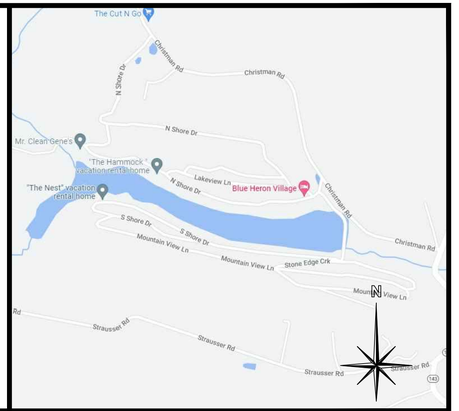
PROPOSED SINGLE FAMILY DWELLING FOR:

MODEL C at BLUE HERON VILLAGE

BLUE HERON VILLAGE
LENHARTSVILLE, PA 19534
LENHARTSVILLE BOROUGH, BERKS COUNTY



LOCATION MAP

NO SCALE

PA UCC CODE DATA

PA UCC CODE REVIEW ANALYSIS

APPLICABLE CODES

Code		Year	Remarks
PA Uniform Construction Code			
IRC	International Residential Code	2018	
IFGC	International Fuel Gas Code	2018	
IMC	International Mechanical Code	2018	
IPC	International Plumbing Code	2018	
IECC	International Energy Conservation Code	2018	
IFC	International Fire Code	2018	

INTERNATIONAL RESIDENTIAL CODE

Chapter 1 SCOPE AND ADMINISTRATION		
R101	**General**	
R101.2	Scope	Structure Complies; Single family Dwelling
Chapter 3 BUILDING PLANNING		
R301	**Design Criteria**	
R301.5	Live Load Table R301.5 Minimum Uniformly Distributed Live Loads	Structure Complies with Table R301.5
R301.6	Roof Load Table R301.6 Minimum Roof Live Loads in Pounds-Force Per Square Foot of Horizontal Projection	Structure Complies with Table R301.6
R301.7	Deflection Table R301.7 Allowable Deflection of Structural Members	Structure Complies with Table R301.7
R302	**Fire Resistant Construction**	
R302.1	Exterior Walls	Comply with Table R302.1 (1)
R303	**Light, Ventilation and Heating**	
R303.1	Habitable Rooms aggregate glazing area of not less than 8% of floor area	Structure Complies
R303.3	Bathrooms Exception: Artificial light and and ventilation are provided. Minimum ventilation requirements shall comply.	Exception incorporated to meet design criteria
R303.7	Interior Stairway Illumination Provide Articial Light source at landings. Illumination requirements for treads shall comply	Structure Complies
R303.9	Required Heating Provide heating facilities complying with this section	Structure Complies
R304	**Minimum Room Areas**	
R304.1	Minimum Area Min. habitable room of not less than 70 GSF	Structure Complies
R304.2	Minimum Dimensions Min. habitable rooms of 7' in horizontal direction	Structure Complies
R305	**Ceiling Height**	
R305.1	Minimum Height Min. ceiling height 7 feet; Bathrooms & Laundry 6'-8"	Structure Complies
R306	**Sanitation**	
R306.1	Toilet Facilities Provide Water Closet, Lavatory, Bathtub or Shower	Structure Complies
R306.2	Kitchen Provide Kitchen Area and Kitchen Sink	Structure Complies
R307	**Toilet, Bath and Shower Spaces**	
R307.1	Space Required Spaced in accordance w/ Fig. R307.1	Structure Complies
R307.2	Bathtub and Shower Spaces Floor and walls shall be finished with non-absorbant surface	Structure Complies
R310	**Emergency Escape and Rescue Openings**	
R310.1	Emergency Escape and Rescue Opening Required Required in each sleeping room, basement & habitable attic	Structure Complies
R310.2	Emergency Escape and Rescue Openings	
R310.2.1	Minimum Opening Area Min. Opening: 5.7 SF Min. Opening Height: 24" clear Min. Opening Width: 20" clear	Structure Complies
R310.2.2	Window Sill Height Max. 44" above floor	Structure Complies
R310.2.3	Window Wells Min. 9 sf; horiz. Projection & width min. 36"	Structure Complies
R310.2.3.1	Ladder and Steps required when vertical depth is greater than 44"	Structure Complies
R311	**Means of Egress**	
R311.2	Egress Door Min. 32" clear width; Min. 78" clear height	Structure Complies
R311.3	Floors and Landings at Exterior Doors Min. 36" in direction of travel	Structure Complies
R311.6	Hallways Min. 36" clear width	Structure Complies
R311.7	Stairways	Structure Complies
R311.7.1	Width Min. 36" clear width above handrail and below ceiling Min. Clear width at handrail height 31 1/2" w/ handrail on one side 27" w/ handrails on both sides	
R311.7.2	Headroom Min. 6'-8" vertical from sloped line adjoing tread nosing	Structure Complies
R311.7.5	Stair Tread and Risers	Structure Complies
R311.7.5.1	Risers 8 1/4" as per Section 403.21 (a)(7)(ii)(a) of PA UCC	
R311.7.5.2	Treads 9" as per Section 403.21 (a)(7)(ii)(a) of PA UCC	
R311.7.8	Handrails R311.7.8.1 Height Measured vertically from sloped plane Min. 34"; Max 38" R311.7.8.5 Grip Size circular cross section min. 1 1/4", max. 2" non-circular: perimeter min. 4" and max. 6 1/4" w/ max. cross section 2 1/4"	Structure Complies
R312	**Guards and Window Fall Protection**	
R312.1.1	Where Required open sided walking surfaces more than 30" measured vert. ; out to 36" horizontally	Structure Complies
R312.1.2	Height Min. 36"	Structure Complies
R312.1.3	Opening Limitations shall not allow passage of 4" sphere	Structure Complies
R313	**Automatic Fire Sprinkler Systems**	
R313.2	1 & 2 Family Dwellings Automatic Fire Sprinkler System	Not Required as per Section 901(g)(1)of PA UCC
R314	**Smoke Alarms**	
R314.3	Location Each Sleeping Room Sleeping Area in Vacinity of Bedroom Each Story of Dwelling	Structure Complies

Note: Not required in crawl spaces and uninhabitable attics

INTERNATIONAL ENERGY CONSERVATION CODE

Chapter 3 GENERAL REQUIREMENTS		
R301	**Climate Zones**	
Table R301.1 Climate Zones, Moisture Regimes and Warm-Humid Designations By State County and Territory		
	State	Pennsylvania
	County	Berks
	Zone	5A

Chapter 4 RESIDENTIAL ENERGY EFFICIENCY		
R402	**Building Thermal Envelope**	
Table 402.1.2 Insulation and Fenestration Requirements by Component		
	Fenestration U-Factor	0.3
	Skylight U-Factor	0.55
	Glazed Fenestration SHGC	NR
	Ceiling R-Value	49
	Wood Framed Wall R-Value	20 or 13+5
	Mass Wall R-Value	13 / 17
	Floor R-Value	30
	Basement Wall R-Value	15/19
	Slab R-Value & Depth	10, 2 ft.
	Crawl Space wall R-value	15/19

