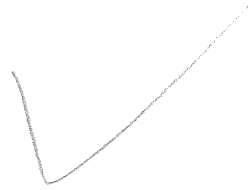


019-A-001-001

1-1 India St, Portland, ME

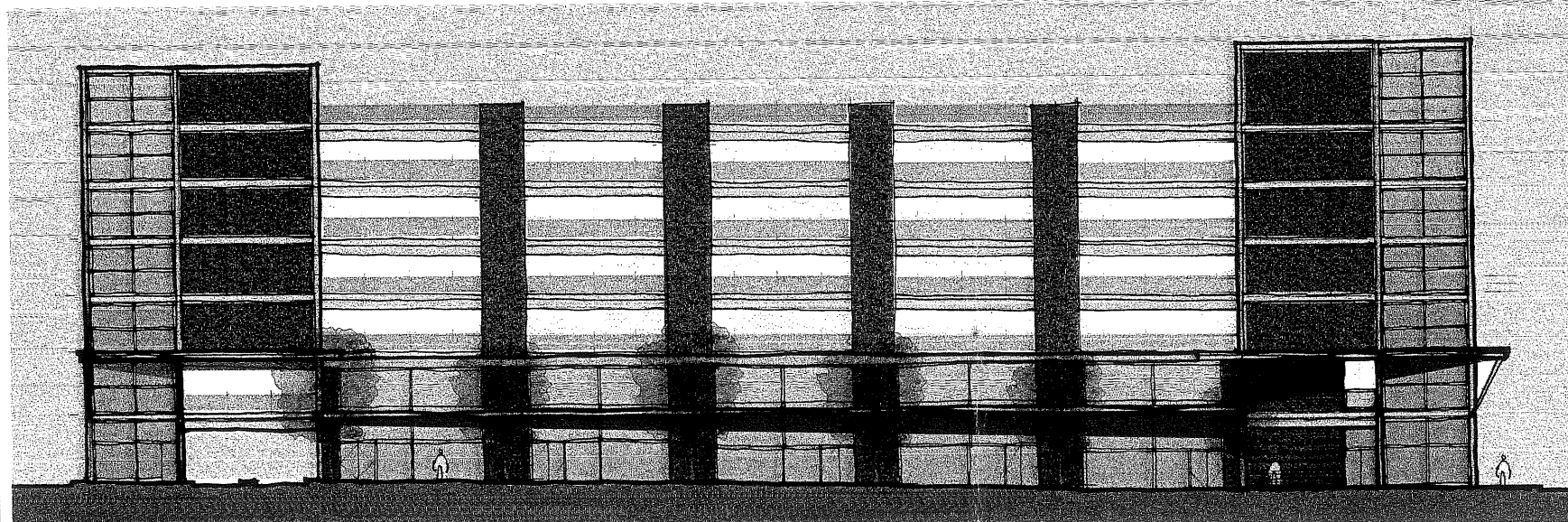
The Longfellow at Ocean Gateway

Riverwalk, LLC



# LONGFELLOW GARAGE

MIDDLE STREET  
PORTLAND, ME



1 SOUTH ELEVATION W/ RETAIL  
SCALE: 1" = 1'-0"

## SCHEMATIC DESIGN, 11/30/2005

### DRAWING LIST:

000 COVER SHEET  
001 SITE PLAN

A101 GROUND FLOOR  
A102 FLOOR 01  
A103 FLOOR 02  
A104 ROOF PLAN  
A105 1/4" FLOOR PLANS  
A106 RETAIL FLOOR PLANS

A201 ELEVATION RENDERINGS  
A202 SOUTH ELEVATION (W/ & W/OUT RETAIL)  
A203 SIDE ELEVATIONS  
A204 NORTH ELEVATION / BUILDING SECTION

A301 BUILDING SECTIONS / WALL SECTION

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DRAWING KEY		WALL TYPE	
TEXT	LEADER	1	DRAWING PLAN
ALL DIMENSIONS TO FACE OF STUD		1	BUILDING SECTION
NEW OR REQUIRED POINT ELEVATION		1	WALL SECTION
EXISTING POINT ELEVATION		1	DETAIL
EXISTING DOOR		1	EXTERIOR ELEVATION
NEW DOOR		1	SECTION DETAIL
EXISTING CONTOUR ELEVATION NOTED ON HIGH SIDE		1	INTERIOR ELEVATION
NEW CONTOUR ELEVATION NOTED ON HIGH SIDE		1	ROOM NAME & NUMBER
TEST BORING		1	PROJECT NORTH
MATCH LINE		1	STAIR DIRECTION
DATUM POINT		1	BREAK LINES
FIRST FLOOR		1	
REVISION		1	
WINDOW TYPE		1	
DOOR TYPE		1	

MATERIAL KEY	
COURSE GRAVEL	
CONCRETE	
STONE	
EARTH/COMPACT FILL	
GYPSUM/PLASTER	
PLYWOOD	
BATT INSULATION	
FINISH WOOD	
ROUGH WOOD	
BLOCKING WOOD	
CONCRETE MASONRY	
BRICK MASONRY	
SAND/FINE GRAVEL	
RIGID INSULATION	
GLASS	
EXISTING WALL	
NEW WALL	
DEMO WALL	

ABBREVIATIONS			
AB	ANCHOR/BOLT	FCP	FIRE CONTROL PANEL
ACT	ACCIDENTAL CEILING TILE	FE	FIRE EXTINGUISHER
AD	ADDITIONAL	FIN	FLOOR FINISH
ADMEN	ADMINISTRATION	FL	FLOOR
AF	ABOVE FINISH FLOOR	FS	FACE OF STUD
ALUM	ALUMINUM	RFP	FIBERGLASS REINFORCED PLASTIC
AP	ACCESS PANEL	FO	FOOT
APC	ASPHALT PAVEMENT	FT	FOOTING
ARCH	ARCHITECT	GA	GALVANIZED
BD	BOARD	GALV	GALVANIZED
BT	BUTYLBOND	GC	GENERAL CONTRACTOR
BUDG	BUDGETING	GL	GLASS
BKG	BLOCKING	GR	GRANITE
BM	BENCHMARK	GW	GYPHUM WALL BOARD
BR	BEDROOM	GYW	GYPHUM
BRS	BEARING	HT	HIGH DENSITY
BSMT	BASEMENT	HR	HOUR
BTW	BETWEEN	HC	HOUSING CORE
CAS	CABINET	HDW	HARDWARE
CB	CATCH BASIN	HS	HAIR FILL SCALE
CEM	CEMENT	HGT	HEIGHT
CF	CUBIC FEET	HM	HOLLOW METAL
CHK	CHECK/CIRCULAR	HO	HOLD OPEN
CI	CONTROL JOINT	HR	HORIZONTAL
C	CENTER LINE	HTG	HEATING
CIG	CEILING	HVC	HEATING, VENTILATION & AIR CONDITIONING
CO	COAST	HW	HOT WATER
CMU	CONCRETE MASONRY UNIT	HYD	HYDRAUNT
CO	CLEAN OUT	INCL	INCLUDE/INCLUDING
CONC	CONCRETE	ID	INSIDE DIAMETER
CONSTR	CONSTRUCTION	IN	INCLUDE/INCLUDING
CONT	CONTINUE, CONTINUOUS	INT	INTERIOR
COORD	COORDINATED	INT	INTERIOR
COOR	COORDINATED	INT	INTERIOR
CS	COURT	INT	INTERIOR
CT	CABLE TIE	JAN	JANITOR
CTH	CABLE TIE HOOK	JANTR	JANITOR CLOSET
CU	CUPBOARD	JC	JOINT
CW	COLD WATER/CLEAN WALL	JT	JOINT
CV	CUBIC YARD	KE	KEY
D	DRYER	KE	KEY
DBL	DOUBLE	LAM	LAMINATE/LAMINATED
DBL	DOUBLE	LAV	LAVATORY
DEM	DEMOLITION	LC	LEAD COATED COPPER
DF	DRAINING FOUNTAIN	LF	LEAF FOOT
DIAM	DIAMETER	LI	LIGHT
DIAG	DIAGONAL	LN	LINEN
DIR	DIRECTION	MTR	MATERIAL
DR	DIRECTION/DOOR	MAS	MASONRY
DIV	DIVISION	MAX	MAXIMUM
DN	DOWN	MCH	MECHANICAL
DWG	DRAWING	MD	MEDICAL
E	EAST	MFG	MANUFACTURER
EA	EACH	MGR	MANAGER
EF	EXHAUST FAN	MIS	MISCELLANEOUS
EJ	EXPANSION JOINT	MO	MASONRY OPENING
EL	ELEVATION	MOL	MOLDING
ELV	ELEVATION	MR	MOISTURE RESISTANT
ELC	ELECTRIC/ELECTICAL	MTD	MOUNTING
EQ	EQUAL	MTR	MOUNTING
EWC	ELECTRIC WATER COOLER	MTR	MOUNTING
EXAM	EXAMINATION	MTR	MOUNTING
EXIST	EXISTING	N	NORTH
EXT	EXTERIOR	NATL	NATURAL
F	FURNISHED BY OWNER	NC	NOT IN CONTRACT
FBO	FLOOR CLEAN OUT	NIGHT	NIGHT LIGHT
FO	FLOOR DRAIN	ND	NUMBER
		NIS	NOT TO SCALE
		OFI	OWNER FURNISHED CONTRACTOR INSTALLED
		OZ	OUNCE
		PART	PARTICLE BOARD
		PC	PIECE
		PL	PLATE
		PLAS	PLASTER
		PLAM	PLASTER LAMINATE
		PLYWD	PLYWOOD
		PNT	PAINT
		POY	POLYURETHANE
		PREP	PREPARATION
		PSF	POUNDS / SQUARE FOOT
		RS	ROUNDS / SQUARE INCH
		PT	PRESERVATIVE TREATED
		PVMT	PAVEMENT
		QT	QUART
		R	RADIUS/RADIUS/RANGE
		RD	ROOF DRAIN
		REC	RECREATION
		RECT	RECTANGLE
		REF	REFERENCE
		REQD	REQUIRED
		REFR	REFRIGERATOR
		REIN	REINFORCE/REINFORCING
		RES	RESIDENT
		REV	REVISION/REVISION
		RNG	ROOFING
		RM	ROOM
		RO	ROUGH OPENING
		S	SUBSTITUTE
		SAN	SANITARY
		SC	SOLID CORE
		SD	STORM DRAIN
		SECT	SECTION
		SF	SQUARE FOOT
		SH	SHIRT
		SM	SIMILAR
		SPEC	SPECIFICATIONS
		SQ	SQUARE
		STC	SOUND TRANSMISSION COEFFICIENT
		STD	STANDARD
		STL	STEEL
		STR	STRIP
		STN	STATION
		ST ST	STAINLESS STEEL
		SUSP	SUSPENDED
		T	TREAD/ROSET
		TEMP	TEMPERATURE/TEMPERED
		T&G	TONGUE & GROOVE
		TH	THICKNESS
		TY	TELEVISION
		TYP	TYPICAL
		UL	UNDERWRITERS LABORATORIES
		UNIT	UNIT
		VB	VAPOR BARRIER
		VCL	VERTICAL COMPOSITE TILE
		VENT	VENTILATION/VENTILATION
		VERT	VERTICAL
		VEST	VESTIBULE
		VT	VAPOR RETARDER
		W	WATER/WATER/WASHER/WIOTH
		W/	WITH
		W/C	WATER CLOSET
		W/D	WOOD
		WHD	WINDOW
		W/O	WITH OUT
		W/W	WELDED WIRE FABRIC
		W/W	WELDED WIRE MESH

