

**COVER LETTER FOR  
THE UP DATING OF THE ORIGINAL REPORT: MARCH 27, 2024  
WITH OPTIONS: FOR FULL BAY REPLACEMENTS OR  
PARTIAL BAY REPLACEMENTS  
AUGUST 7, 2025**

**PROJECT**

**AIR CITY GARAGE  
27 S. JEFFERSON STREET  
DAYTON, OH 45402**

THIS REPORT IS TO OBTAIN A COST TO DO THE CONCRETE REPAIR WORK NEEDED TO BE DONE AT AIR CITY GARAGE. THE BASIC DESCRIPTION OF THE WORK TO BE DONE IS CONTAINED IN THE ORIGINAL REPORT DATED MARCH 27, 2024. THIS CONTAINS ALL THE CHANGES DISCUSSED WITH ANOTHER CONTRACTOR TO BENIFIT THE OWNER in MAKING REPAIRS TO THE GARAGE.

PRICING SHOULD INCLUDE AN ADD OR DEDUCT FOR ADDING SILICA FUME IN THE REPAIRE CONCRETE MIX. ( 7 BAG MIX w/ 10% SILICA FUME 66LBS.+/- )

PRICING SHOULD INCLUDE \$175,000 ALLOWANCE FOR THE ENGINEERING SERVICES. THE STRUCTURAL ENGINEER SHALL APPROVE MATERIALS & PROCEDURES TO BE USED FOR THE REPAIRS. THE ENGINEER SHALL BE PRESENT TO OVER SEE THE INITIAL SOUNDING & MARKING OF THE SLAB FOR THE EXCAVATION OF THE DELAMINATED CONCRETE IS DONE MEETING STANDARD PRACTICES. AFTER THE STANDARD HAS BEEN SET THE ENGINEER WILL STOP BY OVER THE TERM OF CONSTRUCTION 8 TO 12 MONTH ANTICIPATED, TO VERIFY THAT CONSTRUCTION IS FOLLOWING THE STANDARD SET AT THE BEGINNING. SOMEONE FROM THE ENGINEERS OFFICE WILL STOP BY PERIODICALLY TOO DOCUMENT THE WORK THAT IS BEING DONE MEETS STANDARD CONSTRUCTION PRACTICES LAID OUT AT THE BEGINNING.

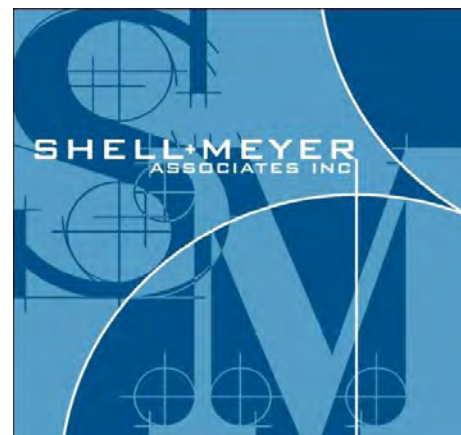
SHORING RECOMMENDATIONS ARE SHOWN ON THE DRAWINGS, IF THE EXCAVATION OF A BEAM OR COLUMN GETS TOO EXTENSIVE ADDITIONAL SHORING MAYBE RECOMMENDED BY THE ENGINEER. 14 SHORES ( 60 Kip) ARE TO BE CONTAINED IN THE PRICE.

ALL MATERIALS USED ARE TO BE APPROVED OF BY THE ENGINEER AND OWNER. THE PROCEDURES ARE ALSO TO BE APPROVED BY THE ENGINEER AND OWNER. THE CONTRACTOR SHALL WORK WITH THE OWNER & BUSINESS OPERATING ON THE GROUND LEVEL TO CONTINUE WITH THERE OPERATION.

THE SOFFIT REPAIR IS MOSTLY BLASTING (CLEANING ) & COATING TO PROTECT & SEAL THE EXISTING SURFACE, AS LONG AS THE REINFORCING HAS NOT BECOME DELAMINATED FROM THE CONCRETE. WHEN THAT OCCURS THEN A FULL DEPTH REPAIR OR PARTIAL DEPTH REPAIR MAYBE REQUIRED. DIFFERENT OPTIONS WOULD BE CONSIDER BUT MUST MEET WITH THE ENGINEERS APPROVAL.

THE MASONRY REPAIRS CONSIST OF MOSTLY POINTING & TUCK WHERE THE BLOCK GETS WET NEAR THE DRAINS. ANY CMU STARTING TO DETERIORATE WILL NEED TO BE REPLACED. SEE THE DRAWINGS FOR LOCATIONS THAT REQUIRE ATTENTION. CLOSING UP THE CRACKS WHERE LIGHT & WATER CAN BE SEEN COMING THRU, CAULK MAYBE AN OPTION. WITH THE ENGINEERS APPROVAL.

WHEN REPAIR WORK GETS TO BE DEEP, THAT IS AT THE DEPTH OF THE REINFORCING STEEL, THAT WOULD REQUIRE THE USE OF S.S. PINS TOO BE ADDED. DIFFERENT OPTIONS WOULD BE CONSIDER BUT MUST MEET WITH THE ENGINEERS APPROVAL.



# INDEX

## COVER PAGE

## INDEX

## REPORT

- INTRODUCTION
- EXECUTIVE SUMMARY
- SUBJECT STRUCTURE & CONDUCT OF THE INVESTIGATION
- FINDINGS
- DISCUSSION & RECOMMENDATIONS

## APPENDIX A – Plans – Field Notes

## APPENDIX B – Tabulated Quantities ADDED ADJUSTED QUANTITIES REMOVING OVERLAPPING REPAIRS

## APPENDIX C – Photos

## ORIGINAL REPORT – To Obtain Original Report

Email: [richard.meyer@shellandmeyer.com](mailto:richard.meyer@shellandmeyer.com) or  
[greg.klosterman@shellandmeyer.com](mailto:greg.klosterman@shellandmeyer.com)

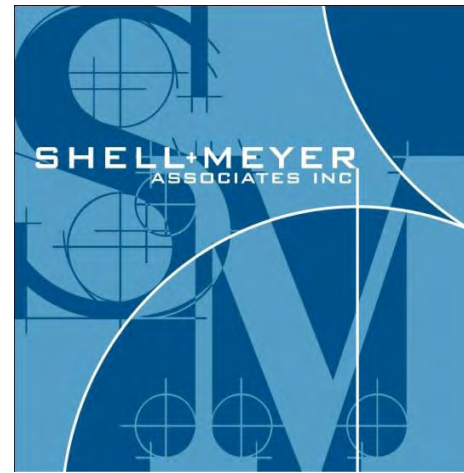
ADD APPENDIX D - Overlay Surface Repairs and Soffit Repairs ( Deleting Overlap )

Note: Only areas with significant repairs on the surface and soffit where overlaid, areas with fewer delaminations have not been overlaid.

ADD APPENDIX E - Remove & Replace 13 Bays ( Additional Bays may be Add or Removed Depending on cost saving to the owner.)

ADD APPENDIX F - Remove Partial Bays ( Additional Bays may be Add or Removed Depending on cost saving to the owner.)

ADD APPENDIX G - Shoring & Cables Repairs ( These were Pulled out for Separate Pricing. If Column Repairs Start at the Lowest Level Fewer Shoring Posts will be needed on the Site.)



# APPENDIX **D**

## **OVERLAY of SURFACE and SOFFIT REPAIRS**

**Add August 6, 2025 for Pricing**

Project No.24.200.020

**TOTALS DEDUCTING OVERLAPING REPARES SURFACE VS SOFIT**  
**& SUBTRACTING for REPLACING 13 BAYS w/ NEW 6" SLAB,**  
**so 13 BAYS WITH 6" SLAB, NEEDS TO BE ADDED in .**

Per LEVEL and TOTALS ( Not Included Stairs , Slab On Grade )					ADD 10.270 SQ. FT. 6" STRUCTURAL SLAB				
LEVEL	AREA of LEVEL TOTAL SUPPORTED = 114,960	DELAMINATED CONCRETE FOUND on SURFACE SURVEY 3" Max. Depth TOTAL = 11,315 <b>Subtract 8941 - 1161 OVERLAP = 7780</b>	RIBS (BOTTOM 4" to 6") LIN. FT. TOTAL = 3406 <b>Subtract 751 (OVERLAP)</b>	BEAMS 3" MAX. DEPTH SQ. FT. TOTAL = 492	DRAINS REPLACE (4) Per LEVEL, w/ SQ. FT. of CONCRETE REPAIR TOTAL = 48 Sq. Ft.	COLUMNS 3" Deep Max. SQ. FT. TOTAL = 767	COLUMNS SHORE USED per LEVEL TOTAL = 14	SOFFIT PANS 3" SLAB SQ. FT. TOTAL= 8179 <b>Subtract 2697</b>	CMU WALL REPAIRS 8" CMU SQ. FT. TOTAL = 1584 <b>(OVERLAP)</b>
GRADE LEVEL to FIRST LEVEL	AREA 7670 SQ. FT.	1759 DELAMINATED CONCRETE	260	36	8	131	2	540	48
SECOND LEVEL to FIRST LEVEL	AREA 22,110 SQ. FT.	2092 DELAMINATED CONCRETE	498	102	5	168	1	995	336
THIRD LEVEL to SECOND LEVEL	AREA 21,020 SQ. FT.	4588 DELAMINATED CONCRETE	554	102	10	197	6	1873	144
FOURTH LEVEL to THIRD LEVEL	AREA 22,110 SQ. FT.	1492 DELAMINATED CONCRETE	684	84	4	133	4	1773	480
FIFTH LEVEL to FOURTH LEVEL	AREA 21,020 SQ. FT.	1238 DELAMINATED CONCRETE	886	126	8	118	1	2459	288
SIXTH LEVEL to FIFTH LEVEL	AREA 21,030 SQ. FT.	146 DELAMINATED CONCRETE	524	43	13	20 Tops South	-	539	288
PITTED CONCRETE TOTAL	806 SQ. FT.		N.A.	N.A.	N.A.		N.A.		
RAMP TOTAL	5,000 SQ. FT.	135 SQ. FT.	N.A.	N.A.	N.A.	31 SQ. FT.	N.A.	551 SQ. FT.	
RAMP CURB TOTAL	800 SQ. FT.	NOT SURVEYED	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	

SEE  
APPENDIX B  
Added Notes.

