

18 Ruby Ln.
310 0079

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR 22 2006

RECEIVED

~~Black~~
~~shutters~~

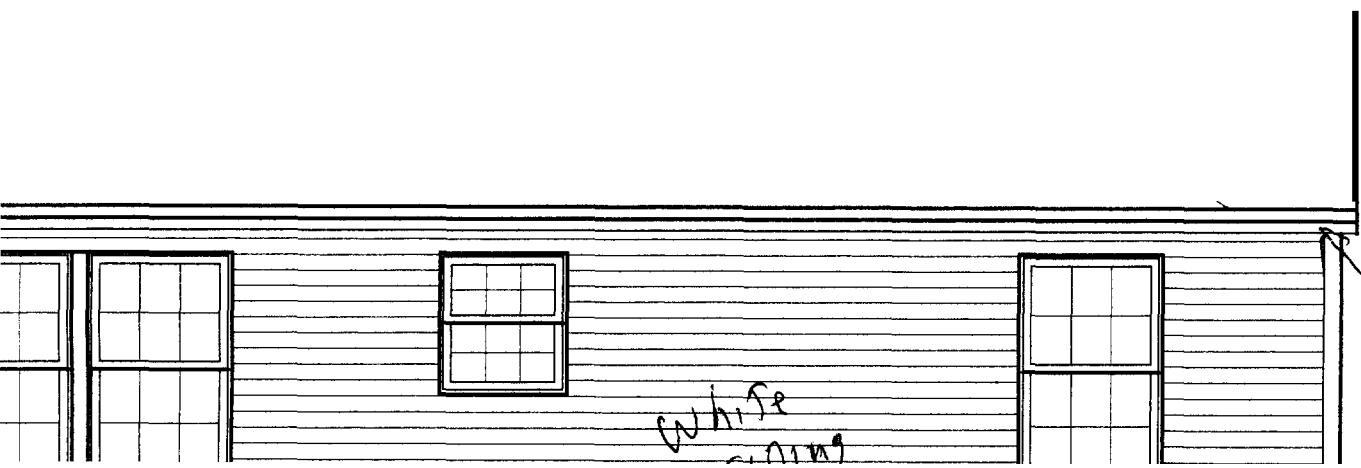
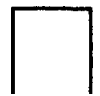


ELEVATION

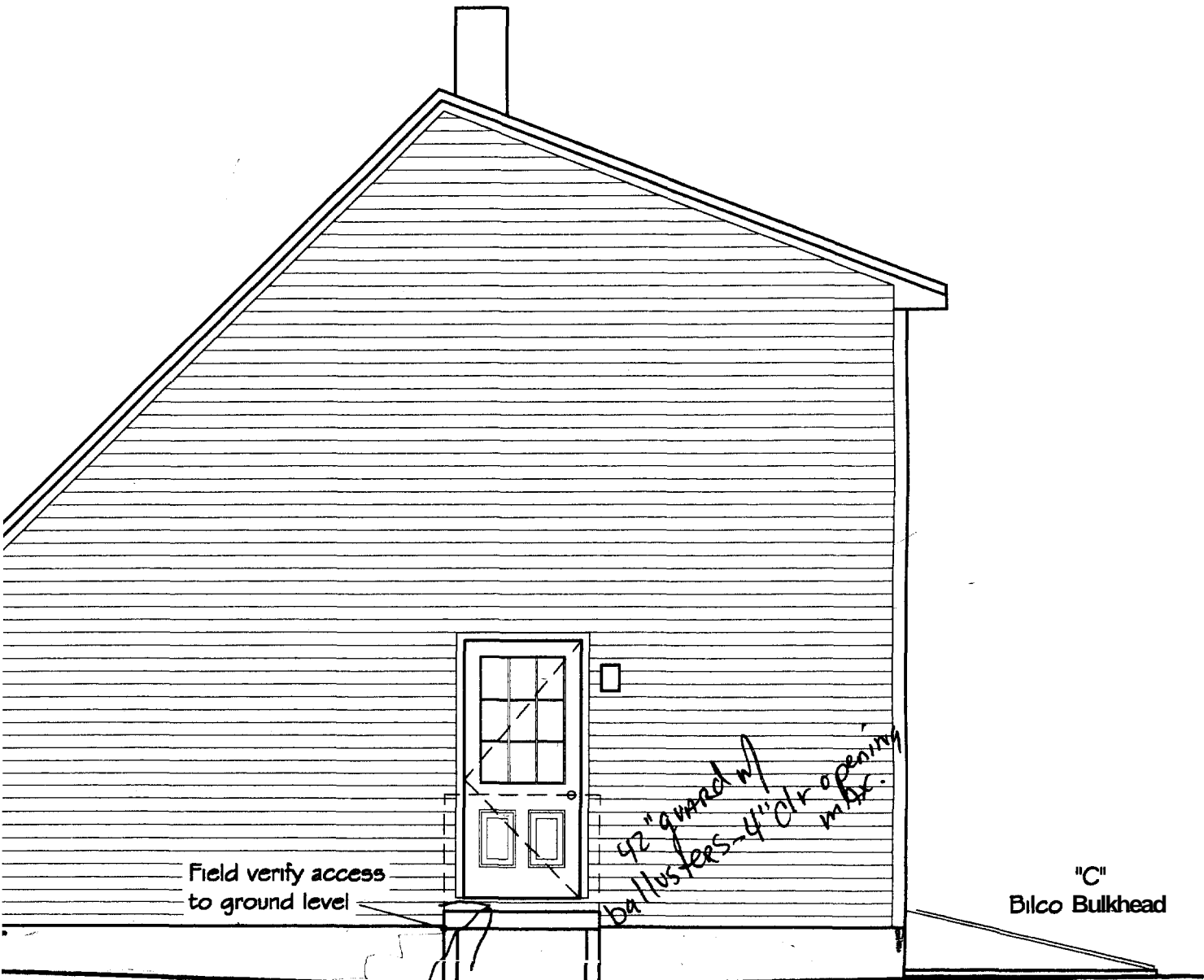
S.

