

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 021301
NOV 13 2003

This is to certify that Chris Ballard Inc/Chris Ballard
has permission to Construct New 1,715 sq.ft. Single Family Attached 2 Car Garage
AT 24 Yale St (Lot #5, University Park) 436 A009001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is in process before this building or part thereof is leased or occupied. 48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Carrie Banks 11/13/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Yale St

CBL 438 A003001

Issued to Westcott & Payson II /Chris Ballard

Date of Issue 03/18/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-1301, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling w/ rear deck
Use Group: R3
Type: 5B
BOCA 1999

Limiting Conditions:

Temporary Certificate Expires 6/1/04. All sitework must be completed by 6/1/04.

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1301 Issue Date: **NOV 13 2003** CBL: **438-A-003**
~~436-A001001~~

Location of Construction: Yale St (Lot #5, University Park)	Owner Name: Chris Ballard Inc	Owner Address: 7 Terra Way CITY OF PORTLAND	Phone: 781-8822
Business Name:	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: 2078383800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home	Permit Fee: \$1,494.00	Cost of Work: \$122,000.00	CEO District: 3
Proposed Project Description: Construct New 1,715 sq.ft. Single Family w/Attached 2 Car Garage		INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gad	Date Applied For: 10/21/2003	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-0234</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>11/6/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

12/3/03 Subtrucks + size of structure OK

12/10/03 Backfill inspection - OK to proceed JB

2/15/04 Close in inspection. On site w/ Chris Ballard. Basement stairs are NOT IN. ② Need nail plates throughout. ③ Egress OK. (5.75) ④ Fire separation will be the ENTIRE GARAGE. ⑤ EXTRA window being added in Rear Bedroom over garage. RE-check Bsmt steps - OK

3/17/04 For final CFO — Check Basement Stairs, ok, New window check, ok — all other systems ok

ok for CFO
waiting for Joy Reynolds memo

Elec permit # 2003-5182 ok

Plumb permit # 2004-8034 ok

New tank/replace permit # 04-0079 ok ^{specs for vent system}

ok → HVAC permit - oil furnace permit # ~~04-0079~~ ^{Called not found permit}

DRC (Joy Reynolds) memo -

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1301	Date Applied For: 10/21/2003	CBL: 438 A003001
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Location of Construction: 56 Yale St	Owner Name: Westcott & Payson Li	Owner Address: 240 Harvard St	Phone: () 781-8822
Business Name:	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: (207) 838-3800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home on Lot # 5	Proposed Project Description: Construct New 1,715 sq.ft. Single Family w/Attached 2 Car Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/06/2003

Note: **Ok to Issue:**

- 1) No Daylight basement is being shown, therefore no daylight basement is being approved.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently a rear deck is being shown and a front porch is being shown on the submitted plans.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.



Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/13/2003

Note: 11/13/03 left vm w/Chris B. For girder span max. **Ok to Issue:**

- 1) Spec needed for steel beam in garage
- 2) Separate permits are required for any electrical or plumbing work and gas heating appliance/propane tank

Lot 5 Yale St.
 436-A-9 # 03-1301

Soil type/Presumptive Load Value (Table 401.4.1)		gravel-sand - ledge
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	24" Footing	OK
Foundation Drainage Dampproofing (Section 406)	Damp / filter Fab drain	OK
Ventilation (Section 409.1) Crawls Space ONLY		
Anchor Bolts/Straps (Section 403.1.4)	OK 1/2"	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2"	will add wall or lally OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	full footing 8' max 3-2x12 ledgers	> 6' 9" max
Sill/Band Joist Type & Dimesions	2x6 PT 2x10	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 gage 2x10 ok		
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 ok Steel in gage — Need spec		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	8:12 2x10 or trusses		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Advantec, 7/16 OSB 1/2 CDX		
Fastener Schedule (Table 602.3(1) & (2))			

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	7.57" x 10" OK Returned Guards 36" - 4" space OK	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	unfinished 1 hr 5/8 Typex OK	
Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	45 min OK	
Egress Windows (Section 310)	Egress OK	

Deck 8x12
 2x8 joists/hangers
 3-2x8 beam
 lagged
 811 Sone #3
 36 board

See Chimney Summary Checklist

Roof Covering (Chapter 9)	25 yr Asphalt	OK
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	22x30 per chms OK	
Draft Stopping around chimney		
Header Schedule	End specs OK	
Type of Heating System	Furnace Power vent	? Geo Insert
Smoke Detectors Location and type/Interconnected	Smokes	OK

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS			
		Summary	See Section		
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1		
		2-inch minimum thickness for hearth extension.	1003.9.2		
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10		
		12 inches for fireplace opening greater than or equal to 6 square feet.			
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10		
		20 inches for fireplace opening greater than or equal to 6 square feet.			
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9		
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11		
		12-inch minimum firebox depth for Rumford fireplaces.			
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5		
Distance from top of opening to throat	G	8 inches minimum.	1003.7		
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8		
Wall thickness					
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1		
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1		
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2		
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7		
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;		
		1/2-inch grout or airspace between liner and wall.	1001.9		
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12		
Clearances	N	2 inches interior, 1 inch exterior.	1001.15		
From chimney					
From fireplace				2 inches front, back or sides.	1003.12
Combustible trim or materials				6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6		
Anchorage ^a	O	3/16 inch by 1 inch.	1003.4		
Strap					
Number				Two.	
Embedment into chimney				12 inches hooked around outer bar with 6-inch extension.	
Fasten to				Four joists.	
Bolts	Two 1/2-inch diameter.				
Footings	P	12-inch minimum.	1003.2		
Thickness					
Width		6 inches each side of fireplace wall.			

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2003-0234

Application I. D. Number

10/21/2003

Application Date

Lot #5 University Park

Project Name/Description

Chris Ballard

Applicant

7 Terra Way, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 838-3800 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

98 - 100 Yale St, Portland, Maine

Address of Proposed Site

436 A009001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2300 sf

Proposed Building square Feet or # of Units

Acreage of Site

R-3

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/21/2003

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance

signature

date

Performance Guarantee

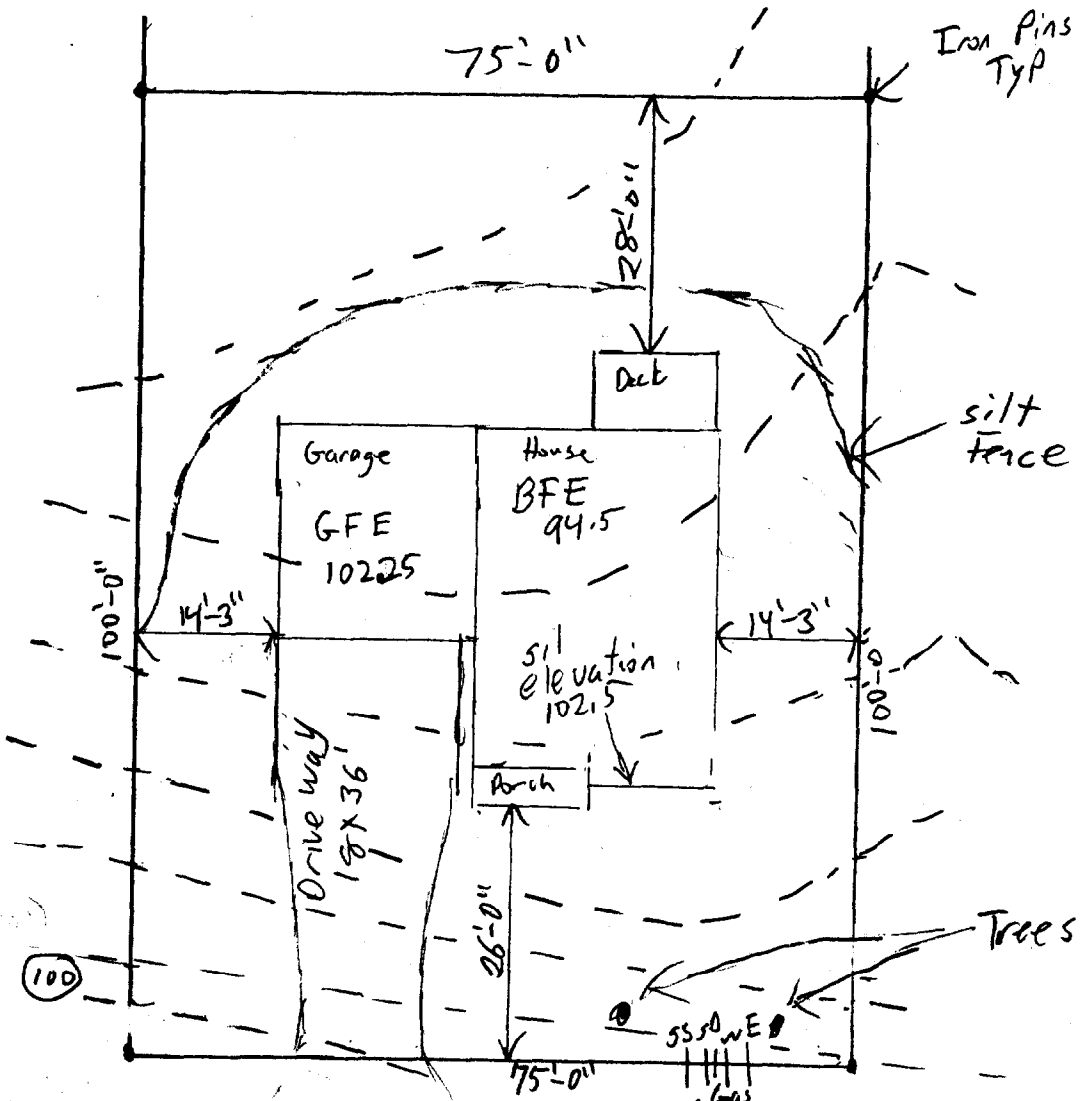
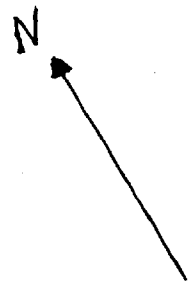
Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Plot Plan lot 5 Yale Street

1" = 20'

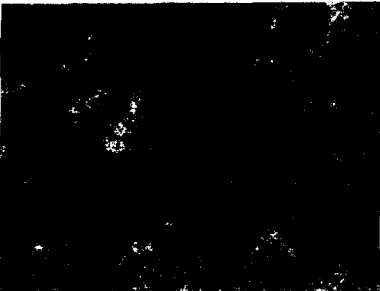


102 ~~YALE~~ STREET 100

03-1301

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>lot #5 Yale St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>2703</u> (includes garage & unfinished areas)	Square Footage of Lot <u>7500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>438</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>MKS Development, Inc.</u>	Telephone: <u>838-3800</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Chris Ballard, Inc.</u> <u>7 Terra Way</u> <u>Falmouth, Me. 04105</u> <u>781-8822 or 838-3800</u>	Cost Of Work: \$ <u>122,000.00</u> Fee: \$ <u>1089</u>
Current use: _____		<u>+ 75%</u> <u>+ 300.</u> <u>MINOR</u> <u>MINOR</u> <u>\$464.00</u> <u>garage</u>
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>single family home</u> Project description: <u>Colonial style home</u>		
Contractor's name, address & telephone: <u>same</u> → <u>838-3800</u>		
Who should we contact when the permit is ready: <u>CHRISTOPHER BALLARD INC</u>		
Mailing address: <u>7 TERRA WAY</u> <u>FALMOUTH, ME 04105</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>781-8822 or 838-3800</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Ch Ballard</u>	Date: <u>10/23/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Book 20376
PAGE 314
Recorded 10/10/03

QUITCLAIM DEED WITH COVENANT

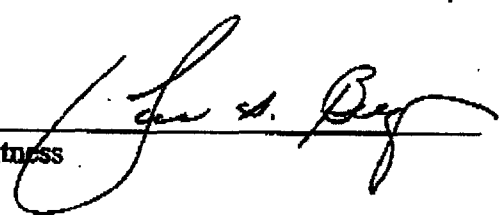
(Maine Statutory Short Form)

WESCOTT & PAYSON II, LLC, a Maine limited liability company, whose mailing address is in Portland, Maine, hereinafter referred to as the Grantor, for consideration paid grants to **MKS DEVELOPMENT, INC.**, a Maine corporation, with a mailing address of 7 Terra Way, Falmouth, Maine 04105, hereinafter referred to as the Grantee, with **QUITCLAIM COVENANTS**, a certain lot or parcel of land situated in the Portland, County of Cumberland, and State of Maine, and described as follows:

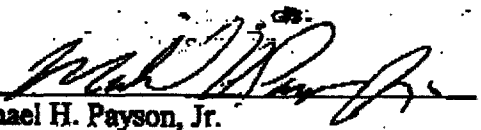
SEE EXHIBIT A ATTACHED HERETO

IN WITNESS WHEREOF, the Grantor, Wescott & Payson II, LLC, has caused this instrument to be signed and sealed this 9 day of October, 2003.

