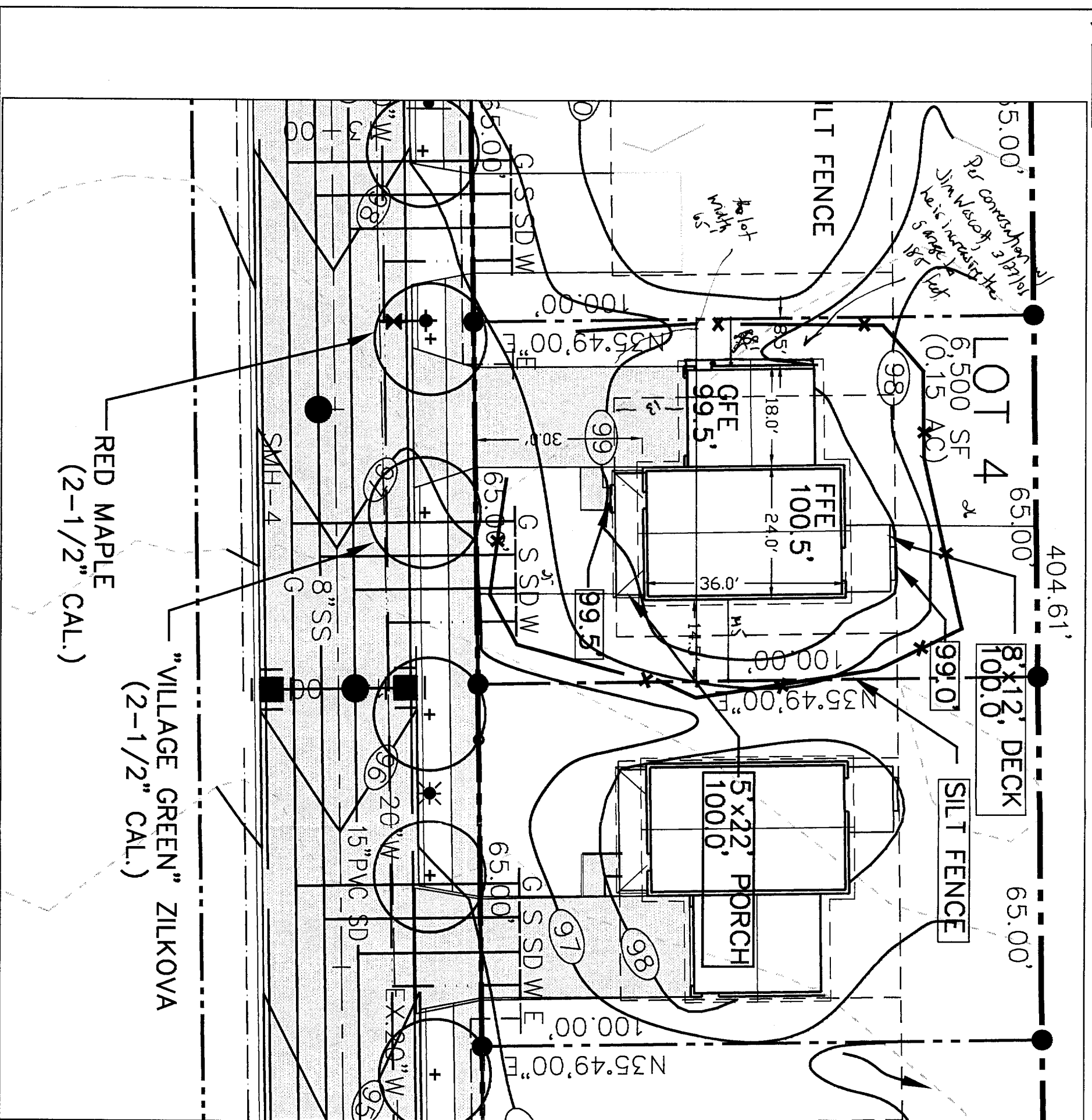


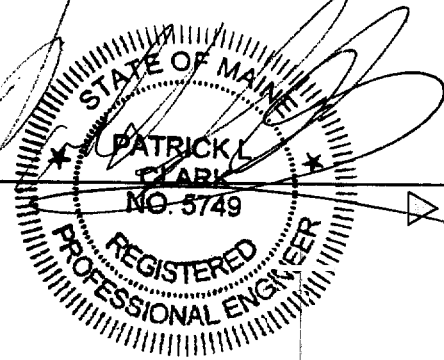
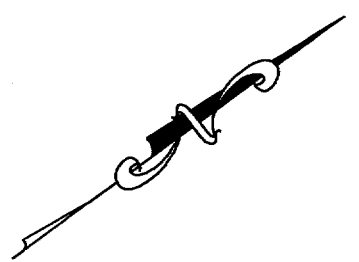
REFERENCE:



NOTES:

1. GRADING SHOWN ON THIS PLAN IS FOR LOT #4 ONLY. GRADING ON ADJACENT LOTS IS CONCEPTUAL BASED ON SHEET C-3, PLAN & PROFILE, OF PLAN OF LOTS-YALE STREET, AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE APPROXIMATELY AS SHOWN ON SHEET C-3 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET OR ON ADJACENT LOTS IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT 4, 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. SETBACKS SHOWN ARE MINIMUM DISTANCE TO OUTSIDE OF FOUNDATION.
8. PROPOSED GARAGE AND FLOOR ELEVATIONS SHOWN ARE MINIMUM ELEVATIONS.

Used for zoning



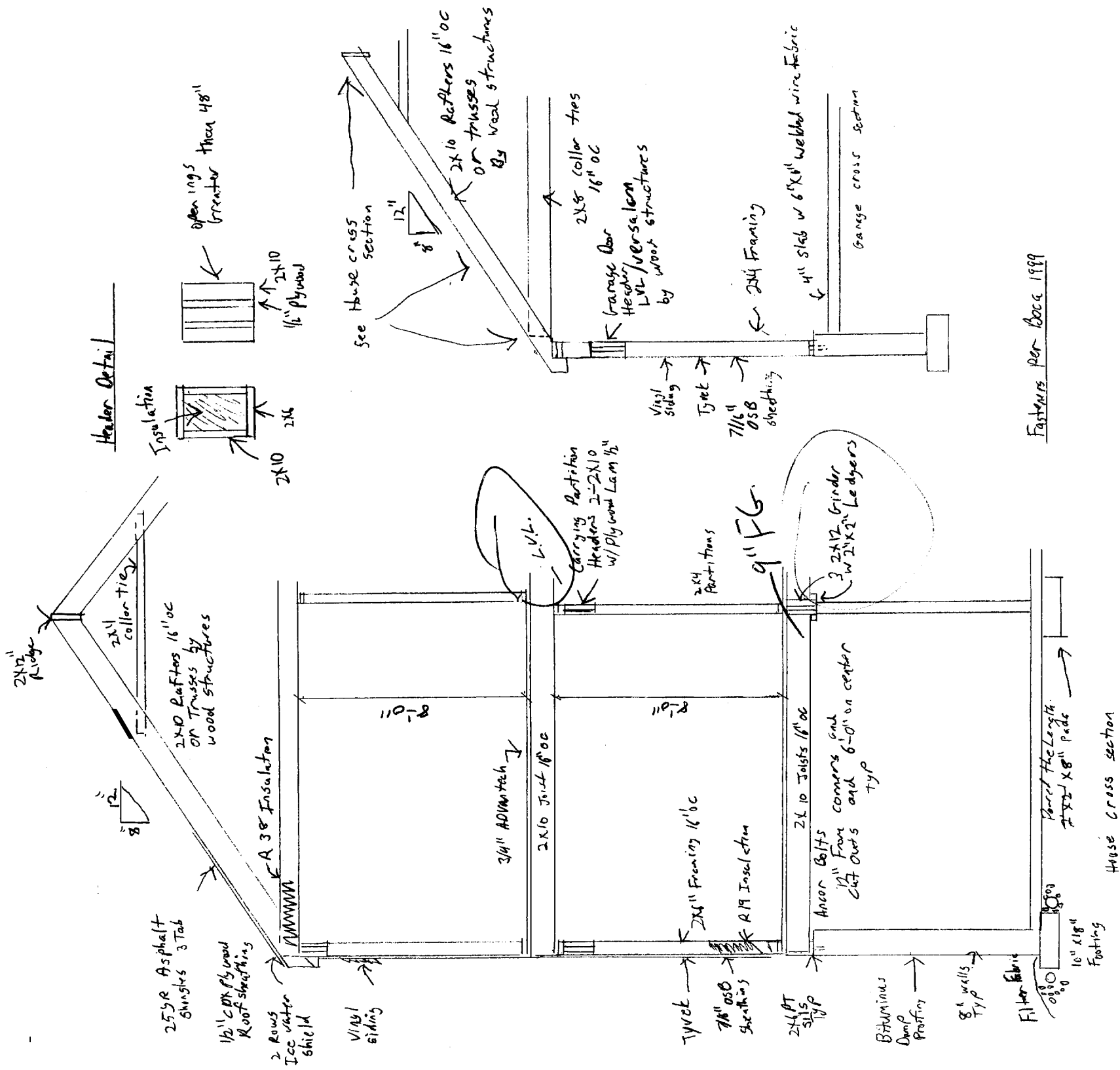
PREPARED FOR:
WESCOTT AND PAYSON II
31 OLD CAMPUS DRIVE
PORTLAND, MAINE

LUC engineers planners landscape architects
 966 RIVERSIDE STREET
 PORTLAND, MAINE 04103
 Voice (207) 878 - 3313
 Fax (207) 878 - 0201
 landuse @ landuseinc.net
 Land Use Consultants, Inc.

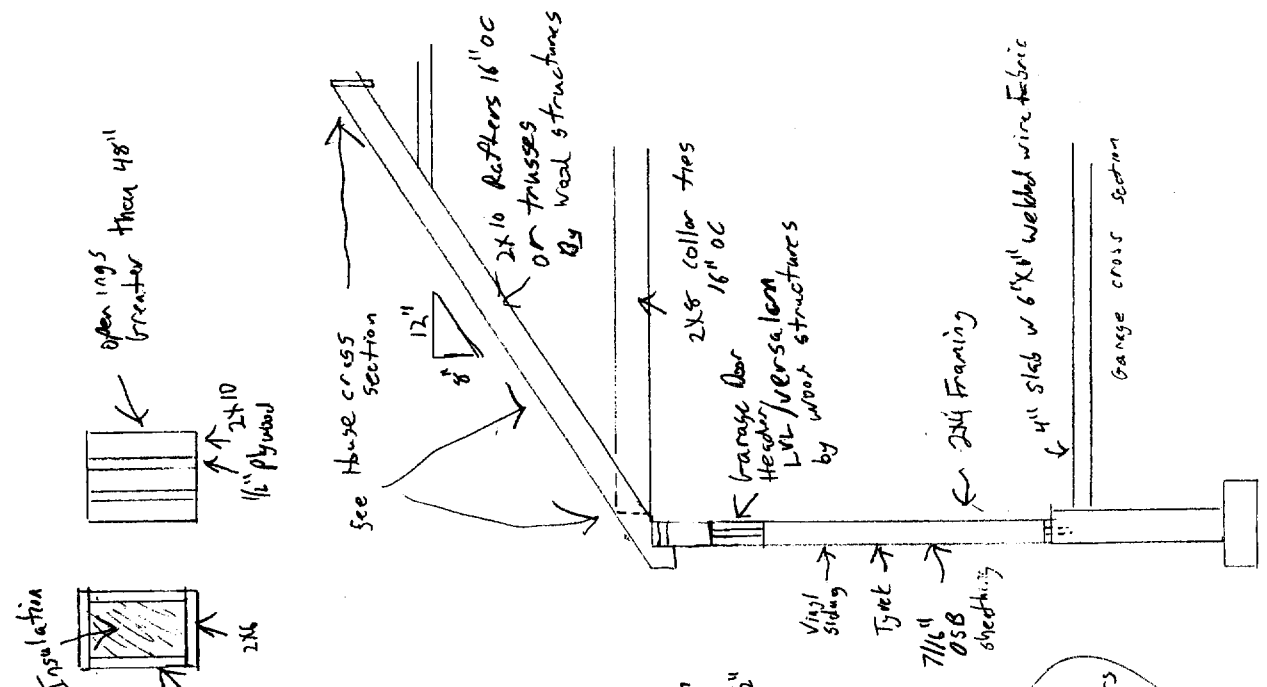
TITLE:
YALE STREET, LOT #4

SCALE: 1" = 20' DATE: 3/13/06

JOB #: 4080.1

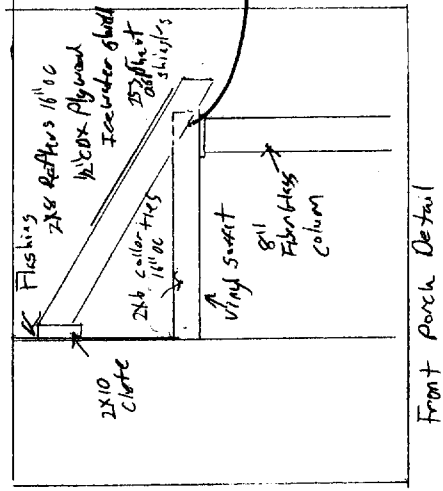


Header Detail



Stair rails will be 2x4x38" above leading edge of tread/ nosing
 Guards will be 36" High with no more than 4" spacing
 Minimum Head Room From landing edge of tread to ceiling is 6'-8"
 Maximum Riser Ht is 7'-7.5"
 Minimum Tread Depth is 10"

