

THE BAY HOUSE

MIDDLE STREET
PORTLAND, MAINE

DATE : SEPTEMBER 5, 2012

ARCHITECT

SIGNATURE _____ REG. NO. _____ DATE _____

OWNER

SIGNATURE _____ DATE _____

CONTRACTOR

SIGNATURE _____ DATE _____

OWNER: THE VILLAGE AT OCEAN GATE, LLC
c/o ATLAS INVESTMENT GROUP, LLC
35 FAY STREET, SUITE 107B
BOSTON, MASSACHUSETTS 02118

ARCHITECT: DAVID M. WHITE, ARCHITECT
403 TIBBETTS HILL ROAD
PO BOX 447
GORTONSTOWN, NEW HAMPSHIRE 03045
(603) 491-3405

CONSTRUCTION MANAGER: LANDMARK CONSTRUCTION
415 CONGRESS STREET, SUITE 202
PORTLAND, MAINE 04112
(207) 669-2572

CIVIL ENGINEER: SEBAGO TECHNICS, INC.
PO BOX 1939
ONE CHADOT STREET
WESTBROOK, MAINE 04098-1939
(207) 856-0171

STRUCTURAL: JEN ASSOCIATES, INC.
1 AUTUMN STREET
PORTMOUTH, NEW HAMPSHIRE 03104
(603) 493-8699

MECHANICAL: DESIGN-BUILD

ELECTRICAL: DESIGN-BUILD

CONTRACTOR: METRIC CONSTRUCTION CORPORATION
55 HENSHAW STREET
BOSTON, MA 02135
(617) 781-1888

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G1 LOWER GARAGE PLAN BLDGS 1 & 2

B1-1	1ST PLAN BLDG 1
B1-2	2ND FLOOR PLAN BLDG 1
B1-3	3RD FLOOR PLAN BLDG 1
B1-4	4TH FLOOR PLAN BLDG 1
B1-5	5TH FLOOR PLAN BLDG 1
B1-6	ROOF PLAN BLDG 1

GARAGE LEVEL CODE ANALYSIS

STORIES: 1 BLDG CODE HEIGHT: 9±
AREAS:
FIRST FLOOR 45,614 SF
TOTAL 45,614 SF

THE STORIES ABOVE ARE BASED ON STORIES ABOVE GRADE PLANE AS DEFINED IN THE ME STATE BUILDING CODE

BUILDING CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

BUILDING USE AND OCCUPANCY:
LOW HAZARD STORAGE 2 (S2)
MERCANTILE (M)

SEPARATED USE GROUPS
S2 FROM M:
3 HR FIRE SEPARATION
S2 FROM R2 ABOVE:
2 HR FIRE SEPARATION
M FROM R2 ABOVE:
3 HR FIRE SEPARATION

SPRINKLER:
NFPA 13
DRAWINGS TO BE SUBMITTED TO BUILDING INSPECTOR & FIRE INSPECTOR DURING CONSTRUCTION

CONSTRUCTION TYPES:
S2 AREA: TYPE 1P
M AREA: TYPE 1A

TABLE 503 (S2 & M)
HEIGHT FROM TABLE (MOST RESTRICTIVE): 11 STORIES/160'

TABLE 503 (S2 & M)
AREA/FLOOR FROM TABLE (MOST RESTRICTIVE): 79,000 SF

BUILDING 1 CODE ANALYSIS

STORIES: 4 BLDG CODE HEIGHT: 57.75±
AREAS:
SECOND FLOOR 16,100 SF
THIRD FLOOR 16,100 SF
FOURTH FLOOR 16,100 SF
FIFTH FLOOR 15,362 SF
TOTAL 64,262 SF

BUILDING CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

THE STORIES ABOVE ARE PERMITTED IN THIS USE GROUP BASED ON ME STATE BUILDING CODE, IBC SECTIONS 508.2 AND 508.4 AND START ABOVE THE FIRST FLOOR GARAGE

