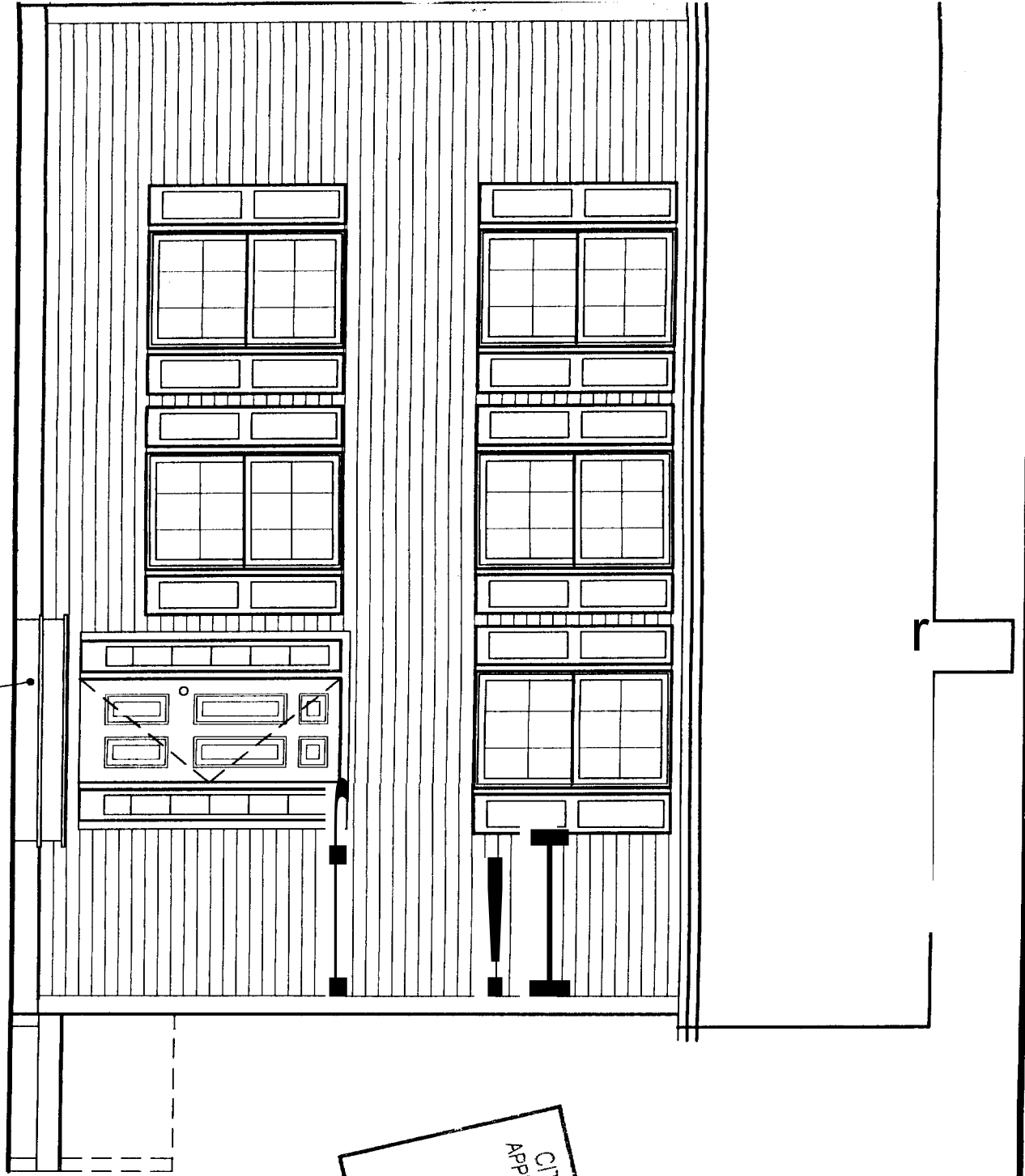


FRONT ELEVATION

Scale: N.T.S.

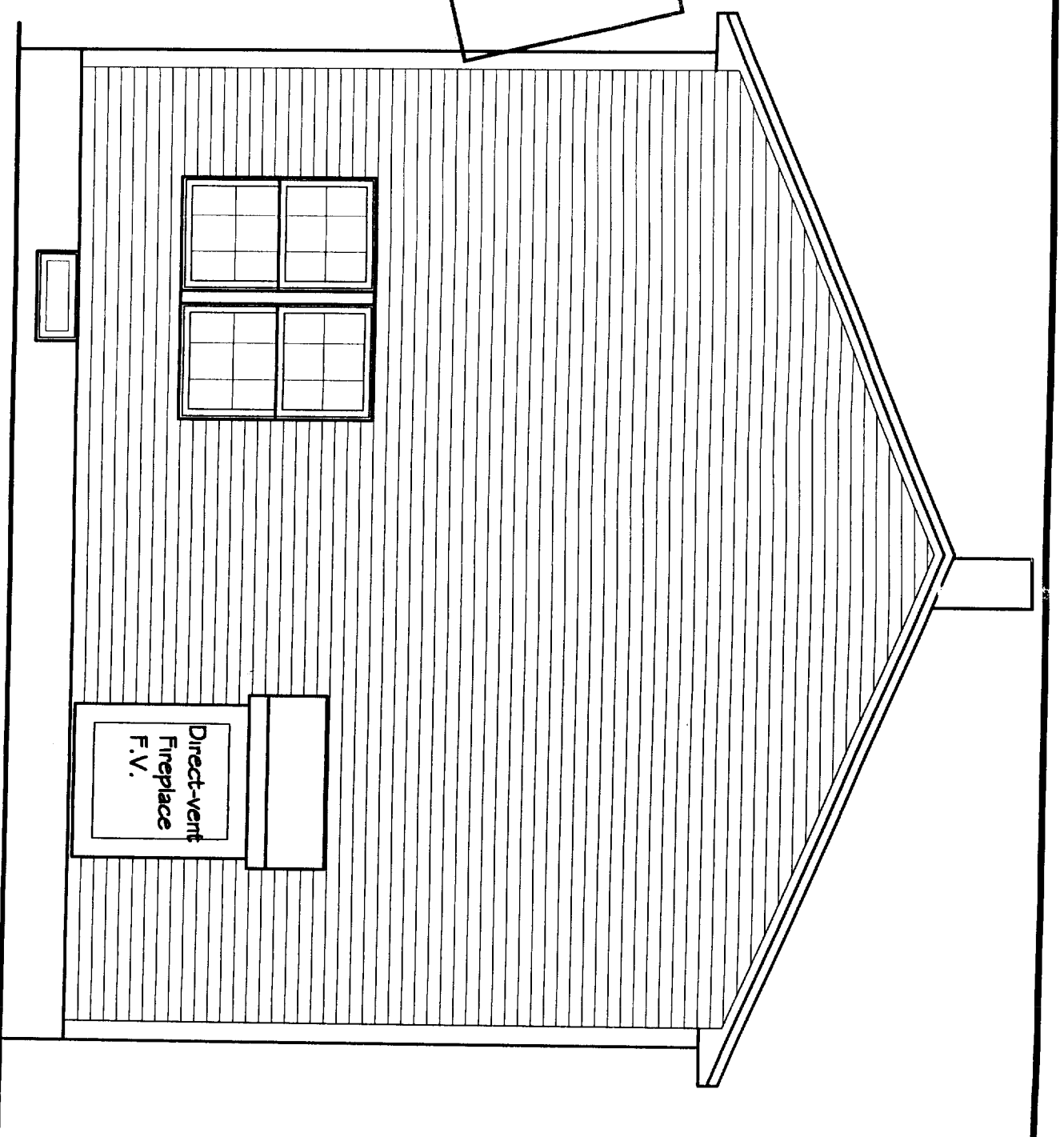


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CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 04 2004
SUPERSEDES ALL
PRIOR DATED PLANS

LEFT ELEVATION

Scale: N.T.S.



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APPROVED CONSTRUCTION PLANS
AUG 04 2004
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PRIOR DATED PLANS

- 2 2004

*Customer Built Homes of Maine
Ted Mandishin
316 0079
18 Ninth St*

FRONT ELEVATION

Scale: N.T.S.

Field verify
access to ground
level.