SEE  
APPENDIX B  
Added Notes.

SEE  
APPENDIX B  
Added Notes.

**FROM EMAIL**

The numbers I came up with for the revised quantities for removing some bays are,  
Delaminated Concrete on the Surface Originally was 11,315, the number to Subtract if 6” concrete slabs are used is 8941 with 1161 sq.ft. overlapping. Leaving a final total of 7780 sq.ft. if the 13 locations use a 6” concrete slab replacement.

For the Rib Repair I started originally with 3406 lin.ft. Subtracting 751 lin.ft. Leaving a final total of 2655 lin. Ft.. If the 13 locations use a 6” concrete slab replacement.

For the Soffit Pans I started with 8179 sq.ft. Subtracting 2697 sq.ft.. Leaving a final total of 5482 sq.ft.. If the 13 locations use a 6” concrete slab replacement.



**QUANTITIES HAVE BEEN REVISED TO ELEIMINATE SOME OVERLAP. SEE ADDED APPENDIX D for REDUCED QUANTITIES. THOSE QUANTITIES ARE BASED ALSO ON REPLACING 13 BAYS WITH A NEW 6" SLAB and BEAMS. SEE ADDED APPENDIX E and F. FOR FULL BAY REPLACEMENT or PARTIAL BAY REPLACEMENT. WE WILL WORK WITH THE CONTRACTOR for the most ECONOMICAL APPROACH. ALSO STRUCTURAL STEEL BEAMS NEED TO BE INCLUDED for PARTIAL or FULL BAY REPLACEMENT**

Per LEVEL and TOTALS ( Not Included Stairs , Slab On Grade )					ADD 10.270 SQ. FT. 6" STRUCTURAL SLAB & BEAMS				
LEVEL	AREA of LEVEL TOTAL SUPPORTED = 114,960	DELAMINATED CONCRETE FOUND on SURFACE SURVEY 3" Max. Depth TOTAL = 11,315	RIBS (BOTTOM 4" to 6") LIN. FT. TOTAL = 3406	BEAMS 3" MAX. DEPTH SQ. FT. TOTAL = 492	DRAINS REPLACE (4) Per LEVEL, w/ SQ. FT. of CONCRETE REPAIR TOTAL = 48 Sq. Ft.	COLUMNS 3" Deep Max. SQ. FT. TOTAL = 767	COLUMNS SHORE USED per LEVEL TOTAL = 14	SOFFIT PANS 3" SLAB SQ. FT. TOTAL= 8179	CMU WALL REPAIRS 8" CMU SQ. FT. TOTAL = 1584
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SIXTH LEVEL to FIFTH LEVEL	AREA 21,030 SQ. FT.	146 DELAMINATED CONCRETE	524	43	13	20 Tops South	SEE ADDED APPENDIX G for SHORING TO BE PRICED. YOUR PLAN MUST MEET WITH ENGINEERS APPROVAL.	539	288
PITTED CONCRETE TOTAL	806 SQ. FT.		N.A.	N.A.	N.A.				THIS REPAIR CONSIST of MOSTLY POINTING & TUCK WHERE THE BLOCK GETS WET NEAR THE DRAINS. CLOSING UP WHERE LIGHT CAN BE SEEN COMING THRU, CAULK MAYBE AN OPPSITION. WITH ENGINEERS APPROVAL.
RAMP TOTAL	5,000 SQ. FT.	135 SQ. FT.	N.A.	THIS REPAIR WOULD REQUIRE S.S. PINS TO BE ADDED. DIFFERENT OPPSITION WOULD BE CONSIDER BUT MUST MEET WITH ENGINEERS APPROVAL.	N.A.	31 SQ. FT.	N.A.	551 SQ. FT.	
RAMP CURB TOTAL	800 SQ. FT.	NOT SURVEYED	N.A.		N.A.	N.A.	N.A.	N.A.	
		THIS REPAIR MAY REQUIRE S.S. PINS TO BE ADDED. DIFFERENT OPPSITION WOULD BE CONSIDER BUT MUST MEET WITH ENGINEERS APPROVAL.				THIS REPAIR WOULD REQUIRE S.S. PINS TO BE ADDED. DIFFERENT OPPSITION WOULD BE CONSIDER BUT MUST MEET WITH ENGINEERS APPROVAL.		THIS REPAIR IS MOSTLY BALLSTING & COATING to PROTECTING THE EXISTING SURFACE. AS LONG AS THE REINFOCING HAS NOT BECOME DELAMINATED FROM THE CONCRETE, THEN IT IS A FULL REPAIR. DIFFERENT OPPSITION WOULD BE COSIDER BUT MUST MEET WITH ENGINEERS APPROVAL.	

TOTALS ( Slab On Grade ONLY )		
SLAB-ON-GRADE TOTAL	12,880 SQ. FT.	1851 SQ. FT. DELAMINATED CONCRETE
SLAB-ON-GRADE RETAIL TOTAL	12,500 SQ. FT.	NOT SURVEYED

**FROM EMAIL REDUCING AREAS BECAUSE OF OVERLAP**

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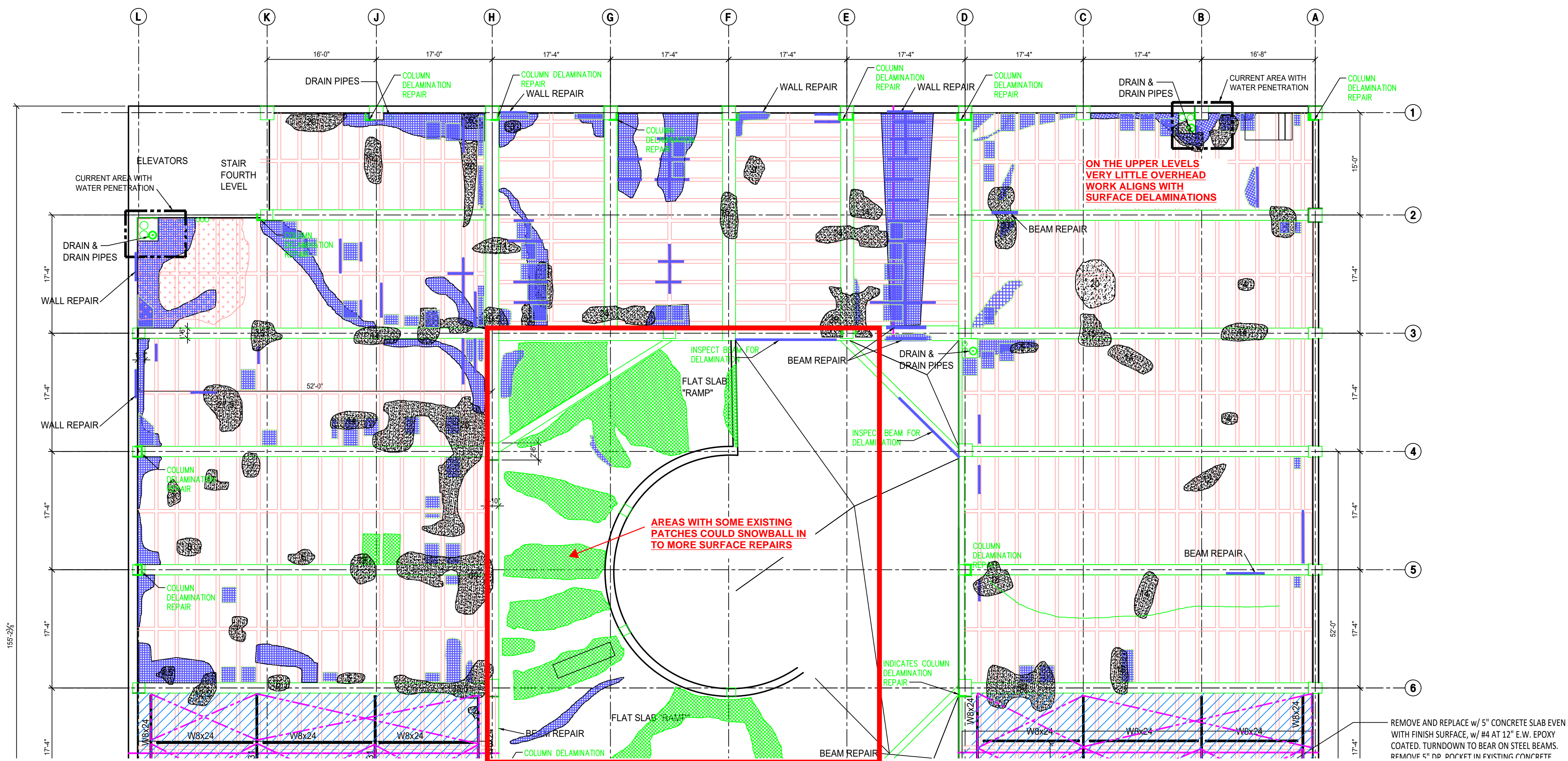








