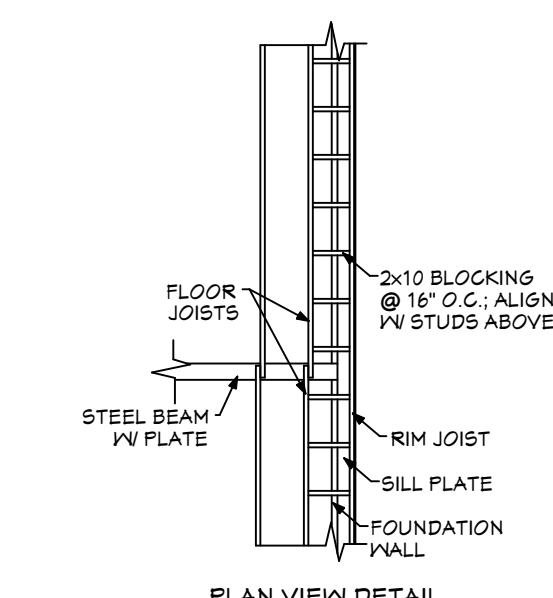
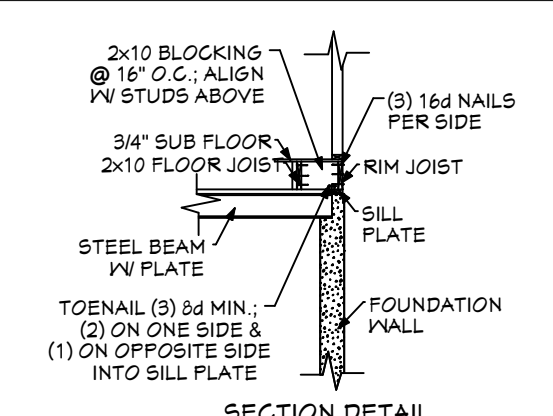
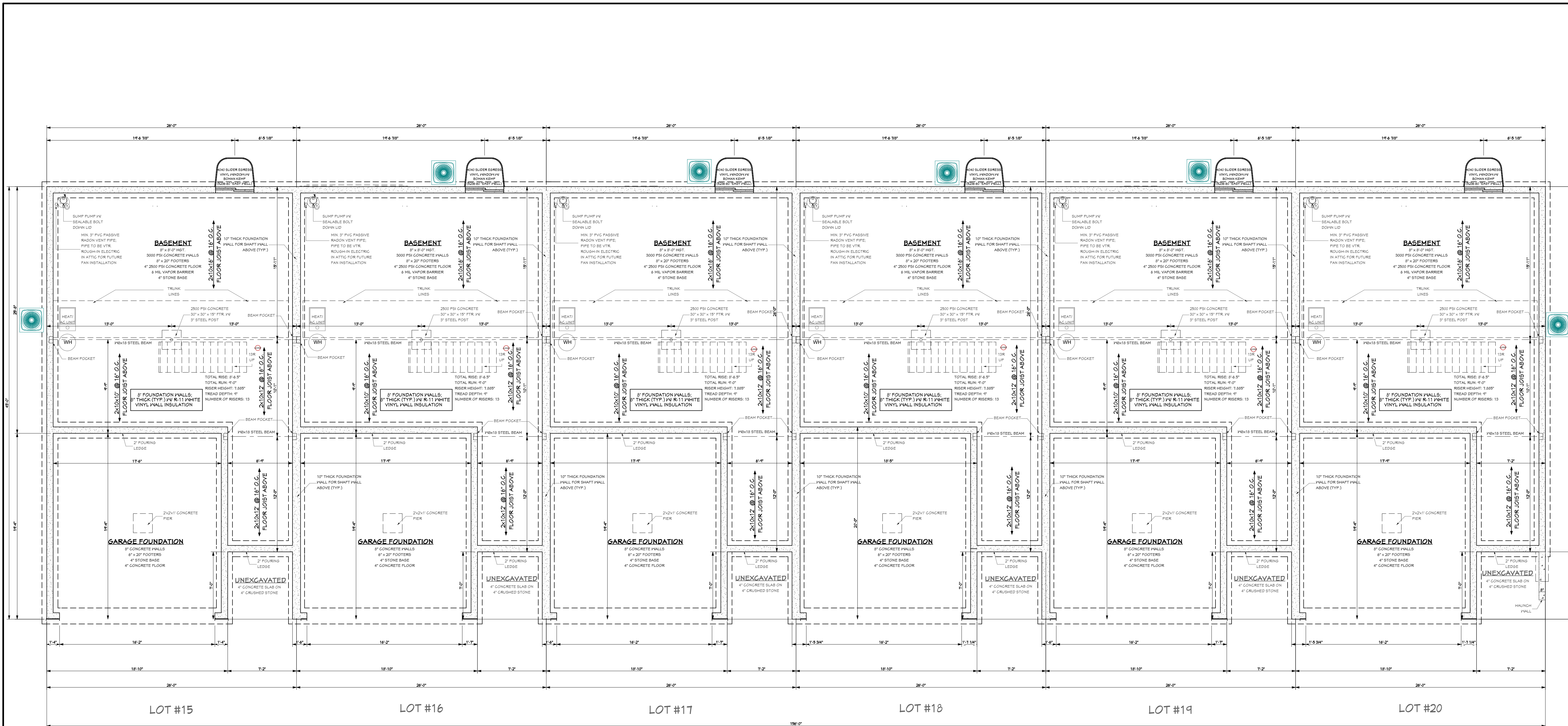
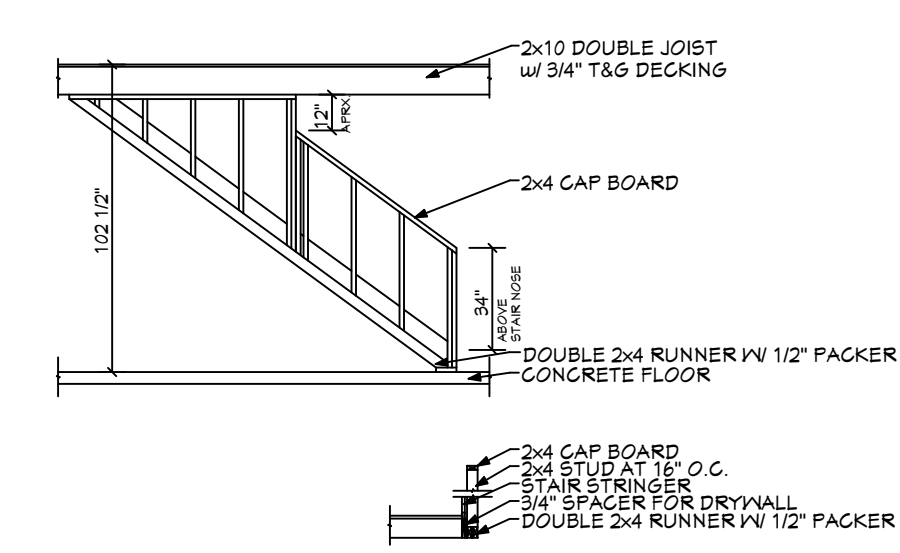




PERPENDICULAR BLOCKING FOR FOUNDATION LATERAL BRACING (TYP.)
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN
3/16" = 1'-0"
(8' FOUNDATION WALL HEIGHT)

