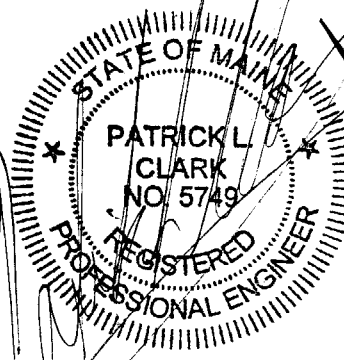
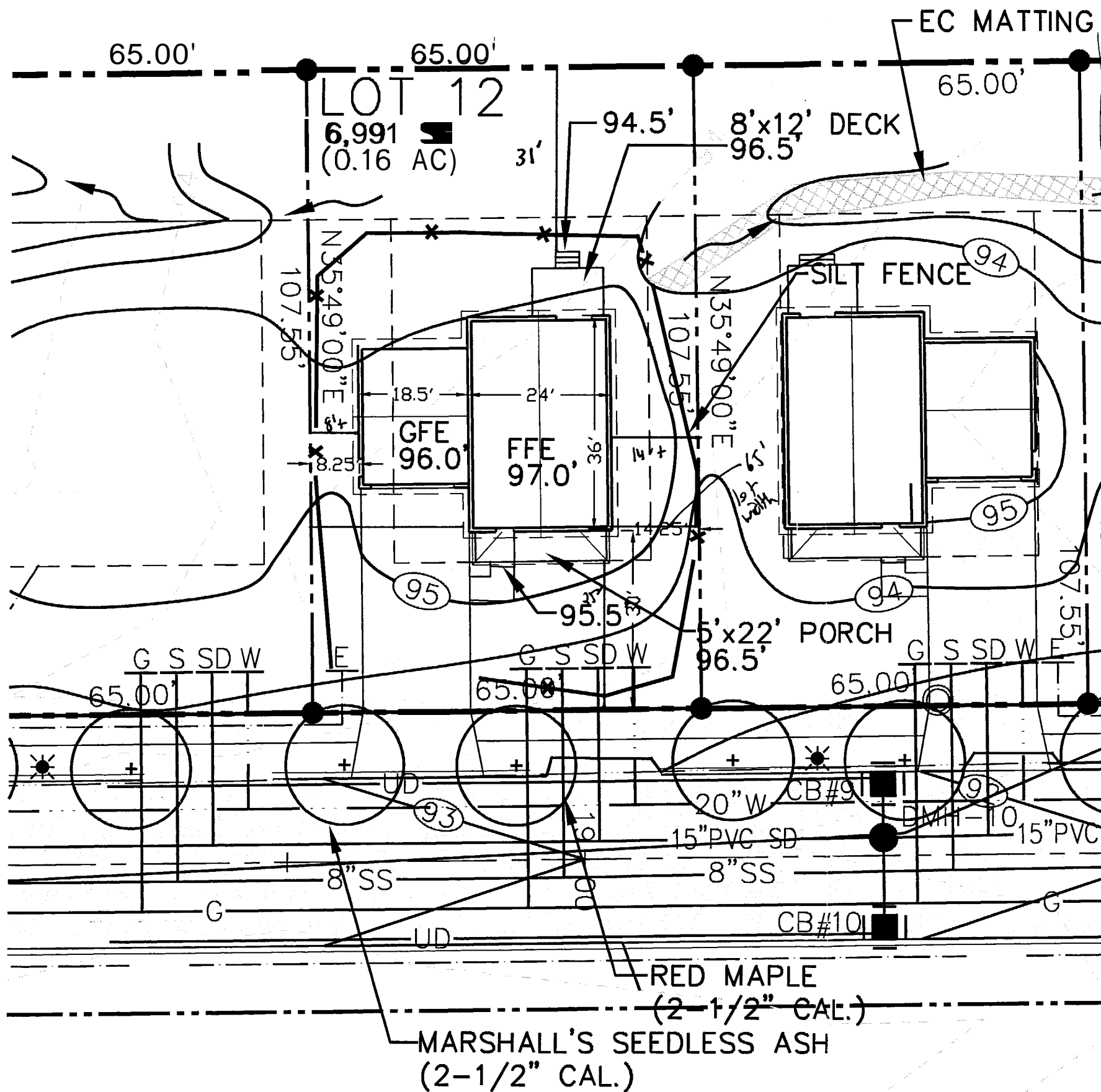


▷ REFERENCE:

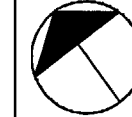
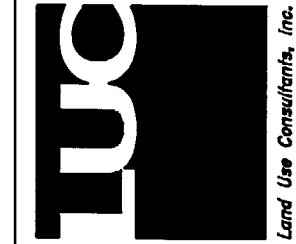


*Used  
For  
Zoning*

NOTES:

1. GRADING SHOWN ON THIS PLAN IS FOR LOT #12 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 #12, 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.

