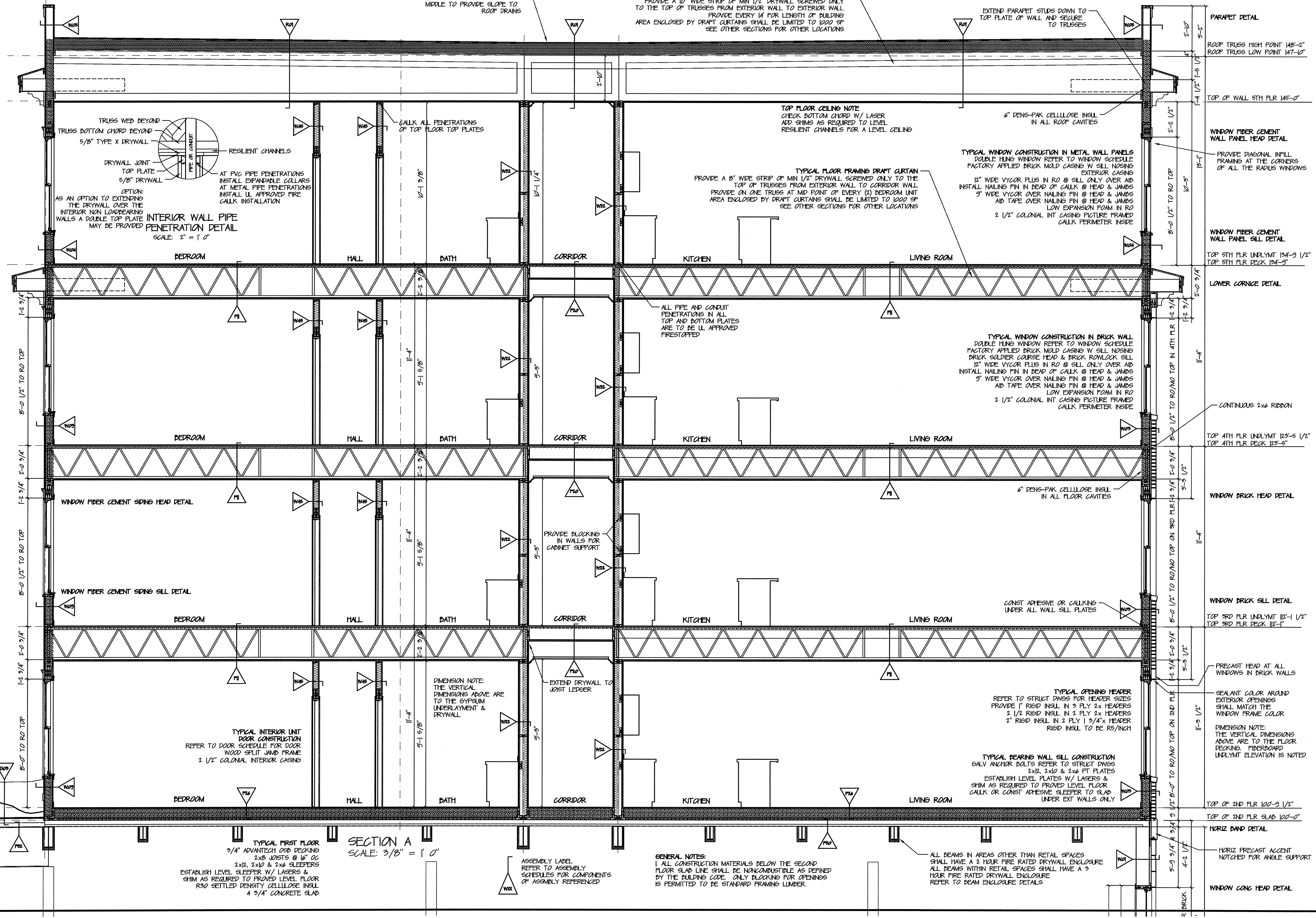


TYPICAL ROOFING NOTE
 PROVIDE ADDITIONAL TAPERED INSULATION TO PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS REFER TO ROOF PLAN

TYPICAL ROOF FRAMING DRAFT CURTAIN
 PROVIDE A 1" WIDE STRIP OF MIN 1/2" DRYWALL SCREWED ONLY TO THE TOP OF TRUSSES FROM EXTERIOR WALL TO EXTERIOR WALL PROVIDE EVERY 14' FOR LENGTH OF BUILDING AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF SEE OTHER SECTIONS FOR OTHER LOCATIONS

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

PARAPET DETAIL
 ROOF TRUSS HIGH POINT 145'-2"
 ROOF TRUSS LOW POINT 147'-10"



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 EXTERIOR WALL PROVIDE ON ONE TRUSS AT MID POINT OF EVERY (3) BEDROOM UNIT AREA ENCLOSED BY DRAFT CURTAINS SHALL BE LIMITED TO 1000 SF SEE OTHER SECTIONS FOR OTHER LOCATIONS

TYPICAL WINDOW CONSTRUCTION IN METAL WALL PANELS
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE FACTORY APPLIED BRICK MOLD CASING W SILL NOSING EXTERIOR CASING
 12" WIDE VYCOR PLUS IN RO @ SILL ONLY OVER AIP
 INSTALL NAILING FIN IN BEAD OF CALK @ HEAD & JAMBS
 5" WIDE VYCOR OVER NAILING FIN @ HEAD & JAMBS
 AIP TAPE OVER NAILING FIN @ HEAD & JAMBS
 2 1/2" COLONIAL INT CASING PICTURE FRAMED CALK PERIMETER INSIDE

TYPICAL WINDOW CONSTRUCTION IN BRICK WALL
 DOUBLE HUNG WINDOW REFER TO WINDOW SCHEDULE FACTORY APPLIED BRICK MOLD CASING W SILL NOSING BRICK SOLDIER COURSE HEAD & BRICK ROWLOCK SILL
 12" WIDE VYCOR PLUS IN RO @ SILL ONLY OVER AIP
 INSTALL NAILING FIN IN BEAD OF CALK @ HEAD & JAMBS
 5" WIDE VYCOR OVER NAILING FIN @ HEAD & JAMBS
 AIP TAPE OVER NAILING FIN @ HEAD & JAMBS
 LOW EXPANSION FOAM IN RO
 2 1/2" COLONIAL INT CASING PICTURE FRAMED CALK PERIMETER INSIDE

DIMENSION NOTE:
 THE VERTICAL DIMENSIONS ABOVE ARE TO THE GYPSUM UNDERLAYMENT & DRYWALL

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

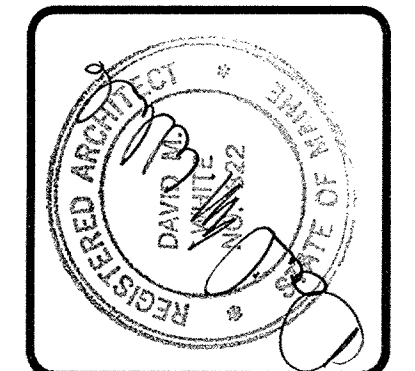
TYPICAL BEARING WALL SILL CONSTRUCTION
 GALV ANCHOR BOLTS REFER TO STRUCT DWGS 2x12, 2x10 & 2x6 PT PLATES
 ESTABLISH LEVEL PLATES W/ LASERS & SHIM AS REQUIRED TO PROVIDE LEVEL FLOOR CALK OR CONST ADHESIVE SLEEPER TO SLAB UNDER EXT WALLS ONLY

TYPICAL 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 INSL
 4 3/4" CONCRETE SLAB

