



6 Existing Photo - View on North East Side
NTS



3 Existing Photo - Camp Comfort and West Grand
NTS



7 Existing Photo - View from North West
NTS



4 Existing Photo - Bay Ave and West Grand
NTS



8 Existing Photo - From South West Corner
NTS



5 Existing Photo - Along West Grand Ave
NTS



1 Existing Site Context
NTS



2 Existing View - Aerial
NTS

Consultants:
Company
Structural Engineer
Company
Mechanical Engineer
Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

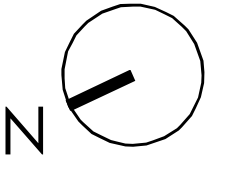
Stamp:

Project No:
24.010
Date: 12.16.2025
Scale: NTS
Sheet Title:
Existing Photographs

Sheet Number:

X1.1

Site Plan
Review



Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
 Old Orchard Beach, ME

Stamp:

Project No:
 24.010

Date: 12.16.2025

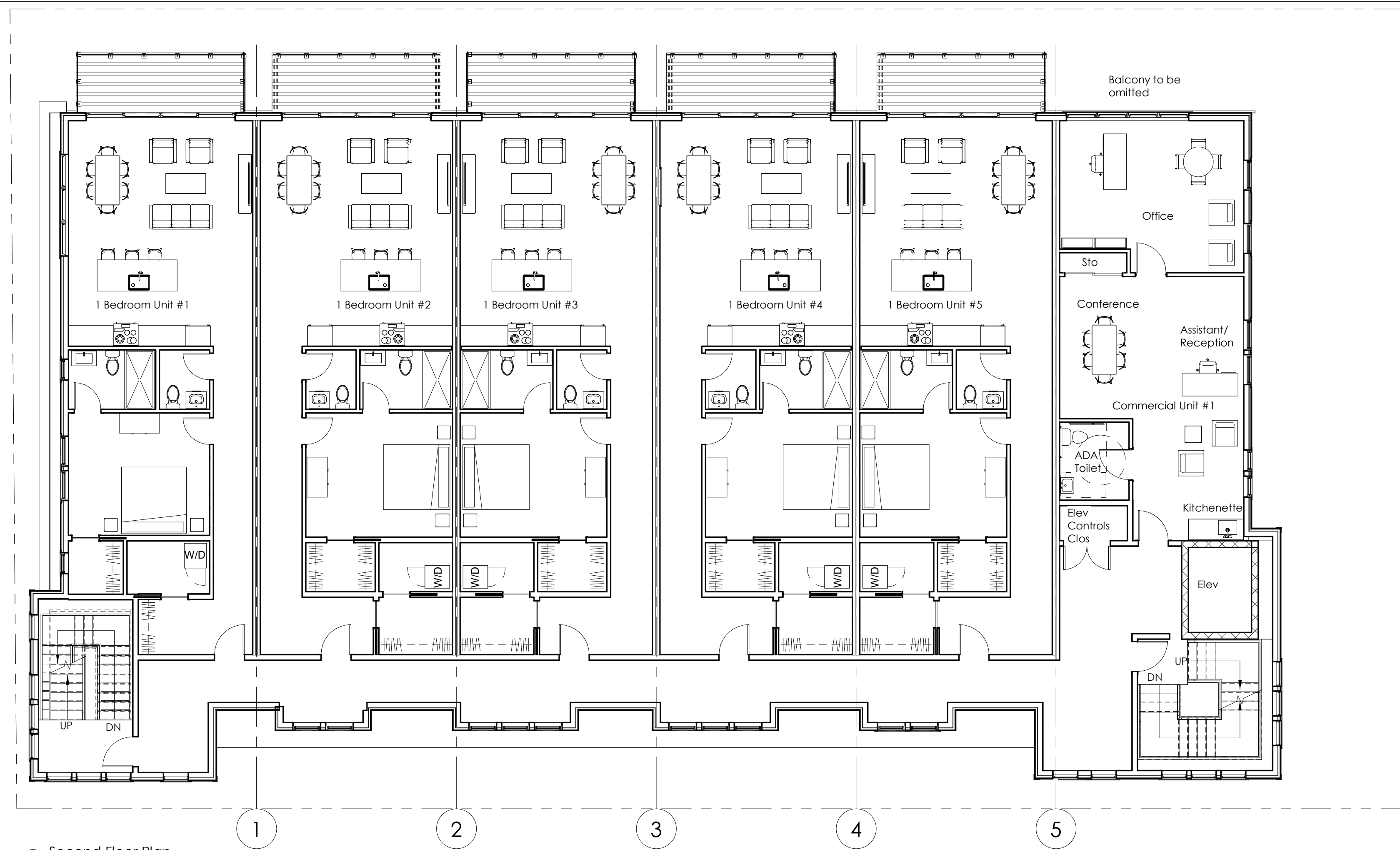
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Sheet Title:
 First & Second Floor Plan

