

40-A-16

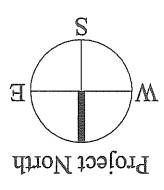
2007-0211

81-85 Danforth St.

Random Orbit

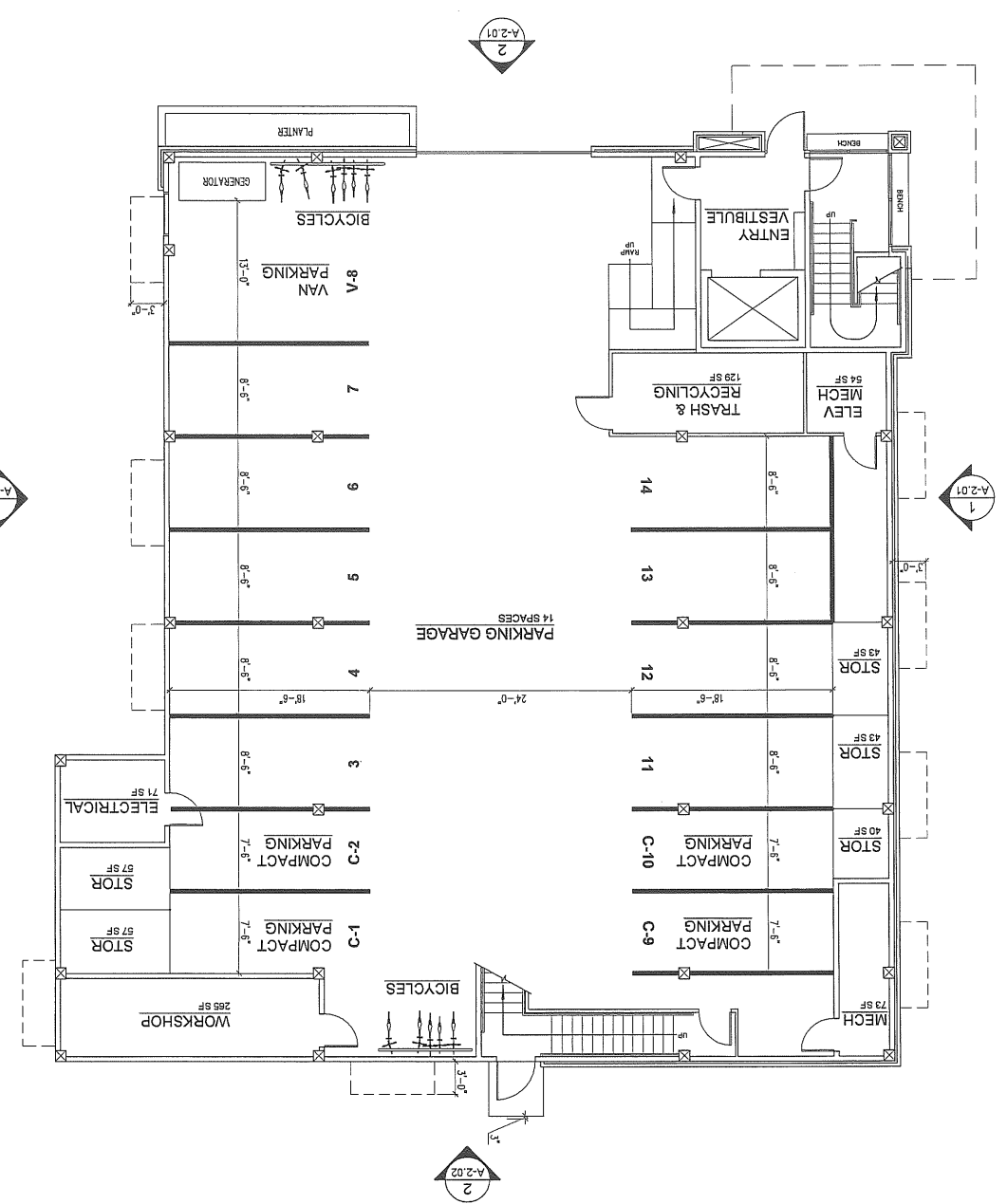
Peter Bass

PROPOSED FIRST & SECOND FLOOR PLANS	Date: 23 October 2007	Project: DANFORTH ON HIGH CONDOMINIUM 81 Danforth Street Portland, Maine 04101	ARCHITECTS ARCHETYPE, P.A. 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER:
	Scale: 1/8" = 1'-0" Revisions:			

