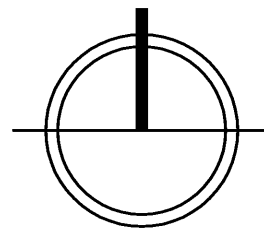


PROJECT
NORTH



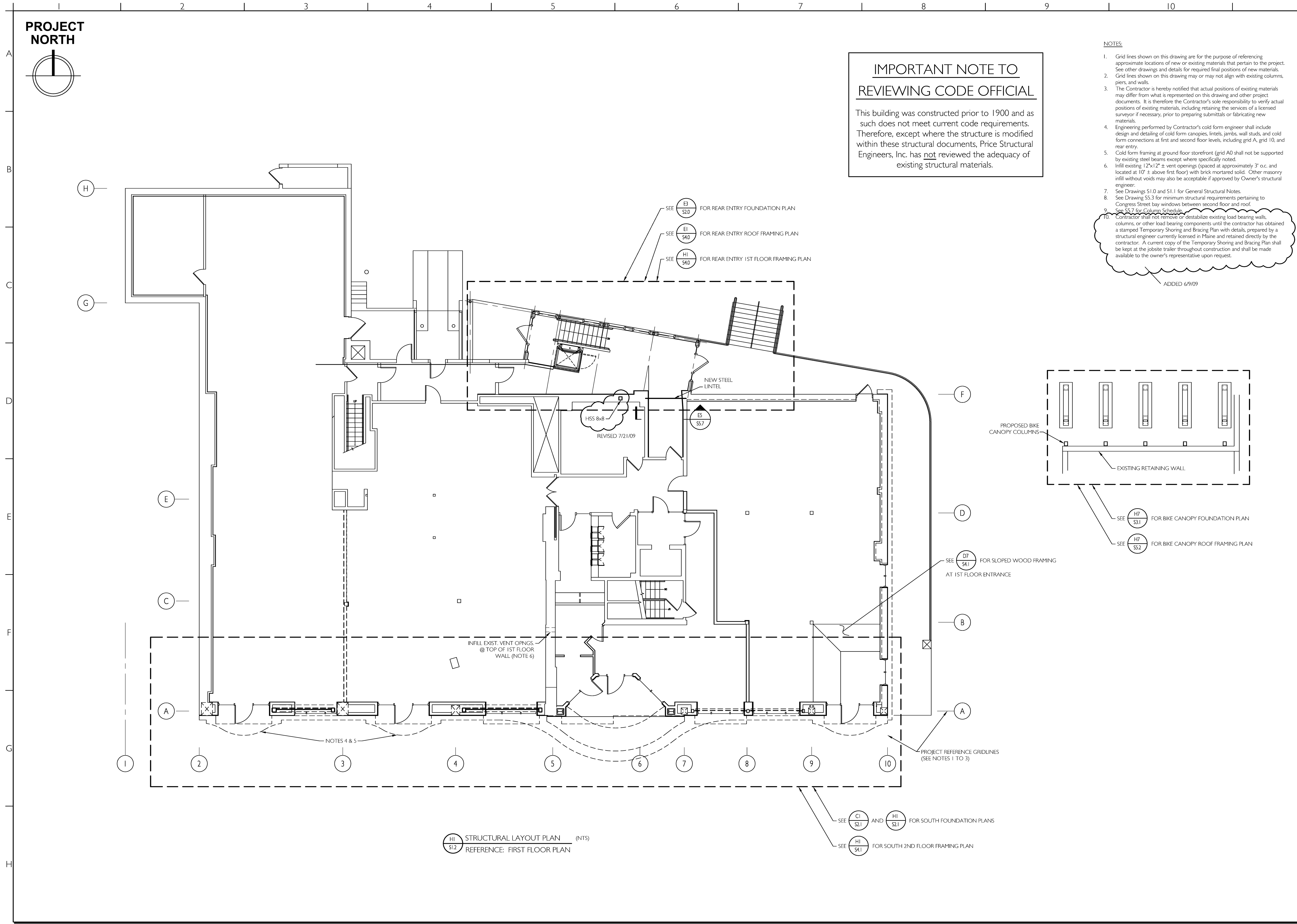
**IMPORTANT NOTE TO
REVIEWING CODE OFFICIAL**

This building was constructed prior to 1900 and as such does not meet current code requirements. Therefore, except where the structure is modified within these structural documents, Price Structural Engineers, Inc. has not reviewed the adequacy of existing structural materials.

