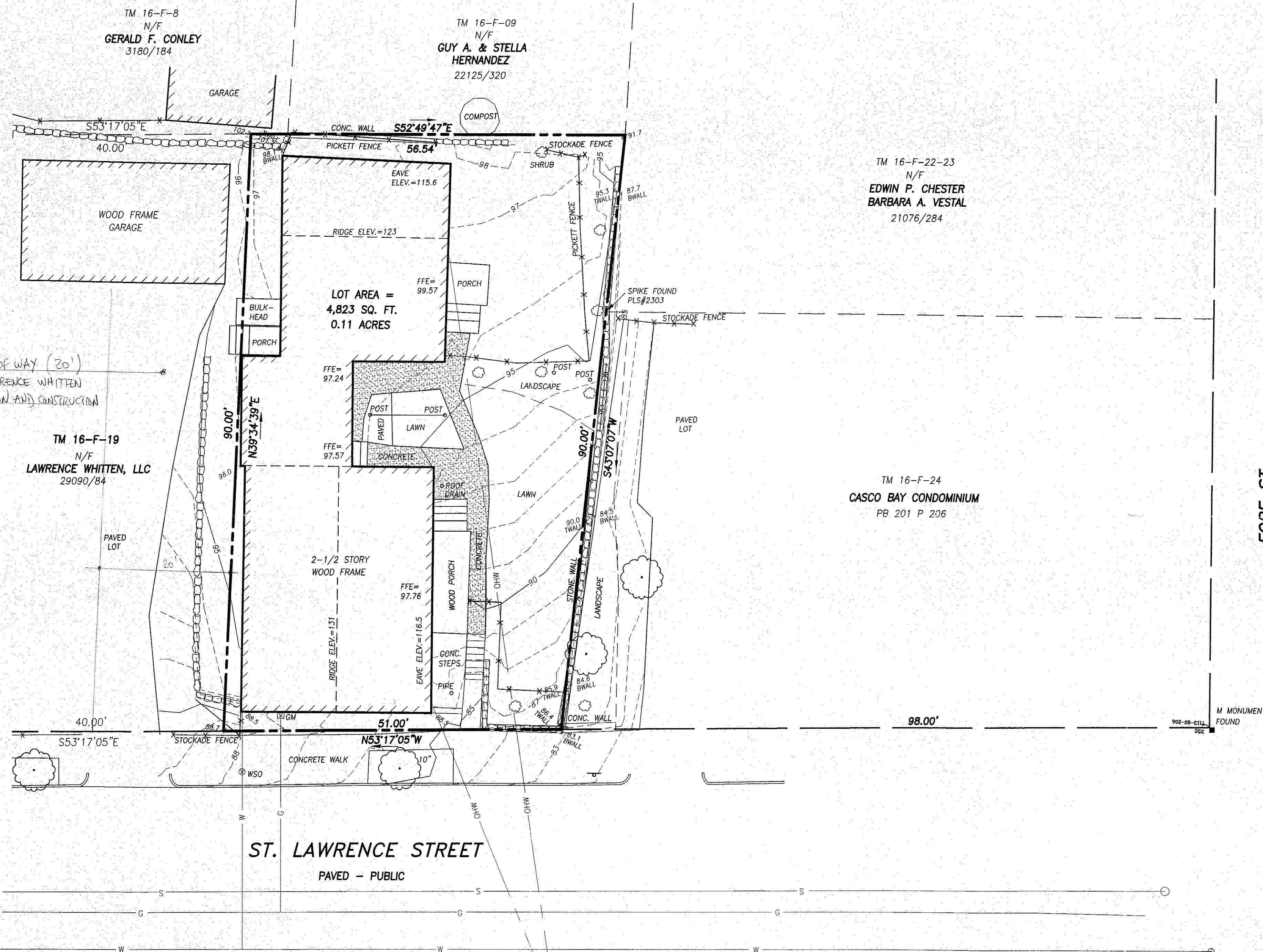
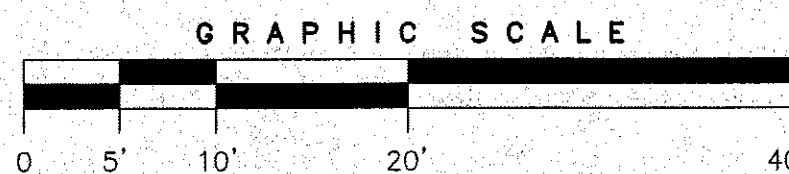


LOCATION MAP
N.T.S.



TEMPORARY RIGHT OF WAY (20')
GRANTED BY LAURENCE WHITTEN
LLC FOR DETRICTION AND CONSTRUCTION

- LEGEND**
- MONUMENT FOUND
 - WATER VALVE OR SHUTOFF SIGN
 - MANHOLE
 - GM GAS METER
 - UTILITY POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - STONE WALL
 - CURB
 - S SANITARY SEWER
 - G GAS LINE
 - W WATER LINE
 - OHW OVERHEAD WIRES
 - 95 1' CONTOUR
 - x 84.6 SPOT GRADE



PLAN REFERENCES

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

NOTES

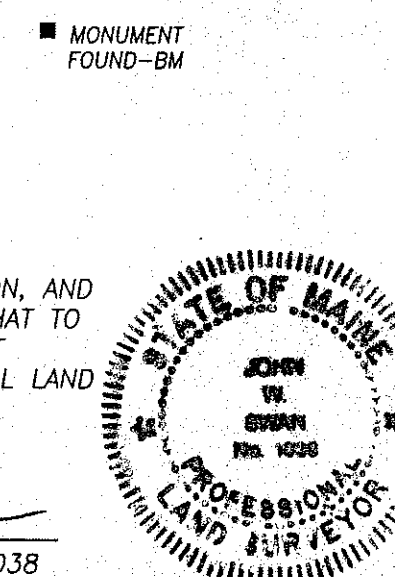
- OWNER OF RECORD: ATELIER 3 LLC, C.C.R.D. BOOK 29213 PAGE 1.
- LOCUS IS SHOWN AS LOT 20 BLOCK F ON CITY OF PORTLAND ASSESSORS MAP 16.
- PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM.
- BENCH MARK: HIGHEST POINT ON "M" MONUMENT AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET, ELEVATION=69.35 NGVD 1929.

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.

1/20/2012
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 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

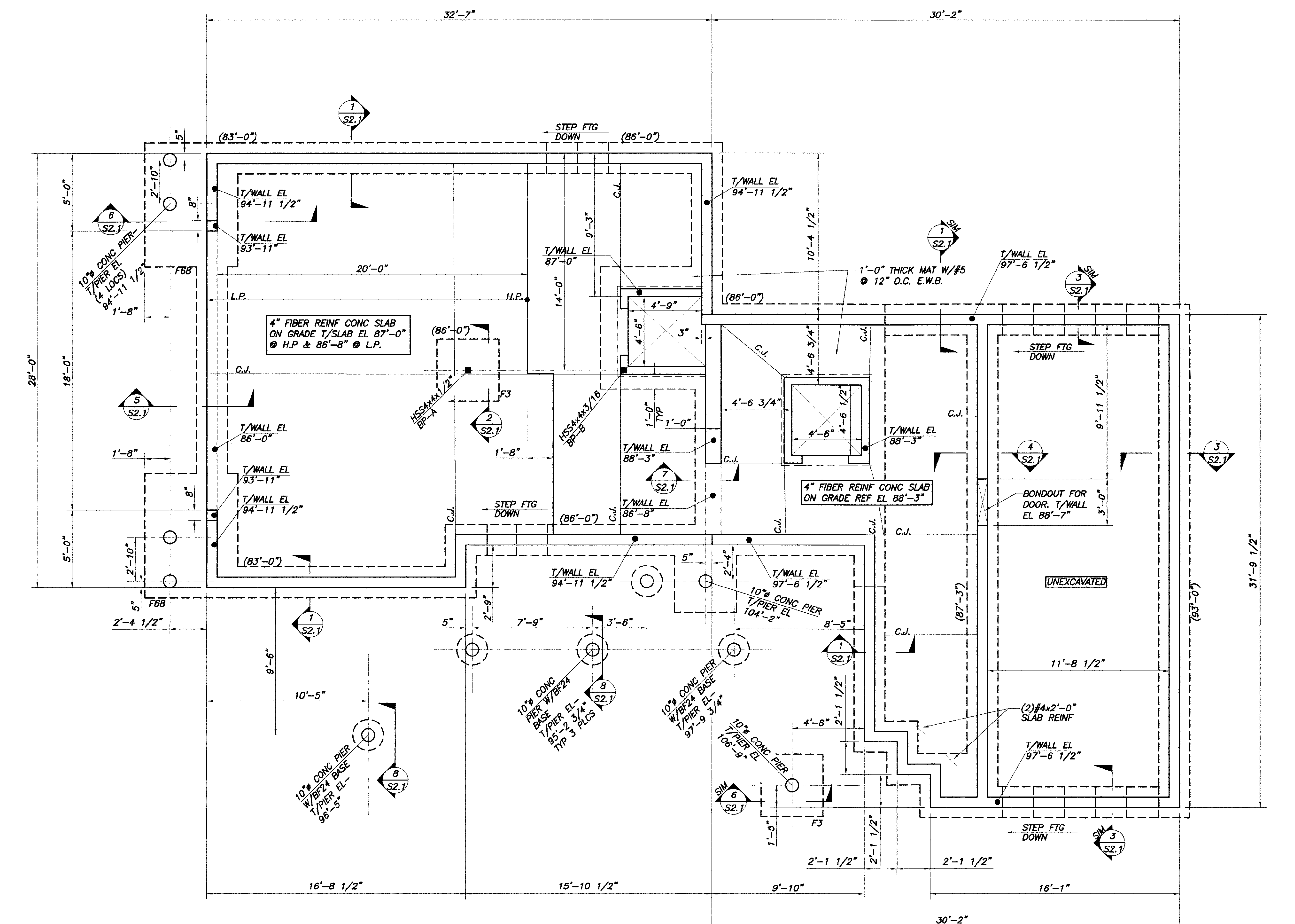
Drwn By	RS	Date	Job No.
Trace By	JLW	JANUARY 16, 2012	2011-183P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1

Per. No.	Date	Issued For
	07/02/12	PERMIT APPLICATION - NOT FOR CONSTRUCTION
	08/19/12	ISSUED FOR BIDDING
	11/11/12	CONSTRUCTION BID DOCUMENTS

TOWN HOUSE A & B
9 & 11 LAWRENCE STREET
FOUNDATION PLANS

Designed	Scale
NRM	NOTED
Drawn	Date
MSK	11/1/12
Checked	Becker job number
NRM	2813

S1.1



FOUNDATION PLAN

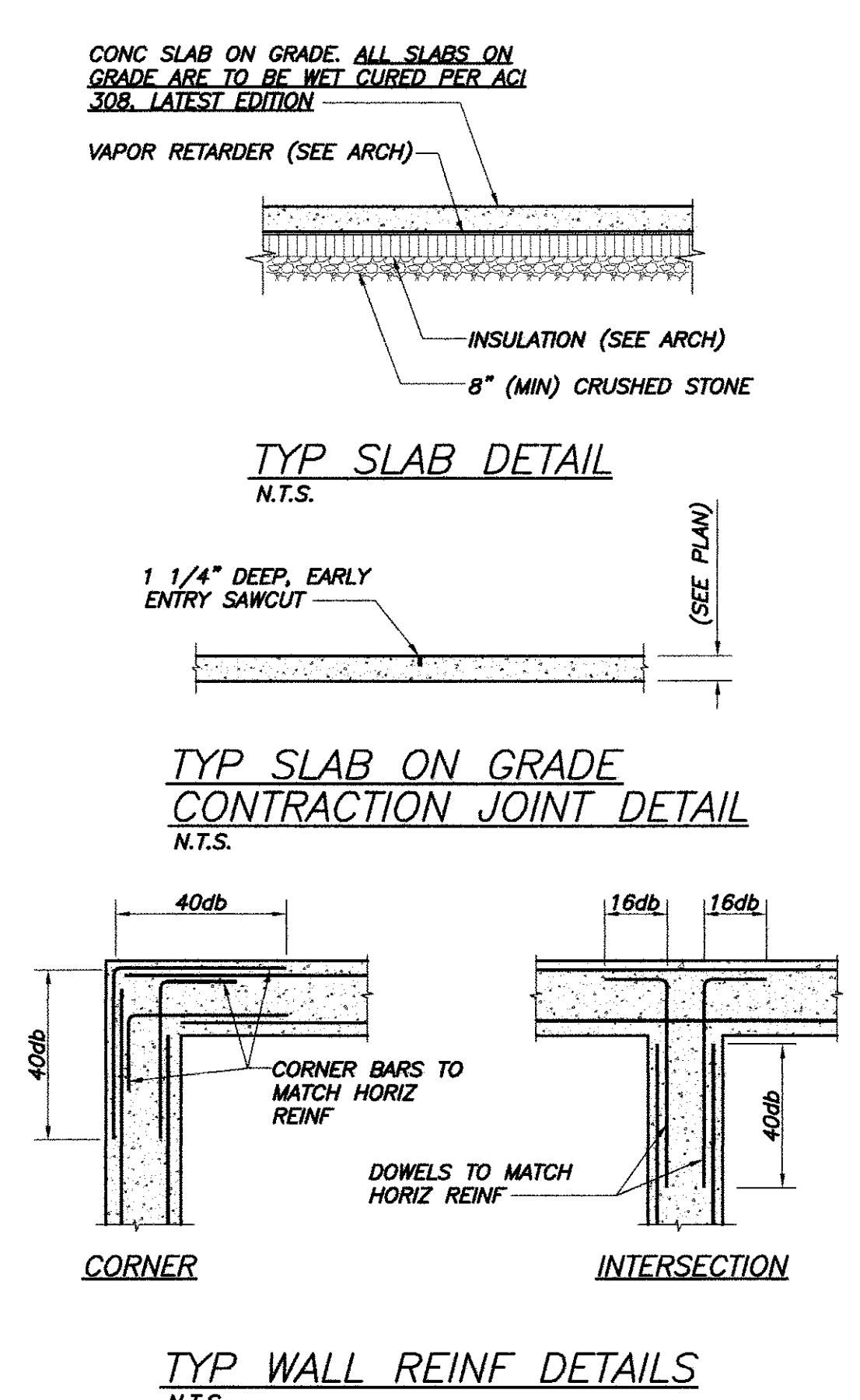
1/4"=1'-0"

