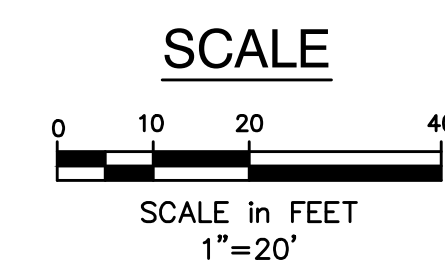


SPACE AND BULK STANDARDS (B-4 ZONE)

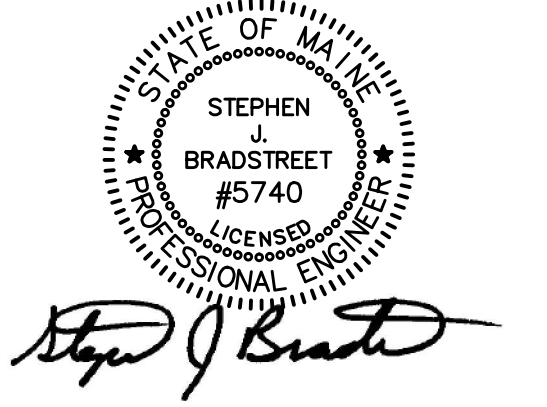
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	56,622 S.F.
STREET FRONTAGE	60'	268'±
BUILDING SETBACKS		
FRONT	20'	>25'
SIDE	10'	>61'
REAR	20'	>77'
BUILDING HEIGHT	65'	<
IMPERVIOUS SURFACE RATIO	<80%	43%
PARKING (1/STAFF)	13 (EXIST.)/20 (FUTURE)	29
H/C PARKING STALLS	2	2
BICYCLE SPACES	6	*

ZONE: B-4
*WAIVER REQUESTED



Site: **PROPOSED BUILDING
ACADEMY FOR
ACTIVE LEARNERS**
134 WARREN AVENUE
PORTLAND, MAINE

Prepared for:
DELTA REALTY
380 WARREN AVENUE
PORTLAND, MAINE



CIVIL ENGINEER:
STEPHEN J. BRADSTREET, PE #5740
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891



400 Commercial Street, Suite 404
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SITE PLAN

No.	Revision/Issue	Date
C	RESPONSE TO CITY COMMENTS	02/19/16
B	RESPONSE TO CITY COMMENTS	01/25/16
A	PRELIMINARY REVIEW	12/01/15

Design by:	MPM	Checked by:	SJB
Drawn by:	JAR	Approved by:	SJB
Project:	151.06127	Date:	OCTOBER 2015

Sheet No: **C-100**
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