

SYMBOLS LEGEND

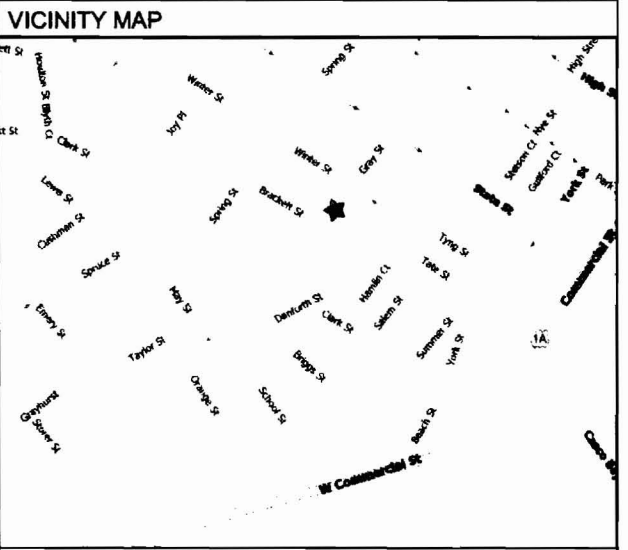
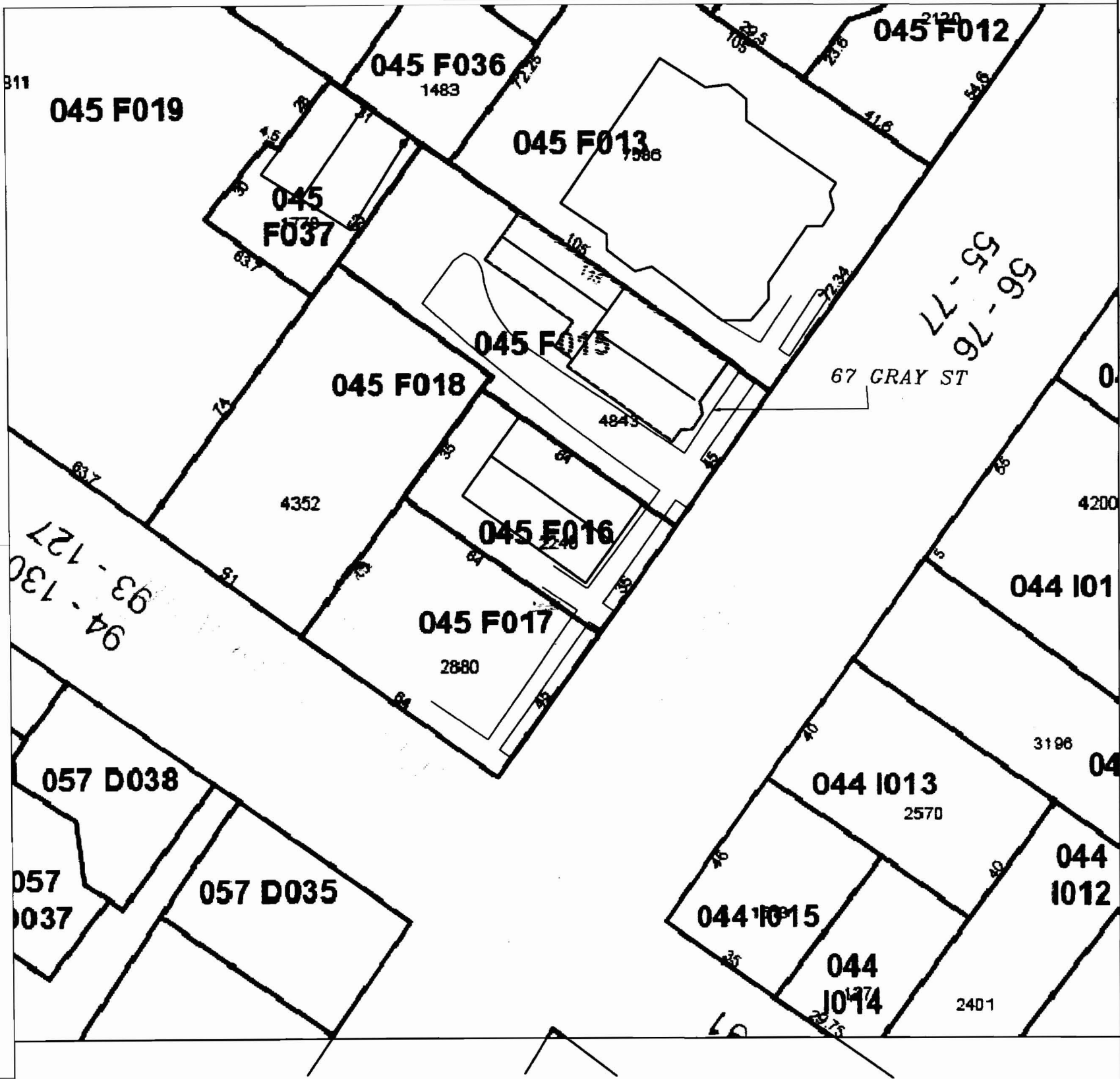
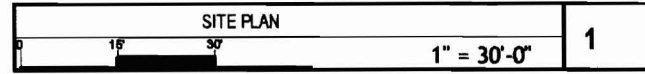
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- EXTERIOR ELEVATION DRAWING NO. SHEET NO.
- INTERIOR ELEVATION DRAWING NO. SHEET NO.
- WALL SECTION/DETAIL
- BUILDING SECTION
- TYPICAL DETAIL REFERENCE
- GRID CENTER LINE
- GRID - F.O. FRAMING
- ELEVATION / DATUM
- WINDOW NUMBER
- DOOR NUMBER
- ROOM NAME
ROOM NUMBER
- EQUIPMENT NOTE
- KEYED SHEET NOTE

- SANITARY SEWER MANHOLE (sasmh4 & pasmh4)
- CATCH BASIN (TO SCALE) (cwb & pcb)
- UTILITY POLE (sup & pup)
- SIGN (sign)
- DECIDUOUS TREE (ndecid & pdecid)
- HYDRANT (ehyd & phyd)
- ELECTRIC MANHOLE (esmh4 & psmh4)
- FENCE
- RETAINING WALL
- PROPERTY LINE
- CURB
- CONTOUR (1' OR 2' INTERVAL)
- CONTOUR (INDEX)

SETBACK LINES

- Morill PROPERTY

PLOT PLAN



APPLICABLE CODES

PROJECT DESCRIPTION
The scope of this project includes the renovation of 67 Gray street

PROJECT LOCATION
67 Gray Street
Portland, ME 04101

COUNTY
Cumberland, ME

ZONING R-6 Parcel ID 045 F013
Land Use Double Family

CONSTRUCTION TYPE
Type V, Non-Rated

PREVAILING CODE:
All proposed demolition and construction will comply with the current Portland, ME town planning, Historical Preservation and IRC regulations.