NOTES:

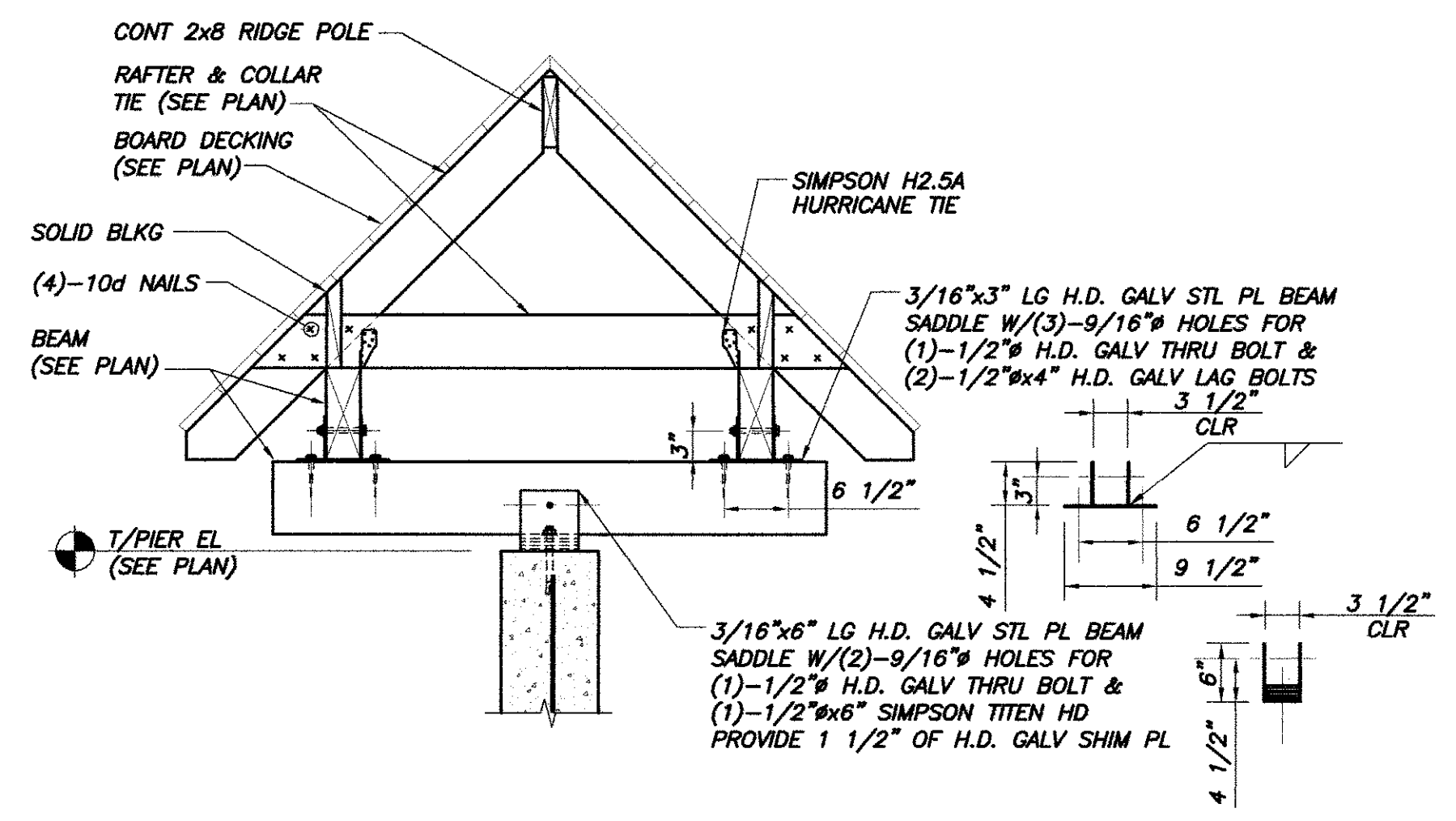
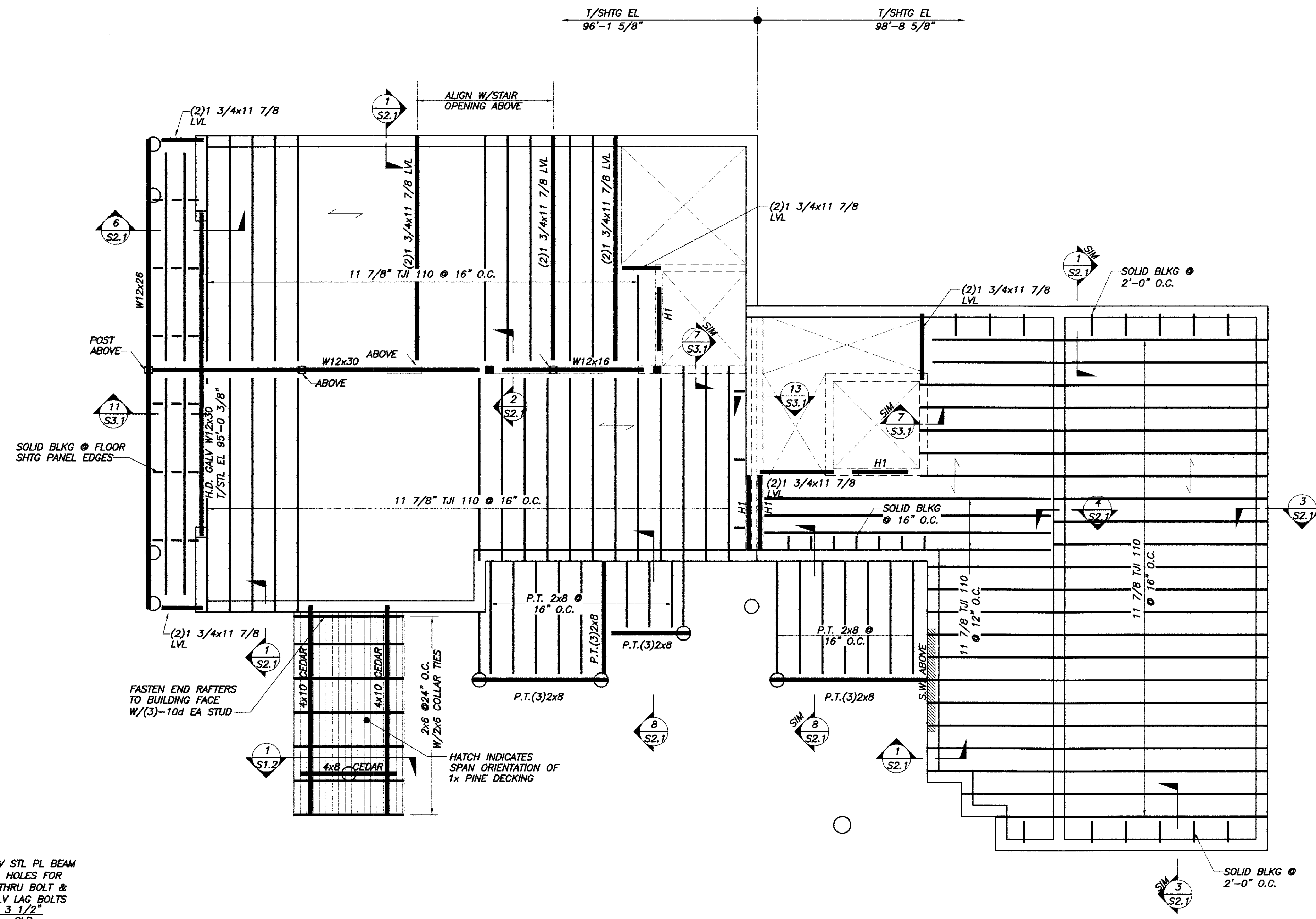
- SEE PLAN FOR T/WALL & T/PIER ELEVATIONS.
- (±XX'-XX") INDICATES TOP OF FOOTING ELEVATION
- C.J. INDICATES SLAB CONTRACTION JOINT. SEE TYP DETAIL DWG S1.0.
- BP- INDICATES BASE PLATE TYPE. SEE DWG S2.1 FOR ADDL INFO.
- F- INDICATES ISOLATED CONCRETE SPREAD FOOTING. SEE SCHEDULE THIS DWG FOR ADDL INFO.

FOOTING SCHEDULE

MARK	SIZE	REINF (E.W.B. U.N.O.)
F3	3'-0"x3'-0"x1'-0" THICK	4#5 E.W.B.
F88	6'-0"x8'-0"x1'-0" THICK	7#5 L.W.B. 9#5 S.W.B.



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FIRST FLOOR FRAMING PLAN

1/4"=1'-0"

