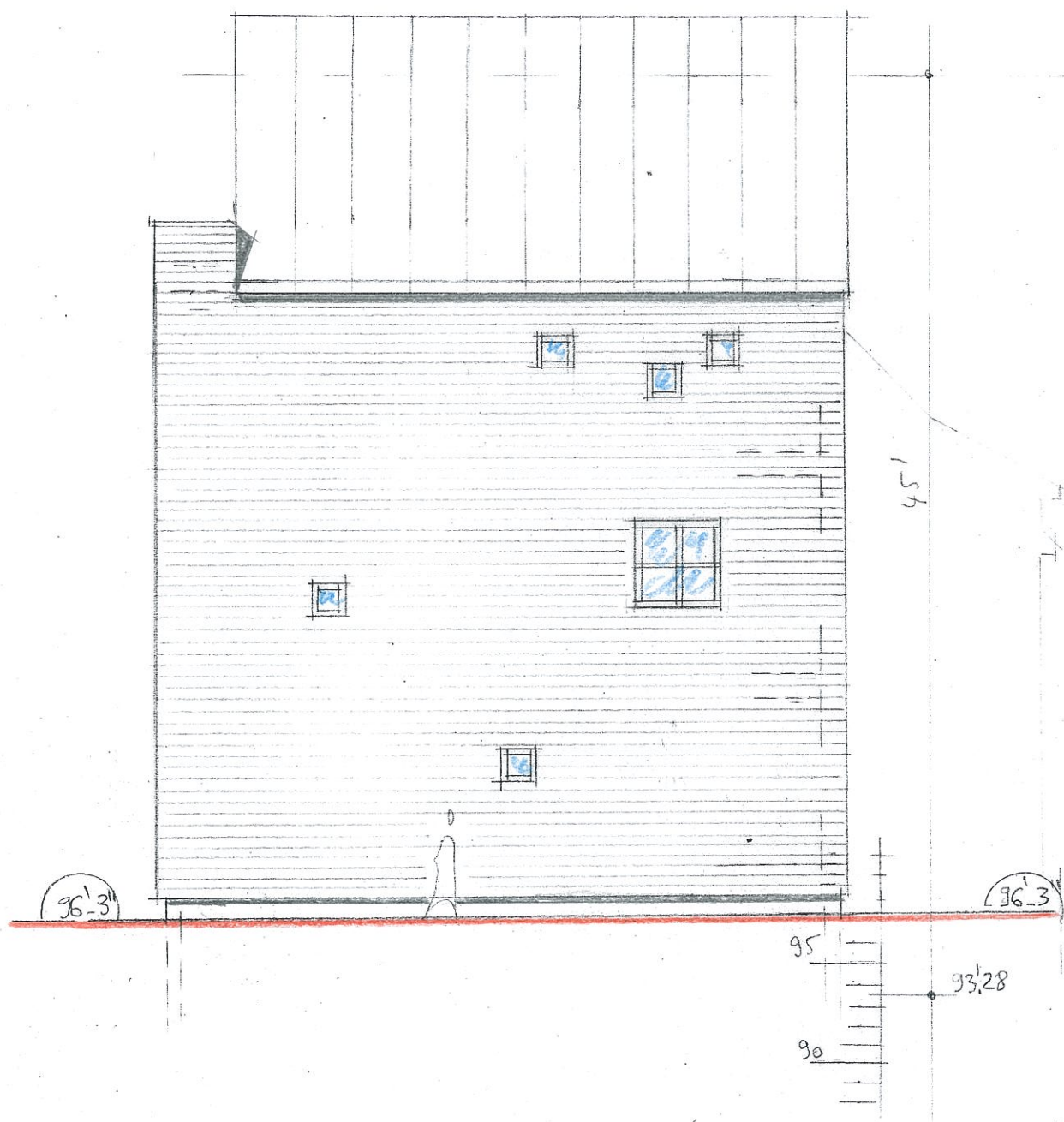






SOUTH-EAST ELEVATION
 SCALE 1/8" = 1'-0"



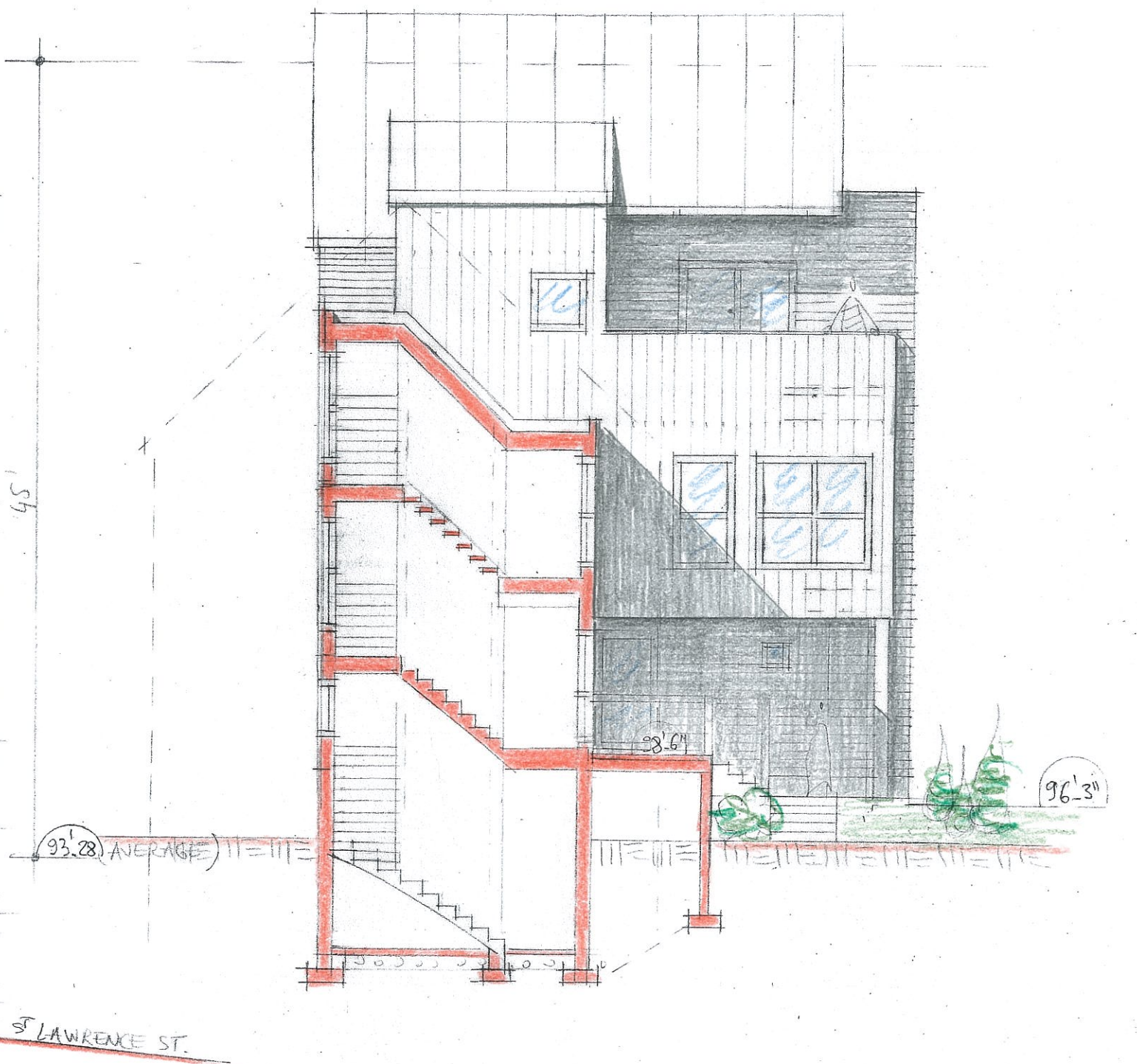
NORTH-EAST ELEVATION
 SCALE 1/8" = 1'-0"



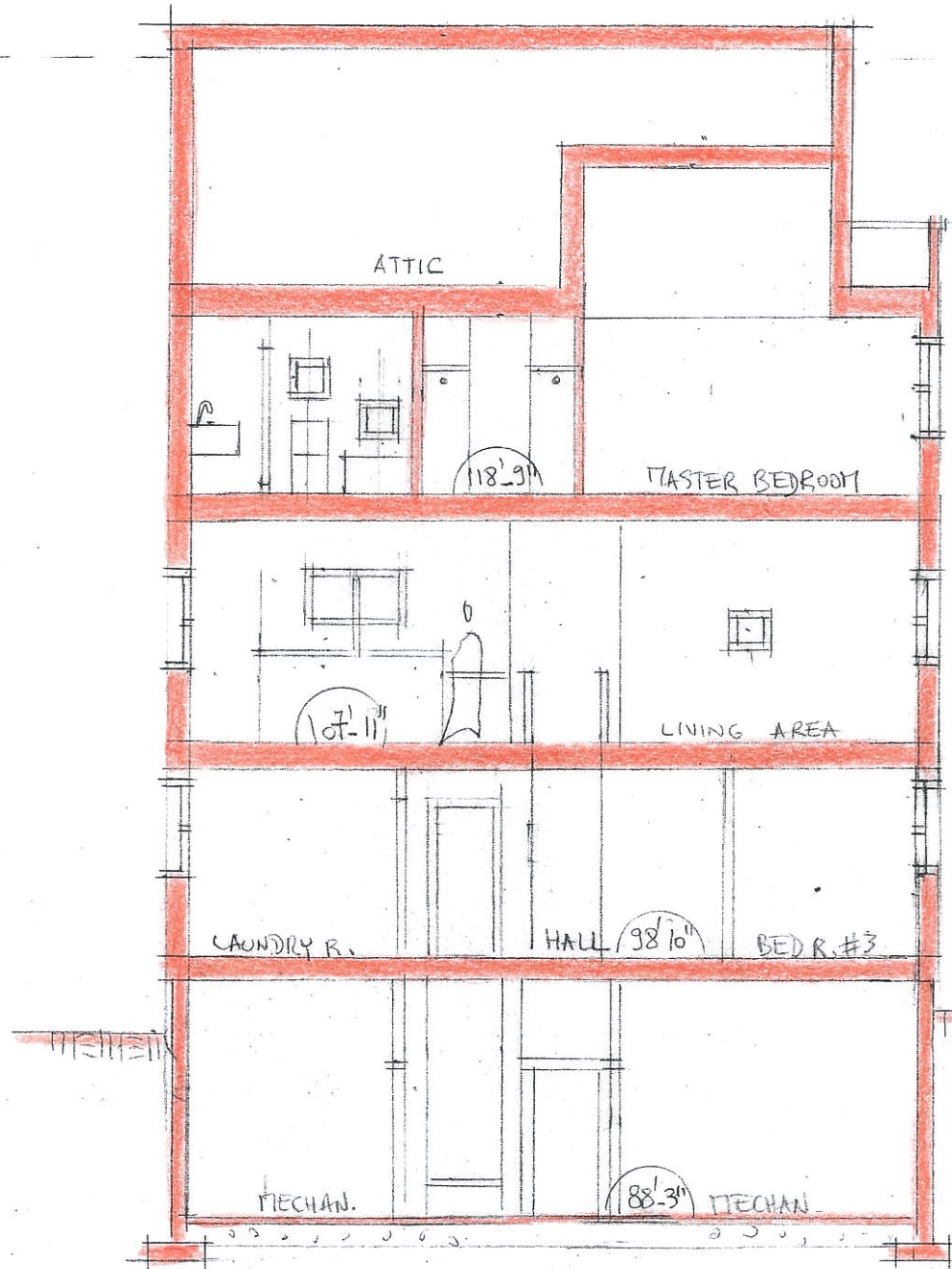
NORTH-WEST ELEVATION
 SCALE 1/8" = 1'-0"



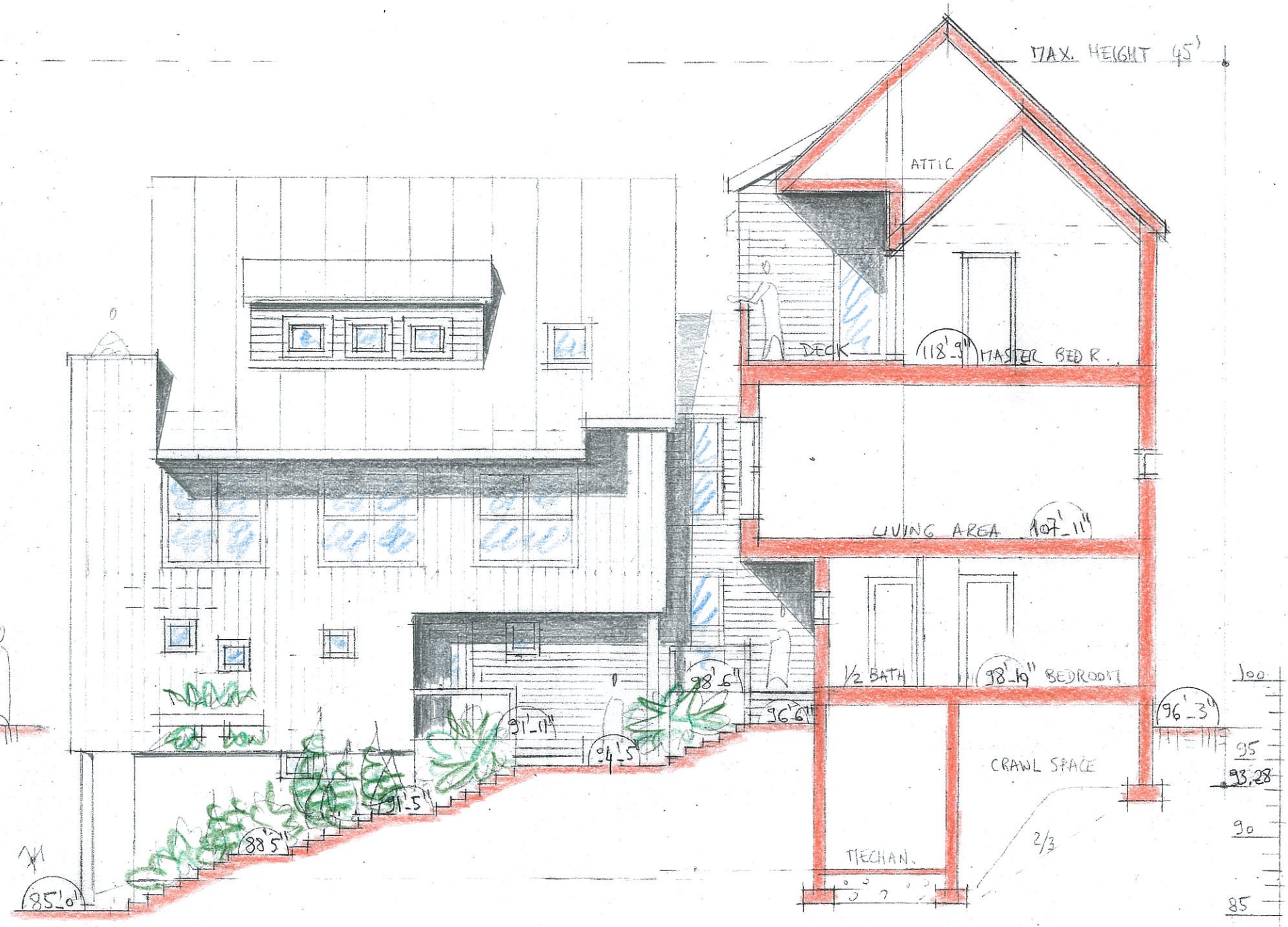
SOUTH-WEST ELEVATION
SCALE 1/8" = 1'-0"



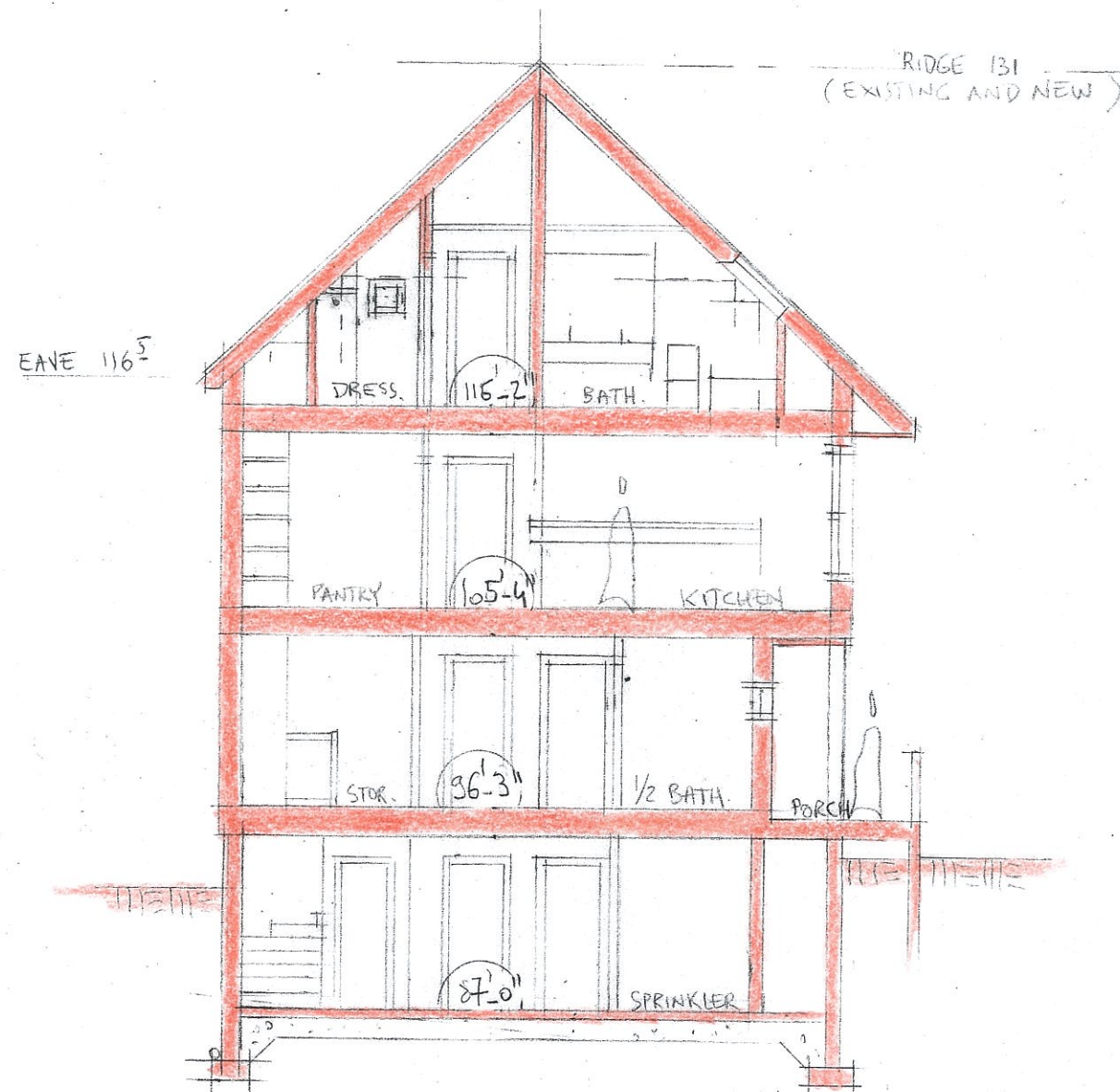
SECTION B-B' / SOUTH-WEST ELEVATION BACK HOUSE
SCALE 1/8" = 1'-0"



