

# 1. DEVELOPMENT DESCRIPTION

## 1.1 PROJECT OVERVIEW

Proprietors of Union Wharf/Poole Group of Companies propose to develop and construct three (3) mixed-use buildings on Union and Widgery Wharf in Portland. The development activity is expected to occur in phases with Phase 1 consisting of an approximately 6,000 SF footprint building with three (3) levels and a mezzanine space on the top level. The total building GLA will be approximately 18,475 sf. The building use is proposed as office space. The structure will be located within an existing building footprint and that single story structure will be razed to allow construction of the new building. The Phase 1 structure will have a primary entrance from within the Union Wharf parking lot and a secondary entry off Widgery Wharf Lane. A new brick sidewalk system will be constructed around the building perimeter to provide separation from the parking area and access drives.

The future phase development will consist of two additional structures to be constructed along the Commercial Street frontage. These structures are currently contemplated to house restaurant/open market/retail uses. The structures will be aligned with the street conditions to the extent practicable while maintaining accessibility from Commercial Street. Sidewalk enhancement including bike racks, extended brick sidewalk conditions, and related work will be performed.

## 1.2 SITE OWNERSHIP AND LOCATION

According to the ALTA/ACSM Survey completed by Downeast Surveying & Development in March 2012 and updated in 2015, the development site contains multiple parcels as identified in the City of Portland Tax Assessor's maps. These parcels are more fully described as follows:

TABLE 1 – Land Ownership		
Chart-Block-Lot	Owner	Description
031-K-003	Proprietors of Union Wharf	Rectangular shaped parcel containing 34,080 SF (0.78 ac) of land; currently being used as a parking lot.
031-K-103	Proprietors of Union Wharf	Rectangular shaped parcel containing 11,786 SF of land; currently being used as a parking lot.
031-L-035	Proprietors of Union Wharf	Rectangular shaped parcel containing 147,389 SF of land; contains multiple marine related uses and water frontage.
031-L-038	Proprietors of Union Wharf	Rectangular shaped parcel containing 2,778 SF of land; currently being used as a parking lot.
031-L-135	Proprietors of Union Wharf	Square shaped parcel containing 26,336 SF of land; currently being used as office building and adjacent parking.

Photographs of the existing site are included in Attachment A to this section and multiple figures depict the project location on various available resource maps which are included in Attachment B.

### **1.3 PROJECT PURPOSE AND NEED**

The proposed project provides an opportunity to developed multiple mixed-use buildings within a long developed space that has readily available access to utility infrastructure, including access to Commercial Street and nearby parking through various leased parking agreements. The project's community benefits include the following:

- Efficient reuse of a previously development building space for Phase 1. A single story metal clad structure will be replaced with a multi-level building with enhanced architecture and visual appeal.
- Provide opportunities for expanded retail, restaurant, and office space in the water front area. The proposed uses fall within the Non-Marine Use Overlay Zone (NMUOZ) of the Waterfront Central zoning district and are thus considered appropriate and consistent with the planning for the area. The future phase buildings will occupy space along the Commercial Street frontage and thus achieve the City's goal of building development along the street frontage.

### **1.4 EXISTING CONDITIONS**

The site consists of multiple existing buildings and structures extending from the Commercial Street frontage out to the end of the Union Wharf Pier. As shown on the Overall Site Existing Conditions Plan, the site's Commercial Street frontage includes two structures, housing the Black Tie Catering business and the Sapporo Restaurant. Further, into the Union Wharf property, there are multiple tenants occupying the various structures. These include Sawyer & Whitten Marine Electronics, MSRC (Marine Spill Response Corporation), several Architectural offices, Cozy Harbor Seafood, and CBS Commercial Lobster & Bait among others. The Union Wharf site currently contains approximately 212 parking spaces, distributed throughout the wharf area. The higher density of spaces is located along the Widgery Wharf Lane frontage where a larger surface parking area exists. There are existing utilities including sanitary sewer, water supply, and overhead utilities available on the wharf. The water system includes a public water main that extends from Commercial Street into the wharf to a supply meter pit. Beyond the meter pit, the water supply line is a private main held by the applicant. The sanitary sewer connects to the collection system in Commercial Street. The majority of the site is developed with pavement, wood surfaces, buildings, or concrete pads. There is little to no non-impervious surface area on the site.

The site contains numerous catch basin structures that collect storm water runoff from the developed areas across the site. There are multiple pipe discharge locations from these catch basins to the Fore River.

### **1.5 ACCESS CONDITIONS**

The site's primary vehicular access will continue to be from the signalized intersection of Union Wharf and Commercial Street as well as from the unsignalized intersection of Widgery Wharf Lane and Commercial Street. Pedestrian access will remain from the

Commercial Street sidewalk. The proposed Phase 1 building location will include a brick sidewalk around the building perimeter. Access to this site will be from Widgery Wharf Lane or thru the existing Union wharf parking lot. The future phase buildings are expected to include the continuation of brick sidewalk along the street front as well as between the buildings, thus offering pedestrian connectivity to the wharf where none exists today. The development will not generate an increase in parking within the Wharf area and in fact will result in a decrease to overall parking upon the completion of the future phase development activities. For these reasons, no further traffic analysis has been performed, since the overall development is not expected to substantially increase traffic to the Commercial Street Corridor.

## **1.6 SITE UTILITIES**

The site contains access to several utility lines. The primary lines are identified are as follows:

- The Portland Water District maintains an 8" cast water main from Commercial Street into Union Wharf. This line feeds from a 12" water main in Commercial Street. Within the wharf, there is a meter pit and a private water main serving most of the wharf's structures. There is a single fire hydrant on the wharf and another hydrant in Commercial Street within 100' of the site.
- The Portland Water District maintains a 12" cast iron water main on the northerly side of Commercial Street of which it is understood that a 2" water service line enters the site to supply domestic service to the building at 250 Commercial Street (Black Tie Catering building).
- Unitil maintains a natural gas line along Commercial Street and service lines to the two existing buildings along Commercial Street. It is the applicant's intent to use natural gas to heat the proposed buildings.
- Power to the site is supplied by Central Maine Power. An overhead service line feeds multiple pole-mounted transformers that then provide service lines to each of the buildings. The Phase 1 building development will include a new underground primary feed from an existing pole on the wharf and a new pad mount transformer is proposed.

Capacity availability letters from the Portland Water District and Central Maine Power are included in Attachment C to this section.

## **1.7 TOPOGRAPHY AND DRAINAGE**

Downeast Surveying & Development has completed a boundary and topographic survey of the property. The site is relatively flat with the highest points along the Commercial Street frontage. The site grades range from Elevation 10' (NGVD 29) along the street to Elevations 8.5' within the interior of the wharf. The wharf contains numerous catch basins as identified on the existing conditions plan. Generally speaking, the drainage structures are typically precast square or circular structures with cast iron grate inlets. Outlet pipes are located at various locations although not all are identified on the plan due to the difficulty in viewing around the wharf perimeter. For those outlets that can be observed, they are mostly positioned to outlet near the mean high tide level. Most of the catch basins appear to have shallow sumps in them.

The proposed buildings will have finish floor elevations established at elevation 12.0' or higher.

## **1.8 SOILS CONDITIONS**

A geotechnical investigation has been performed by Summit Geoengineering, Inc. and they have provided geotechnical recommendations for the proposed building. As part of this effort, they completed a geotechnical field investigation of the Phase 1 building area which included several deep borings. It is anticipated that the new Phase 1 building will be supported on driven piles with grade beams due to the presence of soft marine clays and the potential for building settlement.

## **1.9 PROPOSED DEVELOPMENT**

The applicant proposes to develop the property in a manner consistent with the WCZ Standards. The development program includes the following components:

### **1.9.1 ONSITE**

The ground floor of the Phase 1 building will have a footprint area of 6,094 SF. The ground floor level will contain rentable floor area of 5,510 SF with perhaps two units. The remaining ground floor area is associated with the utility/maintenance rooms for the building as well as the entry lobby, stairwells, and elevator for the upper floors of the building. The second and third floor of the building may contain three (3) additional office units. There will not be a basement provided as part of the building.

The project developer is not seeking LEED designation but the building will conform to the most current International Energy Conservation Code.

As shown on the Site Layout Plan (Sheet C-3.0), the proposed Phase 1 building will have a central entry from within the Union Wharf parking lot area. A secondary entry will be off Widgery Wharf Lane.

The future phase buildings will be positioned along the Commercial Street Frontage thus achieving the requirements for maximum setback from the street line. These structures will have direct pedestrian access from the Commercial Street sidewalk. The buildings are anticipated to be multi-level structures with a mix of uses including restaurant, retail, and market type land use. The buildings will have floor elevations at a minimum elevation of 12.0 feet; therefore, sidewalk ramps and steps will be necessary for accessibility from the street grade.

Exterior improvements include installation of new utility services to the buildings for water, sewer, natural gas, electric, telephone, and communications. In addition, the proposed site improvements include installation of new street light fixtures as well as replacement of the sidewalk along Commercial Street due to disturbance from building construction. The applicant has existing parking available within the Union Wharf; therefore, no new parking is proposed as part of the project.

### **1.9.2 OFF-SITE**

No offsite improvements are proposed as part of the project.

## 1.10 LAND ORDINANCE REVIEW

### 1.10.1 OVERVIEW

The property currently lies within the City of Portland Waterfront Central Zone (WCZ) and the Non-Marine Use Overlay Zone (NMUOZ). Within the WCZ District, the following uses are permitted or conditioned:

#### **Permitted Uses:**

*(b) Non-marine commercial and industrial uses: Non-marine uses permitted by this section are subject to the standards listed in section 14-311:*

1. Professional, business, government, and general offices;
2. Retail and service establishments, including craft and specialty shops. Convenience stores with gas pumps shall not be permitted under this section;
3. Restaurants provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;
4. Banking services without drive-up services;
5. Laundry and dry cleaning services;
6. Cabinet and carpentry shops, studios for artists and crafts people;
7. Intermodal transportation facilities;
8. Cold storage facilities;
9. Museums and art galleries; and
10. Outside accessory activities.

#### **Conditional Uses:**

- Commercial marine uses
- Fish by-products processing
- Boat rack storage facilities
- Residential
- Utility substations
- Temporary wind anemometer
- Wind Energy Systems

The following dimensional requirements apply in the WCZ District:

<b>Dimensional Standard</b>	<b>Requirement</b>
Minimum Lot Size	None
Minimum Frontage Along Commercial Street	75 feet
Minimum Lot Width Within the NMUOZ	50 feet
Front Yard Setback	None

<b>Dimensional Standard</b>	<b>Requirement</b>
Side Yard Setback	None
Rear Yard Setback	None
Setback from Pier Edge	5 feet for structures
Maximum Lot Coverage	100%
Maximum Building Height	50 feet/3 floors maximum unless for new non-marine use in the NMUOZ; 4 floors will be allowed

### **1.10.2 SHORELAND ZONING**

The site is located within the 250' Shoreland Zone that extends from the High Annual Tide Line. There are currently no vegetated conditions on the wharf and the proposed development including the Phase 1 building and the future phase structures are all within existing building footprint areas or paved surfaces.

