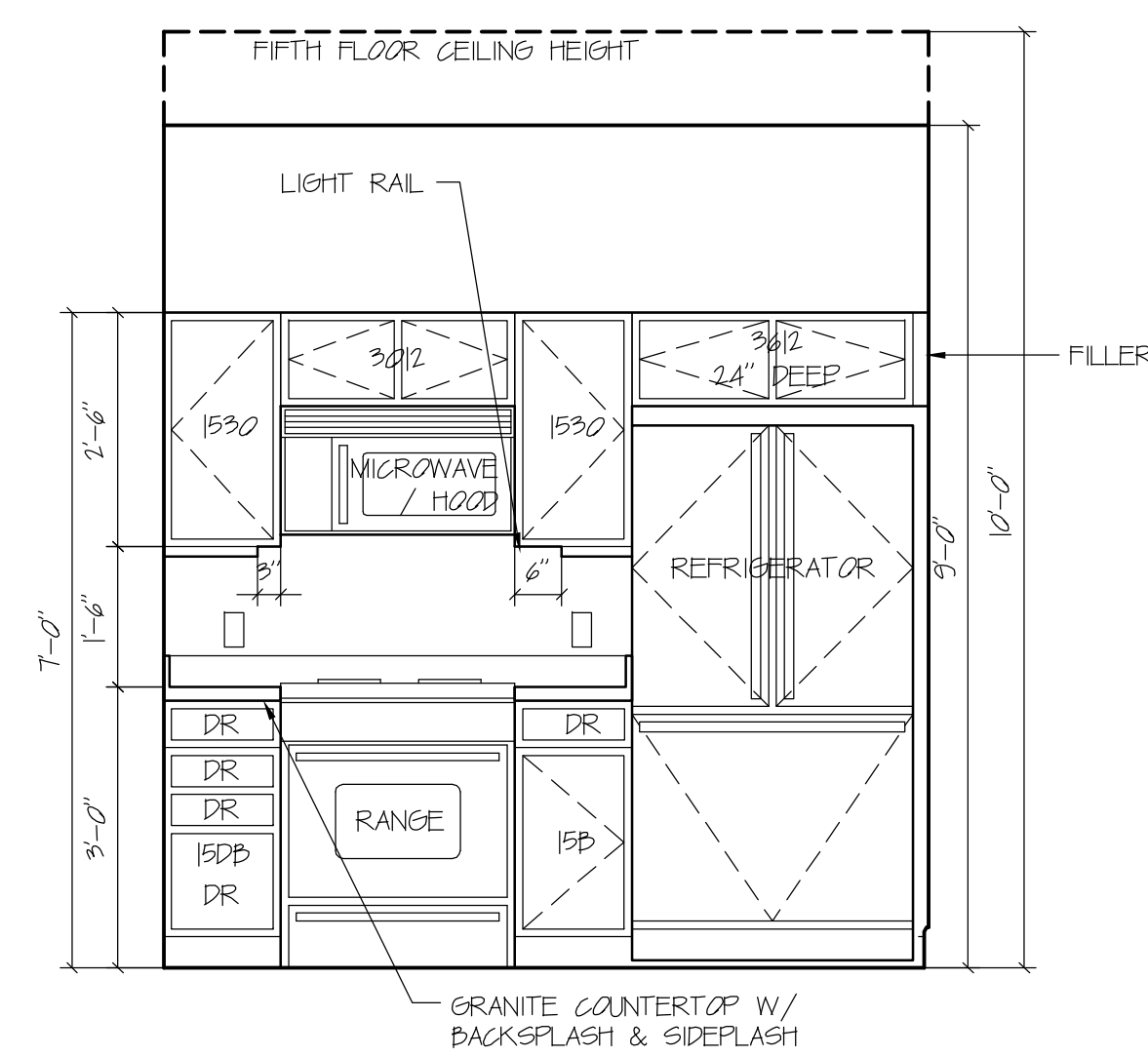
UNIT E, G & H KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



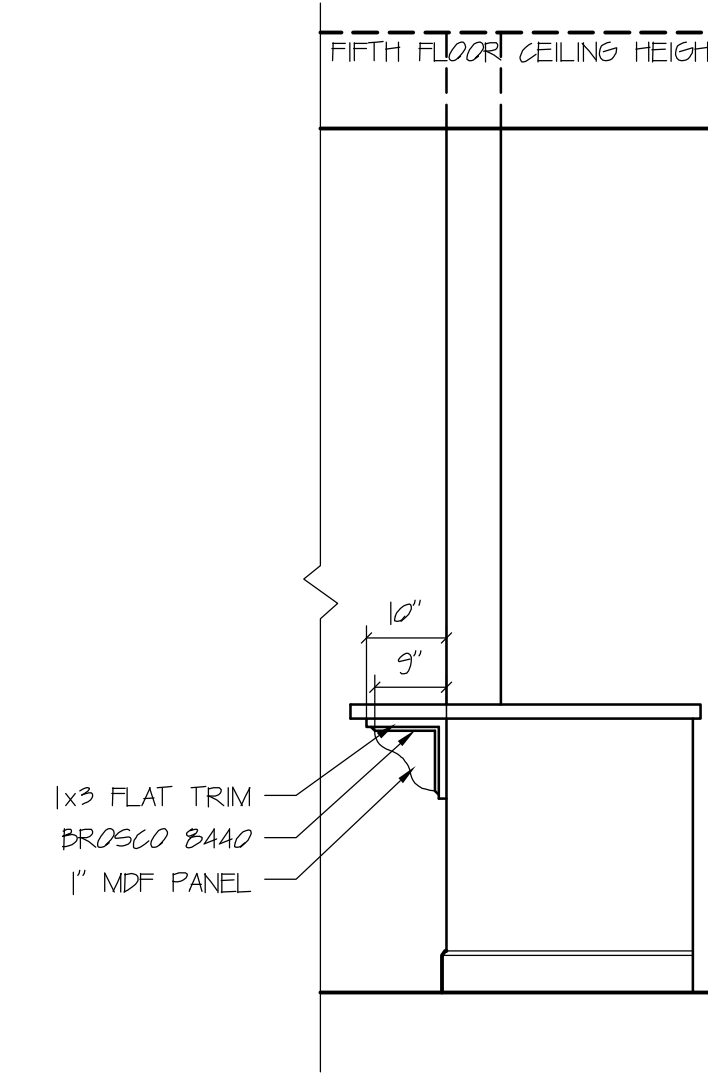
ELEVATION A

Scale: 1/2" = 1' 0"



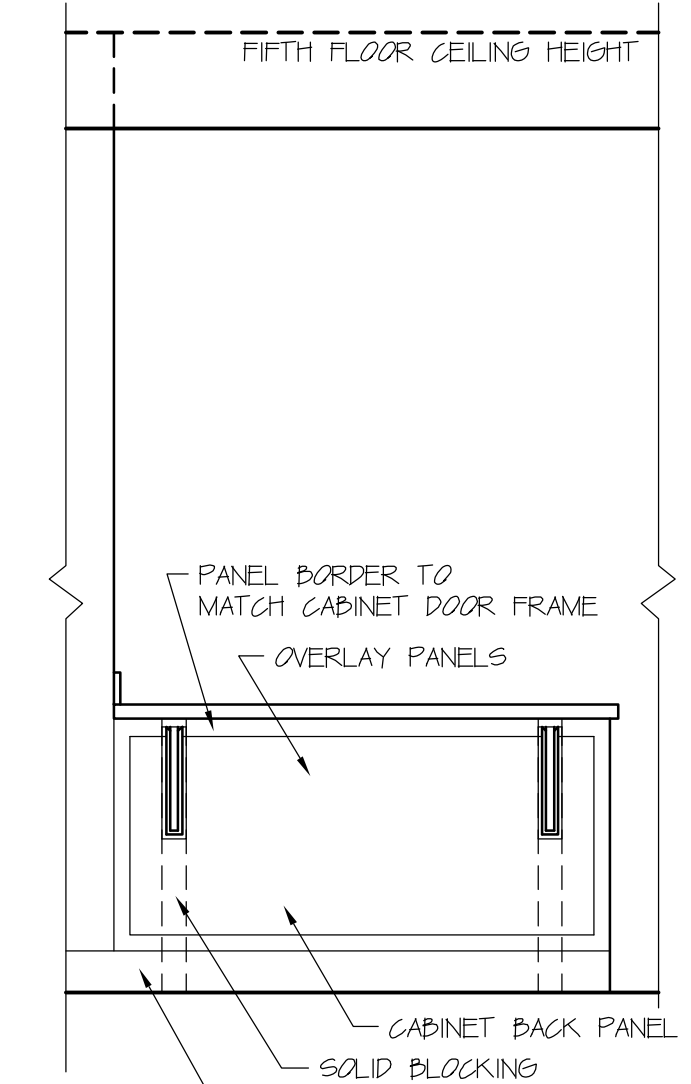
ELEVATION B

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

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 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE

Middle Street
Portland, Maine

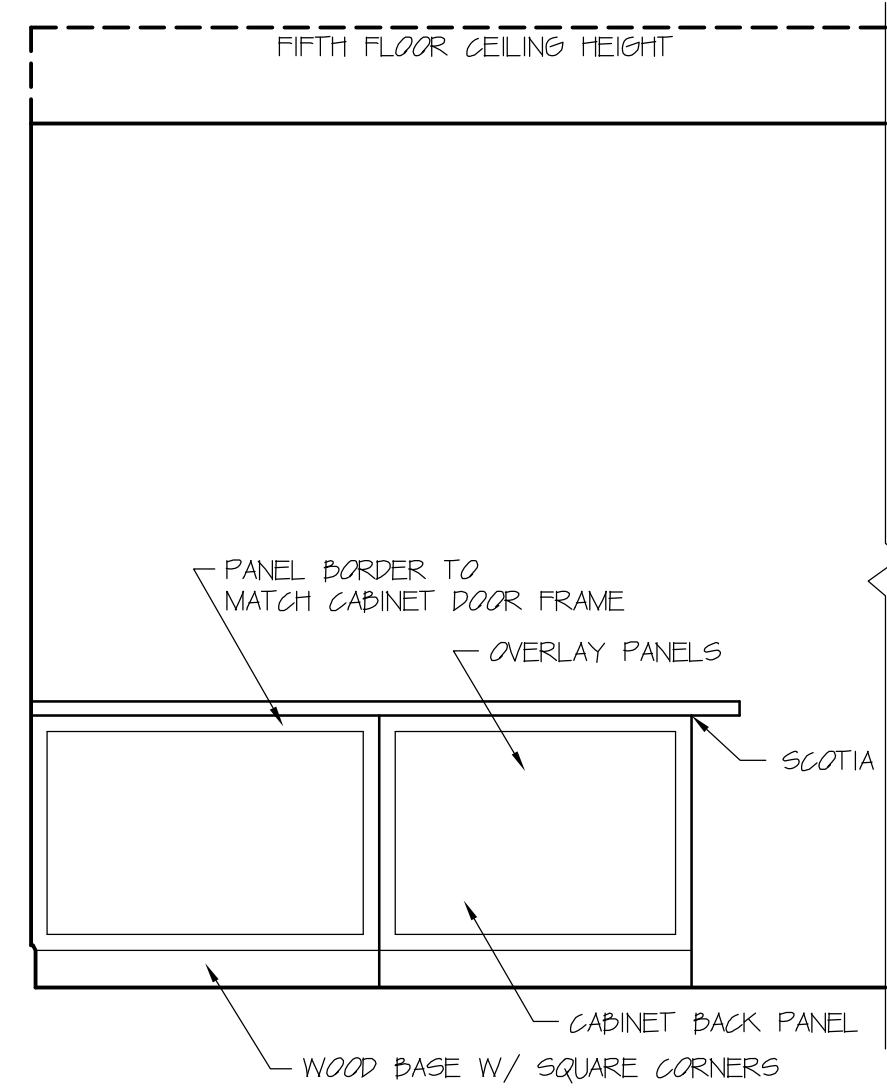
INTERIOR ELEVATIONS

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

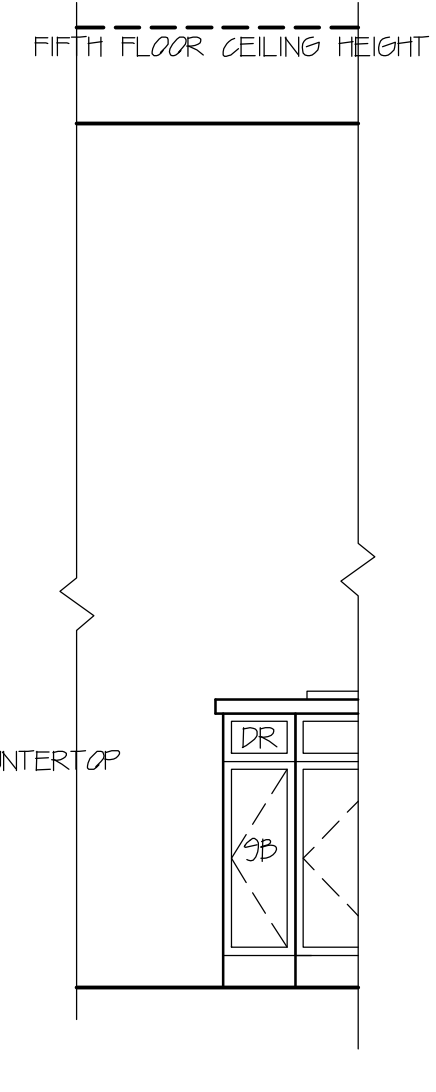
REVISIONS:

DRG. NO.

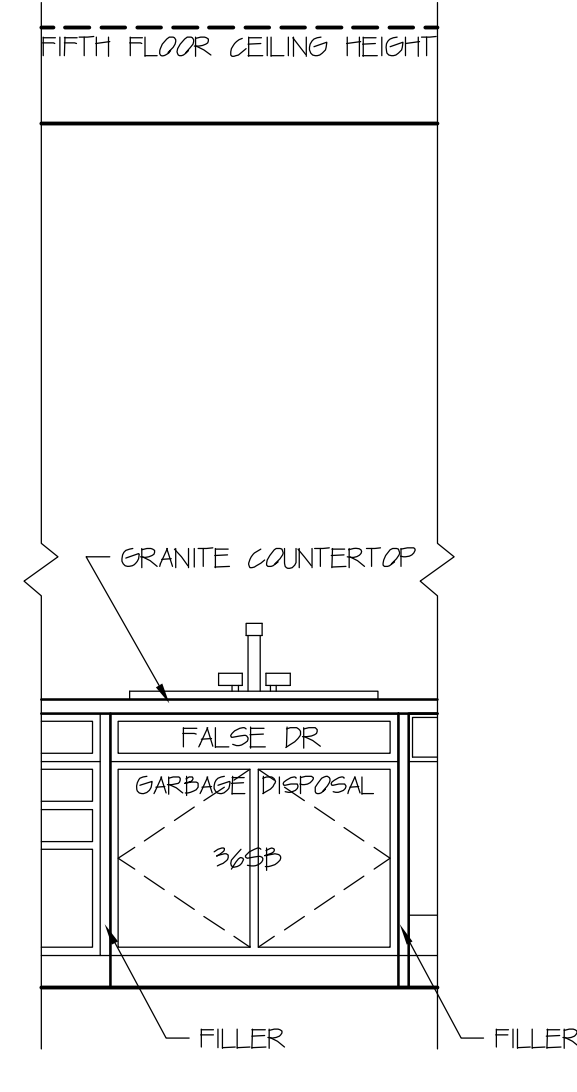
IE.12



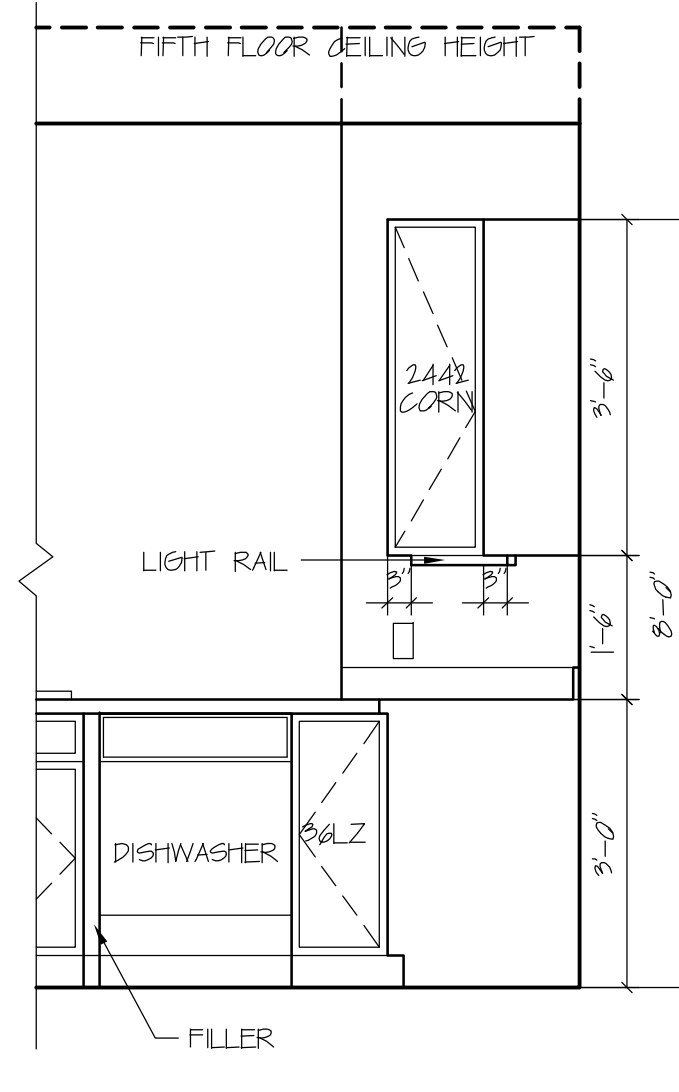
ELEVATION FROM DINING AREA
Scale: 1/2" = 1' 0"



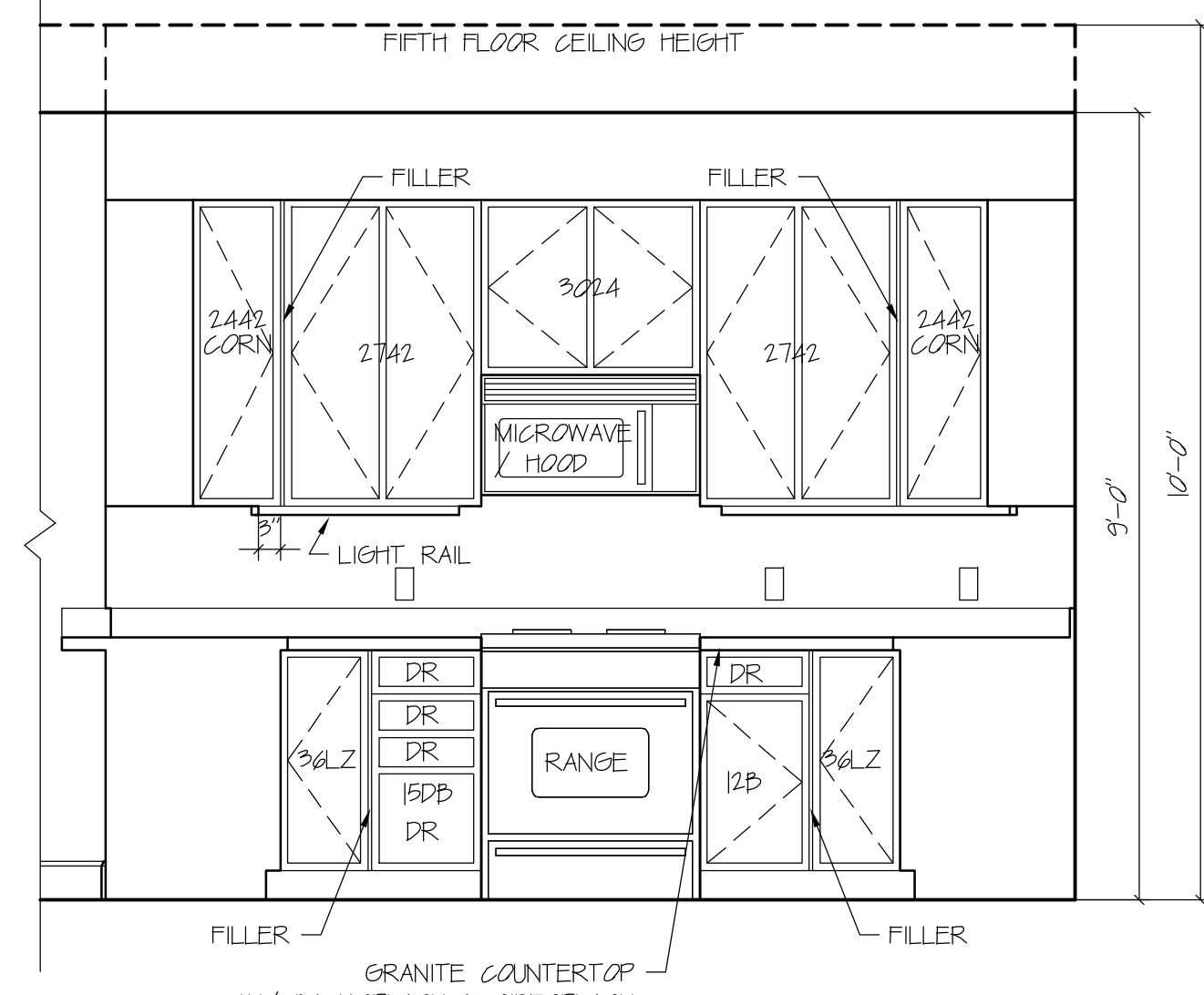
ELEVATION A
Scale: 1/2" = 1' 0"



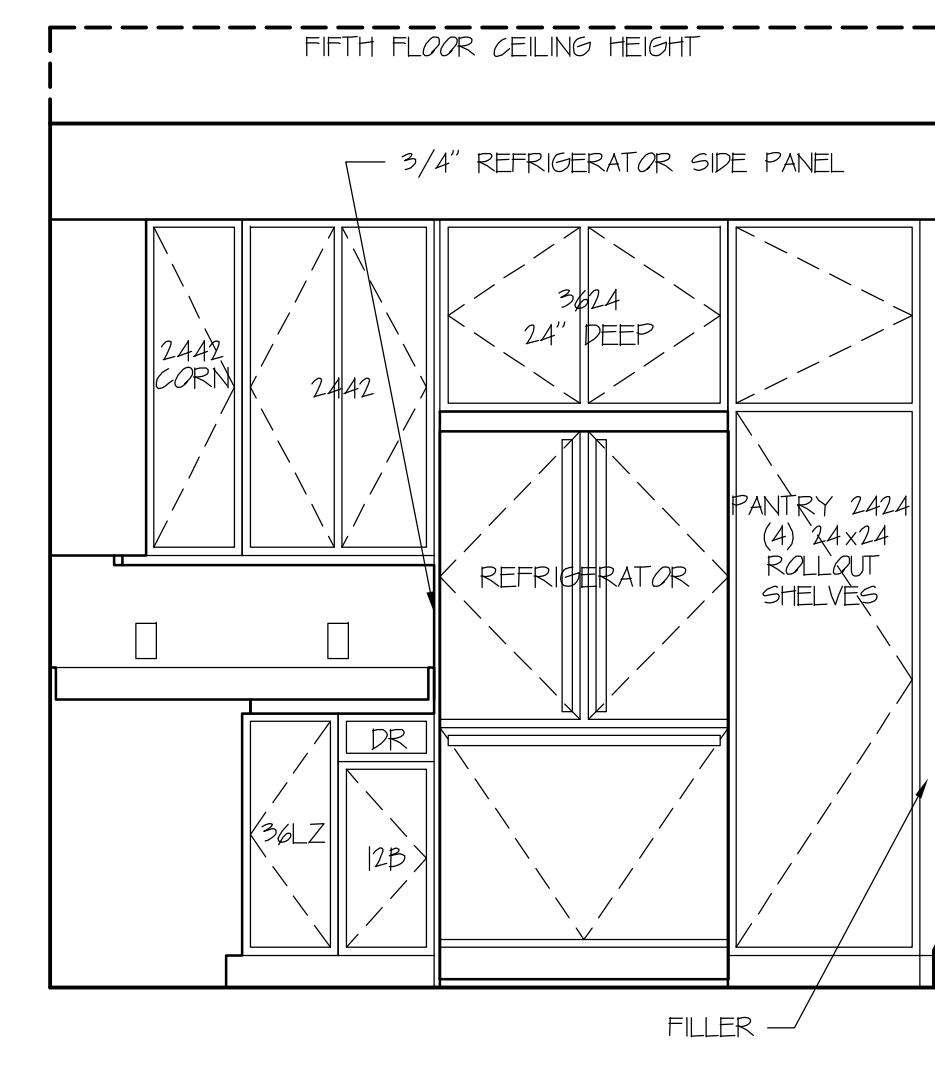
ELEVATION B
Scale: 1/2" = 1' 0"



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



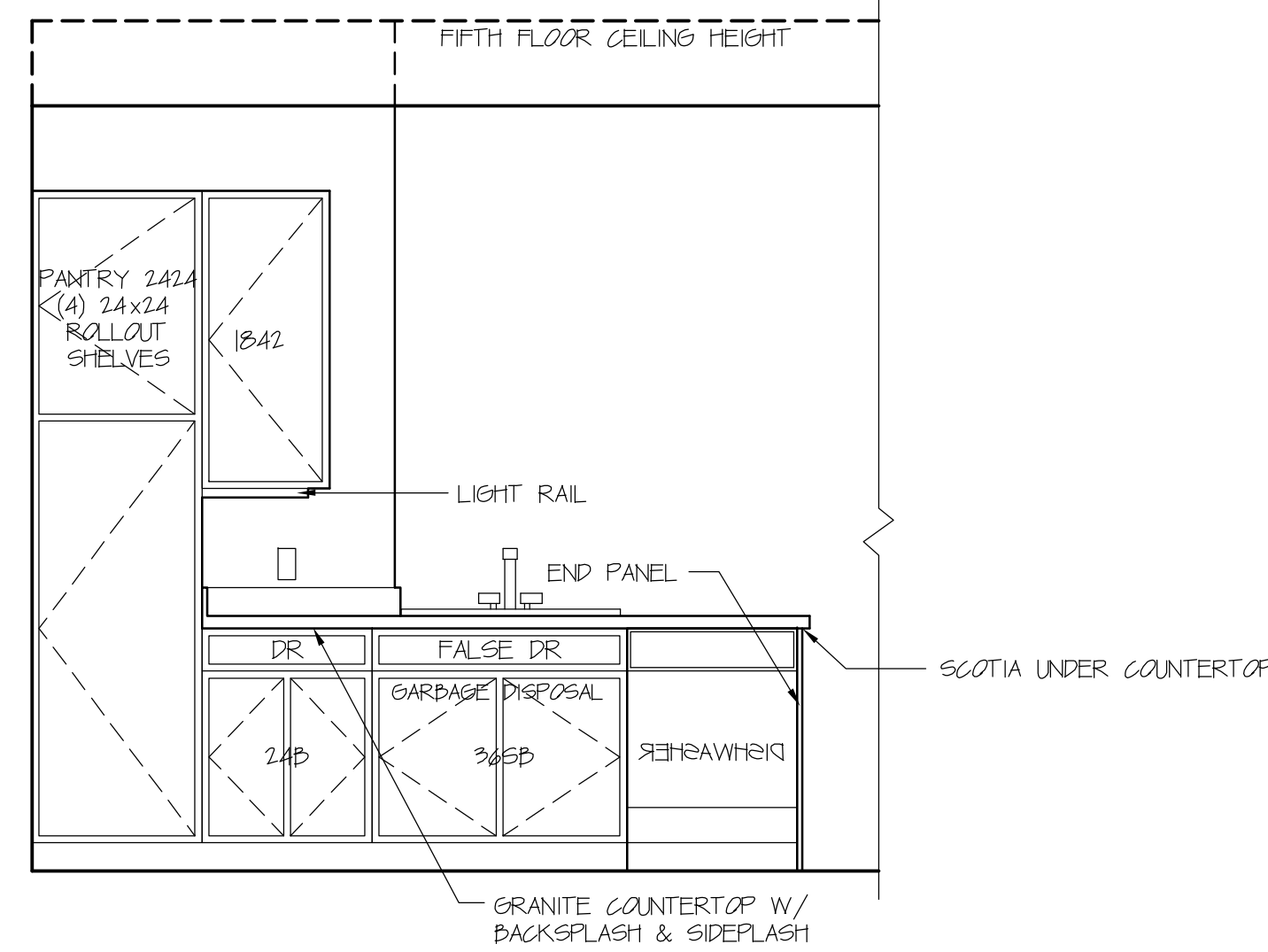
ELEVATION D
Scale: 1/2" = 1' 0"



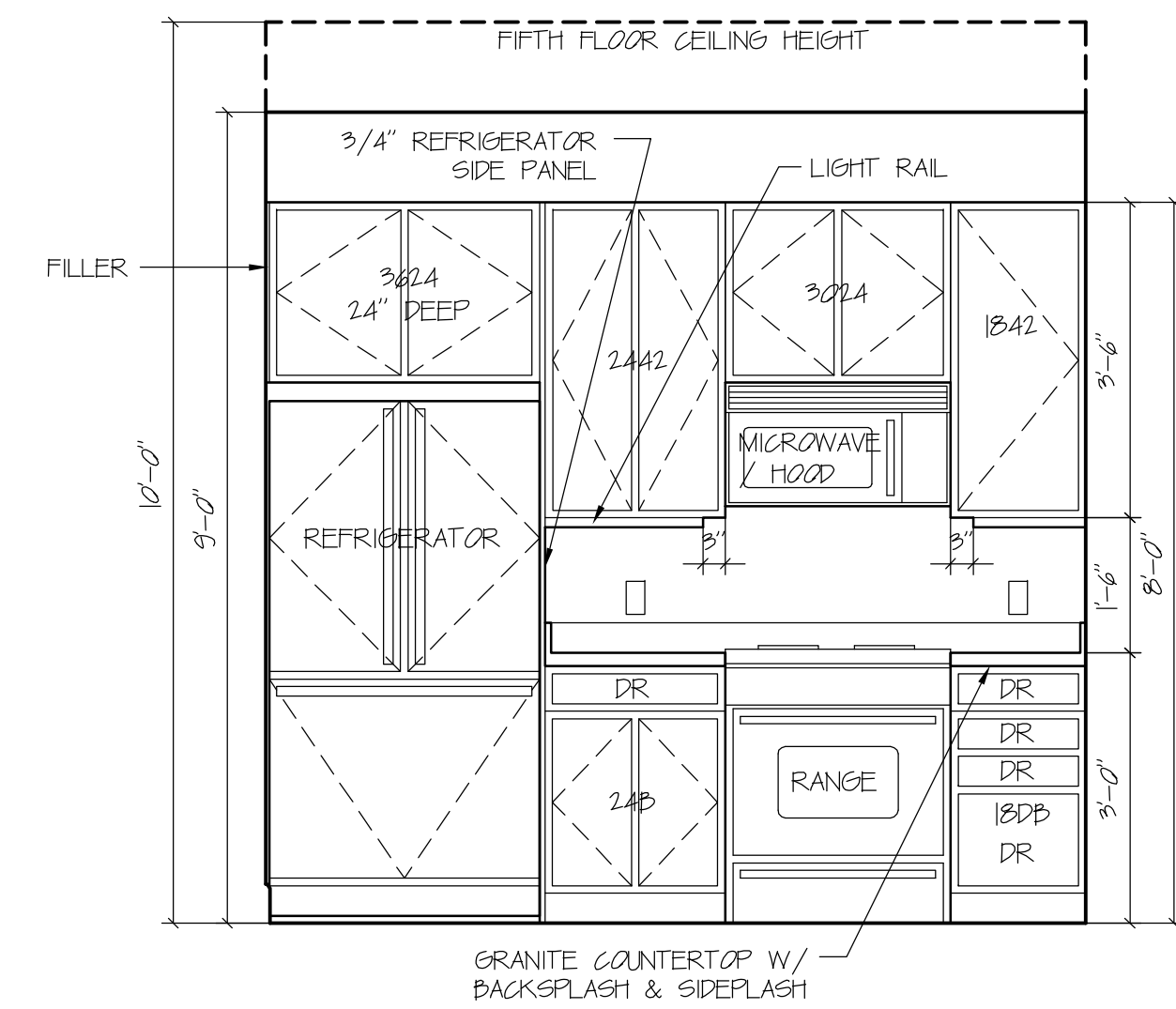
ELEVATION E
Scale: 1/2" = 1' 0"

UNIT I, L, P, Q & S KITCHEN

NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



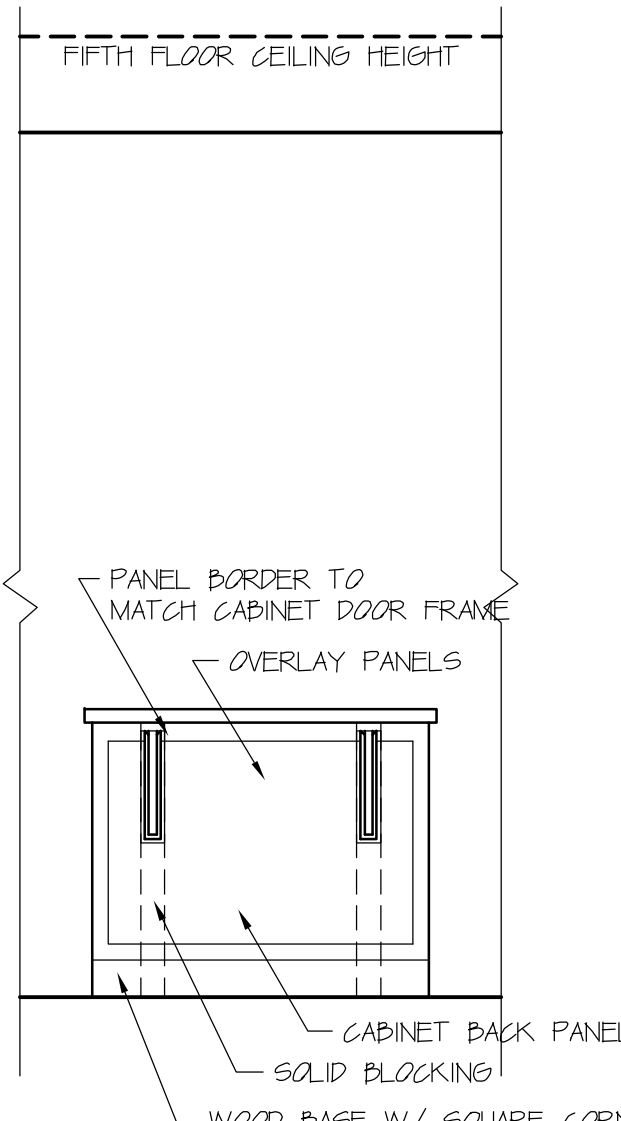
ELEVATION A
Scale: 1/2" = 1' 0"



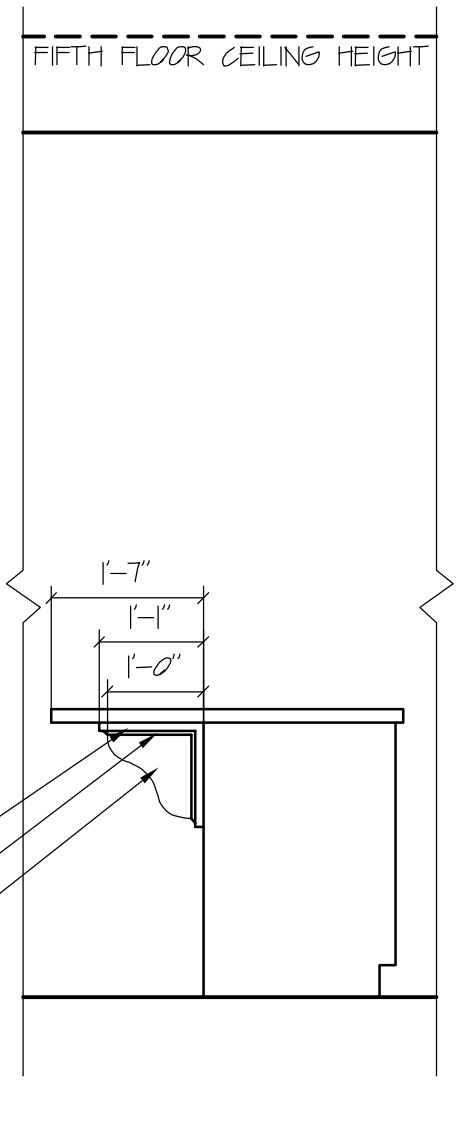
ELEVATION B
Scale: 1/2" = 1' 0"

UNIT J & K KITCHEN

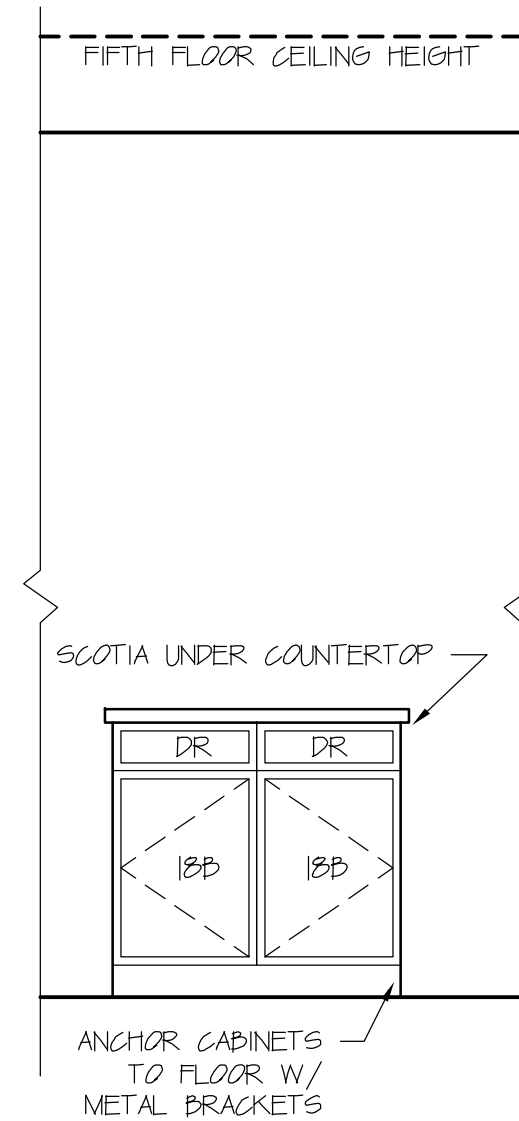
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



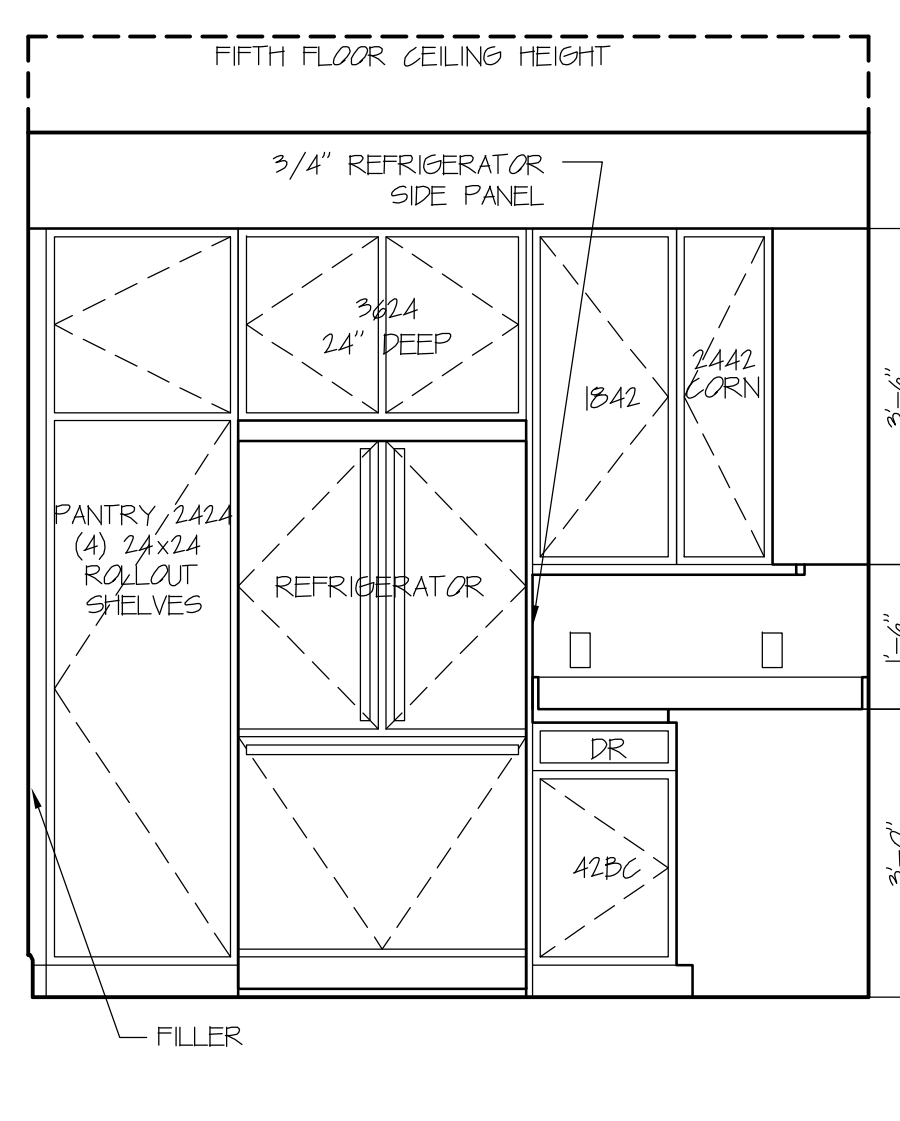
ELEVATION FROM DINING AREA
Scale: 1/2" = 1' 0"



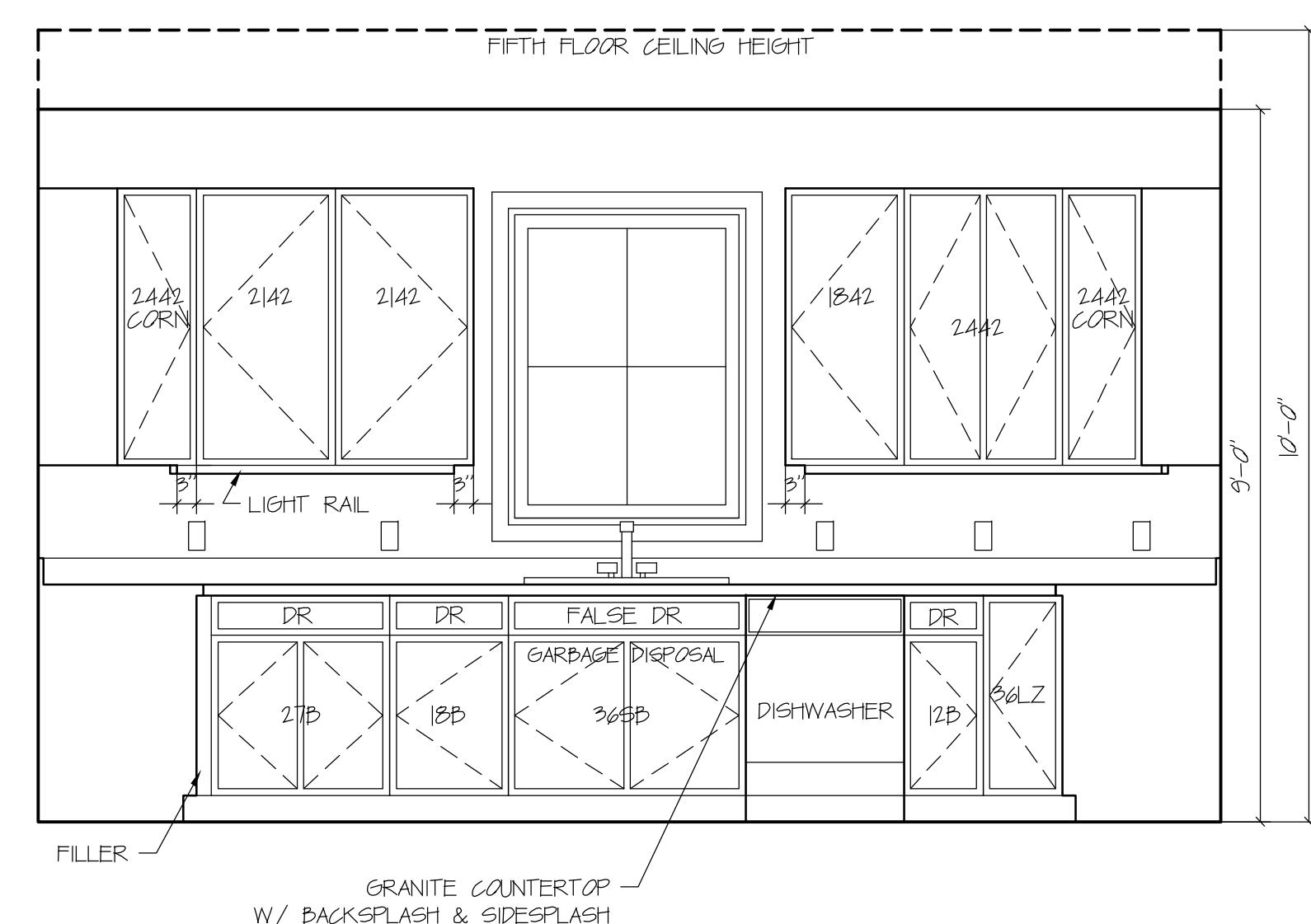
SIDE ELEVATION
Scale: 1/2" = 1' 0"



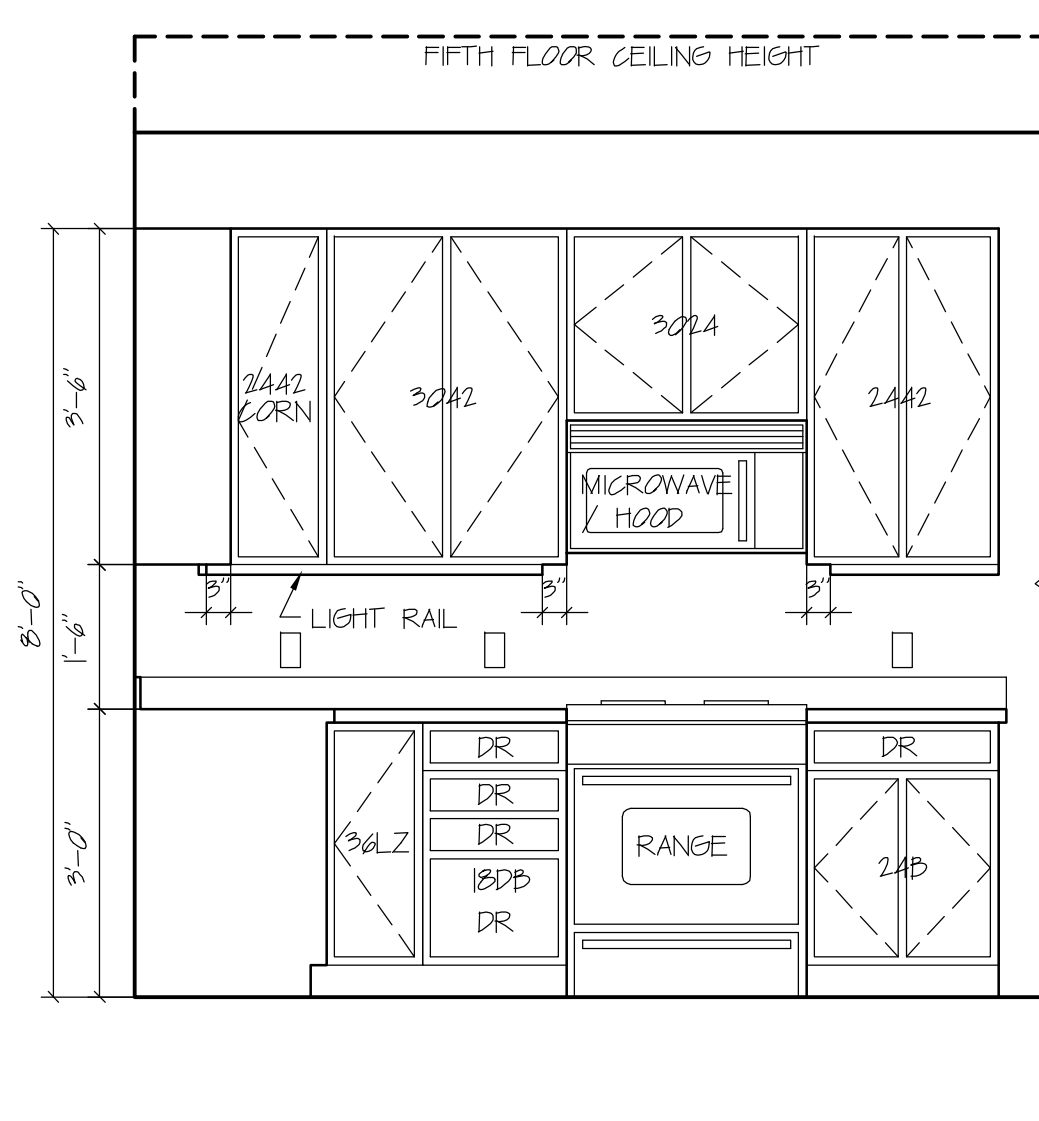
ELEVATION A
Scale: 1/2" = 1' 0"



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

DAVID M. WHITE, ARCHITECT

403 Tibbets 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

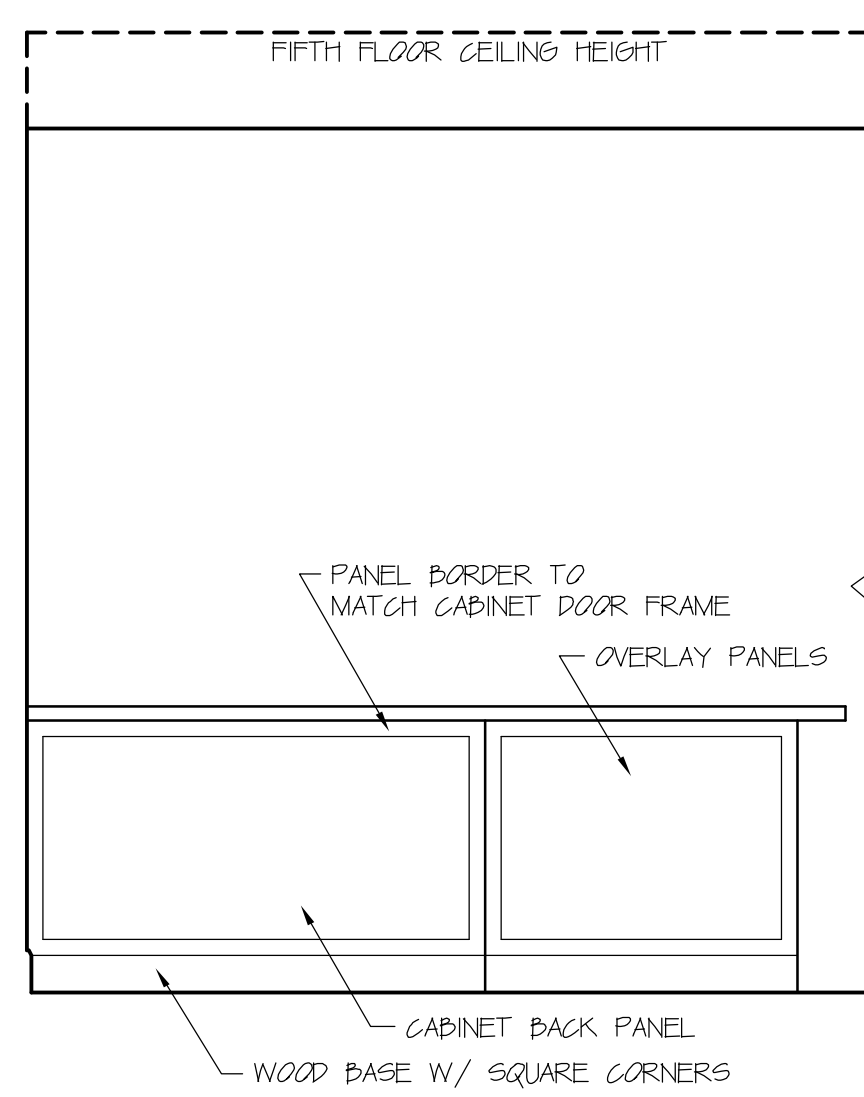
INTERIOR ELEVATIONS

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

REVISIONS:

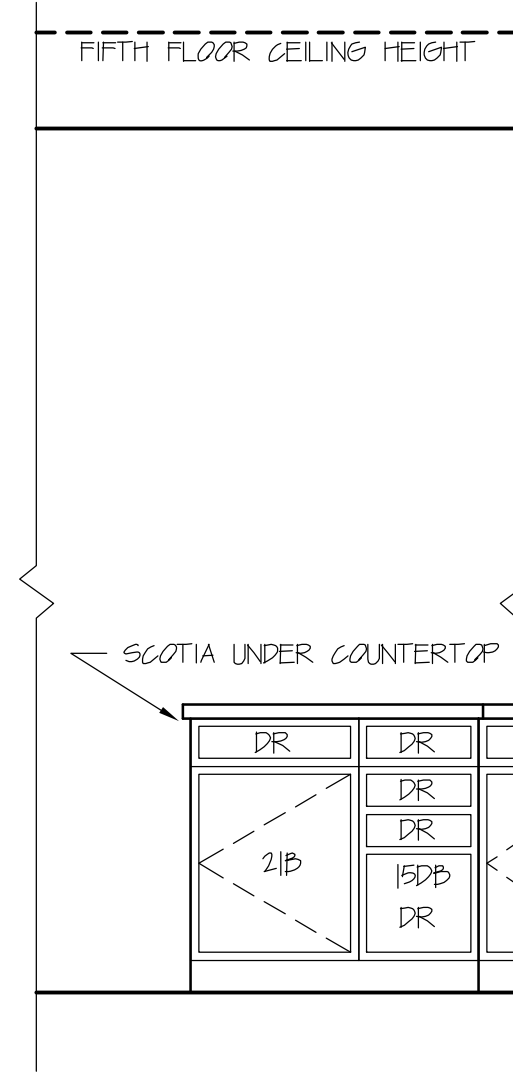
DRG. NO.

IE.13



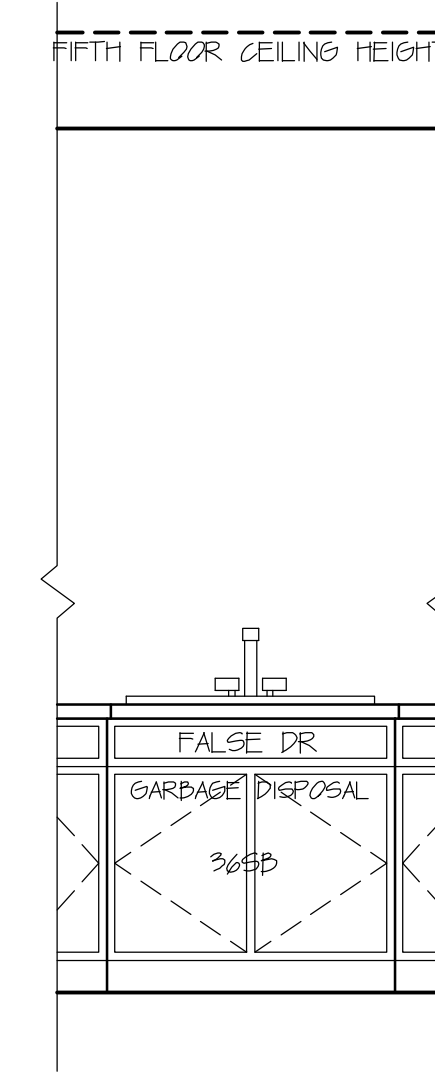
ELEVATION FROM DINING AREA

Scale: 1/2" = 1' 0



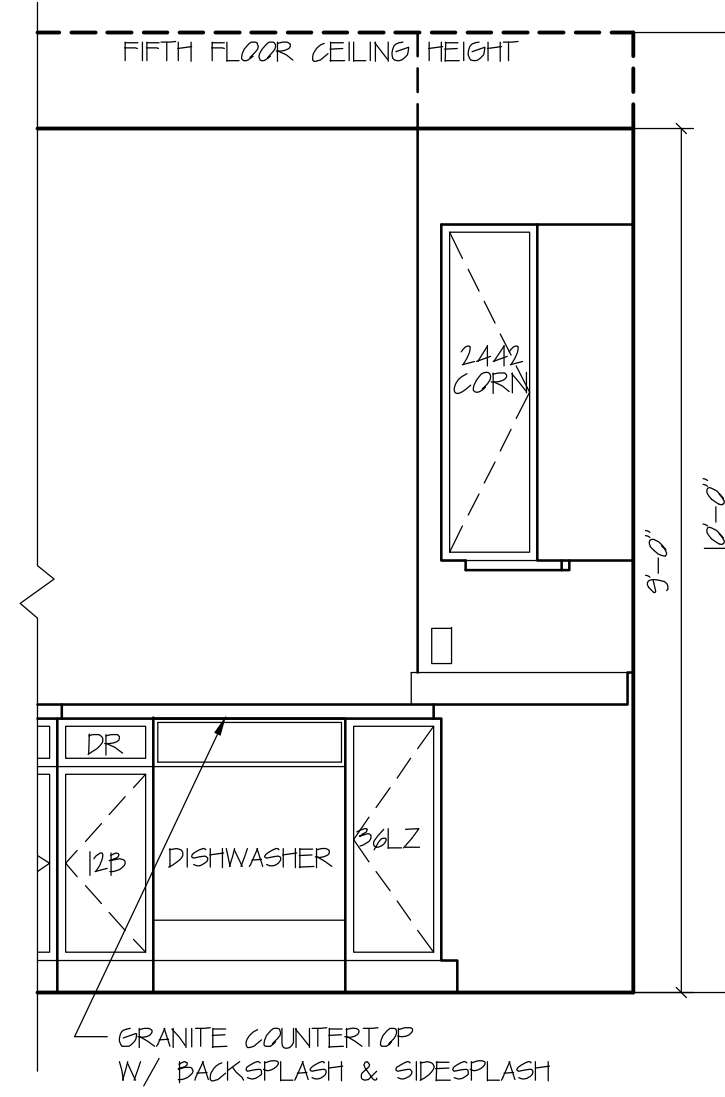
ELEVATION A

Scale: 1/2" = 1' 0



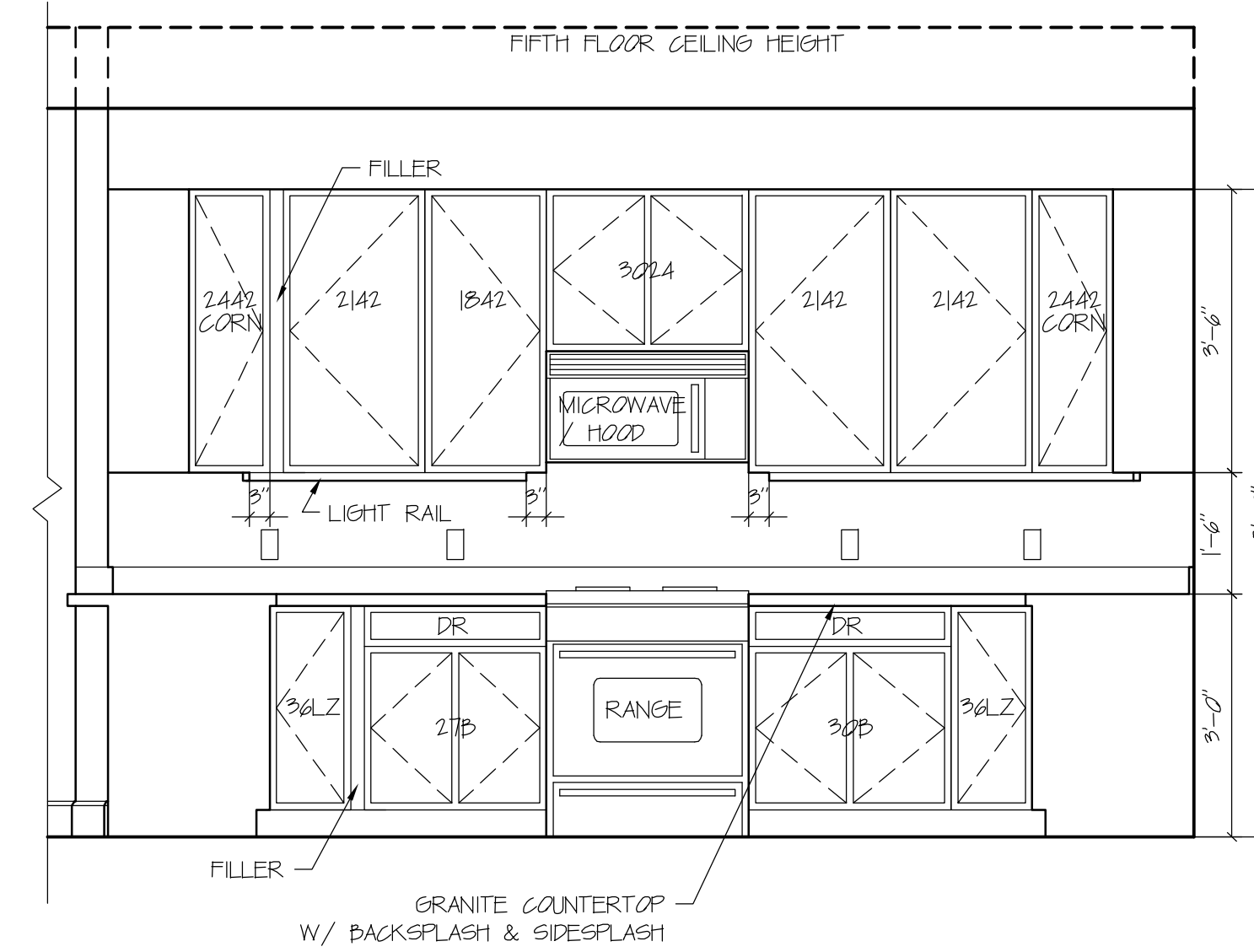
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

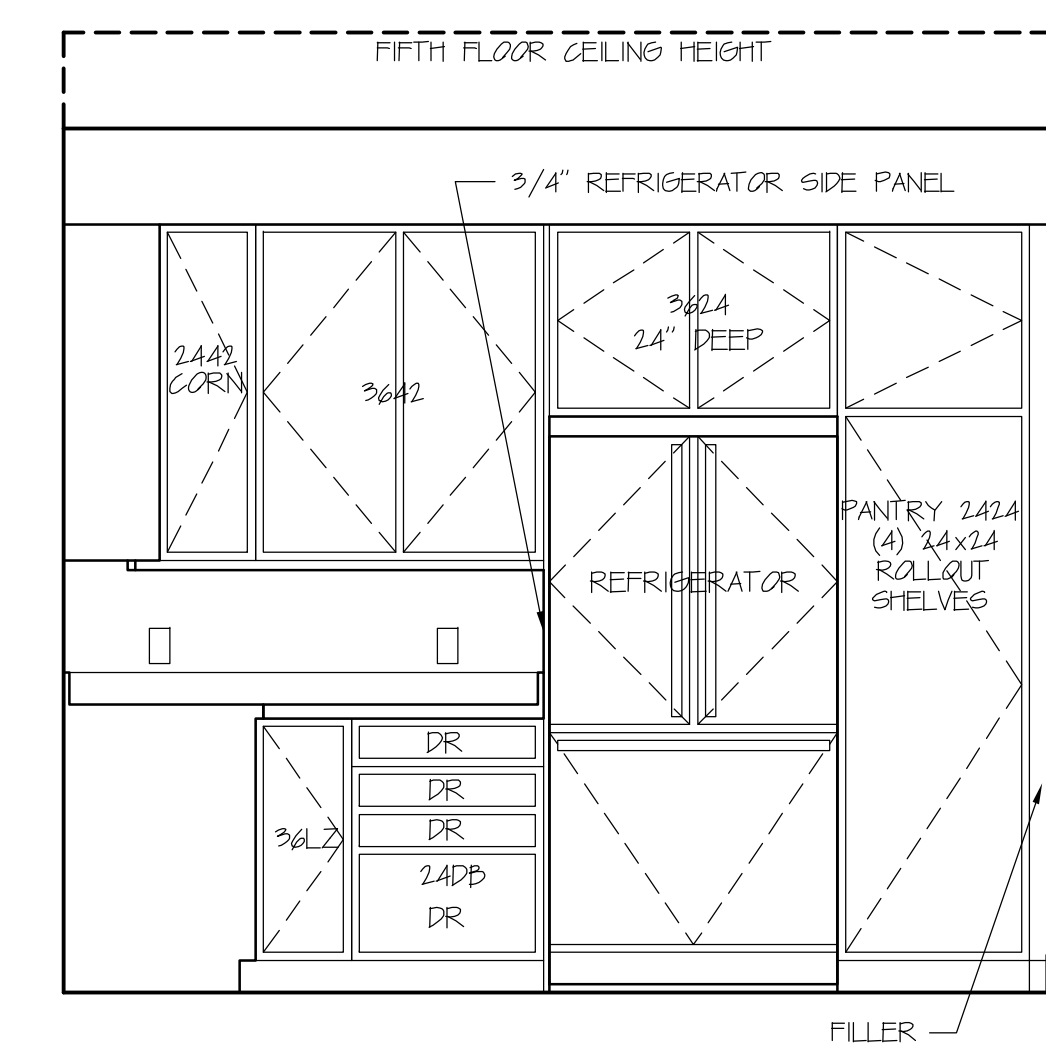
Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

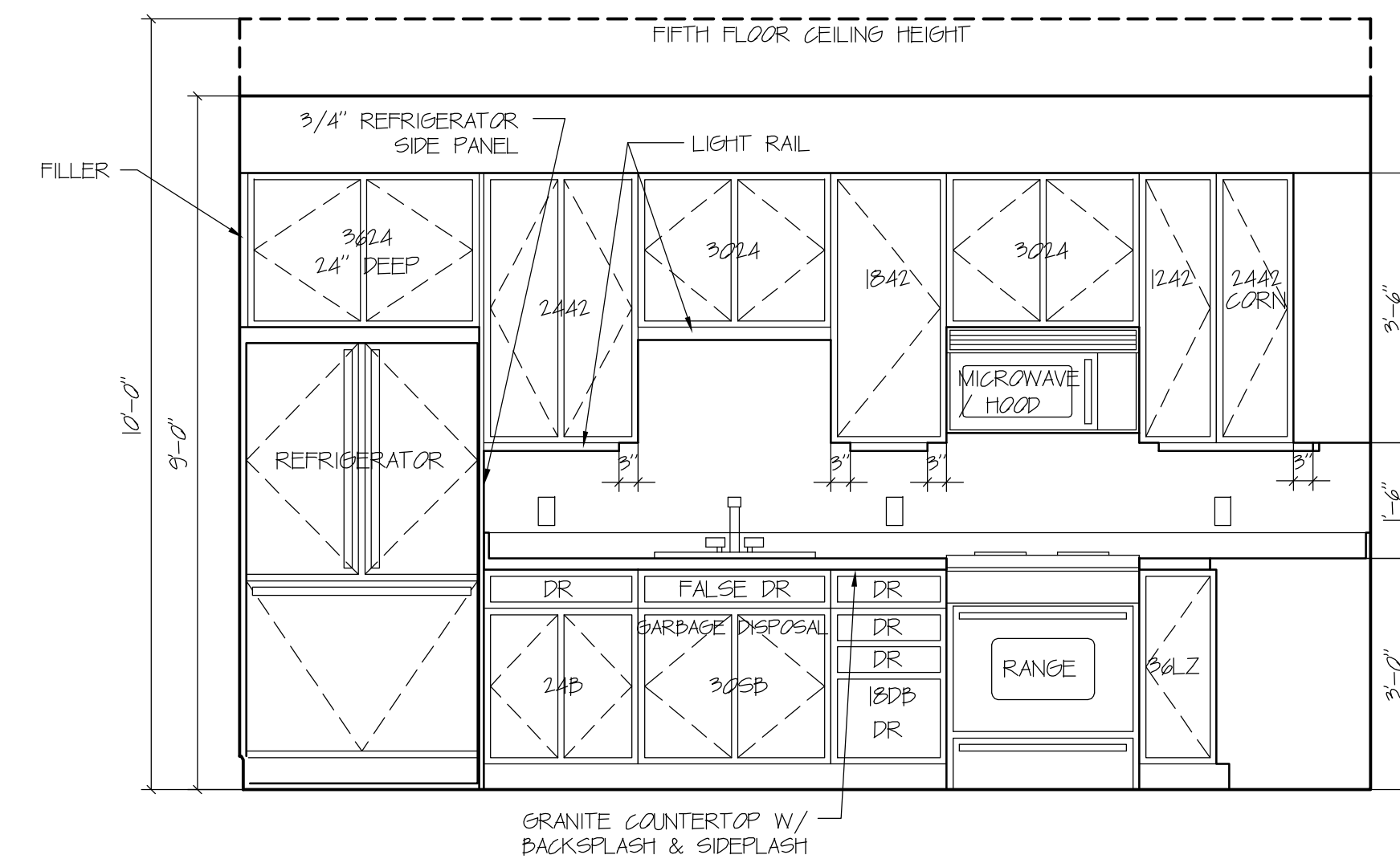
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



ELEVATION E

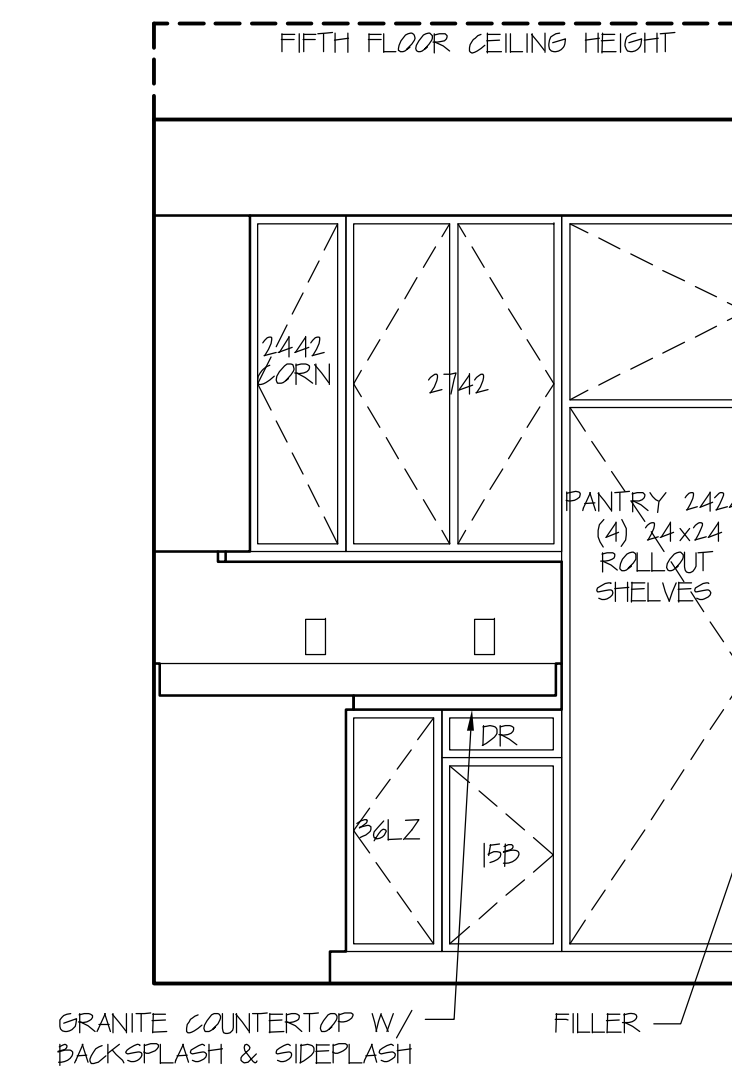
Scale: 1/2" = 1' 0

UNIT M KITCHEN



ELEVATION A

Scale: 1/2" = 1' 0

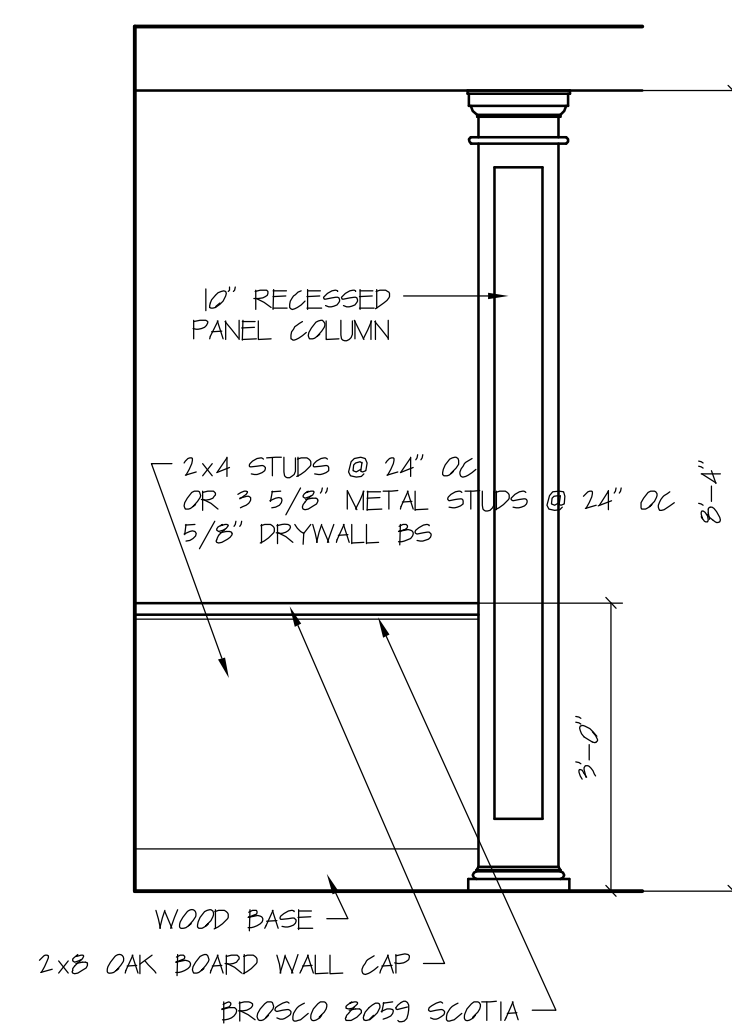


ELEVATION B

Scale: 1/2" = 1' 0

UNIT R KITCHEN

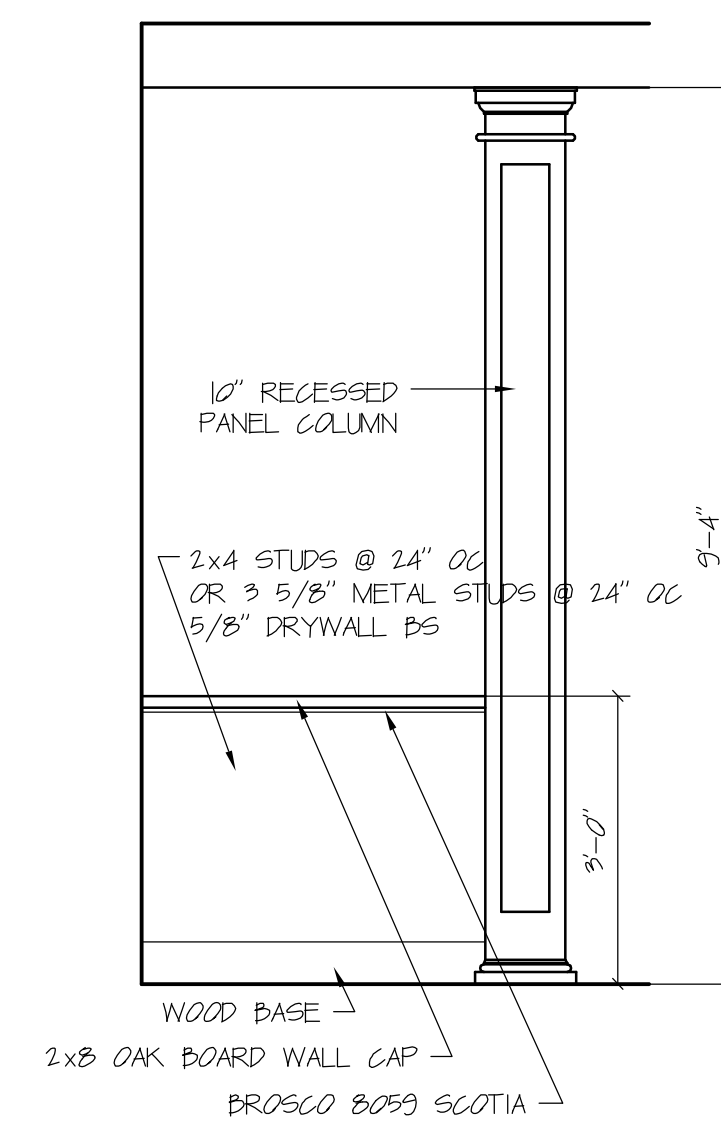
NOTE: REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT



ELEVATION A

Scale: 1/2" = 1' 0

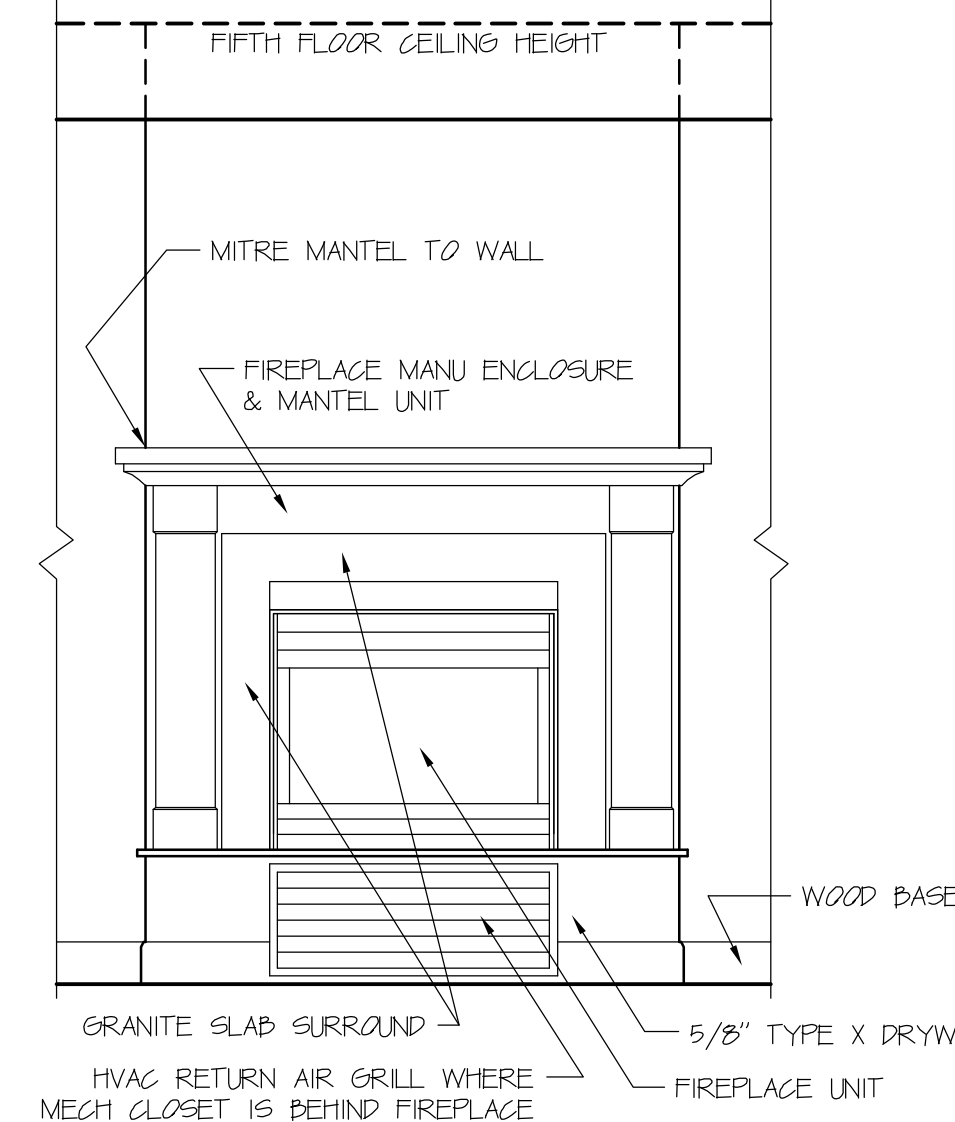
PARTIAL WALL FLOORS 2-4



ELEVATION A

Scale: 1/2" = 1' 0

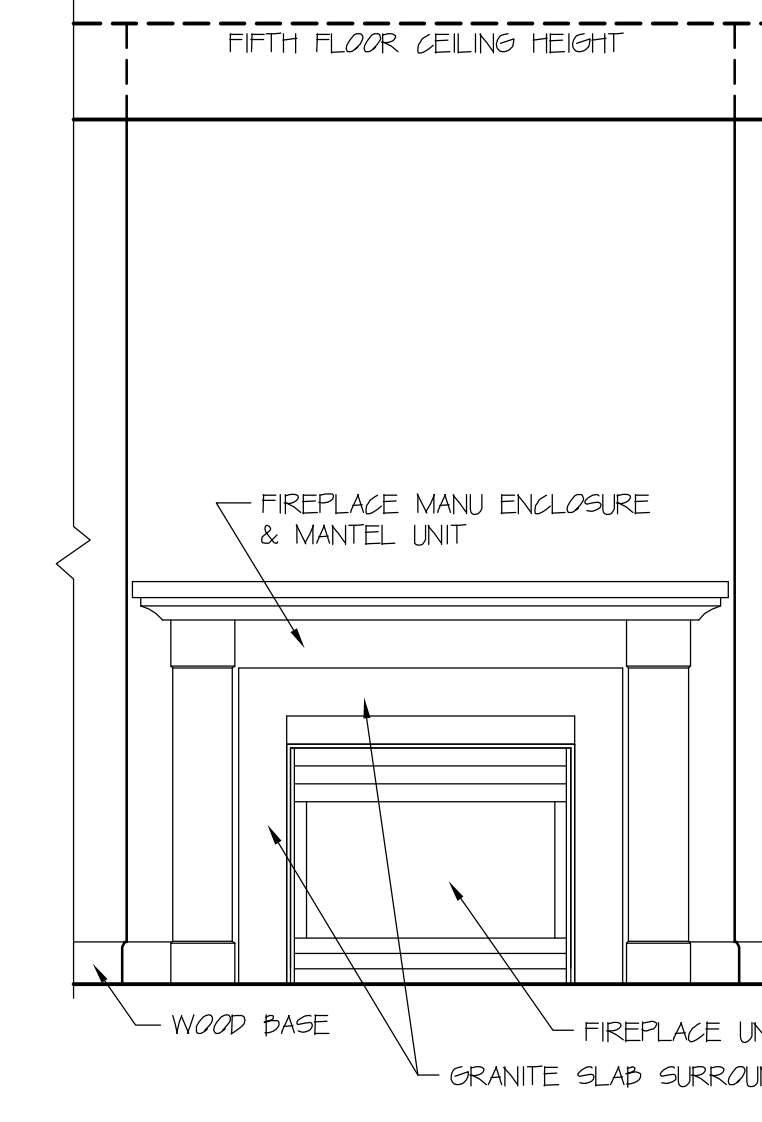
PARTIAL WALL 5TH FLOOR



ELEVATION A

Scale: 1/2" = 1' 0

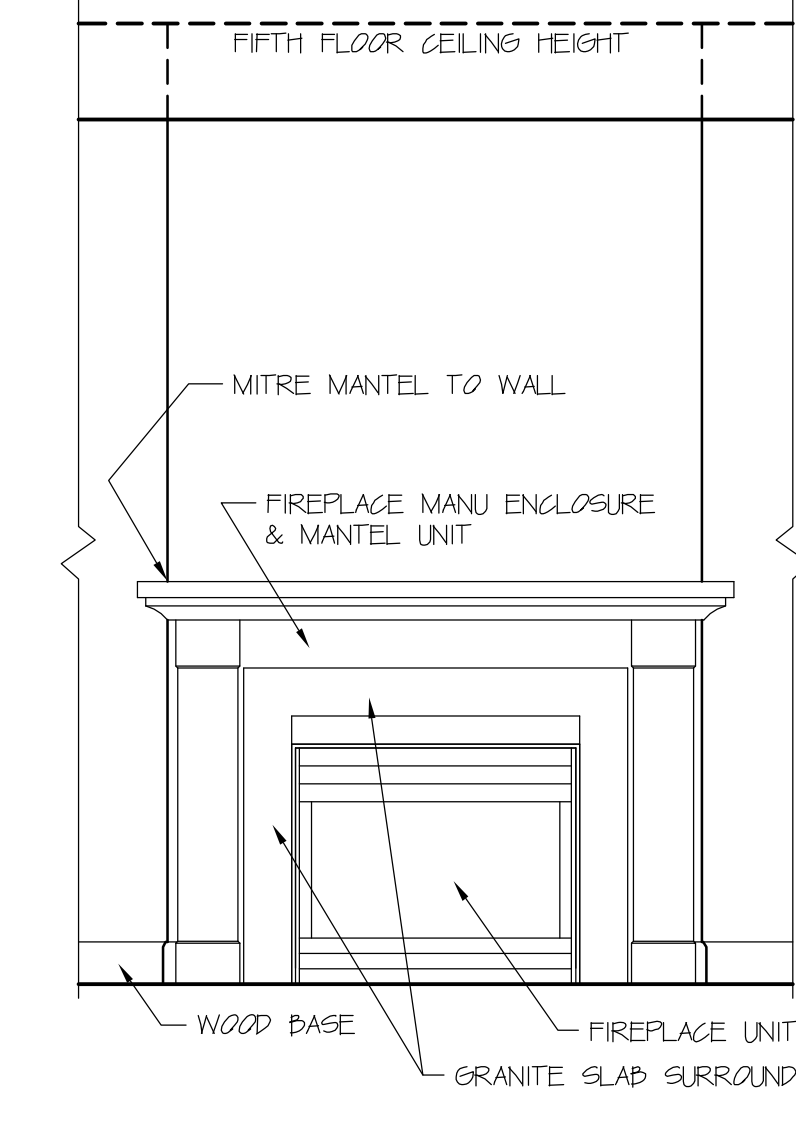
FIREPLACE W/ RAISED HEARTH



ELEVATION A

Scale: 1/2" = 1' 0

FIREPLACE ON SIDE WALL



ELEVATION A

Scale: 1/2" = 1' 0

CORNER FIREPLACE

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

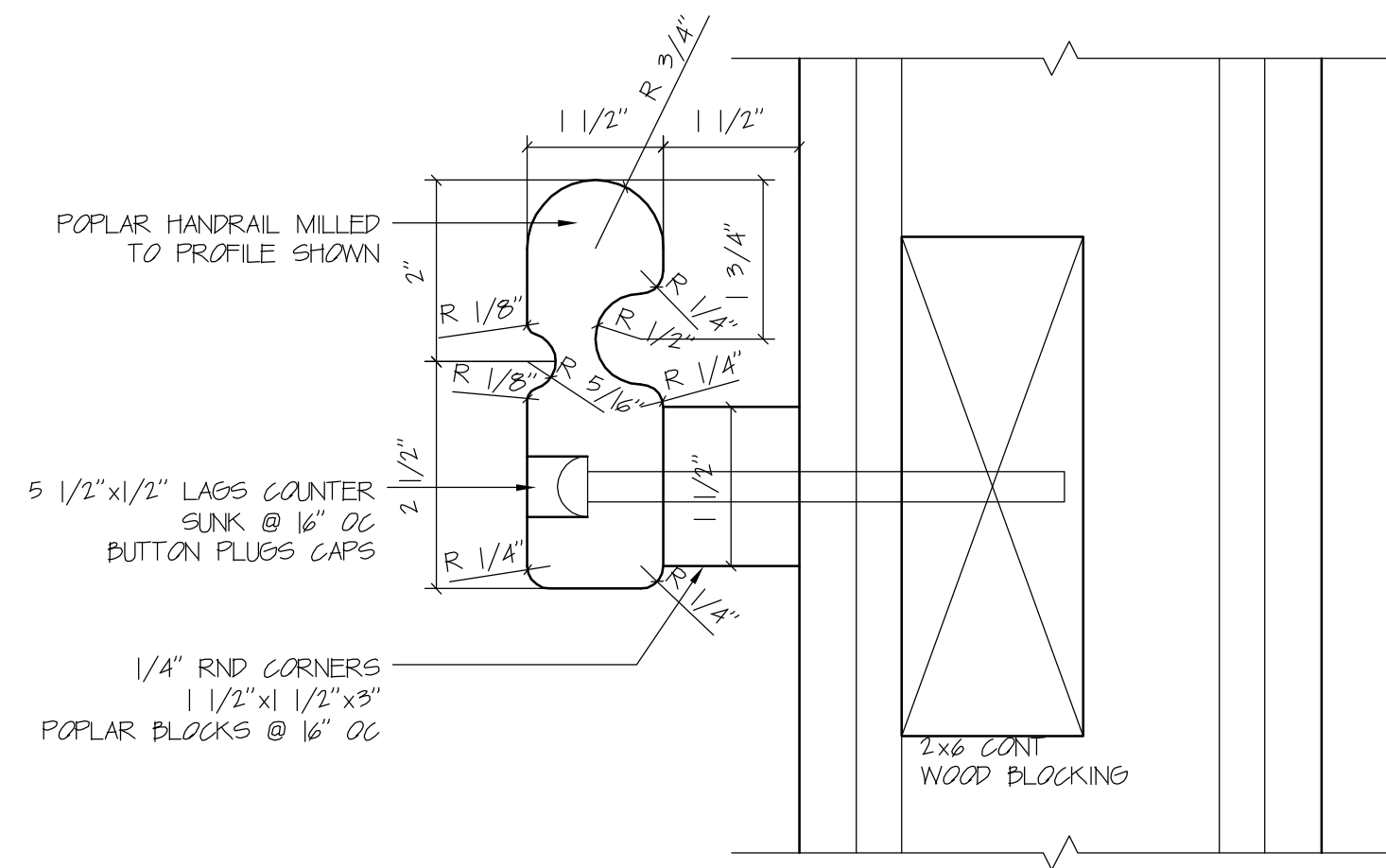
INTERIOR ELEVATIONS

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

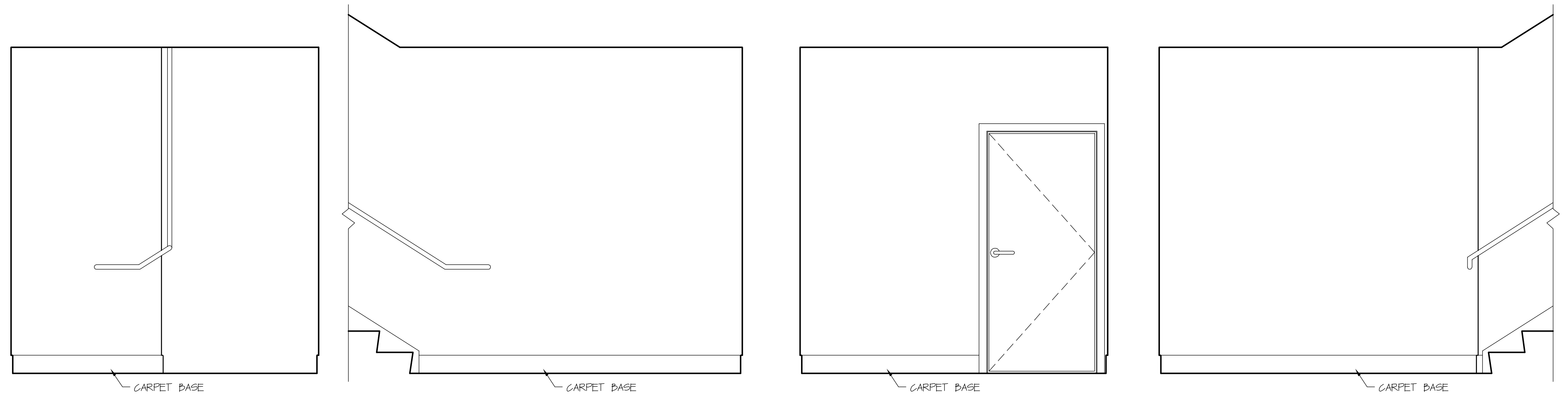
REVISIONS:

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

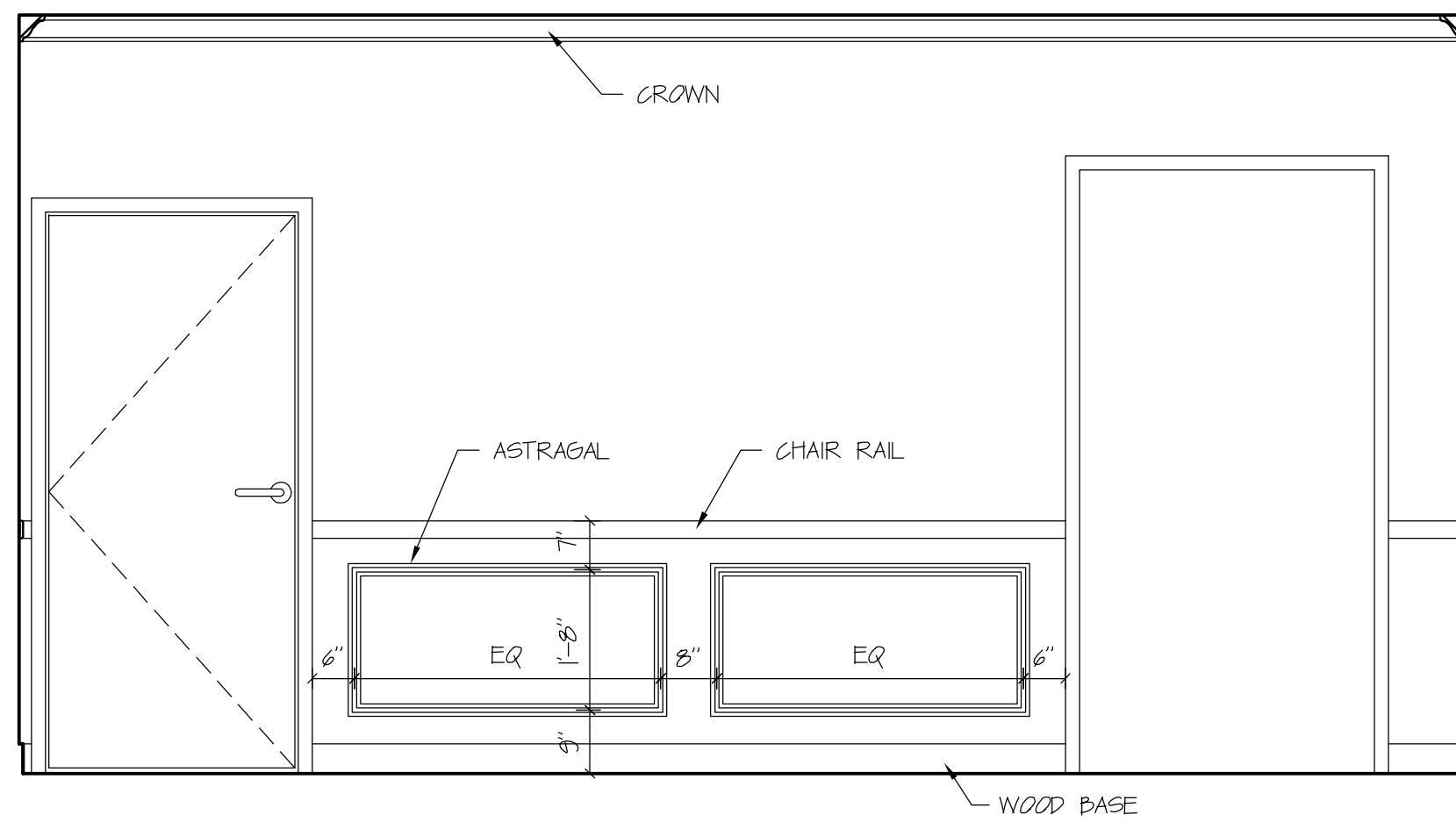
Scale: 1/2" = 1' 0

ELEVATION D

Scale: 1/2" = 1' 0

STAIR | BUILDING | FIRST FLOOR (STAIR 2 REVERSED)

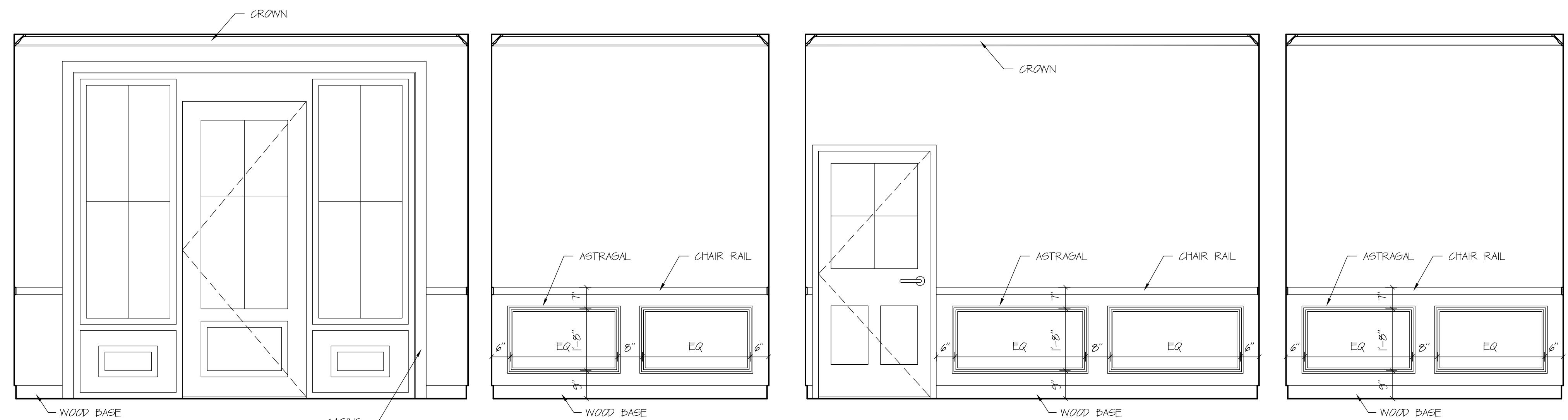
NOTE: STAIR 3 BLDG 2 SIMILAR



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

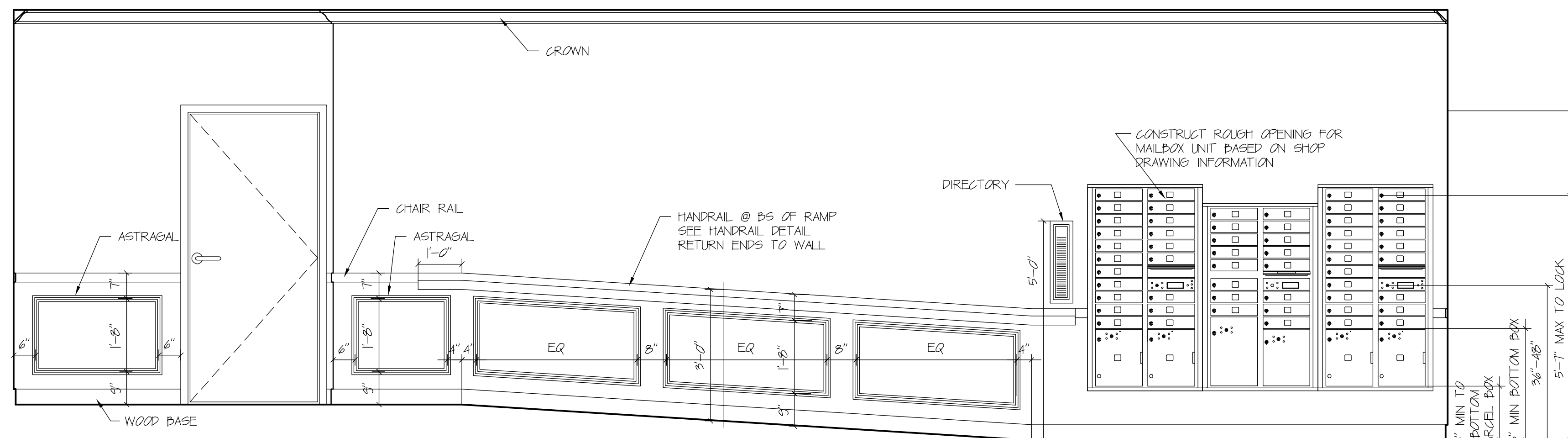
Scale: 1/2" = 1' 0

ELEVATION D

Scale: 1/2" = 1' 0

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

VESTIBULE BUILDING I

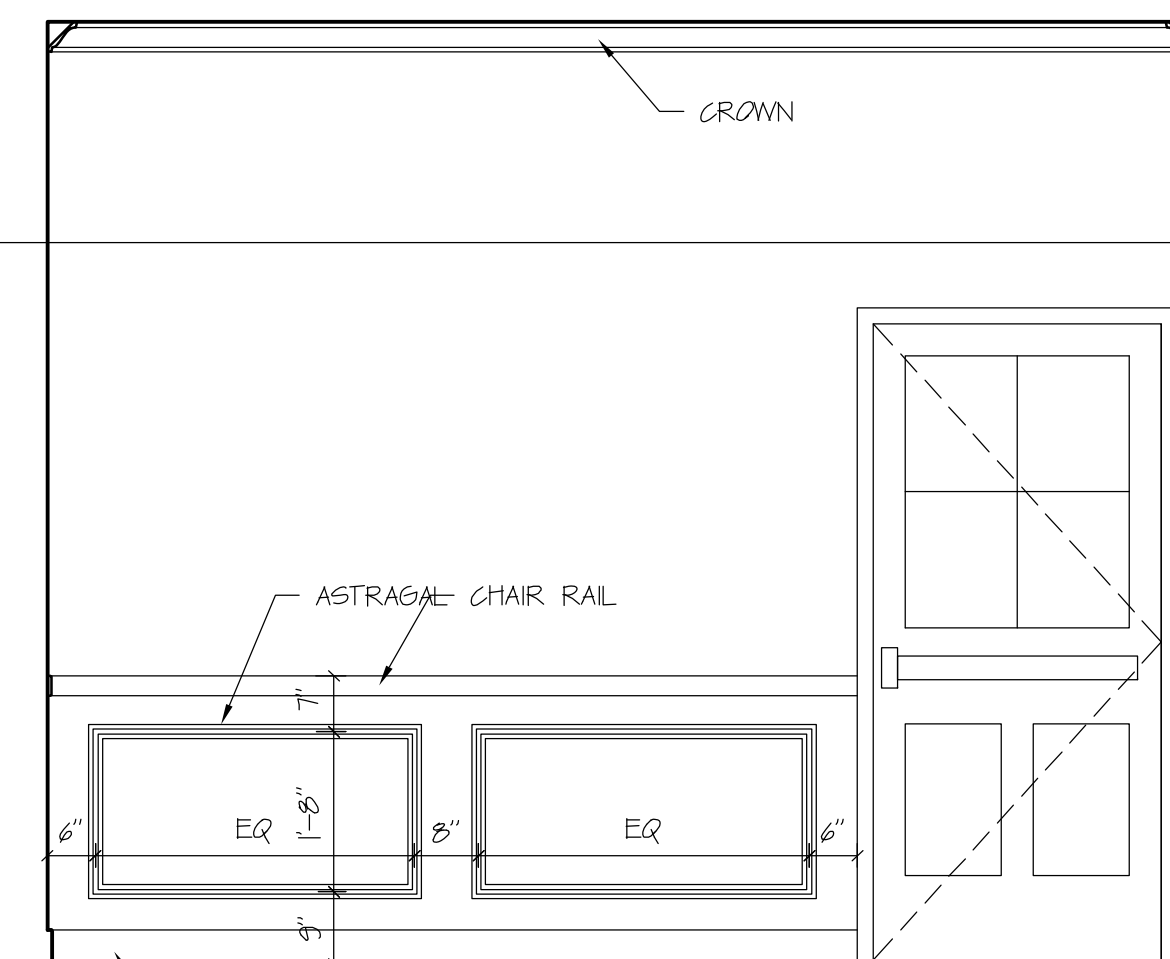


ELEVATION B

Scale: 1/2" = 1' 0

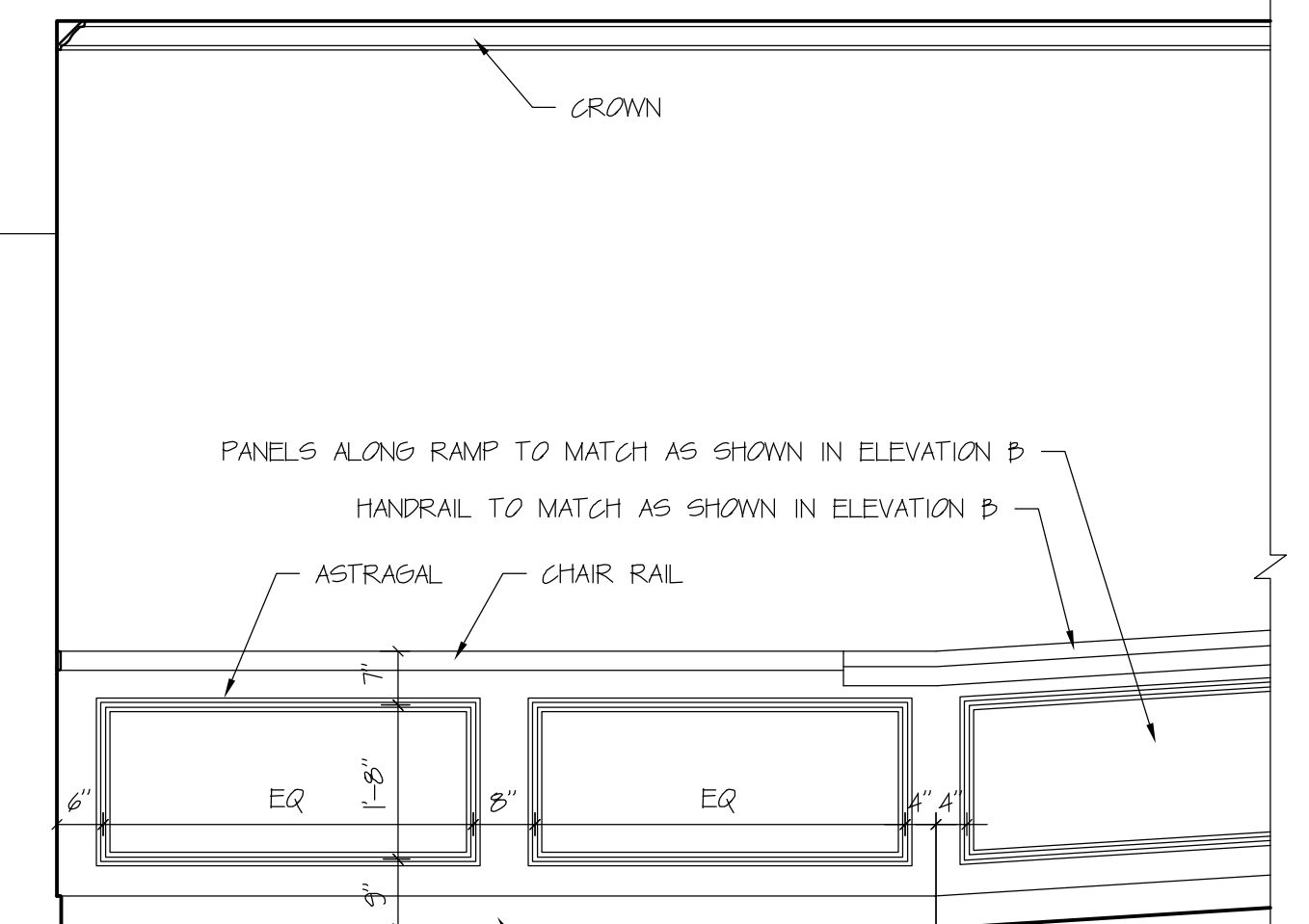
NOTE: COORD PAINTING AREAS ABOVE & BELOW CHAIR RAIL W/ OWNER PRIOR TO ORDERING PAINT

LOBBY BUILDING I



ELEVATION C

Scale: 1/2" = 1' 0



ELEVATION D

Scale: 1/2" = 1' 0

DAVID M. WHITE, ARCHITECT

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

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

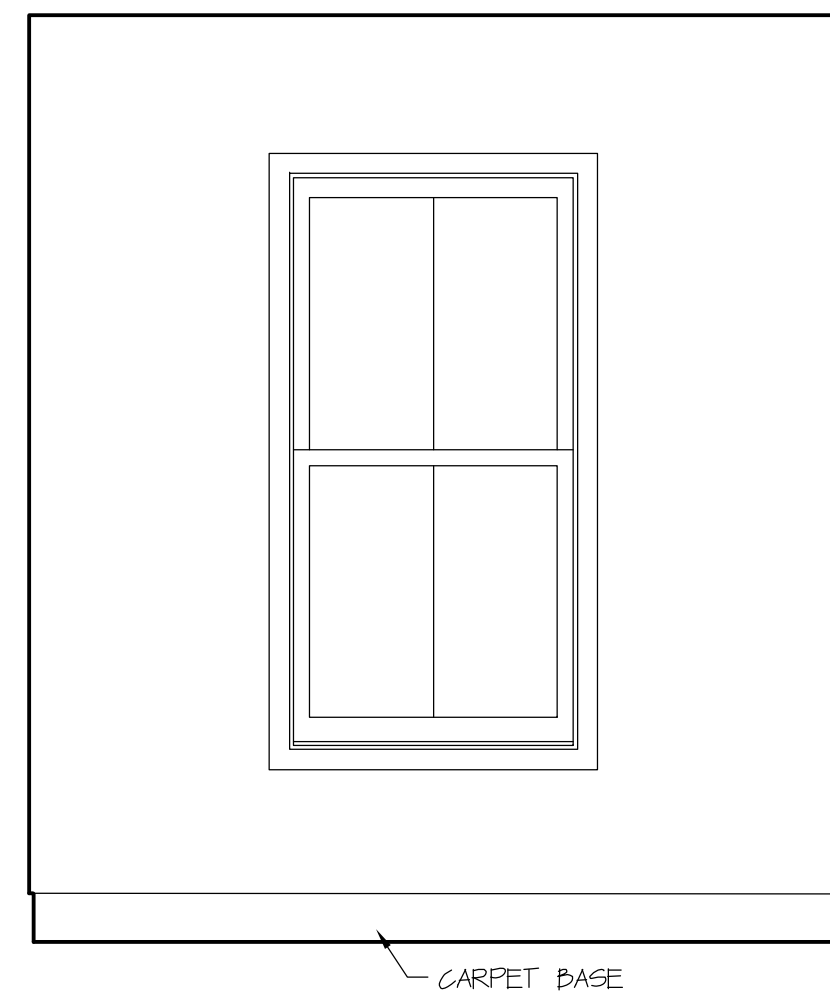
INTERIOR ELEVATIONS
COMMON AREA

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

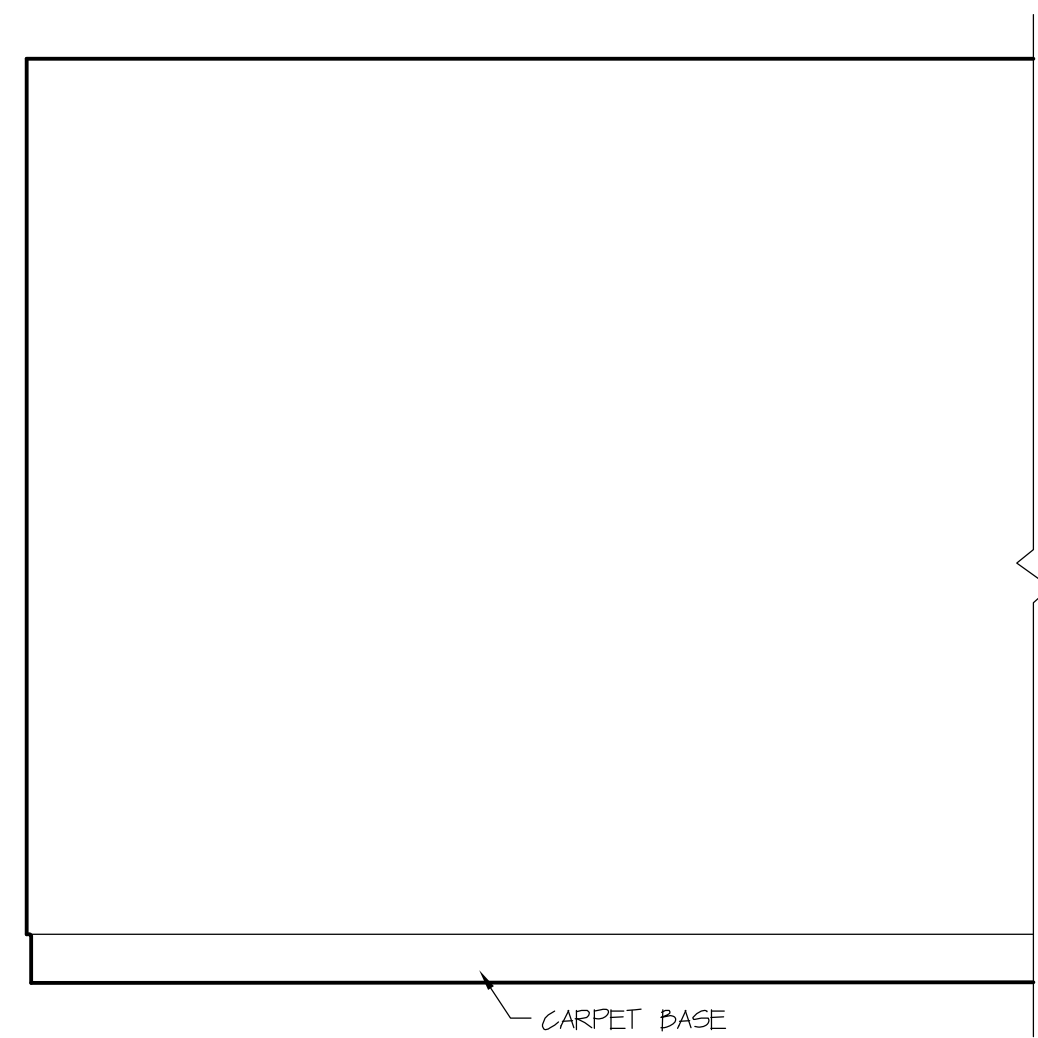
REVISIONS:

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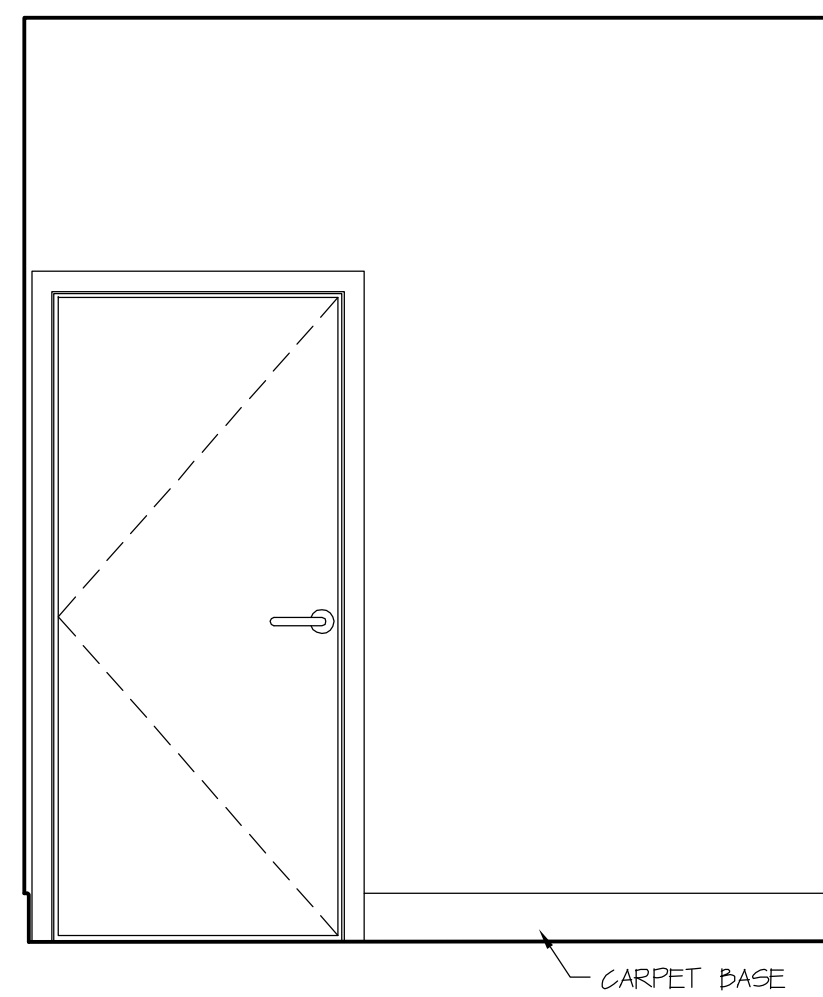
IE.15



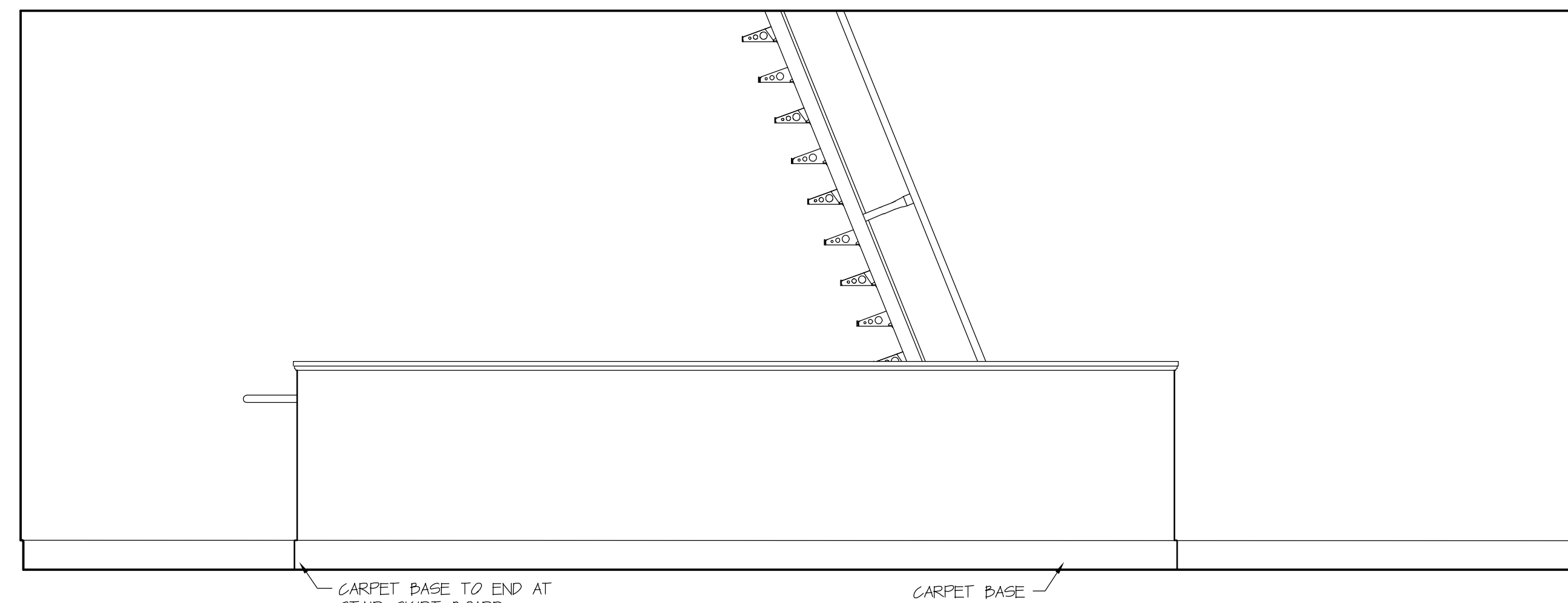
ELEVATION A
Scale: 1/2" = 1' 0"



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

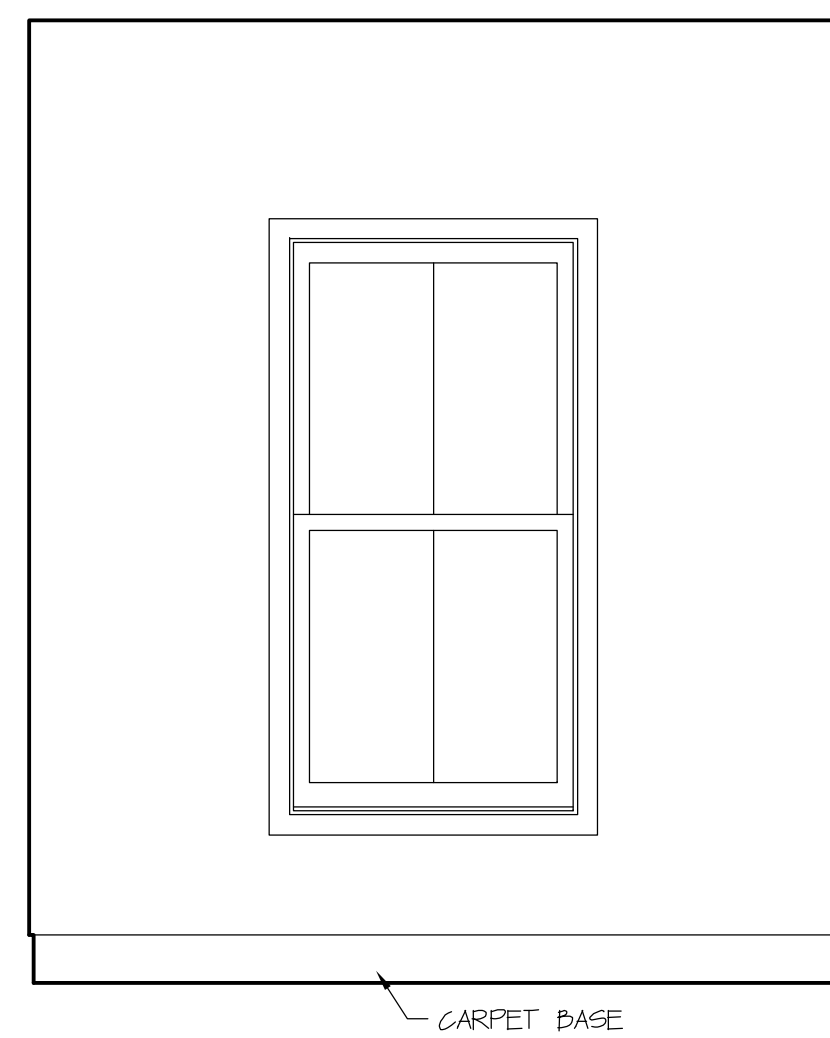


ELEVATION C
Scale: 1/2" = 1' 0"

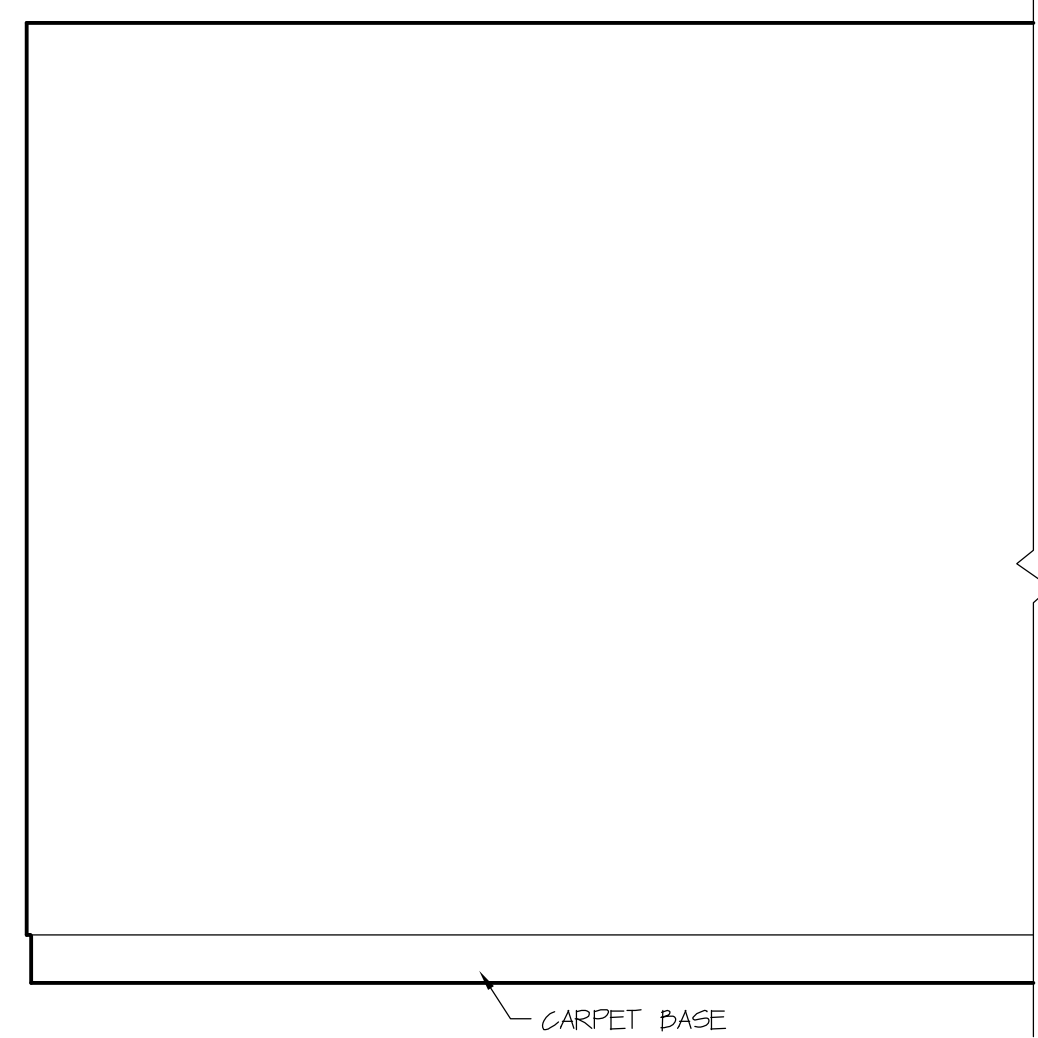


ELEVATION D
Scale: 1/2" = 1' 0"