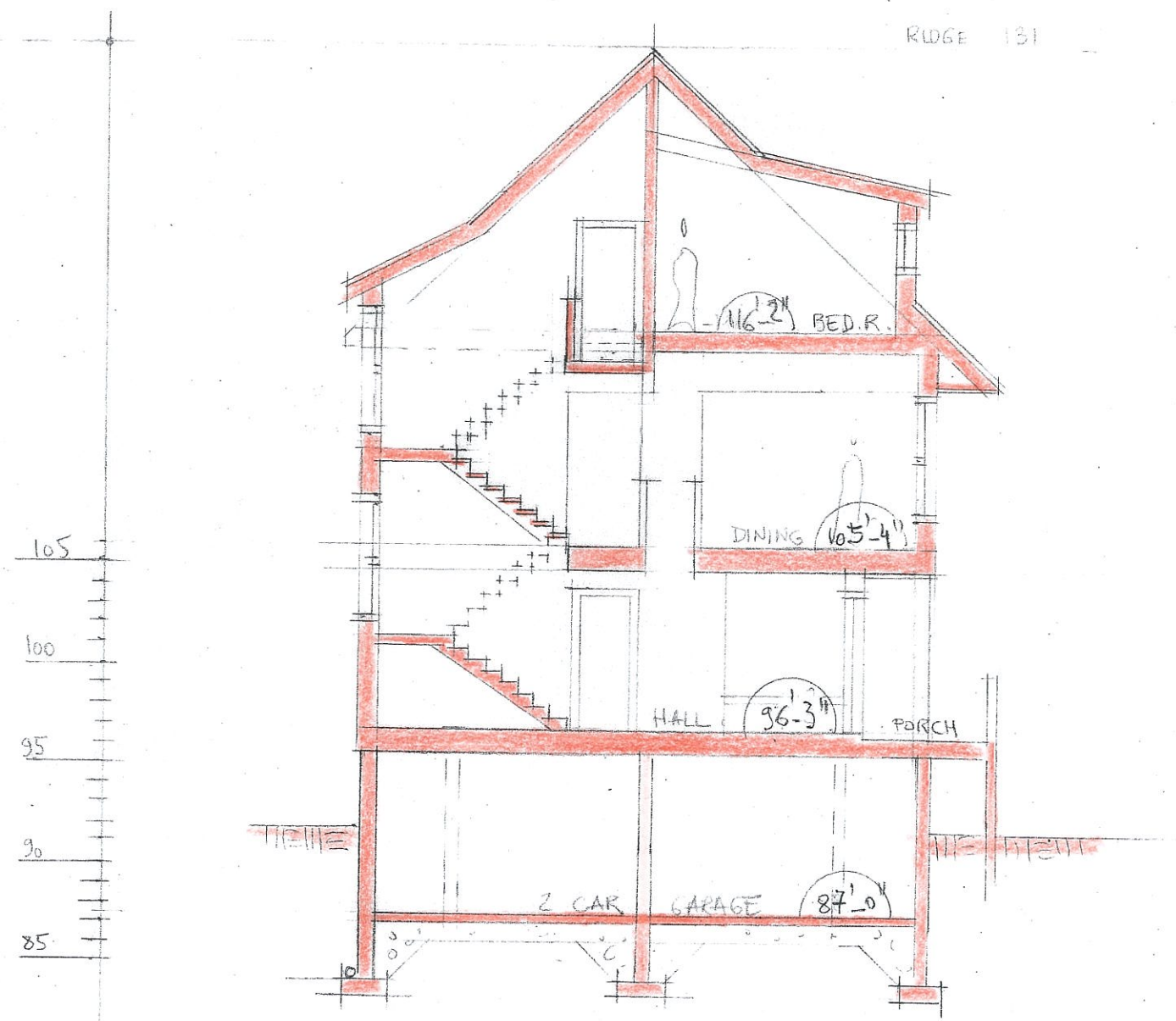
SECTION A-A'
SCALE 1/8" = 1'-0"



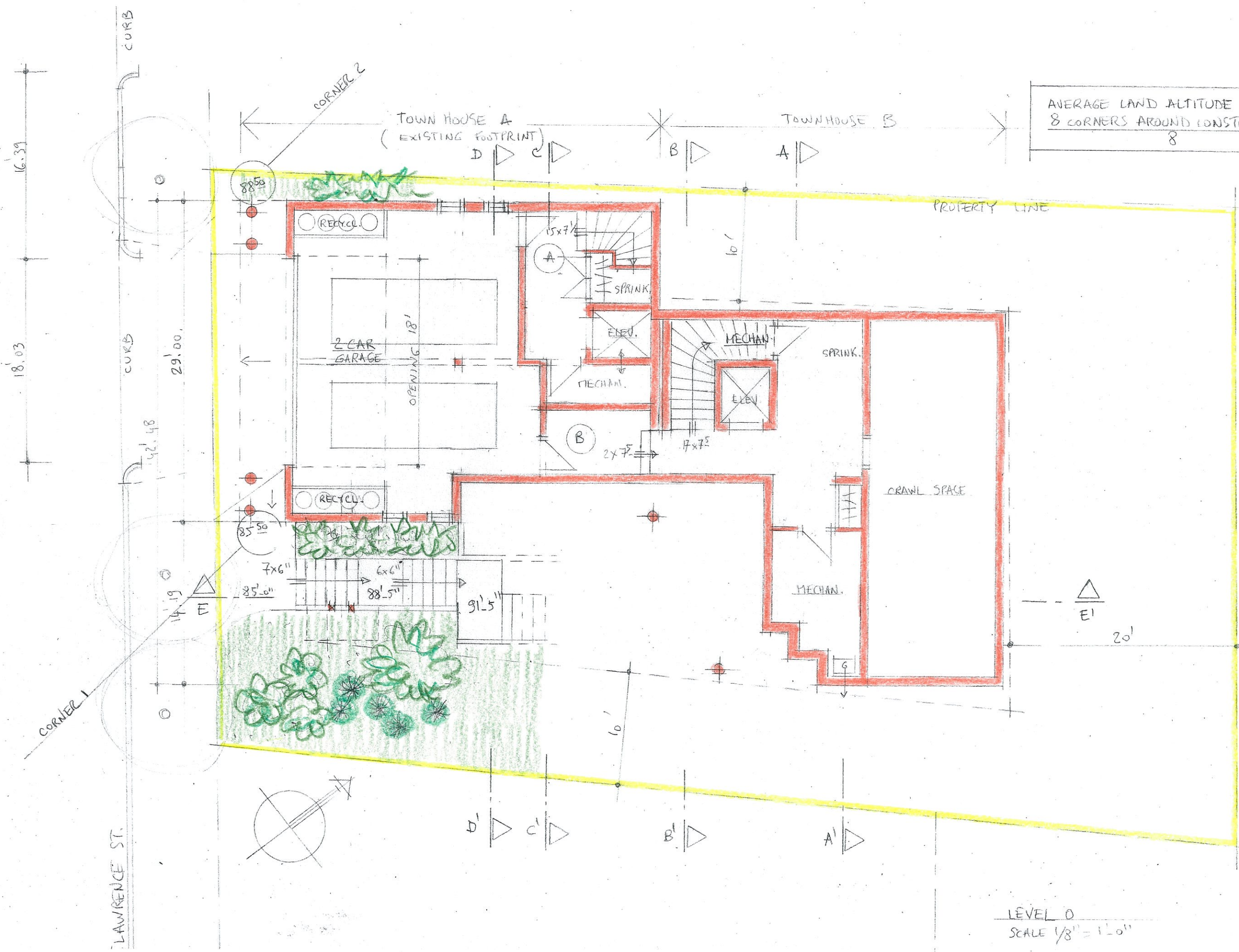
ELEVATION - SECTION E-E'
SCALE 1/8" = 1'-0"



SECTION C-C'
SCALE 1/8" = 1'-0"



SECTION D-D'
SCALE 1/8" = 1'-0"



AVERAGE LAND ALTITUDE :
 $\frac{8 \text{ CORNERS AROUND CONSTRUCTION} = 93'_{-28}}{8}$

LEVEL 0
 SCALE 1/8" = 1'-0"

TOWNHOUSE A

TOWNHOUSE B

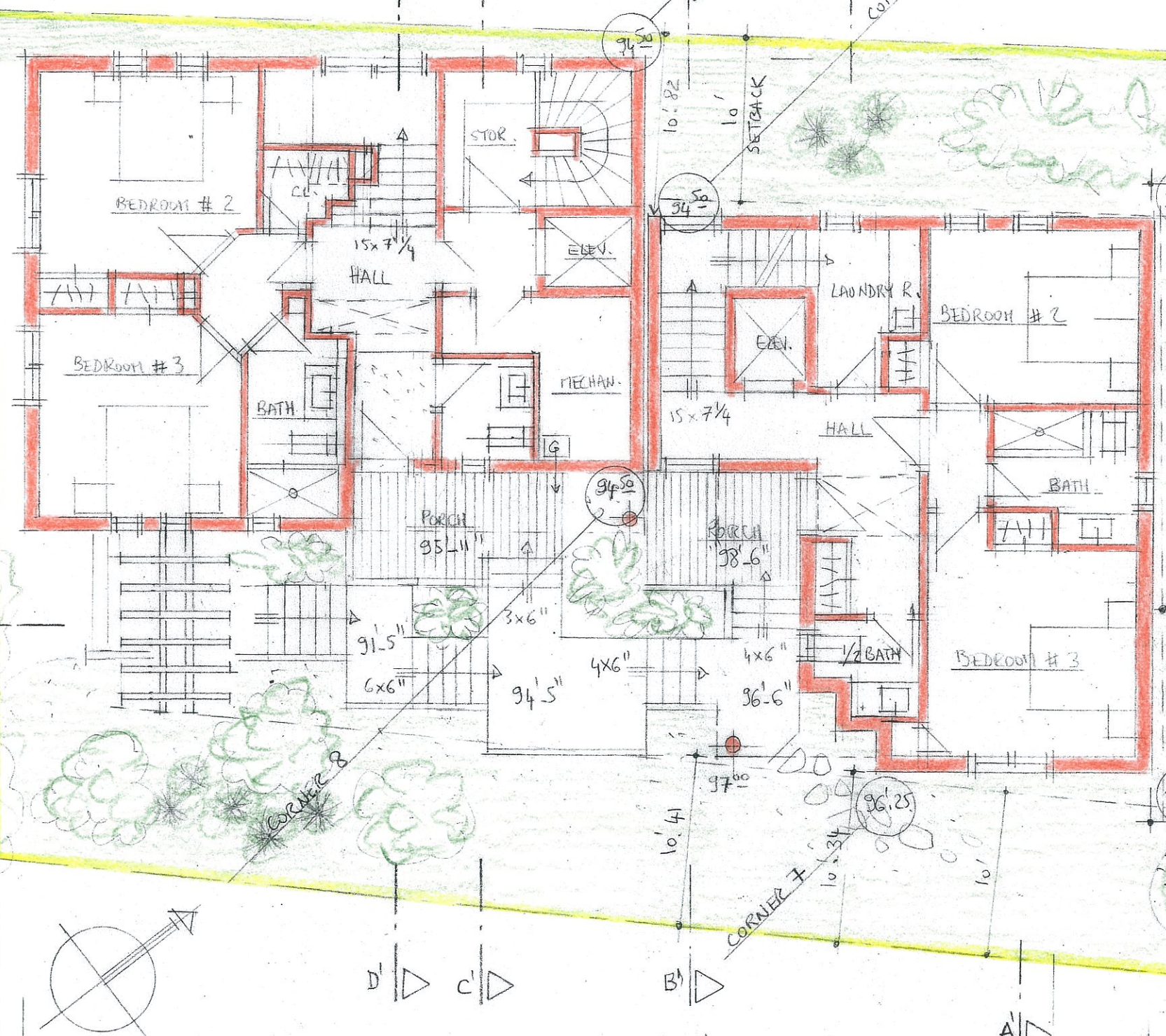
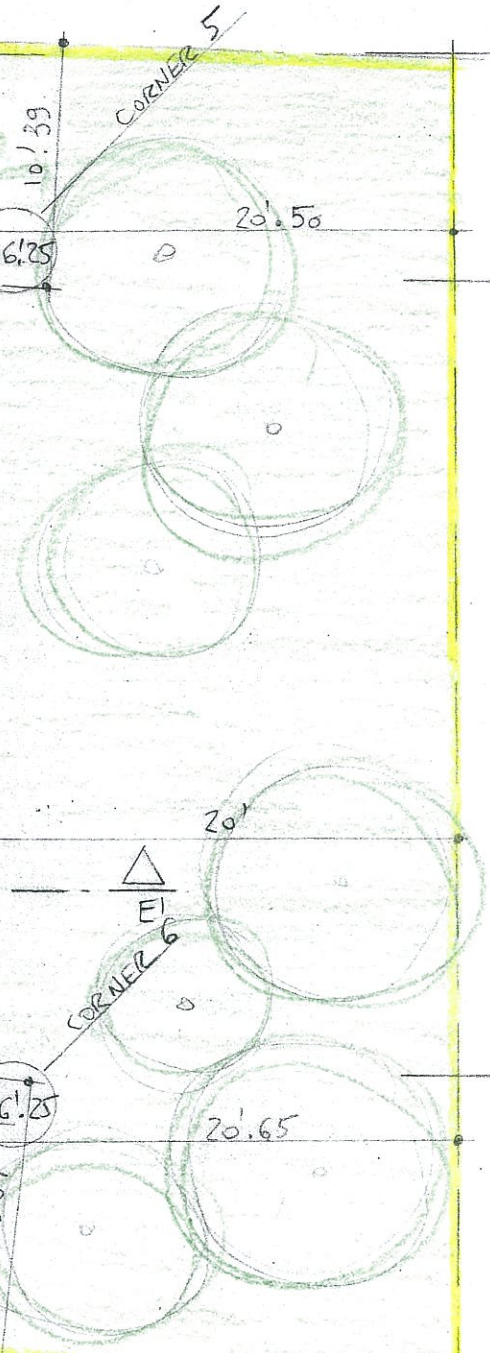
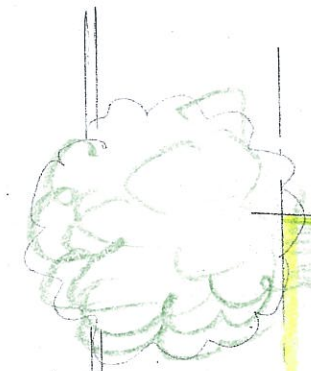
36'.39
(EXISTING FOOTPRINT 29'.0 X 36'.75)

30'.16

AVERAGE LAND ALTITUDE:
8 CORNERS AROUND CONSTRUCTION = 93'.78
8

29'.0
(EXISTING FOOTPRINT)

14'.19



10'.82

10'

34'.50

94'.50

97'.00

96'.25

96'.25

10'.41

10'.34

10'

66'.55

10'.39

20'.50

10'.39

43'.19

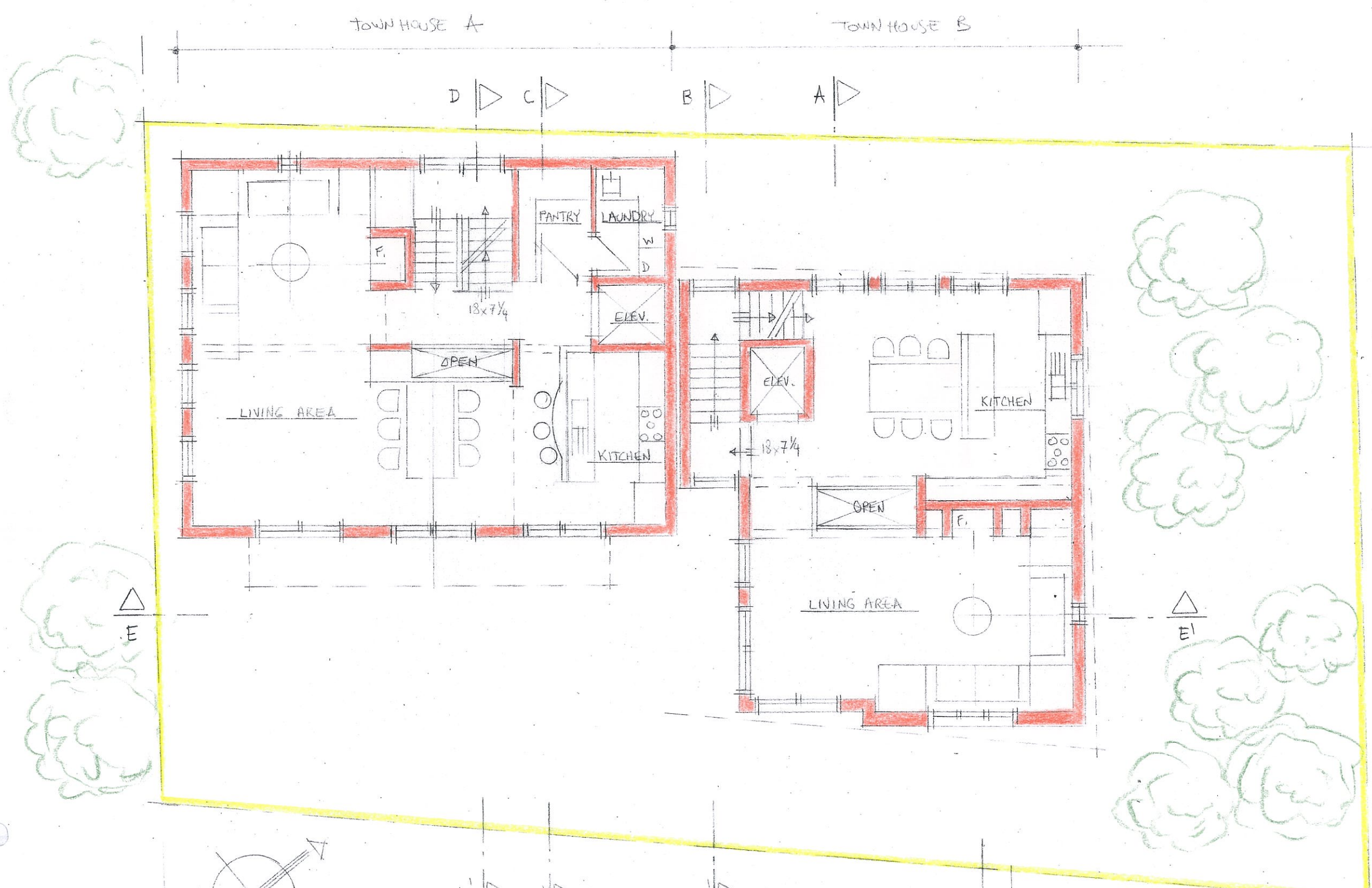
32'.80

20'