NOTES

- Grid lines shown on this drawing are for the purpose of referencing approximate locations of new or existing materials that pertain to the project. See other drawings and details for required final positions of new materials.
- Grid lines shown on this drawing may or may not align with existing columns, piers, and walls.
- The Contractor is hereby notified that actual positions of existing materials may differ from what is represented on this drawing and other project documents. It is therefore the Contractor's sole responsibility to verify actual positions of existing materials, including retaining the services of a licensed surveyor if necessary, prior to preparing submittals or fabricating new materials.
- Engineering performed by Contractor's cold form engineer shall include design and detailing of cold form canopies, lintels, jambs, wall studs, and cold form connections at first and second floor levels, including grid A, grid 10, and rear entry.
- Cold form framing at ground floor storefront (grid A0) shall not be supported by existing steel beams except where specifically noted.
- Infill existing 12"x12" ± vent openings (spaced at approximately 3' o.c. and located at 10' ± above first floor) with brick mortared solid. Other masonry infill without voids may also be acceptable if approved by Owner's structural engineer.
- See Drawings S1.0 and S1.1 for General Structural Notes.
- See Drawing S5.3 for minimum structural requirements pertaining to Congress Street bay windows between second floor and roof.
- See S5.7 for Column Schedule.
- Contractor shall not remove or destabilize existing load bearing walls, columns, or other load bearing components until the contractor has obtained a stamped Temporary Shoring and Bracing Plan with details, prepared by a structural engineer currently licensed in Maine and retained directly by the contractor. A current copy of the Temporary Shoring and Bracing Plan shall be kept at the jobsite trailer throughout construction and shall be made available to the owner's representative upon request.

ADDED 6/9/09

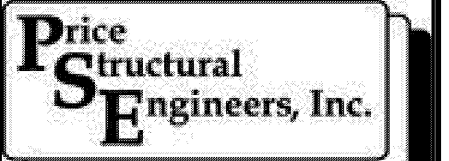


HI S1.2 STRUCTURAL LAYOUT PLAN (NTS)
REFERENCE: FIRST FLOOR PLAN



CWS Architects
Architecture
Space Planning
Value Design

434 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-4016
www.CWSarch.com



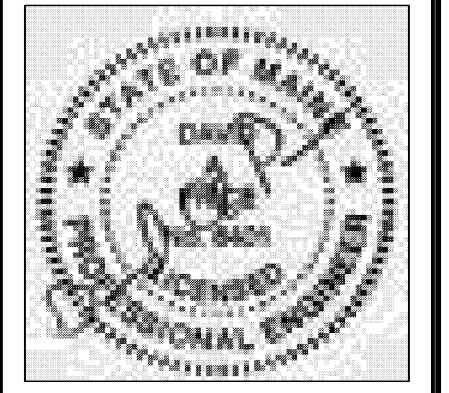
CWSIFC DRAWINGS S1.2.DWG
ISSUED FOR CONSTRUCTION
JULY 21, 2009

Owner:
BAYSIDE MAINE LLC
477 CONGRESS ST.
SUITE 1012
PORTLAND, MAINE, 04101
Development Consultant:
SHINBERG CONSULTING, LLC

**RENOVATIONS TO
645 CONGRESS ST.**
PORTLAND, ME 04101

Drawing Title:
**STRUCTURAL LAYOUT
PLAN**

Scale: As Noted
Date: 2/28/09
Revisions:



Drawing Number:
S1.2