

PROJECT ADDRESS: 40 QUEBEC STREET
PORTLAND, ME 04101

BUILDING AUTHORITY: CITY OF PORTLAND

BUILDING CODE: 2009 IBC / 2009 IRC

ZONING: R-6

HEIGHT LIMIT: 45 FT

SETBACKS: FRONT 0 FT (Based on average of adjacent lots)
SIDE 5 FT
REAR 10 FT

OTHER DEVELOPMENT PARAMETERS:
MINIMUM STREET FRONTAGE: 20 FT
MINIMUM LOT AREA: 2,000 SF
MAXIMUM LOT COVERAGE: 60% (1776 SF)
MINIMUM LANDSCAPED OPEN SPACE: 20% (592 SF)

STREET FRONTAGE 20 FT
LOT AREA: 2,960 SF
LOT COVERAGE: 1591 SF (54%)
LANDSCAPED OPEN SPACE: 882 SF (30%)

OFF STREET PARKING REQUIREMENT: NONE
HISTORIC DISTRICT: NO
SHORELAND ZONING: NO

DESIGN CERTIFICATION PROGRAM R-6 INFILL OPTION - ALTERNATE DESIGN REVIEW DEVELOPMENT

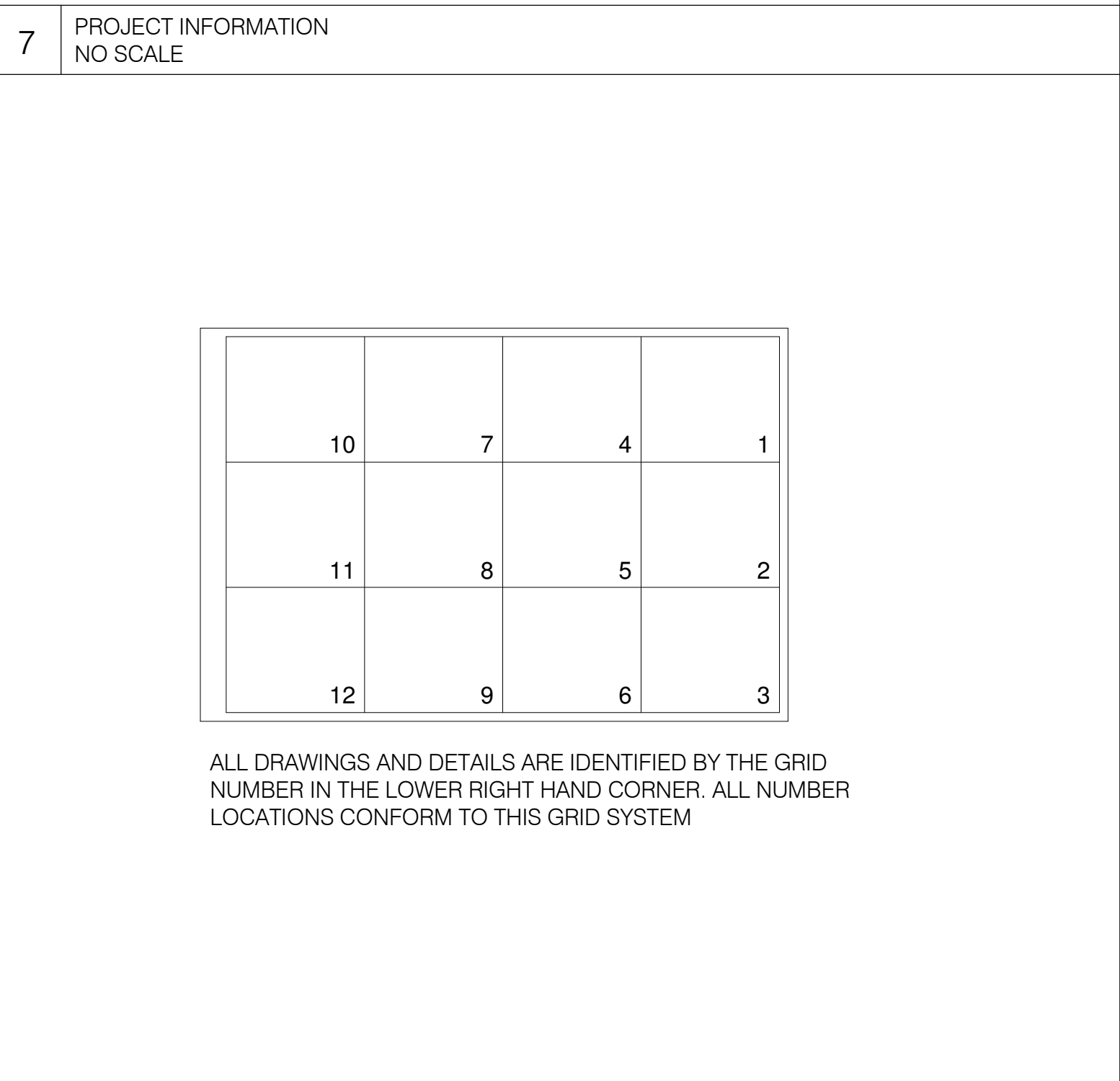
OWNER / APPLICANT
Matthew Murrell, Kate Howe
40 Quebec St.
Portland, ME 04101
(203) 415-0578 TEL

ARCHITECT:
GO Logic LLC
137 High Street
Belfast, ME 04915
207 338 1566 TEL
207 338 1249 FAX
www.gologic.us

CONSULTING ENGINEER:
Becker Structural Engineers
75 York Street
Portland, ME 04101
207 879 1838 TEL

SURVEYOR:
Owen Haskell Inc.
390 U.S. Route 1
Falmouth, ME 04105
207 774 0424 TEL

Sheet List		Sheet List	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
A0.0	Title Sheet		
A0.2	Window and Door Schedules		
A1.0	Site Demolition Plan		
A1.1	Site Plan		
A2.1	Architectural Foundation Plan		
A2.2	First Floor Plan		
A2.3	Second Floor Plan		
A2.4	Third Floor Plan		
A2.5	Roof Terrace Plan		
A3.1	Elevations North & South		
A3.2	Elevations West		
A3.3	Elevations East		
A4.1	Sections		
A4.2	Sections		
A4.3	Sections		
A8.2	Stair Details		
A9.1	Assembly Details		
A9.2	Opening Details		
A9.4	Window and Door Details		
A9.5	Building Envelope Details		



4 PROJECT DIRECTORY
NO SCALE

ALL CONSTRUCTION SHALL CONFORM WITH SECTION 3 OF THE CITY OF PORTLAND TECHNICAL MANUAL AND NFPA FIRE CODE.

STRUCTURE SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM PER NFPA 13 D

STRUCTURE OCCUPANCY CLASSIFICATION PER IBC 2009: RESIDENTIAL: R-3

CONSTRUCTION CLASSIFICATION PER IBC 2009: V-B

GROSS BUILDING SQUARE FOOTAGES:

FIRST FLOOR INTERIOR:	827 SF
FIRST FLOOR GARAGE:	289 SF
SECOND FLOOR INTERIOR:	1225 SF
THIRD FLOOR INTERIOR:	1225 SF
FOURTH FLOOR (ROOF ACCESS):	130 SF
TOTAL GROSS INTERIOR SF:	3407 SF
TOTAL INTERIOR PLUS GARAGE:	3696 SF

1 DRAWING LIST

9 SYMBOLS
NOT TO SCALE

&	And	CLO	Closet	F.A	Fire Alarm	I.D.	Inside Diameter	O.D.	Outside Diameter	SIM	Similar	W	West
<	Angle	CLR	Clear	F.D.	Floor Drain	INCL	Including	O.F.D.	Overflow Drain	SLDG	Siding	W	With
@	At	CMU	Concrete Masonry Unit	FDN	Foundation	INSUL	Insulation	OFF	Office	SPEC	Specification	W.H.	Water Heater
⊕	Centerline	CNTR	Counter	F.E	Fire Extinguisher	INT	Interior	O.H.	Overhang	SO	Square	W/O	Without
⊥	Perpendicular	COL	Column	F.E.C.	Fire Extinguisher Cab	JAN	Janitor	O.VHD	Overhead	S.S.	Stainless Steel	W.C.	Water Closet
#	Number	CONC	Concrete	F.G.	Finish Grade	JST	Joist	OPNG	Opening	SSK	Service Sink	WD	Wood
(E)	Existing	CONN	Connection	F.H.C.	Fire Hose Cabinet	JT	Joint	OPP	Opposite	STD	Standard	WP	Waterproof
AB	Anchor Bolt	FIN	Finish	FLASH	Flashing	JT	Joint	STL	Steel	STL	Steel	WPM	Waterproof Membrane
A/C	Air Conditioning	CONTR	Continuous	FLR	Floor	PC	Plaster	STOR	Storage	STRUC	Structural	WSCT	Wainscot
A.C.	Asphaltic Concrete	CORR	Corridor	FLUOR	Fluorescent	PL	Plate	SUSP	Suspended	STRUC	Structural	W.S.P.	Wet Standpipe
ACT	Acoustical Tile	C.T.	Ceramic Tile	F.O.C.	Face of Concrete	PLM	Plumbing	SW	Switch	SYM	Symmetrical	WT	Weight
ACOUS	Acoustical	CTR	Center	F.O.F.	Face of Finish	PLMG	Plumbing	SYM	Symmetrical	SYS	System		
ADJ	Adjustable	CTS	Countersunk	F.O.M.	Face of Masonry	PLAM	Plastic Laminat	SYS	System				
A.F.F.	Above Finish Floor	C.W.	Cold Water	F.O.S.	Face of Stud	PLAS	Plaster						
ALT	Alter or Alternate	FRF	Fireproof	FR	Frame	PLYWD	Plywood						
ALUM	Aluminum	FR	Frame	L.R.	Living Room	PR	Pair						
ANOD	Anodized	FR	Frame	LT	Light	PT	Paint						
A.P.	Access Panel	FT	Foot, Feet	LVR	Louver	P.T.D.	Paper Towel Dispenser						
APPROX	Approximate	FUR	Furring, Furred	MATL	Material	PTN	Partition						
ARCH	Architectural	FUT	Future	MAX	Maximum	Q.T.	Quarry Tile						
ASPH	Asphalt	GA	Gauge	M.B.	Machine Ball	R	Riser						
BD	Board	GALV	Galvanized	MECH	Mechanical	RAD	Radius						
BITUM	Bituminous	G.B.	Grab Bar	MEMB	Membrane	R.D.	Roof Drain						
BLDG	Building	G.I.	Galvanized Iron	MET	Metal	REF	Reference						
BLK	Block	GL	Glass, Glazing	MFR	Manufacture	REFR	Refrigerator						
BLKG	Blocking	GND	Ground	MH	Manhole	RENF	Reinforced or Reinforcing						
BM	Beam	MIR	Mirror	MIN	Minimum	REQ	Required						
BOT	Bottom	MISC	Miscellaneous	MIR	Mirror	RESIL	Resilient						
BR	Bedroom	M.O.	Masonry Opening	MISC	Miscellaneous	REV	Revised						
BSMT	Basement	M.R.	Moisture Resistant	MISC	Miscellaneous	RFV	Roofing						
B.U.R.	Built Up Roofing	M.TD	Mounted	MISC	Miscellaneous	R.H.	Right Hand						
CAB	Cabinet	MUL	Mullion	MISC	Miscellaneous	RM	Room						
CARP	Carpet	N	North	MISC	Miscellaneous	R.O.	Rough Opening						
C.B.	Catch Basin	N.I.C.	Not in Contract	MISC	Miscellaneous	RWD	Redwood						
CEM	Cement	N.O.	Not in Contract	MISC	Miscellaneous	S	South						
CER	Ceramic	NOM	Nominal	MISC	Miscellaneous	S.C.	Solid Core						
C.I.	Cast Iron	N.S.	No Scale	MISC	Miscellaneous	SCHED	Schedule						
CLG	Ceiling	N.T.S.	Not to Scale	MISC	Miscellaneous	SECT	Section						
		Q/	Over	MISC	Miscellaneous	SEP	Separation, Separate						
		OA	Overall	MISC	Miscellaneous	SH	Shelf						
		OBSC	Obscure	MISC	Miscellaneous	SHR	Shower						
		O.C.	On Center	MISC	Miscellaneous	SHT	Sheet						

8 DRAWING GRID

2 PORTLAND FIRE DEPARTMENT INFORMATION

10 ABBREVIATIONS
NO SCALE

6 RENDERING



NOT FOR CONSTRUCTION

GO Logic LLC
PO Box 457
137 High Street
Belfast, Maine 04915
207.338.1566
www.gologic.us

Quebec St. Residence
40 Quebec Street
Portland, ME 04101

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PAST ISSUES:
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CURRENT ISSUE:
9/28/15 Pencil

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SITE NOTES:

CBL: 014 H003001
 BOOK / PAGE: 22734/042
 LEGAL DESCRIPTION: 14-H-3

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- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

- CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.

- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

- CONTRACTOR TO VERIFY LOCATION OF ALL STRUCTURES AND SITE IMPROVEMENTS WITH SURVEYOR/ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.

- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDERS AND OBTAIN ALL NECESSARY PERMITS TO CONNECT TO UTILITY SERVICES UNLESS OTHERWISE NOTED.

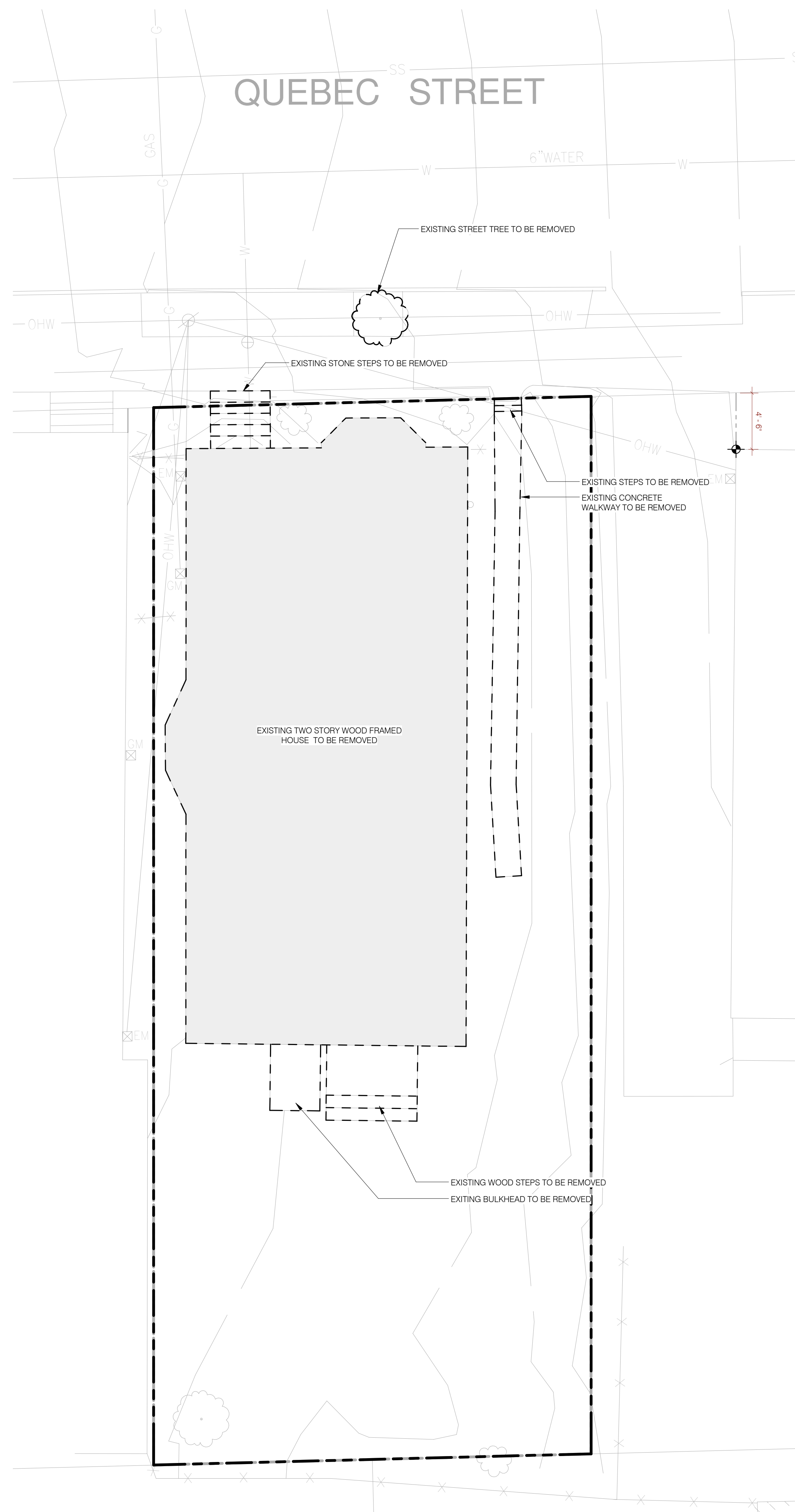
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A new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

DEMOLITION NOTES:

CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF PORTLAND DEMOLITION PERMIT.
 PRIOR TO COMMENCING WORK ALL APPLICABLE UTILITY PROVIDERS SHALL BE CONTACTED TO ENSURE APPROPRIATE SHUT OFF AND CAPPING OF UTILITY SERVICES.
 PRIOR TO COMMENCING WORK CONTRACTOR SHALL CONTACT DIG SAFE AND WAIT THE REQUIRED 72 BUSINESS HOURS PRIOR TO DIGGING.
 PRIOR TO COMMENCING WORK CONTRACTOR SHALL COMPLY WITH ALL MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ASBESTOS ABATEMENT REQUIREMENTS. INSPECTION AND REMOVAL OPERATIONS OF ASBESTOS PRODUCTS SHALL BE PERFORMED BY A DEP LICENSED CONTRACTOR.



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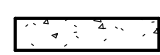
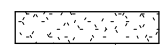

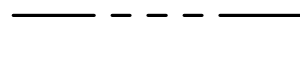
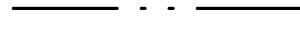

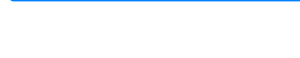



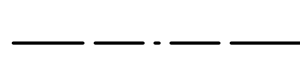
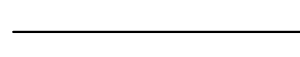
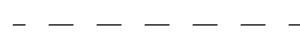

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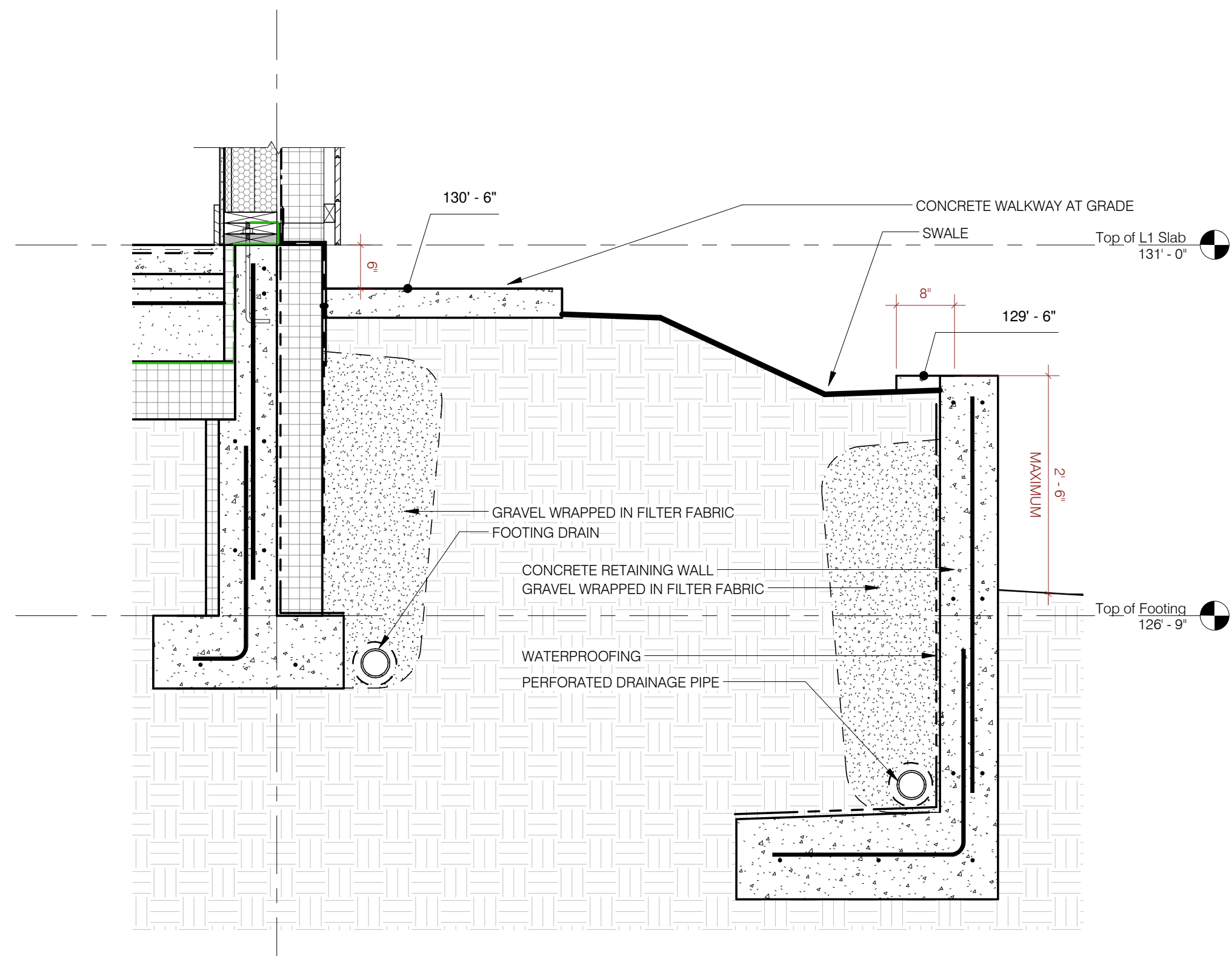
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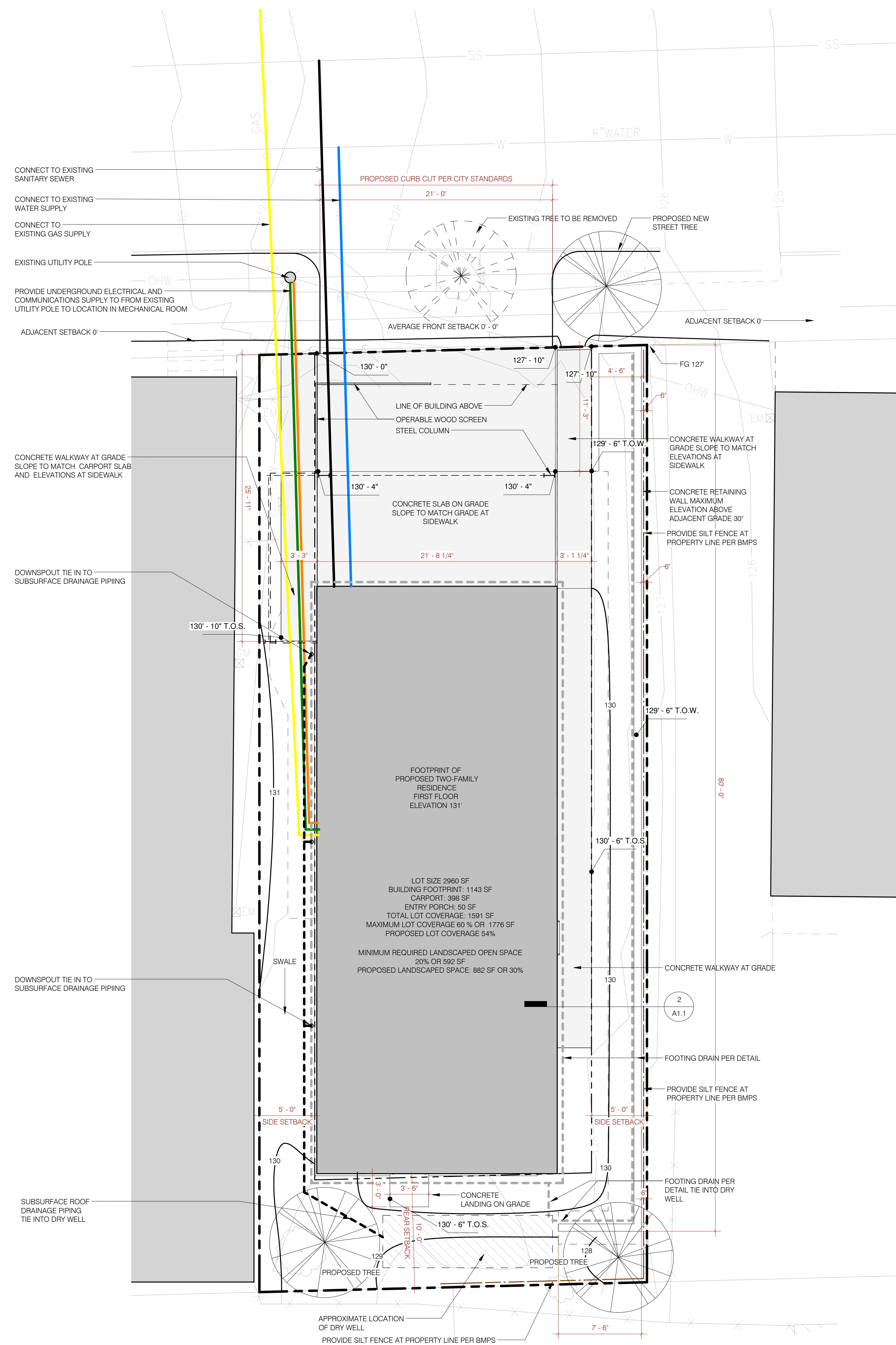
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-  MASONRY WALL
-  CONCRETE WALL
-  GRAVEL
-  PROPERTY LINE
-  SETBACK
-  EASEMENT
-  SUBSURFACE DRAINAGE
-  WATER SUPPLY
-  ELECTRICAL SUPPLY
-  TELEPHONE
-  CABLE TV
-  SANITARY SEWER
-  FENCE
-  NEW SITE CONTOUR
-  EXISTING SITE CONTOUR



