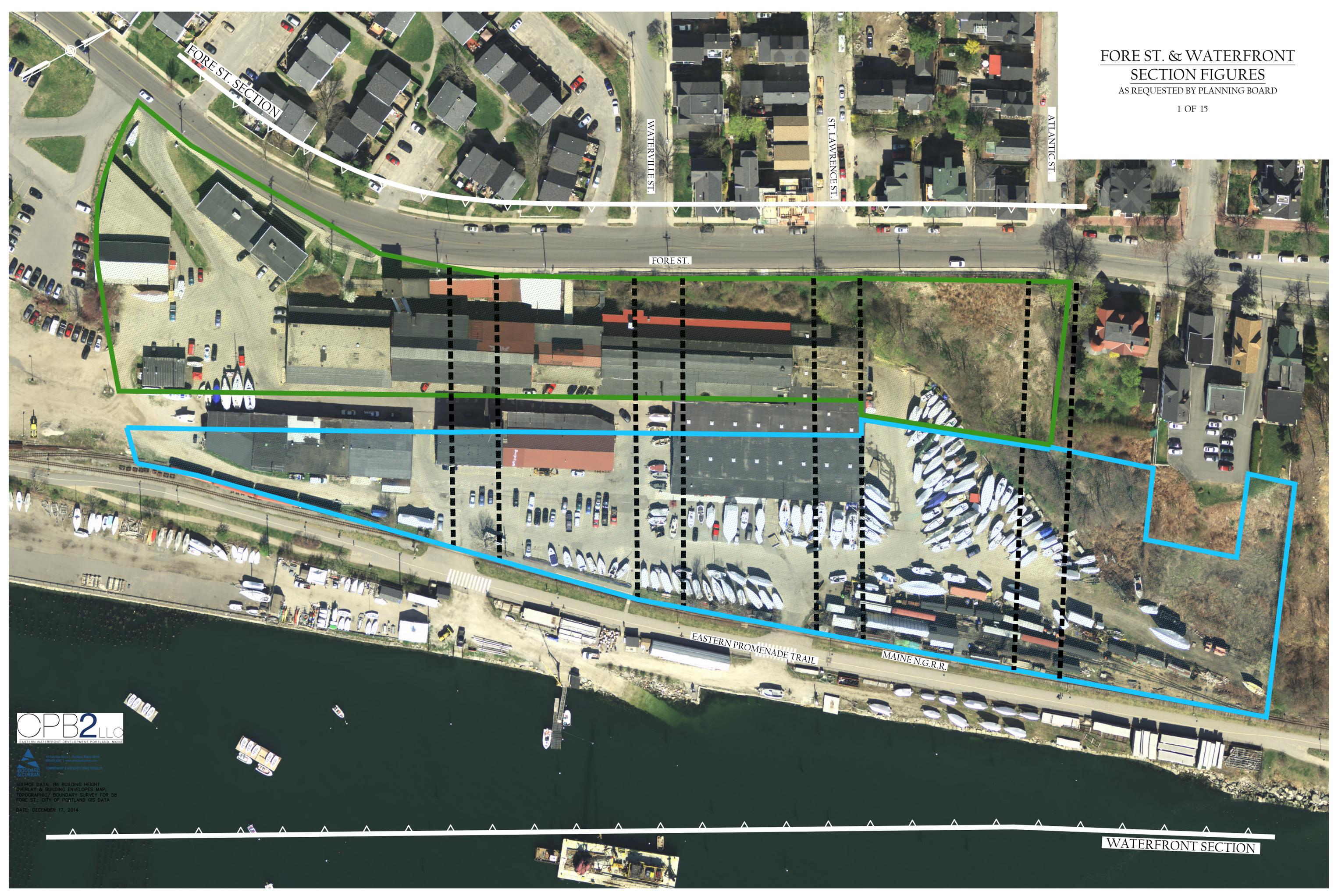


FORE ST. & WATERFRONT  
SECTION FIGURES  
AS REQUESTED BY PLANNING BOARD  
1 OF 15



FORE ST. SECTION

WATERVILLE ST.

ST. LAWRENCE ST.

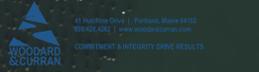
ATLANTIC ST.