SHEET INDEX

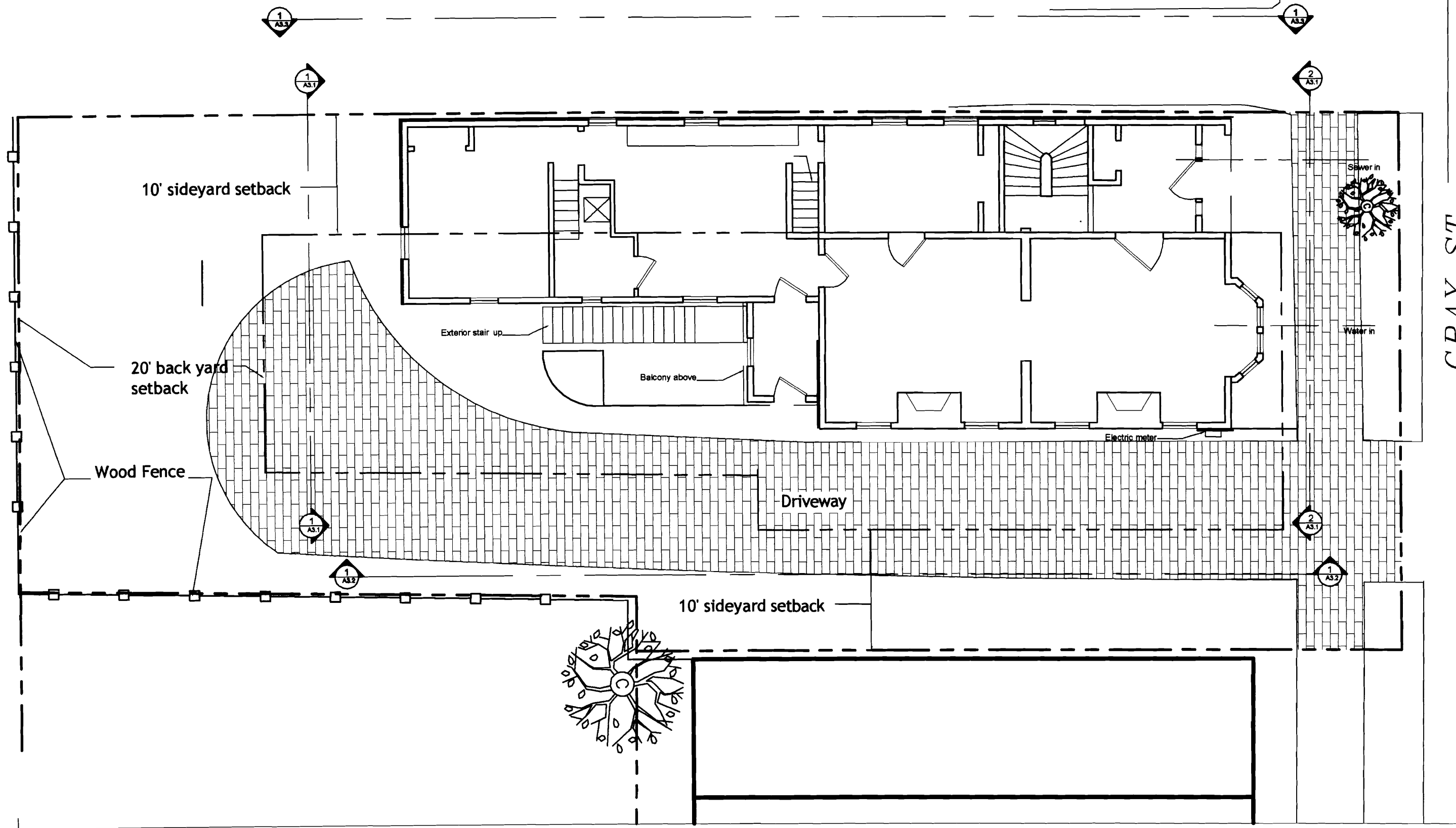
- A0 COVER SHEET
- A1 FLOOR PLANS
- A2 SECTION/ELEVATION
- A3 EXTERIOR ELEVATIONS
- A4 FRAMING PLANS
- A5 DETAILS
- E1 POWER & LIGHTING PLANS
- X1 EXISTING PLANS
- X2 EXISTING ELEVATIONS

JUN 3 2009

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Morill Residence
 Portland, Maine

67 Gray Street
 67 Gray Street
 Renovations
 Permit set 1
 by MPell
 date May, 2009
 scale none
 number
A0
 project



GRAY ST

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67 Gray Street
Morrill Residence
 Portland, Maine

title
 Existing site
 Permit set 1
 by MPell
 date May, 2008
 scale 1/16" = 1'-0"
 number

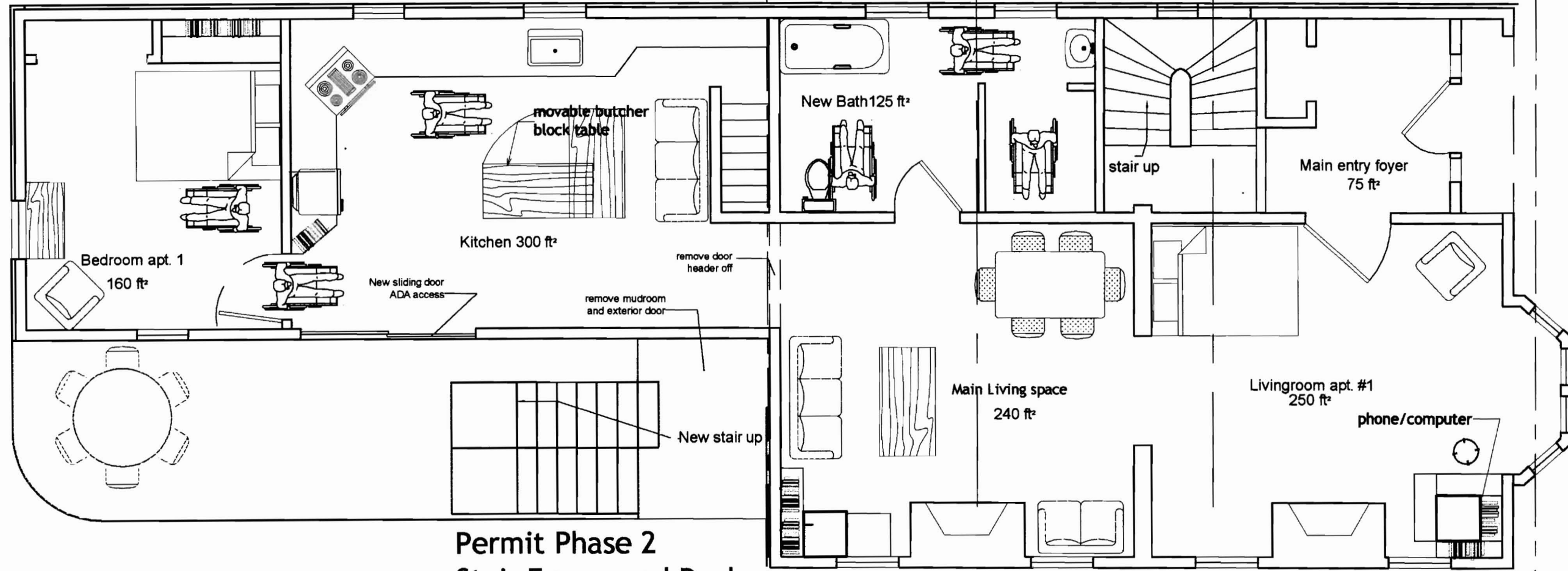
A1.0

project



Permit Phase 3
Back Portion of Building

Permit Phase 1
Interior insulation/wall furring
/structural work



Permit Phase 2
Stair Egress and Deck

1
1st Floor Plan
TOTAL FOOTAGE
1st FLOOR : 1300 FT²

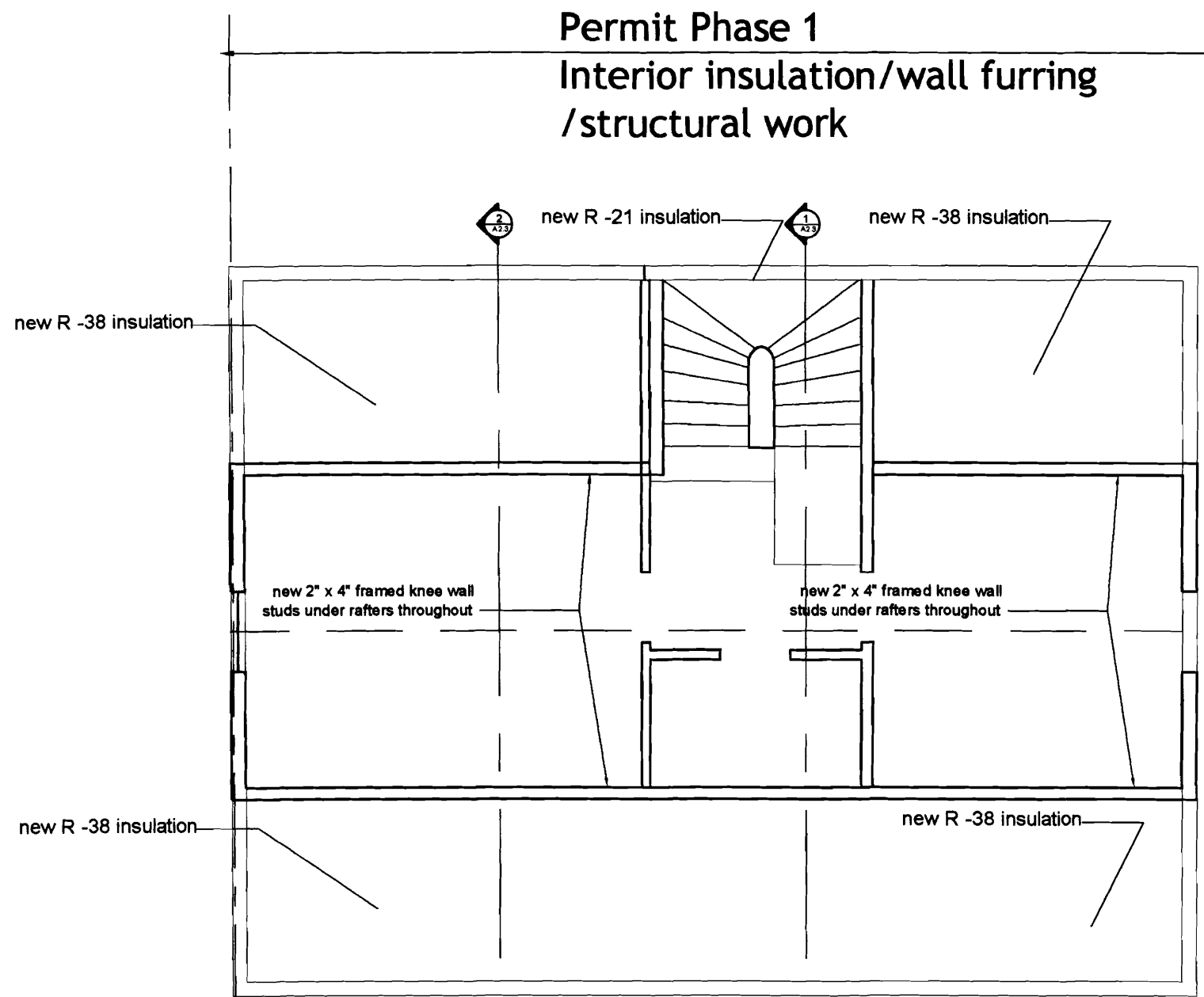
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67 Gray Street
Morrill
Residence
Portland, Maine