Field verify access
to ground level

~~Shutters
on front
panel style~~



white



Field verify access to ground level

42" guard w/ balusters - 4" clr opening min.

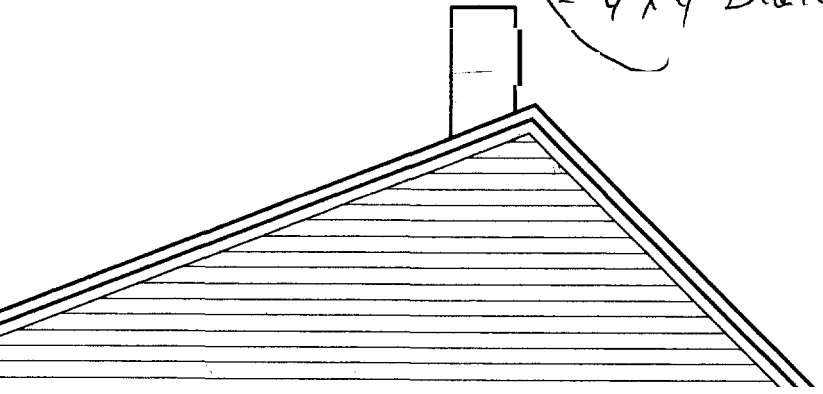
"C" Bilco Bulkhead

RIGHT ELEVATION P.C. scale: N.T.S.

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

- 4x4 Deck

pieces



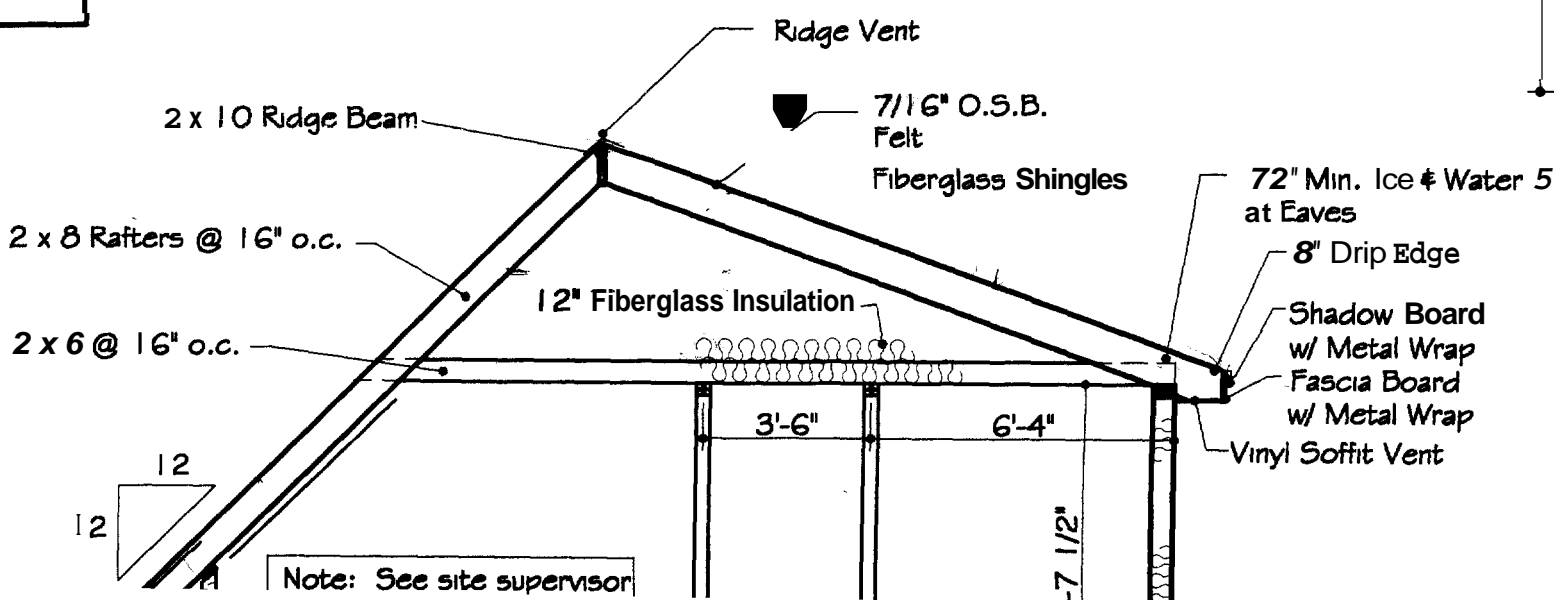
ADP

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 & concrete lally columns on
24" x 24" x 12" pad.
6. 4" concrete slab on 6 mil vapor barrier on 8" min.
crushed stone.
7. 4" dv. 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

ipson HI
d per

ax. span
ax. span

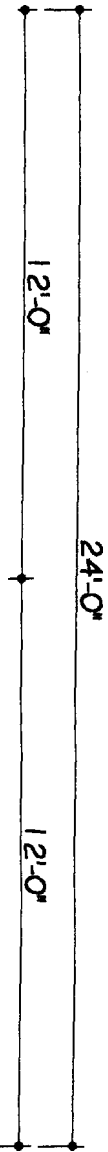
24'-0"



