

PROPOSED GARAGE  $\text{ft}^2$  (22' x 12') = 264  $\text{ft}^2$

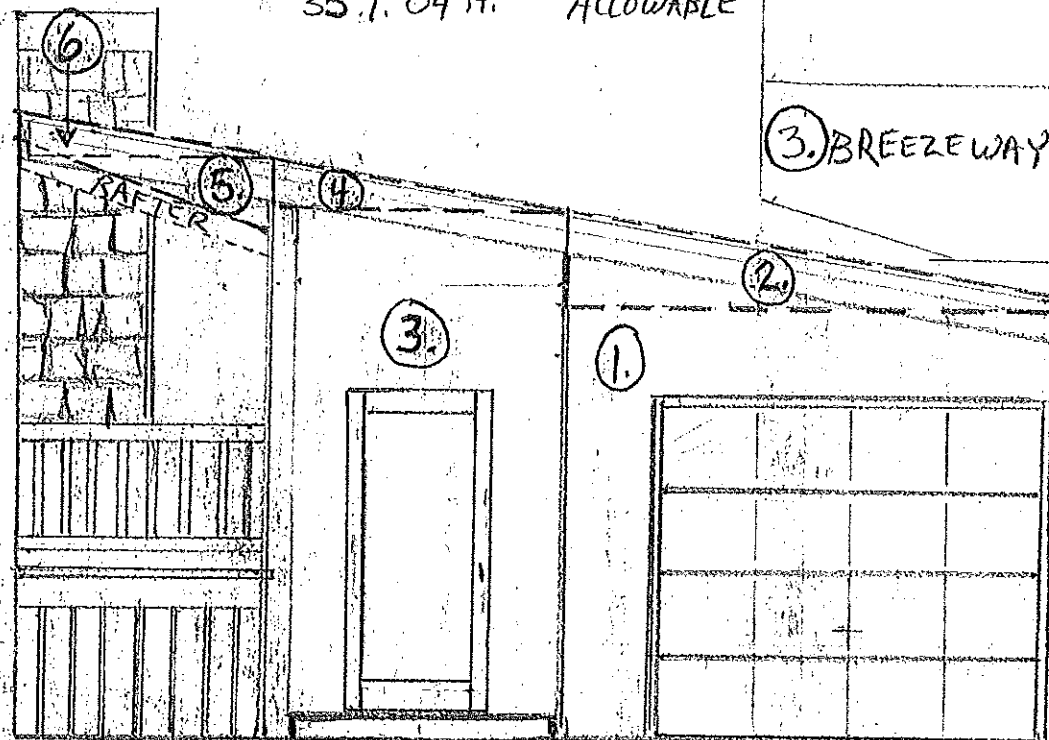
PROPOSED BREEZEWAY  
ADDITION (6'2" x 11'3") = 69.38  $\text{ft}^2$

264  $\text{ft}^2$   
+ 69.38  $\text{ft}^2$   
333.38  $\text{ft}^2$  PROPOSED  
357.04  $\text{ft}^2$  ALLOWABLE

VOLUMES

- ① 2376  $\text{ft}^3$
- ② 264  $\text{ft}^3$
- ③ 763.13  $\text{ft}^3$
- ④ 34.69  $\text{ft}^3$
- ⑤ 51.35  $\text{ft}^3$
- ⑥ + 34.23  $\text{ft}^3$

PROPOSED = 3523.41  $\text{ft}^3$   
ALLOWED = 3645  $\text{ft}^3$



$\frac{1}{4}'' = 1'$

DOTTED LINE ----- = EXISTING PORCH ROOF

DASHED LINE ----- = VOLUME COMPUTATION REFERENCE

VOLUMES

① GARAGE - 9' H X 12' W X 22' D =  
2376  $\text{ft}^3$

② TRIANGLE ABOVE GARAGE -  
2' H X 12' W X 22' D = 528  $\text{ft}^3 \div 2 =$   
264  $\text{ft}^3$

③ BREEZEWAY - 11' H X 6'2" W X 11'3" D =  
763.13  $\text{ft}^3$

④ TRIANGLE ABOVE  
BREEZEWAY -  
1' H X 6'2" W X 11'3" D =  
69.38  $\text{ft}^3 \div 2 =$   
34.69  $\text{ft}^3$

⑤ 1'6" H X 5'2" W X 13'3" D

102.69  $\text{ft}^3 \div 2 = 51.35 \text{ft}^3$

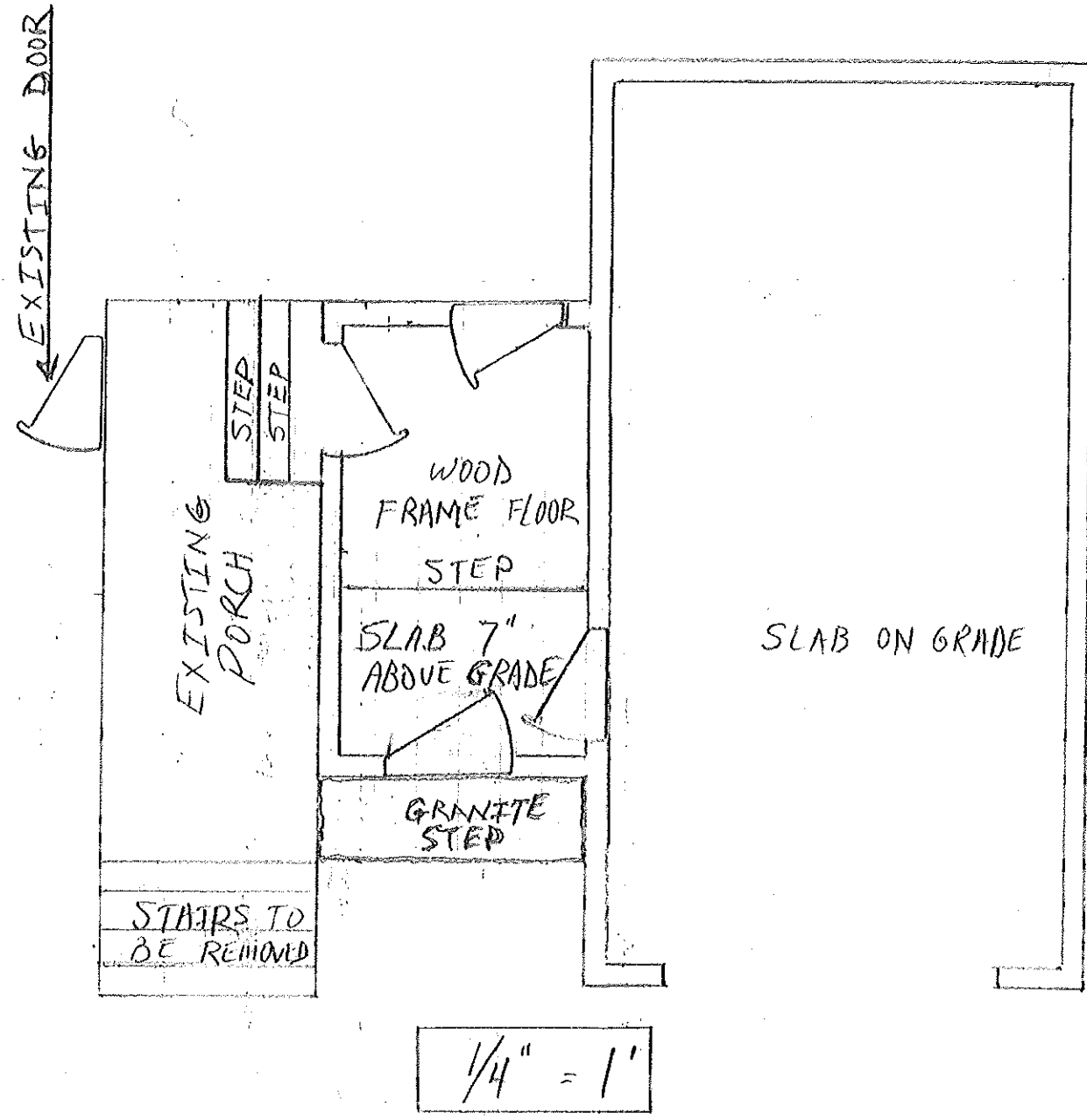
⑥ 1' H X 5'2" W X 13'3" D =  
68.46  $\text{ft}^3 \div 2 = 34.23 \text{ft}^3$