FORE ST.

EASTERN PROMENADE TRAIL

MAINE N.G.R.R.

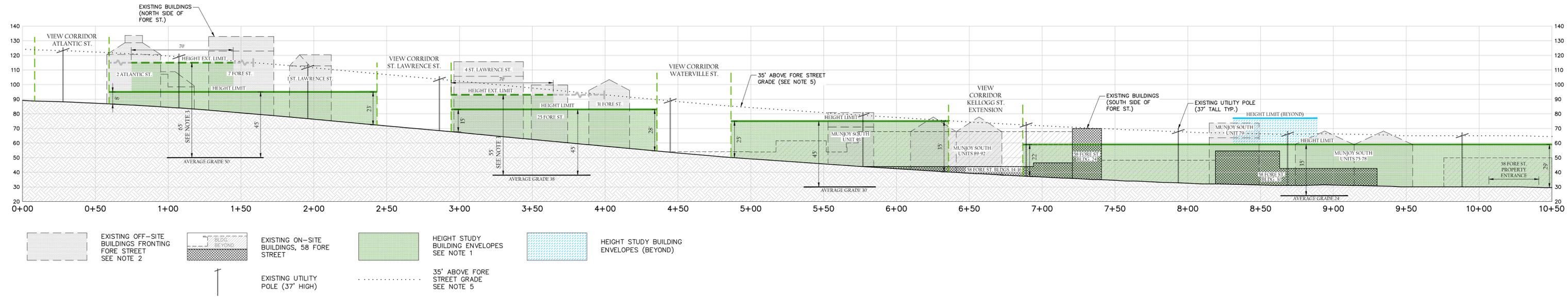
WATERFRONT SECTION



SOURCE DATA: B6 BUILDING HEIGHT  
OVERLAY & BUILDING ENVELOPES MAP;  
TOPOGRAPHIC / BOUNDARY SURVEY FOR 58  
FORE ST.; CITY OF PORTLAND GIS DATA  
DATE: DECEMBER 17, 2014

