

# Ocean Gateway Parking Garage

**Middle Street  
Portland, Maine 04101**

**Owner:**  
Riverwalk LLC  
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Portland, ME 04101  
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Portland, Maine 04101  
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**Civil Engineer:**  
Woodard & Curran  
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Portland, ME 04102  
phone: 207 774-2112  
fax: 207 774-6635

**Structural Parking Engineer:**  
Simon Design Engineering  
42 Washington St; Suite 300  
Wellesley, MA 02481  
phone: 781 237-2226 x5911  
fax: 781 237-2272

**Landscape Architect:**  
Carroll Associates  
75 Market Street  
Portland, ME 04101  
phone: 207 772-1552  
fax: 207 772-0712

**Geotechnical Engineer:**  
Haley & Aldrich, Inc.  
75 Washington Avenue  
Portland, ME 04101  
phone: 207 482-4600  
fax: 207 775-7666

**MEP Engineer:**  
R D Kimble  
200 Brickstone Square  
Andover, MA 01810  
phone: 978 296-6230  
fax 978 296-6231

**Traffic Engineer:**  
HNTB  
2 Thomas Drive  
Westbrook, ME 04092  
phone: 207 774-5155  
fax: 207 772-7410

**Legal:**  
Bernstein Shur Sawyer Nelson  
100 Middle Street  
Portland, ME 04104  
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## FOUNDATION CONSTRUCTION SET DRAWING LIST

000 - COVER SHEET  
C001 - GENERAL NOTES, LEGEND, ABBREVIATIONS  
C100 - EXISTING CONDITIONS PLAN  
C101 - DEMOLITION PLAN  
C102 - EROSION & SEDIMENT CONTROL PLAN  
C200 - SITE LAYOUT PLAN  
C201 - UTILITY PLAN  
C202 - GRADING PLAN  
C300 - CIVIL DETAILS - 1  
C301 - CIVIL DETAILS - 2  
C302 - CIVIL DETAILS - 3  
C303 - CIVIL DETAILS - 4  
C304 - CIVIL DETAILS - 5  
C305 - CIVIL DETAILS - 6

M-1 - ODOR CONTROL STACK  
IS-C-2 - FOUL AIR DUCT PLAN AND PROFILE  
L1.1 - LANDSCAPE PLAN & PAVING DETAILS

A100 - GROUND FLOOR PLAN  
A101 - FIRST FLOOR PLAN  
A102 - SECOND FLOOR PLAN  
A103 - THIRD FLOOR PLAN  
A104 - FOURTH FLOOR PLAN  
A105 - FIFTH FLOOR PLAN  
A106 - ROOF PLAN

A200 - NORTH & EAST ELEVATIONS  
A201 - SOUTH & WEST ELEVATIONS  
A202 - NORTH & EAST FREE AIR AREA CALCS  
(permit set only)  
A203 - SOUTH & WEST FREE AIR AREA CALCS  
(permit set only)

A400 - STAIR PLAN DETAILS  
A401 - STAIR SECTIONS  
A402 - WALL SECTIONS AND DETAILS  
A500 - WALL SECTIONS  
A501 - WALL SECTIONS  
A600 - DETAILS  
A601 - DETAILS  
A602 - DETAILS

A603 - TYPICAL GUARD RAIL ASSEMBLY  
A604 - TYPICAL COLUMN WRAP ASSEMBLY  
A605 - TYPICAL RECESSED SCREEN ASSEMBLY  
A700 - SCHEDULES