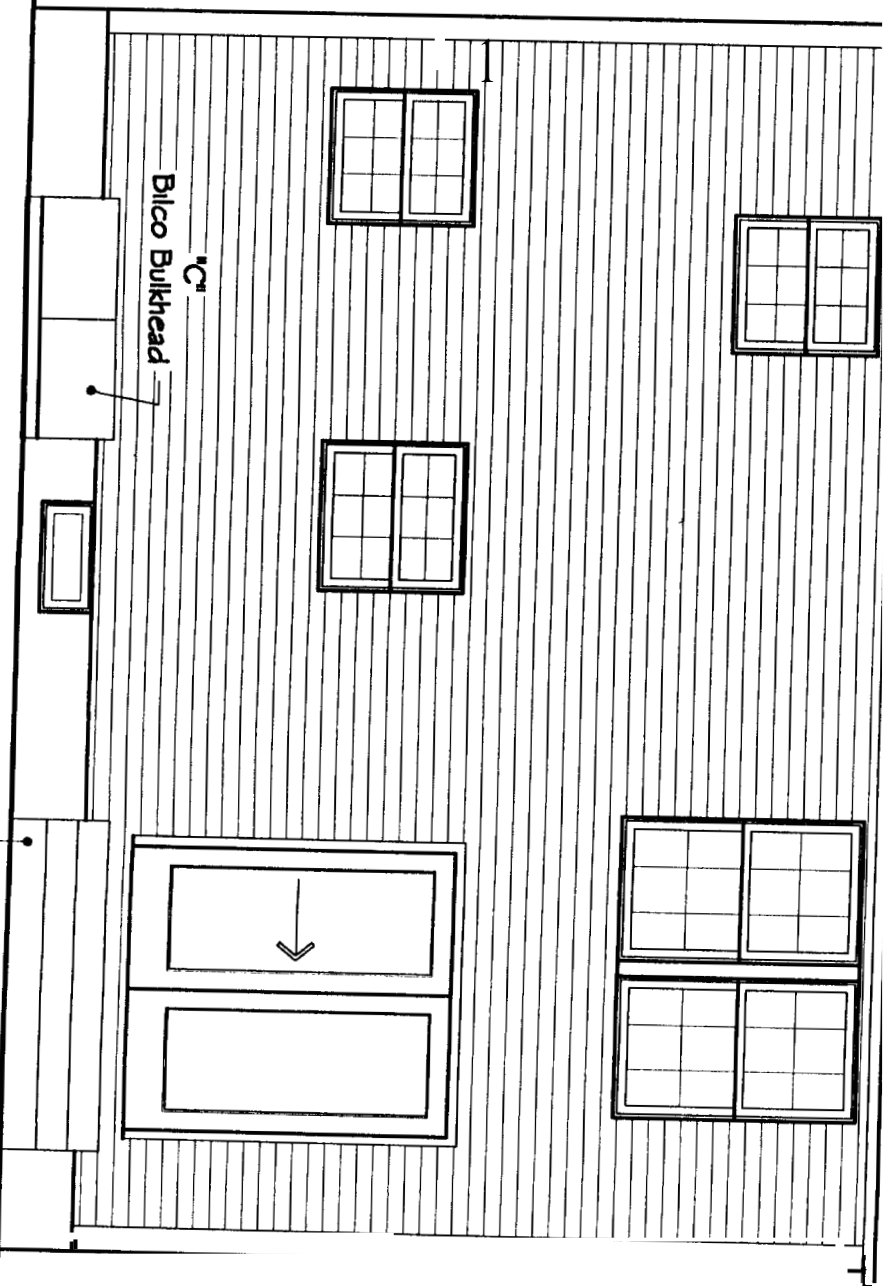
PLEASE BE ADVISED THAT JMG DESIGNS, INC. IS NOT
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CAPABILITIES AND SUITABILITY BEFORE TAKING ANY FINAL
ACTION REGARDING CONSTRUCTION. BEFORE BEGINNING
CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY
TO MAKE SURE ALL TOWN/CITY CODES ARE BEING MET.



REAR ELEVATION

Scale: N.T.S.

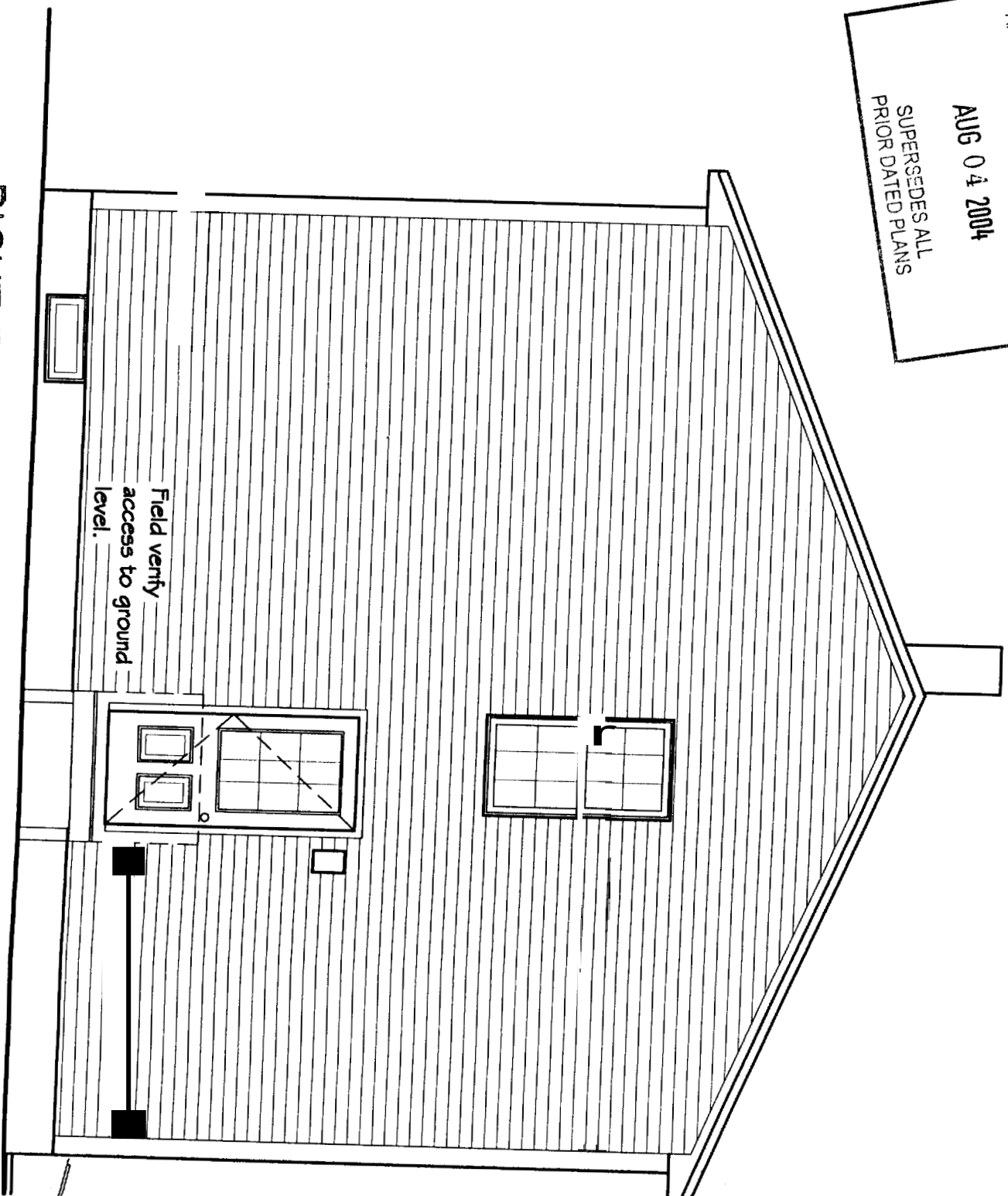
Field verify access to
ground level



LEFT ELEVATION

Scale: N.T.S.