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

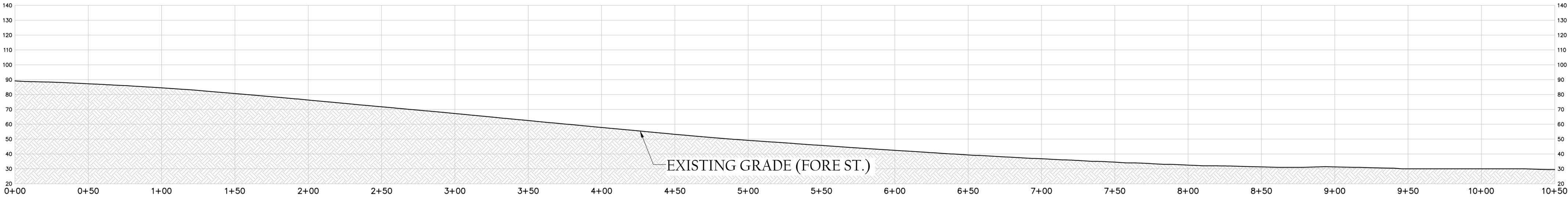
As requested by Planning Board



- NOTES:**
- SECTION DOES NOT DEPICT ACTUAL PROPOSED BUILDING STRUCTURES. THE HEIGHT MEASUREMENTS ABOVE FORE STREET GRADE (SHADED IN BLUE AND GREEN) REPRESENT THE MAXIMUM HEIGHT ALLOWED PER THE BUILDING HEIGHT STUDY BASED ON AN ANALYSIS OF THE BUILDING HEIGHT ENVELOPES. THIS IS NOT A DESIGN PROPOSAL. IT IS INTENDED TO PROVIDE A REASONABLE INTERPRETATION OF THE FORE STREET CORRIDOR BASED ON THE EASTERN WATERFRONT BUILDING HEIGHT STUDY.
  - EXISTING BUILDING SECTIONS DEPICTED ARE APPROXIMATE AS SHOWN. R-6 MAXIMUM STRUCTURE HEIGHT: FORTY-FIVE (45) FEET.
  - NO BUILDING MASS HIGHER THAN 45 FEET SHALL BE WIDER THAN 70 FEET MEASURED PARALLEL WITH THE WATERFRONT NOR LONGER THAN 140 FEET MEASURED PERPENDICULAR WITH THE WATERFRONT. THE 70 FOOT WIDE BUILDING EXTENSION MUST BE AT LEAST 90 FEET APART, MEASURED PARALLEL WITH THE WATERFRONT. EASTERN WATERFRONT BUILDING HEIGHT STUDY, SEPTEMBER 2004. HEIGHT EXTENSION LOCATIONS MAY VARY WITHIN THE LIMITS OF THE GREY LINES DEPICTED ON THE SECTION; HEIGHT EXTENSION LOCATIONS ARE RESTRICTED BY THE 35' MAXIMUM HEIGHT LIMIT ABOVE FORE STREET WITHIN 35' OF FORE STREET, AS PROPOSED ON THE B6 HEIGHT OVERLAY MAP.
  - AVERAGE GRADE IS THE AVERAGE OF THE FOUR CORNERS FOR EACH HEIGHT STUDY BUILDING ENVELOPE.
  - FOR BUILDINGS LOCATED EAST OF MOUNTFORT STREET (EXTENSION), NO BUILDING THAT HAS FRONTAGE ON FORE STREET SHALL EXCEED 35 FEET IN HEIGHT ABOVE THE ADJACENT FORE STREET RIGHT-OF-WAY GRADE WITHIN 35 FEET OF THE FORE STREET RIGHT-OF-WAY.
  - FIGURE WAS DEVELOPED BY LAYERING MULTIPLE SECTION CUTS ACROSS THE WATER, 58 FORE STREET SITE, FORE STREET, AND UPHILL OF FORE STREET. FIGURE DEPICTS BUILDING HEIGHT LIMITS WHEN VIEWING THE 58 FORE STREET SITE FROM AN OFFSITE LOCATION UPHILL OF FORE STREET IN AN ORIENTATION THAT IS SQUARE WITH THE VIEW CORRIDORS.
  - SECTION SCALE: HORIZONTAL AND VERTICAL 1"=30'

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

As requested by Planning Board

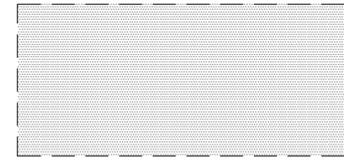
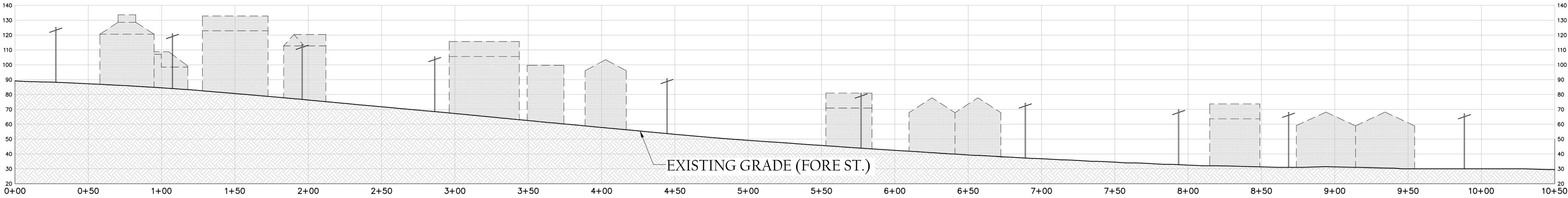