Signed, Sealed and Delivered
in presence of:

Witness 

WESCOTT & PAYSON II, LLC

By: 
Michael H. Payson, Jr.
Its: Manager and Member

STATE OF MAINE
CUMBERLAND, SS.

October 9, 2003

Then personally appeared the above named Michael H. Payson, Jr., in his capacity as Manager and Member of Wescott & Payson II, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Wescott & Payson II, LLC.

Before me,

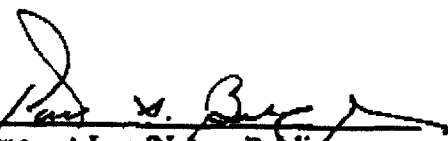

Attorney-at-Law/Notary Public

EXHIBIT A:

Certain parcels of land situated on or about Yale Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on the northeast side of Yale Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Yale Street and the southerly corner of land now or formerly of the Maine Conference of Seventh Day Adventists as described in a deed recorded in the Cumberland County Registry of Deeds in Book 4488, Page 191. Thence:

Thence N 35° 49' 00" E by said land of the Maine Conference of Seventh Day Adventists a distance of One Hundred and 00/100 (100.00) feet to a point and land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 18226, Page 260.

Thence N 35° 49' 00" E across said land of Wescott & Payson II a distance of Seven and 55/100 (7.55) feet to a point and land now or formerly of the Allen Avenue Housing Associates as described in a deed recorded in said Registry in Book 9037, Page 328.

Thence S 54° 11' 00" E by said land of the Allen Avenue Housing Associates a distance of Two Hundred Thirty-Seven and 95/100 (237.95) feet to a 1" iron pipe found and other land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 17365, Page 293 and land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 18226, Page 260.

Thence S 35° 49' 00" W across said land of Wescott & Payson II (Book 18226, Page 260) a distance of Seven and 55/100 (7.55) feet to a point.

Thence S 54° 11' 00" E by said land of Wescott & Payson II a distance of Five Hundred Seventy-Three and 05/100 (573.05) feet to a point and other land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 17365, Page 289 and Book 17365, Page 291.

Thence S 35° 49' 00" W across said land of Wescott & Payson II a distance of Ninety and 00/100 (90.00) feet to a point of curvature.

Thence Westerly across said land of Wescott & Payson II, following a curve to the right having a radius of Ten and 00/100 (10.00) feet, an arc distance of Fifteen and 71/100 (15.71) feet to a point of tangency and the northeasterly side of said Yale Street, said point of tangency lying S 80° 49' 00" W a distance of Fourteen and 14/100 (14.14) feet from the last mentioned point.

Thence N 54° 11' 00" W by said Yale Street a distance of Seven Hundred Seventy-Six and 00/100 (776.00) feet to the point of beginning.

The above described parcel contains 80,375 square feet. Bearings are referenced to magnetic north 1983.

Reference is herein made to a Standard Boundary Survey made for Wescott & Payson II by Titcomb Associates dated June 12, 2002 as recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 693.

The foregoing property may also be described as Lots number 1 through 10 located on Yale Street in Portland, Maine as shown on the plan entitled "Subdivision Recording Plat - Amendment to "Plan of Lots" at University Park" prepared for Wescott & Payson II by Land Use Consultants revised through September 30, 2002 and approved by the City of Portland on January 14, 2003, recorded in the Cumberland County Registry of Deeds in Plan Book 203 Page 262 (the "Plat"), subject to the easements, restrictions and obligations set forth in the Plat.

Subject to a Drainage Easement Deed from Wescott & Payson II to the City of Portland of even or recent date to be recorded in the said Registry of Deeds for Drainage Easements "A," "B" and "C" as shown on the Plat.

Together with an easement for access and utilities from the subject property in and over Yale Street to Harvard Street, a public way, until such time as Yale Street is accepted by the City of Portland as a public way.

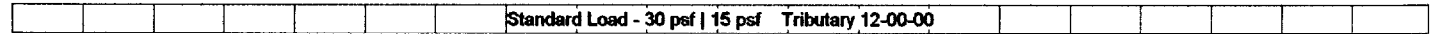
Together with the benefit of a 50 foot by 50 foot Turnaround Easement as described in an Easement Deed for Turnaround from Wescott & Payson II, LLC to the City of Portland of even or recent date to be recorded in the said Registry of Deeds.

Being a portion of the property conveyed to Wescott & Payson II, LLC, formerly known as Wescott & Payson II by deed recorded in the Cumberland County Registry of Deeds in Book 17365, Page 289, Book 17365, Page 291 and Book 18226, Page 260. Reference is made to the Recorded Certificate from the Maine Secretary of State evidencing the transformation of Wescott & Payson II, a Maine General Partnership, into Wescott & Payson II, LLC, a Maine limited liability company.

Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB01
Description:
Specifier:
Designer: MB
Company: Hancock Lumber
Misc:



B0
2160 lbs LL
1131 lbs DL

Liv Room Entry (1/2 walls)

B1
2160 lbs LL
1131 lbs DL

Total Horizontal Length - 12-00-00

General Data

Version: US Imperial
Member Type: Floor Beam
Number of Spans: 1
Left Cantilever: No
Right Cantilever: No
Slope: G/12
Tributary: 12-00-00

Live Load: 30 psf
Dead Load: 15 psf
Partition Load: 0 psf
Duration: 100

Disclosure

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BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	12-00-00	Live	30 psf	12-00-00	100%
						Dead	15 psf	12-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	9874 ft-lbs	71.2%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	2857 lbs	45.2%	100%	2	1 - Left
Total Load Defl.	L/281 (0.512")	85.3%		2	1
Live Load Defl.	L/429 (0.336")	84.0%		2	1
Max Defl.	0.512"	51.2%		2	1

Notes

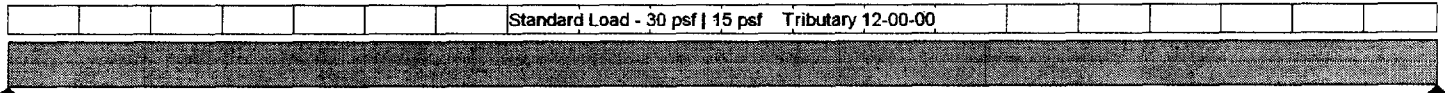
Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.
Minimum bearing length for B0 is 1-1/2".
Minimum bearing length for B1 is 1-1/2".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name:
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB01
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:

Kitchen Area



B0
 2520 lbs LL
 1350 lbs DL

B1
 2520 lbs LL
 1350 lbs DL

Total Horizontal Length - 14-00-00

General Data

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 12-00-00
 Live Load: 30 psf
 Dead Load: 15 psf
 Partition Load: 0 psf
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	14-00-00	Live	30 psf	12-00-00	100%
						Dead	15 psf	12-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	13544 ft-lbs	65.1%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	3432 lbs	36.2%	100%	2	1 - Left
Total Load Defl.	L/264 (0.637")	91.0%		2	1
Live Load Defl.	L/405 (0.415")	88.9%		2	1
Max Defl.	0.637"	63.7%		2	1

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

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BC CALC®, BC FRAMER®, BC I®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.



BC CALC® 2002 DESIGN REPORT - US

Monday, September 22, 2003 15:13

Single 5 1/4" x 14" VERSA-LAMB 3080 DF

Job Name - GARAGE DOOR HEADER
 Address -
 City, State, Zip -
 Customer -
 Code regions - ICBO 8863, NER 442

File Name - BC CALC Project : FB01
 Description -
 Specifier -
 Designer - MB
 Company - Hancock Lumber
 Misc -

Garage Header



B0
 4320 lbs LL
 1250 lbs DL

B1
 4320 lbs LL
 1250 lbs DL

Total Horizontal Length - 18-00-00

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 12-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 115

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
8	Standard	Unf. Area Load	Left	00-00-00	18-00-00	40 PSF	10 PSF	12-00-00	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	25085 ft-lbs	50.4%	@ 115%	2	1 - Internal
End Shear	4848 lbs	30.2%	@ 115%	2	1 - Left
Total Deflection	L/354 (0.608')	67.9%		2	1
Live Deflection	L/457 (0.472')	78.7%		2	1
Span/Depth	15.4				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/300) Live load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design practices and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC1®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAMB®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



BC CALC® 2003 DESIGN REPORT - US

Monday, September 29, 2003 15:04

Single 14" AJS™ 25 MSR

Job Name:

Address:

City, State, Zip:

Customer:

Code reports: BOCA 22-08, SBCCI 8907D, ICBO PFC-5504

File Name: BC CALC Project : J01

Description:

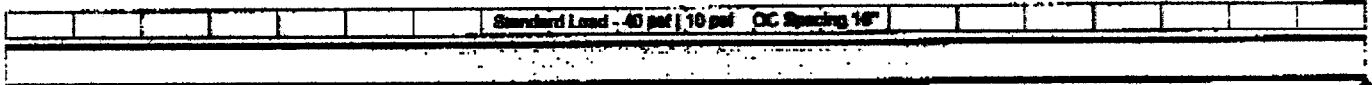
Specifier:

Designer: MB

Company: Hancock Lumber

Misc:

Grace From [Signature]



B0, 1-3/4"
620 lbs LL
155 lbs DL

B1, 1-3/4"
620 lbs LL
155 lbs DL

Total Horizontal Length - 23-03-00

General Data

Version:	US Imperial
Member Type:	Joist
Number of Spans:	1
Left Cantilever:	No
Right Cantilever:	No
Slope:	0/12
OC Spacing:	16"
Repetitive:	Yes
Construction Type:	Glued
Live Load:	40 psf
Dead Load:	10 psf
Partition Load:	0 psf
Duration:	100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	OC	Dur.
S	Standard Load	Unit Area	Left	00-00-00	23-08-00	Live	40 psf	16"	100%
						Dead	10 psf	16"	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	4505 ft-lbs	62.9%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Reaction	775 lbs	67.7%	100%	2	1 - Left
Total Load Defl.	L/691 (0.588")	48.9%		2	1
Live Load Defl.	L/614 (0.464")	76.2%		2	1
Max Defl.	0.588"	56.6%		2	1
Span / Depth	19.9	n/a			1

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Minimum load deflection criteria.
 Minimum bearing length for B0 is 1-3/4".
 Minimum bearing length for B1 is 1-3/4".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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Applicant: Chris Ballard Inc

Date: 11/6/03

Address: 56 Yale St (lot #5)
(University Park)

C-B-I: 438-A-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

03-1301

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct new 24'6" x 36' single family with 22' x 24' attached garage

Sewage Disposal - city

Lot Street Frontage - 50' min req - 75' shown with 8' x 12.5' rear deck

Front Yard - 25' min req - 26' shown

No Daylight Basement shown

Rear Yard - 25' min req - 28' shown

Side Yard - 14' min req - 14' 3" shown on both sides

Projections - 2 story 4 x 12.5' front porch - rear deck 8' x 12.5'