### **1.11 TRAFFIC**

The proposed Phase 1 project will not result in significant impacts to the surrounding street system. Based on the ITE 8<sup>th</sup> Edition Average Trip Rates for LUC 710 (Offices), the project's Phase 1 conditions will result in 28 trips and 27 trips for the AM and PM peak hour respectively. The applicant is seeking a waiver for a Traffic Movement Permit based on the understanding that the Phase 1 building will result in fewer than 100 peak hour trips.

### **1.12 NATURAL FEATURES**

The development site does not contain any significant natural features including wetlands, vernal pools, or other protected resources. The site has been developed for a period greater than 150 years and there is generally no land area that has not been disturbed or otherwise developed.

### **1.13 APPROVAL REQUIREMENTS**

The following permits are anticipated:

- City of Portland Planning Board Level III Site Plan Approval
- City of Portland Building Permit(s)

### **1.14 ATTACHMENTS**

Attachment A – Photographs of the Existing Site

Attachment B – Figures 1-11

Attachment C – Ability to Serve Letters from PWD and Central Maine Power

Attachment D – Building Elevations/Floor Plans

**ATTACHMENT A**

**Existing Site Photographs**



**PHOTO 1 – Commercial Street Frontage**



**PHOTO 2 – View from Widgery Wharf Lane**



**Stantec Consulting Services Inc.**  
482 Payne Road, Scarborough Court  
Scarborough ME 04074-8929  
Main: 207.883.3355 Fax: 207.883.3376

**Existing Site Photographs  
Union Wharf – Portland, Maine**





**PHOTO 3 – View of the Rear of Sapporo Restaurant**



**PHOTO 4 – View of the Front of Black Tie Catering**



**Stantec Consulting Services Inc.**  
482 Payne Road, Scarborough Court  
Scarborough ME 04074-8929  
Main: 207.883.3355 Fax: 207.883.3376

**Existing Site Photographs  
Union Wharf – Portland, Maine**



**PHOTO 5 – View of the Front of Sapporo**



**PHOTO 6 – Aerial View**

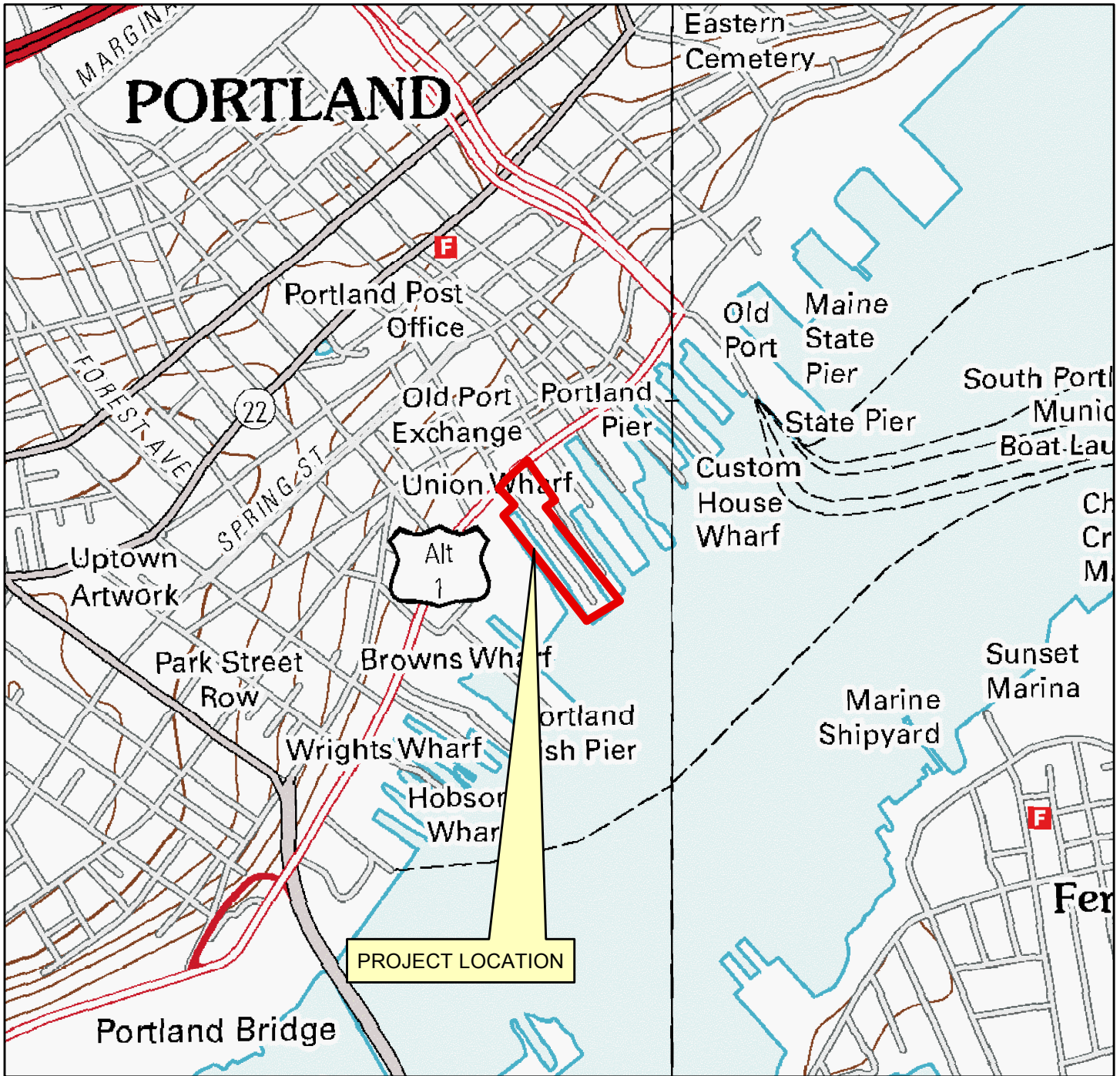


**Stantec Consulting Services Inc.**  
482 Payne Road, Scarborough Court  
Scarborough ME 04074-8929  
Main: 207.883.3355 Fax: 207.883.3376

**Existing Site Photographs  
Union Wharf – Portland, Maine**

**ATTACHMENT B**

**Figures 1-11**



USGS LOCATION MAP  
 UNION WHARF  
 PORTLAND, MAINE  
 SOURCE: MAINE OFFICE OF GIS

**STANTEC**

482 PAYNE ROAD SCARBOROUGH COURT  
 SCARBOROUGH, MAINE 04106  
 WWW.STANTEC.COM



DRAWN: DED  
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 DATE: MAY 2016  
 FILENAME: 195350003 USGS  
 SCALE: 1 inch = 1,000 feet

FIGURE

1



**AERIAL PHOTOGRAPH  
UNION WHARF  
PORTLAND, MAINE**  
SOURCE: MAINE OFFICE OF GIS

**STANTEC**

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SCARBOROUGH, MAINE 04106  
WWW.STANTEC.COM



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CHECKED: SRB  
DATE: MAY 2016  
FILENAME: 195350003 AERIAL  
SCALE: 1 inch = 1,000 feet

FIGURE

**2**

AE - Base floodplain where base flood elevations are provided  
 VE - Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.



**FLOOD MAP**  
**UNION WHARF**  
**PORTLAND, MAINE**  
 SOURCE: MAINE OFFICE OF GIS

**STANTEC**

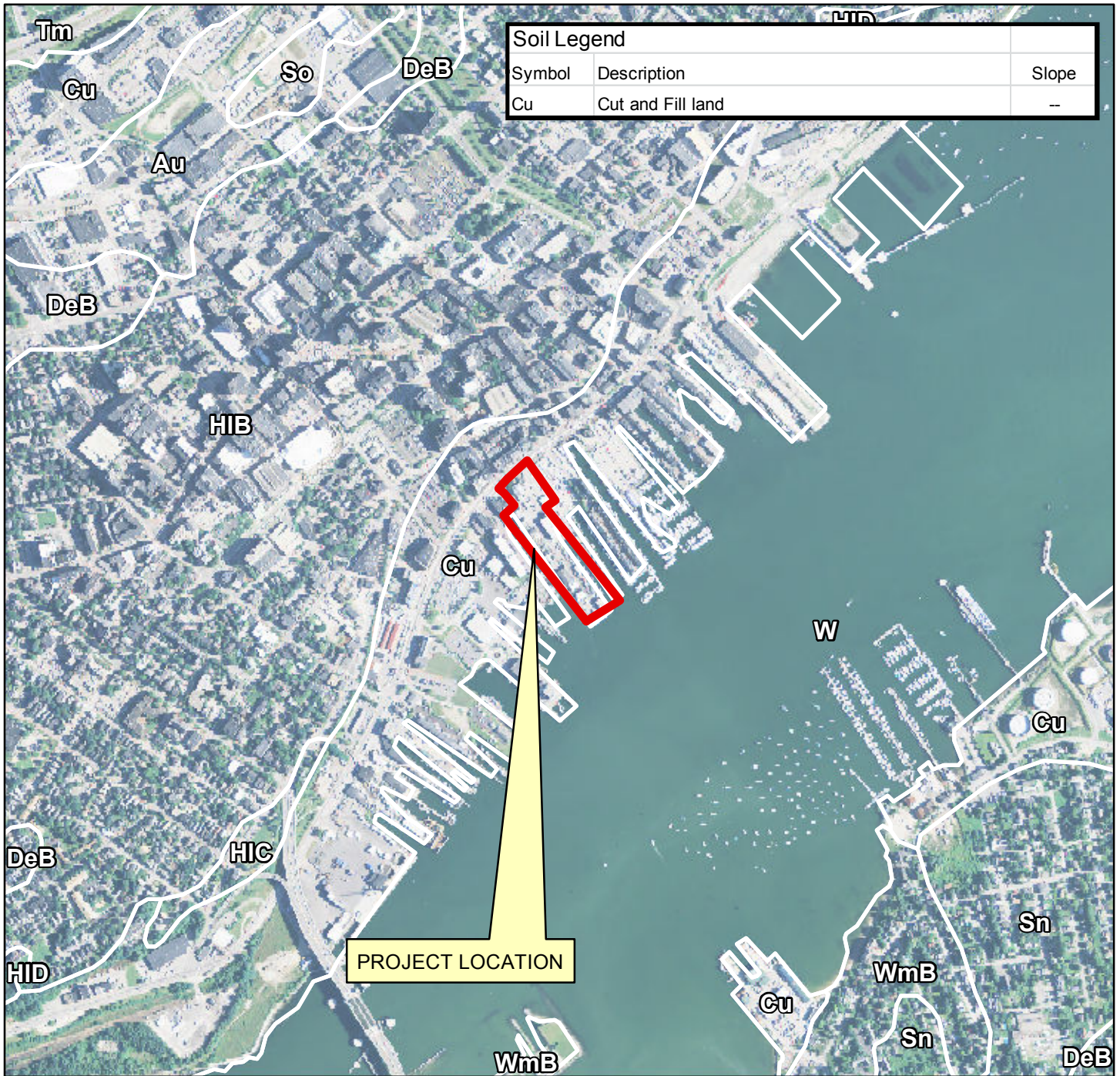
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 SCARBOROUGH, MAINE 04106  
 WWW.STANTEC.COM




