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# RSU 56 BUS GARAGE

1 MIDDLE SCHOOL DRIVE  
DIXFIELD, ME 04244

ISSUED FOR BID

FEBRUARY 27, 2023

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ASSOCIATED DESIGN PARTNERS INC  
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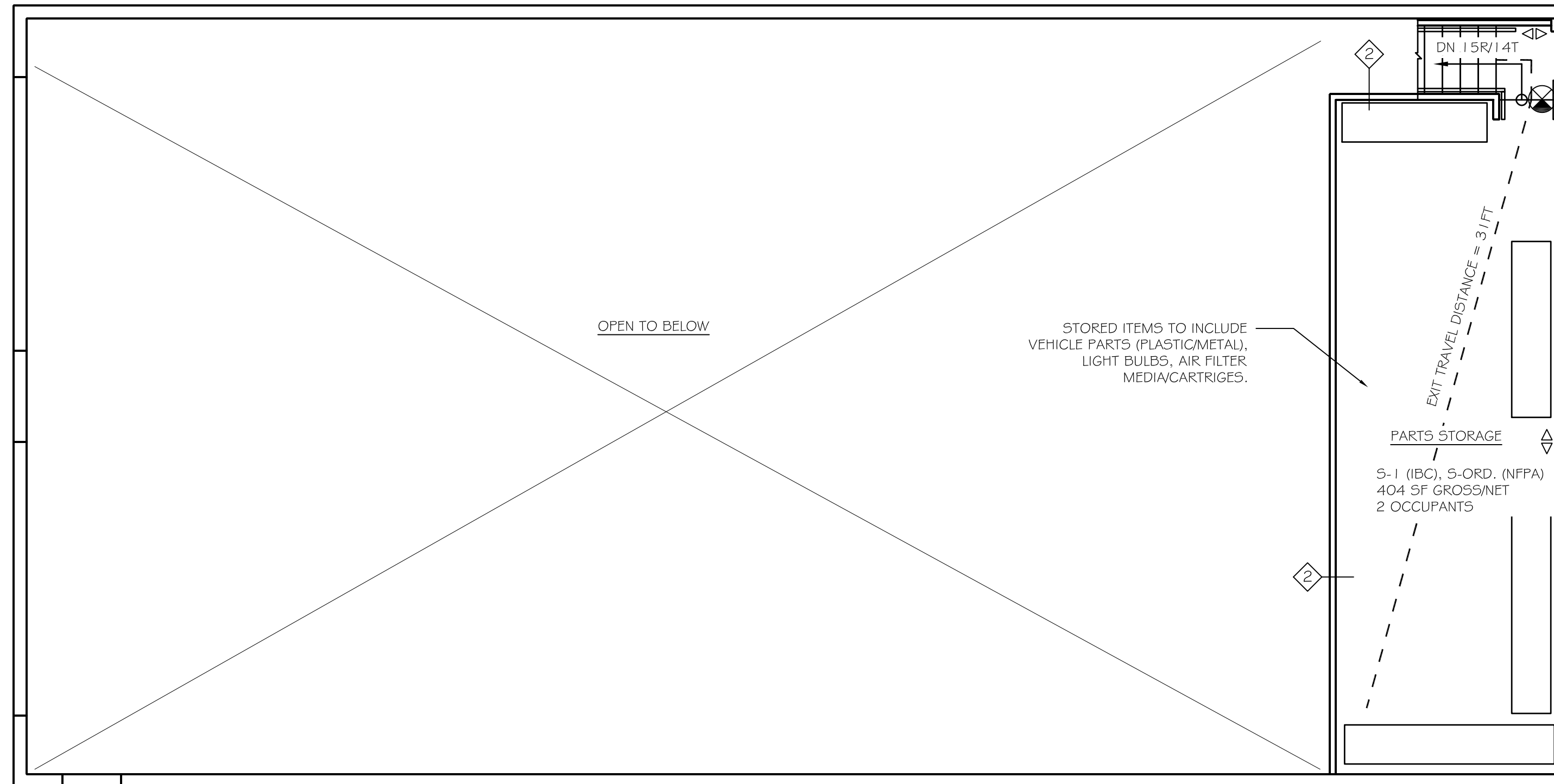
PROJECT: **RSU 56 BUS GARAGE  
DIXFIELD, ME.**  
FOR:

SHEET TITLE: **COVER SHEET**

NO.	REVISIONS DESCRIPTION	DATE

DATE : 2/27/23  
SCALE : AS NOTED  
DESIGN BY: ASW  
DRAWN BY: RSC  
FILE #:  
PROJECT NUMBER:  
**22017**  
SHEET NO:

Work Scope includes construction of a new 1-story 3200sf (Building Footprint Area) un-sprinkled municipal bus repair garage building.		
Section 306, 311.1.2	Building Use Group:	Storage S-1 (2916 sf gross, 2731 sf net)
T504.3	Allowable Building Height	Business B (Office) (126sf gross)
T506.2	Allowable Building Area	40ft, 1-story for S-1 use (NS)
T 601	Construction Type:	Aa = A1+(NS)(1) = 9000sf, for S-1 use (NS), Eq (5-1)
T1004.1.2	Hazard Classification	VB
	Occupant Loads:	Ordinary Business B Areas: 126sf / 100 gross sf/occ. = 1.3 occ. 1 <sup>st</sup> floor Storage S-1 Areas: 2916sf / 300 sf/occ = 9.7 occ. 1 <sup>st</sup> flr 410sf / 300 sf/occ = 1.4 occ. Mezz. Total 1 <sup>st</sup> flr + Mezz = 13 occ.
T508.4	Separation of Use Rating:	No separation required between B, S-1 occupancies.
T509	Ancillary Room Rating:	N/A
1023.2	Interior Exit Stair Enclosure Rating:	Enclosure not required per 1019.2
T1020.1	Corridor Enclosure Rating:	N/A No exit corridors provided.
	Shafts/Elevators:	N/A
	Area of Refuge:	N/A
1011.2	Minimum Stair width:	36" for Occ load < 50. Mezz occ load is 2.
1011.5.2	Maximum Riser height:	7"
1011.5.2	Minimum Tread width:	11"
1011.3	Minimum Headroom:	80" at stairs, 7'-6" at occupied spaces
	Maximum ht between landings:	12'-0"
1014.2	Handrail height:	Between 34" and 38"
	Handrail top extension:	12"
	Handrail bottom extension:	12"
1014.3.1	Handrail diameter:	1 1/4"
1015.3	Guardrail height:	42"
1015.4	Maximum baluster open space:	3 7/8"
T1017.2	Max. Allowable Travel Distance:	200' non-sprinkled at B, S-1 uses
1006.2.1	Max. Allow. Common Path for one exit:	100' for Occ Load < 30 and non-sprinkled
1020.4	Max. Allowable Dead End Corridor:	20' non-sprinkled
1020.2	Minimum Egress Corridor Width:	N/A No exit corridors provided.
T1006.3.1	Minimum Number of Required Exits	2 exits with occ load < 500
T1006.3.2(2)	Stories with one Exit	N/A building is one story
1007.1.1	Separation of exits:	0.5 the diagonal distance = 40ft
1010.1.10	Panic Hardware	Not Required, Occupancy is Not A, E, or H.
1010.1.1	Minimum Egress Door Clear Width:	32"
1013.1	Illuminated Exit Signage:	Required
1008.3.1	Emergency Lighting:	Required
903.2.9	Fire Sprinkler System:	Not Required at S-1 < 12,000sf, < 3 stories, < 24k sf TA
907.2.2	Manual Fire Alarm System:	Not Required at Repair Garage < 5k sf Fire Area
906.1	Portable Fire Extinguishers:	Required
907.2.4	Smoke Detector/Alarms:	Not Required
907.2.4	Heat Detectors/Alarms:	Not Required
T803.11	Classification of Finishes:	Class B at interior exit stairs, exit passageways. Class C at corridors, rooms and enclosed spaces.



B3 IBC 2015 CODE STUDY

SCALE: N/A

B2

B1 MEZZANINE FLOOR CODE PLAN

SCALE: 3/16" = 1'-0"

Section 6.1.13	Classification of Occupancy	Chapter 42 – New Storage (ordinary) (3446f Gr) Un-Sprinkled
T4.1.1 (220)	Construction Type:	V (000)
42.1.5.1	Hazard Classification (6.2.2.3):	Class B - Ordinary Hazard (Vehicle Lubrications)
42.1.7	Occupant Loads:	S=Max Probable (Use 10 per IBC 2015)
T7.3.1.2	Allowable Mezzanine Area	1/3 of open area below = 885 sf > 404sf OK
8.6.10.2.1	Mezzanine Enclosure	Enclosure allowed where Mezz occ. Load ≤ 10 persons.
8.6.10.3.1	Separation of Use Rating:	N/A Single Use
T6.1.14.4.1b	Protection from Hazards (8.7.3.1):	Hazardous Material Storage per NFPA 30, 54, 55, 58, 400, 495
42.3.2.1	Exit Stair Enclosure Rating:	1 hour, only if exit separation is required
7.1.3.1	Corridor Wall Rating:	0hr, occ load = 10 < 30, (1 hr if occ load > 30)
42.2.2.12	Area of Refuge:	Permitted per 7.2.2.12
7.2.2.2.1.2(a)	Minimum New Stair width:	36" (occ load < 50)
T7.2.2.2.1.1a	Maximum Riser height:	7"
	Minimum Tread width:	11"
	Minimum Headroom:	6'-8" at stairs, 7'-6" at occupied spaces
	Maximum ht between landings:	12'-0"
7.2.2.4.6.1	Guardrail Height:	42"
7.2.2.4	Handrail height:	34" min, 38" max. Both sides of stair.
7.2.2.4.5.10	Handrail top extension:	12" horz.
	Handrail bottom extension:	1 tread (11") sloped
7.2.2.4.5.6	Handrail diameter:	1-1/4" O.D.
7.2.2.4.6.3	Maximum baluster open space:	3 7/8"
T42.2.6	Max. Allowable Travel Distance:	200' (non-sprinkled), Ordinary Hazard
T42.2.5	Max. Allowable Common Path:	50' (non-sprinkled)
T42.2.5	Max. Allowable Dead End Corridor:	50'
7.4.3.1 (2)	Minimum Egress Corridor Width:	36" for Occ Load < 50.
38.3.6.1	Corridors	Not Required for spaces with one tenant.
42.2.4	Minimum Number of Required Exits	2, 1 if Travel Distance < 50ft per 40.2.4.1.2
42.2.4.1	Single Means of Egress	Permitted from Mezzanine with travel distance to stair=50ft. 2 exits provided at main floor level
7.1.5.1	Minimum Headroom	7'-6"
	Minimum Horiz Egress Enclosure rating:	n/a
7.5.1.3.2	Separation of exits:	0.5 the diagonal distance = 40ft (.33 if fully sprinkled)
7.2.8	Panic Hardware	Not Required in S occupancy per ch. 42.
42.2.2.9	Fire Escapes stairs as means of egress:	Allowed (42.2.2.8)
42.2.2.9	Fire Escapes ladders as means of egress:	Allowed
7.2.1.2.3.2	Minimum Egress Door Width:	32" (28" leaf width at Exg doors 7.2.1.2.4 (4))
7.2.1.8.1	Exit Door Self Closers	Required at doors normally required to be closed.
42.2.8.1	Means of Egress Lighting:	Required, also per 48.2.8, 38.2.8
42.2.9	Emergency Lighting:	Required
42.3	Fire Sprinkler System:	Not Required for S ordinary hazard use.
42.3.4.1.2	Fire Alarm System:	Not Required per 42.3.4.1.2 < 100K sf area
42.3.5	Portable Fire Extinguishers:	Required, install per NFPA 10 (T. 13.6.1.2)
42.3.3.3	Smoke Detector/Alarms:	Not Required per 42.3.4.1.2 < 100K sf area
	CO / Heat Detectors/Alarms:	Not Required per 42.3.4.1.2 < 100K sf area
	Classification of Finishes:	Class A, B, or C at all areas

3.3.1.2.2 GARAGE AREA IS CLASSIFIED AS MINOR REPAIR GARAGE  
7.4.1 OCCUPANCY CLASSIFIED PER ADOPTED BUILDING CODE (IBC 2015: S-1)  
7.4.5 SPRINKLER NOT REQUIRED (NOT A "MAJOR" REPAIR GARAGE)

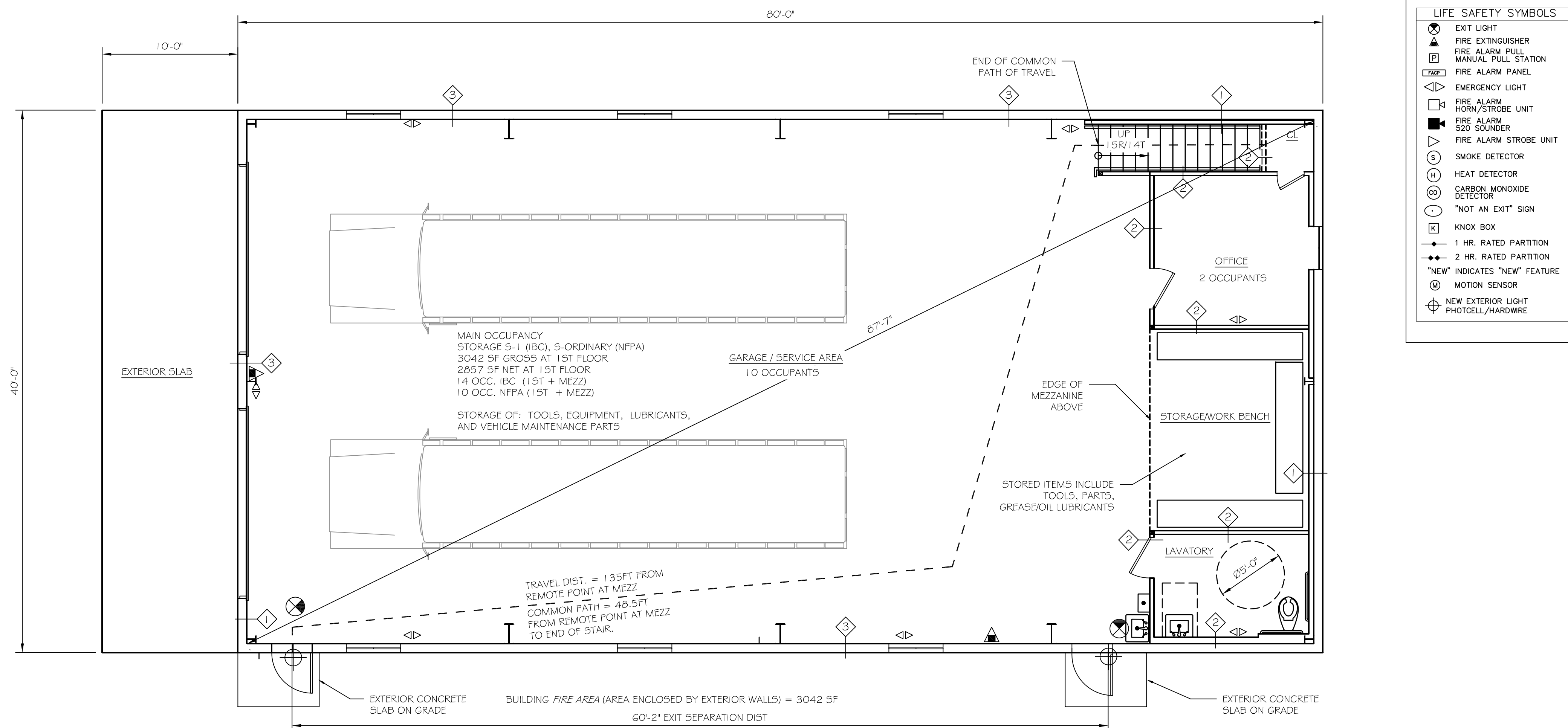
A2 NFPA 101 CODE STUDY

SCALE: N/A

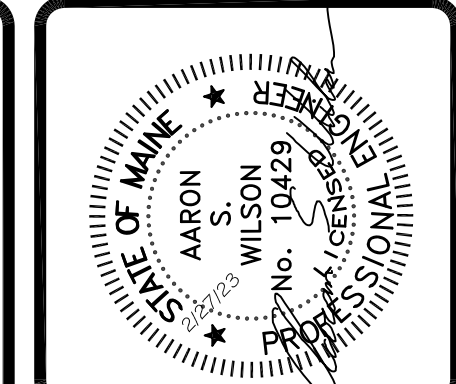
A1

FIRST FLOOR CODE PLAN

SCALE: 3/16" = 1'-0"



LIFE SAFETY SYMBOLS	
	EXIT LIGHT
	FIRE EXTINGUISHER
	FIRE ALARM PULL
	MANUAL PULL STATION
	FIRE ALARM PANEL
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE UNIT
	FIRE ALARM 520 SOUNDER
	FIRE ALARM STROBE UNIT
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	"NOT AN EXIT" SIGN
	KNOX BOX
	1 HR. RATED PARTITION
	2 HR. RATED PARTITION
	"NEW" INDICATES "NEW" FEATURE
	MOTION SENSOR
	NEW EXTERIOR LIGHT PHOTOCELL/HARDWARE