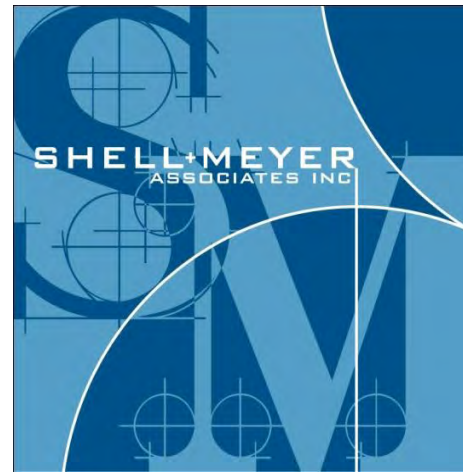




FOURTH to FIFTH SURFACE w/ SOFFIT OVERLAID PARTIAL FLOOR SHOWN

Sheet Add August 6, 2025 for Pricing

Sheet Add  
August 6, 2025  
for Pricing



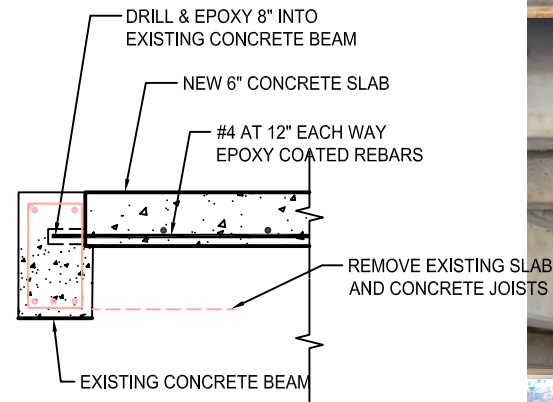
# APPENDIX **E**

## **REMOVE and REPLACE** **13 BAYS**

**Add August 6, 2025 for Pricing**

Project No.24.200.020





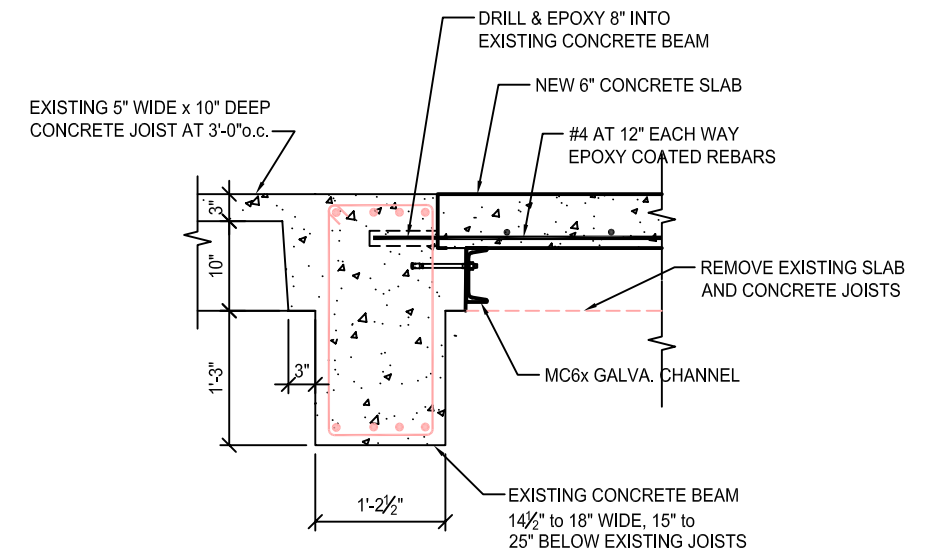
EDGE CONDITION INTERIOR AND EXTERIOR W/O CONCRETE GIRDERS

3/4" = 1'-0"



D S100

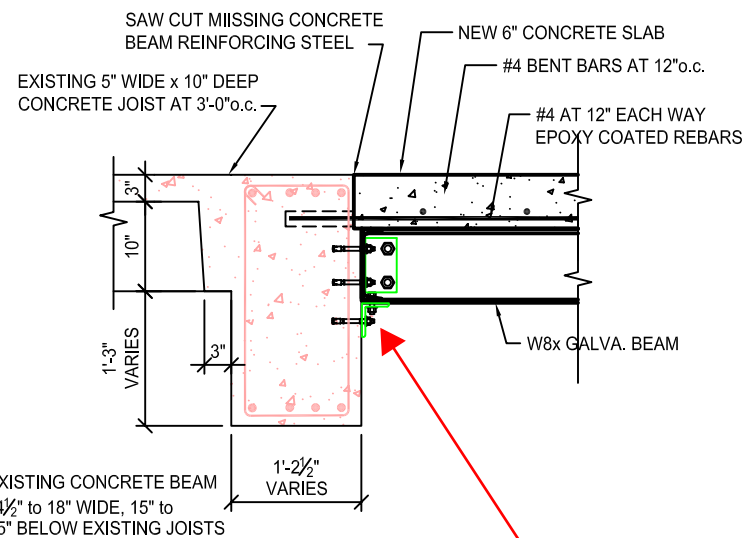
DO NOT CUT THRU ANY BEAM REINFORCING STEEL



RAISED STEEL BEAMS AT EXISTING CONCRETE BEAMS

3/4" = 1'-0"

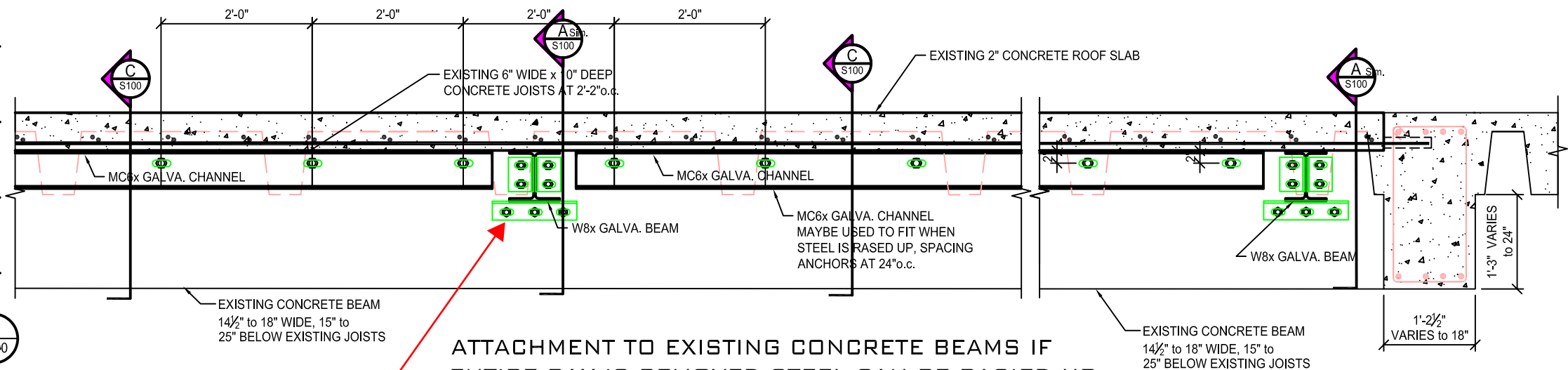
C S100



ATTACHMENT TO EXISTING CONCRETE BEAMS

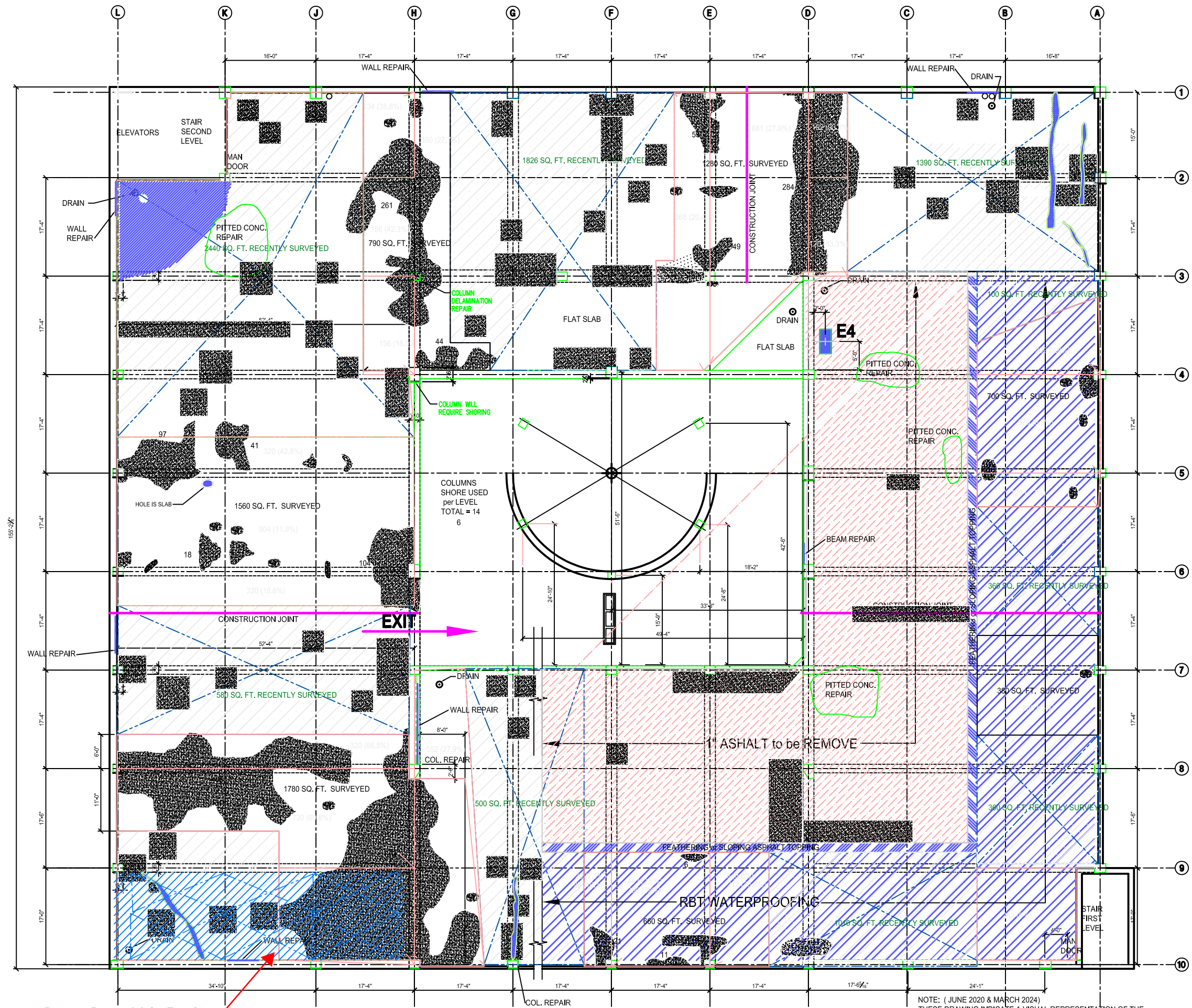
3/4" = 1'-0"