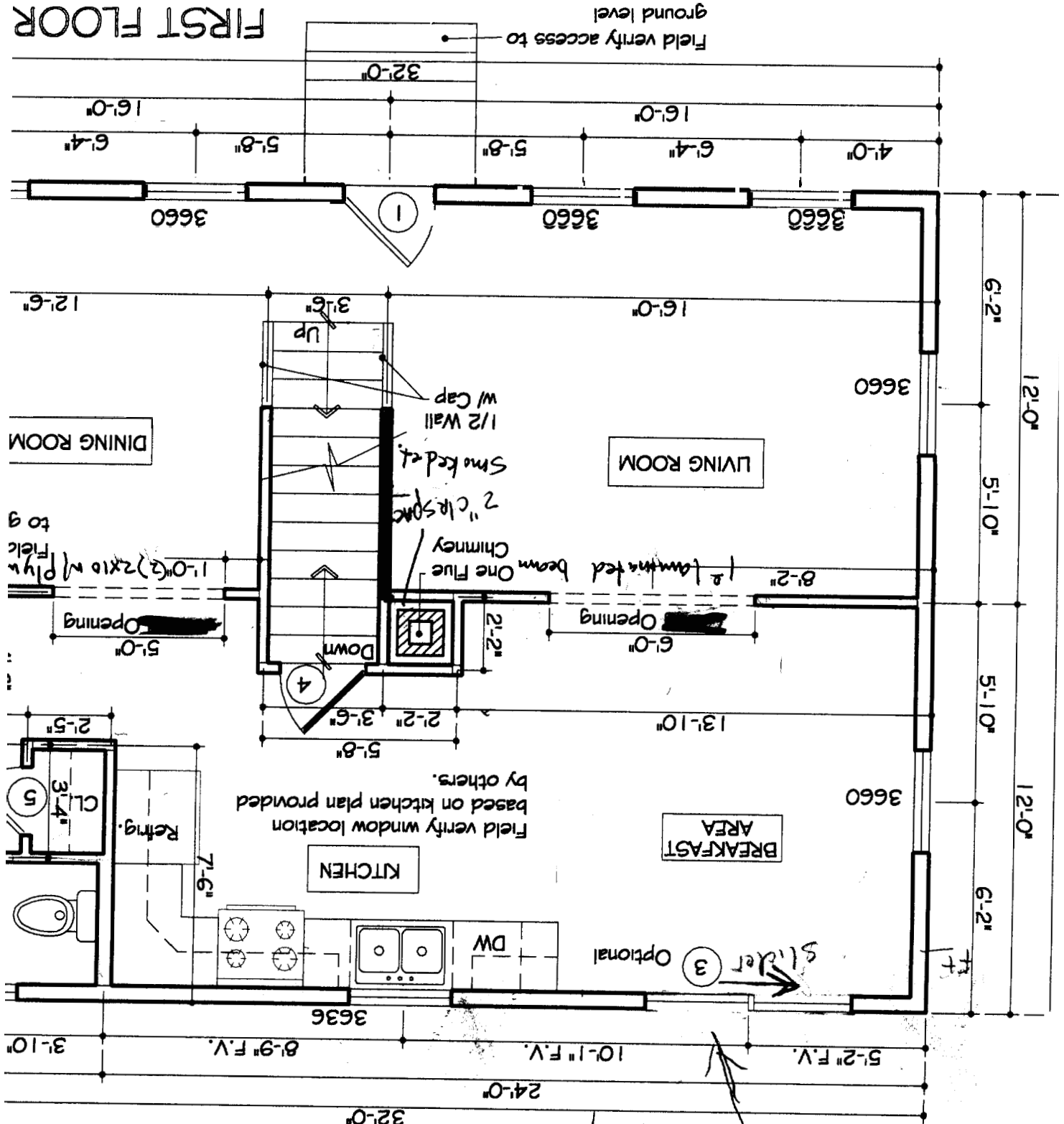
PLEASE BE ADVISED THAT JMG DESIGNS, INC. IS NOT CERTIFIED AS A STATE OF MAINE ARCHITECT OR ENGINEER. THIS WORK IS SUPPLIED STRICTLY AS A SERVICE TO MY CUSTOMERS AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CUSTOMERS SHOULD CONSULT AN ENGINEER OR ARCHITECT TO CONFIRM THE DESIGN'S CAPABILITIES AND SUITABILITY BEFORE TAKING ANY FINAL ACTION REGARDING CONSTRUCTION. BEFORE BEGINNING CONSTRUCTION, IT IS THE CONTRACTOR'S/CUSTOMER'S RESPONSIBILITY TO MAKE