1st floor proposed
Permit set 1
By MPell
Date May, 2008
Scale 3/16" = 1'-0"
Number

A1

project



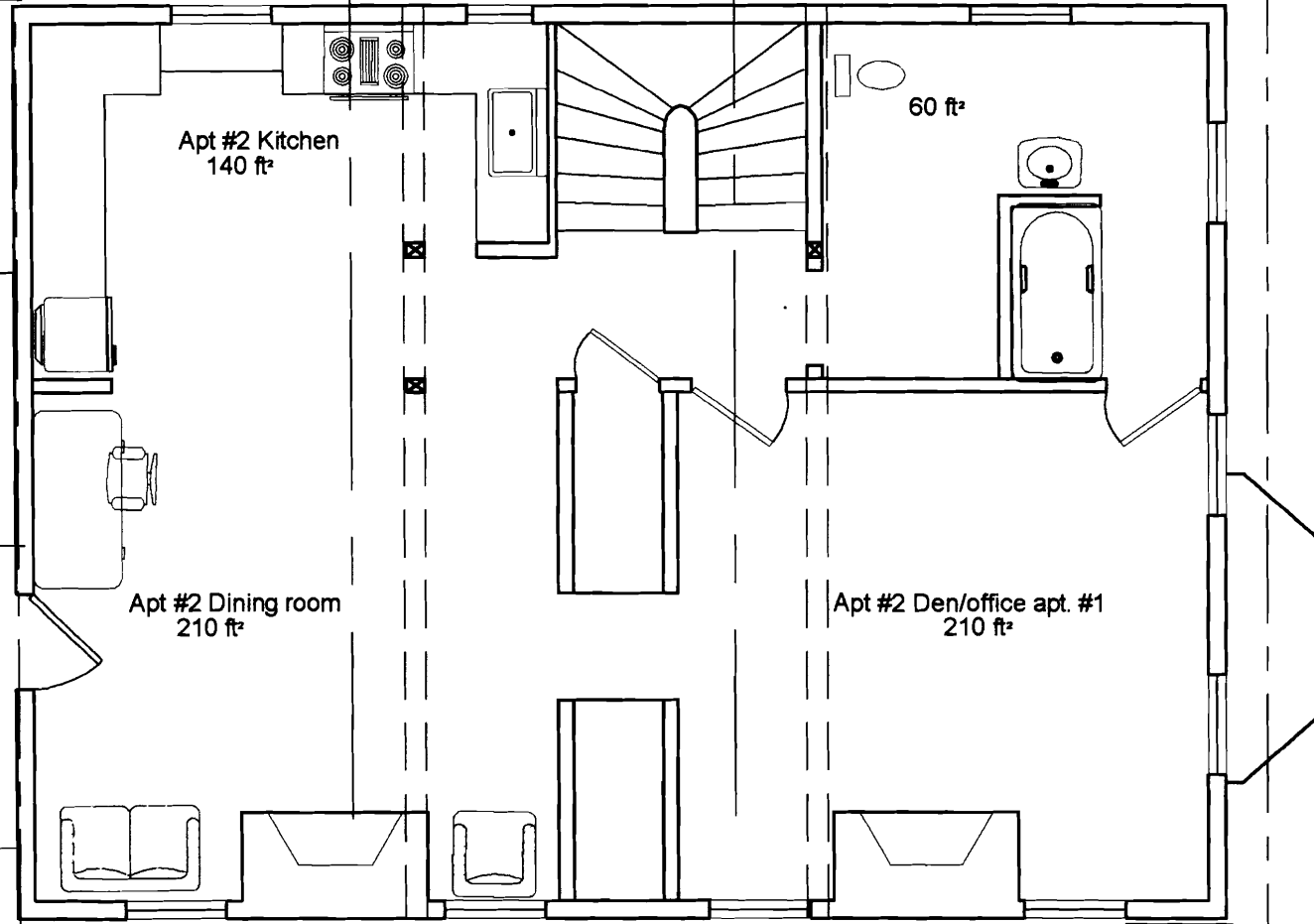
3

3RD Floor Plan

Permit Phase 3
Back Portion of Building

Permit Phase 1
Interior insulation/wall furring
/structural work

Permit Phase 2
Stair Egress and Deck



new 2nd Floor Egress stair
to meet code

stair down

2

2ND Floor Plan
TOTAL FOOTAGE
2nd FLOOR : 810 FT²

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67 Gray Street
**Morrill
Residence**
Portland, Maine

Proposed
2nd floor
plan

Permit set 1

by **MPell**
date **May, 2009**
scale **3/16" = 1'-0"**
number

1.2

Project

Permit Phase 1
front Portion of Building
Insulate/structural

Permit Phase 3
Back Portion
of Building

Permit Phase 2
Stair Egress and Deck

new 2nd Floor Egress stair
to meet code

New stair
landing on newDeck

NorthWest Elevation

Permit Phase 4
Window replacement
Front stair replacement

Remove and replace windows
as agreed upon with
Historic Preservation committee

Remove
asphalt
shingles

Remove and
build new
stairway
with Historic
Presevation
approval

South East Elevation

Permit Phase 3
Back Portion of Building

Permit Phase 1
Interior insulation/wall furring
/structural work

Permit Phase 2
Stair Egress and Deck

window to be added
as original was removed

new Sliding door
New stair landing on Deck
Wheel chair access

Proposed 2nd Floor Egress
stair to meet code

SouthWest Elevation

2

roof peak 27'-0"

2nd FLOOR 18'-10 1/2"

2nd FLOOR 9'-7 1/2"

1ST FLOOR 0'-0"

