

19-A-1

2007-0091

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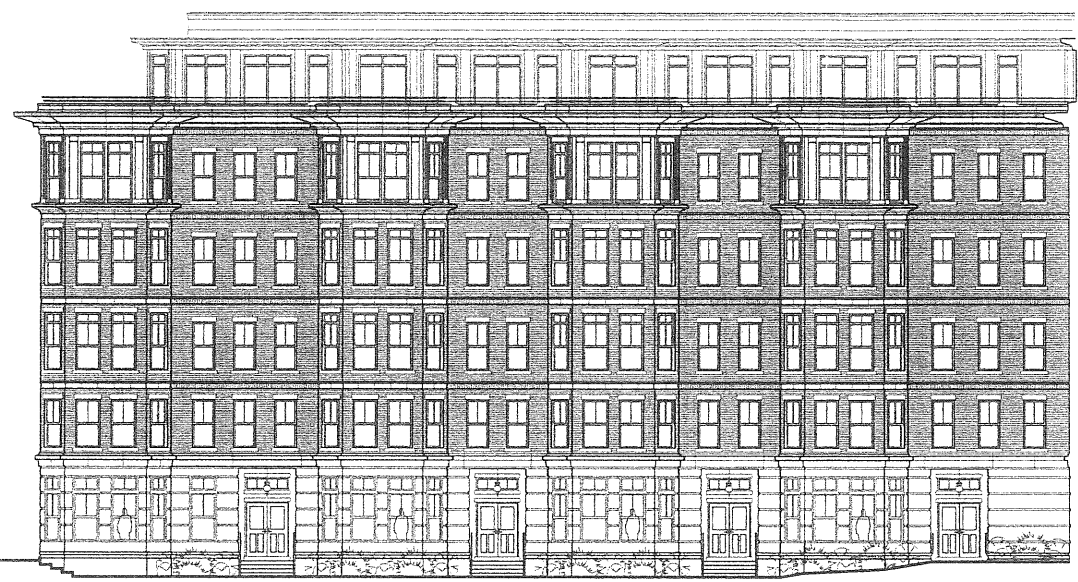
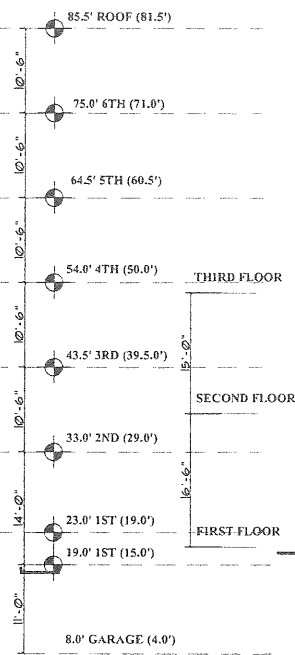
The Longfellow at Ocean Gateway
Plan Amendment

Riverwalk, LLC.

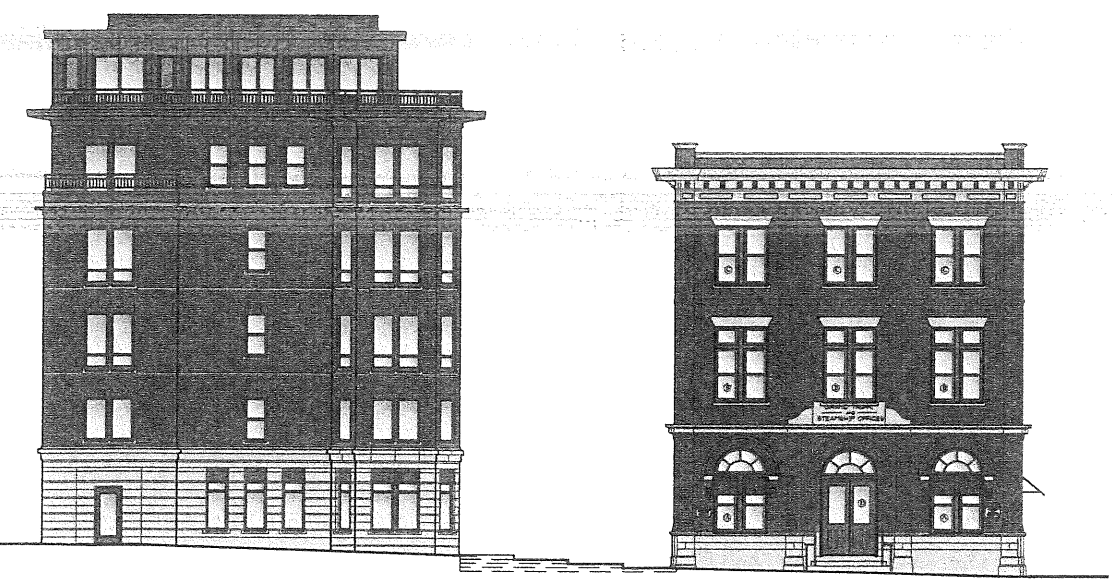
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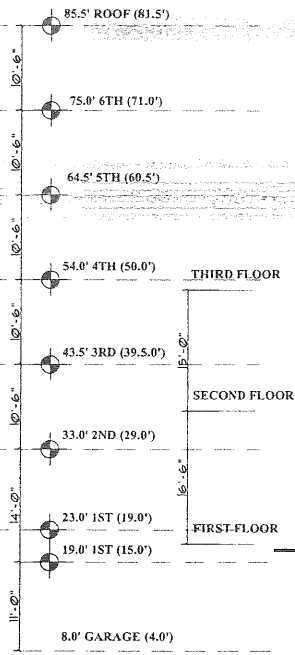
K INDIA STREET ELEVATION
SCALE: 3/32"=1'-0"



L TOWNHOUSE WING ELEVATION
SCALE: 3/32"=1'-0"



K INDIA STREET ELEVATION
SCALE: 3/32"=1'-0" January 2007 Version



L TOWNHOUSE WING ELEVATION
SCALE: 3/32"=1'-0"

The Architectural Team, Inc.

50 Commandant's Way
At Admiral's Hill
Chelsea, MA 02150
Telephone: (617) 889-4402
Facsimile: (617) 884-4329
www.architecturalteam.com
Design Development

Revision: _____

Architect of Record: _____

Drawn: _____
Checked: _____
Scale: _____
Key Plan: _____



Project Name: Longfellow at Ocean Gateway
Portland, ME 04102
Sheet Name: ELEVATION STUDY I
Project No.: 2727
Issue Date: February 13, 2007
Sheet No.: ELEV-S16

E7

The
Architectural
Team, Inc.

50 Commandant's Way
At Admiral's Hill
Chelsea, MA 02150
Telephone: (617) 889-4402
Facsimile: (617) 884-4329
www.architecturalteam.com
Design Development

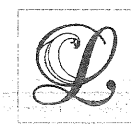
Revision:

Architect of Record:

Drawn:

Checked:

Scale:
Key Plan:



Project Name:

Longfellow at
Ocean Gateway

Portland, ME 04102

Sheet Name:

ELEVATION
STUDY 1

Project No.:

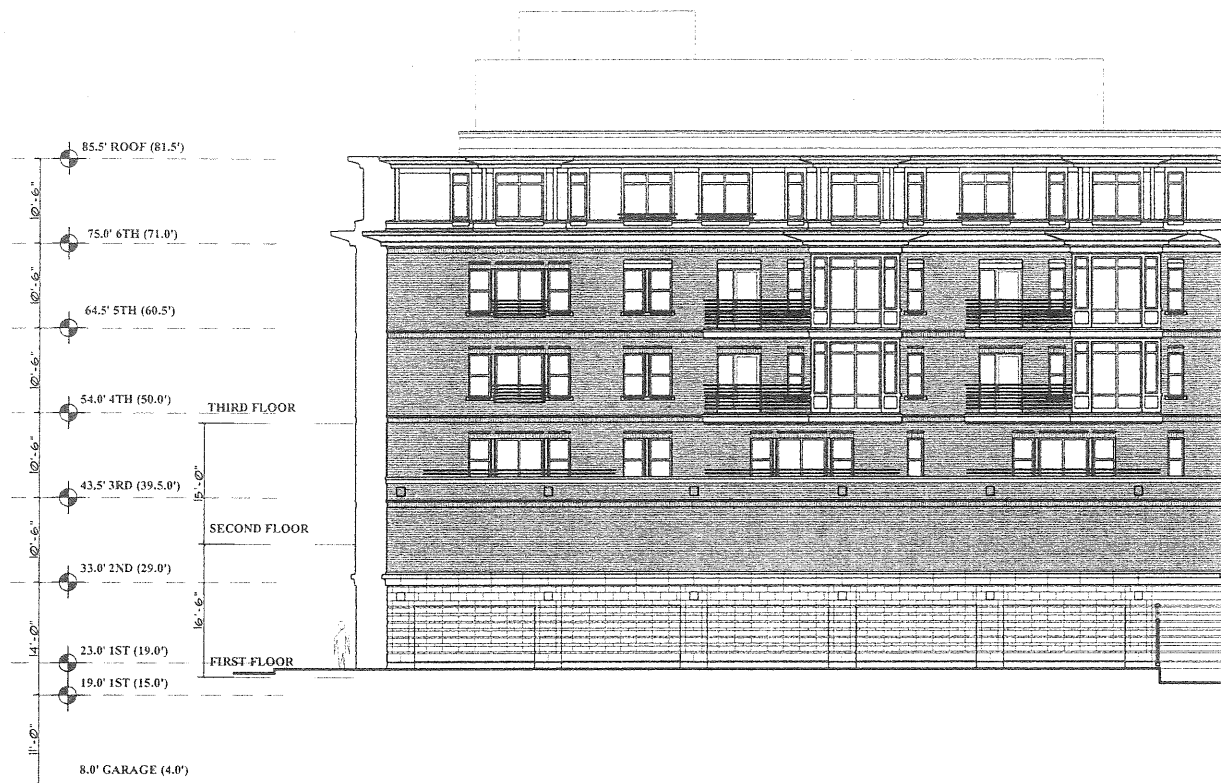
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Issue Date:

February 13, 2007

Sheet No.:

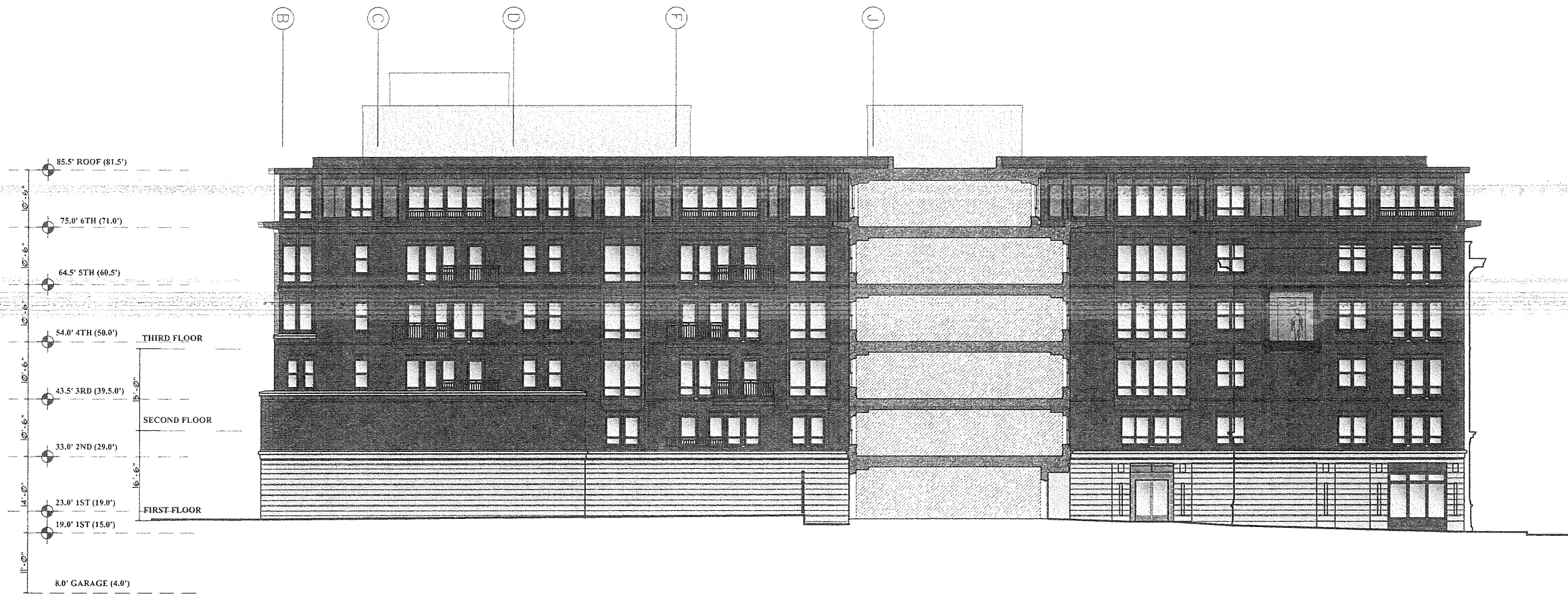
ELEV-S17



I SCALE: 3/32"=1'-0"



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



I WEST ELEVATION FROM PUMP STATION AND GRAD TRUNK BUILDING
SCALE: 3/32"=1'-0"

