

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 C I N 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 10 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. CONSTRUCT DITCH TO ~~PROVE~~ POSITIVE DRAINAGE THROUGH LOTS 10 THROUGH 5.



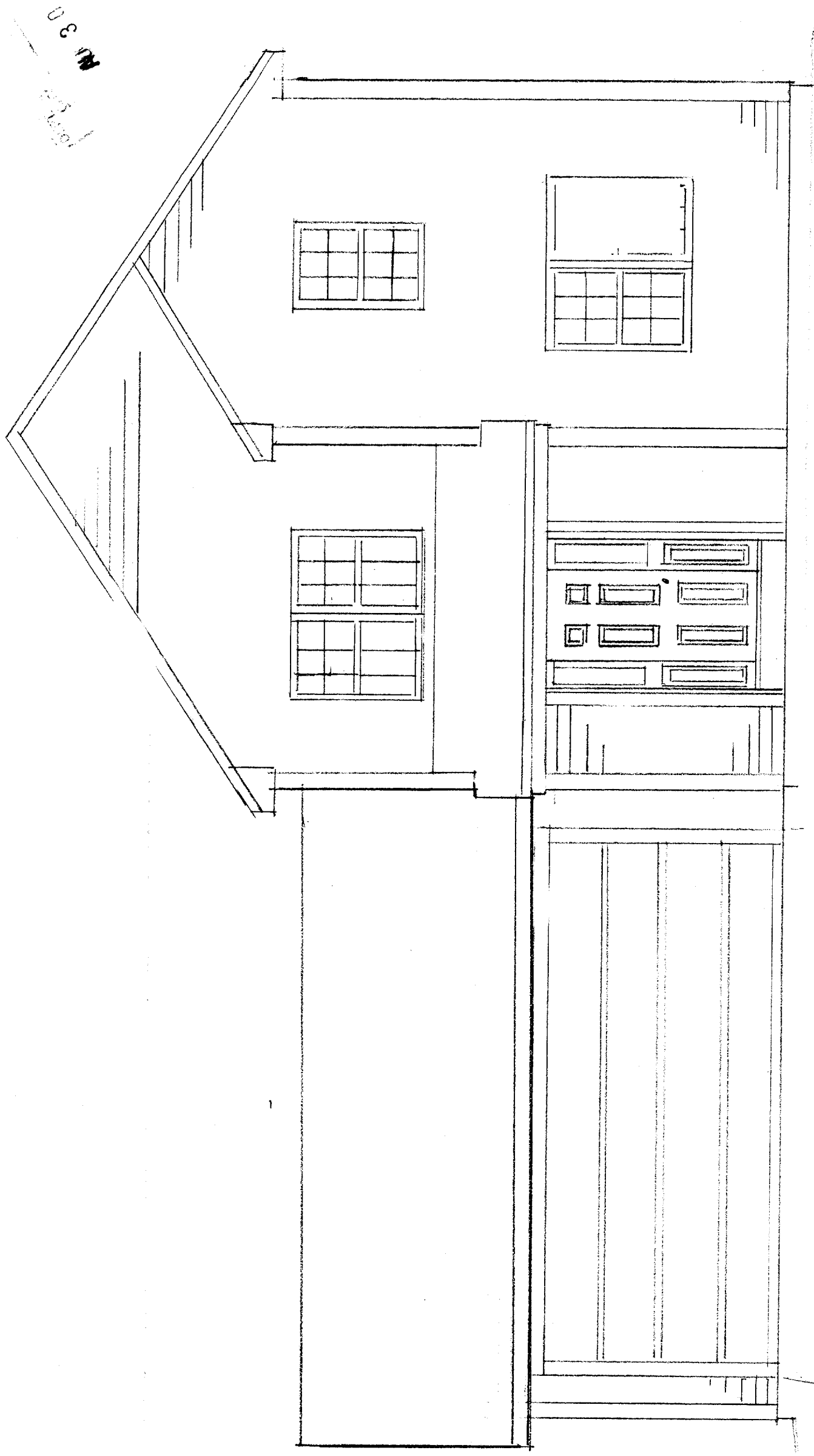
CHRISTOPHER J. BALLARD, INC.  
 FALMOUTH, MAINE

△ TITLE: LOT 10  
 UNIVERSITY PARK  
 YALE STREET  
 BUILDING SITE LAYOUT

△ DATE: 09-09-04

△ SCALE: 1" = 20'

