

SITE DESIGN DATA

- TOTAL LOT AREA: 115,937.677 S.F. (2.66 ACRES)
- ZONING DISTRICT: R5 - RESIDENTIAL-5 ZONE
- BUILDING USES: (A) ST. BRIGID SCHOOL (INSTITUTIONAL CONDITIONAL USE - ELEMENTARY SCHOOL-IBC-2012 USE E. EST. 1915 AS ST. JOSEPH'S CATHOLIC SCHOOL (B) FR. HAYES CENTER - ASSEMBLY & INSTITUTIONAL CONDITIONAL USES - GYMNASIUM W/ SPECTATOR SEATING & ELEMENTARY SCHOOL-IBC-2012 USES A-3 & E. EST. 196877 AS FR. HAYES MULTI-PURPOSE BUILDING (C) ST. JOSEPH'S CHURCH - ASSEMBLY CONDITIONAL USE - RELIGIOUS WORSHIP- IBC-2012 USE A-3. EST. 1929 AS ST. JOSEPH ROMAN CATHOLIC CHURCH (D) ST. JOSEPH RECTORY (RESIDENTIAL USE - DORMITORY) IBC-2012 USE R-2 IBC-2012 USE A-3. EST. 1958 AS ST. JOSEPH RECTORY
- OWNER OF PROPERTY: ROMAN CATHOLIC BISHOP OF PORTLAND, MAINE
 510 OCEAN AVENUE
 PORTLAND, MAINE 04102
 BOOK 4045, PAGE 95
- PARKING REQUIRED: (ELEMENTARY SCHOOL)
 - REQUIRED - PRE-DEVELOPMENT: 22 INSTRUCTION ROOMS AT 1 SPACE PER ROOM = 22 SPACES
 53 SPACES PROVIDED INCL. 4 ACCESSIBLE SPACES
 - REQUIRED - POST DEVELOPMENT: 22 INSTRUCTION ROOMS AT 1 SPACE PER ROOM = 22 SPACES
 53 SPACES PROVIDED INCL. 4 ACCESSIBLE SPACES
 - TOTAL REQUIRED: 22 SPACES REQUIRED
 - PROPOSED: 53 SPACES PROVIDED INCLUDING 4 ACCESSIBLE SPACES
- PARKING REQUIRED: (CHURCH) EST. 1929
 - REQUIRED - EXIST. BLDG. 4,692 S.F. OF ASSEMBLY AREA AT 1 SPACE PER 125 S.F. = 37.5 SPACES REQ'D INCL. 3 ACCESSIBLE SPACES
 - TOTAL REQUIRED: 37.5 SPACES REQUIRED
 - PROPOSED (SHARED): 53 SPACES PROVIDED AT OFF-HOUR SCHOOL TIMES (INCLUDING 4 ACCESSIBLE SPACES) ST. BRIGID SCHOOL SPACES AND ON-STREET PARKING AVAILABLE DURING SATURDAY NIGHT & SUNDAY MORNING SERVICES.
- PARKING REQUIRED: (RECTORY) EST. 1957
 - REQUIRED - RECTORY LODGING (DORMITORY) FACILITY 6 ROOMING UNITS AT 1 SPACE PER 6 ROOMING UNITS = 1.2 SPACES REQ'D
 - TOTAL REQUIRED: 6 SPACES REQUIRED
 - PROPOSED: 6 OFF-STREET SPACES (GARAGE & DRIVEWAY) PROVIDED INCL. 3 SPACES IN ENCLOSED GARAGE.
- SPACE AND BULK REQUIREMENTS FOR: ST. BRIGID SCHOOL BUILDING - EST. 1915:

REQUIREMENT	REGMNT.	PROPOSED
MINIMUM LOT AREA (ASSEMBLY & SCHOOL):	NONE: EXISTING USE - JUNE 1, 1983 115,938 S.F. = 2.66 ACRES	50 FT.
MINIMUM STREET FRONTAGE:	50 FT.	354.52 FEET
MAXIMUM FLOOR AREA (ON COLLECTOR ST.):	NOT LIMITED.	N/A
MINIMUM FRONT YARD SETBACK:	20 FT.	22'-10" EXISTING
MINIMUM SIDE YARD (NORTH) SETBACK:	15 FT.	10'-4" AND 23'-10" EXISTING
MINIMUM SIDE YARD (SOUTH) SETBACK:	15 FT.	16'-0" EXISTING
MINIMUM REAR YARD SETBACK:	20 FT.	67'-3" PROPOSED (REDUCED 13'-0")
MAXIMUM LOT COVERAGE:	40 % (25.81% EXISTING)	26.97% PROPOSED
MINIMUM LOT WIDTH:	60 FT.	347.40 FT.
MAXIMUM BUILDING HEIGHT:		
MAIN SCHOOL BLDG.	35 FT.	38 FT. (EXISTING)
FR. HAYES CENTER	35 FT.	24'-6" (EXISTING)
ST. JOSEPH CHURCH	35 FT.	39'-8" (EXISTING)
ST. JOSEPH RECTORY	35 FT.	30'-4" (EXISTING)
LOT DEPTH (MINIMUM)	NO REGMNT.	330.75 FT. MIN.
- BUILDING SUMMARY:

	PRE	POST
MAIN SCHOOL BLDG. BUILDING FOOTPRINT:	5,569 GSF	5,569 GSF
TOTAL BUILDING SQUARE FOOTAGE:	19,764 GSF	19,764 GSF
LOT COVERAGE (BUILDING):	5,569 S.F. (4.8%)	5,569 S.F. (4.8%) = (NO INCREASE)
FR. HAYES CENTER: BUILDING FOOTPRINT:	7,113.6 GSF	7,258.4 GSF
TOTAL BUILDING SQUARE FOOTAGE:	15,231.6 GSF	15,374.4 GSF
LOT COVERAGE (BUILDING):	7,113.6 S.F. (6.14%)	7,258.4 S.F. (6.26%) = (0.12% INCREASE)
ST. JOSEPH CHURCH: BUILDING FOOTPRINT:	9,216 GSF	9,216 GSF
TOTAL BUILDING SQUARE FOOTAGE:	12,116 GSF	12,116 GSF
LOT COVERAGE (BUILDING):	9,216 S.F. (7.95%)	9,216 S.F. (7.95%) = (NO INCREASE)
ST. JOSEPH RECTORY: BUILDING FOOTPRINT:	3,884 GSF	3,884 GSF
TOTAL BUILDING SQUARE FOOTAGE:	9,163 GSF	9,163 GSF
LOT COVERAGE (BUILDING):	3,884 S.F. (3.36%)	3,884 S.F. (3.36%) = (NO INCREASE)
TOTAL SITE (ALL BUILDINGS) BUILDING FOOTPRINT:	25,782.6 GSF	25,897.4 GSF
TOTAL BUILDING SQUARE FOOTAGE:	58,274.6 GSF	56,389.4 GSF
LOT COVERAGE (BUILDING):	25,782.6 S.F. (22.24%)	25,897.4 S.F. (22.34%) = 0.1% INCREASE
TOTAL SITE IMPERVIOUS AREA (PARKING LOT & BLDG.) SITE IMPERVIOUS AREA (P.V.M.T. & BLDG. - S.F.):	76,531.8 S.F. (66.61%)	76,632.6 S.F. (66.10%)
SITE IMPERVIOUS AREA RATIO (%):		(66.10%) 0.09% INCREASE
TOTAL SITE AREAS (BUILDINGS, PAVEMENT & SIDEWALKS, GRASS & MULCH)		
BUILDING FOOTPRINTS:	29,116.8 S.F.	29,266.6 S.F.
PAVEMENT & SIDEWALKS:	47,416 S.F.	47,372.2 S.F.
GRASS AND MULCH:	39,096.5 S.F.	38,976.5 S.F.
TOTALS:	115,629.3 SF	115,609.7 SF

PLAN REFERENCES:

- "PLAN OF THE ROMAN CATHOLIC CHURCH IN PORTLAND MAINE" SURVEYED IN NOVEMBER 1928 BY E. C. JORDAN & CO. UNRECORDED.
- THE CITY BLUE SHEETS FOR STEVENS AVE, ELMWOOD ST., ST. JOSEPH ST., AND TREMAINE ST.
- PLAN OF TREMAINE STREET, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13 PAGE 1.
- "PORTLAND WATER DISTRICT, PORTLAND SEWER SYSTEM INFILTRATION/FLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA 'F' BY HANFORD/BALLEN ASSOCIATES DATED AUGUST 1978."