A S100



ATTACHMENT TO EXISTING CONCRETE BEAMS IF ENTIRE BAY IS REMOVED STEEL CAN BE RASIED UP

**CONNECTIONS WILL BE DESIGNED UNDER ENGINEERING SERVICES ONCE A PATH IS SELECTED**



Remove Pan and Joist Framing  
Replace with 6" Slab & Steel Beams



EXISTING PARKING GARAGE  
SECOND TO FIRST LEVEL SURFACE

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

NOTE: ( JUNE 2020 & MARCH 2024 )  
THESE DRAWING INDICATE A VISUAL REPRESENTATION OF THE  
EXISTING AIR CITY GARAGE FRAMING. THEY ARE INTENDED AS  
FIELD NOTES ONLY. ALL DIMENSIONS, DEPTH, SIZES ARE FOR  
REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR  
FIELD MEASURING AND DETERMINE EXACT QUANTITIES OF  
EXISTING CONCRETE AND DETERIORATED CONCRETE.

SECOND TO FIRST LEVEL SURFACE  
ESTIMATES TAKEN JUNE 2020

14070 SQ. FT. NOT SURVEYED  
8050 SQ. FT. ORIGINAL SURVEYED  
22,110 SQ. FT. TOTAL  
1087 DELAMINATED CONCRETE

SECOND TO FIRST LEVEL SURFACE  
- AREA 22,110 SQ. FT.  
- 1087 DELAMINATED CONCRETE  
- 8050 SQ. FT. ORIGINAL SURVEYED  
- 14070 SQ. FT. RECENTLY SURVEYED

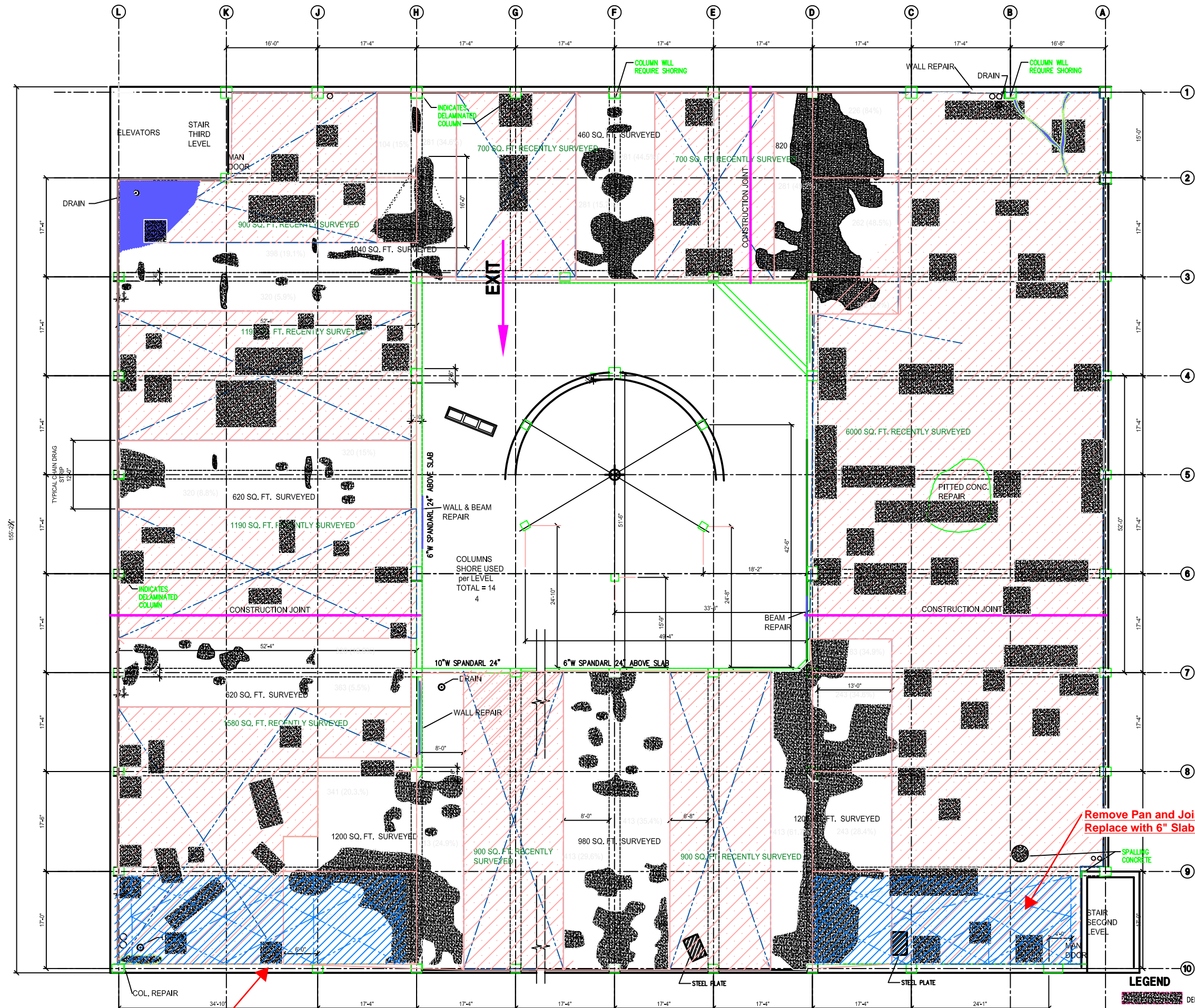
SOFFIT ( VISUALLY SURVEYED  
BY SMA )  
- 352 LIN. FT. JOISTS,  
- 19 SQ. FT. BEAMS  
- 5 SQ. FT. DRAINS

LEGEND

- DELAMINATED CONCRETE  
in SURVEYED AREAS
- PONDING
- WET SPALLING CONCRETE
- SLAB-ON-GRADE CONCRETE
- RETAIL SPACE SLAB-ON-GRADE
- ENTRY RAMP SLAB-ON-GRADE  
CONCRETE
- RBT WATERPROOFING
- 1" ASHALT to be REMOVE
- RETAIL SPACE BELOW
- FEATHERING or SLOPING  
ASPHALT TOPPING
- AREA NOT SURVEYED

Sheet Add  
August 6, 2025  
for Pricing





THIRD TO SECOND LEVEL SURFACE  
ESTIMATES TAKEN JUNE 2020  
14060 SQ. FT. NOT SURVEYED  
6940 SQ. FT. ORIGINAL SURVEYED  
21,020 SQ. FT.  
2232 DELAMINATED CONCRETE  
**AREA 21,020 SQ. FT.**

THIRD TO SECOND LEVEL SURFACE  
- AREA 21,020 SQ. FT.  
- 2232 DELAMINATED CONCRETE  
- 6940 SQ. FT. ORIGINAL SURVEYED  
- 14060 SQ. FT. RECENTLY SURVEYED

SOFFIT (VISUALLY SURVEYED  
BY SMA)  
- 328 LIN. FT. JOISTS,  
- 47 SQ. FT. BEAMS  
- 10 SQ. FT. DRAINS

**Remove Pan and Joist Framing  
Replace with 6" Slab & Steel Beams**

**LEGEND**

- DELAMINATED CONCRETE in SURVEYED AREAS
- PONDING
- WET SPALLING CONCRETE
- EXPOSED REINFORCING STEEL
- EXISTING PATCH

**Remove Pan and Joist Framing  
Replace with 6" Slab & Steel Beams**



EXISTING PARKING GARAGE  
THIRD TO SECOND LEVEL SURFACE  
SCALE: 1/8" = 1'-0"

NOTE: ( JUNE 2020 & MARCH 2024 )  
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EXISTING AIR CITY GARAGE FRAMING. THEY ARE INTENDED AS  
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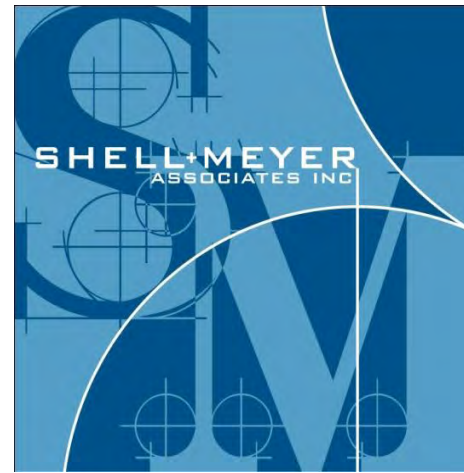
**Sheet Add  
August 6, 2025  
for Pricing**









