

RIVERHOUSE AT Odette's

274 SOUTH RIVER ROAD
NEW HOPE, PA 18938

OWNER/ OPERATOR:
GATEWAY TO NEW HOPE, LLC
274 South River Road
New Hope, PA 18938

ARCHITECT:
STOKES ARCHITECTURE
2103 Sansom Street
Philadelphia, PA 19103
tel: (215) 523-9190

INTERIOR DESIGNER
BALONGUE DESIGN INC
707 Watsonford Road
Villanova, PA 19085
tel: (215) 345-1976
fax: (610) 525-7593

CIVIL ENGINEER:
VAN CLEEF ENGINEERING
ASSOCIATES, LLC
501 North Main Street
Doylesburg, PA 16891
tel: (215) 345-1976
fax: (215) 345-1730

STRUCTURAL ENGINEER:
O'DONNELL & NACCARATO
701 Market Street Suite 6000
Philadelphia, PA 19106
tel: (215) 925-3788
Project No. 0411.0046.00

MEP ENGINEER:
WICK FISHER WHITE
111 S. Independence Mall East Suite 400
Philadelphia, PA 19106
tel: (215) 627-0200
fax: (215) 627-8240

LIGHTING DESIGNER
BRIAN ORTER LIGHTING DESIGN LLC
227 W. 29th St 8th Floor
New York, NY 10001
tel: (646) 502-7568

STOKES.
ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

2	Exterior Deck Revision	2/11/19
1	Foundation Revision	11/12/18

MARK	REVISIONS	DATE

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

PROJECT #:	1351
FILENAME:	Author
DRAWN:	Checker
CHECKED:	08/18/18
DATE:	

CONSTRUCTION SET

FOUNDATION PLAN

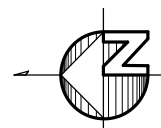
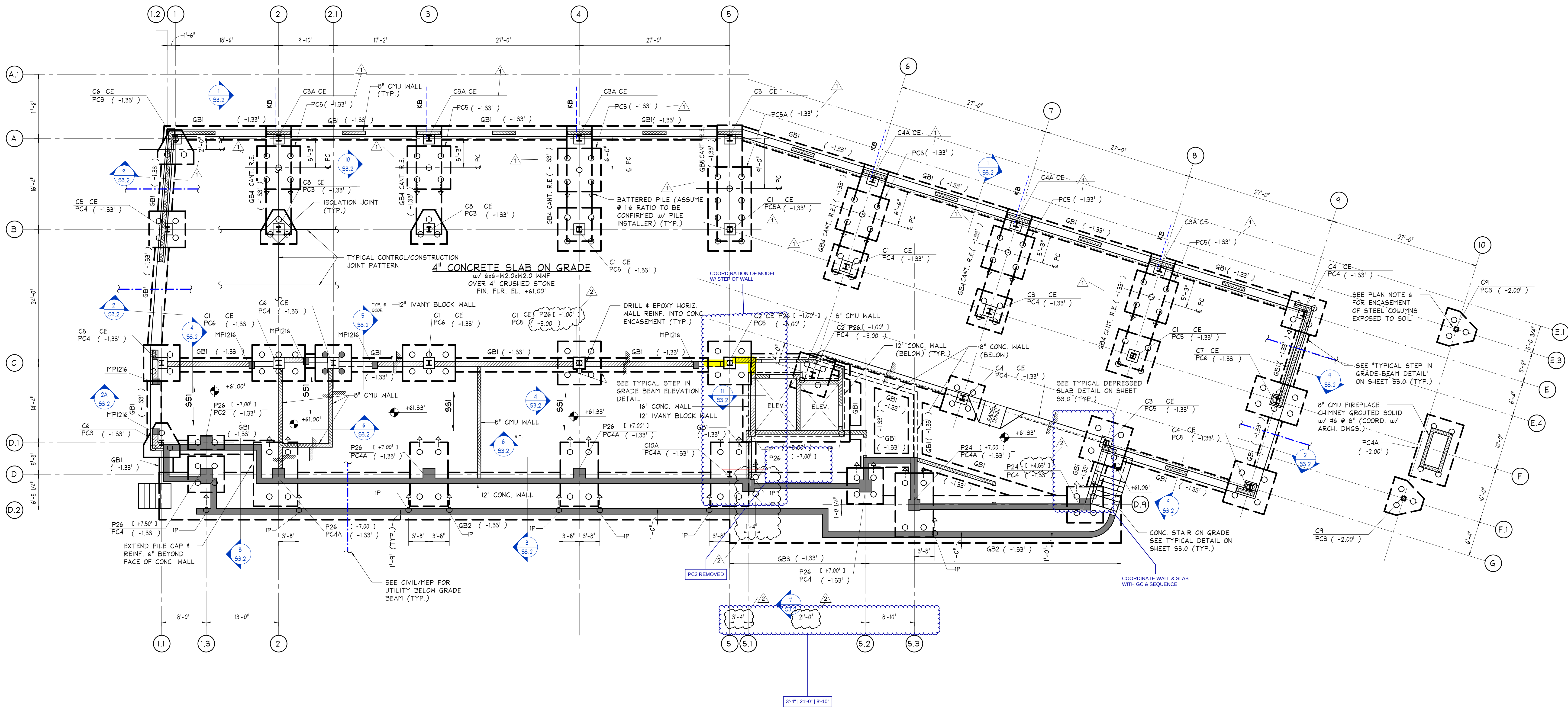
DRAWING

S2.0

EXTERIOR DECK REVISION
2/01/19

C:\Revit Local\0411.0046.00 - Struct ON - 2017_gyanosh.rvt

2/1/2019 4:47:48 PM



FOUNDATION PLAN

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

NOTES

- 1) SEE PLAN FOR FINISHED FLOOR ELEVATION RELATIVE TO DATUM ELEVATION 0.00' (ACTUAL ELEVATION 61.0'). SEE ARCHITECTURAL DOCUMENTS FOR ALL SLOPES AND VARIANCES FROM 0.00'.
- 2) +/- ____' INDICATES TOP OF SLAB ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.
- 3) SEE S0.2 FOR COLUMN, PIER, FOOTING AND GRADE BEAM SCHEDULES AND S3.0 FOR PILE CAP INFORMATION.
- 4) FOUNDATIONS, COLUMNS AND PIERS ARE CENTERED ON THE GRID LINE, UNLESS NOTED OTHERWISE.
- 5) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.
- 6) ALL STRUCTURAL STEEL, INCLUDING BASE PLATES, BASE PLATE EXTENSIONS, GUSSET PLATES AND TOPS OF ANCHOR RODS, EXPOSED TO SOIL, ARE TO BE COATED WITH APPROVED COAL TAR EPOXY, 16 MILS MINIMUM THICKNESS, AND ENCASED IN CONCRETE WITH MINIMUM 3" COVER.
- 7) FOOTINGS AND PIERS SUPPORTING MORE THAN ONE COLUMN SHALL BE CENTERED BETWEEN THEM IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.
- 8) (_____) INDICATES TOP OF PILE CAP/GRADE BEAM ELEVATION, FROM FINISH FLOOR ELEVATION 0.00'.
- 9) [±XX.XX'] INDICATES TOP OF PIER ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.
- 10) (○) INDICATES 12" AUGERCAST PILE AS SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER. PILES SHALL HAVE AN ALLOWABLE CAPACITIES INDICATED IN THE GENERAL NOTES. SEE GEOTECHNICAL REPORT FOR ALL PILE TESTING REQUIREMENTS AND ESTIMATED PILE LENGTHS. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- INDICATES TENSION PILE w/ CONNECTION TO PILE CAP BY PILE INSTALLER.
- 11) "IP" INDICATES SINGLE PILE WITH CAPACITIES PER GENERAL NOTES.
- 12) WALLS AT ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION HAVE BEEN DESIGNED IN ACCORDANCE WITH ASCE 24.
- 13) "KB" INDICATES HSS6x6 KNEE BRACE.
- 14) "CE" INDICATED CONCRETE COLUMN ENCASEMENT, SEE TYPICAL DETAIL ON SHEET S3.0.
- 15) "SS1" INDICATES 14" CONCRETE SLAB (F_c=5,000psi) w/ #4 @ 12" E.W.B. & #8 @ 10" E.W.T.
- 16) "MPI216" INDICATES 12"x16" IVANY MASONRY PIER w/ (4) #6 VERT. & #2 TIES @ 8". SEE "TYPICAL CMU PIER DETAILS" ON SHEET S3.0 FOR ADDITIONAL INFORMATION.