

**Jewish
 Community
 Alliance of
 Southern Maine**

**Proposed
 Neighborhood
 Center**

Portland, Maine

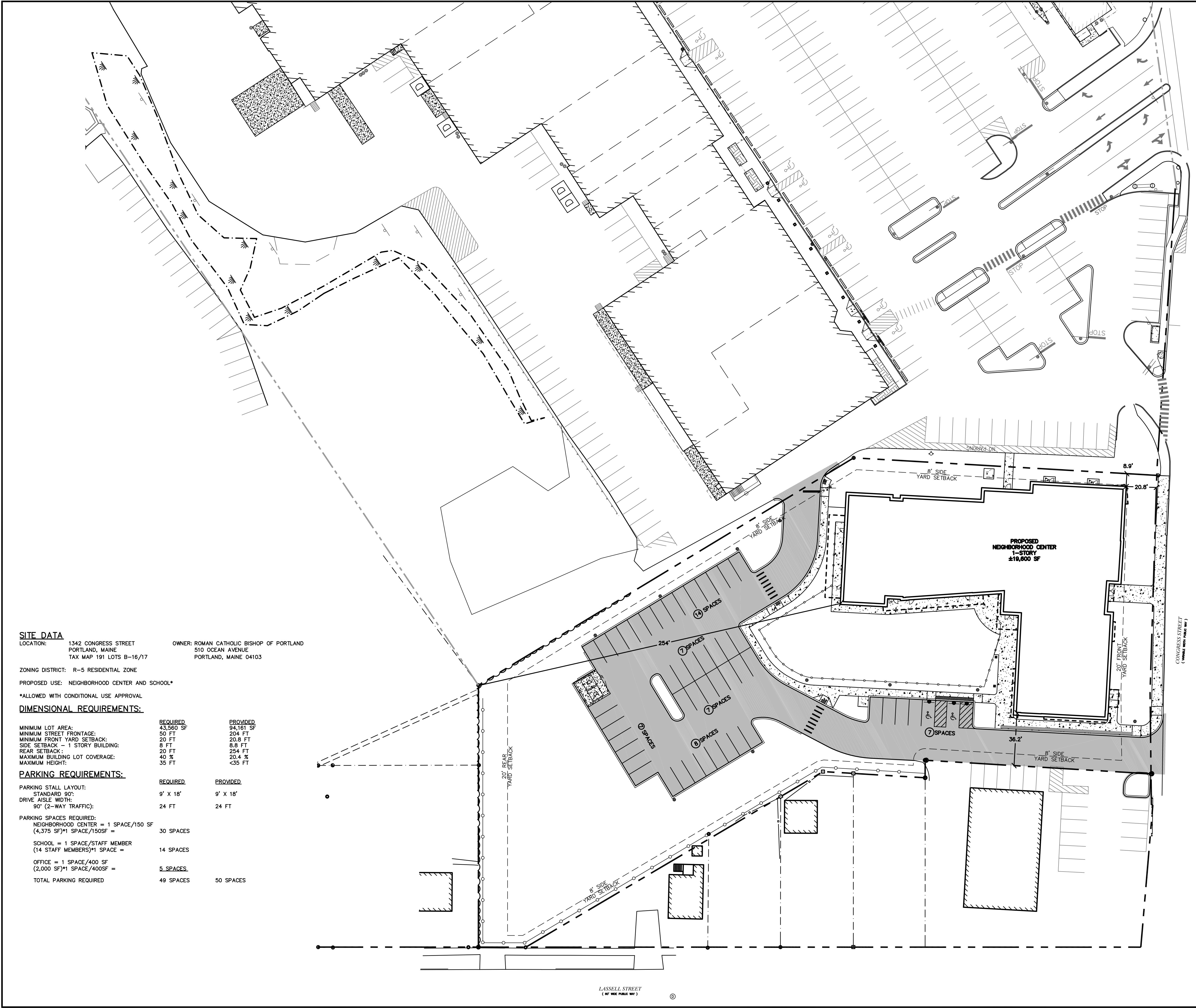
July 11, 2016

Mark	Date	Description

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2A



SITE DATA
 LOCATION: 1342 CONGRESS STREET
 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17
 OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103
 ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 PROPOSED USE: NEIGHBORHOOD CENTER AND SCHOOL*
 *ALLOWED WITH CONDITIONAL USE APPROVAL

DIMENSIONAL REQUIREMENTS:

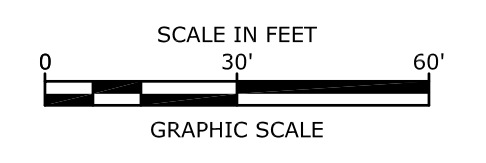
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
MINIMUM STREET FRONTAGE:	50 FT	204 FT
MINIMUM FRONT YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK - 1 STORY BUILDING:	8 FT	8.8 FT
REAR SETBACK:	20 FT	254 FT
MAXIMUM BUILDING LOT COVERAGE:	40 %	20.4 %
MAXIMUM HEIGHT:	35 FT	<35 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL LAYOUT:		
STANDARD 90°:	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC):	24 FT	24 FT

PARKING SPACES REQUIRED:

NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF)*1 SPACE/150SF =	30 SPACES
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS)*1 SPACE =	14 SPACES
OFFICE = 1 SPACE/400 SF (2,000 SF)*1 SPACE/400SF =	5 SPACES
TOTAL PARKING REQUIRED	49 SPACES
	50 SPACES



Jul 11, 2016 10:03am Plotted By: BL
 Tighe & Bond, Inc. C:\Users\james\Documents\TigheCAD\DESIGN\0096-SITE.dwg Layout: OVERALL SITE