From: Marge Schmuckal
To: William Needleman
Date: 12/27/2006 10:00:46 AM
Subject: Ocean Gateway Garage LLC

Bill,
do you have evidence of who is the owner of this property? I need the official wording of the record owner for the permit application.
Thanks
Marge

From: Marge Schmuckal
To: Stephen Fraser
Date: 12/19/2006 2:54:06 PM
Subject: Re: Ocean

I have been looking at all that was submitted to me. I want to be sure that I am looking at the most current submittals. I received information data on 12/18/06 from Scott Simons which letter was actually dated 12/15/06) I also received strucutral plans (C201, A200, &A100) on the same date.

I want to meet to be sure I have the most current information, and that I am properly understanding your methodology. I am not seeing a height problem by my understanding of the Zoning Ordinance. But some of your height figures concern me that I might be missing something. I want to be sure I am understanding it correctly.

We can try to meet on Friday if you are feeling better. I know I have been fighting a cold for almost a week and don't want to get more of one. So I appreciate your call.
Marge

>>> Stephen Fraser <stephen@simonsarchitects.com> 12/19/2006 12:21:14 PM >>>
Marge I am going home sick this afternoon so I ask if we can postpone
the meeting until Friday. If you could let me know which of the two
sets of calcs submitted you are looking at I can better prepare
before hand. Thanks

Stephen Fraser
Scott Simons Architects
75 York Street
Portland, ME 04101
Tel: 207-772-4656x104
Fax: 207-8228-4656
Web: www.simonsarchitects.com
Email: stephen@simonsarchitects.com

CC: Drew Swenson; Scott Simons

From: Stephen Fraser <stephen@simonsarchitects.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 12/20/2006 10:27:52 AM
Subject: Re: Ocean

12/20/06

**

I believe you have received both to the attached calculation work sheets. One is based on a flat roof interpretation using the high point at the top of building. The other takes the average height of the roof deck. Taking the average height allows the deck to be extended up further on the north side. The grades elevations are the same in both scenarios.

I am fortunately feeling better and could meet on Thursday or Friday to review this in person.

On Dec 19, 2006, at 2:54 PM, Marge Schmuckal wrote:

> I have been looking at all that was submitted to me. I want to be
> sure
> that I am looking at the most current submittals. I received
> information data on 12/18/06 from Scott Simons which letter was
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>
> Stephen Fraser
> Scott Simons Architects
> 75 York Street
> Portland, ME 04101
> Tel: 207-772-4656x104
> Fax: 207-8228-4656

Ocean Gateway Garage

Average roof height deck extended to line D

Column Line Location	Grade Elevation	Roof Elevation
1A	25.8	83.05
1B	24.8	82.9
1C	24.7	81.04
1D	24.7	89.68
1E	26	87.82
1F	23.9	85.96
1G	21.9	84.1
1H	22.8	85.25
1.7H	20.9	84.56
2.3H	18.5	84.56
2.9H	16.3	85.25
3G	16.1	85.1
3F	16.625	84.67
3E	17.15	84.25
3D	17.675	83.82
3C	18.2	83.4
3B	18.2	82.97
3A	18.8	83.05
2.3A	19.2	82.09
1.7A	19.4	82.09
	411.65	**1685.61**

411.65/20
Avg Grade = 20.73'

1685.61/20
Avg Roof = 84.28'

84.28' - 20.73'
Avg Height = 63.55'

Ocean Gateway Garage

12/20/20

Flat roof height deck extended to line F.5
Column Line

Location	Grade Elevation	Roof Elevation
1A	25.8	
1B	24.8	
1C	24.7	
1D	24.7	
1E	26	
1F	23.9	
1G	21.9	
1H	22.8	
1.7H	20.9	
2.3H	18.5	
2.9H	16.3	
3G	16.1	
3F	16.625	
3E	17.15	
3D	17.675	
3C	18.2	
3B	18.2	
3A	18.8	
2.3A	19.2	
1.7A	19.4	
	411.65	**85.04'**

411.65/20
Avg Grade = 20.73' Roof = 85.04'

85.04' - 20.73'
Avg Height = 64.31'

Ocean Gateway Garage

Flat roof height deck extended to line F.5

Column Line Location	Grade Elevation	Roof Elevation
1A	25.8	
1B	24.8	
1C	24.7	
1D	24.7	
1E	26	
1F	23.9	
1G	21.9	
1H	22.8	
1.7H	20.9	
2.3H	18.5	
2.9H	16.3	
3G	16.1	
3F	16.625	
3E	17.15	
3D	17.675	
3C	18.2	
3B	18.2	
3A	18.8	
2.3A	19.2	
1.7A	19.4	
	411.65	**85.04'**

411.65/20
Avg Grade = 20.73' Roof = 85.04'

85.04' - 20.73'
Avg Height = 64.31'

Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM

date: 4/3/2007
project: OCEAN GATEWAY GARAGE: 2005-0161
to: Bill Needelman
City of Portland - Senior Planner
389 Congress Street
Portland, ME 04101

2005 0271 4/11/07
1 Fax Sp
019 A001

phone: (207) 874-8722
fax:

subject: Architectural and Material changes

Attached is some additional information to aid in your review of the architectural cladding and material changes to the Ocean Gateway Parking Garage. As you are aware, from talking with the Owner, these changes have been made in an attempt to increase durability, control cost and allow the required amount of free airflow into the ground level of the garage. The building code requires the perimeter elevations to be 20% open to qualify for an open parking garage. With the addition of the retail on the south side, this has become a limiting factor in the design.

On the north elevation 3 lower brick piers and mesh pilaster covers were deleted. The solid brick pilaster bases cannot be added back without adversely affecting the free airflow requirements. The Owners intention is to develop the adjacent Middle Street site to mask this elevation in the future.

On the east and south elevations the Green Screen material has be replaced by 1" square vinyl coated wire mesh. This change was made to control cost and provide a durable material. The wire is both galvanized and coated in a very durable vinyl, available in several colors.

On the north, east and west elevations, the ground level security screen has been changed from a woven steel mesh to a 2" square vinyl coated mesh. This choice was made because it is both more durable and we needed to increase the free airflow at the ground floor level. This material is also welded so it is more secure against vandals. This is more visually transparent then we would like but again the free airflow is necessary to meet the building code requirements.

The typical horizontal guardrail material has been changed from an expanded sheet metal product to a perforated metal. This will also be finished with a galvanized and colored powder coated finish. We feel

this substitution is superior to what was originally approved and we understand you are comfortable with the selection.

The mural on the north side will be painted. This will be by separate contract so is not shown on this set of contract documents. I anticipate planning will want to review the selected image before it is applied to the wall.

Attached is an SK from Woodard & Curran addressing your concern over the temporary asphalt paving on India Street and the requirement to install brick pavers once the office building is complete.

The submitted materials include additional detail drawing to accompany the construction drawings you have. They include the following:

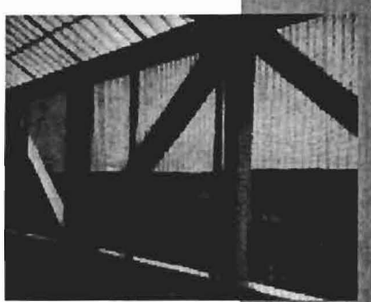
A500 Wall Sections
A501 Walls Sections
A600 Details
A601 Details
A602 Details

Also included is some product information on the Riverdale Mills vinyl coated mesh. The product name is Wirewall high security fencing. If you check their website you will see the product is used in a variety of applications.

Please review the submitted material and contact the owner or myself with any questions.

