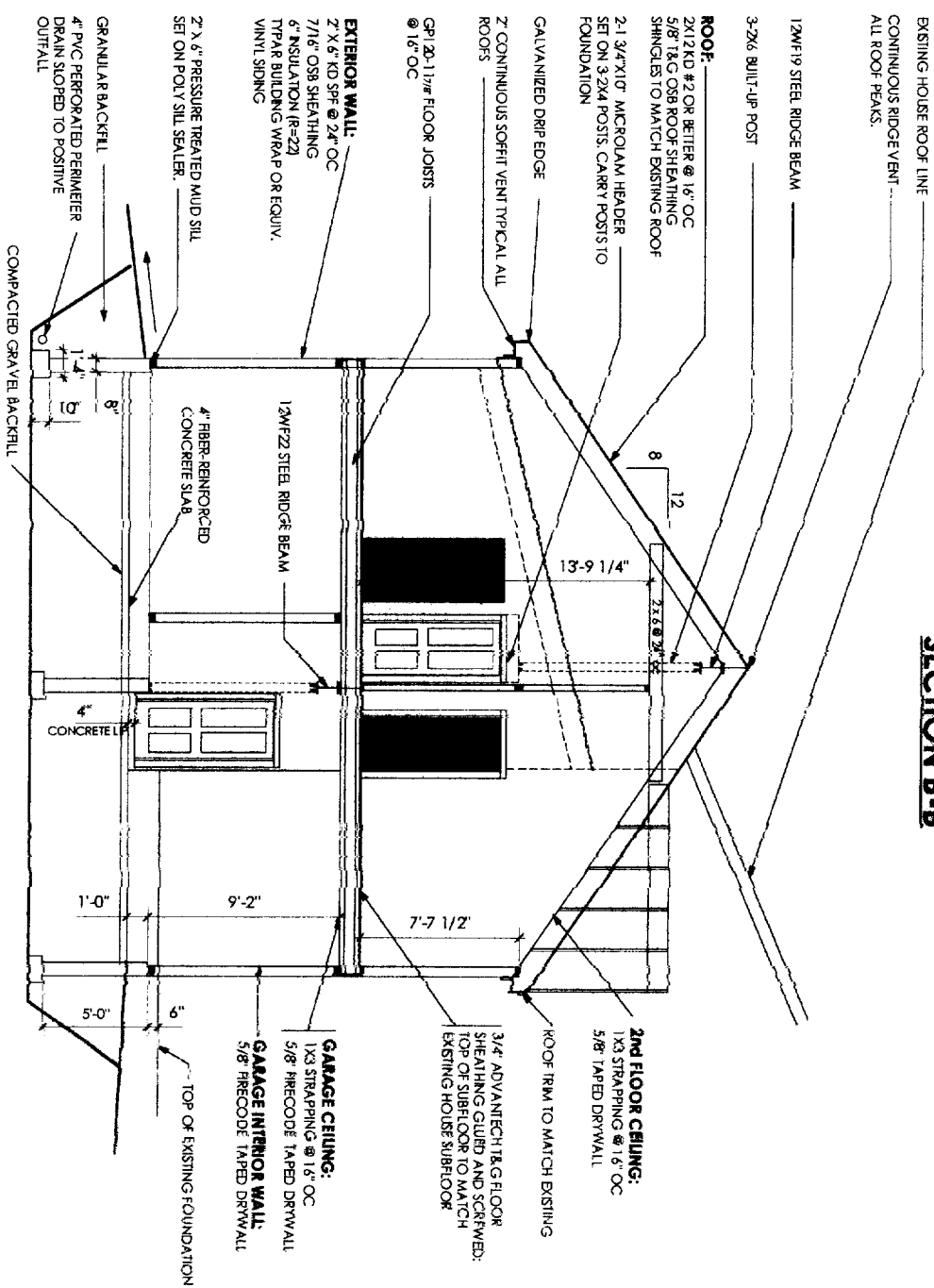