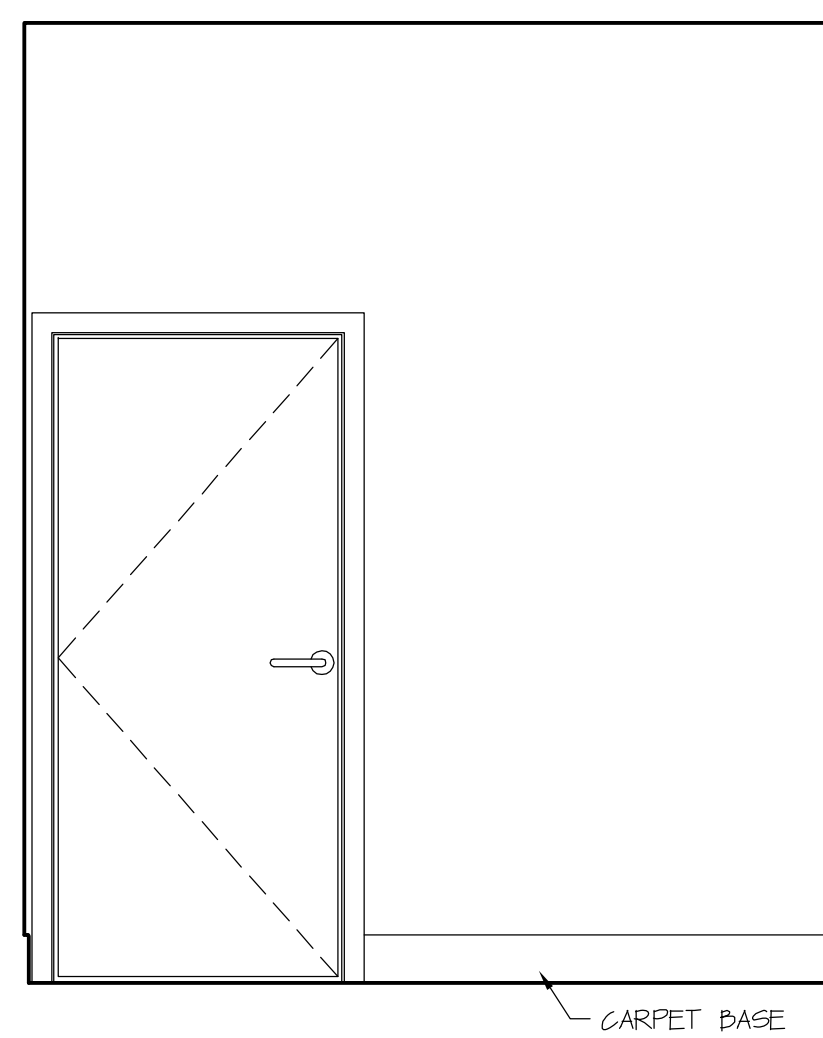
STAIR | BUILDING | FIFTH FLOOR (STAIR 2 REVERSED) NOTE: STAIR 3 BLDG 2 SIMILAR



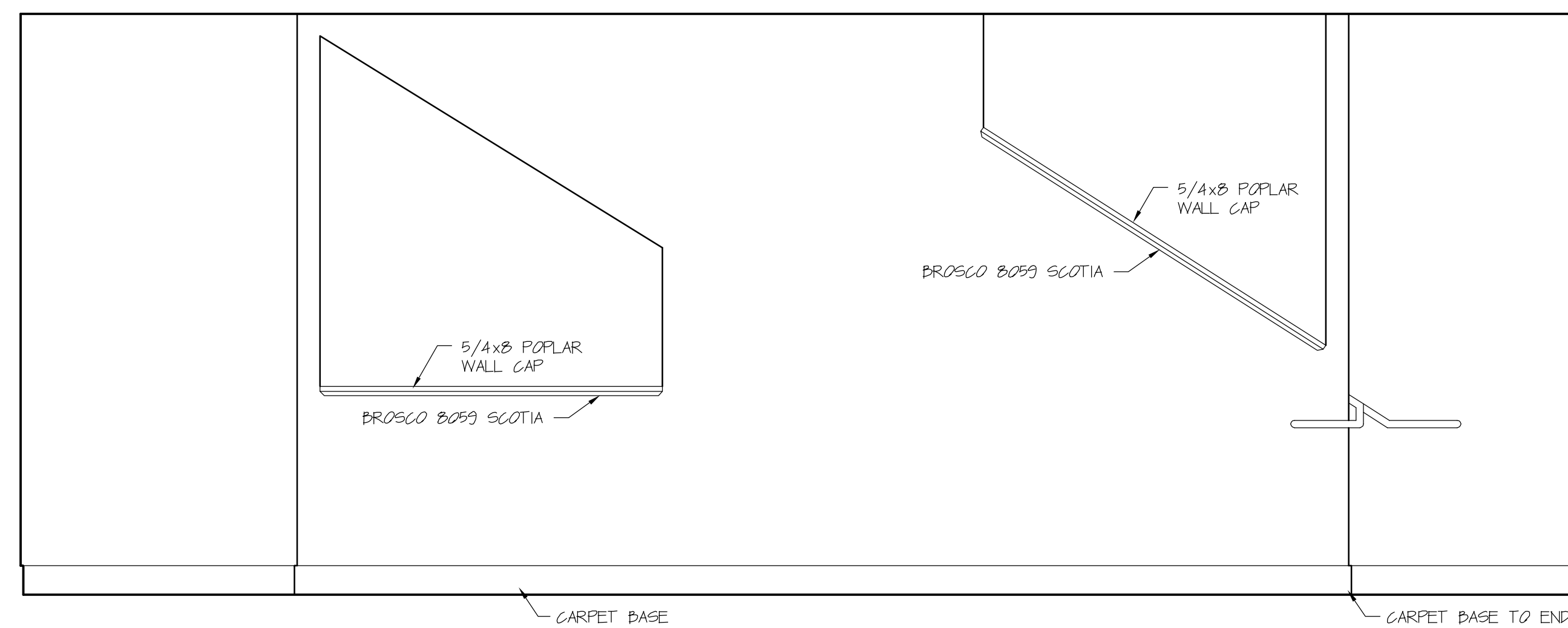
ELEVATION A
Scale: 1/2" = 1' 0"



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

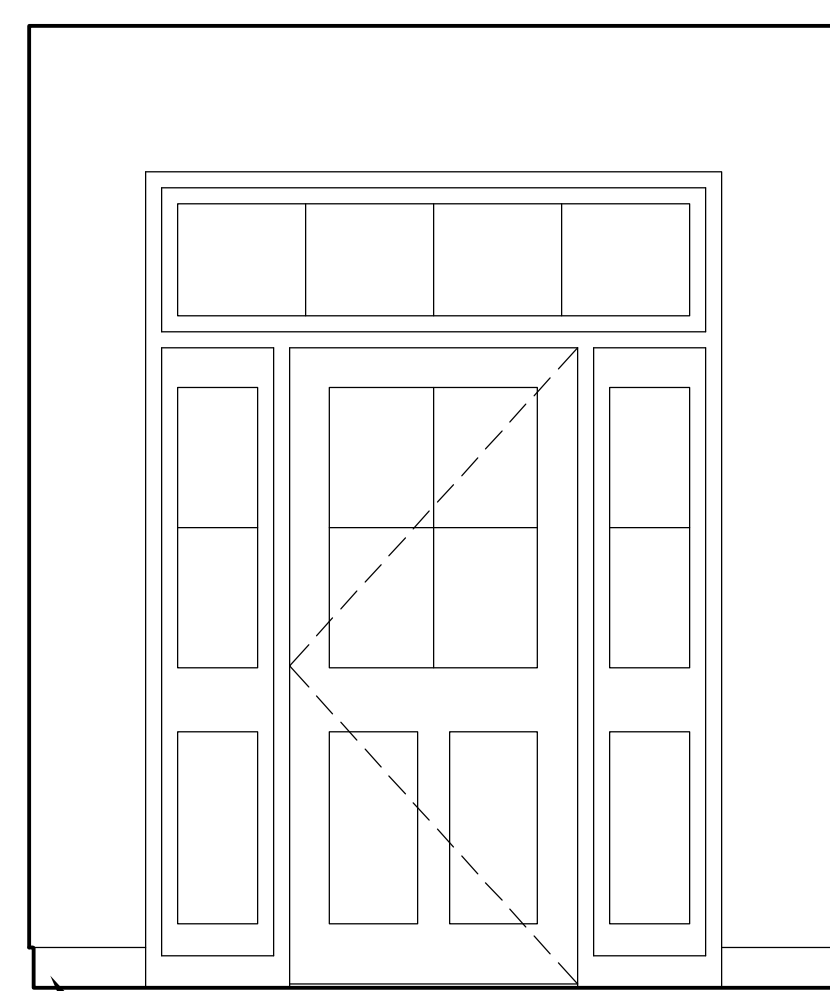


ELEVATION C
Scale: 1/2" = 1' 0"

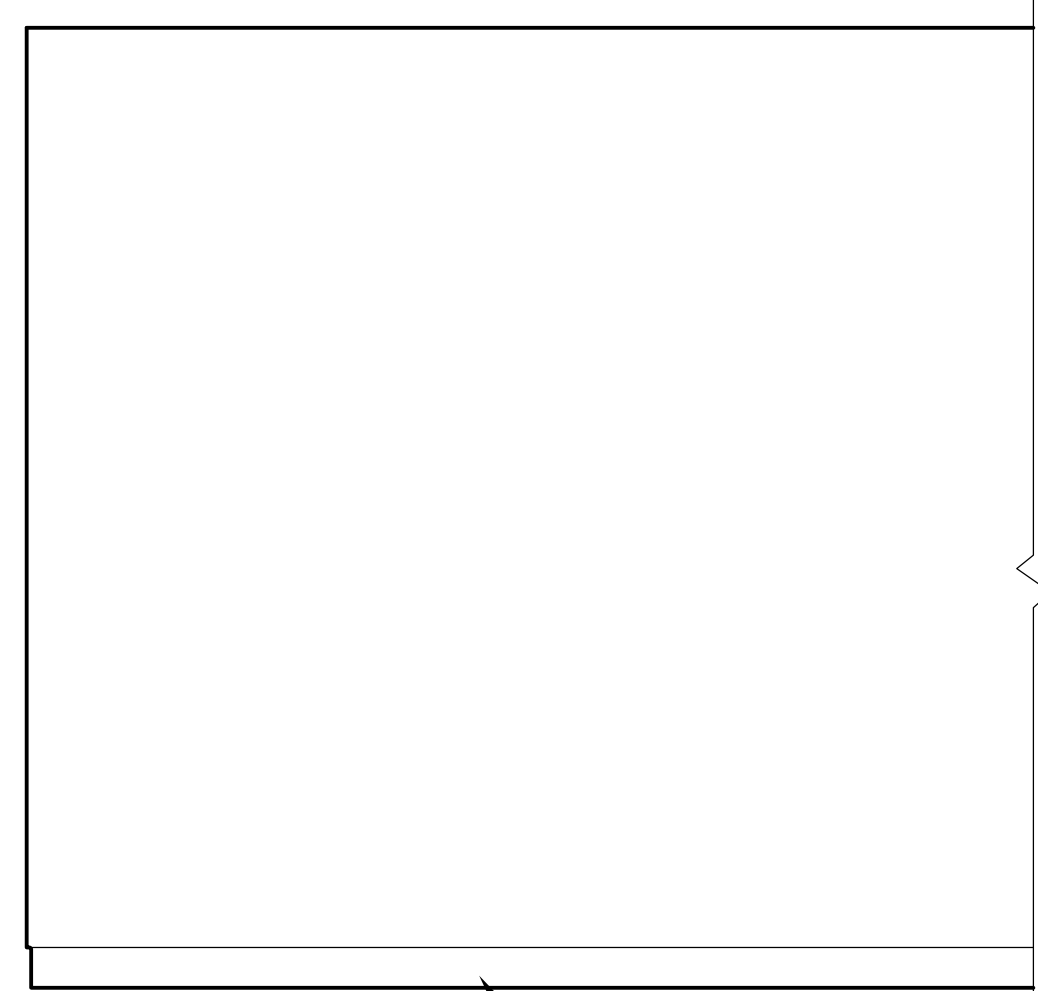


ELEVATION D
Scale: 1/2" = 1' 0"

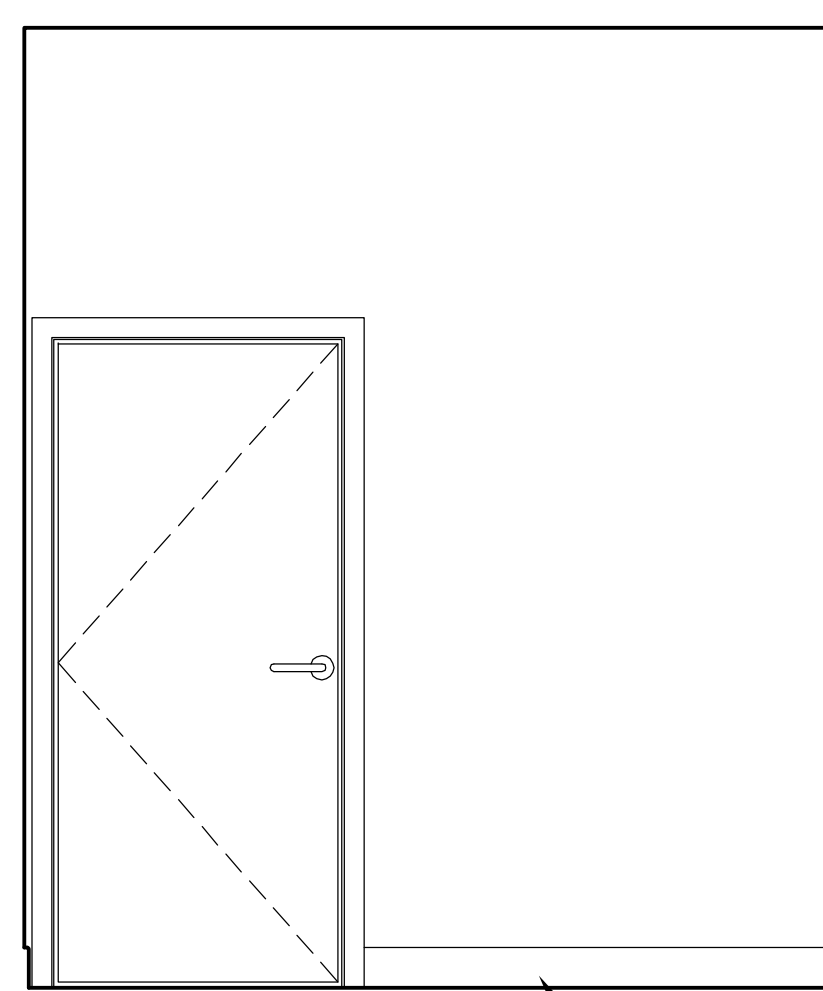
STAIR | BUILDING | THIRD & FOURTH FLOORS (STAIR 2 REVERSED) NOTE: STAIR 3 BLDG 2 SIMILAR



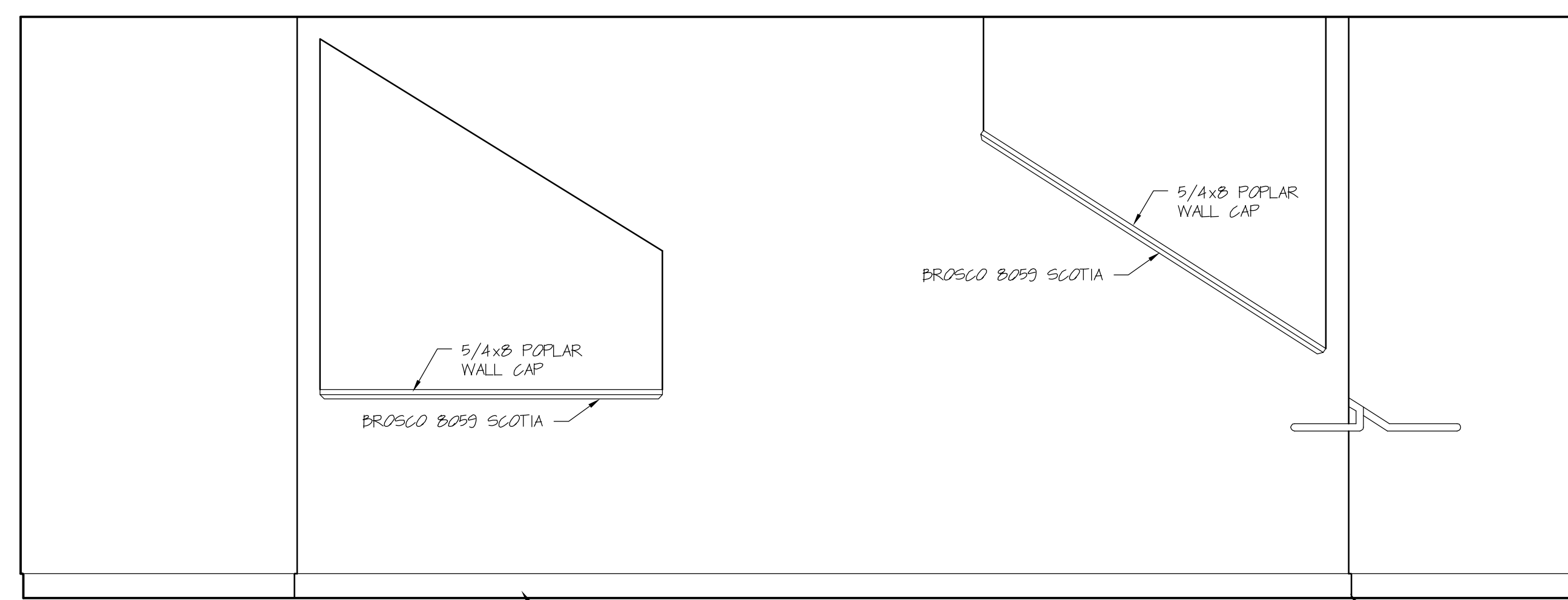
ELEVATION A
Scale: 1/2" = 1' 0"



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



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



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

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

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

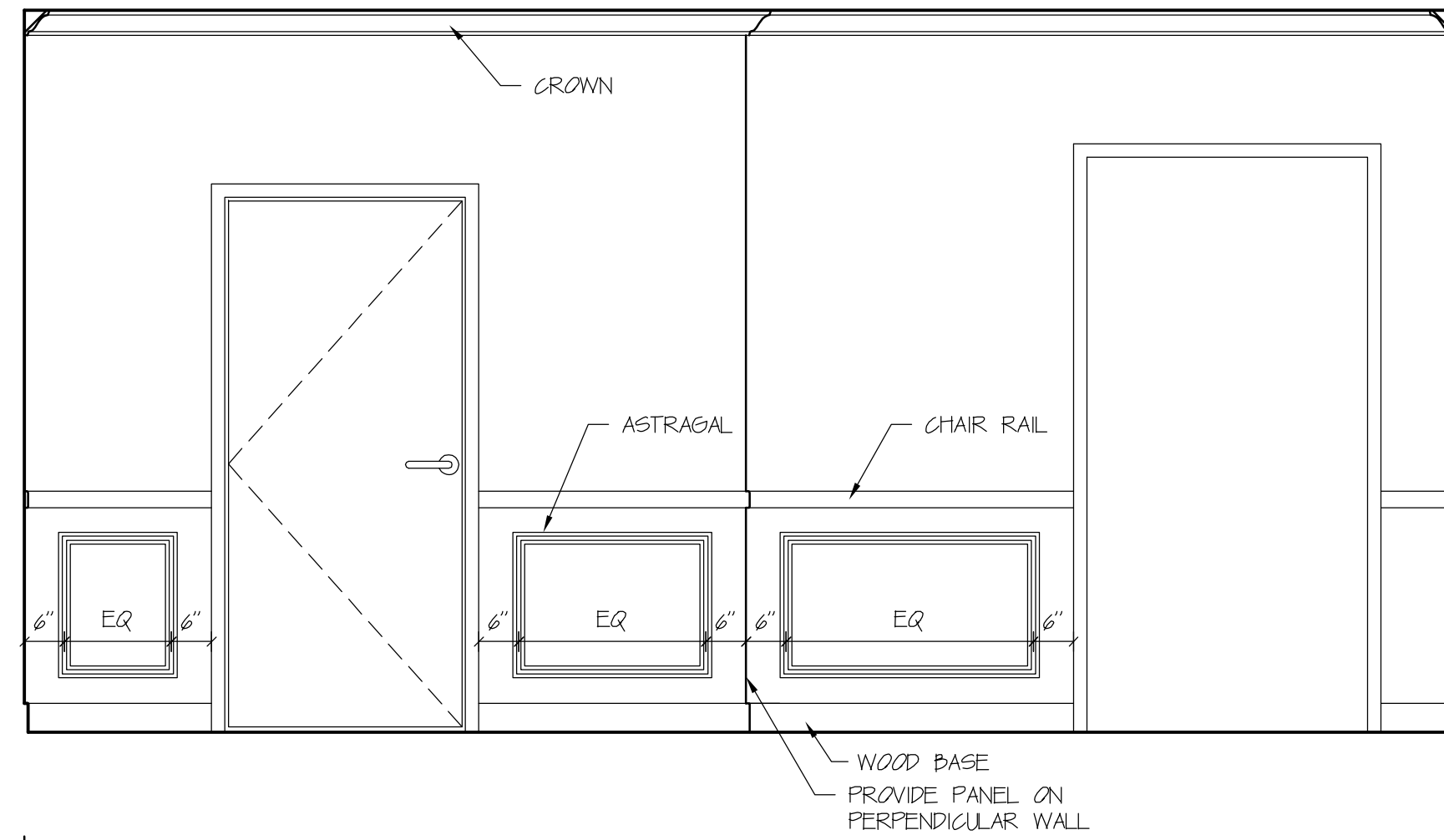
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

INTERIOR ELEVATIONS
COMMON AREA
Scale: 1/2" = 1'-0"
Commission No.: 11-013
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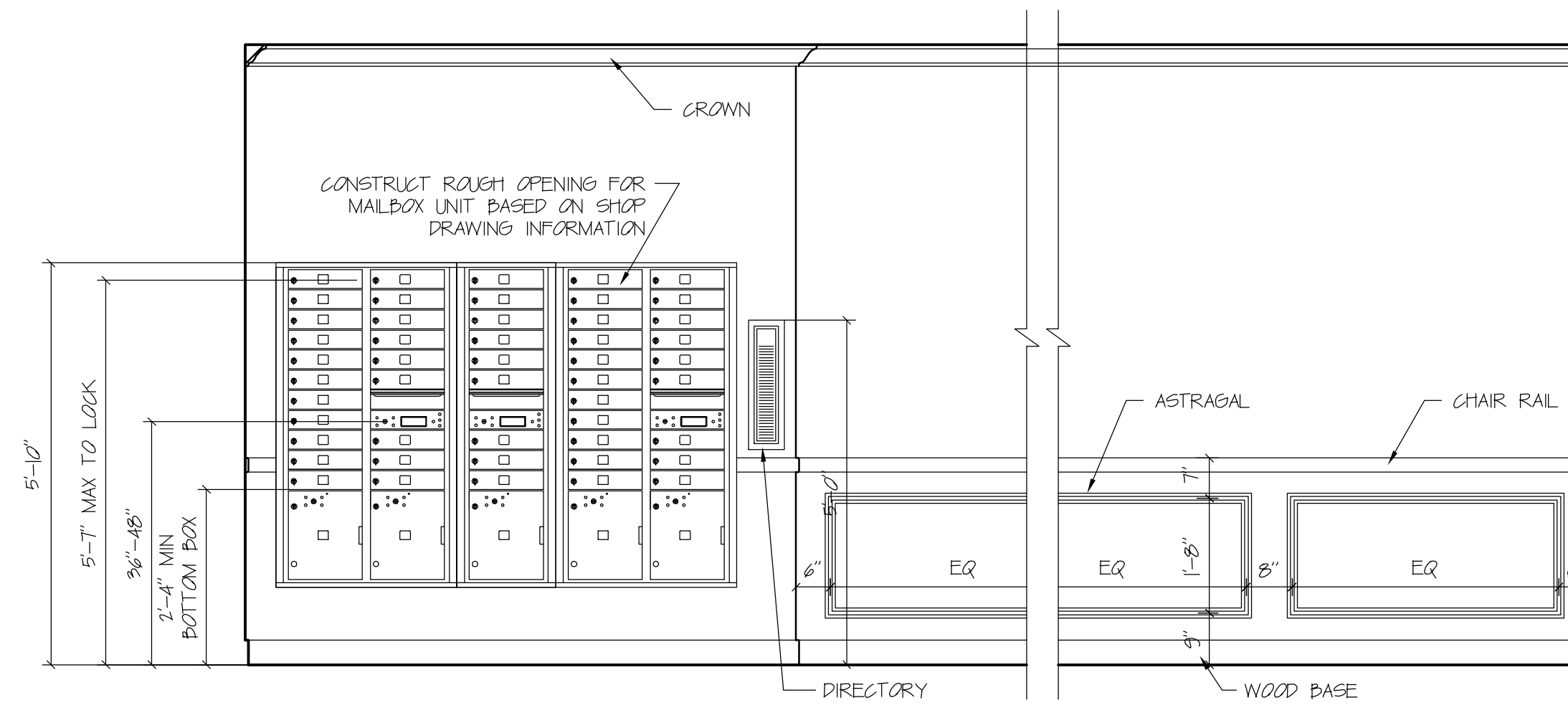
REVISIONS:

DRG. NO.
IE.16



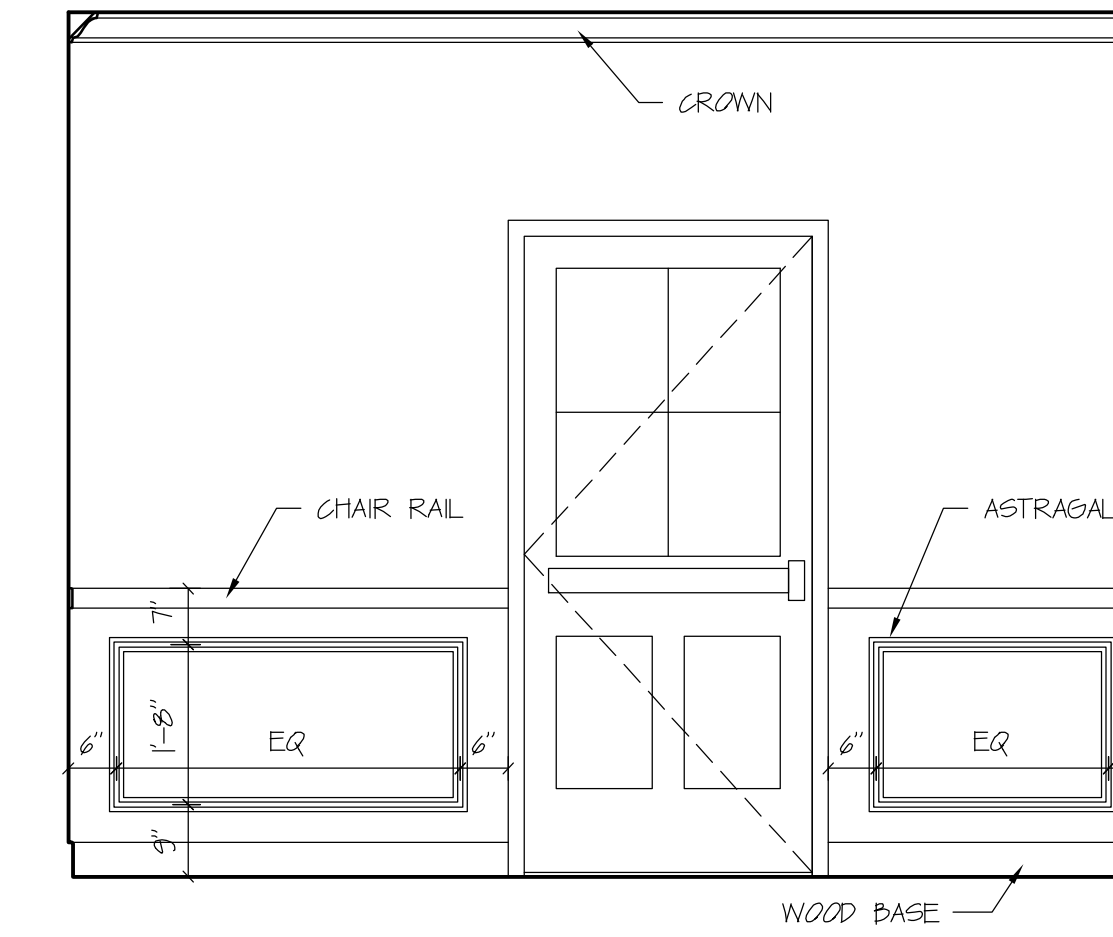
ELEVATION A

Scale: 1/2" = 1' 0



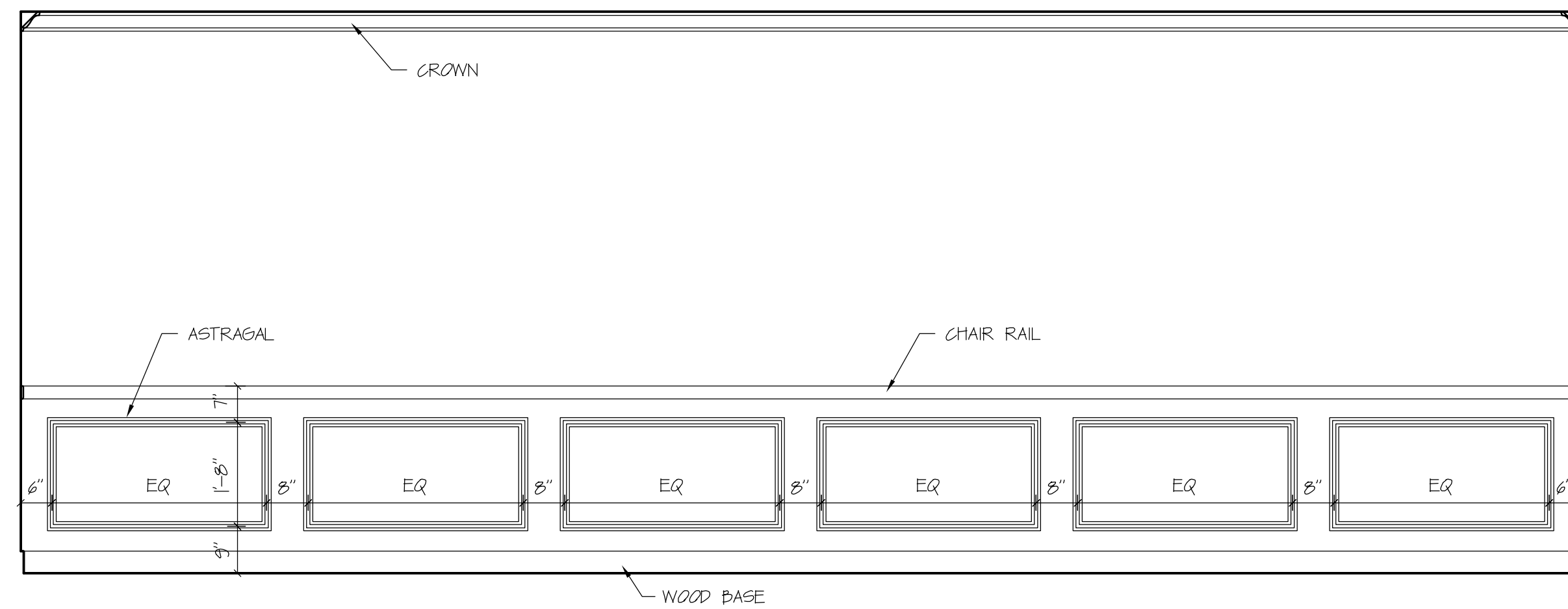
ELEVATION B

Scale: 1/2" = 1' 0



ELEVATION C

Scale: 1/2" = 1' 0

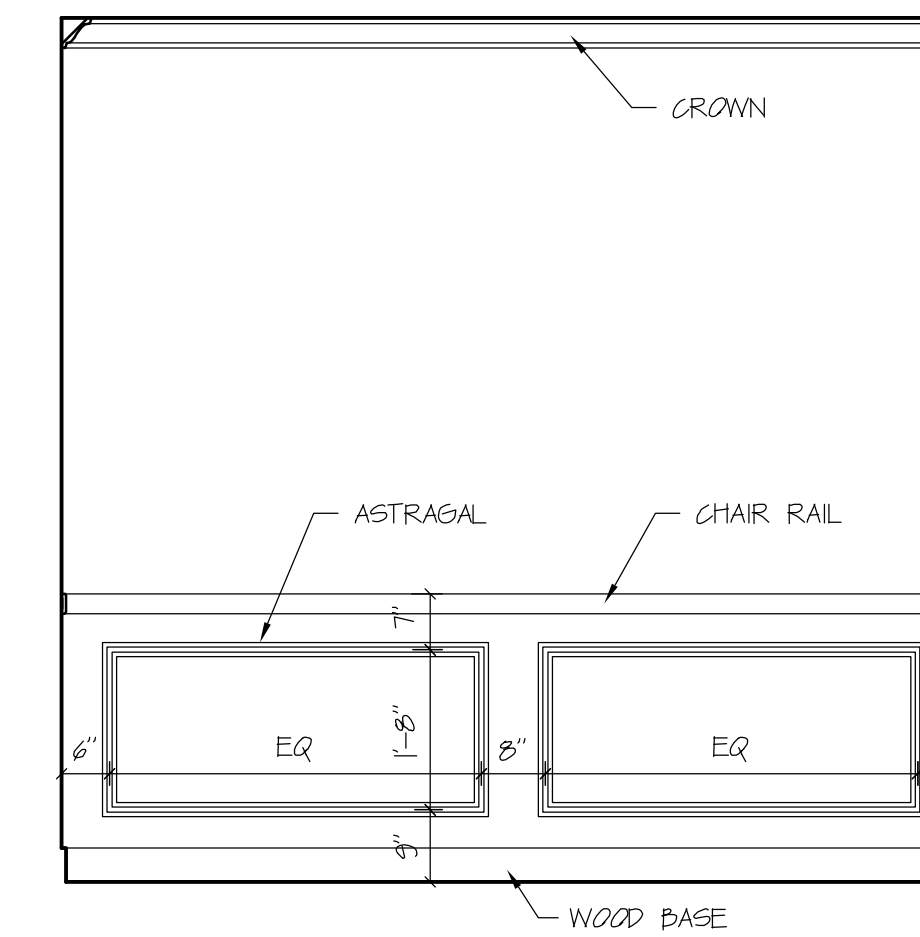


TYPICAL LONG WALL

Scale: 1/2" = 1' 0

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

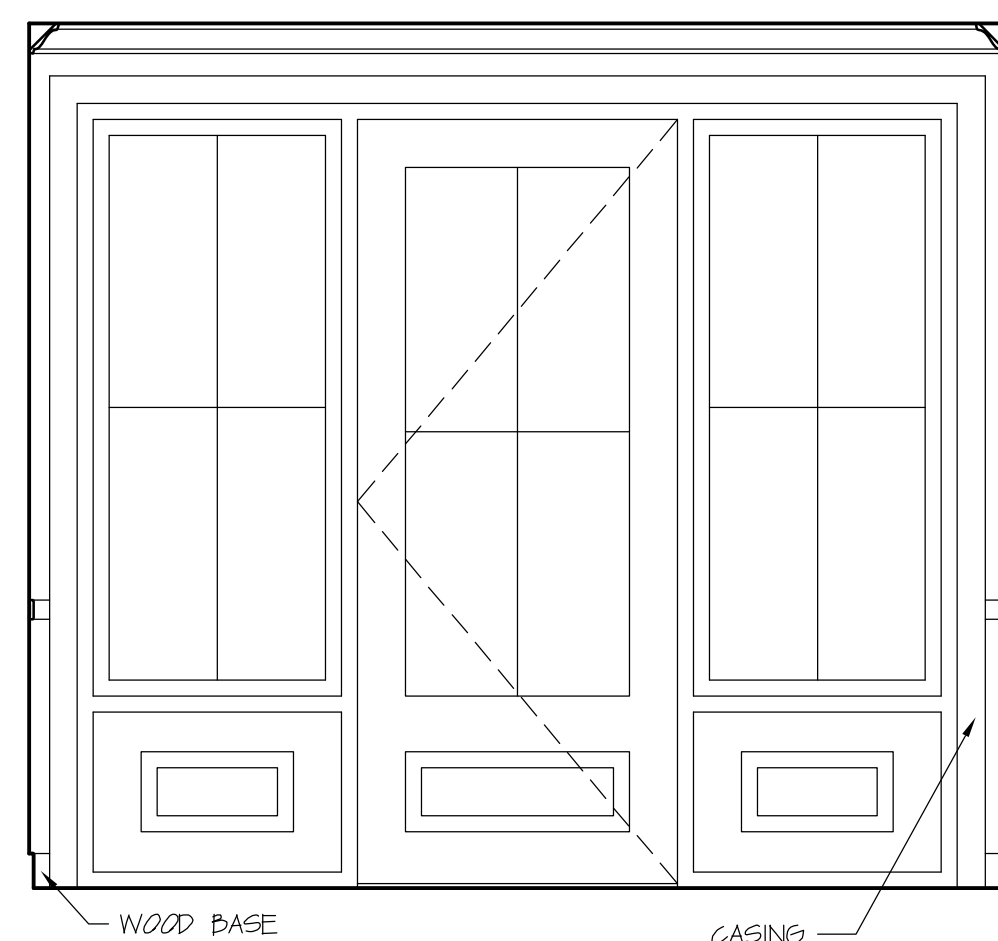
NOTE:
PROVIDE PANELS ON ALL
LOBBY/CORRIDOR/ELEV LOBBY WALLS 2'
AND LONGER FOLLOWING EXAMPLE SHOWN
IN THE TYPICAL ELEVATIONS HERE



TYPICAL SHORT WALL

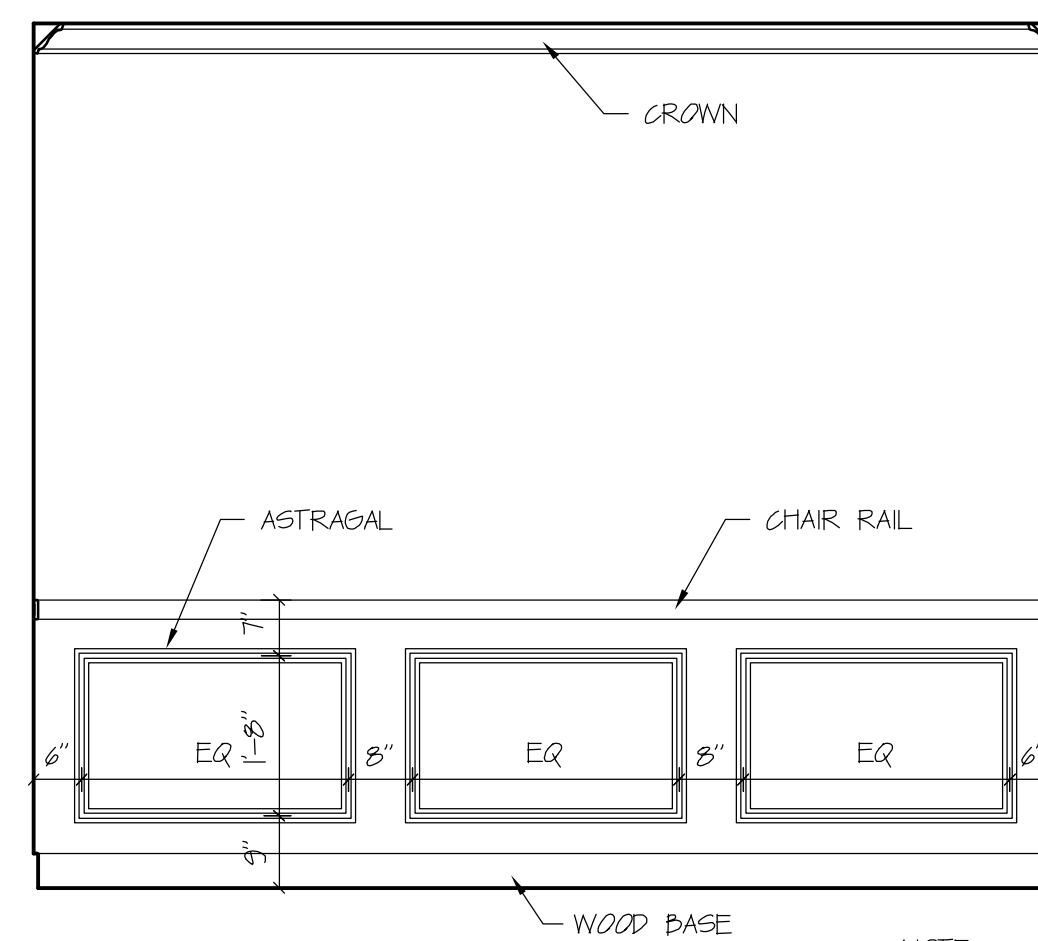
Scale: 1/2" = 1' 0

LOBBY/CORRIDOR/ELEV LOBBY BLDG 2



ELEVATION A

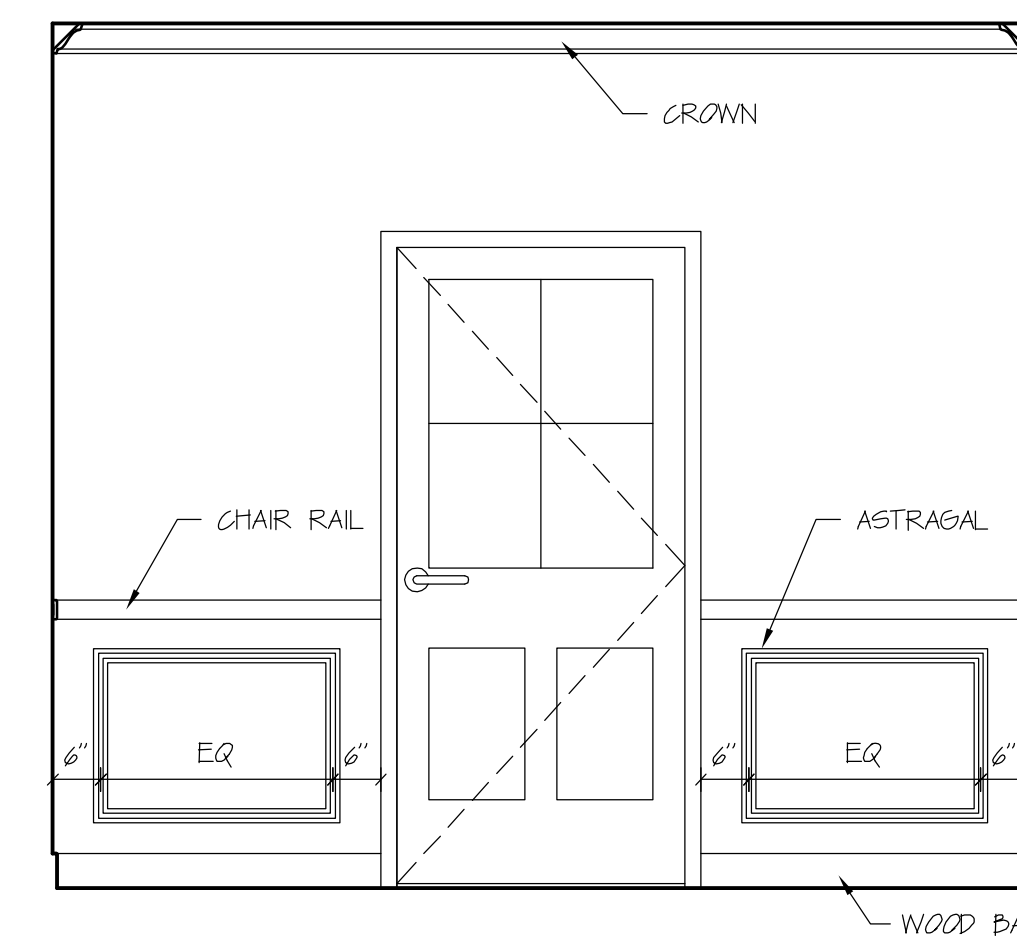
Scale: 1/2" = 1' 0



ELEVATION B

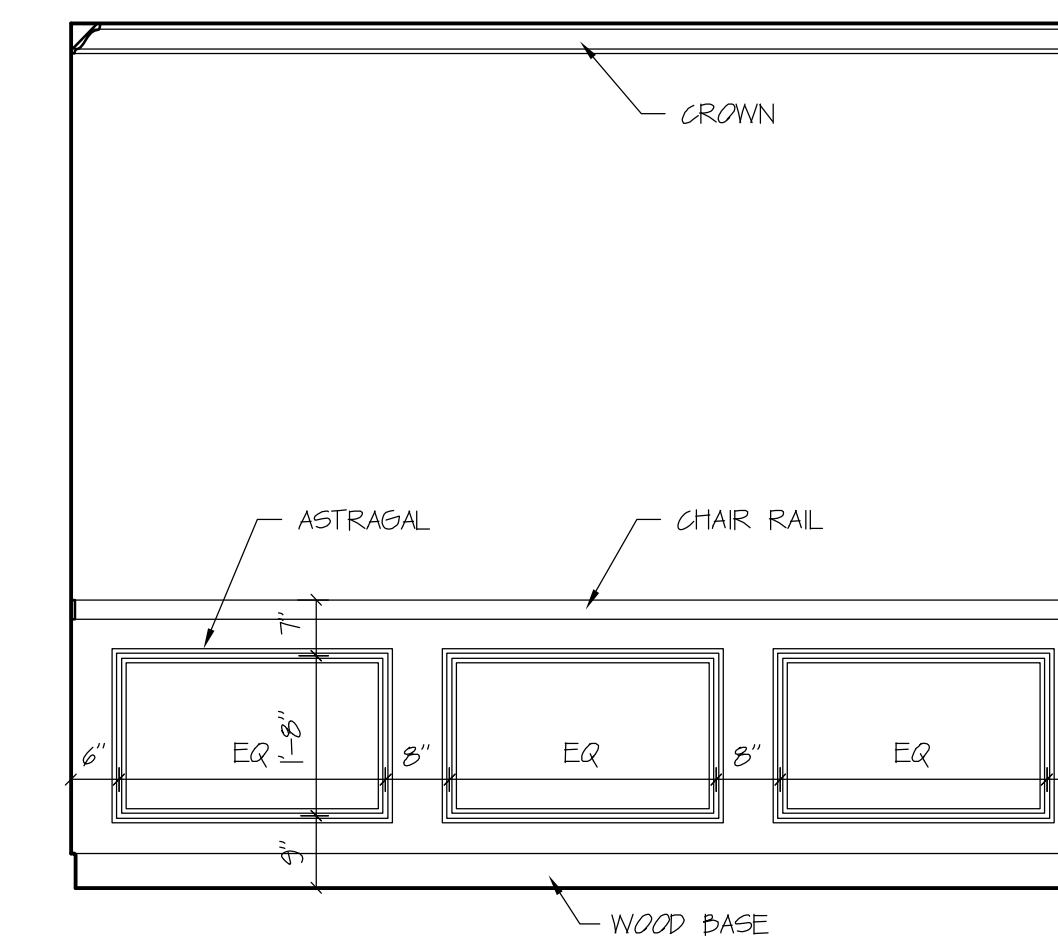
Scale: 1/2" = 1' 0

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

DAVID M. WHITE, ARCHITECT
403 Tibbets 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

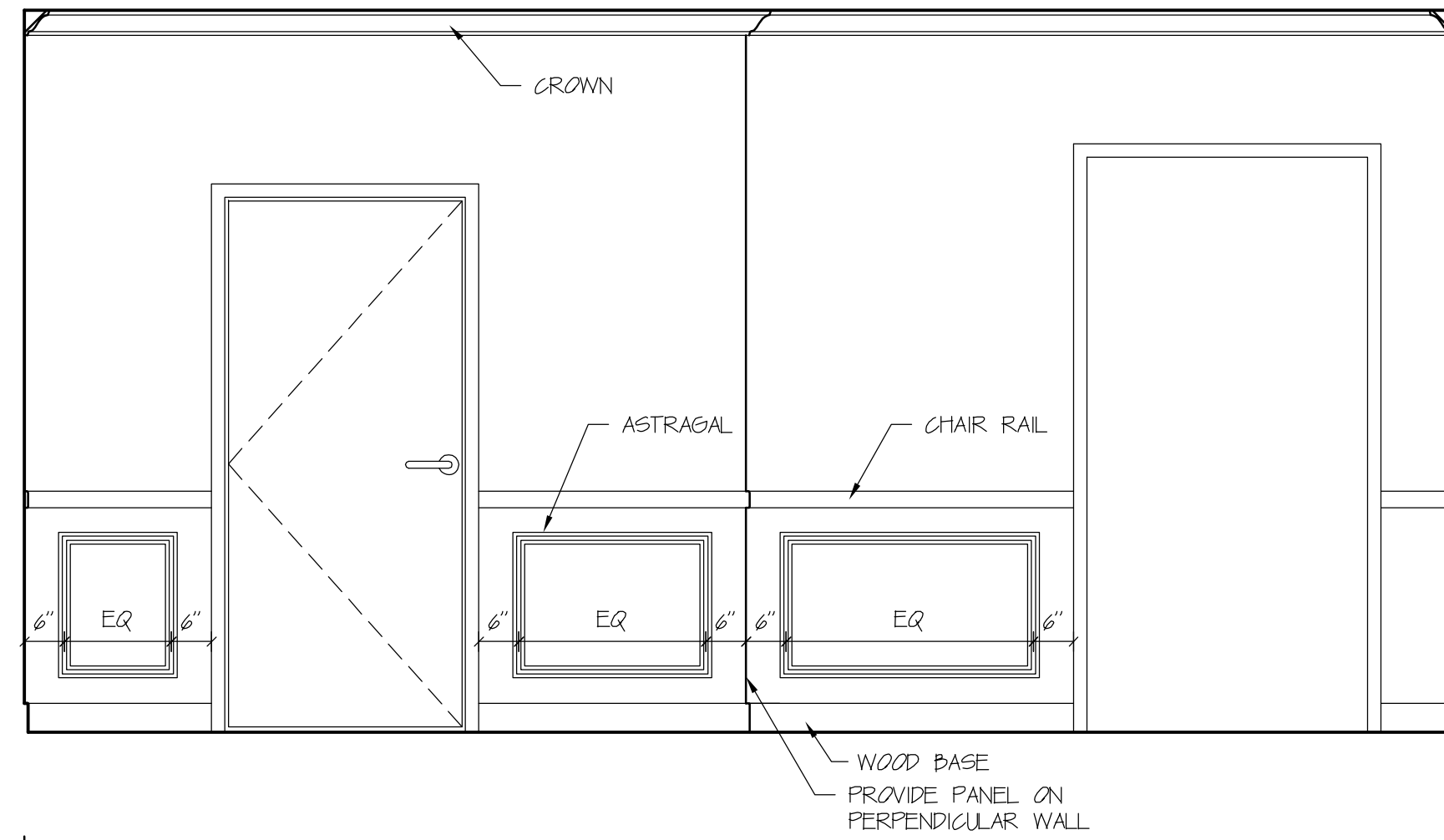
THE BAY HOUSE
Middle Street
Portland, Maine

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

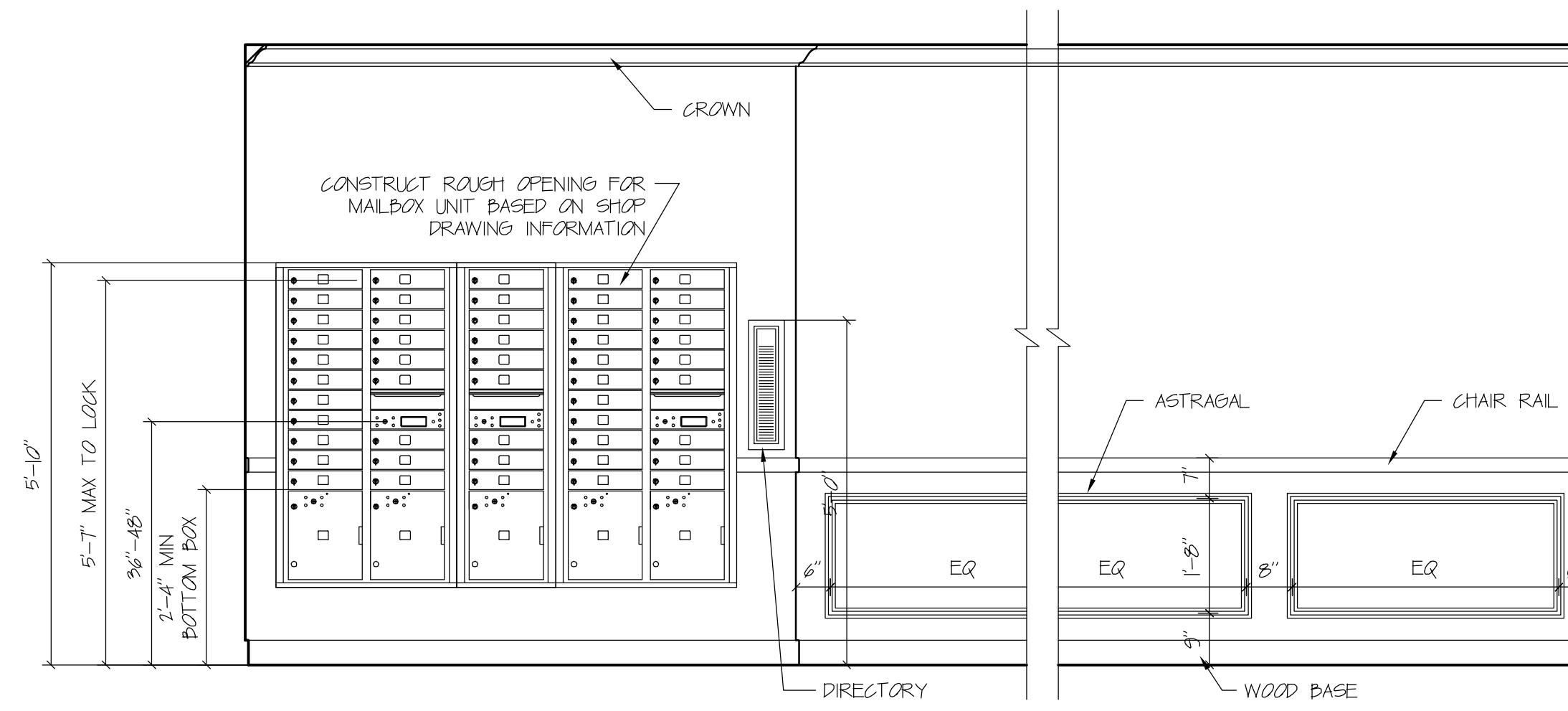
REVISIONS:

DRG. NO.

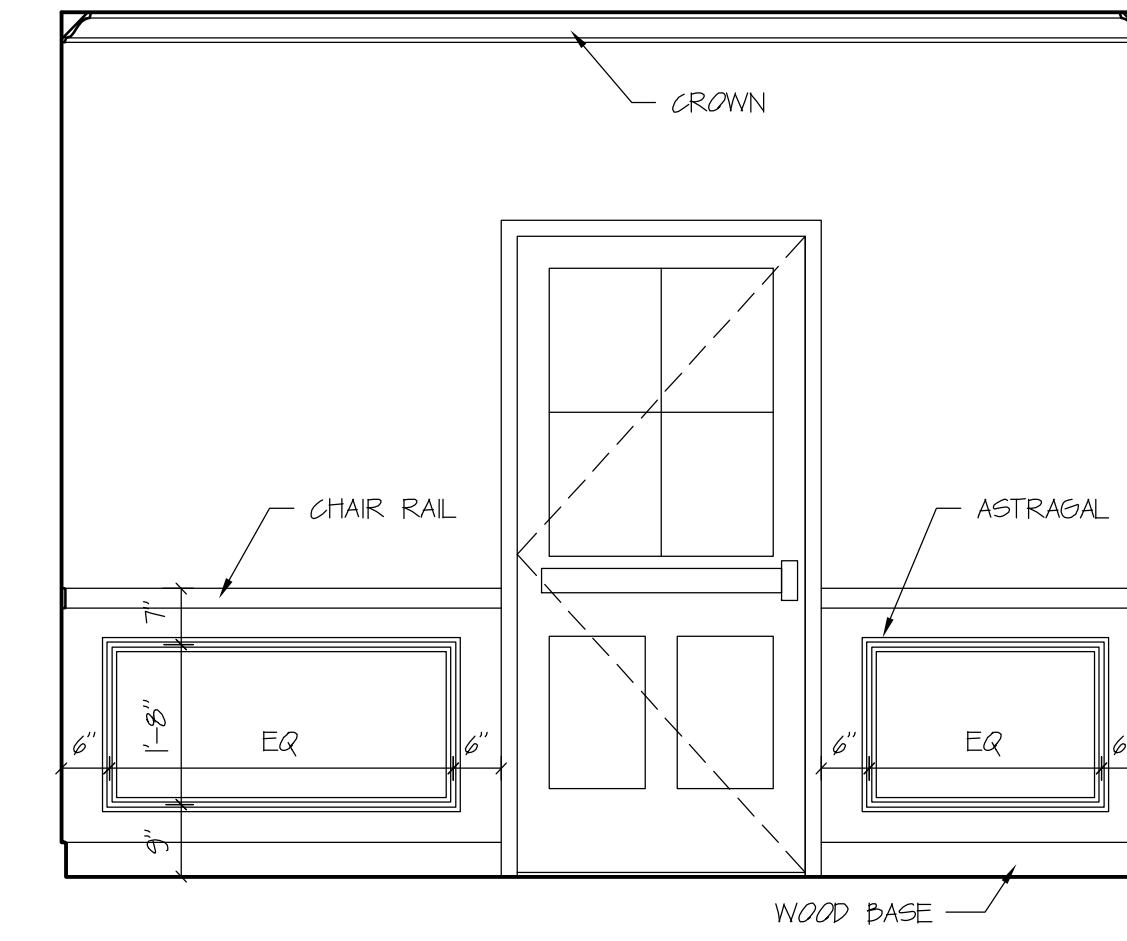
IE.17



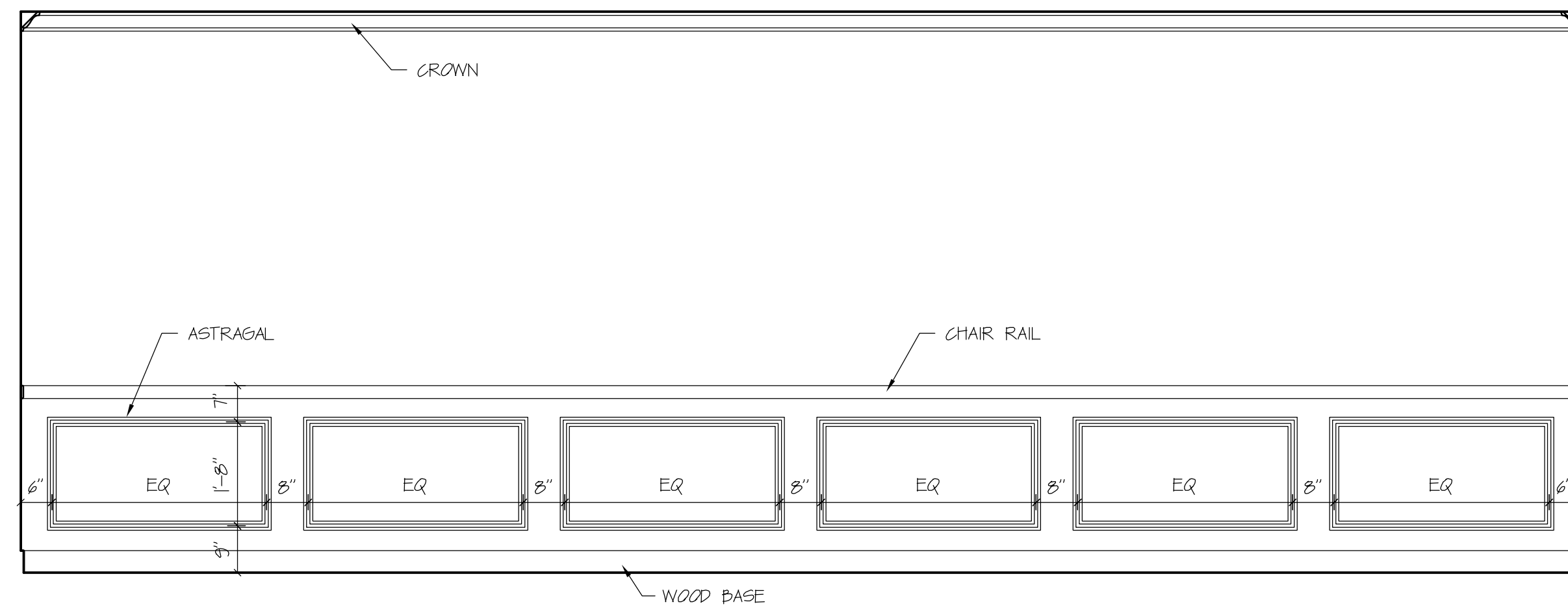
ELEVATION A
Scale: 1/2" = 1' 0



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



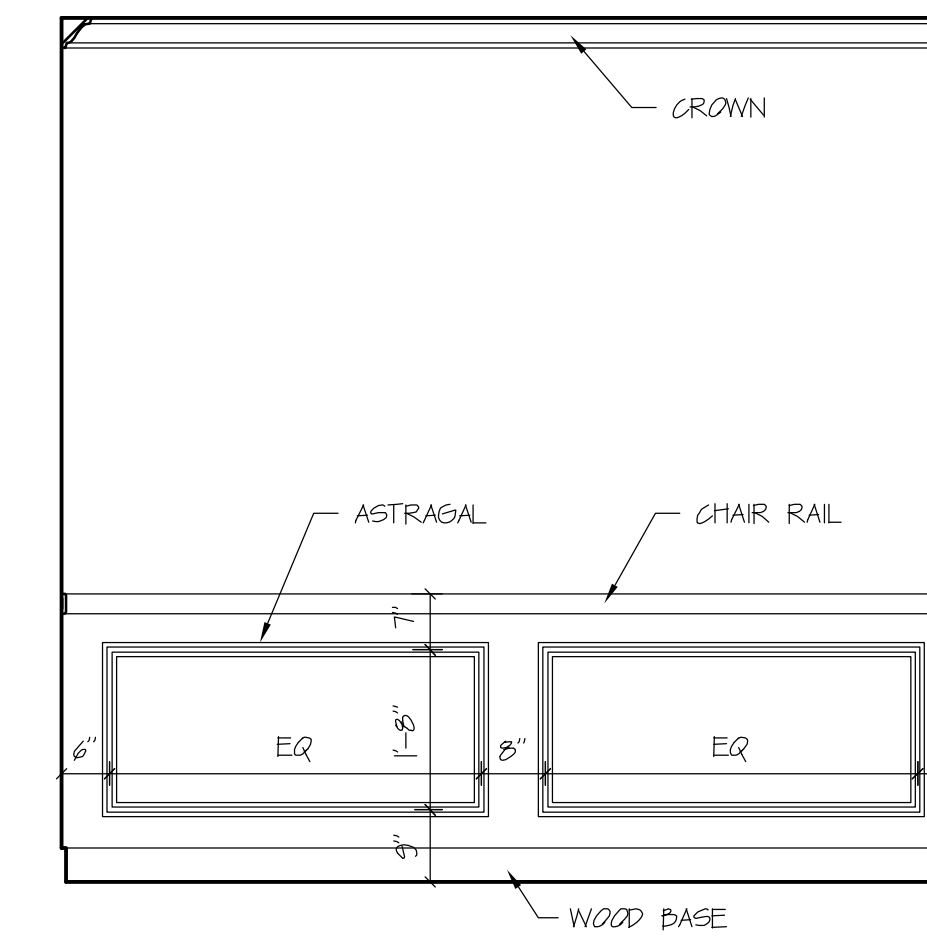
ELEVATION C
Scale: 1/2" = 1' 0



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

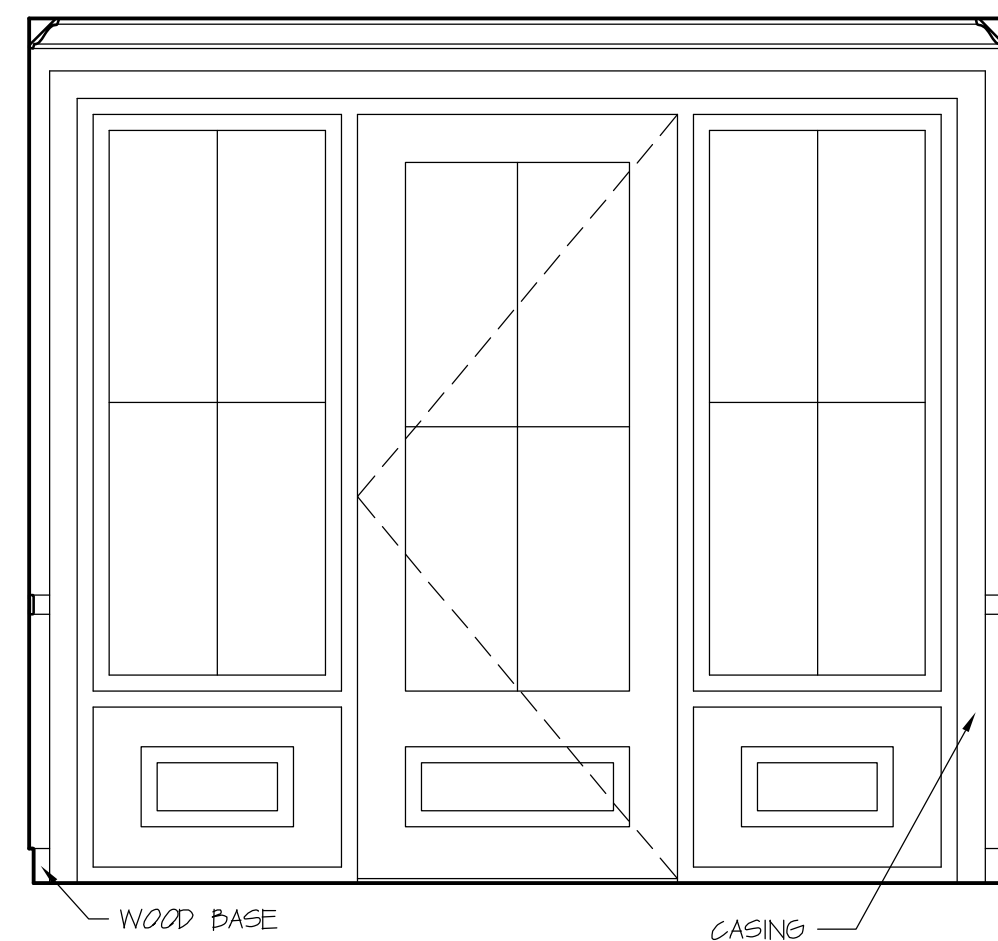
NOTE:
GC TO COORD PAINTING AREAS
ABOVE & BELOW CHAIR RAIL W/
OWNER PRIOR TO ORDERING PAINT

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

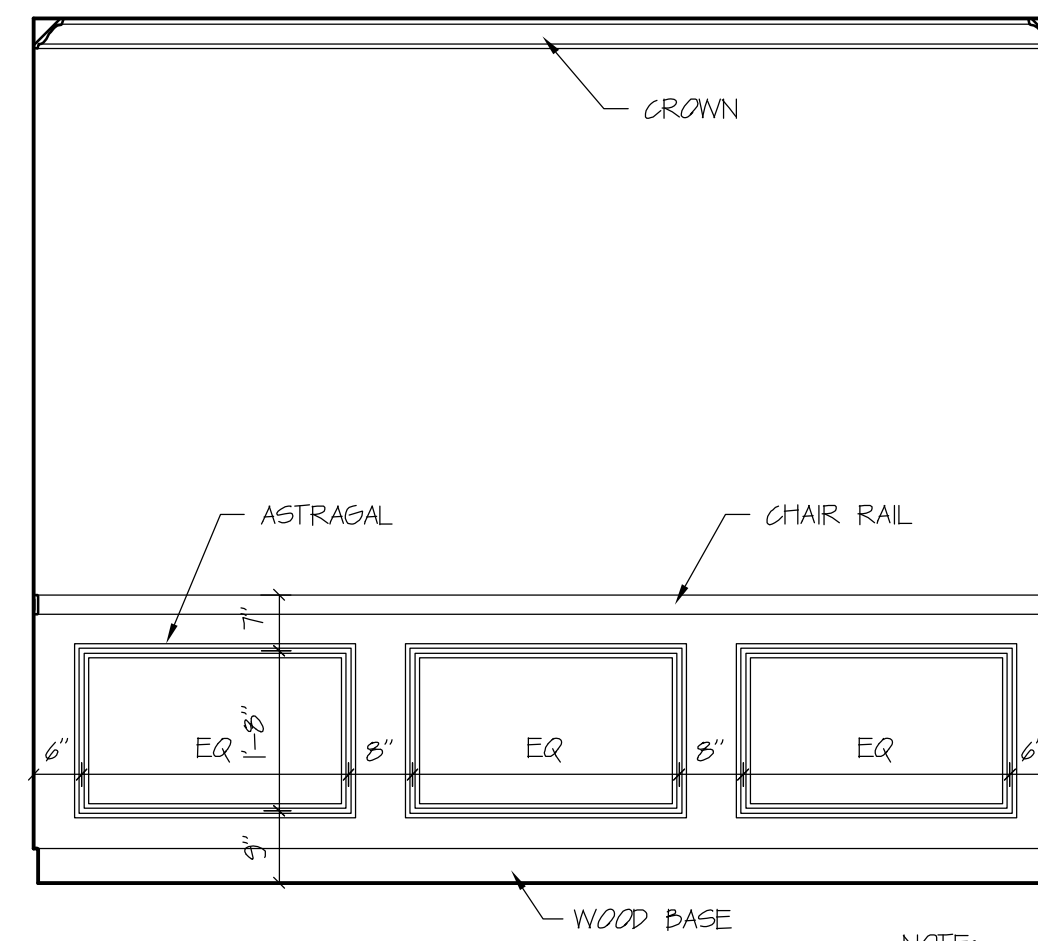


TYPICAL SHORT WALL
Scale: 1/2" = 1' 0

LOBBY/CORRIDOR/ELEV LOBBY BLDG 2

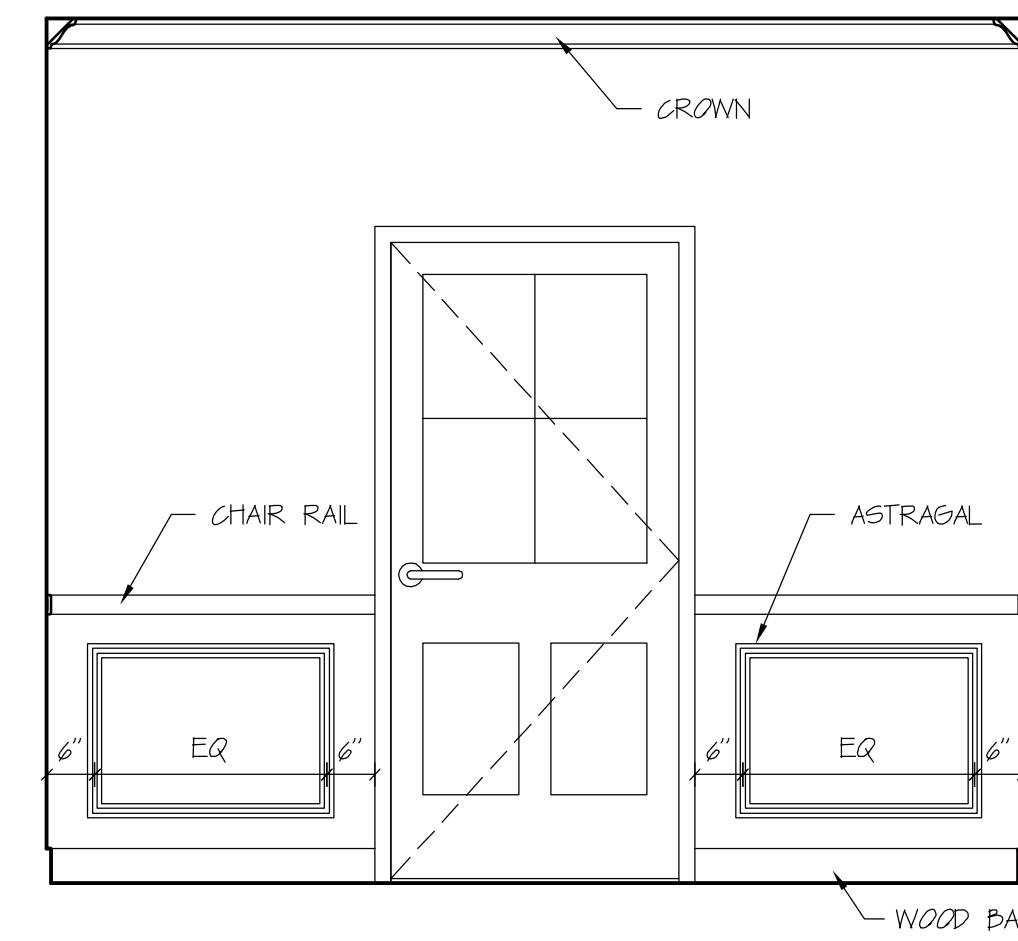


ELEVATION A
Scale: 1/2" = 1' 0

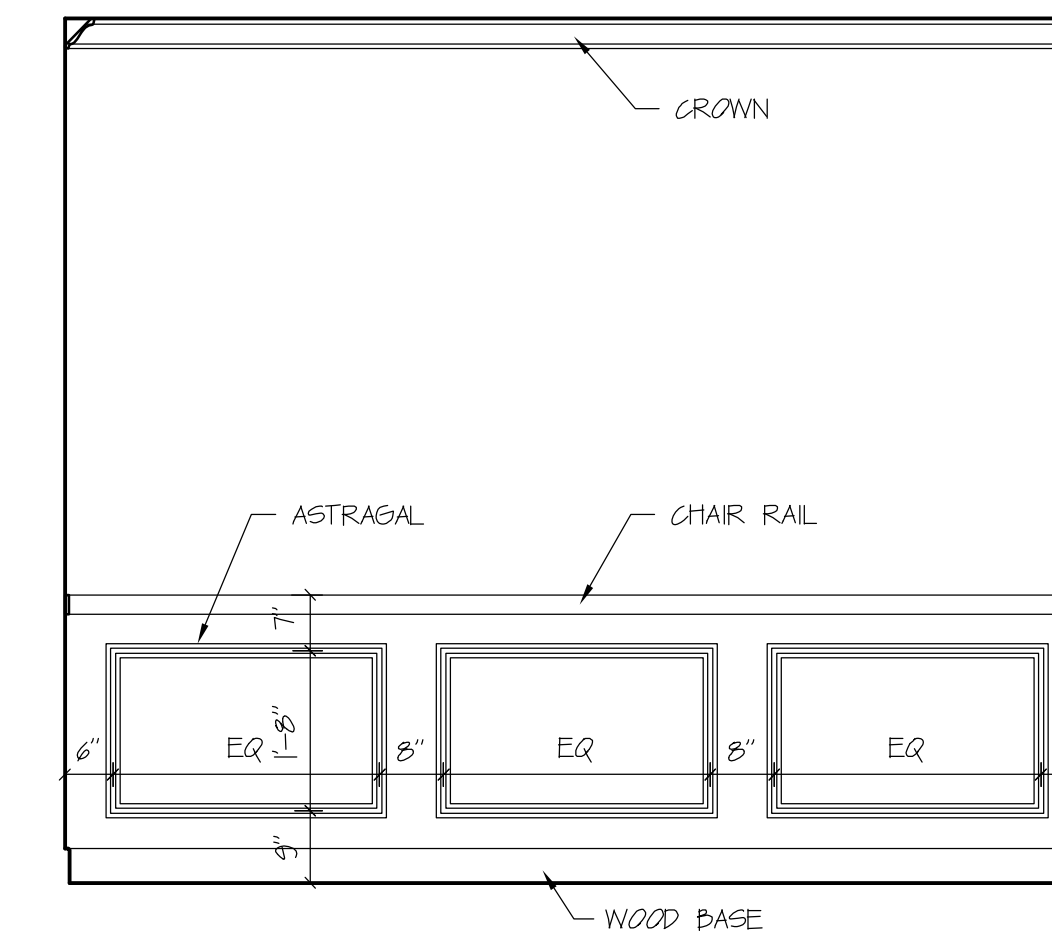


ELEVATION B
Scale: 1/2" = 1' 0

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

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

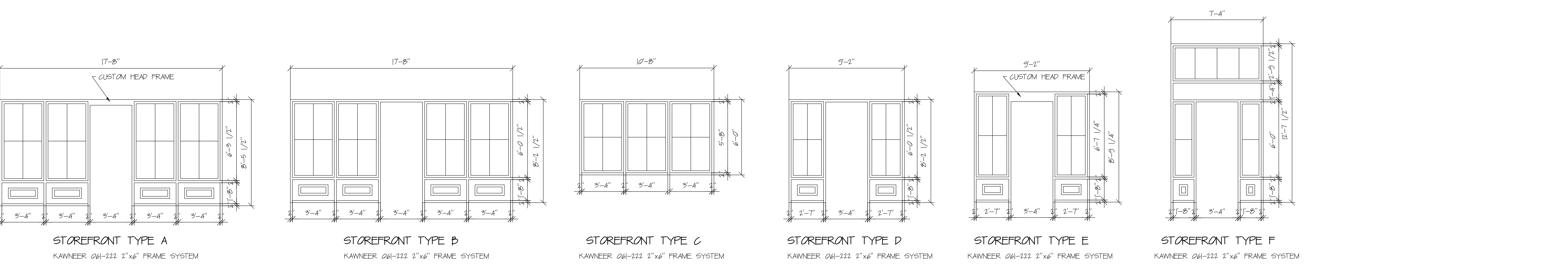
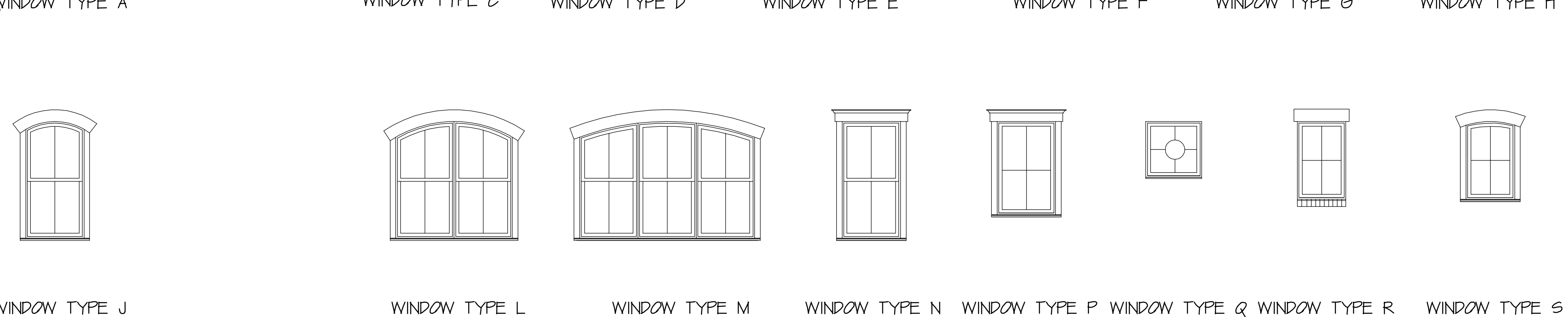
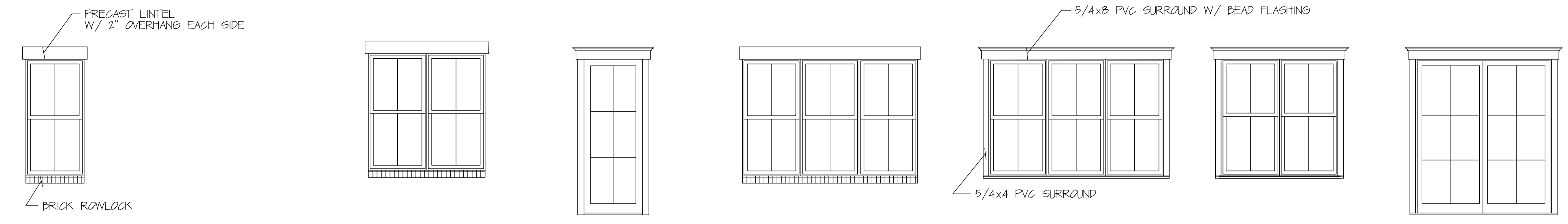
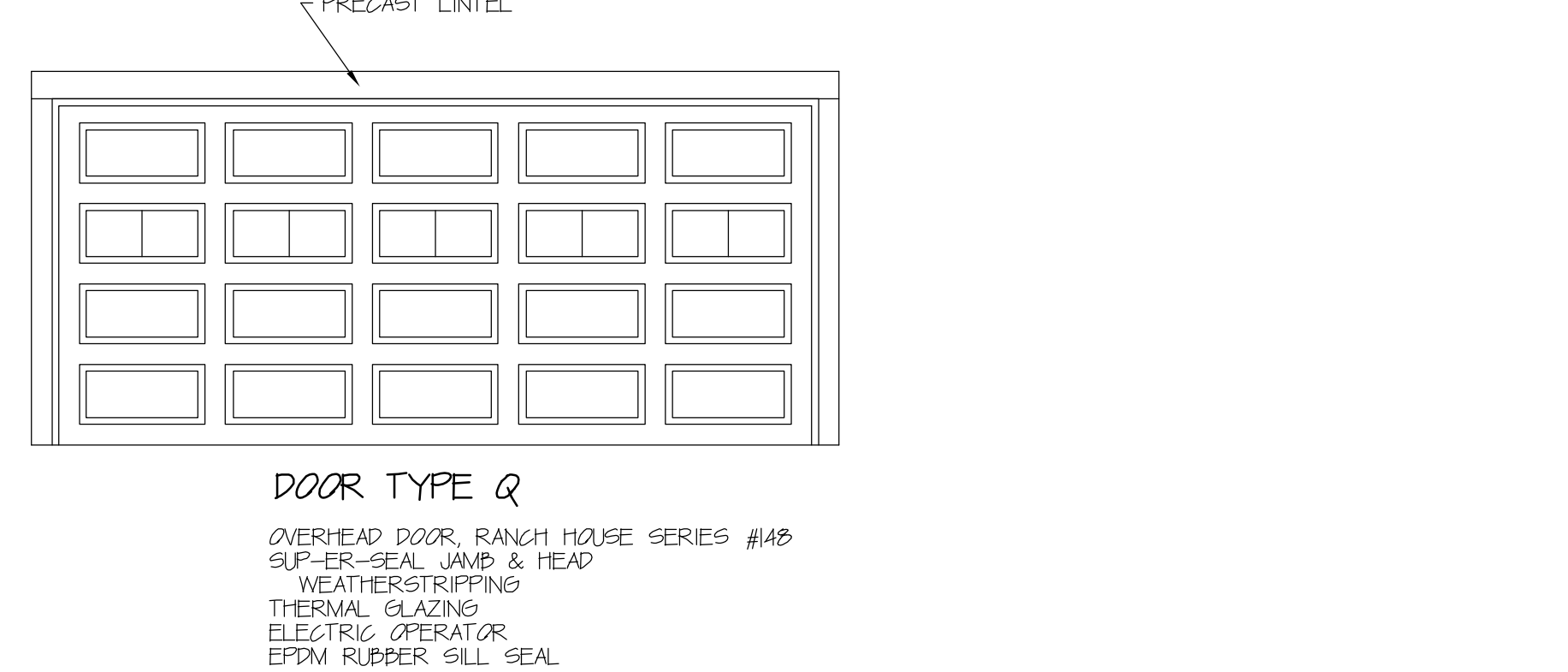
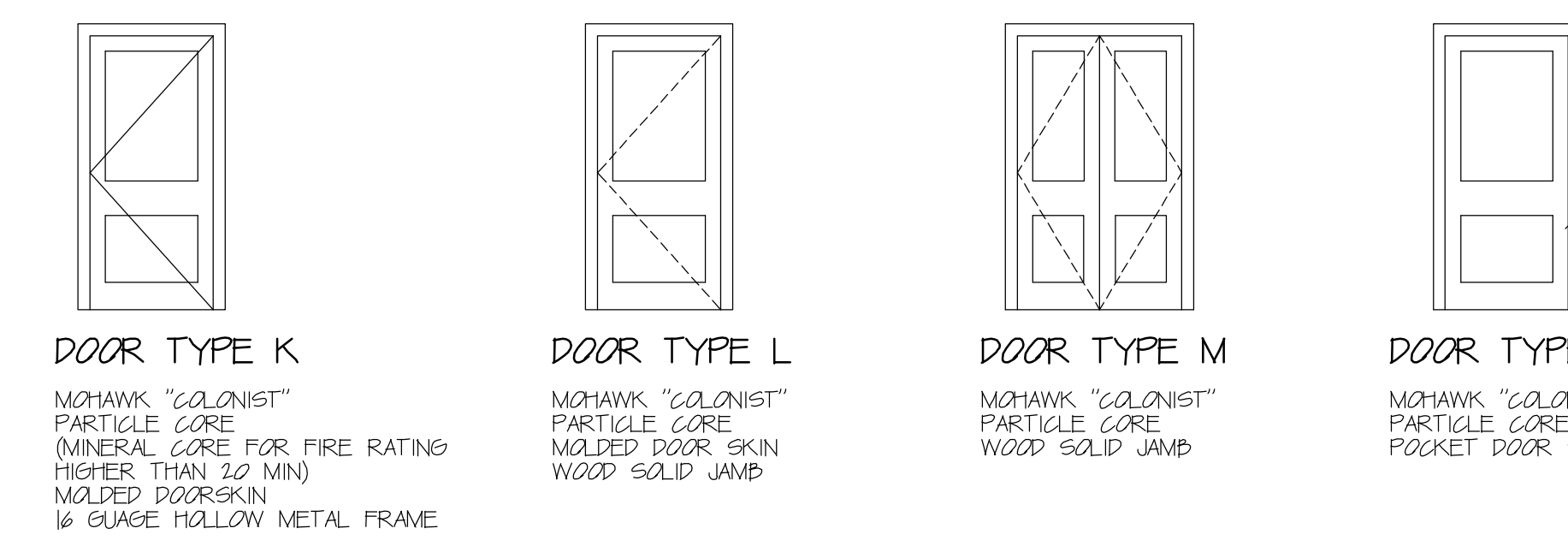
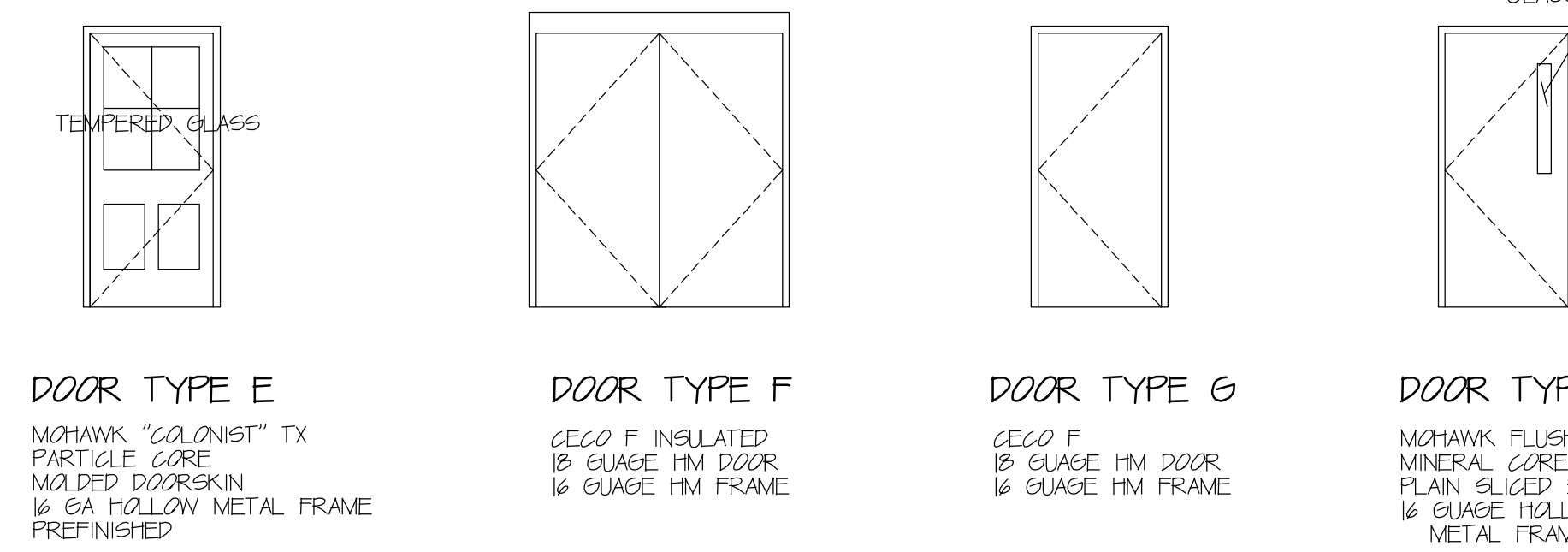
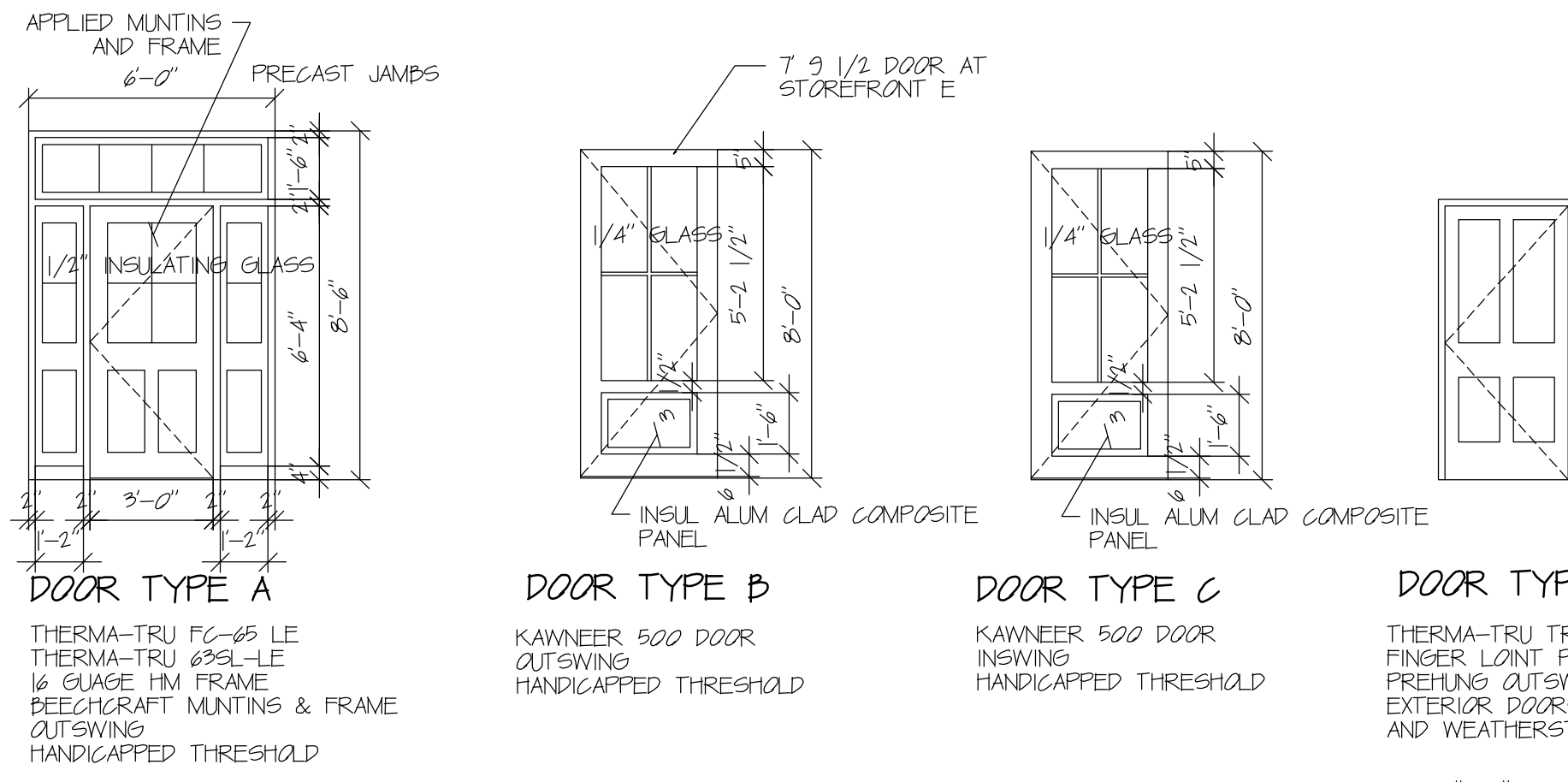
REVISIONS:

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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 PROSCD 8308 2 RND CASING WOOD SILL STUOL AND 8308 1 RND AFRON.
6. CERTAIN WINDOWS ON THE WEST SIDE OF BUILDING 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.

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

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

DOOR & WINDOW SCHEDULE
Scale: Not To Scale
Commission No.: 11-013
Date: September 5, 2012

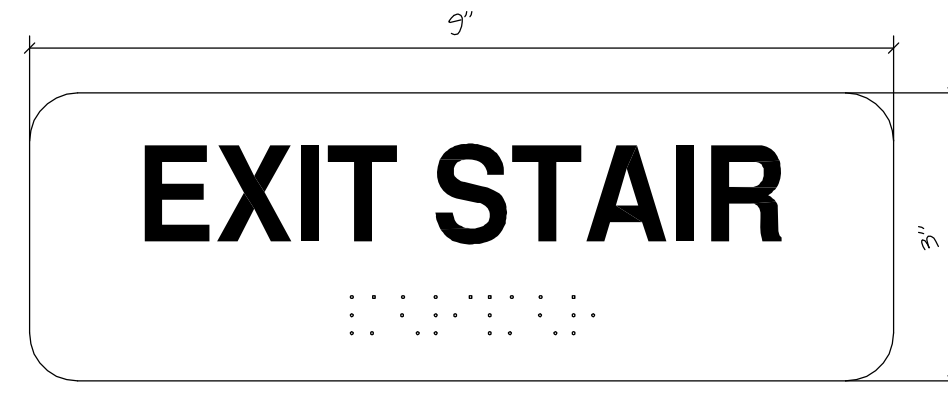
REVISIONS:

DRG. NO.
SCH.3

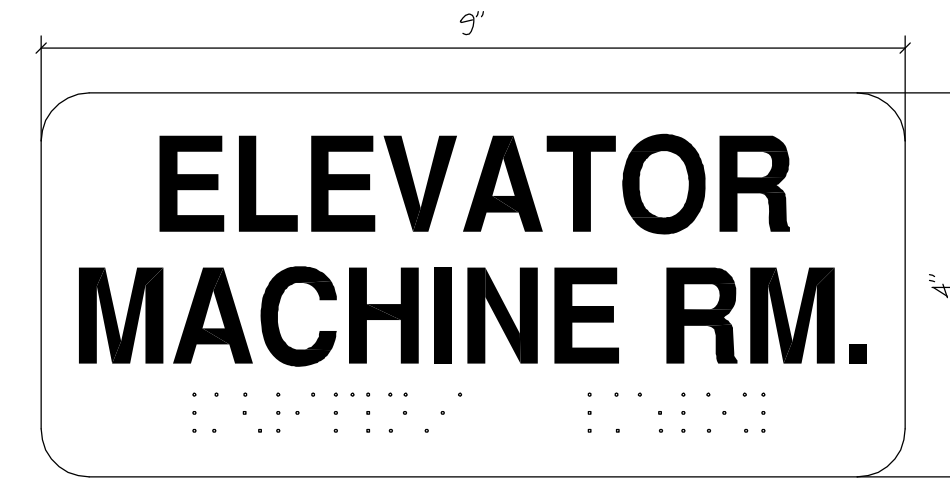
ROOM NAME	REFERENCE
EXIT	DETAIL A/ELEVATION A
EXIT STAIR	DETAIL A/ELEVATION A
STAIR	DETAIL A/ELEVATION A
GARAGE	DETAIL A/ELEVATION A
TRASH ROOM	DETAIL A/ELEVATION A
OUTSIDE	DETAIL A/ELEVATION A
TENANT STORAGE	DETAIL B/ELEVATION A
ELECTRICAL ROOM	DETAIL B/ELEVATION A
TO ELEVATOR	DETAIL B/ELEVATION A
ELEVATOR 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:

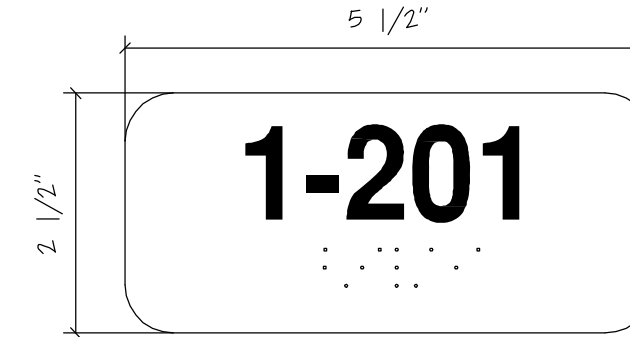
- UNIT NUMBERS SUBJECT TO CHANGE AFTER REVIEW BY LOCAL OFFICIALS. UNIT NUMBERS TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
- ALL ROOM SIGN LETTERS AND NUMBERS SHALL BE UPPERCASE, ONE INCH (1") HIGH, RAISED 1/32 INCH, AND SANS SERIF OR SIMPLE SERIF TYPE.
- ALL ROOM SIGNS TO HAVE GRADE 2 BRAILLE.
- ALL 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.



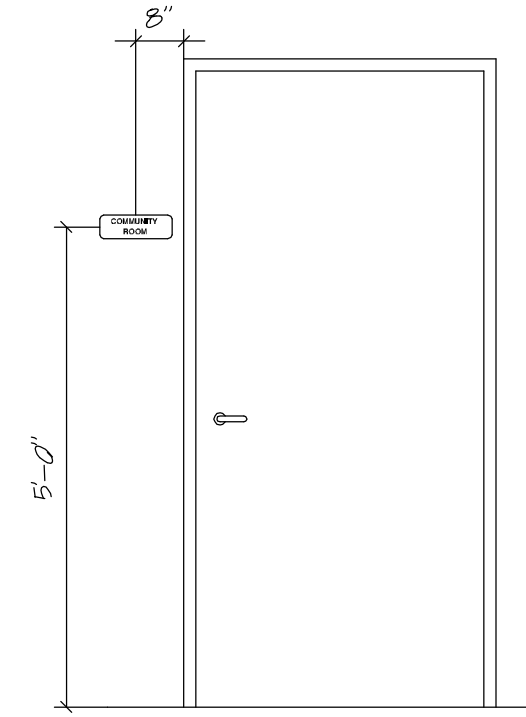
DETAIL A
Scale: 6" = 1' 0"



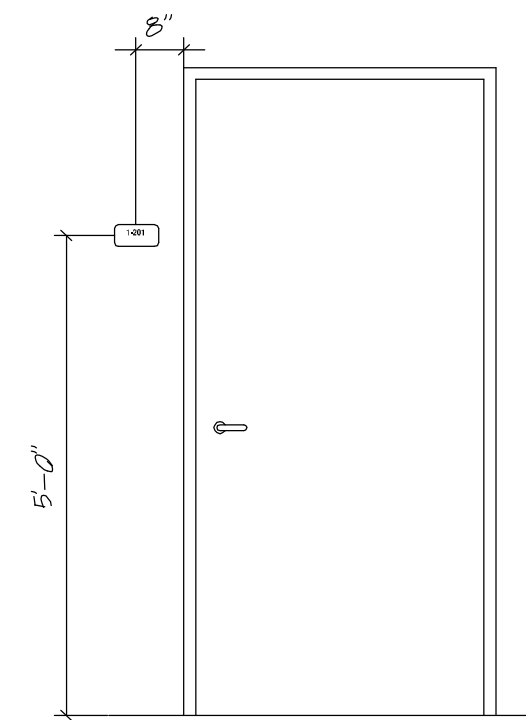
DETAIL B
Scale: 6" = 1' 0"



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"



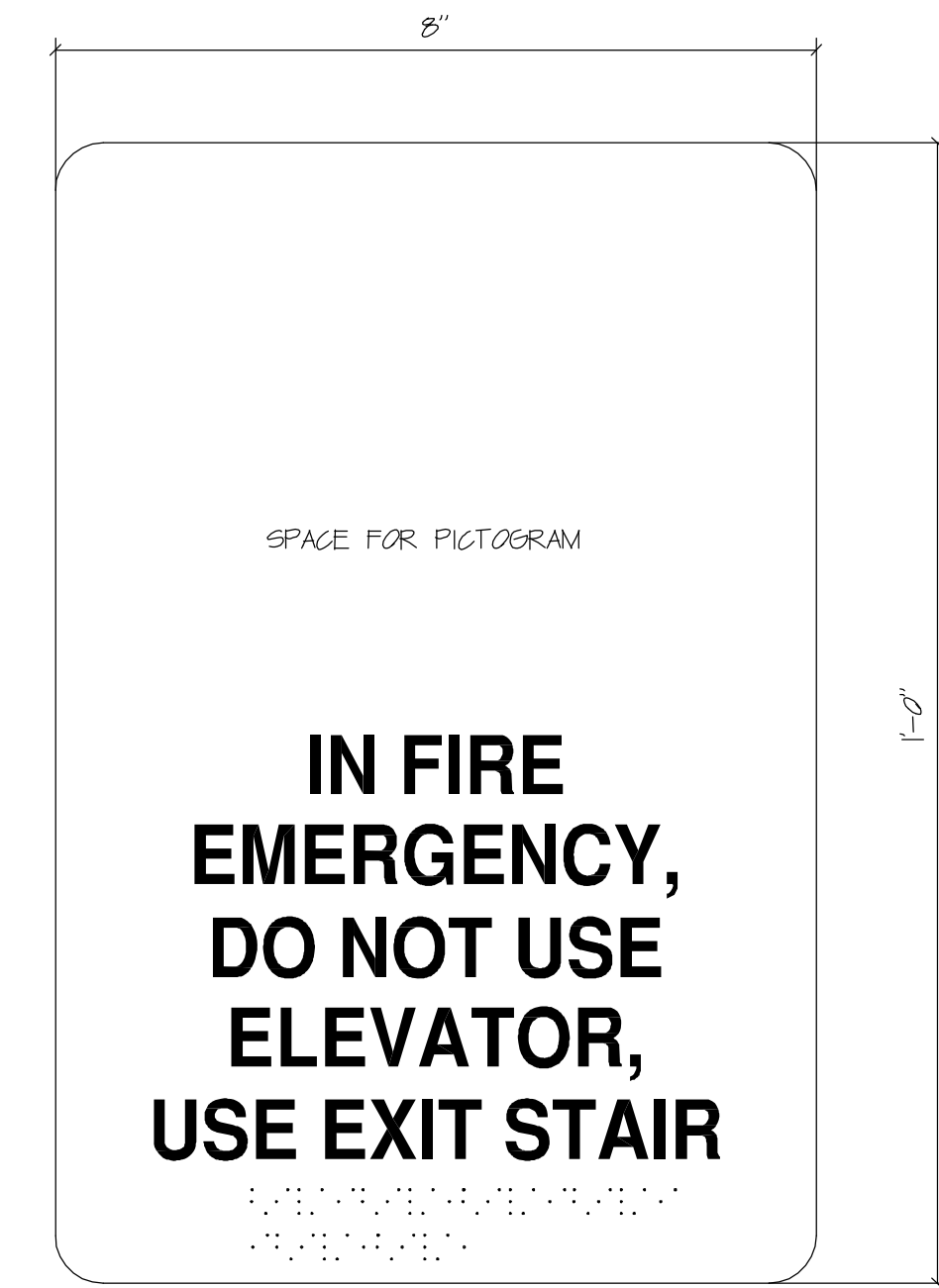
BUILDING 2 NEWBURY STREET ENTRANCE
Scale: 3" = 1' 0"

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"

DETAIL E
Scale: 6" = 1' 0"

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

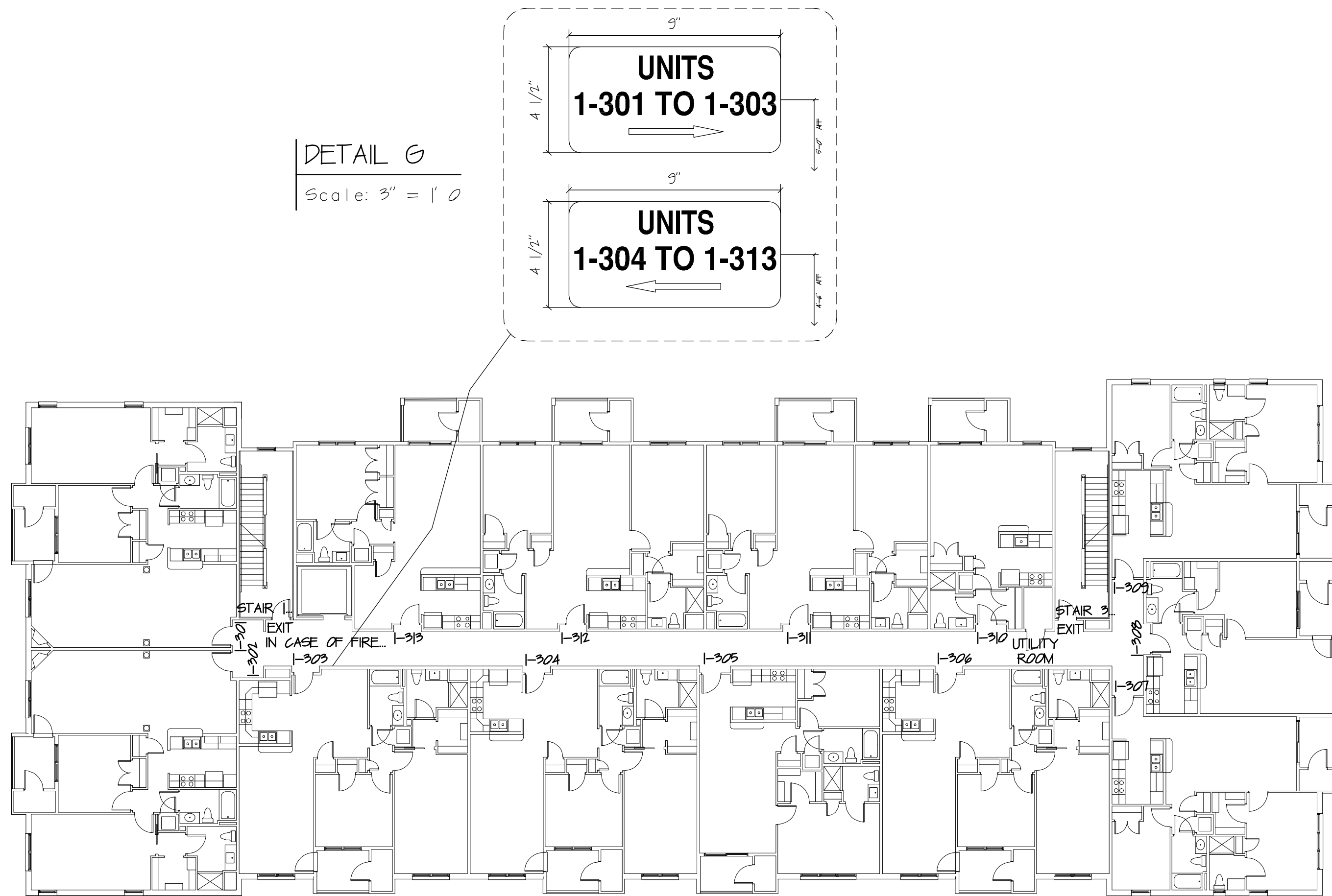
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c/o Atlas Investments Group
35 Fay Street Suite 5-2
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SIGNAGE SCHEDULE
Scale: As Shown
Commission No.: 11-013
Date: September 5, 2012

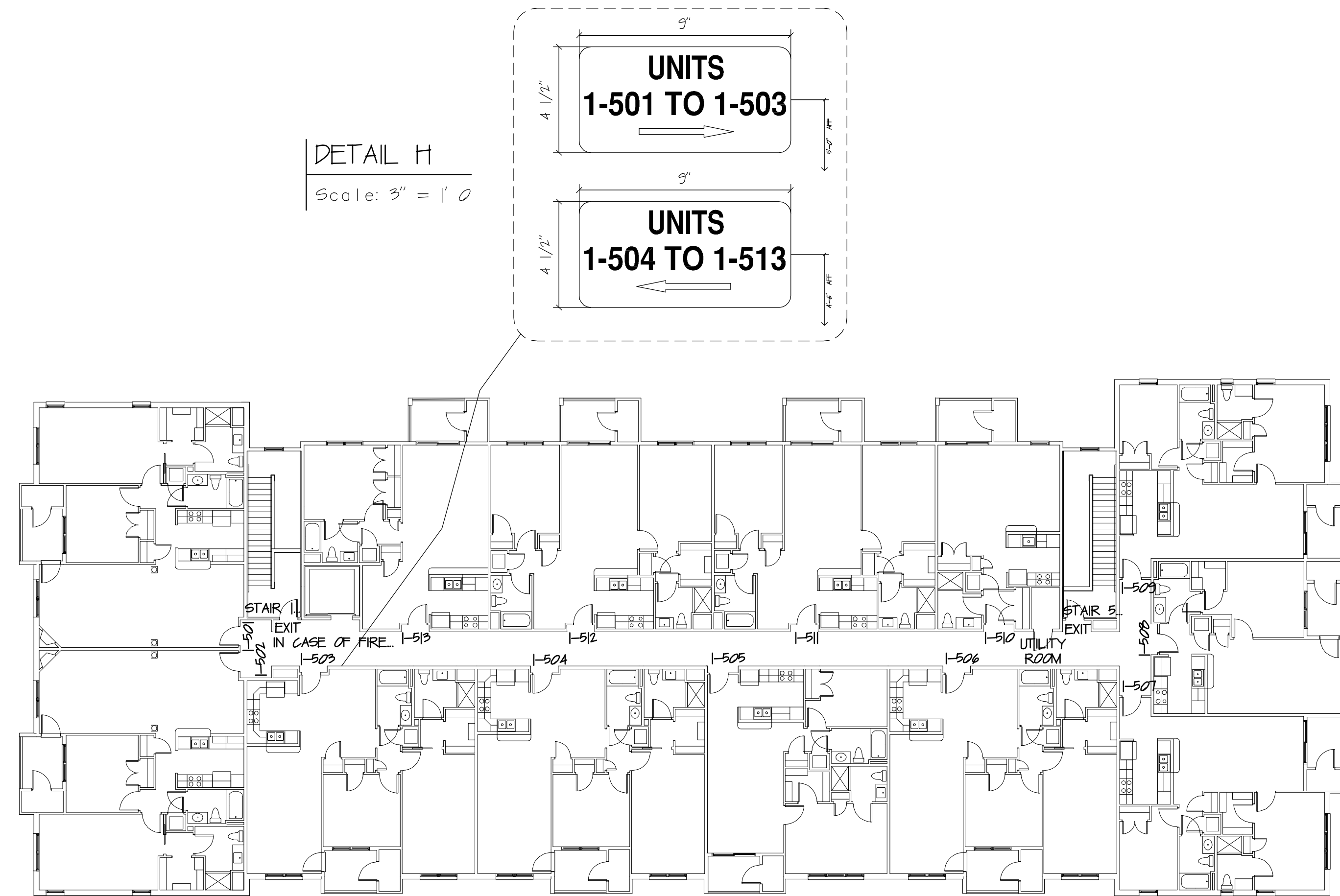
REVISIONS:

DRG. NO.
SCH.4

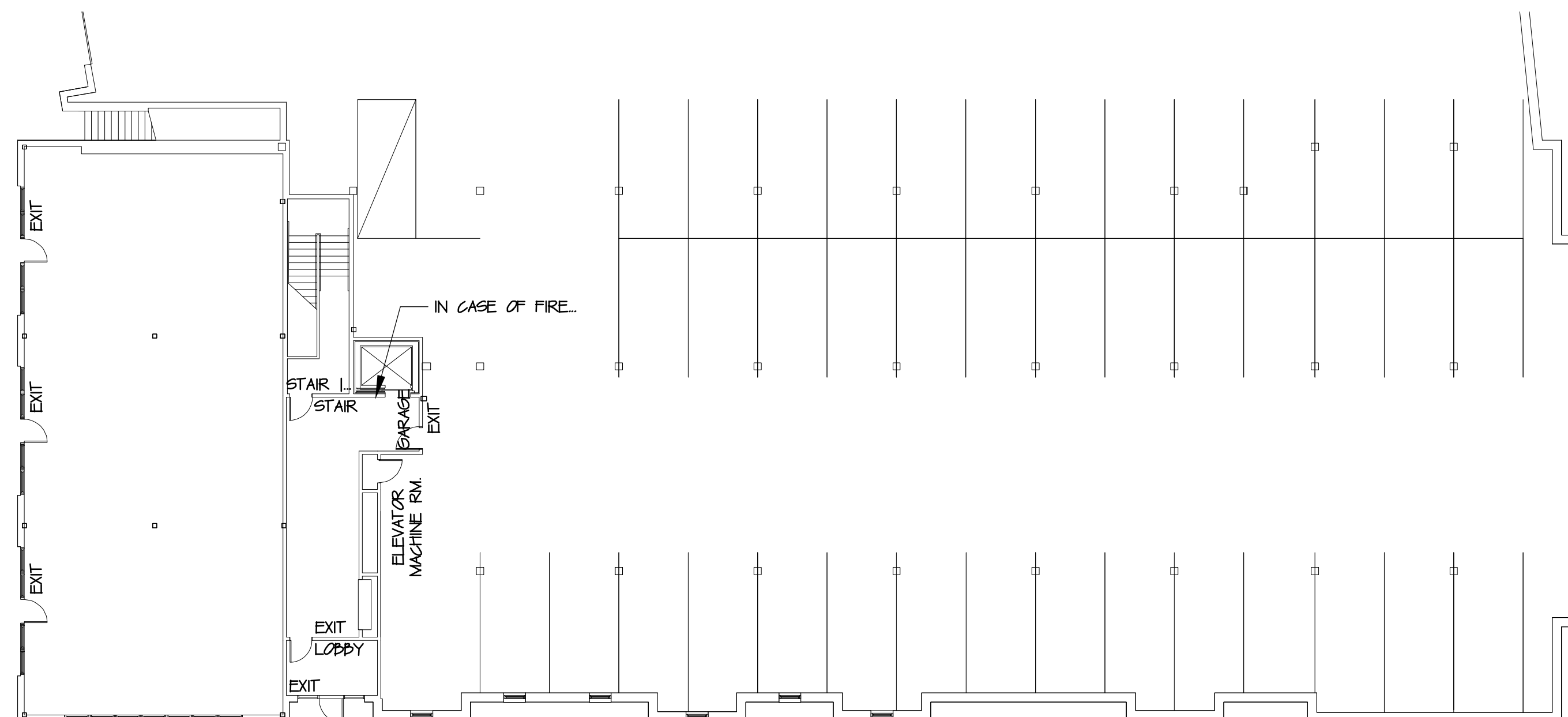


THIRD & FOURTH FLOORS BUILDING I
Scale: No Scale

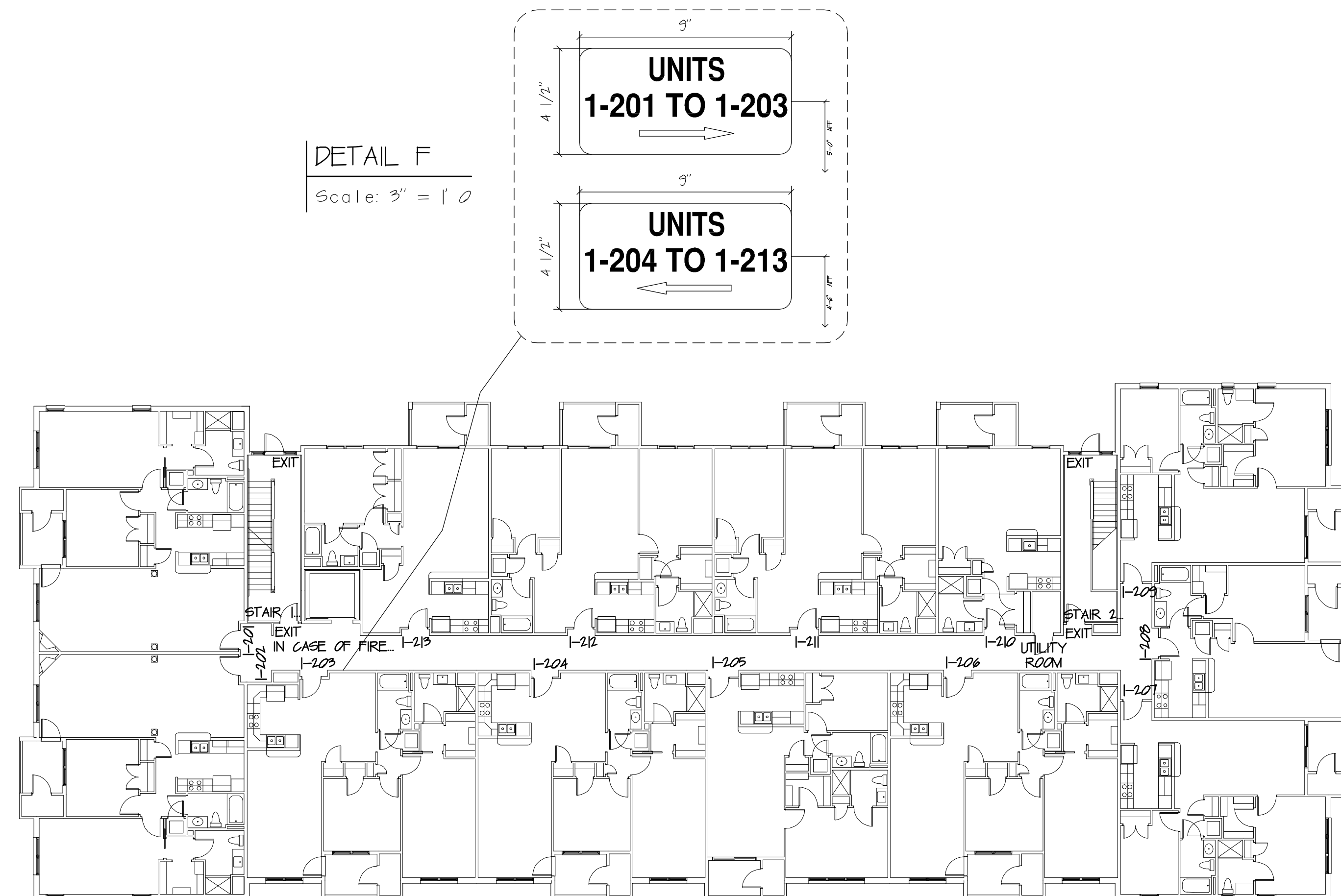
NOTE:
UNIT NUMBERS SHOWN ARE FOR THE THIRD FLOOR
FOURTH FLOOR UNIT NUMBERS SHALL HAVE 4 IN
PLACE OF 3 AS THE SECOND DIGIT
EX: 1-401, 1-402, 1-403, 1-404, ETC.