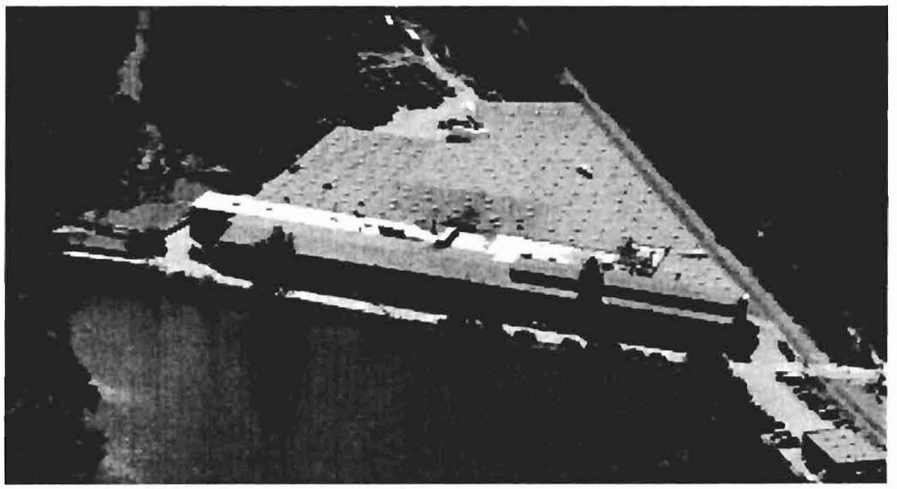
WIREWALL™ HIGH SECURITY FENCING

MAXIMUM SECURITY *Visual Appeal*



RIVERDALE

COMPANY HISTORY



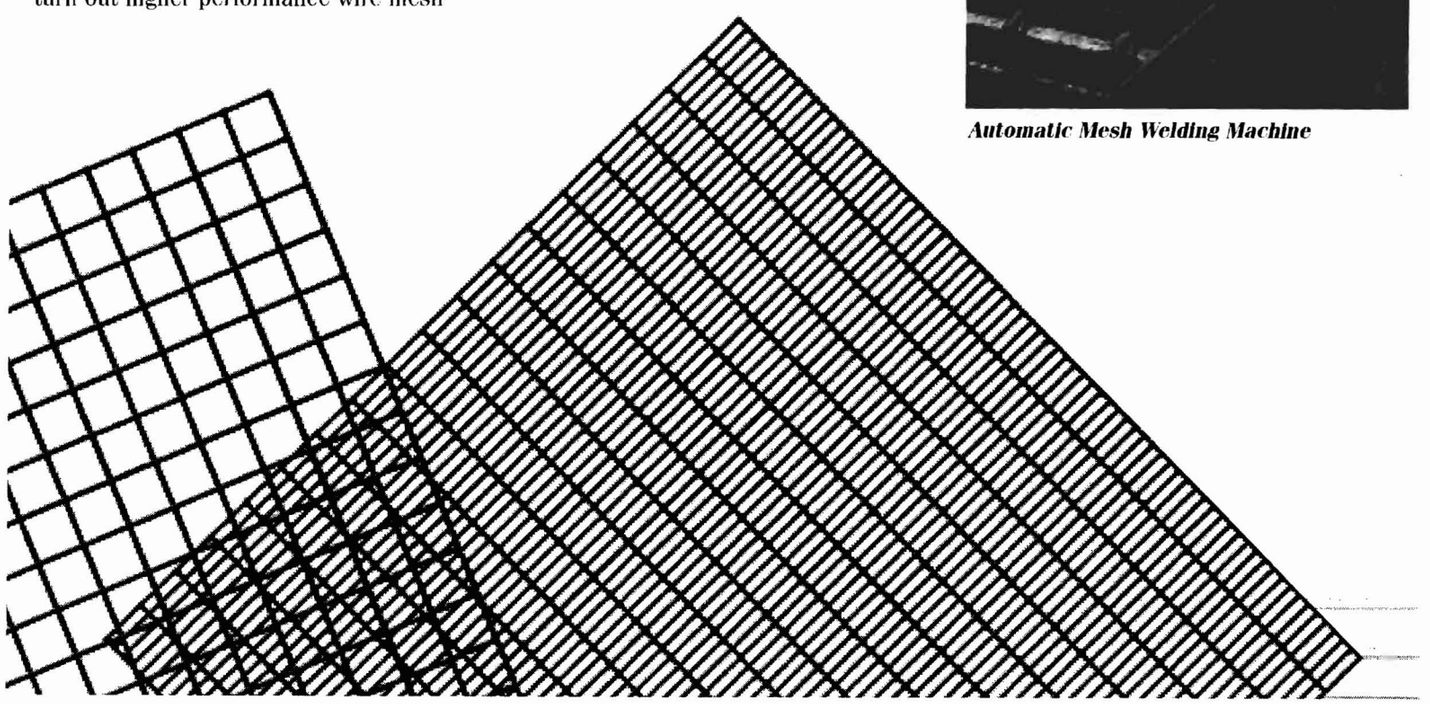
Riverdale Mills

Riverdale Mills Corporation was founded in 1979 by a team of industry experts sharing a single goal: to manufacture a more weather-resistant and corrosion-resistant welded wire mesh product. They began by engineering proprietary, custom-designed equipment that could turn out higher performance wire mesh with more consistency than had ever before been achieved by the industry. Today, Riverdale Mills produces over 20 million linear feet of wire per year in its 250,000-sq.ft. manufacturing facility housed in a completely renovated historic Central New England mill building.

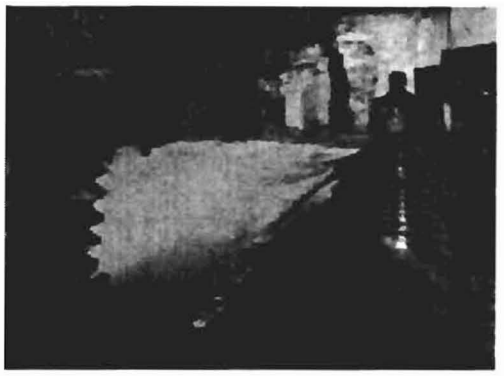
COMMITMENT TO QUALITY

Riverdale Mills welded wire mesh has set new standards for high performance, corrosion resistance, and durability. What sets us apart from other wire mesh suppliers is our ability to strictly control every aspect of the manufacturing process and to manage each step to meet the unique requirements of our customers. The result is a wire mesh product with the industry's highest tensile strength at its core, treated with our own specially formulated, highest-quality protective coatings, and galvanized with five to seven times more zinc than other manufacturers' products.

Automatic Mesh Welding Machine



I AND A COMMITMENT TO SERVICE.



Wire Mesh Being Hot Dipped Galvanized

SUPERIOR MANUFACTURING MAKES A PREFERRED PRODUCT

At Riverdale Mills, the process begins with wire rod, made to our exact specifications and quality tested in our laboratory to be sure its chemistry is free of contaminants.

Once the wire has passed inspection, the first step is to draw the rod to the exact gauge, using our state-of-the-art, computer controlled equipment to produce wire that is perfect for the application.

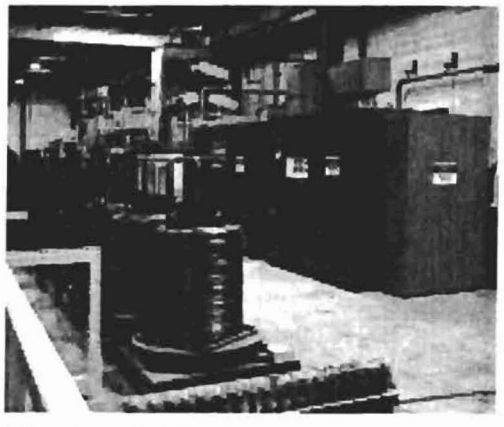
Next, the wire is welded to the desired mesh size with each weld point individually controlled, enabling us to meet stringent quality requirements and, at the same time, ensure dimensional accuracy. What's more, Riverdale wire spacing is infinitely adjustable, which means we can produce wire mesh sizes that most manufacturers cannot.

The mesh is then hot-dip galvanized using a direct-fired, 99% pure zinc bath. This unique process reduces the build-up of iron in the molten zinc, eliminating a problem long associated with galvanizing lines used by other mesh manufacturers.

In the final step we apply our own specially compounded polyvinyl chloride (PVC) or polyester coating to the welded wire mesh. The advanced polymers used in this process are measured and monitored by special equipment and testing procedures.

TOMORROW'S STANDARDS DELIVERED TODAY

Riverdale Mills' extensive research and design programs begin where the end product will be used. Our specialized design engineering team works closely with customers, listening to their needs. It's the integration of research, engineering and manufacturing that keeps Riverdale Mills on the cutting edge of technology, enabling us to provide product that meets or exceeds our customers' expectations.



Wire Strand Galvanizing Line

PRESIDENT'S MESSAGE

On May 1, 1979 the boards came off the windows of an abandoned mill building in Northbridge, Massachusetts. This building would soon come alive with a dedicated staff and newly built machinery to produce a different and better wire mesh material. So, it was December 1980, when the first of its kind was manufactured and shipped to a customer in Maine. Today, we're proud to say Riverdale wire mesh products are shipped all over the world.

Riverdale Mills has developed many unique products for use in a variety of applications. Aquamesh® wire for harsh marine environments, Geomesh™ gabions used in erosion control, and perhaps foremost, WireWall™ high security fencing for protection of personnel and property.

All of us at Riverdale Mills are committed to delivering excellence in service and product to our customers as we continually strive to develop new and different products for the marketplace.

Jim Knott, Sr.
President & Founder

ELIMINATING THE BARRIERS BE

WIREWALL™: THE NO BREAK-THROUGH CHOICE

Riverdale Mills WireWall high security fencing is the essential solution to hardening perimeters for property protection. It offers the benefits of masonry walls at or below the cost of other wire barriers. With WireWall fencing you get a virtually impenetrable barrier that out lasts and out performs nearly all other fencing options.

WireWall goes up in panels, saving time and equipment needed for installation.

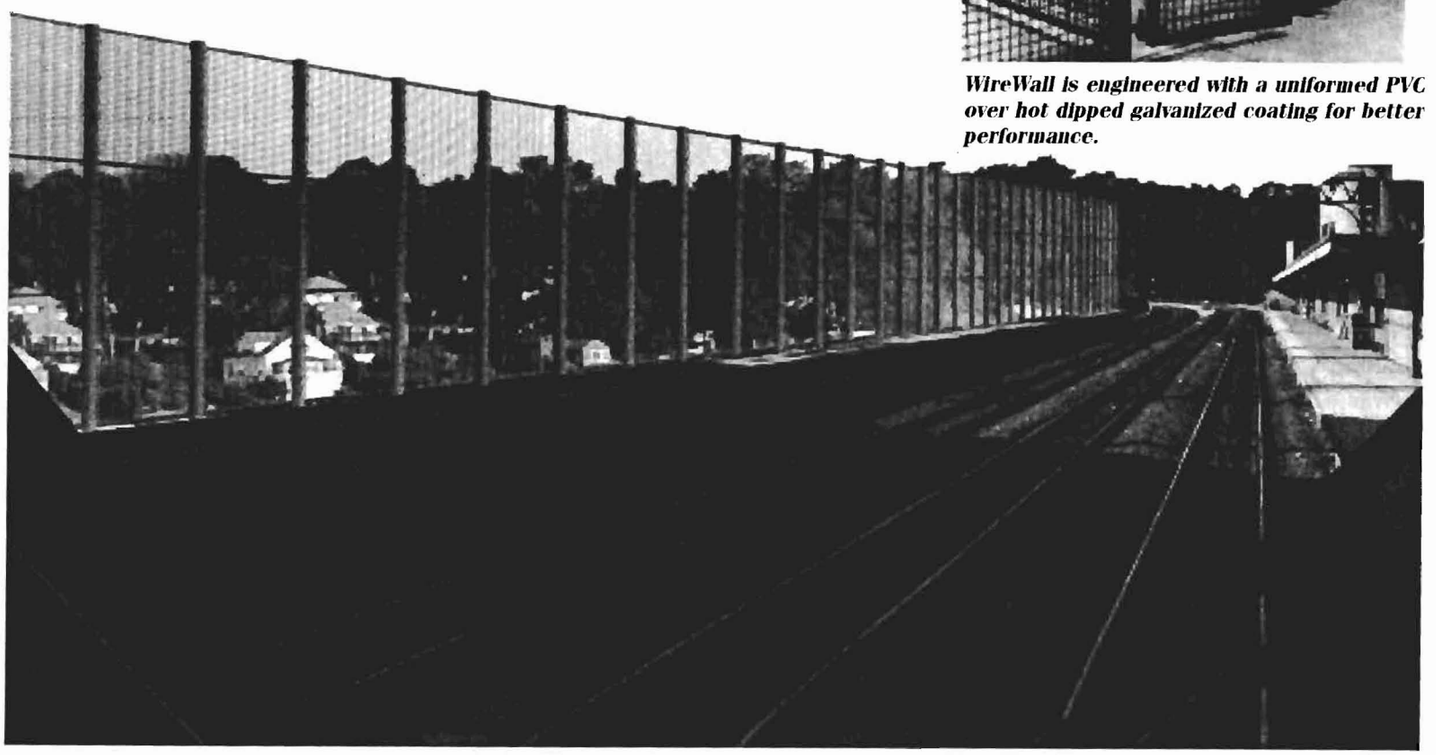
With WireWall, any would-be climber can't get a handhold or toehold.

WireWall's clean lines, variety of mesh configurations and available colors make it an aesthetically appealing choice for a wide variety of installations.

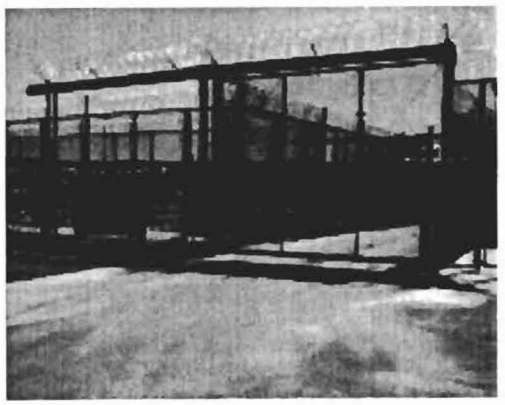
SUPERIOR DETERRANCE

Specifically developed for maximum-security prisons, WireWall welded wire mesh is a proven high performance fencing option, readily available for all types of high security applications. WireWall's unique welded mesh design and construction features narrow openings that are highly resistant to climbing or cutting. Unlike the woven pattern of chain link fencing, WireWall won't unravel or lose its stability if a cut is made.

WireWall is engineered with a uniformed PVC over hot dipped galvanized coating for better performance.



