

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.:	4,152 S.F.
D. 6' STRIP ALONG CHESTNUT STREET:	840 S.F.
E. TOTAL OPEN SPACE AREA:	8,275 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.)

BUS SHELTER

SOMERSET STREET

TREEBOX (TYP.)

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

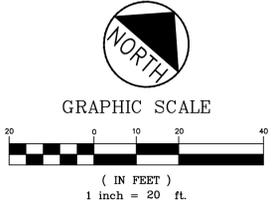
THE LOCATION OF THE METRO BUS STOP IS PRELIMINARY. THE LOCATION MAY CHANGE AS DEVELOPMENT OCCURS IN THE BAYSIDE AREA OR AS RETAIL TENANT MIX IS ESTABLISHED. IF THE LOCATION CHANGES, THE BUS SHELTER WILL BE RELOCATED ACCORDINGLY.

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

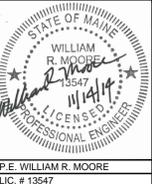
LEGEND

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

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	midtownThree 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-2.5