

ALTERNATE SUMMARY:

ADD ALTERNATE NO. 1: MILL/REMOVE 1.5" OF EXISTING BITUMINOUS PAVEMENT. INSTALL TACK COAT AND 1.5" OF BITUMINOUS WEAR COURSE.

ADD ALTERNATE NO. 2: REMOVE CONCRETE SIDEWALK IN AREA SHOWN. INSTALL NEW INTEGRAL CONCRETE SIDEWALK.

ADD ALTERNATE NO. 3: ADD STONE WALLS IN AREAS SHOWN.

ADD ALTERNATE NO. 4: PATIO SITE IMPROVEMENTS (STAMPED BITUMINOUS AND PLANTING BEDS)

SIGN SCHEDULE:

- A STOP SIGN
- B FIRE LANE 'NO PARKING'
- C EMERGENCY VEHICLES ONLY
- D RIGHT TURN ONLY
- E TIME RESTRICTED PARKING
- F VISITOR PARKING
- G EMPLOYEE PARKING
- H RESIDENT PARKING
- I HANDICAP PARKING
- J VENDOR PARKING
- K KEEP RIGHT SIGN
- L DO NOT ENTER
- M NO PARKING FROM HERE TO CORNER
- N NO PARKING BETWEEN SIGNS

SNOW REMOVAL NOTE:

SNOW STORAGE AREA IS LIMITED ON-SITE FOR CURRENT AND PROPOSED IMPROVEMENTS. THE PARK DANFORTH INTENDS TO CONTRACT FOR SNOW REMOVAL FOR LARGE STORM EVENTS EXCEEDING 3 INCH EVENTS, OR AS NEEDED. THERE IS LIMITED LANDSCAPE/GRASS AREAS ALONG THE PERIMETER OF THE PROPERTY WHERE SNOW STORAGE CAN BE ACCOMMODATED. DUE TO THE AGE OF THE POPULATION OF THE PARK DANFORTH SNOW REMOVAL AND MAINTAINING SAFE ACCESS AND WALKING CONDITIONS HAVE HIGH PRIORITY.

LIGHTING SCHEDULE:

SYM	MH	PRODUCT	QUANTITY	OPTIONS
①	20'	BEACON VIPER (SINGLE)	5	90W
①A	20'	BEACON VIPER (SINGLE)	3	90W, HOUSE SIDE CUT-OFF
②	16'	BEACON VIPER (SINGLE)	6	90W
②A	16'	BEACON VIPER (SINGLE)	6	90W, HOUSE SIDE CUT-OFF
②B	16'	BEACON VIPER (DOUBLE)	3	90W
③	10'	AAL PARKWAY ACCENT	5	TYPE 3, 18 LED-BW
④	*	AAL PARKWAY BOLLARD	12	6 LED-BW, DSSH SCREEN

GENERAL NOTES:

- SITE AREA:** 181,100 SF OR 4.16 ACRES
- APPLICANT:** THE PARK DANFORTH C/O DENISE VACHON C.E.O. 777 STEVENS AVENUE PORTLAND, MAINE 04103
- OWNERS:** HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)
HOME FOR THE AGED LOTS 146-C-8 (BOOK 30933, PAGE 330), 146-C-5, 146-C-10 (BOOK 6354 PAGE 117).
- ZONING DISTRICT:** R-6A RESIDENTIAL DISTRICT
- PARCELS ARE SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.**
- DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:** BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
- SPACE AND BULK STANDARDS:**

