

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

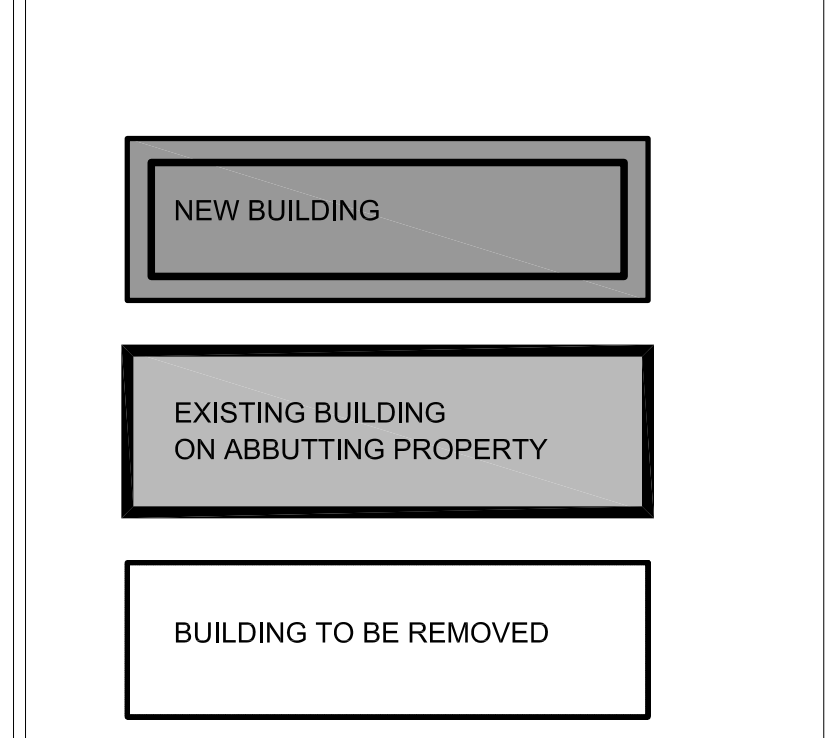
PARKING:
 RESIDENTIAL - 1 PARKING SPACE PER DWELLING UNIT
 NEIGHBORHOOD CENTER - 1 PER 1000 SF OR MAJOR FRACTION

PROJECT SUMMARY

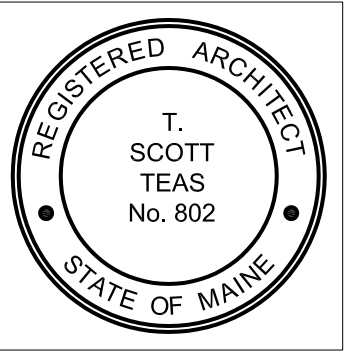
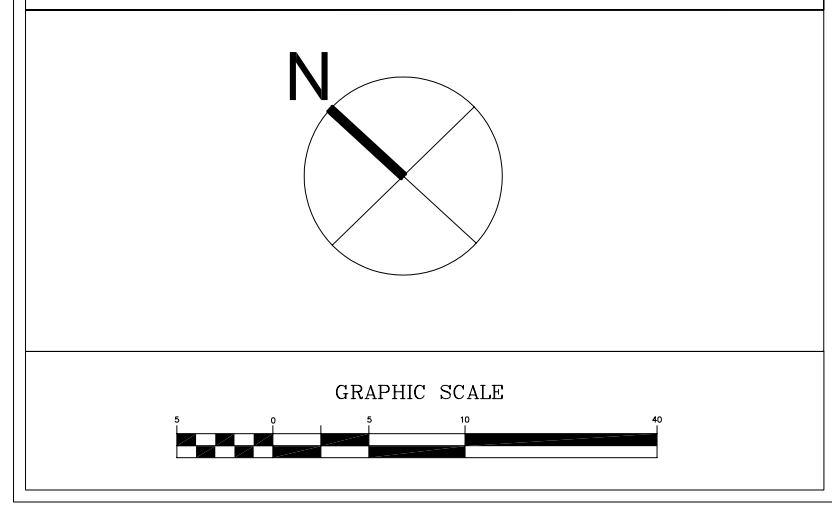
BUILDING FOOTPRINT:	4,285 SF
LOT SIZE:	14,790 SF
BLDG. FOOTPRINT AS % OF LOT SIZE:	30 %
PARKING:	20 SPACES
NO. OF RESIDENTIAL UNITS:	20 UNITS
RESIDENTIAL DENSITY:	736.5 SF/UNIT

- ### LEGEND
- (S) Sanitary Sewer Manhole
 - (D) Drain Manhole
 - (P) Utility Pole
 - (W) Water Gate Valve
 - (C) Catch Basin
 - (F) Fire Hydrant
 - (T) Telephone Manhole
 - (G) Gas Valve
 - (W) Water Shut-Off

- ### LIST OF PLANTS
- (A) STREET TREES: IMPERIAL THORNLESS HONEYLOCUSTS (3 1/2" CAL.) IN BARK MULCH BED
 - (B) EVERGREEN TREES: SERBIAN SPRUCE (6' - 7')
 - (C) MAPLE: AUTUMN BLAZE (2 1/2" CAL.)
 - (D) WHITE BIRCHES (2 1/4" CAL.)
 - (E) SHRUB: RHODODENDRON (18"- 24")
 - (F) TREE: TECHN Y ARBORVITAE (5'- 7')
 - (G) TREE: MAGNOLIA
 - (H) GROUND COVER: PACHYSANDRA TERMINALIS
 - (I) GROUND COVER: VINCA MAYOR
 - (J) BARK MULCH PLANTING BED
 - (K) ROSA RUGOSA
- AREA OF IRRIGATION SYSTEM



- PROPERTY BOUNDARY
- ABUTTERS BOUNDARY
- 30 — EXISTING CONTOUR
- 30 — NEW CONTOUR
- (9) PARKING SPACE



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BAYSIDE EAST

PROPOSED ELDERLY HOUSING

47 SMITH STREET, PORTLAND FOR BAYSIDE EAST LP

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

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REVISIONS:

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

SHEET TITLE:
 LANDSCAPE PLAN

L1.0