

Prepared For:
**747 CONGRESS
LLC**

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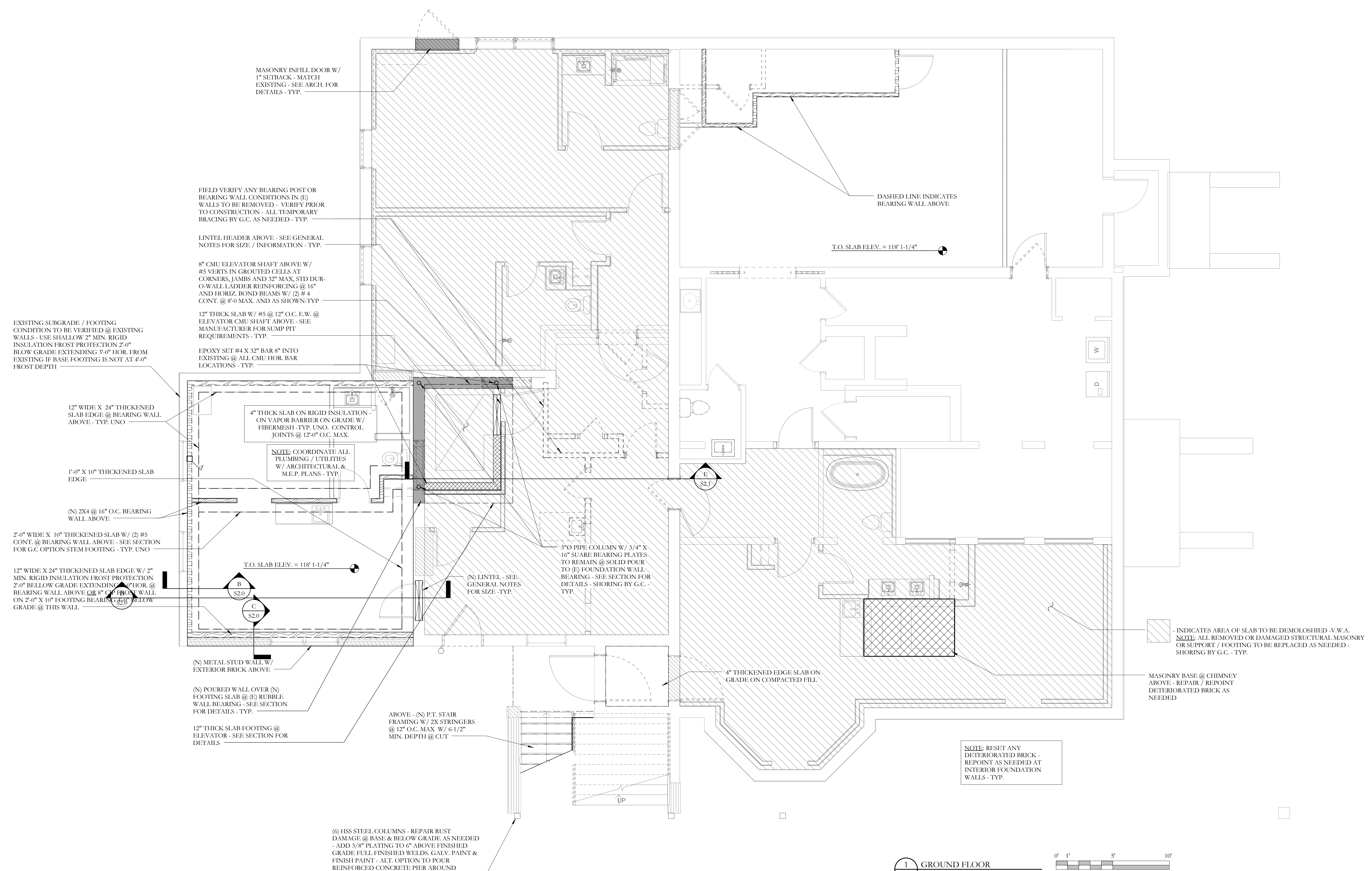
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Project:
FRANCIS INN
747 CONGRESS ST
PORTLAND, ME 04102

Revisions:
Pricing Set

Date:
7 JULY 2016

Scale:
1/4" = 1'-0"
FOUNDATION PLAN



MASONRY INFILL DOOR W/
1" SETBACK - MATCH
EXISTING - SEE ARCH. FOR
DETAILS - TYP.

FIELD VERIFY ANY BEARING POST OR
BEARING WALL CONDITIONS IN (E)
WALLS TO BE REMOVED - VERIFY PRIOR
TO CONSTRUCTION - ALL TEMPORARY
BRACING BY G.C. AS NEEDED - TYP.

LINTEL HEADER ABOVE - SEE GENERAL
NOTES FOR SIZE / INFORMATION - TYP.

