



- 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

- GENERAL NOTES:**
1. SITE AREA: 181,100 SQ. FT. 4.16 ACRES
 2. APPLICANT: THE PARK DANFORTH
C/O LANDSCAPE ARCHITECTS
777 STEVENS AVENUE
PORTLAND, MAINE 04103
 3. OWNERS: HEA 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)
MICHELE A. MCCREAGH LOT 146-C-13 (BOOK 20498, PAGE 223)
 4. ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
 5. PARCELS ARE AS 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:
MINIMUM LOT SIZE: 4,116 ACRES
MINIMUM LOT WIDTH: 390 FEET
MINIMUM STREET FRONTAGE: 389 FEET
FRONT YARD SETBACK: 10 FEET
REAR YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 5 FEET
MAXIMUM LOT COVERAGE: 10 FEET
MAXIMUM HEIGHT OF STRUCTURES: 40-50%
LANDSCAPED OPEN SPACE: 65 FEET
20%
 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 EASTERN SIDE OF STEVENS AVENUE.
 10. PROPOSED DWELLING UNITS: 54 INDEPENDENT LIVING UNITS (4 PHASE II)
EXISTING DWELLING UNITS: 160 (124 SNLU AND 36 INTERMEDIATE CARE)
 11. OFF-STREET PARKING REQUIREMENTS:
RECORDED: SNLU UNITS (124) 1 SPACE/4 UNITS
INTERMEDIATE CARE (36 UNITS) 8 SPACES
NEW UNITS (54) 1 SPACE/1 UNIT
TOTAL 93 SPACES
 - PROPOSED (PER PARKING ANALYSIS)
VEHICULAR PARKING 138 SPACES
HANDICAP PARKING 13 SPACES
TOTAL 151 SPACES
 12. BICYCLE PARKING:
REQUIRED: 2 SPACES/5 DWELLING UNITS
PROPOSED: 22 SPACES (54 NEW DWELLING UNITS)
7 SPACES (5 EXTERIOR)
 13. EXISTING IMPERVIOUS PROPOSED IMPERVIOUS
PROPOSED IMPERVIOUS 3,222 ACRES (77.4% OF SITE)
EXISTING 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.
SECOND FLOOR: 14,975 G.S.F.
THIRD FLOOR: 14,619 G.S.F.
FOURTH FLOOR: 14,619 G.S.F.
EIGHTH FLOOR: 11,785 G.S.F.
TOTAL: 94,236 G.S.F.
 15. PARKING SUMMARY:
BACK OF HOUSE LOT: 10 SPACES
FOREST AVENUE LOT: 7 SPACES
ARBOR STREET (LOT 146-C-10): 29 SPACES
STEVENS AVENUE--SOUTH LOT: 29 SPACES
STEVENS AVENUE--NORTH LOT: 28 SPACES
GARAGE PARKING: 38 SPACES
TOTAL: 151 SPACES

LEGEND

PROPERTY LINE	EXISTING	PROPOSED
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]
OPP. CABLE LINES	[Symbol]	[Symbol]
FOUNDATION DRAIN	[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]
POLE MOUNTED LIGHT	[Symbol]	[Symbol]



LEGEND

PROPERTY LINE	EXISTING	PROPOSED
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]
OPP. CABLE LINES	[Symbol]	[Symbol]
FOUNDATION DRAIN	[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]
POLE MOUNTED LIGHT	[Symbol]	[Symbol]

Scale: 1"=30'

North: [Symbol]

Sheet No.: **L2.0**

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:

Title: LAYOUT AND MATERIALS PLAN

Reproduction or reuse of this document without the expressed written consent of Mitchell & © 2014

The Park Danforth

777 Stevens Avenue
Portland, Maine

Prepared For:
Owner: Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel: 207-597-7710

Applicant: The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel: 207-597-7710

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