BUILDING USE AND OCCUPANCY:
RESIDENTIAL (R2)

SEPARATED USE GROUPS
S2 FROM M:
3 HR FIRE SEPARATION
S2 FROM R2 ABOVE:
2 HR FIRE SEPARATION
M FROM R2 ABOVE:
3 HR FIRE SEPARATION

SPRINKLER:
NFPA 13
DRAWINGS TO BE SUBMITTED TO BUILDING INSPECTOR & FIRE INSPECTOR DURING CONSTRUCTION

CONSTRUCTION TYPES:
R AREA: TYPE VA

TABLE 503 (R2) & SECTION 504 HEIGHT VERIFICATION
HEIGHT FROM TABLE: 3 STORIES/50'
HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORIES/60'

TABLE 503 (R2) & SECTION 506 AREA VERIFICATION
AREA/FLOOR FROM TABLE: 12,000 SF
SPRINKLER SYSTEM INCREASE BASED ON 506.3
200% DUE TO NFPA 13 SPRINKLER
FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [(676/676) - 0.25] * 1 = 75%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000SF * [1.0000] + [12,000 * 75/100] = 45,000 SF$
AREA DETERMINATION BASED ON SECTION 506.4:
 $45,000SF * 4 STORIES = 180,000 SF$

BUILDING 2 CODE ANALYSIS

STORIES: 4 BLDG CODE HEIGHT: 57.75±
AREAS:
SECOND FLOOR 16,287 SF
THIRD FLOOR 16,287 SF
FOURTH FLOOR 16,287 SF
FIFTH FLOOR 16,242 SF
TOTAL 65,103 SF

BUILDING CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

THE STORIES ABOVE ARE PERMITTED IN THIS USE GROUP BASED ON ME STATE BUILDING CODE, IBC SECTIONS 508.2 AND 508.4 AND START ABOVE THE FIRST FLOOR GARAGE

BUILDING USE AND OCCUPANCY:
RESIDENTIAL (R2)

SEPARATED USE GROUPS
S2 FROM M:
3 HR FIRE SEPARATION
S2 FROM R2 ABOVE:
2 HR FIRE SEPARATION
M FROM R2 ABOVE:
3 HR FIRE SEPARATION

SPRINKLER:
NFPA 13
DRAWINGS TO BE SUBMITTED TO BUILDING INSPECTOR & FIRE INSPECTOR DURING CONSTRUCTION

CONSTRUCTION TYPES:
R AREA: TYPE VA

TABLE 503 (R2) & SECTION 504 HEIGHT VERIFICATION
HEIGHT FROM TABLE: 3 STORIES/50'
HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORIES/60'

TABLE 503 (R2) & SECTION 506 AREA VERIFICATION
AREA/FLOOR FROM TABLE: 12,000 SF
SPRINKLER SYSTEM INCREASE BASED ON 506.3
200% DUE TO NFPA 13 SPRINKLER
FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [(508/754) - 0.25] * 1 = 42%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000SF * [1.0000] + [12,000 * 42/100] = 41,040 SF$
AREA DETERMINATION BASED ON SECTION 506.4:
 $41,040SF * 4 STORIES = 164,160 SF$