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

DATE: DECEMBER 17, 2014

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

As requested by Planning Board



EXISTING OFF-SITE  
BUILDINGS FRONTING  
FORE STREET

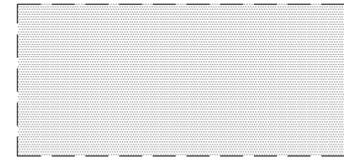
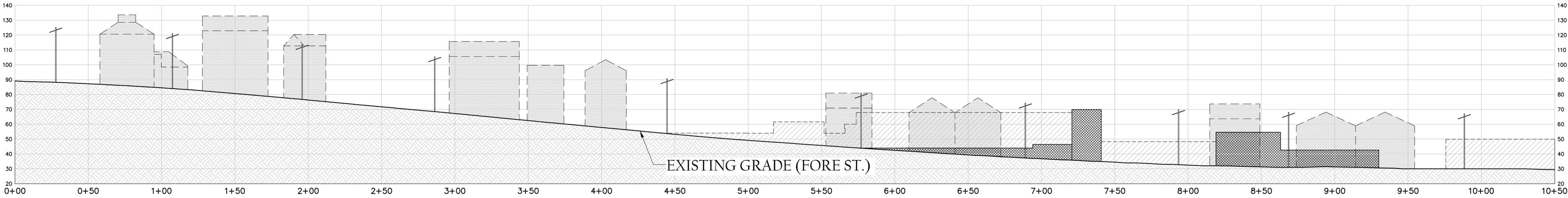


SOURCE DATA: B6 BUILDING HEIGHT  
OVERLAY & BUILDING ENVELOPES MAP;  
TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58  
FORE ST.; CITY OF PORTLAND GIS DATA

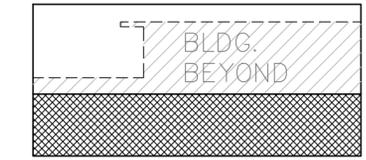
DATE: DECEMBER 17, 2014

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

As requested by Planning Board



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



EXISTING UTILITY POLE (37' HIGH)

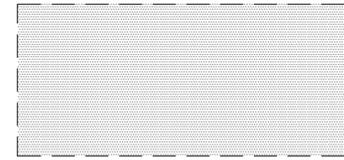
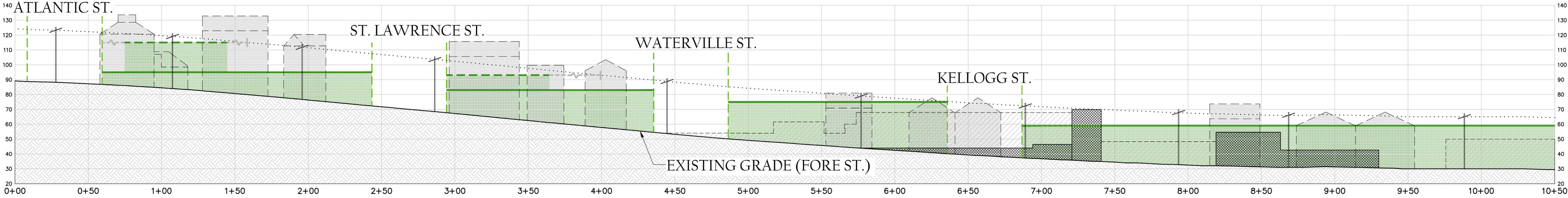


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

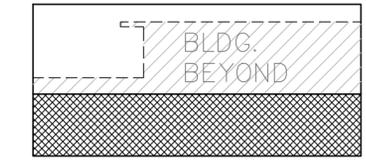
DATE: DECEMBER 17, 2014

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

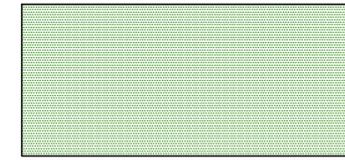
As requested by Planning Board



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



HEIGHT STUDY BUILDING ENVELOPES



EXISTING UTILITY POLE (37' HIGH)



35' ABOVE FORE STREET GRADE

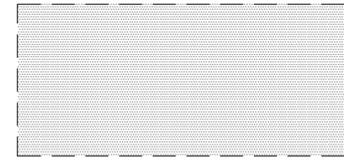
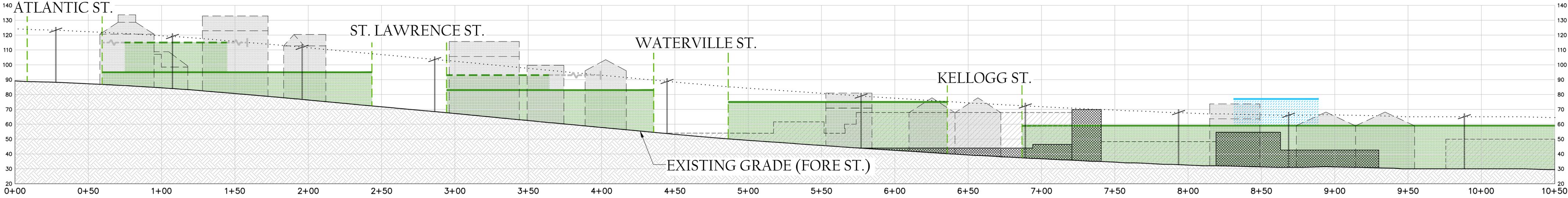


