

MAINTAIN 1.5' FROM BUILDING TO PROPERTY LINE

REVISED PROPERTY LINE

EXPANDED VIEW OF BUILDING 2 NORTHWEST CORNER
SCALE: 1" = 10'

midtownThree LOT AREA 1.44 ACRES
midtownThree BUILDING ENVELOPE 56,137 S.F., 1.29 ACRES

OPEN SPACE AREAS:

A. 1.5' STRIP ALONG REAR	646 S.F.
B. TRIANGLE ALONG ELM ST.:	2,637 S.F.
C. 10' STRIP ALONG SOMERSET ST.:	4,180 S.F.
D. 6' STRIP ALONG CHESTNUT STREET:	840 S.F.
E. TOTAL OPEN SPACE AREA:	8,303 S.F.
% OPEN SPACE FOR midtownThree	10.00 %

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

MAINTAIN 1.5' FROM BUILDING TO PROPERTY LINE

midtownThree
LOT 3
83,811 S.F. (1.46 AC.)

CANOPY

BUS SHELTER

PROPOSED PROPERTY LINE

ELM STREET

CHESTNUT ST.

BAYSIDE TRAIL

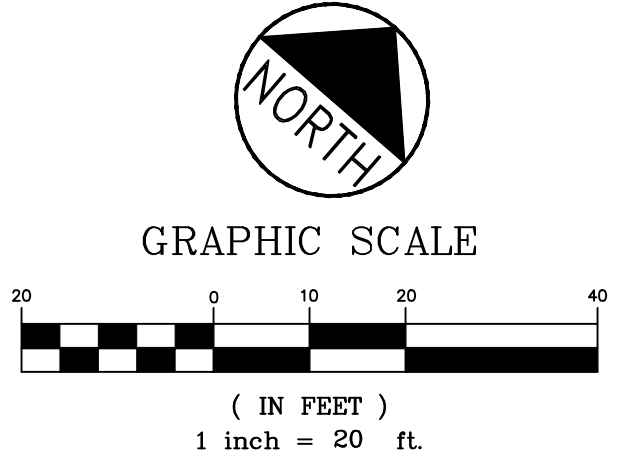
SOMERSET STREET

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

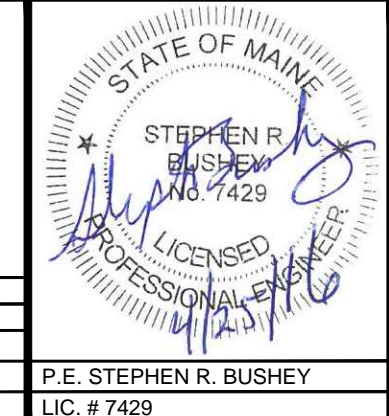
450 S.F. TO BE DEEDED BACK TO THE CITY OF PORTLAND

LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED BUILDINGS
	LANDSCAPE/HARDSCAPE
	GREEN SPACE/PLANTERS BY MITCHELL & ASSOCIATES
	PROPOSED LANDING, PLANTER AND RAMP



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
midtownThree 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-2.5

PRELIMINARY - NOT FOR CONSTRUCTION

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