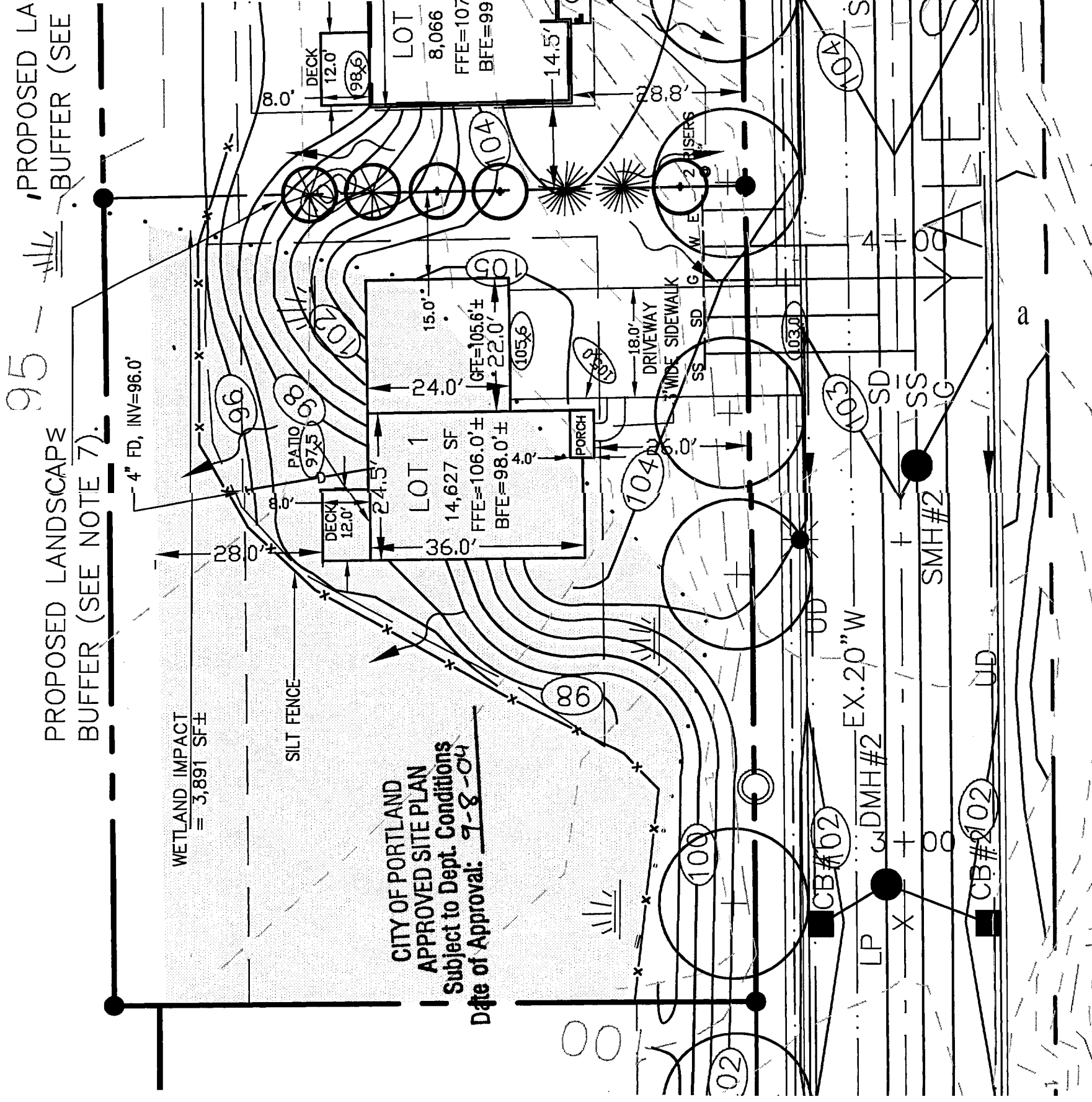


▷ REFERENCE:



PROPOSED LANDSCAPE BUFFER (SEE NOTE 7).

95 - PROPOSED LA BUFFER (SEE NOTE 7).

WETLAND IMPACT = 3,891 SF±

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7-8-04

NOTES:

1. GRADING ON LOTS IS CONCEPTUAL BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURT PRUD SITE PLANS AND SHEET 2, CONCEPTUAL GRADING & DRAINAGE PLAN OF AMENDED SUBDIVISION PLAN OF LOTS AT UNIVERSITY PARK" AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE AS SHOWN ON SHEET C-9 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT 1 AS SHOWN ON THIS PLAN BY LAND USE CONSULTANTS IS BASED ON INFORMATION DESCRIBED IN NOTES #1 TO #3.
5. OWNER SHALL BE RESPONSIBLE FOR ALL LAYOUT AND FOR CONFORMANCE TO ZONING AND ALL APPROVED PLANS AND PERMITS.
6. EROSION CONTROLS SHALL BE INSTALLED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS REQUIRED. EROSION CONTROLS SHOWN ARE CONCEPTUAL AND SHALL BE PLACED BASED ON ACTUAL FIELD CONDITIONS.
7. LANDSCAPE BUFFER BETWEEN LOTS SHALL BE PLANTED BY DEVELOPER UPON FINAL GRADING OF BOTH LOTS AS SHOWN.
  - 6' WHITE WINE
  - 2' RHODODENDRON
  - 6' ARBORVITAE

▷ PREPARED FOR:

CHRISTOPHER J. BALLARD, INC.  
FALMOUTH, MAINE

REV: 09-07-04

▷ DATE: 8-09-04

▷ SCALE: 1"=20'