BFT
HAT

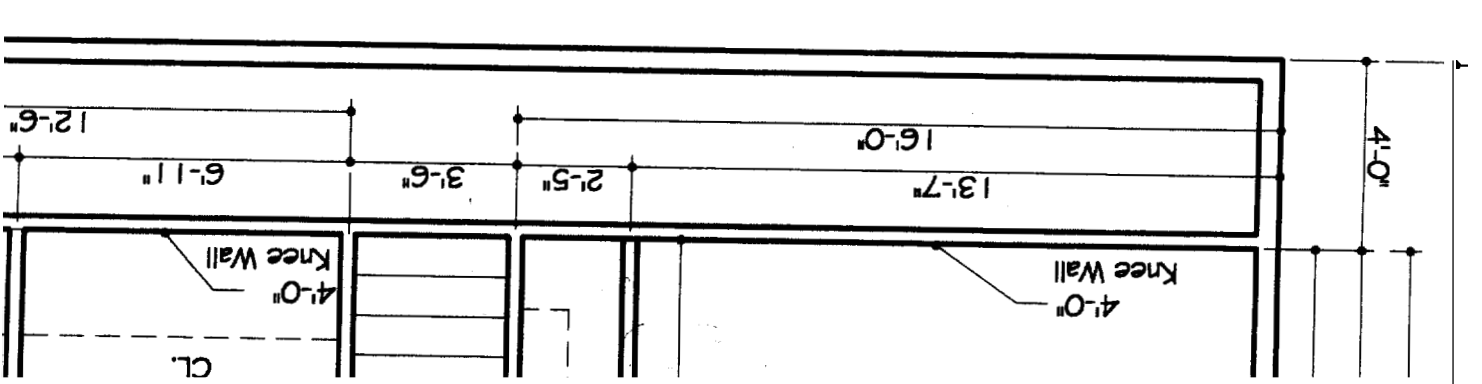
~~Post Hole~~



FIRST FLOOR

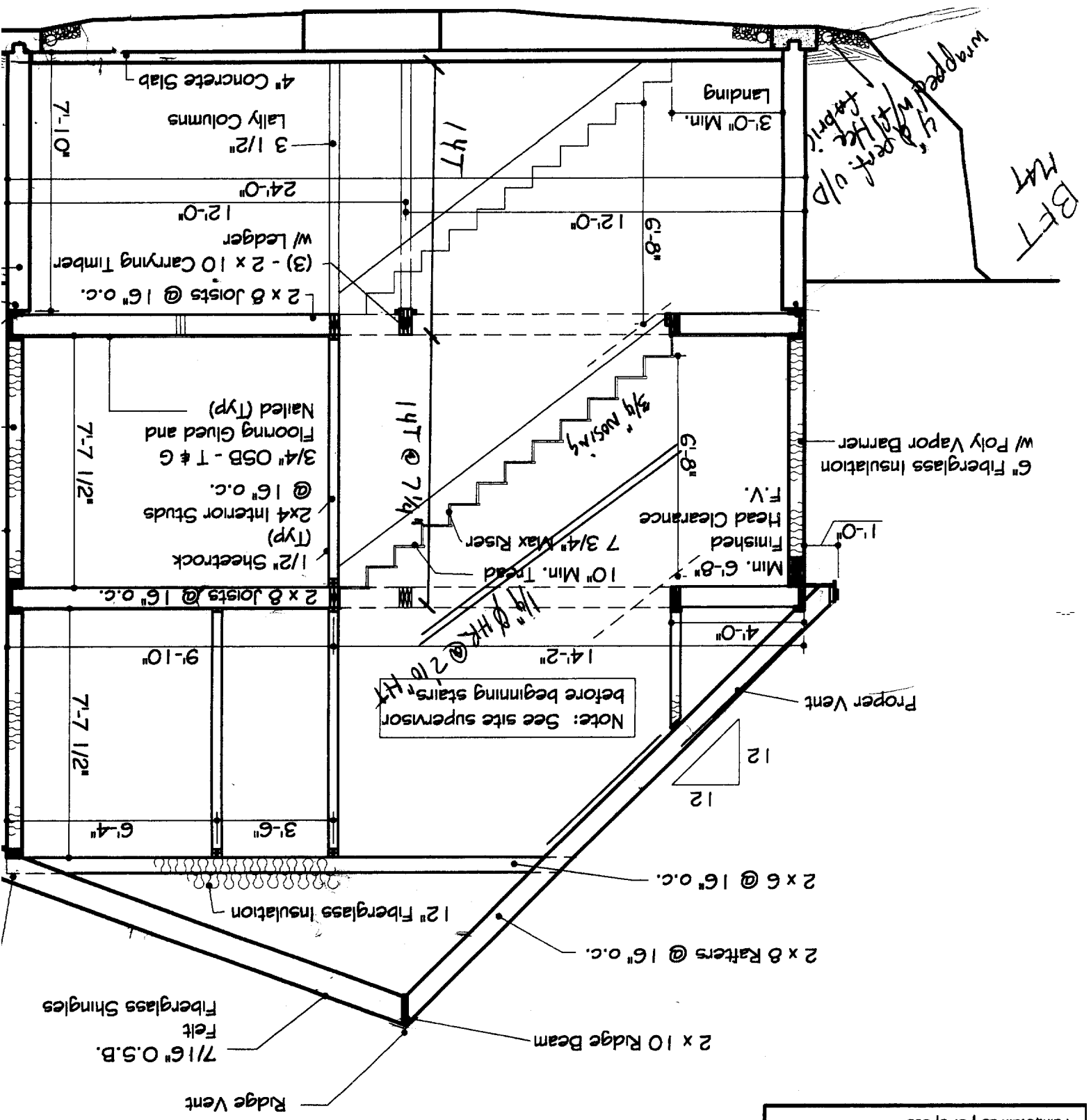


SECOND FLOOR



3
4
B

*Important
Load Bear only*



Note: See site supervisor before beginning stairs.

Soffits - 2" cont. strip
 Ridges - cont. ridge vent
 Vents/Rafters as indicated
 Proper Vents between
 rafters/Rafts

HEADERS:
 3 - 2 x 8 w/ plywood - 40" max. span
 3 - 2 x 8 w/ plywood - 72" max. span
 Beams as indicated
 Min. 6' brg. all beams

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

BFT
 M4

4' depth o/d
 wrapped w/ 1/2" x 1/2" x 1/2" fabric

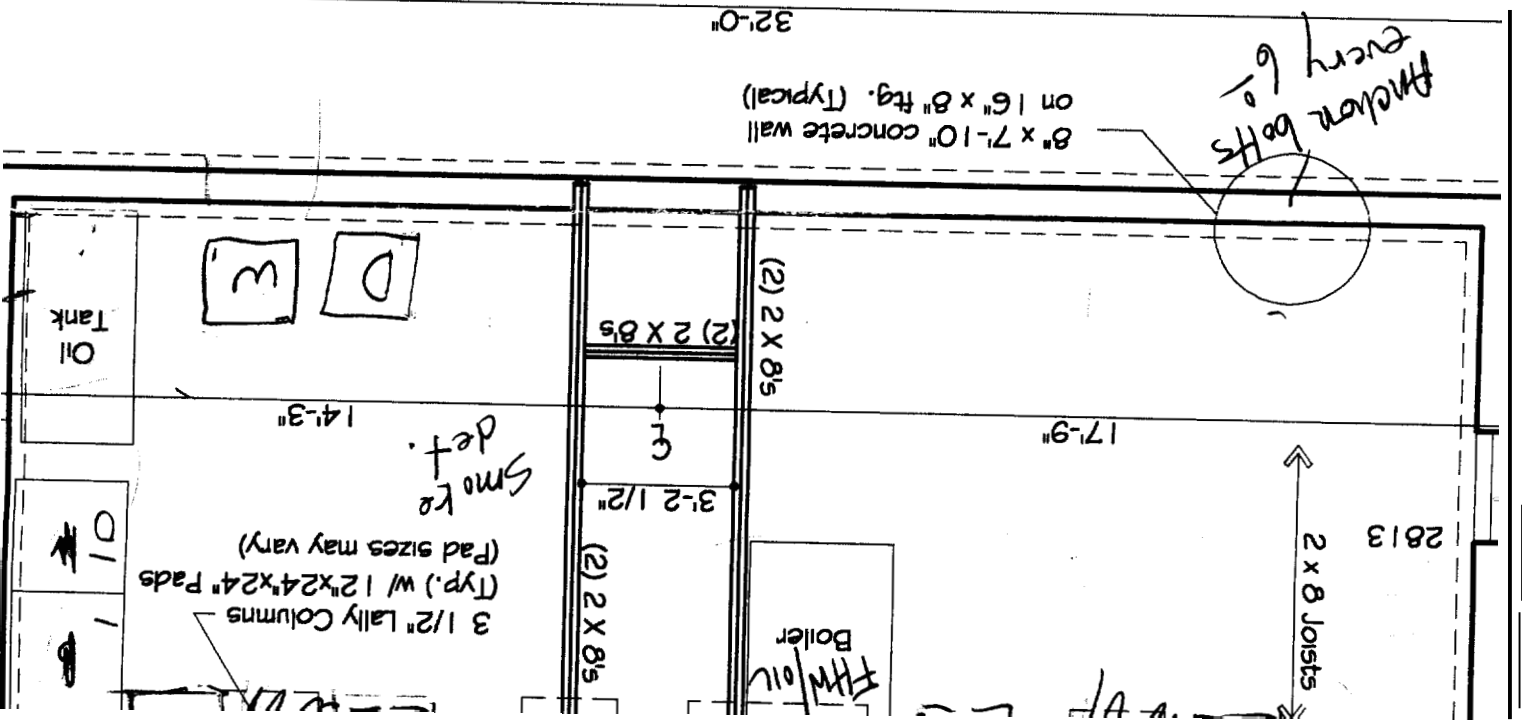
Speak

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Handwritten scribbles and lines, possibly initials or a signature.

