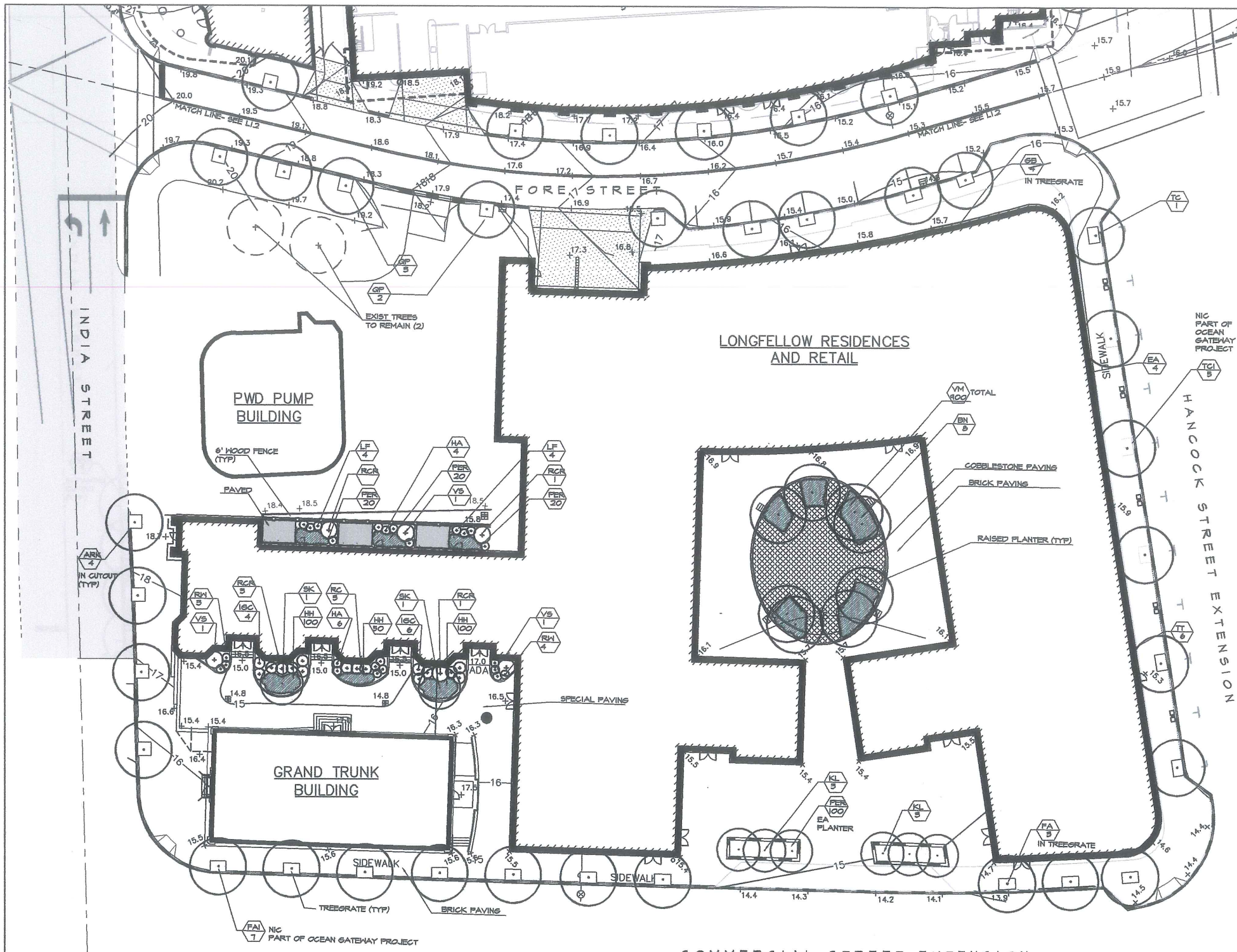


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2007-0091

1 India St.

The Longfellow at Ocean Gateway
Plan Amendment
Riverwalk, LLC.

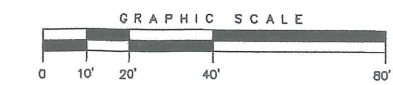


PLANT SCHEDULE

QUANTITY	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE	CONDITION	REMARKS
TREES					
6	4	ARK ACER RUBRUM 'KARPIK' KARPICK RED MAPLE	8"	B4B	
8	-	BN BETULA NIGRA 'HERITAGE' RIVER BIRCH	12-14' CLMP	B4B	CLUMP FORM
5	-	FA FRAXINUS A. 'SUMMIT' SUMMIT ASH	3.5'	B4B	
-	-	7 FAI FRAXINUS A. 'SUMMIT' SUMMIT ASH (DG)	3.5'	NIC	PART OF OS PROJECT
4	2	GB GINKGO BILOBA 'MAGYAR' MAIDENHAIR TREE	3.5'	B4B	
6	-	KP KOELREUTERIA FANGLATA GOLDEN RAIN TREE	2.5'	B4B	
5	5	GP QUERCUS PALUSTRIS PIN OAK	3.5'	B4B	
5	5	GPI QUERCUS PALUSTRIS PIN OAK	3.5'	NIC	FUTURE LOT DEVT
2	-	SK STEPHANIA KOREANA KOREAN STEPHANIA	2.5'	B4B	
1	-	TC TILIA CORDATA LITTLE LEAF LINDEN	5.0'	B4B	
-	-	5 TCI TILIA CORDATA LITTLE LEAF LINDEN	5.0'	NIC	PART OF OS PROJECT
-	-	5 TC2 TILIA CORDATA LITTLE LEAF LINDEN	5.0'	NIC	PART OF UPPER HANCOCK EXTENSION
SHRUBS					
8	6	EA EUCONYMUS ALATUS 'COMPACTUS' 'DWARF' BURNING BUSH	3-4'	B4B	
10	-	HA HYDRANGEA A. 'ANNABELLE' ANNABELLE HYDRANGEA	3-4'	B4B	
10	-	ISC ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3-4'	B4B	
8	-	LF LEUCOTHOE FONTANESIANA 'COMPACTA' COMPACT DROOPING LEOCOTHOE	15	CONT	
5	-	RC RHODODENDRON 'CHIONIDES' CHIONIDES RHODY	24-30"	B4B	
5	-	RGR RHODODENDRON C. 'ENGLISH ROSE' ENGLISH ROSE RHODY	3-3.5'	B4B	
7	-	RH RHODODENDRON WILSONII WILSON'S RHODY	15	CONT	
10	5	TT TAXUS N. 'TAUTONII' TAUTON YEM	2-2.5'	B4B	
4	-	VS VIBURNUM T. 'SHASTA' SHASTA VIBURNUM	3-3.5'	B4B	
GROUND COVERS					
250	-	HH HEDERA HELIX 'BALTICA' BALTIC IVY	11	CONT	8" OC
460	-	PER MIXED PERENNIALS/ ANNUALS	11	CONT	BY OWNER
900	-	VM VINCA MINOR PERIWINKLE	11	CONT	8" OC

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES PRIOR TO COMMENCING DIGGING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
- CONTRACTOR SHALL FURNISH AND PLACE 12" OF LOAM UNDER ALL SHRUB BEDS, 50" IN ALL TREE PITS, AND 6" IN ALL LAWN AREAS. COORDINATE ALL SUBGRADE PREPARATION PRIOR TO PLACING LOAM.
- ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK', BY THE AMERICAN NURSERMAN'S ASSOCIATION, LATEST EDITION.
- ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES, INCLUDING PROPER BED PREPARATION, SOIL MIX, PRUNING, STAKING, WRAPPING, AND OTHER MAINTENANCE UNTIL ACCEPTED BY THE OWNER.
- ALL GRASS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS SHALL BE REMOVED FROM THE PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- ALL PLANTS SHALL BE LOCATED IN ACCORDANCE WITH THE PLANS. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL SUPPLY QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK INDICATED ON THE PLAN. ANY DISCREPANCY BETWEEN THE PLANT LIST AND PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
- NO LANDSCAPING SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANTING SOIL MIX FOR PERENNIAL, ANNUAL, OR GROUND COVER BEDS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS COMPOST, AND ONE PART PERLITE. ROTOTILL TO A DEPTH OF 8" MINIMUM.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 5" MINIMUM OF CLEAN, SHREDDED, AGED, DARK BARK MULCH.
- LANDSCAPE PLAN REPRESENTS APPROXIMATELY 12 TREES TO BE PLANTED ALONG COMMERCIAL AND HANCOCK STREETS WHICH ARE PART OF THE OCEAN GATEWAY PROJECT. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE TREES TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE.
- LANDSCAPE PLAN REPRESENTS 6 TREES ALONG THE UPPER HANCOCK STREET EXTENSION THAT WILL BE PLANTED BY THE CITY OF PORTLAND UNDER A SEPARATE CONTRACT AND ARE NOT THE RESPONSIBILITY OF THE APPLICANT.
- LANDSCAPE PLAN REPRESENTS 5 TREES ALONG THE MIDDLE STREET EXTENSION THAT WILL BE INSTALLED WHEN THE ADJACENT PARCEL IS DEVELOPED.



THE LONGFELLOW

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CONSULTANTS:
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 44 WASHINGTON ST.
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 phone 181-231-2226

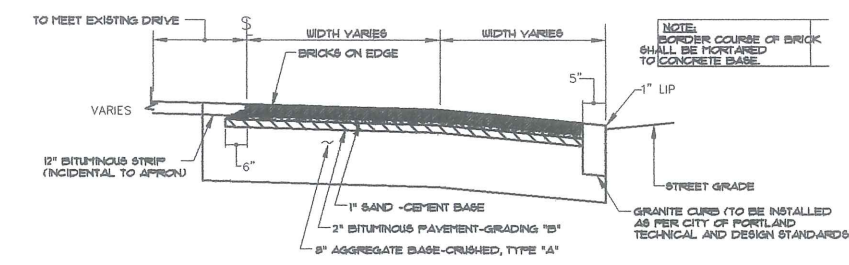
SITE ENGINEER:
 WOODARD AND CURRAN, INC.
 41 HUCHINS DRIVE
 PORTLAND, ME 04102
 phone 207-114-2112

LANDSCAPE ARCHITECT:
 CARROLL ASSOCIATES
 15 MARKET STREET
 PORTLAND, ME 04101
 phone 207-112-1552

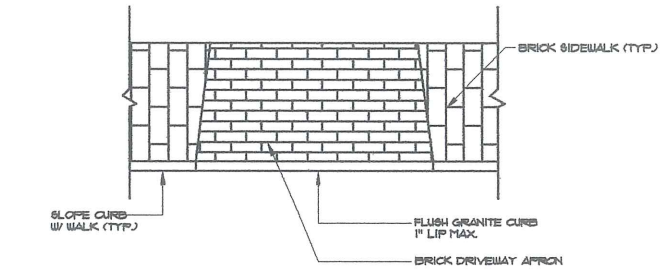
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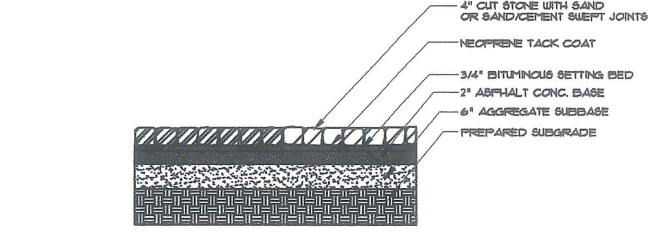
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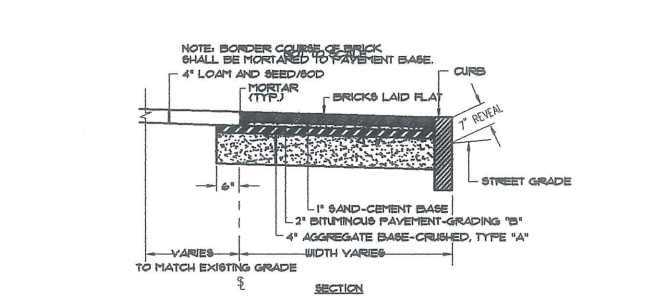
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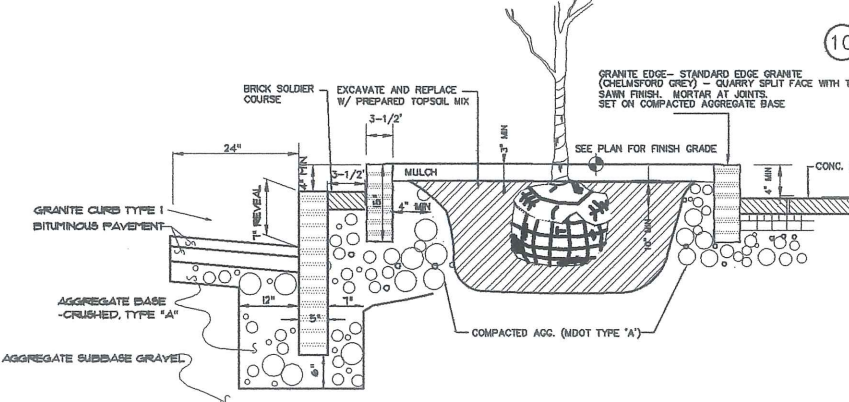
2 BRICK DRIVEWAY APRON W/ GRANITE CURB
NOT TO SCALE



