

THE BAY HOUSE

MIDDLE STREET
PORTLAND, MAINE

DATE : JULY 15, 2008

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 MAY STREET, SUITE 107D
BOSTON, MASSACHUSETTS 02118

ARCHITECT: DAVID M. WHITE, ARCHITECT
409 TIBBETTS HILL ROAD
PO BOX 447
SCOTTSDOWN, NEW HAMPSHIRE 03045
(603) 457-3405

OWNER CONSULTANT: SHINBERG CONSULTING, LLC
477 CONGRESS STREET, SUITE 107A
PORTLAND, MAINE 04101
(207) 778-7070

CIVIL ENGINEER: SEBAGO TECHNICS, INC.
PO BOX 1999
ONE CHADOT STREET
WESTBROOK, MAINE 04098-1999
(207) 856-0277

STRUCTURAL: JEN ASSOCIATES, INC.
1 AUTUMN STREET
PORTSMOUTH, NEW HAMPSHIRE 03024
(603) 439-8493

MECHANICAL: DESIGN-BUILD

ELECTRICAL: DESIGN-BUILD

CONTRACTOR: PORTLAND BUILDERS, INC.
PO BOX 1902
PORTLAND, ME 04112
(207) 879-0180

GARAGE LEVEL CODE ANALYSIS

STORIES: 1 **BLDG CODE HEIGHT:** 8'±

AREAS:

FIRST FLOOR	45,995 SF
TOTAL	45,995 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 I0
M AREA: TYPE I0

TABLE 509 (S2 & M) HEIGHT FROM TABLE (MOST RESTRICTIVE): 11 STORIES/10'

TABLE 509 (S2 & M) AREA/FLOOR FROM TABLE (MOST RESTRICTIVE): 79,000 SF

BUILDING 1 CODE ANALYSIS

STORIES: 4 **BLDG CODE HEIGHT:** 57'5"±

AREAS:

SECOND FLOOR	15,827 SF
THIRD FLOOR	15,827 SF
FOURTH FLOOR	15,827 SF
FIFTH FLOOR	15,827 SF
TOTAL	63,312 SF

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:
R2 FROM M:
3 HR FIRE SEPARATION
R2 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 509 (R2) & SECTION 504 HEIGHT VERIFICATION HEIGHT FROM TABLE: 3 STORIES/50'

HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORIES/60'

TABLE 509 (R2) & SECTION 506 AREA VERIFICATION AREA/FLOOR FROM TABLE: 12,000 SF

SPRINKLER SYSTEM INCREASE BASED ON 506.5 200% DUE TO NFPA 13 SPRINKLER FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [(716/716 - 0.25) + 1] = 75%$

AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000 SF + [12,000 * 0.75] = 21,000 SF$

AREA DETERMINATION BASED ON SECTION 506.4:
 $45,000 SF * 4 STORIES = 180,000 SF$

BUILDING 2 CODE ANALYSIS

STORIES: 4 **BLDG CODE HEIGHT:** 57'5"±

AREAS:

SECOND FLOOR	16,991 SF
THIRD FLOOR	16,991 SF
FOURTH FLOOR	16,991 SF
FIFTH FLOOR	16,991 SF
TOTAL	67,964 SF

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:
R2 FROM M:
3 HR FIRE SEPARATION
R2 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 509 (R2) & SECTION 504 HEIGHT VERIFICATION HEIGHT FROM TABLE: 3 STORIES/50'

HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORIES/60'

TABLE 509 (R2) & SECTION 506 AREA VERIFICATION AREA/FLOOR FROM TABLE: 12,000 SF

SPRINKLER SYSTEM INCREASE BASED ON 506.5 200% DUE TO NFPA 13 SPRINKLER FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [(808/754 - 0.25) + 1] = 42%$

AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000 SF + [12,000 * 0.42] = 17,040 SF$