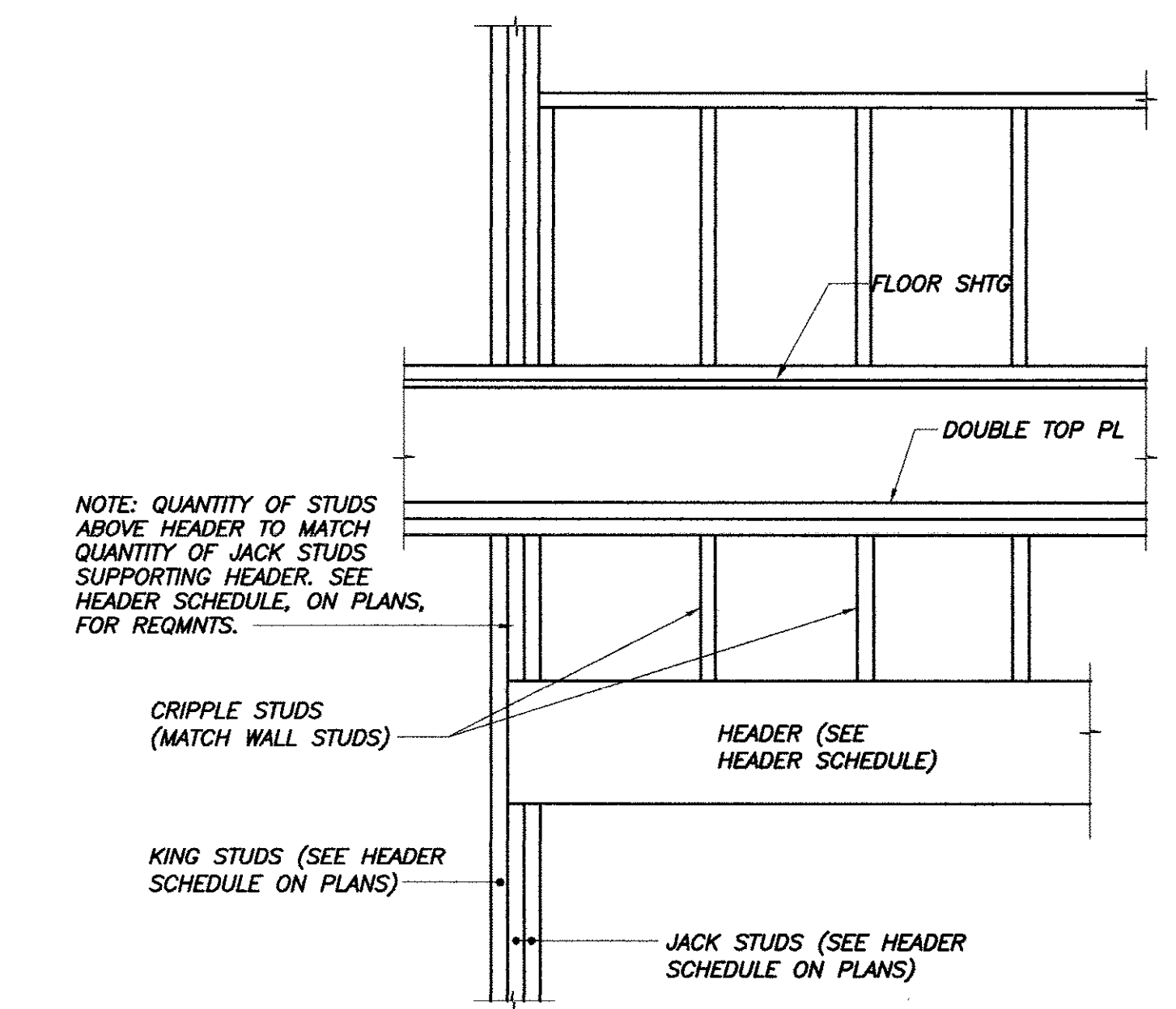
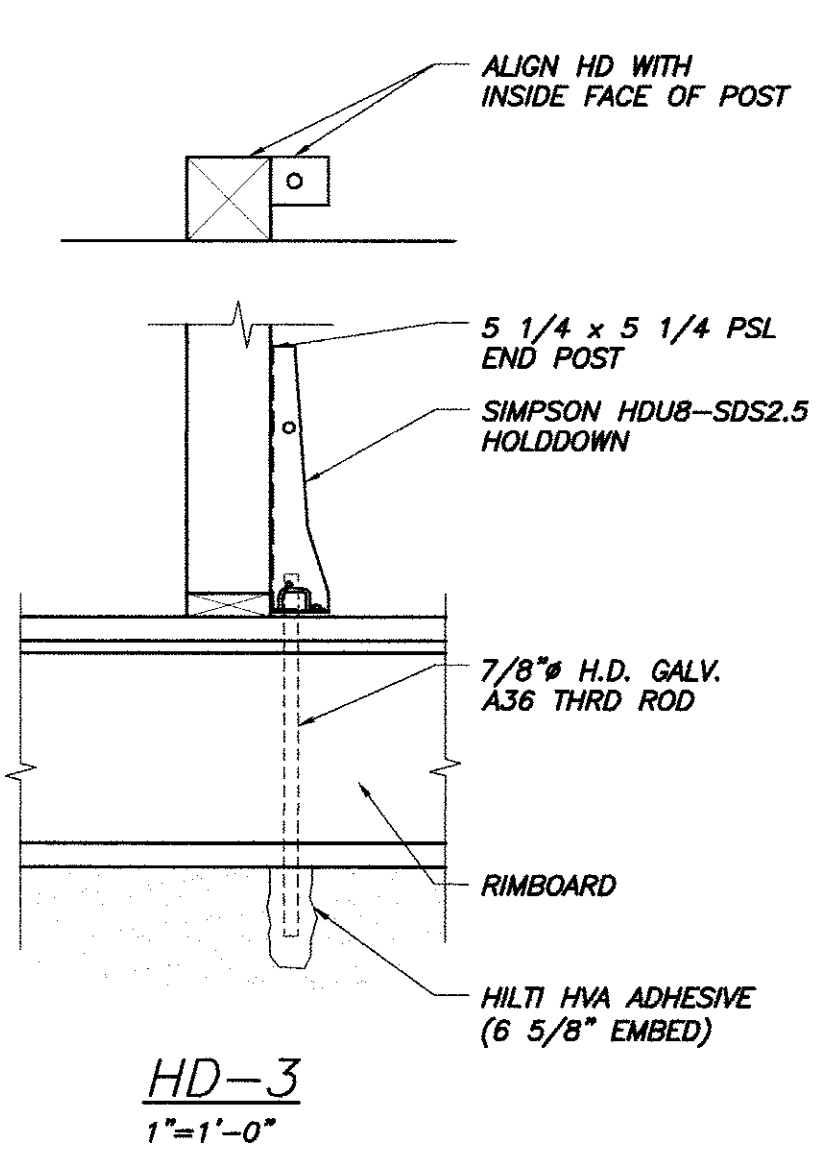
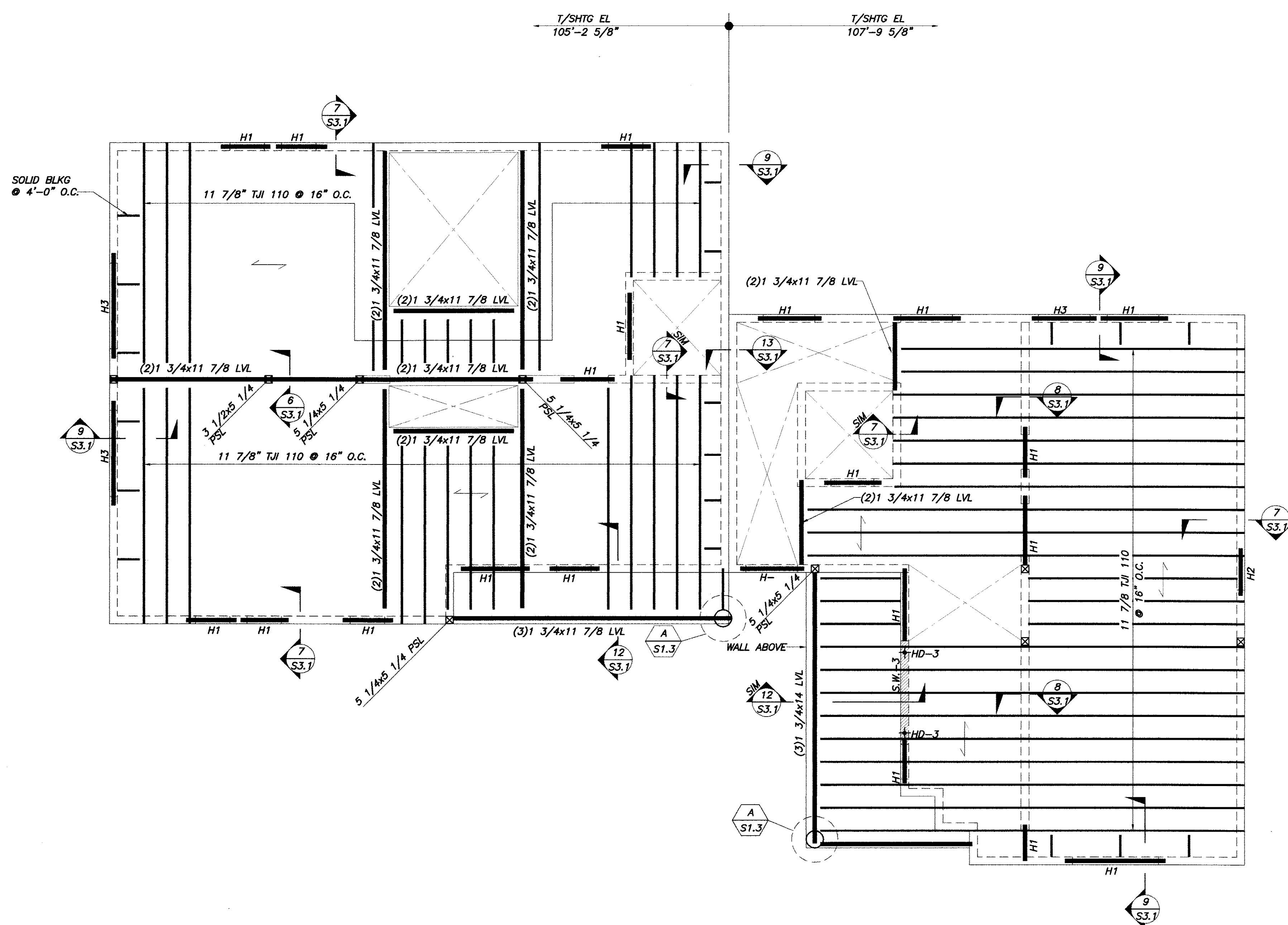
NOTES:

- ← INDICATES SPAN DIRECTION OF 3/4" ADVANTECH FLOOR SHEATHING. SEE PLAN FOR TOP OF SHEATHING ELEVATION.
- T/STL EL 96'-0 7/8" U.N.O.
- H- INDICATES HEADER LOCATION. SEE SCHEDULE S1.3.
- G/C SHALL COORDINATE ELEVATOR SHAFT WALL FRAMING W/ APPROVED ELEVATOR SHOP DRAWINGS. SEE MANUFACTURER FOR RAIL ATTACHMENT.

PERGOLA SECTION

3/4"=1'-0"

1
S1.2



NOTE: QUANTITY OF STUDS ABOVE HEADER TO MATCH QUANTITY OF JACK STUDS SUPPORTING HEADER. SEE HEADER SCHEDULE, ON PLANS, FOR REQMTS.

TYP HEADER DETAIL
N.T.S.

NOTE: PROVIDE INSULATION WITHIN HEADERS IN EXTERIOR WALLS WHERE (2)2x OR (2) LVLs ARE SPECIFIED. COORDINATE REQUIREMENTS WITH ARCH.

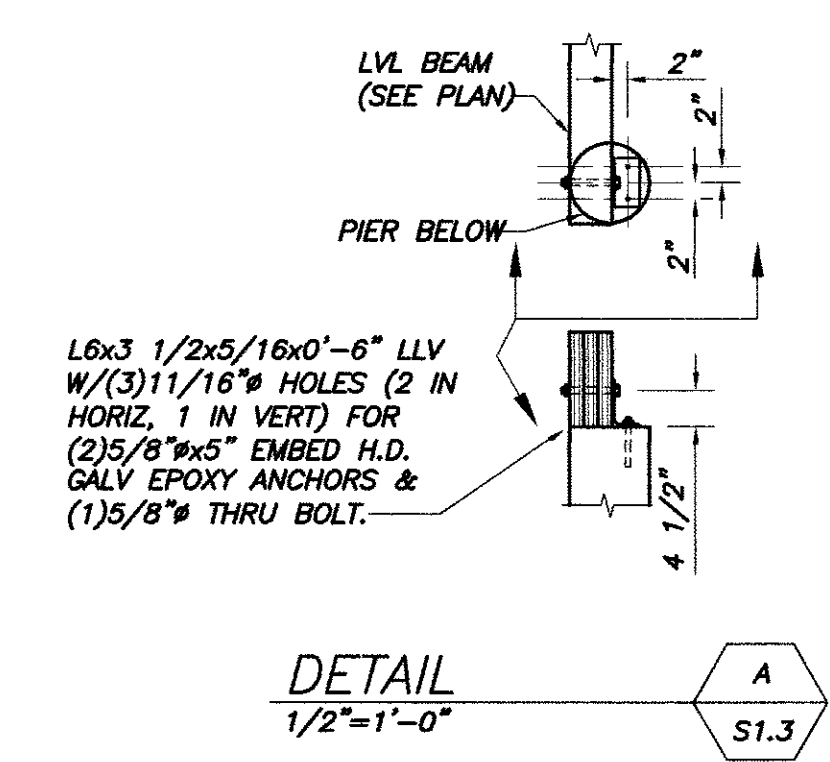
SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

- NOTES:**
- ← INDICATES SPAN DIRECTION OF 3/4" ADVANTECH T&G FLOOR SHEATHING. SEE PLAN FOR TOP OF SHEATHING ELEVATION.
 - H- INDICATES HEADER LOCATION. SEE SCHEDULE THIS DWG.
 - G/C SHALL COORDINATE ELEVATOR SHAFT WALL FRAMING W/ APPROVED ELEVATOR SHOP DRAWINGS. SEE MANUFACTURER FOR RAIL ATTACHMENT.
 - S.W. INDICATES SHEARWALL LOCATION. SEE SCHEDULE THIS DWG FOR ADDL INFO.
 - HD- INDICATES SHEARWALL HOLDDOWN. SEE DETAIL THIS SHEET.

HEADER SCHEDULE		
MARK	SIZE	JAMB, U.N.O.
H1	(2)2x6	(3)2x6: (1)2x6 JACK & (2)2x6 KING
H2	(3)2x8	(3)2x6: (1)2x6 JACK & (2)2x6 KING
H3	(3)1 3/4x7 1/4 LVL	(4)2x6: (2)2x6 JACK & (2)2x6 KING

SHEARWALL SCHEDULE		
MARK	PANEL	EDGE NAILING PATTERN
S.W.-1	1/2" SHEATHING	Bd @ 6" O.C.
S.W.-2	1/2" SHEATHING (BOTH SIDES)	Bd @ 4" O.C.
S.W.-3	1/2" SHEATHING	Bd @ 3" O.C.

- PROVIDE Bd @ 12" O.C. @ INTERMEDIATE PANEL SUPPORTS.
- PROVIDE STUDS & BLKG @ ALL PANEL EDGES.
- PROVIDE (2)2x6 STUDS & BLKG @ PANEL EDGES @ S.W.-2.