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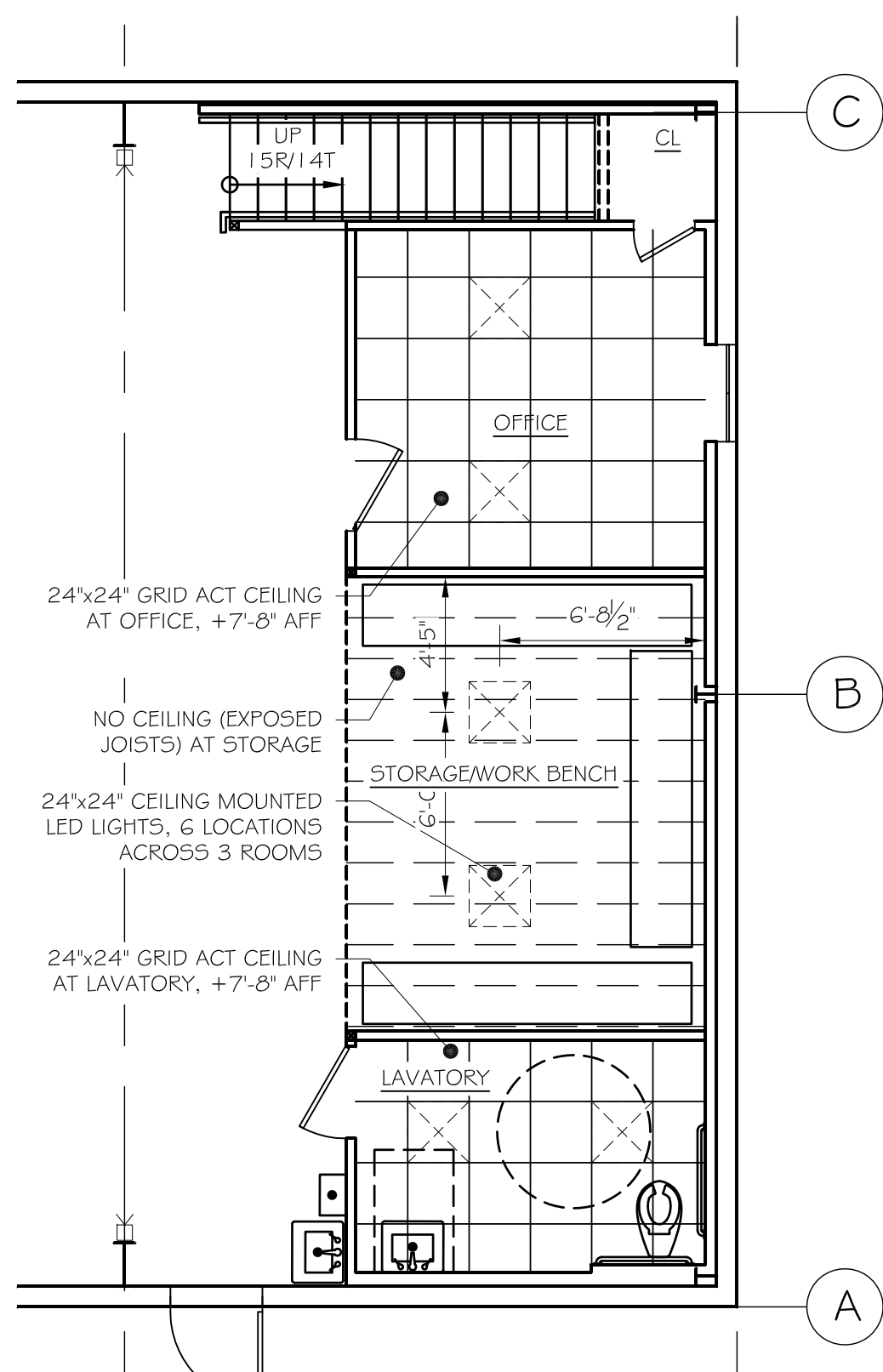
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PROJECT: **RSU 56 BUS GARAGE**  
DIXFIELD, ME.  
FOR: \_\_\_\_\_  
SHEET TITLE: **CODE PLANS ISSUED FOR BID**

NO.	BY	DATE	REVISIONS	DESCRIPTION

DATE : 2/27/23  
SCALE : AS NOTED  
DESIGN BY: ASW  
DRAWN BY: RSC  
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**AO**





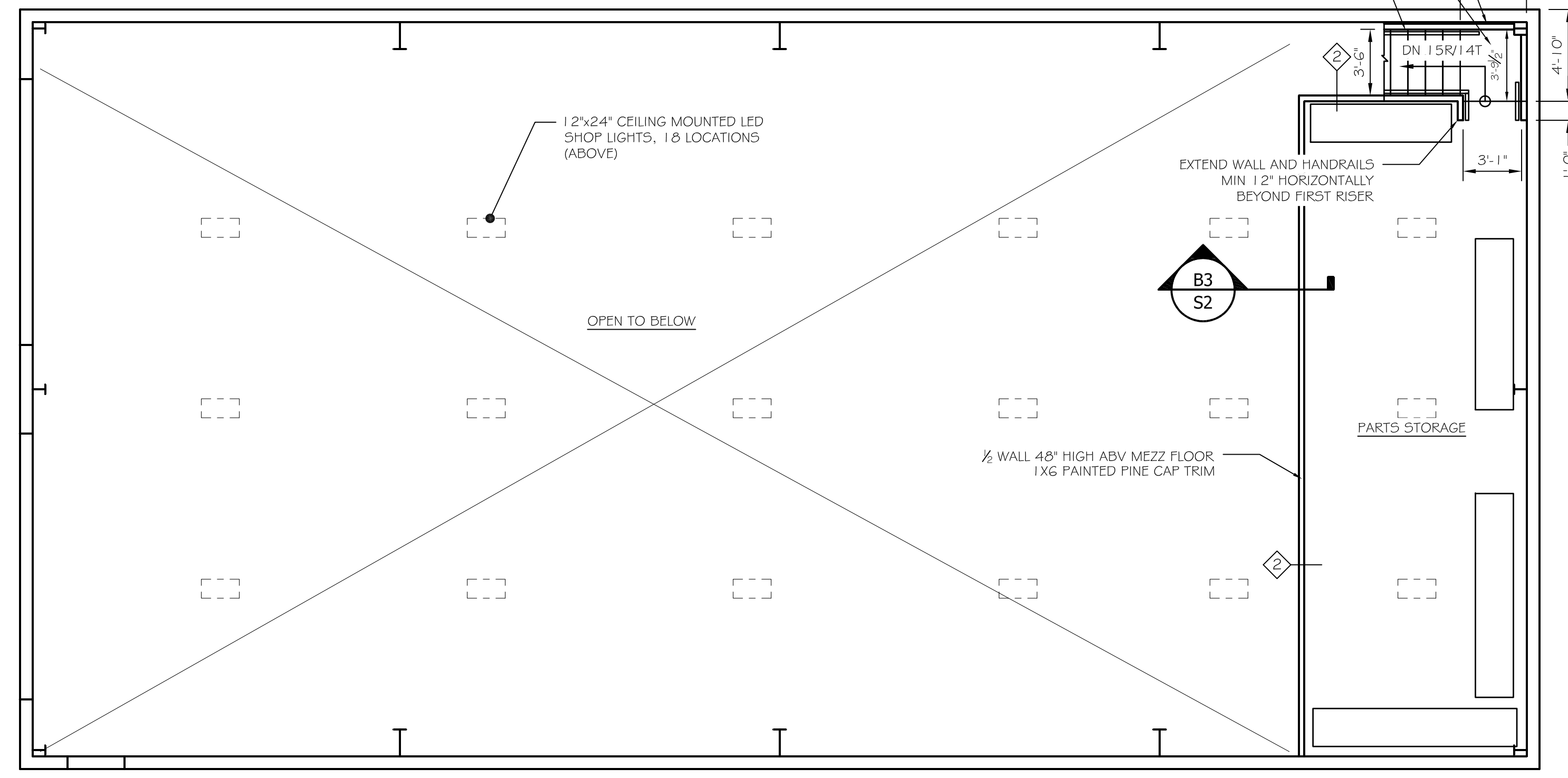
WINDOW SCHEDULE							
NO.	MANUFACTURER	SIZE	TYPE	FINISH	GLAZING	WT. FACTORS	NOTES
1	MATTHEWS BROS	4'-0" x 4'-0" (115454N)	CSMT	WHITE	1" LOW E ARGON	0.20	0.41
2	MATTHEWS BROS	3'-0" x 6'-0" (131355G)	D-HUNG	WHITE	1" LOW E ARGON	0.20	0.41

DOOR SCHEDULE										
TAG	DOOR SLAB	SIZE (FT-IN)	THICKNESS	SWING	FRAME	WALL THICKNESS	GLAZING	FIRE LABEL	REMARKS	HARDWARE
1	OHG	4'-0" x 4'-0"	2"		N/A	8" GIRTS	Y		INSULATED W/ WEATHER STRIPING	
2	HM	3'-0"	1 1/2"	RHR	2" HM	8" GIRTS	N		INSULATED W/ WEATHER STRIPING	SET 2
3	HCW	3'-0"	1 1/2"	LHR	WD	4"	N		6-PANEL WOOD GRAIN MASONITE	SET 4
4	HCW	2'-0"	1 1/2"	RHR	WD	4"	N		6-PANEL WOOD GRAIN MASONITE	SET 4

**HARDWARE TYPES**  
 SET 1: HINGES, CLOSER, WEATHER-STRIP, THRESHOLD, LEVER LATCHSET  
 SET 2: HINGES, LEVER LATCHSET, KEVED LOCKSET W/ DEAD BOLT  
 SET 3: HINGES, LEVER PASSAGE SET  
 SET 4: HINGES, CLOSER, LEVER PRIVACY

**ABBREVIATIONS**  
 HM: HOLLOW METAL  
 HCW: HOLLOW CORE WOOD  
 SCB: SOLID CORE WOOD  
 OHG: SECTIONAL OVERHEAD DOOR  
 WD: WOOD

**NOTE:** ALL LOCKS TO BE MASTER KEYS.  
 WALL THICKNESS SHOWN IN TABLE ARE APPROXIMATE.  
 HOLLOW METAL DOORS AND FRAMES TO BE FACTORY PAINTED. COLOR SELECTED BY OWNER.



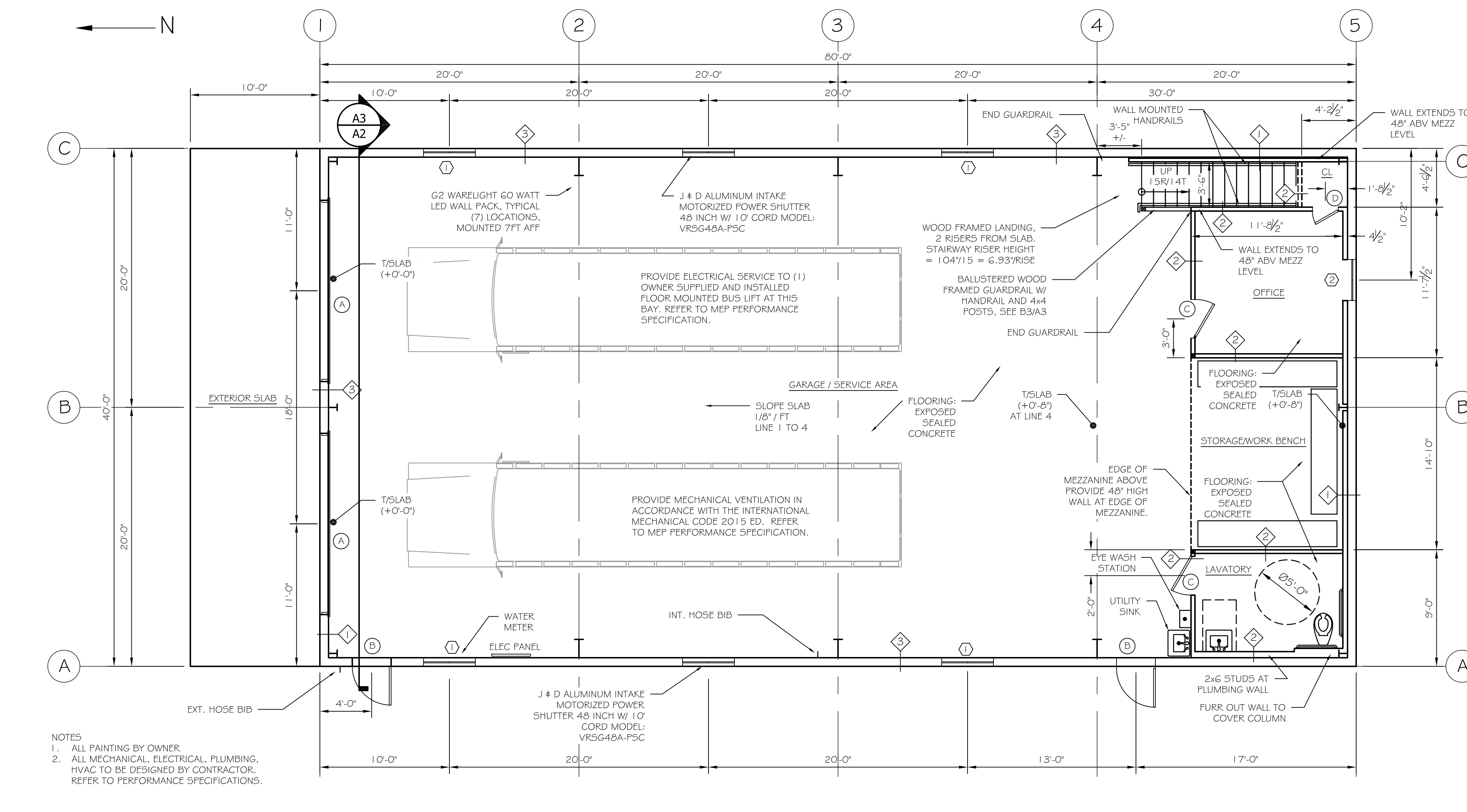
**B3** PARTIAL REFLECTED CEILING PLAN  
 SCALE: 3/16" = 1'-0"

**B2** SCHEDULES  
 SCALE: NTS

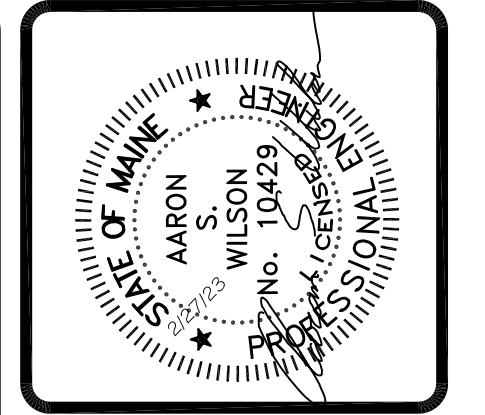
**B1** MEZZANINE FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



**A2** SITE LOCATION



**A1** FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



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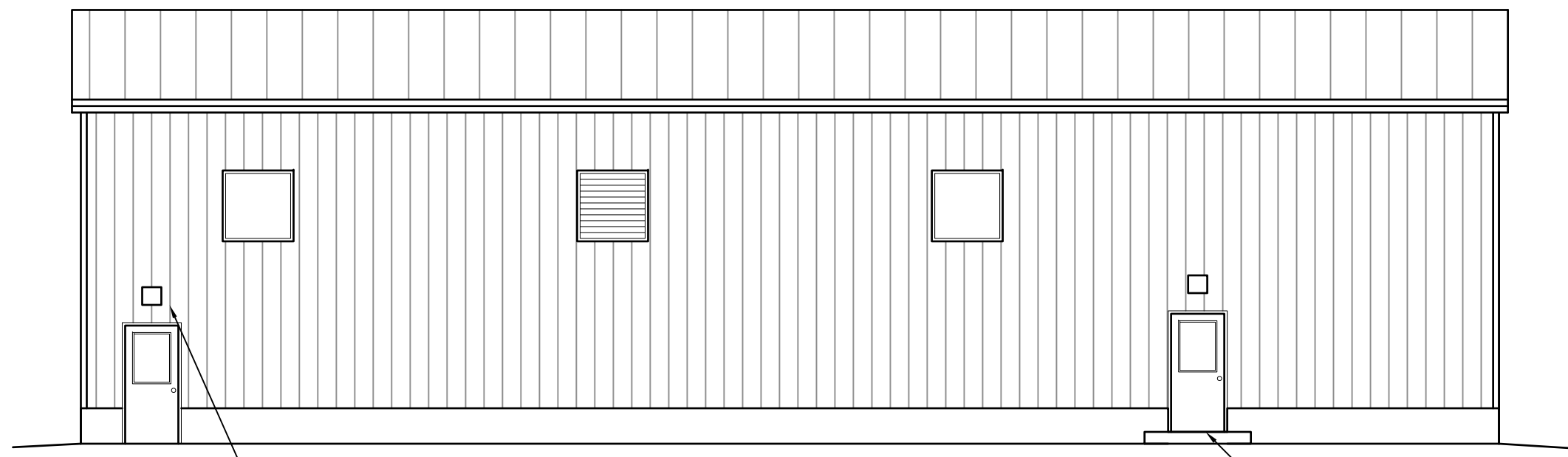
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**PROJECT:** RSU 56 BUS GARAGE  
**DIXFIELD, ME.**  
**FOR:**  
**SHEET TITLE:** FLOOR PLANS ISSUED FOR BID

NO.	BY	DATE	DESCRIPTION

**DATE:** 2/27/23  
**SCALE:** AS NOTED  
**DESIGN BY:** ASW  
**DRAWN BY:** RSC  
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**SHEET NO.:** A1



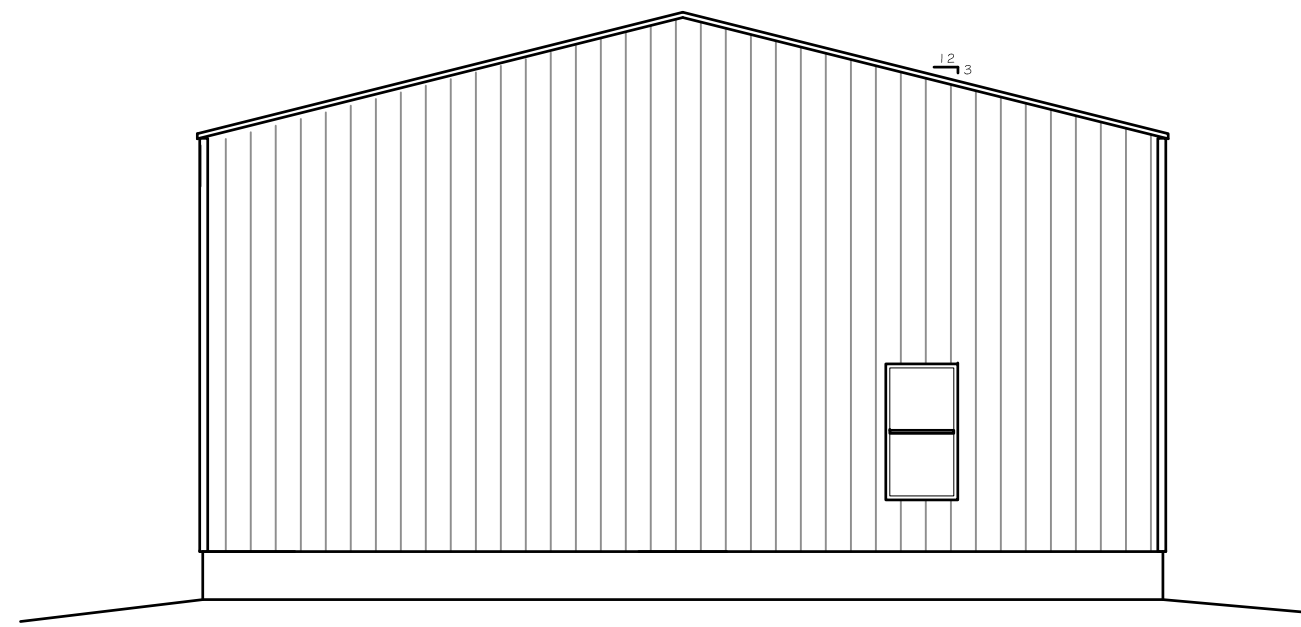


EXTERIOR WALL PACKS ABOVE ALL MAN DOORS AND OVERHEAD DOORS TO BE 90 WATT LED FULL CUTOFF 4000K W/ PHOTOCELL BY WARELIGHT MODEL WLFC. MOUNT 12" ABOVE DOOR HEAD.