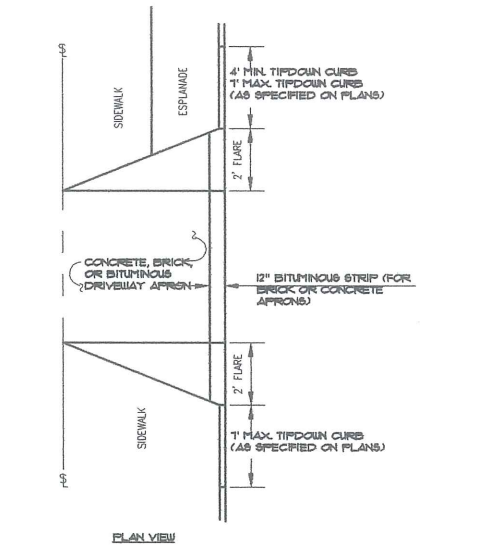
6 CUT STONE PAVERS WITH BITUMINOUS SETTING BED ON ASPHALT BASE-LIGHT DUTY



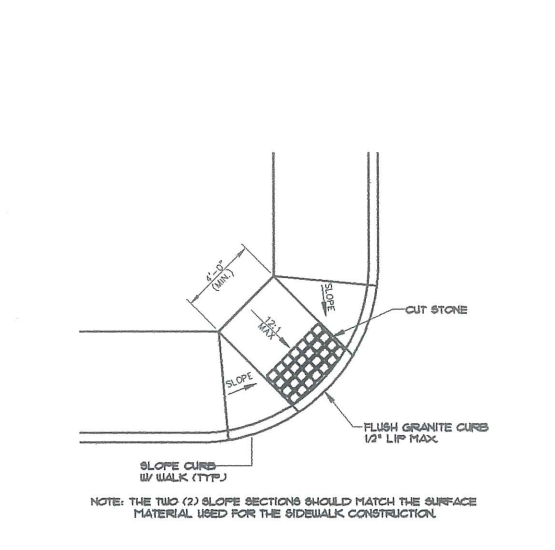
7 BRICK SIDEWALK DETAIL - NO ESPLANADE
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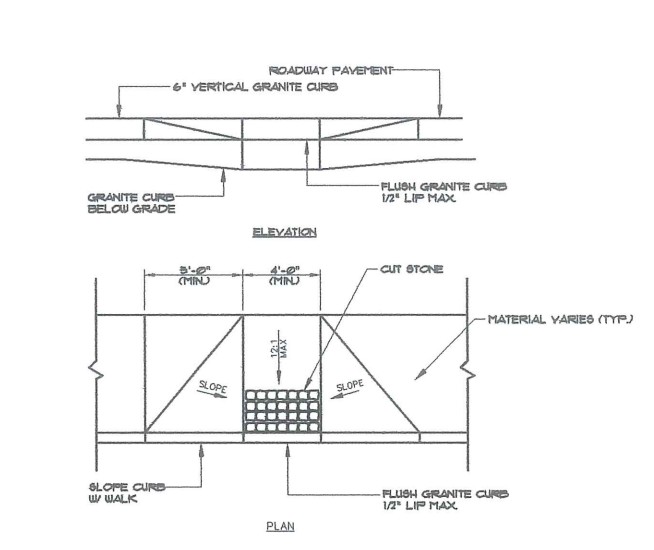
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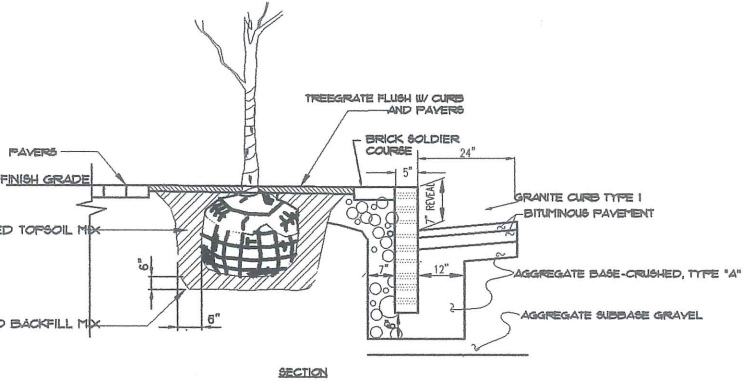
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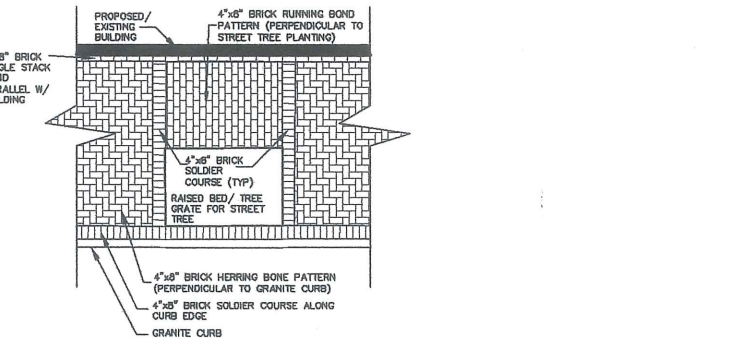
4 TYPICAL SIDEWALK ADA RAMP @ INTERSECTION
NOT TO SCALE



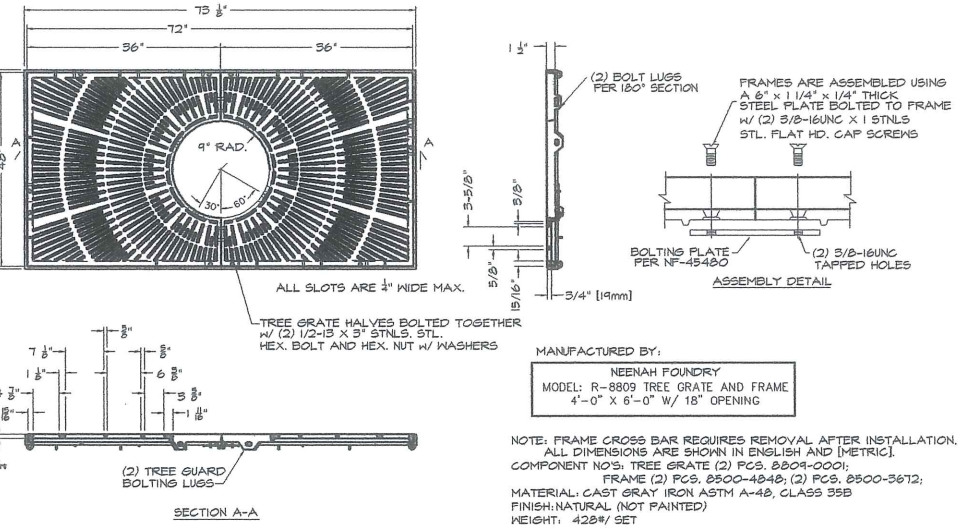
5 TYPICAL SIDEWALK ADA RAMP ALONG STREET
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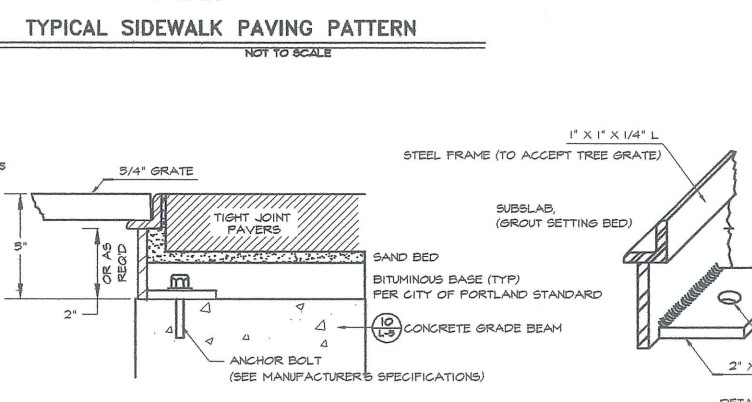
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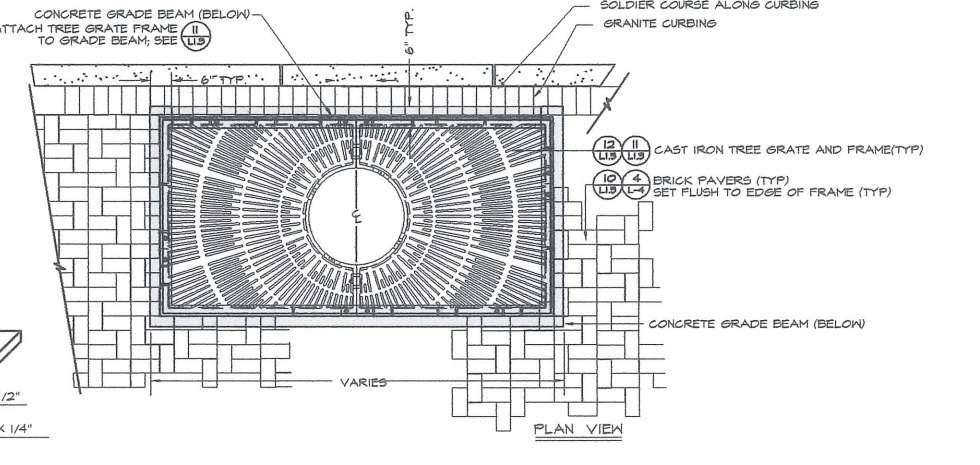
10 TYPICAL SIDEWALK PAVING PATTERN
NOT TO SCALE



8 TREE GRATE DETAIL
NOT TO SCALE



11 TREE GRATE FRAME ANCHORING DETAIL
NOT TO SCALE



10 TREE GRATE ON GRADE BEAM DETAIL
NOT TO SCALE



THE LONGFELLOW

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SITE ENGINEER:
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phone: 207-774-2112

LANDSCAPE ARCHITECT:
CARROLL ASSOCIATES
15 MARKET STREET
PORTLAND, ME 04101
phone: 207-772-1552

Job No.: -
Date: DECEMBER, 2006
Scale: 1" = 20'-0"
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Checked by: PC

Drawing Title:
SIDEWALK AND PAVING DETAILS

L1.3



OCEAN GATEWAY GARAGE

December 07, 2006



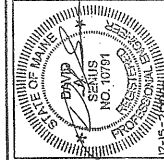
OCEAN GATEWAY GARAGE

December 07, 2006

A.H.A.