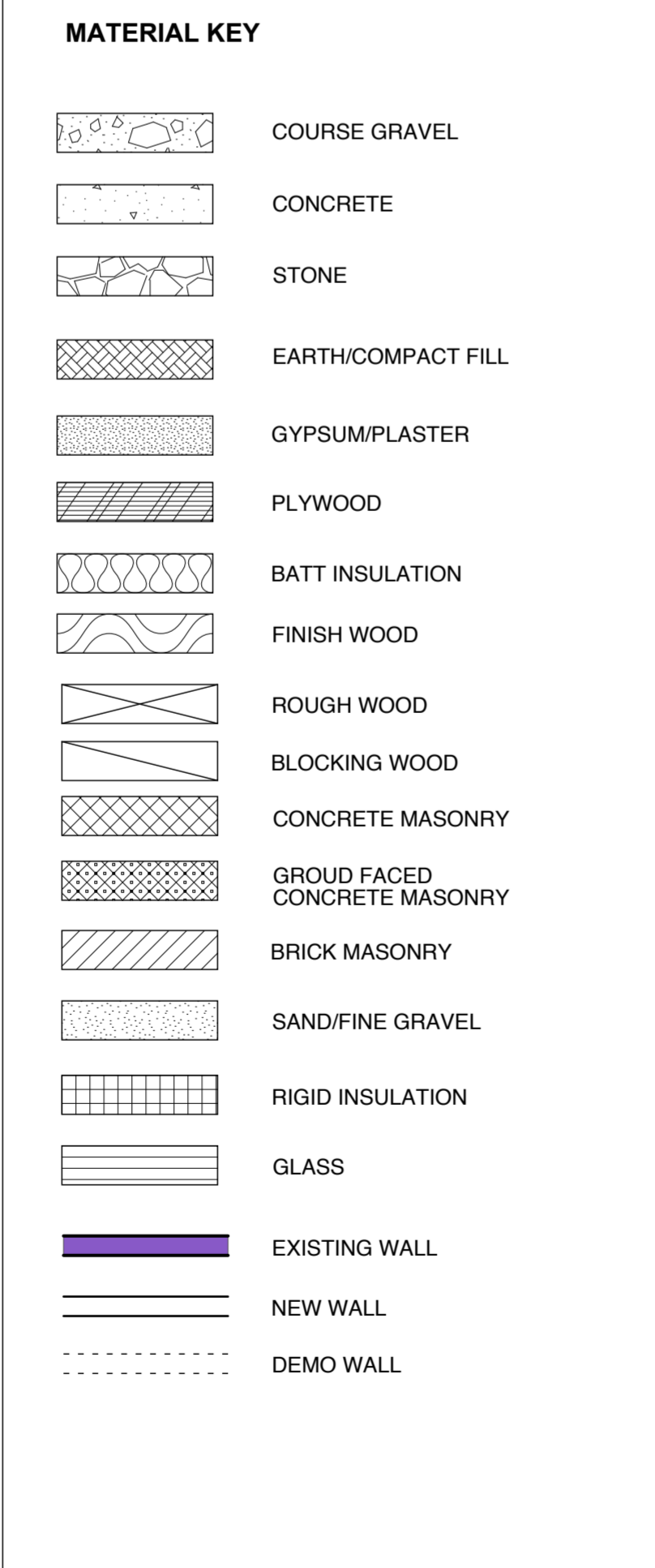
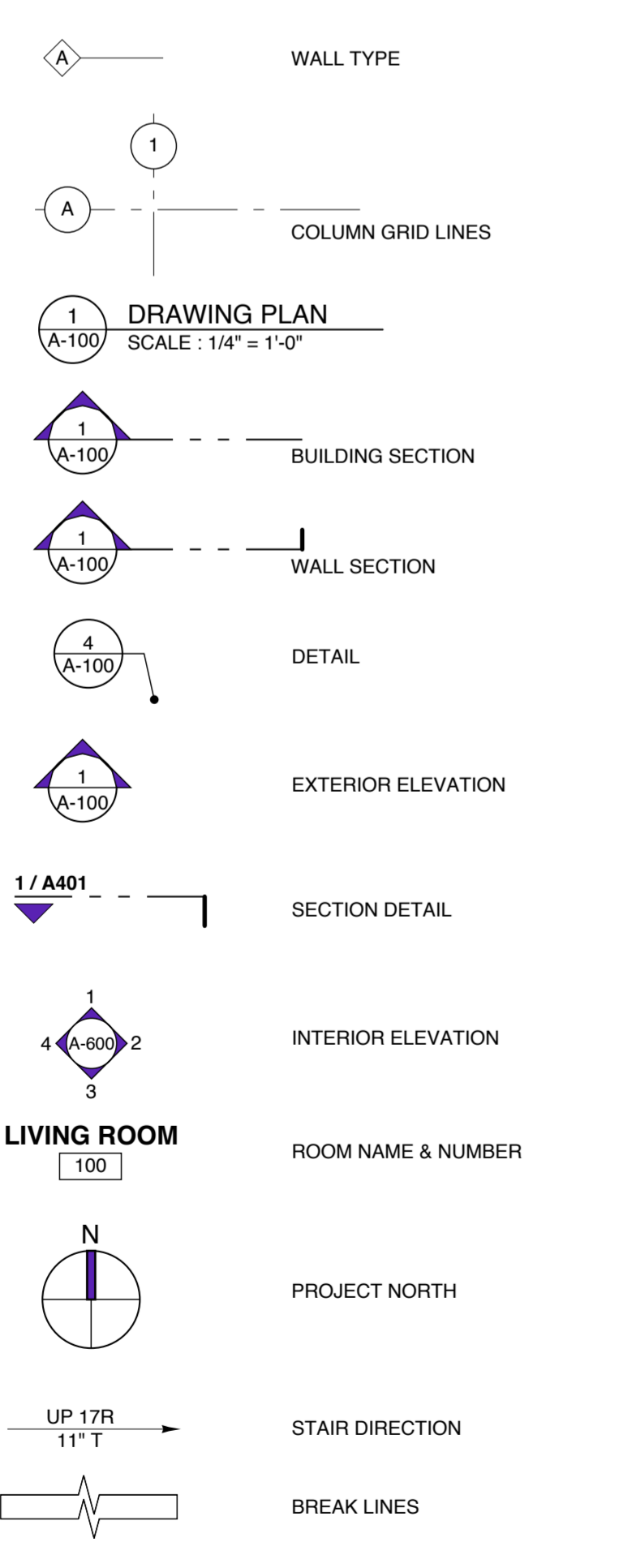
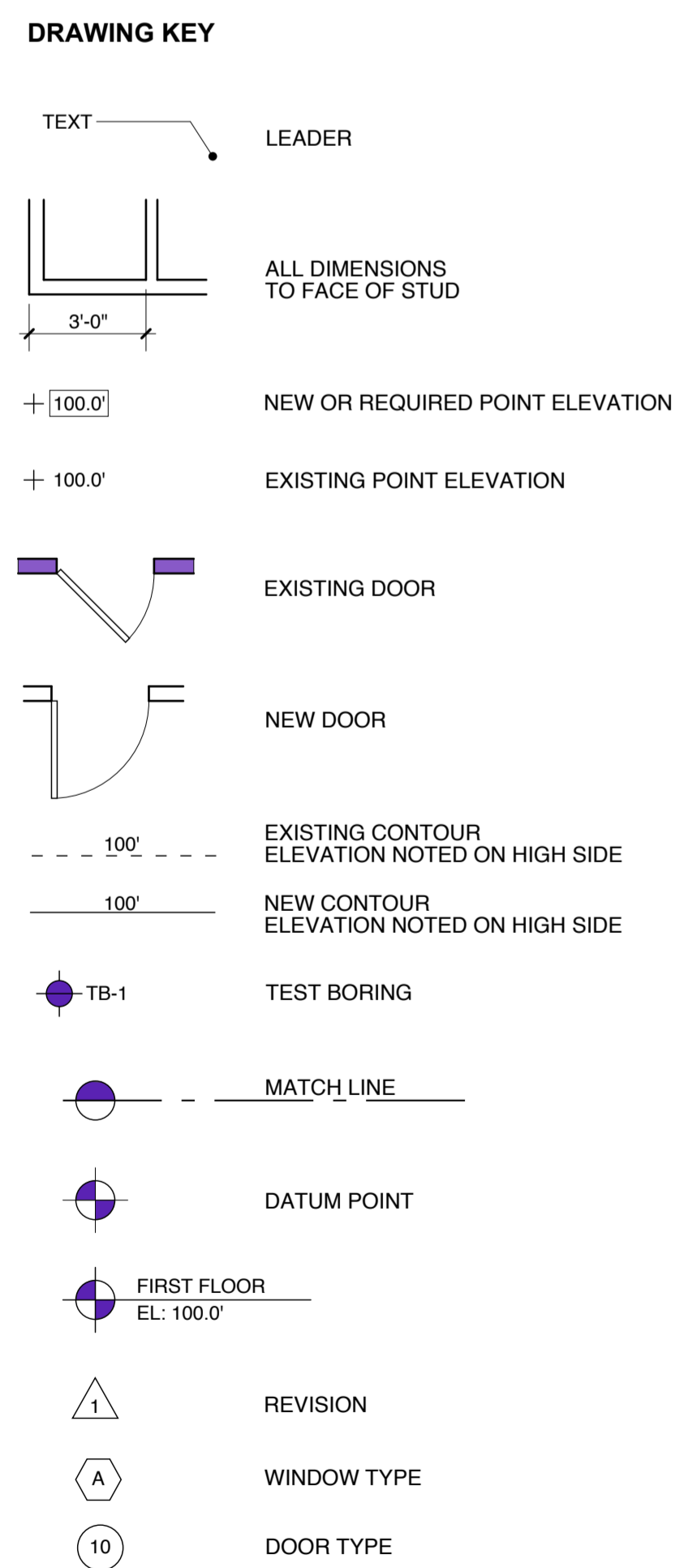
E0.00 - ELECTRICAL LEGEND AND DETAILS  
E1.00 - ELECTRICAL SITE PLAN  
E2.00 - ELECTRICAL GROUND FLOOR LIGHTING PLAN  
E2.01 - ELECTRICAL FIRST FLOOR LIGHTING PLAN  
E2.02 - ELECTRICAL SECOND FLOOR LIGHTING PLAN  
E2.03 - ELECTRICAL THIRD FLOOR LIGHTING PLAN  
E2.04 - ELECTRICAL FOURTH FLOOR LIGHTING PLAN  
E2.05 - ELECTRICAL FIFTH FLOOR LIGHTING PLAN  
E2.06 - ELECTRICAL ROOF LIGHTING PLAN  
E3.00 - ELECTRICAL GROUND FLOOR POWER PLAN  
E3.01 - ELECTRICAL FIRST FLOOR POWER PLAN  
E3.02 - ELECTRICAL SECOND FLOOR POWER PLAN  
E3.03 - ELECTRICAL THIRD FLOOR POWER PLAN  
E3.04 - ELECTRICAL FOURTH FLOOR POWER PLAN  
E3.05 - ELECTRICAL FIFTH FLOOR POWER PLAN  
E3.06 - ELECTRICAL ROOF POWER PLAN  
E4.00 - ELECTRICAL GROUND FLOOR FIRE ALARM PLAN  
E4.01 - ELECTRICAL FIRST FLOOR FIRE ALARM PLAN  
E4.02 - ELECTRICAL SECOND FLOOR FIRE ALARM PLAN  
E4.03 - ELECTRICAL THIRD FLOOR FIRE ALARM PLAN  
E4.04 - ELECTRICAL FOURTH FLOOR FIRE ALARM PLAN  
E4.05 - ELECTRICAL FIFTH FLOOR FIRE ALARM PLAN  
E4.06 - ELECTRICAL ROOF FIRE ALARM PLAN  
E5.00 - ELECTRICAL FIRE ALARM RISER DIAGRAM  
E6.00 - ELECTRICAL DETAILS  
E7.00 - ELECTRICAL ONE-LINE DIAGRAMS, AND SCHEDULES