GENERAL NOTES

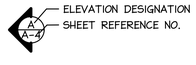
1. THE PROJECT CONSISTS OF A PROPOSED SINGLE FAMILY RESIDENTIAL STRUCTURE MODEL C, BLUE HERON VILLAGE, LENHARTSVILLE, LENHARTSVILLE BOROUGH, BERKS COUNTY, PA
   ALL WORK TO BE DONE IN ACCORDANCE WITH 2018 IRC AS WELL AS ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
2. THE WORK OF THE CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE, SALES TAXES, PERMITS, LICENSES, SUPERINTENDENT AND MISCELLANEOUS EXPENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT AS REQUIRED BY THE PLANS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL MAINTAIN A JOB SUPERINTENDENT ON SITE DURING ENTIRE CONSTRUCTION PHASE. SUBCONTRACTORS SHALL NOT BE ON SITE WITHOUT GENERAL CONTRACTORS REPRESENTATIVE. A WORKING FOREMAN IS ACCEPTABLE.
3. SUBSTITUTIONS IN DETAIL OR MATERIALS SHALL NOT BE INCLUDED UNLESS APPROVED BY ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCALAPPLICABLE BUILDING CODES.
5. ALL MATERIALS TO BE SUPPLIED SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS AND SHALL BE NEW AND OF FIRST QUALITY.
6. AS REQUIRED BY DRAWING NOTATIONS, SUBMISSIONS SHALL BE SUBMITTED TO ARCHITECT
7. ALL PLAN DIMENSIONS ARE FINISHED DIMENSIONS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS TO DETERMINE ANY DIMENSIONS NOT NOTED. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS WITH THE ACTUAL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK. ARCHITECT MUST BE NOTIFIED IMMEDIATELY OF ANY CRITICAL DISCREPANCY. ANY QUESTIONABLE DETAIL, DRAWING SPECIFICATION, ETC. MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH DISCREPANCIES SHALL CONSTITUTE A WAIVER TO ANY CLAIM BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS.

ABBREVIATIONS

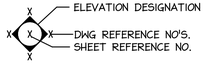
℄	And	CONC	Concrete	H	High	PLYWD	Plywood	VERT	Vertical
∡	Angle	CONST.	Construction	HT	Height	PP	Pitch Pocket	VIF	Verify in Field
@	At	CONT	Continuous	HM	Hollow Metal	PREP	Prepare		
℄	Centerline	CTR	Center	HORIZ	Horizontal	PT PNT	Paint	W	Width
ϕ	Diameter of Round					PTD	Painted	W/O	Without
#	Number	DET	Detail	INFO	Information	RE	Regarding, or Refer	WD	Wood
ABV	Above	DIA	Diameter	INSUL	Insulation	REC	Recessed		
AD	Area Drain	DIM	Dimension	ISO	Isocyanurate	REINF	Reinforce(d)		
ADD	Additional	DN	Down	JT	Joint	REQD REQ	Required		
ADJ	Adjacent	DS	Downspout			RF	Roof		
AFF	Above Finish Floor	DWG	Drawing	MAS	Masonry	RWC	Rain Water Conductor		
ALUM	Aluminum			MAT MATL	Material	SHT	Sheet		
APPVD.	Approved	EA	Each	MAX	Maximum	SIM	Similar		
APPROX	Approximately	EC	Electrical Contractor	MECH	Mechanical	SPEC	Specifications		
ARCH	Architect	EJ	Expansion Joint	MEMB	Membrane	SQ	Square		
		EL	Elevation	MET MTL	Metal	SS	Stainless Steel		
BD	Board	ENCL	Enclose or Enclosure	MANUF	Manufacturer	STL	Steel		
BLDG	Building	EQ	Equal	MIN	Minimum	STD	Standard		
BLK	Block	EQUIP	Equipment	MISC	Miscellaneous	STR STRL	Structural		
BLKG	Blocking	EXIST	Existing	MTD	Mounted	STRUCT	Structure or Structural		
BM	Beam	EXT	Exterior	MLDG.	Moulding				
BOT	Bottom	FIN	Finish			TOC	Top of Curb		
B.O.	Bottom Of	FLASH	Flashing	NIC	Not in Contract	T.O.	Top Of		
		FLR/FL	Floor	No.	Number	TEMP	Temporary		
CJ	Control Joint	Ga	Gauge	NOM	Nominal	TH	Thick		
CL	Clear	GALV	Galvanized	NTS	Not to Scale	TYP	Typical		
CMU	Concrete Masonry Unit	GC	General Contractor						
COL	Column	GR	Grade	OC	On Center	UNO	Unless Noted Otherwise		
		GYP	Gypsum	OD	Outside Diameter	U.S.	Under Side		
		GWB	Gypsum Wall Board						

ARCHITECTURAL SYMBOLS

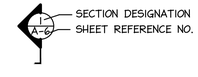
EXTERIOR ELEVATION TARGET



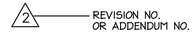
INTERIOR ELEVATION TARGET



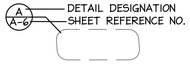
SECTION TARGET



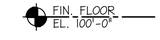
REVISION TARGET/ADDENDUM TARGET



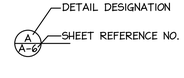
AREA DETAIL SYMBOL



ELEVATION REFERENCE TARGET



DETAIL TARGET



ROOM NO. TARGET

DRAWING INDEX

183 CHRISTMAN ROAD
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NO.	DATE	INIT.	DESCRIPTION

MODEL C
COVER SHEET

DATE	02-12-24
DRAWN	MCC
CHECKED	MCC
PROJ. NO.	24-13
SHEET	CS

GENERAL NOTES AND SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION TO BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018 AND ANY OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REQUIREMENTS.
2. REVIEW ALL SCOPE OF WORK WITH LOCAL BUILDING CODE OFFICIALS INCLUDING HVAC, PLUMBING AND ELECTRICAL.
3. G.C. SHALL CONFIRM COMPATIBILITY OF SITE TO CONSTRUCTION DOCUMENTS.
4. ALL WOOD, CONCRETE, & STEEL SHALL BE OF GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE , AND LOCAL BUILDING CODES.
5. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY G.C. BEFORE BEGINNING CONSTRUCTION.
6. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
7. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY PROBLEMS OR DISCREPANCIES THAT OCCUR BETWEEN EXISTING FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. ARCHITECT IS NOT RESPONSIBLE FOR ANY VARIATIONS TAKEN FROM CONSTRUCTION DOCUMENTS WITHOUT THE CONSULTATION AND WRITTEN CONSENT OF THIS OFFICE
8. STRUCTURE TO BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD LOADS AND CONSTRUCTION LOADS. CONTRACTOR TO VERIFY ALL DESIGN OF STRUCTURAL MEMBERS.
9. DEAD LOADS TO TAKE INTO ACCOUNT THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING SITE CONDITIONS AS WELL AS ALL SITE IMPROVEMENTS.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PLUMBING, HVAC, AND ELECTRICAL DESIGNS AND COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE. ANY LAYOUTS OR NOTATIONS ON THESES DRAWINGS ARE SHOWN STRICTLY FOR GENERAL LAYOUT USE.
12. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND ELECTRICAL WORK.
13. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST RADON PER 2018 INTERNATIONAL BUILDING CODE, APPENDIX F.