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

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

ALL BEAMS IN AREAS OTHER THAN RETAIL SPACES SHALL HAVE A 2 HOUR FIRE RATED DRYWALL ENCLOSURE ALL BEAMS WITHIN RETAIL SPACES SHALL HAVE A 3 HOUR FIRE RATED DRYWALL ENCLOSURE REFER TO BEAM ENCLOSURE DETAILS



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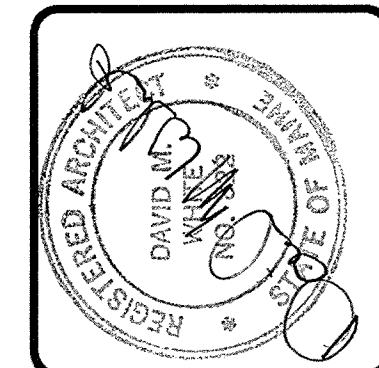
THE VILLAGE AT OCEAN GATE, LLC
 c/o Atlas Investment Group, LLC
 95 Fay Street, Suite 107B
 Boston, MA 02118

THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTION A
 Scale: 3/8" = 1'-0"
 Commission No.: 04-008
 Date: July 15, 2008

REVISIONS:

DRG. NO.
 BUILDING 1
 15C.1



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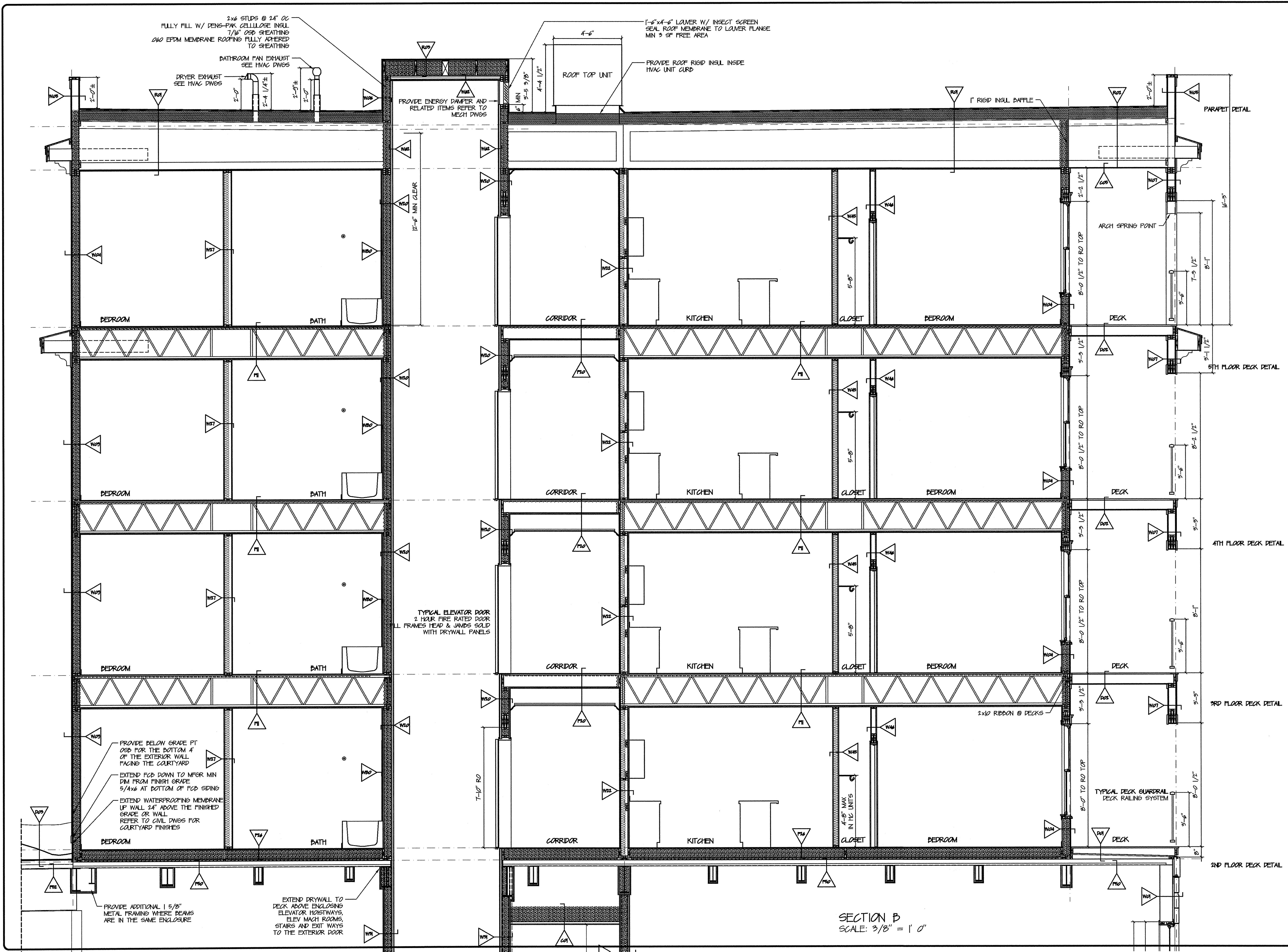
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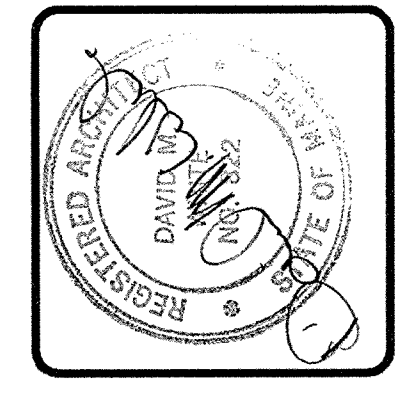
SECTION B
 Scale: 3/8" = 1'-0"
 Commission No.: 06-0028
 Date: July 15, 2008

REVISIONS:

DWG. NO.
 BUILDING 1
 15C.2



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



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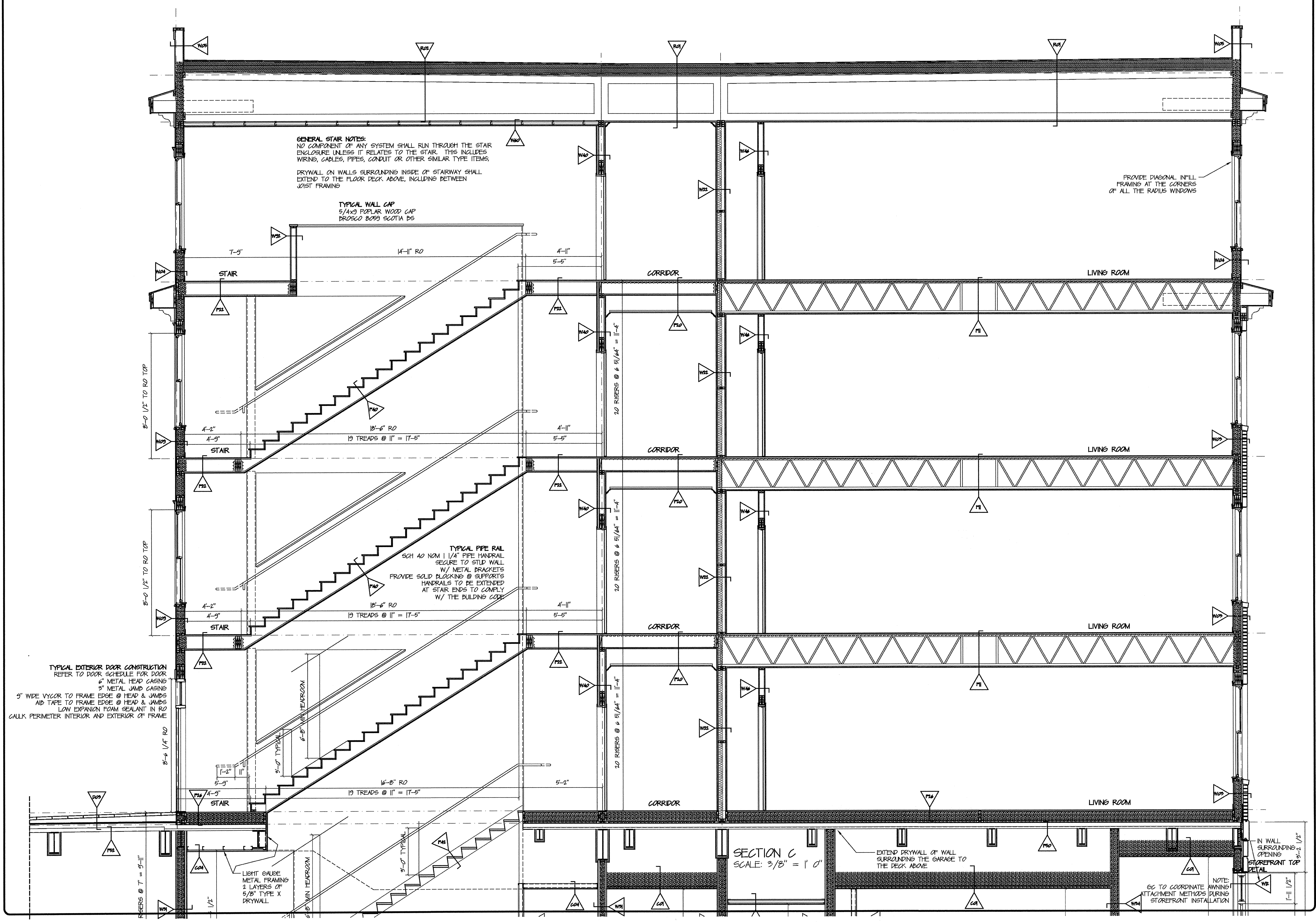
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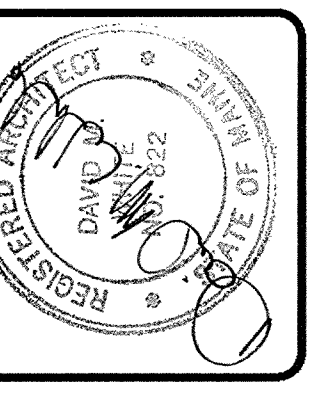
THE BAY HOUSE
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 Portland, Maine

SECTION C
 Scale: 3/8" = 1'-0"
 Commission No.: 06-008
 Date: July 15, 2008

REVISIONS:

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 BUILDING 1
ISC.3





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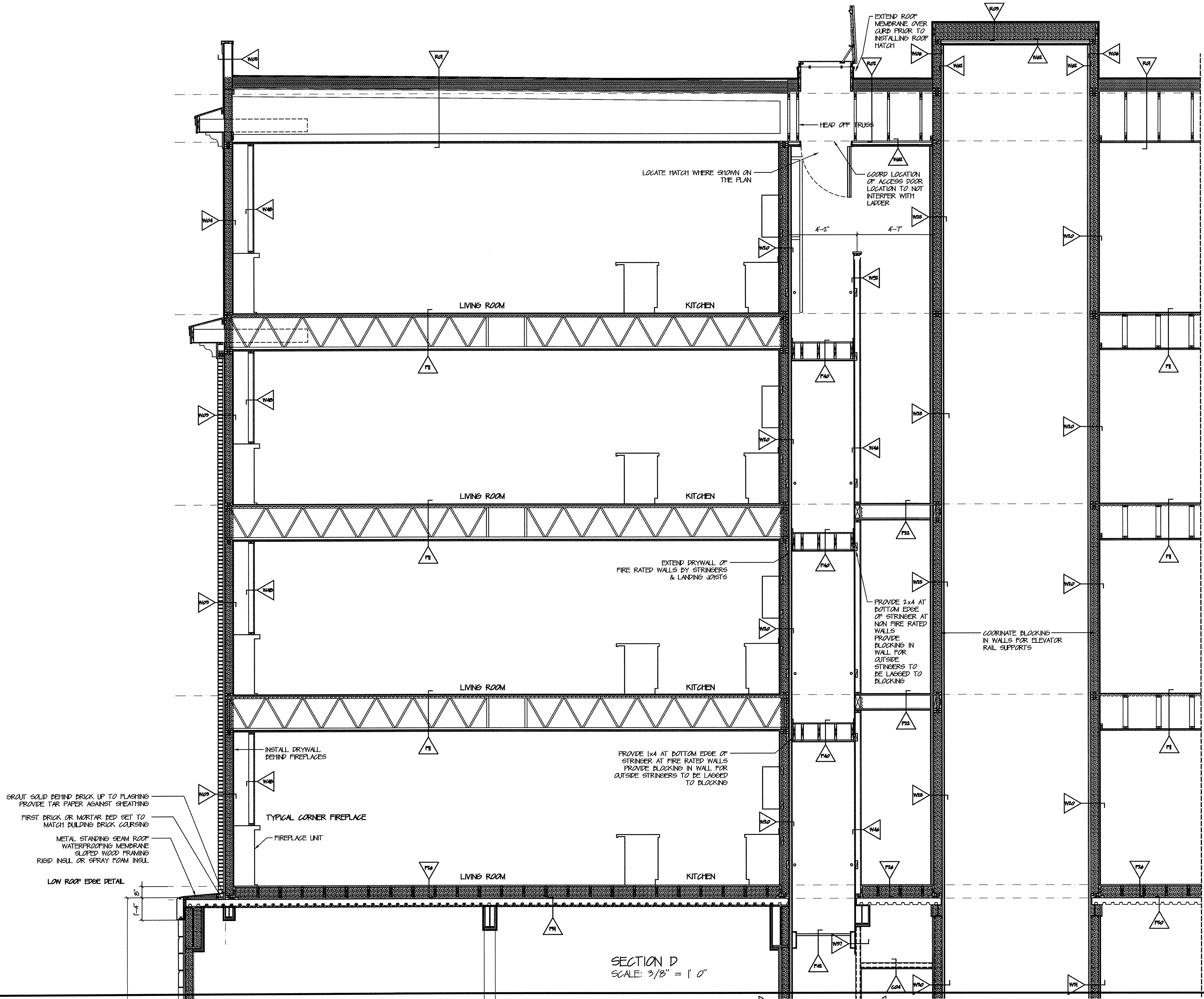
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 Middle Street
 Portland, Maine

SECTION D
 Scale: 3/8" = 1'-0"
 Commission No.: 06-0028
 Date: July 15, 2008

REVISIONS:

DRG. NO.
 BUILDING 1
 ISC.4



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



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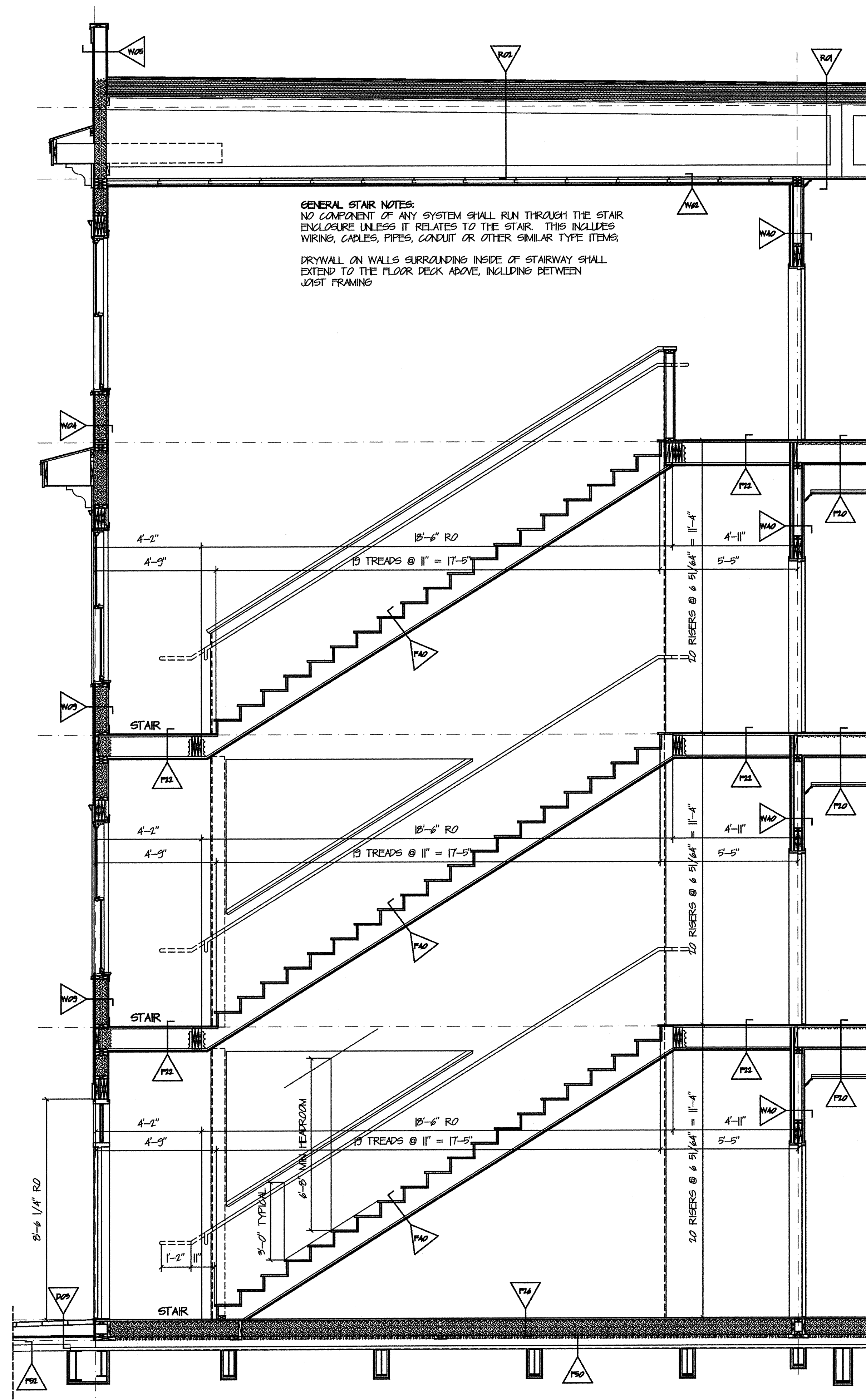
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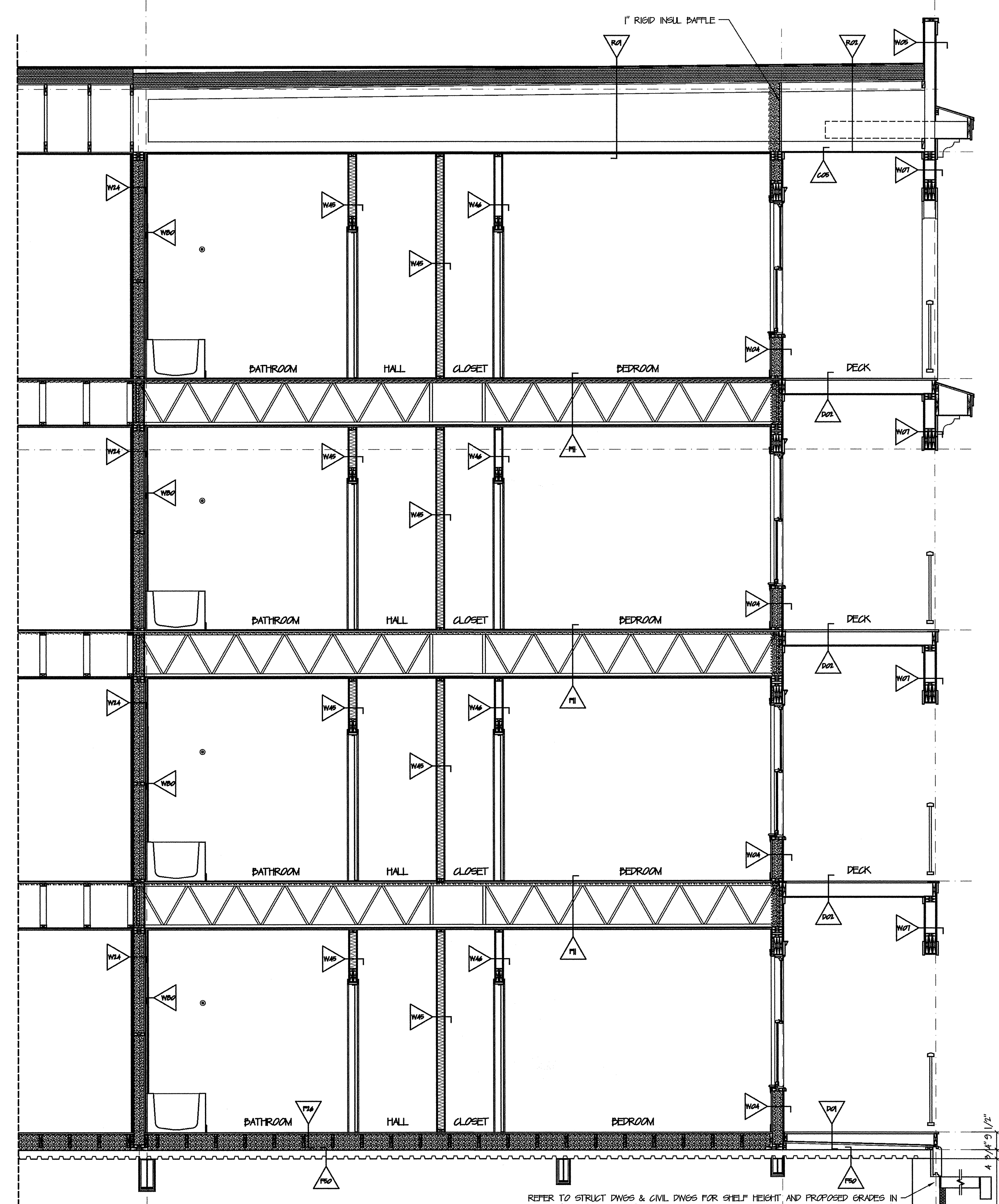
SECTIONS E & F
 Scale: 3/8" = 1'-0"
 Commission No.: 06-008
 Date: July 15, 2008

REVISIONS:

DRG. NO.
 BUILDING 1
 ISC.5

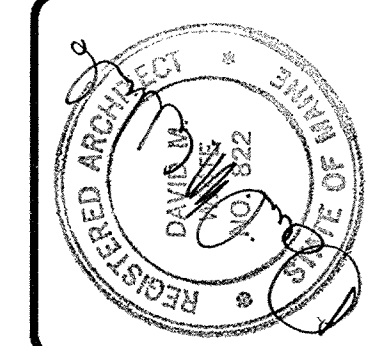
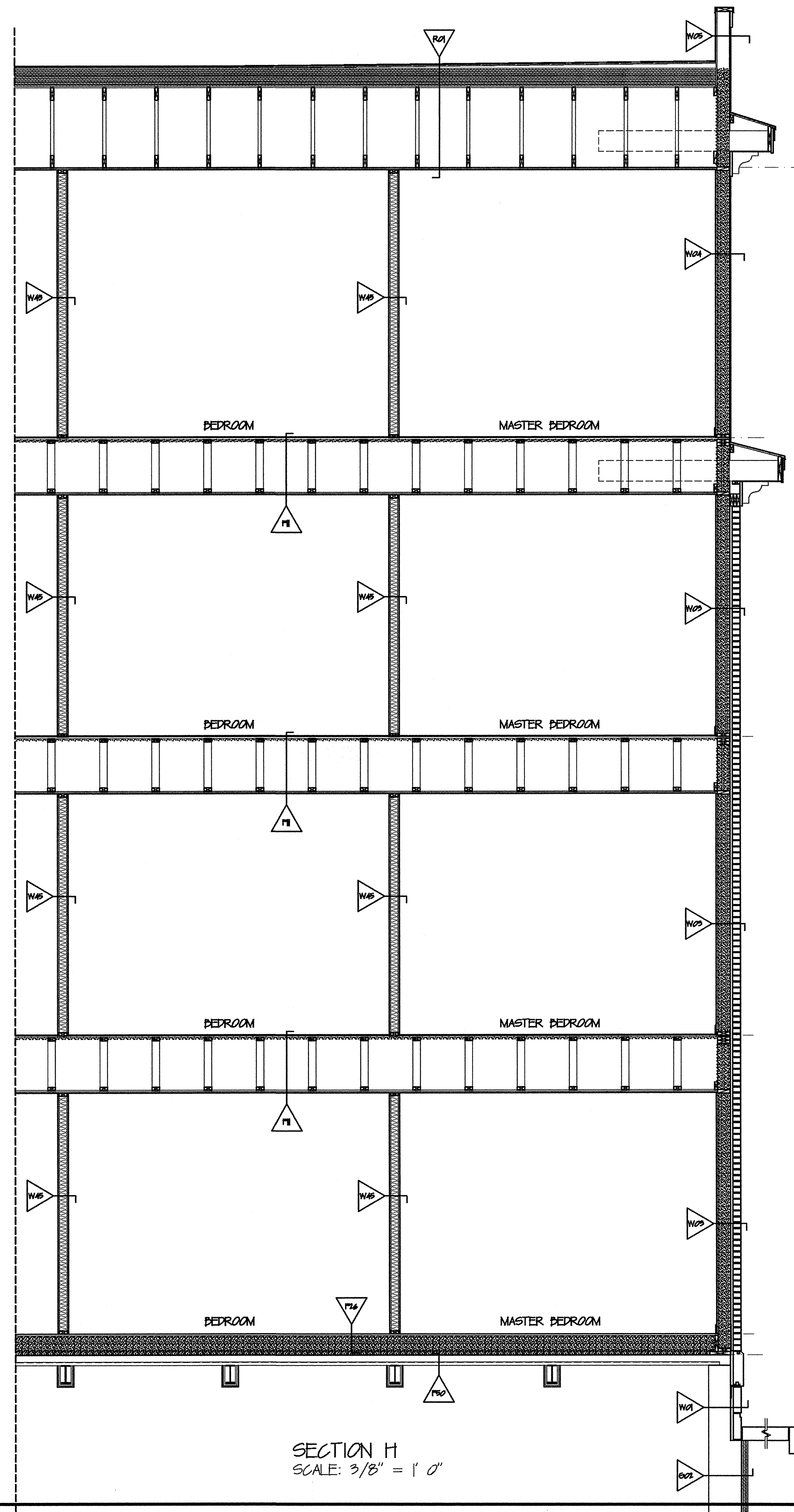
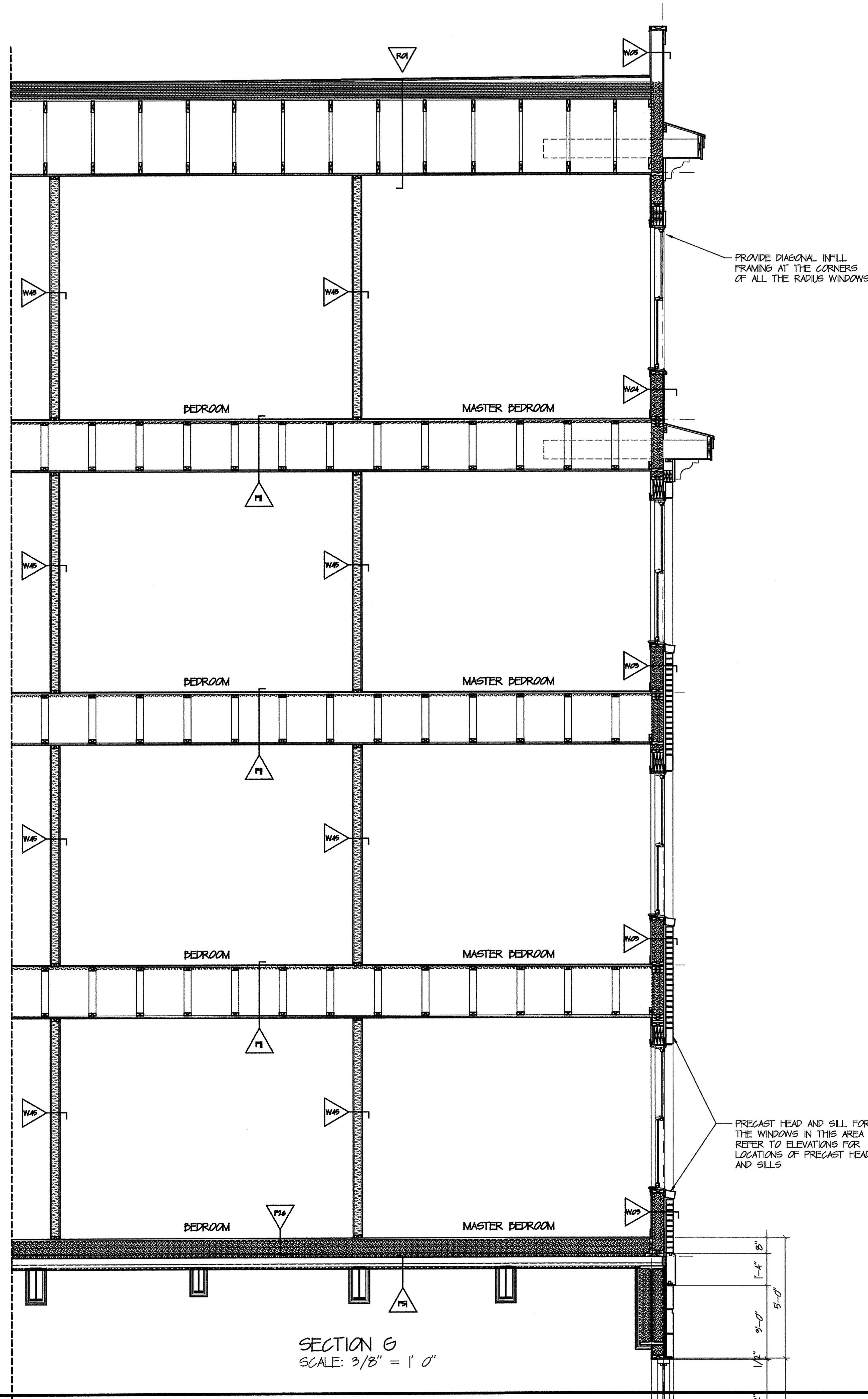