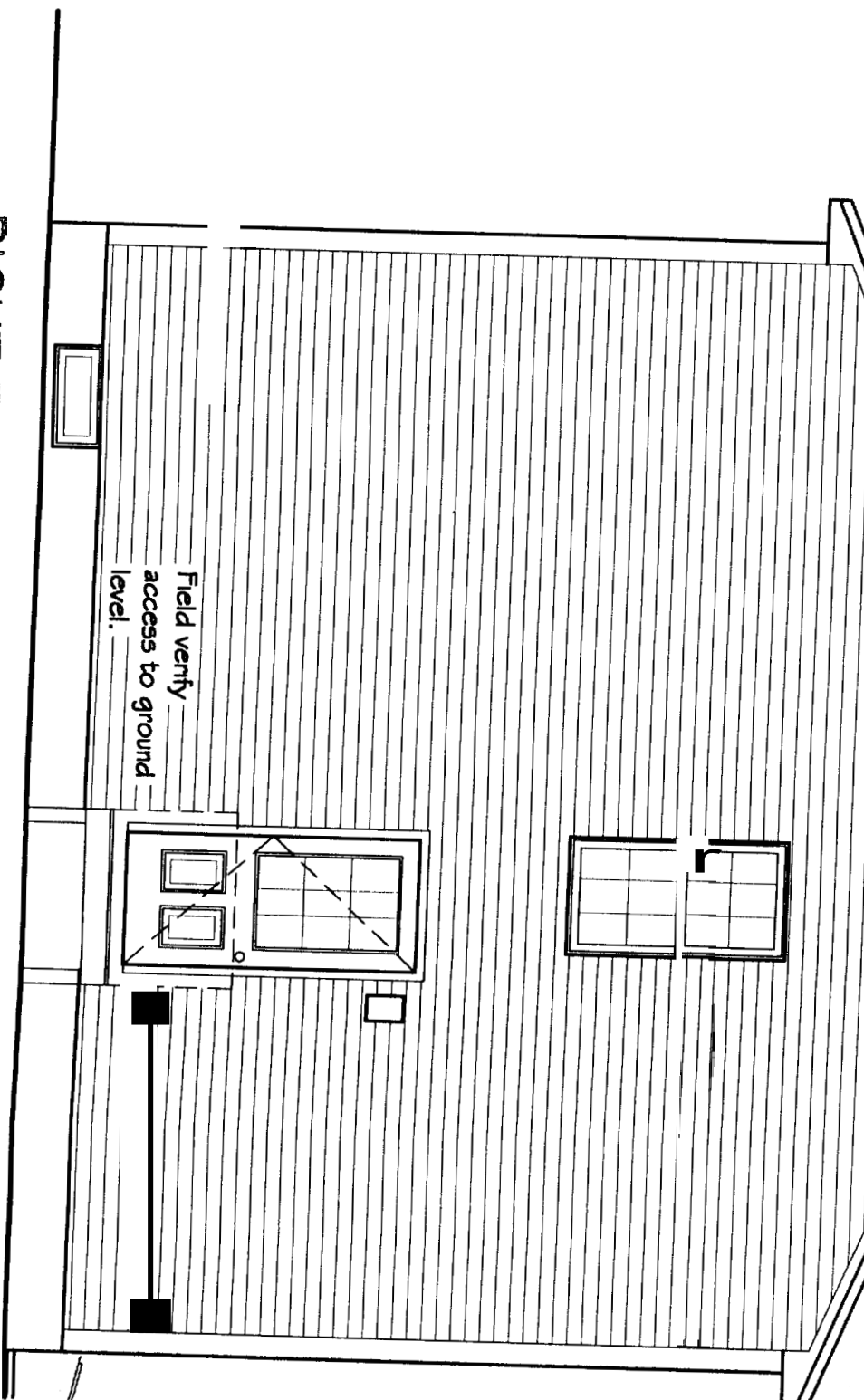
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 04 2004
SUPERSEDES ALL
PRIOR DATED PLANS



RIGHT ELEVATION

Scale: N.T.S.

Field verify
access to ground
level.



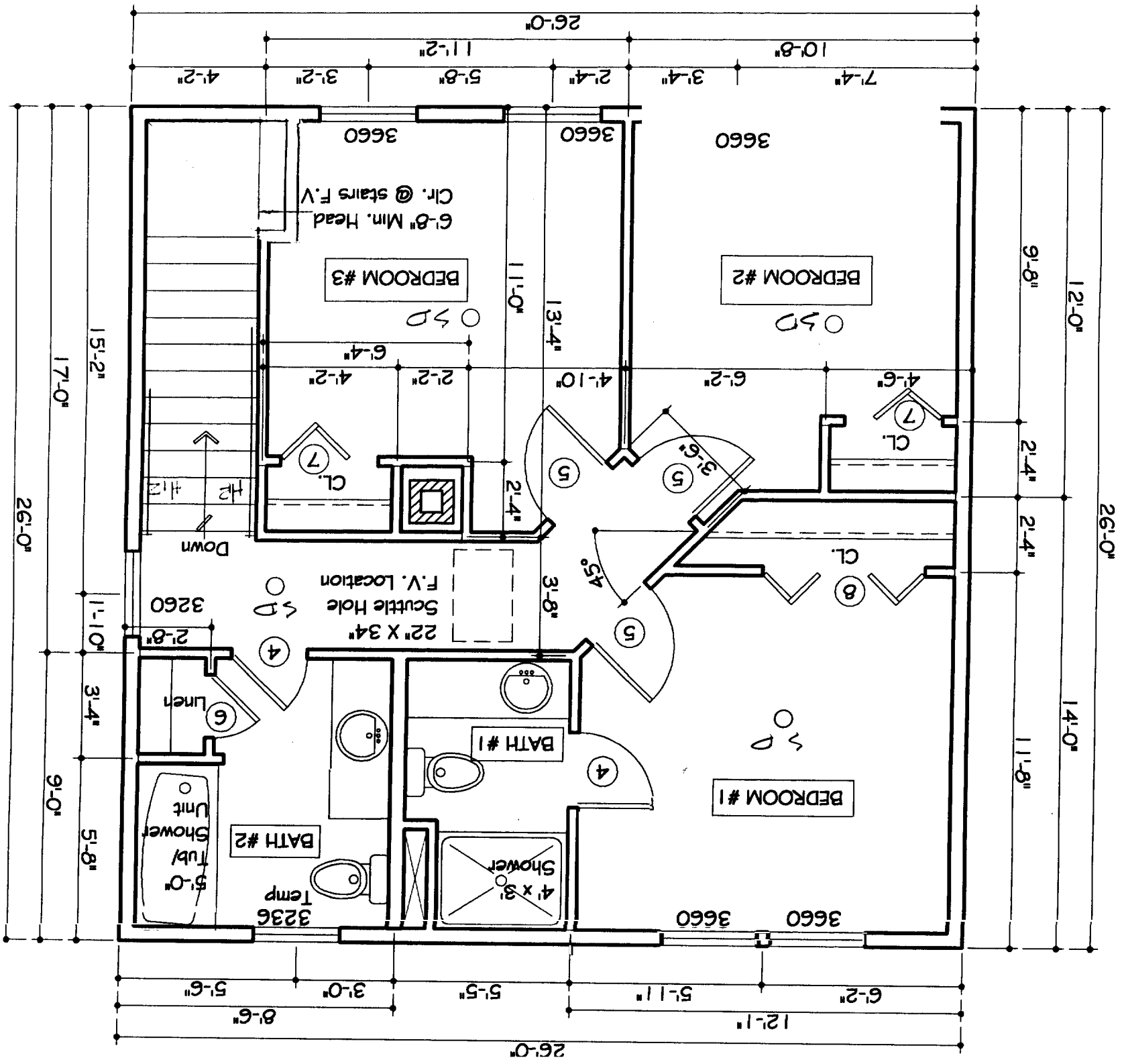
PLEASE BE ADVISED THAT JMG DESIGNS, INC. IS NOT CERTIFIED AS A STATE OF MAINE ARCHITECT OR ENGINEER. THIS WORK IS SUPPLIED STRICTLY AS A SERVICE TO MY CLIENTS AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CLIENTS MUST CONSULT AN ENGINEER OR ARCHITECT TO CONFIRMABLE DESIGNS.

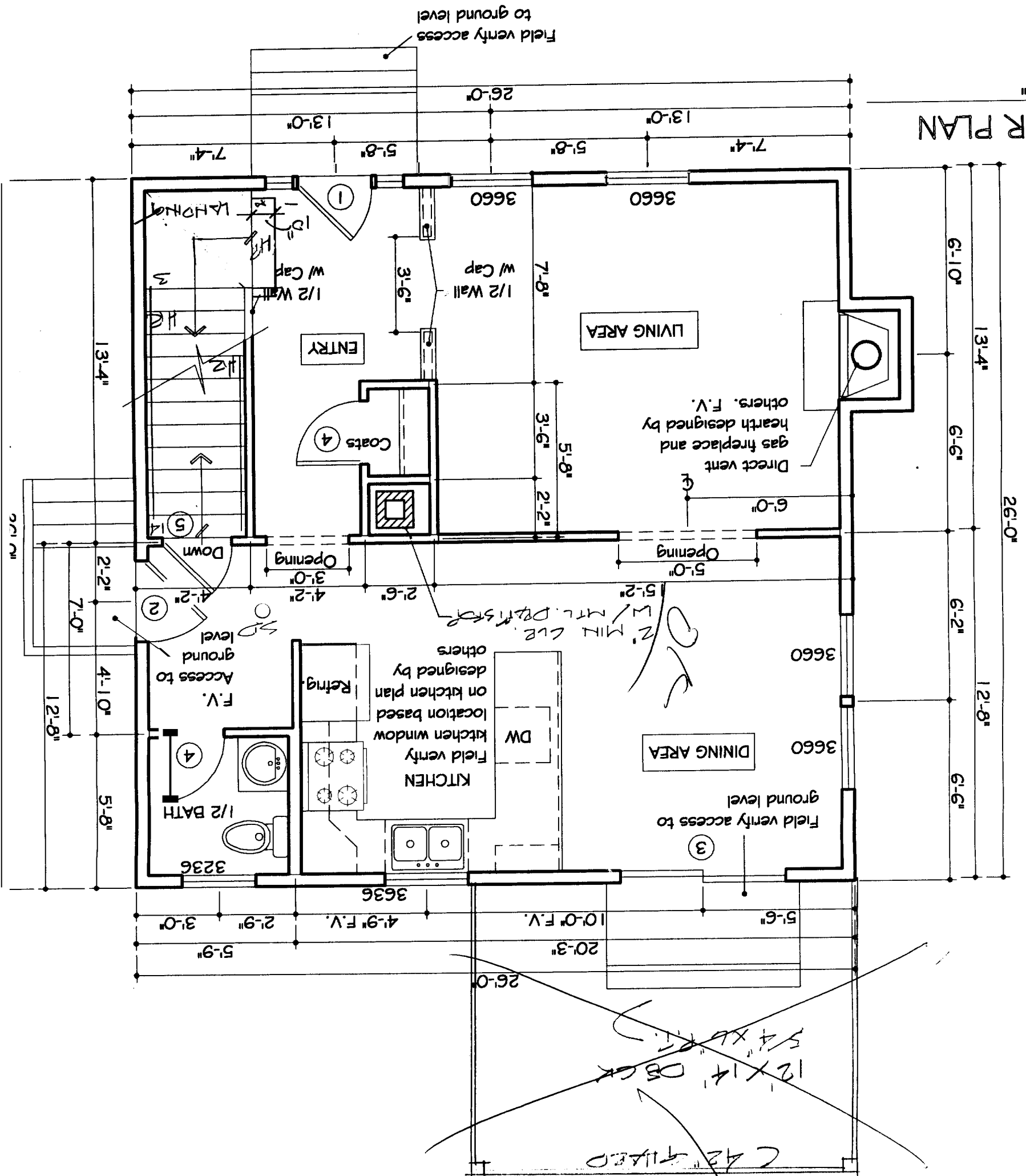
Scale: 1/4" = 1'-0"