FP0.00 - FIRE PROTECTION LEGEND  
FP2.00 - FIRE PROTECTION GROUND FLOOR PLAN  
FP2.01 - FIRE PROTECTION FIRST FLOOR PLAN  
FP2.02 - FIRE PROTECTION SECOND FLOOR PLAN  
FP2.03 - FIRE PROTECTION THIRD FLOOR PLAN  
FP2.04 - FIRE PROTECTION FOURTH FLOOR PLAN  
FP2.05 - FIRE PROTECTION FIFTH FLOOR PLAN  
FP2.06 - FIRE PROTECTION ROOF PLAN

H0.00 - HVAC LEGEND, NOTES & ABBREVIATIONS  
H2.00 - HVAC GROUND FLOOR PLAN  
H2.01 - HVAC FIRST FLOOR PLAN  
H2.02 - HVAC THIRD FLOOR PLAN  
H2.03 - HVAC FIFTH FLOOR PLAN  
H2.04 - HVAC ROOF PLAN  
H4.00 - HVAC SCHEDULES & CONTROL SEQUENCES  
H4.01 - HVAC DETAILS

P0.00 - PLUMBING LEGEND  
P1.00 - PLUMBING BELOW GRADE PLAN  
P2.00 - PLUMBING GROUND FLOOR PLAN  
P2.01 - PLUMBING FIRST FLOOR PLAN  
P2.02 - PLUMBING SECOND FLOOR PLAN  
P2.03 - PLUMBING THIRD FLOOR PLAN  
P2.04 - PLUMBING FOURTH FLOOR PLAN  
P2.05 - PLUMBING FIFTH FLOOR PLAN  
P2.06 - PLUMBING ROOF PLAN