20'.65

11'.81

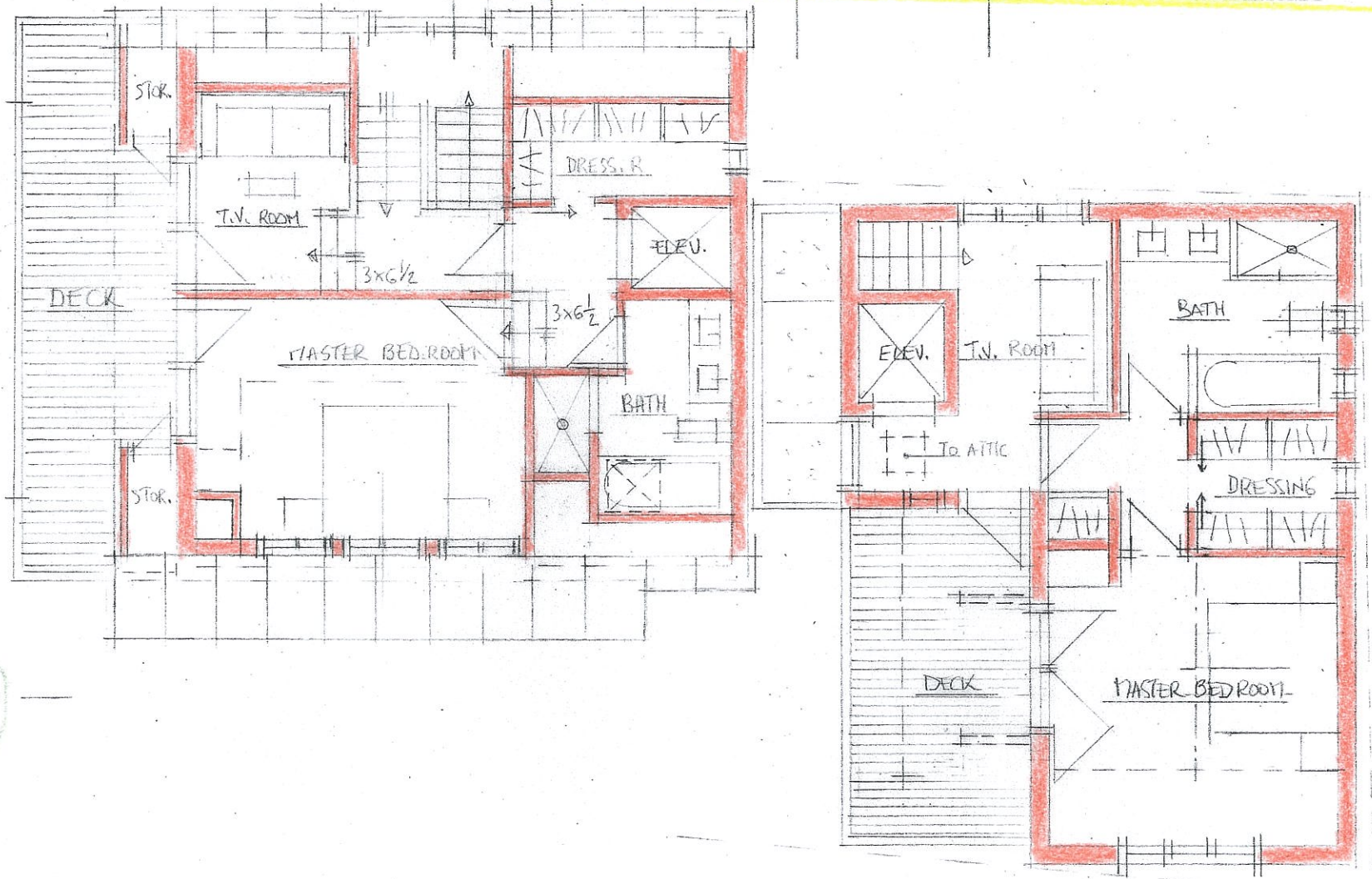
LEVEL 1
SCALE 1/8" = 1'-0"



TOWN HOUSE A

TOWN HOUSE B

D |▷| C |▷| B |▷| A |▷|

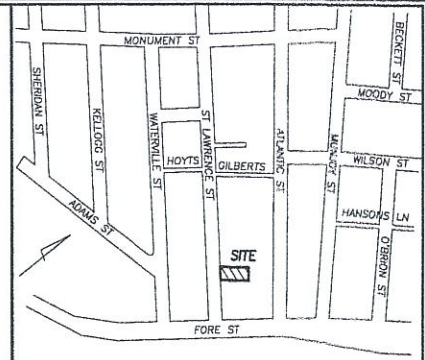
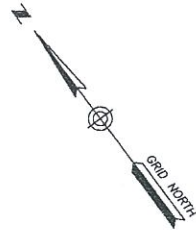


△
E

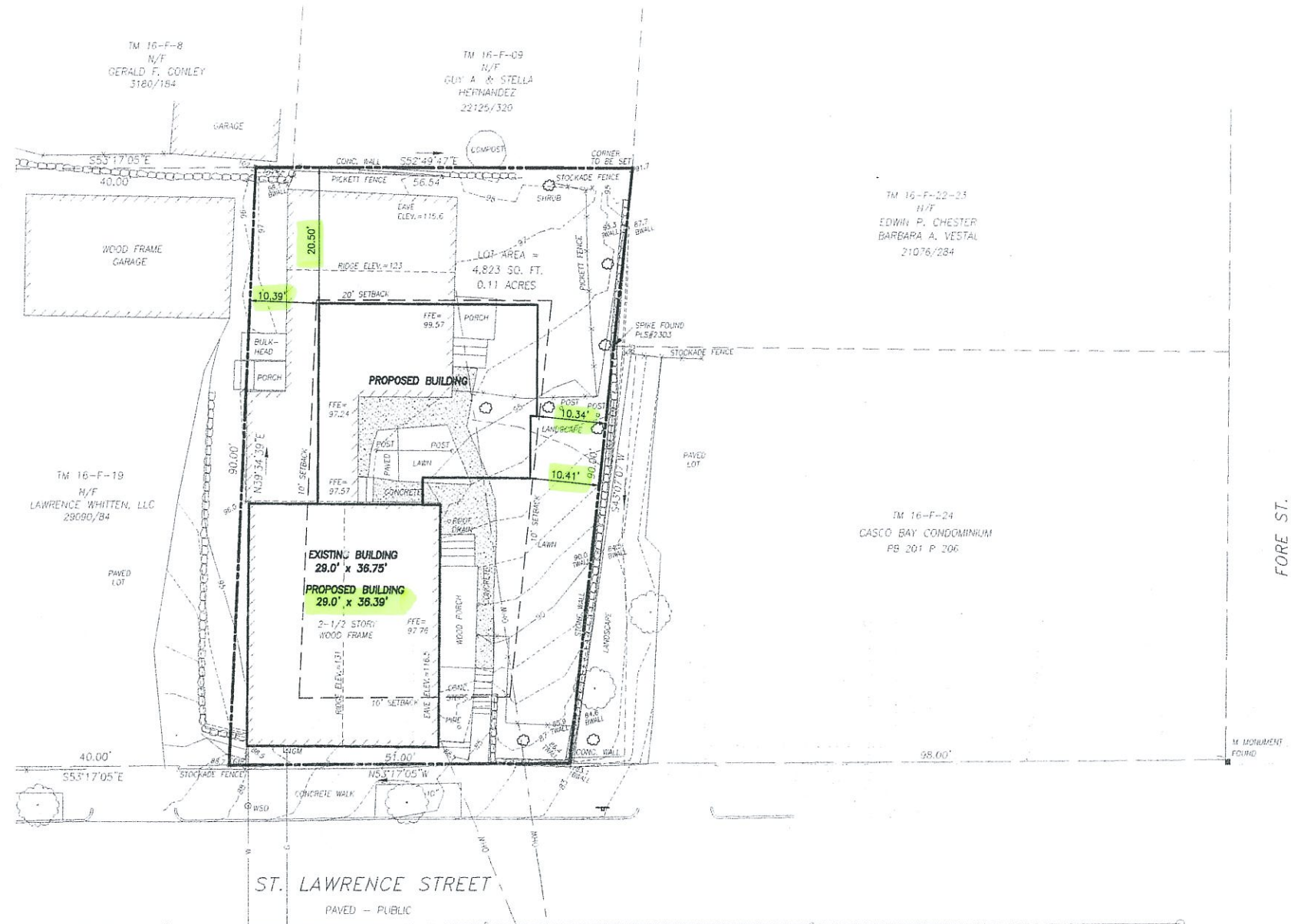
E-E' △

D' |▷| C' |▷| B' |▷| A' |▷|

LEVEL 3
SCALE 1/8" = 1'-0"



LOCATION MAP
N.T.S.



- LEGEND**
- MONUMENT FOUND
 - CAPPED IRON ROD SET
 - ⊕ WATER VALVE OR SHUTOFF SIGN
 - ⊙ MANHOLE
 - ⊗ GAS METER
 - ⊕ UTILITY POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - STONE WALL
 - CURB
 - S SANITARY SEWER
 - G GAS LINE
 - W WATER LINE
 - DHW OVERHEAD WIRES
 - 95 1' CONTOUR
 - x 84.8 SPOT GRADE

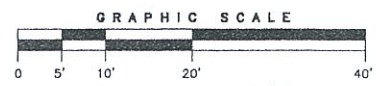
- PLAN REFERENCES**
1. E.C. JORDAN CO. WORKSHEETS FOR FORE, ATLANTIC AND ST. LAWRENCE STREETS.
 2. STANDARD BOUNDARY SURVEY OF 1-3 ST. LAWRENCE STREET FOR CASCO BAY VENTURES DATED 2-20-2001 BY BACK BAY BOUNDARY, INC.
 3. BOUNDARY SURVEY AT 28 ATLANTIC STREET, PORTLAND, MAINE MADE FOR MARY F. CONNOLLY DATED AUGUST 31, 2011 BY OWEN HASKELL, INC.
 4. BOUNDARY & TOPOGRAPHIC SURVEY ON ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR GEORGE & ROBIN WHITTEN DATED OCTOBER 27, 2011 BY OWEN HASKELL, INC.

- NOTES**
1. OWNER OF RECORD: ATELIER 3 LLC, C.C.R.D. BOOK 29213 PAGE 1.
 2. LOCUS IS SHOWN AS LOT 20 BLOCK F ON CITY OF PORTLAND ASSESSORS MAP 16.
 3. PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
 4. BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM.
 5. BENCH MARK: HIGHEST POINT ON "M" MONUMENT AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET, ELEVATION=69.35 NGVD 1928.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

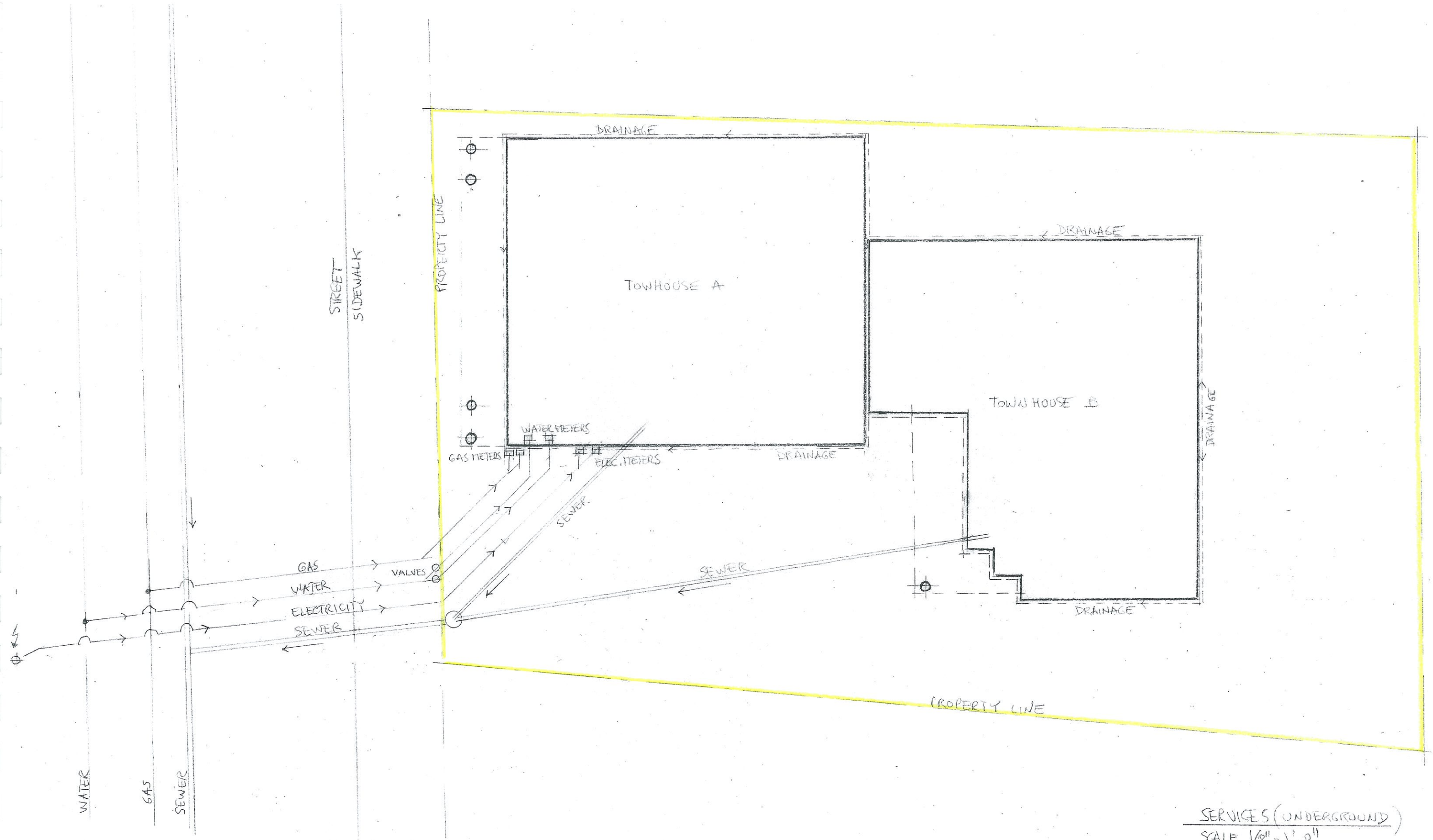


BOUNDARY & TOPOGRAPHIC SURVEY
AT
9-11 ST. LAWRENCE STREET, PORTLAND, MAINE
MADE FOR
ATELIER 3 LLC
10 OCEAN AVENUE, BIDDEFORD POOL, MAINE 04006

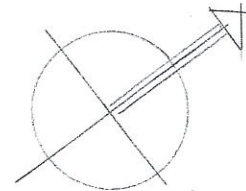
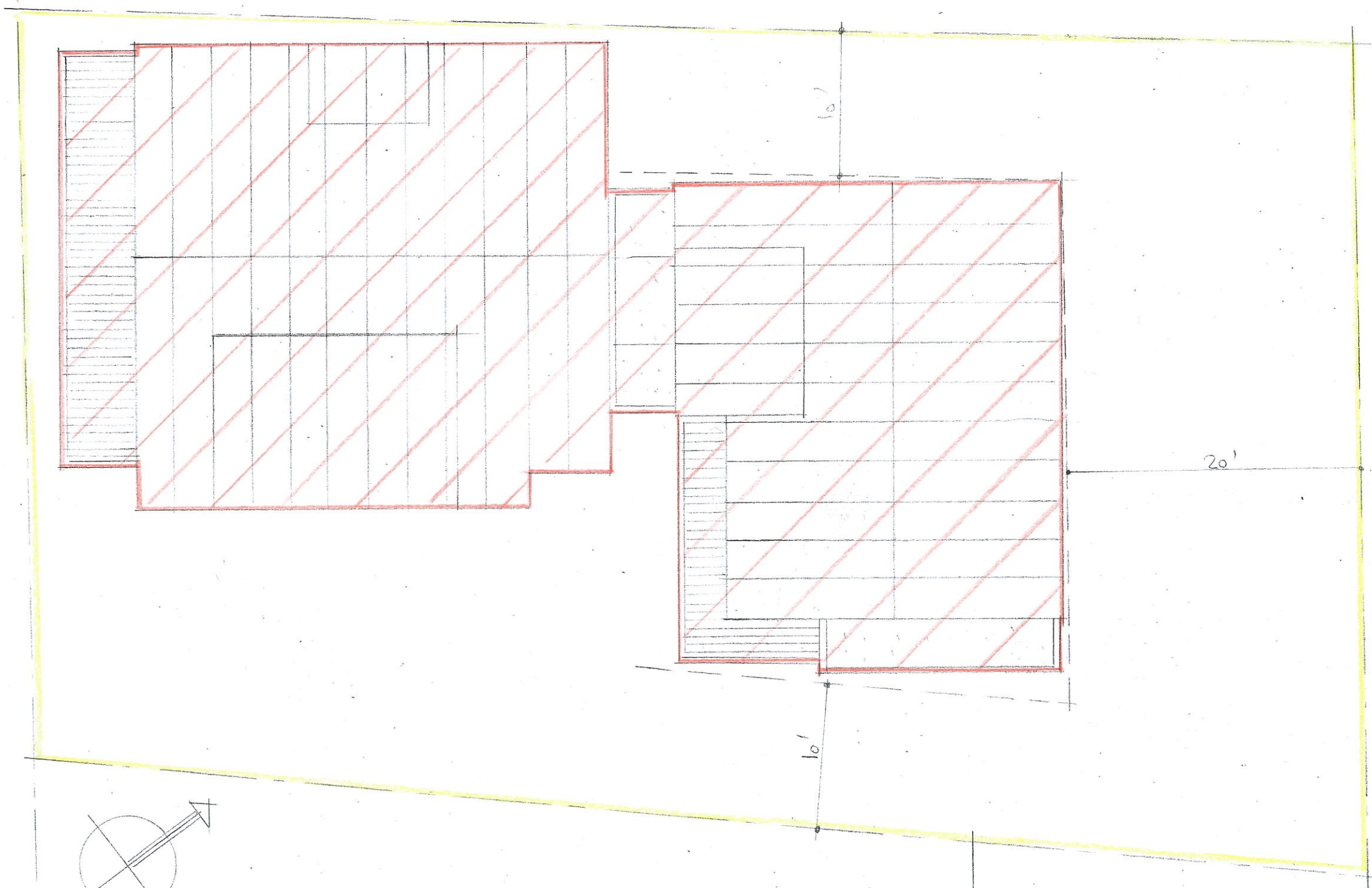
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04106 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	JANUARY 16, 2012	2011-183P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1