Stairs / boards

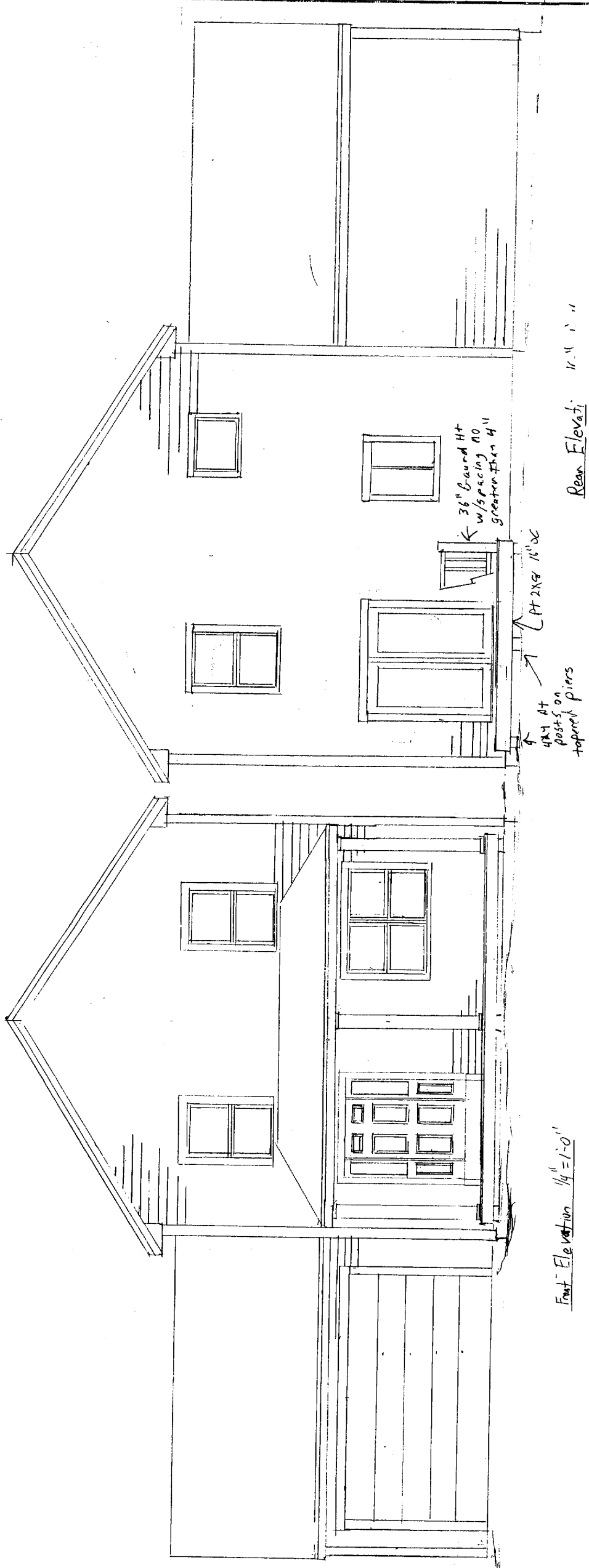


4/5/06
 per J.W
 3-288
 Beam

Fasteners per Boce 1999

Wescott + Payson OK 797-4380

Building Sections	
SCALE:	APPROVED BY:
DATE:	DRAWN BY:
	REVISED:
Pg. 1 of 5	
DRAWING NUMBER	



Front Elevation 1/4" = 1'-0"

Rear Elevation 1/4" = 1'-0"

36" Board HT
w/spacing 40"
greater than 4"