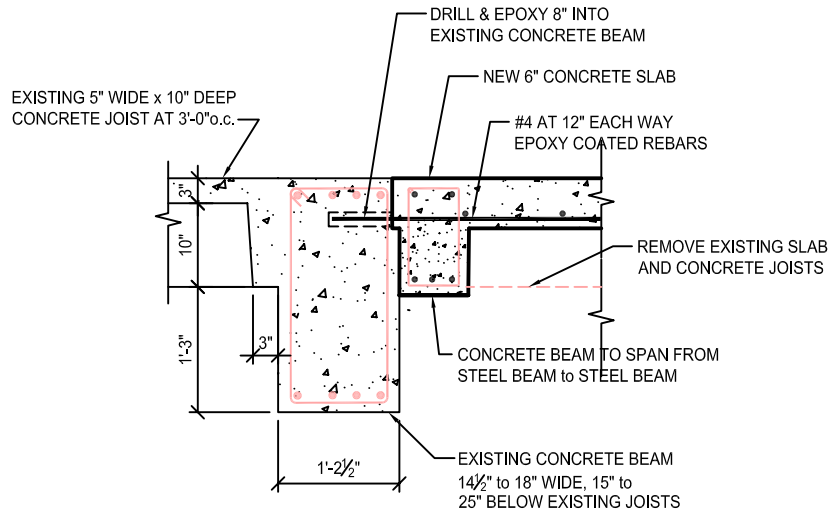


# APPENDIX **F**

## **REMOVE PARTIAL BAYS**

**Add August 6, 2025 for Pricing**

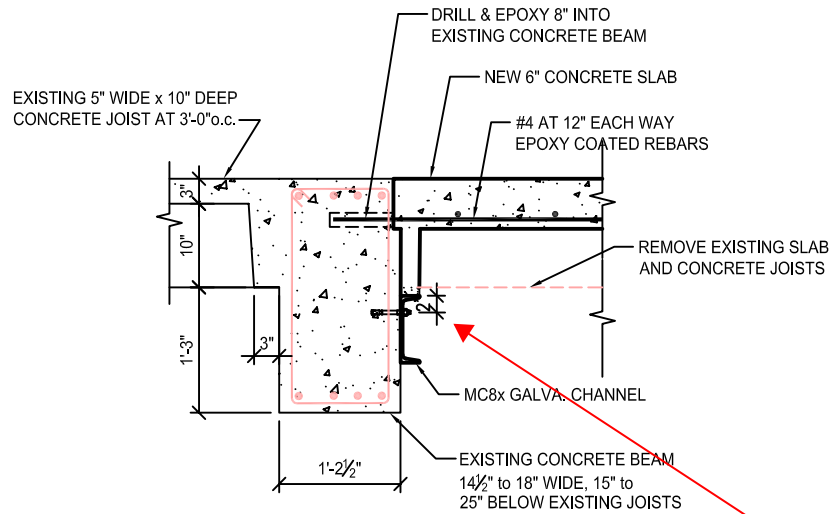
Project No.24.200.020



INTERMEDIATE SUPPORT AT EXISTING CONCRETE BEAMS

B w/ Conc Beam  
S100

3/4" = 1'-0"

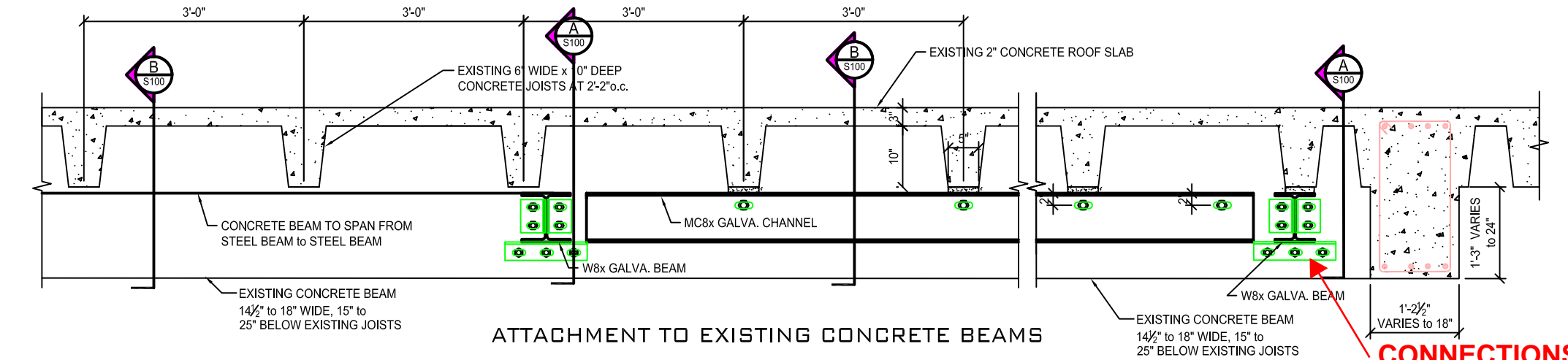


INTERMEDIATE SUPPORT AT EXISTING CONCRETE BEAMS

B w/ Channel  
S100

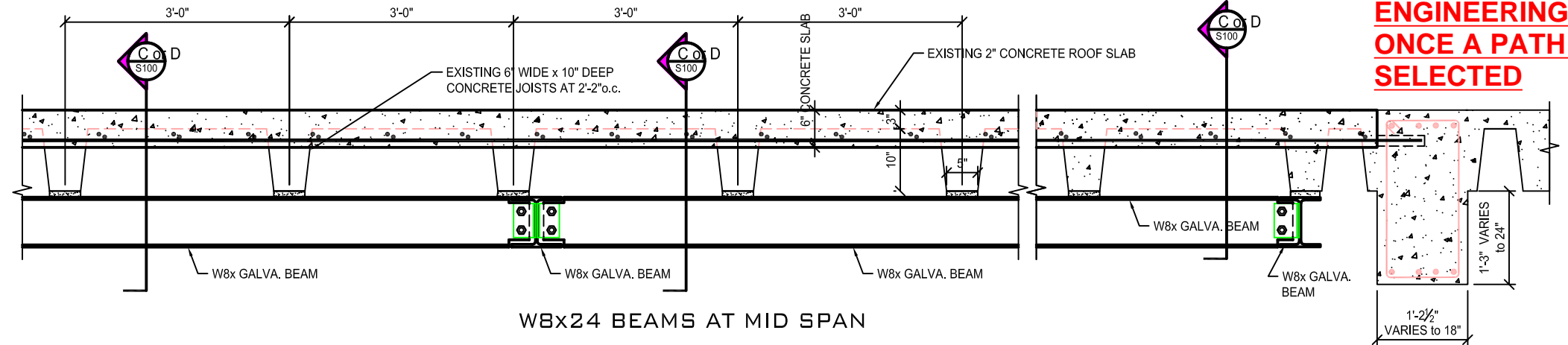
3/4" = 1'-0"

**CONNECTIONS WILL BE DESIGNED UNDER ENGINEERING SERVICES ONCE A PATH IS SELECTED**

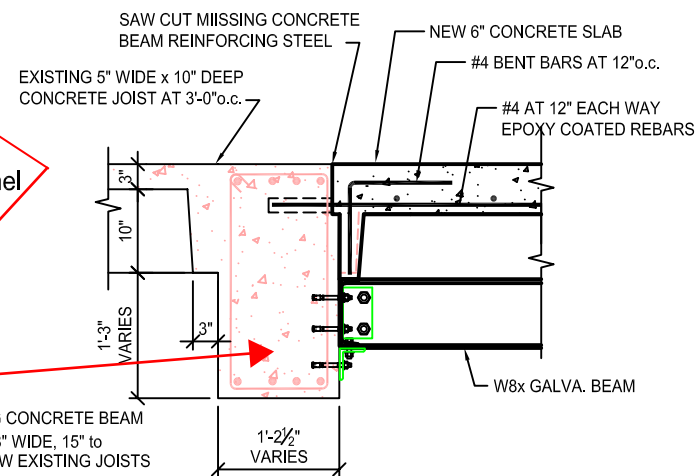


ATTACHMENT TO EXISTING CONCRETE BEAMS

**CONNECTIONS WILL BE DESIGNED UNDER ENGINEERING SERVICES ONCE A PATH IS SELECTED**



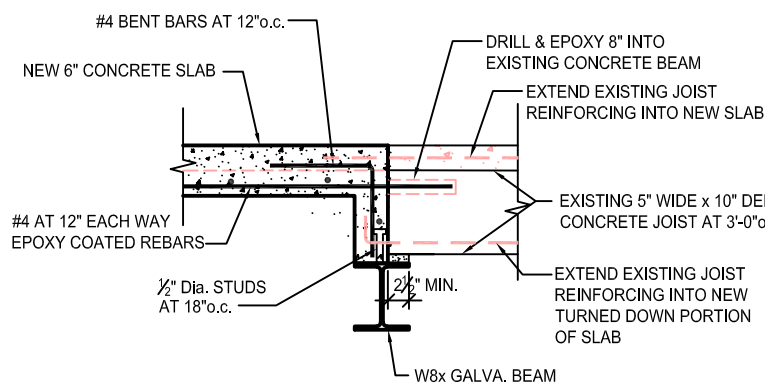
W8x24 BEAMS AT MID SPAN



ATTACHMENT TO EXISTING CONCRETE BEAMS

A S100

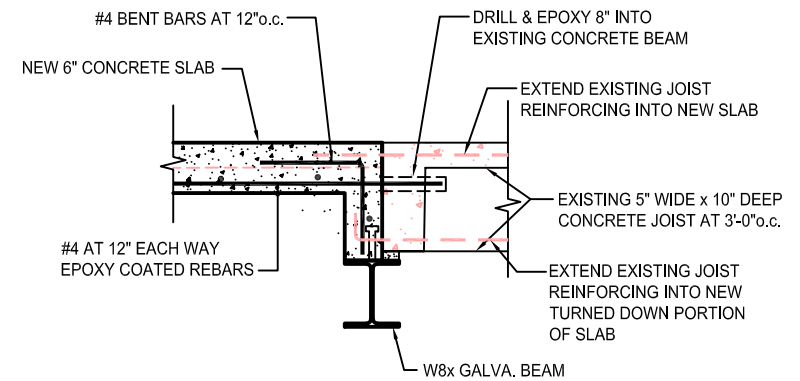
3/4" = 1'-0"