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



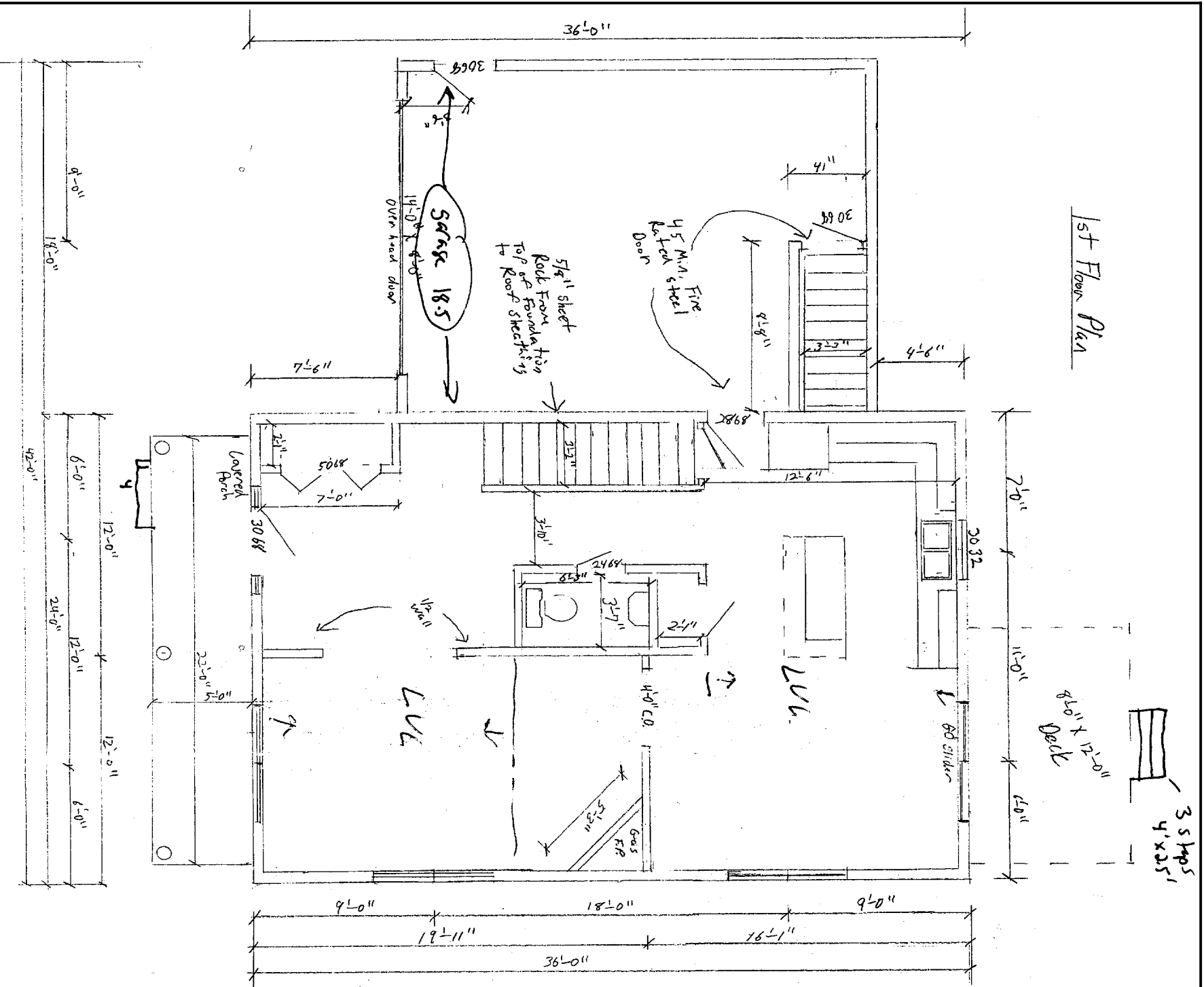
▷ PREPARED FOR:  
WESCOTT AND PAYSON II  