UNIVERSITY PARK  
YALE STREET  
BUILDING SITE LAYOUT

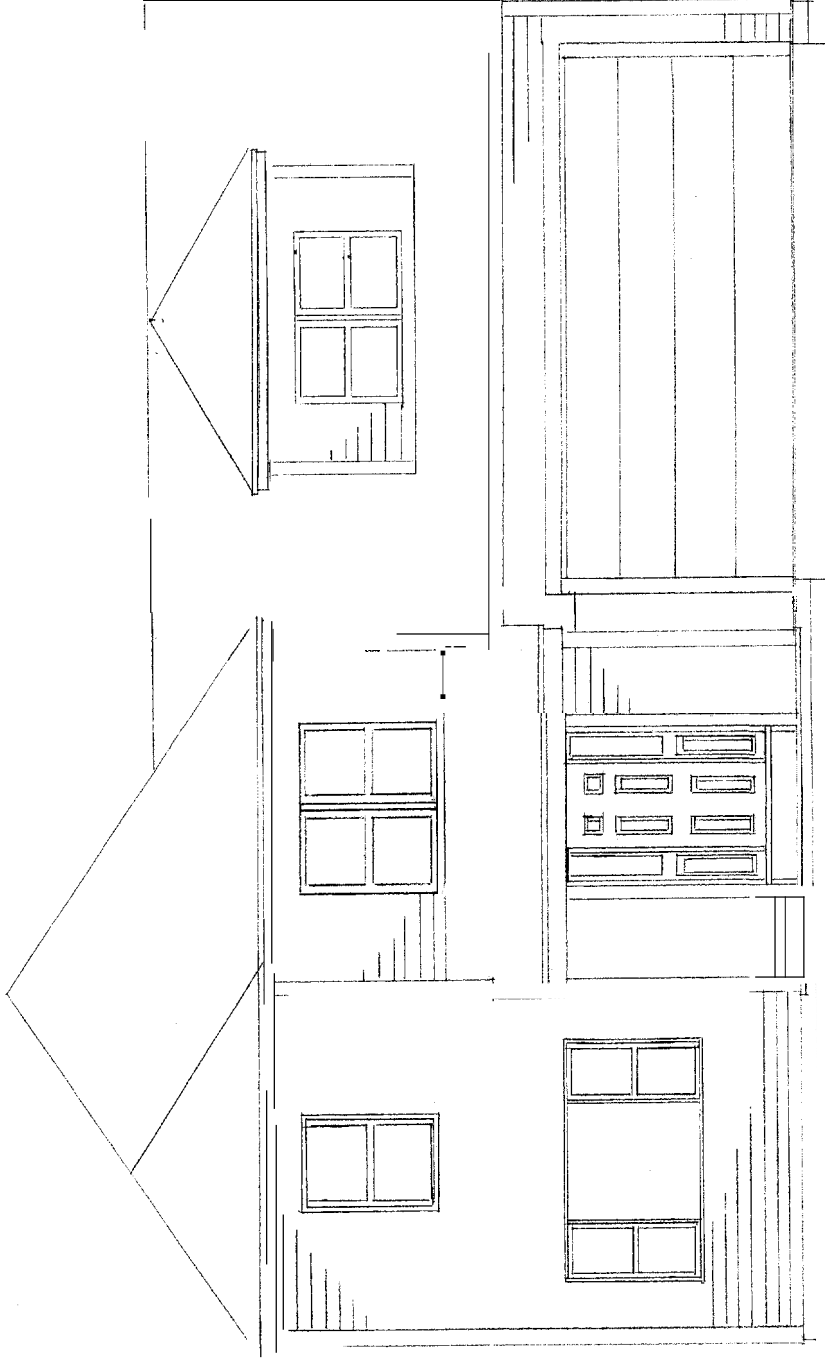
▷ LOTS

.JOB # 4252

Land Use Consultants, Inc.  
Voice (207) 878 - 3313  
Fax (207) 878 - 0201  
landuse@landuseinc.net  
Portland, Maine 04103

12 2004

436 A 009

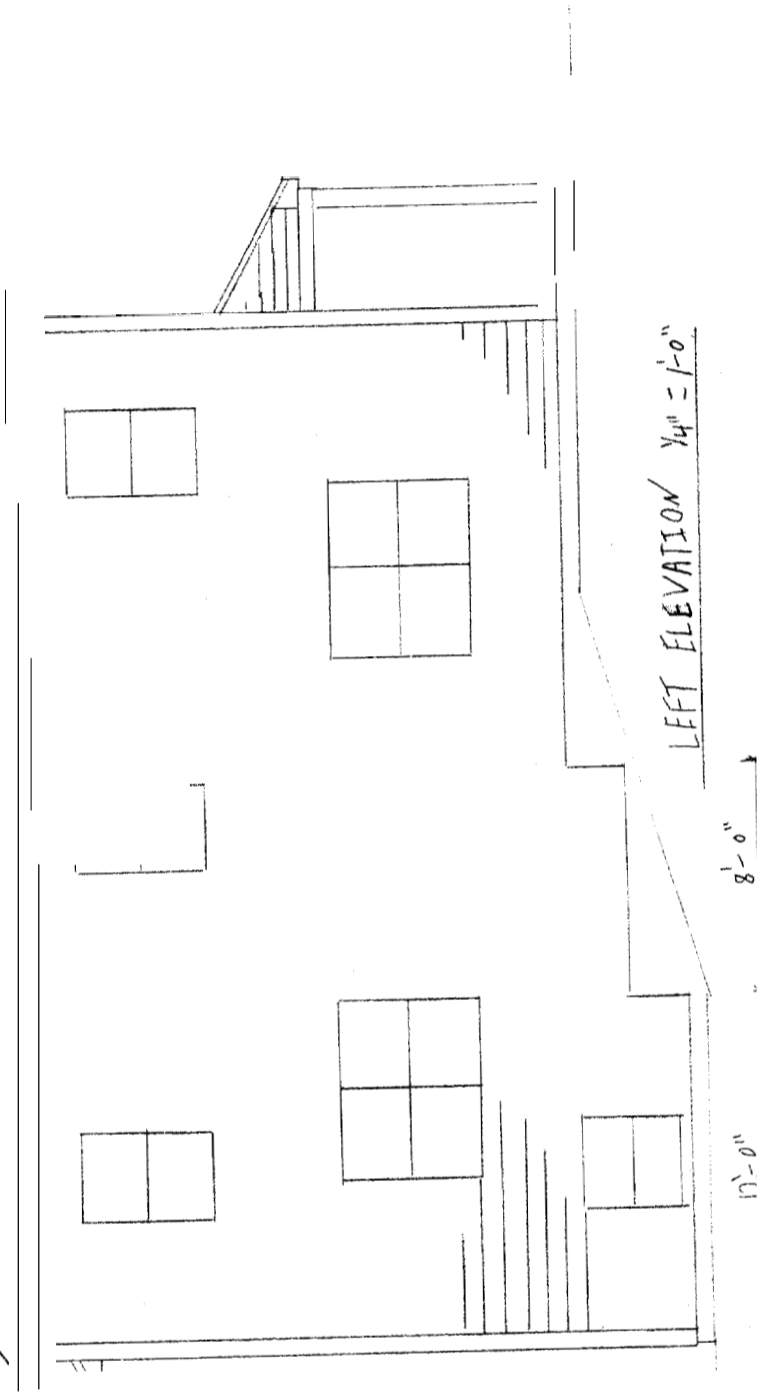
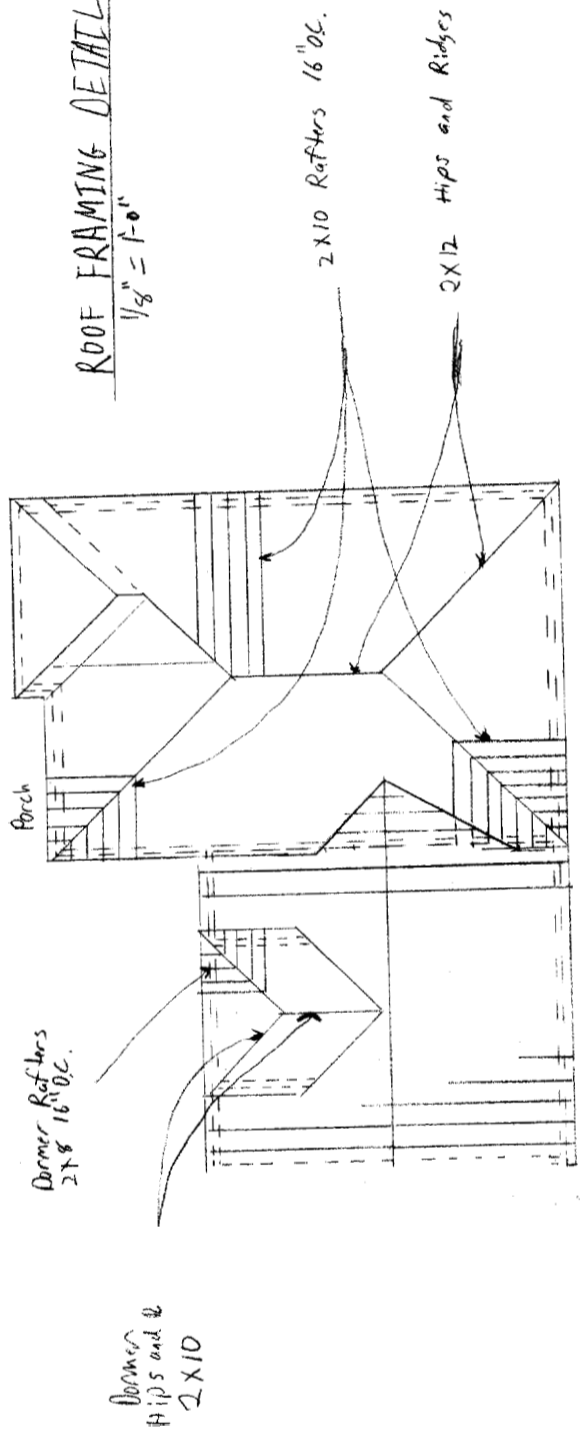