SECTION E
 SCALE: 3/8" = 1' 0"



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

REFER TO STRUCT DWGS & CIVIL DWGS FOR SHELF HEIGHT AND PROPOSED GRADES IN ORDER TO DETERMINE EXTEND OF LOWER LEVEL MASONRY BLOCKS AND SHELF HEIGHTS



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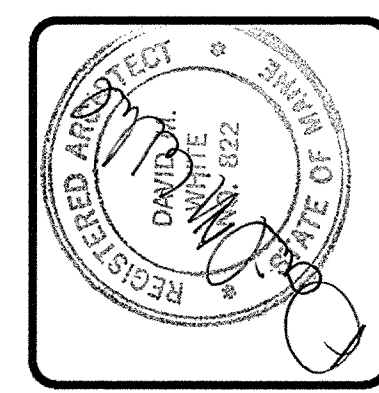
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Middle Street
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SECTIONS G & H
Scale: 3/8" = 1'-0"
Commission No.: 08-008
Date: July 15, 2008

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BUILDING 1
ISC.6



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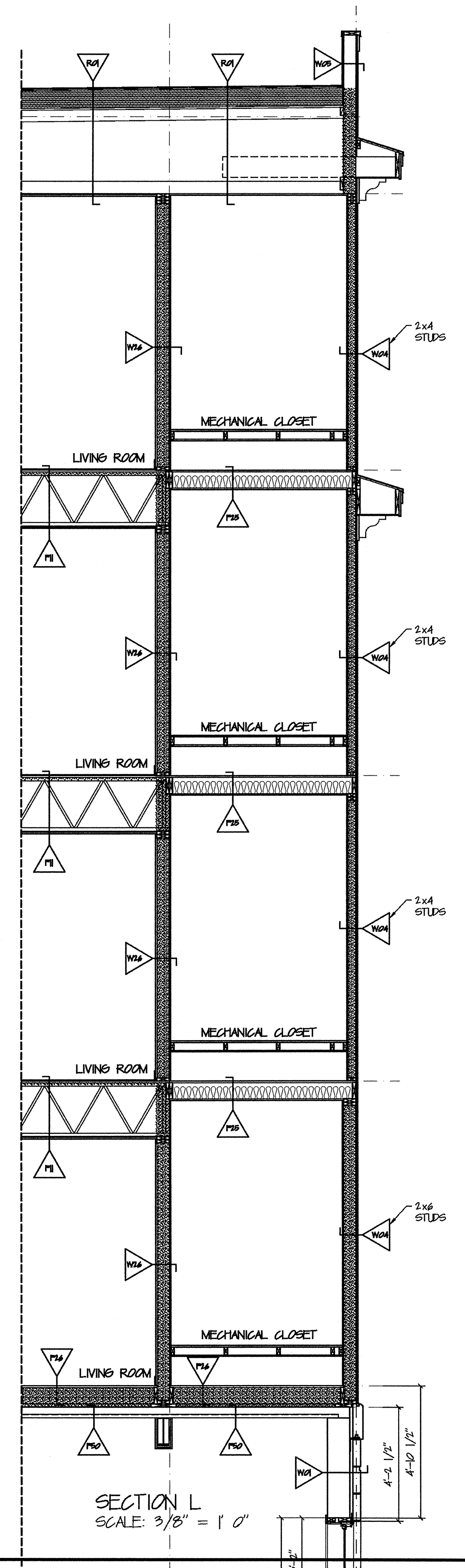
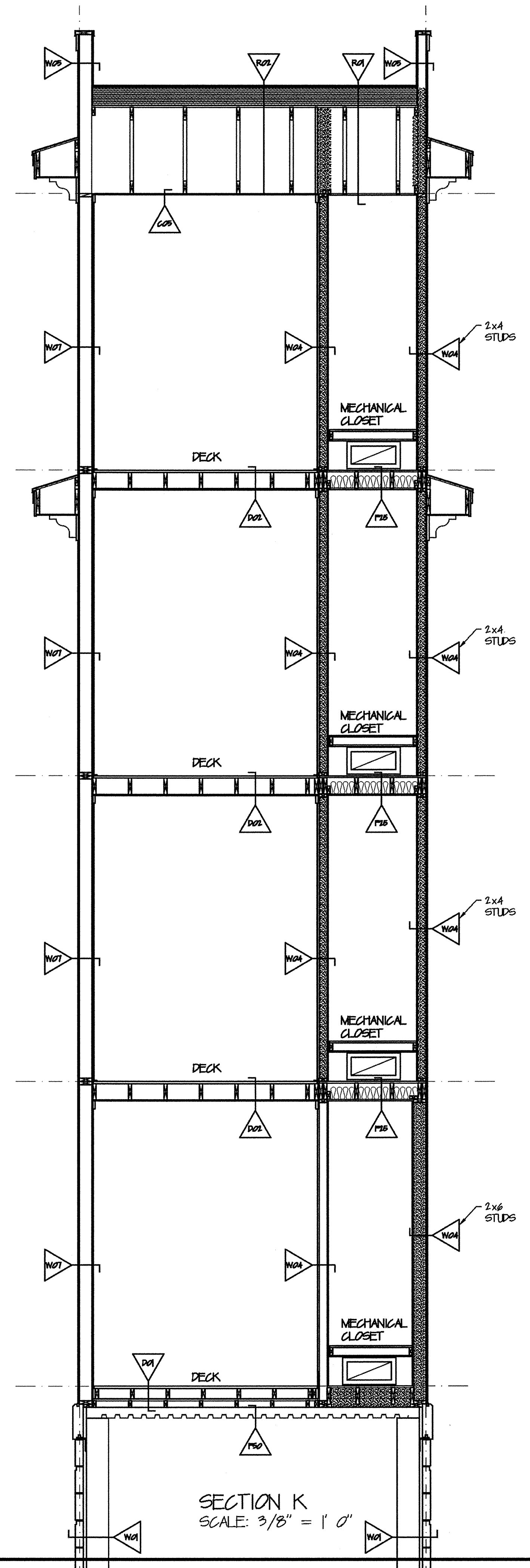
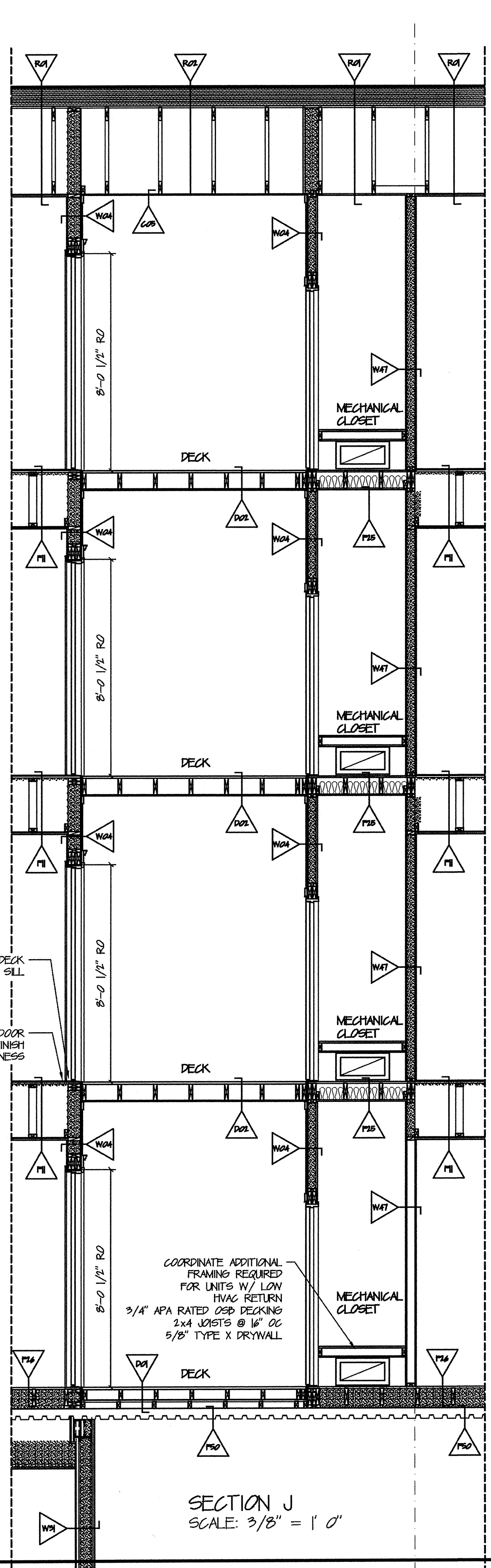
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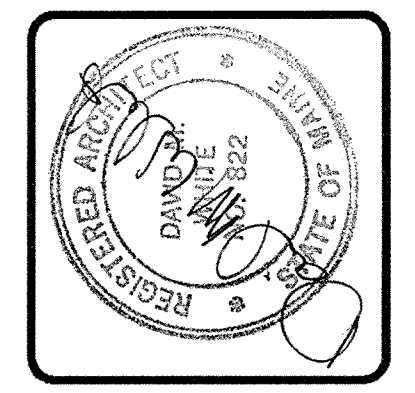
THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTIONS J, K & L
 Scale: 3/8" = 1'-0"
 Commission No.: 06-008
 Date: July 15, 2008

