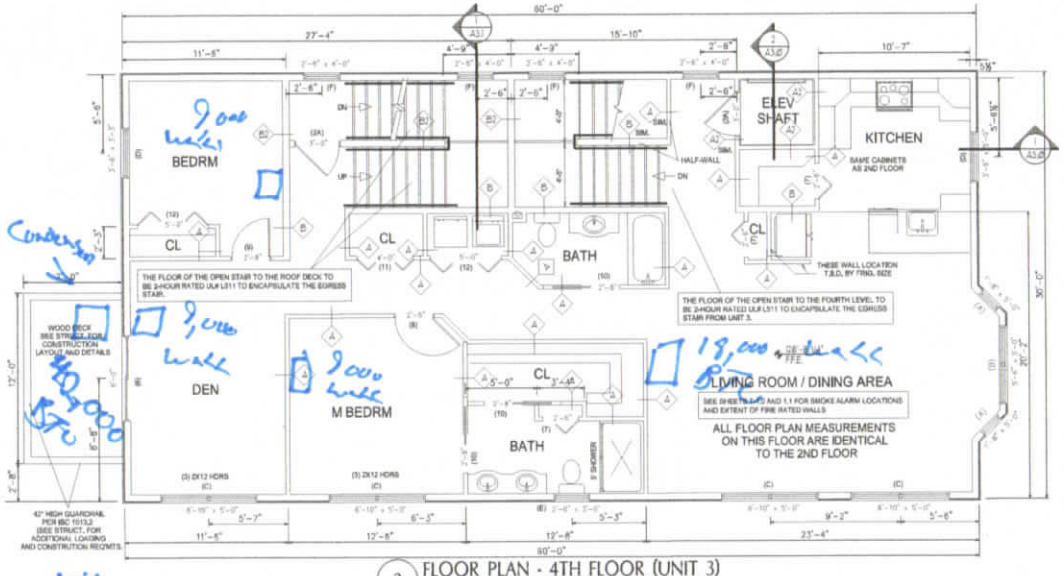
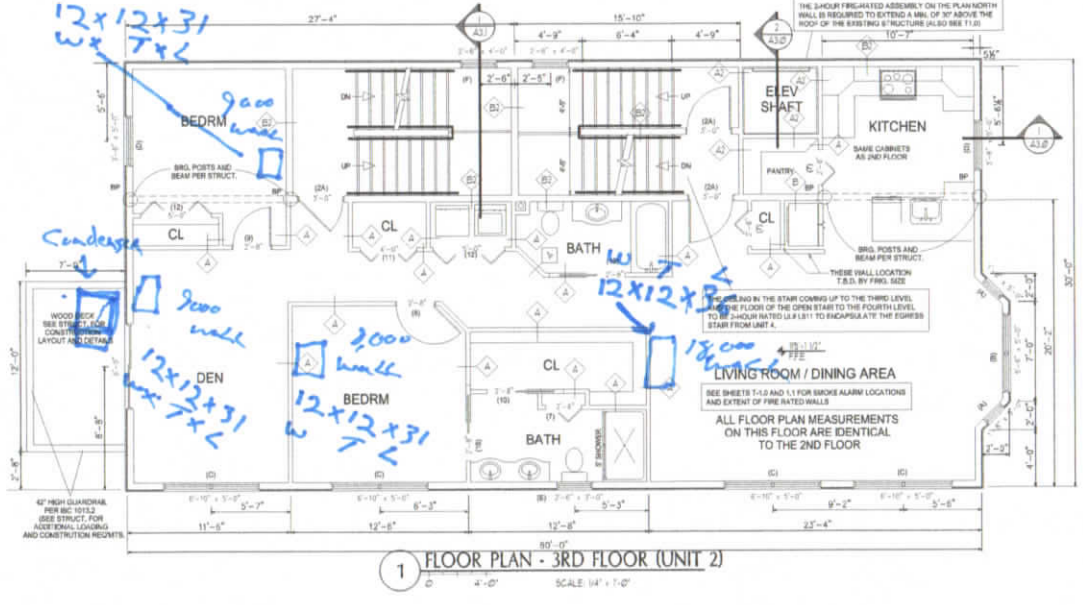


2 FLOOR PLAN - 4TH FLOOR (UNIT 3)

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - 3RD FLOOR (UNIT 2)

SCALE: 1/4" = 1'-0"

PLAN NOTES:

THE BUILDER AND/OR THE OWNER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE HOME SUCH AS SIDING, ROOFING, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, FLOOR COVERINGS, CABINETS, APPLIANCES, DECK AND PORCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY OTHER ITEMS NOT SPECIFIED ON THESE DRAWINGS.