WEEN COST AND PERFORMANCE

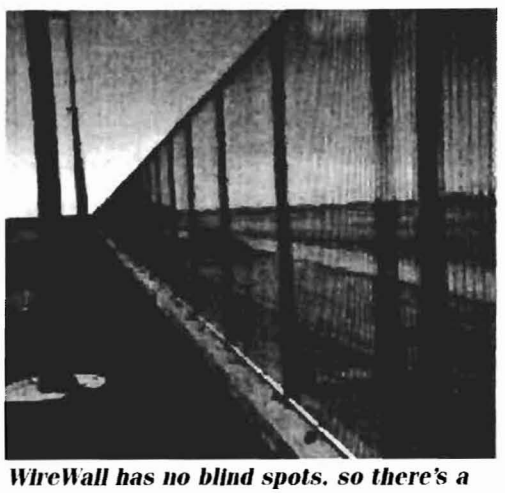


Prevent access to sensitive or dangerous areas with WireWall fencing.

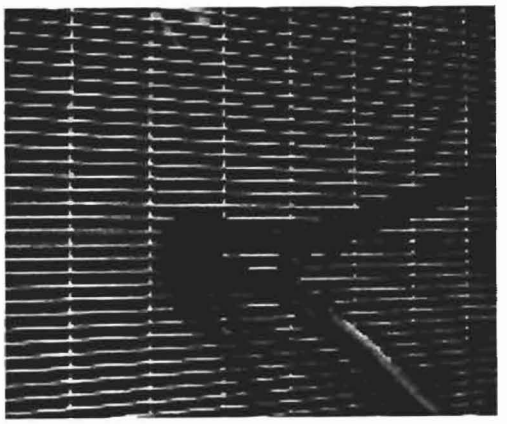
What's more, military testing proved it took several minutes to cut a 2' by 2' opening in WireWall fencing versus a few seconds for chain link.

EXCEPTIONAL PERFORMANCE

WireWall fencing is ideal for correctional, military, energy and other highly sensitive sites. No other product works more dependably for containment or protection of valuable property or equipment. Its welded mesh design and construction provides unchanging structural integrity for long-lasting durability. Moreover, WireWall has no blind spots, providing a clear line of sight at any angle.

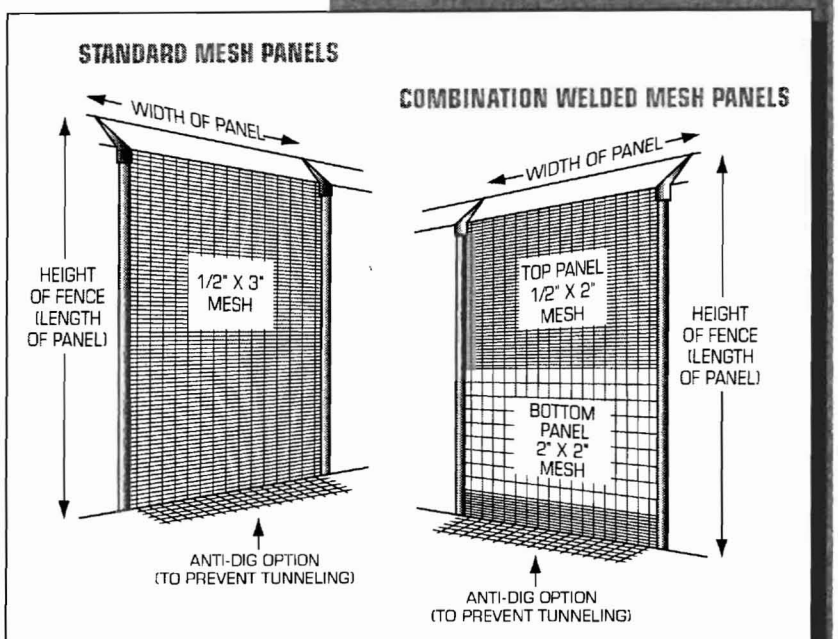


WireWall has no blind spots, so there's a clear line of sight at any angle.



WireWall features openings too narrow to allow cutters a good grip.

WireWall fencing goes up in panels, making it easier to handle and install. This greatly reduces the time, equipment and skill required for installation. And, its maintenance free design means lower maintenance costs, too.

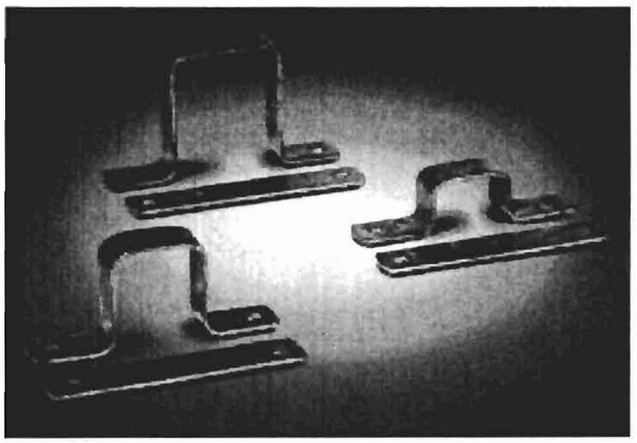


Two cost-effective mesh panel options provide increased security without added costs.

USE WIREWALL FENCING FOR:

- Airports
- Bridges and Dams
- Correctional Facilities
- Fuel Storage Depots
- Fossil Fuel Generating Plants
- Government Buildings
- Highways
- Hydroelectric Facilities
- Manufacturing Plants
- Military Bases
- Municipal Waterways
- Naval Yards
- Nuclear Power Plants
- Oil Refineries
- Rail Yards
- Secure Treatment Facilities
- Telecommunications Towers
- Utility Transformers
- Wastewater Treatment Plants

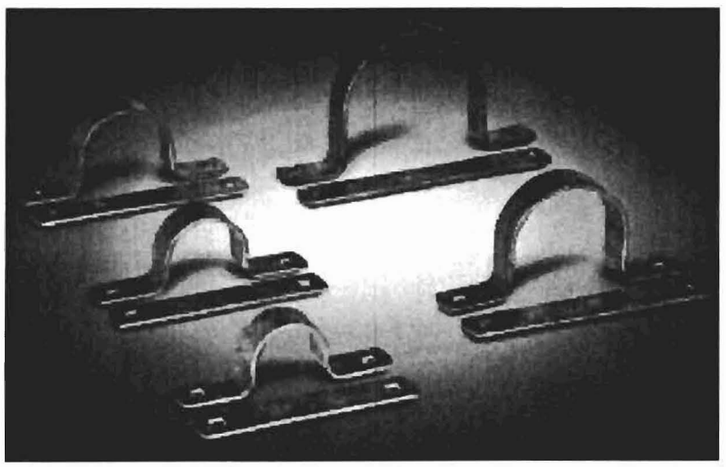
BRACKETS & INSTALLATION



C Post Bracket Sizes:
1.625" x 1.250"
1.700" x 2.250"
2.500" x 3.250"

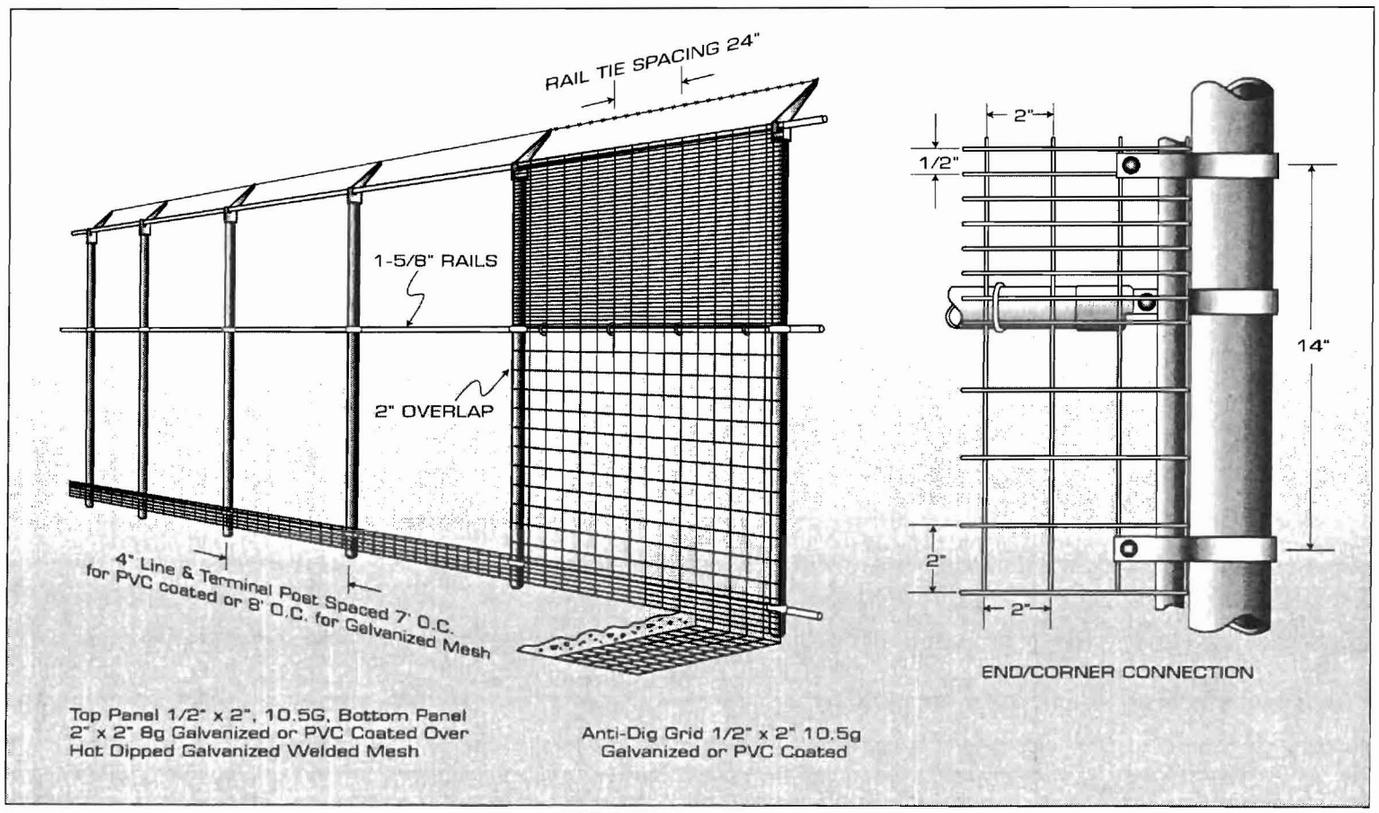
HARDWARE

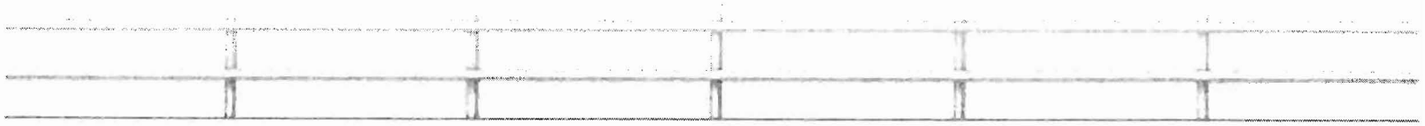
WireWall fencing panels are attached to line posts, terminal posts, and gate frames with 1" x 10 gauge thick zinc-coated post brackets.



