

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
95 FAY STREET, SUITE 107B
BOSTON, MASSACHUSETTS 02116

ARCHITECT: DAVID M. WHITE, ARCHITECT
403 TIBBETTS HILL ROAD
PO BOX 447
GORTSTOWN, NEW HAMPSHIRE 09045
(603) 497-3405

OWNER CONSULTANT: SHINBERG CONSULTING, LLC
477 CONGRESS STREET, SUITE 107
PORTLAND, MAINE 04101
(207) 772-1070

CIVIL ENGINEER: SEBAGO TECHNICS, INC.
PO BOX 1999
ONE CHADOT STREET
WESTBROOK, MAINE 04093-1999
(207) 856-0171

STRUCTURAL: JEN ASSOCIATES, INC.
1 AUTUMN STREET
PORTSMOUTH, NEW HAMPSHIRE 09104
(603) 493-8639

MECHANICAL: DESIGN-BUILD

ELECTRICAL: DESIGN-BUILD

CONTRACTOR: PORTLAND BUILDERS, INC.
PO BOX 4902
PORTLAND, ME 04112
(207) 879-0116

GARAGE LEVEL CODE ANALYSIS

STORIES: 1 BLDG CODE HEIGHT: 8'±

AREAS:	
FIRST FLOOR	45,595 SF
TOTAL	45,595 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:
NFFA IS
DRAWINGS TO BE SUBMITTED TO BUILDING INSPECTOR & FIRE INSPECTOR DURING CONSTRUCTION

CONSTRUCTION TYPES:
S2 AREA: TYPE I0
M AREA: TYPE IA

TABLE 503 (S2 & M)
HEIGHT FROM TABLE (MOST RESTRICTIVE): 11 STORIES/60'

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

BUILDING 1 CODE ANALYSIS

STORIES: 4 BLDG CODE HEIGHT: 57'±

AREAS:	
SECOND FLOOR	15,927 SF
THIRD FLOOR	15,927 SF
FOURTH FLOOR	15,927 SF
FIFTH FLOOR	15,681 SF
TOTAL	63,462 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 CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

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:
NFFA IS
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 NFFA IS SPRINKLER
FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [676/676 - 0.25] * 1 = 75%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000SF + [(12,000 * 0.75) / 100] =$
AREA DETERMINATION BASED ON SECTION 506.4:
 $45,000SF * 4 STORIES =$ 180,000 SF

BUILDING 2 CODE ANALYSIS

STORIES: 4 BLDG CODE HEIGHT: 57'±

AREAS:	
SECOND FLOOR	16,291 SF
THIRD FLOOR	16,291 SF
FOURTH FLOOR	16,291 SF
FIFTH FLOOR	16,276 SF
TOTAL	65,149 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 CODE COMPLIANCE:
ME STATE BUILDING CODE, 2009 IBC

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:
NFFA IS
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 NFFA IS SPRINKLER
FRONTAGE INCREASE BASED ON EQ 5-2:
 $100 * [508/754 - 0.25] * 1 = 42%$
AREA/FLOOR MODIFICATION BASED ON EQ 5-1:
 $12,000SF + [(12,000 * 0.42) / 100] =$
AREA DETERMINATION BASED ON SECTION 506.4:
 $41,040SF * 4 STORIES =$ 164,160 SF