△ JOB #: 4251



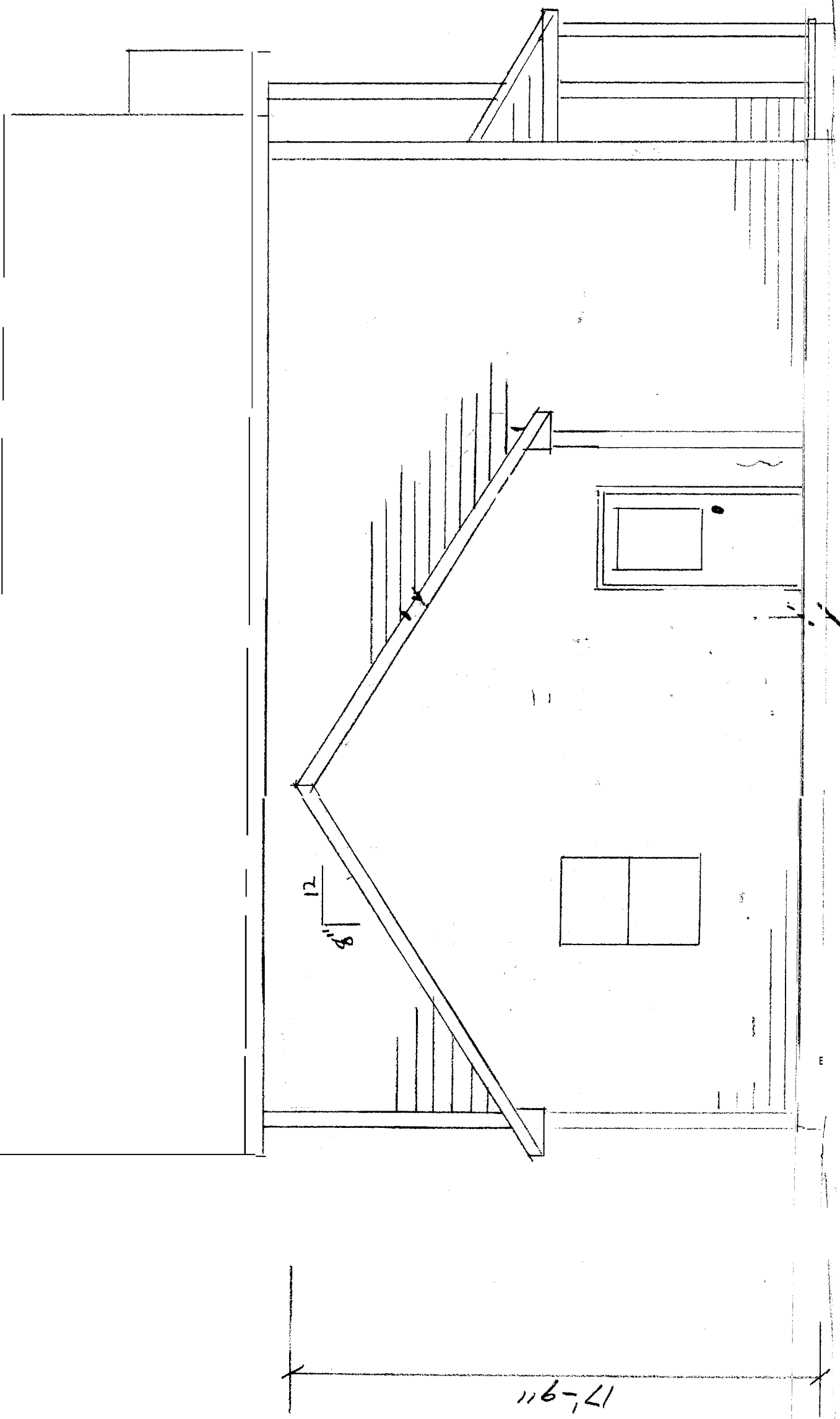
03 00

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

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105

Lot #10 Yale St

10/11/11  
A



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

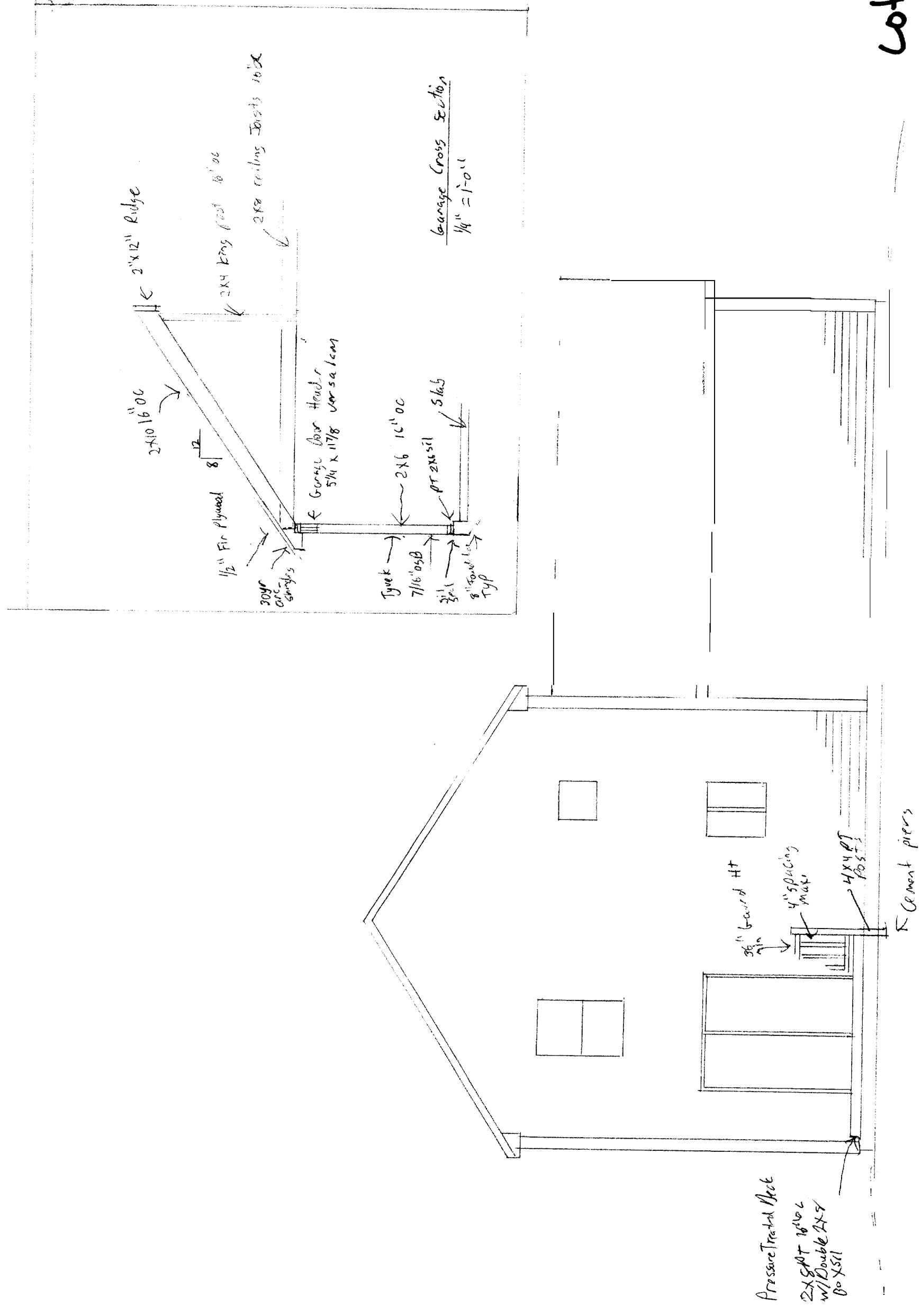
CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105

