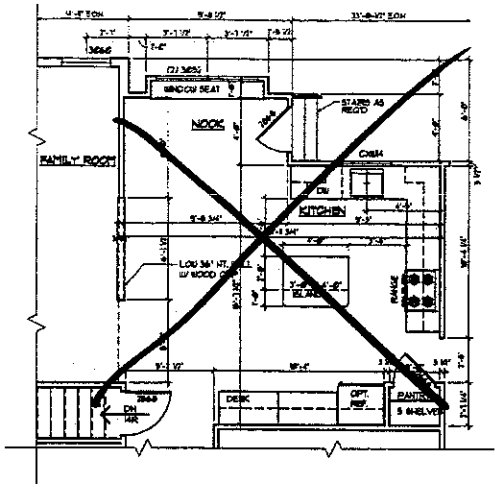
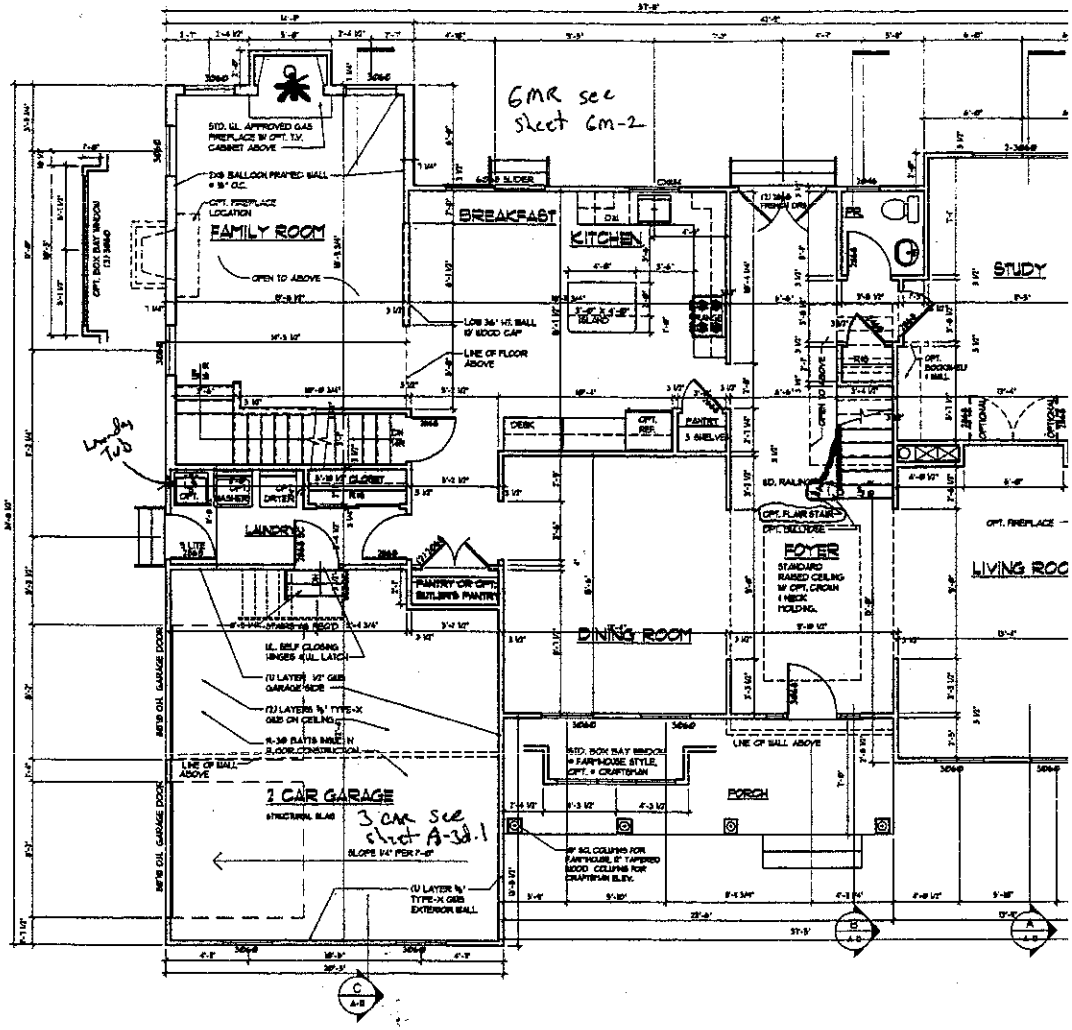