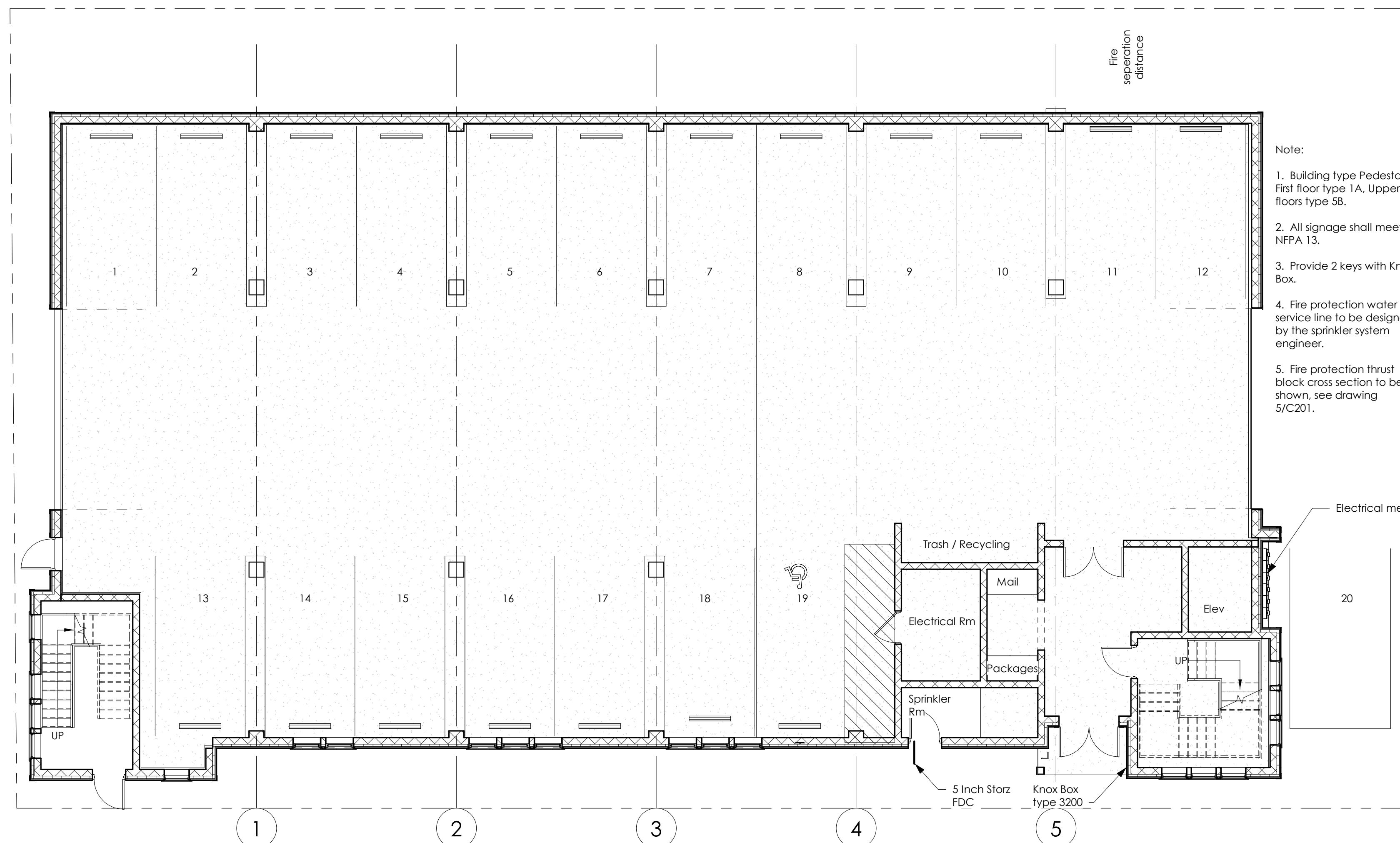
Sheet Number:

A1.1

Site Plan Review



② Second Floor Plan
 1/8" = 1'-0"



① First Floor - Garage Plan
 1/8" = 1'-0"

- Note:
1. Building type Pedestal; First floor type 1A, Upper floors type 5B.
 2. All signage shall meet NFPA 13.
 3. Provide 2 keys with Knox Box.
 4. Fire protection water service line to be designed by the sprinkler system engineer.
 5. Fire protection thrust block cross section to be shown, see drawing S/C201.

Electrical meters

Consultants:
 Company
 Structural Engineer
 Company
 Mechanical Engineer
 Company
 Landscape Architect

Revision Schedule

No.	Date	Description
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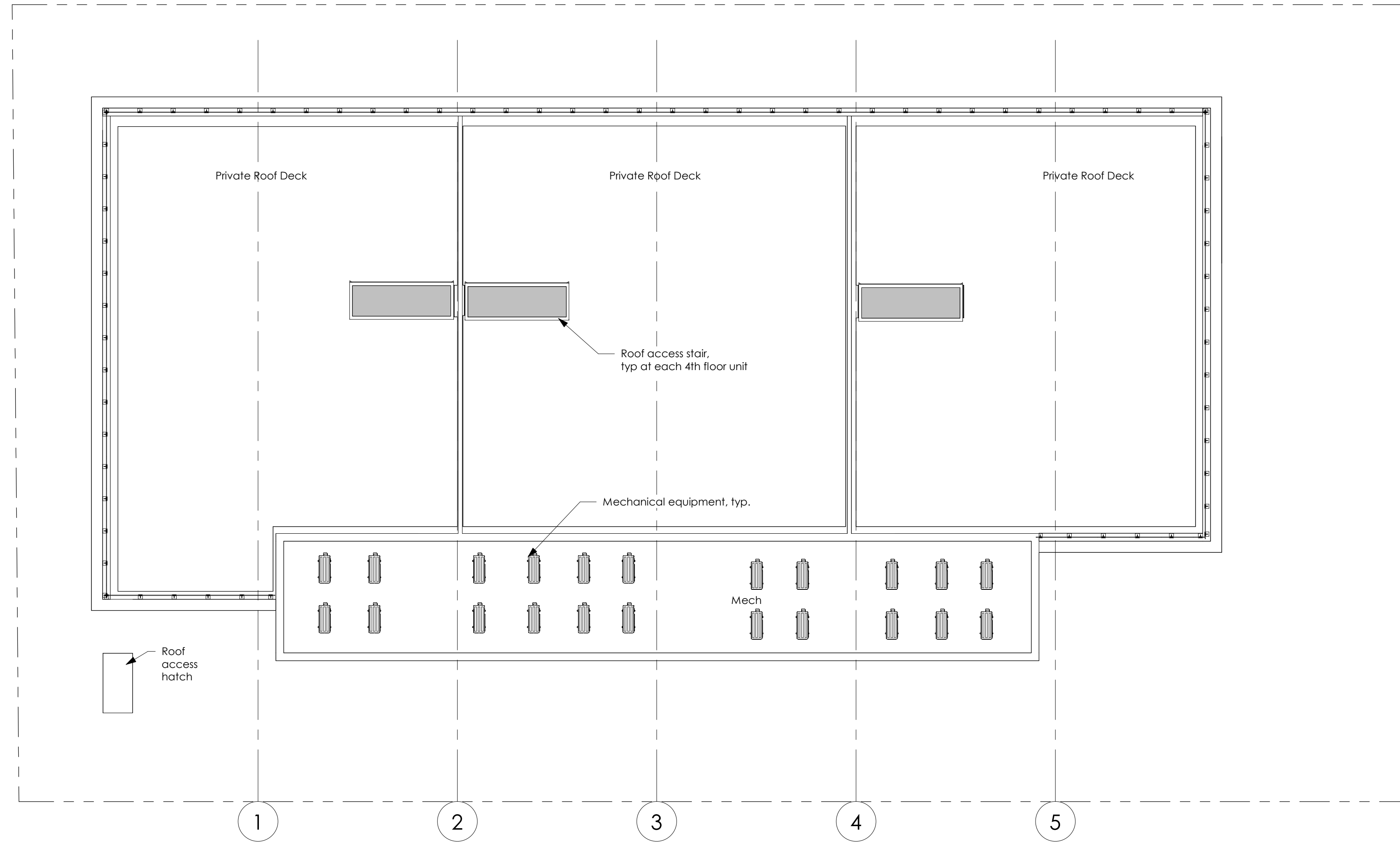
95 West Grand
 95 West Grand Ave
 Old Orchard Beach, ME