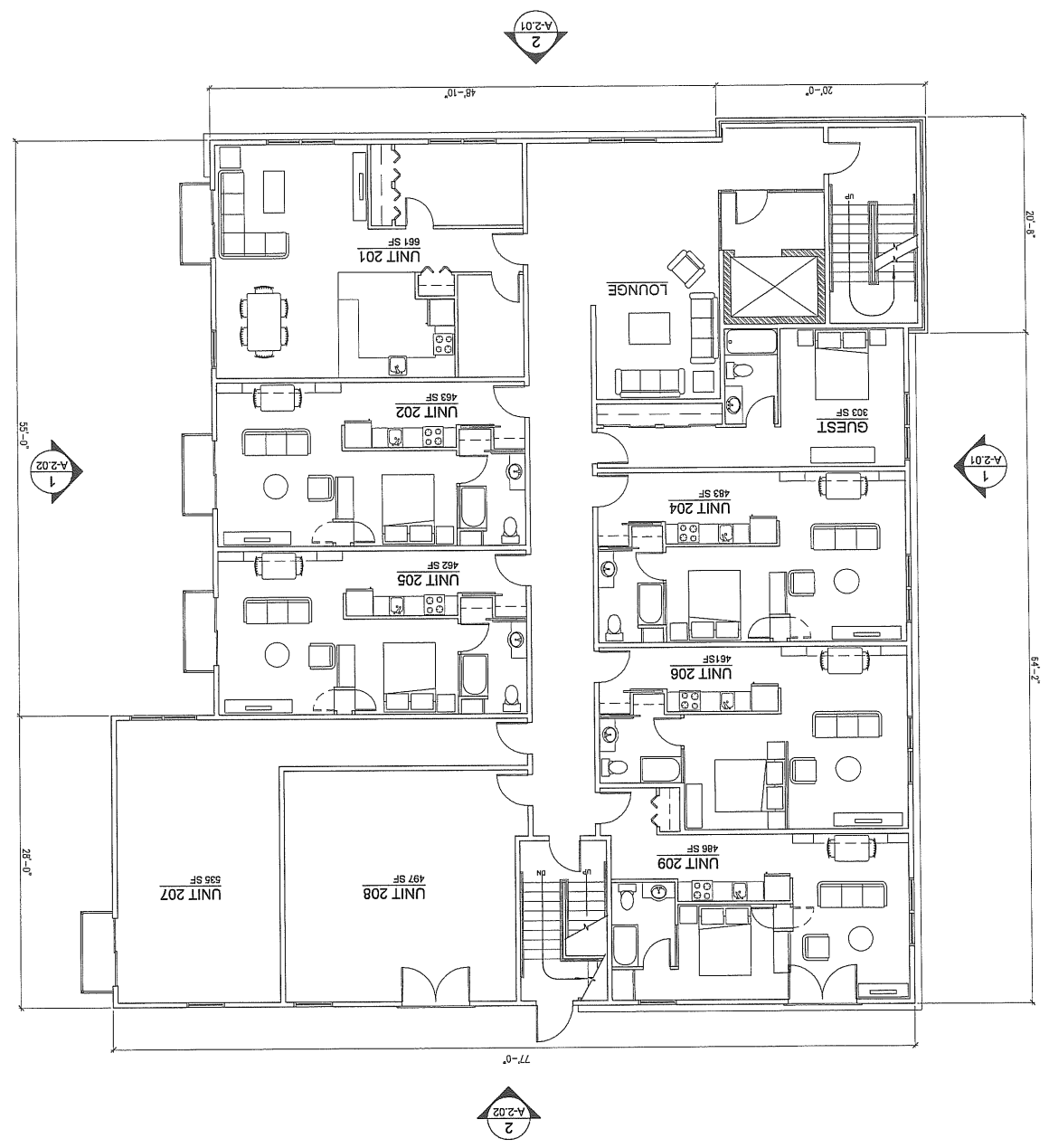


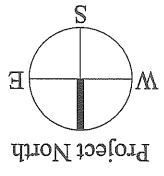
A-1.01

1 GARAGE & ENTRY LEVEL
 SCALE: 1/8" = 1'-0"



2 SECOND LEVEL
 SCALE: 1/8" = 1'-0"





A-1.02

PROPOSED
THIRD & FOURTH
FLOOR PLANS

Date:
23 October 2007

Scale:
1/8" = 1'-0"

Project:

DANFORTH ON HIGH
CONDOMINIUM

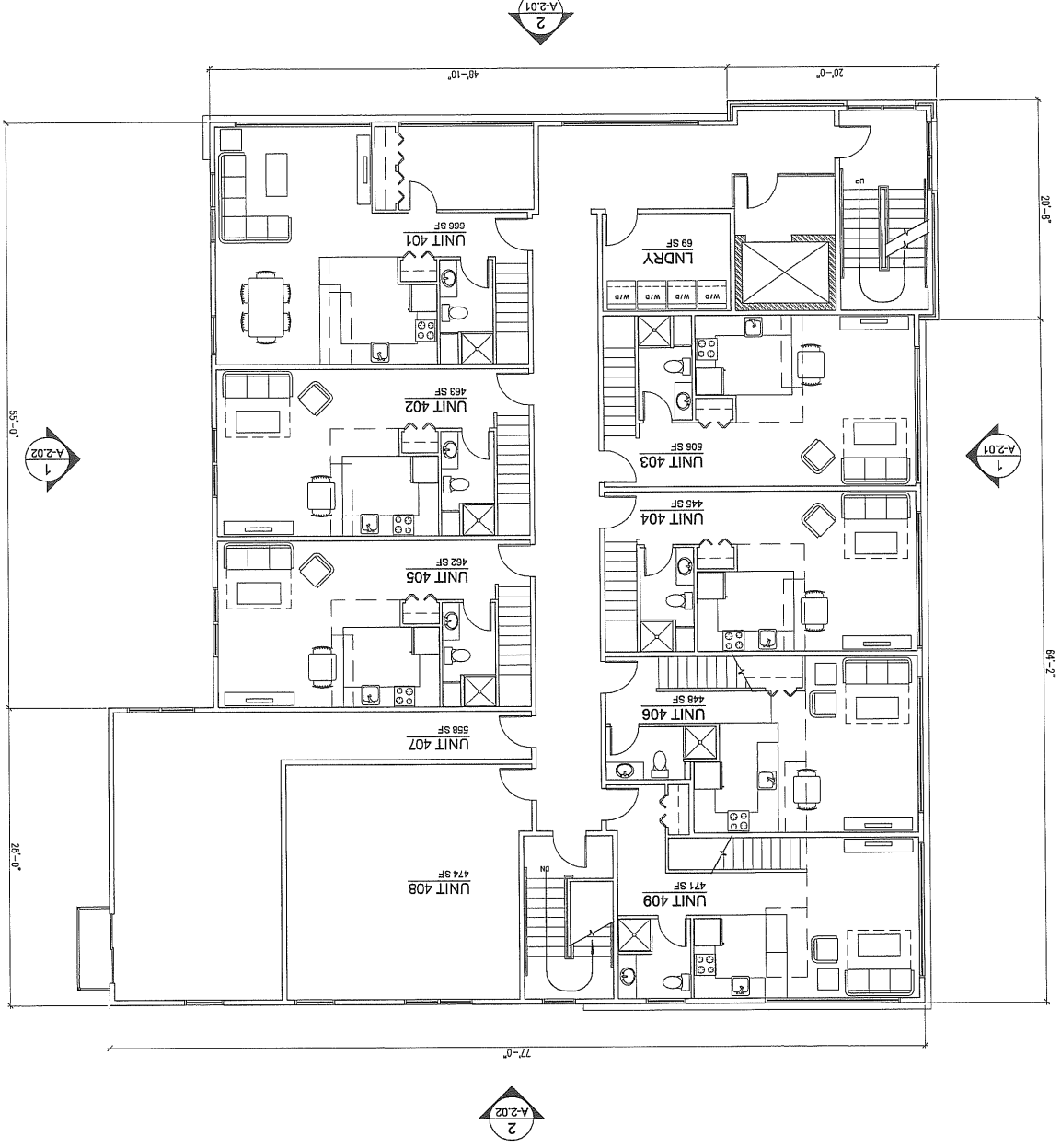
ARCHITECTS
ARCHETYPE, P.A.

OWNER:

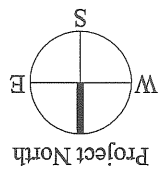
1 | THIRD LEVEL
SCALE: 1/8" = 1'-0"



