

ZONING REQUIREMENTS

ZONE R7: COMPACT URBAN RESIDENTIAL OVERLAY ZONE
 PERMITTED USES: RESIDENTIAL USES AS PERMITTED IN THE R6 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

1. MINIMUM LOT SIZE: NONE
2. MINIMUM STREET FRONTAGE: NONE
3. MINIMUM YARD DIMENSIONS: NONE**

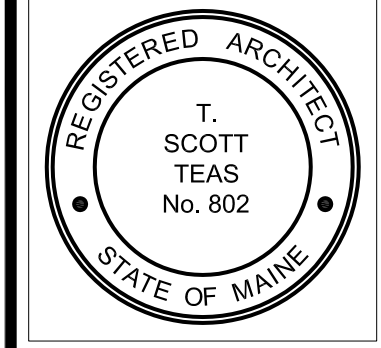
** EXCEPT THAT ON LOTS OR PORTIONS OF LOTS WHICH ABUT A LOT UNDER SEPARATE OWNERSHIP WITH EXISTING RESIDENTIAL DEVELOPMENT, THE SIDE OR REAR SETBACKS OF THE R-6 ZONE SHALL APPLY IN AREAS ADJACENT TO SUCH ABUTTING RESIDENTIAL LOT. IN NO CASE, HOWEVER, SHALL THIS PROVISION REQUIRE A SETBACK SUCH THAT THE DISTANCE BETWEEN THE EXISTING RESIDENTIAL BUILDING AND PROPOSED NEW RESIDENTIAL STRUCTURE EXCEED THE COMBINED SETBACKS OF THE RESPECTIVE ZONES.

4. MAXIMUM LOT COVERAGE: 100%
5. MAXIMUM RESIDENTIAL DENSITY: 435 s.f. PER DWELLING UNIT
6. MAXIMUM BUILDING HEIGHT: 50 FEET

PARKING:
 RESIDENTIAL - 1 PARKING SPACE PER DWELLING UNIT
 NEIGHBORHOOD CENTER - 1 PER 1000 SF OR MAJOR FRACTION

PROJECT SUMMARY

| | |
|-----------------------------------|---------------|
| BUILDING FOOTPRINT: | 4,285 SF |
| LOT SIZE: | 14,793 SF |
| BLDG. FOOTPRINT AS % OF LOT SIZE: | 30 % |
| PARKING: | 20 SPACES |
| NO. OF RESIDENTIAL UNITS: | 20 UNITS |
| RESIDENTIAL DENSITY: | 739.5 SF/UNIT |