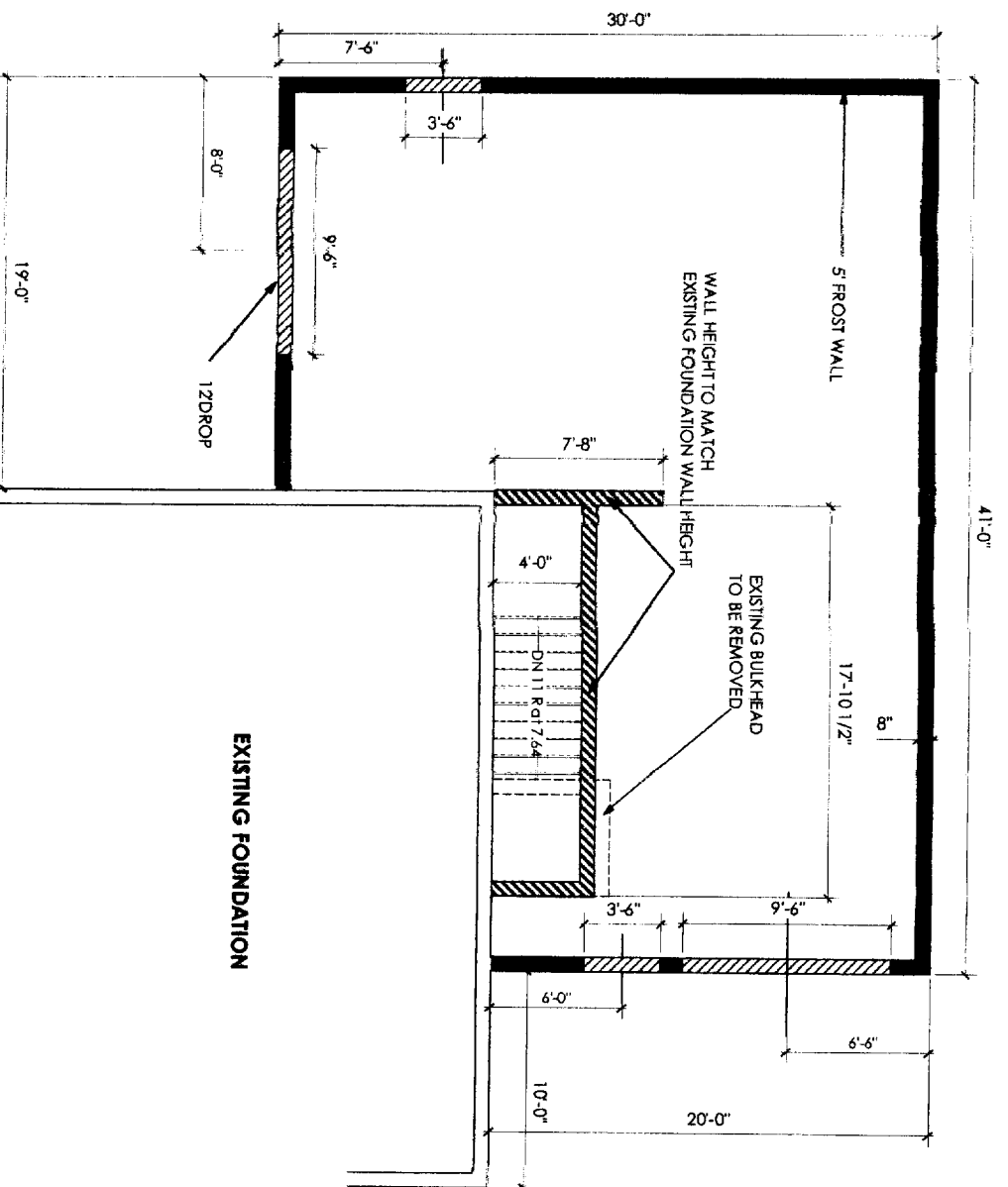


