

**FRONT ELEVATION**

Scale: N.T.S.

Field verify access to ground level

~~Shutters on front panel style~~



**REAR ELEVATION**

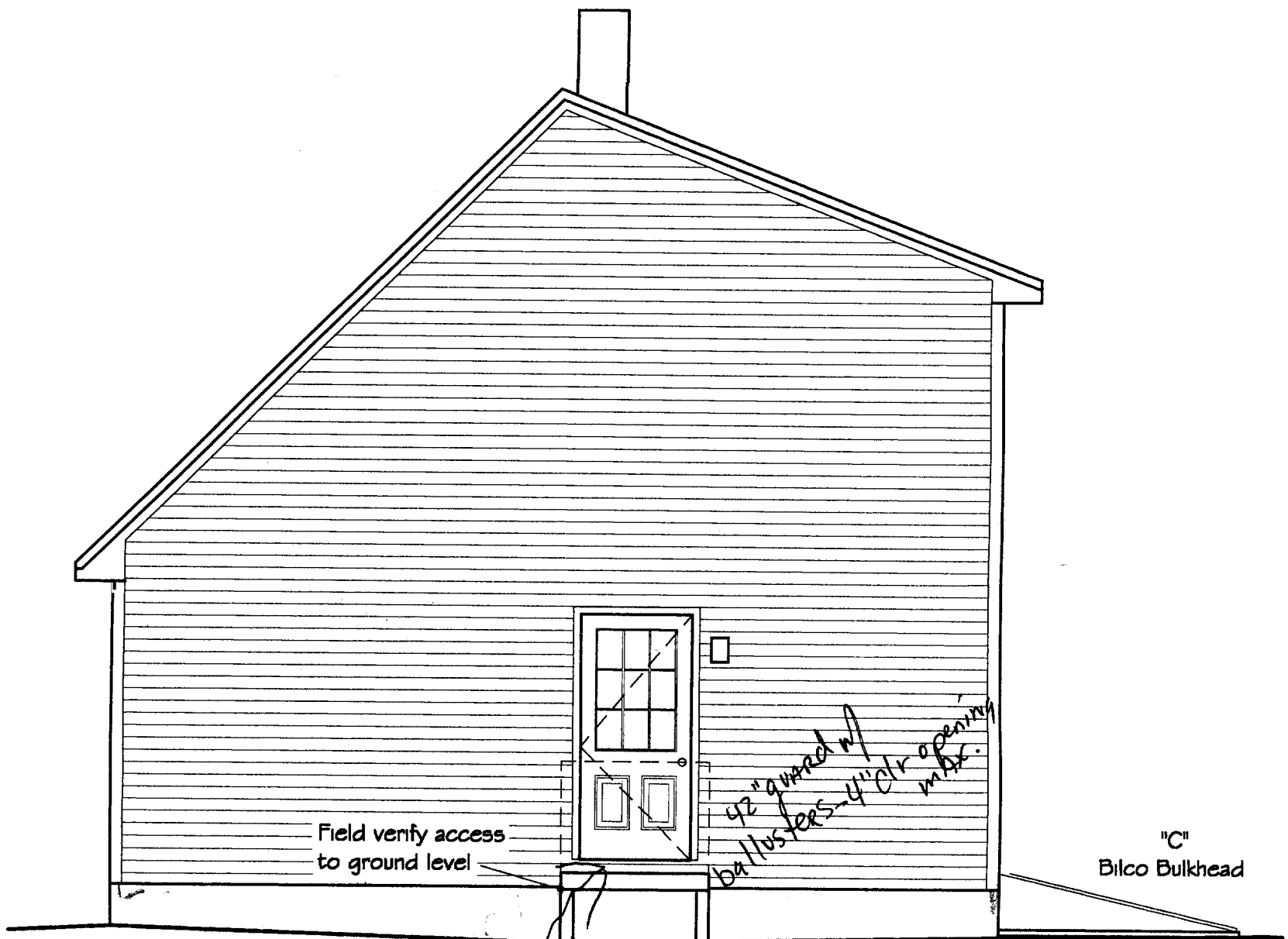
Scale: NTS

BFT  
MAT

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
FEB 17 2006  
SUPERSEDES ALL  
PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
FEB 14 2006  
**RECEIVED**

10' LEDGER  
42" ground w/  
ballusters-4" clear space  
No deck approved



**RIGHT ELEVATION**

Scale: N.T.S.

Field verify locations of foundation wall and footing drops dependent on existing site contours.

4x4 Deck



**LEFT ELEVATION**

Scale: N.T.S.

STATE OF PORTLAND MAINE  
APPROVED CONSTRUCTION PLANS  
FEB 17 2006  
SUPERSEDES ALL  
PREVIOUS SETS OF PLANS

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 CUSTOMERS AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CUSTOMERS SHOULD CONSULT AN ENGINEER OR ARCHITECT TO CONFIRM THE DESIGN'S CAPABILITIES AND SUITABILITY BEFORE TAKING ANY ANAL ACTION REGARDING CONSTRUCTION. BEFORE BEGINNING CONSTRUCTION, IT IS THE CONTRACTOR/CUSTOMER'S RESPONSIBILITY TO MAKE