31 OLD CAMPUS DRIVE  
PORTLAND, MAINE

▷ TITLE:  
YALE STREET, LOT #12

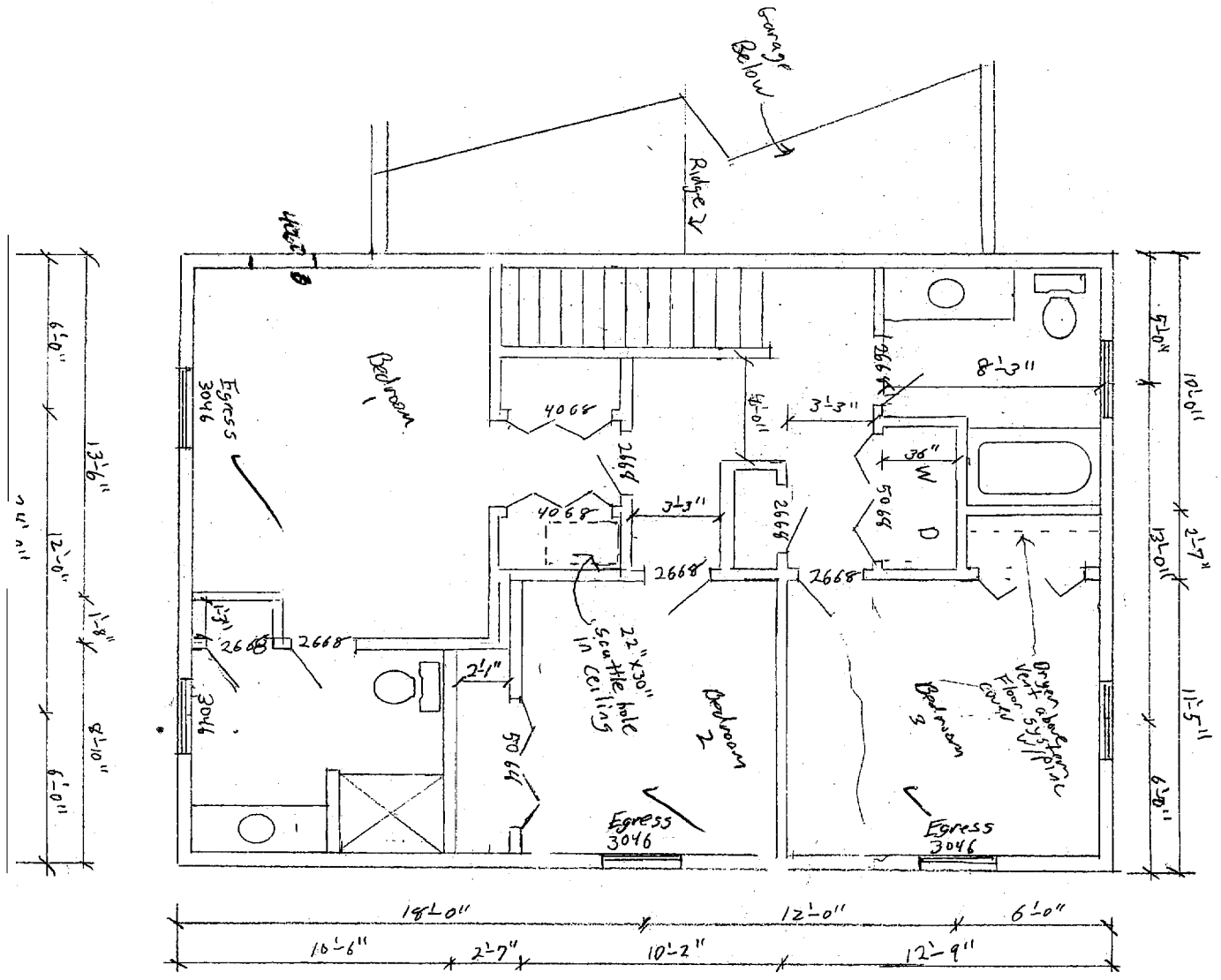
▷ DATE: 5/10/06  
▷ SCALE: 1" = 20'