Permit No. 07/02/12
 Issued For PERMIT APPLICATION- NOT FOR CONSTRUCTION
 Date 08/19/12 ISSUED FOR BIDDING
 New No. 11/1/12 CONSTRUCTION BID DOCUMENTS

TOWN HOUSE A & B
 9 & 11 LAWRENCE STREET
 SECOND FLOOR FRAMING PLANS

Designed	NRM	Scale	NOTED
Drawn	MSK	Date	11/1/12
Checked	NRM	Revised Job Number	2813

S1.3

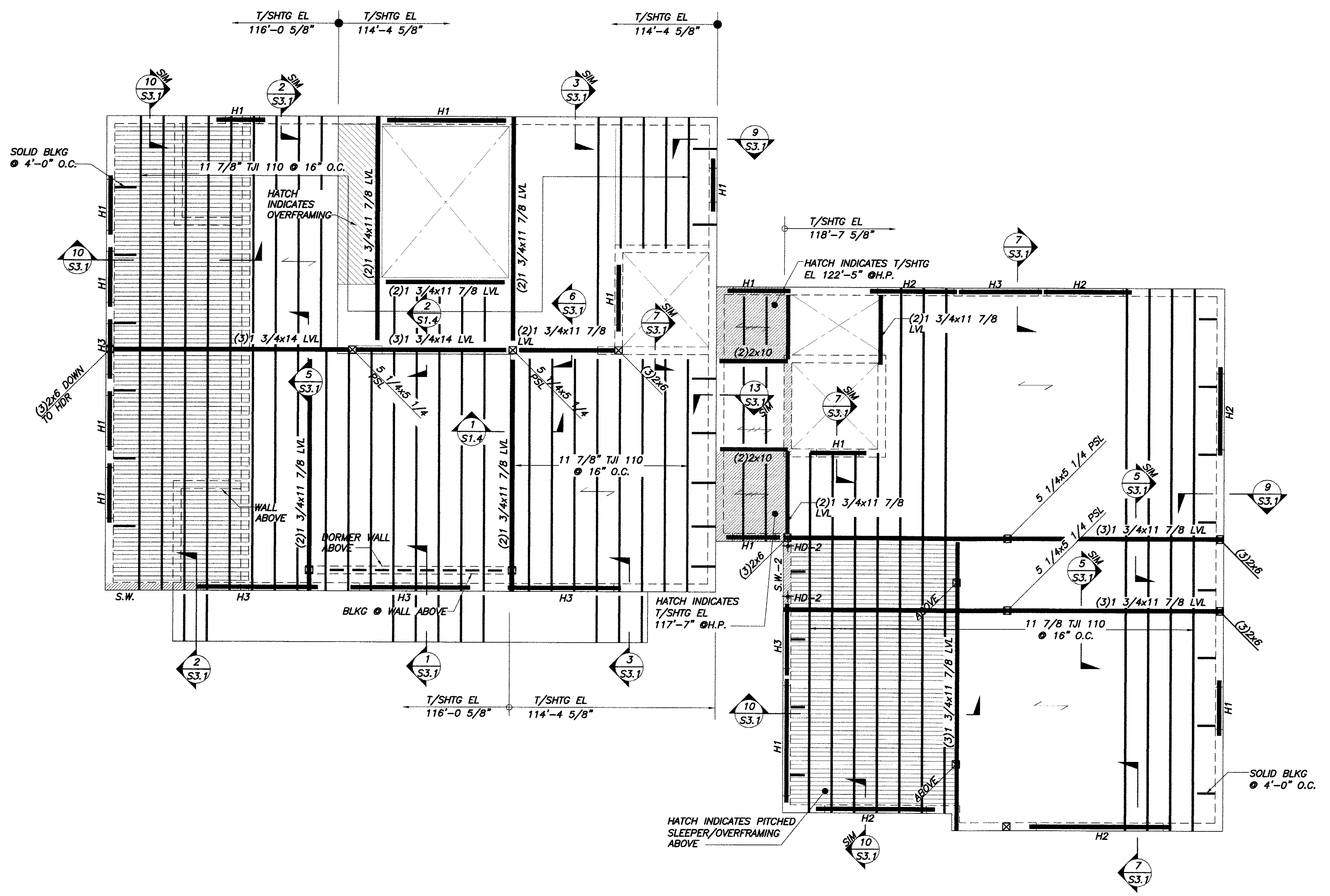
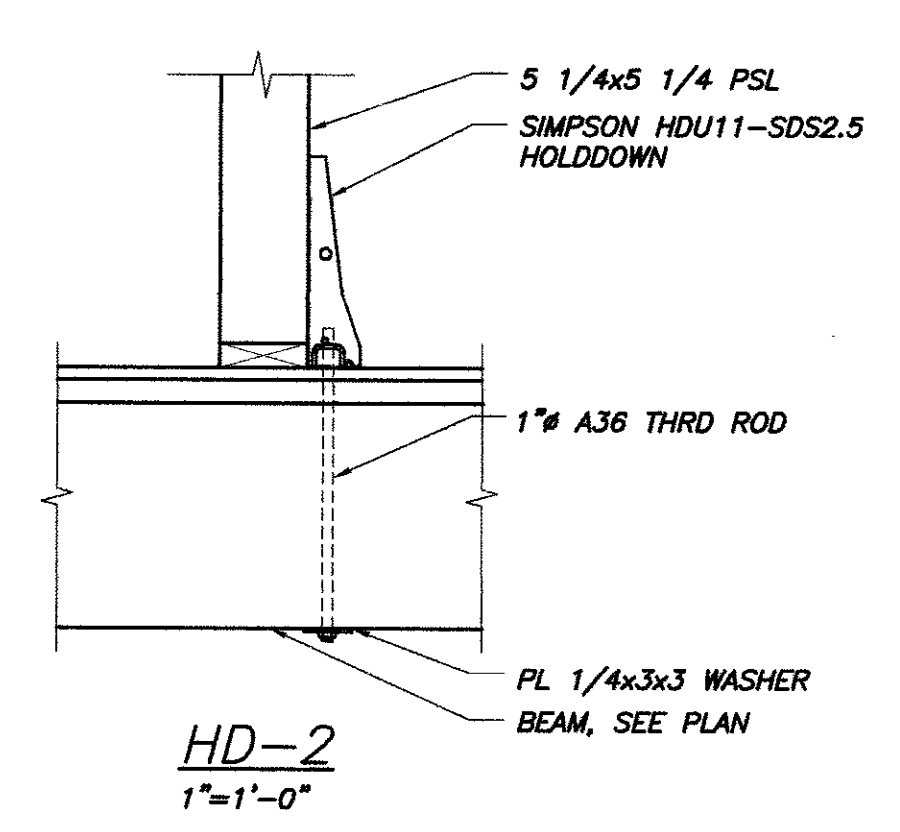
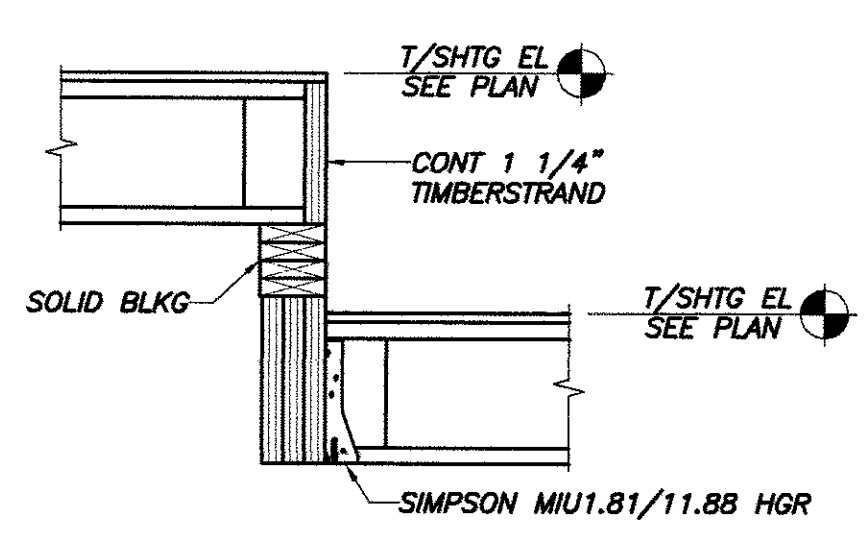
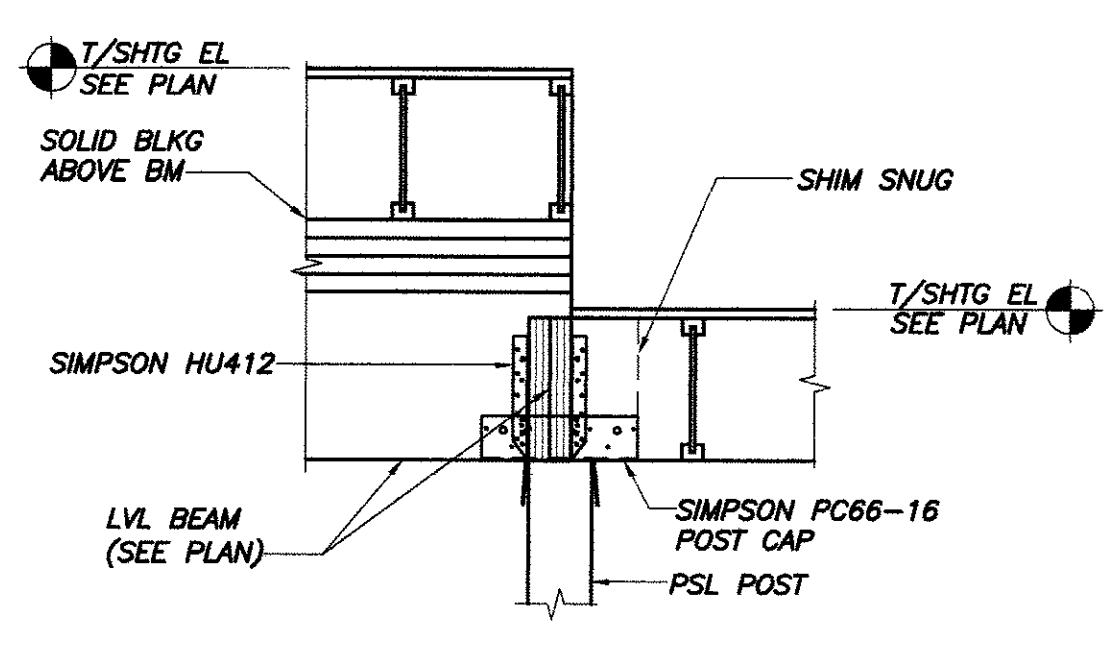
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Permitted For
 07/02/12
 09/15/12
 11/11/12
 PERMIT APPLICATION - NOT FOR CONSTRUCTION
 ISSUED FOR BIDDING
 CONSTRUCTION BID DOCUMENTS

TOWN HOUSE A & B
 9 & 11 LAWRENCE STREET
 THIRD FLOOR FRAMING PLANS

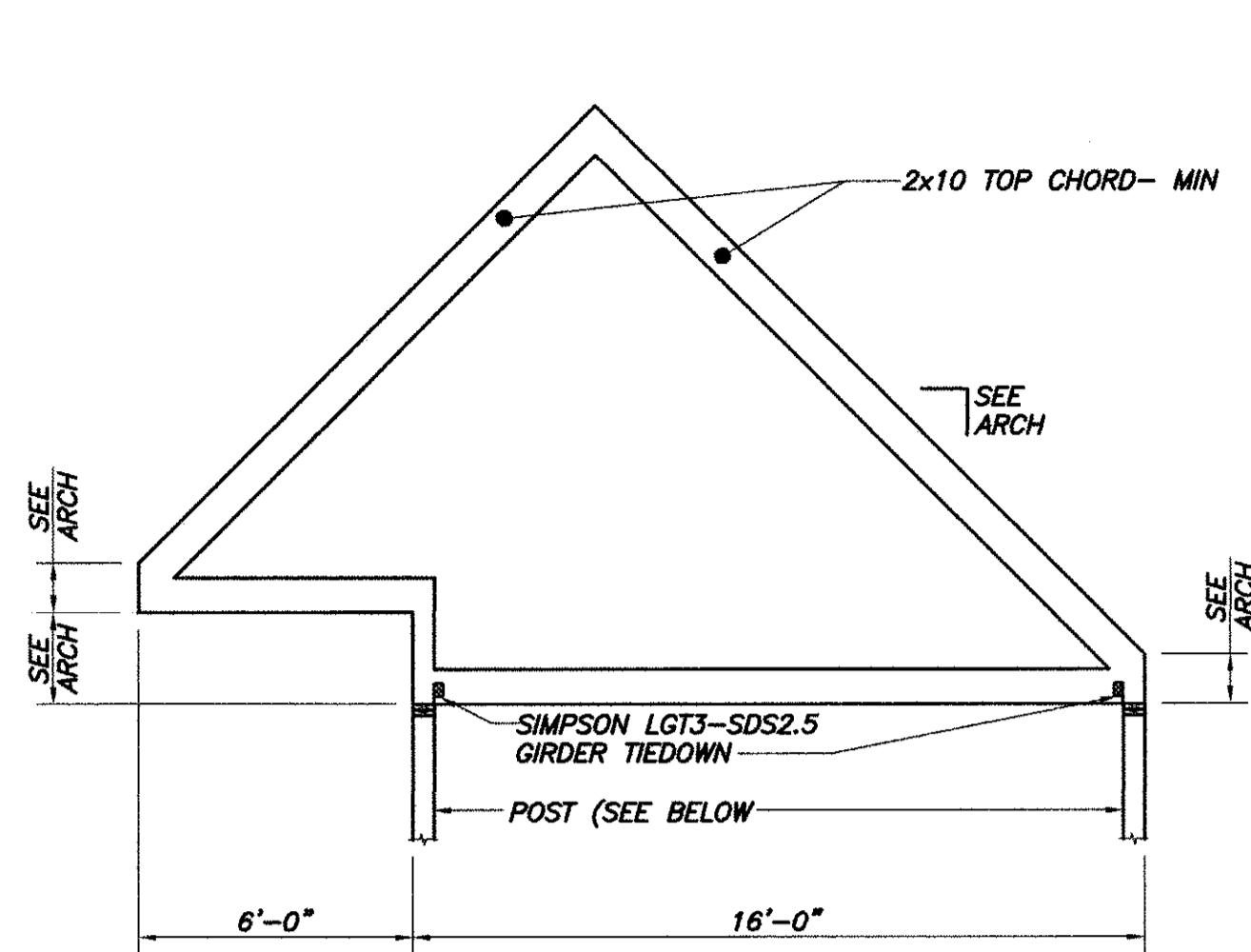
Designed	NRM	Scale	NOTED
Drawn	MSK	Date	11/1/12
Checked	NRM	Becker Job Number	2813