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FLOOR PLAN

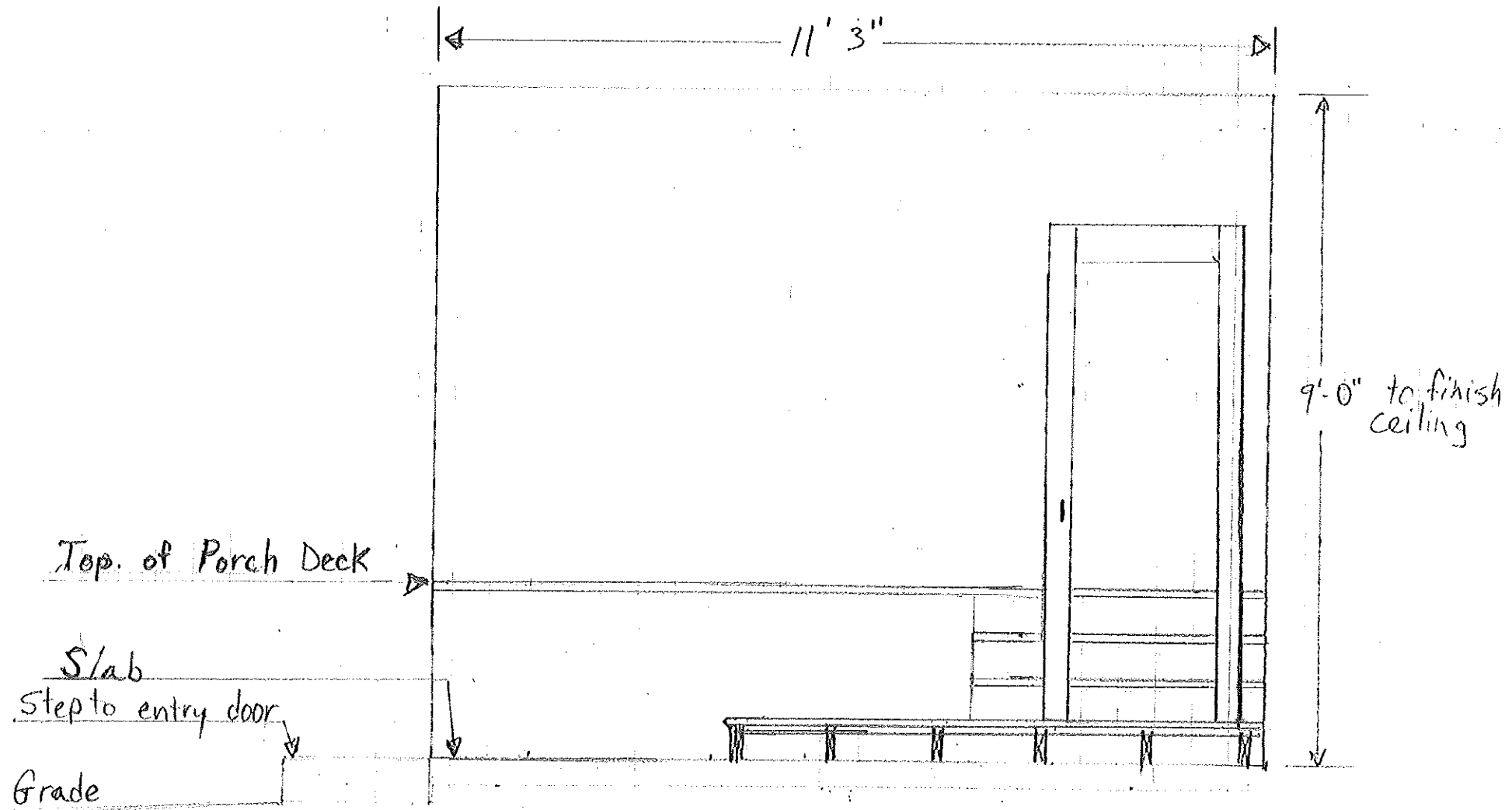


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Interior Breezeway Elevation (facing existing porch)



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Interior Breezeway &  
Porch elevation