OB #: 4505

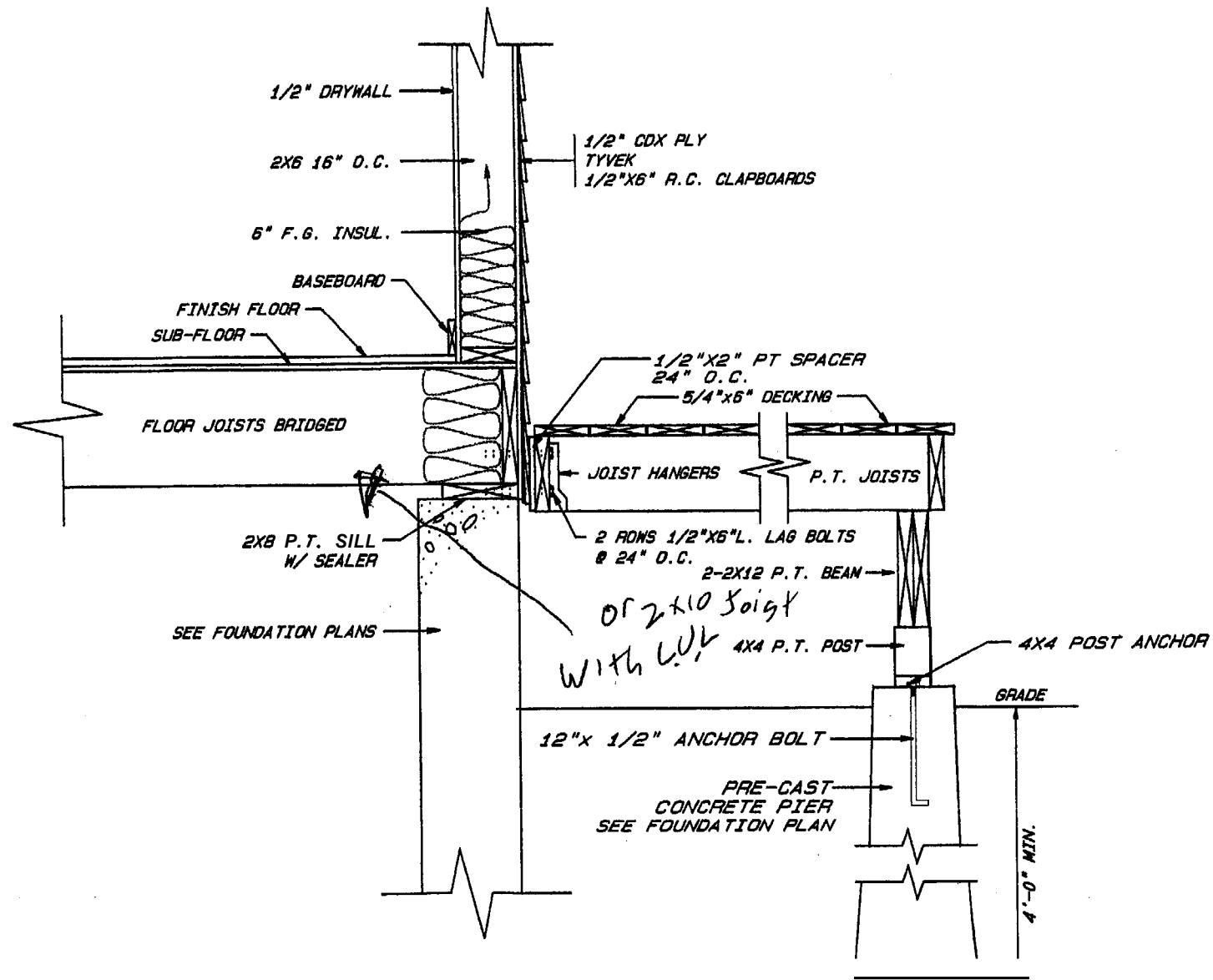
1st Floor Plan



2ND Floor Plan

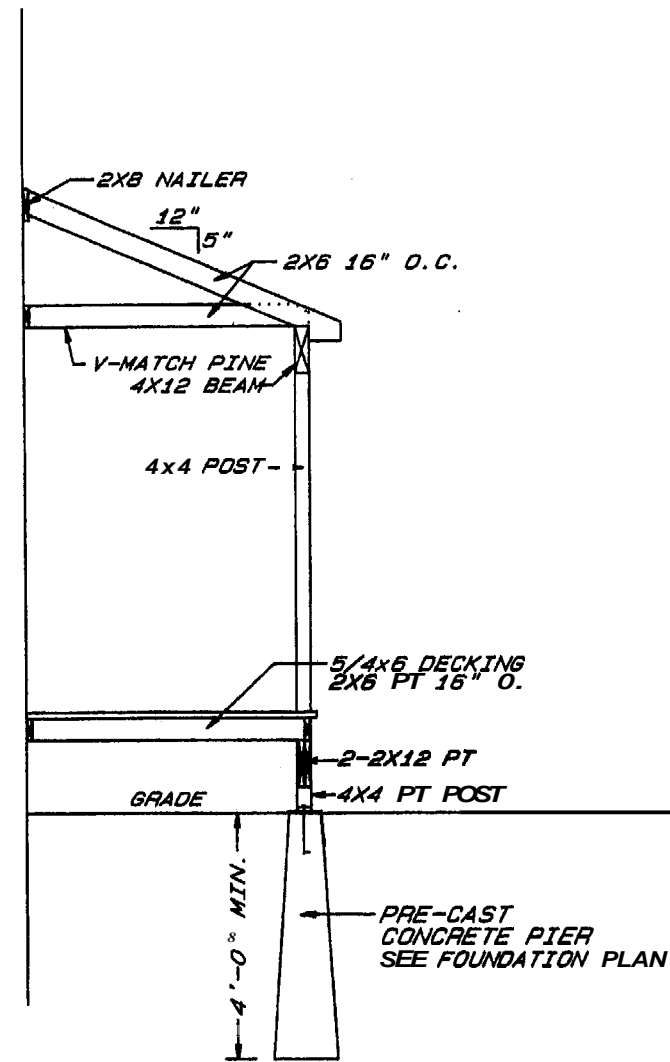


**Yale ST LOT #2**  
 SCALE: 1/4" = 1'-0"  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVISED: \_\_\_\_\_  
 DRAWING NUMBER: \_\_\_\_\_