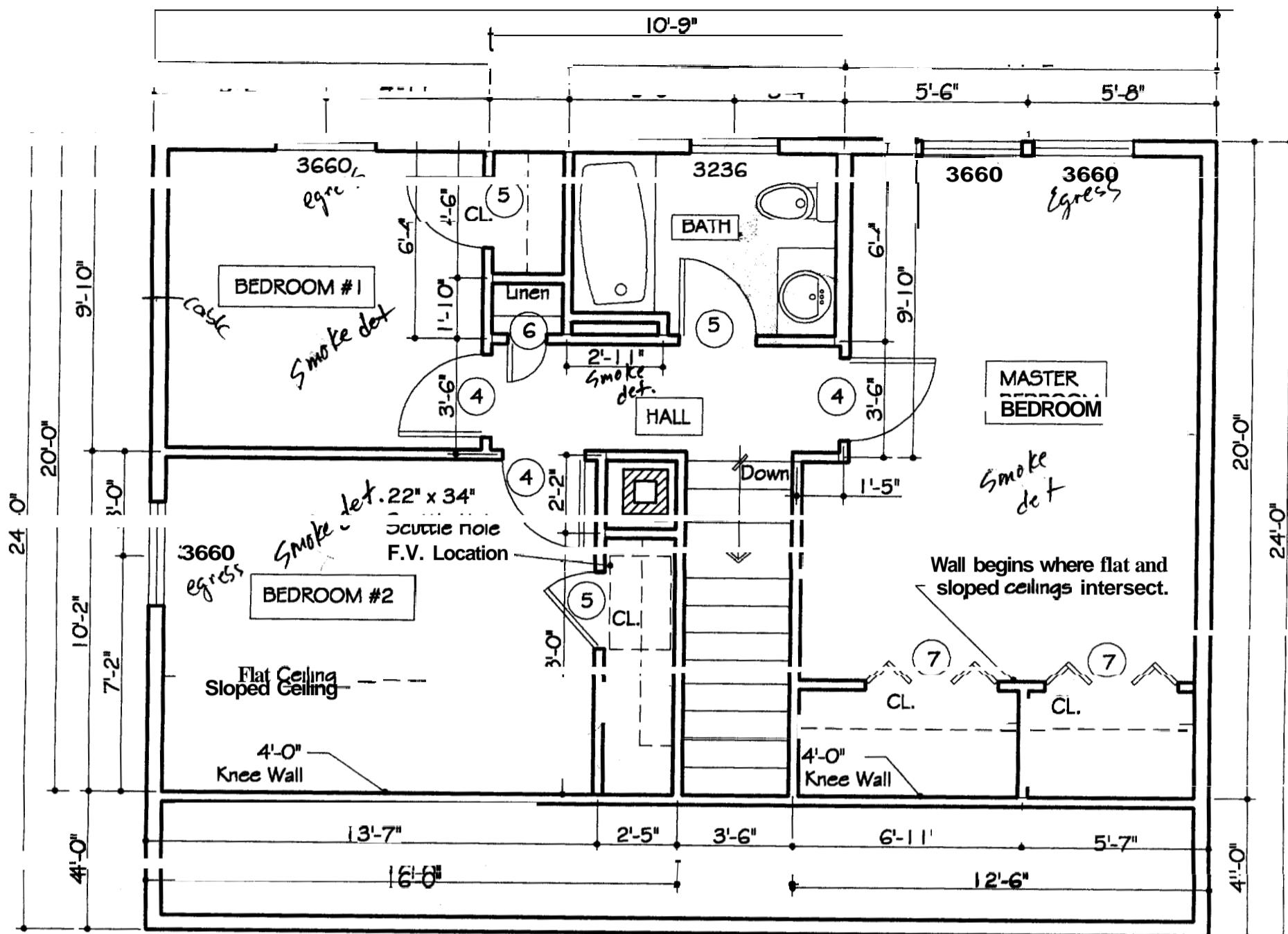
date drawn: 4/7/03

project number 2366

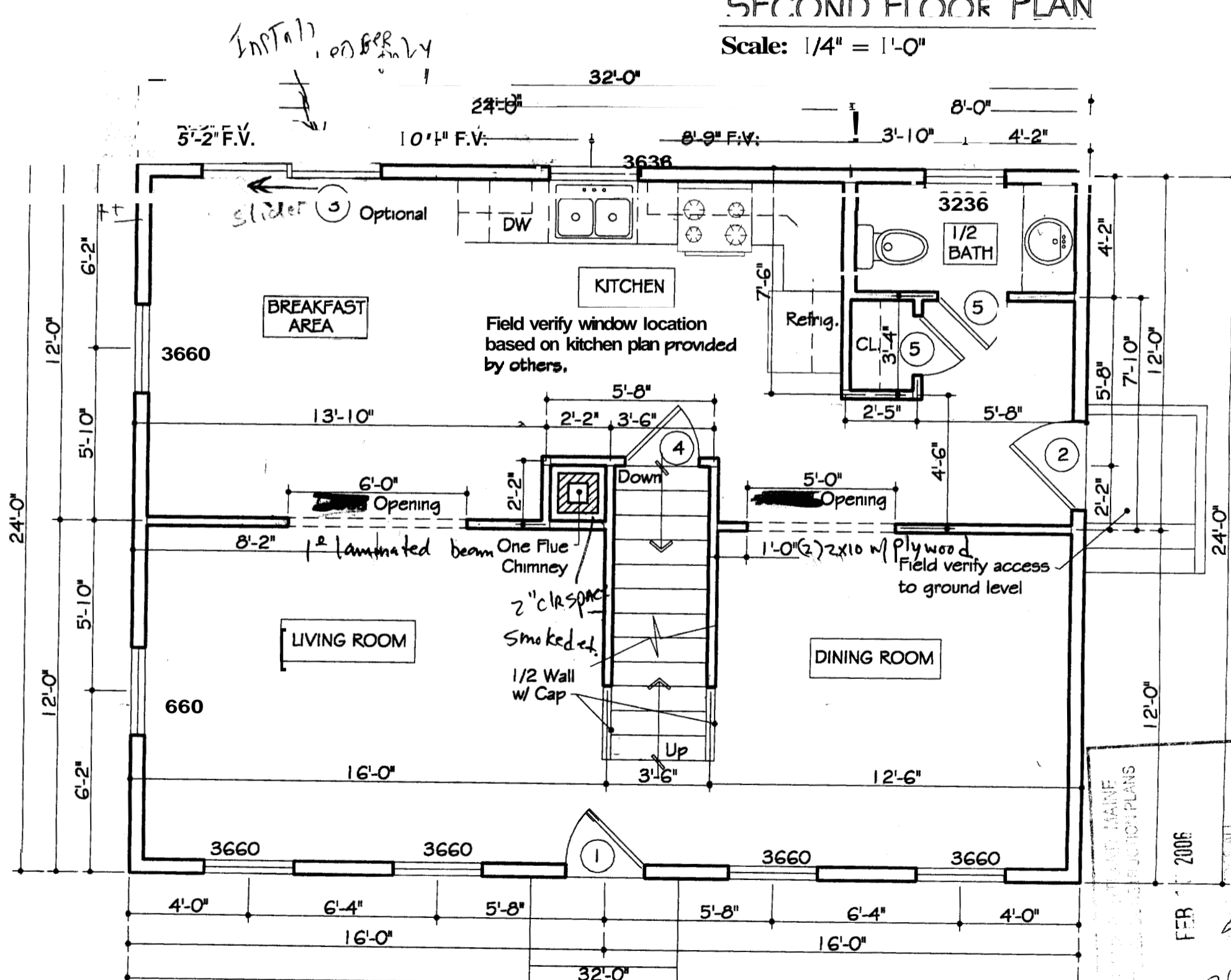
project 24' x 32' DORMERED CAPE  
"Winter Park", Lisbon, Maine

project

A1



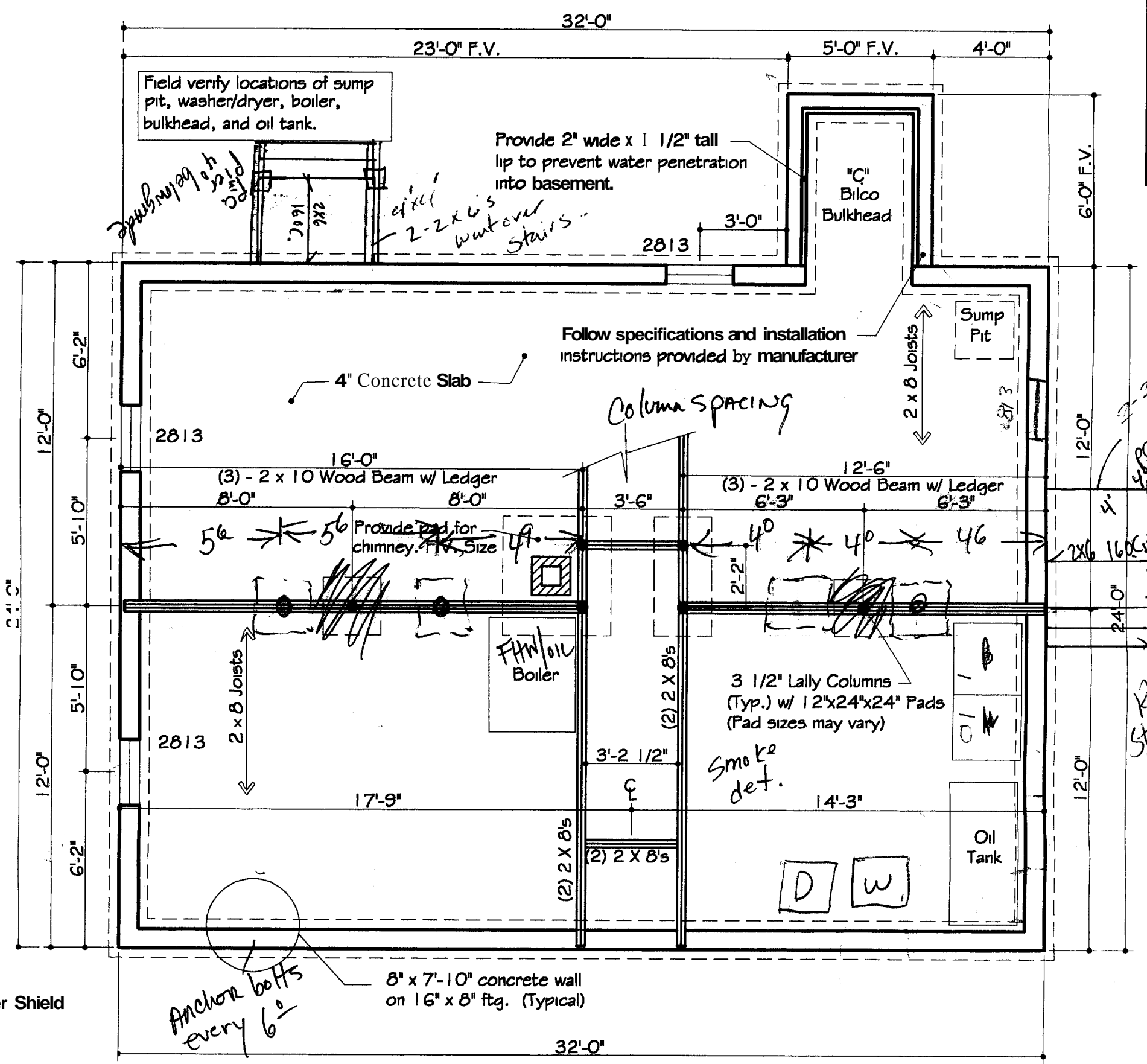
**SECOND FLOOR PLAN**  
Scale: 1/4" = 1'-0"



