

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 DEVELOPMENT: OPTION - ALTERNATE DESIGN REVIEW

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

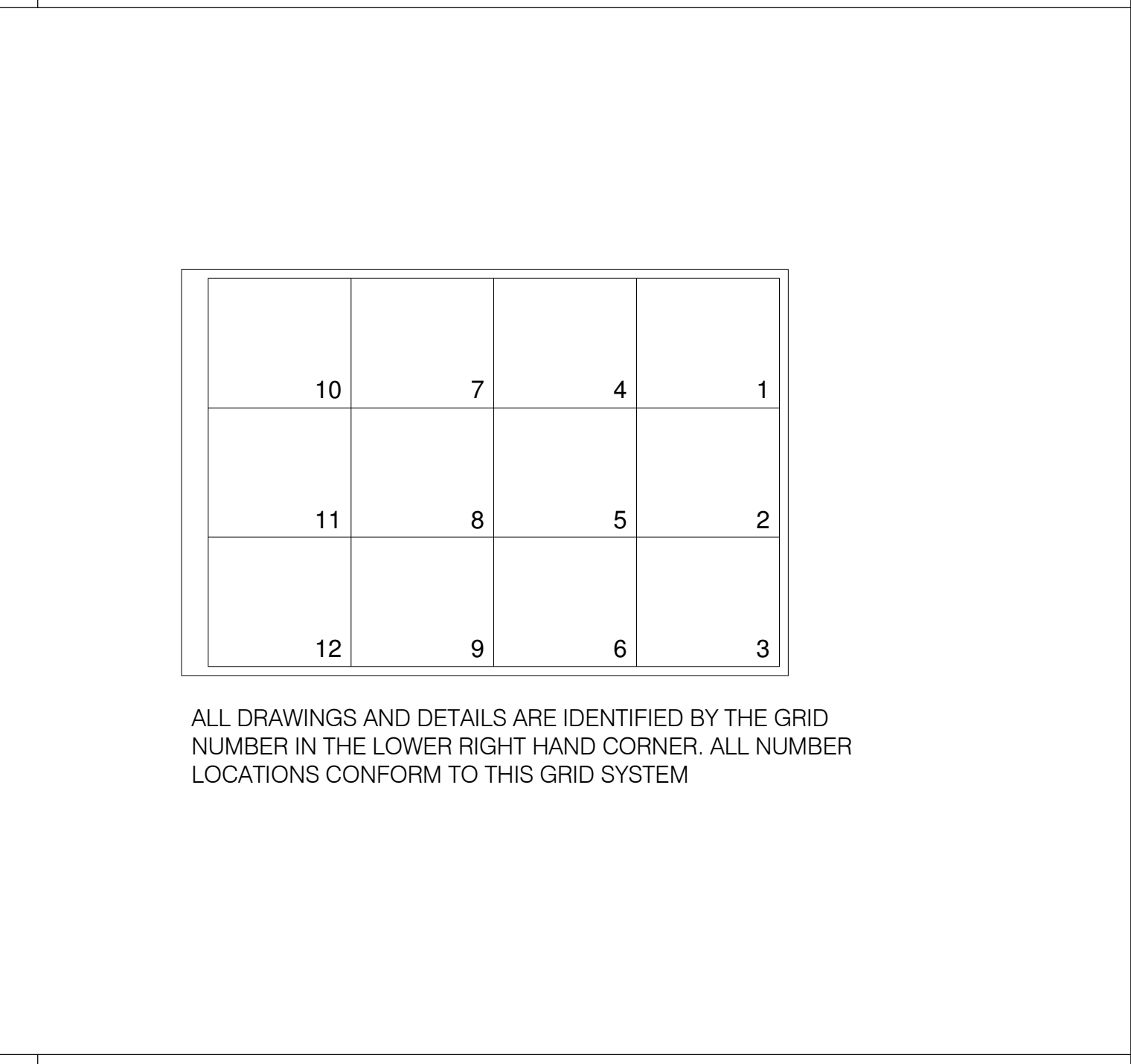
SURVEYOR:
Owen Haskell Inc.
390 U.S. Route 1
Falmouth, ME 04105
207 774 0424 TEL

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		
A2.2	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	Elevation West		
A3.3	Elevation East		
A4.1	Sections		
A4.2	Sections		
A4.3	Sections		
A8.2	Stair Details		
A9.1	Assembly Details		
A9.2	Opening Details		
A9.3	Window and Door Details		
A9.4	Window and Door Details		
A9.5	Building Envelope Details		
A9.6	Details		
S1.0	Structural Notes and Details		
S1.1	Architectural Foundation Plan		
S1.2	Framing Plan - 2nd & 3rd Floor		
S1.3	Framing Plan - Roof		
S3.1	Structural Details		