- ANCHOR BOLT REQUIREMENTS:**
- CORNER BOLTS 8" FROM CORNER
 - MAXIMUM 4' APART TO CENTER
 - 4' OF WALL OR LESS MUST HAVE AT LEAST (2) BOLTS
 - GARAGE PIERS 6" FROM OPENING



STRAIGHT RUN BASEMENT WALL DETAIL
SCALE: 1/4" = 1'-0"

PLAN APPROVAL SIGNATURES

DATE	
CUSTOMER	
CUSTOMER	
FORNO REPRESENTATIVE	

FORNO CO., L.P.
555 MOUNTAIN HOME ROAD
SINKING SPRING, PA 19608
OFFICE: 610-670-2200
FAX: 610-670-2600

BOROUGH OF SINKING SPRING
BERKS COUNTY, PA

DEVELOPMENT
COMMUNITY:
LEHIGH COUNTY PA
TOWNS @ SOUTH MOUNTAIN LOT #15-20

MODEL
CHESTNUT CUSTOM - LH
2x6 EXTERIOR WALLS
9'-0" 1ST FLOOR WALL HGT.
8'-0" 2ND FLOOR WALL HGT.
1ST FLOOR: 166 SQ. FT.
2ND FLOOR: 1028 SQ. FT.
TOTAL SQ. FT.: 1194 SQ. FT.
GARAGE/STORAGE: 302 SQ. FT.
BASEMENT: 663 SQ. FT.
BASEMENT: 124 LINEAL FT.
8" HIGH, 8" THICK CONCRETE

DRAWING TITLE
FOUNDATION PLAN

DRAWING NO.
1 OF 7

SCALE: 3/16" = 1'-0"
DATE: 9/29/21
DESIGN: CJS
DRAWN: CJS

3/16" = 1'-0"
(9' 1ST FLOOR WALL HEIGHT
UNLESS OTHERWISE NOTED)

S.S - SOLID STUD TO FOUNDATION
MATCH WIDTH OF BEAM; MIN. (3) 2x
BATH FANS VENTED TO OUTSIDE
S.D. - INTERCONNECTED BATTERY BACK-UP
SMOKE DETECTOR
SD/CM - CARBON MONOXIDE DETECTOR UL 2034

- ALL FRAMING LUMBER SPF #2 OR BETTER
- FLOOR LOADS: 40/1010
- ROOF LOADS: 30/1010
- WIND LOAD 115 MPH
- 26" EXTERIOR WALLS @ 16" O.C. DBL PLATED R-21 INSULATION NOTCHED TOP PLATES SHALL BE REINFORCED W/ GALVANIZED METAL NAIL 16 GA. BY 1" AND 12" INDE ATTACHED W/ (1) 10D NAILS EACH SIDE
- 12" DOOR BEARING WALLS @ 16" O.C. DOUBLE PLATED
- 2x4 INTERIOR WALLS @ 16" O.C. SINGLE PLATE
- 12" DOOR BEARING HEADERS @ 24" UNLESS OTHERWISE NOTED
- ALL WINDLOAD AND DOOR HEADER HEIGHTS @ 83" FROM SUBFLOOR UNLESS OTHERWISE NOTED
- 2x10 SILL UNLESS MORE THAN 24" AND MORE THAN 12" ABOVE GRADE
- REINFORCE FLOOR PREVENTION DEVICE OR OPENING LIMITED DEVICE
- STAIRS TO MEET IRC REQUIREMENTS OF 36" WIDTH
- 8'-0" MIN HEADROOM CLEARANCE MAX 14" RISER
- 1" TROUGH CUT "READ" HANDRAIL MAX 34" 30" W/ MAX BALUSTER SPACING OF NOT MORE THAN 4" SPACE
- SMOKE ALARMS EACH FLOOR AND IN EACH BEDROOM INTERCONNECTED & BATTERY BACKUP
- ALL CONSTRUCTION MUST COMPLY W/ ALL LOCAL CODES
- ACCESS MIN. 22"X30" IN A READILY ACCESSIBLE LOCATION (SEE PLAN FOR LOCATION)
- *VERIFY ALL DIMENSIONS PRIOR TO STARTING

TYPICAL ELECTRICAL NOTES:

- ALL ELECTRICAL SHALL BE IN ACCORDANCE W/ APPROPRIATE SECTIONS OF THE IRC
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION REQUIRED & COMPLY W/ SECTION E3402.11
- ALL RECEPTACLES TO BE INSTALLED ARE TO BE TAMPER RESISTANT DEVICES IRC SECTION E4002.14
- NOT LESS THAN 15% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER IRC SECTION N1104.1

TYPICAL MECHANICAL NOTES:

- WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH 2015 IRC M1507.3.1 THROUGH M1507.3.3
- ALL MECHANICAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE IRC
- ALL MECHANICAL EQUIPMENT SHALL BE SUBJECT TO FIELD INSPECTION & APPROVAL
- PROGRAMMABLE THERMOSTATS REQUIRED IN ALL DWELLINGS PER SECTION M1103.1.1

TYPICAL PLUMBING NOTES:

- ALL PLUMBING SHALL BE IN ACCORDANCE W/ ALL SECTIONS OF IRC
- SHOWER VALVE SHALL BE PRESSURE BALANCED ANTI-GLAD TYPE
- AN EXPANSION TANK IS REQUIRED WHERE BACKFLOW PREVENTORS ARE INSTALLED ON THE WATER SERVICE 2015 IRC P2402.3
- ALL PLUMBING SHALL BE TESTED & INSPECTED PRIOR TO COVERING

- A ROOF/TRUSS DESIGN & DRAWINGS MUST BE SUBMITTED
- WALL ENVELOPE IRC RT03.1 & COMPLY W/ RT03.4
- PROVIDE FLASHING AT ALL WOOD/CONCRETE CONNECTION

ALL CONSTRUCTION TO COMPLY W/ 2015 IRC CODE AS AMENDED

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE-X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

3/16" = 1'-0"
(8' SECOND FLOOR WALL HEIGHT
UNLESS OTHERWISE NOTED)

DESIGN C/S	DRAWN C/S
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C:\Users\jg\OneDrive\Documents\Projects\South Mountain\Drawings\15-201504_15_20_Chestnut_LH_15BN.dwg, 10/20/22, 1:13:56 PM, cjs/ghd



Exterior Elevation Front



Exterior Elevation Left

PLAN APPROVAL SIGNATURES

CUSTOMER:	DATE
CUSTOMER:	
FORNO REPRESENTATIVE:	

FORNO CO., L.P.
555 MOUNTAIN HOME ROAD
SINKING SPRING, PA 19608
OFFICE: 610-610-2200
FAX: 610-610-2603

BERKS COUNTY, PA BOROUGH OF SINKING SPRING

DEVELOPMENT:
COMMUNITY:
LEHIGH COUNTY PA
TOWNS @
SOUTH
MOUNTAIN
LOT #15-20

MODEL:
CHESTNUT
CUSTOM - LH
2x6 EXTERIOR WALLS
9'-0" 1ST FLOOR WALL HGT.
8'-0" 2ND FLOOR WALL HGT.
1ST FLOOR: 166 SQ. FT.
2ND FLOOR: 1028 SQ. FT.
TOTAL SQ. FT.: 1194 SQ. FT.
GARAGE/STORAGE: 302 SQ. FT.
BASEMENT: 663 SQ. FT.
BASEMENT: 124 LINEAL FT.
8" HIGH, 8" THICK CONCRETE