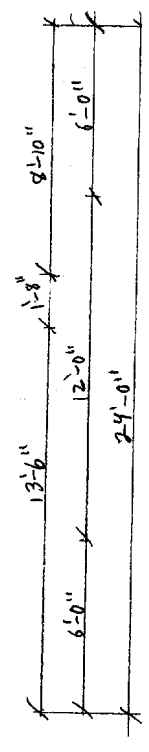
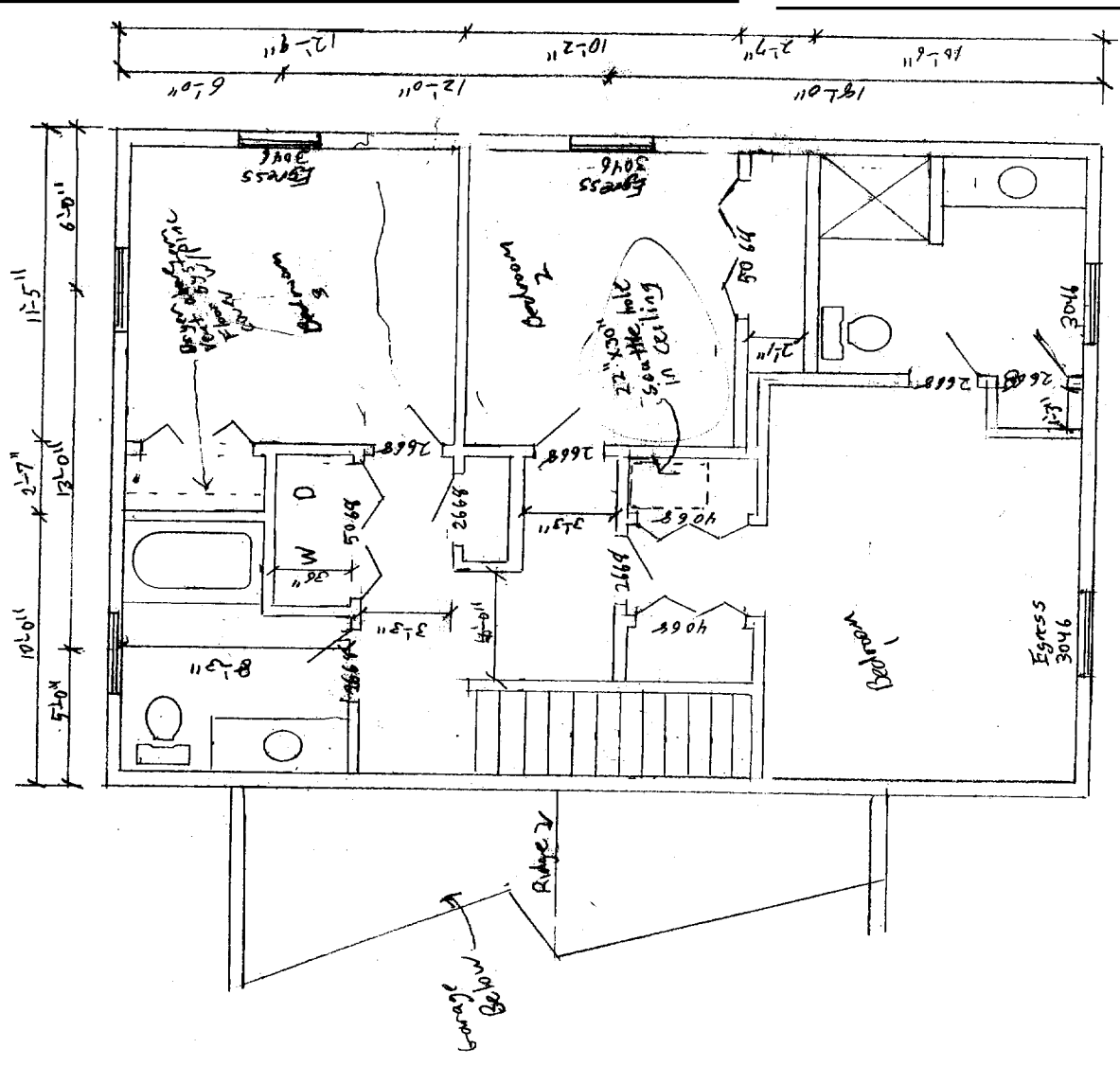
1/2" x 2" x 8" 11'-0"