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

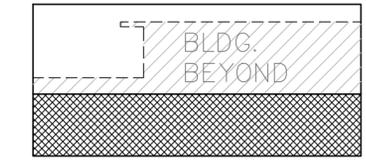
DATE: DECEMBER 17, 2014

# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

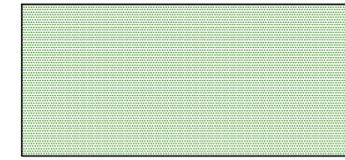
As requested by Planning Board



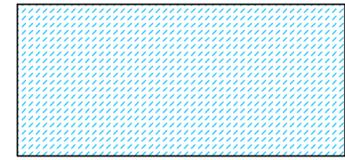
EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



HEIGHT STUDY BUILDING ENVELOPES



HEIGHT STUDY BUILDING ENVELOPES (BEYOND)



EXISTING UTILITY POLE (37' HIGH)



35' ABOVE FORE STREET GRADE

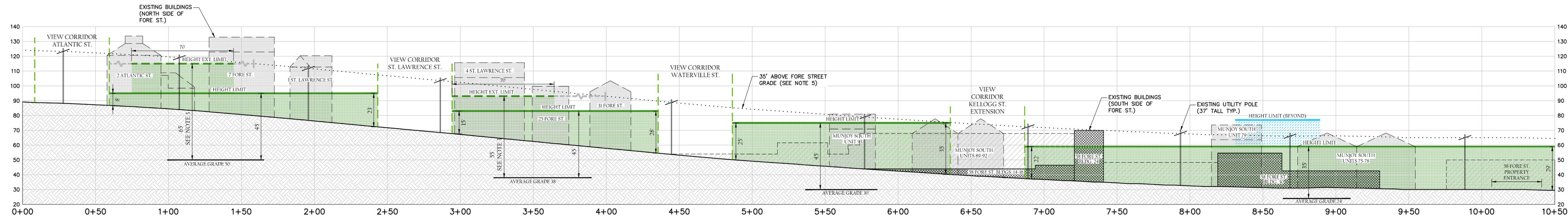


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

DATE: DECEMBER 17, 2014

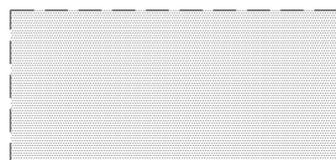
# FORE STREET SECTION WITH B6 HEIGHT OVERLAY

As requested by Planning Board

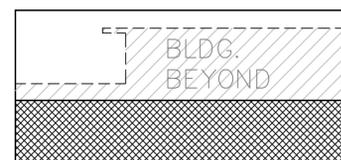


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

DATE: DECEMBER 17, 2014



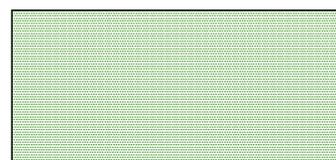
EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



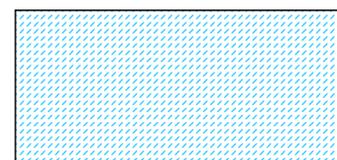
EXISTING UTILITY POLE (37' HIGH)