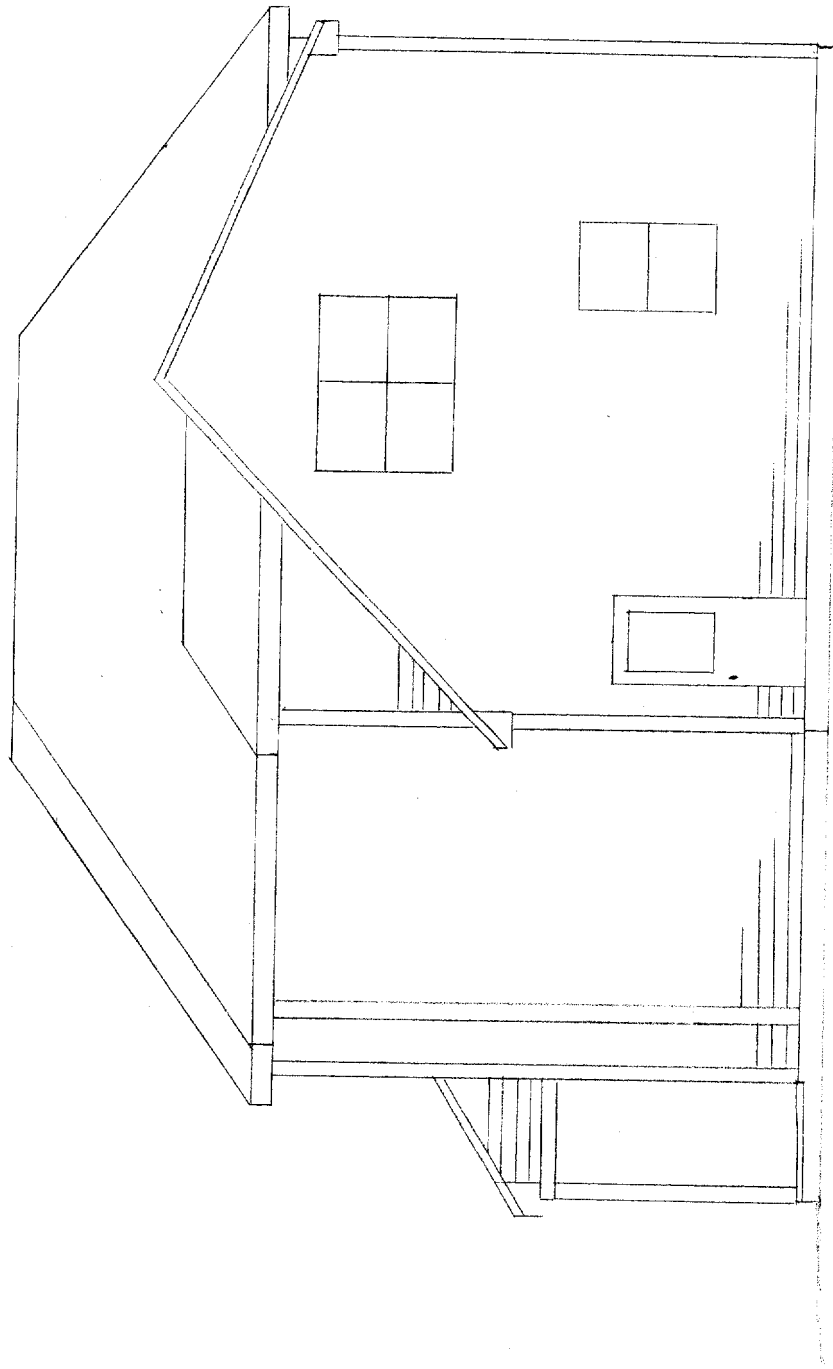
FRONT ELEVATION  
1/4" = 1'-0"