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 DATE: MAY 2016  
 FILENAME: 195350003 FLOOD  
 SCALE: 1 inch = 1,000 feet

FIGURE

**3**




  
**MEDIUM INTENSITY SOILS MAP**  
**UNION WHARF**  
**PORTLAND, MAINE**  
 SOURCE: MAINE OFFICE OF GIS

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 DATE: MAY 2016  
 FILENAME: 195350003 SOILS  
 SCALE: 1 inch = 1,000 feet

FIGURE

**4**



NATIONAL WETLAND INVENTORY MAP  
 UNION WHARF  
 PORTLAND, MAINE  
 SOURCE: MAINE OFFICE OF GIS

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 SCARBOROUGH, MAINE 04106  
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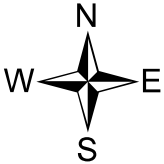


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 SCALE: 1 inch = 1,000 feet

FIGURE

5





**SAND AND GRAVEL AQUIFER  
WIDGERY WHARF  
PORTLAND, MAINE**

SOURCE: MAINE OFFICE OF GIS

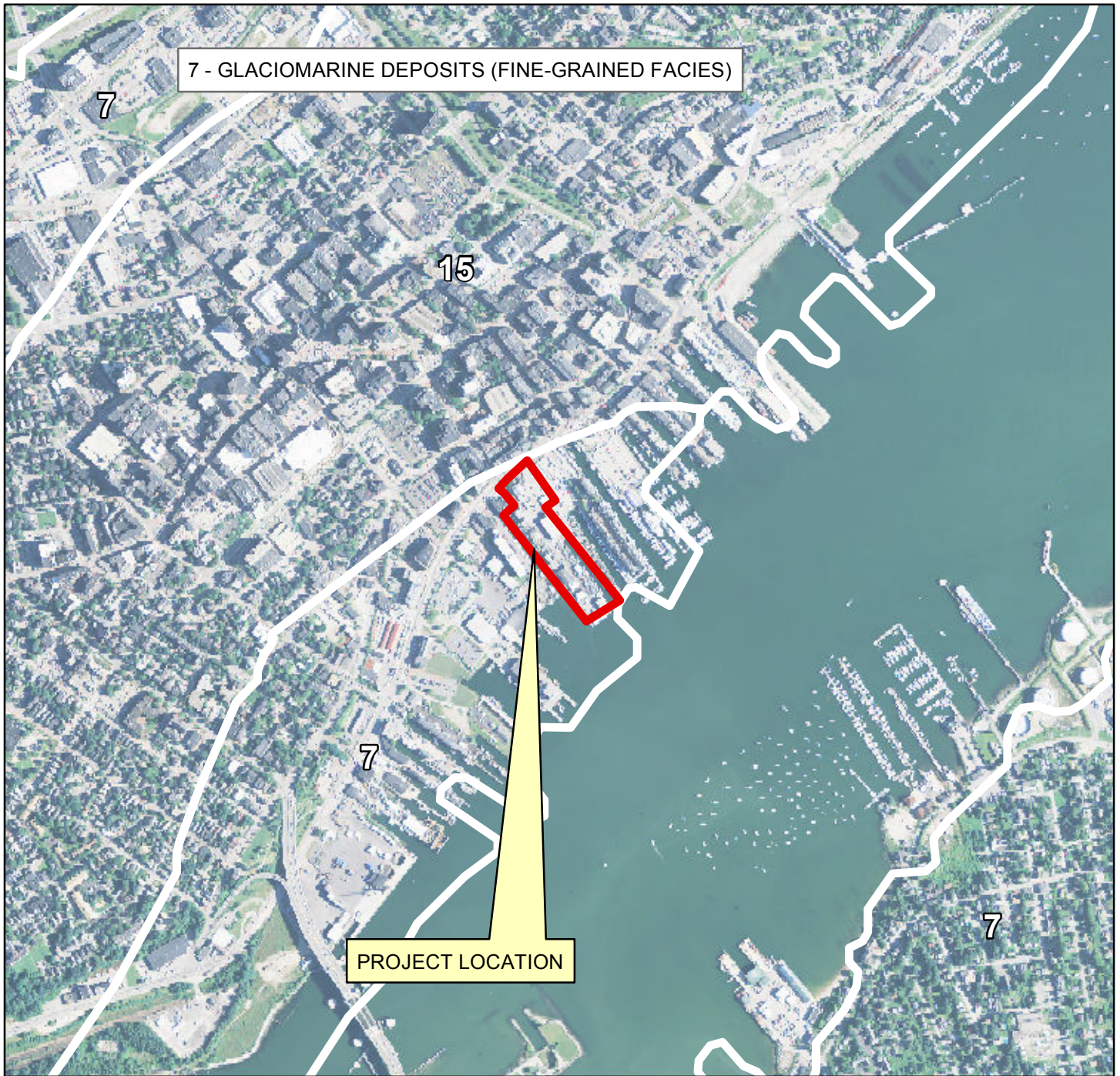
**STANTEC**

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SCARBOROUGH, MAINE 04106  
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DATE: MAY 2016  
FILENAME: 195350003 AQUIFER  
SCALE: 1 inch = 1,000 feet

FIGURE  
**6**



**SURFICIAL GEOLOGY MAP**  
**UNION WHARF**  
**PORTLAND, MAINE**  
 SOURCE: MAINE OFFICE OF GIS

**STANTEC**

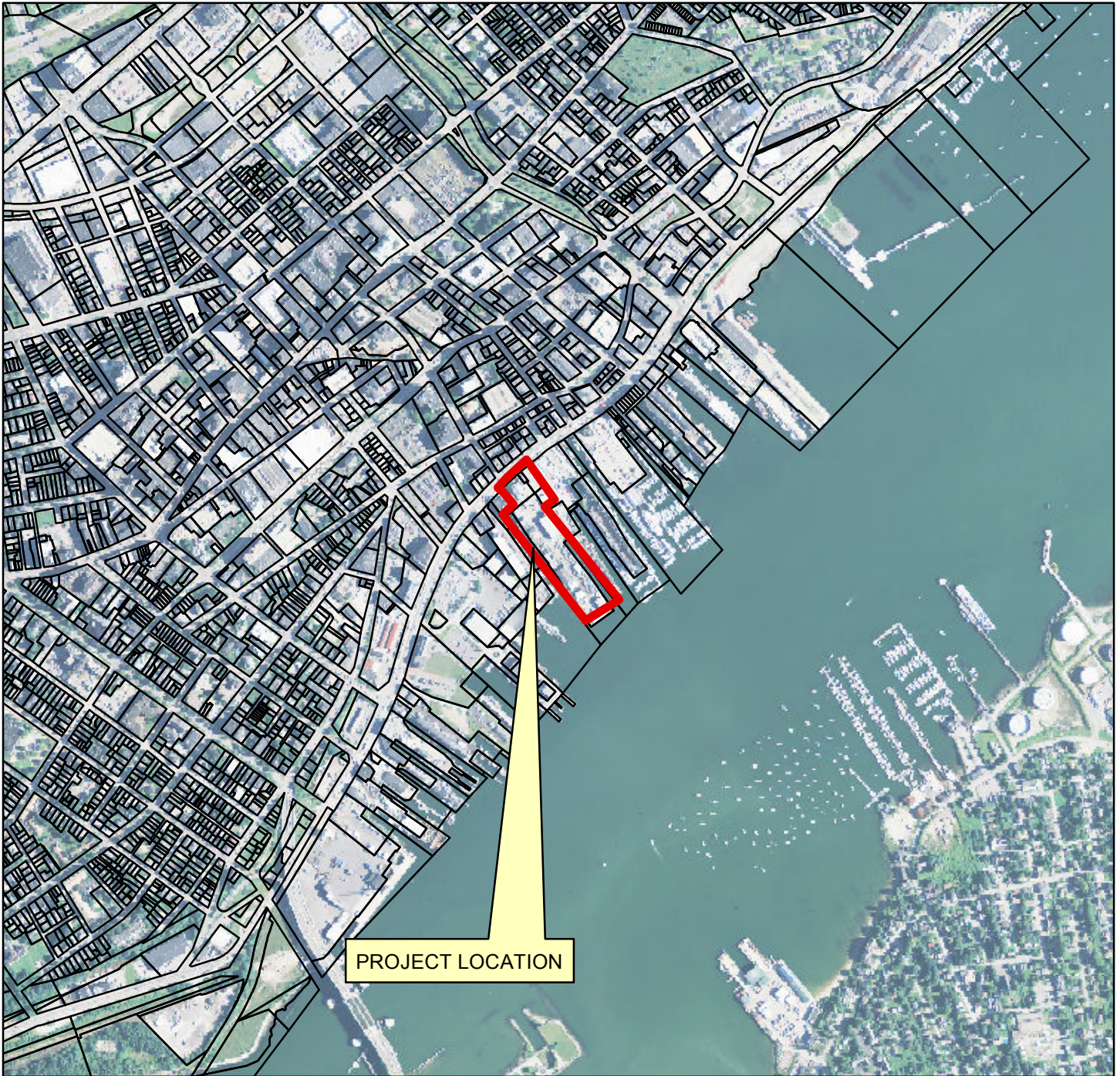
482 PAYNE ROAD SCARBOROUGH COURT  
 SCARBOROUGH, MAINE 04106  
 WWW.STANTEC.COM



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 DATE: MAY 2016  
 FILENAME: 195350003 SURFICIAL  
 SCALE: 1 inch = 1,000 feet

FIGURE

**7**



CITY OF PORTLAND TAX MAP  
 UNION WHARF  
 PORTLAND, MAINE  
 SOURCE: MAINE OFFICE OF GIS

**STANTEC**

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 SCARBOROUGH, MAINE 04106  
 WWW.STANTEC.COM

