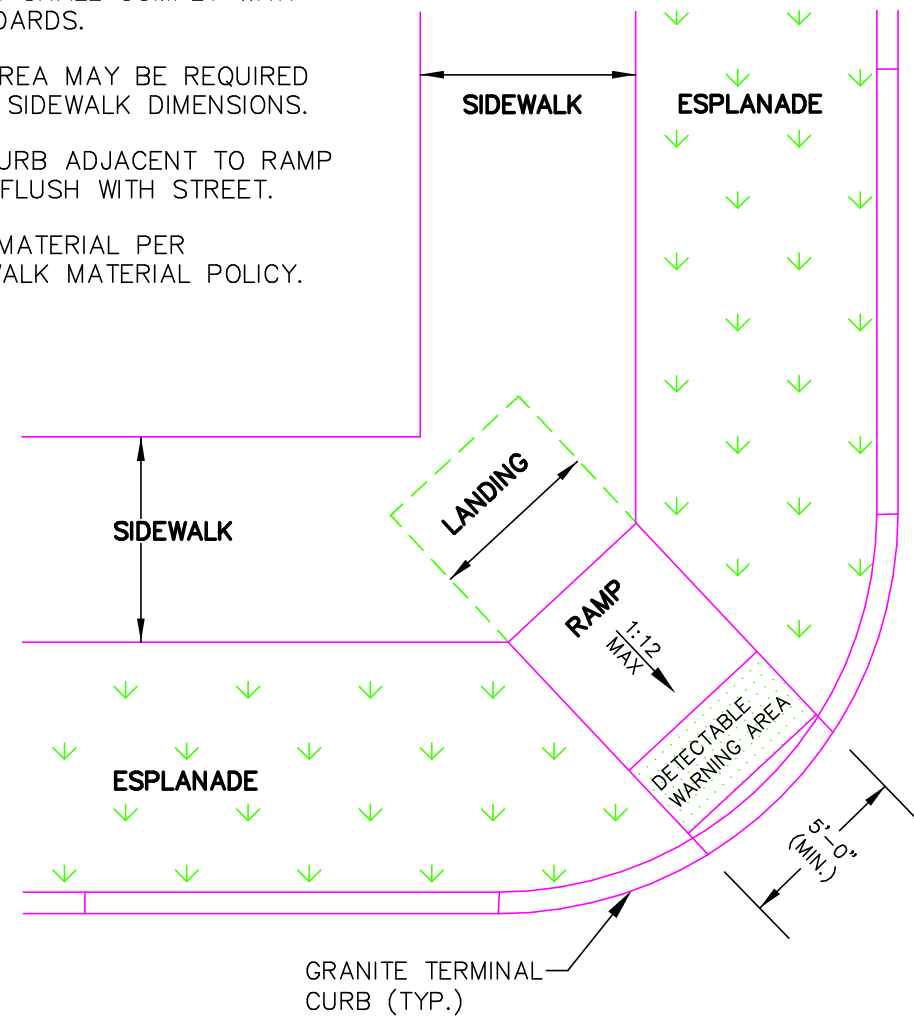


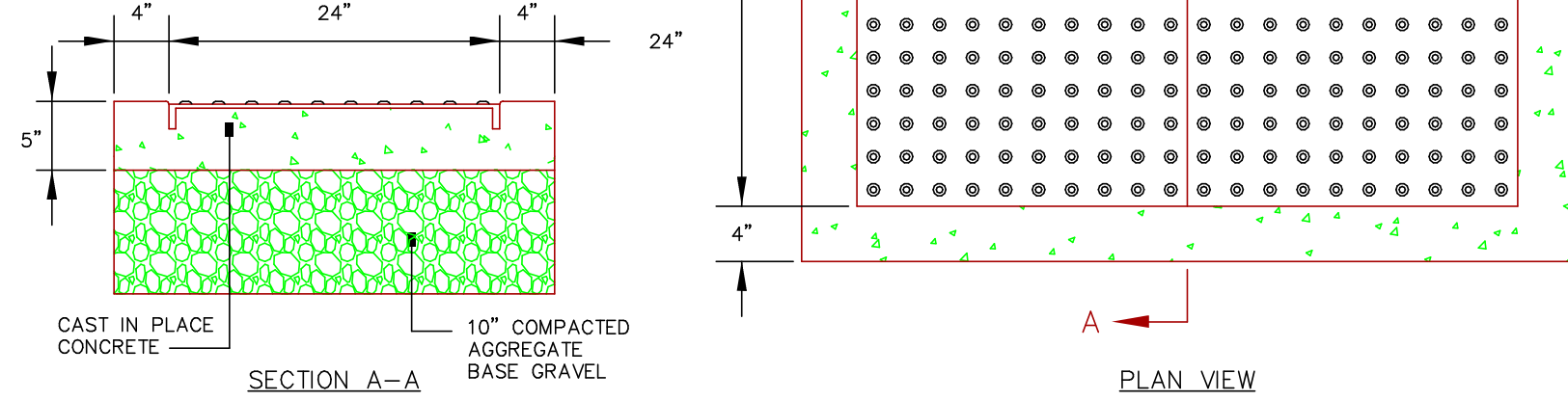
- NOTES:**
- ALL RAMPS SHALL COMPLY WITH ADA STANDARDS.
 - LANDING AREA MAY BE REQUIRED BASED ON SIDEWALK DIMENSIONS.
 - GRANITE CURB ADJACENT TO RAMP SHALL BE FLUSH WITH STREET.
 - SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.



DIAGONAL SIDEWALK RAMP LAYOUT AT INTERSECTION FOR SIDEWALK WITH ESPLANADE
NOT TO SCALE
(REQUIRES WAIVER)

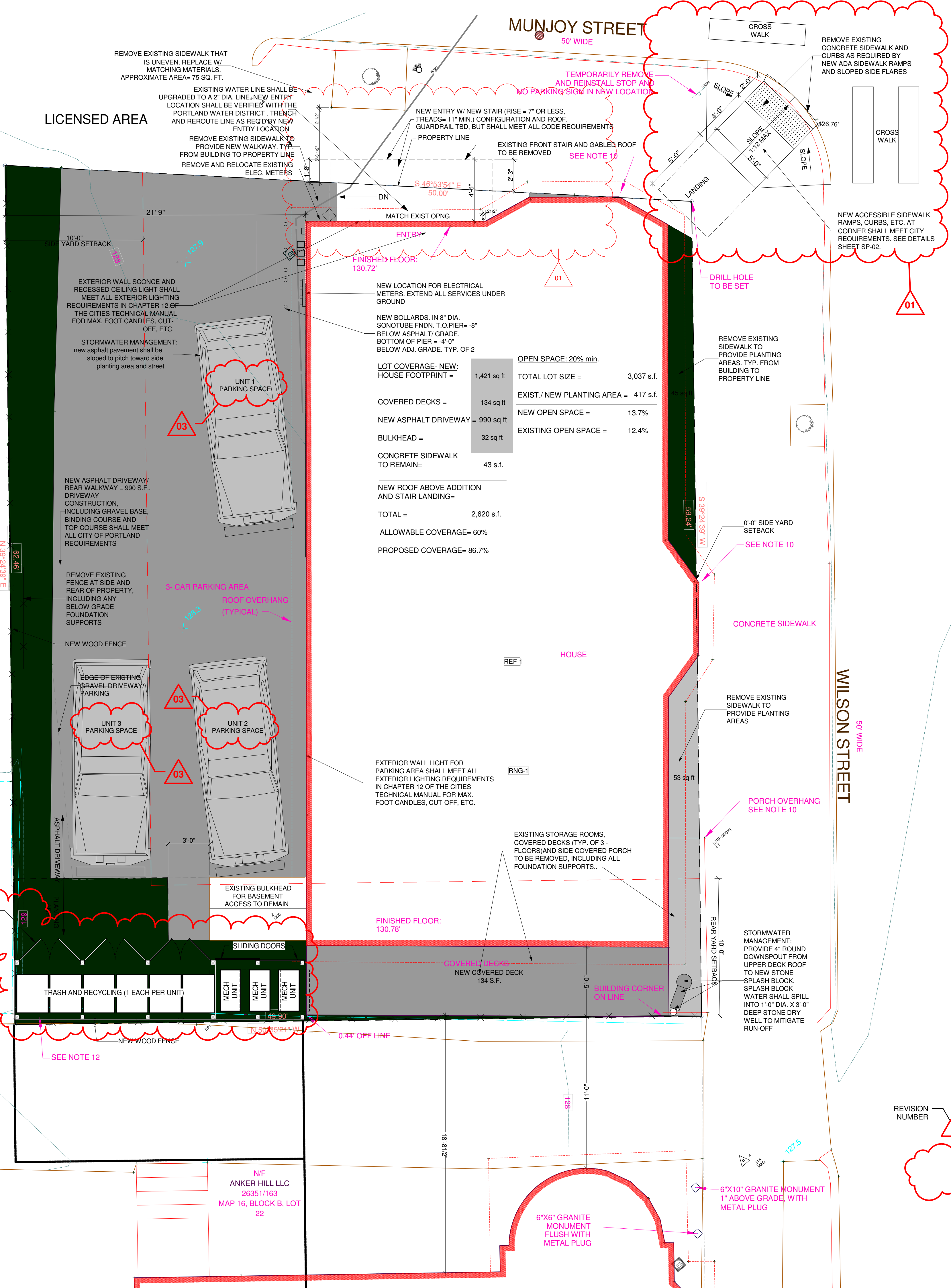
DATE: FEBRUARY 2010 REVISED:	CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL	TRANSPORTATION SYSTEMS AND STREET DESIGN SECTION 1	FIGURE: I-6D
DIAGONAL SIDEWALK RAMP LAYOUT AT INTERSECTION FOR SIDEWALK WITH ESPLANADE			

- NOTES:**
- ALL DETECTABLE WARNING PLATES SHALL BE UNCOATED CAST IRON. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 - CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MDOT CLASS A STRUCTURAL CONCRETE. MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 - TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
 - SIZE: THE DETECTABLE WARNING PLATES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
 - ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE

DATE: COORDINATOR: CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL TRANSPORTATION SYSTEMS AND STREET DESIGN SECTION 1 FIGURE: I-7



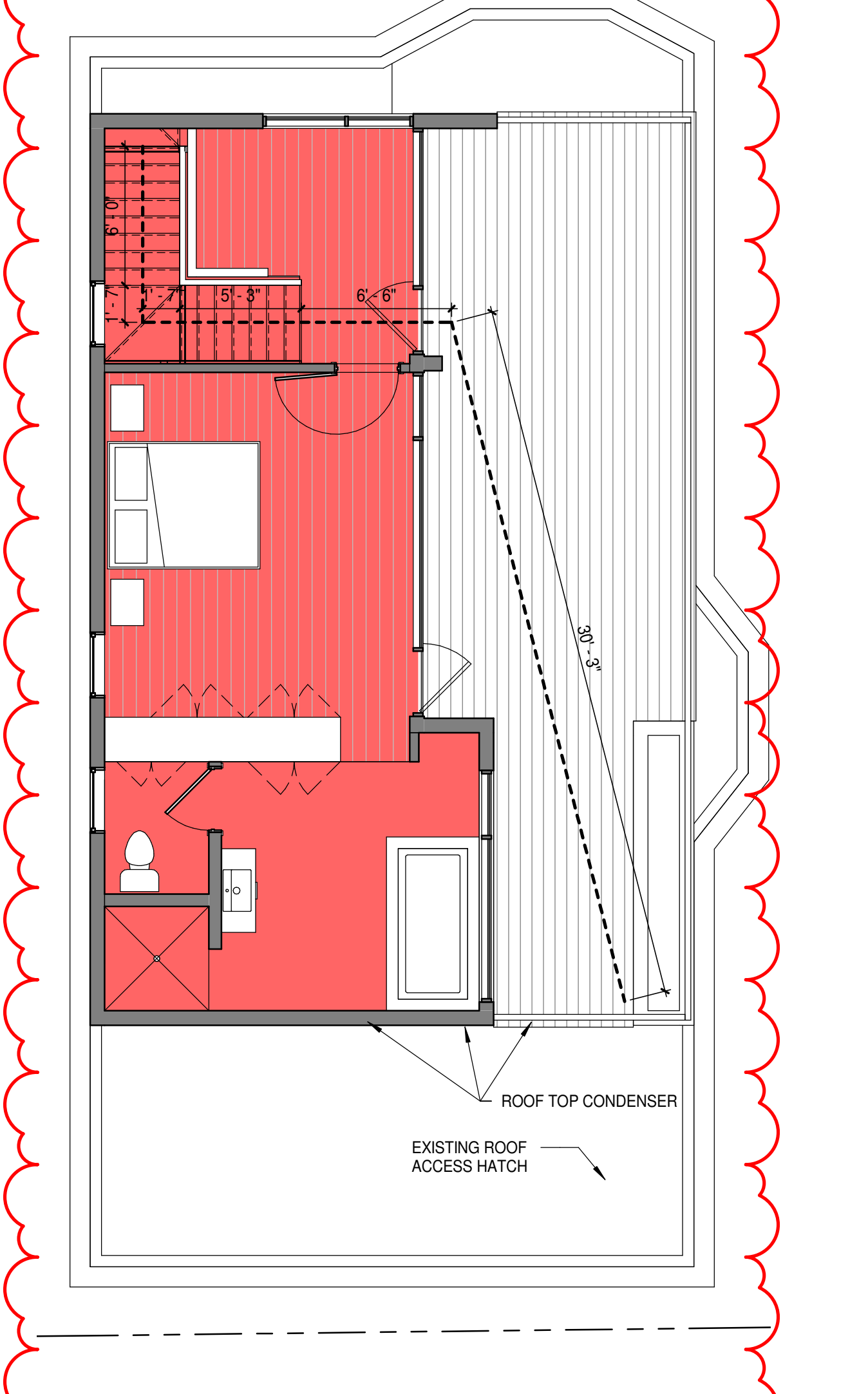
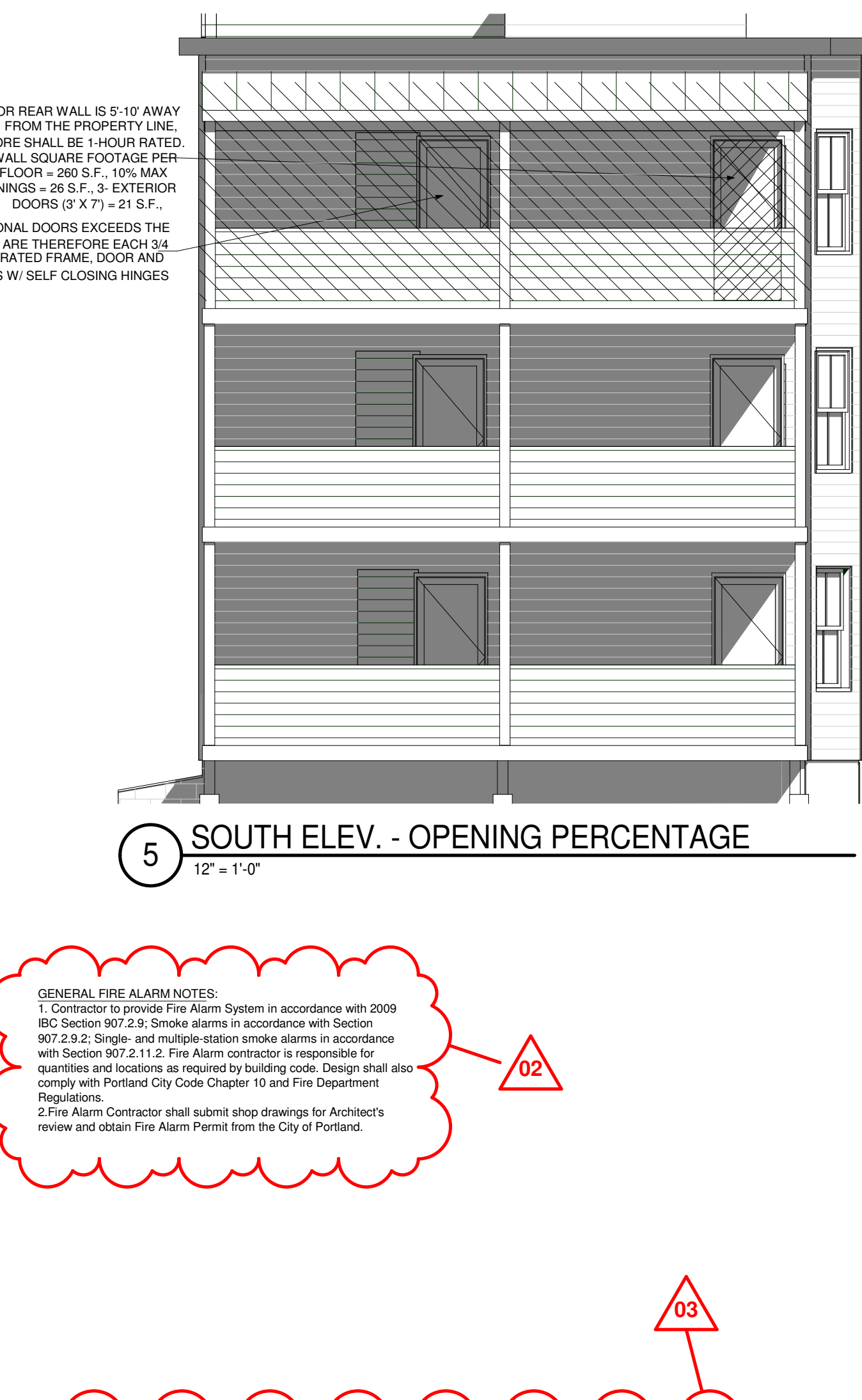