HEIGHT STUDY BUILDING ENVELOPES



35' ABOVE FORE STREET GRADE



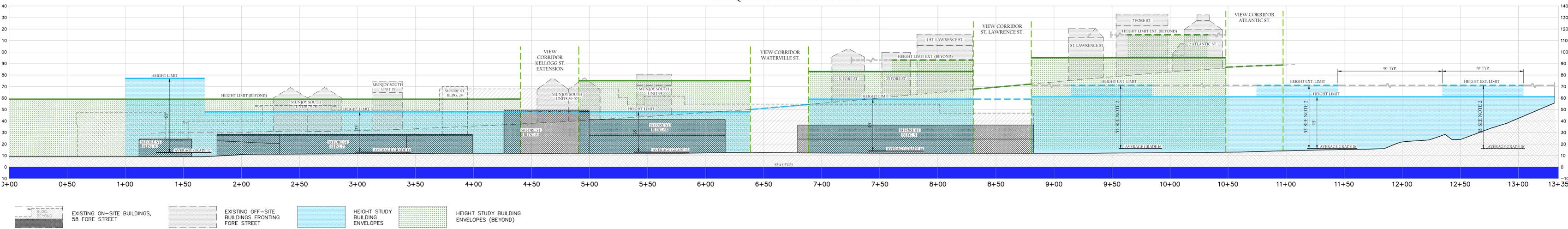
HEIGHT STUDY BUILDING ENVELOPES (BEYOND)

**NOTES:**

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- SECTION SCALE: HORIZONTAL AND VERTICAL 1"=30'

# WATERFRONT SECTION WITH B6 HEIGHT OVERLAY

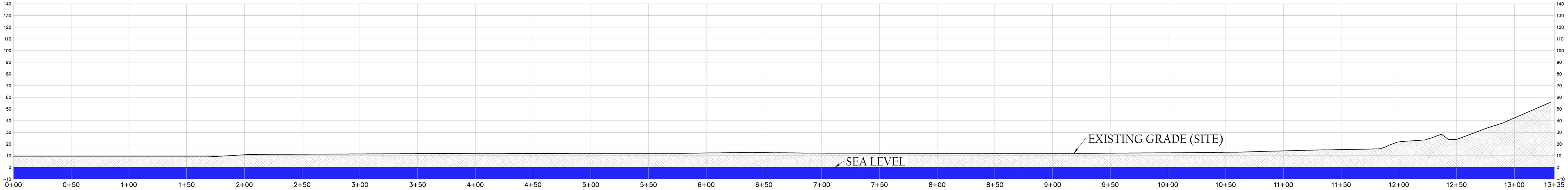
AS REQUESTED BY PLANNING BOARD



**NOTES:**

- SECTION DOES NOT DEPICT ACTUAL PROPOSED BUILDING STRUCTURES. THE HEIGHT MEASUREMENTS ABOVE GRADE (SHADED IN BLUE AND GREEN) REPRESENT THE MAXIMUM HEIGHT ALLOWED PER THE BUILDING HEIGHT STUDY BASED ON AN ANALYSIS OF THE BUILDING HEIGHT ENVELOPES. THIS IS NOT A DESIGN PROPOSAL; IT IS INTENDED TO PROVIDE A REASONABLE INTERPRETATION OF THE FORE STREET CORRIDOR BASED ON THE EASTERN WATERFRONT BUILDING HEIGHT STUDY.
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- SECTION SCALE: HORIZONTAL AND VERTICAL 1"=30'

WATERFRONT SECTION WITH B6 HEIGHT OVERLAY  
AS REQUESTED BY PLANNING BOARD

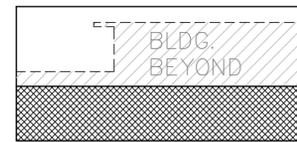
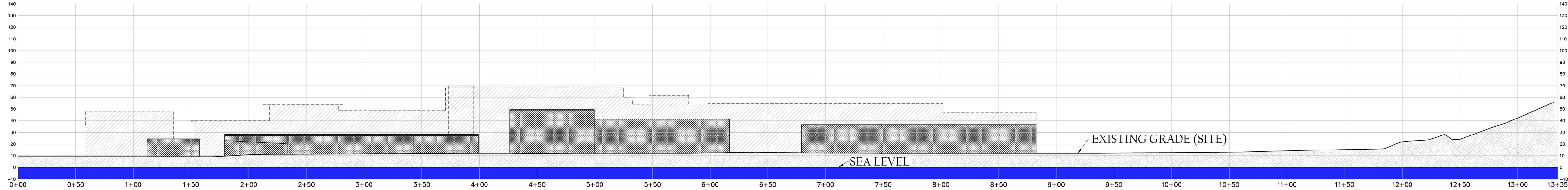