NOTE DOOR IS RAISED TO ACCOUNT FOR INCREASING SLAB FITCH

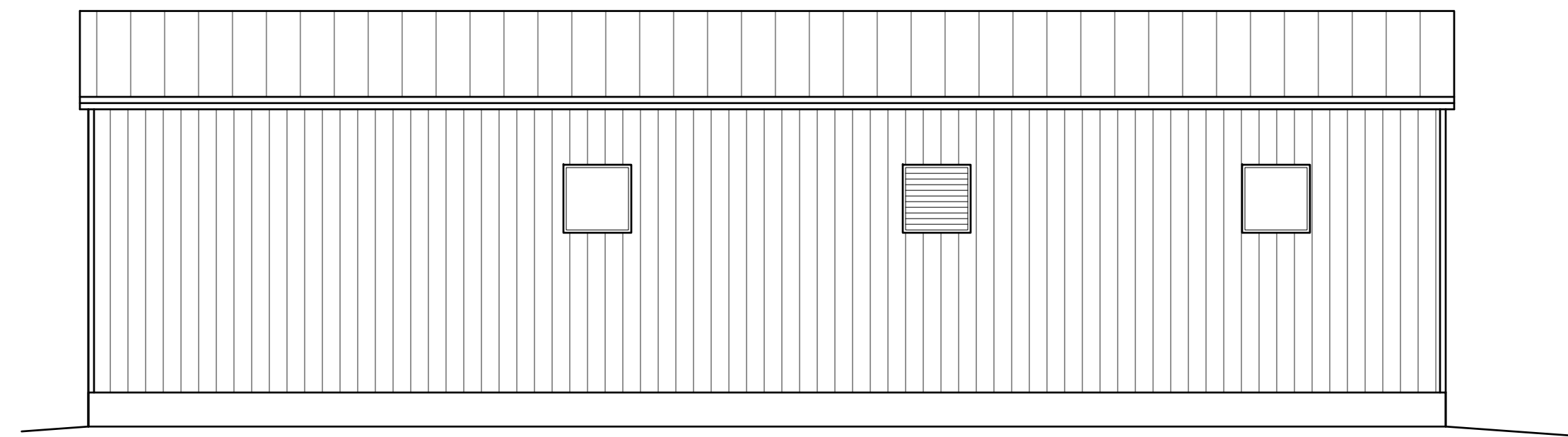
B3 RIGHT SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



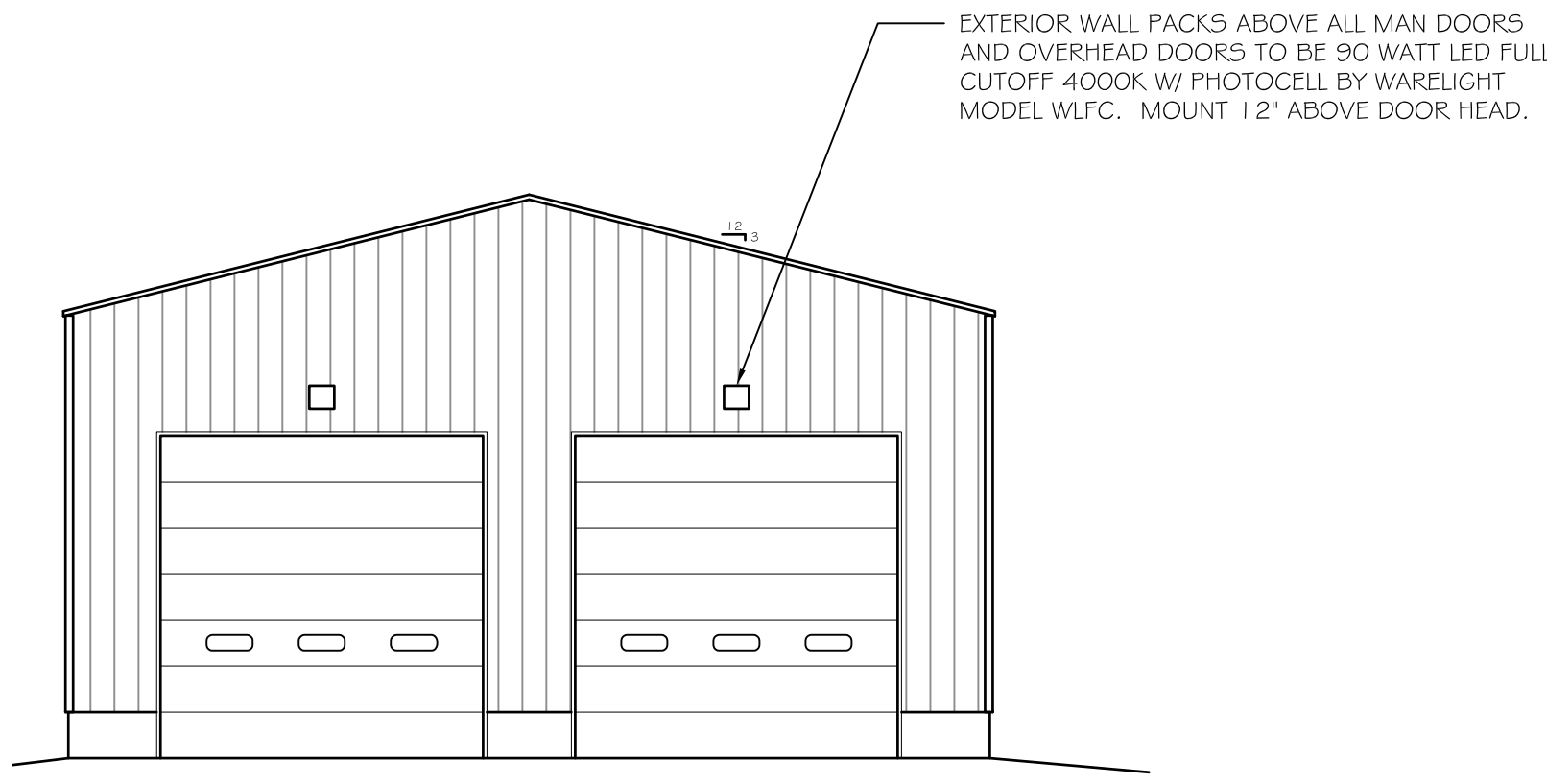
C2 REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



B3 LEFT SIDE (EAST) ELEVATION

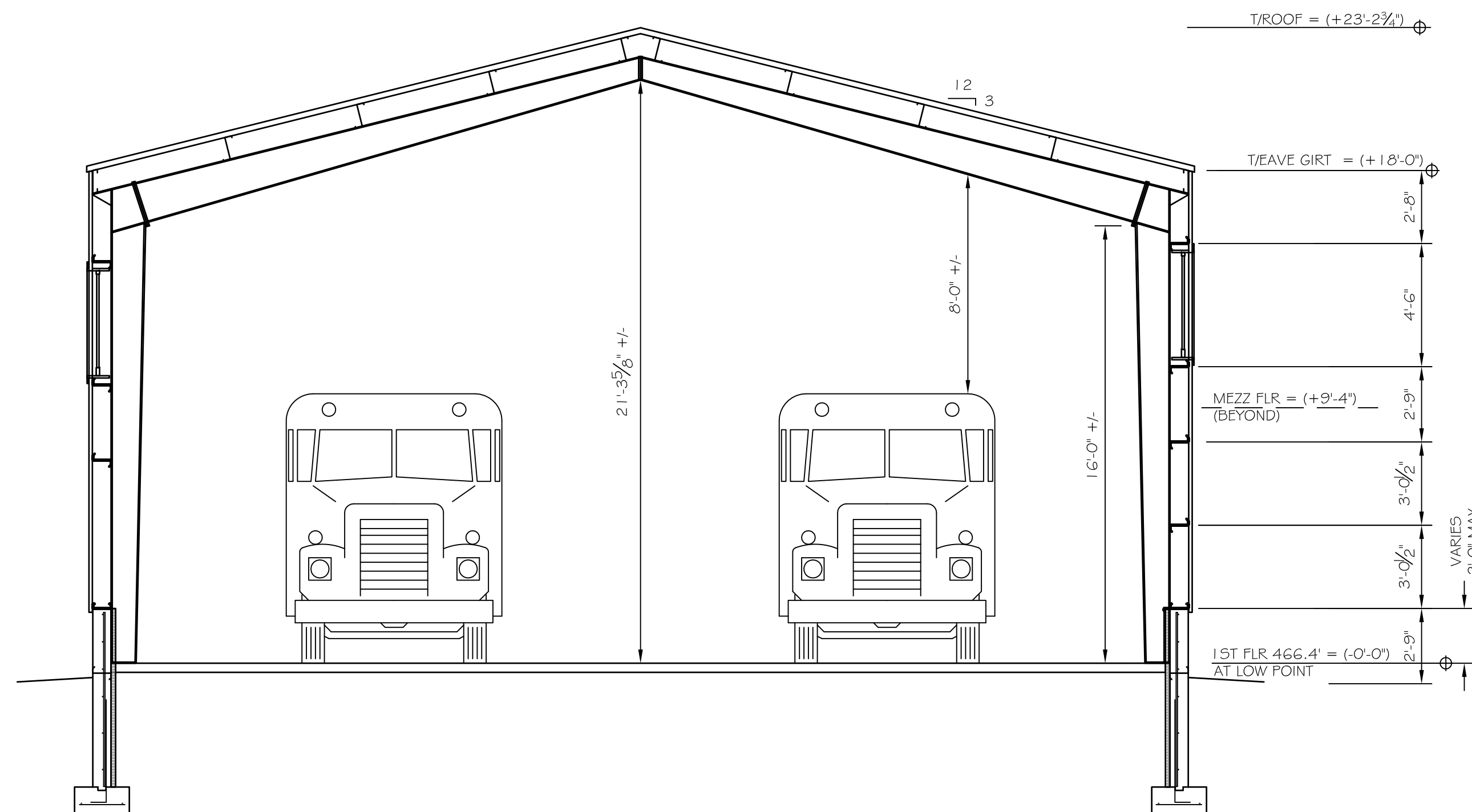
SCALE: 1/8" = 1'-0"



EXTERIOR WALL PACKS ABOVE ALL MAN DOORS AND OVERHEAD DOORS TO BE 90 WATT LED FULL CUTOFF 4000K W/ PHOTOCELL BY WARELIGHT MODEL WLFC. MOUNT 12" ABOVE DOOR HEAD.

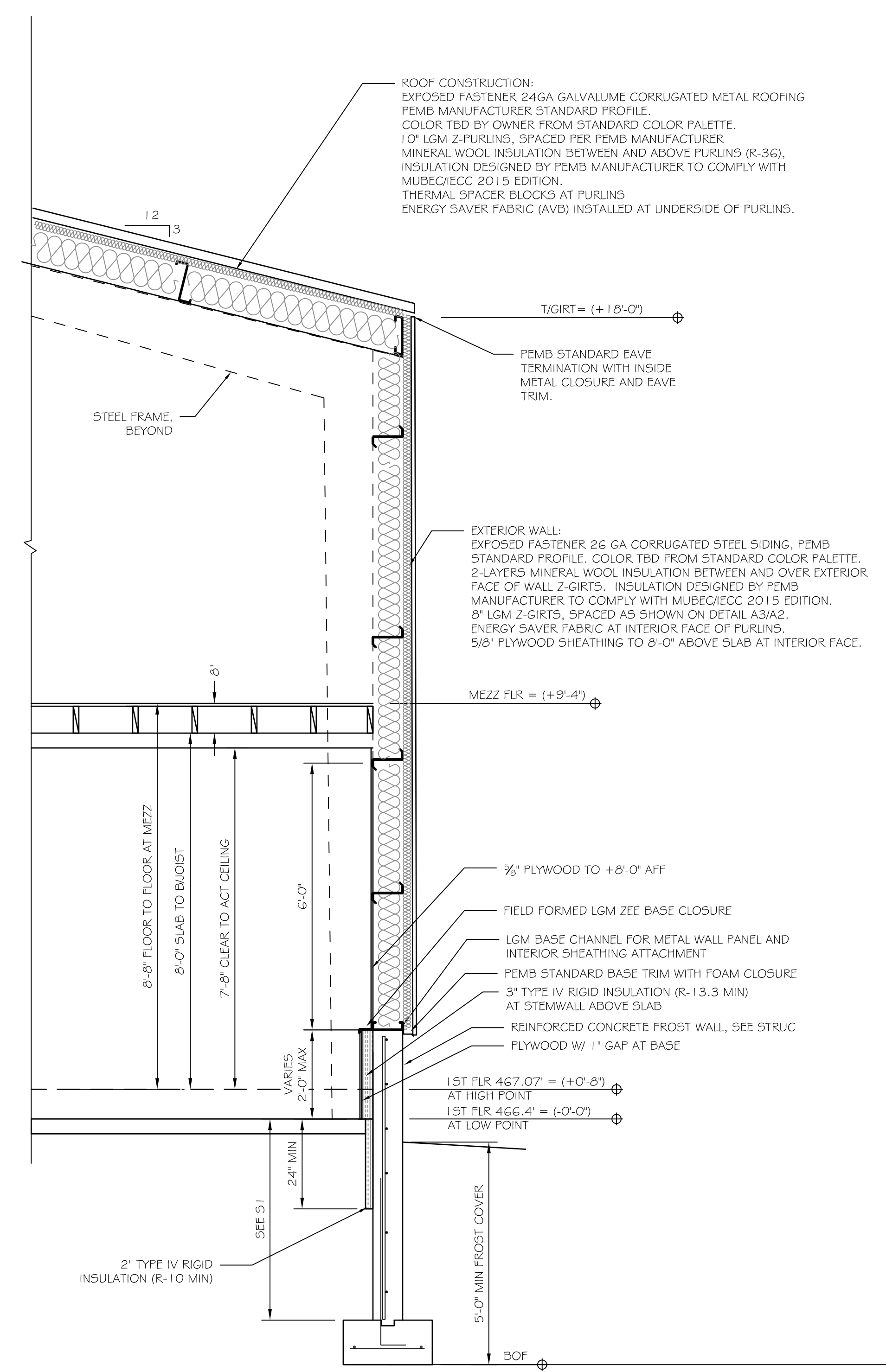
B2 FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



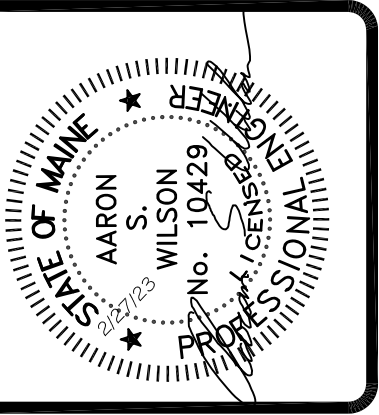
A3 BUILDING SECTION

SCALE: 1/4" = 1'-0"



A1 WALL SECTION AT MEZZANINE

SCALE: 1/2" = 1'-0"



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PROJECT: **RSU 56 BUS GARAGE DIXFIELD, ME.**

SHEET TITLE: **SECTIONS AND ELEVATIONS ISSUED FOR BID**

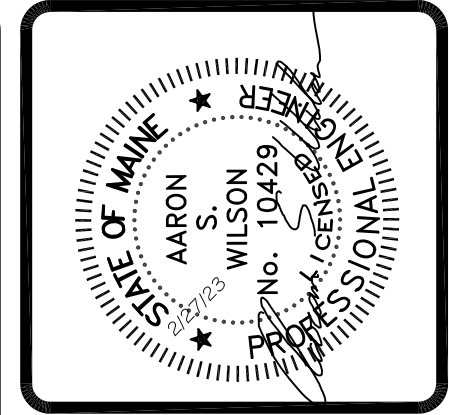
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SHEET NO:  
**A2**