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67 Gray Street

**Morrill
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Portland, Maine

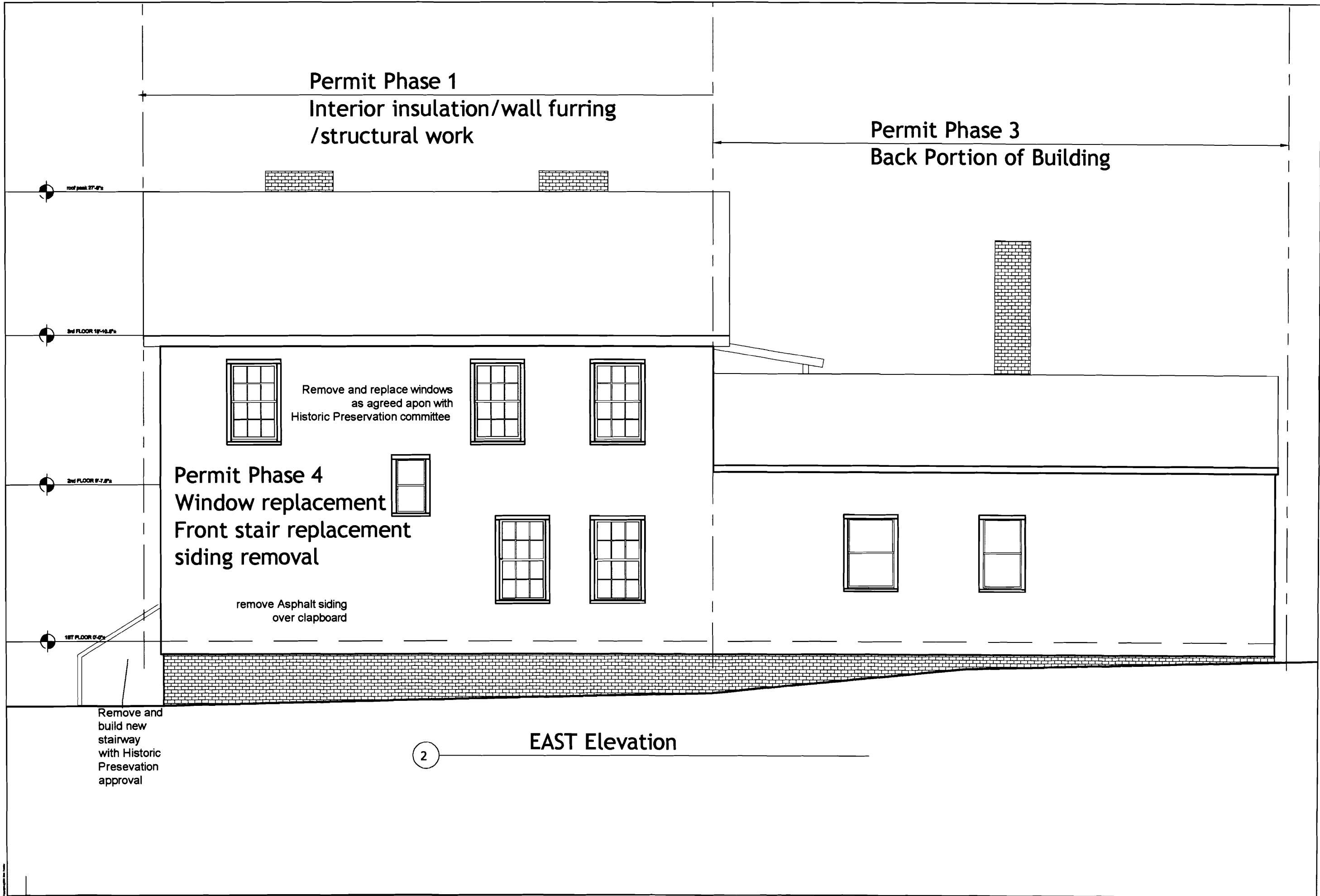
Proposed
Elevation
changes

Permit set 1

by **MPei**
date **May, 2008**
scale **3/16" = 1'-0"**
number

A3.2

project



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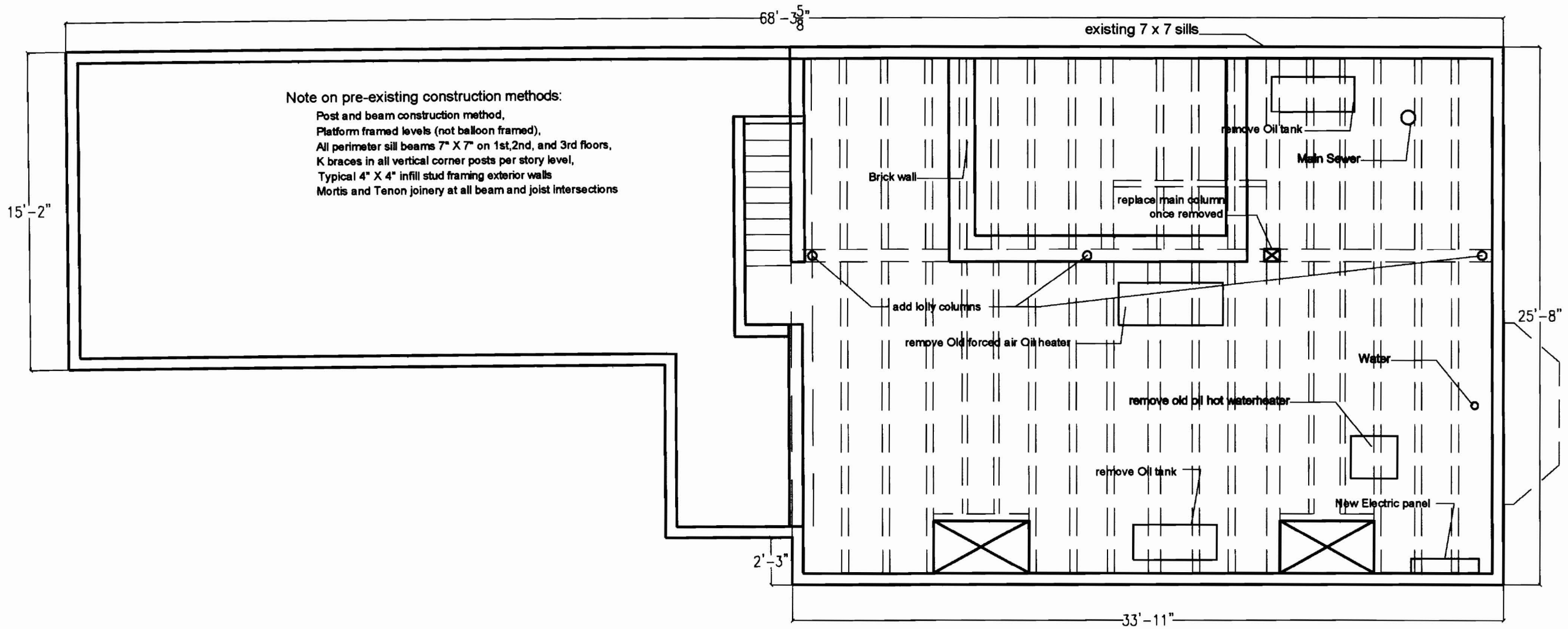
87 Gray Street
Morrill
Residence
Portland, Maine

title
Southeast
elevation

Permit set 1
by MPell
date May, 2000
scale 3/16" = 1'-0"
number

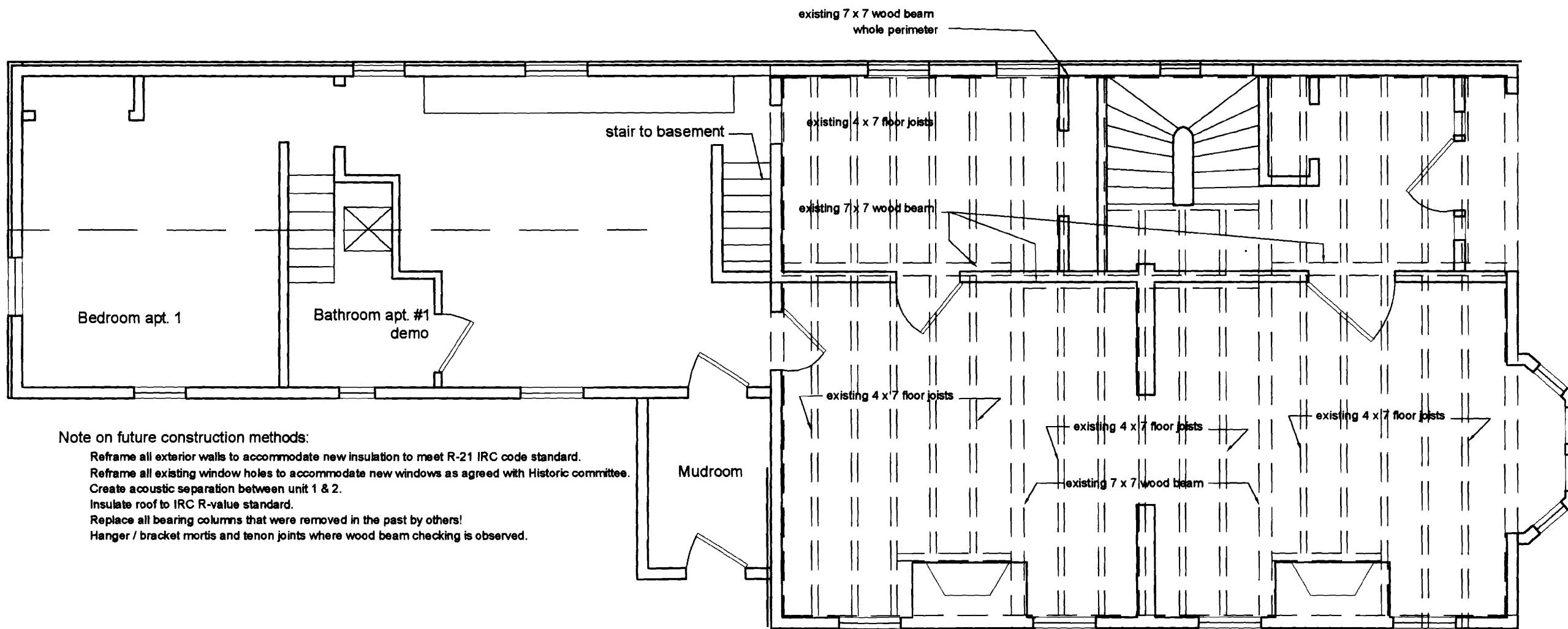
A3.3

Project



1

1st floor framing



Note on future construction methods:

- Reframe all exterior walls to accommodate new insulation to meet R-21 IRC code standard.
- Reframe all existing window holes to accommodate new windows as agreed with Historic committee.
- Create acoustic separation between unit 1 & 2.
- Insulate roof to IRC R-value standard.
- Replace all bearing columns that were removed in the past by others!
- Hanger / bracket mortis and tenon joints where wood beam checking is observed.