SCHEDULE OF UNITS

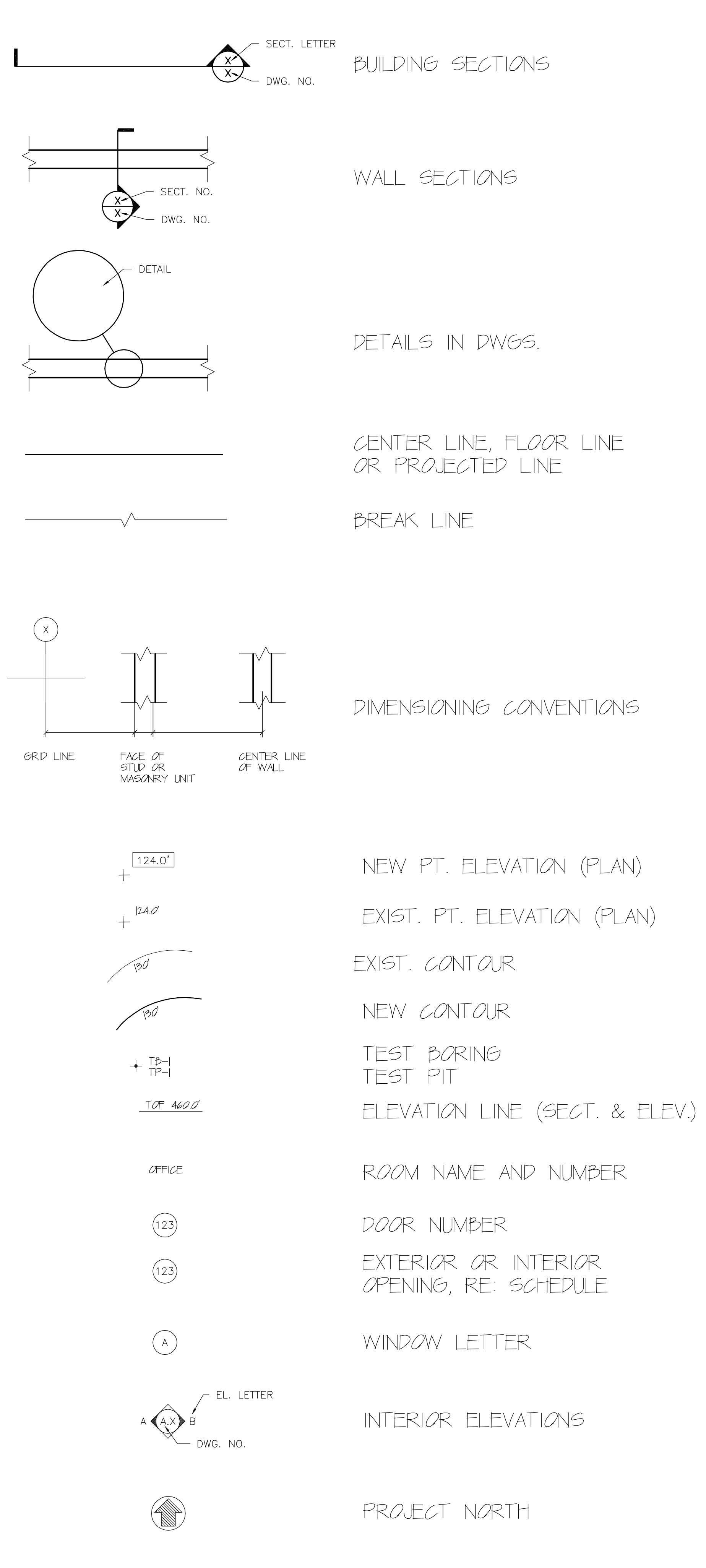
UNIT TYPE	2ND-4TH FLR GROSS SF	5TH FLR GROSS SF	BLDG 1	BLDG 2	TOTAL
TWO BEDROOM UNIT A	1214	1214	0	0	4
TWO BEDROOM UNIT A1	1215	1205	4	0	8
ONE BEDROOM + DEN UNIT C	977	970	4	0	4
TWO BEDROOM UNIT D	988	965	0	0	8
ONE BEDROOM UNIT E	714	714	4	0	4
STUDIO UNIT F	633	633	4	0	4
ONE BEDROOM UNIT G	837	837	4	0	4
TWO BEDROOM UNIT H	1115	1115	0	0	8
TWO BEDROOM UNIT I	1917	1291	0	0	16
TWO BEDROOM UNIT J	1917	1917	0	4	4
ONE BEDROOM UNIT K	868	868	0	4	4
TWO BEDROOM UNIT L	1928	1928	0	4	4
THREE BEDROOM UNIT M	2134	2098	0	4	4
THREE BEDROOM UNIT N	2057	2094	0	4	4
TWO BEDROOM UNIT P	1233	1233	0	6	6
TWO BEDROOM UNIT Q	1219	1219	0	4	4
STUDIO UNIT R	622	622	0	2	2
THREE BEDROOM UNIT S	1858	1858	0	2	2
TOTALS	TOTAL UNITS SF: 119,288		92	42	94