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

*INSTALL ON BEARING*

DATE: FEB 2006  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



**FOUNDATION PLAN**

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

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 FEB 11 2009  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

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Water Shield

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ard  
ap  
d  
ap

athing

24" o.c.

e5

lts

DRG SECTION

*Spick*

*Review  
Stair  
veg*

*2-2x6's  
4x6 PC. Pier  
below  
ground*

*2x6  
16 o.c.  
2-2x6's  
water over  
stairs*

Field verify locations of sump pit, washer/dryer, boiler, bulkhead, and oil tank.

Provide 2" wide x 1 1/2" tall lip to prevent water penetration into basement.

Follow specifications and installation instructions provided by manufacturer

4" Concrete Slab

Column Spacing

2 x 8 Joists

(3) - 2 x 10 Wood Beam w/ Ledger  
8'-0"

(3) - 2 x 10 Wood Beam w/ Ledger  
6'-3"

Provide pad for chimney. F.V. Size

3 1/2" Lally Columns  
(Typ.) w/ 12"x24"x24" Pads  
(Pad sizes may vary)

Smoke det.

FHW/Oil Boiler

Oil Tank

D W

*Anchor bolts every 6"*

8" x 7'-10" concrete wall on 16" x 8" ftg. (Typical)

**FLOOR SYSTEM:**

Joists as indicated  
 Bridging at center  
 2 x 6 pt sill w/ sealer  
 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:**

Rafters/trusses as indicated

Trusses (ea) fastened with Simpson H1 hurricane anchor, all holes filled per Simpson Strong Tie.

Sheathing as indicated  
 15# underlayment  
 Ice shield up to 6' min.  
 shingles as indicated

**INSULATION:**

Exterior walls - R19  
 Attic cap - R38  
 Sills - R19

**VENTILATION:**

Soffits - 2" cont. strip  
 Ridges - cont. ridge vent  
 Vents/lowers as indicated  
 Proper vents between rafters/trusses

**HEADERS:**

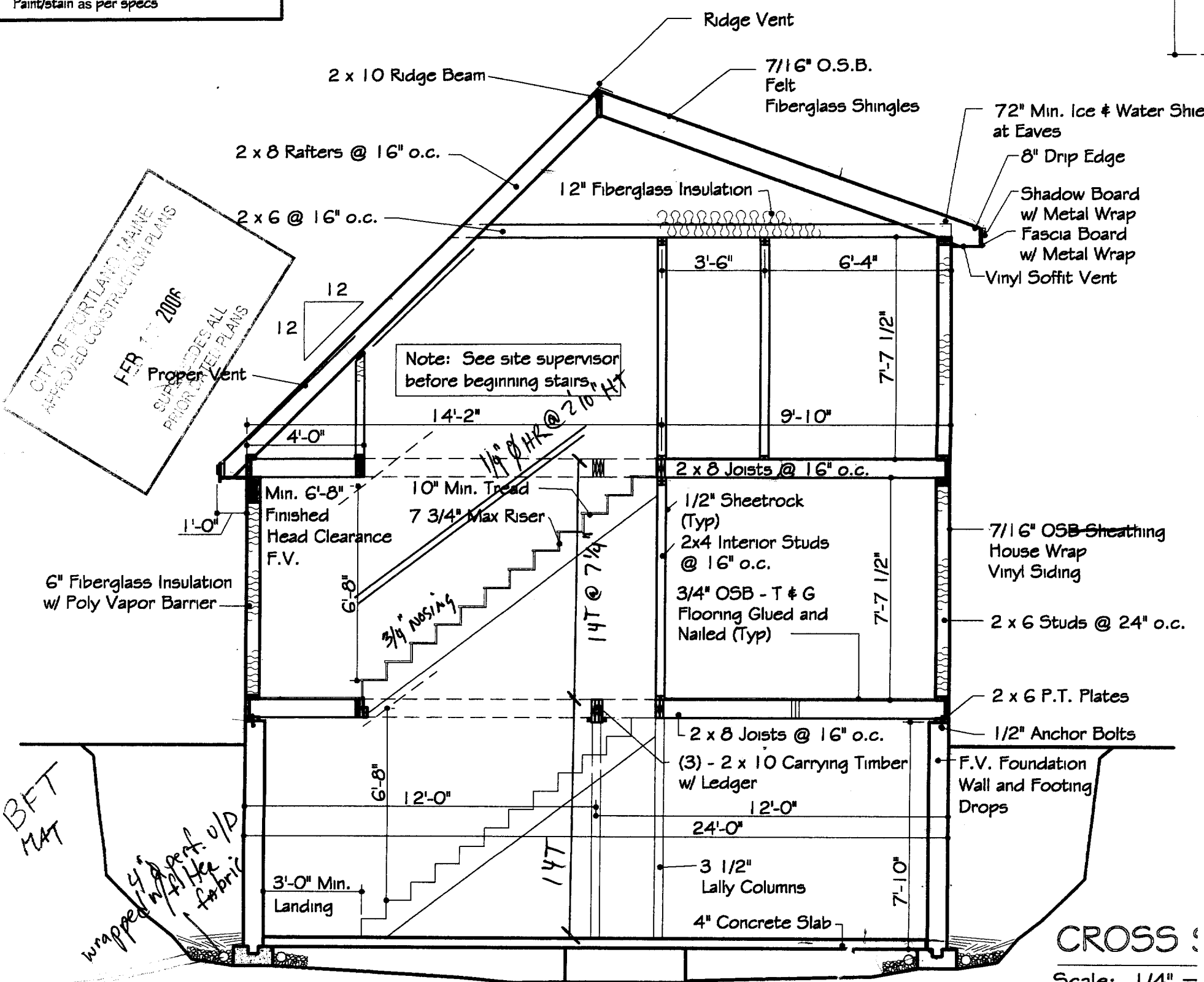
3 - 2 x 6 w/ plywood - 40' max. span  
 3 - 2 x 8 w/ plywood - 72' max. span  
 B u m s as indicated  
 Min. 6" brg. all beam