FIRST FL

CITY OF PORTLAND MAINE
 APPROVED CONSTRUCTION PLANS
 AUG 04 2004
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 PRIOR DATED PLANS

SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"





DOOR SCHEDULE

1. 2'-8" x 6'-8" Entry w/ Sidelights
2. 3'-0" x 6'-8" 9-Lite Entry
3. 6'-0" x 6'-8" Slider Entry
4. 2'-4" x 6'-6" Interior
5. 2'-6" x 6'-6" Interior
6. 2'-0" x 6'-6" Interior
7. 3'-0" x 6'-6" Interior Bifold
8. 5'-0" x 6'-6" Interior Bifold

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 AUG 04 2004
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Not approved

project

KIELY RESIDENCE

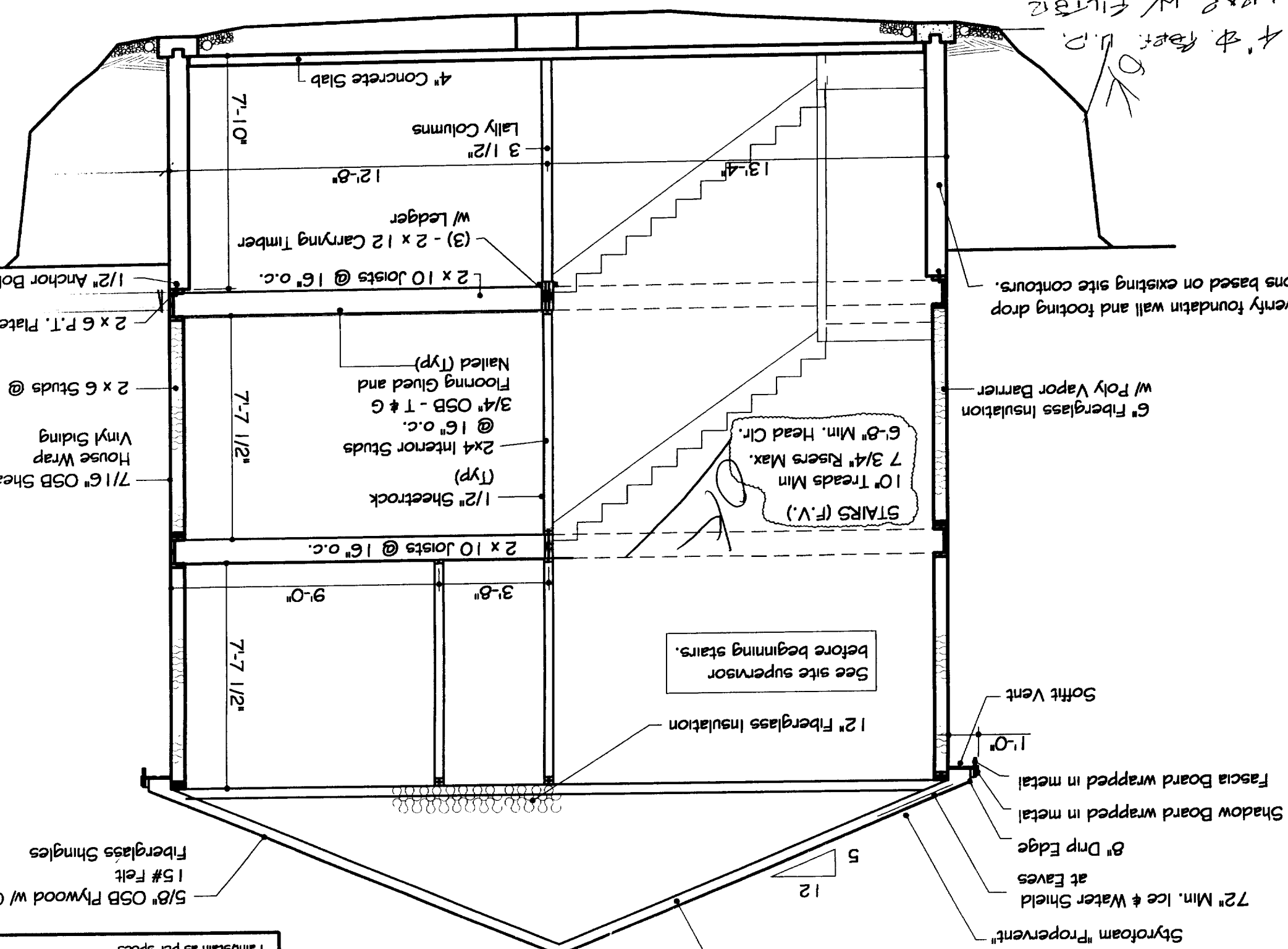
project number 2484

date drawn: 6/9/04



CROSS SECTION

4" φ. Fast. U.C.
W/ P. W/ Filter
Fabric



Verify foundation wall and footing drop
ons based on existing site contours.

6" Fiberglass Insulation
w/ Poly Vapor Barrier

STAIRS (F.V.)
10" Treads Min
7 3/4" Risers Max.
6-8" Min. Head Clr.

See site supervisor
before beginning stairs.

12" Fiberglass Insulation

Soffit Vent

1'-0"

Fascia Board wrapped in metal

Shadow Board wrapped in metal

8" Drip Edge
at Eaves

72" Min. Ice & Water Shield

Styrofoam "Propervent"

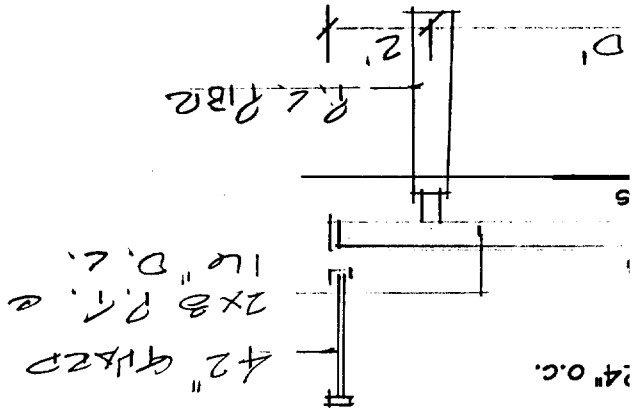
2 x 4 Engineered Trusses
@ 24" o.c.