S1.4



- NOTES:**
1. INDICATES SPAN DIRECTION OF 3/4" ADVANTECH FLOOR SHEATHING. SEE PLAN FOR TOP OF SHEATHING ELEVATION.
 2. INDICATES SPAN DIRECTION OF 5/8" ROOF SHEATHING.
 3. H- INDICATES HEADER LOCATION. SEE SCHEDULE S1.3.
 4. G/C SHALL COORDINATE ELEVATOR SHAFT WALL FRAMING W/ APPROVED ELEVATOR SHOP DRAWINGS. SEE MANUFACTURER FOR RAIL ATTACHMENT.
 5. INDICATES SHEARWALL LOCATION. SEE SCHEDULE ON S1.3.
 6. INDICATES SHEARWALL HOLDDOWN. SEE DETAIL THIS SHEET.

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GIRDER TRUSS "T1" ELEVATION

1/4"=1'-0"

NOTES:

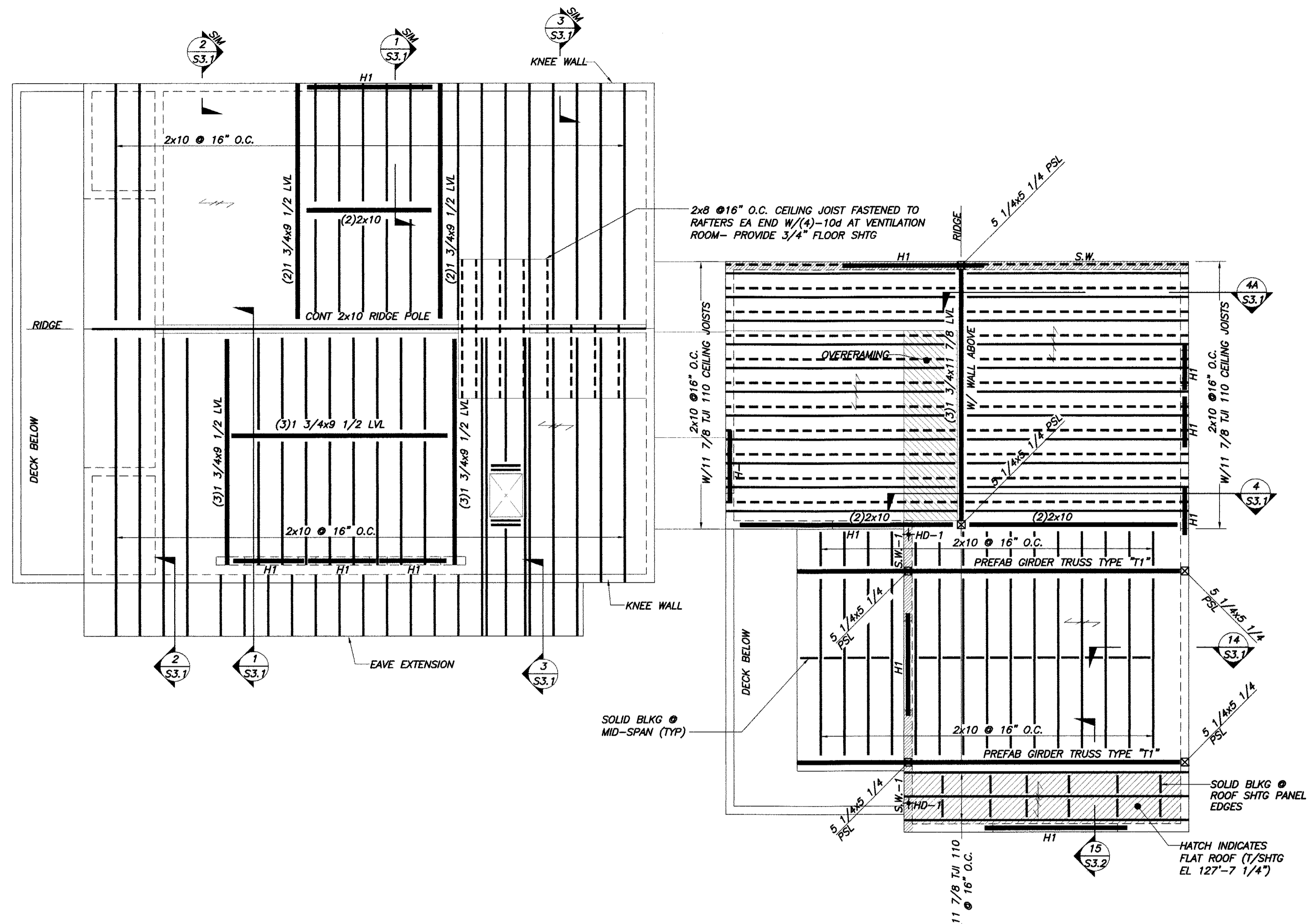
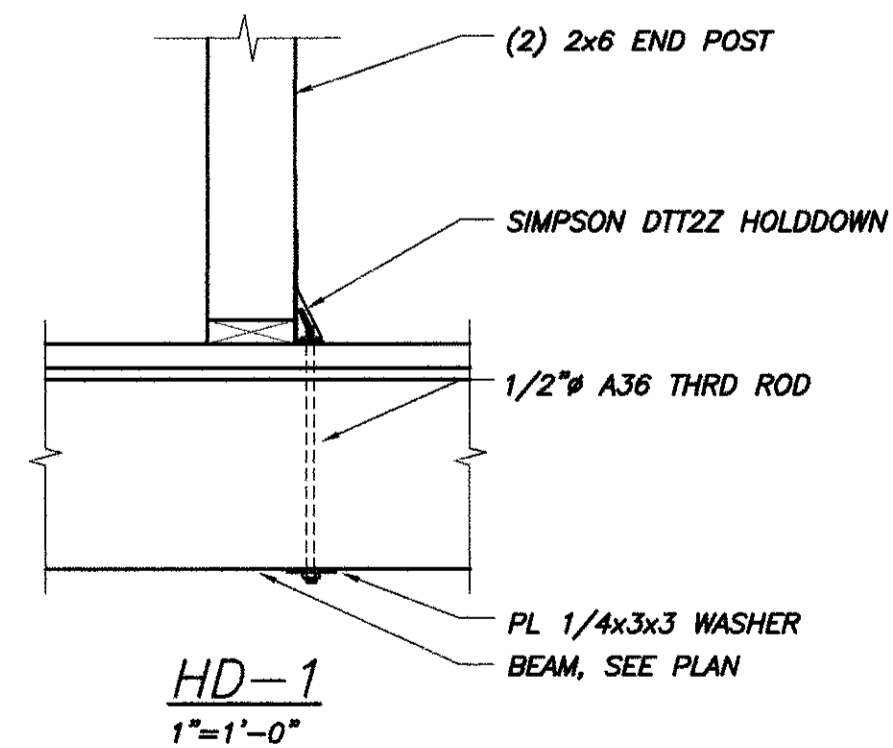
1. ALL LOADS SHALL BE DETERMINED UTILIZING A TRIBUTARY WIDTH OF 6'-0".
2. TRUSS SHALL BE 3 PLY OR 4 1/2" MIN WIDTH.
3. TIEDOWN PRODUCT SUBJECT TO CHANGE PENDING TRUSS DESIGN SUBMITTAL. CONFIRM WITH TRUSS MANUF.

ROOF TRUSS DESIGN LOADS

THE FOLLOWING DESIGN LOADS SHALL BE USED FOR THE DESIGN OF THE TRUSSES, UNLESS NOTED OTHERWISE.

- TOP CHORD DEAD LOAD.....10 PSF
- TOP CHORD SNOW LOAD.....46 PSF
- TOP CHORD SNOW LOAD.....60 PSF (MAX UNBALANCED)
- BOT CHORD DEAD LOAD.....10 PSF

SEE FRAMING PLANS & ARCHITECTURAL DWGS FOR ADDITIONAL INFORMATION.