INDEX OF DRAWINGS

AD	TITLE SHEET	U1	UNIT FLOOR PLANS UNITS A & B	35C.1	TYP SECTIONS D5W, UNIT ENTRY & SHAFT
	ADDERVIATION SHEET	U2	UNIT FLOOR PLANS UNITS D & E	35C.2	DETAILS
		U3	UNIT FLOOR PLANS UNITS F & G	35C.3	DETAILS
SHT 1	COVER SHEET	U4	UNIT FLOOR PLANS UNITS K & L	35C.4	DETAILS
SHT 2	BOUNDARY & TOPOGRAPHY SURVEY	U5	UNIT FLOOR PLANS UNITS L & J		
SHT 3	DEMOLITION PLAN	U6	UNIT FLOOR PLANS UNITS M		
SHT 4	SITE PLAN	U7	UNIT FLOOR PLANS UNITS Q & R		
SHT 5	GRADING PLAN			AS.1	ASSEMBLY SCHEDULES
SHT 6	UTILITY PLAN			AS.2	ASSEMBLY SCHEDULES
SHT 7	LANDSCAPE AND LIGHTING PLAN	IE.1	INTERIOR ELEVATIONS	AS.3	ASSEMBLY SCHEDULES
SHT 8	PROFILE	IE.2	INTERIOR ELEVATIONS	AS.4	ASSEMBLY SCHEDULES
SHT 9	PROFILE	IE.3	INTERIOR ELEVATIONS	AS.5	ASSEMBLY SCHEDULES
SHT 10	DETAILS	IE.4	INTERIOR ELEVATIONS	AS.6	ASSEMBLY SCHEDULES
SHT 11	DETAILS	IE.5	INTERIOR ELEVATIONS		
SHT 12	DETAILS	IE.6	INTERIOR ELEVATIONS		
SHT 13	DETAILS	IE.7	INTERIOR ELEVATIONS		
SHT 14	STORMTECH DETAILS	IE.8	INTERIOR ELEVATIONS		
		IE.9	INTERIOR ELEVATIONS		
SNO	STRUCTURAL NOTES	IE.10	INTERIOR ELEVATIONS		
SN1	STRUCTURAL NOTES SPECIAL INSPECTIONS	IE.11	INTERIOR ELEVATIONS		
S00	FOUNDATION PLAN PH 1/BLDG 1	IE.12	INTERIOR ELEVATIONS		
S01	FOUNDATION PLAN PH 1/BLDG 2	IE.13	INTERIOR ELEVATIONS		
S02	FOUNDATION DETAILS	IE.14	INTERIOR ELEVATIONS		
S03	FOUNDATION DETAILS	IE.15	INTERIOR ELEVATIONS		
S04	FOUNDATION DETAILS			SCH.1	ROOM FINISH SCHEDULE
S05	FOUNDATION DETAILS			SCH.2	DOOR SCHEDULE
S06	FOUNDATION DETAILS			SCH.3	DOOR/WINDOW SCHEDULE
S07	FOUNDATION DETAILS			SCH.4	SIGNAGE SCHEDULE
S10	GARAGE DECK FRAMING PLAN PH 1/BLDG 1			SCH.5	SIGNAGE SCHEDULE
S11	GARAGE DECK FRAMING PLAN PH 1/BLDG 2			SCH.6	SIGNAGE SCHEDULE
S12	SECOND FLOOR FRAMING PLAN PH 1/BLDG 1				
S13	SECOND FLOOR FRAMING PLAN PH 1/BLDG 2	ESC.1	SECTION 01		
S14	SECOND FLOOR DETAILS	ESC.2	SECTION 02		
S15	SECOND FLOOR DETAILS	ESC.3	SECTION 03		
S20	THIRD FLOOR FRAMING PLAN PH 1/BLDG 1	ESC.4	SECTION 04		
S21	THIRD FLOOR FRAMING PLAN PH 1/BLDG 2	ESC.5	SECTIONS 05 & 06		
S22	FLOOR FRAMING DETAILS	ESC.6	SECTIONS 07 & 08		
S23	FLOOR FRAMING DETAILS	ESC.7	SECTIONS 09, 10 & 11		
S30	FOURTH FLOOR FRAMING PLAN PH 1/BLDG 1	ESC.8	SECTIONS 12, 13, 14 & 14A		
S31	FOURTH FLOOR FRAMING PLAN PH 1/BLDG 2	ESC.9	SECTION 15		
S40	FIFTH FLOOR FRAMING PLAN PH 1/BLDG 1	ESC.10	SECTION 16		
S41	FIFTH FLOOR FRAMING PLAN PH 1/BLDG 2	ESC.11	SECTION 17		
S50	ROOF FRAMING PLAN PH 1/BLDG 1	ESC.12	SECTION 18		
S51	ROOF FRAMING PLAN PH 1/BLDG 2	ESC.13	SECTIONS 19 & 20		
S52	ROOF FRAMING DETAILS	ESC.14	SECTIONS 21 & 22		
		ESC.15	SECTIONS 23, 24 & 25		
		ESC.16	SECTIONS 26, 27 & 28		
		ESC.17	SECTIONS 29		
		ESC.18	SECTIONS 31 & 32		
		ESC.19	SECTIONS 33, 34 & 35		
		ESC.20	SECTIONS 36 & 37		
		ESC.21	SECTIONS 38 & 39		
		ESC.22	SECTIONS 40 & 41		
G1	1ST FLOOR PLAN PH 1/BLDG 1 & 2			ISC.1	SECTION A
				ISC.2	SECTION B
B1-1	1ST PLAN PH 1/BLDG 1			ISC.3	SECTION C
B1-2	2ND FLOOR PLAN PH 1/BLDG 1			ISC.4	SECTION D
B1-3	3RD FLOOR PLAN PH 1/BLDG 1			ISC.5	SECTIONS E & F
B1-4	4TH FLOOR PLAN PH 1/BLDG 1			ISC.6	SECTIONS G & H
B1-5	5TH FLOOR PLAN PH 1/BLDG 1			ISC.7	SECTIONS J, K & L
B1-6	ROOF PLAN PH 1/BLDG 1			ISC.8	SECTIONS M, N & P
B2-1	1ST FLOOR PLAN PH 1/BLDG 2				
B2-2	2ND FLOOR PLAN PH 1/BLDG 2			25C.1	SECTION A
B2-3	3RD FLOOR PLAN PH 1/BLDG 2			25C.2	SECTION B
B2-4	4TH FLOOR PLAN PH 1/BLDG 2			25C.3	SECTION C
B2-5	5TH FLOOR PLAN PH 1/BLDG 2			25C.4	SECTION D
B2-6	ROOF PLAN PH 1/BLDG 2			25C.5	SECTIONS E & F
				25C.6	SECTIONS G & H
E1	SOUTH ELEVATION PH 1/BLDG 1 & 2			25C.7	SECTIONS J, K & L
E2	EAST ELEVATION PH 1/BLDG 1			25C.8	SECTIONS M, N & P
E3	NORTH ELEVATION PH 1/BLDG 1 & 2			25C.9	SECTIONS R
E4	WEST COURTYARD ELEVATION PH 1/BLDG 1			25C.10	SECTIONS T & U
E5	EAST COURTYARD ELEVATION PH 1/BLDG 2			25C.11	SECTIONS V, X & Y
E6	WEST ELEVATION PH 1/BLDG 2				
E7	ELEVATION A THRU BLDG PH 1/BLDG 2				

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	1917	1291	16	8	24
THREE BEDROOM UNIT D	1958	1958	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	568	568	0	4	4
TWO BEDROOM UNIT J	1928	1928	0	4	4
TWO BEDROOM UNIT K	1197	1197	0	4	4
TWO BEDROOM UNIT L	1216	1216	0	4	4
THREE BEDROOM UNIT M	2144	2127	4	0	4
THREE BEDROOM UNIT Q	2057	2034	0	4	4
THREE BEDROOM UNIT R	1692	1693	0	4	4
TOTALS			40	42	82