

**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:**

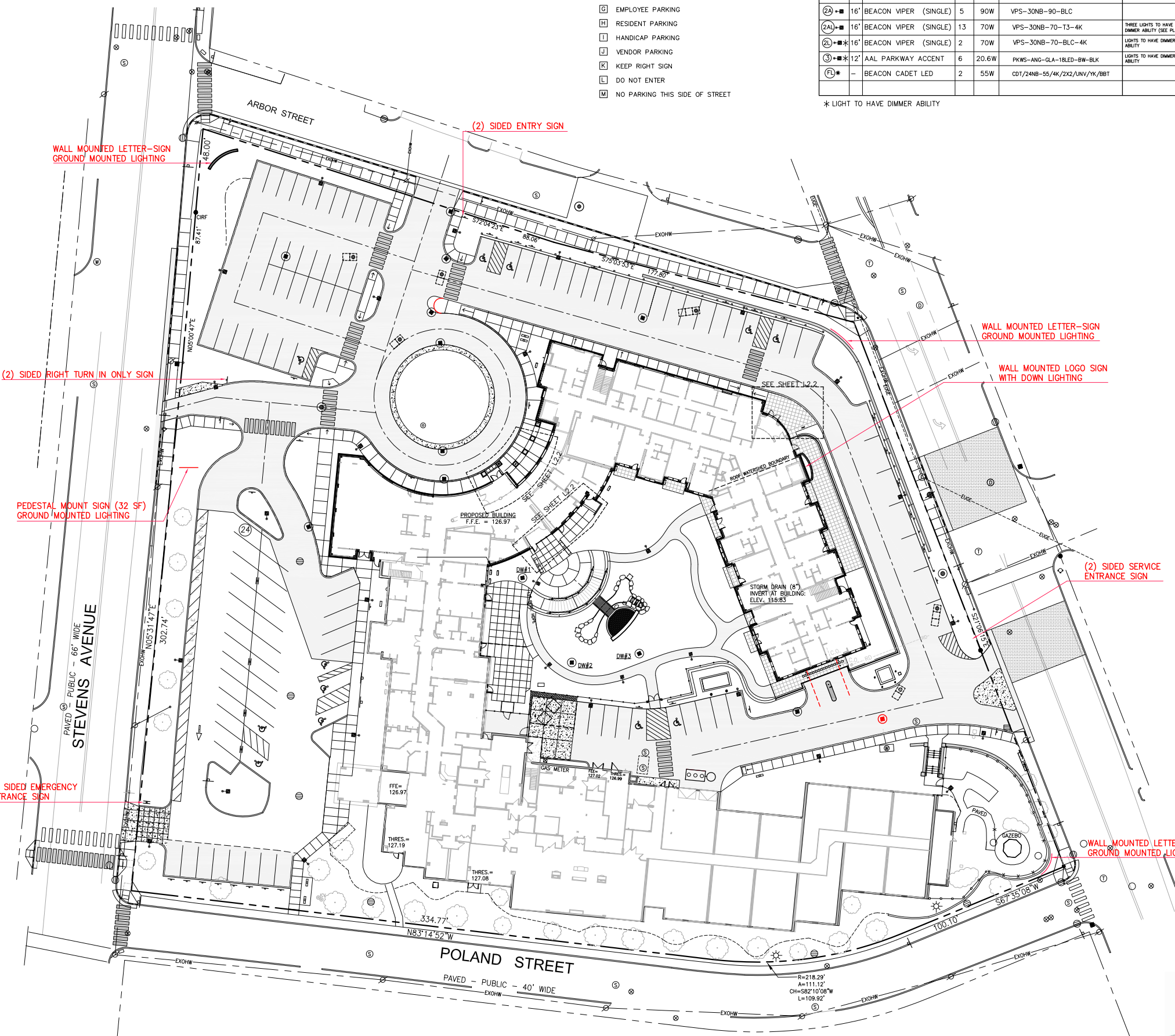
SYM	MH	PRODUCT	QTY.	WATTS	DESCRIPTION	NOTES
①	16"	BEACON VIPER (SINGLE)	3	90W	VPS-30NB-90-TSW	
②A	16"	BEACON VIPER (SINGLE)	5	90W	VPS-30NB-90-BLC	
②AL	16"	BEACON VIPER (SINGLE)	13	70W	VPS-30NB-70-T3-4K	THREE LIGHTS TO HAVE DIMMER ABILITY (SEE PLAN)
②L	16"	BEACON VIPER (SINGLE)	2	70W	VPS-30NB-70-BLC-4K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

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



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

REQUIRED:	PROPOSED:
2 SPACES/5 DWELLING UNITS	24 SPACES (58 NEW DWELLING UNITS)
24 SPACES (58 NEW DWELLING UNITS)	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:
 

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

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

**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 WRES	[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]

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

Scale: 1"=30'

North: [North Arrow]

Sheet No.: L2.0



SIGN LOCATION PLAN