2 Retaining Wall
3/4" = 1'-0"



1 Site Plan
3/16" = 1'-0"

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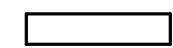
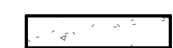
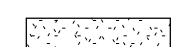















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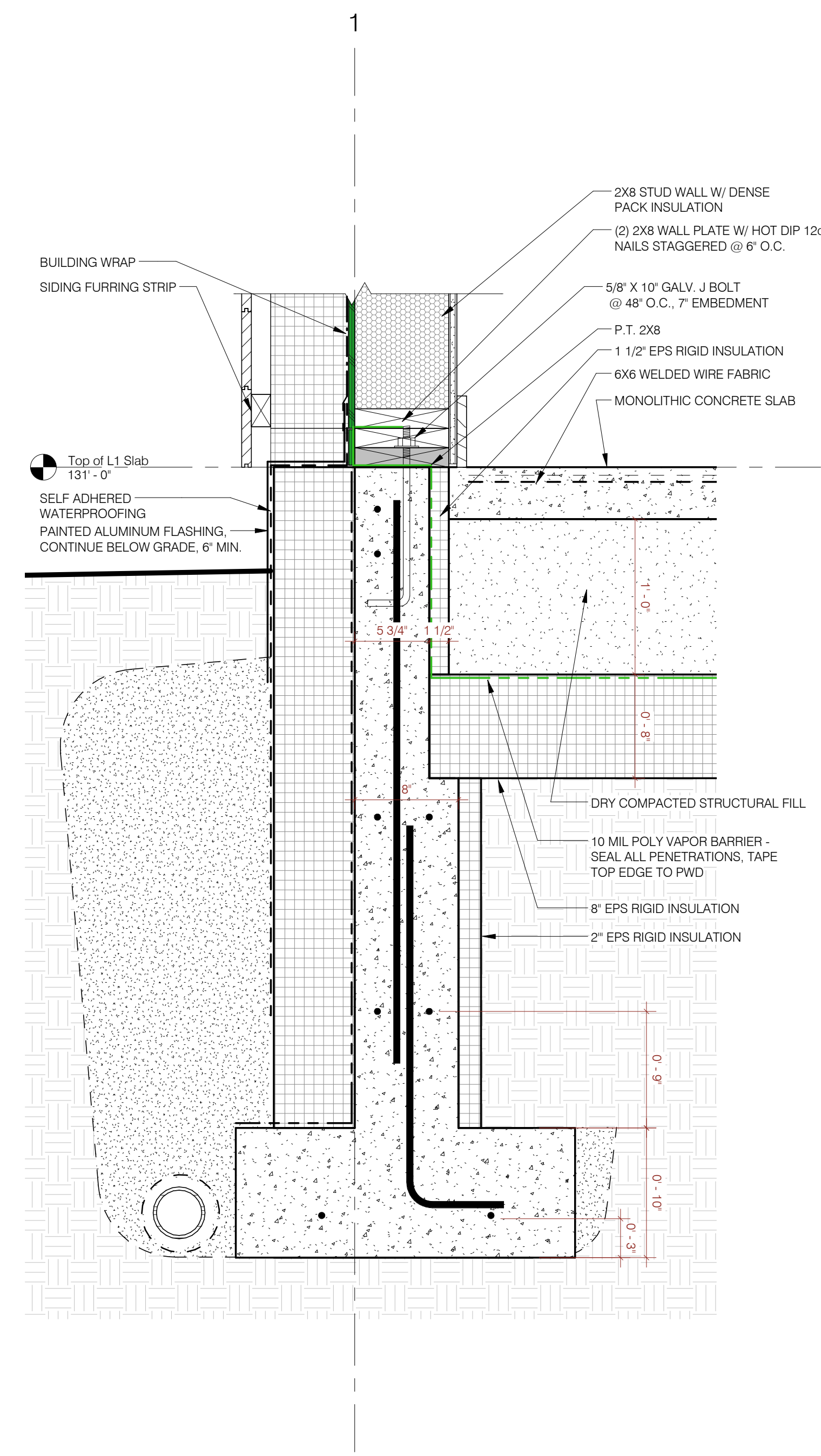
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FOUNDATION PLAN LEGEND

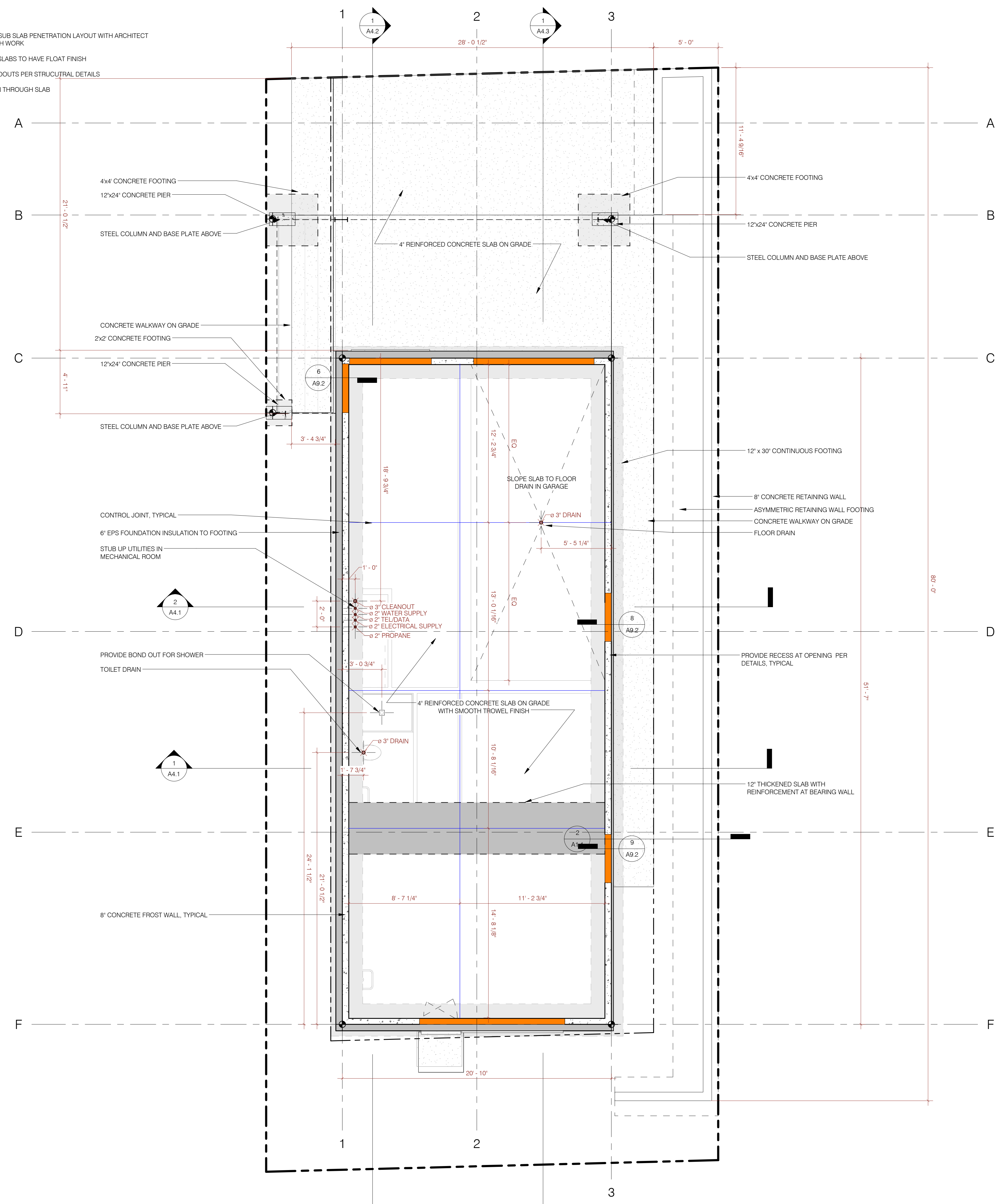
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-  PROPERTY LINE
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-  ELECTRICAL SUPPLY
-  TEL/DAT (TELEPHONE CABLE)
-  LOW VOLTAGE LINE
-  CABLE TV
-  PROPANE LINE
-  SANITARY SEWER
-  FENCE
-  NEW SITE CONTOUR
-  EXISTING SITE CONTOUR
-  SUB-SLAB CONDUIT

FOUNDATION PLAN NOTES:

- CONTRACTOR TO REVIEW SUB SLAB PENETRATION LAYOUT WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK
- ALL INTERIOR CONCRETE SLABS TO HAVE FLOAT FINISH
- REINFORCE ALL SLAB BONDOUTS PER STRUCTURAL DETAILS
- AIR SEAL ALL PENETRATION THROUGH SLAB



2 Typical Foundation Detail
1 1/2" = 1'-0"



1 Architectural Foundation Plan
1/4" = 1'-0"

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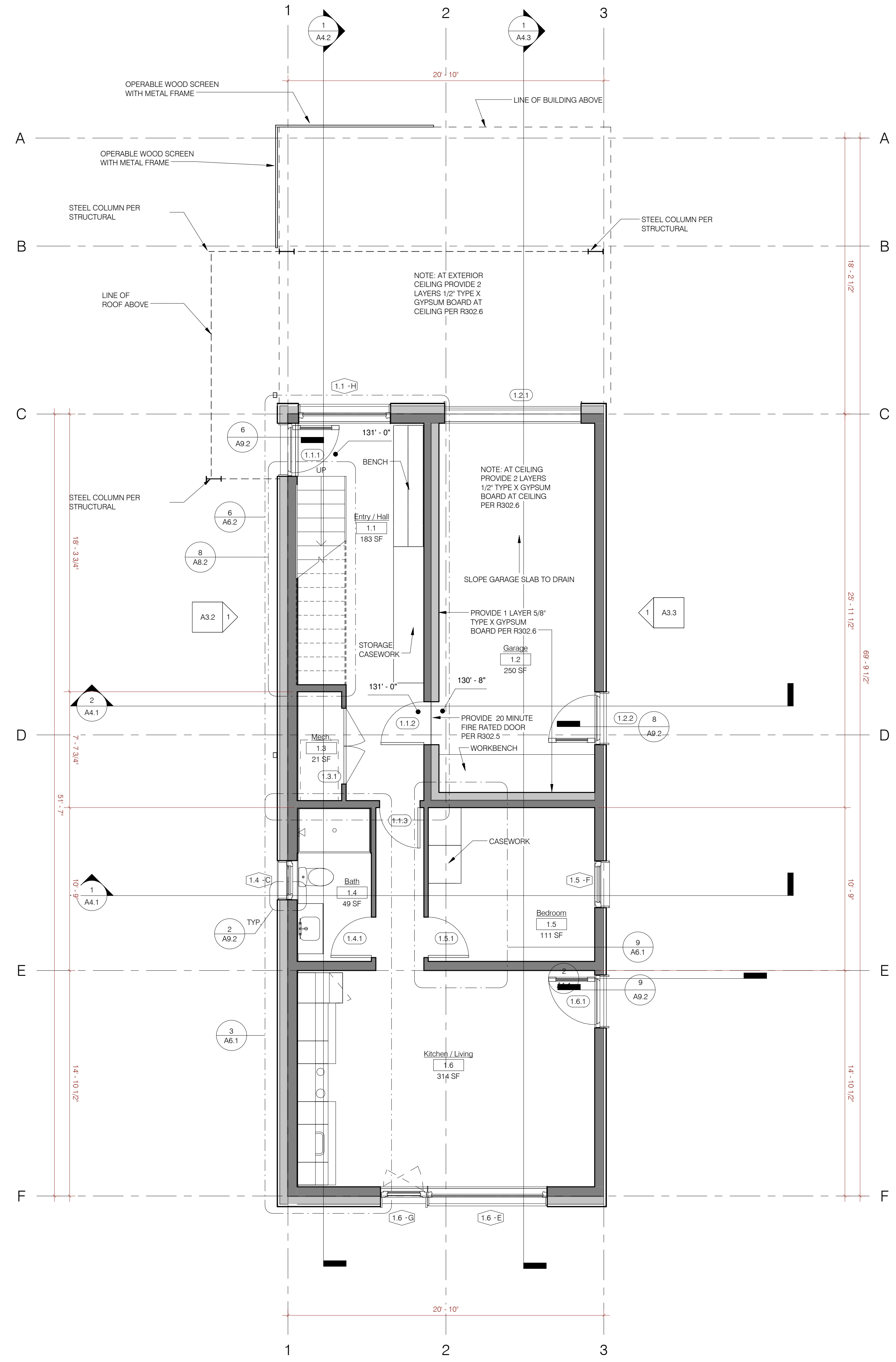
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NOTES:

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- ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, PROVIDE FOUNDATION AND FRAMING LAYOUTS, AND REVIEW WITH ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION
- ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
- ALL WALL AND FLOOR FINISHES TBD BY OWNER
- ALL STANDING AND RUNNING TRIM TO BE PRIMED FOR FIELD PAINTING, PROFILE TBD BY OWNER
- CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK
- CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK; CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

WALL LEGEND:

- EXTERIOR 2x8 WALL SYSTEM WITH 6" EXTERIOR INSULATION
- 2x6 INTERIOR WALL
- 2x4 INTERIOR WALL



1 First Floor Plan
1/4" = 1'-0"

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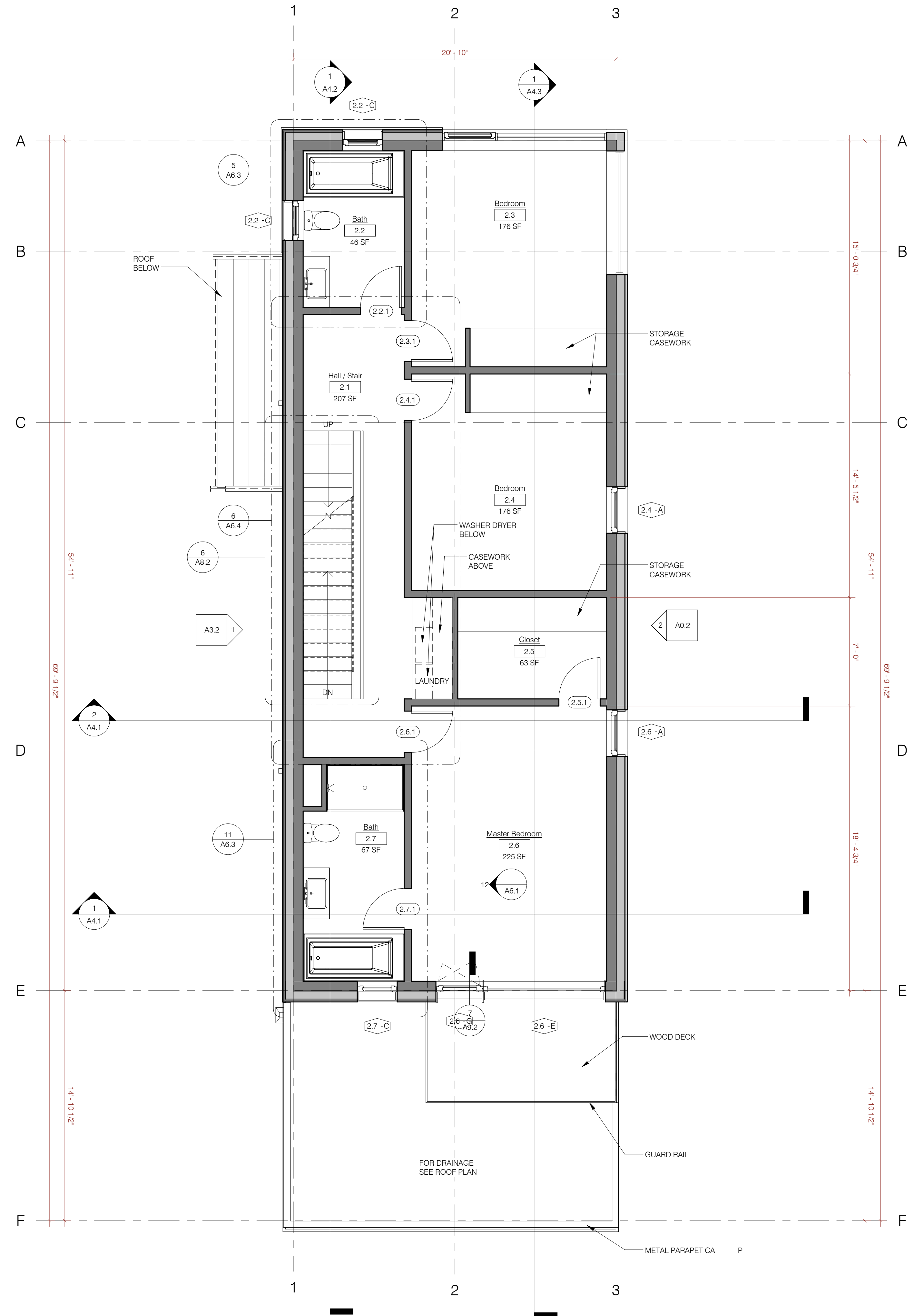
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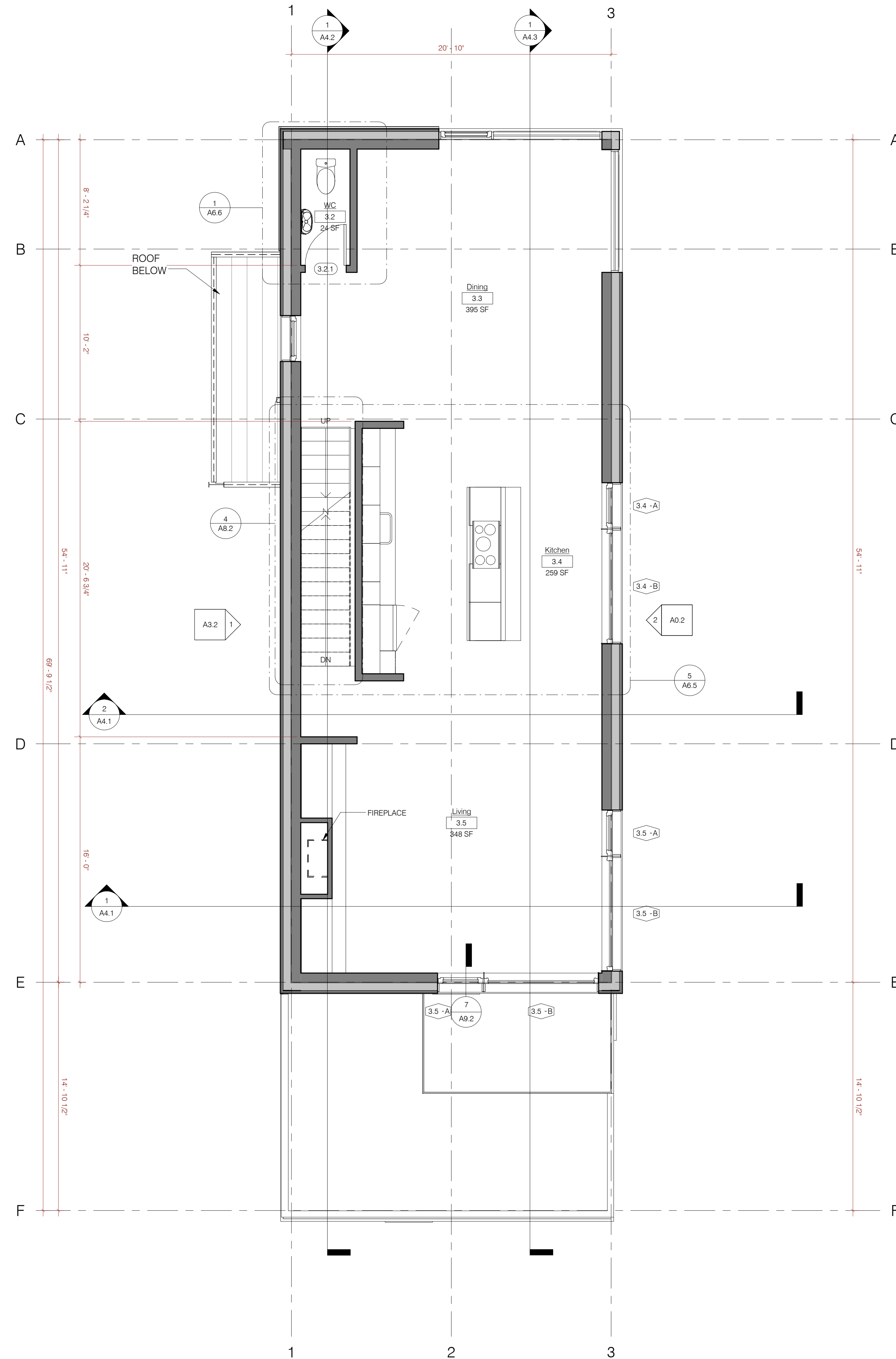
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1 Third Floor Plan ARCH_D
1/4" = 1'-0"

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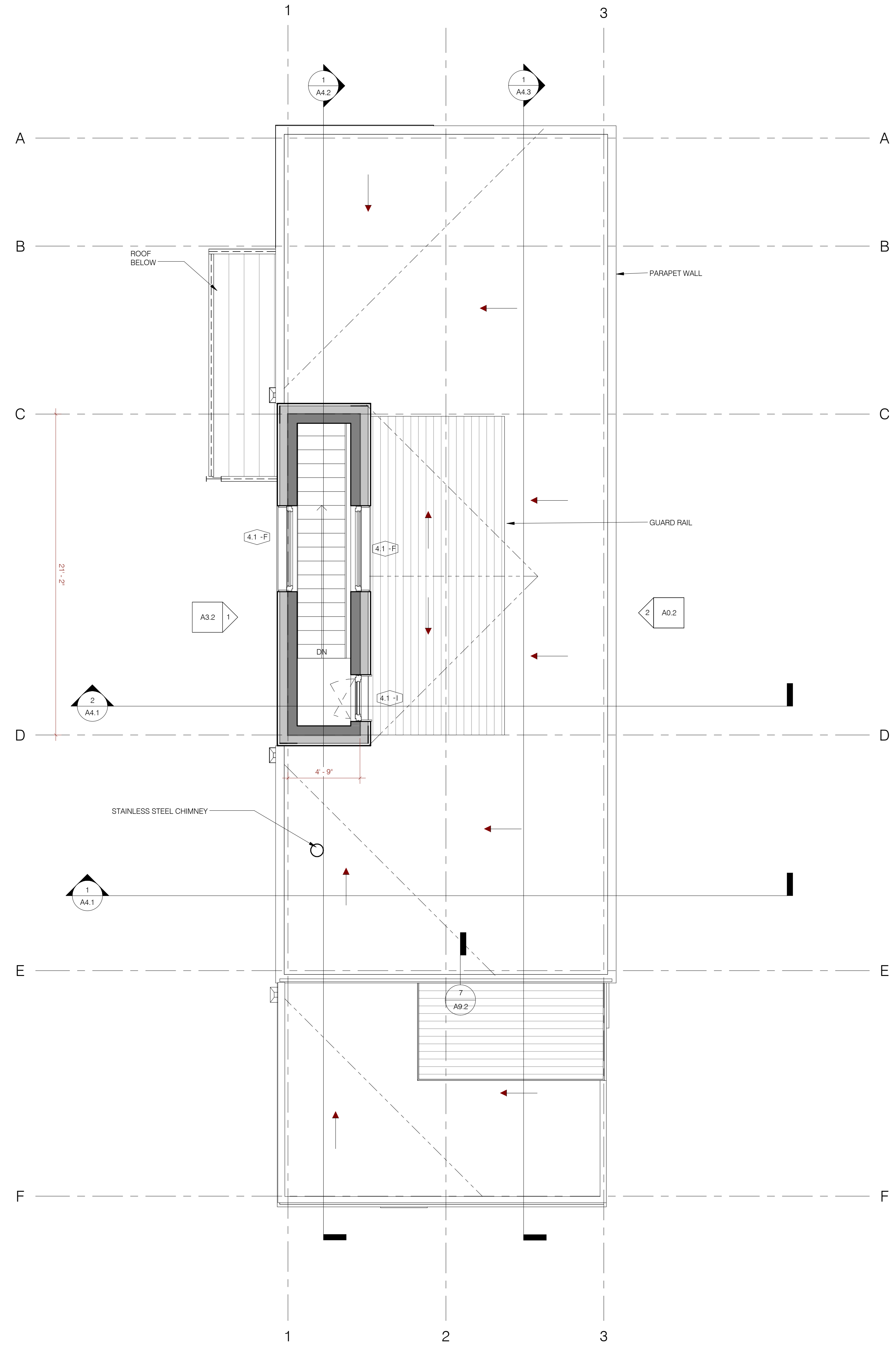
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1 Roof Terrace Plan ARCH_D
1/4" = 1'-0"