SECTION B-B



SECTION A-A



NOTES

FOUNDATION PLAN

- 1) 1/2" ANCHOR BELTS @ 6' O.C. MAX 6" FROM EXTERIOR CORNER
- 2) STEEL BEAM TO BE WRAPPED IN 5/8" TYREX SHEET PILE AND TAPED.
- 3) HENDERS OVER WINDOWS 2-2X10. GARAGE DOOR DOOR CASE 12" L VLS.
- 4) FLOOR BETWEEN GARAGE AND LIVING AREA TO BE INSULATED WITH R-19 FIBERGLASS. WINDOWS TO BE MIN OF 35 U-VALUE
- 5) STAIRS REAR 10" RISE 7.75
- 6) SMOKE DETECTORS TO BE PLACED IN EACH BALCONY AND TRIAL IN OTHERS
- 7) HEADROOM IN BATH TO BE MIN 30' X 30' @ 6'-8"

CROSS SECTIONS AND FOUNDATION PLAN

A3

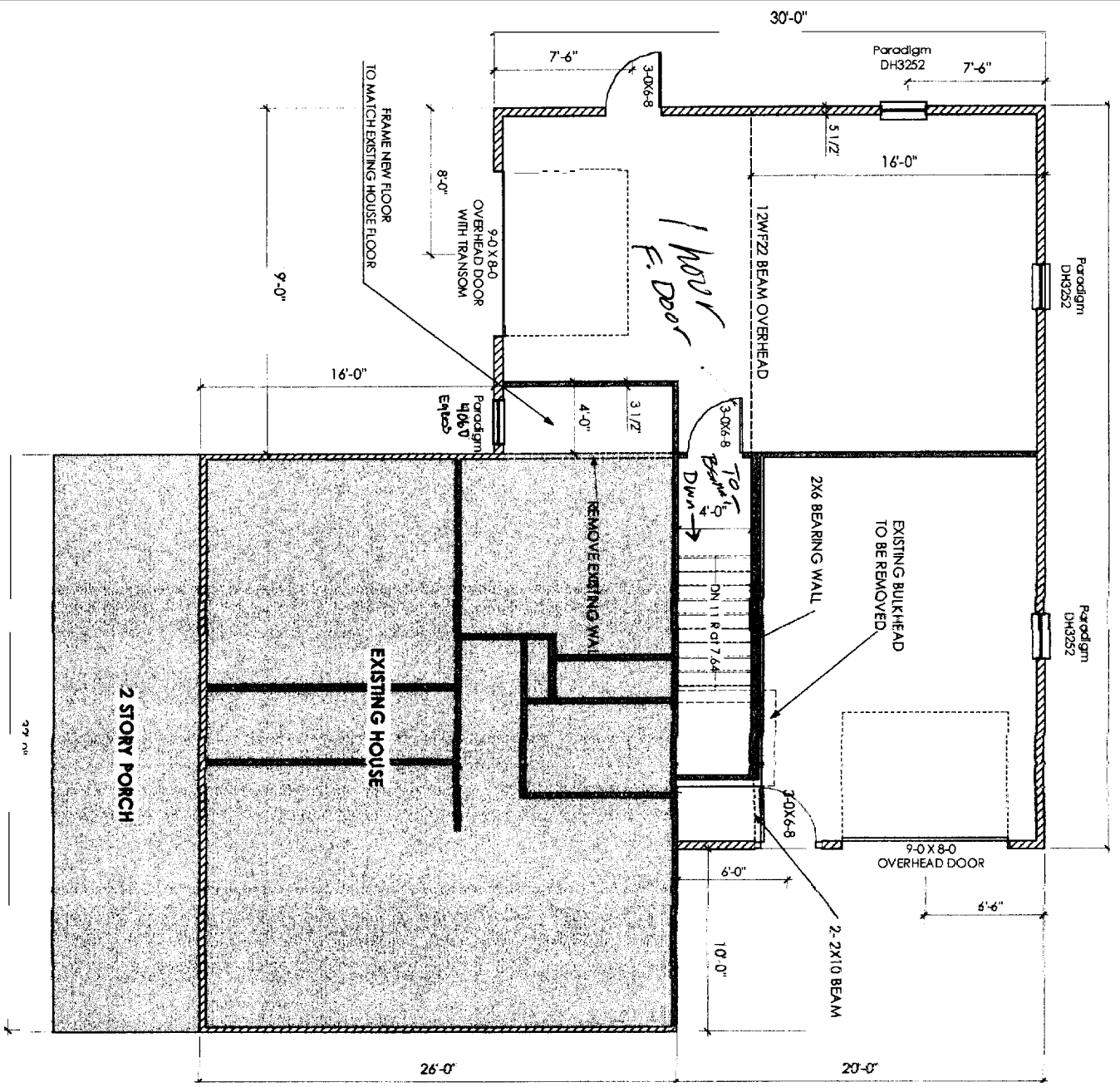
Date	SEPTEMBER 2, 2006
Scale	
Project	Residential Addition
Engineer	Stephen W. Tibbetts, P.E. Professional Civil Engineer
Owner	Tim Higgins

Project: Residential Addition
242 Veranda St.
Portland, Maine 04103-5533

Engineer: Stephen W. Tibbetts, P.E.
Professional Civil Engineer
15 Oak Ridge Road Brunswick, Maine 04011
(207) 725-3667 Fax (207) 725-6368

