Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/13/16

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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.
5. FROST PROTECTION BY ARCHITECT.

SPREAD FOOTING SCHEDULE

TYPE	SIZE	REINFORCING	
	WIDTHxLENGTHxDEPTH	BOTTOM	TOP
F-6	6'-0"x6'-0"x1'-4"	(8) #5 BARS EACH WAY, EVEN SPACING	NONE
F-8	8'-0"x8'-0"x1'-10"	(9) #6 BARS EACH WAY, EVEN SPACING	NONE
F-8A	8'-0"x13'-0"x1'-9"	(10) #7 LONG BARS & (15) #7 SHORT BARS, EVEN SPACING	NONE
F-8B	6'8"-4"x8'-0"x2'-0"	(12) #9 LONG BARS & (8)) #7 SHORT BARS, EVEN SPACING	MATCH BOTTOM
F-9	9'-0"x9'-0"x2'-0"	(11) #6 BARS EACH WAY, EVEN SPACING	NONE
F-10	10'-0"x10'-0"x2'-2"	(11) #7 BARS EACH WAY, EVEN SPACING	NONE
F-11	11'-0"x11'-0"x2'-6"	(12) #7 BARS EACH WAY, EVEN SPACING	NONE
F-12	12'-0"x12'-0"x2'-6"	(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.			

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"

BECKER STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 ■ beckerstructural.com

OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE ■ BELLMONT ■ NH 03220
PHONE (603) 527-4009 ■ WWW.OPECHEE.COM

STATE OF MAINE
TODD M. NEAL
NO. 9406
LICENSED
PROFESSIONAL ENGINEER

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
REVD FINISH SPOT GRADES FOR DRAINAGE 03/21/16

ISSUED:
FOR STRUCTURAL REVIEW 11/12/15
FOR STRUCTURAL REVIEW 12/09/15
FOR BUILDING PERMIT 02/26/16
03/24/16 FOR CONSTRUCTION PER BSE

project architect: KAK
drawn by: JJD

PARKING GARAGE FDN. PLAN

sheet number:
GS1.01

Monday, March 28, 2016 2:35:32 PM