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FAIRMOUTH, ME 04105

ROOF FRAMING DETAIL

$\frac{1}{8}'' = 1'-0''$

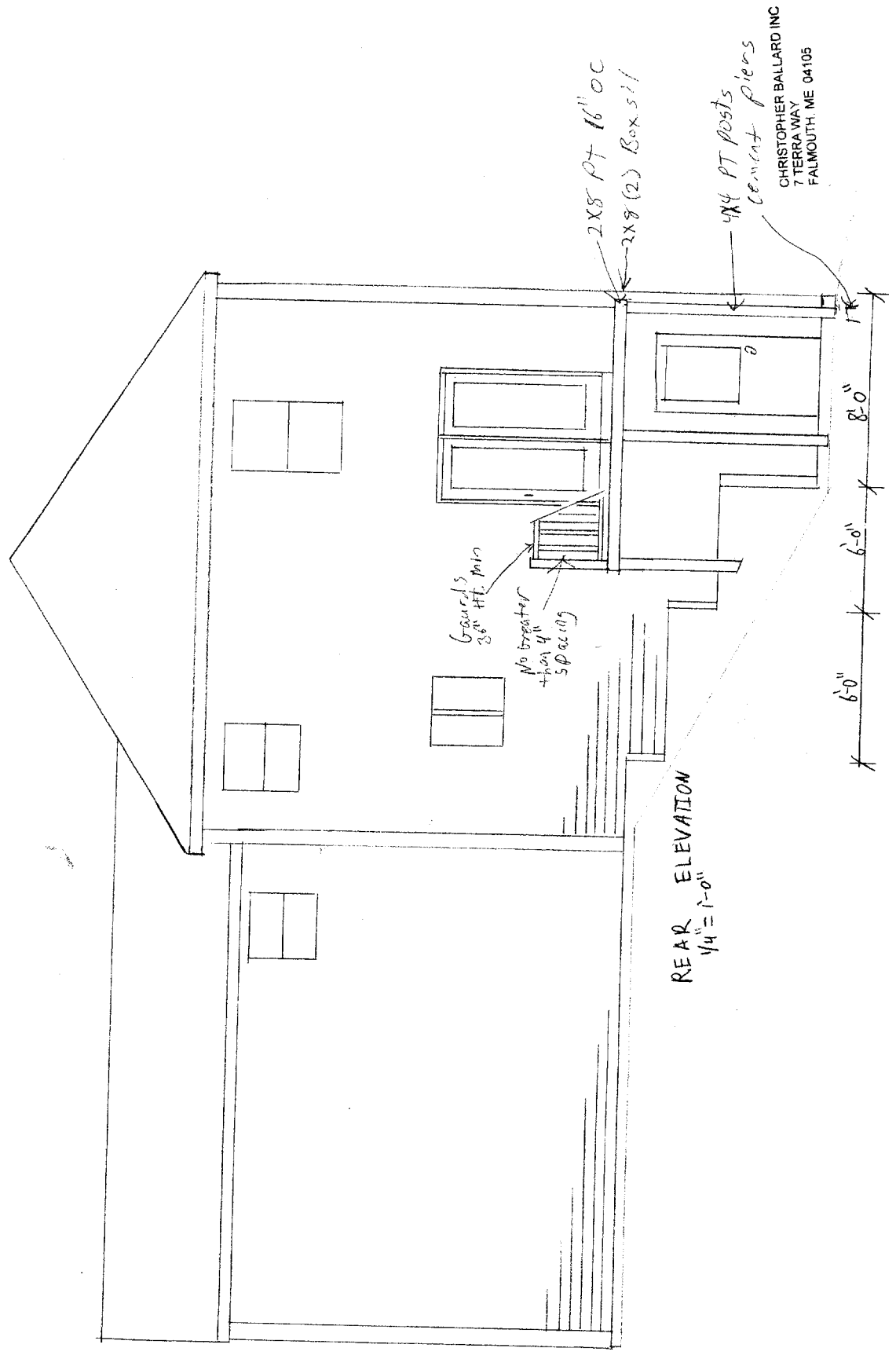




1/4" = 1'-0"