REVISIONS:

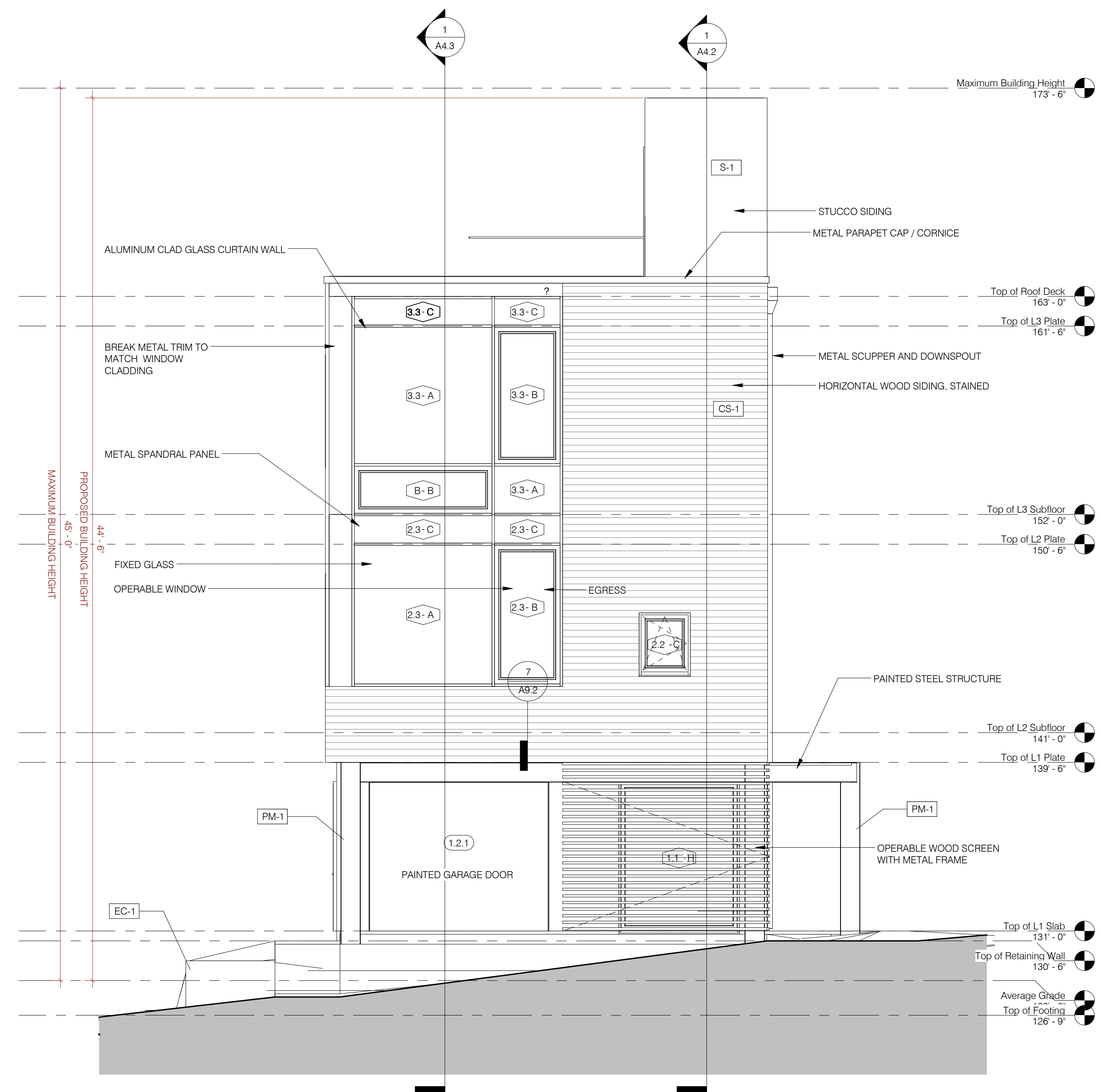
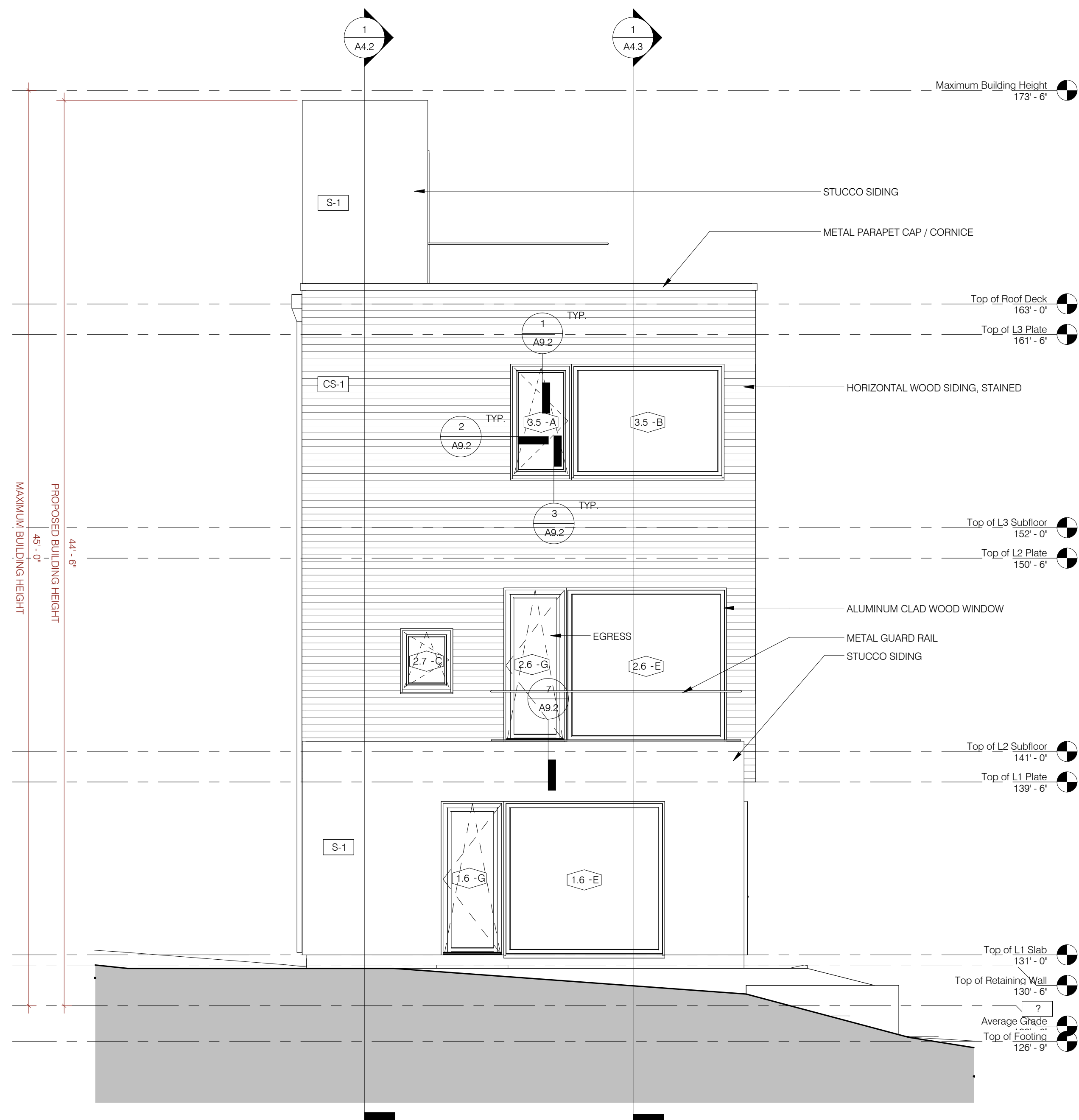
DATE	DESCRIPTION

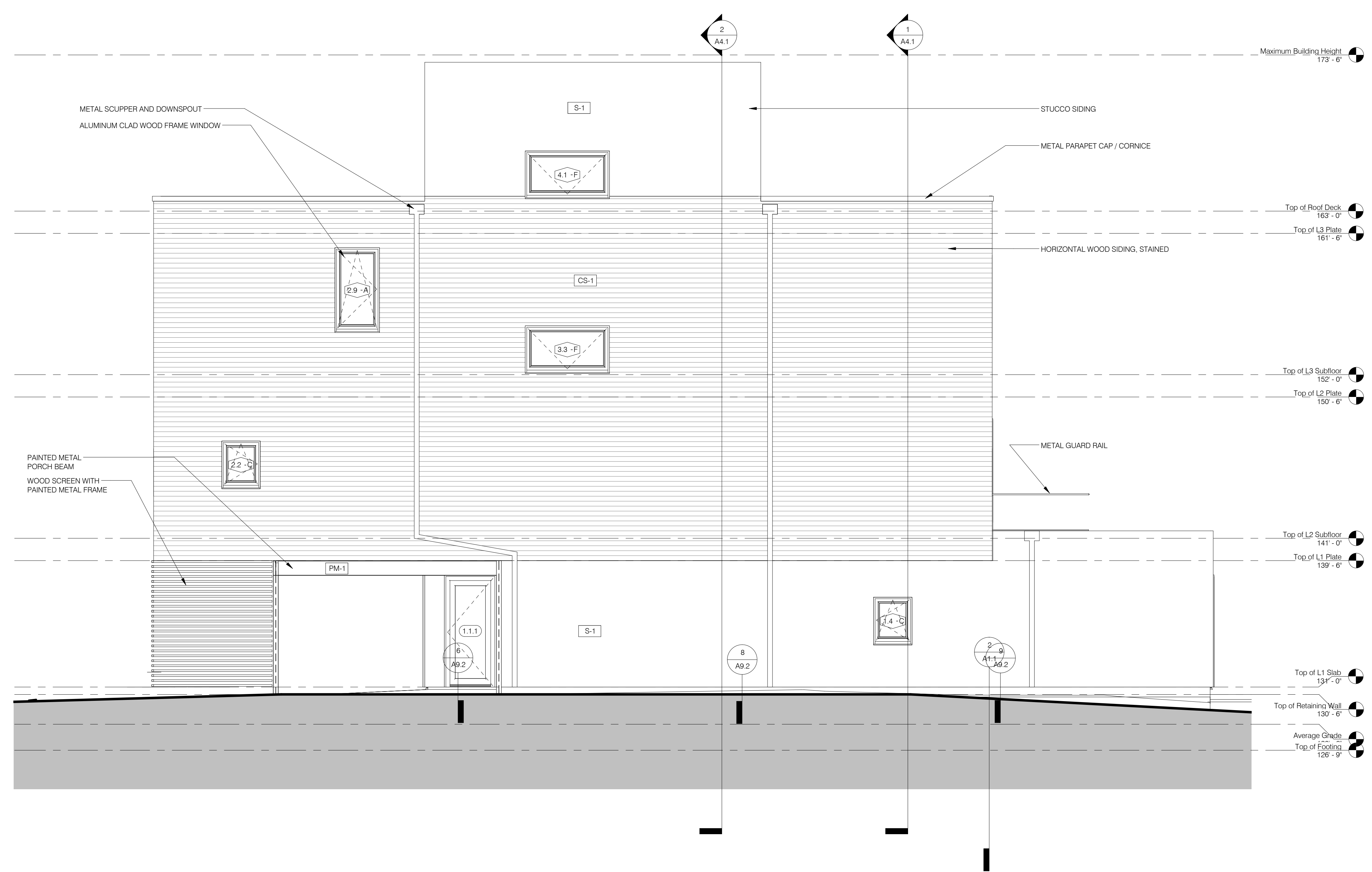
PAST ISSUES:

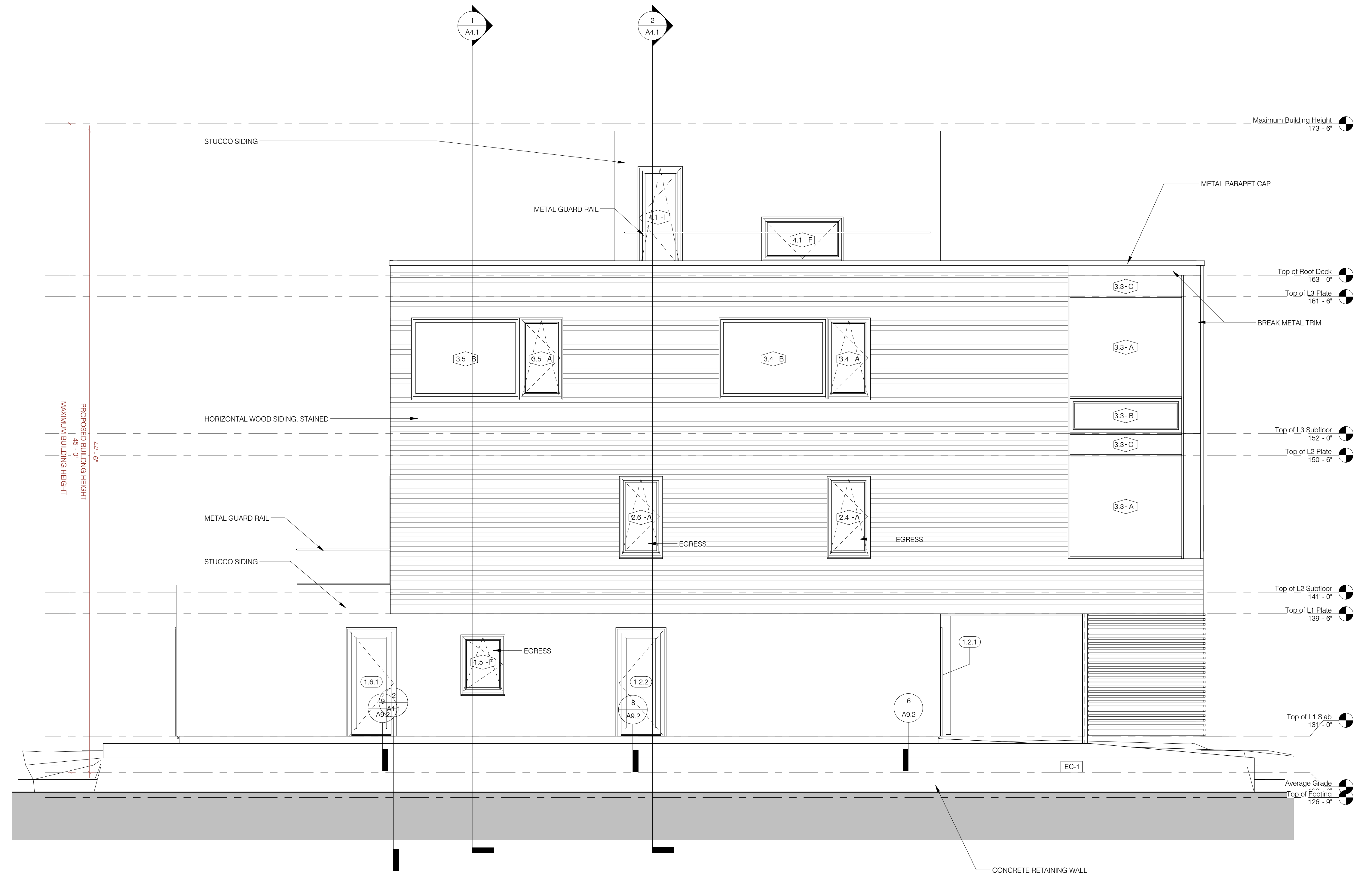
DATE	DESCRIPTION

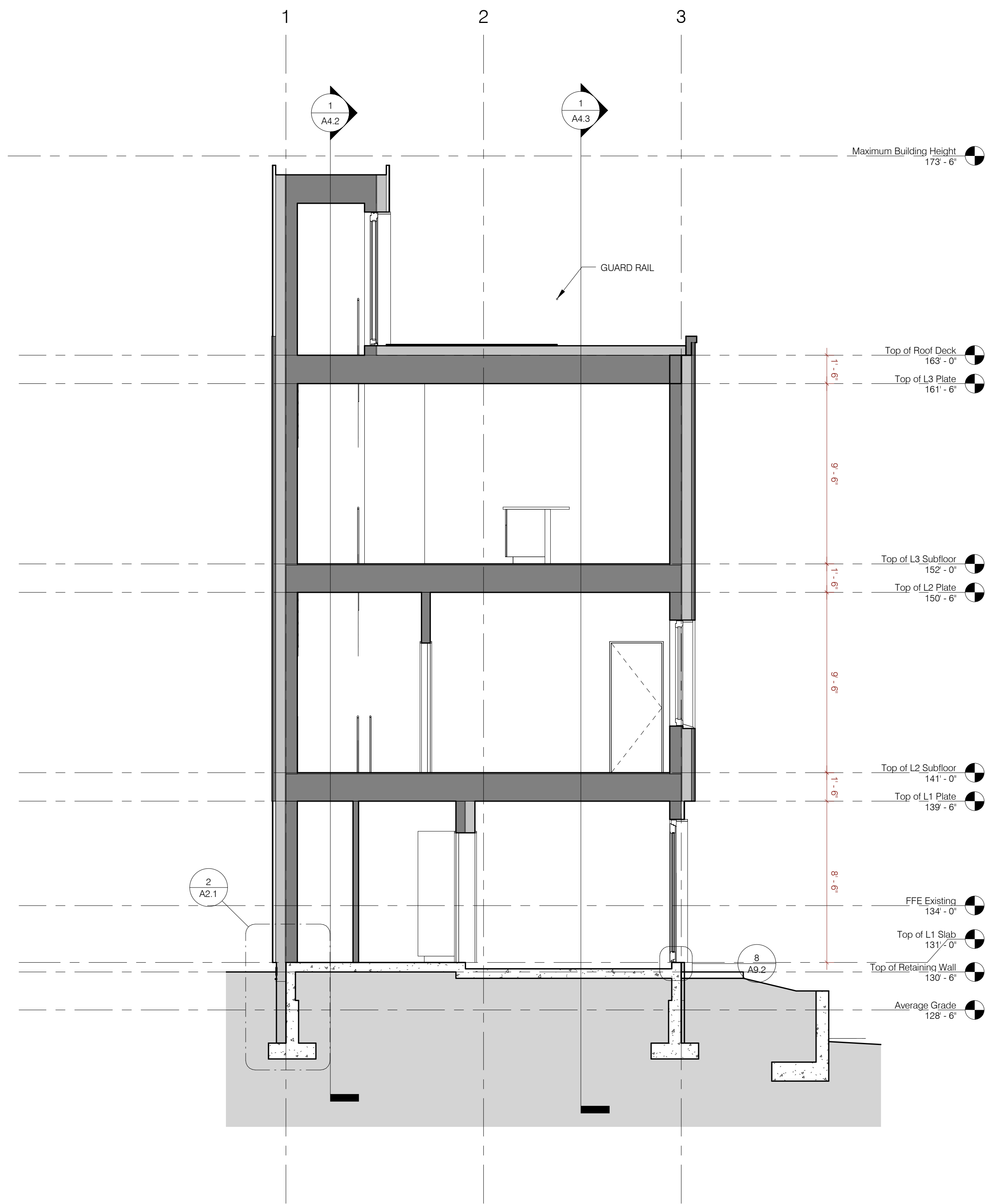
CURRENT ISSUE:

02/26/15	Permit
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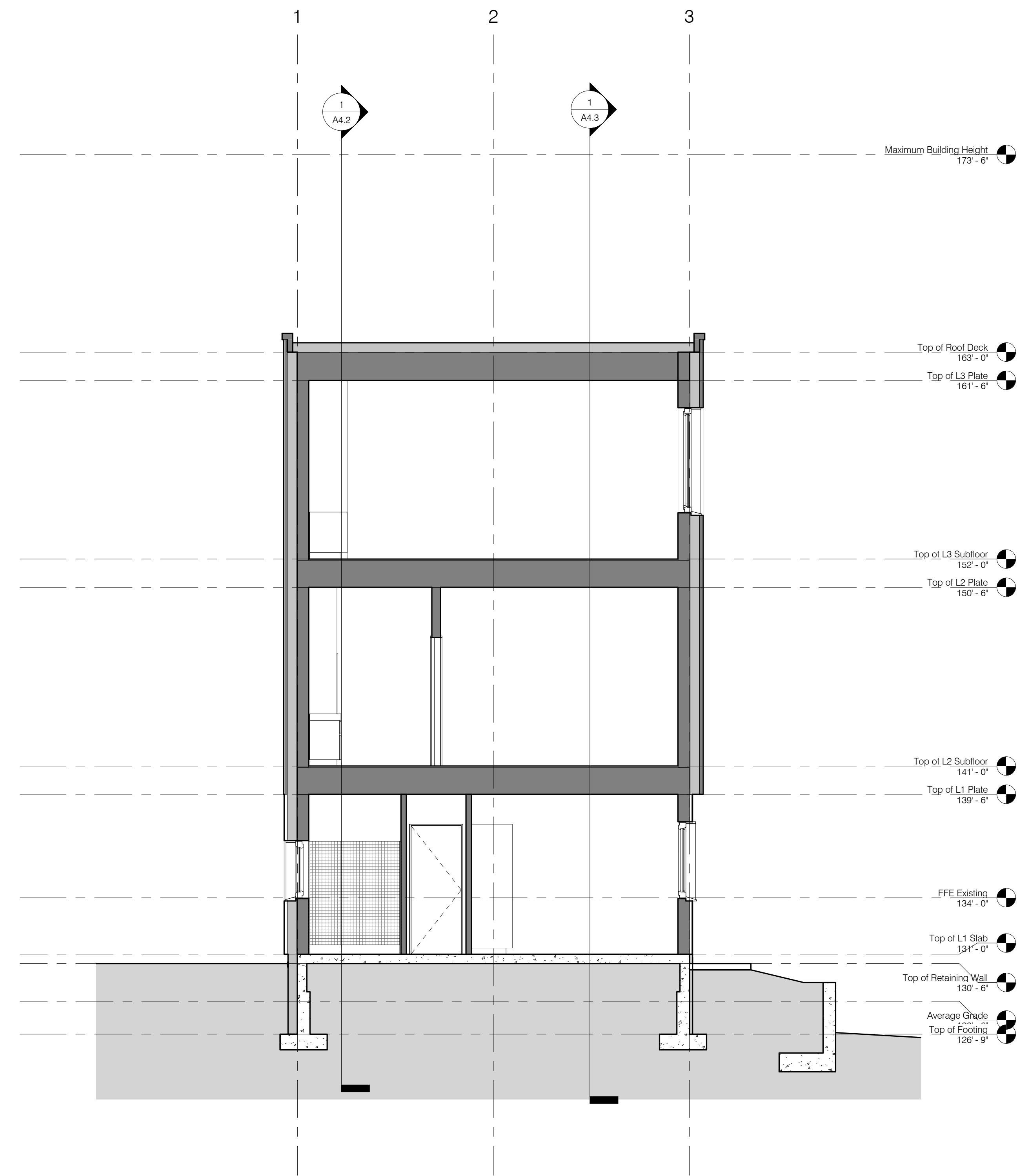