Width of Lot - 75' min req - 75' shown

Height - 35' MAX allowed - 23' scaled

Lot Area - 6,500^{sq} min req 7,500^{sq} = 7,875^{sq}

Lot Coverage/Impervious Surface - 25% MAX = 1,875^{sq} MAX

Area per Family - 6,500^{sq} - 7,500^{sq} shown

Off-street Parking - 2 parking spaces req - 2 car garage shown

Loading Bays - N/A

Site Plan - memo/minor # 2003-0234

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 Zone X

24.5' x 36' = 882
 22' x 24' = 528
 8' x 12.5' = 100
 4' x 12.5' = 50
 1560^{sq}

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0234

Application I. D. Number

10/21/2003

Application Date

Lot #5 University Park

Project Name/Description

Chris Ballard

Applicant

7 Terra Way, Falmouth, ME 04105

Applicant's Mailing Address

98 - 100 Yale St , Portland, Maine

Address of Proposed Site

~~436-400-000~~ 436-A-003

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 838-3800 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2300 sf

Proposed Building square Feet or # of Units

Acreage of Site

R-3

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/21/2003

Status:

Approved

Reviewer Jay Reynolds

Denied

Revised Plan Attached

Approval Date 11/04/2003 Approval Expiration 11/04/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 11/04/2003
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0234

Application I. D. Number

10/21/2003

Application Date

Lot #5 University Park

Project Name/Description

Chris Ballard

Applicant

7 Terra Way, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 838-3800 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

98 - 100 Yale St , Portland, Maine

Address of Proposed Site

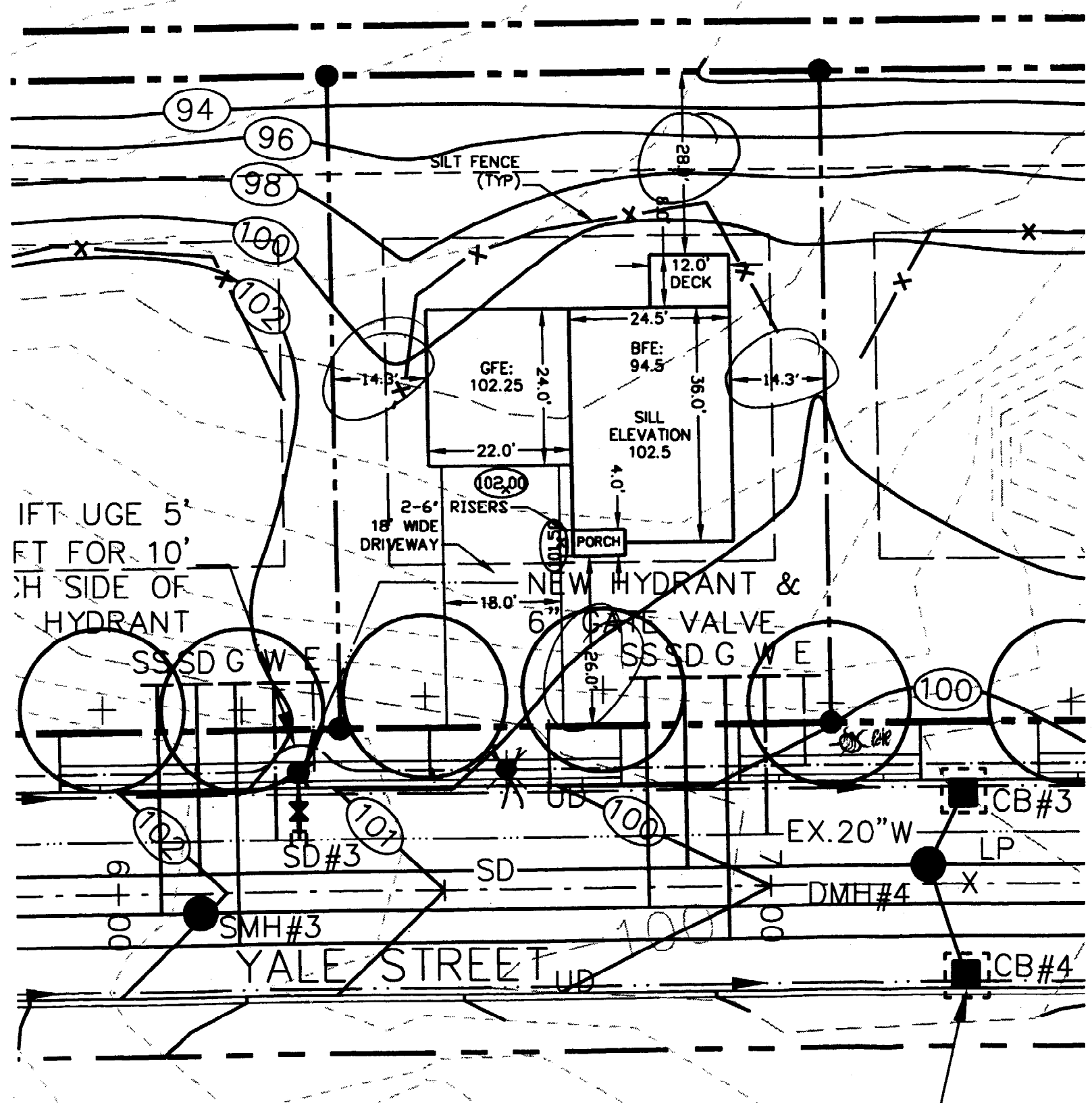
~~430-000001~~ **A38-A-003**

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

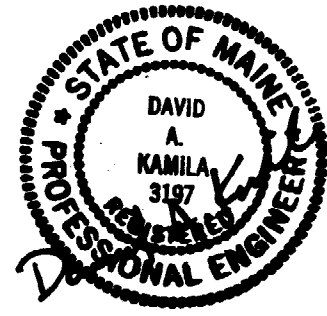
- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Your new street address is now #56 YALE STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 4 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

▷ REFERENCE:



NOTES:

1. GRADING ON LOTS IS CONCEPTUALLY BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURT PRUD SITE PLANS AND 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 5 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.



used for
[Signature]

engineers
planners
architects
966 RIVERSIDE STREET
PORTLAND, MAINE 04103
Voice (207) 878-3313
Fax (207) 878-0201
landuse@lwi.net