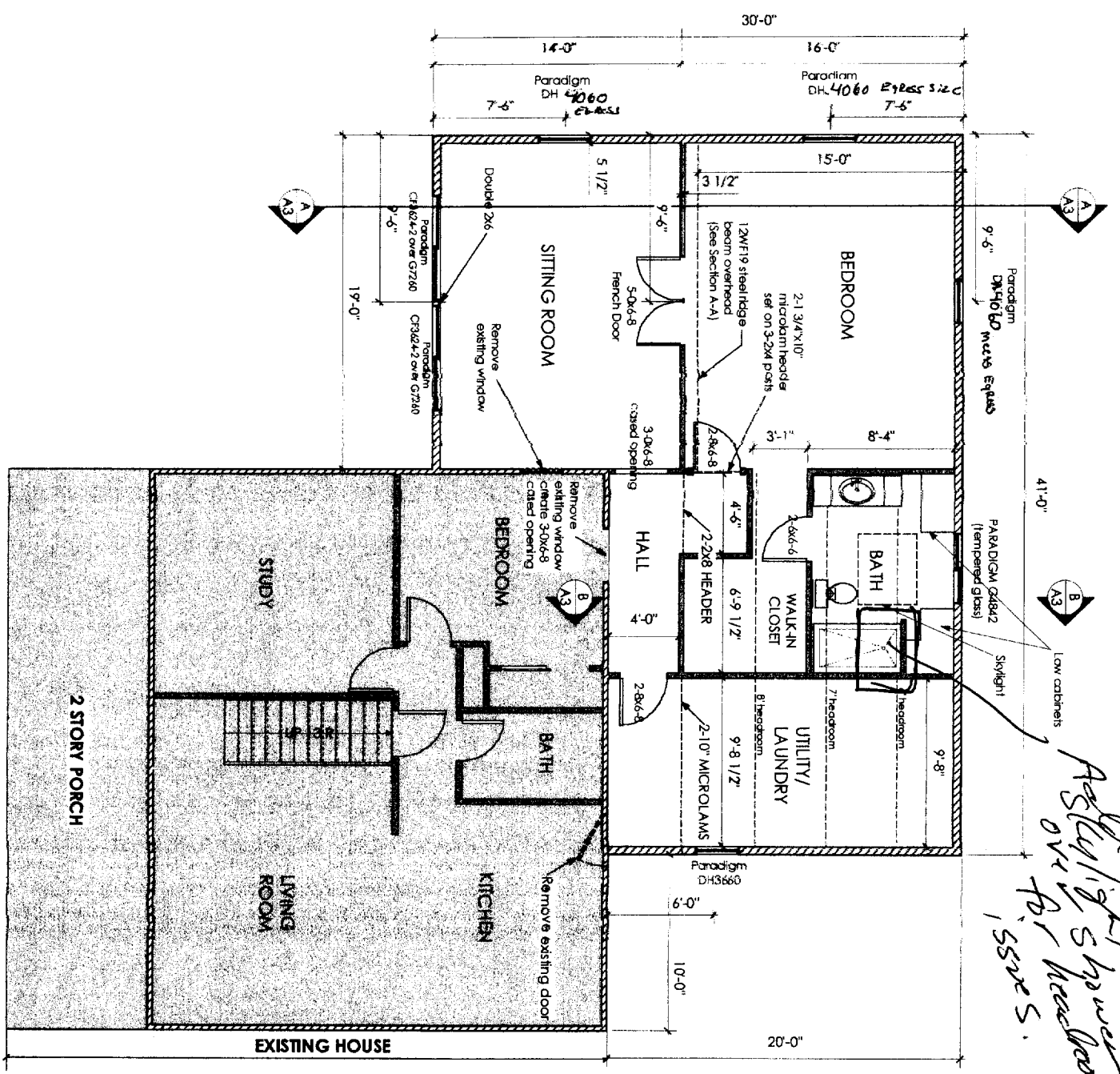
Owner: Tim Higgins
242 Veranda St.
Portland, Maine





FIRST FLOOR PLAN

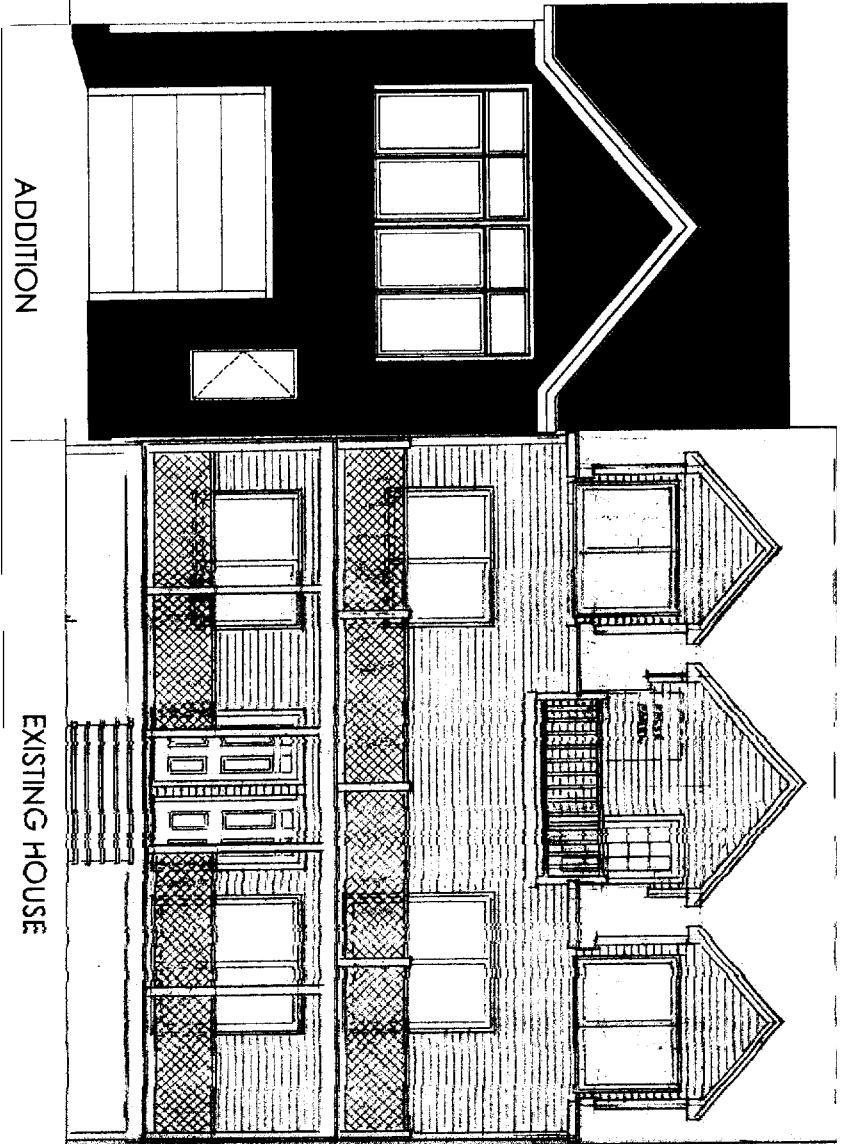
1010 SQFT NEW GARAGES
 832 SQFT EXISTING HEATED SPACE
 256 SQFT EXISTING OUTSIDE PORCH