FIFTH FLOOR BUILDING I
Scale: No Scale



GARAGE LEVEL BUILDING I
Scale: No Scale



SECOND FLOOR BUILDING I
Scale: No Scale

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

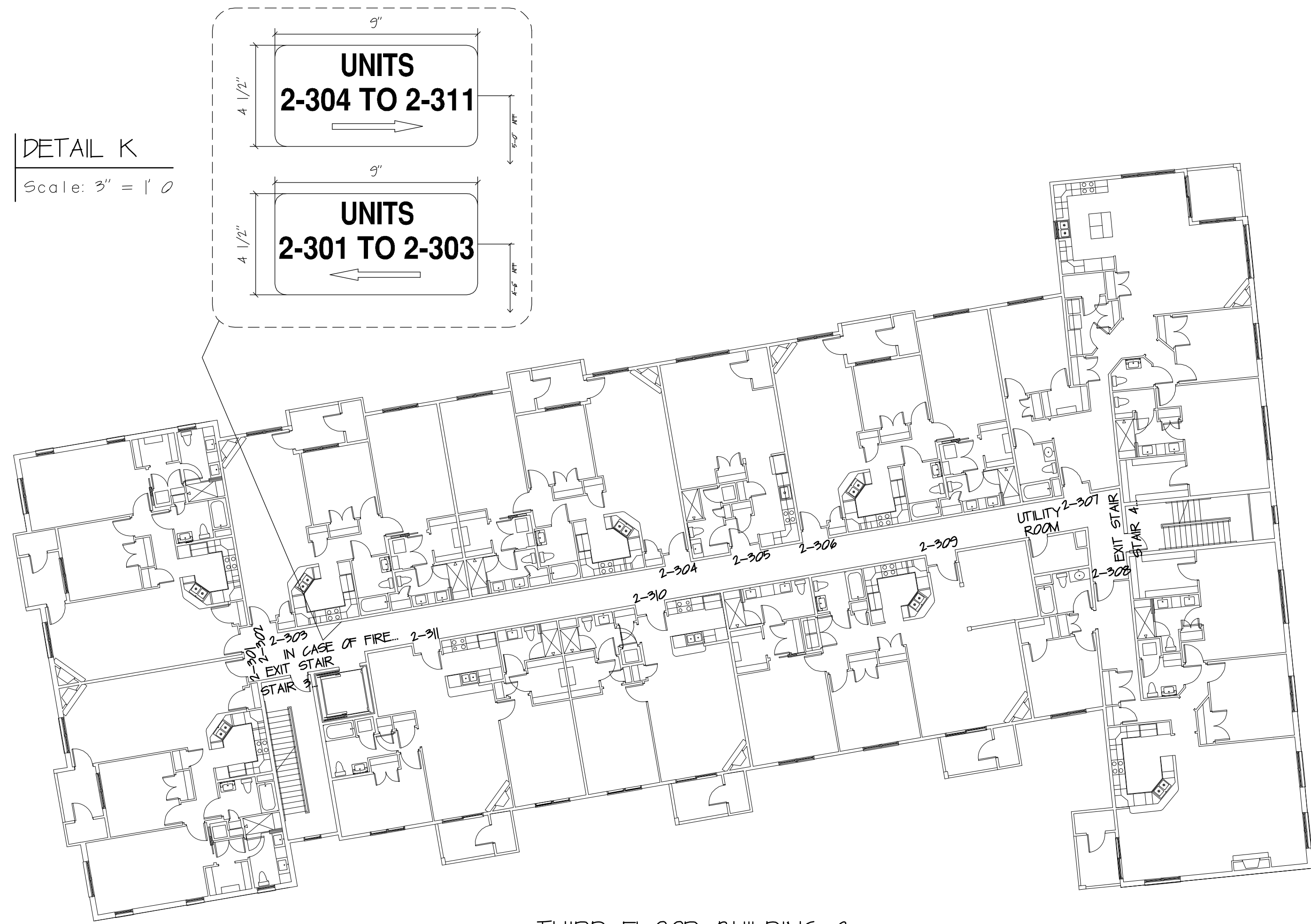
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c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

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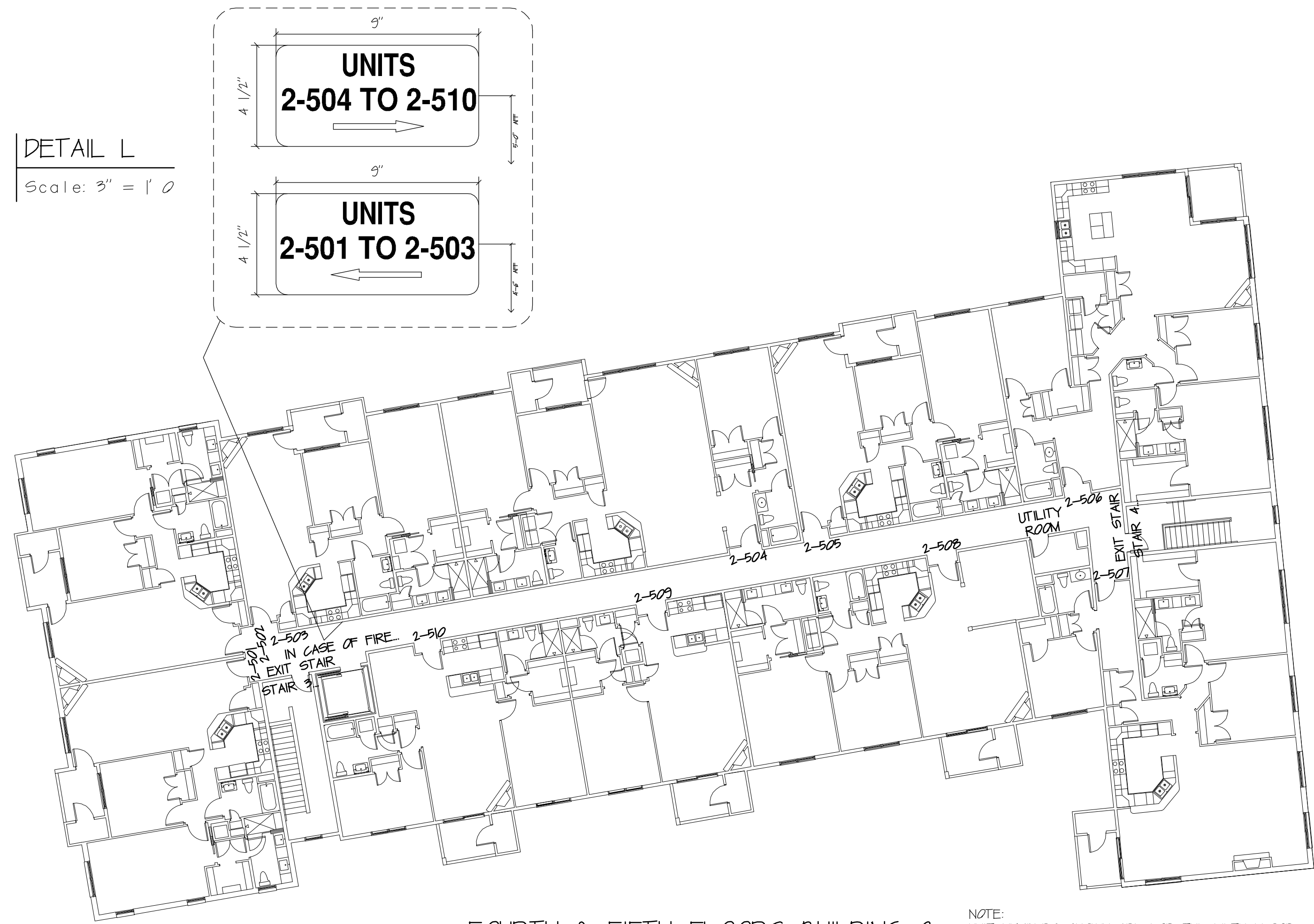
SIGNAGE SCHEDULE
Scale: As Shown
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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SCH.5

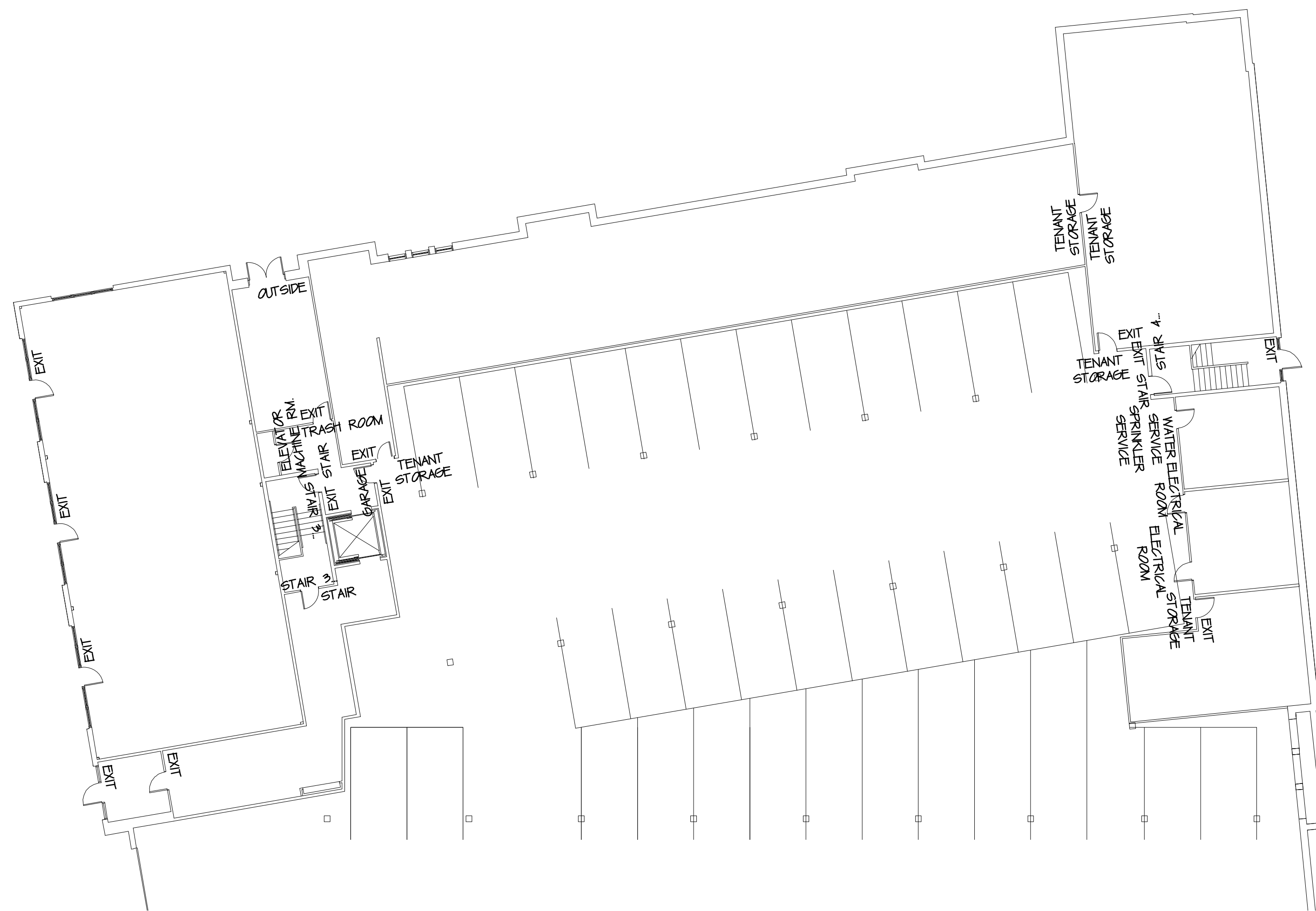


THIRD FLOOR BUILDING 2
Scale: No Scale

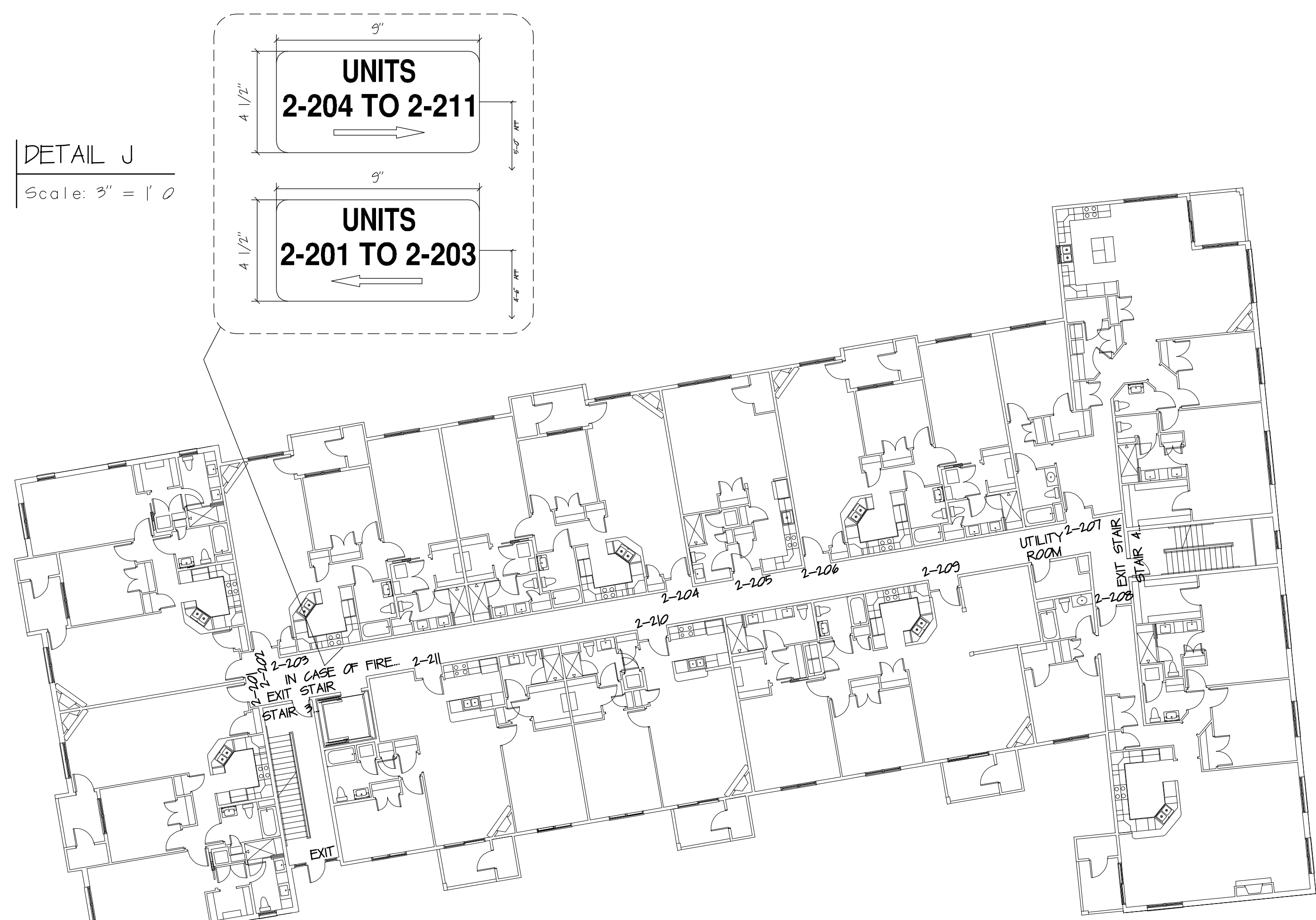


FOURTH & FIFTH FLOORS BUILDING 2
Scale: No Scale

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

DAVID M. WHITE, ARCHITECT
403 Tibbets Hill Road
PO Box 447
Goffstown, NH 07045
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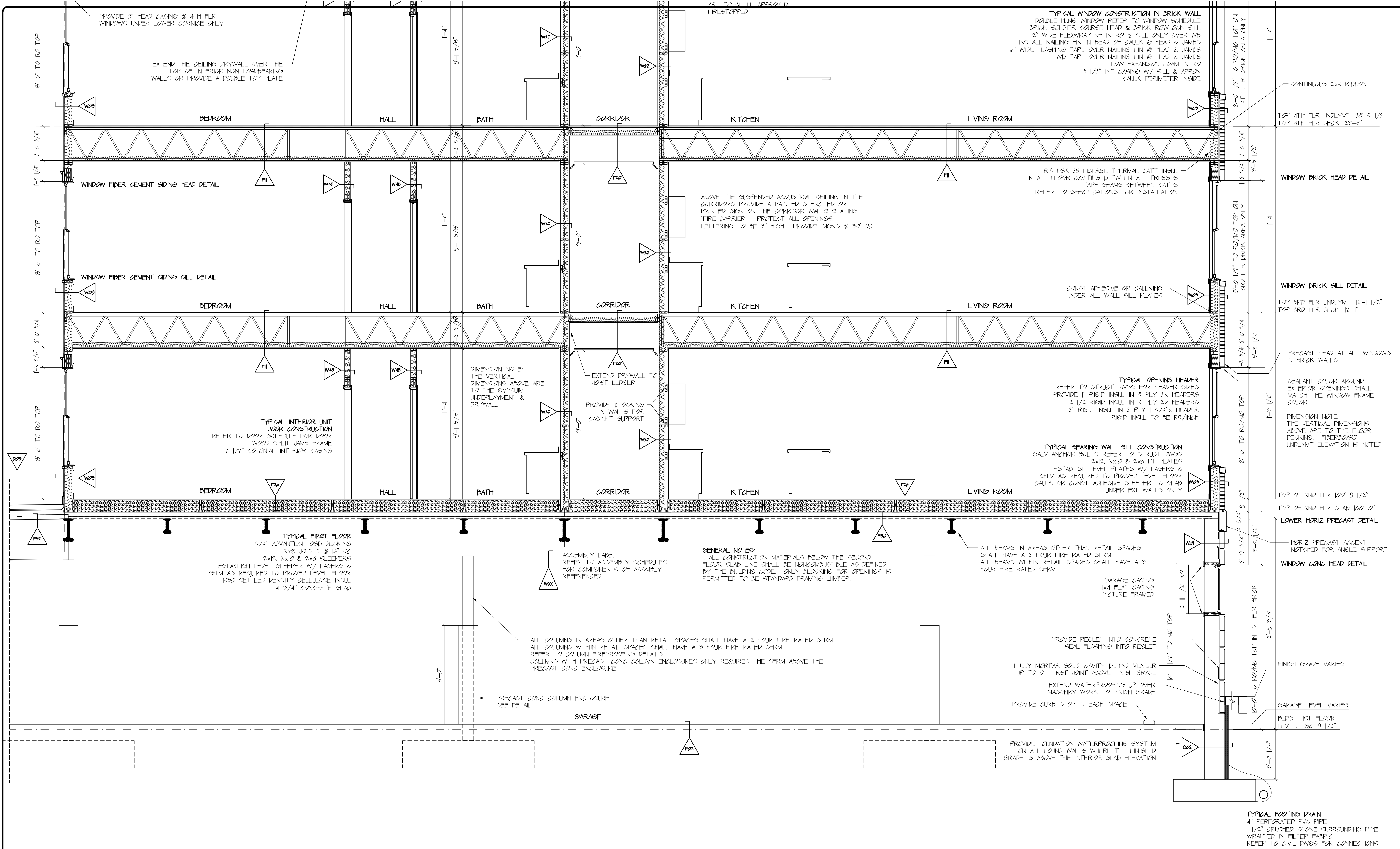
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SIGNAGE SCHEDULE
Scale: As Shown
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

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

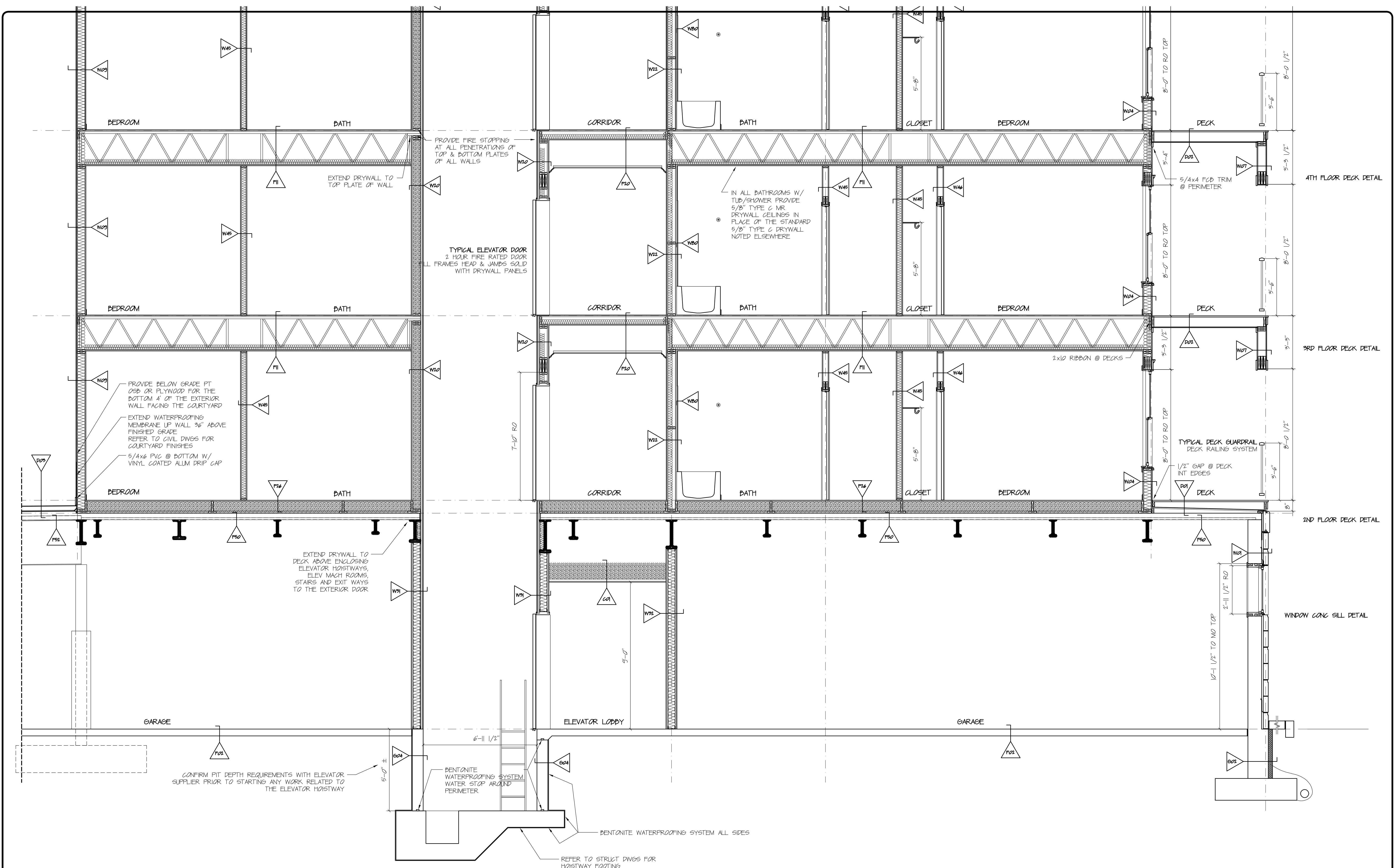
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95 Fay Street Suite 5-2
Boston, MA 02118

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

REVISIONS:

DRG. NO.
GARAGE LEVEL
GSC.1



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

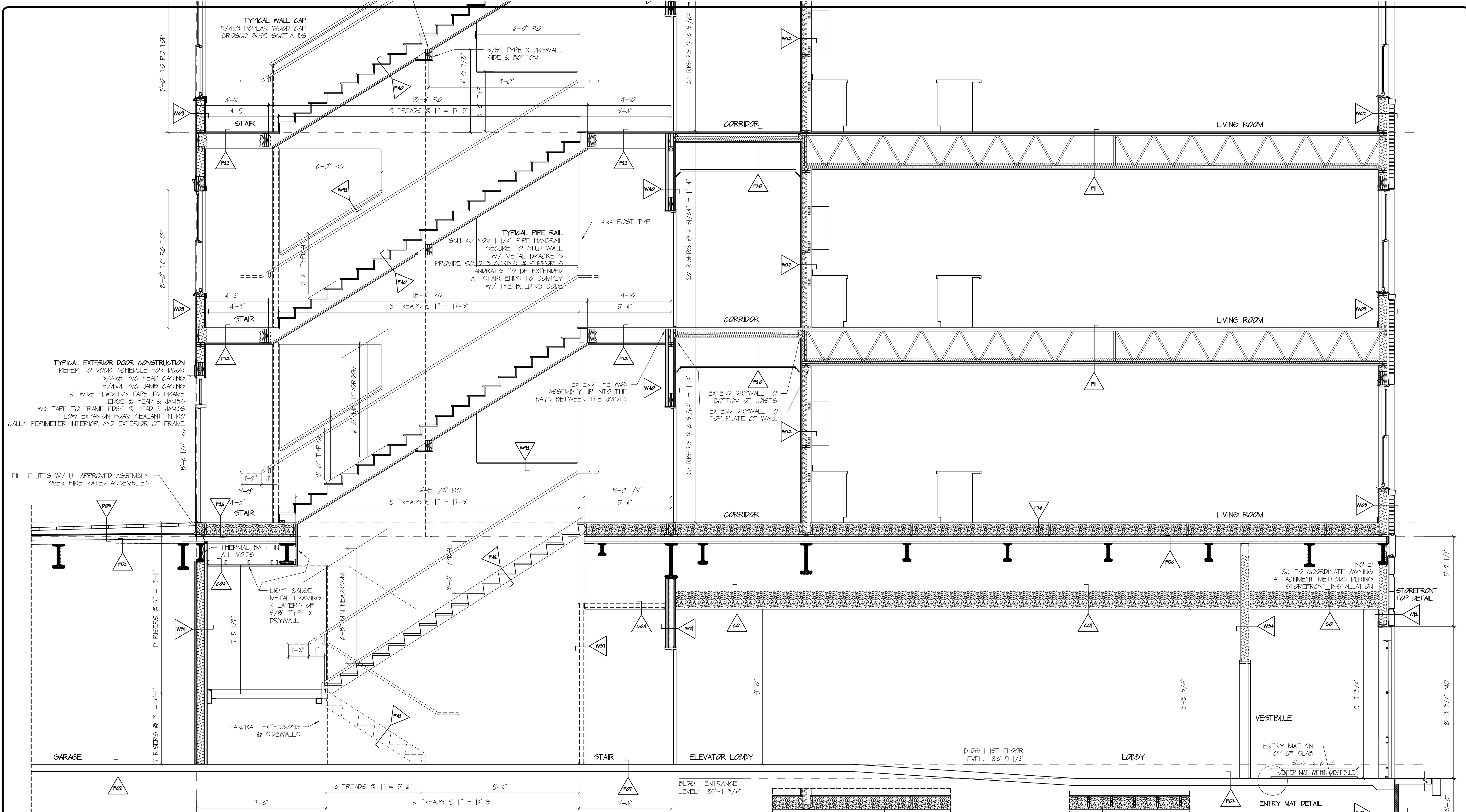
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c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
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SECTION 02
Scale: 3/8" = 1'-0"
Commission No.: 11-013
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REVISIONS:

DRG. NO.
GARAGE LEVEL
GSC.2



TYPICAL EXTERIOR DOOR CONSTRUCTION
 REFER TO DOOR SCHEDULE FOR DOOR
 5/4x8 PVC HEAD CASING
 5/4x4 PVC JAMB CASING
 6" WIDE FLASHING TAPE TO FRAME
 EDGE @ HEAD & JAMBS
 WD TAPE TO FRAME EDGE @ HEAD & JAMBS
 LOW EXPANSION FOAM SEALANT IN RD
 CAULK PERIMETER INTERIOR AND EXTERIOR OF FRAME

TYPICAL WALL CAP
 5/4x3 POPLAR WOOD CAP
 PROSCO 8099 SCOTIA PG

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

FILL FLUTES W/ UL APPROVED ASSEMBLY
 OVER FIRE RATED ASSEMBLIES

THERMAL BATT IN ALL VOIDS

LIGHT GAUGE METAL FRAMING
 2 LAYERS OF
 5/8" TYPE X DRYWALL

GARAGE

HANDRAIL EXTENSIONS
 @ SIDEWALLS

BLDG 1 ENTRANCE
 LEVEL: 86-9 1/2"

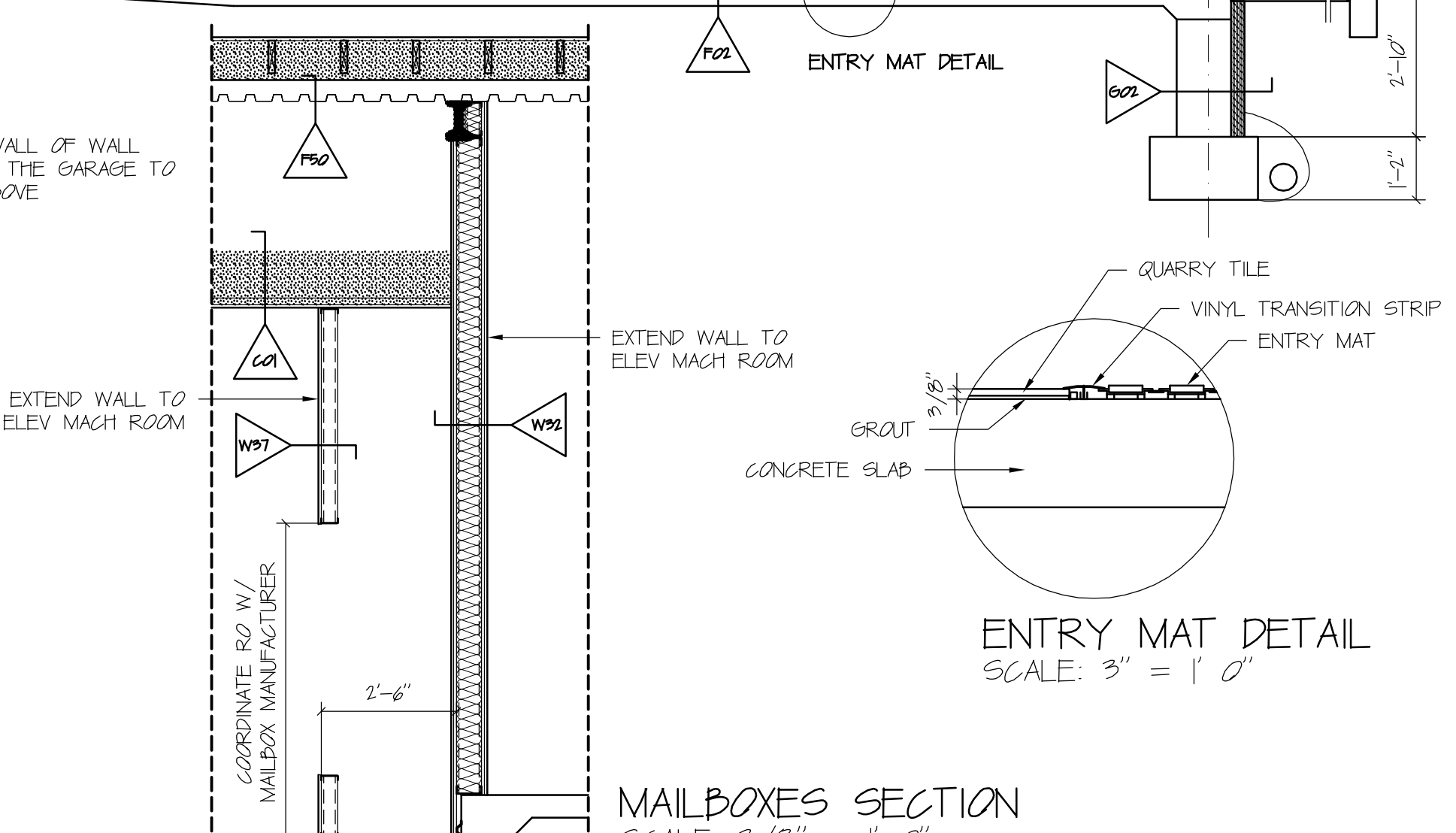
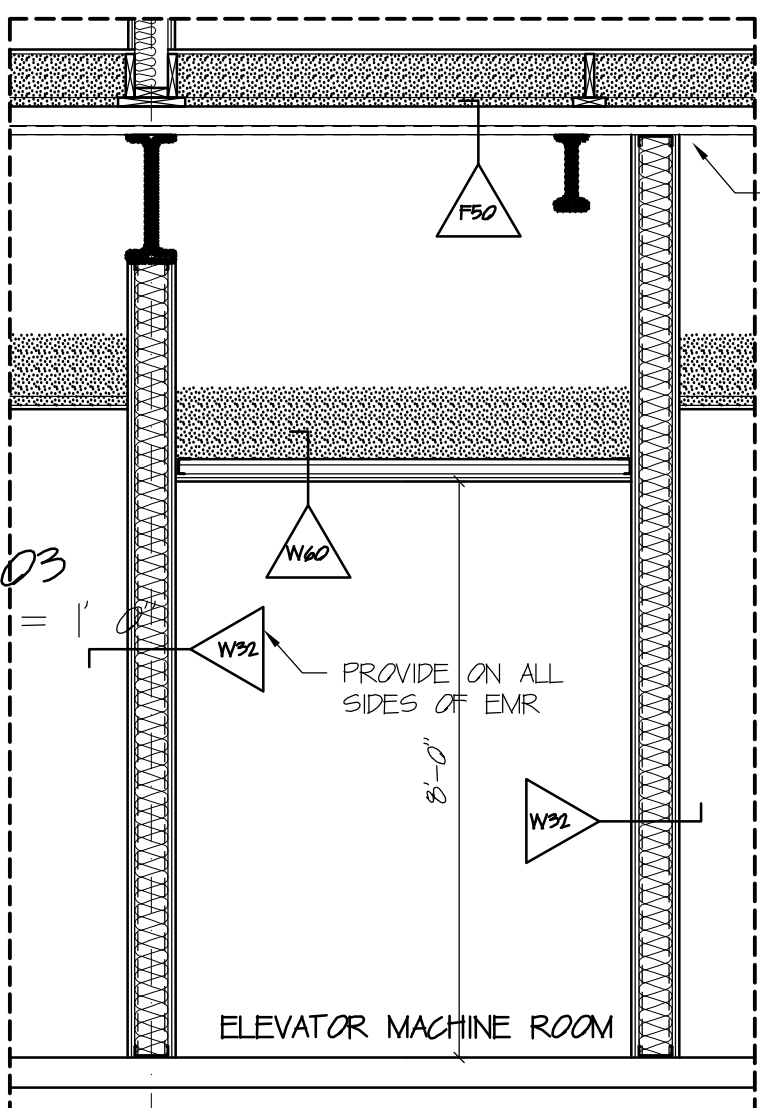
BLDG 1 1ST FLOOR
 LEVEL: 86-9 1/2"

NOTE
 GC TO COORDINATE AWNING
 ATTACHMENT METHODS DURING
 STOREFRONT INSTALLATION

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

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

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



ENTRY MAT DETAIL
 SCALE: 3" = 1' 0"

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

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 35 Foy Street Suite 5-2
 Boston, MA 02118

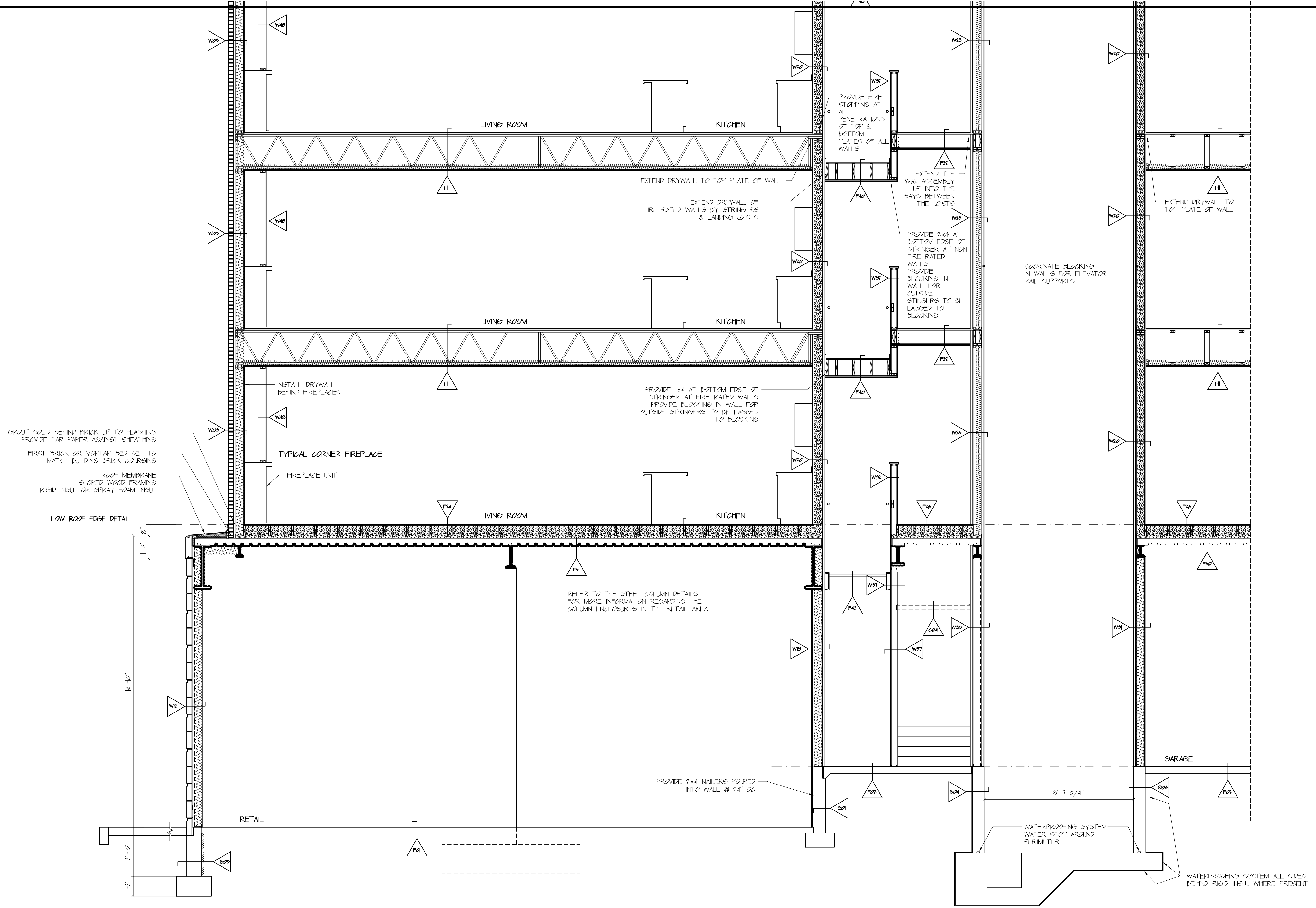
THE BAY HOUSE
 Middle Street
 Portland, Maine

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

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 GARAGE LEVEL

GSC.3



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

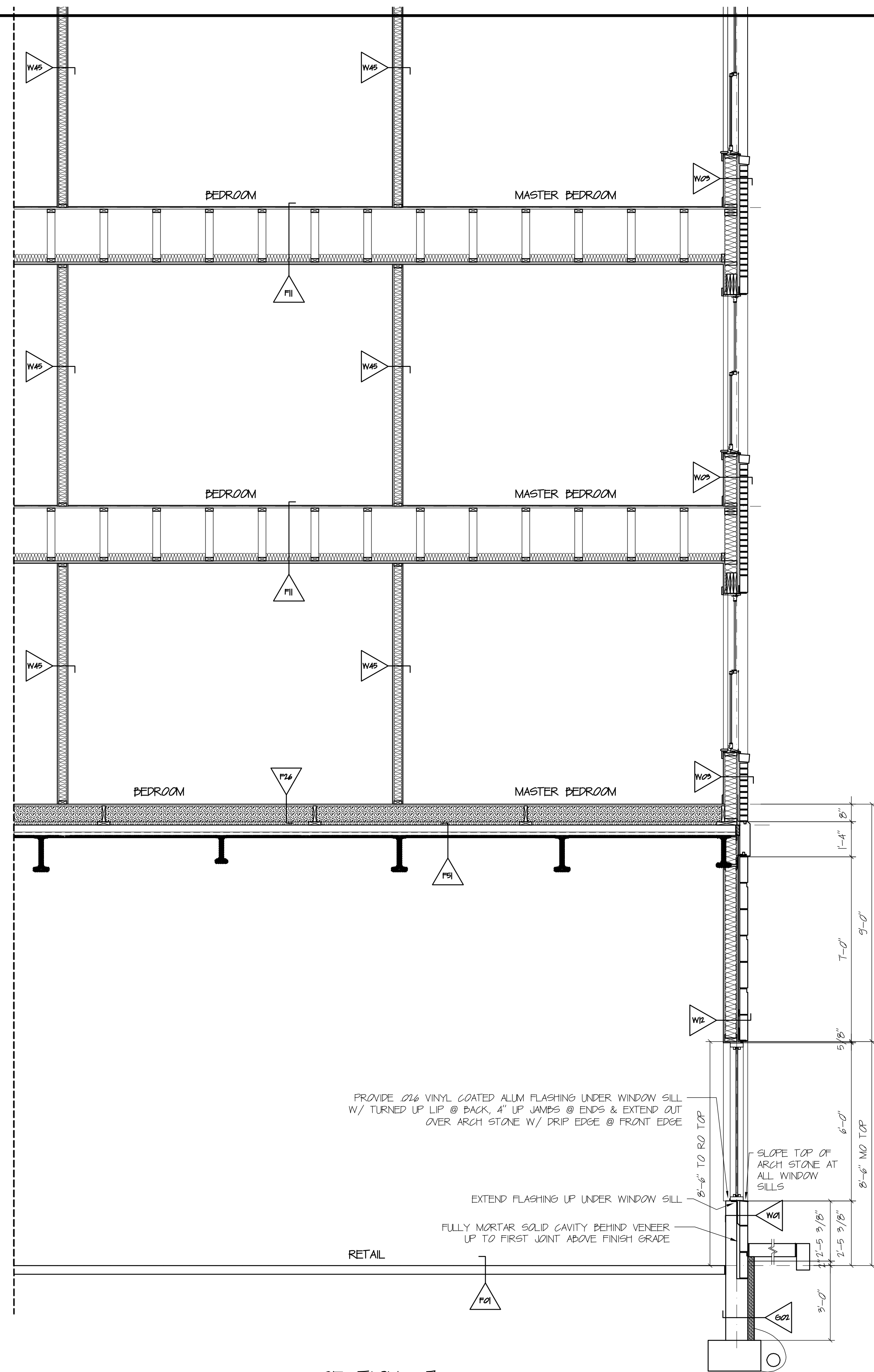
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 Portland, Maine

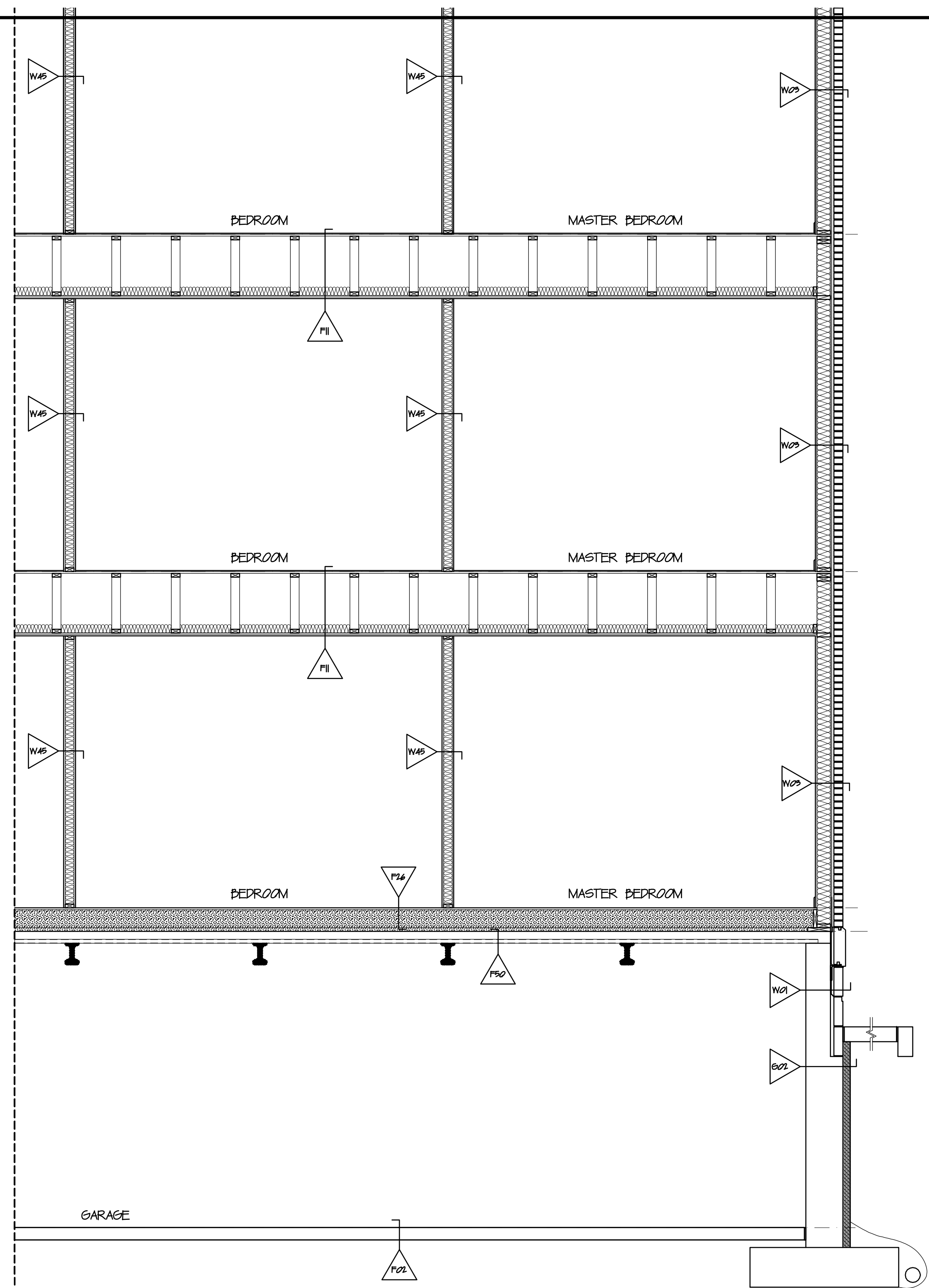
SECTION 04
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

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OSC.A



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



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

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

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

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

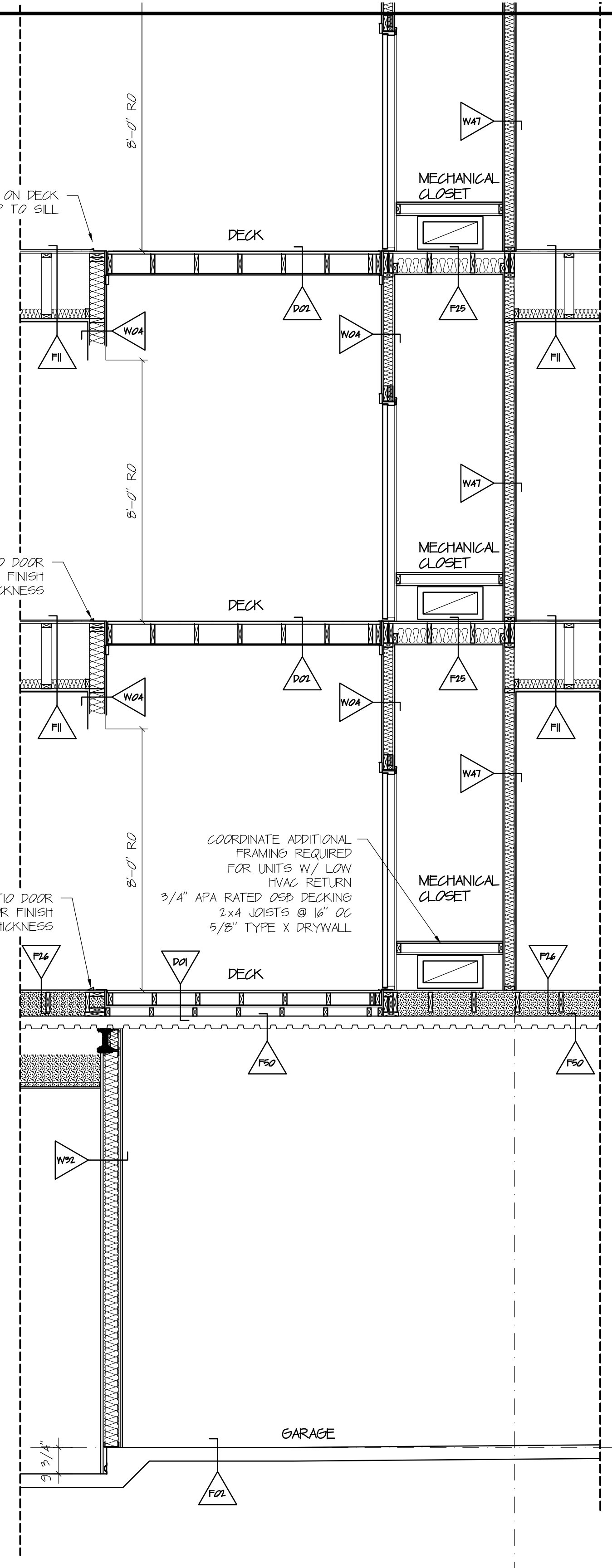
REVISIONS:

DRG. NO.
GARAGE LEVEL
ESC.6

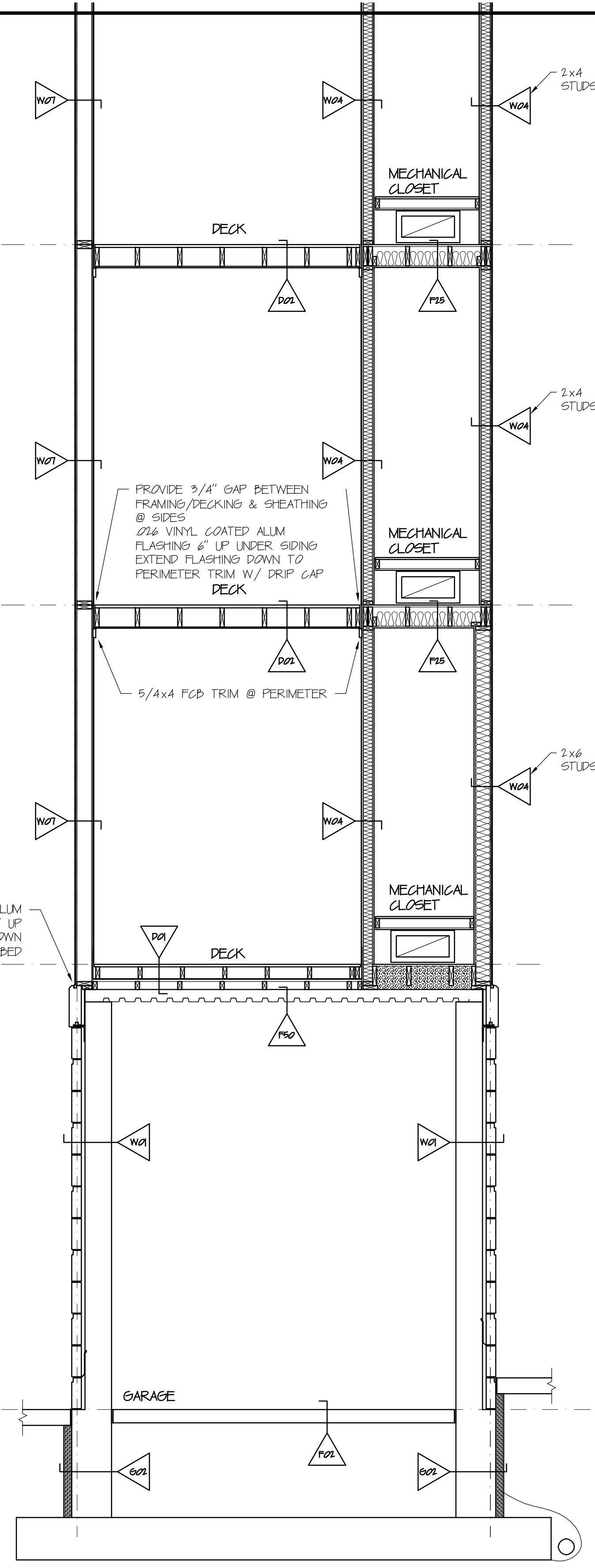
PATIO DOOR TO BE INSTALLED DIRECTLY ON DECK UNDERLAYMENT TO BE INSTALLED UP TO SILL

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

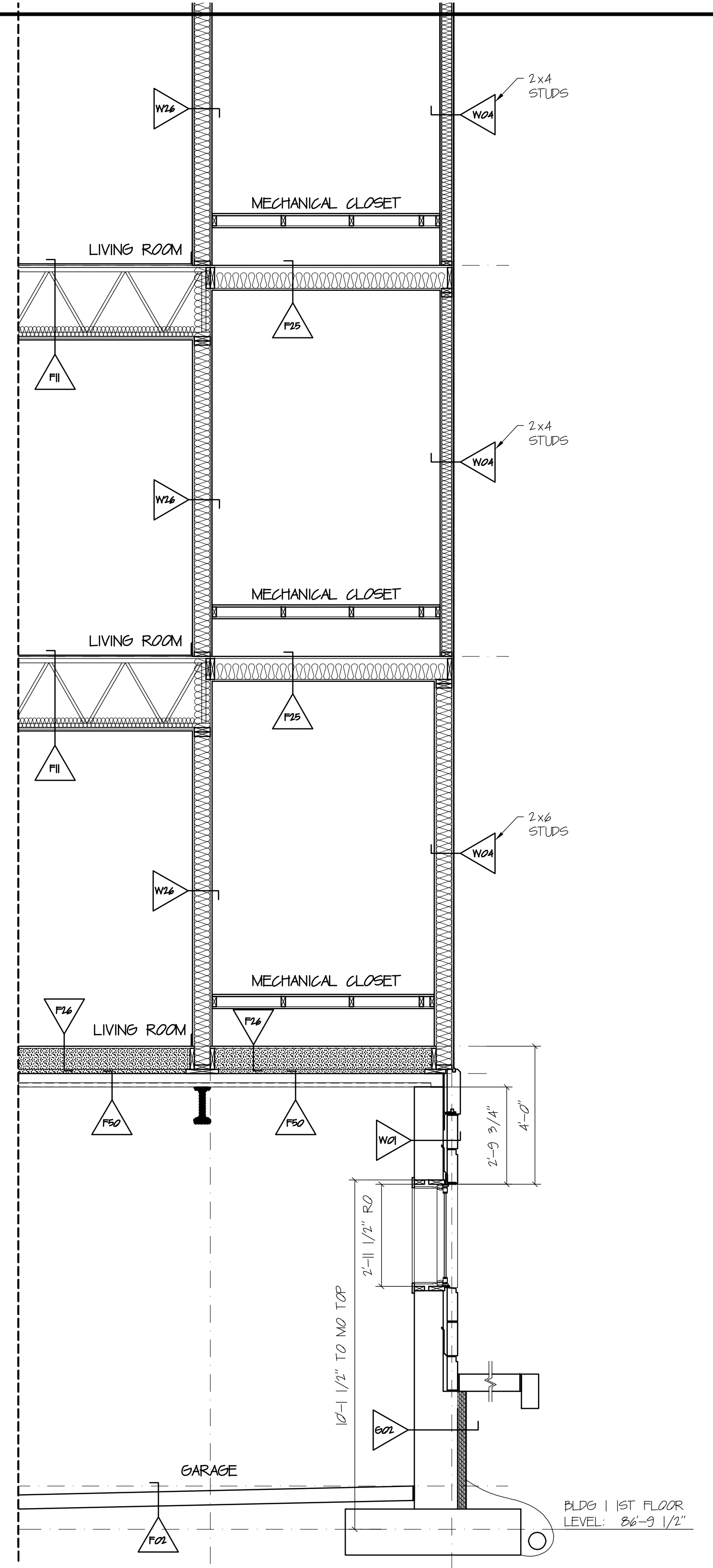
PVC OR WOOD MIN 12 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS



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



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



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

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

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Boston, MA 02118

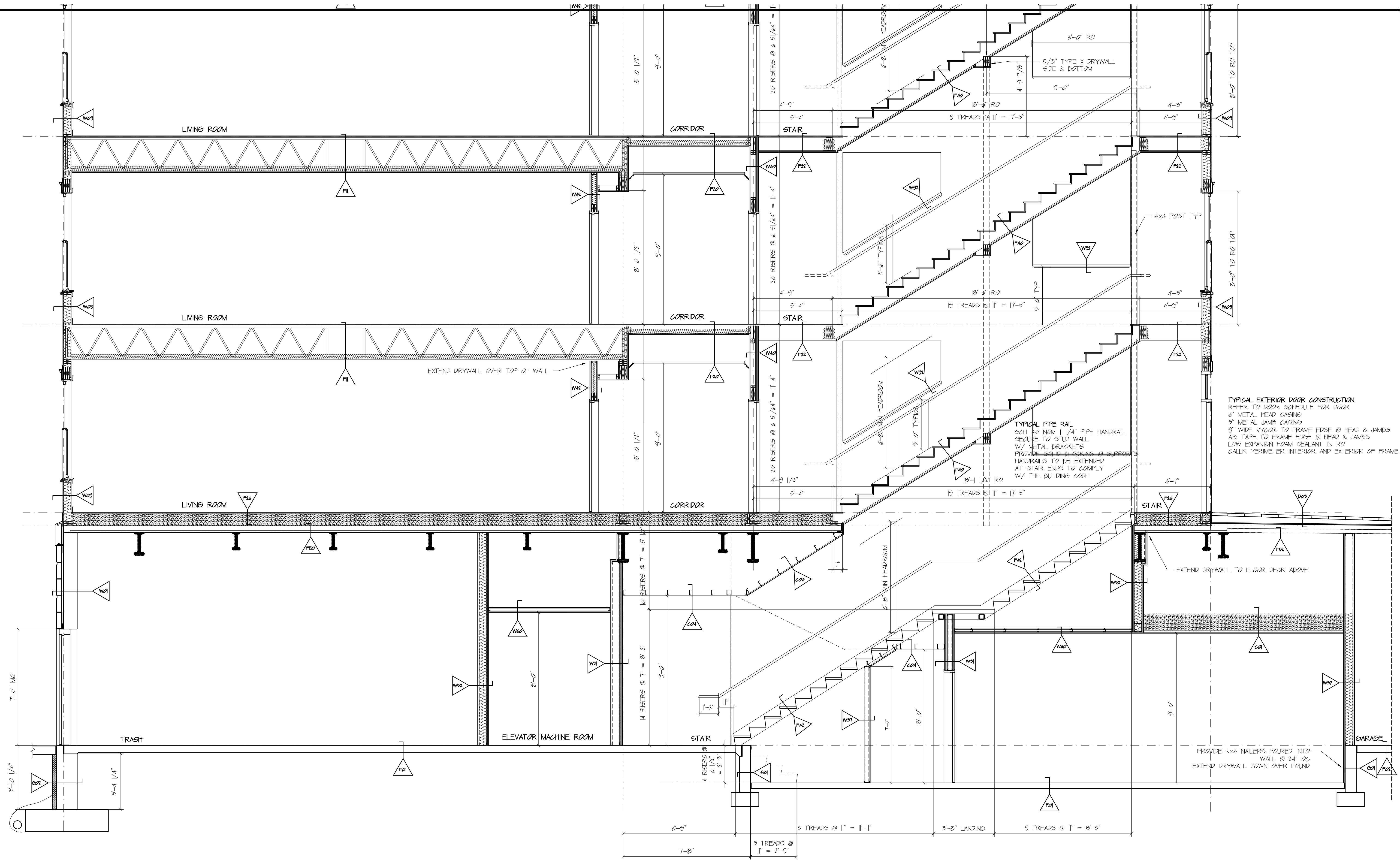
THE BAY HOUSE
Middle Street
Portland, Maine

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

REVISIONS:

DRG. NO.
GARAGE LEVEL

OSC.7



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

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
CALK 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 ~~SLIP RESISTANT~~ SURFACES
HANDRAILS TO BE EXTENDED
AT STAIR ENDS TO COMPLY
W/ THE BUILDING CODE

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

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

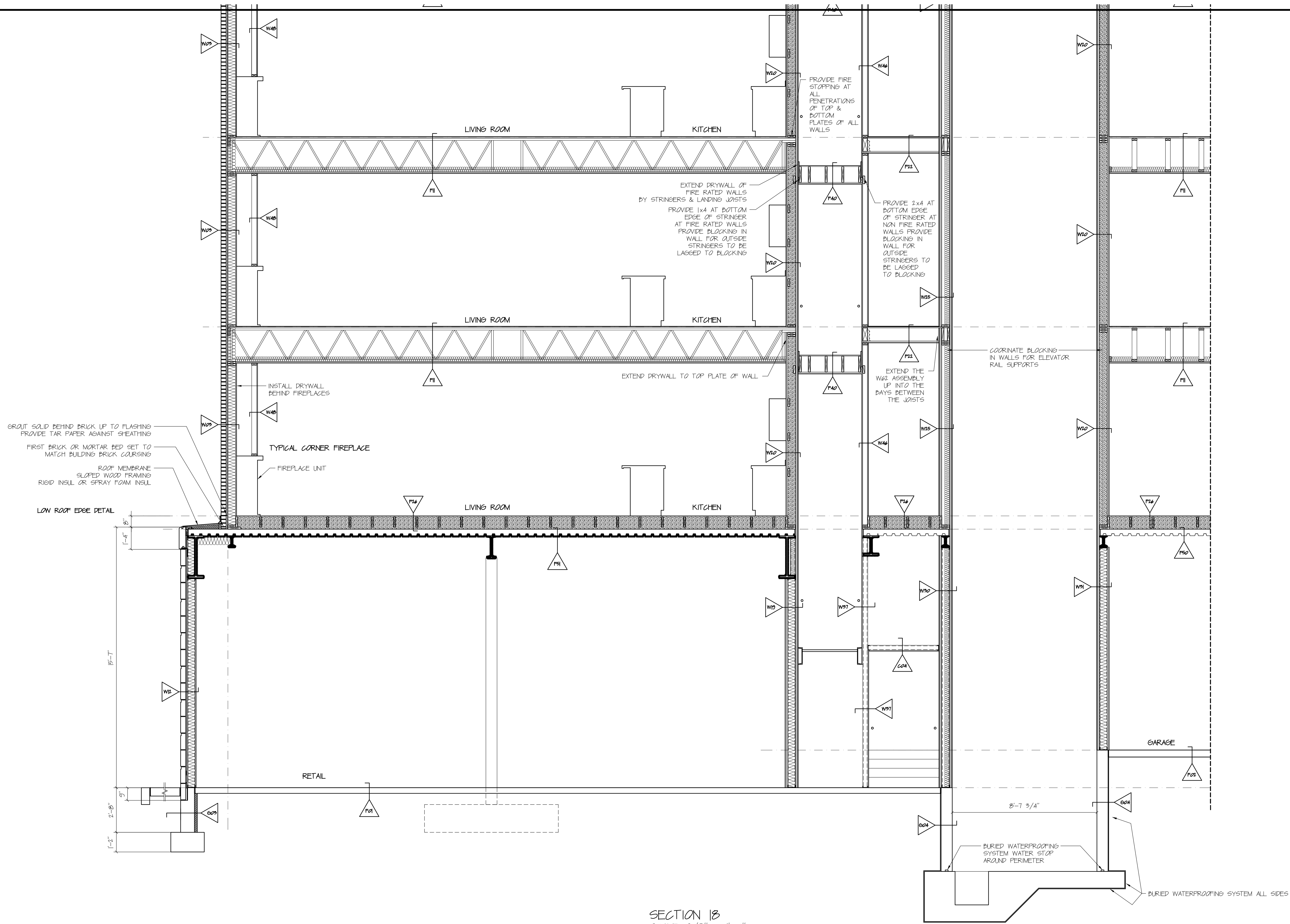
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c/o Atlas Investments Group
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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

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

REVISIONS:

DRG. NO.
GARAGE LEVEL
ESC.11



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

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PO Box 447
Goffstown, NH 07045
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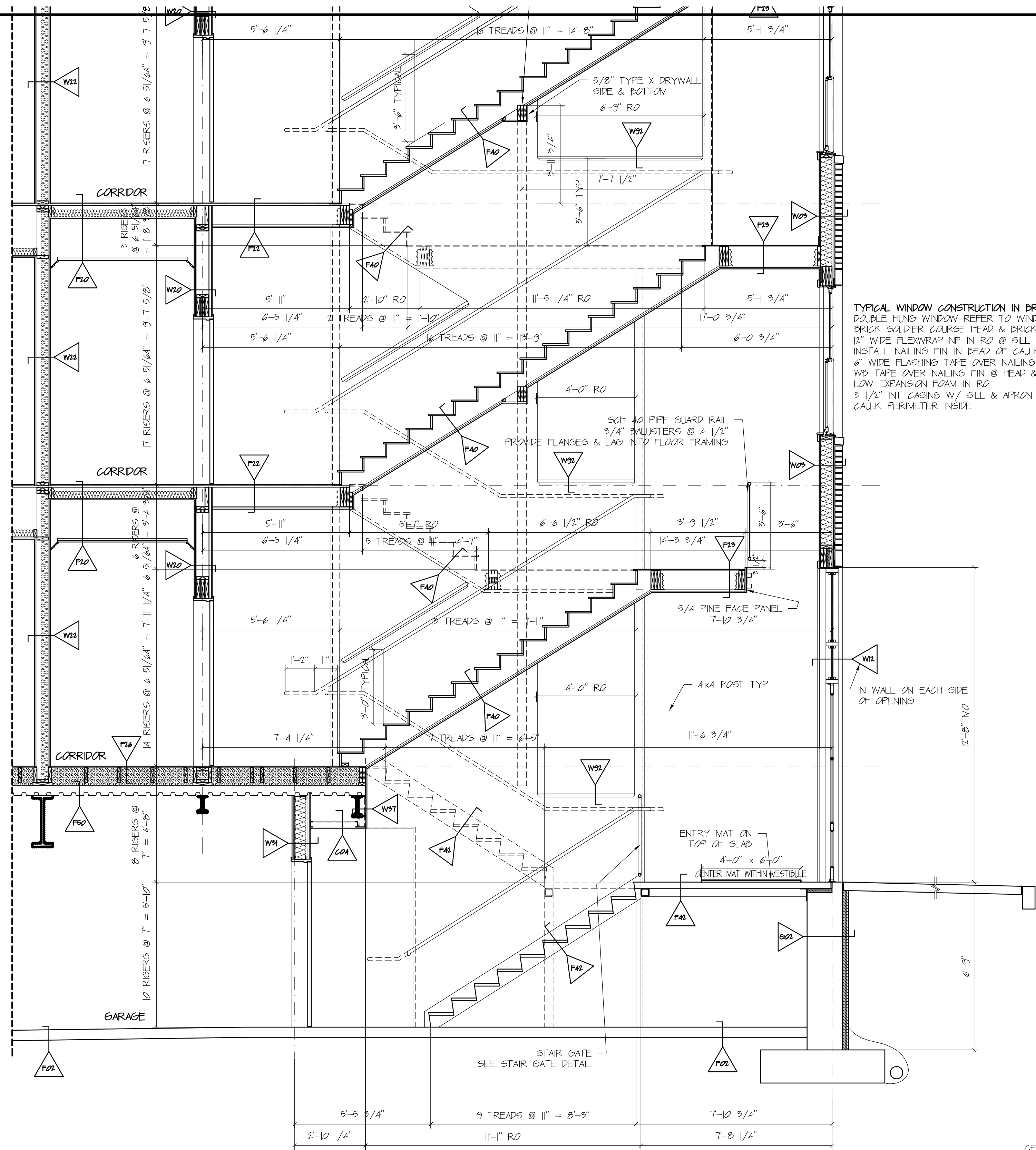
THE VILLAGE AT OCEAN GATE, LLC
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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

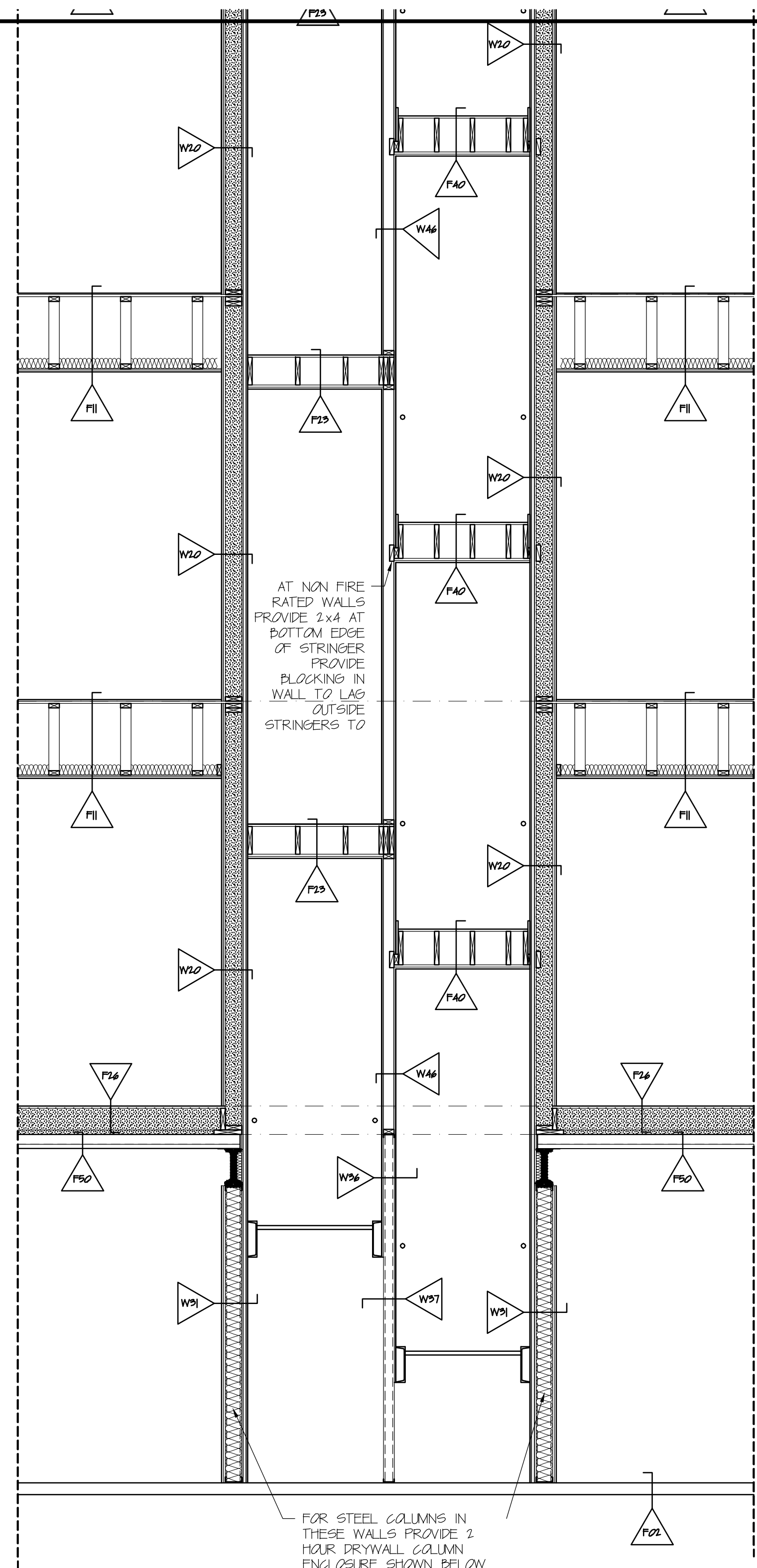
SECTION 1B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

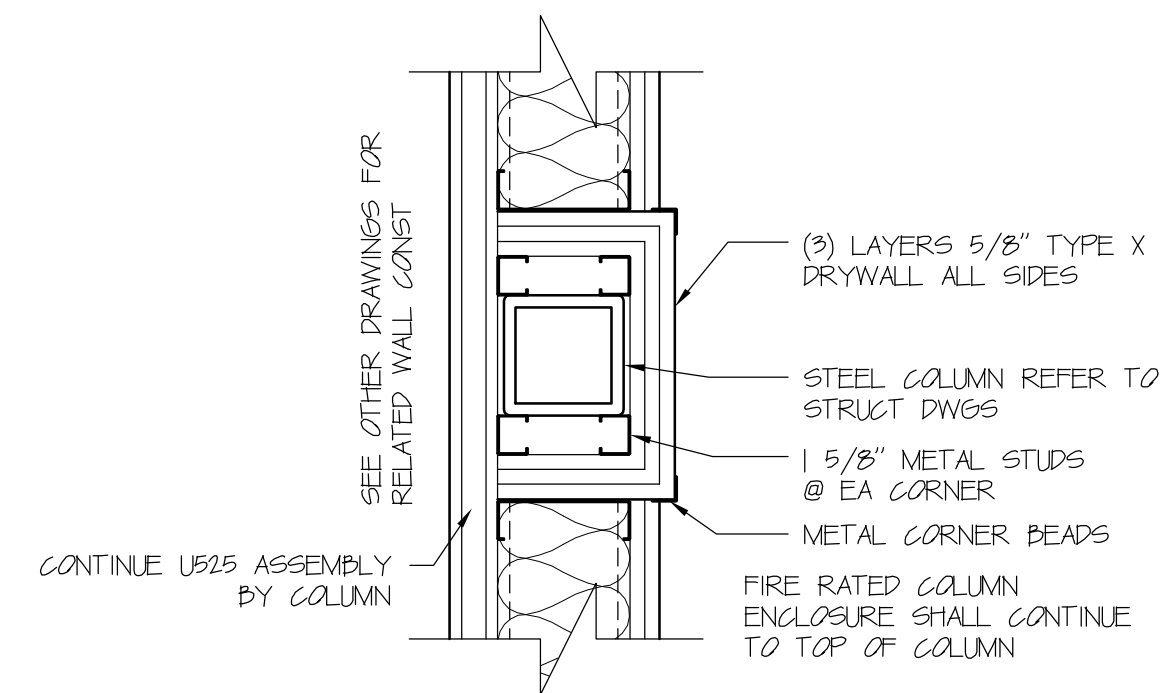
DRG. NO.
GARAGE LEVEL
GSC.12



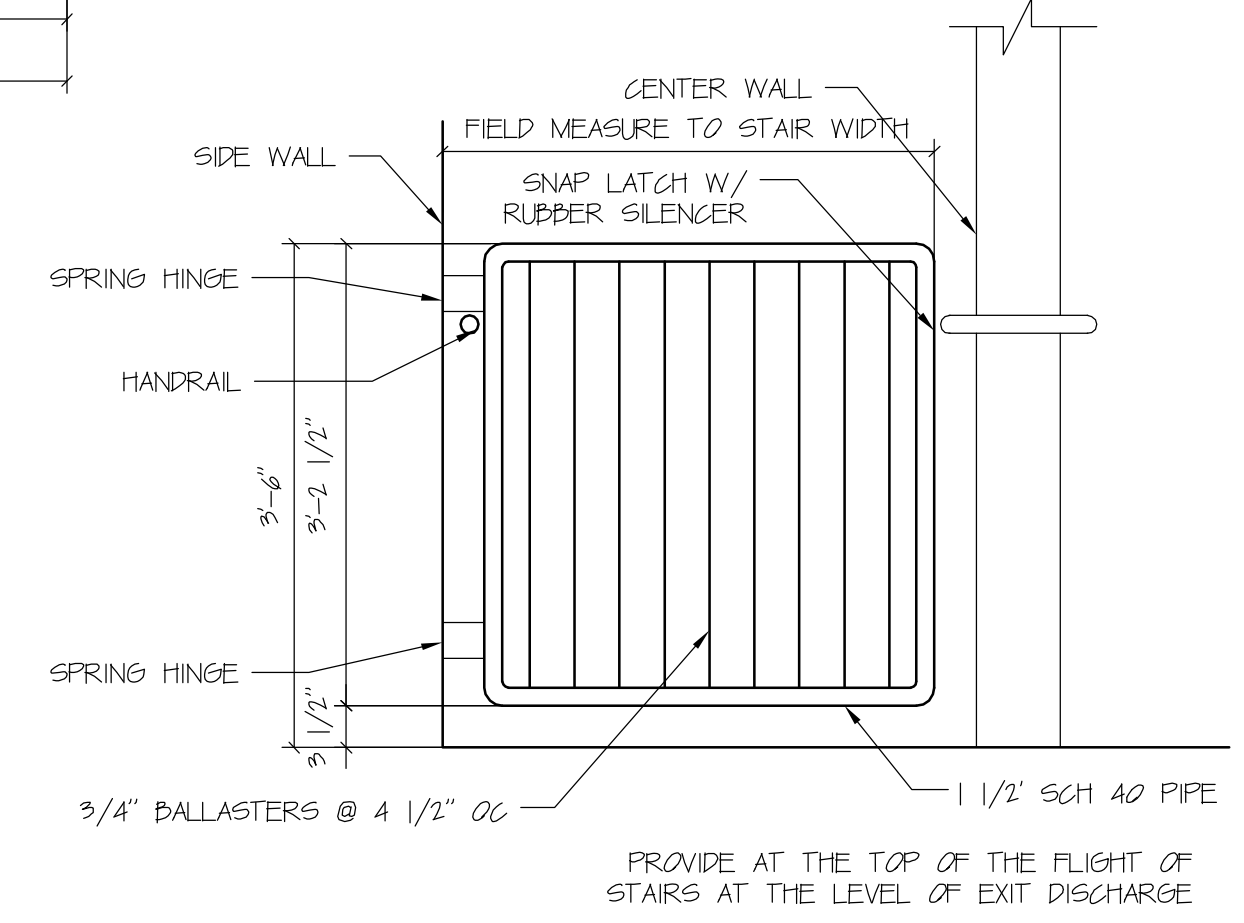
TYPICAL WINDOW CONSTRUCTION IN BRICK WALL
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE
 BRICK SOLDIER COURSE HEAD & BRICK ROWLOCK SILL
 12" WIDE FLEXWRAP NF IN RO @ SILL ONLY OVER WP
 INSTALL NAILING FIN IN BEAD @ HEAD & JAMBS
 6" WIDE FLASHING TAPE OVER NAILING FIN @ HEAD & JAMBS
 WP TAPE OVER NAILING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



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



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



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

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

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

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 c/o Atlas Investments Group
 95 Fay Street Suite 5-2
 Boston, MA 02118

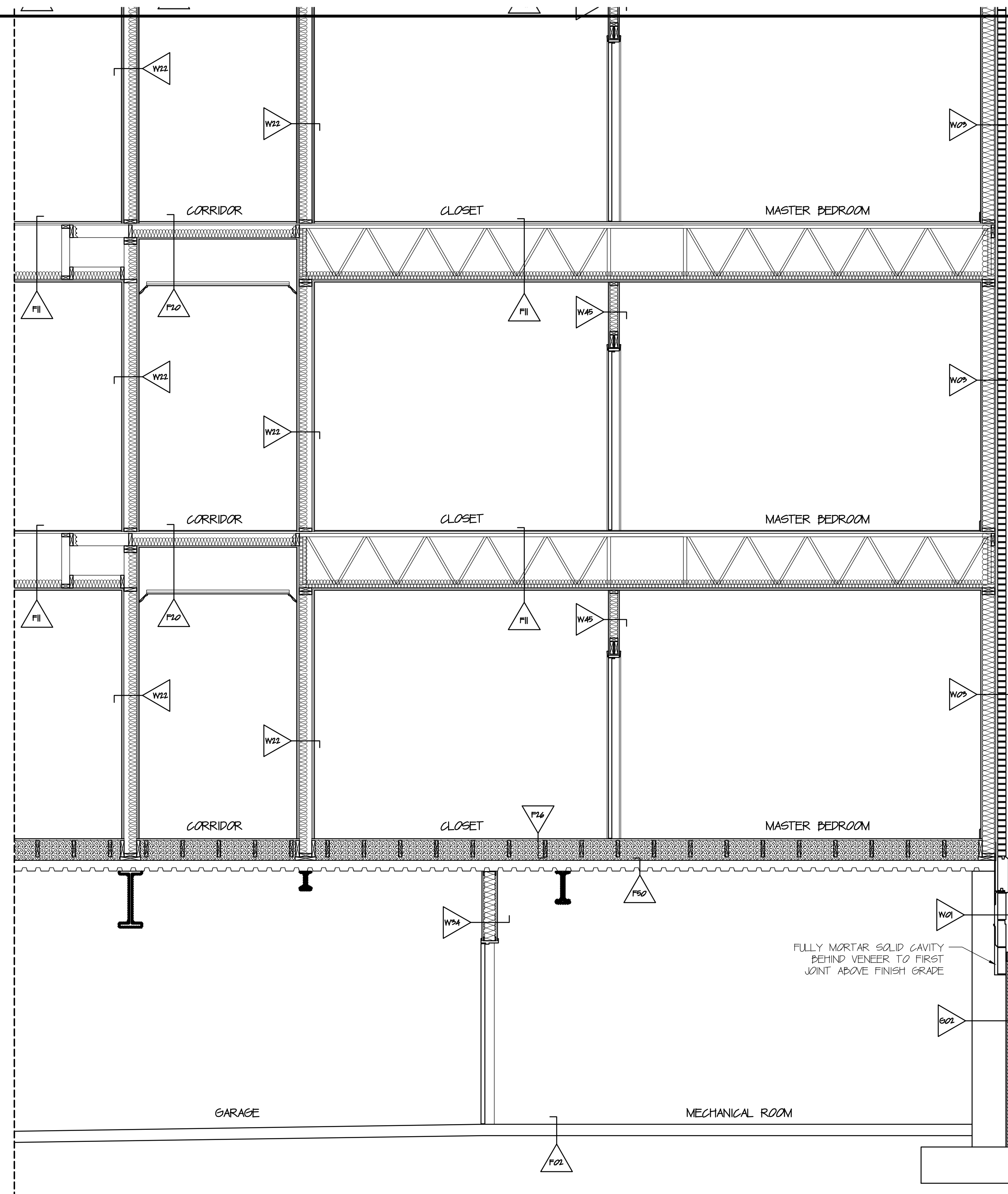
THE BAY HOUSE
 Middle Street
 Portland, Maine

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

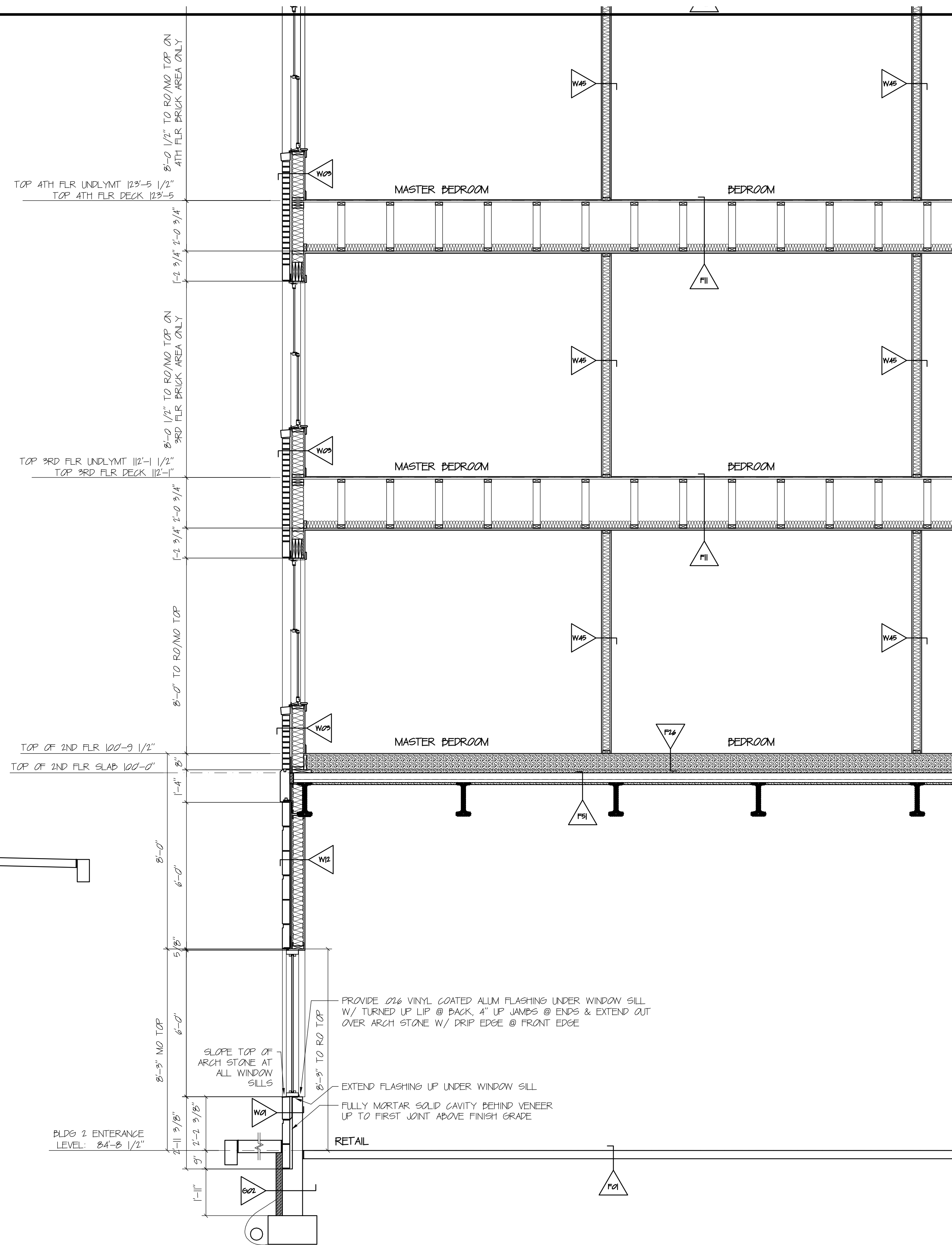
REVISIONS:

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 GARAGE LEVEL

GSC.13



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



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

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403 Tibbets Hill Road
PO Box 447
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35 Fay Street Suite 5-2
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SECTIONS 21 & 22
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

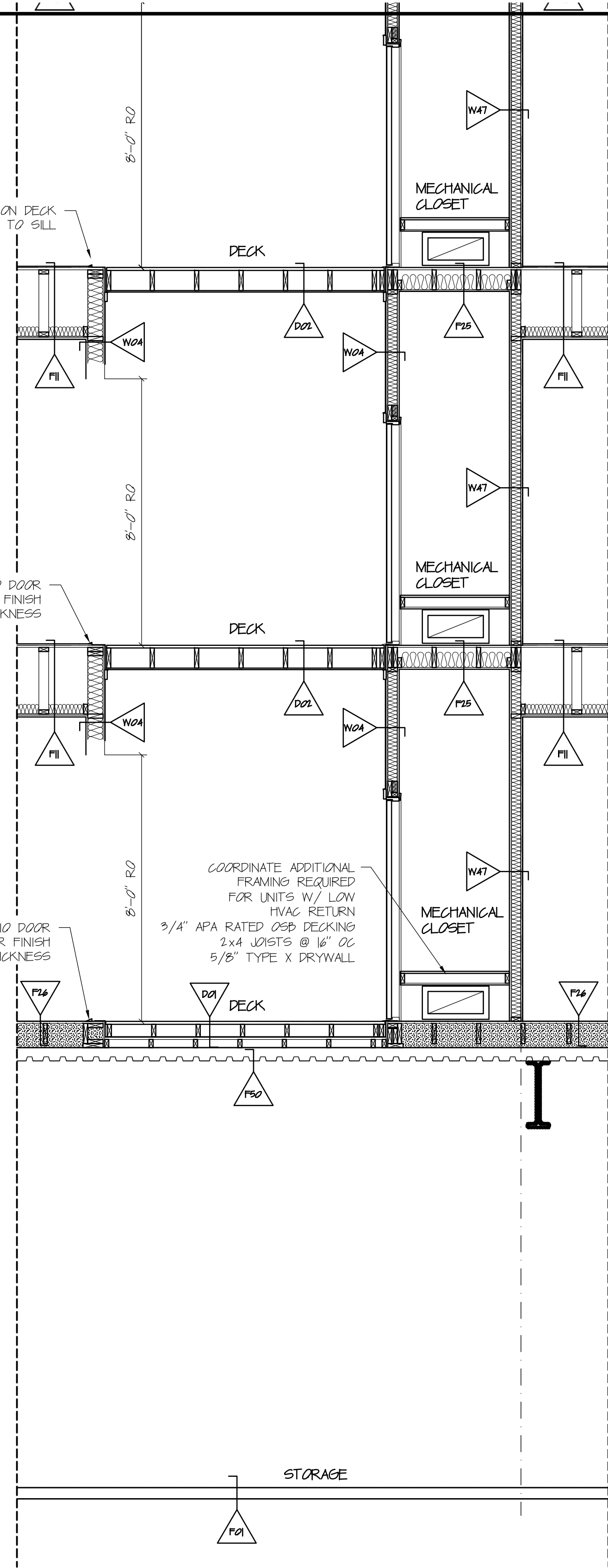
DRG. NO.
GARAGE LEVEL
GSC.1A

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

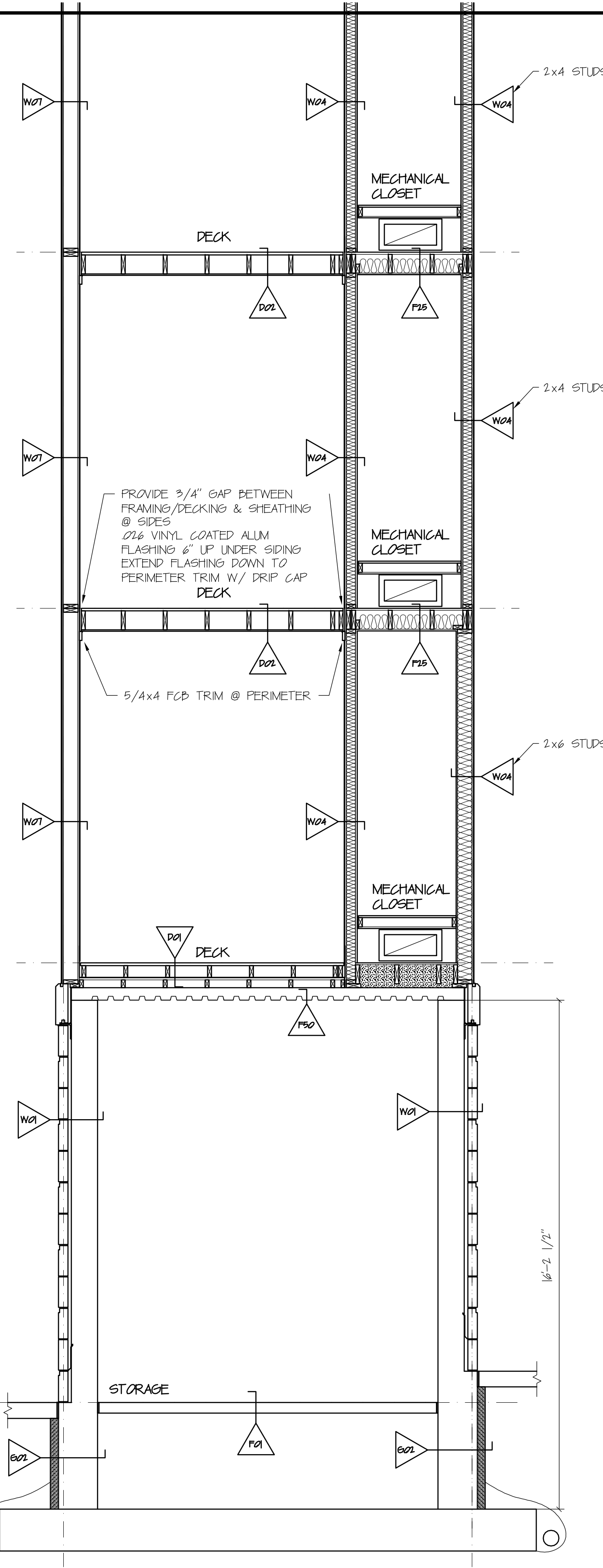
PVC OR WOOD MIN 1/2 SLOPED RAMP AT PATIO DOOR INSTALL UNDER FLOOR FINISH ALLOW FOR FLOOR FINISH THICKNESS

PVC OR WOOD MIN 1/2 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

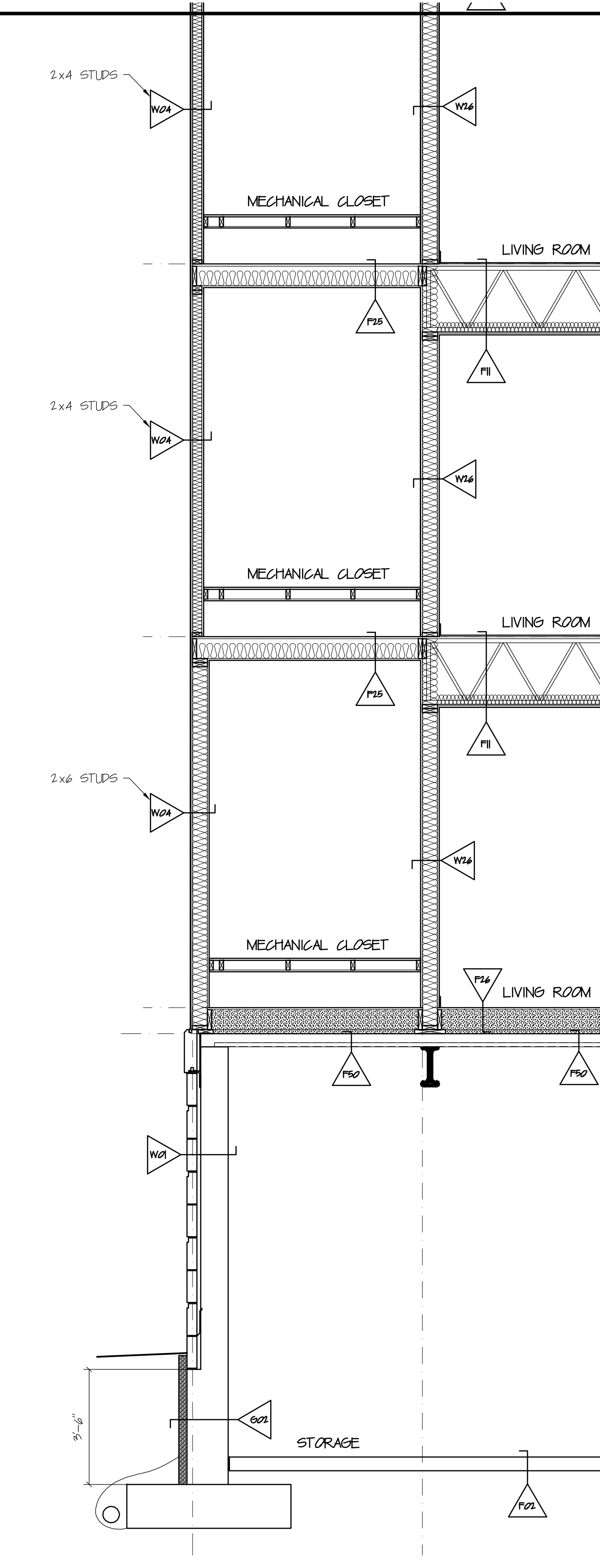


SECTION 23
 SCALE: 3/8" = 1' 0"



PROVIDE 3/4" GAP BETWEEN FRAMING/DECKING & SHEATHING @ SIDES
 0/16 VINYL COATED ALUM FLASHING 6" UP UNDER SIDING EXTEND FLASHING DOWN TO PERIMETER TRIM W/ DRIP GAP
 DECK
 5/4x4 FCB TRIM @ PERIMETER

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



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

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

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

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

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DRG. NO.
 GARAGE LEVEL
GSC.15

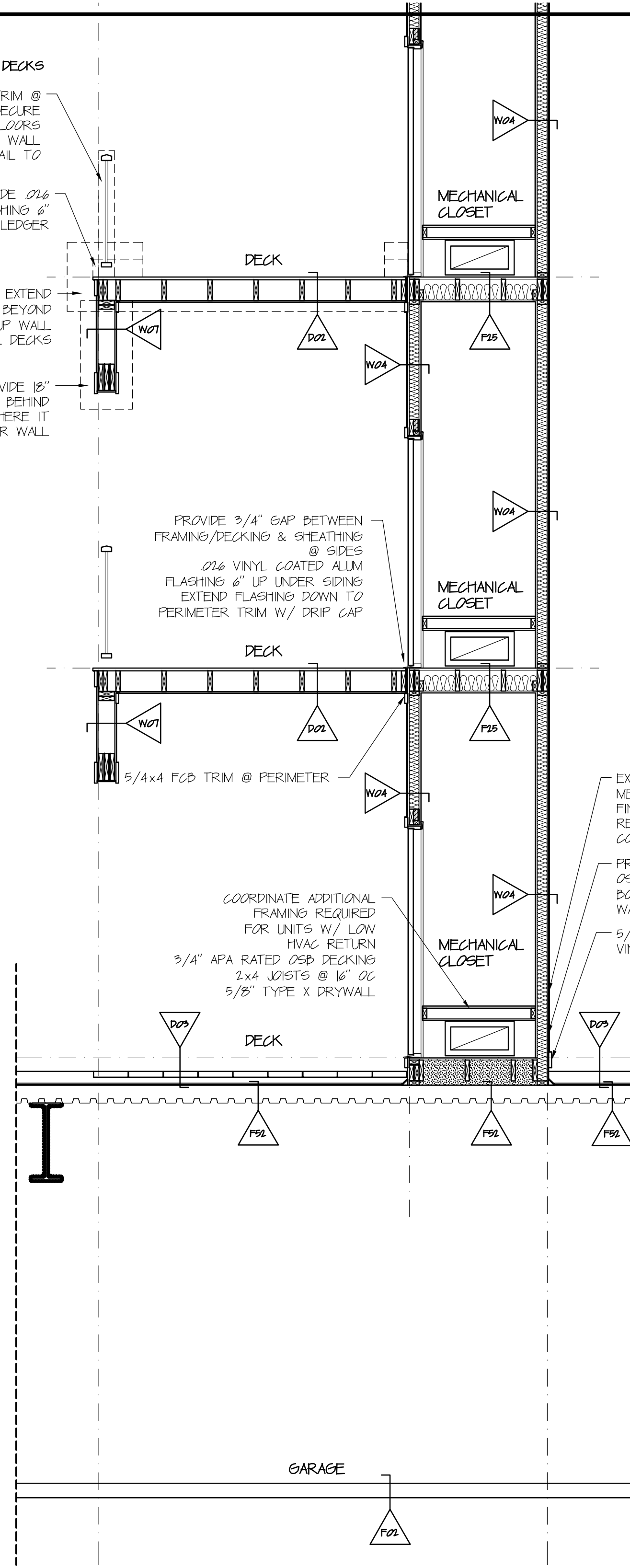
TYPICAL FOR ALL DECKS

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 6" 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



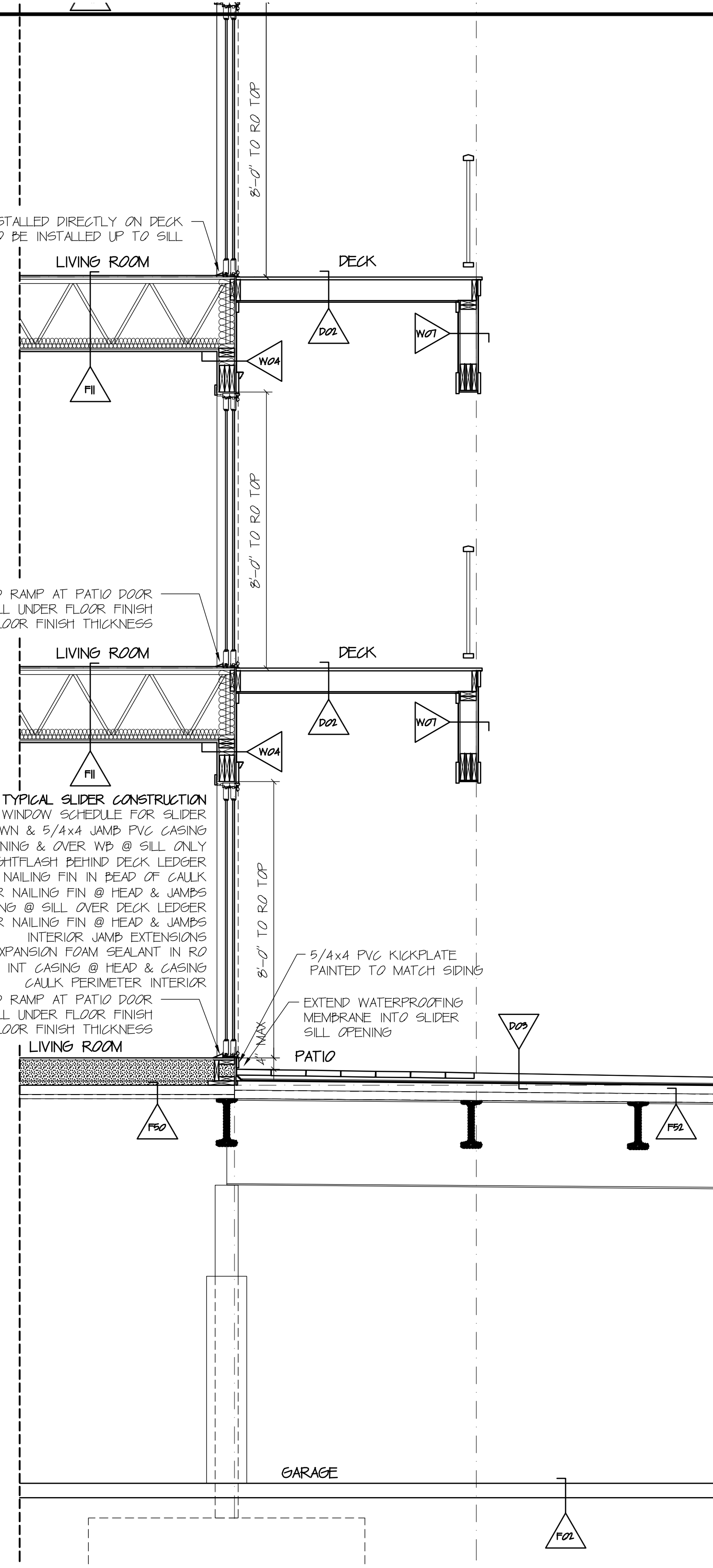
SECTION 26
SCALE: 3/8" = 1' 0"

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/ GROWN & 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



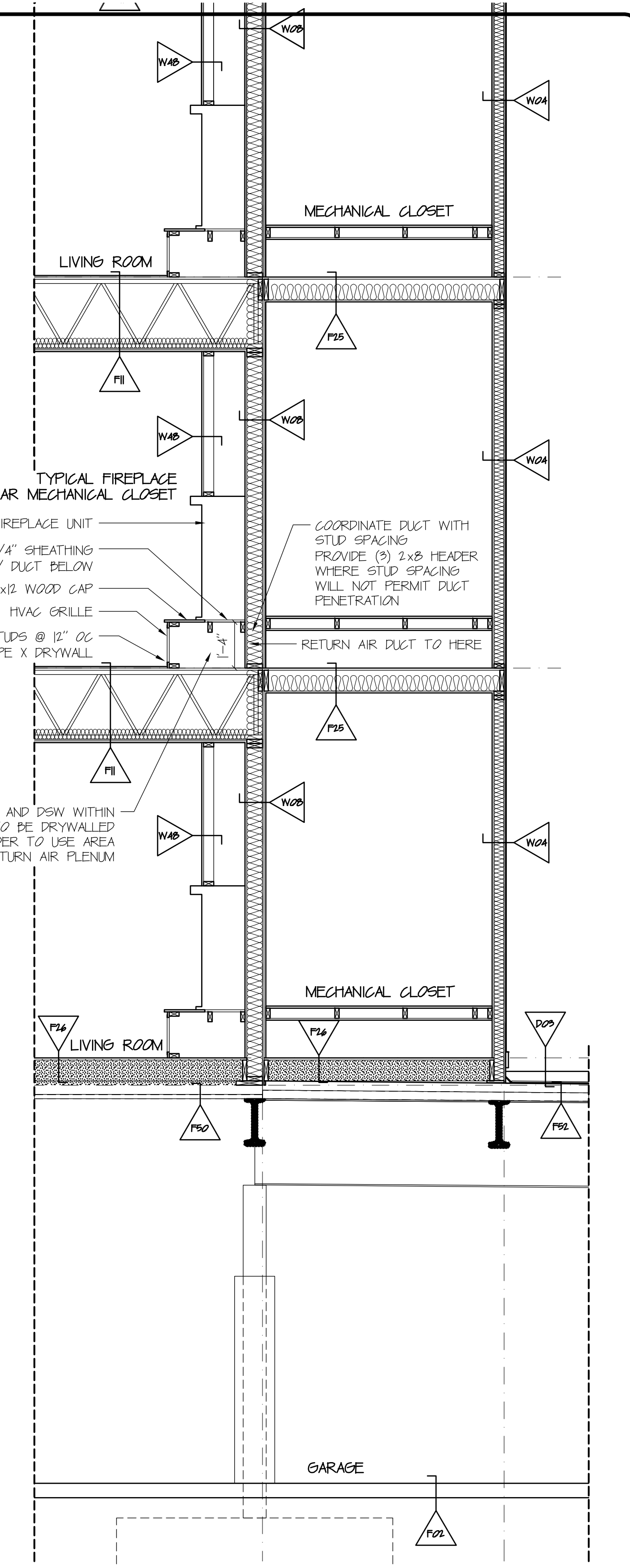
SECTION 27
SCALE: 3/8" = 1' 0"

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

COORDINATE DUCT WITH STD SPACING PROVIDE (3) 2x8 HEADER WHERE STD 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



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

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

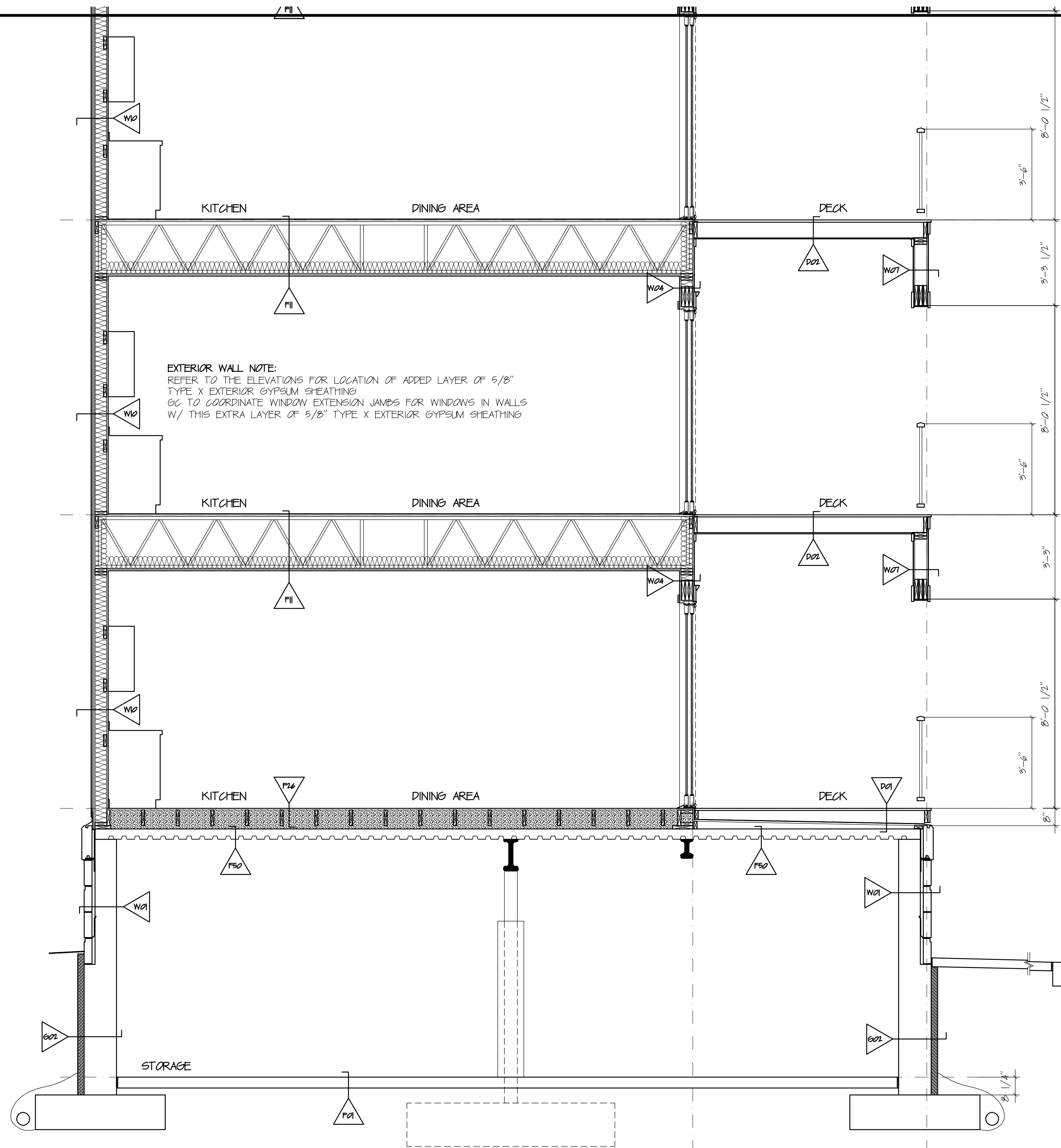
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Portland, Maine

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

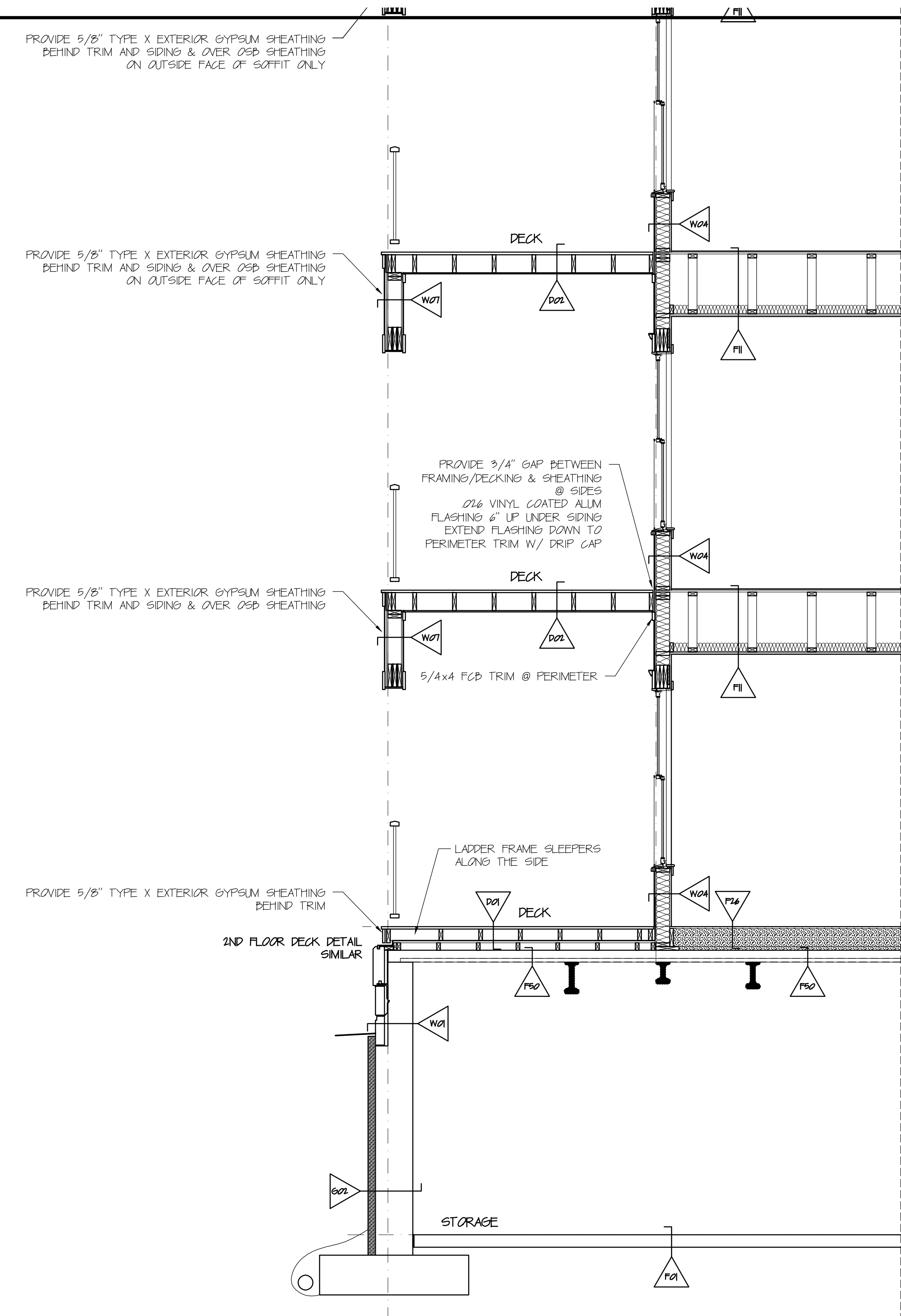
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GARAGE LEVEL
GSC.16



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"



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

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

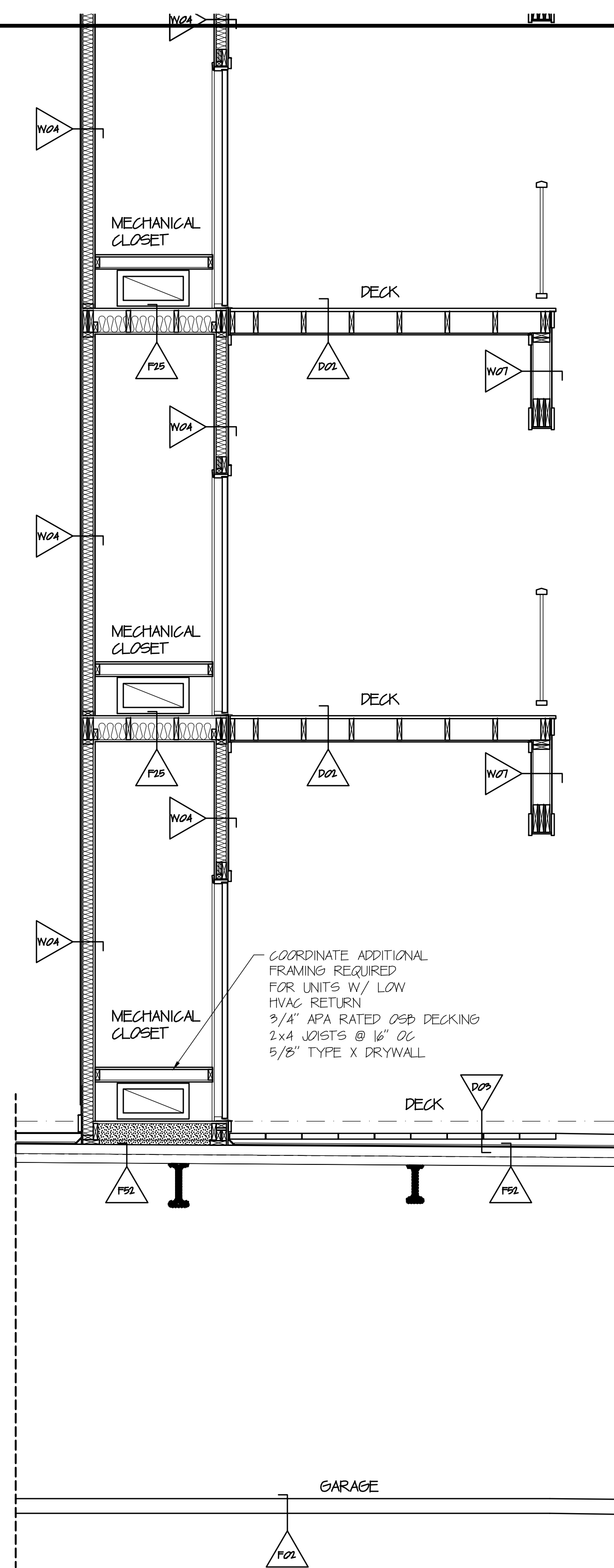
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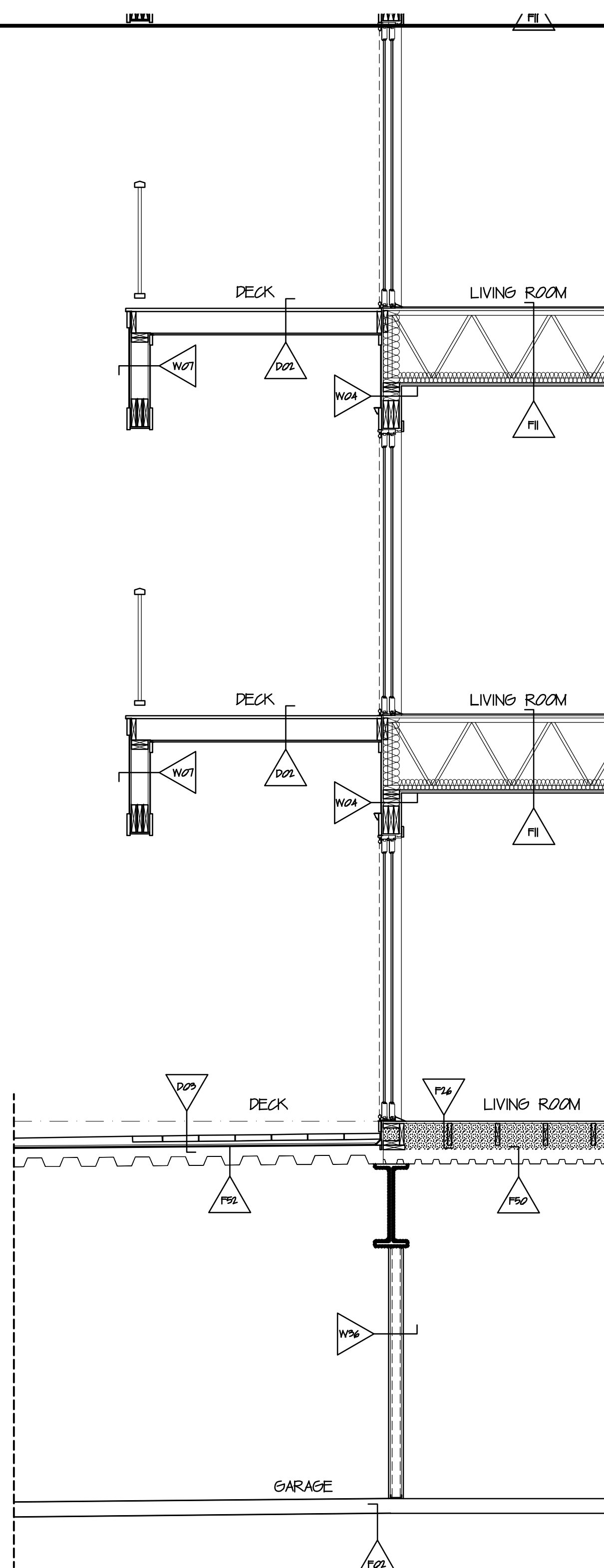
SECTIONS 31 & 32
 Scale: 3/8" = 1'-0"
 Commission No.: 11-013
 Date: September 5, 2012

REVISIONS:

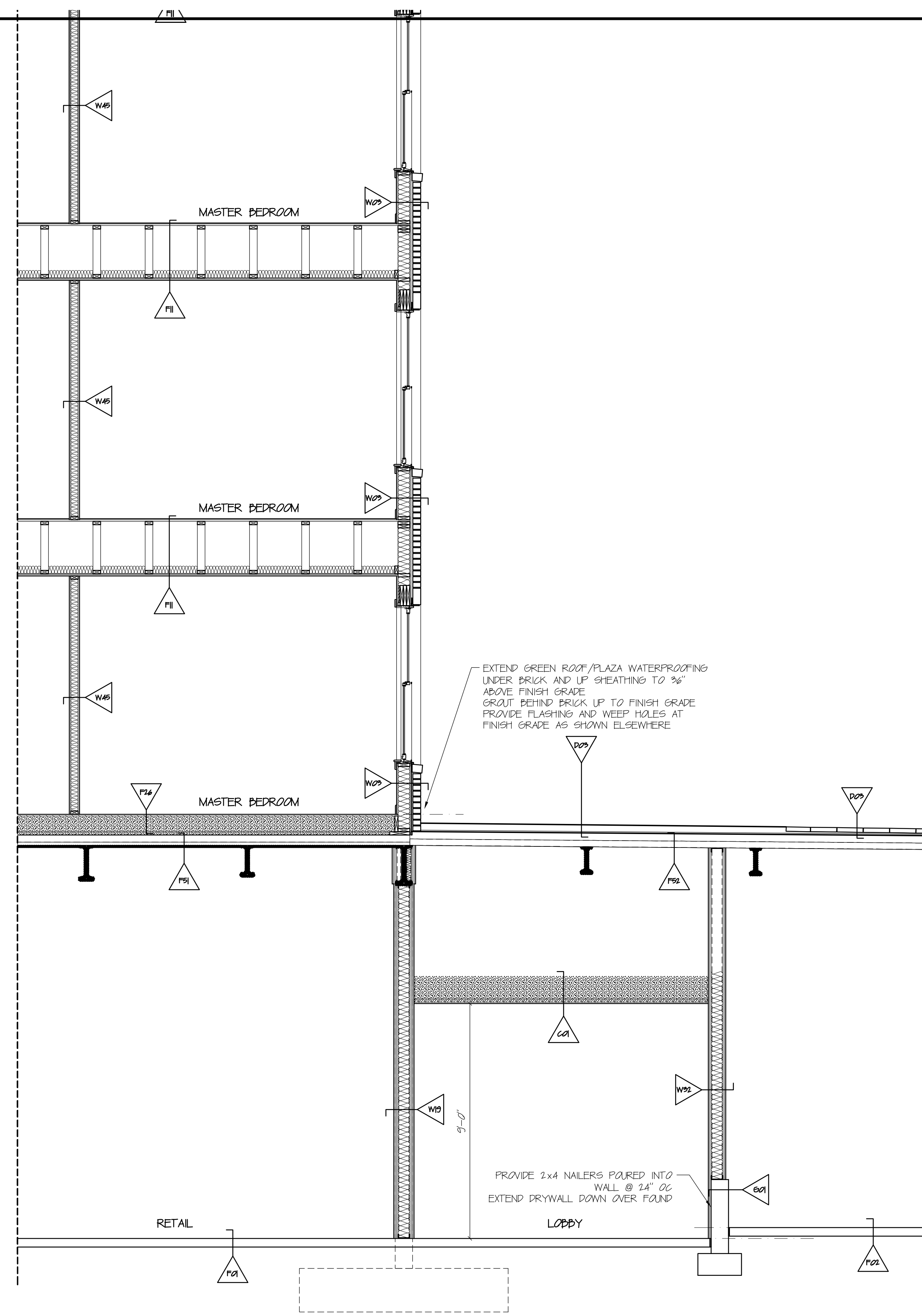
DRG. NO.
 GARAGE LEVEL
GSC.18



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



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



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

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

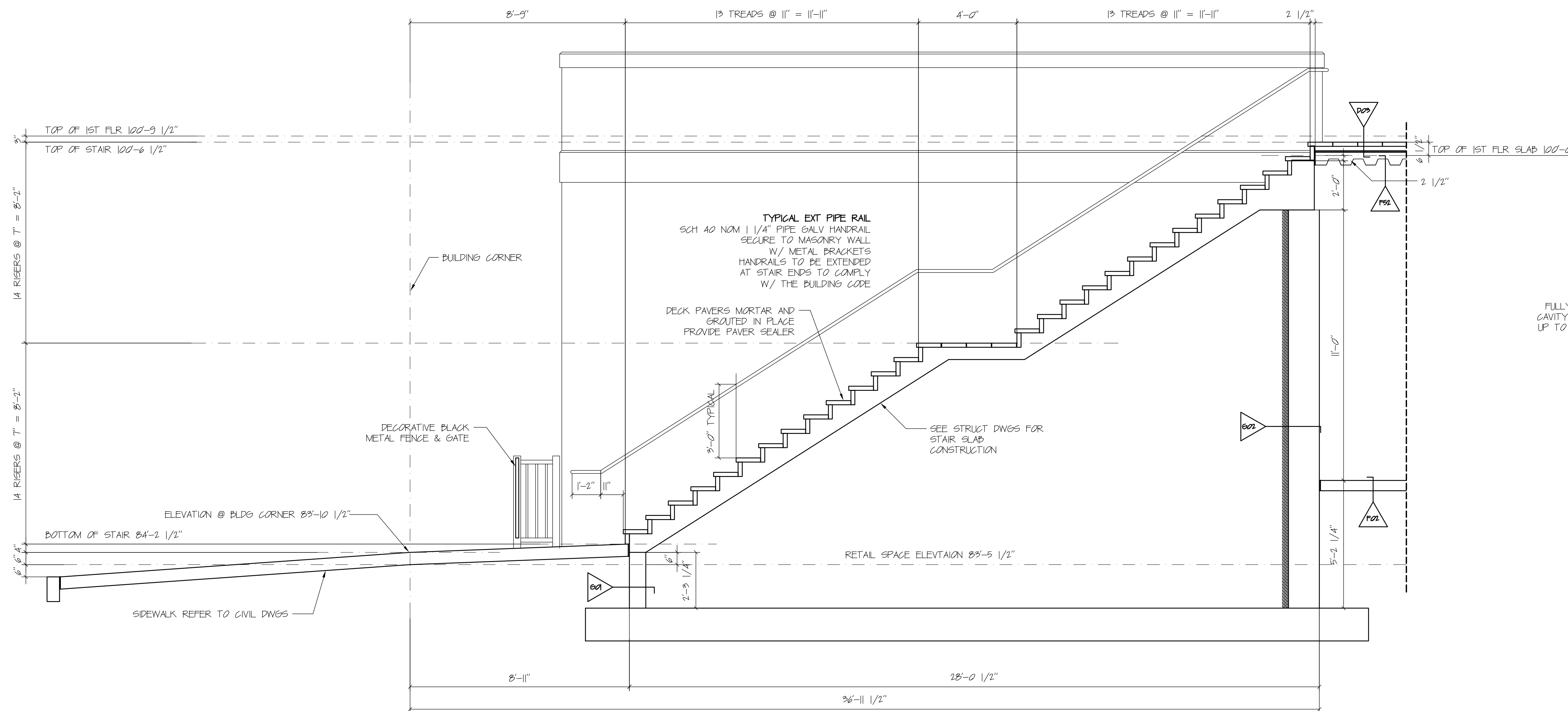
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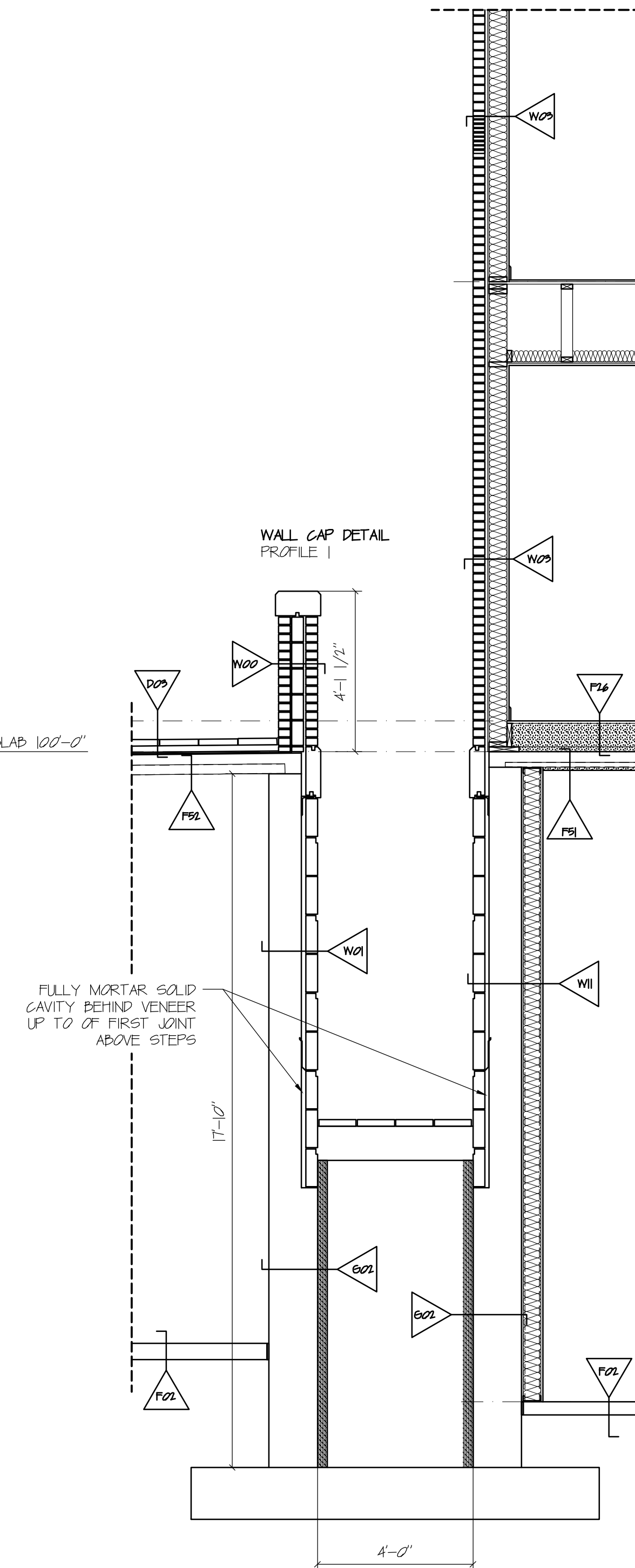
SECTIONS 33, 34 & 35
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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GARAGE LEVEL
OSC.19



SECTION 36
SCALE: 3/8" = 1' 0"



SECTION 37
SCALE: 3/8" = 1' 0"