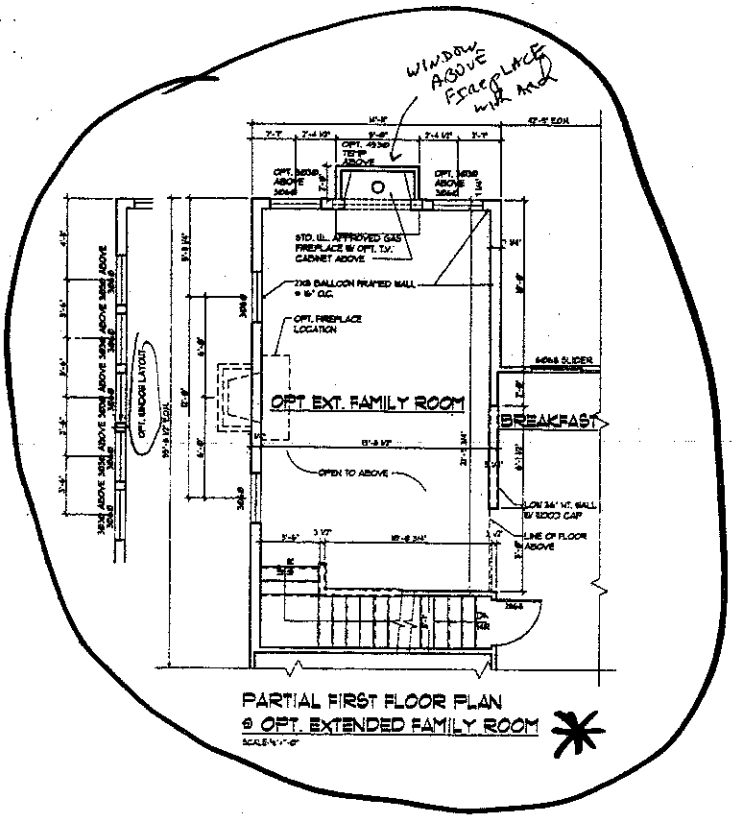


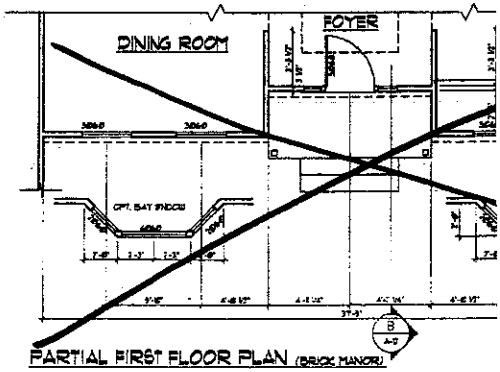
PARTIAL FIRST FLOOR PLAN
⊖ OPT. NOOK



FIRST FLOOR PLAN (FARMHOUSE AMERICAN FARMHOUSE & CRAFTSMAN)



PARTIAL FIRST FLOOR PLAN
⊖ OPT. EXTENDED FAMILY ROOM *



PARTIAL FIRST FLOOR PLAN (BRICK MANOR)

FOUNDATION NOTES:

NOTE:
ALL LVLS TO BE DETERMINED BY MANUFACTURER

GENERAL:

1. PROVIDE CONTINUOUS FOOTINGS, NO OPEN JUMPS. FORM FOOTINGS AT ALL STEPS IN ELEVATIONS. PROVIDE (2) #4 BARS AT JUMPS.
2. IN CONCRETE SLAB AREAS WHERE FILL MATERIAL IS USED, PROVIDE AN APPROVED COMPACTION TEST BY A REGISTERED ENGINEER TO VERIFY 95% COMPACTED FILL.
3. PROVIDE A MINIMUM 4" CURB IN GARAGE (ABOVE FINISHED FLOOR)
4. DEVELOPER SHALL SECURE THE SERVICE OF SOILS ENGINEER AND TESTING LAB TO INSPECT AND APPROVE EACH BUILDING FOUNDATION WALLS & FOOTINGS. IF ENGINEER DETERMINES REINFORCING IS REQUIRED, ALL SAID REINFORCING SHALL BE INSTALLED PER SOILS ENGINEER DESIGN.
5. 'X' = INDICATES POST ABOVE - PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM UNDER ALL POSTS.
6. CONCRETE CONSTRUCTION SHALL BE PLAIN CONCRETE, U.N.O. (f'c=3000 psi @ 28 DAYS).
7. ALL FOOTINGS SUPPORTING STRUCTURE SHALL BEAR BELOW FROST BOTHERN DIVISION. CONSULT BUILDING DEPARTMENT FOR FROST DEPTH.
8. FASTEN PERIMETER SILL PLATES TO FOUNDATION WITH ½" DIAMETER ANCHOR BOLTS @ 6'-0" O/C, OR ANCHOR STRAPS SPACED PER MANUFACTURER, (2) PER PLATE MIN, 12" FROM ENDS.
9. SEE "S" SHEETS FOR FRAMING NOTES.

BASEMENT:

1. FASTEN 2x WOOD PLATE TO TOP FLANGE OF STEEL BEAMS w/ (2) ROWS OF P.A.F. (HILTI DX47MS PINS OR EQUAL) @ 32" O/C -OR- ½" DIA. BOLTS @ 48" O/C STAGGERED.
2. FOUNDATION WALLS OVER 4 FEET TALL MUST BE DESIGNED BY REGISTERED ENGINEER.
3. PROVIDE MINIMUM RADON PROTECTION, 4" PVC FROM BASEMENT TO ATTIC.
4. BASEMENT WALLS SHOULD BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF 1st FLOOR DECK.

CRAWL SPACE:

1. TOP COURSE OF PIERS SHALL BE SOLID MASONRY OR FILLED SOLID.
2. PROVIDE 2x8 P/T PLATE x 16" LONG ON TOP OF EACH PIER.
3. DROPPED GIRDER SHALL BE P.T. SOUTHERN PINE #2 OR LVL. (SEE PLAN)
4. PROVIDE ADEQUATE CRAWL SPACE VENTILATION PER CODE.
   - CRAWL SPACES SHALL BE VENTILATED BY ONE (1) SQUARE FOOT OPENING FOR EACH ONE HUNDRED AND FIFTY (150) SQUARE FEET OF TOTAL INTERIOR FLOOR AREA (INSIDE WALL TO INSIDE WALL) PER IRC SECTION 408.

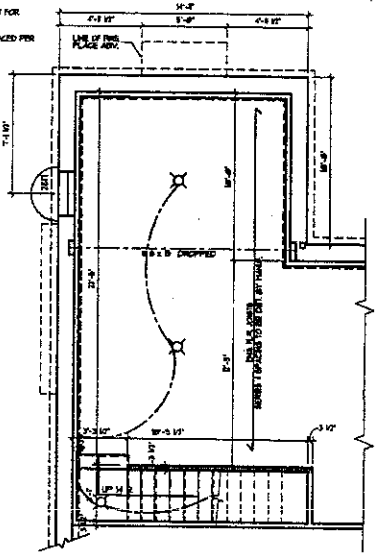
BASEMENTS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPERABLE WINDOWS. THE NET SQUARE FEET OF VENTILATION SHALL BE ONE (1) SQUARE FOOT OPENING FOR EACH ONE HUNDRED AND FIFTY (150) SQUARE FEET OF TOTAL FLOOR AREA.

BASEMENT VENTILATION

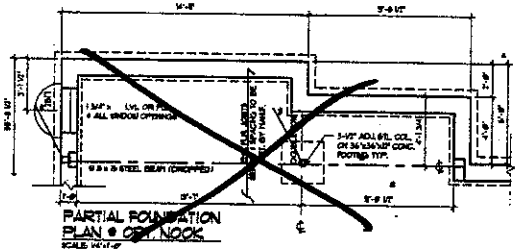
BASEMENT AREA 1393.9± SF

AREA 1393.9± SF / 150 OF AREA = 9± SQ. FT. X 144 = 1344 SQ. IN. TOTAL NET FREE AREA

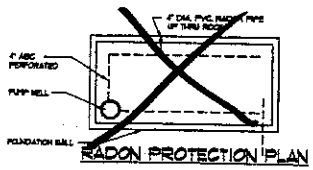
1344 SQ. IN/ 92 SQ. IN. = 14 TOTAL # OF WINDOWS



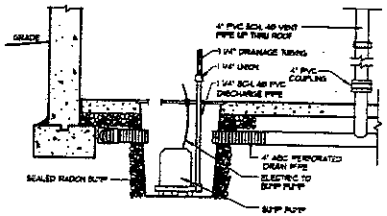
PARTIAL FOUNDATION PLAN
@ 4' FAM. RM EXTENSION
SCALE: 1/4"=1'-0"



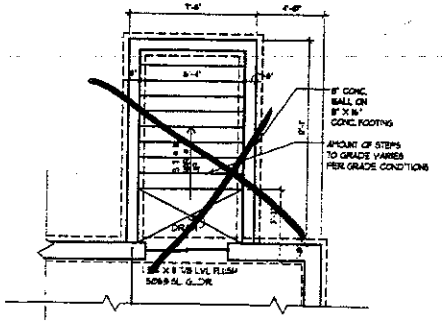
PARTIAL FOUNDATION
PLAN @ OPT. NOOK
SCALE: 1/4"=1'-0"



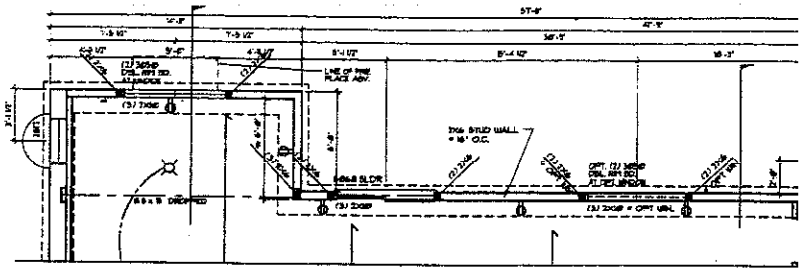
RADON PROTECTION PLAN



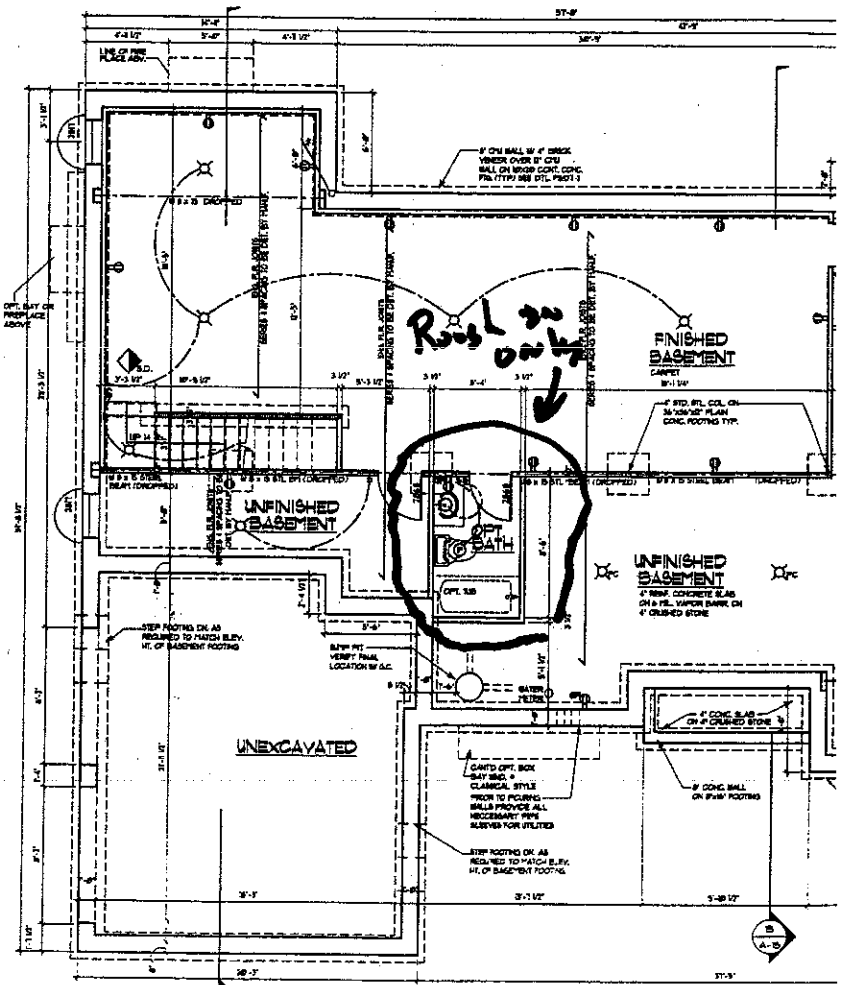
1 / A-1 RADON PROTECTION DETAIL
SCALE: N.T.S.



OPT. OUTSIDE STAIR PLAN
SCALE: 1/4"=1'-0"



OPT. FINISHED WALK OUT BASEMENT COND - SOUTHERN DIVISION
2X6 WD FRAMED WALK-OUT FOUNDATION PLAN
SCALE: 1/4"=1'-0"



FINISH BASEMENT CONDITION - SOUTHERN DIVISION
FOUNDATION PLAN (CLASSICAL)
SCALE: 1/4"=1'-0"

P:\CARLSBAD\CHRISTOVICH-88-GENERAL\A-ME.DWG, 7/14/2006 2:26:02 PM, DESHAWN TRACH, XCI, 1Y

Architects and Planners
Murphy Architectural Group
Goshen Executive Center
1450 Boot Road ■ Suite 100B
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(610) 696-3843

THE COVINGTON

FOR

ORLEANS CONSTRUCTION CORPORATION

CERT. NO. 51296

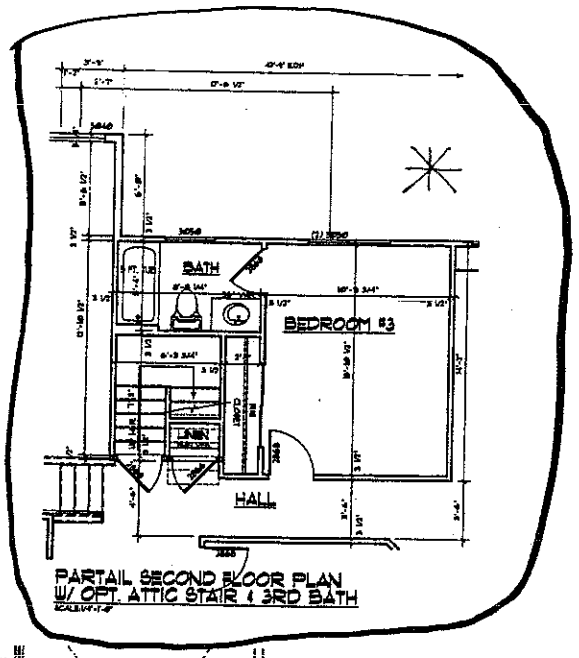
WILLIAM F. MURPHY — REGISTERED ARCHITECT — WEST CHESTER, PA

REVISIONS	
a. 12.12.01	g.
b. 1.14.02	h.
c. 1.31.02	i.
d. 2.04.02	j.
e. 2.25.02	k.
f. 3.26.02	l.

Proj. No. 01-09
Date: 02.05.02
Scale: AS NOTED

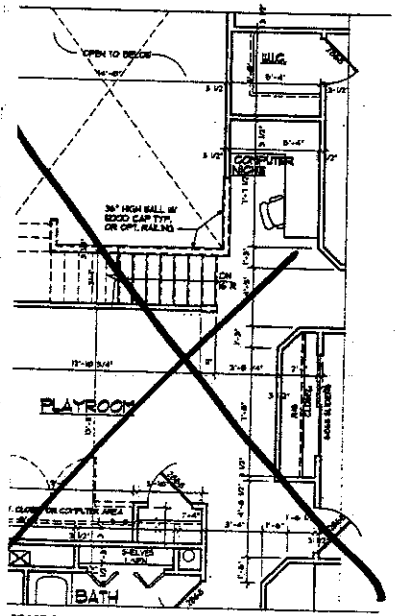
Sheet Title:
COVINGTON
SECOND FLOOR PLANS
W/ OPT. WALK-UP ATTIC