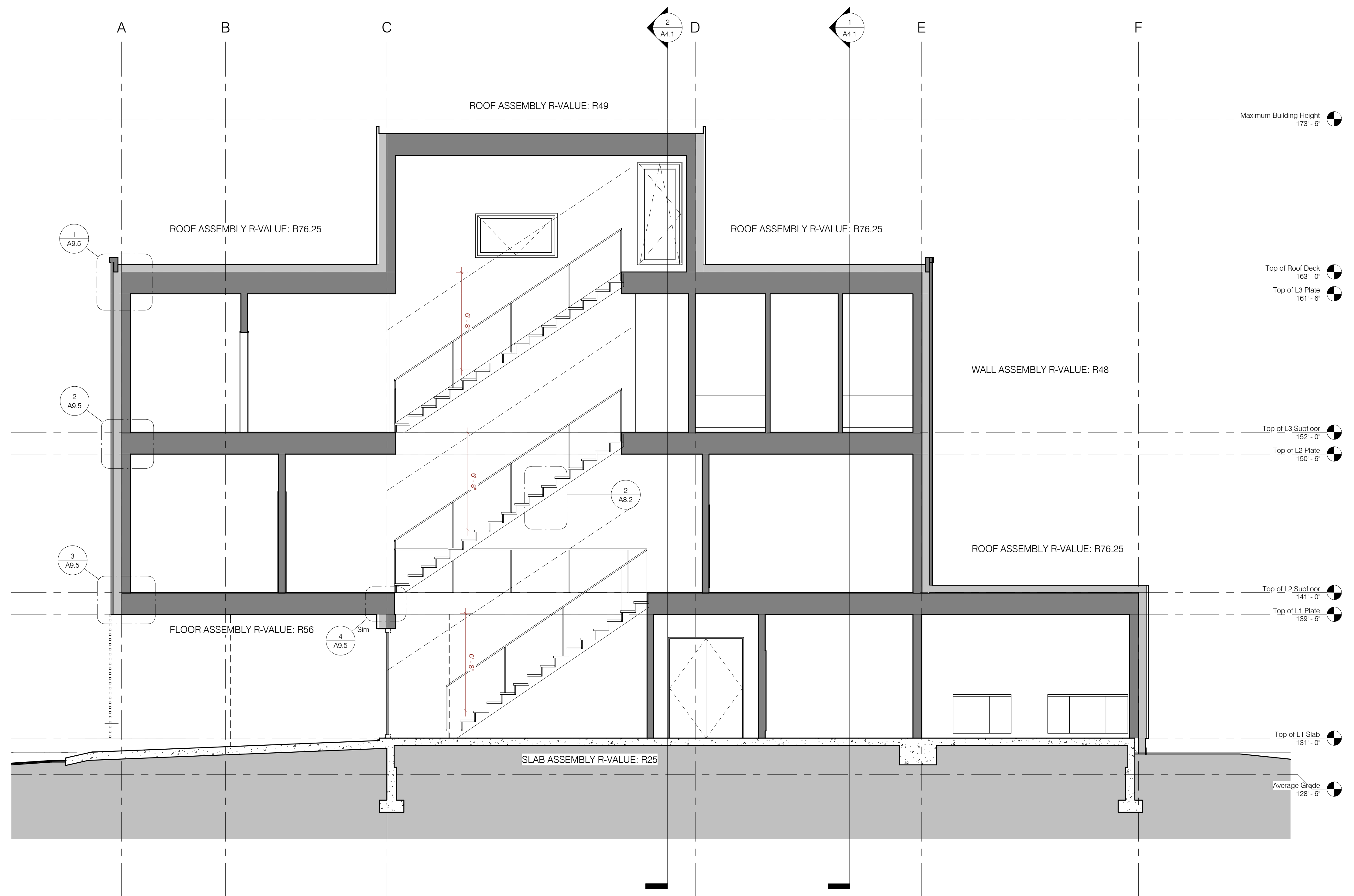




2 Section - A
1/4" = 1'-0"



1 Section - B
1/4" = 1'-0"



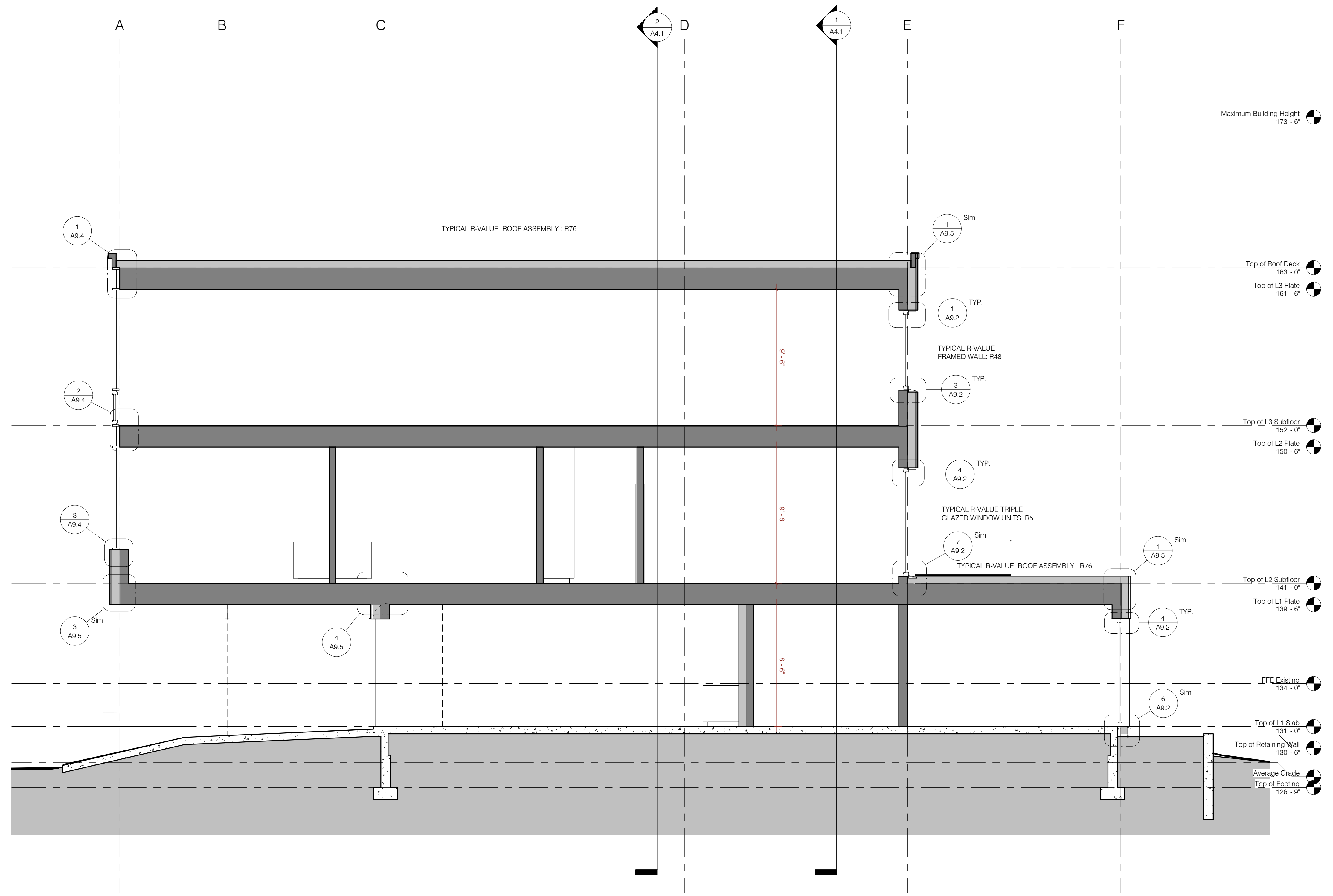
1 Section - C
1/4" = 1'-0"

Sections

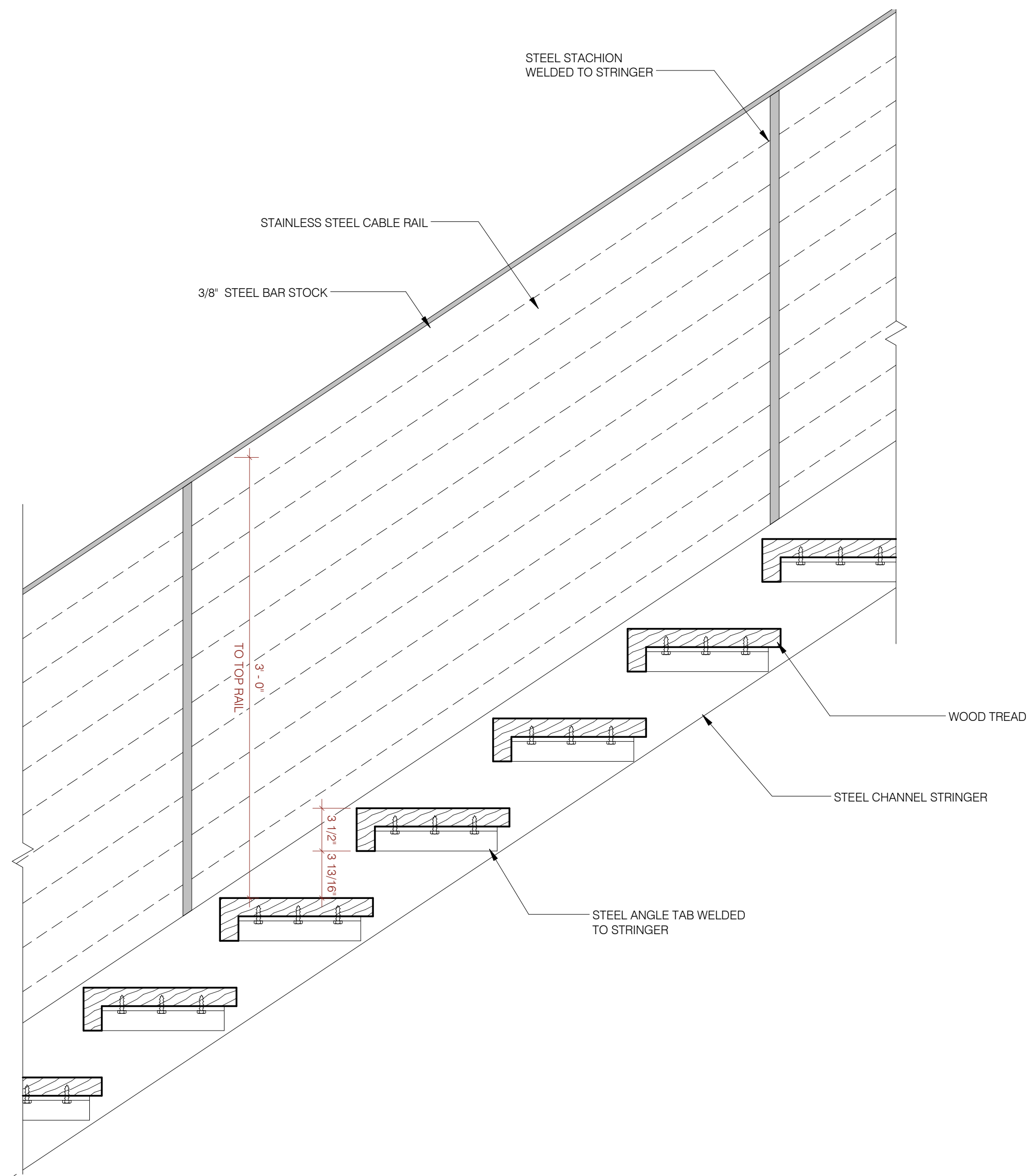
REVISIONS:
DATE & DESCRIPTION:

PAST ISSUES:
DATE & DESCRIPTION:

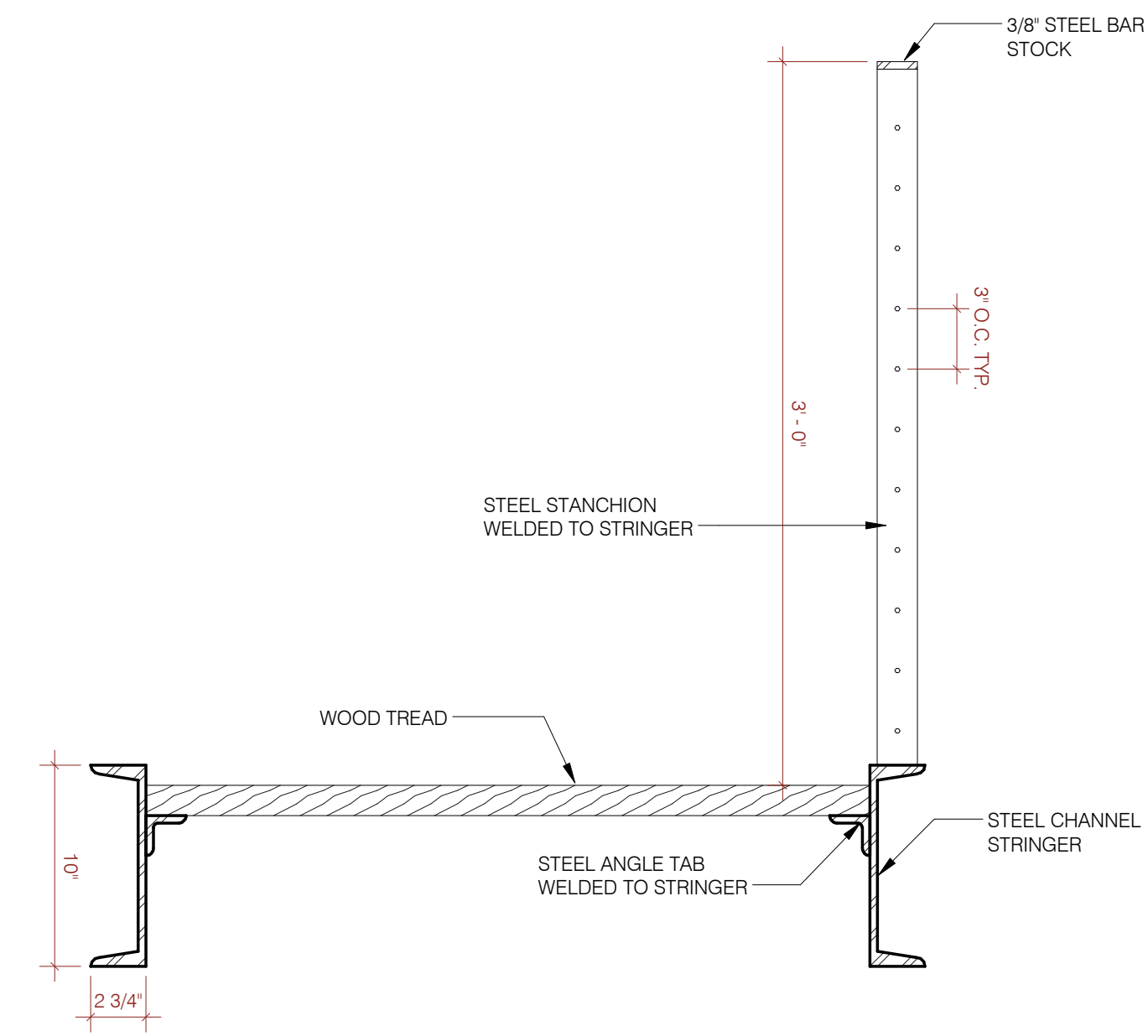
CURRENT ISSUE:
9/28/15 Permit



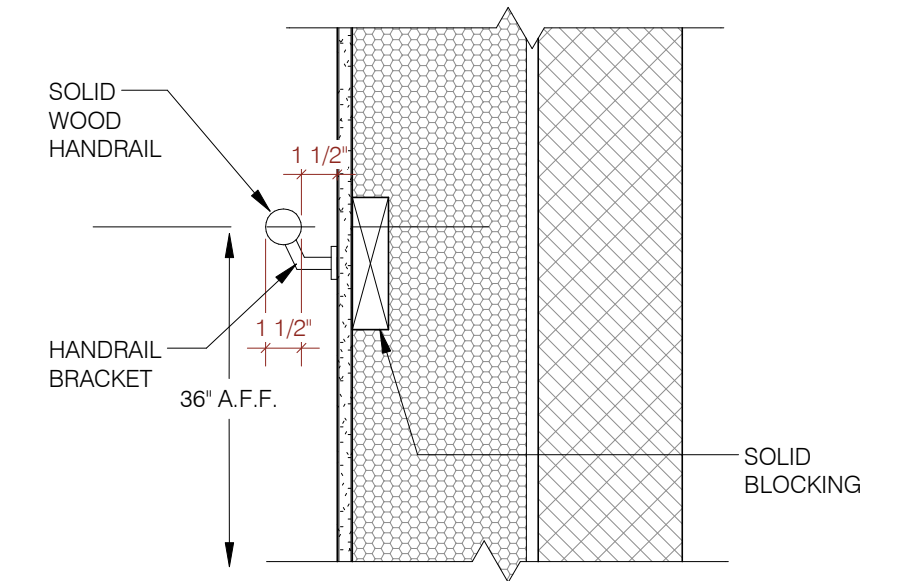
1 Section - D
1/4" = 1'-0"



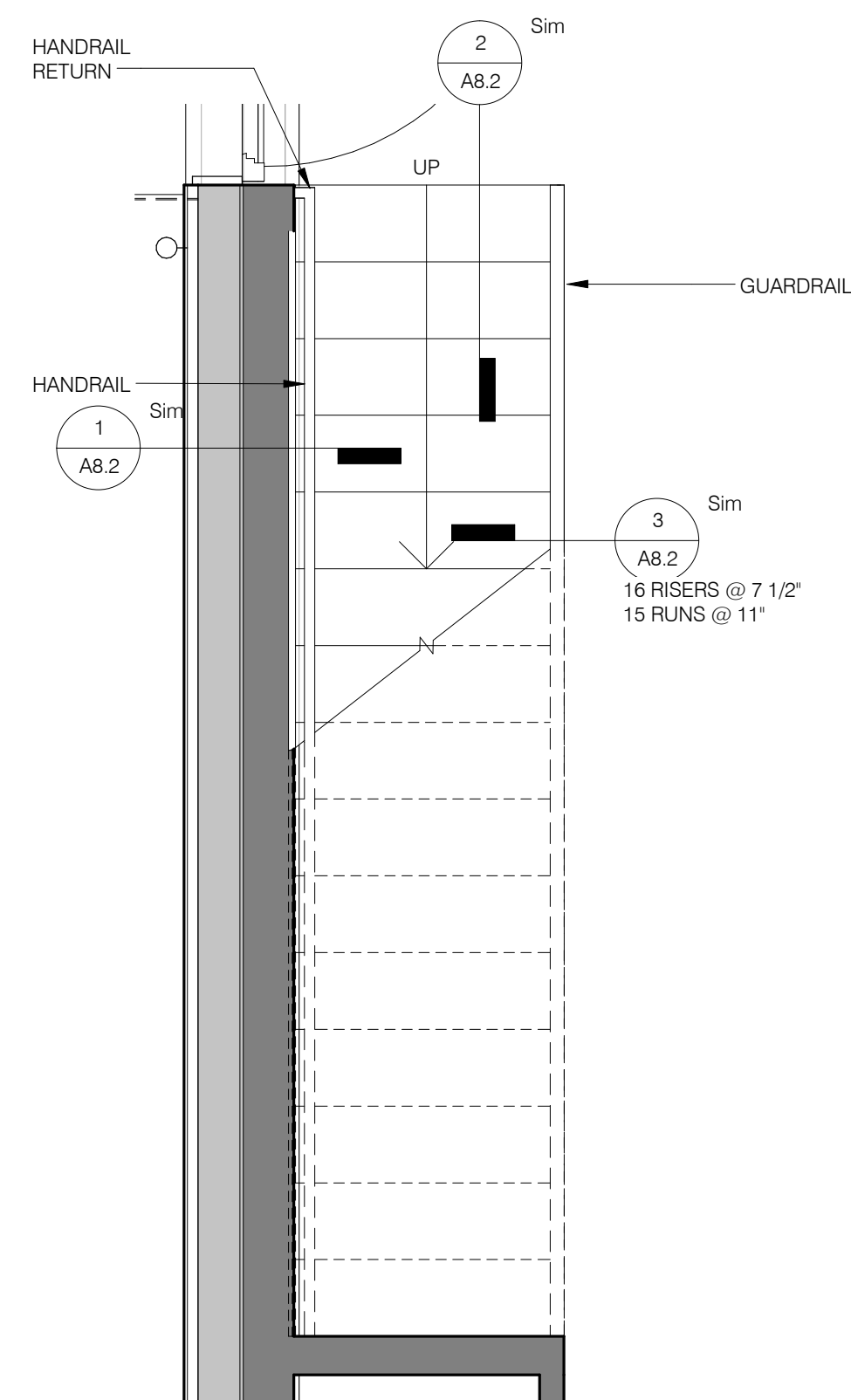
7 Stair & Handrail Detail
1/2" = 1'-0"



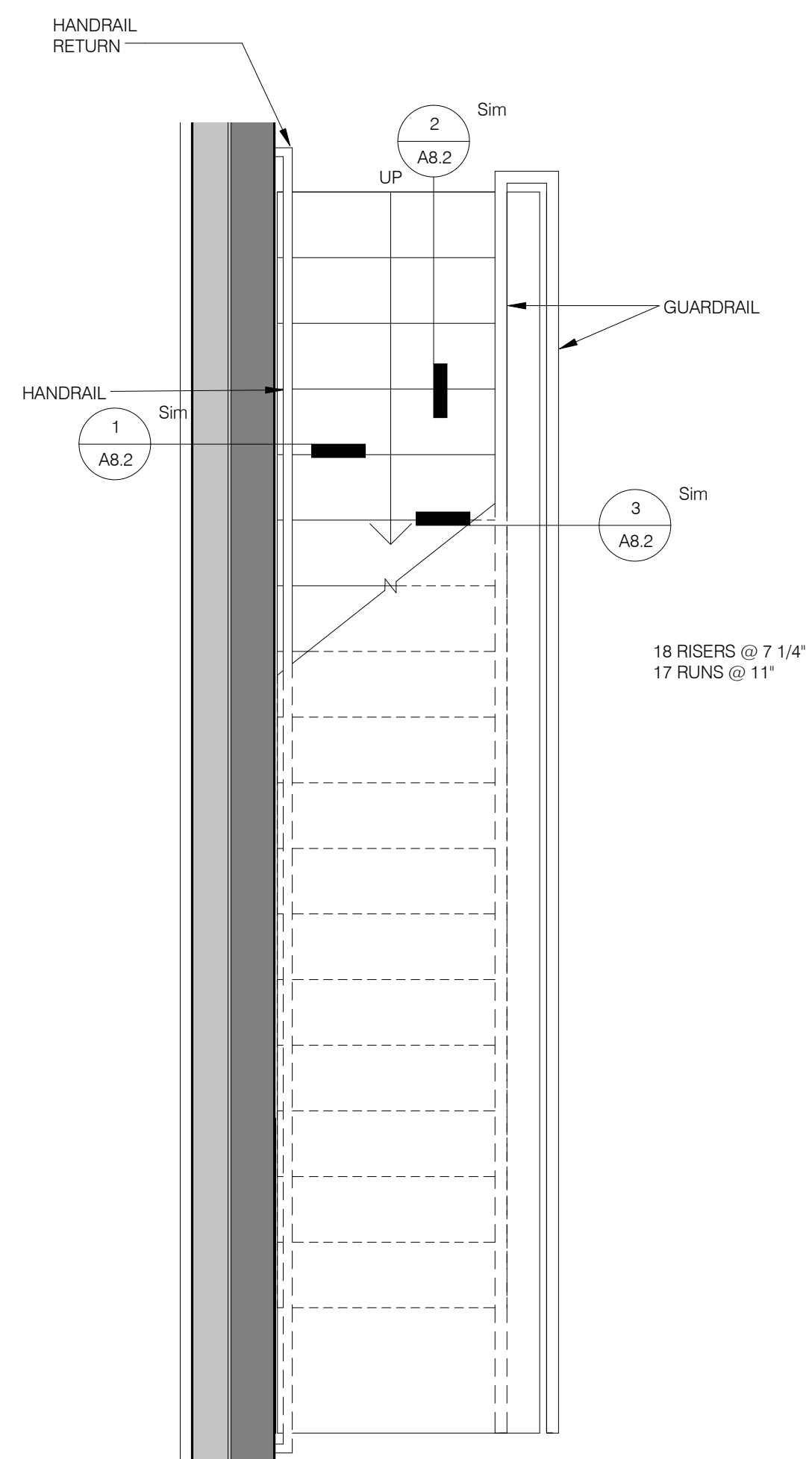
3 Guardrail
1/2" = 1'-0"