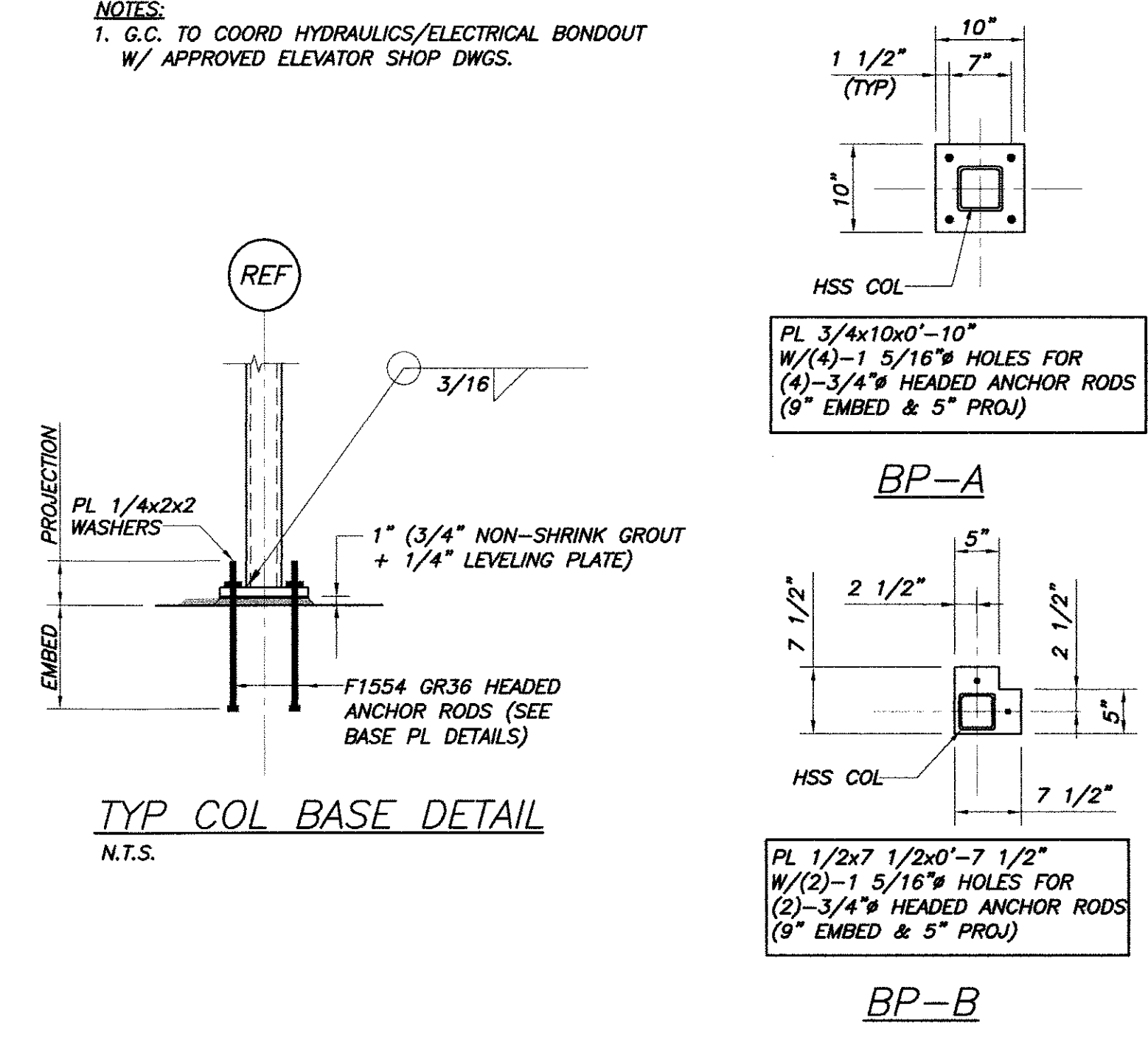
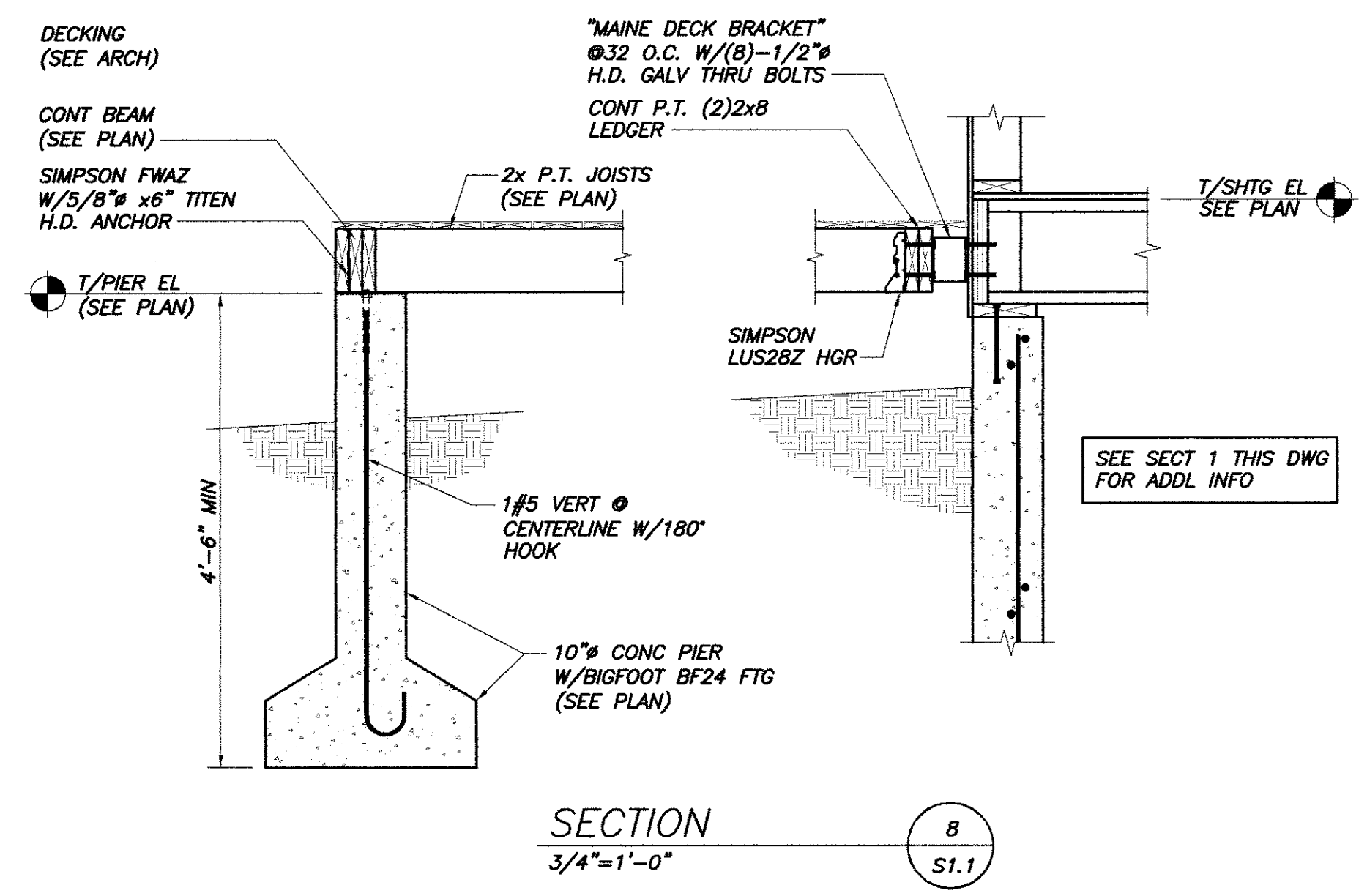
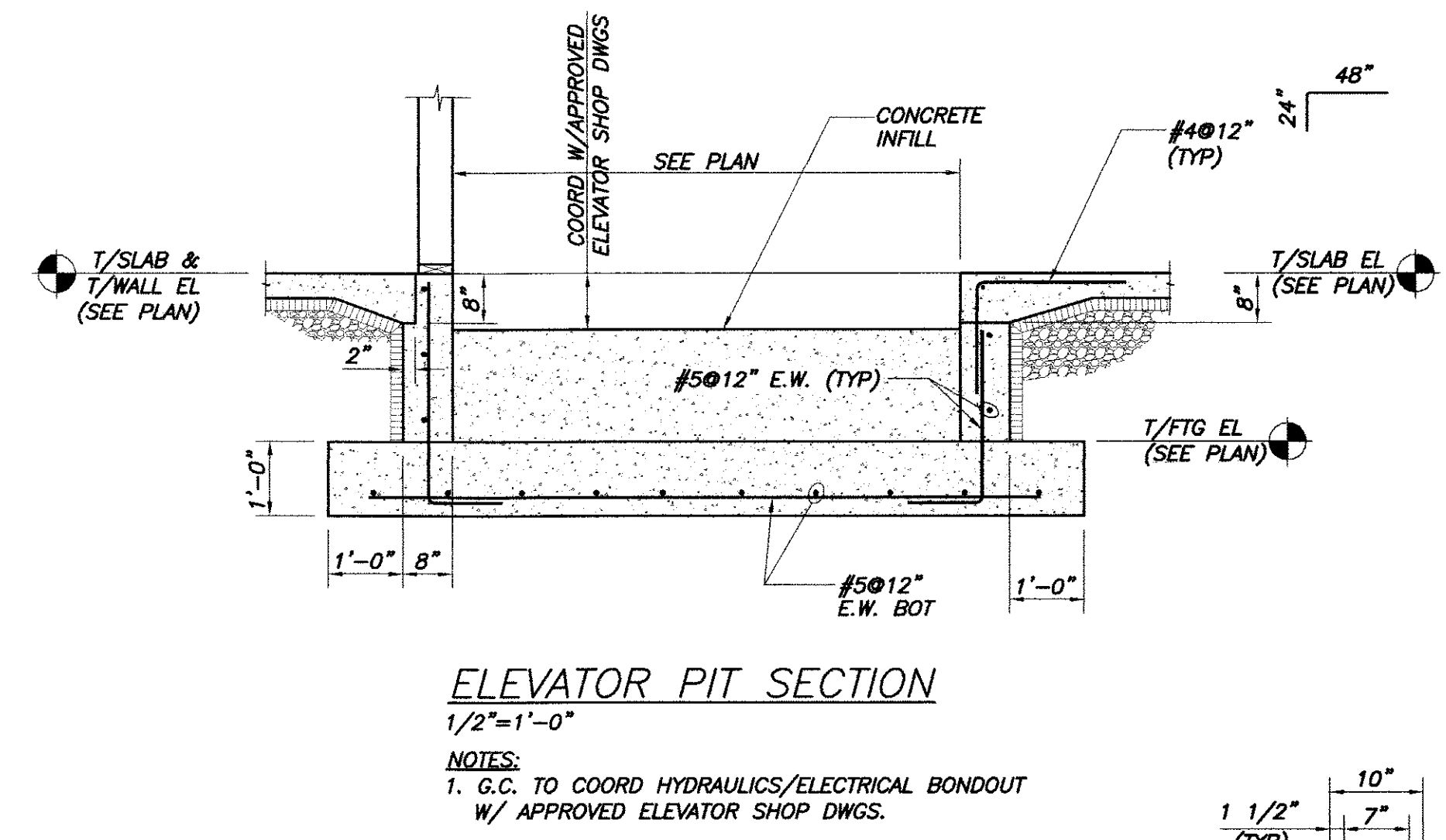
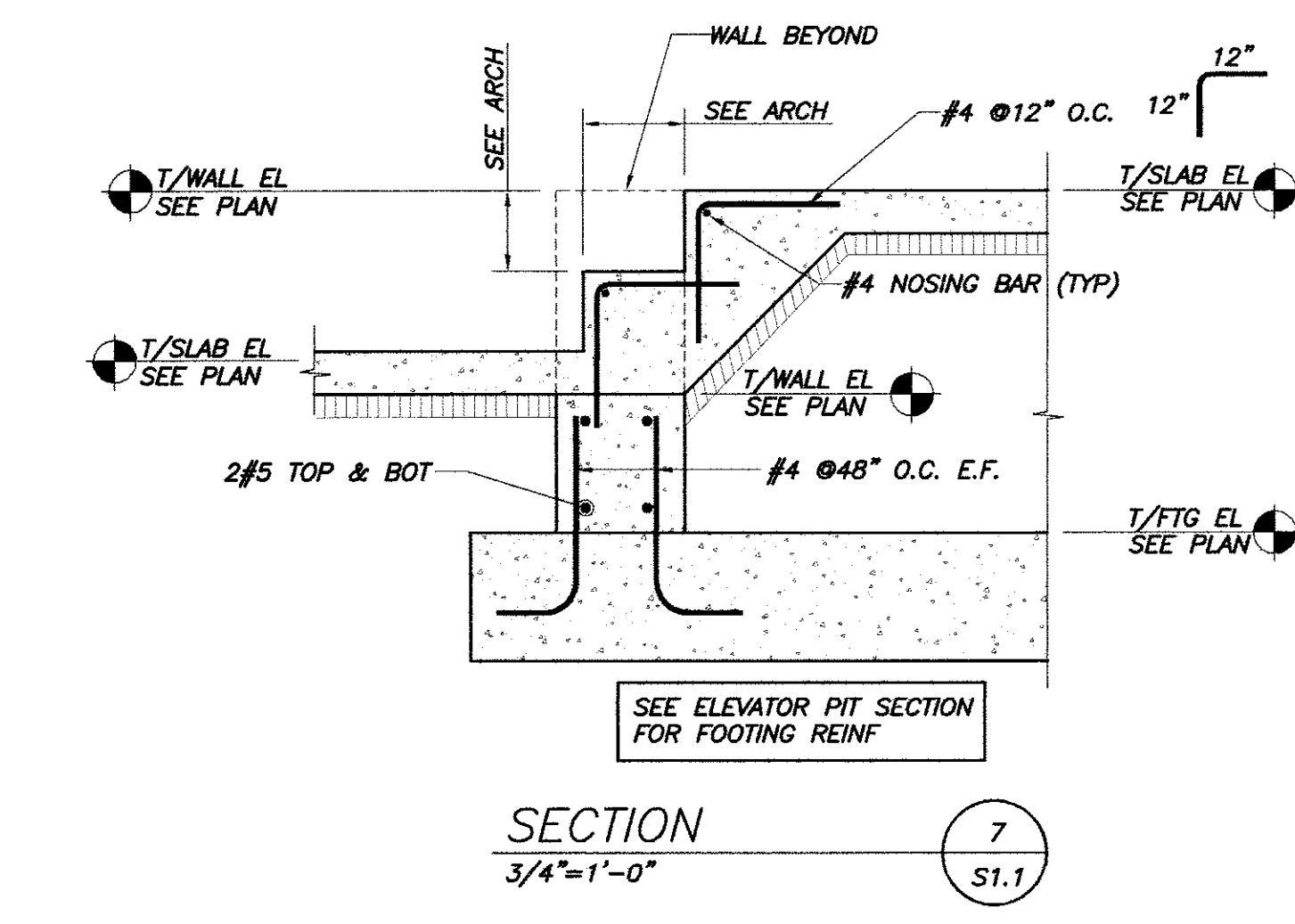
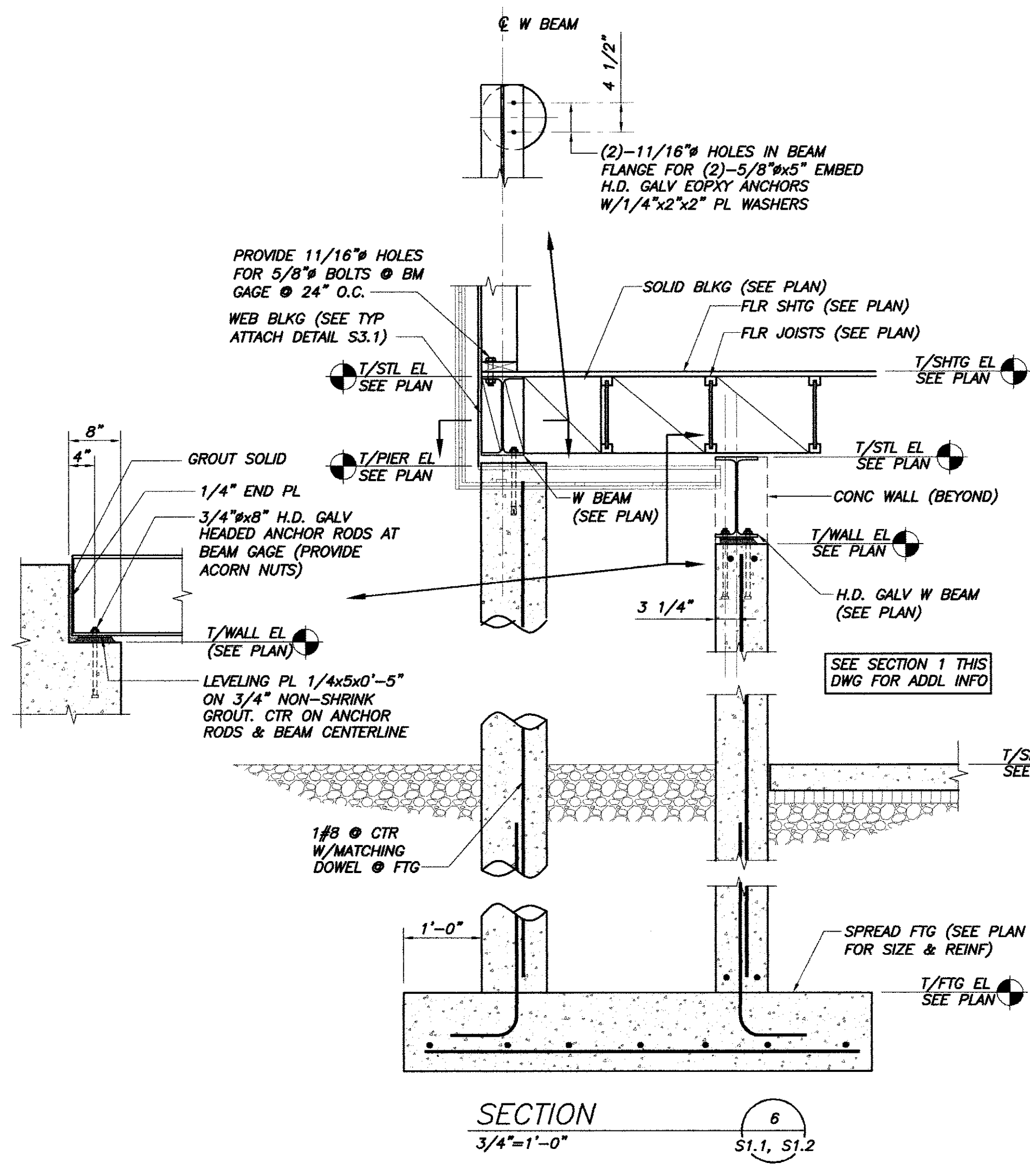