THE LONGFELLOW

WOODARD & CURRAN
Engineering · Science · Operations
PORTLAND, MAINE 800-426-4262



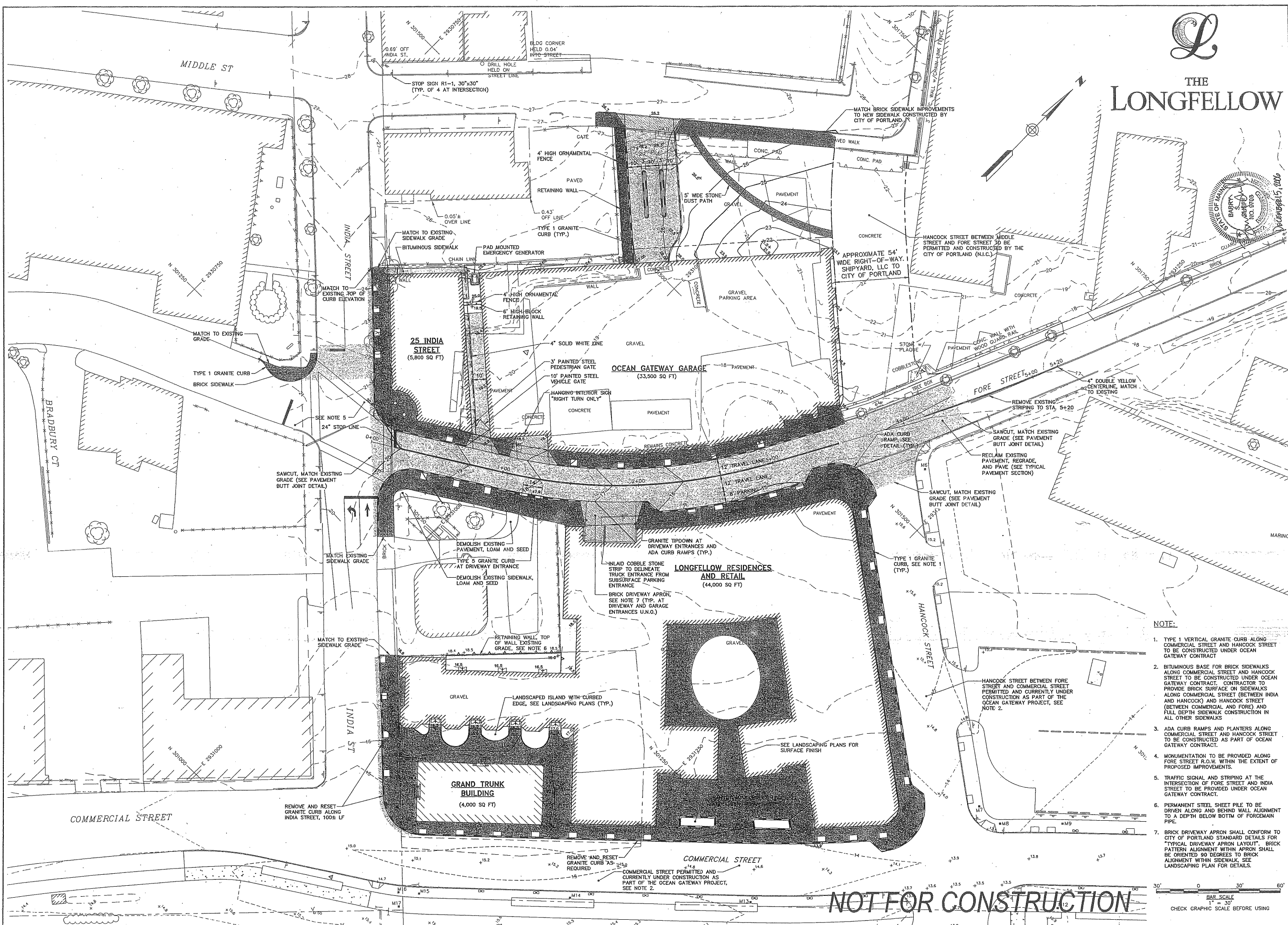
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3	CITY SITE PLAN - BLDG FOOTPRINTS/GRADING	12/15/06	JBC	DAS	BSS
2	CITY SITE PLAN - C. O. A. (UPDATED)	11/22/06	JBC	DAS	BSS
1	CITY SITE PLAN - CONDITION OF APPROVAL	11/14/06	JBC	DAS	BSS

SITE PLAN

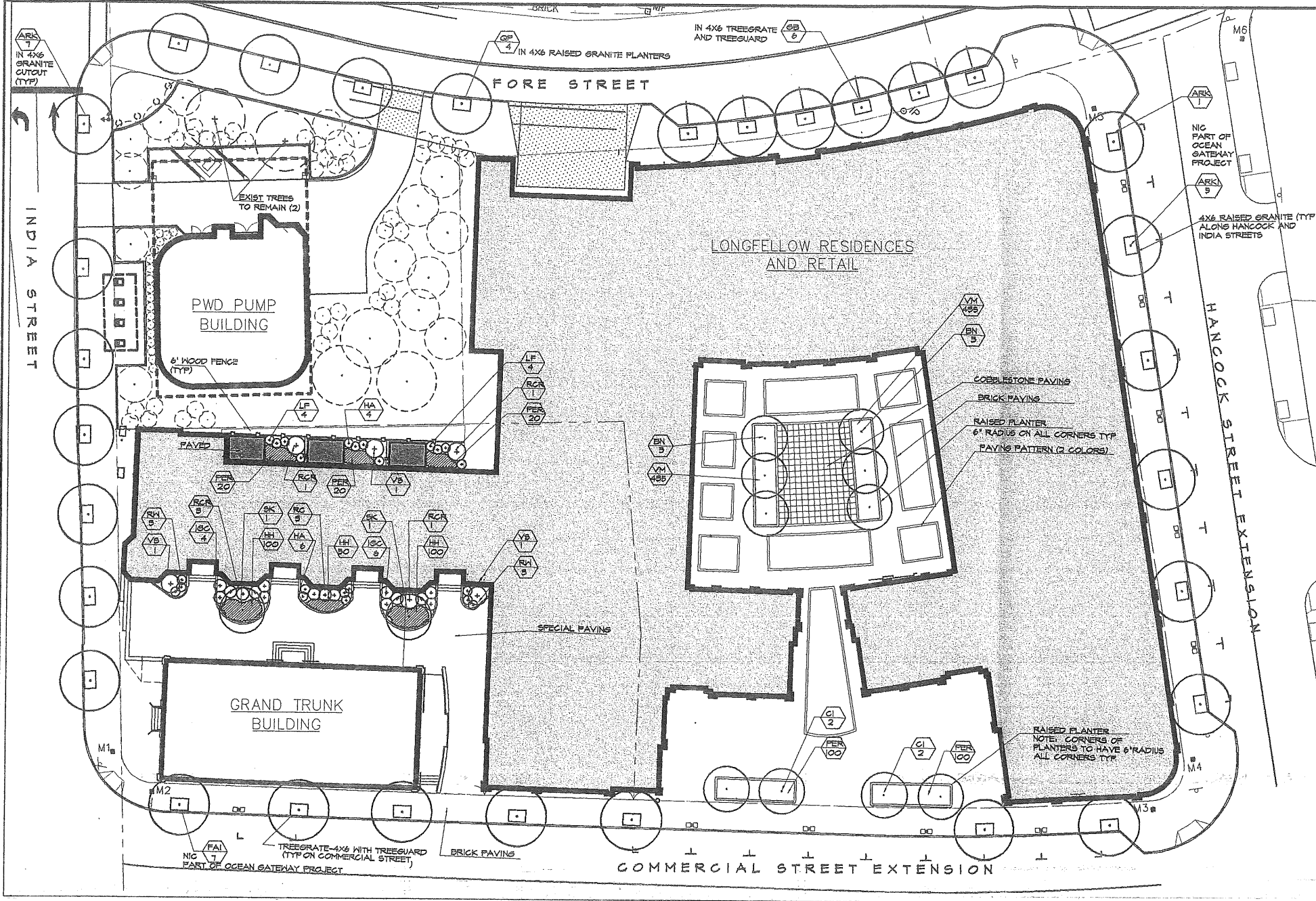
RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, ME 04101

THE LONGFELLOW AT OCEAN GATEWAY

JOB NO.: 203555.05
DATE: SEPTEMBER 2006
SCALE: 1" = 30'
SHEET: OF
C200

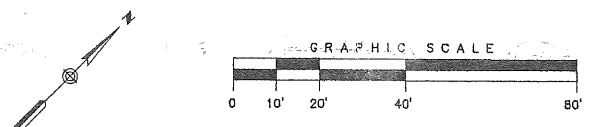


- NOTE:**
- TYPE 1 VERTICAL GRANITE CURB ALONG COMMERCIAL STREET AND HANCOCK STREET TO BE CONSTRUCTED UNDER OCEAN GATEWAY CONTRACT.
 - BITUMINOUS BASE FOR BRICK SIDEWALKS ALONG COMMERCIAL STREET AND HANCOCK STREET TO BE CONSTRUCTED UNDER OCEAN GATEWAY CONTRACT. CONTRACTOR TO PROVIDE BRICK SURFACE ON SIDEWALKS ALONG COMMERCIAL STREET (BETWEEN INDIA AND HANCOCK) AND HANCOCK STREET (BETWEEN COMMERCIAL AND FORE) AND FULL DEPTH SIDEWALK CONSTRUCTION IN ALL OTHER SIDEWALKS.
 - ADA CURB RAMPS AND PLANTERS ALONG COMMERCIAL STREET AND HANCOCK STREET TO BE CONSTRUCTED AS PART OF OCEAN GATEWAY CONTRACT.
 - MONUMENTATION TO BE PROVIDED ALONG FORE STREET R.O.W. WITHIN THE EXTENT OF PROPOSED IMPROVEMENTS.
 - TRAFFIC SIGNAL AND STRIPING AT THE INTERSECTION OF FORE STREET AND INDIA STREET TO BE PROVIDED UNDER OCEAN GATEWAY CONTRACT.
 - PERMANENT STEEL SHEET PILE TO BE DRIVEN ALONG AND BEHIND WALL ALIGNMENT TO A DEPTH BELOW BOTTOM OF FORCEMAIN PIPE.
 - BRICK DRIVEWAY APRON SHALL CONFORM TO CITY OF PORTLAND STANDARD DETAILS FOR "TYPICAL DRIVEWAY APRON LAYOUT". BRICK PATTERN ALIGNMENT WITHIN APRON SHALL BE ORIENTED 90 DEGREES TO BRICK ALIGNMENT WITHIN SIDEWALK. SEE LANDSCAPING PLAN FOR DETAILS.

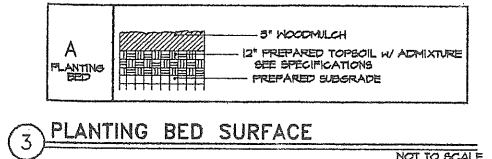
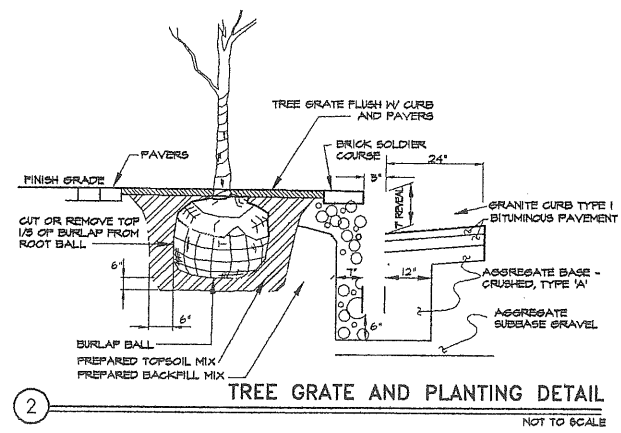
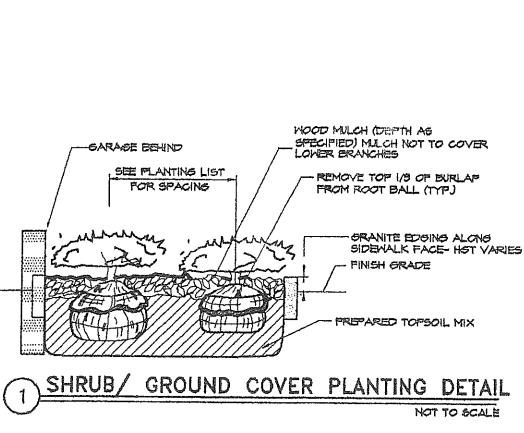