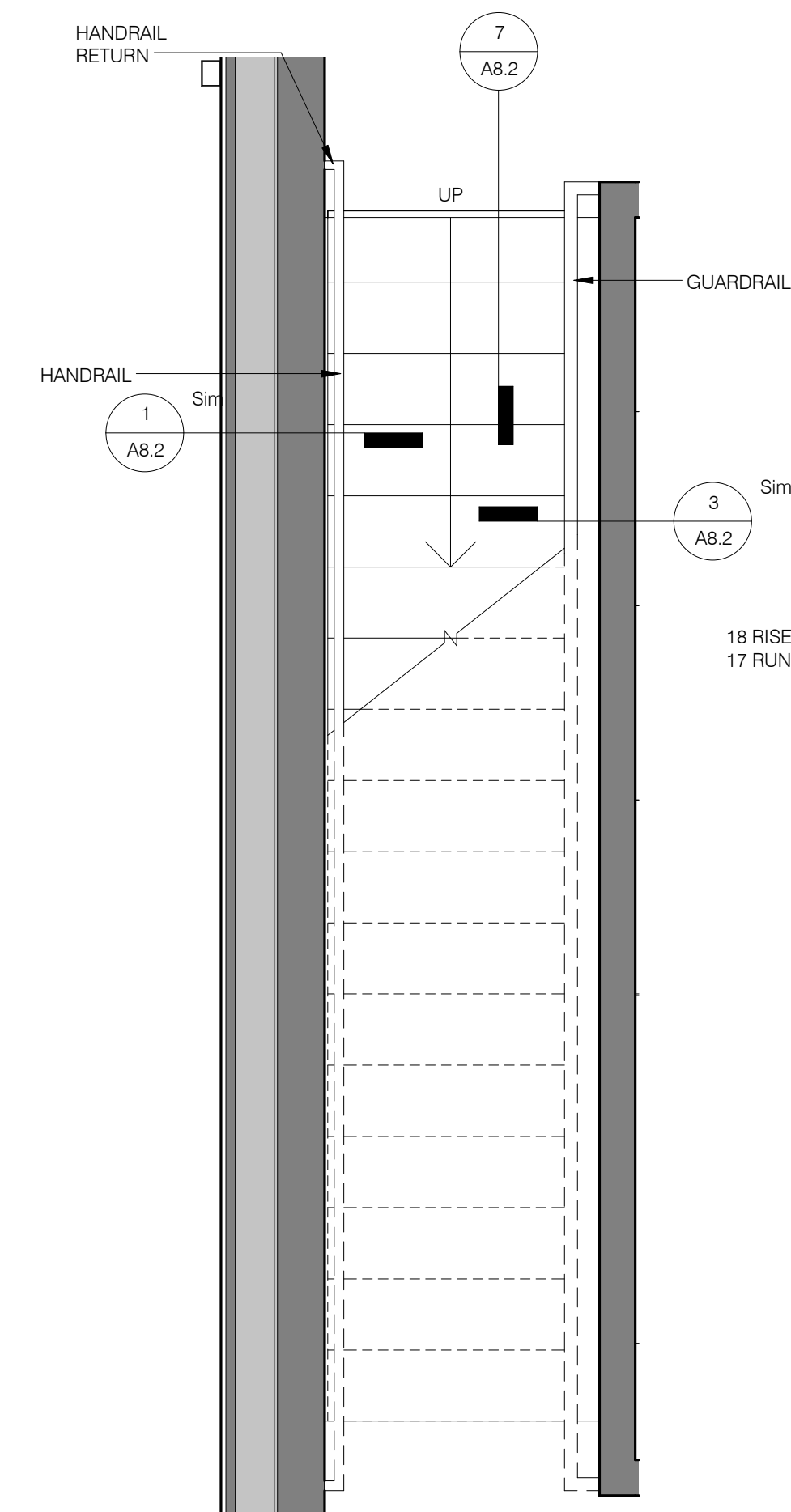
1 Handrail
1/2" = 1'-0"



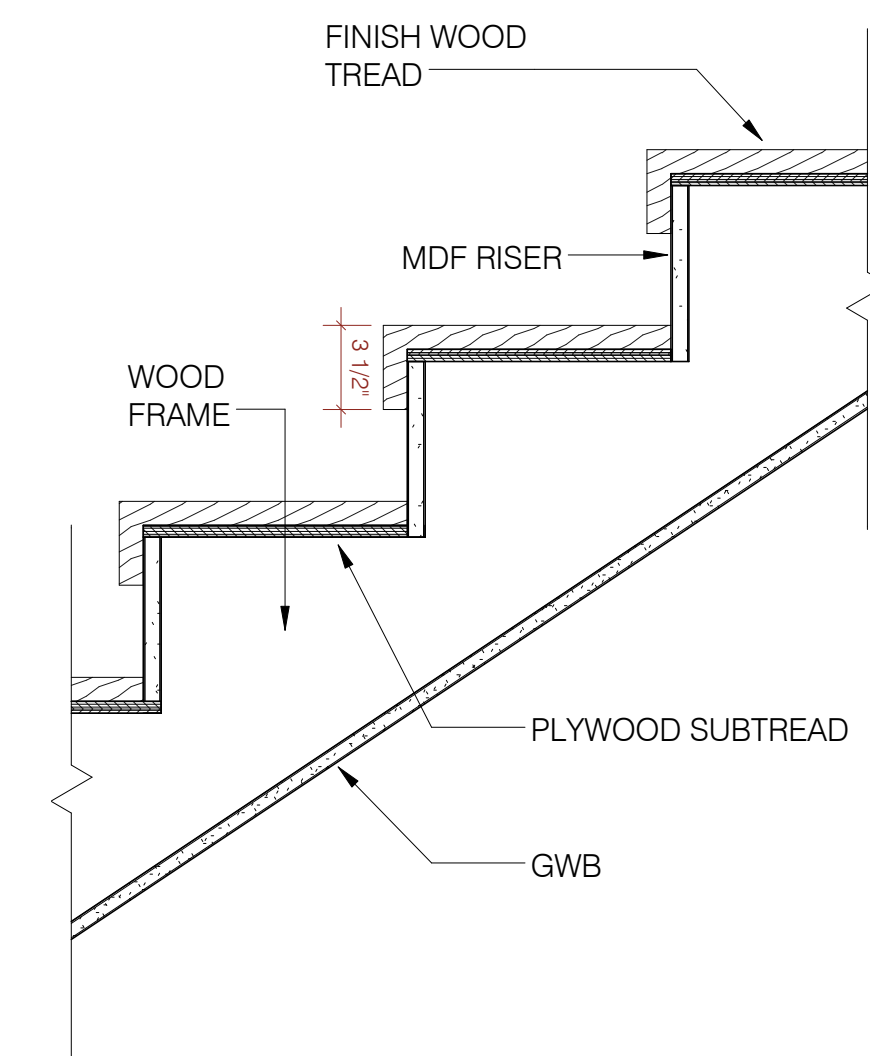
8 First Floor Plan - Stairs
1/2" = 1'-0"



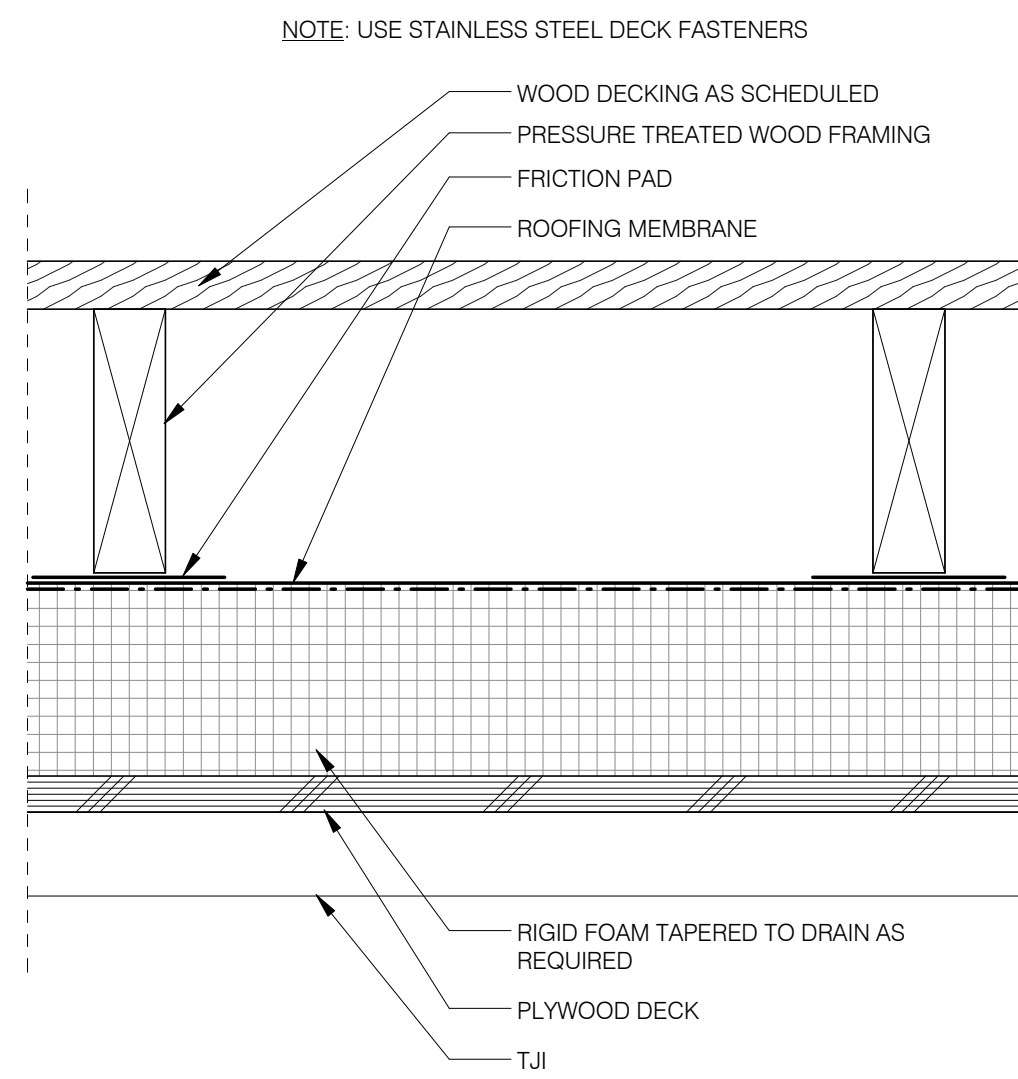
6 Second Floor Plan - Stairs
1/2" = 1'-0"



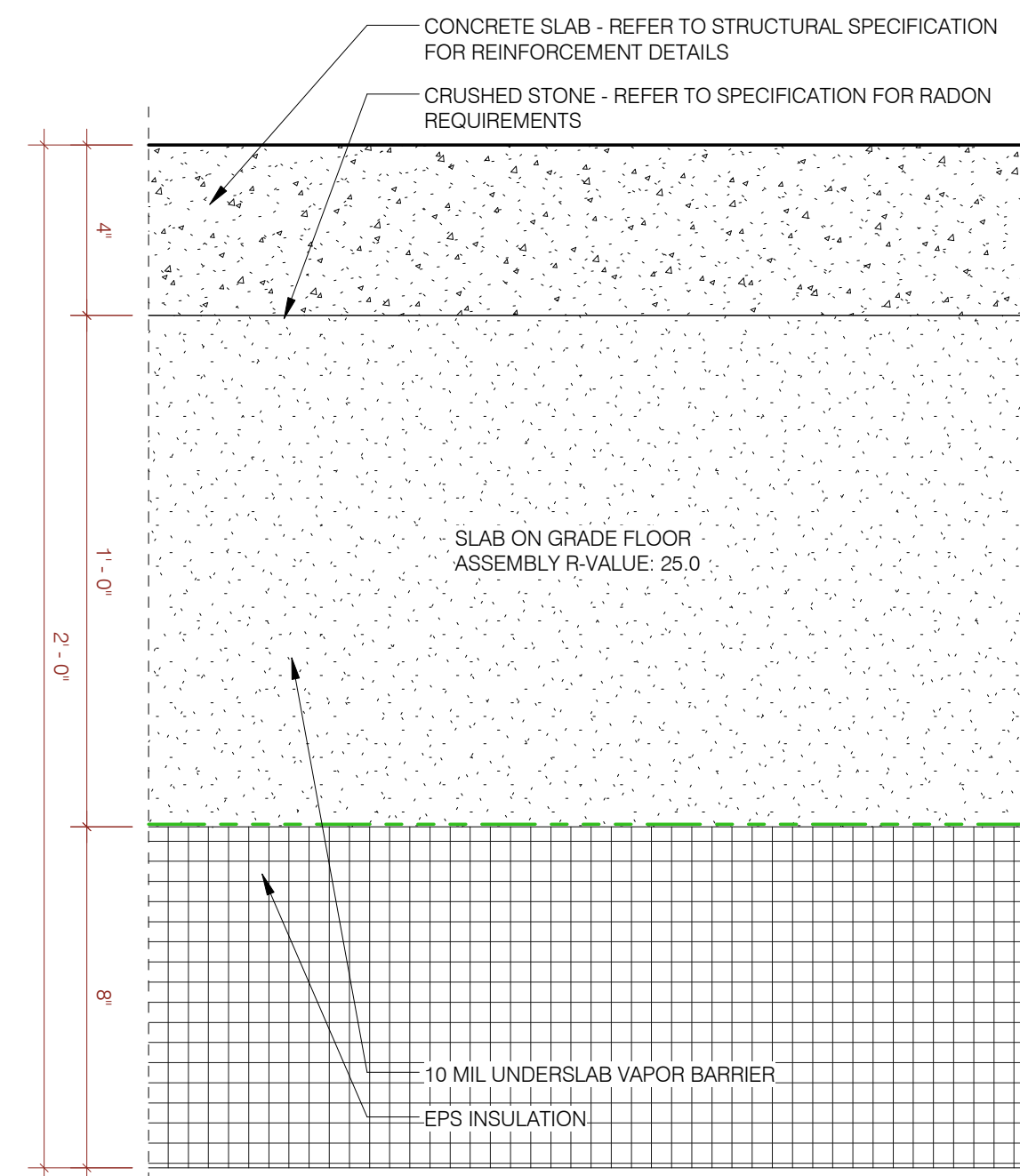
4 Third Floor Plan - Stairs
1/2" = 1'-0"



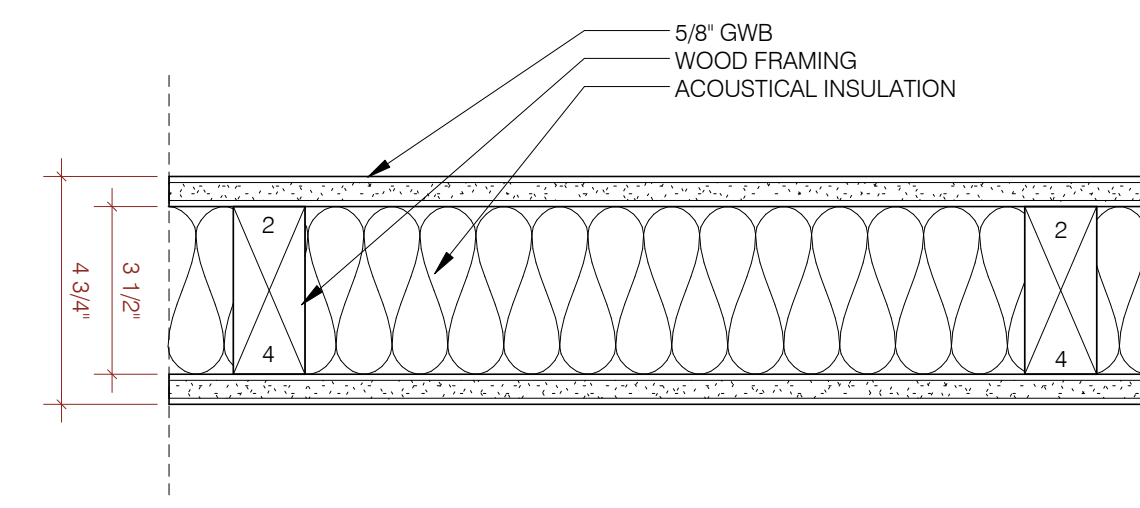
2 Stair Detail
1/2" = 1'-0"



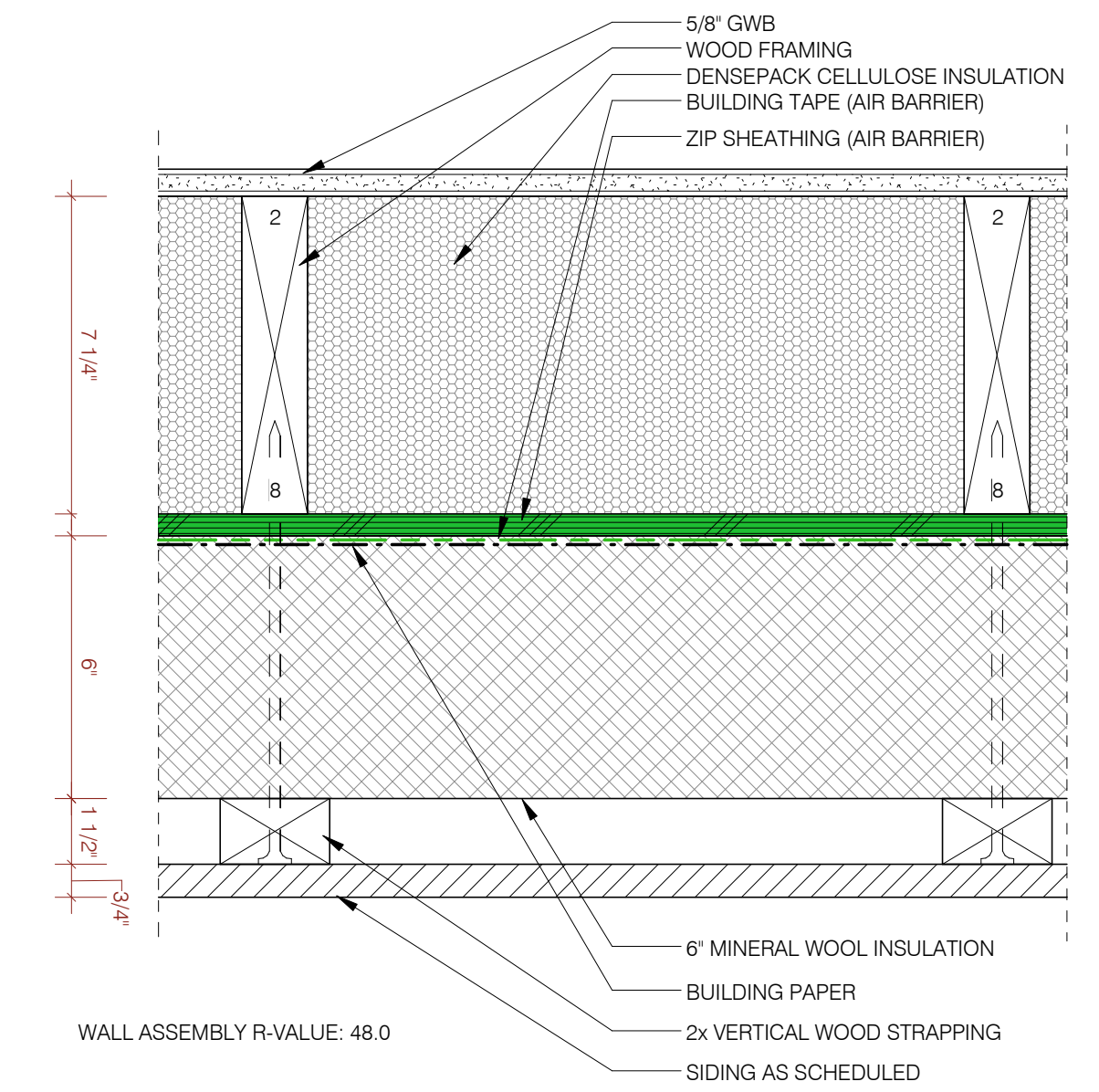
10 Assembly - Exterior Roof Deck
3' = 1'-0"



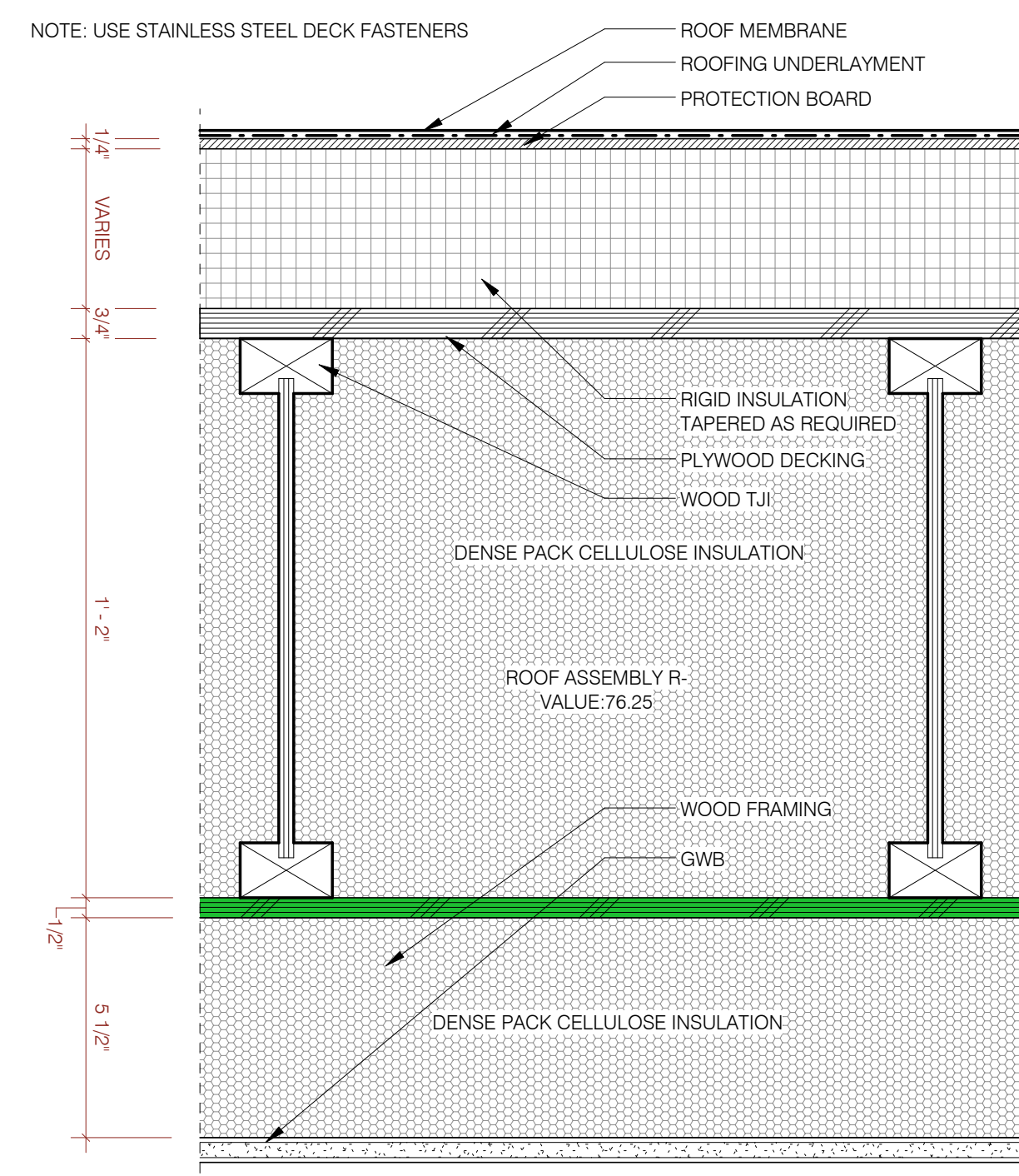
7 Assembly - First Floor Slab
3' = 1'-0"



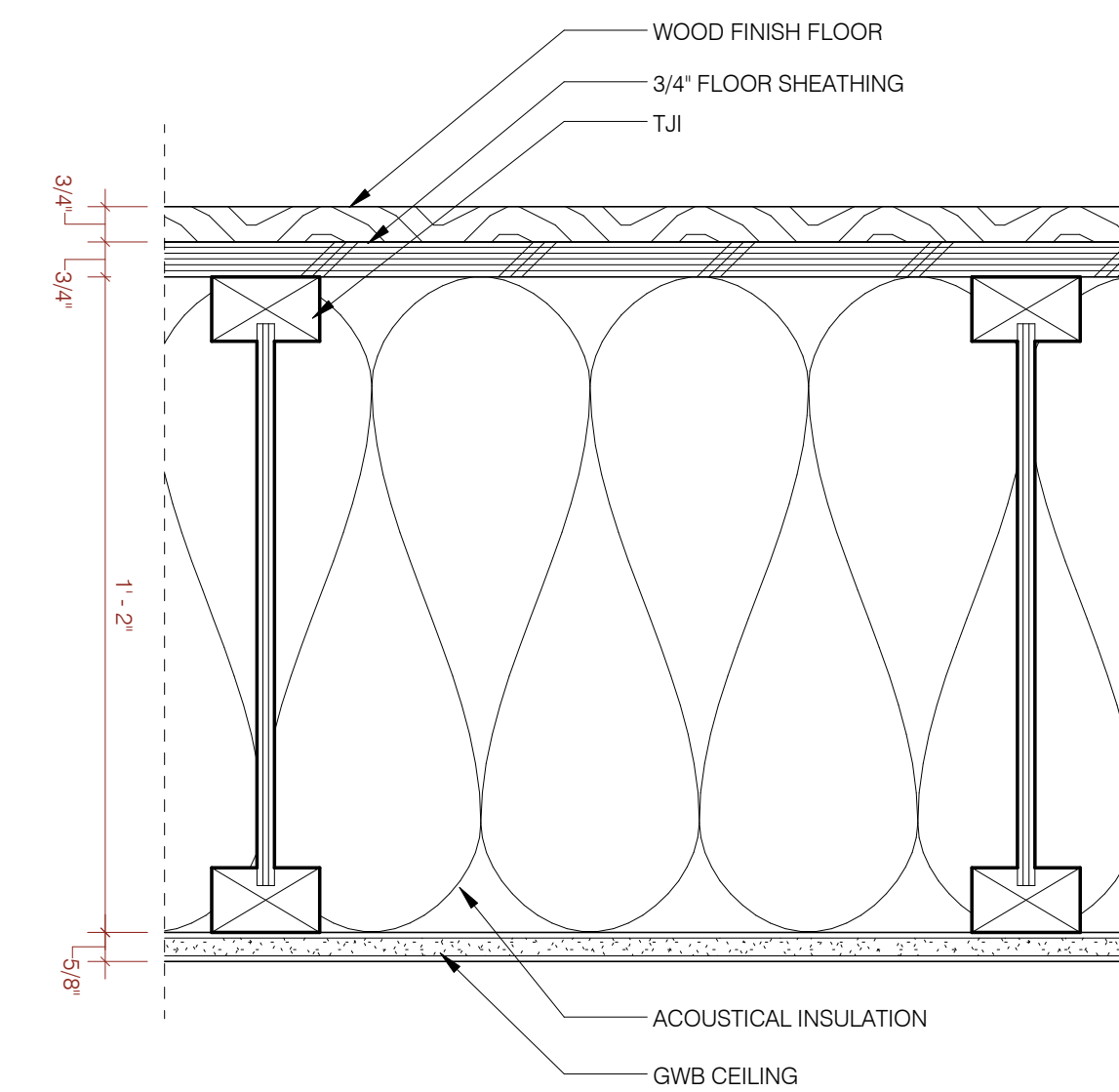
4 W3 - Assembly - Interior 2x4 Wall
3' = 1'-0"