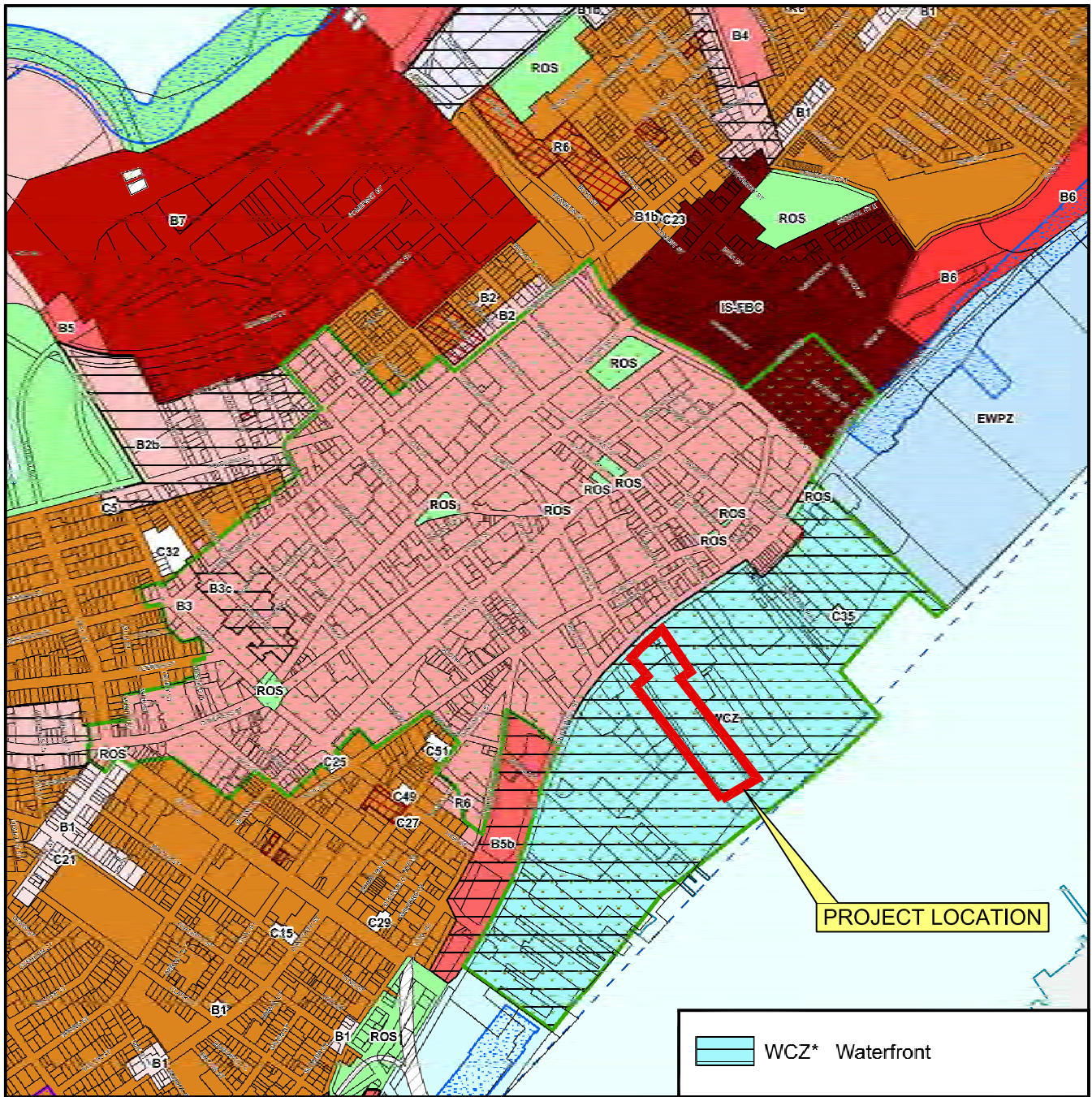


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 FILENAME: 19535003 TAX MAP  
 SCALE: 1 inch = 1,000 feet

FIGURE

8

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## ZONING MAP UNION WHARF PORTLAND, MAINE

SOURCE: TOWN OF GRAY

### STANTEC CONSULTING SERVICES INC.

778 MAIN ST, SUITE 8  
SOUTH PORTLAND, ME 04106  
WWW.STANTEC.COM



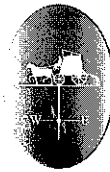
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DATE: MAY 2016  
FILENAME: 195350003 ZONING  
SCALE: 1" = 1000'

FIGURE

9

**ATTACHMENT C**

**Ability to Serve Letters**



## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

January 28, 2016

Stantec  
778 Main Street, Suite 8  
South Portland, ME 04106

Attn: Mr. Stephen Bushey, P.E.  
Re: 218 Commercial Street - Portland  
Ability to Serve with PWD Water

Dear Mr. Bushey:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on January 12, 2016. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

### Conditions of Service

The following conditions of service apply:

- The property requesting water service does not have deeded frontage on a public way containing a public water main, which is a requirement for water service. However, a main extension along Widgery Wharf would not be warranted due to the limited potential for further development. New water services may be installed from the public main in either Commercial Street or Union Wharf.
- Proper easement documentation must be obtained from any properties that the new service line will cross. The easement(s) should specifically cite the right to install and maintain utilities. A copy of the deed for each of the proposed parcels must be provided to the District prior to completing new service applications.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.

### Existing Site Service

According to District records, the project site does not currently have existing water service.



Water System Characteristics

According to District records, there is a 12-inch diameter cast iron water main on the north side of Commercial Street and a public fire hydrant located 270 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 102 psi on September 2, 2015.

Public Fire Protection

You have not indicated whether this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

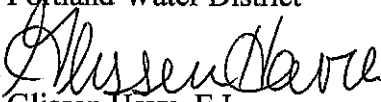
The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

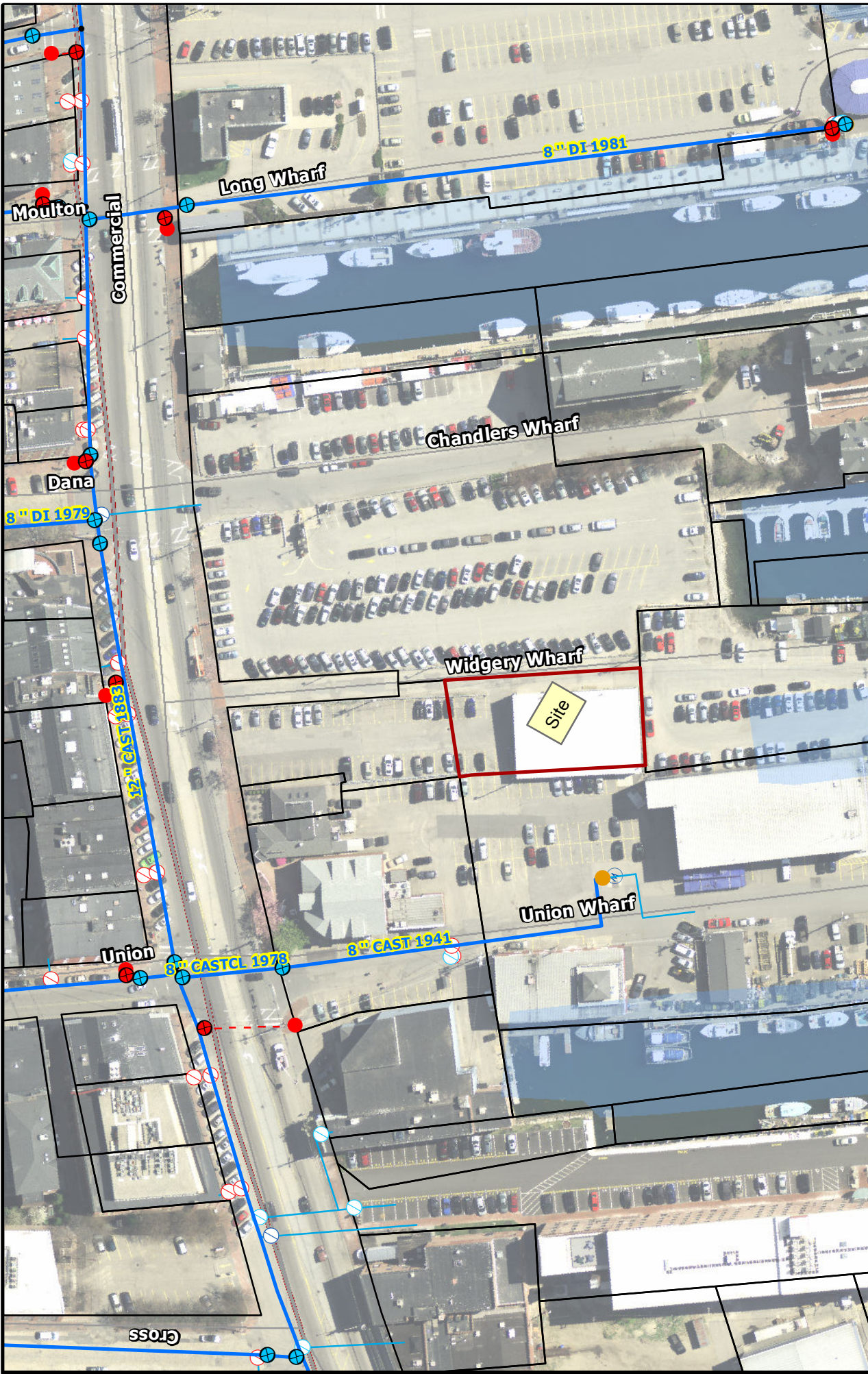
Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

  
Glissen Havu, E.I.  
Design Engineer



Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.



Scale 0 25 50 100 150 200 Feet  
1 inch = 103 feet


**Legend**

- Air Valve
- Blow Off
- ⊕ By Pass
- ⊗ Distribution
- ⊘ Transmission
- Connection
- Attribute Change
- ▲ Reducer
- Hydrant
- ⊗ Hydrant Control
- Manhole
- CSO
- ↑ Gravity
- ↑ Force
- ⊕ Combined Service
- ⊖ Domestic Service
- ⊕ Fire Service
- Private Hydrants
- ⊗ Meter Pits

**218 Congress Street**

**Portland**

**PORTLAND WATER DISTRICT**  
225 Douglass Street  
Portland, ME 04104



Infrastructure Map

Scale: As Noted

Date: January 12, 2016





12/10/2014

**Stephen Bushey**

Fay, Spofford & Thorndike  
778 Main Street, Suite 8  
South Portland, ME 04106

Sent via email to: [sbushey@fstinc.com](mailto:sbushey@fstinc.com)

RE: Ability to Serve Letter for Widgery Wharf

Dear Mr. Bushey:

CMP has the ability to serve the proposed project located at 230 Commercial Street and 1-11 Widgery Wharf in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

**New Service Milestones**

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

162 Canco Road Portland, ME 04103  
Tel (800) 750-4000  
207-842-2367 office  
207-458-0382 cell  
207-626-4082 fax

[www.cmpco.com](http://www.cmpco.com)



An equal opportunity employer



For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[CMP Handbook of Standard Requirements](#)

(<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf>)

If you have any questions, please contact me.

Regards,

A handwritten signature in black ink that reads "Jamie Cough". The signature is written in a cursive, flowing style.