PLANT SCHEDULE

QUANTITY	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE	CONDITION	REMARKS
LI	WG				
TREES					
8	-	ARK ACER RUBRUM 'KARFICK' KARFICK RED MAPLE	5'	B4B	
-	8	ARK ACER RUBRUM 'KARFICK' KARFICK RED MAPLE	5'	B4B	PART OF OS PROJECT
6	-	BH BETULA NIGRA 'HERITAGE' RIVER BIRCH	12-14' CLMP	B4B	CLUMP FORM
4	-	CI CRATAEGUS CRUSSGALLI 'INERMIS' COCKSPUR THORNLESS	2.5'	B4B	
-	7	FAI FRAXINUS A. 'SUMMIT' SUMMIT ASH (OS)	3.5'	NG	PART OF OS PROJECT
8	-	GB GINKGO BILOBA 'MAYAN' MAIDENHAIR TREE	3.5'	B4B	
8	-	GP QUERCUS PALUSTRIS PIN OAK	3.5'	B4B	
2	-	SK STEPHANIA KOREANA KOREAN STEPHANIA	2.5'	B4B	
SHRUBS					
10	-	HA HYDRANGEA A. 'ANNABELLE' ANNABELLE HYDRANGEA	3-4'	B4B	
10	-	IOC ILEX GLABRA 'COMPACTA' COMPACT INKBERY	3-4'	B4B	
8	-	LF LEBEGOTHIE FONTAINESIANA 'COMPACTA' COMPACT DROOPING LEOGOTHOE	18	CONT	
5	-	RC RHODODENDRON 'CHICONIDES' CHICONIDES RHODY	24-30"	B4B	
6	-	RGR RHODODENDRON C. 'ENGLISH ROSEUM' ENGLISH ROSEUM RHODY	3-3.5'	B4B	
8	-	RH RHODODENDRON HILSONII HILSON'S RHODY	45	CONT	
5	-	VS VIBURNUM T. 'SHASTA' SHASTA VIBURNUM	3-3.5'	B4B	
GROUND COVERS					
250	-	HH HEDERA HELIX 'BALTICA' BALTIC IVY	11	CONT	5' OC
260	-	PER MIXED PERENNIALS/ ANNUALS	11	CONT	BY OWNER
870	-	VM VINCA MINOR PERIWINKLE	11	CONT	5' OC



- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES PRIOR TO COMMENCING DIGGING OPERATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVINGS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL FURNISH AND PLACE 12" OF LOAM UNDER ALL SHRUB BEDS, 50" IN ALL TREE PITS, AND 6" IN ALL LAWN AREAS. COORDINATE ALL SUBGRADE PREPARATION PRIOR TO PLACING LOAM.
 - ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK', BY THE AMERICAN NURSERYMAN'S ASSOCIATION, LATEST EDITION.
 - ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES, INCLUDING PROPER BED PREPARATION, SOIL MIX, PRUNING, STAKING, WRAPPING, AND OTHER MAINTENANCE UNTIL ACCEPTED BY THE OWNER.
 - ALL GRASS, DEBRIS, AND OTHER EXTRANEUS MATERIALS SHALL BE REMOVED FROM THE PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
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 - CONTRACTOR SHALL SUPPLY QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK INDICATED ON THE PLAN. ANY DISCREPANCY BETWEEN THE PLANT LIST AND PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
 - NO LANDSCAPING SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - PLANTING SOIL MIX FOR PERENNIAL, ANNUAL, OR GROUND COVER BEDS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS COMPOST, AND ONE PART PERLITE. ROTOTILL TO A DEPTH OF 6" MINIMUM.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 3" MINIMUM OF CLEAN, SHREDDED, ASID, DARK BARK MULCH.
 - LANDSCAPE PLAN REPRESENTS APPROXIMATELY 12 TREES TO BE PLANTED ALONG COMMERCIAL AND HANCOCK STREETS WHICH ARE PART OF THE OCEAN GATEWAY PROJECT. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE TREES TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE.
 - THIS PLAN REPRESENTS A CONCEPTUAL SITE PLAN FOR THE PORTLAND WATER DISTRICT PARCEL WHICH HAS NOT BEEN APPROVED AT THIS TIME.
 - TREESGATES WILL BE INSTALLED WITH TREESGUARDS TO BE SUPPLIED BY CITY OF PORTLAND PARKS AND RECREATION DEPARTMENT.



THE
LONGFELLOW

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SITE ENGINEER:
WOODARD AND CURRAN, INC.
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LANDSCAPE ARCHITECT:
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phone 207-112-1552

Job No: -
Date: MARCH 7, 2001
Scale: 1" = 20'-0"
Drawn by: GH/PC
Checked by: PC

Drawing Title:
LANDSCAPE PLAN SOUTH

L1.1

A.H. C.2



OCEAN GATEWAY PARKING GARAGE
MIDDLE STREET
PORTLAND, ME

RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, ME 04101

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phone: 781-261-2224

SITE ENGINEER:
WOODARD AND CURRAN, INC.
4 HUCHINS DRIVE
PORTLAND, ME 04102
phone: 207-714-2182

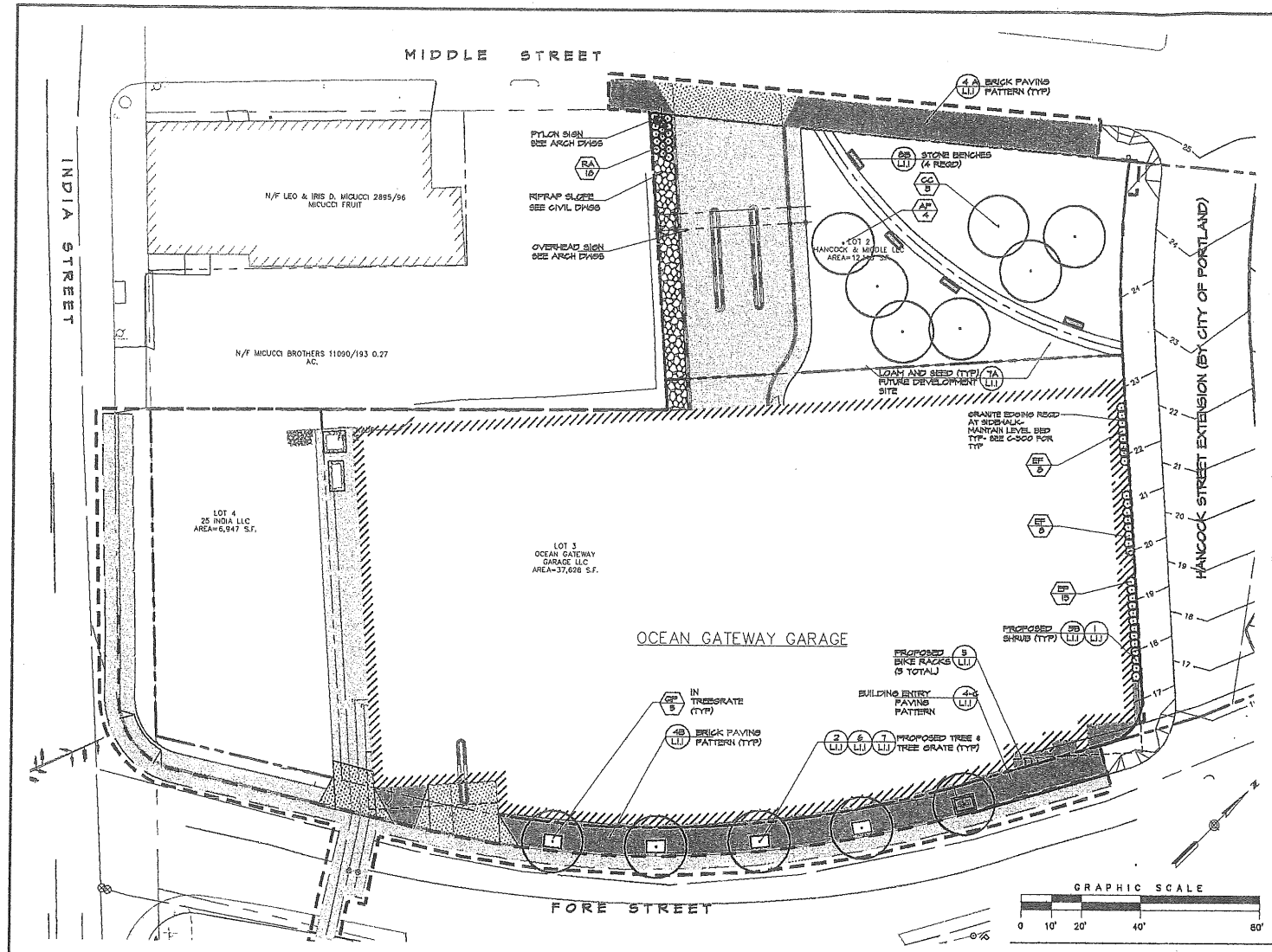
LANDSCAPE ARCHITECT:
CARROLL ASSOCIATES
75 MARKET STREET
PORTLAND, ME 04101
phone: 207-112-8552

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Drawing Title:
LANDSCAPE PLAN & PAVING DETAILS

L1.1

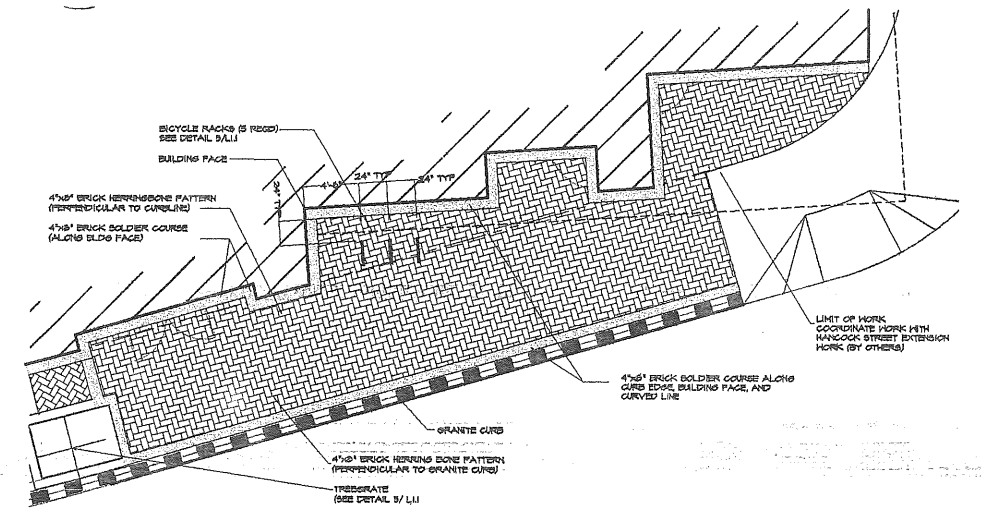
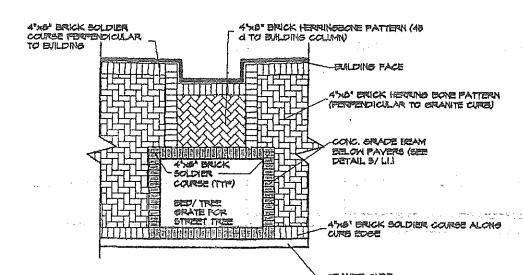
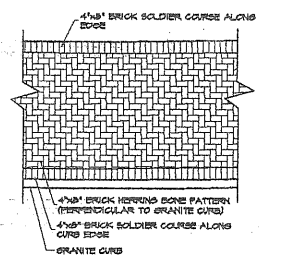
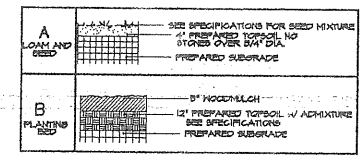
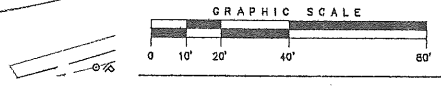
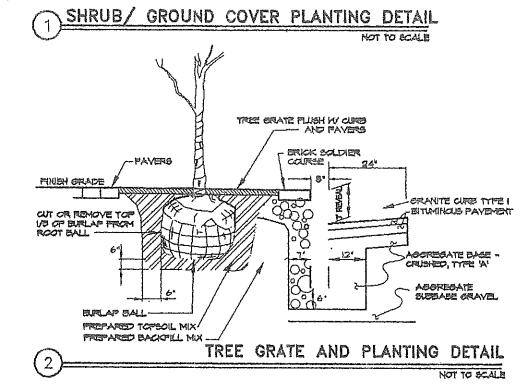
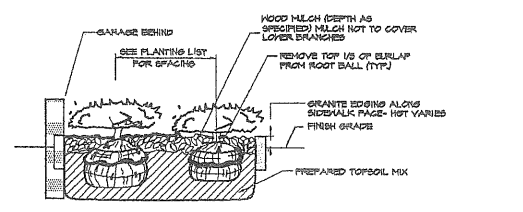
CONSTRUCTION SET



PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	CONDITION
112	LI2			
8	CC	CORYLUS COLUMNA TURKISH PILEBERT	28" GAL	B1B
4	AP	ACER FRIEDEMANNI FRIEDEMANN MAPLE	28" GAL	B1B
5	OP	OLEA EUROPAEA PIN OAK	48" GAL	B1B
24	EP	ERODIUM PORTENSE PORTUGUESE BURNING	18-24"	CONT
18	RA	TRIS ARISTATA LOW-GROW LOW GROUND SNAKE	18-24"	CONT