**INTERIOR FINISH:**

1/2" gyp. bd. on walls/ceilings  
 Paint/stain as per specs

1. Concrete walls as indicated w/ keyway.
2. Anchors 6' o.c. # 1" from each corner.
3. Concrete @ 2500 psi footing. 3000 psi walls/slab
4. Soil bearing @ 2500 psf. All footings to frost depth.
5. 3 1/2" steel 4 concrete lally columns on 24' x 24" x 12" pad.
6. 4" concrete slab on 6 mil vapor barrier @ 8" min. 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

24'-0"  
12'-0"



**CROSS SECTION**  
 Scale: 1/4" = 1'-0"

# SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
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- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND M E CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF 11-01-05.
- 8 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO JOEL HART FROM MELISSA LAMBERT DATED 5-3-02 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN BOOK 17607, PAGE 64.
- 9 THE PROPERTY IS DEPICTED ON THE TOWN ASSESSOR'S MAP 272 BLOCK F AS LOTS 4,5,6,7 AND 8.
- 10 ACTUAL LOCATION OF UTILITIES TO BE FIELD FITTED AND TO COMPLY WITH ALL BUILDING CODES
- 11 ELEVATIONS AND CONTOURS DEPICTED HERON ARE BASED ON AN ASSUMED VERTICAL DATUM

(295)

FOUND  
1" IRON PIPE  
14" ABOVE

(223)

**NOW OR FORMERLY  
CHARLES L. MASTERS JR.  
BOOK 10071, PAGE 313**

## LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
●	5/8" IRON REBAR	●
▨	BUILDING	
▨	EDGE PAVEMENT	
▨	CURBLINE	
---	OVERHEAD	
124	CONTOURS	124
W	WATER	PW
S	SEWER	PS
E	ELEC. & TEL.	PE
⊕	UTILITY POLE	
▨	CATCH BASIN	
⊙	MANHOLE	
⊙	WATER MAIN	
30.25	SPOT GRADE	
x	BARB WIRE FENCE	
⊗	DECIDUOUS TREE	
⊙	CONIFEROUS TREE	

N 46°27'07" W

100.00'

52.9ft

9.0

5.0ft

101

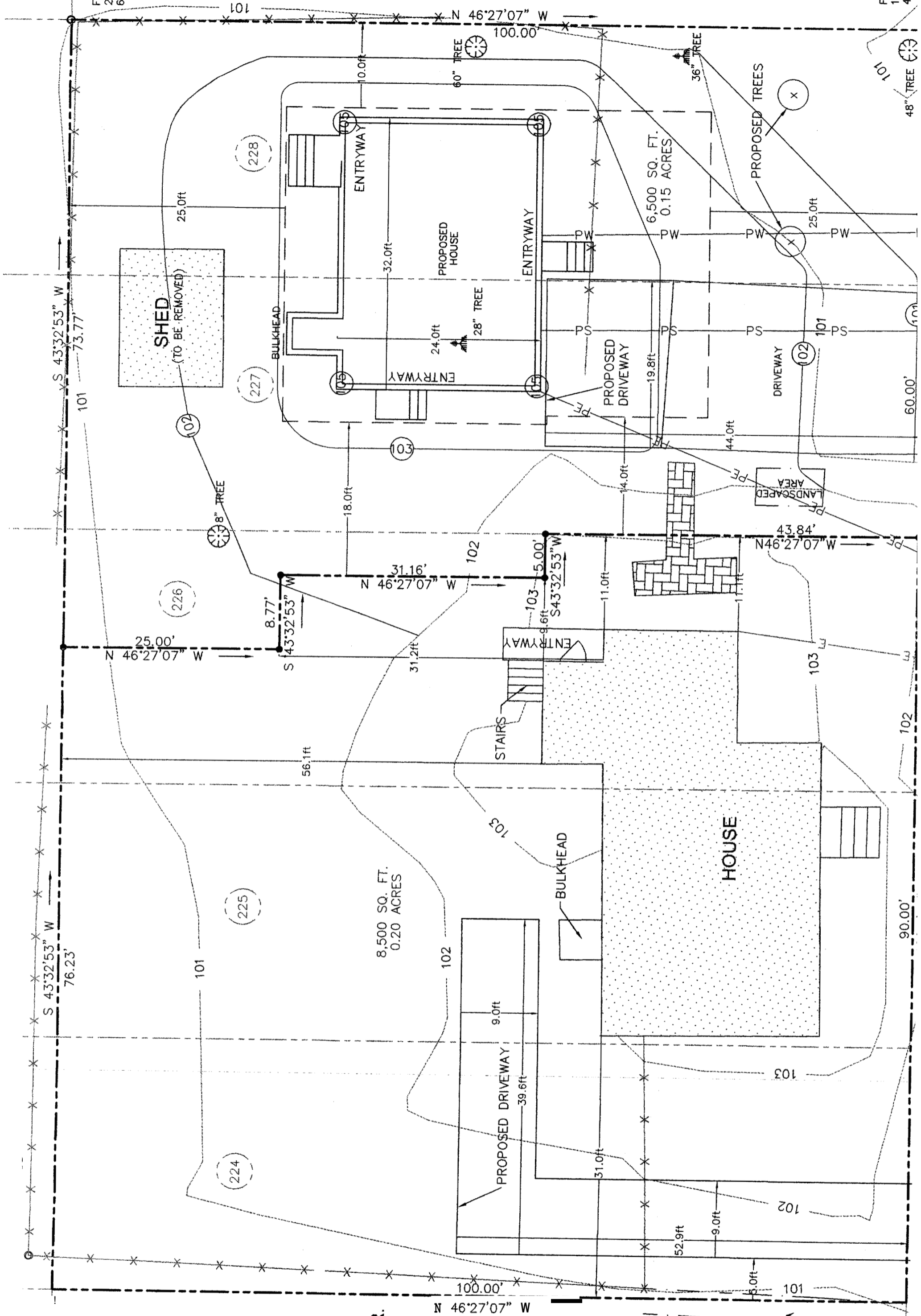
LANDSCAPED AREA



FOUND  
2" IRON  
60" ABI

N  
B

FOUND  
1-1/2"  
44"



IRLY  
RS JR.  
E 313

ED AREA

101  
TREE

101  
TREE

101  
TREE

101  
TREE

101  
TREE

101  
TREE

101  
TREE



**FRONT ELEVATION**

Scale: N.T.S.

