



ASSUMED FUTURE FRAMING PLAN OVER GARAGE

- NOTES:
1. ANALYSIS BASED ON 2009 IBC CODE. MODIFICATION TO THE STRUCTURE MAY BE REQUIRED BASED ON NEWER VERSIONS OF THE CODE.
 2. EXPANSION TO INCLUDE 4 LEVELS OF RESIDENTIAL UNITS AT 40 PSF LIVE LOAD AN ROOF DECK WITH THE PRELIMINARY FRAMING NOTED ABOVE.
 3. FIRE RATINGS OF EXISTING GARAGE STRUCTURE SHALL BE REVIEWED BY ARCHITECT AND MAY NEED TO BE UPGRADED.
 4. GARAGE DECK SHALL BE ISOLATED FROM STEEL FRAMES OF FUTURE BUILDING AND IS ASSUMED TO NOT COLLECT ANY LATERAL LOAD FROM THE BUILDING.

- NOTES:
1. ALL DIMENSIONS AND ELEVATIONS BY ARCHITECT.
 2. WATERPROOFING AND DRAINAGE (SUB-GRADE AND ON DECK) BY OTHERS, NOT DESIGNED BY STRUCTURAL ENGINEER.
 3. REFERENCE MECHANICAL DRAWINGS FOR PENETRATIONS FOR VENTILATION AND DRAINAGE.
 4. REFERENCE SOILS REPORT PREPARED BY S.W. COLE FOR SUBSURFACE CONDITIONS. PROVIDE CONSTRUCTION JOINTS IN FOUNDATION WALLS AT ALL TRANSITION FROM LEDGE TO RAP.

1 PARKING GARAGE FOUNDATION PLAN
3/32" = 1'-0"

SPREAD FOOTING SCHEDULE

| TYPE | SIZE | REINFORCING | TOP |
|------|---------------------|---|--------------|
| F-6 | 6'-0"x6'-0"x1'-6" | (8) #6 BARS EACH WAY, EVEN SPACING | NONE |
| F-8 | 8'-0"x8'-0"x1'-6" | (10) #7 BARS EACH WAY, EVEN SPACING | NONE |
| F-8A | 8'-0"x13'-0"x1'-6" | (10) #7 LONG BARS & (5) #7 SHORT BARS, EVEN SPACING | NONE |
| F-8B | 8'-0"x8'-0"x2'-0" | (12) #9 LONG BARS & (8) #7 SHORT BARS, EVEN SPACING | MATCH BOTTOM |
| F-9 | 9'-0"x9'-0"x2'-0" | (12) #7 BARS EACH WAY, EVEN SPACING | NONE |
| F-10 | 10'-0"x10'-0"x2'-0" | (12) #7 BARS EACH WAY, EVEN SPACING | NONE |
| F-11 | 11'-0"x11'-0"x2'-0" | (12) #7 BARS EACH WAY, EVEN SPACING | NONE |
| F-12 | 12'-0"x12'-0"x2'-0" | (14) #8 BARS EACH WAY, EVEN SPACING | NONE |
| F-13 | 13'-0"x13'-0"x3'-0" | (15) #8 BARS EACH WAY, EVEN SPACING | NONE |

NOTE: ALL REINFORCING MATS TO BE TIED AND CHAIRED 3" ABOVE SOIL.

Mixed Use Development
York & High Street
Portland, Maine

REVISION:

ADDED PIER AT GRID LINE 2-A. 02/15/16
PER BSE FEB. 22ND COMMENTS 02/24/16
BSE CONSTRUCTION MARKUPS 03/18/16
REV'D FINISH SPOT GRADES FOR DRAINAGE 03/21/16

ISSUED:

FOR STRUCTURAL REVIEW 09/21/15
FOR STRUCTURAL REVIEW 11/12/15
FOR STRUCTURAL REVIEW 12/09/15
FOR BUILDING PERMIT 02/26/16

project architect: KAK
drawn by: JUD

PARKING GARAGE FDN. PLAN

sheet number:
GS1.01