

**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: DELETED
- 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 THIS SIDE OF STREET

**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	QTY	PRODUCT	QUANTITY	OPTIONS
1	4	BEACON VIPER (SINGLE)	4	90W
1A	6	BEACON VIPER (SINGLE)	6	90W, HOUSE SIDE CUT-OFF
2	7	BEACON VIPER (SINGLE)	7	90W
2A	5	BEACON VIPER (SINGLE)	5	90W, HOUSE SIDE CUT-OFF
2B	2	BEACON VIPER (DOUBLE)	2	90W
3	5	AAL PARKWAY ACCENT	5	TYPE 3, 18 LED-BW
4	12	AAL PARKWAY BOLLARD	12	6 LED-BW, DSSH SCREEN
5	2	HUBBELL OUTDOOR 309	2	15W LED, GROUND MOUNT

**GENERAL NOTES:**

1. SITE AREA: 181,100 SF OR 4.16 ACRES
2. APPLICANT: THE PARK DANFORTH  
C/O DENISE VACHON C.E.O.  
777 STEVENS AVENUE  
PORTLAND, MAINE 04103
3. 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).
4. ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
5. PARCELS ARE SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
7. 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%	28%
8. 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
9. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.
10. PROPOSED DWELLING UNITS: 55 INDEPENDENT LIVING UNITS  
EXISTING DWELLING UNITS: 160 (124 SNLU AND 36 INTERMEDIATE CARE)
11. OFF-STREET PARKING REQUIREMENTS:
 

REQUIRED	REQUIRED	PROPOSED
SNLU UNITS (124)	1 SPACE/4 UNITS	31 SPACES
INTERMEDIATE CARE (36 UNITS)	1 SPACE/5 UNITS	8 SPACES
NEW UNITS (58)	1 SPACE/1 UNIT	58 SPACES
EMPLOYEE PARKING	1 SPACE/EMPLOYEE	32 SPACES
	TOTAL	129 SPACES

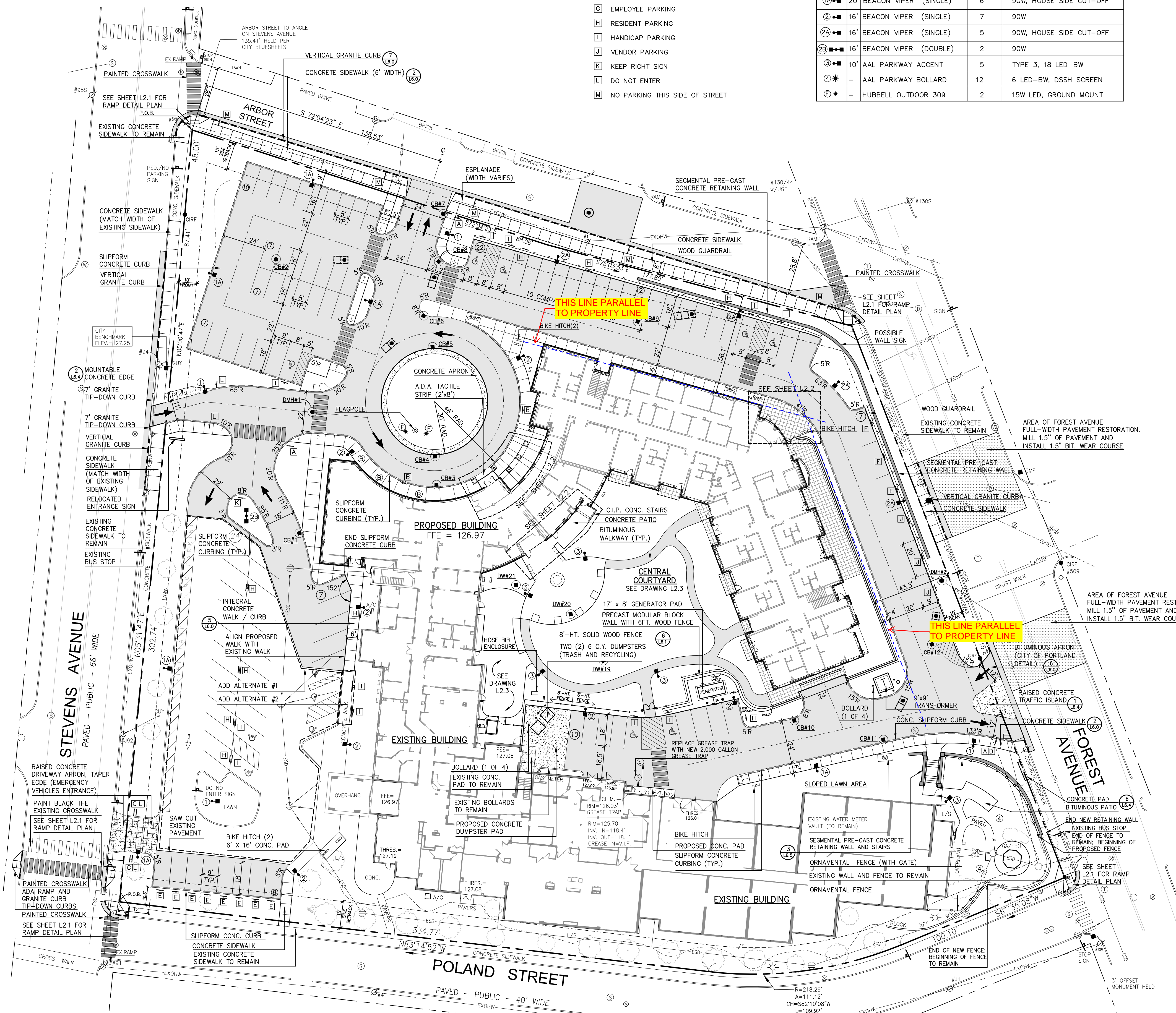
  

REQUIRED (PER PARKING ANALYSIS)	PROPOSED
0.70 SPACES PER UNIT X 215 UNITS	151 SPACES
	PROPOSED PARKING
	HANDICAP PARKING
	TOTAL
	146 SPACES
12. BICYCLE PARKING:
 

REQUIRED:	2 SPACES/5 DWELLING UNITS
PROPOSED:	24 SPACES (58 NEW DWELLING UNITS)
	24 SPACES (6 EXTERIOR, 6 IN GARAGE)
13. EXISTING IMPERVIOUS: 3.22 ACRES (77.4% OF SITE)  
PROPOSED IMPERVIOUS: 3.05 ACRES (73.3% OF SITE)
14. FLOOR AREA CALCULATIONS:
 

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

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



**LEGEND**

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

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: CONSTRUCTION

Revisions:  
NOV. 25, 2014: Per City of Portland Staff Review Comments  
JAN. 5, 2015: Per City of Portland Staff Review Comments  
APR. 10, 2015: Amended Site Plan and Subdivision Plan  
OCT. 16, 2015: 100% Construction Documents

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Title: LAYOUT AND MATERIALS PLAN

Scale: 1"=30'

North:

Sheet No.: L2.0

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