2

2nd Floor framing

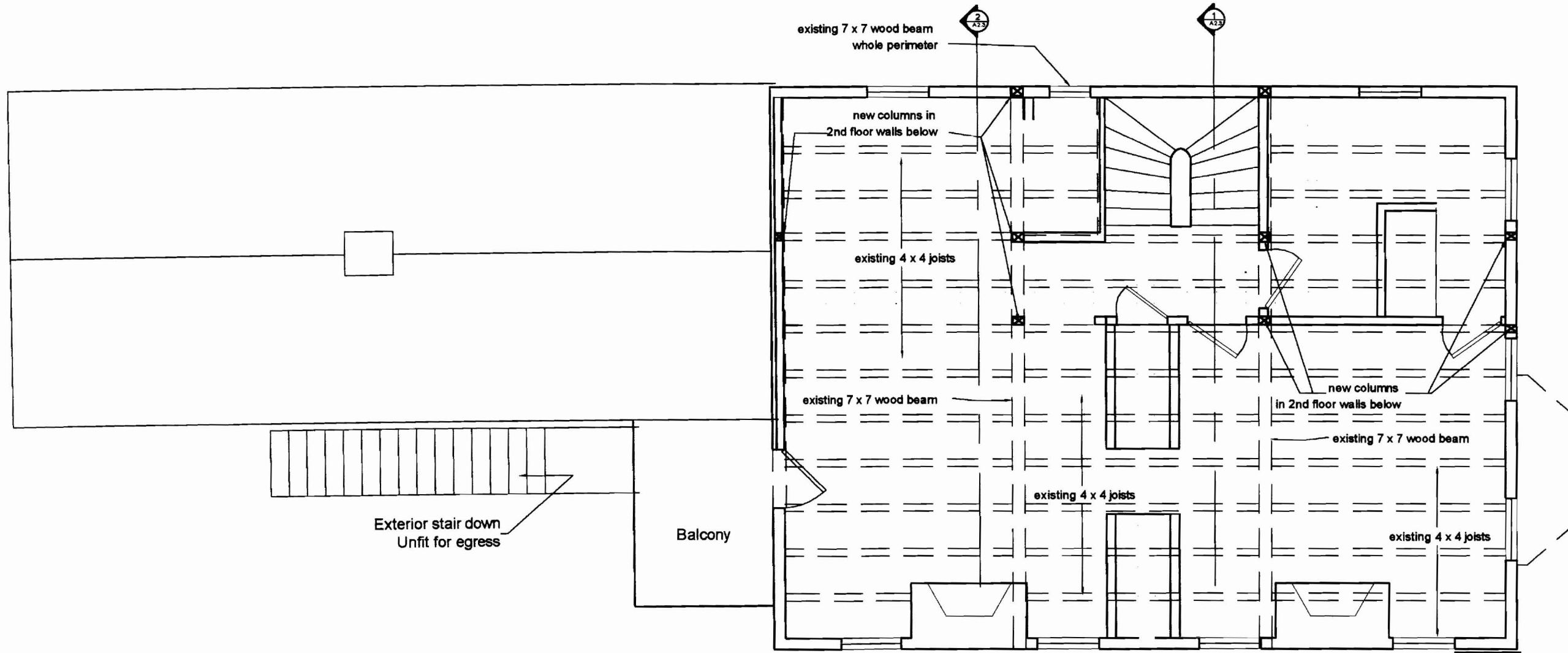
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67 Gray Street
Morrill Residence
 Portland, Maine

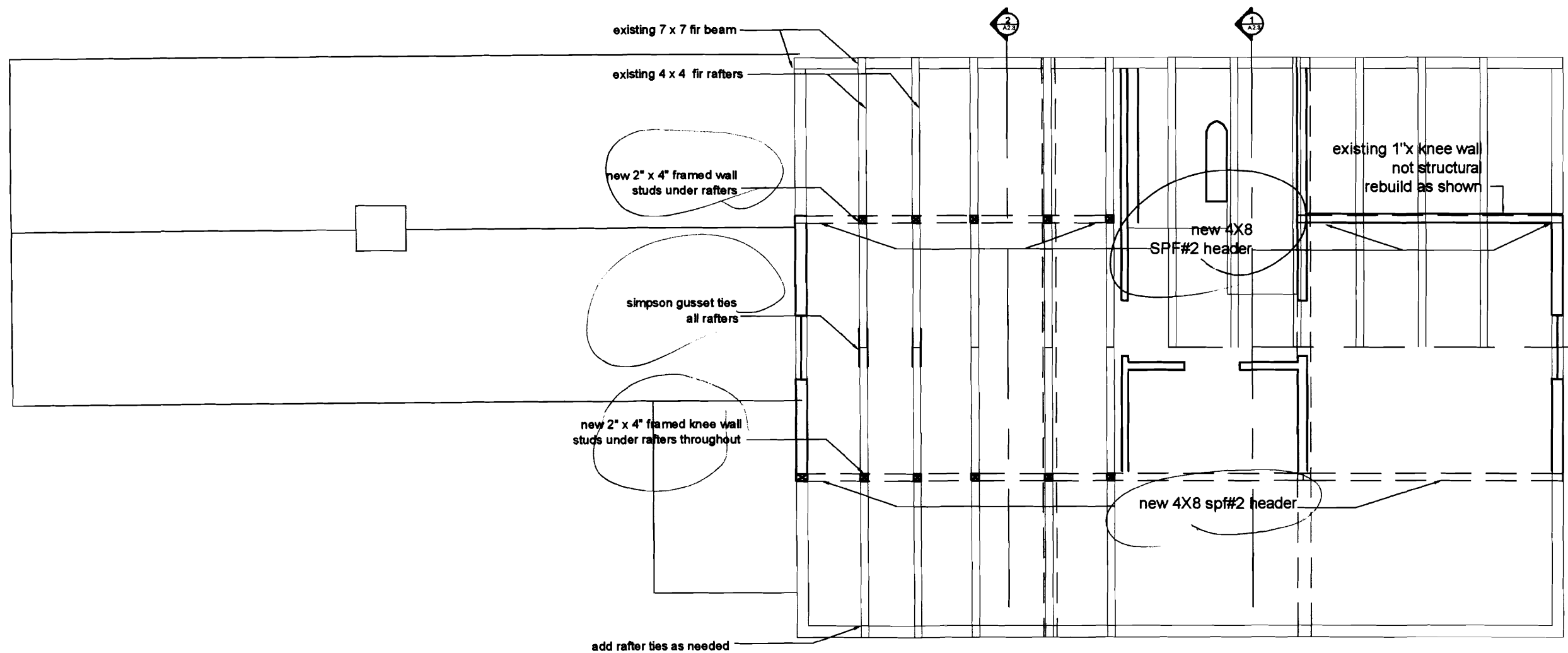
2nd floor framing
 Permit set 1
 by MPell
 Date May, 2008
 Scale 3/16" = 1'-0"
 Number