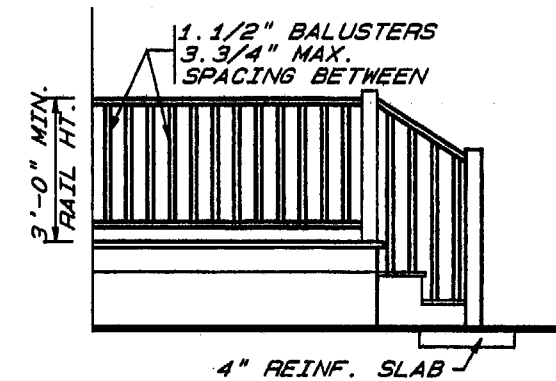


**PORCH DECK DETAIL**

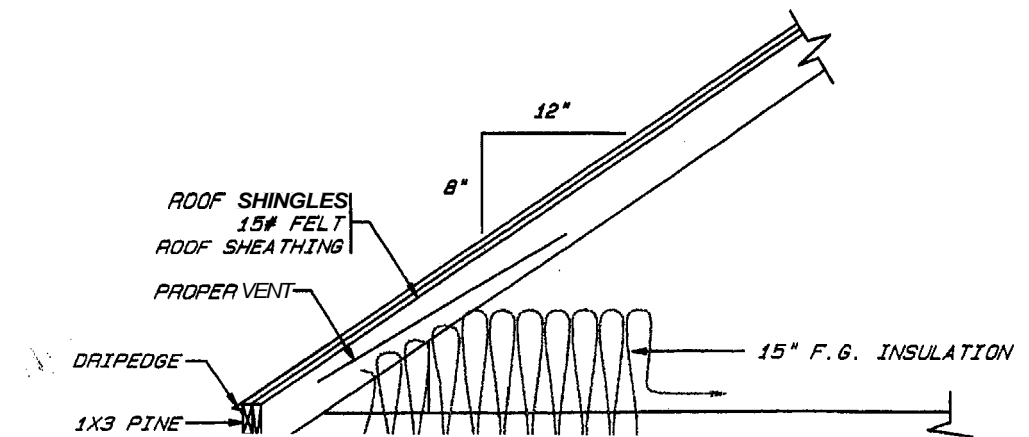
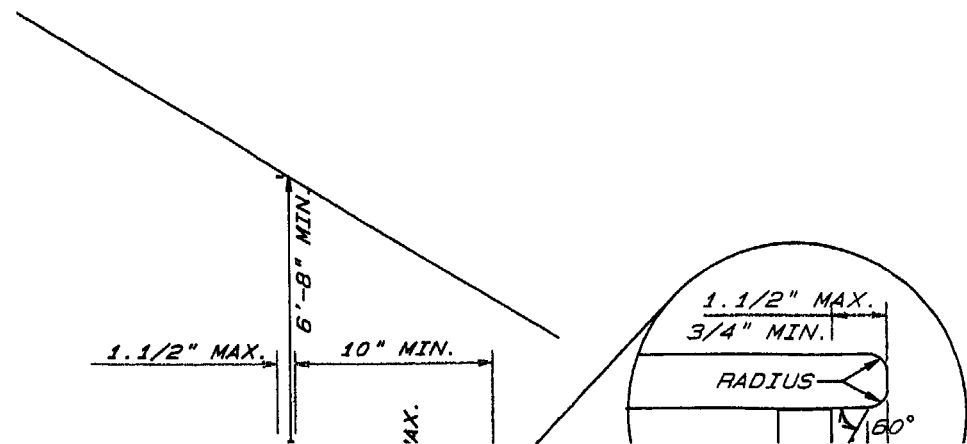
SCALE: 3/4" = 1'-0"



