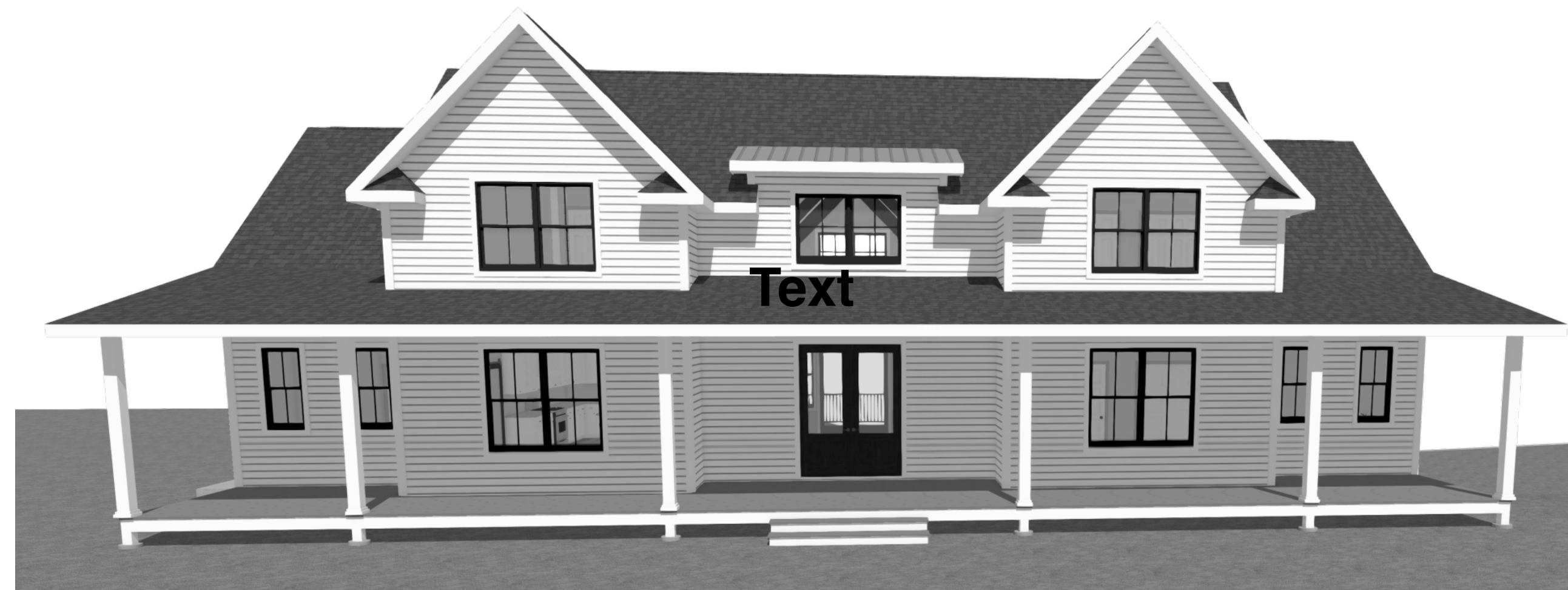


# Hawley Spec House



FRONT PERSPECTIVE VIEW  
NOT TO SCALE

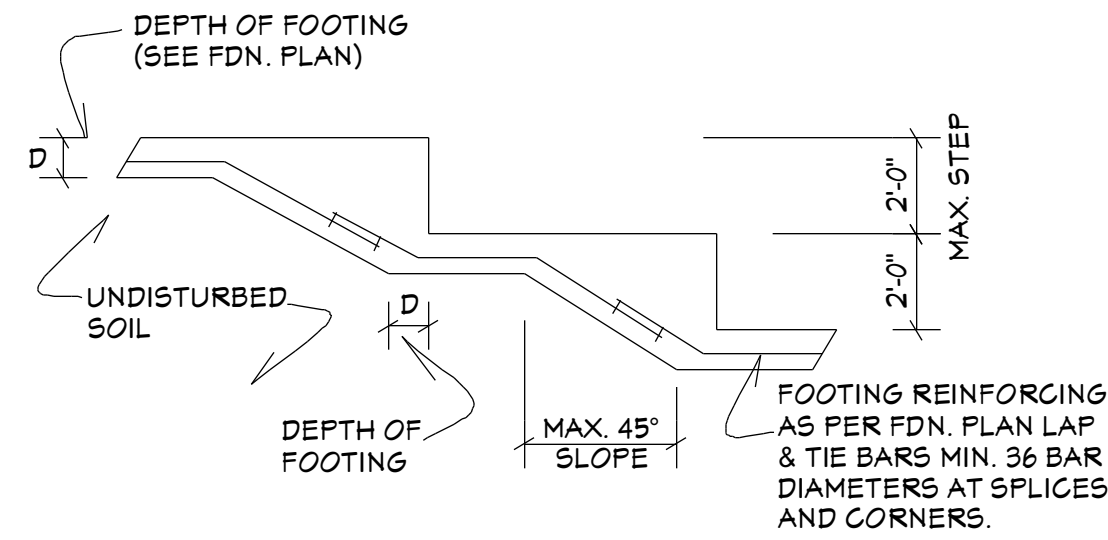
**PRELIMINARY**  
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SPEC HOUSE FOR: Saviolis

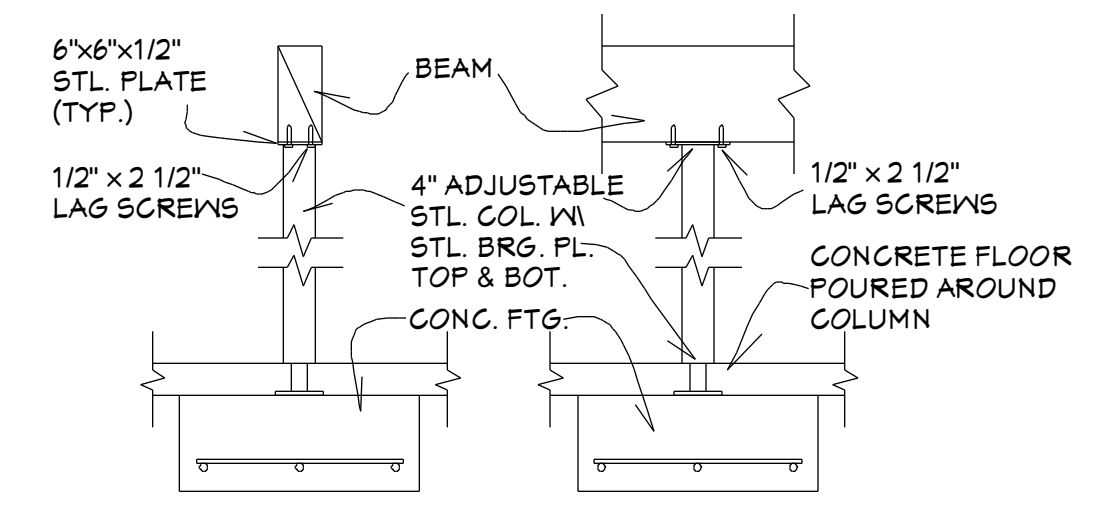
LOCATION: Blue Heron Way  
Hawley, PA 18428  
Lackawaxen Twp., Pike Co.