Sloped ceiling  
over Porch

Entry door to  
Existing House

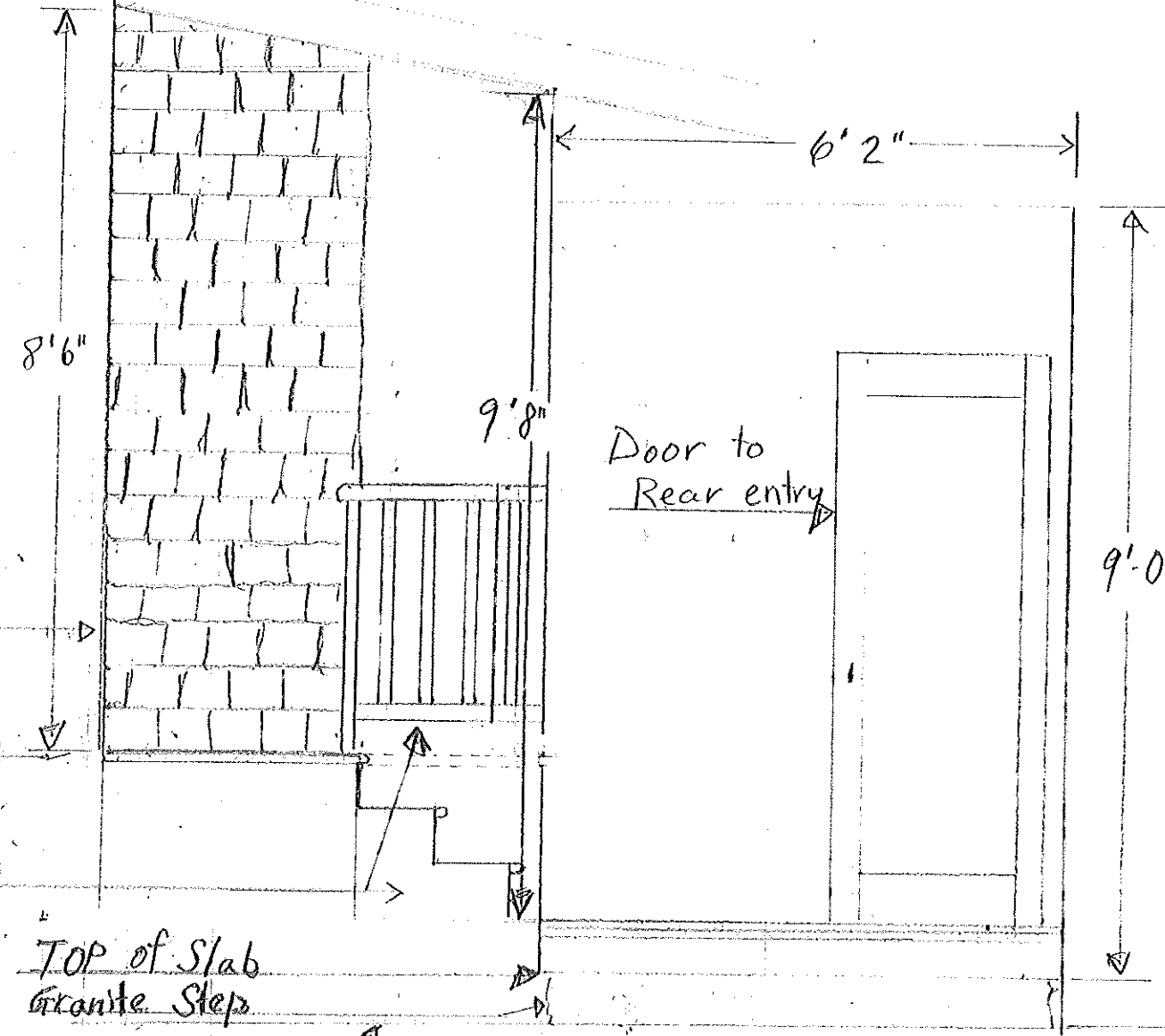
Top of Existing Porch

Wall Below Rail,  
Stairs beyond

TOP of Slab  
Granite Steps

Grade

Top of Slab at garage

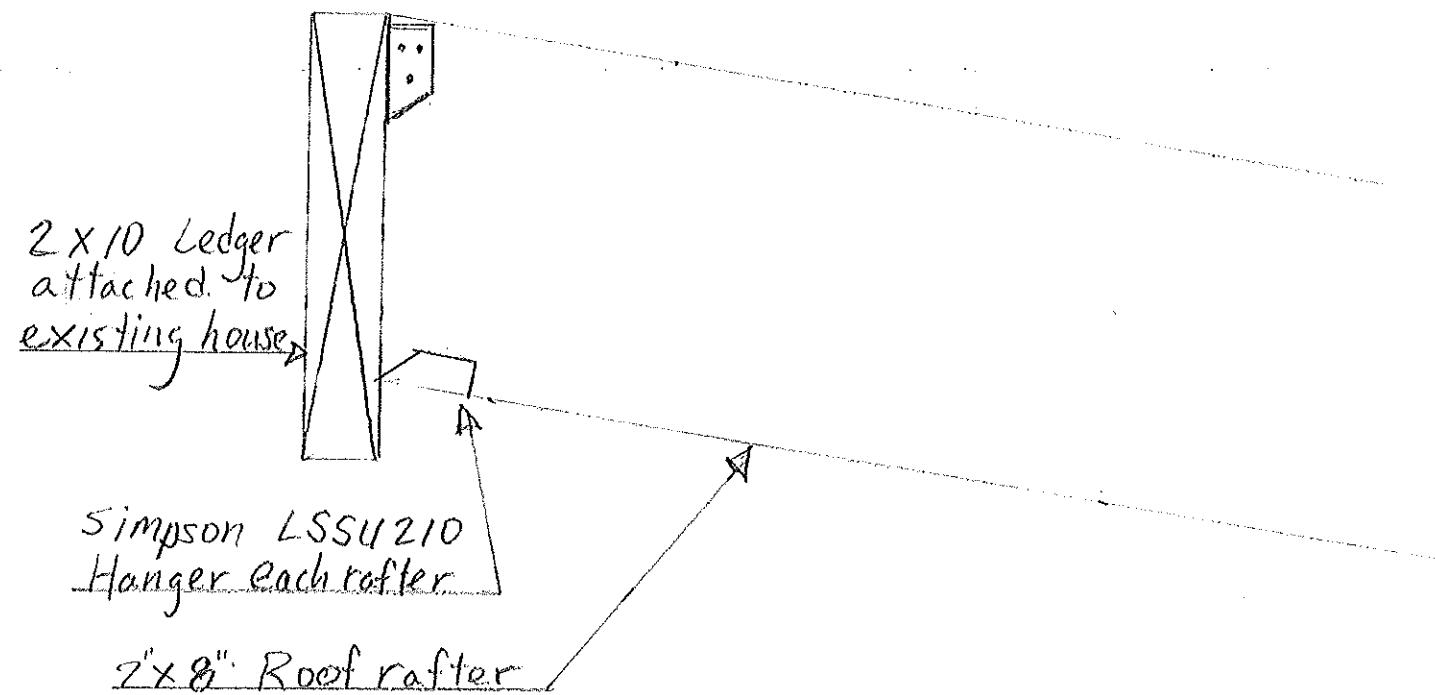


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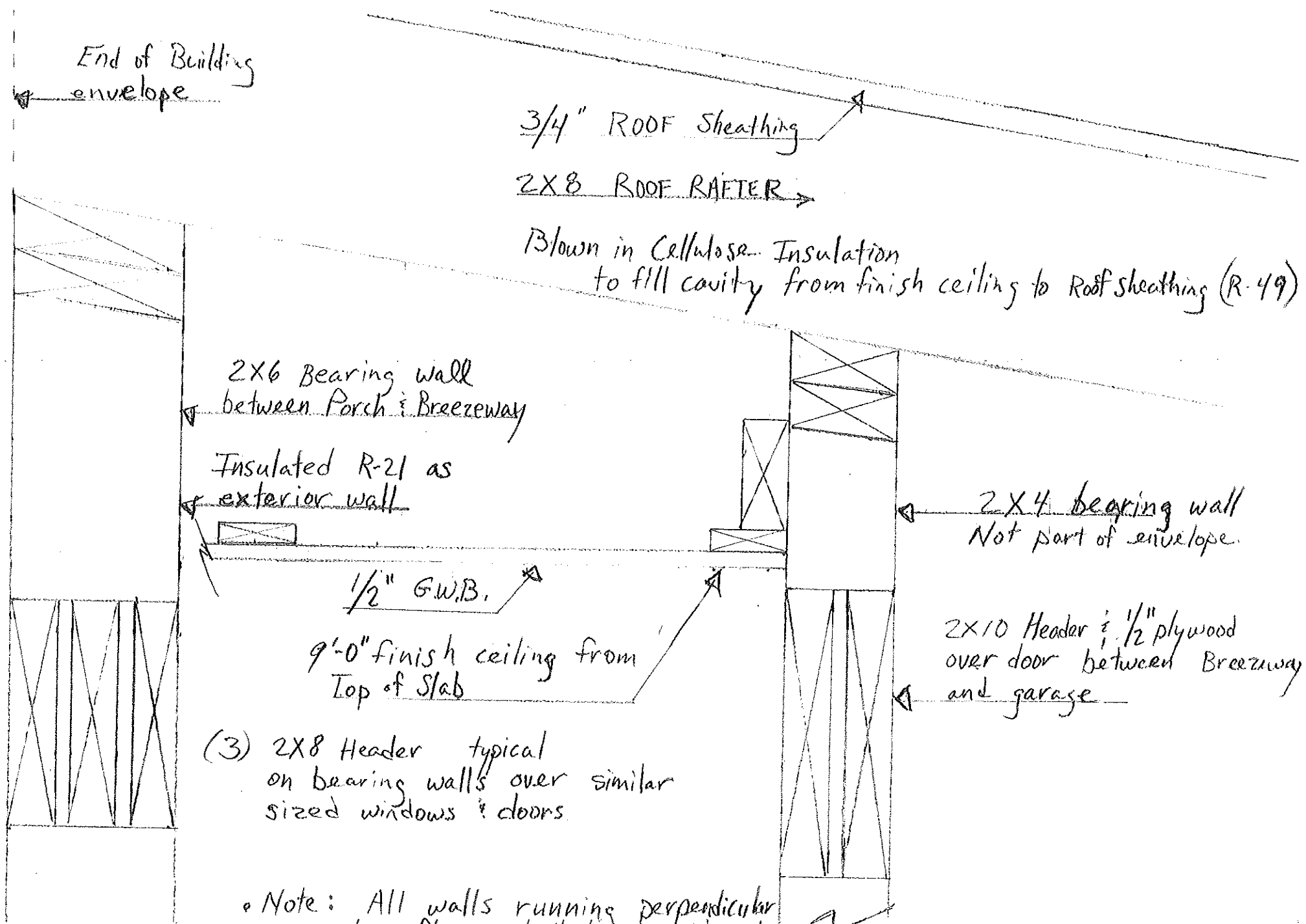
Roof Connection to Ledger



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End of Building envelope

3/4" ROOF Sheathing

2X8 ROOF RAFTER

Blown in Cellulose Insulation to fill cavity from finish ceiling to Roof sheathing (R-49)

2X6 Bearing wall between Porch & Breezeway

Insulated R-21 as exterior wall

1/2" G.W.B.

9'-0" finish ceiling from Top of Slab

2X4 bearing wall Not part of envelope.

2X10 Header & 1/2" plywood over door between Breezeway and garage

(3) 2X8 Header typical on bearing walls over similar sized windows & doors.

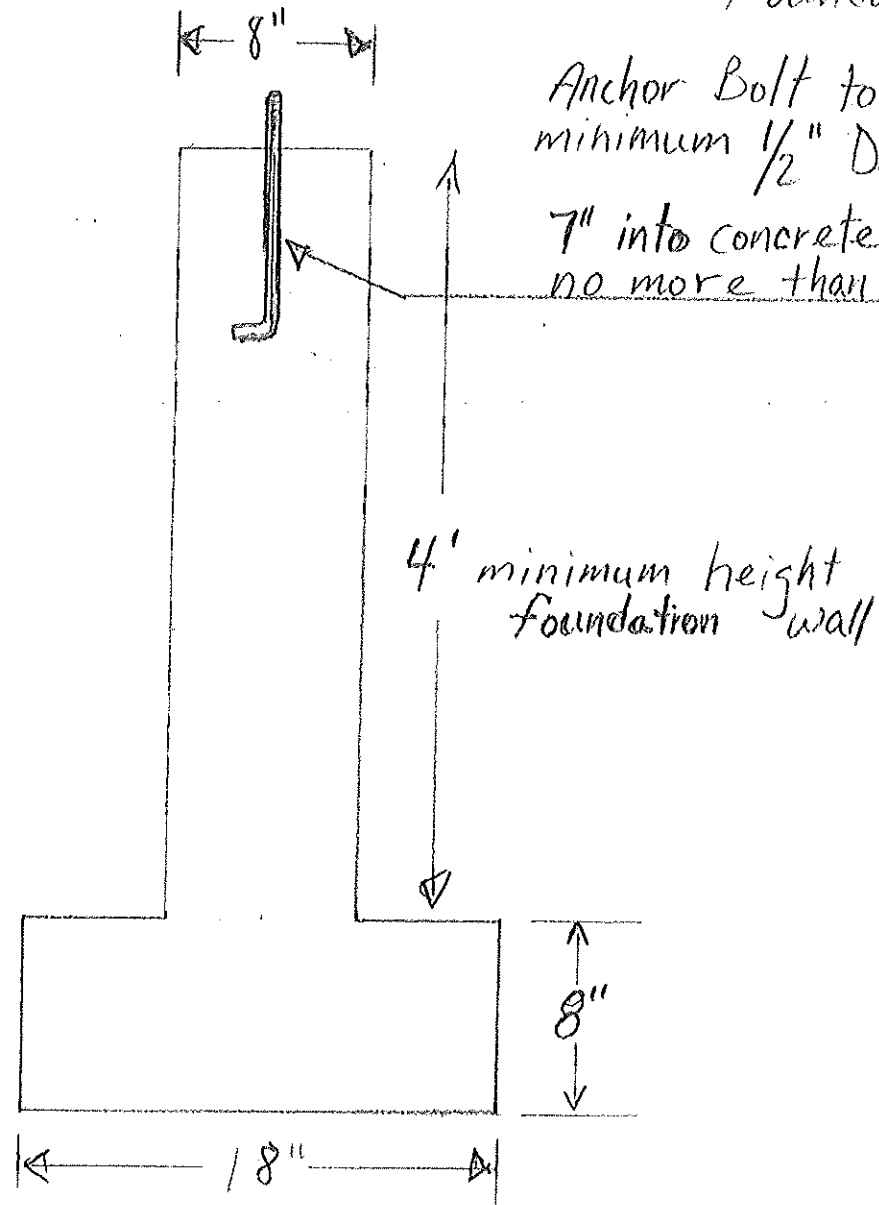
Note: All walls running perpendicular to rafters shall be considered bearing walls.

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Foundation Detail



Anchor Bolt to be  
minimum 1/2" Dia. &  
7" into concrete & spaced  
no more than 6' on center