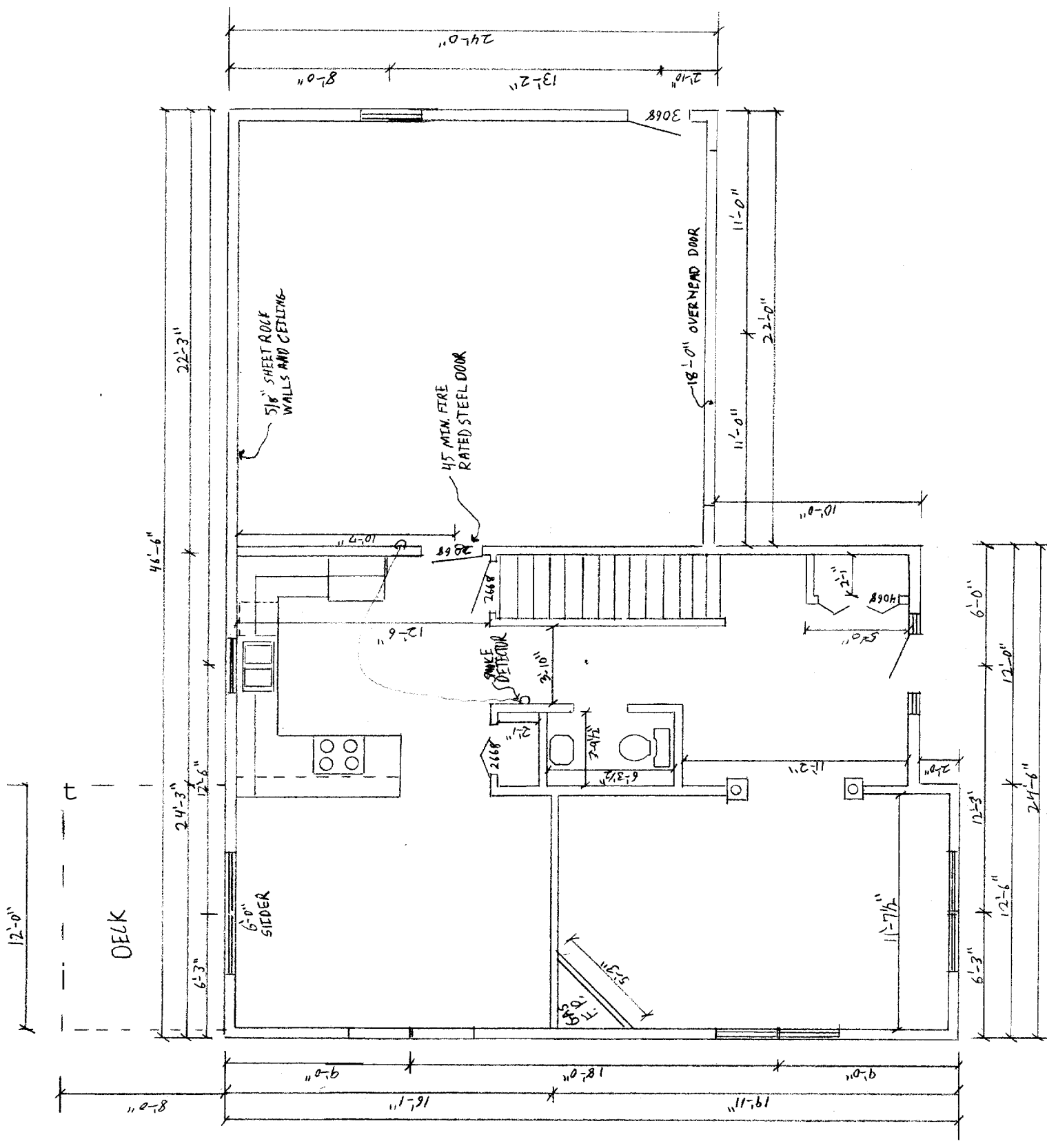
RIGHT ELEVATION

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH ME 04105



REAR ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 FALMOUTH, ME 04105

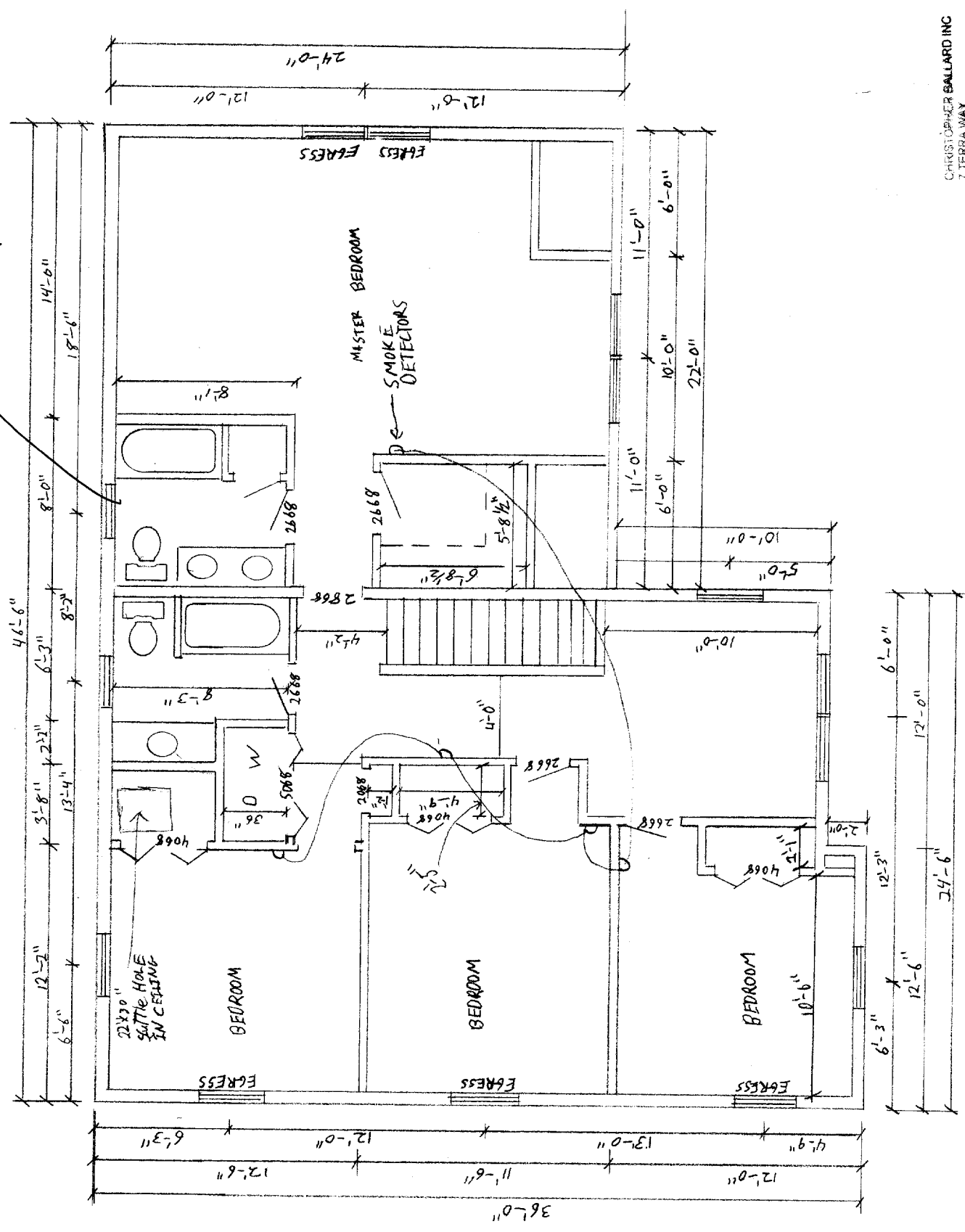


CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 FALMOUTH, ME 04105