Ridge Vent

FRAME SPECIFICATIONS	FLOOR SYSTEM: Joists as indicated Brdgng at center 2 x 6 pt sill w/ scaler Subfloor as indicated Finish floor as per specs
	EXTERIOR WALL: 2 X 6 studs as indicated Sheathing as indicated Air infiltration wrap Vapor barrier Siding/finish as indicated
	INTERIOR WALLS: 2 x 4 studs as indicated
	ROOF SYSTEM: 2 x 4 studs as indicated
	INSULATION: Rafter/trusses as indicated Trusses (ea) fastened with Simpson H1 hurricane anchor, all holes filled per Simpson Strong Tie. Sheathing as indicated 1 5/8" underlayment Ice shield up to 6' min. shingles as indicated
	VENTILATION: Exterior walls - R19 Attic cap - R38 Sills - R19
	HEADERS: Soffits - 2" cont. stnp Ridges - cont. ridge vent Vents/shouvers as indicated Proper vents between rafters/trusses
	INTERIOR FINISH: 3 - 2 x 6 w/ plywood - 40" max. span 3 - 2 x 8 w/ plywood - 72" max. span Beams as indicated Min. 6" brg. all beams 1/2" gyp. bd. on walls/ceilings Paint/stain as per specs

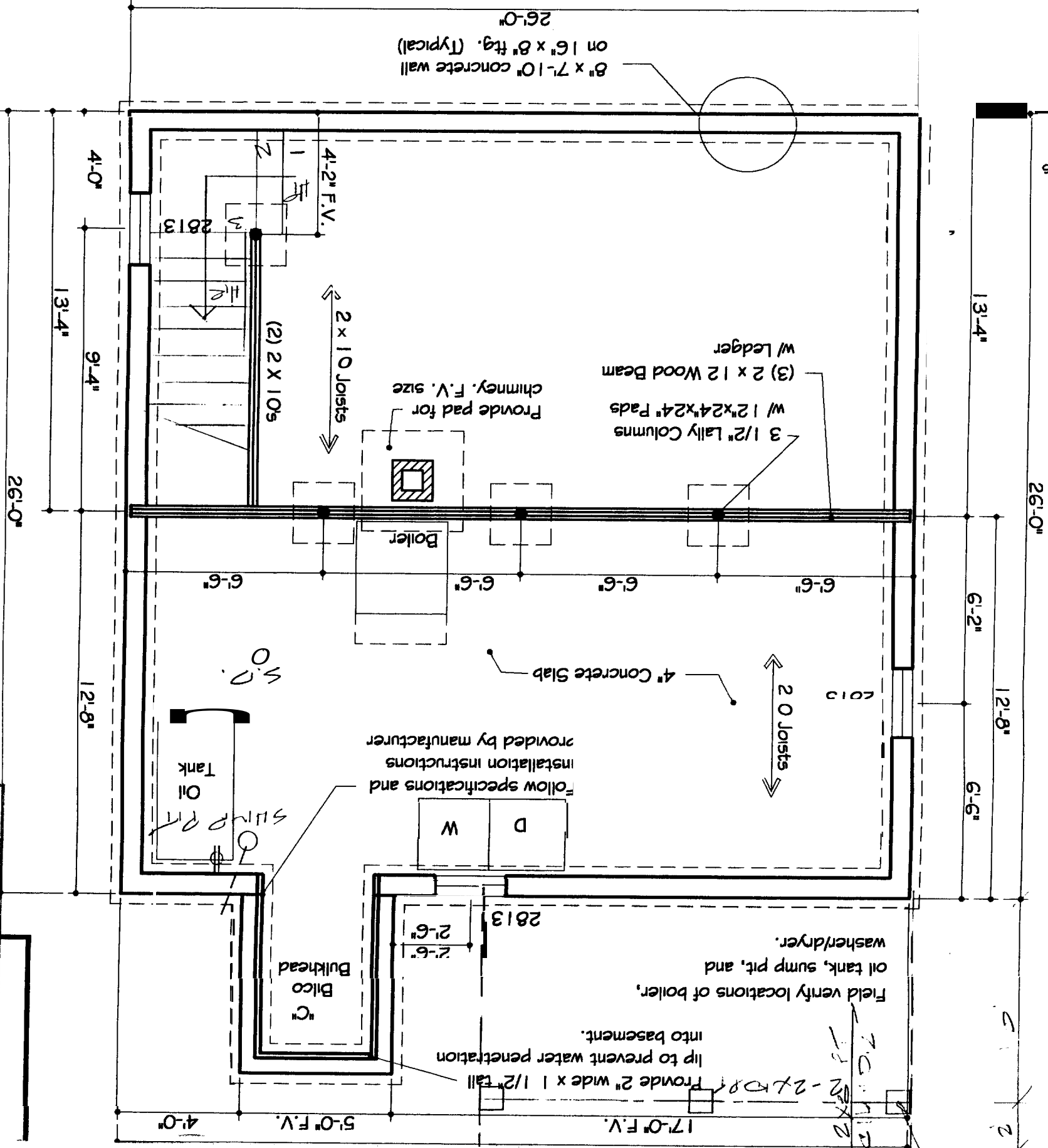
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 04 2004
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FOUNDATION PLAN
Scale: 1/4" = 1'-0"

- FOUNDATION SPECIFICATIONS
1. Concrete walls as indicated w/ keyway.
 2. Anchors 6" o.c. & 1" from each corner.
 3. Concrete @ 2500 psi footing.
 4. Soil bearing @ 2500 psf. All footings to frost depth.
 5. 3 1/2" steel & concrete lally columns on 24" x 24" x 12" pad.
 6. 4" concrete slab on 6 mil vapor barrier on 8" crushed stone.
 7. 4" dia. perforated underdrain pipes, both sides of wall to sump pit or daylight by gravity flow
 8. 4" dia. perforated radon pipes under slab @ 20" max. Connect to underdrain. Provide two (2) stubs for future ventilation.
 9. Control joints as indicated.
 10. Asphalt paint exterior walls below grade.
 11. 8" x 16" Footing, 2500 psi



project
KIELY RESIDENCE
drawing title
Foundation Plan, Section, and Notes

project number
2484
revisions:

date drawn:
6/9/04
date issued:
6/9/04
drawn by:
JMG
scale:
NOTED

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLAN
AUG 04 2004
SUPERSEDES ALL PRIOR DATED PLANS

sheet number
A3

LOCATION	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice	at eash bearing	face nail	toenail	face nail	face nail	face nail	4d 6d

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 04 2004
SUPERSEDES ALL
PRIOR DATED PLANS

Project KIELY RESIDENCE	project number 2484												
drawing title Foundation Plan, Section, and Notes	revisions: <table border="1" data-bbox="100 1600 231 1989"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>												

date drawn:	6/9/04
date issued:	6/9/04
drawn by:	JMG
scale:	NOTED

A4

TABLE 2304.9.1
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common 3-3" x 0.131" nail	toenail
2. Bridging to joist	2-8d common 2-3" x 0.131" nail	toenail each end
3. 1" x 6" subfloor or less to each joist	2-8d common	face nail
4. Wider than 1" x 6" subfloor to each joist	3-8d common	face nail
5. 2" subfloor to joist or girder	2-16d common	blind and face nail
6. Sole plate to joist or blocking	16d at 16" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3-16d per 16" 3" x 0.131" nail per 16" 3" 14 gage staple per 16"	braced wall panels
7. Top plate to stud	2-16d common 3-3" x 0.131" nail	end nail
8. Stud to sole plate	4-8d common 4-3" x 0.131" nail	toenail
9. Double studs	16d at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8-16d common 12-3" x 0.131" nail	lap splice
11. Blocking between joists or rafters to top plate	3-8d common 3-3" x 0.131" nail	toenail
12. Rim joist to top plate	8d at 6" (152 mm) o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2-16d common 3-3" x 0.131" nail	face nail
14. Continuous header, two pieces	16d common	16" o.c. along edge
15. Ceiling joists to plate	3-8d common 5-3" x 0.131" nail	toenail
16. Continuous header to stud	4-8d common	toenail
17. Ceiling joists, laps over partitions (See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4-3" x 0.131" nail 4-3" 14 gage staple	face nail
18. Ceiling joists to parallel rafters (See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4-3" x 0.131" nail 4-3" 14 gage staple	face nail
19. Rafter to plate (See Section 2308.10.1, Table 2308.10.1)	3-8d common 3-3" x 0.131" nail	toenail
20. 1" diagonal brace to each stud and plate	2-8d common 2-3" x 0.131" nail	face nail
21. 1" x 8" sheathing to each bearing wall	2-8d common	face nail
22. Wider than 1" x 8" sheathing to each bearing	3-8d common	face nail
23. Build-up corner studs	16d common 3" x 0.131" nail	24" o.c. 16" o.c. 16" o.c.

CONNECTION	FASTENING	LOCATION
9. Double studs	16d at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8-16d common 12-3" x 0.131" nail	lap splice
11. Blocking between joists or rafters to top plate	3-8d common 3-3" x 0.131" nail	toenail
12. Rim joist to top plate	8d at 6" (152 mm) o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2-16d common 3-3" x 0.131" nail	face nail
14. Continuous header, two pieces	16d common	16" o.c. along edge
15. Ceiling joists to plate	3-8d common 5-3" x 0.131" nail	toenail
16. Continuous header to stud	4-8d common	toenail
17. Ceiling joists, laps over partitions (See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4-3" x 0.131" nail 4-3" 14 gage staple	face nail
18. Ceiling joists to parallel rafters (See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4-3" x 0.131" nail 4-3" 14 gage staple	face nail
19. Rafter to plate (See Section 2308.10.1, Table 2308.10.1)	3-8d common 3-3" x 0.131" nail	toenail
20. 1" diagonal brace to each stud and plate	2-8d common 2-3" x 0.131" nail	face nail
21. 1" x 8" sheathing to each bearing wall	2-8d common	face nail
22. Wider than 1" x 8" sheathing to each bearing	3-8d common	face nail
23. Build-up corner studs	16d common 3" x 0.131" nail	24" o.c. 16" o.c. 16" o.c.