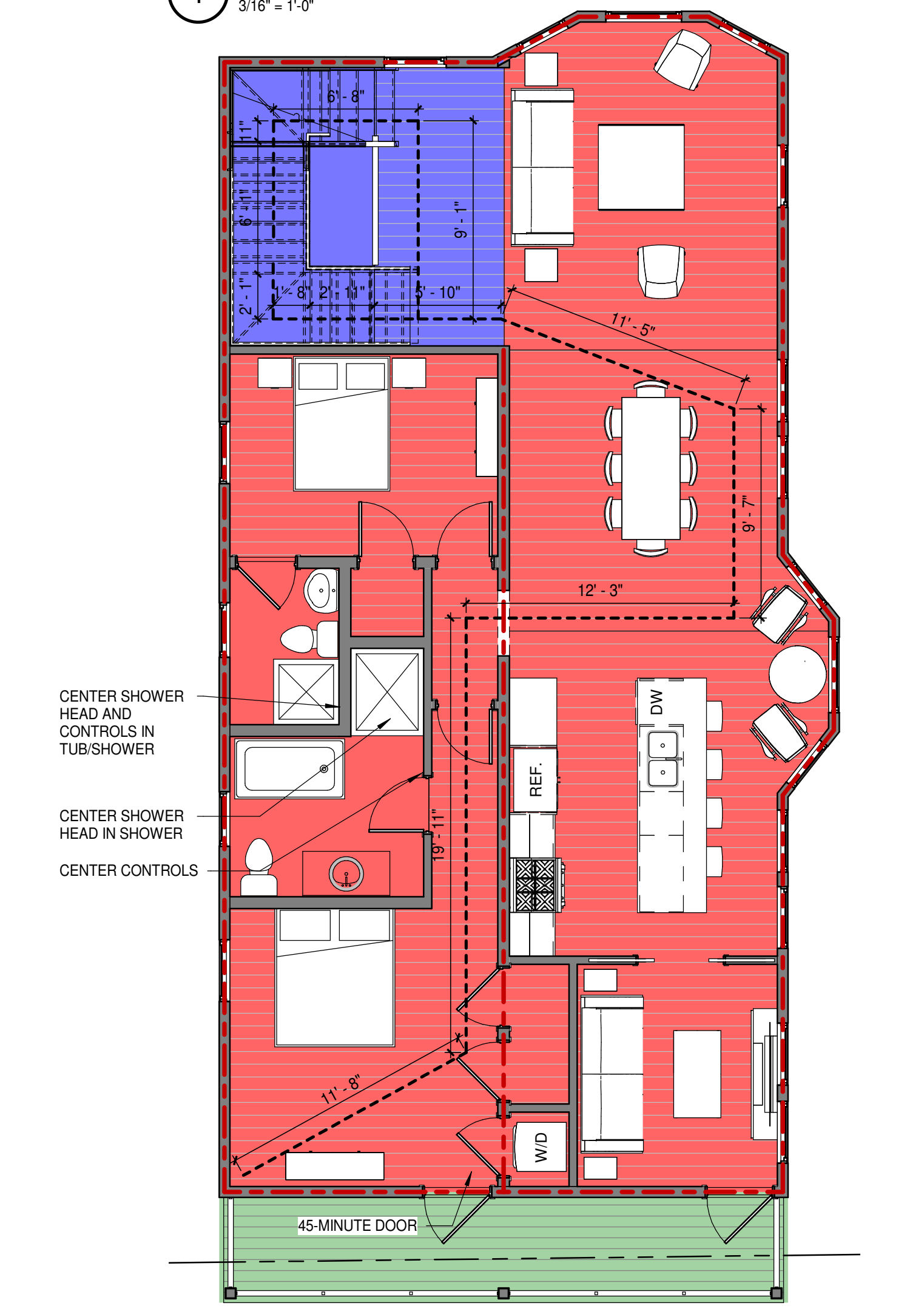
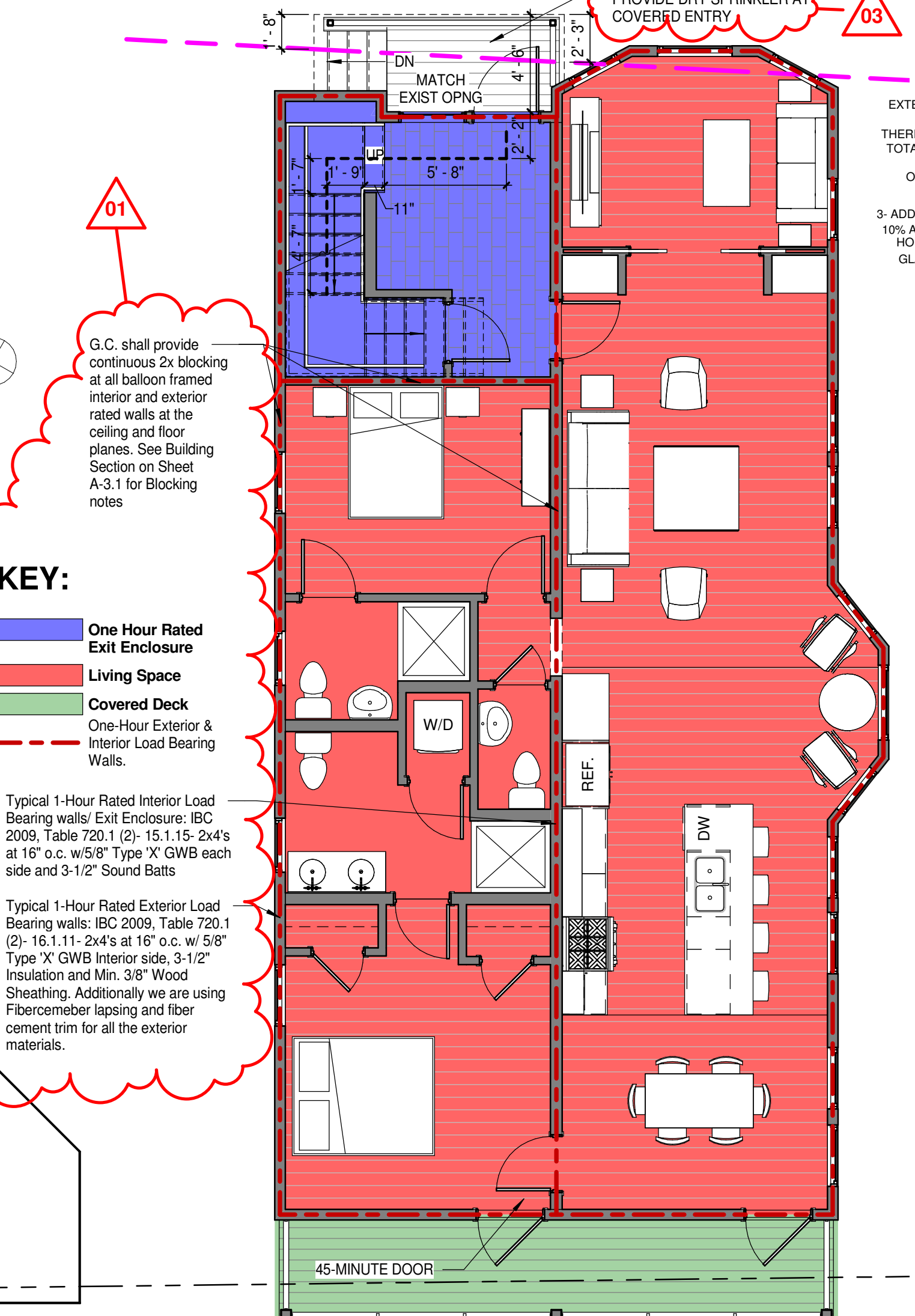
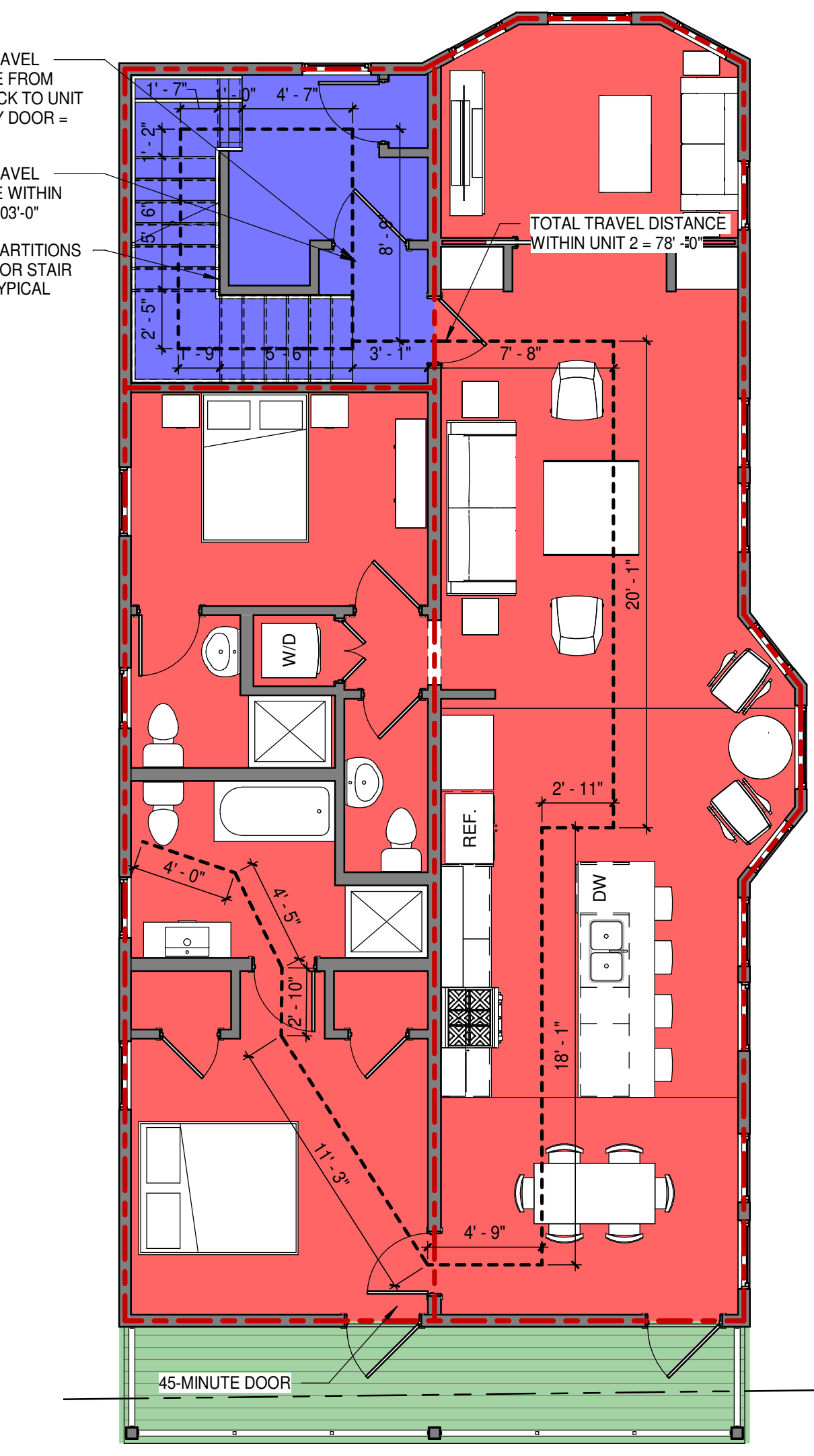
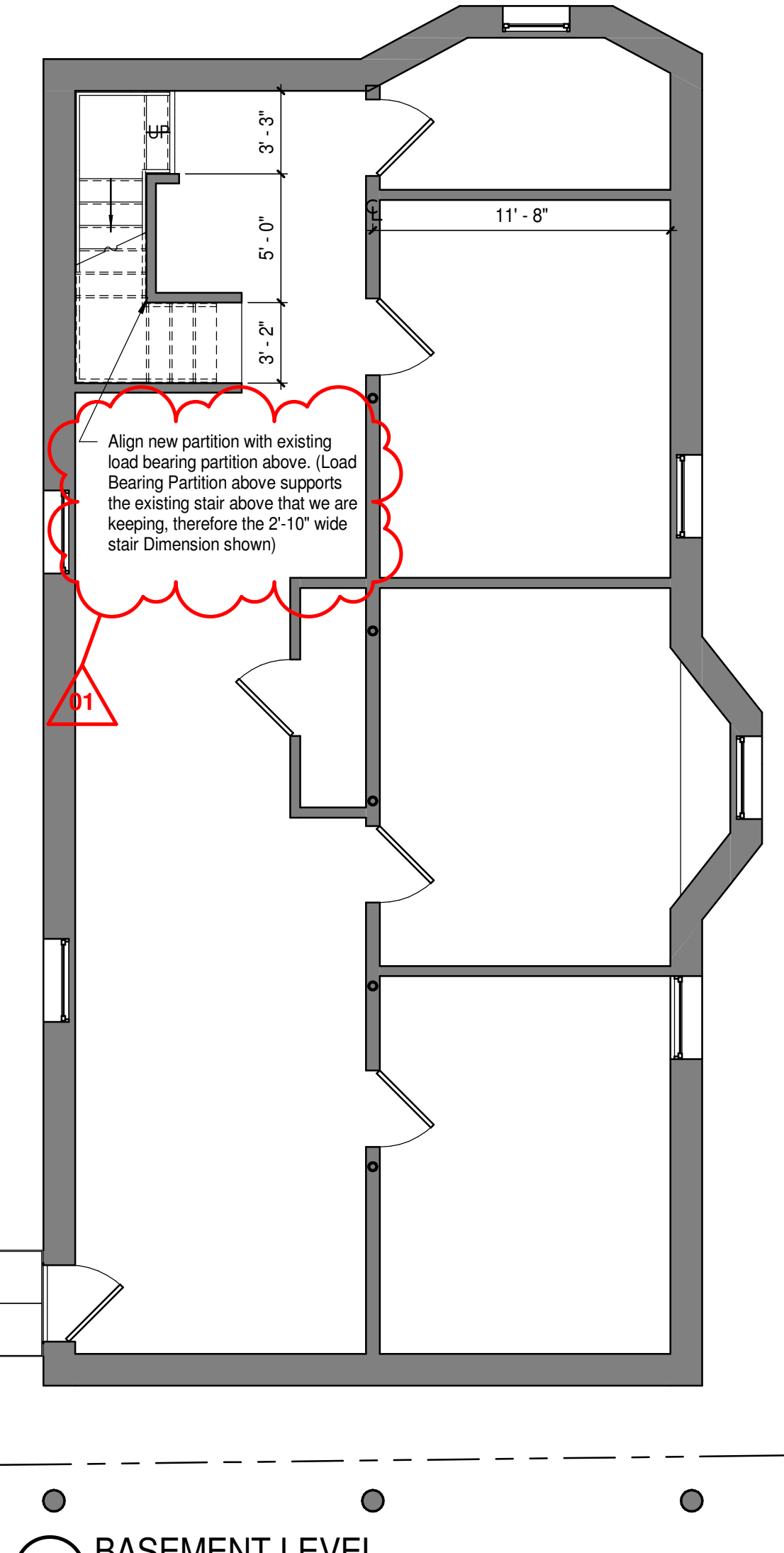
NF MATTHEW F THAYER & HAZLETT L MARGARET 16085/267 MAP 16, BLOCK B, LOT 11