$\frac{1}{4}'' = 1'-0''$

1ST FLOOR PLAN

*Temp fixed*



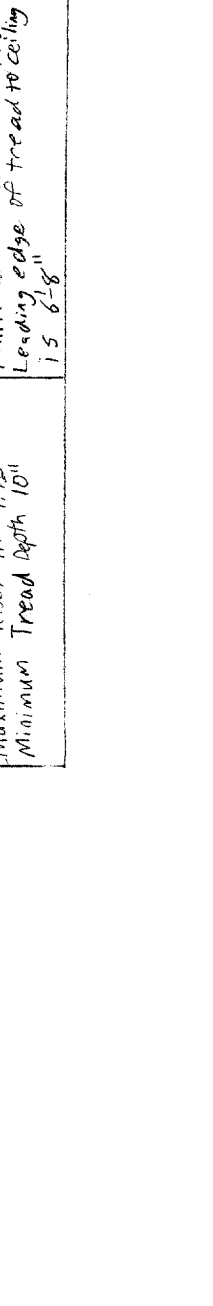
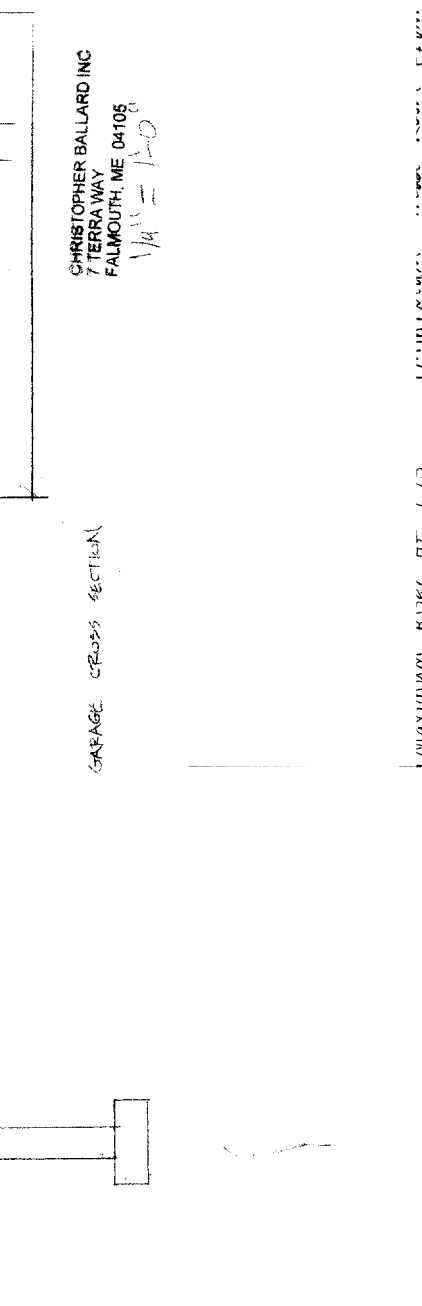
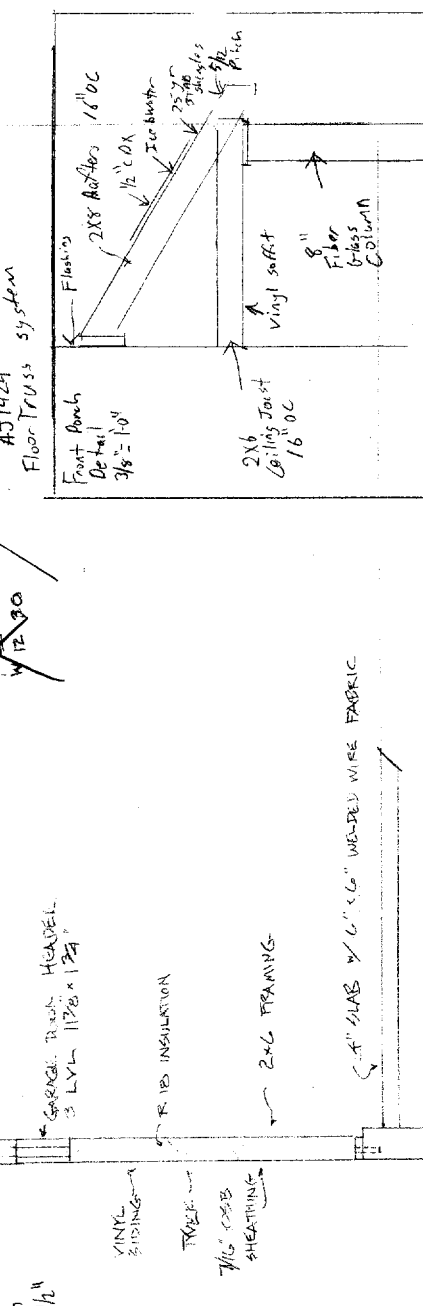
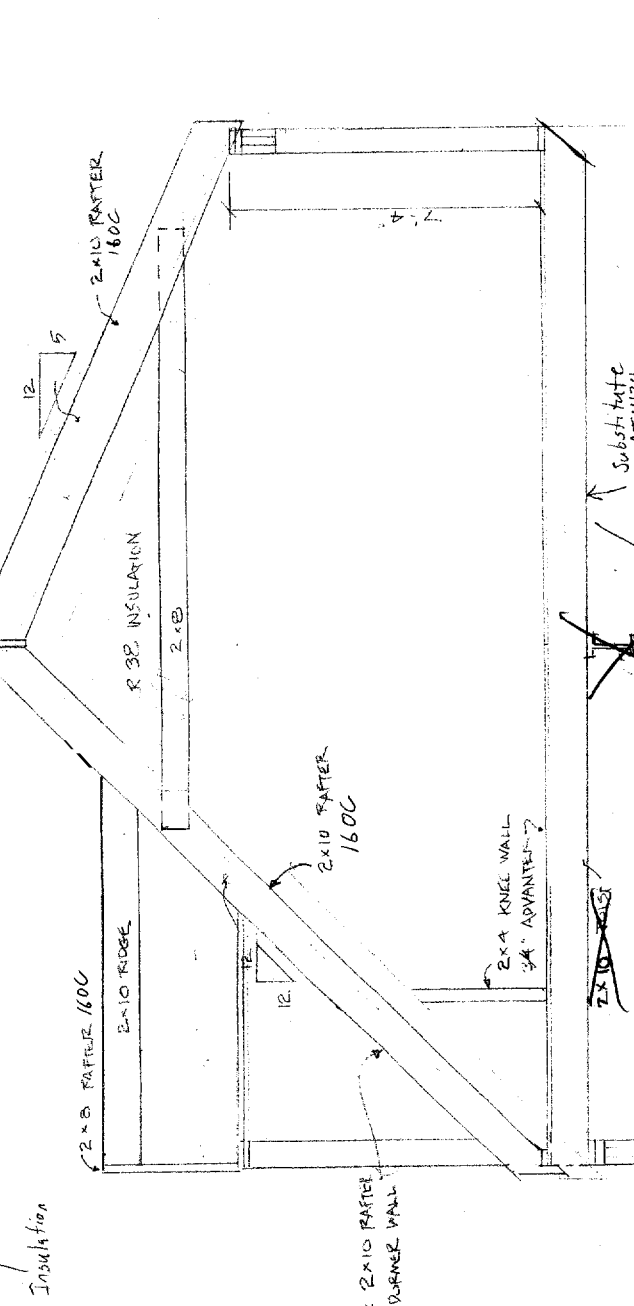
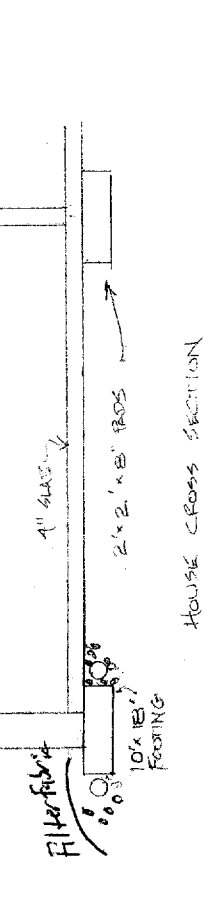
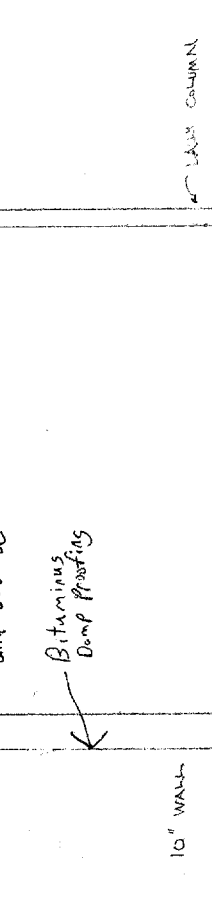