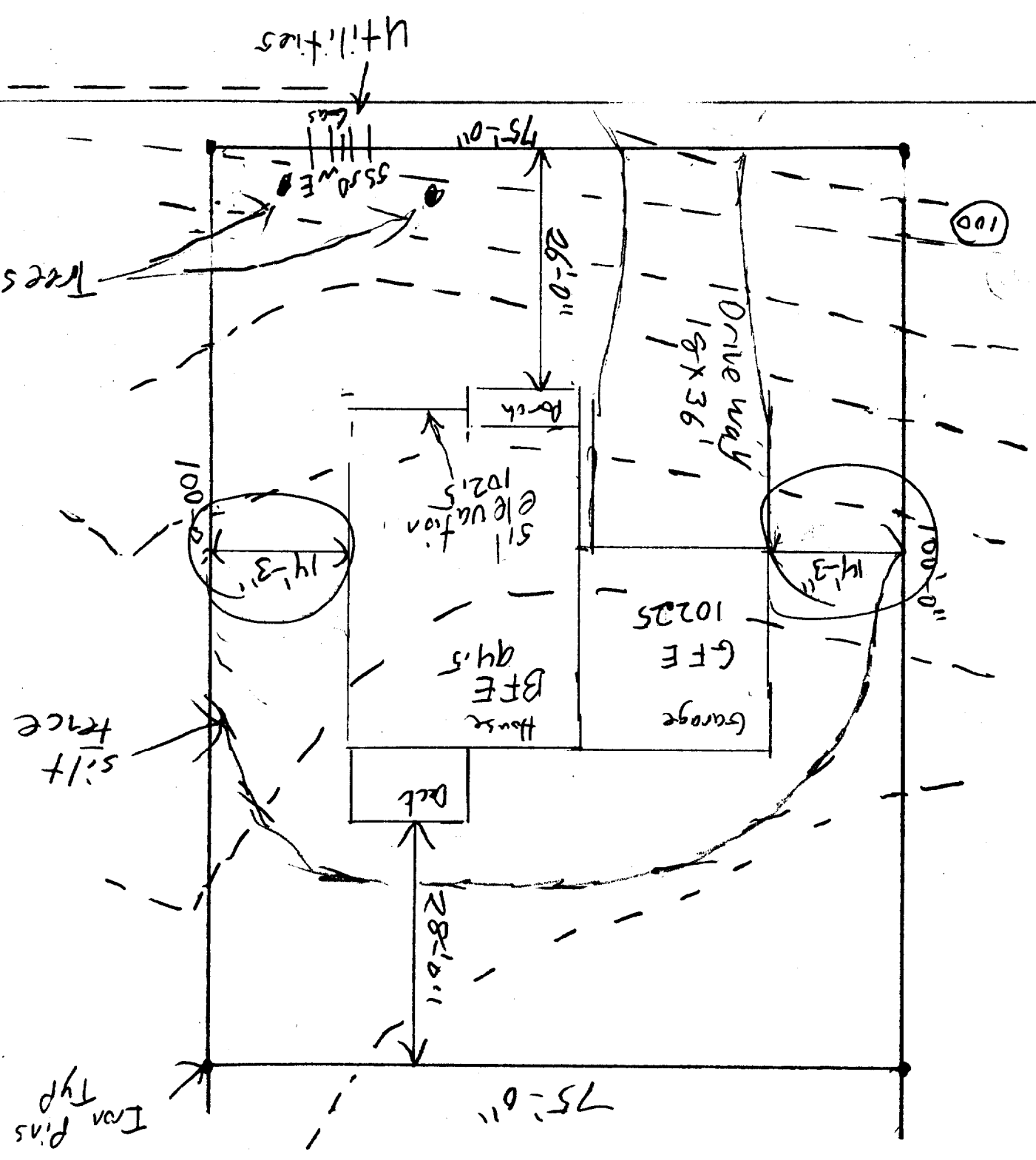
PREPARED FOR:
YALE COURT PRUD
YALE STREET STREET, PORTLAND MAINE

TITLE:
LOT 5
BUILDING LAYOUT
CWS ARCHITECTS

SCALE: 1" = 20'
DATE: 11-3-03

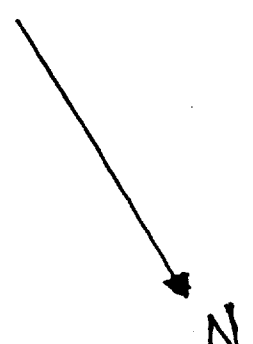
JOB #: 4080

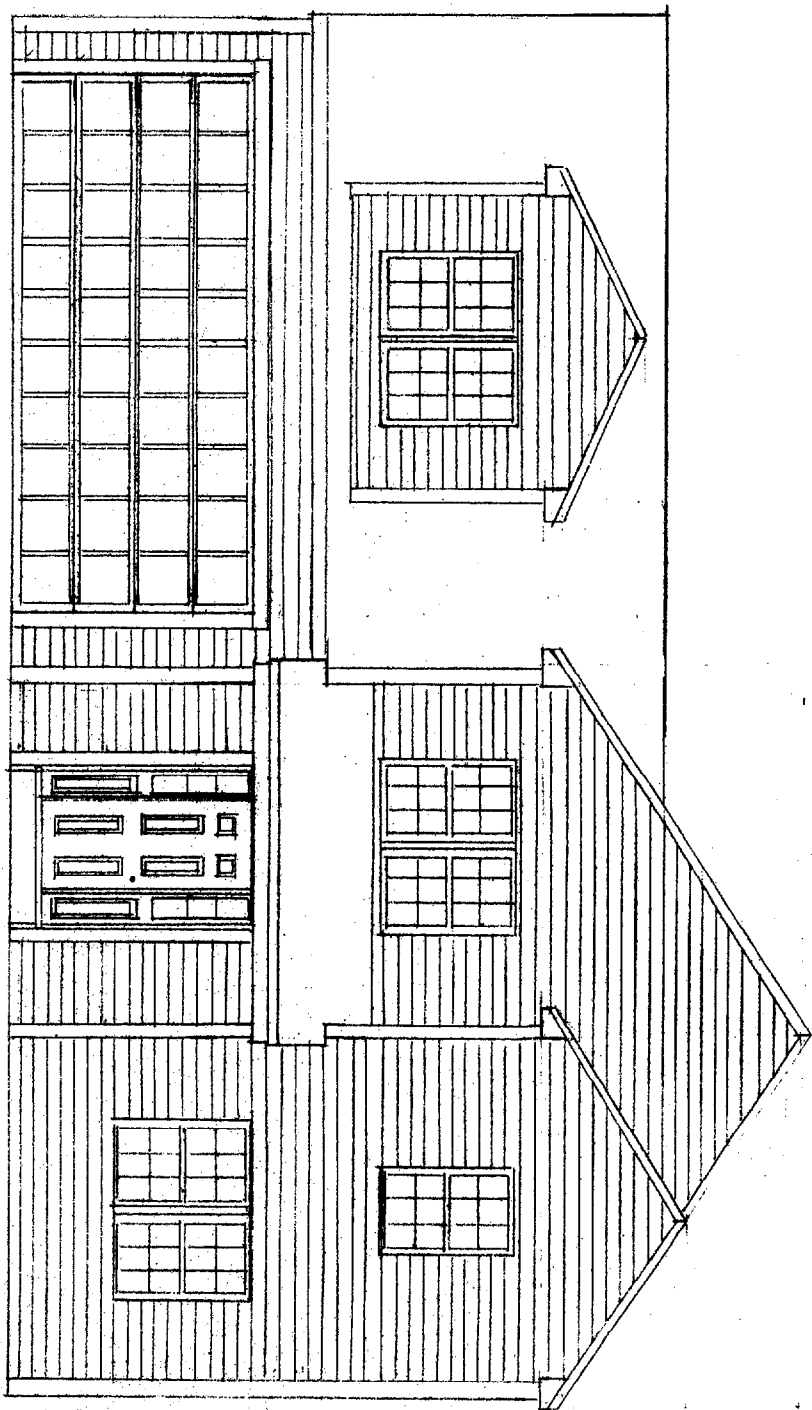
~~YALE STREET~~



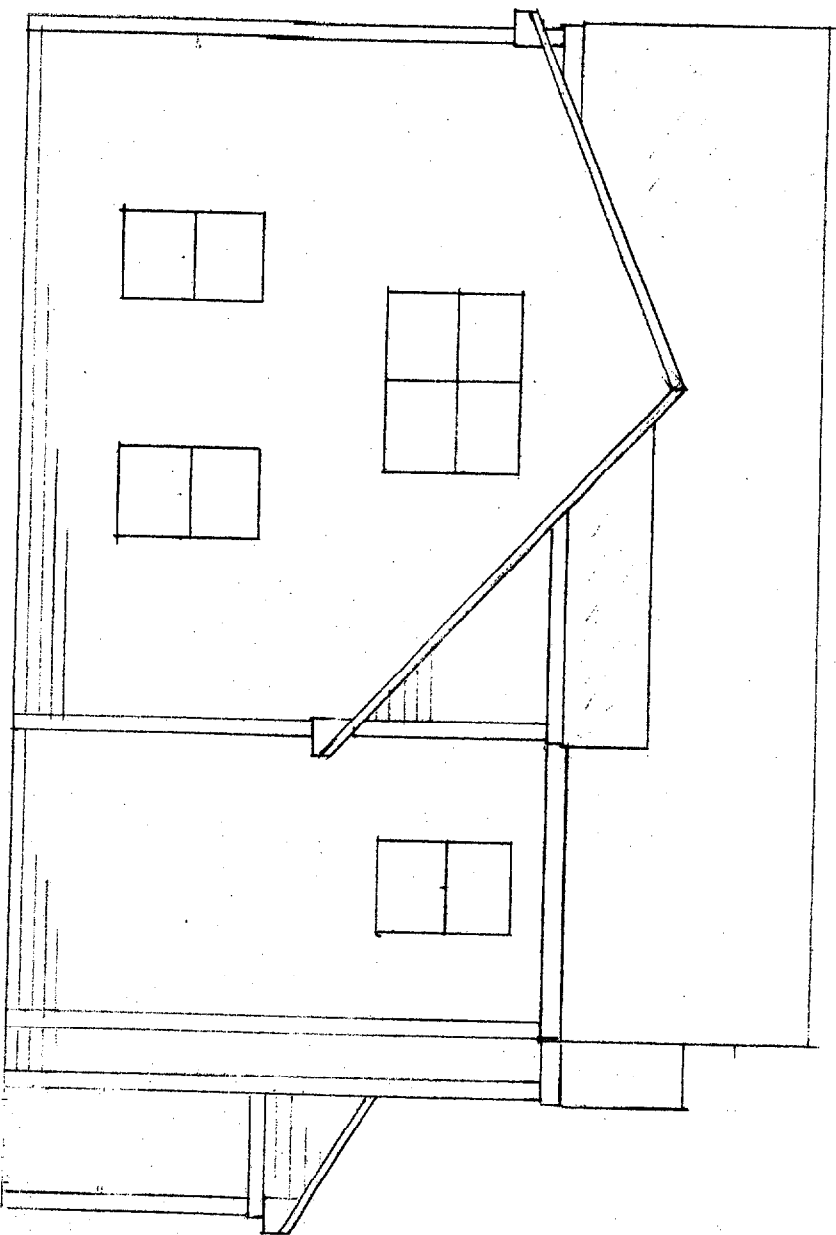
~~Plot to Scale~~

Plot Plan lots Yale Street

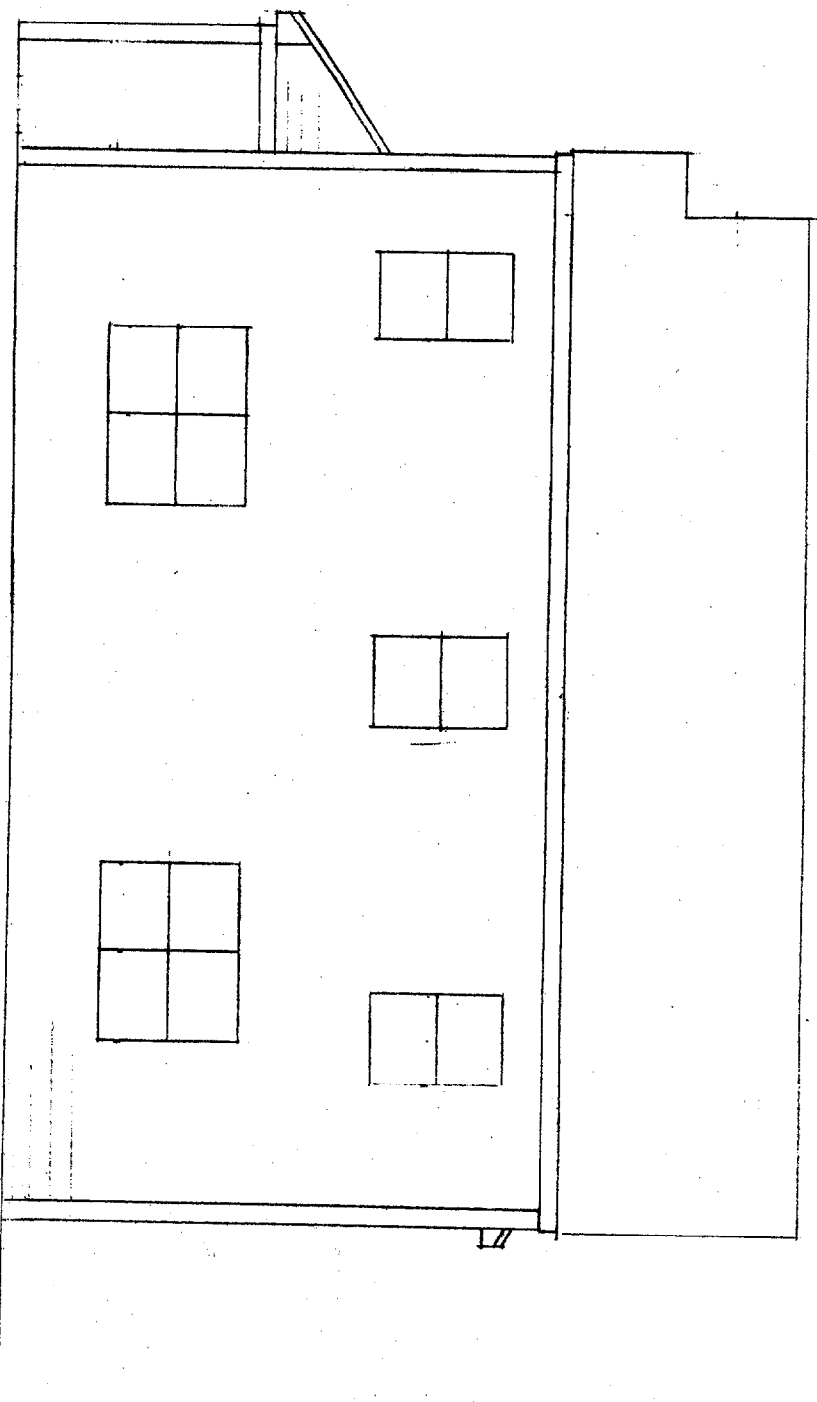




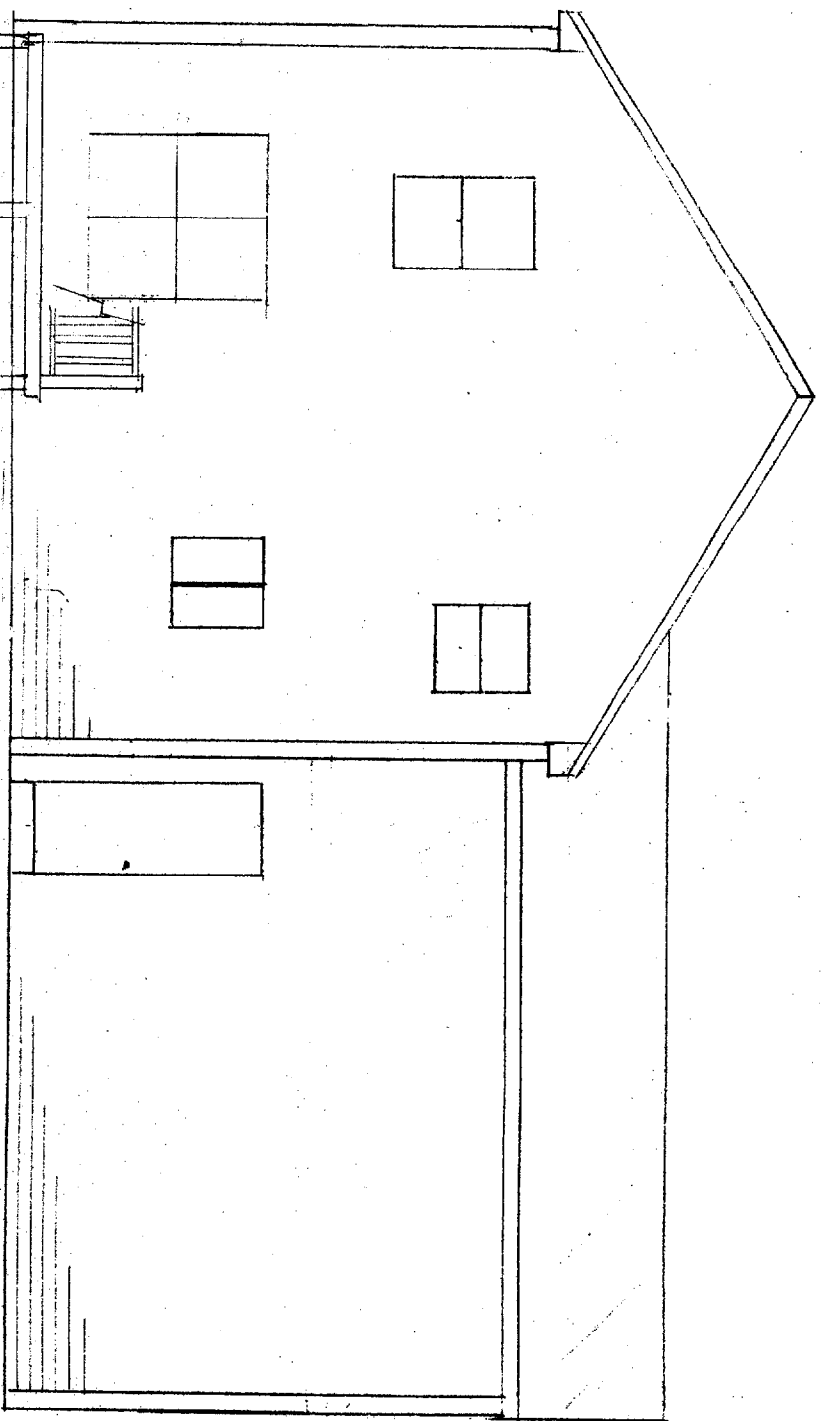
Front Elevation
CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105
1/4" = 1'-0"