A4.2

project



3 3rd Floor framing



4

Roof framing and knee walls

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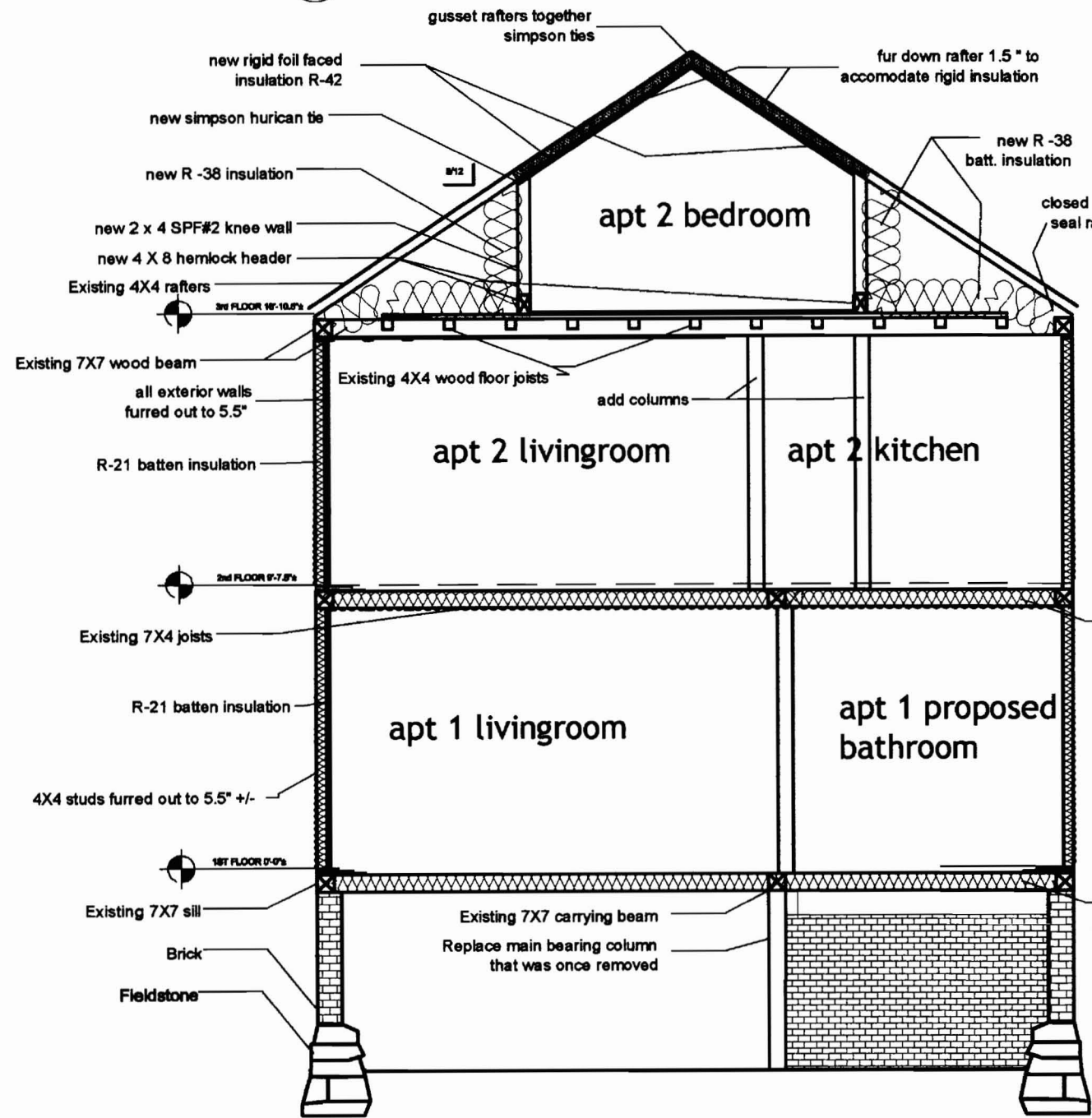
67 Gray Street
Morrill Residence
 Portland, Maine

title
 roof and knee wall framing
 Permit set 1
 by MPell
 date May, 2008
 scale 3/16" = 1'-0"
 number