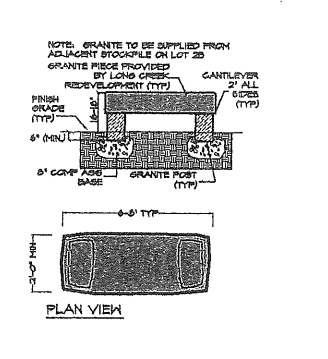
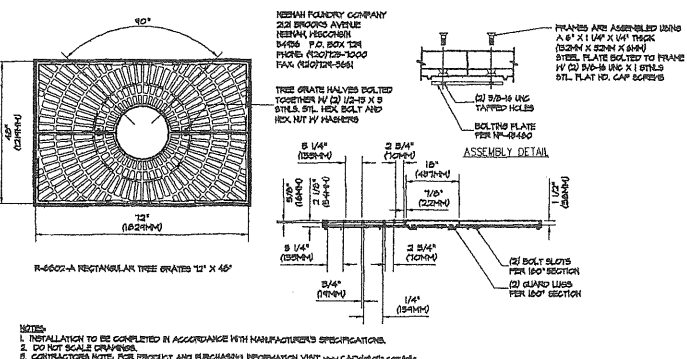
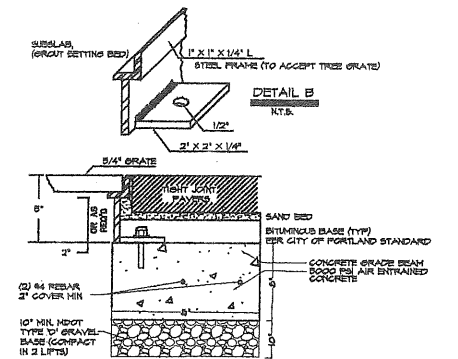
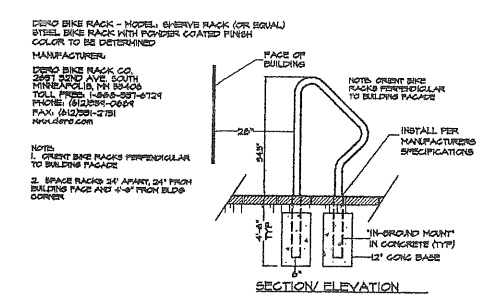
- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES PRIOR TO COMMENCING DIGGING OPERATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, HALFS, PAVING, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL FURNISH AND PLACE 12" OF LOAM UNDER ALL SHRUB BEDS, 50" IN ALL TREE PITS, AND 6" IN ALL LAWN AREAS. COORDINATE ALL SUBGRADE PREPARATION PRIOR TO PLACING LOAM.
 - ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN NURSERYMANS ASSOCIATION LATEST EDITION.
 - ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES, INCLUDING PROPER BED PREPARATION, SOIL MIX, FERTILIZING, STAKING, WRAPPING, AND OTHER MAINTENANCE UNTIL ACCEPTED BY THE OWNER.
 - ALL GRASS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS SHALL BE REMOVED FROM THE PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - ALL PLANTS SHALL BE LOCATED IN ACCORDANCE WITH THE PLANS. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - CONTRACTOR SHALL SUPPLY QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK INDICATED ON THE PLAN. ANY DISCREPANCY BETWEEN THE PLANT LIST AND PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL COMPENSATION.
 - NO LANDSCAPING SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - PLANTING SOIL MIX FOR PERENNIAL, ANNUAL, OR GROUND COVER BEDS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS COMPOST, AND ONE PART PERLITE. ROTOTILL TO A DEPTH OF 8" MINIMUM.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 3" MINIMUM OF CLEAN, UNWEEDS, ASKED, DARK BARK MULCH.



3 SCHEDULE OF SURFACES / DETAIL
NOT TO SCALE

4 TYPICAL SIDEWALK PAVING PATTERNS
NOT TO SCALE

C PAVERS AT BUILDING ENTRY





THE LONGFELLOW

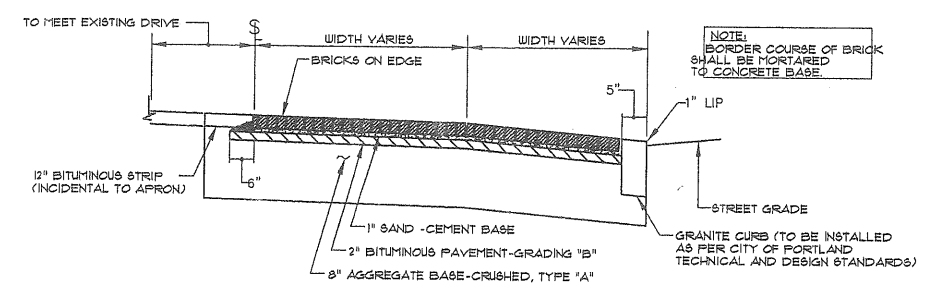
ARCHITECT:
THE ARCHITECTURAL TEAM
50 Conant's Way
Chelsea, MA 02150
Phone: 617-831-1402
Fax: 617-864-1321
Web: www.architecturalteam.com

CONSULTANTS:
STRUCTURAL ENGINEER:
SINON DESIGN ENGINEERING
44 WASHINGTON ST
WELLESLEY, MA 02181
Phone: 781-251-2222
SITE ENGINEER:
WOODARD AND CURRAN, INC.
8 HUGHES DRIVE
PORTLAND, ME 04102
Phone: 207-774-2112
LANDSCAPE ARCHITECT:
CARROLL ASSOCIATES
15 MARKET STREET
PORTLAND, ME 04101
Phone: 207-772-1552

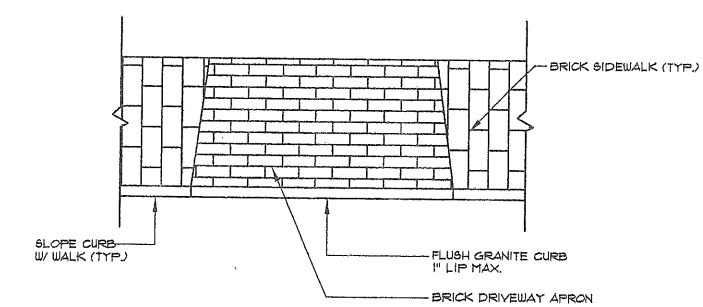
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Date: MARCH 1, 2007
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Checked by: PC

Drawing Title:
DETAILS

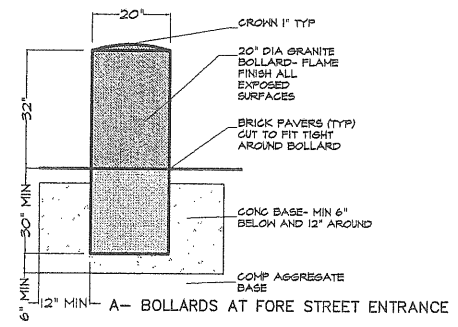
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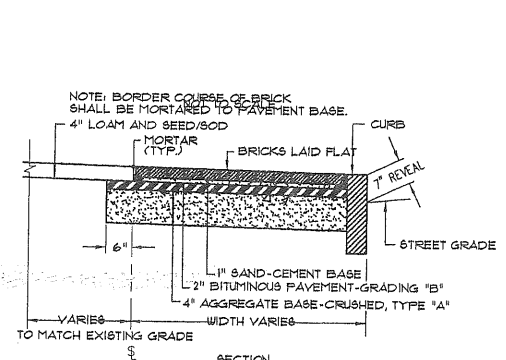
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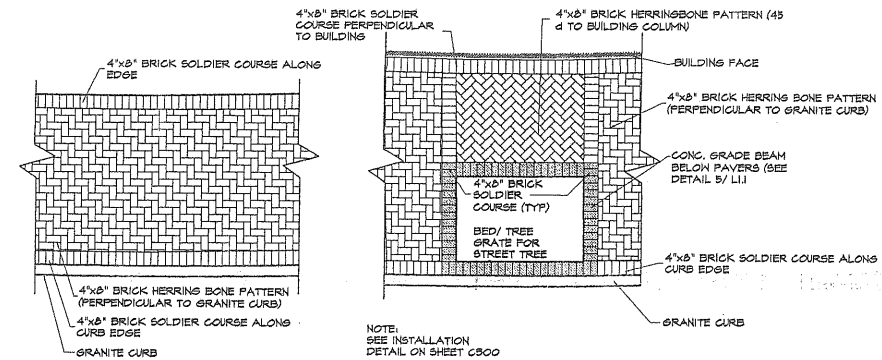
2 BRICK DRIVEWAY APRON W/ GRANITE CURB
NOT TO SCALE



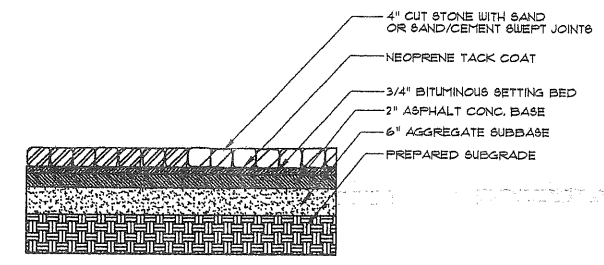
5 GRANITE BOLLARD
NOT TO SCALE



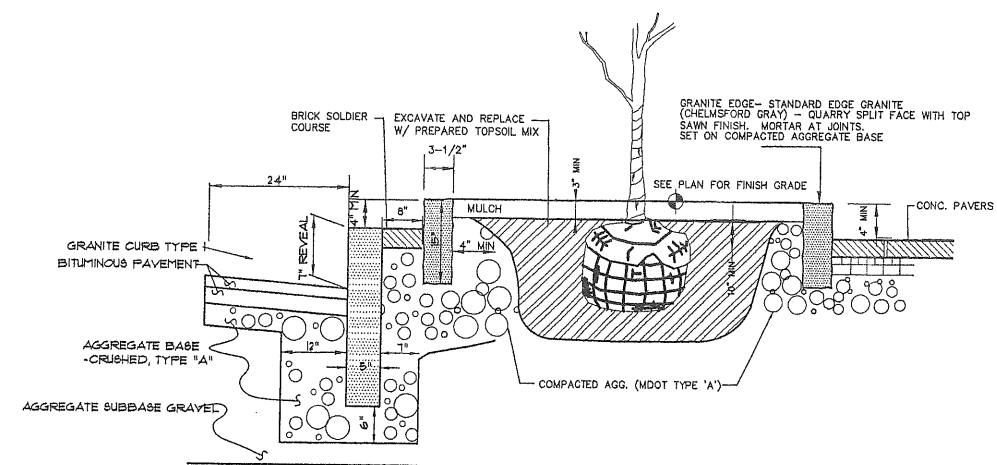
3 BRICK SIDEWALK DETAIL - NO ESPLANADE
NOT TO SCALE



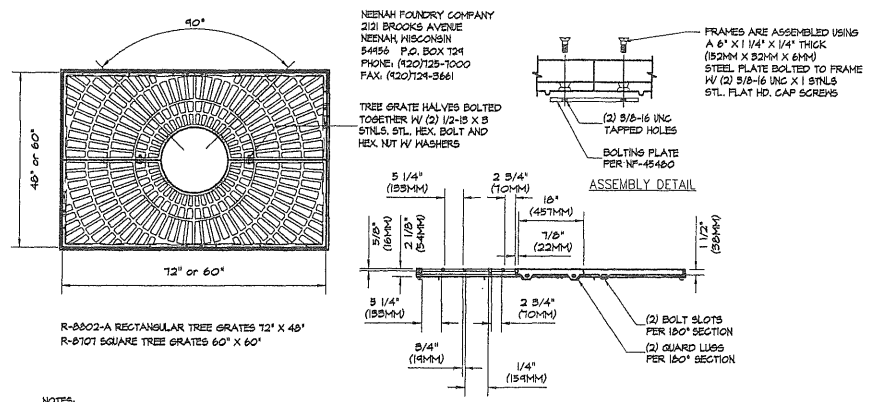
6 PAVING PATTERN AT STREET
NOT TO SCALE



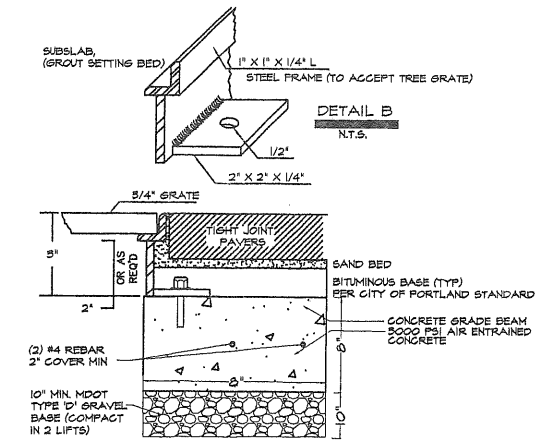
8 COBBLE STONE PAVERS WITH BITUMINOUS SETTING BED ON ASPHALT BASE-LIGHT DUTY
NOT TO SCALE