SECOND FLOOR PLAN

1010 SQFT ADDITION
 832 SQFT EXISTING HEATED SPACE
 256 SQFT EXISTING OUTSIDE PORCH

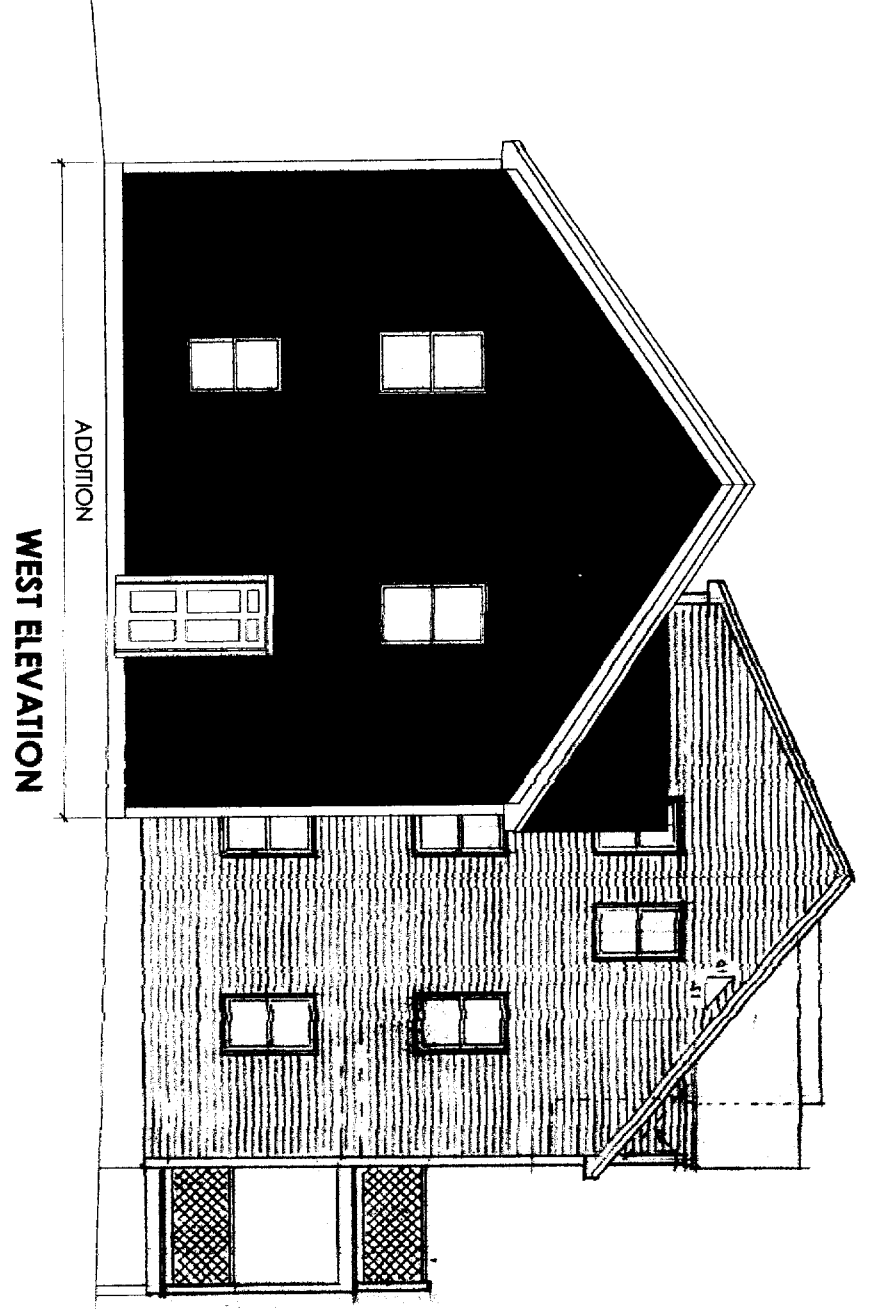
1	FLOORPLANS	Date: SEPTEMBER 2, 2006 Scale: 1/4" = 1'-0" Revisions:	Project: Residential Addition 242 Veranda St. Portland, Maine 04103-5533	Engineer: Stephen W. Tibbetts, P.E. Professional Civil Engineer 15 Oak Ridge Road Brunswick, Maine 04011 (207) 725-2667 Fax (207) 725-6168	Owner: 838-5870 Tim Higgins 242 Veranda St. Portland, Maine	STATE OF MAINE SEPTEMBER 2, 2006 STEPHEN W. TIBBETTS NO. 3314 PROFESSIONAL ENGINEER
	<p style="text-align: right;"><i>Add light shower over for master's.</i></p>					