REVISIONS:

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 BUILDING I
 15C.7





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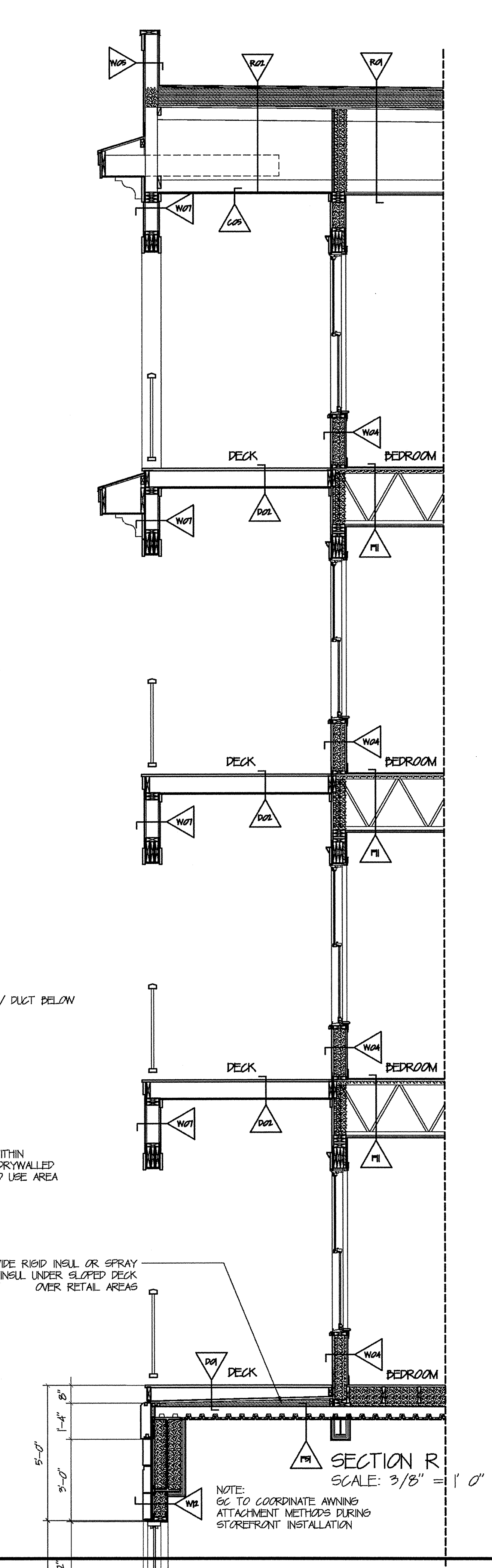
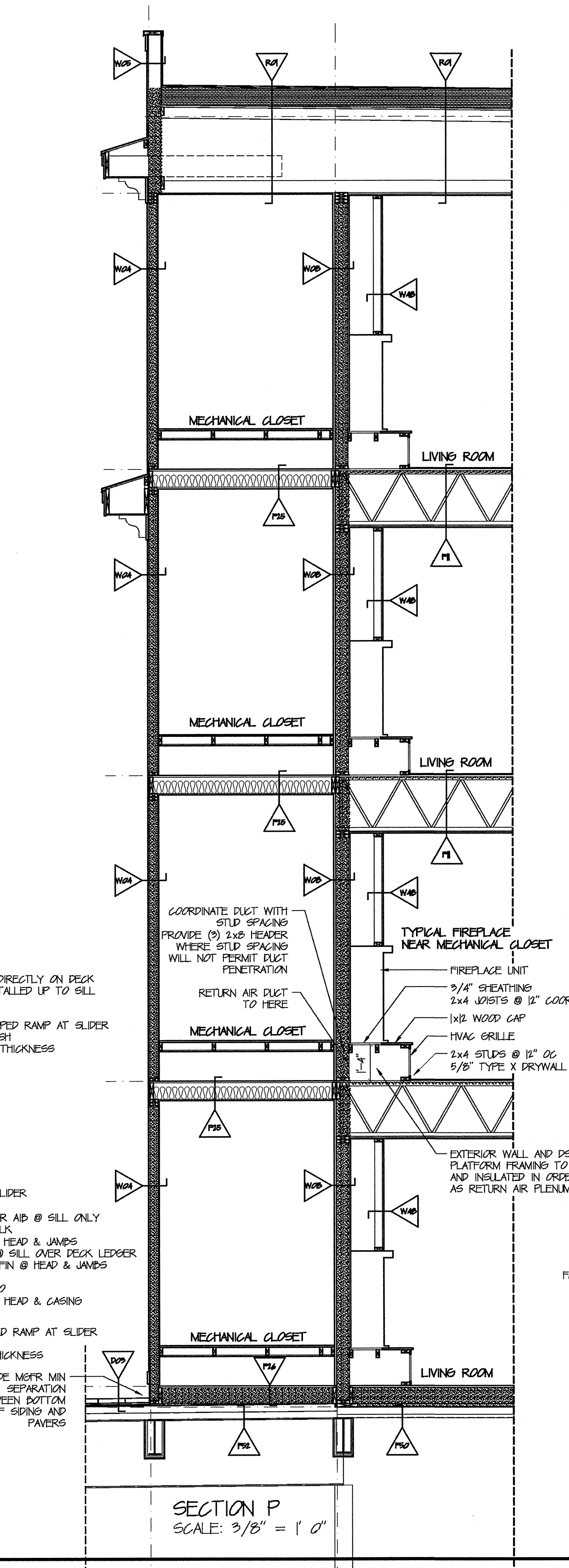
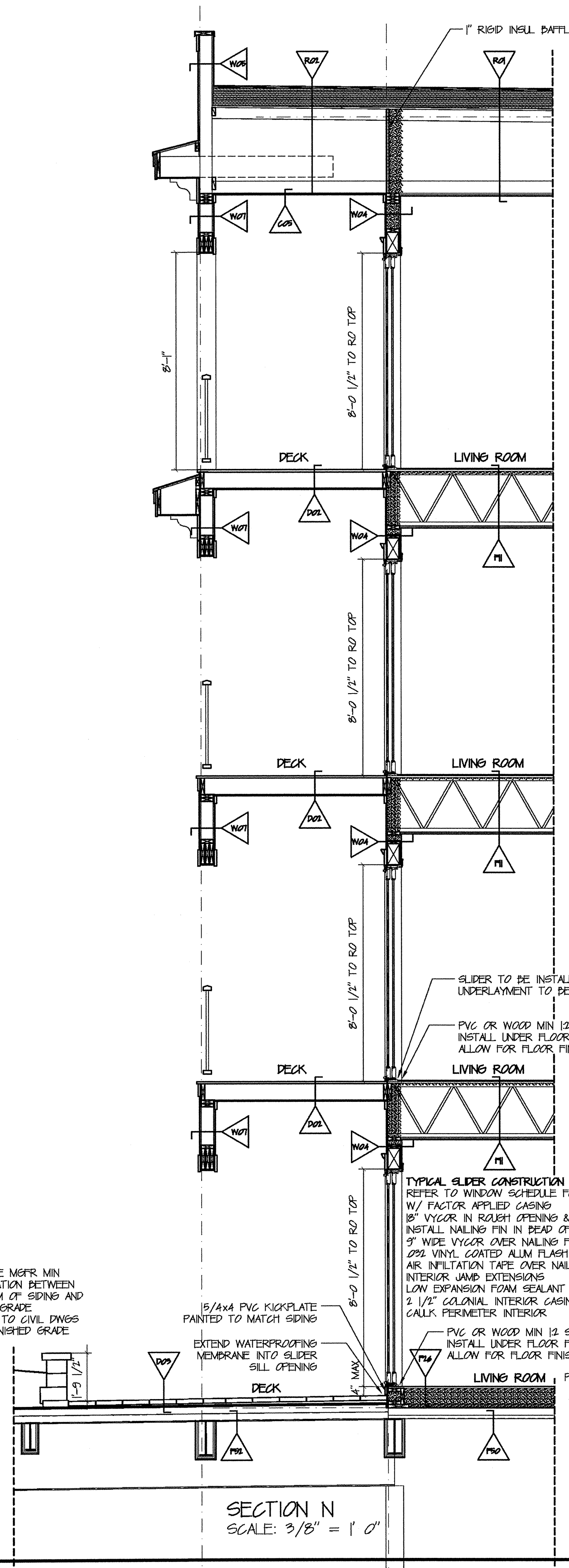
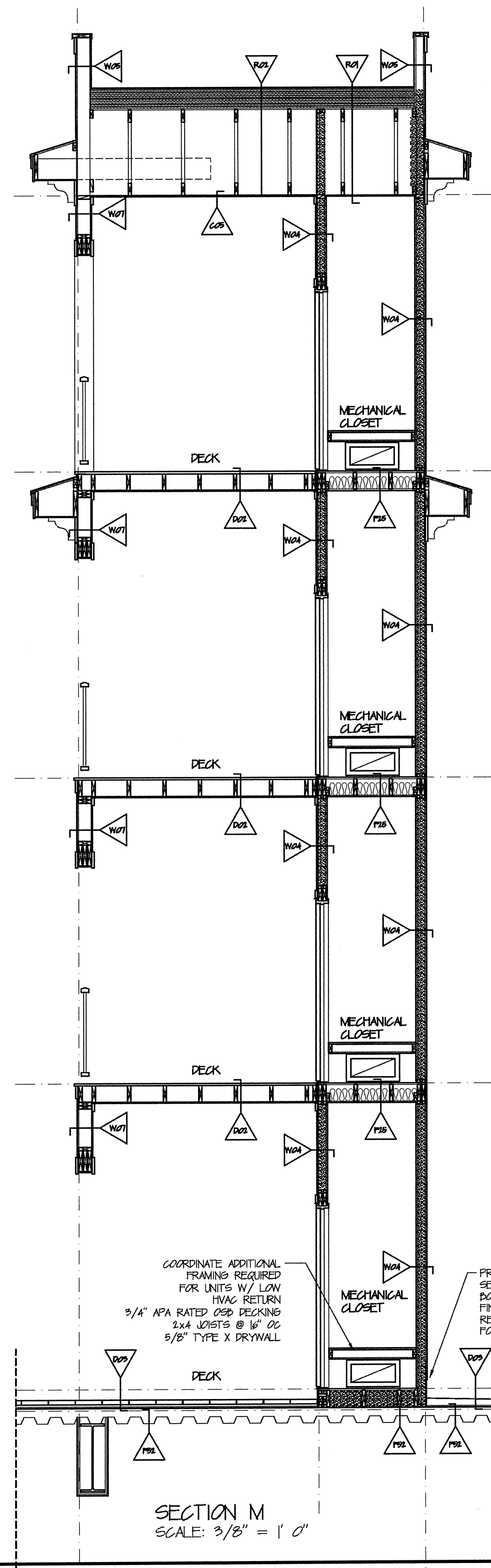
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 Boston, MA 02115