SL-1 - STREET LIGHTING PLAN



**ABBREVIATIONS**

AB ANCHOR/BOLT	ADOL ADDITIONAL	ADMIN ADMINISTRATION	AFIT ABOVE FINISH FLOOR	ALUM ALUMINUM	AP ACCESS PANEL	APV ASPHALT PAVEMENT	ARCH ARCHITECT	BD BOARD	BIT BITUMINOUS	BLDG BUILDING	BLKG BLOCKING	BM BENCHMARK	BR BEDROOM	BRG BEARING	BSMT BASEMENT	BTW BETWEEN	CAB CABINET	CB CATCH BASIN	CEM CEMENT	CF CUBIC FEET	CRIC CIRCULAR/CIRCULAR	CJ CONTROL JOINT	CL CENTER LINE	CLG CEILING	CLO CLOSET	CMU CONCRETE MASONRY UNIT	CO CLEAN OUT	COL COLUMN	CONC CONCRETE	CONST CONSTRUCTION	CONT CONTINUE CONTINUOUS	CORR CORRUGATED	COORD COORDINATED	CRS CURS	CT CERAMIC TILE	CTV CABLE TELEVISION LINE	CUN CUN	CUR CURTAIN WALL	CY CUBIC YARD	D DRYER	DBL DOUBLE	DEF DEFLECTION	DEMO DEMOLITION	DF DRINKING FOUNTAIN	DIAM DIAMETER	DIAG DIAGONAL	DM DIMENSION	DR DIRECTOR/DOOR	DIV DIVISION	DN DOWN	DWG DRAWING	E EAST	EA EACH	EF EXHAUST FAN	EJ EXPANSION JOINT	EL ELEVATION	ELEV ELEVATOR	ELEC ELECTRICAL	EQ EQUAL	EWC ELECTRIC WATER COOLER	EXAM EXAMINATION	EXIST EXISTING	EXT EXTERIOR	FBO FURNISHED BY OWNER	FCC FLOOR CLEAN OUT	FD FLOOR DRAIN	FCP FIRE CONTROL PANEL	FE FIRE EXTINGUISHER	FIN FINISH	FL FLOOR	FOS FACE OF STUD	FRP FIBERGLASS REINFORCED PLASTIC	FT FOOT	FTG FOOTING	GA GAUGE	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL GLASS	GR GRANITE	QWB GYPSUM WALL BOARD	GYP GYPSUM	HD HIGH DENSITY	HR HOUR	HC HOLLOW CORE	HWWR HARDWARE	HFS HALF FULL SCALE	HGT HEIGHT	HM HOLLOW METAL	HO HOLD OPEN	HORZ HORIZONTAL	HTG HEATING	HVAC HEATING, VENTILATION & AIR CONDITIONING	HW HOT WATER	HSR HORIZONTAL	INCL INCLUDE/INCLUDING	ID INSIDE DIAMETER	IN INCH	INSUL INSULATING INSULATION	INT INTERIOR	INV INVERT	JAN JANITOR	JC JANITOR CLOSET	JOINT JOINT	KIT KITCHEN	LAM LAMINATE/LAMINATED	LAV LAVATORY	LCC LEAD COATED COPPER	LF LINEAR FOOT	LG LIGHT	LN LINEN	MTRL MATERIAL	MAS MASONRY	MAX MAXIMUM	MCH MECHANICAL	MED MEDICAL	MFR MANUFACTURER	MGR MANAGER	MN MANHOLE	MIN MINIMUM	MISC MISCELLANEOUS	MOR MINOR OPENING	MOLD MOLDING	MOR MOLD RESISTANT	MTD MOUNTED	MTG MOUNTING	MTL METAL	N NORTH	NATL NATURAL	NIC NOT IN CONTRACT	NL NIGHT LIGHT	NO NO	NUMBER NUMBER	NTS NOT TO SCALE	OFCI OWNER FURNISHED CONTRACTOR INSTALLED	OZ OZ	PART BOARD/PARTICLE BOARD	PC PIECE	PL PLATE	PLAS PLASTER	PLAM PLASTIC LAMINATE	PLYWD PLYWOOD	PNT PAINT	POLY POLYURETHANE	PREP PREPARATION	POUNDS / SQUARE FOOT POUNDS / SQUARE FOOT	PSI PSI	PT PAINTED	PRES PRESERVATIVE TREATED	PVMT PAVEMENT	QT QUART	R RADIUS/RISER/RANGE	RD ROOF DRAIN	REC RECREATION	RECT RECTANGLE	REF REFERENCE	REQ REQUIRED	REFR REFRIGERATOR	REIN REINFORCING/REINFORCING	RESIL RESILIENT	REV REVISION/REVISION	RFO ROOFING	RM ROOM	RO ROUGH OPENING	S SOUTHSIDE	SAN SANITARY	SC SOLID CORE	SD STORM DRAIN	SECT SECTION	SF SQUARE FOOT	SHT SHEET	SIM SIMILAR	SPEC SPECIFICATION(S)	SQ SQUARE	STC SOUND TRANSMISSION COEFFICIENT	STD STANDARD	STL STEEL	STOR STORAGE	ST STAINLESS STEEL	SUSP SUSPENDED	T TREAD/TILE	TEL TELEPHONE	TEMP TEMPERATURE/TEMPERED	T&G TONGUE & GROOVE	TH THICKNESS	TO TOP OF	TELEVISION TELEVISION	TYP TYPICAL	UL UNDERWRITERS LABORATORIES UTILITIES	VB VAPOR BARRIER	VCT VINYL COMPOSITE TILE	VENT VENTILATION/VENTILATION	VERT VERTICAL	VEST VESTIBULE	VR VAPOR RETARDER	W WEST/WATER/WASHER/WIDTH	WC WATER CLOSET	WOOD WOOD	WIND WINDOW	WITH WITH/OUT	WWF WELDED WIRE FABRIC	WWW WELDED WIRE MESH
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**CODE & ZONING SUMMARY**