Field verify access to ground level



**REAR ELEVATION**

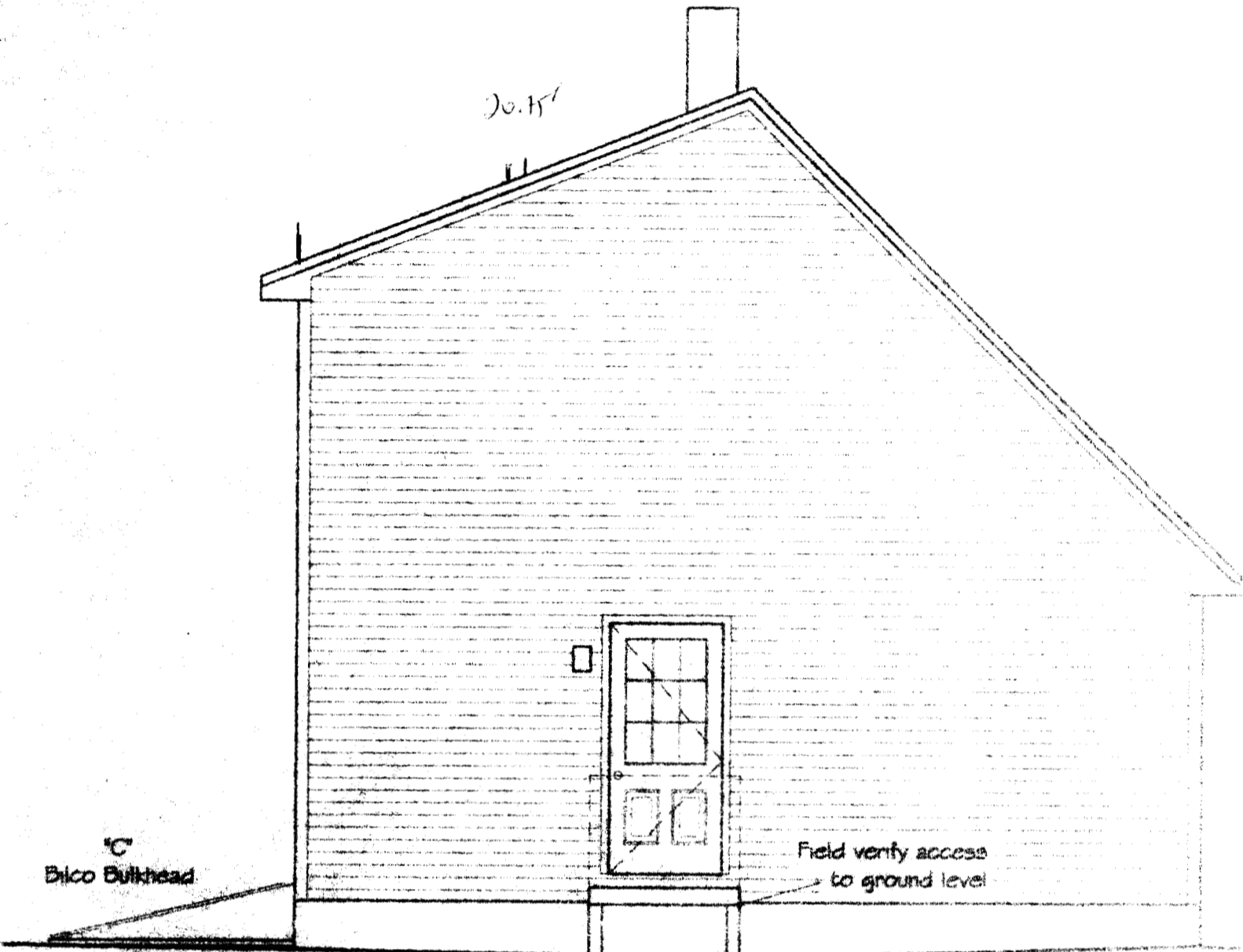
Scale: N.T.S.

Dock Ledger - Field Verify Size

Bulco Bulhead



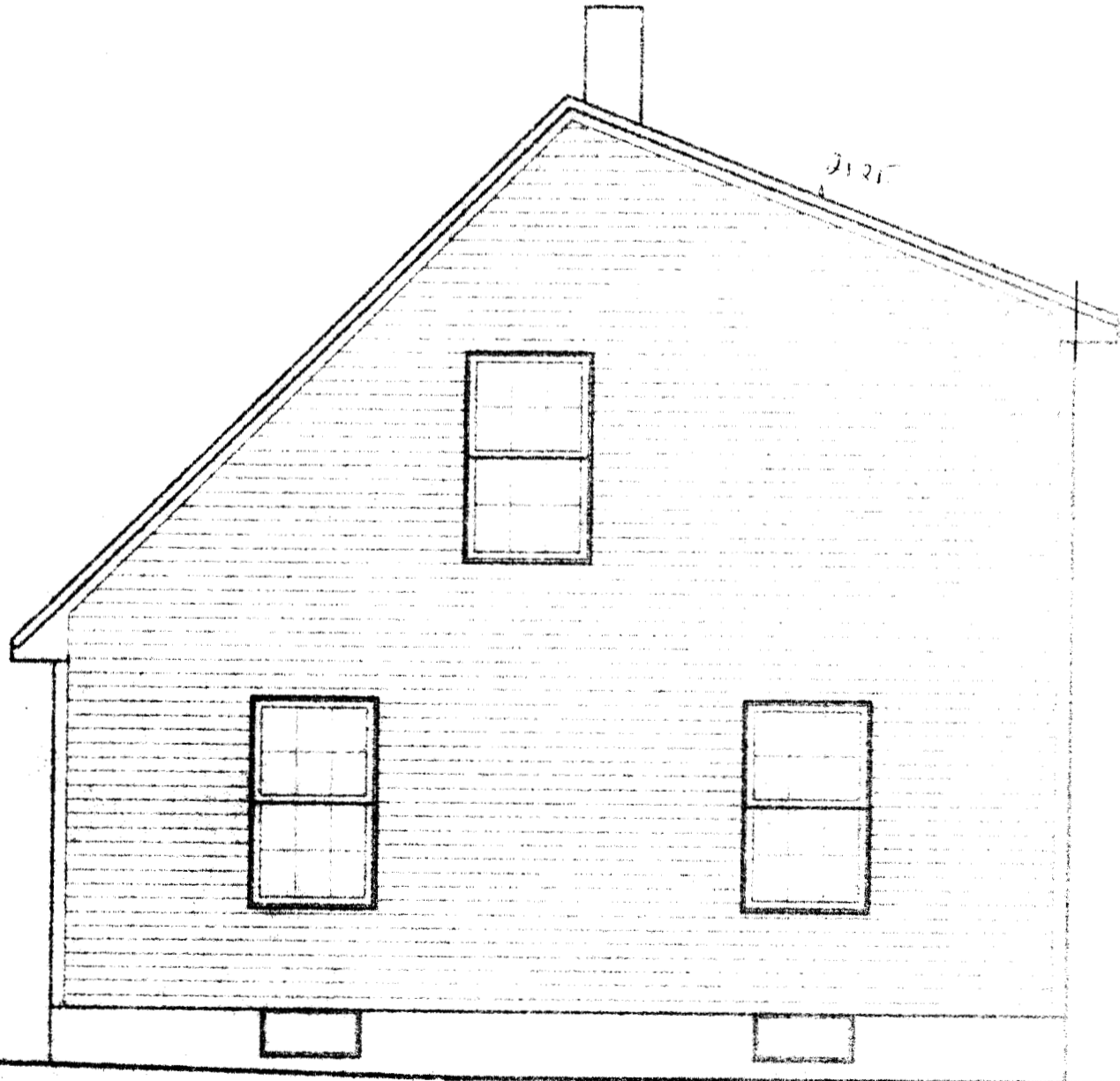
2' corner



### LEFT ELEVATION

Scale: N.T.S.

Field verify locations of foundation wall and footing drops dependent on existing site contours.