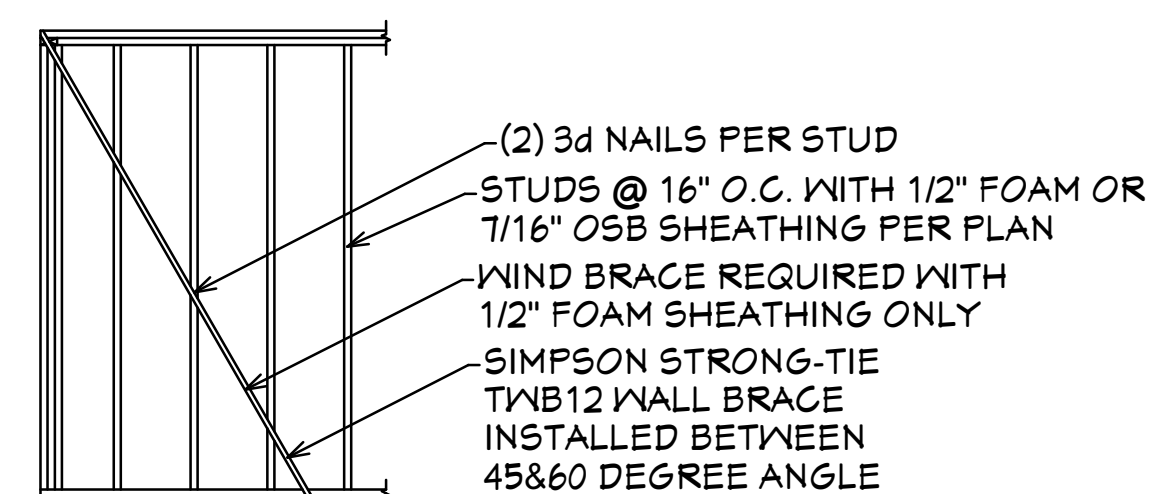
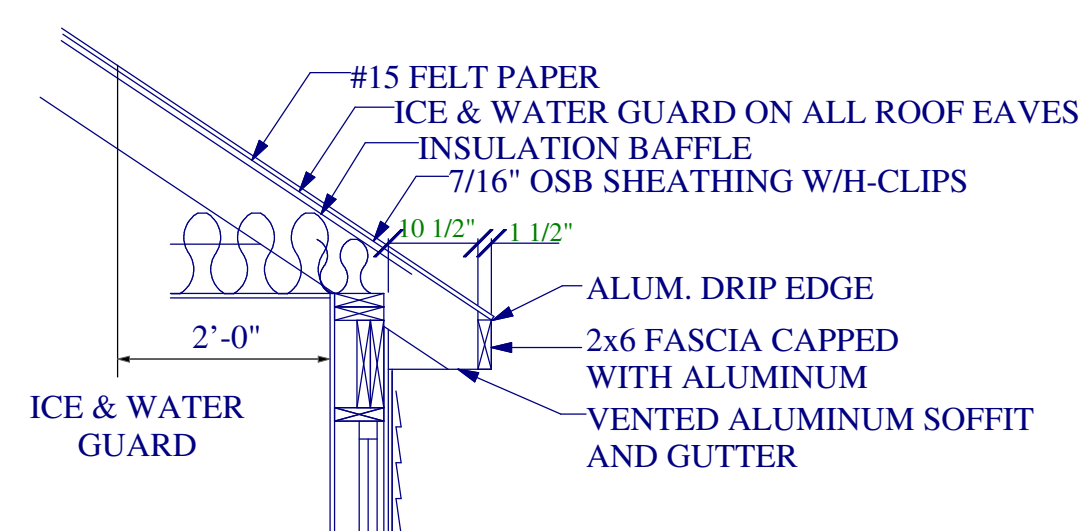
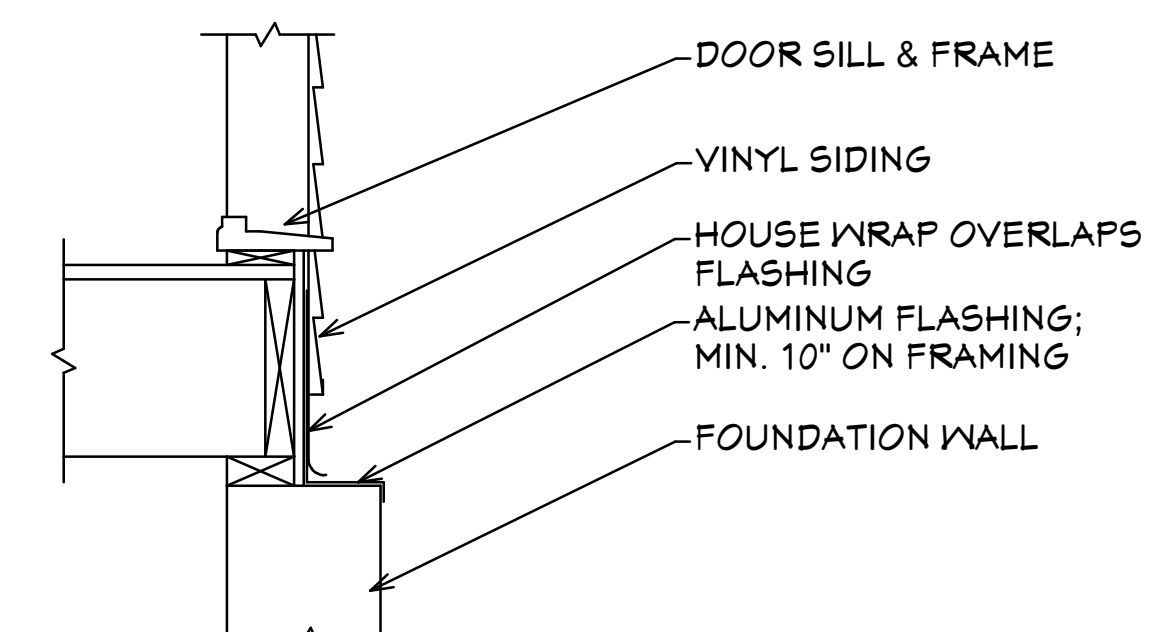
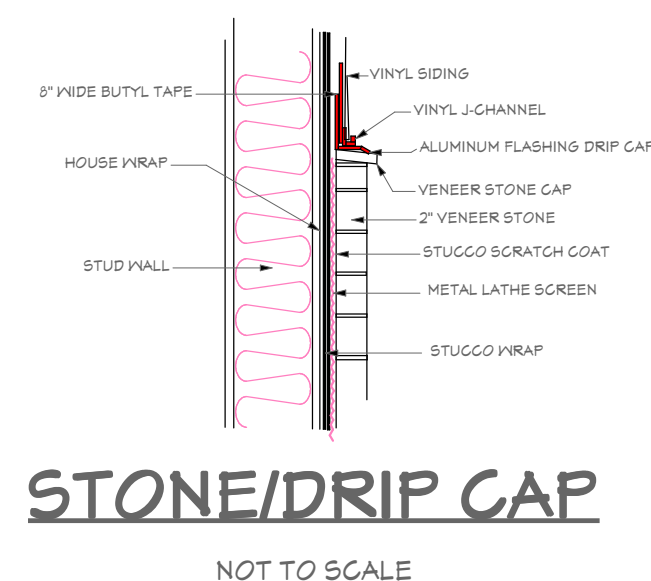
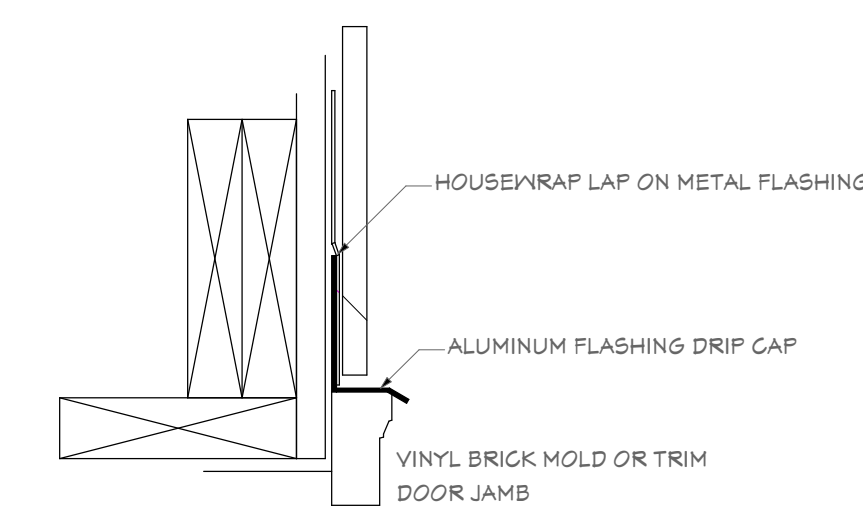
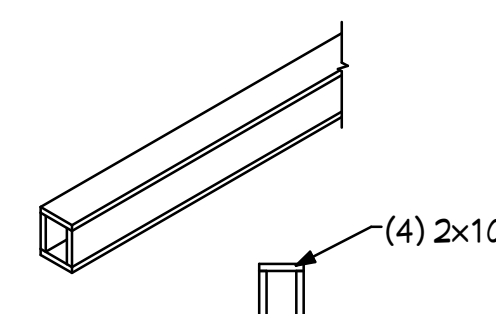
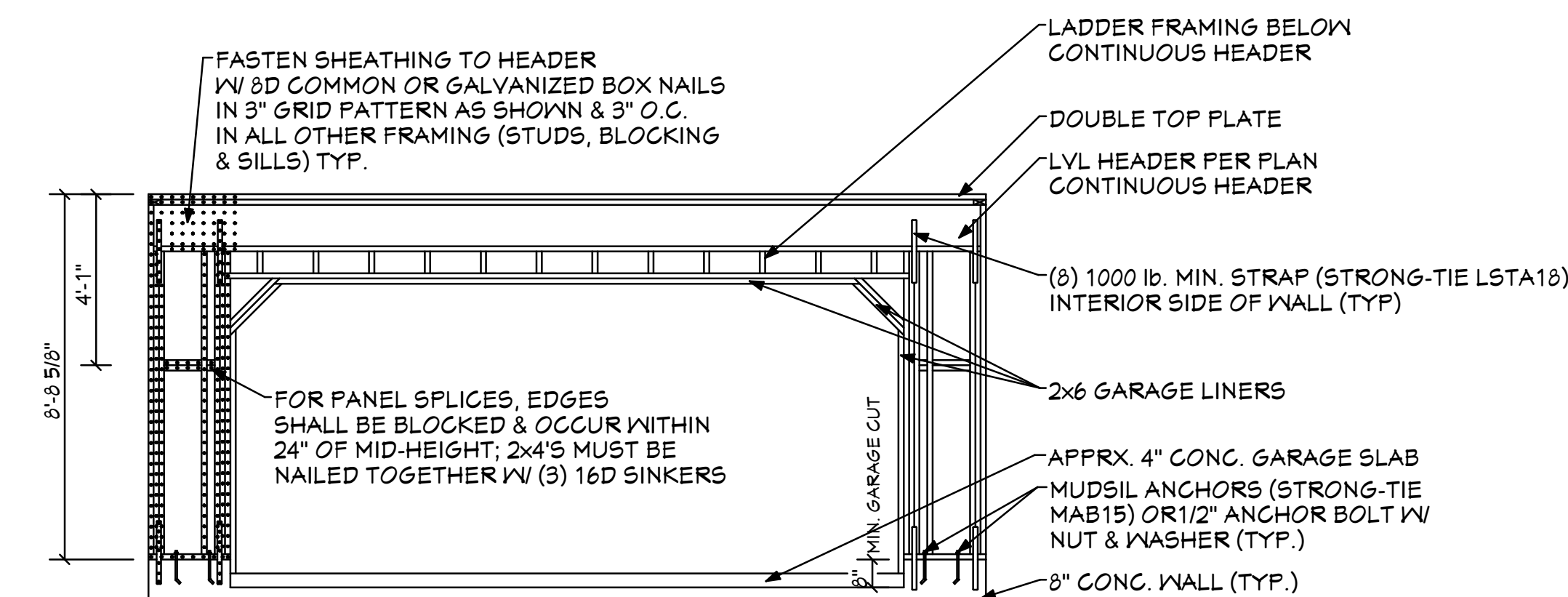
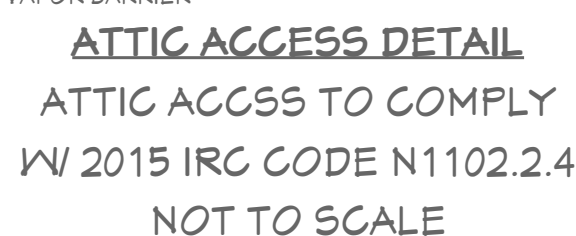