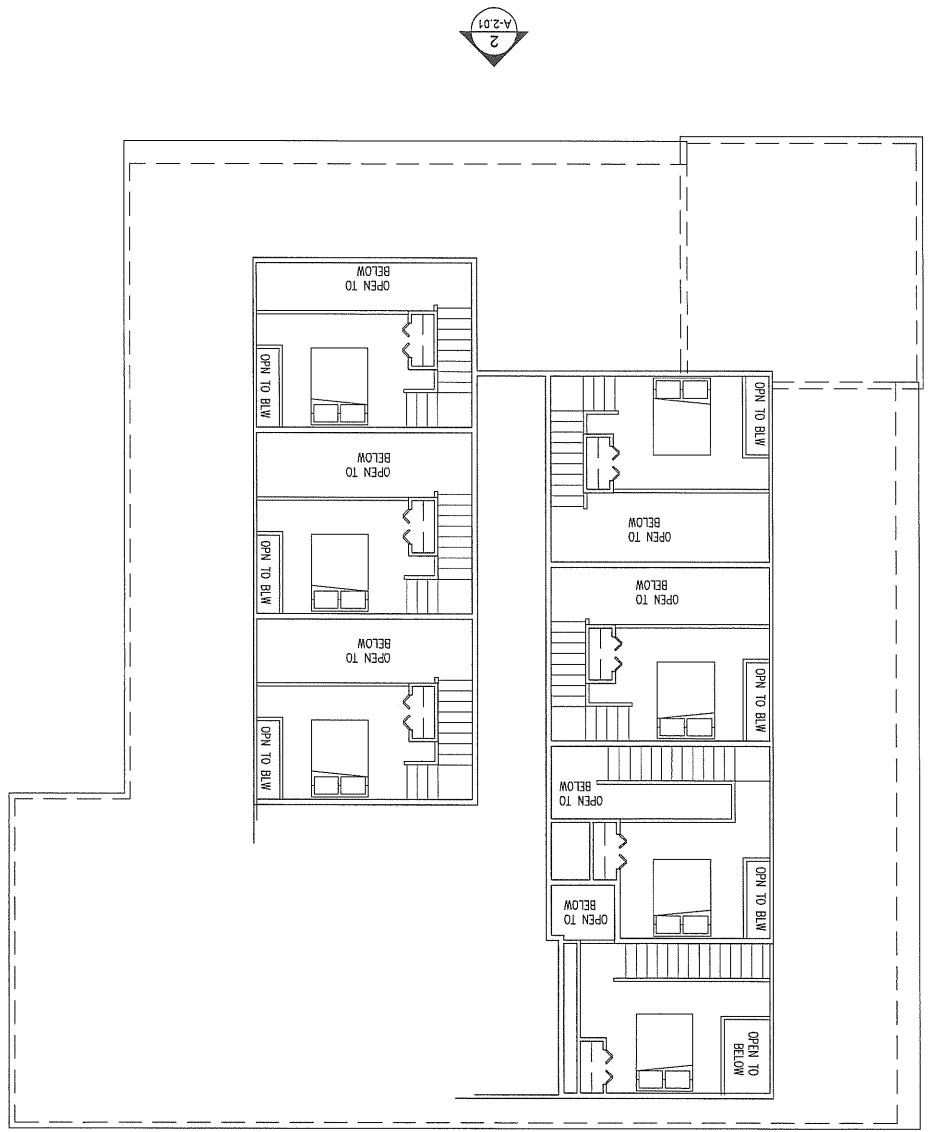
2 | FOURTH LEVEL
SCALE: 1/8" = 1'-0"



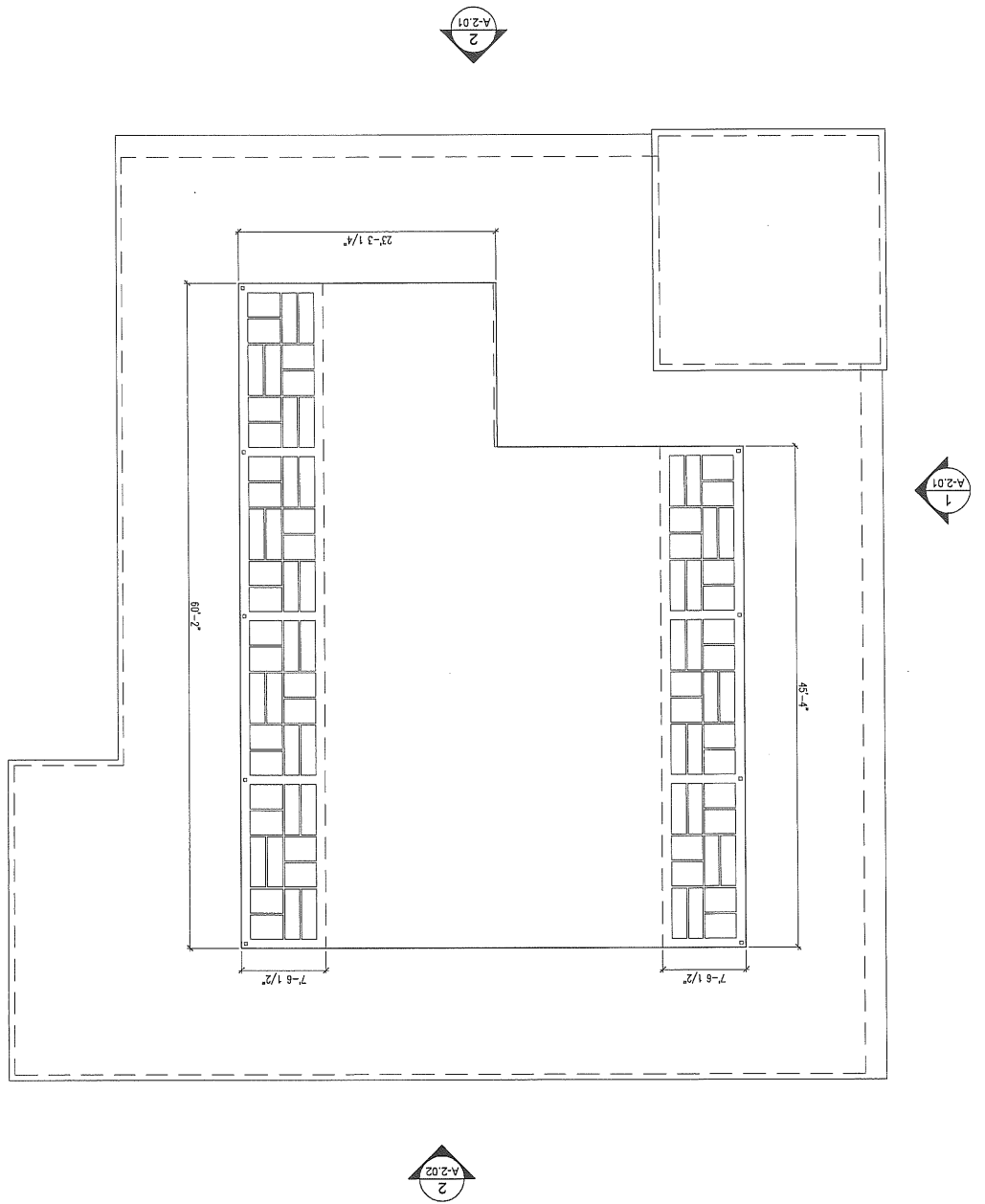
A-1.03	PROPOSED		Date: 23 October 2007	Scale: 1/8" = 1'-0"	Project: DANFORTH ON HIGH CONDOMINIUM 81 Danforth Street Portland, Maine 04101	ARCHITECTS ARCHETYPE, P.A. 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER:
	MEZZANINE & ROOF FLOOR PLANS						