S:\2011\2011-183 ST. LAWRENCE ST\11183 ST. LawrenceProposed.dwg, 4/27/2012 10:14:47 AM, PDFOutput



SERVICES (UNDERGROUND)
 SCALE 1/8" = 1'-0"



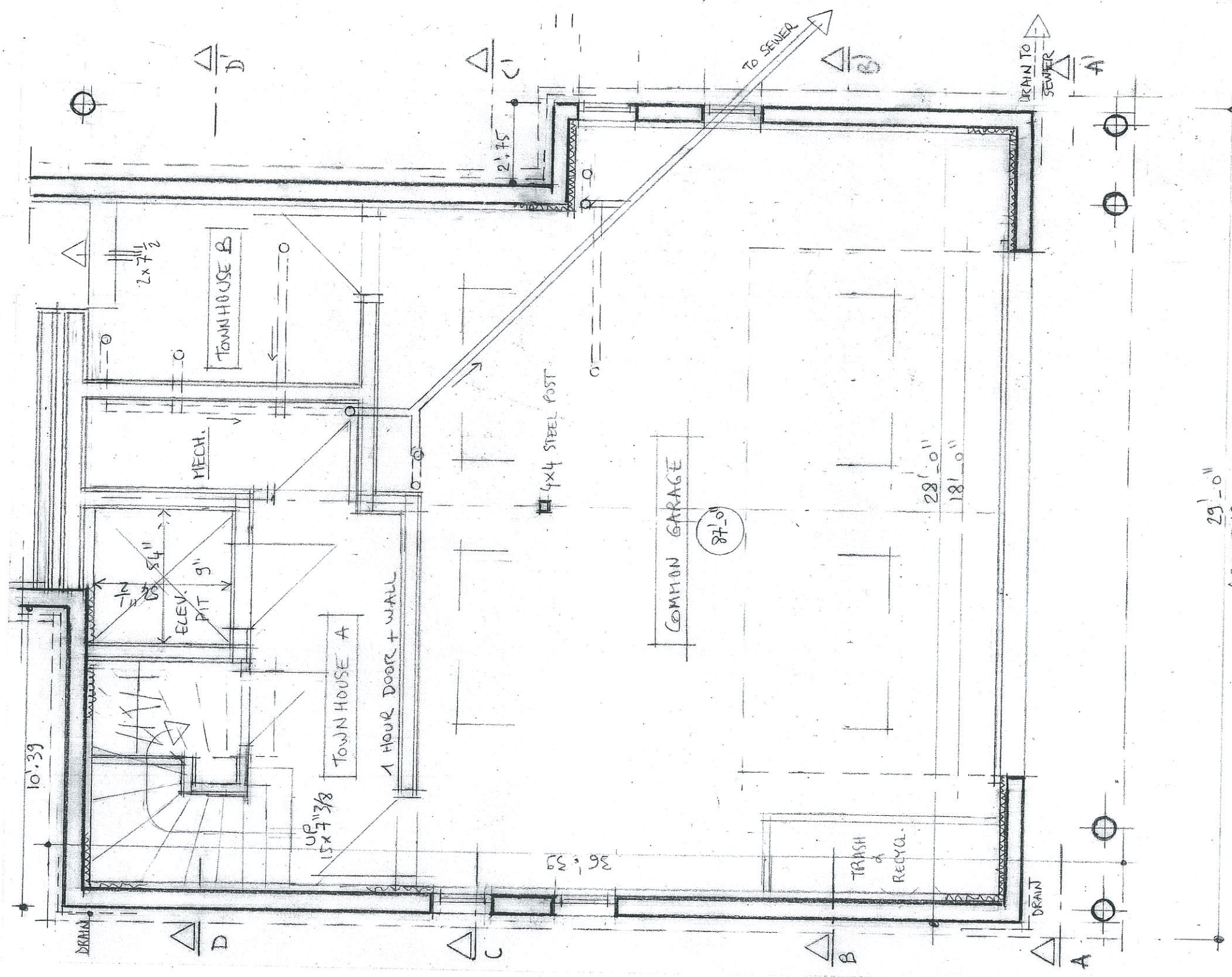
LOT COVERAGE : 2052 sq.f. (42.5% OF LOT SURFACE)

LOT COVERAGE
SCALE: 1/8" = 1'-0"



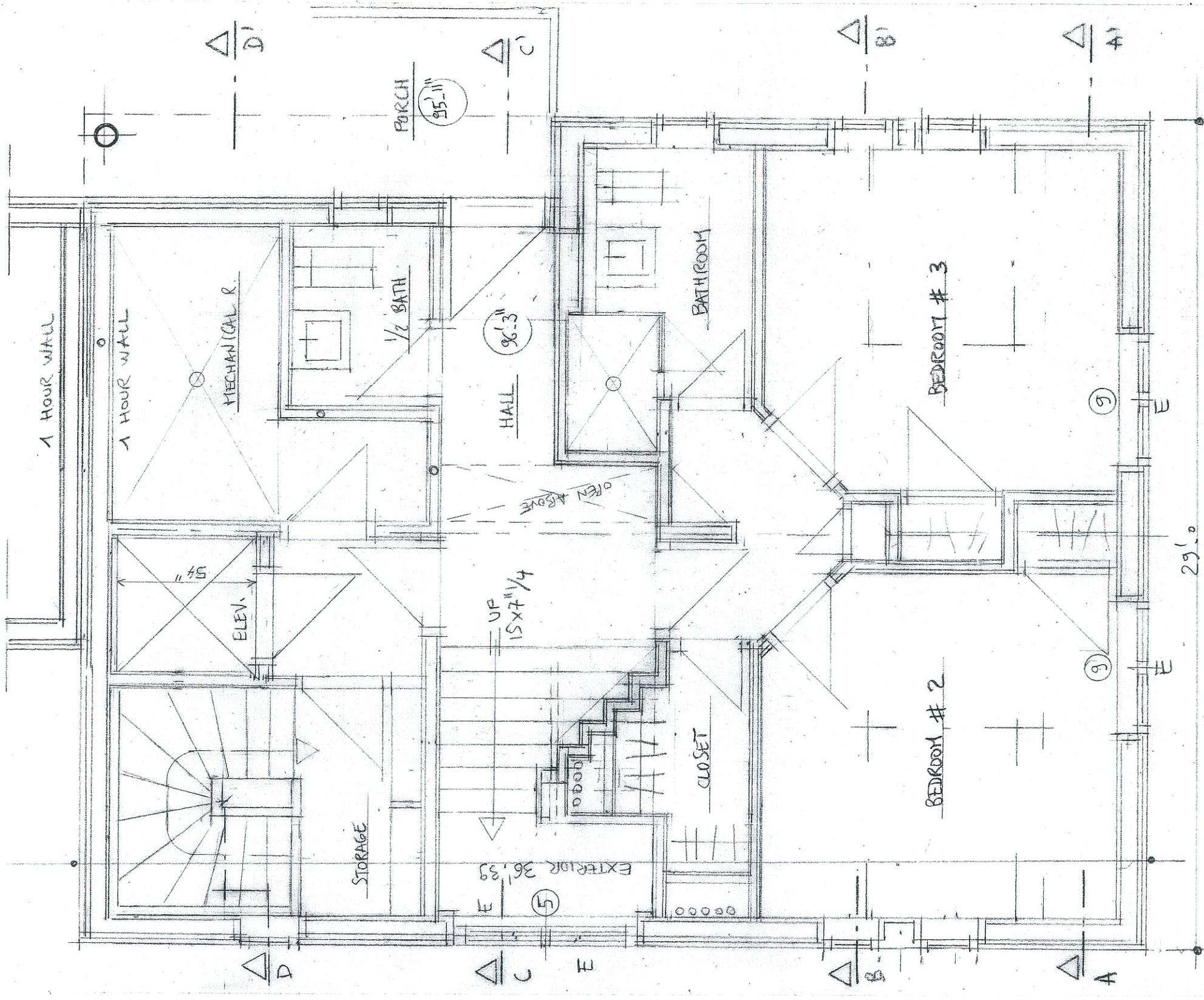
 OPEN SPACE (UNPAVED) : 2374 sq. f. (= 51% OF LOT)

OPEN SPACE RATIO
SCALE 1/8" = 1'-0"

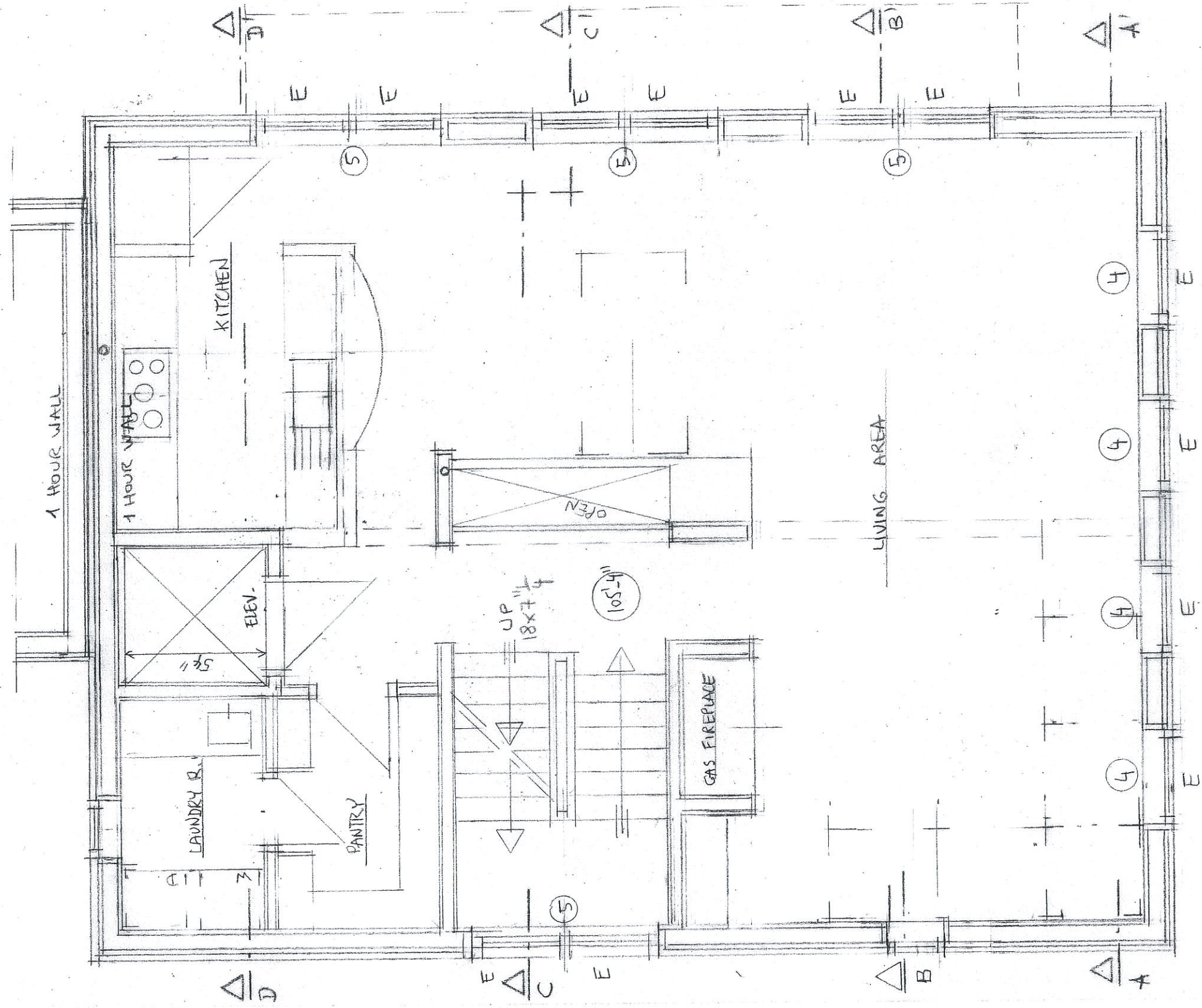


29'-0"
(SAME AS EXISTING)

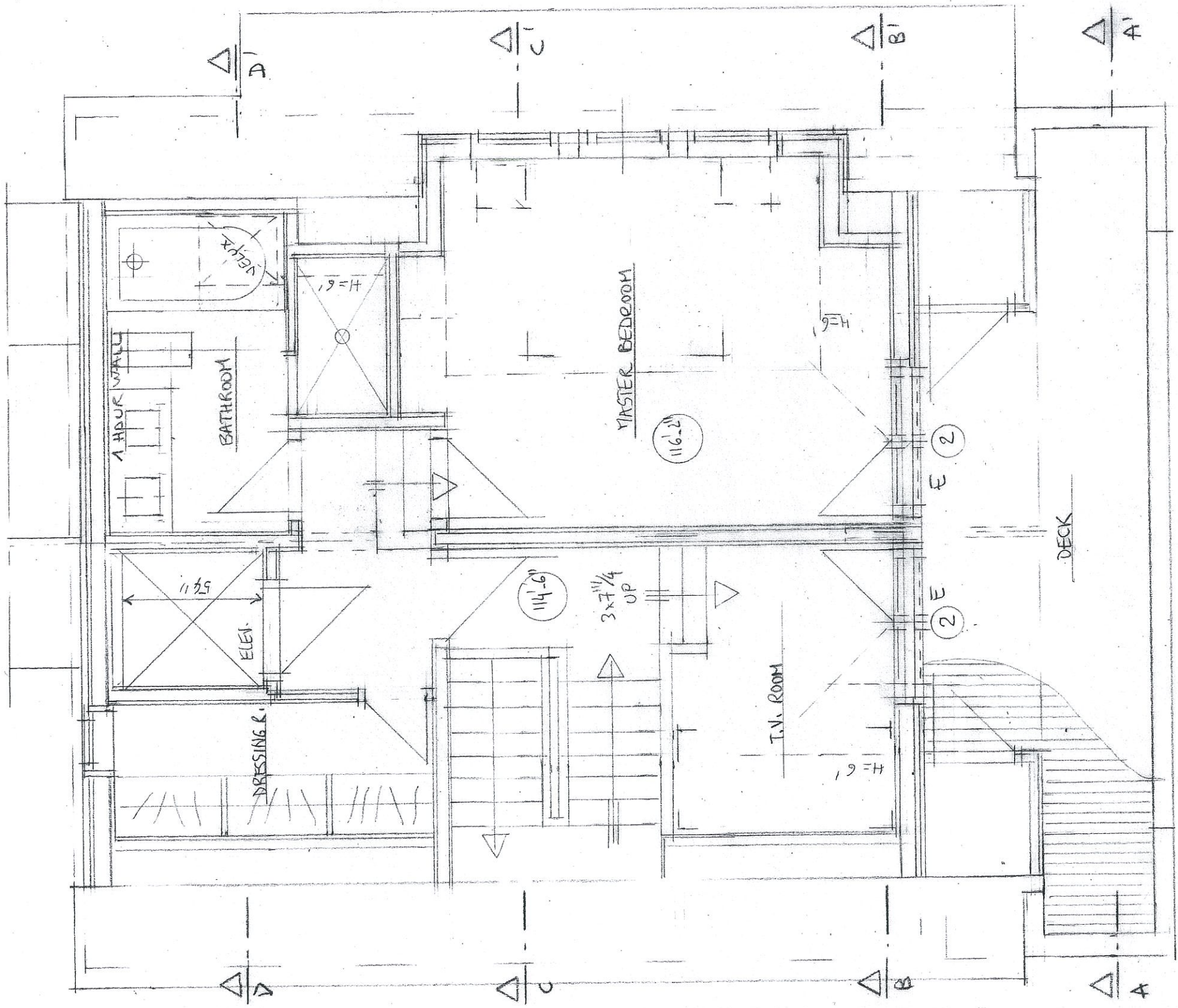
TOWN HOUSE A -- LEVEL 0
SCALE 1/4" = 1'-0"



TOWN HOUSE A - LEVEL +1
 SCALE 1/4" = 1'-0"