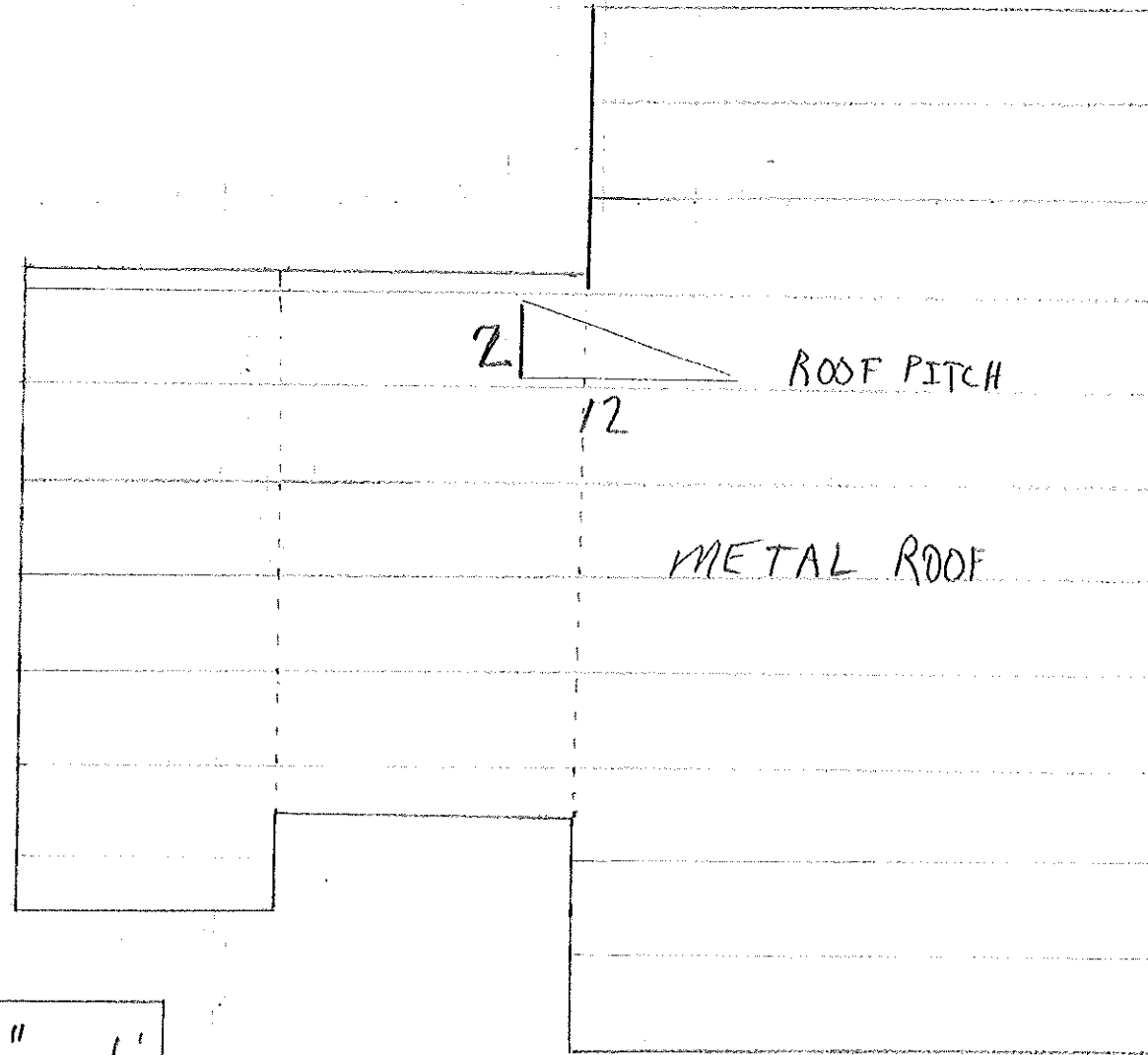
4' minimum height  
foundation wall

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# ROOF PLAN



$\frac{1}{4}'' = 1'$

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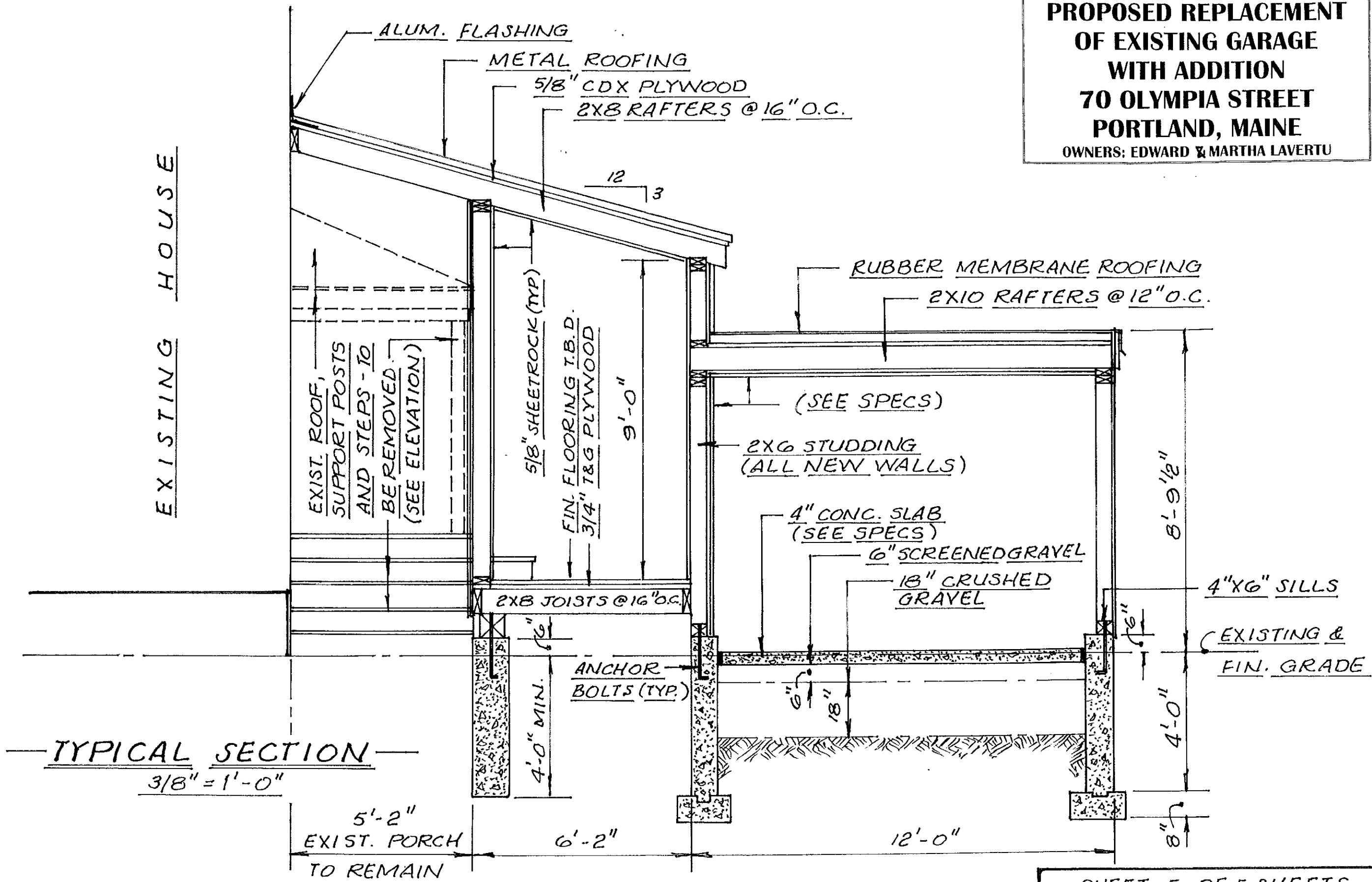
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**PROPOSED REPLACEMENT  
OF EXISTING GARAGE  
WITH ADDITION  
70 OLYMPIA STREET  
PORTLAND, MAINE**  
OWNERS: EDWARD & MARTHA LAVERTU

EXISTING HOUSE



TYPICAL SECTION

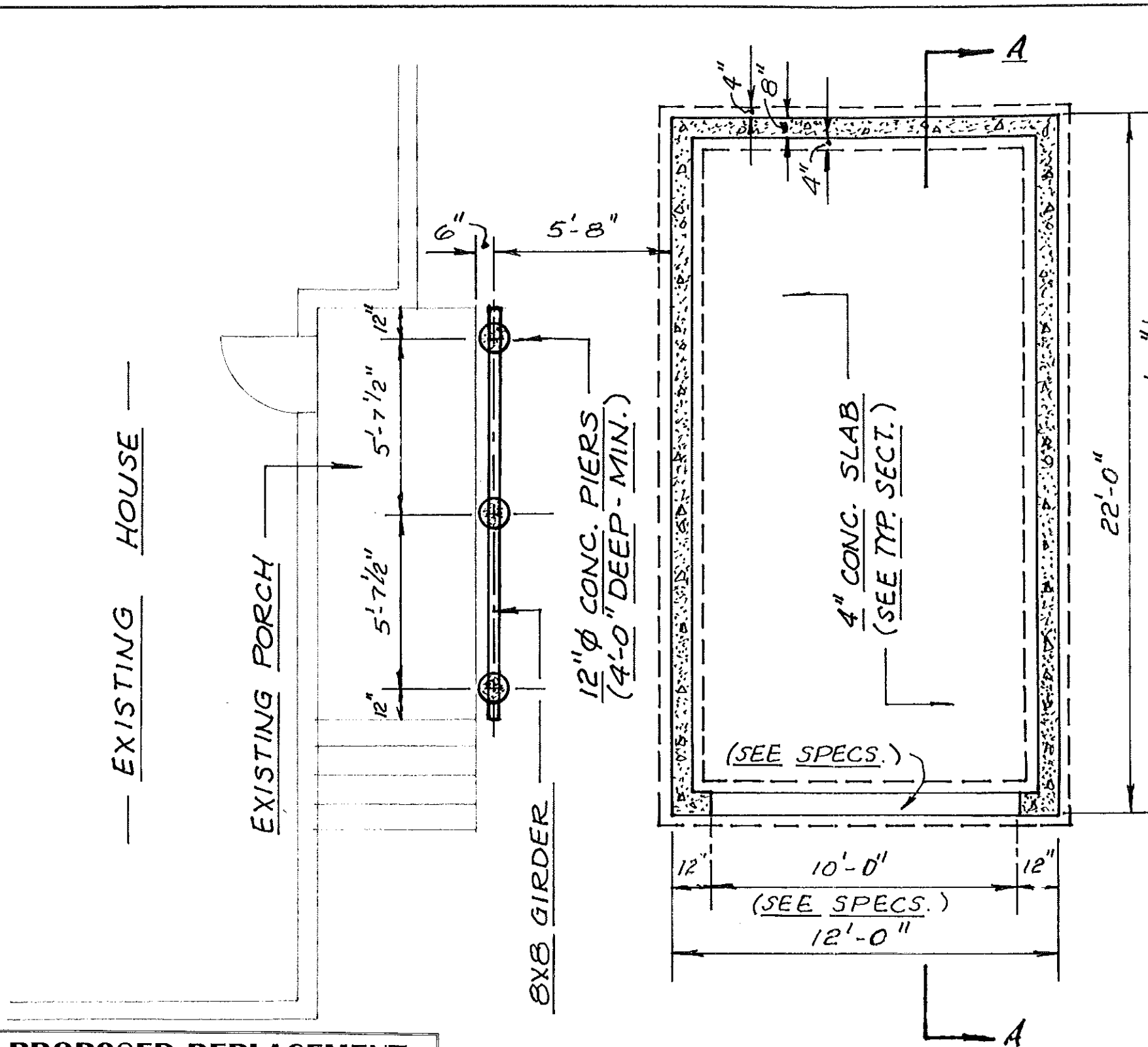
3/8" = 1'-0"

5'-2"  
EXIST. PORCH  
TO REMAIN

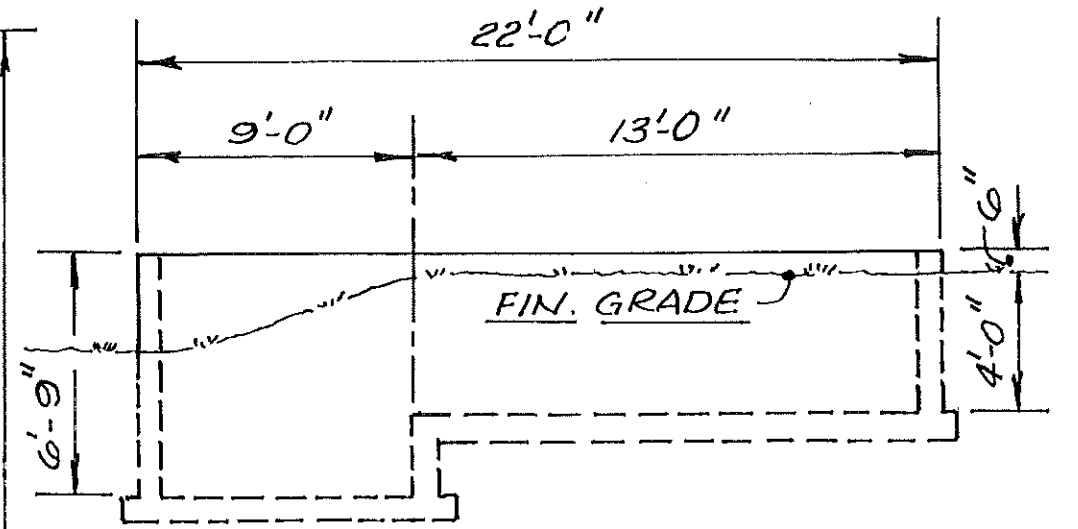
6'-2"