AH. F

LONGFELLOW AT OCEAN GATEWAY
PORTLAND, ME

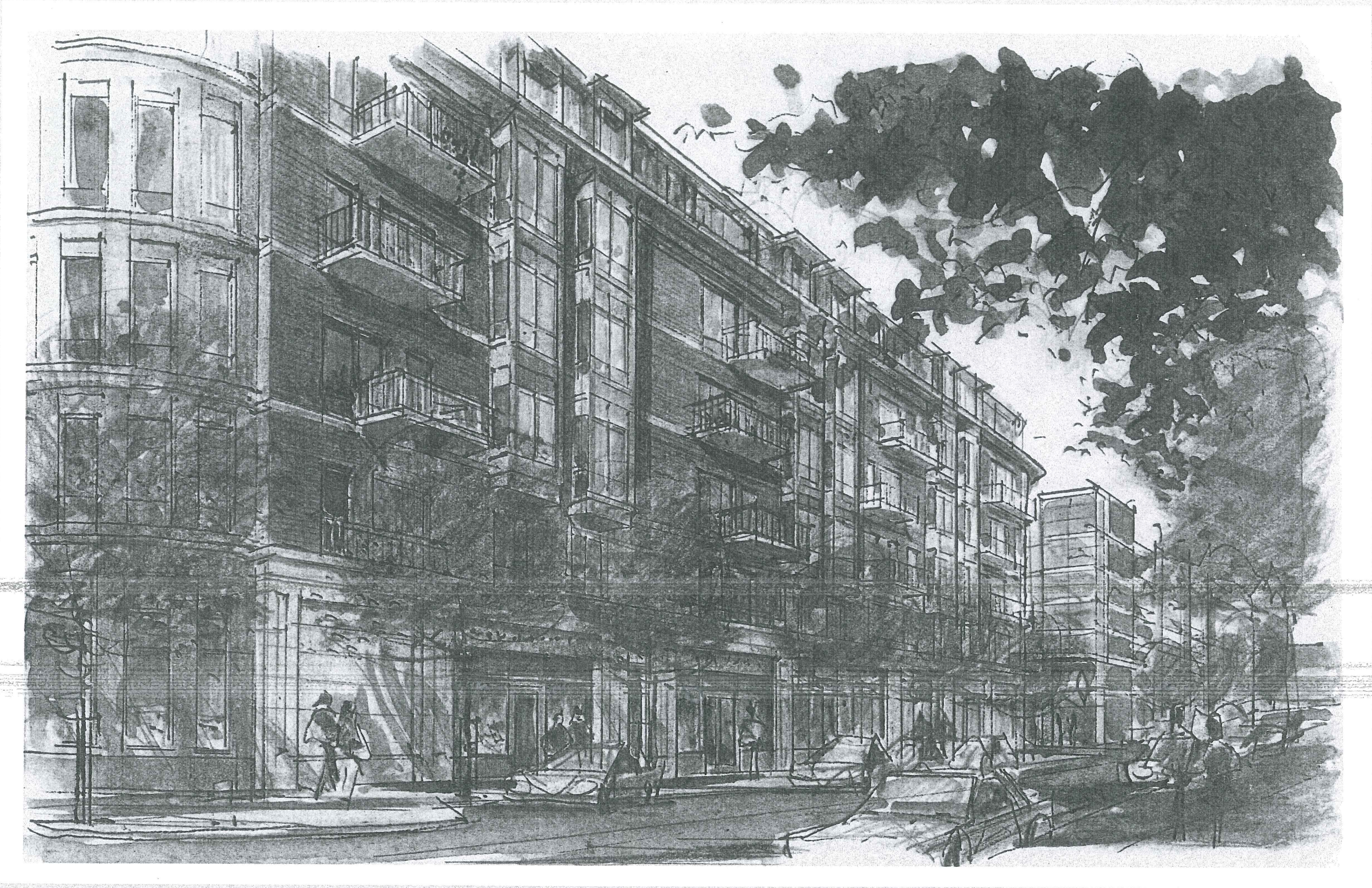


COMMERCIAL STREET PLAZA

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
2.13.2007

LONGFELLOW AT OCEAN GATEWAY
PORTLAND, ME



HANCOCK STREET LOOKING NORTH

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
2.13.2007

LONGFELLOW AT OCEAN GATEWAY
PORTLAND, ME



FORE STREET LOOKING EAST

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
2.13.2007

LONGFELLOW AT OCEAN GATEWAY

PORTLAND, ME

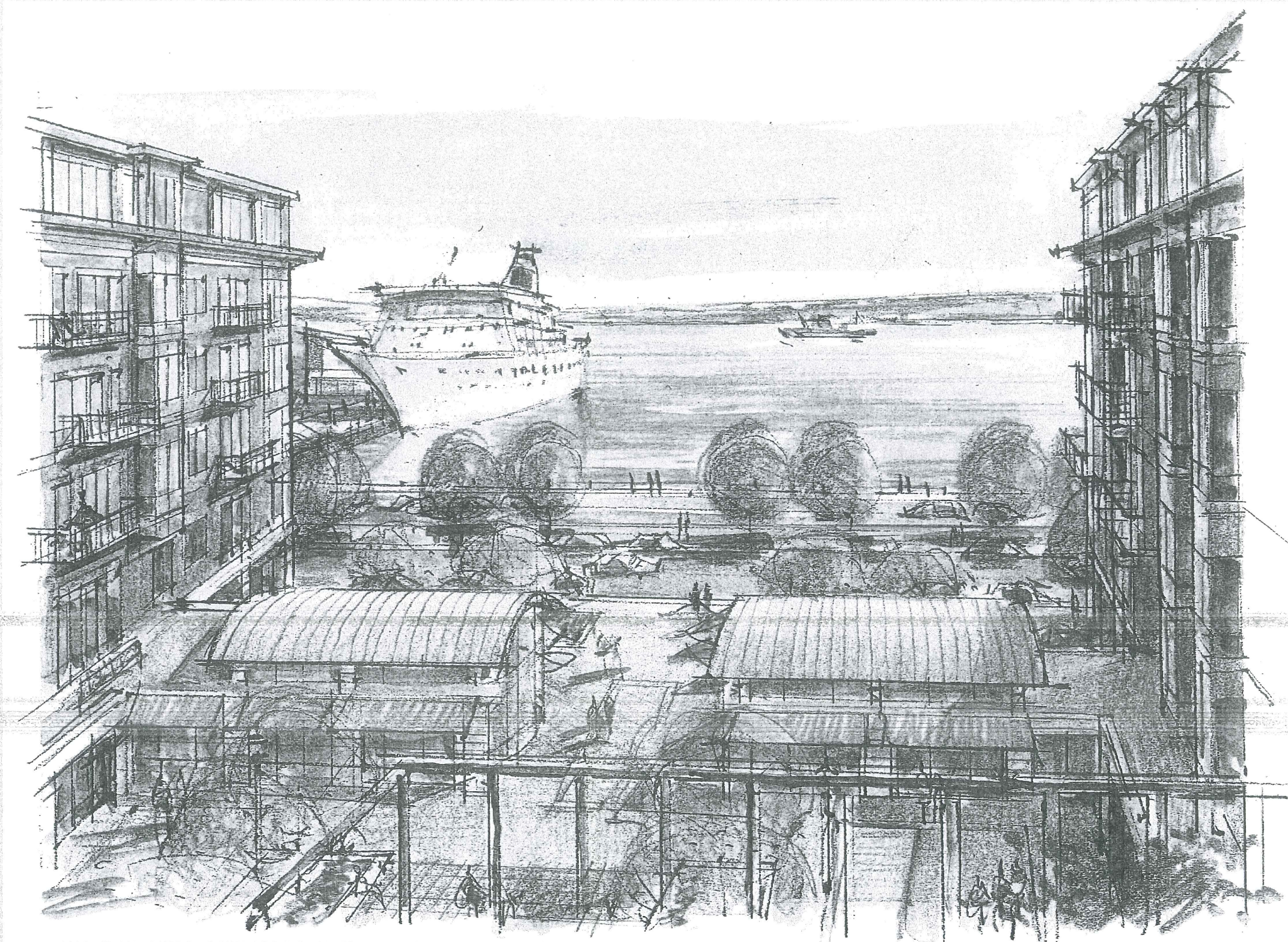


CORNER OF INDIA AND COMMERCIAL STREET

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
2.13.2007

LONGFELLOW AT OCEAN GATEWAY
PORTLAND, ME



VIEW FROM FIFTH FLOOR BALCONY

LONGFELLOW AT OCEAN GATEWAY

PORTLAND, ME



COMMERCIAL STREET PLAZA

RIVERWALK LLC
DEVELOPER

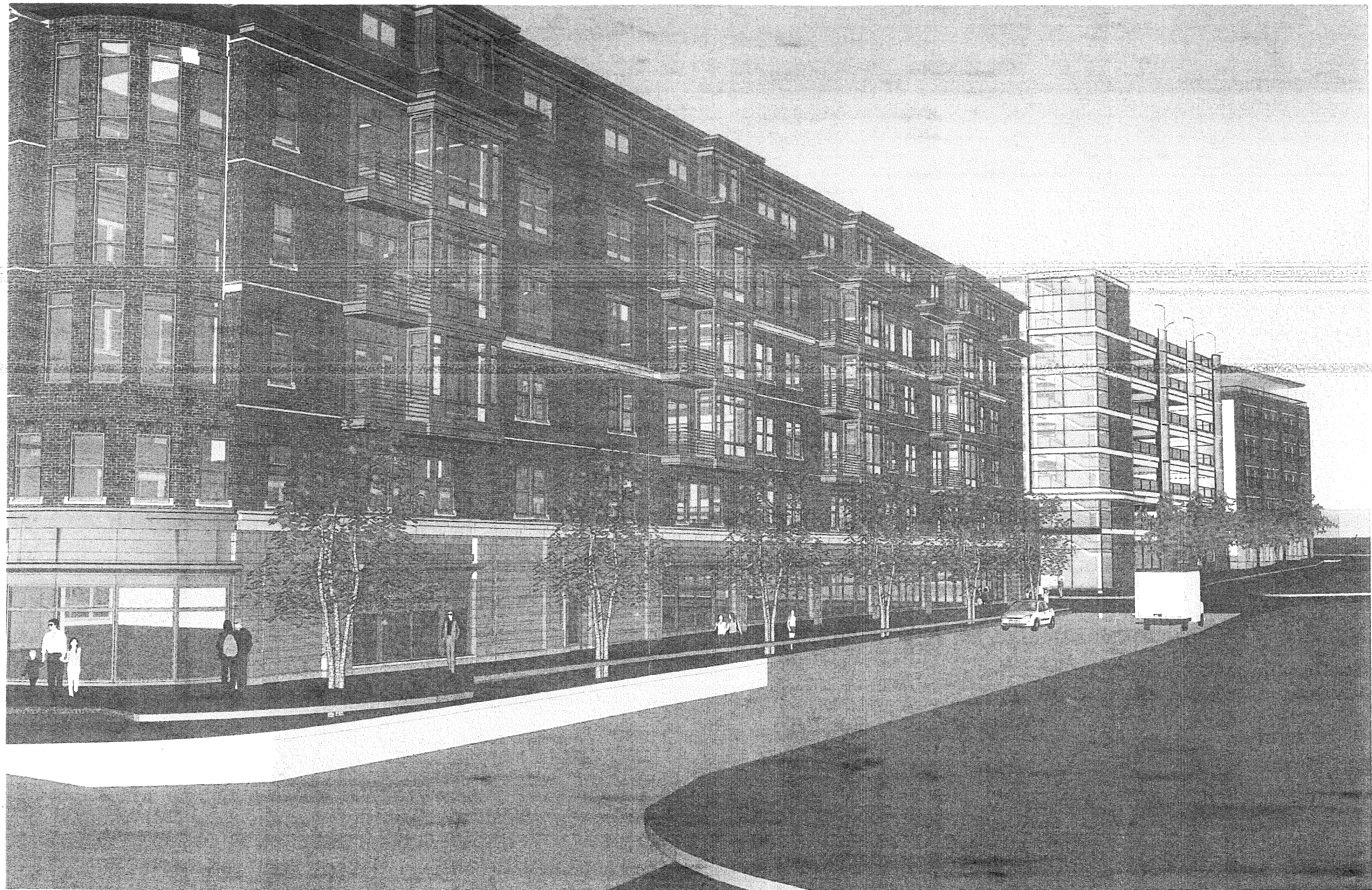
THE ARCHITECTURAL TEAM, INC.
ARCHITECT
3.06.2007

F5

FL

LONGFELLOW AT OCEAN GATEWAY

PORTLAND, ME



HANCOCK STREET LOOKING NORTH

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
3.06.2007

LONGFELLOW AT OCEAN GATEWAY

PORTLAND, ME



FORE STREET LOOKING EAST

RIVERWALK LLC
DEVELOPER

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ARCHITECT
3.06.2007

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LONGFELLOW AT OCEAN GATEWAY
PORTLAND, ME



CORNER OF INDIA AND COMMERCIAL STREET

RIVERWALK LLC
DEVELOPER

THE ARCHITECTURAL TEAM, INC.
ARCHITECT
3.06.2007



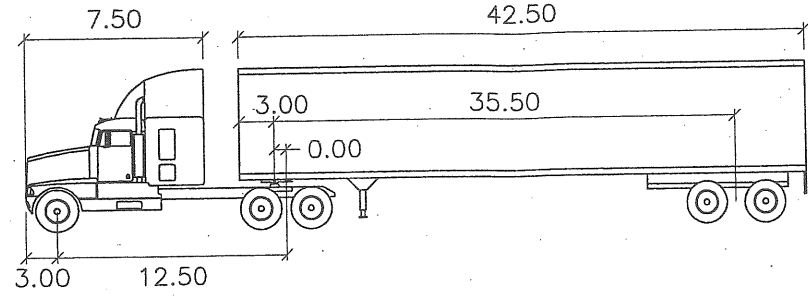
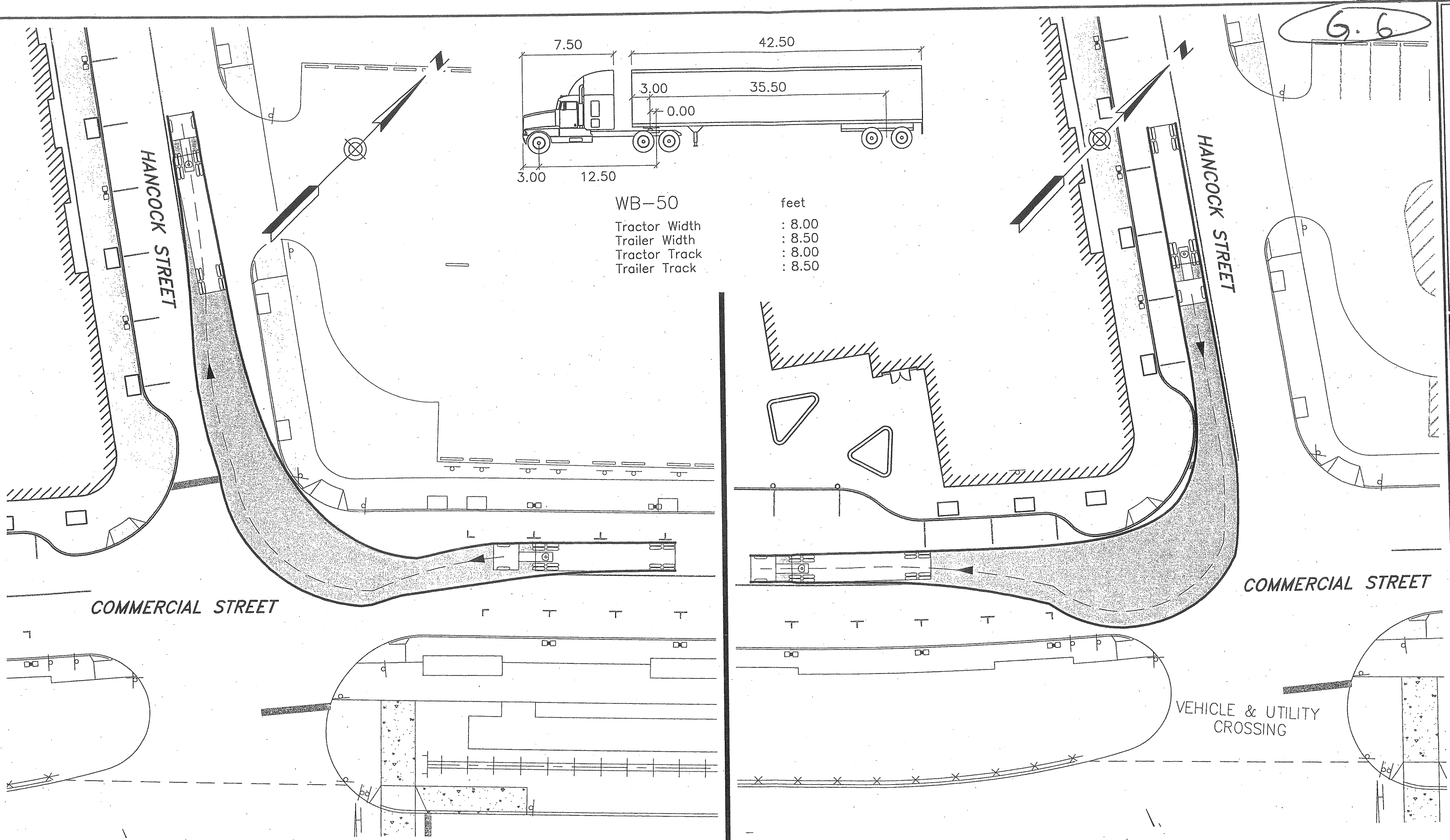
OCEAN GATEWAY GARAGE

December 07, 2006



OCEAN GATEWAY GARAGE

December 07, 2006



WB-50	feet
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50

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 PORTLAND, MAINE
 800-426-4262

**COMMERCIAL & HANCOCK STREETS
 AASHTO WB-50 TURNING RADII**

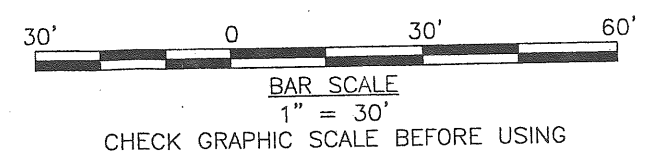
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 CHECKED BY: DAS
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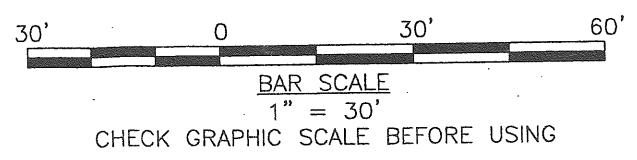
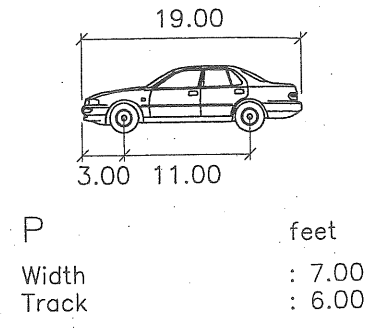
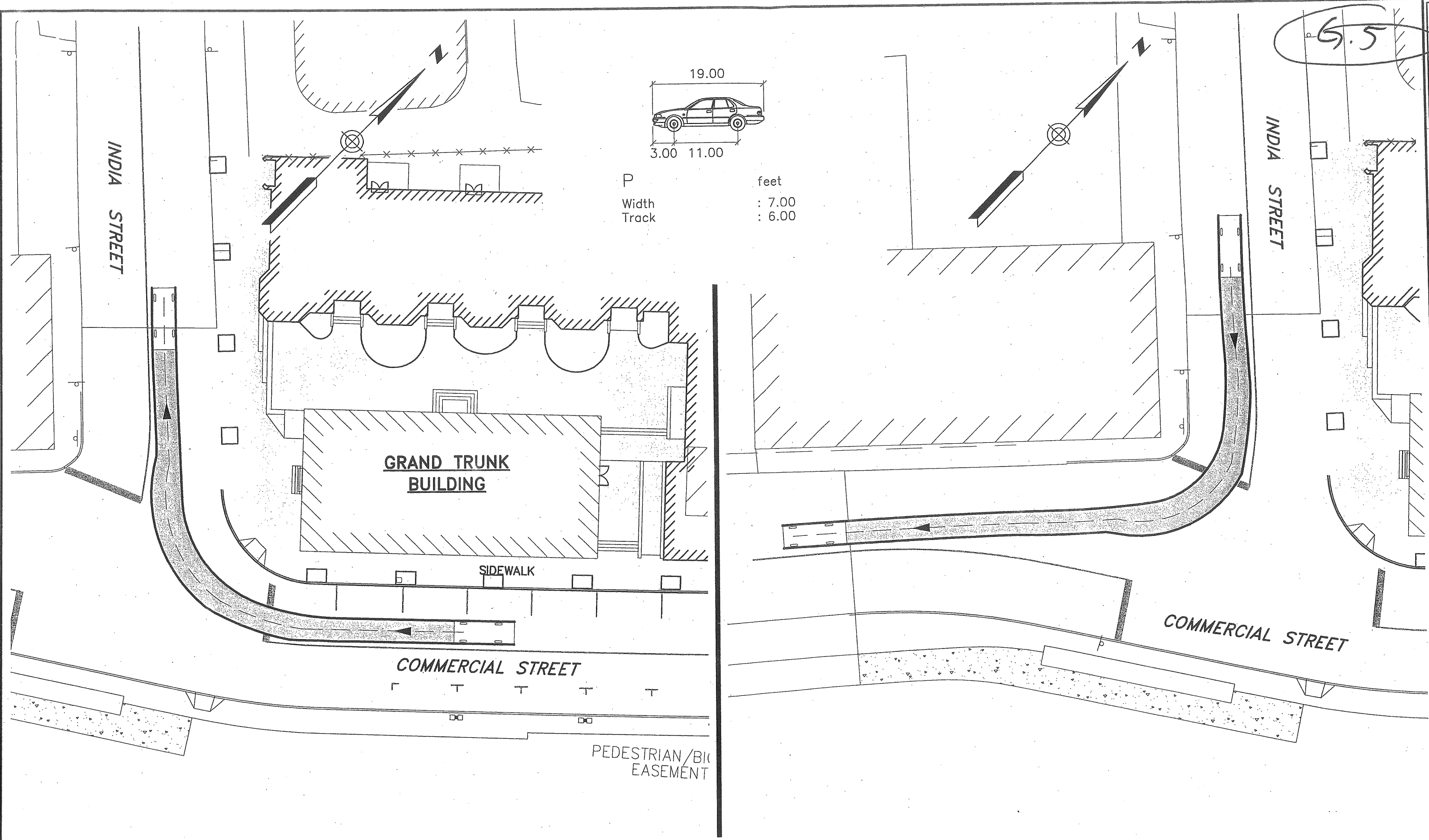
RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 3A





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**COMMERCIAL & INDIA STREETS
 AASHTO PASSENGER CAR
 TURNING RADII**

RIVERWALK LLC
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 PORTLAND, MAINE