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BAYSIDE EAST

PROPOSED ELDERLY HOUSING

47 SMITH STREET, PORTLAND

FOR BAYSIDE EAST LP

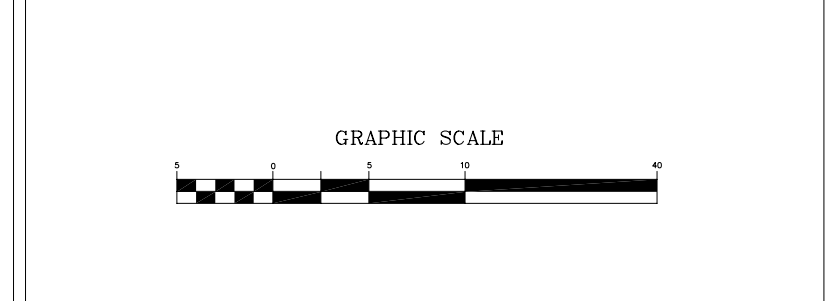
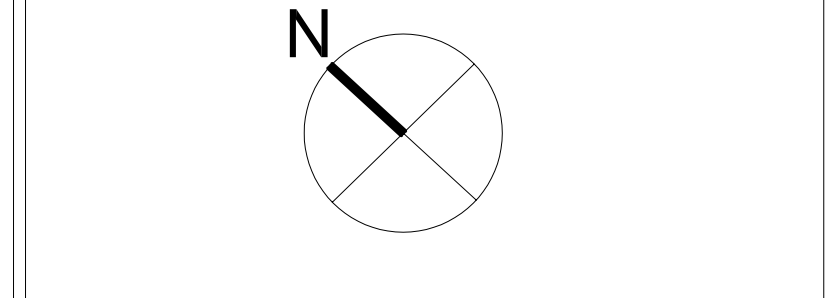
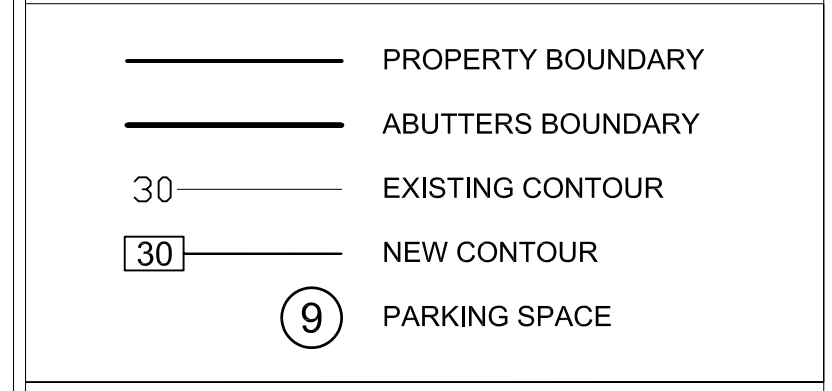
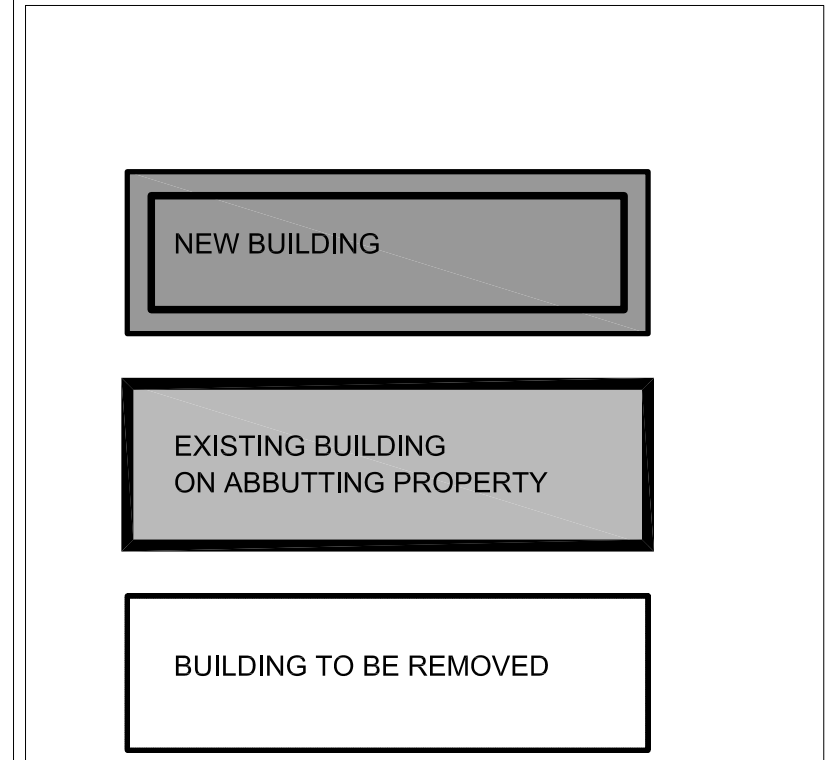
TFH ARCHITECTS
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 ARCHITECTURE PLANNING

CONSULTANTS:

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 Portland, ME 04105
 207-763-6262

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 22 Oakmont Drive
 Old Orchard Beach, ME 04064
 207-634-8038

MECHANICAL AND ELECTRICAL:
 Bennett Engineering
 7 Bennett Road
 Freeport, ME 04032
 207-866-8475



REVISIONS:

DATE: 05/18/07
 PROJECT No. 0514
 DRAWN BY: RTL
 CHECKED BY: TST

SCALE: 1" = 10'
 SHEET TITLE:
 SITE DEMOLITION PLAN

C0.1