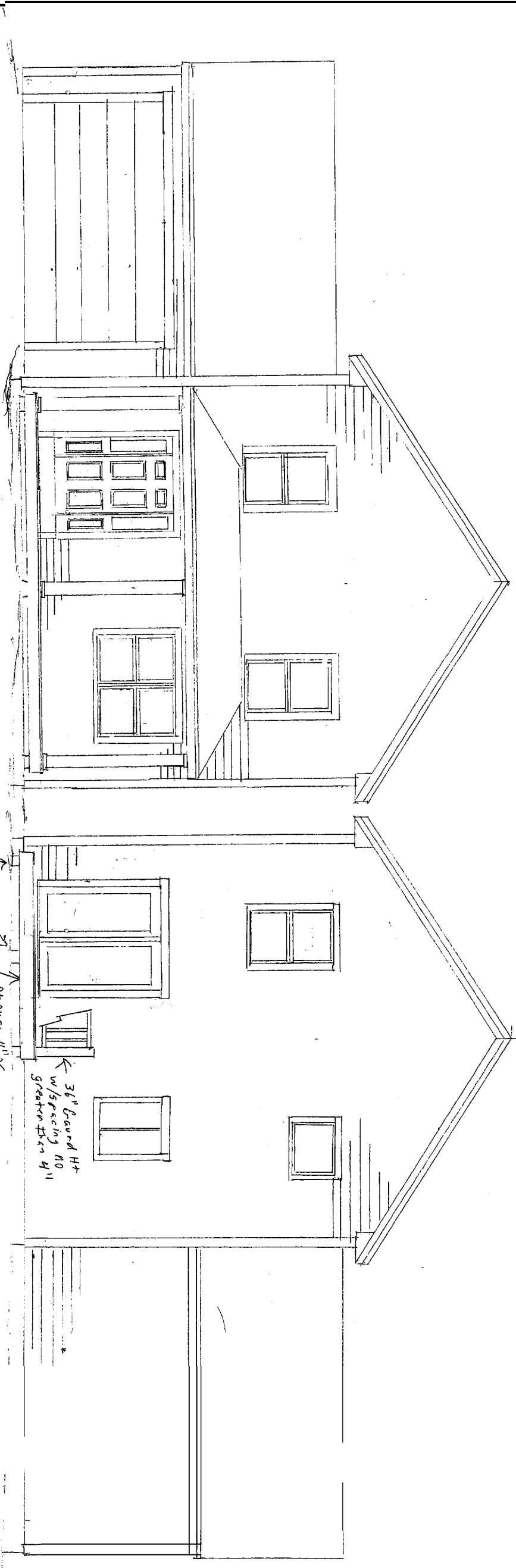
**SECTION @ PORCH**



**STAIR RAIL DETAIL**



2X1



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

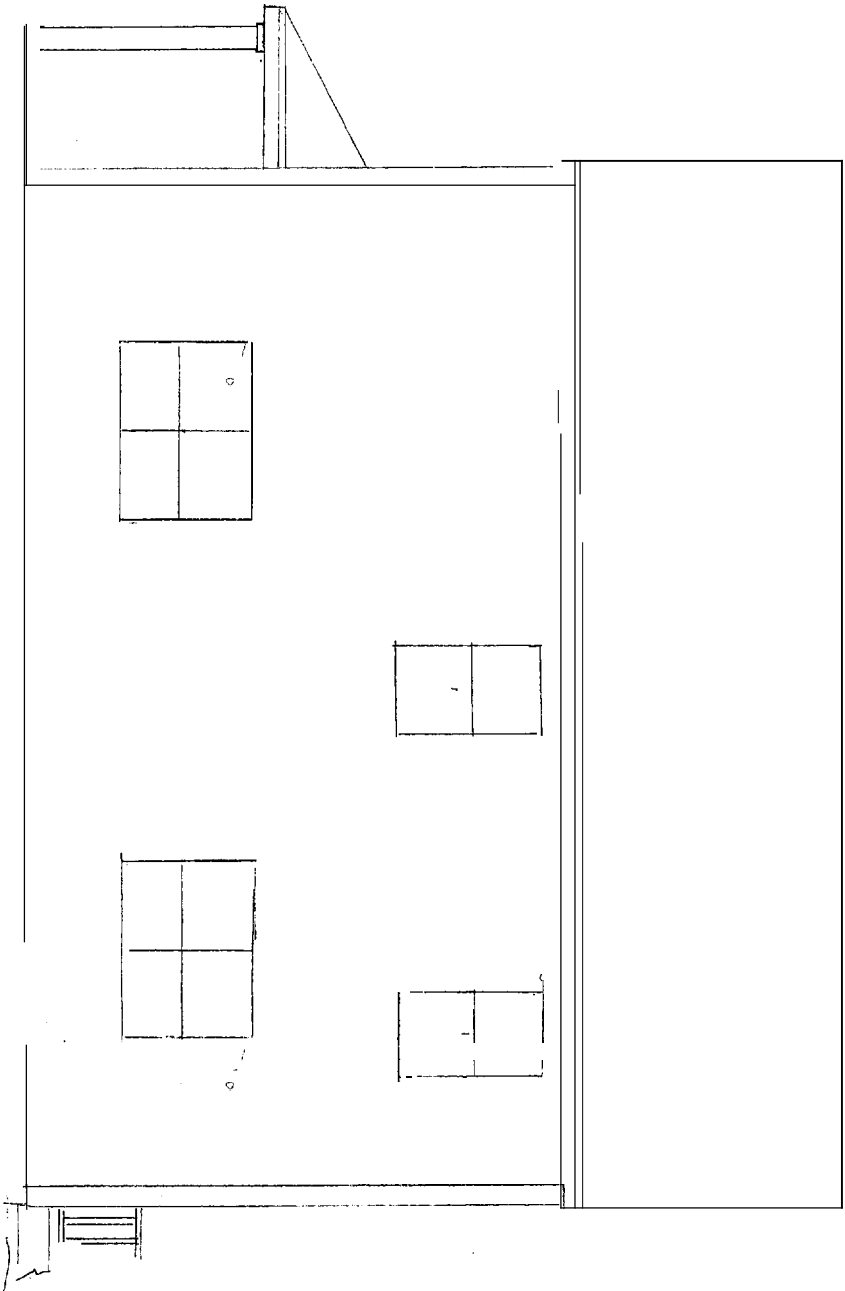
posts on tapered piers

1" x 4" posts on tapered piers