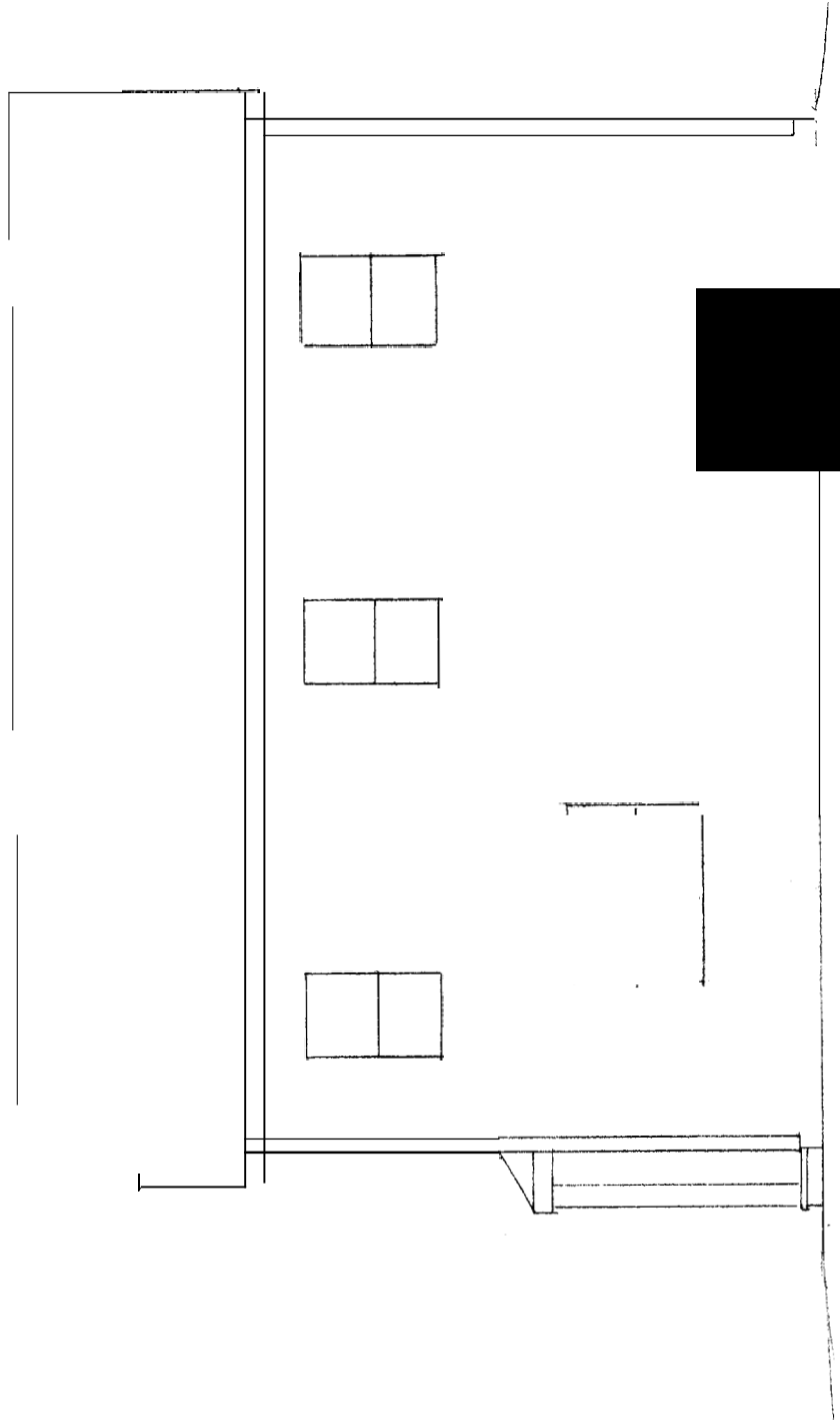
Lot # 10 W St

Lot #10 Yale St

CHRISTOPHER BALLARD INC  
7 TERRA WAY  
FALMOUTH, ME 04105

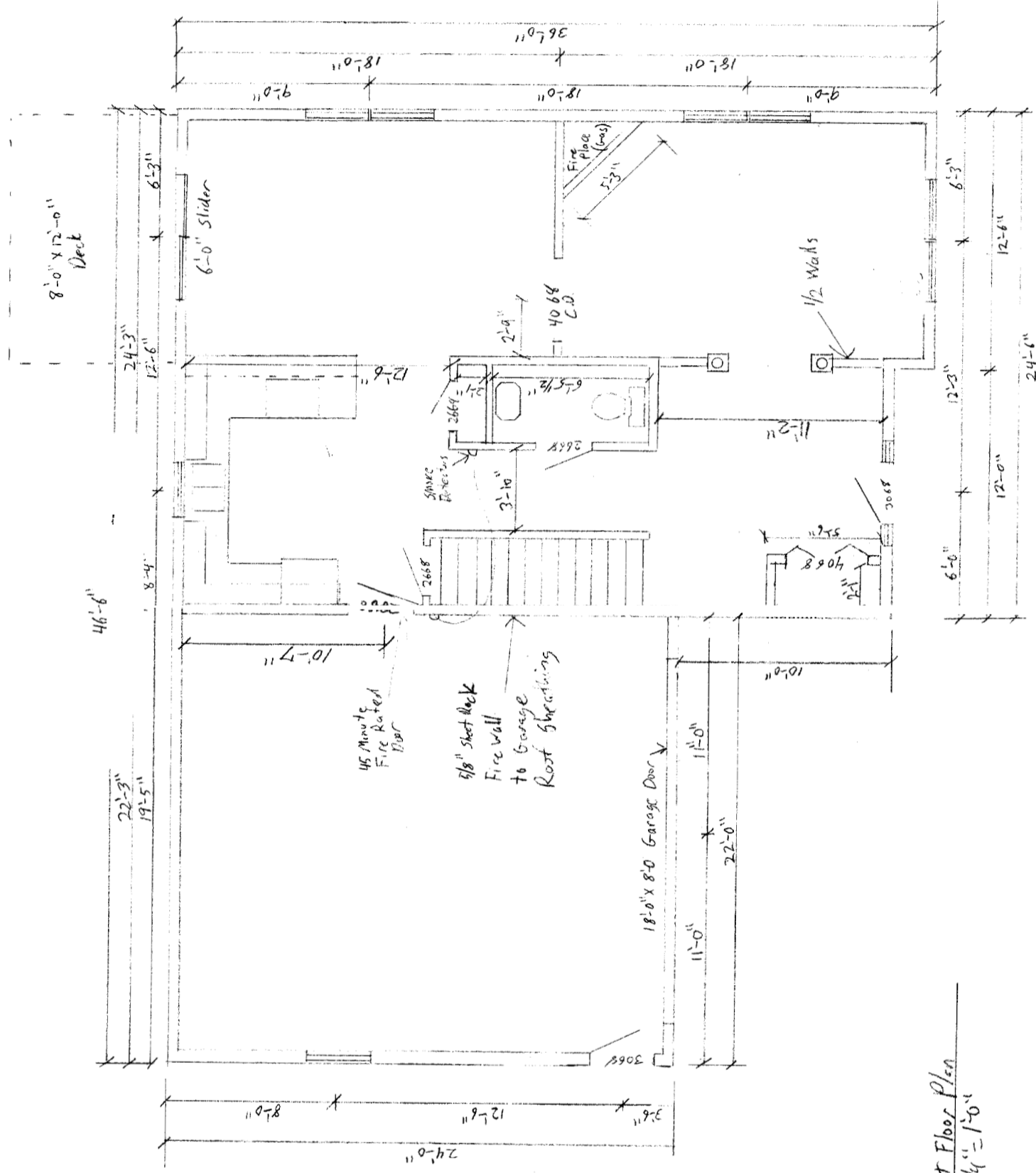
REAR ELEVATION  
1/4" = 1'-0"





