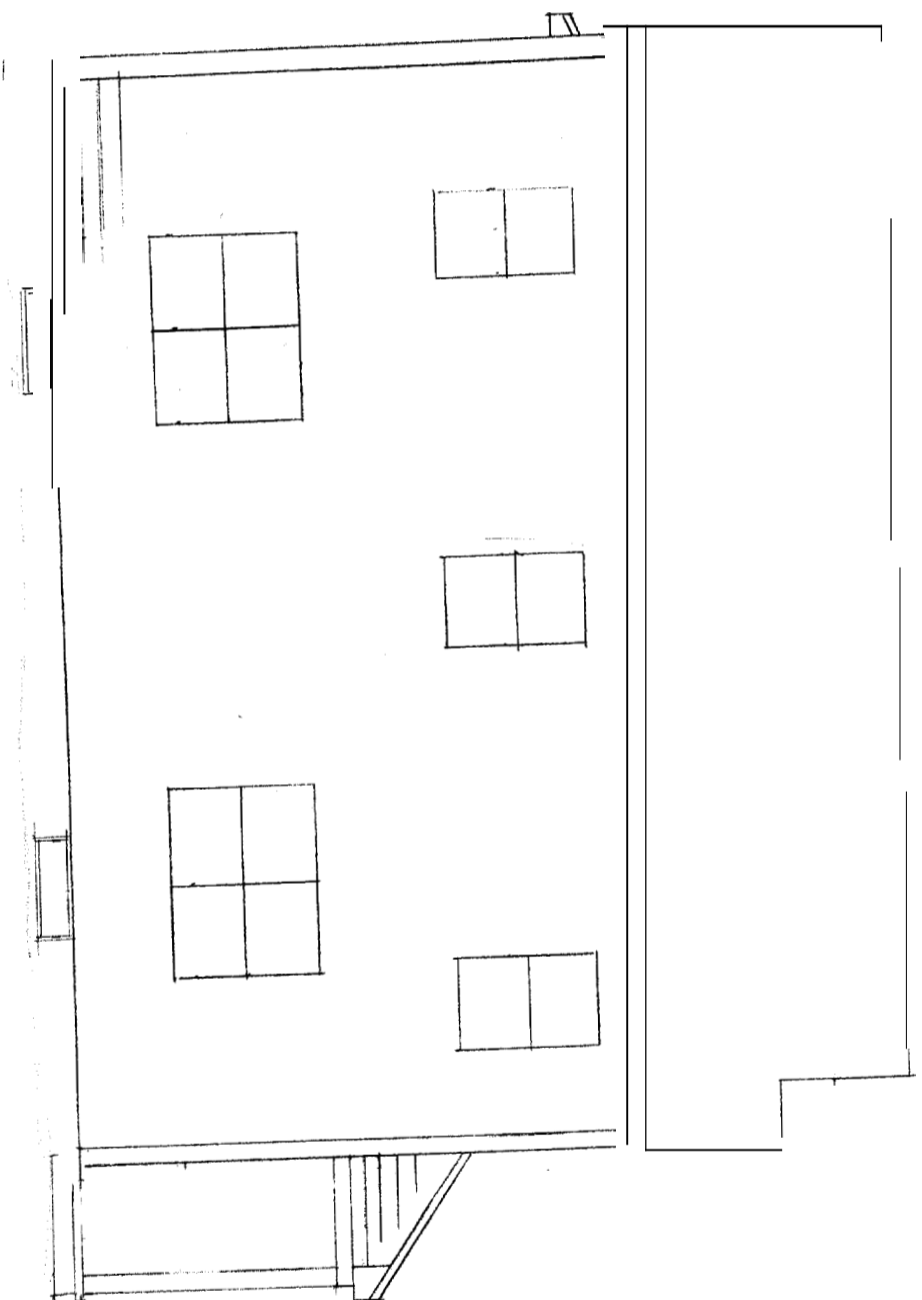


REAR ELEVATION  
1/4" = 1'-0"

GRANDS 36"  
MIN. HT.  
SPACING NO  
GREATER  
THAN 4"