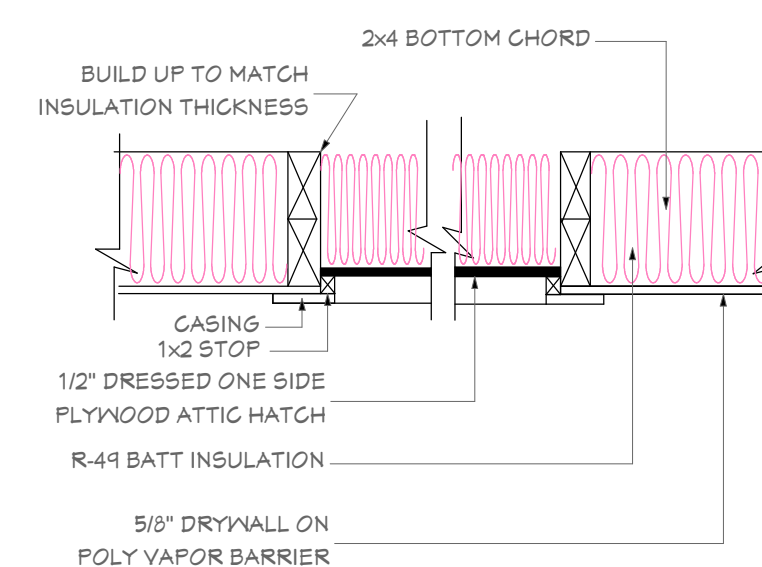
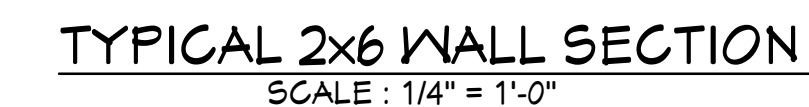
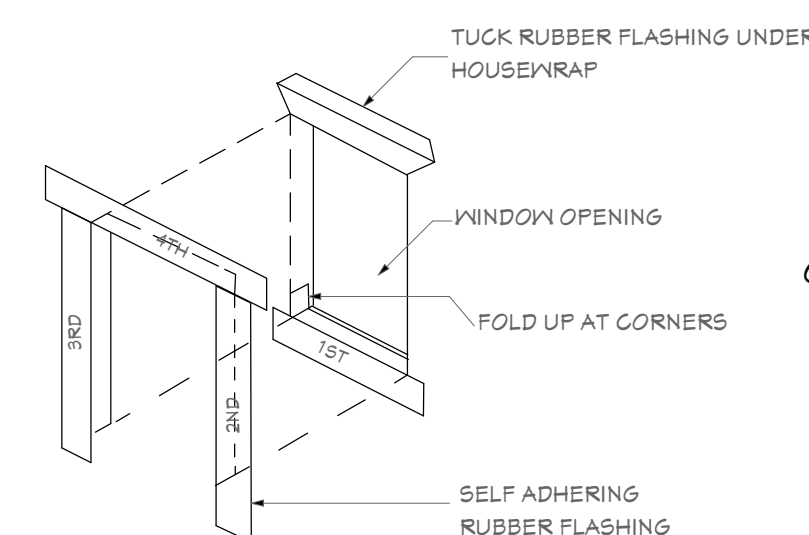
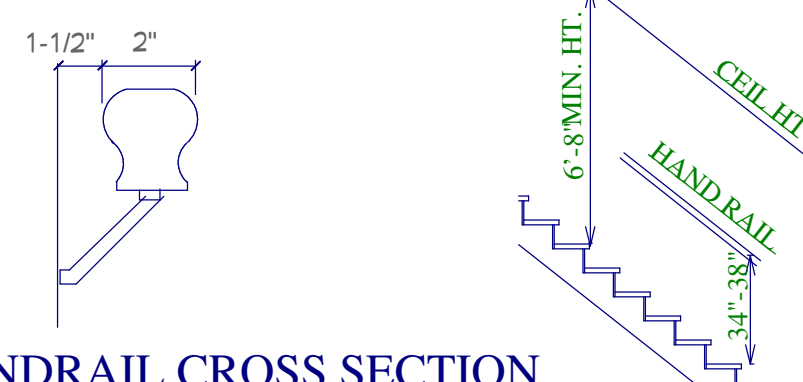
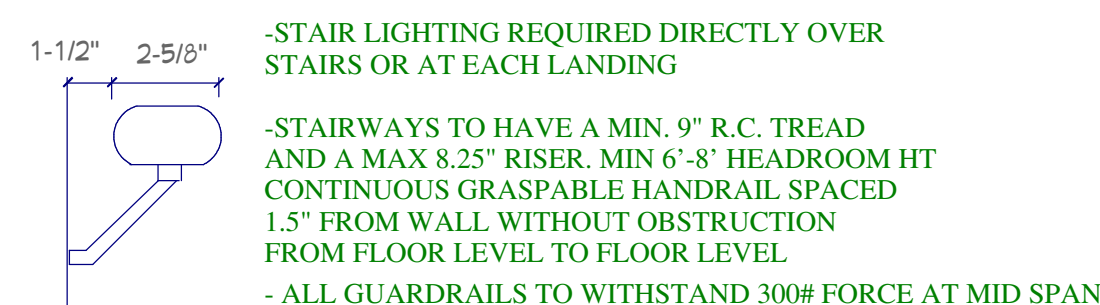
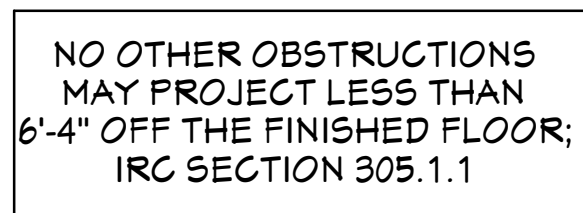
DRAWING TITLE
FRONT &
LEFT SIDE
ELEVATIONS

