

midtownTwo LOT AREA 1.04 ACRES
midtownTwo BUILDING ENVELOPE
40,824 S.F., 0.94 ACRES

OPEN SPACE AREAS:
A. MEWS: 3,395 S.F.
B. STRIP ALONG SOMERSET ST.: 300 S.F.
C. 6' STRIP ALONG CHESTNUT STREET: 756 S.F.
D. REAR OF midtownTwo: 1,296 S.F.
TOTAL OPEN SPACE AREA: 5,747 S.F.
% OPEN SPACE FOR midtownTwo 25.70%

midtownOne LOT AREA 0.50 ACRES
midtownOne BUILDING ENVELOPE
18,620 S.F., 0.43 ACRES

OPEN SPACE AREAS:
A. COURTYARD: 3,568 S.F.
B. 5' STRIP ALONG PEARL ST. EXT.: 751 S.F.
C. STRIP ALONG SOMERSET ST.: 1,429 S.F.
TOTAL OPEN SPACE AREA: 5,748 S.F.
% OPEN SPACE FOR midtownOne 26.22%

9'x9' TRANSFORMER
PAD (TYP. OF 2)

THIS PORTION OF ROW
NOT CONTROLLED BY
THE CITY OF PORTLAND

FUTURE POTENTIAL
ROW TO 50' WIDE

NORTHERLY EDGE
OF RELOCATED
TRAIL

PROPOSED PROPERTY LINE

559 S.F. TO BE DEEDED BACK
TO THE CITY OF PORTLAND

RELOCATE TRAIL IN THIS LOCATION
BAYSIDE TRAIL

PROPOSED
PROPERTY
LINE

midtownTwo
LOT 6
45,360 S.F. (1.04 AC.)

midtownOne
21,918 S.F. (0.50 AC.)

SOMERSET STREET

SOMERSET STREET
R.O.W. BEING
INCREASED IN WIDTH
FROM 50' TO 54'

450 S.F. TO BE DEEDED BACK
TO THE CITY OF PORTLAND

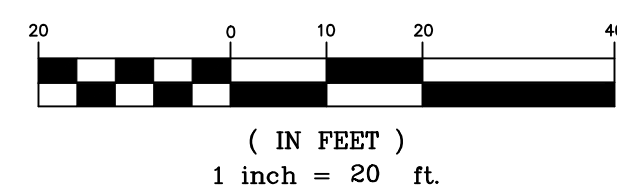
IF PEARL STREET IS CONNECTED TO MARGINAL
WAY IN THE FUTURE, THE TURN-OUT WILL NEED
TO BE ELIMINATED AND REPLACED WITH
STANDARD CURBSIDE DROP-OFF AREA.

LEGEND

- PROPOSED PROPERTY BOUNDARY
- ▬ PROPOSED BUILDINGS
- ▨ LANDSCAPE/HARDSCAPE
- ▩ GREEN SPACE/PLANTERS BY MITCHELL & ASSOCIATES
- LP R PROPOSED LANDING, PLANTER AND RAMP

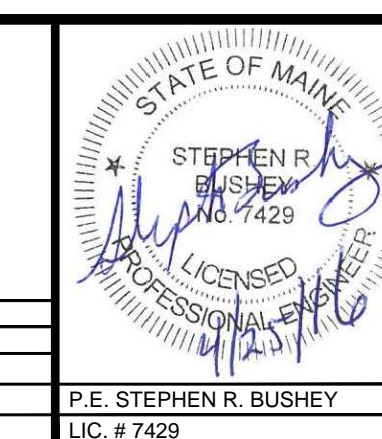


GRAPHIC SCALE



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
3	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
2	02.17.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	



PROJECT
midtown
PORTLAND, MAINE

SHEET TITLE
midtownOne AND midtownTwo
BUILDING ENVELOPE AND OPEN
SPACE COMPUTATIONS

CLIENT
FEDEQ DV001, LLC

FST
100 YEARS

FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
FORMERLY DELUCA-HOFFMAN ASSOCIATES

DRAWN: LA DATE: OCTOBER 2014
DESIGNED: BEK SCALE: 1"=20'
CHECKED: SRB JOB NO. 195350127
FILE NAME: 3062-Base
SHEET C-2.4