### RIGHT ELEVATION

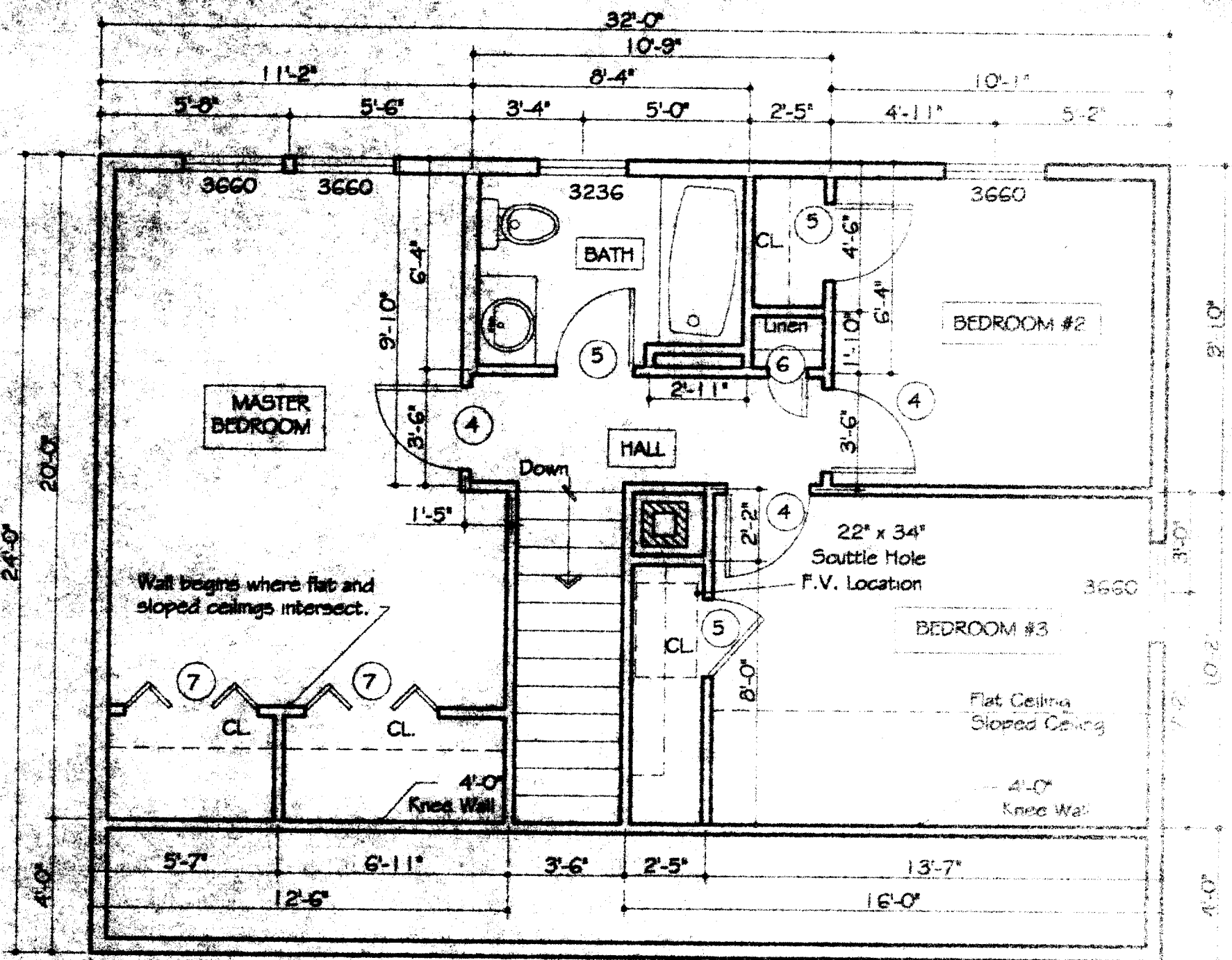
Scale: N.T.S.

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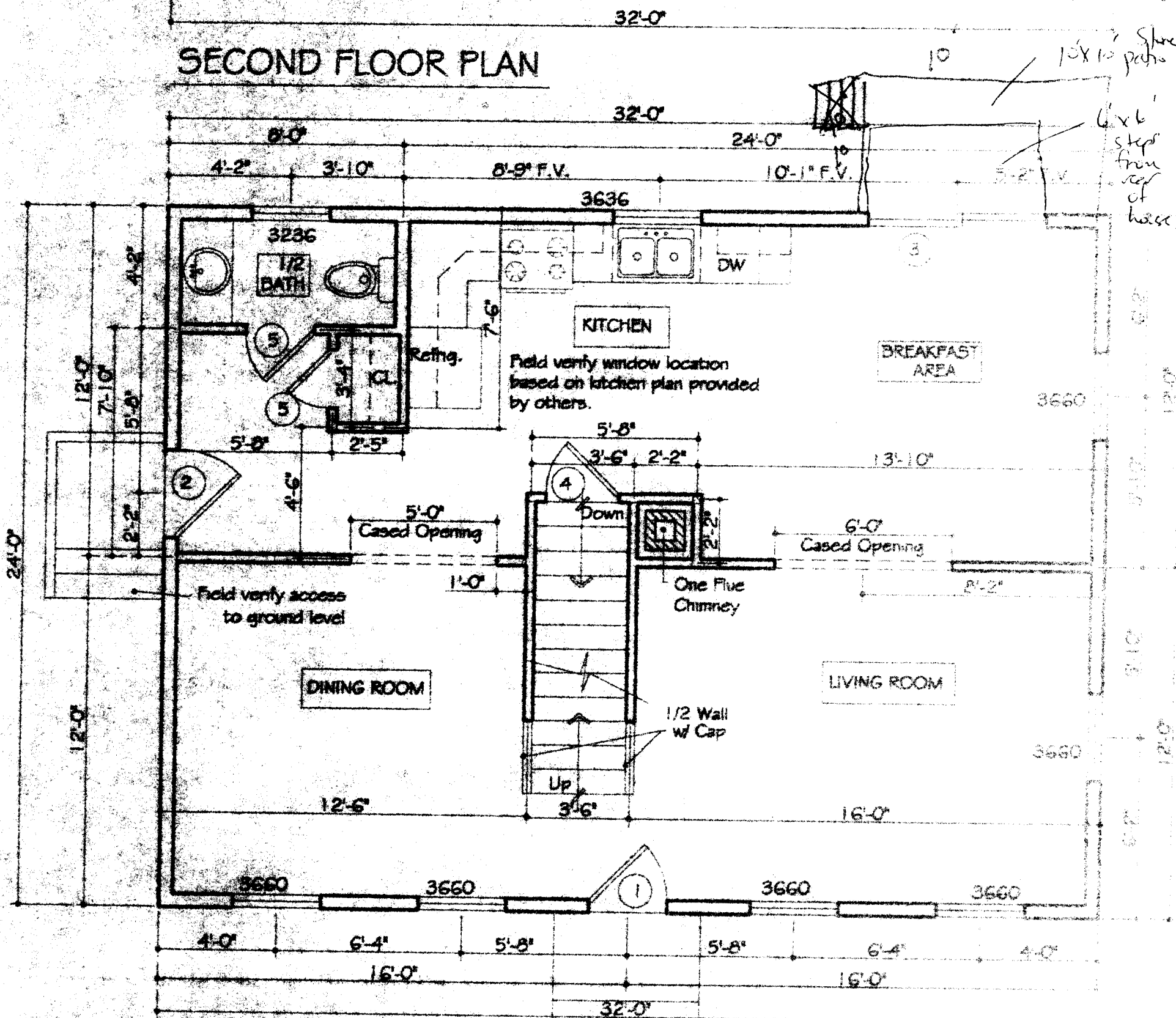
date drawn: 11/19/14