THE BAY HOUSE
 Middle Street
 Portland, Maine

SECTIONS M, N, P & R
 Scale: 3/8" = 1'-0"
 Commission No.: 06-008
 Date: July 15, 2008

REVISIONS:

DRG. NO.
 BUILDING 1
ISC.8



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

PROVIDE MGR MIN SEPARATION BETWEEN BOTTOM OF SIDING AND FINISH GRADE
 REFER TO CIVIL DWGS FOR FINISHED GRADE

15/16" PVC KICKPLATE PAINTED TO MATCH SIDING

EXTEND WATERPROOFING MEMBRANE INTO SLIDER SILL OPENING

TYPICAL SLIDER CONSTRUCTION
 REFER TO WINDOW SCHEDULE FOR SLIDER
 W/ FACTOR APPLIED CASING
 18" VYCOR IN ROUGH OPENING & OVER AIP @ SILL ONLY
 INSTALL NAILING FIN IN HEAD OF CALK
 3" WIDE VYCOR OVER NAILING FIN @ HEAD & JAMBS
 20% VINYL COATED ALUM FLASHING @ SILL OVER DECK LEDGER
 AIR INFILTRATION TAPE OVER NAILING FIN @ HEAD & JAMBS
 INTERIOR JAMB EXTENSIONS
 LOW EXPANSION FOAM SEALANT IN RO
 2 1/2" COLONIAL INTERIOR CASING @ HEAD & CASING
 CALK PERIMETER INTERIOR

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

PROVIDE MGR MIN SEPARATION BETWEEN BOTTOM OF SIDING AND PAVERS

COORDINATE DUCT WITH STLD SPACING
 PROVIDE (3) 2x8 HEADER WHERE STLD SPACING WILL NOT PERMIT DUCT PENETRATION

RETURN AIR DUCT TO HERE

TYPICAL FIREPLACE NEAR MECHANICAL CLOSET

- FIREPLACE UNIT
- 3/4" SHEATHING
- 2x4 JOISTS @ 12" COORD W/ DUCT BELOW
- 1x12 WOOD CAP
- HVAC GRILLE
- 2x4 STUDS @ 12" OC
- 5/8" TYPE X DRYWALL

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

PROVIDE RIGID INSUL OR SPRAY FOAM INSUL UNDER SLOPED DECK OVER RETAIL AREAS

NOTE:
 GC TO COORDINATE AWNING ATTACHMENT METHODS DURING STOREFRONT INSTALLATION