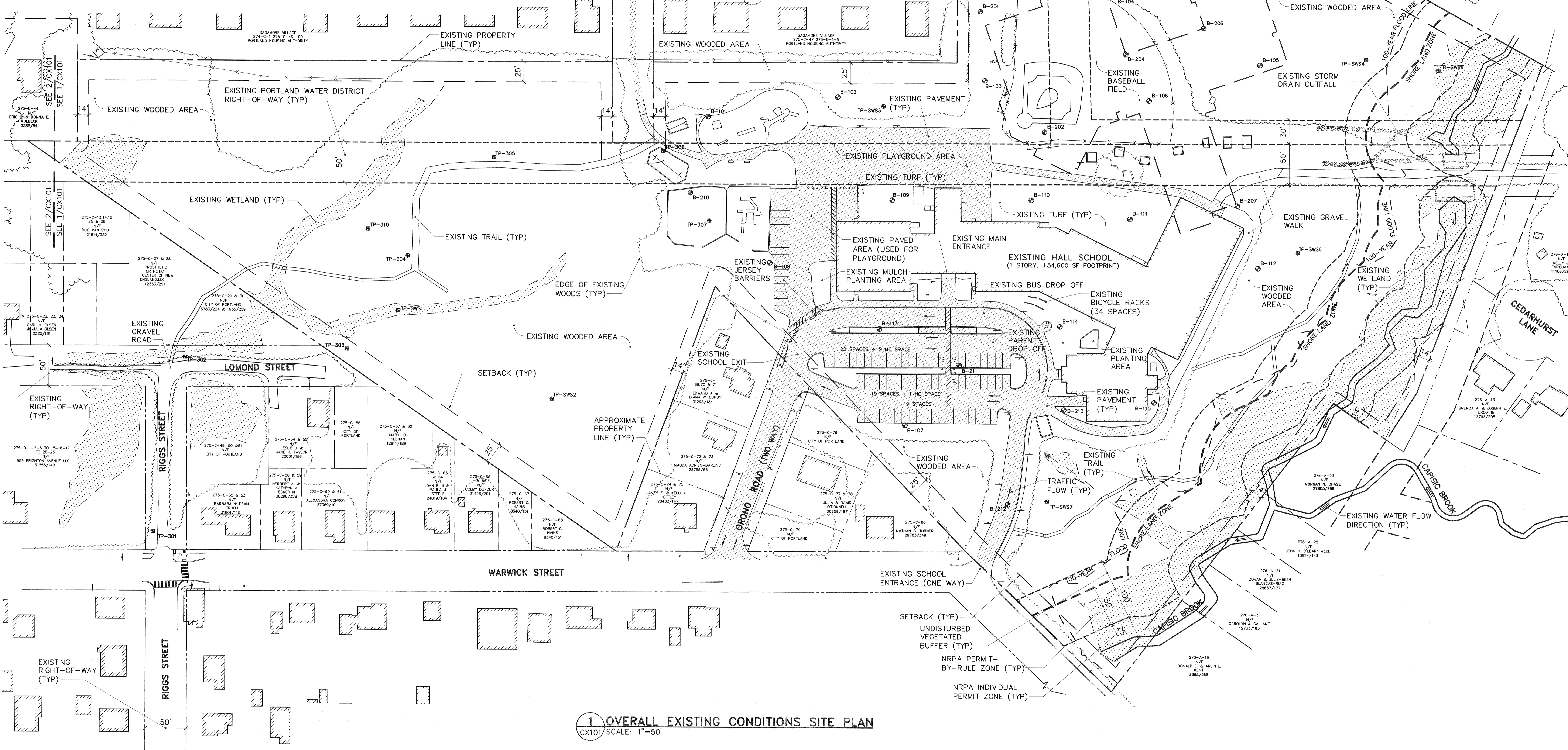


**2 WESSEX STREET EXISTING CONDITIONS SITE PLAN**  
CX101 SCALE: 1"=50'



**1 OVERALL EXISTING CONDITIONS SITE PLAN**  
CX101/SCALE: 1"=50'

**ZONING DIMENSIONAL REQUIREMENTS:**  
ZONE: R-3, STREAM PROTECTION ZONE (WITHIN 75 FT OF CAPISIC BROOK)  
EXISTING/PROPOSED USE: ELEMENTARY SCHOOL (CONDITIONAL USE IN R-3 ZONE)

	REQUIRED	PROVIDED
LOT SIZE	2 AC	21.2 AC
STREET FRONTAGE	50 FT	245 FT (ALONG WARWICK STREET)
FRONT YARD SETBACK	25 FT	± 400 FT
REAR YARD SETBACK	25 FT	± 39 FT
SIDE YARD SETBACK (2 STORY)	14 FT	± 34 FT
LOT COVERAGE	35%	2.3%
LOT WIDTH	65 FT	± 713 FT
STRUCTURE HEIGHT	35 FT	32 FT
MAXIMUM FLOOR AREA FOR PLACES OF ASSEMBLY	9,000 SF	11,056 SF

\*A WAIVER WILL BE REQUESTED FOR THE MAXIMUM ASSEMBLY SPACE AREA (SEE PROJECT NARRATIVE)

**TRANSPORTATION REQUIREMENTS:**

GENERAL INFORMATION	PROPOSED
PROPOSED NUMBER OF CLASS ROOMS	40
ASSEMBLY SPACE SIZE (GYM AND CAFETERIA)	11,056 SF
PROPOSED FULL TIME EQUIVALENT STAFF	79
SCHOOL CAPACITY	558 STUDENTS

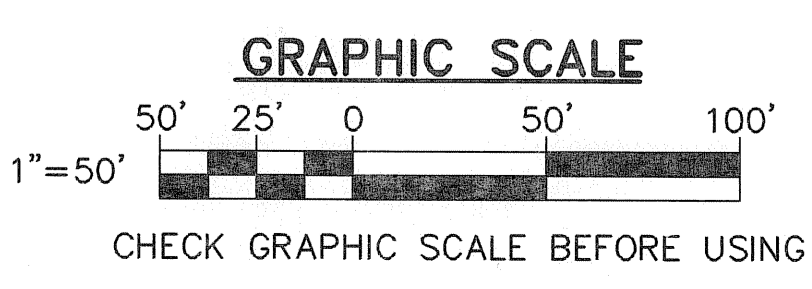
REQUIRED PARKING CALCULATIONS	PROVIDED
NORMAL SCHOOL DAYS	40 SPACES (1 SPACE PER CLASSROOM)
ASSEMBLIES**	89 SPACES (1 SPACE PER 125 SF OF FLOOR AREA)
NUMBER OF SPACES REQUIRED	89 SPACES (GREATER OF SCHOOL DAYS AND ASSEMBLY SPACE)
**ASSEMBLIES ARE NOT ANTICIPATED TO BE HELD DURING NORMAL SCHOOL HOURS	

PROVIDED PARKING CALCULATIONS	PROVIDED
1 SPACE PER FULL TIME EQUIVALENT STAFF***	79 SPACES
VISITOR SPACES***	15 SPACES
ACCESSIBLE SPACES	4 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED	98 SPACES
***STATE OF MAINE DEPARTMENT OF EDUCATION REQUIREMENT	

BICYCLE PARKING CALCULATIONS	PROVIDED
REQUIRED BICYCLE PARKING	20 SPACES (2 PER 10 PARKING SPACES)
PROVIDED PARKING CALCULATION	34 SPACES (6% OF SCHOOL CAPACITY)



**FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION**

<b>STATE OF MAINE PUBLIC SCHOOL PROJECT</b>	
TITLE: PORTLAND PUBLIC SCHOOLS LOCATION: NEW FRED P. HALL ELEMENTARY SCHOOL 22 ORONO ROAD, PORTLAND, ME (CHART 275, BLOCK 0048, LOT 001)	
TITLE: OVERALL EXISTING CONDITIONS SITE PLAN	
DRAWN BY: MMV	DRAWING NO.
CHECKED BY: JSD	SHEET NO.
NO. DATE	REVISIONS
DATE: 08/29/16	2 OF 15

OAK POINT ASSOCIATES  
231 Main Street, Boothbay, Maine 04505 207.283.0193