12'-0"

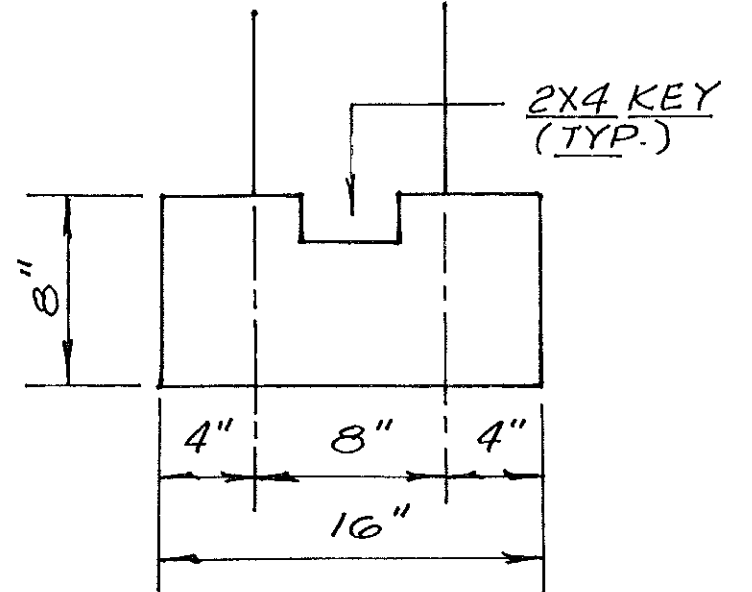
8"



— FOUNDATION PLAN —  
1/4" = 1'-0"



— SECTION A-A —  
3/16" = 1'-0"

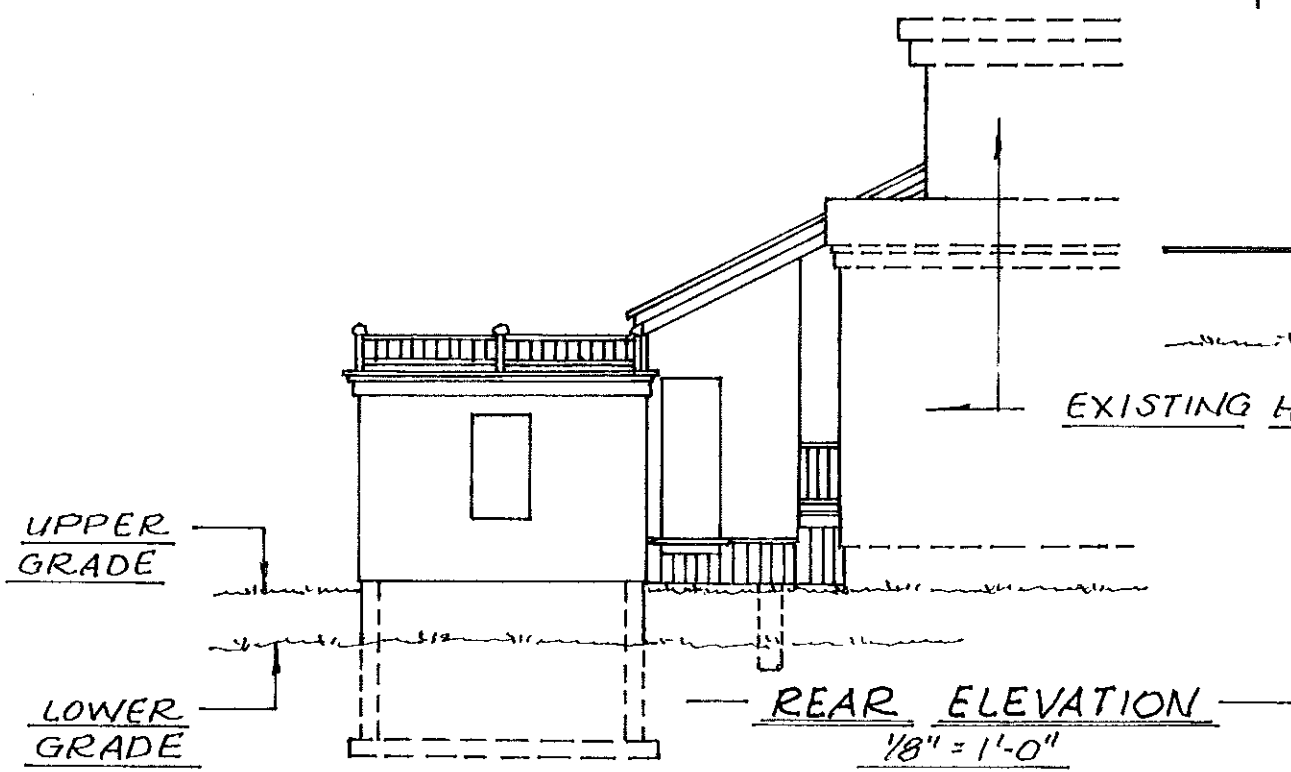
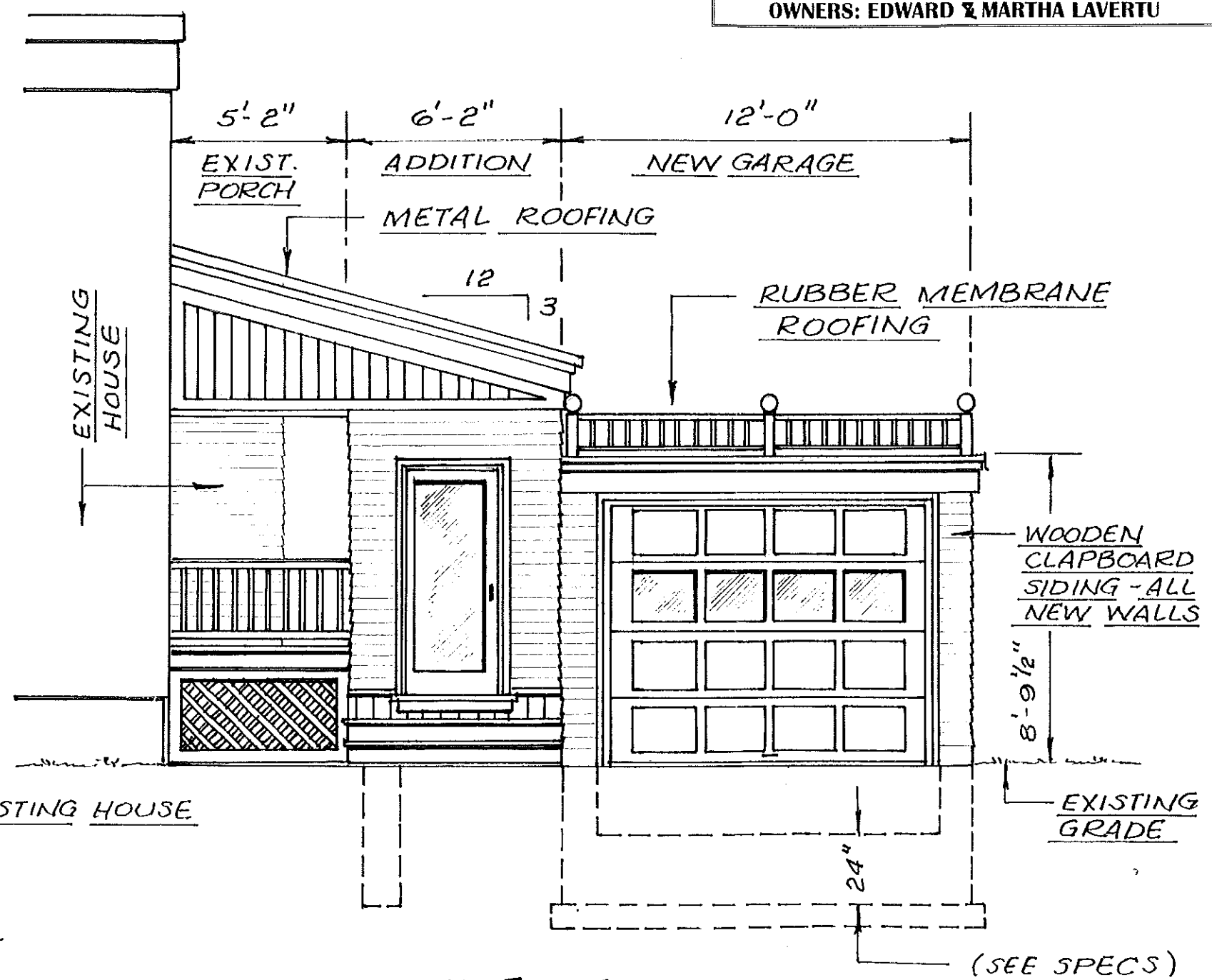
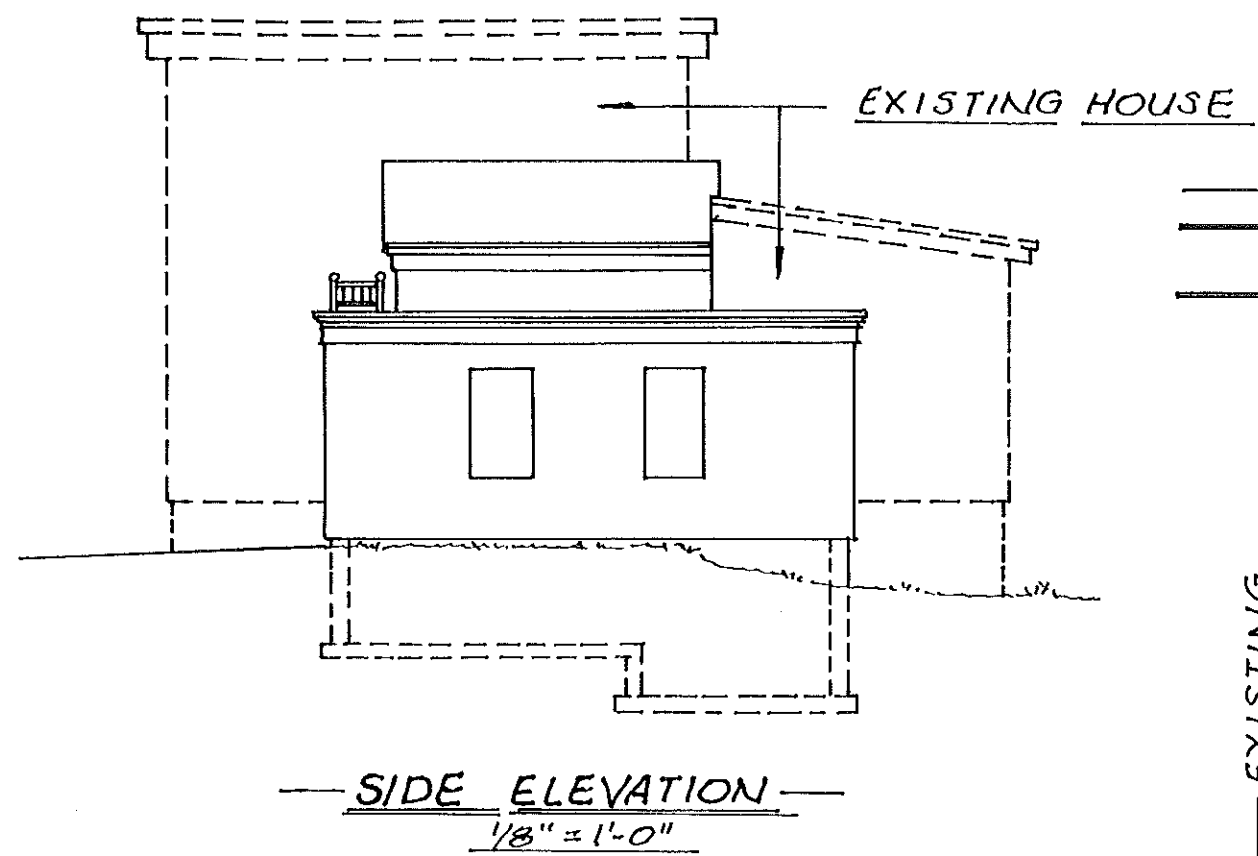