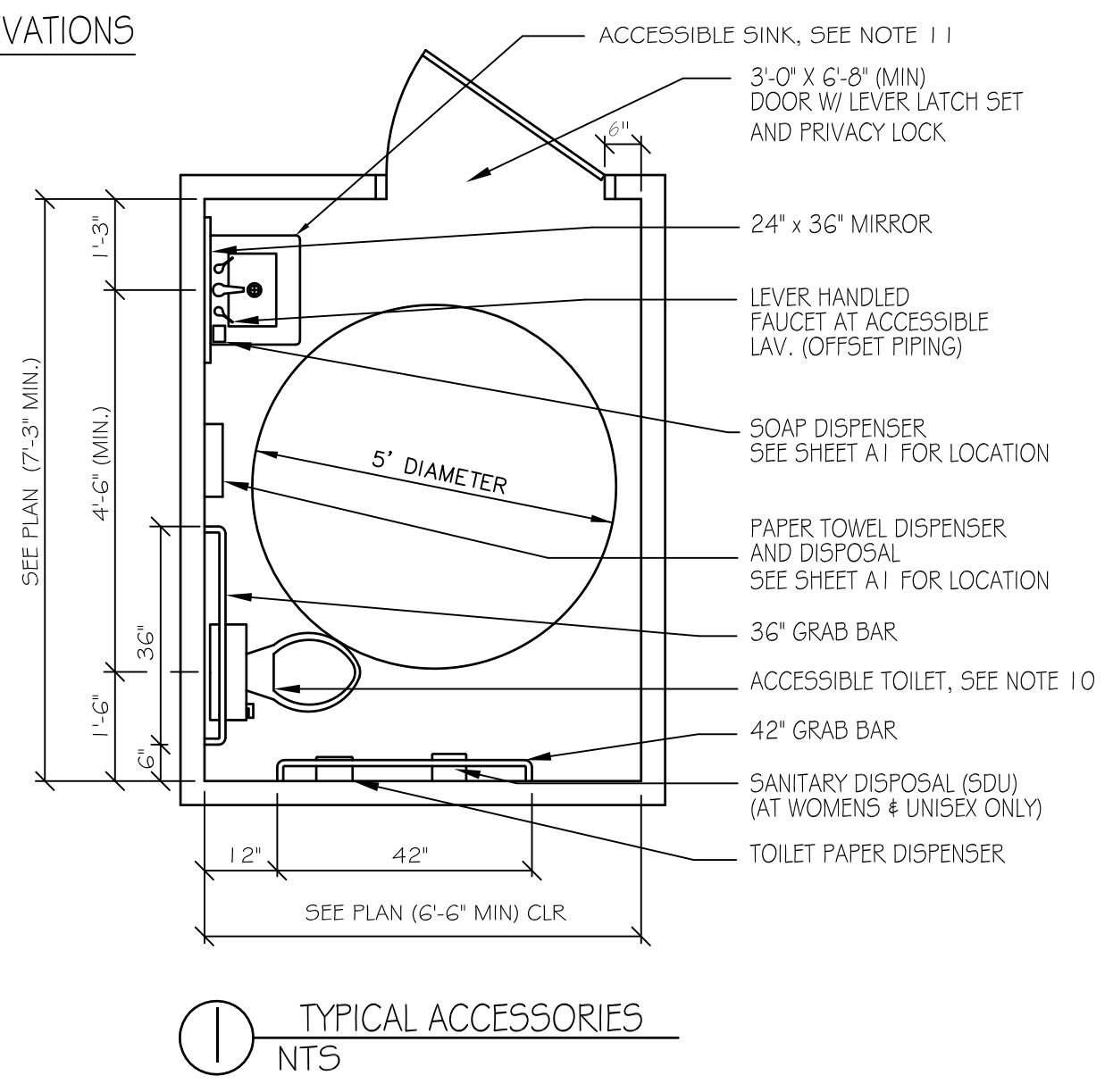
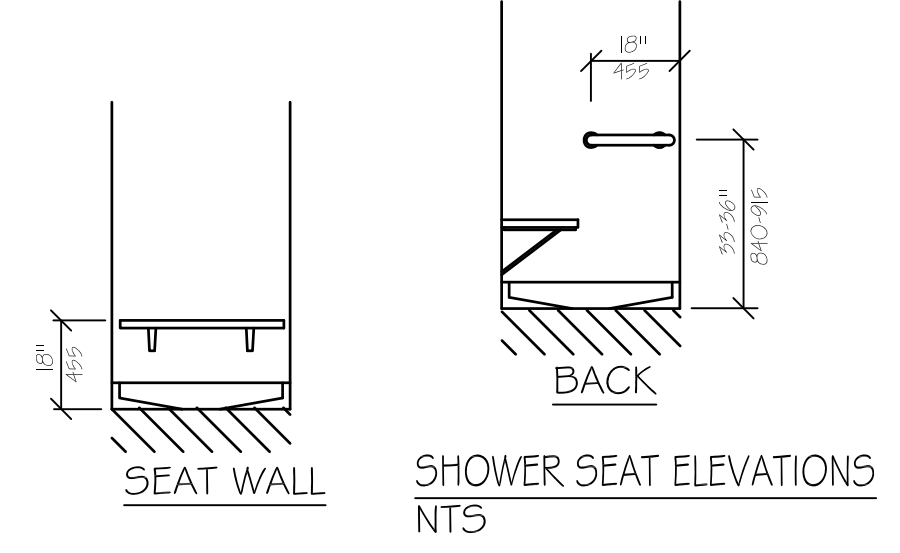
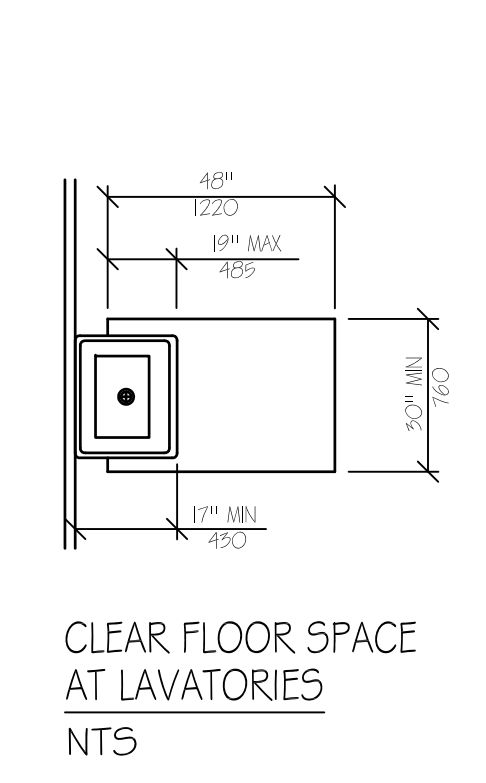
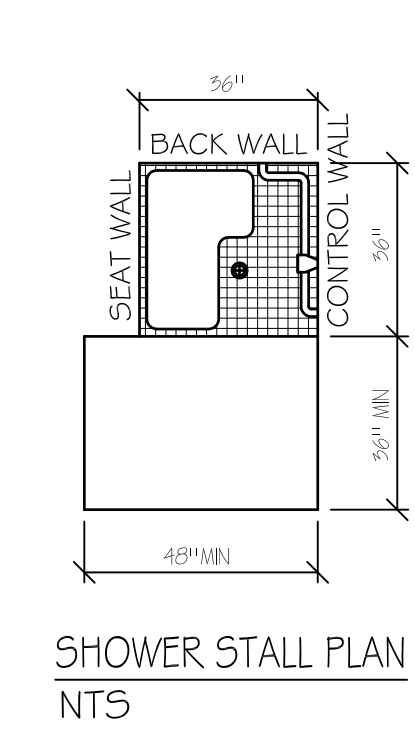
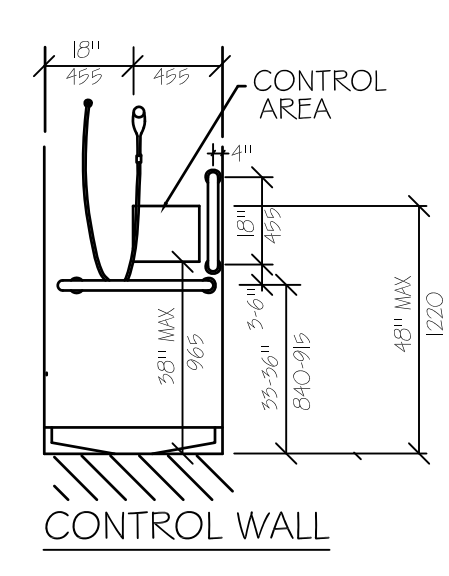
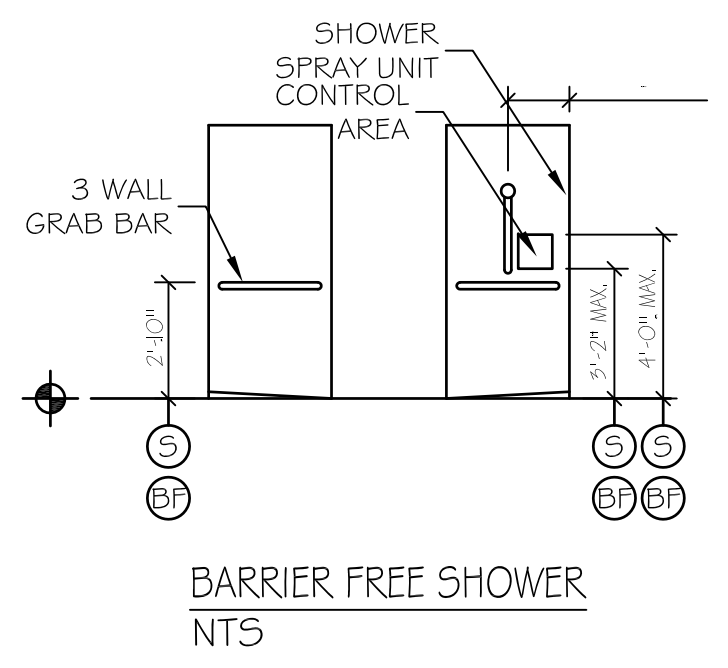
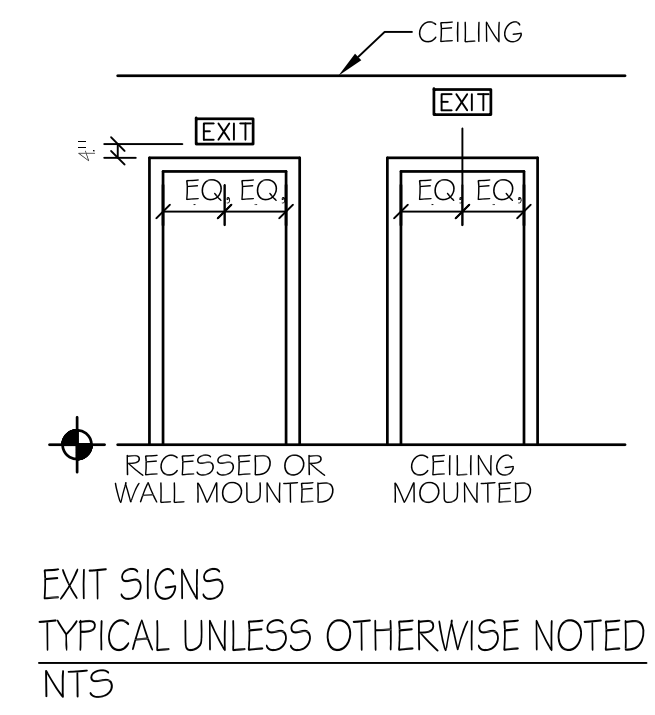
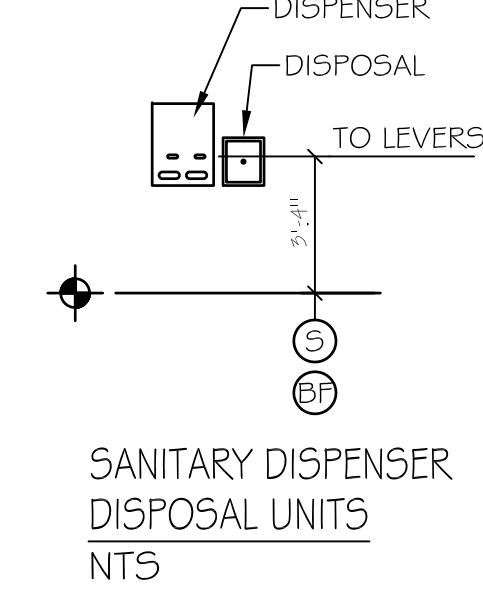
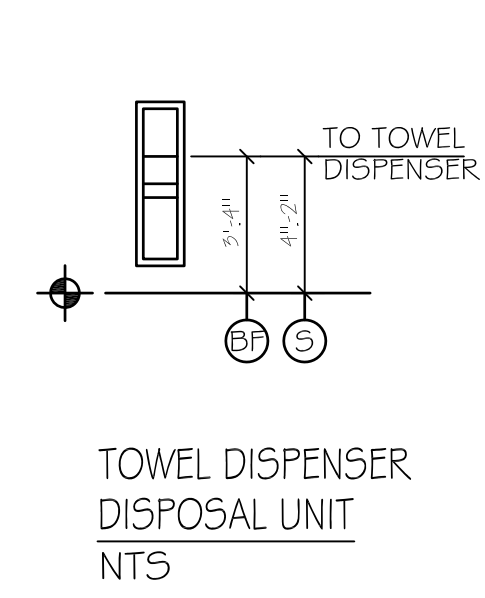
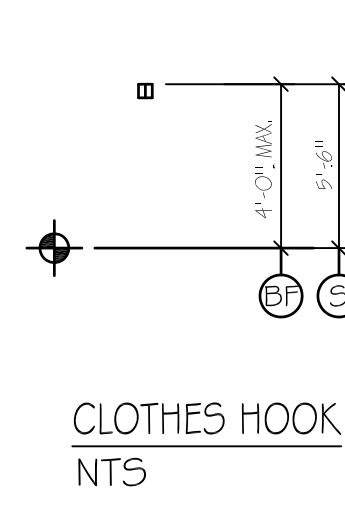
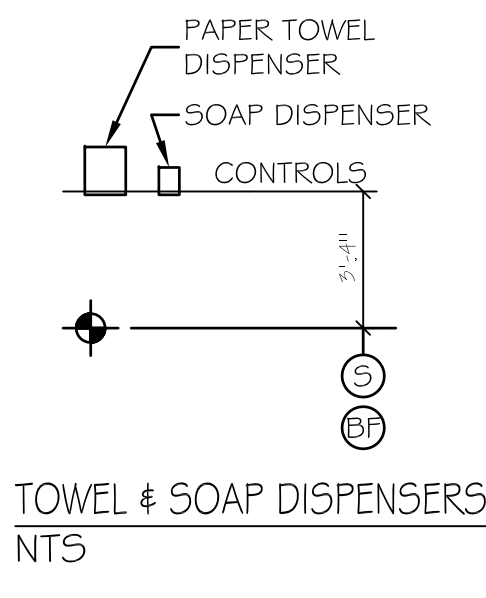
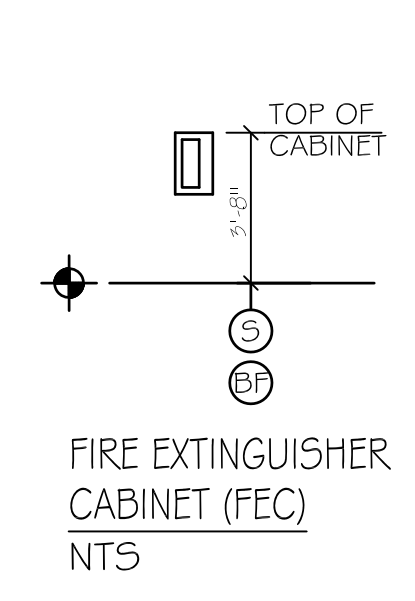
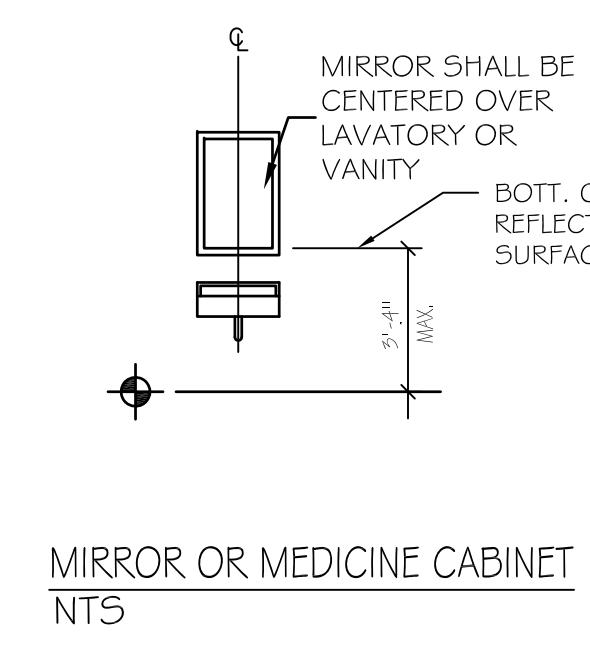
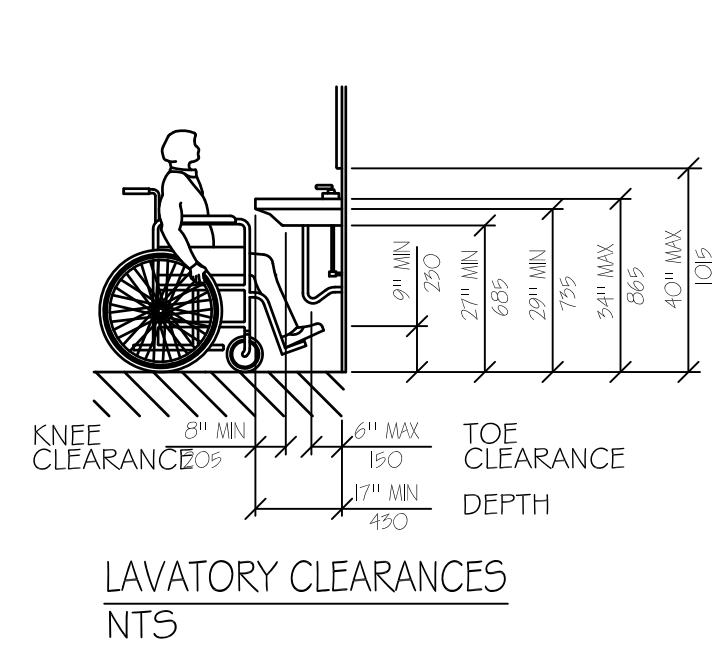
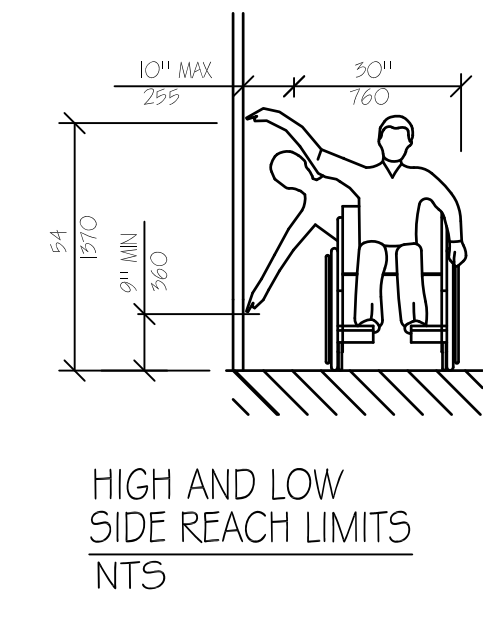
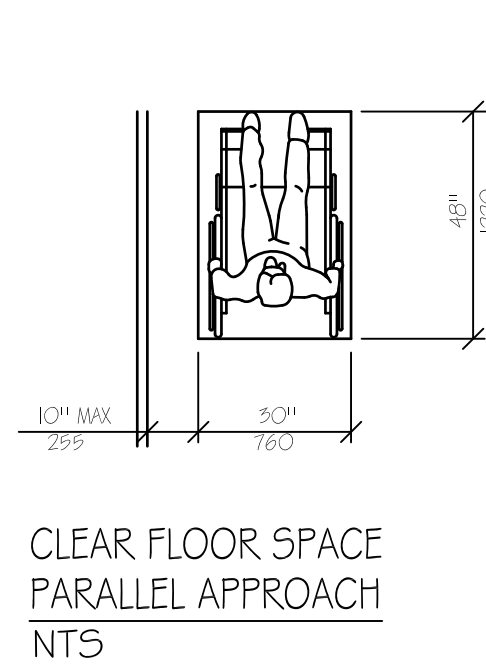
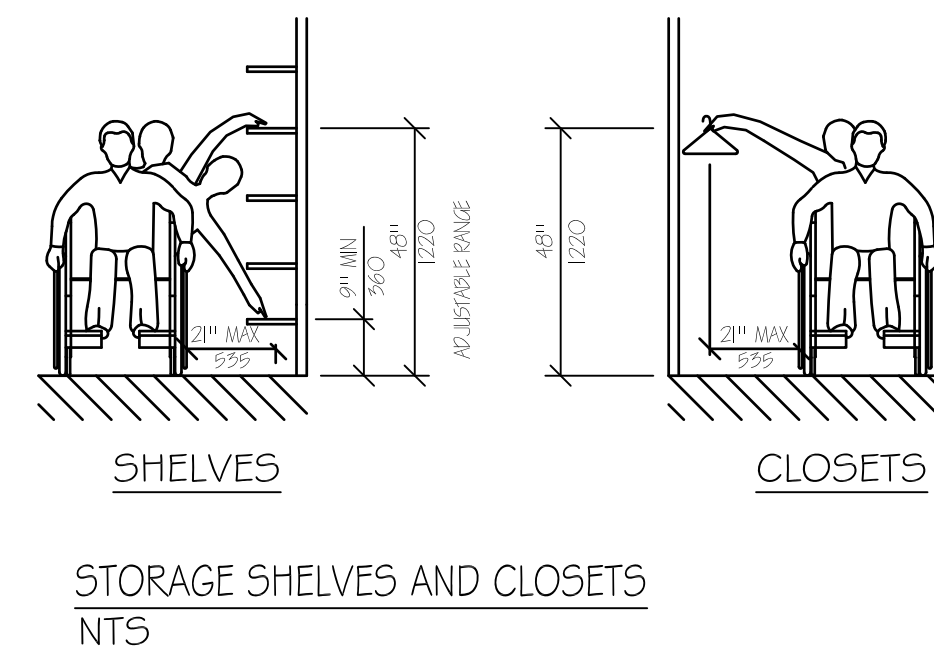
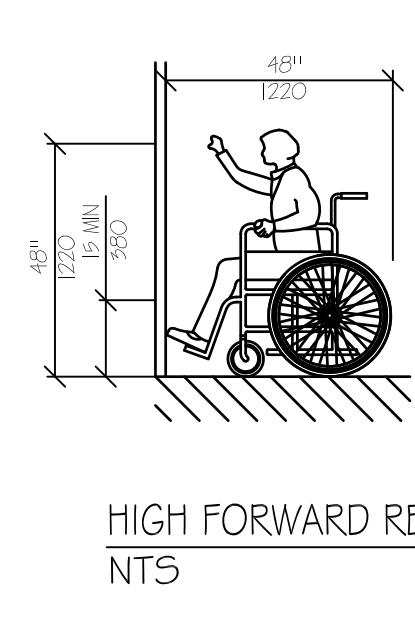
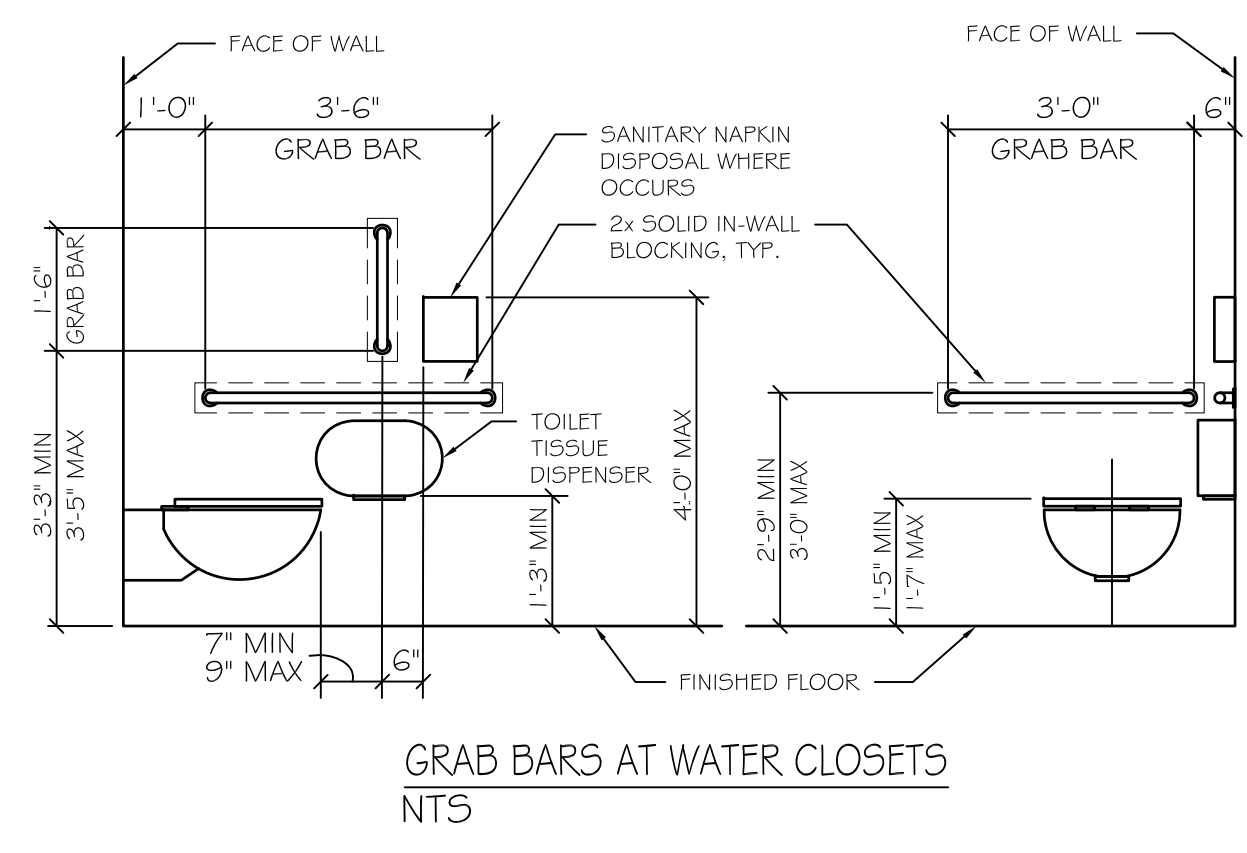
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PROJECT: **RSU 56 BUS GARAGE**  
 DIXFIELD, ME.  
 FOR: \_\_\_\_\_  
 SHEET TITLE: **ADA DETAILS ISSUED FOR BID**