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 04 2004
SUPERSEDES ALL
PRIOR DATED PLANS

CONNECTION	DESCRIPTION
24. Built-up girder and beams	
25. 2" planks	
26. Collar tie to rafter	
27. Jack rafter to hip	
28. Roof rafter to 2-by ridge beam	
29. Joist to band joist	
30. Ledger strip	
31. Wood structural panels and particle subfloor, roof and wall sheathing (to framing):	
Single Floor (combination subfloor underlayment to framing):	
32. Panel siding (to framing)	
33. Fiberboard sheathing:	
34. Interior paneling	

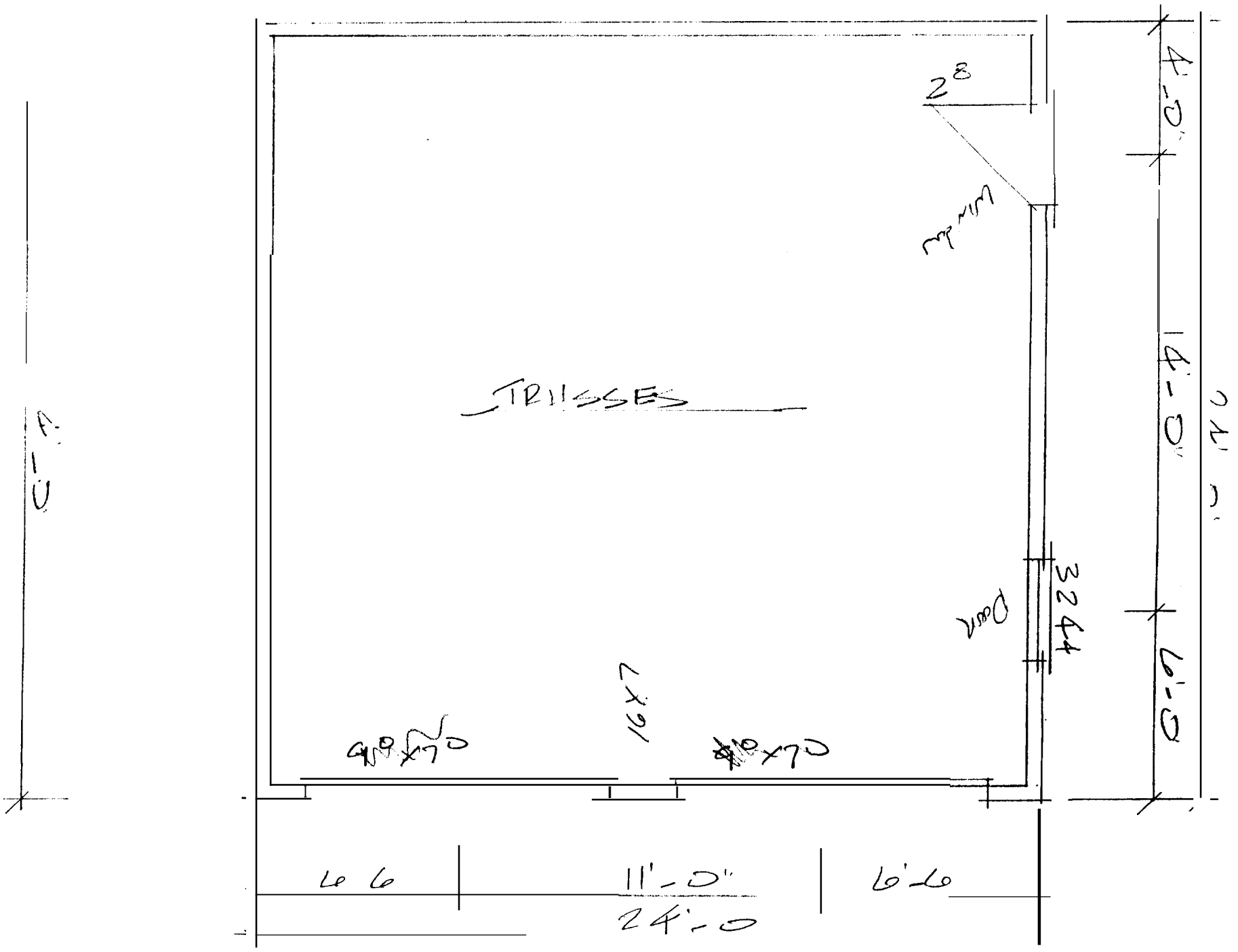
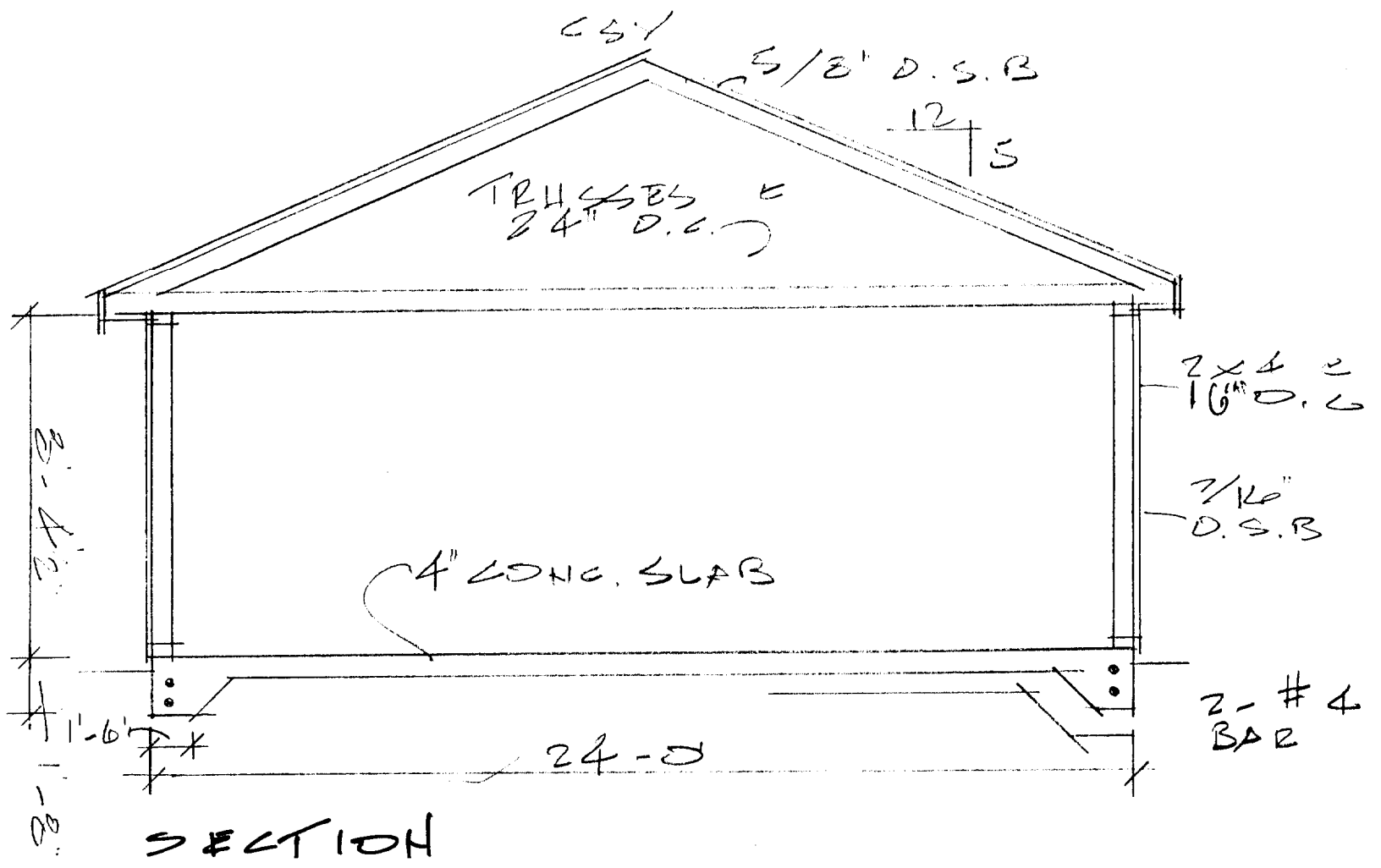
1.9.1
SCHEDULE

LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION
toenail	toenail each end	face nail	face nail	blind and face nail	typical face nail	braced wall panels	end nail	toenail	end nail

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
AUG 04 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