Jamie Cough  
Energy Services Advisor  
Central Maine Power Company  
162 Canco Road  
Portland, ME 04103  
207-842-2367 office  
207-458-0382 cell  
207-626-4082 fax

162 Canco Road Portland, ME 04103  
Tel (800) 750-4000  
207-842-2367 office  
207-458-0382 cell  
207-626-4082 fax

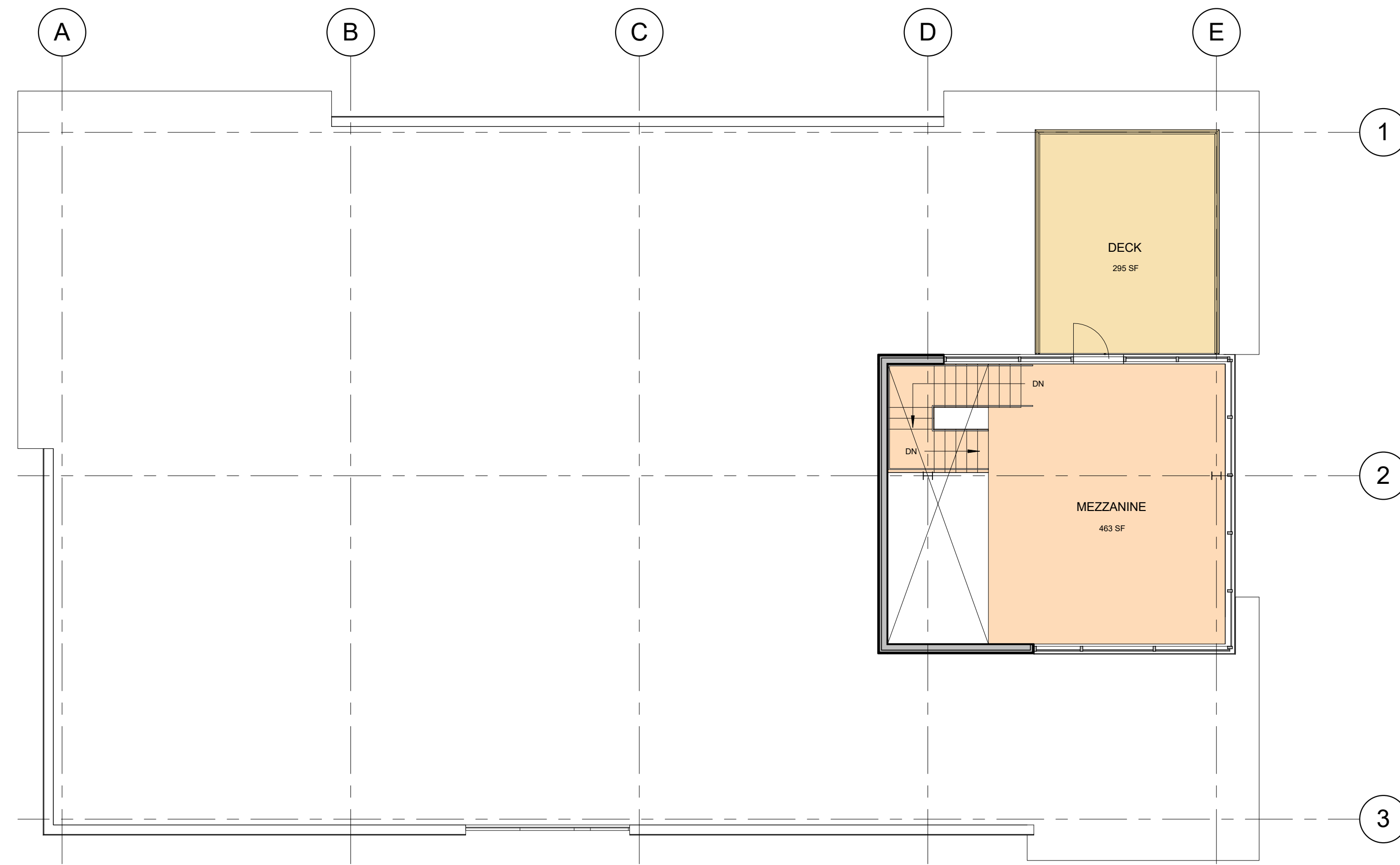
[www.cmpco.com](http://www.cmpco.com)