### CODE & ZONING SUMMARY

BUILDING CODE: 2003 INTERNATIONAL BUILDING CODE  
USE GROUP: S-2

TYPE OF CONSTRUCTION: TYPE IIB UNPROTECTED  
MAX HEIGHT: 65'  
AUTOMATIC SPRINKLER: NO

LIFE SAFETY CODE: 2000 NFPA 10

1993 BOCA MECHANICAL CODE

STATE OF MAINE INTERNAL STATE PLUMBING CODE

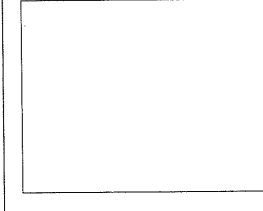
ELEVATORS: ASME A17.1, 2001 EDITION, W/ 2002 ADDENDA

1997 NATIONAL ELECTRICAL CODE

MAINE ENERGY CODE, ASHRAE/IESNA 90.1-2001

ZONING: CITY OF PORTLAND B-3

### LOCUS MAP



SEAL:

REVISION DATE:	PHASE	DATE

PROJECT NAME:  
**LONGFELLOW GARAGE**  
MIDDLE STREET  
PORTLAND, ME

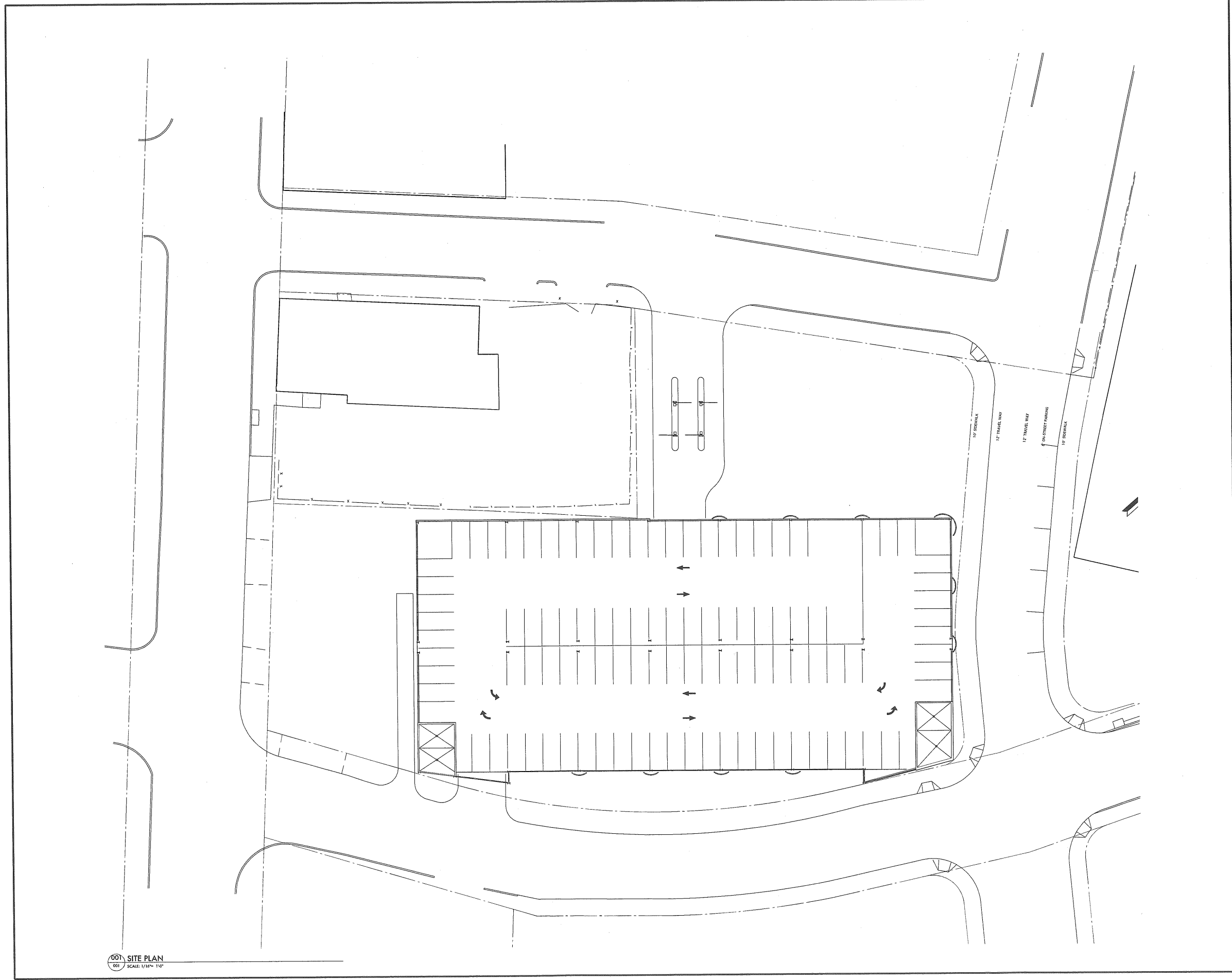
DRAWING SCALE:  
DATE OF ISSUE: 11/30/2005

PROJECT NUMBER: 2005-0161

STATUS:  
**SCHEMATIC DESIGN**

TITLE:  
**COVER SHEET**

DWG NO:  
**000**



001 SITE PLAN  
SCALE: 1/16" = 1'-0"

DATE: 01L SITE PLAN PLOTID: 438 PA 12/2/05 By: [unreadable] PLOT: N.A. CURRENT PROJECTS: 20050161\_Longfellow Garage\_20050161\_13 ARCHICAD: 20050161\_14 LANDLAYOUT: 20050161\_Longfellow Garage.RA

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SEAL:

REVISION DATE:

PHASE	DATE

PROJECT NAME:

**LONGFELLOW GARAGE**  
MIDDLE STREET  
PORTLAND, ME

DRAWING SCALE:

DATE OF ISSUE: 11/20/2005

PROJECT NUMBER: 2005-0161

STATUS:

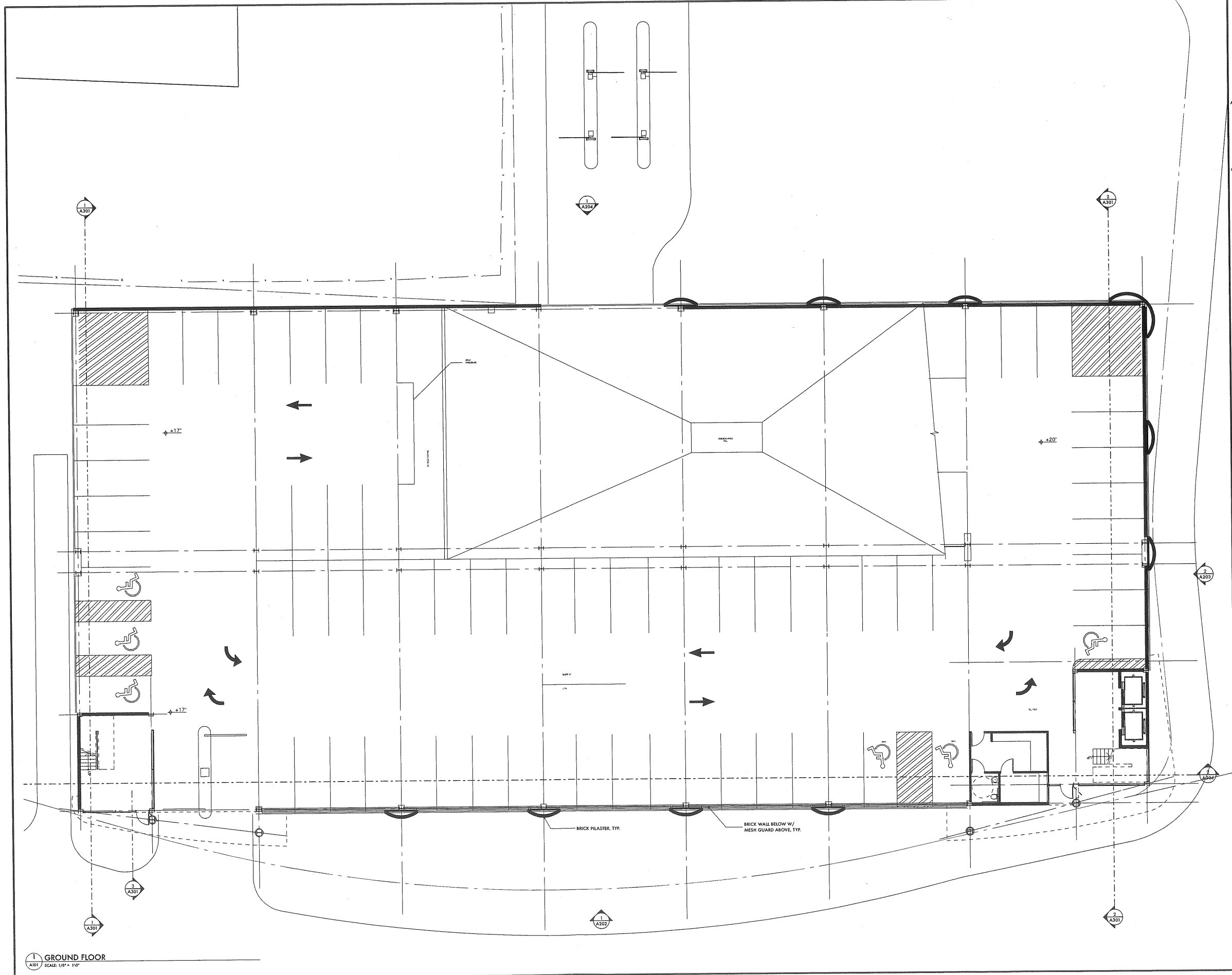
**SCHEMATIC DESIGN**

TITLE:

**SITE PLAN**

DWG NO:

**001**



1 GROUND FLOOR  
A101 SCALE: 1/8" = 1'-0"

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SEAL:

REVISION DATE:

PHASE	DATE

PROJECT NAME:  
**LONGFELLOW GARAGE**  
 MIDDLE STREET  
 PORTLAND, ME

DRAWING SCALE:  
 DATE OF ISSUE: 11/30/2005

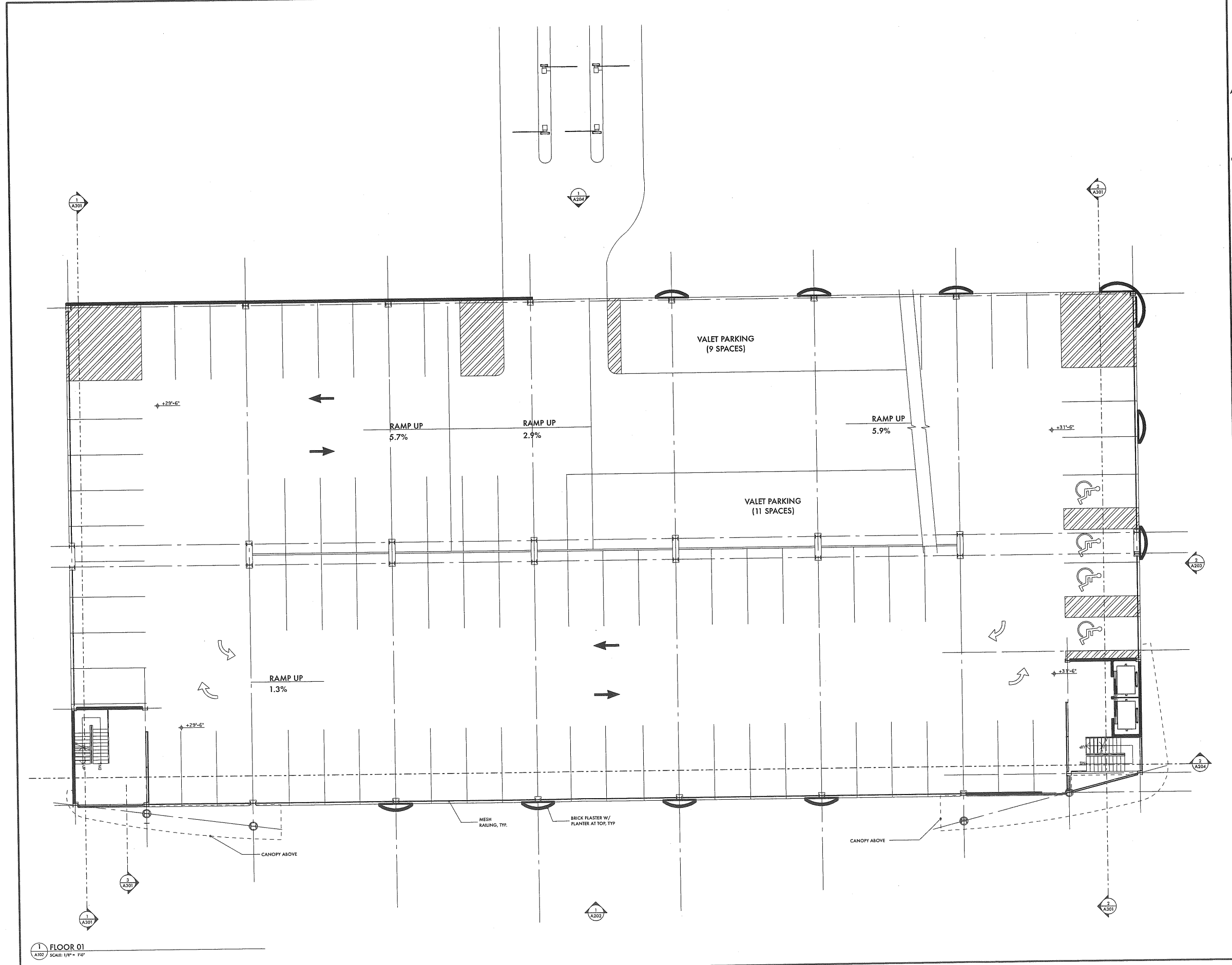
PROJECT NUMBER: 2005-0141

STATUS:  
**SCHEMATIC DESIGN**

TITLE:  
**GROUND FLOOR PLAN**

DWG NO.:  
**A101**

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1 FLOOR 01  
A102 SCALE: 1/8" = 1'-0"



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SEAL:

REVISION DATE:	DATE
PHASE	

PROJECT NAME:  
**LONGFELLOW GARAGE**  
 MIDDLE STREET  
 PORTLAND, ME

DRAWING SCALE:  
 DATE OF ISSUE: 11/30/2005  
 PROJECT NUMBER: 2005-0161  
 STATUS: **SCHEMATIC DESIGN**

TITLE:  
**FLOOR 1**

DWG NO:  
**A102**

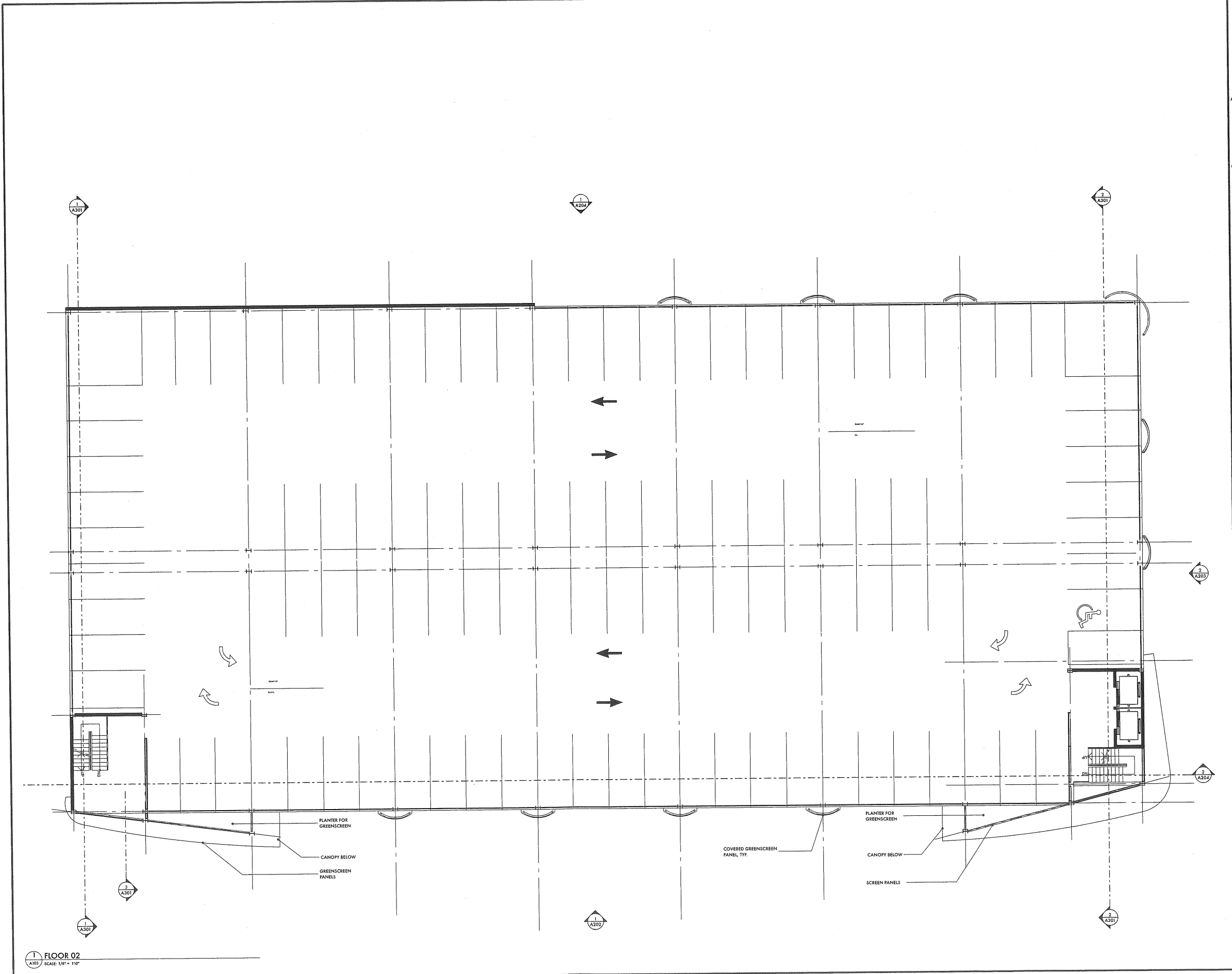
DATE: 11/30/05, 11:30 AM 12/2/05 By: [unreadable] PLOT: [unreadable] PROJECT: [unreadable]

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**FLOOR 02**  
SCALE: 1/8" = 1'-0"

SEAL:

REVISION DATE:	
PHASE	DATE

**PROJECT NAME:**  
**LONGFELLOW GARAGE**  
MIDDLE STREET  
PORTLAND, ME

**DRAWING SCALE:**  
**DATE OF ISSUE:** 11/30/2005  
**PROJECT NUMBER:** 2005-0161

**STATUS:**  
SCHEMATIC DESIGN  
**TITLE:**  
FLOOR 2

**DWG NO.:**  
**A103**

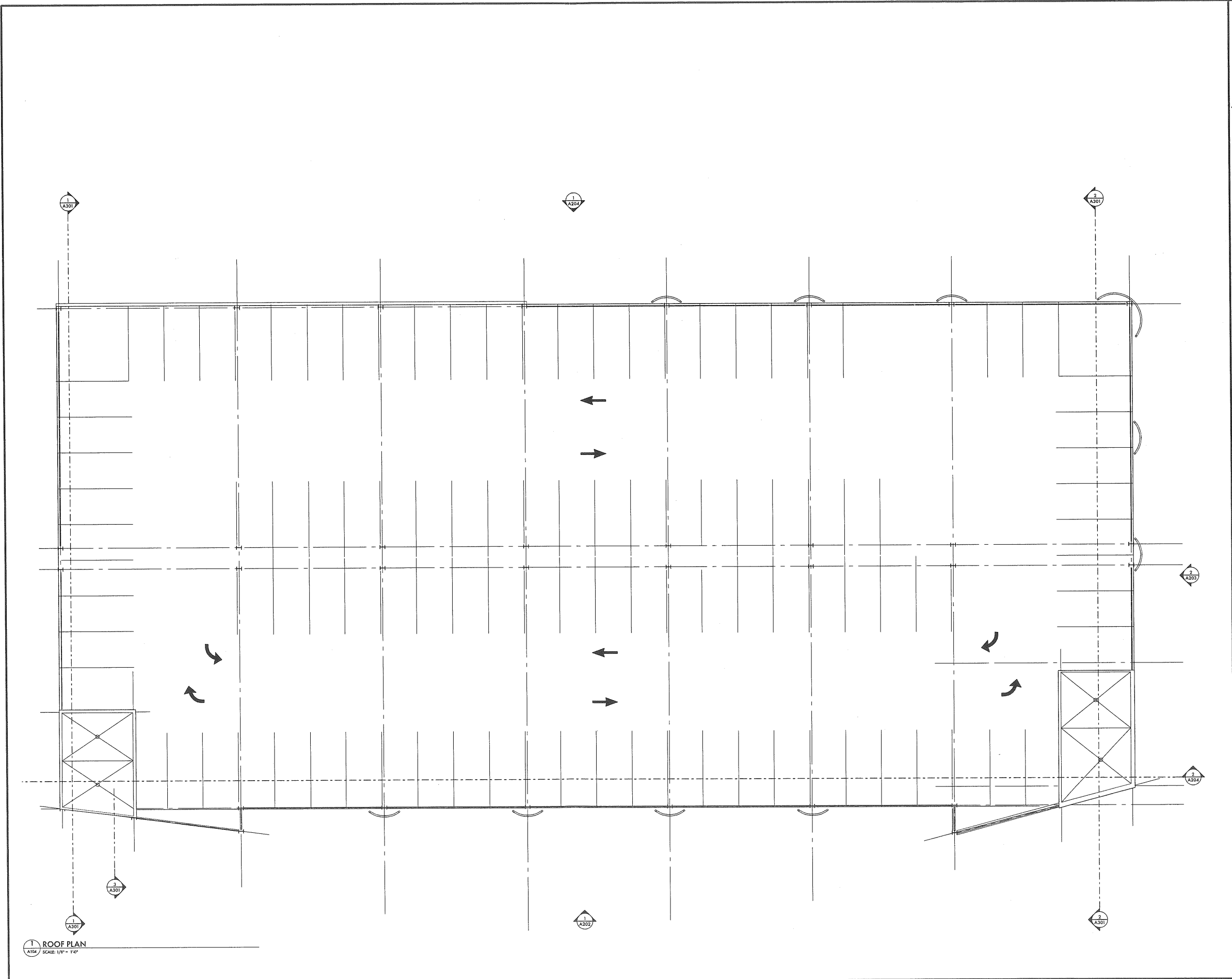


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SEAL:

REVISION DATE:	
PHASE	DATE

**PROJECT NAME:**  
**LONGFELLOW GARAGE**  
 MIDDLE STREET  
 PORTLAND, ME

**DRAWING SCALE:**  
 DATE OF ISSUE: 11/30/2005  
 PROJECT NUMBER: 2005-0161

**STATUS:**  
 SCHEMATIC DESIGN

**TITLE:**  
 ROOF PLAN

**DWG NO.:**  
**A104**

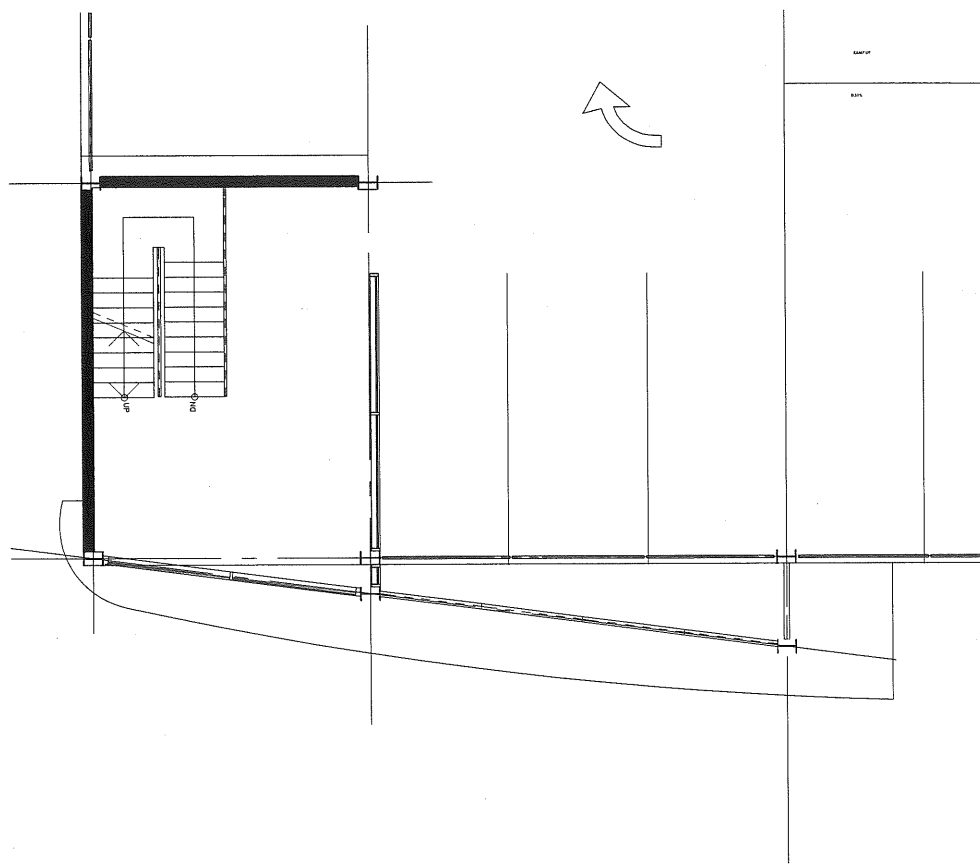


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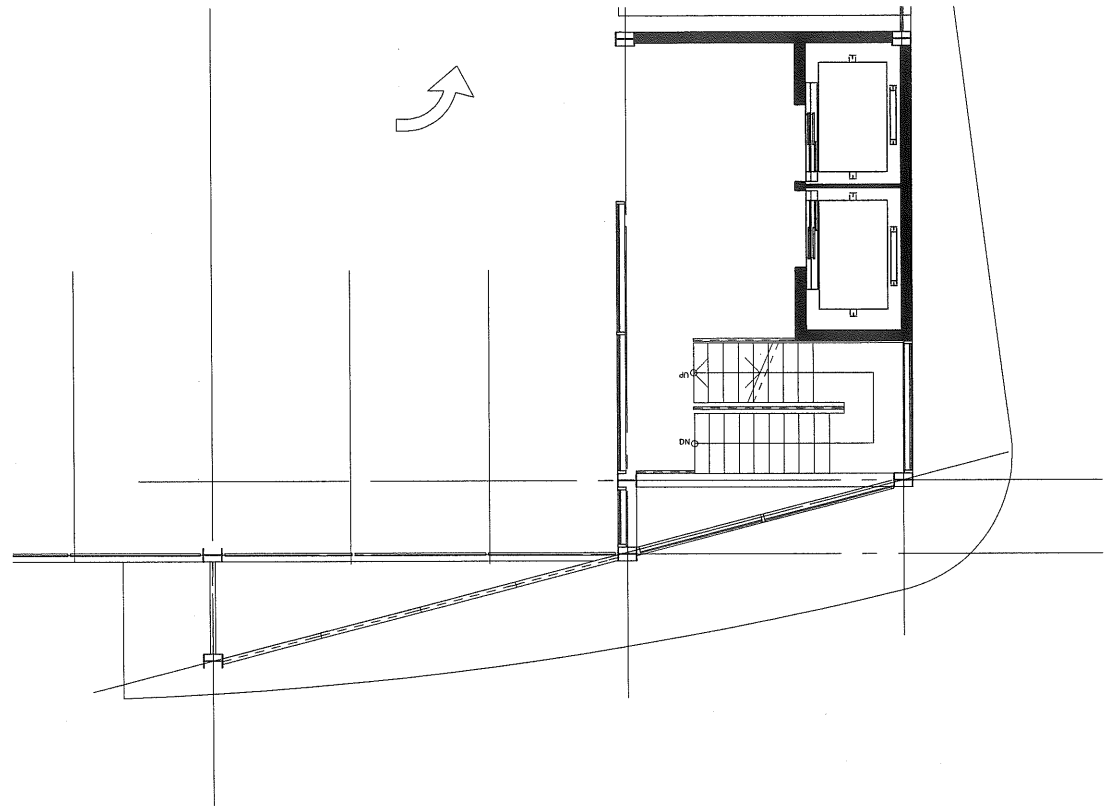
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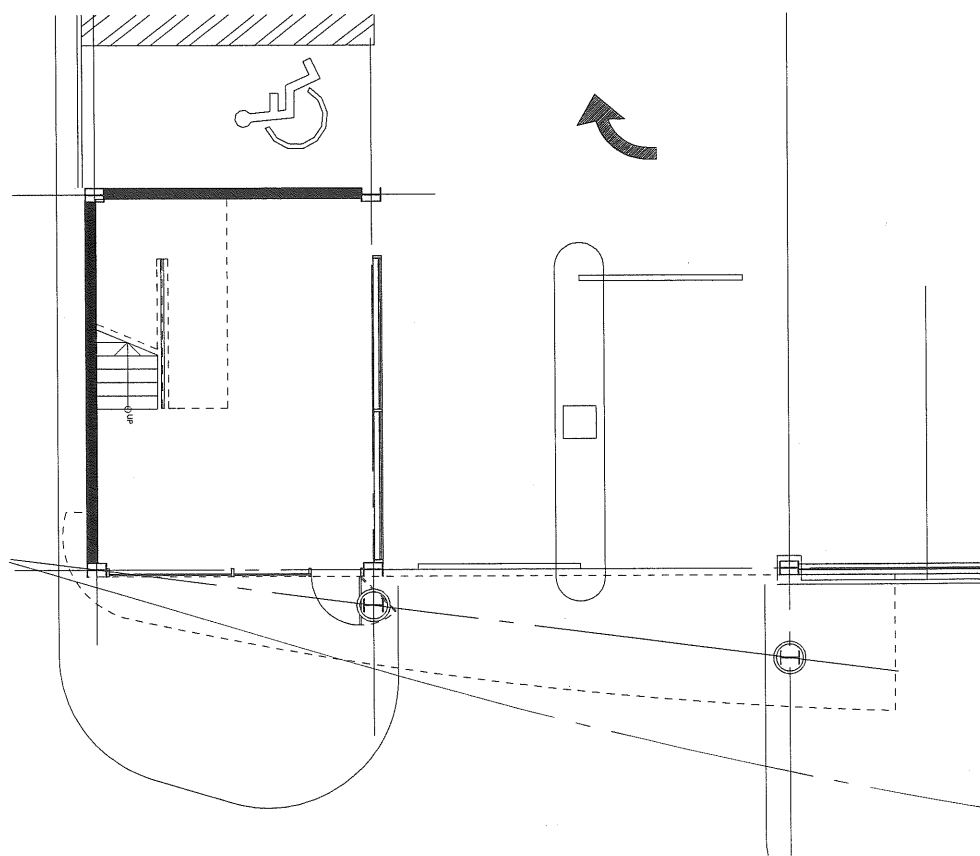
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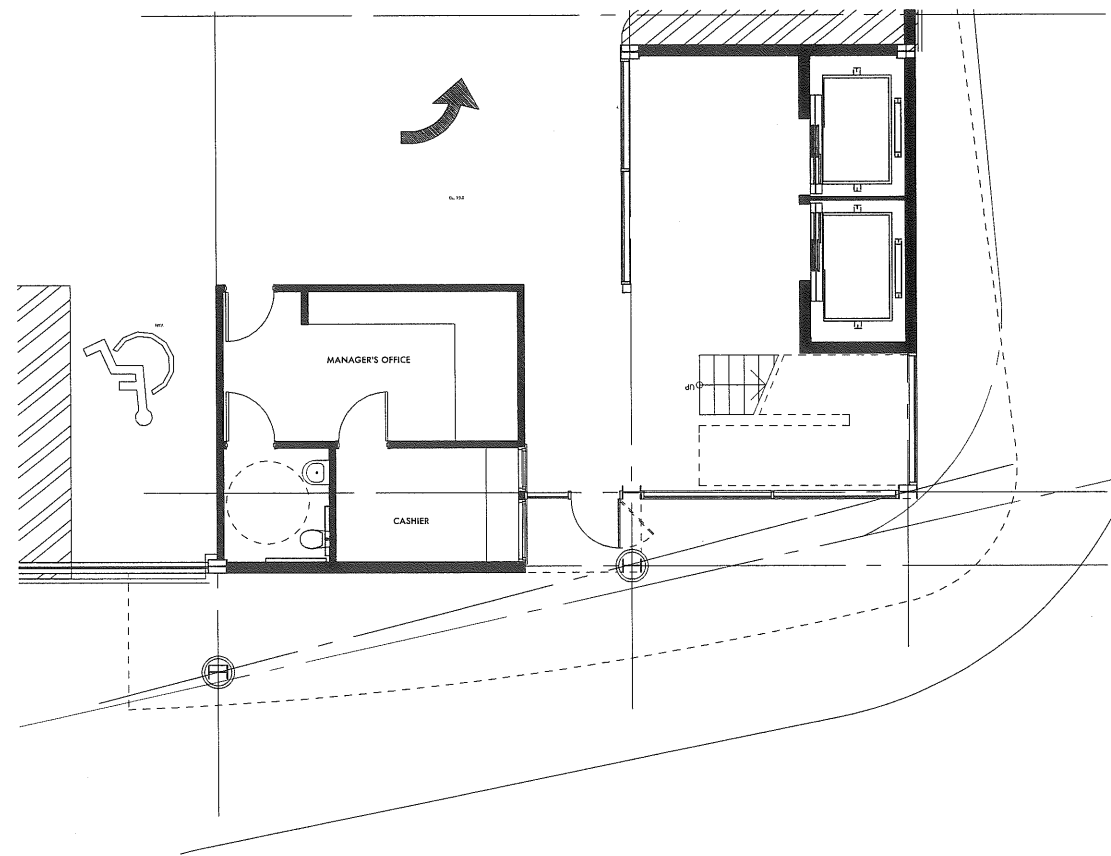
4 FLOOR 02  
 A105 SCALE: 1/4" = 1'-0"