LOCATION	FASTENINGS	CONNECTION
face nail at top and bottom staggered on opposite sides face nail at ends and at each splice	20d common 32" o.c. 3" x 0.131" nail 24" o.c. 3" 14 gage staple 24" o.c. 2-20d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	24. Built-up girder and beams
at each bearing	16d common	25. 2" planks
face nail	3-10d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple face nail	26. Collar tie to rafter
toenail	3-10d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple	27. Jack rafter to hip
toenail	3-10d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple 2-16d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	28. Roof rafter to 2-by ridge beam
face nail	2-16d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	29. Joist to band joist
face nail	3-16d common 5 - 3" x 0.131" nail 5 - 3" 14 gage staple	30. Ledger strip
face nail	6dc 1 2 3/8" x 0.113" nail 13/4" 16 gage 8d or 6dc 2 3/8" x 0.113" nail 2" 16 gage 7/8" to 1"	31. Wood structural panels and particleboard: Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" to 3/4"
	6dc 1 2 3/8" x 0.113" nail 13/4" 16 gage 8d or 6dc 2 3/8" x 0.113" nail 2" 16 gage 7/8" to 1"	31. Wood structural panels and particleboard: Single Floor (combination subfloor- underlayment to framing): 1/8" to 1/4" 3/4" and less 7/8" to 1" 10d or 8dc 10d or 8dc 10d or 8dc 10d or 8dc
	1/2" and less 19/32" to 3/4"	32. Panel siding (to framing)
	1/2" or less 6d 8d	33. Fiberoad sheathing:
	No. 11 gage roofing nail 6d common nail No. 16 gage staple No. 11 gage roofing nail 8d common nail No. 16 gage staple	34. Interior paneling

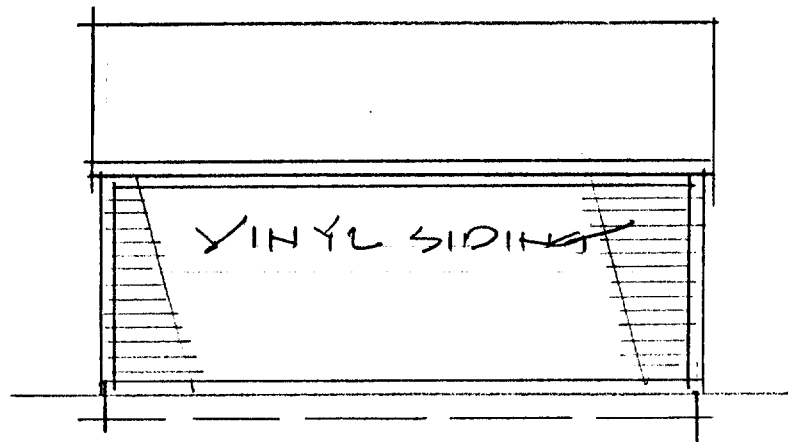
4d
6d



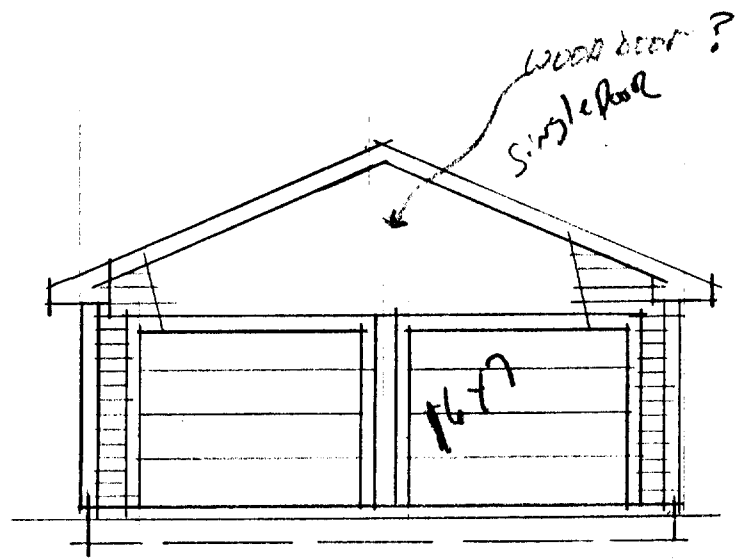
FLOOR PLAN

STORAGE PLAN

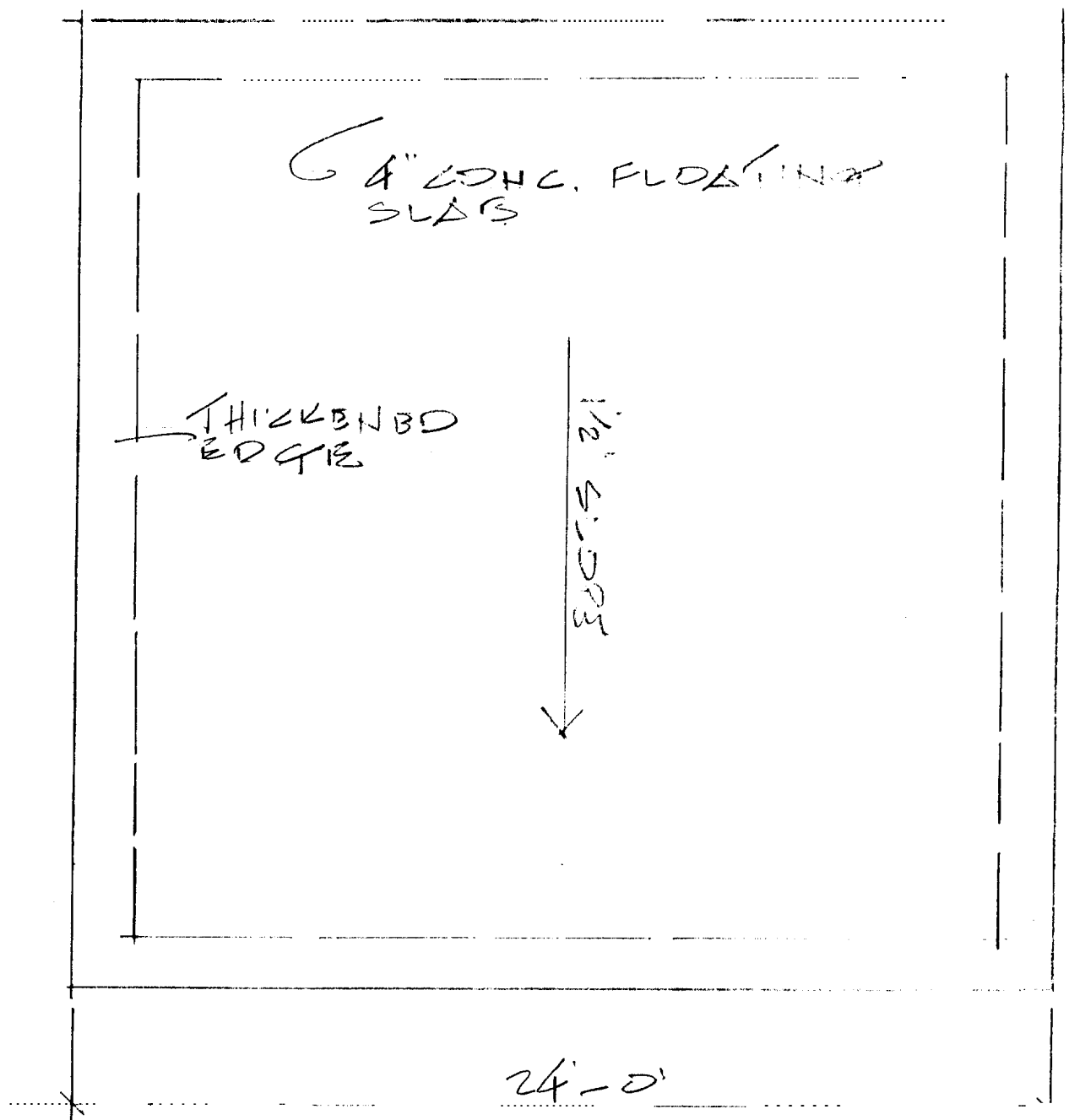
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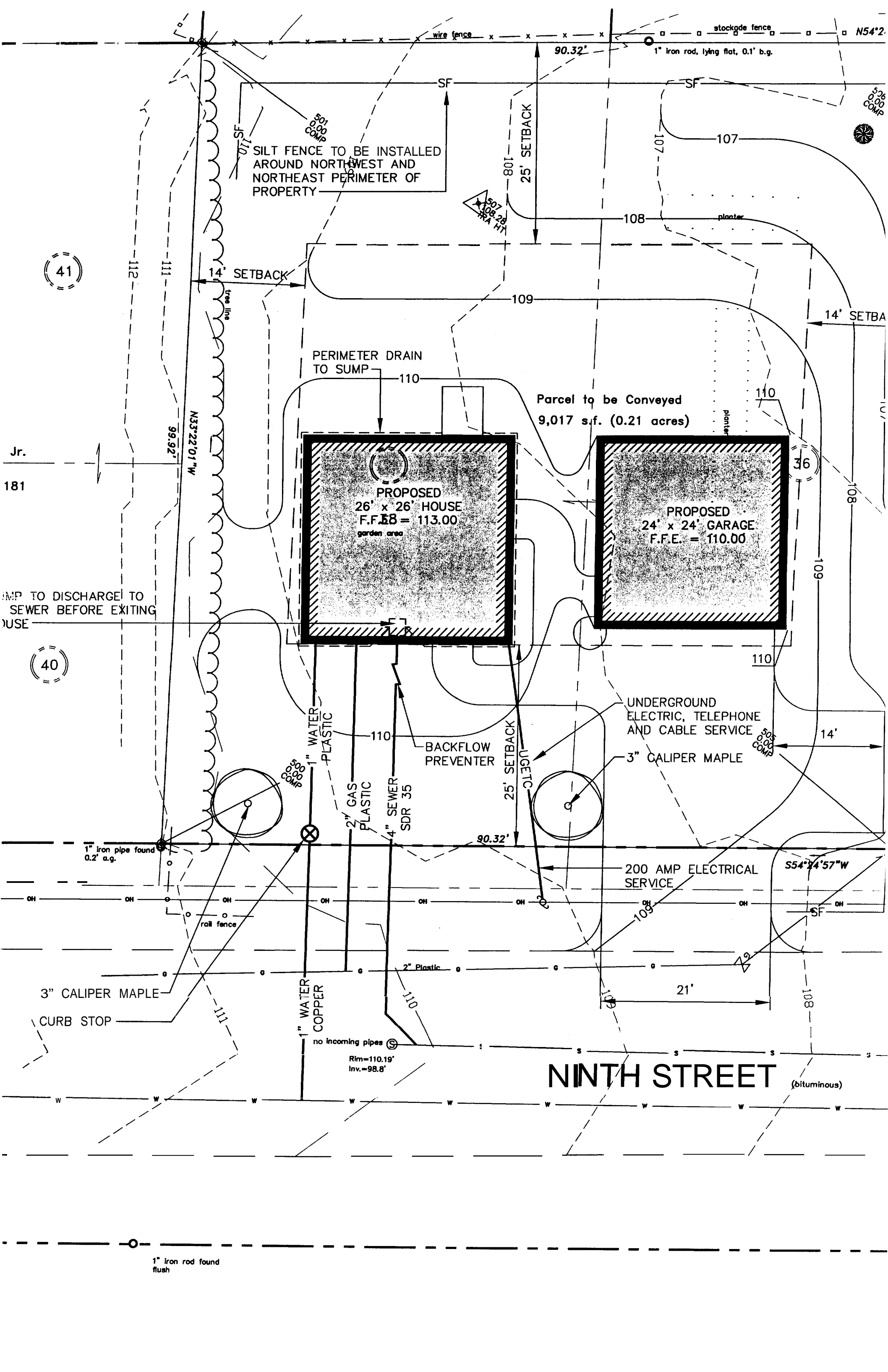
SIDE ELEVATION