4 TREE CUTOUT DETAIL
NOT TO SCALE



7 TREE GRATE DETAIL
NOT TO SCALE



9 TREE GRATE FRAME ANCHORING DETAIL
NOT TO SCALE

NEENAH FOUNDRY COMPANY
2121 BROOKS AVENUE
NEENAH, WISCONSIN
54956 P.O. BOX 124
PHONE: (920)725-1000
FAX: (920)724-5661

FRAMES ARE ASSEMBLED USING
A 6\"/>

TREE GRATE HALVES BOLTED
TOGETHER W/ (2) 1/2\"/>

R-8802-A RECTANGULAR TREE GRATES 12\"/>

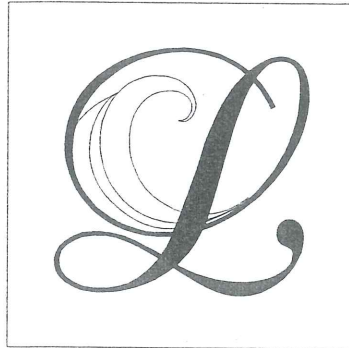
R-8101 SQUARE TREE GRATES 60\"/>

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR'S NOTE FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 011-006B.

1\"/>

10\"/>

A.H.D



THE LONGFELLOW / RESIDENCES AND RETAIL

PORTLAND, ME
RIVERWALK LLC

The
Architectural
Team, Inc.

50 Commandant's Way
At Admiral's Hill
Chelsea, MA 02150
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Facsimile: (617) 884-4329
www.architecturalteam.com
Design Development

RESIDENTIAL CONDOMINIUMS

	1ST	2ND	3RD	4TH	5TH	6TH	TOT.
STUDIO UNITS	0	3	1	0	1	1	1
1 BEDROOM	0	4	10	10	5	6	35
2 BEDROOMS	4	13	14	15	14	18	78
3 BEDROOMS	0	2	2	3	2	2	11
PROJECT TOTAL	4	22	27	28	22	27	130

T11 COVER SHEET

AP1 GARAGE FLOOR PLAN
AP2 STREET LEVEL PLAN
AP3 FOURTH FLOOR PLAN
AP3 ROOF LEVEL PLAN

ELEV-910 ELEVATIONS 1
ELEV-911 ELEVATIONS 2
ELEV-912 ELEVATIONS 3
ELEV-913 ELEVATIONS 4
ELEV-914 ELEVATIONS 5
ELEV-915 ELEVATIONS 6
ELEV-916 ELEVATIONS 7
ELEV-917 ELEVATIONS 8

ARTISTS RENDERING 1
ARTISTS RENDERING 2
ARTISTS RENDERING 3
ARTISTS RENDERING 4
ARTISTS RENDERING 5

RETAIL CONDOMINIUMS

STREET LEVEL RETAIL	
GRAND TRUNK BUILDING	2,900 SF
PROPOSED RESTAURANT	7,550 SF
PROPOSED COMMERCIAL / RETAIL 1 THRU 5	16,180 SF
PROJECT TOTAL	26,630 SF

GROSS SQUARE FOOTAGE	
GARAGE LEVEL	- 47,268 GSF
STREET LEVEL	- 47,275 GSF
SECOND FLOOR	- 41,610 GSF
THIRD FLOOR	- 40,055 GSF
FOURTH FLOOR	- 44,127 GSF
FIFTH FLOOR	- 40,123 GSF
SIXTH FLOOR	- 38,626 GSF
ROOF LEVEL	- 4,795 GSF
BUILDING TOTAL	- 303,879 GSF

Revision:

Architect of Record:

Drawn:

Checked:

Scale:

Key Plan:



Project Name:

Longfellow at
Ocean Gateway

Portland, ME 04102

Sheet Name:

TITLE SHEET

Project No.:

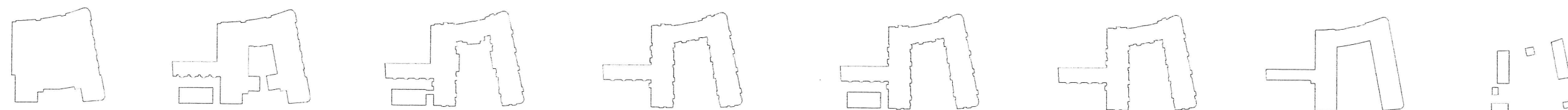
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Issue Date:

February 13, 2007

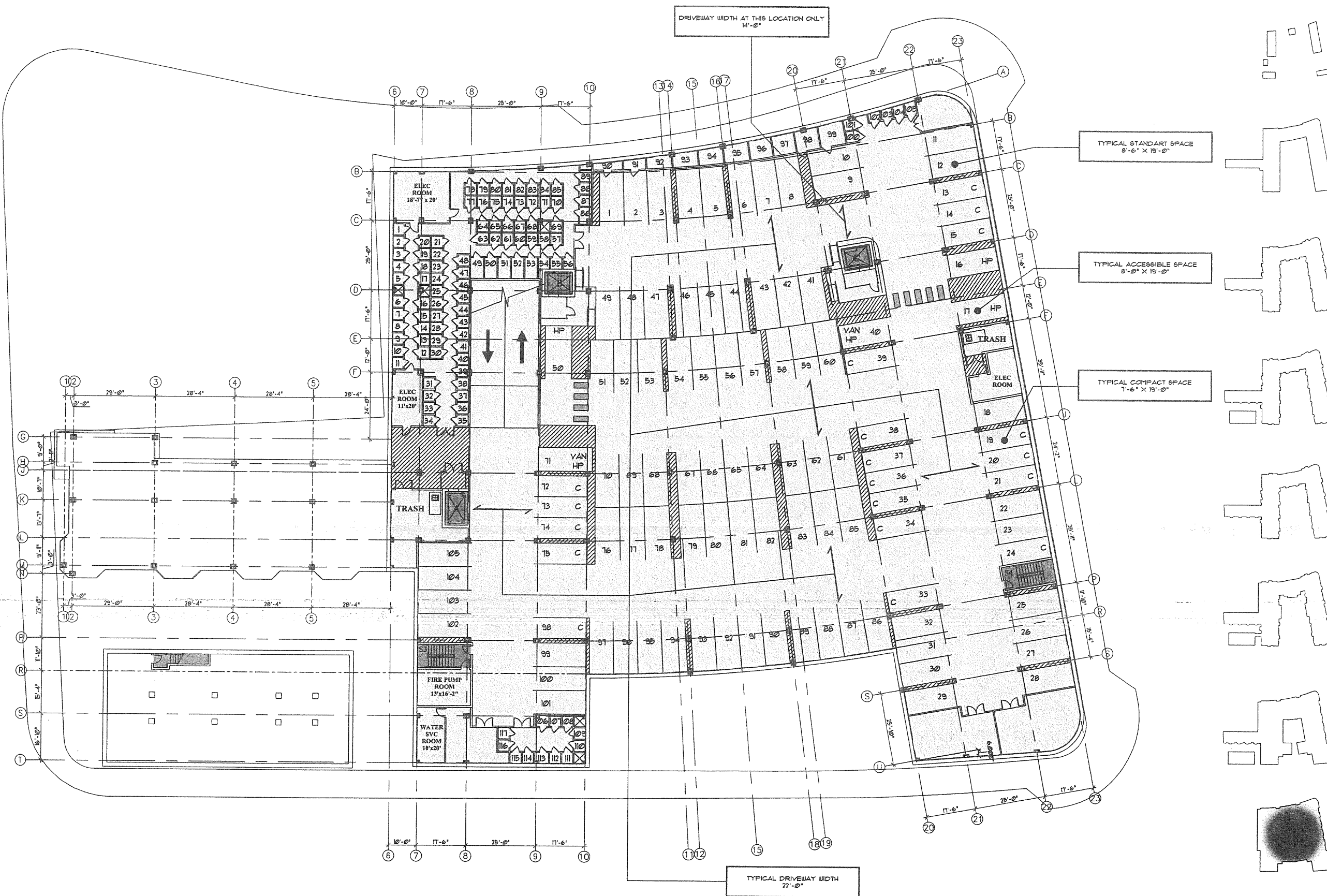
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T1.1



GARAGE LEVEL PLAN

SCALE: 1/16"=1'-0"



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GARAGE
FLOOR
PLAN

Project No.:

2727

Issue Date:

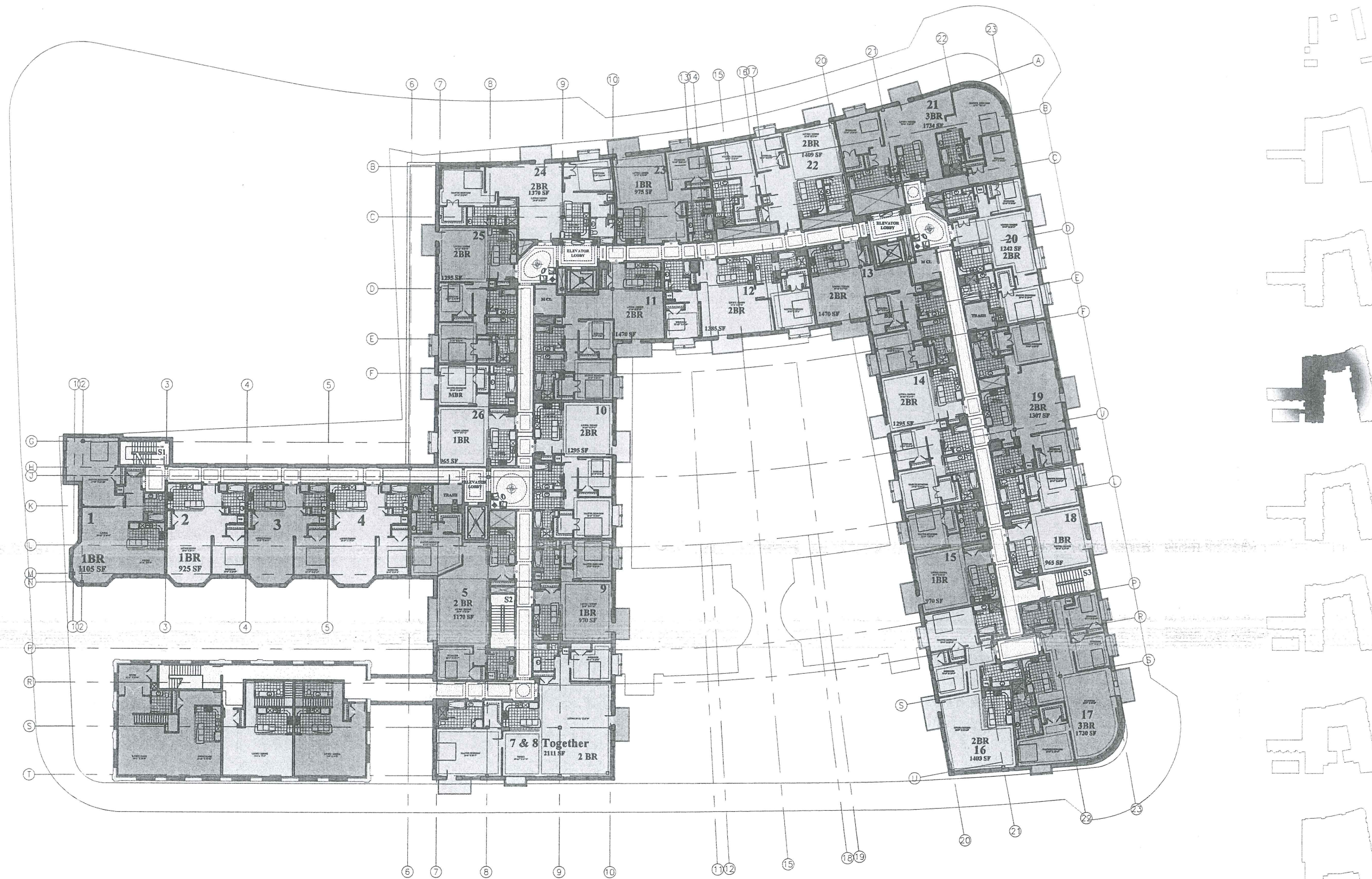
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A-1