PRESSURE TREATED DECK  
2x8" PT 16" OC  
4"x4" PT  
CEMENT PIERS - 4@

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105

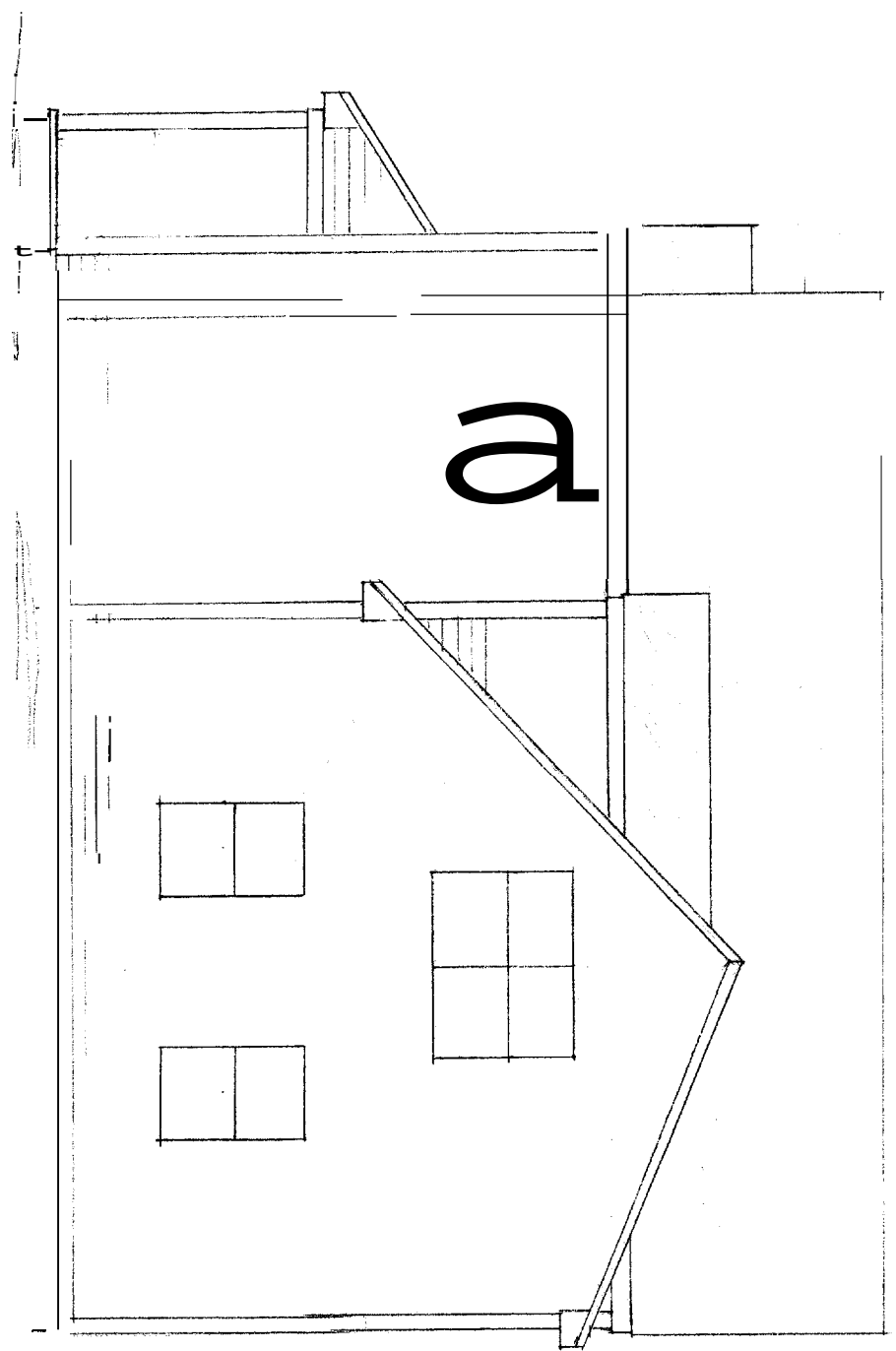


LEFT ELEVATION

1/4" = 1'-0"

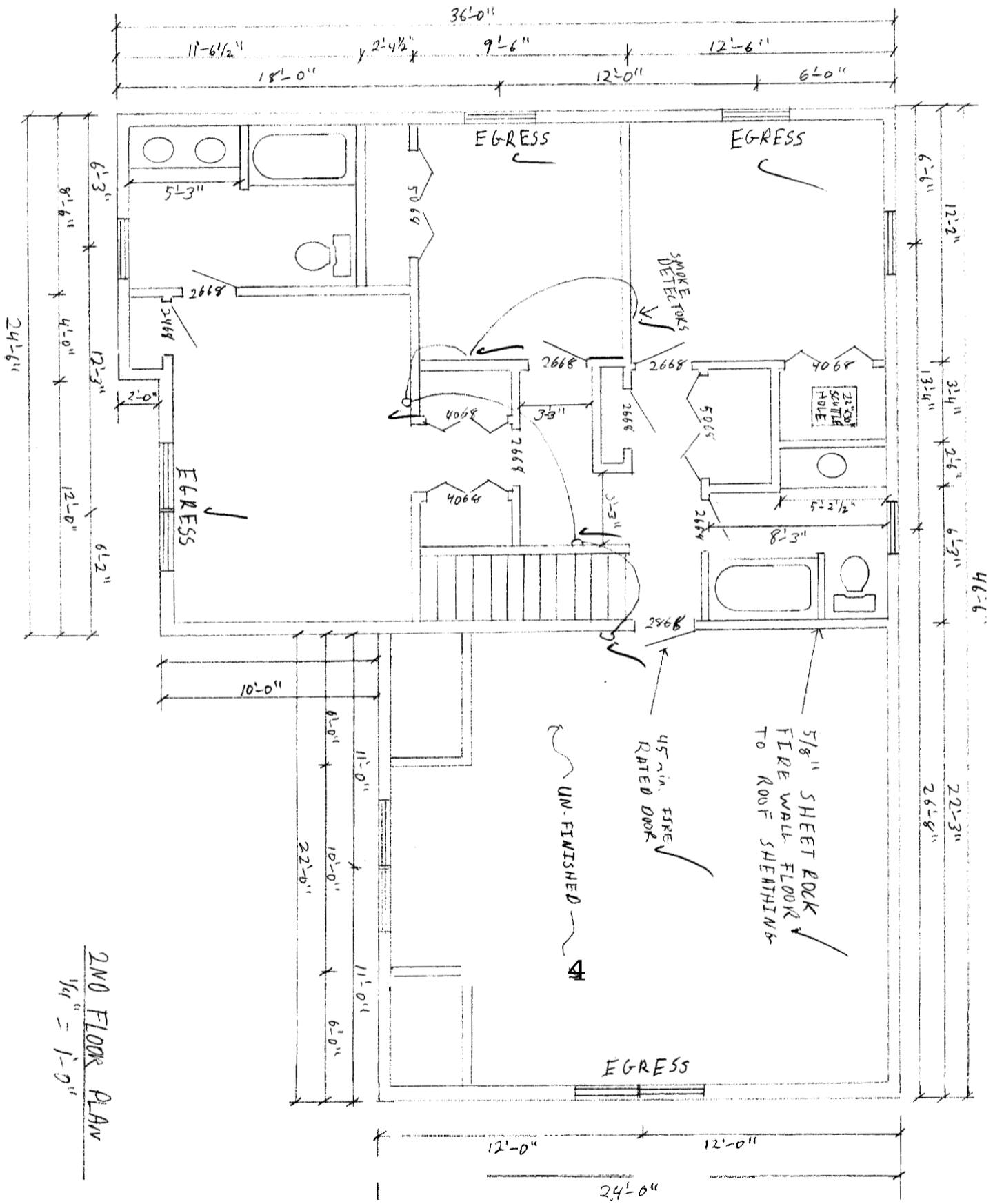
CHRISTOPHER BALLARD & C  
7 TERRA WAY  
FALMOUTH, ME 04105

10/10/2013  
10/10/2013  
10/10/2013



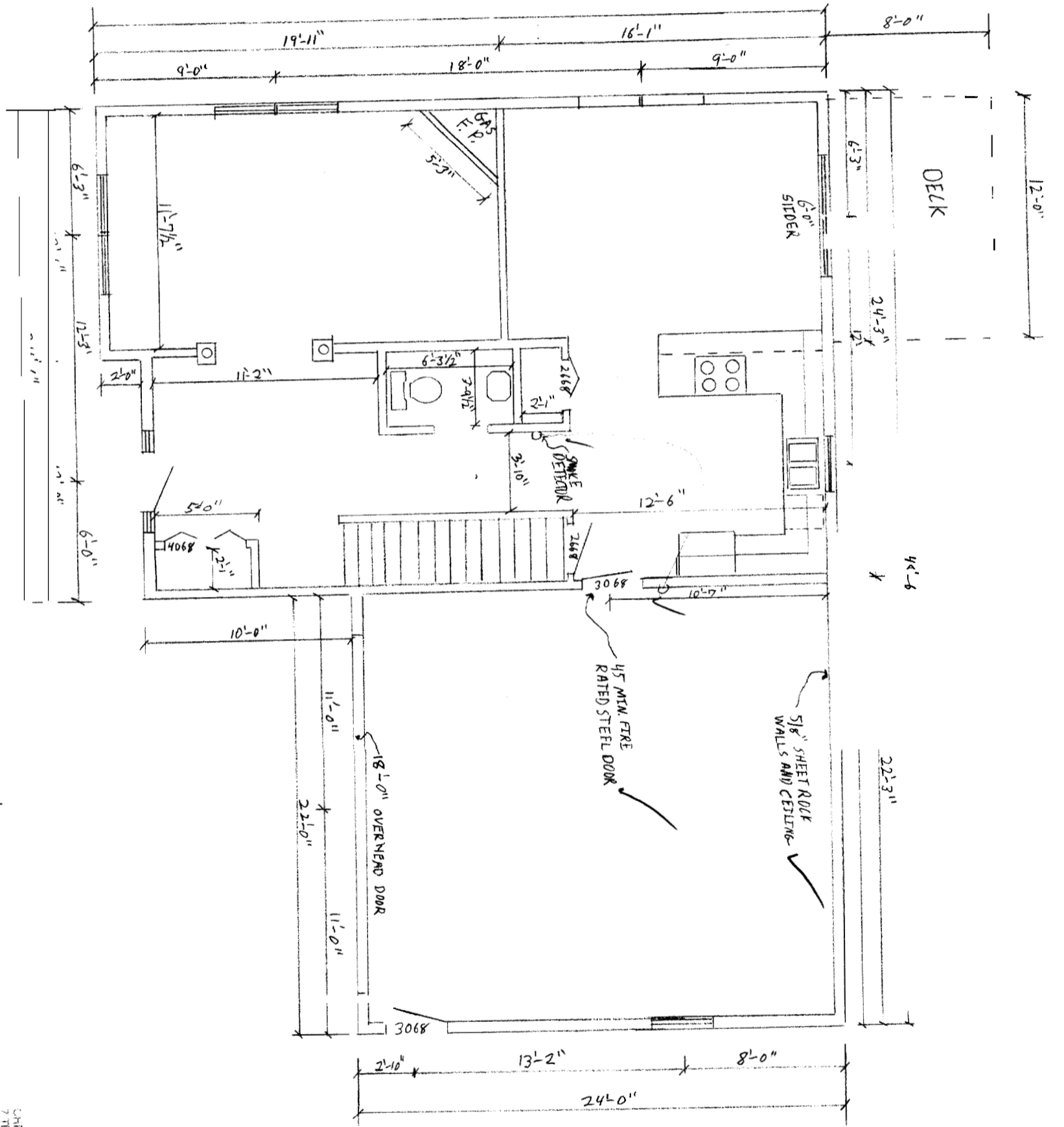
RIGHT ELEVATION  
1/4" = 1'-0"

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105



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

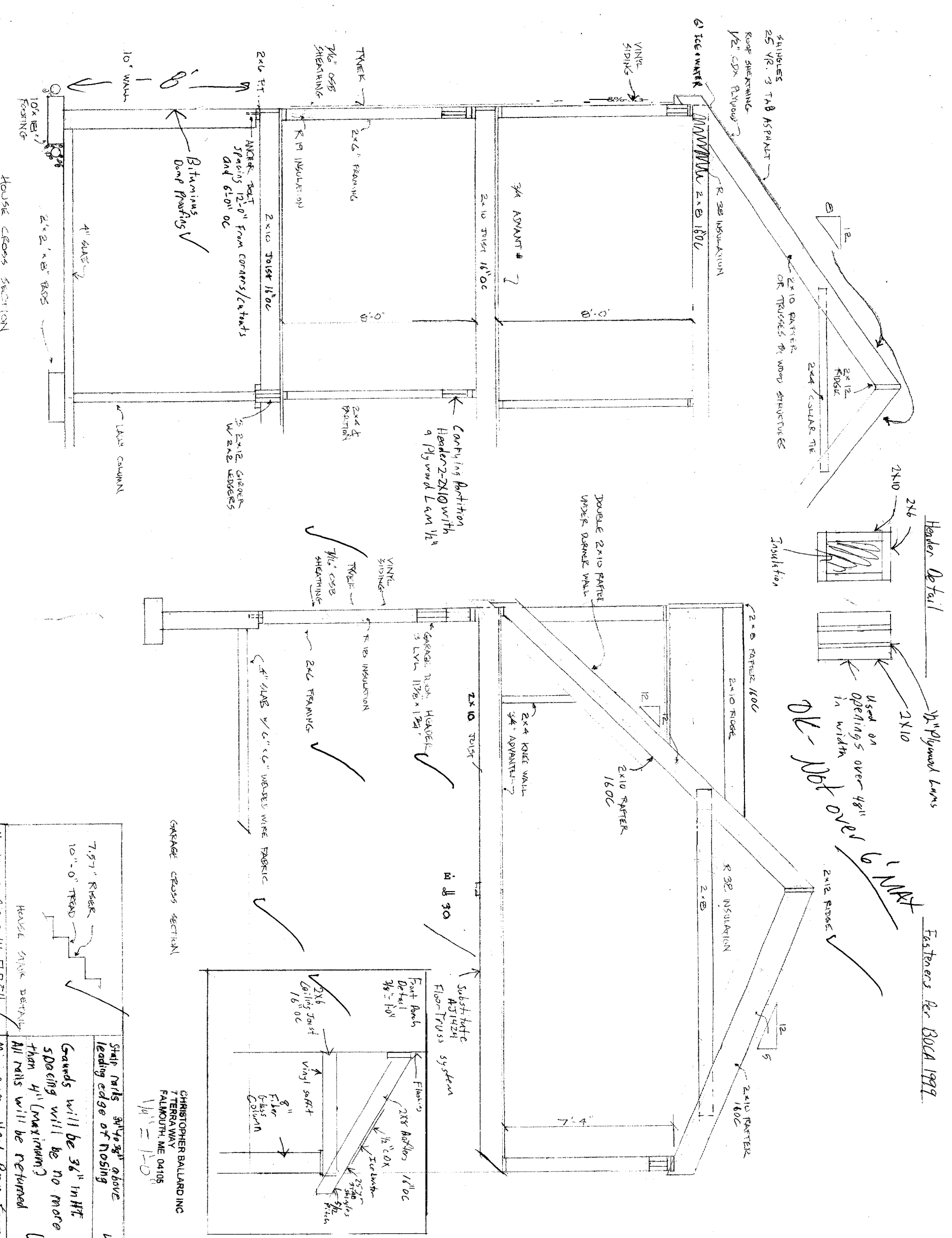
CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH ME 04105



1ST FLOOR PLAN

1/4" = 1'-0"

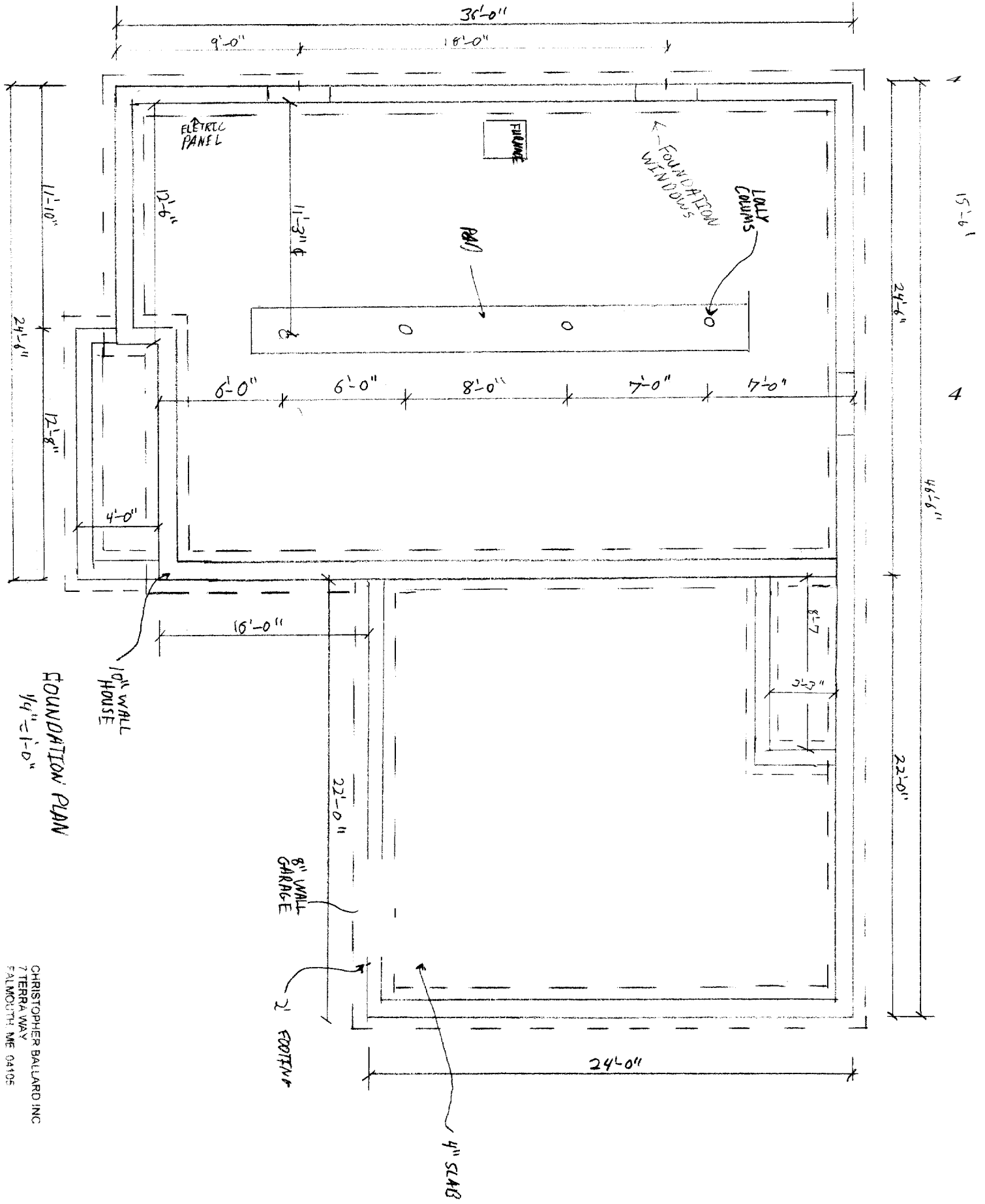
CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 PALMOUTH BEACH, FL 33405



Header Detail  
 1/2" Plywood Lams  
 Used on openings over 48" in width  
 or not over 12' max  
 Fasteners per BOCA 1999

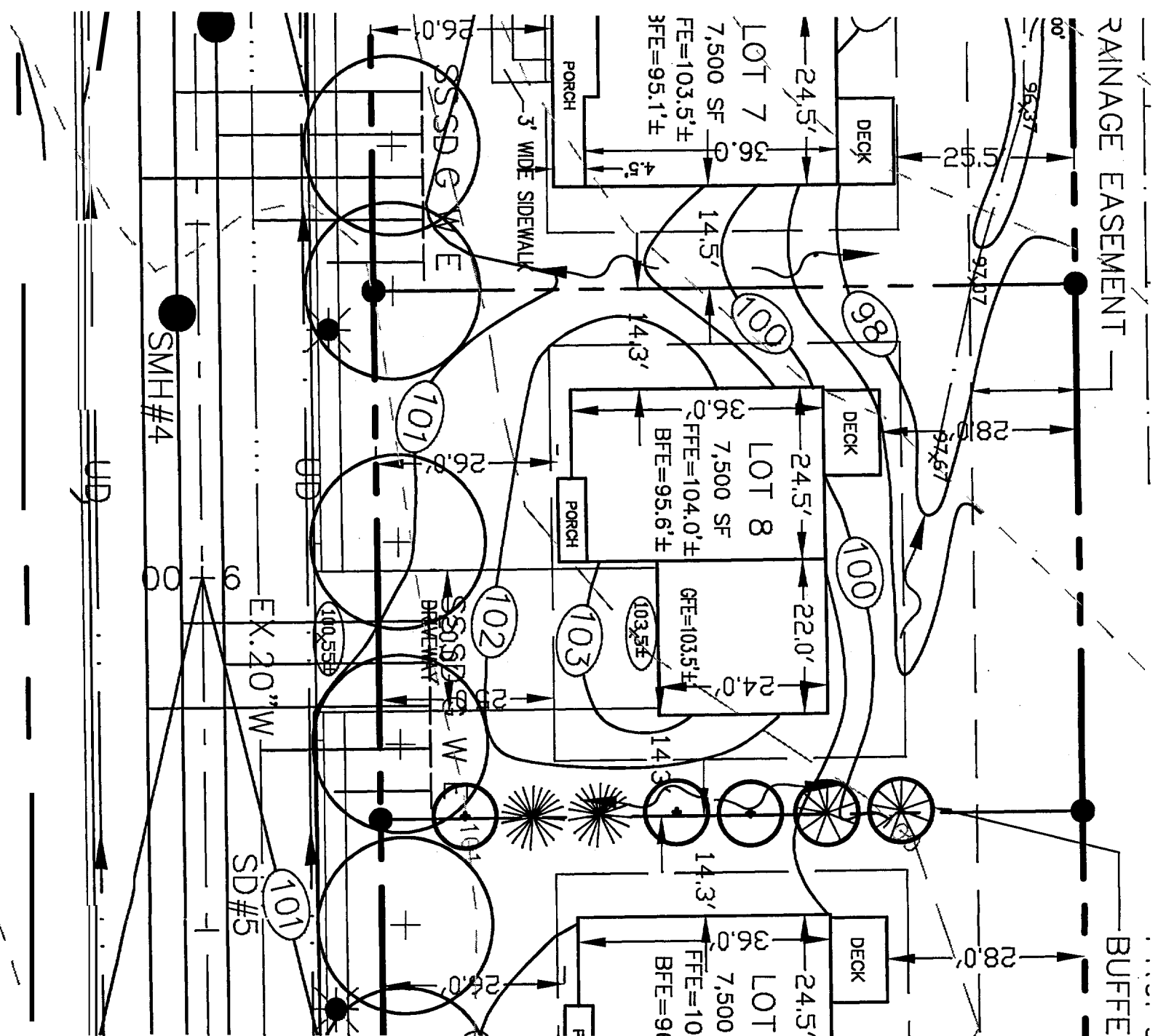
CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 FALMOUTH, ME 04105  
 1/4" = 1'-0"

7.57' Riser 10'-0" Tread	HOUSE STAIRS DETAIL	Strip nails 3 1/2" above leading edge of nosing
Maximum Riser Ht 7.75' Minimum Tread depth 10"		Guards will be 36" in HT. Spacing will be no more than 4" (maximum). All nails will be returned.
		Minimum Head Room From Leading edge of tread to ceiling 7'5 6/8"



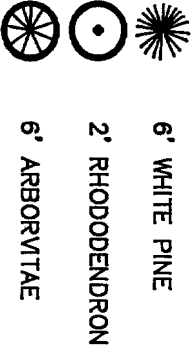
FOUNDATION PLAN

CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 PALMOUTH ME 04105



NOTES:

- 1 GRADING ON LOTS IS CONCEPTUAL BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURTI 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 8 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.

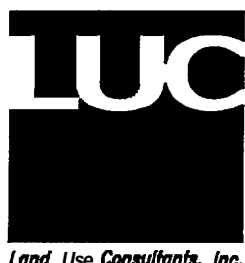


CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 5-21-04

TITLE:  
 LOT 8  
 UNIVERSITY PARK  
 YALE STREET  
 BUILDING SITE LAYOUT

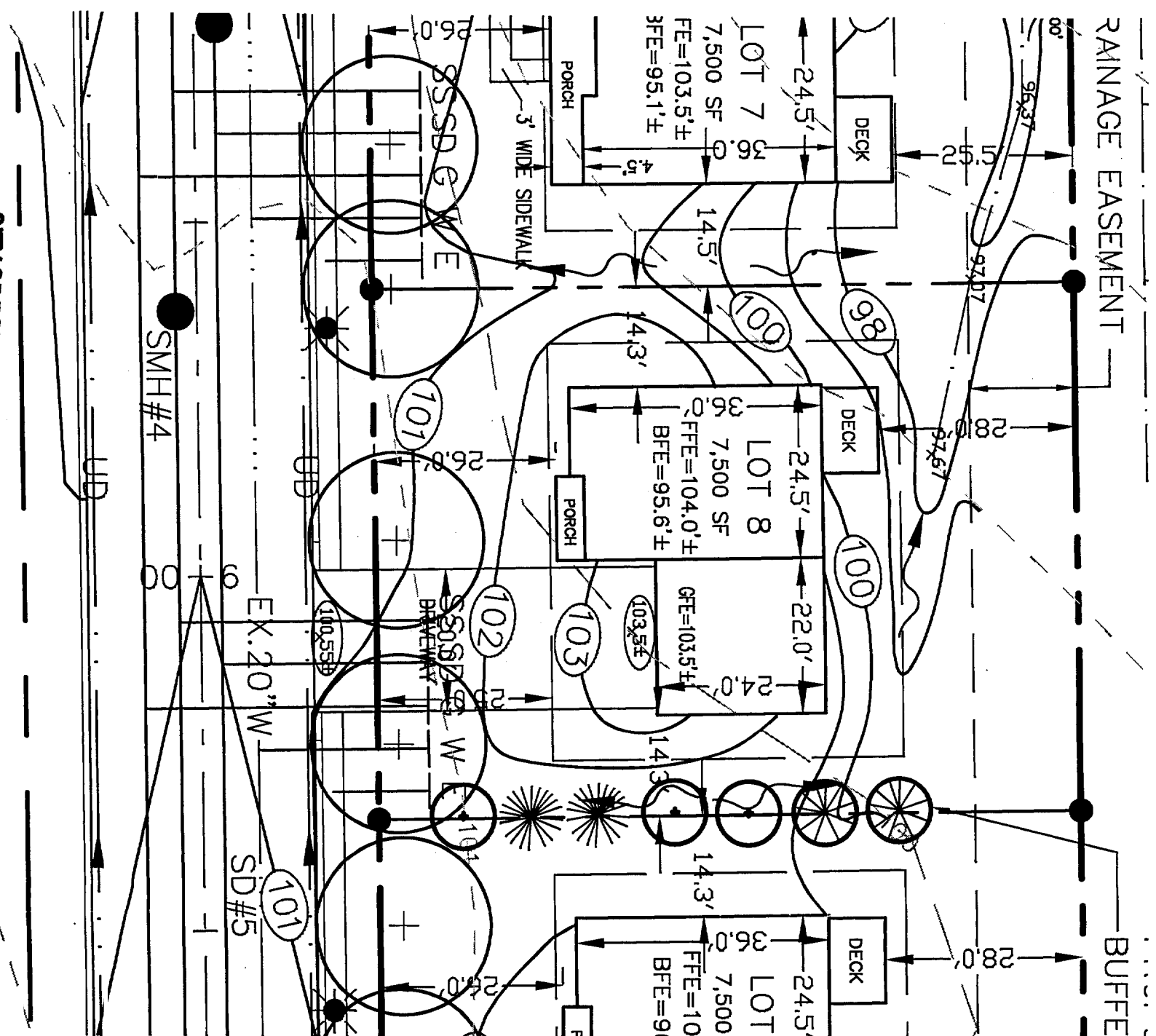
SCALE: 1" = 20'      DATE: 05-04-04

PREPARED FOR:  
 CHRISTOPHER J. BALLARD, INC.  
 FALMOUTH, MAINE



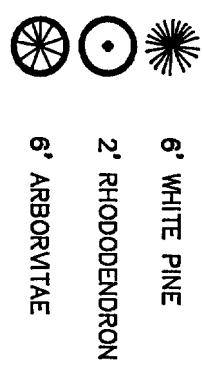
engineers  
 planners  
 landscape  
 architects  
 966      SIDE 5  
 PORTLAND, MAINE 04103  
 Voice (207) 878 - 3313  
 Fax (207) 878 - 0201  
 landuse@landuseinc.net





NOTES:

1. GRADING ON LOTS IS CONCEPTUAL 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.
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7. LANDSCAPE BUFFER BETWEEN LOTS SHALL BE PLANTED BY DEVELOPER UPON FINAL GRADING OF BOTH LOTS AS SHOWN.



CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 5-28-04

engineers  
 planners  
 landscape  
 architects

966 RIVERSIDE STREET  
 PORTLAND, MAINE 04103

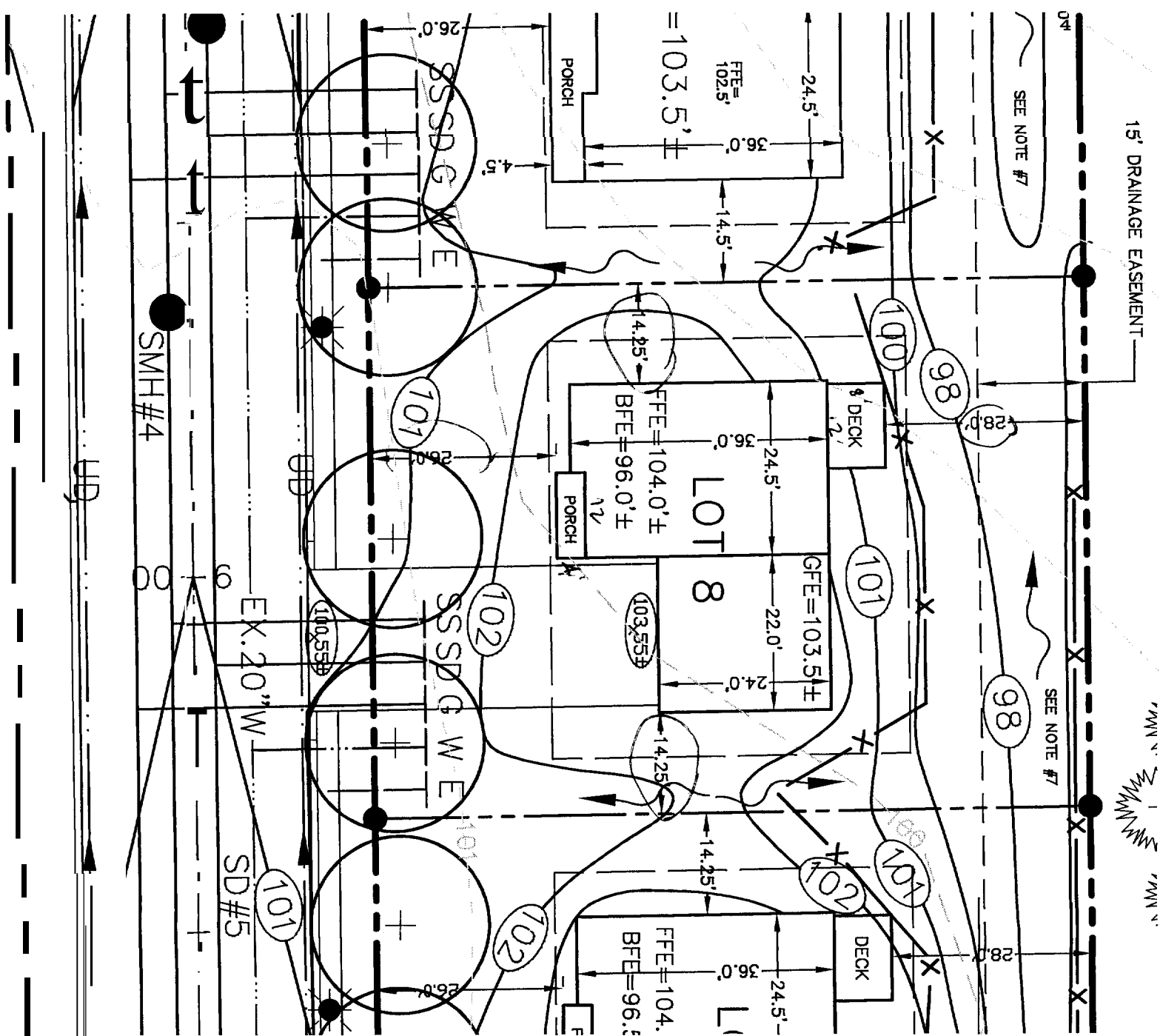
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 landuse @ landuseinc.net



PREPARED FOR:  
 CHRISTOPHER J. BALLARD, INC.  
 FALMOUTH, MAINE

TITLE:  
 LOT 8  
 UNIVERSITY PARK  
 YALE STREET  
 BUILDING SITE LAYOUT

SCALE: 1" = 20'  
 DATE: 05-04-04



NOTES:

1. GRADING ON LOTS IS CONCEPTUAL BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURT PRUD SITE PLANS AND AMENDED SUBDIVISION PLAN OF LOTS AT UNIVERSITY PARK" AS APPROVED BY CITY OF PORTLAND.
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7. CONSTRUCT DITCH TO PROVIDE POSITIVE DRAINAGE THROUGH LOTS 10 THROUGH 5.

▷ TITLE:  
**LOT 8  
 UNIVERSITY PARK  
 TALE STREET  
 BUILDING SITE LAYOUT**

▷ PREPARED FOR:  
**CHRISTOPHER J. BALLARD, INC.  
 FALMOUTH, MAINE**



*engineers  
 planners  
 landscapers  
 architects*

966 RIVERSIDE STREET  
 PORTLAND, MAINE 04103

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 landuse @ gwl.net

Land Use Consultants, Inc.

▷ SCALE: 1" = 20'      ▷ DATE: 03-08-04