1 | MEZZANINE LEVEL | SCALE: 1/8" = 1'-0"



2 | ROOF LEVEL | SCALE: 1/8" = 1'-0"

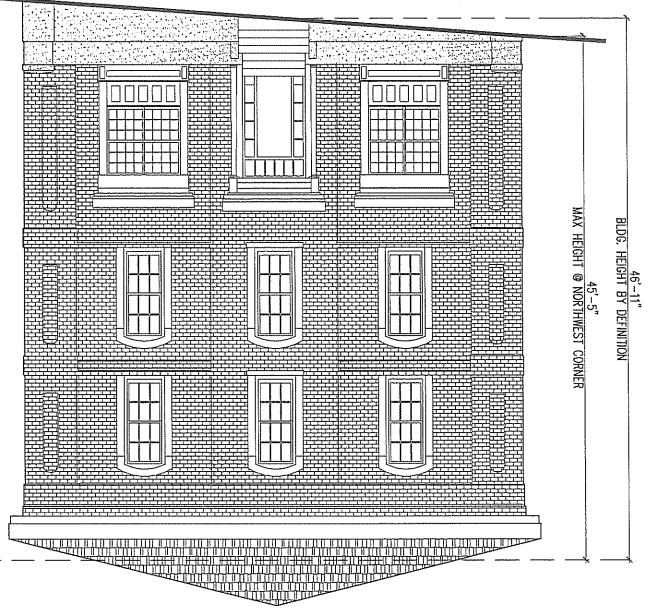


BUILDING HEIGHT CALCULATION

BUILDING HEIGHT @ SOUTHWEST CORNER 50' 2"
 BUILDING HEIGHT @ NORTHWEST CORNER 44' 3"
 BUILDING HEIGHT @ SOUTHEAST CORNER 53' 5"
 BUILDING HEIGHT @ NORTHEAST CORNER 47' 2"
 =
 =
 = 195' 0" / 4
 = 48' 9"
 BUILDING HEIGHT BY DEFINITION =



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING HEIGHT CALCULATION

BUILDING HEIGHT @ SOUTHWEST CORNER 50' 2"
 BUILDING HEIGHT @ NORTHWEST CORNER 44' 3"
 BUILDING HEIGHT @ SOUTHEAST CORNER 53' 5"
 BUILDING HEIGHT @ NORTHEAST CORNER 47' 2"
 =
 =
 = 195' 0" / 4
 = 48' 9"
 BUILDING HEIGHT BY DEFINITION =

A-2.01

PROPOSED
 SOUTH & WEST
 ELEVATIONS

Date: 23 October 2007
 Scale: 1/8" = 1'-0"
 Revisions:

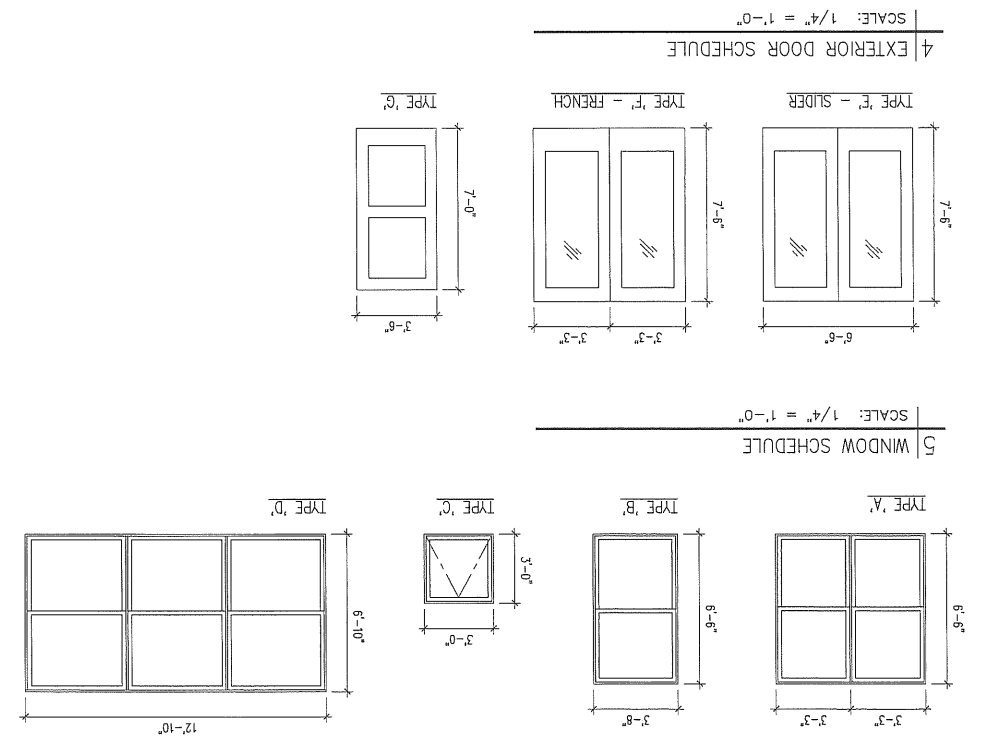
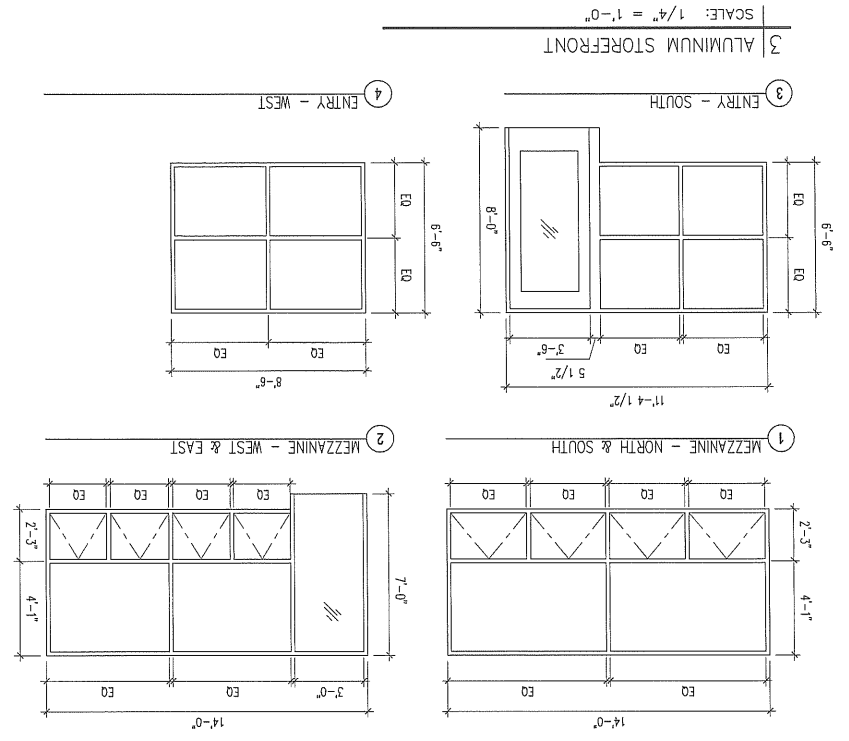
Project:
 DANFORTH ON HIGH
 CONDOMINIUM
 81 Danforth Street, Portland, Maine 04101

ARCHITECTS
 ARCHETYPE, P.A.
 48 Union Wharf, Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

OWNER:

BUILDING HEIGHT CALCULATION

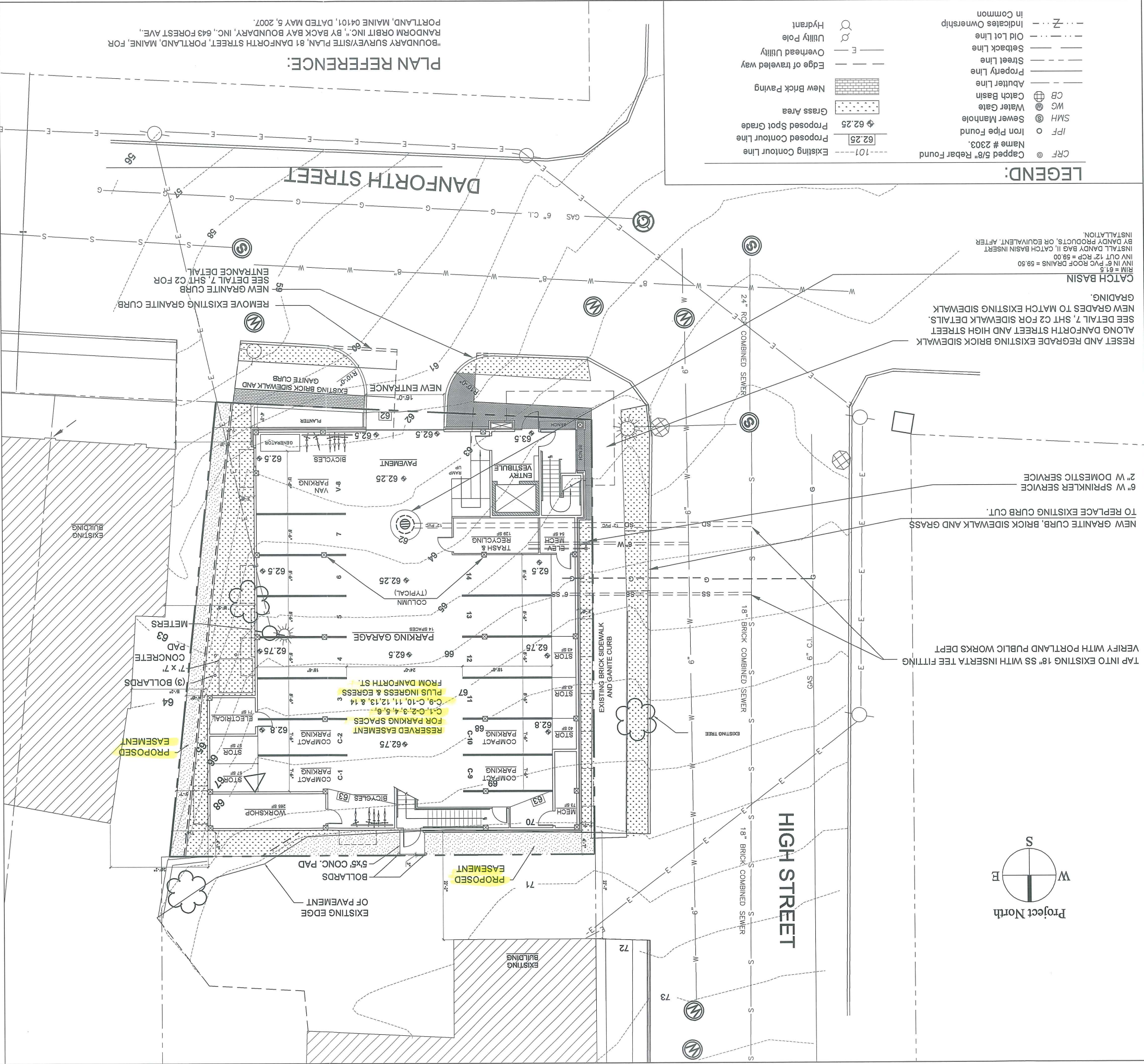
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 BUILDING HEIGHT @ NORTHEAST CORNER 47' 2"
 = 195' 0" / 4
 = 48' 9"
 BUILDING HEIGHT BY DEFINITION =





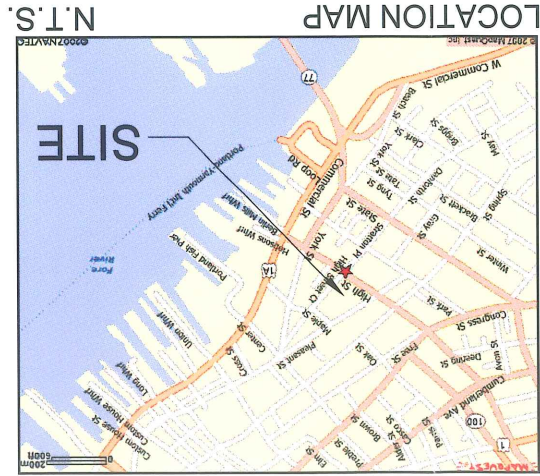
LEGEND:

CRF	⊙	Capped 5/8" Rebar Found
IPF	○	Iron Pipe Found
SMH	⊙	Sewer Manhole
WG	⊙	Water Gate
CB	⊙	Catch Basin
---	---	Abutter Line
---	---	Property Line
---	---	Street Line
---	---	Setback Line
---	---	Old Lot Line
---	---	Indicates Ownership
---	---	In Common
---	---	Existing Contour Line
---	---	Proposed Contour Line
---	---	Proposed Spot Grade
---	---	Grass Area
---	---	New Brick Paving
---	---	Edge of traveled way
---	---	Overhead Utility
---	---	Utility Pole
---	---	Hydrant



1. RECORD OWNER OF PARCEL: CITY OF PORTLAND DEED BOOK 4274 PAGE 155, FORMERLY OWNED BY ANITA NICHOLS, BOOK 3304, PAGE 299 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. AREA OF SUBJECT PARCEL: 7,665.9 SQ. FT. 0.18 ACRES
3. ZONE: R-6 RESIDENTIAL ZONE
4. THIS LOT IS ALSO IN THE SMALL RESIDENTIAL LOT DEVELOPMENT ZONE. SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS PERTAINING TO THAT ZONE.
5. THE PROPOSED BUILDING WILL CONSIST OF 23 CONDOMINIUM UNITS, GARAGE LEVEL, PARKING/MECHANICAL
6. 2ND FLOOR: 7 EFFICIENCIES
7. 1 ONE BEDROOM
8. 3RD FLOOR: 7 EFFICIENCIES
9. 2 ONE BEDROOM
10. 4TH FLOOR: 5 ONE BEDROOM
11. 1 TWO BEDROOM
12. 3 EFFICIENCIES
13. PARKING SPACES PROVIDED: 14
14. ELEVATIONS ARE BASED UPON THE WEST CORNER OF A GRANITE MONUMENT FOUND AT THE NORTHWEST CORNER OF STATE STREET AND GAY STREET. ELEVATION OF SAID MONUMENT = 102.36 FEET N.G.V.D. 1929 SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
15. ALL SITE WORK TO BE IN CONFORMANCE WITH CITY OF PORTLAND OR UTILITY COMPANY SPECIFICATIONS AND DETAILS.
16. PATCH AND REPAIR ALL DAMAGE TO SITE PER CITY OF PORTLAND SPECIFICATIONS AND DETAILS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MSRA 3360-A.
19. PROVIDE PEDESTRIAN ACCESS ALONG ALL STREETS AS DIRECTED BY THE CITY OF PORTLAND.
20. ALL WORK NOTED ON THIS SHEET NEEDS TO BE CO-ORDINATED WITH PUBLIC WORKS AND NOT IMPEDE COMMUTER TRAFFIC.
21. LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY AND THE CITY OF PORTLAND.
22. CONTRACTOR TO INSTALL CATCH BASIN SEDIMENT FILTER IN THE NEW CATCH BASINS AFTER IT HAS BEEN SET. CONTRACTOR WILL MONITOR THE FILTER FOR SEDIMENT BUILD-UP AND REMOVE ANY SEDIMENT. SEE DETAIL 11, SHT C2, FOR DANDY BAG INSTALLATION DETAIL.
23. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL PERMITTED.
24. ALL MATERIALS AND INSTALLATIONS SHALL MEET MDOT AND/OR CITY OF PORTLAND SPECIFICATIONS.
25. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
26. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER FOR FURTHER RESOLUTION BEFORE ANY ADDITIONAL WORK IS PERFORMED.
27. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
28. ANY GRANITE CURBING REMOVED DURING CONSTRUCTION IS THE PROPERTY OF THE CITY OF PORTLAND.
29. ANY DAMAGE TO THE EXISTING CITY CURBING, BRICK SIDEWALK, ROADWAY AND SANITARY SEWER WILL BE REPAIRED BY THE OWNER.
30. CONNECTION TO THE COMBINED SEWER-STORMWATER LINE IN HIGH STREET TO BE VERIFIED IN THE FIELD. ANY CHANGES REQUIRED TO THE INTERNAL STORMWATER SYSTEM DUE TO INVERT VARIATION FROM DRAWINGS ARE TO BE REPORTED TO THE PROJECT ENGINEER FOR REVISIONS.
31. LANDSCAPE PLANTINGS AND DETAILS, INCLUDING PROPOSED STREET TREES, ARE SHOWN ON THE SUBMITTED LANDSCAPE PLAN.

- GENERAL NOTES:**
1. RECORD OWNER OF PARCEL: CITY OF PORTLAND DEED BOOK 4274 PAGE 155, FORMERLY OWNED BY ANITA NICHOLS, BOOK 3304, PAGE 299 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
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C1

PROPOSED SITE PLAN

Date: 18 December 2007
 Revisions:
 Scale:

Project: DANFORTH ON HIGH CONDOMINIUM
 81 Danforth Street, Portland, Maine 04101

ARCHITECTS ARCHETYPE, P.A.
 48 Union Wharf, Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

OWNER: