



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"

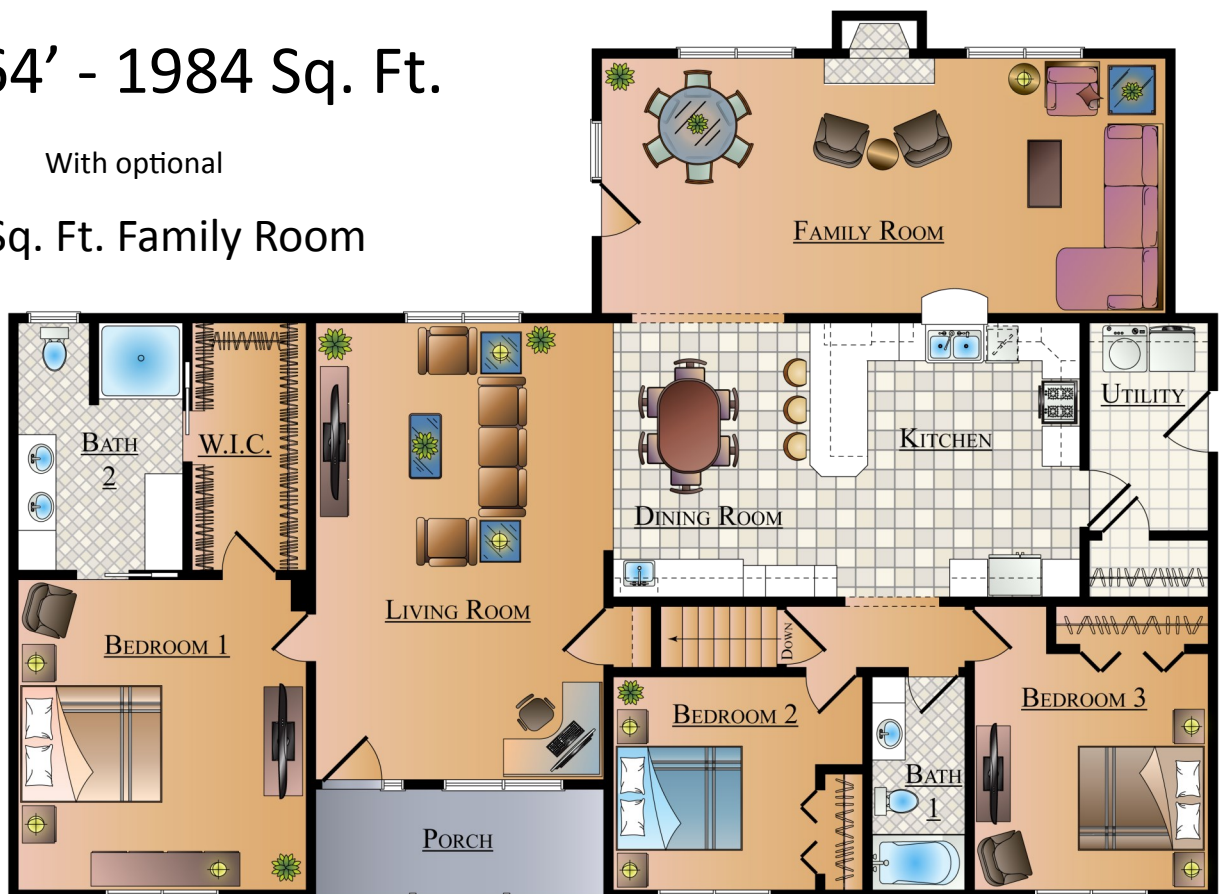
Bedroom 1 - 15'3" x 16'6"

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 *

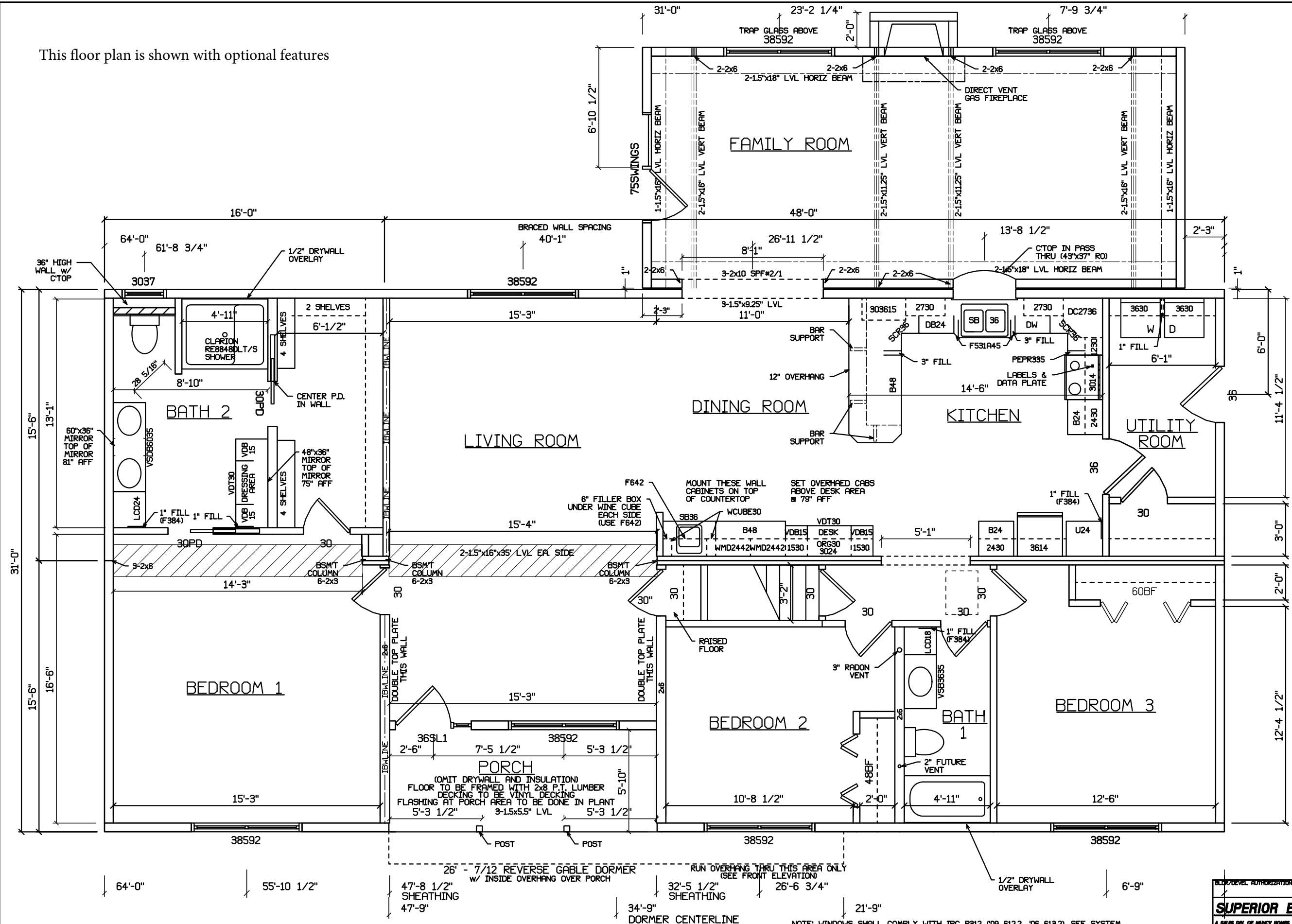
Exterior

- ◆ 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

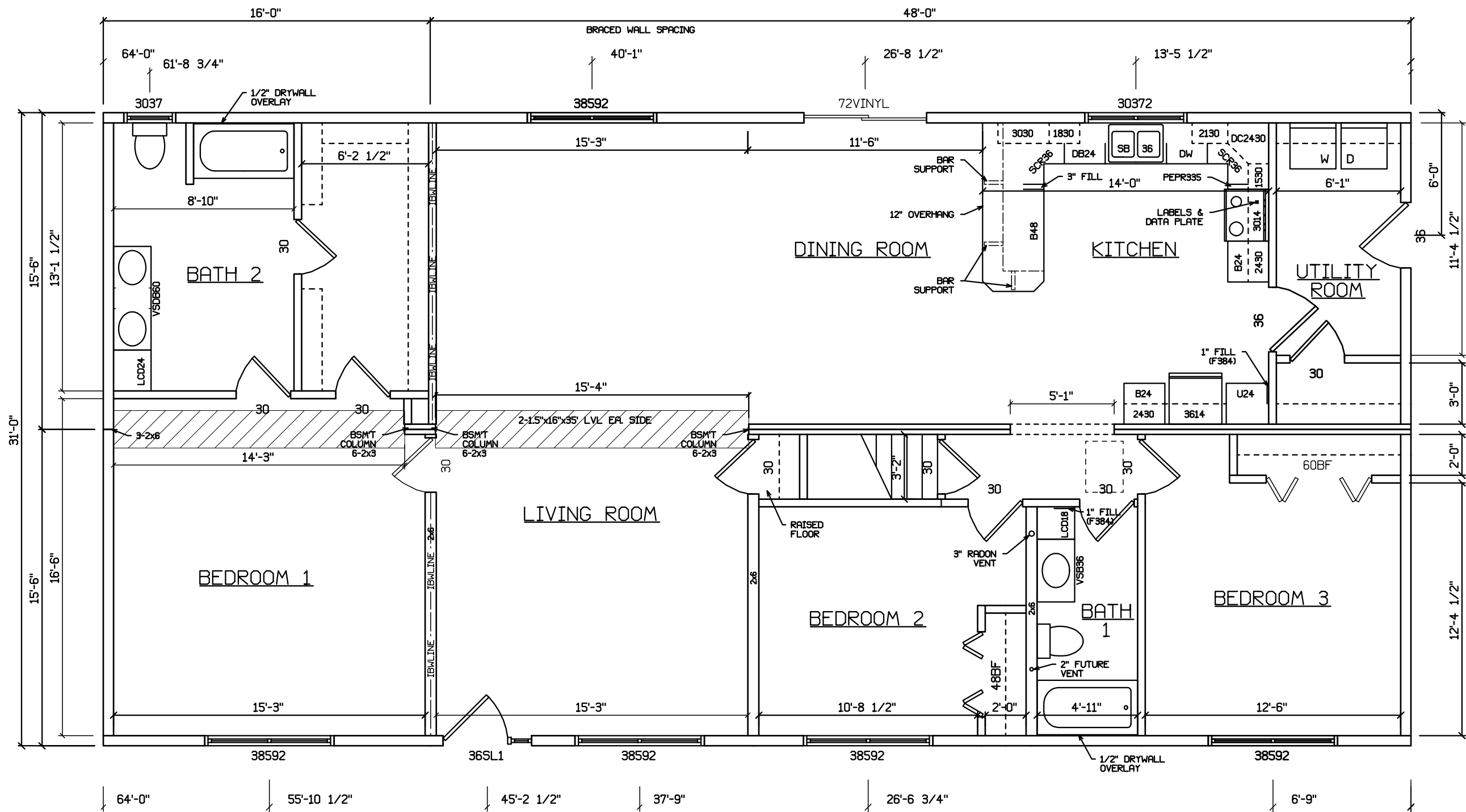
PORCH UPLIFT FASTENING

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 SHT 36. WINDOW NOTE: 8' WINDOW SILL'S ARE LOCATED 24" MIN. AFF. CLG. R-44 WALLS R-21 FLR= R-30(BY BLDG) (SEE RESCHECK) STAIR OPENING(S) BASED ON 8.25"/9.00" GEOMETRY

ROOF= 7/12 16"oc (75%) 7/12 VAULT 24"oc (60*)
DESIGN WIND ZONE= 60 GSI
DESIGN WIND ZONE= 100 MPH 3SG
MRH= XXX (BASED ON 26' FF TO GRADE)
DEST= ST
TOWN, STATE
XX CO.

BLDG/DEVEL. AUTHORIZATION		MANUF. AUTHORIZATION	
SUPERIOR BUILDERS		PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM DOCUMENTATION	
A SUBS. DIV. OF MUNCY HOMES, INC. 637 Pa. Rt. 442E, Marry, Pa. 17758 • (610) 540-2284 WWW.SUPERIORBUILDERS.COM		REV. 1 3/22/13 MWE PRO 3-11-13 ELM SERIES:	
MUNCY HOMES INC. - MODEL		PLAN NO. 736	
FLOOR PLAN		JOB#_SER#	
DRAWN BY: ELM	DATE: 2-12-12	SCALE: 3/16"=1'-0"	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

NOTE: WINDOWS SHALL COMPLY WITH IRC R312 ('09 612.2, '06 613.2). SEE SYSTEM SHT 3a, WINDOW NOTE 8. WINDOW SILLS ARE LOCATED 24" MIN AFF.

SIDEWALL= 2x6 24"oc
 MARR WALL= 2x3 16"oc
 CLG. HGT.= 8'-0"
 ADDTL BSMT COL - *
 LABEL - *

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	
SUPERIOR BUILDERS		PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM DOCUMENTATION	REV.:
A SUBS. DIV. OF MUNCY HOMES, INC. 1507 Pa. Rt. 442E, Muncy, Pa. 17750 • (717) 640-2204 WWW.SUPERIORBUILDERS.COM		PROJ. ENGR. <i>Edward L. Helms, Jr.</i> EDWARD L. HELMS, JR.	4-3-13 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