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	4 ACRES	4.16 ACRES
MINIMUM LOT WIDTH:	40 FEET	380 FEET
MINIMUM STREET FRONTAGE:	40 FEET	389 FEET
FRONT YARD SETBACK:	10 FEET	89 FEET
REAR YARD SETBACK:	20 FEET	43 FEET
SIDE YARD SETBACK:	15 FEET	55 FEET
SIDE YARD IN-SIDE STREET:	10 FEET	10 FEET
MAXIMUM LOT COVERAGE:	40-50%	30%
MAXIMUM HEIGHT OF STRUCTURES:	65 FEET	60 FEET
LANDSCAPED OPEN SPACE:	20%	26%
- EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY & TOPOGRAPHIC SURVEY ON STEVENS AVE., ARBOR ST., FOREST AVE. AND POLAND ST., PORTLAND, MAINE, MADE FOR MITCHELL & ASSOCIATES', DATED JANUARY 3, 2014, PREPARED BY OWEN HASKELL INC., FALMOUTH MAINE**
- ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.**
- PROPOSED DWELLING UNITS: 55 INDEPENDENT LIVING UNITS
EXISTING DWELLING UNITS: 160 (124 SNLU AND 36 INTERMEDIATE CARE)**
- OFF-STREET PARKING REQUIREMENTS:**

REQUIRED	PROPOSED
SNLU UNITS (124)	1 SPACE/4 UNITS 31 SPACES
INTERMEDIATE CARE (36 UNITS)	1 SPACE/5 UNITS 8 SPACES
NEW UNITS (55)	1 SPACE/1 UNIT 55 SPACES
EMPLOYEE PARKING	1 SPACE/EMPLOYEE 32 SPACES
	TOTAL 126 SPACES
- REQUIRED (PER PARKING ANALYSIS)
0.70 SPACES PER UNIT X 215 UNITS 151 SPACES**
- PROPOSED PARKING**

	PROPOSED PARKING	HANDICAP PARKING	TOTAL
	134 SPACES	12 SPACES	146 SPACES
- BICYCLE PARKING:**

REQUIRED: 2 SPACES/5 DWELLING UNITS
22 SPACES (55 NEW DWELLING UNITS)
14 SPACES (7 HITCHES (5 AT GRADE, 2 IN GARAGE))

PROPOSED:
- EXISTING IMPERVIOUS** 3.22 ACRES (77.4% OF SITE)
PROPOSED IMPERVIOUS 3.05 ACRES (73.3% OF SITE)
- FLOOR AREA CALCULATIONS:**

	GARAGE	FIRST FLOOR:	CONNECTOR:	AUDITORIUM:	SECOND FLOOR:	THIRD FLOOR:	FORTH FLOOR:	FIFTH FLOOR:	TOTAL
	16,817 G.S.F.	14,975 G.S.F.	3,848 G.S.F.	2,954 G.S.F.	14,619 G.S.F.	14,619 G.S.F.	14,619 G.S.F.	14,955 G.S.F.	97,406 G.S.F.
- PARKING SUMMARY:**

	BACK OF HOUSE LOT:	FOREST AVENUE LOT:	ARBOR STREET LOT:	STAFF AND VISITOR LOT:	STEVENS AVENUE LOT:	GARAGE PARKING:	TOTAL
	10 SPACES	7 SPACES	22 SPACES	31 SPACES	39 SPACES	37 SPACES	146 SPACES

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
GRANITE MONUMENT	[Symbol]	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
GAS	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
LEACHING GALLEY	[Symbol]	[Symbol]
CLEAN OUT	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
DECIDUOUS TREE	[Symbol]	[Symbol]
EVERGREEN TREE	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]
WALL MOUNTED LIGHT	[Symbol]	[Symbol]

Prepared For:
Owner:
Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Applicant:
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth

Portland, Maine

777 Stevens Avenue

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments
JAN. 5, 2015: Per City of Portland Staff Review Comments
MAR. 25, 2015: Site Pricing Set

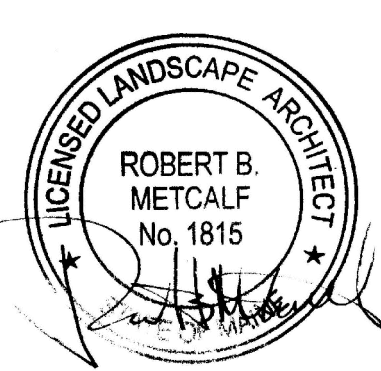
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Title: LAYOUT AND MATERIALS PLAN

Scale: 1"=30'

North:

Sheet No.: L2.0



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