

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	MH	PRODUCT	QTY.	WATTS	DESCRIPTION	NOTES
①	16"	BEACON VIPER (SINGLE)	3	90W	VPS-30NB-90-T5W	
②	16"	BEACON VIPER (SINGLE)	5	90W	VPS-30NB-90-BLC	
③	16"	BEACON VIPER (SINGLE)	13	70W	VPS-30NB-70-T3-4K	THREE LIGHTS TO HAVE DIMMER ABILITY (SEE PLAN)
④	16"	BEACON VIPER (SINGLE)	2	70W	VPS-30NB-70-BLC-4K	LIGHTS TO HAVE DIMMER ABILITY
⑤	12"	AAL PARKWAY ACCENT	6	20.6W	PKWS-ANG-GLA-18LED-BW-BLK	LIGHTS TO HAVE DIMMER ABILITY
⑥		BEACON CADET LED	2	55W	CD1/24NB-55/4K/2X2/UNV/1K/BBT	

* LIGHT TO HAVE DIMMER ABILITY

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 IS 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 SNILU AND 36 INTERMEDIATE CARE)
- OFF-STREET PARKING REQUIREMENTS:

REQUIRED		
SNILU 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)	
0.70 SPACES PER UNIT X 215 UNITS	151 SPACES
PROPOSED PARKING	134 SPACES
HANDICAP PARKING	12 SPACES
TOTAL	146 SPACES
- BICYCLE PARKING:

REQUIRED:	2 SPACES/5 DWELLING UNITS
	24 SPACES (58 NEW DWELLING UNITS)
PROPOSED:	24 SPACES (6 EXTERIOR, 6 IN GARAGE)
- EXISTING IMPERVIOUS: 3.22 ACRES (77.4% OF SITE)
PROPOSED IMPERVIOUS: 3.05 ACRES (73.3% OF SITE)
- 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.
FORTH FLOOR:	14,619 G.S.F.
FIFTH FLOOR:	14,955 G.S.F.
TOTAL	97,406 G.S.F.
- 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

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

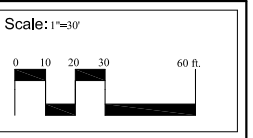
Date: OCTOBER 17, 2014

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
 - SEPT. 23, 2016: Added Layout Information

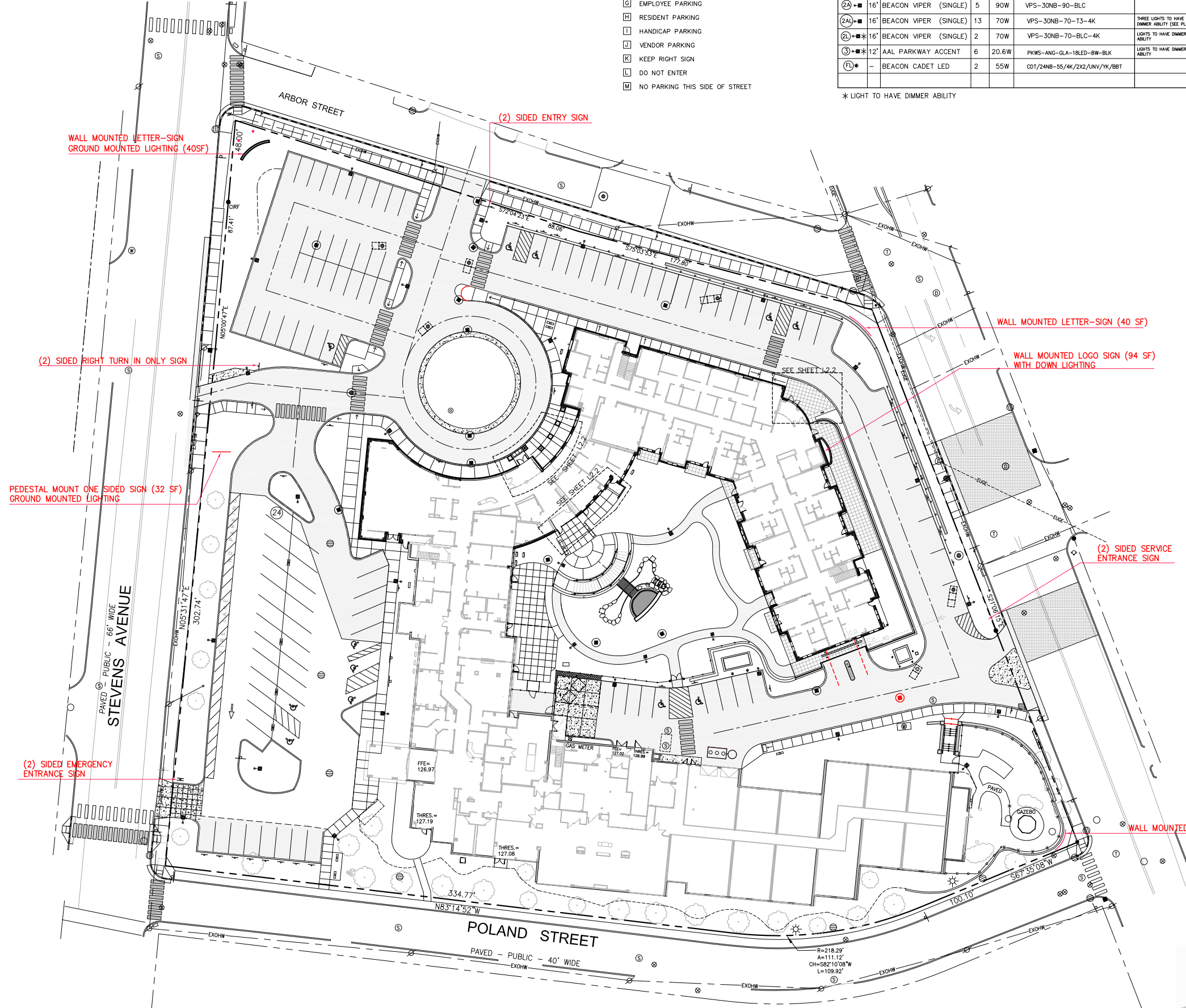
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Title: LAYOUT AND MATERIALS PLAN



North:

Sheet No.: L2.0



SIGN LOCATION PLAN
 NOVEMBER 30th 2016