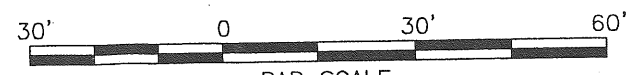
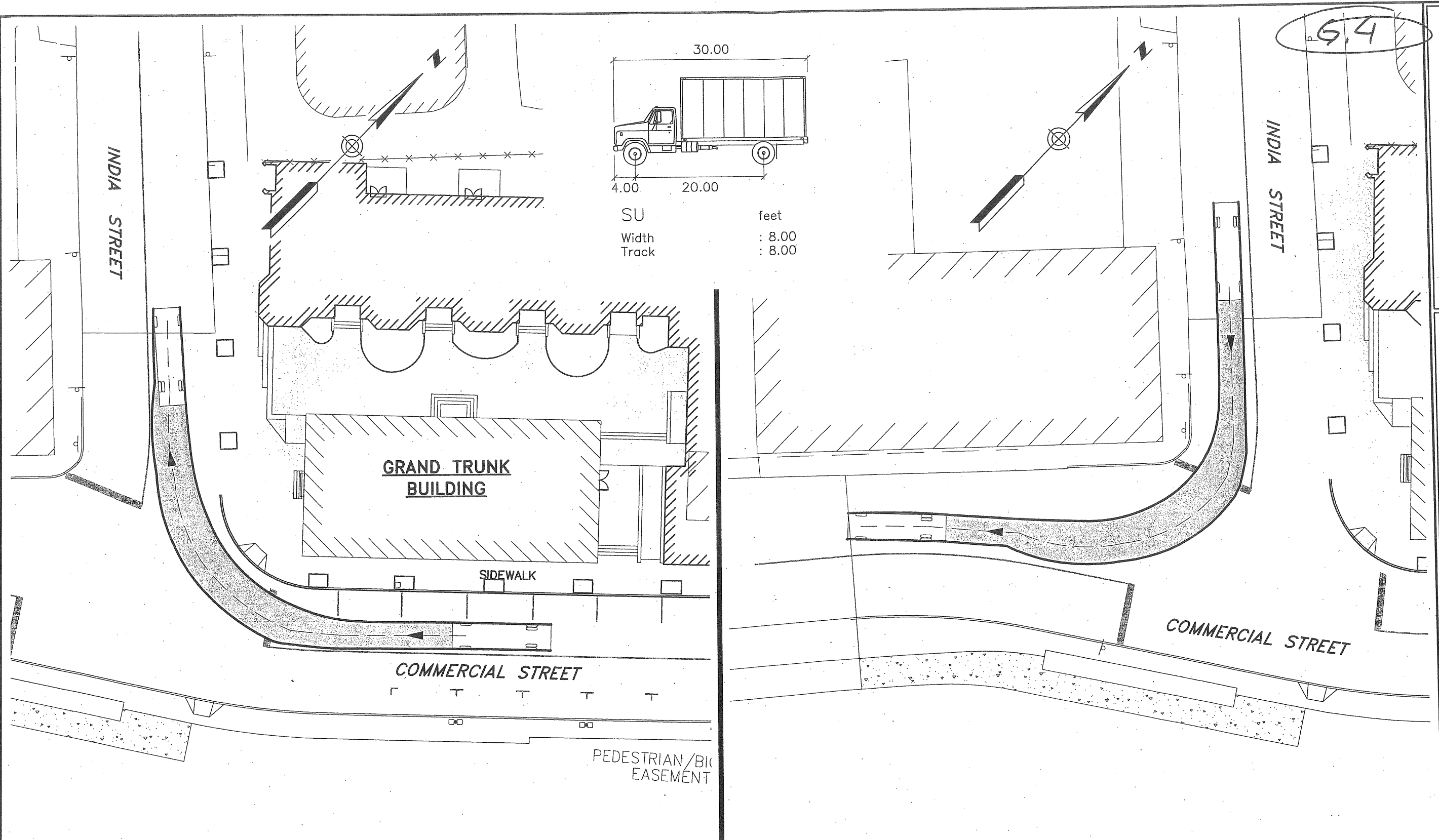
EASTERN WATERFRONT
 DEVELOPMENT

JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 2C

DESIGNED BY: JBC/DAS
 CHECKED BY: DAS
 DRAWN BY: JBC
 203555-U00C.dwg

65.5



BAR SCALE
1" = 30'
CHECK GRAPHIC SCALE BEFORE USING

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COMMERCIAL & INDIA STREETS
AASHTO SU-30 TURNING RADII

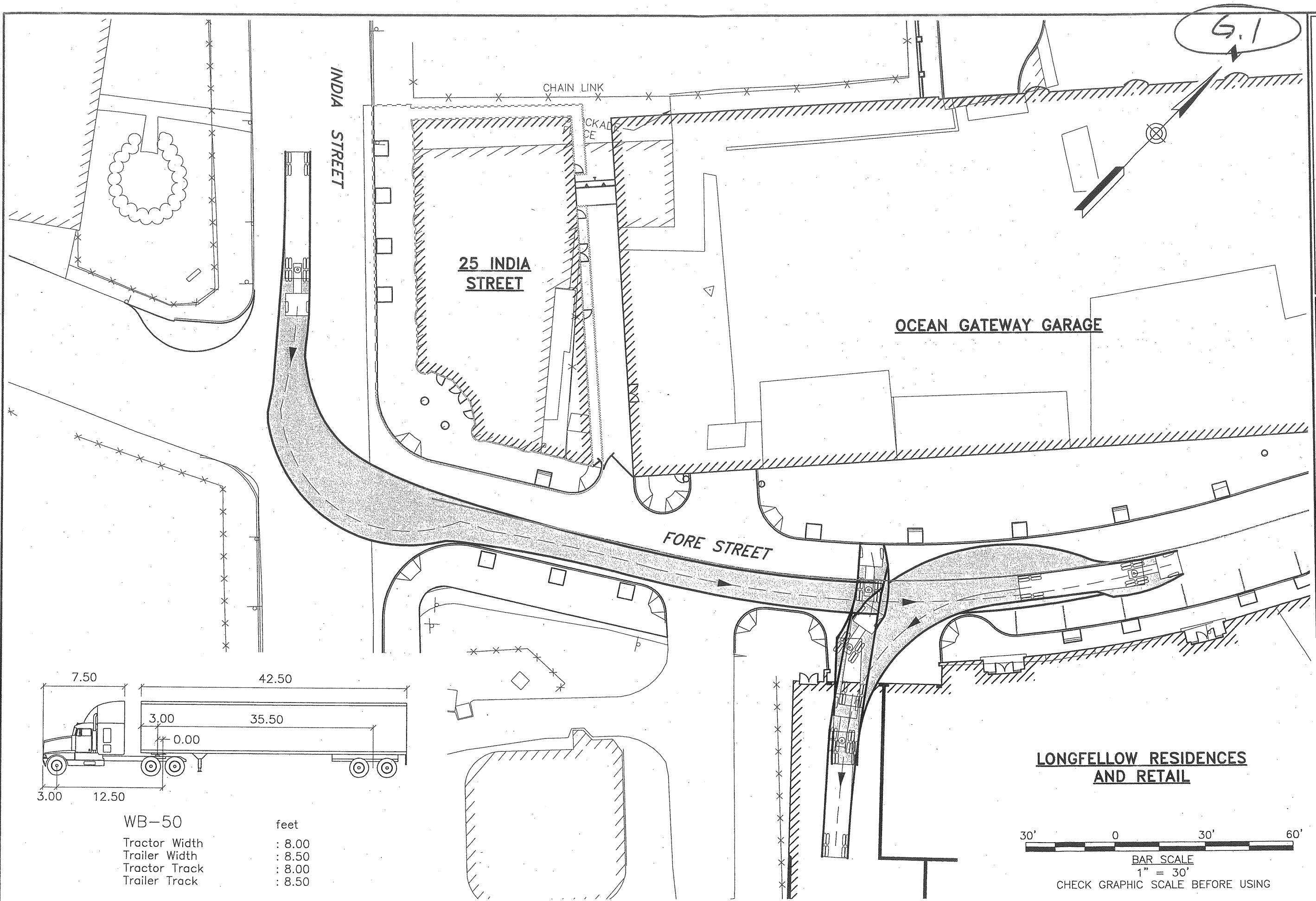
RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, MAINE

EASTERN WATERFRONT
DEVELOPMENT

DESIGNED BY: JBC/DAS
DRAWN BY: JBC
CHECKED BY: DAS
203555-000B.dwg

JOB NO: 203555.05
DATE: APRIL 2006
SCALE: 1" = 30'

Figure 2B



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**LONGFELLOW RESIDENCES
 TRUCK LOADING AREA
 AASHTO WB-50 TURNING RADII**

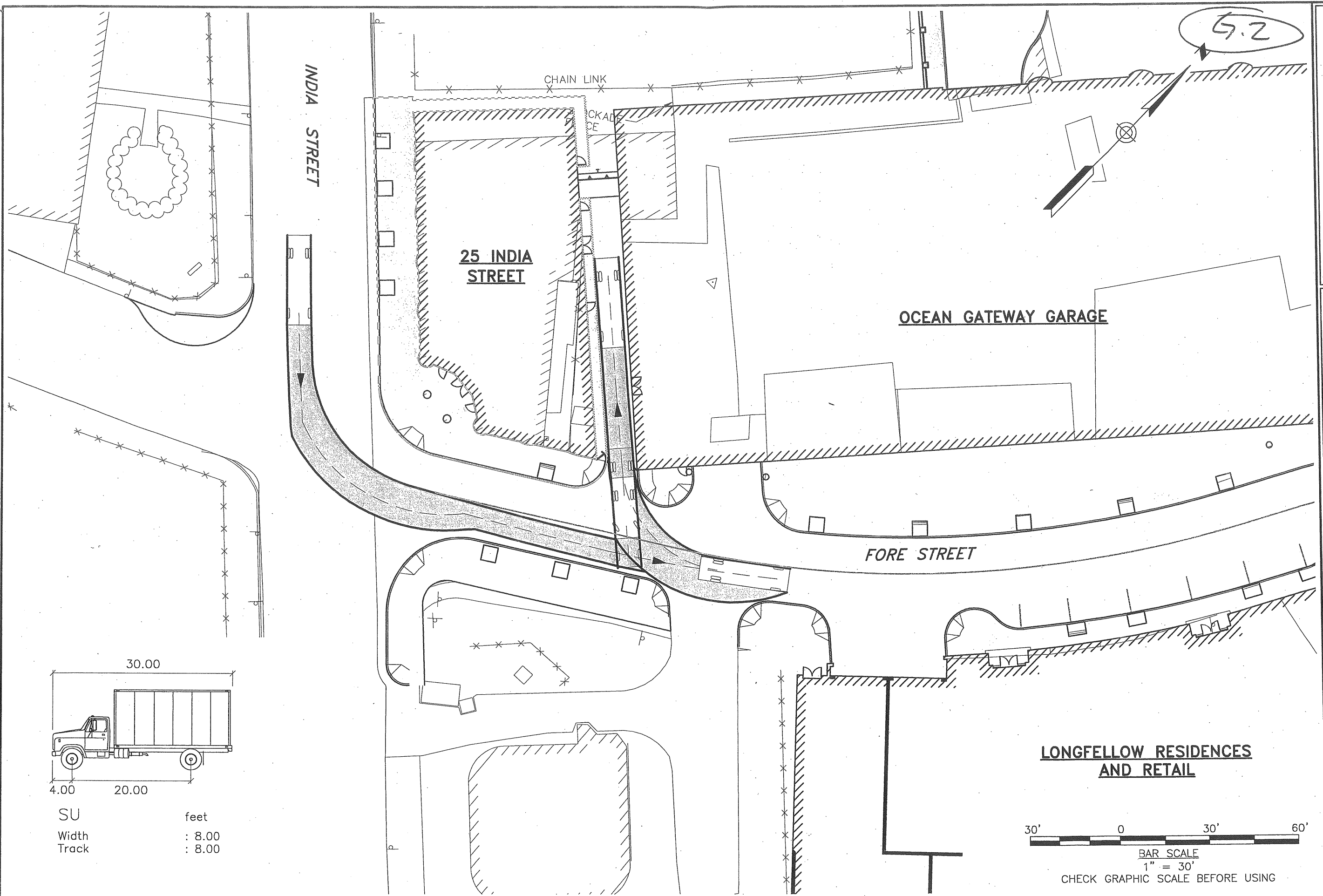
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 DRAWN BY: JBC

RIVERWALK LLC.
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 1



**LONGFELLOW RESIDENCES
 TRUCK LOADING AREA
 AASHTO SU-30 TURNING RADII**

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 CHECKED BY: DAS
 DRAWN BY: JBC
 203555-U00A.dwg

RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

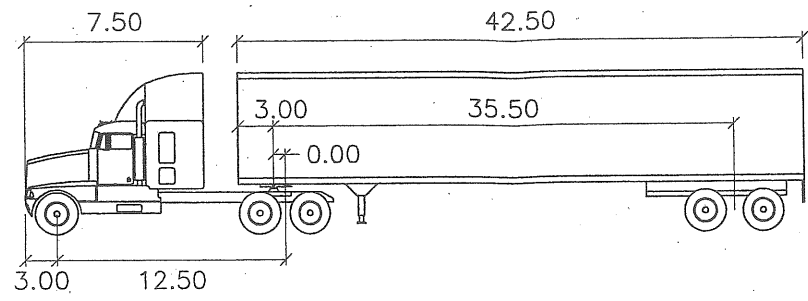
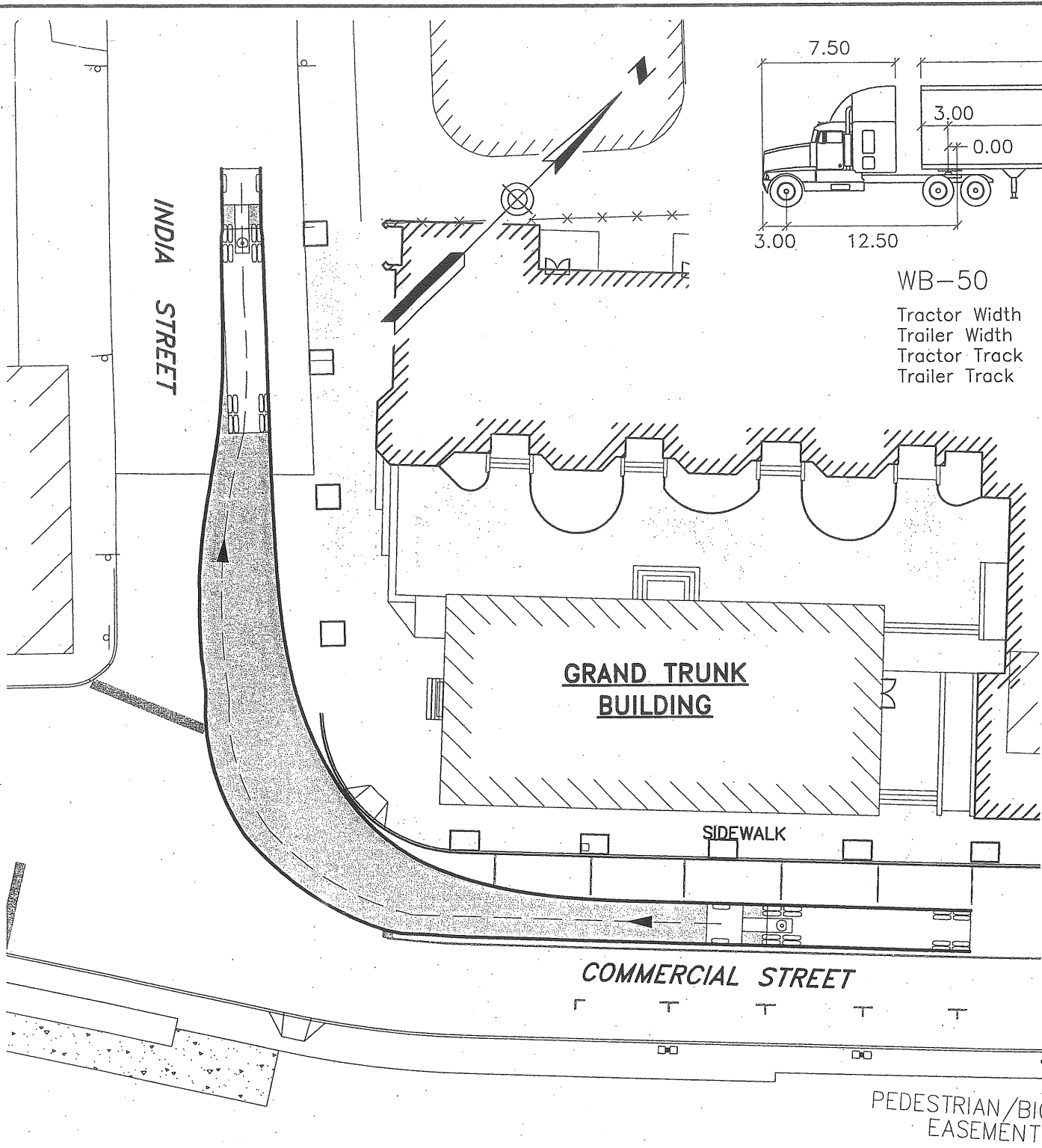
Figure 2

**LONGFELLOW RESIDENCES
 AND RETAIL**

30' 0 30' 60'
 BAR SCALE
 1" = 30'