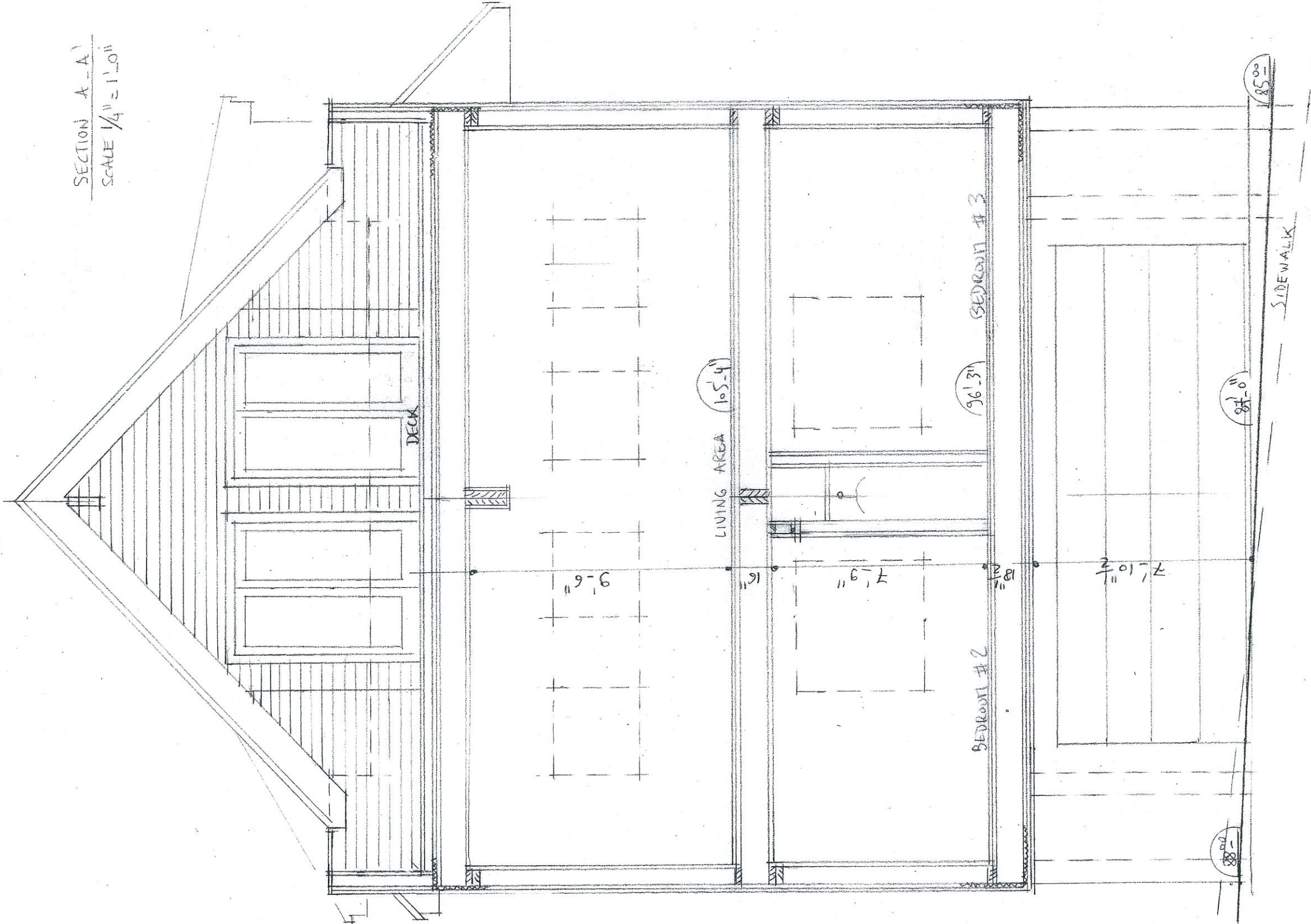


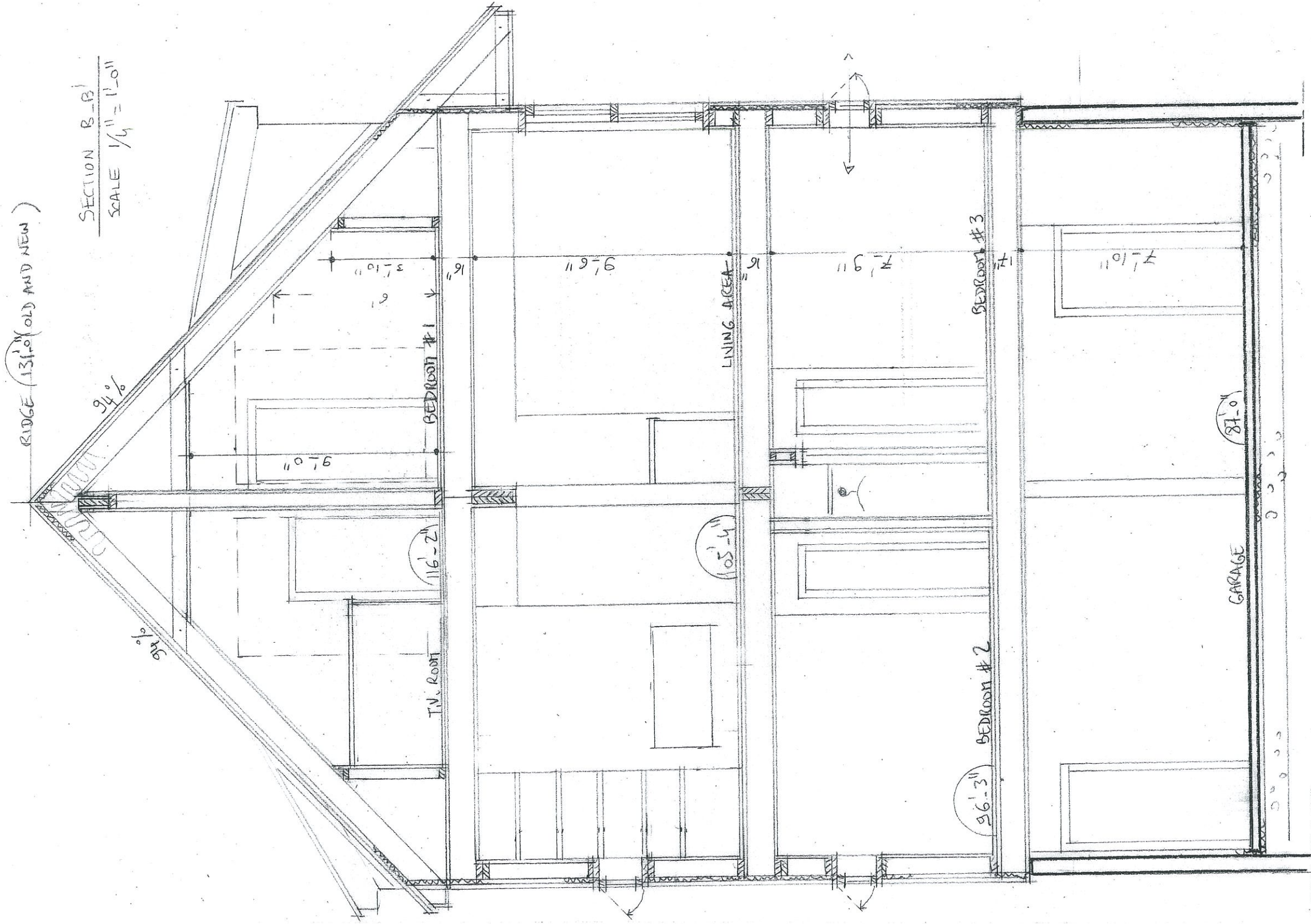
TOWN HOUSE A - LEVEL +2
 SCALE 1/4" = 1'-0"

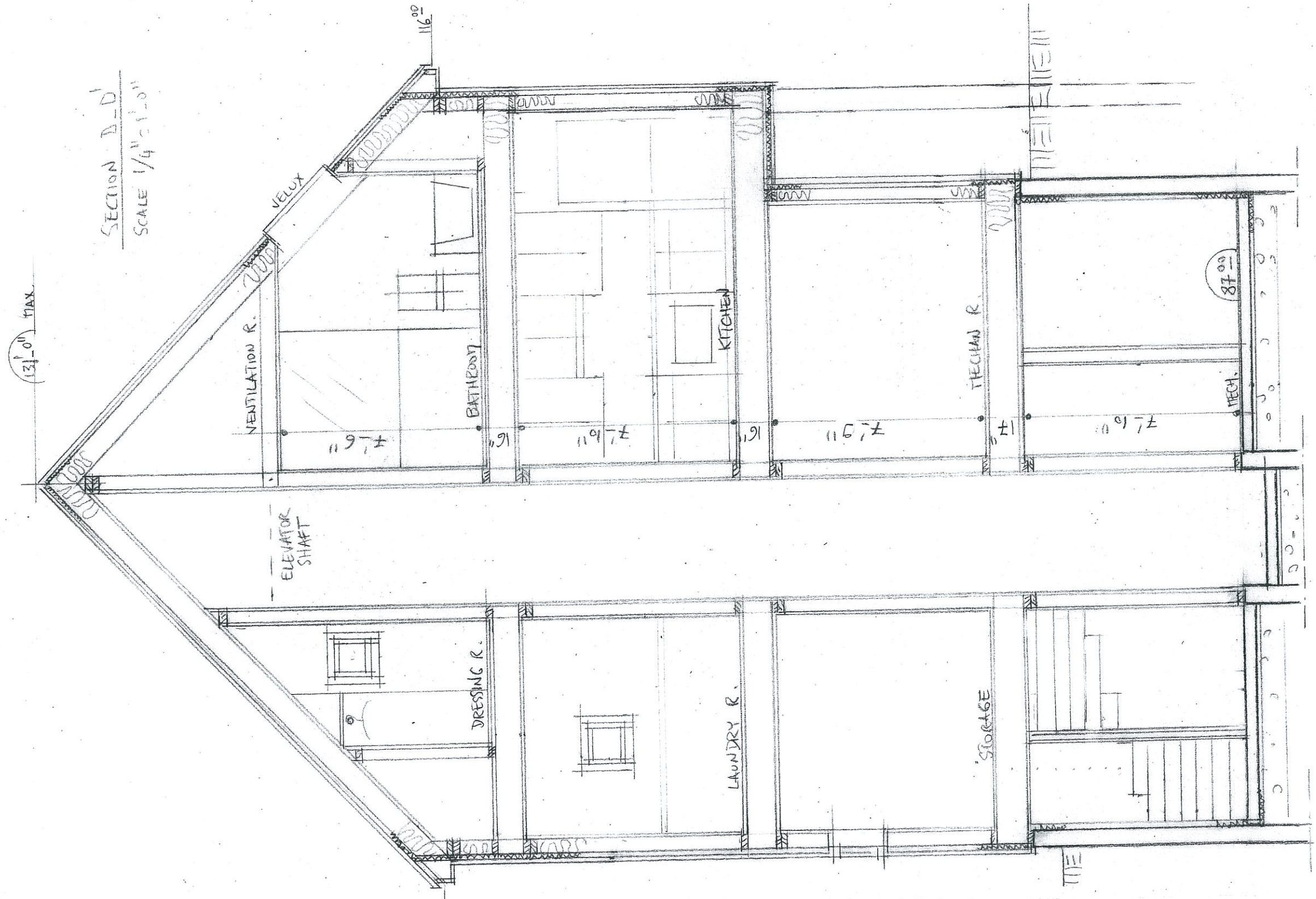


TOWN HOUSE A - LEVEL +3
 SCALE 1/4" = 1'-0"

SECTION A-A
SCALE 1/4" = 1'-0"







SECTION D-D'
SCALE 1/4" = 1'-0"

13'-0" MAX

11'-6"

VENTILATION R.

VELUX

BATHROOM

KITCHEN

TECH. R.

8'-0"

ELEVATOR
SHAFT

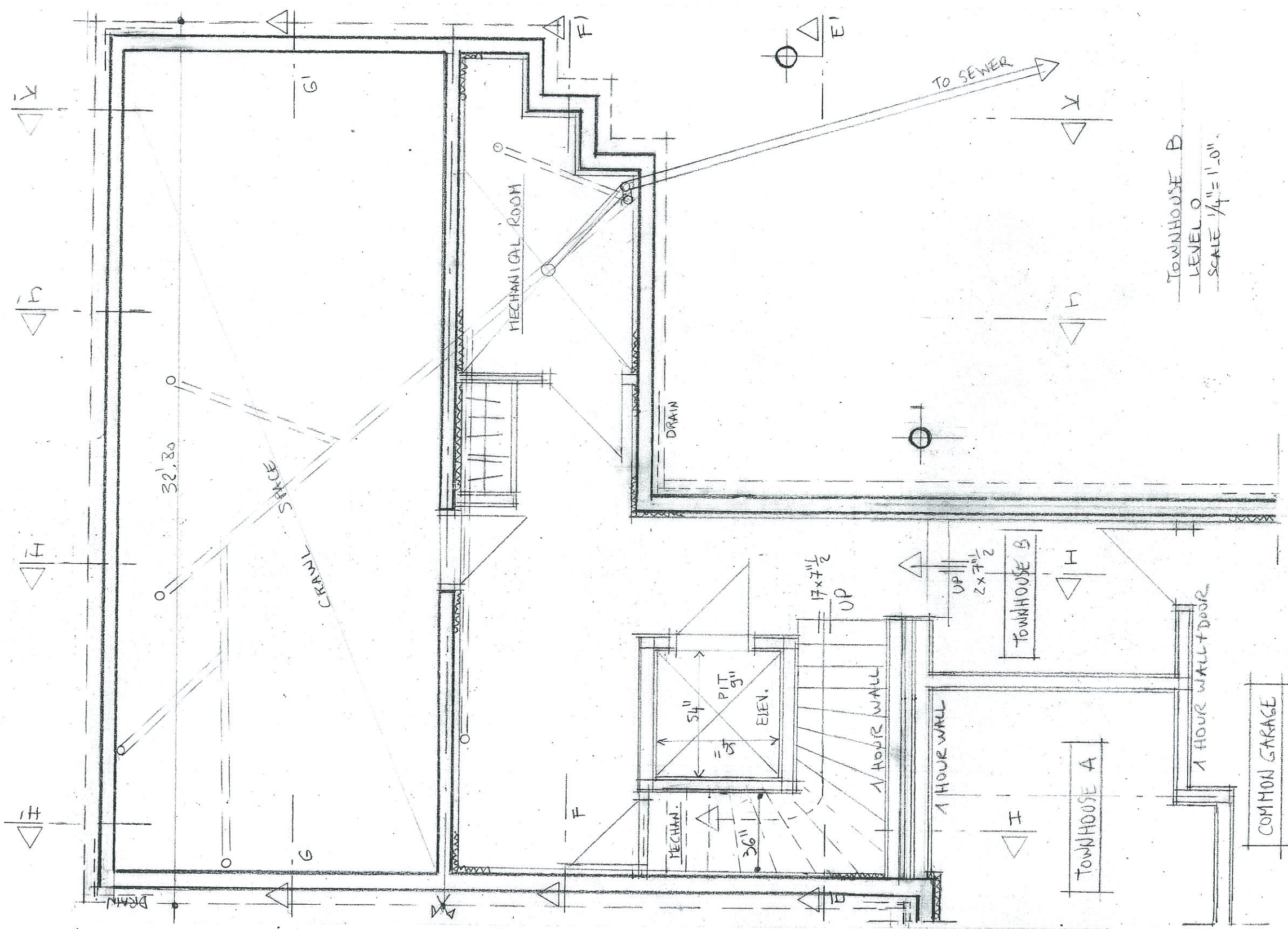
DRESSING R.

LAUNDRY R.

STORAGE

TECH.

III



Townhouse B
 LEVEL 0
 SCALE 1/4" = 1'-0"

COMMON GARAGE

Townhouse A

Townhouse B

TO SEWER

UP 17' x 7 1/2"

UP 2 x 7 1/2"

1 HOUR WALL

1 HOUR WALL

1 HOUR WALL + DOOR

MECHAN. 54" 36" ELEV. 9"

MECHANICAL ROOM

DRAIN

32' 80'

