

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

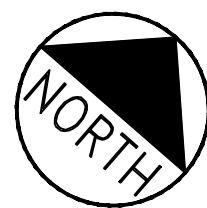
SOMERSET STREET
 R.O.W. BEING
 INCREASED IN WIDTH
 FROM 50' TO 54'

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

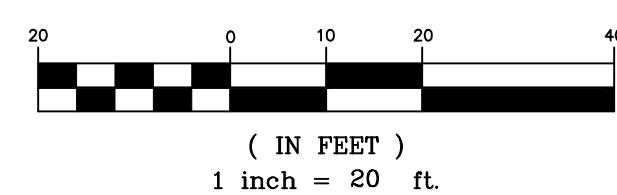
IF PEARL STREET IS CONNECTED TO MARGINAL
 WAY IN THE FUTURE, THE TURN-OUT WILL NEED
 TO BE ELIMINATED AND REPLACED WITH
 STANDARD CURBSIDE DROP-OFF AREA.

LEGEND

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

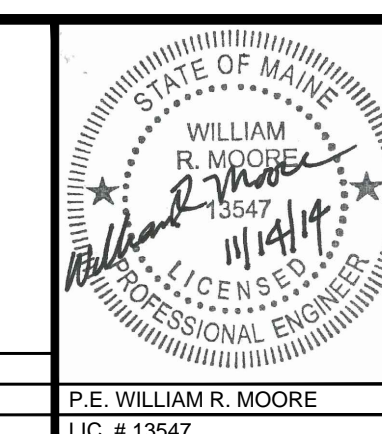


GRAPHIC SCALE



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
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	THE FEDERATED COMPANIES

FST 100 YEARS FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES	
DRAWN: KEW/LA	DATE: OCTOBER 2014
DESIGNED: WGH/BEK	SCALE: 1"=20'
CHECKED: WGH/SRB	JOB NO. SP-M037B
FILE NAME: 3062-Base	SHEET C-2.4