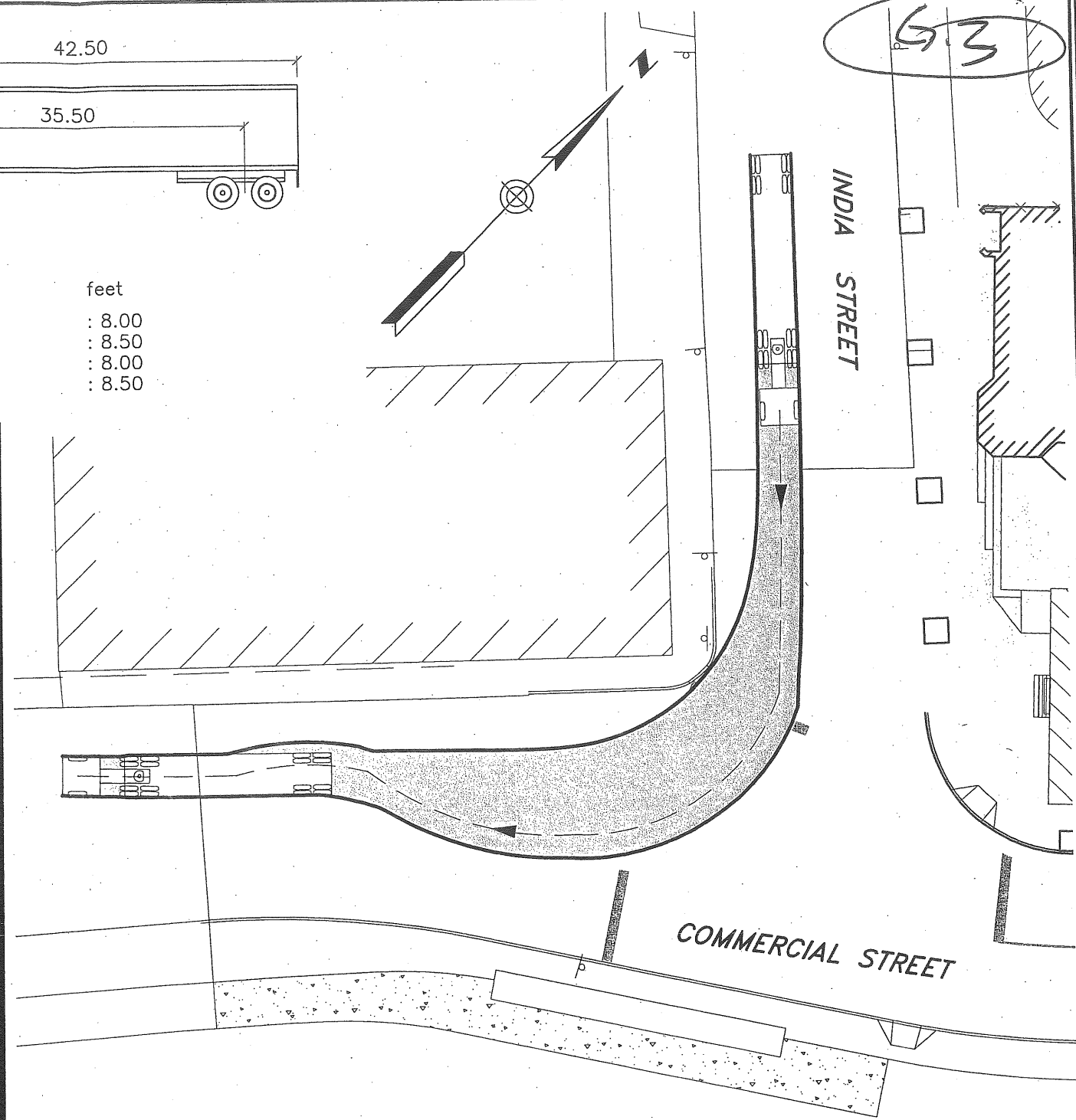
CHECK GRAPHIC SCALE BEFORE USING

SU feet
 Width : 8.00
 Track : 8.00



WB-50

Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50



BAR SCALE
1" = 30'
CHECK GRAPHIC SCALE BEFORE USING

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**COMMERCIAL & INDIA STREETS
AASHTO WB-50 TURNING RADII**

DESIGNED BY: JBC/DAS
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DRAWN BY: JBC
203555-U00A.dwg

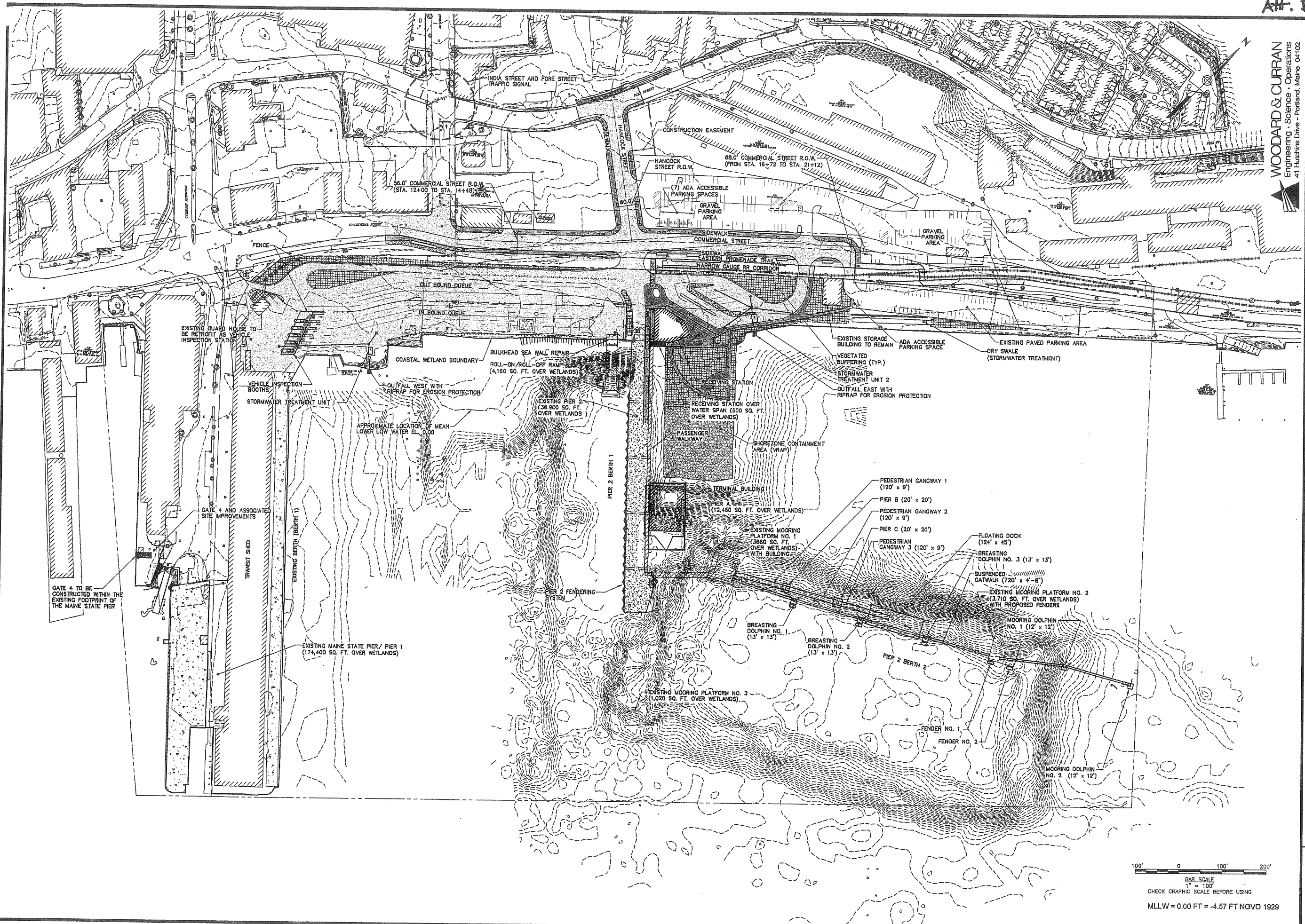
RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, MAINE

EASTERN WATERFRONT
DEVELOPMENT

JOB NO: 203555.05
DATE: APRIL 2006
SCALE: 1" = 30'

Figure 2A

Filename: C:\203438 Ocean Gateway - Phase 1 Engineering\wip\2006-01-20_OG Site Law Modification\Drawings\20343812-U02.dwg, Feb. 23, 2006 - 1:32pm



PROJ. MGR.	PAUL POTTLE	DATE	BY	DATE	SIGNATURE
DESIGN-DETAILED	DAS	01/14/05	ARC	01/14/05	
CHECKED-REVIEWED	DAS	01/14/05	BSS	01/14/05	9706
DESIGN-DETAILED2					
DESIGN-DETAILED3					
REVISIONS 1	SITE LAW MODIFICATION	12/07/05			P.E. NUMBER
REVISIONS 2					DATE
REVISIONS 3					
REVISIONS 4					
FIELD CHANGES					

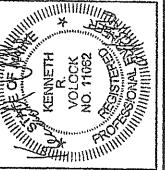
**CITY OF PORTLAND
 OCEAN GATEWAY PHASE 1
 OVERALL SITE PLAN**

Figure 2



THE LONGFELLOW

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REV	DESCRIPTION	DATE
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DRAWN BY: KRV/JBC	2004-08-02-0008-1-NSPR.dwg	

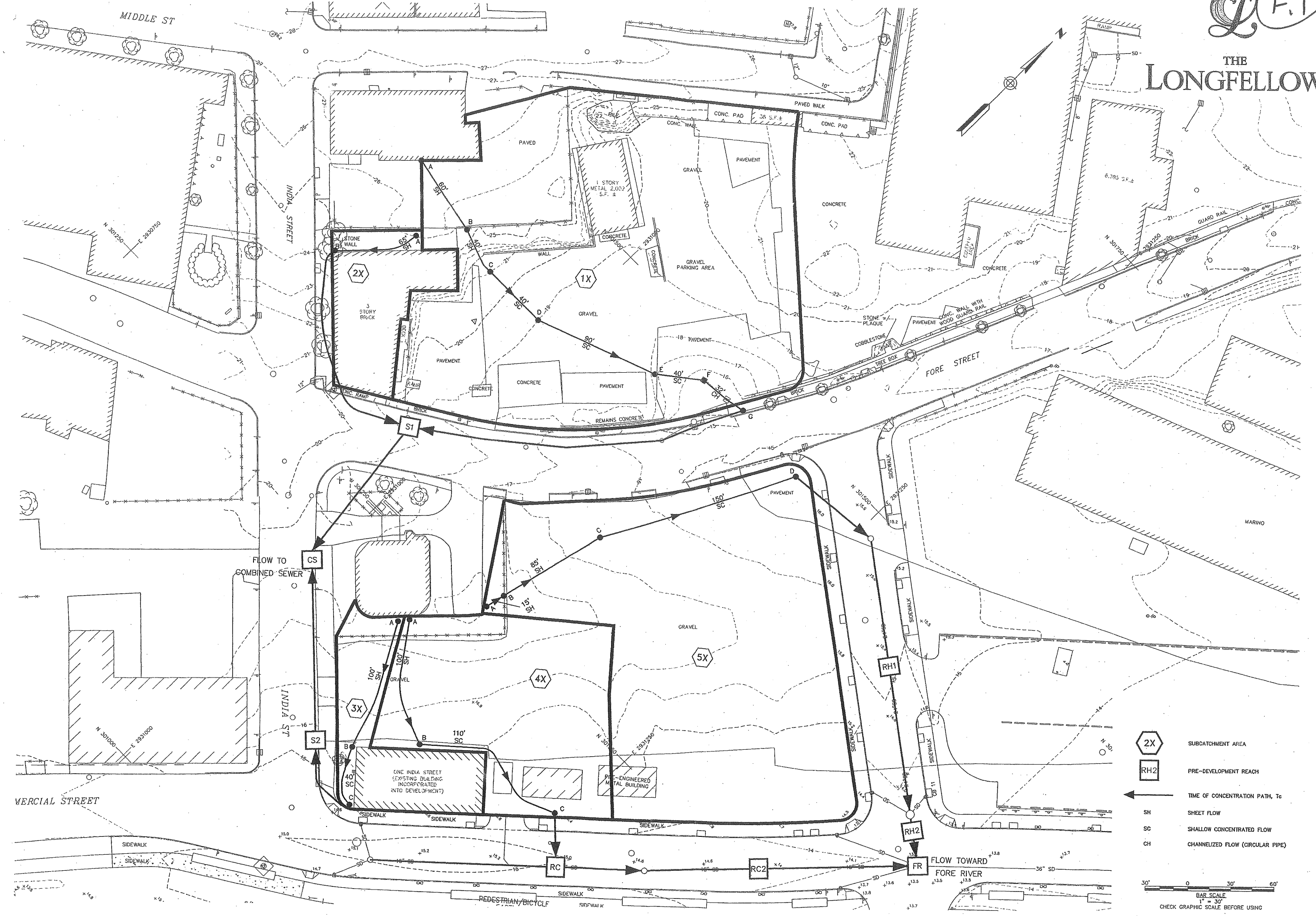
PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN

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

THE LONGFELLOW AT OCEAN GATEWAY

JOB NO.: 200355.05
 DATE: MARCH 2006
 SCALE: 1" = 30'
 SHEET: 0F -

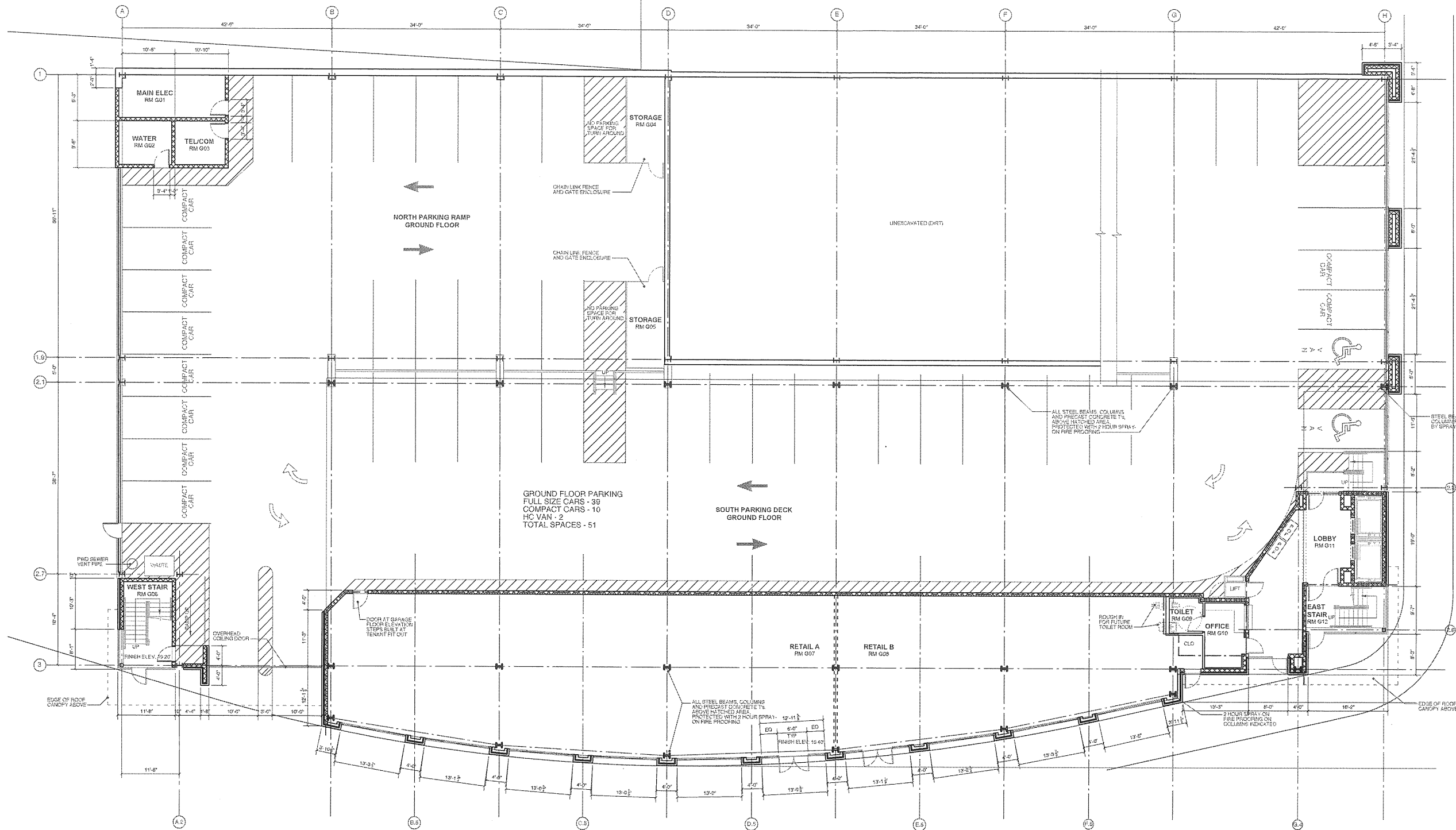
FIGURE 6.1



2X SUBCATCHMENT AREA
RH2 PRE-DEVELOPMENT REACH
 TIME OF CONCENTRATION PATH, T_c
SH SHEET FLOW
SC SHALLOW CONCENTRATED FLOW
CH CHANNELIZED FLOW (CIRCULAR PIPE)

30' 0 30' 60'
 BAR SCALE
 1" = 30'
 CHECK GRAPHIC SCALE BEFORE USING

\Perkins\Projects\200355 Eastern Waterfront Garage\wp\Drawings\DESIGN & PERMITTING\PERMITTING\2004-08-02-0008-1-NSPR.dwg, Apr 05, 2006 - 4:53pm



GROUND FLOOR - 51
 FIRST FLOOR - 105
 SECOND FLOOR - 109
 THIRD FLOOR - 109
 FOURTH FLOOR - 109
 FIFTH FLOOR - 109
 ROOF - 107
 TOTAL SPACES - 699