FOUNDATION:

1. THE FOUNDATION AND ITS STRUCTURAL ELEMENTS SHALL BE CAPABLE OF ACCOMMODATION ALL SUPERIMPOSED LIVE, DEAD, AND OTHER LOADS ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE. SOILS WHICH SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINIMUM SOIL LOAD BEARING CAPACITY OF 2000 PSF. AT FOOTER DEPTH - MIN. 36" BELOW GRADE.
3. IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACED WITH APPROVED COMPACTED LOAD BEARING FILL HAVING A MINIMUM THICKNESS OF TWO FEET OR ONE-HALF THE FOOTING WIDTH, WHICHEVER IS GREATER BELOW THE BOTTOM OF THE FOOTING COMPACTED TO 95% DRY DENSITY.
4. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF EXCAVATION OF THE FOOTING BEARING SURFACE.
5. SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM AND LOTS GRADED AWAY FROM FOUNDATIONS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

REINFORCED CONCRETE:

1. REINFORCED CONCRETE FOR TO COMPLY WITH AC1318-02 AND ACI301-96.
2. CONCRETE SLABS TO COMPLY WITH AC1302.1R-96.
3. ALL DETAILS FOR REINFORCEMENT AND ACCESSORIES TO COMPLY WITH THE "MANUAL OF STANDARD PRACTICE" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE. USE THE MOST RECENT EDITION.
4. REINFORCING STEEL SHALL CONFIRM WITH ASTMA615, GRADE 60.
5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
6. ANCHOR RODS SHALL BE MATERIAL CONFORMING TO ASTMA36.
7. MINIMUM COVER FOR REINFORCEMENT SHALL BE 1 1/2" FOR WALLS AND 3" FOR FOOTINGS.
8. 6x6 WWF FOR SLAB ON GRADE TO BE PLACED 1" DOWN FROM TOP OF SLAB. PROVIDE CHAIR SUPPORTS TO ACCOMPLISH THIS.
9. HORIZONTAL FOOTING AND HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90 DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS AT CORNERS AND INTERSECTIONS.
10. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-84.
11. SLABS ON GRADE SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION, ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, AS REQUIRED, SUCH THAT NO AREA BOUNDED BY CONSTRUCTION AND/OR CRACK CONTROL JOINTS CONTAINS MORE THAN 900 SQUARE FEET OR SLAB AREA.
12. CONCRETE SLAB-ON-GRADE GROUND FLOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE. THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 3000 PSI.
13. AREAS TO RECEIVE CONCRETE SLAB TO HAVE ALL VEGETATION. TOP SOIL AND FOREIGN MATTER REMOVED.

FOOTINGS:

1. EXTERIOR WALLS AND INTERIOR BEARING WALLS AND COLUMNS TO BE SUPPORTED BY CONTINUOUS CONCRETE FOOTINGS OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL.
2. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. USE STEPS IN FOOTINGS TO CHANGE ELEVATIONS - STEEL TO BE CONTINUOUS/LAPPED.
4. WHERE PIPES PASS THRU FOOTING, USE 1" COMPRESSIBLE MATERIAL AROUND PIPE.

FOUNDATION WALLS:

1. FOUNDATION WALLS TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE, ACI318, AC1318.1, NCMA TR68-A OR AC1530/ASCE5/TMS 402.
2. FOUNDATION WALL SHALL EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS. (4 INCHES AT MASONRY VENEER)
3. BACKFILL ADJACENT TO THE FOUNDATION WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EITHER THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" OR THE AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."
2. W-SHAPES SHALL BE MATERIAL CONFORMING TO ASTM A992 OR ASTM A572, GRADE 50.
3. STEEL PIPE COLUMNS SHALL BE OF MATERIAL CONFIRMING TO ASTM A53.
4. SHOP AND FIELD CONNECTIONS FOR STRUCTURAL STEEL SHALL BE WELDED (E70) OR BOLTED (A325) PER THE "AISC MANUAL OF STEEL CONSTRUCTION" OR "LRFD MANUAL OF STEEL CONSTRUCTION" - LATEST EDITION.
5. STEEL COLUMNS TO HAVE A SHOP COAT OF RUST-INHIBITIVE PAINT.

WOOD CONSTRUCTION:

1. LOAD BEARING DIMENSIONAL LUMBER SHALL CONFIRM TO DOCPS20-70
2. LUMBER: STRESS GRADE RATED, NUMBER 2 OR BETTER HEM-FIR, DOUGLAS FIR, OR SOUTHERN PINE, SURFACED FOUR SIDES; 19 PERCENT MAXIMUM MOISTURE CONTENT.
3. TREATED LUMBER: STRESS GRADE RATED, NUMBER 2 SOUTHERN PINE, SURFACED FOUR SIDE; 19 PERCENT MAXIMUM MOISTURE CONTENT AFTER TREATMENT.
4. EXCEPT AS OTHERWISE INDICATED, COMPLY WITH "GUIDE SPECIFICATIONS FOR STRUCTURAL TIMBER FRAMING" AITC 107, AS APPLICABLE TO WORK.
5. PROVIDE TIMBER GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND PS 20.
6. TIME DELIVERY AND INSTALLATION OF WORK TO AVOID EXTENDED ON-SITE STORAGE, AND TO AVOID DELAYING WORK OF OTHERS.
7. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW IN HUMIDITY.
8. STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED" PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED, WITH WITH ALLOWABLE STRESS RATINGS, (PSI) OF: FB 1400, FT 500, FC 850, FC PERPENDICULAR 370, FV 75 AND E 1,400,00.

WOOD FLOORS:

1. FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND
2. THE FLOOR SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R502.

WOOD STUD WALLS:

1. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND TRANSMITTING THE RESULTS LOADS TO ITS SUPPORTING STRUCTURAL ELEMENTS.
2. THE WALL SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R602.

INTERIOR WALL COVERING:

1. INTERIOR COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS.
2. INTERIOR WALL COVERINGS SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R702.