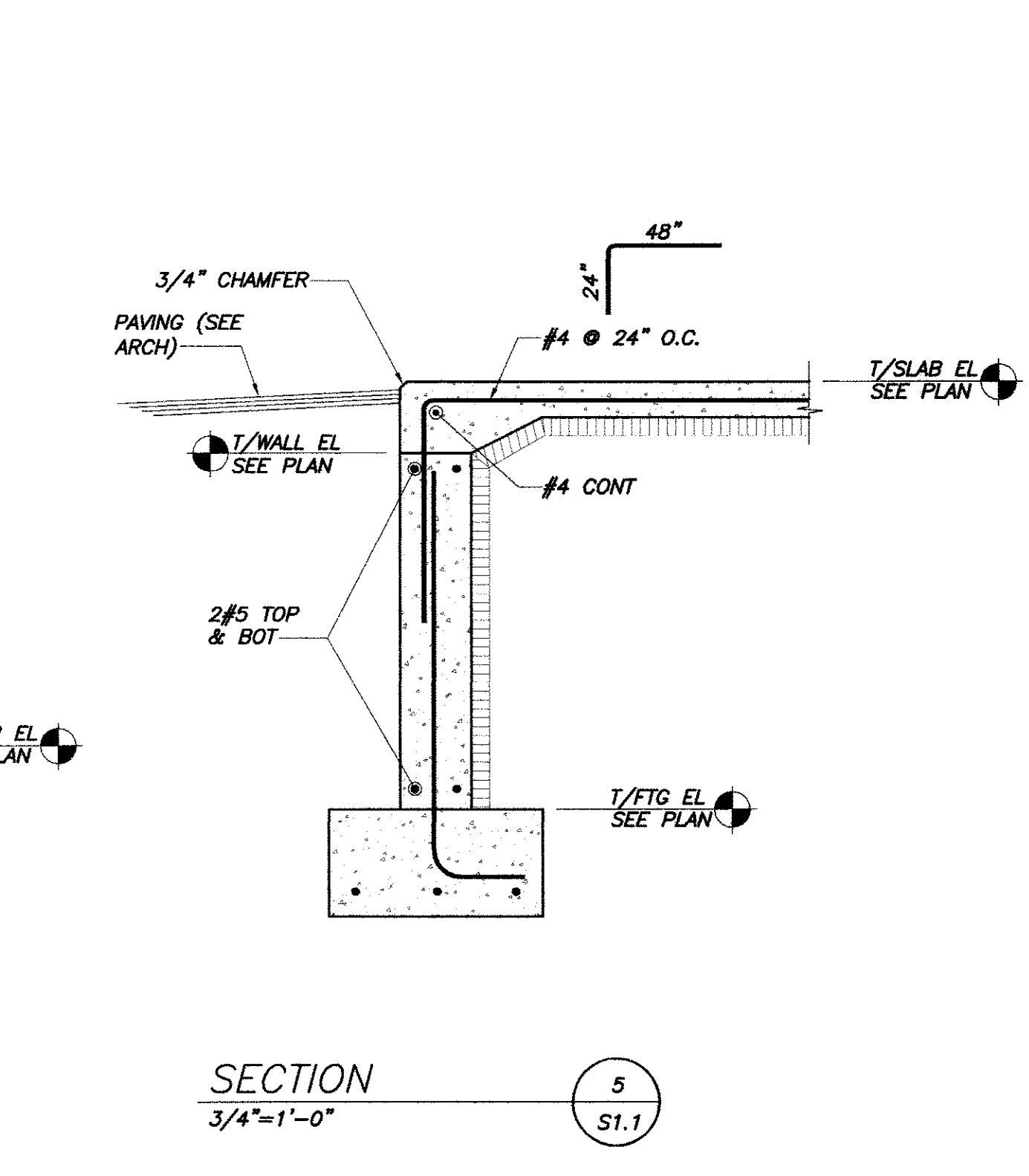
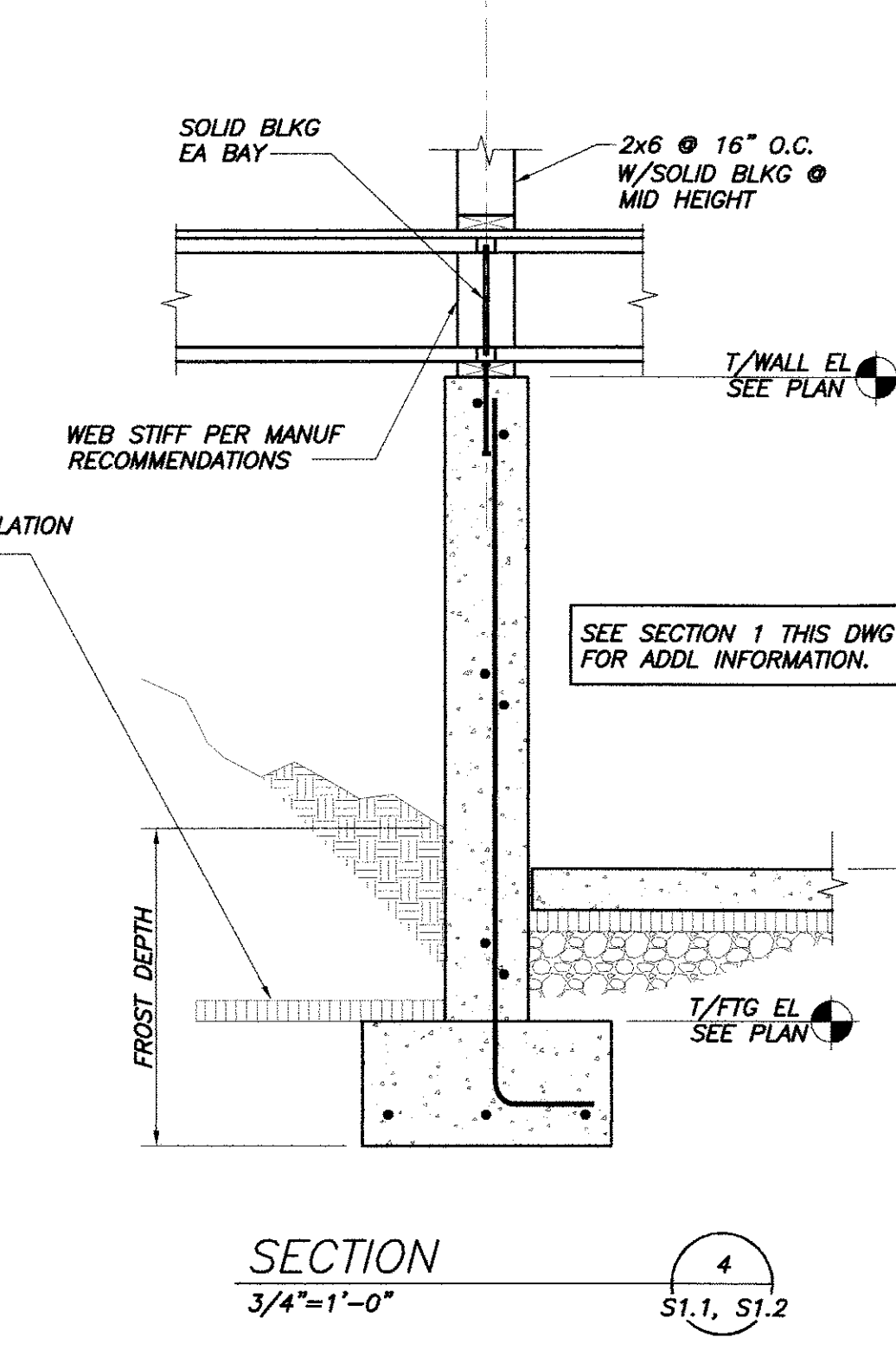
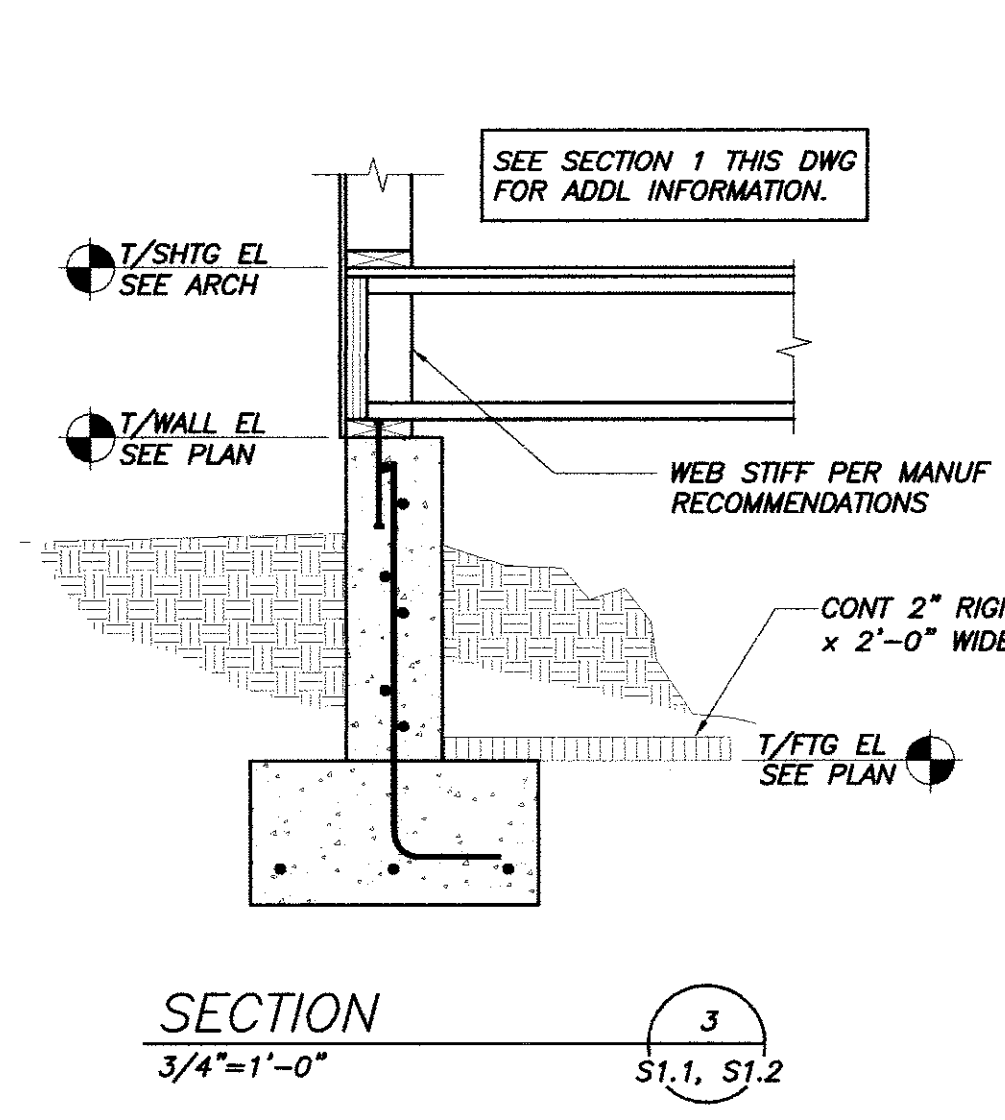
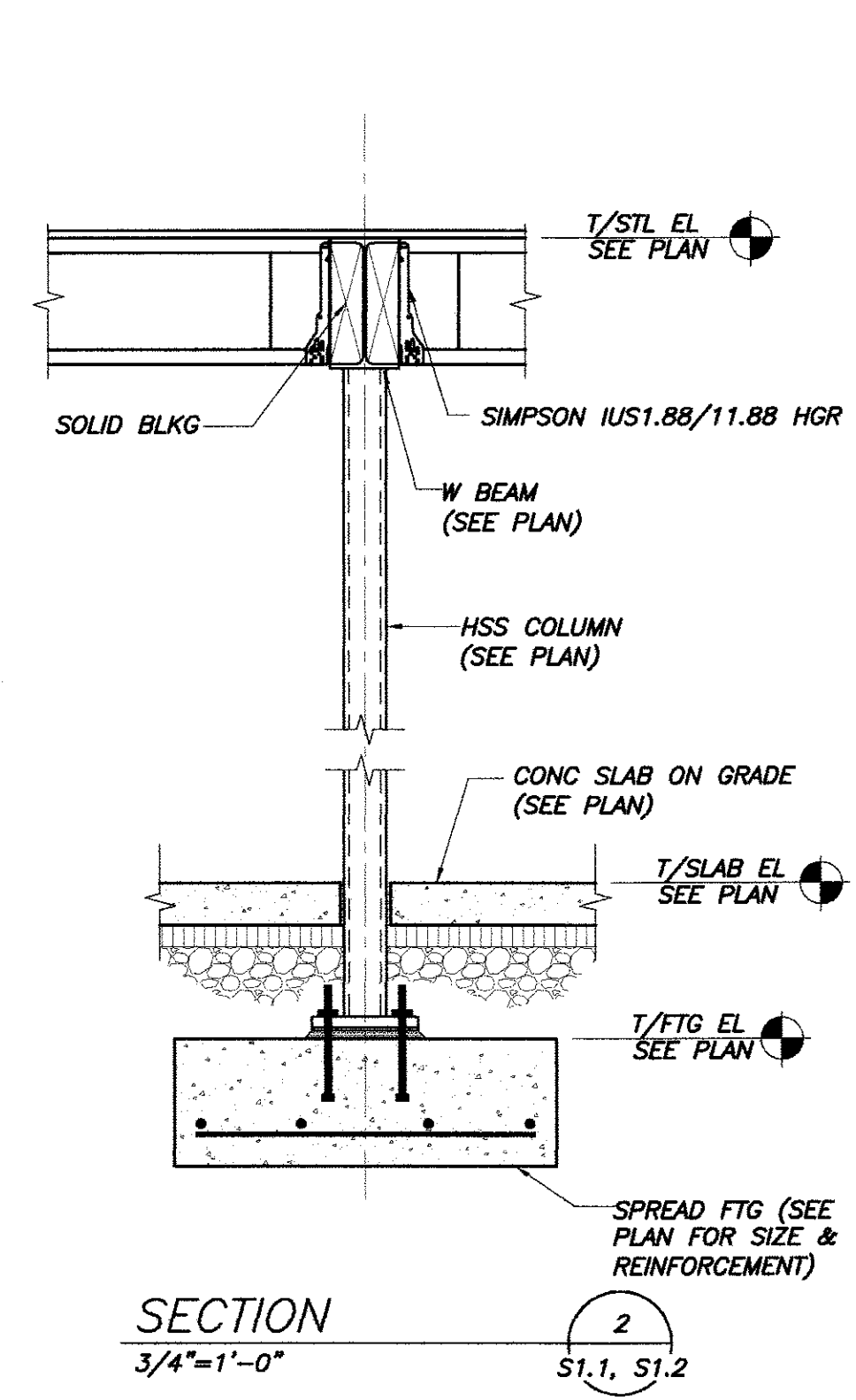
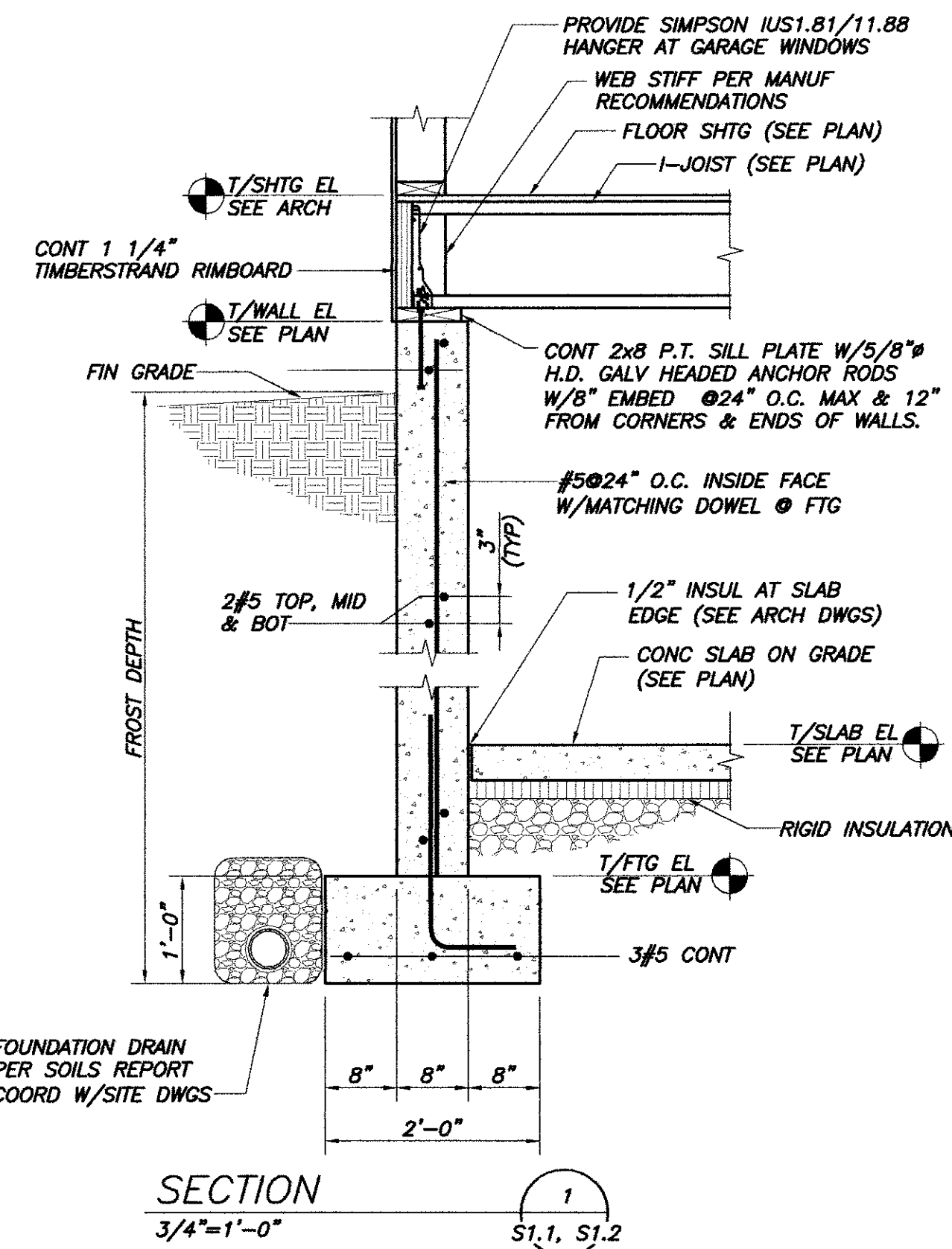