NF ANKER HILL LLC 26351/163 MAP 16, BLOCK B, LOT 22

GRISANTI
MUNJOY ST CONDOS
60 MUNJOY ST., PORTLAND ME. 04101

No.	Description	Date
01	REVISED PERMIT SET	09.08.17
02	REVISED PERMIT SET 2	09.26.17
03	REVISED PERMIT SET 3	04.25.18

NEW SITE PLAN		
Project number 18001	Date 04.25.2018	SP-02
Scale 1/4" = 1'-0"		



City of Portland, Maine Code of Ordinances
Maine Uniform Building and Energy Code (MUBEC)
2009 International Residential Code (IRC)
2009 International Building Code (IBC)
2009 International Existing Building Code (IEBC)
2009 International Energy Conservation Code (IECC)
American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) Standards
2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
2007 ASHRAE 62.2 - Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings
2007 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda
2006 E-1465 Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

CODE REVIEW SUMMARY:		CITY OF PORTLAND, MAINE CODE OF ORDINANCES	
ITEM	REQUIREMENTS	REQUIREMENTS	ACTUAL
Zoning	Zone: R-6		
Minimum Lot Size	2,000 sq ft / 750 sq ft per dwelling		3,122 sq ft (4 units allowable)
Minimum Street Frontage	20 ft		32 ft
Minimum Side Street Yard Setback	0 ft / 10 ft		0 ft and 21 ft
Minimum Rear Yard Setback	10 ft		0 ft - Nonconforming
Parking	0 in R-6 (otherwise 1 space per unit)		1,565 sq ft (not including street side deck & steps)
Maximum Building Footprint	60% / 1,873.2 sq ft		0% - Nonconforming
Minimum Landscaped Open Space (not parking)	20% / 624.4 sq ft		32'-2" grade to bottom of cornice
Maximum Building Height	45 ft		
Structure Setbacks	Above 35'-10" from side property line, 15' from rear property line when abuts residential zone. Does not apply to side yards on side streets		

ITEM #	SECTION	REQUIREMENT CONDITION	SECTION	REQUIREMENT CONDITION	PROPOSED COMPLIANCE	
16	USE AND OCCUPANCY	Basement (Unoccupable) Ground Floor (R-2 Residential - Apartments) Second Floor (R-2 Residential - Apartments) Third Floor (R-2 Residential - Apartments) Penthouse Floor (R-2 Residential - Apartments) Roof Deck (R-2 Residential - Apartments)			No Change in Use No Change in Use No Change in Use No Change in Use No Change in Use No Change in Use	
26	CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS	Construction Type: R-2 Area Limitation: Group R-2 Story Limitation: Group R-2 Height Limitation: Group R-2	Table A.8.2.1.2 Table 503 and 504.2 Table 503 and 504.2	Type V-A (Existing) R-2: V-A 12,000 sq ft per story, V-A: 3 stories, increase up to 4 stories with sprinkler and 1-hour rated Exterior Walls V-A: 40 ft, increase up to 60 ft w/ sprinkler	Type V (Existing) No Change of Use, Construction Type shown for compliance with current standards Existing gross floor area: 1,420 s.f. NFA 5000 not adopted by the Maine State Fire Marshal's Office NFA 5000 not adopted by the Maine State Fire Marshal's Office	
30	BUILDING SEPARATION & EXPOSURE PROTECTION	Exterior Walls: Load Bearing & Non-load Bearing Separation of Occupancies	Table 602 Table 508.4	Rear Wall is 5' to 10' from property line R2 - no fire separation requirements	All Exterior Walls will have a 1 hr. rating. UL Design U330 Door Openings that are required shall be self-closing 3/4 hour. See Exterior Elevation S/A-5.1	
40	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	All Building Elements Horizontal Assemblies	Table 601 712.3	Type SA construction requires 1-hour ratings for Exterior and Interior Load-Bearing walls, Floor Construction and roof construction. Fire-Resistant Rating, Dwelling and sleeping unit separators in buildings with type V-A construction shall have fire-resistance rating of not less than 1 hour in buildings equipped throughout with an 13R automatic sprinkler system.	1-hour ratings for Exterior and Interior Load Bearing walls, Floor Construction and roof construction shall be provided. Condition 7 for Single Exit requires min. 1/2 Horizontal rating between Units. 1-Hour Horizontal Assemblies Provided between ground and second floors and second and third floors.	
50	FIRE AND SMOKE PROTECTION FEATURES	Automatic Sprinkler Systems Corridor Construction Sleeping Unit Separation Exit Stair Enclosure	903.2.4 420.2/709.3 ex 2 1022.1/1022.6	Option 4A: Buildings Protected Through-out by an Approved Automatic Sprinkler System 1 hour w/ No Reduction for 13 R System 1 hr required, if Units are adjacent to each other. No Reduction w/ 13R System Exit Enclosures shall have a fire-resistance rating of not less than 1 hour if it connects less than 4-stories	NFA 13R Sprinkler system shall be installed Exit Access Corridors do not exist in this project because Unit Doors are directly adjacent to a Rated Stair Enclosure Not Required: Apartments are made up of an entire floor and are not adjacent to each other. Exit Stair enclosure shall have 1-hour walls and 1-hour self-closing doors.	
60	MEANS OF EGRESS	Occupant Load Egress Width per Occupant Minimum Door Widths Common Path of Travel Travel Distance Spines w/ 1 exit Access Corridor Width Dead End Corridors Number of Exits and Continuity Exit Discharge Emergency Egress and Escape	Table 1004.4 1005.1 1008.1.1 1014.3 Table 1016.1 Table 1015.1 1018.2 1018.4 1021.1 1021.2 1022.c	200 sq ft per floor / 1,404 s.f. = 7 per floor for 3 Floors. Plus 600 s.f. Penthouse floor = 3 People. Plus 331 s.f. Roof Deck = 2 People. Total Occupant Load = 10 People. 32" Minimum Clear Width R-2: 75 ft or 125 ft w/ sprinkler R-2: 200 Feet or 250 Feet with sprinkler system R2 - maximum Occupant load 10, R-2 and 1015.1.1 44" min when occupancy > 50 36" min when occupancy < 50 20 Feet or 50 Feet with sprinkler system Exception 4: Group R-2 occupancy is allowed 1 means of egress if occupant load per floor is less than or equal to 20 Exits shall discharge directly to the exterior. One egress allowed if sprinkler and emergency escape and rescue openings have been provided.	7.3.1.2 7.3.1 7.2.1.2.3 31.2.6 31.2.4.3 7.4.3 29.2.5.5 31.2.4.5 7.7.1	Actual Occupant load is anticipated at 3-4 per floor 3'-0" provided due to Occupant Load of 26 (Section 1009.1) Provided at all doors for egress purpose in new work Common path of Travel not 60" because Unit Doors are directly adjacent to a Rated Stair Enclosure. Furthest travel Distance Outside Units is from roof deck to Exterior Door = 125'-0" Within Apartment using Option 4A - 125'-0" max. Max Distance other than Units= 250'-0" in Buildings protected through-out by an approved automatic sprinkler system Total number of stories not to exceed 4 w/ sprinkler system. 44" min when occupancy > 50 36" min when occupancy < 50 50 Feet max Number of Exits: One allowed if all 7 conditions are met Exits shall discharge directly to the exterior. All Bedrooms shall have either an egress window or a door that leads directly to a deck.
70	SPECIAL OCCUPANCY REQUIREMENTS	Max. Area Ext. Wall opens based on fire separation distance and degree of opening protection	Table 705.8	5'-10" x 11' Unprotected and Non-sprinkled: 10%	Proposed Openings at Res. Elevation. See S/A-0.1 the sheet	
80	STAIRWAYS (IN AREAS OF NEW WORK)	Stairway Width Headroom Stair Treads and Risers Profile Stairway Landing Vertical Rise Handrails Handrail Height Handrail Grasability Handrail Extensions Guard Rail Height Opening Limitations	1009.1 1009.2 1009.4 1009.4.5 1009.5 1009.7 1009.12 1012.2 1012.1.1 1012.6 1013.1 1013.2 1013.3	44" Min (36" min. for <50 Occupants) 80" min headroom clearance 4" min < Riser < 7" max 11" min tread Risers shall be solid Required at top and bottom. Width and distance in direction of travel equal to or greater than stair width 1/2" max vertical rise between floors or landings Handrails required on both sides 34" min and 36" max above stair tread nosing Must comply with Type 1 Must extend 12" beyond top riser and depth of 1 tread beyond bottom riser Required on landings > 30" high 42" min 4" max opening	7.2.2.1.2 7.2.2.1.1(a) 7.2.2.1.1(b) 7.2.2.3 7.2.2.3.1(a) 7.2.2.4.1 7.2.2.4.10 7.2.2.4.5.2 7.2.2.4.5.3	All Stairways serve less than 50 occupants 80" min headroom clearance Stairs meet rise and run requirements Stair meets landing requirements Proposed Stair is 5'-4" Floor to floor and 10'-4" floor to upper landing at roof deck interior landing Handrails required on both sides 34" min and 36" max above stair tread nosing Stair Handrails meet requirements Stair Handrail extensions meet requirements Guardrails meet requirements Guardrails meet requirements