EXTERIOR WALL COVERING

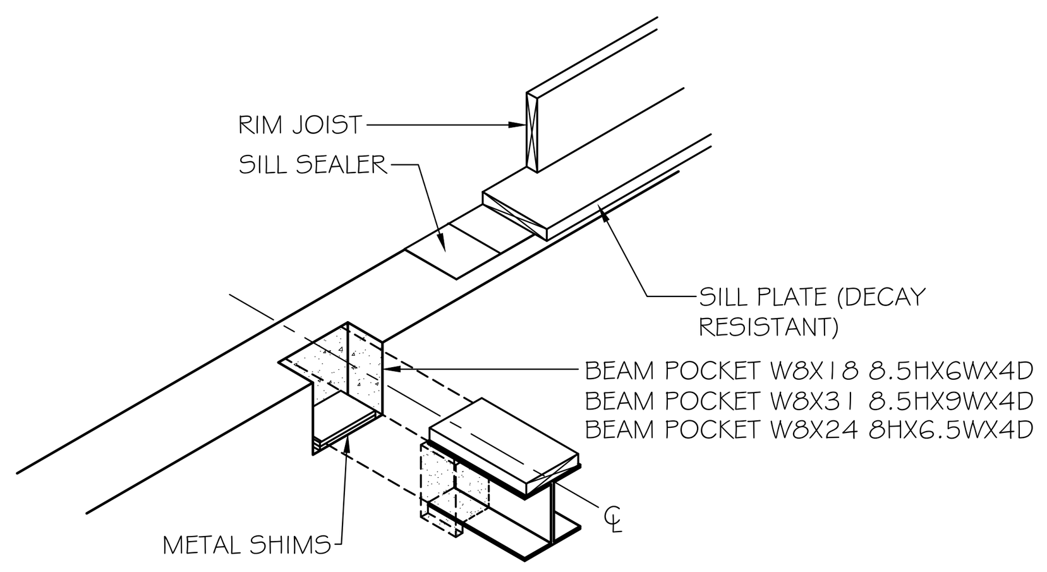
1. ALL EXTERIOR WALLS SHALL BE COVERED WITH APPROVED MATERIALS DESIGNED AND INSTALLED TO PROVIDE A BARRIER AGAINST THE WEATHER AND INSECTS TO ENABLE ENVIRONMENTAL CONTROL OF THE INTERIOR SPACES.
2. EXTERIOR WALL COVERINGS SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R703.

ROOF-CEILING CONSTRUCTION:

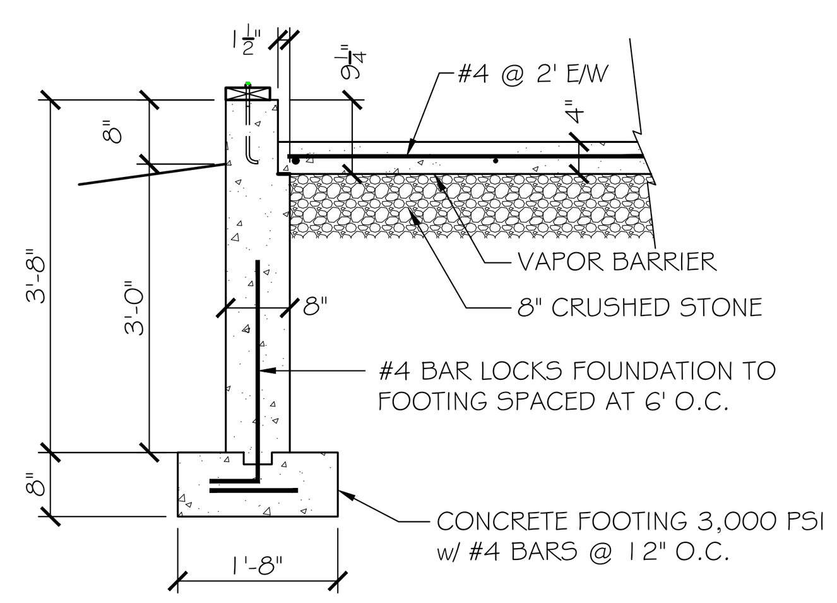
1. ROOF CEILING CONTRACTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND SHALL TRANSMIT THE RESULTING LOADS TO ITS SUPPORTING STRUCTURAL ELEMENTS.
2. ROOF TO HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
3. THE ROOF-CEILING SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 8.
4. TRUSSES TO BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE AND SHALL BEAR THE SEAL OF A PA. REGISTERED PROFESSIONAL ENGINEER. TRUSSES TO BE BRACED PER MANUFACTURER SPECIFICATIONS.

ROOF COVERING:

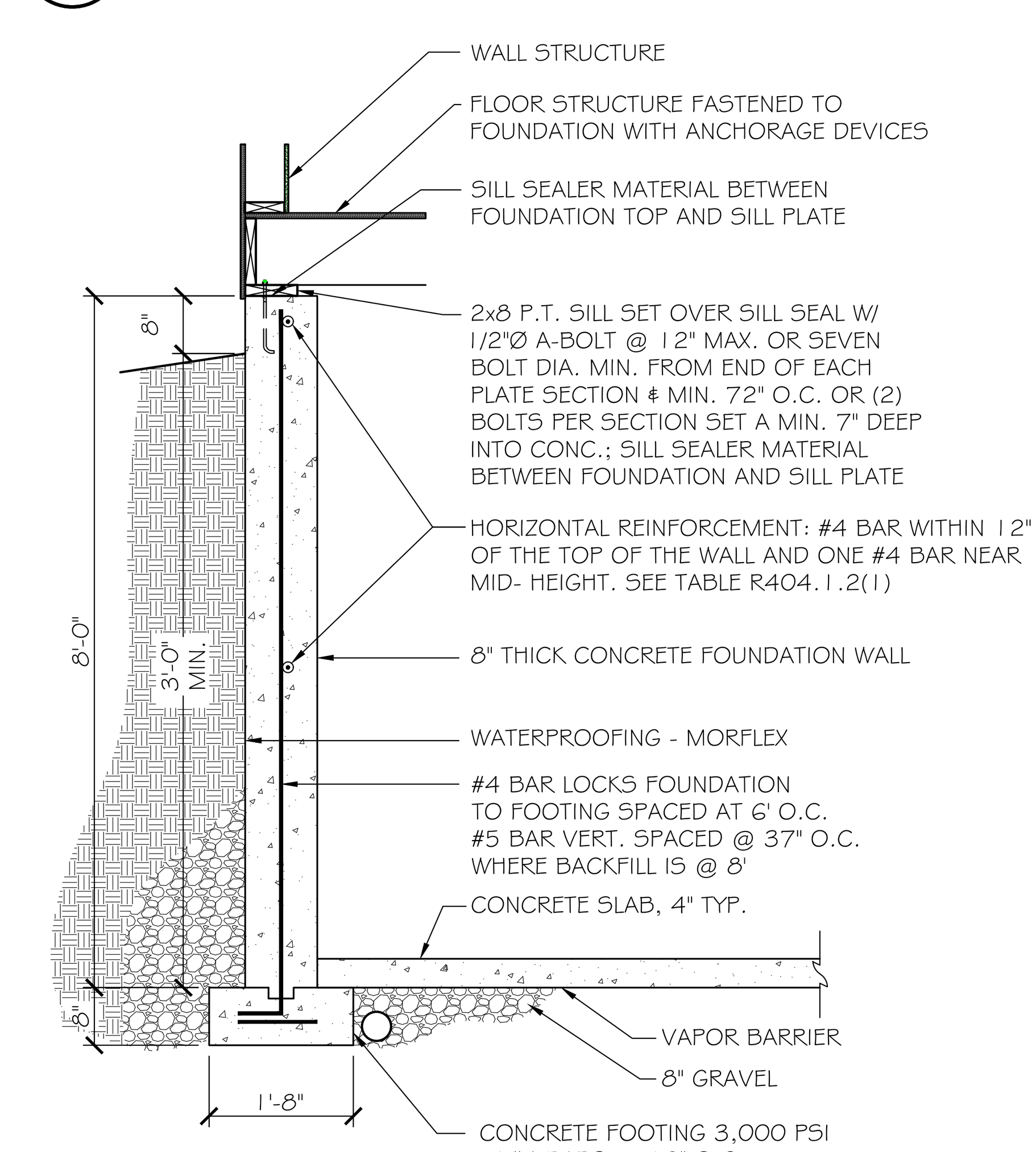
1. THE ROOF COVERING SHALL BE CAPABLE OF ACCOMMODATING THE LOADS INDICATED IN 2018 INTERNATIONAL RESIDENTIAL CODE AND PROVIDE A BARRIER AGAINST THE WEATHER TO PROTECT ITS SUPPORTING ELEMENTS AND THE STRUCTURE BENEATH.
2. THE ROOF COVERING SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R905.



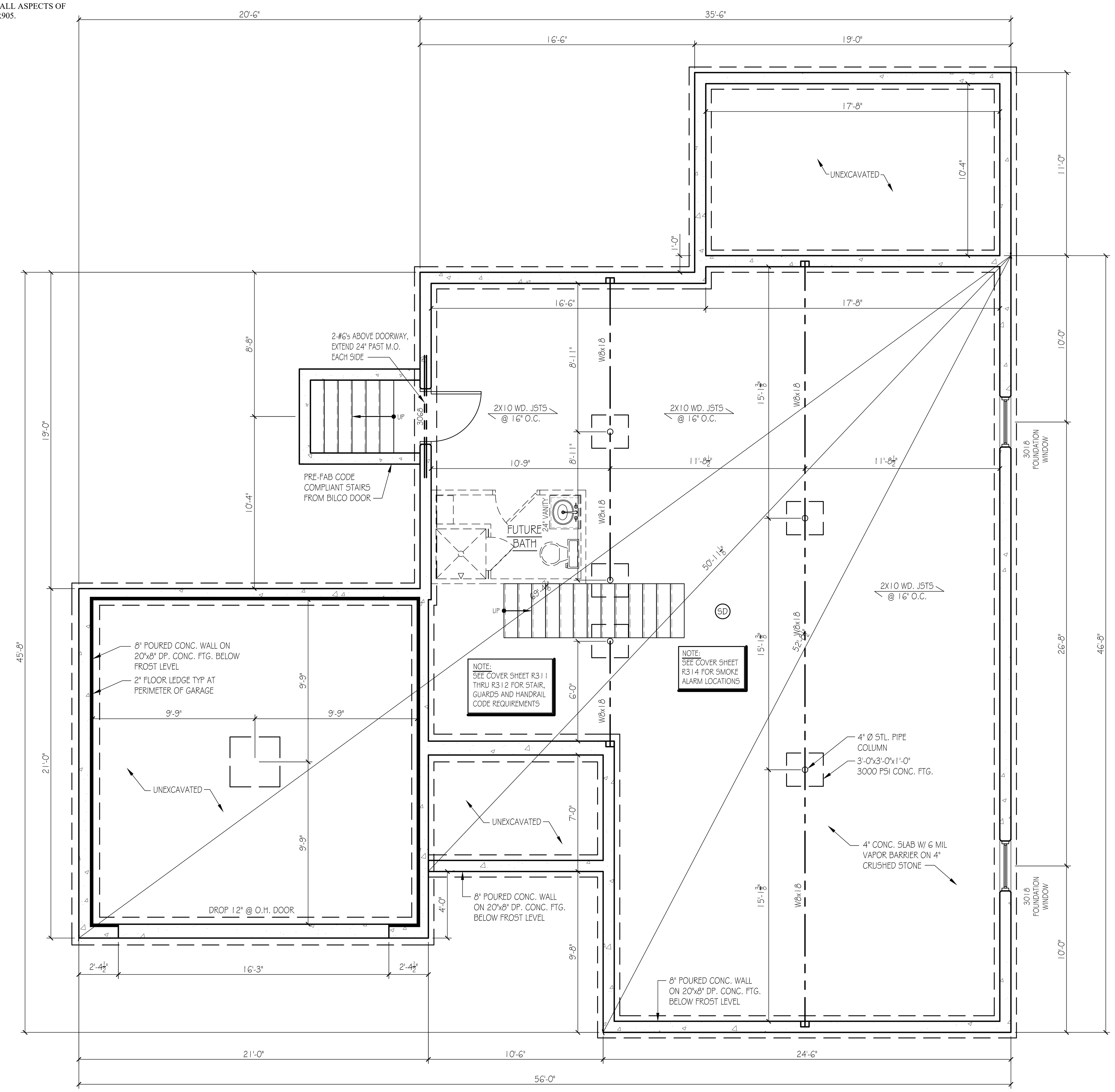
4 BEAM POCKET DETAIL
1/2" = 1'-0"



3 SECTION AT GARAGE LEDGE
1/2" = 1'-0"



2 SECTION AT FOUNDATION WALL
1/2" = 1'-0"



1 BASEMENT / FOUNDATION PLAN
1/4" = 1'-0"

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MODEL C

BLUE HERON VILLAGE
LENHARTSVILLE, PA
LENHARTSVILLE BOROUGH, BERKS COUNTY

BASEMENT PLAN & GENERAL NOTES

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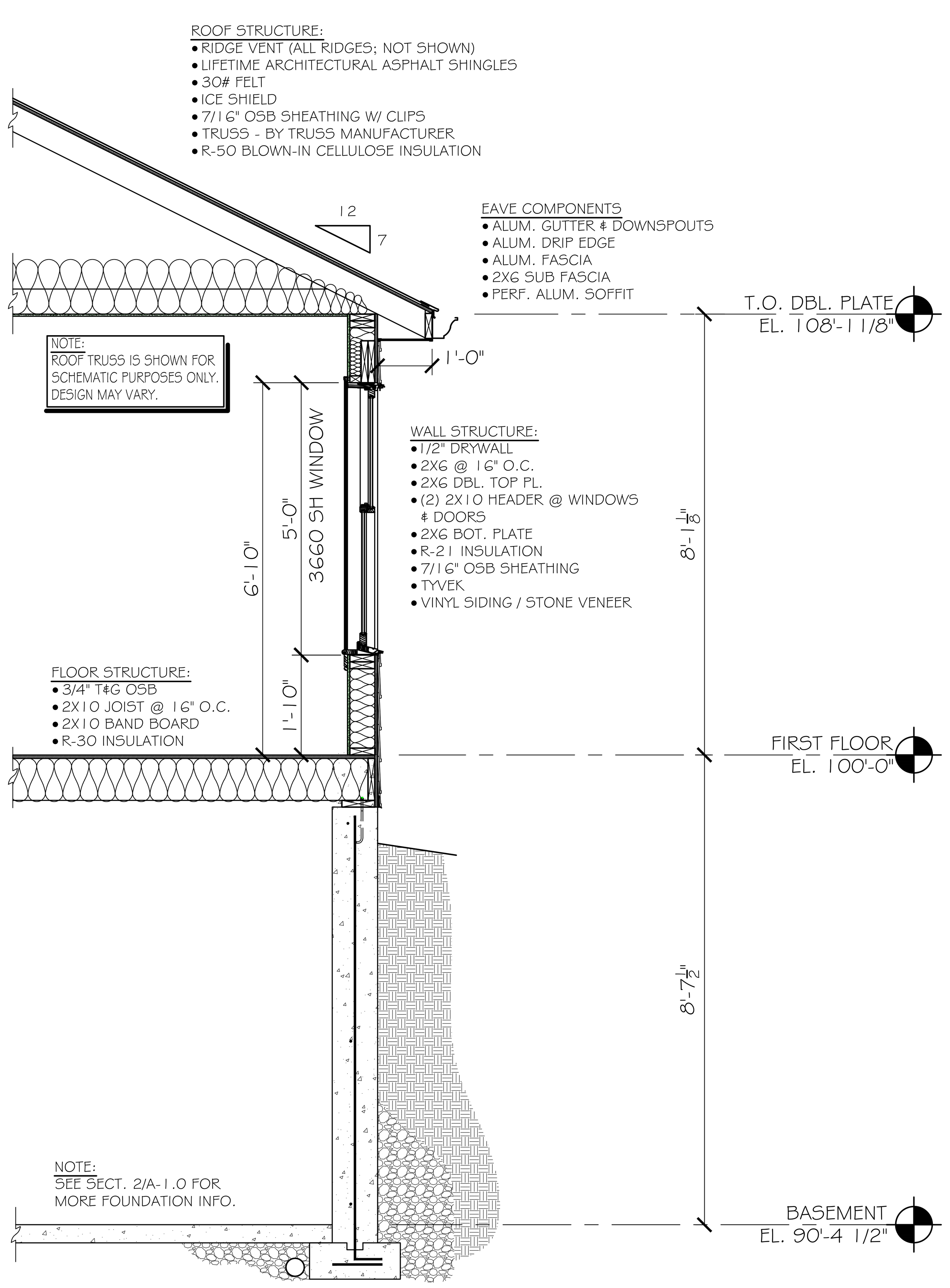
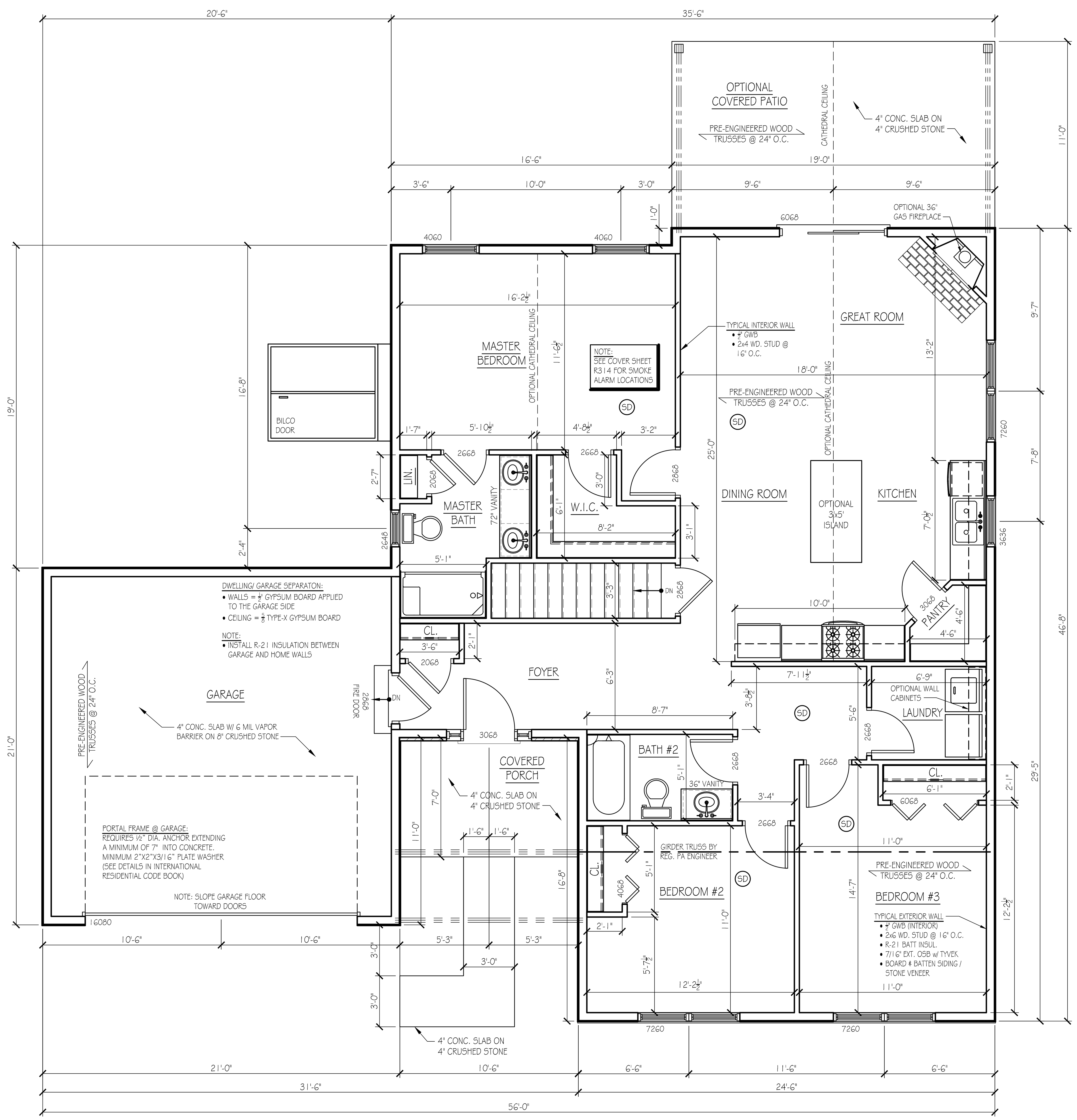


2 WALL SECTION
1/2" = 1'-0"



SQUARE FOOTAGE:

GARAGE AREA	400 SF
FIRST FLOOR LIVING AREA	1,358 SF

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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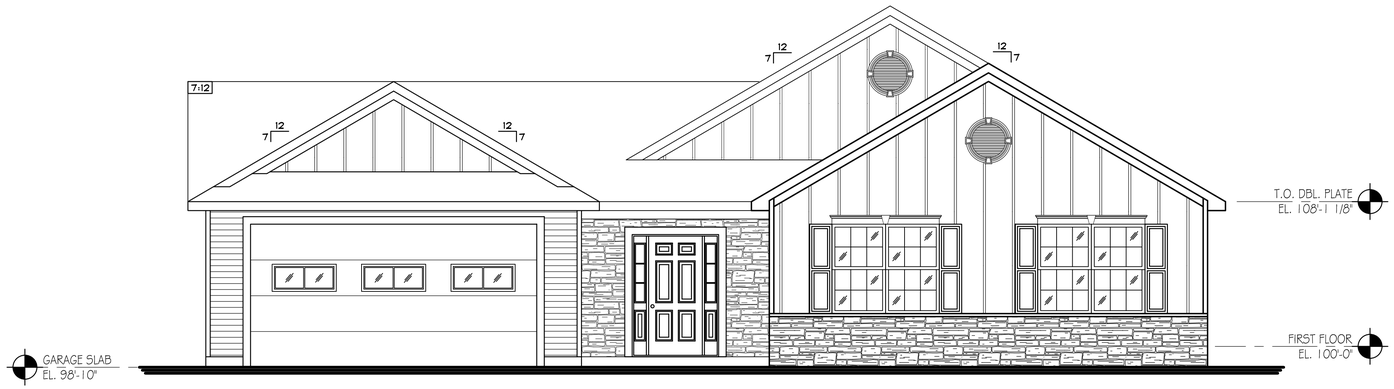
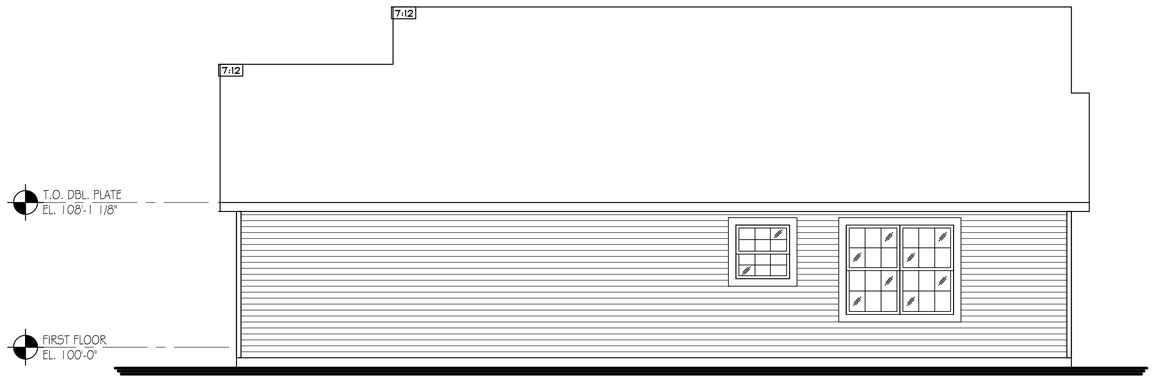


1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

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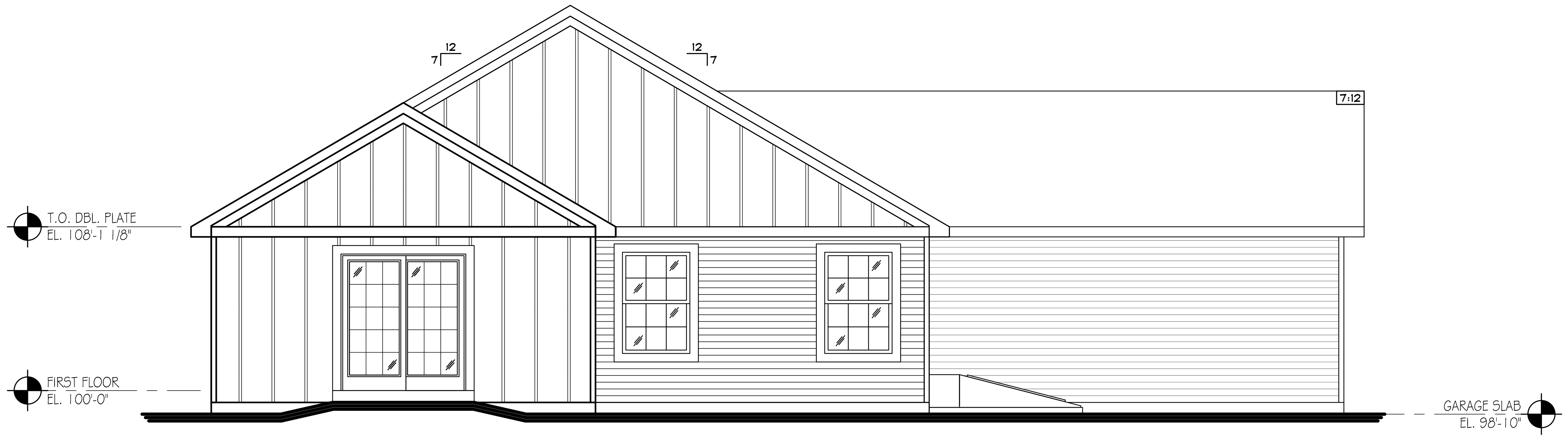
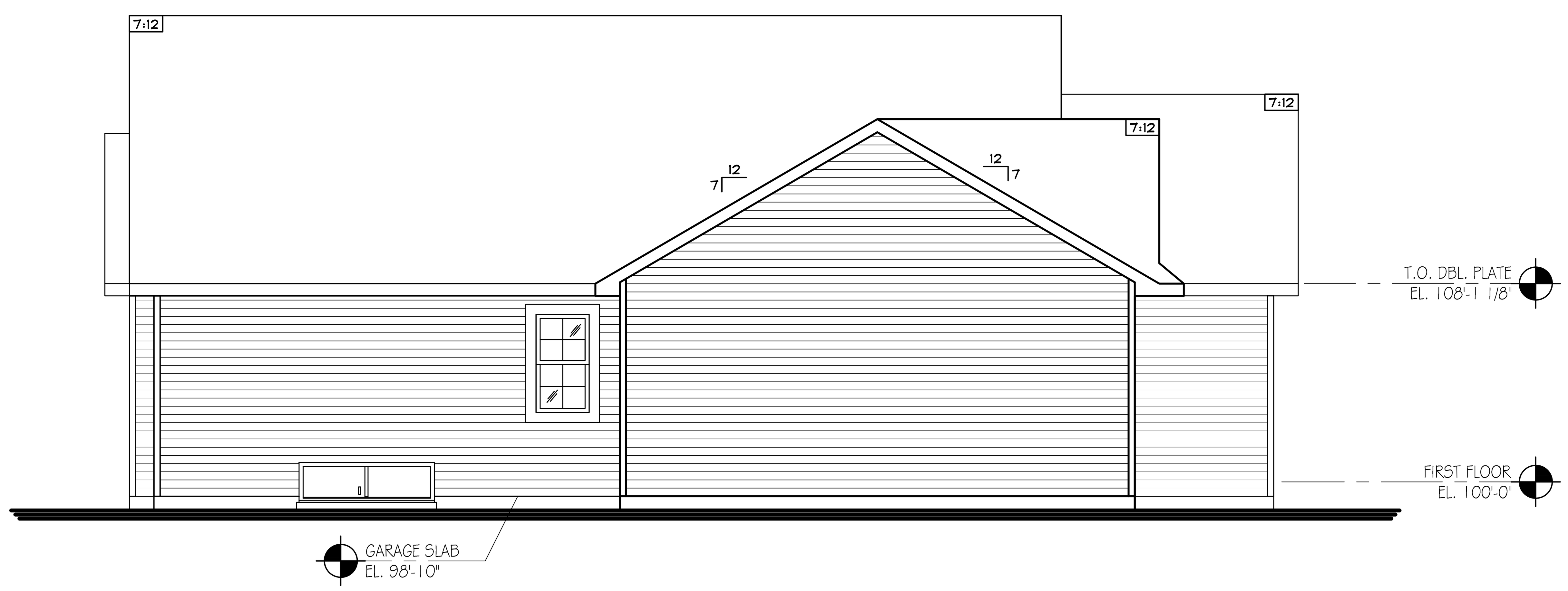


1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

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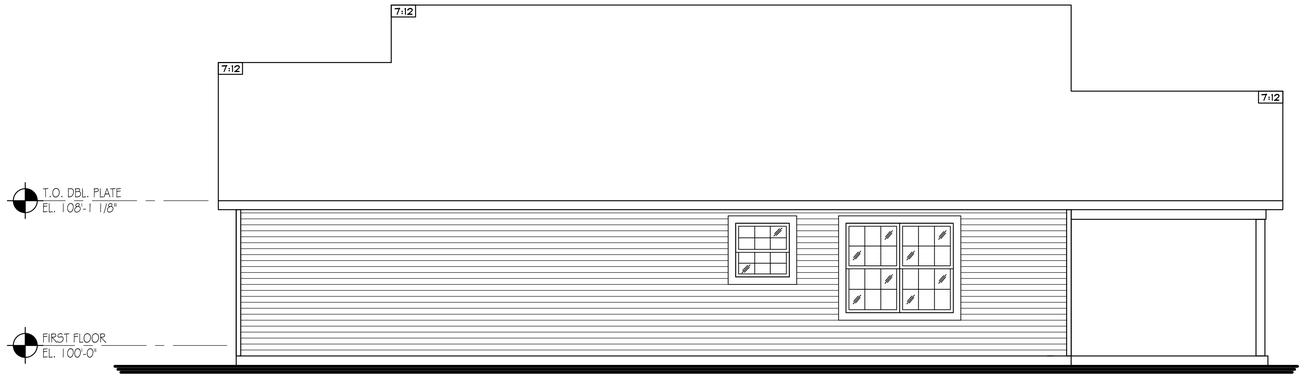
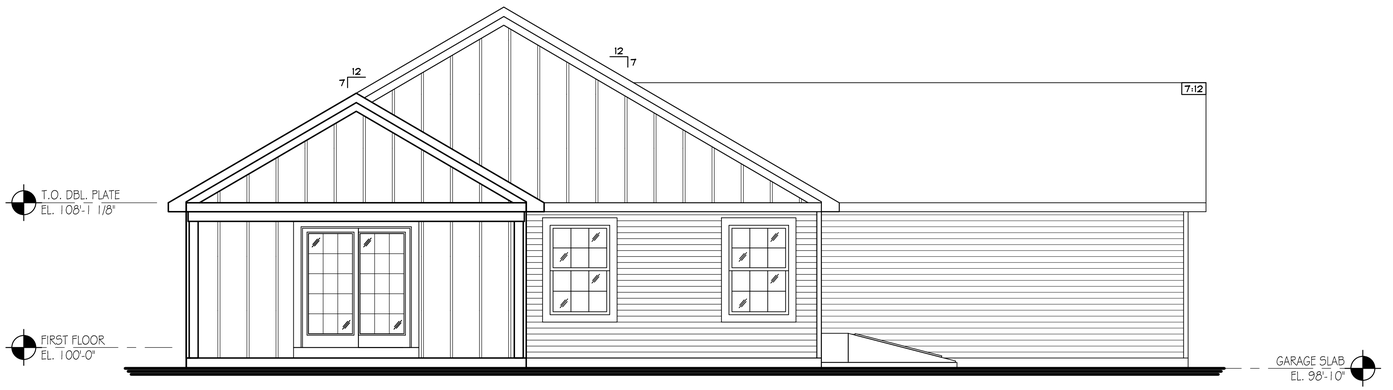
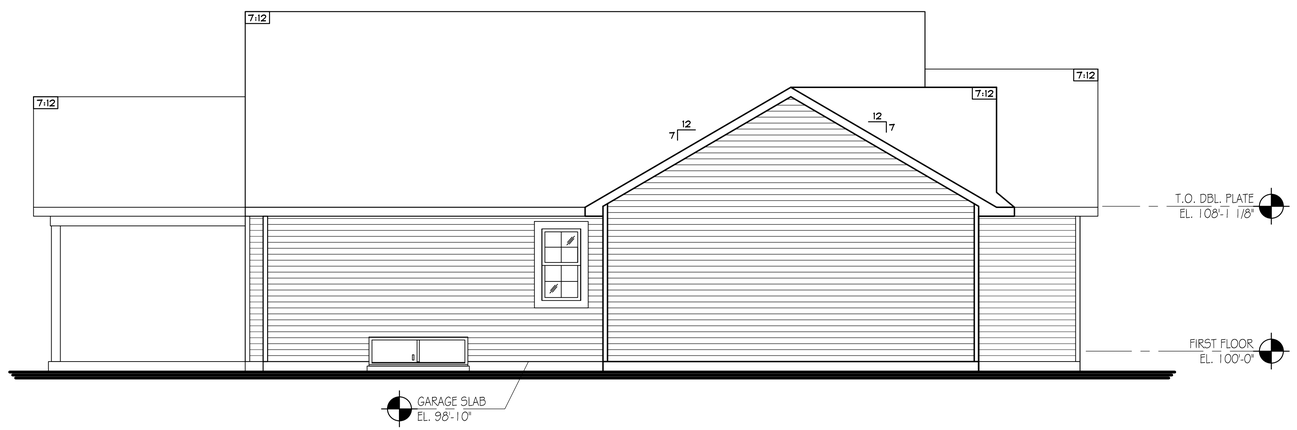


1 RIGHT SIDE ELEVATION - OPTIONAL COVERED PATIO
1/4" = 1'-0"



2 REAR ELEVATION - OPTIONAL COVERED PATIO
1/4" = 1'-0"



3 LEFT SIDE ELEVATION - OPTIONAL COVERED PATIO
1/4" = 1'-0"

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