

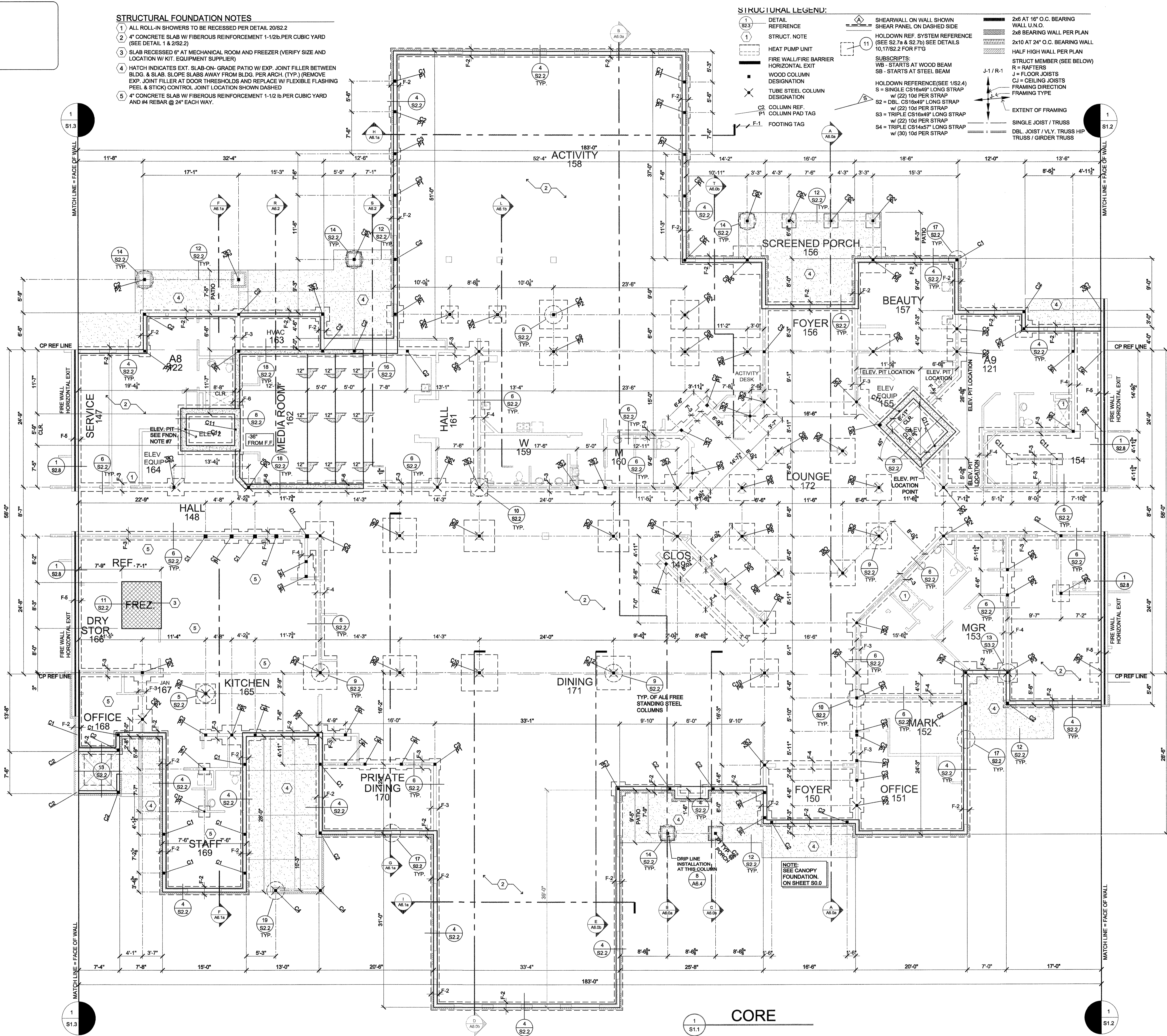
STRUCTURAL FOUNDATION NOTES

- 1 ALL ROLL-IN SHOWERS TO BE RECESSED PER DETAIL 20/S2.2
- 2 4" CONCRETE SLAB W/ FIBEROUS REINFORCEMENT 1-1/2lb PER CUBIC YARD (SEE DETAIL 1 & S2.2)
- 3 SLAB RECESSED 6" AT MECHANICAL ROOM AND FREEZER (VERIFY SIZE AND LOCATION W/ KIT. EQUIPMENT SUPPLIER)
- 4 HATCH INDICATES EXT. SLAB-ON-GRADE PATIO W/ EXP. JOINT FILLER BETWEEN BLDG. & SLAB. SLOPE SLABS AWAY FROM BLDG. PER ARCH. (TYP.) (REMOVE EXP. JOINT FILLER AT DOOR THRESHOLDS AND REPLACE W/ FLEXIBLE FLASHING PEEL & STICK) CONTROL JOINT LOCATION SHOWN DASHED
- 5 4" CONCRETE SLAB W/ FIBEROUS REINFORCEMENT 1-1/2 LB PER CUBIC YARD AND #4 REBAR @ 24" EACH WAY.

STRUCTURAL LEGEND:

1 S2.1	DETAIL REFERENCE	2x6 AT 16" O.C. BEARING WALL U.N.O.
1	STRUCT. NOTE	2x8 BEARING WALL PER PLAN
11	HEAT PUMP UNIT	2x10 AT 24" O.C. BEARING WALL
11	FIRE WALL/FIRE BARRIER HORIZONTAL EXIT	HALF HIGH WALL PER PLAN
11	WOOD COLUMN DESIGNATION	STRUCT MEMBER (SEE BELOW)
11	TUBE STEEL COLUMN DESIGNATION	R = RAFTERS
11	COLUMN REF. TAG	CJ = CEILING JOISTS