Round Post Bracket Sizes:
1.660"
1.875"
2.375"
2.875"
4.000"

Boulevards, Loop Caps, Barb Arms, Rail Ends, and Continuous Attaching Bars also available.





MEETING OR EXCEEDING ASTM SPECIFICATIONS

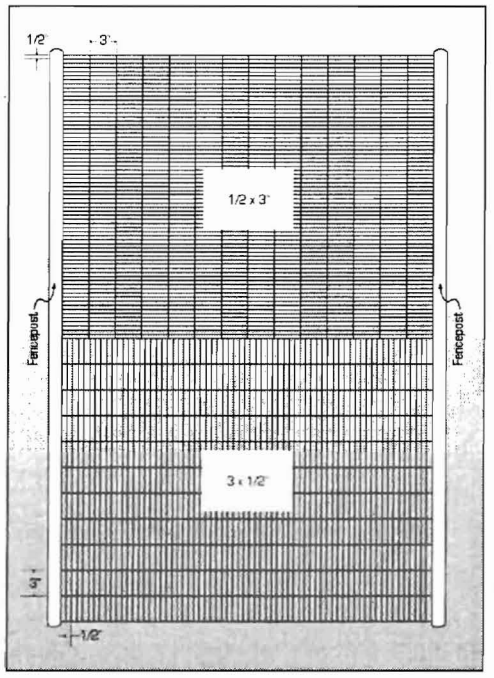
WELDED WIRE

ASTM A 85	**Standard Specifications for Steel Welded Wire Fabric. Plain, for Concrete Reinforcement.**
ASTM A 370	**"Standard Test Methods and Definitions for Mechanical Testing of Steel Products."**
ASTM A 853	**"Standard Specifications for Steel Wire, Carbon, for General Use."**

ZINC COATING

ASTM A 90	**Standard Test Method for Weight of Coating on Zinc-Coated (Galvanized) Iron or Steel Articles.**
ASTM A 123	**"Standard Specifications for Zinc (Hot-Dip Galvanized) Coatings on Iron Steel Products."**

HOW TO SPECIFY WELDED WIRE MESH

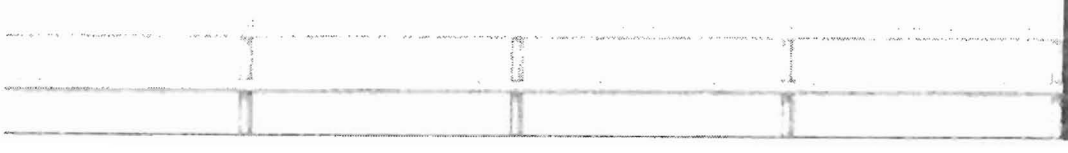


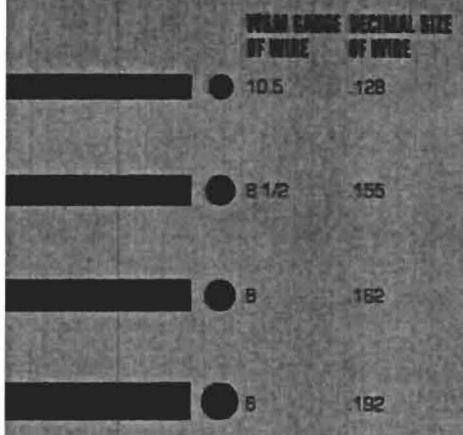
PVC COATINGS

COATING PROPERTY	TEST METHOD	VALUE
Specific Gravity	ASTM D 792	Range of 1.20-1.40
Tensile Strength	ASTM D 638	2275 PSI
Elongation	ASTM D 638	1980 PSI
Hardness	ASTM D 2240	75 Min. Shore A
Salt Spray	ASTM B 117	3000 hrs. no effect
Exposure to Ultraviolet Light	ASTM 1499 ASTM G 23	3000 hrs.

INSTALLATION INSTRUCTIONS

1) Clear and grade fence area. Grading shall be done to provide a straight flat and level surface. Soil or stone fill shall be thoroughly compacted.
2) Place posts apart 7, 8, or 10 feet on center depending on panel width and wind load requirements. Larger diameter corner posts are not required.
3) Ensure that posts are plumb.
4) Place panels on fence posts with a 2-3" overlap between adjacent panels. If two panels are required to achieve a specific height or pattern, ensure that there is at least a 4" overlap between the top and bottom panels.
5) Attach panels to the posts with tie wires, brackets, or boulevards. No stretching is required with welded mesh panels.
6) If a steep grade is encountered, step the panels along the grade.
7) Continue attaching panels until fence is complete.
8) Ground Fencing.
9) Done. Go to www.riverdale.com for more information.





WIREWALL MATERIAL OPTIONS:
High tensile carbon steel wire for superior strength; conforms to ASTM A853, Grade AISI 1008 and 1010. Stainless steel Type 304 and 316 for installations where limited or no magnetic interference is allowed.

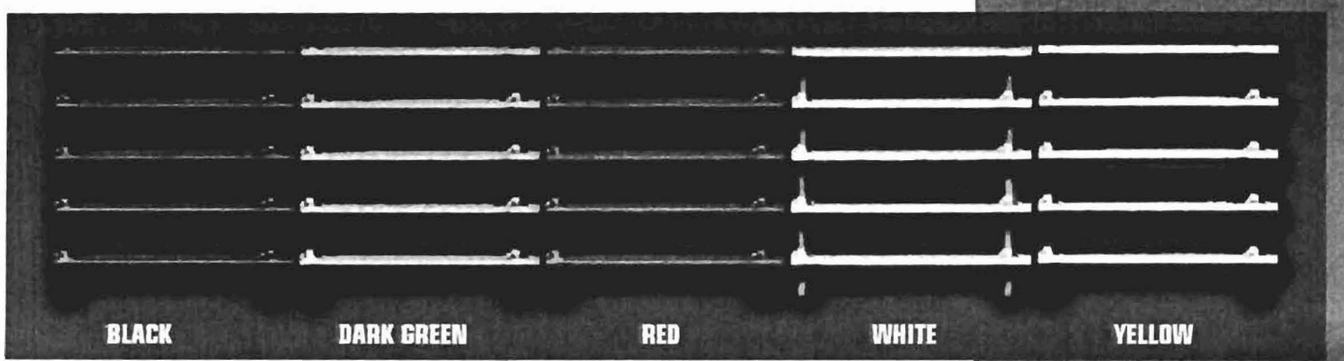
PROTECTIVE COATINGS:
Uniform hot-dipped zinc, conforming to ASTM A123 and other standards ensuring maximum performance. PVC coatings conforming to ASTM F668, Class 2b, are fuse-bonded to prevent peeling and provide additional protection.

WIREWALL™ STANDARD FENCING SPECIFICATIONS

MESH SIZE

Spacing of Horizontal Wires		Spacing of Vertical Wires		Gauge of Wire			Width of Panel		Length of Panel		APPROX. LBS PER 100 FT² Galvanized 2.0 oz/ft²	PVC coated over Galvanized
IN.	MM	IN.	MM	GAUGE	IN.	MM	IN.	MM	FT.	M		
.5"	(12.7)	2"	(50.8)	10 1/2	.128"	(3.25)	74", 86" 98", 122"	(1880), (2184) (2489), (3099)	7'-21'	(2.13)-(6.40)	135	162
.5"	(12.7)	3"	(76.2)	10 1/2	.128"	(3.25)	75", 87" 99", 123"	(1905), (2210) (2514), (3124)	7'-21'	(2.13)-(6.40)	126	153
.5"	(12.7)	3"	(76.2)	8	.162"	(4.0)	75", 87" 99", 123"	(1905), (2210) (2514), (3124)	7'-21'	(2.13)-(6.40)	205	250
2"	(50.8)	2"	(50.8)	10 1/2	.128"	(3.25)	74", 86" 98", 122"	(1880), (2184) (2489), (3099)	7'-21'	(2.13)-(6.40)	54	66
2"	(50.8)	2"	(50.8)	8	.162"	(4.0)	74", 86" 98", 122"	(1880), (2184) (2489), (3099)	7'-21'	(2.13)-(6.40)	88	106
2"	(50.8)	2"	50.8)	6	.192"	(4.88)	74" 86" 98" 122"	(1880)(2184) (2489)(3099)	7'-21'	(2.13)-(6.40)	120	150

WIREWALL AVAILABLE COLORS*

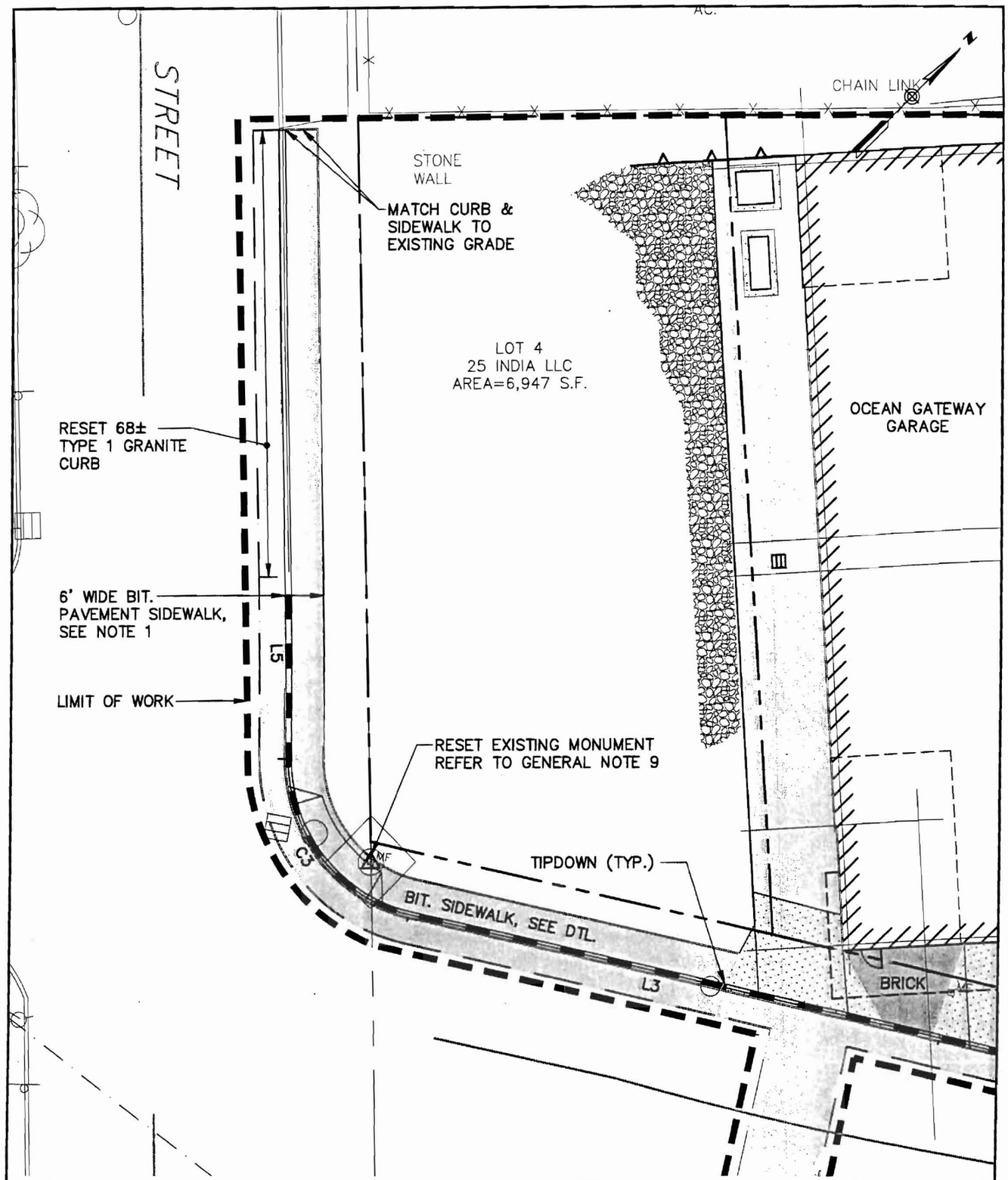


*Minimum order quantities apply for colors. Colors shown above are for reference only and may not be used as an exact representation of actual colors available.

