CODE ANALYSIS IBC 2003
- TABLE 303 - USE GROUP S2
- AREA PROPOSED 1600 SQ FT
- AREA ALLOWED W/ SB TYPE CONSTRUCTION 13,500 SQ FT
- OVERHEAD DOOR AS EXIT 100.8.1.2
- SEPERATION FROM ADJACENT BUILDING W/ FIRE WALL
- ROOF OF ADJACENT BUILDING GREATER THAN 15' ABOVE PROPOSED GARAGE

1 | GARAGE SITE PLAN
SCALE: 1/8" = 1'-0"

OWNER:

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Project:
537 LOFTS GARAGES
TOLMAN PLACE
PORTLAND, ME

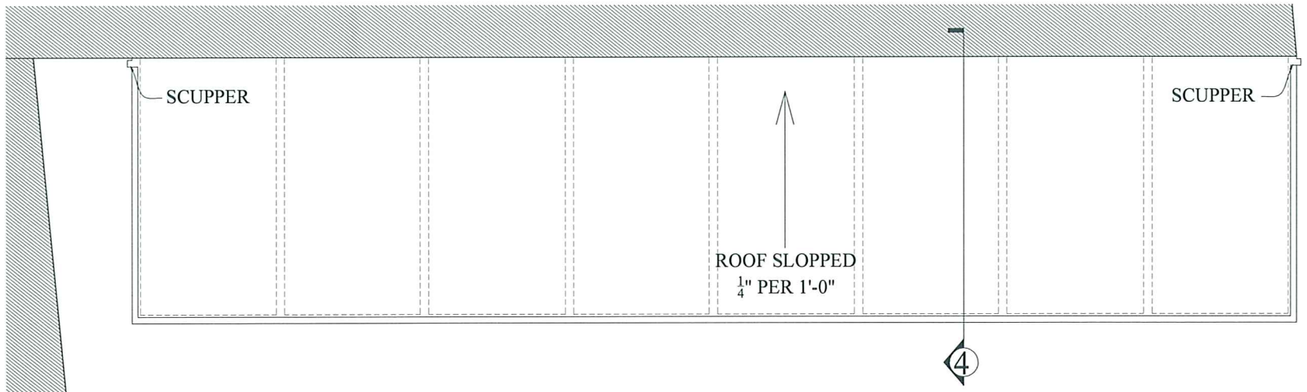
Scale 1/8" = 1'-0"

Date JUNE 14, 2007

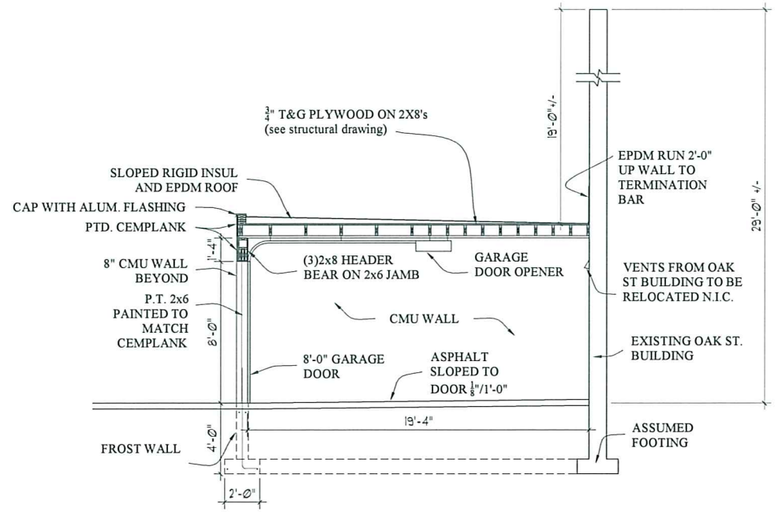
Revisions:

537 LOFTS GARAGES
GARAGE SITE PLAN

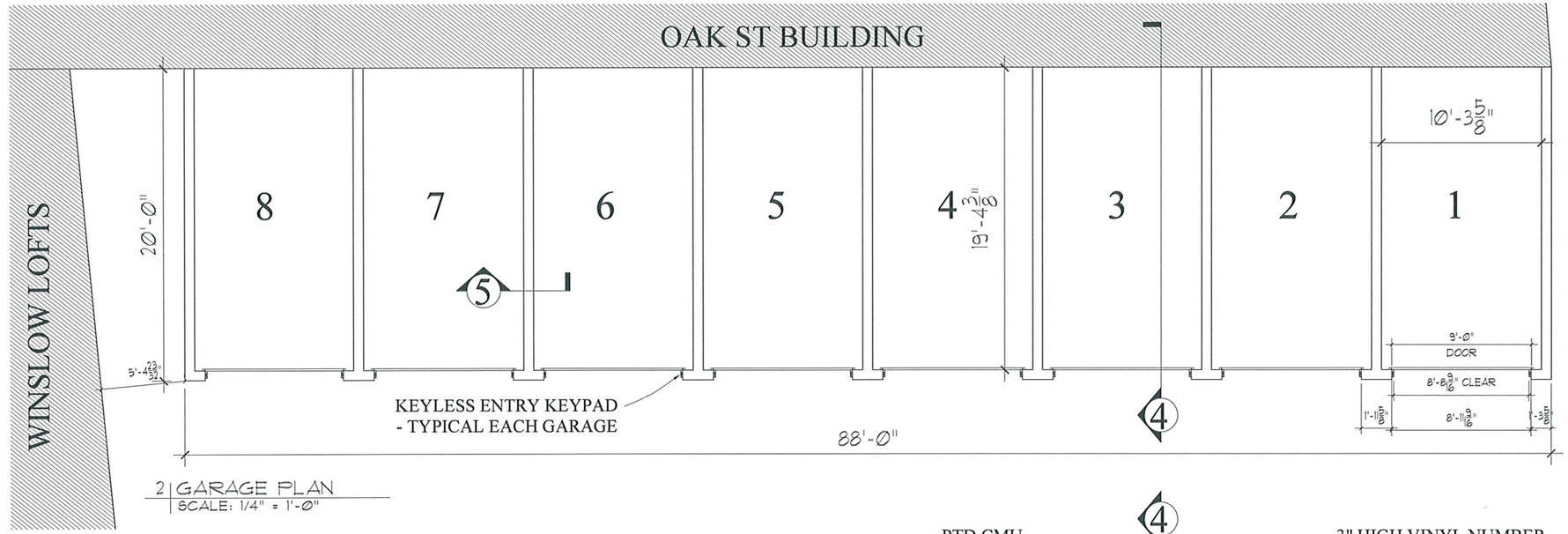
A-1



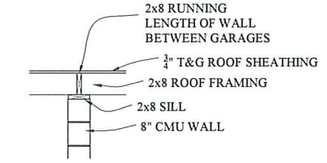
3 | GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



4 | GARAGE SECTION
SCALE: 1/4" = 1'-0"

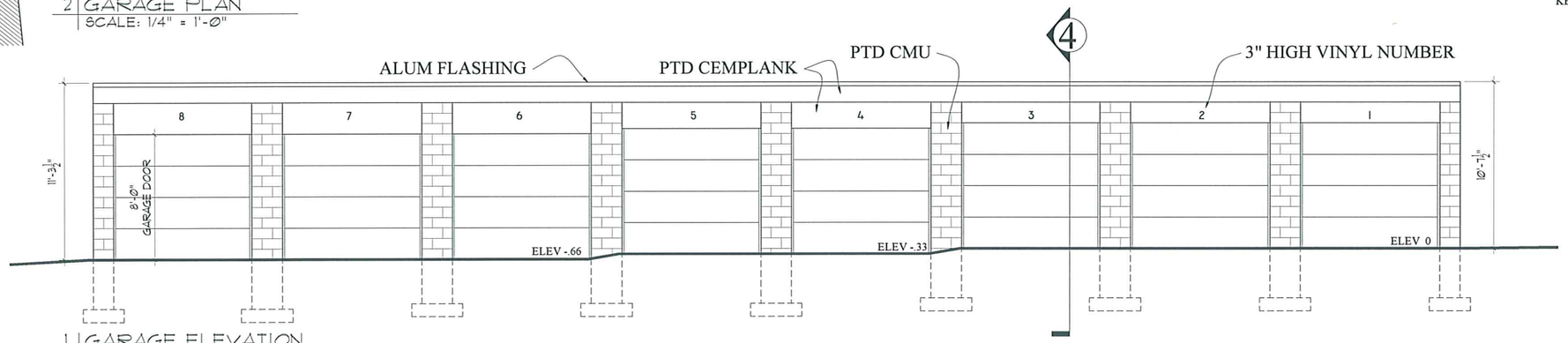


2 | GARAGE PLAN
SCALE: 1/4" = 1'-0"