11	FOOTING TAG	F = FLOOR JOISTS
		FRAMING DIRECTION
		FRAMING TYPE
		EXTENT OF FRAMING
		SINGLE JOIST / TRUSS
		TRUSS / GIRDER TRUSS

SHEARWALL ON WALL SHOWN SHEAR PANEL ON DASHED SIDE
 HOLDOWN REF. SYSTEM REFERENCE (SEE S2.7a & S2.7b) SEE DETAILS 10,17/S2.2 FOR FT'G
 SUBSCRIPTS:
 WB - STARTS AT WOOD BEAM
 SB - STARTS AT STEEL BEAM
 HOLDOWN REFERENCE(SEE 1/S2.4)
 S = SINGLE CS16x49" LONG STRAP W/ (22) 10d PER STRAP
 S2 = DBL. CS16x49" LONG STRAP W/ (22) 10d PER STRAP
 S3 = TRIPLE CS16x49" LONG STRAP W/ (22) 10d PER STRAP
 S4 = TRIPLE CS16x49" LONG STRAP W/ (30) 10d PER STRAP



COLUMN SCHEDULE

COL.	MATERIAL	SIZE	BASEPLATE
C1	SPF #1/#2 OR BETTER	(2) 2x6 4x6	
C2	SPF #1/#2 OR BETTER	(3) 2x6	
C3	DFL #1	6x6	
C4	SPF #1/#2 OR BETTER	(4) 2x6	
C5	DFL #1	6x8	
C6	ASTM A500	3-1/2x3-1/2x1/4"	9-1/2"x0-9/16"x3/4"
C7	ASTM A500	4x4x1/4"	10"x0-10"x3/4"
C8	ASTM A500	4x4x3/8"	10"x0-10"x3/4"
C9	ASTM A500	5x5x3/8"	11"x0-11"x3/4"
C10	ASTM A500	5x5x1/4"	11"x0-11"x3/4"
C11	SPF #1/#2 OR BETTER	(4) 2x4 4x6	
C12	ASTM A500	8x8x1/4"	14"x14"x3/4"

