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	
2A *■	16'	BEACON VIPER (SINGLE)	5	90W	VPS-30NB-90-BLC	
2AL *■	16'	BEACON VIPER (SINGLE)	13	70W	VPS-30NB-70-T3-4K	THREE LIGHTS TO HAVE DIMMER ABILITY (SEE PLAN)
2L *■*	16'	BEACON VIPER (SINGLE)	2	70W	VPS-30NB-70-BLC-4K	LIGHTS TO HAVE DIMMER ABILITY
3 *■*	12'	AAL PARKWAY ACCENT	6	20.6W	PKWS-ANG-GLA-18LED-BW-BLK	LIGHTS TO HAVE DIMMER ABILITY
FL *	–	BEACON CADET LED	2	55W	CDT/24NB-55/4K/2X2/UNV/YK/BBT	

* LIGHT TO HAVE DIMMER ABILITY

GENERAL NOTE

1. SITE AREA:
2. APPLICANT:
3. OWNERS:
4. ZONING DISTRICT
5. PARCELS ARE IS OF PORTLAND A
6. DEEDS RECORDE 325; BOOK 309
7. SPACE AND BUL

   MINIMUM LOT SIZ
   MINIMUM LOT WI
   MINIMUM STREET
   FRONT YARD SE
   REAR YARD SETB
   SIDE YARD SETB
   SIDE YARD IN SI
   MAXIMUM LOT C
   MAXIMUM HEIGHT
   LANDSCAPED OP
8. EXISTING CONDIT 'BOUNDARY & T POLAND ST., POI 2014, PREPARED
9. ELEVATIONS ARE UNDER COVER O
10. PROPOSED DWEL EXISTING DWELLI
11. OFF-STREET PA

    REQUIRED
    SNILU UNI
    INTERMEDI
    NEW UNITS
    EMPLOYEE

    REQUIRED

    PROPOSED

12. BICYCLE PARKING:
    - REQUIRED: 2 SPACES/5 DWELLING UNITS; 24 SPACES (58 NEW DWELLING UNITS)
    - PROPOSED: 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.
FORTH 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

SIGN LOCATION PLAN

NOVEMBER 30th 2016

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

CITY OF PORTLAND, MAINE
RESURGAM.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/16

The P

777 Stevens Avenue

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	■	
CATCHBASIN		
MANHOLE	S T D	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H2O
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNGERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		

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

Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.:
L2.0