5 | GARAGE PARTY WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:
- CONTRACTOR TO WORK WITH OWNER TO PROVIDE ELECTRICAL SERVICE TO GARAGES
- ONE ELECTRICAL OUTLET PER SPACE
- GARAGE DOORS TO BE THE "OVERHEAD DOOR" SERIES 313 FROM THE "BANNER COLLECTION"
- EACH GARAGE DOOR TO HAVE A "OVERHEAD DOOR" "LEGACY" SERIES OPENER WITH DIGITAL WIRELESS KEYPAD AND REMOTE GARAGE DOOR OPENER



1 | GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

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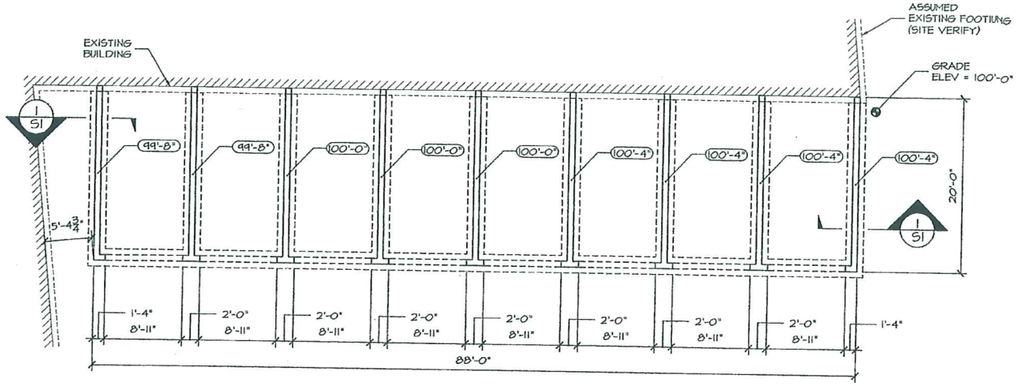
Revisions:

537 LOFTS PARKING
GARAGE PLANS,
ELEV. AND SECTION

A-2



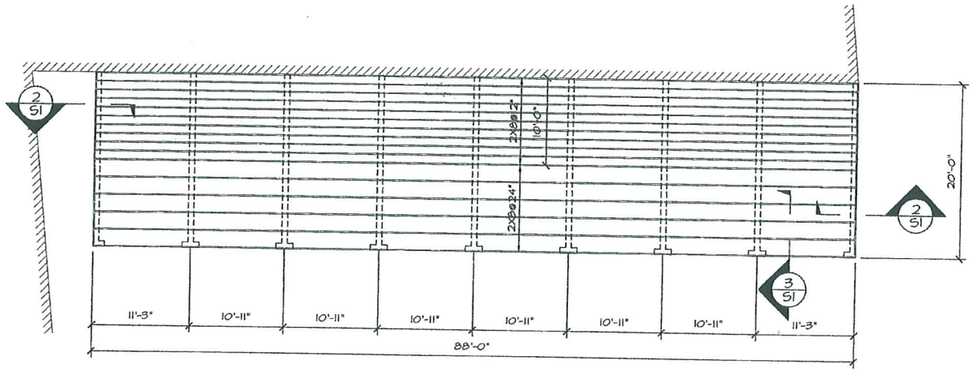
FOUNDATION PLAN

1/8"=1'-0"

(XX'-X") INDICATES TOP OF CONCRETE WALL ELEVATION. RECESS TOP OF CONCRETE 8" AT DOORWAYS.

ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 3500 PSI AND SHALL CONTAIN 4-6% ENTRAINED AIR.

BITUMINOUS PAVING SHALL BEAR ON 12" OF COMPACTED STRUCTURAL FILL.