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PO Box 447
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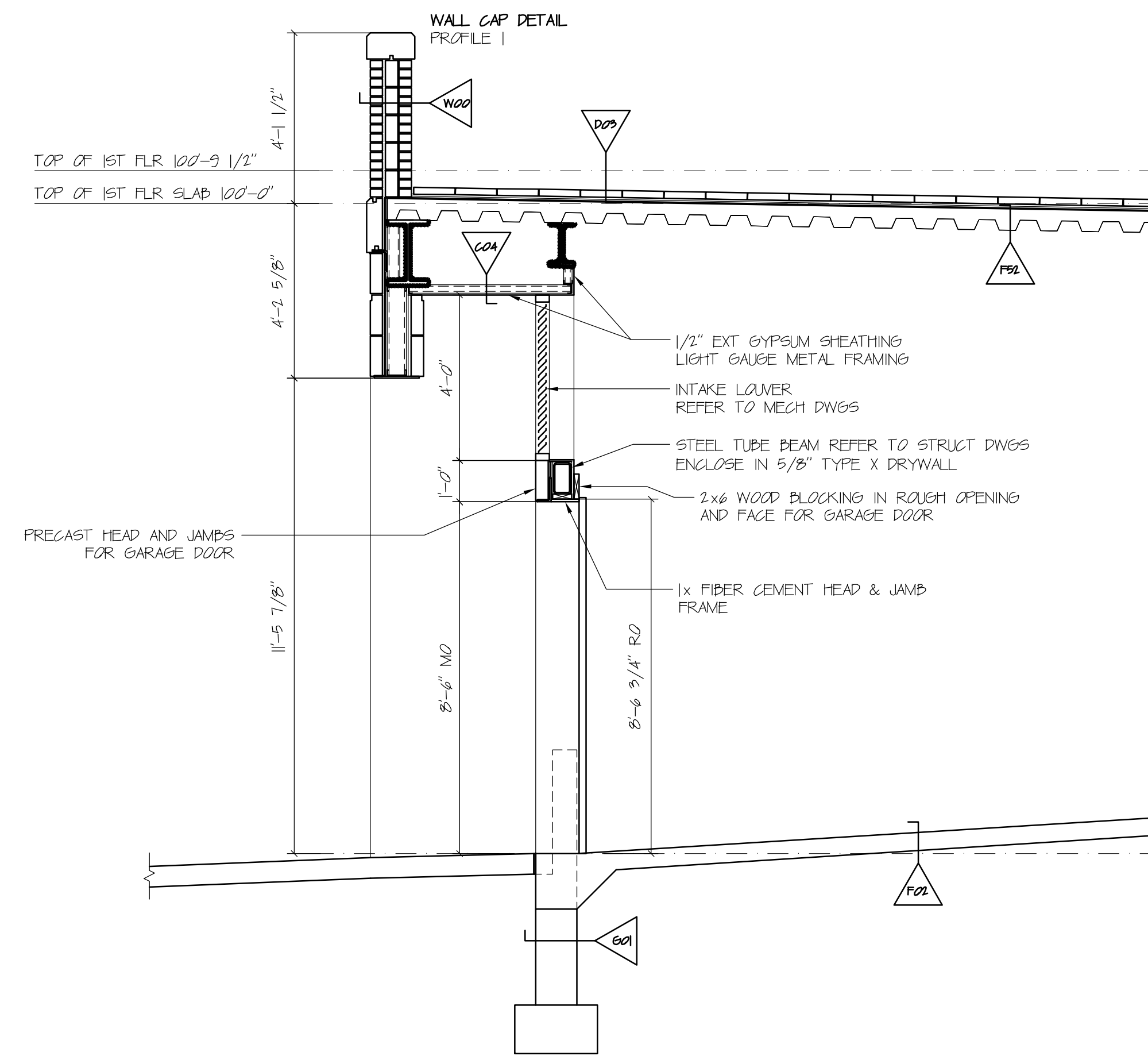
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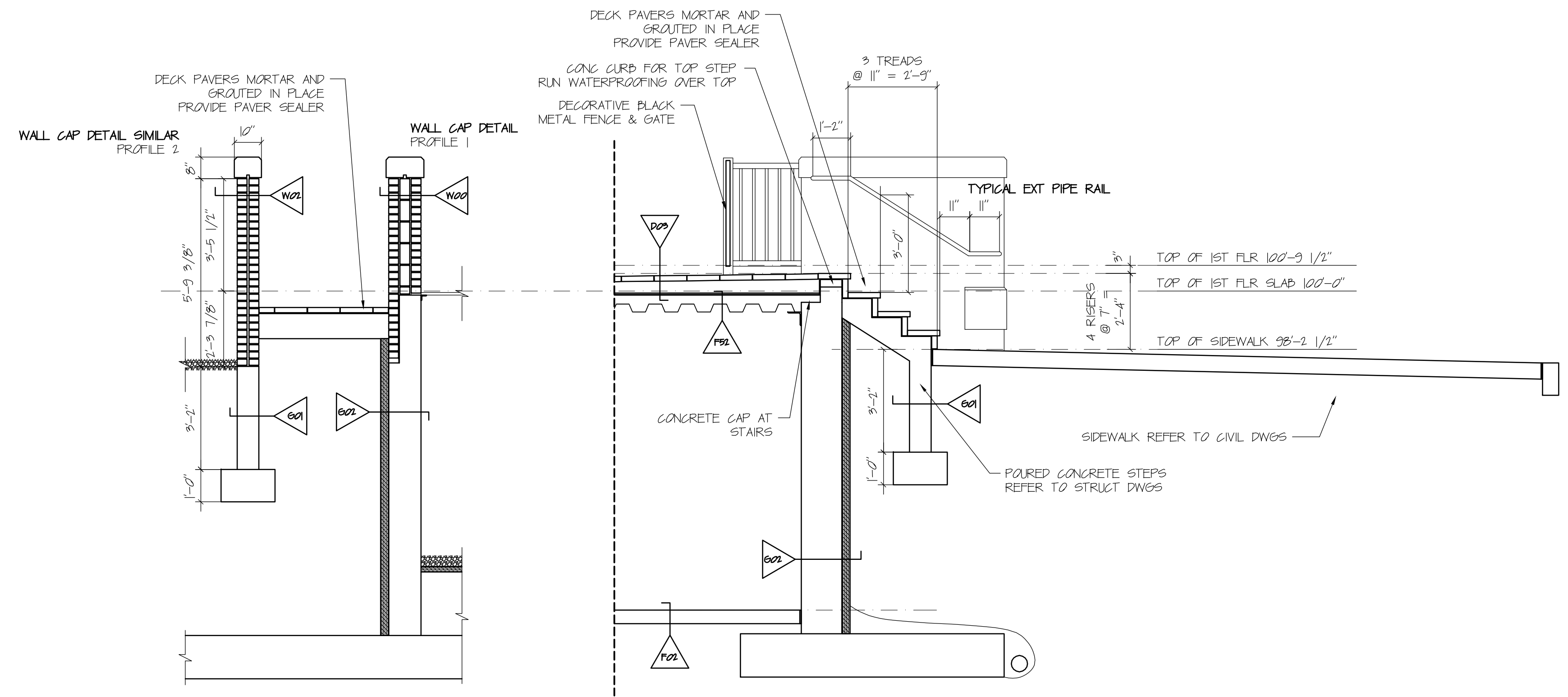
SECTIONS 36 & 37
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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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"

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403 Tibbets Hill Road
PO Box 447
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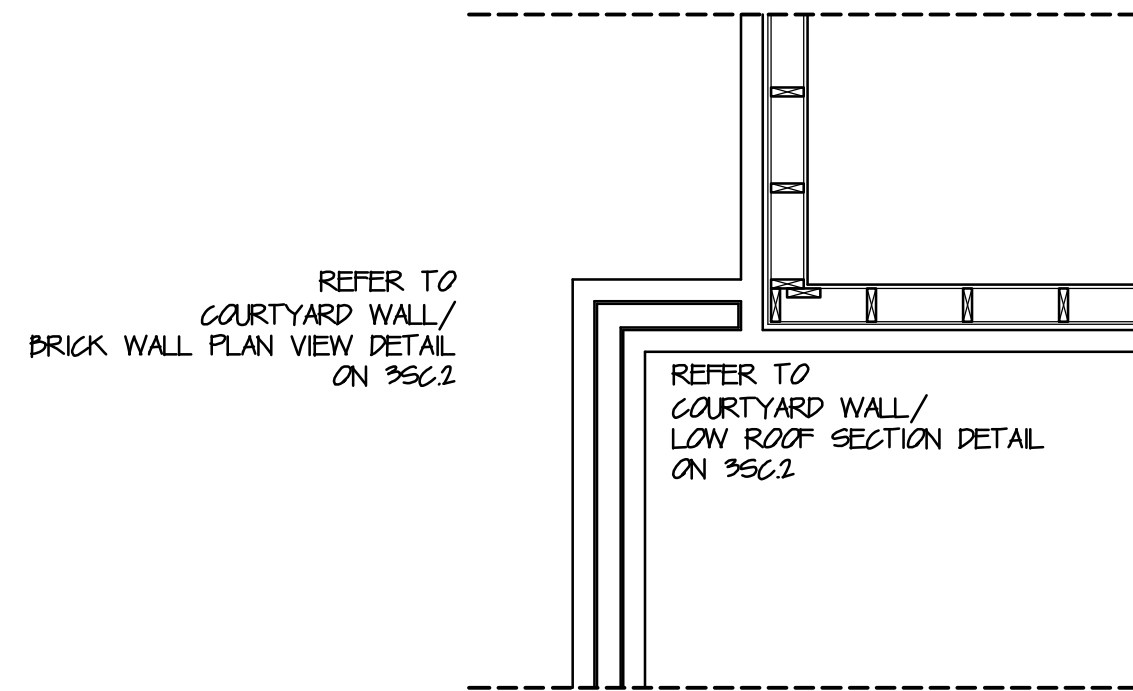
THE BAY HOUSE
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SECTIONS 38, 39A & 39B
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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GARAGE LEVEL

OSC.21

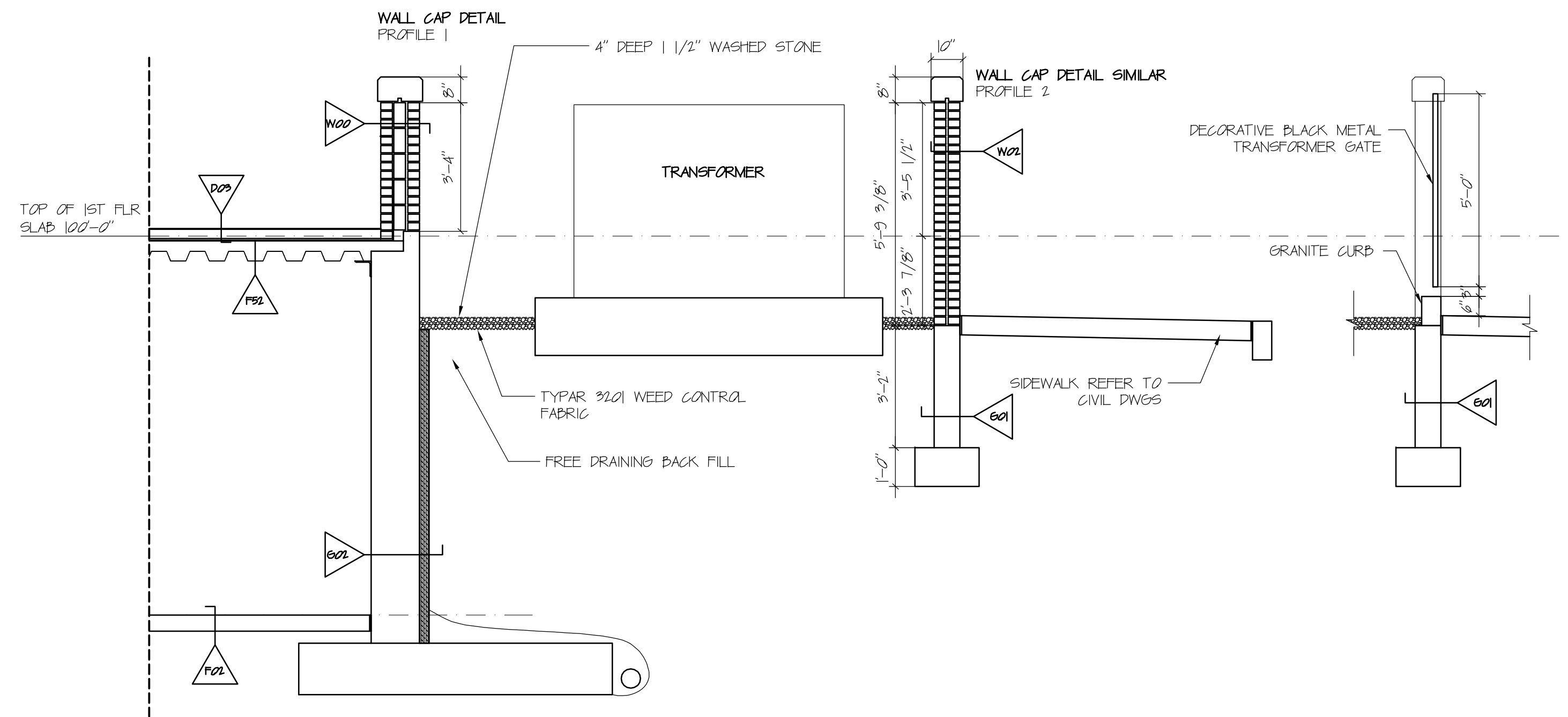


REFER TO COURTYARD WALL/ BRICK WALL PLAN VIEW DETAIL ON 3502

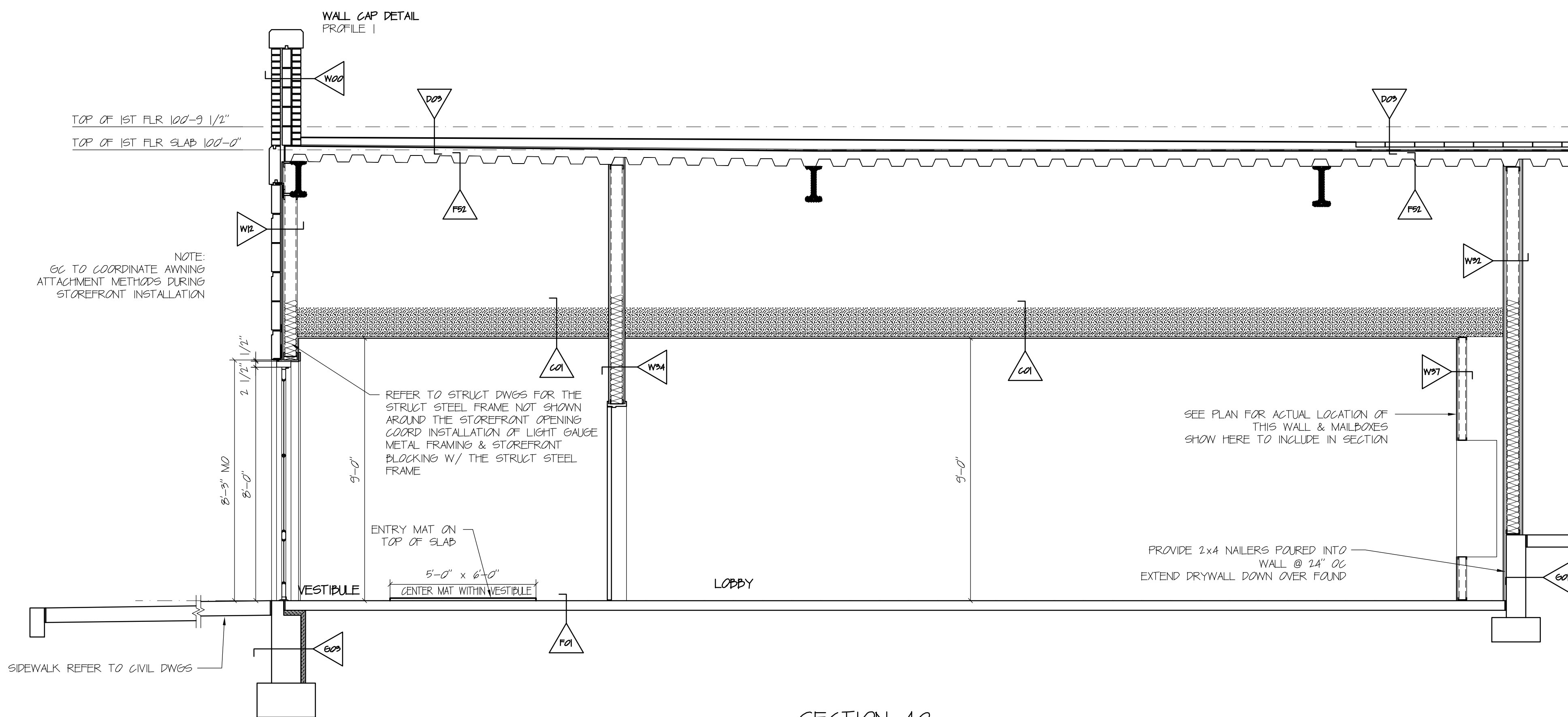
REFER TO COURTYARD WALL/ LOW ROOF SECTION DETAIL ON 3502

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

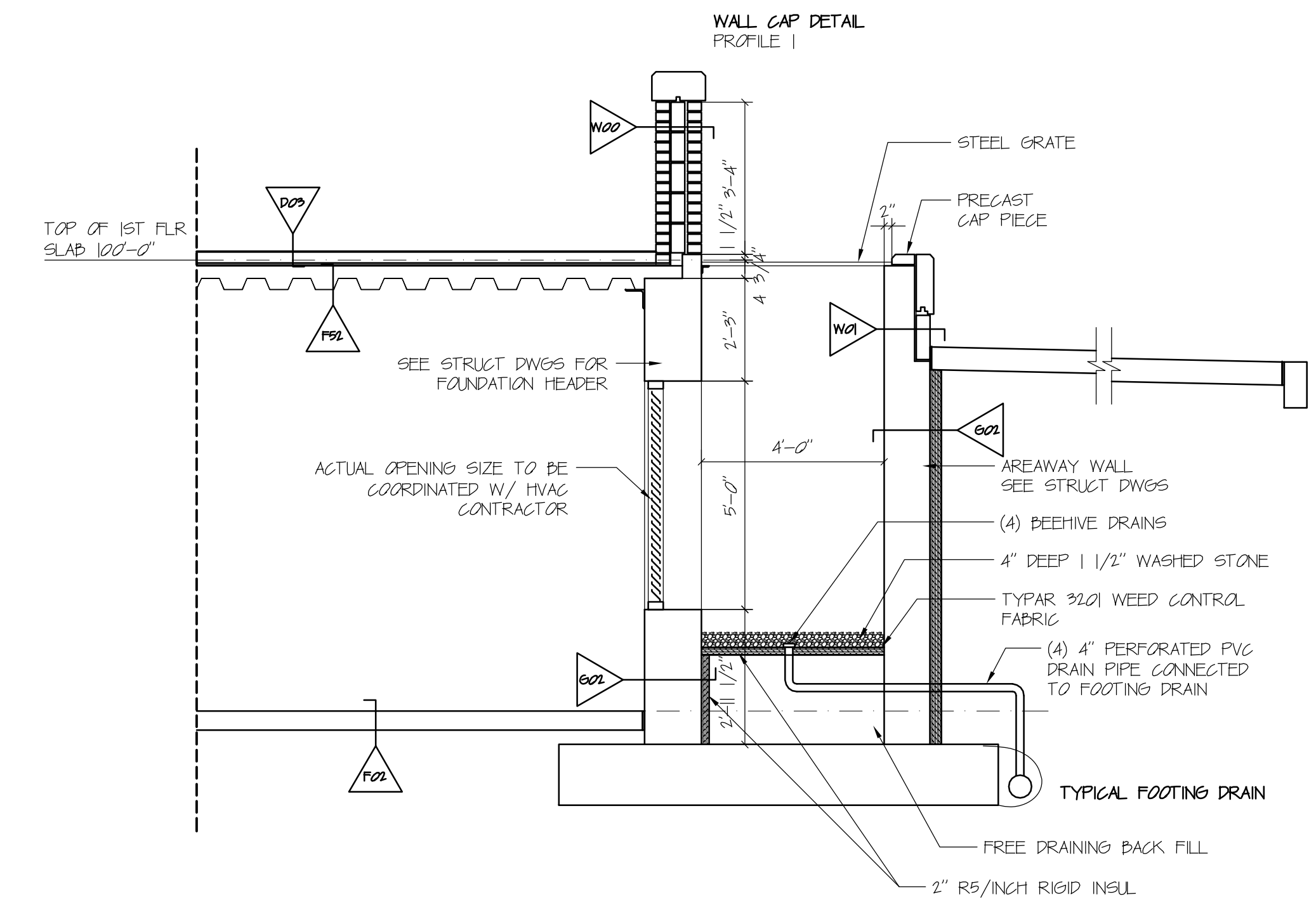
NOTE:
REFER TO FLOOR PLAN D2-2 FOR LOCATION OF THIS CONDITION WHERE COURTYARD WALL CONNECTS TO CORNER OF BUILDING 2



SECTION 42
SCALE: 3/8" = 1' 0"



SECTION 40
SCALE: 3/8" = 1' 0"



SECTION 41
SCALE: 3/8" = 1' 0"

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

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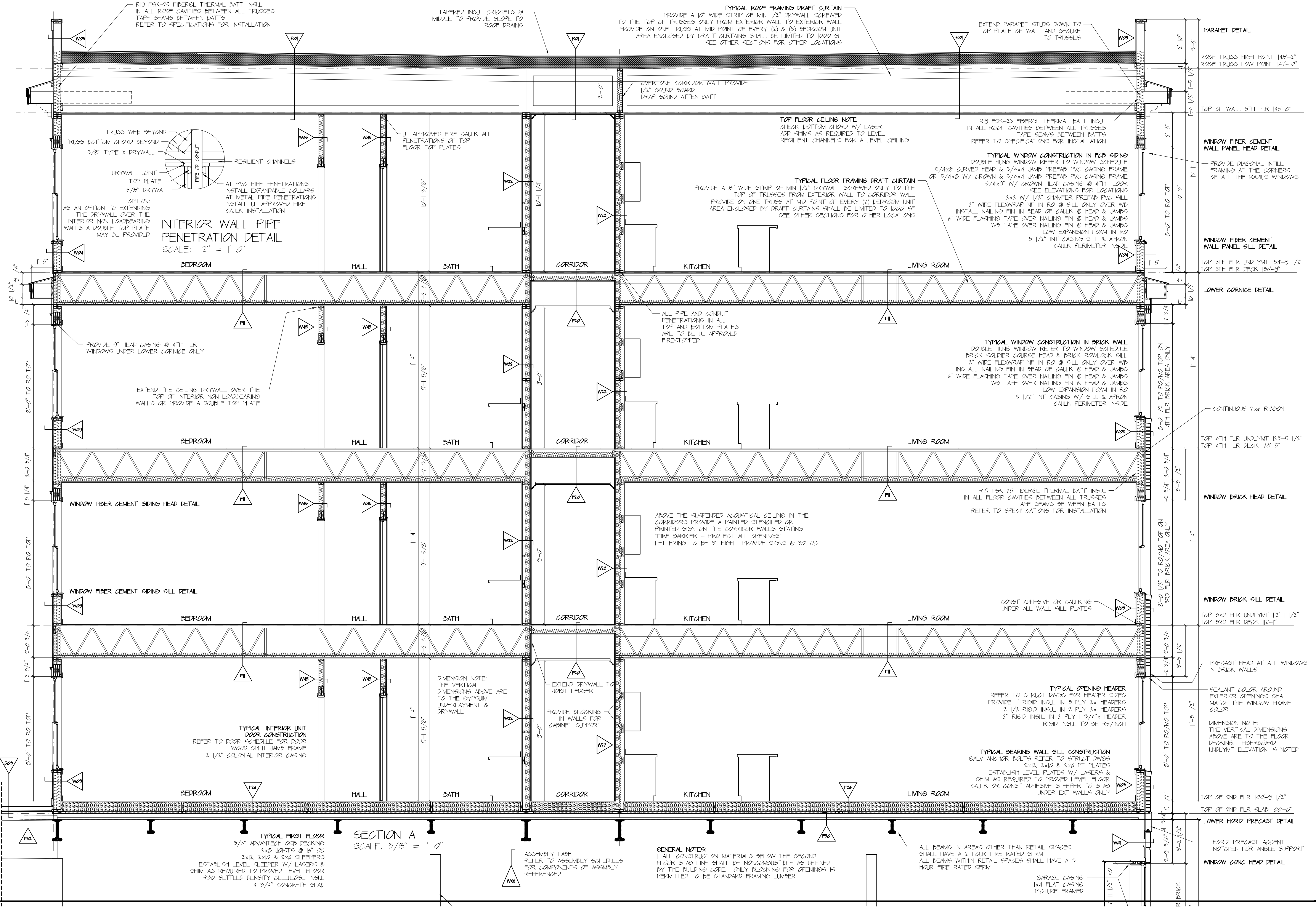
SECTIONS 40, 41 & 42
COURTYARD WALL DETAIL
Scale: 3/8" = 1' 0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.
GARAGE LEVEL

OSC.22

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



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

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 5/4x9" 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

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

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 HEADER 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

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.

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

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

ASSEMBLY LABEL
 REFER TO ASSEMBLY SCHEDULES FOR COMPONENTS OF ASSEMBLY REFERENCED

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

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

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

WINDOW BRICK HEAD DETAIL
 RIGID INSUL IN ALL FLOOR CAVITIES BETWEEN ALL TRUSSES TAPE SEAMS BETWEEN BATTS REFER TO SPECIFICATIONS FOR INSTALLATION

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

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

TOP OF 2ND FLR UNDRYMT 102'-9 1/2" TOP OF 2ND FLR SLAB 102'-0"

LOWER HORIZ PRECAST DETAIL

WINDOW CONC HEAD DETAIL

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

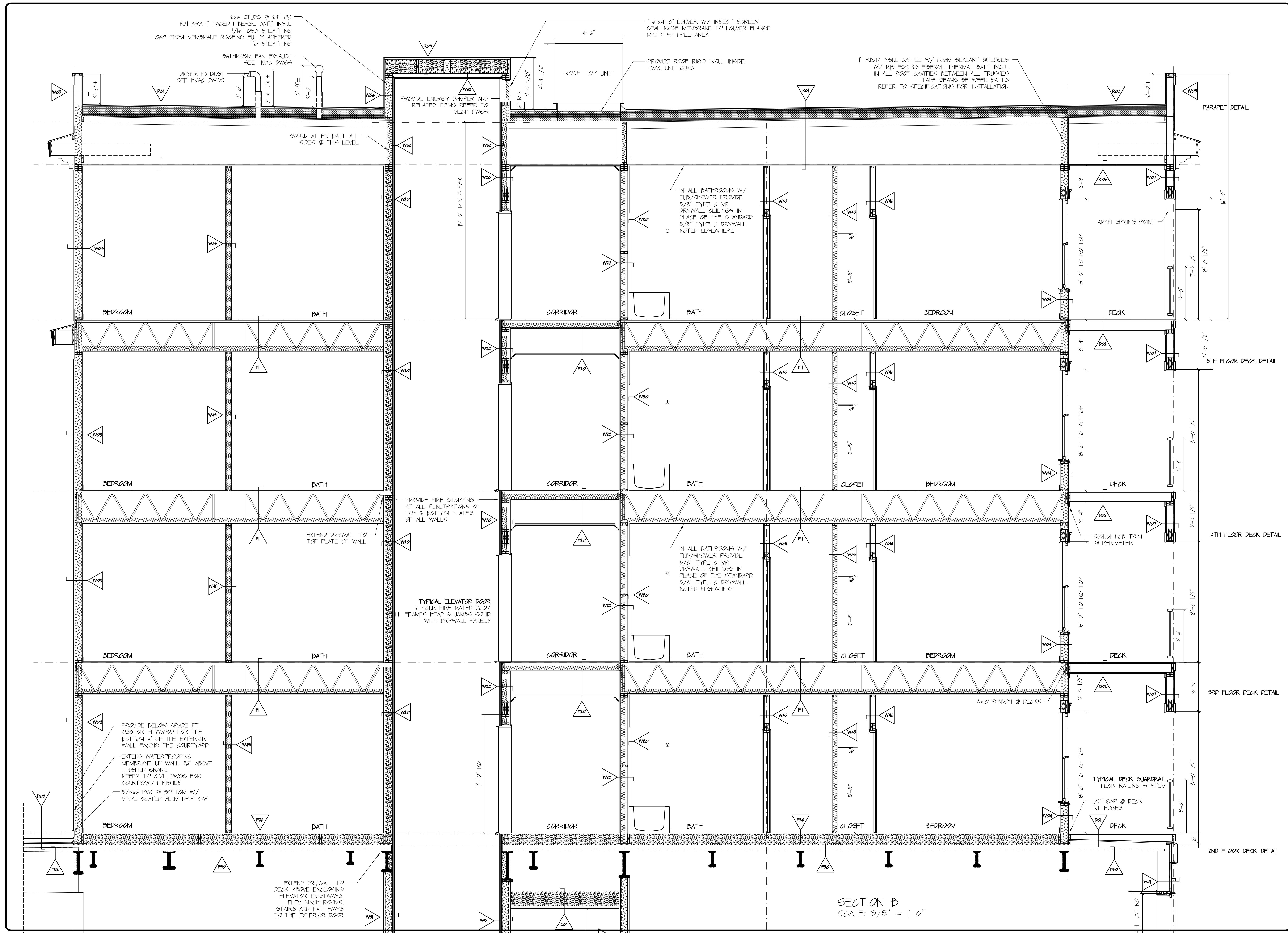
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 c/o Atlas Investments Group
 35 Fay Street Suite 5-2
 Boston, MA 02118

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 1
 15C.1



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

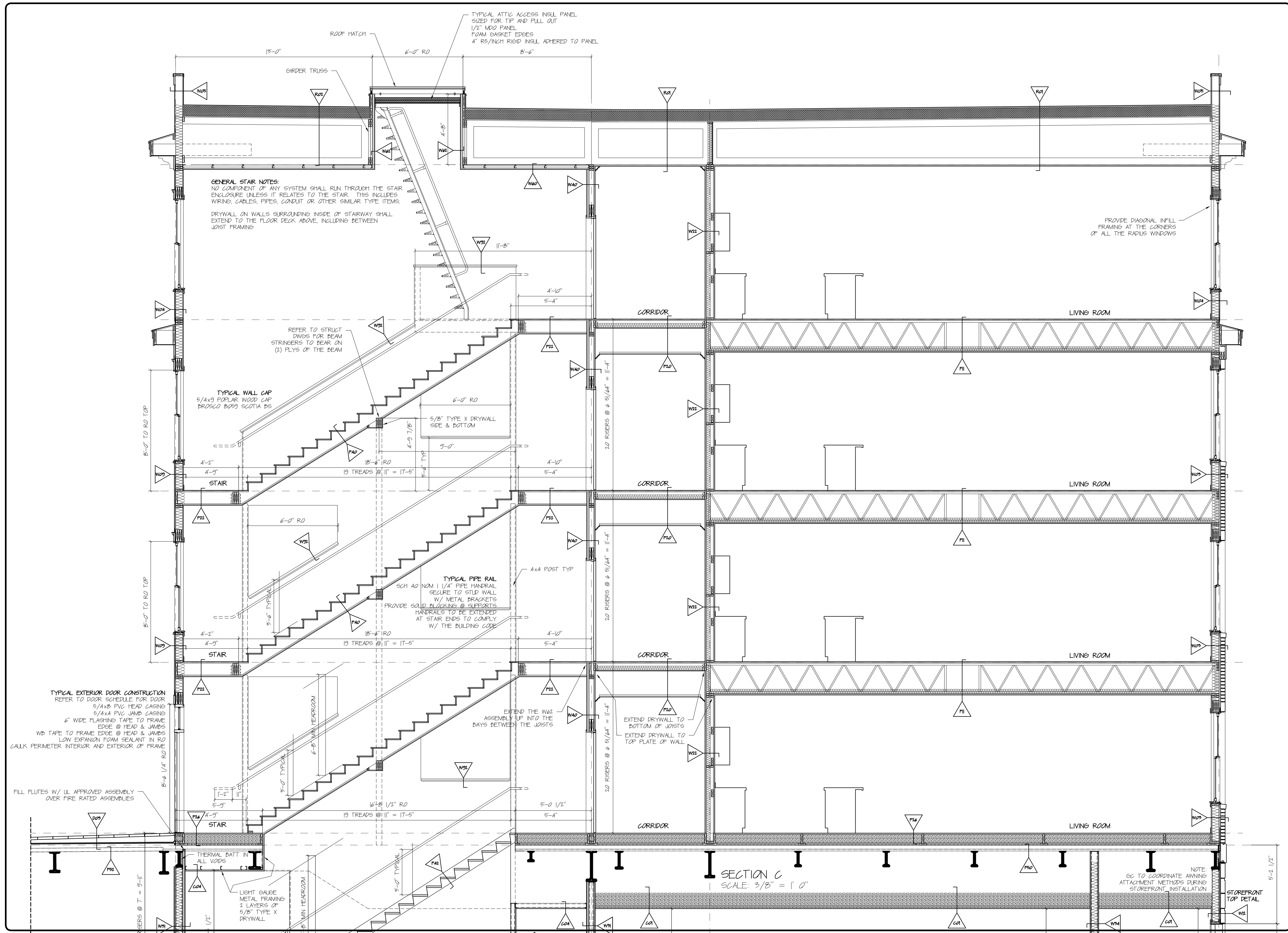
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SECTION B
Scale: 3/8" = 1'-0"
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DAVID M. WHITE, ARCHITECT
 403 Tibbets Hill Road
 PO Box 447
 Goffstown, NH 07045
 (603) 497-3405

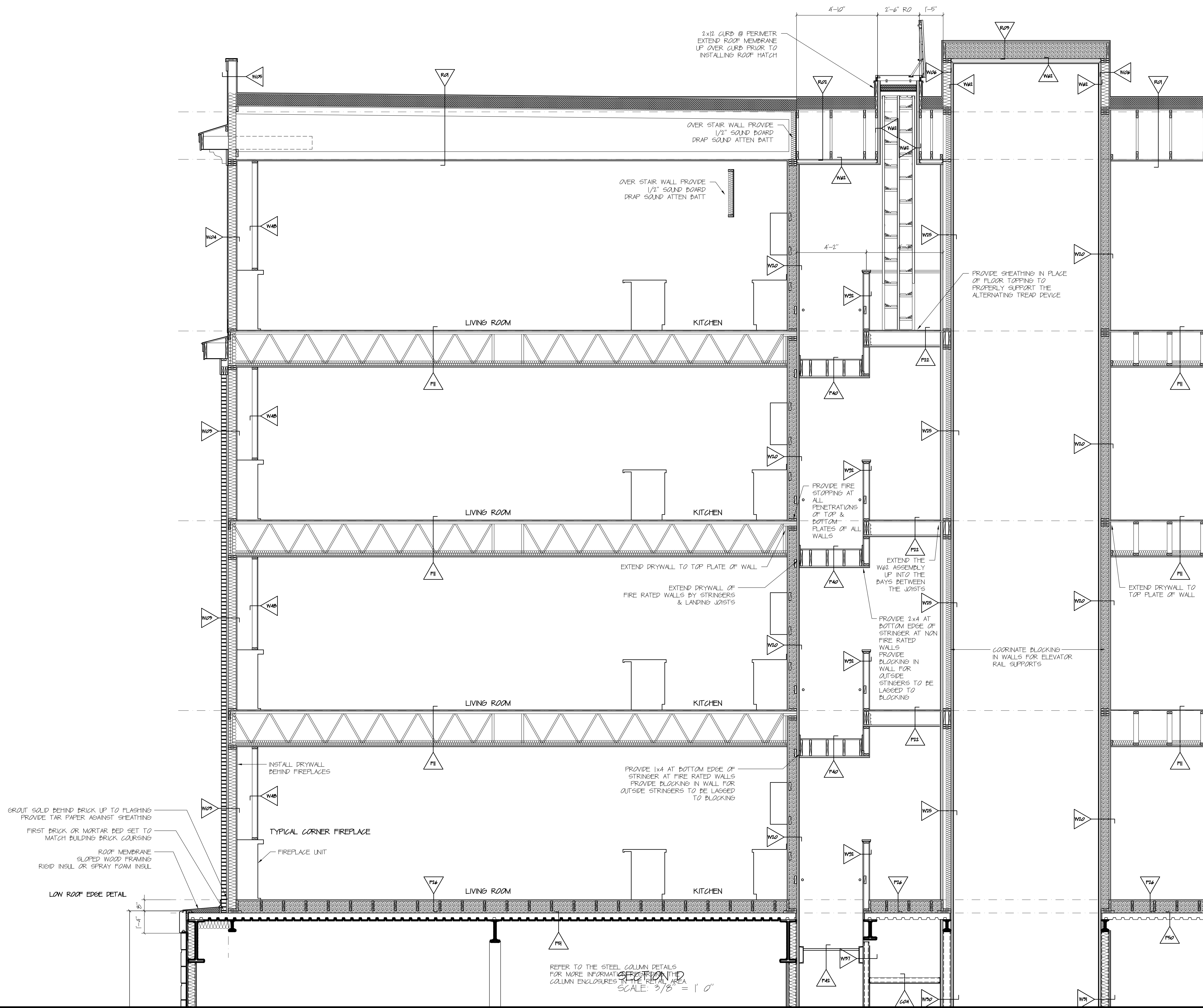
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SECTION C
 Scale: 3/8" = 1'-0"
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1SC.3



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

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

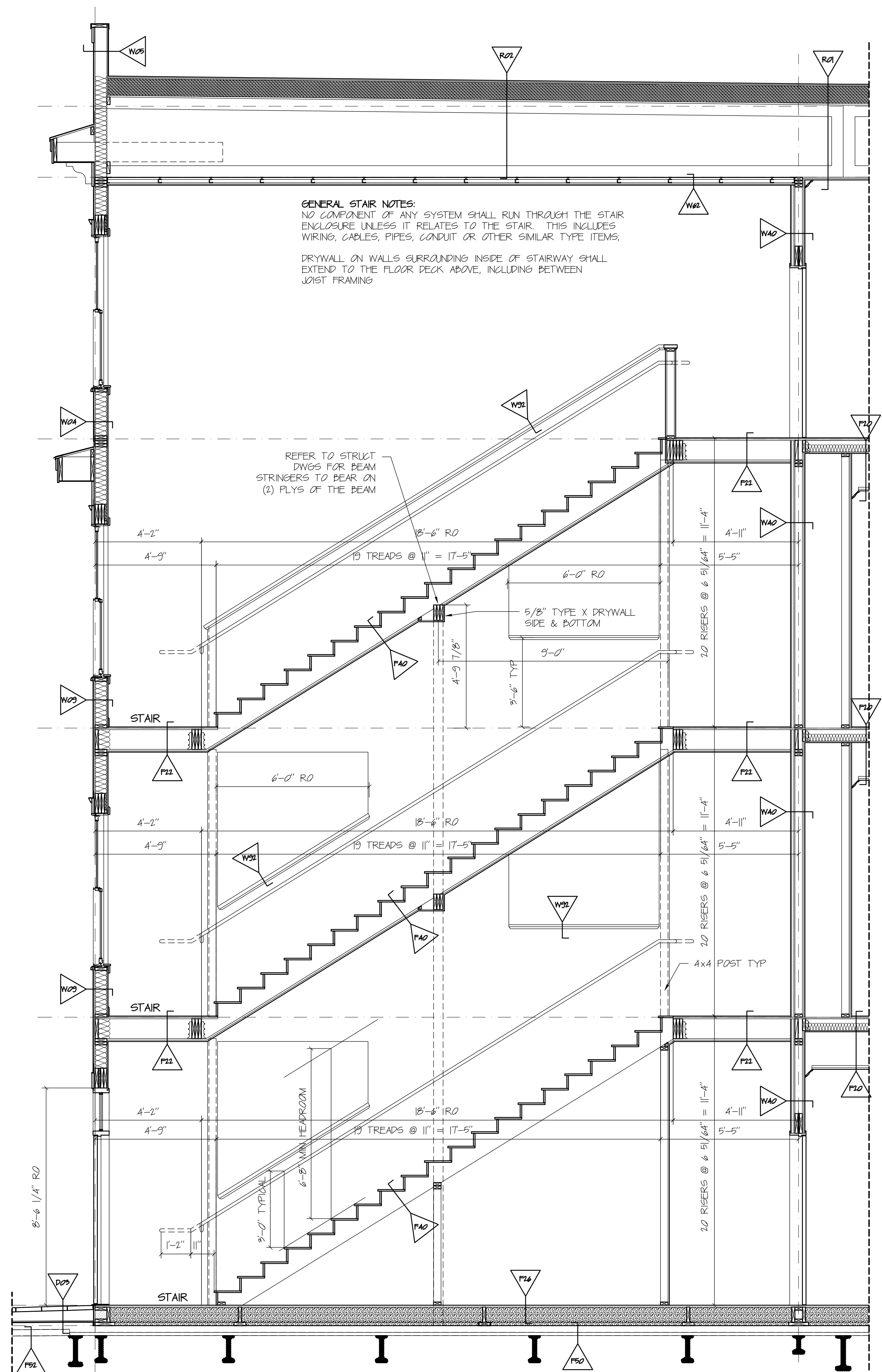
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SECTION D
 Scale : 3/8" = 1'-0"
 Commission No. : 11-013
 Date: September 5, 2012

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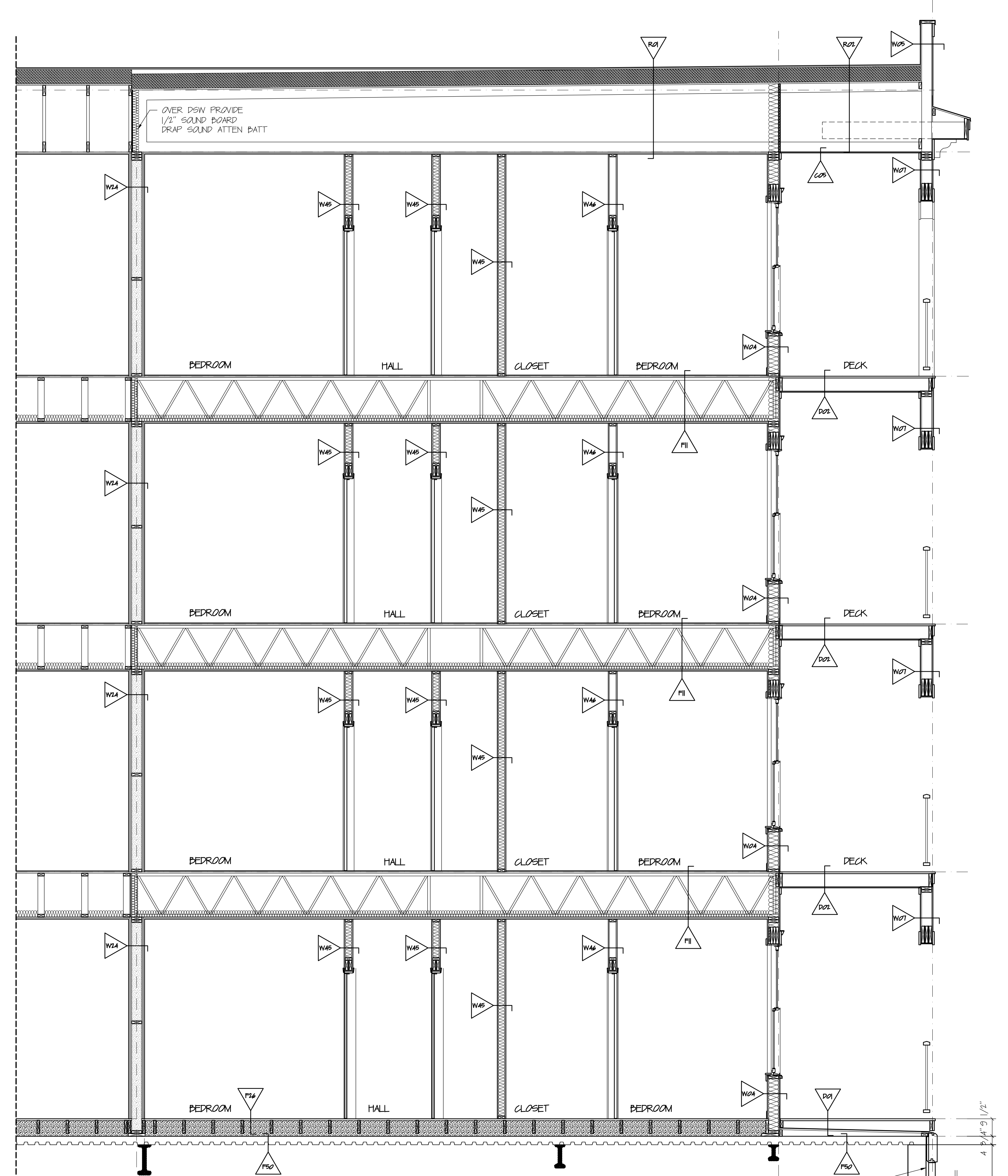
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 BUILDING 1
ISC.A



GENERAL STAIR NOTES:
 NO COMPONENT OF ANY SYSTEM SHALL RUN THROUGH THE STAIR ENCLOSURE UNLESS IT RELATES TO THE STAIR. THIS INCLUDES WIRING, CABLES, PIPES, CONDUIT OR OTHER SIMILAR TYPE ITEMS.
 DRYWALL ON WALLS SURROUNDING INSIDE OF STAIRWAY SHALL EXTEND TO THE FLOOR DECK ABOVE, INCLUDING BETWEEN JOIST FRAMING.

REFER TO STRUCT DRAWINGS FOR BEAM STRINGERS TO BEAR ON (2) PLYS OF THE BEAM

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



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

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

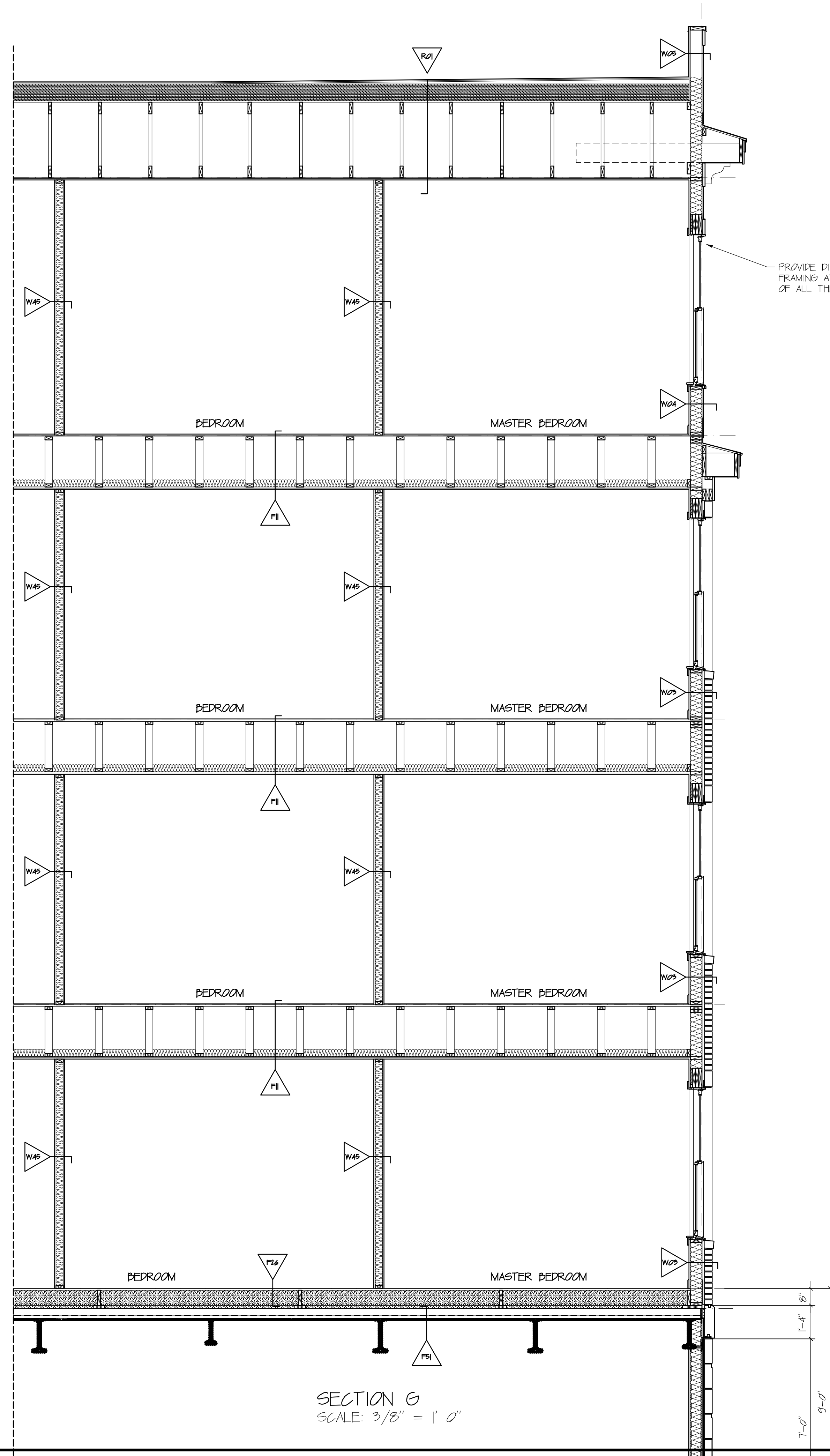
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SECTIONS E & F
 Scale: 3/8" = 1' 0"
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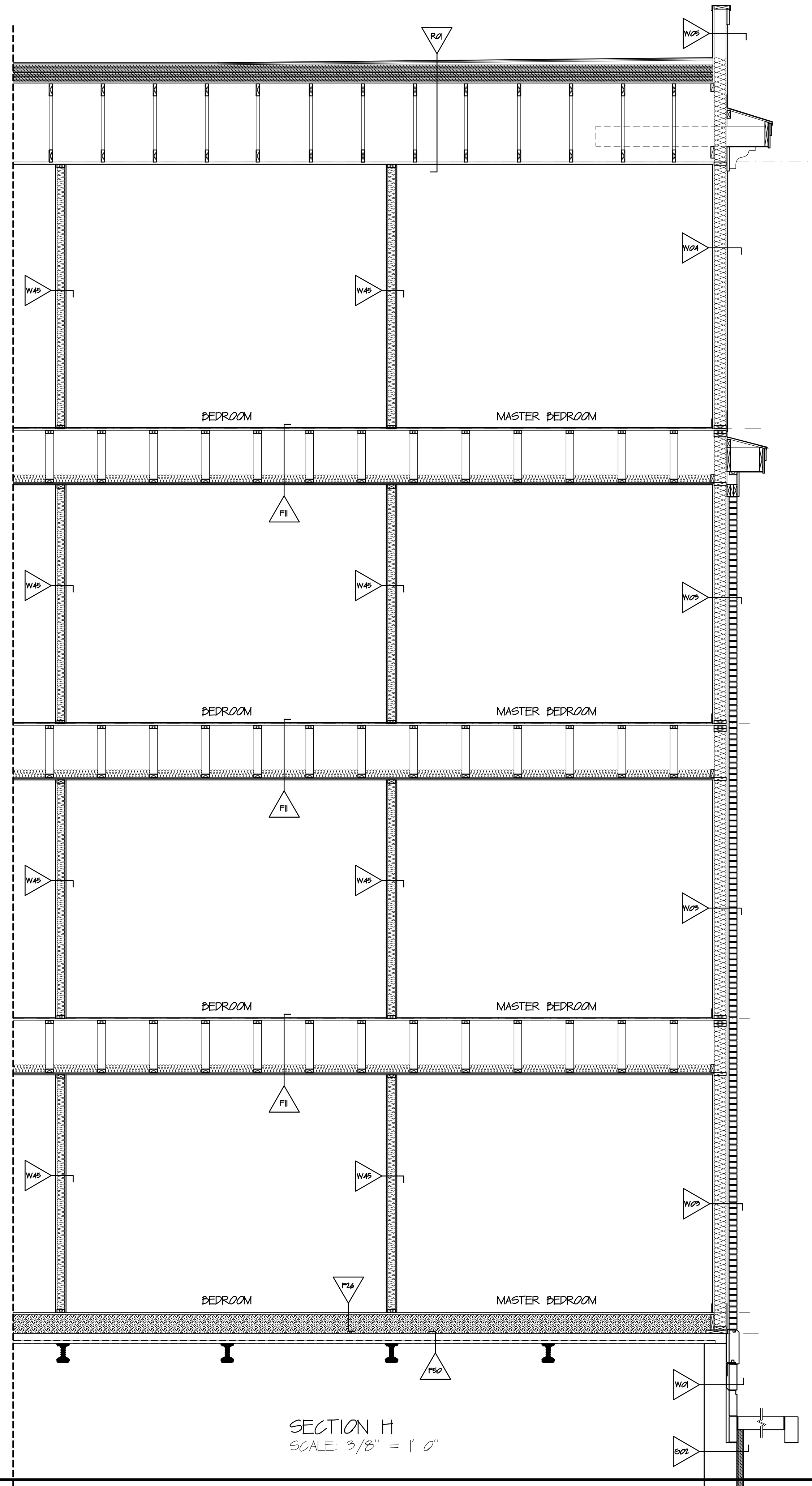
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ISC.5



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

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



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

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

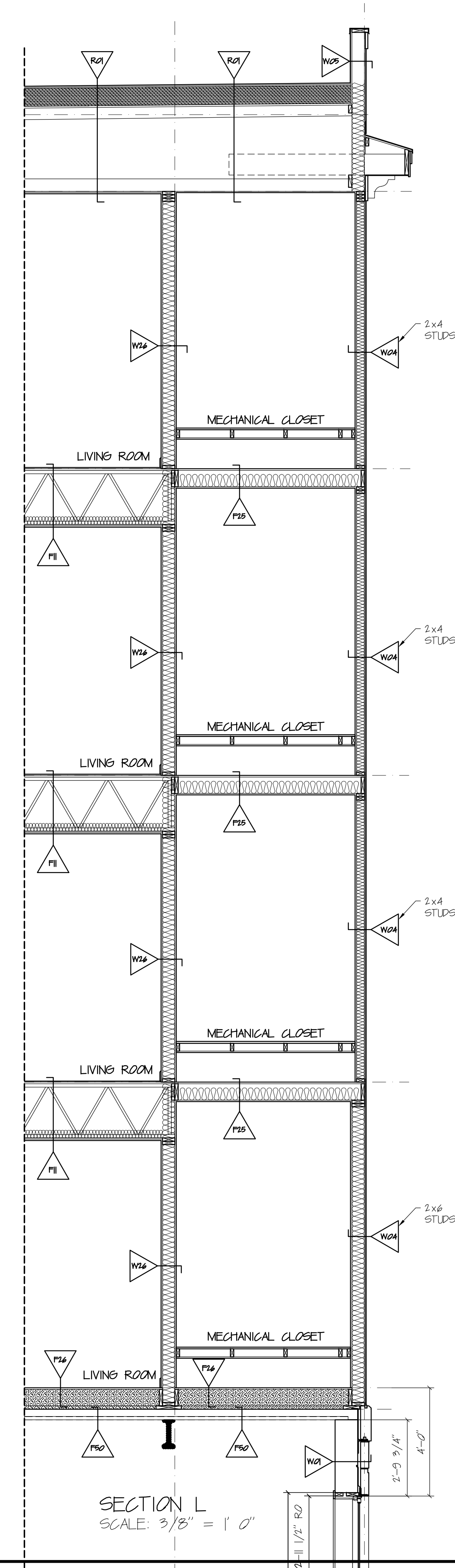
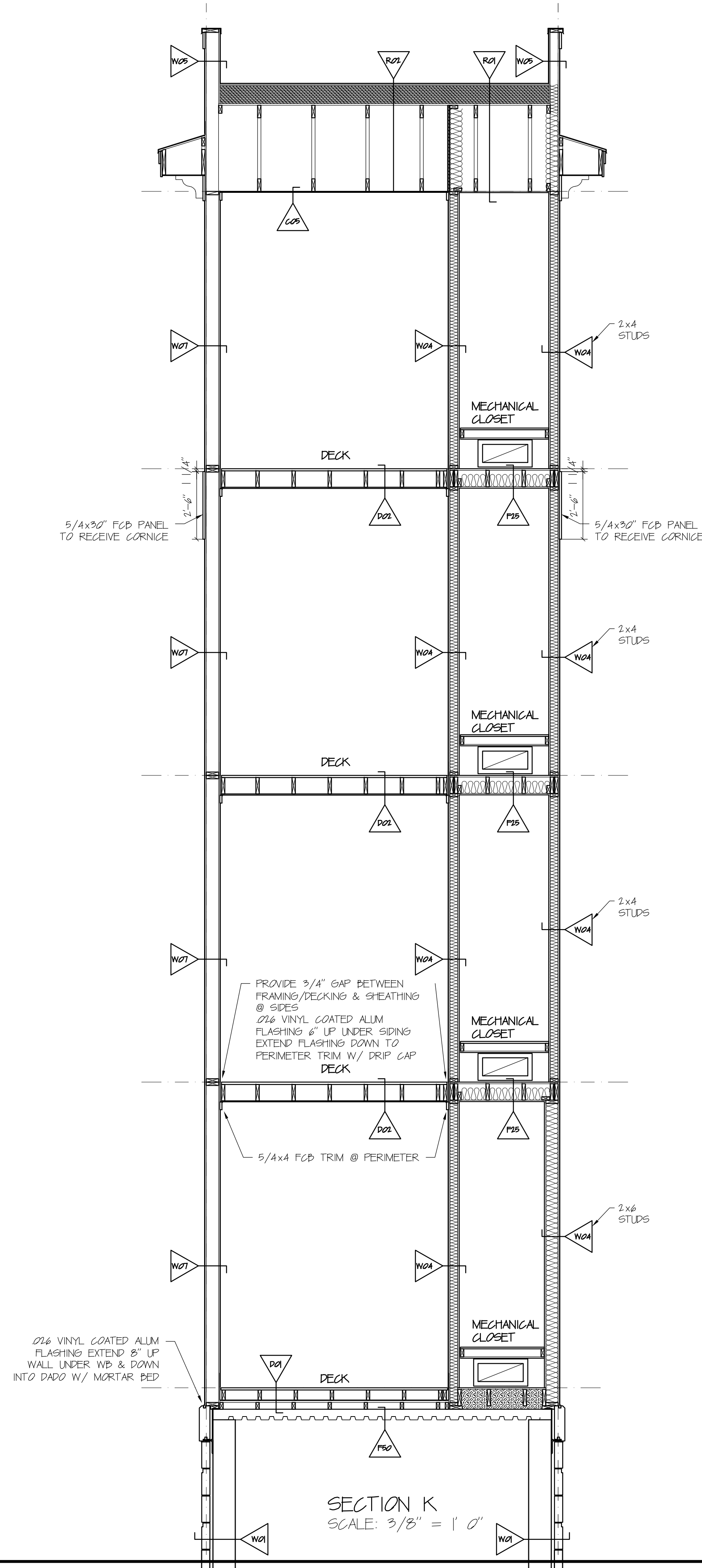
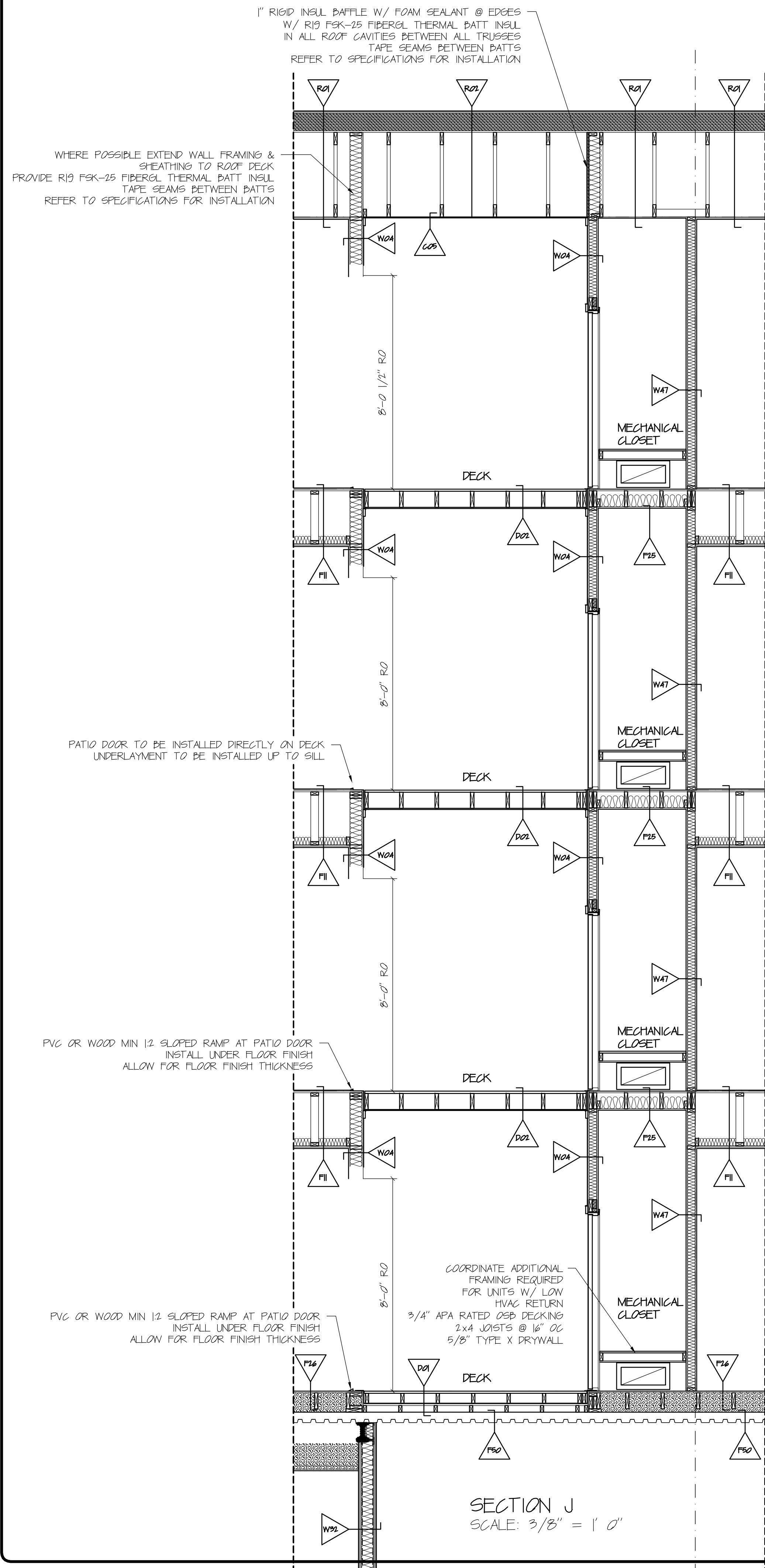
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SECTIONS G & H
Scale: 3/8" = 1'-0"
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DAVID M. WHITE, ARCHITECT
403 Tibbets Hill Road
PO Box 447
Goffstown, NH 07045
(603) 497-3405

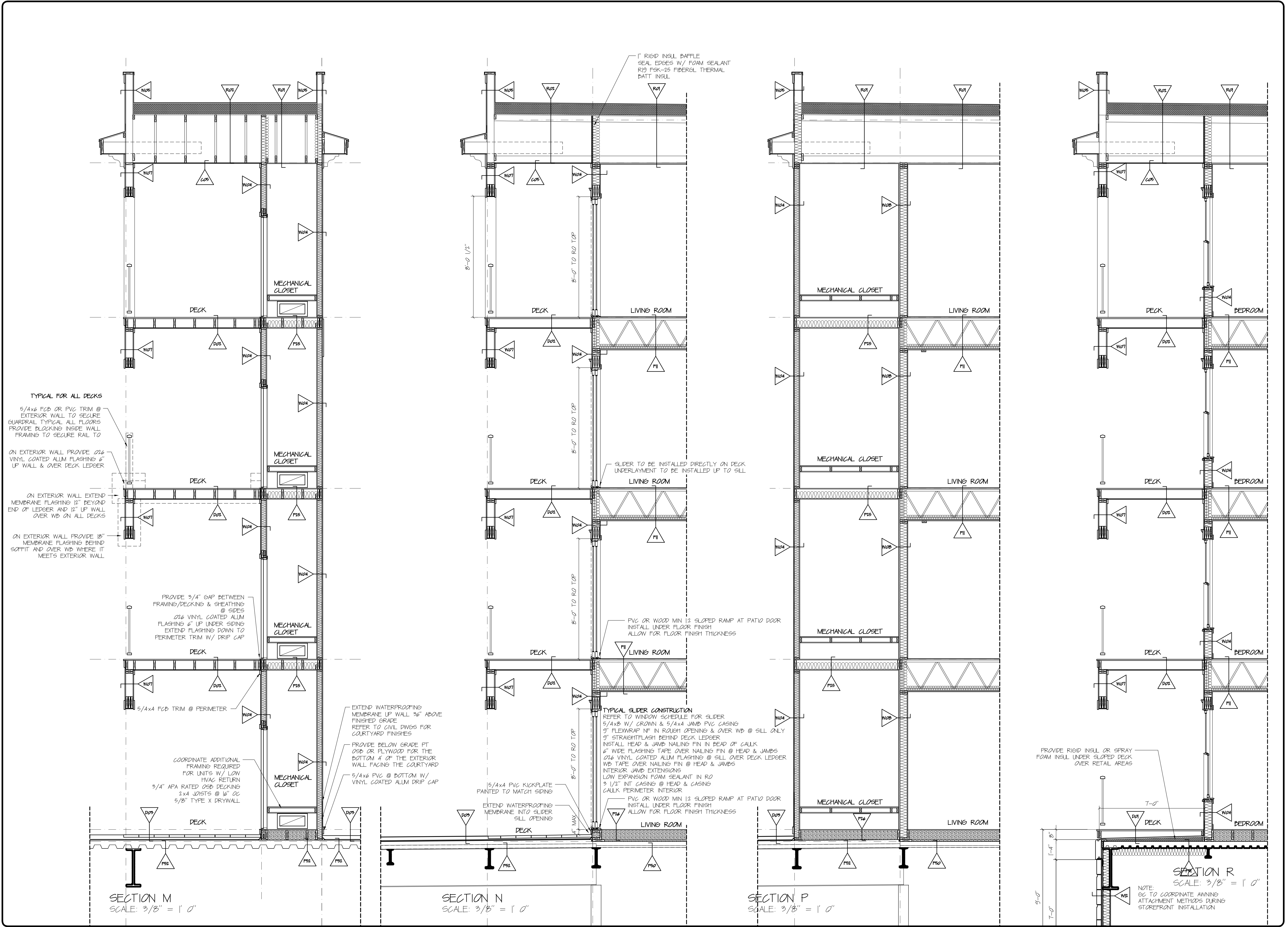
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35 Fay Street Suite 5-2
Boston, MA 02118

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Portland, Maine

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

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

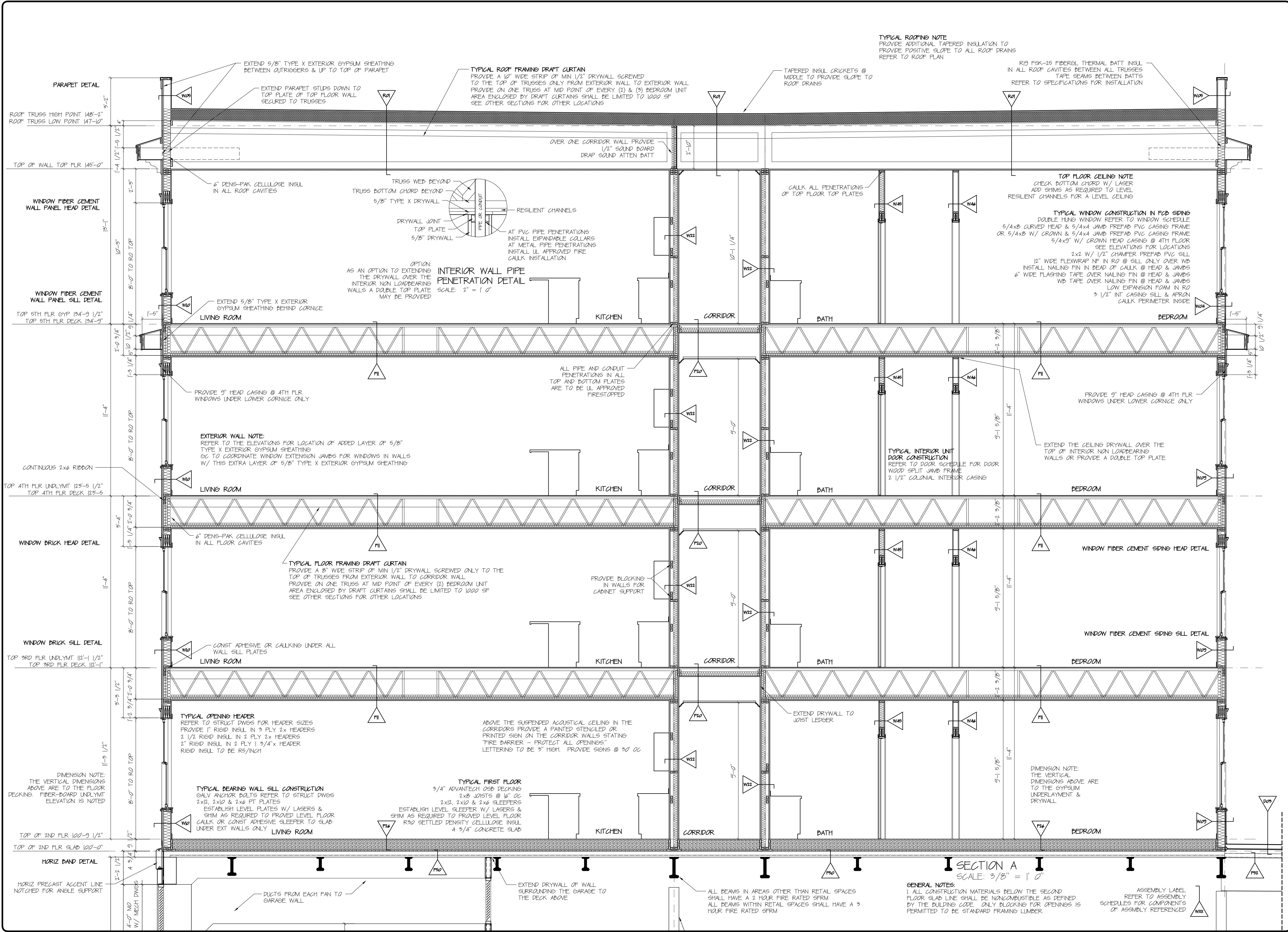
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 Boston, MA 02118

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 Middle Street
 Portland, Maine

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

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ISC.8



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

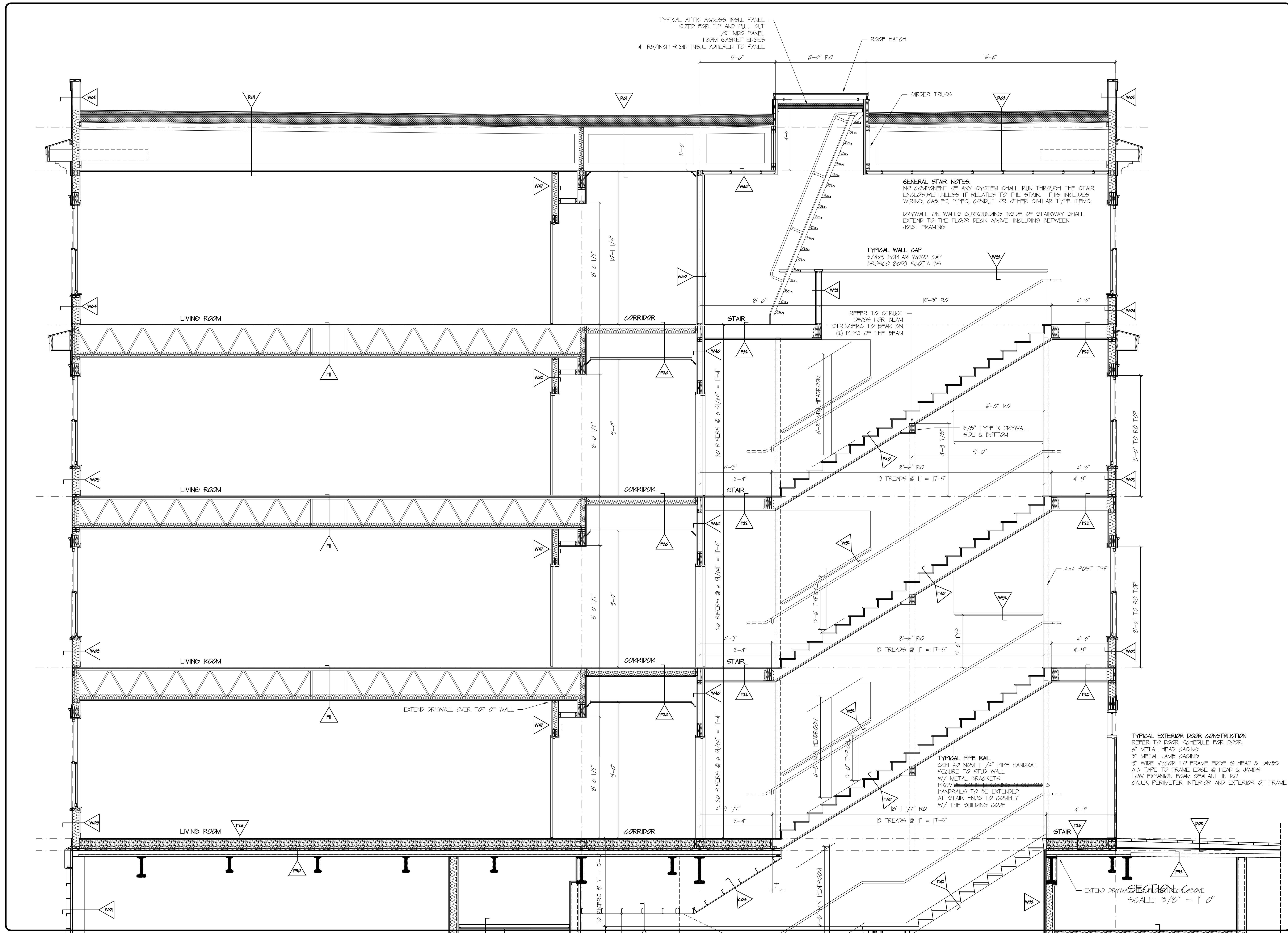
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 c/o Atlas Investments Group
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 Boston, MA 02118

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

REVISIONS:

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 BUILDING 2
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DAVID M. WHITE, ARCHITECT
 403 Tibbets Hill Road
 PO Box 447
 Goffstown, NH 07045
 (603) 497-3405

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

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

REVISIONS:

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 BUILDING 2
25C.3

GENERAL STAIR NOTES:
 NO COMPONENT OF ANY SYSTEM SHALL RUN THROUGH THE STAIR ENCLOSURE UNLESS IT RELATES TO THE STAIR. THIS INCLUDES WIRING, CABLES, PIPES, CONDUIT OR OTHER SIMILAR TYPE ITEMS.
 DRYWALL ON WALLS SURROUNDING INSIDE OF STAIRWAY SHALL EXTEND TO THE FLOOR DECK ABOVE, INCLUDING BETWEEN JOIST FRAMING.

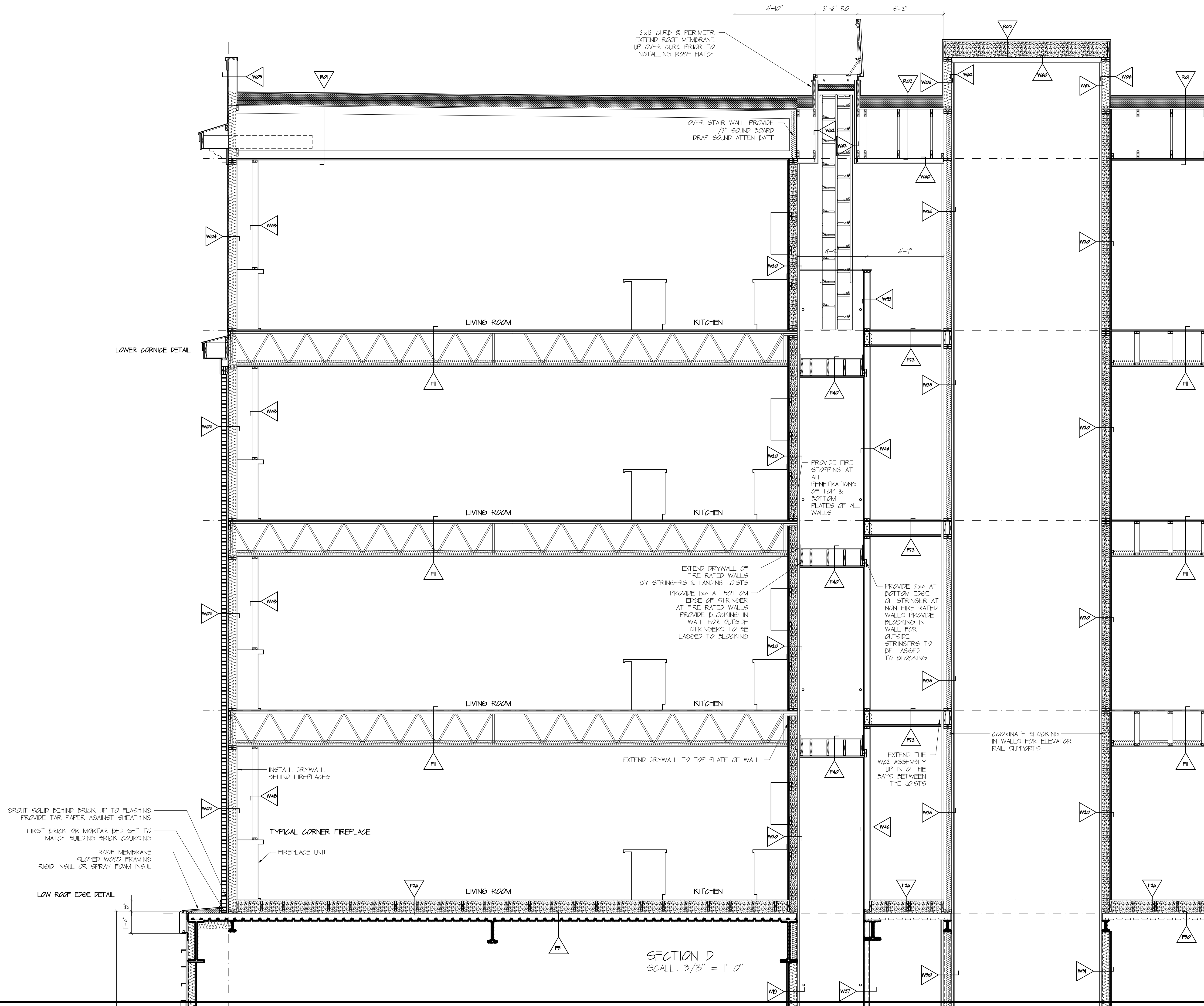
TYPICAL WALL CAP
 5/4x9 POPLAR WOOD CAP
 BROSCO B099 SCOTIA BS

REFER TO STRUCT DWGS FOR BEAM STRINGERS TO BEAR ON (2) PLYS OF THE BEAM

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

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

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



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

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

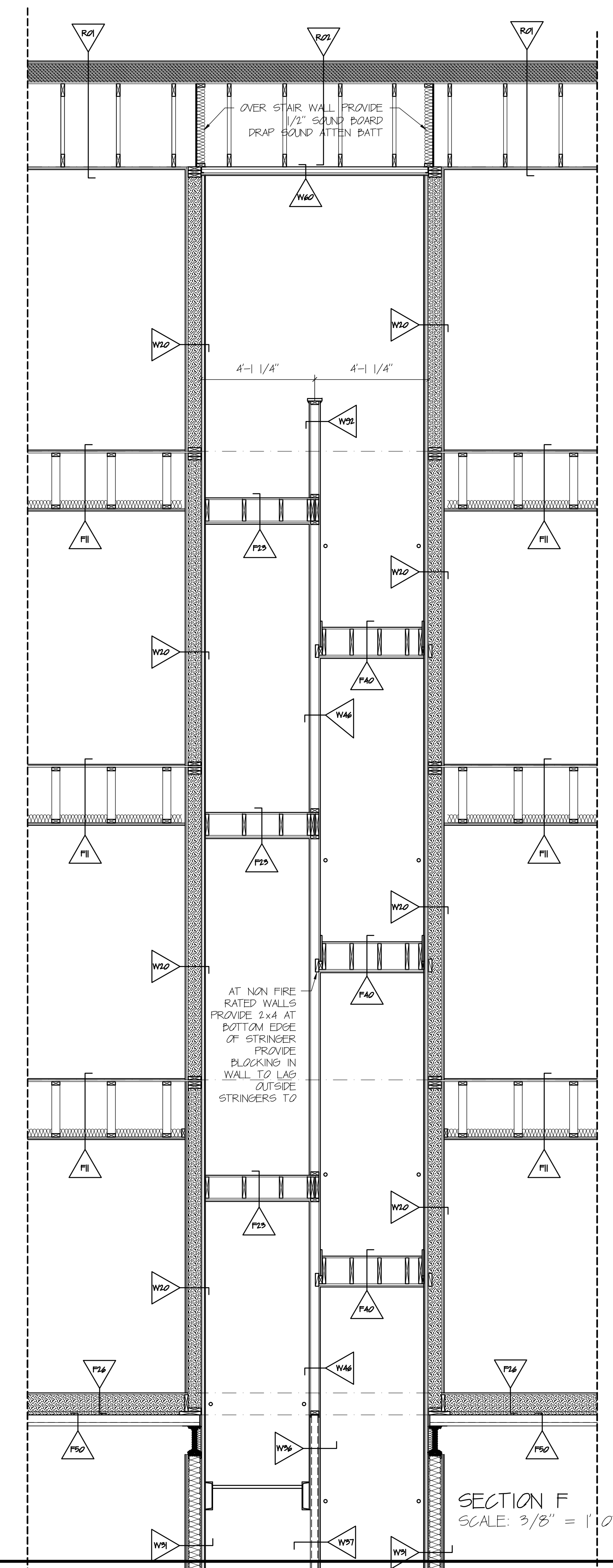
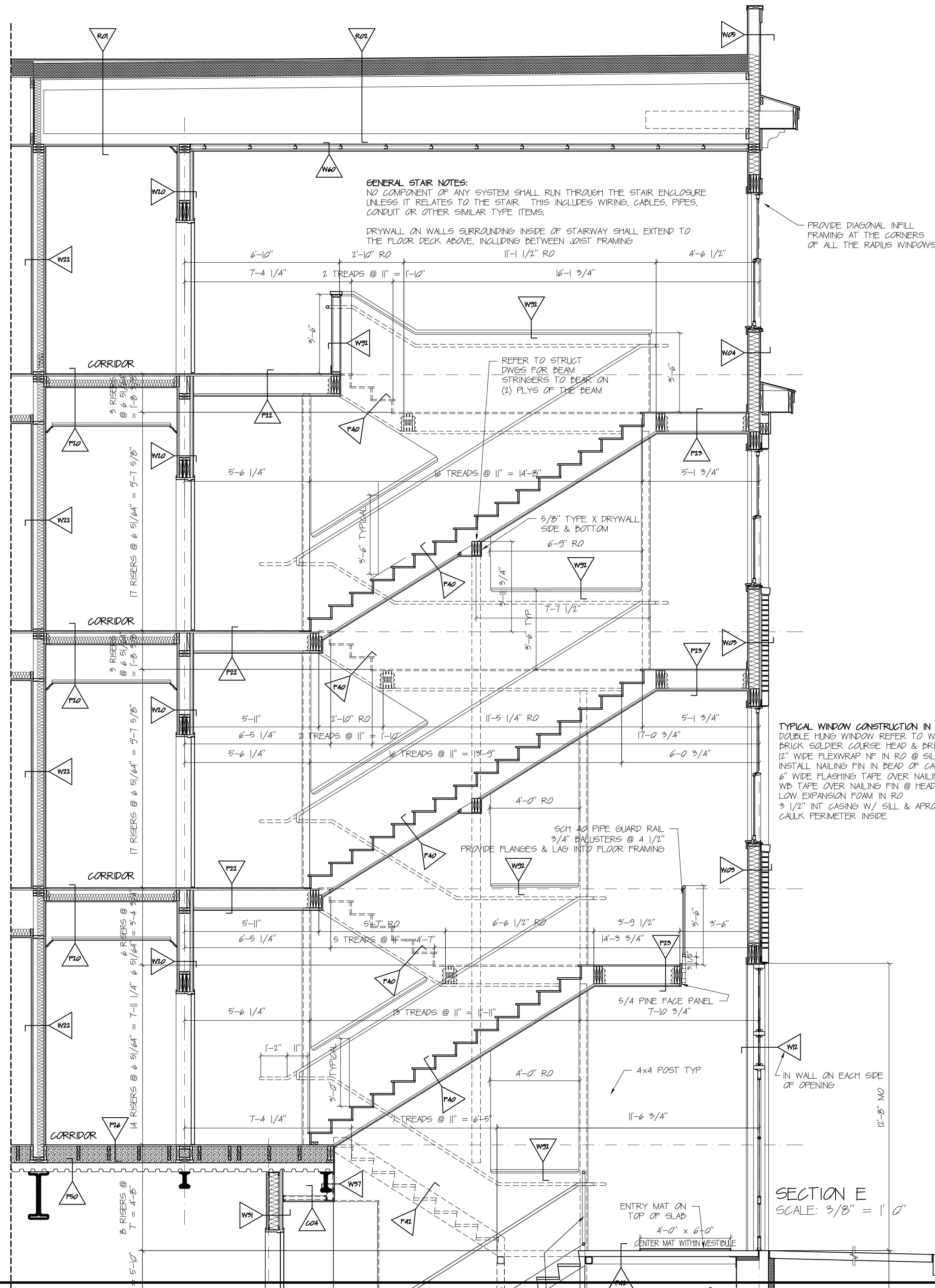
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SECTION D
Scale: 3/8" = 1'-0"
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BUILDING 2
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 403 Tibbets Hill Road
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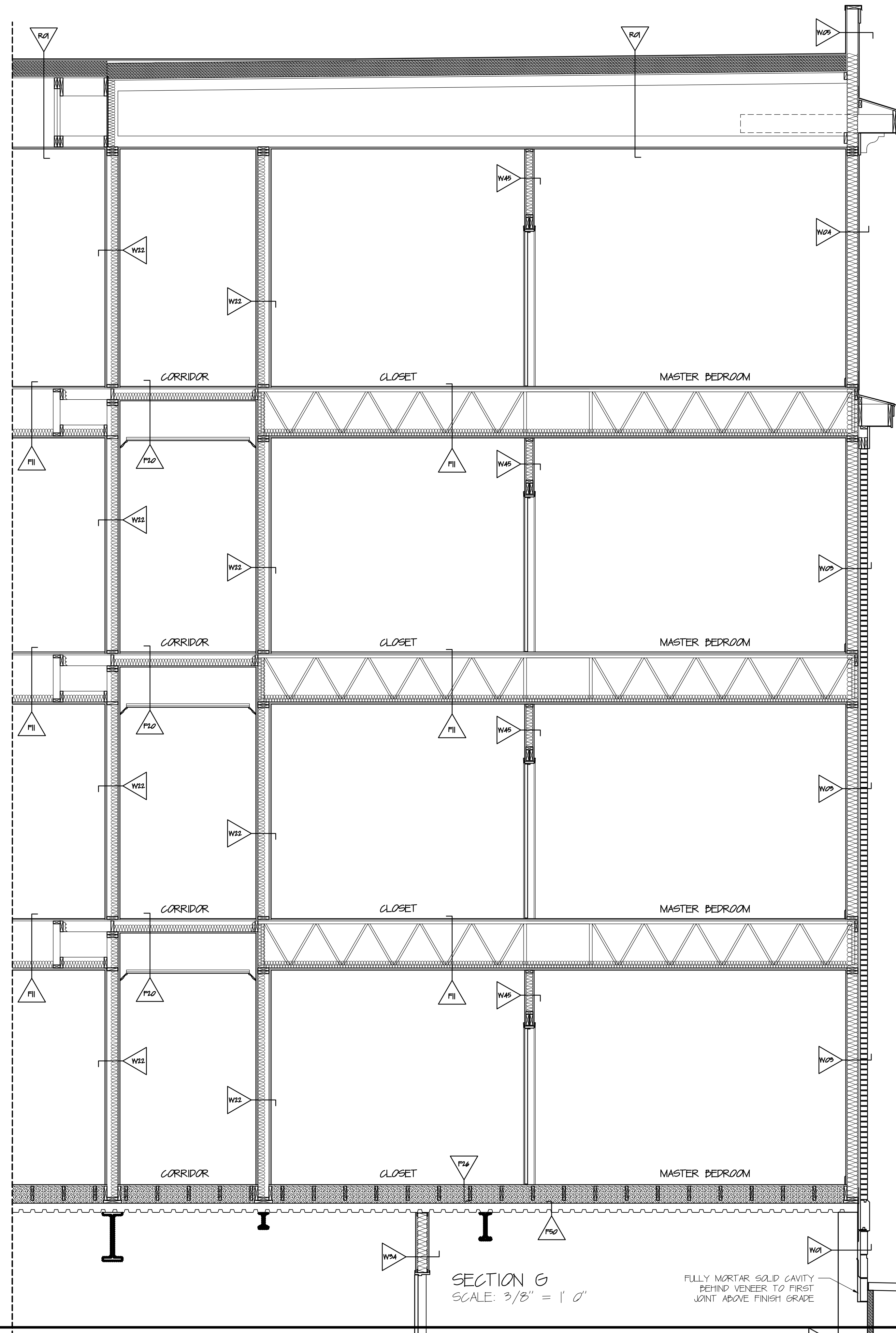
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SECTIONS E & F
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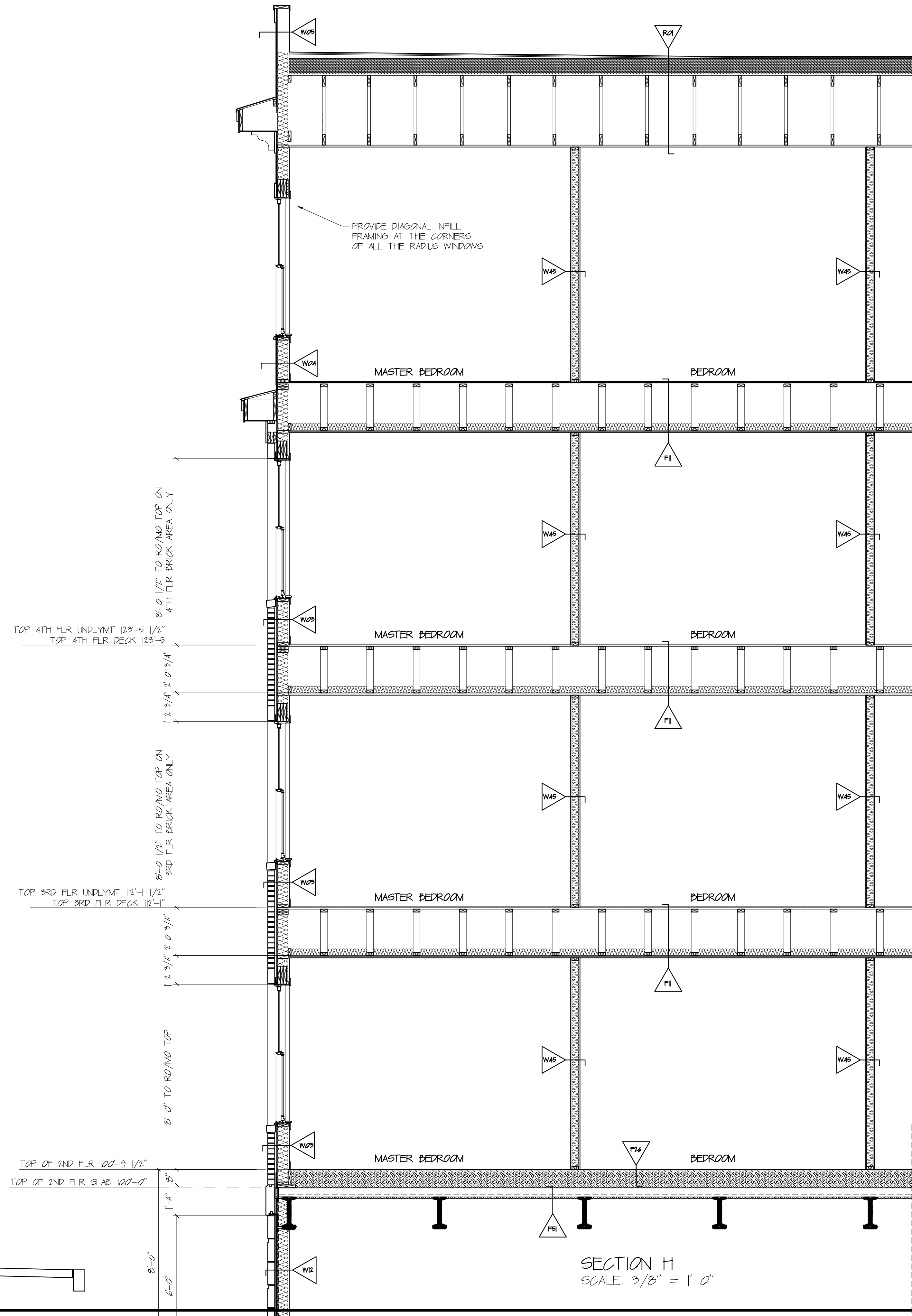
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 BUILDING 2
25C.5



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"

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

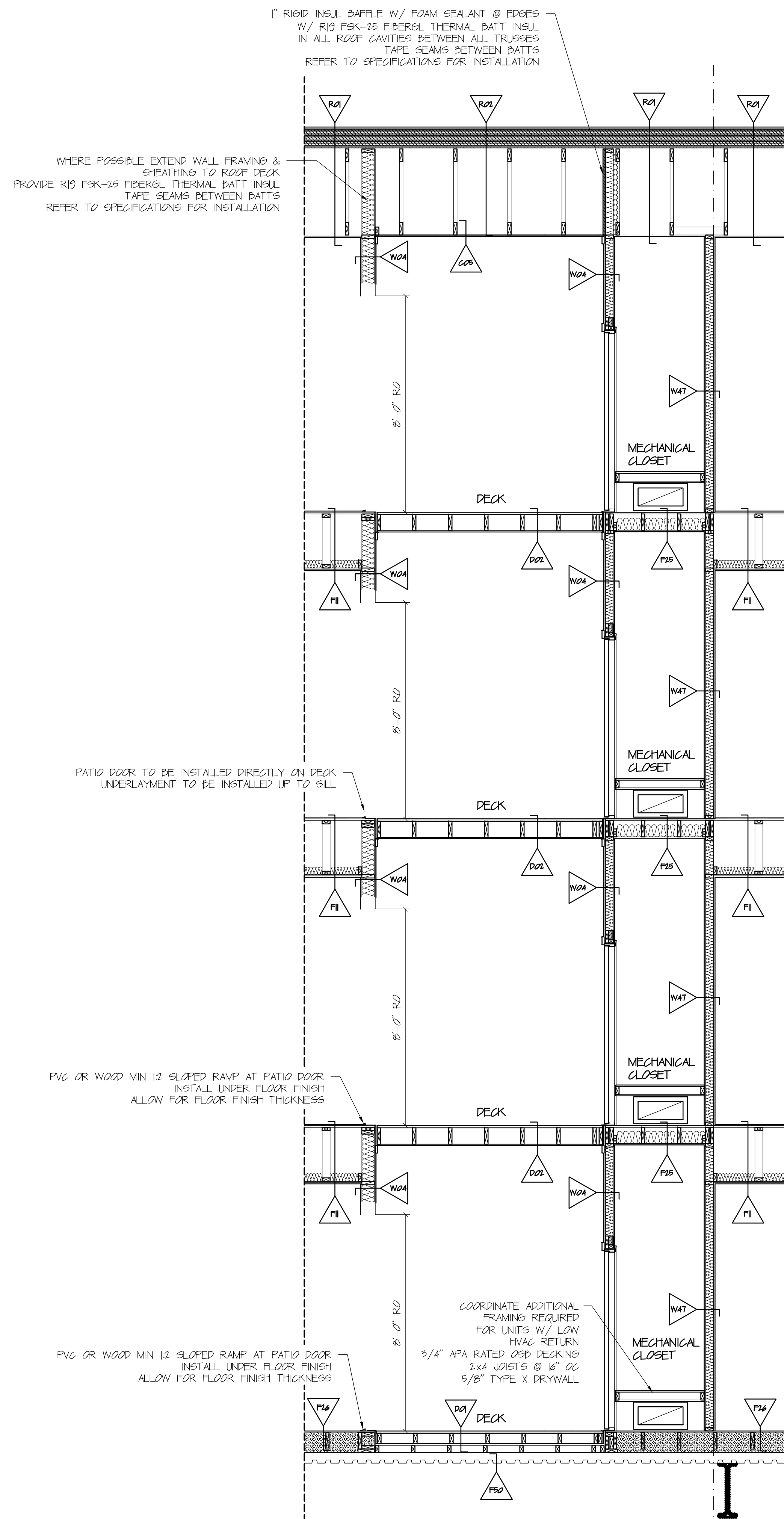
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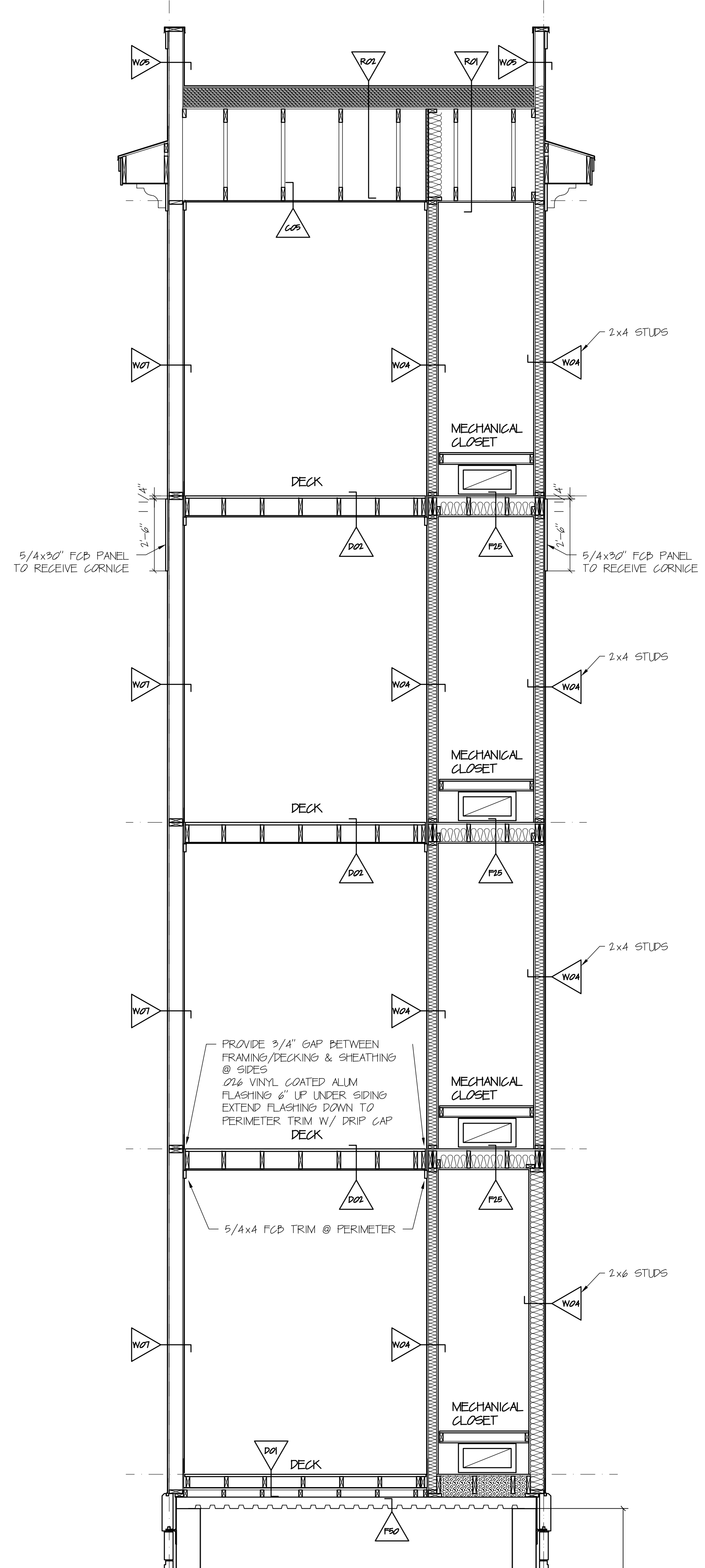
SECTIONS G & H
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

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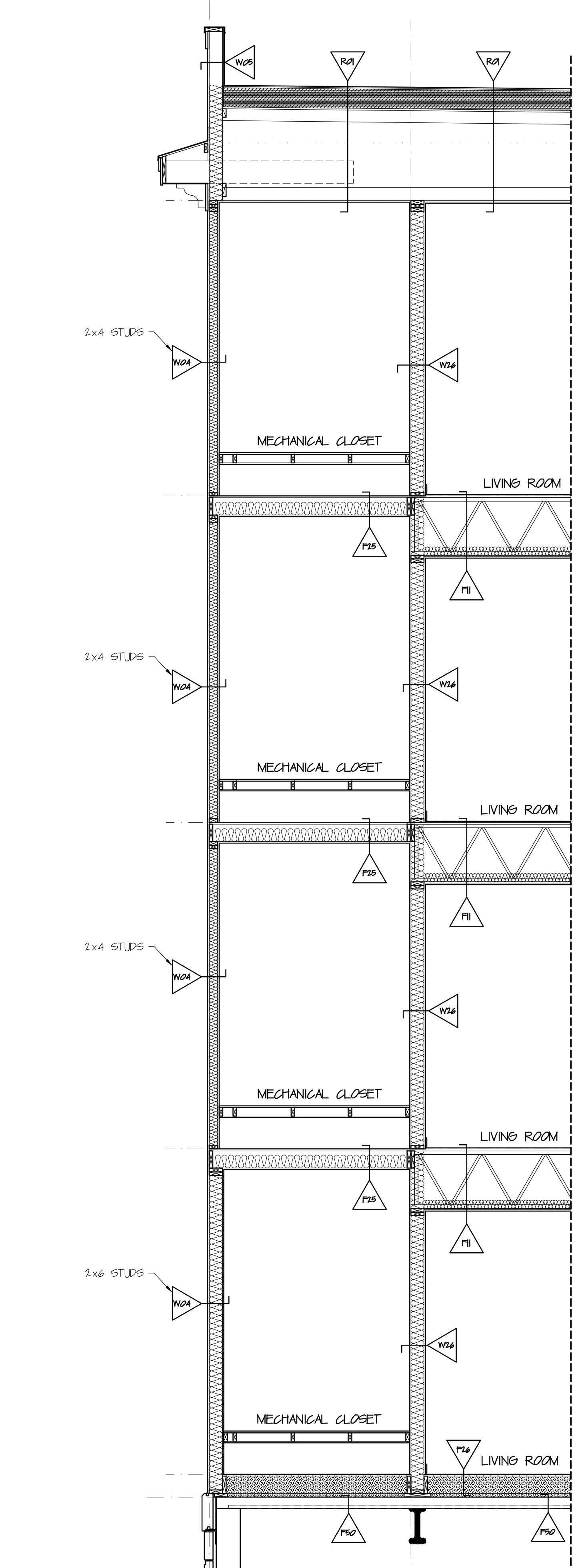
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SECTION J
SCALE: 3/8" = 1' 0"



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



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

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

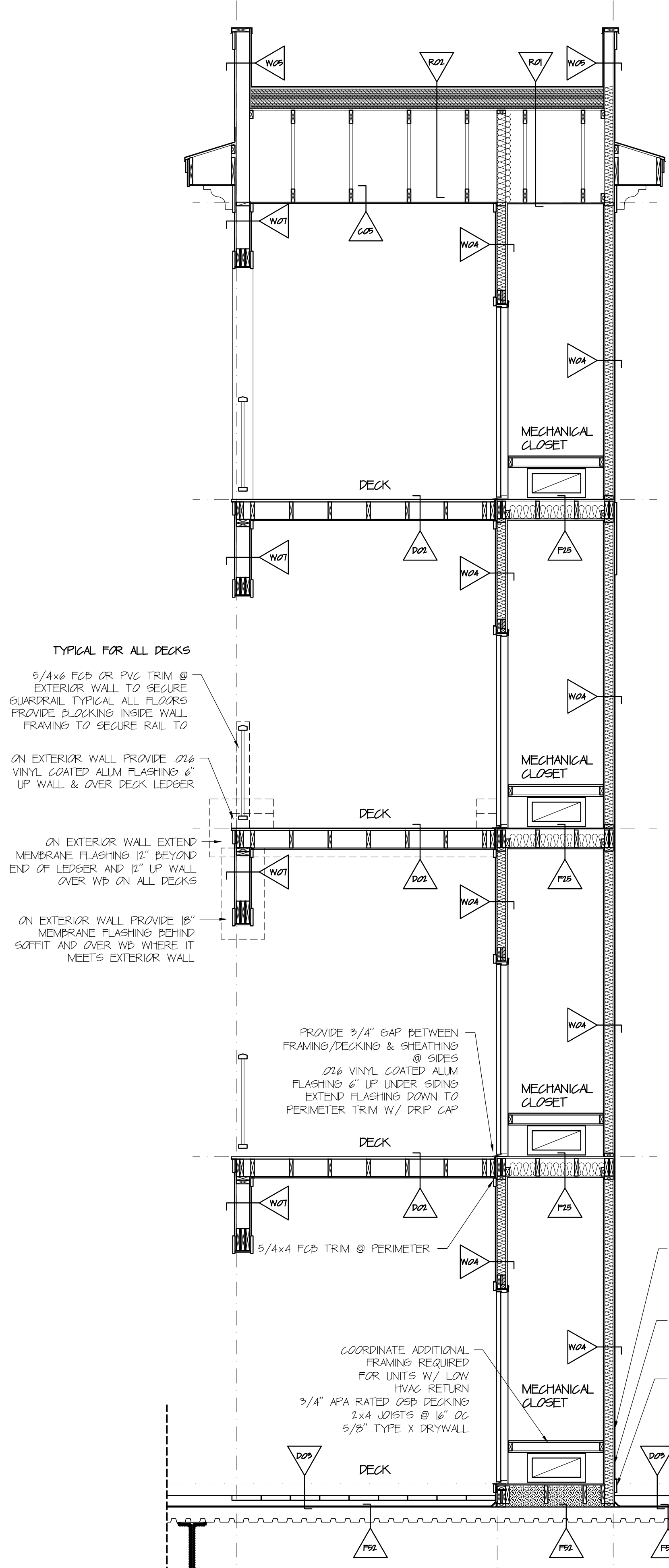
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SECTIONS J, K & L
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TYPICAL FOR ALL DECKS

- 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 WB ON ALL DECKS
- ON EXTERIOR WALL PROVIDE 18" MEMBRANE FLASHING BEHIND SOFFIT AND OVER WB 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

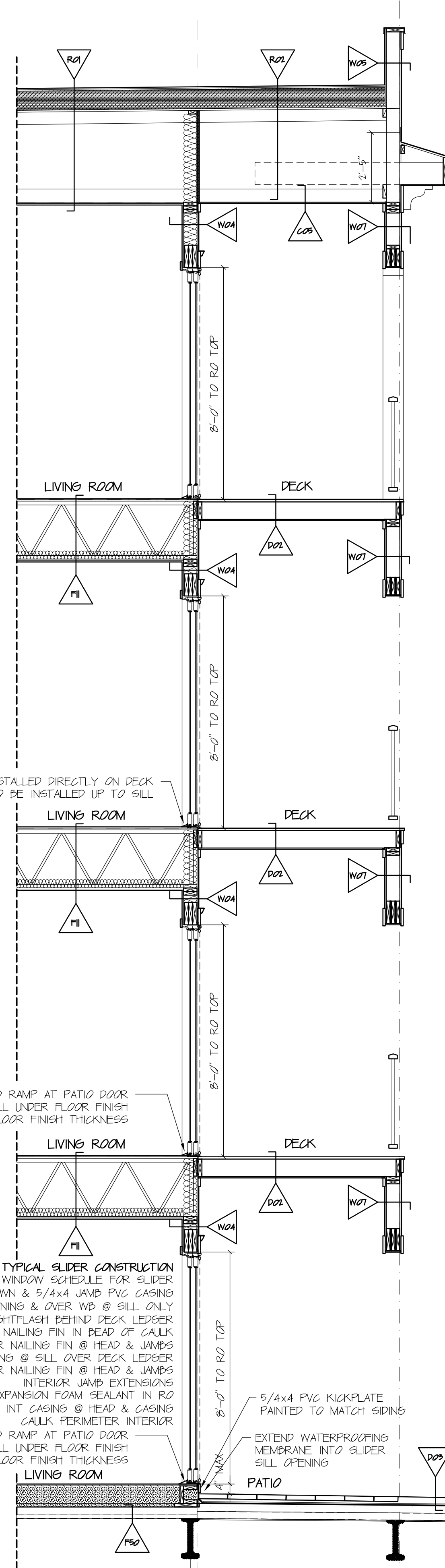
COORDINATE ADDITIONAL FRAMING REQUIRED FOR UNITS W/ LOW HVAC RETURN
 3/4" APA RATED OSB DECKING
 2x4 JOISTS @ 16" OC
 5/8" TYPE X DRYWALL

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

SECTION M
 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 WB @ 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

WB TAPE OVER NAILING FIN @ HEAD & JAMBS

INTERIOR JAMB EXTENSIONS

LOW EXPANSION FOAM SEALANT IN RD

3/2" INT CASING @ HEAD & CASING

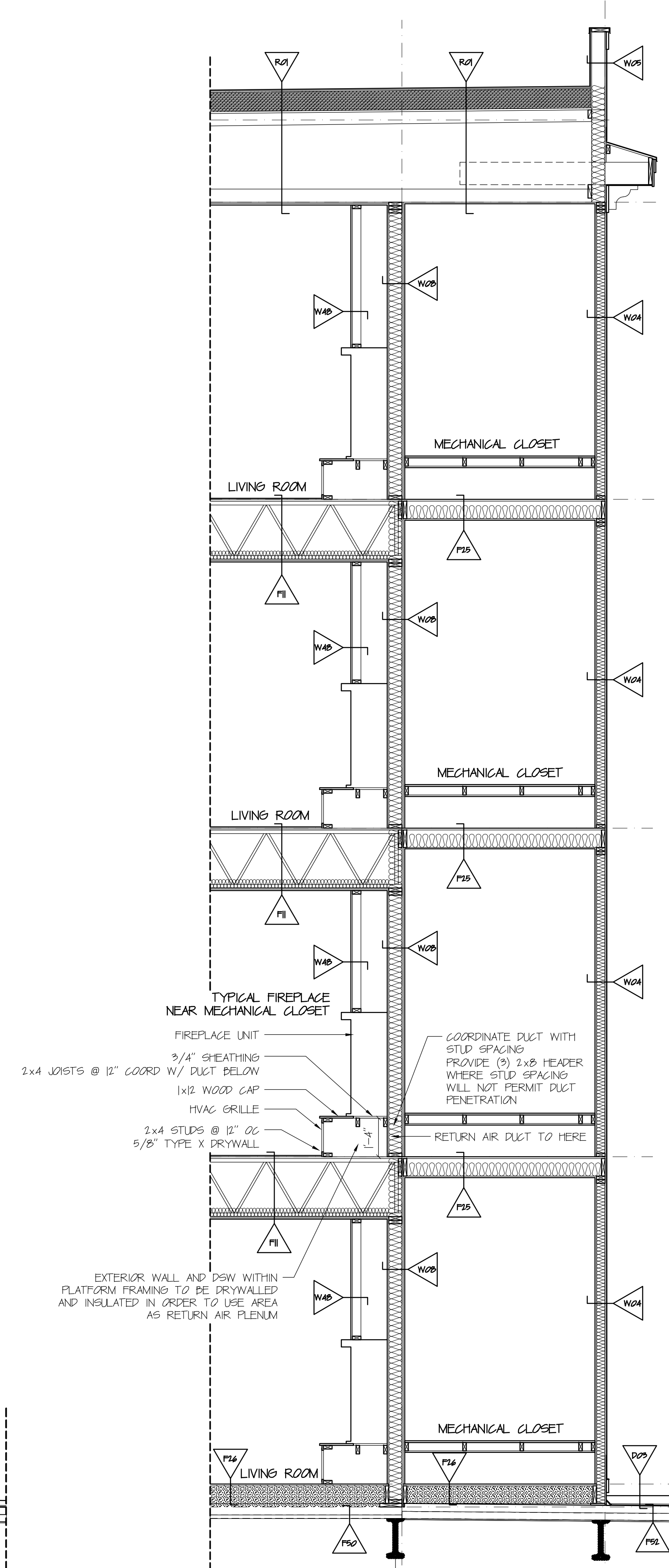
CALK PERIMETER INTERIOR

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

SECTION N
 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

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

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

DAVID M. WHITE, ARCHITECT
 403 Tibbetts Hill Road
 PO Box 447
 Goffstown, NH 07045
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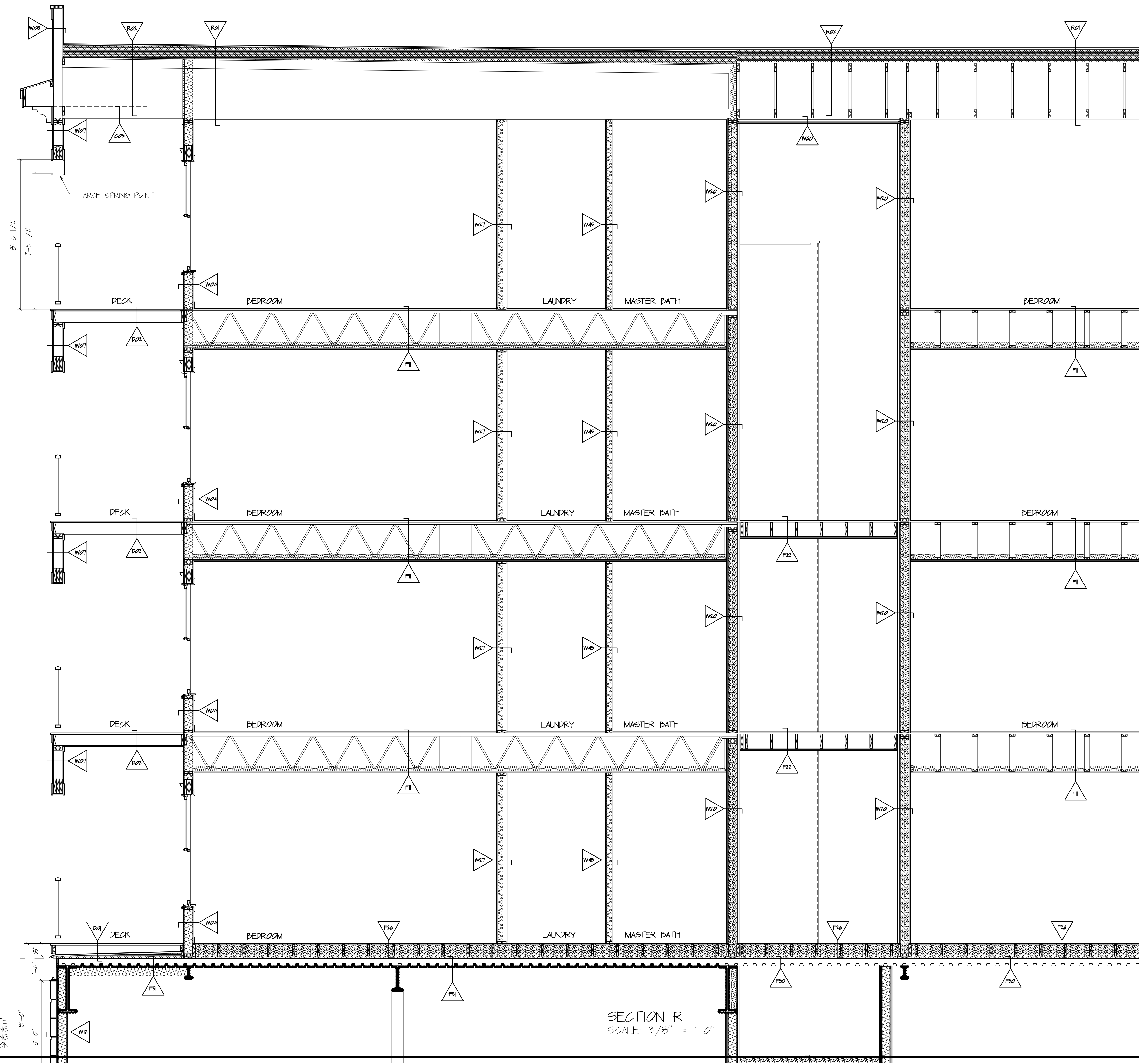
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 Boston, MA 02118

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SECTIONS M, N & P
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NOTE:
EC TO COORDINATE AWNING
ATTACHMENT METHODS DURING
STOREFRONT INSTALLATION

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

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403 Tibbets Hill Road
PO Box 447
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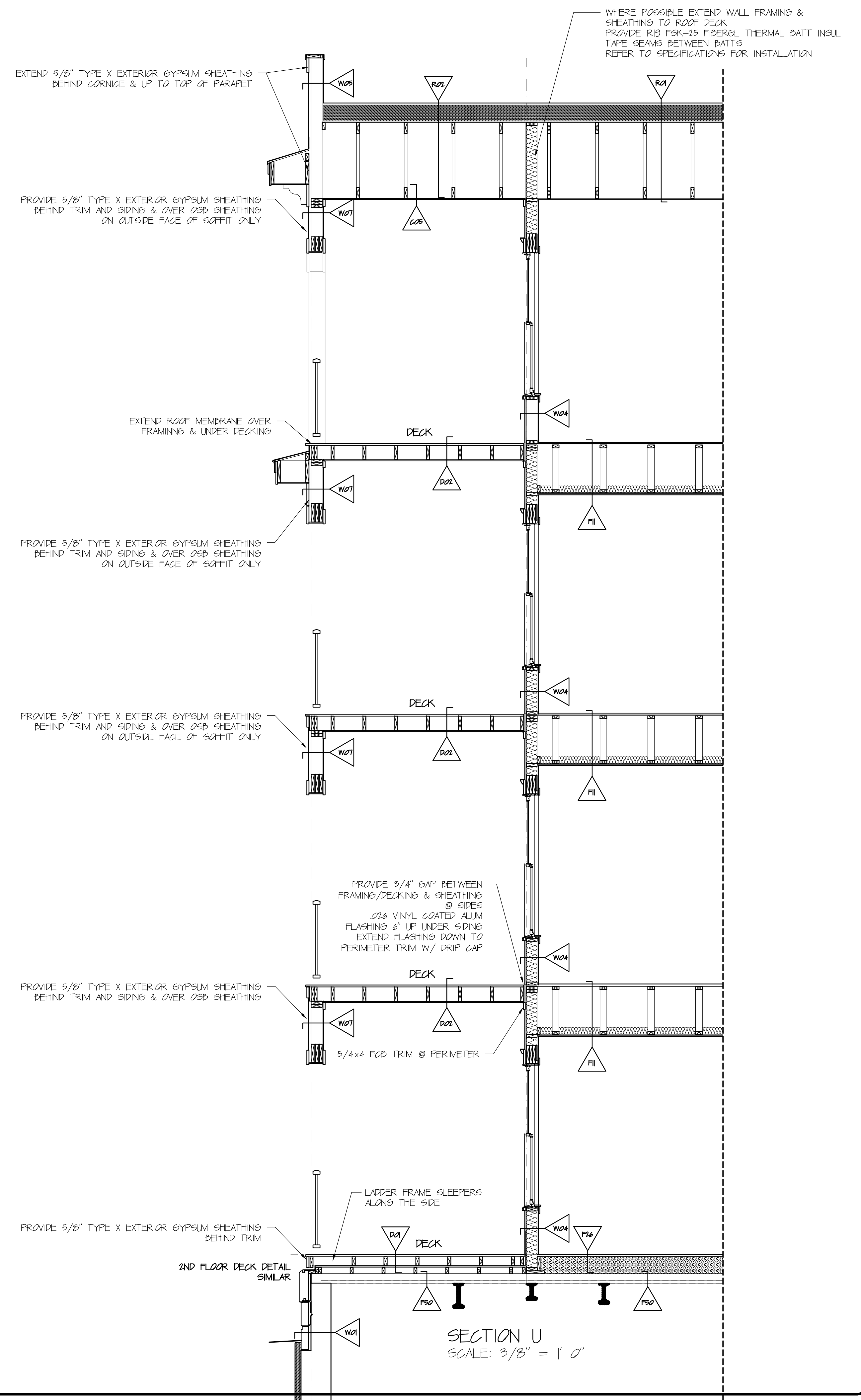
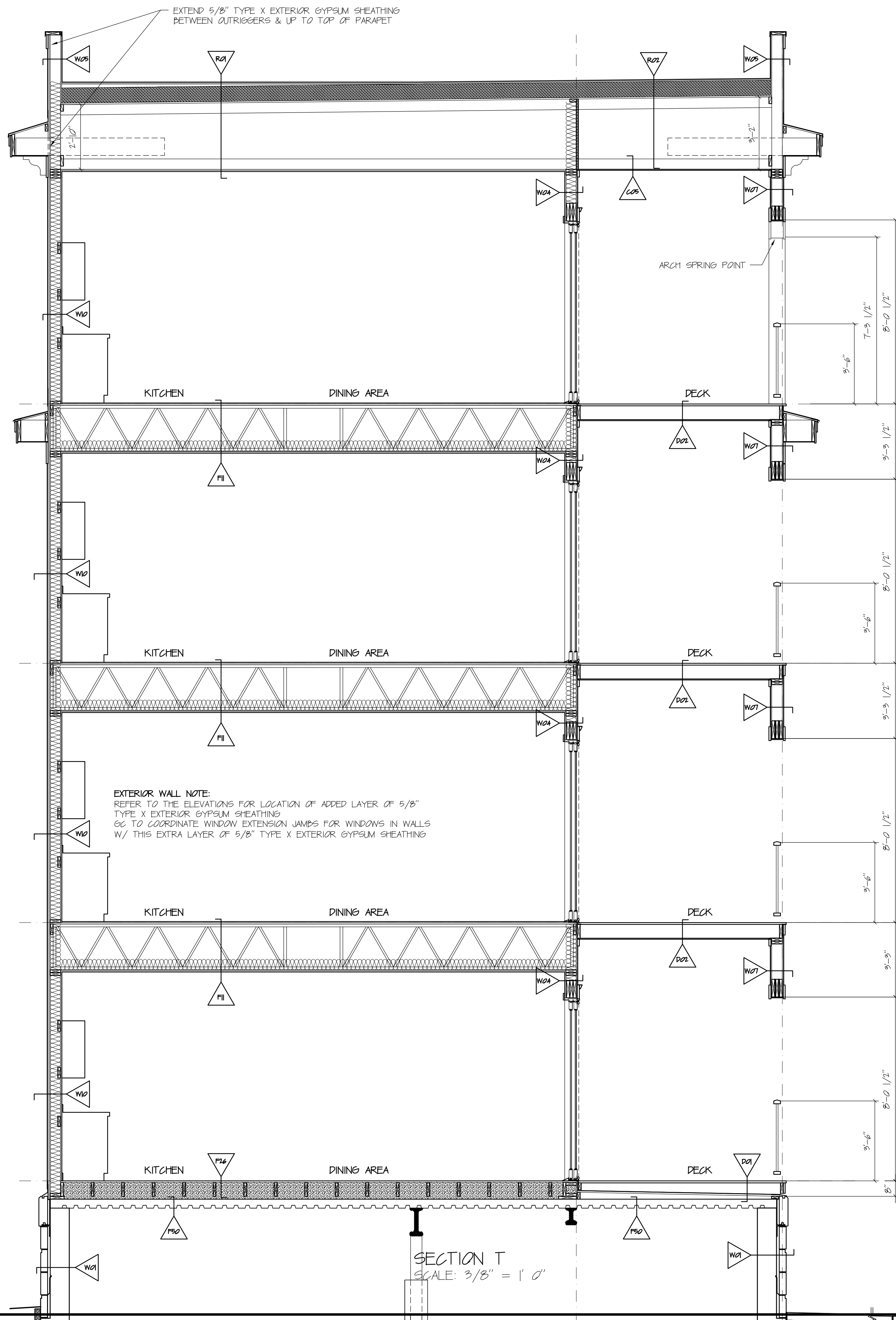
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

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

REVISIONS:

DRG. NO.
BUILDING 2
25C.9



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

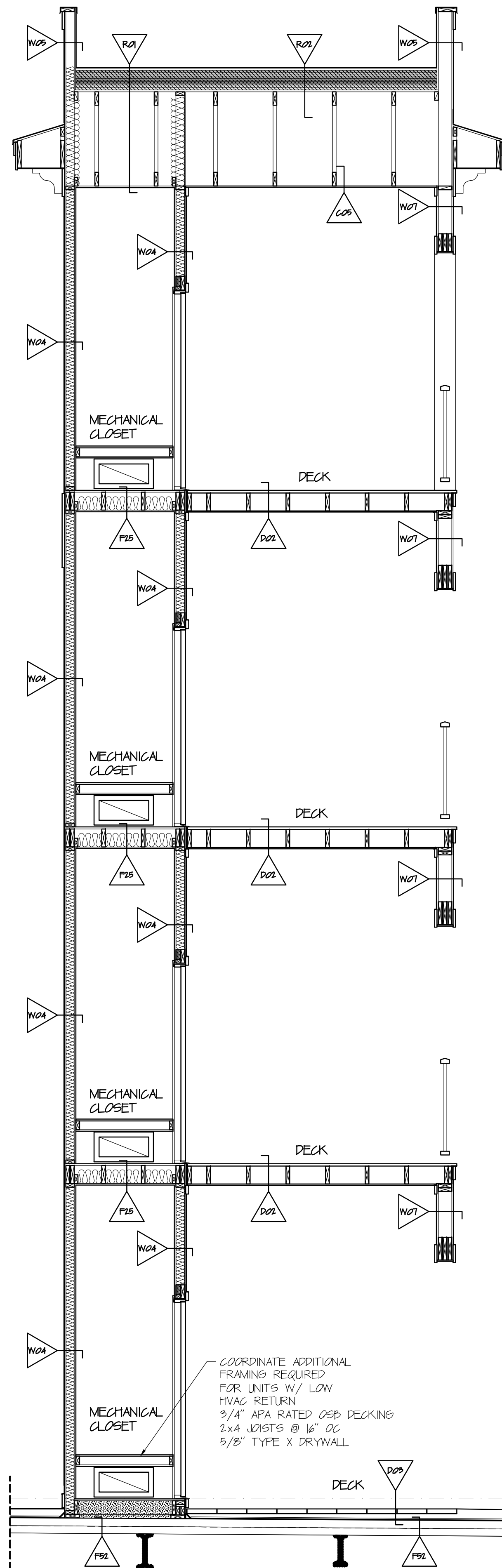
THE VILLAGE AT OCEAN GATE, LLC
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Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

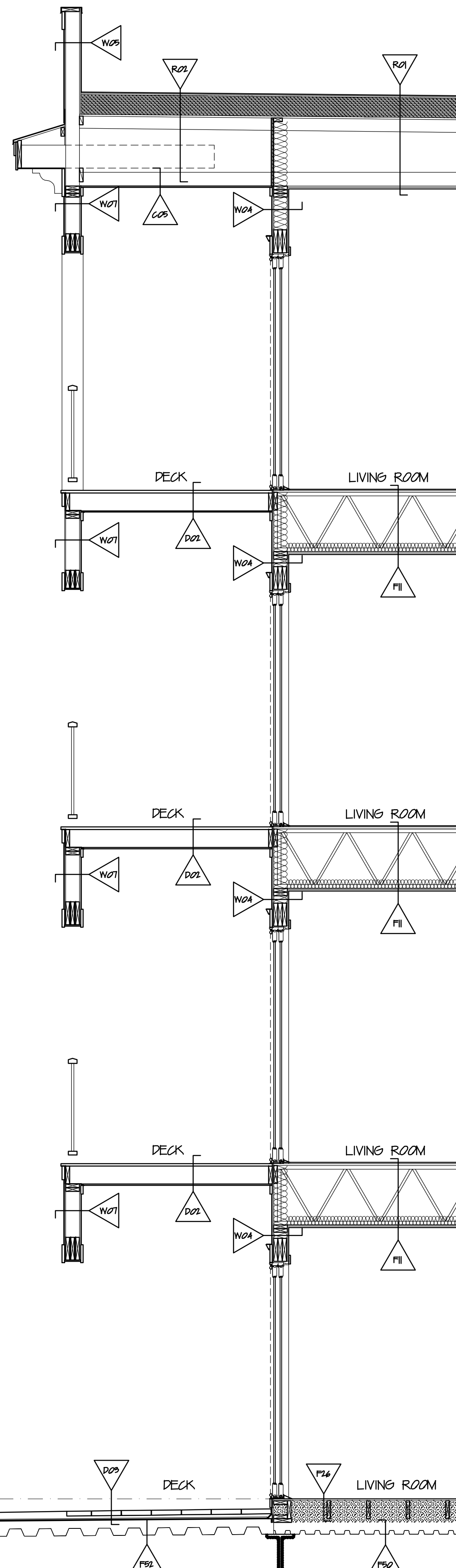
SECTIONS T & U
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

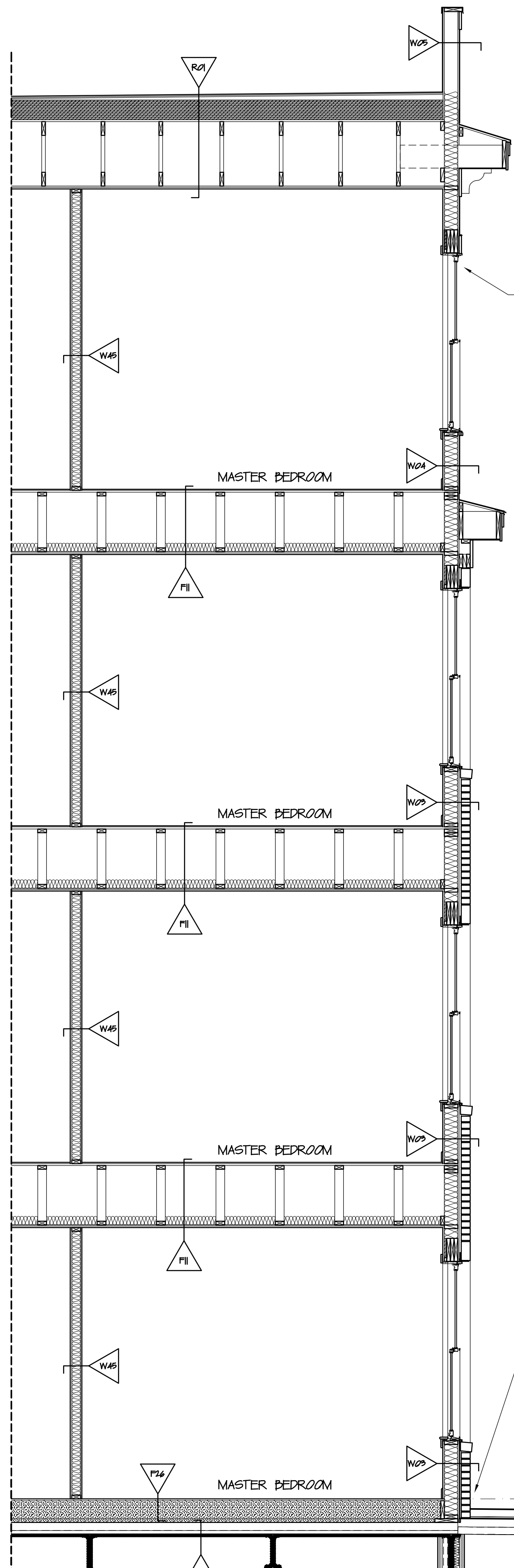
DRG. NO.
BUILDING 2
25C.10



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



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



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

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

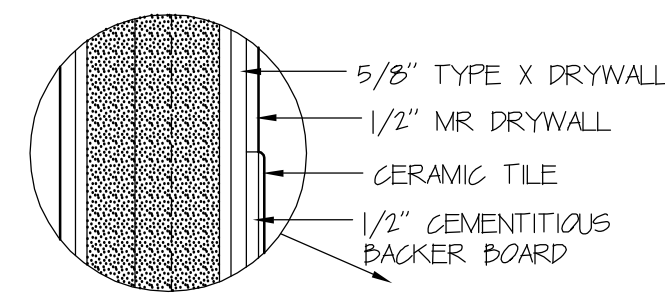
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Portland, Maine

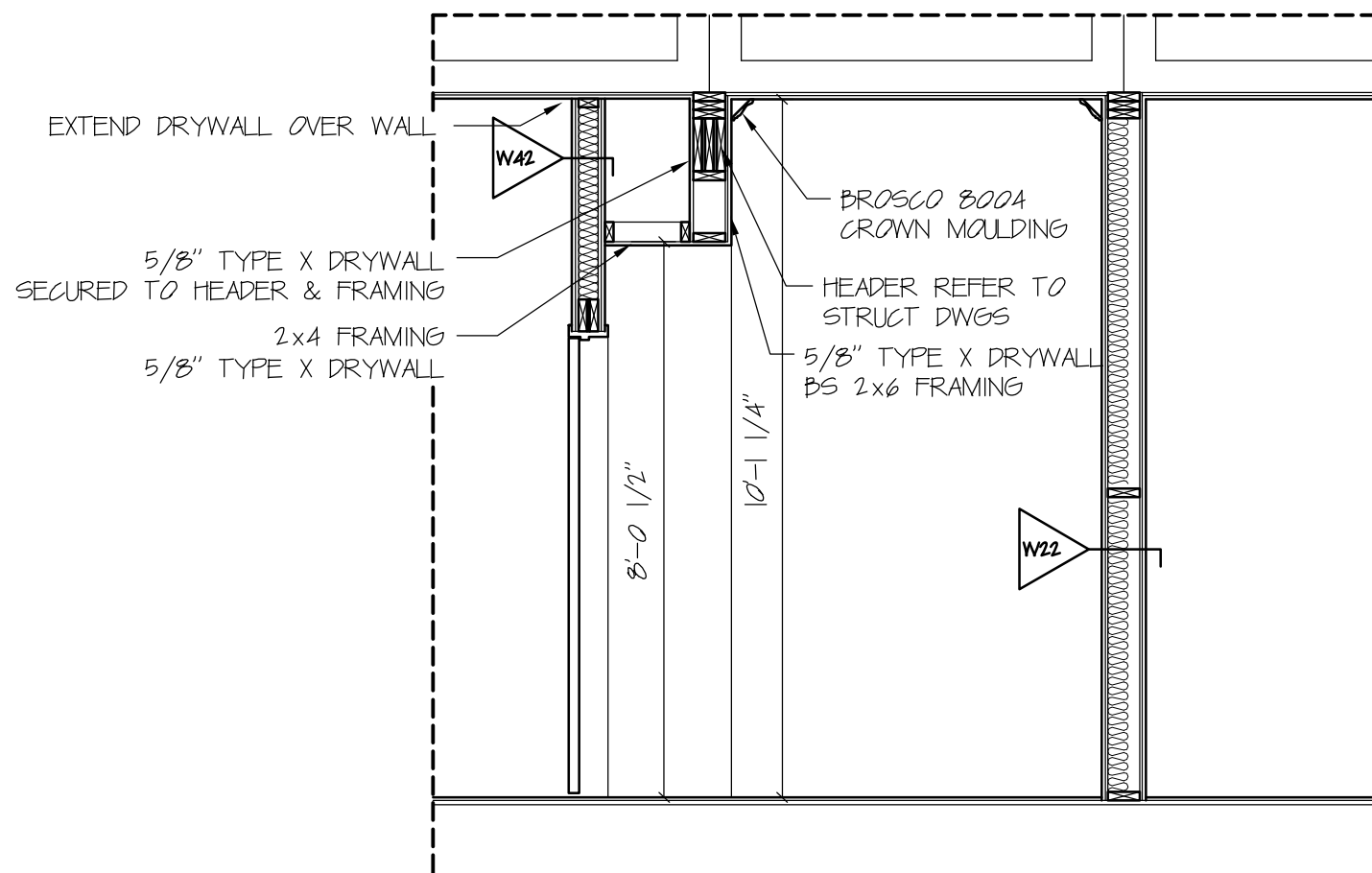
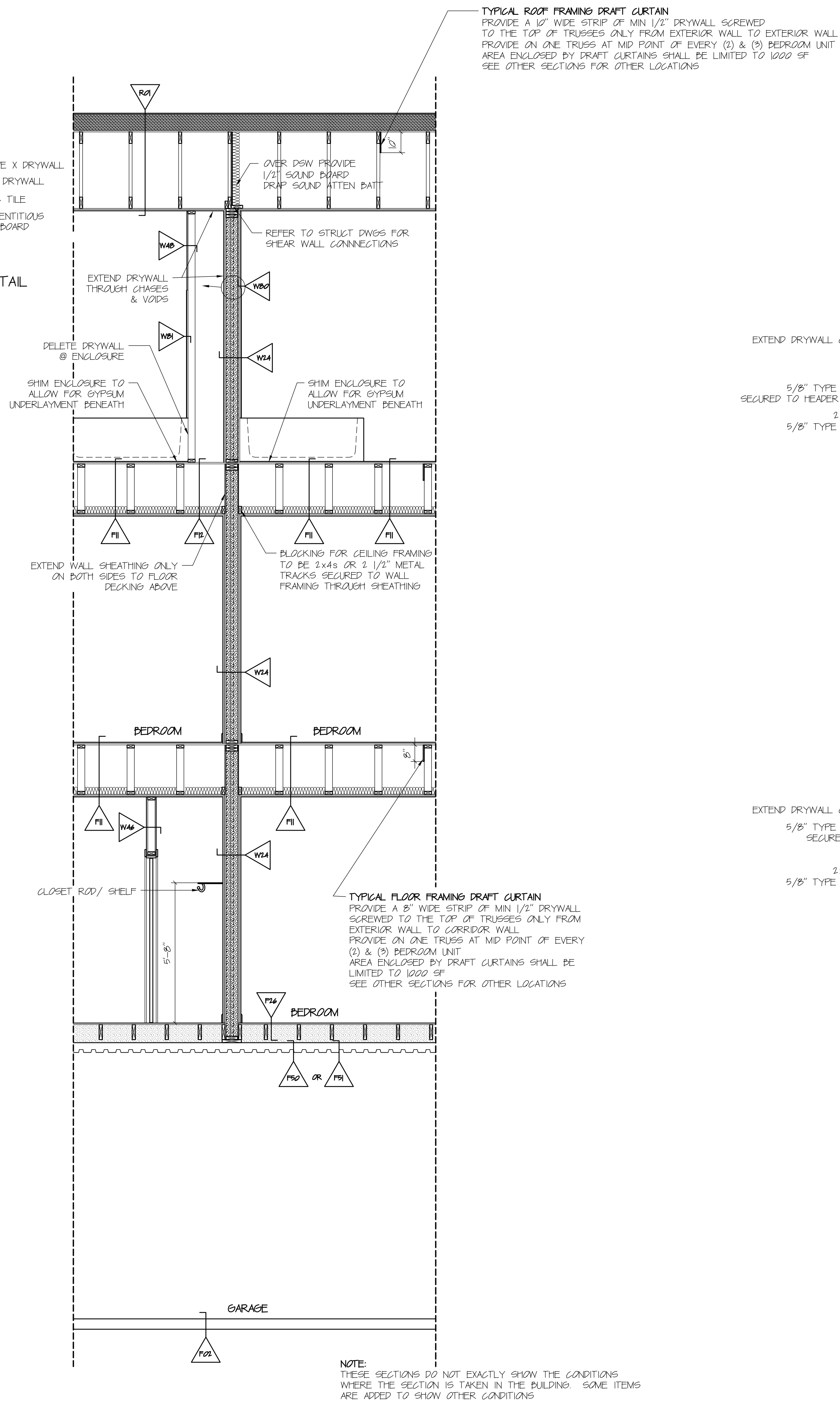
SECTIONS V, X & Y
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

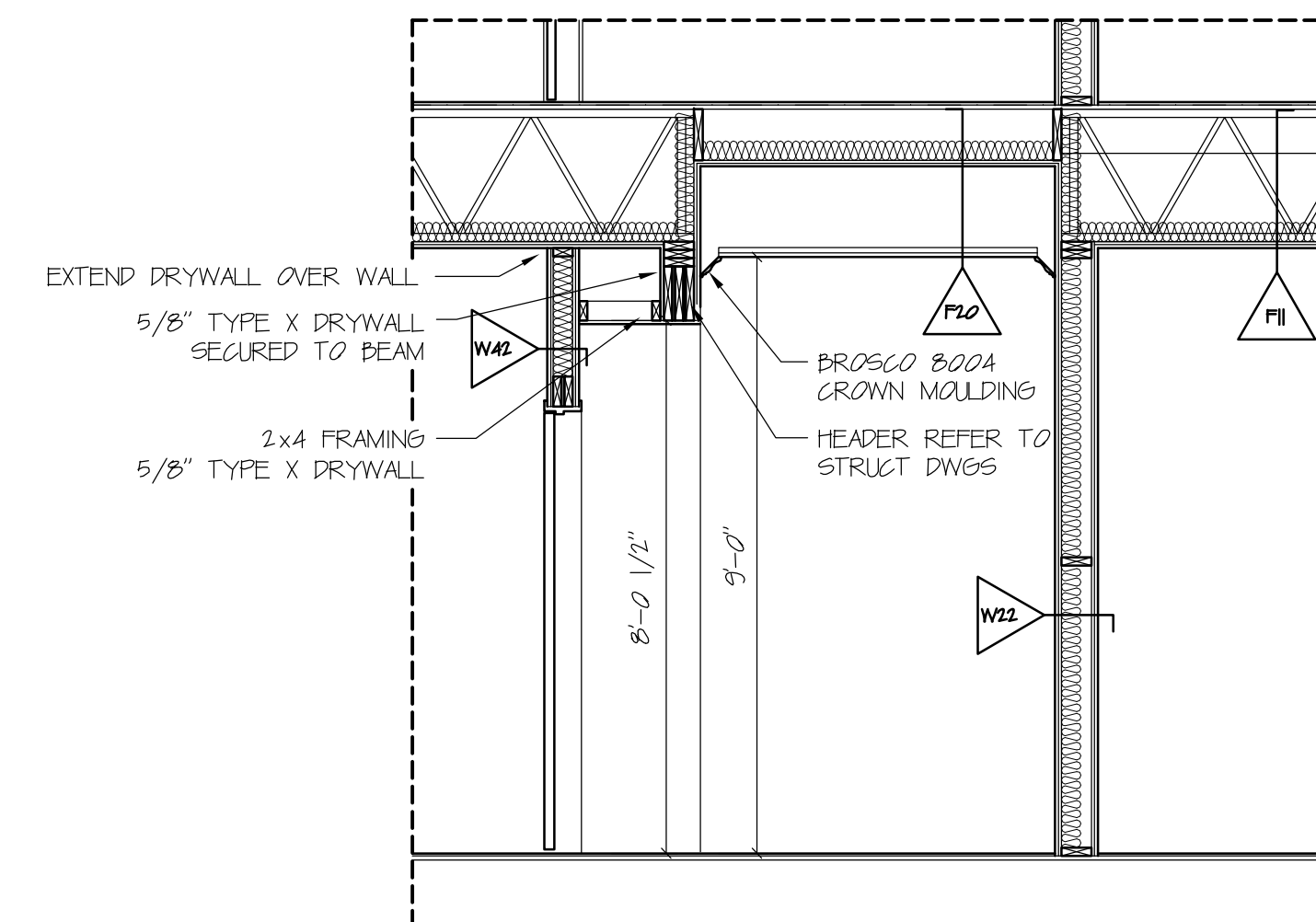
DRG. NO.
BUILDING 2
25C.11



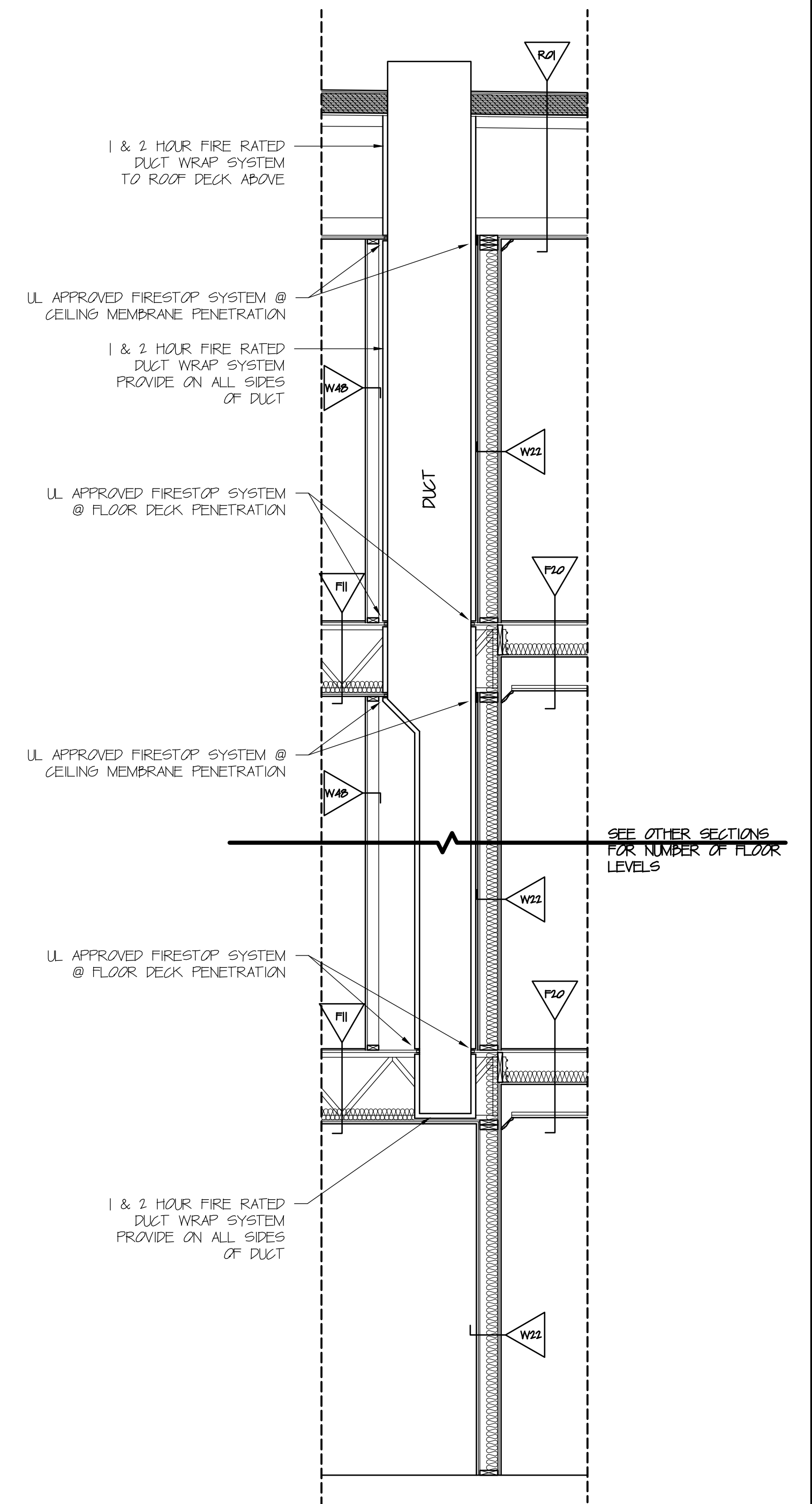
TUB CERAMIC TILE DETAIL
SCALE: 2" = 1' 0"



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.

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

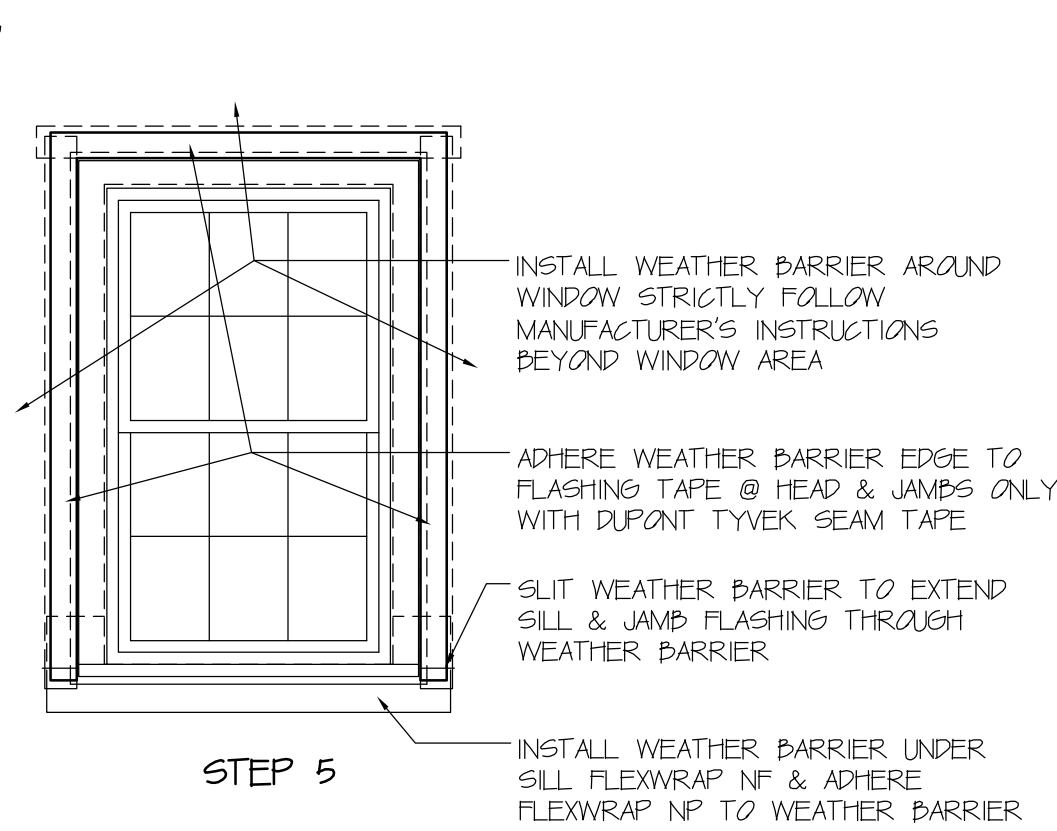
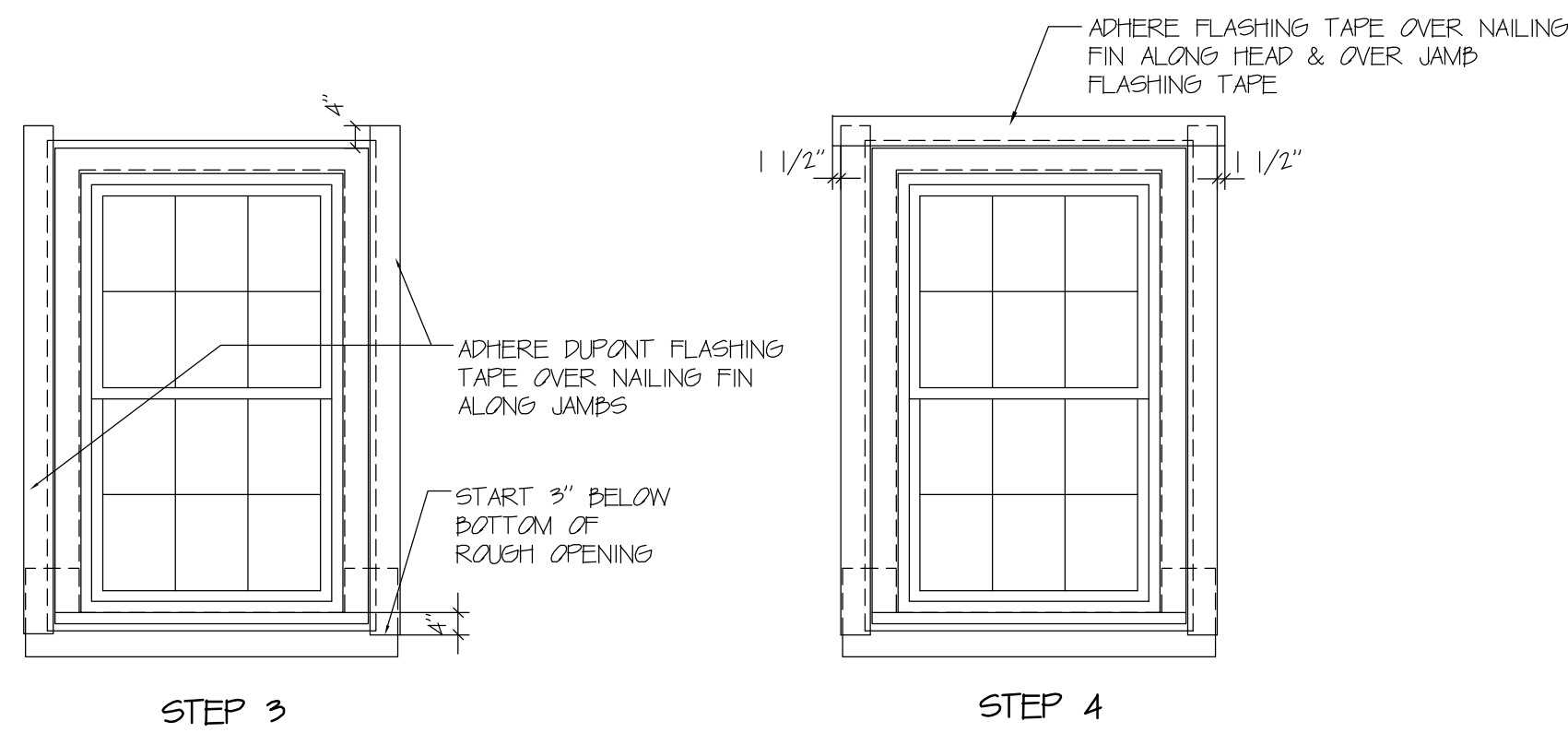
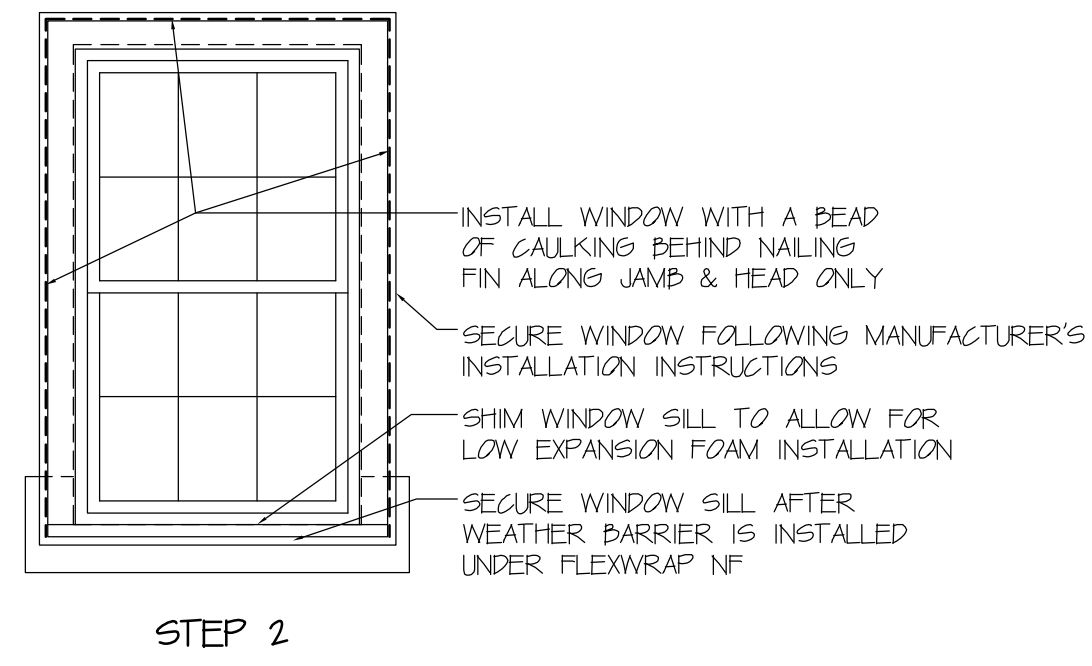
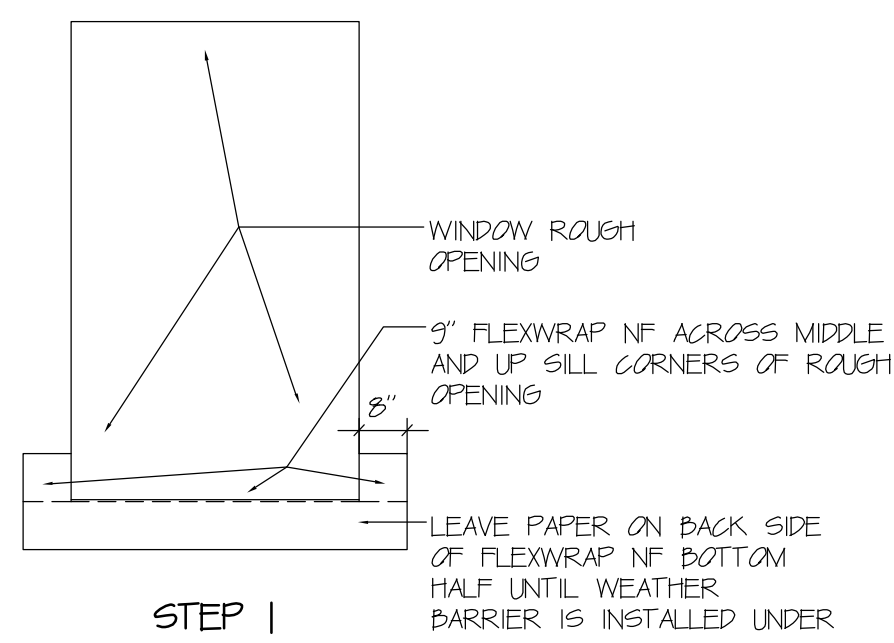
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Boston, MA 02118

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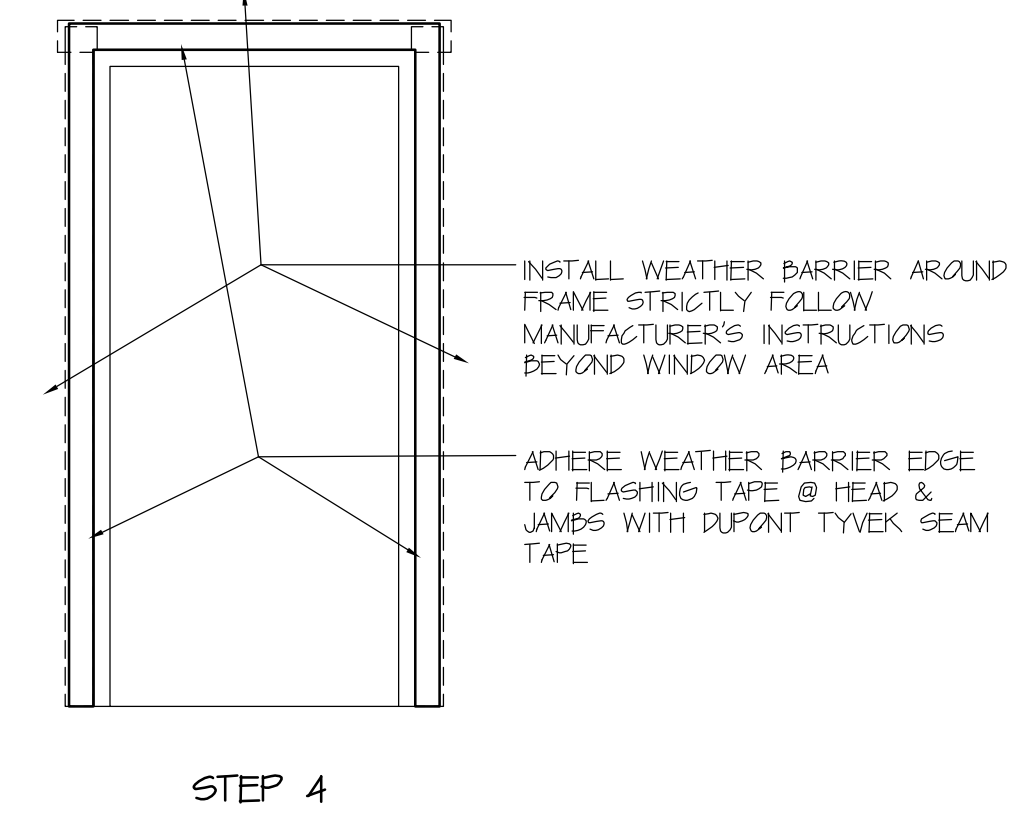
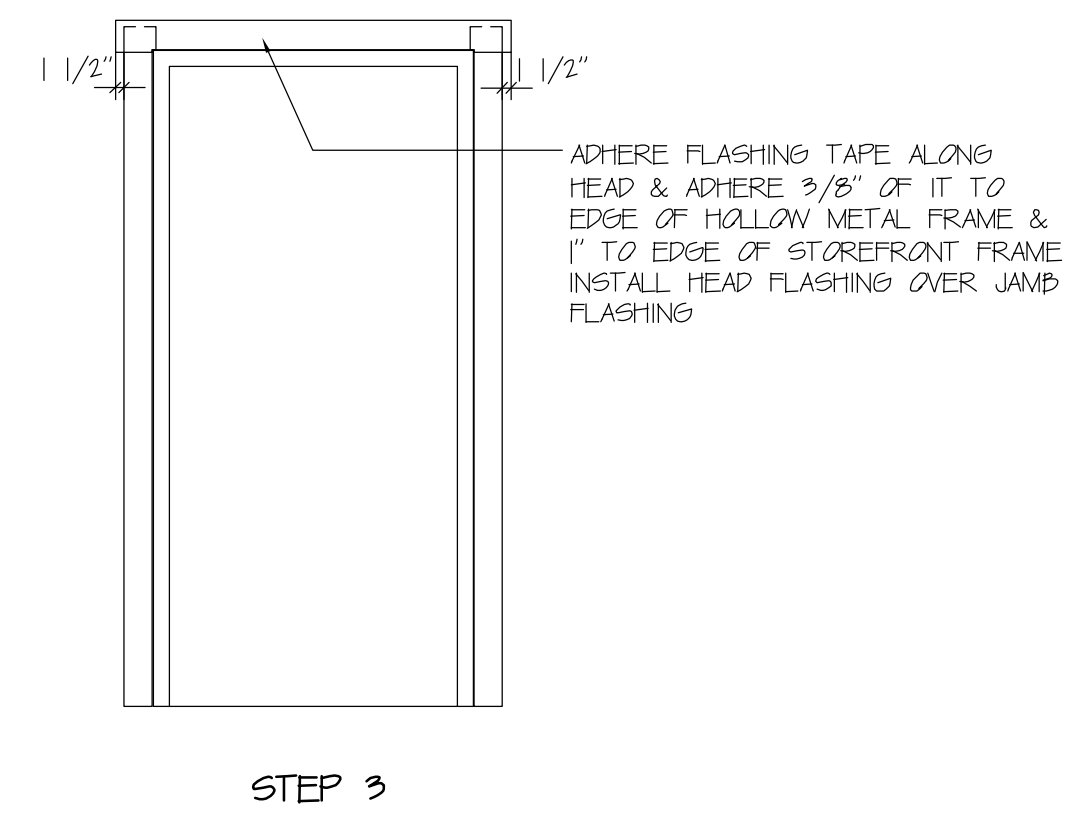
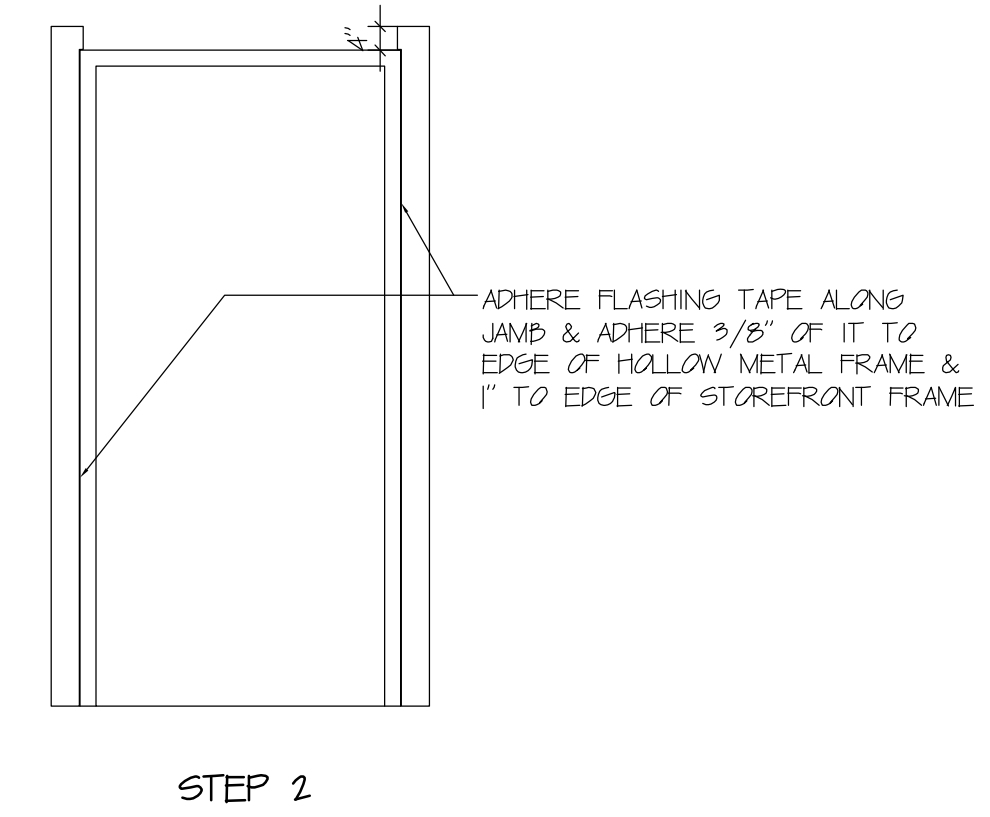
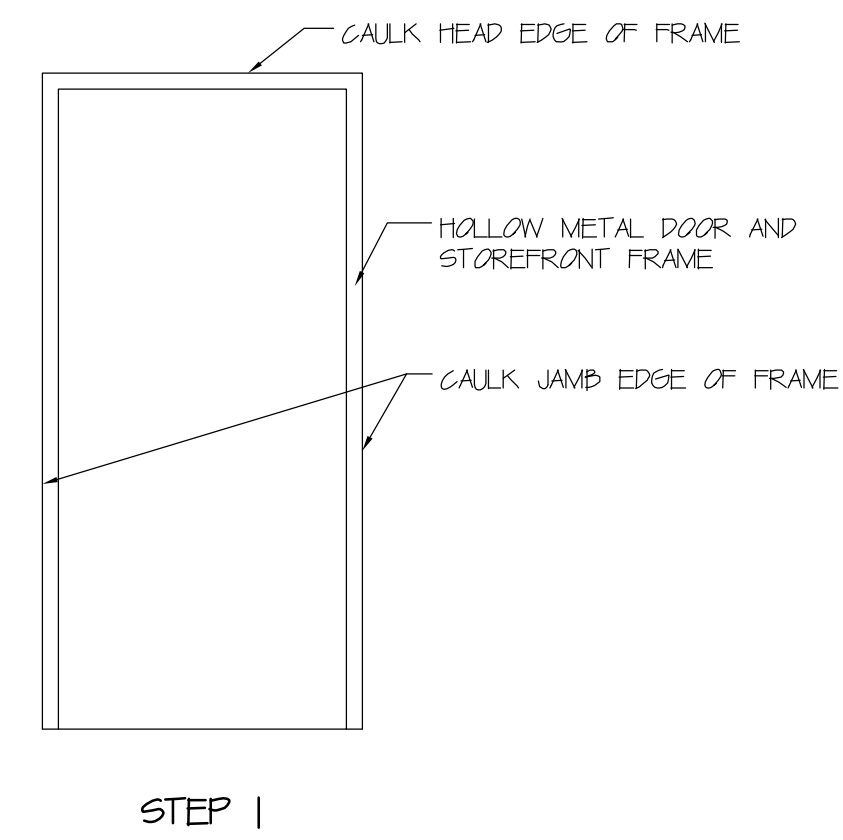
TYPICAL SECTIONS 1, 2, 3, 4 & 5
DSW, UNIT ENTRY & SHAFT
Scale: 3/8" = 1'-0"
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

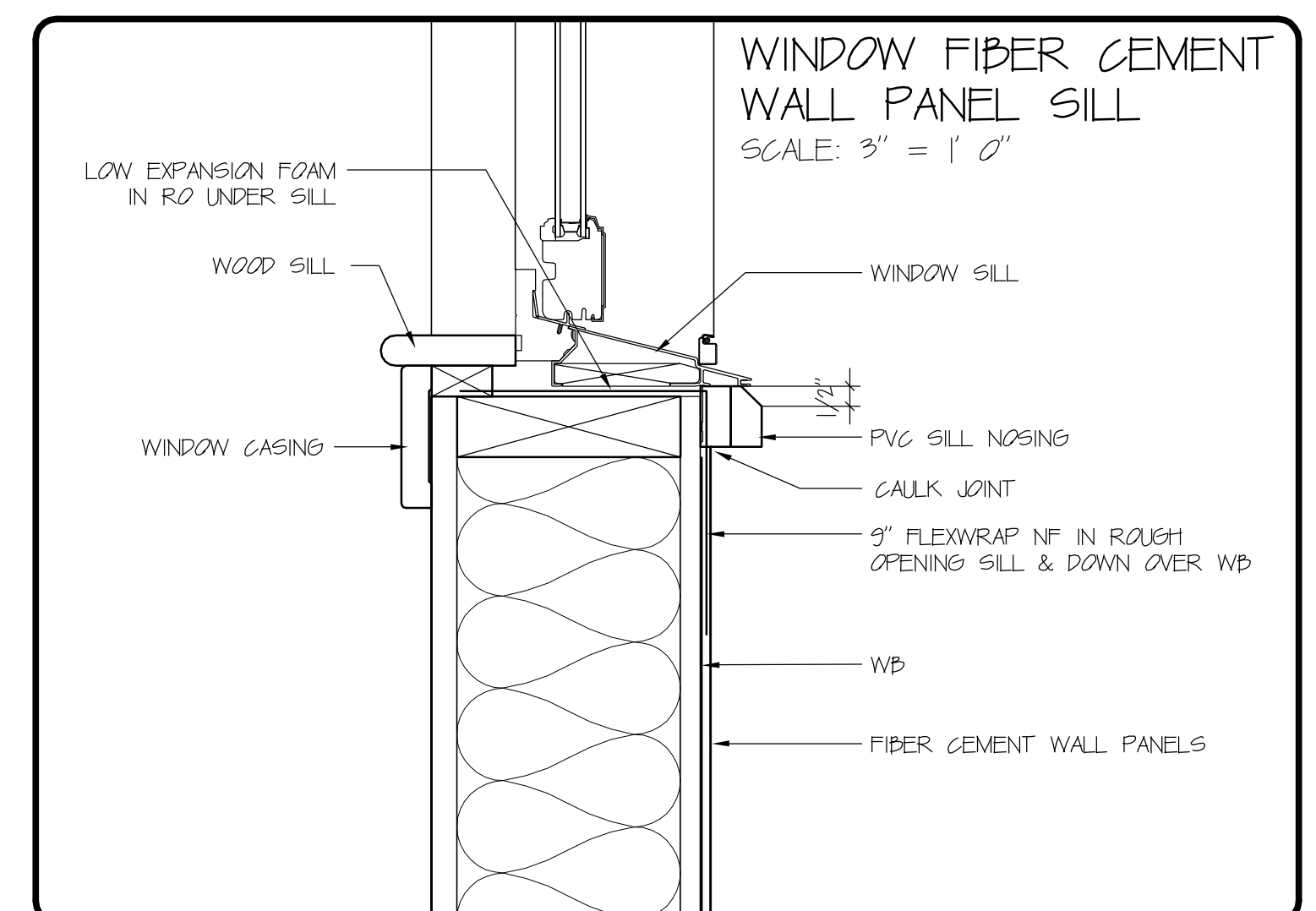
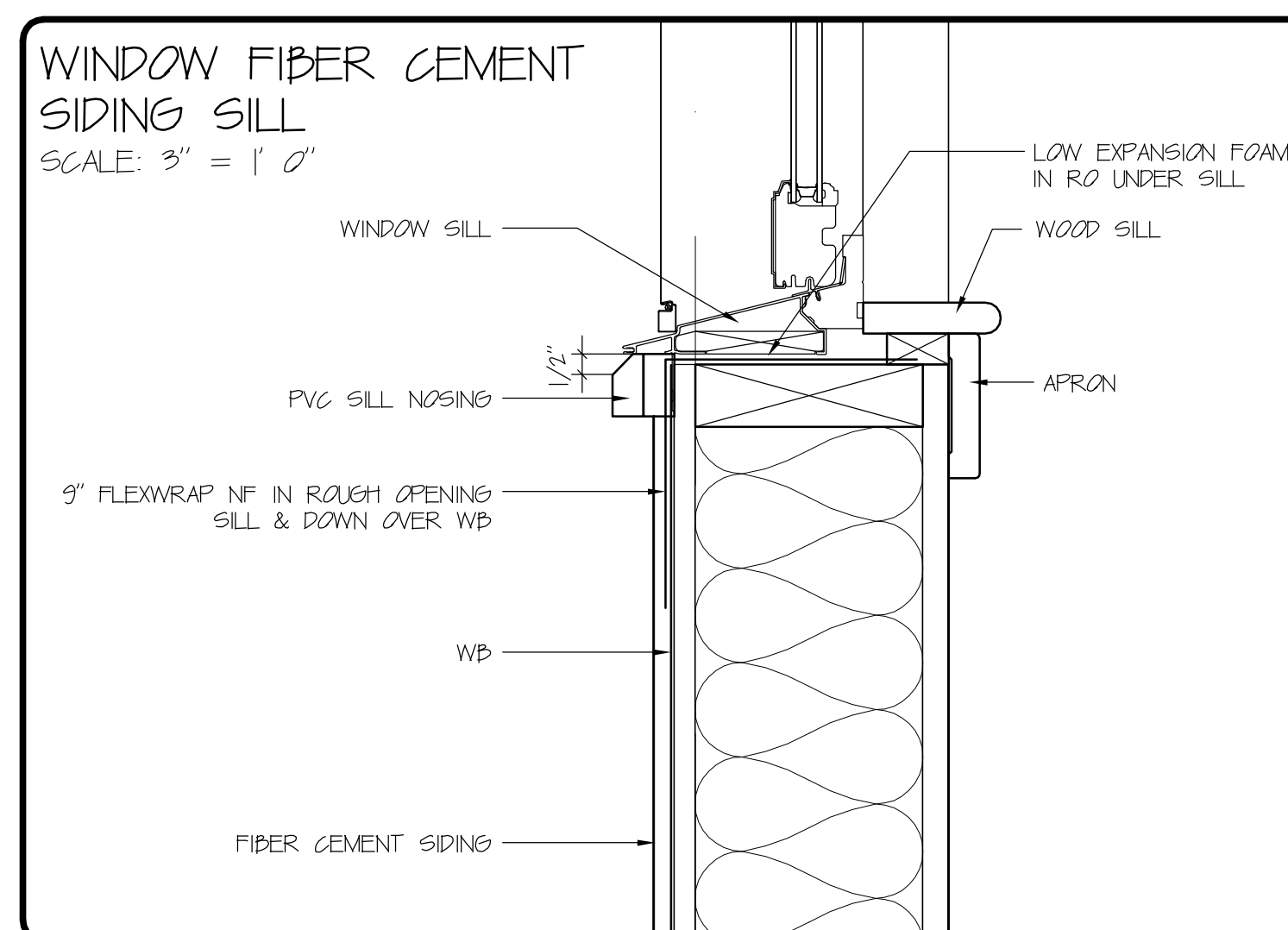
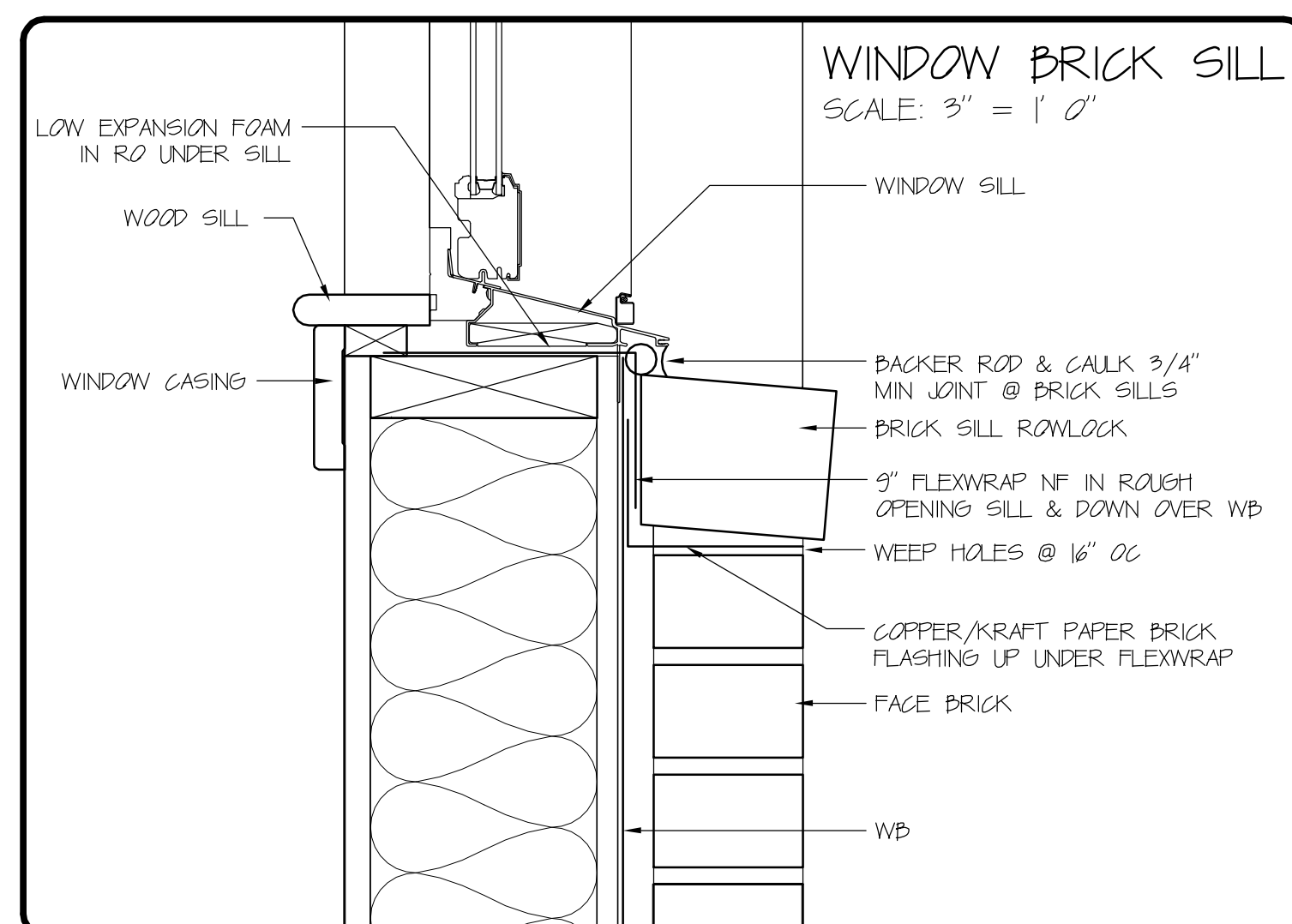
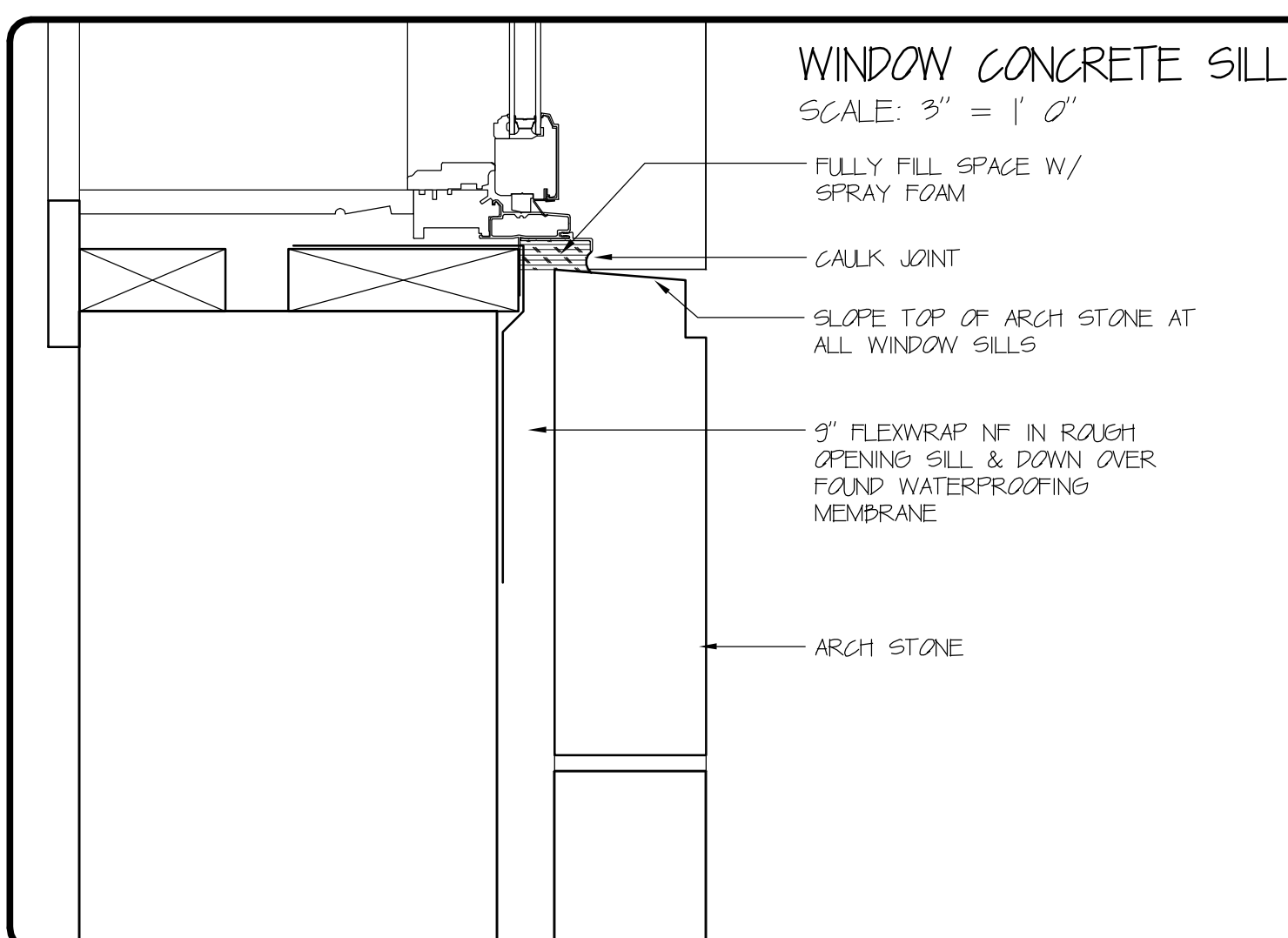
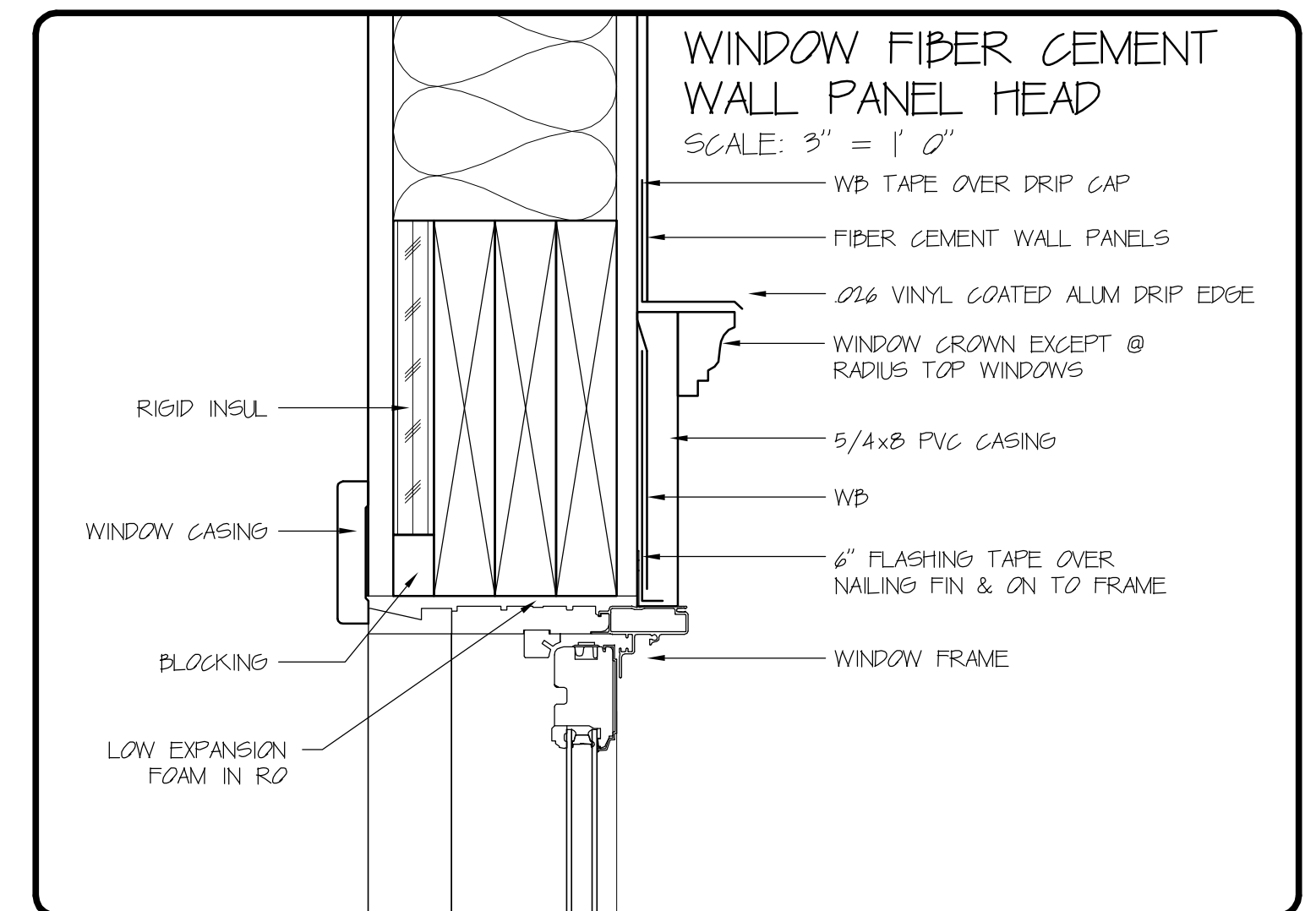
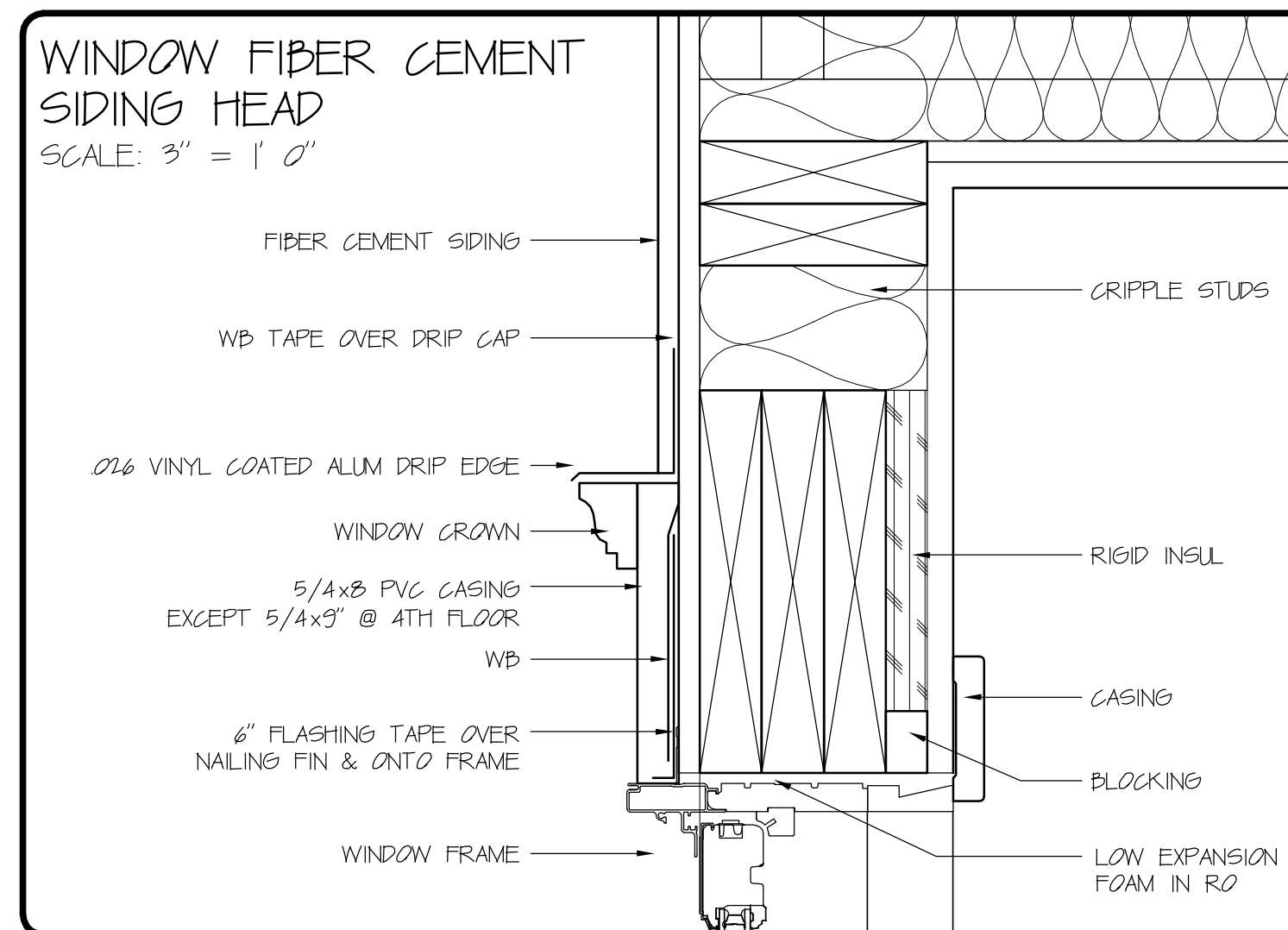
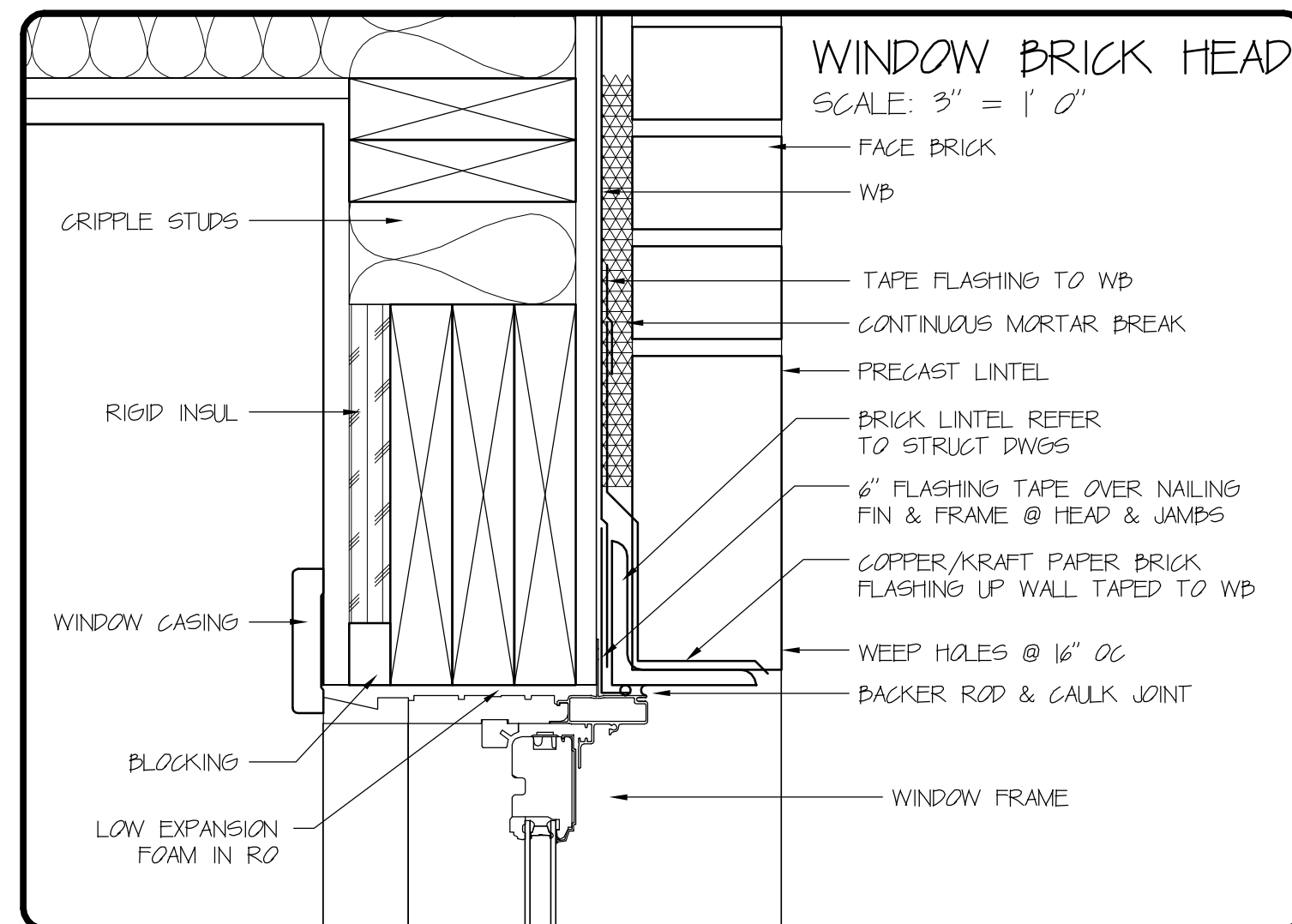
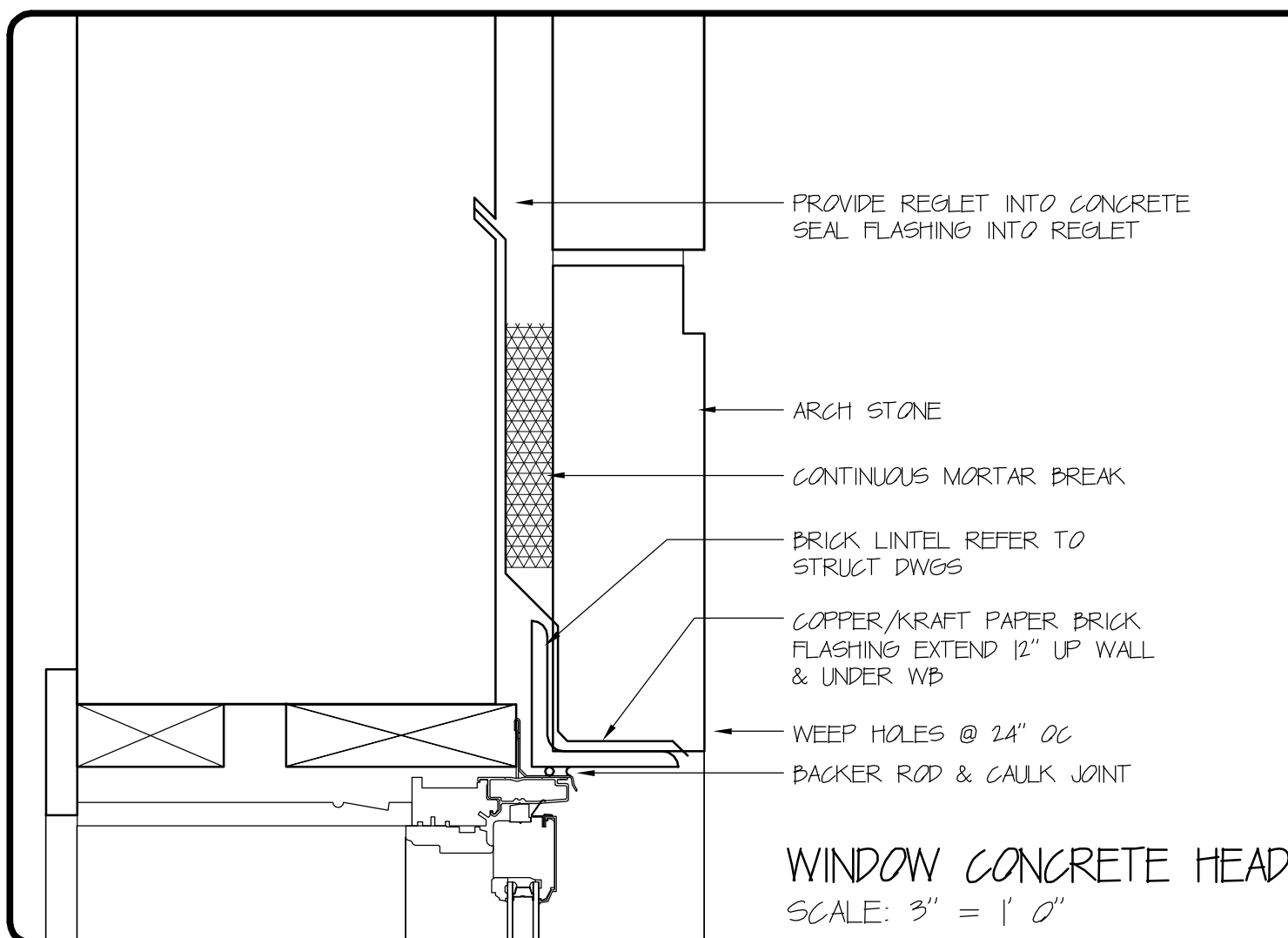
DRG. NO.
BUILDING 1
35C.1



WINDOW FLASHING INSTRUCTIONS
NOT TO SCALE



DOOR & STOREFRONT FLASHING INSTRUCTIONS
NOT TO SCALE



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

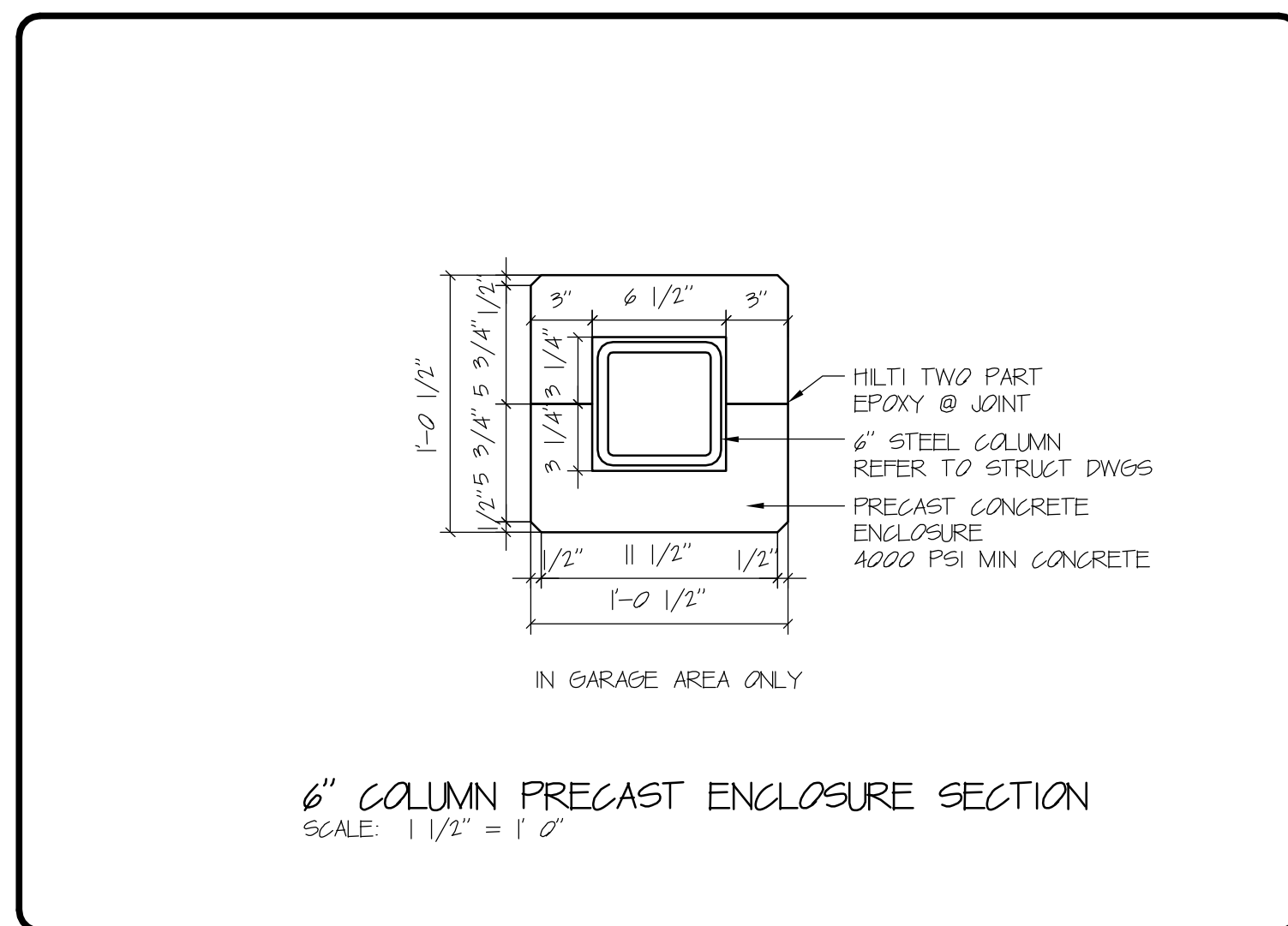
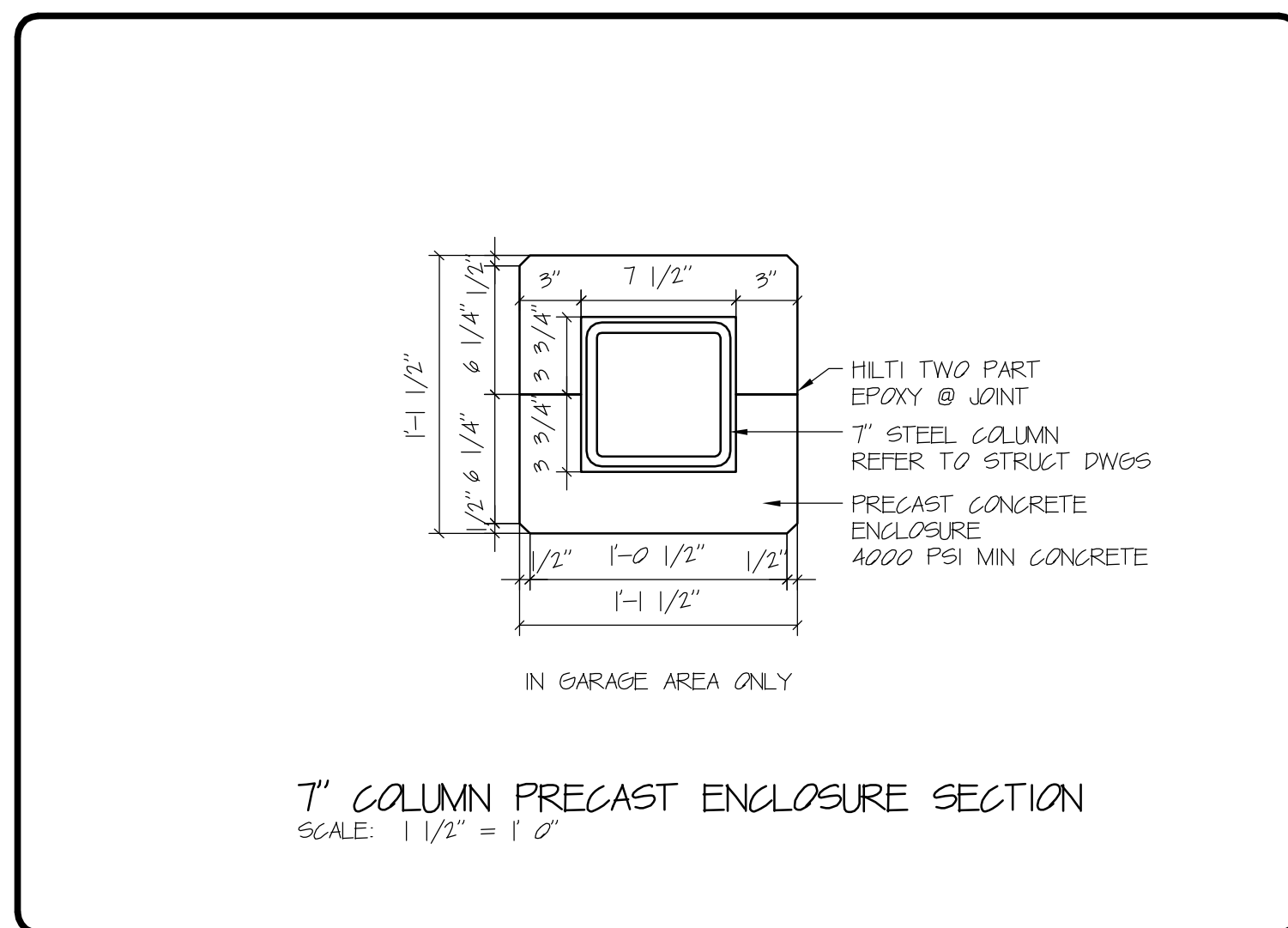
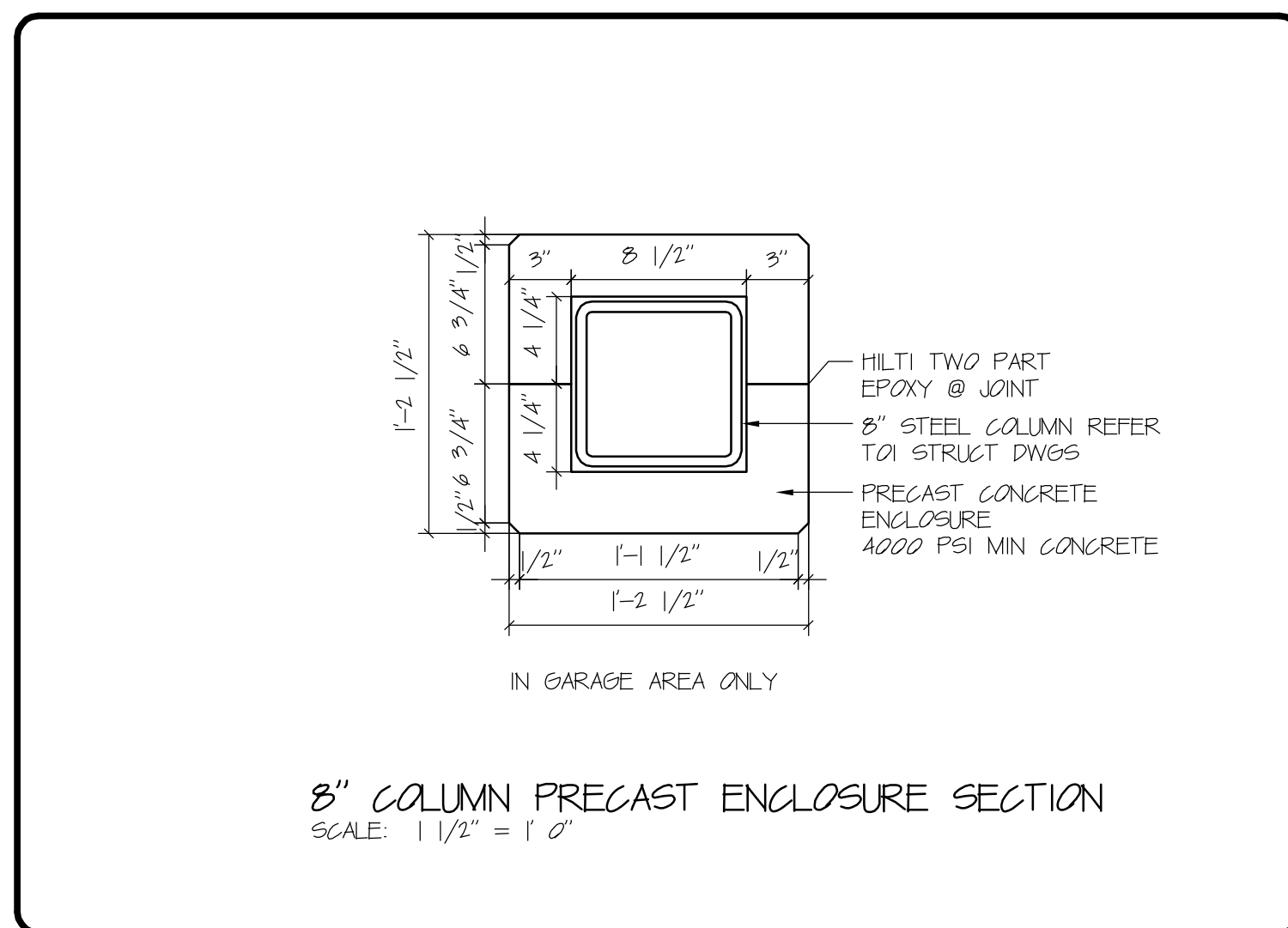
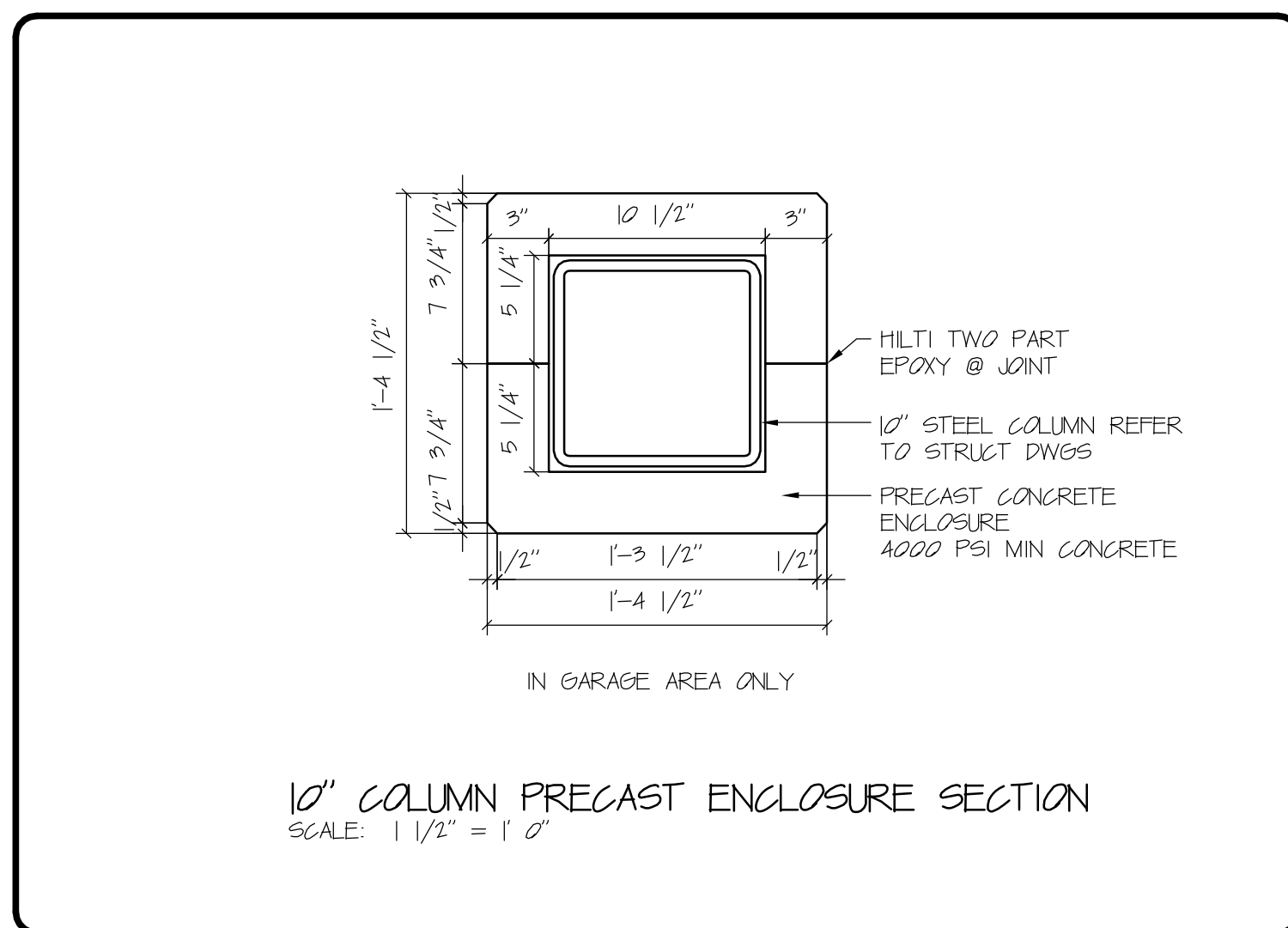
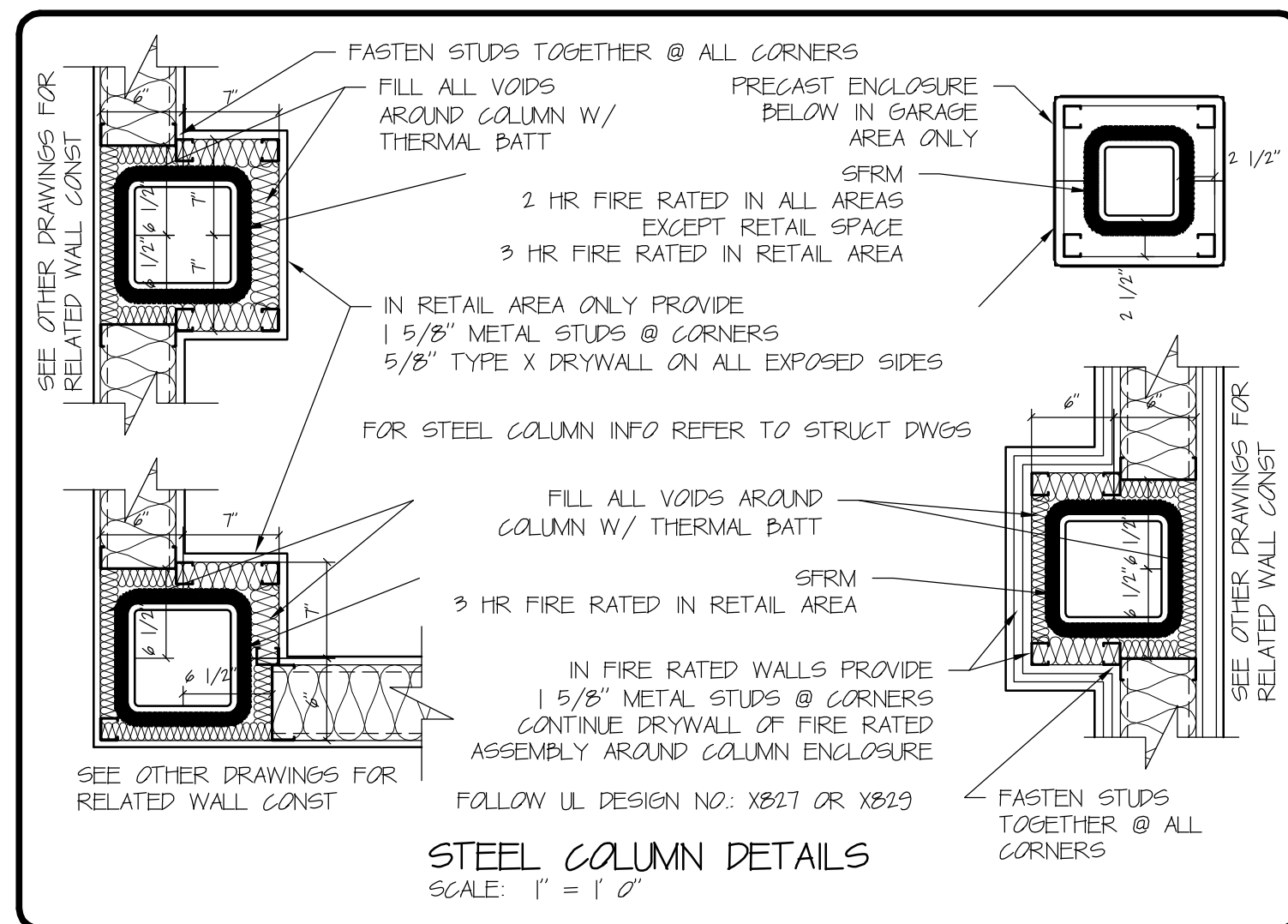
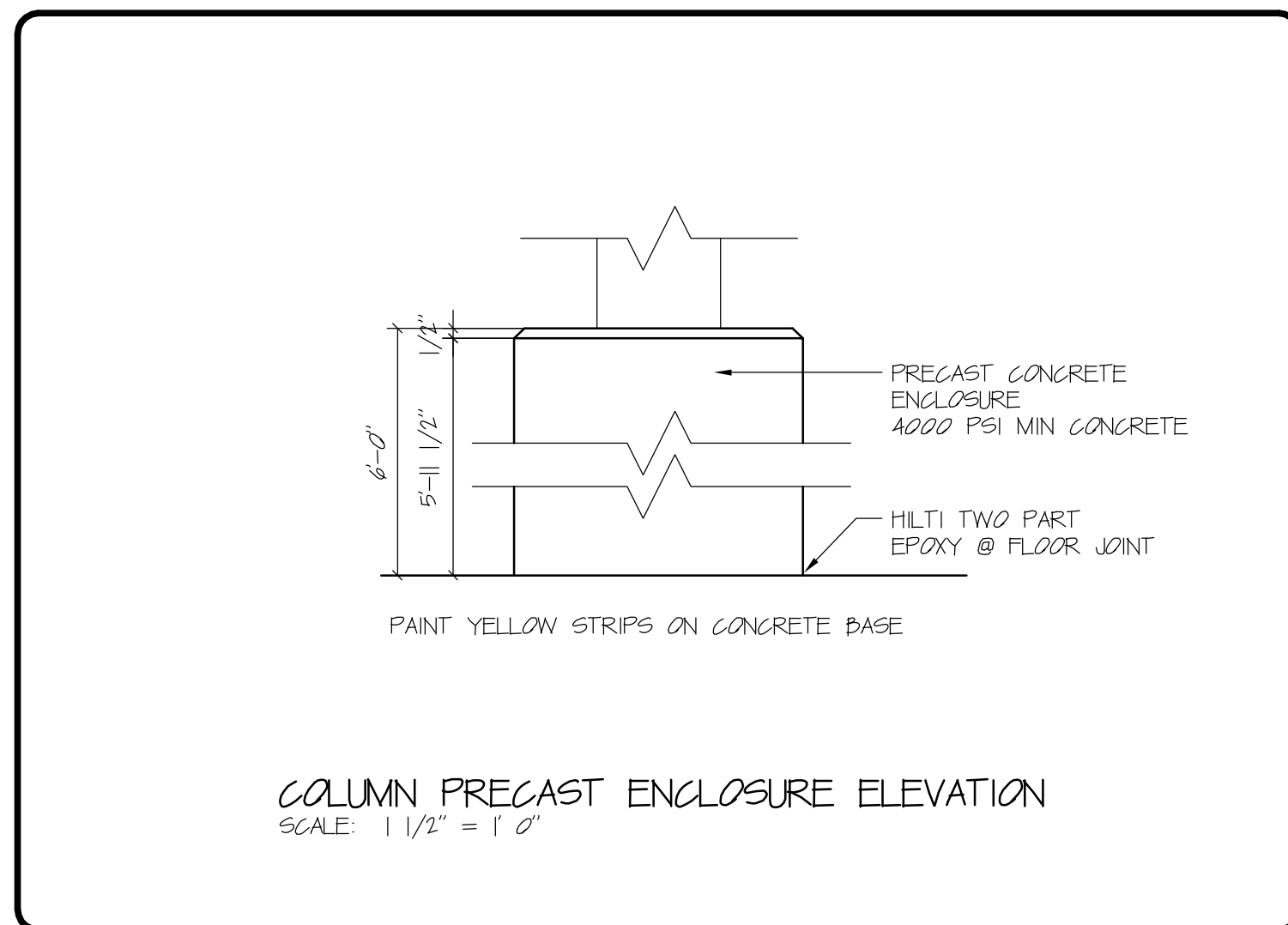
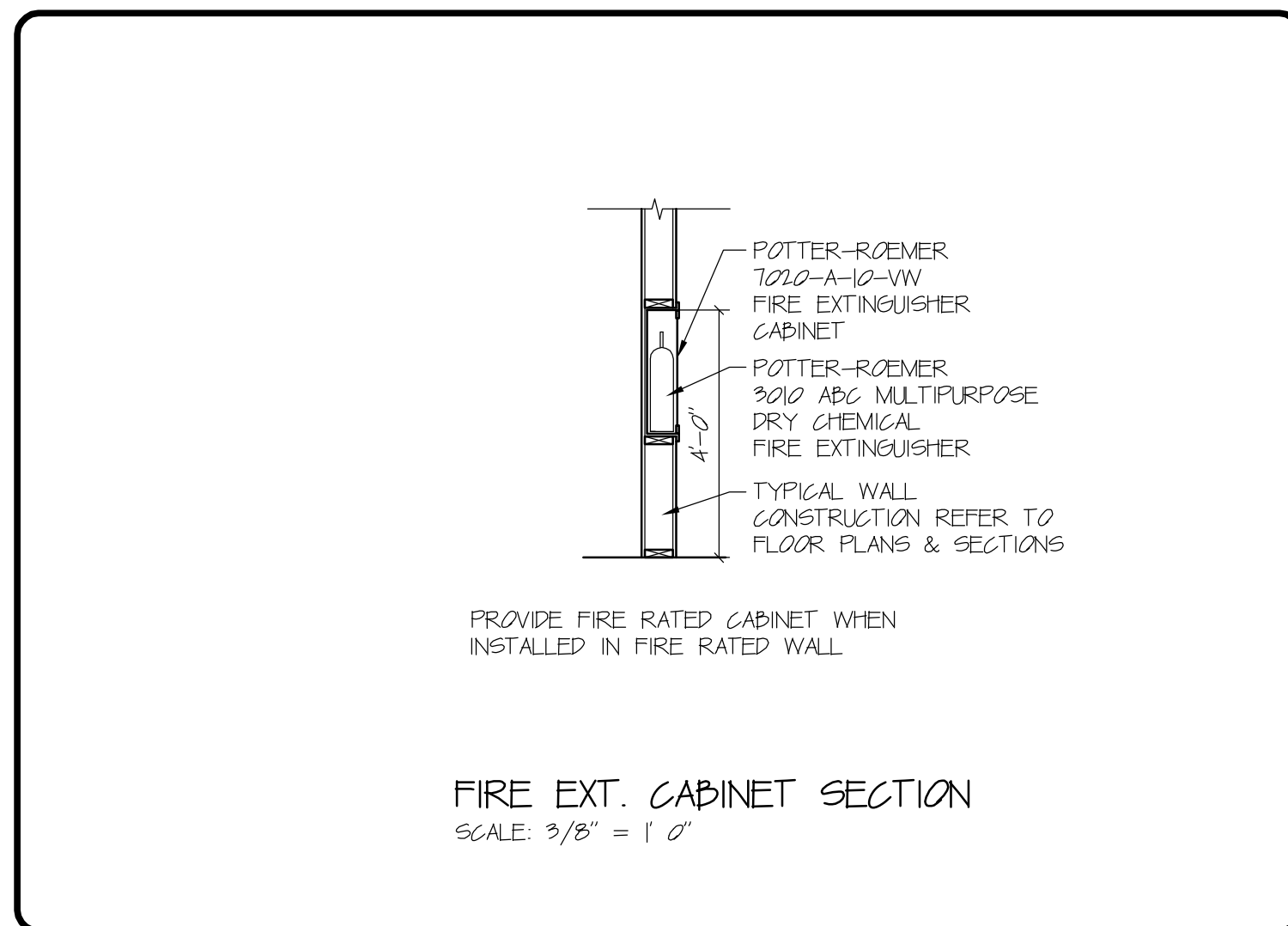
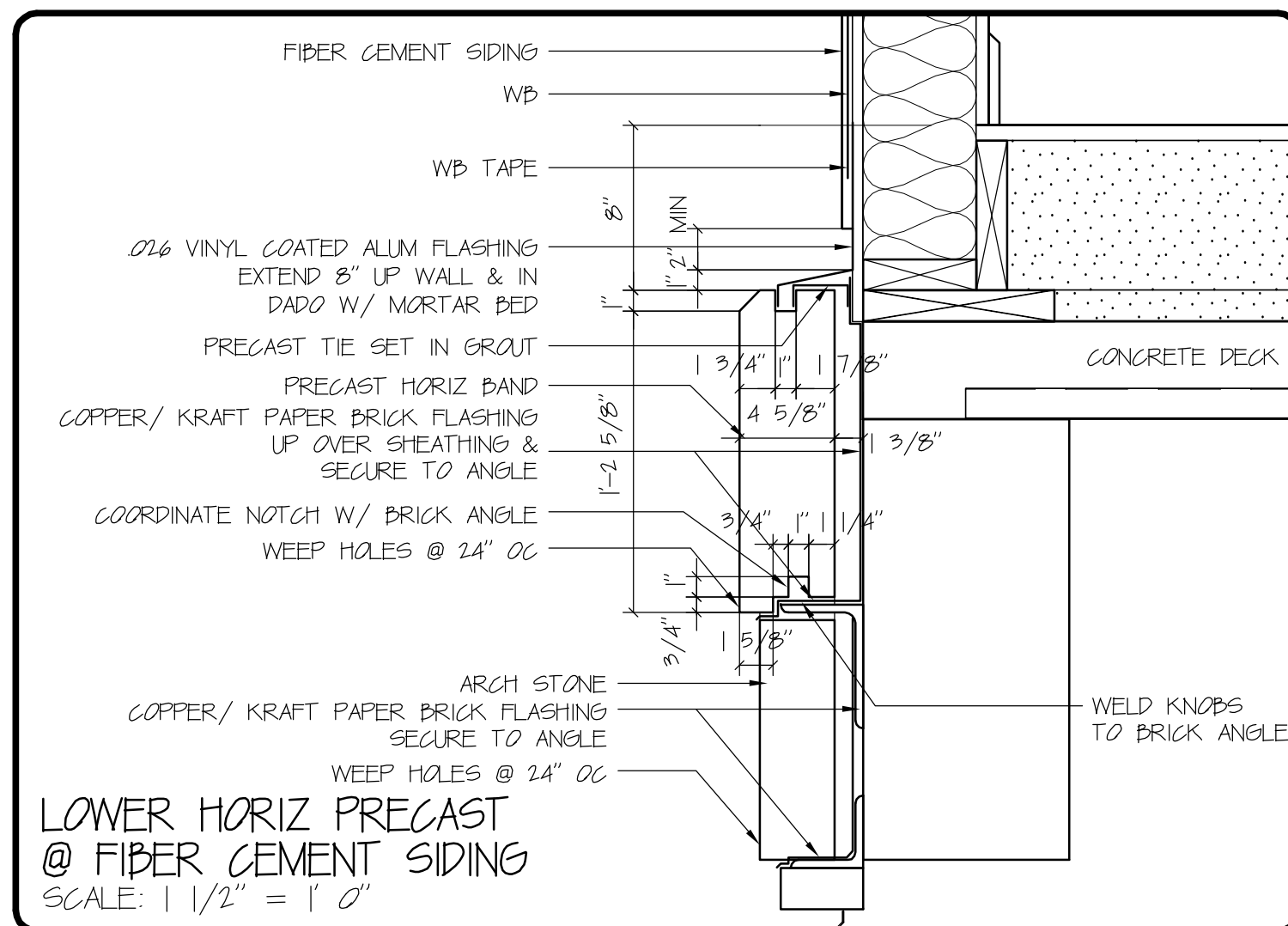
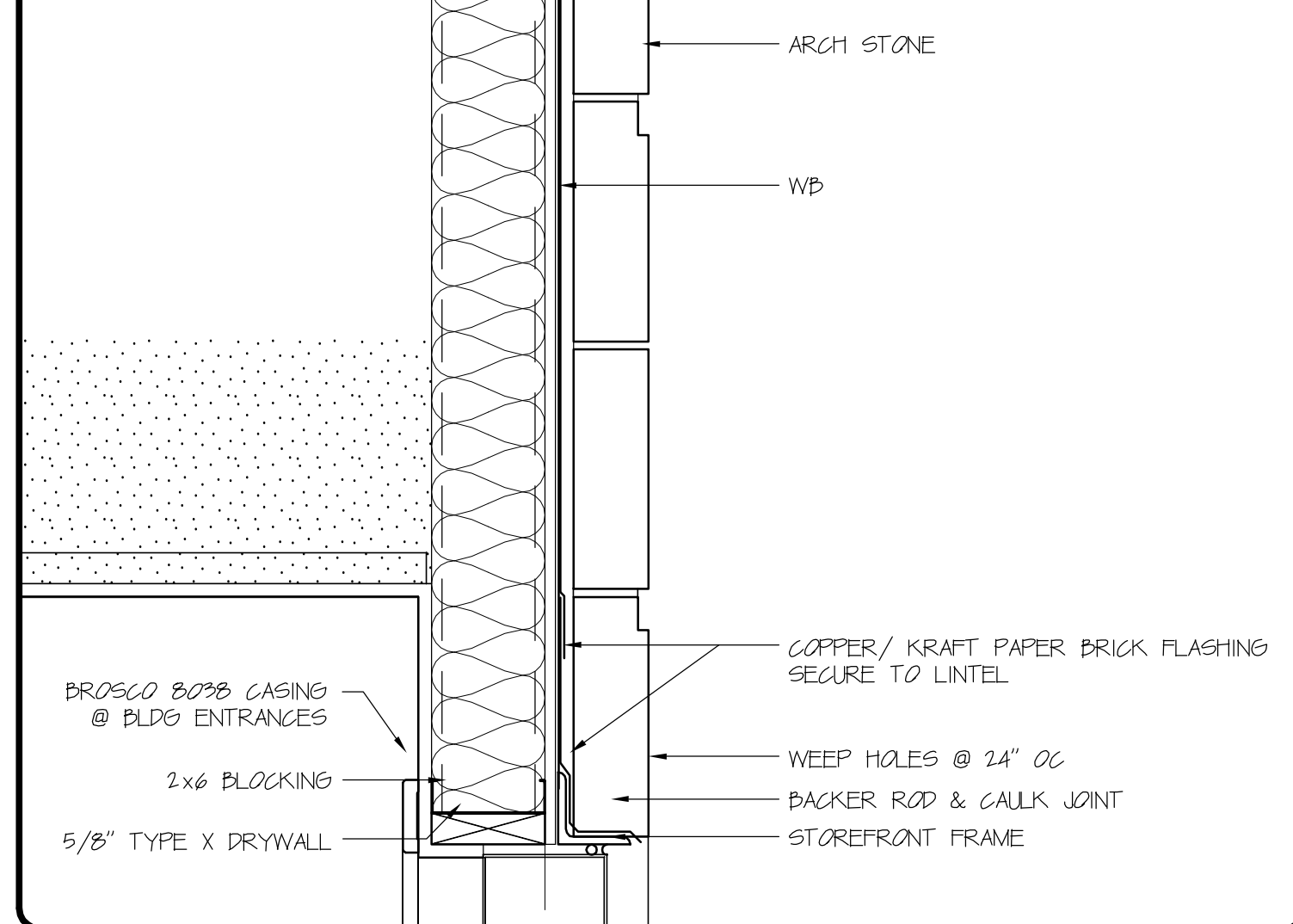
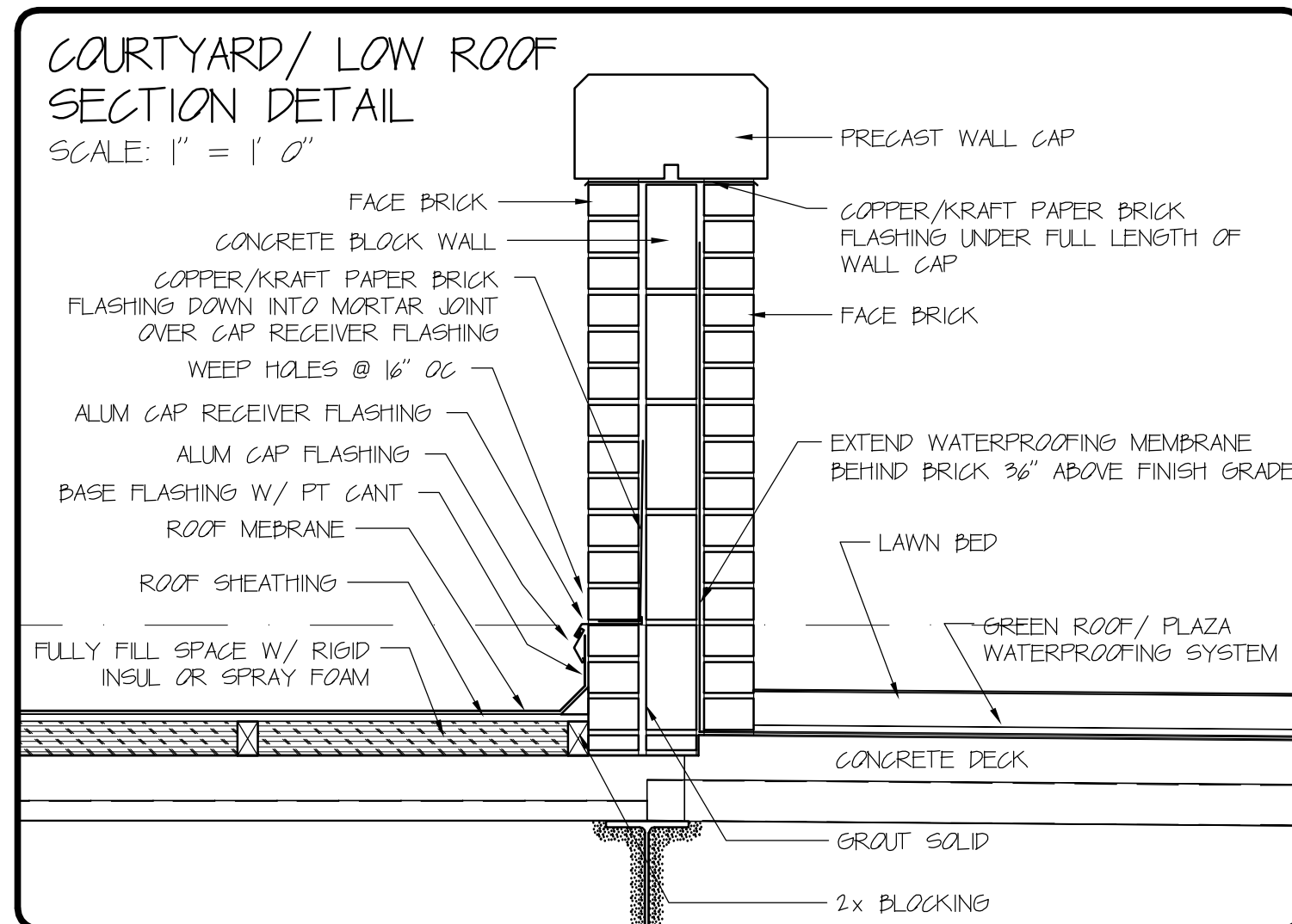
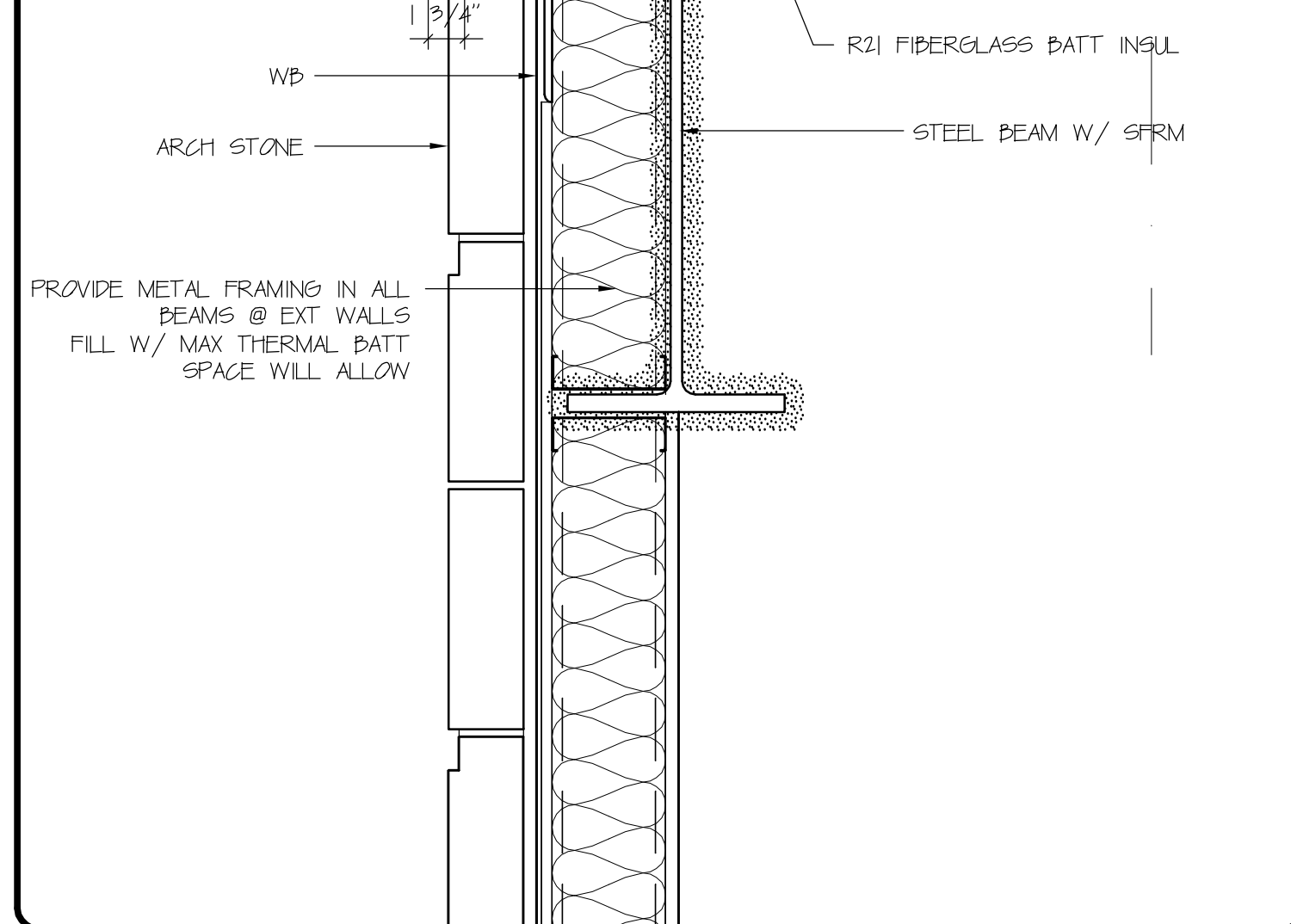
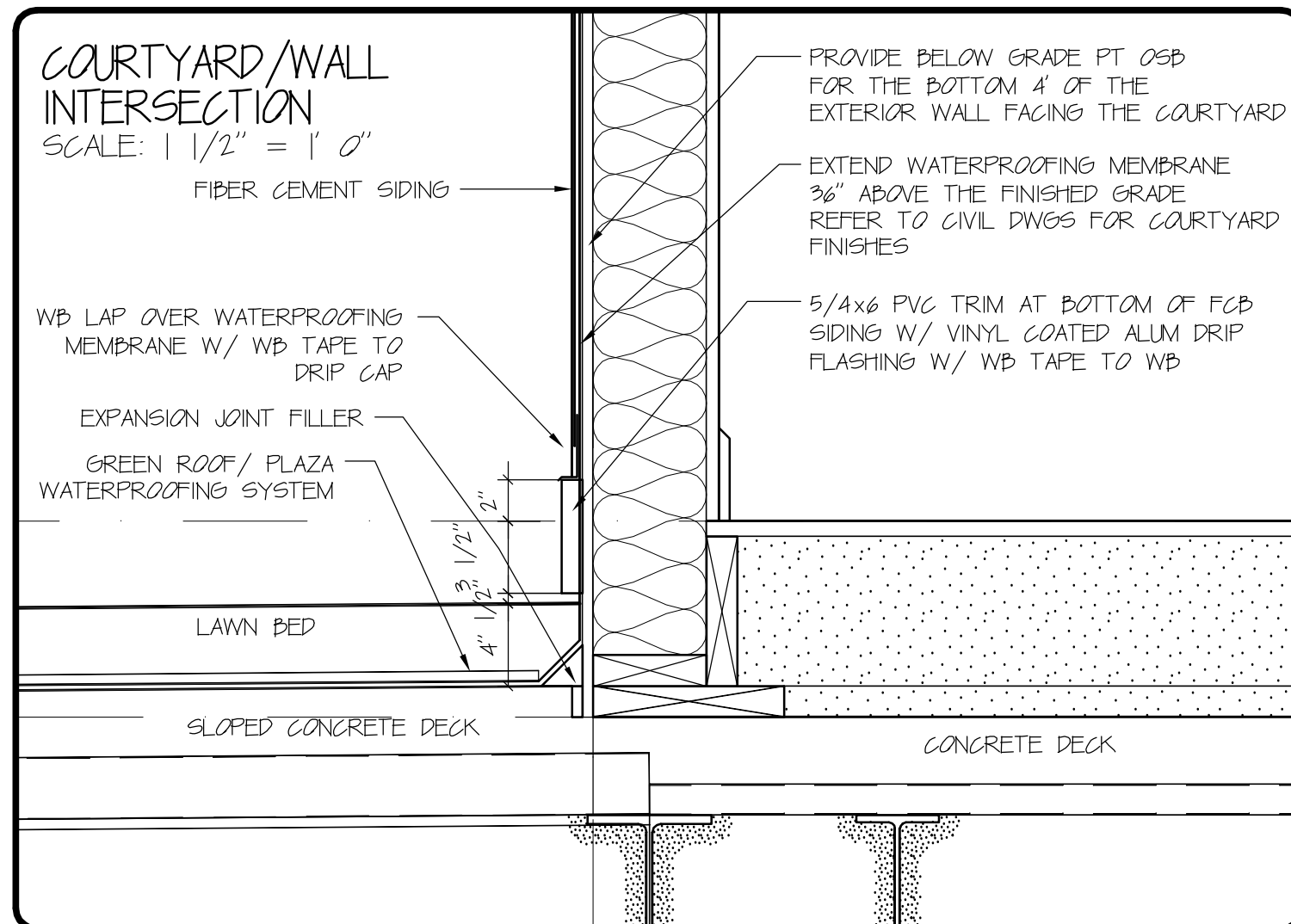
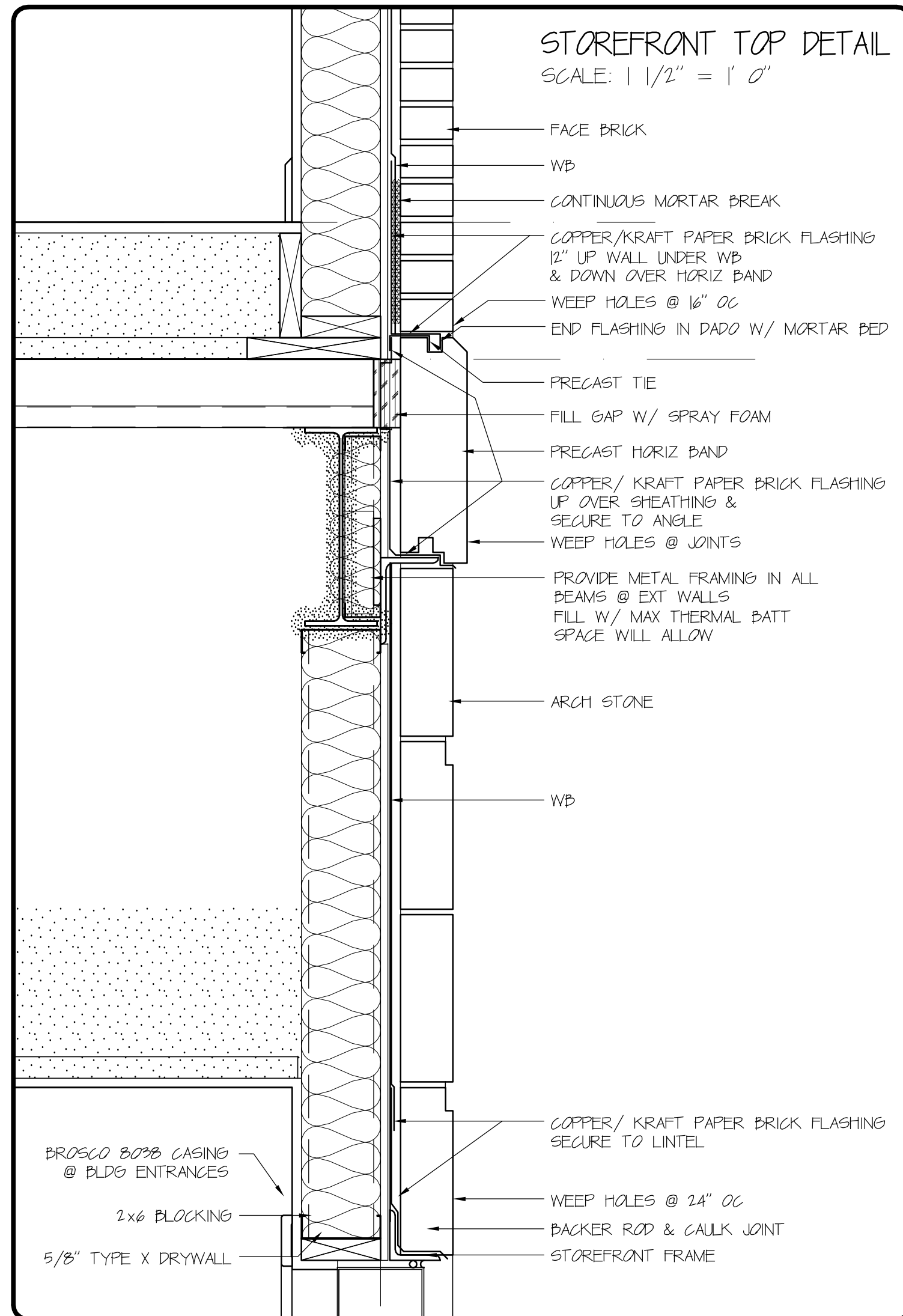
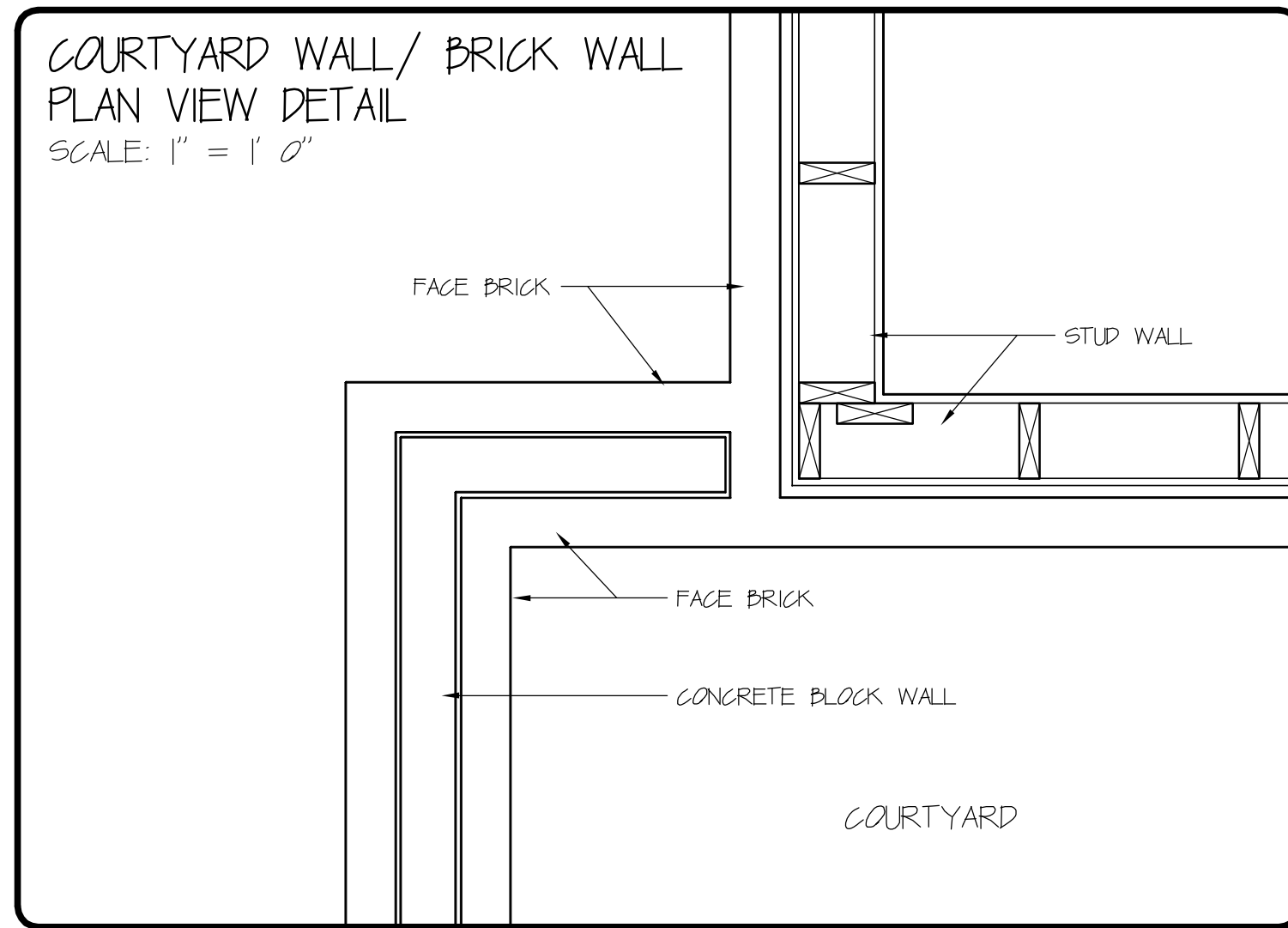
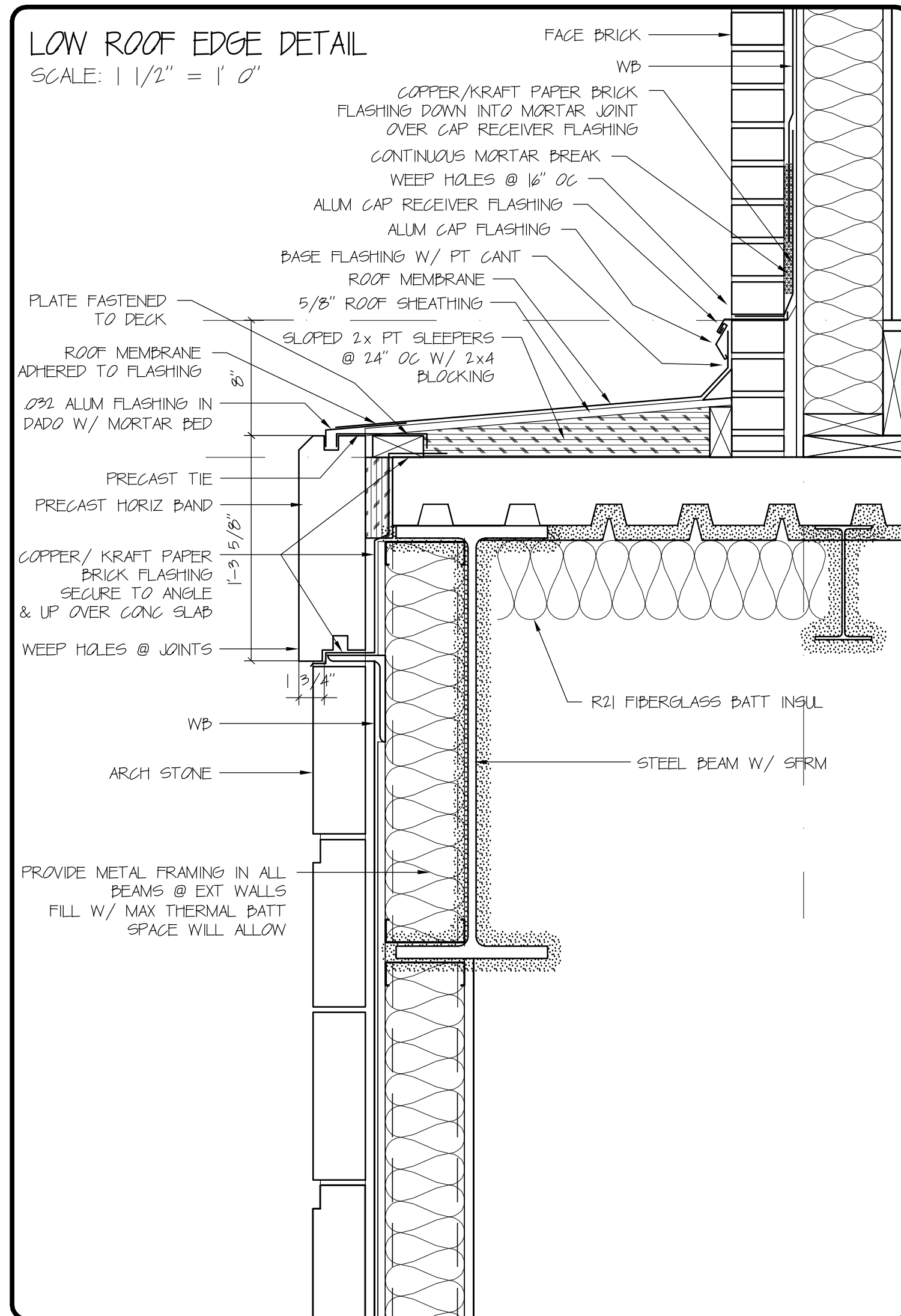
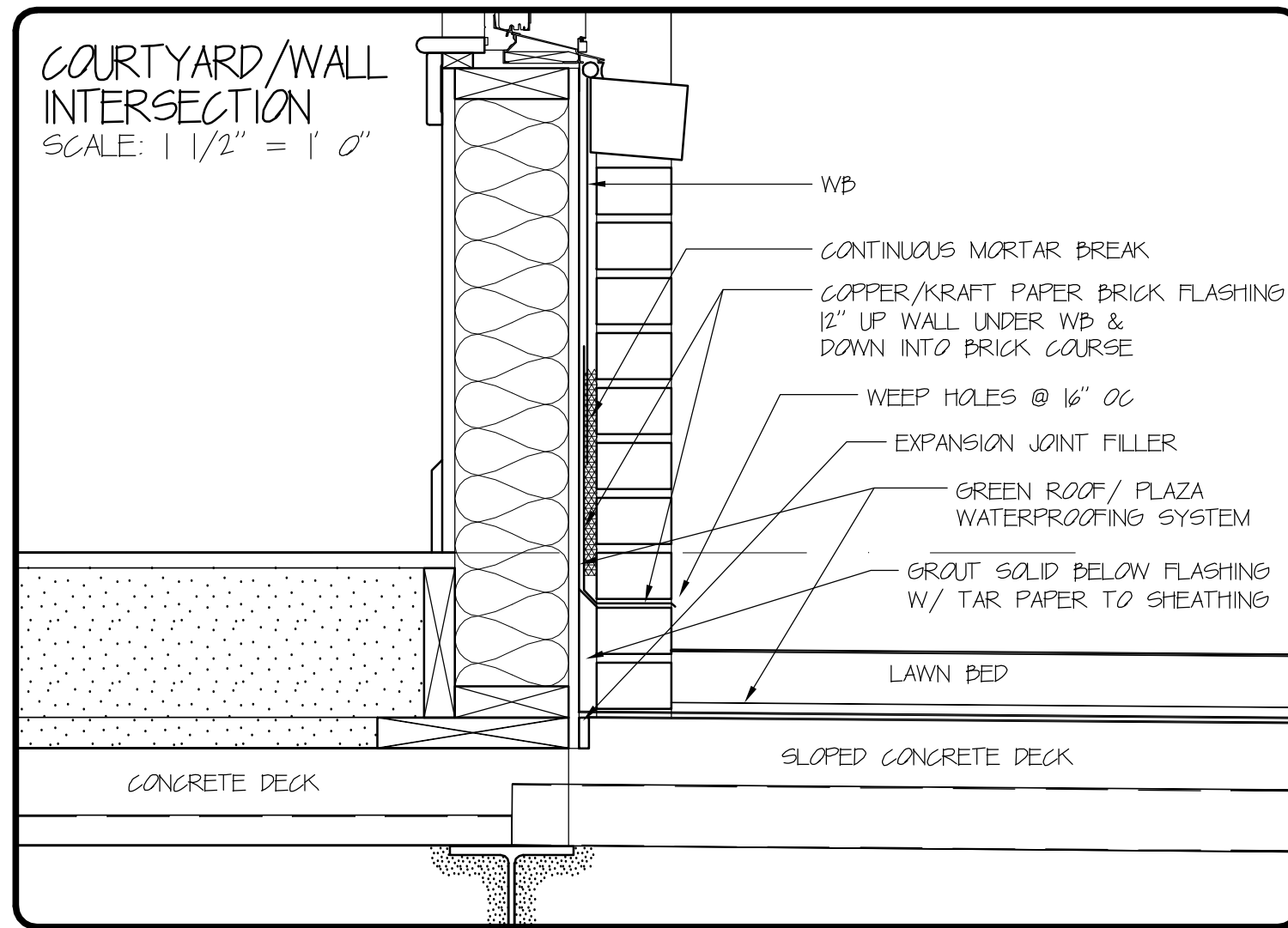
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

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

REVISIONS:

DRG. NO.
35C.2



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

THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
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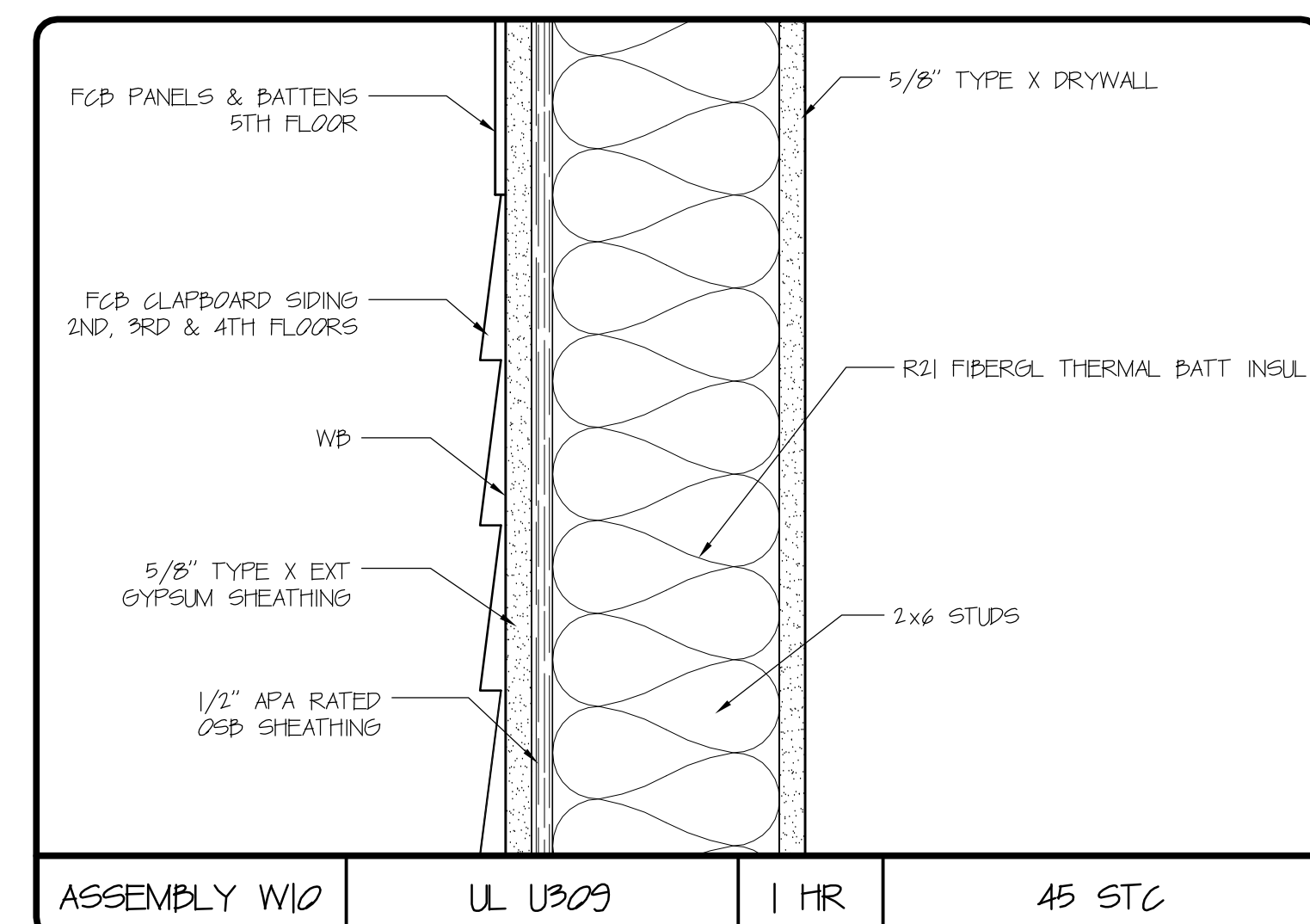
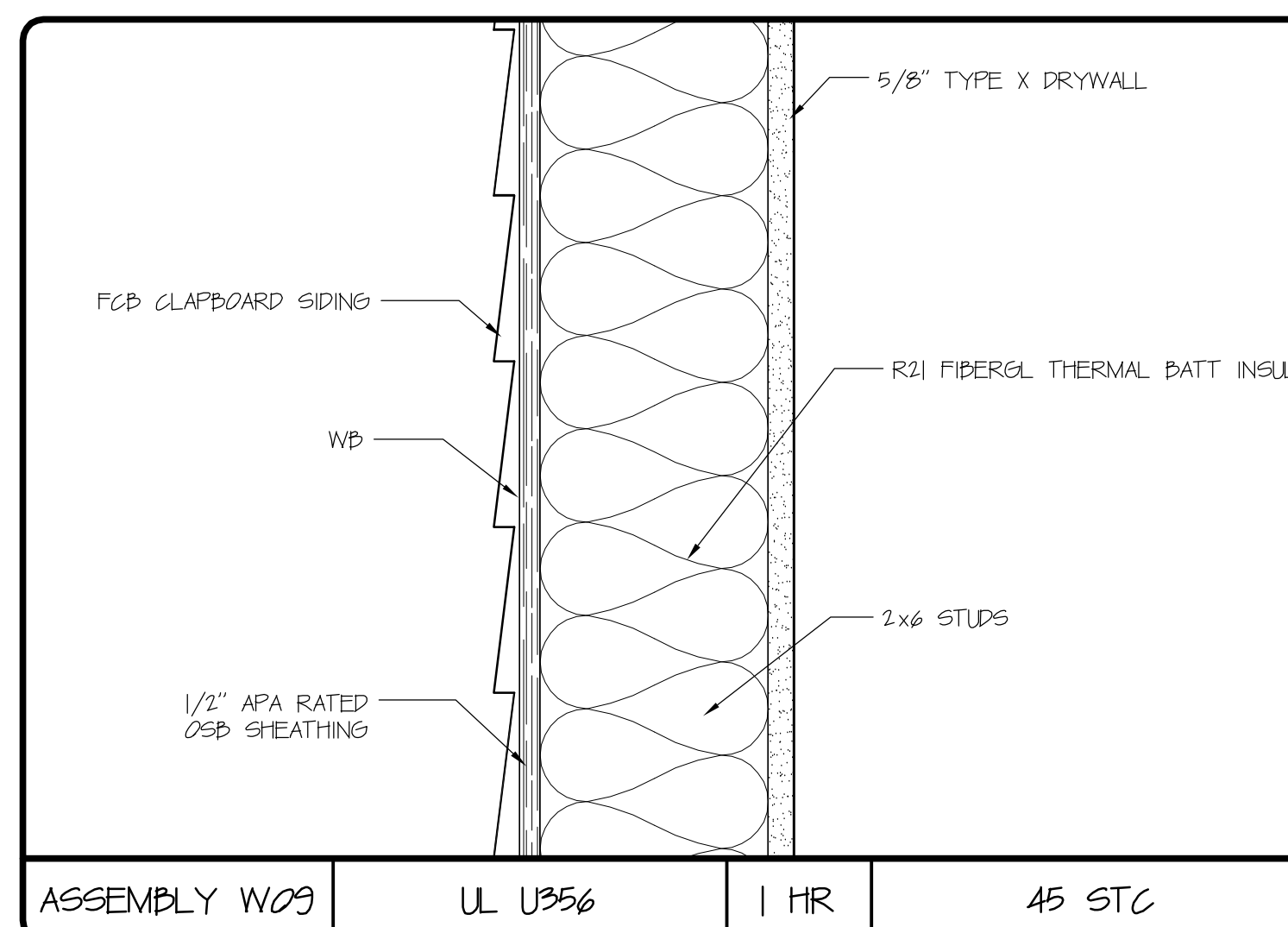
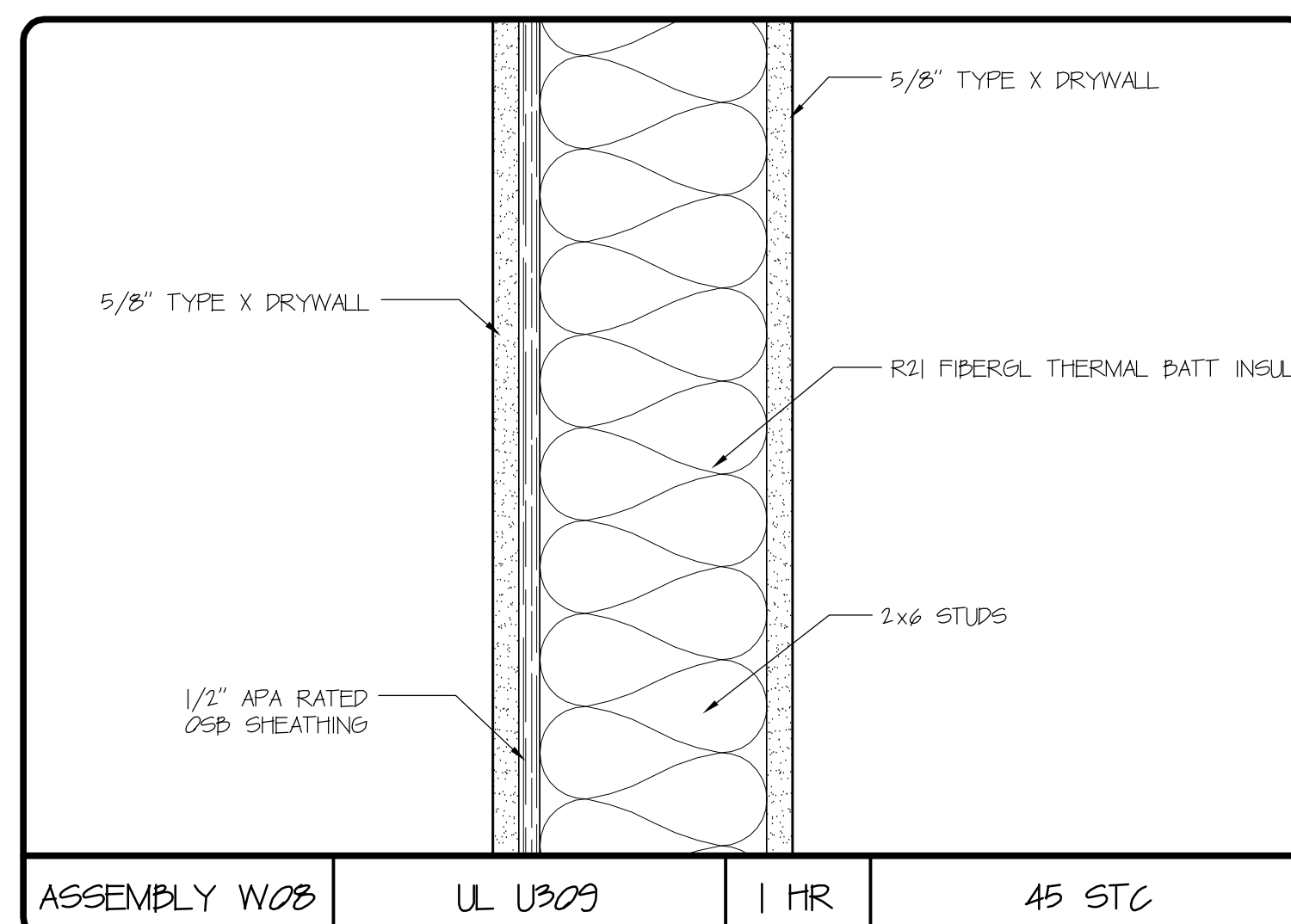
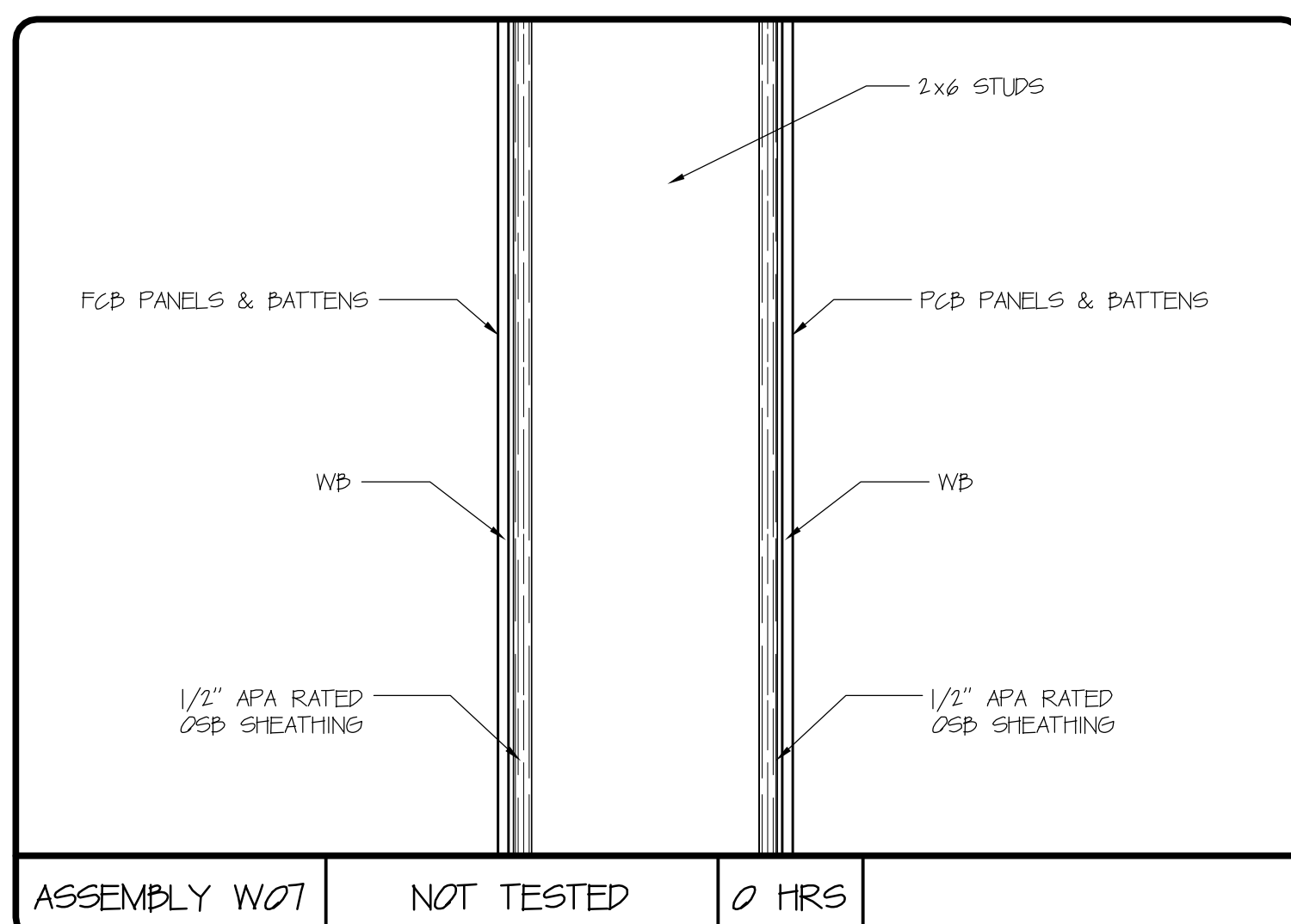
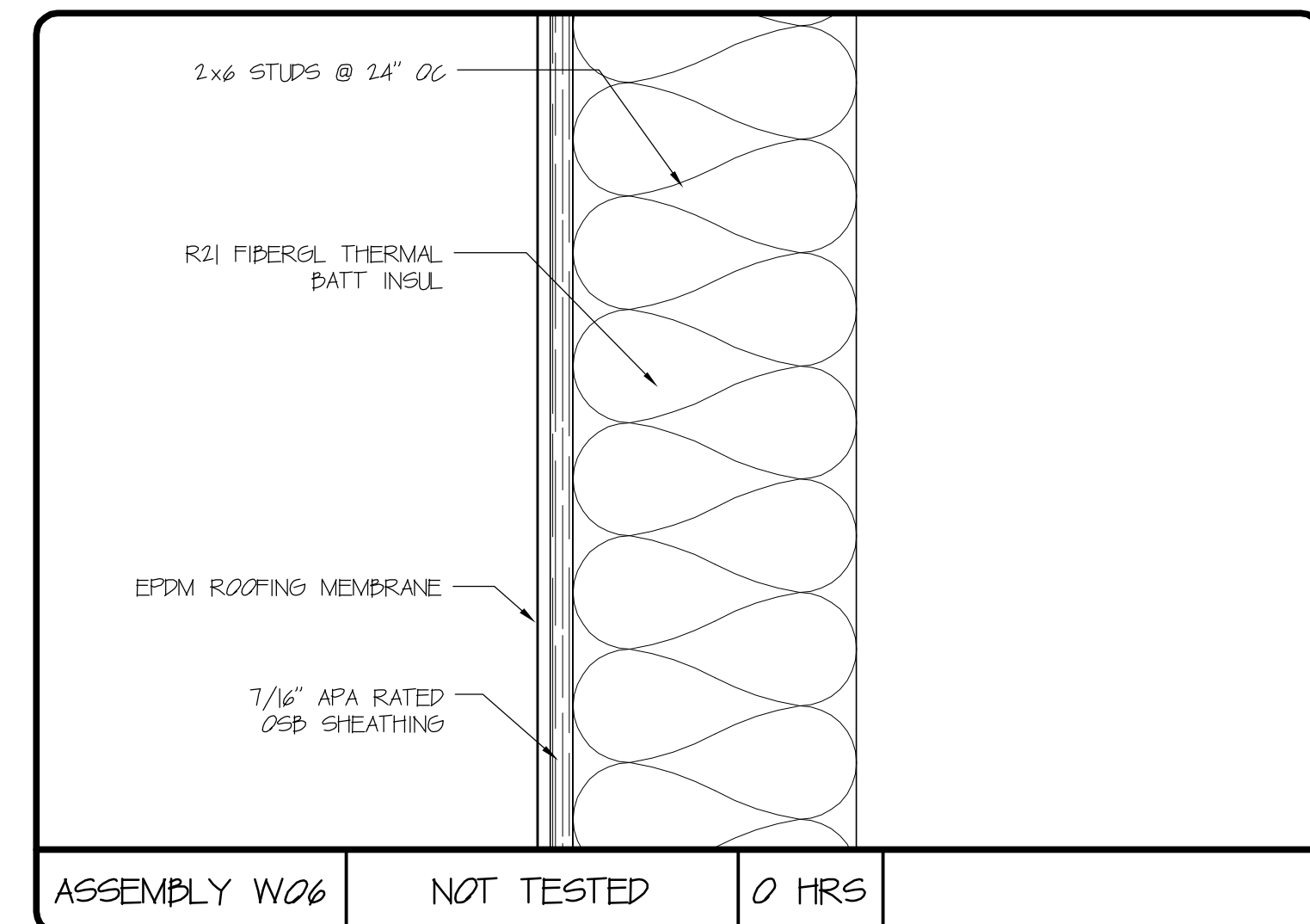
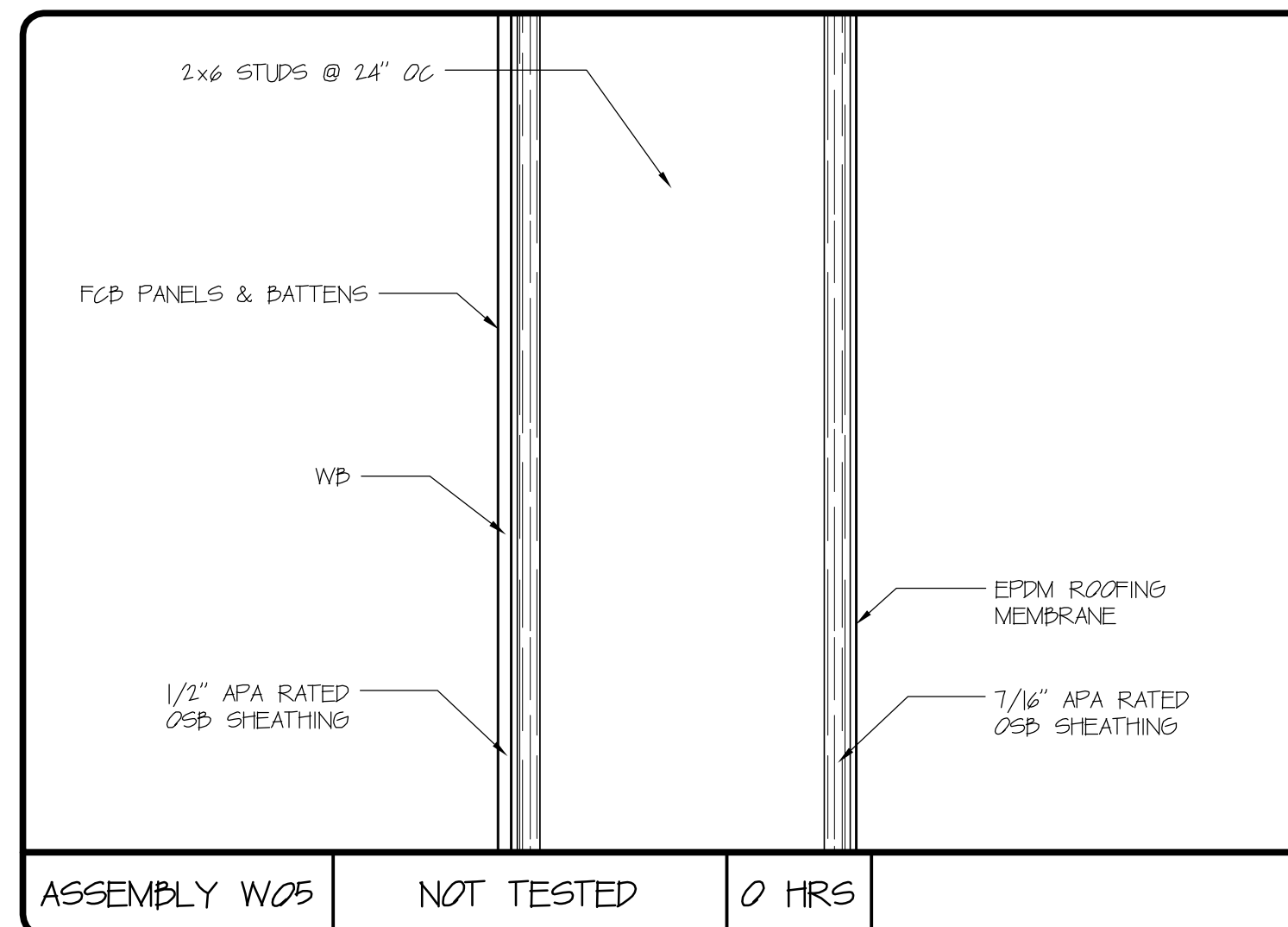
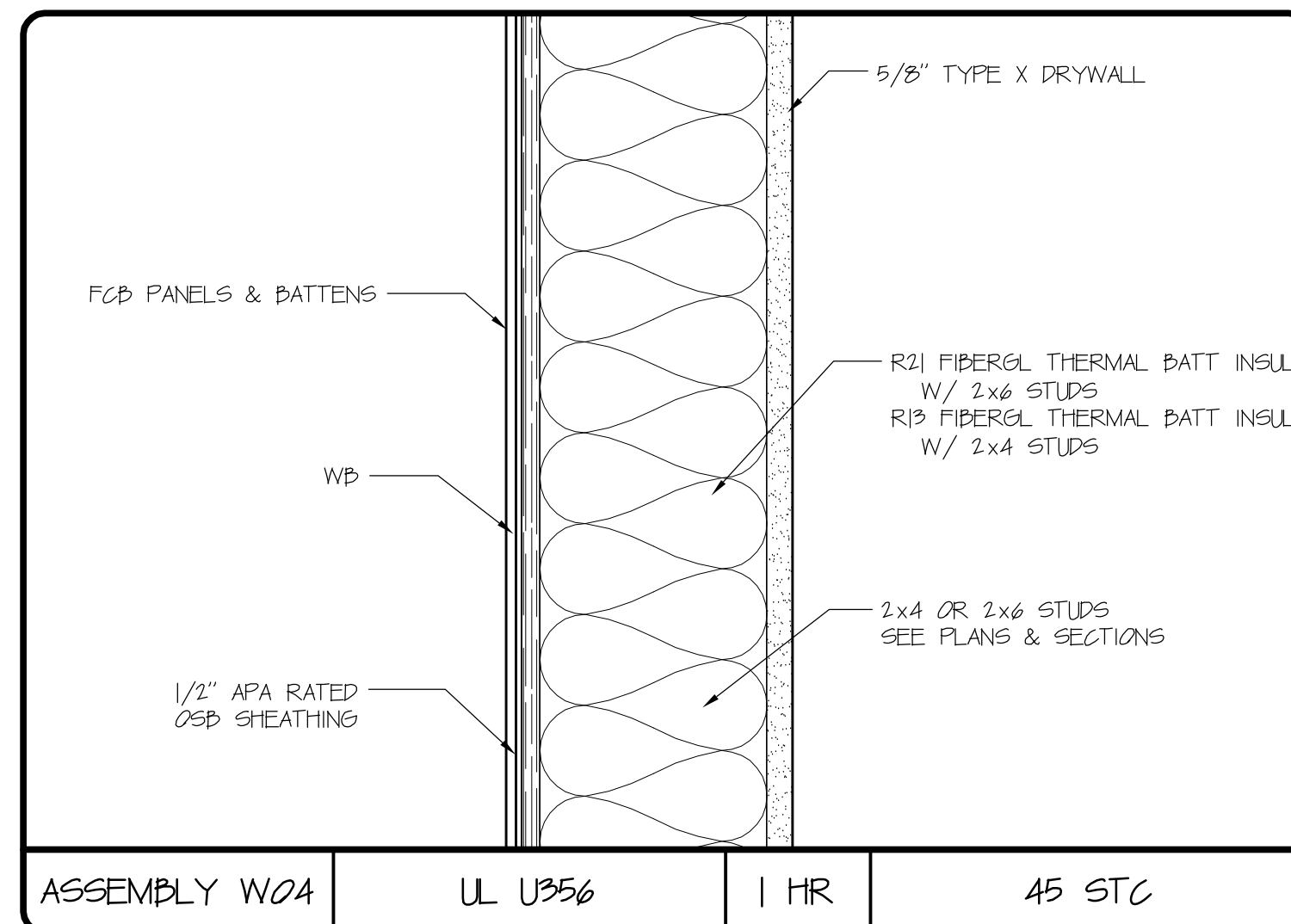
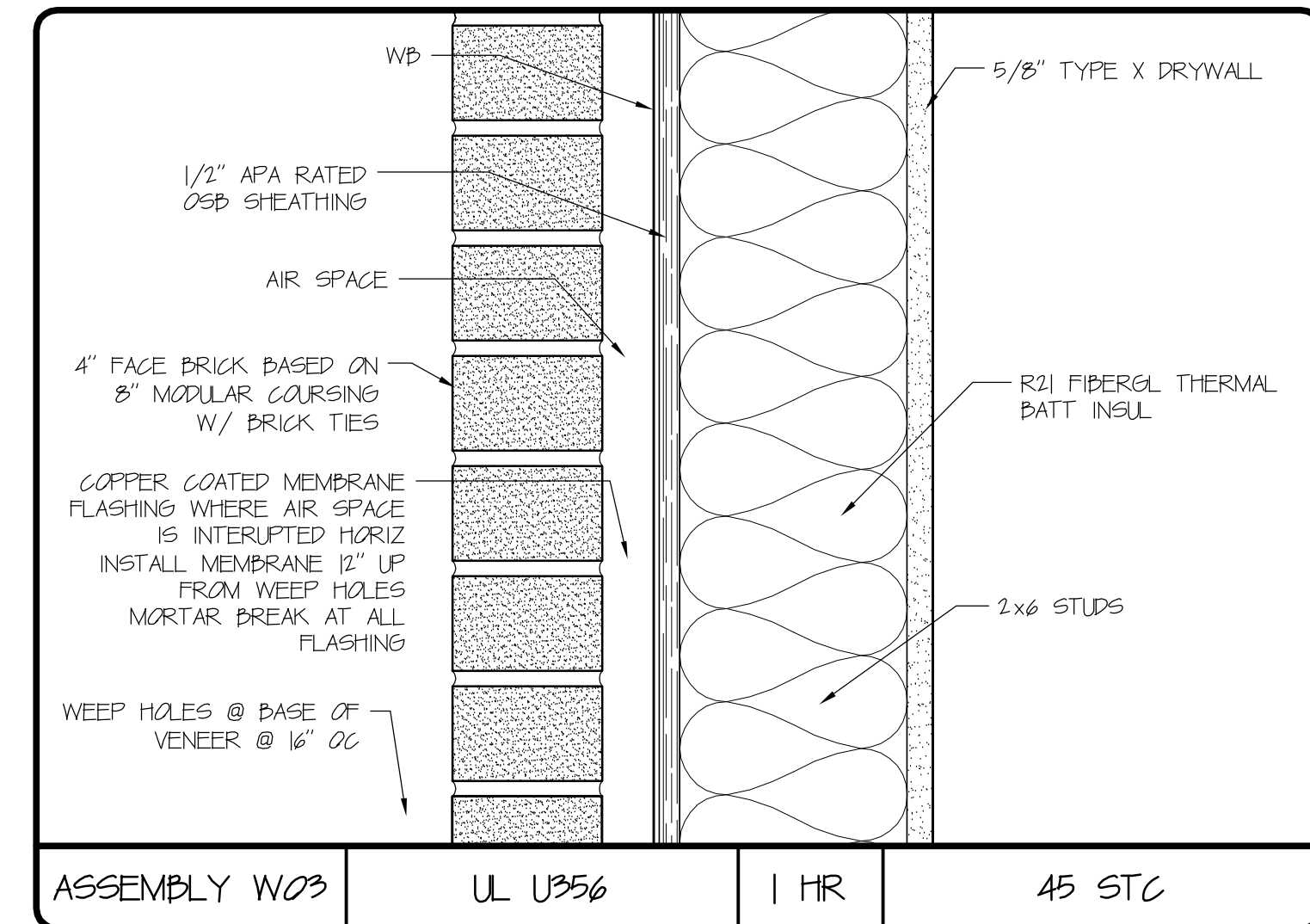
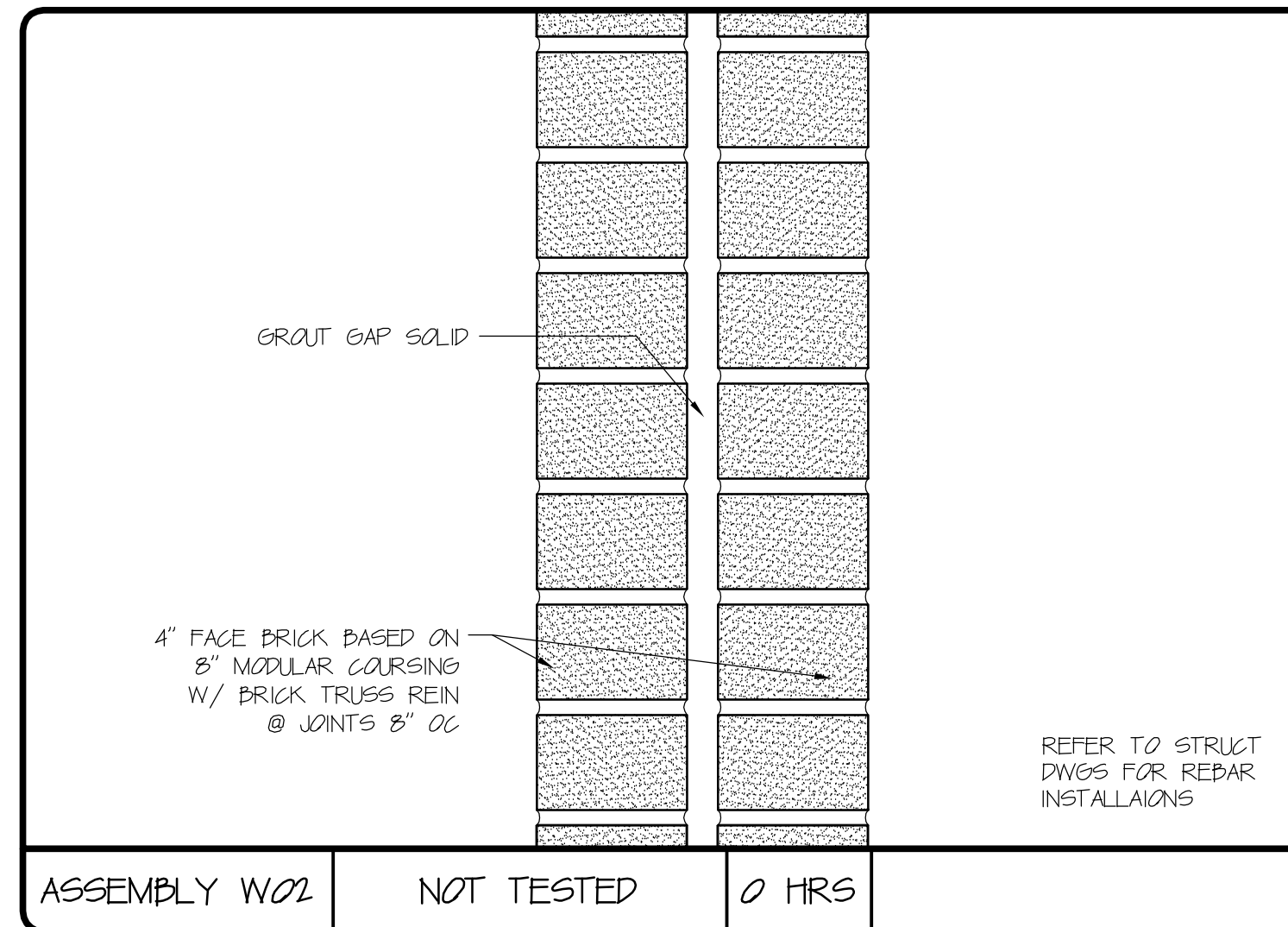
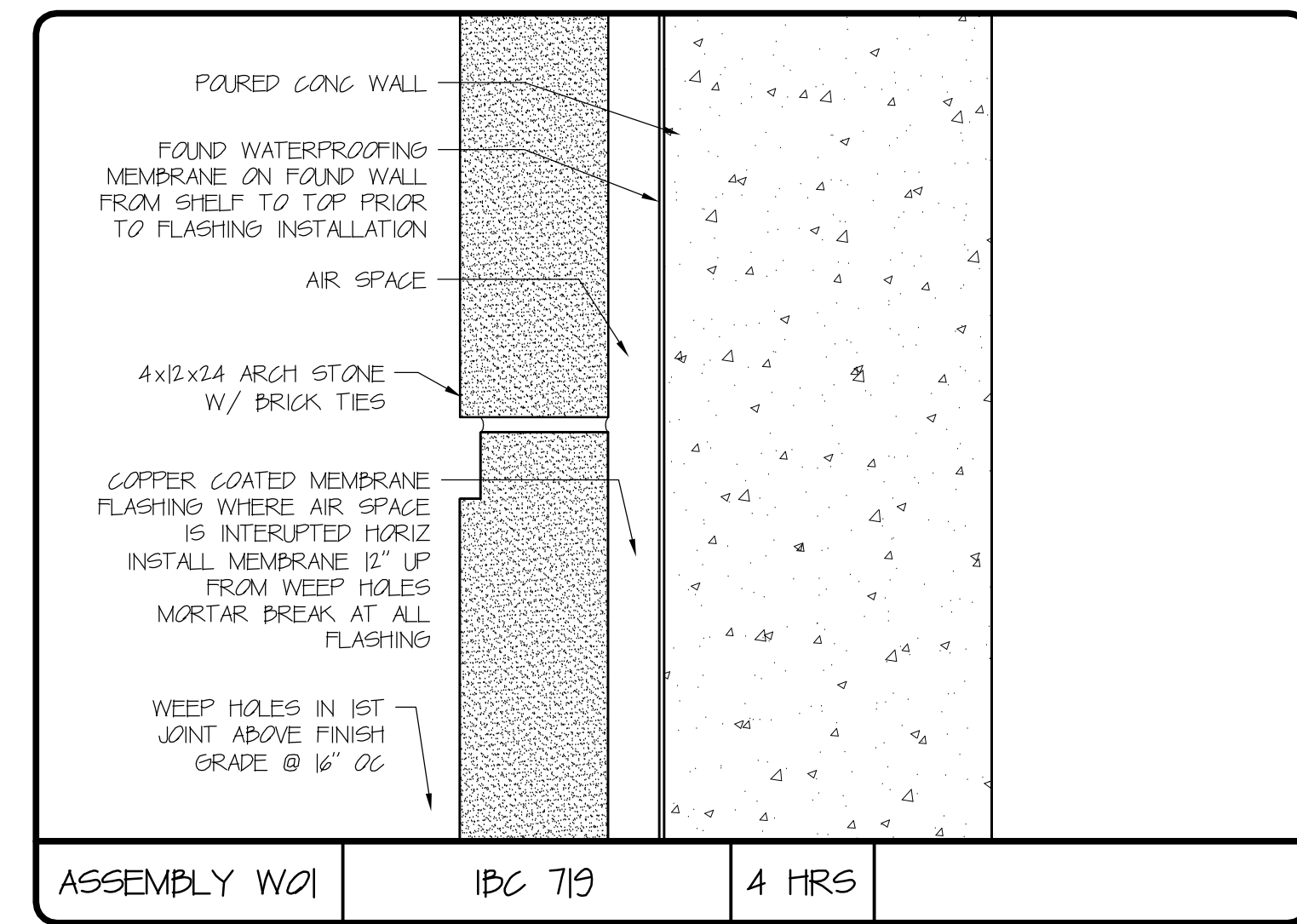
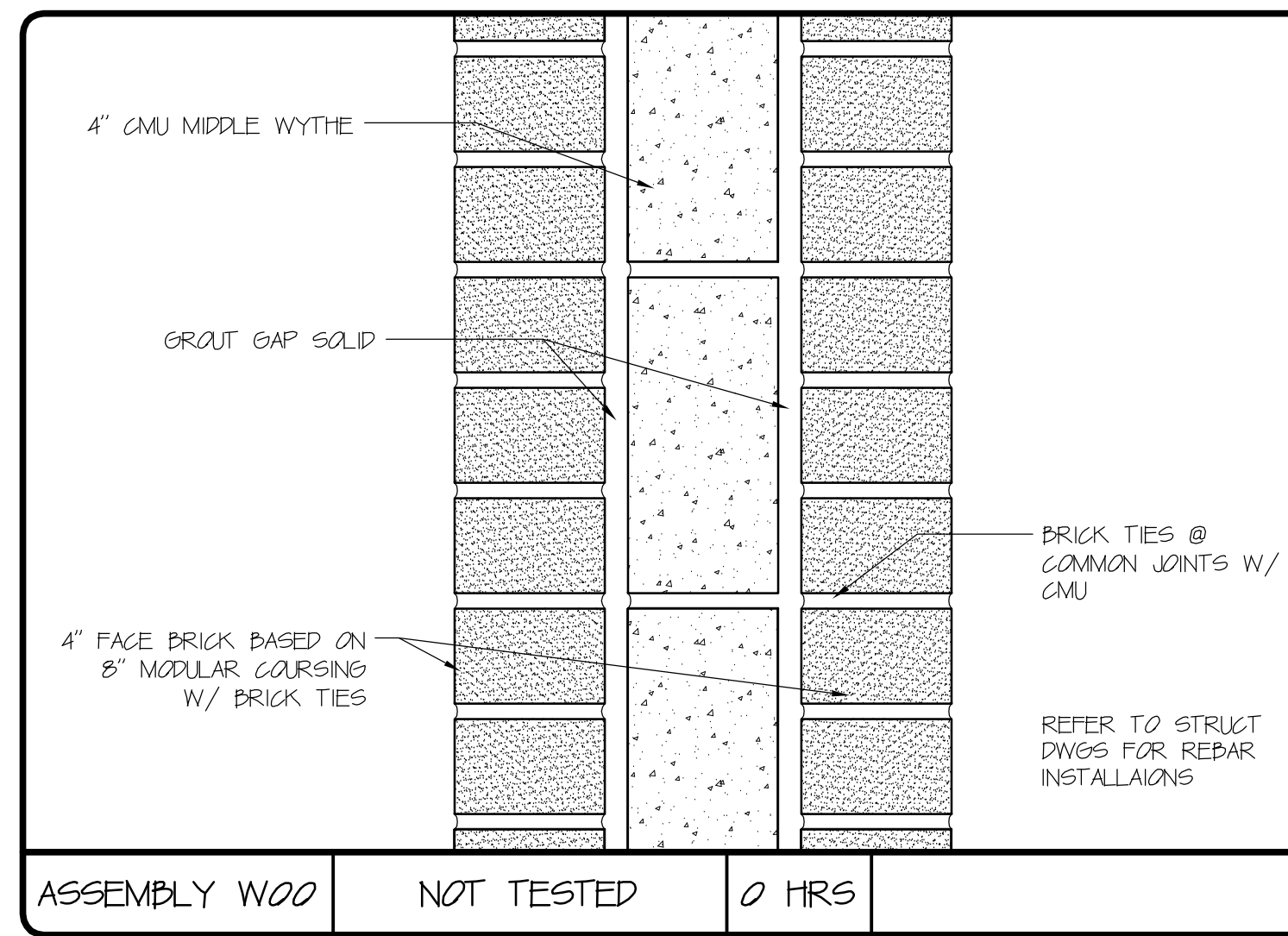
REVISIONS:

DRG. NO.
35C.3

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



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

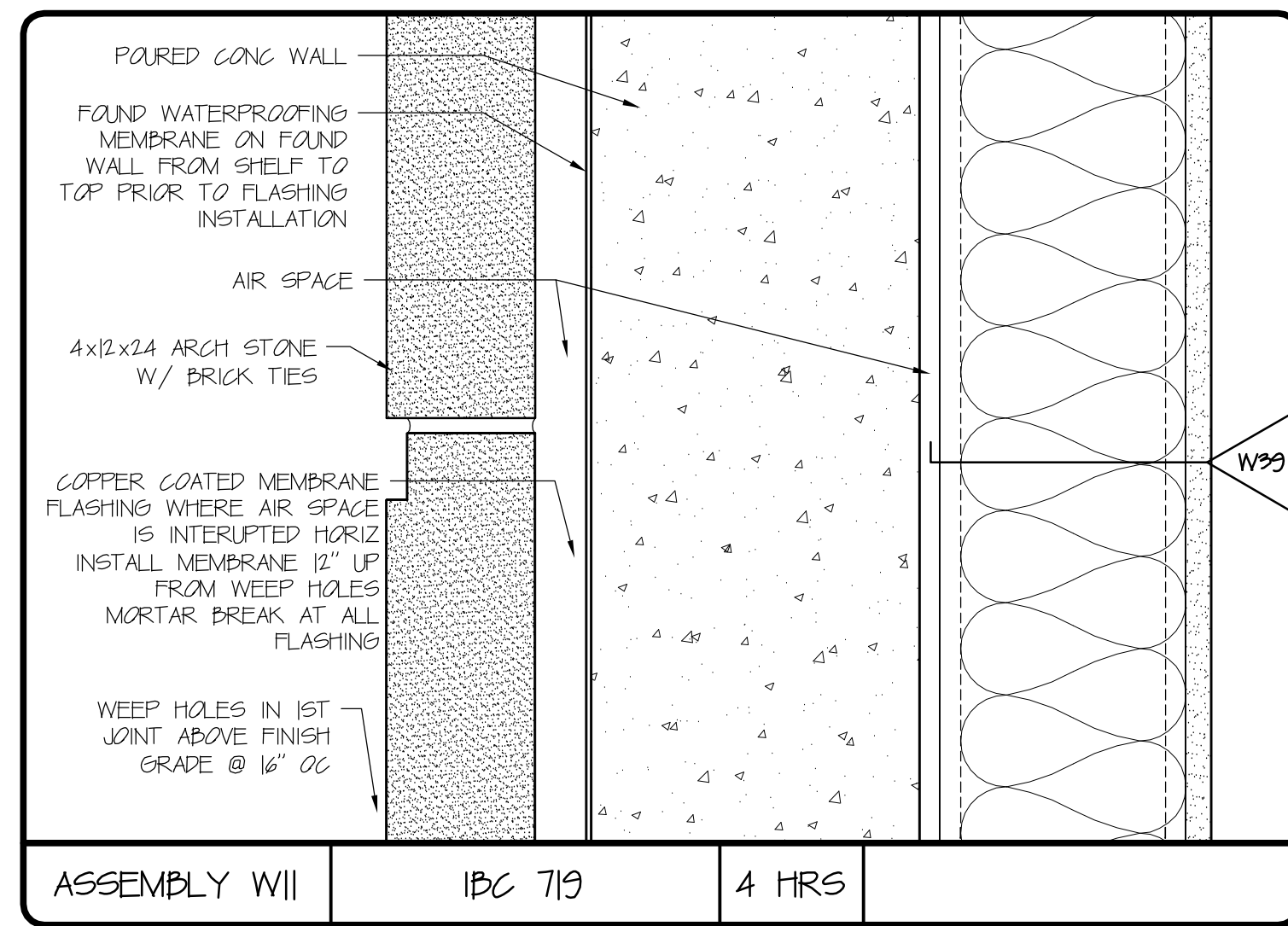
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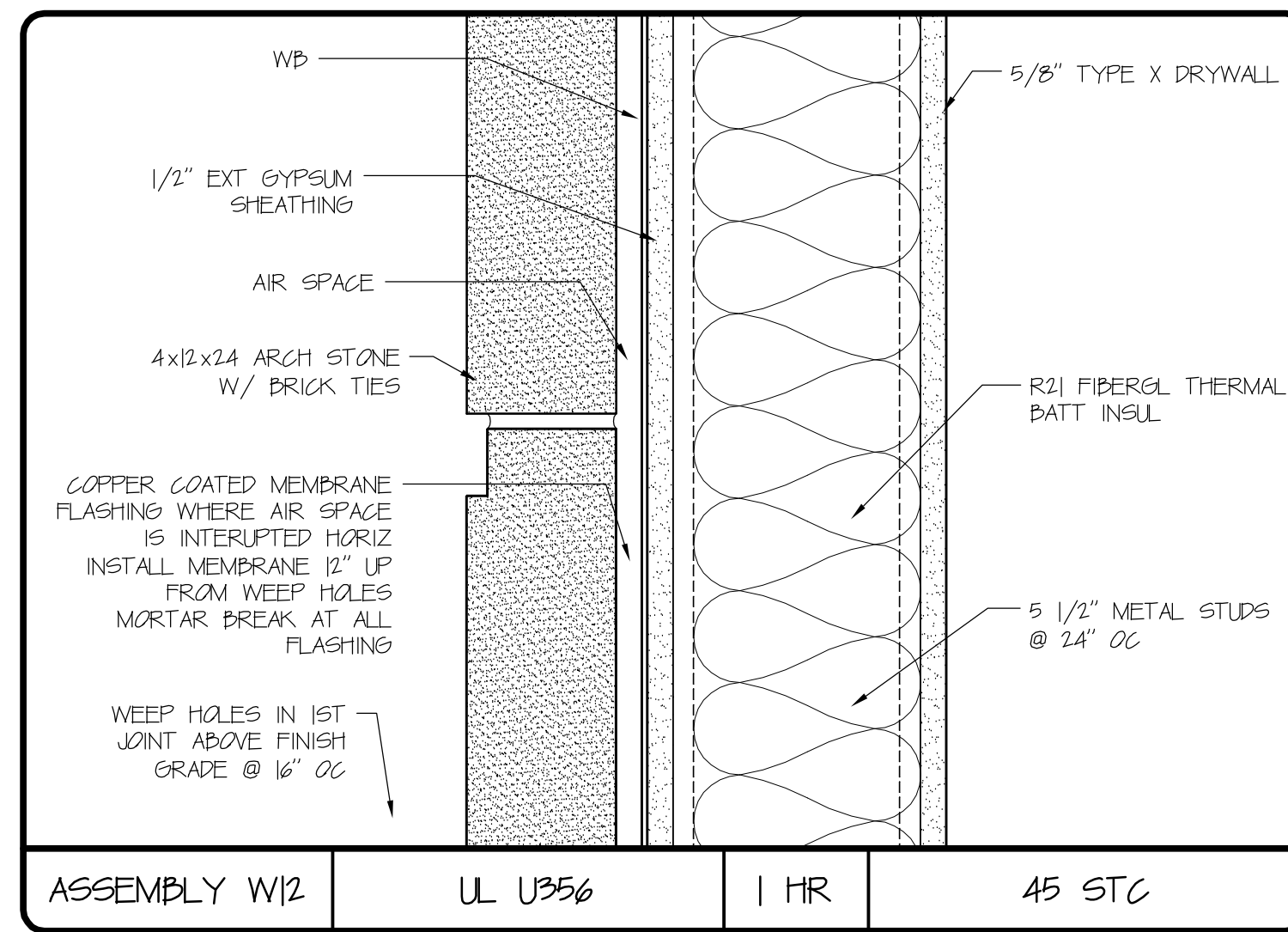
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

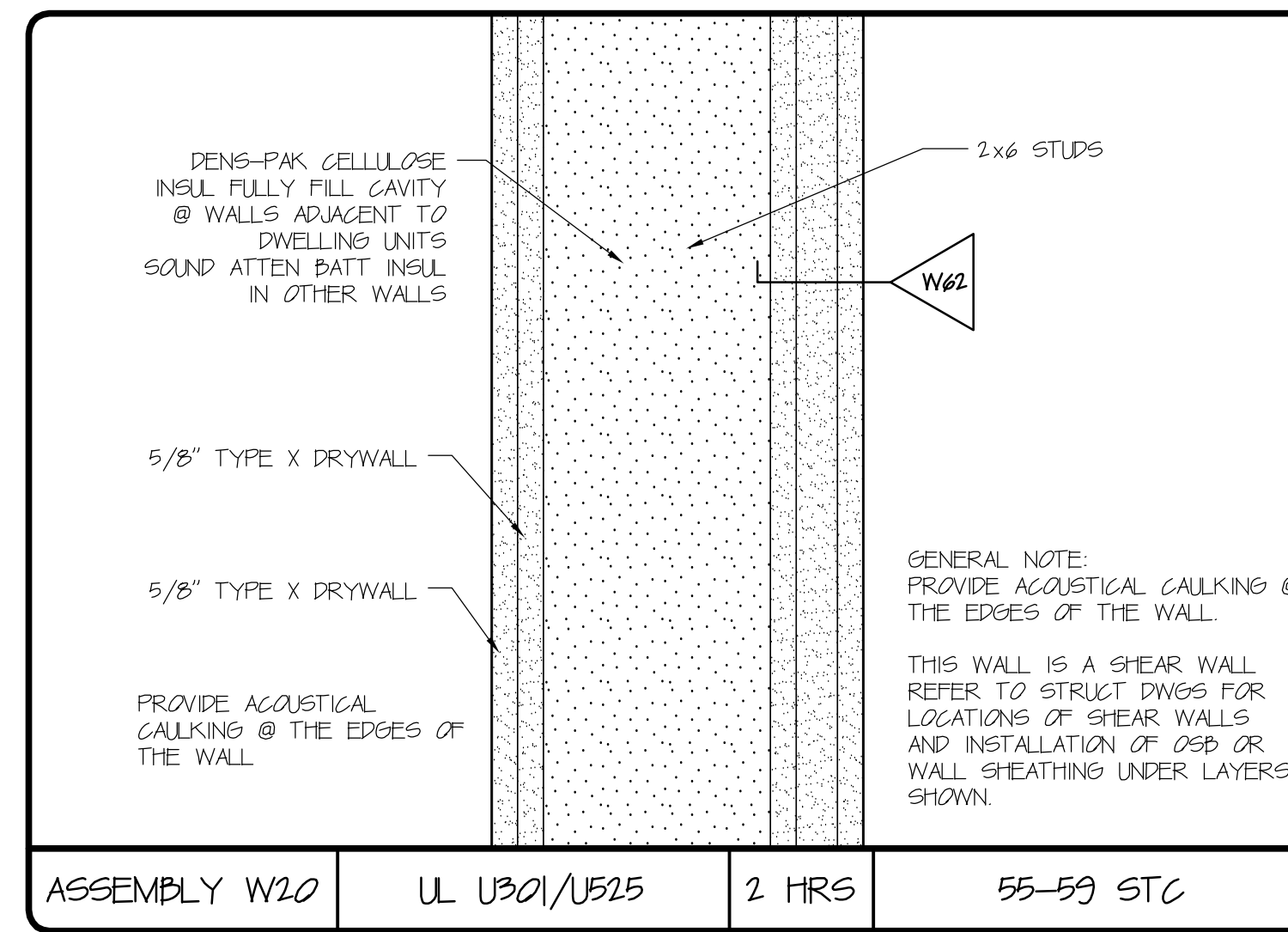
DRG. NO.
AS.1



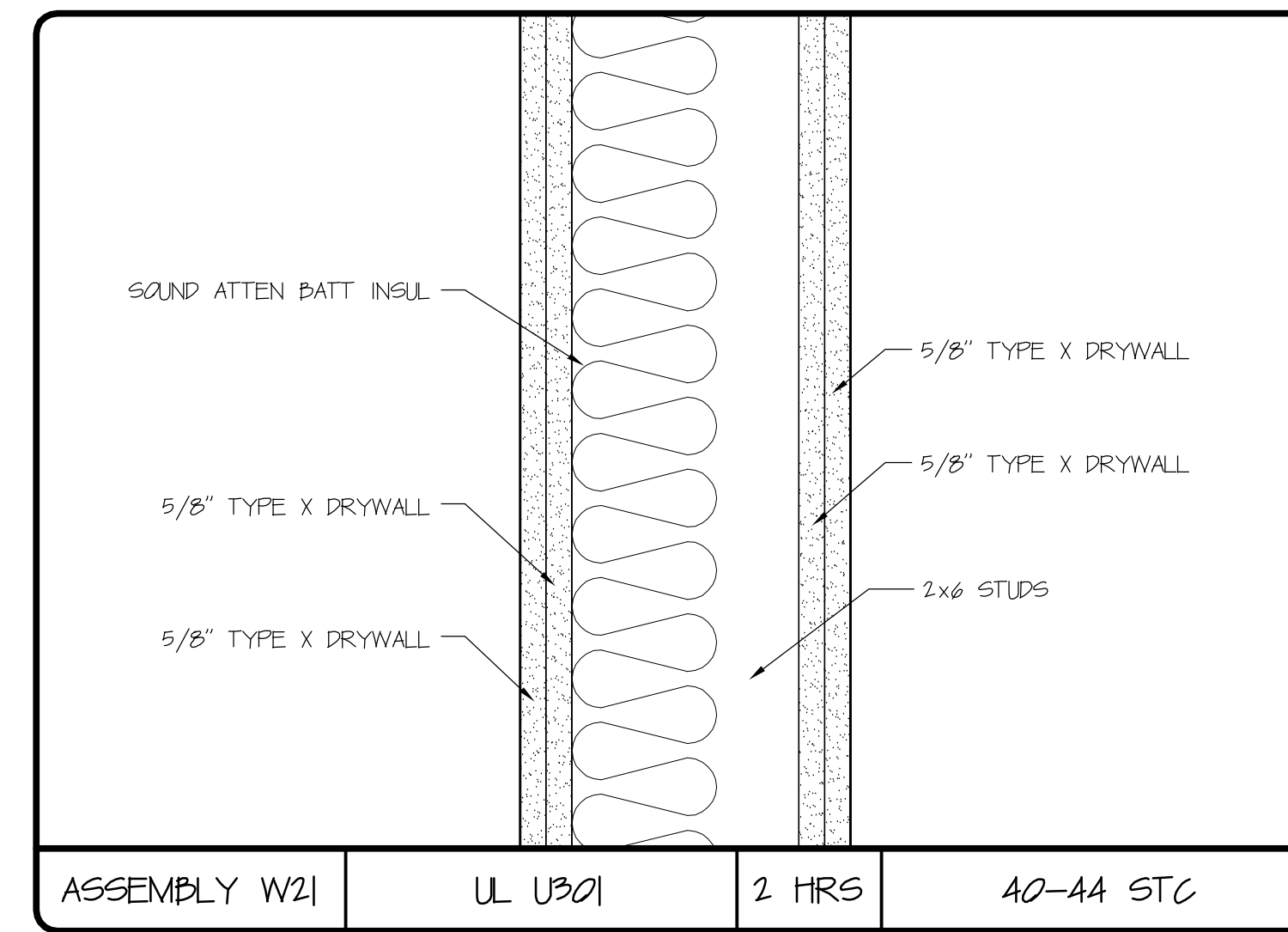
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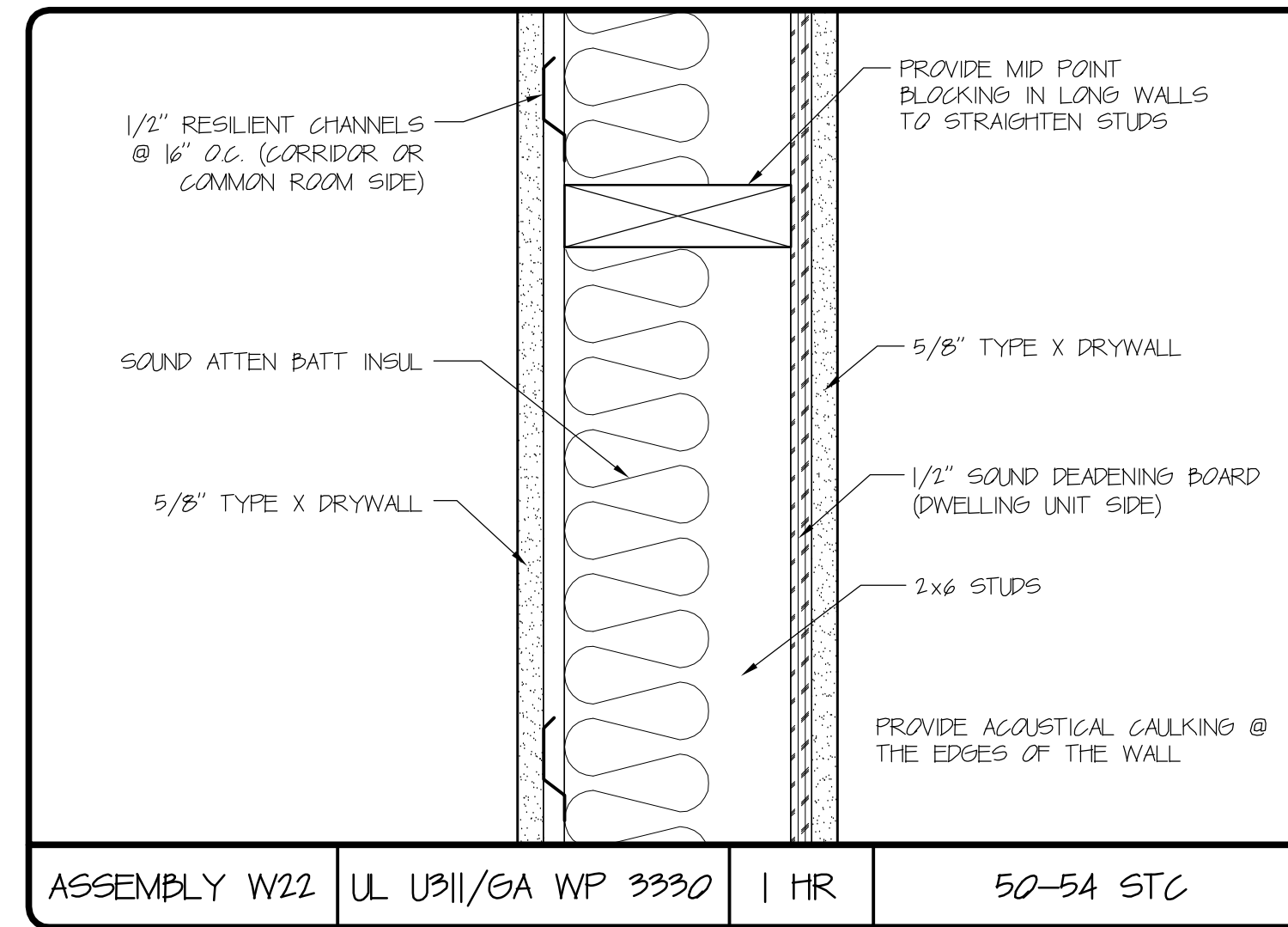
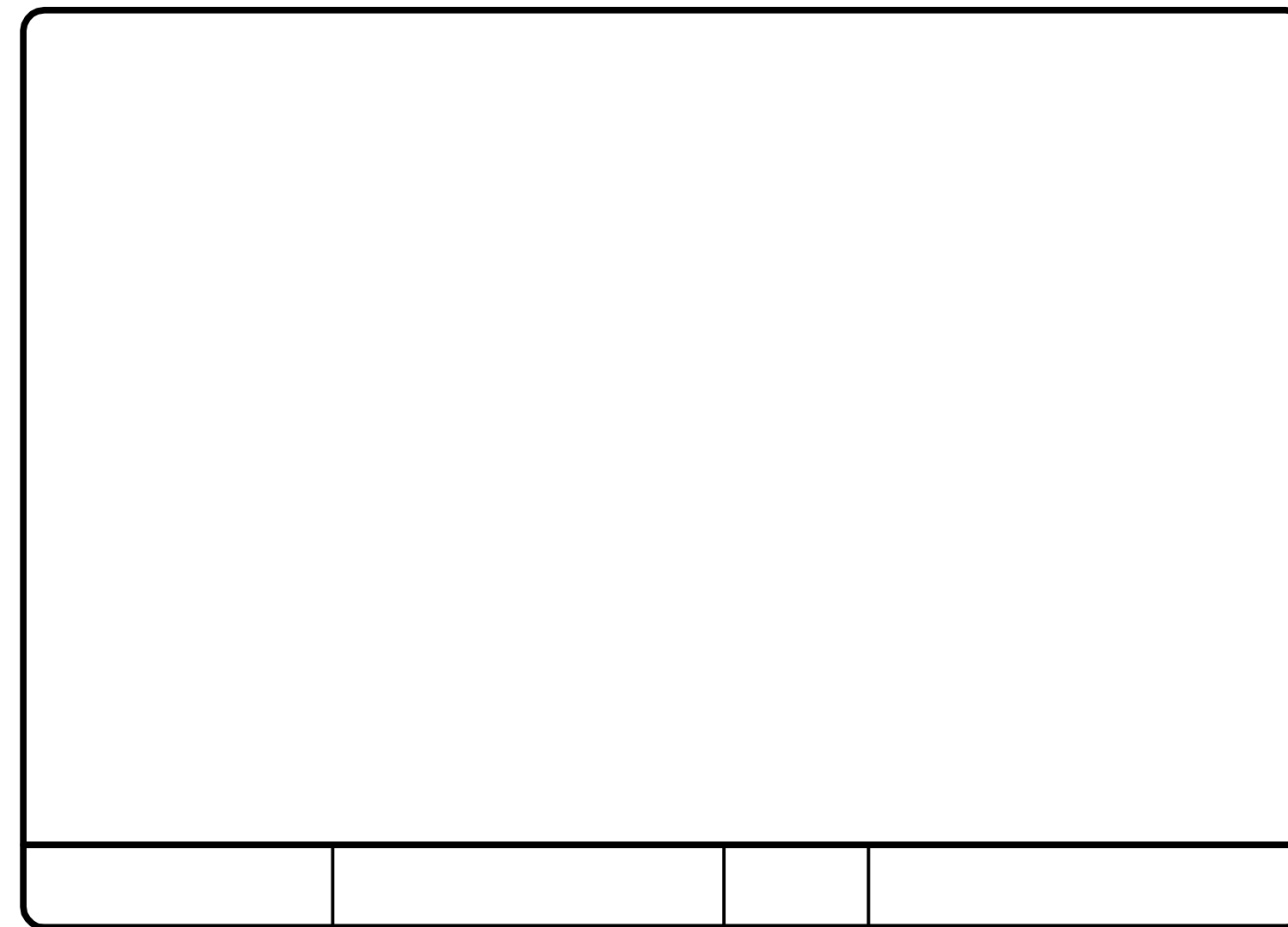
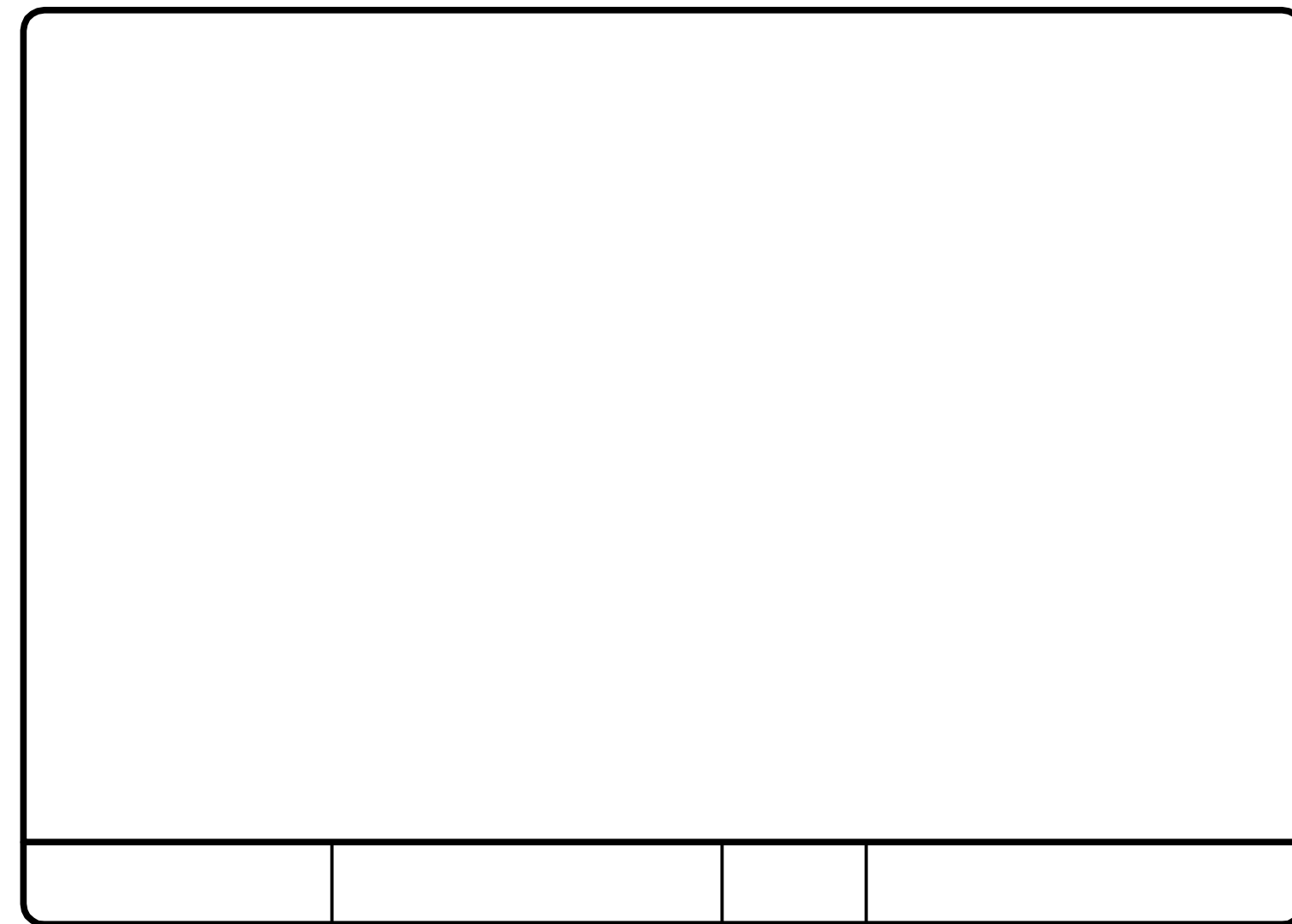
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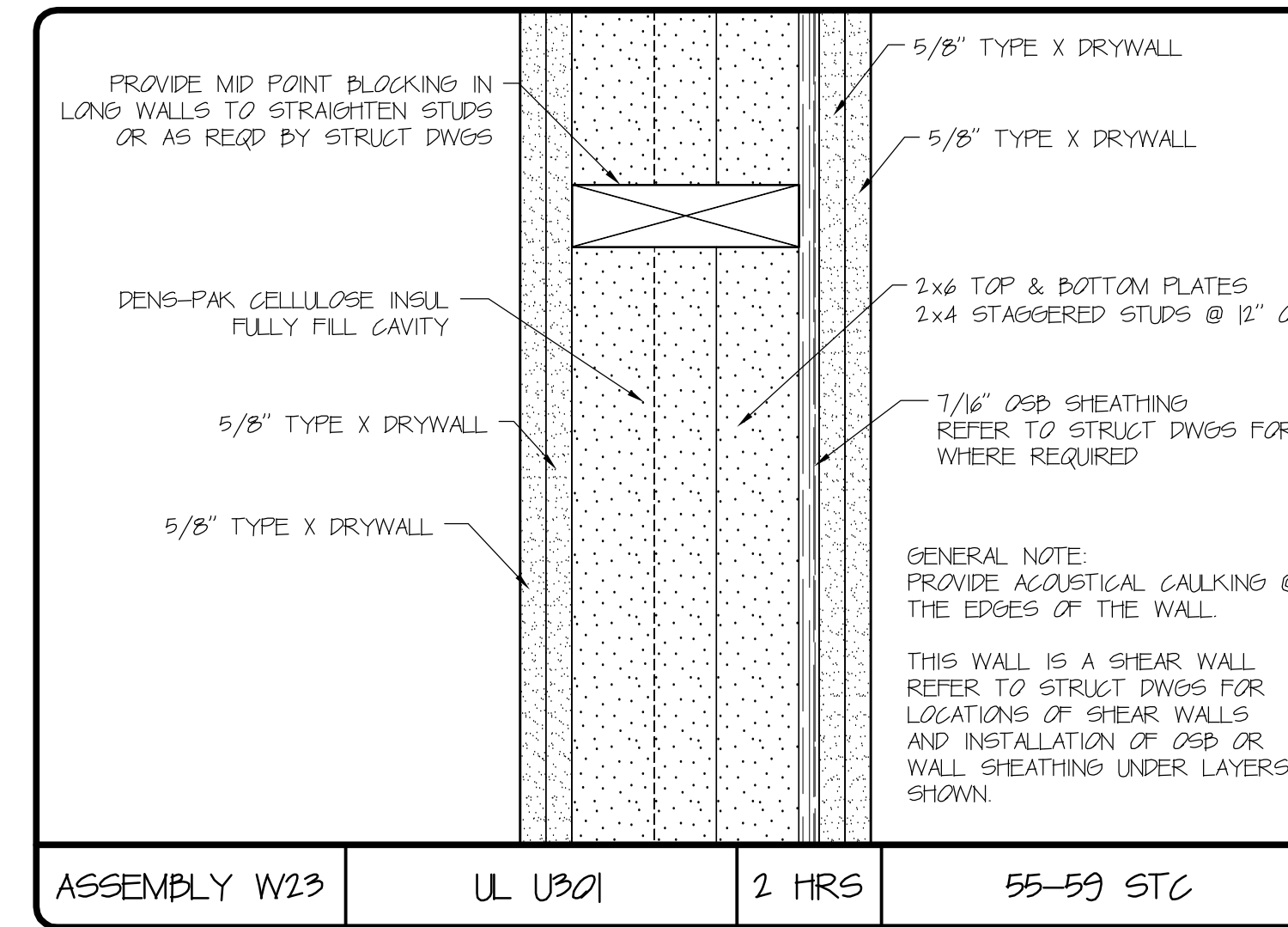
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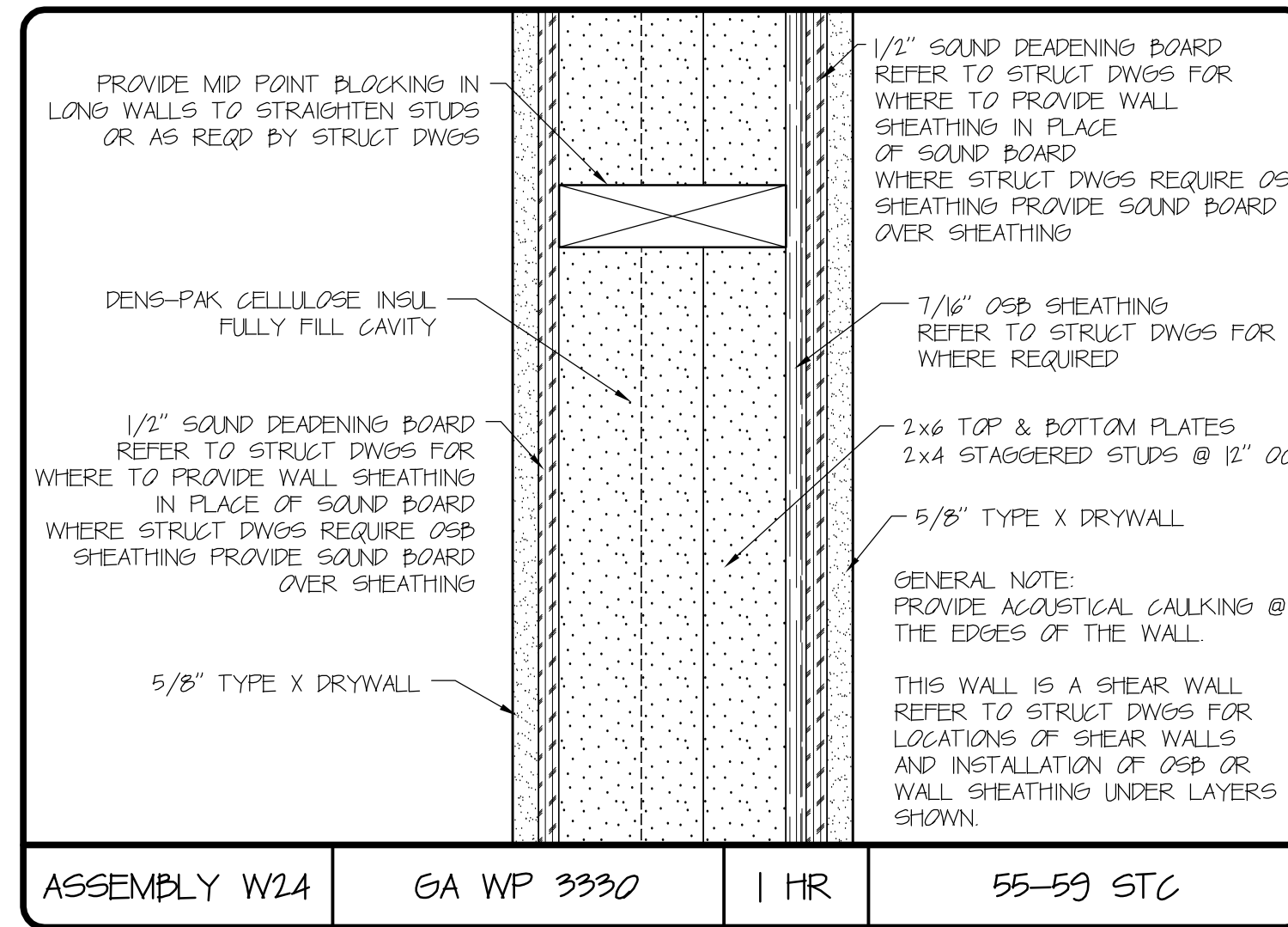
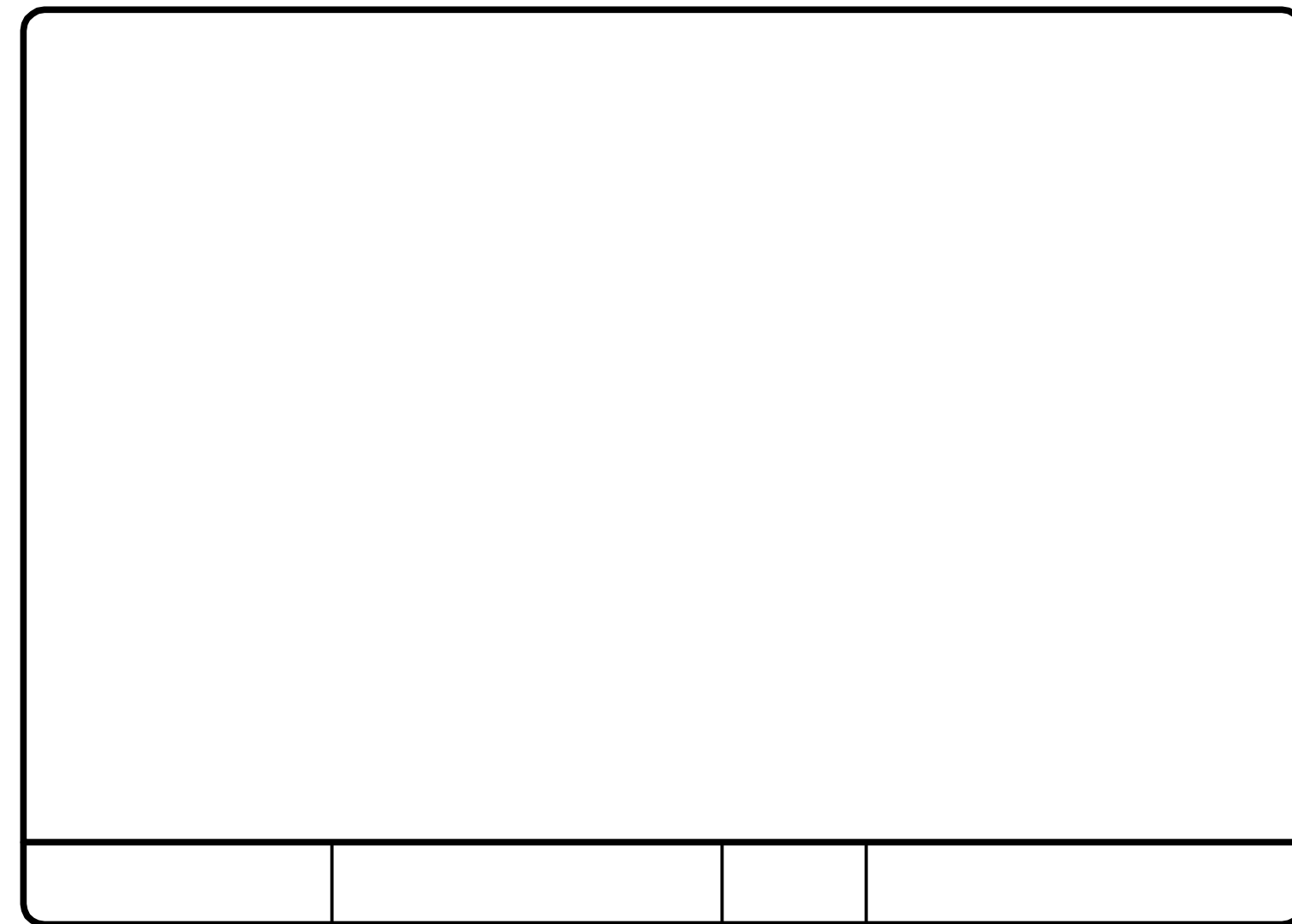
ASSEMBLY W21 UL U301 2 HRS 40-44 STC



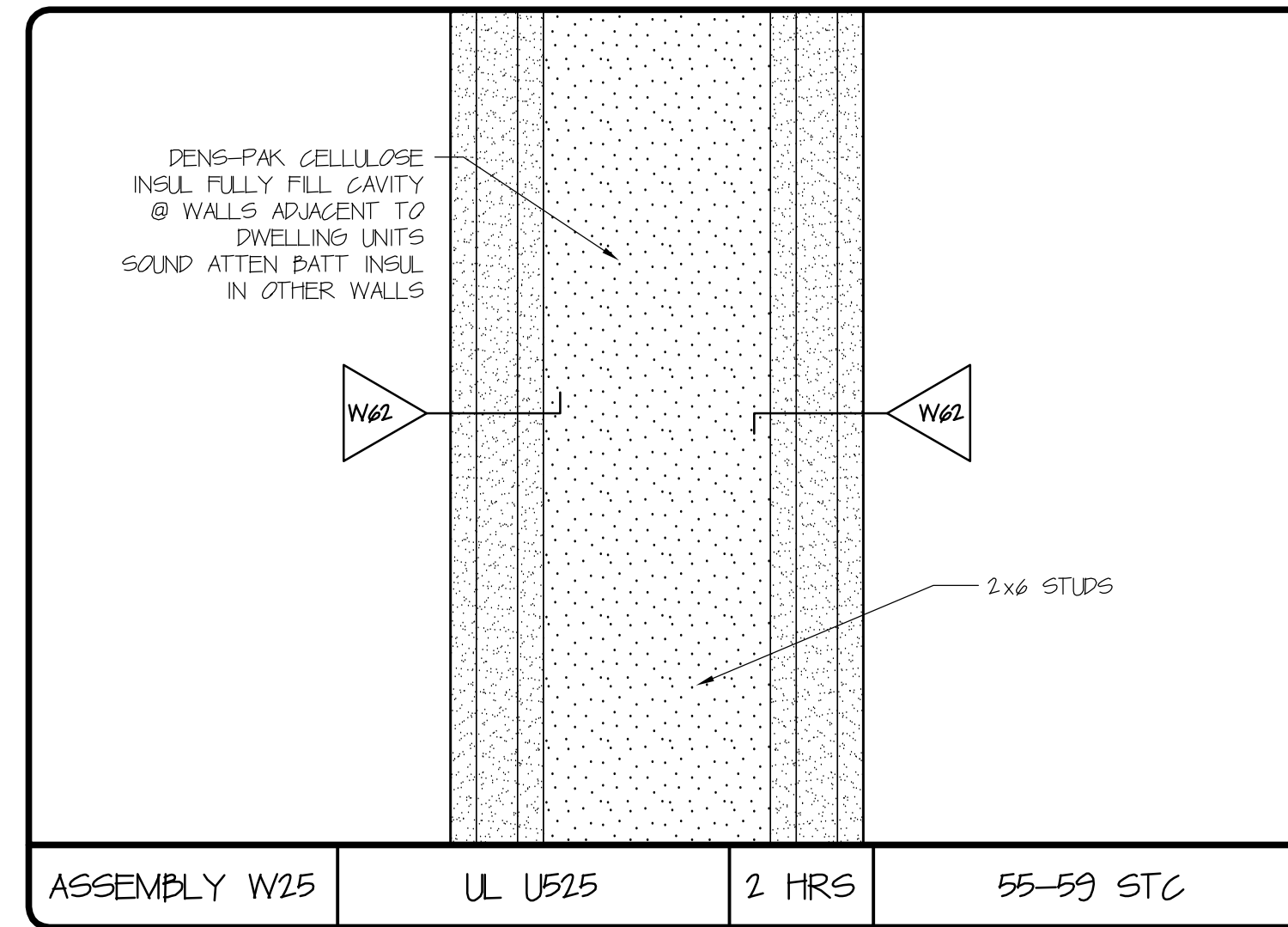
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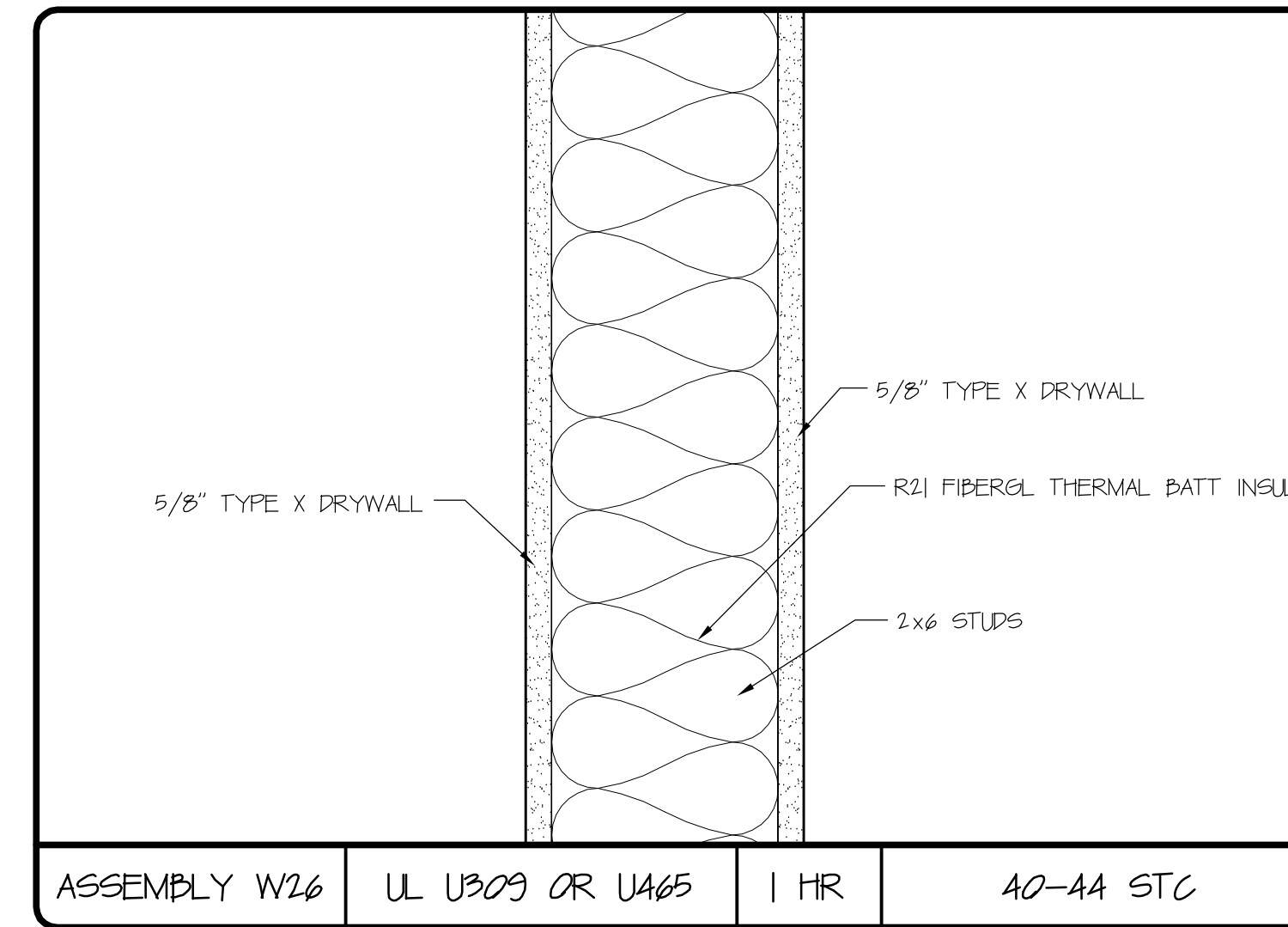
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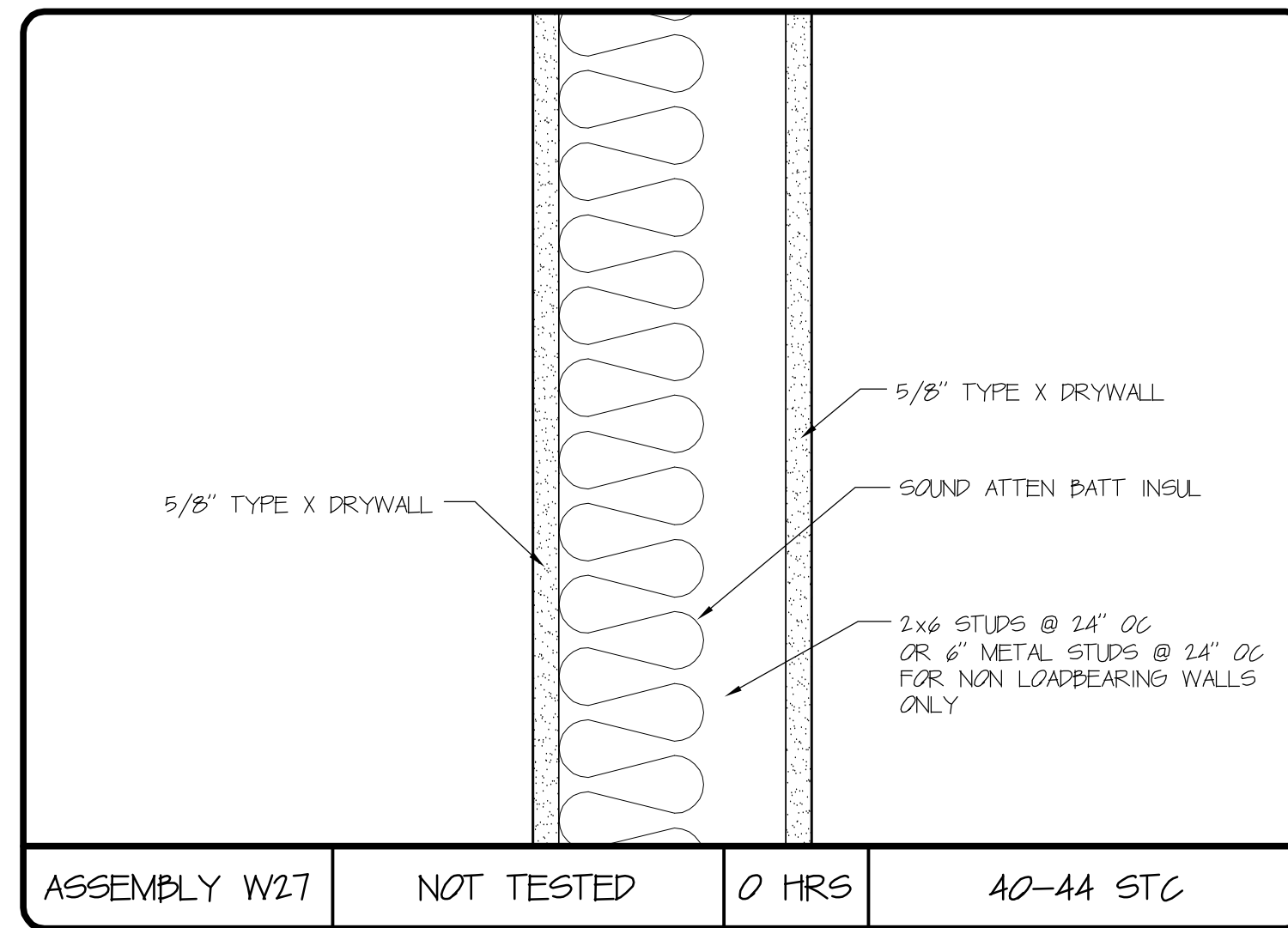
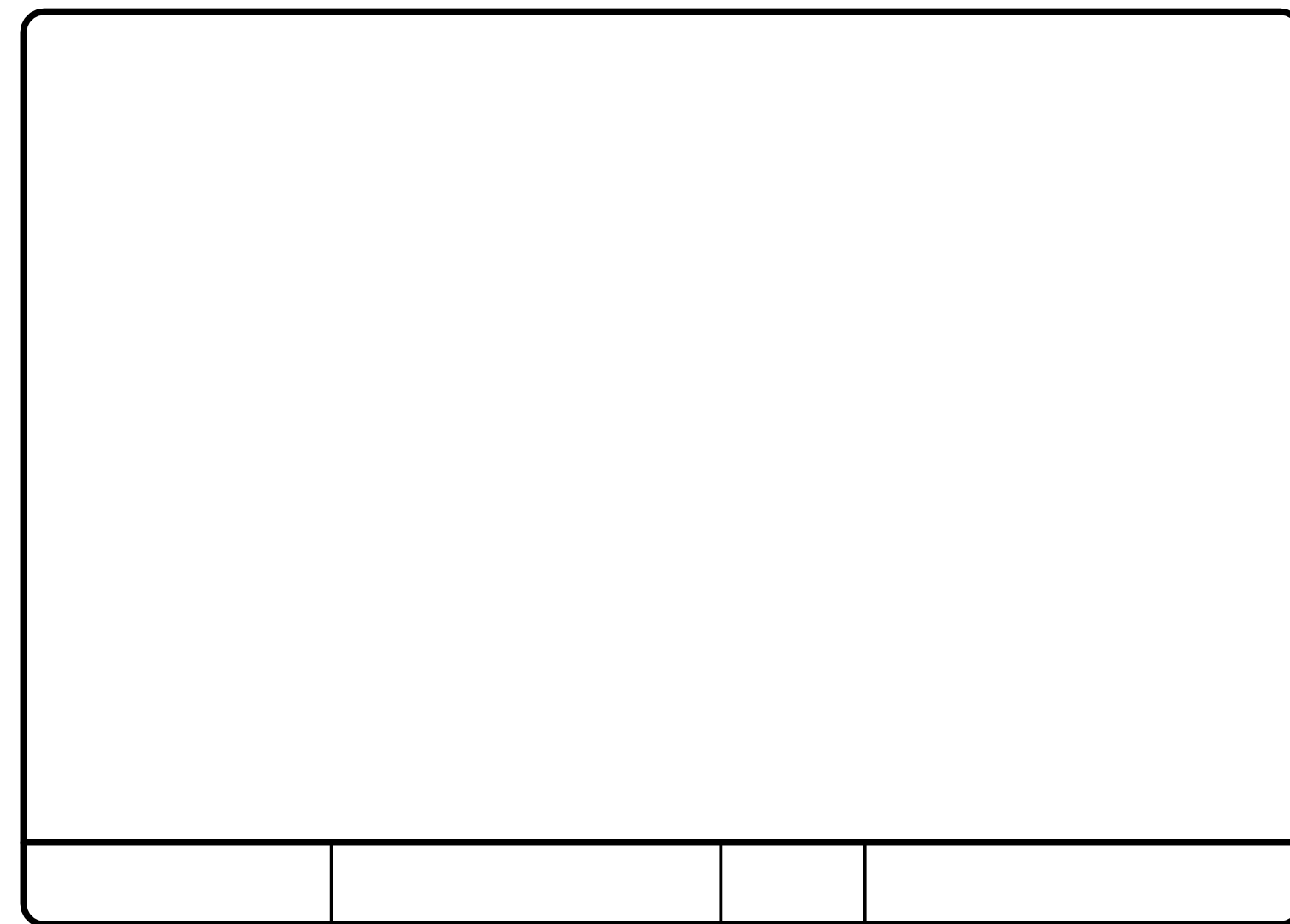
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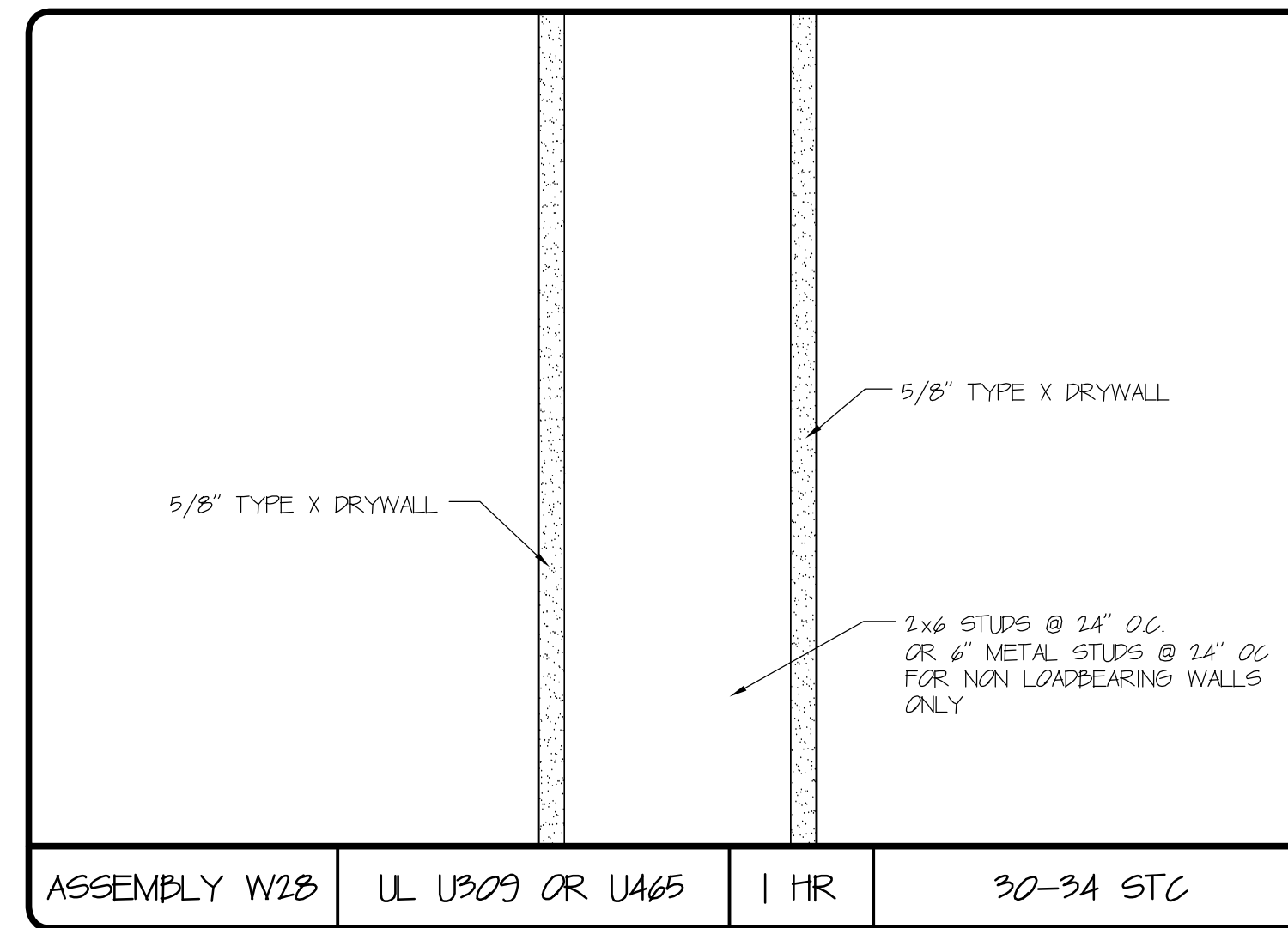
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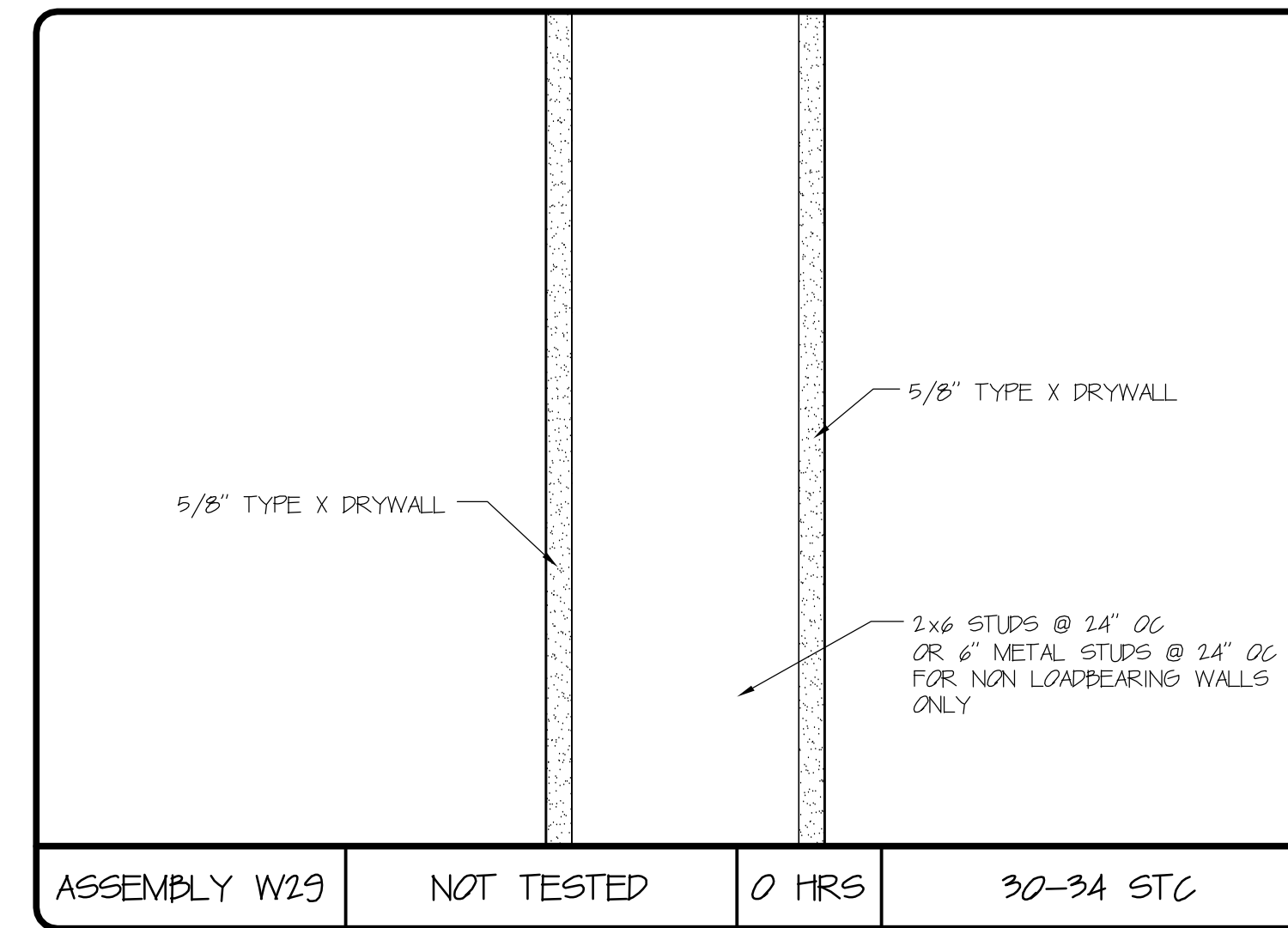
ASSEMBLY W26 UL U309 OR U465 1 HR 40-44 STC



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

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

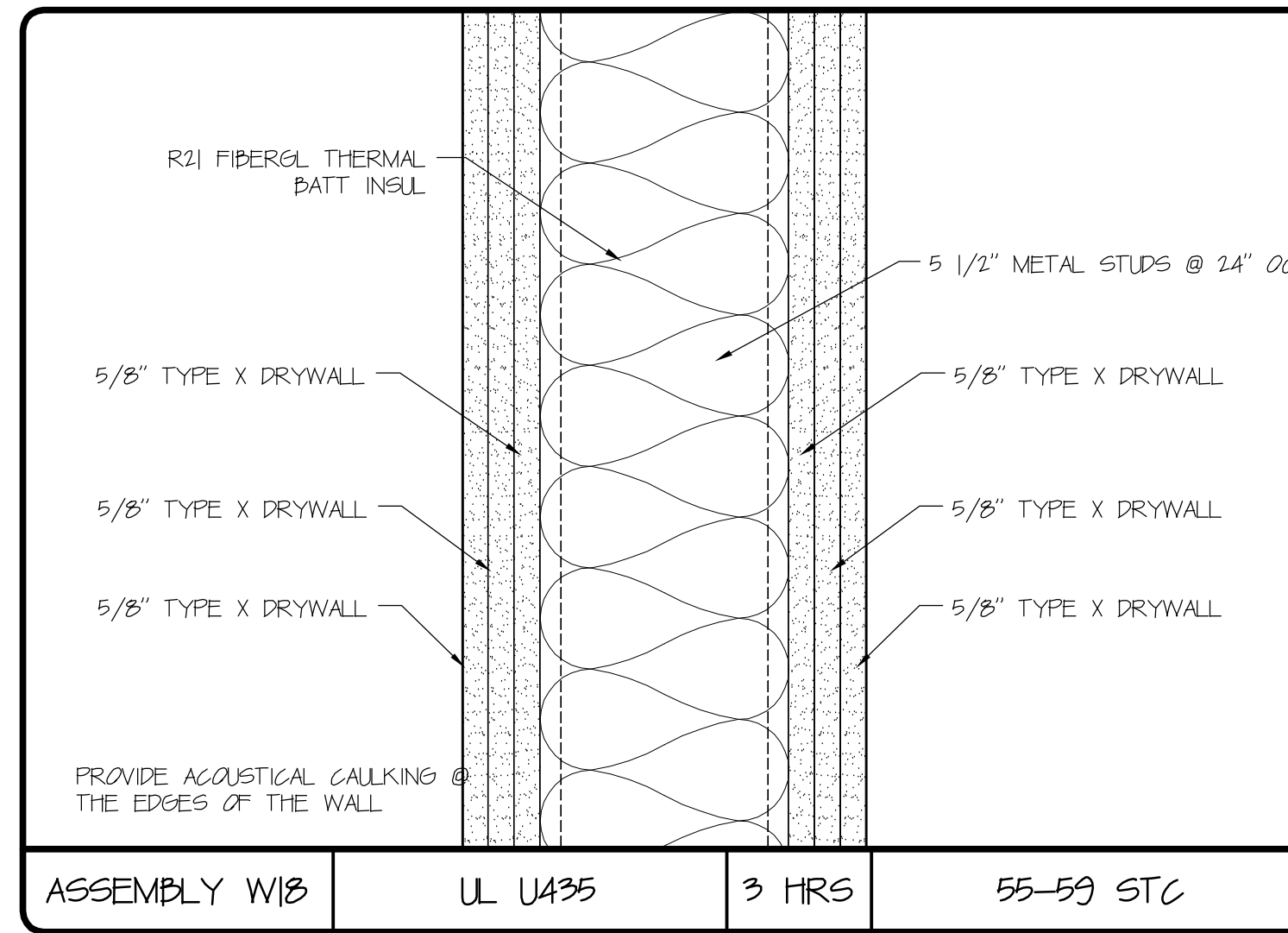
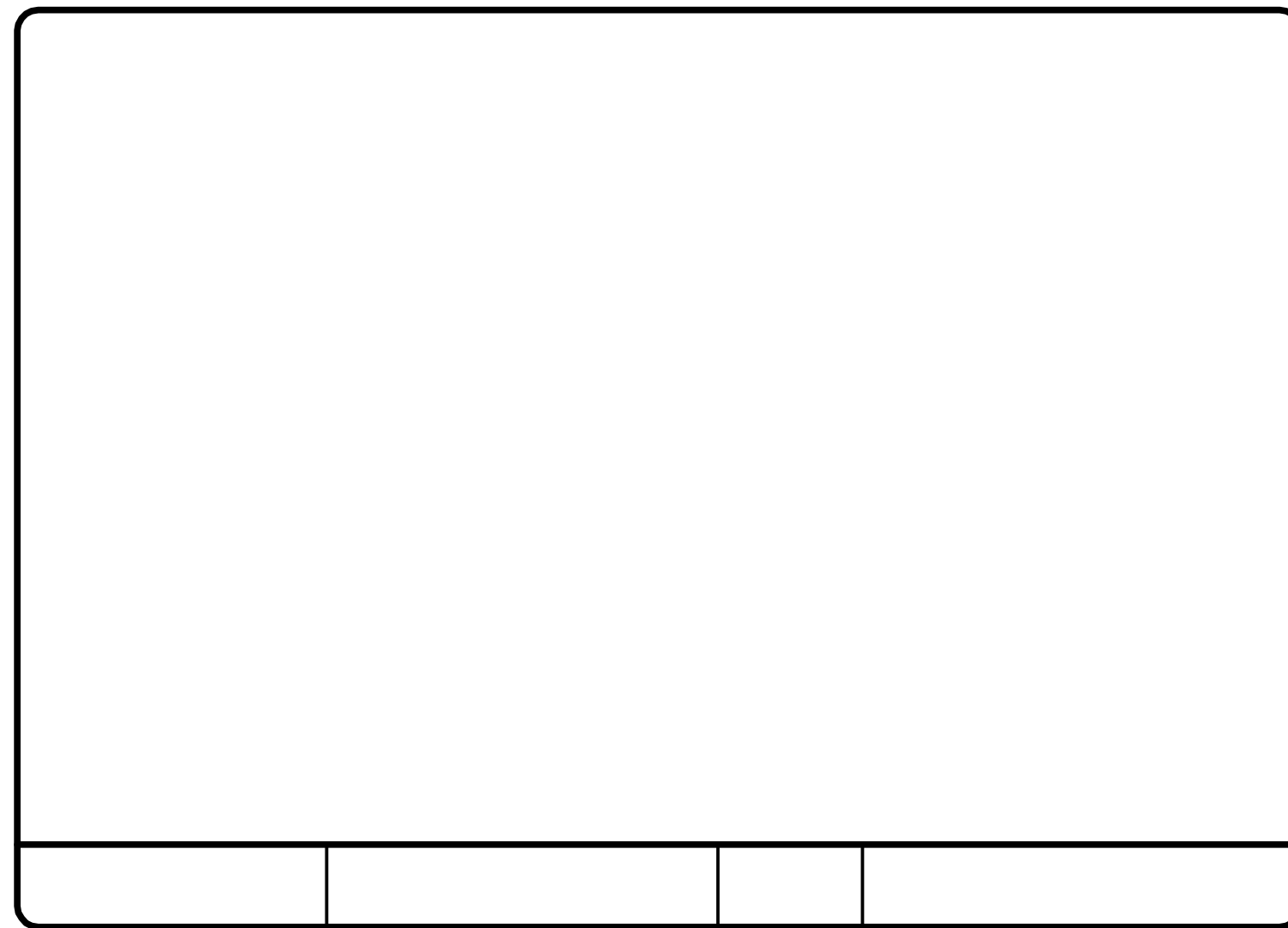
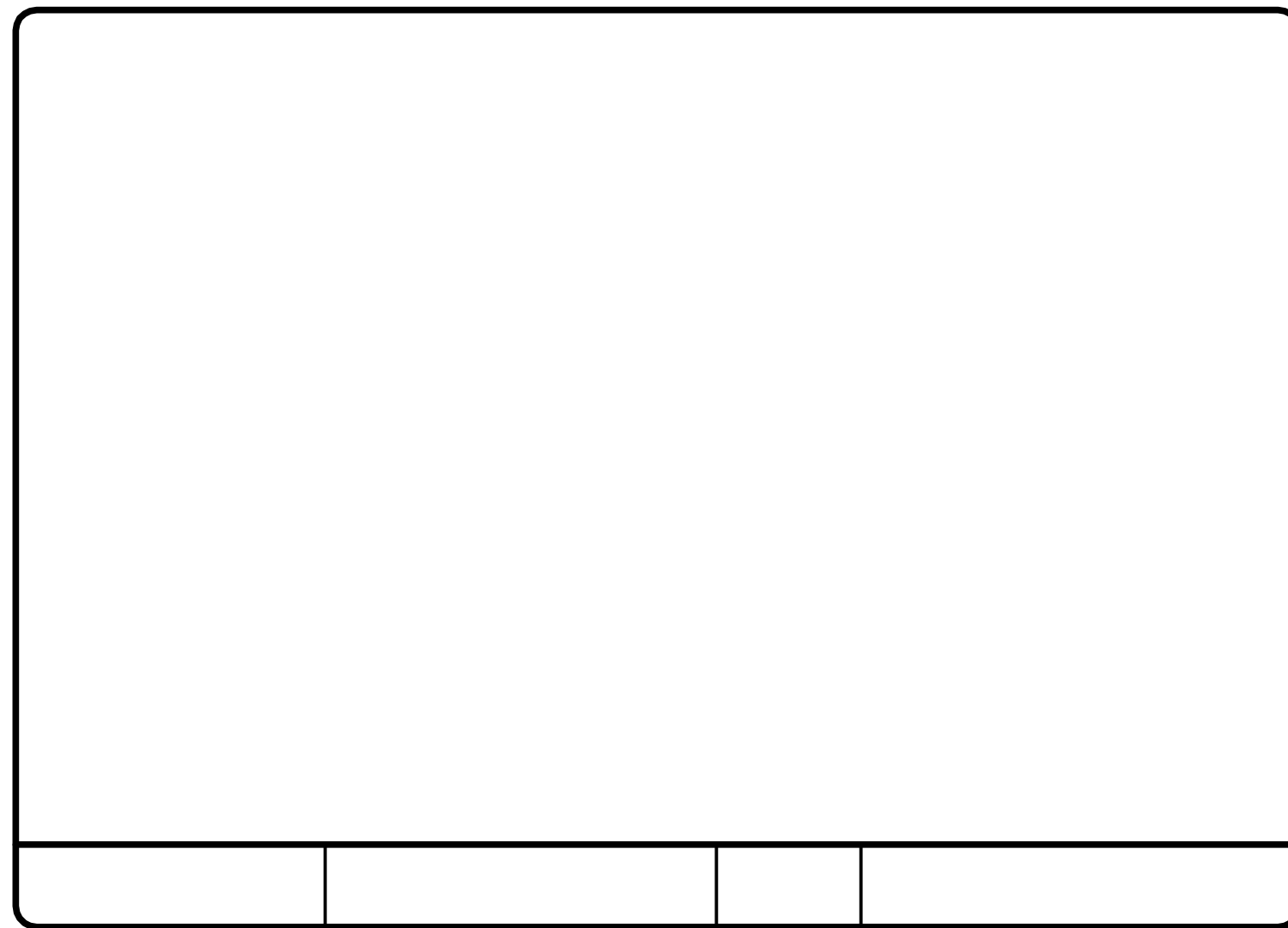
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

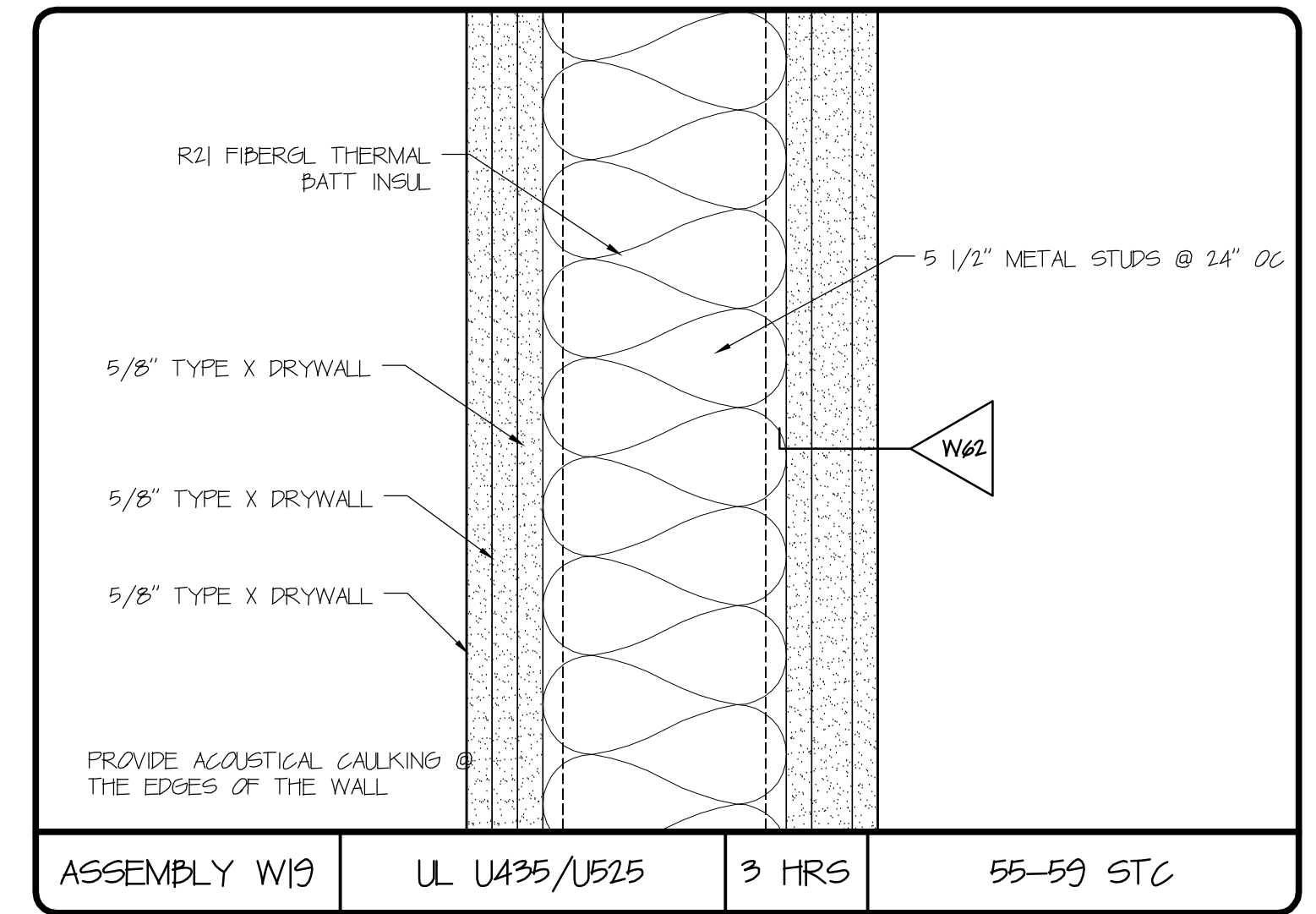
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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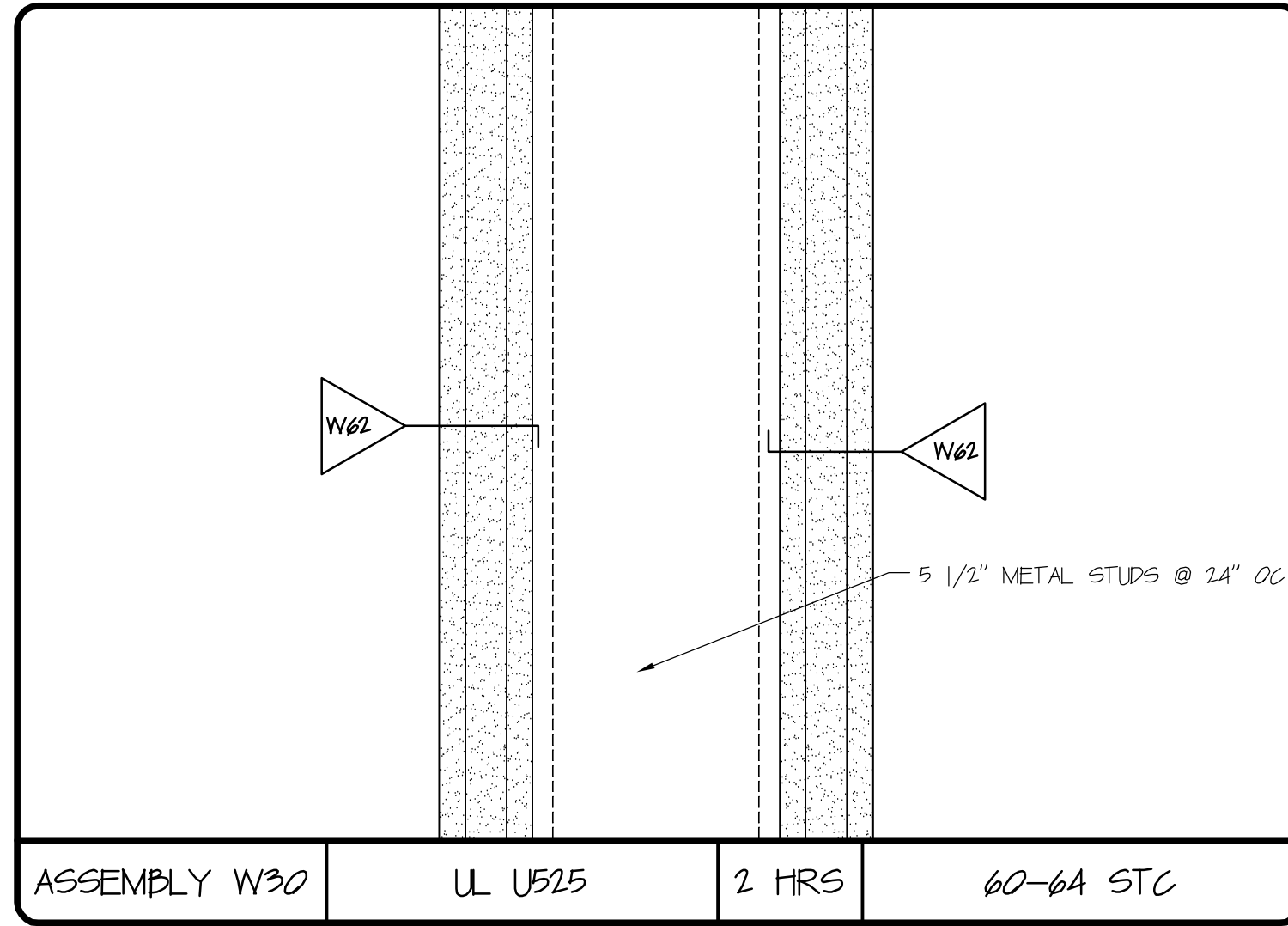
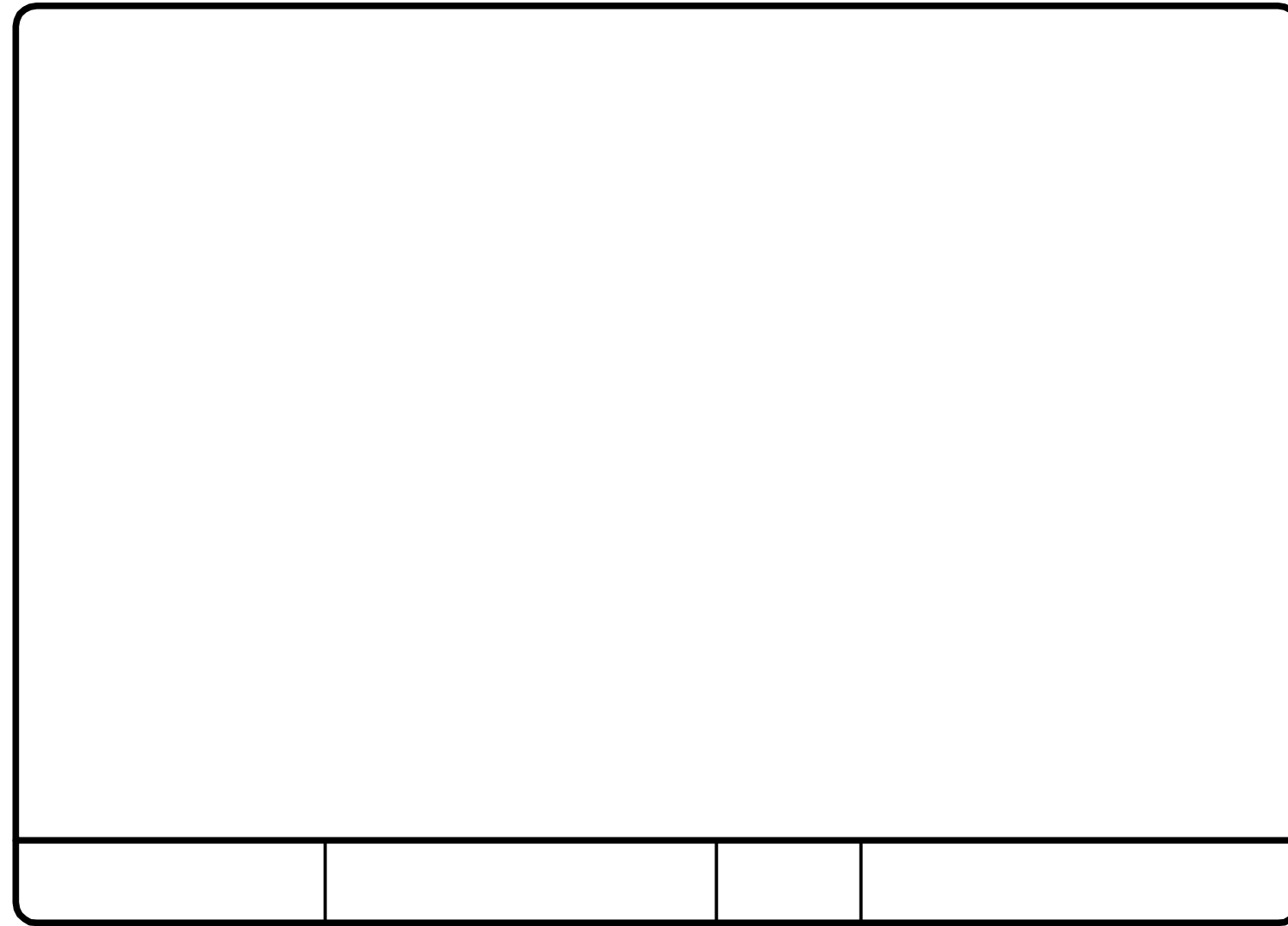
DRG. NO.
AS.2



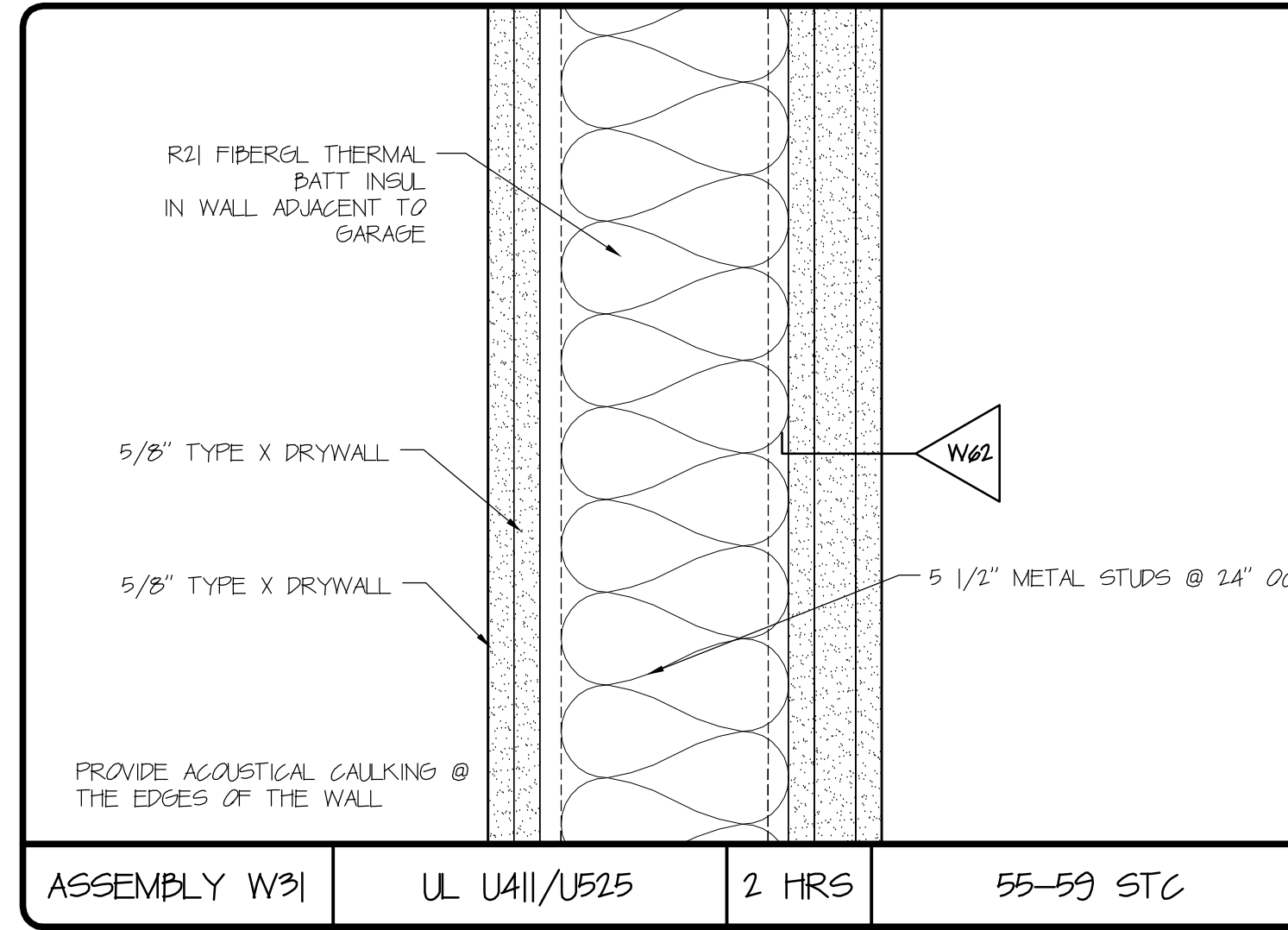
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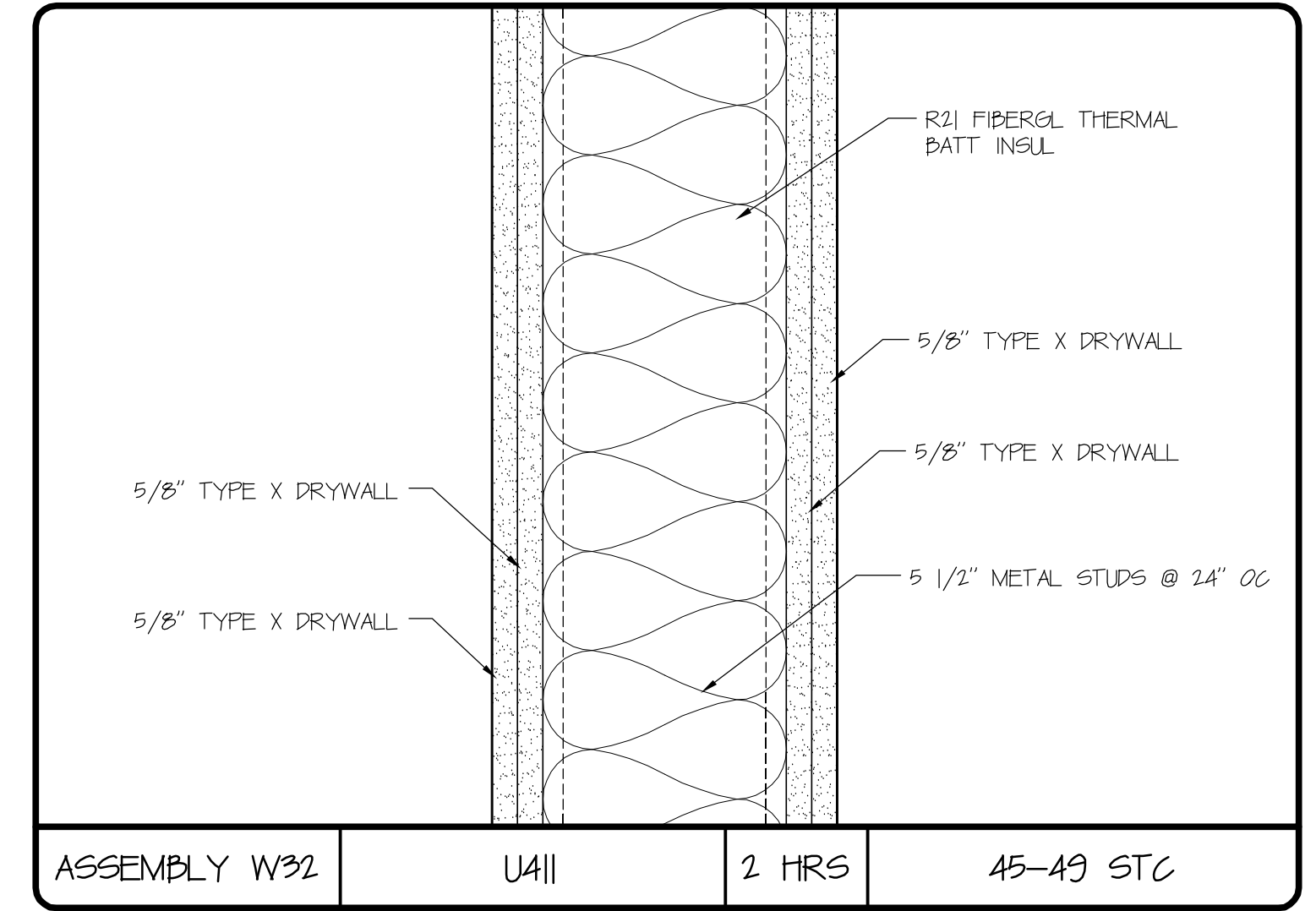
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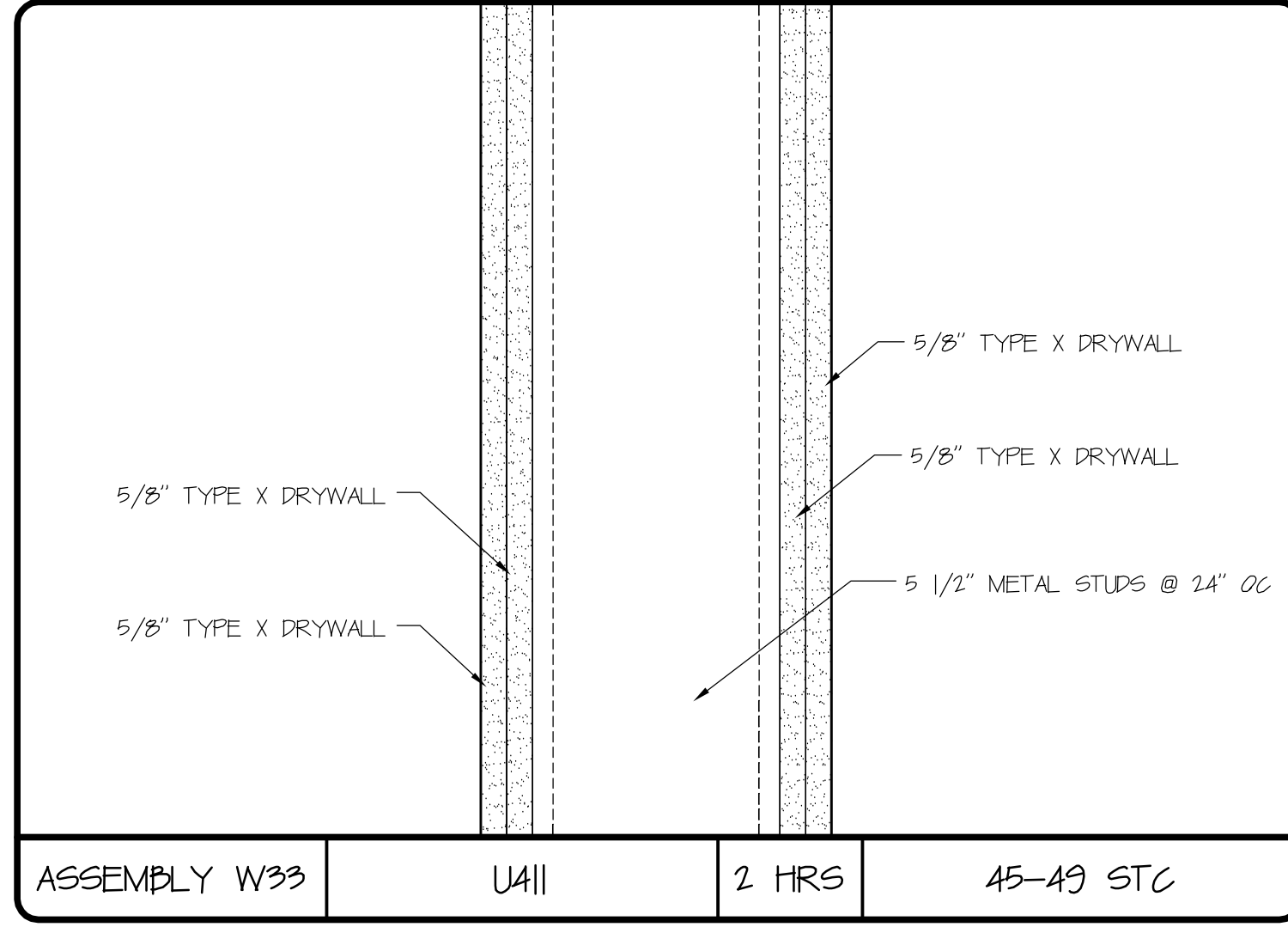
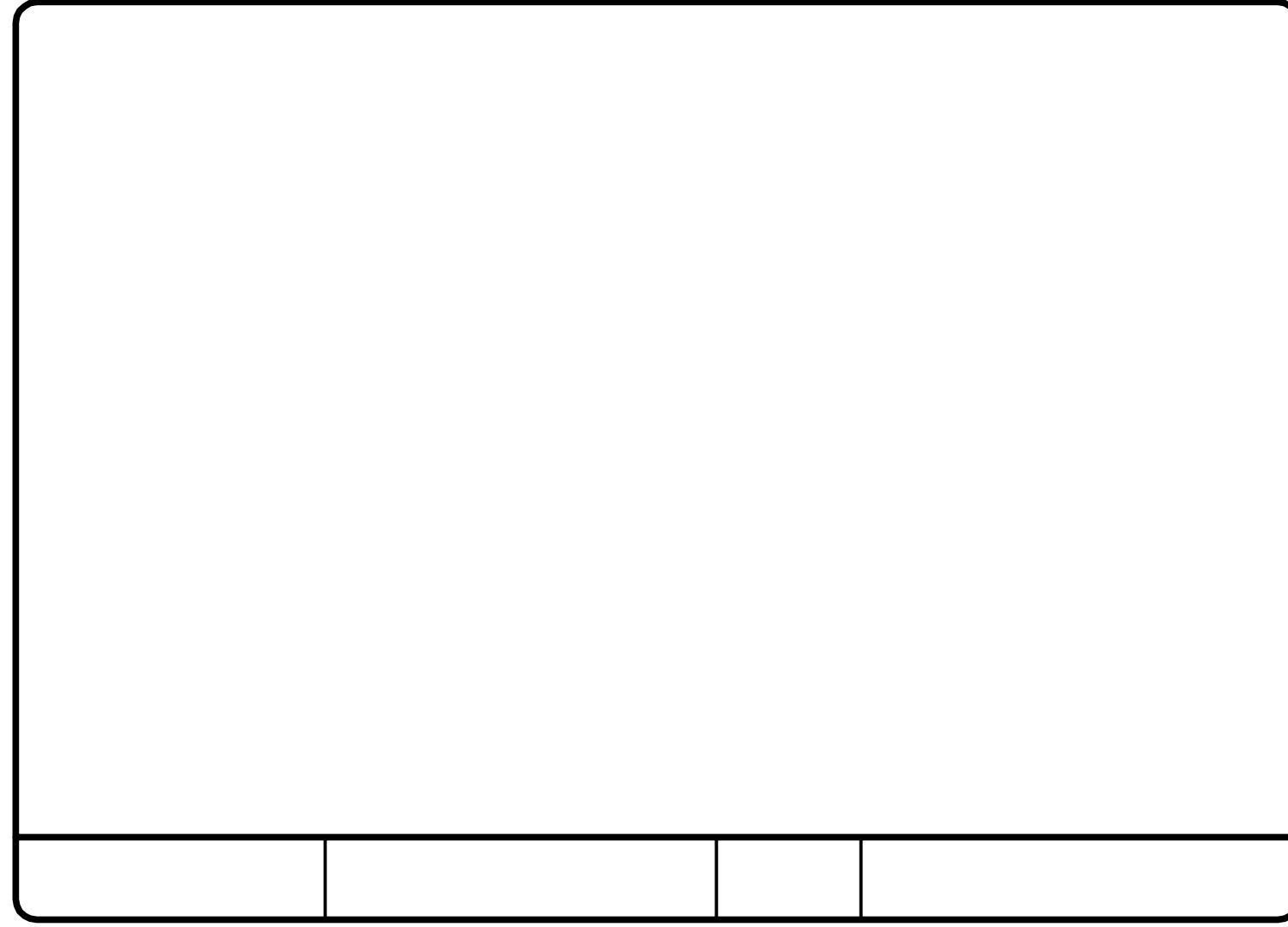
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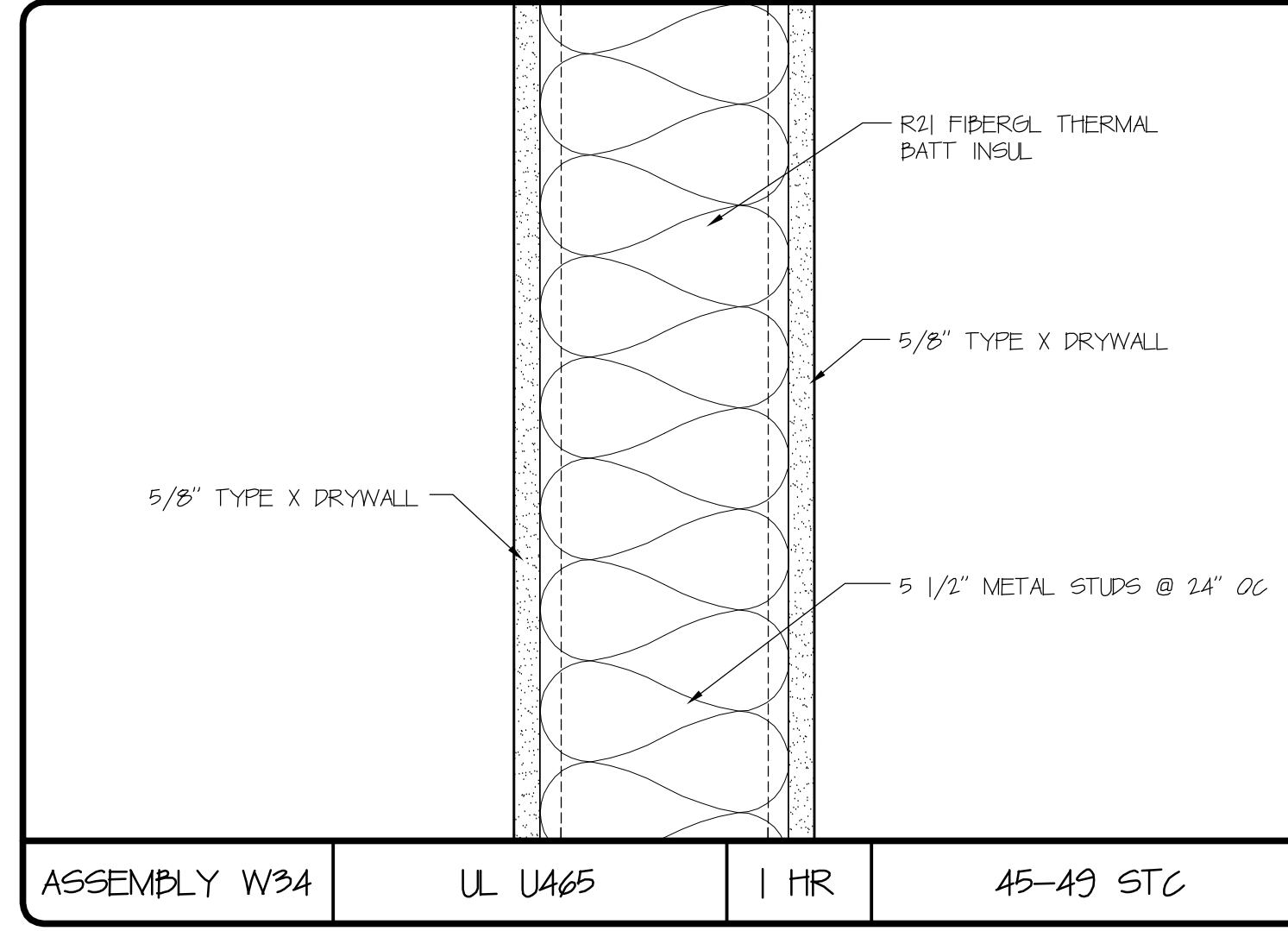
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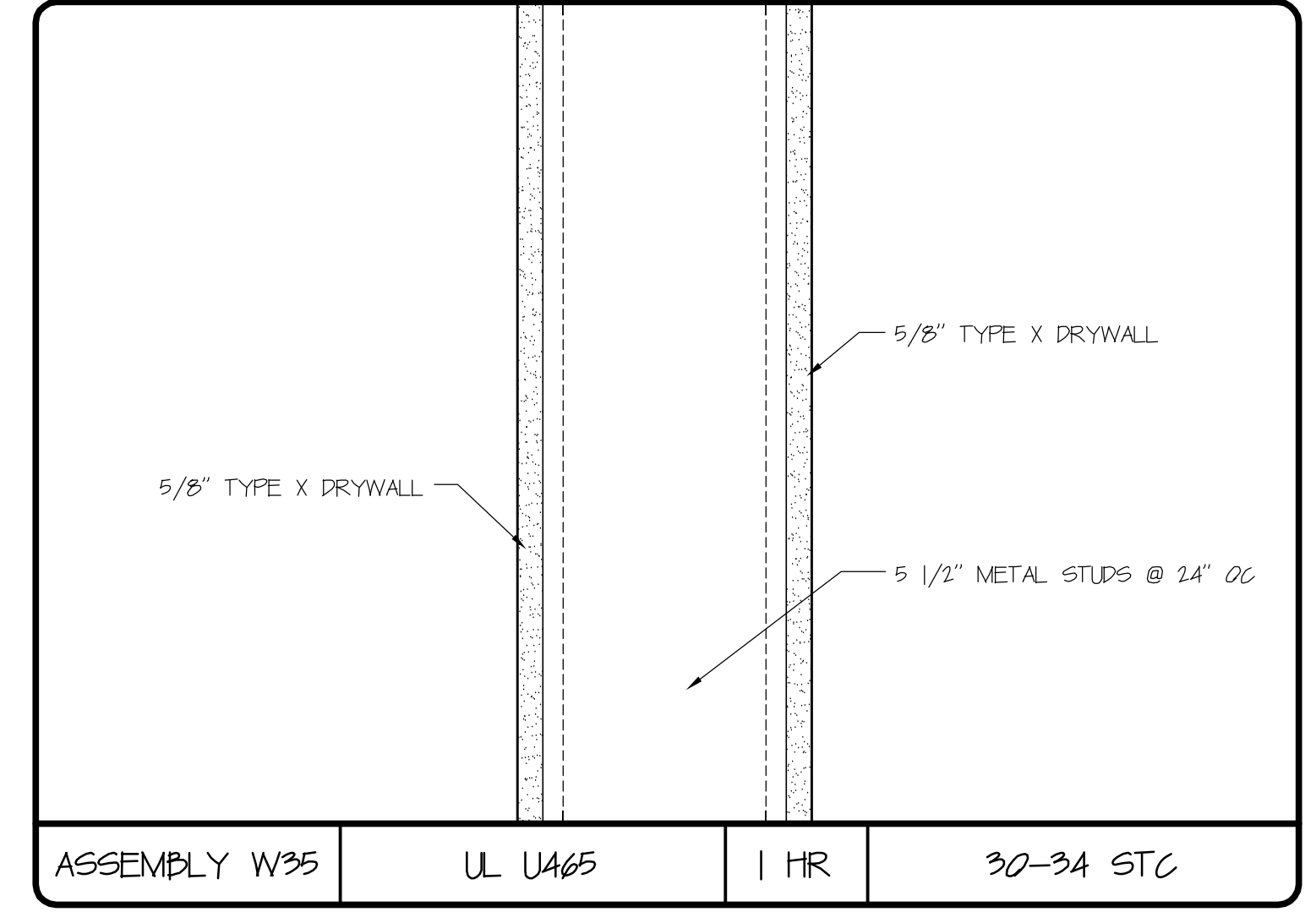
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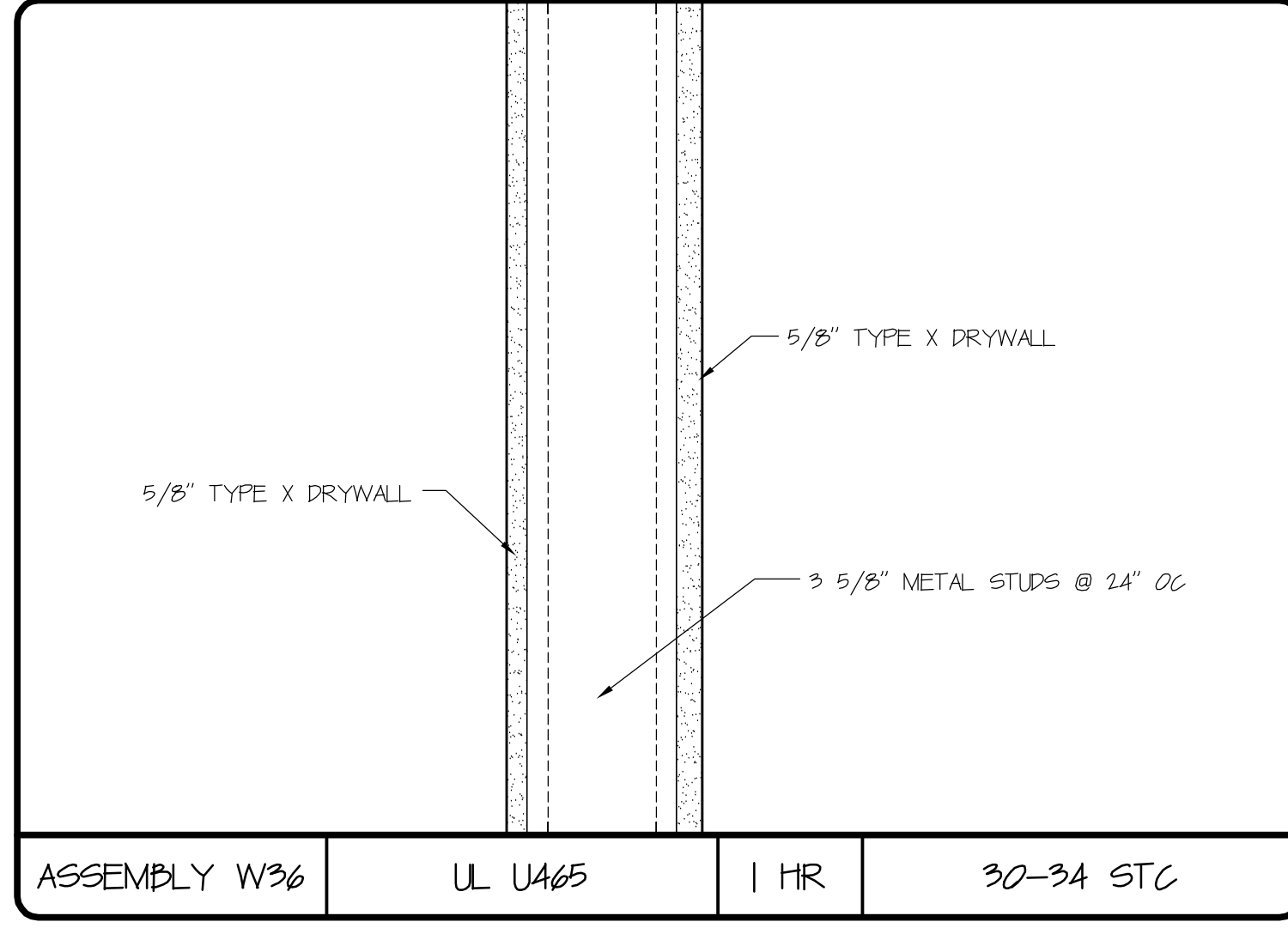
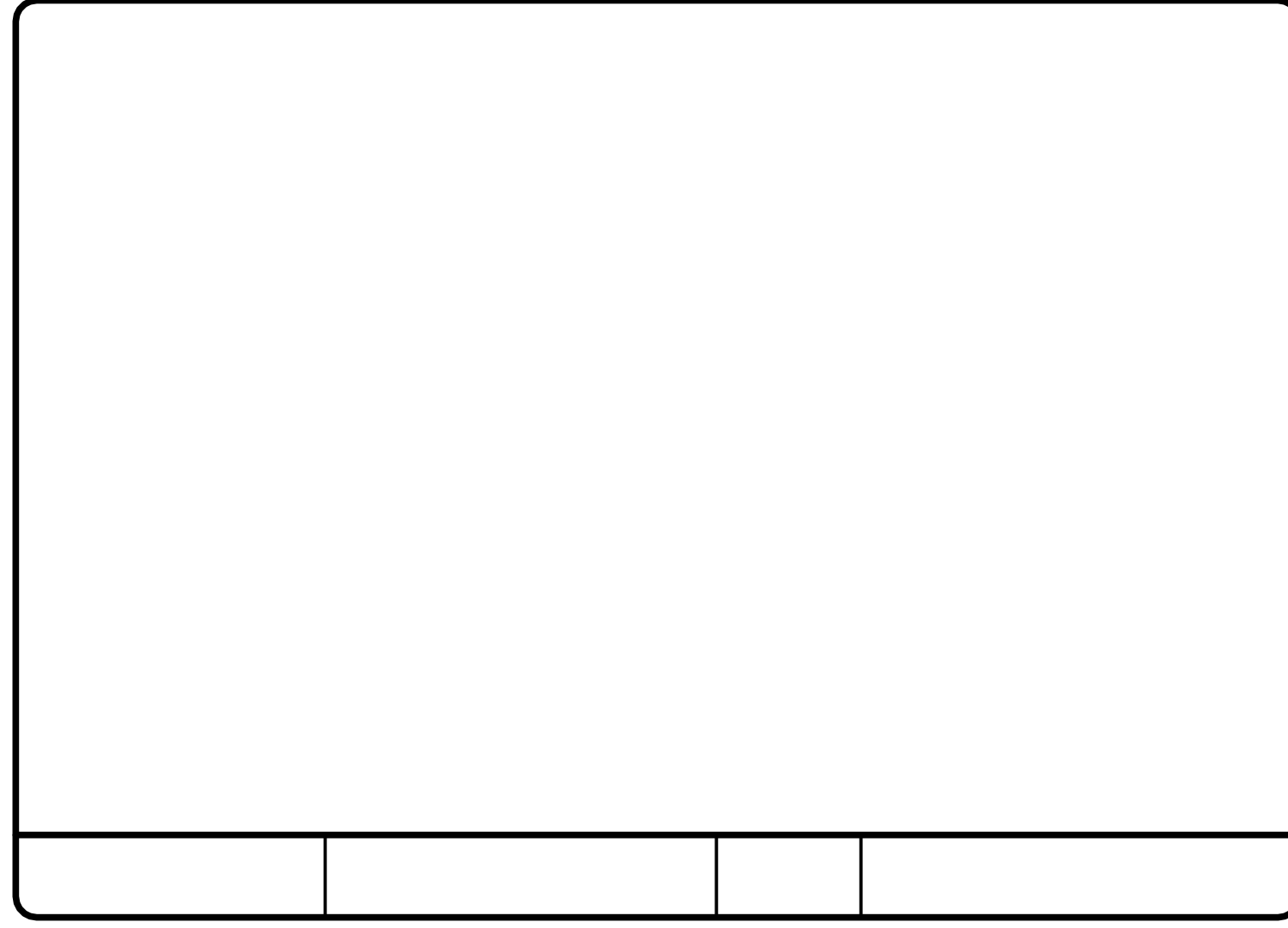
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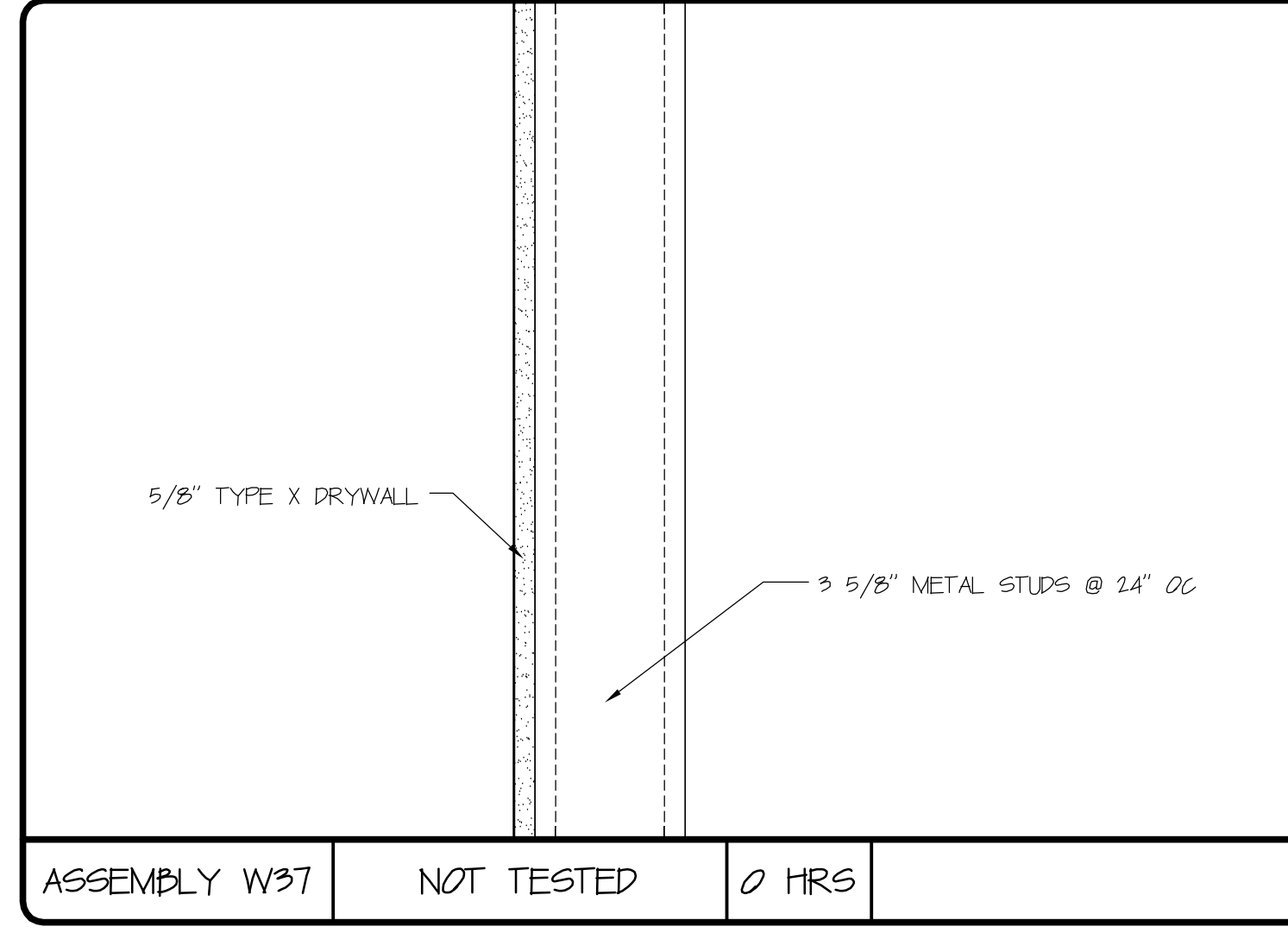
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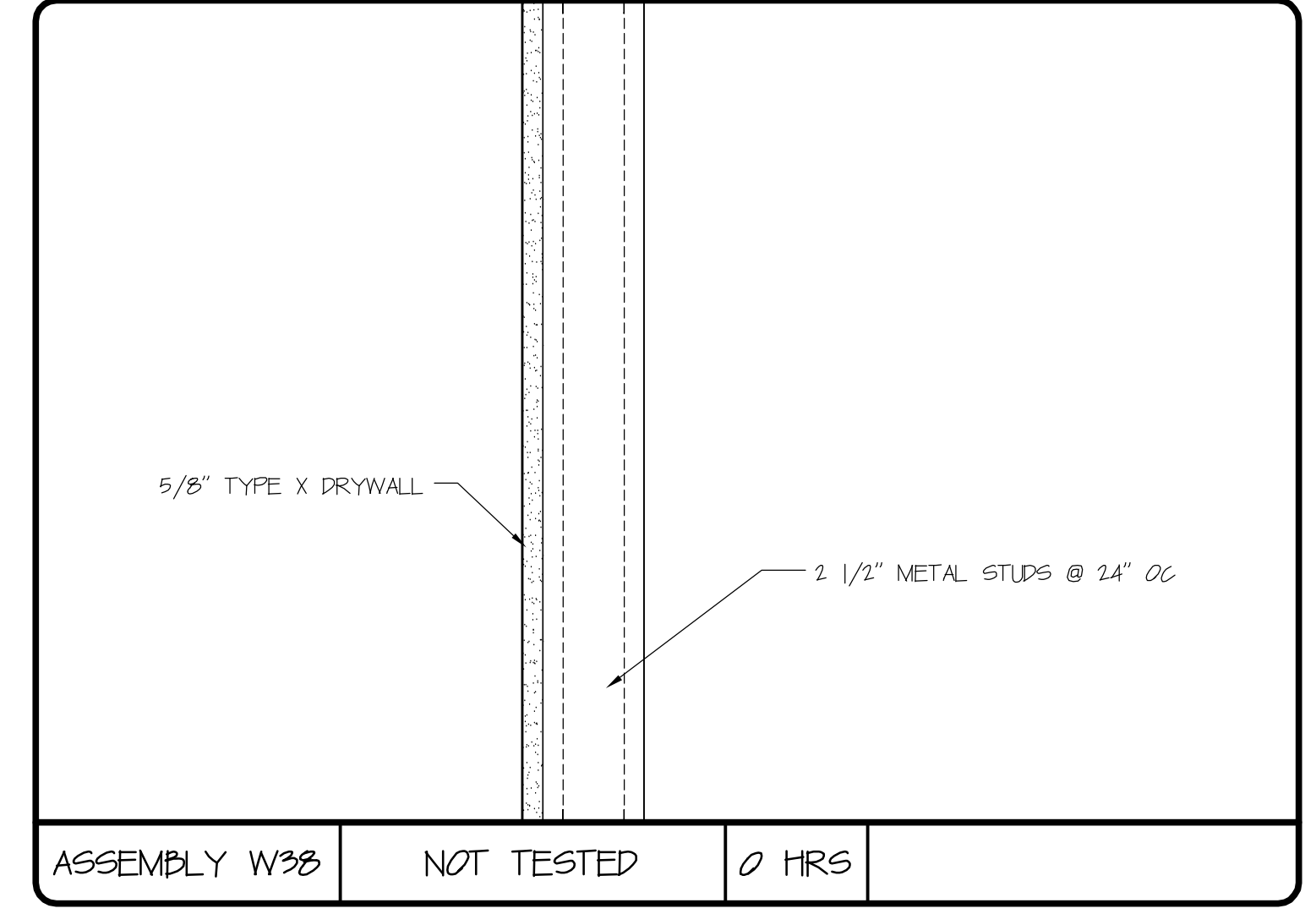
ASSEMBLY W35 UL U465 1 HR 30-34 STC



ASSEMBLY W36 UL U465 1 HR 30-34 STC



ASSEMBLY W37 NOT TESTED 0 HRS



ASSEMBLY W38 NOT TESTED 0 HRS

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

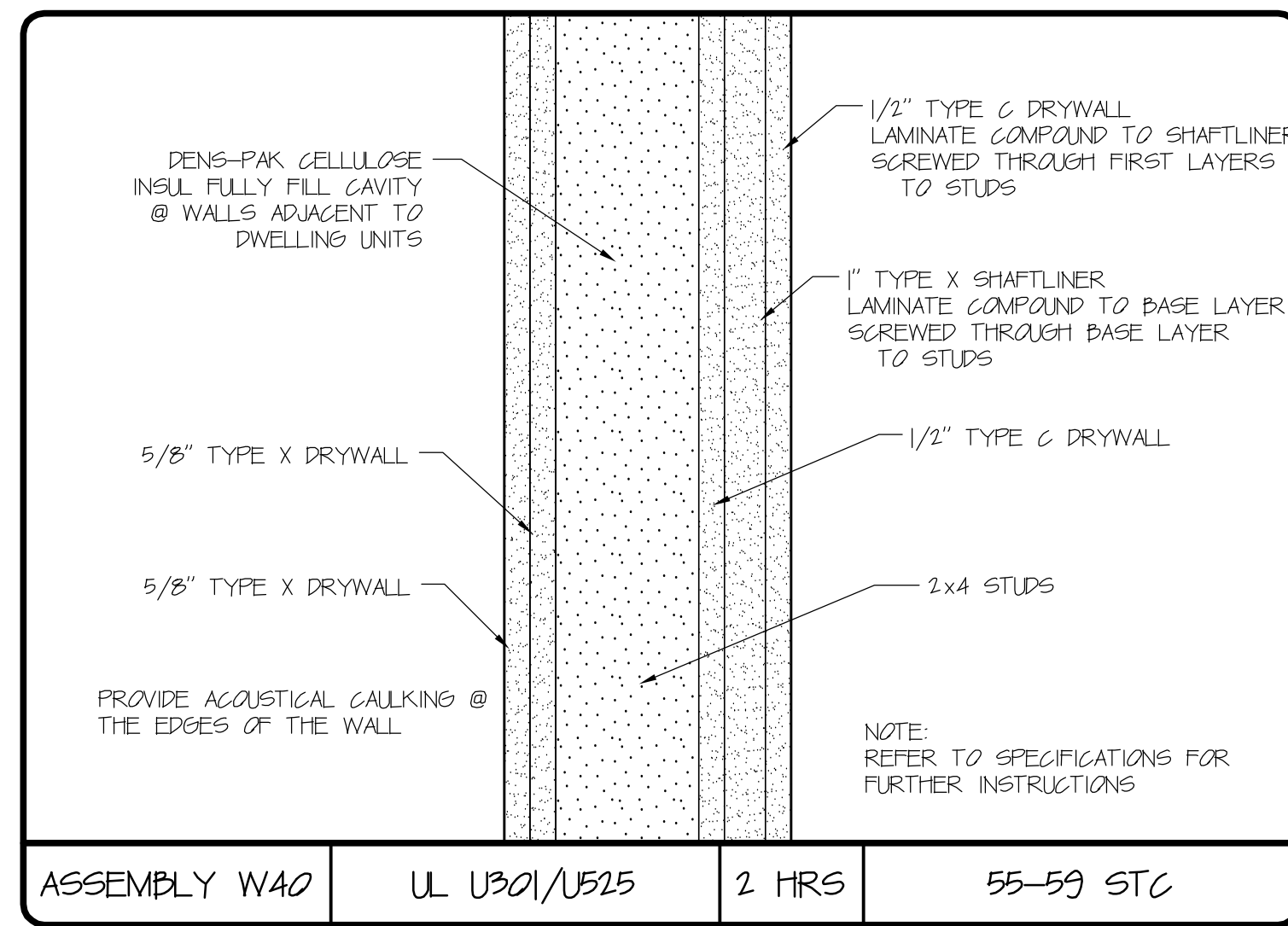
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

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Middle Street
Portland, Maine

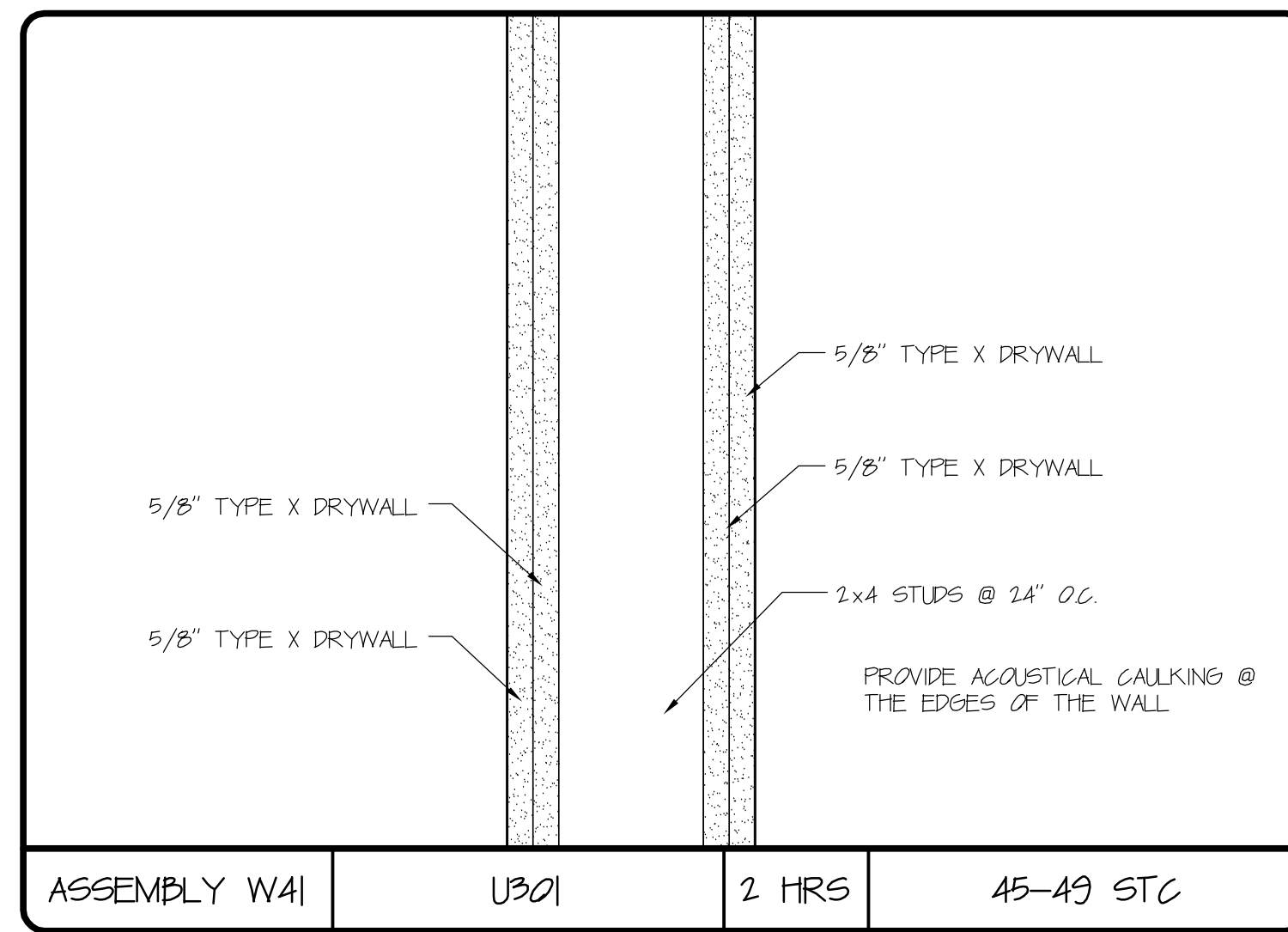
ASSEMBLY SCHEDULES
Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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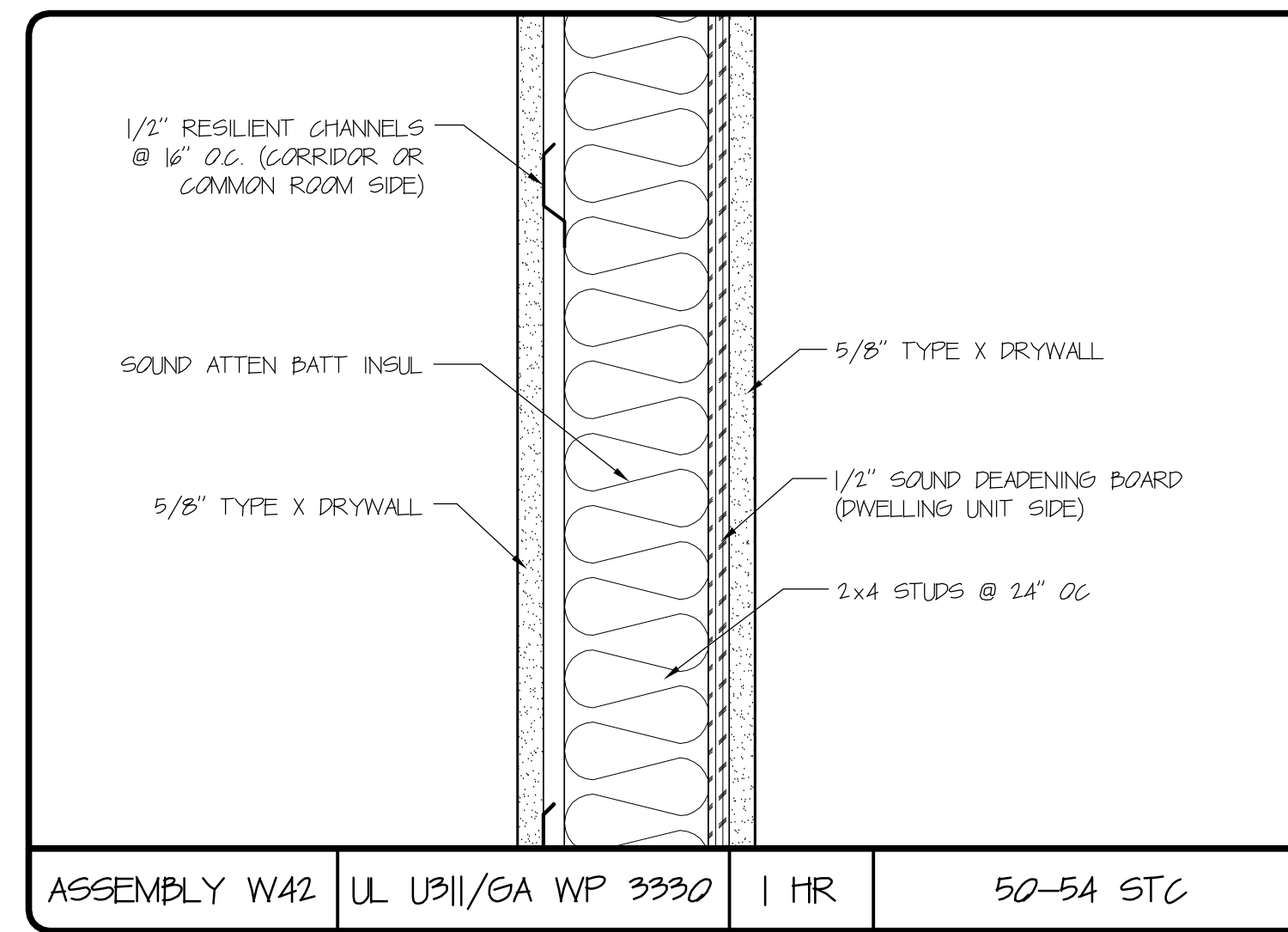
DRG. NO.
AS.3



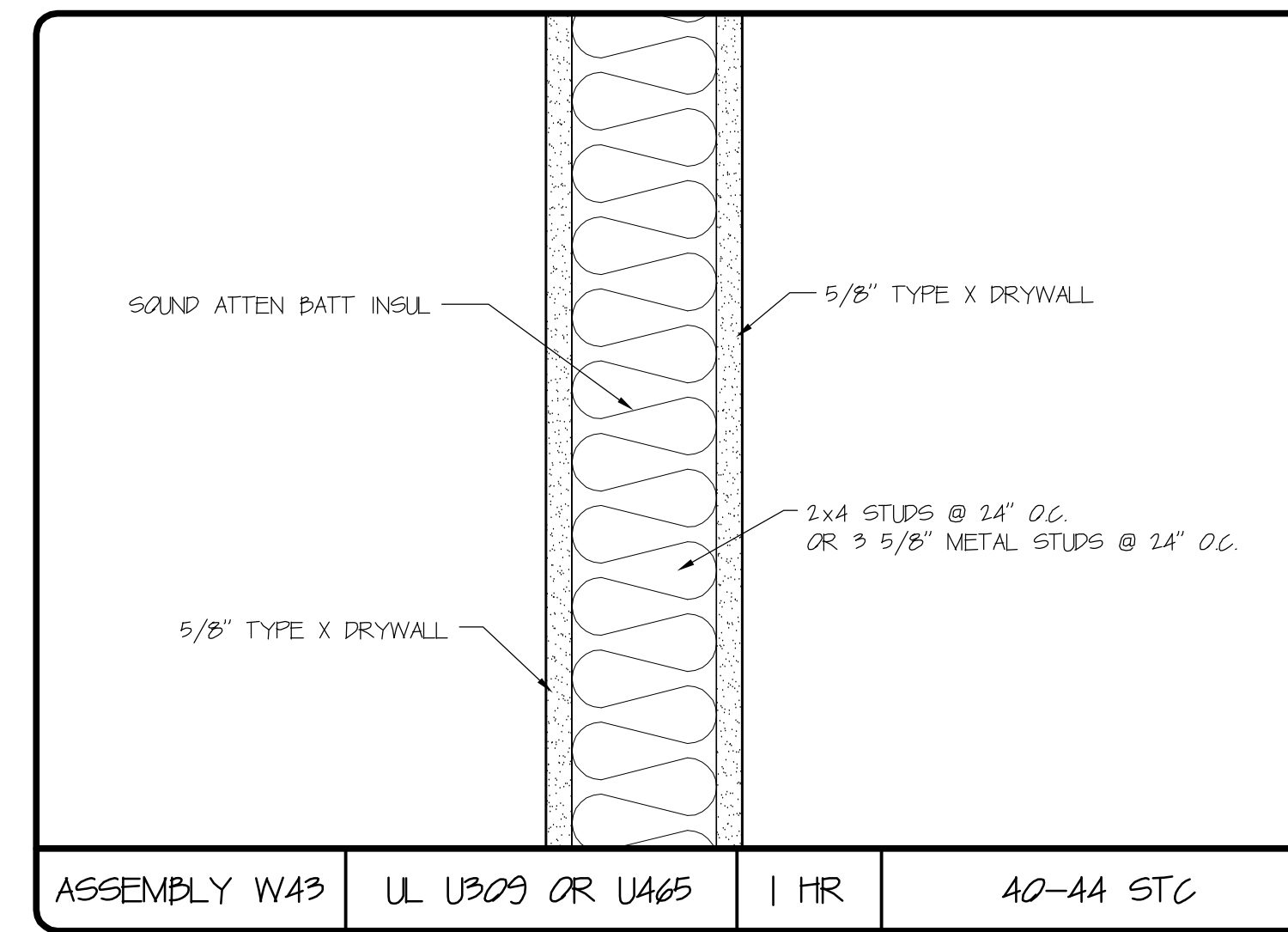
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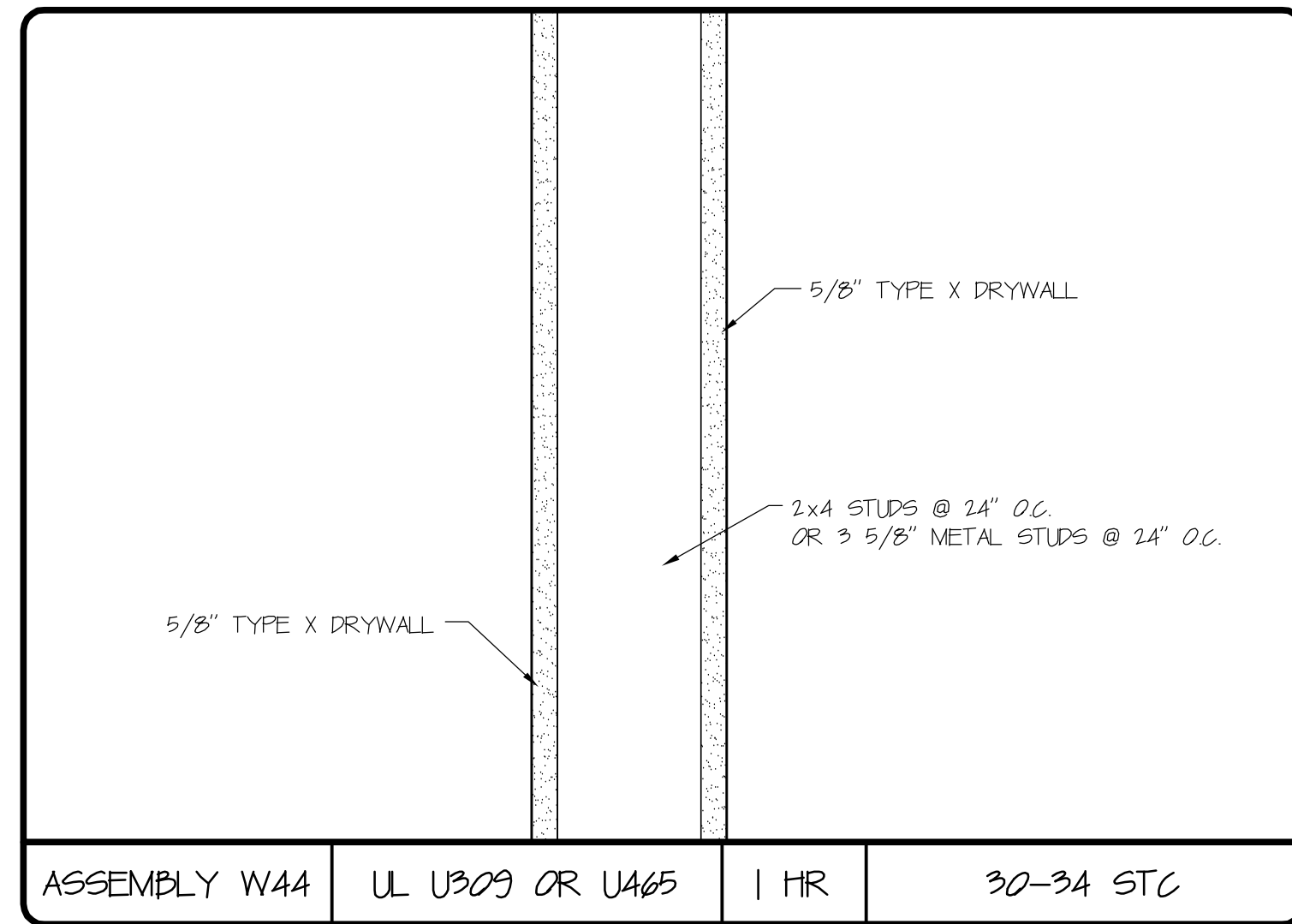
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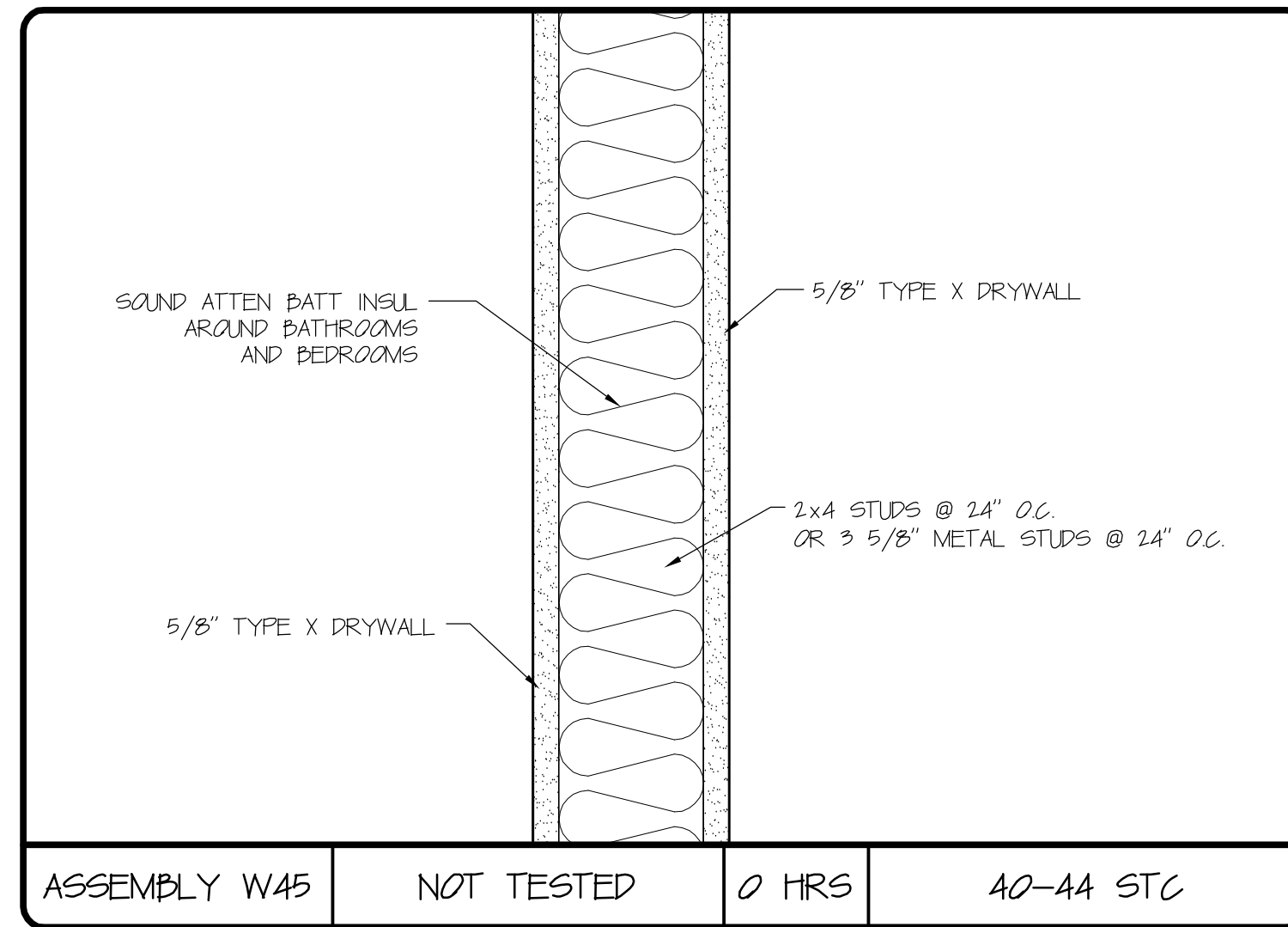
ASSEMBLY W42 UL U311/GA WP 3330 1 HR 50-54 STC



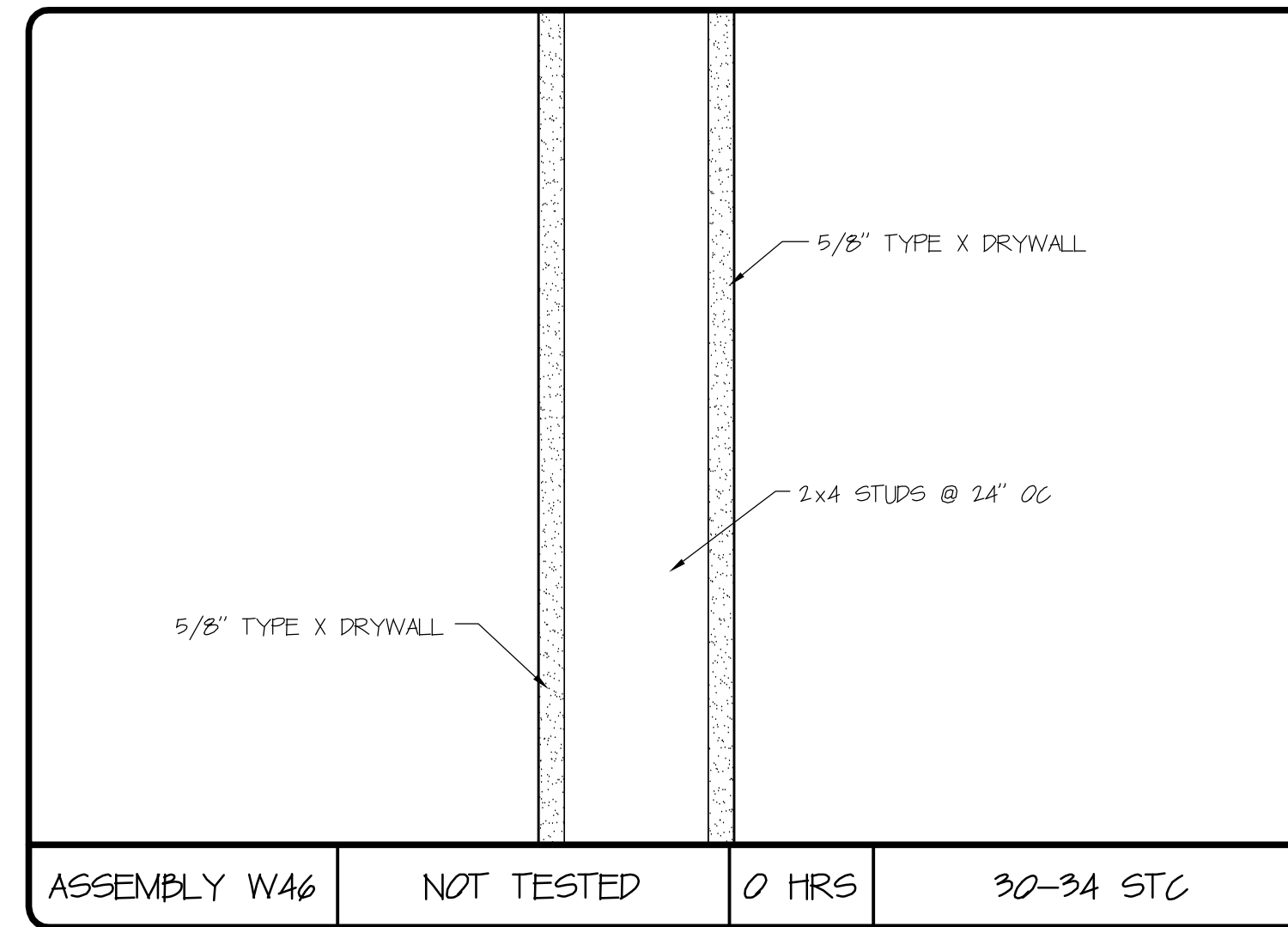
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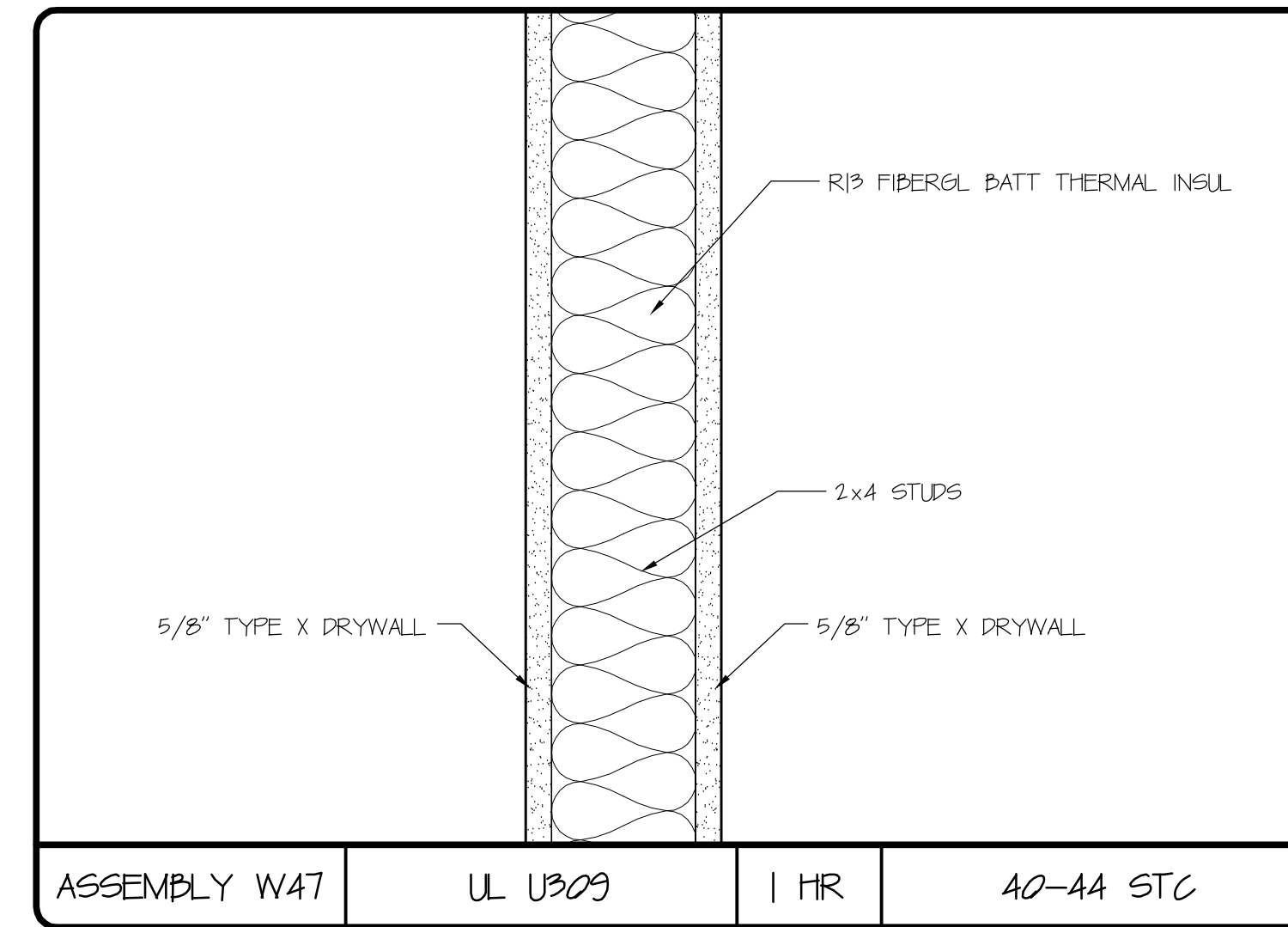
ASSEMBLY W44 UL U309 OR U465 1 HR 30-34 STC



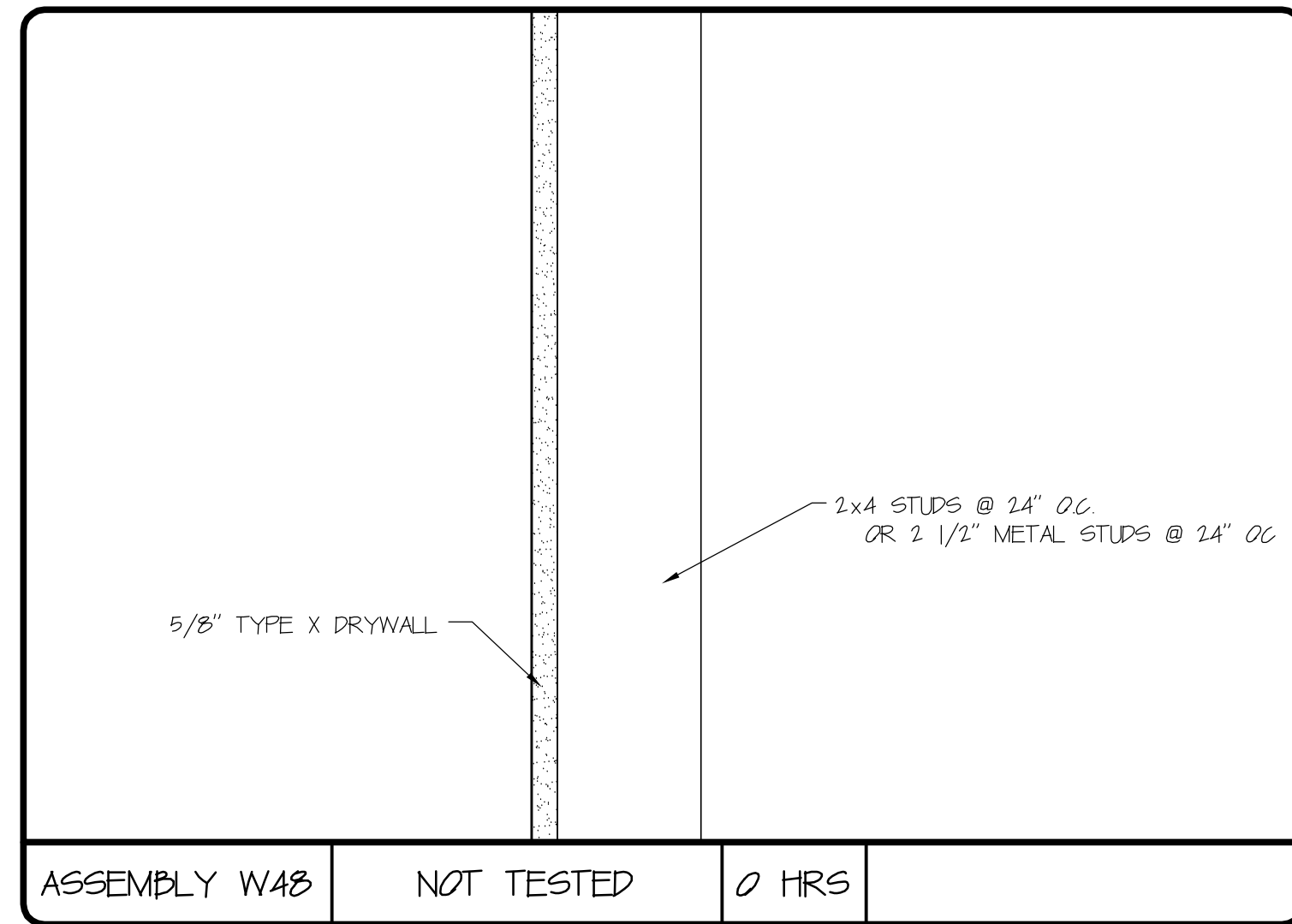
ASSEMBLY W45 NOT TESTED 0 HRS 40-44 STC



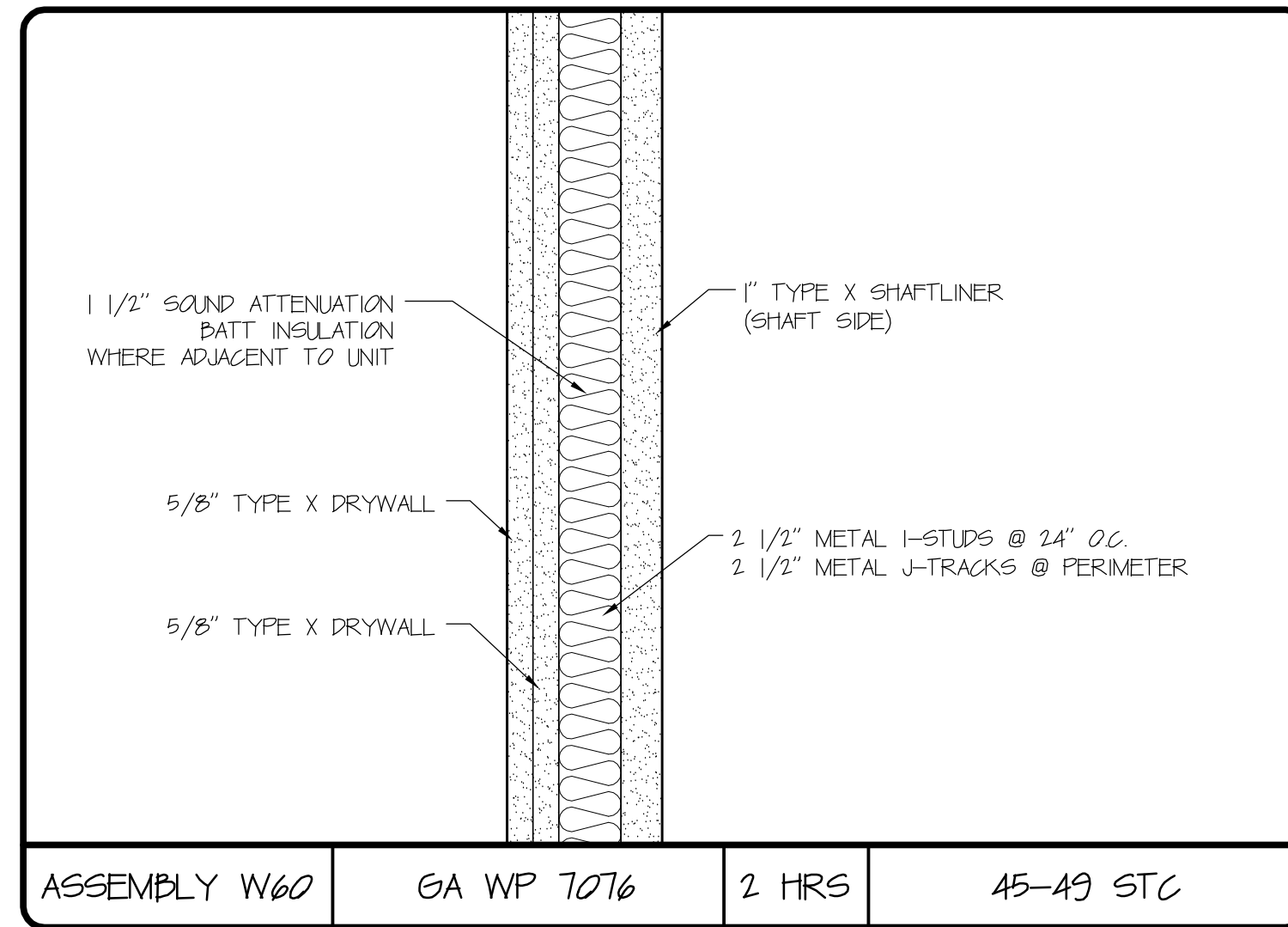
ASSEMBLY W46 NOT TESTED 0 HRS 30-34 STC



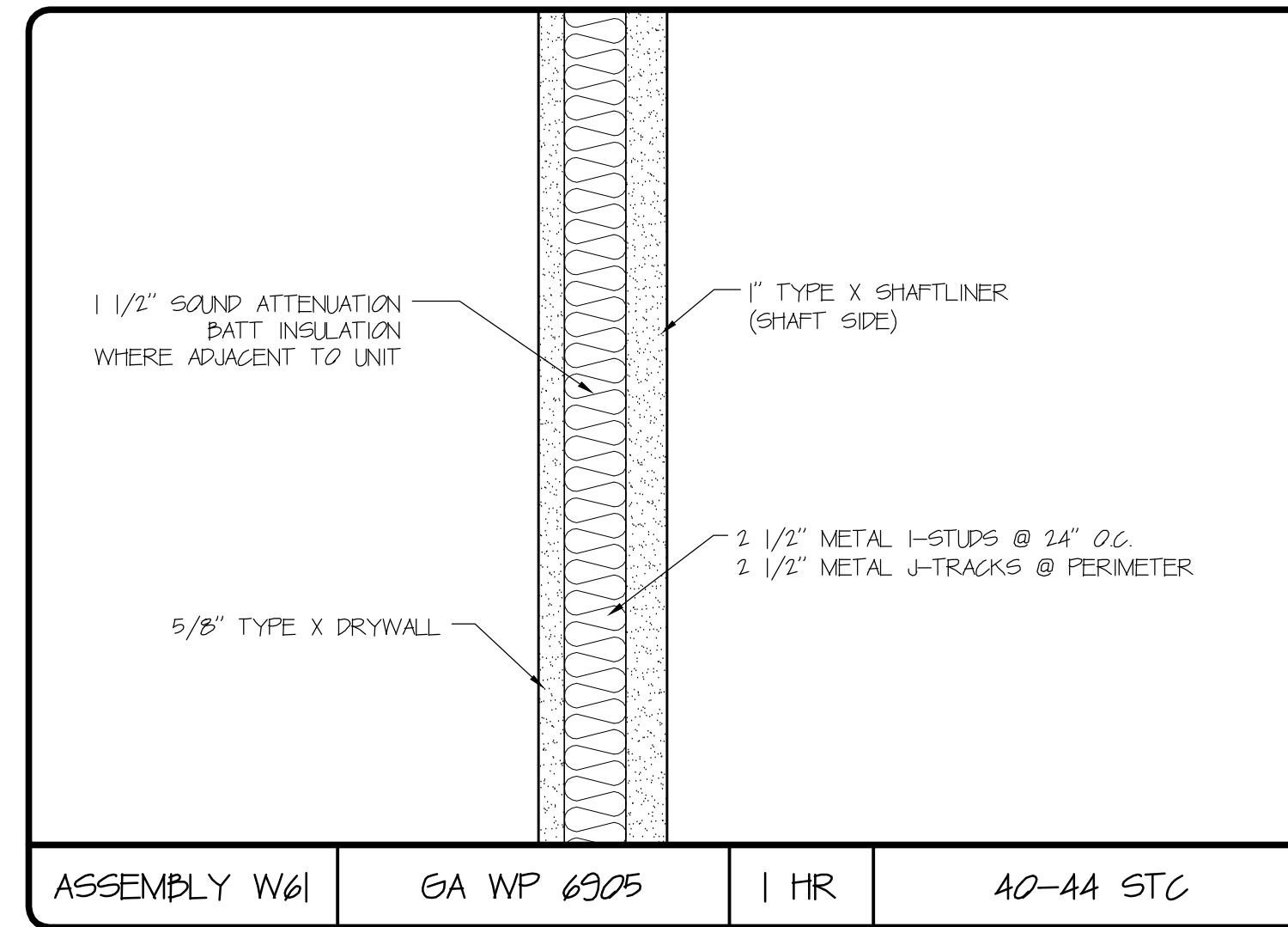
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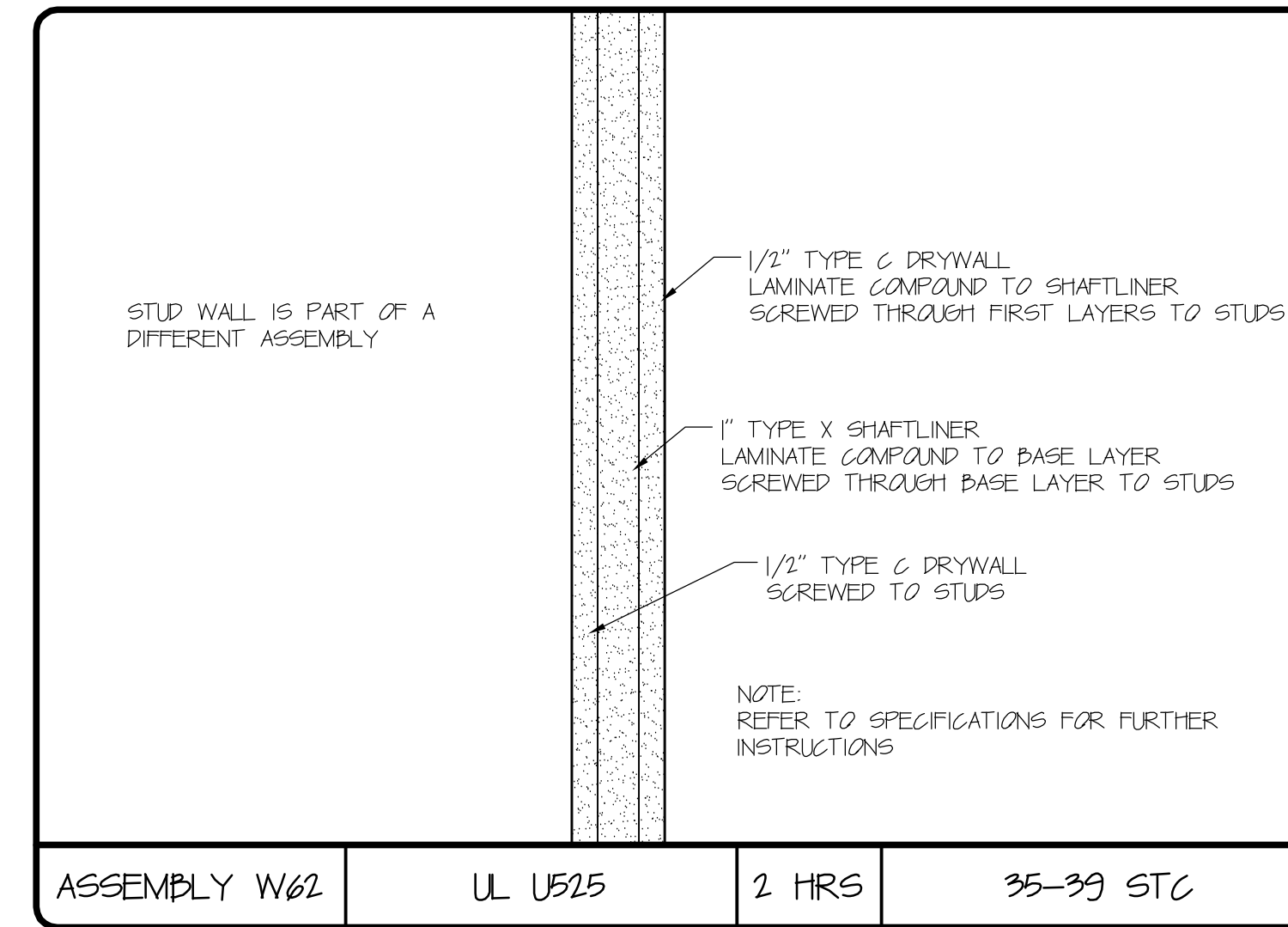
ASSEMBLY W48 NOT TESTED 0 HRS



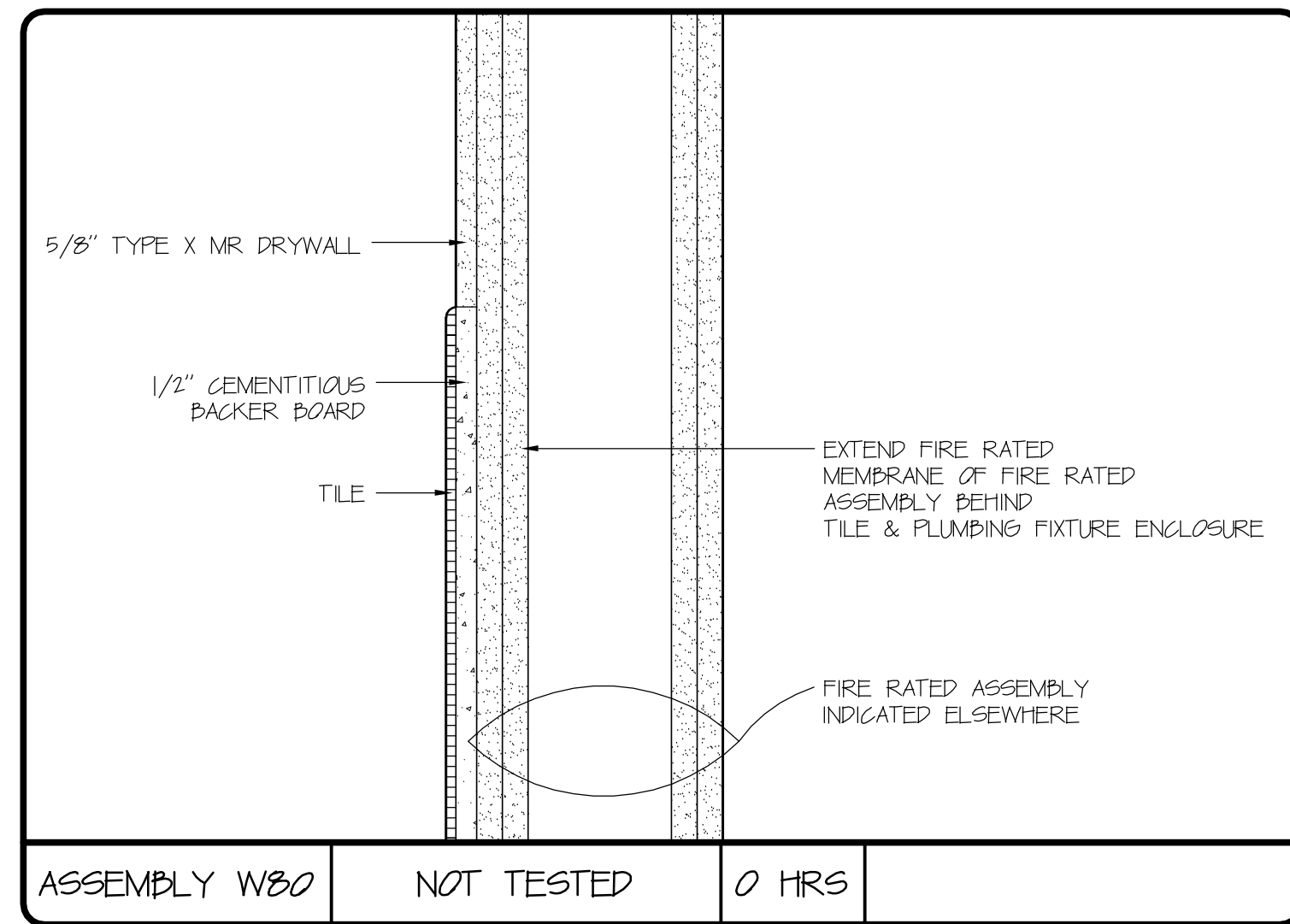
ASSEMBLY W60 GA WP 7076 2 HRS 45-49 STC



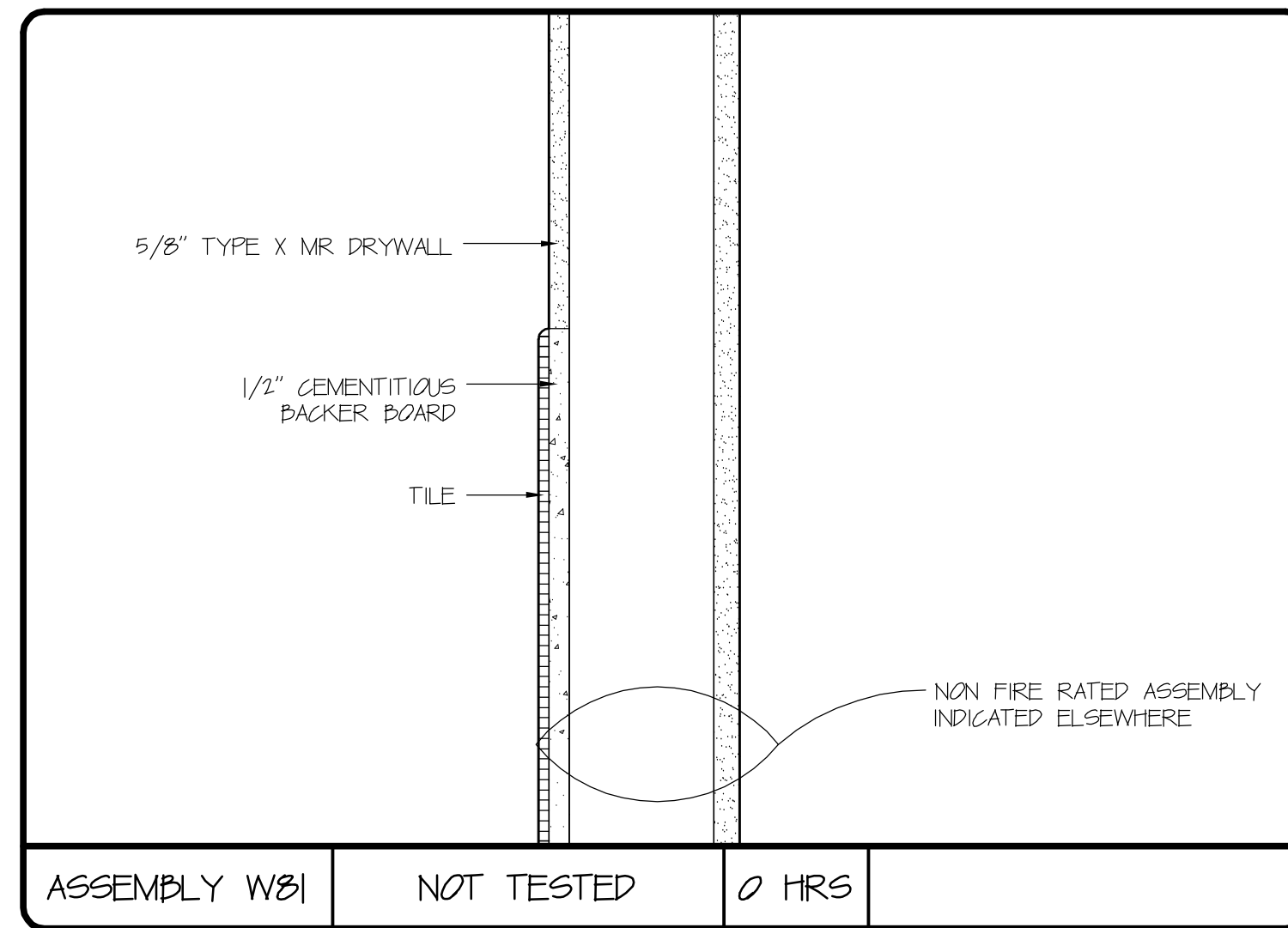
ASSEMBLY W61 GA WP 6905 1 HR 40-44 STC



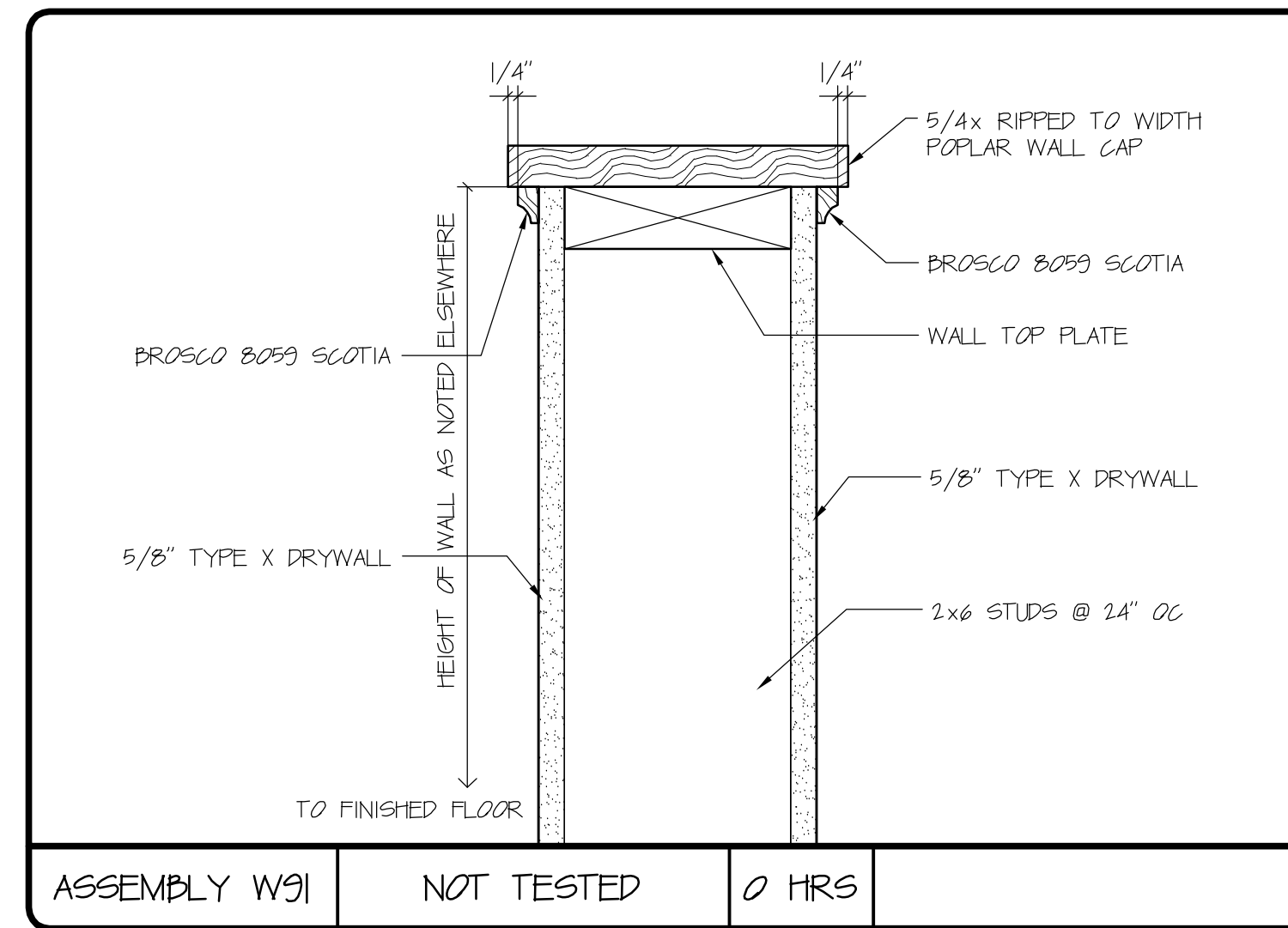
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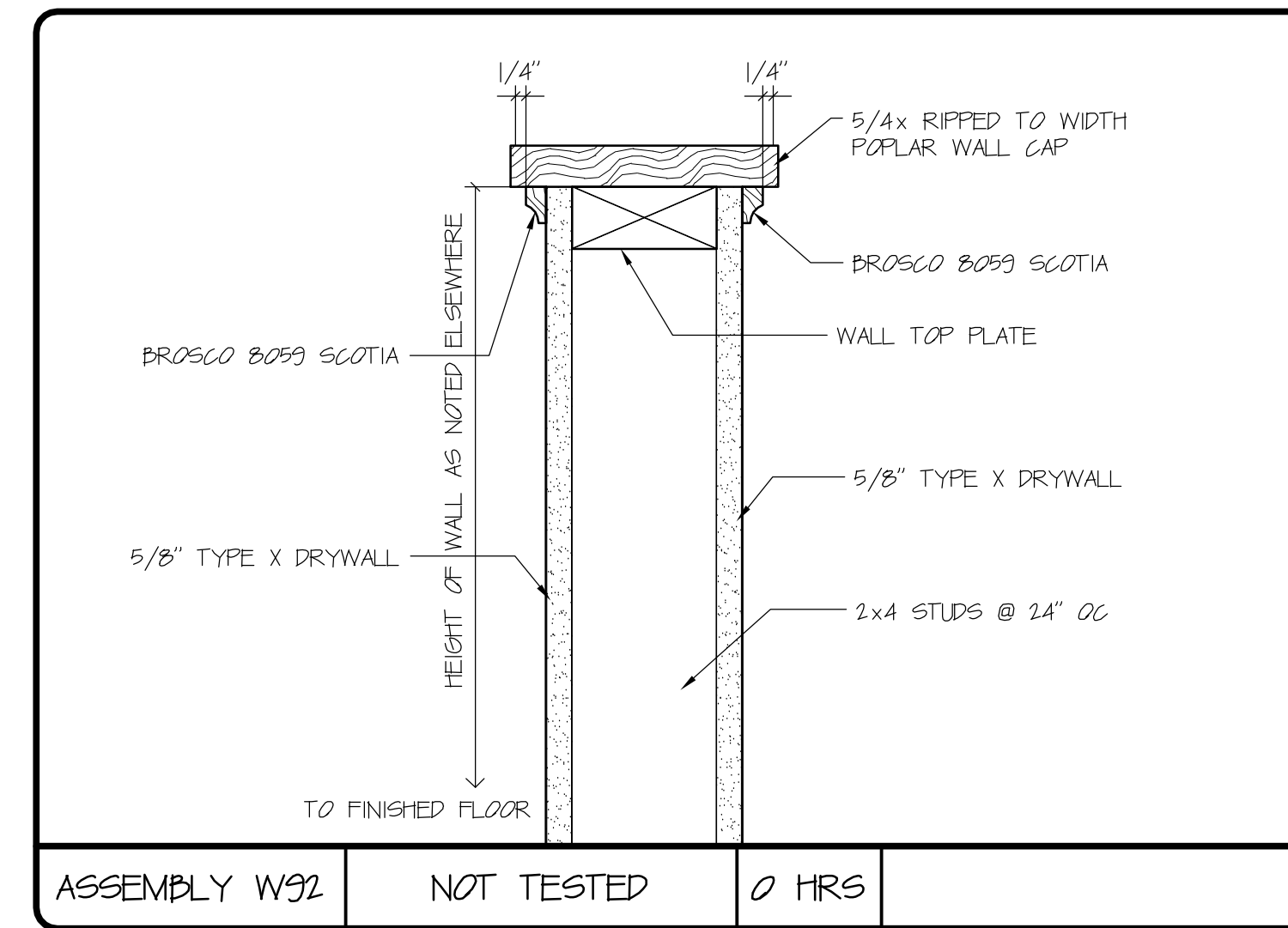
ASSEMBLY W80 NOT TESTED 0 HRS



ASSEMBLY W81 NOT TESTED 0 HRS



ASSEMBLY W91 NOT TESTED 0 HRS



ASSEMBLY W92 NOT TESTED 0 HRS

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

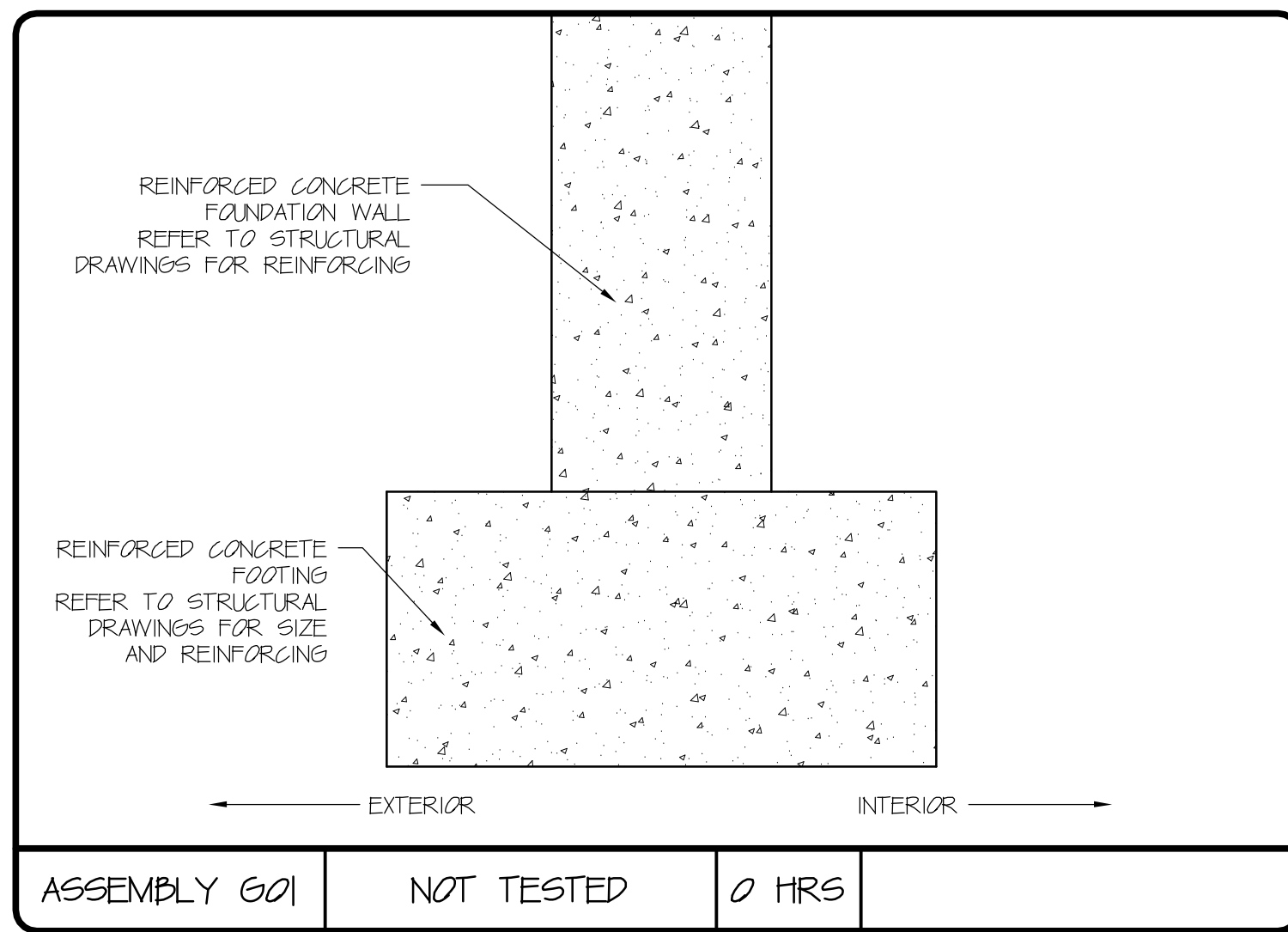
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

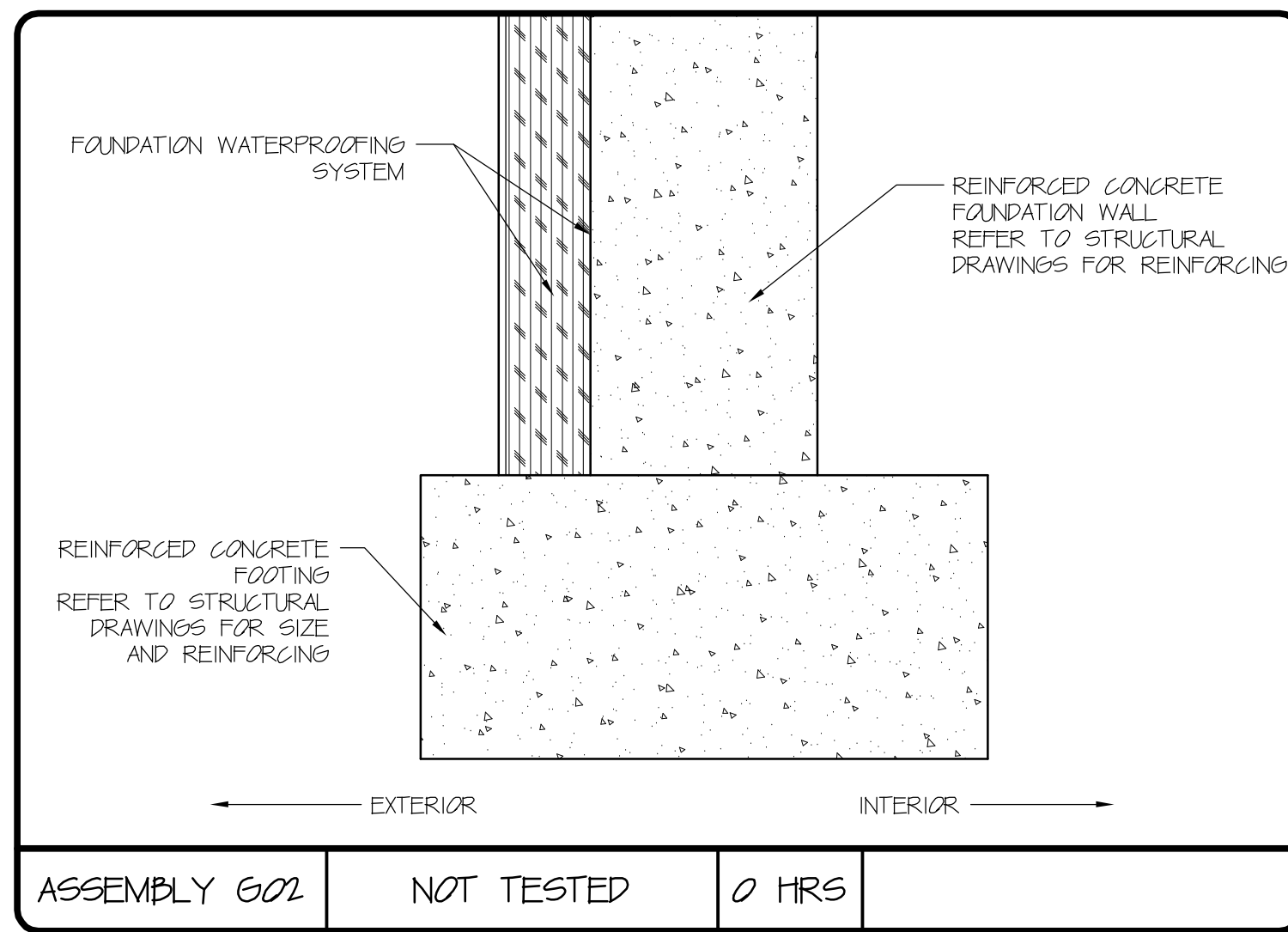
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Scale: NOT TO SCALE
Commission No.: 11-013
Date: September 5, 2012

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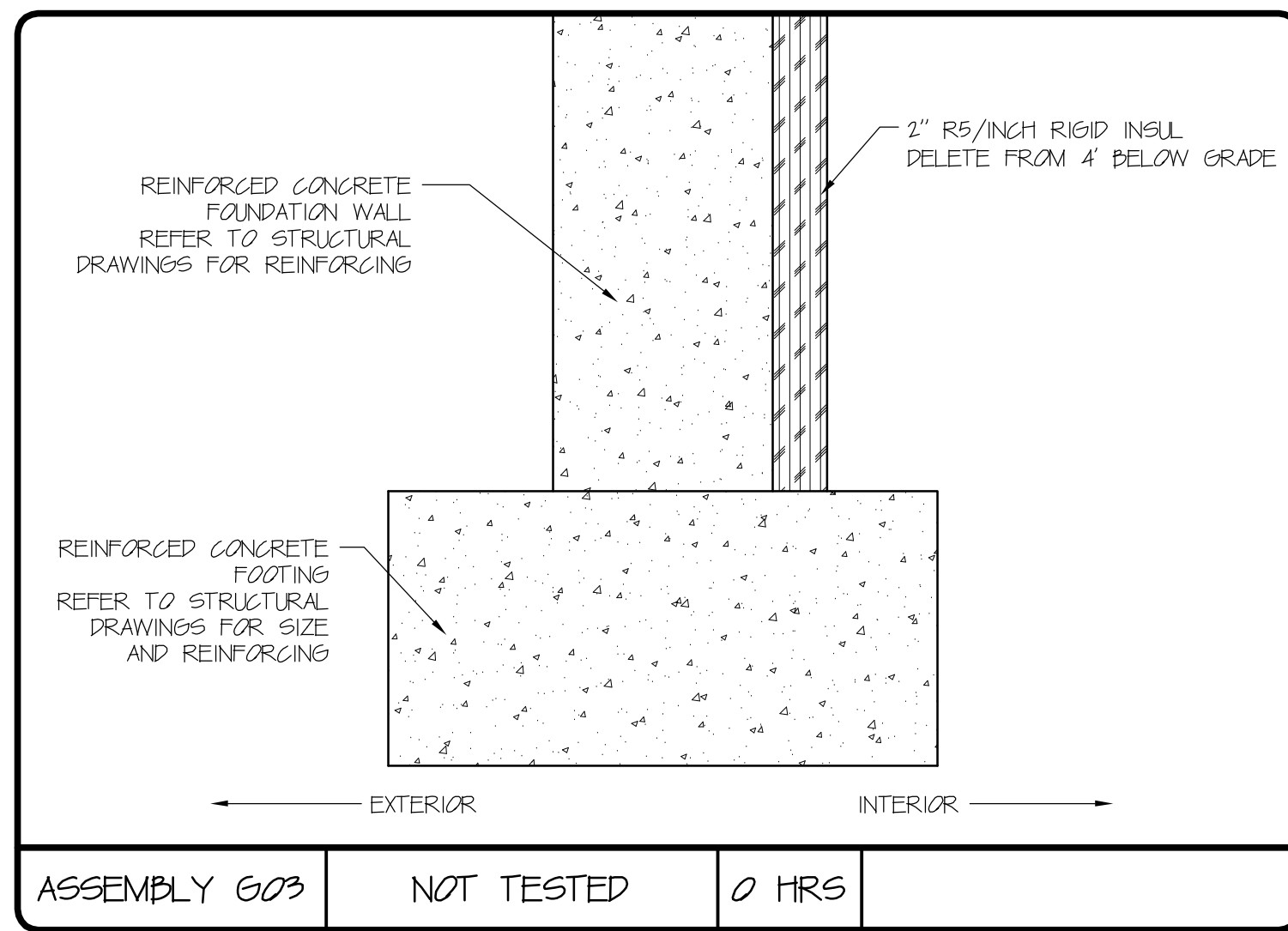
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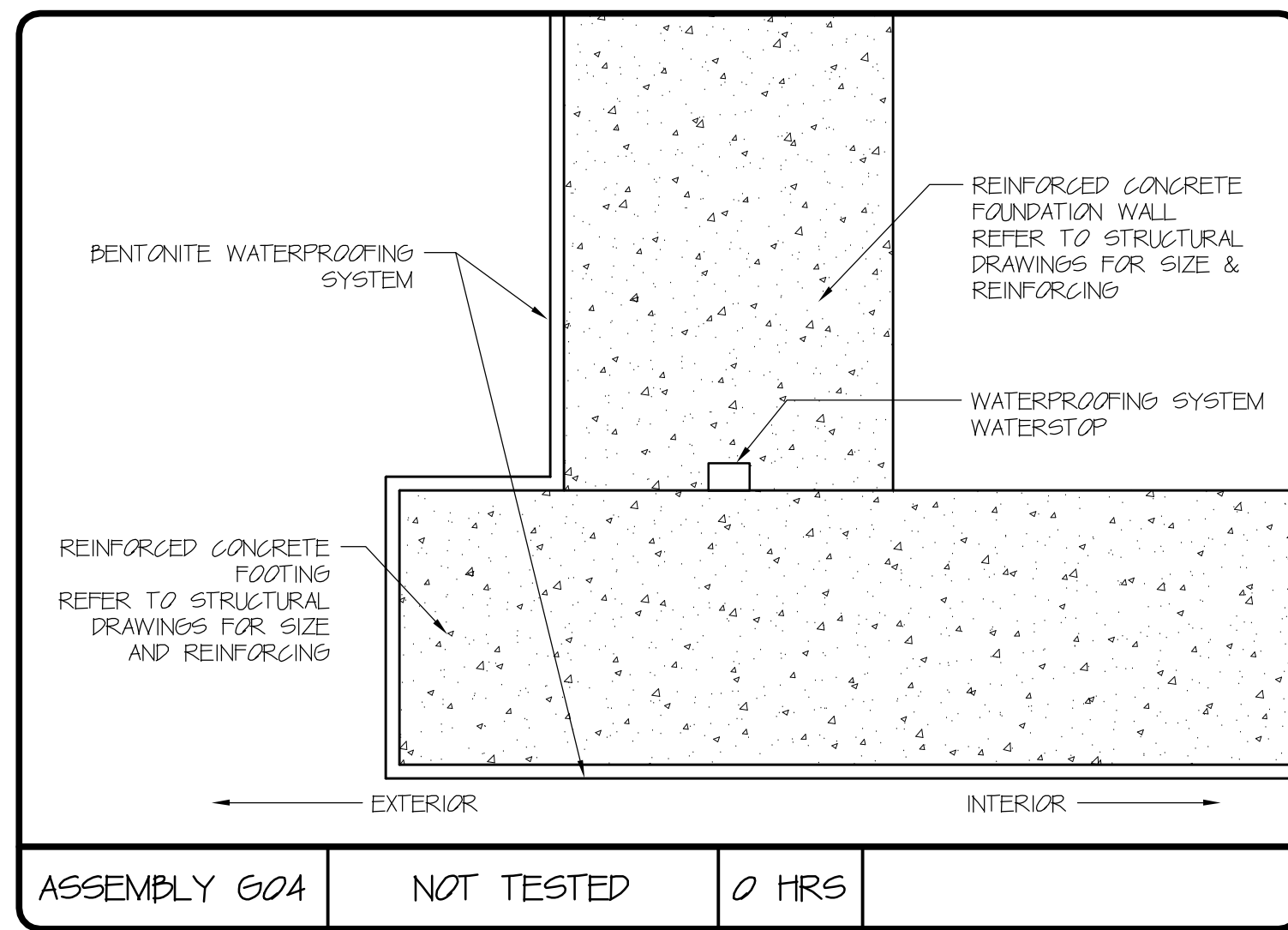
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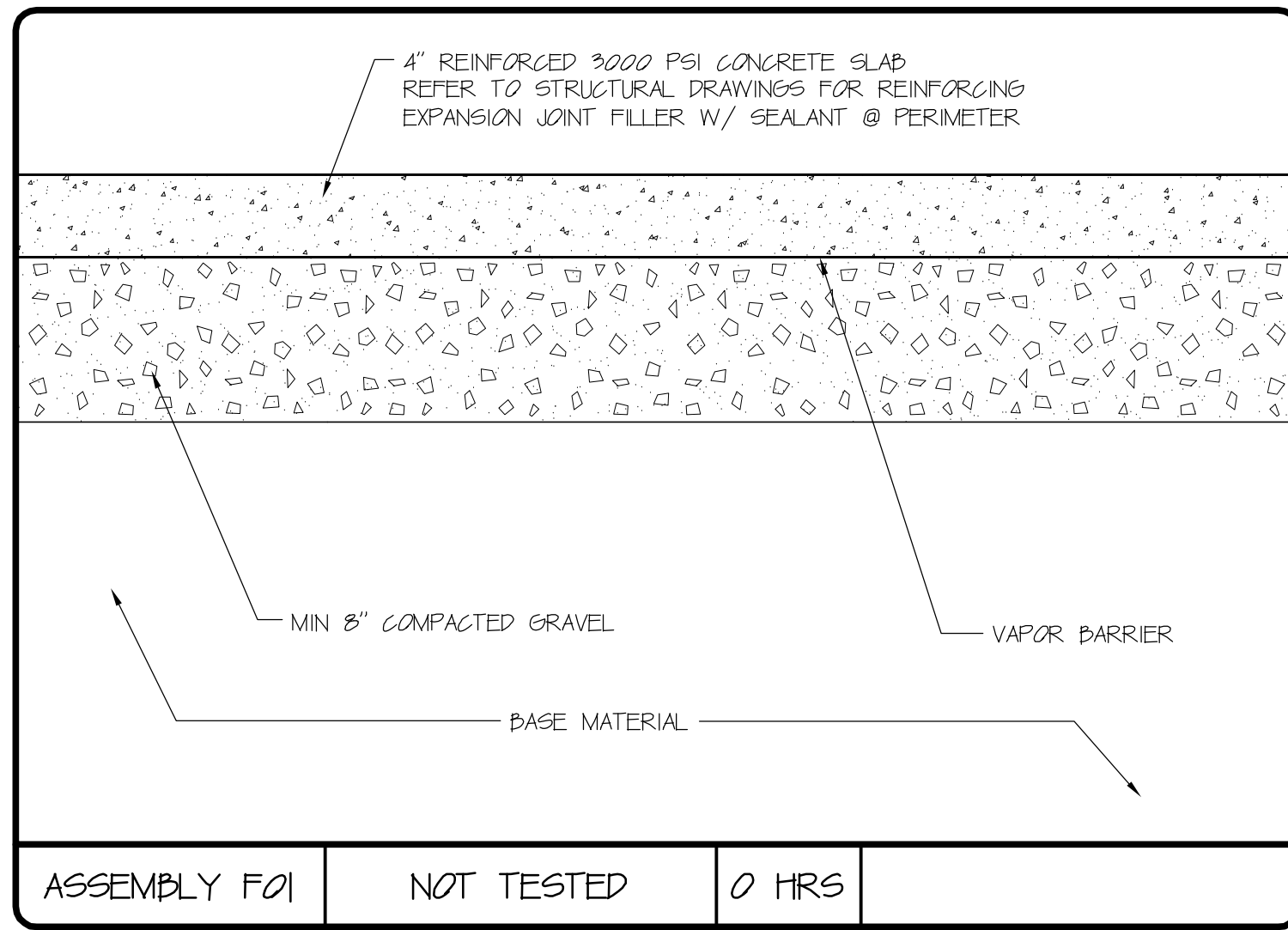
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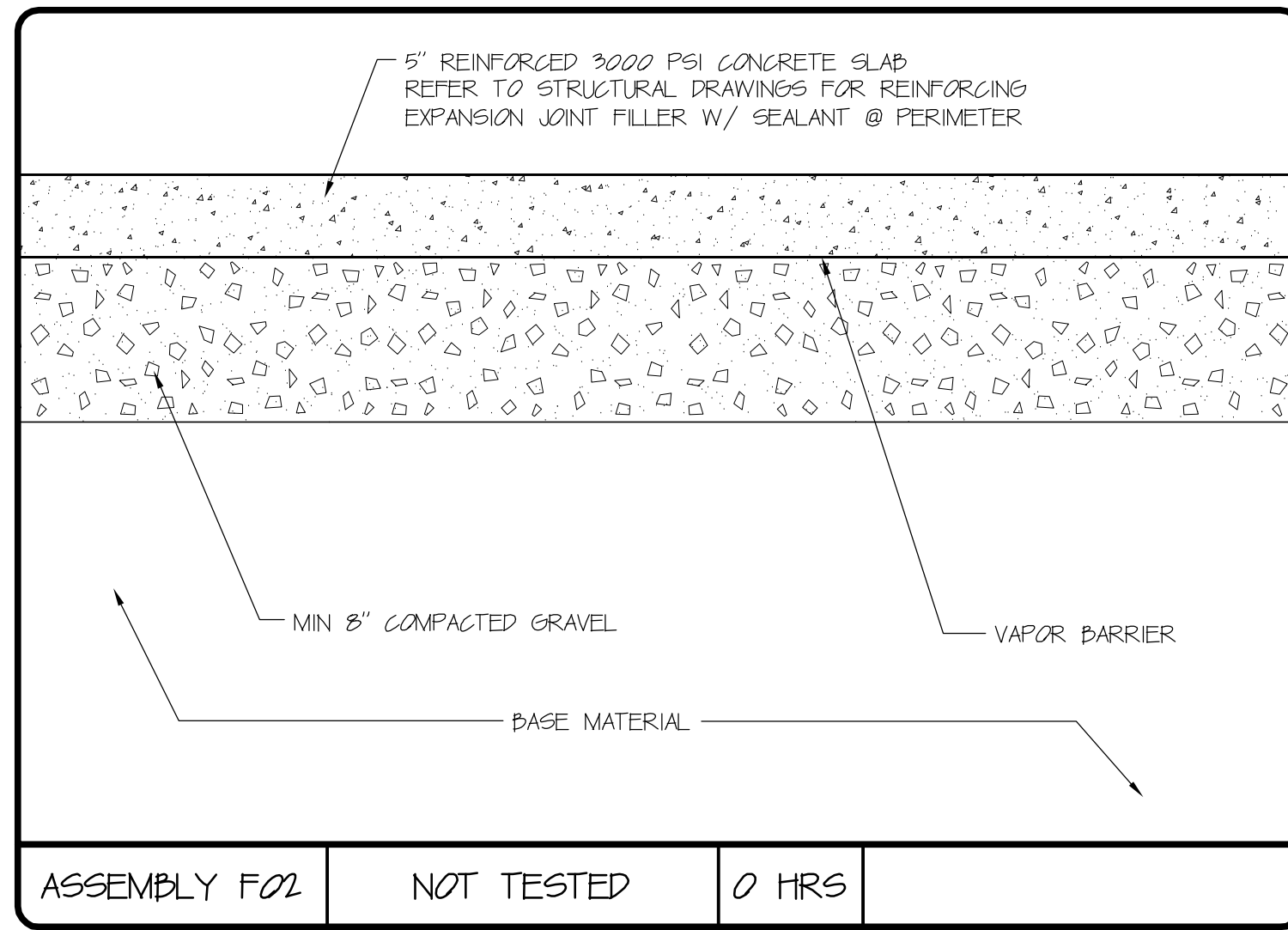
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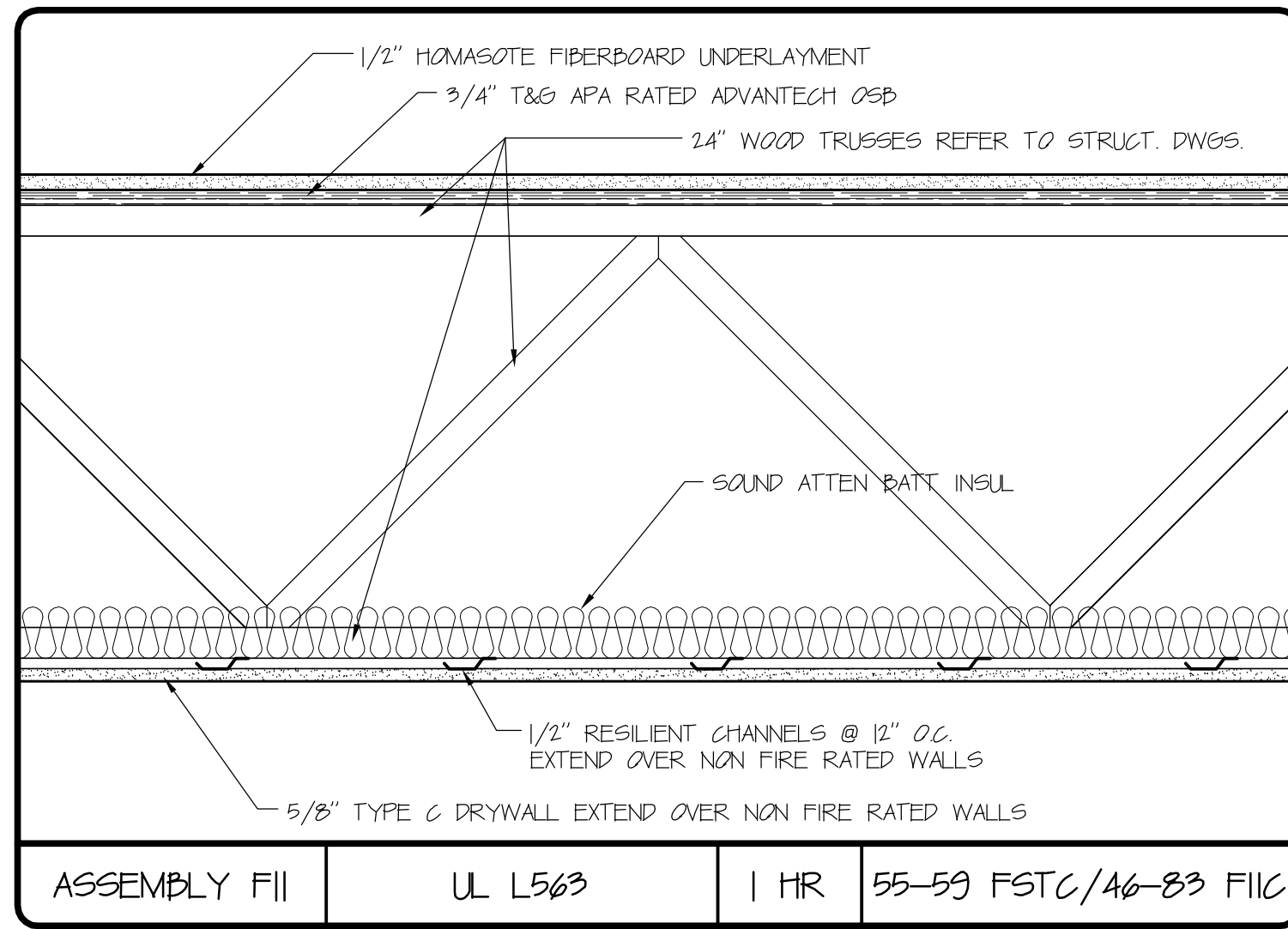
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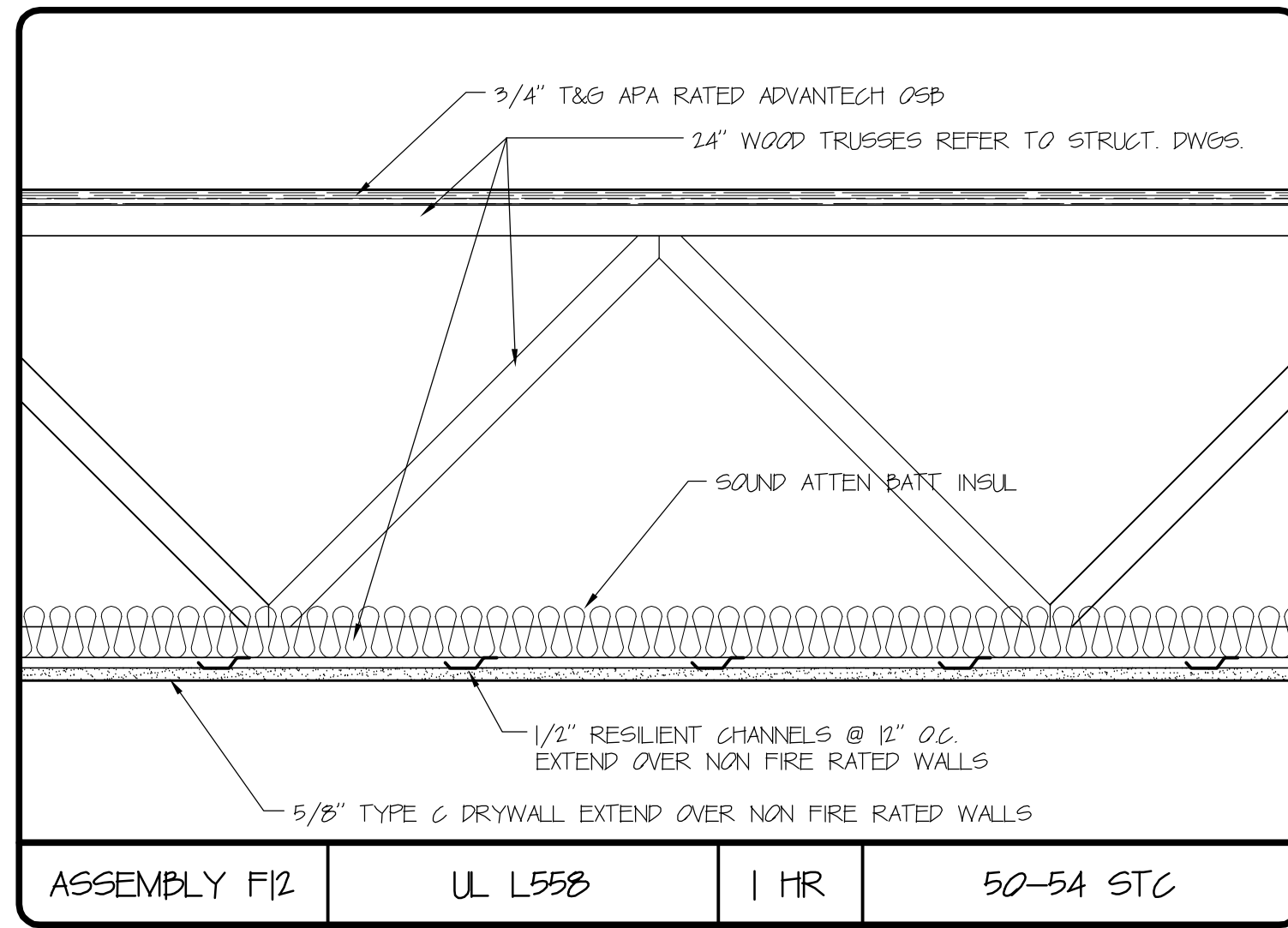
ASSEMBLY F01	NOT TESTED	0 HRS
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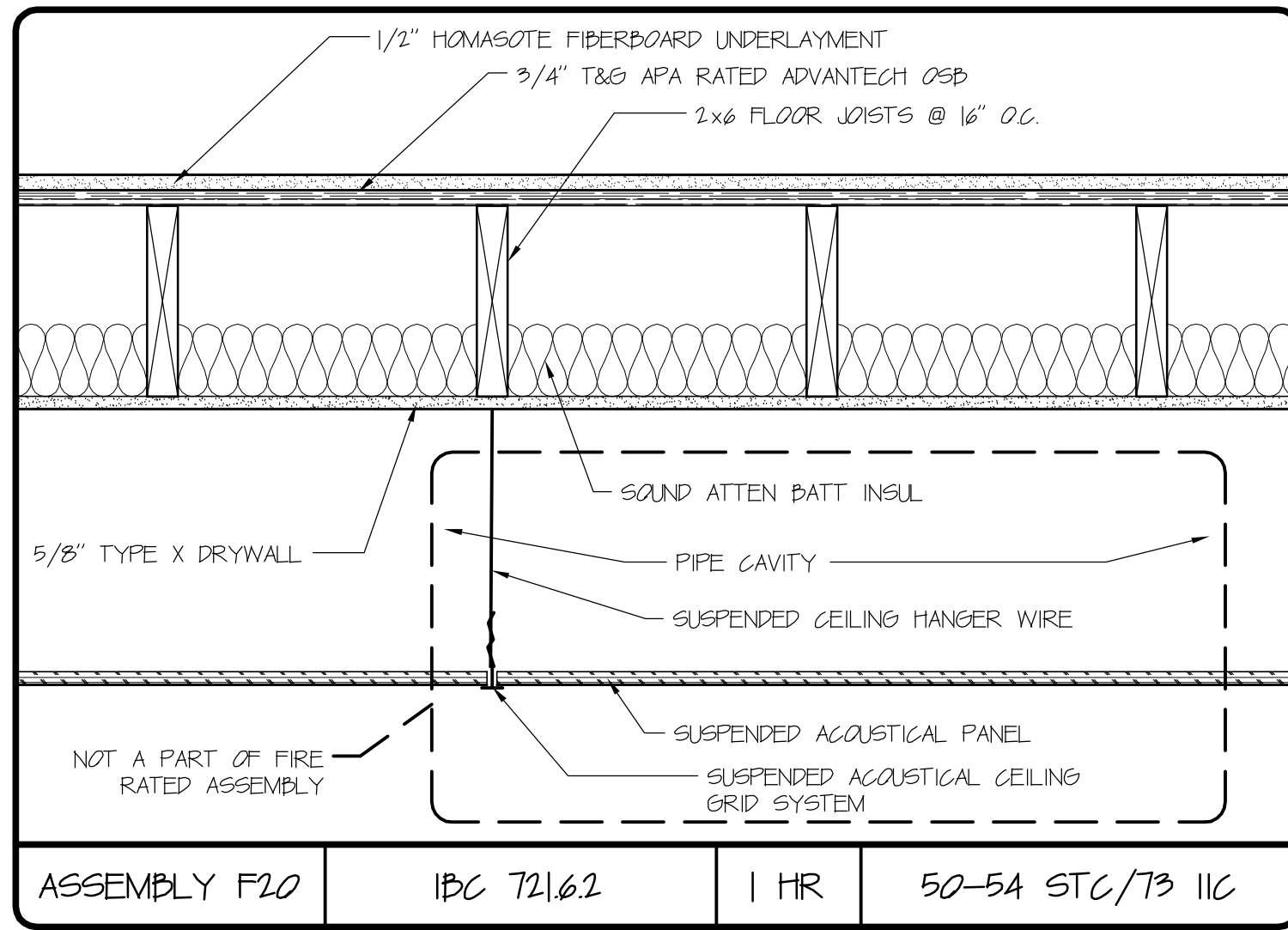
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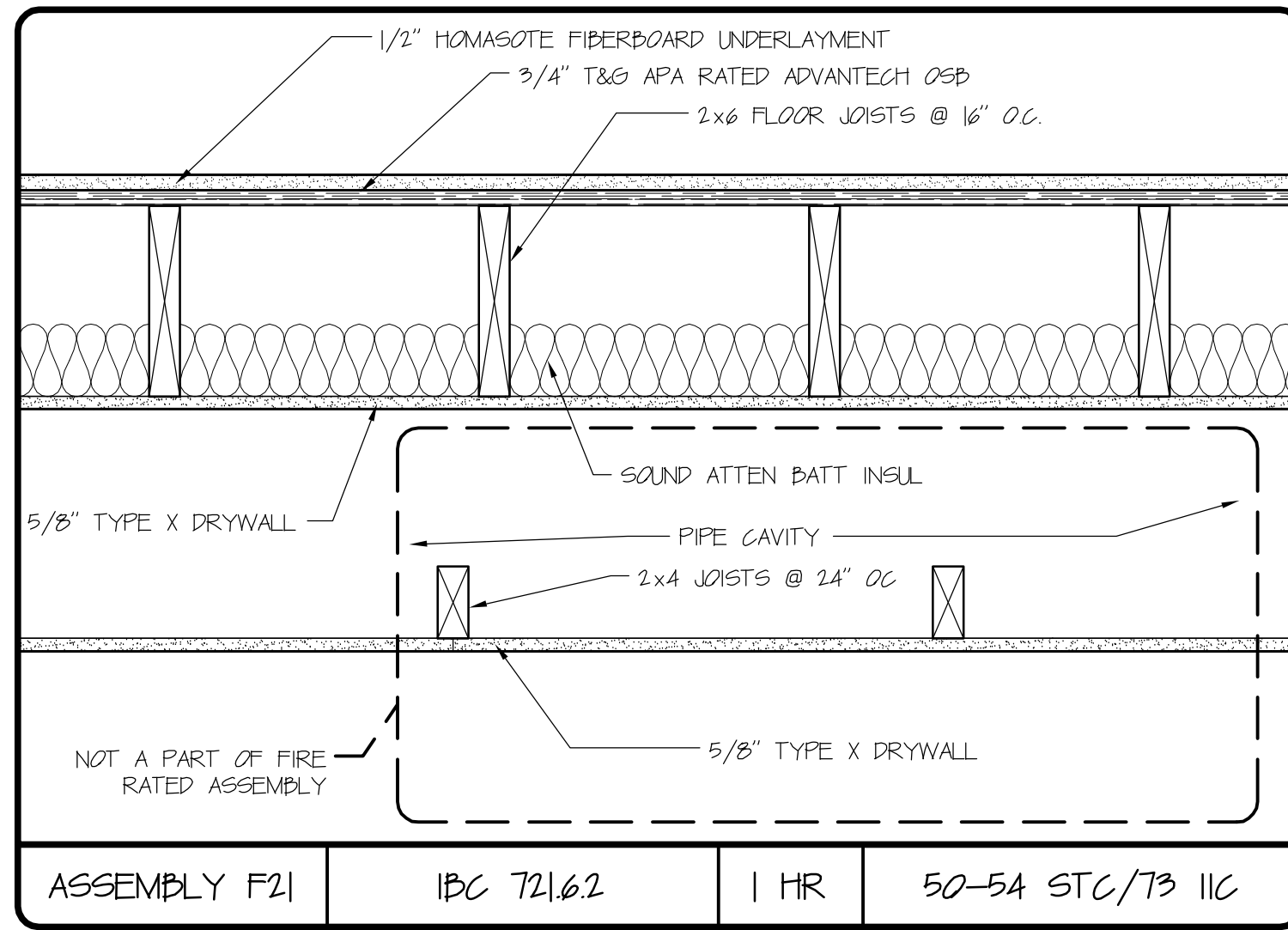
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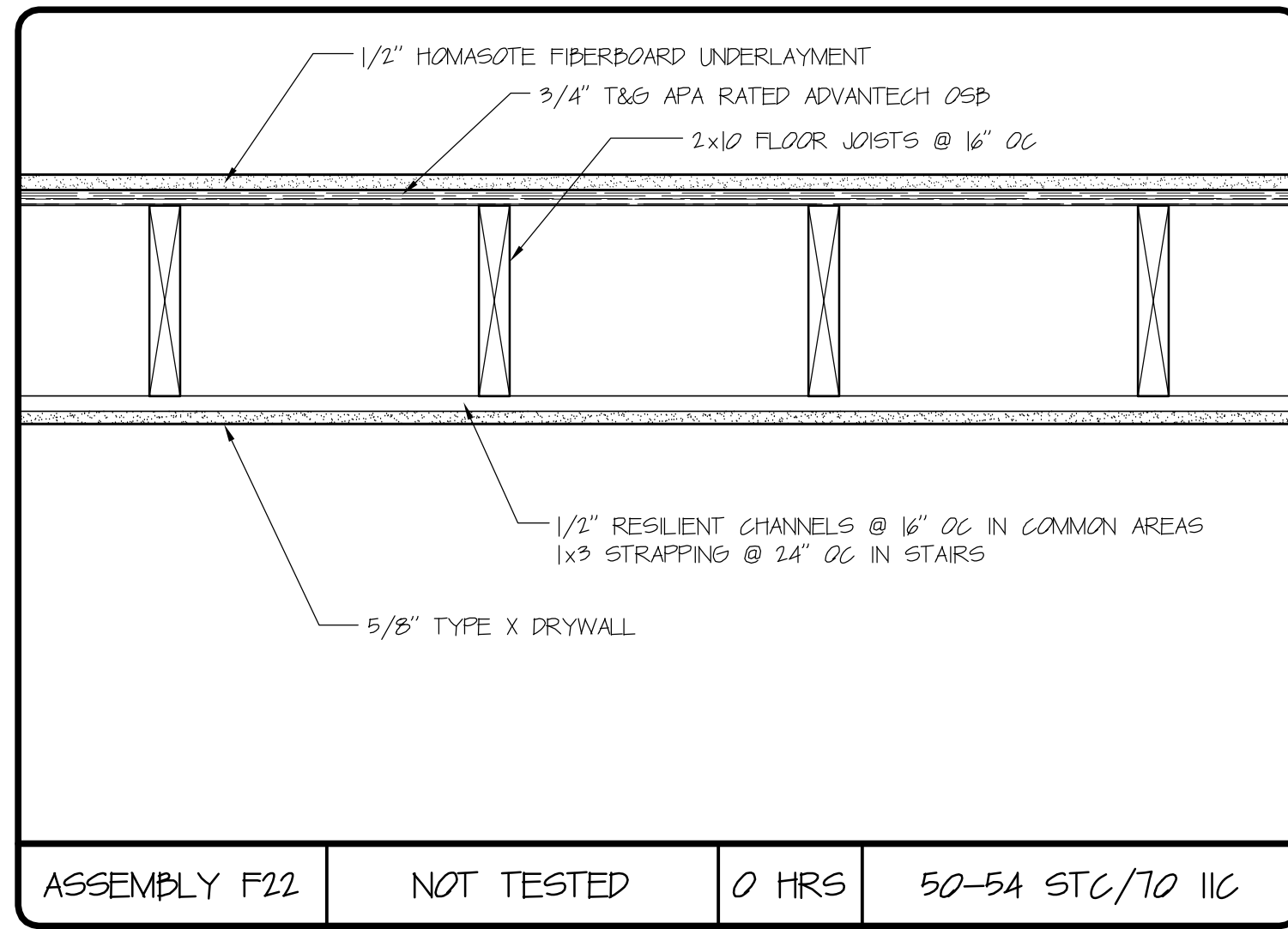
ASSEMBLY F12	UL L558	1 HR	50-54 STC
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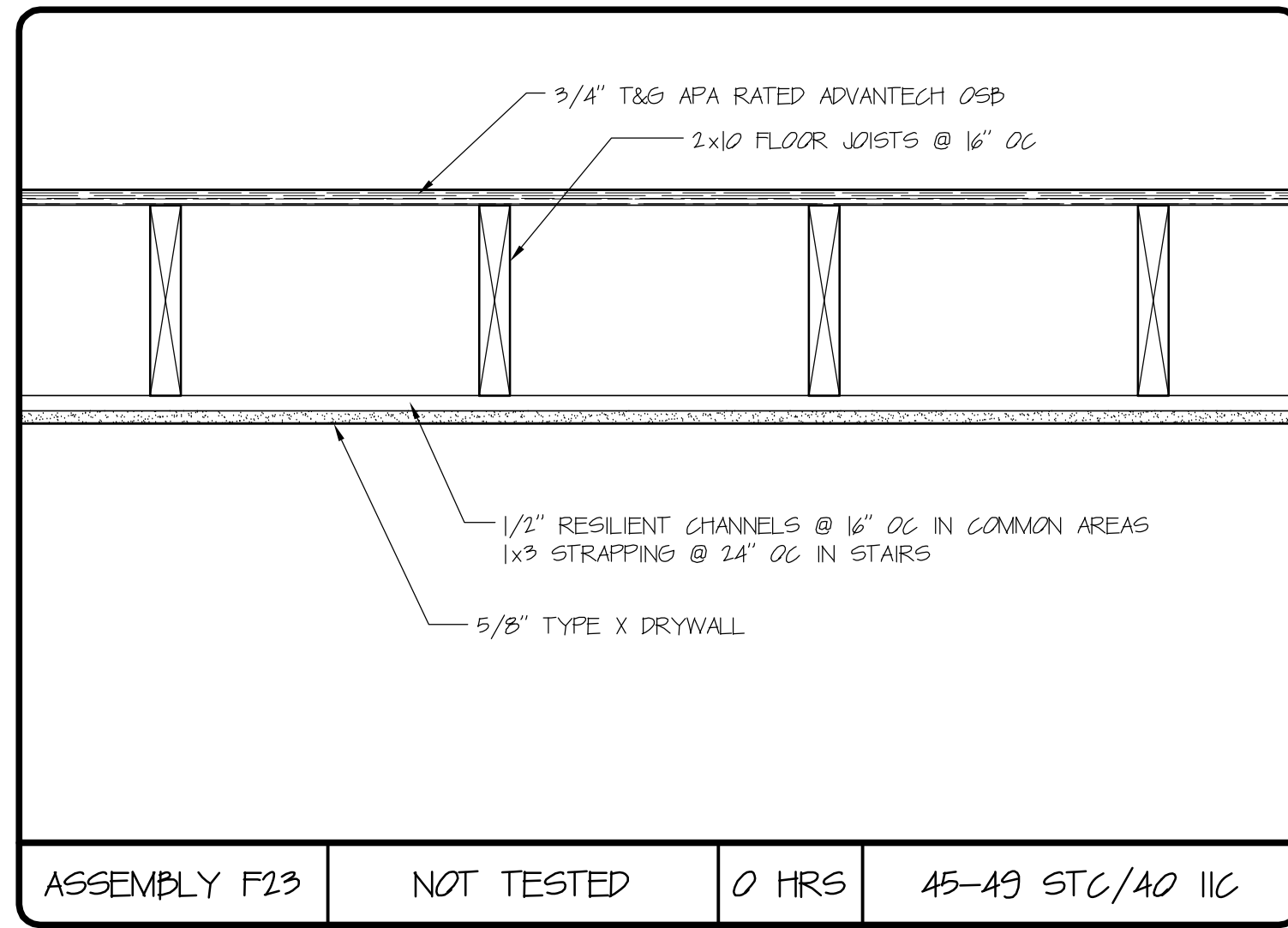
ASSEMBLY F20	IBC 721.6.2	1 HR	50-54 STC/73 IIC
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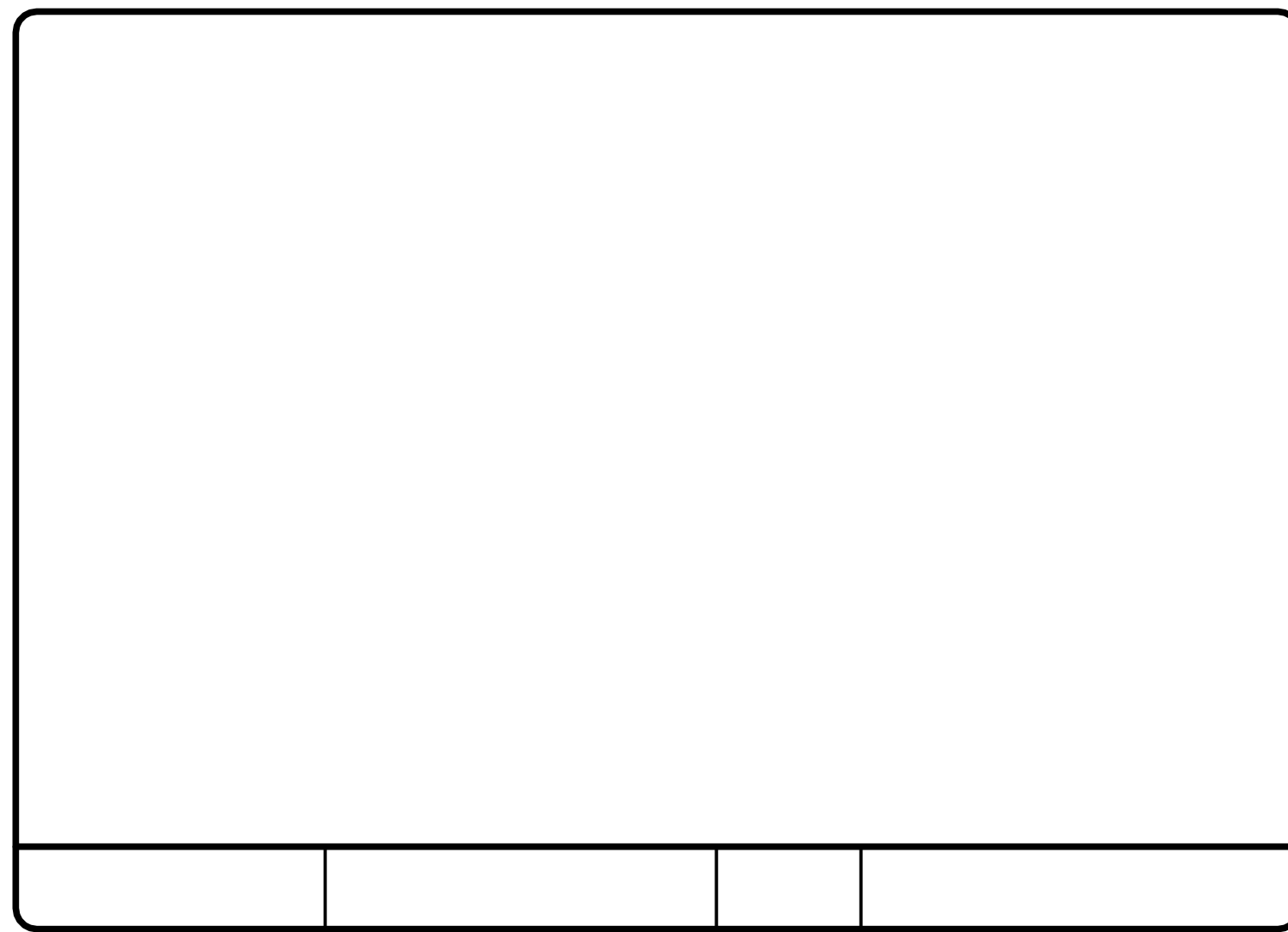
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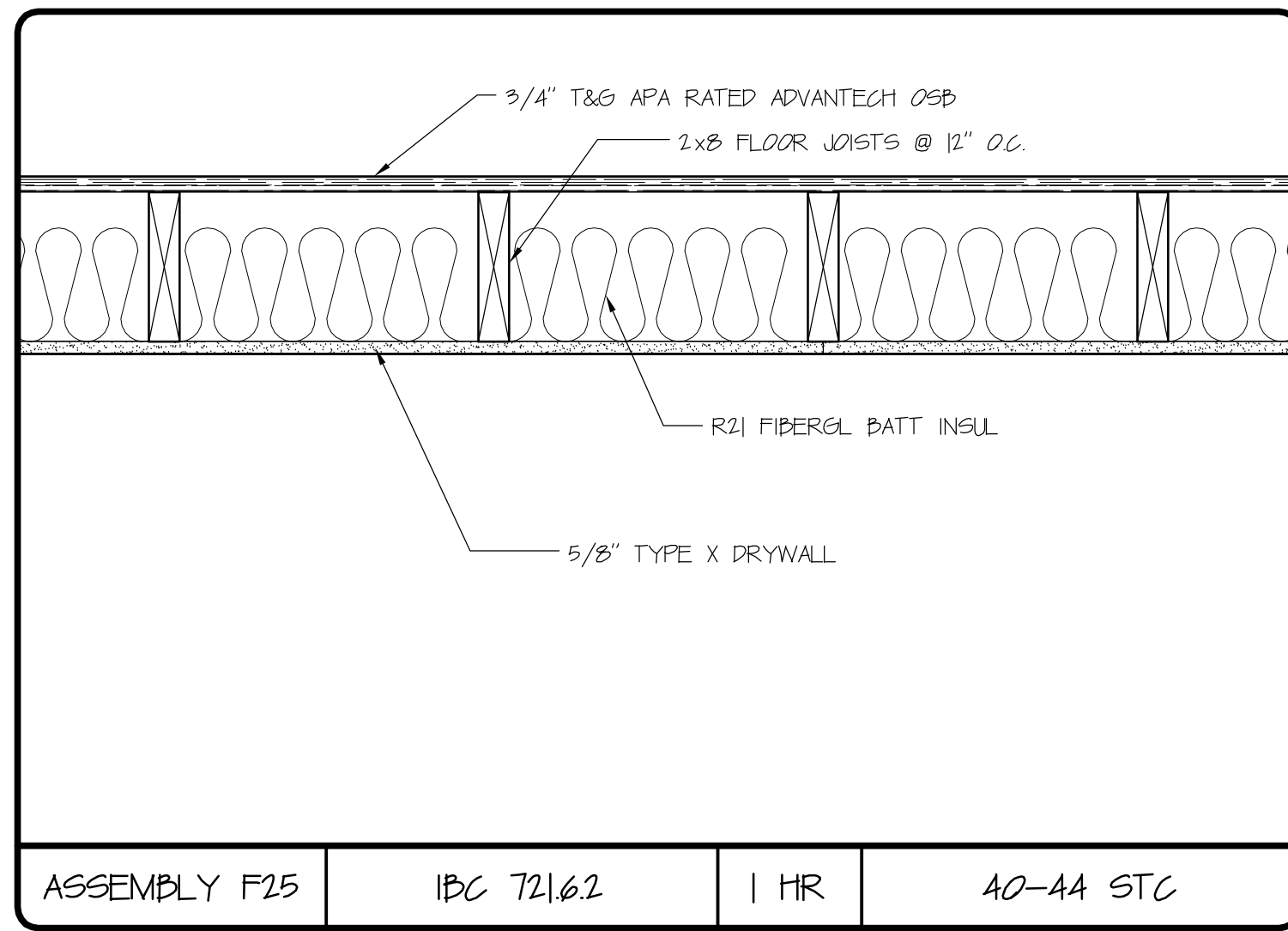
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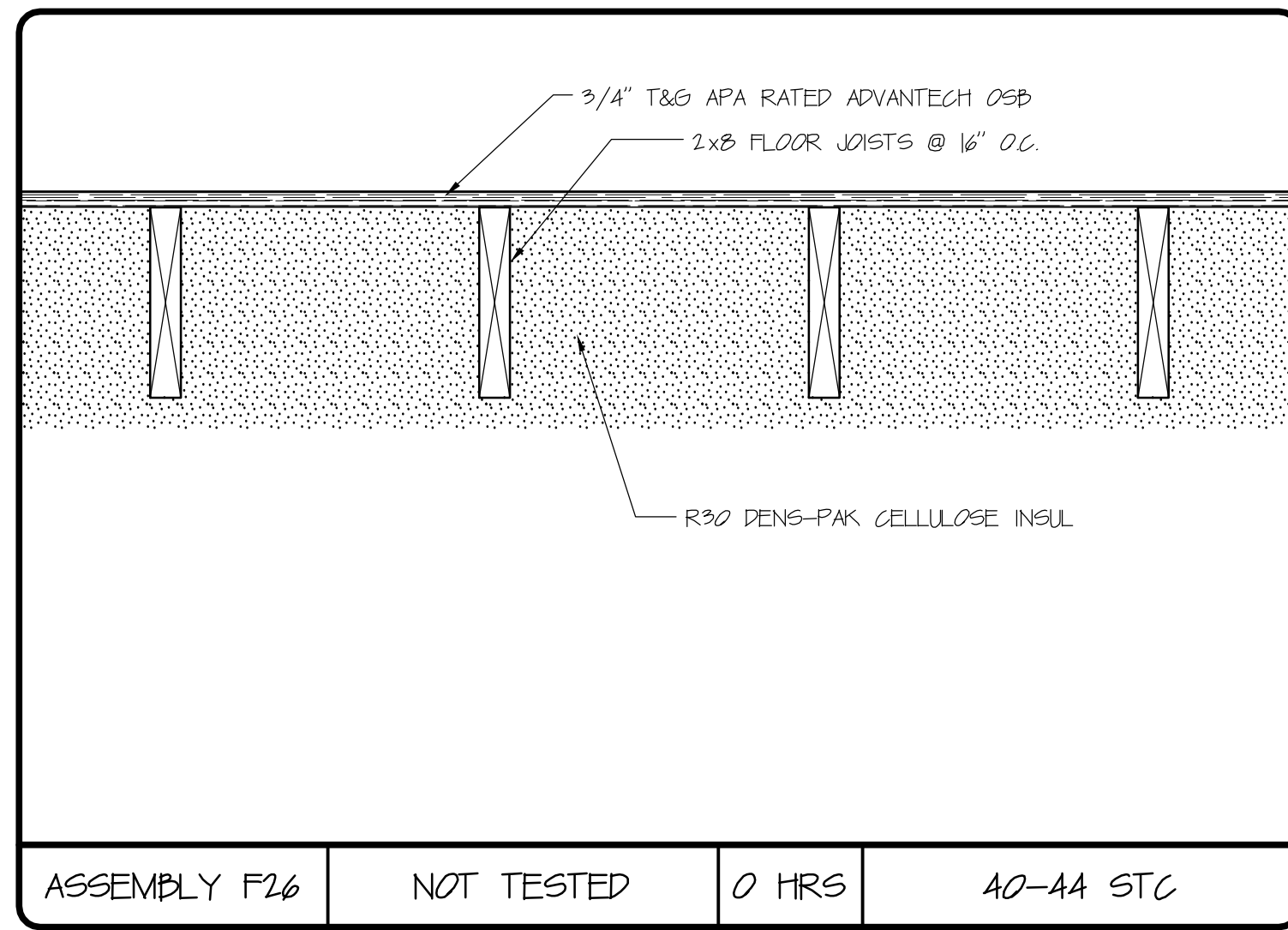
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ASSEMBLY F24	NOT TESTED	0 HRS
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ASSEMBLY F25	IBC 721.6.2	1 HR	40-44 STC
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ASSEMBLY F26	NOT TESTED	0 HRS	40-44 STC
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DAVID M. WHITE, ARCHITECT
403 Tibbets Hill Road
PO Box 447
Goffstown, NH 07045
(603) 497-3405

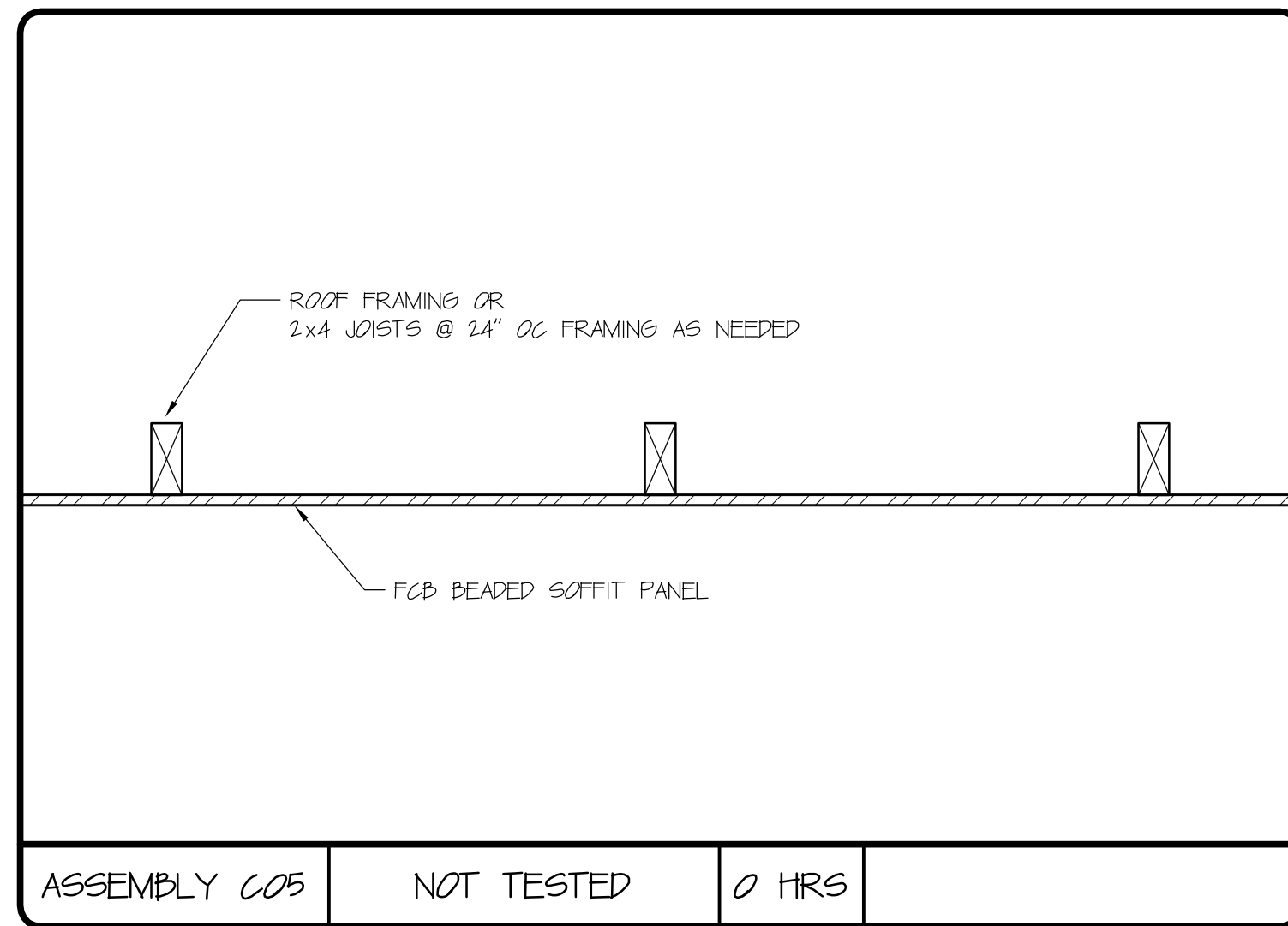
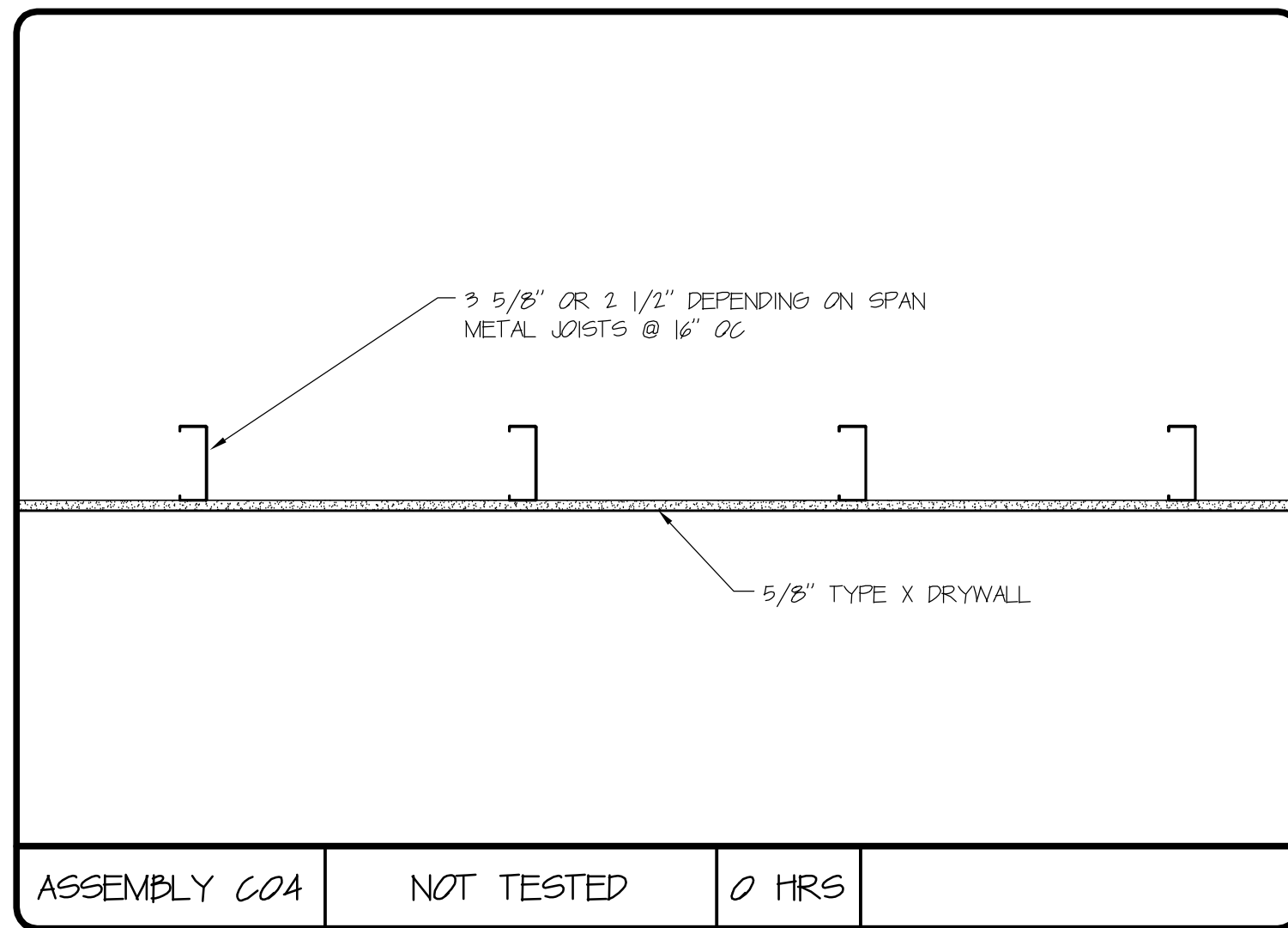
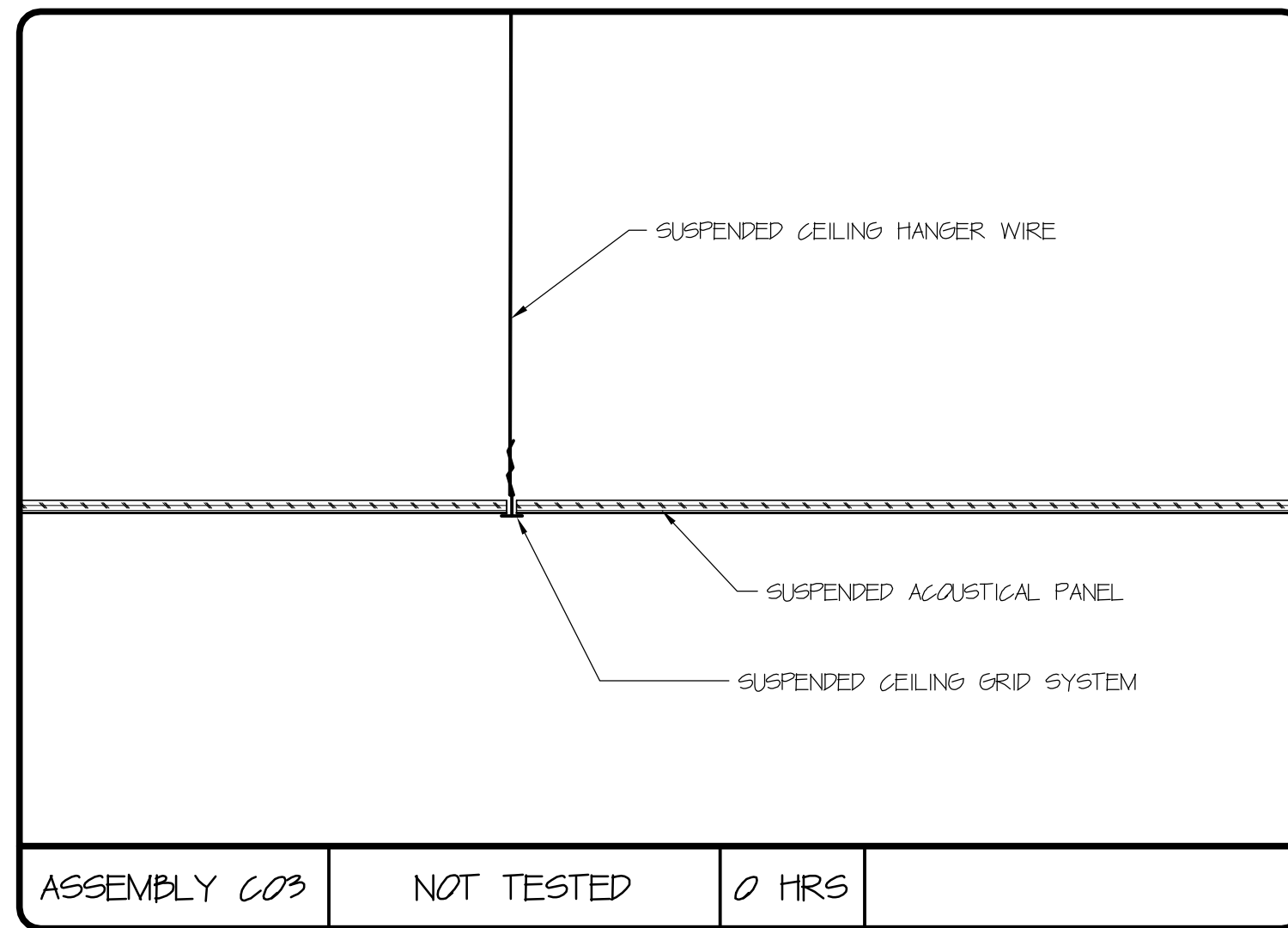
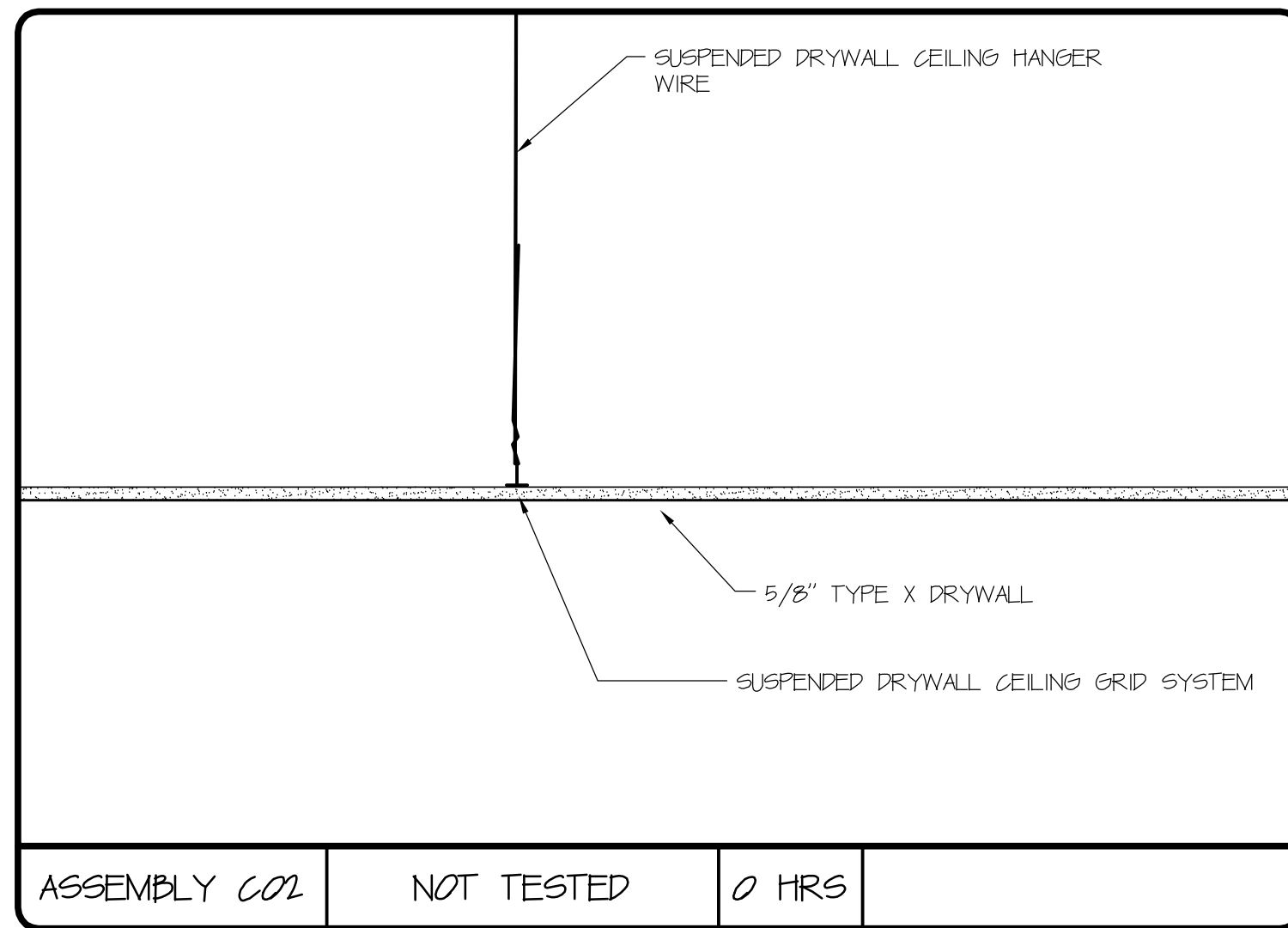
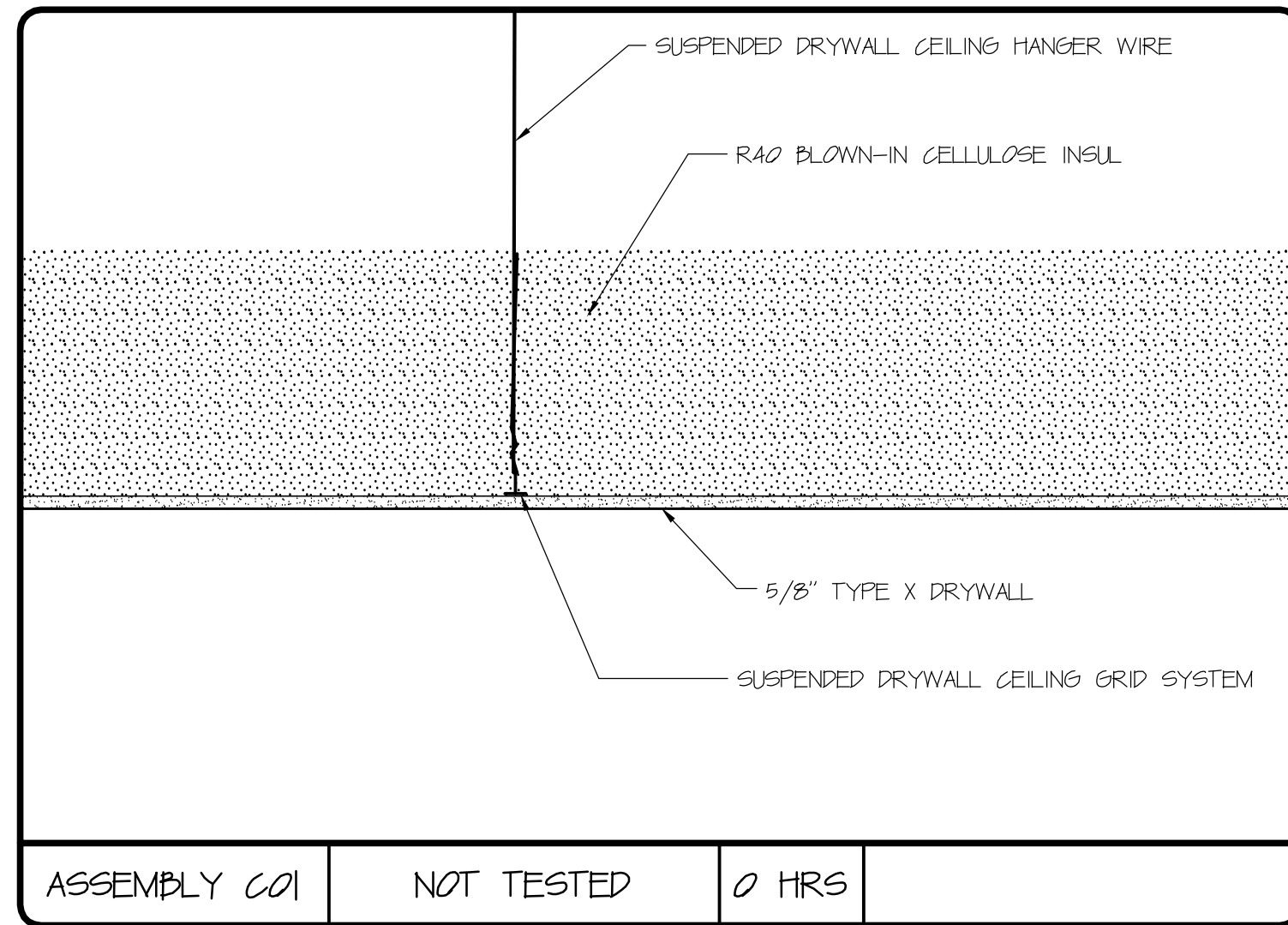
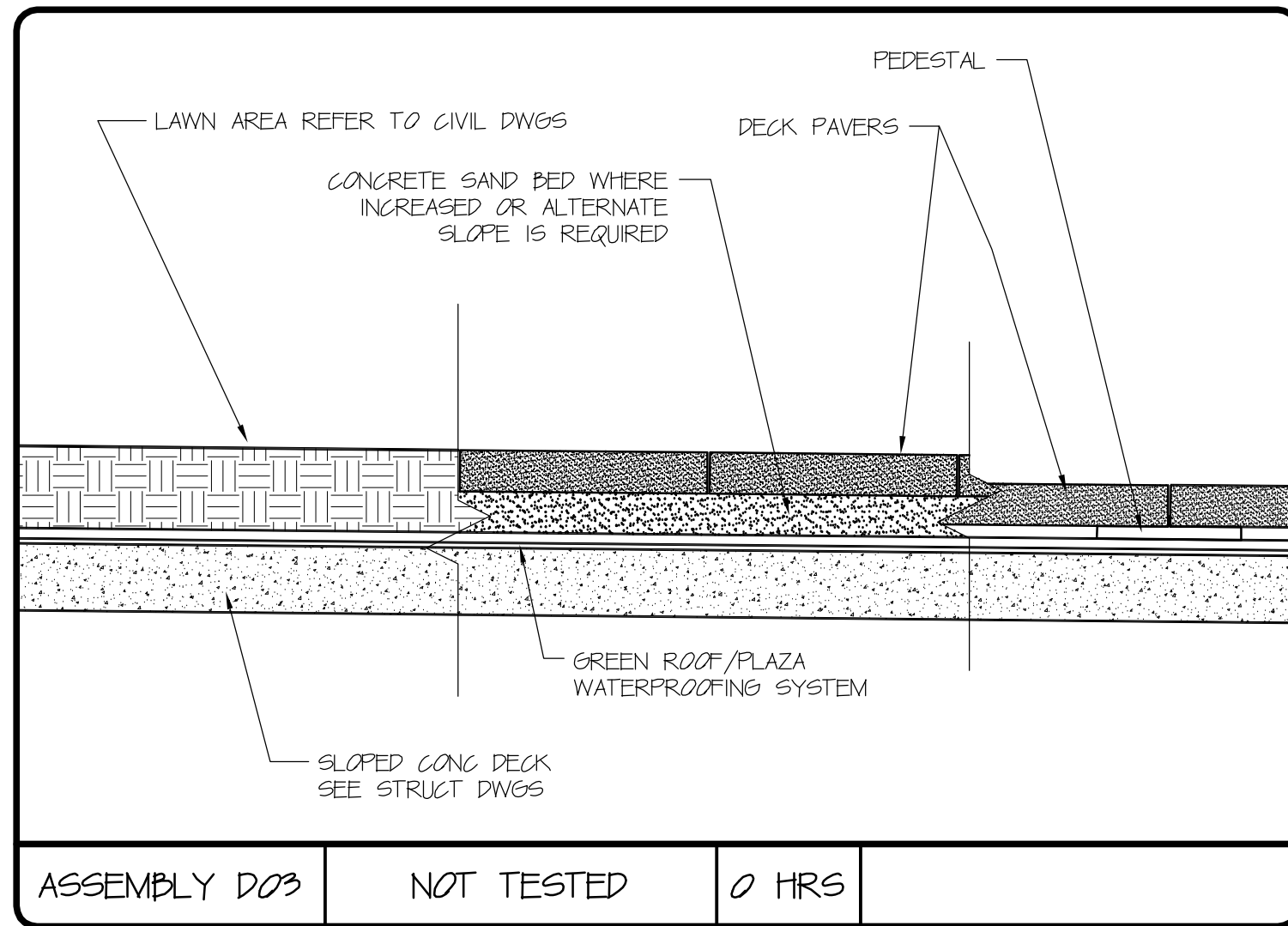
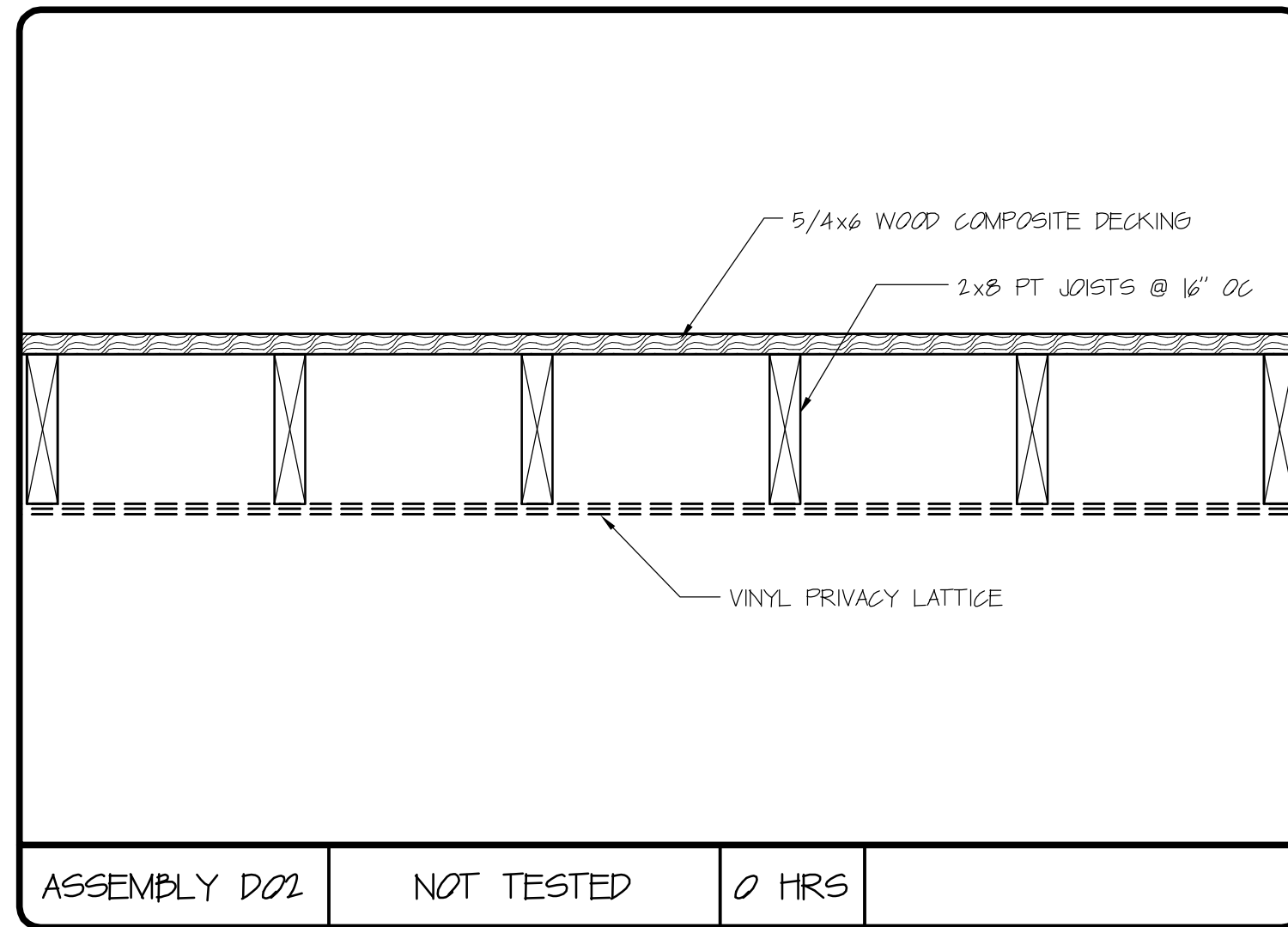
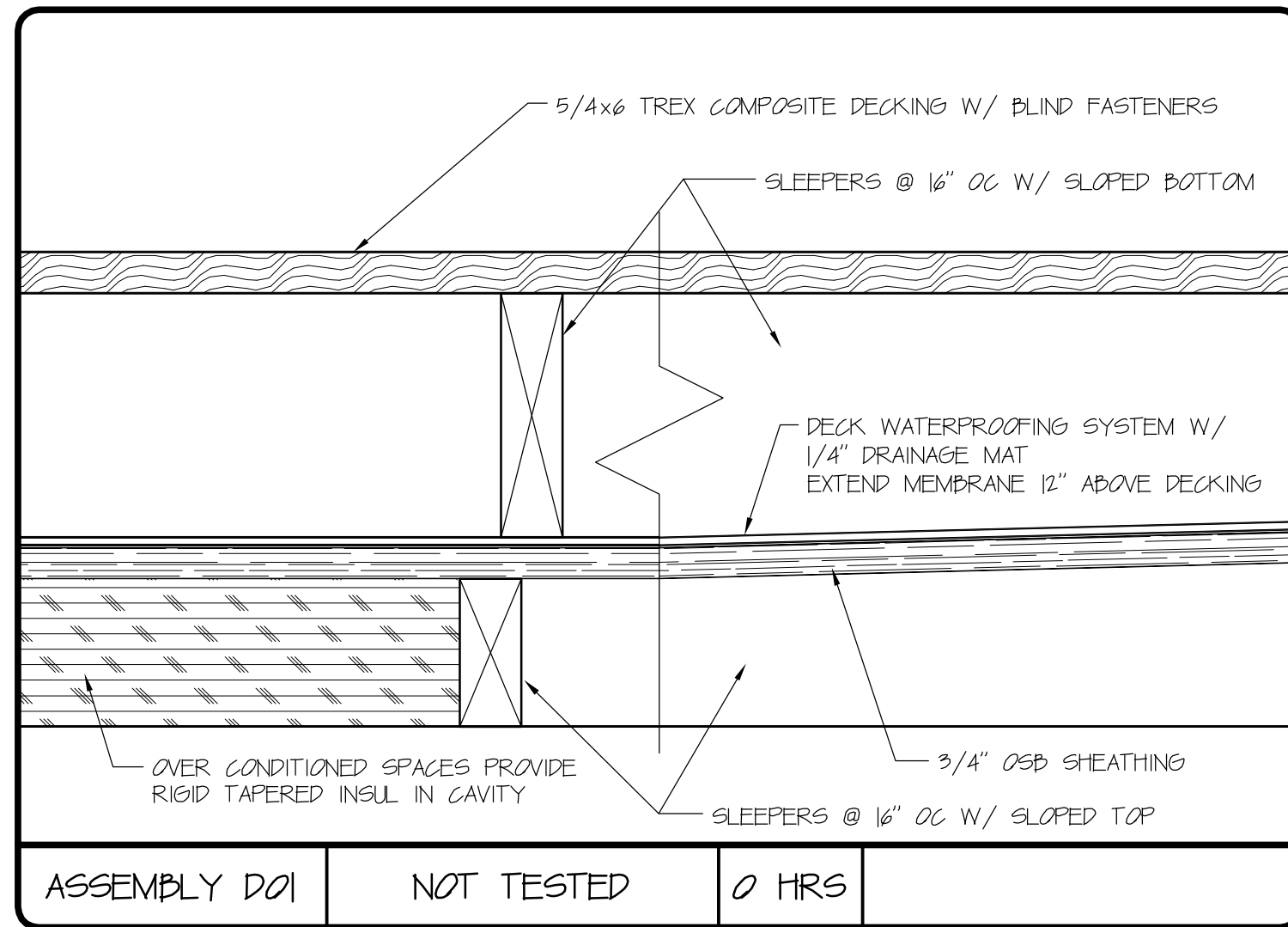
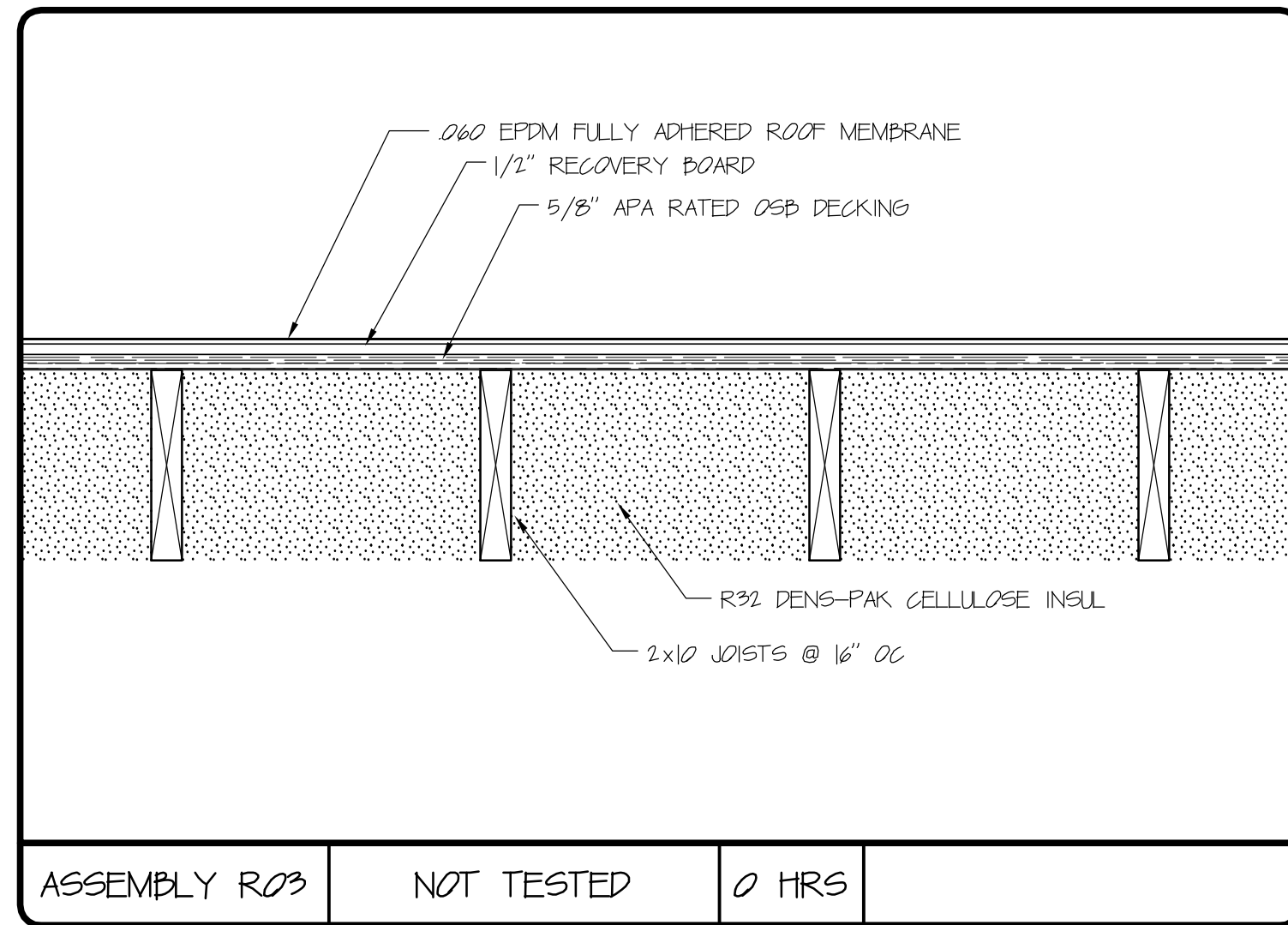
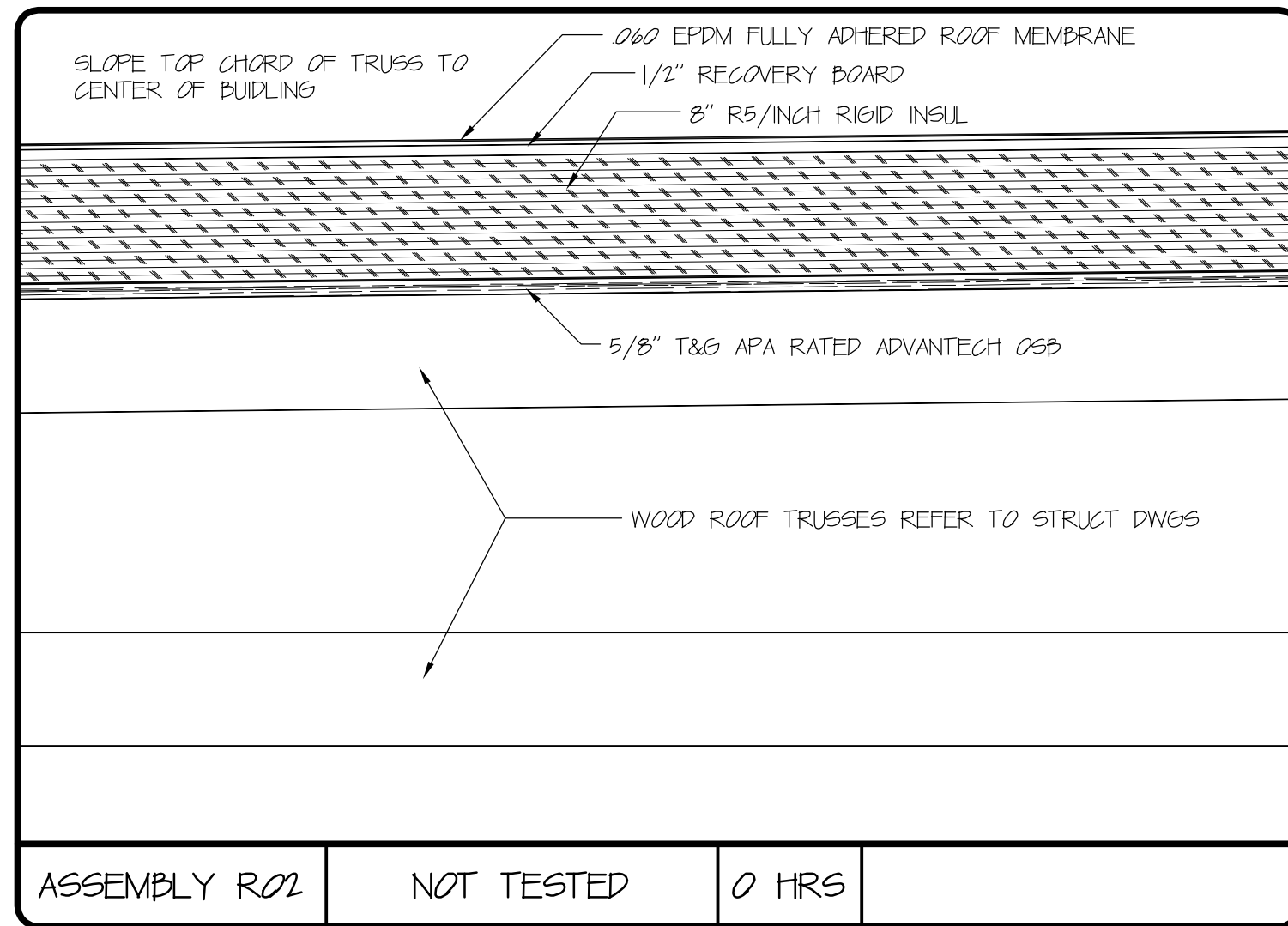
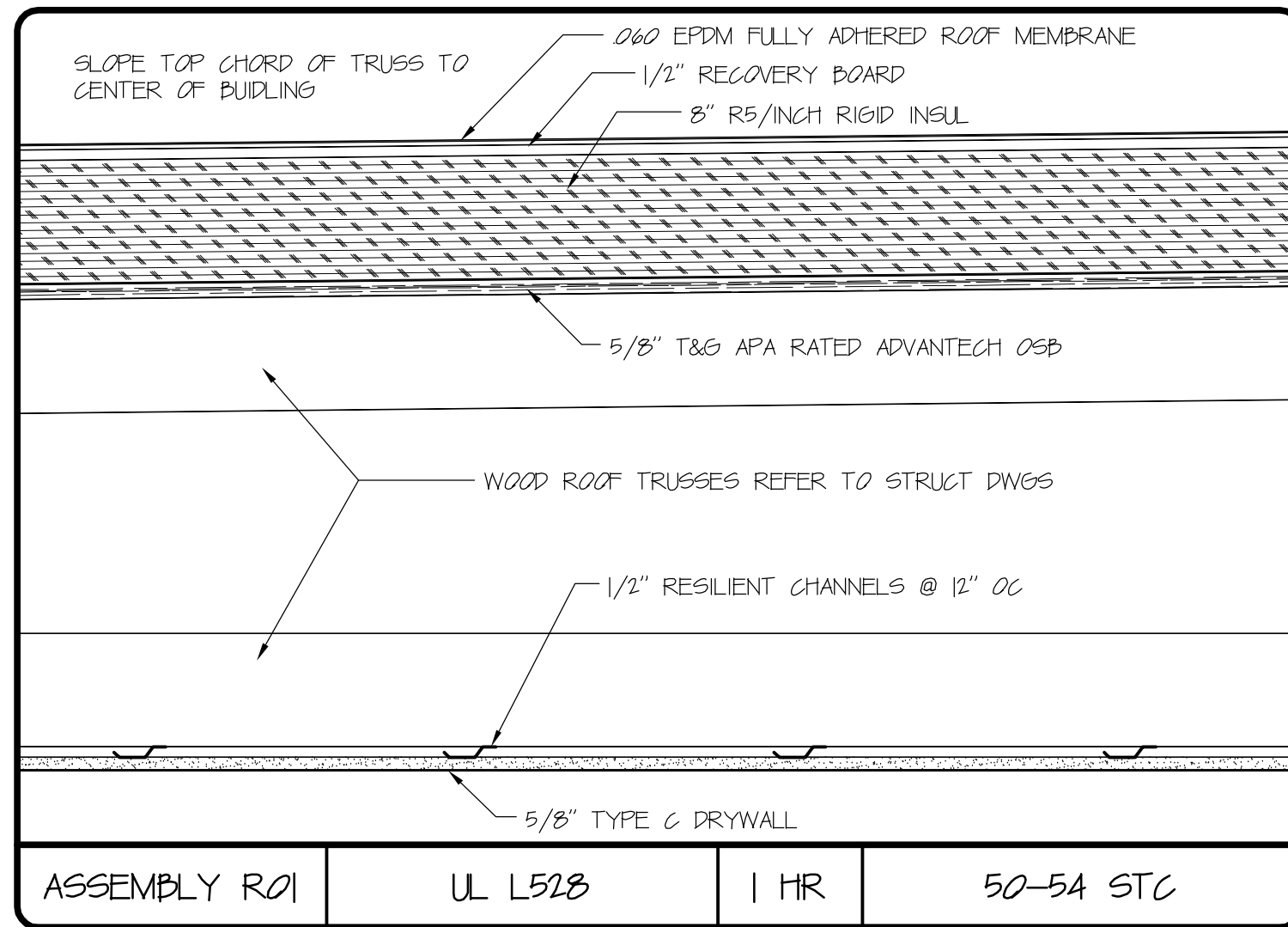
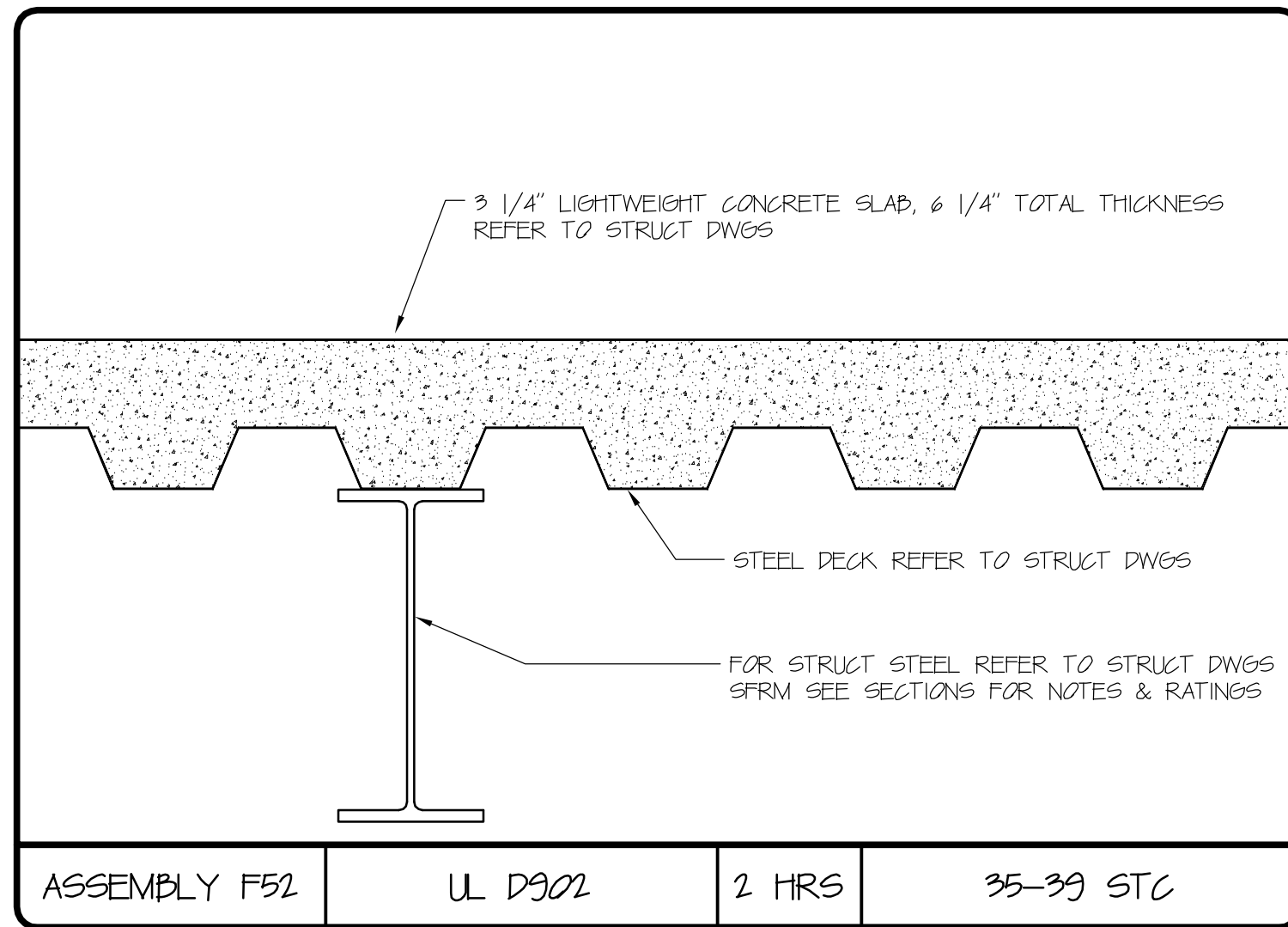
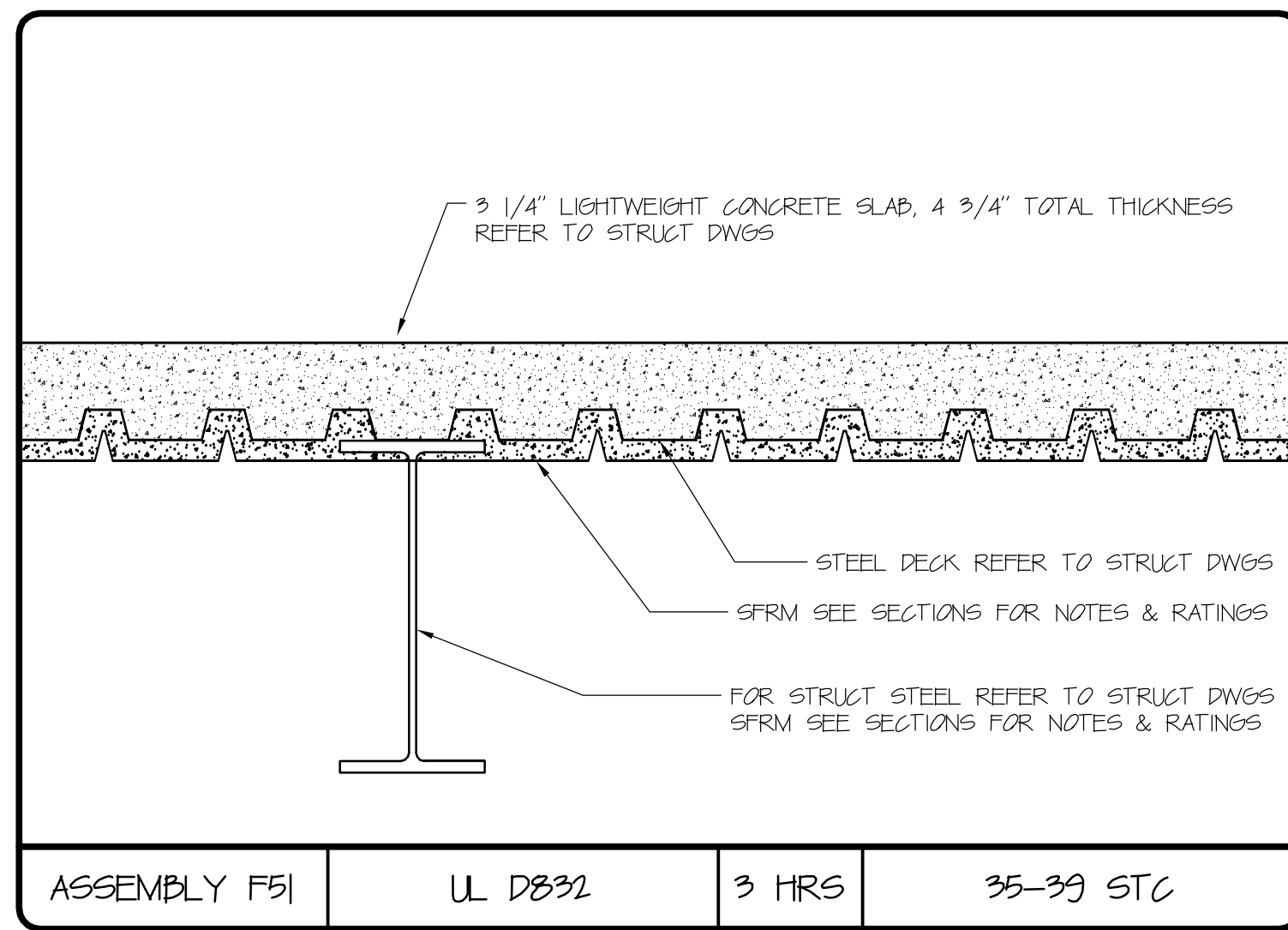
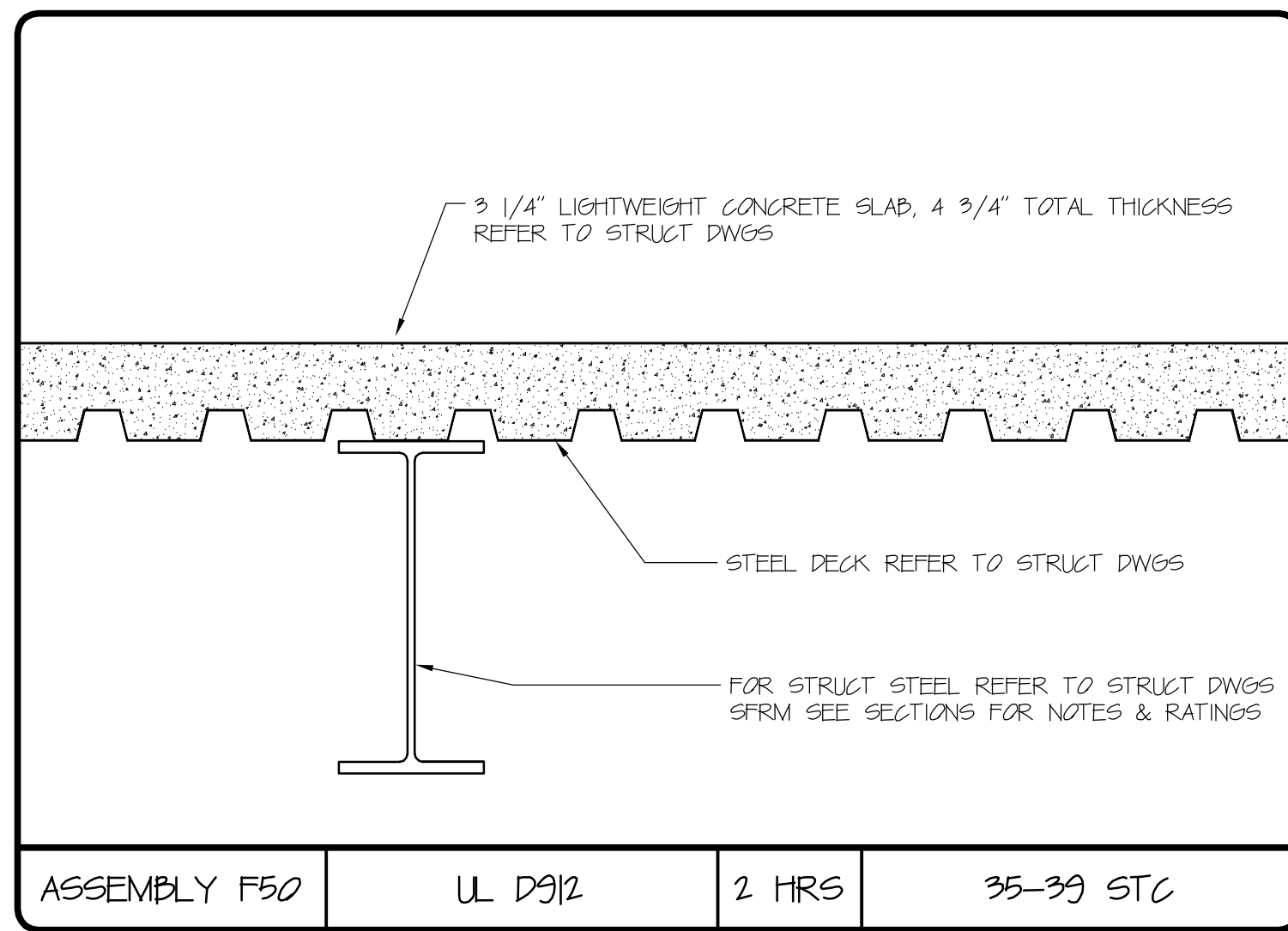
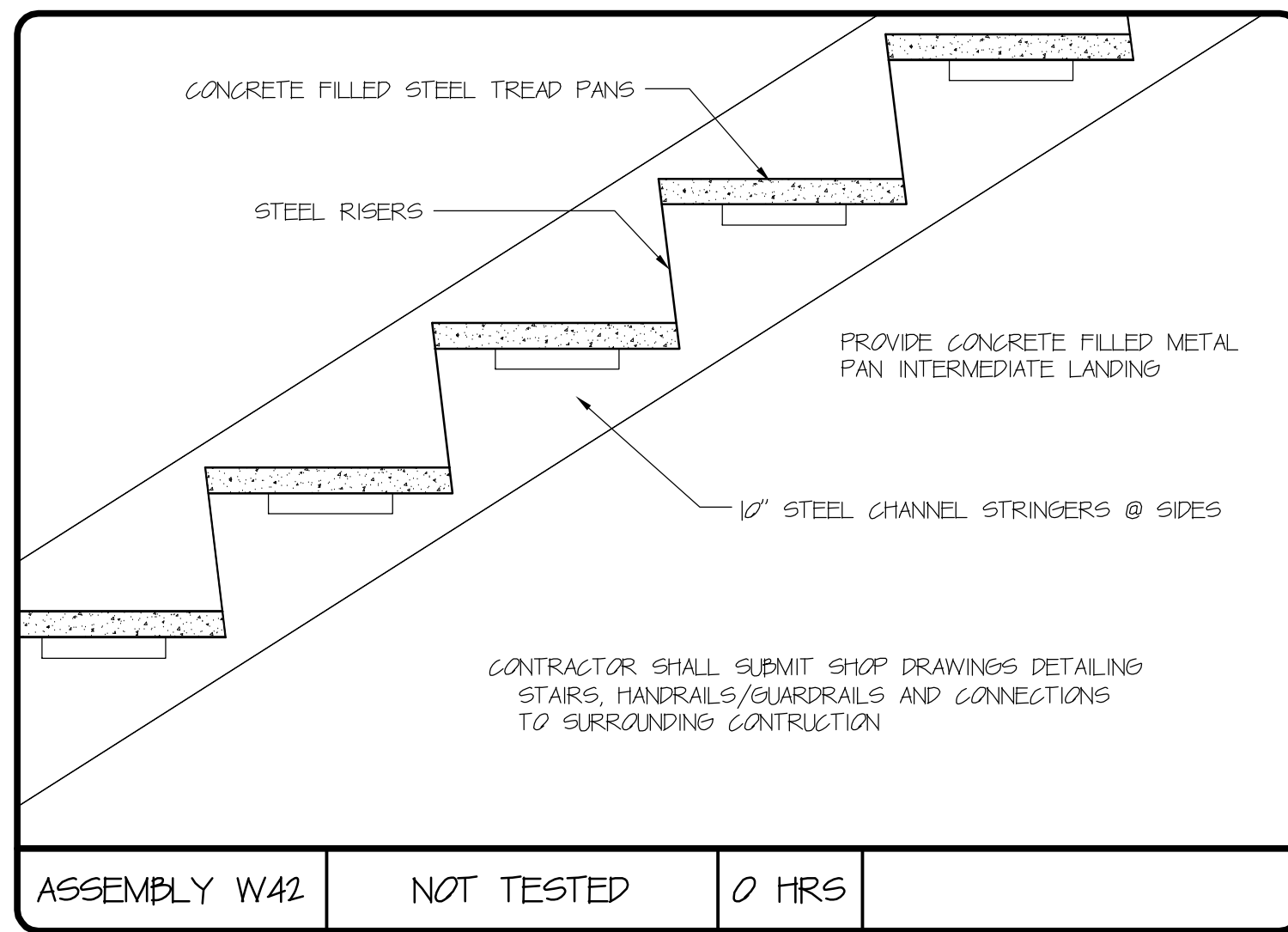
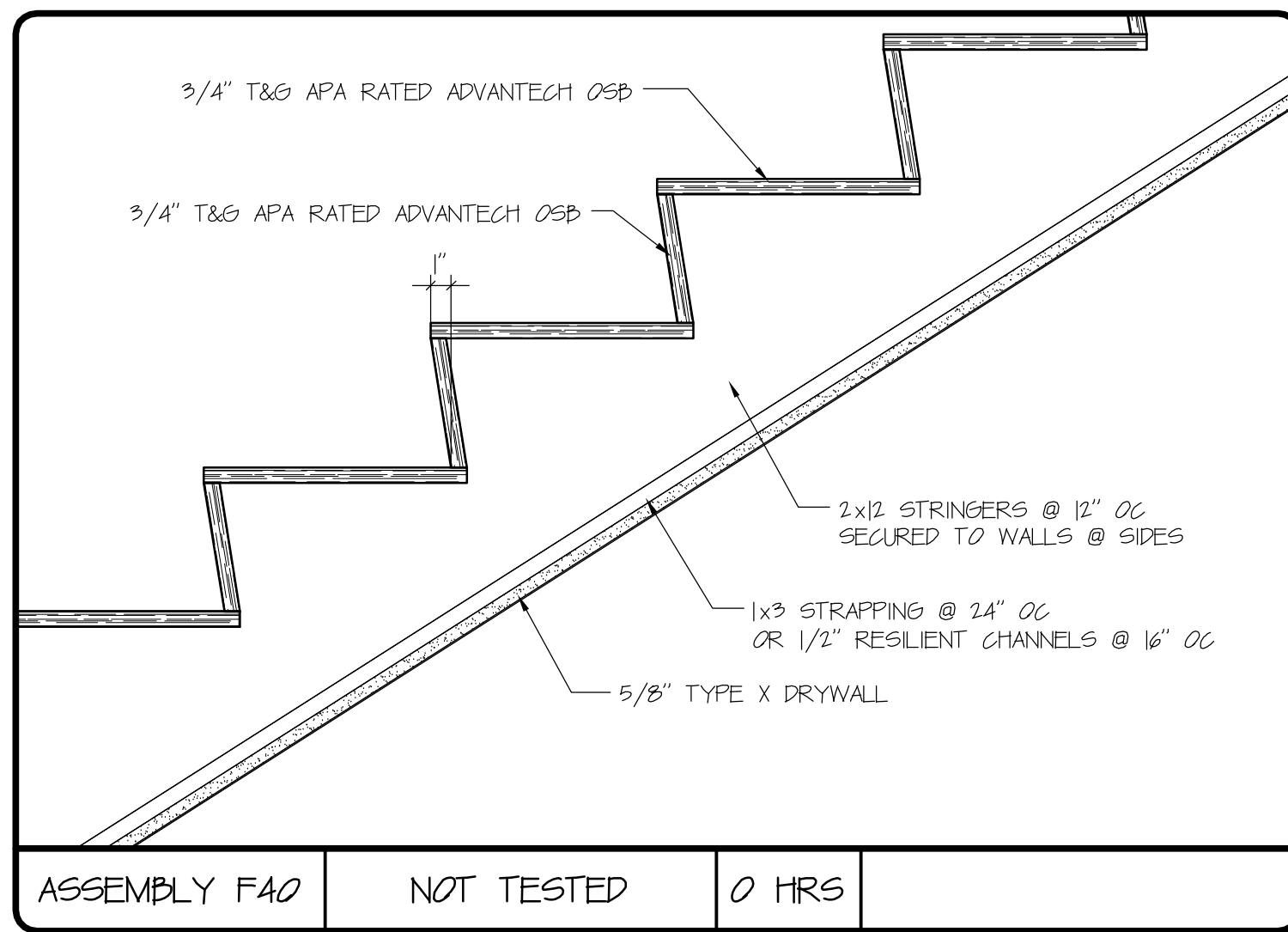
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Fay Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
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DAVID M. WHITE, ARCHITECT
 403 Tibbets Hill Road
 PO Box 447
 Goffstown, NH 07045
 (603) 497-3405

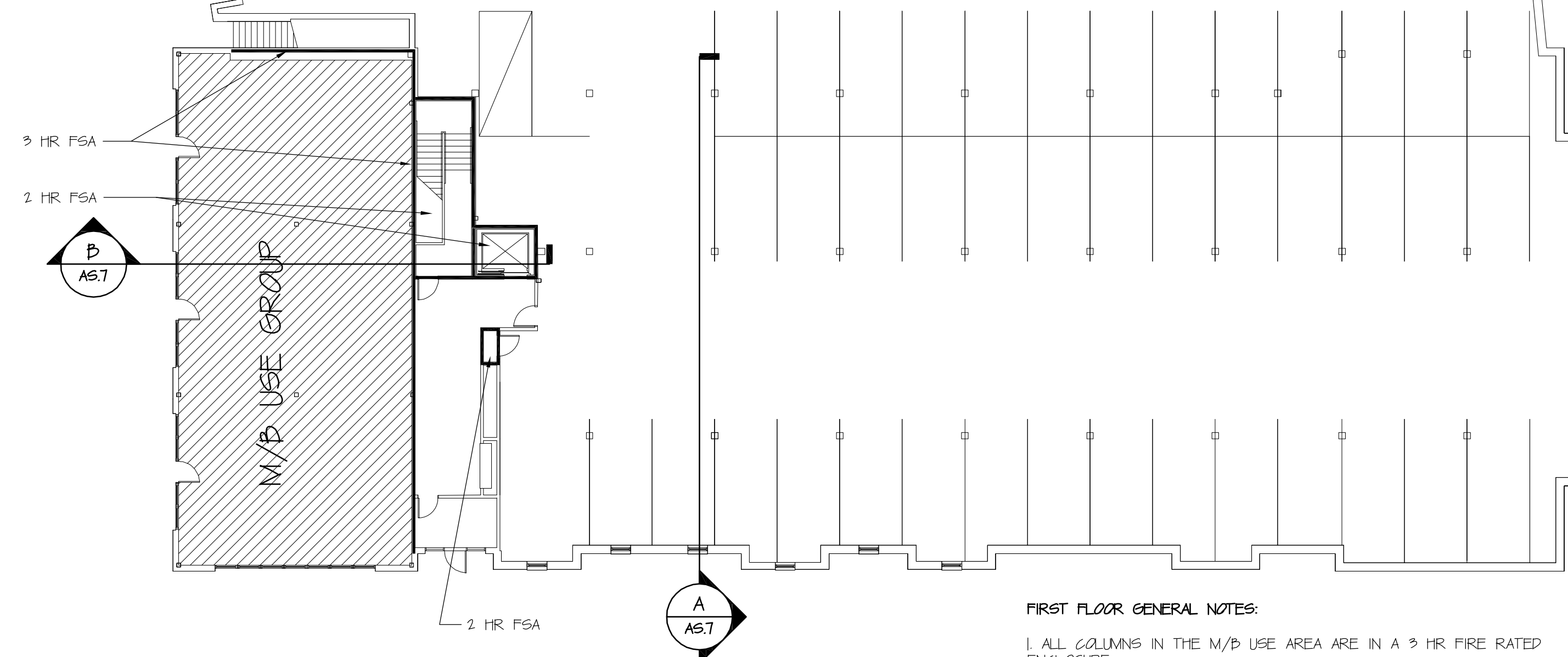
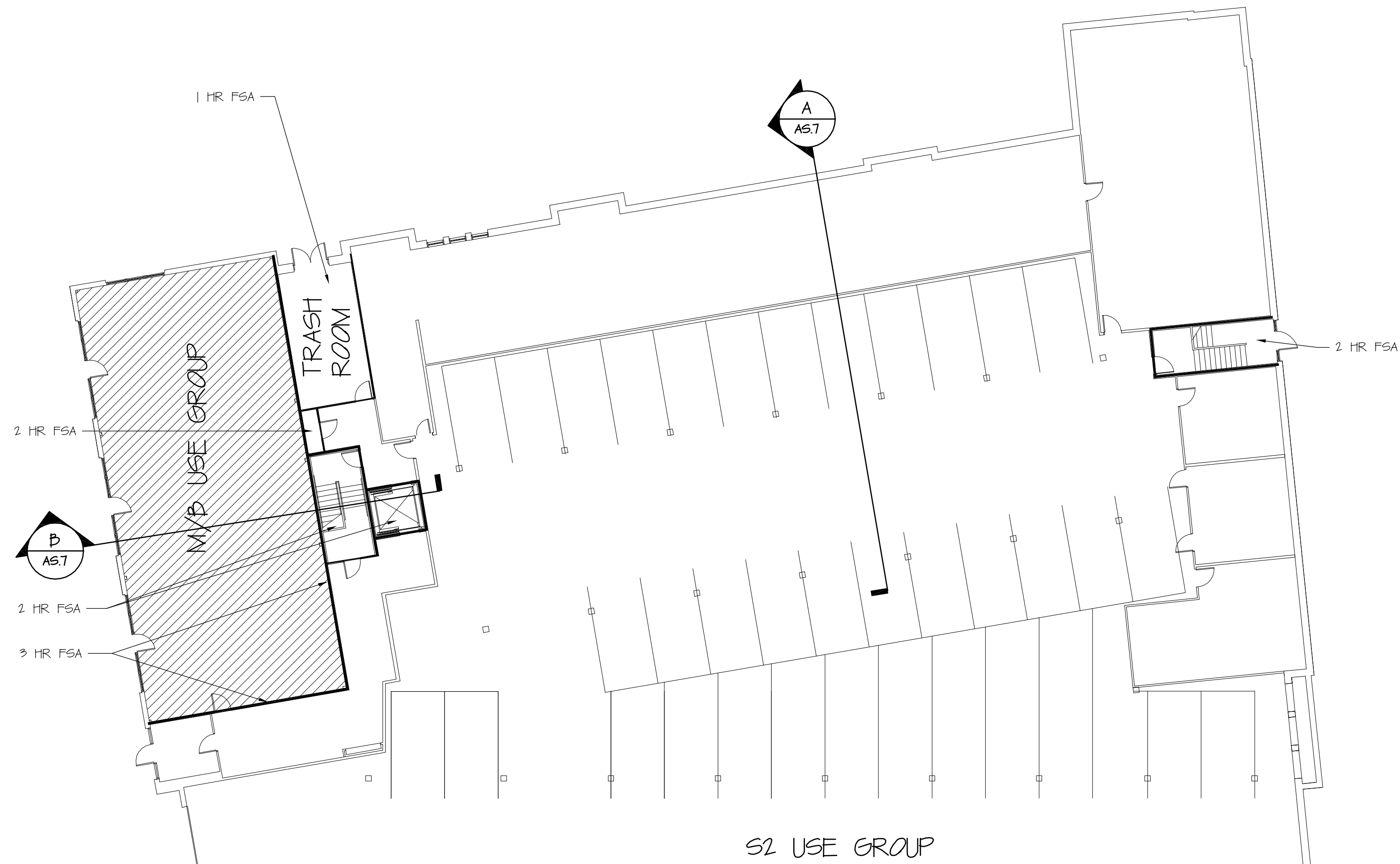
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investments Group
 35 Foy Street Suite 5-2
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

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AS.6



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.

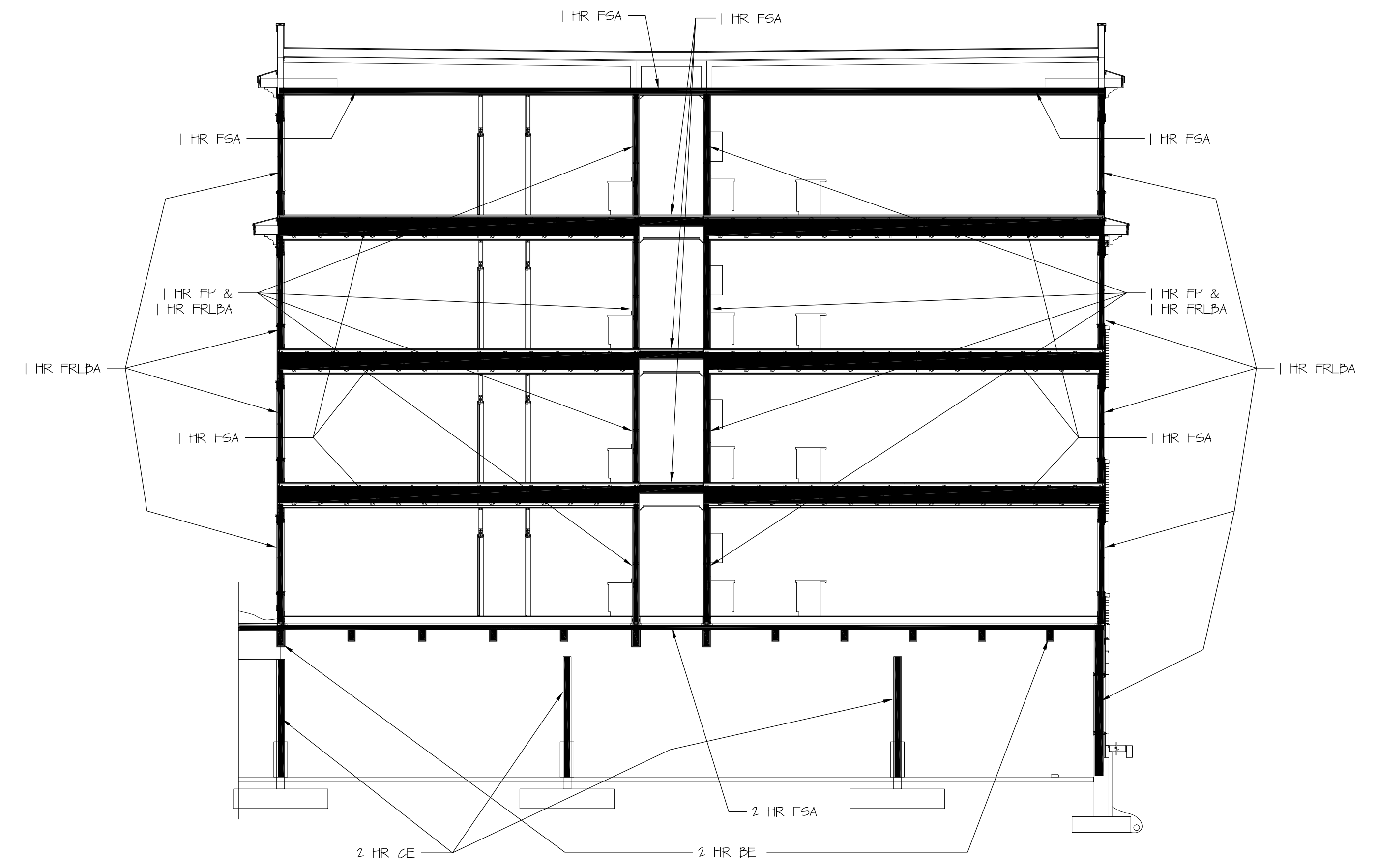
THE CEILING FOR THE FOLLOWING ROOMS SHALL BE 2 HOUR FIRE RATED SHAFTWALL ASSEMBLY CEILINGS: ALL STAIRS, ALL SHAFTS CONNECTING THREE FLOORS OR MORE, AND THE CEILINGS OF ALL THE ELEVATOR HOISTWAYS.

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.

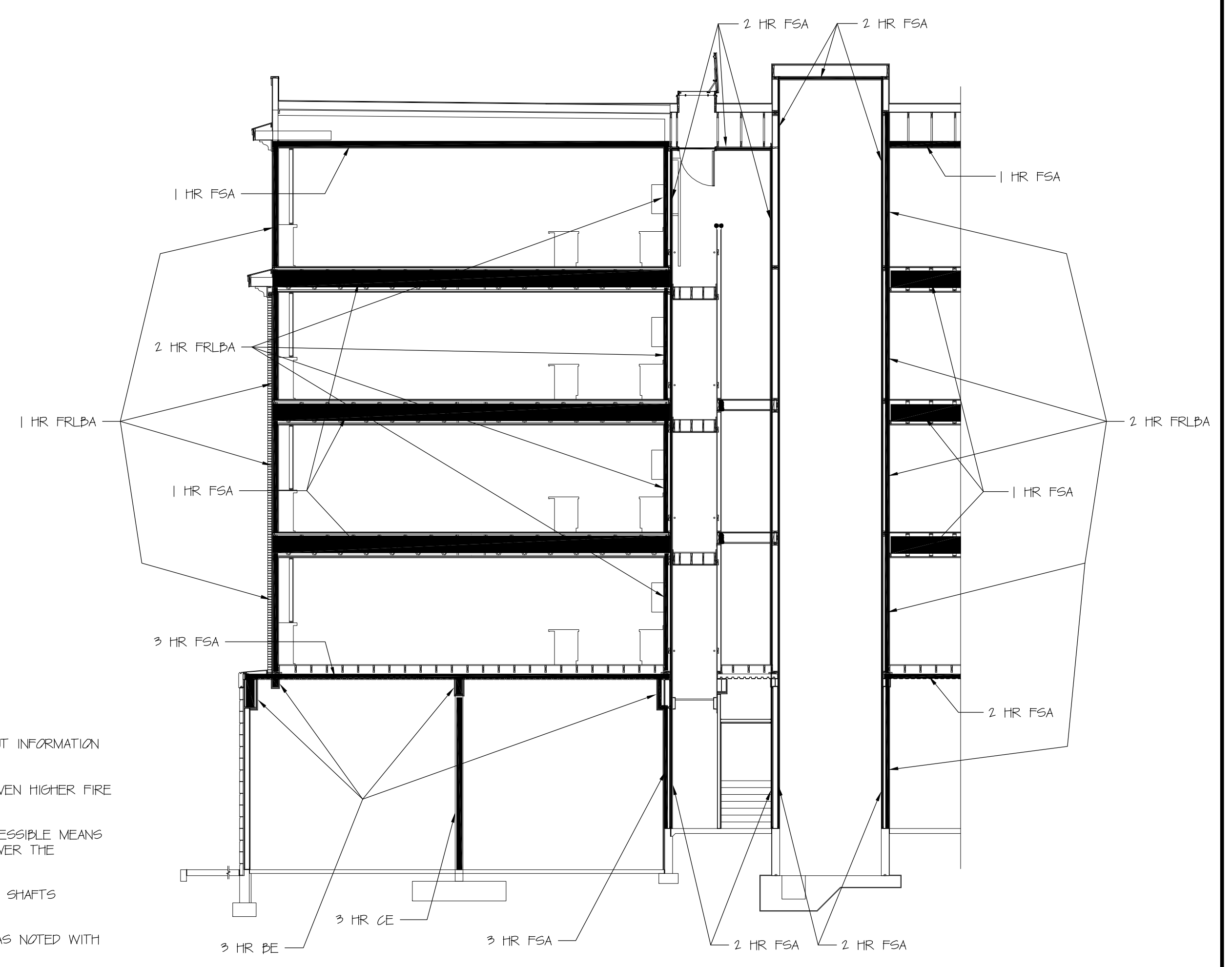
THE WALLS THAT ARE FIRE RATED ARE GRAPHICALLY FILLED SOLID OR AS NOTED IN THE NOTES THAT APPLY TO THE FLOOR LEVEL.



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

LEGEND:

- FRLBA = FIRE RATED LOAD BEARING ASSEMBLY
- FP = FIRE PARTITION
- FSA = FIRE SEPARATION ASSEMBLY
- FW = FIRE WALL
- CE = COLUMN ENCLOSURE
- BE = BEAM ENCLOSURE



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

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

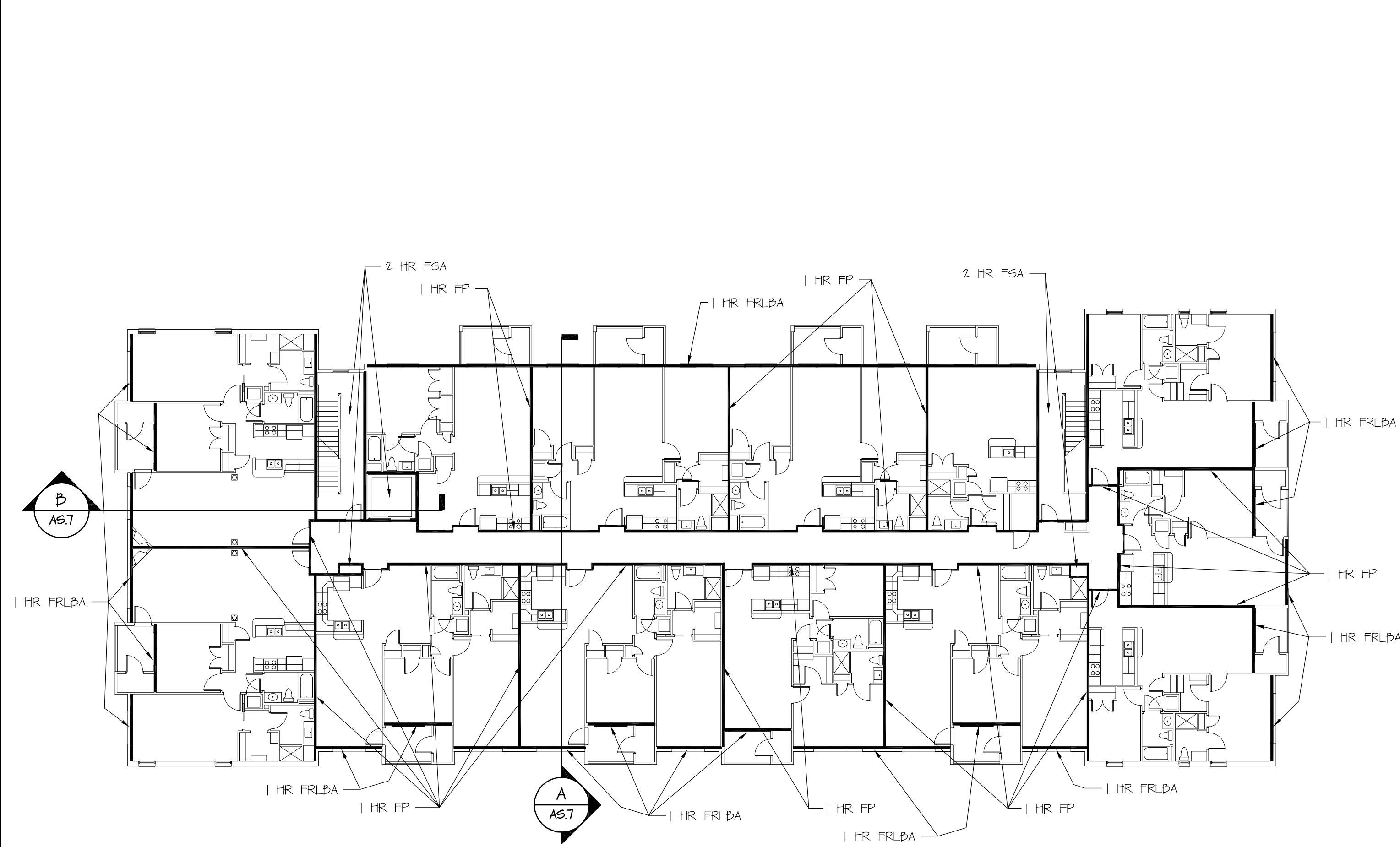
THE VILLAGE AT OCEAN GATE, LLC
c/o Atlas Investments Group
35 Foy Street Suite 5-2
Boston, MA 02118

THE BAY HOUSE
Middle Street
Portland, Maine

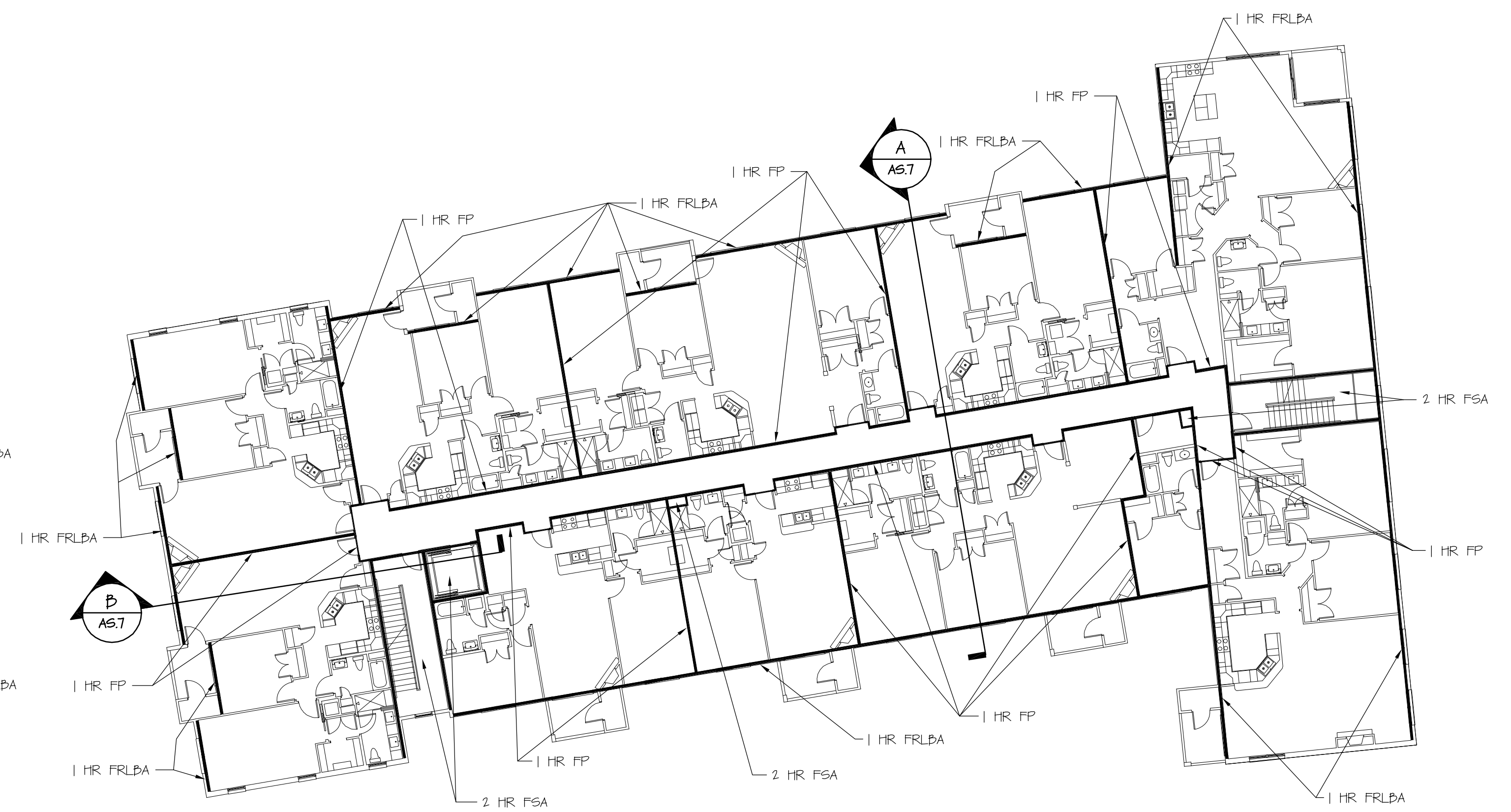
FIRE RATED ASSEMBLY PLANS
Scale: As Shown
Commission No.: 11-013
Date: September 5, 2012

REVISIONS:

DRG. NO.
AS.7



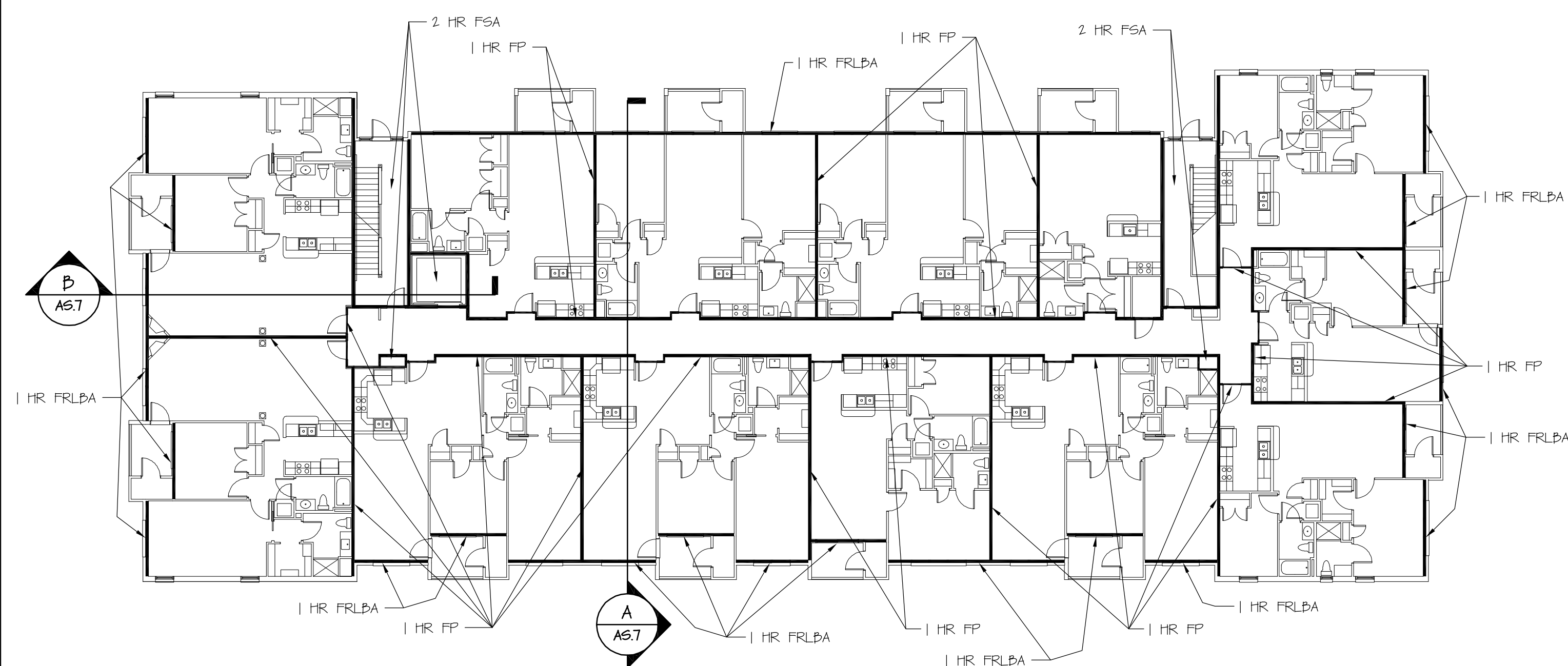
BLDG 1 THIRD - FIFTH FLOOR
SCALE: 1/16" = 1'-0"



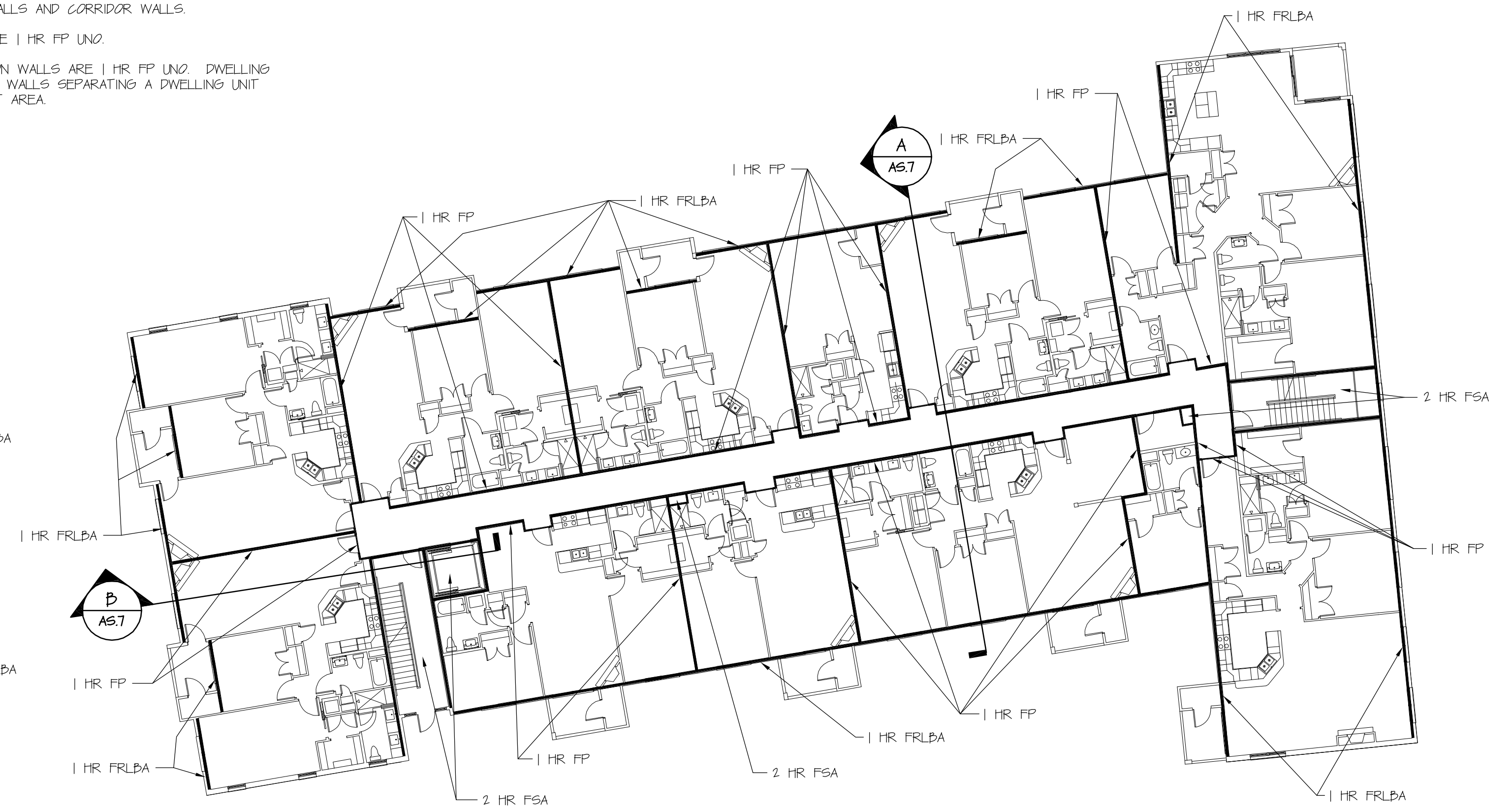
BLDG 2 FOURTH - FIFTH FLOOR
SCALE: 1/16" = 1'-0"

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: 1/16" = 1'-0"



BLDG 2 SECOND - THIRD FLOOR
SCALE: 1/16" = 1'-0"

DAVID M. WHITE, ARCHITECT

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Goffstown, NH 07045
(603) 497-3405

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

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Middle Street
Portland, Maine

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