

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
SOPHTOWN, 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 04092-1999
(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

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 1B
M AREA: TYPE 1A

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

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

BUILDING CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

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

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

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 STORES/50'
HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORES/60'

TABLE 509 (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:
 $100 * [(716/716 - 0.25) + 1] = 75%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000 SF + [12,000 * 0.75] = 21,000 SF$
AREA DETERMINATION BASED ON SECTION 506A:
 $45,000 SF * 4 STORES = 180,000 SF$

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 502.2 AND 502.4 AND START ABOVE THE FIRST FLOOR GARAGE

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

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 STORES/50'
HEIGHT BASED ON SECTION 504.2 SPRINKLER ALLOWANCE: 4 STORES/60'

TABLE 509 (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:
 $100 * [(808/754 - 0.25) + 1] = 42%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000 SF + [12,000 * 0.42] = 17,040 SF$
AREA DETERMINATION BASED ON SECTION 506A:
 $41,240 SF * 4 STORES = 164,960 SF$

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 502.2 AND 502.4 AND START ABOVE THE FIRST FLOOR GARAGE

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SCHEDULE OF UNITS

UNIT TYPE	2ND-4TH FLR GROSS SF	5TH FLR GROSS SF	BLDG 1	BLDG 2	TOTAL
TWO BEDROOM UNIT A	1243	1233	8	6	14
TWO BEDROOM UNIT B	1317	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	1137	1137	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

ABBREVIATIONS

<	less than	FIBERGL	fiberglass	PL (P)	plate
>	greater than	FLDSTN	fieldstone	PLYWD	plywood
ACC	access	FN	finish(ed)	PNEU	pneumatic
ACP	access panel	FFFL	finished floor elevation	PT	pressure treated
AC	acoustical	FA	fire alarm	P.C.	point of curvature
ACT	acoustical tile	FE	fire extinguisher	P.C.C.	point of compound curvature
ADD.	addendum	FE.C	fire extinguisher cabinet	PR.C.	point of reverse curvature
ADJ	adjacent	FHC	fire hose cabinet	PR.V.C.	point of reverse vertical curvature
AF	above finish floor	FR	fire retardant treated	PSL	parallel
AGG	aggregate	FR.F	fireproof	P.T.	point of tangency
A/C	air conditioning	FR.FP	fireproof	PI	point of intersection
AIB	air infiltration barrier	FLAST	flashing	P.V.C.	point of vertical curvature
ALT	alternate	FHMS	flat head machine screw	P.V.I.	point of vertical intersection
ALUM	aluminum	FHWS	flat head wood screw	P.V.T.	point of vertical tangent
ALSC	aluminum coil stock cover	FLEX	flexible	P.V.C.	polyvinyl chloride
ANC	anchor, anchorage	FLOOR	floor	PE	porcelain enamel
ANOD	anodized	FLG	flooring	QT	quarry tile
ARCH	architect(ural)	FD	floor drain	QUANT	quantity
AD	area drain	FLUR	fluorescent		
ASB	asbestos	FTG	footing		
ASPH	asphalt	FDN	foundation		
ATTEN	attenuation	FR	frame(d), (ing)		
AUTO.	automatic	F.S.	full size		
		FUR	furred, (ing)		
		FUT	future		
		FTL	finished floor		
BE	baked enamel				
BSMT	basement				
BRG	bearing				
B.M.	bench mark				
BTWN	between				
B.L.	beveled				
BIT.	bituminous				
BLK	block				
BLKG	blocking				
BD	board				
BOT	bottom				
B.C.	bottom of curb				
BLDG	building				
BND	bound				
BRK	brick				
BS	both sides				
BUR	built up roofing				
CAB.	cabinet				
CAD	cadmium				
CPT	carpet				
CASMT	casement				
CL	cast iron				
CB	catch basin				
CLKG	caulking				
CLG	ceiling				
CEM	cement				
CTR	center				
C	center line				
CER	ceramic				
CT.	ceramic tile				
CKBD	chalkboard				
CHNL	channel				
CHRM	chromium (plated)				
CIR	circle, circular				
CIRC.	circumference				
CO	cased opening				
COR	corner (ance)				
CCTV	closed circuit television				
CLER	closure				
COL	column				
COMB.	combine, combination				
CAMPT	compartment				
COMPO	composition, composite				
COMP	compress(ed), (ion), (ible)				
CONC	concrete				
CMU	concrete masonry unit				
CANL	connect, connection				
CONST	construction				
CONT	continuous, continue				
C.J.	construction joint				
C.JT	control joint				
CPR	copper				
C.G.	corner guard				
CORR	corrugated, corridor				
CNTR	counter				
CNK	countersunk				
C.S.	countersunk screw				
C. CRS	course				
CULV.	culvert				
DAMPPO	dampproofing				
DB	decibel				
DEM	demolish, demolition				
DMT	demauntable				
DET	detail				
D	depth				
DIAG	diagonal, diagram				
DIAM	diameter				
DIM	dimension				
DWSHR	dishwasher				
DISP	dispenser, disposal unit				
DIV	division				
DR	door				
DA	double acting				
DH.	double hung				
DVTL	dovetail				
DN	down				
DT	drainage tile				
DWR	drawer				
DWG	drawing				
DF	drinking fountain				
DI	drop inlet				
DMV	dumbwaiter				
E	east				
ELEC	electric				
EWV	electric water cooler				
EDP	electronic data processor				
EL	elevation				
ELEV	elevator				
ENCL	enclosure				
ENTR.	entrance				
ENR	engineer of record				
EQ	equal				
EQUIP	equipment				
EST	estimate(d)				
EW	each way				
EXCAV	excavate				
EXH	exhaust				
EXIST	existing				
EXP	expansion				
E.J.	expansion joint				
EXPO	exposed				
EXT	exterior				
FBRK	face brick				
FCB	fiber cement board				
FD	fire damper				
FOC	face of concrete				
FOF	face of finish				
FOM	face of masonry				
FAC	factory				
FACP	fire alarm control panel				
FAS	fasten, fastener				
FIBERGL	fiberglass				
FLDSTN	fieldstone				
FN	finish(ed)				
FFFL	finished floor elevation				
FA	fire alarm				
FE	fire extinguisher				
FE.C	fire extinguisher cabinet				
FHC	fire hose cabinet				
FR	fire retardant treated				
FR.F	fireproof				
FR.FP	fireproof				
FLAST	flashing				
FHMS	flat head machine screw				
FHWS	flat head wood screw				
FLEX	flexible				
FLOOR	floor				
FLG	flooring				
FD	floor drain				
FLUR	fluorescent				
FTG	footing				
FDN	foundation				
FR	frame(d), (ing)				
F.S.	full size				
FUR	furred, (ing)				
FUT	future				
FTL	finished floor				
GAL	galvanized				
GI	galvanized iron				
GASKT	gasket(ed)				
GA	gauge				
GC	general contract(or)				
GL	glass				
CCMU	glazed concrete masonry unit				
GW.C.	glazed wall coating				
GRD	grade (grading)				
GRAN	granite				
GRAV.	gravel				
GRND	ground				
GD	guard				
GYP	gypsum				
H.C.	handicap				
HH	handhole				
HDRL	handrail				
HDWR	hardware				
HDWD	hardwood				
HDR	header				
HDWL	headwall or culvert end wall				
HTG	heating				
HVAC	heating/ventilating/air conditioning				
HP	heavy duty				
HT (H)	height (high)				
HP.	high point				
HM	hollow metal				
HORZ	horizontal				
HYD	hydrant				
INCL	include(d), (ing), inclusive				
INFILT	infiltration				
INSUL	insulate(d), (ion)				
INT	interior				
INV	invert				
JT	joint				
K/O	knockout				
LAD	ladder				
LAM	laminated				
LAV	lavatory				
L.C.	lead coated				
LH	left hand				
L	length				
LT	length of curve				
LT	light				
LT.PRF.	light proof				
LT.WT.	light weight				
LN	linen				
LL	live load				
LVR	louver				
L.P.	low point				
MACH	machine				
MH	manhole				
MFR	manufacture(r)				
MPL	marble				
MAS	masonry				
MO	masonry opening				
M/L	match line				
MT.W.	masonry thru wall (flashing)				
MAT	material(s)				
MAX	maximum				
MESH	mechanic(al)				
MED	medium				
MEMB	membrane				
MTL	metal, metallic				
MTR	meter				
MLDGS	millimeter				
MLWK	millwork				
MIN	minimum				
MOD	modular, module				
MR	moisture resistant				
MOLDG	molding				
MTP	mounted				
MVBL	movable				
MULL	mullion				
NAT	natural				
NRC	noise reduction coefficient				
NOM	nominal				
N/S	non-slip				
N/A	not applicable				
N	north				
NIC.	not in contract				
NT.S.	not to scale				
OC	on center				
OPNG	opening				
OPP	opposite				
OH	opposite hand				
OD	outside diameter				
OHMS	ovalhead machine screw				
OHWS	ovalhead wood screw				
OHVD	overhead				
PAF	powder-actuated fastening				
PTD	pointed				
PR	pair				
PNL	panel				
PAR. //	parallel				
PARTBD.	particle board				
PTN	partition				
PVMT	pavement				
PERF	perforated				
PERP	perpendicular				
PERIM	perimeter				
PLAS	plaster				