AREA DETERMINATION BASED ON SECTION 506.4:
 $142,080 SF * 4 STORIES = 568,320 SF$

INDEX OF DRAWINGS

AD	TITLE SHEET	UI	UNIT FLOOR PLANS UNITS A & B	35C1	TYP SECTIONS D5W, UNIT ENTRY & SHAFT
	ABBREVIATION SHEET	U2	UNIT FLOOR PLANS UNITS D & E	35C2	DETAILS
		U3	UNIT FLOOR PLANS UNITS F & G	35C3	DETAILS
		U4	UNIT FLOOR PLANS UNITS K & KI	35C4	DETAILS
		U5	UNIT FLOOR PLANS UNITS L & J		
		U6	UNIT FLOOR PLANS UNITS M	AS1	ASSEMBLY SCHEDULES
		U7	UNIT FLOOR PLANS UNITS Q & R	AS2	ASSEMBLY SCHEDULES
				AS3	ASSEMBLY SCHEDULES
				AS4	ASSEMBLY SCHEDULES
				AS5	ASSEMBLY SCHEDULES
				AS6	ASSEMBLY SCHEDULES
SHT 1	COVER SHEET	E1	INTERIOR ELEVATIONS		
SHT 2	BOUNDARY & TOPOGRAPHY SURVEY	E2	INTERIOR ELEVATIONS		
SHT 3	DEMOLITION PLAN	E3	INTERIOR ELEVATIONS		
SHT 4	SITE PLAN	E4	INTERIOR ELEVATIONS		
SHT 5	GRADING PLAN	E5	INTERIOR ELEVATIONS		
SHT 6	UTILITY PLAN	E6	INTERIOR ELEVATIONS		
SHT 7	LANDSCAPE AND LIGHTING PLAN	E7	INTERIOR ELEVATIONS		
SHT 8	PROFILE	E8	INTERIOR ELEVATIONS		
SHT 9	PROFILE	E9	INTERIOR ELEVATIONS		
SHT 10	DETAILS	E10	INTERIOR ELEVATIONS		
SHT 11	DETAILS	E11	INTERIOR ELEVATIONS		
SHT 12	DETAILS	E12	INTERIOR ELEVATIONS		
SHT 13	DETAILS	E13	INTERIOR ELEVATIONS		
SHT 14	STORMTECH DETAILS	E14	INTERIOR ELEVATIONS		
		E15	INTERIOR ELEVATIONS		
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SNI	STRUCTURAL NOTES SPECIAL INSPECTIONS	SC12	DOOR SCHEDULE		
SO0	FOUNDATION PLAN PH 1/BLDG 1	SC13	DOOR/WINDOW SCHEDULE		
SO1	FOUNDATION PLAN PH 1/BLDG 2	SC14	SIGNAGE SCHEDULE		
SO2	FOUNDATION DETAILS	SC15	SIGNAGE SCHEDULE		
SO3	FOUNDATION DETAILS	SC16	SIGNAGE SCHEDULE		
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SO5	FOUNDATION DETAILS				
SO6	FOUNDATION DETAILS				
SO7	FOUNDATION DETAILS				
S10	GARAGE DECK FRAMING PLAN PH 1/BLDG 1	SC1	SECTION 01		
S11	GARAGE DECK FRAMING PLAN PH 1/BLDG 2	SC2	SECTION 02		
S12	SECOND FLOOR FRAMING PLAN PH 1/BLDG 1	SC3	SECTION 03		
S13	SECOND FLOOR FRAMING PLAN PH 1/BLDG 2	SC4	SECTION 04		
S14	SECOND FLOOR DETAILS	SC5	SECTIONS 05 & 06		
S15	SECOND FLOOR DETAILS	SC6	SECTIONS 07 & 08		
S20	THIRD FLOOR FRAMING PLAN PH 1/BLDG 1	SC7	SECTIONS 09, 10 & 11		
S21	THIRD FLOOR FRAMING PLAN PH 1/BLDG 2	SC8	SECTIONS 12, 13, 14 & 14A		
S22	FLOOR FRAMING DETAILS	SC9	SECTION 15		
S23	FLOOR FRAMING DETAILS	SC10	SECTION 16		
S30	FOURTH FLOOR FRAMING PLAN PH 1/BLDG 1	SC11	SECTION 17		
S31	FOURTH FLOOR FRAMING PLAN PH 1/BLDG 2	SC12	SECTION 18		
S40	FIFTH FLOOR FRAMING PLAN PH 1/BLDG 1	SC13	SECTIONS 19 & 20		
S41	FIFTH FLOOR FRAMING PLAN PH 1/BLDG 2	SC14	SECTIONS 21 & 22		
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S52	ROOF FRAMING DETAILS	SC17	SECTIONS 29		
		SC18	SECTIONS 31 & 32		
		SC19	SECTIONS 33, 34 & 35		
		SC20	SECTIONS 36 & 37		
		SC21	SECTIONS 38 & 39		
		SC22	SECTIONS 40 & 41		
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B1-2	2ND FLOOR PLAN PH 1/BLDG 1	SC3	SECTION C		
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B1-4	4TH FLOOR PLAN PH 1/BLDG 1	SC5	SECTIONS E & F		
B1-5	5TH FLOOR PLAN PH 1/BLDG 1	SC6	SECTIONS G & H		
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B2-1	1ST FLOOR PLAN PH 1/BLDG 2	SC1	SECTION A		
B2-2	2ND FLOOR PLAN PH 1/BLDG 2	SC2	SECTION B		
B2-3	3RD FLOOR PLAN PH 1/BLDG 2	SC3	SECTION C		
B2-4	4TH FLOOR PLAN PH 1/BLDG 2	SC4	SECTION D		
B2-5	5TH FLOOR PLAN PH 1/BLDG 2	SC5	SECTIONS E & F		
B2-6	ROOF PLAN PH 1/BLDG 2	SC6	SECTIONS G & H		
		SC7	SECTIONS J, K & L		
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E4	WEST COURTYARD ELEVATION PH 1/BLDG 1	SC4	SECTION D		
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E7	ELEVATION A THRU BLDG PH 1/BLDG 2	SC7	SECTIONS J, K & L		
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		SC10	SECTIONS T & U		
		SC11	SECTIONS V, X & Y		

SCHEDULE OF UNITS

UNIT TYPE	2ND-4TH FLR GROSS SF	5TH FLR GROSS SF	BLDG 1	BLDG 2	TOTAL
TWO BEDROOM UNIT A	1243	1239	8	6	14
TWO BEDROOM UNIT B	1917	1231	16	8	24
THREE BEDROOM UNIT D	1858	1858	0	2	2
ONE BEDROOM UNIT E	628	628	0	2	2
TWO BEDROOM UNIT F	1172	1172	4	0	4
ONE BEDROOM UNIT G	848	848	0	4	4
TWO BEDROOM UNIT J	1528	1528	0	4	4
TWO BEDROOM UNIT K	1197	1197	0	4	4
TWO BEDROOM UNIT KI	1206	1206	0	0	0
TWO BEDROOM UNIT L	1216	1216	0	4	4
THREE BEDROOM UNIT M	2144	2127	4	0	4
THREE BEDROOM UNIT Q	2057	2094	0	4	4
THREE BEDROOM UNIT R	1692	1692	0	4	4
TOTALS			40	42	82