DRAWING NO:
4 OF 7

SCALE: 3/16" = 1'-0"

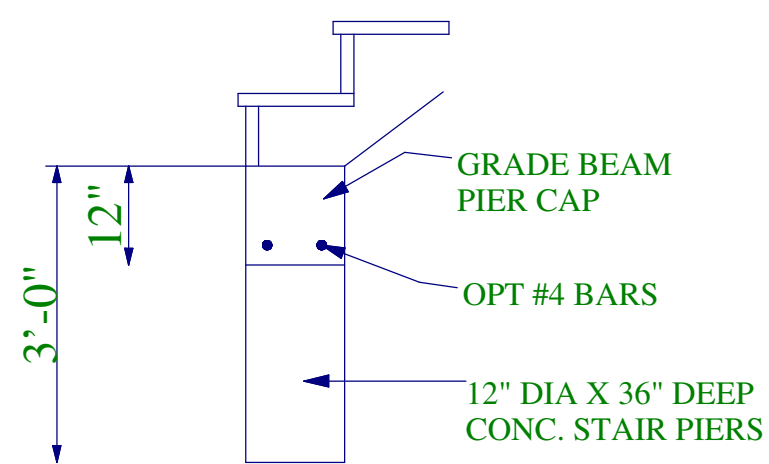
DATE: 9/29/21

DESIGN CJS	DRAWN CJS
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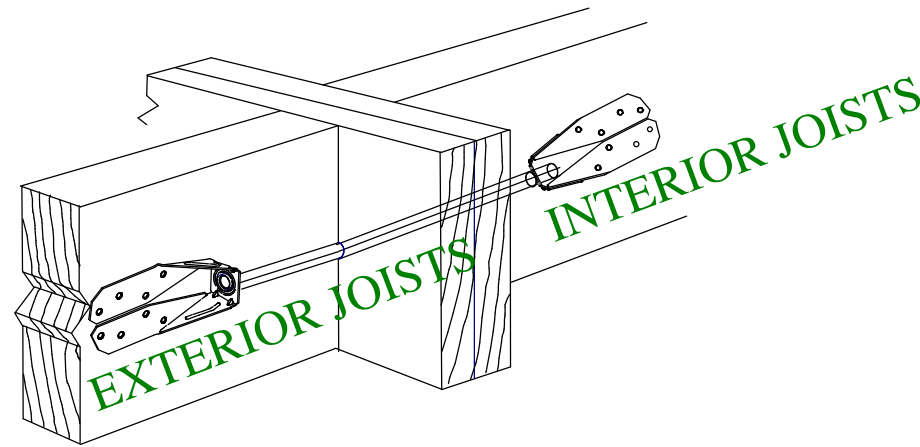


PLAN APPROVAL SIGNATURES CUSTOMER: _____ CUSTOMER: _____ FORINO REPRESENTATIVE: _____		DATE
FORINO CO. L.P. 555 MOUNTAIN HOME ROAD SINKING SPRING, PA 19608 OFFICE: 610-670-2200 FAX: 610-670-2603		
<u>DEVELOPMENT</u> COMMUNITY: LEHIGH COUNTY PA TOWNS @ SOUTH MOUNTAIN LOT #15-20		
<u>MODEL:</u> CHESTNUT CUSTOM - LH 2x6 EXTERIOR WALLS 9'-0" 1ST FLOOR WALL HGT 8'-0" 2ND FLOOR WALL HGT 1ST FLOOR: 766 SQ. FT. 2ND FLOOR: 1028 SQ. FT. TOTAL SQ. FT.: 1794 SQ. FT. GARAGE/STORAGE: 392 SQ. FT. BASEMENT: 663 SQ. FT. BASEMENT: 124 LINEAL FT 8" HIGH; 8" THICK CONCRETE		
<u>DRAWING TITLE</u> DETAILS: FOUNDATION & FIRST		
<u>DRAWING NO.</u> 6 OF 7		
<u>SCALE:</u> 3/16" = 1'-0"		
<u>DATE:</u> 4/24/21		
<u>DESIGN</u> CJS	<u>DRAWN</u> CJS	

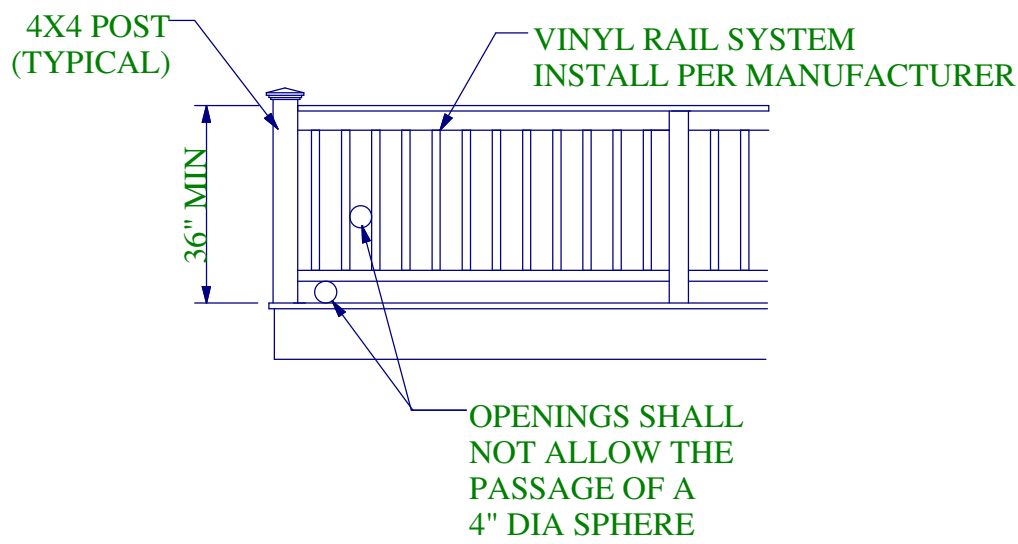
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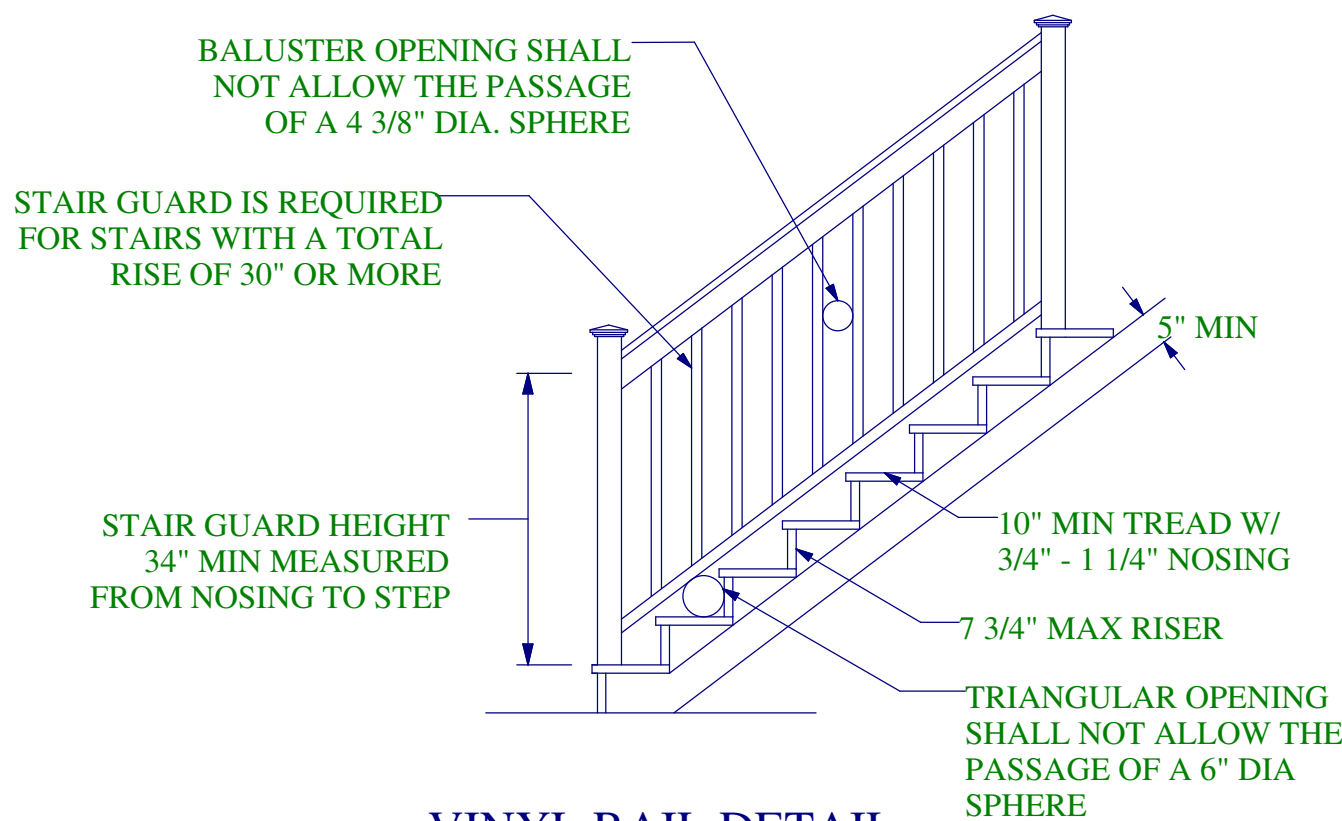
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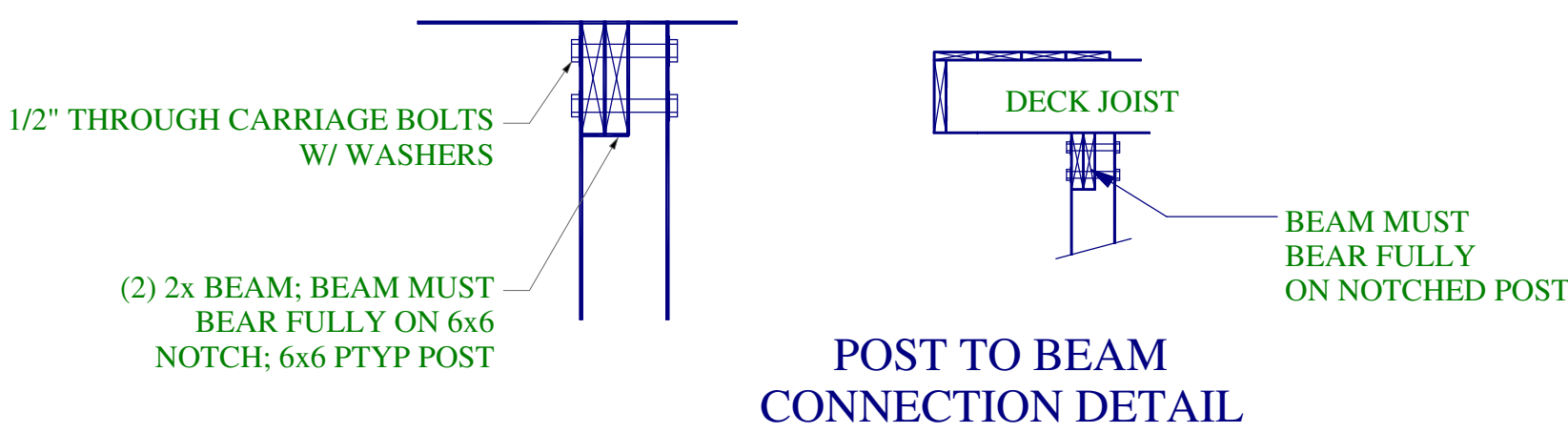
DTT1Z TYPICAL LATERAL
LOAD CONNECTION DETAIL
2 PER DECK SEE PLAN FOR LOCATION
FLASHING/HANGER NOT SHOWN