BEYOND EXISTING BRIDGING

C S100

3/4" = 1'-0"

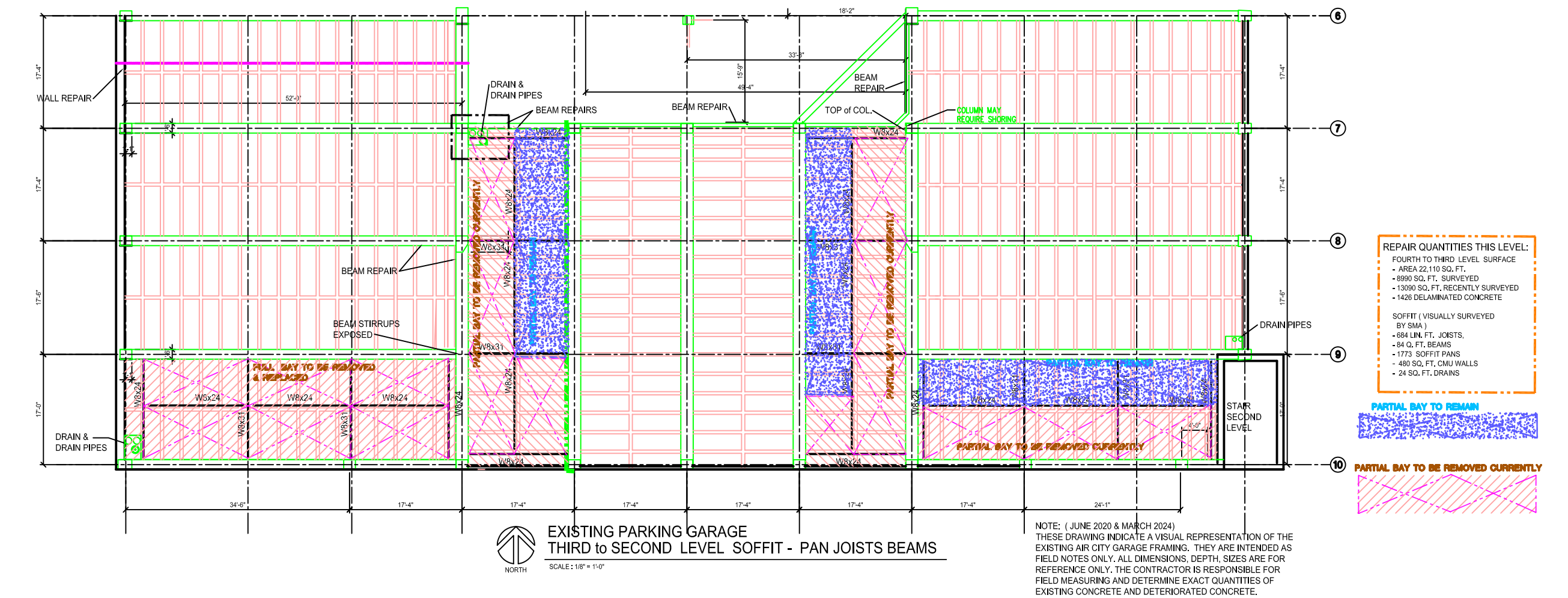
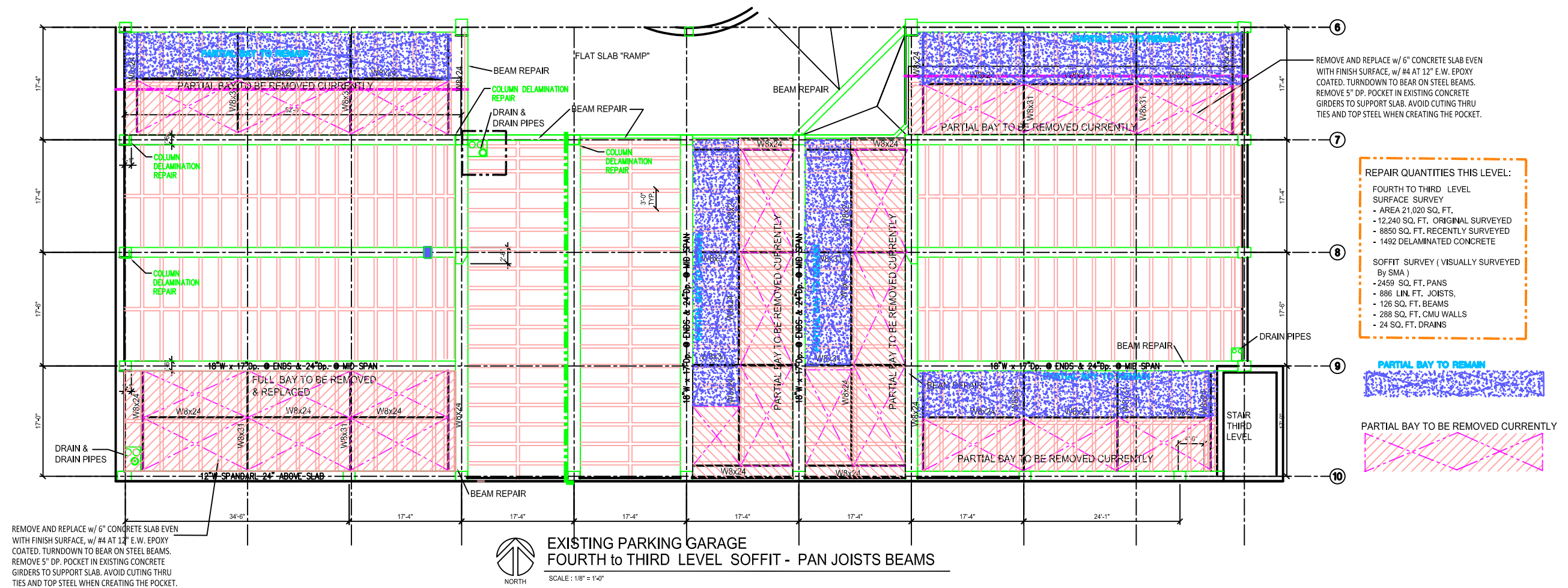


AT EXISTING BRIDGING

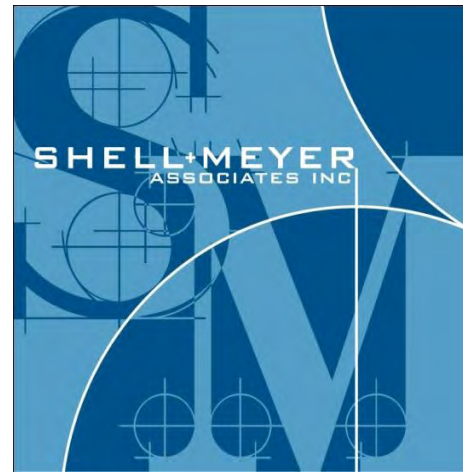
D S100

3/4" = 1'-0"