GENERAL NOTES:

- OWNER OF RECORD: ROMAN CATHOLIC BISHOP OF PORTLAND
- LOCUS IS SHOWN AS LOTS TM 144-0, 2, 3 AND TM 143-A-32, 37 ON CITY OF PORTLAND ASSESSORS MAPS.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD 83.
- BENCH MARK: MONUMENT BOLT 2" OFF SET EASTERLY SIDE STEVENS AVENUE, FIRST ANGLE SOUTHERLY OF ANBOR STREET, ELEVATION 17'25" ABOVE 1928 MEAN SEA LEVEL.
- BUILDING FOOTPRINTS SHOWN HEREIN WERE PROVIDED BY CLIENT.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON "BOUNDARY & TOPOGRAPHIC SURVEY PLAN AT ST. JOSEPH'S ROMAN CATHOLIC CHURCH, STEVENS AVENUE, PORTLAND, MAINE" DRAWING PREPARED BY OWEN HANFORD, INC., FALMOUTH, MAINE DATED SEPTEMBER 07, 2011.
- ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET M2007 AND THE CITY OF PORTLAND, MAINE'S TECHNICAL DESIGN STANDARDS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN AND FREE OF DIRT AND DEBRIS DURING ALL CONSTRUCTION PROCEDURE. SEE THE EROSION CONTROL PLAN, DIV. C-100 AND THE SPECIFICATION MANUAL. THE FINAL PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND, MAINE.
- SEE DRAWING C-100 FOR ADDITIONAL CONSTRUCTION AND EROSION CONTROL REQUIREMENTS.

UTILITY NOTES:

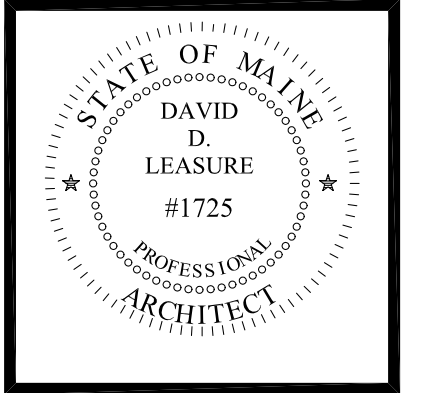
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE BELIEVES CERTAIN THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 800-452-5838 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL TRENCHES AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CP-41	BUILDING AREAS
EXISTING MAIN SCHOOL BUILDING	
MAIN SCHOOL LOWER LEVEL	5,569 GSF
MAIN SCHOOL FIRST FLOOR	5,485 GSF
MAIN SCHOOL SECOND FLOOR	5,445 GSF
TOTAL MAIN SCHOOL AREA	16,499 GSF
NEW CLASSROOM ADDITION	
BASINMENT	4,396 GSF
FIRST FLOOR	4,396 GSF
SECOND FLOOR	4,396 GSF
TOTAL NEW CLASSROOM ADDITION	13,188 GSF
FR. HAYES GYMNASIUM BUILDING	
TOWER LEVEL	6,797 GSF
FIRST FLOOR	7,423 GSF
TOTAL FR. HAYES BLDG. AREA	14,220 GSF
ST. JOSEPH'S CATHOLIC CHURCH	
BASINMENT	3,195 GSF
FIRST FLOOR	3,195 GSF
SECOND FLOOR	3,195 GSF
TOTAL ST. JOSEPH'S CHURCH AREA	12,116 GSF
ST. JOSEPH'S RECTORY	
BASINMENT	2,941 NSF
FIRST FLOOR	3,111 GSF
SECOND FLOOR	3,111 GSF
TOTAL ST. JOSEPH'S RECTORY BLDG.	9,163 GSF
TOTAL BUILDING AREAS ABOVE	66,691 GSF

REL. FOR PRICING & PERMITTING - JUNE 25, 2012
 NOT FOR CONSTRUCTION

ST. BRIGID CATHOLIC SCHOOL
 FR. HAYES CENTER - STAIR ADDITION
 695 STEVENS AVENUE
 PORTLAND, MAINE 04103

FH-C-200



CONCEIVED BY DAVID D. LEASURE
 PREPARED BY DAVID D. LEASURE
 DATE FOR PERMITTING: JUNE 15, 2012

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
 1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533
 PROJECT NO.: 080111 PROJECT TITLE: ST. BRIGID SCHOOL RENOVATION
 SCALE: 1" = 20'-0" SHEET TITLE: COMPOSITE SITE LAYOUT PLAN

THIS DRAWING HAS BEEN DEVELOPED BY DAVID D. LEASURE, ARCHITECTURAL ASSOCIATES INC. FOR THE PROJECT ONLY. THIS DRAWING IS THE SOLE PROPERTY OF DAVID D. LEASURE ARCHITECTURAL ASSOCIATES INC. AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF DAVID D. LEASURE ARCHITECTURAL ASSOCIATES INC. ALL RIGHTS RESERVED.