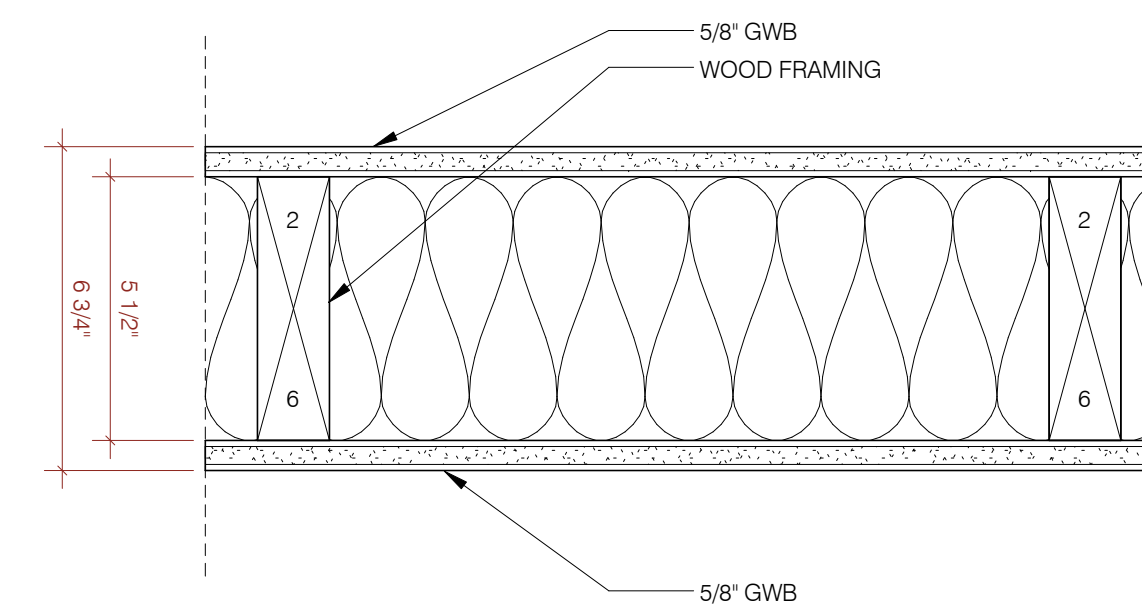
1 W1A - Assembly - Typical Exterior Wall
3' = 1'-0"



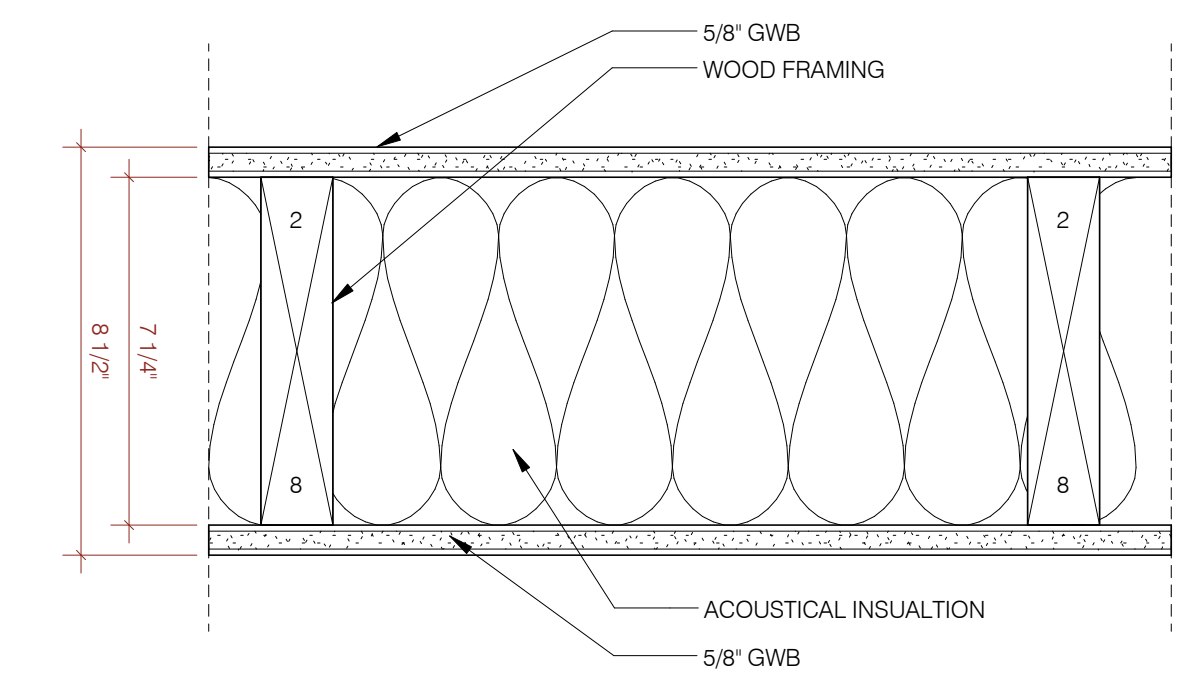
11 Assembly - Typical Roof
3' = 1'-0"



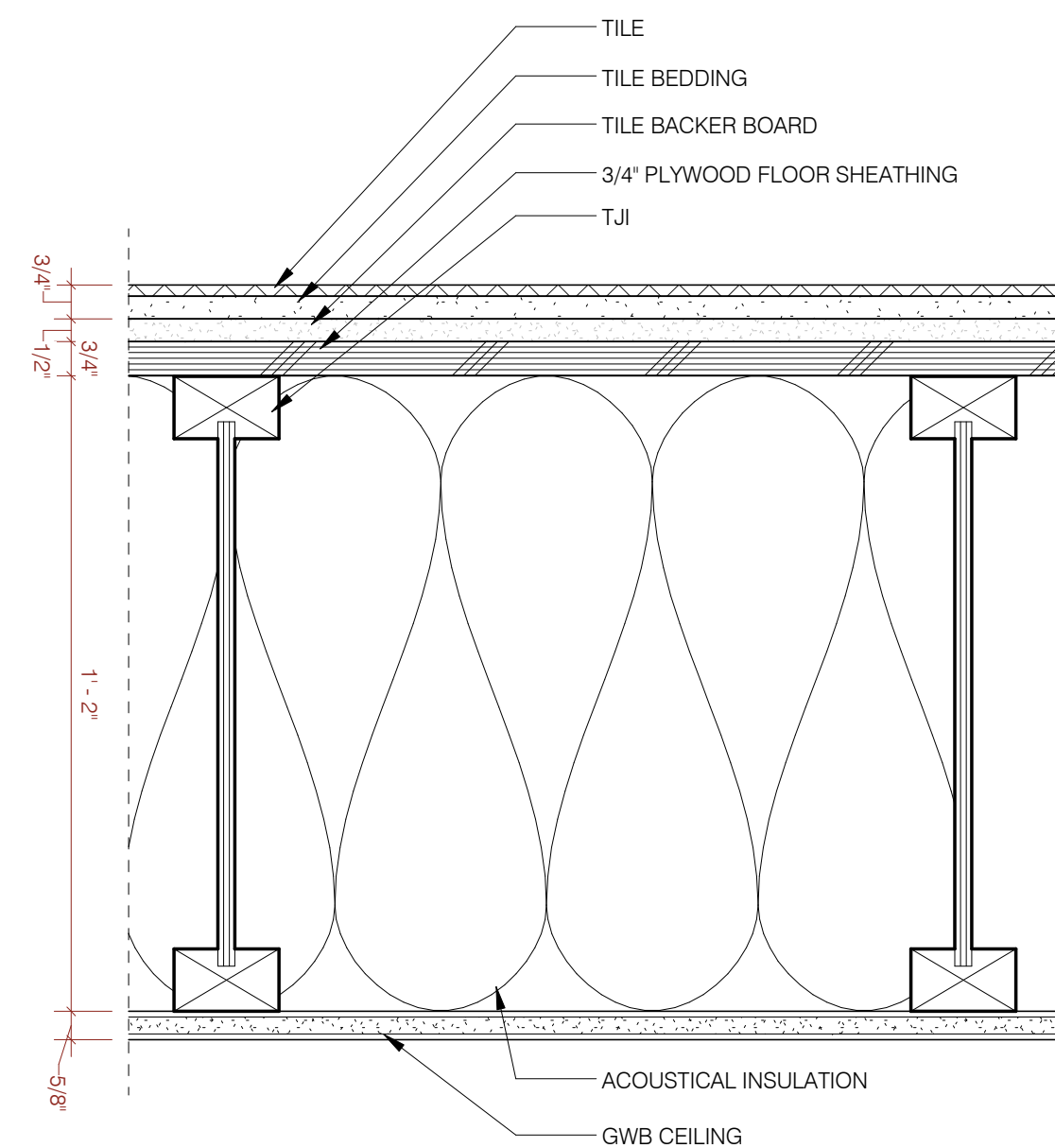
8 Assembly - Typical Second Floor
3' = 1'-0"



5 W4 - Assembly - Interior 2x6 Wall
3' = 1'-0"



2 W6 - Assembly - Interior 2x8 Wall
3' = 1'-0"



9 Assembly - Second Floor w/ Tile
3' = 1'-0"

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Quebec St. Residence
40 Quebec Street
Portland, ME 04101
Project Number

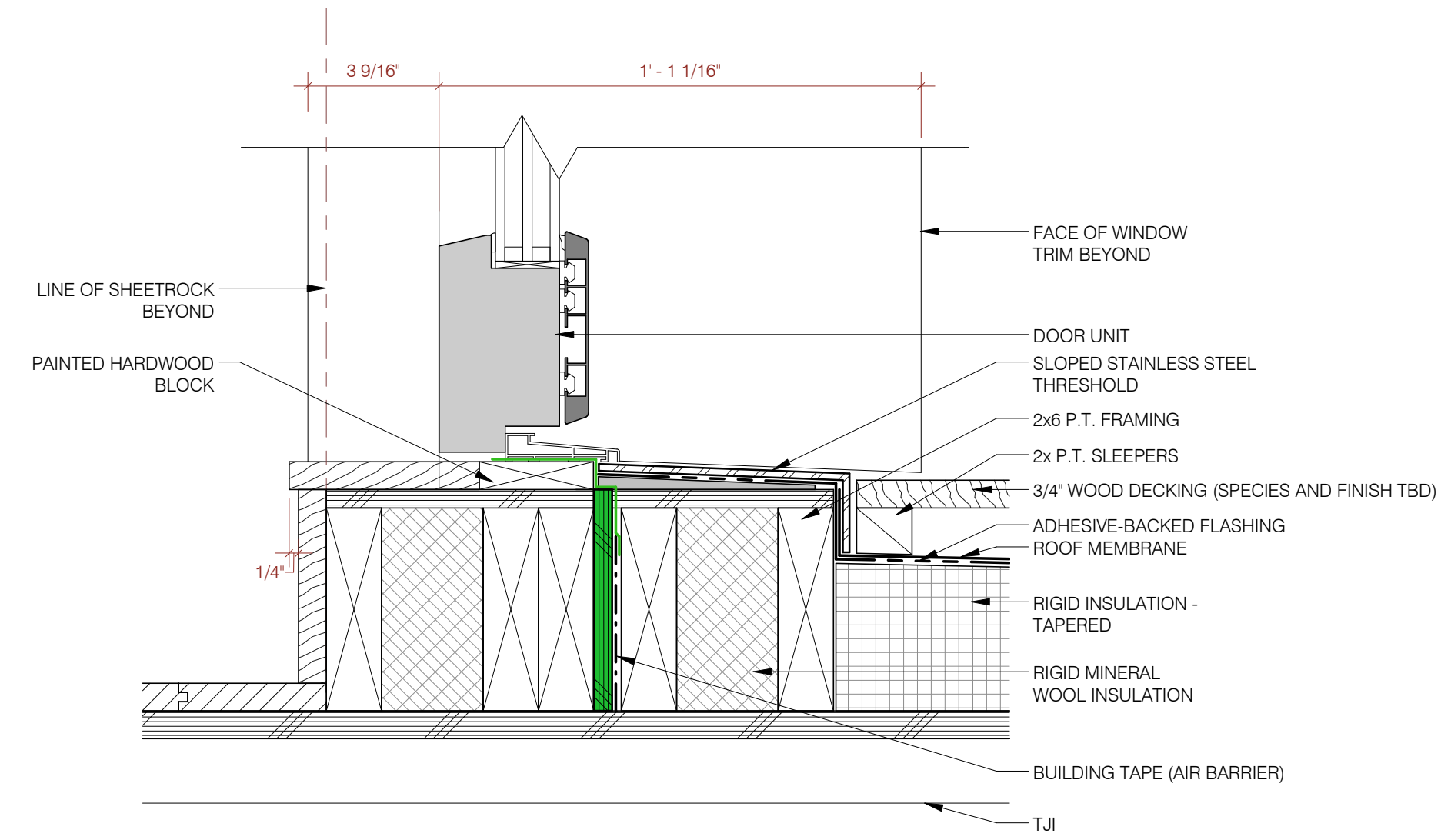
Assembly Details

REVISIONS:
DATE & DESCRIPTION:

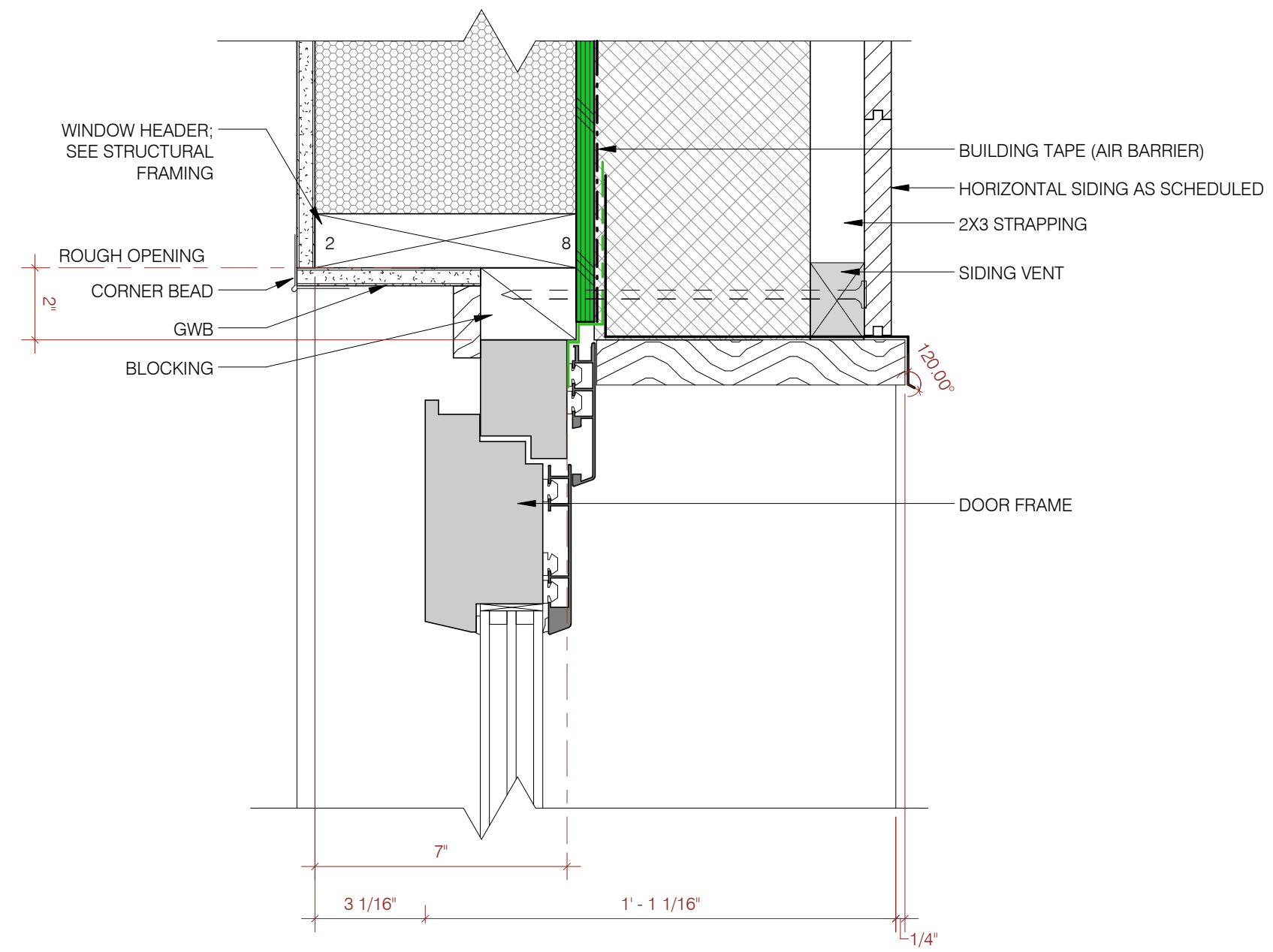
PAST ISSUES:
DATE & DESCRIPTION:

CURRENT ISSUE:
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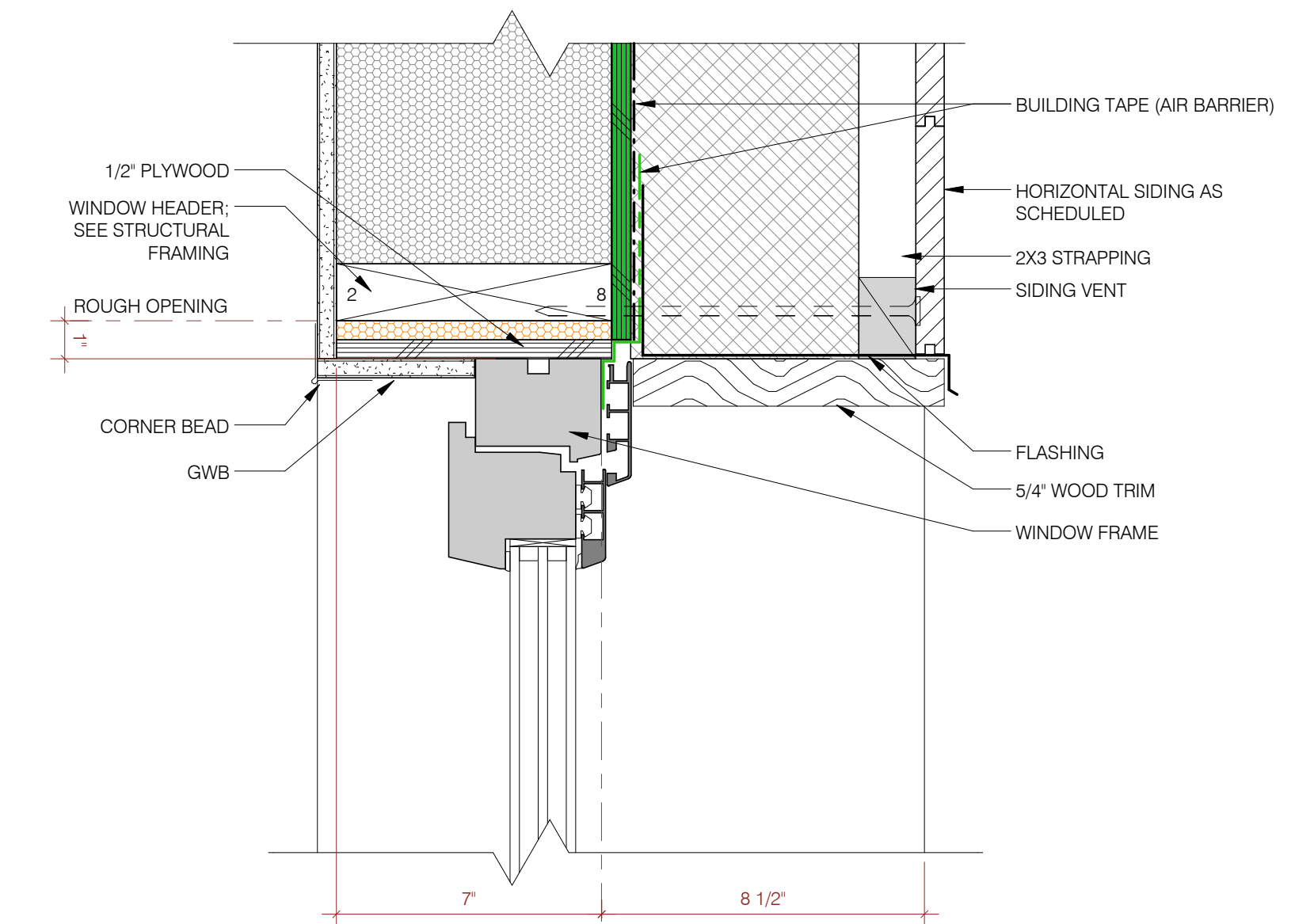
A9.1



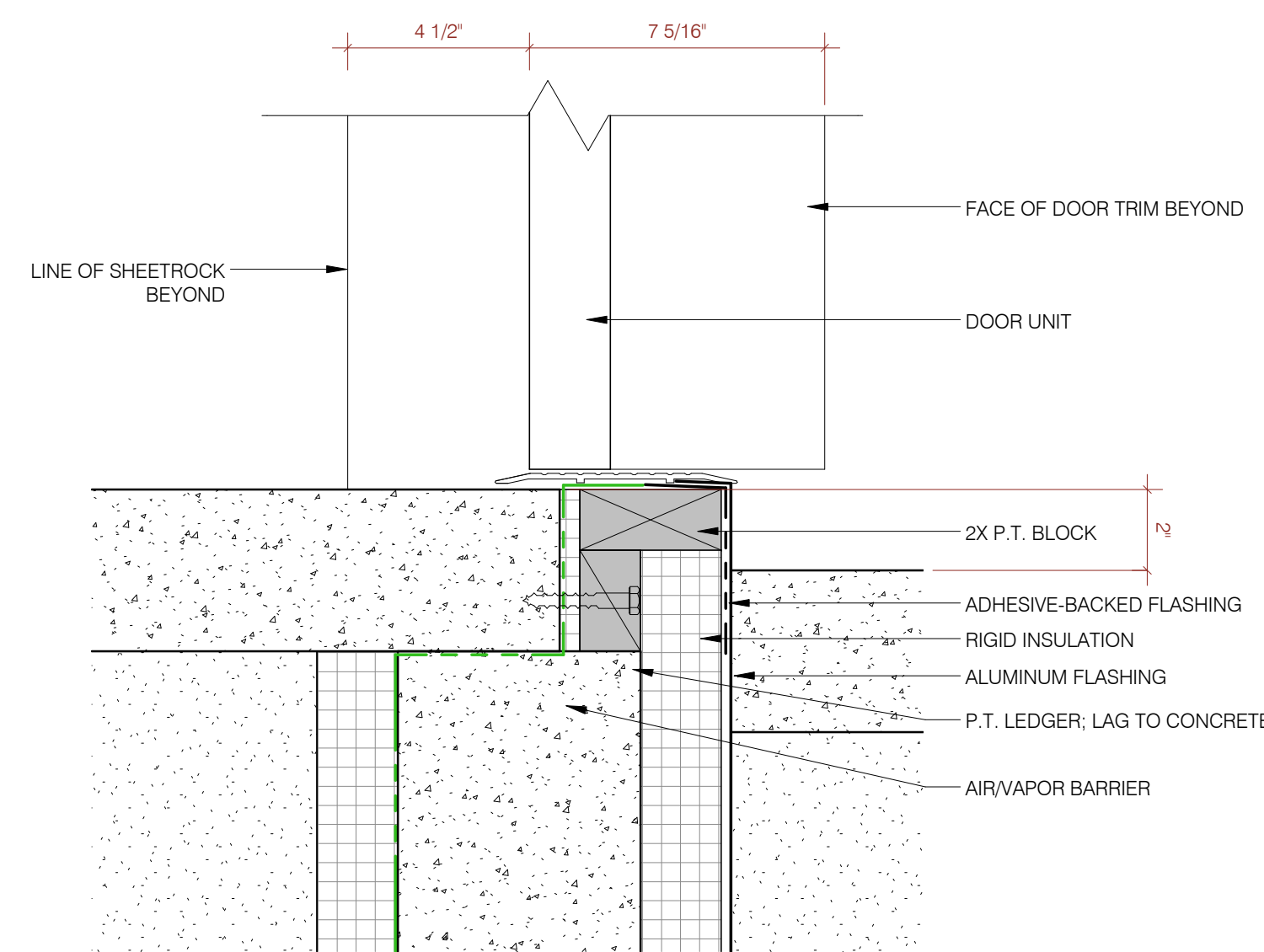
7 Balcony Door Sill at Deck
3' = 1'-0"