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

FOUNDATION PLAN



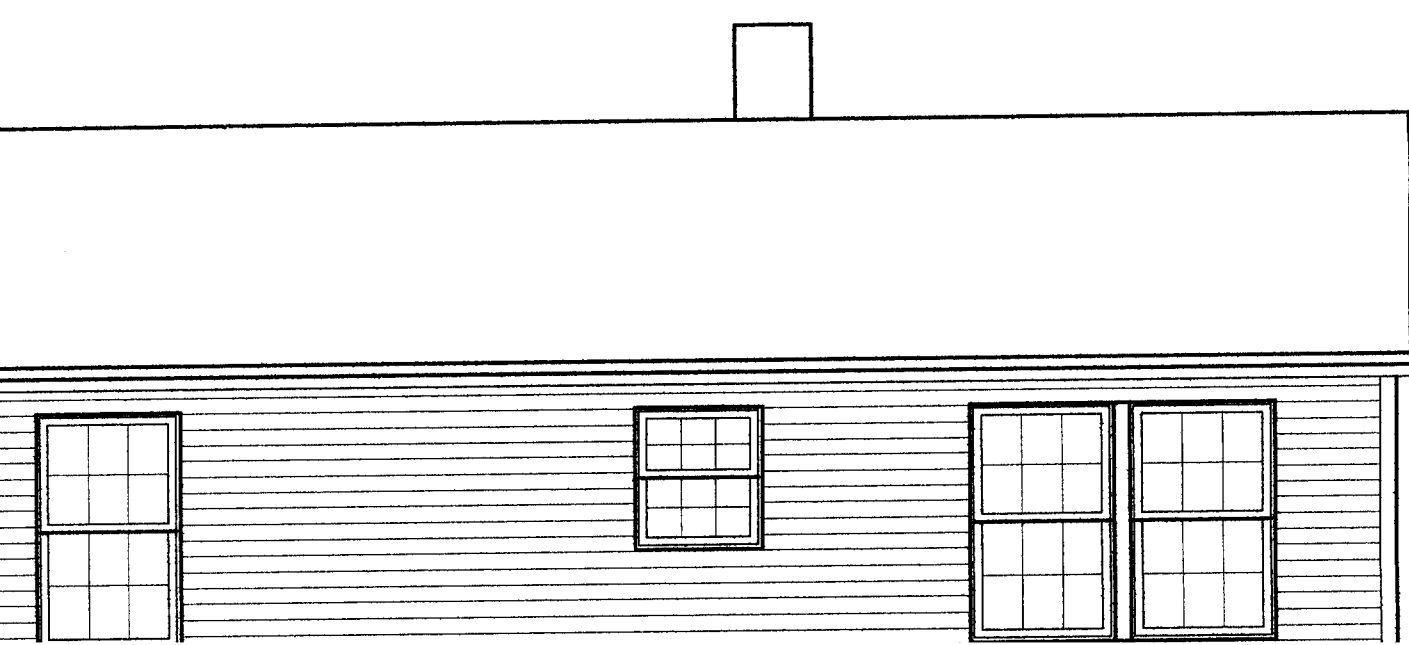


Wide corner

IT ELEVATION

I.T.S.

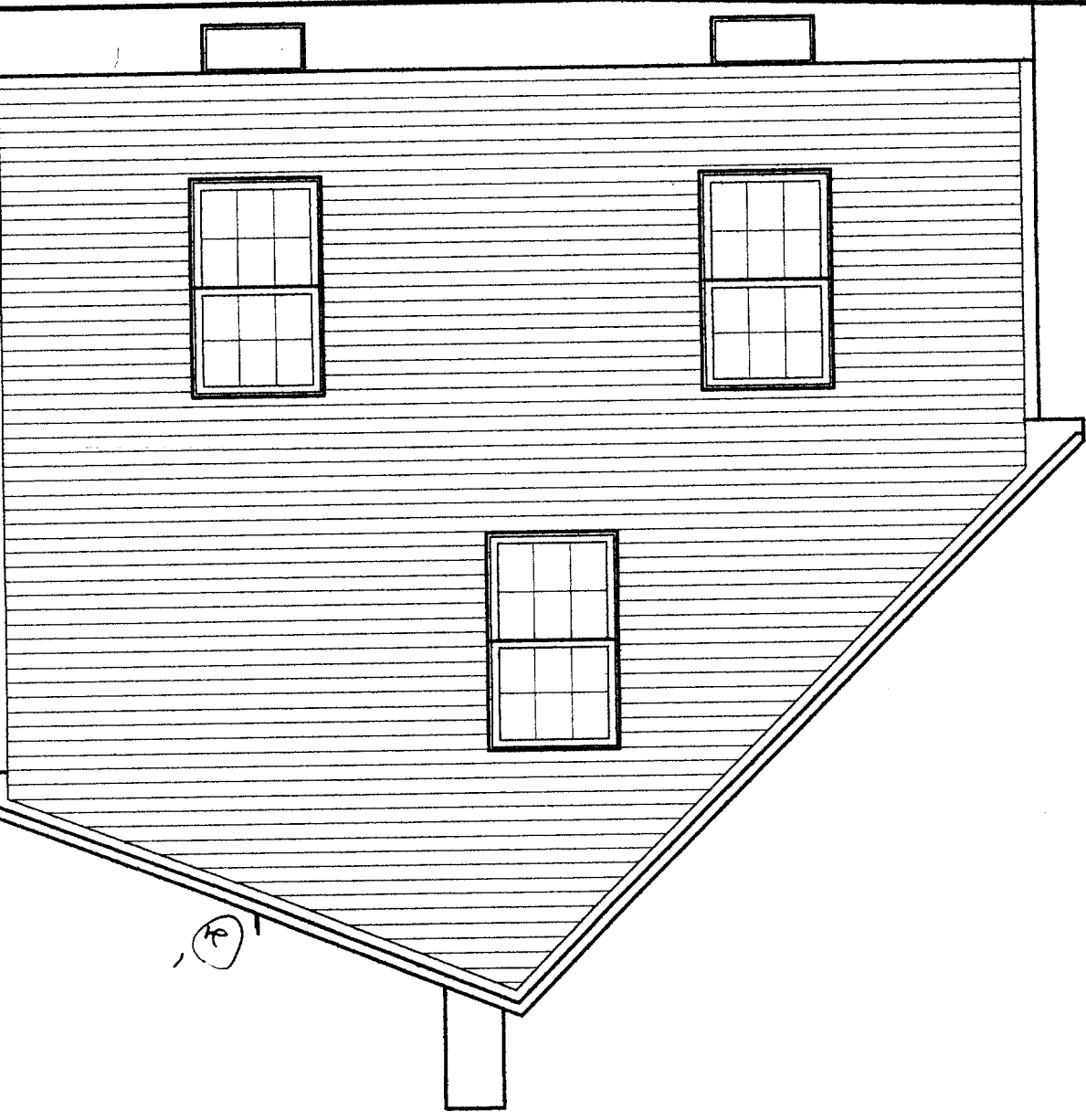
Field verify access
to ground level



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RIGHT ELEVATION

Scale: N.T.S.



LEFT ELEVATION

Scale: N.T.S.

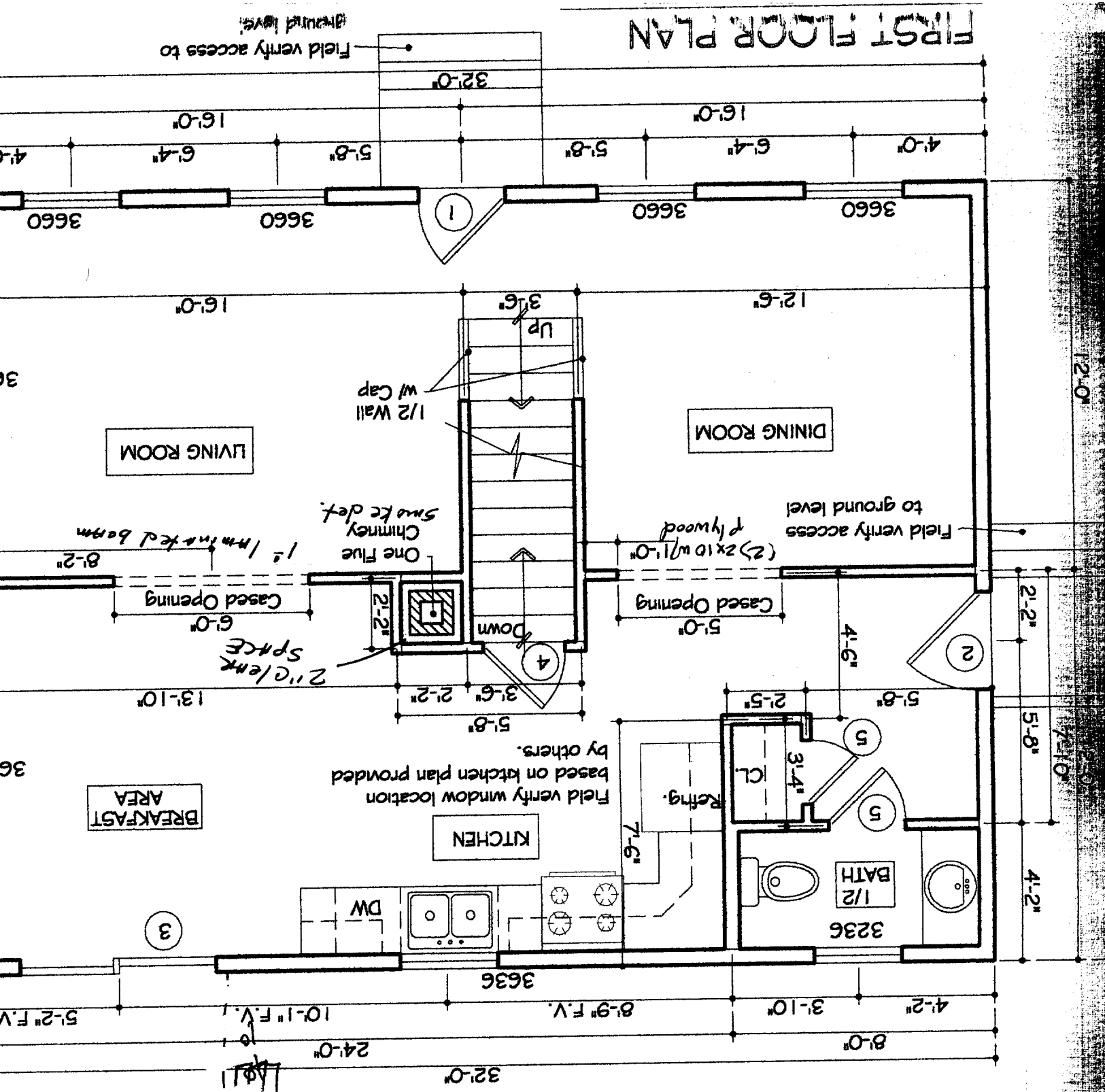


Field verify locations of foundation
wall and footing drops dependent on
existing site contours.

