

NEW 12" CMU W/#5 REBAR-30" O.C. AND GROUT FILLED

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

THESE DRAWINGS ARE INTENDED TO ILLUSTRATE MAJOR SYSTEM COMPONENTS ONLY. ALL NEW OR EXISTING ELECTRICAL AND/OR MECHANICAL COMPONENTS ARE NOT SHOWN.

CONTRACTOR SHALL CONTACT PA ONE-CALL TO LOCATE ALL UNDERGROUND UTILITIES.

PROPOSED

FLOOR FRAMING PLAN

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

CONTRACTOR SHALL EXTEND AND RECONNECT ALL WIRING. ALL WIRING SHALL BE MINIMUM #12 ROMEX WIRE, QUANTITY OF CONDUCTORS AS REQUIRED.

ALL ELECTRICAL SWITCHES AND OUTLETS TO BE INSTALLED IN ACCORDANCE WITH CODE FOR WET LOCATIONS.

IPMENT SHALL BE LISTED BY UNDERWRITERS ES, INC., AND SHALL BEAR THE UL LABEL.

CONTRACTOR SHALL ELEVATE THE ELECTRIC METER WITH THE HOUSE AND COORDINATE RECONNECTION WITH PECO.

CONTRACTOR SHALL COORDINATE TEMPORARY UTILITY DISCONNECTIONS WITH ALL UTILITY COMPANIES PROVIDING SERVICE TO THE BUILDING. CONTRACTOR SHALL DISCONNECT ALL UTILITIES AND MECHANICAL EQUIPMENT AND PROTECT AND STORE FOR RELOCATION.

PROPOSED

FIELD VERIFY EXISTING FOUNDATIONS ARE 12" THICK (MIN.) AND 1'-6" WIDE (MIN). NOTIFY ENGINEER IF MINIMUM CONDITIONS ARE NOT MET.

ALL INTERIOR FLOOR FRAMING TO BE EITHER 2X10 AT 16" O.C. OR GPI-65 AT 16" O.C. INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL EXTERIOR LUMBER AND ALL LUMBER BELOW THE BASE FLOOD ELEVATION TO BE PRESSURE TREATED.

MASONRY PIERS SHALL BE 16"X16" GROUTED SOLID, WITH 4-#6 VERTICAL BARS AND #4 TIES AT 16". PROVIDE DOWELS TO FOOTINGS AT ALL PIERS. DOWELS TO MATCH VERTICAL PIER REINFORCING. ALL DUCTWORK AND PIPING BELOW THE FLOOR JOISTS TO BE ENCASED IN SOFFIT AND INSULATED WITH R-30 INSULATION.

12. CONTRACTOR TO PROTECT UNDERGROUND LOW PRESSURE SEWER SYSTEMS. ANY ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED AT CONTRACTOR EXPENSE IN ACCORDANCE WITH SEWER AUTHORITY REGULATIONS.

10. EXTEND AND REPLACE WATER SUPPLY TO ALL BATHROOMS AND KITCHEN IN ACCORDANCE WITH CURRENT BUILDING CODES. ALL TOILETS, SINKS, SHOWERS AND TUBS SHALL BE RESET AND RECONNECTED IN ACCORDANCE WITH CURRENT BUILDING CODES

EXISTING WATER AND SEWER LINES TO BE DISCONNECTED AND CAPPED, AND EXTENDED AFTER STRUCTURE IS ELEVATED.

ALL DOCUMENTS PREPARED BY REMINGTON & VERNICK ENGINEERS ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT.

LOWER

1451 RIVER ROAD

MAKEFIELD TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA

FOUNDATION

∞

FRAMING

PLAN

RV &B

REMINGTON,
922 FAYE

* BEACH PROFESSIONAL ENGINEER LIV.
INGTON, VERNICK & BEACH ENGINEERS
TOWERTS STREET, CONSHOHOCKEN, PA. 19428
WWW.RVE.COM
SHEET NO.

PROFESSIONAL ENGINEER LIC. NO. PE-050946-E

Township\PBLMT030 - 1451 River Road\floor plan

THOMAS F.

CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRIC CODE (NEC).

II. EXTEND AND REPLACE ALL SANITARY DRAINS TO BATHROOM AND KITCHEN IN ACCORDANCE WITH CURRENT BUILDING CODES.

 $\frac{\text{PLAN}}{\text{SCALE: } 1/4" = 1'-0"}$