NO.	REVISIONS	DATE

DATE : 2/27/23  
 SCALE : AS NOTED  
 DESIGN BY: ASW  
 DRAWN BY: RSC  
 FILE #:  
 PROJECT NUMBER:  
**22017**  
 SHEET NO:  
**A4**

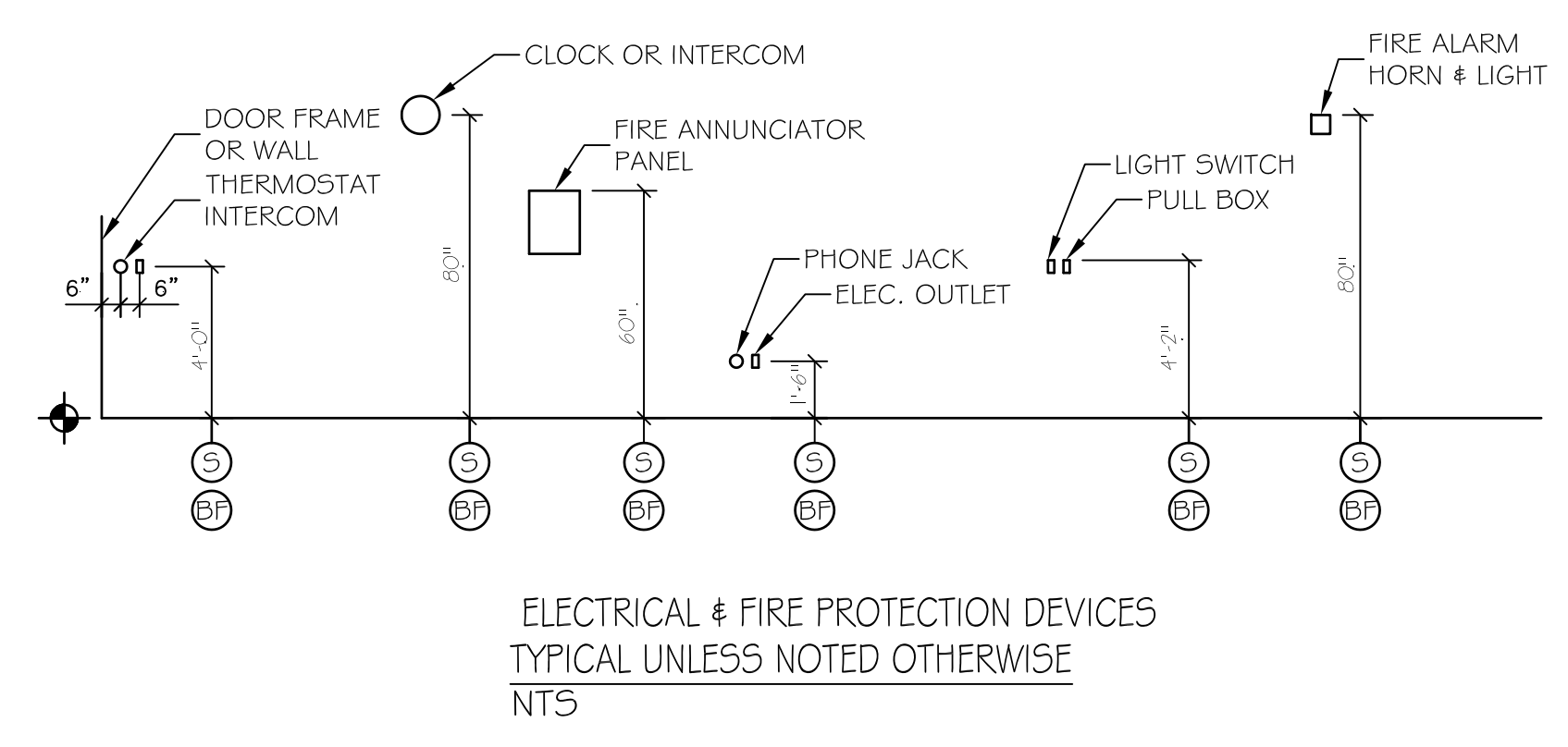


**ACCESSIBILITY ACCESSORY MOUNTING HEIGHTS**

GRAB BARS	33"-36"
TOILET PAPER HOLDER	19" MIN
TOWEL BAR/PAPER TOWEL DISPENSER	48" MAX
BUILT IN PAPER TOWEL DISPENSER	48" MAX
SOAP DISH/DISPENSER AT WALL	48" MAX
SANITARY DISPOSAL UNIT	19" MAX
MIRROR (BOTTOM)	40" MAX
SHelves/STORAGE	48" MAX
ELECTRICAL SWITCHES/OUTLETS	48" MAX
COAT HOOKS/RODS	48" MAX
SIGNAGE (TO BRAILLE COMPONENT)	60" MAX

**ACCESSIBILITY GENERAL NOTES**

1. DOORWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES. MEASURED BETWEEN THE FACE OF THE DOOR AND OPPOSITE STOP.
2. ALL DOORS SHALL HAVE LEVER HANDLE HARDWARE, EXCEPT AT SECURED STORAGE ROOMS, MECHANICAL ROOMS, UTILITY ROOMS, AND EXISTING DOORS THAT REQUIRE PANIC HARDWARE. ALL CLOSERS SHALL BE 5LB PULL MAXIMUM AT DOORS EQUIPPED WITH LEVER HANDLE HARDWARE.
3. ALL DOORS WITH CLOSERS SHALL HAVE 18" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENINGS TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PULL SIDE OF THE OPENING.
4. ALL DOORS WITH CLOSERS SHALL HAVE 12" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PUSH SIDE OF THE OPENING.
5. ALL SIGNAGE SHALL BE MOUNTED 60" AFF TO BRAILLE COMPONENT AT LATCH SIDE WALL OF DOORS AND OPENINGS. COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, 2010 OR CURRENT EDITION.
6. BATHROOM GRAB BARS TO BE 33"-36" TO TOP OF GRIPPING SURFACE. REF: 609.4 ADA, 2010
7. ADA TOILET FIXTURE TO BE "HIGHCLIFF ULTRA" K-95067 BY KOHLER, OR EQUAL.
8. ADA SINK FIXTURE TO BE "GREENWICH" K-2032-O BY KOHLER, OR EQUAL.

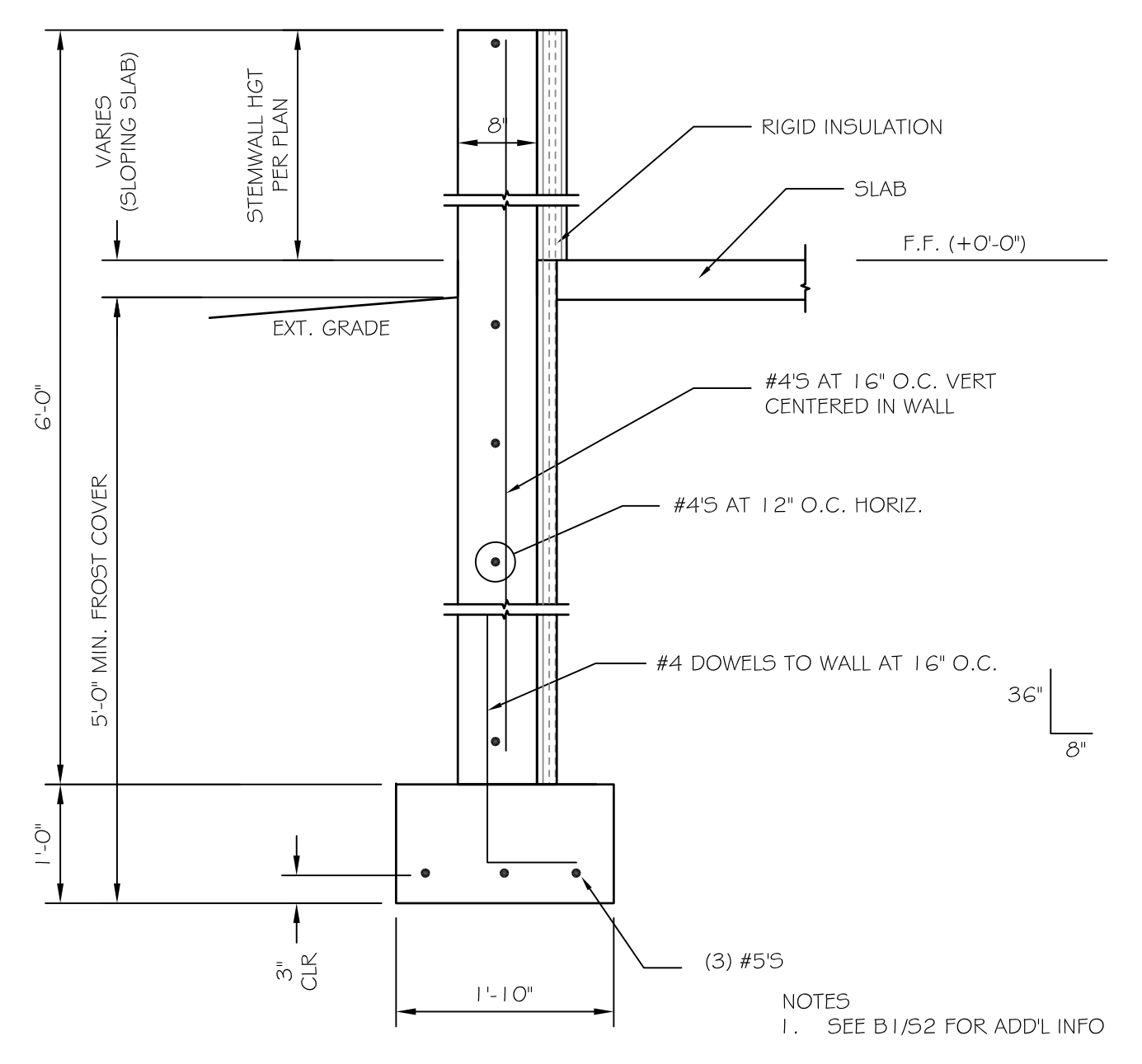
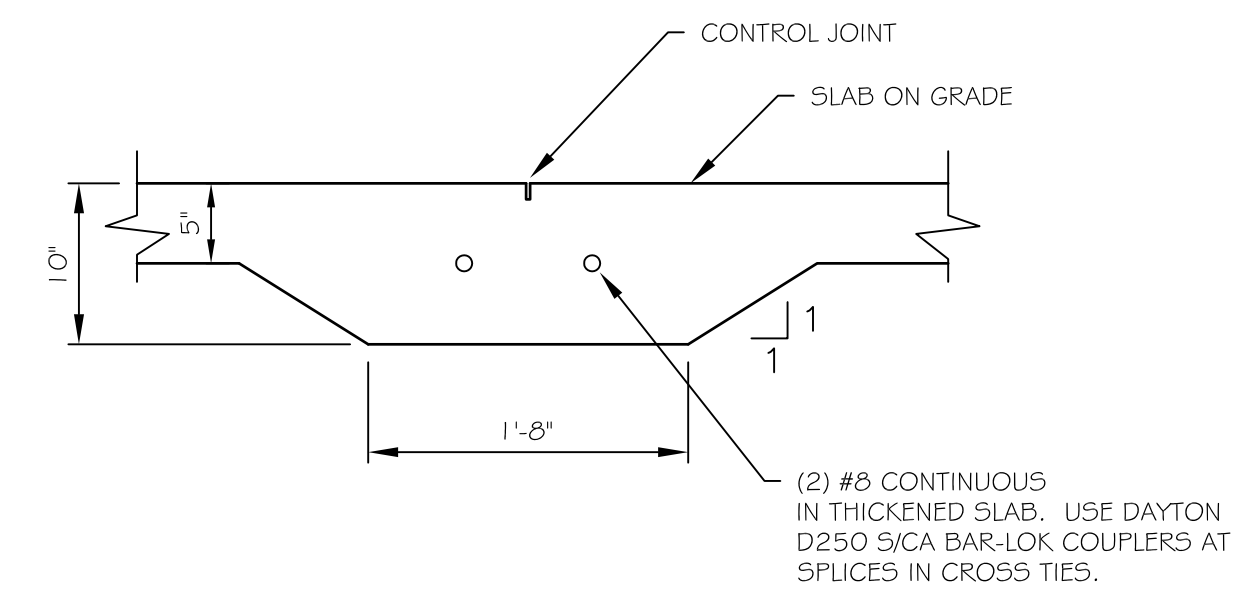
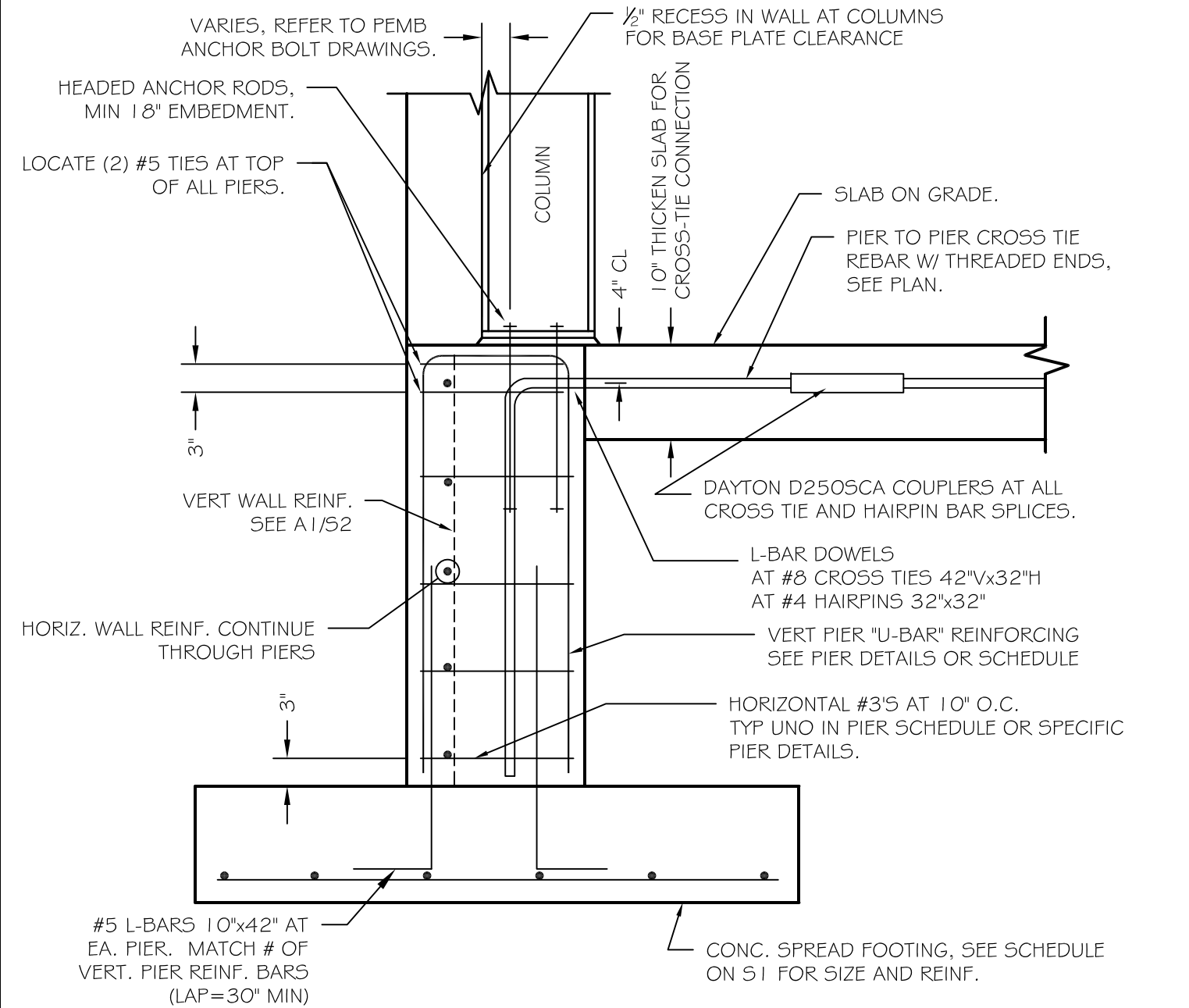
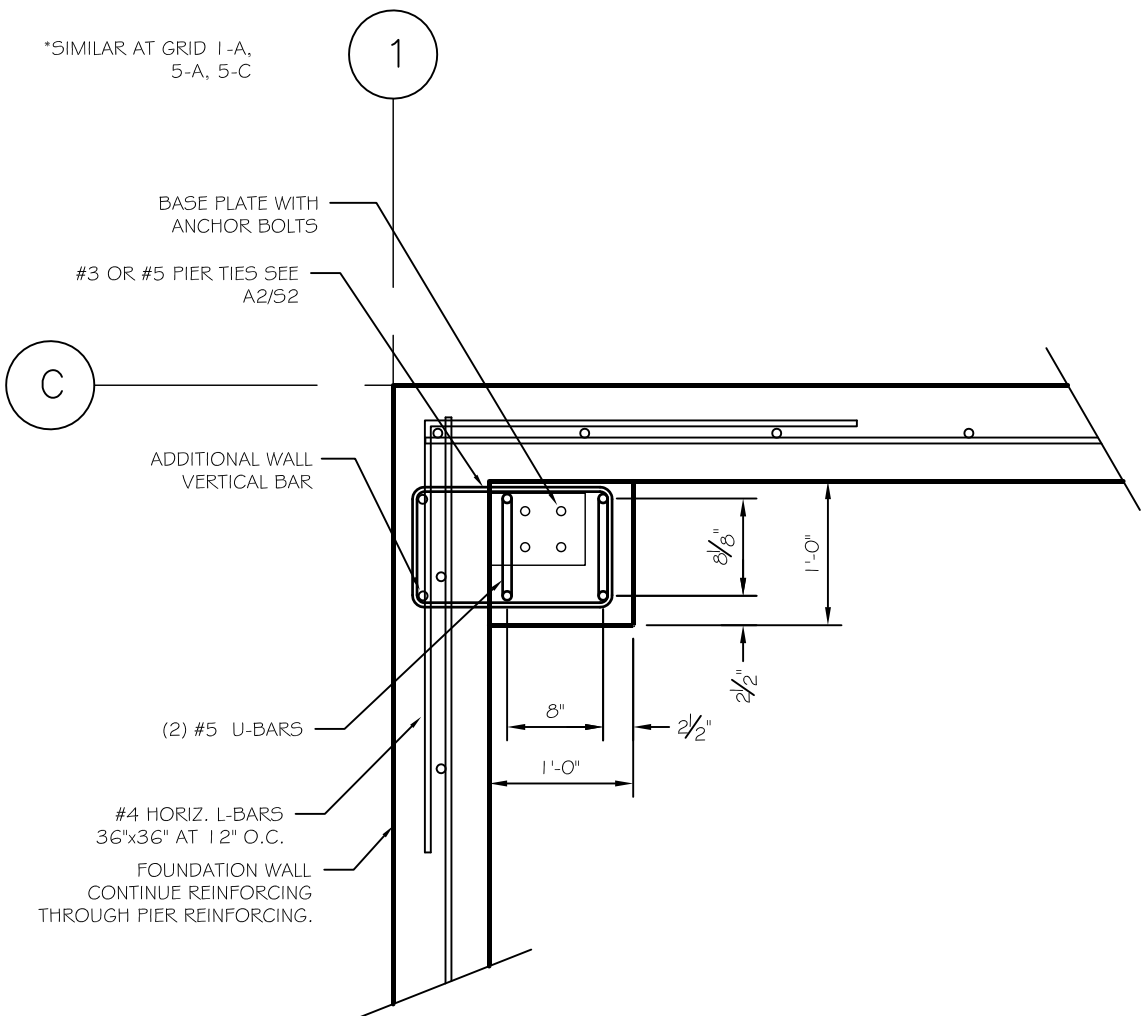


**LEGEND**

- (S) STANDARD MOUNTING HEIGHT
- (BF) BARRIER FREE ADULT MOUNTING HEIGHT
- (F) FINISH FLOOR LINE

**NOTE**  
 MOUNT ALL FIXTURES AT STANDARD MOUNTING HEIGHT UNLESS INDICATED ON PLAN BY A SYMBOL. A (S) SYMBOL AT ANY ROOM SHALL INCLUDE ONE OF ANY FIXTURE AND ACCESSORY WITHIN THE ROOM.



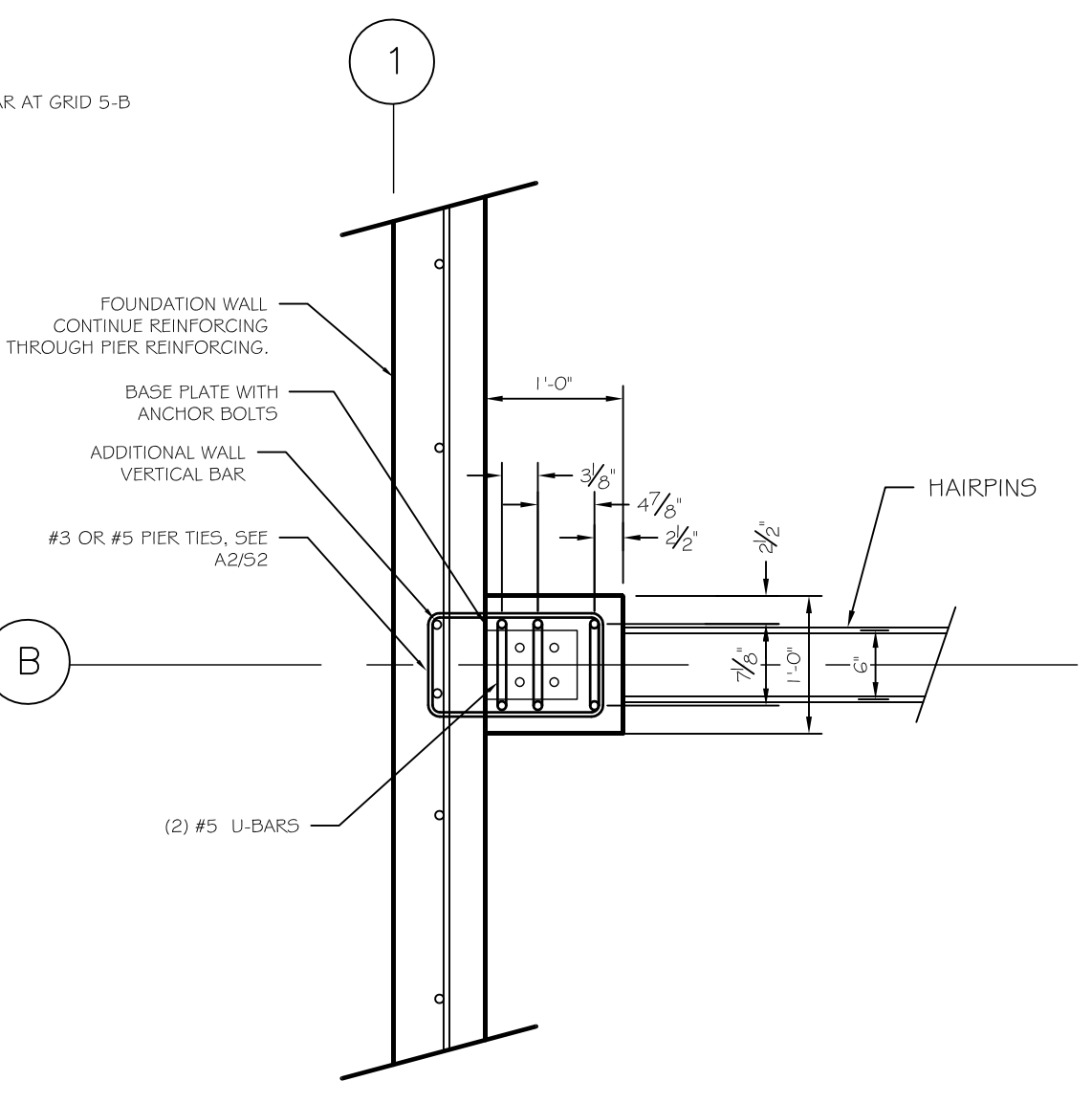


**C4** PIER P3  
SCALE: 3/4" = 1'-0"

**C3** PIER AND FOOTING  
SCALE: 3/4" = 1'-0"

**C2** SLAB AT CROSS TIES  
SCALE: 1" = 1'-0"

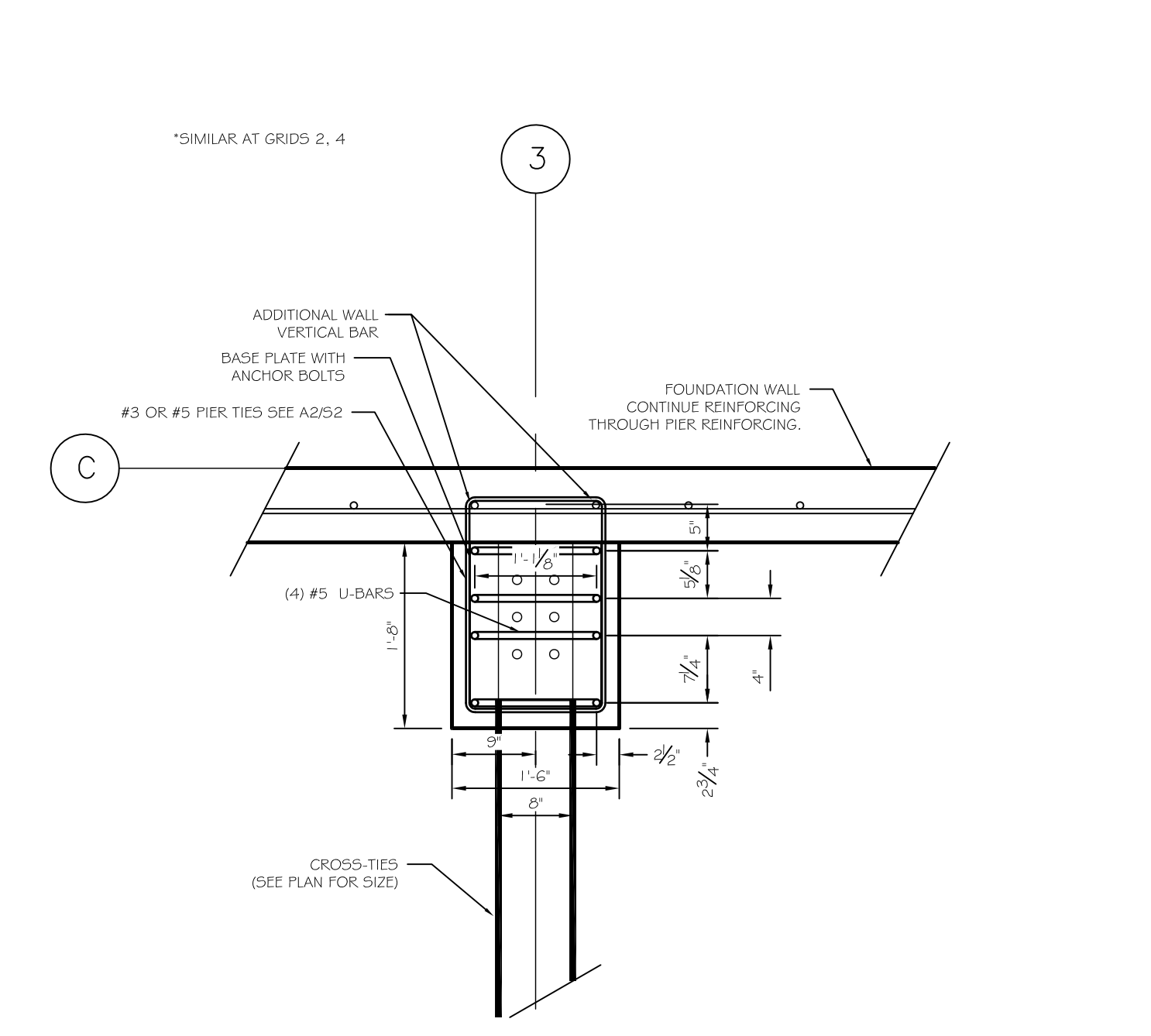
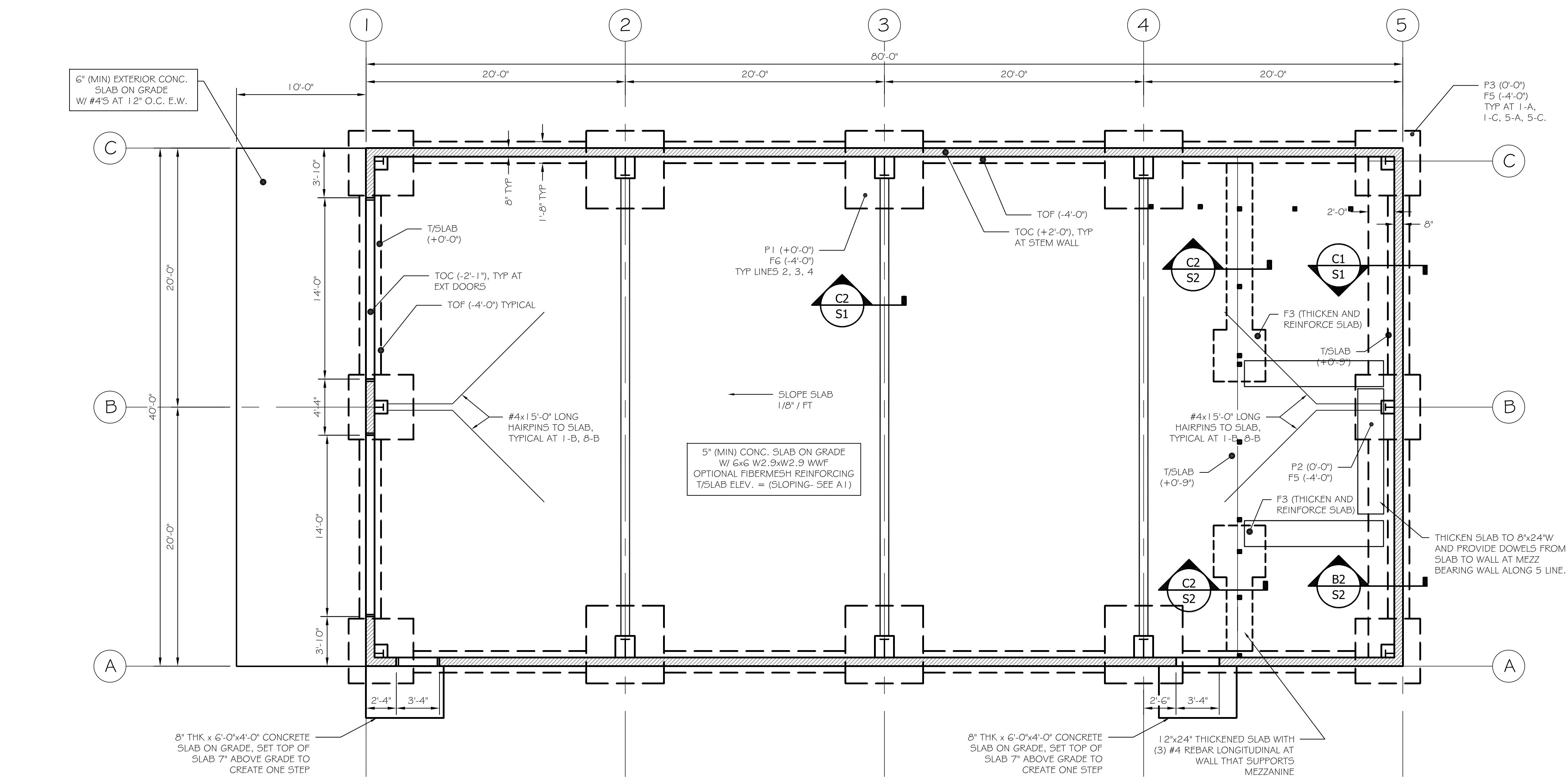
**C1** FOUNDATION WALL  
SCALE: 3/4" = 1'-0"



FOOTING SCHEDULE		
MARK	SIZE	BOTTOM REINFORCING
F3	3'-0"x3'-0"x12"	(3) #5'S E.W.
F4	4'-0"x4'-0"x12"	(4) #5'S E.W.
F5	5'-0"x5'-0"x12"	(5) #5'S E.W.
F6	6'-0"x6'-0"x12"	(6) #5'S E.W.

PIER SCHEDULE		
MARK	SIZE	VERT REINFORCING
P1	18"x18"	(4) #5 U-BARS SEE A4/S1
P2	12"x12"	(3) #5 U-BARS SEE B4/S1
P3	12"x12"	(2) #5 U-BARS SEE C4/S1

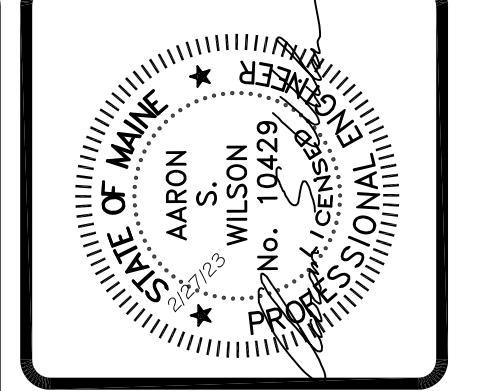
**B4** PIER P2  
SCALE: 3/4" = 1'-0"



**A4** PIER P1  
SCALE: 3/4" = 1'-0"

**A1** FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"

- FOUNDATION NOTES:
- TOP INDICATES TOP OF FOOTING
  - TOC INDICATES TOP OF CONCRETE
  - F.F. INDICATES FINISHED FLOOR, UNO INDICATES "UNLESS NOTED OTHERWISE"
  - TOP OF CONCRETE AND TOP OF FOOTING ELEVATIONS ARE REFERENCED FROM SLAB FLOOR ELEVATION AT OVERHEAD DOORS = +66.4 = (+0'-0"). CONTRACTOR TO COORDINATE FF ELEV WITH SITE PLAN.
  - ALL BOND OUTS AT DOORS TO BE 6" LOWER THAN ADJACENT SLAB ELEVATION.
  - SEE 53 FOR ADDITIONAL NOTES & SPECIFICATIONS
  - G.C. VERIFY REQUIRED WIDTH OF ALL FOUNDATION WALL BOND-OUTS FOR DOOR OPENINGS AND UTILITY PENETRATIONS PRIOR TO CONSTRUCTION.
  - FOUNDATION DESIGN BASED ON REPORTED ALLOWABLE SOIL BEARING CAPACITY OF 2,0KSF. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED. DO NOT CONSTRUCT FOUNDATION ON UNSUITABLE MATERIALS, SUCH AS UNCONTROLLED FILL OR SOFT CLAY, ETC.
  - ALL GRANULAR STRUCTURAL FILL SOIL TO BE COMPACTED TO 95% MAX DRY DENSITY PER ASTM D 1557 MOD. PROCTOR.
  - SAW CUT 1" DEEP CONTROL JOINTS IN SLAB AT COLUMN LINES AND MAX 10'-0" O.C. SLAB REINFORCING TO CONTINUE THROUGH CONTROL JOINTS (DO NOT CUT SLAB REINFORCING).
  - FOUNDATION AND FOOTING DESIGN IS PRELIMINARY. G.C. PROVIDE PEMB BUILDING REACTIONS TO ASSOCIATED DESIGN PARTNERS INC. FOR FINAL FOUNDATION DESIGN.



**ASSOCIATED DESIGN PARTNERS INC.**  
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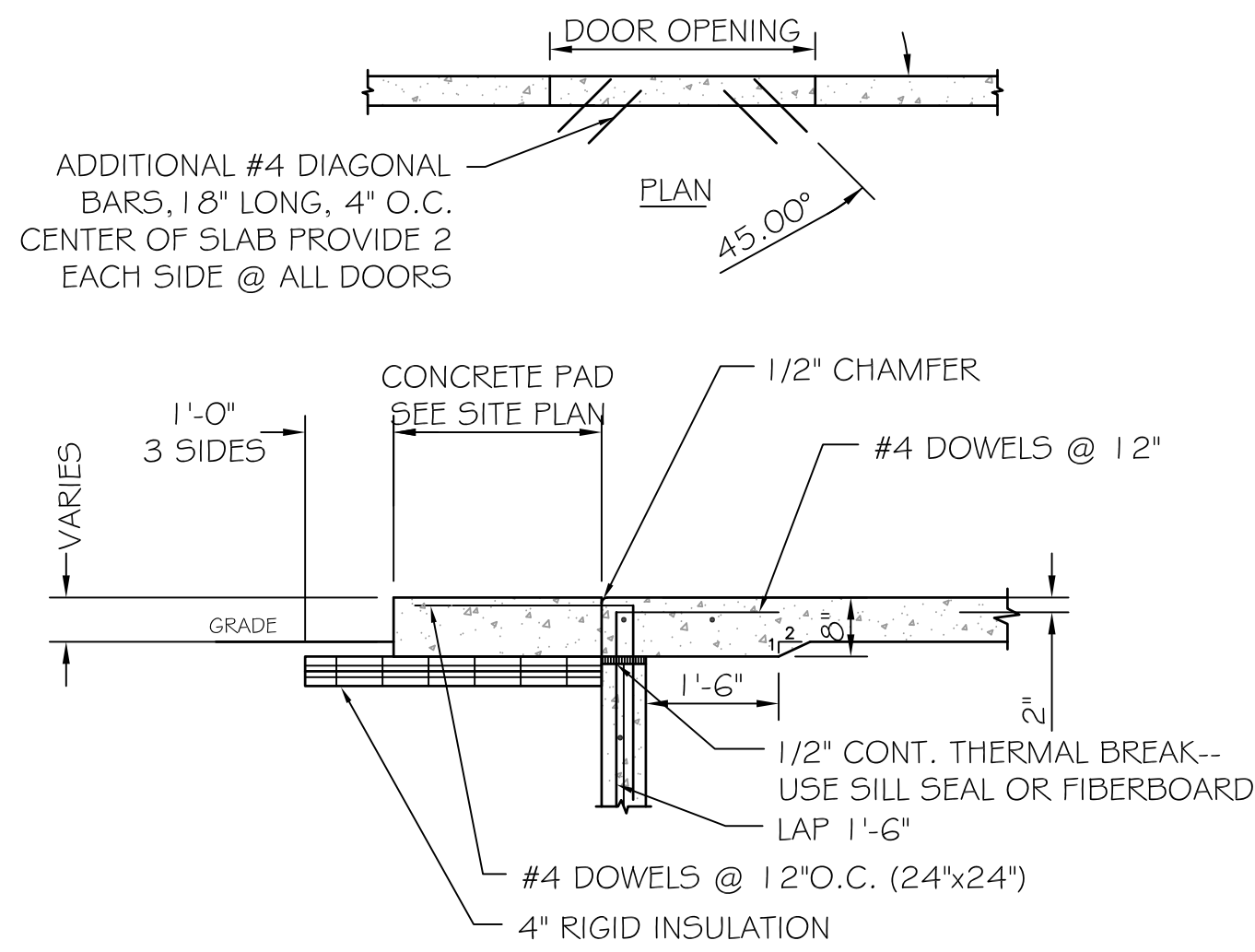
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PROJECT: **RSU 56 BUS GARAGE**  
DIXFIELD, ME.  
FOR: \_\_\_\_\_  
SHEET TITLE: **FOUNDATION PLAN ISSUED FOR BID**

NO.	BY	DATE	DESCRIPTION

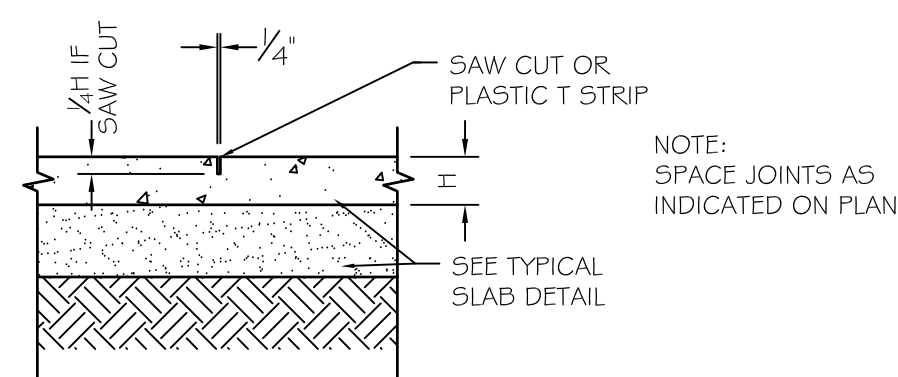
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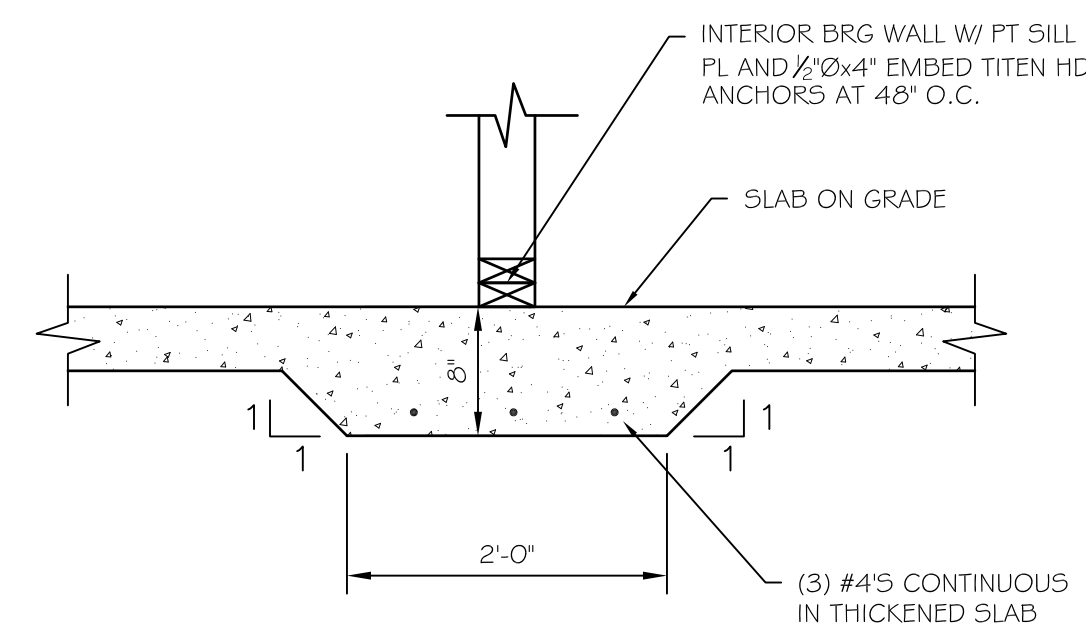
C4 SLAB AT DOORS

SCALE: 3/4" = 1'-0"



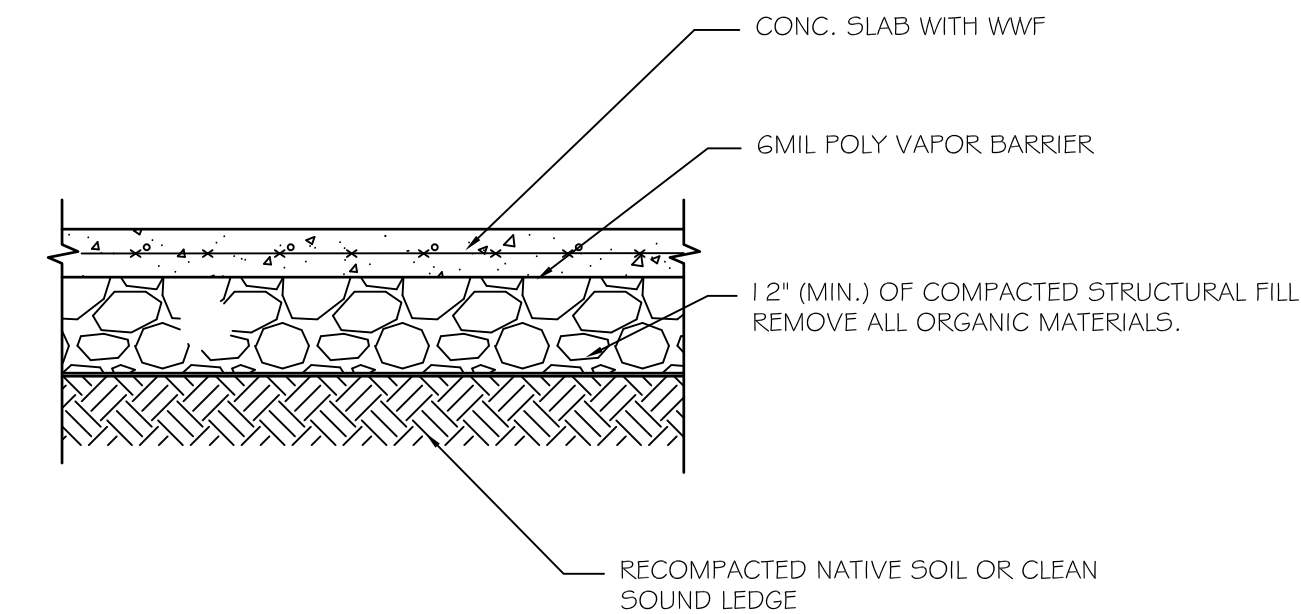
C3 SLAB CONTROL JOINT

SCALE: 1" = 1'-0"