A-3c

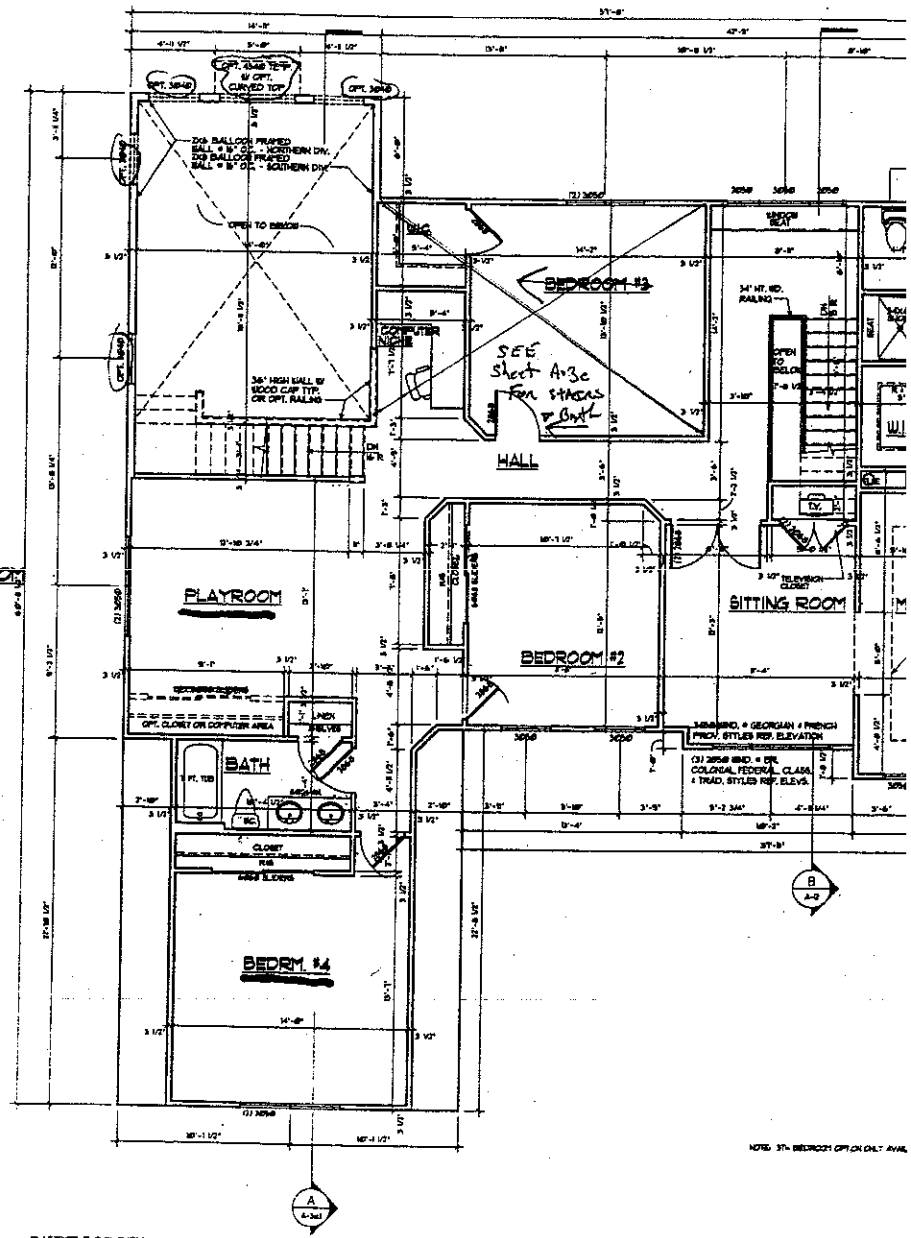


PARTAIL SECOND FLOOR PLAN
W/ OPT. ATTIC STAIR & 3RD BATH

NOTE: FOR SOUTHERN DIVISION ALL CLOSET DOORS SHALL BE MIRRORED SWING TYPE(I) SINGLE OR DOUBLE DOORS TYP.



SPACE/SLAB CONDITION
TIAL SECOND FLOOR PLAN @
THERN DIVISION



BASEMENT CONDITION
SECOND FLOOR PLAN W/ OPT. PLAYROOM @ 3-CAR GARAGE OPTION (CLASSICAL, CRAFTSMAN GEORGIAN, FRE
(FARMHOUSE, AMERICAN FARMHOUSE, TRA