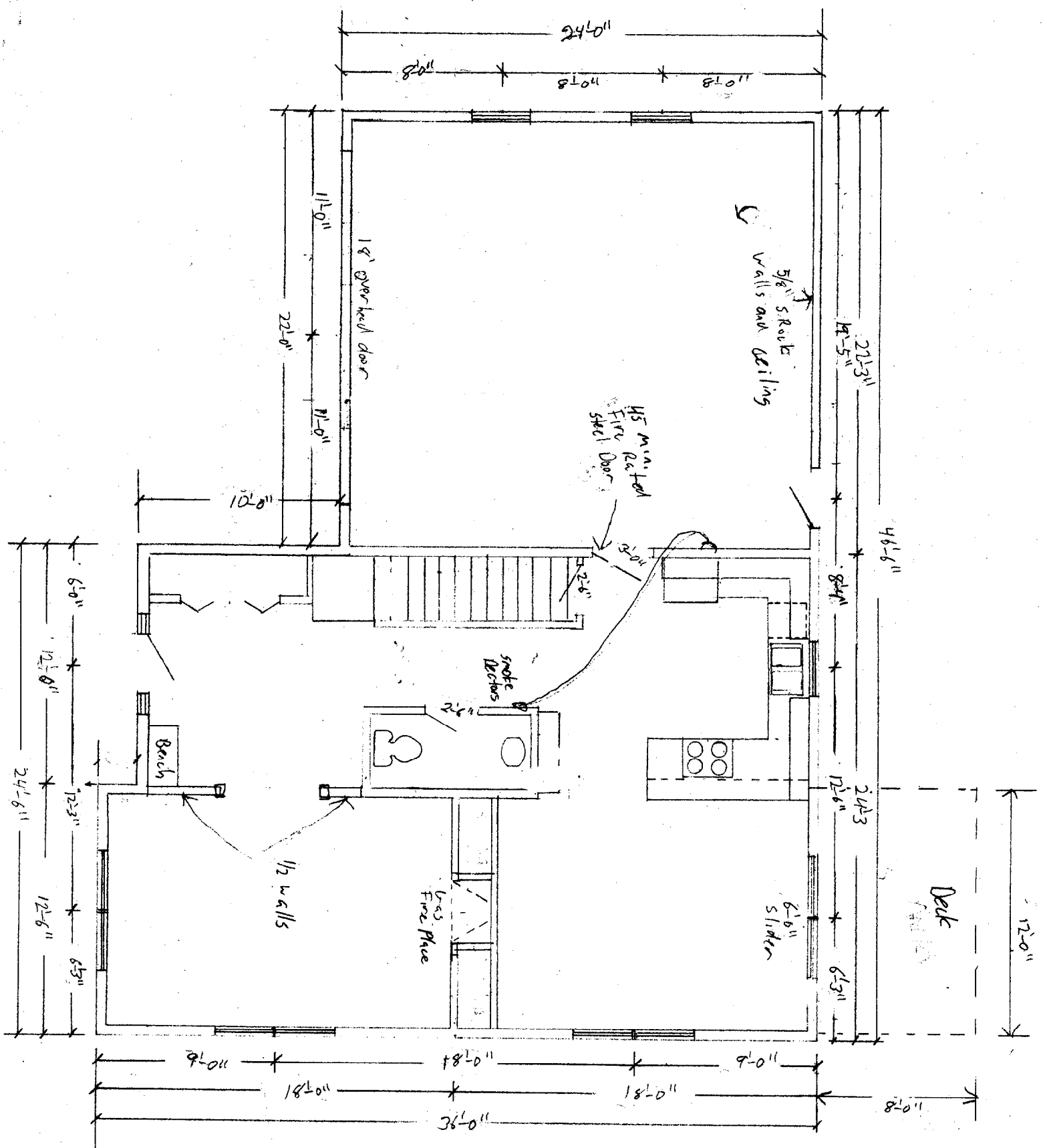
Left Elevation
CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105
1/4" = 1'-0"



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

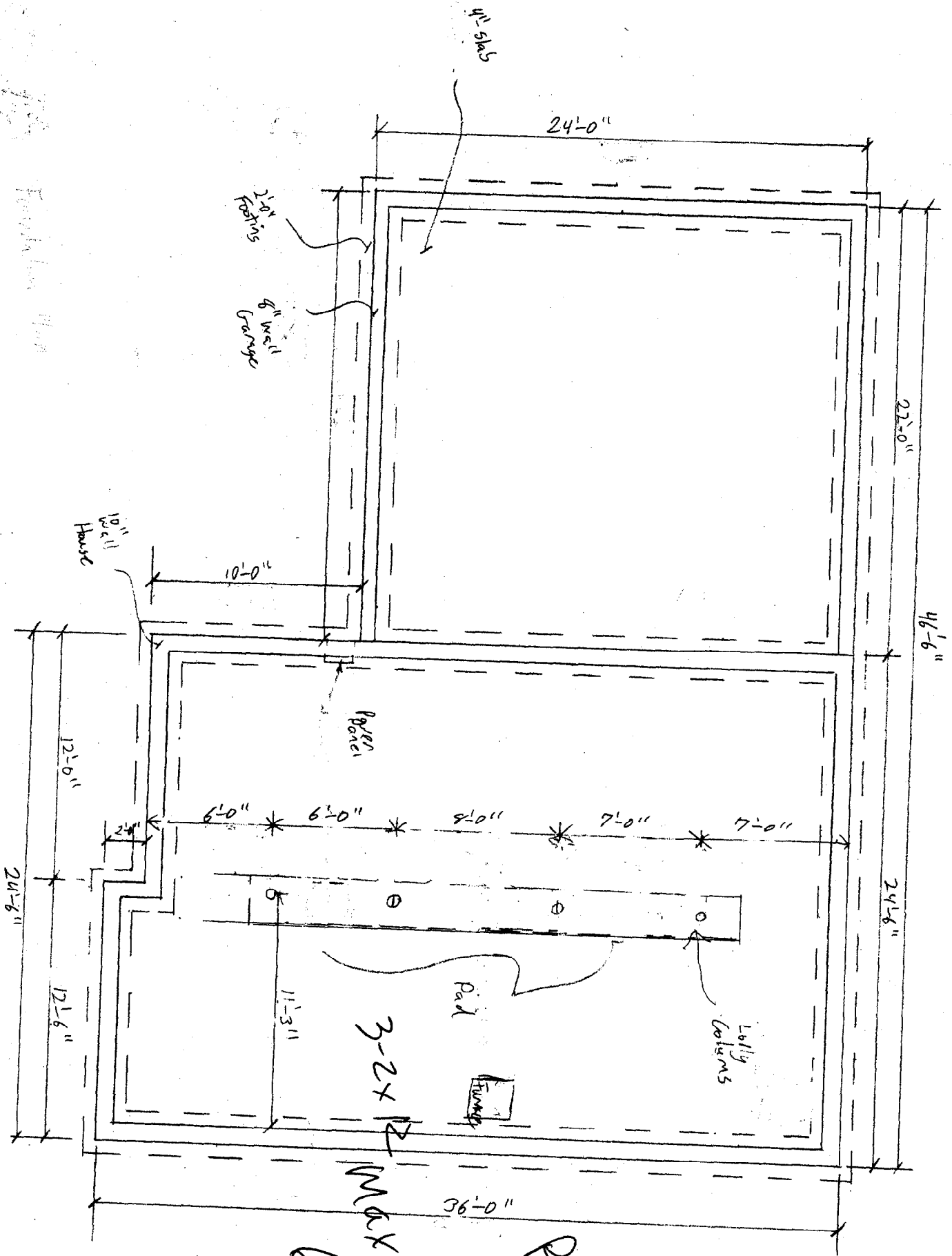


Rear Elevation
CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH ME 04105
1/4" = 1'-0"