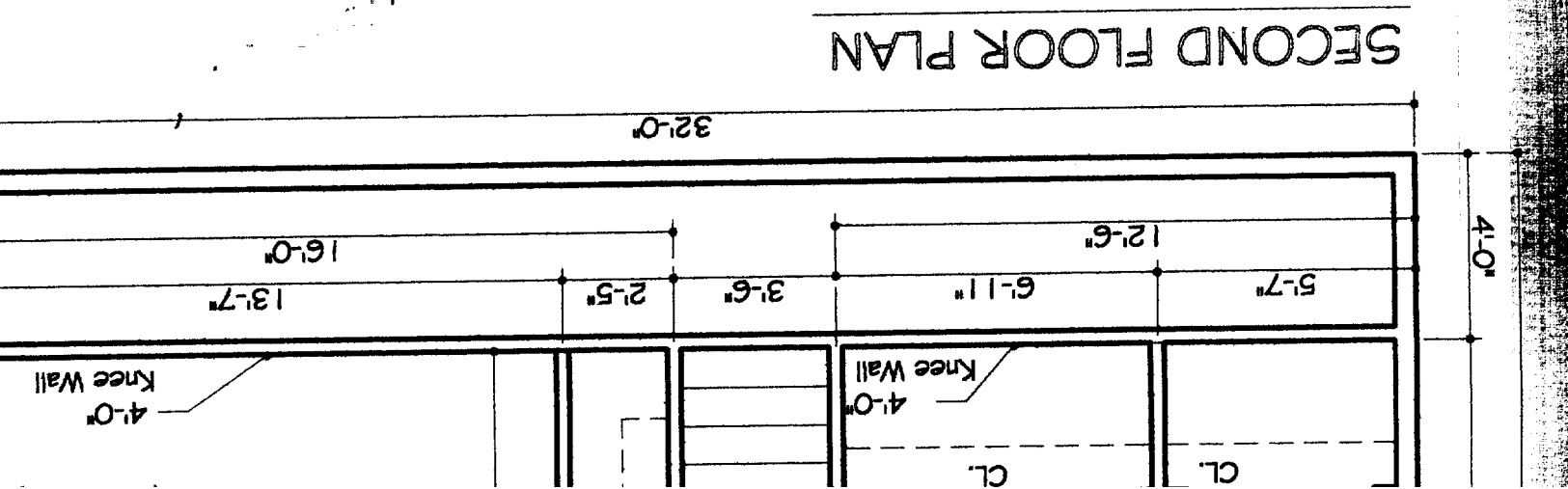
PC concrete piers
42" guard
w/ balusters
4" field verify access
to ground level

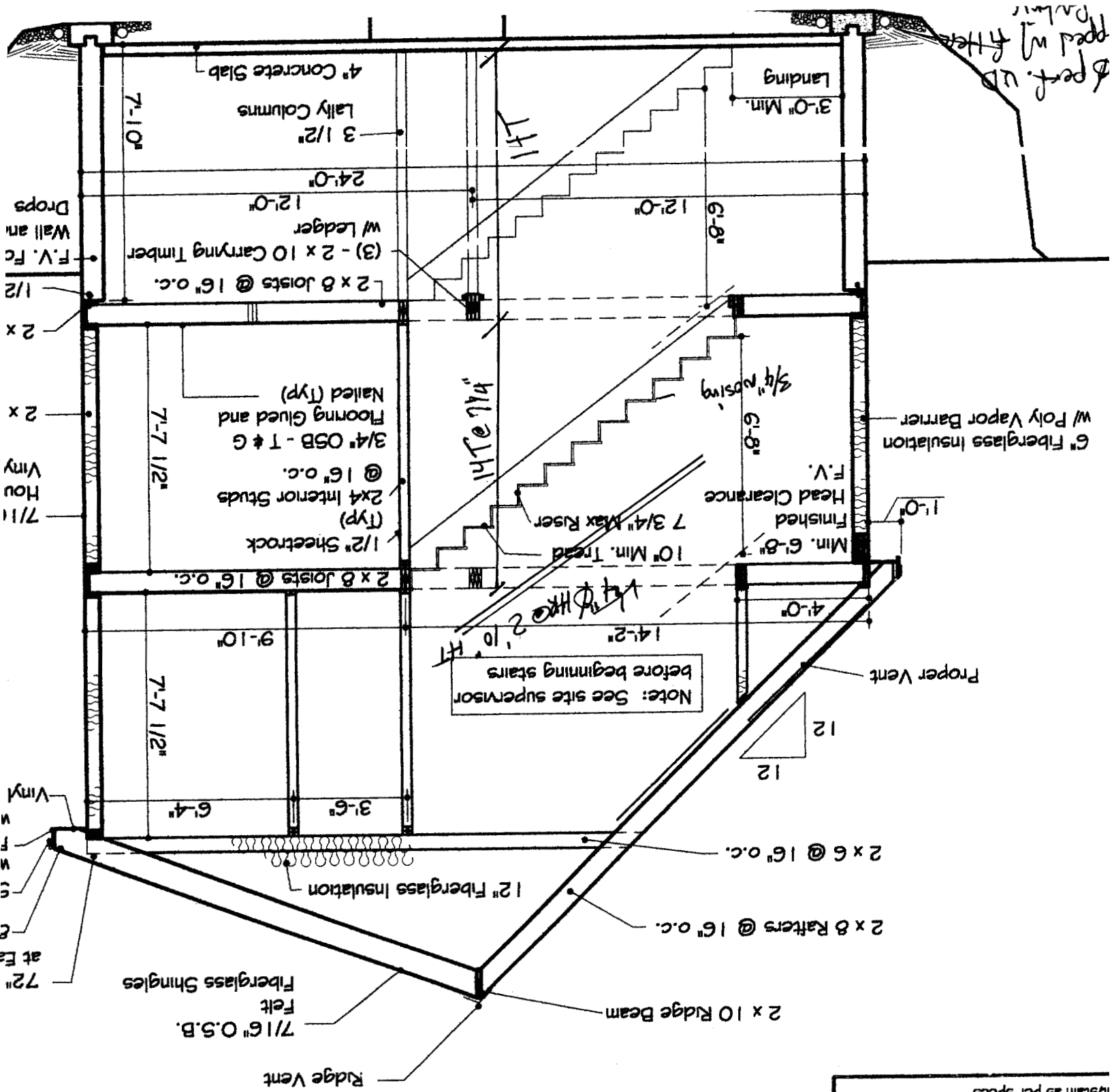
8" Bilco Bulkhead

FIRST FLOOR PLAN



SECOND FLOOR PLAN





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 per vents between
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