CRAWL SPACE

H

F

H

H

G

G

F

E

V

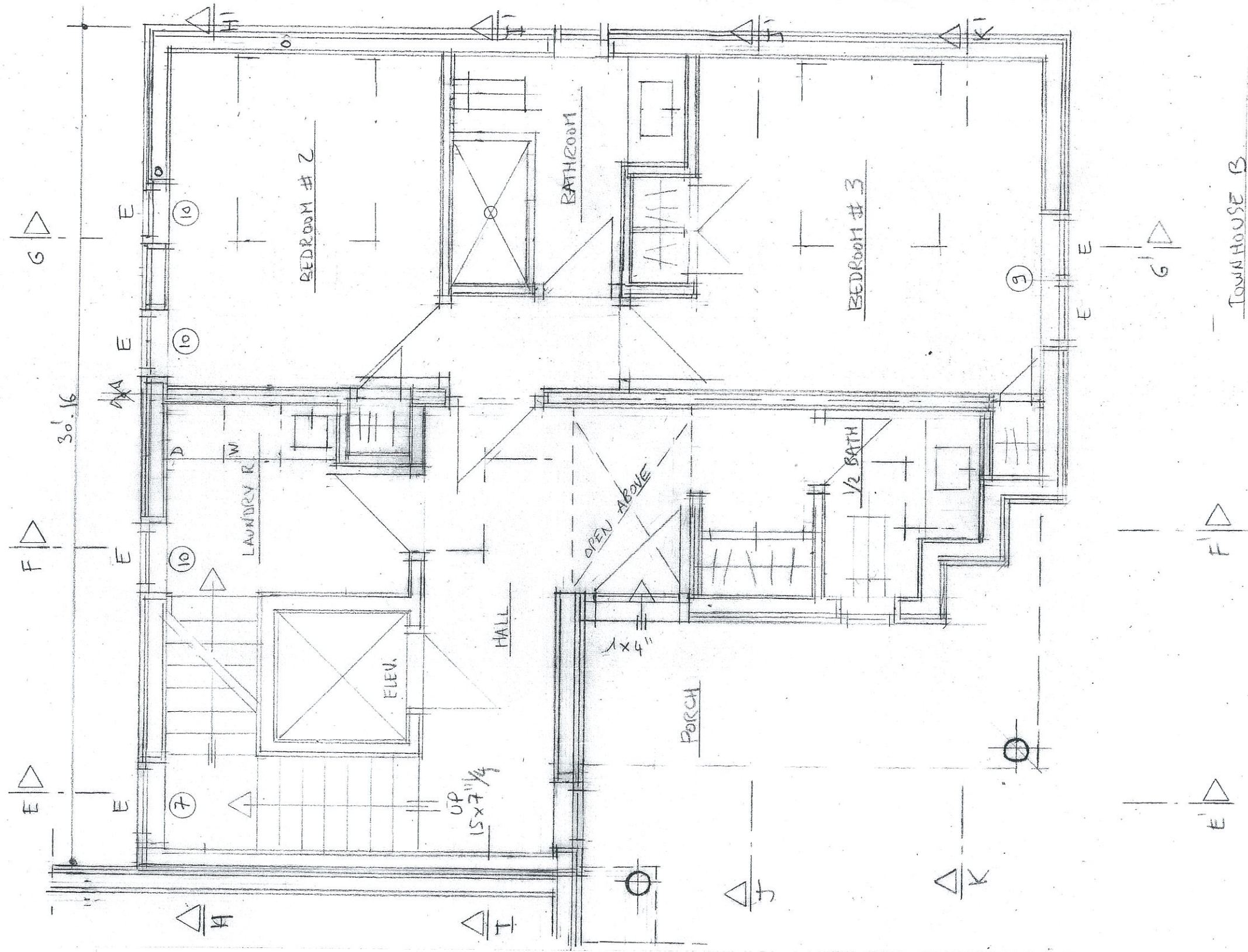
F

H

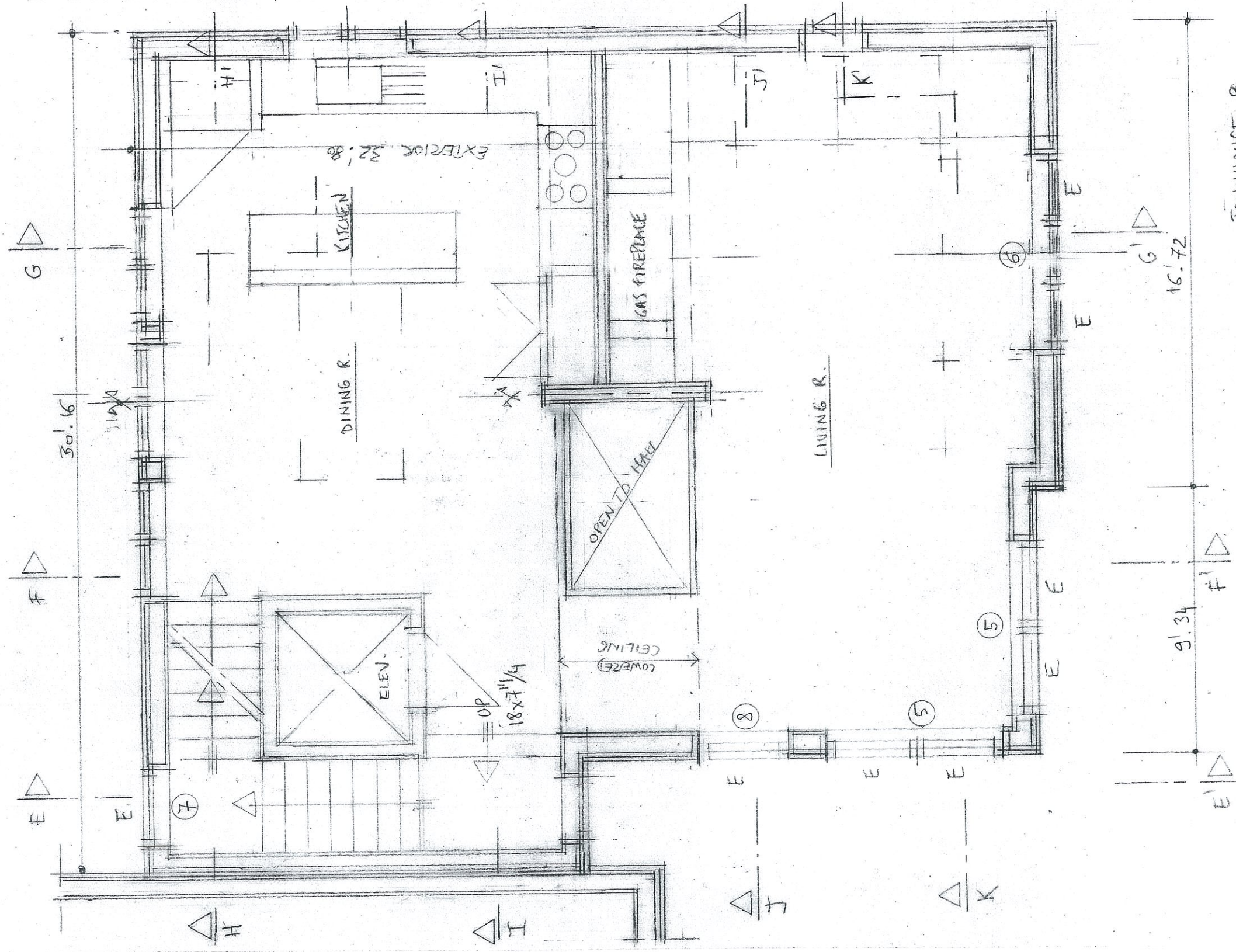
F

F

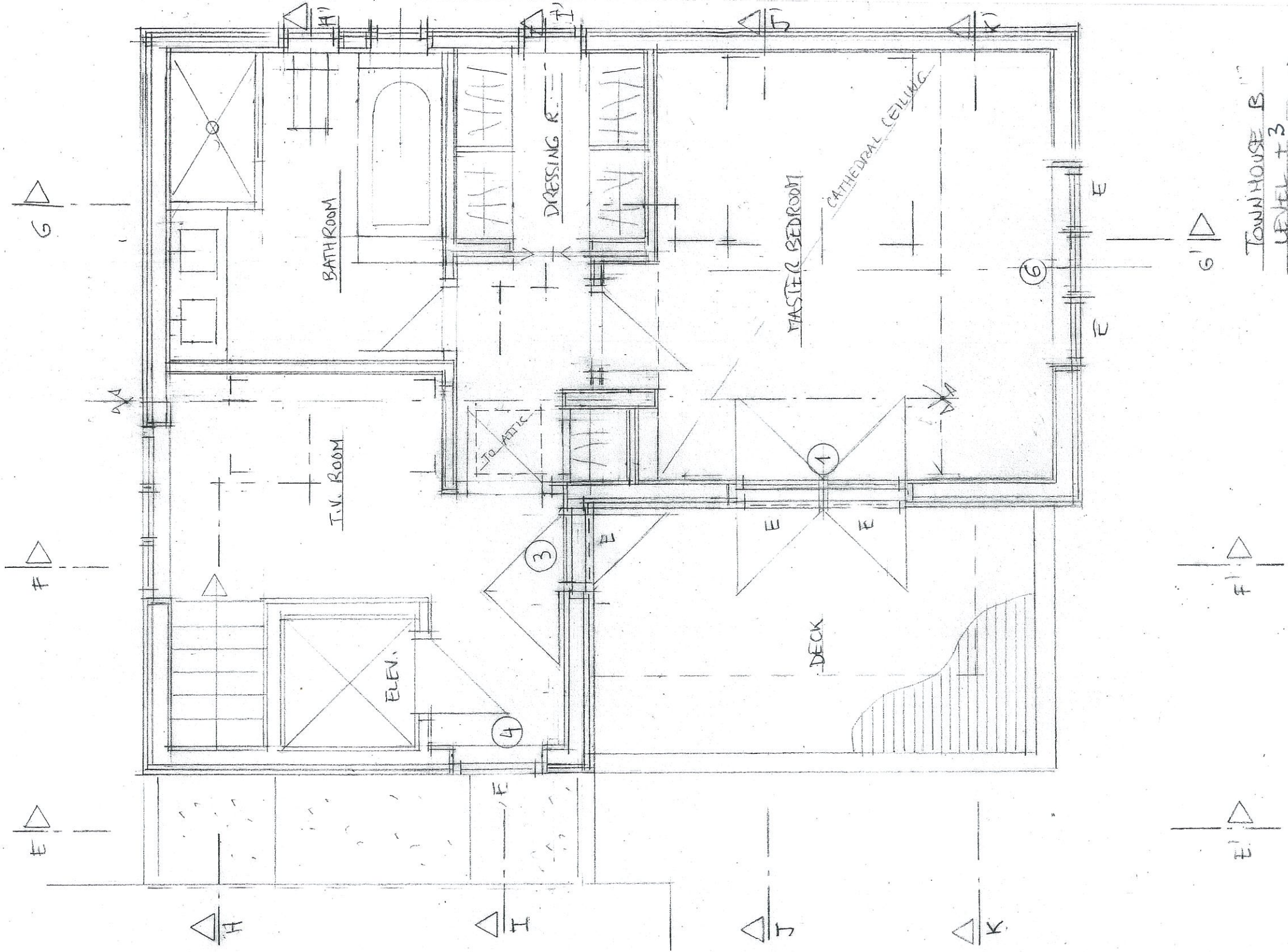
DRAIN



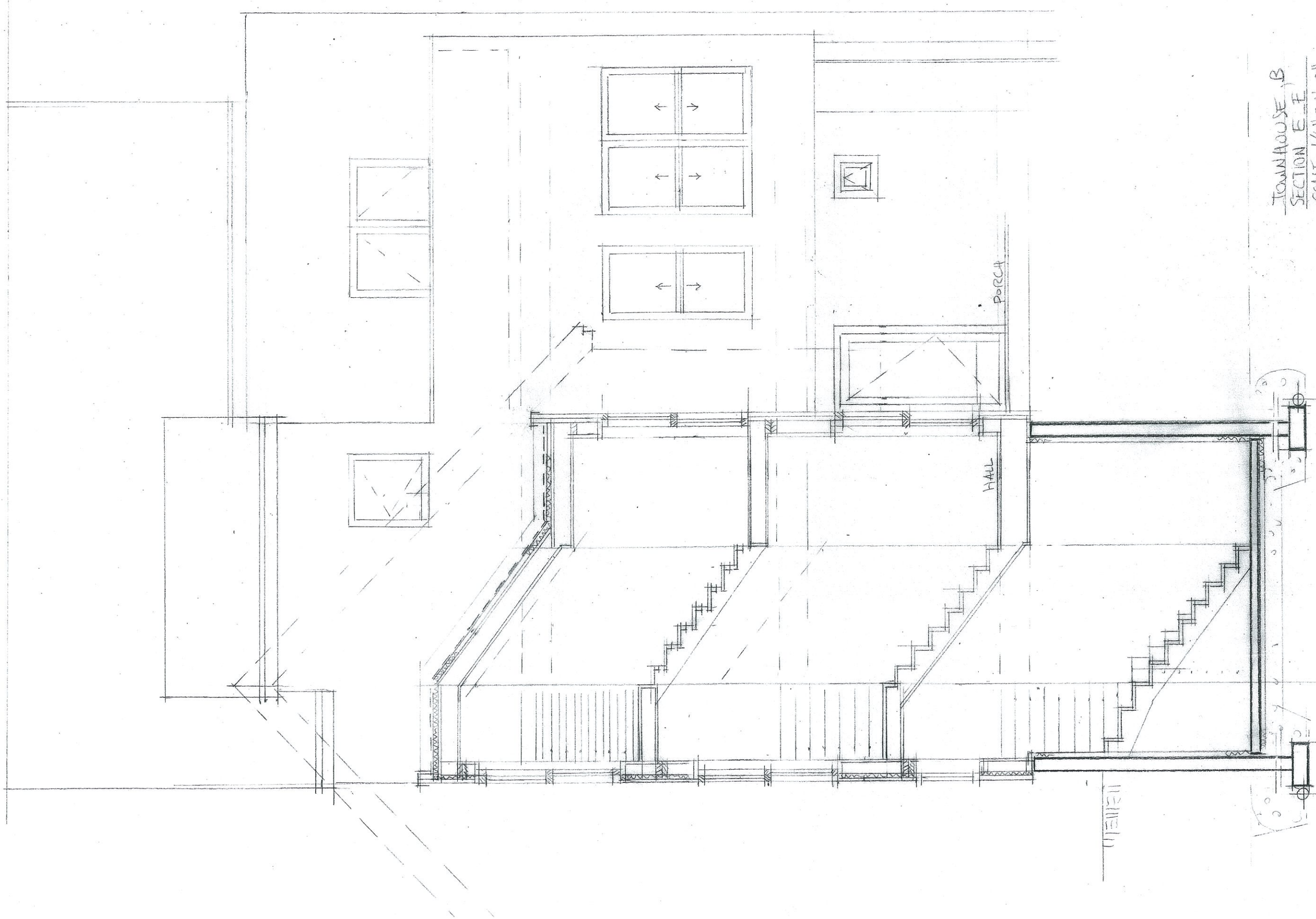
Townhouse B
 LEVEL 1
 SCALE 1/4" = 1'-0"



TOWNHOUSE B
 LEVEL +2
 SCALE 1/4" = 1'-0"

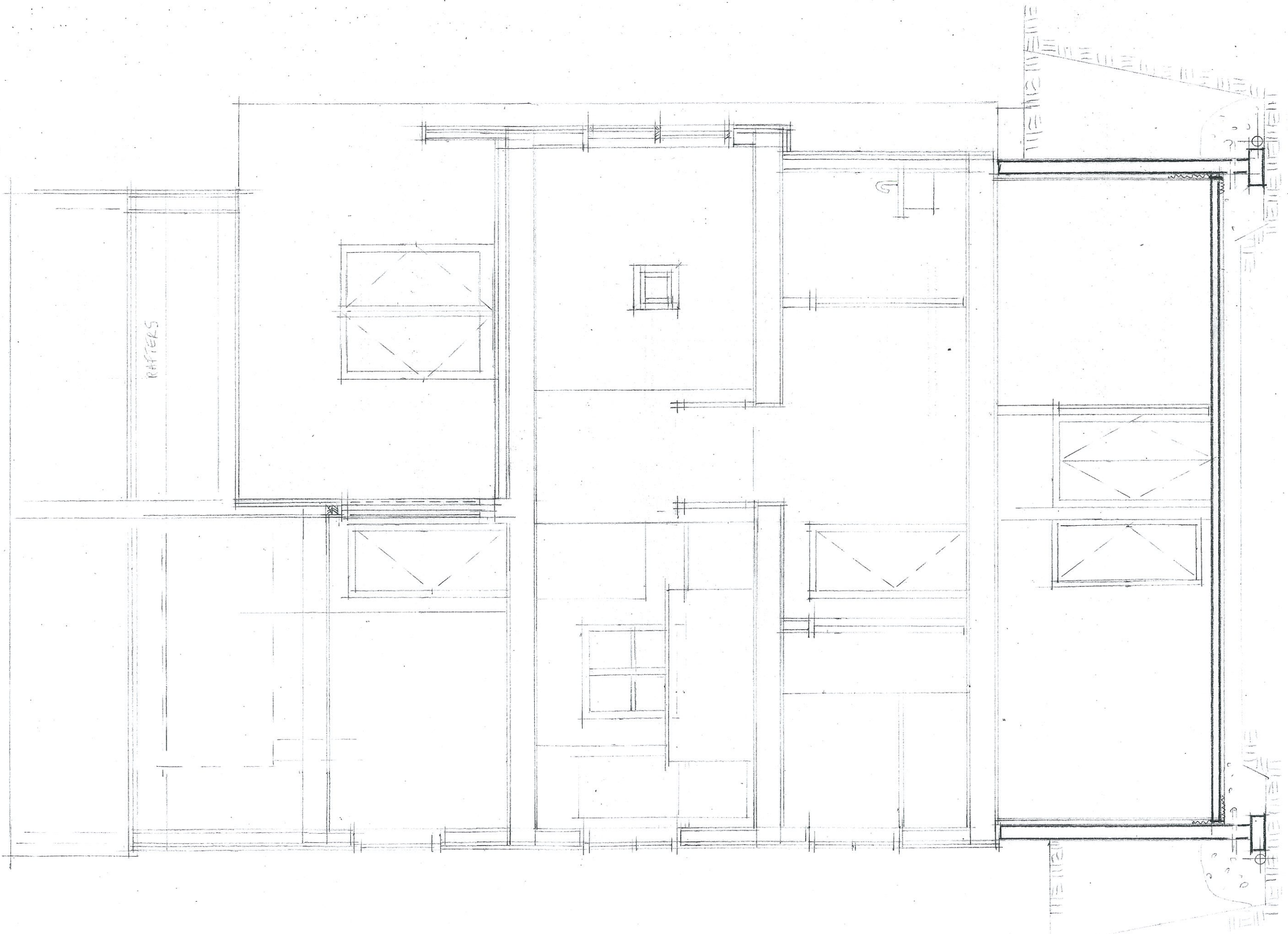


TOWNHOUSE B
 LEVEL ± 3
 SCALE 1/4" = 1'-0"

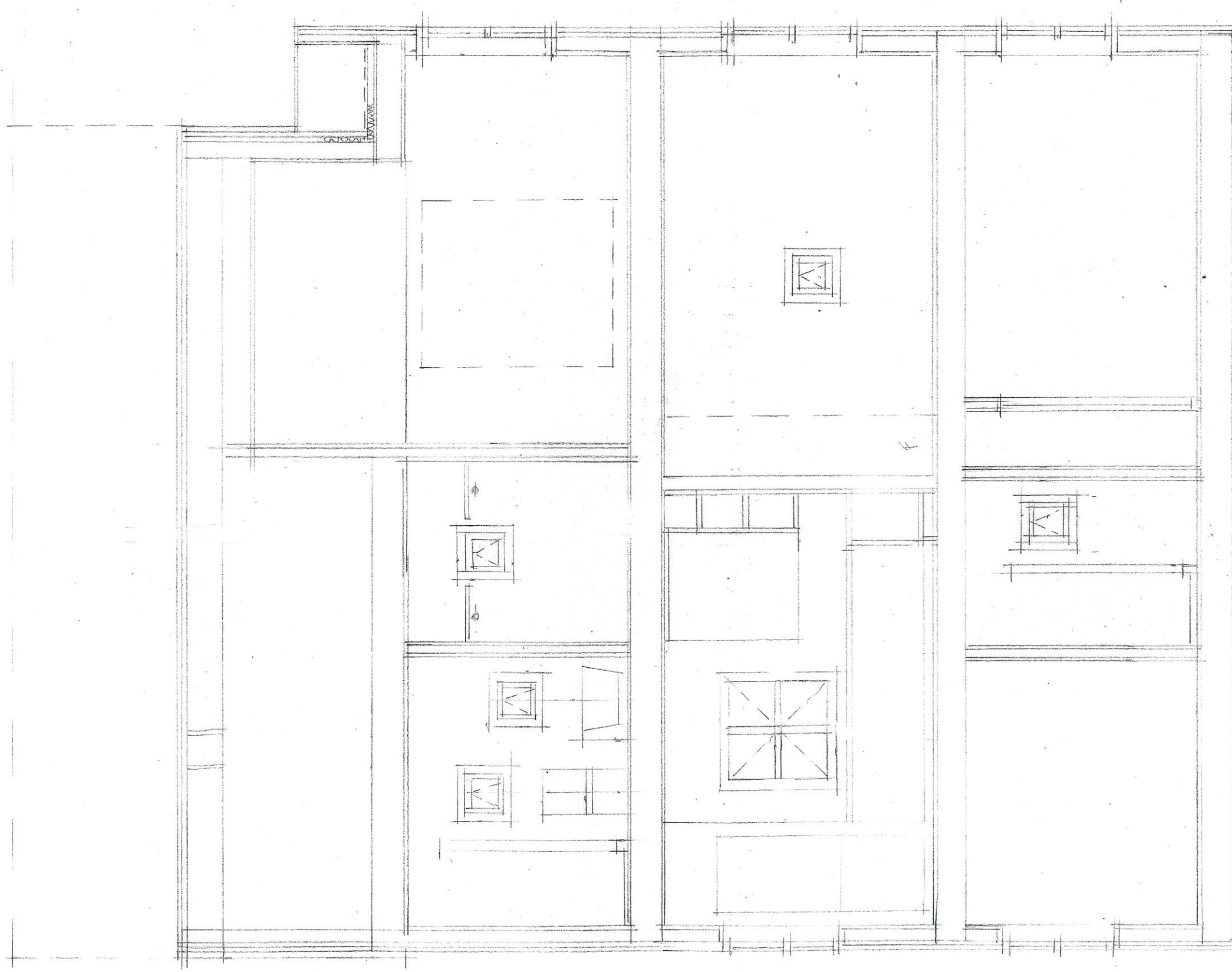


TOWNHOUSE, B
SECTION E-F
SCALE 1/4" = 1'-0"