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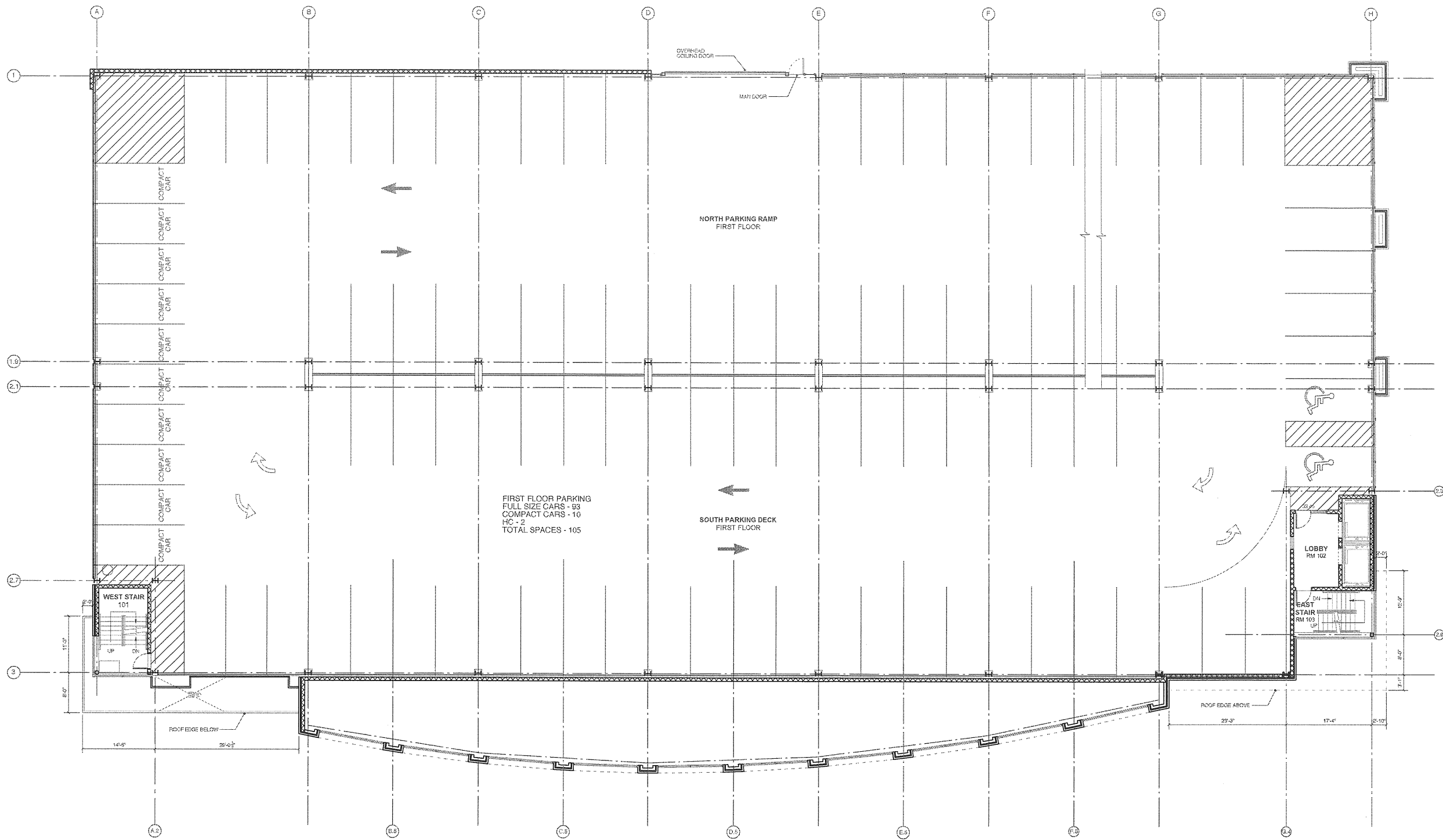
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**OCEAN GATEWAY
 PARKING GARAGE**
 MIDDLE STREET
 PORTLAND, MAINE

TITLE
**GROUND
 FLOOR PLAN**

REVISION DATE:
 STATUS:
 PLANNING REVIEW SUBMISSION

DATE:
 12-07-2006
 PROJECT NO.
 2005-0161
 SCALE:
 1/8" = 1'-0"

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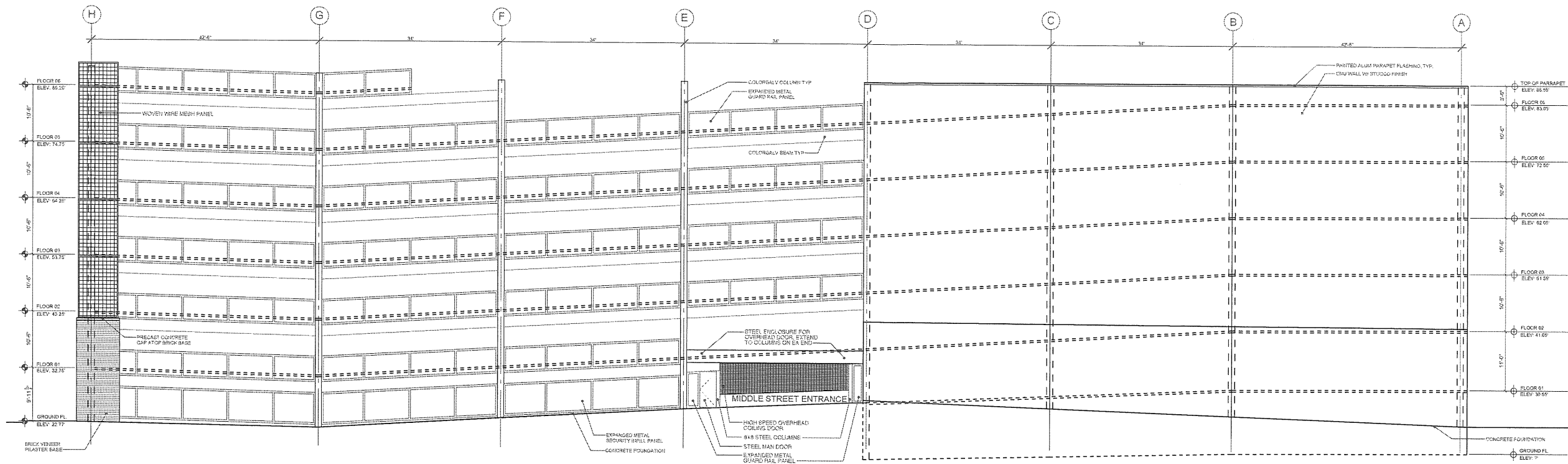
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**OCEAN GATEWAY
 PARKING GARAGE**
 MIDDLE STREET
 PORTLAND, MAINE

TITLE
**FIRST
 FLOOR PLAN**

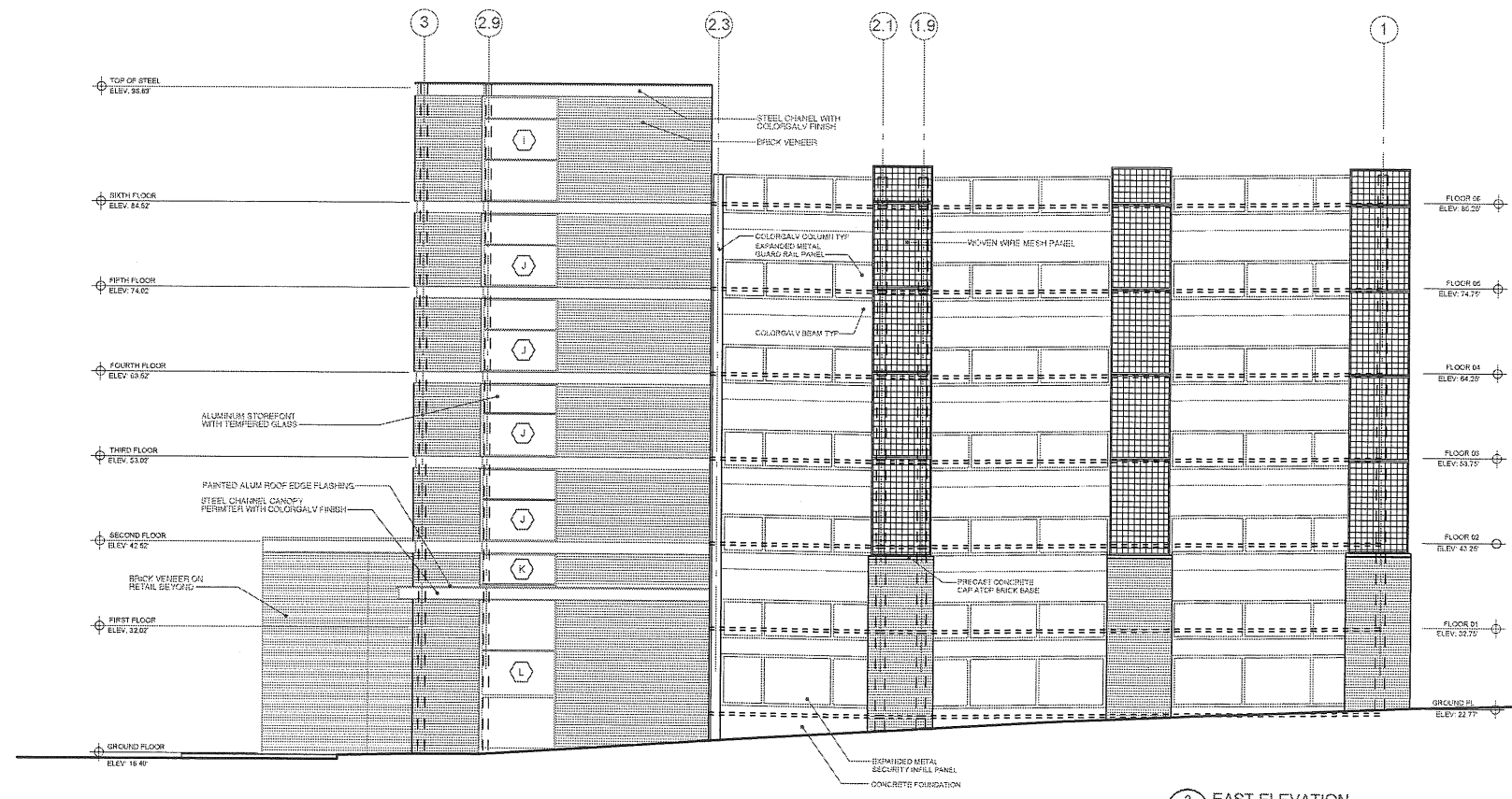
REVISION / DATE:
 STATUS:
PLANNING REVIEW SUBMISSION

DATE:
 12-07-2006
 PROJECT NO.
 2005-0101
 SCALE:
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 DWG NO.
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Woburn, Massachusetts 02481
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781.237.2226, 860
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PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

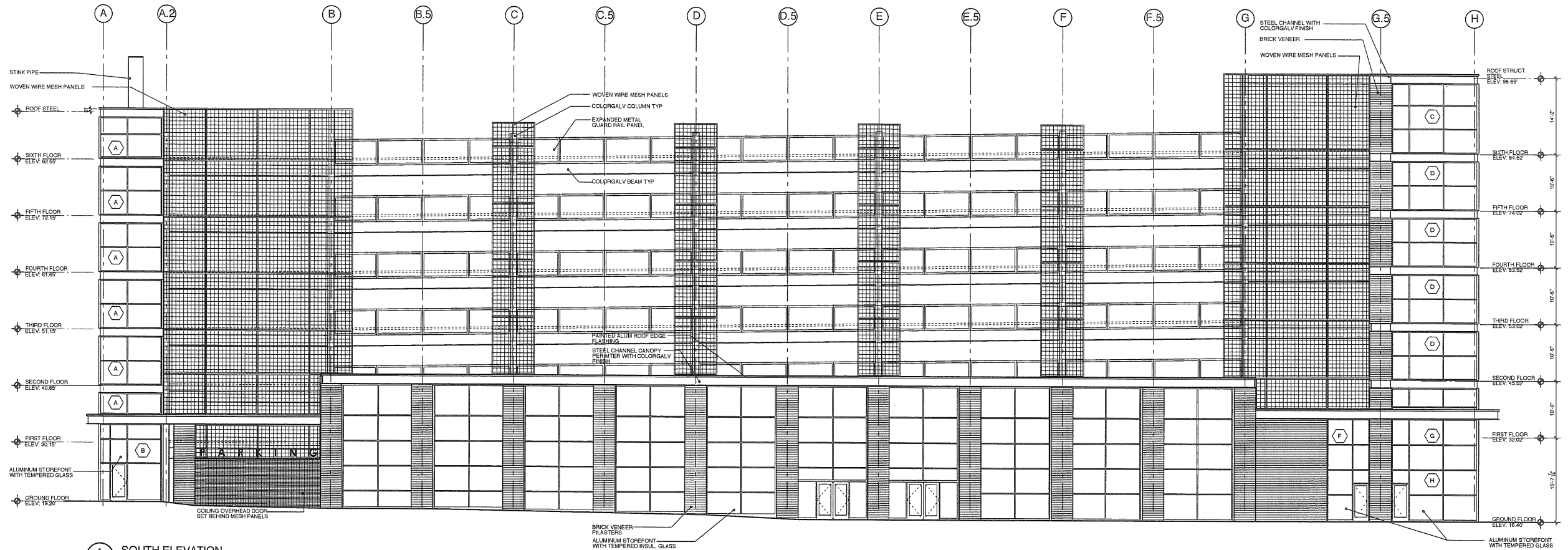
TITLE
NORTH & EAST
ELEVATIONS

REVISION DATE:
STATUS:
PLANNING REVIEW SUBMISSION

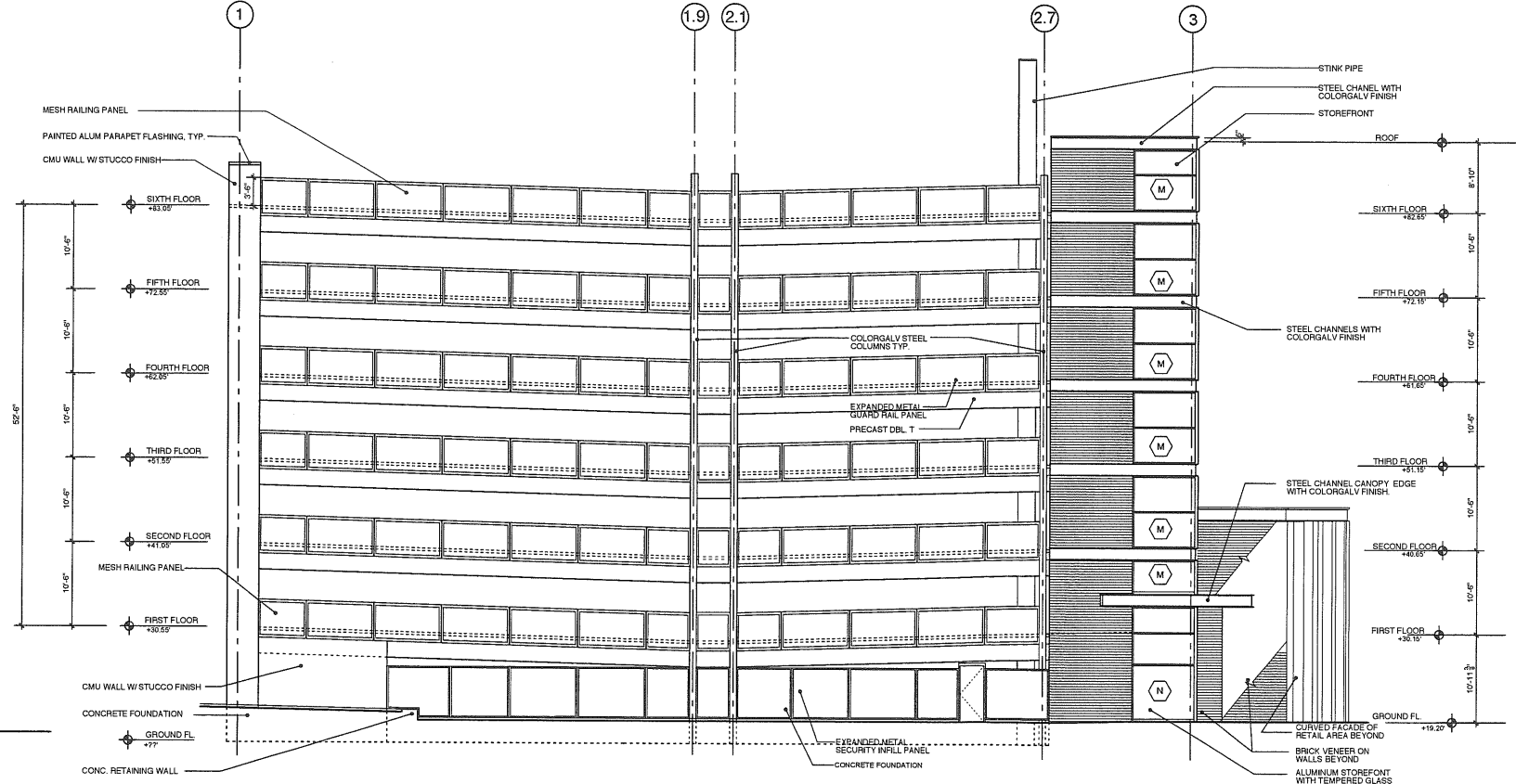
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12-07-2006
PROJECT NO.
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SCALE:
1/8" = 1'-0"

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1 SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"