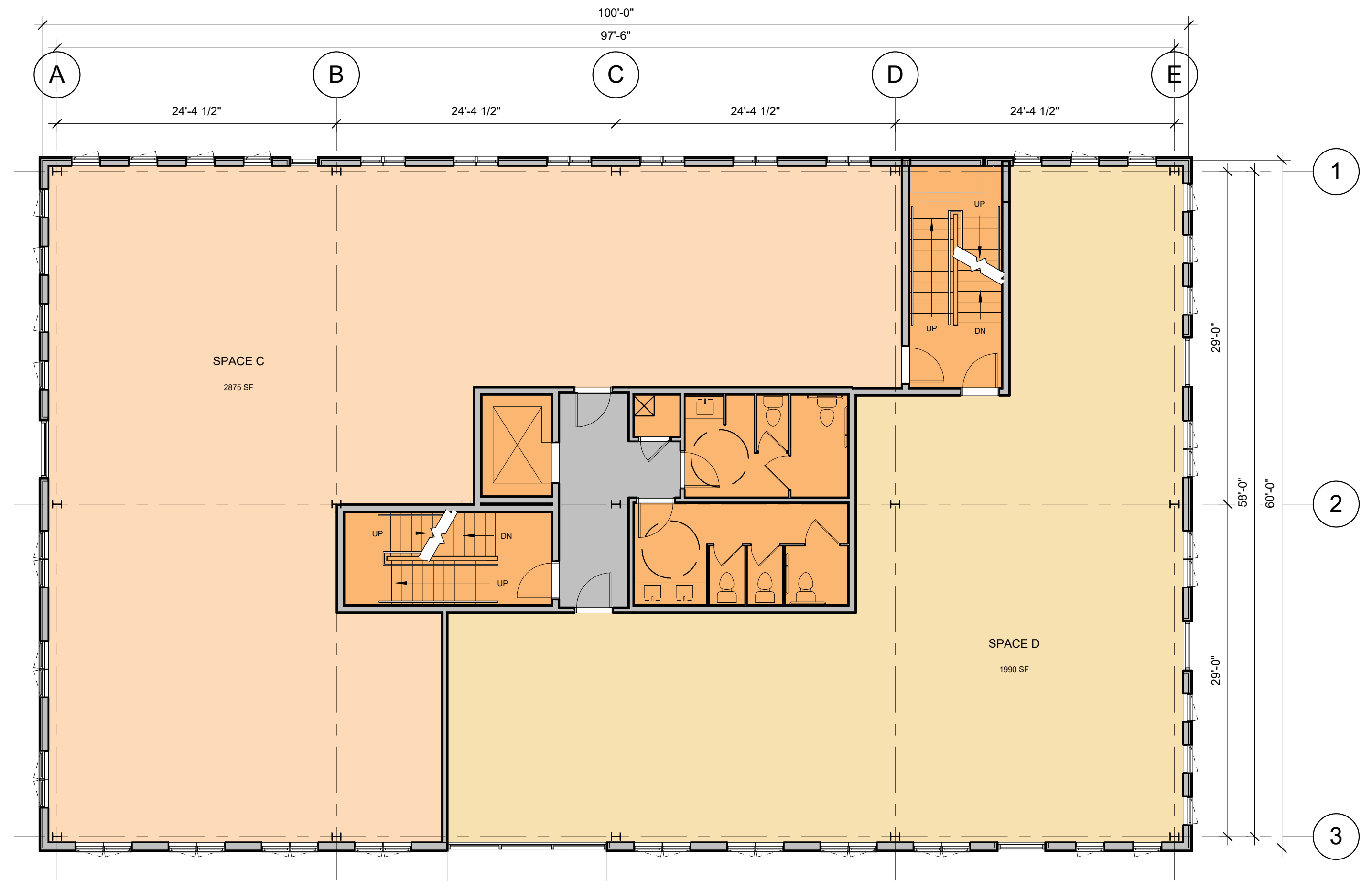
An equal opportunity employer

**ATTACHMENT D**

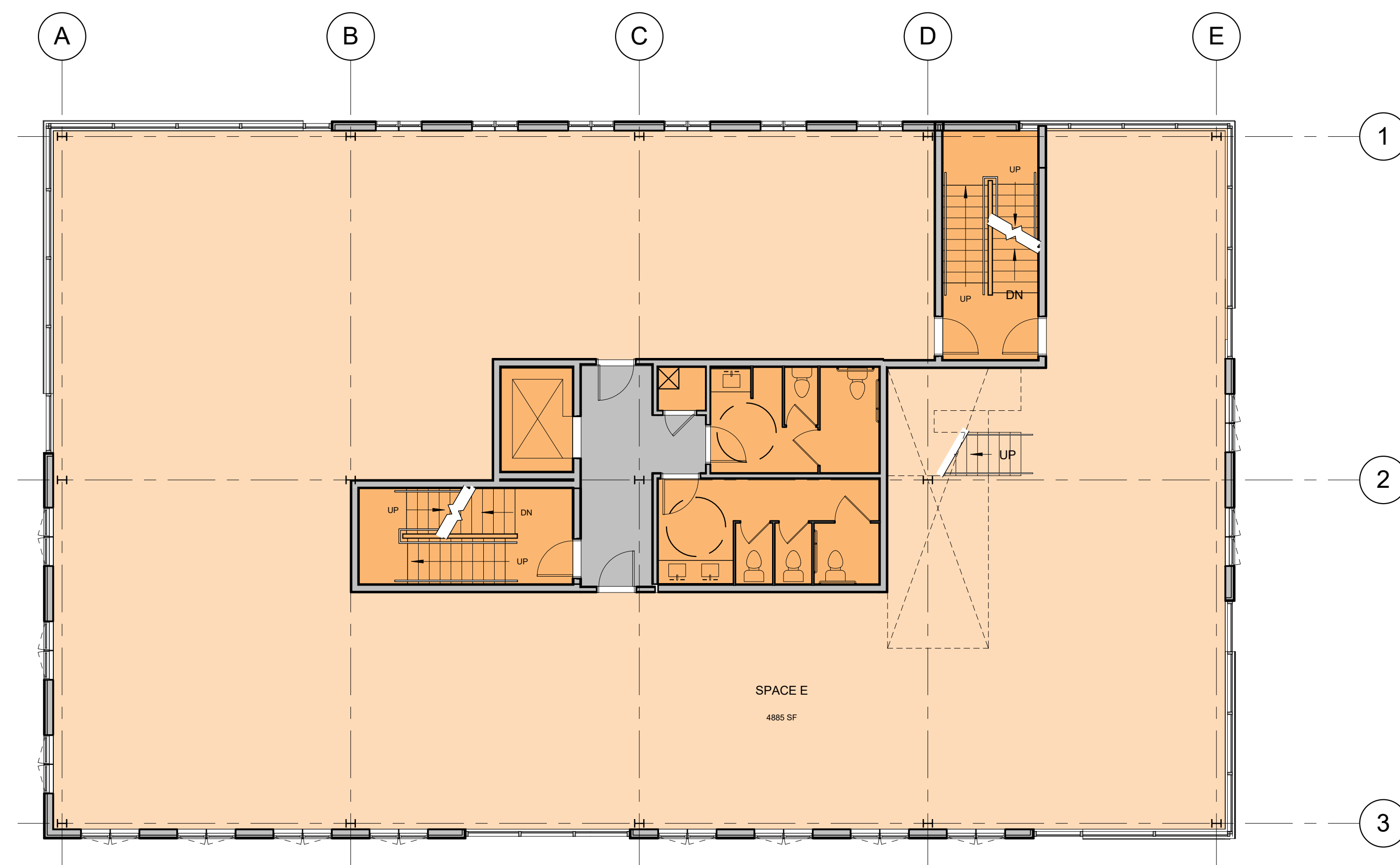
**Building Elevations/Floor Plan**



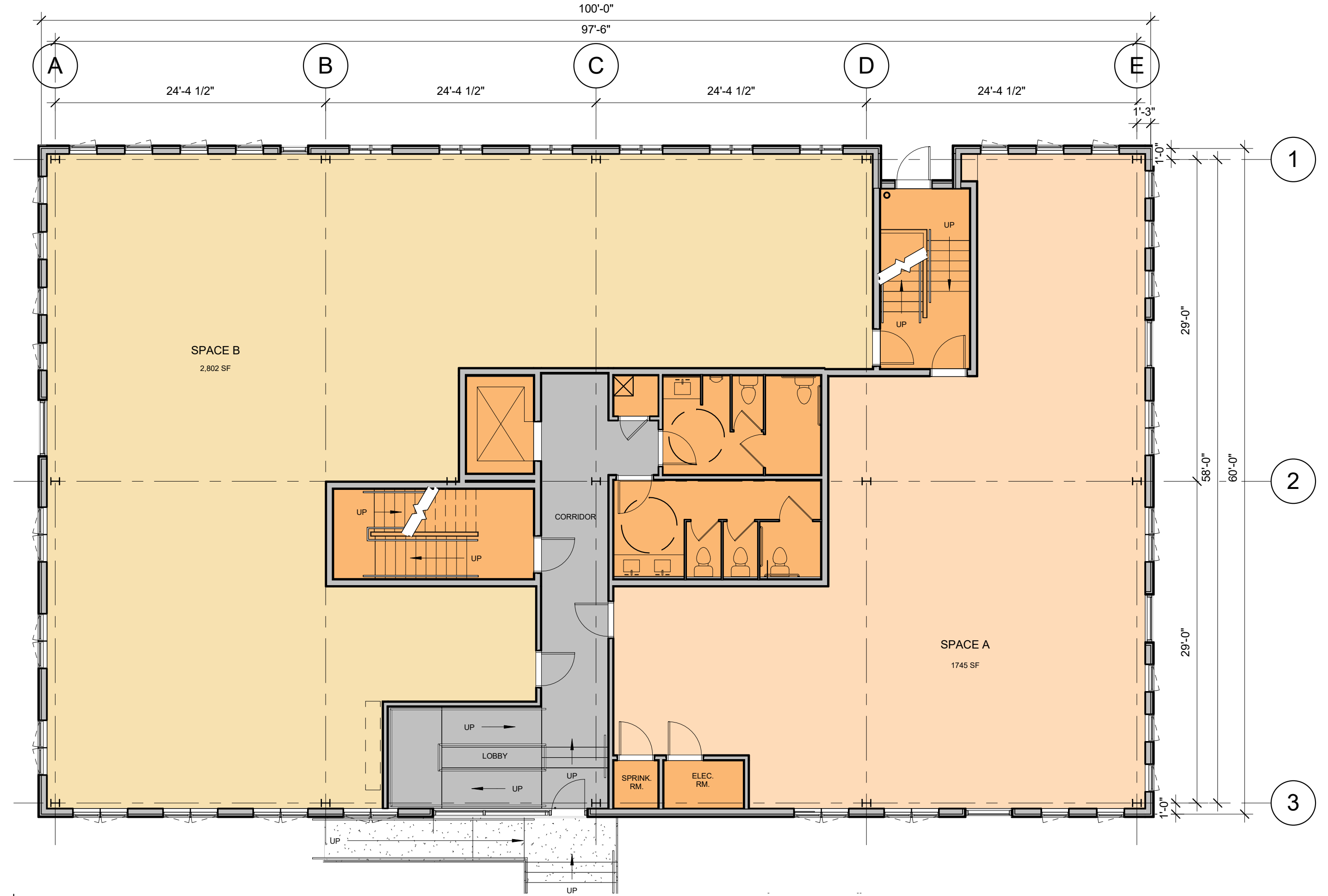
4 ROOF  
1/8" = 1'-0"



1 TYPICAL UPPER FLOOR  
1/8" = 1'-0"



3 3RD FLOOR  
1/8" = 1'-0"



2 1ST FLOOR  
1/8" = 1'-0"

GROSS SF: 6,094 SQ FT  
FLOOR RENTABLE AREA : 5510 SQ FT  
FLOOR USABLE AREA : 4996 SQ FT

# WIDGERY WHARF - BUILDING C

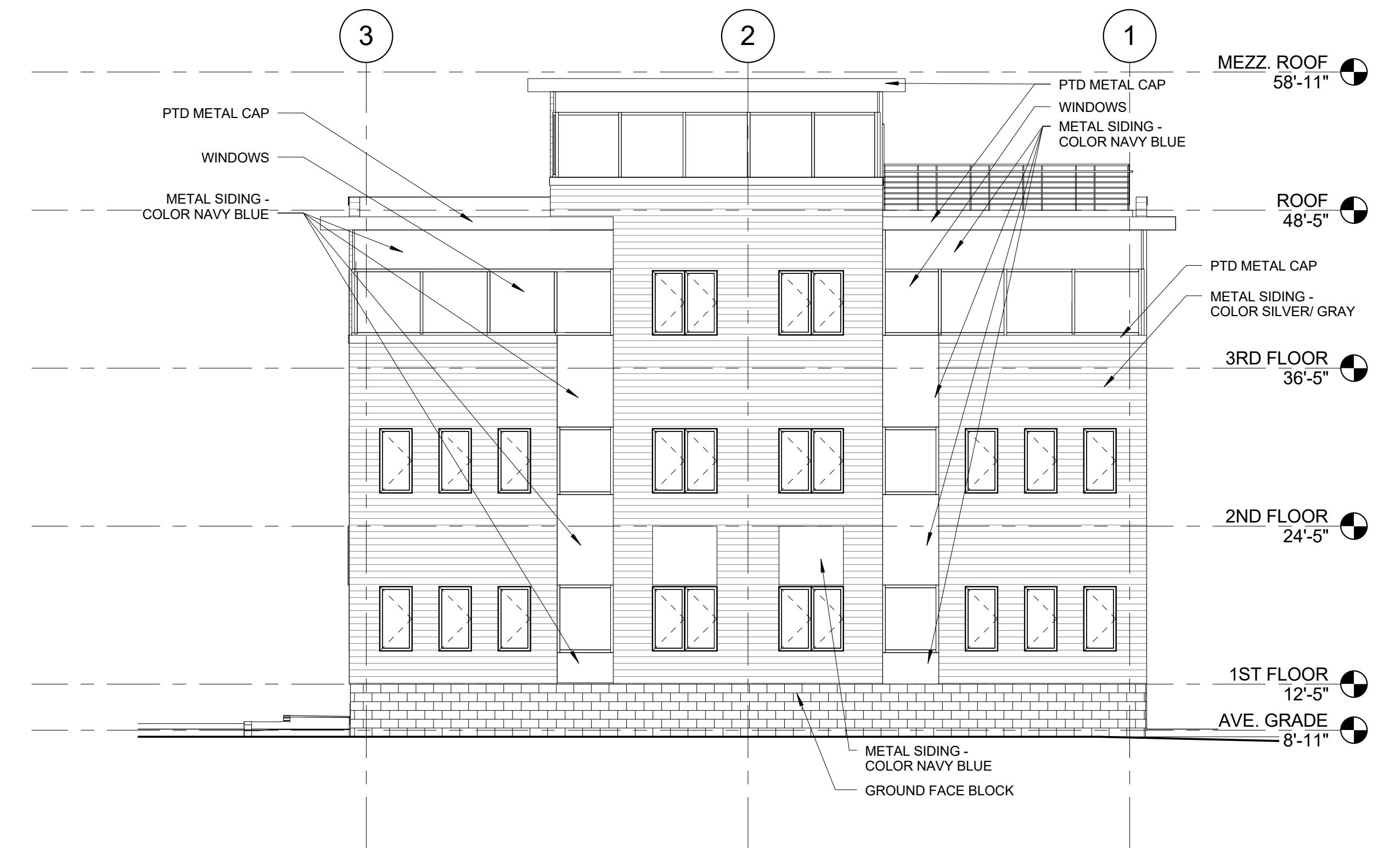
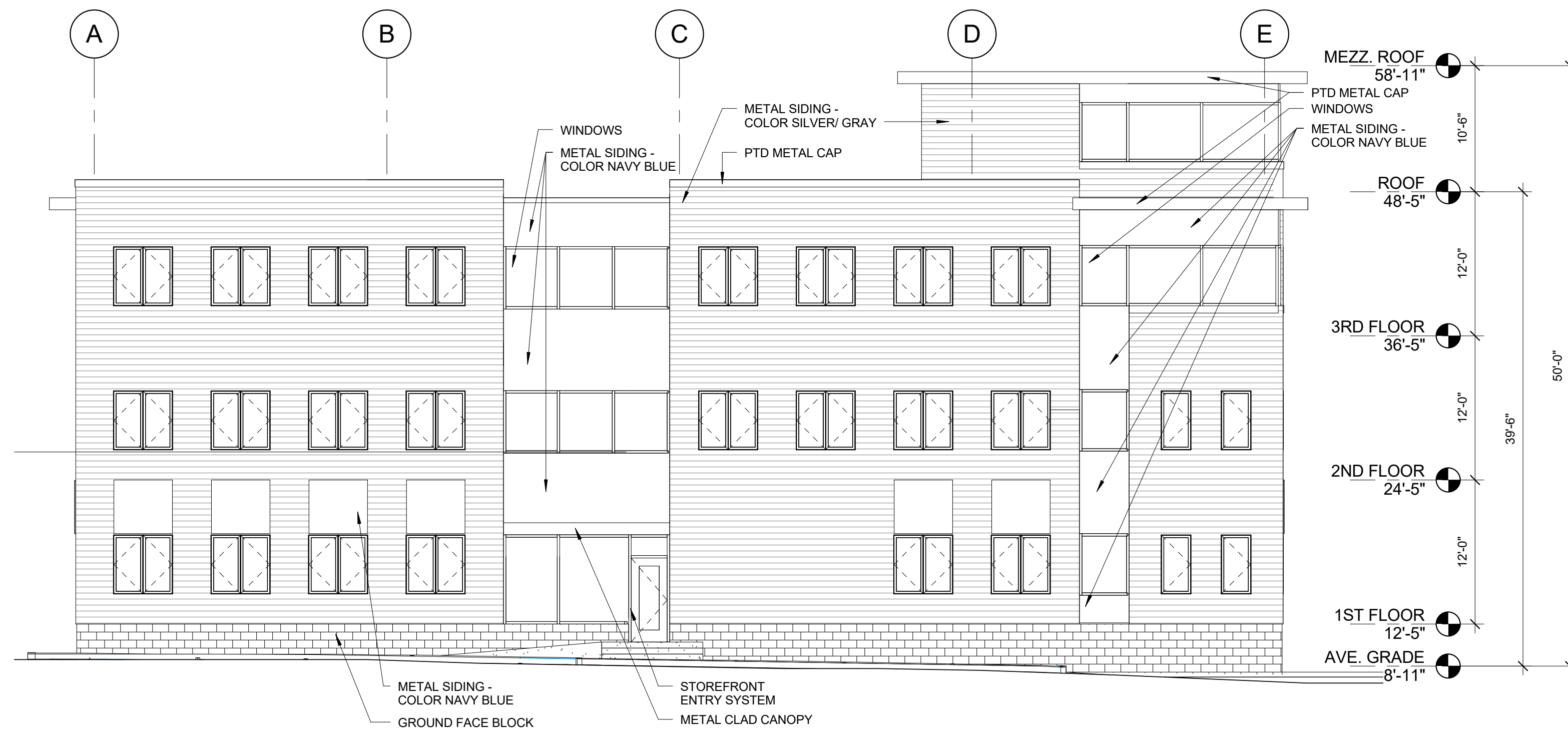
PORTLAND, MAINE