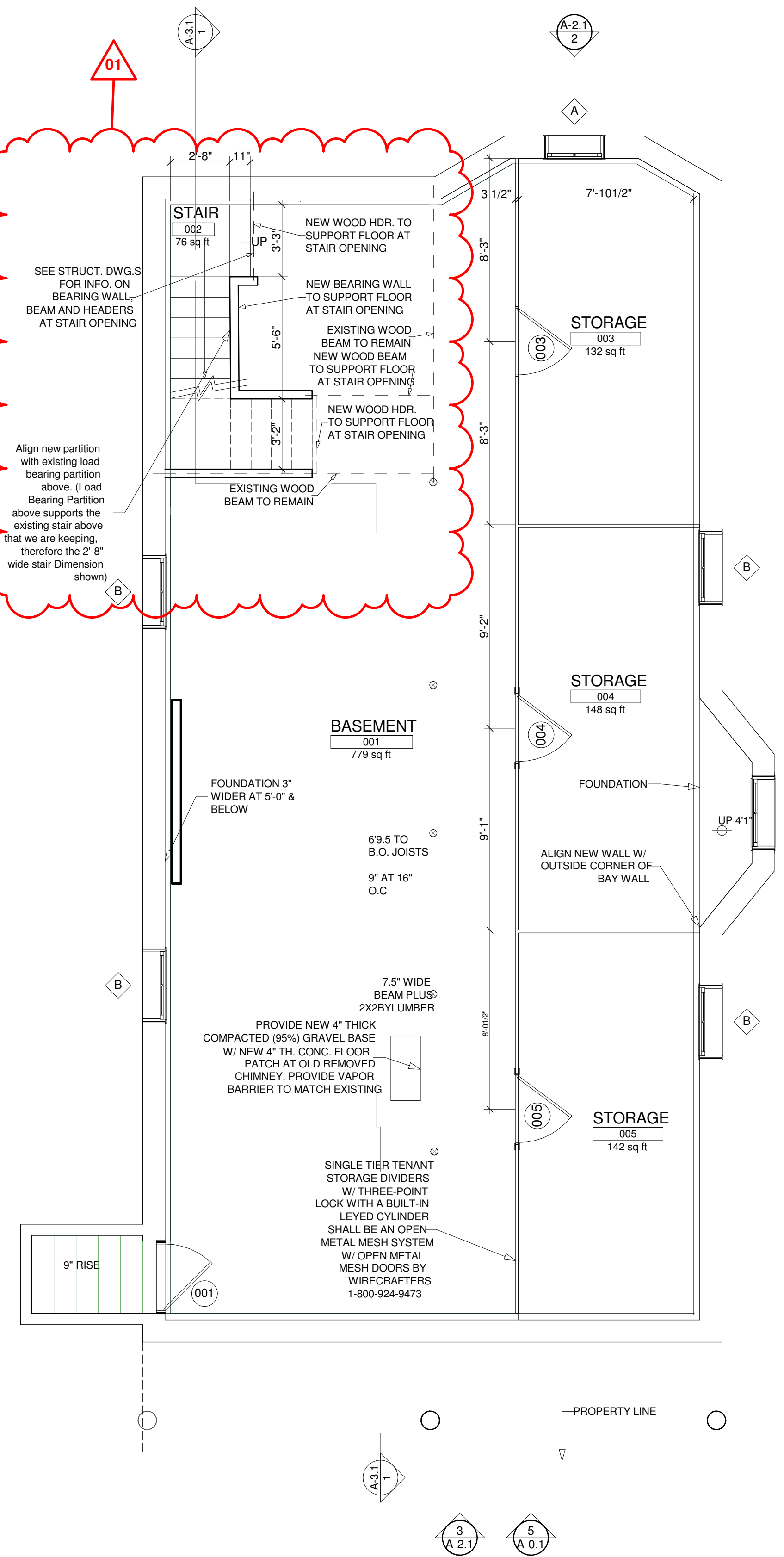
GRISANTI
MUNJOY ST CONDOS
60 MUNJOY ST., PORTLAND ME., 04101

No.	Description	Date
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ORDINANCE AND CODES

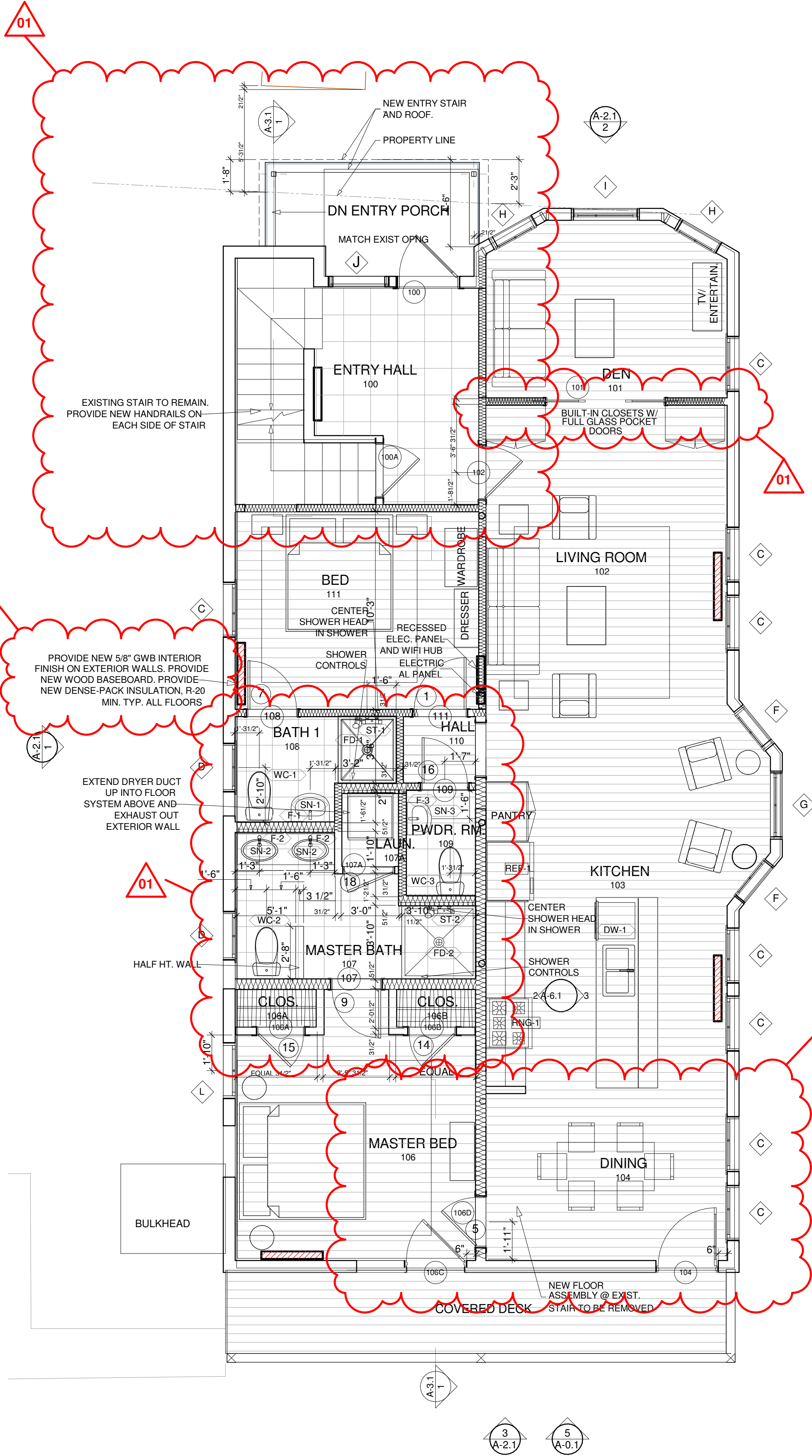
Project number 18001
Date 04.25.2018
Scale As indicated