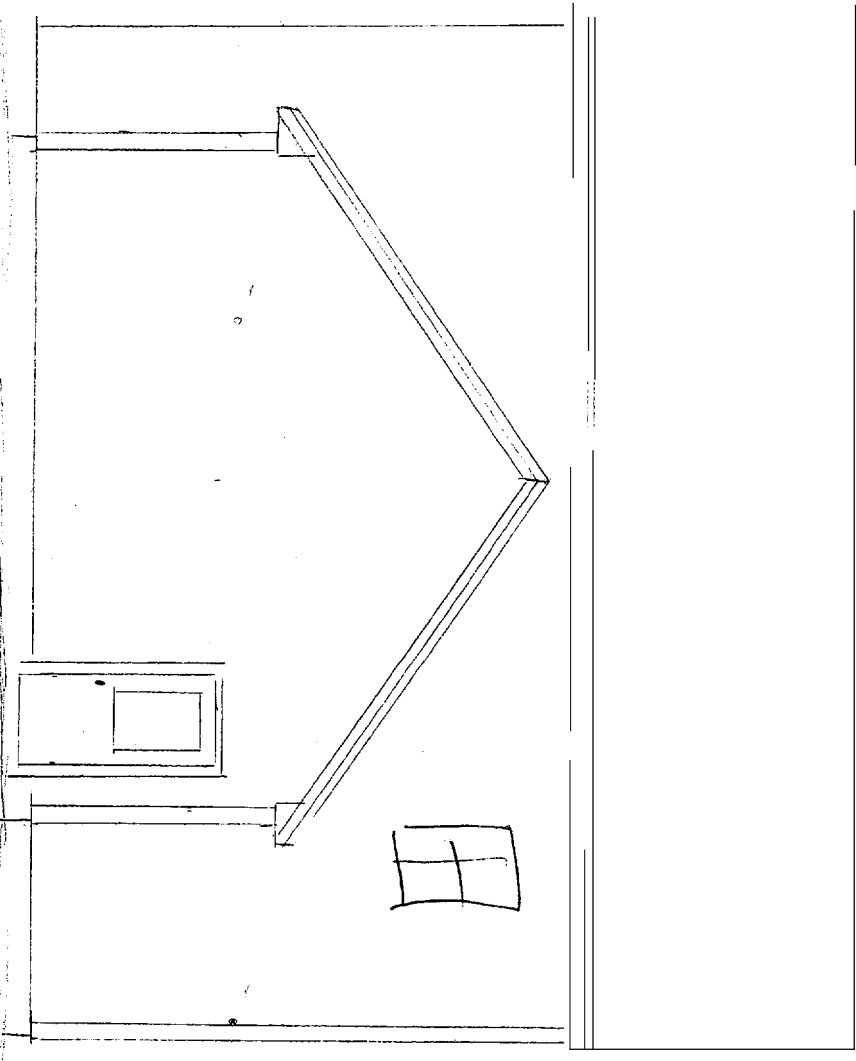
36" Guard Ht w/spacing 40" greater than 4"

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

Yale St lot 42	
SCALE:	APPROVED BY:
DATE:	DRAWN BY:
	REVISED:
PROJECT NUMBER:	