ADDITION

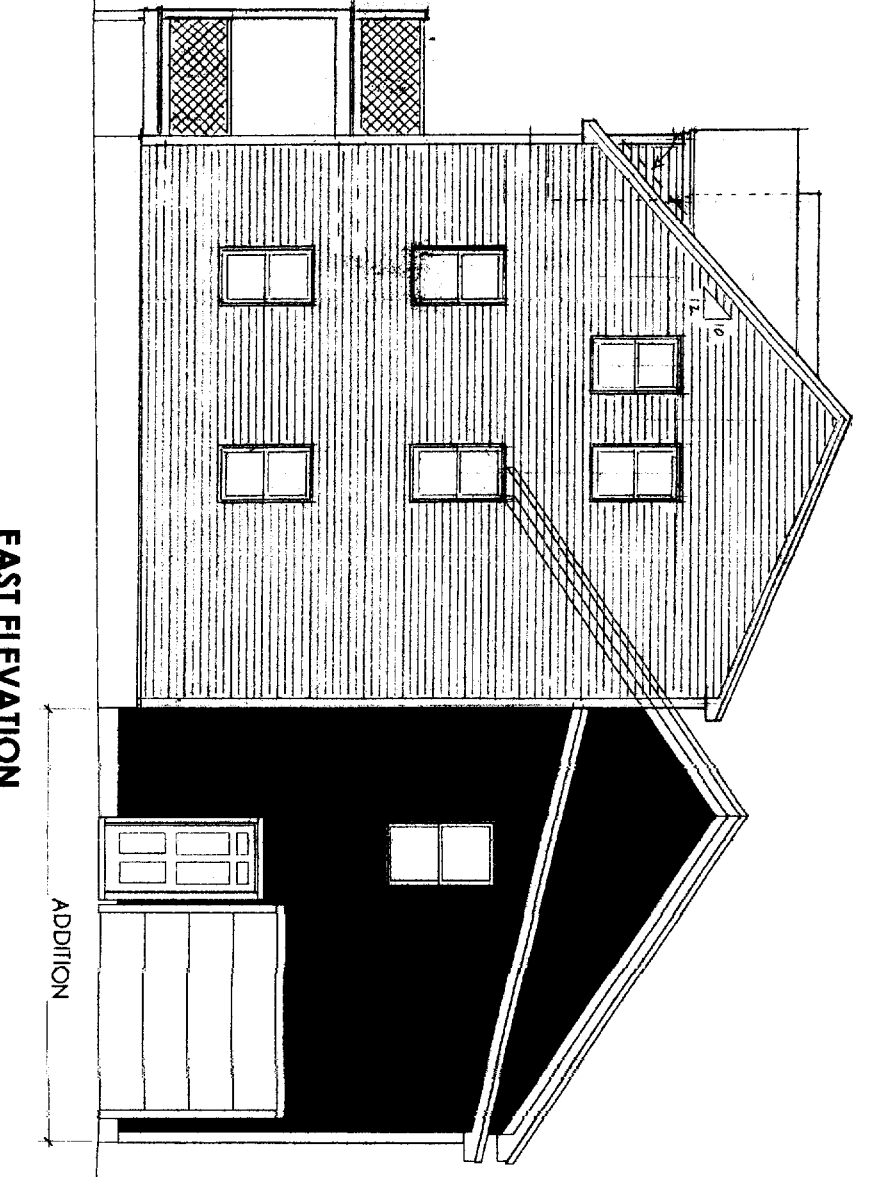
EXISTING HOUSE

VERANDA STREET ELEVATION



ADDITION

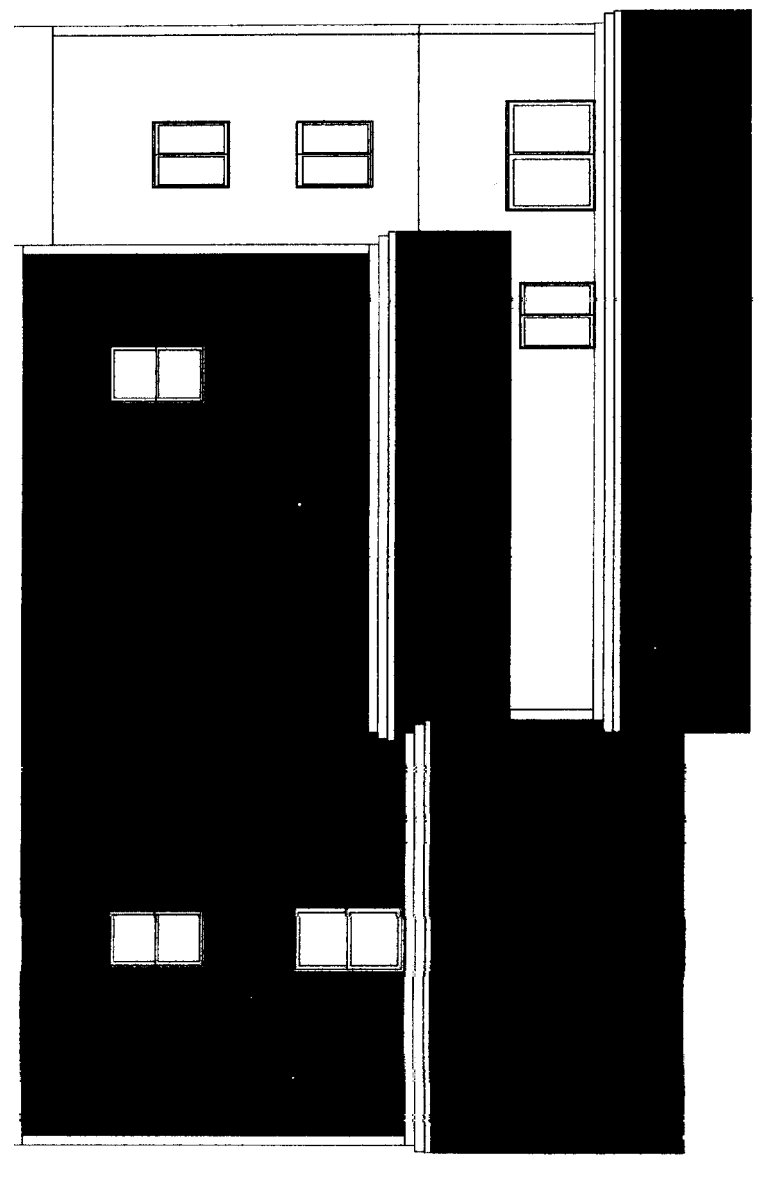
WEST ELEVATION



ADDITION

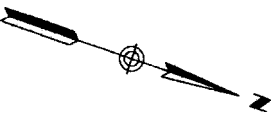
EAST ELEVATION

NORTH ELEVATION

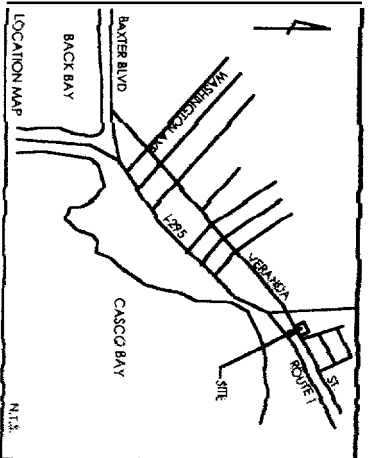
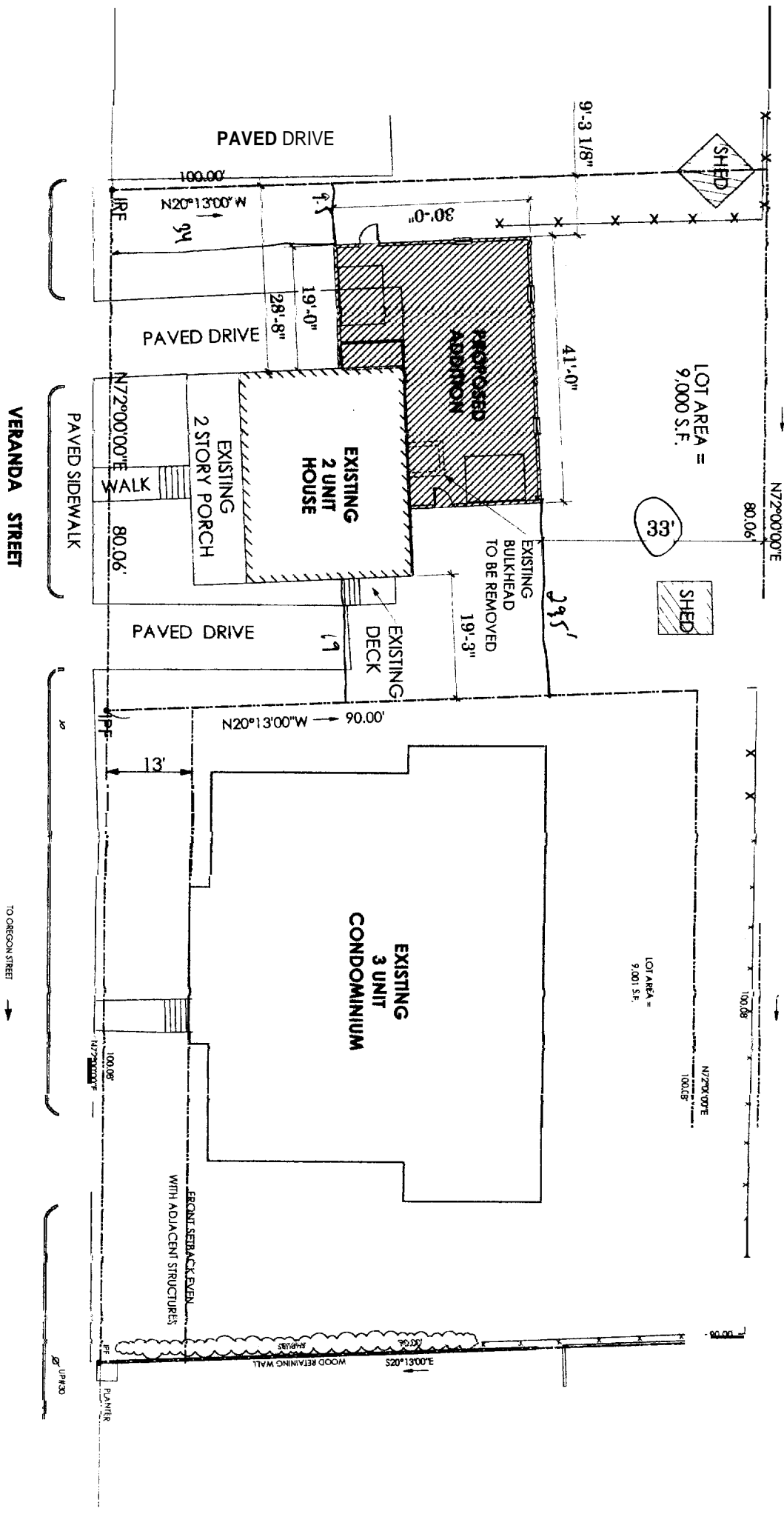


ADDITION

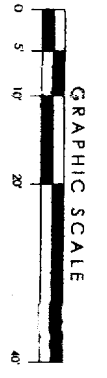
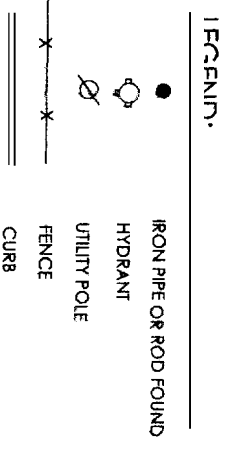
A2	ELEVATIONS	Date SEPTEMBER 2, 2006	Scale	Project: Residential Addition 242 Veranda St. Portland, Maine 04103-5533	Engineer: Stephen W. Tibbetts, P.E. Professional