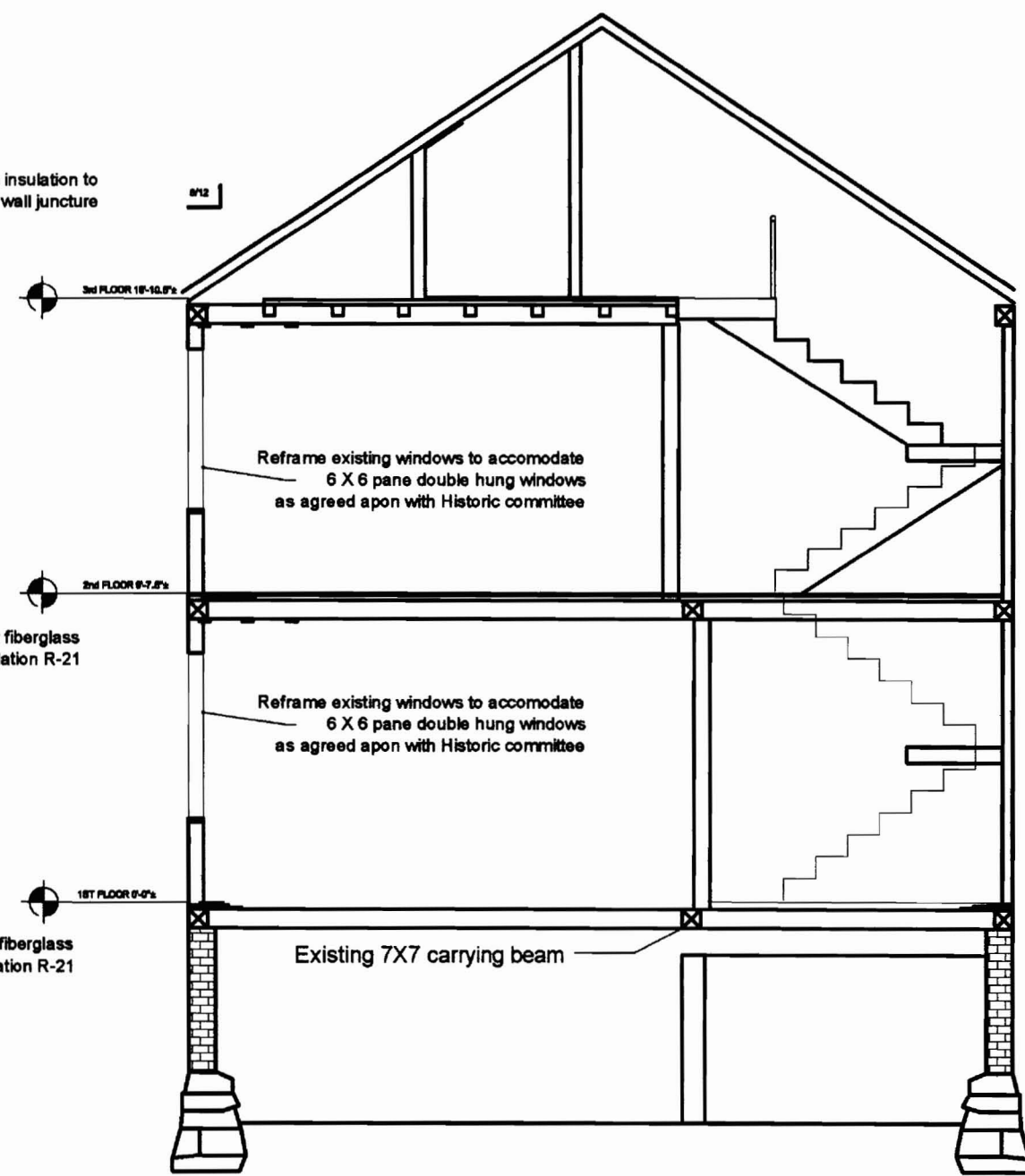
A4.4

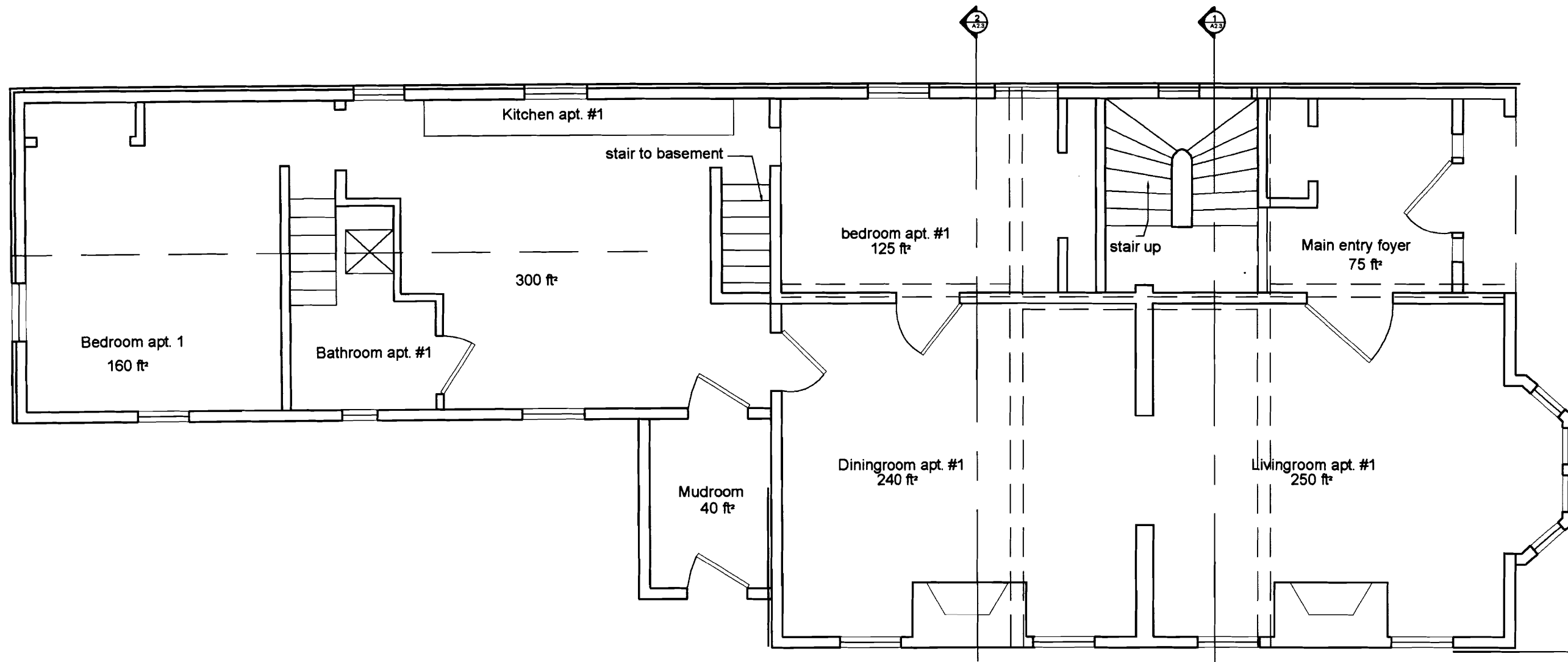
project

2 section



1 section thru stair





1

Existing 1st Floor Plan

TOTAL FOOTAGE
1st FLOOR : 1300 FT²

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87 Gray Street
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Portland, Maine

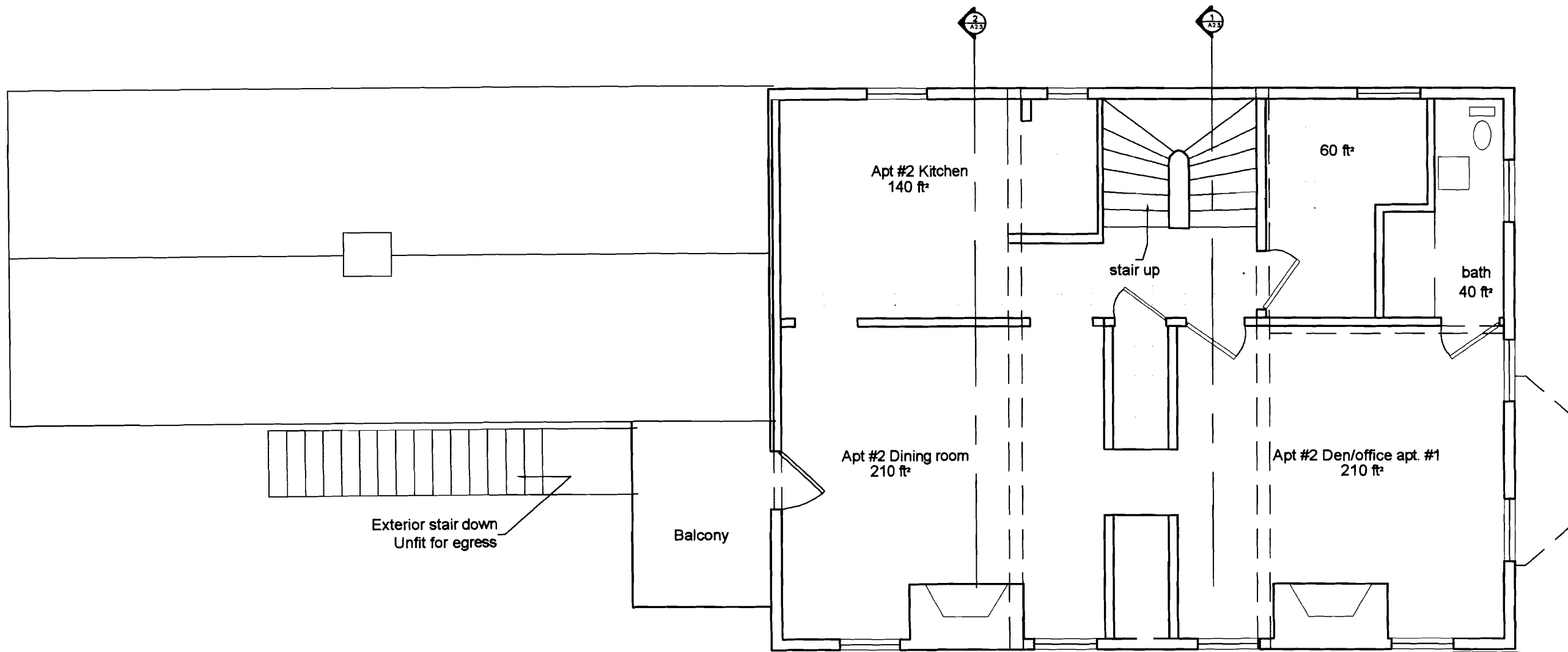
title
Existing
Floor
plan

Permit set 1

by **MPell**
date May, 2009
scale 3/16" = 1'-0"
number

X1.1

project



2

2ND Floor Plan

TOTAL FOOTAGE
2nd FLOOR : 810 FT²

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67 Gray Street

**Morrill
Residence**
Portland, Maine

Title
Existing
2nd floor
plan

Permit set 1

by MPell

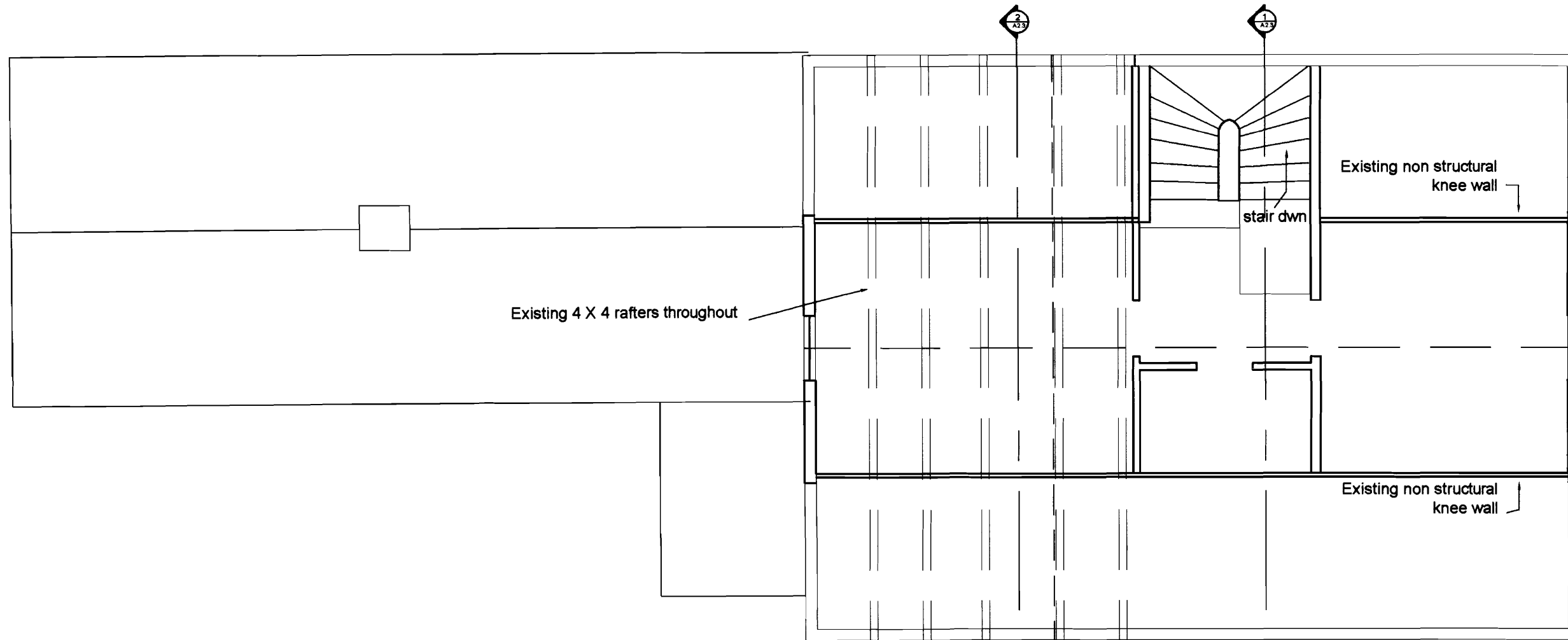
Date May, 2000

Scale 3/16" = 1'-0"