**BUILDING CODE: IBC 2003**  
USE GROUP: MERCANTILE M  
STORAGE S-2

**TYPE OF CONSTRUCTION: TYPE IIB**  
PARKING SPACES: 699  
PARKING GARAGE TYPE: OPEN  
MAX HEIGHT: 7 PARKING TIERS  
MAX AREA: 50,000 SQ FT / TIER  
AUTOMATIC SPRINKLER: NO  
OPEN PARKING GARAGE: 20% OPEN

**LIFE SAFETY CODE: 2003 NFPA 101**  
OCCUPANCY: MERCHANTILE AND  
ORDINARY HAZARD STORAGE

**CONSTRUCTION TYPE: TYPE IIB**  
AREA: 5,070 SQ FT RETAIL  
212,000 SQ FT STORAGE  
OCCUPANT LOAD: RETAIL: UNDEVELOPED  
STORAGE: N/A

**ZONING: PORTLAND ZONING ORDINANCE**  
DISTRICT: BUSINESS B7  
MAX HEIGHT: 105'  
FRONT SET BACK: MAX 10'-0"  
SIDE SETBACK: NO MIN  
REAR SETBACK: NO MIN  
LOT COVERAGE: NO MAX

**ACCESSIBILITY: ADA 1991**  
ACCESSIBLE BUILDINGS: NEW CONSTRUCTION



STRUCTURAL PARKING ENGINEER:  
**SIMON DESIGN ENGINEERING LLC**  
42 Washington Street, Suite 300  
Wellesley, Massachusetts 02481  
www.sde-us.com

CIVIL ENGINEER:  
**WOODARD & CURRAN**  
Engineering • Science • Operations

ARCHITECT:  
**SCOTT SIMONS ARCHITECTS**  
SCOTT R. SIMONS  
NO. 2034  
STATE OF MAINE

PROJECT:  
**OCEAN GATEWAY  
PARKING GARAGE**  
MIDDLE STREET  
PORTLAND, MAINE

TITLE:  
**COVER SHEET**

REVISION/DATE:  
ADDENDUM #1: MARCH 20, 2007  
PLANNING REVIEW: MAY 22, 2007  
BULLETIN #1: AUGUST 10, 2007

DATE:  
08.06.2007  
PROJECT NO.  
2005-0161  
SCALE:  
N/A  
DWG NO.  
000

STATUS:  
**CONSTRUCTION DRAWINGS**

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