8" CMU ELEVATOR SHAFT ABOVE W/
#5 VERTS IN GROUTED CELLS AT
CORNERS, JAMBS AND 32" MAX, STD DUR-
O-WALL LADDER REINFORCING @ 16"
AND HORIZ. BOND BEAMS W/ (2) #4
CONT. @ 8'-0" MAX. AND AS SHOWN-TYP

12" THICK SLAB W/ #5 @ 12" O.C. E.W. @
ELEVATOR CMU SHAFT ABOVE - SEE
MANUFACTURER FOR SUMP P/T
REQUIREMENTS - TYP.

EPOXY SET #4 X 32" BAR 8" INTO
EXISTING @ ALL CMU HOR. BAR
LOCATIONS - TYP.

EXISTING SUBGRADE / FOOTING
CONDITION TO BE VERIFIED @ EXISTING
WALLS - USE SHALLOW 2" MIN. RIGID
INSULATION FROST PROTECTION 2'-0"
BLOW GRADE EXTENDING 3'-0" HOR. FROM
EXISTING IF BASE FOOTING IS NOT AT 4'-0"
FROST DEPTH

12" WIDE X 24" THICKENED
SLAB EDGE @ BEARING WALL
ABOVE - TYP. UNO

1'-0" X 10" THICKENED SLAB
EDGE

(N) 2X4 @ 16" O.C. BEARING
WALL ABOVE

2'-0" WIDE X 10" THICKENED SLAB W/ (2) #5
CONT. @ BEARING WALL ABOVE - SEE SECTION
FOR G.C. OPTION STEM FOOTING - TYP. UNO

12" WIDE X 24" THICKENED SLAB EDGE W/ 2"
MIN. RIGID INSULATION FROST PROTECTION
2'-0" BELOW GRADE EXTENDING 3'-0" HOR. @
BEARING WALL ABOVE OR 8" MIN. RIGID WALL
ON 2'-0" X 10" FOOTING BEARING 2'-0" BELOW
GRADE @ THIS WALL

NOTE: COORDINATE ALL
PLUMBING / UTILITIES
W/ ARCHITECTURAL &
M.E.P. PLANS - TYP.

(N) METAL STUD WALL W/
EXTERIOR BRICK ABOVE

(N) POURED WALL OVER (N)
FOOTING SLAB @ (E) RUBBLE
WALL BEARING - SEE SECTION
FOR DETAILS - TYP.

12" THICK SLAB FOOTING @
ELEVATOR - SEE SECTION FOR
DETAILS

ABOVE - (N) P.T. STAIR
FRAMING W/ 2X STRINGERS
@ 12" O.C. MAX W/ 6-1/2"
MIN. DEPTH @ CUT

(6) HSS STEEL COLUMNS - REPAIR RUST
DAMAGE @ BASE & BELOW GRADE AS NEEDED
- ADD 3/8" PLATING TO 6" ABOVE FINISHED
GRADE FULL FINISHED WELDS, GALV. PAINT &
FINISH PAINT - ALT. OPTION TO POUR
REINFORCED CONCRETE PIER AROUND
COLUMN TO 6" ABOVE GRADE.

DASHED LINE INDICATES
BEARING WALL ABOVE

T.O. SLAB ELEV. = 118' 1-1/4"

3" O PIPE COLUMN W/ 3/4" X
16" SQUARE BEARING PLATES
TO REMAIN @ SOLID POUR
TO (E) FOUNDATION WALL.
BEARING - SEE SECTION FOR
DETAILS - SHORING BY G.C. -
TYP.

(N) LINTEL - SEE
GENERAL NOTES
FOR SIZE - TYP.

4" THICKENED EDGE SLAB ON
GRADE ON COMPACTED FILL

- INDICATES AREA OF SLAB TO BE DEMOLOISHED - V.W.A.
NOTE: ALL REMOVED OR DAMAGED STRUCTURAL MASONRY
OR SUPPORT / FOOTING TO BE REPLACED AS NEEDED -
SHORING BY G.C. - TYP.

MASONRY BASE @ CHIMNEY
ABOVE - REPAIR / REPOINT
DETERIORATED BRICK AS
NEEDED

NOTE: RESET ANY
DETERIORATED BRICK -
REPOINT AS NEEDED AT
INTERIOR FOUNDATION
WALLS - TYP.

1 GROUND FLOOR
1/4" = 1'-0"
0' 1' 5' 10'

- NOTES:
1. ALL CONCRETE REINFORCING STEEL PER PLANS AND SECTIONS.
 2. STEP IN TOP OF FOUNDATION WALL IS INDICATED THUS: [Symbol], AND SHOWS LOWER SIDE OF WALL.
 3. SEE S1.0 FOR STRUCTURAL GENERAL NOTES
 4. FOOTING TO BEAR 4'-6" MIN BELOW GRADE.
 5. T.O. FOOTINGS ARE INDICATED THUS: (XX'-XX")
 6. STEP IN TOP OF FOOTING IS INDICATED THUS: [Symbol], AND SHOWS LOWER FOOTING.
 7. VERIFY ALL USGS ELEVATIONS W/ ARCHITECTURAL AND CIVIL PLANS - TYP.

S1.1