3 FLOOR 02  
 A105 SCALE: 1/4" = 1'-0"



2 GROUND FLOOR  
 A105 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR  
 A105 SCALE: 1/4" = 1'-0"

REVISION DATE:	DATE
PHASE	

**PROJECT NAME:**  
**LONGFELLOW GARAGE**  
 MIDDLE STREET  
 PORTLAND, ME

**DRAWING SCALE:**  
 DATE OF ISSUE: 11/30/2005  
 PROJECT NUMBER: 2005-0161

**STATUS:**  
 SCHEMATIC DESIGN

**TITLE:**  
 1/4" FLOOR PLANS

**DWG NO.:**  
**A105**



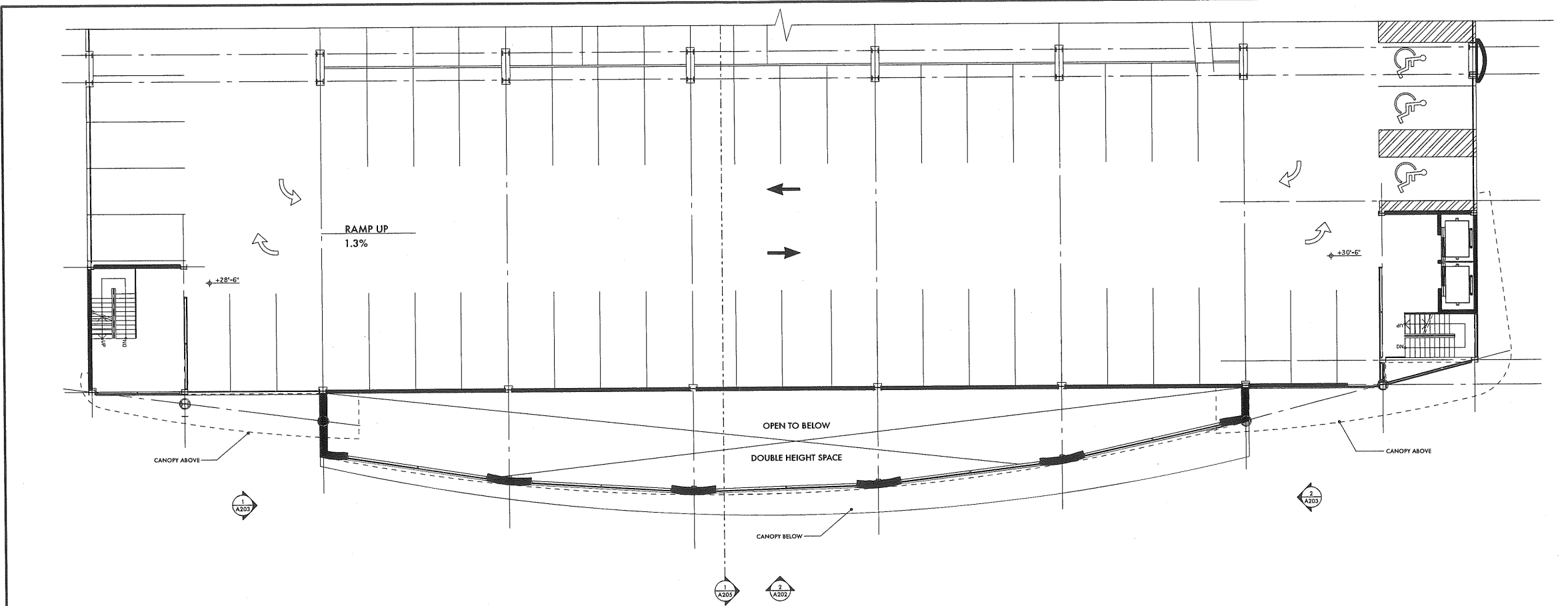


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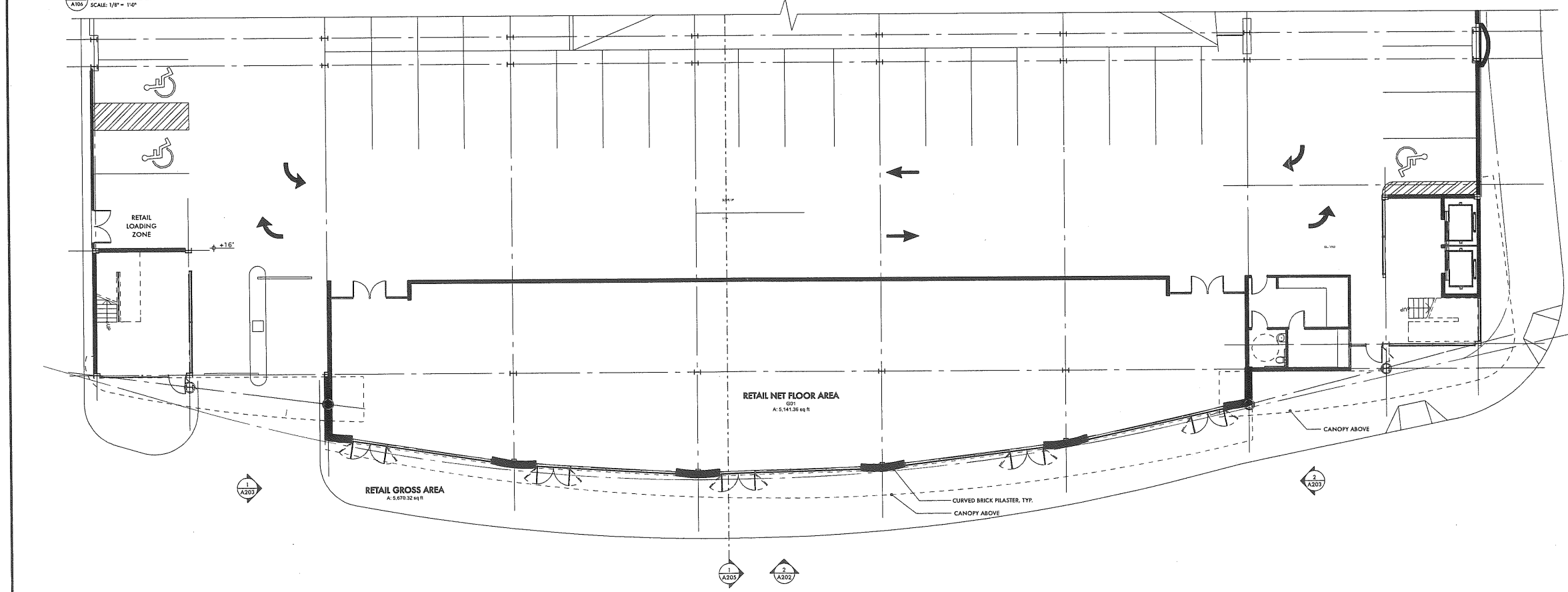
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2 FLOOR 1 W/ RETAIL  
 A106 SCALE: 1/8" = 1'-0"



1 GROUND FLOOR W/ RETAIL  
 A106 SCALE: 1/8" = 1'-0"

010521 A106 RETAIL FLOOR PLANS, PLOTTED: 4:58 PM 11/30/05 by jacob. BDD's Path: CURRENT PROJECTS\2005\0106\_Longfellow Garage\005\0106\_13\_ARCH\CAD\2005\0106\_04\_LAYOUT\0005\2005\0106\_1.dwg\A106.dwg

SEAL:

REVISION DATE:	PHASE	DATE

PROJECT NAME:  
**LONGFELLOW GARAGE**  
 MIDDLE STREET  
 PORTLAND, ME

DRAWING SCALE:  
 DATE OF ISSUE: 11/30/2005  
 PROJECT NUMBER: 2005-0161

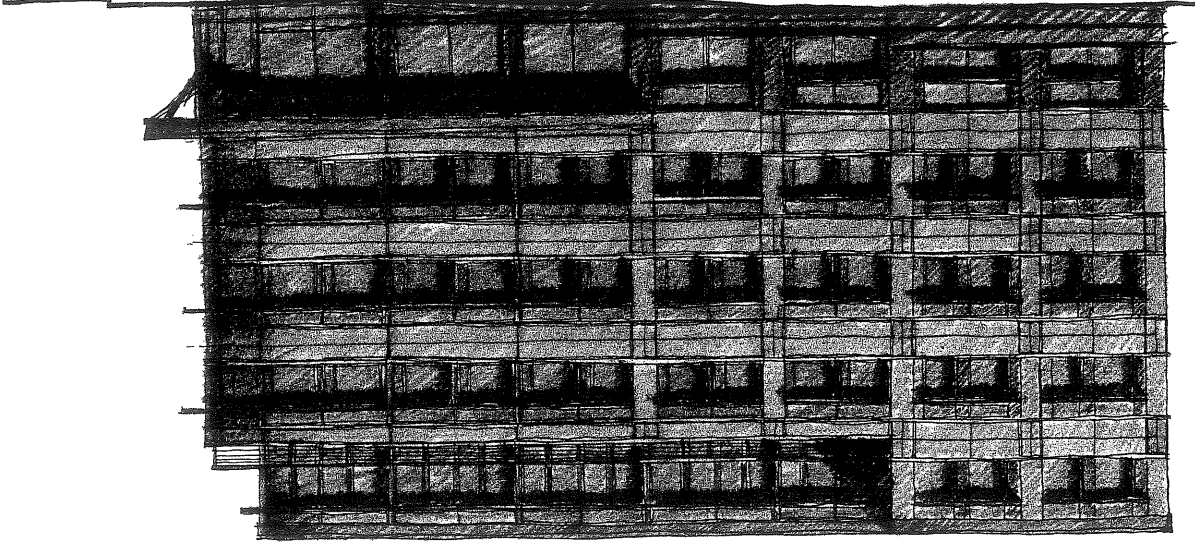
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**SCHEMATIC DESIGN**

TITLE:  
**RETAIL FLOOR PLANS**

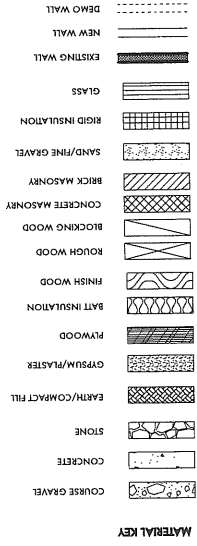
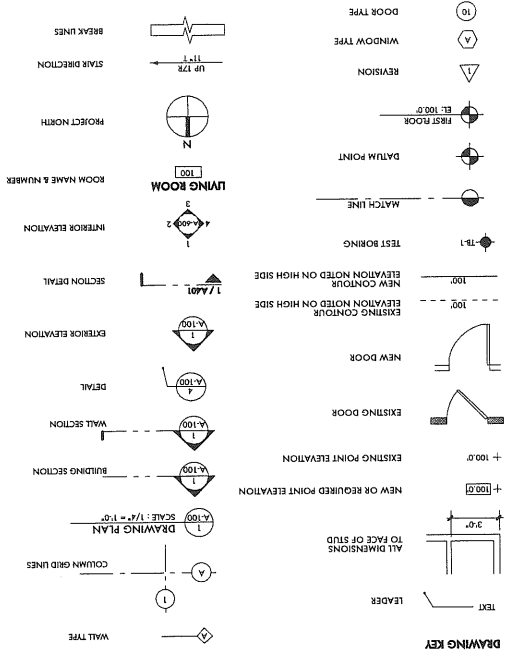
DWG NO:  
**A106**

# LONGFELLOW OFFICES

INDIA STREET  
PORTLAND, ME



SCHMATIC DESIGN, 11/30/2005



**ABBREVIATIONS**

- ACT ACCIDENTAL CHANGES
- ADJ ADJUSTMENT
- ADPH ADJUSTED
- ALUM ALUMINUM
- ANON ANONYMOUS
- APR APPROVED
- APP APPLICANT
- ASPH ASPHALT
- AVV AVIATION
- BAL BALANCE
- BEM BENCHMARK
- BR BRICK
- BSP BUSHING
- BST BUSHING
- BTD BUSHING
- BUC BUSHING
- BUN BUSHING
- BUR BUR
- CA CABINET
- CAN CAN
- CAS CAS
- CB CEMENT
- CC CEMENT
- CD CEMENT
- CE CEMENT
- CF CEMENT
- CG CEMENT
- CH CHAIR
- CI CEMENT
- CJ CEMENT
- CK CEMENT
- CL CEMENT
- CM CEMENT
- CO CO
- CP CLEAN
- CQ CLEAN
- CR CLEAN
- CS CLEAN
- CT CLEAN
- CU CLEAN
- CV CLEAN
- CW CLEAN
- CX CLEAN
- CY CLEAN
- CZ CLEAN
- DA DRAINAGE
- DB DRAINAGE
- DC DRAINAGE
- DD DRAINAGE
- DE DRAINAGE
- DF DRAINAGE
- DG DRAINAGE
- DH DRAINAGE
- DI DRAINAGE
- DJ DRAINAGE
- DK DRAINAGE
- DL DRAINAGE
- DM DRAINAGE
- DN DRAINAGE
- DO DRAINAGE
- DP DRAINAGE
- DQ DRAINAGE
- DR DRAINAGE
- DS DRAINAGE
- DT DRAINAGE
- DU DRAINAGE
- DV DRAINAGE
- DW DRAINAGE
- DX DRAINAGE
- DY DRAINAGE
- DZ DRAINAGE
- EA EXISTING
- EB EXISTING
- EC EXISTING
- ED EXISTING
- EE EXISTING
- EF EXISTING
- EG EXISTING
- EH EXISTING
- EI EXISTING
- EJ EXISTING
- EK EXISTING
- EL EXISTING
- EM EXISTING
- EN EXISTING
- EO EXISTING
- EP EXISTING
- EQ EXISTING
- ER EXISTING
- ES EXISTING
- ET EXISTING
- EU EXISTING
- EV EXISTING
- EW EXISTING
- EX EXISTING
- EY EXISTING
- EZ EXISTING
- FA FINISHED
- FB FINISHED
- FC FINISHED
- FD FINISHED
- FE FINISHED
- FF FINISHED
- FG FINISHED
- FH FINISHED
- FI FINISHED
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**CODE & ZONING SUMMARY**

BUILDING CODE: 2003 INTERNATIONAL BUILDING CODE  
 USE GROUP: M - MERCHANTILE  
 B - BUSINESS

TYPE OF CONSTRUCTION: TYPE III UNREINFORCED  
 MAX HEIGHT: 65'  
 AUTOMATIC SPRINKLER: YES

1993 IBCA MECHANICAL CODE  
 1993 NATIONAL ELECTRICAL CODE  
 MAINE ENERGY CODE, ASHRAE/IESNA 90.1-2001  
 ACCESSIBILITY:  
 ZONING: CITY OF PORTLAND R-3

LOCUS MAP

- DRAWING LIST:**
- 000 COVER SHEET
  - 001 SITE PLAN
  - A101 FLOOR PLANS
  - A102 RCP & ROOF PLAN
  - A201 BUILDING ELEVATIONS
  - A301 BUILDING SECTIONS

**LONGFELLOW OFFICES**  
INDIA STREET  
PORTLAND, ME

PROJECT NAME: \_\_\_\_\_  
 DATE OF ISSUE: 11/30/2005  
 PROJECT NUMBER: 2005-012  
 STATUS: SCHEMATIC DESIGN  
 TITLE: COVER SHEET

DWG NO: 000

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 fax 207 772 0712

**Structural Engineer:**  
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Portland, ME 04101  
Phone 207 879 1838  
Fax 207 879 1822

SEAL:

REVISION DATE	PHASE	DATE

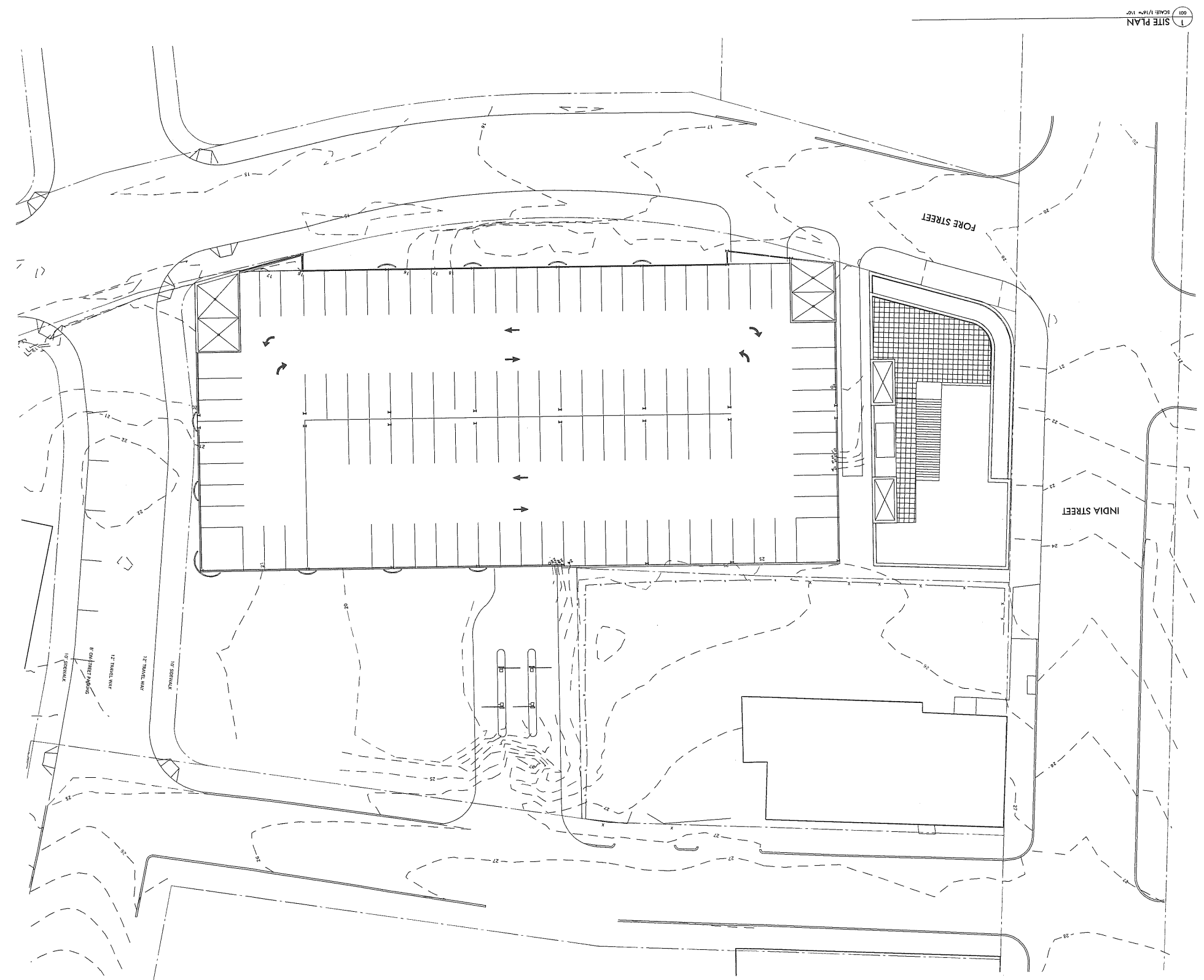
PROJECT NAME:  
**LONGFELLOW  
OFFICES**  
INDIA STREET,  
PORTLAND, ME

DRAWING SCALE:  
DATE OF ISSUE: 11/30/2005  
PROJECT NUMBER: 2005-012

STATUS:  
SCHEMATIC DESIGN

TITLE:  
**SITE PLAN**

DWG NO.:  
**001**



1 SITE PLAN  
SCALE: 1/8" = 1'-0"



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 fax 207 772 0712  
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SEAL:

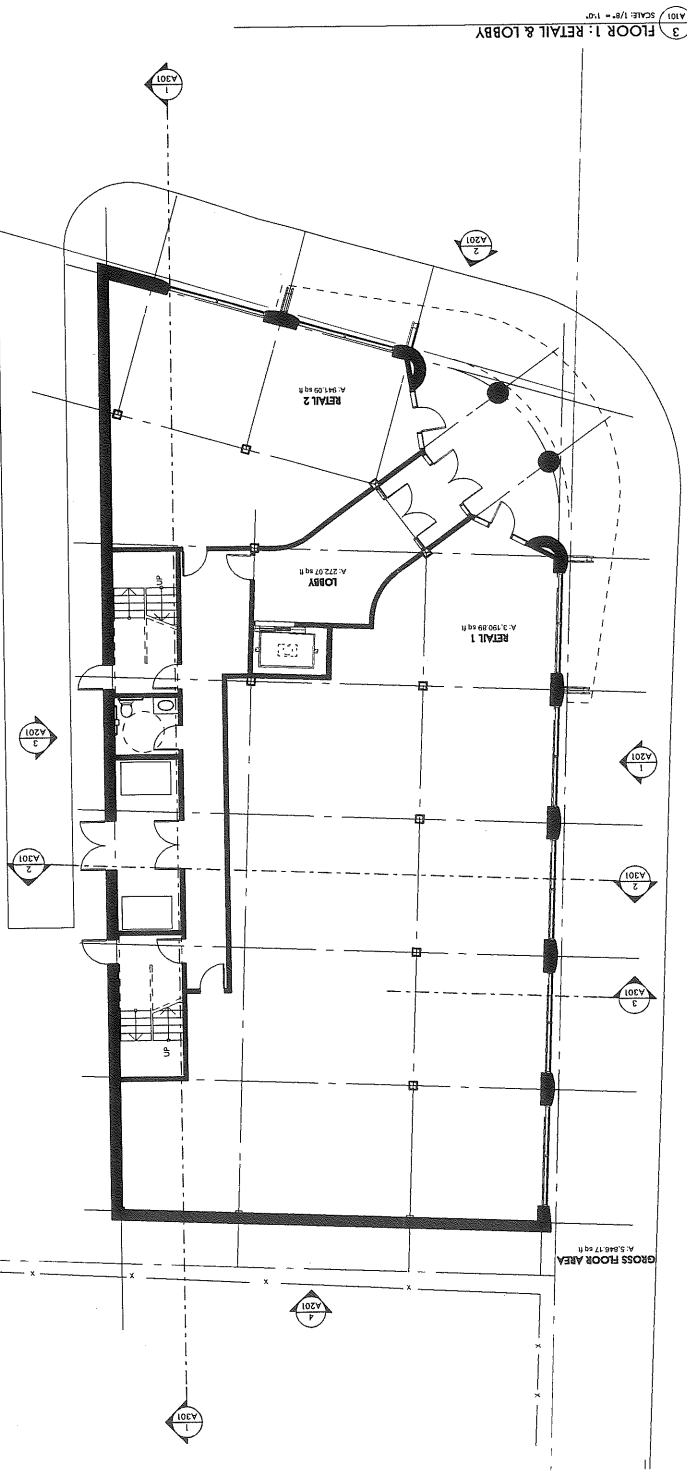
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PROJECT NAME:  
**LONGFELLOW OFFICES**  
 INDIA STREET  
 PORTLAND, ME

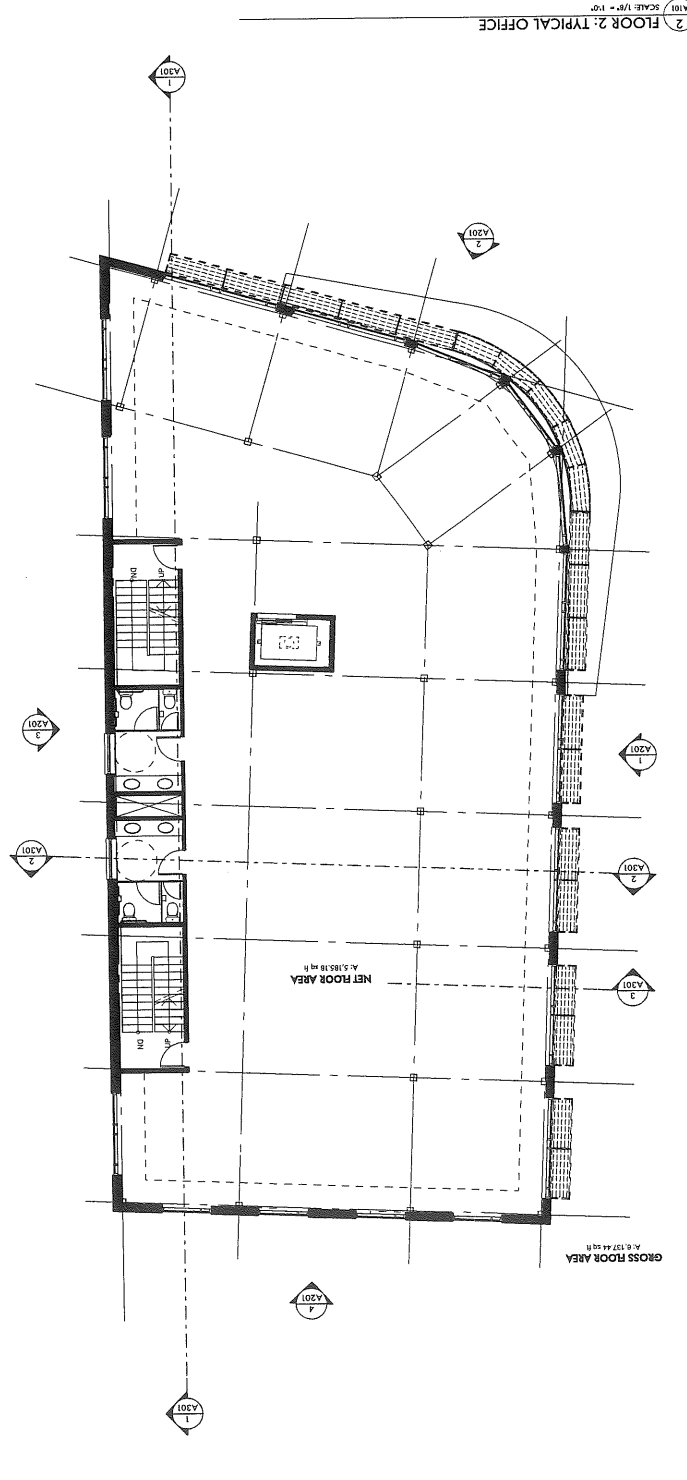
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 DATE OF ISSUE: 11/20/2005  
 PROJECT NUMBER: 20050142

TITLE:  
**FLOOR PLANS**

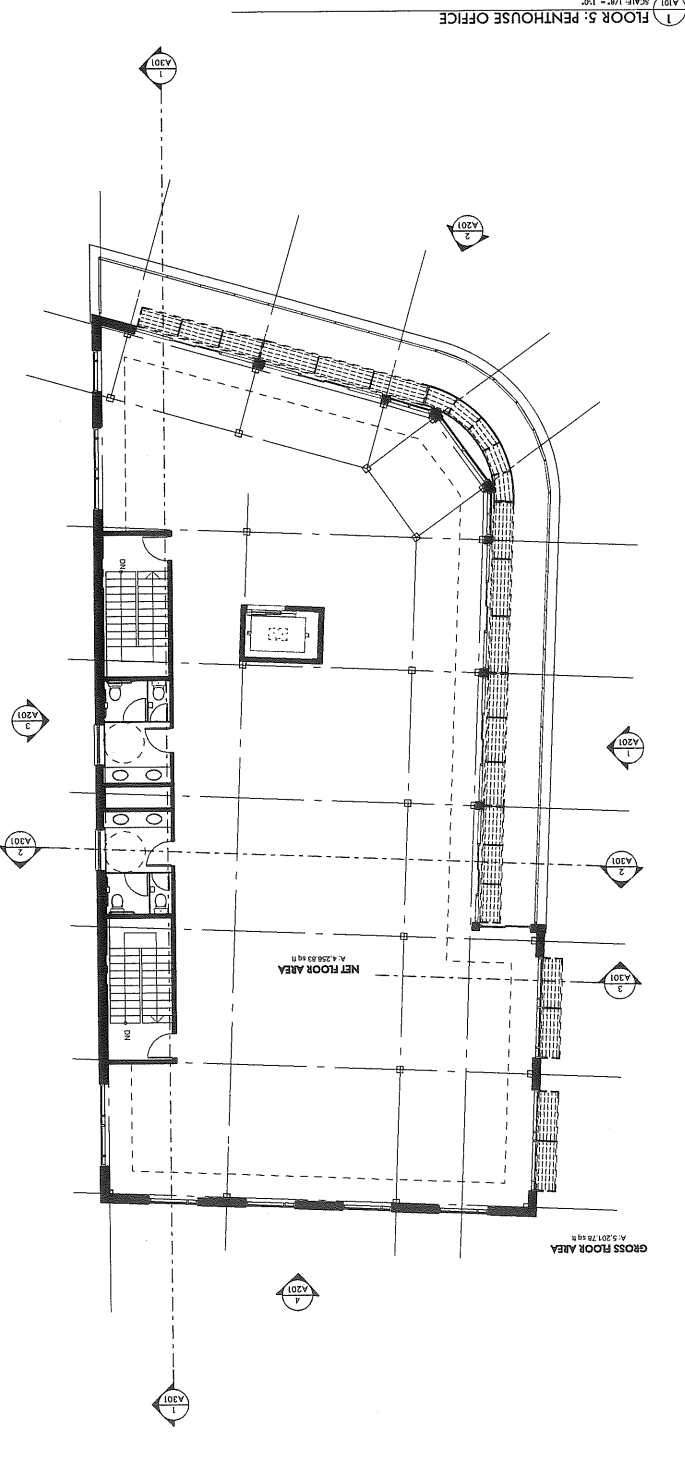
DWG NO.:  
**A101**



3 FLOOR 1: RETAIL & LOBBY  
 SCALE: 1/8" = 1'-0"



2 FLOOR 2: TYPICAL OFFICE  
 SCALE: 1/8" = 1'-0"



1 FLOOR 5: PENTHOUSE OFFICE  
 SCALE: 1/8" = 1'-0"



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phone: 207 878 1838  
fax: 207 879 1822

CONSULTANTS:

REVISION DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PHASE: \_\_\_\_\_

SEAL: \_\_\_\_\_

PROJECT NAME:  
**LONGFELLOW OFFICES**  
INDIA STREET  
PORTLAND, ME

DRAWING SCALE: \_\_\_\_\_  
DATE OF ISSUE: 11/20/2005  
PROJECT NUMBER: 2005-0162

STATUS: SCHEMATIC DESIGN  
TITLE: RCP & ROOF PLAN

DWG NO: **A102**

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