ALL UNITS SHALL BE IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS FOR ACCESSIBILITY. THIS INCLUDES THE FEDERAL FAIR HOUSING AMENDMENTS (FHA) AND THE MAINE HUMAN RIGHTS COMMISSION. > 2% OF THE RENTAL UNITS ARE DESIGNED FOR FULL HANDICAPPED ACCESSIBILITY.

ABBREVIATIONS

<	less than	FIBERGL	fiberglass
>	greater than	FLDSTN	fieldstone
ACC	access	FIN	finish(ed)
AP	access panel	FFEEL	finished floor elevation
AC	acoustical	FA	fire alarm
ACT	acoustical tile	FE	fire extinguisher
ADD	addendum	FEZ	fire extinguisher cabinet
ADJ	adjacent	FHS	fire hose cabinet
AFF	above finish floor	FRT	fire retardant treated
AGG	aggregate	FIX	fixture
A/C	air conditioning	FRPF	fireproof
AMB	air infiltration barrier	FLASH	flashing
ALT	alternate	FMS	flat head machine screw
ALUM	aluminum	FHWS	flat head wood screw
ACSC	aluminum coil stock cover	FLEX	flexible
ANC	anchor, anchorage	FL	floor
ANOD	anodized	FLG	flooring
ARCH	architect(ural)	FD	floor drain
AD	area drain	FLUOR	fluorescent
ASB	asbestos	FTG	footing
ASPH	asphalt	FDN	foundation
ATTEN	attenuation	FR	frame(d), (ing)
AUTO	automatic	FES	furred, (ing)
		FLR	future
		FUT	future
		FFL	finished floor
BE	baked enamel		
BSMT	basement		
BING	bearing		
BM	bench mark	GAL	galvanized
BTWN	between	GI	galvanized iron
BVL	beveled	GSKT	gasket(ed)
BIT	bituminous	GA	gauge
BLK	black	GC	general contract(or)
BLKG	blocking	GL	glass
BD	board	GCMU	glazed concrete masonry unit
BOT	bottom	GW.C	glazed wall coating
B.C.	bottom of curb	GRD	grade (grading)
BLDG	building	GRAN	granite
BND	bound	GRAV	gravel
BRK	brick	GRND	ground
BS	both sides	GRD	guard
BUR	built up roofing	GYP	gypsum
		HC	handicap
CAB	cabinet	HH	handhole
CAD	cadmium	HDRLL	handrail
CPT	carpet	HDWR	hardware
CASMT	casement	HDWD	hardwood
CI	cast iron	HDR	header
CB	catch basin	HDWL	headwall or culvert end wall
CLKG	caulking	HTG	heating
CLG	ceiling	HVAC	heating/ventilating/air conditioning
CEM	cement	HD	heavy duty
CTR	center	HT (H)	height (high)
C.L.	center line	HP	high point
CER	ceramic	HM	hollow metal
C.T.	ceramic tile	HORIZ	horizontal
CKBD	chalkboard	HYD	hydrant
CHNL	channel		
CHRM	chromium (plated)	INCL	include(d), (ing), inclusive
CIR	circle, circular	INFILT	infiltration
CIRC	circumference	INTD	inside diameter
CO	cased opening	INSUL	insulate(d), (ion)
CLR	clear(ance)	INT	interior
CCTV	closed circuit television	INV	invert
CLSR	closure	JT	joint
COL	column	K/O	knockout
COMB	combine, combination		
COMP	compartment	LAD	ladder
COMP	composition, composite	LAM	laminated
COMP	compression(ed), (ion), (ible)	LAV	lavatory
CONC	concrete	L.C.	lead coated
CMU	concrete masonry unit	LH	left hand
CONN	connect, connection	L	length
CONST	construction	LI	length of curve
CONT	continuous, continue	LT	light
CON	construction joint	LT.PRF.	light proof
CJT	control joint	LT.WT.	light weight
CPR	copper	LIN	linen
CG	corner guard	LVL	live load
CORR	corrugated, corridor	LP	low point
CNTR	counter	MACH	machine
CENK	countersunk	MANH	manhole
C.S.	countersunk screw	MFR	manufacture(r)
C, CRS	course	MAS	masonry
CULV.	culvert	M.O.	masonry opening
		M.L.	match line
DAMPFG	dampproofing	M.T.W.	masonry thru wall (flashing)
DB	decibel	NAT	material(s)
DEM	demolish, demolition	MAX	maximum
DMT	dismantle	MECH	mechanic(al)
PET	detail	MED	medium
DIAG	diagonal, diagram	MENB	membrane
DIAM	diameter	METL	metal, metallic
DIAM	dimension	MTR	meter
DWASHR	dishwasher	MM	millimeter
DISP	dispenser, disposal unit	MLWK	millwork
DIV	division	MIN	minimum
DR	door	MXP	modular, module
PA	double acting	MR	moisture resistant
PH	double hung	MLDG	molding
PYTL	dovetail	MTP	mounted
DN	down	MVPL	movable
DT	drainage tile	MULL	mullion
DWR	drawer	NAT	natural
DWG	drawing	NRG	noise reduction coefficient
DF	drinking fountain	NOM	nominal
DI	drop inlet	NSP	non-slip
DMW	dumbwaiter	N/A	not applicable
		N	north
E	east	NIC	not in contract
ELEC	electric	NTS	not to scale
EW/C	electric water cooler		
EPP	electronic data processor	OC	on center
EL	elevation	OPNG	opening
ELEV	elevator	OPP	opposite
ENCL	enclosure	OH	opposite hand
ENTR	entrance	OD	outside diameter
ECR	engineer of record	OHMS	ovalhead machine screw
EQ	equal	OHWS	ovalhead wood screw
EQUIP	equipment	OHVD	overhead
EST	estimate(d)		
EW	each way	PAF	powder-actuated fastening
EXCAV	excavate	PTD	painted
EXT	exhaust	PR	pair
EXIST	existing	P.NL	panel
EXP.	expansion joint	PAR.//	parallel
EXPO	exposed	PARTBD.	particle board
EXT	exterior	P.N.	partition
		PVC	pavement
FBRK	face brick	PERF	perforated
F.C.B.	face of concrete	PERP	perpendicular
FD	fire damper	PERIM	perimeter
FCC	face of finish	PLAS	plaster
FOM	face of masonry	PLAM.	plastic laminate
FAC	factory		
FACP	fire alarm control panel	PL	plate
FAS	fasten, fastener	PLYWD	plywood
		PNEU	pneumatic
		PT	pressure treated
		P.C.	point of curvature
		P.C.C.	point of compound curvature
		PR.C.	point of reverse curvature
		PR.V.C.	point of reverse vertical curvature
		P.L.	parallel
		P.T.	point of tangency
		P.I.	point of intersection
		P.V.C.	point of vertical curvature
		P.V.I.	point of vertical intersection
		P.V.T.	point of vertical tangent
		P.V.C.	polyvinyl chloride
		PE	porcelain enamel
		QT	quarry tile
		QUANT	quantity
		RAD (R)	radius
		REC	recessed
		REF	reference
		REFL	reflect(ed), (ive), (or)
		REFR.G.	refrigerate (or)
		REG	register, regular
		REIN	reinforce(d), (ing)
		R.C.P.	reinforced concrete pipe