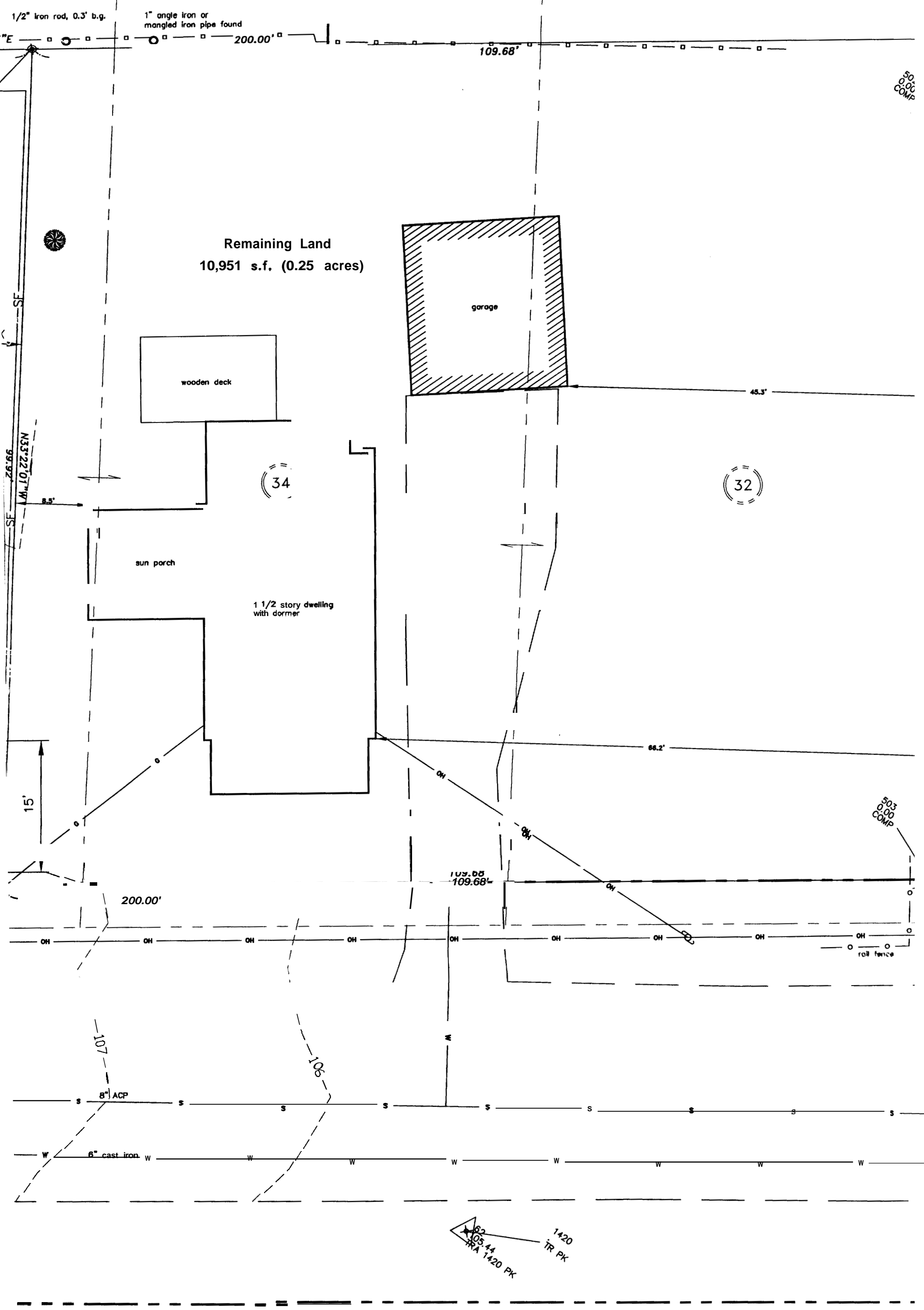


FRONT ELEVATION



FOUNDATION PLAN





1/2" iron rod, 0.3' b.g.

1" angle iron or mangled iron pipe found

200.00'

109.68'

503
0.00
COMP

Remaining Land
10,951 s.f. (0.25 acres)

garage

wooden deck

45.3'

(34)

(32)

sun porch

1 1/2 story dwelling
with dormer

86.2'

15'

109.68'

200.00'

503
0.00
COMP

rail fence

-107-

-105-

8" ACP

6" cast iron

62
105.44
TRA 1420 PK
1420
TR PK

LEGEND	
○	Iron pin found
⊙	5/8" rebar w/ I.D. cap 2271 set
⊕	Utility pole
●	Deciduous Tree/Shrub
⊗	Sewer manhole
⊕	Water valve
□	Catch Basin
⊙	Drain manhole
⊕	Gas Valve
---	Property line
---	Right of Way
---	Edge of pavement
---	Edge of concrete
---	Curb
---	Stockade Fence
---	Plan lot lines - reference 2
---	Abutter's line +/-
OH	Overhead wires
w	Underground water line
g	Gas Line
s	Sewer Line
d	Storm Drain
87	Plan lot number
▨	Existing building
~101	1 foot contour
~100	5 foot contour



References:

- 1) "Standard Boundary Survey Luke, Haskell, and Woodbury Streets Portland, Maine," made for Diversified Properties by Titcomb Associates dated 4/10/01, Job # 201026, File # 8187.
- 2) "Plan of Lenoxdale," made by John McClintock, dated May 1906 and recorded in Plan Book 11, Page 15.
- 3) City of Portland Engineering Department street and monumentation records.

Notes:

- 1) Bearings are referenced to Magnetic North 2004
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) The location of underground utilities shown is approximate based on observable features and information provided by others. DIG-Safe and/or the appropriate utilities should be contacted prior to any excavation.
- 4) The locus parcel is subject to the restriction that no building be placed within fifteen feet of any street as described in the following deeds (Book/Page): 813/399, 822/85, 813/31 8. 789/119.
- 5) Elevations are referenced to the City of Portland Datum using trigonometric leveling based on reference 1.

39

N/F

Timothy J. Murray
and Carol A. Murray
Book 9231, Page 68