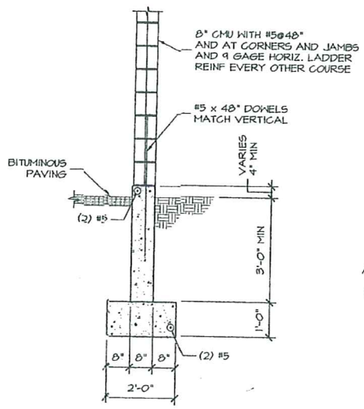


ROOF FRAMING PLAN

1/8"=1'-0"

RAFTERS ARE S-P-F NO 2 OR BETTER.

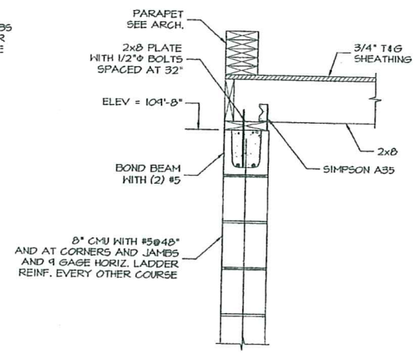
SHEATHING IS 3/4" T&G CDX PLYWOOD OR 3/4" T& G ADVANTECH



SECTION 1

1/2"=1'-0" S1

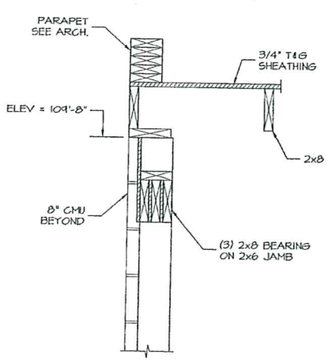
SIMILAR AT BEARING WALLS DIVIDING GARAGE BAYS



SECTION 2

1"=1'-0" S1

SIMILAR AT BEARING WALLS DIVIDING GARAGE BAYS



SECTION 3

1"=1'-0" S1

GENERAL NOTES

ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING'S COMPONENTS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL ACCURATELY REFLECT THE GENERAL CONTRACTOR'S VERIFICATION OF FIELD CONDITIONS.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.

SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED IN SIMILAR CONDITIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN CRITERIA

BUILDING CODE: 2003 INTERNATIONAL BUILDING CODE

DESIGN LOADS;

SNOW LOAD	
GROUND SNOW LOAD, Pg	60 PSF
SNOW EXPOSURE FACTOR, Ce	1.0
SNOW LOAD IMPORTANCE FACTOR, Is	0.8
THERMAL FACTOR, Ct	1.0
FLAT ROOF SNOW LOAD, Pf	34 PSF
WIND LOAD	
BASIC WIND SPEED (3 SEC GUST), V3s	100 MPH
WIND IMPORTANCE FACTOR, Iw	0.87
BUILDING CATEGORY	I
EXPOSURE CATEGORY	B
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT, λ	1.00
EARTHQUAKE DESIGN DATA	
SEISMIC IMPORTANCE FACTOR, Ie	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
0.2 SEC PERIOD, Ss	0.31
1 SEC PERIOD, S1	0.10
SITE CLASS	B
SPECTRAL RESPONSE COEFFICIENTS	
0.2 PERIOD 5% DAMPED, Sds	0.25
1 SEC PERIOD 5% DAMPED, Sd1	0.07
SEISMIC DESIGN CATEGORY	B
BASIC SESIMIC-FORCE-RESISTING SYSTEM	ORDINARY REINFORCED MASONRY SHEAR WALLS
DESIGN BASE SHEAR	7.0 KIPS
SEISMIC RESPONSE COEFFICIENT, Cs	5.0
DEFLECTION AMPLIFICATION FACTOR, Cd	3.5
RESPONSE MODIFICATION COEFFICIENT, R	6.5
SYSTEM OVERSTRENGTH FACTOR, Ω:	2.5
ANALYSIS PROCEDURE	SIMPLIFIED ANALYSIS PROCEDURE

STATE OF MAINE
DAVID J. TETREAULT
No. 4840
REGISTERED PROFESSIONAL ENGINEER

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JB BROWN PARKING
FOUNDATION PLAN
ROOF FRAMING PLAN

S1