



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

LEGEND

- Sanitary Sewer Manhole
- Drain Manhole
- Utility Pole
- Water Gate Valve
- Catch Basin
- Fire Hydrant
- Telephone Manhole
- Gas Valve
- Water Shut-Off

EROSION CONTROL

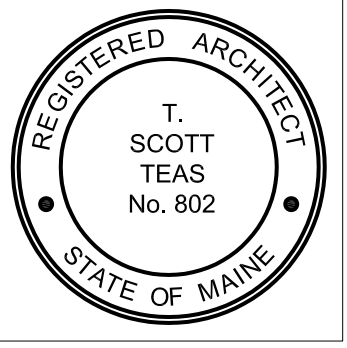
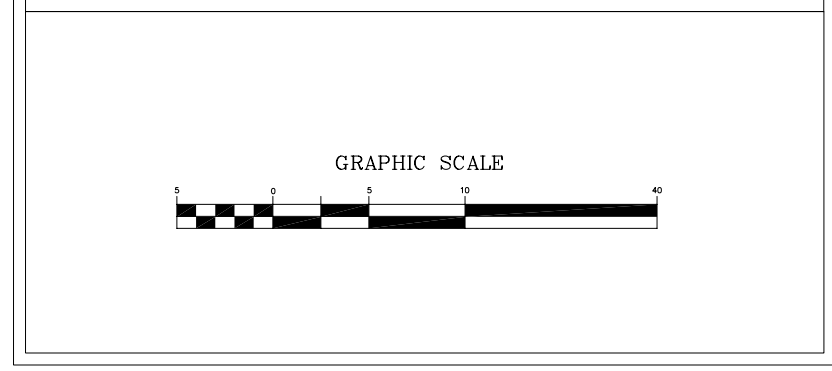
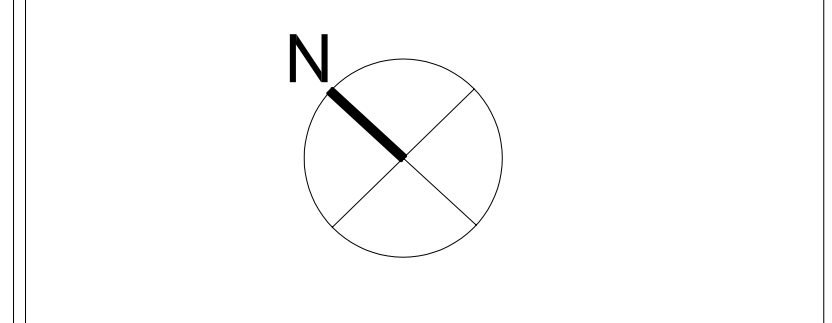
- SILT FENCE
- CATCH BASIN PROTECTION WITH HAY BALES & SILTSACK
- STABILIZED ENTRANCE

NEW BUILDING

EXISTING BUILDING ON ABUTTING PROPERTY

BUILDING TO BE REMOVED

- PROPERTY BOUNDARY
- ABUTTERS BOUNDARY
- EXISTING CONTOUR
- NEW CONTOUR
- PARKING SPACE



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BAYSIDE EAST
 PROPOSED ELDERLY HOUSING
 47 SMITH STREET, PORTLAND
 FOR BAYSIDE EAST LP

TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

CONSULTANTS:
CIVIL:
 Pritham and Green Consulting Engineers
 380 US, Route 1
 Portland, ME 04105
 207-794-6262
STRUCTURAL:
 Structural Design Consulting
 22 Oakmont Drive
 Old Orchard Beach, ME 04064
 207-634-8038
MECHANICAL AND ELECTRICAL:
 Bennett Engineering
 7 Bennett Road
 Freeport, ME 04032
 207-866-8415

REVISIONS:

DATE:	05/18/07
PROJECT No.	0514
DRAWN BY:	RTL
CHECKED BY:	TST
SCALE:	1" = 10'

SHEET TITLE:
EROSION CONTROL PLAN

C1.0