SOURCE DATA: B6 BUILDING HEIGHT  
OVERLAY & BUILDING ENVELOPES MAP;  
TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58  
FORE ST.; CITY OF PORTLAND GIS DATA

DATE: DECEMBER 17, 2014

# WATERFRONT SECTION WITH B6 HEIGHT OVERLAY

AS REQUESTED BY PLANNING BOARD



EXISTING ON-SITE  
BUILDINGS, 58  
FORE STREET

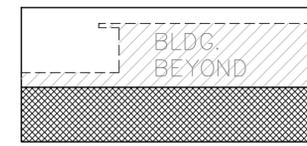
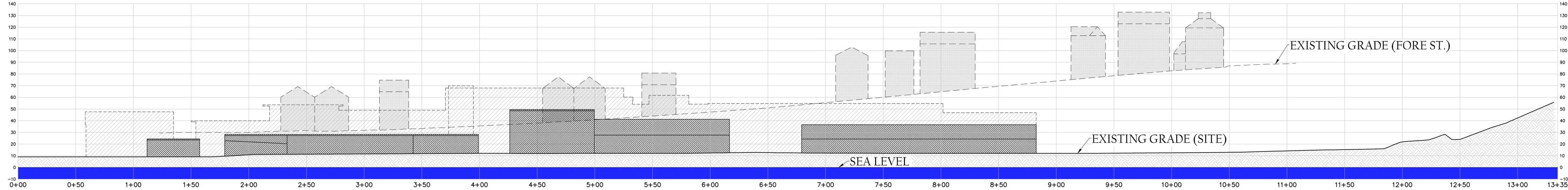


SOURCE DATA: B6 BUILDING HEIGHT  
OVERLAY & BUILDING ENVELOPES MAP;  
TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58  
FORE ST.; CITY OF PORTLAND GIS DATA

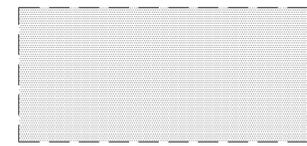
DATE: DECEMBER 17, 2014

# WATERFRONT SECTION WITH B6 HEIGHT OVERLAY

AS REQUESTED BY PLANNING BOARD



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET

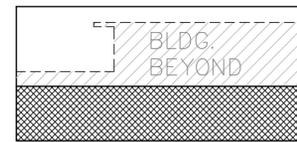
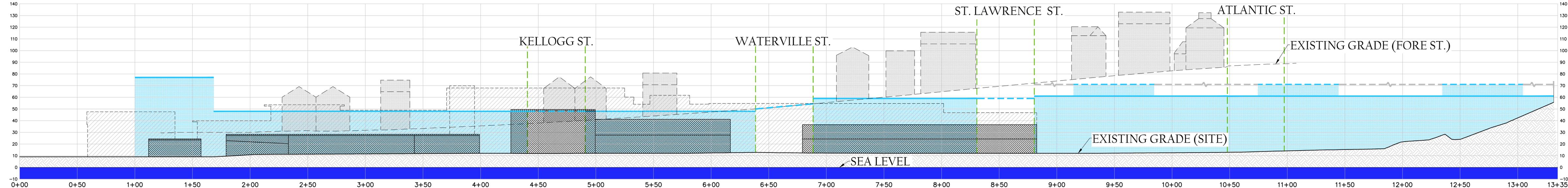


SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

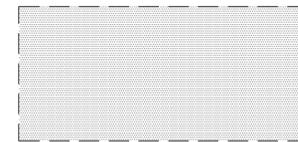
DATE: DECEMBER 17, 2014

# WATERFRONT SECTION WITH B6 HEIGHT OVERLAY

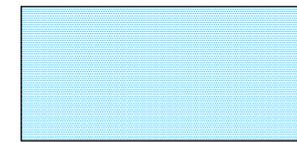
AS REQUESTED BY PLANNING BOARD



EXISTING ON-SITE BUILDINGS, 58 FORE STREET



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



HEIGHT STUDY BUILDING ENVELOPES

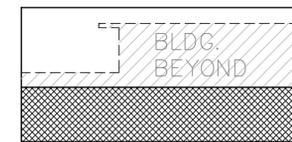
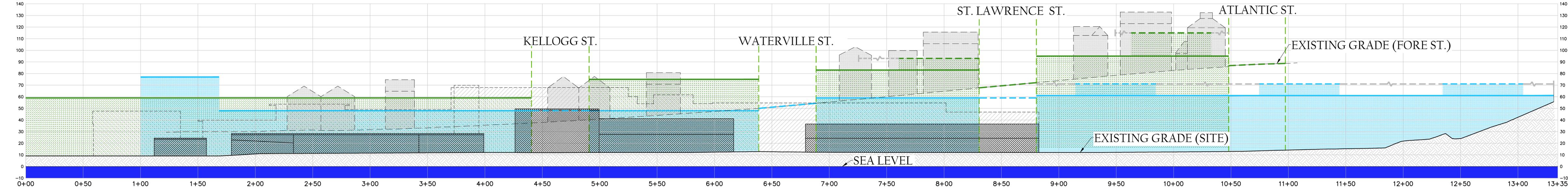


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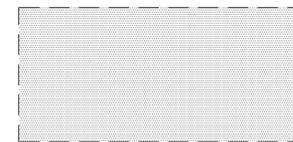
DATE: DECEMBER 17, 2014

# WATERFRONT SECTION WITH B6 HEIGHT OVERLAY

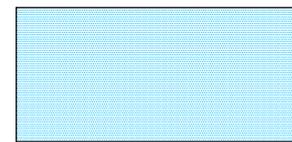
AS REQUESTED BY PLANNING BOARD



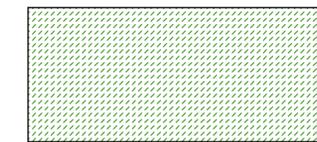
EXISTING ON-SITE BUILDINGS, 58 FORE STREET



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



HEIGHT STUDY BUILDING ENVELOPES



HEIGHT STUDY BUILDING ENVELOPES (BEYOND)

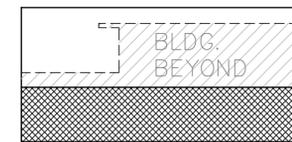
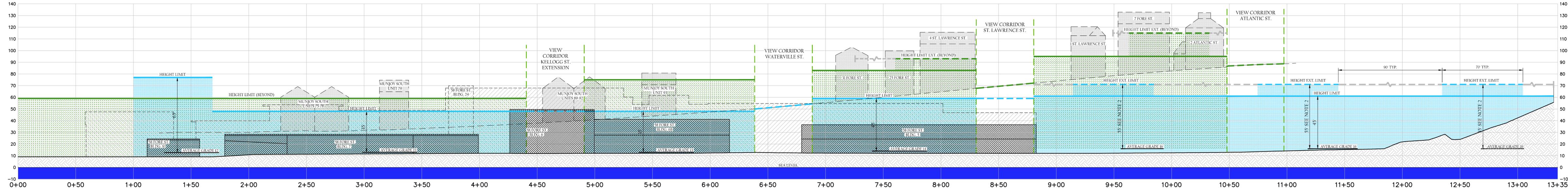


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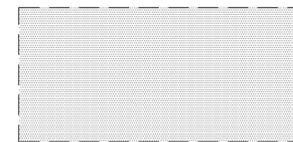
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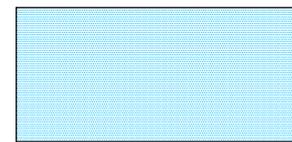
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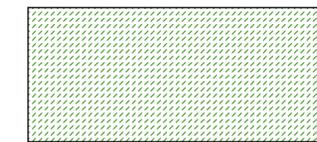
EXISTING ON-SITE BUILDINGS, 58 FORE STREET



EXISTING OFF-SITE BUILDINGS FRONTING FORE STREET



HEIGHT STUDY BUILDING ENVELOPES



HEIGHT STUDY BUILDING ENVELOPES (BEYOND)

- NOTES:**
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  - SECTION SCALE: HORIZONTAL AND VERTICAL 1"=30'



SOURCE DATA: B6 BUILDING HEIGHT OVERLAY & BUILDING ENVELOPES MAP; TOPOGRAPHIC/ BOUNDARY SURVEY FOR 58 FORE ST.; CITY OF PORTLAND GIS DATA

DATE: DECEMBER 17, 2014