RIVERDALE
Tel: 800.762.6374 • Outside USA 508.234.7400
Fax: 508.234.9593 • Website: www.riverdale.com
130 Riverdale Street • P.O. Box 200 • Northbridge, MA 01534

MADE IN U.S.A.

AFA



NOTES:

1. BITUMINOUS SIDEWALK ALONG FORE STREET AND INDIA STREET IS TEMPORARY. BRICK SIDEWALK, AS PER CITY APPROVED SITE PLAN, SHALL BE PROVIDED IN FUTURE PHASES OF WORK.

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COMMITMENT & INTEGRITY DRIVE RESULTS

INDIA/FORE STREET SIDEWALK		RIVERWALK, LLC 2 MARKET STREET, SUITE 500 PORTLAND, ME 04101	JOB NO: 203555.06 DATE:MARCH 28, 2007 SCALE: 1"=20'
DESIGNED BY: DAS	CHECKED BY: DAS	OCEAN GATEWAY PARKING GARAGE	SK-C01
DRAWN BY: DAS	20355505-SK-C01.dwg		

MEMORANDUM

To: FILE

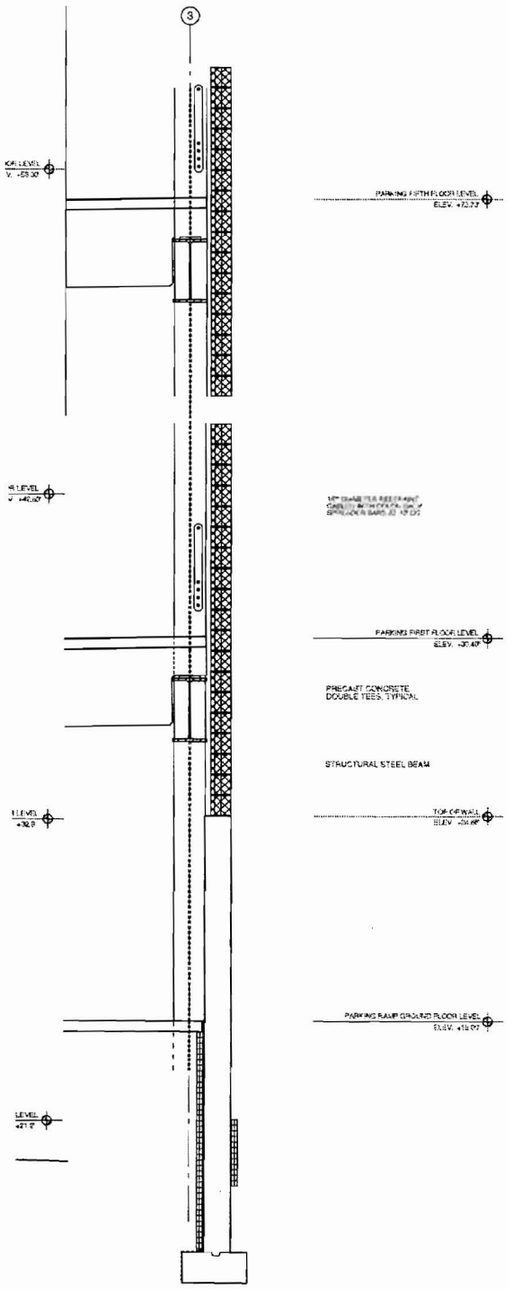
From: *Marge Schmuckal* **Dept:** Zoning

Subject: Application ID: 2006-0235

Date: 12/22/2006

On 12/22/06 I met with the Steve Fraiser, architect, and Drew Swenson. The proposed amendment to the parking garage is meeting the current zoning ordinance for setbacks, coverage and height. It is noted that the front of the building has been altered from the original submittal. In no area of the new front, shall the building be setback more than 10' from the front property line.

Marge Schmuckal
Zoning Administrator



RAN
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Scott Simons Architects

PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

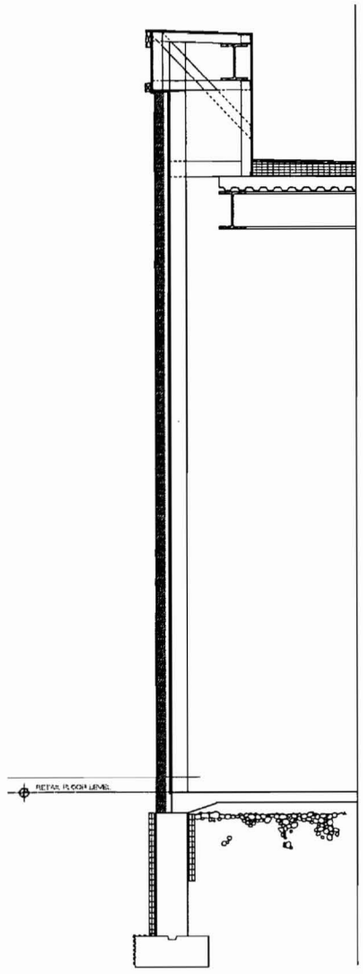
TITLE
WALL SECTIONS

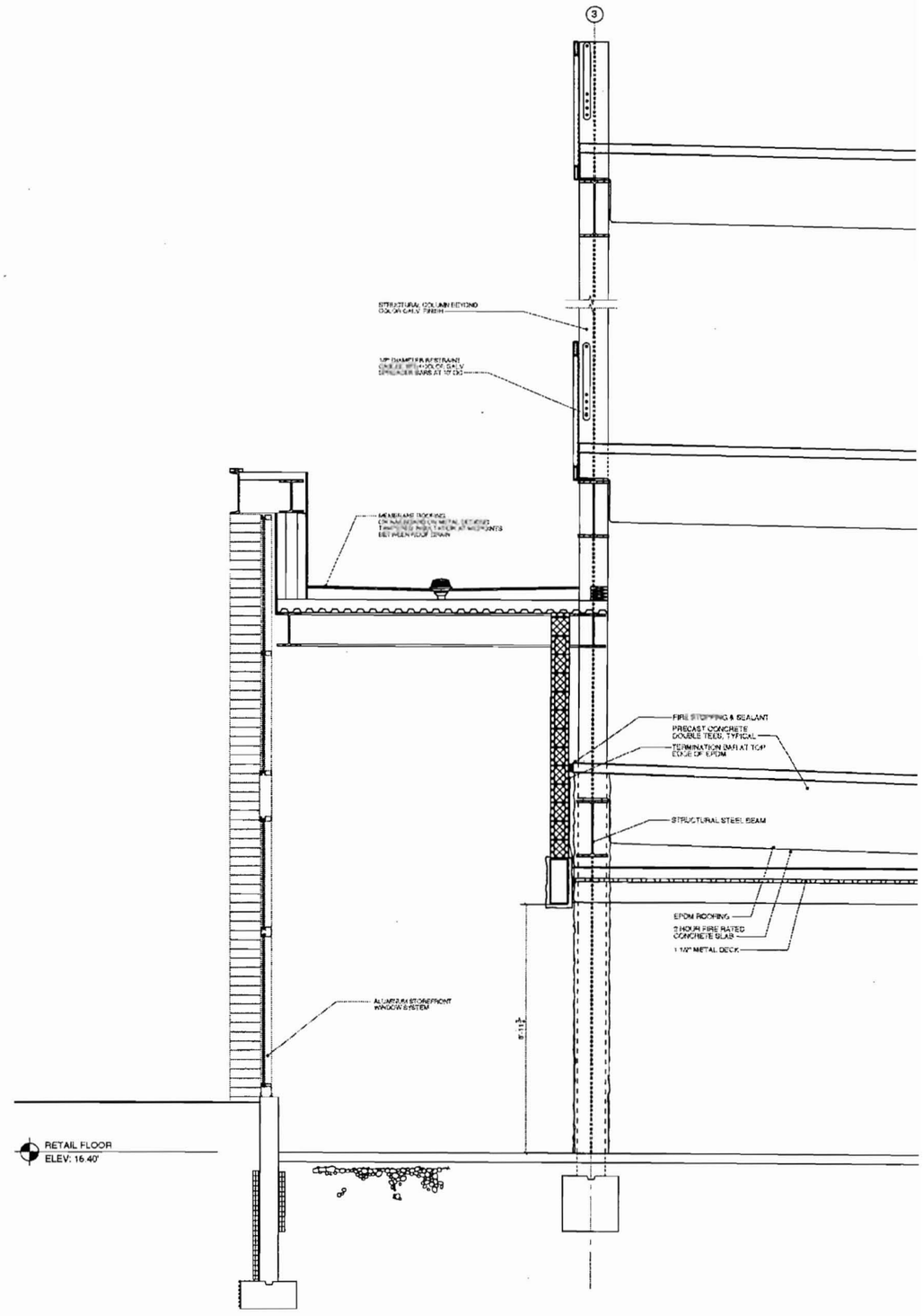
△ REVISION /DATE:

STATUS:
PLANNING REVIEW SUBMISSION

DATE: 12-07-2006
PROJECT NO. 2005-0151
SCALE: 3/4" = 1'-0

DWG NO. **A501**





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PROJECT
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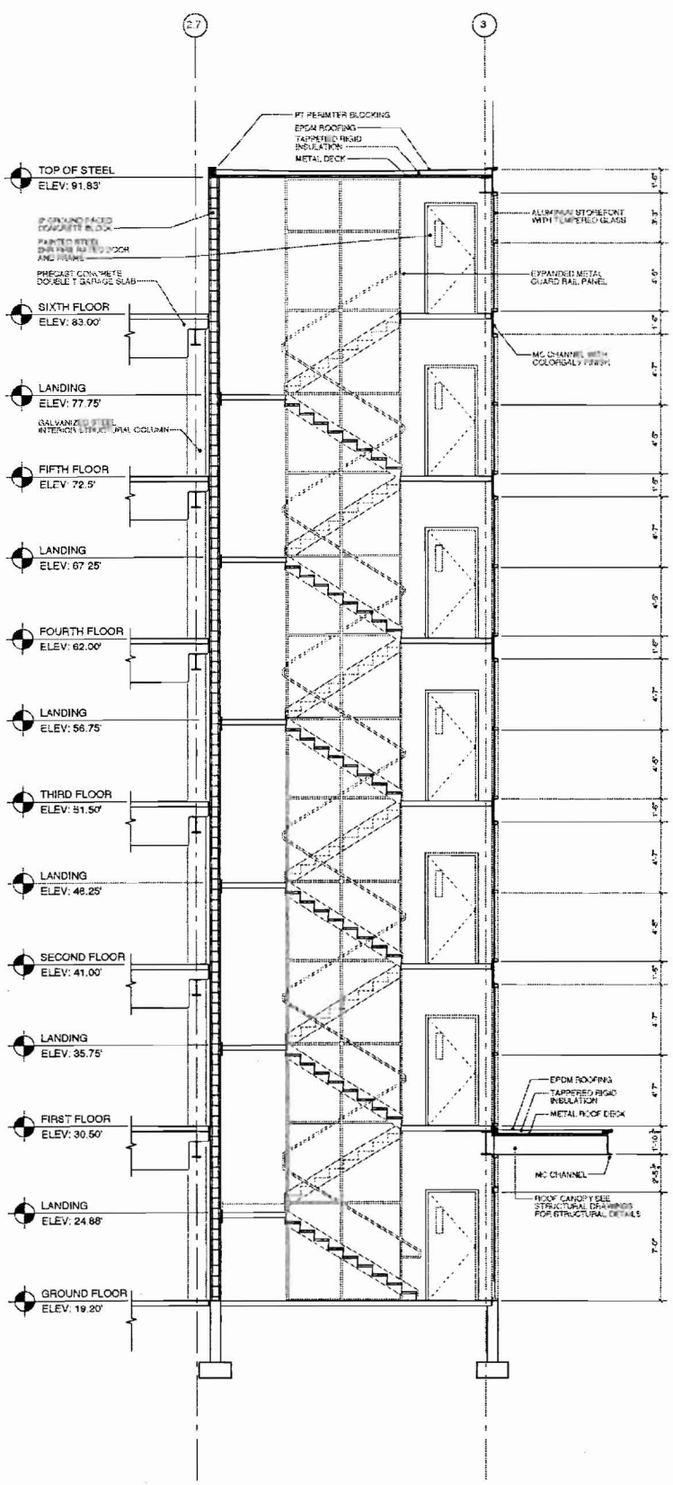
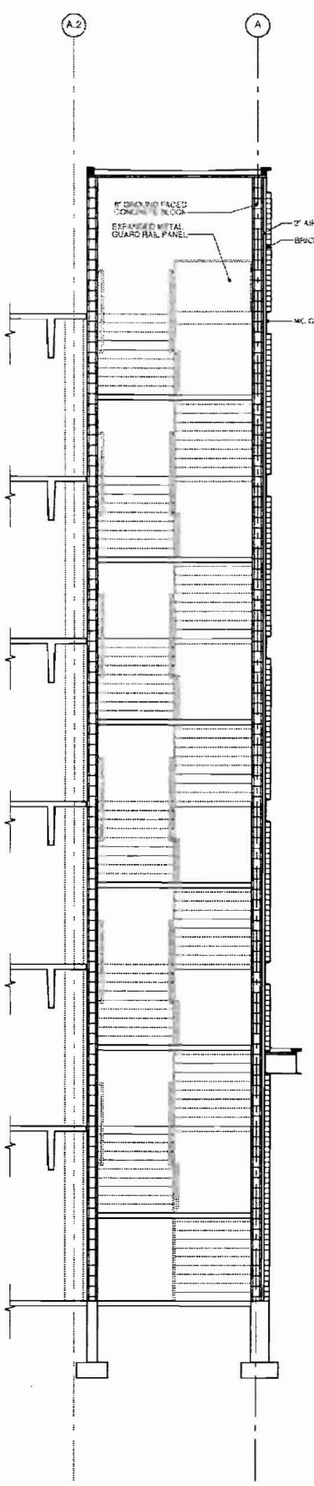
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