Stamp:

Project No:
 24.010
 Date: 12.16.2025
 Scale: 1/8" = 1'-0"
 Sheet Title:
 Roof Deck Plan

Sheet Number:
A1.3

Site Plan Review



1 Proposed Roof Plan
 1/8" = 1'-0"

Consultants:
 Company
 Structural Engineer
 Company
 Mechanical Engineer
 Company
 Landscape Architect

Revision Schedule

No.	Date	Description

95 West Grand

95 West Grand Ave
 Old Orchard Beach, ME

Stamp:

Project No:
 24.010
 Date: 12.16.2025
 Scale: 3/16" = 1'-0"
 Sheet Title:
 Elevations

Sheet Number:

A2.1

Site Plan Review



Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

24,010

Date: 12.16.2025

Scale: 3/16" = 1'-0"

Sheet Title:

Elevations

Sheet Number:

A2.2

Site Plan Review



① East Elevation
3/16" = 1'-0"



② South Elevation
3/16" = 1'-0"



④ Entrance on West Grand
NTS



① Bay Avenue from South East
NTS



⑤ Entry flying
NTS



② Camp Comfort Avenue from NE
NTS



⑥ Birdseye View
NTS



③ West Grand Avenue from North West
NTS

Consultants:
Company
Structural Engineer
Company
Mechanical Engineer
Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand
95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:
24.010
Date: 12.16.2025
Scale: NTS
Sheet Title:
Exterior Renders

Sheet Number:

A2.3

Site Plan Review



④ Bay Avenue and West Grand Corner
NTS



① SE flying - Camp Comfort
NTS



⑤ Camp Comfort Avenue
NTS



② SW flying - Bay Avenue
NTS



⑥ View from Lower Balcony
NTS



③ Bay Avenue Perspective
NTS

Consultants:
Company
Structural Engineer
Company
Mechanical Engineer
Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:
24.010

Date: 12.16.2025

Scale: NTS

Sheet Title:

Exterior Renders

Sheet Number:

A2.4

Site Plan Review



④ Winter Solstice - 9am
NTS



① Summer Solstice - 9am
NTS



⑤ Winter Solstice - 12pm
NTS



② Summer Solstice - 12pm
NTS



⑥ Winter Solstice - 3pm
NTS



③ Summer Solstice - 3pm
NTS

Consultants:
 Company
 Structural Engineer
 Company
 Mechanical Engineer
 Company
 Landscape Architect

Revision Schedule		
No.	Date	Description

95 West Grand
 95 West Grand Ave
 Old Orchard Beach, ME

Stamp:

Project No:
24.010
 Date: 12.16.2025
 Scale: NTS
 Sheet Title:
Shading Studies

Sheet Number:

A2.5

Site Plan Review



① Corner West Grand and Bay Ave
NTS

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Architecture

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Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:
24.010

Date: 12.16.2025

Scale: NTS

Sheet Title:

Proposed Exterior
Rendering

Sheet Number:

A2.6

Site Plan
Review

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:
24.010

Date: 12.16.2025

Scale: NTS

Sheet Title:

Proposed Exterior
Rendering

Sheet Number:

A2.7

Site Plan
Review



① Corner West Grand and Camp Comfort
NTS