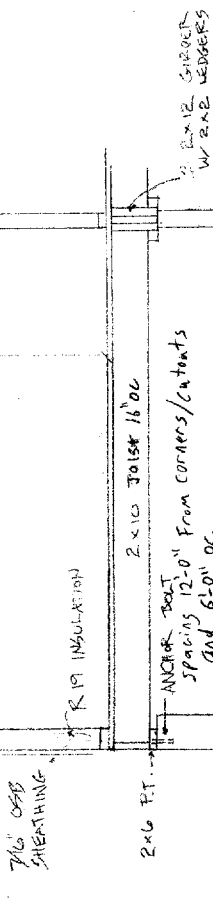
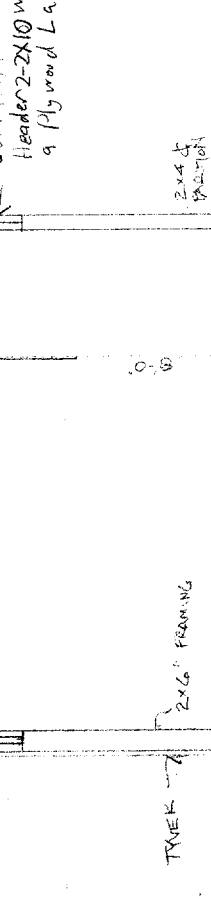
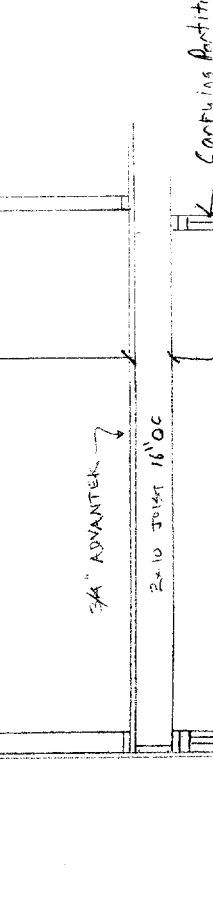
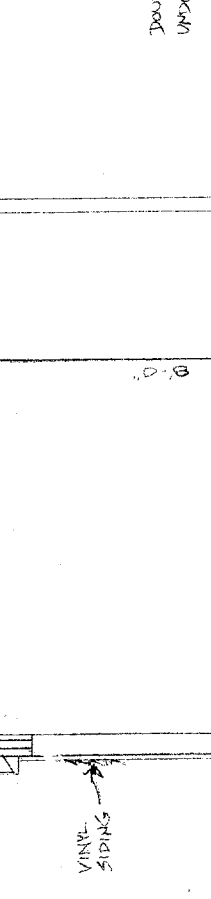
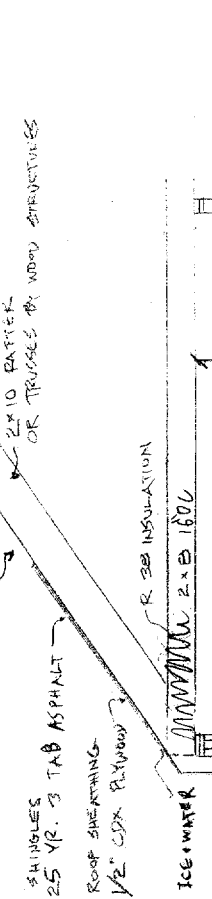
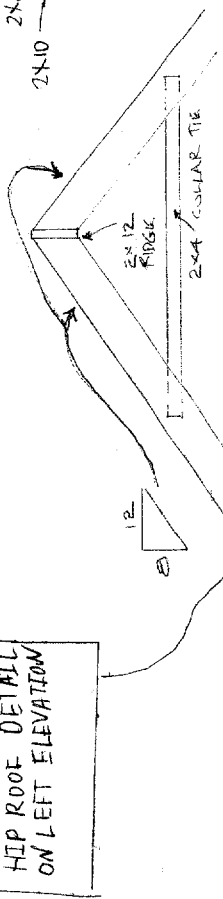
CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105

2ND FLOOR PLAN 1/4" = 1'-0"

Fasteners Per BOCA 1999

1/2" Plywood Lams

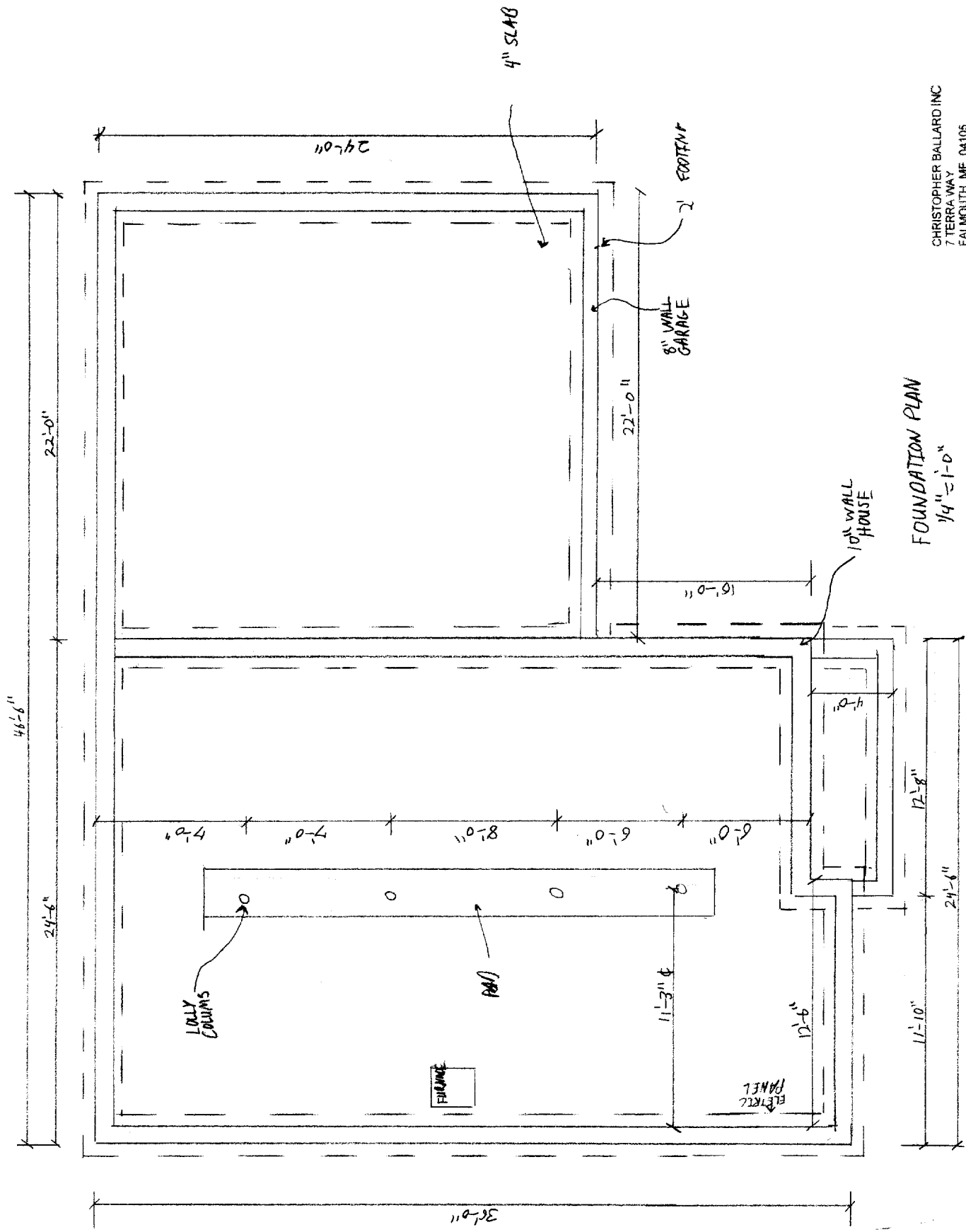
Header Detail



CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105  
1/4" = 1'-0"

MAXIMUM RISE AT 1/2"  
Minimum Tread Depth 10"  
Leading edge of tread to ceiling 15'-6 1/8"

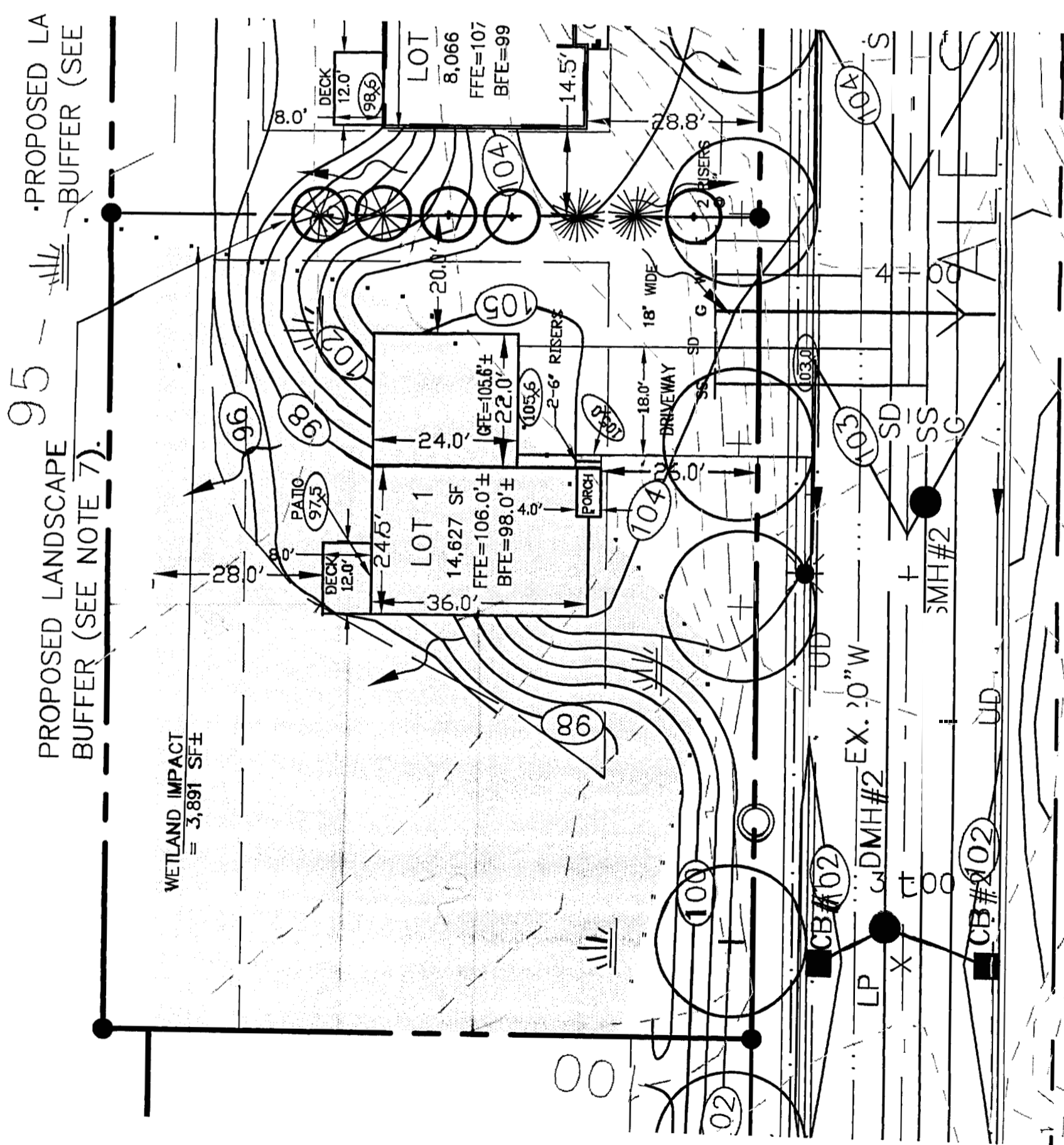




FOUNDATION PLAN  
 1/4" = 1'-0"

CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 FALMOUTH, ME 04105

REFERENCE



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- 6" WHITE PINE
  - 2'
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PREPARED FOR:

CHRISTOPHER J. BALLARD, INC. FALMOUTH, MAINE



UNIVERSITY PARK  
YALE STREET  
BUILDING SITE LAYOUT

SCALE: 1"=20'

DATE: 8-09-04

JOB # 4252