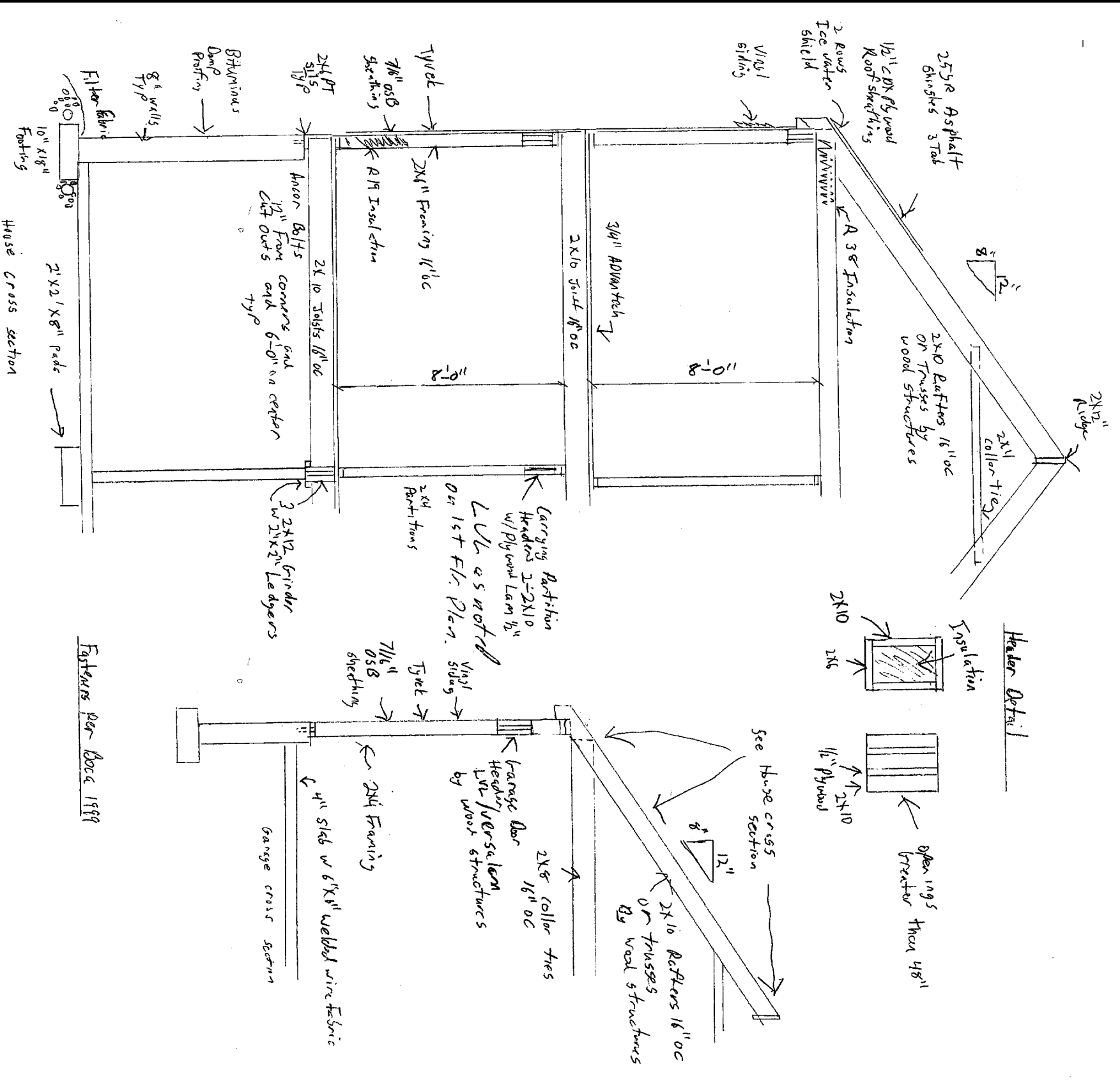
Right Elevation 1/4" = 1'-0"



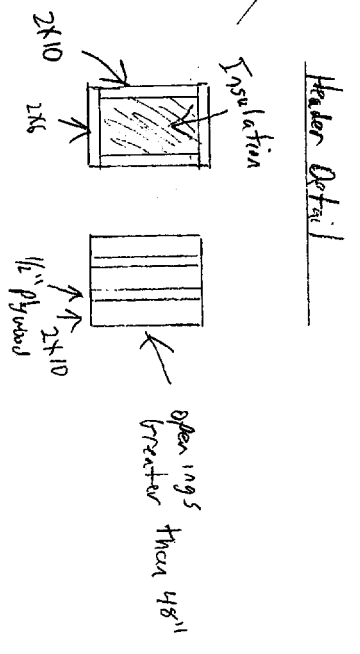
Left Elevation 1/4" = 1'-0"

Yale St. 104#2	
SCALE:	APPROVED BY:
DATE:	DRAWN BY:
	REVISED

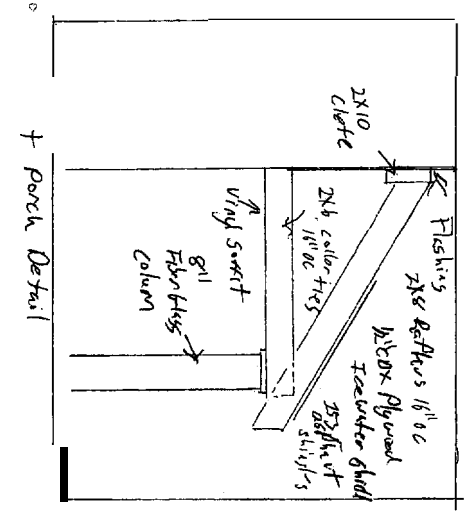




Fasteners per Boeca 1999



Stair rails will be 3 1/2" x 3 1/2" above leading edge of tread/ nosing  
 Glands will be 3/8" High with no more than 4" spacing  
 Minimum Head Room From leading edge of tread to ceiling is 6'-8"  
 Maximum Riser Ht is 7'-7 1/2"  
 Minimum Tread Depth is 10"  
 Stairs / bands



cale st lot #2

Building Sections	
SCALE:	APPROVED BY:
DATE:	DRAWN BY:
	REVISED:
	DRAWING NUMBER: