

PENNSYLVANIA CODES
 2009 INTERNATIONAL BUILDING CODE
 2009 INTERNATIONAL MECHANICAL CODE
 2009 INTERNATIONAL PLUMBING CODE
 2008 NATIONAL ELECTRICAL CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE

USE GROUP : R2/SI
 CONSTRUCTION TYPE : VA

* NOTE :
 TUB / SHOWER CONTROL VALVES
 TO HAVE A HIGH STOP LIMIT SET
 TO LIMIT WATER TEMPERATURE TO A
 MAXIMUM OF 120° F (49° C).

ALL EXT. LOAD BEARING HDR'S WITH SPAN OF 4'-3" OR
 LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL
 BE SPECIFIED. ALL REQUIRED JACK STUDS
 SHOWN ARE 2x6 SPF #2.
 (SEC. 2, PG. 16.1)

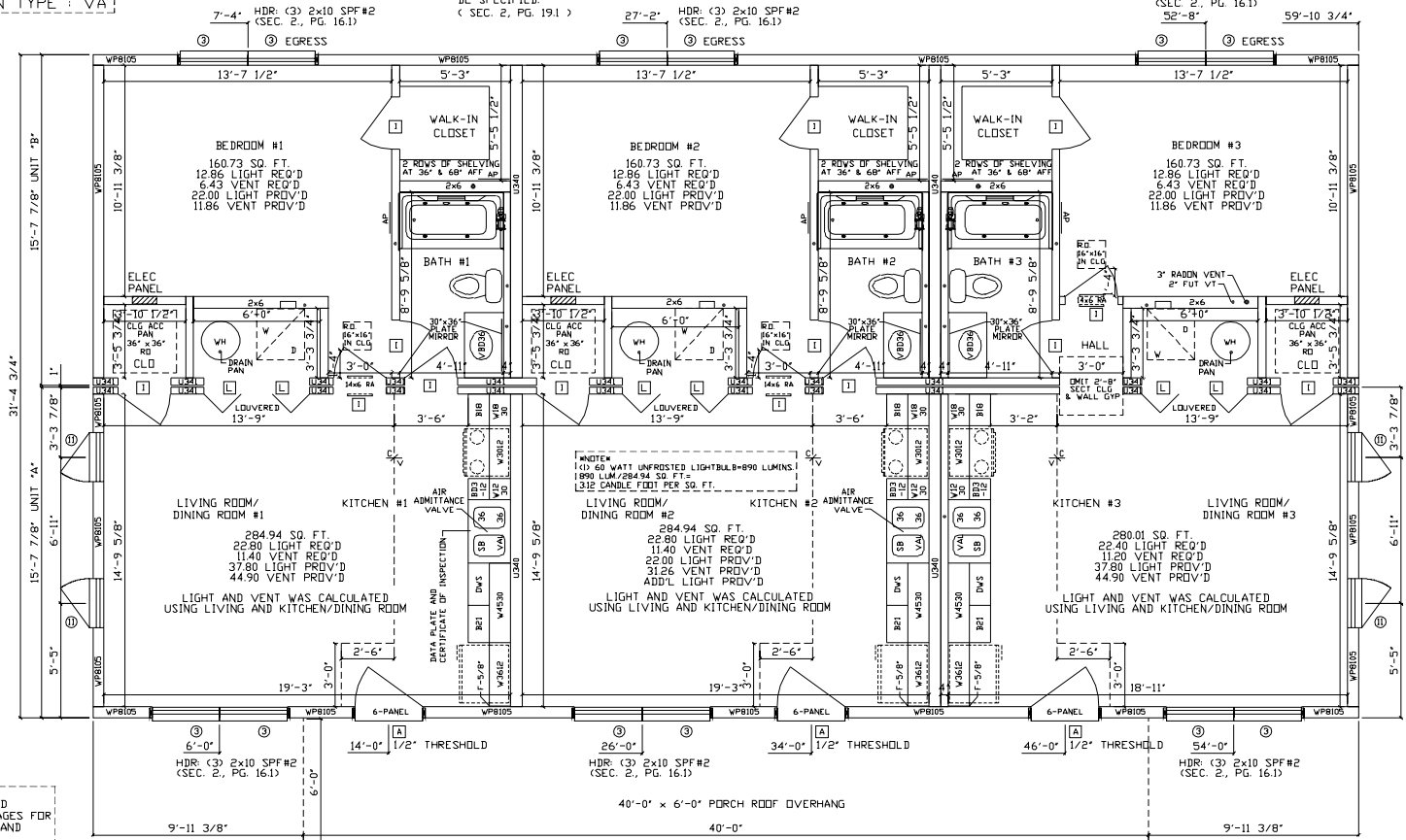
THE SPRINKLER SYSTEM WILL BE
 DESIGNED AND INSTALLED ON-SITE
 BY A CERTIFIED SPRINKLER SYSTEM
 CONTRACTOR, ALSO APPROVED AND
 INSPECTED BY THE LOCAL
 JURISDICTION FOR THIS PROJECT.

FIRE BLOCKING AND
 DRAFTSTOPPING TO BE
 INSTALLED IN ACCORDANCE
 WITH SECT. 717 OF THE
 2009 INTERNATIONAL
 BUILDING CODE

RC2601 FIRE SEPARATION IN CEILING

ALL M/W HDR'S WITH SPAN OF 5'-11" OR LESS
 WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL
 BE SPECIFIED.
 (SEC. 2, PG. 19.1)

HDR: (3) 2x10 SPF#2
 (SEC. 2, PG. 16.1)
 52'-8"



* NOTE :
 SEE SHEAR WALL AND
 FOUNDATION PLAN PAGES FOR
 HIGH WIND DETAILS AND
 REQUIREMENTS.

* NOTE :
 GASKET OR WEATHERSTRIPPING AND INSULATION,
 EQUIVALENT TO THE INSULATION ON THE SURROUNDING
 SURFACES, IS TO BE INSTALLED UPON COMPLETION OF
 THE SET-UP OF THE HOME AT CEILING ACCESS PANELS
 AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.

* NOTE :
 ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES
 ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE
 CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL BE
 PROVIDED WITH WINDOW GUARDS, PER 2009 IRC SECTIONS R612.2 THRU R612.4 AND
 INSTALLED ON SITE BY OTHERS.

ALL PRODUCTS ARE BUILT ACCORDING TO STATE MANDATED CODES, HOWEVER IT IS THE RESPONSIBILITY
 OF THE LOCAL BUILDER TO BRING TO OUR ATTENTION ANY SPECIAL ISSUES SUCH AS, RADON VENTS AND
 ANY STRUCTURAL LOADS IN EXCESS OF THE STATE MANDATED CODES.

- NOTES:
1. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A 13,000 BTU LOSS (PER LIVING UNIT)
 2. HEAT LOSS WAS CALCULATED USING R-30 FLOOR INSULATION
 3. M W CLASSIC WINDOWS BY PLYGEM
 4. 7/12 NON-STORAGE RAFTER ROOF SYSTEM AT 16' O.C.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.

SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT		3260 CUSTOM RANCH		FILE NO: A14866	
BUILDING LOCATION: HIGH STREET SELINSGRIVE, PA 17870		SUBMITTAL CATEGORY: B		LAYER: SHI/FFI	
SNOW BONE: WIND ZONE: 35 PSF		WIND LOAD: 21 PSF		SCALE: 1/8"=1'-0"	
STAGE	DATE	DRAWN BY			
S.T.F.	3/10/10	KLN			
REV. FINAL					
PURCHASING					
PRODUCTION					
THIS PEAK OF PERFECTION APEX HOMES, INC. 7172 ROUTE 682 HAZLETON, PA 17830 Phone: (717) 837-8333					

PA. CERTIFICATION FOR MODULARS
 YES NO

THE FOLLOWING ELEMENTS OF CERTIFICATION
 REQUIRED BY THE MANUFACTURER TO EXCLUDE EACH HOME ARE AS FOLLOWS:
 1) DESIGNATED ONLY FOR ERECTION ON A SITE-BUILT PERMANENT FOUNDATION
 2) NOT DESIGNED TO BE MOVED ONCE INSTALLED.
 3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL
 BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING,
 OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT
 TO TITLE 11 OF THE NATIONAL HOUSING ACT, AND
 4) TO THE MANUFACTURER'S KNOWLEDGE IS NOT INTENDED TO BE USED OTHER THAN
 ON A SITE-BUILT PERMANENT FOUNDATION.

STAGGERED FIRE-RETARDENT
 SHEATHING REQUIRED
 FOR FLAME SPREAD
 REQUIREMENTS - 4'-0" EACH
 SIDE PER DWELLING UNIT

STAGGERED FIRE-RETARDENT
 SHEATHING REQUIRED
 FOR FLAME SPREAD
 REQUIREMENTS - 4'-0" EACH
 SIDE PER DWELLING UNIT



PORCH SLAB
 AND POSTS
 ON-SITE BY OTHERS

SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT

3260 CUSTOM RANCH
 FRONT ELEVATION

BUILDING LOCATION:
 HIGH STREET
 SELLSINGROVE, PA 17870
 SNYDER COUNTY

SEISMIC
 CATEGORY:
 B

FILE NO:
 A14866

LAYER:
 FRONT

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

WIND LOAD:
 21 PSF

SNOW BONE:
 WIND BONE:
 35 PSF 90 MPH (3 SEC)

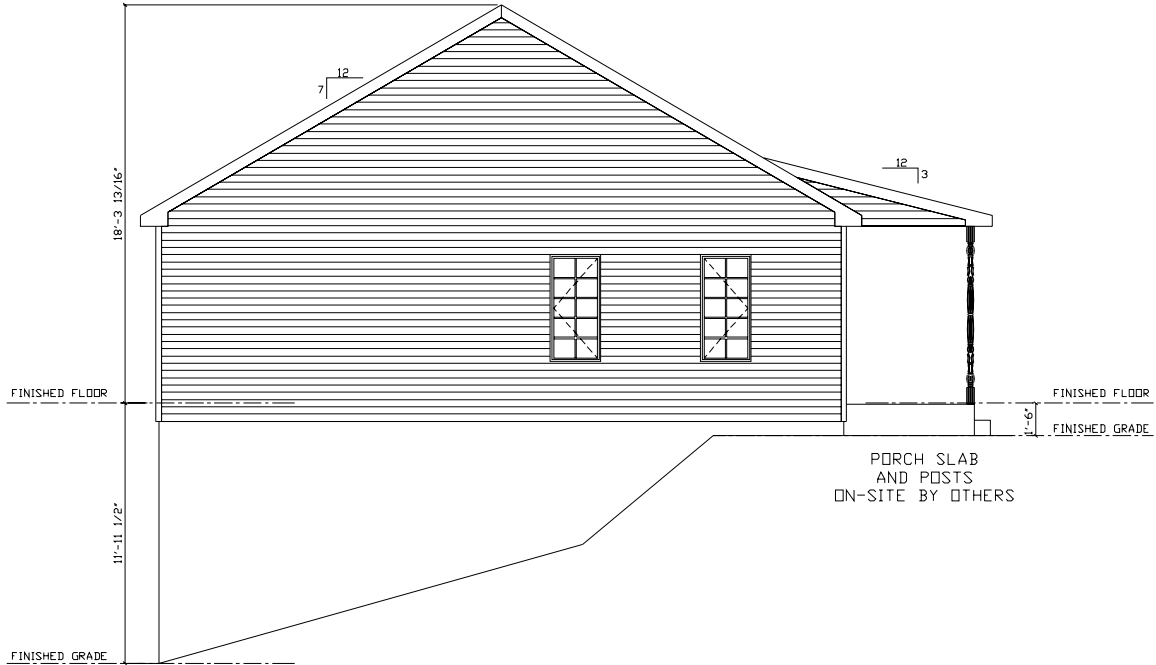
STAGE	DATE	DRAWN BY
S.T.F.	3/7/10	KLN
REV. FINAL		
REV. FINAL		
PURCHASING		
PRODUCTION		

7118 PEAK OF
 PERCEPTION
**APEX
 HOMES, INC.**
 7172 ROUTE 622
 HAZLETON, PA 17830
 PHON: (717) 837-8385

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION




QN-14866/PA



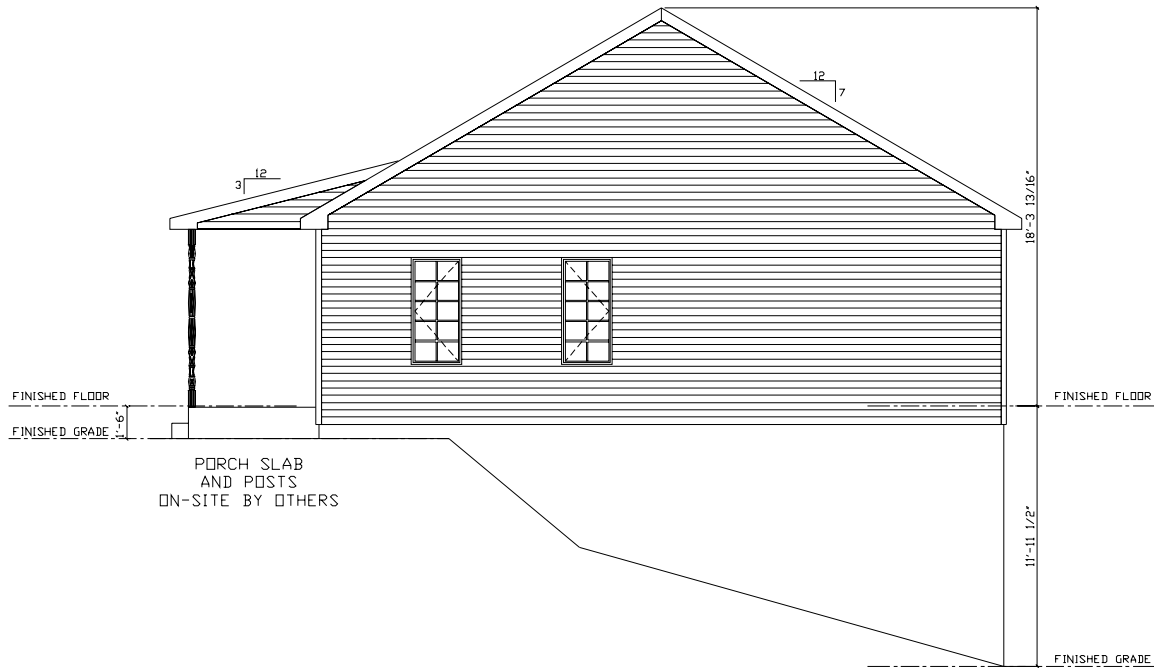
LEFT SIDE ELEVATION

PORCH SLAB AND POSTS ON-SITE BY OTHERS

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION


		THE PEAK OF PERFECTION APEX HOMES, INC. 7122 ROUTE 622 MIDDLETOWN, PA 17828 PHON: (610) 837-8383	
STAGE S.T.F. REV. FINAL REV. FINAL PURCHASING PRODUCTION	DATE 3/10/10	DRAWN BY KLN	SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT
BUILDING LOCATION: HIGH STREET SELLSGROVE, PA 17870 SNYDER COUNTY		SBIS/MIC DISTRICT CATEGORY: B	3260 CUSTOM RANCH SIDE ELEVATIONS
SNOW LOAD: 35 PSF		WIND ZONE: 90 MPH (3 SEC)	WIND LOAD: 21 PSF
		SCALE: 1/8"=1'-0"	LAYER: LEFT
			FILE NO: A14866

QN-14866/PA

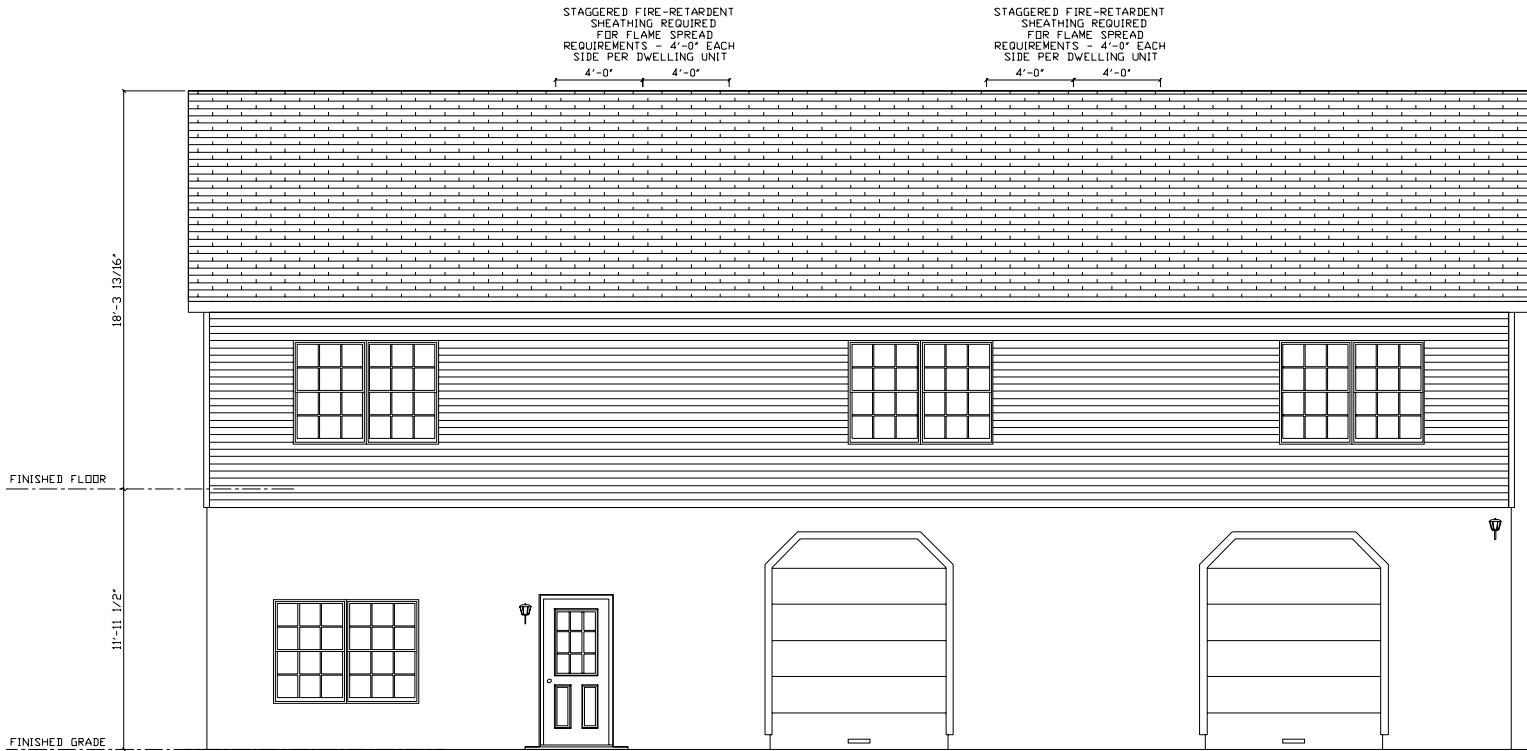


RIGHT SIDE ELEVATION

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

		7128 PEAK OF PERFECTION APEX HOMES, INC. 7122 ROUTE 622 HILLSBORO, PA 17828 Phone: (610) 837-8333	
		STAGE: S.T.F., REV. FINAL, PURCHASING, PRODUCTION	
DATE:	3/10/10	DRAWN BY:	KLN
BUILDING LOCATION: HIGH STREET SELLSBORO, PA 17870 SNYDER COUNTY		SEISMIC DESIGN CATEGORY: B	
SNOW LOAD: 35 PSF		WIND LOAD: 21 PSF	
SNOW ZONE: 90 MPH (3 SEC)		WIND ZONE: 21 PSF	
SCALE: 1/8"=1'-0"		LAYER: RIGHT	
FILE NO: A14866		PROJECT: SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT	
3260 CUSTOM RANCH SIDE ELEVATIONS			

QN-14866/PA

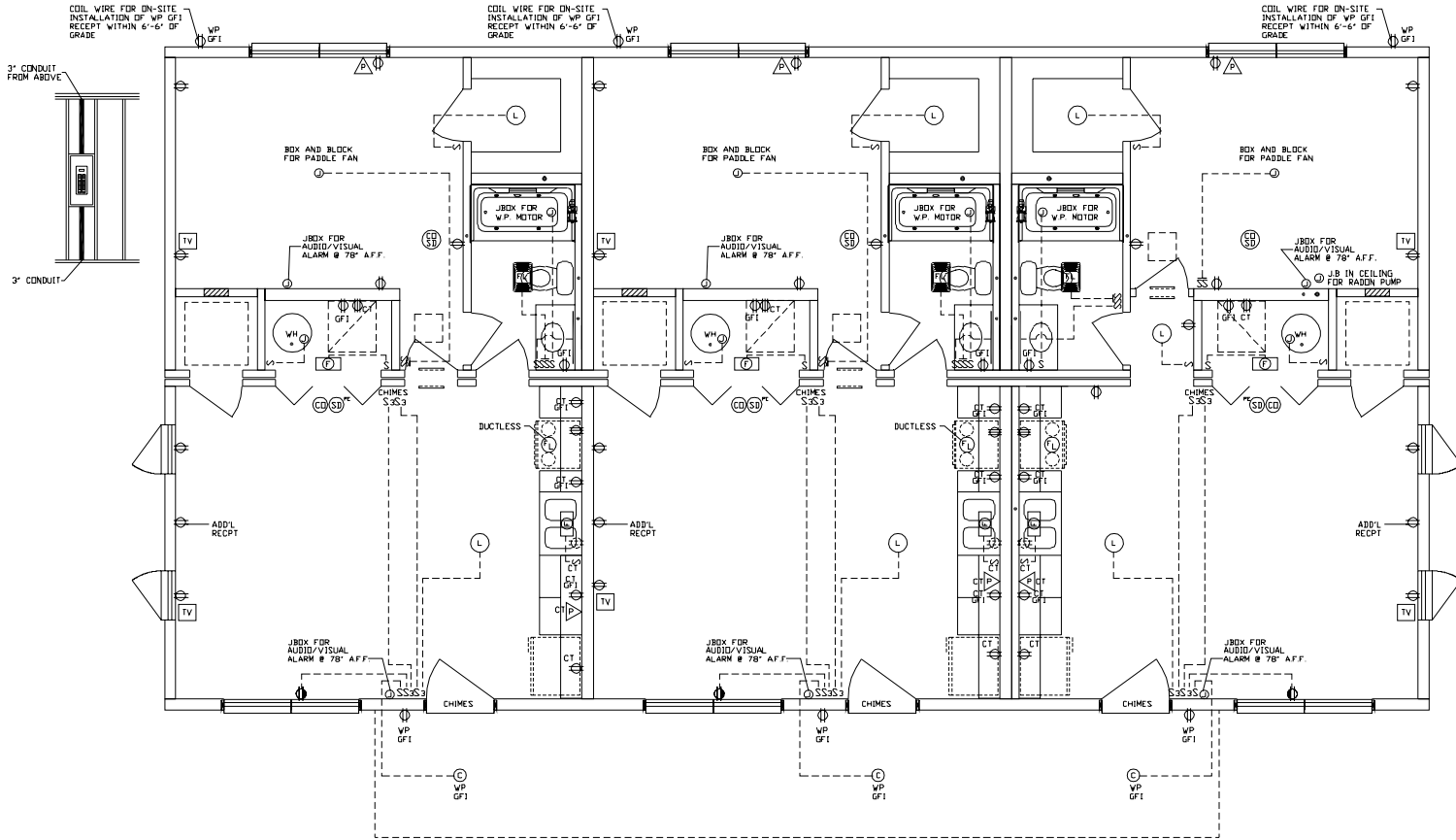


NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

<p>SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT</p>		<p>3260 CUSTOM RANCH REAR ELEVATION</p>		<p>FILE NO: A14866</p>	
		<p>SEISMIC CATEGORY: B</p>	<p>WIND LOAD: 21 PSF</p>	<p>SCALE: 1/8"=1'-0"</p>	<p>LAYER: REAR</p>
<p>BUILDING LOCATION: HIGH STREET SELLINGROVE, PA 17870 SNYDER COUNTY</p>		<p>SNOW BONE: 35 PSF</p>	<p>WIND BONE: 90 MPH (3 SEC)</p>		
<p>STAGE S.T.F.</p>	<p>DATE 3/10/10</p>	<p>DRAWN BY KLN</p>			
<p>REV. FINAL</p>					
<p>PURCHASING PRODUCTION</p>					
<p>7128 PEAK OF PERFECTION APEX HOMES, INC. 7122 ROUTE 622 MIDDLETOWN, PA 17828 PHONE: (610) 837-8333</p>					

- 2008 NEC NOTES
- ARC FAULT BREAKERS REQUIRED IN ALL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, FOYERS OR SIMILAR ROOMS OR AREAS.
 - TAMPER RESISTANT (T.R.) RECEPTACLES REQUIRED THRU-OUT THE ENTIRE HOME, UNLESS NOTED OTHERWISE ON THE PLAN.
 - ALL BALCONIES, DECKS AND PORCHES (OVER 20 SQ. FT.) ACCESSIBLE FROM INSIDE THE DWELLING UNIT ARE REQUIRED TO HAVE ONE WATERPROOF (W.P.) T.R. GFI RECEPTACLE WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH.
 - 1 & 2 FAMILY DWELLINGS ARE REQUIRED TO BE PROVIDED WITH ONE W.P. T.R. GFI RECEPTACLE ACCESSIBLE WHILE STANDING AT GRADE LEVEL LOCATED 6'-6" ABOVE GRADE AT THE FRONT AND REAR OF EACH DWELING UNIT.

* NOTE :
PLEASE PROVIDE LOCATIONS FOR THE FOLLOWING:
- MAIN ELECTRIC
- MAIN WATER SUPPLY
- MAIN SEWER



SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT	
3260 CUSTOM RANCH	FILE NO: A14866
1ST STORY ELECT PLAN	LAYER: /SH1
SCALE: 1/8"=1'-0"	WIND LOAD: 21 PSF
SNOW BONE: WIND BONE: 35 PSF	90 MPH (3 SEC)
SB/SM/IC DIST/IGN CATEGORY: B	
BUILDING LOCATION: HIGH STREET SELTINS GROVE, PA 17870 SNYDER COUNTY	

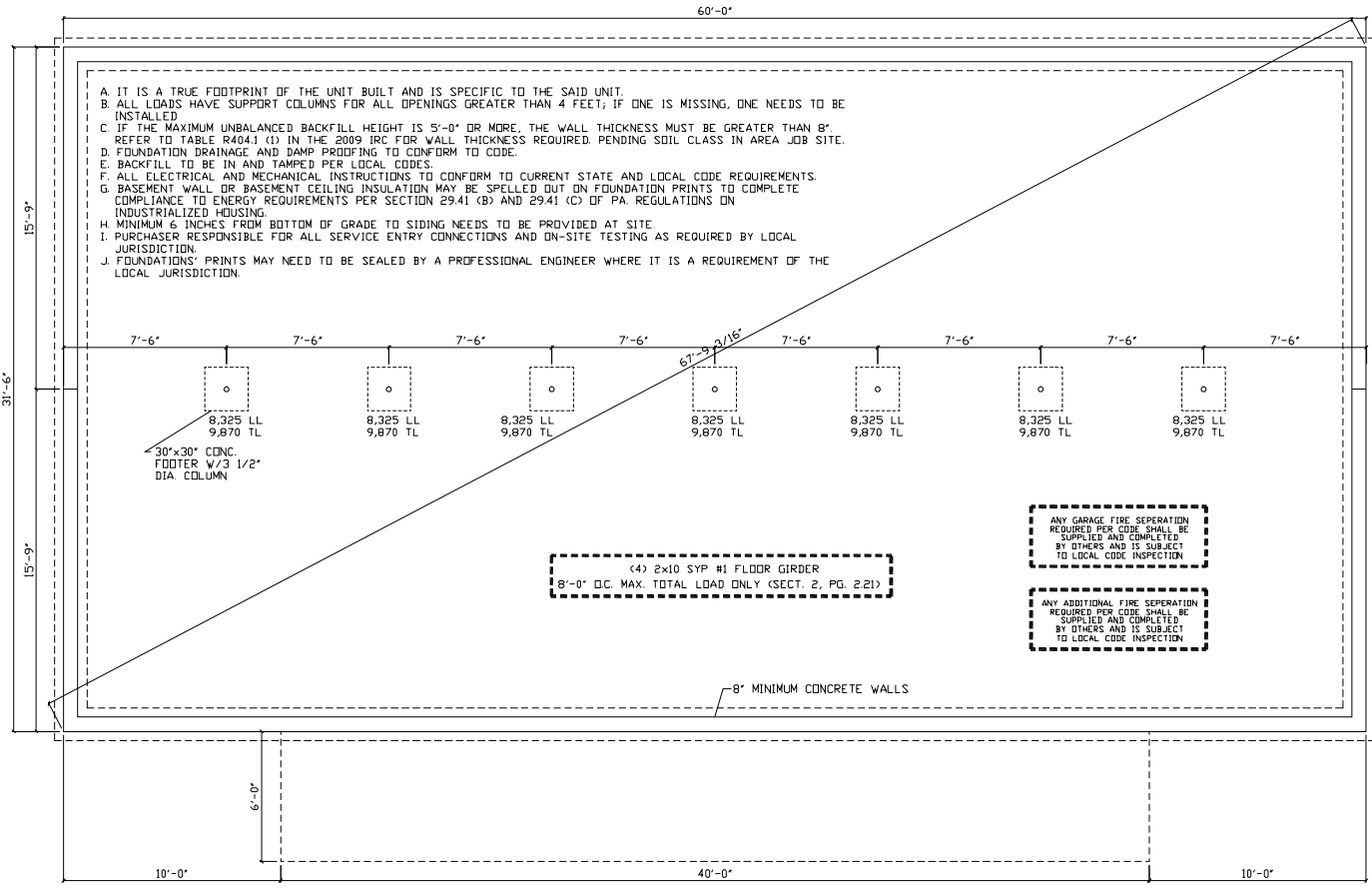
STAGE	DATE	DRAWN BY
S.T.F.	3/10/10	KLN
REV. FINAL		
REV. FINAL		
PURCHASING		
PRODUCTION		

THE PEAK OF PERFECTION

APEX HOMES, INC.

7172 ROUTE 922
MIDDLETOWN, PA 17828
PHONE: (610) 837-8333

- NOTES:
- ALL LIVING AREAS ARE ARC-FAULT PROTECTED - COMBINATION TYPE
 - SEE 2008 NEC NOTES ABOVE
 -
 -
 -



- A. IT IS A TRUE FOOTPRINT OF THE UNIT BUILT AND IS SPECIFIC TO THE SAID UNIT.
- B. ALL LOADS HAVE SUPPORT COLUMNS FOR ALL OPENINGS GREATER THAN 4 FEET; IF ONE IS MISSING, ONE NEEDS TO BE INSTALLED.
- C. IF THE MAXIMUM UNBALANCED BACKFILL HEIGHT IS 5'-0" OR MORE, THE WALL THICKNESS MUST BE GREATER THAN 8". REFER TO TABLE R4041 (1) IN THE 2009 IRC FOR WALL THICKNESS REQUIRED, PENDING SOIL CLASS IN AREA JOB SITE.
- D. FOUNDATION DRAINAGE AND DAMP PROOFING TO CONFORM TO CODE.
- E. BACKFILL TO BE IN AND TAMPED PER LOCAL CODES.
- F. ALL ELECTRICAL AND MECHANICAL INSTRUCTIONS TO CONFORM TO CURRENT STATE AND LOCAL CODE REQUIREMENTS.
- G. BASEMENT WALL OR BASEMENT CEILING INSULATION MAY BE SPELLED OUT ON FOUNDATION PRINTS TO COMPLETE COMPLIANCE TO ENERGY REQUIREMENTS PER SECTION 29.41 (B) AND 29.41 (C) OF PA. REGULATIONS ON INDUSTRIALIZED HOUSING.
- H. MINIMUM 6 INCHES FROM BOTTOM OF GRADE TO SIDING NEEDS TO BE PROVIDED AT SITE.
- I. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS AND ON-SITE TESTING AS REQUIRED BY LOCAL JURISDICTION.
- J. FOUNDATIONS PRINTS MAY NEED TO BE SEALED BY A PROFESSIONAL ENGINEER WHERE IT IS A REQUIREMENT OF THE LOCAL JURISDICTION.

(4) 2x10 SYP #1 FLOOR GIRDER
8'-0" O.C. MAX. TOTAL LOAD ONLY (SECT. 2, PG. 221)

ANY GARAGE FIRE SEPERATION
REQUIRED PER CODE SHALL BE
SUPPLIED AND COMPLETED
BY OTHERS AND IS SUBJECT
TO LOCAL CODE INSPECTION

ANY ADDITIONAL FIRE SEPERATION
REQUIRED PER CODE SHALL BE
SUPPLIED AND COMPLETED
BY OTHERS AND IS SUBJECT
TO LOCAL CODE INSPECTION

8" MINIMUM CONCRETE WALLS

SAVIDGE HOUSING GROUP/HIGH STREET TRIPLEX PROJECT	
SEISMIC DESIGN CATEGORY: B	3260 CUSTOM RANCH FOUNDATION PLAN
BUILDING LOCATION: HIGH STREET SELTINSGRVE, PA 17870 SNYDER COUNTY	SCALE: 1/8"=1'-0" LAYER: FOUNDATION
SNOW BONE: WIND BONE: 35 PSF 90 MPH (3 SEC)	WIND LOAD: 21 PSF FILE NO: A14866

STAGE	DATE	DRAWN BY
S.T.F.	3/10/10	KLN
REV. FINAL		
REV. PURCHASING		
REV. PRODUCTION		

THE PEAK OF PERFECTION
APEX HOMES, INC.
7172 ROUTE 622
MIDDLETOWN, PA 17828
PHONE: (610) 837-8333



FOUNDATION DRAWINGS ARE TO BE USED AS A GUIDE ONLY. APEX HOMES WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR INCORRECT FOUNDATIONS.

- NOTES:
- FOR ADDITIONAL INFORMATION SEE TYPICAL FOUNDATION DRAWING A15.16 OF THIS SET
 - PERIMETER RAIL ATTACHED TO SILL WITH 16d NAILS AT 6" O.C.
 - PIER FOOTINGS BASED UPON 2000 PSF ALLOWABLE SOIL BEARING PRESSURE
 - CONCRETE COMPRESSIVE STRENGTH: 2500 PSI
 - M OR S TYPE MORTAR TO BE USED

- MAX ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)
- WINDOWS OR VENTS (INSTALLED BY OTHERS) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE
- NOTES ON THIS PAGE TAKE PRECEDENCE OVER NOTES ON TYPICAL FOUNDATION DWG. A15/A16