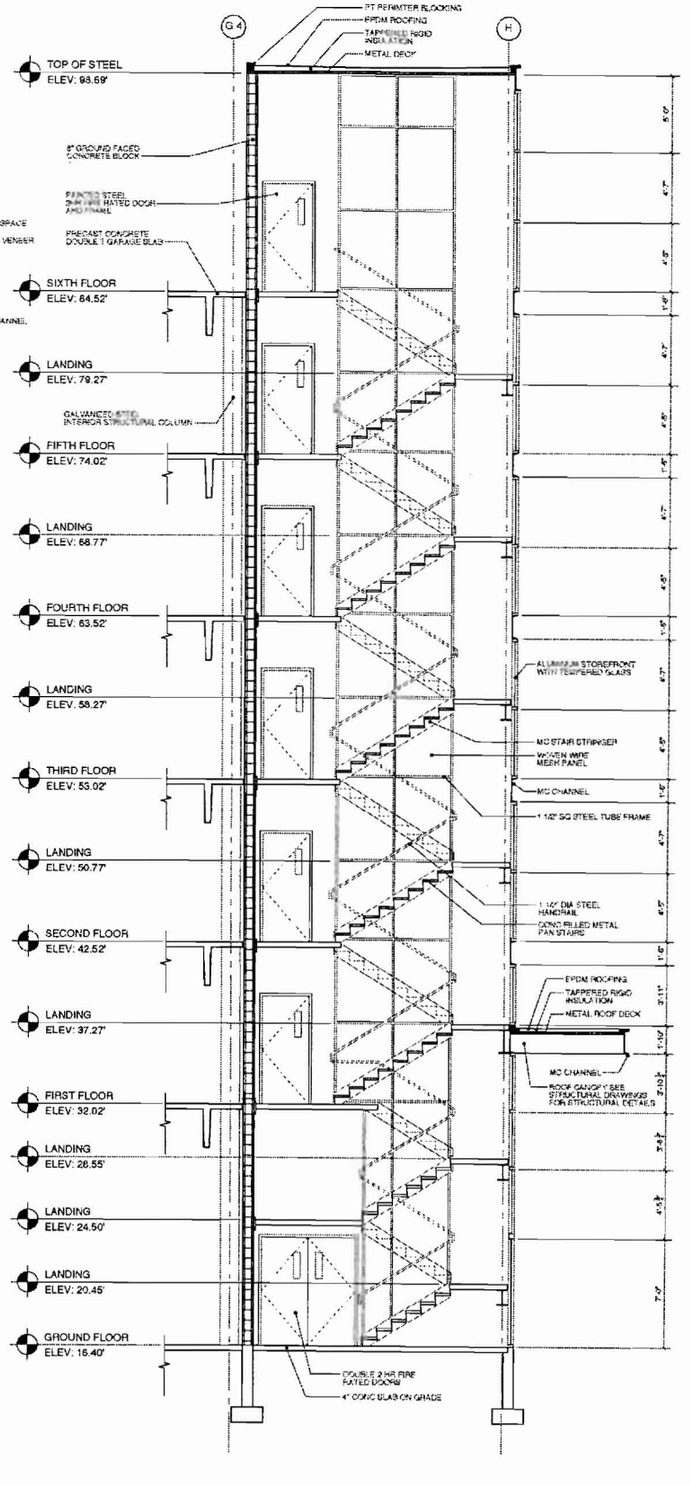
TITLE
WALL SECTIONS



1 WEST STAIR N-S SECTION
A100 SCALE: 1/4" = 1'-0"



2 WEST STAIR E-W SECTION
A100 SCALE: 1/4" = 1'-0"



3 EAST STAIR W-E SECTION
A100 SCALE: 1/4" = 1'-0"

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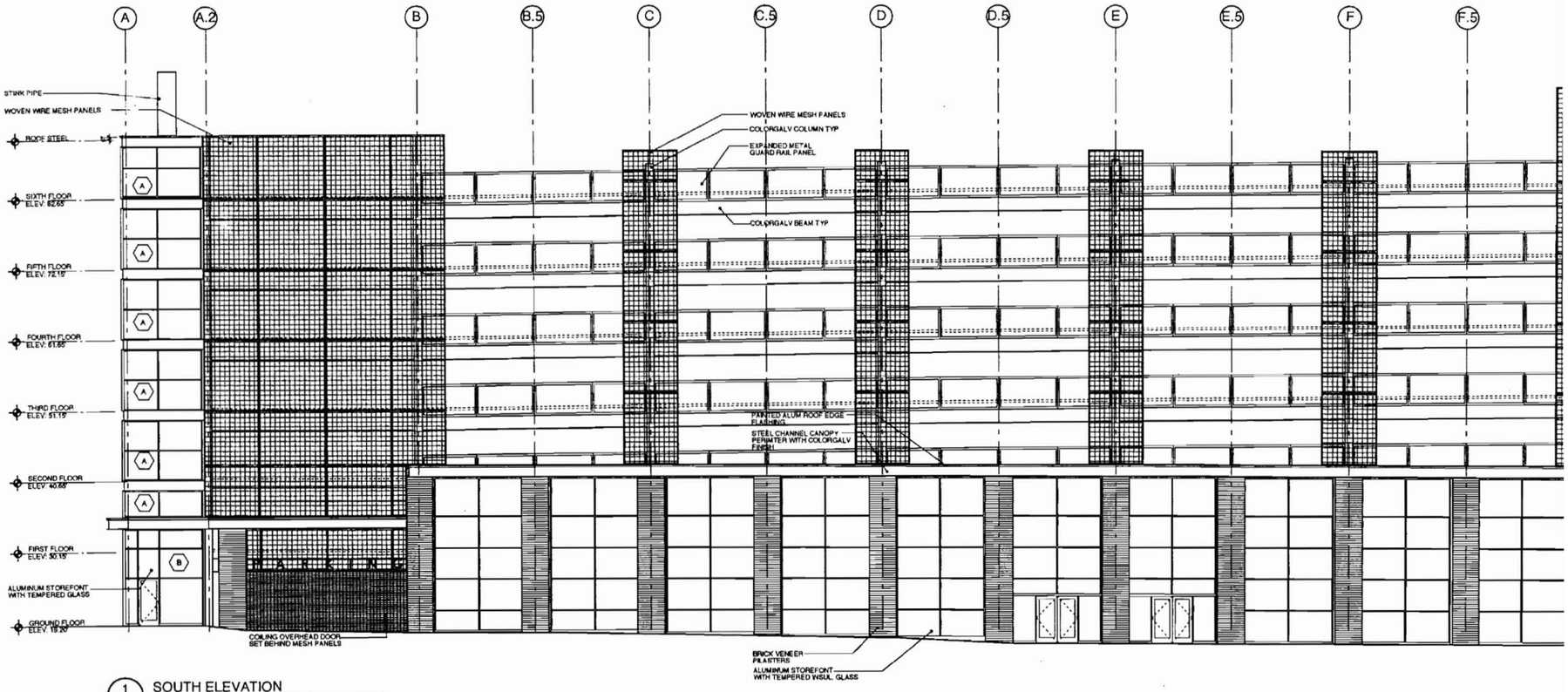
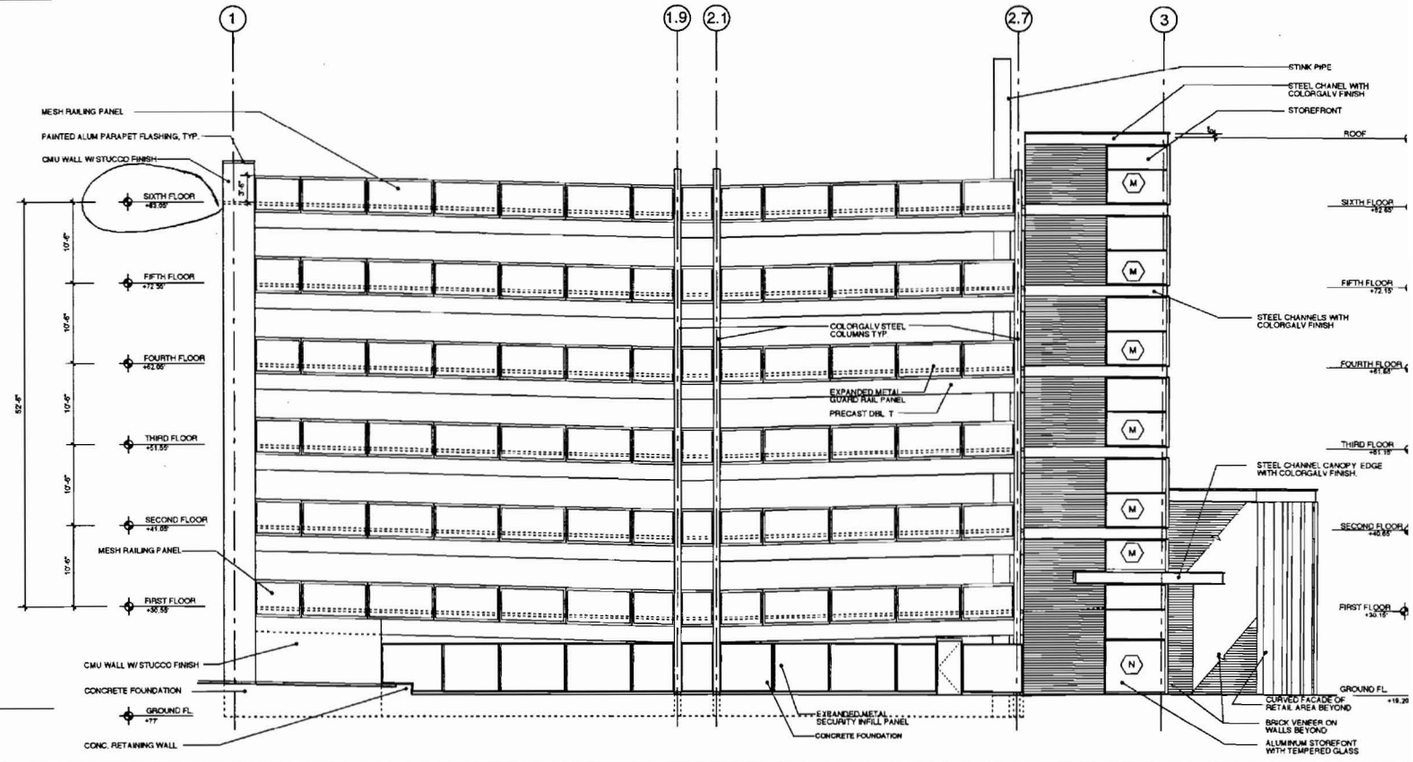
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
STAIR SECTIONS



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



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

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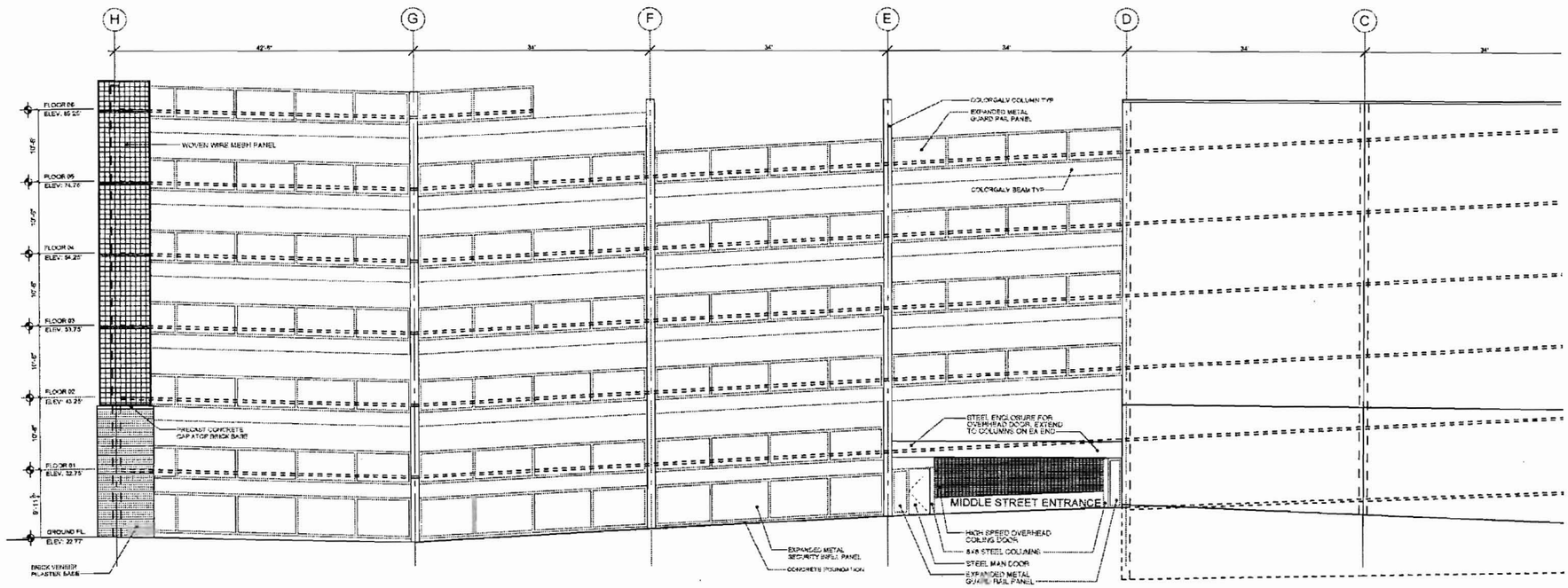
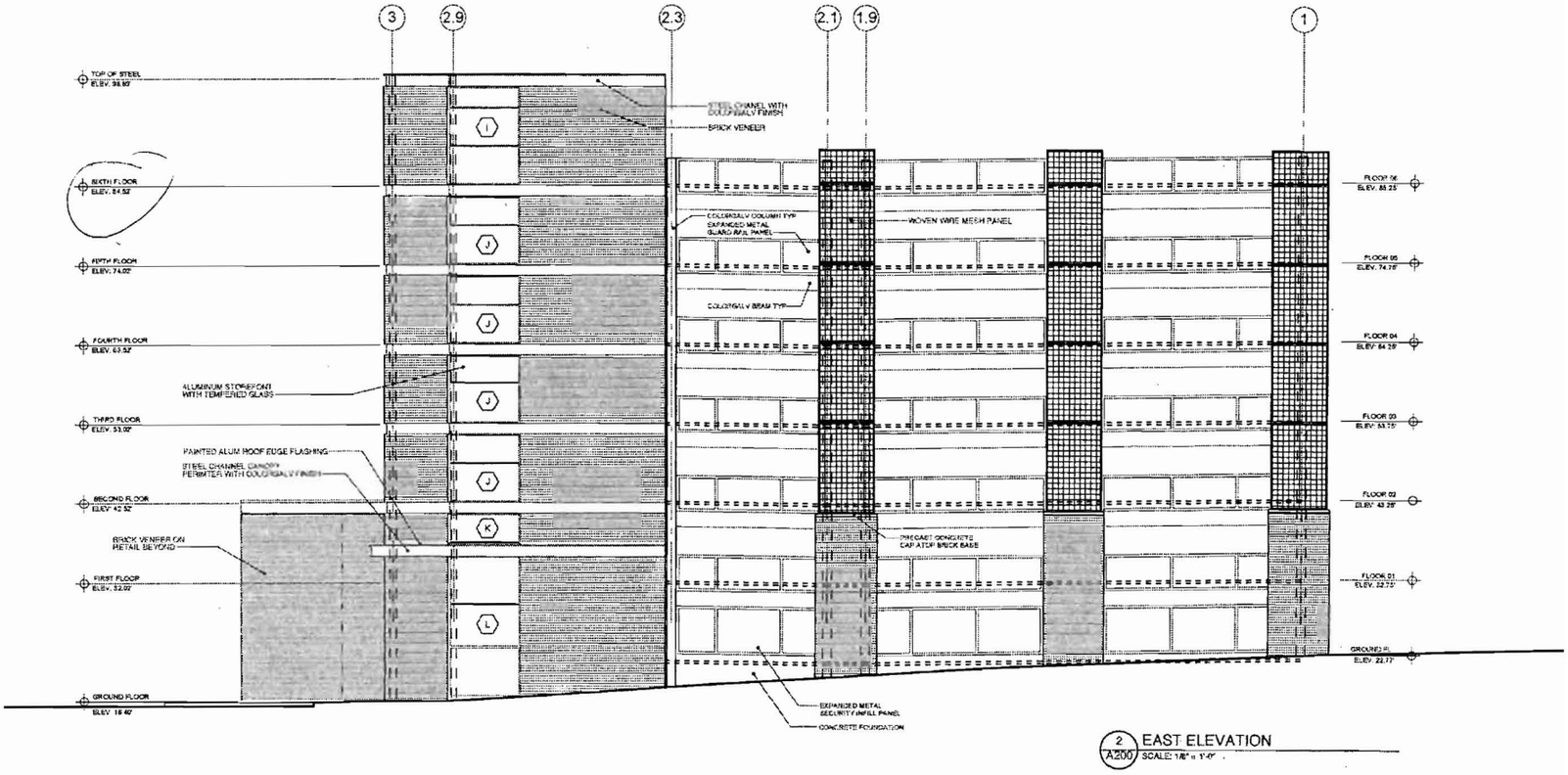
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
SOUTH & WEST ELEVATIONS