Engineer 15 Oak Ridge Road Brunswick, Maine 04011 (207) 725-2667 Fax (207) 725-6168	Owner: Tim Higgins 242 Veranda St. Portland, Maine	
		Revisions					



R5 = lots size 9159
 setbacks - front 20' req. - 34' added.
 rear 20' req. - 33' given
 side - 25' req. 12' front 19' 9.5' = 28.5' (need 14' of 28') ok
 rear 24.5' 9' = 33.5' (need 6' of 28')
 height - 35' max - 24.5' scaled.
 lot coverage - 10% to 36% side - 21.31% ok



41 x 20 = 820
 14 x 10 = 140
 32 x 33.5 = 1072
 5 x 45 = 225
 4 x 8 = 32
 21365



NOTES:
 ZONE: R-5
 FRONT SETBACK: 20 FT. (OR EVEN WITH ADJACENT STRUCTURES)
 SIDE SETBACK: 14 FT.
 REAR SETBACK: 20 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 LOT AREA = 9000 SQFT
 BUILDING COVERAGE:
 EXISTING BUILDING 1088 SQFT 12.1%
 PROPOSED 2098 SQFT 23.31%

REVISION: SEPTEMBER 2, 2006 SITE PLAN FOR NEW ADDITION ADDED	
EXISTING CONDITIONS SURVEY ON VERANDA STREET, PORTLAND, MAINE MADE FOR HIGGINS CONSTRUCTION	
OMEN HASKELL, INC. 16 CASCO STREET, PORTLAND, ME 04101-1207 PROFESSIONAL LAND SURVEYORS 774-6924	
Drawn By: EC Check By: RWC/JAW Date: NOVEMBER 27, 2003 Scale: 1" = 10' Job No.: 981059 Dwg. No.: 2	Book No.: 857