— TYPICAL FOOTING —  
1/2" = 1'-0"

**PROPOSED REPLACEMENT  
OF EXISTING GARAGE  
WITH ADDITION  
70 OLYMPIA STREET  
PORTLAND, MAINE**  
OWNERS: EDWARD & MARTHA LAVERTU

SHEET 3 OF 5 SHEETS

**PROPOSED REPLACEMENT  
OF EXISTING GARAGE  
WITH ADDITION  
70 OLYMPIA STREET  
PORTLAND, MAINE  
OWNERS: EDWARD & MARTHA LAVERTU**



70 Olympia St  
2013-00275

proposed " 3523.88  
existing volume 2804  
increase 719.88

PROPOSED GARAGE ft.<sup>2</sup> (22' x 12') = 264 ft.<sup>2</sup>

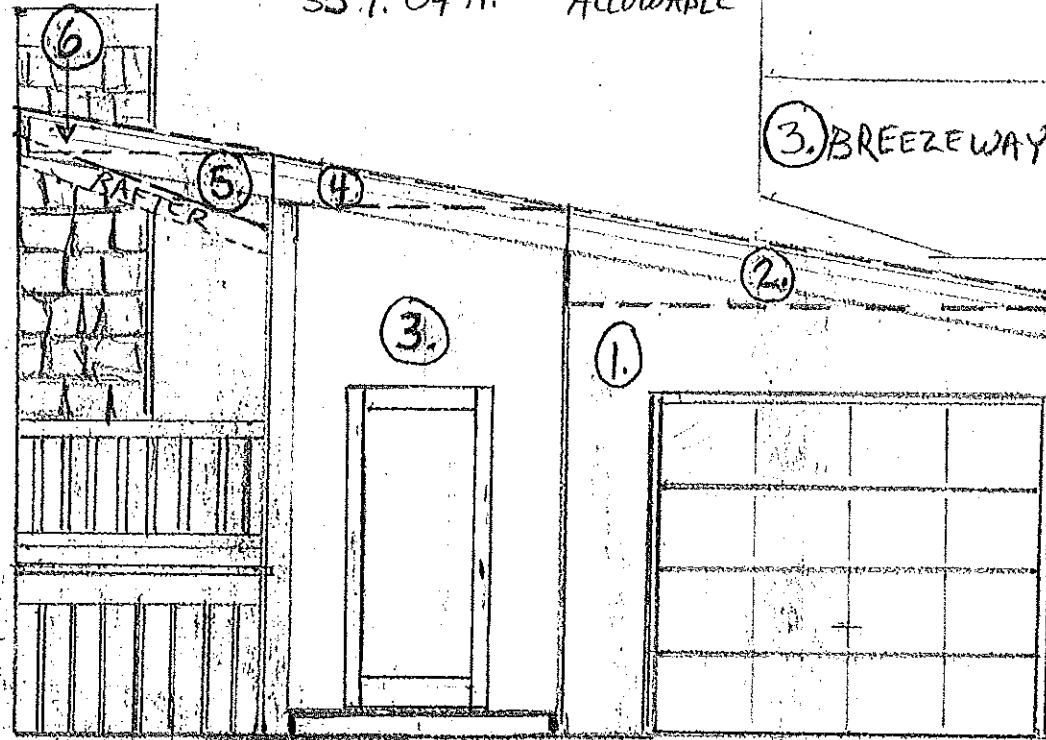
PROPOSED BREEZEWAY  
ADDITION (6'2" x 11'3") = 69.38 ft.<sup>2</sup>

264 ft.<sup>2</sup>  
+ 69.38 ft.<sup>2</sup>  
333.38 ft.<sup>2</sup> PROPOSED  
357.04 ft.<sup>2</sup> ALLOWABLE

VOLUMES

- ① 2376 ft.<sup>3</sup>
- ② 264 ft.<sup>3</sup>
- ③ 763.54
- ④ 763.13 ft.<sup>3</sup>
- ⑤ 34.71
- ⑥ 34.69 ft.<sup>3</sup>
- ⑦ 51.38
- ⑧ 51.35 ft.<sup>3</sup>
- ⑨ + 34.25
- ⑩ 34.23 ft.<sup>3</sup>

PROPOSED = 3523.88 ft.<sup>3</sup>  
ALLOWED = 3645 ft.<sup>3</sup>



DOTTED LINE ----- = EXISTING PORCH ROOF  
DASHED LINE ----- = VOLUME COMPUTATION REFERENCE

VOLUMES

① GARAGE - 9'H x 12'W x 22'D =  
2376 ft.<sup>3</sup>

② TRIANGLE ABOVE GARAGE =  
2'H x 12'W x 22'D = 528 ft.<sup>3</sup> ÷ 2 =  
264 ft.<sup>3</sup>

③ BREEZEWAY - 11'H x 6'2"W x 11'3"D =  
763.13 ft.<sup>3</sup> (763, 74)

④ TRIANGLE ABOVE BREEZEWAY -  
1'H x 6'2"W x 11'3"D =  
69.38 ft.<sup>3</sup> ÷ 2 =  
34.69 ft.<sup>3</sup> (34, 71)

⑤ 1'6"H x 5'2"W x 13'3"D =  
102.69 ft.<sup>3</sup> ÷ 2 = 51.35 ft.<sup>3</sup> (51, 35)

⑥ 1'H x 5'2"W x 13'3"D =  
68.46 ft.<sup>3</sup> ÷ 2 = 34.23 ft.<sup>3</sup> (34, 23)

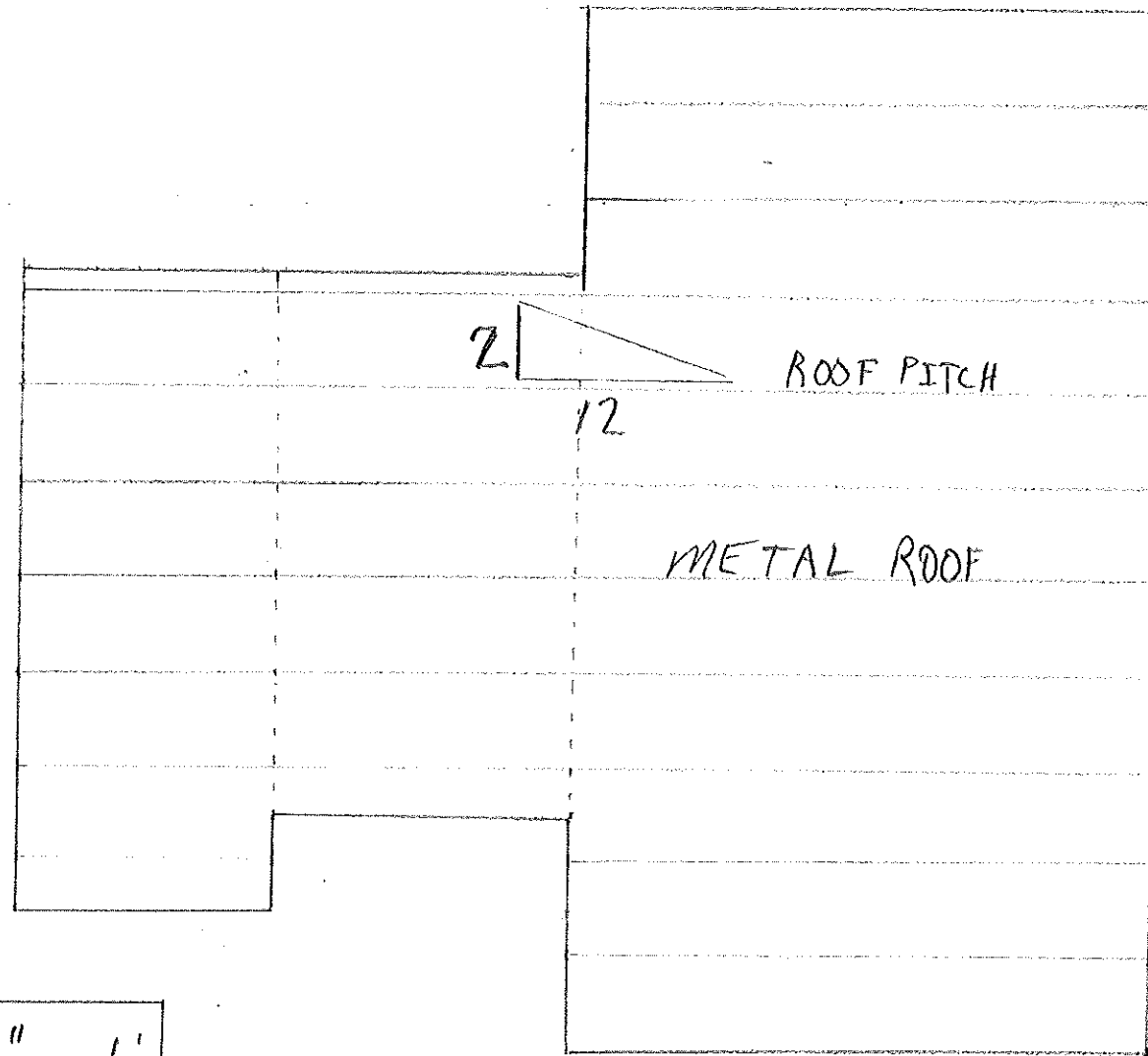
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70 Olympia St.  
2013-00275

