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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**  
Pratt and Green Consulting Engineers  
300 US, Route 1  
Portland, ME 04105  
207-751-6262  
**STRUCTURAL**  
Structural Design Consulting  
22 Oakmont Drive  
Old Orchard Beach, ME 04054  
207-634-8038  
**MECHANICAL AND ELECTRICAL**  
Bennett Engineering  
7 Bennett Road  
Fryeburg, ME 04032  
207-666-8475

REVISIONS:

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

SHEET TITLE:  
SITE LAYOUT  
AND GRADING PLAN

# C1.1

### 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

### PROJECT NOTES

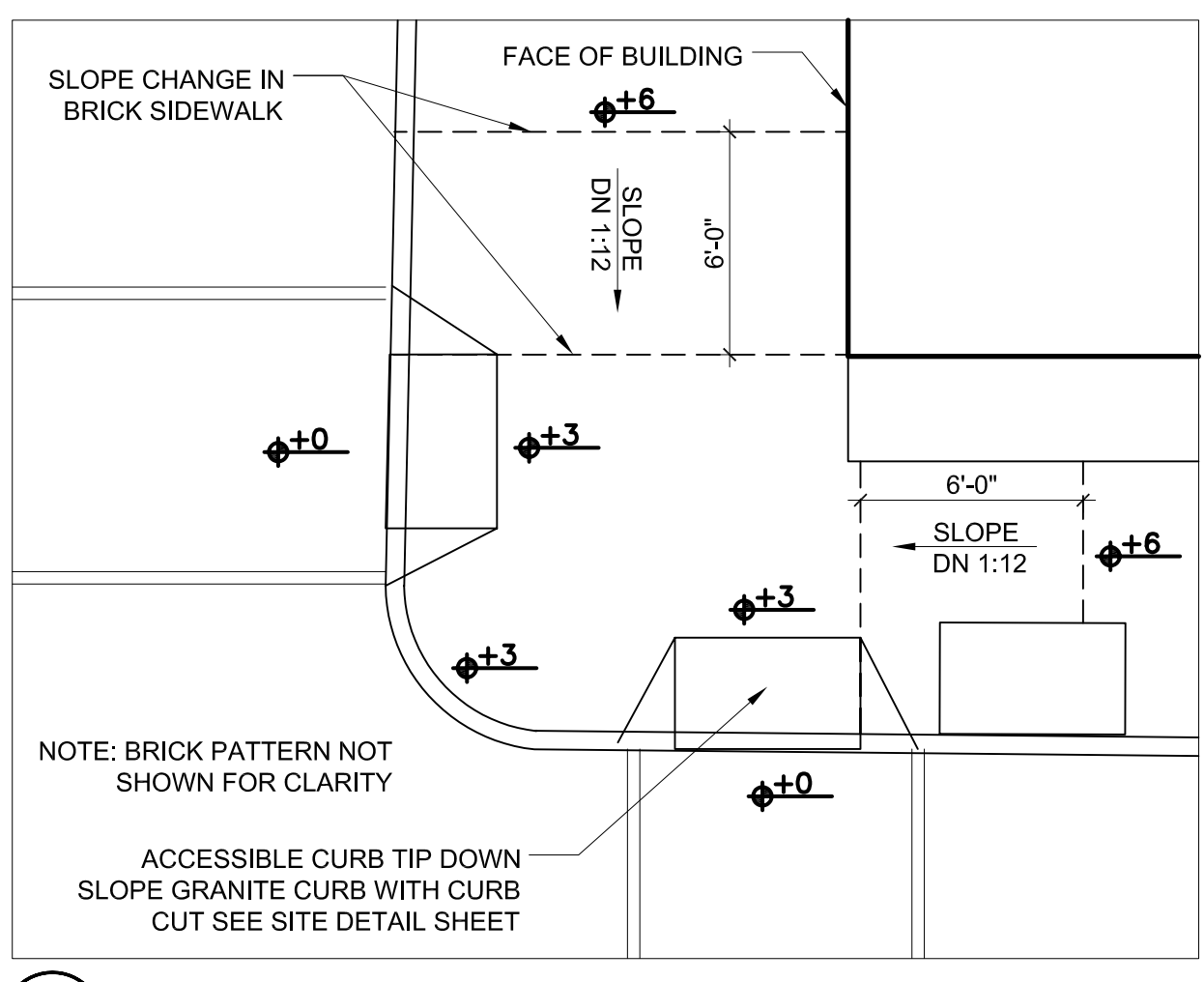
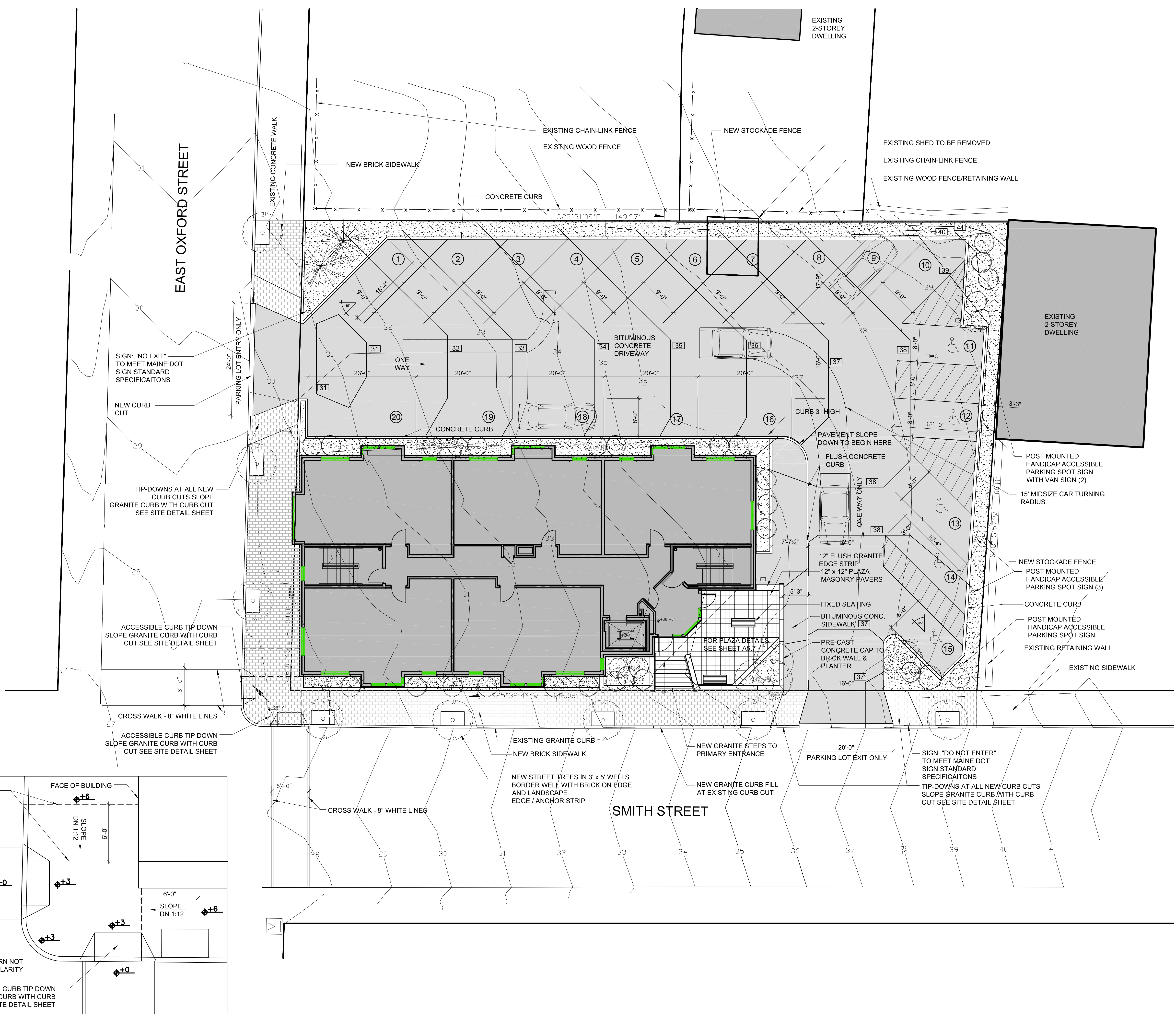
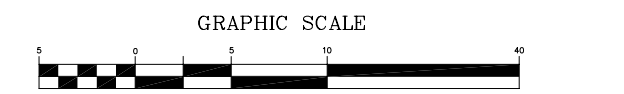
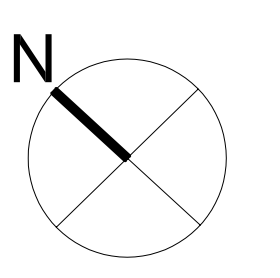
1. SNOW WILL BE REMOVED FROM THE SITE

### LEGEND

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

- NEW BUILDING
- EXISTING BUILDING ON ABUTTING PROPERTY
- BUILDING TO BE REMOVED

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



2 ENLARGED SIDEWALK STREET CORNER PLAN  
1"=5'-0"