project no: 14-001

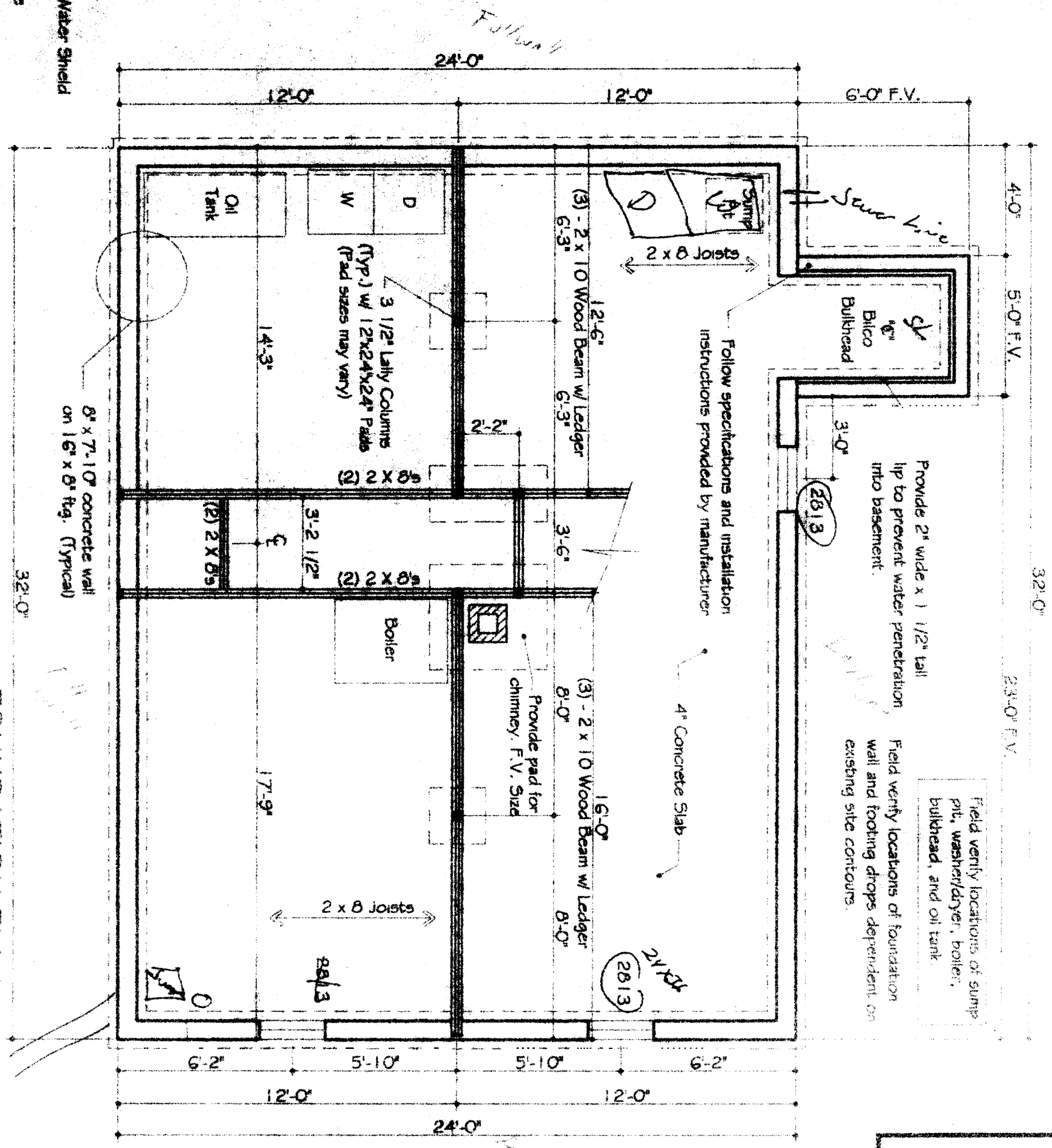
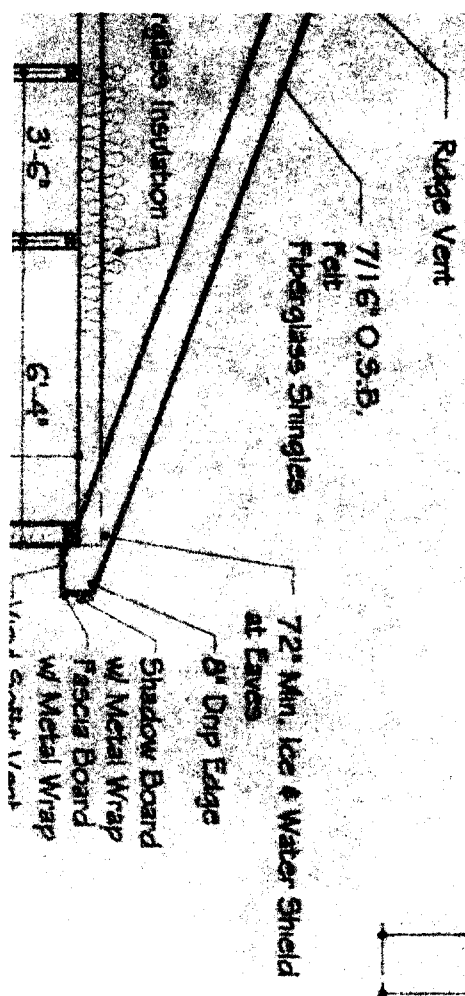
KIRBY CONSULTING



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



8' x 7'-10" concrete wall on 16" x 8" ftg. (Typical)

Follow specifications and installation instructions provided by manufacturer

Provide 2" wide x 1 1/2" tall lip to prevent water penetration into basement.

Field verify locations of foundation wall and footing drops dependent on existing site contours.

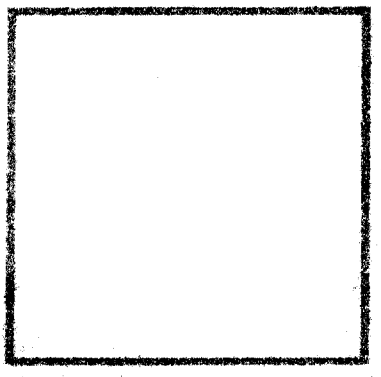
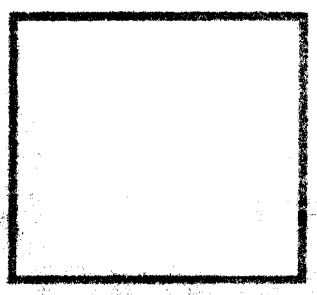
Field verify locations of sump pit, washer/dryer, boiler, bulkhead, and oil tank.

