DEMOLITION FOUNDATION PLAN

1/8" = 1'-0'

DEMOLITION FIRST FLOOR PLAN

1/8" = 1'-0'

DEMOLITION SECOND FLOOR PLAN

1/8" = 1'-0'

DEMOLITION ROOF PLAN

1/8" = 1'-0'

ZONING NOTES:
SETBACKS:
FRONT YARD: 25' SETBACK
BEED NOT EXCEED AVERAGE DEPTH ON FRONT YARD ON EITHER SIDE OF LOT (AVERAGE IS 20')
REAR YARD: 25' SETBACK FOR STRUCTURES COVERAGE GREATER THAN 100SF
SIDE YARD:
1 STORY HIGH: 8'
1 1/2 STORIES HIGH: 8'
2 STORIES HIGH: 14'
2 1/2 STORIES HIGH: 14'

MAXIMUM LOT COVERAGE: 35%
EXISTING COVERAGE IS 5'11 SF LOT 18TH
1142 SF COVERAGE = 30% COVERAGE

1589 SF OF COVERAGE BY NEW AND EXISTING BUILDING AND DECK

1810 SF OF COVERAGE ALLOWED

GRAPHIC SCALE

0' 5' 10' 15' 20' 25'

PHASE 1

REGISTERED ARCHITECT
STEPHANIE J. LULL
ARC2710
STATE OF MAINE

Reviewed for Code Compliance
Inspection Division
Portland, Maine
Date: 04/12/16

PITCOCK RESIDENCE

49 WOODMONT STREET

PORTLAND, MAINE

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DEMOLITION FLOOR PLANS

278-1

2-10-16

A1