THE WINDOW AND DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE BUILDER OR THE OWNER (AS APPROVED BY THE C.E.O.)

THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN WALL WITH ALLOWANCE FOR DRYWALL. IF THE CABINET SIZES ARE CHANGED, THE KITCHEN WINDOW MAY HAVE TO BE RELOCATED. BATHROOM WINDOWS MUST BE SAFETY GLASS. BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW. WINDOWS IN STAIRWAYS THEY MUST BE SAFETY GLASS.

INSULATION MUST MEET THE MINIMUM OF THE STATE AND/OR LOCAL CODES AT THE TIME OF CONSTRUCTION.

STAIRS ARE TO BE MAX 7" RISE AND MIN 11" TREAD N.TN. WITH HANDRAILS AT 34" (SEE DETAIL 2, SHT A-3.1).

ELEVATOR NOTE
CONFIRM ALL WALL THICKNESSES AND SHAFT DIMENSIONS W/ ELEVATOR MANUFACTURER. SEE STRUCTURAL FOR ADDED BLOCKING AND STRUCTURE REQUIRED FOR SUPPORT OF ELEVATOR SUPPORT RAILS AND ANY OTHER ADDITIONAL REQUIREMENTS.

SINCE ALL DOOR COMPANIES MAKE THE SAME SIZE DOORS, WE SHOW THE DOOR SIZES IN THE DOOR SCHEDULES BELOW.
BUT SINCE WINDOW SIZES DIFFER DEPENDING ON BRAND BY ONE OR TWO INCHES, THE WINDOWS SHOWN AND SIZED ON THESE DRAWINGS ARE CLOSE BUT ONLY APPROXIMATE.

WINDOW SCHEDULE 4TH FLOOR : A) DH, B) DDH, C) DDH, DHEGRESS, E) DHTEMPERED, F) DH

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)	1'-6" X 5' DH		2
(B)	5'-6" X 5' DH		1
(C)	6'-10" X 5' DH		4
(D)	2'-6" X 5'-0"		2
(E)	2'-6" X 3'-0" DHTEMPERED		1
(F)	2'-6" X 4'-0 DH (+1 FOR ROOF EXIT)	PROTECTED 3/4-HR RATED	5

NOTE: EGRESS WINDOWS NOT REQ'D. (IBC SECTION 1026.1(1))
NOTE: (F) WINDOWS TO COMPLY WITH NFPA 80, PER IBC SECTION 715.5.5

4TH FLOOR DOOR SCHEDULE : ALL SWING DOORS TO HAVE LEVER HARDWARE

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(2A)	3' 90-MIN FIRE DOOR W/ CLOSER		2
(6)	6' SLIDING DOOR		1
(7)	2'-6" BF		3
(8)	2'-6" L		1
(9)	2'-6" R		1
(10)	2'-6" PKT		3
(11)	4'-0" BF		1
(12)	5'-0" BF		2

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING
SOME DOORS ARE IN 2 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY

WINDOW SCHEDULE 3RD FLOOR : A) DH, B) DDH, C) DDH, DHEGRESS, E) DHTEMPERED, F) DH

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)	1'-6" X 5' DH		2
(B)	5'-6" X 5' DH		1
(C)	6'-10" X 5' DH		4
(D)	2'-6" X 5'-0"		3
(E)	2'-6" X 3'-0" DHTEMPERED		1
(F)	2'-6" X 4'-0 DH (+1 FOR ROOF EXIT)	PROTECTED 3/4-HR RATED	2

NOTE: EGRESS WINDOWS NOT REQ'D. (IBC SECTION 1026.1(1))
NOTE: (F) WINDOWS TO COMPLY WITH NFPA 80, PER IBC SECTION 715.5.5

3RD FLOOR DOOR SCHEDULE : ALL SWING DOORS TO HAVE LEVER HARDWARE

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(2A)	3' 90-MIN FIRE DOOR W/ CLOSER		2
(6)	6' SLIDING DOOR		1
(7)	2'-6" BF		3
(8)	2'-6" L		1
(9)	2'-6" R		1
(10)	2'-6" PKT		3
(11)	4'-0" BF		1
(12)	5'-0" BF		2

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING
SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY

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CONSTRUCTION DOCUMENTS

MUNJOY ST CONDOS

72 Munjoy Street
Portland, Maine

#	DATE	DESCRIPTION
1	12-21-15	PERMIT SET

Date Issued: December 21, 2015
Project Number: 1515
Drawing Scale: AS NOTED

FLOOR PLANS

Drawn By: MC
Checked By: ACH

A-1.1

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