COLUMN PAD SCHEDULE

PADS	WIDTH X LENGTH X THICKNESS	REINFORCEMENT
P-1	24" x 24" x 12"	(4) #4 BARS E.W.
P-2	30" x 30" x 12"	(4) #4 BARS E.W.
P-3	36" x 36" x 12"	(5) #4 BARS E.W.
P-4	42" x 42" x 12"	(6) #4 BARS E.W.
P-5	48" x 48" x 12"	(9) #4 BARS E.W.
P-6	54" x 54" x 14"	(11) #4 BARS E.W.
P-7	60" x 60" x 14"	(12) #4 BARS E.W.
P-8	66" x 66" x 14"	(15) #4 BARS E.W.
P-9	72" x 72" x 16"	(17) #4 BARS E.W.
P-10	78" x 78" x 16"	(18) #4 BARS E.W.
P-11	84" x 84" x 16"	(18) #4 BARS E.W.
P-12	90" x 90" x 16"	(22) #4 BARS E.W.
P-13	94" x 94" x 16"	(24) #4 BARS E.W.

* DEPTH OF EXTERIOR PADS PER FOUNDATION NOTE #6. TOP OF INTERIOR PADS TO START AT BOTTOM OF SLAB.

FOOTING SCHEDULE

FOOTING TYPE	DETAIL REFER.	FOOTING W X D	REINFORCEMENT
F-1	NOT USED		
F-2	4/S2.2	18x12	(3) #4 BOT. #4@48"o/c
F-3	6/S2.2	18x12	(3) #4 BOT. #4@48"o/c
F-4	6/S2.2	18x12	(3) #4 BOT. #4@48"o/c
F-5	6/S2.2	18x12	(3) #4 BOT. #4@48"o/c
F-6	18/S2.2	18x12	(3) #4 BOT. #4@48"o/c

*HOLDOWN PAD SIZE AND LOCATION PER FNDN. PLAN. REINFORCEMENT PER HOLDOWN SCHEDULE.
 *HOLDOWN PAD IS AT BOTTOM OF FOOTING DEPTH UNLESS HOLDOWN PAD IS GREATER THAN FROST DEPTH.

ZONE 4 HOLDOWN SCHEDULE

OC	THIRD FLOOR	SECOND FLOOR	FIRST FLOOR	A307 BOLT DIA. (UNO)	EMBED. DEPTH	CONC. PAD (WxWxH)
11A			3610	3/4"	10-1/2"	NO PAD
11			9000	3/4"	10-1/2"	54x54x24 W/7#6 E.W. W/11#4 E.W. TOP & BTM.
13			17082	1"	15-1/2"	80x80x24 W/9#6 E.W. W/11#4 E.W. TOP & BTM.
21		6100	6100	5/8"	10-1/2"	42x42x18 W/6#4 E.W. W/9#4 E.W. TOP & BTM.
23		12000	17500	1-1/8"	13-1/2"	102x102x24 W/9#6 E.W. W/11#4 E.W. TOP & BTM.
31	6100	6100	6100	5/8"	10-1/2"	42x42x18 W/6#4 E.W. W/9#4 E.W. TOP & BTM.
33	6000	12000	17500	1-1/8"	13-1/2"	102x102x24 W/9#6 E.W. W/11#4 E.W. TOP & BTM.
35	12000	20000	21875	1-1/4"	16-7/8"	167#8 E.W. W/11#4 E.W. TOP & BTM.

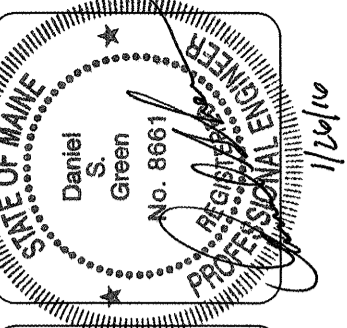
HOLDOWN NOTES EMBEDMENT DEPTHS ARE CALCULATED FOR THE SIMPSON SET EPoxy SYSTEM. ALL OTHER EPoxy SYSTEMS SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER BEFORE INSTALLATION.