# ROOF PLAN



$\frac{1}{4}'' = 1'$

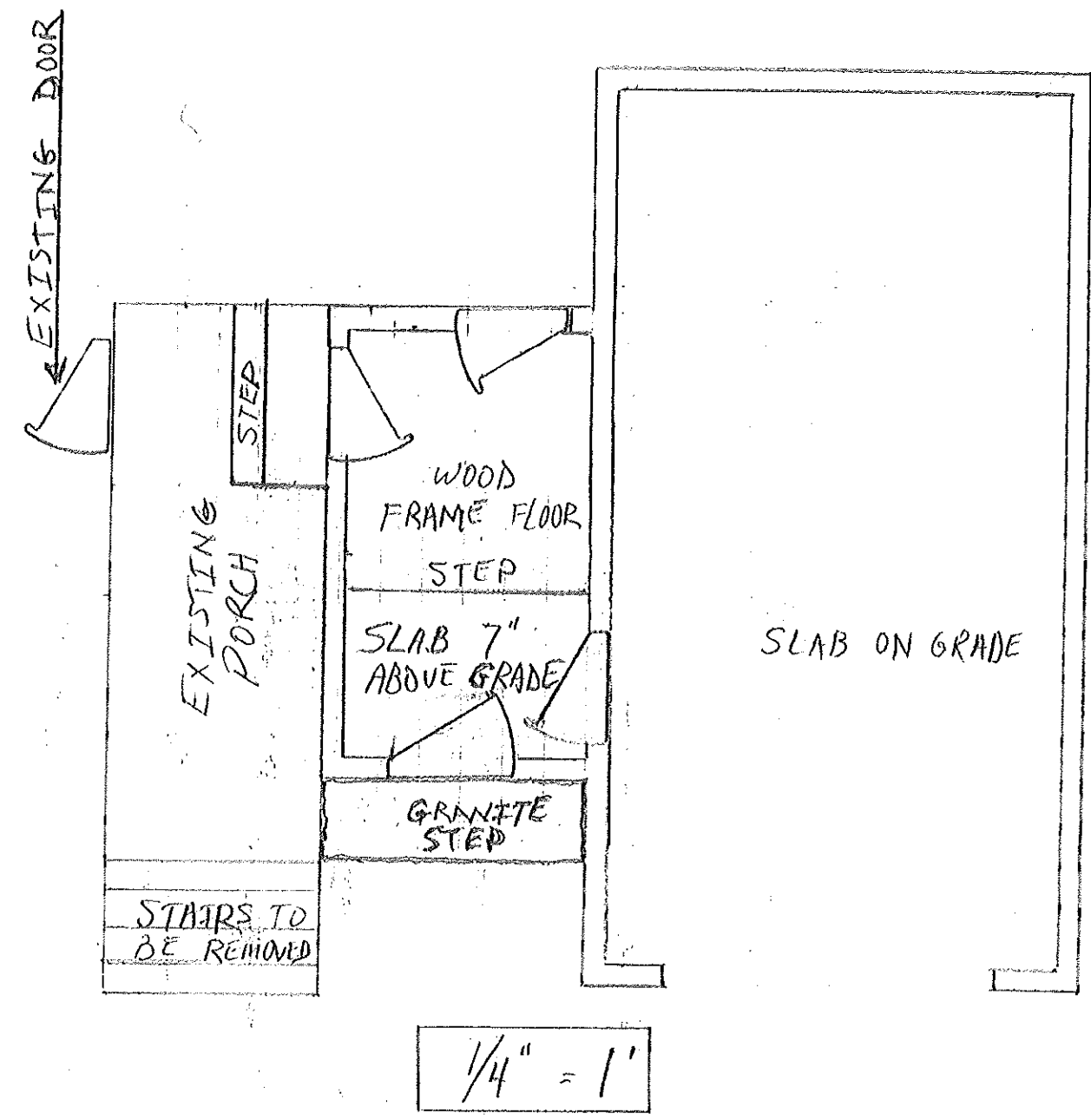
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70 Olympi<sup>a</sup> St  
2013-00275

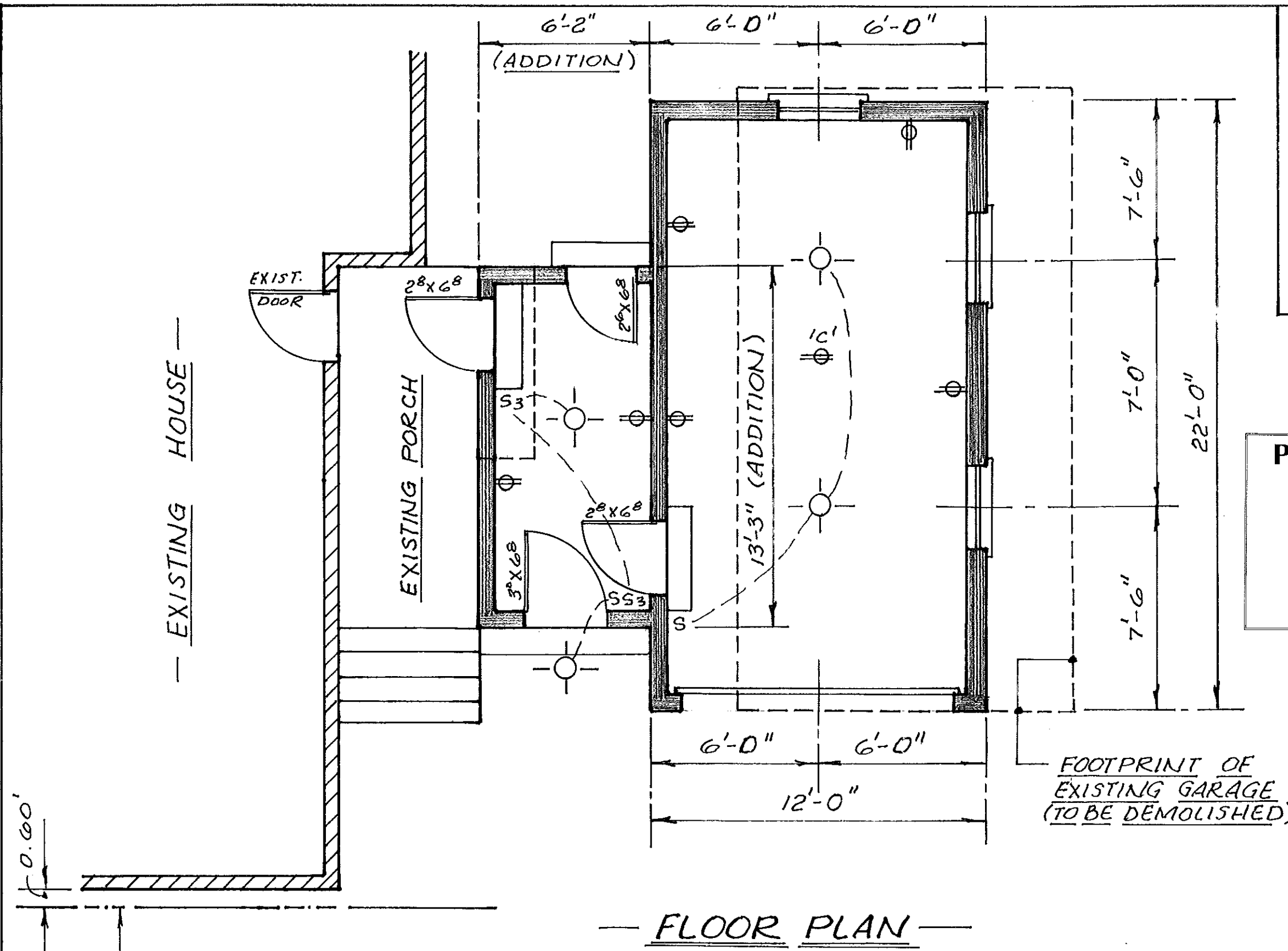
FLOOR PLAN



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ELECTRICAL LEGEND

- ⊕ DUPLEX WALL OUTLET
- ⊕ 'C' CEILING DUPLEX OUTLET - FUTURE GARAGE
- ⊕ DOOR OPENER
- OVERHEAD LIGHT
- S SINGLE SWITCH
- S3 3-WAY SWITCH

**PROPOSED REPLACEMENT  
OF EXISTING GARAGE  
WITH ADDITION  
70 OLYMPIA STREET  
PORTLAND, MAINE**  
OWNERS: EDWARD & MARTHA LAVERTU

FLOOR PLAN  
1/4" = 1'-0"

STREETLINE/PROPERTY LINE  
PER CITY RECORDS  
(SEE SPECS.)

