



### 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:

- MINIMUM LOT SIZE: NONE
- MINIMUM STREET FRONTAGE: NONE
- 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.

- MAXIMUM LOT COVERAGE: 100%
- MAXIMUM RESIDENTIAL DENSITY: 435 ±/ PER DWELLING UNIT
- 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

- 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

### CONSULTANTS:

**CIVIL**  
 Pritham and Greer Consulting Engineers  
 380 US, Route 1  
 Portland, ME 04105  
 207-754-6262

**STRUCTURAL**  
 Structural Design Consulting  
 22 Oakmont Drive  
 Old Orchard Beach, ME 04054  
 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:  
**UTILITY PLAN**

GRAPHIC SCALE

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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

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