FOURTH FLOOR PLAN

SCALE: 1/16"=1'-0"



D3

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Sheet Name:

FOURTH
 FLOOR
 PLAN

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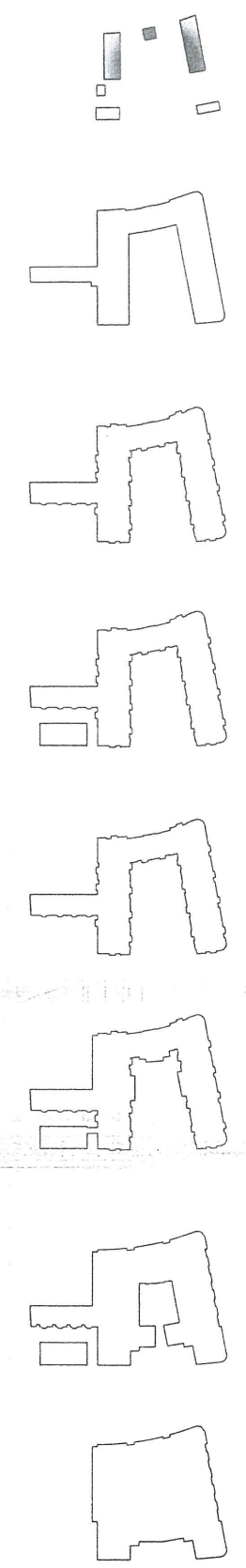
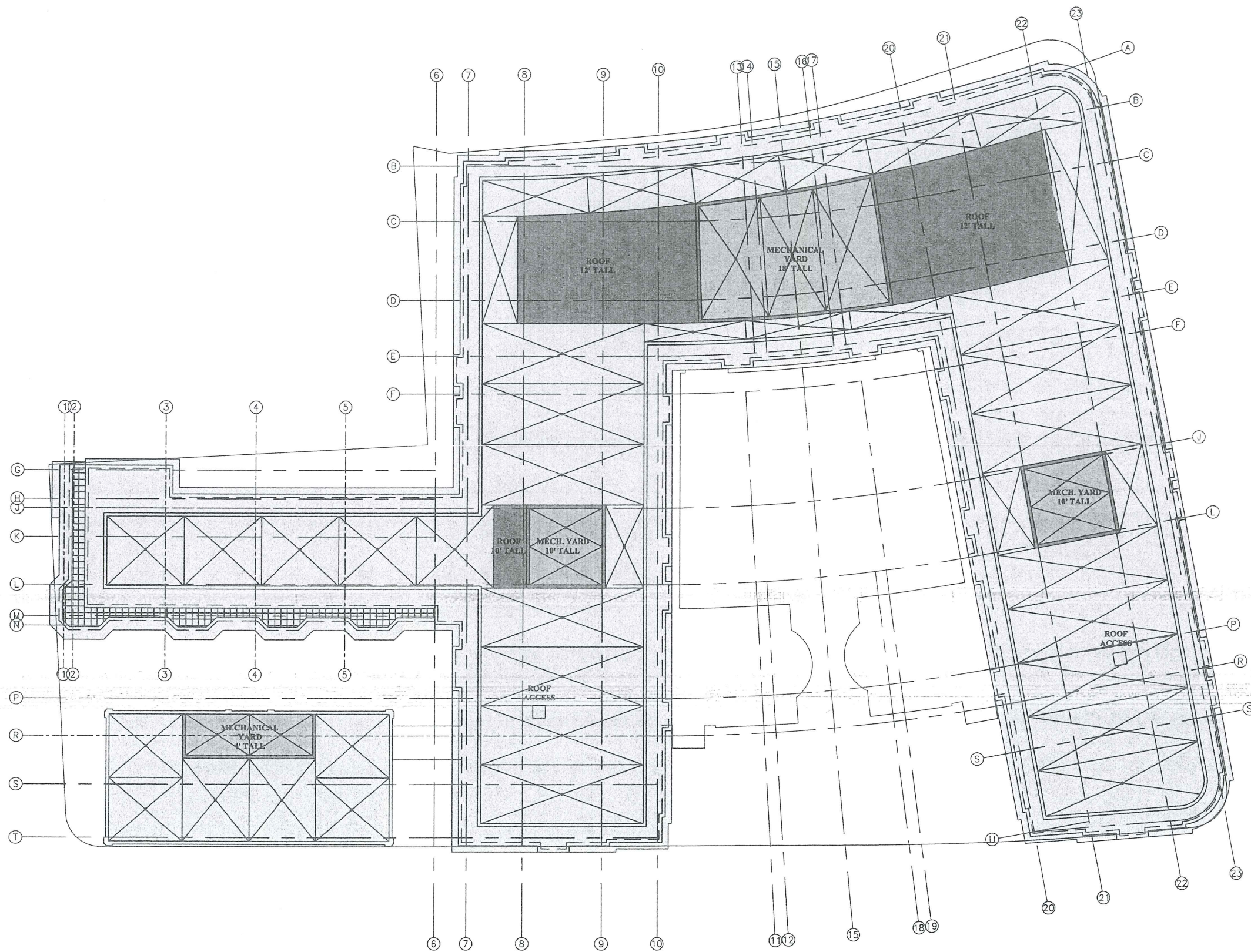
February 13, 2007

Sheet No.:

A-3

ROOF LEVEL PLAN

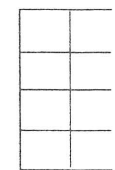
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**ROOF
 PLAN**

Project No.:

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Sheet No.:

A-4

D4

Att. E

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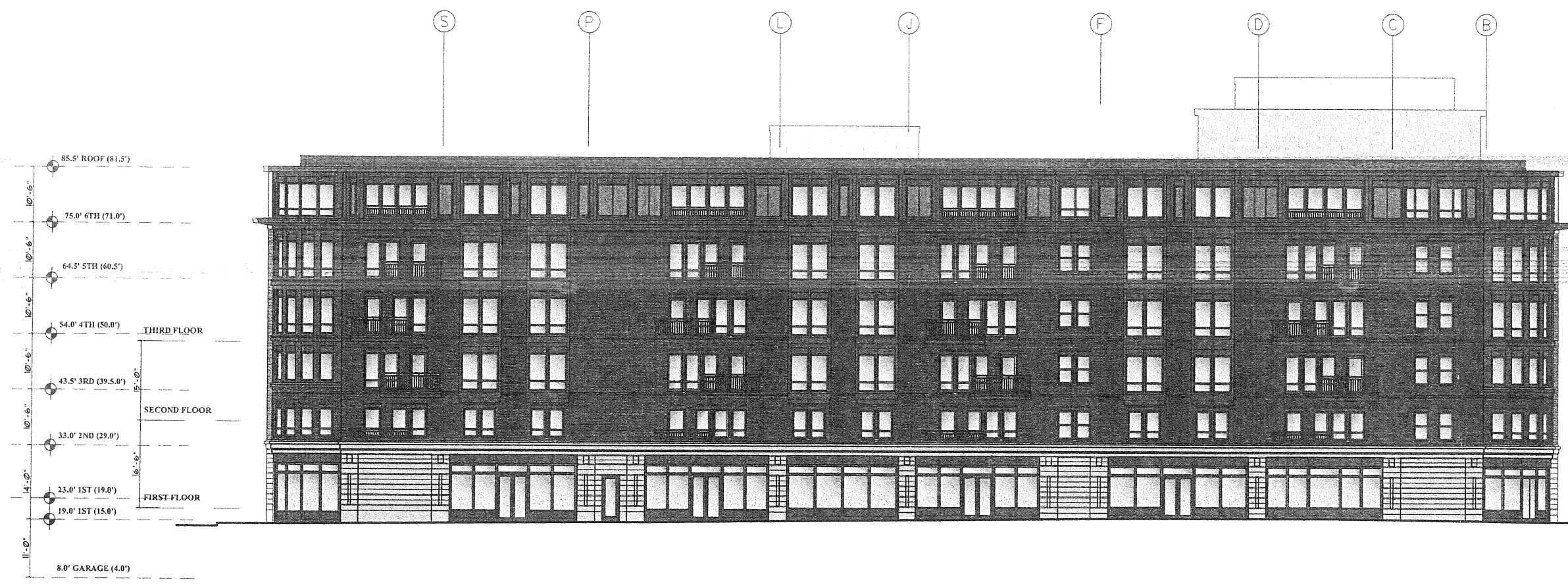
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Portland, ME 04102
Sheet Name:
**ELEVATION
STUDY 1**
Project No.:
2727
Issue Date:
February 13, 2007
Sheet No.:
ELEV-S10



HANCOCK STREET ELEVATION
SCALE: 3/32"=1'-0"



HANCOCK STREET ELEVATION
SCALE: 3/32"=1'-0"

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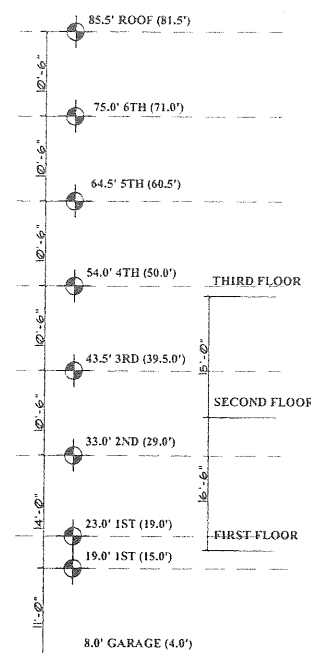
Portland, ME 04102

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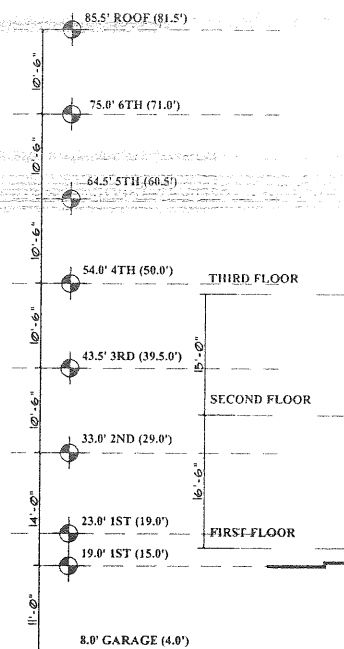
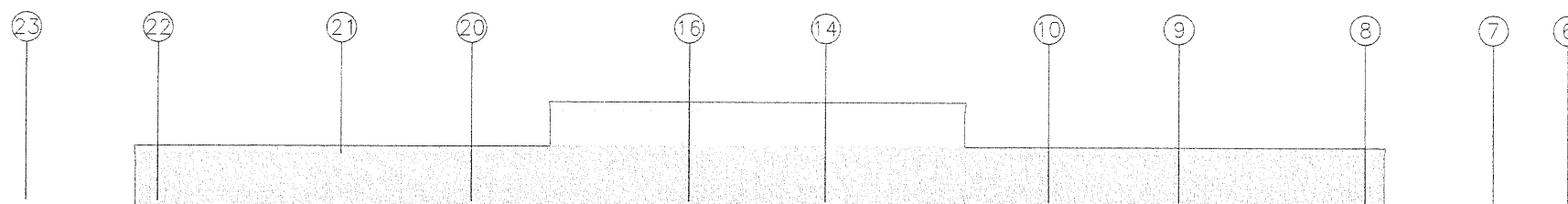
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H FORE STREET ELEVATION
SCALE: 3/32"=1'-0"



H FORE STREET ELEVATION
SCALE: 3/32"=1'-0"

E2

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STUDY 1

Project No.:
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Sheet No.:
ELEV-S12

85.5' ROOF (81.5')
75.0' 6TH (71.0')
64.5' 5TH (60.5')
54.0' 4TH (50.0')
43.5' 3RD (39.5.0')
33.0' 2ND (29.0')
23.0' 1ST (19.0')
19.0' 1ST (15.0')
8.0' GARAGE (4.0')