VINYL RAIL DETAIL

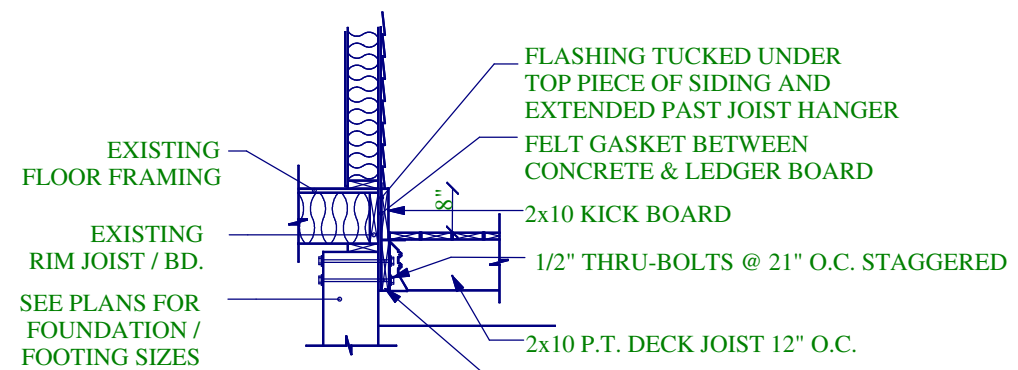


VINYL RAIL DETAIL

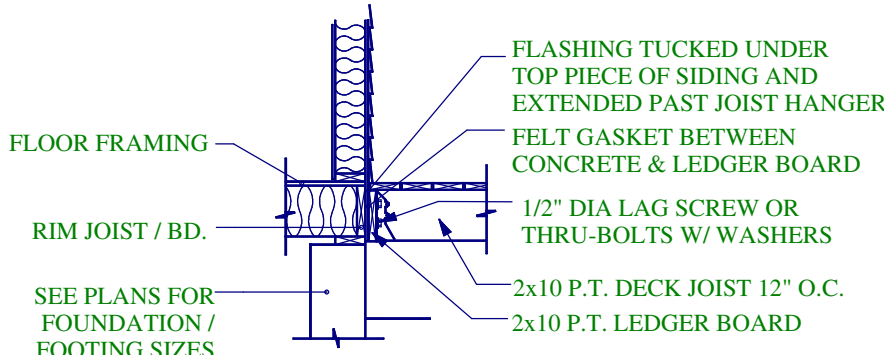


POST TO BEAM
CONNECTION DETAIL

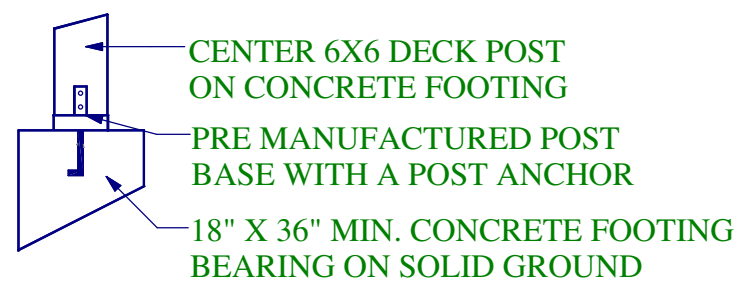
ALL EXTERIOR WOOD TO BE
PRESSURE TREATED YELLOW PINE
OR OTHER EXTERIOR GRADE WOOD;
ALL DECKS MUST COMPLY W/ IRC