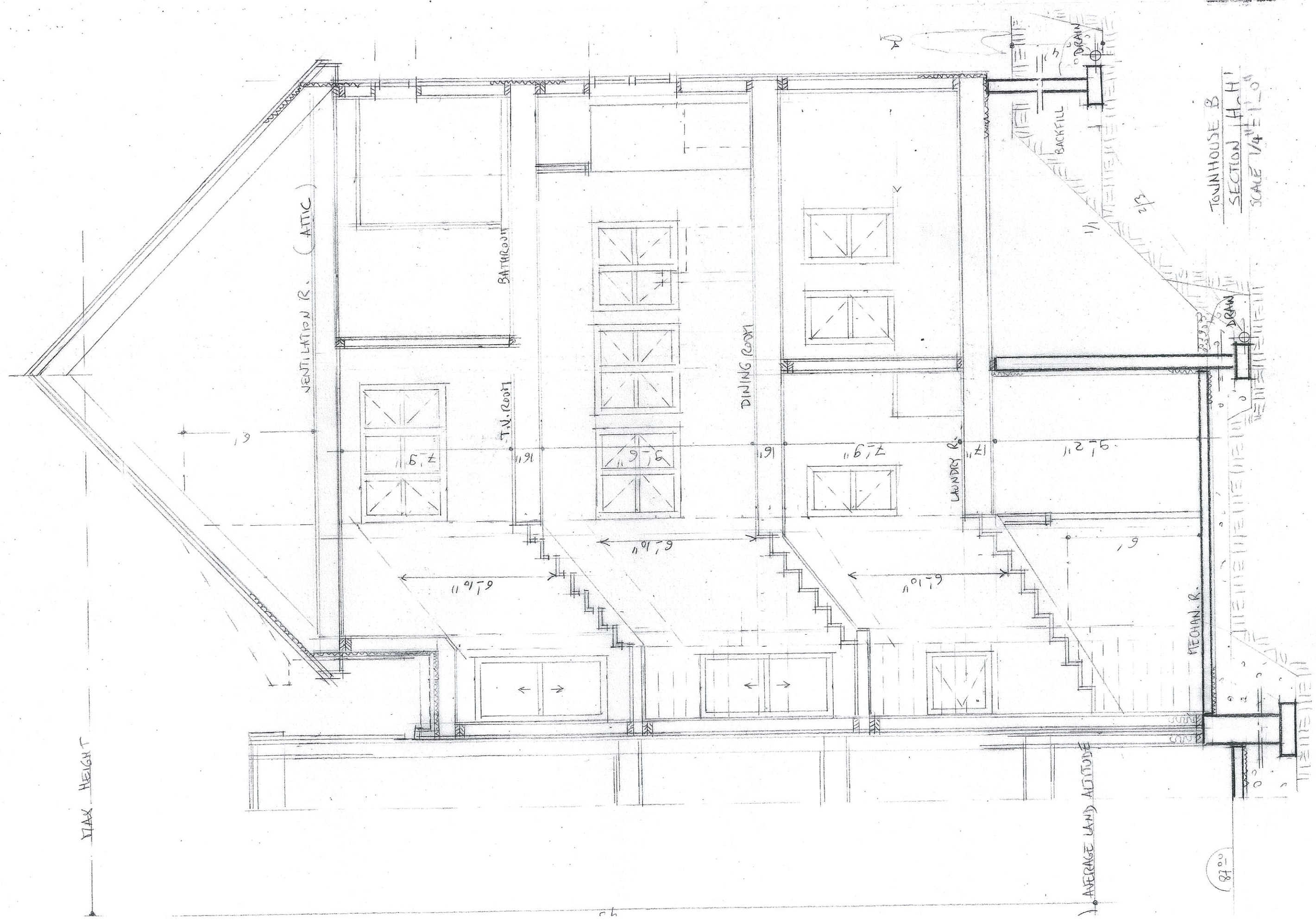
11211121



TOWNHOUSE B
SECTION F-F
SCALE 1/4" = 1'-0"



TOWNHOUSE B
SECTION 6-61
SCALE 1/4" = 1'-0"



MAX HEIGHT

AVERAGE LAND ALTITUDE

VENTILATION R. (ATTIC)

BATHROOM

T.V. Room

DINING ROOM

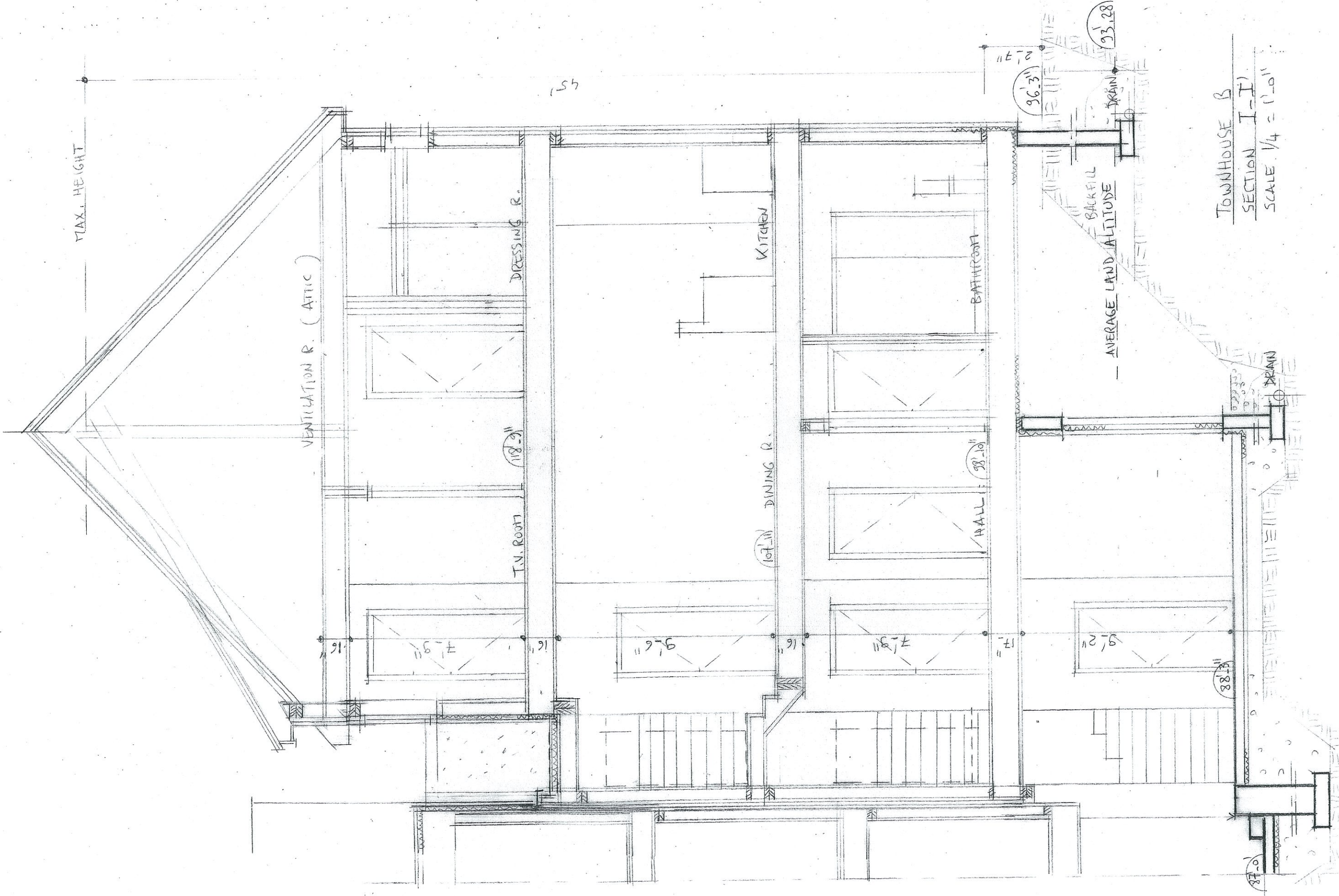
LAUNDRY R.

MECHAN. R.

BACKFILL

TOWNHOUSE B
SECTION A-H
SCALE 1/4" = 1'-0"

87°00'



MAX. HEIGHT

VENTILATION R. (ATTIC)

DRESSING R.

KITCHEN

BATHROOM

DINING R.

HALL

T.V. ROOM

BACKFILL
AVERAGE LAND ALTITUDE

DRAIN

DRAIN

TOWNHOUSE B

SECTION I-I'

SCALE 1/4" = 1'-0"

155

93.28

96.31

11.72

118.2"

98.10"

16"

16"

9'-6"

16"

7'-8"

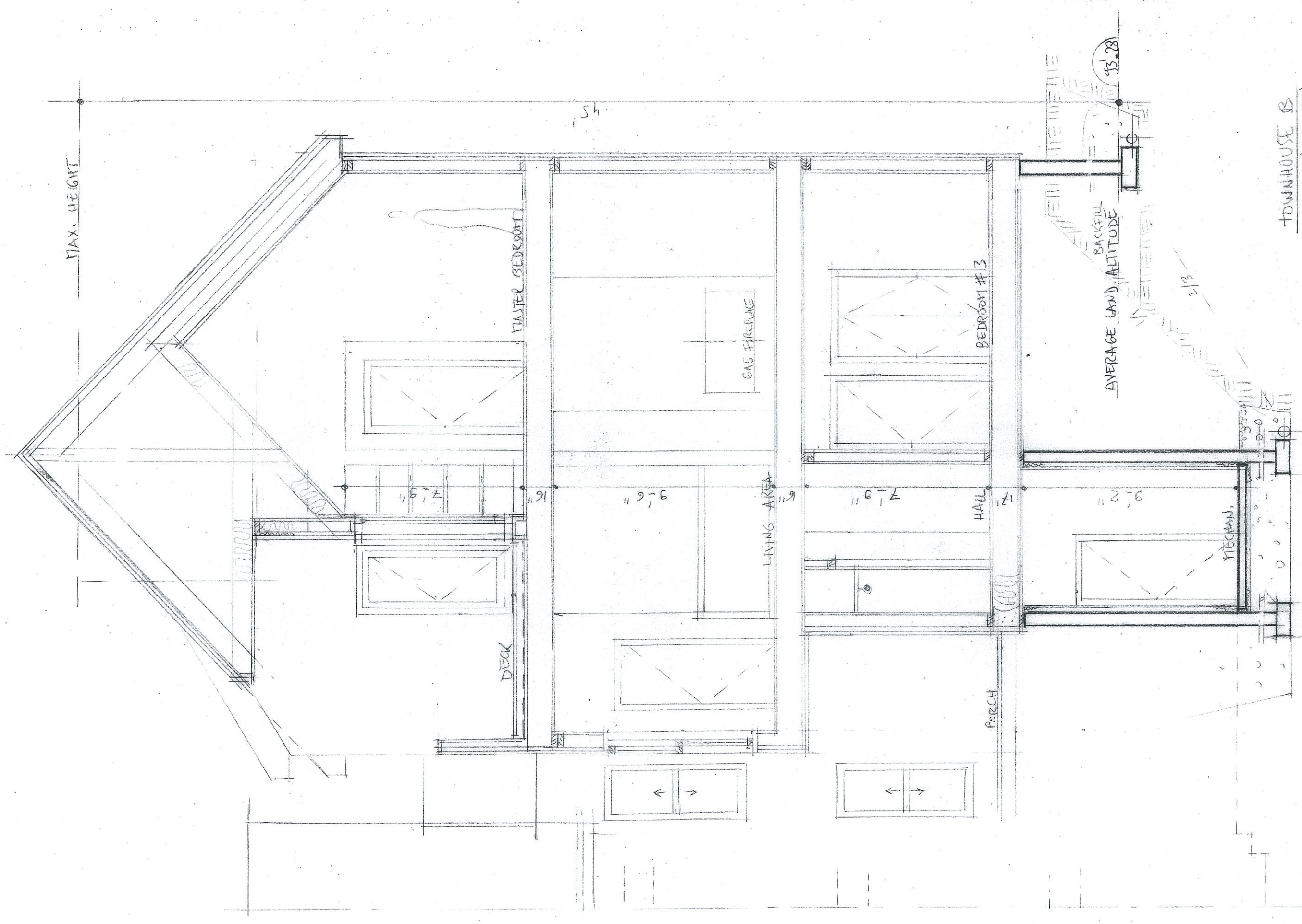
17"

9'-2"

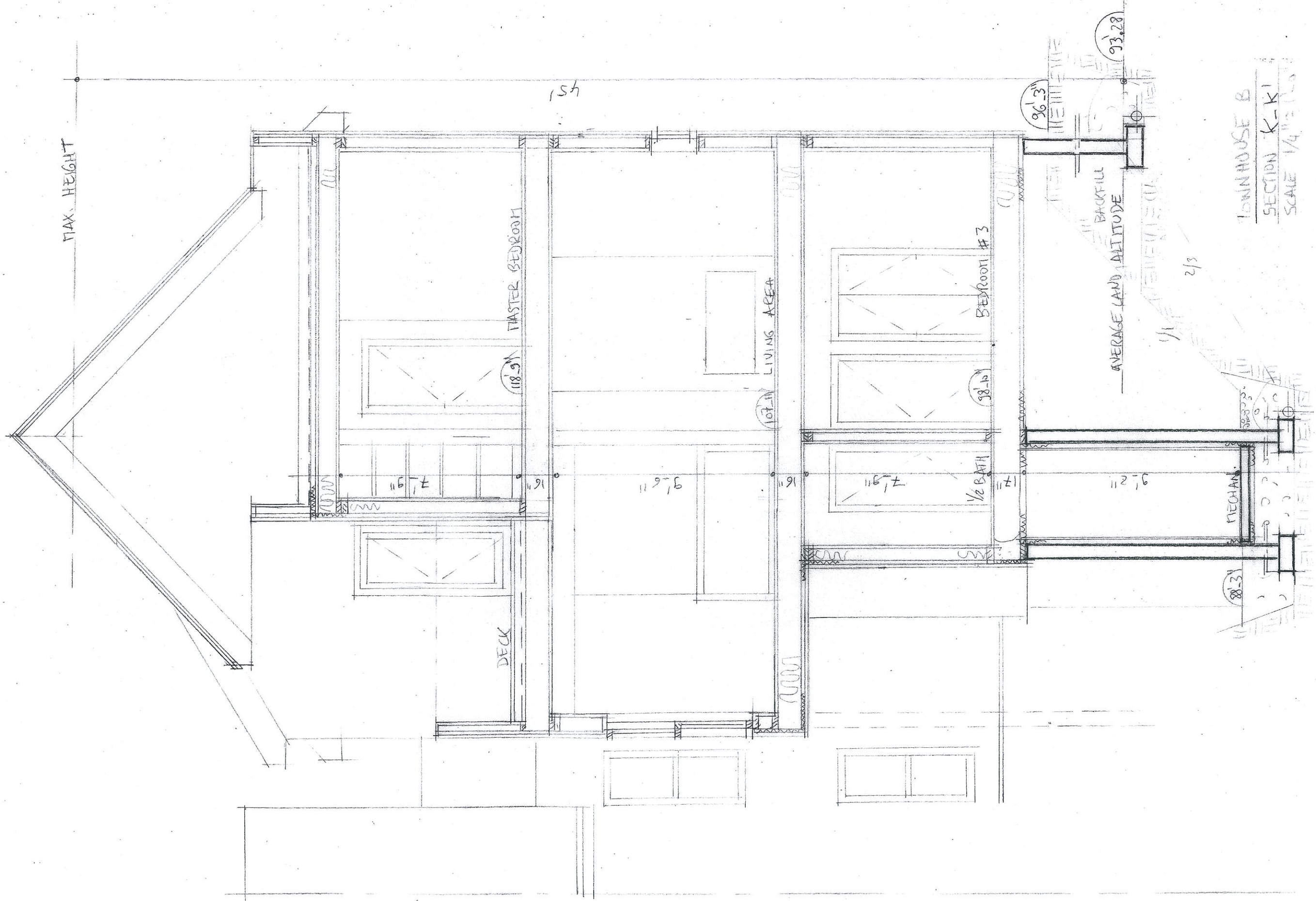
88.78"

87.08"

NEW CONCRETE



TOWNHOUSE B
 SECTION J-J
 SCALE 1/4" = 1'-0"