ROOF FRAMING PLAN

1/4"=1'-0"

NOTES:

1. INDICATES SPAN DIRECTION OF 5/8" ROOF SHEATHING.
2. INDICATES HEADER LOCATION. SEE SCHEDULE ON S1.3.
3. INDICATES SHEARWALL LOCATION. SEE SCHEDULE ON S1.3.
4. INDICATES SHEARWALL HOLDDOWN. SEE DETAIL THIS SHEET.



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Drawn	MSK
Checked	NRM
Date	11/1/12
Issued For	CONSTRUCTION BID DOCUMENTS
Permit Application	NOT FOR CONSTRUCTION
Issued For Bidding	09/19/12
Construction Bid Documents	11/1/12

TOWN HOUSE A & B
9 & 11 LAWRENCE STREET
SECTIONS & DETAILS

Designed	Scale
NRM	NOTED
Drawn	Date
MSK	11/1/12
Checked	Becker Job Number
NRM	2813

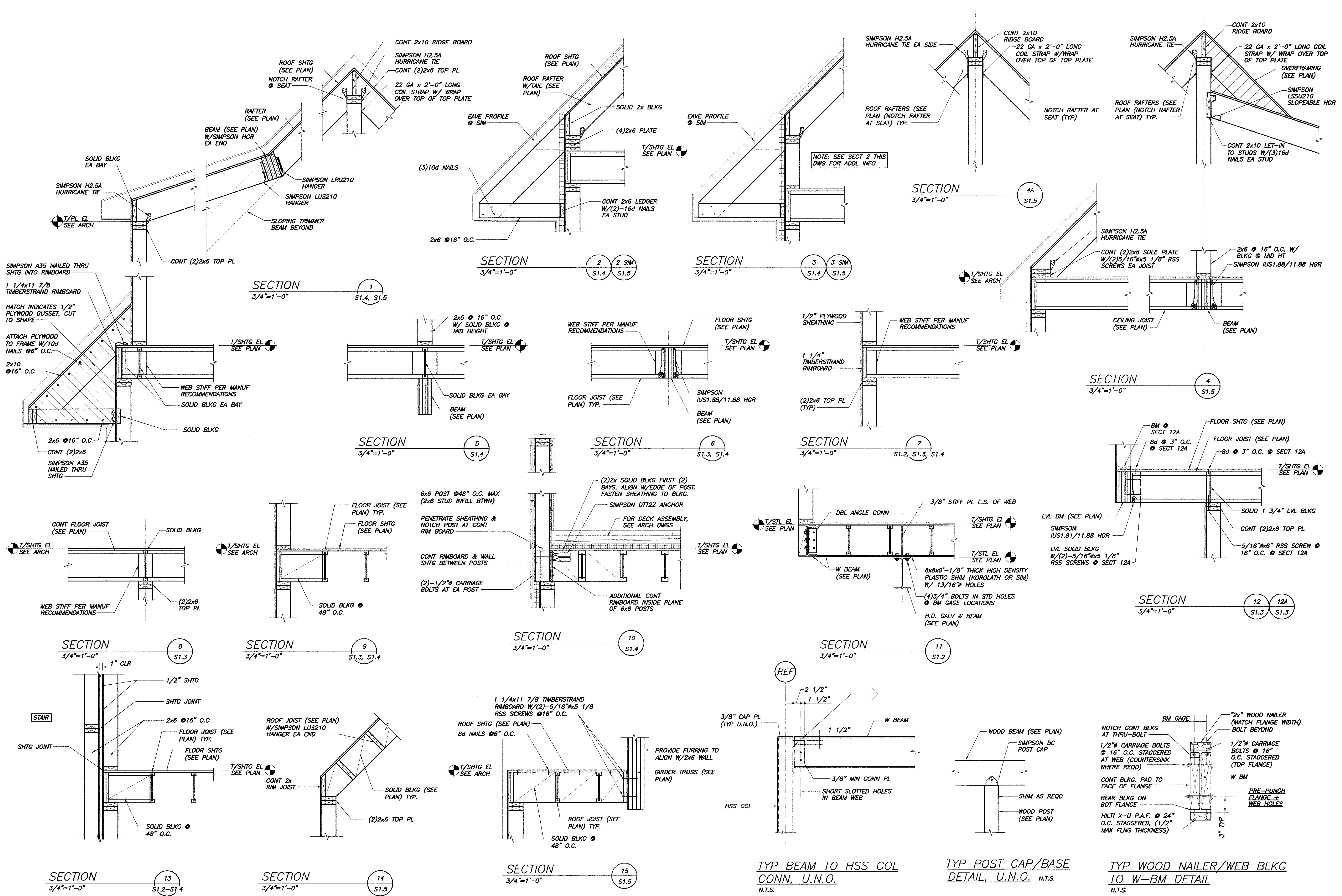
07/02/12
06/19/12
11/1/12

TOWN HOUSE A & B
9 & 11 LAWRENCE STREET

SECTIONS & DETAILS

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S3.1



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