FOOTPRINT OF  
EXISTING GARAGE  
(TO BE DEMOLISHED)

LOTS 43, 44 & 45 AS SHOWN ON  
 PLAN OF "OCEAN VIEW PARK"  
 RECORDED IN CCRD, PLAN BOOK  
 8, PAGE 141 ON OCTOBER 17, 1898  
 (See Supportive Data in Spec. Book)

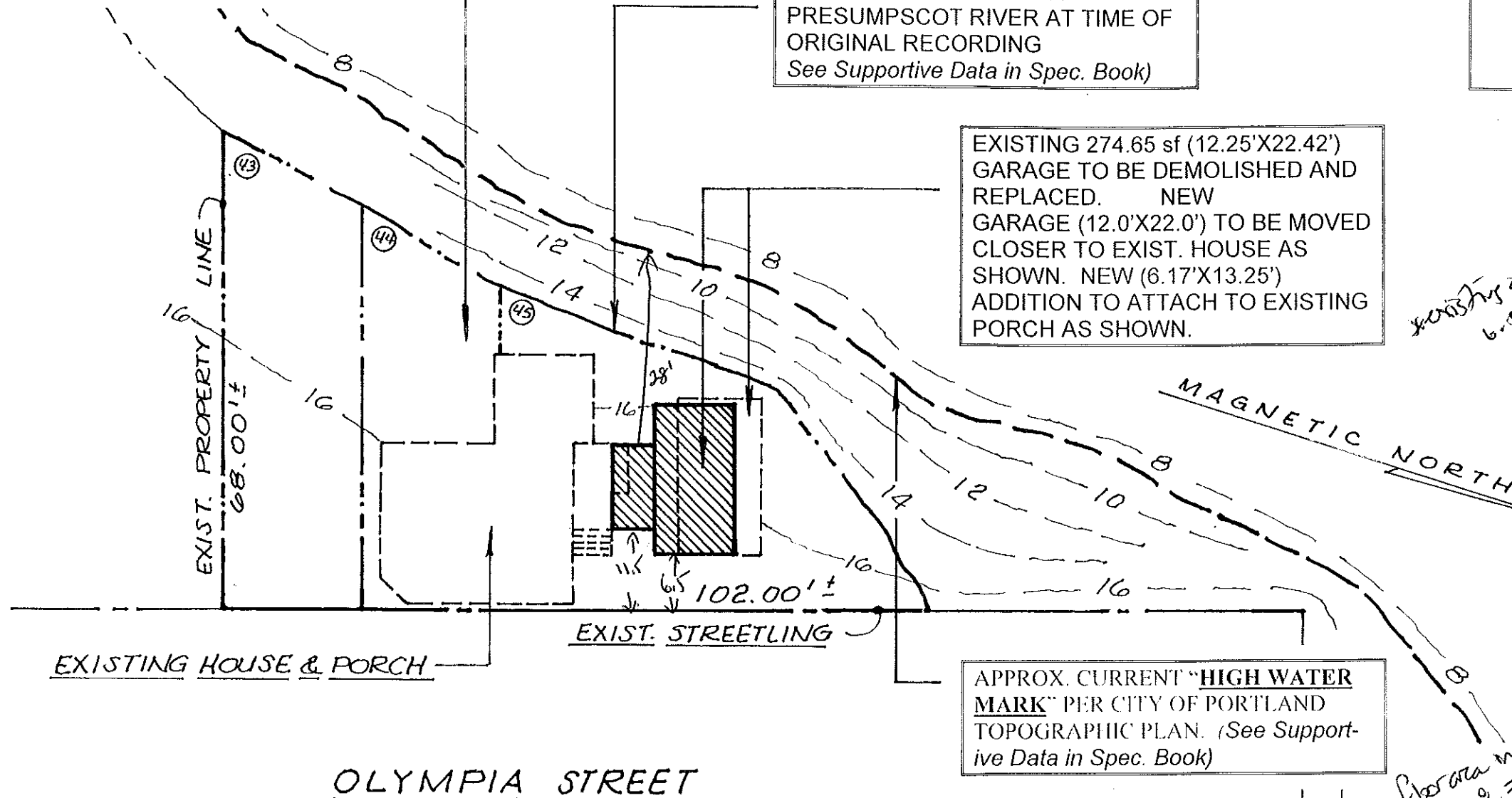
APPROXIMATE BANKS OF  
 PRESUMPCOT RIVER AT TIME OF  
 ORIGINAL RECORDING  
 See Supportive Data in Spec. Book)

**PROPOSED REPLACEMENT  
 OF EXISTING GARAGE  
 WITH ADDITION  
 70 OLYMPIA STREET  
 PORTLAND, MAINE**  
 OWNERS: EDWARD & MARTHA LAVERTU

EXISTING 274.65 sf (12.25'X22.42')  
 GARAGE TO BE DEMOLISHED AND  
 REPLACED. NEW  
 GARAGE (12.0'X22.0') TO BE MOVED  
 CLOSER TO EXIST. HOUSE AS  
 SHOWN. NEW (6.17'X13.25')  
 ADDITION TO ATTACH TO EXISTING  
 PORCH AS SHOWN.

\* not quite to scale.  
 \* assumption is structures are to fully  
 Min 7' setbacks  
 R-5  
 lot size - 38854  
 rear setback 20' - 28' to high water  
 side - N/A. of neighbor's property  
 front 20' or average 11.5'  
 $3420' = 28' \times 11.5'$

lot coverage = 40% = 14224  
 house - 878.  
 garage - 12x22 = 264  
 connector - 6.17x13.25 = 81.77  
 1222.91  
 1221.41  
 Shortland 75' setback from  
 upland edge of construction lands.



APPROX. CURRENT "HIGH WATER  
 MARK" PER CITY OF PORTLAND  
 TOPOGRAPHIC PLAN. (See Supportive  
 Data in Spec. Book)

EXISTING HOUSE & PORCH

EXIST. STREETLING

OLYMPIA STREET

HELENE ST.

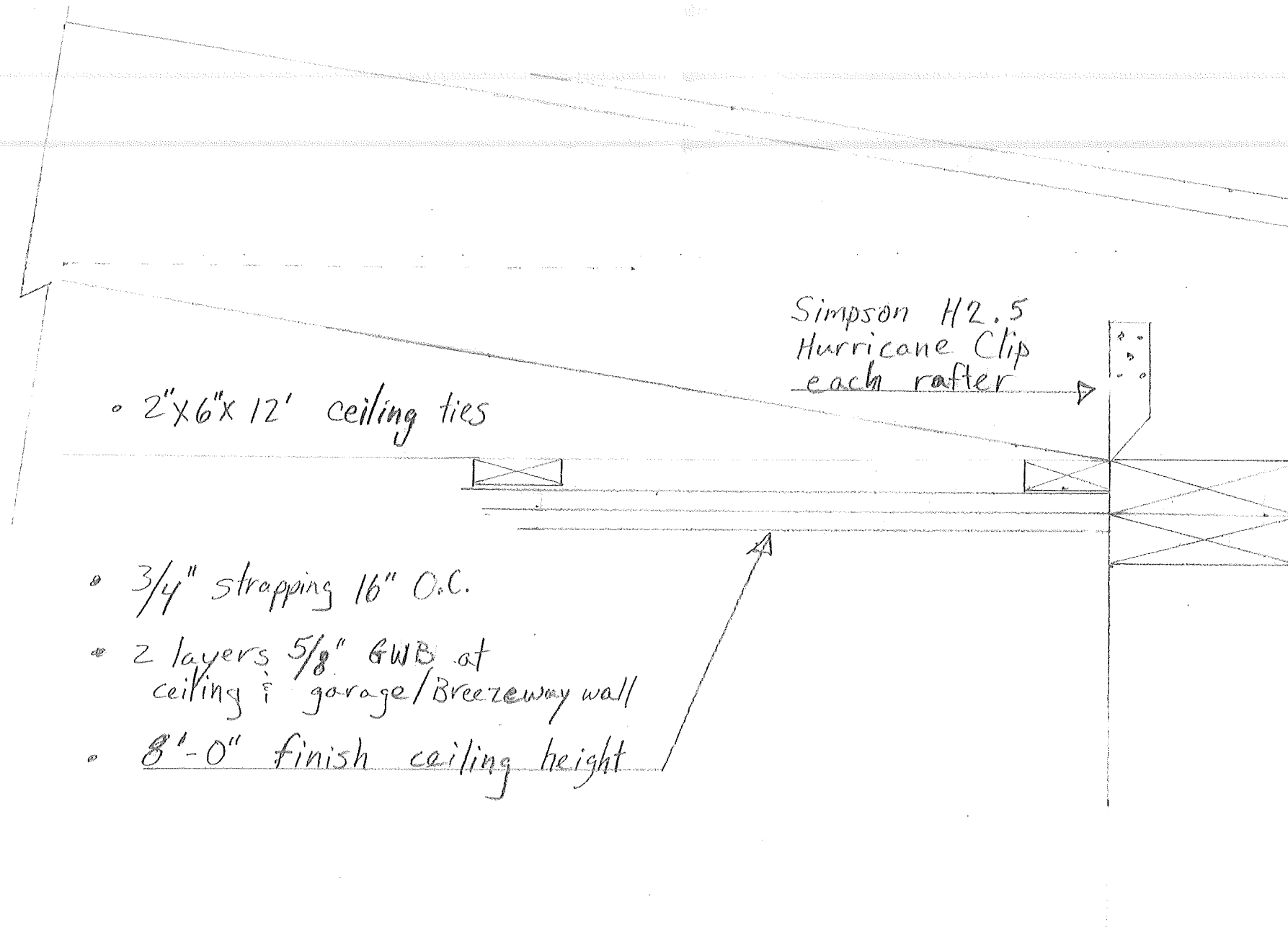
**SITE & TOPOGRAPHIC PLAN**  
 SCALE: 1" = 20'

ALL PLANS DRAWN BY:  
 JOHN P. RAGUE  
 APRIL 2012

SHEET 1 OF 5 SHEETS



# GARAGE SECTION



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