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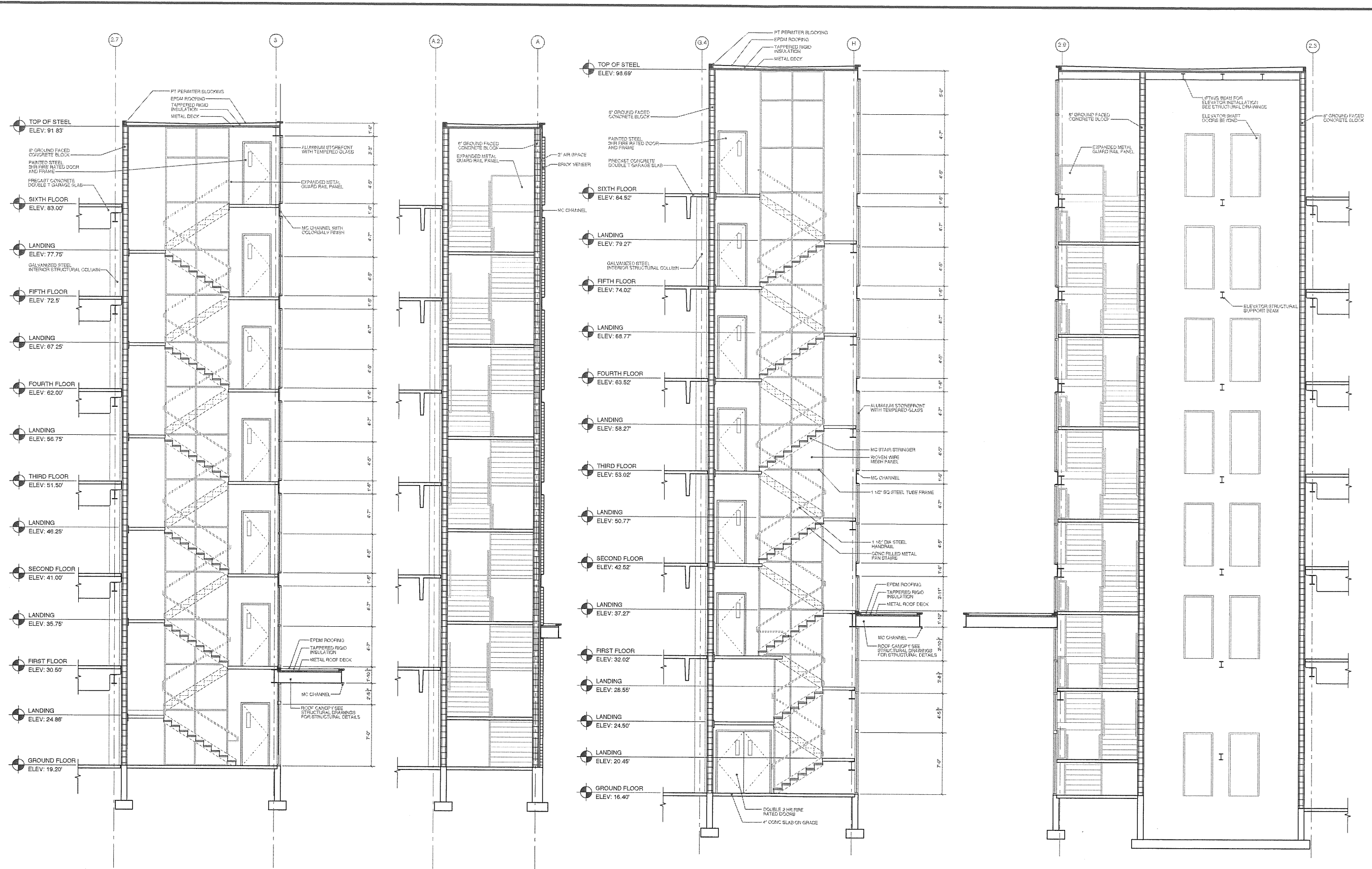
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
SOUTH & WEST
ELEVATIONS

REVISION DATE:
STATUS:
PLANNING REVIEW SUBMISSION

DATE:
12-07-2006
PROJECT NO.
2005-0161
SCALE:
1/8" = 1'-0"
DWG NO.
A201

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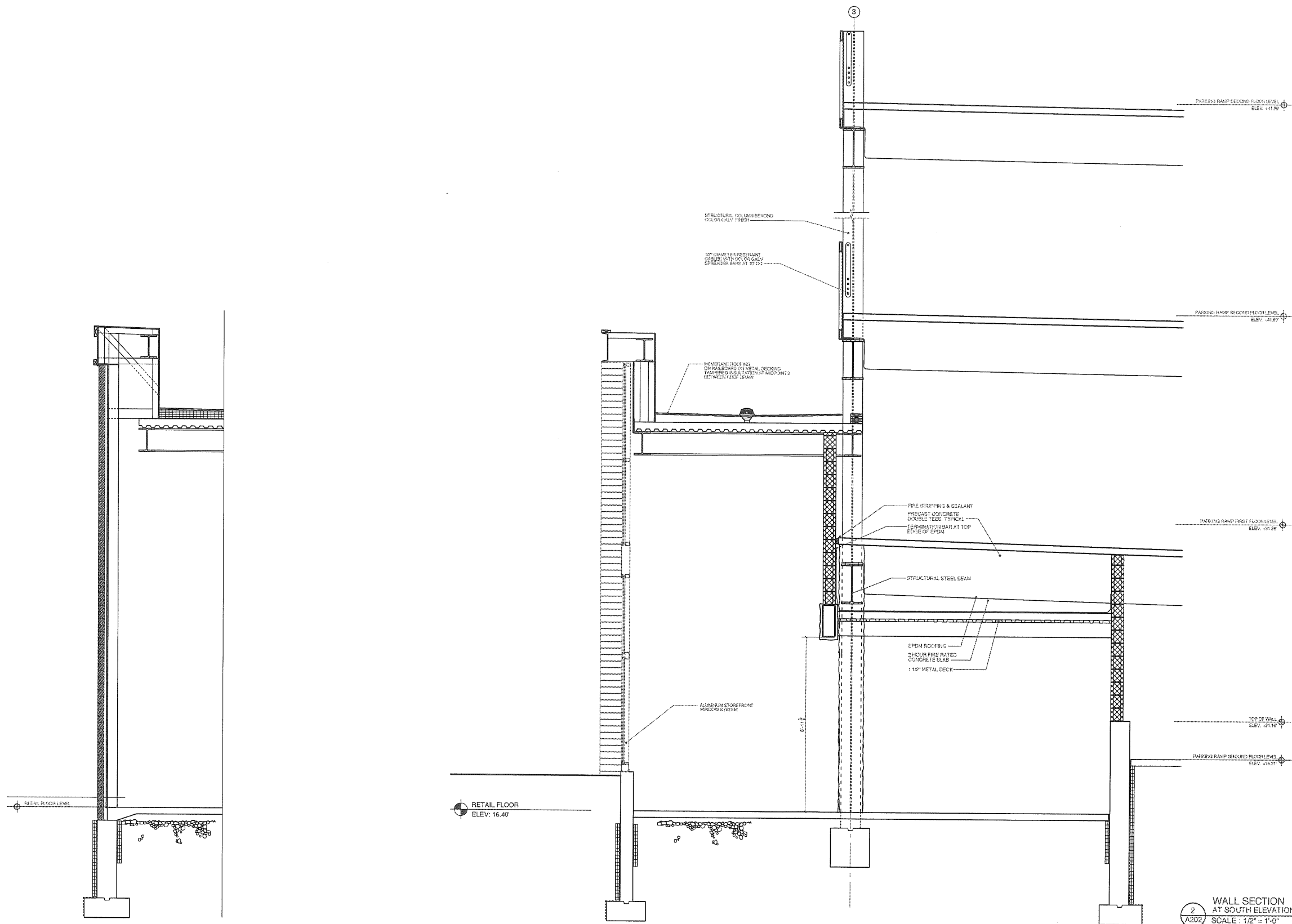
PROJECT
**OCEAN GATEWAY
 PARKING GARAGE**
 MIDDLE STREET
 PORTLAND, MAINE

TITLE
**STAIR
 SECTIONS**

REVISION DATE:
 STATUS:
 PLANNING REVIEW SUBMISSION

DATE:
 12-07-2006
 PROJECT NO:
 2005-0161
 SCALE:
 3/4" = 1'-0"
 DWG NO.
A400

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2
A202
WALL SECTION
AT SOUTH ELEVATION (FORE STREET)
SCALE: 1/2" = 1'-0"

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Wellesley, Massachusetts 02481
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781.237.7226 tel
781.237.2272 fax
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PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE

WALL
SECTIONS

REVISION DATE:

STATUS:
PLANNING REVIEW SUBMISSION

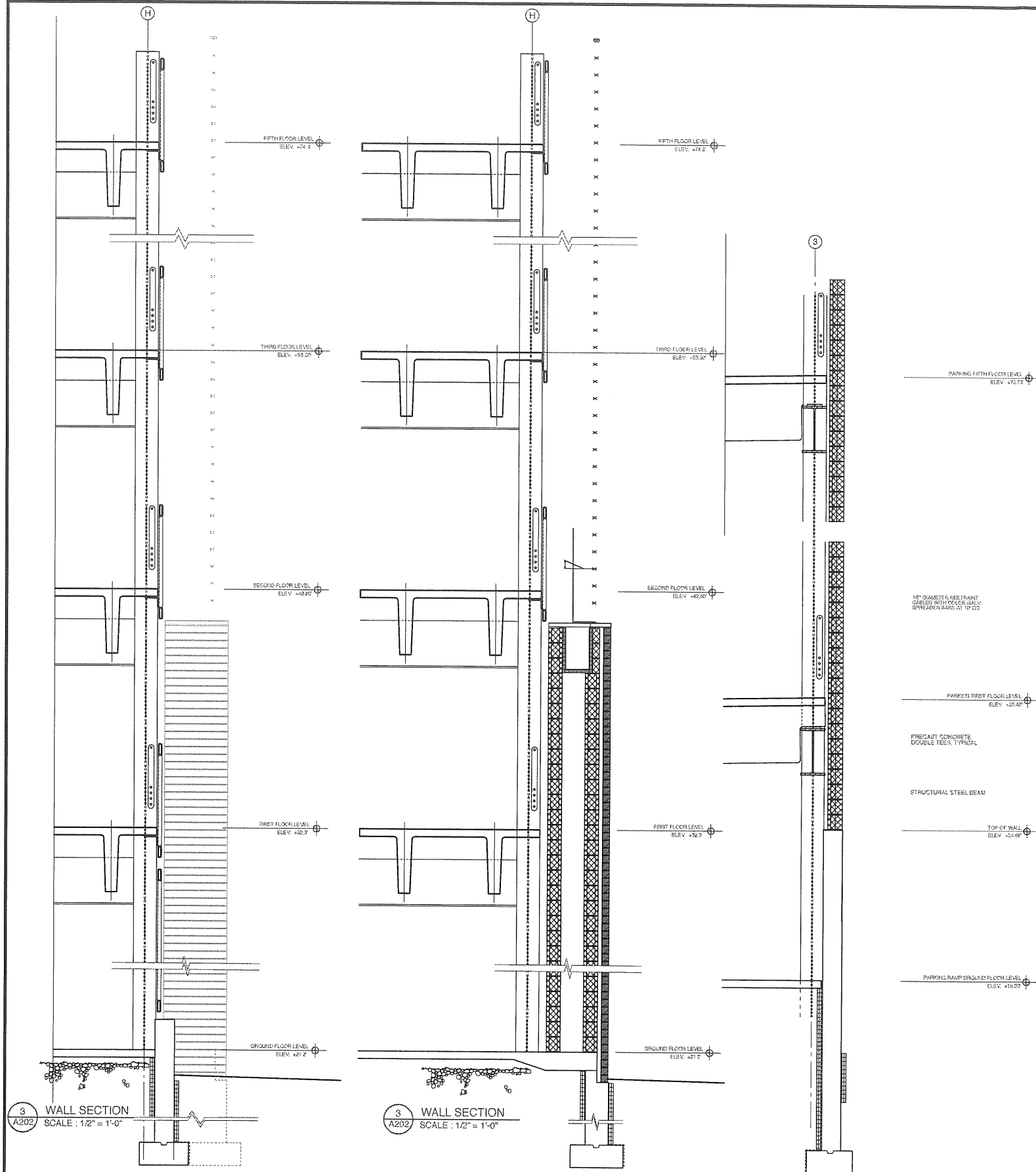
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12-07-2006
PROJECT NO.
2005-0161
SCALE:
3/4" = 1'-0"

DWG NO.

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PROJECT
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PARKING GARAGE
 MIDDLE STREET
 PORTLAND, MAINE

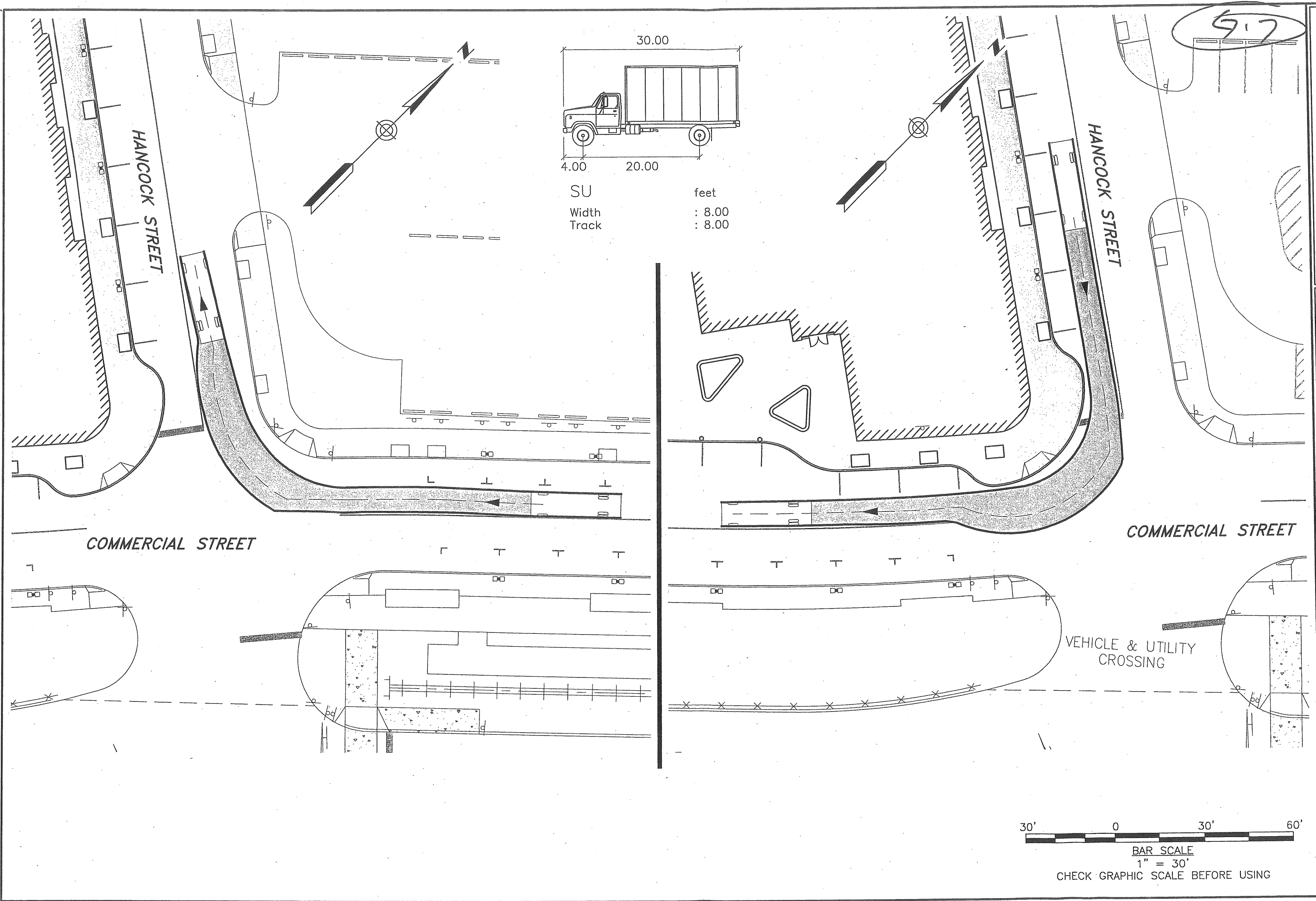
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WALL
SECTIONS

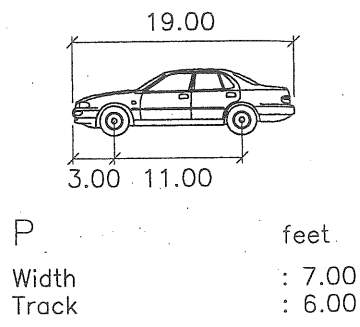
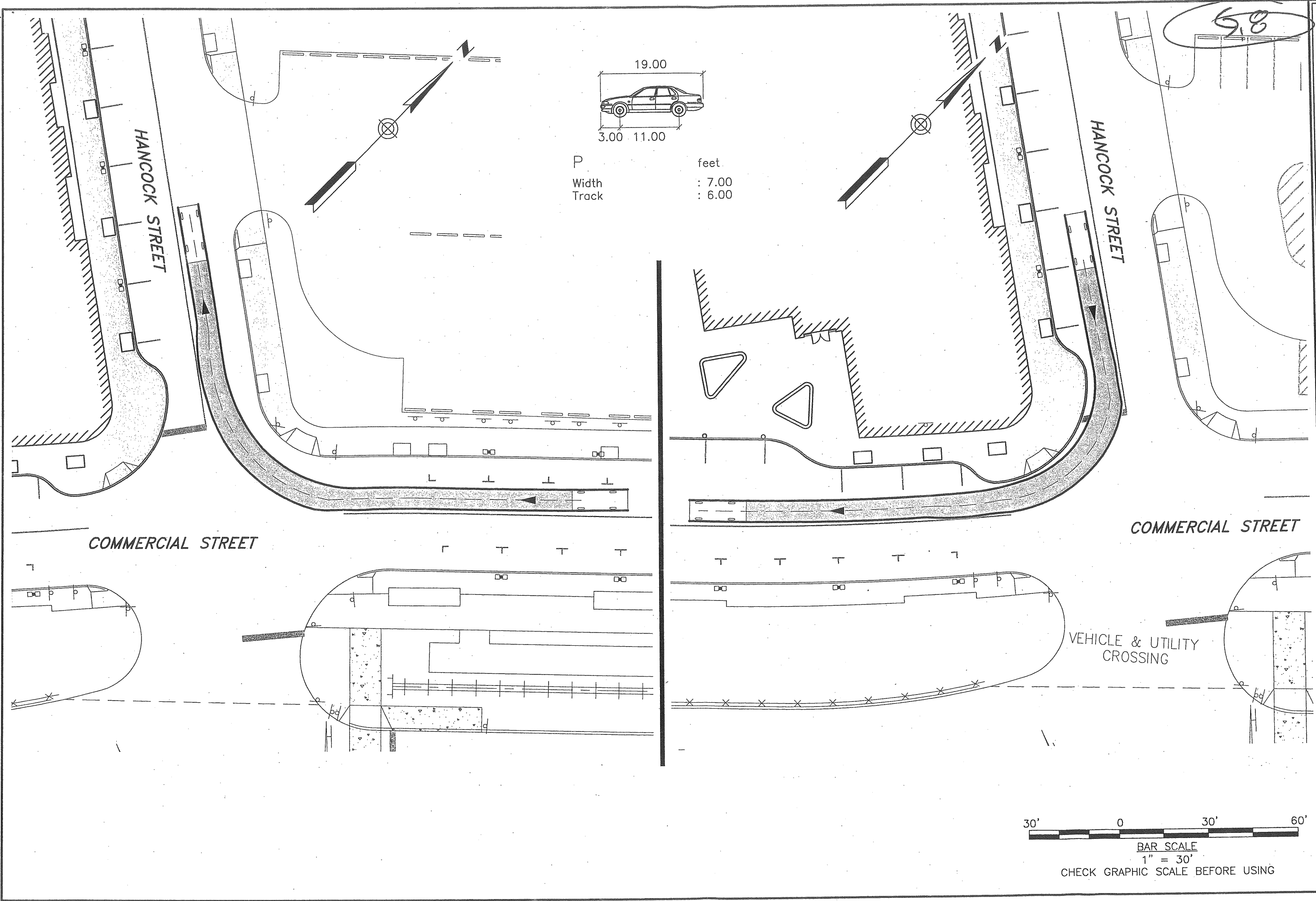
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 STATUS:
 PLANNING REVIEW SUBMISSION