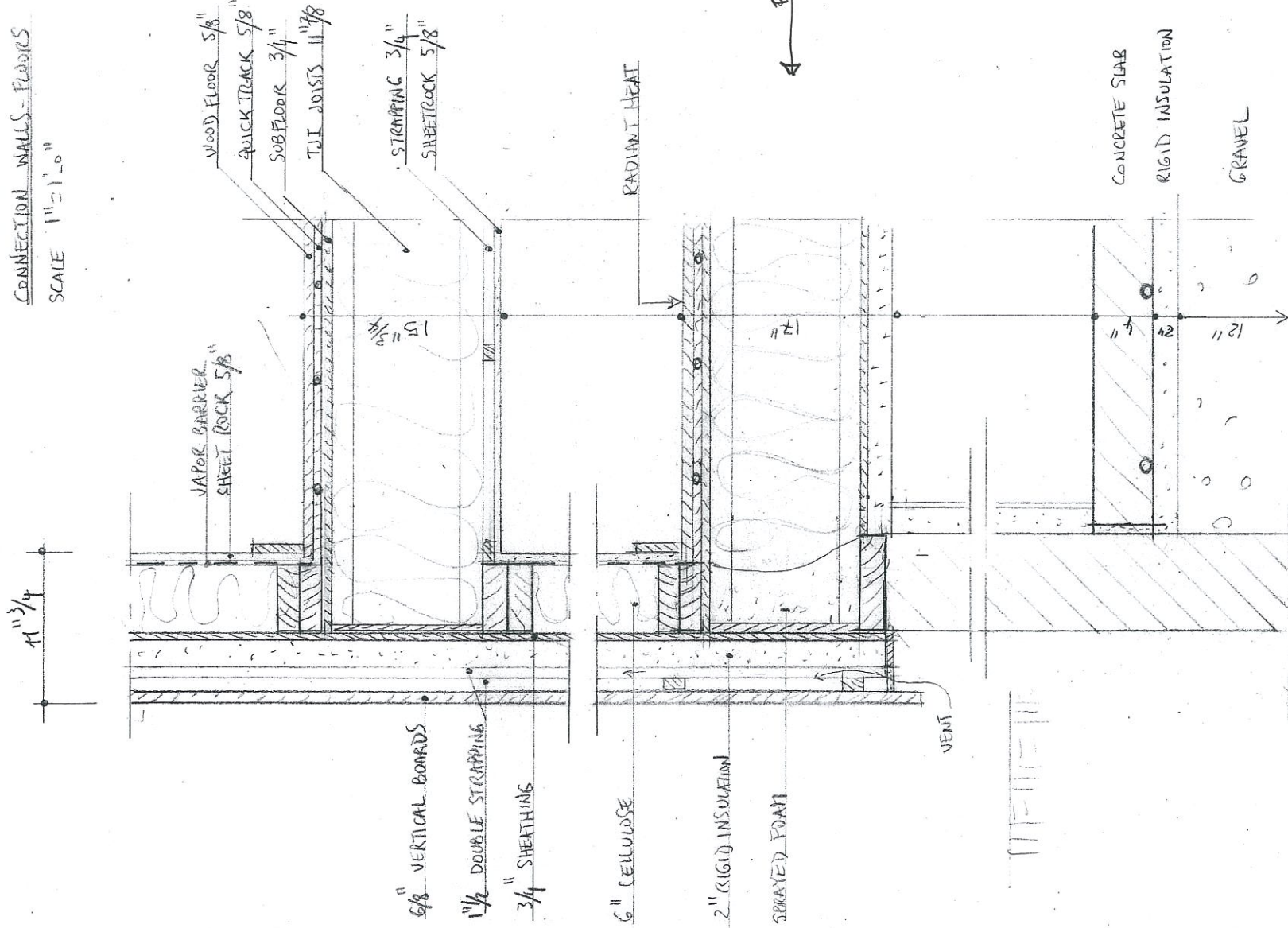
TOWNHOUSE B
SECTION K-K'
SCALE 1/4" = 1'-0"

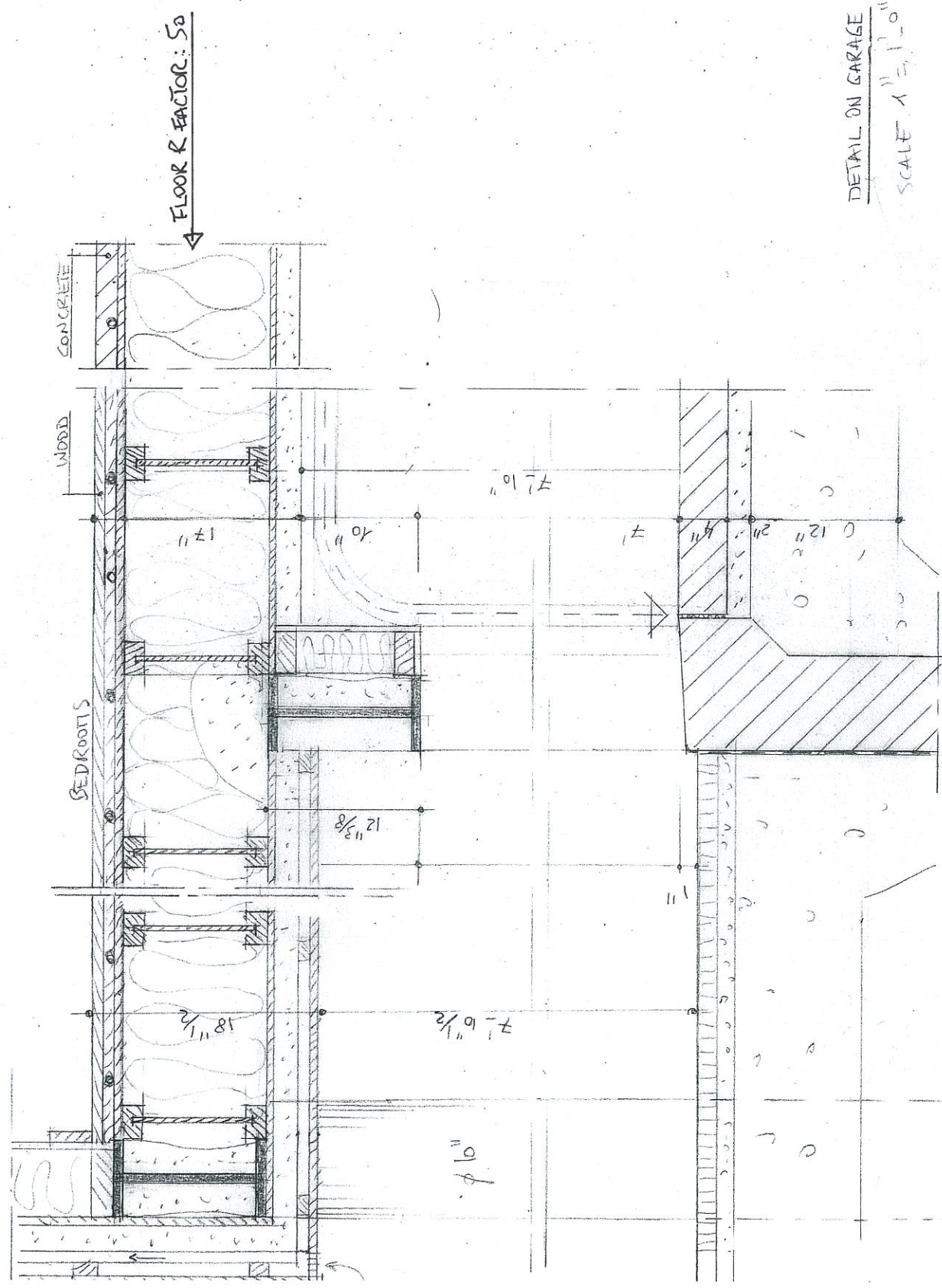
WALL R FACTOR : 31

TOWN HOUSE A

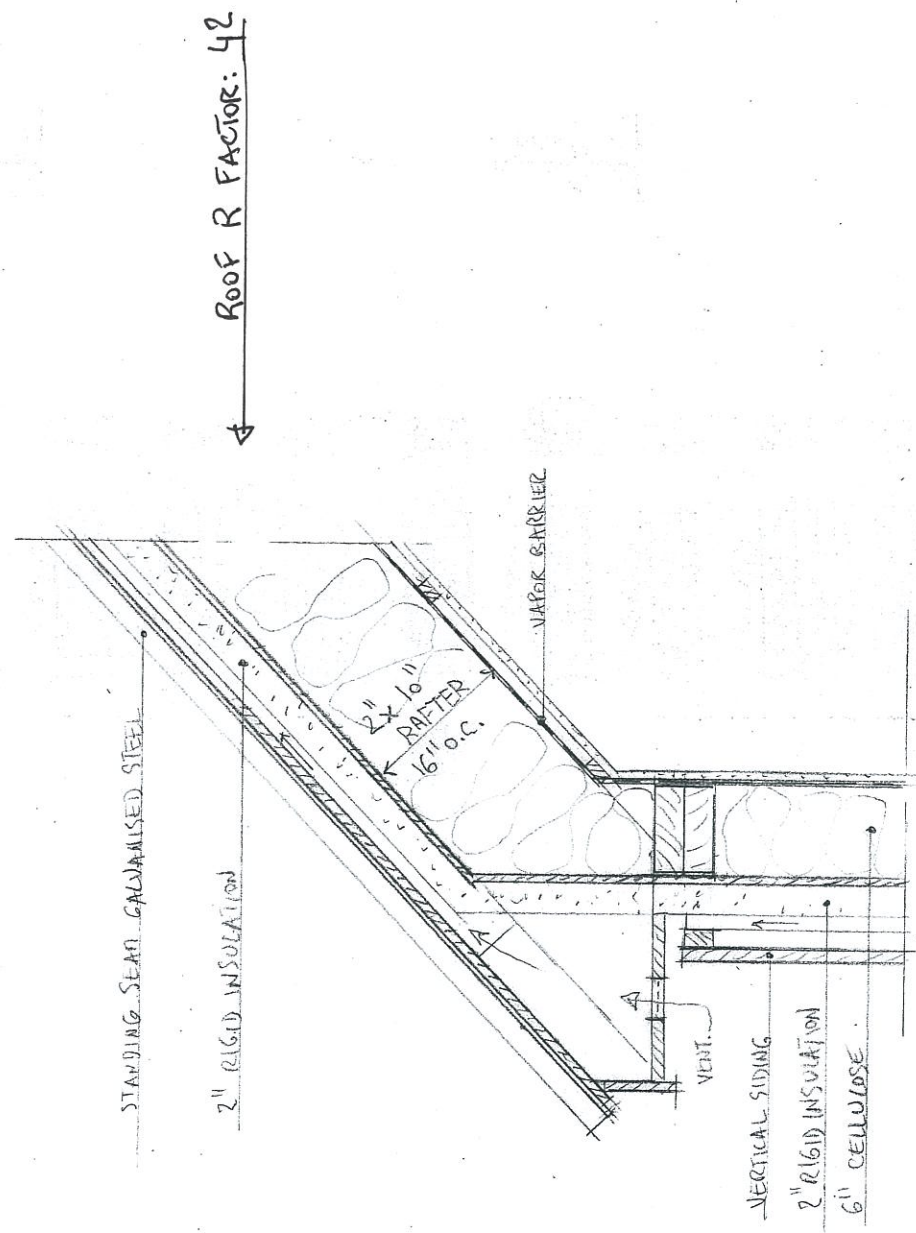
CONNECTION WALLS - FLOORS

SCALE 1" = 1'-0"



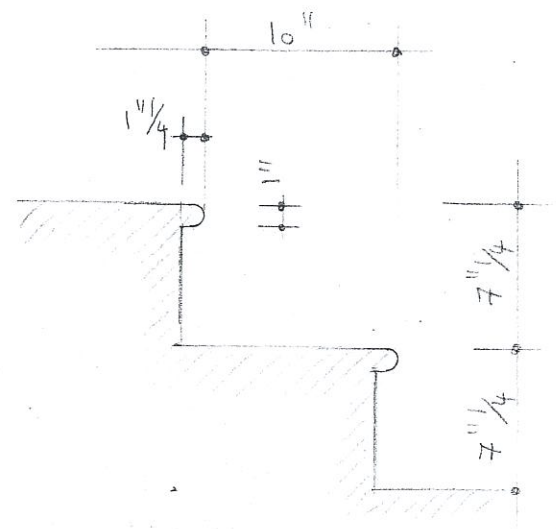


DETAIL ON GARAGE
SCALE 1" = 1'-0"

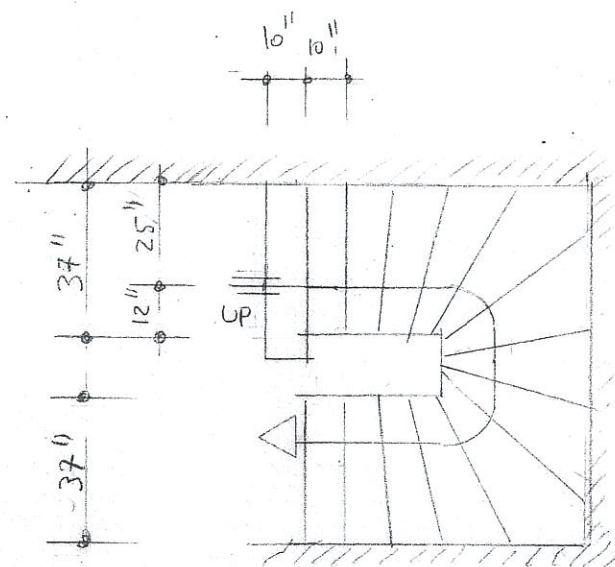


ROOF R FACTOR: 42

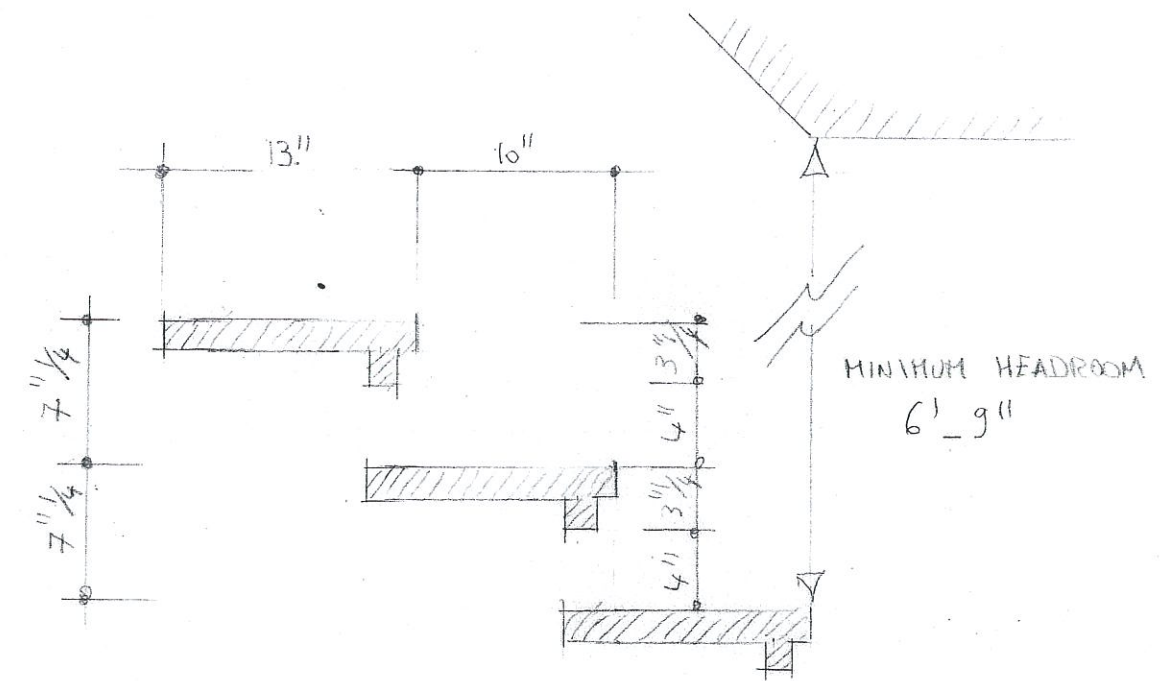
TOWNHOUSE A
CONNECTION WALL - ROOF
SCALE 1" = 1'-0"



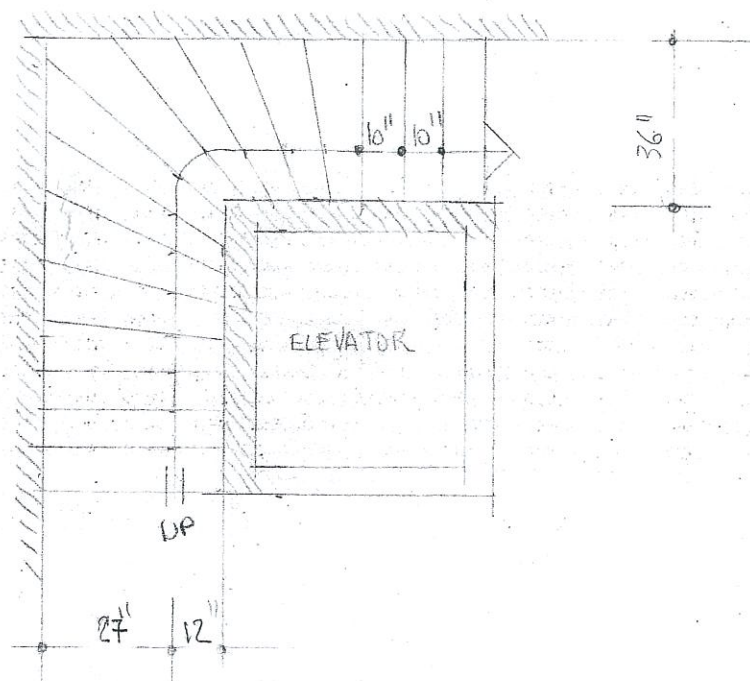
TYPICAL DETAIL OF STAIRS IN BOTH TOWNHOUSES



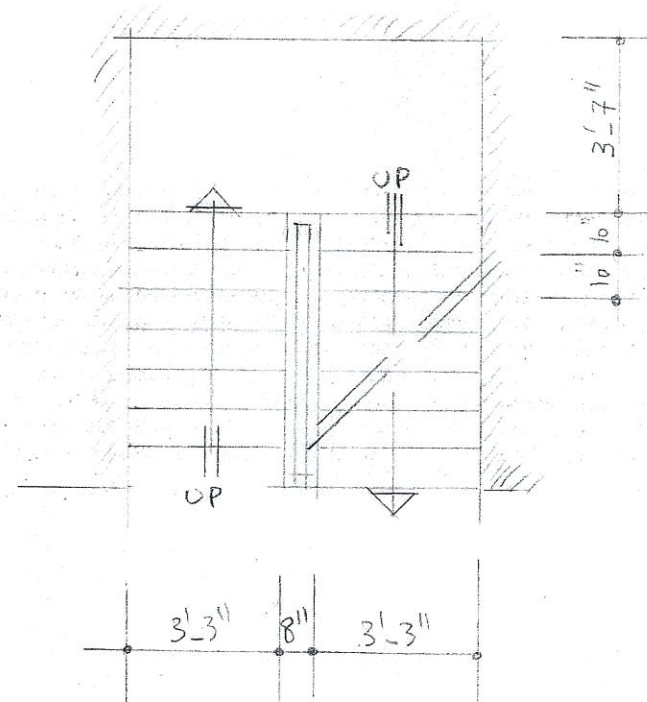
STAIRS BETWEEN LEVEL 0 AND LEVEL 1 IN TOWNHOUSE A



DETAIL OF STAIRS BETWEEN LEVEL 3 AND LEVEL 4 IN BOTH TOWNHOUSES



DETAIL OF STAIRS IN TOWNHOUSE B BETWEEN BASEMENT AND 1ST FLOOR



STAIRS BETWEEN UPPER FLOORS IN TOWNHOUSE A