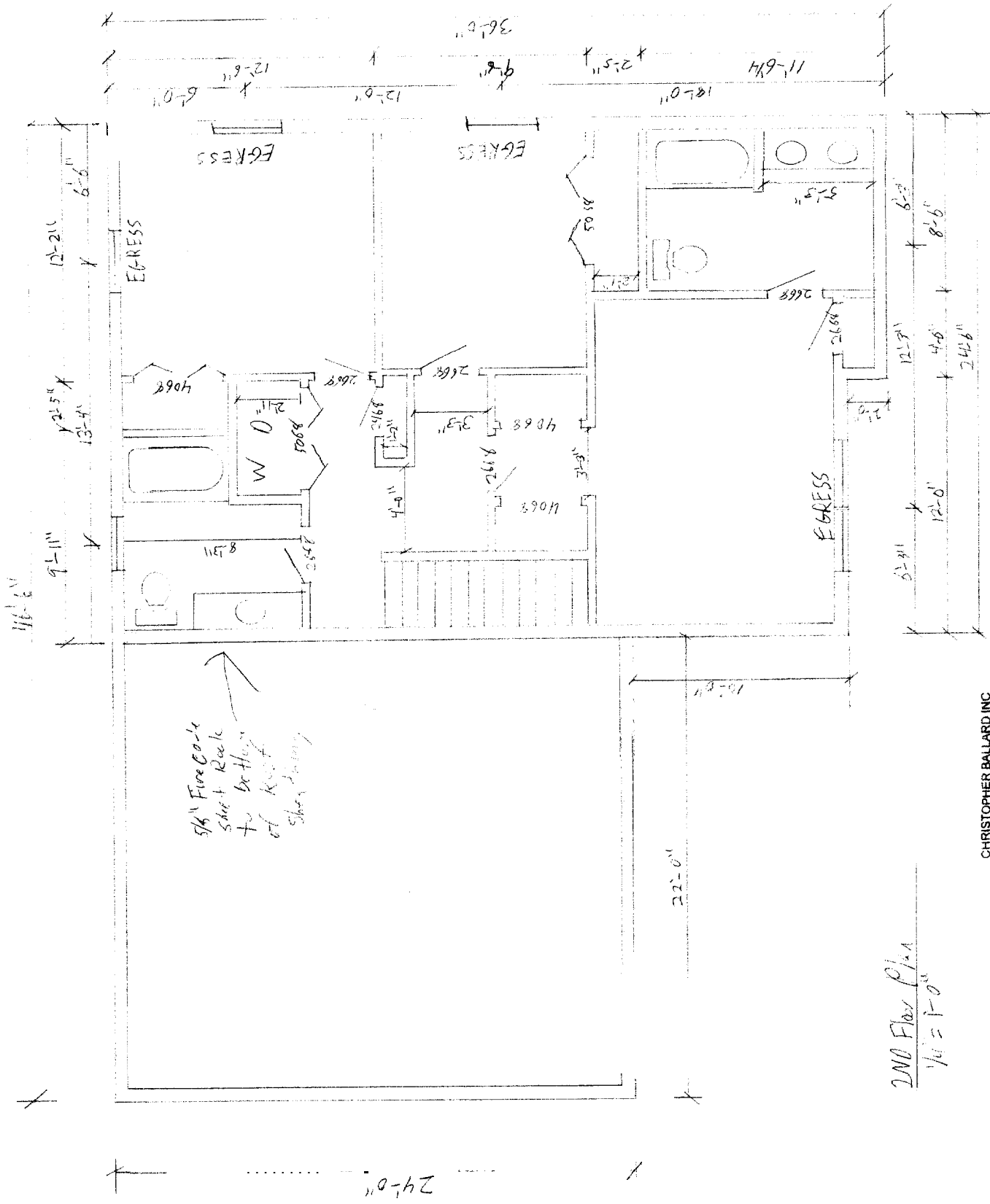
RIGHT ELEVATION  
1/4" = 1'-0"

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7 TERRA WAY  
FALMOUTH, ME 04105