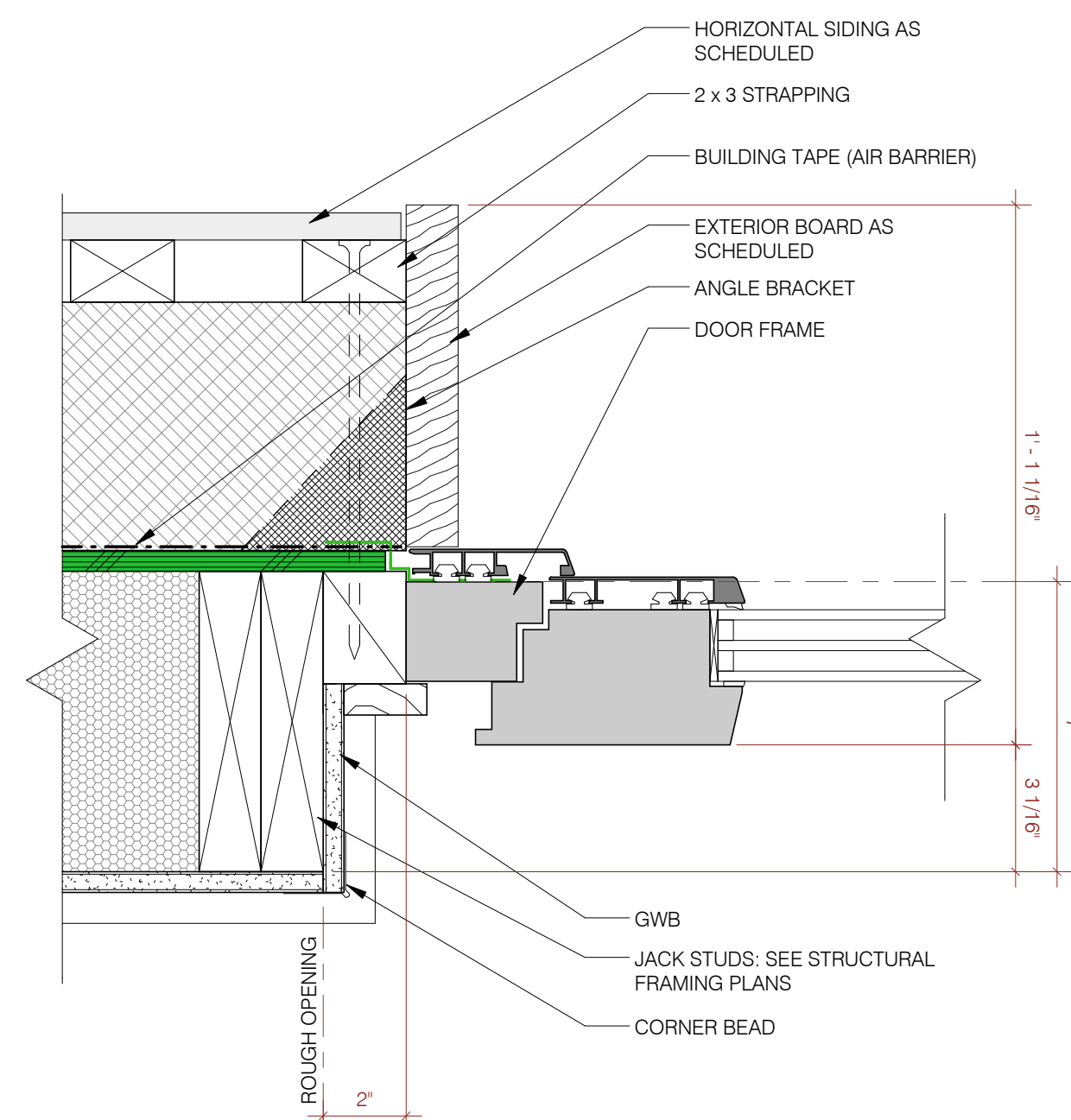
4 Exterior Prefab Door Head
3' = 1'-0"



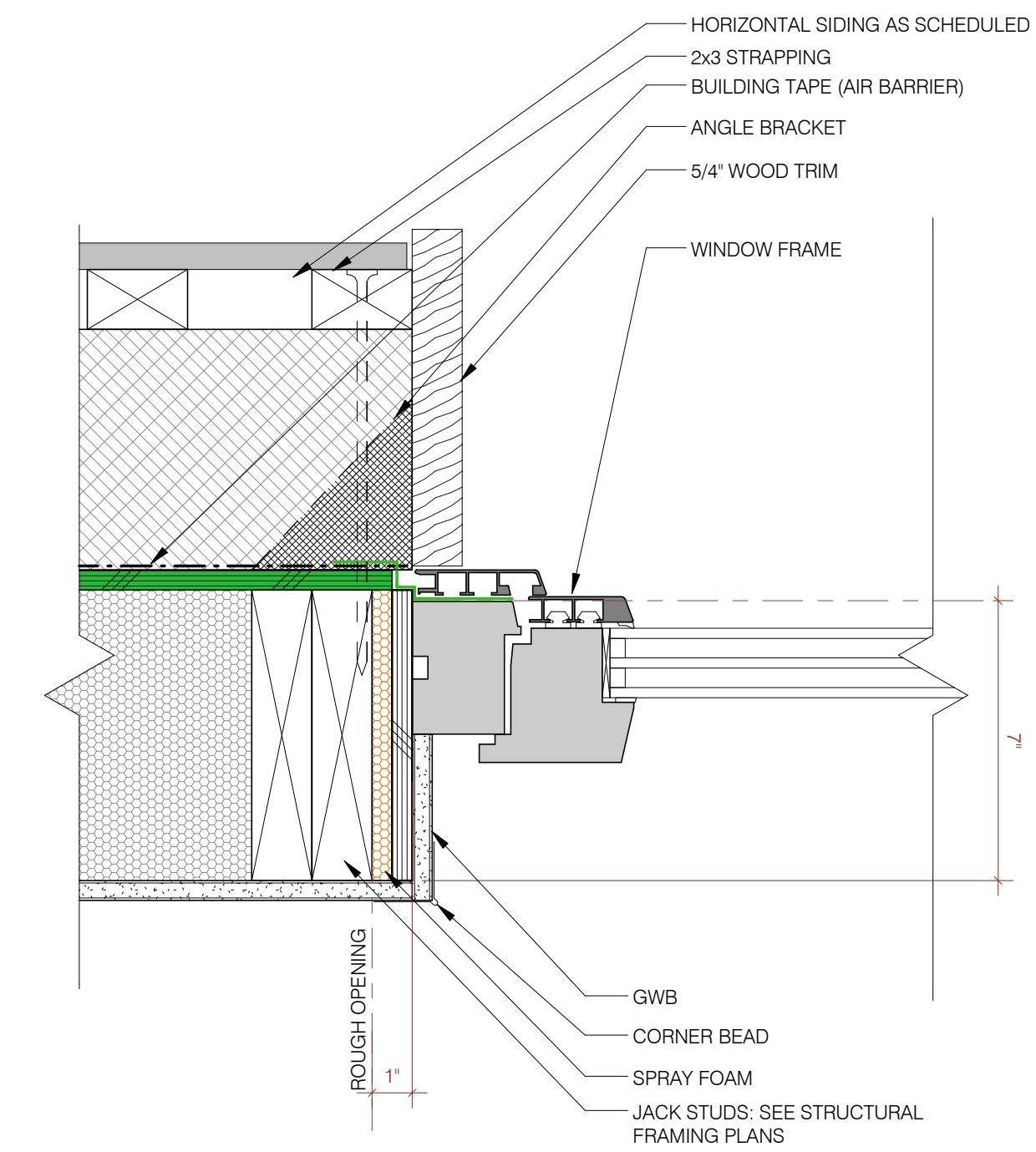
1 Typical Window Head
3' = 1'-0"



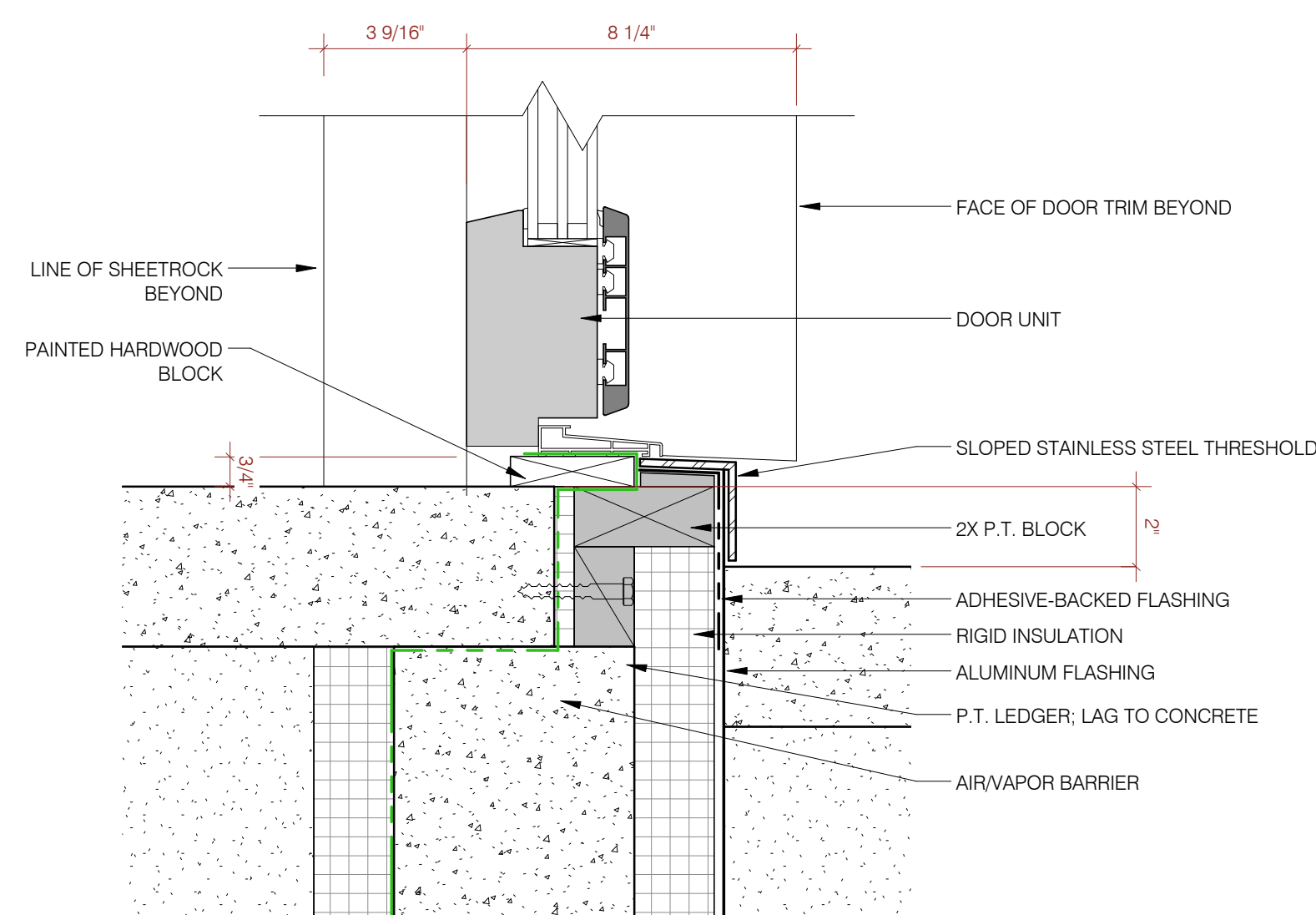
8 Exterior Garage Door Sill
3' = 1'-0"



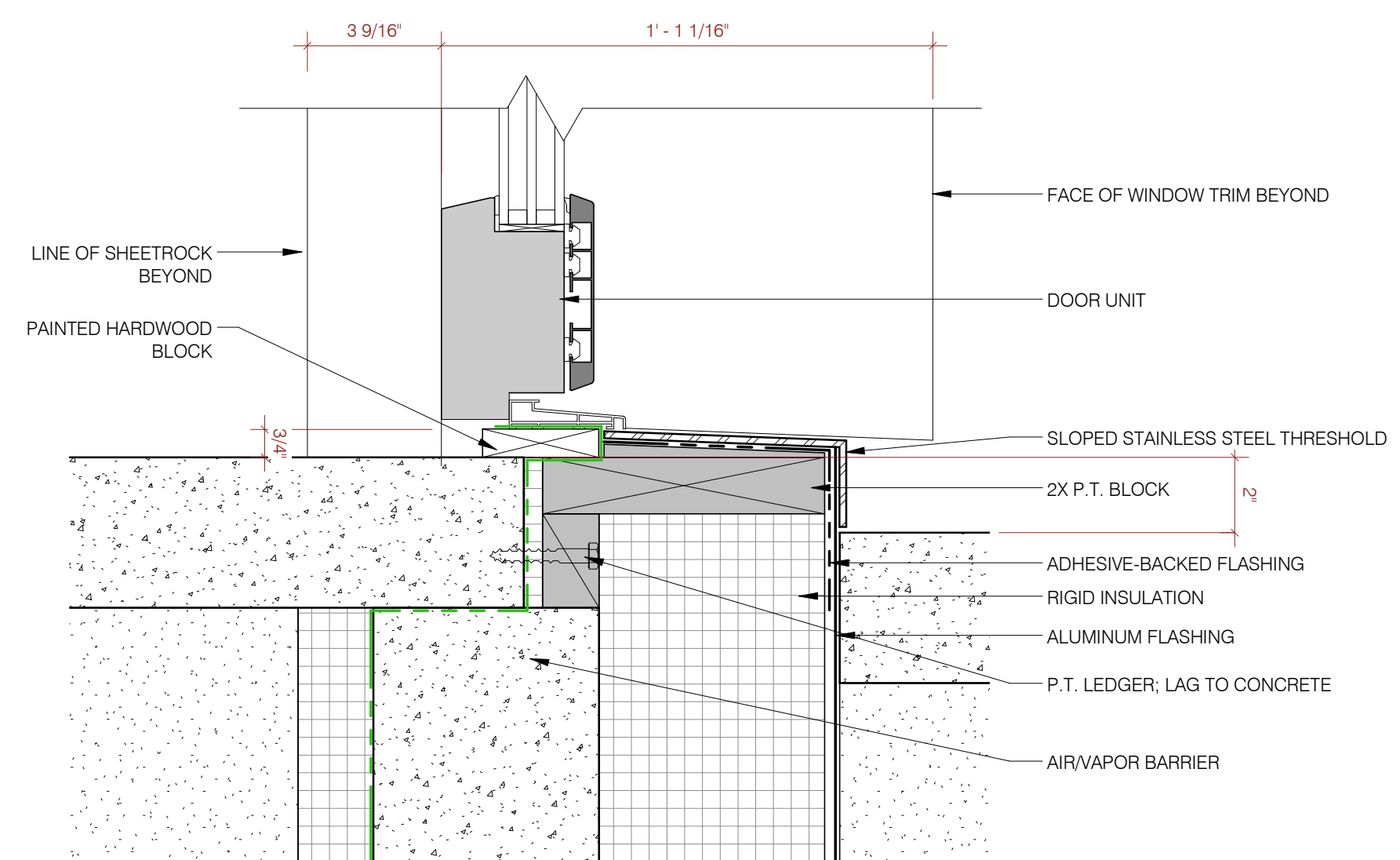
5 Exterior Prefab Door Jamb
3' = 1'-0"



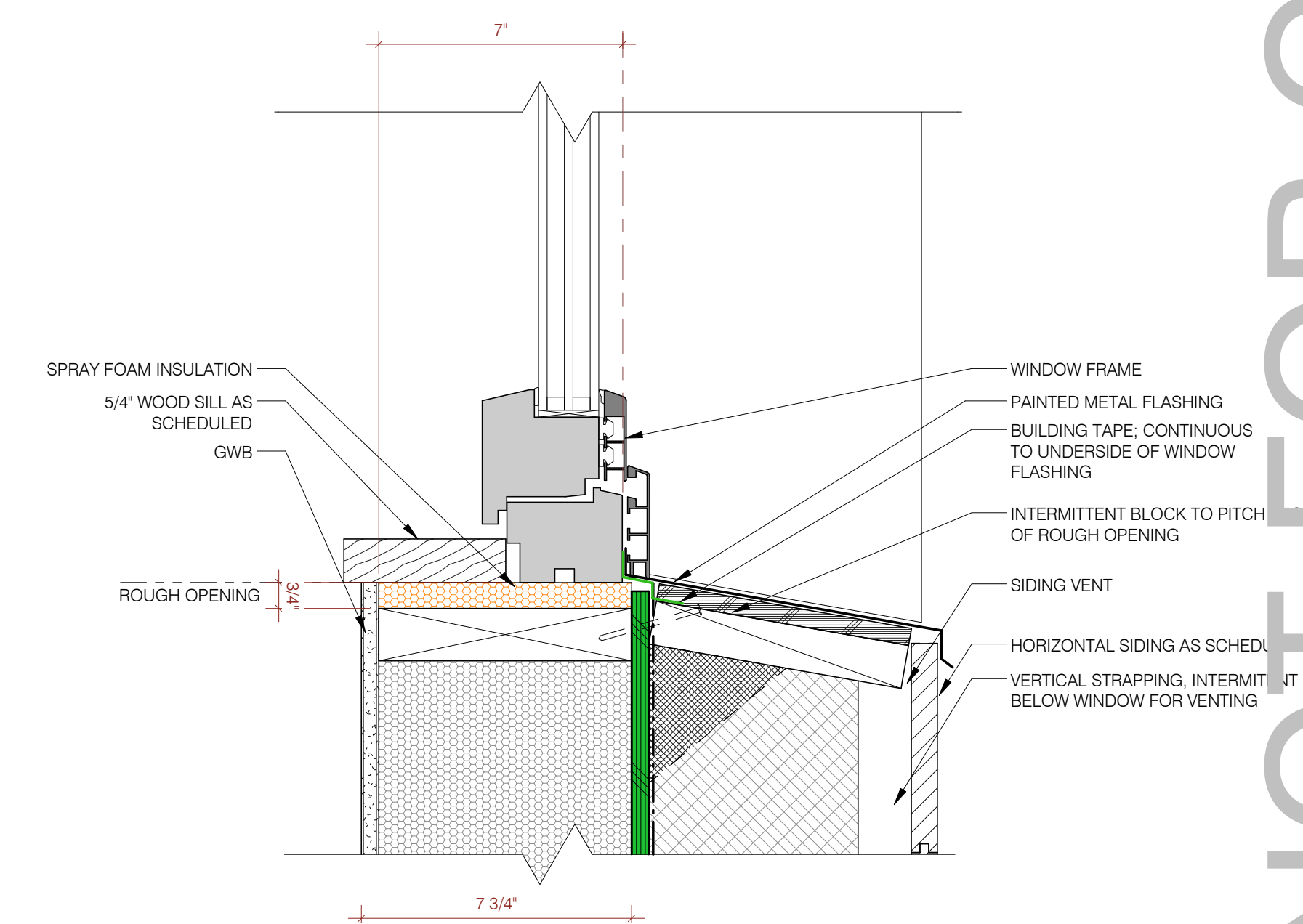
2 Typical Window Jamb
3' = 1'-0"



9 Exterior Door Sill - Apartment
3' = 1'-0"



6 Exterior Door Sill
3' = 1'-0"



3 Typical Window Sill
3' = 1'-0"

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Quebec St. Residence
40 Quebec Street
Portland, ME 04101
Project Number

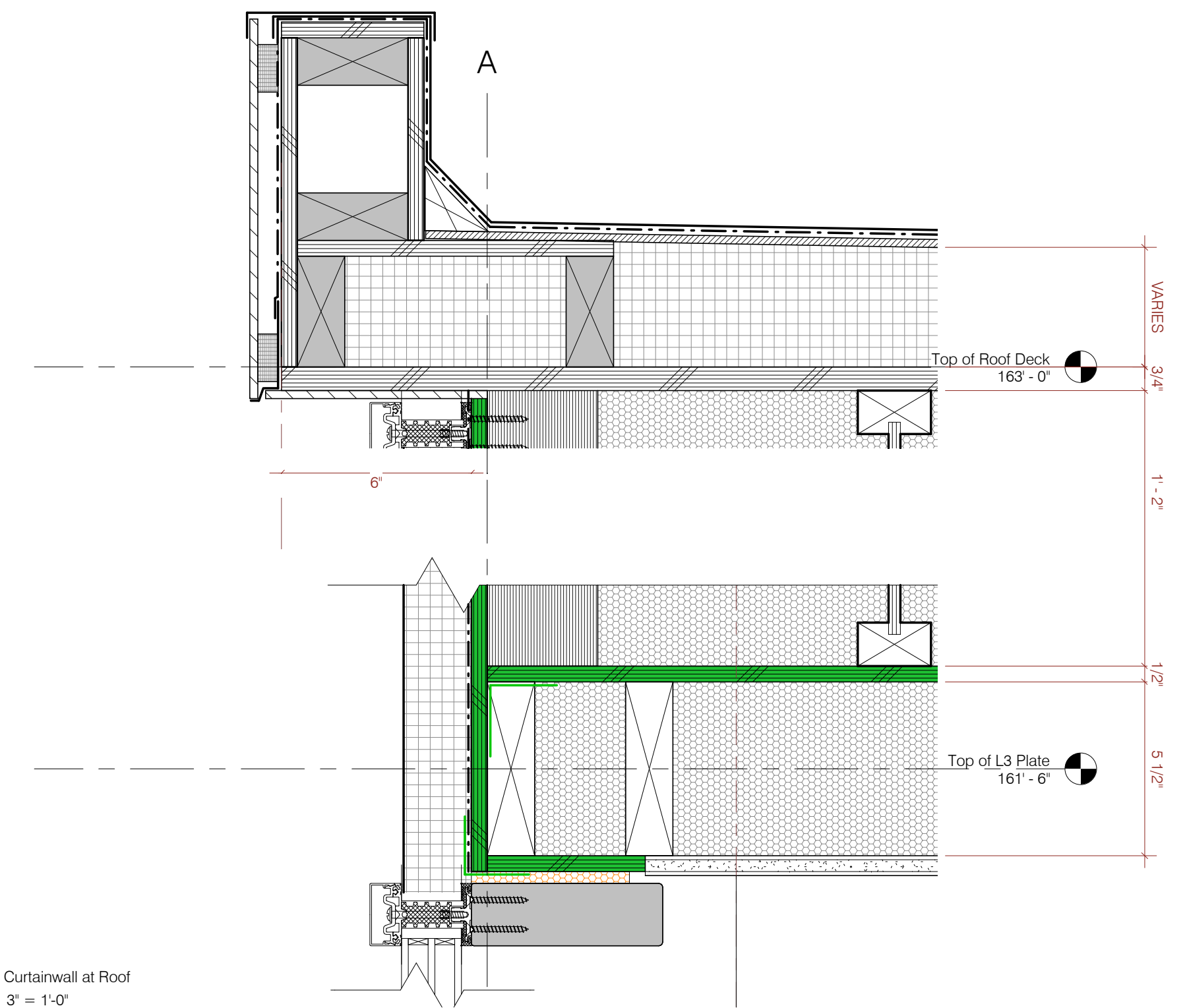
Opening Details

REVISIONS:
DATE & DESCRIPTION:

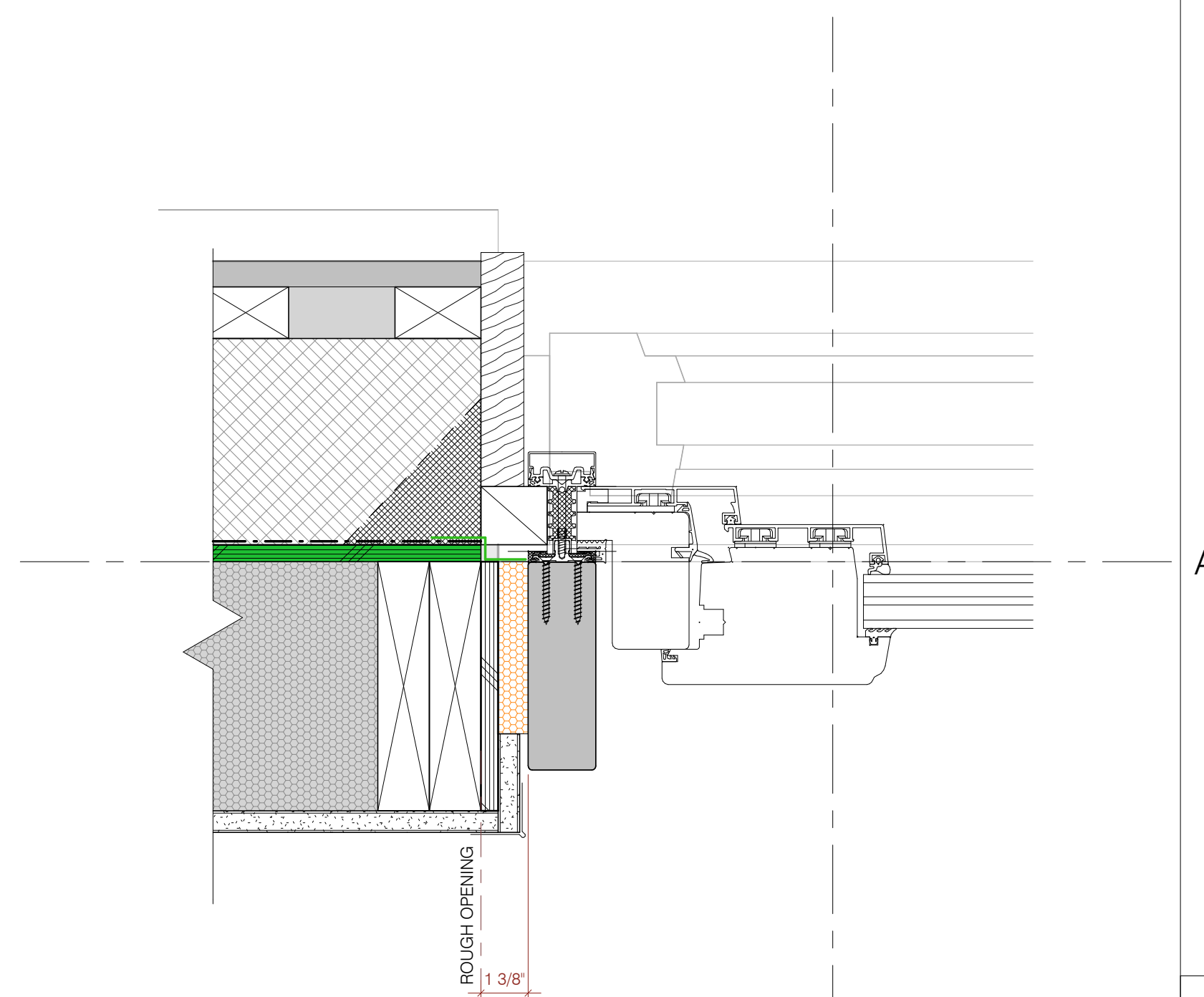
PAST ISSUES:
DATE & DESCRIPTION:

CURRENT ISSUE:
9/26/15 Permit

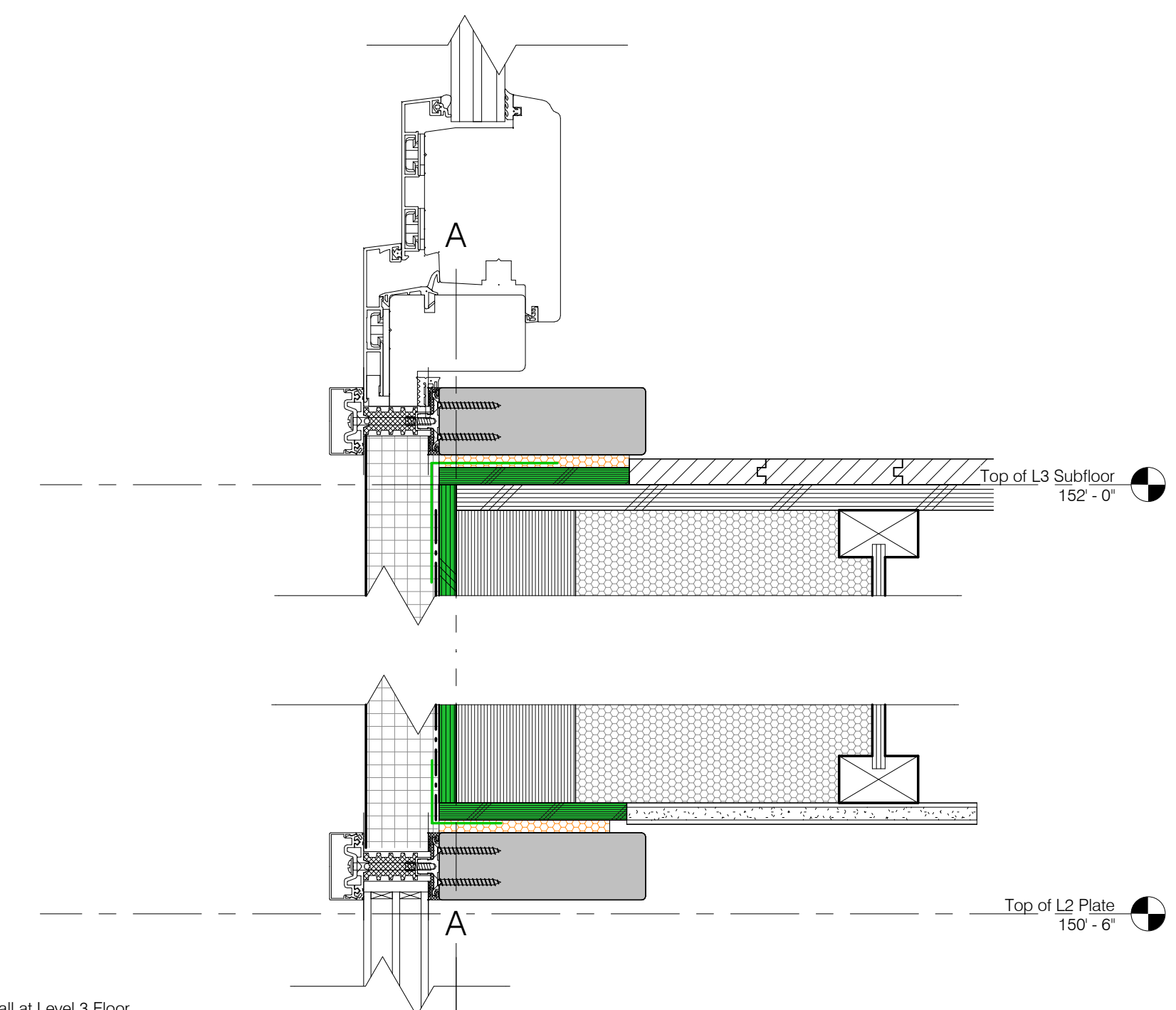
A9.2



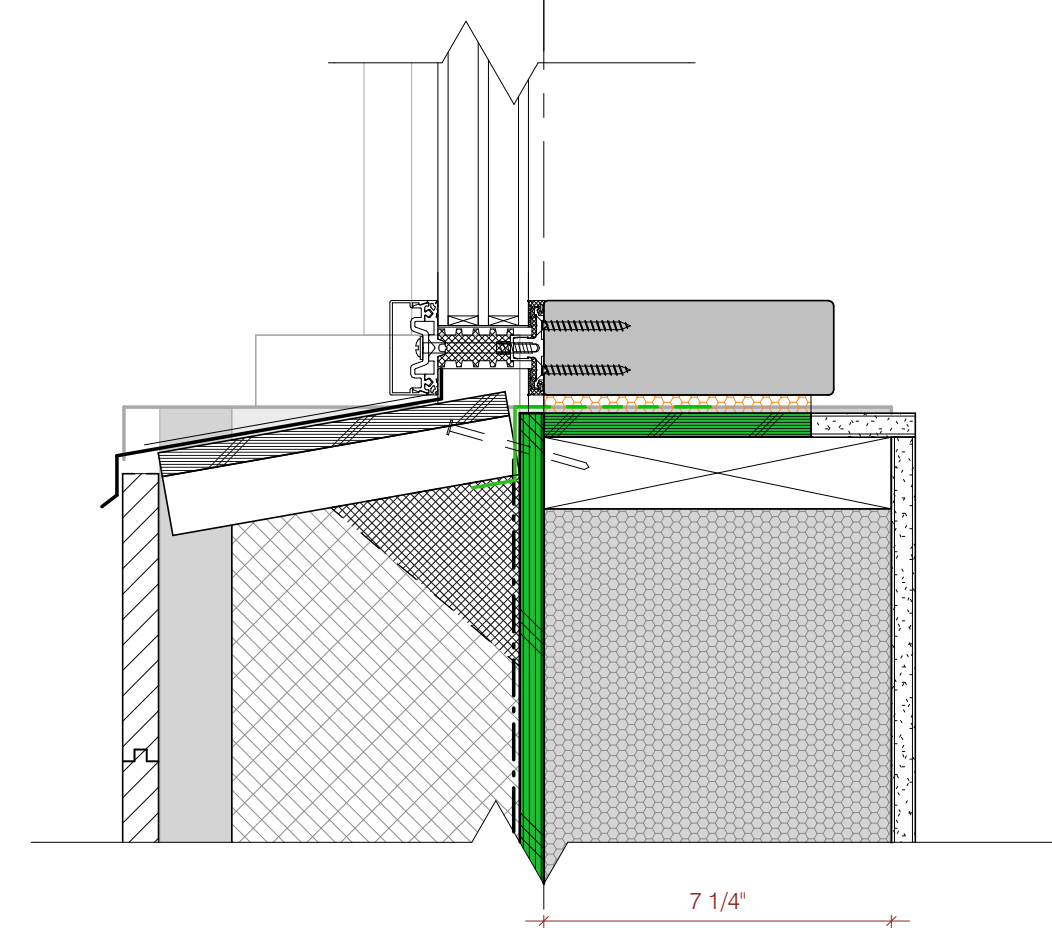
1 Curtainwall at Roof
3' = 1'-0"



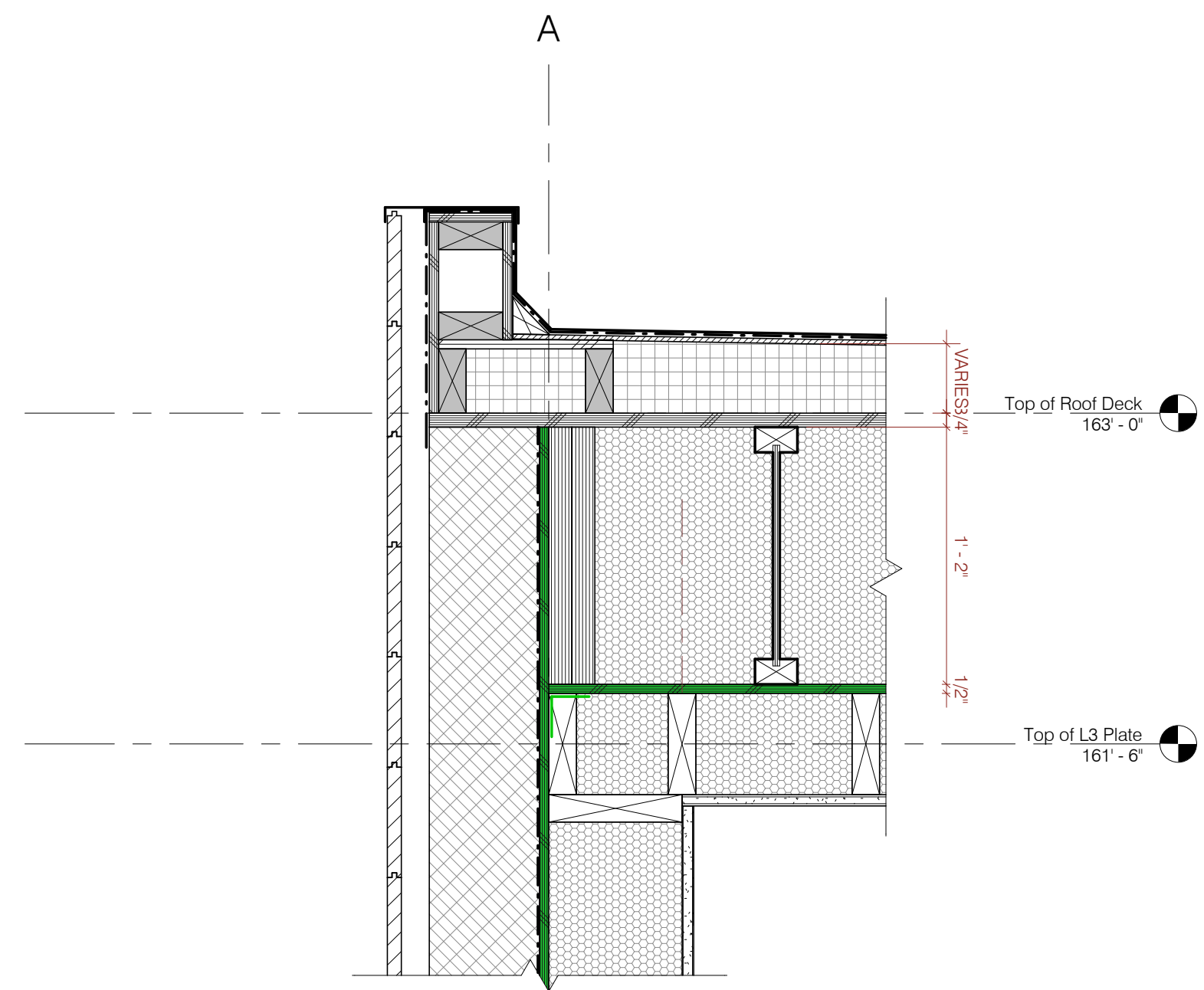
5 Typical Curtainwall Jamb
3' = 1'-0"



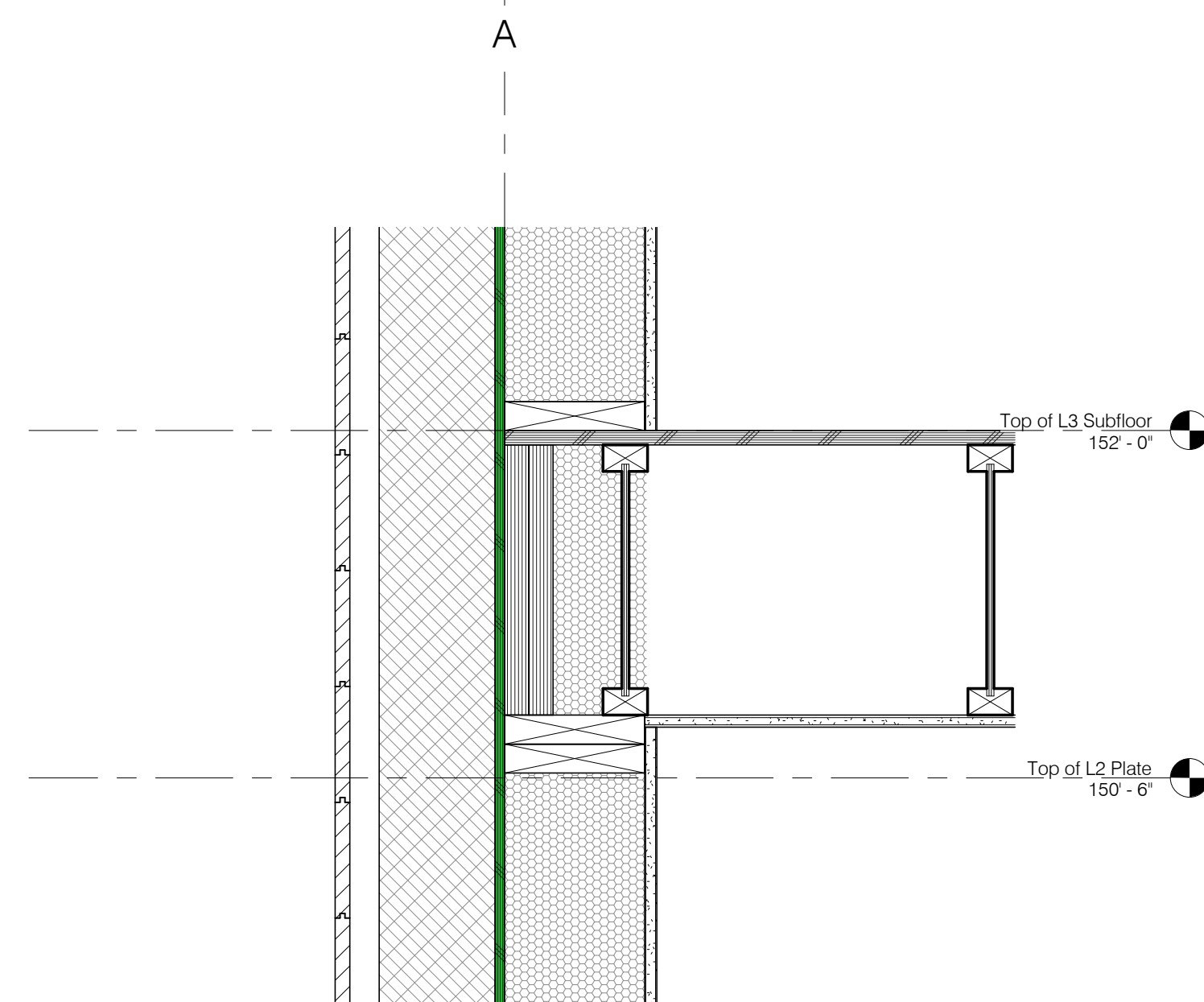
2 Curtainwall at Level 3 Floor
3' = 1'-0"



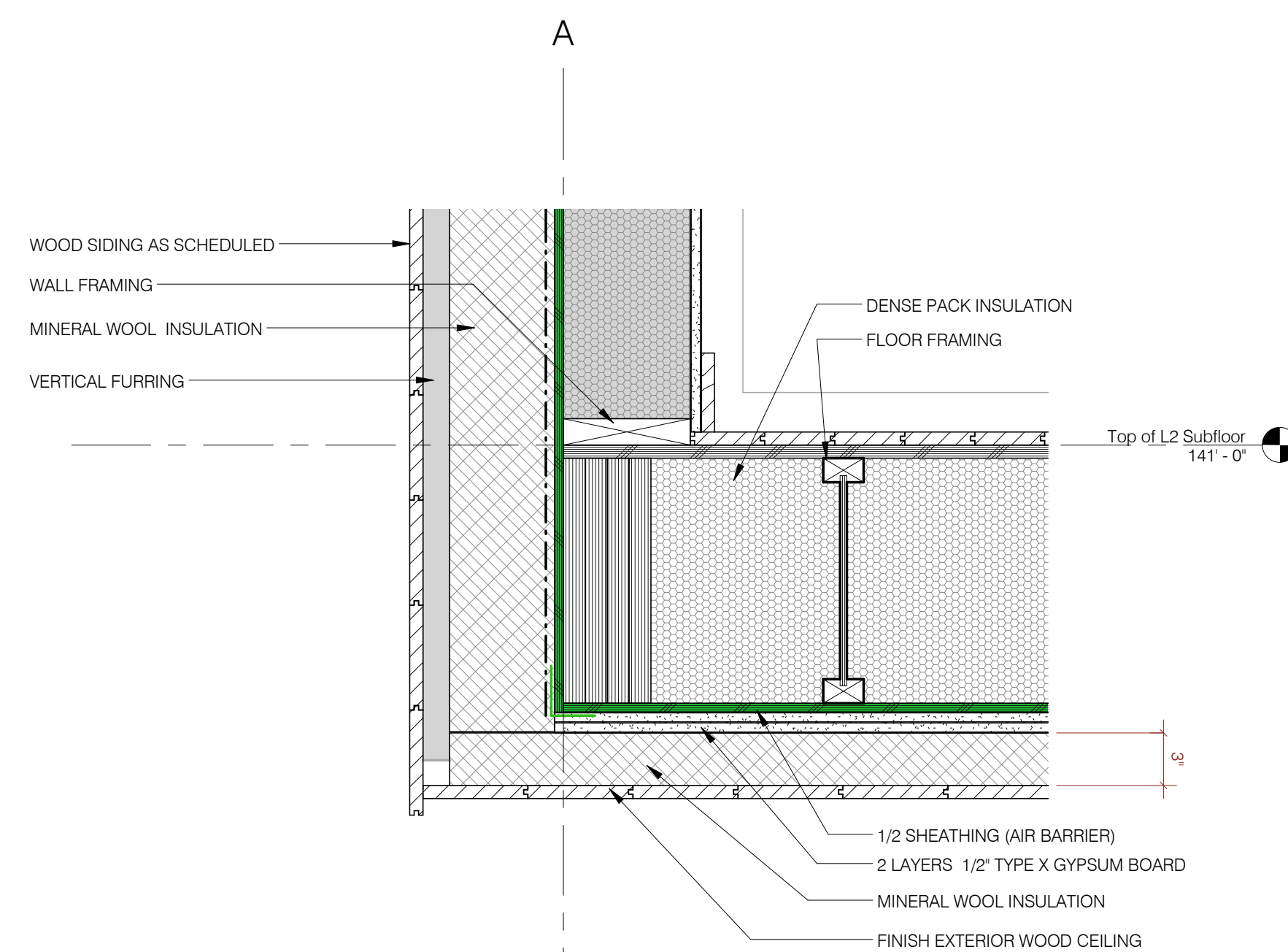
3 Curtainwall Sill
3' = 1'-0"



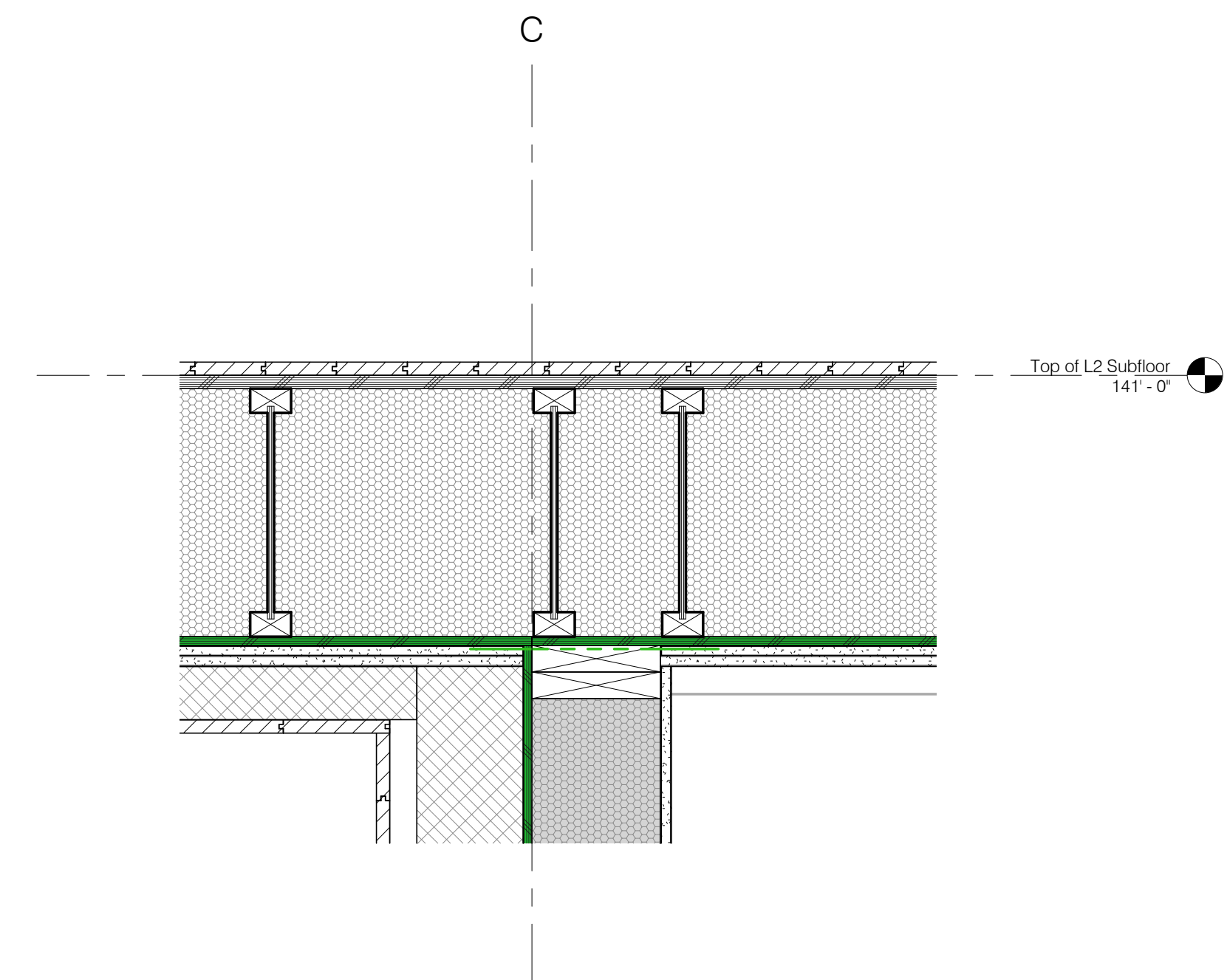
1 Typical Parapet
1 1/2" = 1'-0"



2 Typical Floor / Wall Intersection
1 1/2" = 1'-0"



3 Cantilevered Floor / Wall Intersection
1 1/2" = 1'-0"



4 Exterior Floor / Wall Intersection
1 1/2" = 1'-0"

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