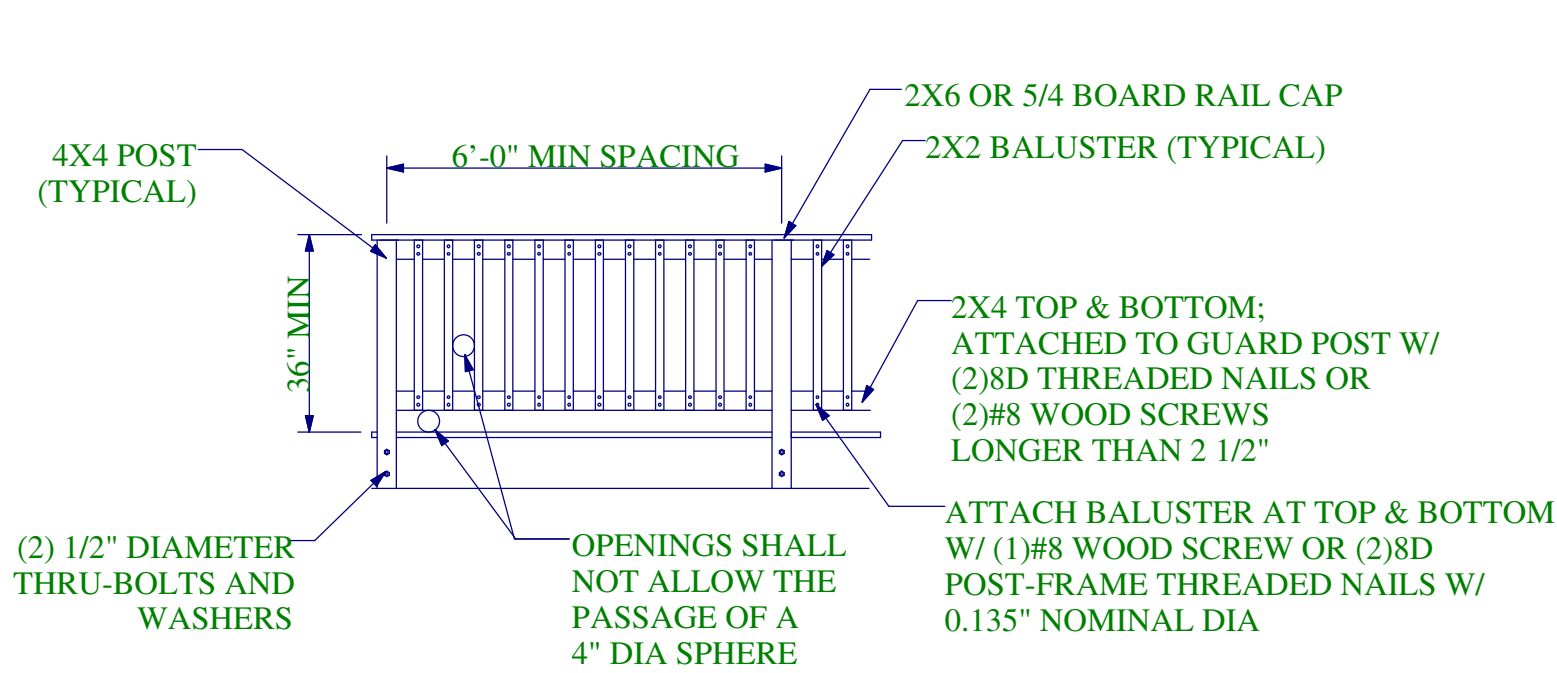
DECK LEDGER CONNECTION



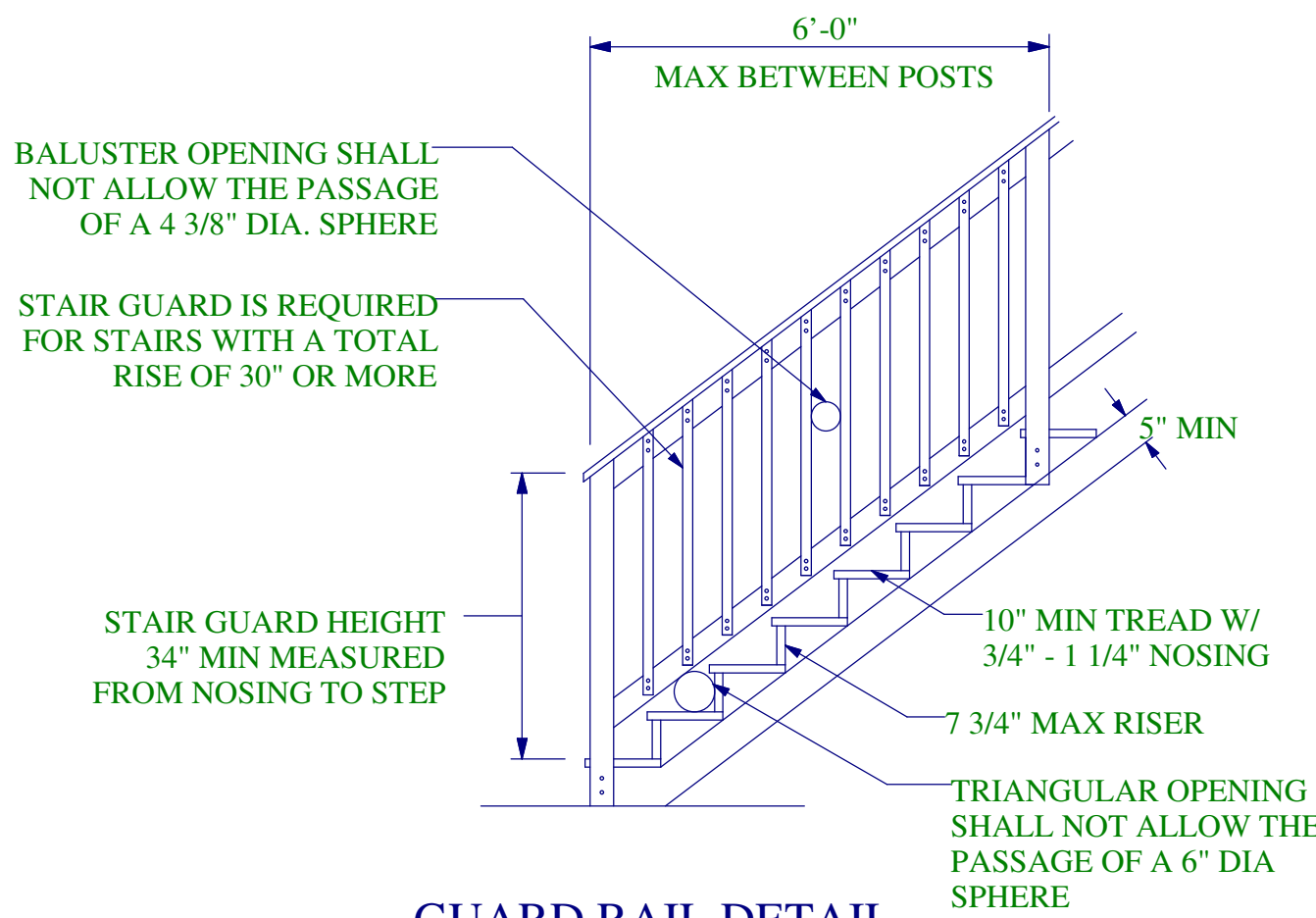
DECK LEDGER CONNECTION
TO BAND BOARD



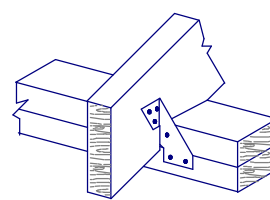
POST TO FOOTING
ATTACHMENT DETAIL



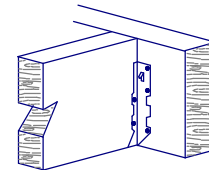
GUARD RAIL DETAIL



GUARD RAIL DETAIL



TYPICAL HURRICANE TIE
H2.5 OR EQUAL
ON ALL RAFTER/TRUSS ENDS



TYPICAL JOISTS HANGER
LUS 28 OR EQUAL USE
10D COMMON MIN
FILL ALL NAIL HOLES

TYPICAL CONNECTION DETAILS

THESE ARE TYPICAL ATTACHMENT HANGERS LARGER MAY BE
SUBSTITUTED OR REQUIRED BY ENGINEER OF RECORD TO BE VERIFY

PLAN APPROVAL SIGNATURES

CUSTOMER	DATE
CUSTOMER	
CUSTOMER	
FORNO REPRESENTATIVE	

FORNO CO., L.P.
555 MOUNTAIN HOME ROAD
SINKING SPRING, PA 19608
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BOROUGH OF SINKING SPRING
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8" HIGH, 8" THICK CONCRETE

DRAWING TITLE
DETAILS:
DECKS &
CONNECTIONS

DRAWING NO.
1 OF 1

SCALE: 3/16" = 1'-0"

DATE: 9/29/21

DESIGN
CJS

DRAWN
CJS