1st Floor Plan

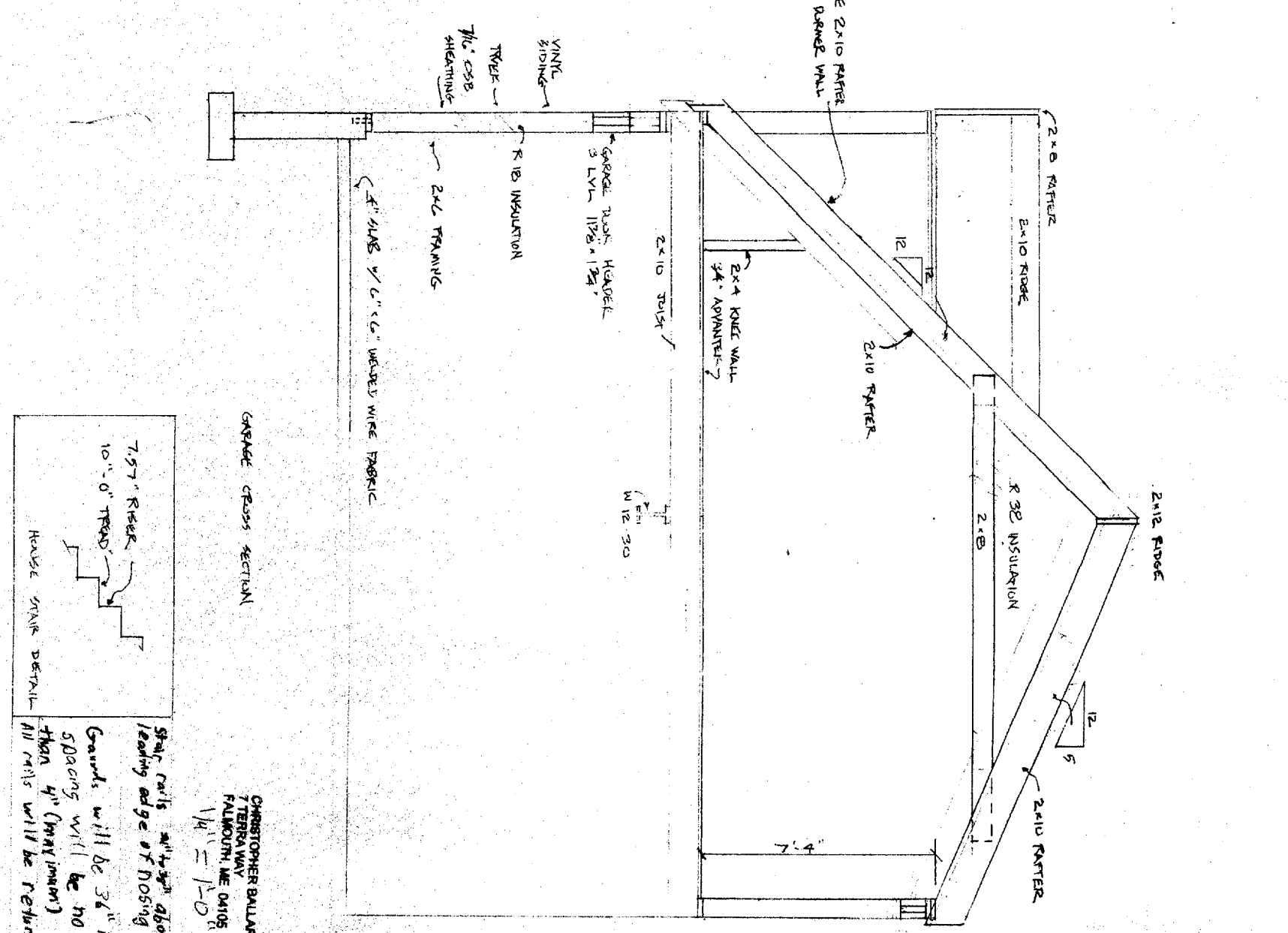
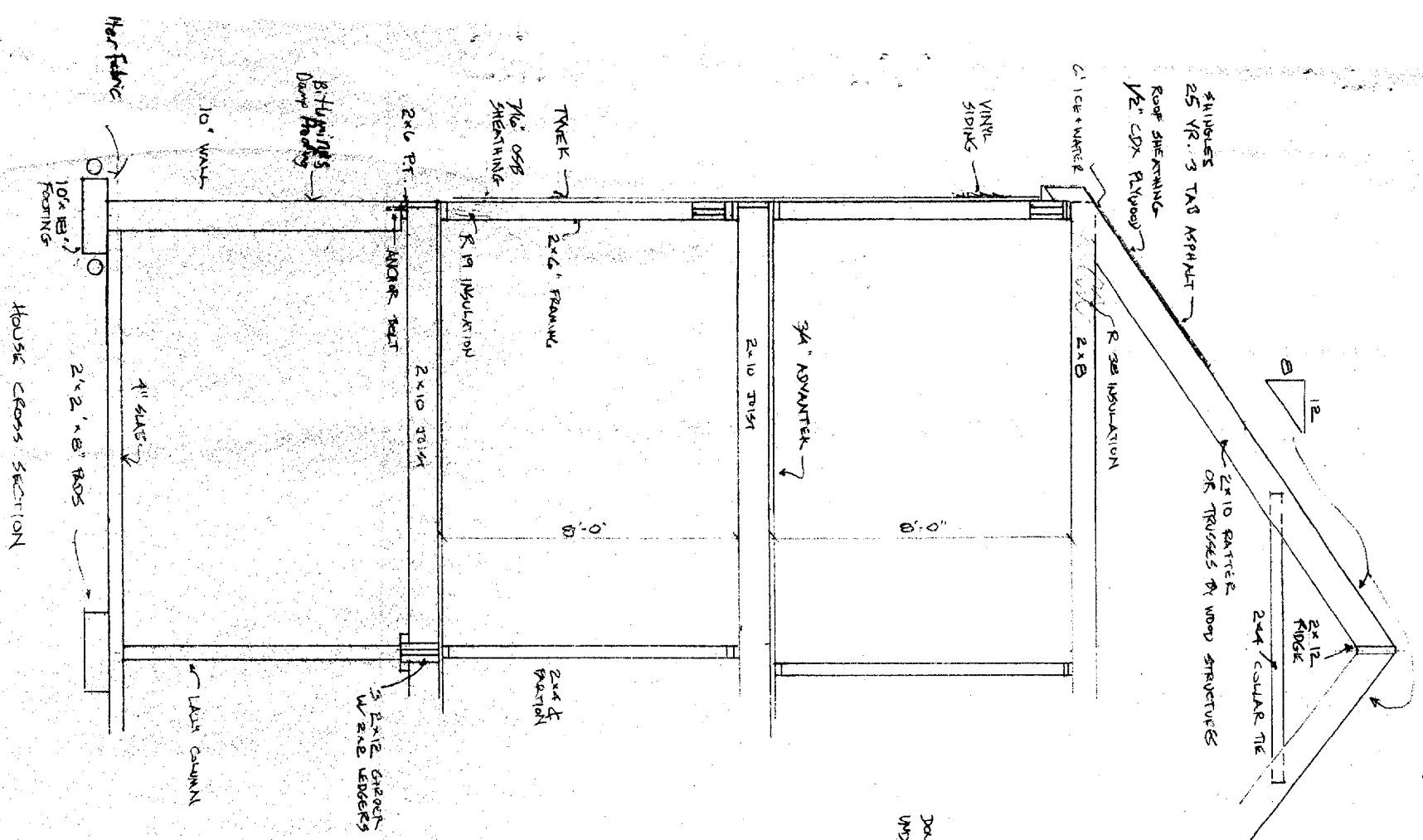
CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105
 1/4" = 1'-0"



Per Chris B. will add Lobby & Build wall

3-2x12 Max Spans
6'9"

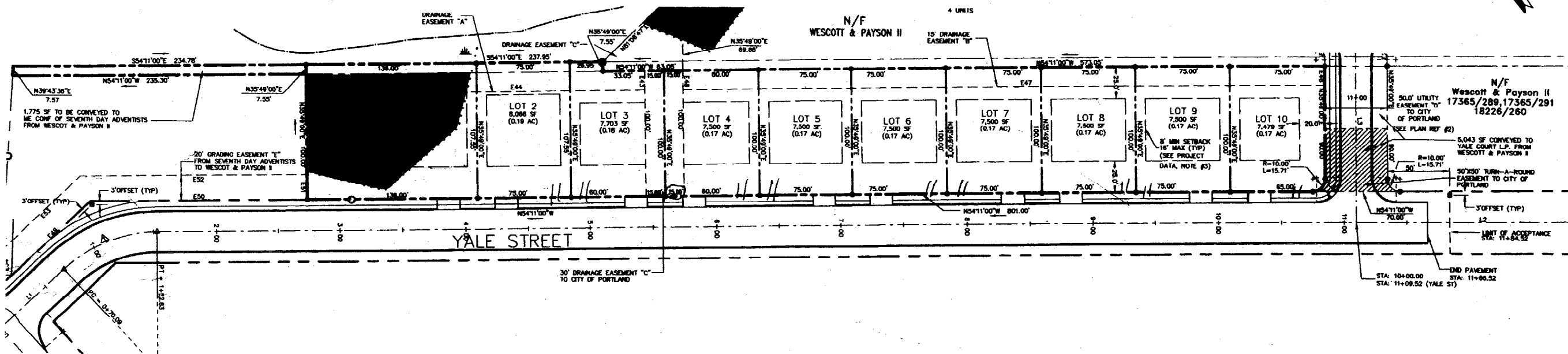
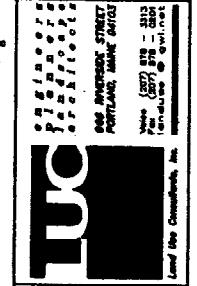
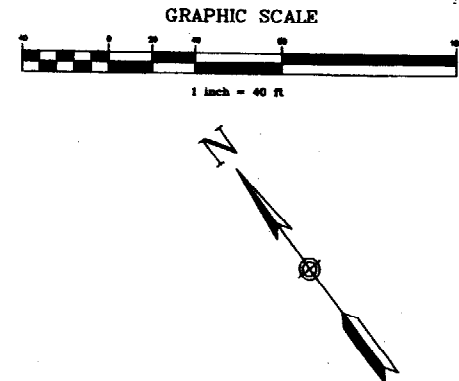
Foundation Plan
CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105
1/4" = 1'-0"



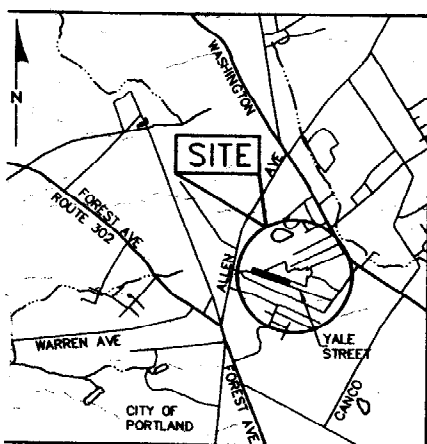
7.57" RISER
 10" 0" TREAD
 HOUSE STAIR DETAIL

STAIR CARLS 3/4" x 3/4" ABOVE
 LEADING EDGE OF NOSING
 GROUNDS WILL BE 3/8" IN HT
 SPACING WILL BE NO MORE
 THAN 4" (MAXIMUM)
 ALL NAILS WILL BE RETURNED

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



AMENDED SUBDIVISION PLAN
TO PLAN OF LOTS AT UNIVERSITY PARK
PORTLAND, MAINE
PREPARED FOR RECORD OWNER
WESCOTT & PAYSON II
240 HARVARD STREET, PORTLAND, ME 04103



LOCUS
SCALE: 1"=2000'±

PROJECT DATA:

- PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE WHICH PERMITS MEDIUM DENSITY SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS AND PLANNED RESIDENTIAL UNIT DEVELOPMENTS (PRUD) OF HORIZONTALLY ATTACHED DWELLING UNITS.
 - PARCEL ACREAGE: 1.90 AC
 - SPACE & BULK REGULATIONS: R-3 RESIDENTIAL ZONE - SINGLE FAMILY
 - MIN LOT AREA: 8,500 SF (REQUIRED) / 7,475 SF (PROVIDED)
 - MIN STREET FRONTAGE: 30'
 - MIN FRONT & REAR YARD: 25'
 - MIN SIDE YARD: 5'
 - 1 STORY = 8'
 - 1.5 STORY = 9'
 - 2 STORY = 14'
 - 2.5 STORY = 16'
- (REFER TO ZONING ORDINANCE FOR ACCESSORY STRUCTURES & SWIMMING POOLS)
- MAX BUILDING HEIGHT: 35'
 - MAX LOT COVERAGE: 25%
 - MIN LOT WIDTH: 75'
- NO PART OF THIS PROJECT FALLS WITHIN THE F.E.N.A. 100 YEAR FLOOD HAZARD ZONE.

PLAN REFERENCES:

- THIS PLAN REFERENCES PLAN ENTITLED "STANDARD BOUNDARY SURVEY, YALE STREET, BERRY AVENUE AND CHELSEY AVENUE, PORTLAND, MAINE", MADE FOR WESCOTT & PAYSON II, BY TITCOMB ASSOCIATES, DATED 6/12/02, RECORDED 11-22-02, PLAN BOOK 202, PAGE 683.
- REFER TO PLAN ENTITLED "SUBDIVISION RECORDING PLAT (PRUD), YALE COURT, YALE STREET, PORTLAND, MAINE", MADE FOR YALE COURT L.P., BY LAND USE CONSULTANTS, INC., DATED 8/30/02 AND REVISED 12/20/02.

OWNERSHIP RECORD:

NOW OR FORMERLY WESCOTT & PAYSON II, PLAN BOOK/PAGE 17365/289, 17365/291 AND 18226/260.

CERTIFICATION:

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LICENSES FOR LAND SURVEYORS EXCEPT AS NOTED:

- EXCEPTIONS
- NO PINS SET AS OF PLAN DATE
 - NO REPORT WRITTEN
 - NO DESCRIPTION WRITTEN

REX J. CROTEAU, PLS #2273

WAIVERS:

APPLICANT HAS REQUESTED A WAIVER FOR CONSTRUCTION OF SIDEWALK ON SOUTH SIDE OF YALE STREET.

LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT GRADE	SPOT GRADE
ROW	ROW
PROPERTY LINE	PROPERTY LINE
ROADWAY CENTERLINE	ROADWAY CENTERLINE
BUILDING SETBACK	BUILDING SETBACK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BIT CURB	BIT CURB
VERTICAL GRANITE CURB	VERTICAL GRANITE CURB
CAPE COD BIT CURB	CAPE COD BIT CURB
BUILDING	BUILDING
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER MAIN	WATER MAIN
GAS SERVICE	GAS SERVICE
ETTY	ETTY
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
SIDEWALK RAMP	SIDEWALK RAMP
POLE LIGHT - 'B' TYPE	POLE LIGHT - 'B' TYPE
POLE LIGHT - 'A' TYPE	POLE LIGHT - 'A' TYPE
UTILITY POLE	UTILITY POLE
IRON PIN FOUND	IRON PIN FOUND
FOUND GRANITE MONUMENT	FOUND GRANITE MONUMENT
TO BE SET REBAR W/ CAP	TO BE SET REBAR W/ CAP
WETLANDS	WETLANDS

SPECIAL NOTES:

- PER CITY OF PORTLAND, MAINE CODE OF ORDINANCES, SECTION 14-403, LAND USE CHAPTER 14, REV. 2-21-01: "A SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT, OR PARCEL OF LAND, INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."
 - BUILDING WINDOWS SHOWN ON THIS PLAN FOR LOTS 1 THROUGH 10 REPRESENT THE MAXIMUM BUILDING AREA WINDOW FOR HOUSES. SIDE YARD SETBACKS MAY NEED TO BE INCREASED PER ZONING REQUIREMENTS FOR R-3 RESIDENTIAL ZONE BASED UPON PROPOSED CONSTRUCTION AND SHALL BE APPROVED BY CITY OF PORTLAND CODE ENFORCEMENT OFFICE.
 - EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER 14 OF THE PORTLAND CITY CODE.
 - A MINIMUM OF TWO TREES SHALL BE CONSERVED OR PLANTED BY THE DEVELOPER ON EACH LOT IN ACCORDANCE WITH THE CITY OF PORTLAND ARBORIST SPECIFICATIONS, LOCATED IN THE FRONT OF EACH LOT. LOCATION AND SPECIES MAY VARY, BUT SHALL BE APPROVED BY THE CITY OF PORTLAND ARBORIST. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH THE CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVERABLE BY THE DEVELOPER.
 - MINIMUM ELEVATIONS FOR THE PROPOSED BUILDING SILL SHALL BE AS SHOWN ON THIS PLAN. THE LOWEST BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION DETERMINED TO BE A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. THE LOWEST BUILDING OR FOUNDATION OPENING SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION AND SHALL BE AS SHOWN ON THIS PLAN. MODIFICATIONS TO THE MINIMUM BUILDING SILL ELEVATIONS OR MINIMUM BUILDING OPENING ELEVATIONS AS INDICATED ON THIS PLAN SHALL BE APPROVED BY THE CITY OF PORTLAND PLANNING AUTHORITY. LINES SITE PLAN REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE MINIMUM BUILDING SILL AND BUILDING OPENING ELEVATIONS FOR LOTS 1 THROUGH 10 AS HEREBY RECORDED ON THIS PLAN ARE AS FOLLOWS:
- | LOT | SILL | LOWEST BLDG | LOT | SILL | LOWEST BLDG |
|-----|-------|-------------|-----|-------|-------------|
| 1 | 102.0 | 102.5 | 6 | 102.0 | 102.5 |
| 2 | 106.5 | 105.0 | 7 | 102.5 | 101.0 |
| 3 | 104.5 | 105.0 | 8 | 103.5 | 101.0 |
| 4 | 104.5 | 103.0 | 9 | 103.5 | 102.0 |
| 5 | 102.5 | 101.0 | 10 | 104.1 | 102.6 |
- PRIVATE DRAINAGE EASEMENTS: BUILDINGS, STRUCTURES, ACCESSORY STRUCTURES, REGRADING, FILLING, EXCAVATING, STORAGE OR PLACEMENT OF ANY MATERIALS AND OBSTRUCTIONS ON SOIL OR VEGETATIVE DISTURBANCE WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE PROHIBITED, UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND UNDER SITE PLAN REVIEW. PLACEMENT OF FENCES AND LANDSCAPE SCREENING IS PERMITTED ALONG THE REAR PROPERTY LINE PROVIDED IT DOES NOT OBSTRUCT FLOW WITHIN THE EASEMENT. EACH INDIVIDUAL DEED FOR LOTS 1 - 10 WILL INCLUDE A REFERENCE TO THIS EASEMENT AND WILL BE RECORDED AT THE CORP.
 - LOT 1 CONTAINS WETLANDS WHICH ARE SUBJECT TO FEDERAL AND STATE REGULATIONS. ANY DISTURBANCE OR FILLING SHOULD BE AVOIDED AND/OR PERMITTED IF TOTAL DISTURBANCE EXCEEDS 4,300 SF, A STATE AND FEDERAL PERMIT IS REQUIRED.

CURVE TABLE

CHORD LENGTH	CHORD BEARING	ARC LENGTH	ARC BEARING
11.180	82.74	23.41	82.74

CENTERLINE LINE TABLE

LINE LENGTH	BEARING
11.180	82.74
12.000	82.74
13.000	82.74
14.000	82.74
15.000	82.74

Date	Revision
11-18-07	1
12-20-07	2
1-18-08	3

Designed by: CMLC
Drawn: GAT
Checked: DAK
Scale: 1" = 40'
Date: 9-30-07

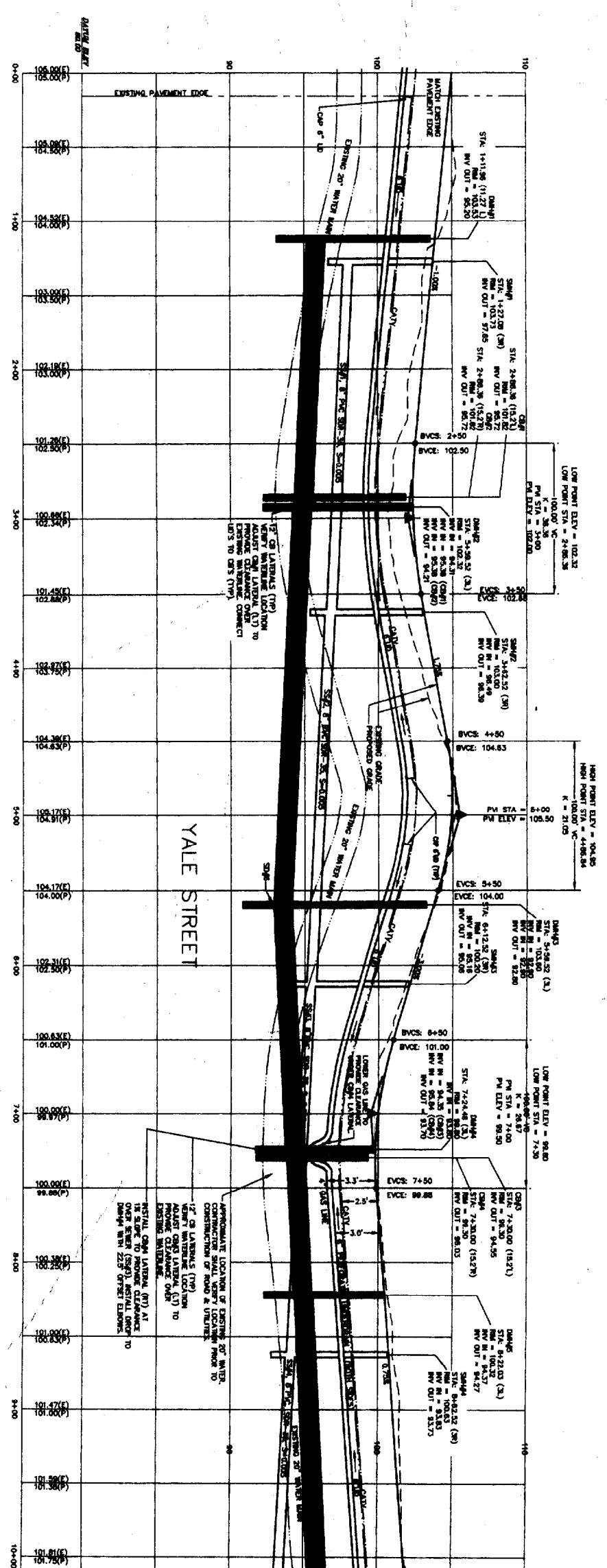
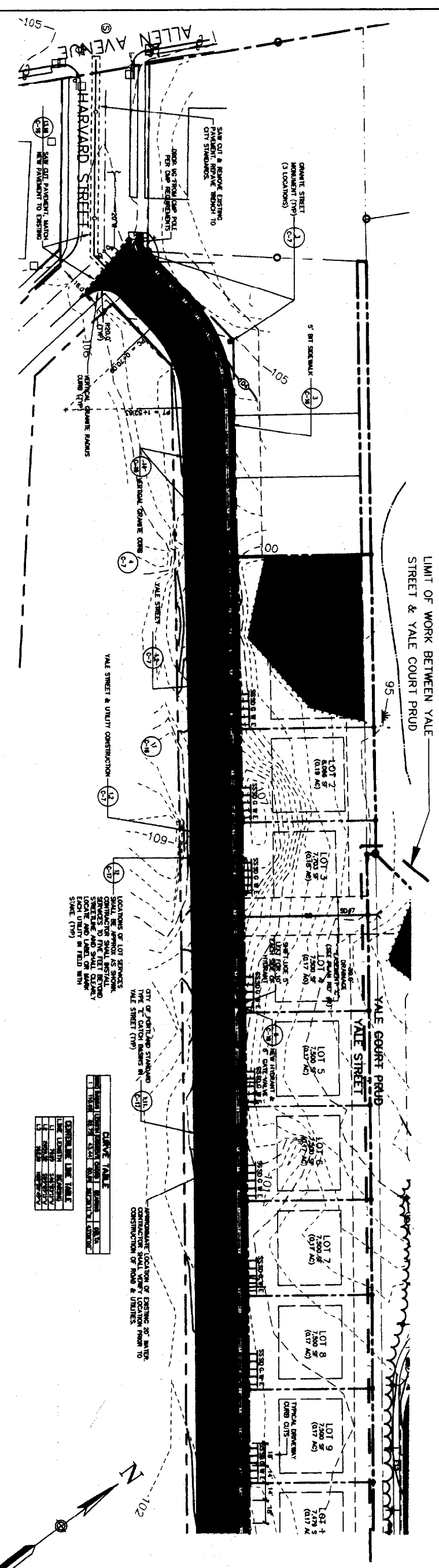
FOR REISTRY OF DEEDS

APPROVED BY CITY OF PORTLAND
PLANNING BOARD: _____ (DATE)

SUBDIVISION RECORDING PLAT
(AMENDMENT TO "PLAN OF LOTS" AT UNIVERSITY PARK")

Job No. 4000
Sheet





GRAPHIC SCALES



NOTE: REFER TO DETAILS FOR INSTALLATION OF UTILITIES, PIPES, STRUCTURES, CURBS, PAVEMENT, LANDSCAPING, ETC.

REFER TO INDEX SHEET C-1 FOR GENERAL NOTES & LEGEND

Designed	PLC/JAG	Revision	Date
Drawn	CAM	ISSUE FOR WSHA CONCEPT REVIEW	10-31-02
Checked		ISSUE FOR FINAL REVIEW	11-11-02
Scale	1" = 40'	FINAL REVISIONS	12-20-02
Date	9-30-02	NO REVISIONS THIS SHEET	1-10-03
		MISC REVS PER STAFF COMMENT	1-28-03
		ISSUED FOR BID	

YALE STREET
PLAN & PROFILE
YALE COURT LP.