DATE:
 12-07-2006
PROJECT NO.:
 2005-0161
SCALE:
 3/4" = 1'-0"

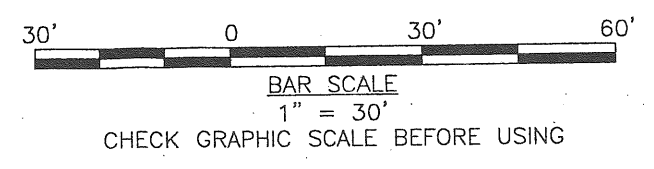
DWG. NO.:
A501

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P	feet.
Width	: 7.00
Track	: 6.00



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**COMMERCIAL & HANCOCK STREETS
ASHTO PASSENGER CAR
TURNING RADII**

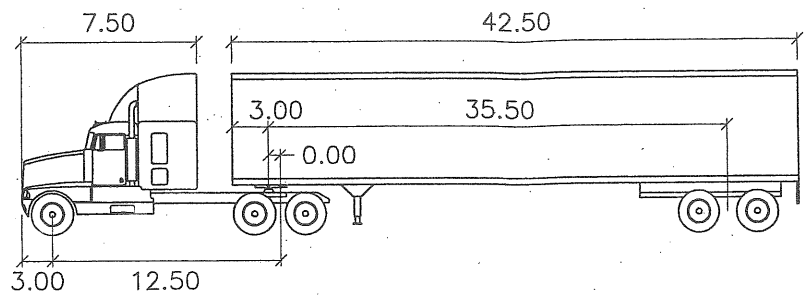
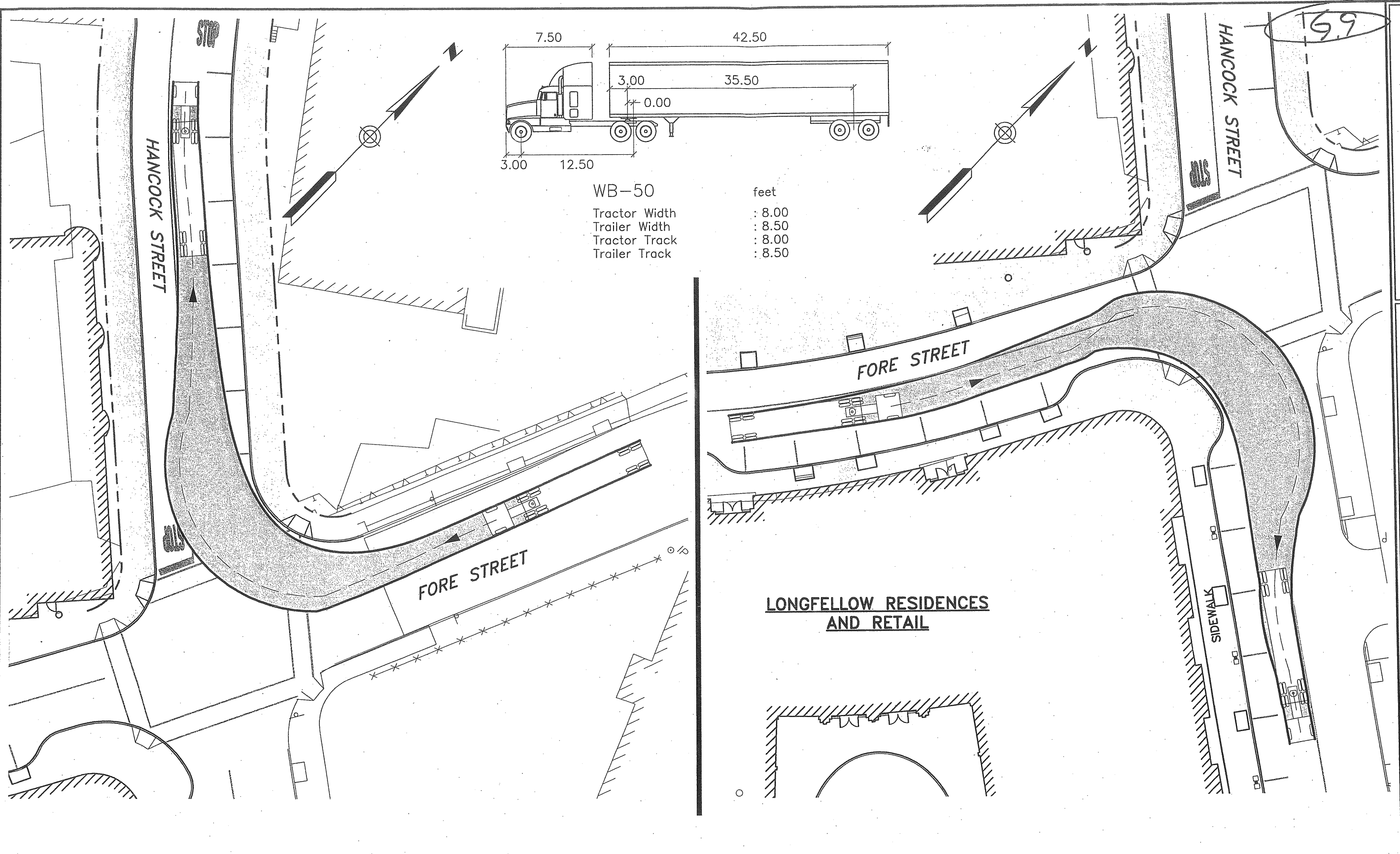
DESIGNED BY: JBC/DAS
CHECKED BY: DAS
DRAWN BY: JBC
203555-U00C.dwg

RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, MAINE

EASTERN WATERFRONT
DEVELOPMENT

JOB NO: 203555.05
DATE: APRIL 2006
SCALE: 1" = 30'

Figure 3C



WB-50
 feet
 Tractor Width : 8.00
 Trailer Width : 8.50
 Tractor Track : 8.00
 Trailer Track : 8.50

**HANCOCK & FORE STREETS
 AASHTO WB-50 TURNING RADII**

DESIGNED BY: JBC/DAS
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RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

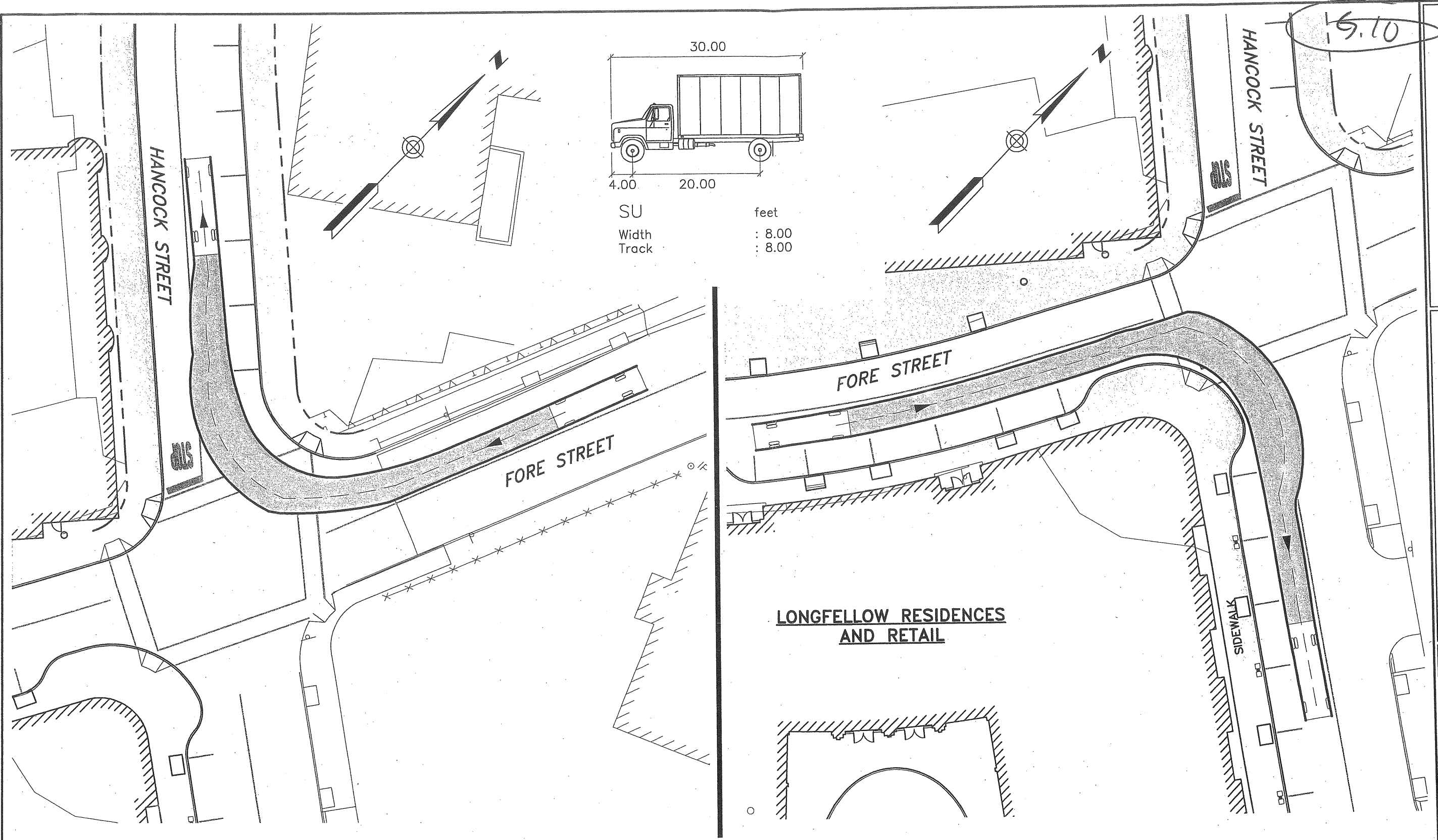


BAR SCALE
 1" = 30'

CHECK GRAPHIC SCALE BEFORE USING

JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 4A



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**HANCOCK & FORE STREETS
 AASHTO SU-30 TURNING RADII**

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RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

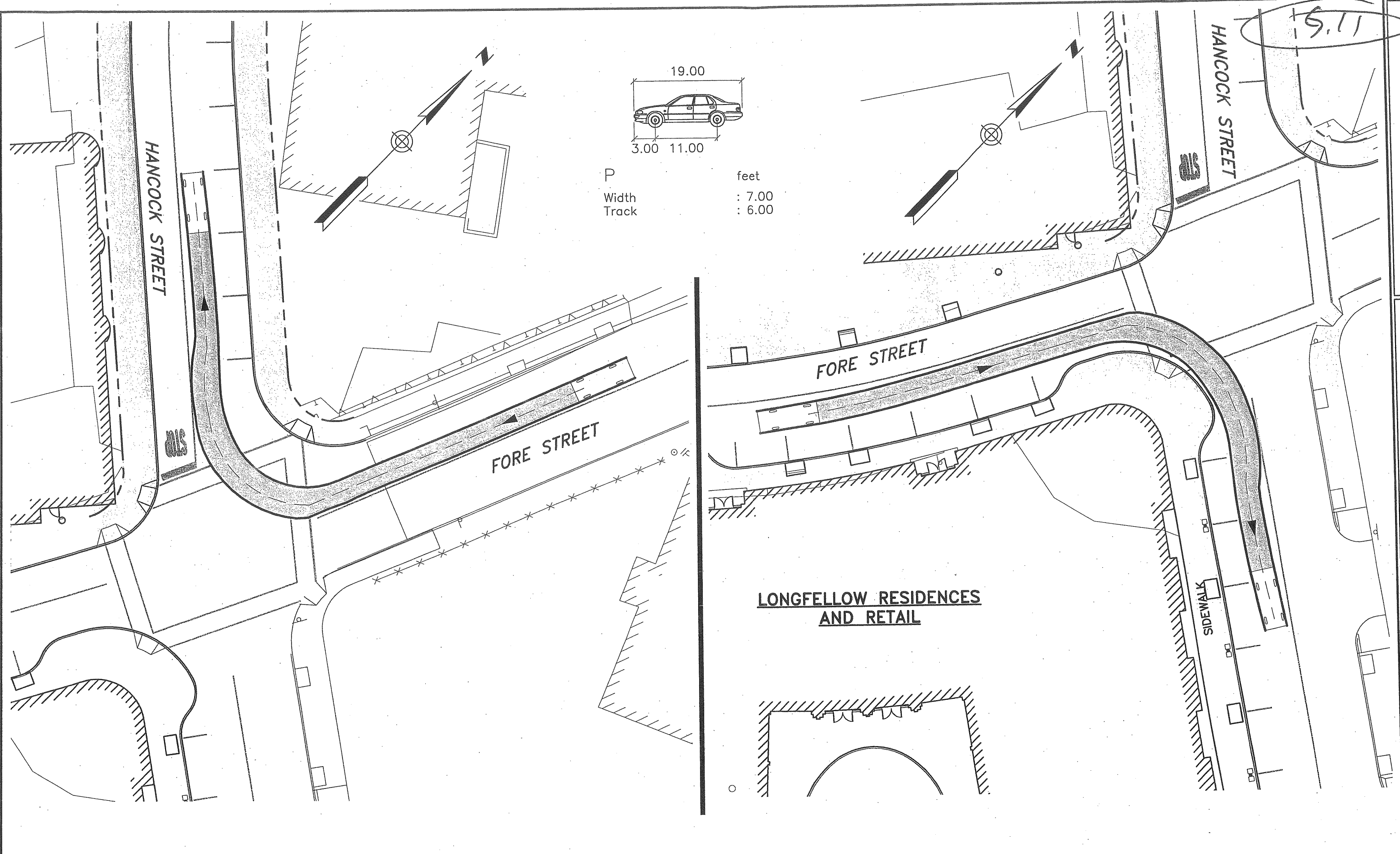
JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 4B



BAR SCALE
 1" = 30'

CHECK GRAPHIC SCALE BEFORE USING



P	Width	: 7.00	feet
	Track	: 6.00	

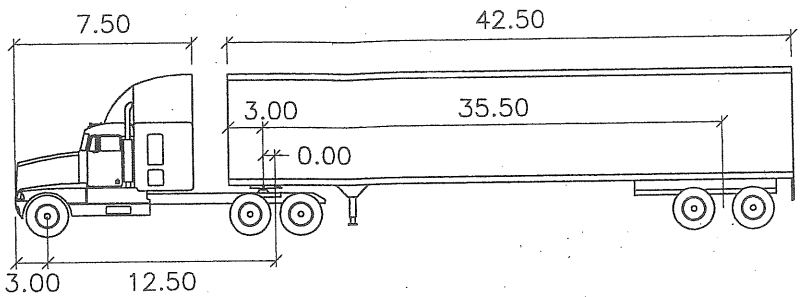
**HANCOCK & FORE STREETS
 AASHTO PASSENGER CAR
 TURNING RADII**

DESIGNED BY: JBC/DAS
 CHECKED BY: DAS
 DRAWN BY: JBC
 203555-U00C.dwg

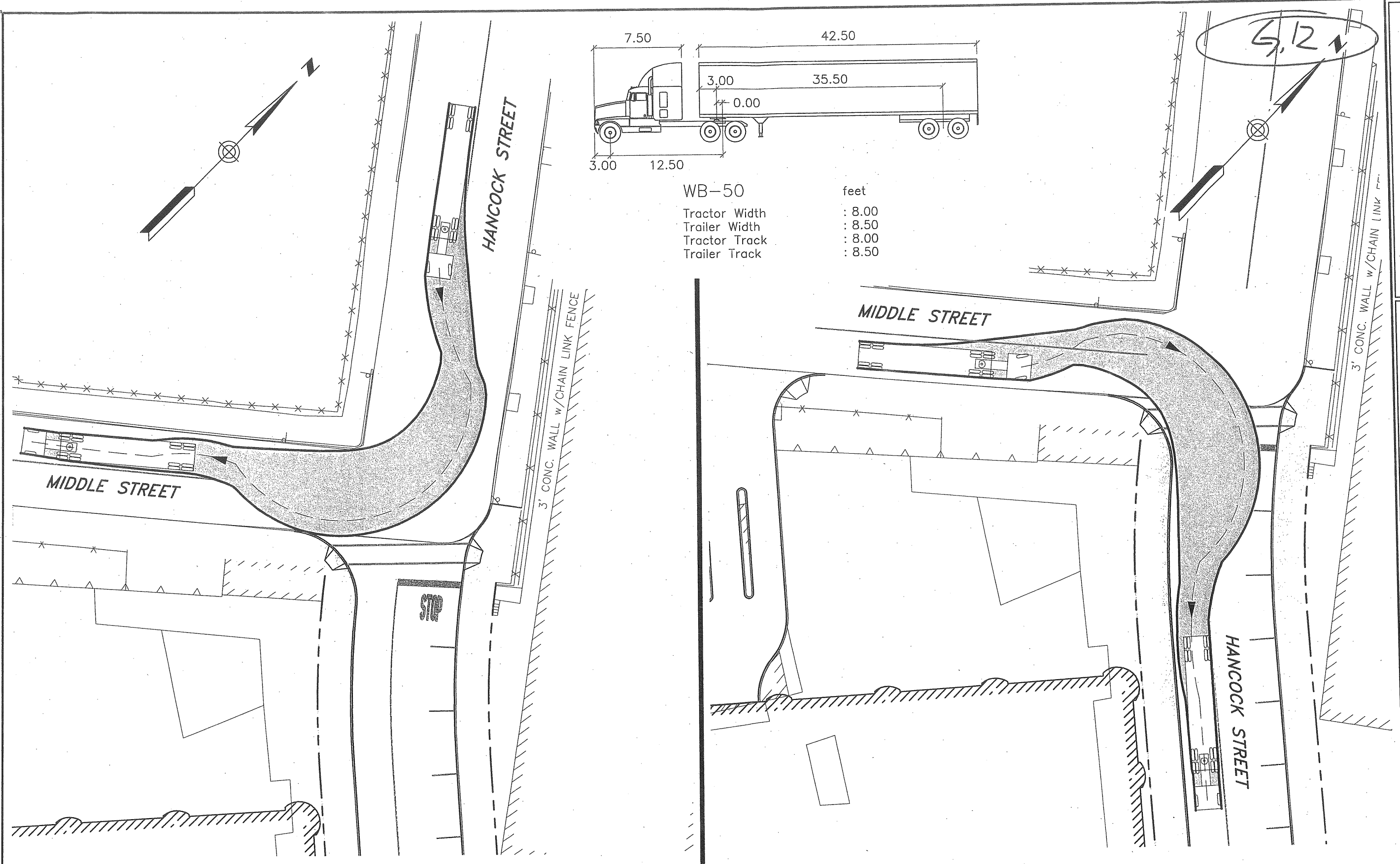
RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