Phase 1  
building

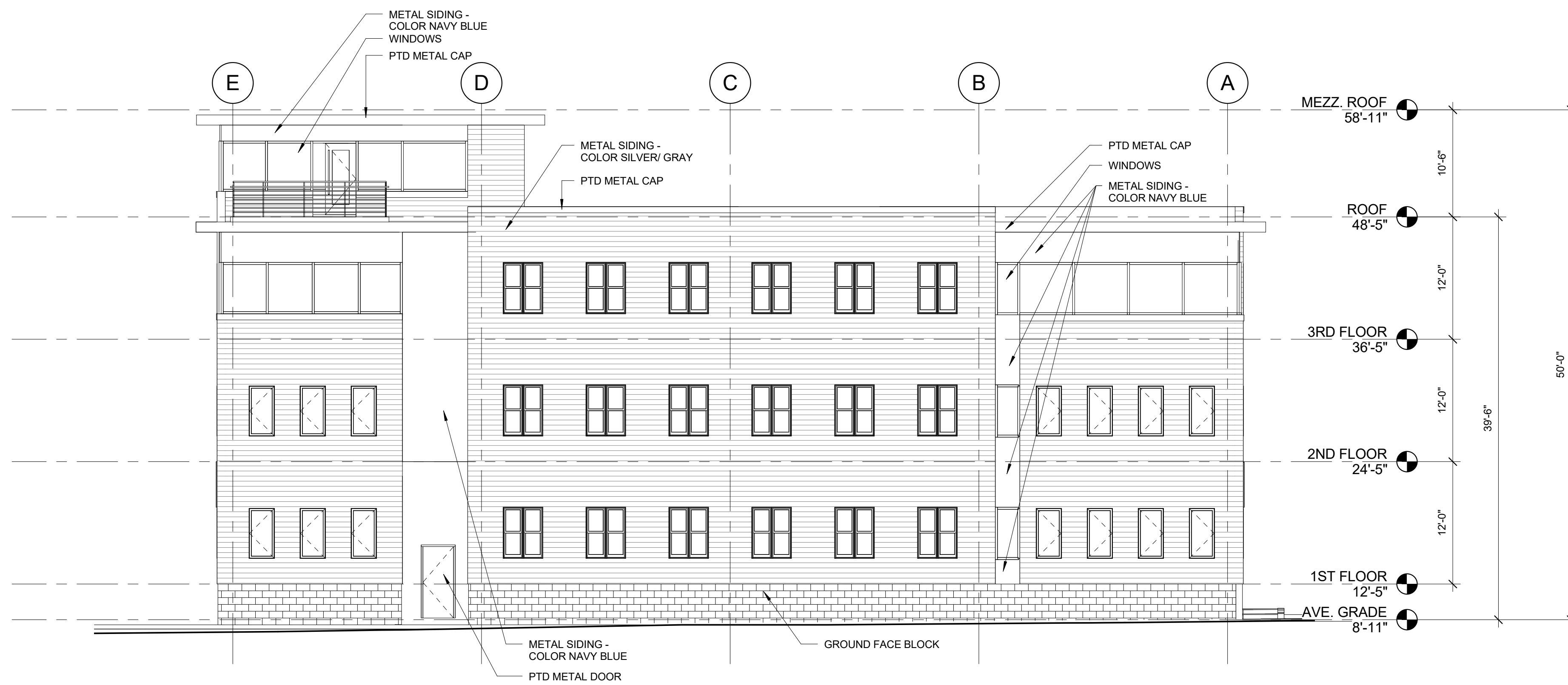
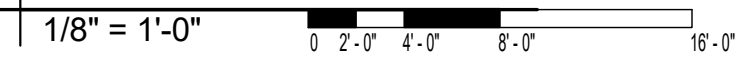
APRIL 26, 2016

A1.1

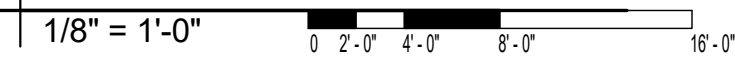




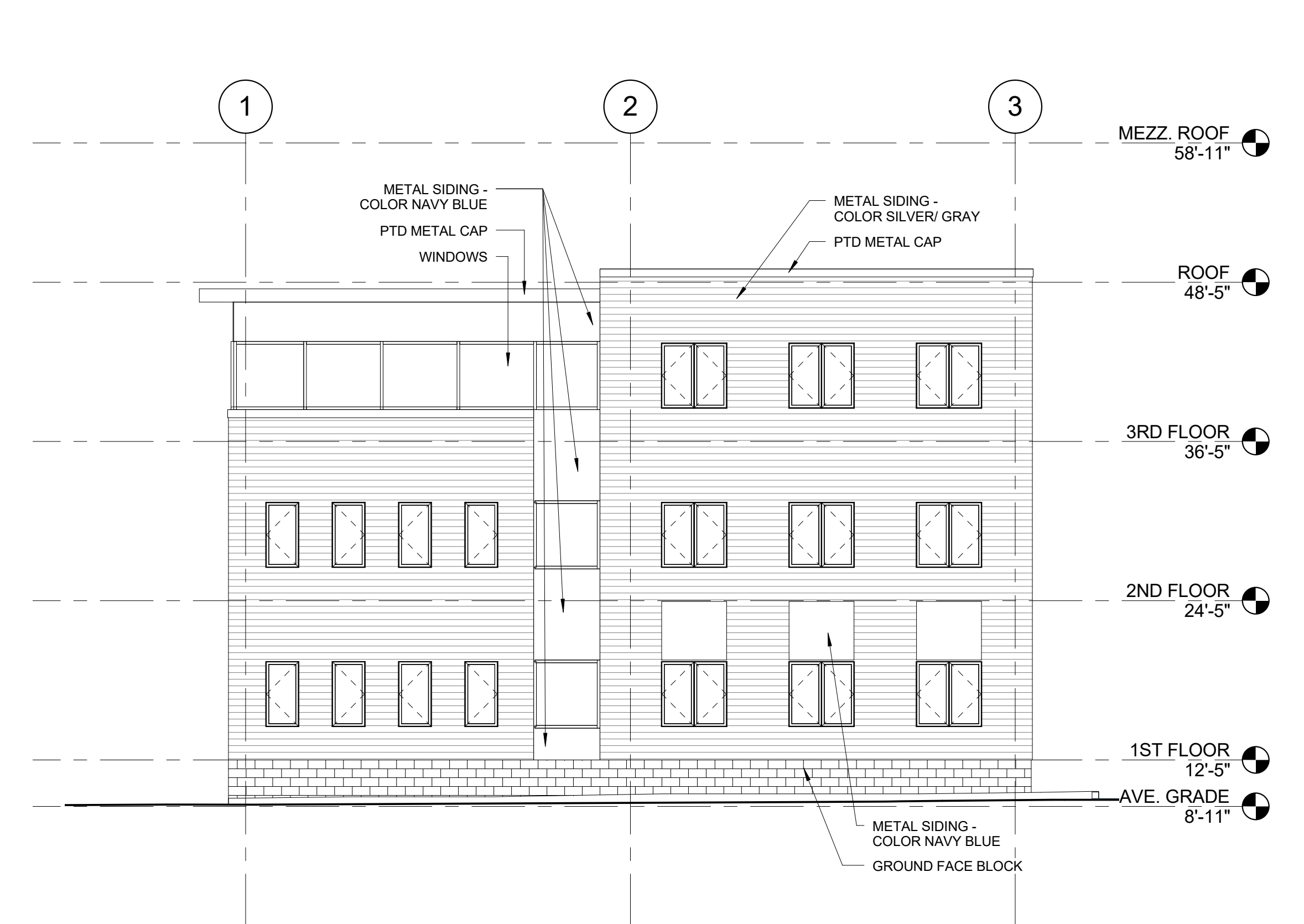
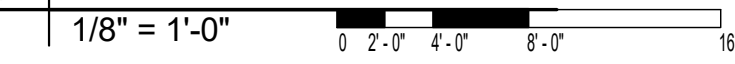
1 | S-W ELEVATION



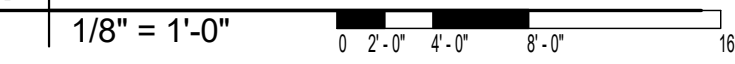
2 | N-E ELEVATION



3 | S-E ELEVATION



4 | N-W ELEVATION



GENERAL NOTES:  
 1. AVERAGE GRADE BY DEFINITION: 4 CORNER AVERAGE GRADE - N 9.7' + E 9.3' + S 9.3' + W 7.4' = 35.7' / 4 = 8'- 11" (AVERAGE GRADE)  
 2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT FROM AVERAGE GRADE TO HIGHEST POINT OF THE ROOF BEAMS = 39' - 6" TO THE MAIN ROOF & 50'- 0" TO THE MEZZANINE ROOF