Number

X1.2

Project



3

Existing 3RD Floor Plan

TOTAL FOOTAGE
3rd FLOOR : 360 FT²

title

Existing
3rd floor
plan

Permit set 1

by MPell

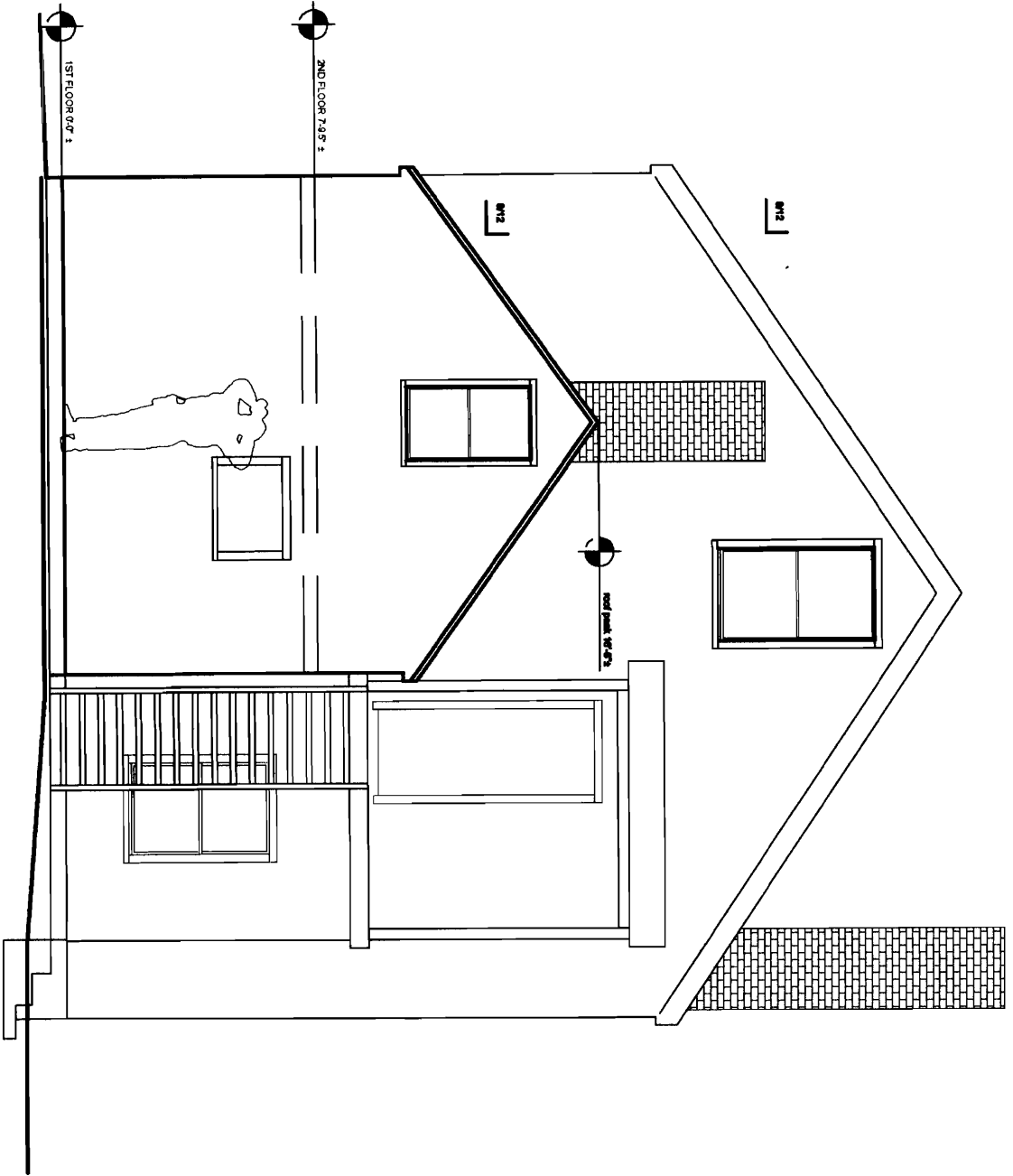
date May, 2009

scale 3/16" = 1'-0"

number

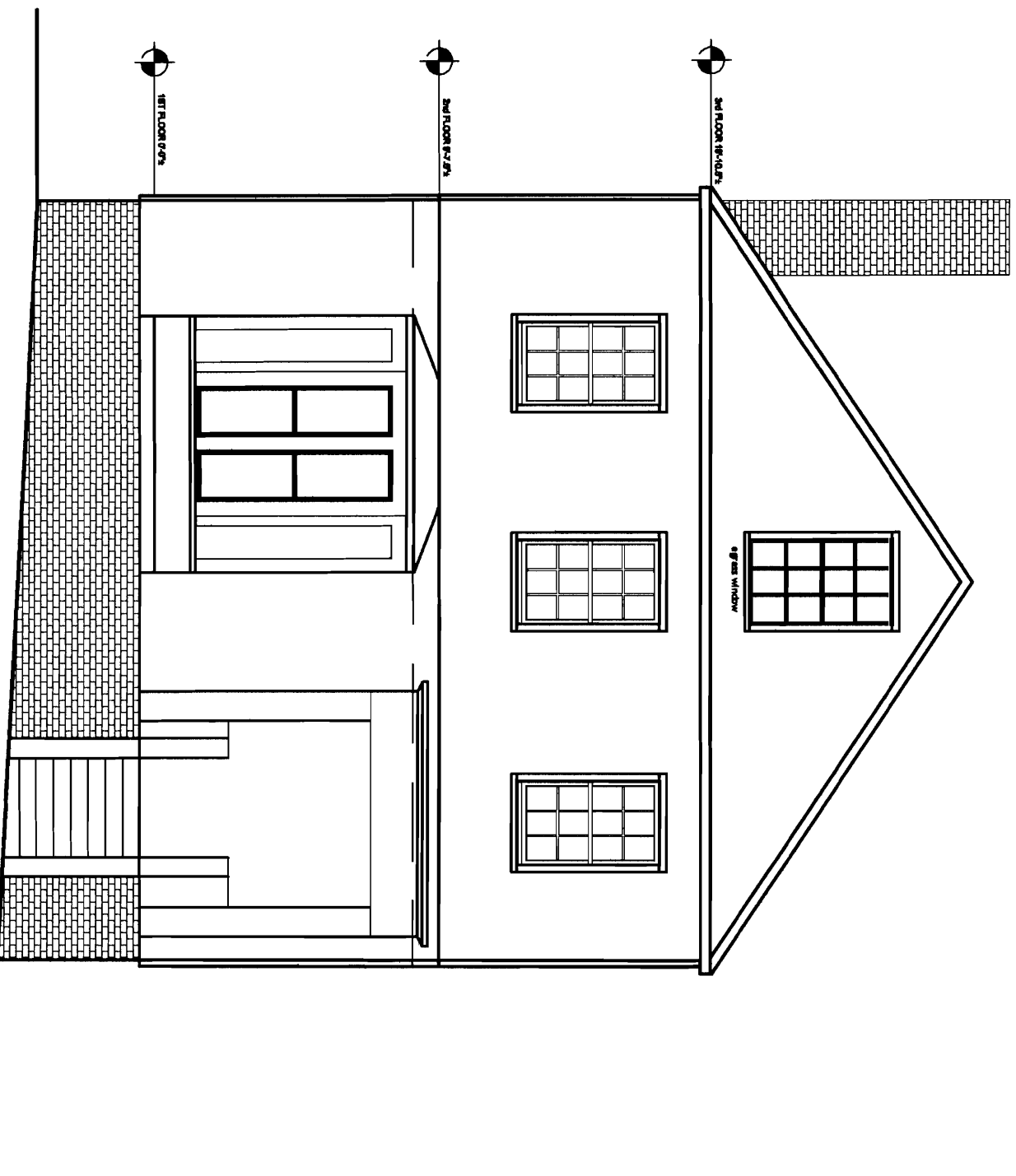
X1.3

Project



Existing Northwest Elevation

1



Existing South East Elevation

2

67 Gray Street

Morrill Residence
Portland, Maine

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Title
Existing Elevation

Permit set 1

By MPell

Date May, 2008

Scale 3/16" = 1'-0"

Number

X2.1

Project



2

Existing SouthWest Elevation



future demo and restore stairway

Asphalt siding over clapboard

roof peak 27'-0"

3rd FLOOR 16'-10 1/2"

2nd FLOOR 8'-7 1/2"

1st FLOOR 0'-0"

2

Existing EAST Elevation

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67 Gray Street
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Title
 Existing Elevation

Permit set 1

by **MPell**
 date May, 2008
 scale 3/16" = 1'-0"
 number

X2.3

Project