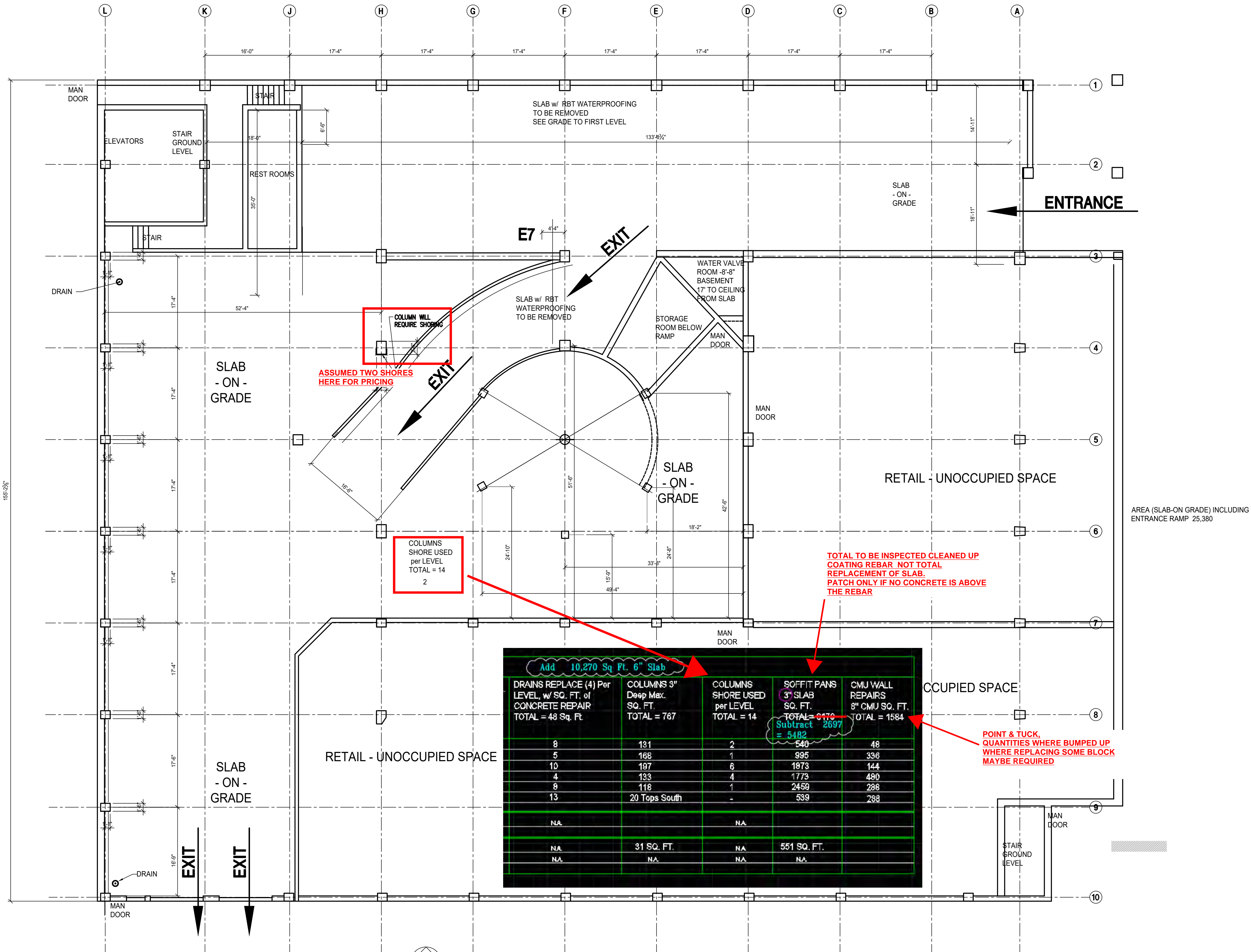


# APPENDIX G

## SHORING and CABLE REPAIRS

Add August 6, 2025 for Pricing

Project No.24.200.020



Add 10,270 Sq Ft. 6" Slab				
DRAINS REPLACE (4) Per LEVEL, w/ SQ. FT. of CONCRETE REPAIR TOTAL = 48 Sq. Ft.	COLUMNS 3" Deep Max. SQ. FT. TOTAL = 767	COLUMNS SHORE USED per LEVEL TOTAL = 14	SOFFIT PANS 3" SLAB SQ. FT. TOTAL = 5170 Subtract 2697 = 5482	CMU WALL REPAIRS 8" CMU SQ. FT. TOTAL = 1584
8	131	2	540	48
5	168	1	995	336
10	197	6	1873	144
4	133	4	1773	480
9	118	1	2459	288
13	20 Tops South	-	539	288
NA		NA		
NA	31 SQ. FT.	NA	551 SQ. FT.	
NA	NA	NA	NA	

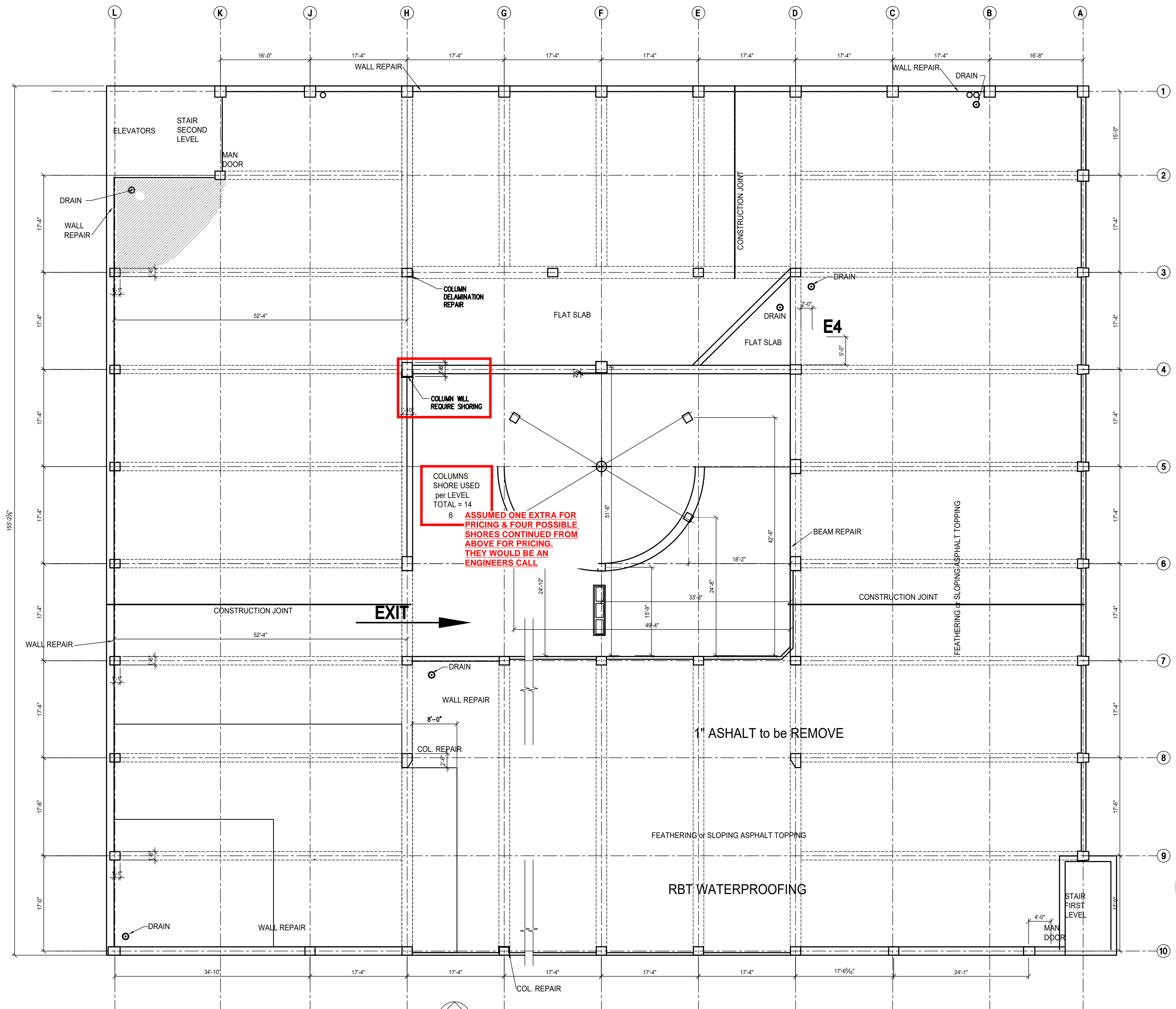


EXISTING PARKING GARAGE  
GRADE LEVEL SURFACE

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

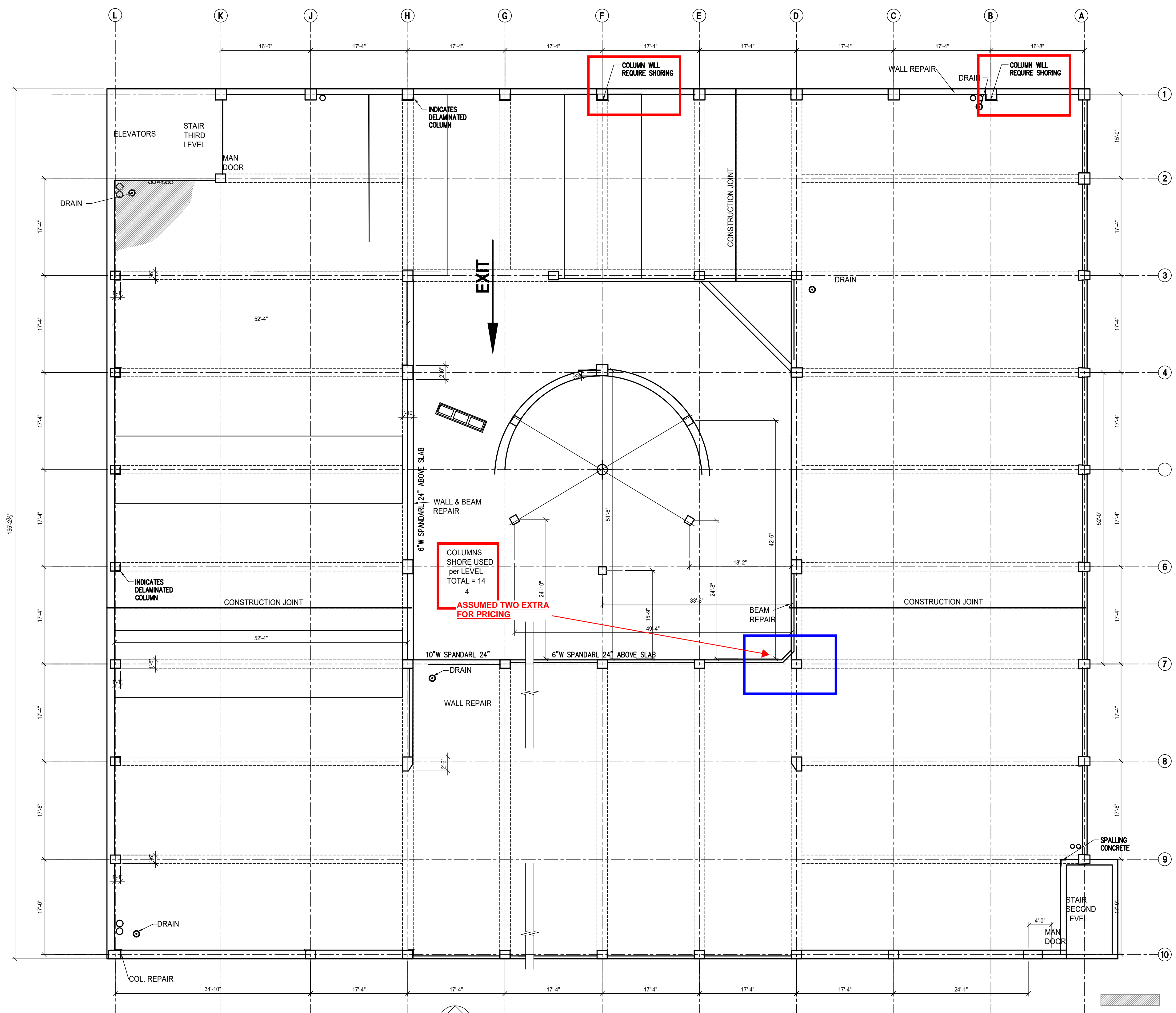






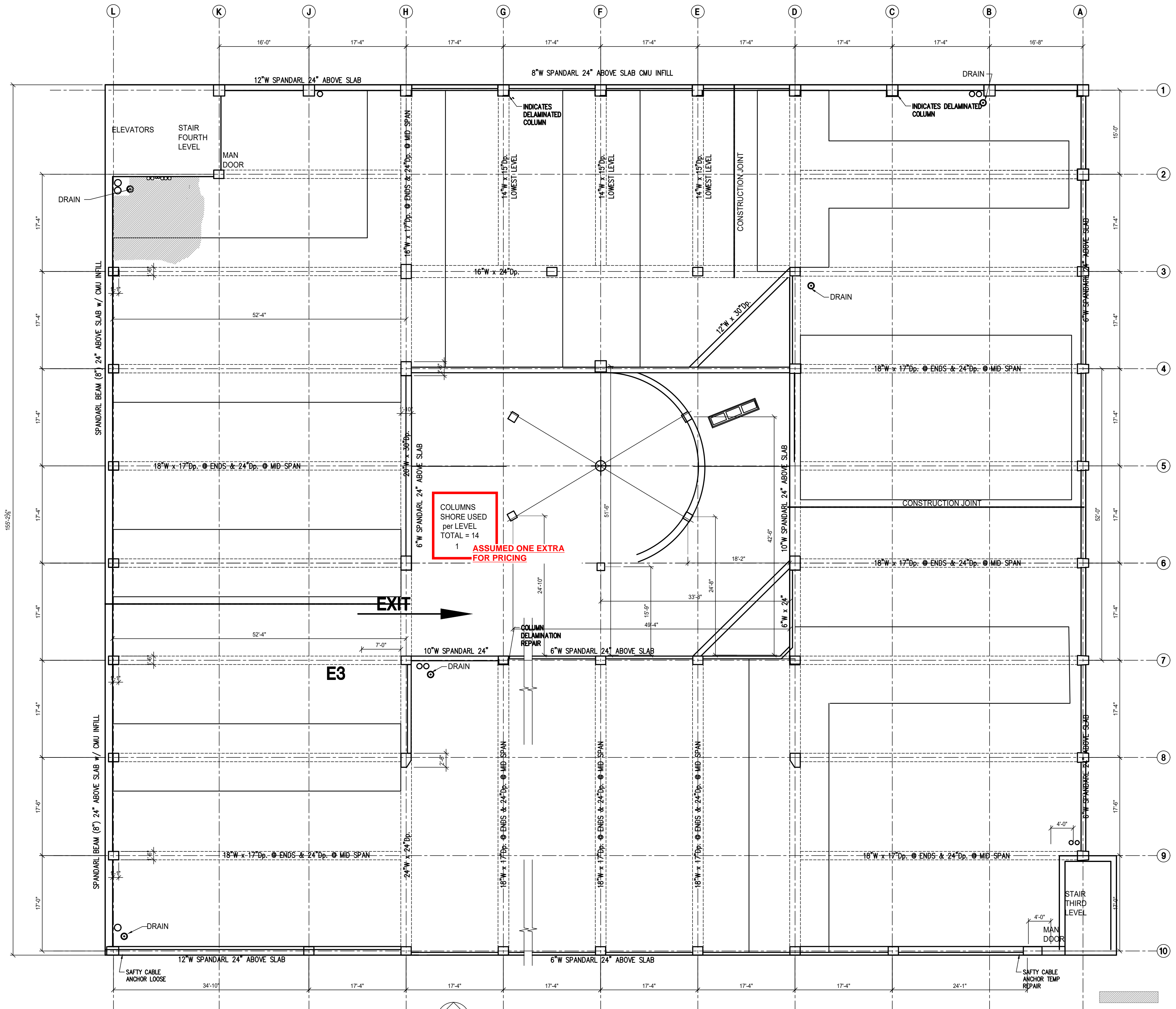
EXISTING PARKING GARAGE  
SECOND to FIRST LEVEL SURFACE

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



EXISTING PARKING GARAGE  
THIRD to SECOND LEVEL SURFACE

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



EXISTING PARKING GARAGE  
FOURTH to THIRD LEVEL SURFACE

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

Demo 11 FULL Bays at \$28,000 Each = \$308,000  
Demo 2 One-Half Bays at \$16,000 Each = \$32,000  
Place Beams in 13 Bays at \$10,000 Each = \$130,000

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	Remove	Floor Delams	Ribs Lin Ft	Soffit
First Add 790 6"Slab	107 Sq Ft.	99	189 Sq Ft.	
Second Add 790 6"Slab	300 Sq Ft.	24	297 Sq Ft.	
Third Add 790 6"Slab	180 Sq Ft.	80	274 Sq Ft.	
Fourth Add 790 6"Slab	12 Sq FT.	77	327 Sq FT.	

D

Remove Floor Delams	Ribs Lin Ft	Soffit
Second Add 440 6"Slab	12 Sq Ft.	15 193 Sq Ft.
PLUS ENTIRE CONSTRUCTION JOINT		

T

Remove	Floor Delams	Ribs Lin Ft	Soffit	Fourth Add 540 6"Slab
150 Sq Ft.	50	274 Sq Ft.		

W

	Remove	Floor Delams	Ribs Lin Ft	Soffit
Second Add 790 6"Slab		200 Sq Ft.	34	230 Sq Ft.
Third Add 790 6"Slab		60 Sq Ft.	43	79 Sq Ft.
Fourth Add 790 6"Slab		20 Sq FT.	25	59 Sq FT.

X

Remove	Floor Delams	Ribs Lin Ft	Soffit
Third Add 790 6"Slab	60 Sq Ft.	43	79 Sq Ft.
Fourth Add 790 6"Slab	20 Sq FT.	29	59 Sq Ft.

Y

	Remove	Floor Delams	Ribs Lin Ft	Soffit
Third Add	790 6"Slab	200 Sq Ft.	60	84 Sq Ft.
Fourth Add	790 6"Slab	130 Sq FT.	44	330 Sq FT.

AA

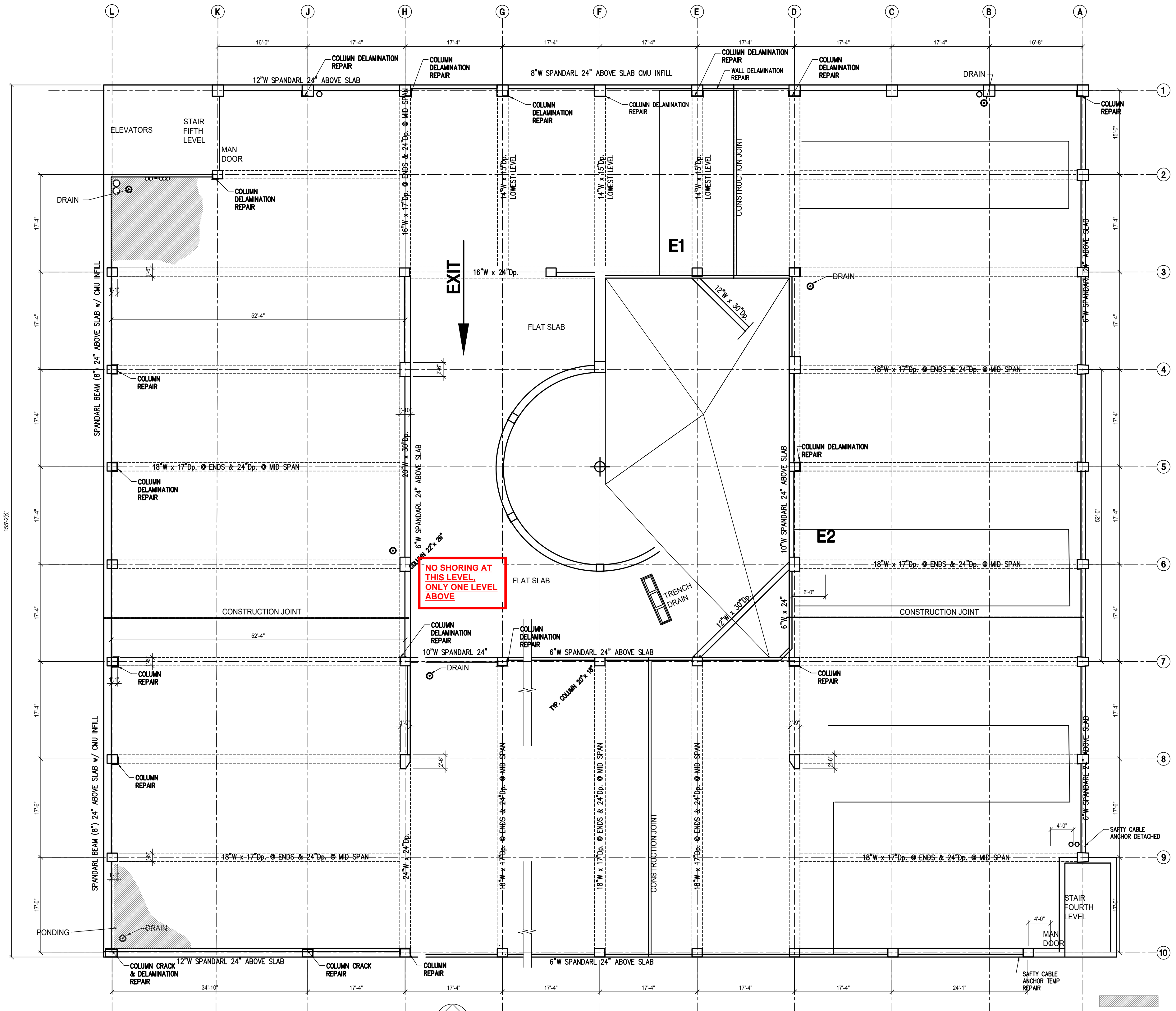
Remove	Floor Delams	Ribs Lin Ft	Soffit
Third Add 790 6"Slab	40 Sq Ft.	60	223 Sq Ft.

BAY IDENTIFICATION  
LETTER

## TYPICAL PARKING GARAGE LEVEL PLAN

SCALE : N.T.S.





EXISTING PARKING GARAGE  
FIFTH to FOURTH LEVEL SURFACE

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