# WIDGERY WHARF - BUILDING C

PORTLAND, MAINE

**Phase 1**  
**Building**

APRIL 26, 2016

A2.1



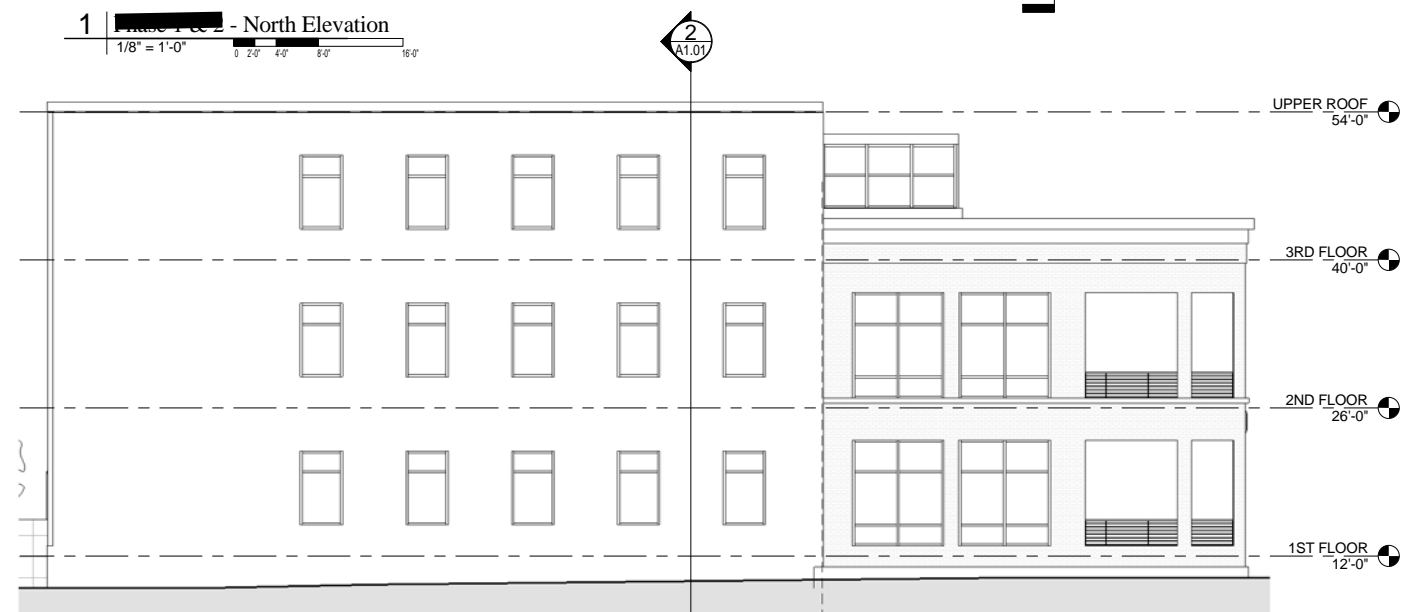
48 Union Wharf Portland, Maine 04101



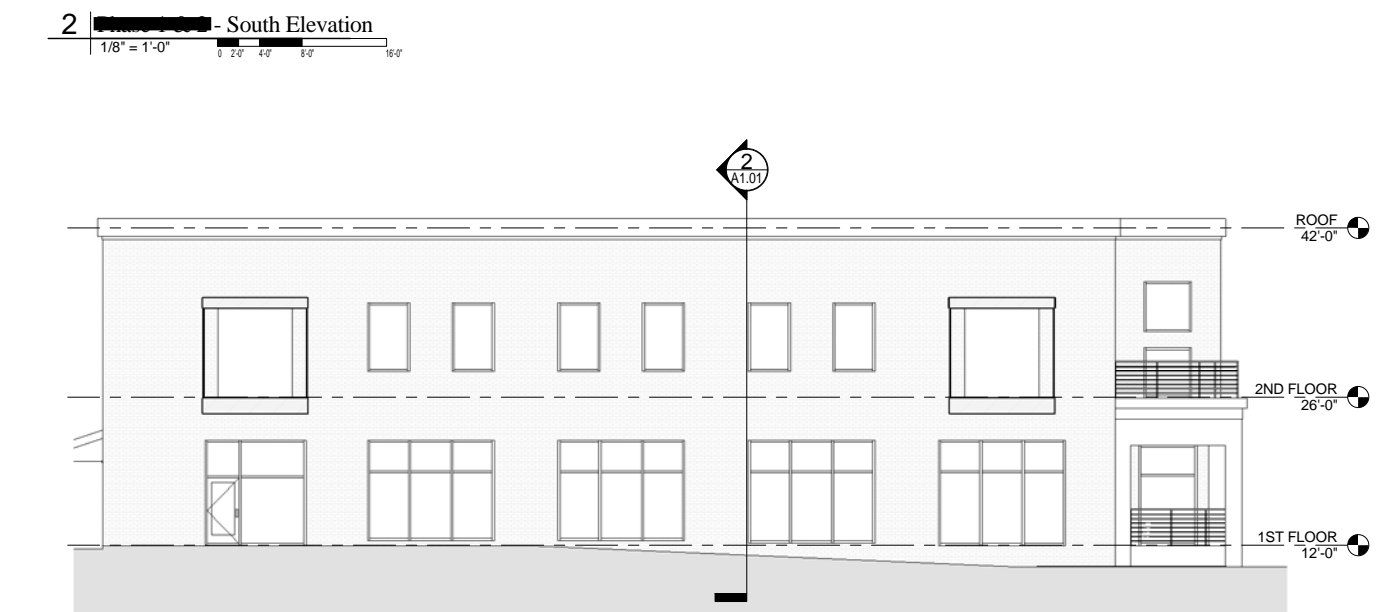
1 [Redacted] - North Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'



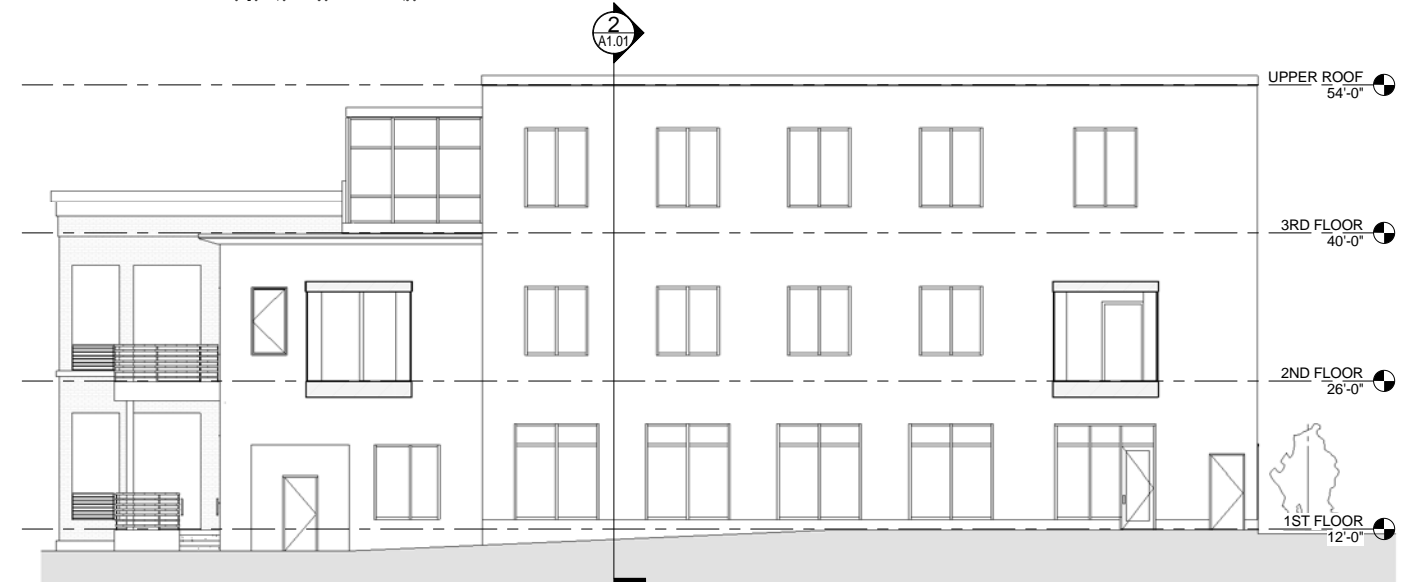
2 [Redacted] - South Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'



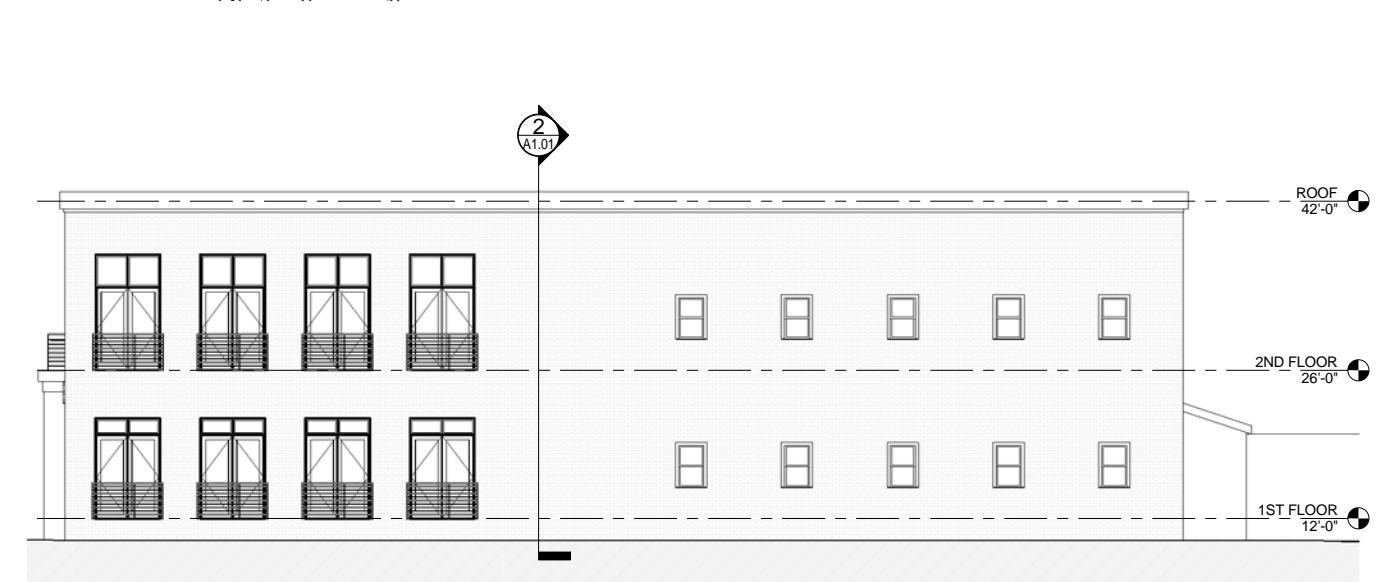
3 [Redacted] - East Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'



4 [Redacted] - East Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'




5 [Redacted] - West Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'



6 [Redacted] - West Elevation  
1/8" = 1'-0"  
0 20' 40' 80' 160'

Future phase buildings

Prepared For:	Owner	Address City, State
Consultant:	 48 Union Wharf Portland, Maine 04101 (207) 775-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:	WIDGERY WHARF	PORTLAND, MAINE
Revisions:		
Date:	OCT 29, 2014	Scale: 1/8" = 1'-0"
	Building Elevations	
	A2.01	



Future Phase  
buildings on  
Commercial Street