DAVID A. HANNA
2677
PROFESSIONAL ENGINEER
STATE OF MAINE

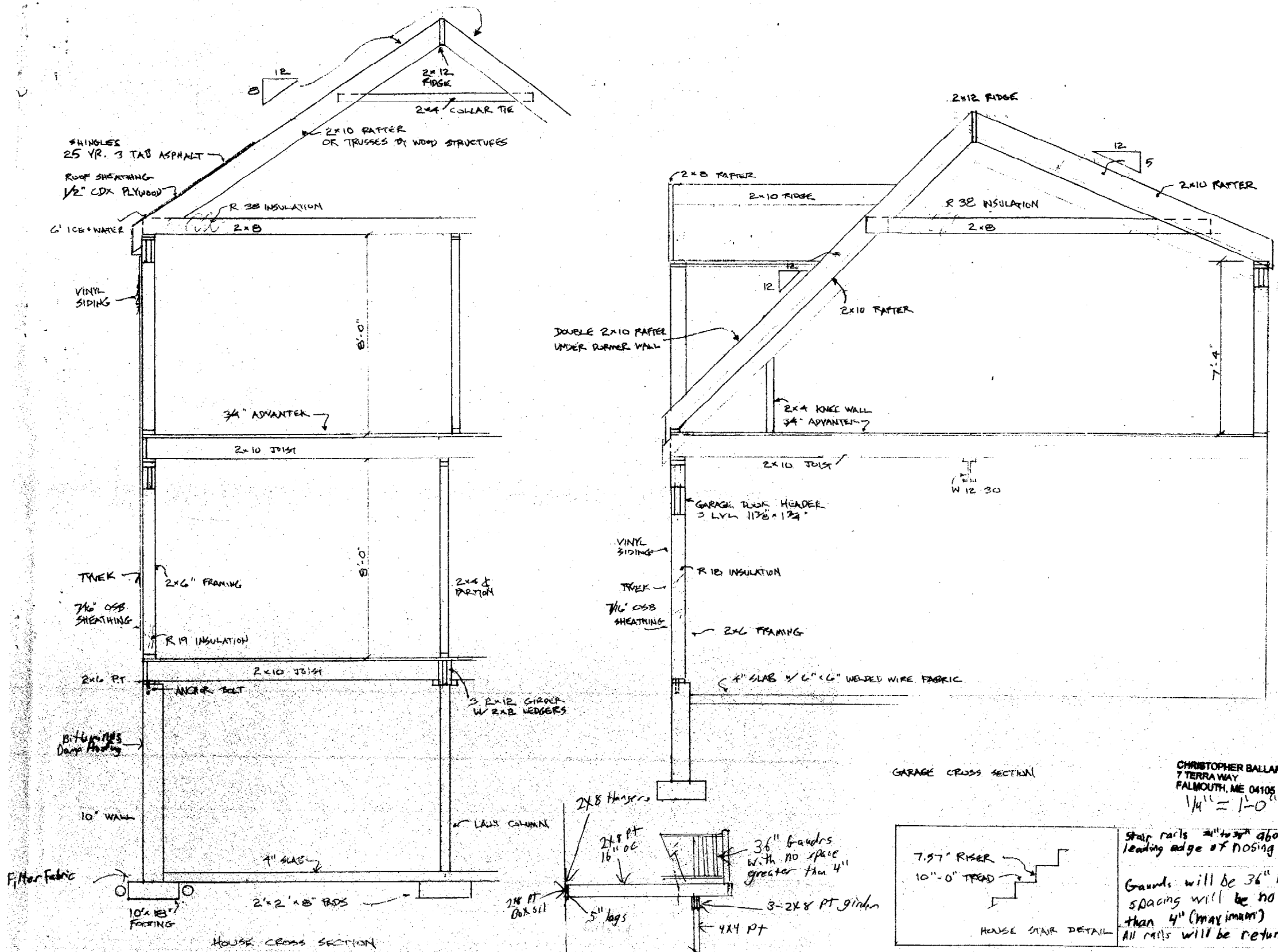
LUC
Land Use Consultants, Inc.

808 RIVERSIDE STREET
PORTLAND, MAINE 04103
Tel: (207) 878-6500
Fax: (207) 878-6501
www.luc.com

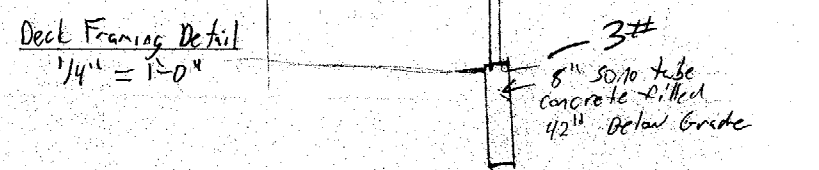
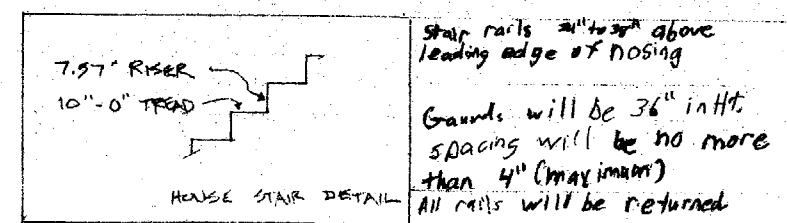
Job No. 40260
Sheet
C-6

YALE STREET
PLAN/PROFILE

Lot 5
Yale Ct

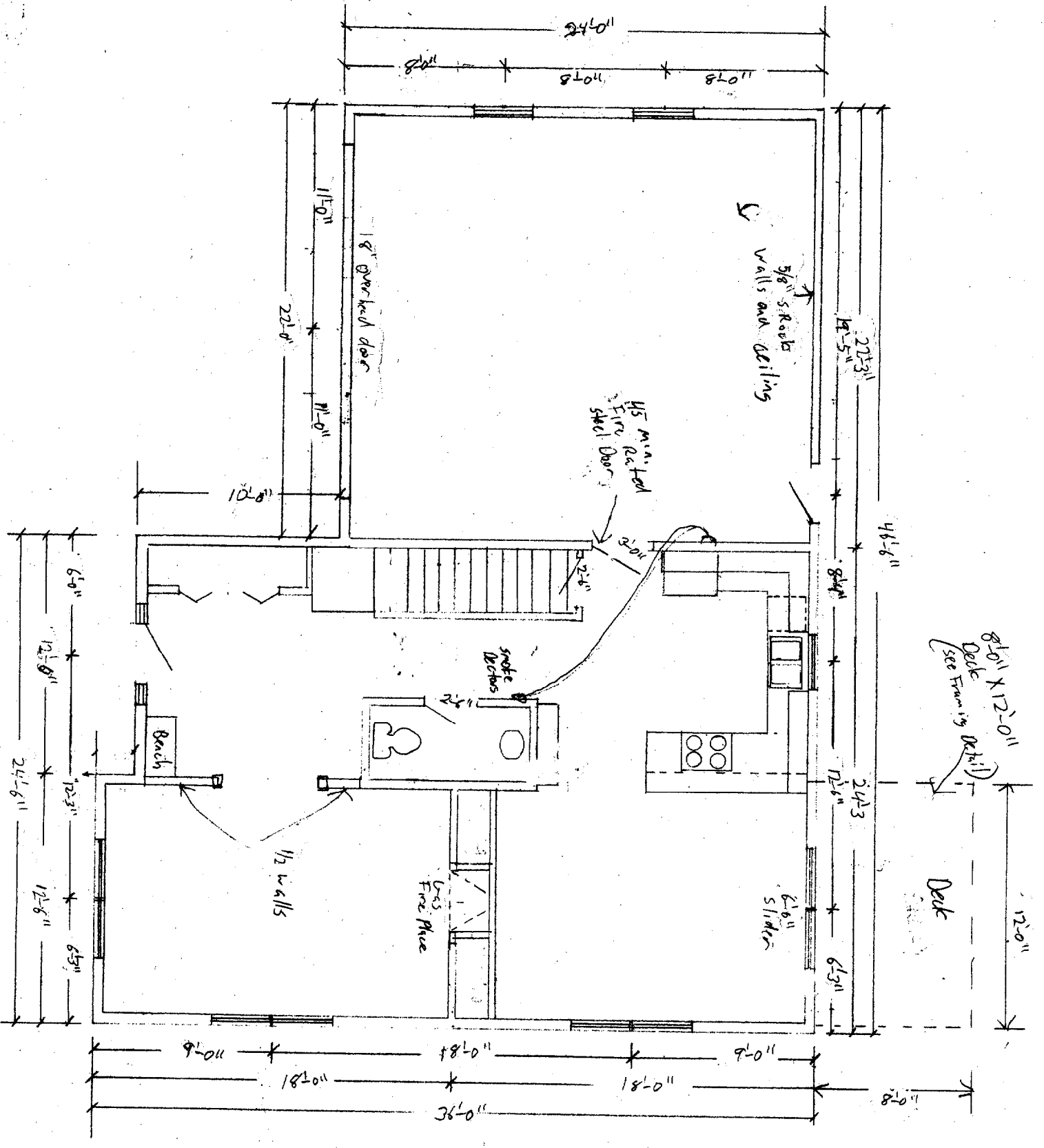


GARAGE CROSS SECTION
 CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105
 1/4" = 1'-0"



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV - 3 2003
 RECEIVE

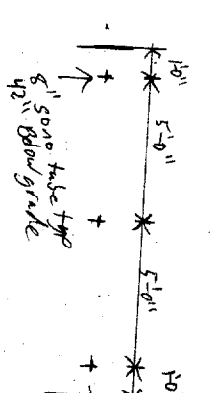
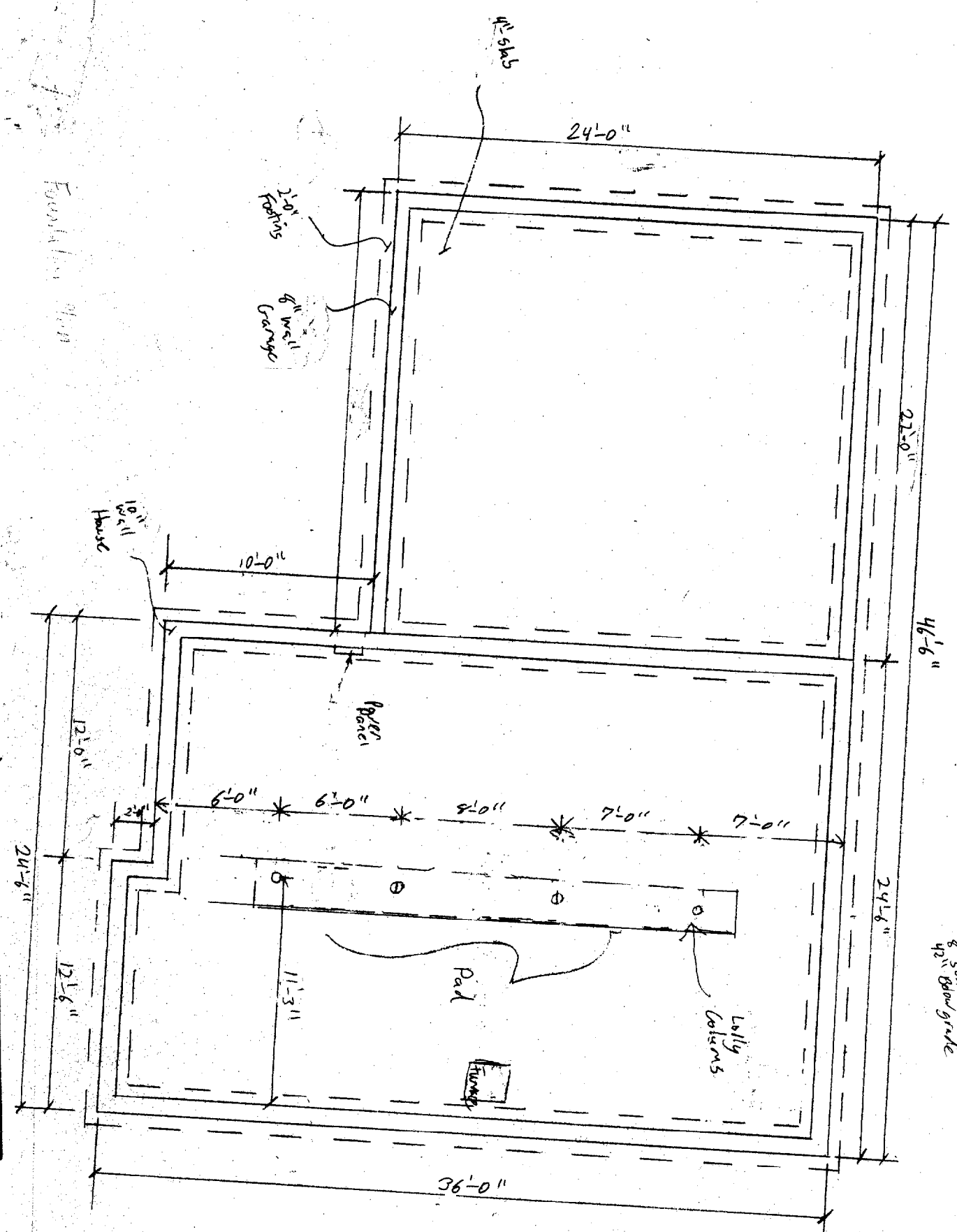
CATS
Yale
CT



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV - 3 2003
RECEIVED

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

Foundation Plan



Lots
Yale Ct

RECEIVED
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV - 3 2003

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