		RES	resilient
		RET	return of retaining
		RA	return air
		RVS	reverse
		REV	revision(s), revised
		REQD	required
		RH	right hand
		R.O.W.	right of way
		R	riser
		RVT	rivet
		RF	roof
		RD	roof drain
		RL	roof leader
		RFG	roofing
		RM	room
		RND	round
		RO	rough opening
		RHS	roundheaded screw
		SCHED.	schedule
		SCRN	screen
		SCR	screw
		SLNT	sealant
		SEATG	seating
		SEC	section
		SFRM	spray fire-resistive material
		SHTG	sheathing
		SHT	sheet
		SMS	sheet metal screw
		SW	sidewalk
		SXP	siding
		SM	similar
		SLV	sleeve
		SNDRF	soundproof
		S	south
		SPKR	speaker
		SFR	sprinkler
		SQ	square
		SS	stainless steel
		STD	standard
		STA	station
		STL	storage
		STOR	storm drain
		SP	structural
		STRUC	structural clay tile
		SCT	structural glazed tile
		S&G	suspended
		SUSP	suspended
		SYM	symmetrical
		SYNTH	synthetic
		SYS	system
		TKBD	tackboard
		TKS	tackstrip
		TI	tangent distance of curve
		TEL	telephone
		TV	television
		TG	terra cotta
		TERR	terrazzo
		THK (T)	thick(ness)
		THLDP	threshold
		TFPN	toilet partition
		T&G	tongue & groove, tar & gravel
		TC	top of curb
		TRAN	transom
		T	tread
		TYP	typical
		TOP	top of parapet
		TOF	top of finish
		TOFF	top of first floor
		TOS	top of slab
		TO2F	top of second floor
		TO3F	top of third floor
		TOTF	top of wall
		UC	undercut
		US	underside of slab
		UNLAYMT	underlayment
		UNFIN	unfinished
		UNO	unless noted otherwise
		UR	urinal
		VJT	v-joint(ed)
		VAC	vacuum
		VP	vapor barrier
		VARN	varnish
		VNR	veneer
		VERM	vermiculite
		VERT	vertical
		VG	vertical grain
		VIN	vinyl
		VAT	vinyl asbestos tile
		VWC	vinyl wall covering
		V.C.P.	vitrified clay pipe
		WH	wall hung
		WC	water closet
		WPTG	waterproof(ing)
		WSTP	water stop
		WM	water main
		WP	weather barrier
		WHSTRP	weatherstrip
		WWF	welded wire fabric
		W	west
		W	width (wide)
		WPW	window
		WGL	wire glass
		W.M.S.	wire mesh
		W	with
		W/O	without
		WD	wood
		WI	wrought iron

SYMBOLS



MATERIALS

	EARTH
	STONE
	CONCRETE
	SAND OR LT. WT. CONG.
	PRECAST CONG.
	BRICK
	CMU
	CUT STONE
	RUBBLE STONE
	MARBLE
	SLATE BLUESTONE
	TERRAZZO
	METAL (LG. SCALE)
	METAL (SML. SCALE)
	METAL STUD PARTITION
	FINISH WOOD
	FRAMING LUMBER WOOD (CONTINUOUS)
	WOOD BLOCKING FILLER (DISCONTINUOUS)
	PLYWOOD
	PARTICLE BD.
	BATT INSULATION
	RIGID INSULATION
	BLOWN IN INSULATION
	GLASS (LG. SCALE)
	CAULKING, SEALANT
	COMPRESSIBLE FILLER
	PLASTER ON MTL. LATH
	PLASTER, GYP. BD., SAND
	ACOUSTICAL TILE
	CERAMIC OR QUARRY TILE
	RESILIENT TILE
	CARPET

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THE BAY HOUSE
 Middle Street
 Portland, Maine

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

REVISIONS:

DRG. NO.
 AB