- ARCHITECT TO RECEIVE WRITTEN CONFIRMATION THAT HOLDOWNS ARE INSTALLED PER THE MANUFACTURERS' RECOMMENDATIONS.
- EMBEDMENT DEPTH IS REQUIRED DEPTH MEASURED FROM TOP OF CONCRETE PAD. (EXCLUDE SLAB AND STEMWALL DEPTH).
- CONCRETE PAD DIMENSIONS SHALL ACHIEVE 100% STRENGTH WITHOUT USING EDGE REDUCTION FACTORS TO ACHIEVE DESIGN UPLIFT (TENSILE) RESISTANCE OF EMBEDDED ANCHOR BOLTS.
- ALL HOLES DRILLED IN OR THROUGH WOOD MEMBERS FOR HOLDOWN RODS AND ANCHOR BOLTS TO BE A MINIMUM OF 1/2" TO A MAXIMUM OF 1/8" LARGER THAN THE BOLT OR ROD DIAMETER.
- IF HOLDOWN FOOTING SIZE IS LARGER THAN COLUMN PAD USE HOLDOWN SCHEDULE FOOTING.
- *-A193 GR B7 BOLT REQUIRED.
- NOTE: SEE ANCHOR BOLT LAYOUT ON SHEET S2.7a & S2.7b FOR INSTALLATION INFORMATION.

FOUNDATION NOTES

1. BOTTOM PLATE ANCHORS: EXTERIOR SHEARWALL - REFER TO SHEARWALL SCHEDULE EXTERIOR NON-SHEARWALL - 1/2"x10" ANCHOR BOLTS @ 48" o.c. AND 6" FROM ENDS AND PLATE SPLICES. INTERIOR SHEARWALL - REFER TO SHEARWALL SCHEDULE INTERIOR NON-SHEARWALL - "HILT" D87S236 @ 48" o.c. AND 6" FROM ENDS.
2. 28 DAY CONCRETE STRENGTH = 3,000 PSI MIN.
3. SOIL BEARING CAPACITY PER SOILS REPORT
 SPREAD FOOTINGS = 4,000 psf.
 SQUARE FOOTINGS = 4,000 psf.
4. DIMENSIONS SHOWN ARE: EXTERIOR WALLS = OUTSIDE EDGE OF STEM WALL
 INTERIOR WALLS = CENTER OF THICKENED SLAB FREE STANDING COLUMNS = CENTER OF COLUMN
5. FINISHED FLOOR ELEVATION PER CIVIL GRADING PLANS
6. MINIMUM FOUNDATION DEPTH 54" BELOW FINISH GRADE.
7. VERIFY ELEV. PIT REQ'TS. W/ MANUF. (DIM. SHOWN TO INSIDE FACE).
8. FINISH GRADE (F.G.) TO BE 8" BELOW FINISH FLOOR (F.F.) ELEVATION.

EXTRACT FROM SOILS REPORT PREPARED BY:
 S.W. COLE ENGINEERING, INC.
 286 PORTLAND ROAD
 GRAY, MAINE 04039
 PHONE: 207-687-2866
 PROJECT #14-1188S
 DATE: JANUARY 16, 2015



lenity
 architecture
 3150 Letts Court, SE, Salem, Oregon 97301
 P: 503 399 1090 F: 503 399 0585 W: lenityarchitecture.com

COLSON AND COLSON
 GENERAL CONTRACTOR, INC.
 2860 MCGILCHRIST STREET, SUITE 200
 SALEM, OREGON, 97302
 PHONE (503) 586-7401

PORTLAND
 RETIREMENT RESIDENCE
 802 OCEAN AVE., PORTLAND, MAINE 04103

CORE
 FOUNDATION
 PLAN

DATE
 8/28/2015
 REVISED DATE
 9/22/2015

SHEET
 S1.1

CORE FOUNDATION PLAN
 SCALE: 1/8"=1'-0"