# FOUNDATION PLAN

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

ICE	project number	2481
	revisions:	
tion, and		

date drawn:	3/29/04
date issued:	11/29/05
drawn by:	JMG
scale:	NOTED

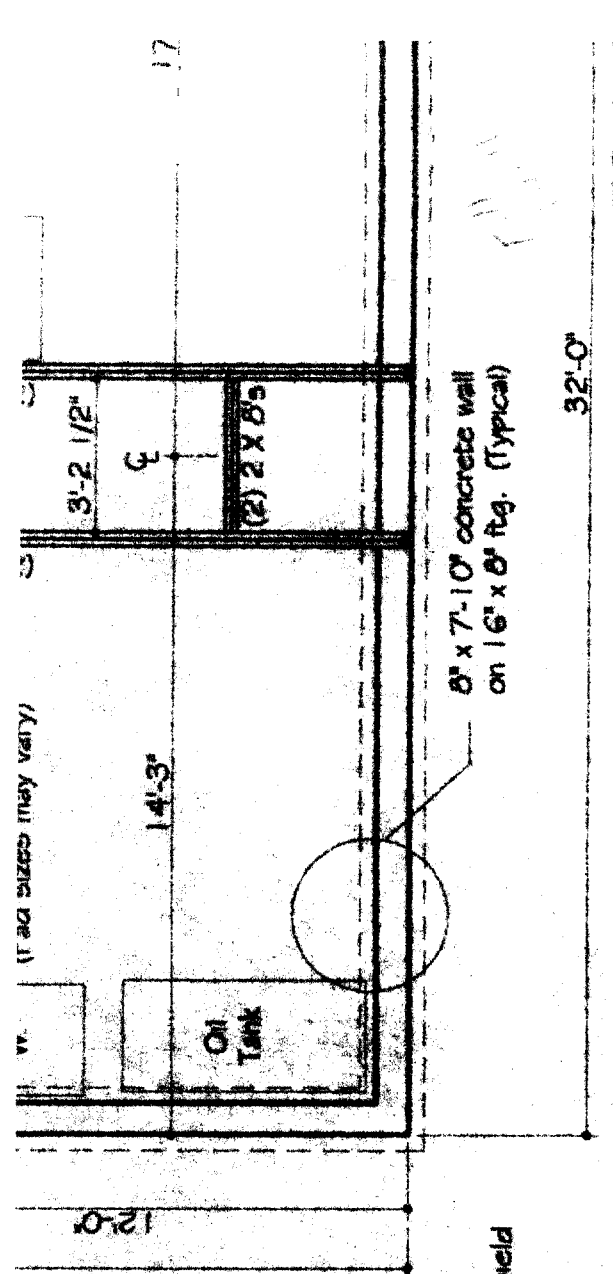


**READERS:**

- 1- 2 x 6 w/ plywood - 40' max. span
- 2- 2 x 8 w/ plywood - 72' max. span
- 3- 2 x 10 w/ plywood - 72' max. span
- 4- 2 x 12 w/ plywood - 72' max. span
- 5- 2 x 14 w/ plywood - 72' max. span
- 6- 2 x 16 w/ plywood - 72' max. span
- 7- 2 x 18 w/ plywood - 72' max. span
- 8- 2 x 20 w/ plywood - 72' max. span
- 9- 2 x 22 w/ plywood - 72' max. span
- 10- 2 x 24 w/ plywood - 72' max. span
- 11- 2 x 26 w/ plywood - 72' max. span
- 12- 2 x 28 w/ plywood - 72' max. span
- 13- 2 x 30 w/ plywood - 72' max. span
- 14- 2 x 32 w/ plywood - 72' max. span
- 15- 2 x 34 w/ plywood - 72' max. span
- 16- 2 x 36 w/ plywood - 72' max. span
- 17- 2 x 38 w/ plywood - 72' max. span
- 18- 2 x 40 w/ plywood - 72' max. span
- 19- 2 x 42 w/ plywood - 72' max. span
- 20- 2 x 44 w/ plywood - 72' max. span
- 21- 2 x 46 w/ plywood - 72' max. span
- 22- 2 x 48 w/ plywood - 72' max. span
- 23- 2 x 50 w/ plywood - 72' max. span
- 24- 2 x 52 w/ plywood - 72' max. span
- 25- 2 x 54 w/ plywood - 72' max. span
- 26- 2 x 56 w/ plywood - 72' max. span
- 27- 2 x 58 w/ plywood - 72' max. span
- 28- 2 x 60 w/ plywood - 72' max. span
- 29- 2 x 62 w/ plywood - 72' max. span
- 30- 2 x 64 w/ plywood - 72' max. span
- 31- 2 x 66 w/ plywood - 72' max. span
- 32- 2 x 68 w/ plywood - 72' max. span
- 33- 2 x 70 w/ plywood - 72' max. span
- 34- 2 x 72 w/ plywood - 72' max. span
- 35- 2 x 74 w/ plywood - 72' max. span
- 36- 2 x 76 w/ plywood - 72' max. span
- 37- 2 x 78 w/ plywood - 72' max. span
- 38- 2 x 80 w/ plywood - 72' max. span
- 39- 2 x 82 w/ plywood - 72' max. span
- 40- 2 x 84 w/ plywood - 72' max. span
- 41- 2 x 86 w/ plywood - 72' max. span
- 42- 2 x 88 w/ plywood - 72' max. span
- 43- 2 x 90 w/ plywood - 72' max. span
- 44- 2 x 92 w/ plywood - 72' max. span
- 45- 2 x 94 w/ plywood - 72' max. span
- 46- 2 x 96 w/ plywood - 72' max. span
- 47- 2 x 98 w/ plywood - 72' max. span
- 48- 2 x 100 w/ plywood - 72' max. span

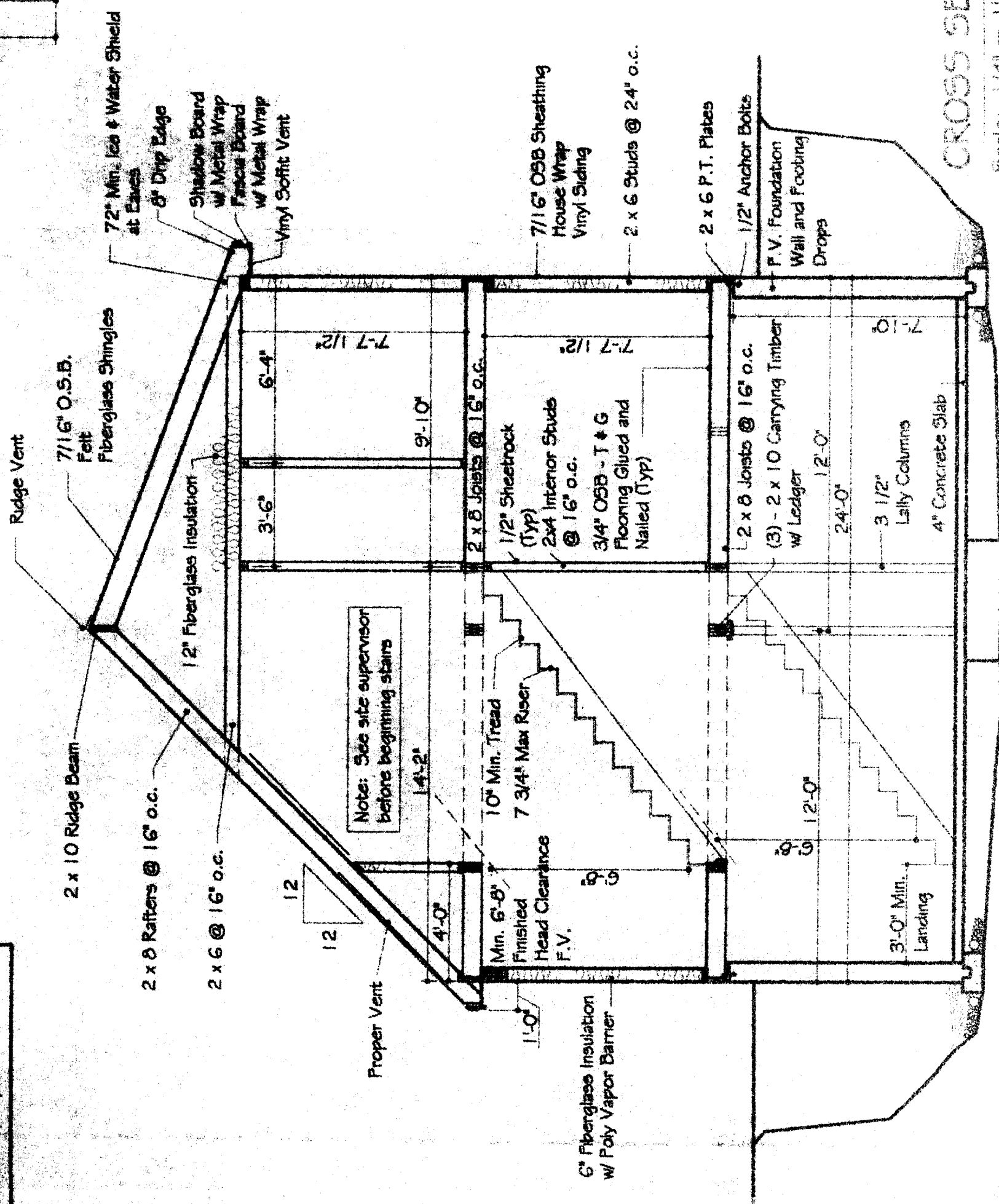
**FOR FINISH:**

- 1- 1/2" dia. hole on walls/ceiling
- 2- 1/2" dia. hole on walls/ceiling
- 3- 1/2" dia. hole on walls/ceiling
- 4- 1/2" dia. hole on walls/ceiling
- 5- 1/2" dia. hole on walls/ceiling
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- 48- 1/2" dia. hole on walls/ceiling
- 49- 1/2" dia. hole on walls/ceiling
- 50- 1/2" dia. hole on walls/ceiling



**FOUND**

Scale: 1/4"



**CROSS SECTION**

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

PLEASE DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.