

The Radford



31' x 64' - 1984 Sq. Ft.

With optional

382 Sq. Ft. Family Room

Room Dimensions* (L x W)

Family Room - 30' x 12'9"

Living Room - 15'3" x 24'2"

Dining Room - 11'0" x 14'9"

Kitchen - 14'6" x 14'9"

Utility - 6'1" x 14'9"

Bedroom 1 - 15'3" x 16'6"

Bedroom 2 - 13'0" x 11'2"

Bedroom 3 - 12'6" x 14'9"

Bath 1 - 5'0" x 11'2"

Bath 2 - 8'10" x 13'1"



* - Dimensions are approximate

Model, rendering and floorplan show optional features available

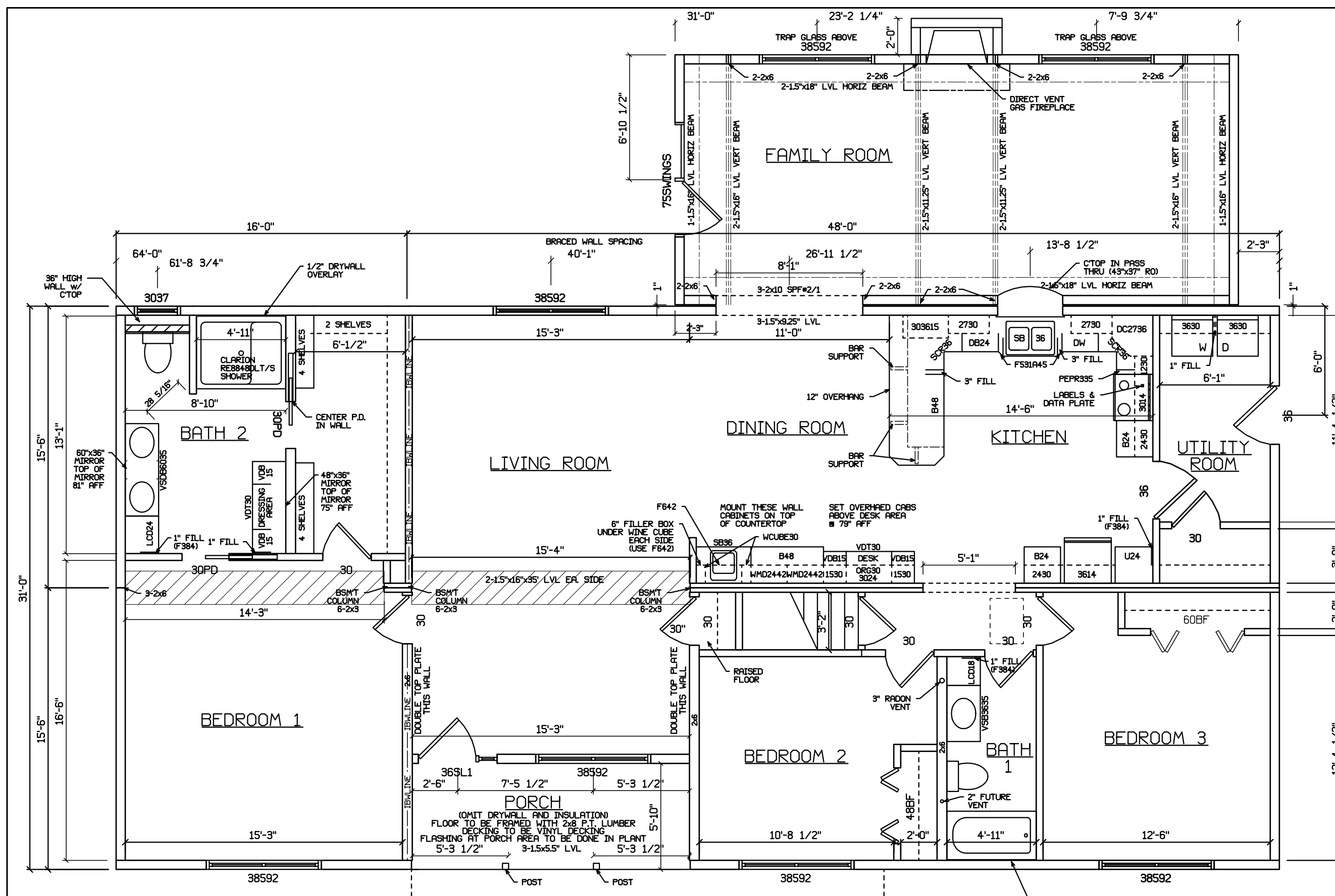
* Displayed Features *

Exterior

- ◆ 7/12 Roof Pitch
- ◆ R-44 cellulose ceiling insulation
- ◆ 6" exterior walls w/ R-21 insulation
- ◆ Dimensional shingles
- ◆ Certainteed® spruce siding
- ◆ Certainteed® cedar shake & half rounds
- ◆ Porch with GeoDeck® floor & fairway rail
- ◆ Quality stone veneer
- ◆ Vinyl windows w/ prairie style grills
- ◆ Window lineals front only

Interior

- ◆ Aristokraft® maple rouge kitchen cabinets
- ◆ Wet bar & desk area cabinets
- ◆ Peerless® kitchen & bath faucets
- ◆ Formica® FX countertops w/ beveled edge
- ◆ Swanstone® kitchen sink
- ◆ Snapstone® ceramic in kitchen & utility room
- ◆ Laminate flooring in living room & dining room
- ◆ 13'9" x 31' family room w/ vaulted ceiling, fireplace and trapezoid windows
- ◆ Cheyenne style doors



- PORCH MATERIALS**
- 13 - 5 1/2" x 16' T&G
 - 2 - 5 1/2" x 12' PERIMETER STRIP
 - 2 - 12' FASCIA
 - 2 - 6' RAILS
 - 4 - 8' POST WRAP
 - 8 - POST RING

- PRESSURE TREATED LUMBER**
- 8 - 2x8x12'
 - 2 - 2x8x16'
 - 1 - 2x8x20'
 - 1 - 2x10x12'
 - 1 - 2x10x16'
 - 8 - 2x4x8' (POSTS)

ALL FASTENERS TO BE ZINC COATED

PORCH UPLIFT FASTENING

1. TRUSSES TO HEADER - SIMPSON H2.5A EACH TRUSS IN PORCH AREA
2. EACH COLUMN TO HEADER (2) SIMPSON LSTR18 STRAPS w/ (5) 10d NAILS EA. END
3. EACH COLUMN TO FOUNDATION (1) SIMPSON MSTM36 w/ (13) 10d INTO COLUMN AND (8)-1/4"x1 3/4" TITEN CONCRETE SCREWS

NOTE: WINDOWS SHALL COMPLY WITH IRC R312 ('09 612.2, '06 613.2). SEE SYSTEM SHEET 36. WINDOW SILL & WINDOW SILL ARE LOCATED 24" MIN. AFF.

SIDEWALL = 2x8 16'oc FLS = R-30(BY BLDG) ROOF = 7/12 16'oc (75%) 7/12 VAULT 24'oc (60%) (SEE RESCHECK)

CLG. HGT. = 8'-0" (MRH = XXX (BASED ON 26' FF TO GRADE) DEST. = ST)

ADDTL BSMT COL. - * STAIR OPENING(S) BASED ON 8.25'x9.00" GEOMETRY

TOWN, STATE XX CO.

BLDG/DEVEL. AUTHORIZATION		MANUF. AUTHORIZATION	
MUNCY HOMES		PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM OCCUPANTION	
A DIV. OF MUNCY HOMES, INC. 857 Pa. Rt 442, Muncy, Pa 17758 • (610)540-2281 www.muncyhomes.com		REV: 3/22/13 MWE PRO	
MUNCY HOMES INC. - MODEL		3-11-13 ELM	
FLOOR PLAN		SERIES:	
DATE: 2-12-12		PLAN NO: 736	
SCALE: 3/16"=1'-0"		JOB_SERIAL: 1712_model_1	

#326 MWE