2 A200 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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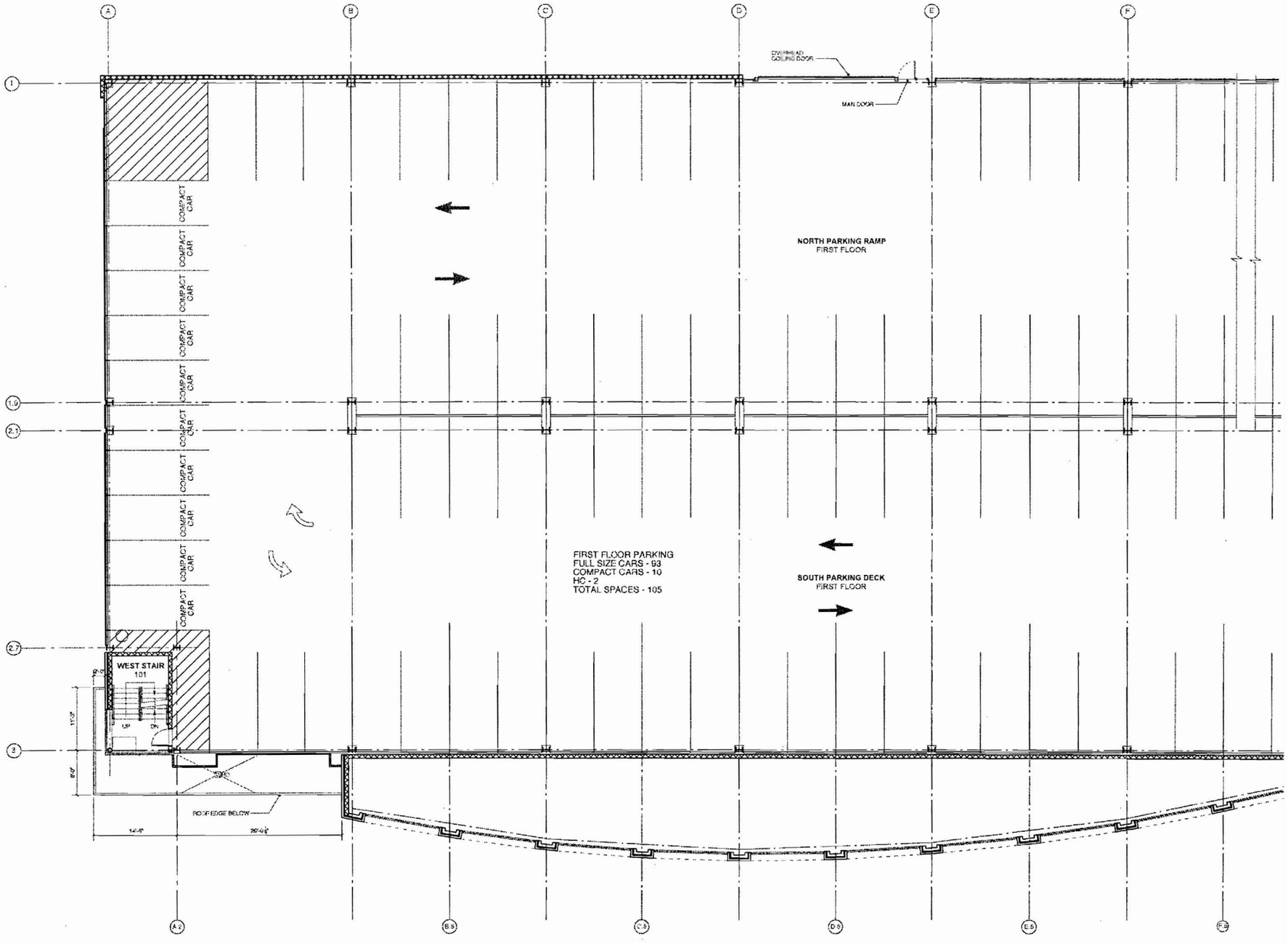
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
NORTH & EAST ELEVATIONS



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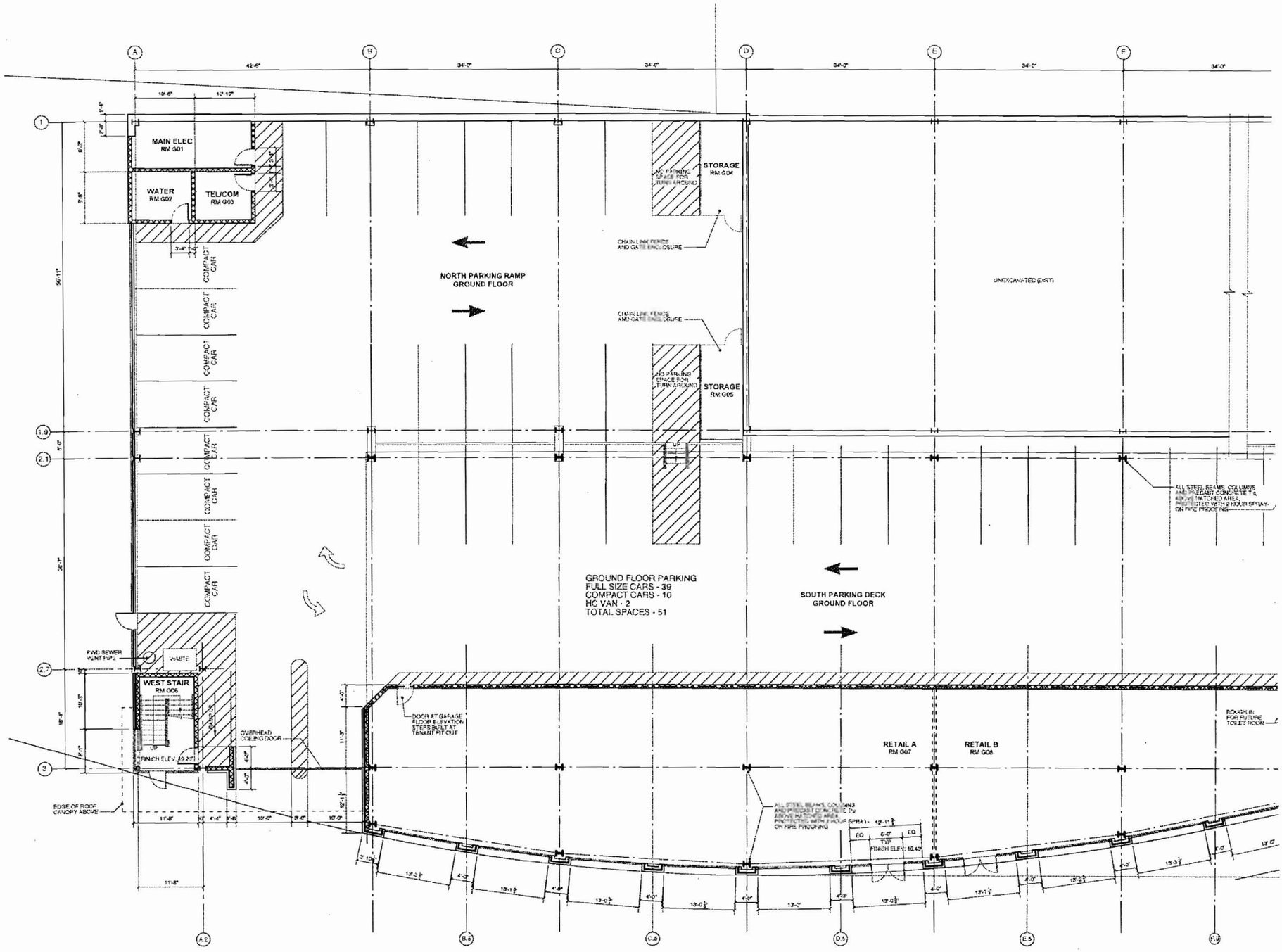
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
FIRST FLOOR PLAN



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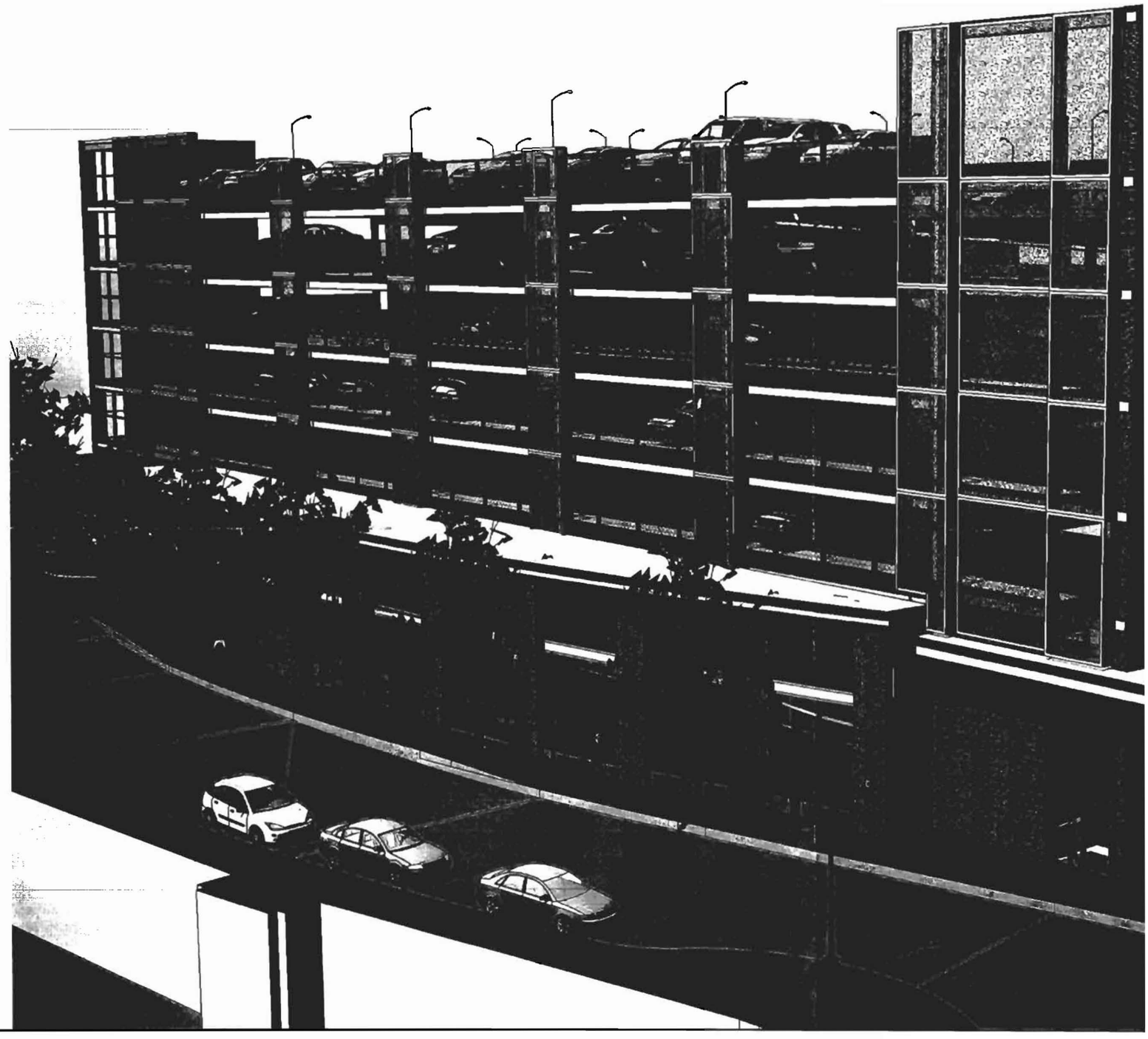
PROJECT
OCEAN GATEWAY
PARKING GARAGE
MIDDLE STREET
PORTLAND, MAINE

TITLE
GROUND FLOOR PLAN



OCEAN GATEWAY GARAGE

December 07, 2006