30' 0 30' 60'
BAR SCALE
 1" = 30'
 CHECK GRAPHIC SCALE BEFORE USING



WB-50	feet
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50



BAR SCALE
1" = 30'
CHECK GRAPHIC SCALE BEFORE USING

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MIDDLE & HANCOCK STREETS
AASHTO WB-50 TURNING RADII

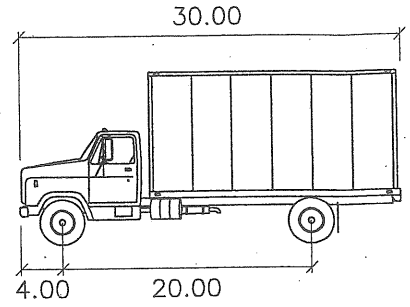
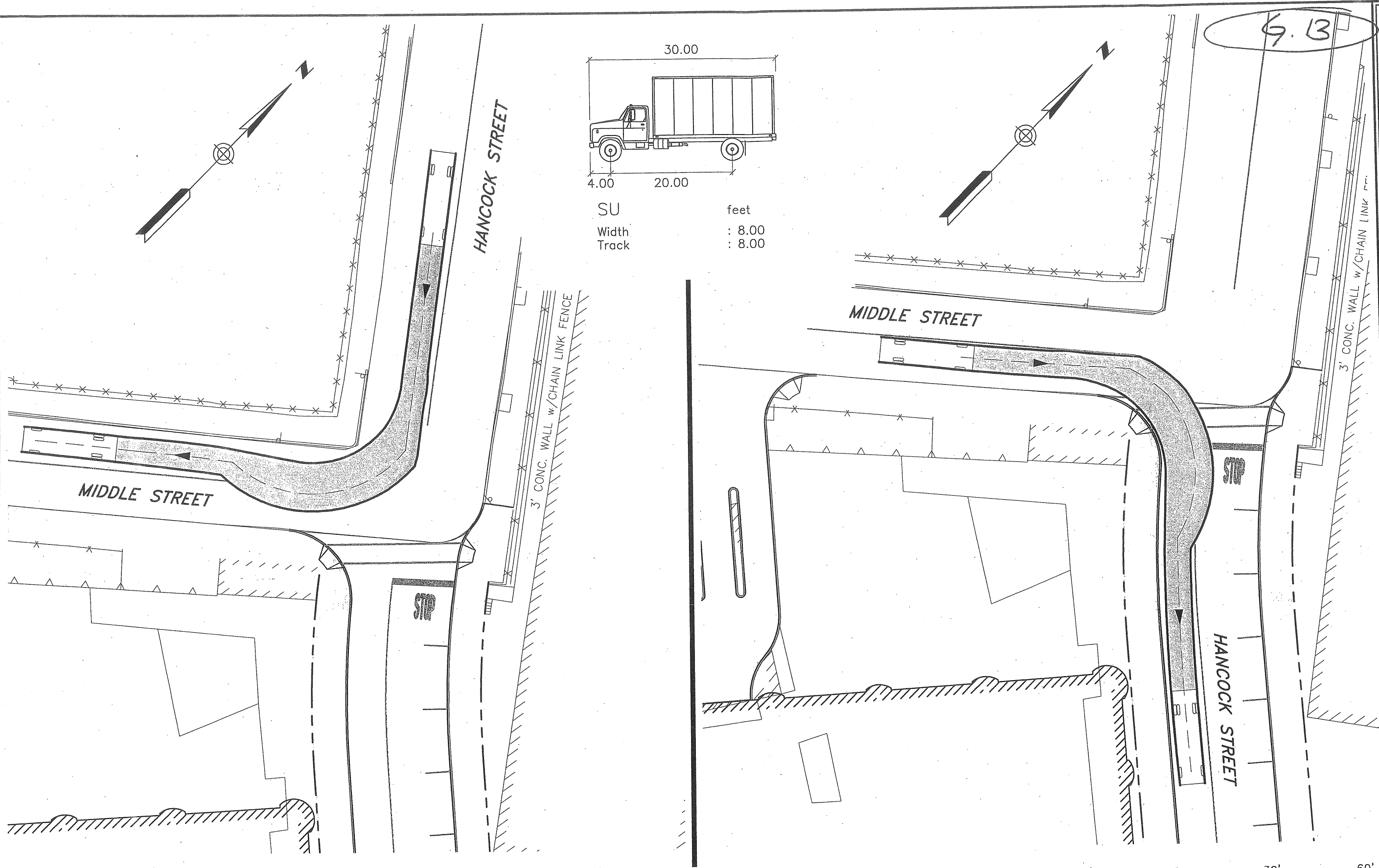
RIVERWALK LLC
2 MARKET STREET, SUITE 500
PORTLAND, MAINE

EASTERN WATERFRONT
DEVELOPMENT

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203555-U00A.dwg

JOB NO: 203555.05
DATE: APRIL 2006
SCALE: 1" = 30'

Figure 5A



SU
 Width : 8.00
 Track : 8.00
 feet



BAR SCALE
 1" = 30'
 CHECK GRAPHIC SCALE BEFORE USING

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MIDDLE & HANCOCK STREETS
 AASHTO SU-30 TURNING RADII

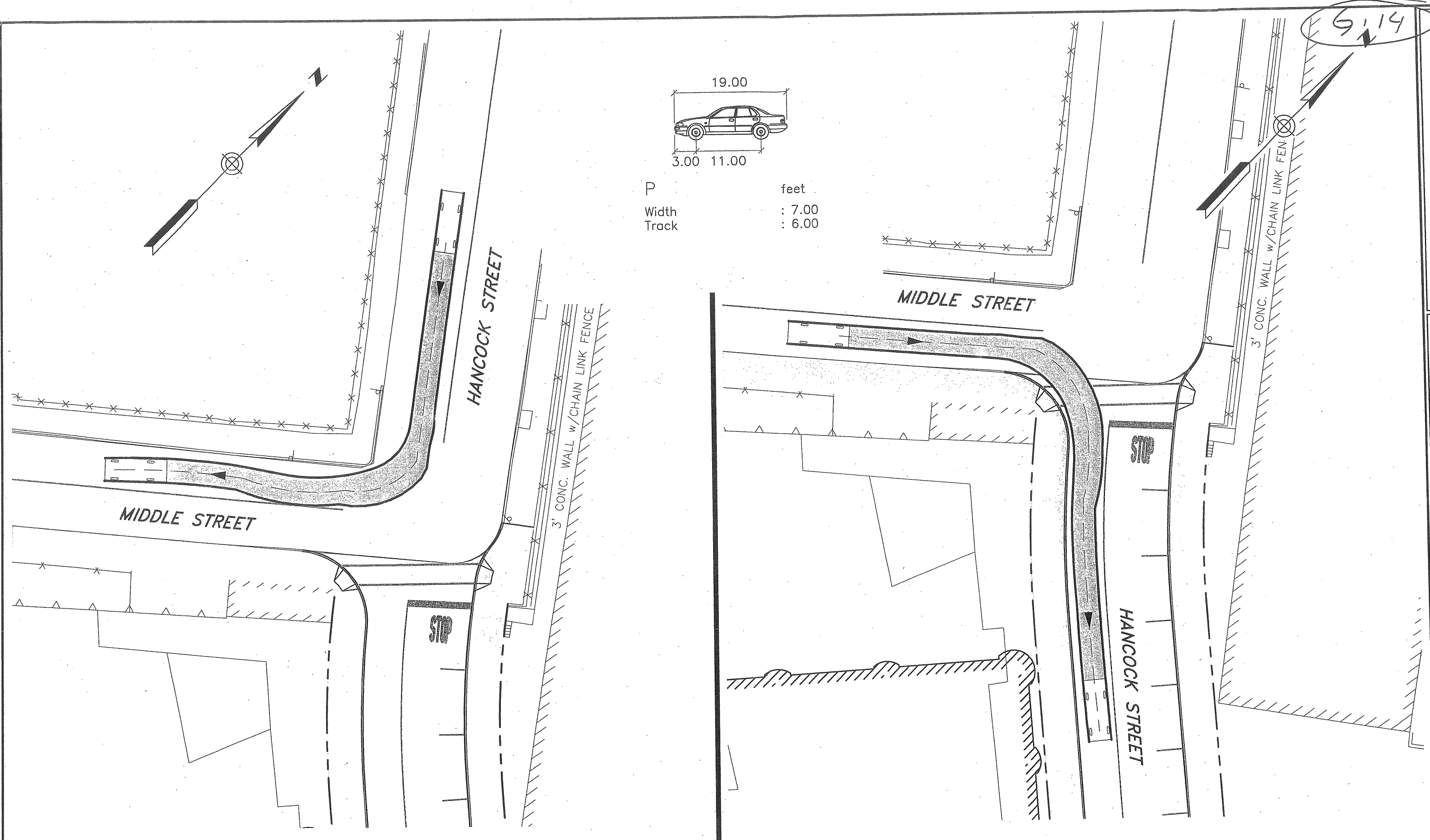
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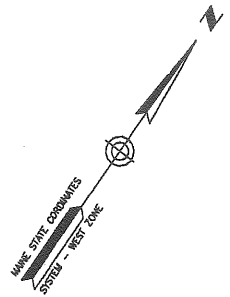
RIVERWALK LLC
 2 MARKET STREET, SUITE 500
 PORTLAND, MAINE

EASTERN WATERFRONT
 DEVELOPMENT

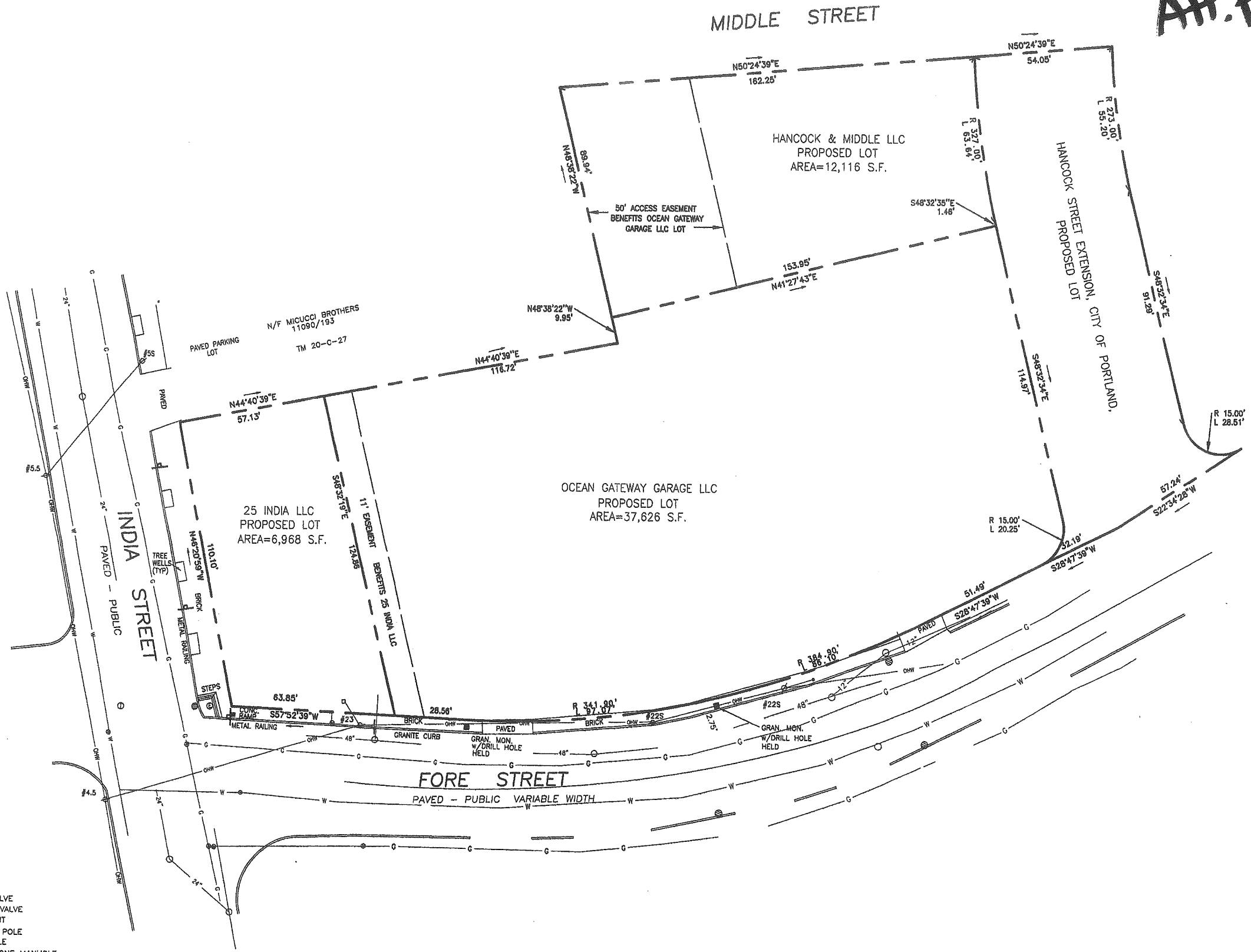
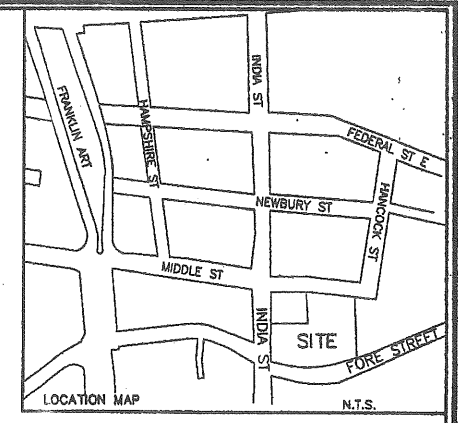
JOB NO: 203555.05
 DATE: APRIL 2006
 SCALE: 1" = 30'

Figure 5B





A.H.H



- LEGEND:**
- GAS VALVE
 - WATER VALVE
 - ⊙ HYDRANT
 - UTILITY POLE
 - MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ CATCH BASIN
 - FENCE
 - CURB
 - W WATER LINE
 - SS SANITARY SEWER
 - G GAS LINE

NOTES

1. BEARINGS ARE GRID NORTH PER PLAN REFERENCE 1.
2. PROPERTY IS ZONED B-5 ACCORDING TO CITY OF PORTLAND ORDINANCES.
3. THE SIDELINES OF INDIA STREET AND FORE STREET ARE BASED EXCLUSIVELY ON THE INFORMATION PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THE DISTANCES IN PARENTHESIS ARE FROM PLAN REFERENCE 8 BY THIS FIRM. THE DIFFERENCES IN THE STREET LINES AS SHOWN ON THIS PLAN (PER THE CITY) AND THOSE LINES ON PLAN REFERENCE 8 CAN BE ATTRIBUTED TO DIFFERENCES IN FIELD SURVEY LOCATION, POSSIBLE MOVEMENT OF MONUMENTS AND DIFFERENT DETERMINATION OF THE LINES BASED ON MONUMENTS FOUND AND THE CITY ENGINEERING DEPARTMENTS DOCUMENTATION. PROPERTY LINES WHICH INTERSECT STREETS HAVE NOT BEEN CHANGED ALTHOUGH STREET LINES WERE CHANGED AT THE REQUEST OF THE CITY TO REFLECT THEIR OPINION OF THE LOCATION OF SAID LINES.

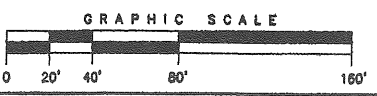
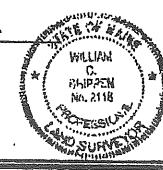
PLAN REFERENCES

1. RECORDING PLAT OCEAN GATEWAY COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC.
2. PLAN OF LAND ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK AND MOUNTFORT STREETS PORTLAND, MAINE FOR SHIPYARD BREWING CO., LLC DATED APRIL 1987 REVISED THROUGH 1-10-03 BY OWEN HASKELL, INC.
3. PLAN OF LAND IN PORTLAND, MAINE FOR AMERICAN HOIST AND DERRICK CO. DATED MAY 30, 1974 BY OWEN HASKELL, INC.
4. SURVEY MADE FOR GUY CENTAFANTE IN PORTLAND, MAINE FEB. 1953 BY PHILLIP C. ROBERTS RECORDED IN PLAN BOOK 46 PAGE 9.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 4-13-06
 WILLIAM C. SHIPPEN PLS #2118



REV. 2 04-13-06 MISC. CHANGES PER CLIENT
 REV. 1 04-12-06 MISC. CHANGES PER CLIENT

SUBDIVISION/RECORDING PLAT
 ON
 INDIA STREET AND FORE STREET, PORTLAND, MAINE
 MADE FOR
**RIVERWALK LLC, 25 INDIA LLC
 HANCOCK & MIDDLE LLC
 OCEAN GATEWAY GARAGE LLC**
 2 MARKET STREET, SUITE 500 PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By RES	Date MARCH 22, 2006	Job No. 2005-073, P.
Trace By RWC	Scale	Drawn By
Check By JWS	1" = 20'	18
Book No. 1015		