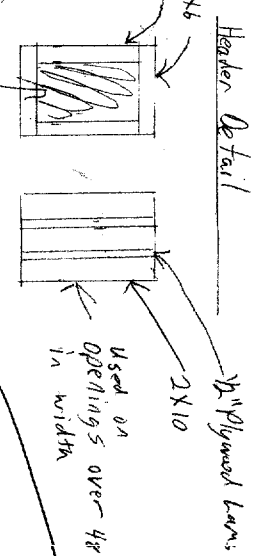
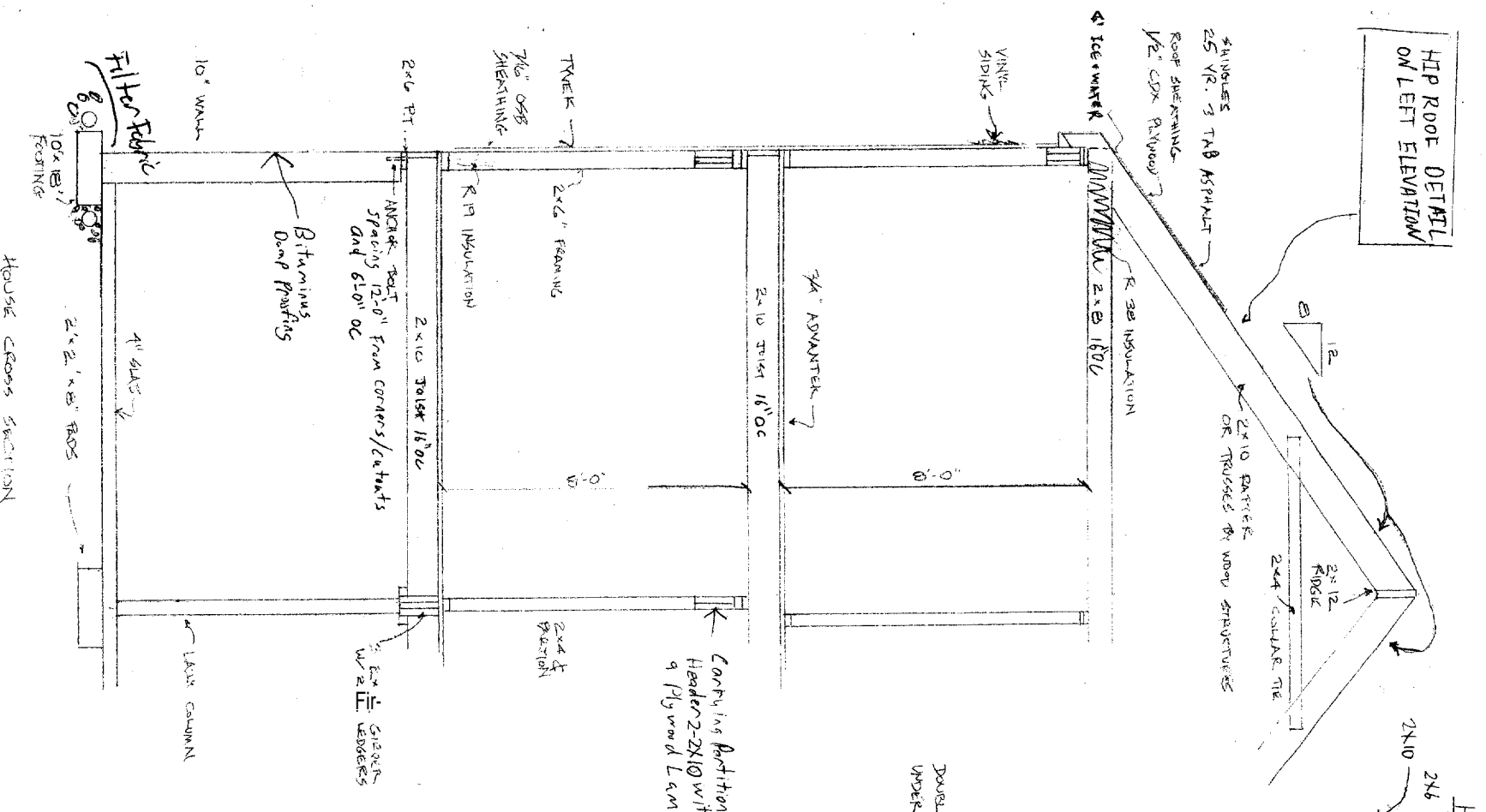
1st Floor Plan  
 1/4" = 1'-0"

CHRISTOPHER BALLARD IN  
 17 TERRA WAY  
 PALM BEACH, FL 33480

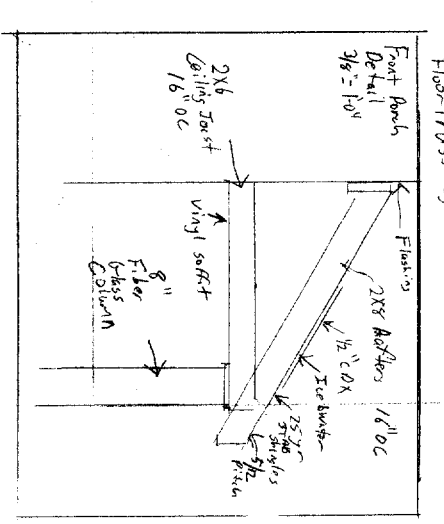
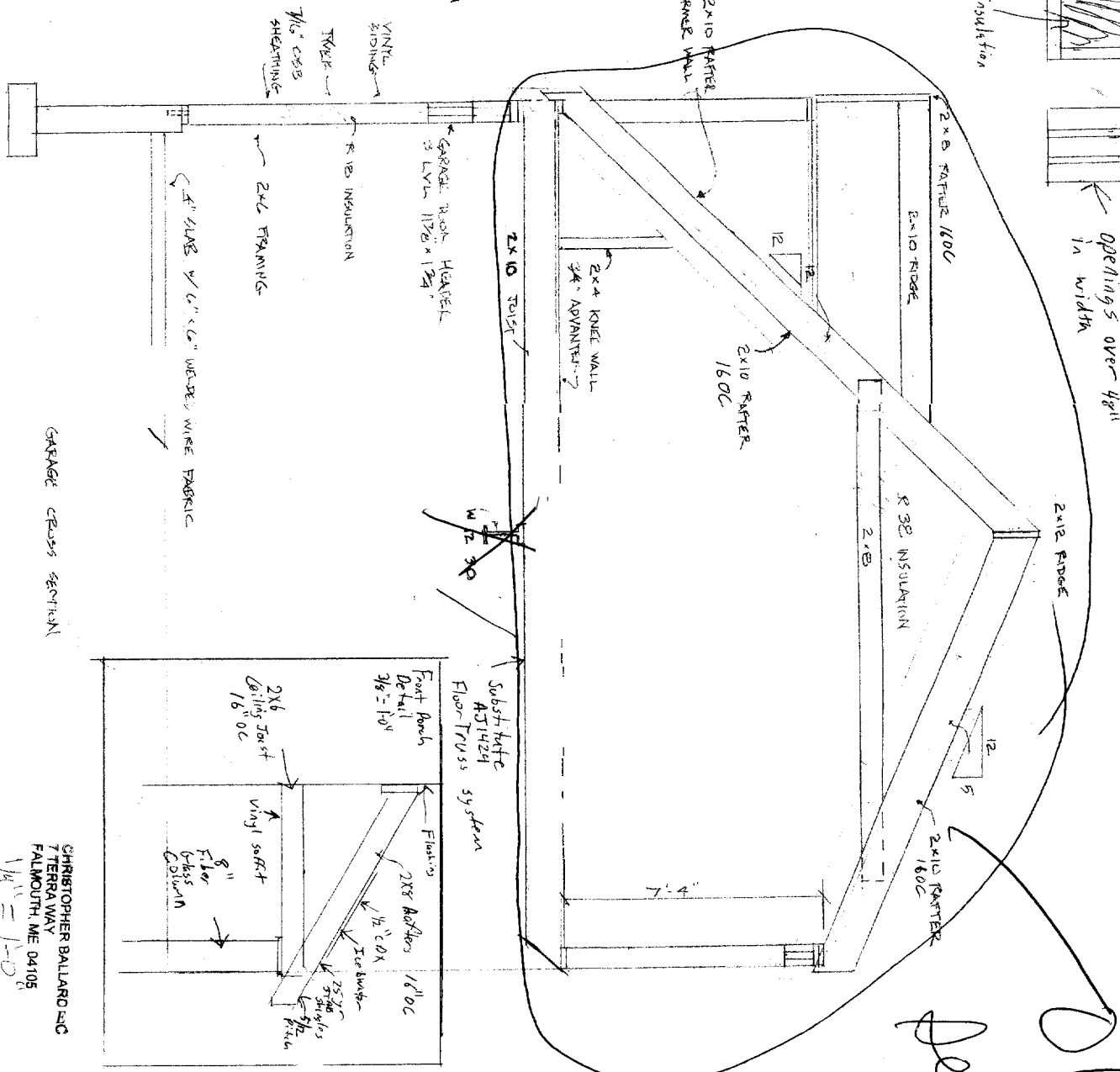


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 FALMOUTH ME 04105

**HIP ROOF DETAIL ON LEFT ELEVATION**



Fasteners per BOCA 1999



CHRISTOPHER BALLARD LLC  
7 TERRA WAY  
FALMOUTH, ME 04105  
1/14/11 = 1-1-11

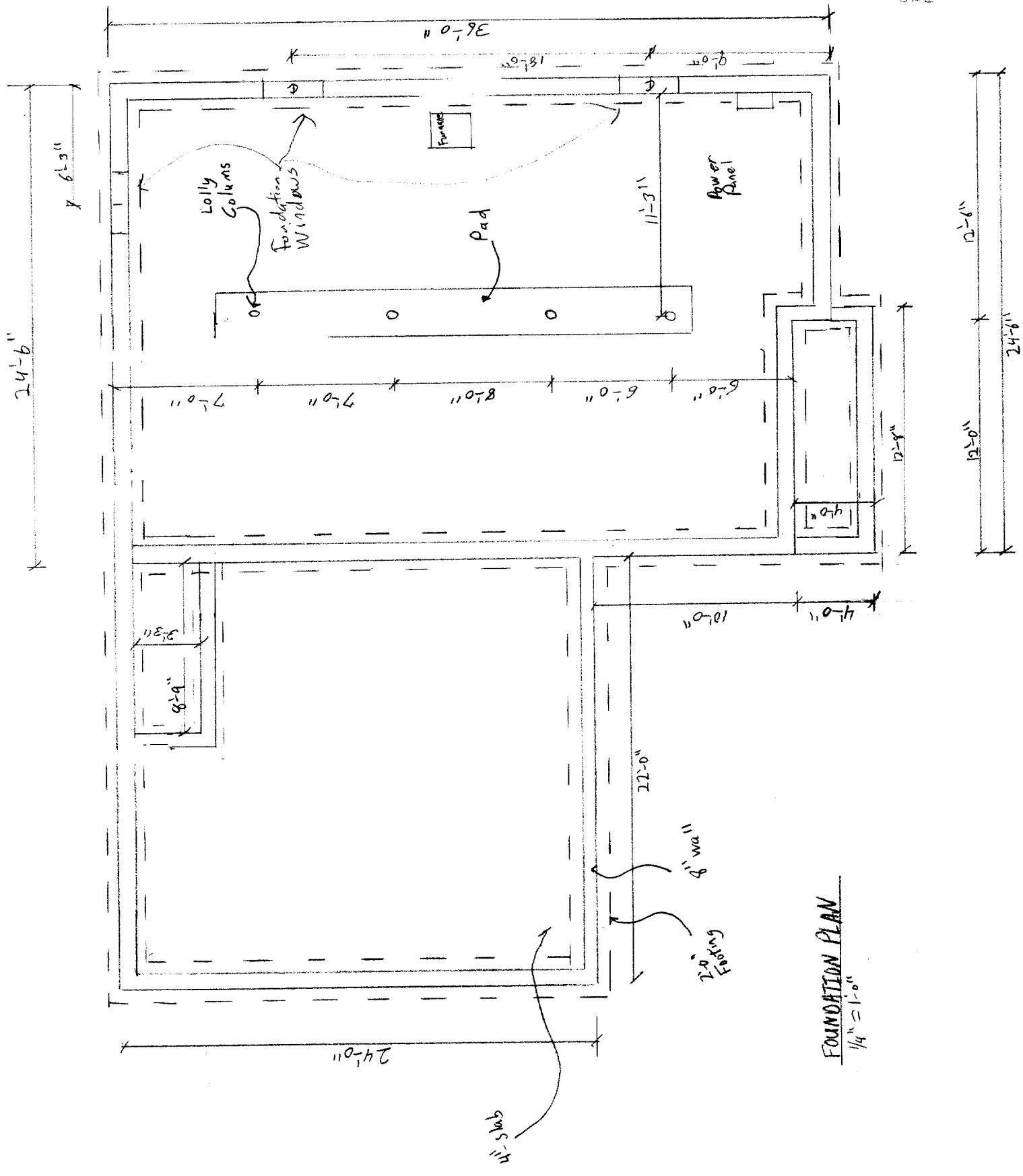
DID  
see plans for roof  
see cross section

7.57' RISER 10'0" TREAD		Sharp nails 3/4\"/>
HEAVY STAIR DETAIL Maximum Riser Ht 7.75" Minimum Tread Depth 10"		Glands will be 3/8" 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 7'0"

HOUSE CROSS SECTION

GARAGE CROSS SECTION

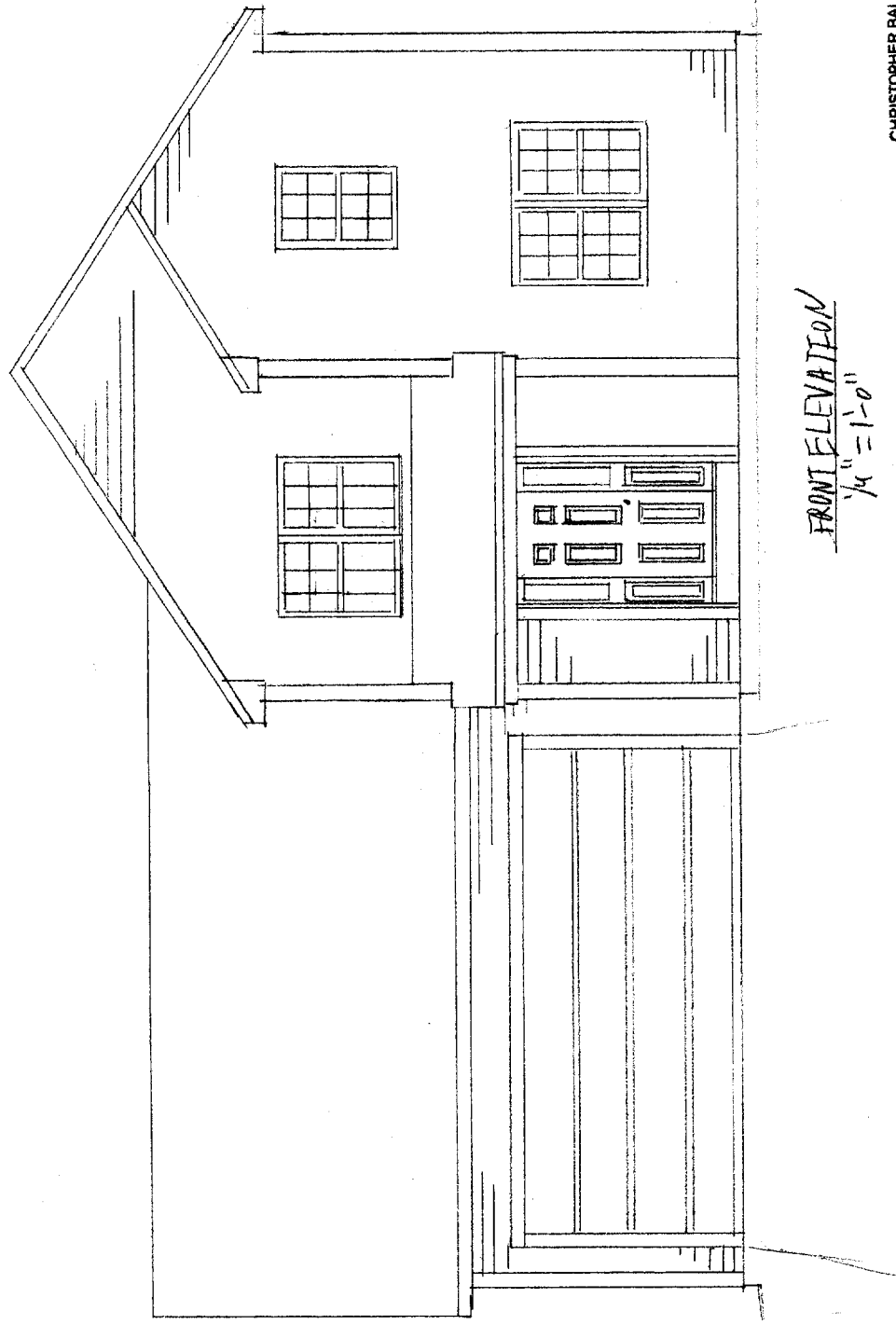




**FOUNDATION PLAN**  
 1/4" = 1'-0"

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 7 TERRA WAY  
 FALMOUTH ME 04105

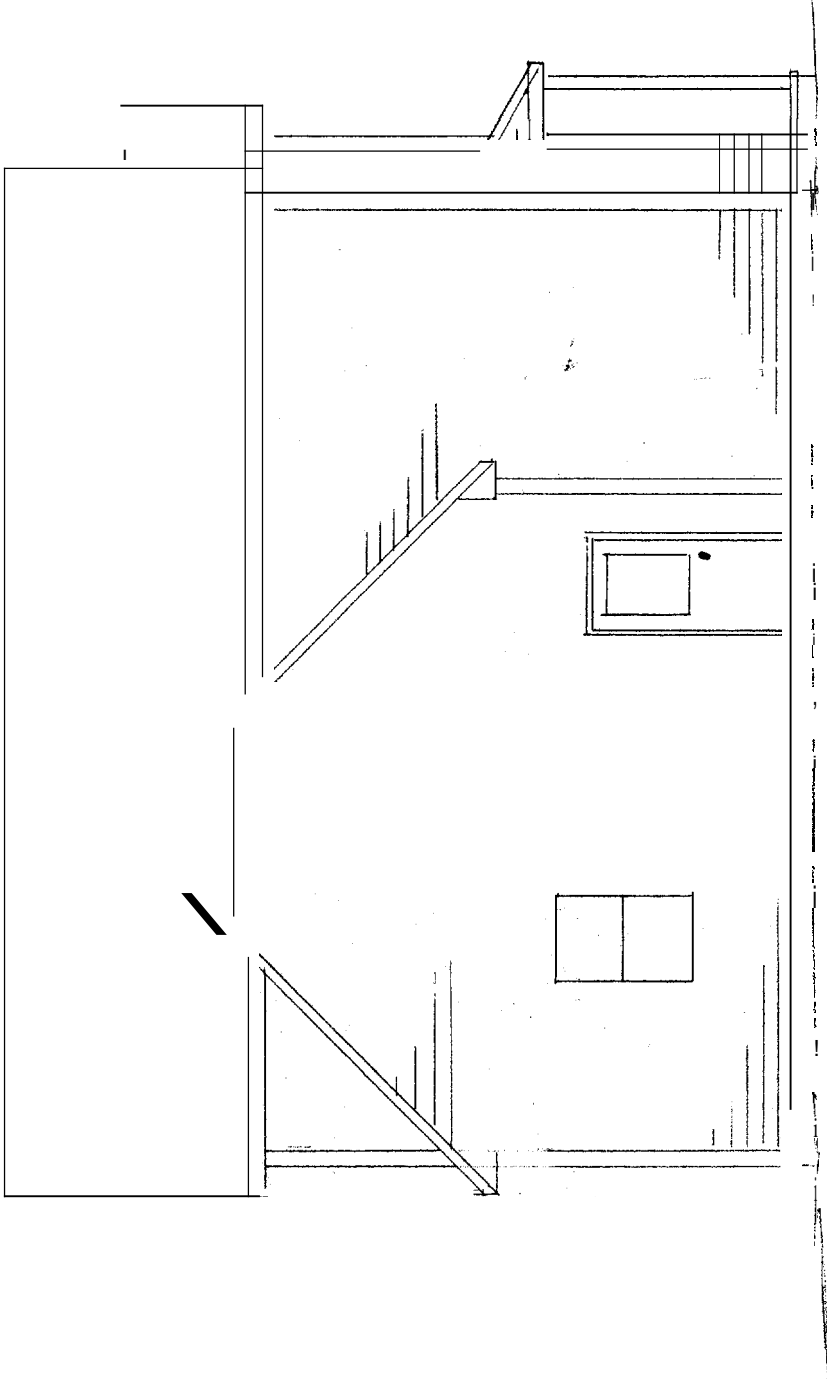
08



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

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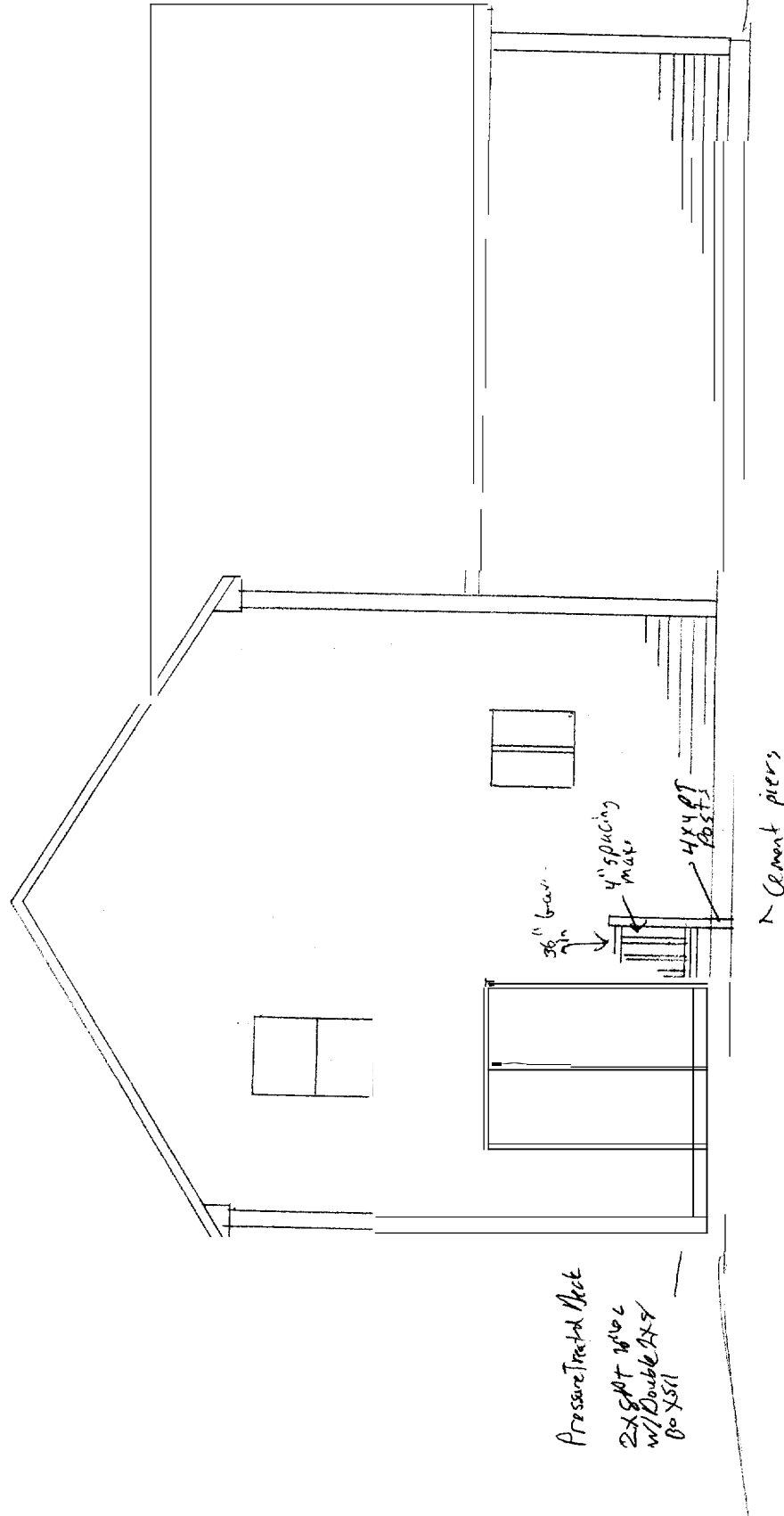
OLD



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

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7 TERRA WAY  
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OLD



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

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