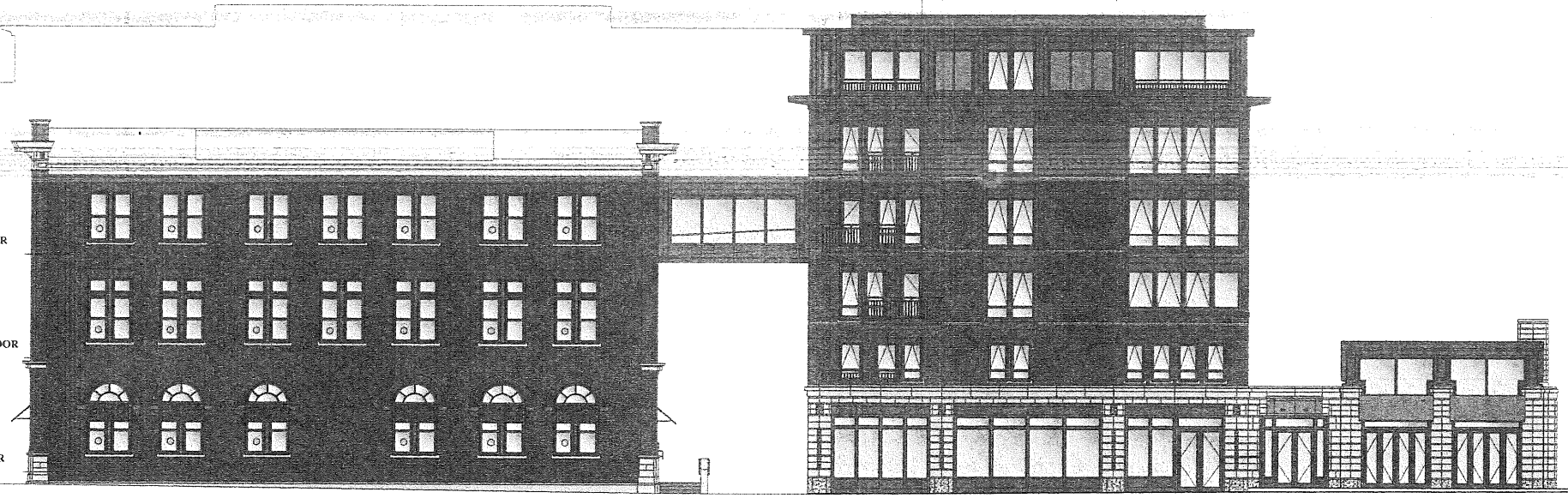


GRAND TRUNK BUILDING
SCALE: 3/32"=1'-0"

THAMES STREET ELEVATION
SCALE: 3/32"=1'-0"

7 8 9 10

85.5' ROOF (81.5')
75.0' 6TH (71.0')
64.5' 5TH (60.5')
54.0' 4TH (50.0')
43.5' 3RD (39.5.0')
33.0' 2ND (29.0')
23.0' 1ST (19.0')
19.0' 1ST (15.0')
8.0' GARAGE (4.0')



GRAND TRUNK BUILDING
SCALE: 3/32"=1'-0"

THAMES STREET ELEVATION
SCALE: 3/32"=1'-0"

E3

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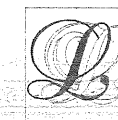
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STUDY I

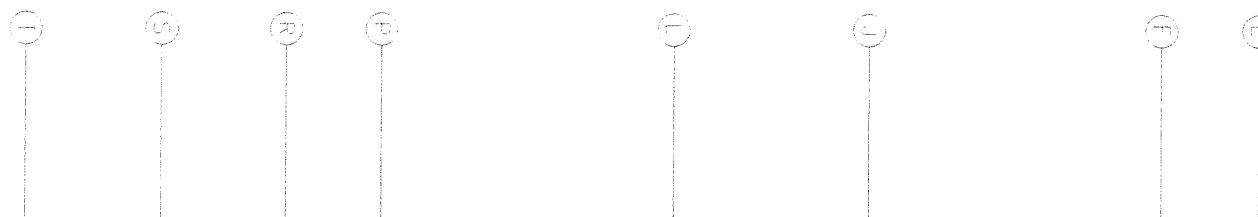
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Sheet No.:
ELEV-S13



COURTYARD WEST ELEVATION
SCALE: 3/32"=1'-0"



COURTYARD WEST ELEVATION
SCALE: 3/32"=1'-0"

E4

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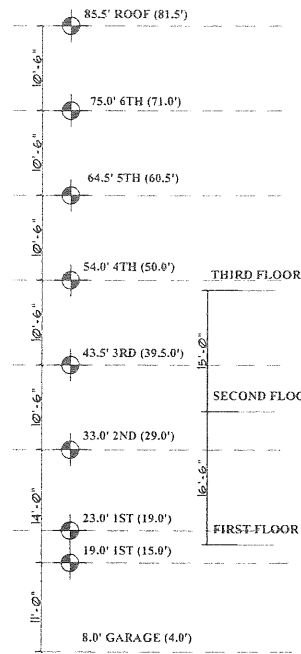
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STUDY 1

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February 13, 2007

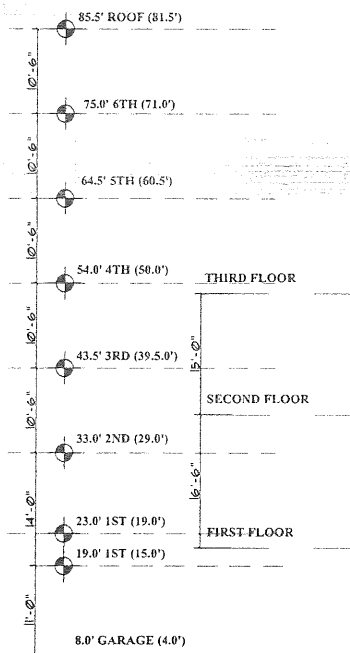
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ELEV-S14



N SCALE: 3/64"=1'-0"



N GRAND TRUNK BUILDING - COURTYARD
SCALE: 3/32"=1'-0"



D COURTYARD ELEVATION
SCALE: 3/32"=1'-0"



D COURTYARD ELEVATION
SCALE: 3/32"=1'-0"

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Sheet Name:

ELEVATION
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Project No.:

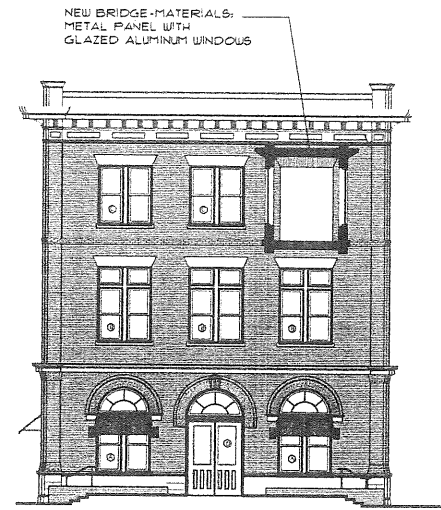
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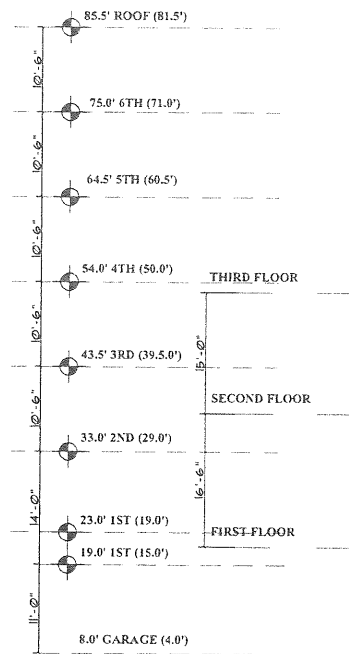
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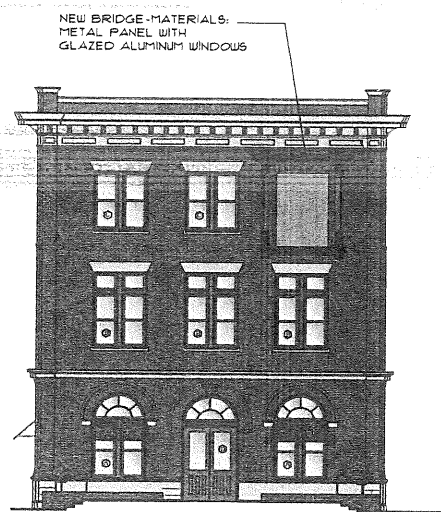
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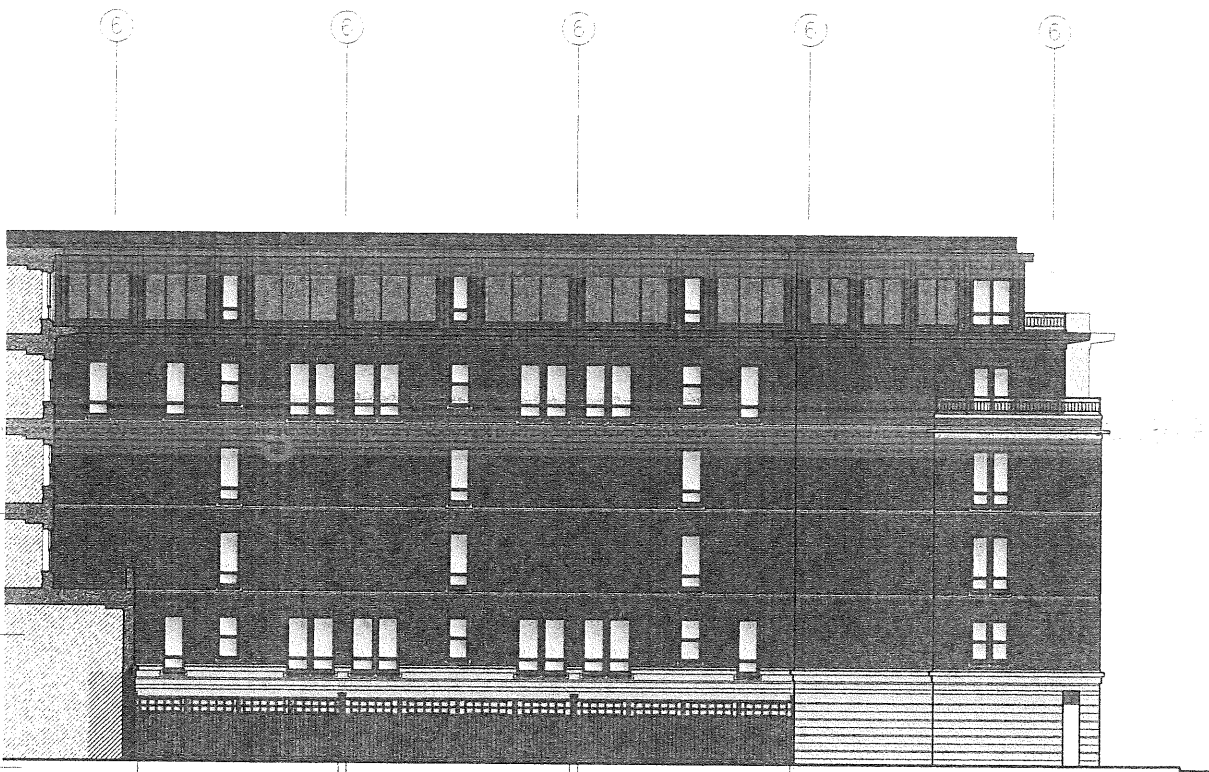
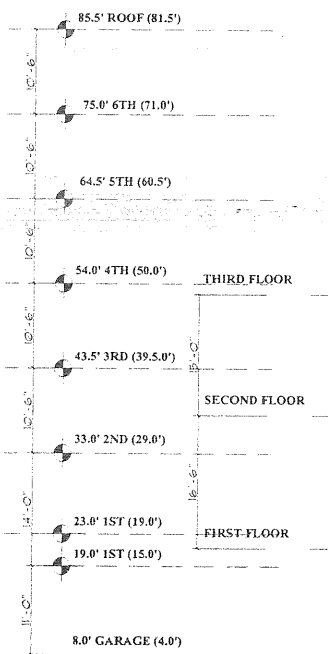
P SCALE: 3/64"=1'-0"



J TOWNHOUSE WING FROM PUMP STATION
 SCALE: 3/32"=1'-0"



P SCALE: 3/64"=1'-0"



J TOWNHOUSE WING FROM PUMP STATION
 SCALE: 3/32"=1'-0"

January 2007 Version