A-0.1

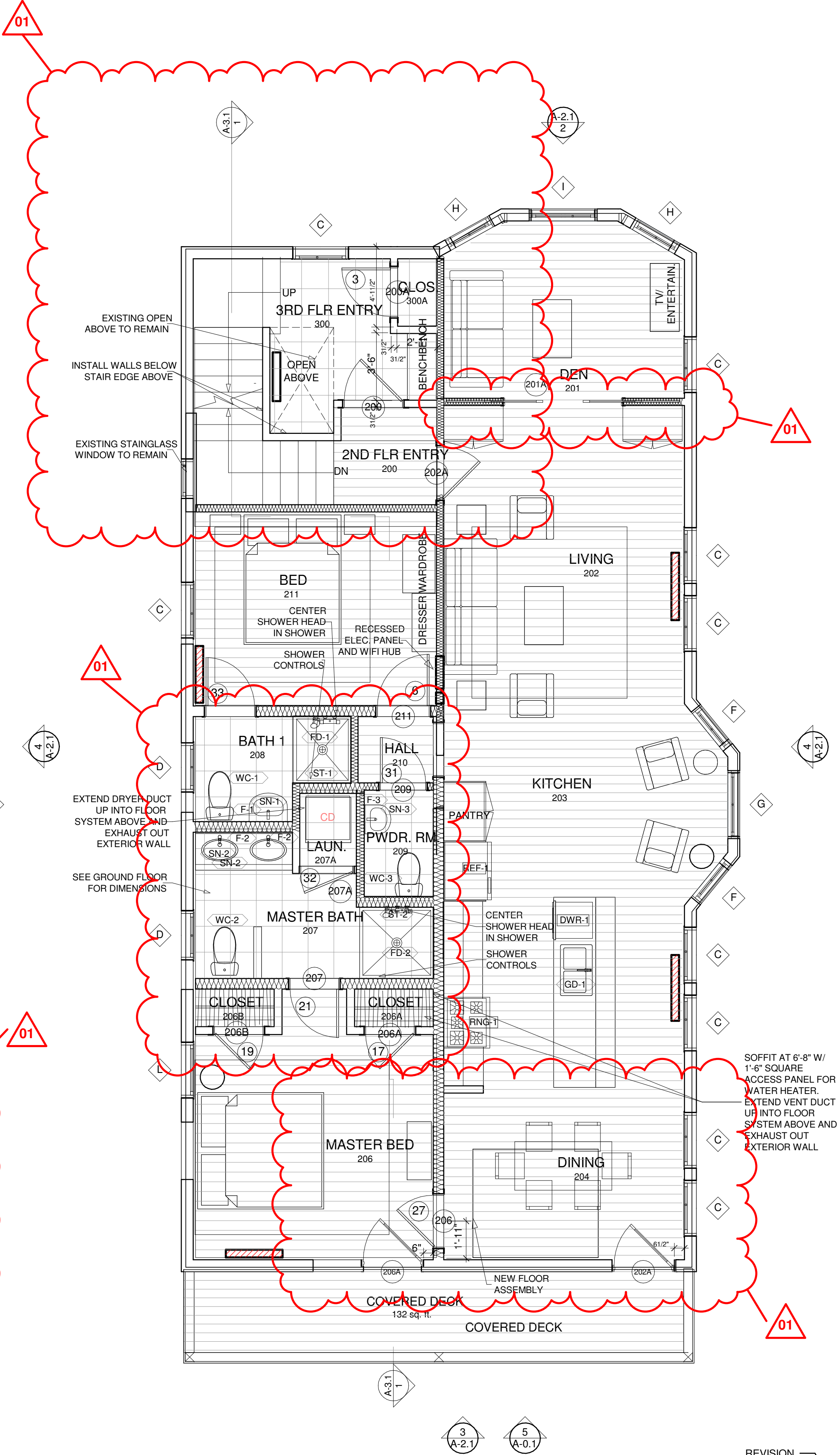


1 BASEMENT LEVEL
1/4" = 1'-0"

KEY:
EXTERIOR WALL
UNIT OR COMMON AREA LIMITS
INTERIOR PARTITIONS



2 GROUND FLOOR
1/4" = 1'-0"

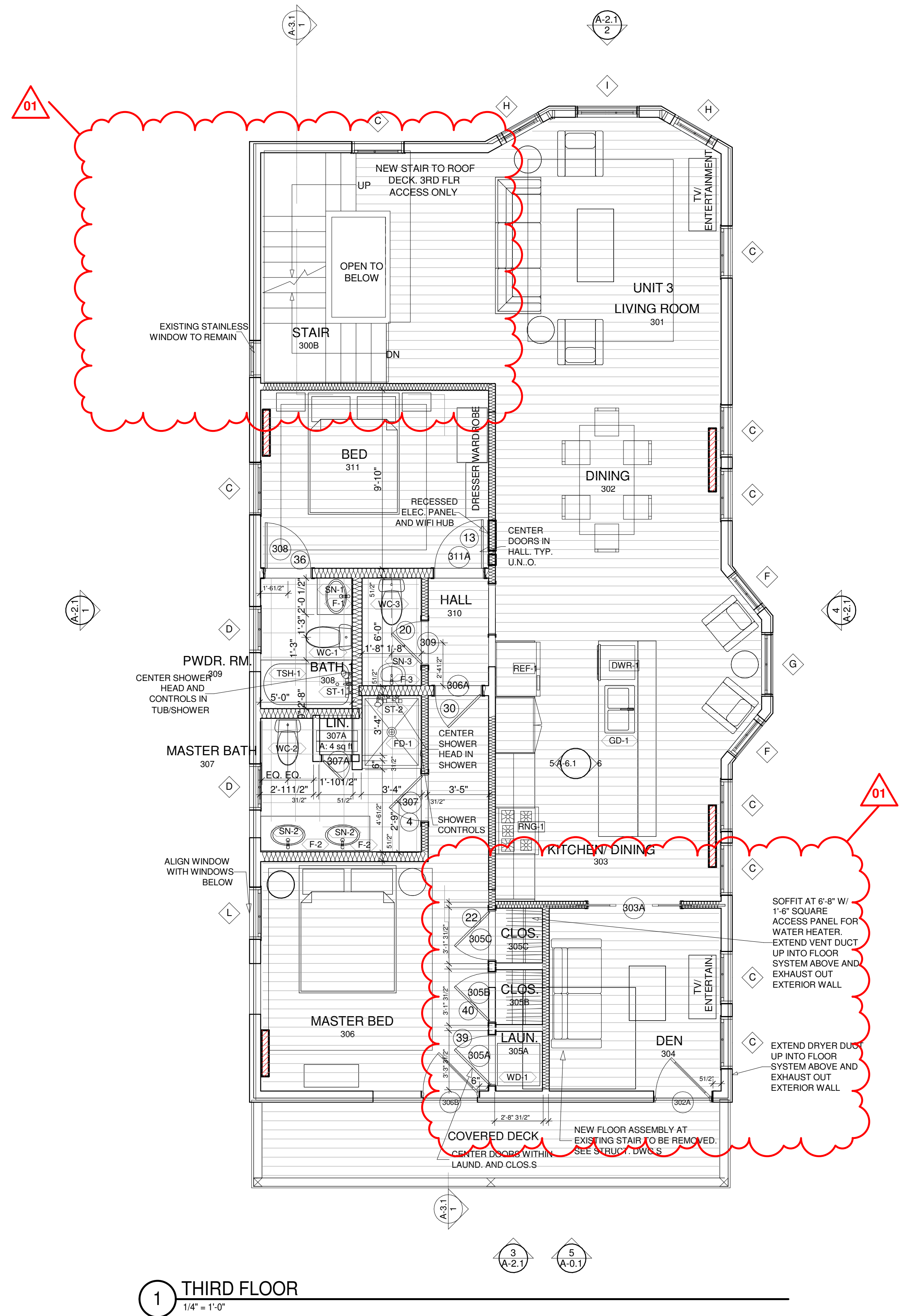
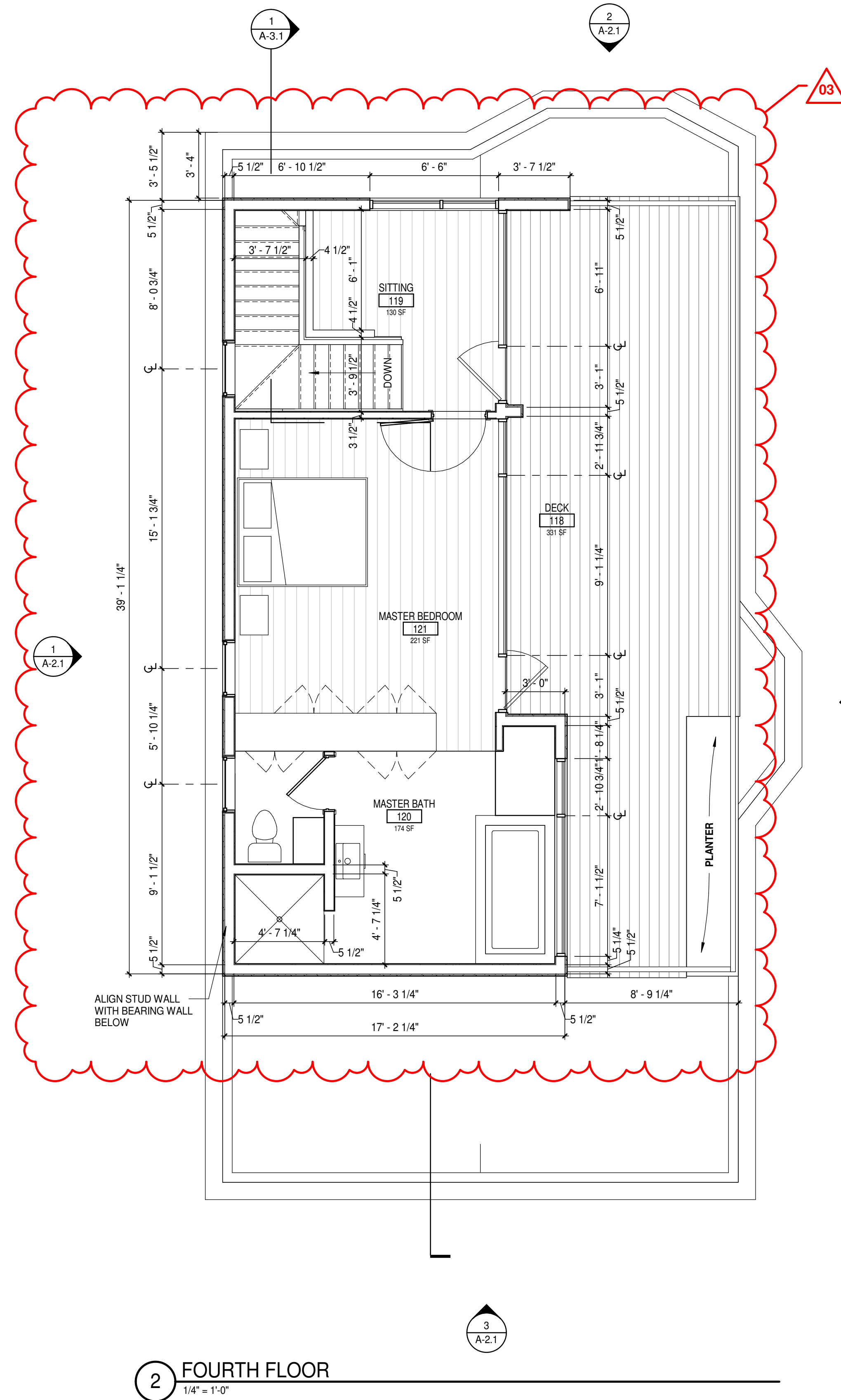


3 SECOND FLOOR
1/4" = 1'-0"

REVISION NUMBER #

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GRISANTI
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REVISION NUMBER

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No.	Description	Date
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FLOOR PLANS

Project number 18001
Date 04.25.2018
Scale 1/4" = 1'-0"

A-1.2

Zone Name	Location	ID	Nom. Size	Material	Manufacturer	Door Finish	Glazing	Hdw. Set	Hdw. Finish	Notes
3RD FLR ENTRY	SECOND FLOOR	200	3'-0"x6'-8"							PROVIDE 1-HOUR FRAME AND DOOR WITH SELF CLOSING HINGES
3RD FLR ENTRY	SECOND FLOOR	200	2'-6"x6'-8"							
BED	GROUND FLOOR	108	2'-6"x6'-8"							
BED	GROUND FLOOR	111	2'-8"x6'-8"							
BED	THIRD FLOOR	308	2'-6"x6'-8"							
BED	THIRD FLOOR	311A	2'-8"x6'-8"							
COMMON BASEMENT AREA	BASEMENT	001	3'-0"x6'-8"	COMPOSITE		PRE-PRIMED AND PAINTED	NO			INSULATED DOOR W/ LOCK SET AND WEATHERSTRIPPING
ENTRY HALL	GROUND FLOOR	100A	2'-6"x6'-8"							PROVIDE 1-HOUR FRAME AND DOOR WITH SELF CLOSING HINGES
ENTRY PORCH	GROUND FLOOR	100	3'-0"x6'-8"							
HALL	GROUND FLOOR	109	2'-4"x6'-8"							
HALL	SECOND FLOOR	209	2'-4"x6'-8"							
KITCHEN/ DINING	THIRD FLOOR	303A	5'-0"x8'-4"							
KITCHING	SECOND FLOOR	201A	6'-0"x7'-0"							
LIVING	SECOND FLOOR	206A	2'-6"x6'-8"							
LIVING ROOM	GROUND FLOOR	102	2'-8"x6'-8"							PROVIDE 1-HOUR FRAME AND DOOR WITH SELF CLOSING HINGES
MASTER BATH	GROUND FLOOR	107A	2'-6"x6'-8"							
MASTER BATH	SECOND FLOOR	207A	2'-8"x6'-8"							
MASTER BATH	THIRD FLOOR	307A	1'-6"x6'-8"							
MASTER BED	GROUND FLOOR	106A	2'-4"x6'-8"							
MASTER BED	GROUND FLOOR	106B	2'-4"x6'-8"							
MASTER BED	GROUND FLOOR	106D	2'-6"x6'-8"							
MASTER BED	GROUND FLOOR	107	2'-6"x6'-8"							
MASTER BED	SECOND FLOOR	206	2'-8"x6'-8"							
MASTER BED	SECOND FLOOR	206A	2'-6"x6'-8"							
MASTER BED	SECOND FLOOR	206B	2'-6"x6'-8"							
MASTER BED	SECOND FLOOR	207	2'-6"x6'-8"							
MASTER BED	THIRD FLOOR	305A	2'-8"x6'-8"							
MASTER BED	THIRD FLOOR	305B	2'-8"x6'-8"							
MASTER BED	THIRD FLOOR	305C	2'-8"x6'-8"							
MASTER BED	THIRD FLOOR	306A	2'-6"x6'-8"							
STORAGE	BASEMENT	003	3'-0"x6'-6"							
STORAGE	BASEMENT	004	3'-0"x6'-6"							
STORAGE	BASEMENT	005	3'-0"x6'-6"							
UNIT 1	GROUND FLOOR	101	6'-0"x8'-4"							
UNIT 1	GROUND FLOOR	104	3'-0"x7'-0"							
UNIT 1	GROUND FLOOR	106C	3'-0"x7'-0"							PROVIDE 3/4-HOUR FRAME, DOOR AND GLASS WITH SELF CLOSING HINGES
UNIT 2	SECOND FLOOR	202A	3'-0"x7'-0"							
UNIT 2	SECOND FLOOR	206A	3'-0"x7'-0"							
UNIT 2	SECOND FLOOR	208	2'-6"x6'-8"							
UNIT 2	SECOND FLOOR	211	2'-8"x6'-8"							
UNIT 3	THIRD FLOOR	306A	3'-0"x7'-0"							
UNIT 3	THIRD FLOOR	306B	3'-0"x7'-0"							PROVIDE 3/4-HOUR FRAME, DOOR AND GLASS WITH SELF CLOSING HINGES
UNIT 3	THIRD FLOOR	307	2'-6"x6'-8"							
UNIT 3	THIRD FLOOR	309	2'-4"x6'-8"							
UNIT 3- SITTING ROOM	ROOF	300R	2'-10 1/2"x7'-10 1/2"							



NOTE:
 1. G.C. SHALL VERIFY ALL R.O. DIMENSIONS IN THE FIELD PRIOR TO ORDERING.
 2. DOOR MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR ALL DOORS FOR ARCHITECT/ CLIENT APPROVAL PRIOR TO ORDERING

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GRISANTI
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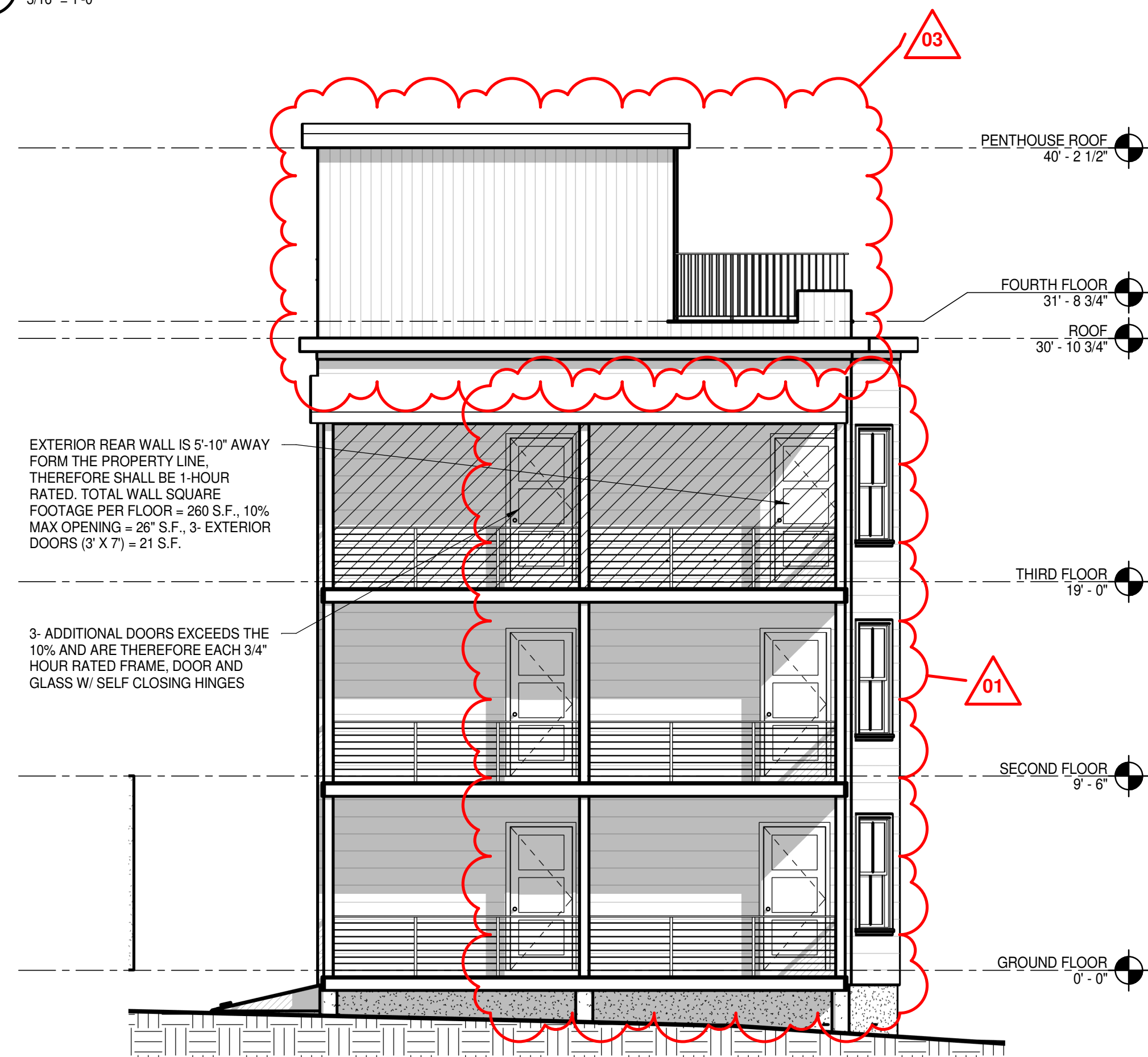
DOOR SCHEDULE



2 NORTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

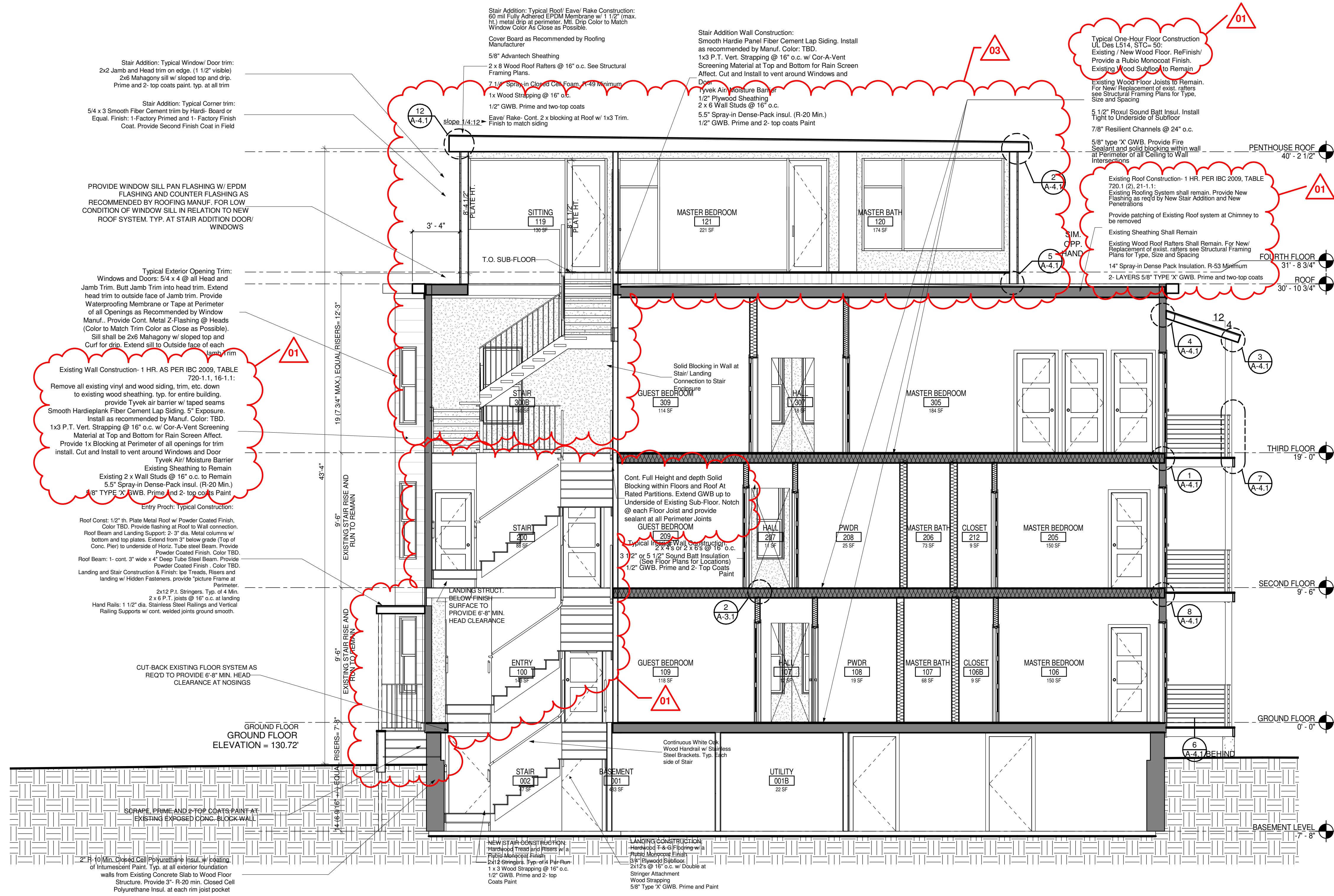
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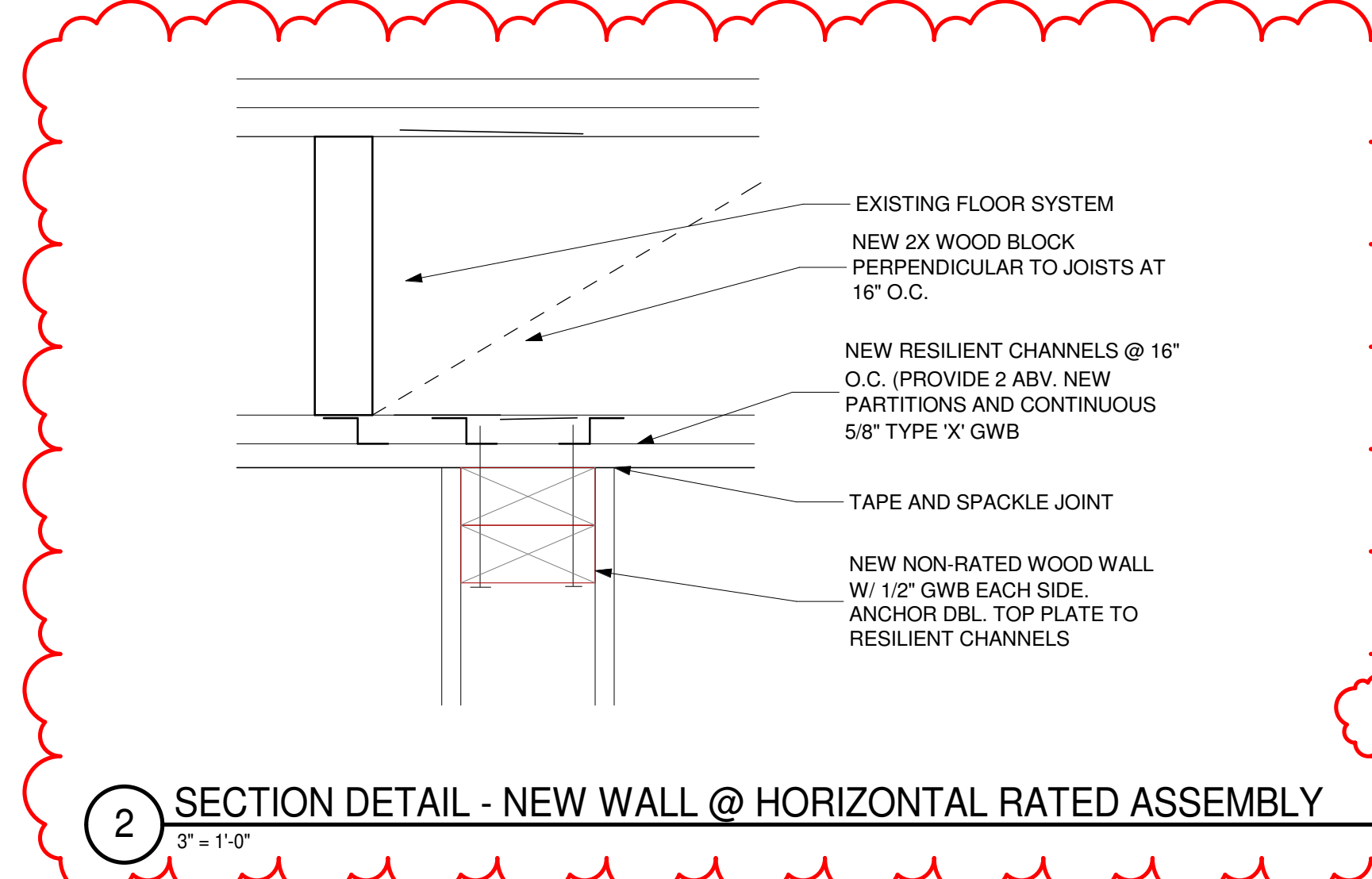
PROPOSED ELEVATIONS

Project number 18001
Date 04.25.2018
Scale 3/16" = 1'-0"

A-2.1



1 BUILDING SECTION
1/4" = 1'-0"



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BUILDING SECTION

Project number 18001
Date 04.25.2018
Scale As indicated

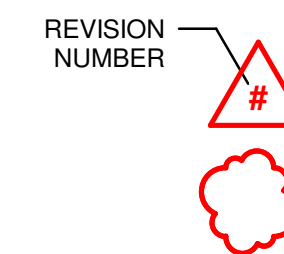
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2 PERSPECTIVE FROM MUNJOY ST



1 PERSPECTIVE FROM INTERSECTION



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3D VIEWS

Project number 18001
 Date 04.25.2018
 Scale A-5.1