4x4 AT
posts on
tapered piers

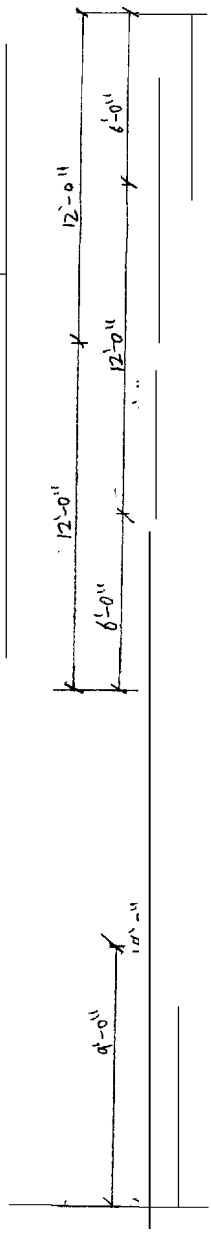
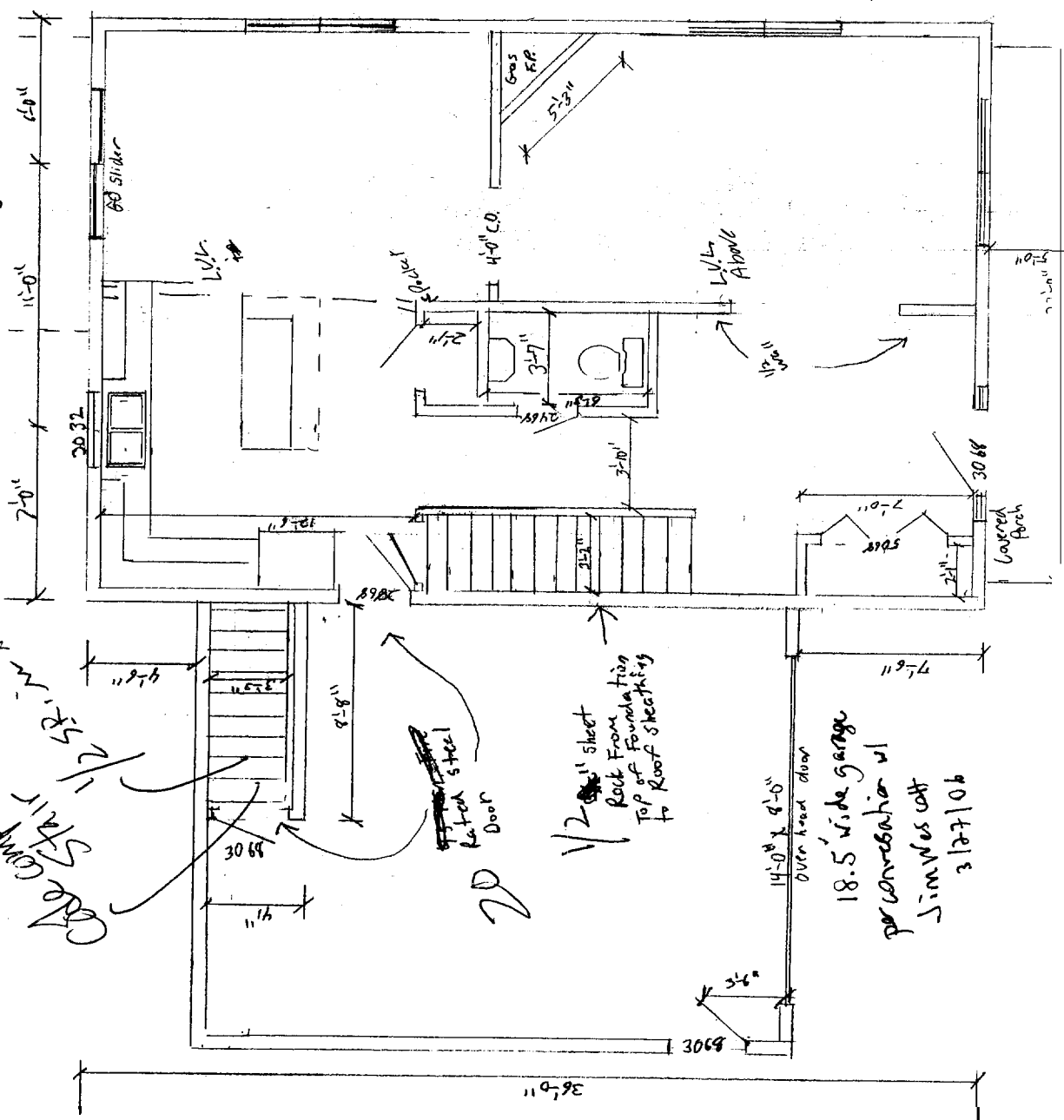
DRAWN BY	
REVISED	

Ry Gaf

2ND Floor Plan



1st Floor Plan



DRAWN BY	
REVISION	
DATE:	
Pg 5 of 5	
DRAWING NUMBER	