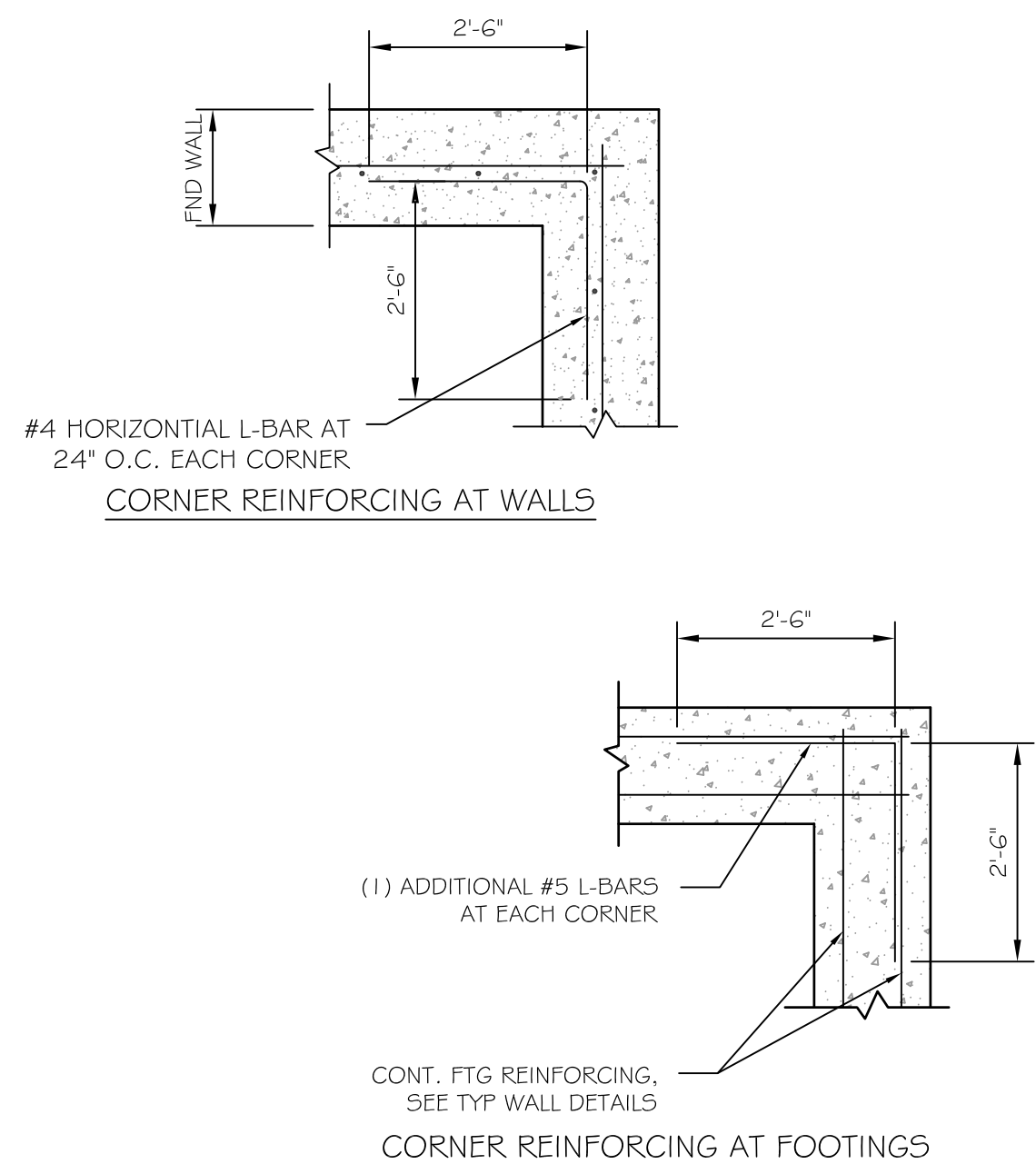
C2 THICKENED SLAB AT INTERIOR BEARING WALLS

SCALE: 1" = 1'-0"



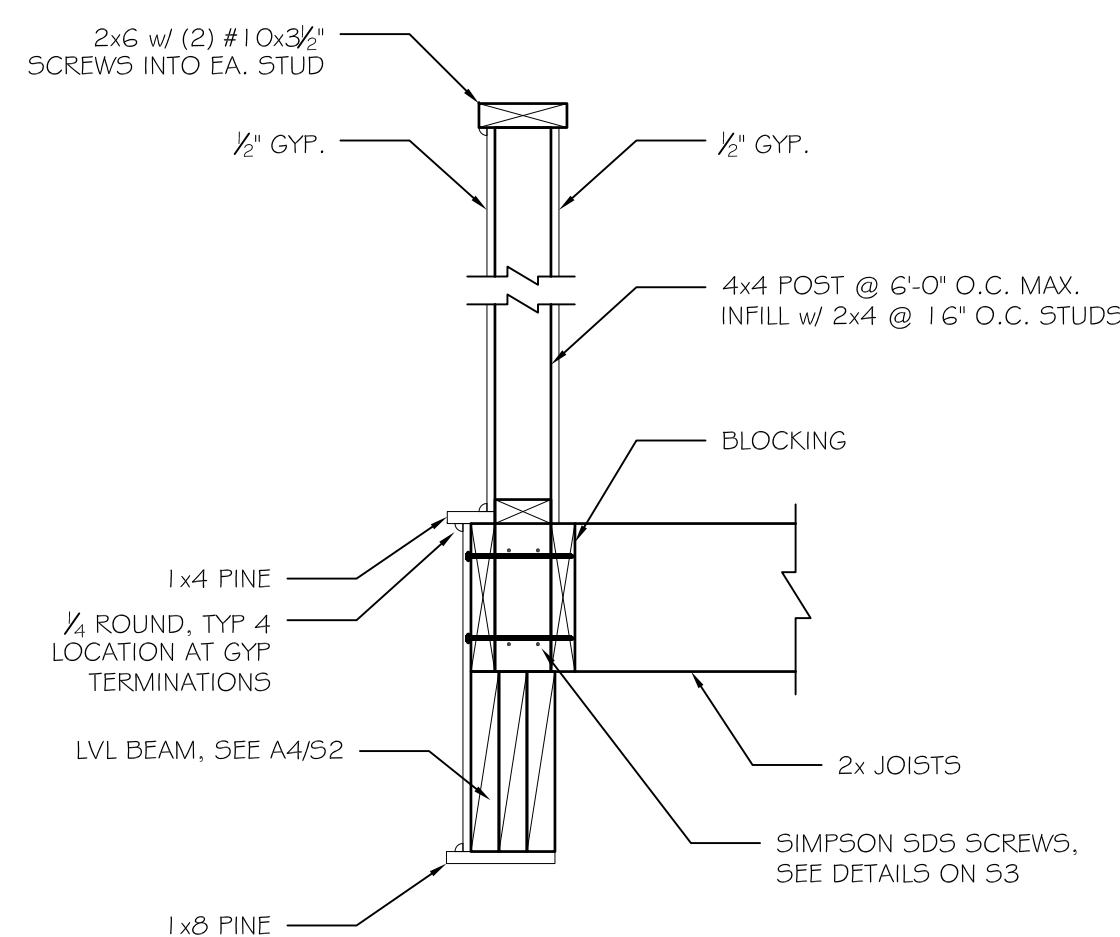
C1 SLAB DETAIL

SCALE: 1" = 1'-0"



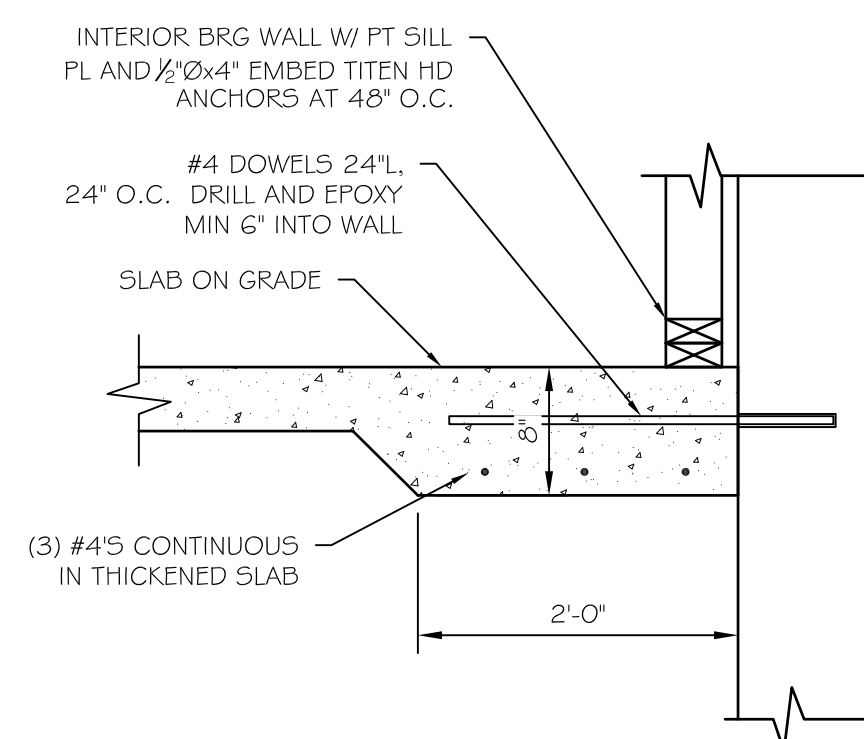
B4 FOUNDATION CORNER REINFORCING DETAILS

SCALE: 3/4" = 1'-0"



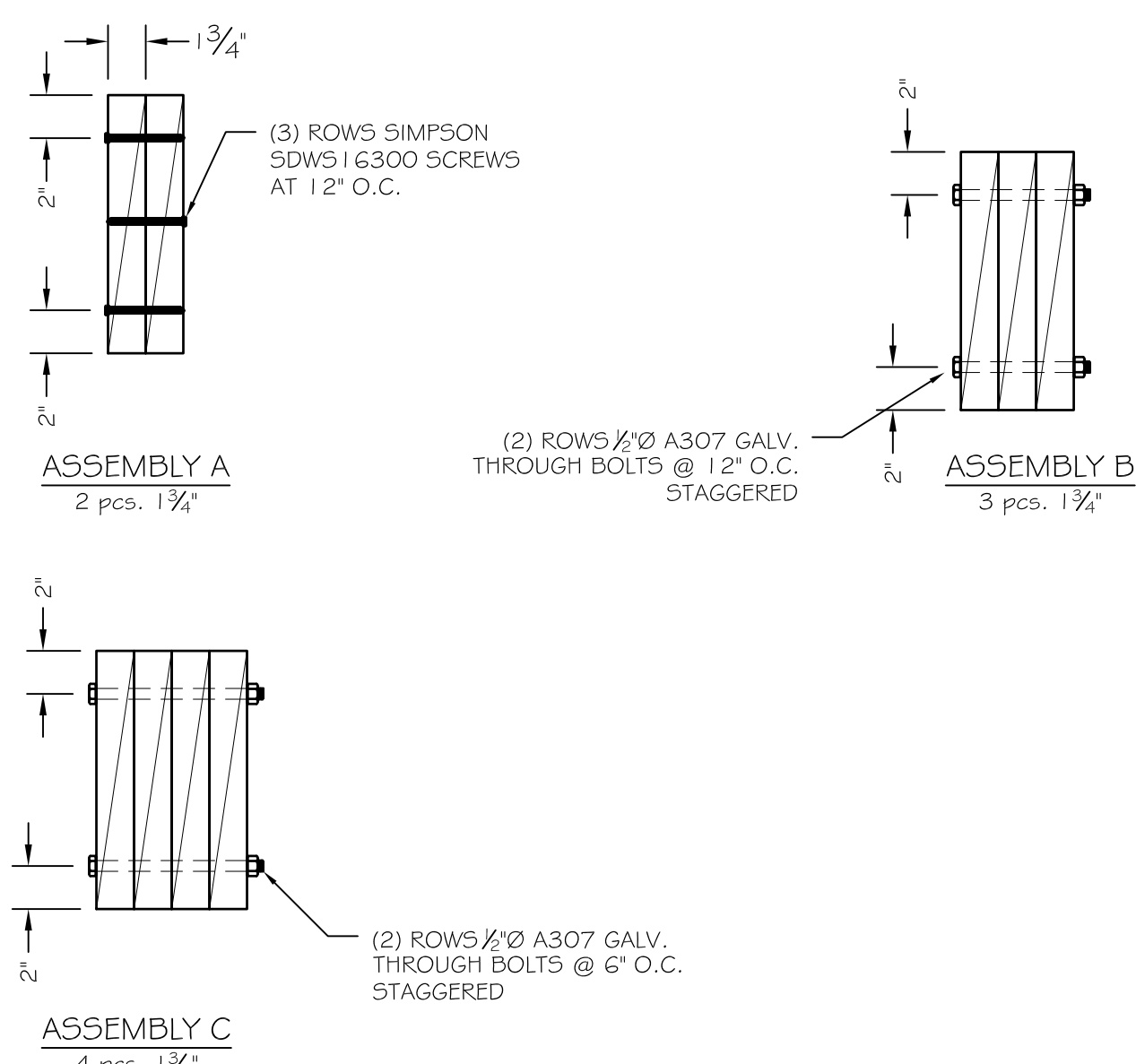
B3 SECTION

SCALE: 1" = 1'-0"



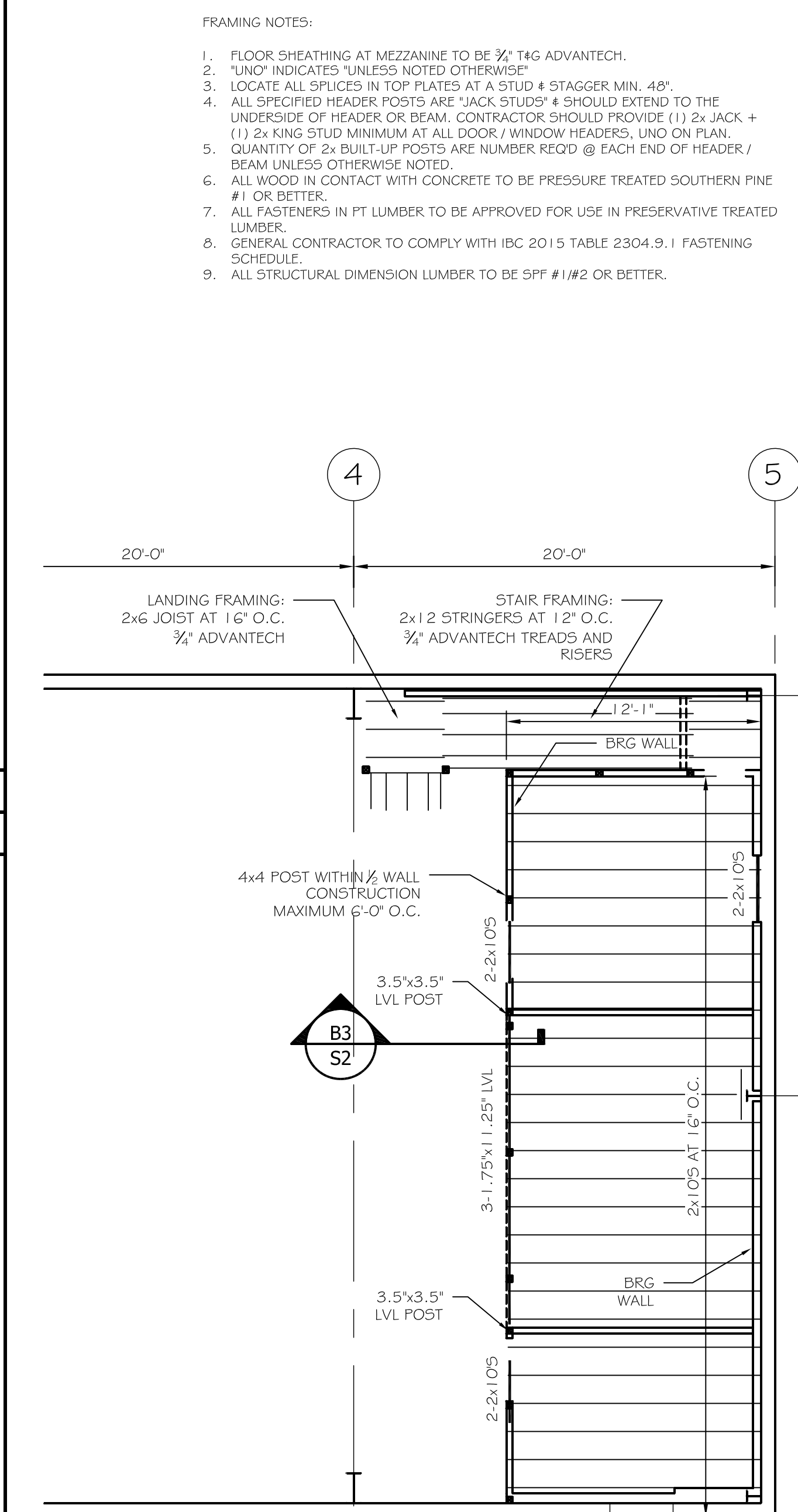
B2 THICKENED SLAB ADJACENT TO FOUNDATION

SCALE: 1" = 1'-0"



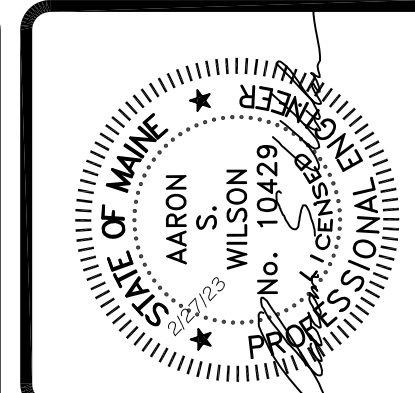
A4 MULTI-PLY BEAMS

SCALE: 1 1/2" = 1'-0"



A1 MEZZANINE FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"



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PROJECT: **RSU 56 BUS GARAGE**  
 DIXFIELD, ME.  
 FOR: \_\_\_\_\_  
 SHEET TITLE: **STRUCTURAL DETAILS**  
 ISSUED FOR BID

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