7 PROJECT INFORMATION
NO SCALE

4 PROJECT DIRECTORY
NO SCALE

1 DRAWING LIST



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

2 PORTLAND FIRE DEPARTMENT INFORMATION

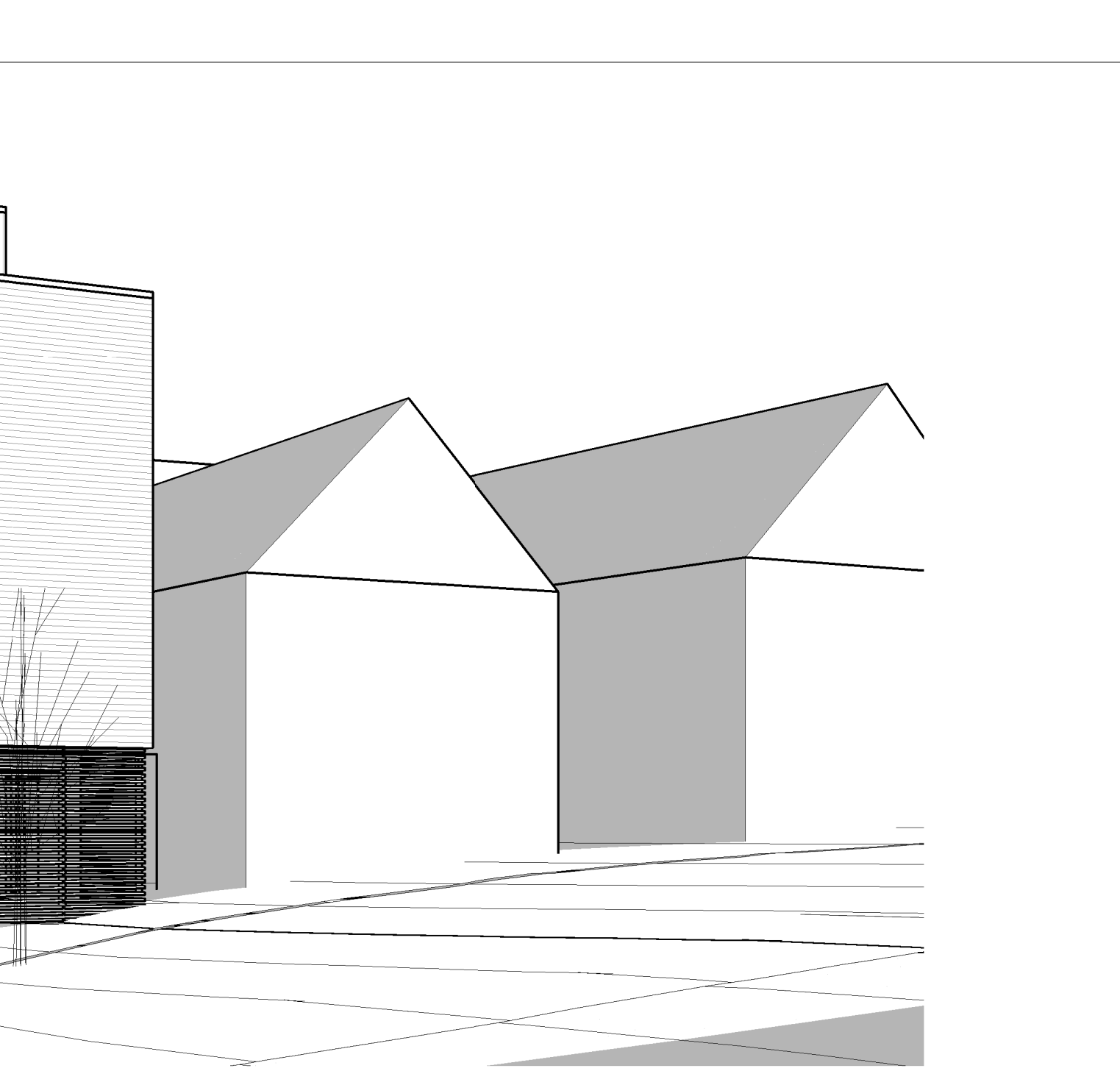
9 SYMBOLS NOT TO SCALE

&	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	CONST	Construction	FIN	Finish					STL	Steel	WPM	Waterproof Membrane
A/C	Air Conditioning	CONT	Continuous	FLASH	Flashing	PC	Plaster	STOR	Storage	W.S.P.	Wainscot	WT	Weight
A.C.	Asphaltic Concrete	CONTR	Contractor	FLR	Floor	PL	Plaster Drain	STRUCT	Structural	W.S.P.	Wainscot		
ACT	Acoustical Tile	CORR	Corridor	FLUOR	Fluorescent	PL	Plate	SUSP	Suspended	WT	Wainscot		
ACOUS	Acoustical	C.T.	Ceramic Tile	F.O.C.	Face of Concrete	PLM	Property Line	SW	Switch				
ADJ	Adjustable	CTR	Center	F.O.F.	Face of Finish	PLMG	Plumbing	SYM	Symmetrical				
A.F.F.	Above Finish Floor	CTS	Countersunk	F.O.M.	Face of Masonry	PLAM	Plastic Laminant	SYS	System				
ALT	Alter or Alternate	C.W.	Cold Water	F.O.S.	Face of Stud	PLAS	Plaster						
ALUM	Aluminum	FRFR	Fireproof	FR	Frame	PLYWD	Plywood	T	Tread				
ANOD	Anodized	FR	Frame	FR	Frame	L.R.	Living Room	PT	Paint				
A.P.	Access Panel	FR	Frame	FR	Frame	L.T.	Light	PT	Paint				
APPROX	Approximate	FR	Frame	FR	Frame	L.V.R.	Louver	P.T.D.	Paper Towel Dispenser				
ARCH	Architectural	FR	Frame	FR	Frame	MATL	Material	PTN	Partition				
ASPH	Asphalt	FR	Frame	FR	Frame	MAX	Maximum	Q.T.	Quarry Tile				
BD	Board	FR	Frame	FR	Frame	M.B.	Machine Ball	R	Riser				
BITUM	Bituminous	FR	Frame	FR	Frame	MECH	Mechanical	RAD	Radius				
BLDG	Building	FR	Frame	FR	Frame	MEMB	Membrane	R.D.	Roof Drain				
BLK	Block	FR	Frame	FR	Frame	MET	Metal	REF	Reference				
BLKG	Blocking	FR	Frame	FR	Frame	MFR	Manufacture	REFR	Refrigerator				
BM	Beam	FR	Frame	FR	Frame	MH	Manhole	RENF	Reinforced or Reinforcing				
BOT	Bottom	FR	Frame	FR	Frame	MIN	Minimum	RESIL	Resilient				
BR	Bedroom	FR	Frame	FR	Frame	MISC	Miscellaneous	REV	Revised				
BSMT	Basement	FR	Frame	FR	Frame	M.O.	Masonry Opening	REV	Revised				
B.U.R.	Built Up Roofing	FR	Frame	FR	Frame	M.R.	Moisture Resistant	REV	Revised				
CAB	Cabinet	FR	Frame	FR	Frame	M.TD	Mounted	RM	Room				
CARP	Carpet	FR	Frame	FR	Frame	MUL	Mullion	R.O.	Rough Opening				
C.B.	Catch Basin	FR	Frame	FR	Frame	N	North	RWD	Redwood				
CEM	Cement	FR	Frame	FR	Frame	N.I.C.	Not in Contract	S	South				
CER	Ceramic	FR	Frame	FR	Frame	N.C.	Not Contract	S.C.	Solid Core				
C.I.	Cast Iron	FR	Frame	FR	Frame	NOM	Nominal	SCHED	Schedule				
CLG	Ceiling	FR	Frame	FR	Frame	N.S.	No Scale	SECT	Section				
		FR	Frame	FR	Frame	N.T.S.	Not to Scale	SECT	Section				
		FR	Frame	FR	Frame	O	Over	SEP	Separation, Separate				
		FR	Frame	FR	Frame	O.A.	Overall	SH	Shelf				
		FR	Frame	FR	Frame	O.BSC	Obscure	SHR	Shower				
		FR	Frame	FR	Frame	O.C.	On Center	SHT	Sheet				

8 DRAWING GRID

10	7	4	1
11	8	5	2
12	9	6	3

6 RENDERING



GO Logic LLC
P.O. Box 457
137 High Street
Belfast, Maine 04915
207.338.1566
www.gologic.com

Quebec St. Residence
40 Quebec Street
Portland, ME 04101

REVISIONS:
DATE & DESCRIPTION:

PAST ISSUES:
DATE & DESCRIPTION:

LICENSED ARCHITECT
MATTHEW O'MALLIA
No. 3571
STATE OF MAINE

CURRENT ISSUE:
02/10/16 Pinned

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