

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 *

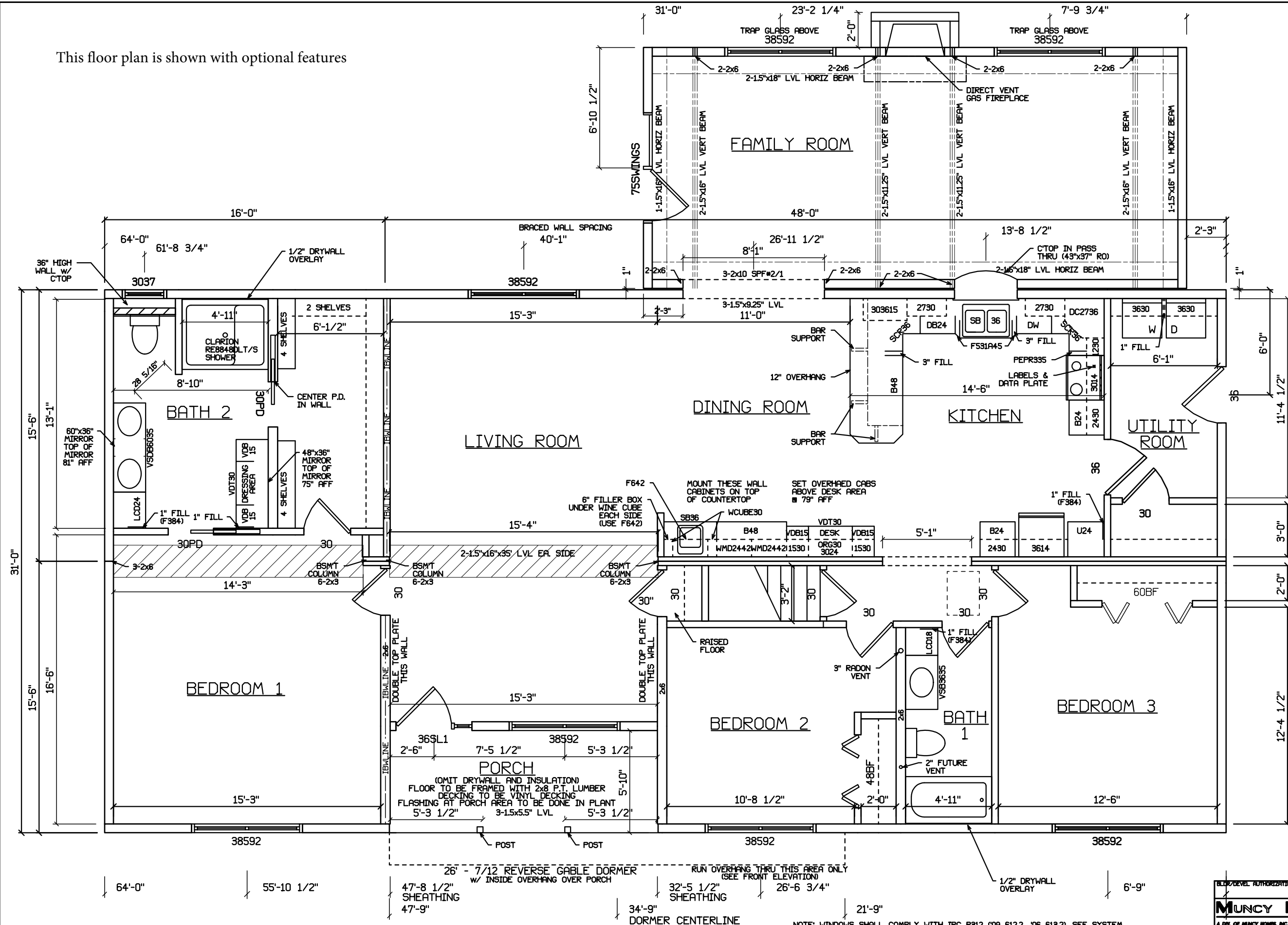
Exterior

- ◆ 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

This floor plan is shown with optional features



- 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 MSTAM36 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

SHIT 36" WINDOW NOTE: 8" WINDOW SILL'S ARE LOCATED 24" (MIN) AFF

CLG= R-4.4 WALL= R-21

FLR= R-30(BY BLDG)

ROOF= 7/12 16"oc (75%) 7/12 VAULT 24"oc (60*)

DESIGN WIND ZONE= 60 GSI

DESIGN WIND ZONE= 100 MPH 35G

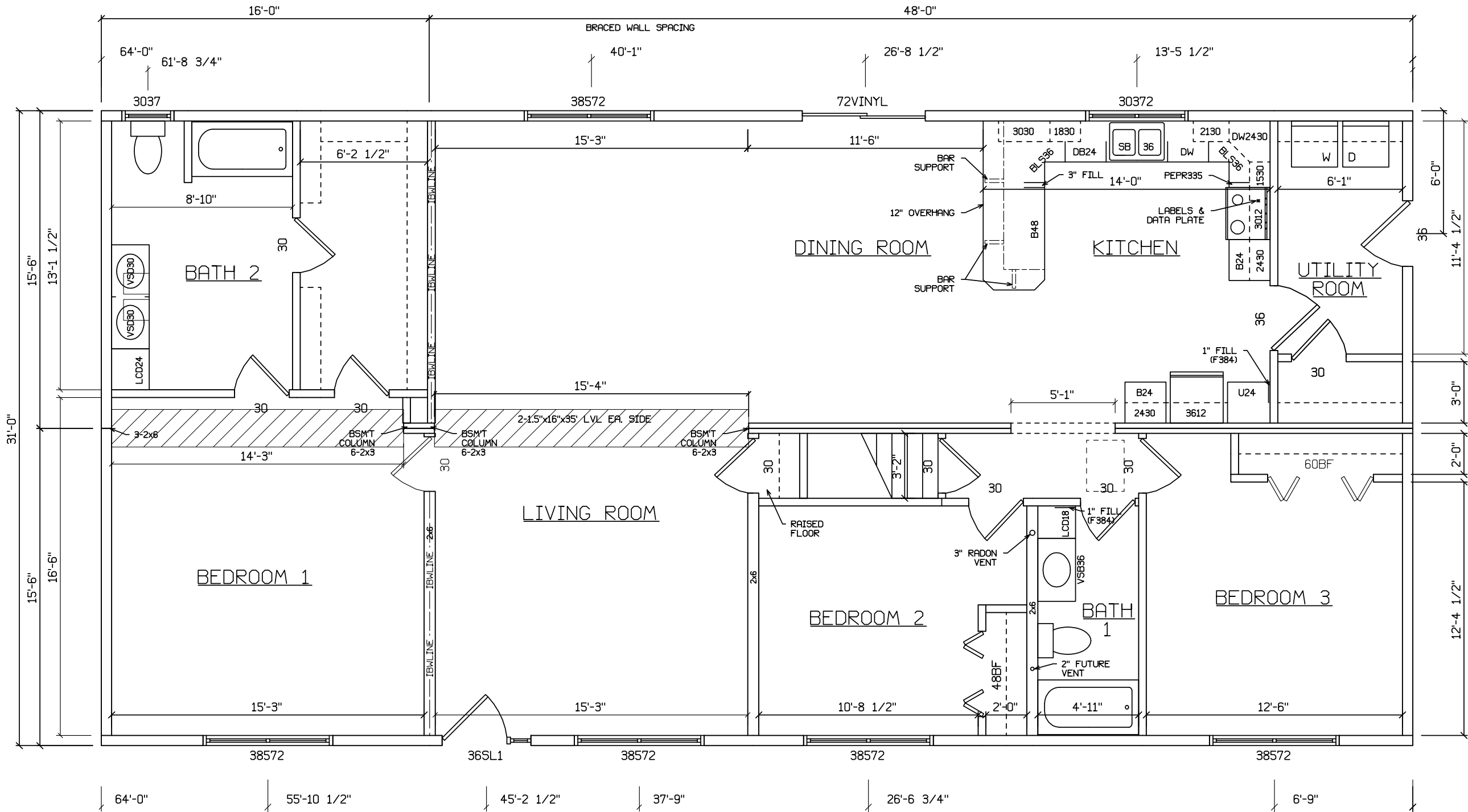
MRF= XXX (BASED ON 26" FF TO GRADE)

DEST= ST

TOWN, STATE

XX CO.

BLDG/DEVEL. AUTHORIZATION		MANUF. AUTHORIZATION	
MUNCY HOMES		PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM DOCUMENTATION	
A DIV. OF MUNCY HOMES, INC. 237 Pa. Rt. 442E, Muncy, Pa. 17750 • (717) 654-2281 www.muncyhomes.com		REV. 1 3/22/13 MWE PRO 3-11-13 ELM	
MUNCY HOMES INC. - MODEL		SERIES:	
FLOOR PLAN		PLAN NO. 736	
DRAWN BY: ELM	DATE: 2-12-12	SCALE: 3/16"=1'-0"	JOB#_SER# 11712_model_1



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 MSTAM36 w/ (13) 10d INTO COLUMN AND (8)-1/4"x1 3/4" TITEN CONCRETE SCREWS

Standard floor plan

NOTE: WINDOWS SHALL COMPLY WITH '12, '15, '18, '21 IRC R312. SEE SYSTEM SHT 38, WINDOW NOTE 4. WINDOW SILLS ('15, '18 IRC) OR BOTTOM OF WINDOW ('21 IRC) ARE LOCATED 24"(MIN) AFF.

SIDEWALL= 2x6 24"oc
MARR WALL= 2x3 16"oc
CLG. HGT.= 8'-0"
ADDTL BSMT COL - *
LABEL - *PLAN MAY BE BUILT MIRRORED OR REVERSED

CLG= R-38 WALL= R-21
FLR= R-30(BY BLDG)
(SEE RESCHECK)
STAIR OPENG(S) BASED
ON 8.25"/9.00" GEOMETRY

DESIGN SNOW ZONE= 60 GSL
ROOF= 7/12 16"oc (75#)
DESIGN WIND ZONE= 90 3SG
MRH= XXX (BASED ON 26" FF TO GRADE)
DEST.= ST
TOWN, STATE
XX CO.

BLDG/DEVEL AUTHORIZATION		MANUF. AUTHORIZATION	
MUNCY HOMES A SALES DIV. OF MUNCY HOMES, INC. 1507 Pa Rt442E, Muncy, Pa 17750 • (570)540-2261 WWW.MUNCYHOMES.COM		PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM DOCUMENTATION PROD. ENGR. <i>Edward L. Muncy Jr.</i> EDWARD L. MUNCY JR.	REV.: 4-3-13 ELM
MUNCY HOMES INC. - MODEL		SERIES:	
FLOOR PLAN		PLAN NO: 736	
DWN. BY: ELM	DATE: 2-12-12	SCALE: 3/16"=1'-0"	JOB#_SER# 11712