DATE: 3/2/2022

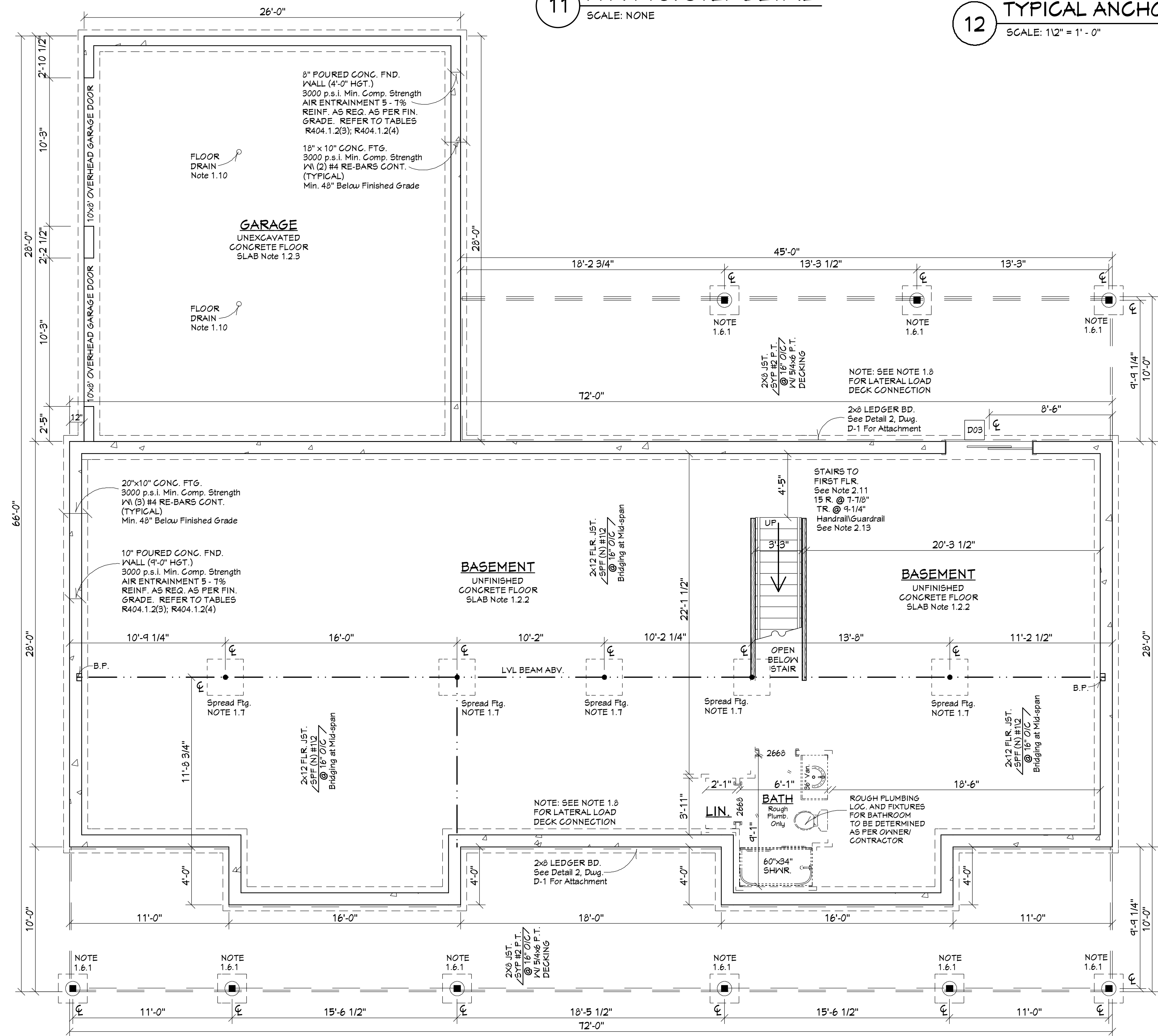
REVISION:



**11 TYP. FTG. STEP DETAIL**  
SCALE: NONE



**12 LALLY COLUMN TYPICAL ANCHORAGE**  
SCALE: 1/2" = 1'-0"



**FOUNDATION / BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

**1. FOUNDATION NOTES:**

- 1.1 DEPTH OF FROST FOOTING MIN. 48" TO BOTTOM OF FTG. BELOW FIN. GRADE
- 1.2 CONCRETE SPECIFICATIONS:
  - 1.2.1 FOOTINGS - 3000 p.s.i. MINIMUM COMPRESSIVE STRENGTH
  - 1.2.2 CONCRETE FLOOR SLAB: INTERIOR
    - A. 4" NOM. THICKNESS W/ 6"x6" x 10'10" W.W.M. OR 1.5# /cu. yd. FIBERMESH
    - 3000 p.s.i. MIN. COMP. STRENGTH
    - AIR ENTRAINMENT 5 - 7%
  - 1.2.3 CONCRETE FLOOR SLAB: EXPOSED TO EXTREME WEATHER
    - A. 4" NOM. THICKNESS W/ 6"x6" x 10'10" W.W.M. OR 1.5# /cu. yd. FIBERMESH
    - 3500 p.s.i. MIN. COMP. STRENGTH
    - AIR ENTRAINMENT 5 - 7%
- 1.3 ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- 1.4 ALL EXTERIOR DECK FRAMING SHALL BE SOUTHERN PINE #2 PRESSURE TREATED
- 1.5 FLOOR FRAMING AS NOTED
- 1.6 PIER SPREAD FOOTINGS:
  - 1.6.1 6x6 POST (P.T.) SECURED TO 12" DIA. CONG. PIER FTG. W/ Simpson PB66 Post Base (or similar) Refer to Detail 4, Dwg. D-1
  - ON 24" X 24" X 8" SPREAD FOOTING MIN. 48" TO BOT. OF FTG. BELOW FIN. GRADE
  - 1.6.2 6x6 POST (P.T.) SECURED TO 12" DIA. CONG. PIER FTG. W/ Simpson PB66 Post Base (or similar) Refer to Detail 4, Dwg. D-1
  - MIN. 48" TO BOT. OF FTG. BELOW FIN. GRADE
  - 1.6.3 16" x 16" BLOCK PIER W/ (2) #4 VERT. BARS. GROUT BLOCK CORE SOLID W/ PEA GRAVEL CONC. - CULTURED STONE FACING - Install As Per Manuf. Spec
  - 24" X 24" X 12" CONG. SPREAD FOOTING Min. 48" To Bottom Of Ftg. Below Finished Grade
- 1.7 INTERIOR SPREAD FOOTINGS:
  - 1.7.1 66"x66"x12"d CONG. FTG. (3500 p.s.i.) - W/ (6) #5 RE-BAR EACH WAY - 5" x 5" x 1/4" HSS TUBE COLUMN (55,000# Capacity) - 6"x6"x1/2" STL. BRG. PLATE
  - 1.7.2 40"x40"x12"d CONG. FTG. (3500 p.s.i.) - W/ (4) #5 RE-BAR EACH WAY - 3.5" OUTSIDE DIA. STEEL POST (20,000# Capacity) - 6"x6"x1/2" STL. BRG. PLATE
  - 1.7.3 30"x30"x12"d CONG. FTG. (3500 p.s.i.) - (3) #5 RE-BAR EACH WAY - 3.5" OUTSIDE DIA. STEEL POST (30,000# Capacity) - 6"x6"x1/2" STL. BRG. PLATE
- 1.8 DECK LATERAL LOAD CONNECTION. THE LATERAL LOAD CONNECTION REQUIRED SHALL BE PERMITTED TO BE IN ACCORDANCE WITH IRC FIGURE R507.9.2(1) OR R507.9.2(2). (See Det. 4, Dwg. D-1)
  - 1500 POUND CAPACITY HOLD DOWN TENSION DEVICES Installed In Not Less Than Two Locations Per Deck Within 24" Of Each End Of The Deck. Figure R507.9.2(1)
  - 750 POUND CAPACITY HOLD DOWN TENSION DEVICES Installed In Not Less Than Four Locations Evenly Distributed Along Deck And Within 24" Of Each End Of The Deck. Figure R507.9.2(2)
- 1.9 GARAGE SEPARATION IRC R302.6

TABLE R302.6 DWELLING/GARAGE SEPARATION	
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

1.10 FLOOR DRAIN  
SLOPE FLR. TO DRAIN AS REQ. DRAINAGE SYSTEM SHALL DISCHARGE TO DAYLIGHT

**LOCAL DESIGN CRITERIA**

1. GROUND SNOW LOAD - 50 PSF
2. WIND SPEED - 115 MPH
3. WIND EXPOSURE CATEGORY - C
4. WEATHERING - SEVERE
5. FROST LINE DEPTH - MIN. 48" BELOW FIN. GRADE
6. TERMITE AREA - MODERATE TO HEAVY
7. DECAY AREA - SLIGHT TO MODERATE
8. WINTER DESIGN TEMP. - 5 deg. F
9. SOIL TYPE AND BRG. CAPACITY USED IN DESIGN:
  - SOIL TYPE: GROUP II
  - BRG. CAPACITY: 1,500 PSI
10. FLOOD RESISTANT DESIGN NOT REQUIRED
11. ICE SHIELD UNDERLAYMENT REQUIRED
- 24" INSIDE WALL
12. SEISMIC DESIGN CATEGORY - B

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**SPEC HOUSE FOR:**  
Saviolis  
Blue Heron Way  
Hawley, PA 18428  
Lackawaxen Twp., Pike Co.

DRAWN: KM/JM/RK  
DATE: 3/2/2022  
REVISIONS:

SHEET  
**A-1**  
OF 5

### WINDOW SCHEDULE

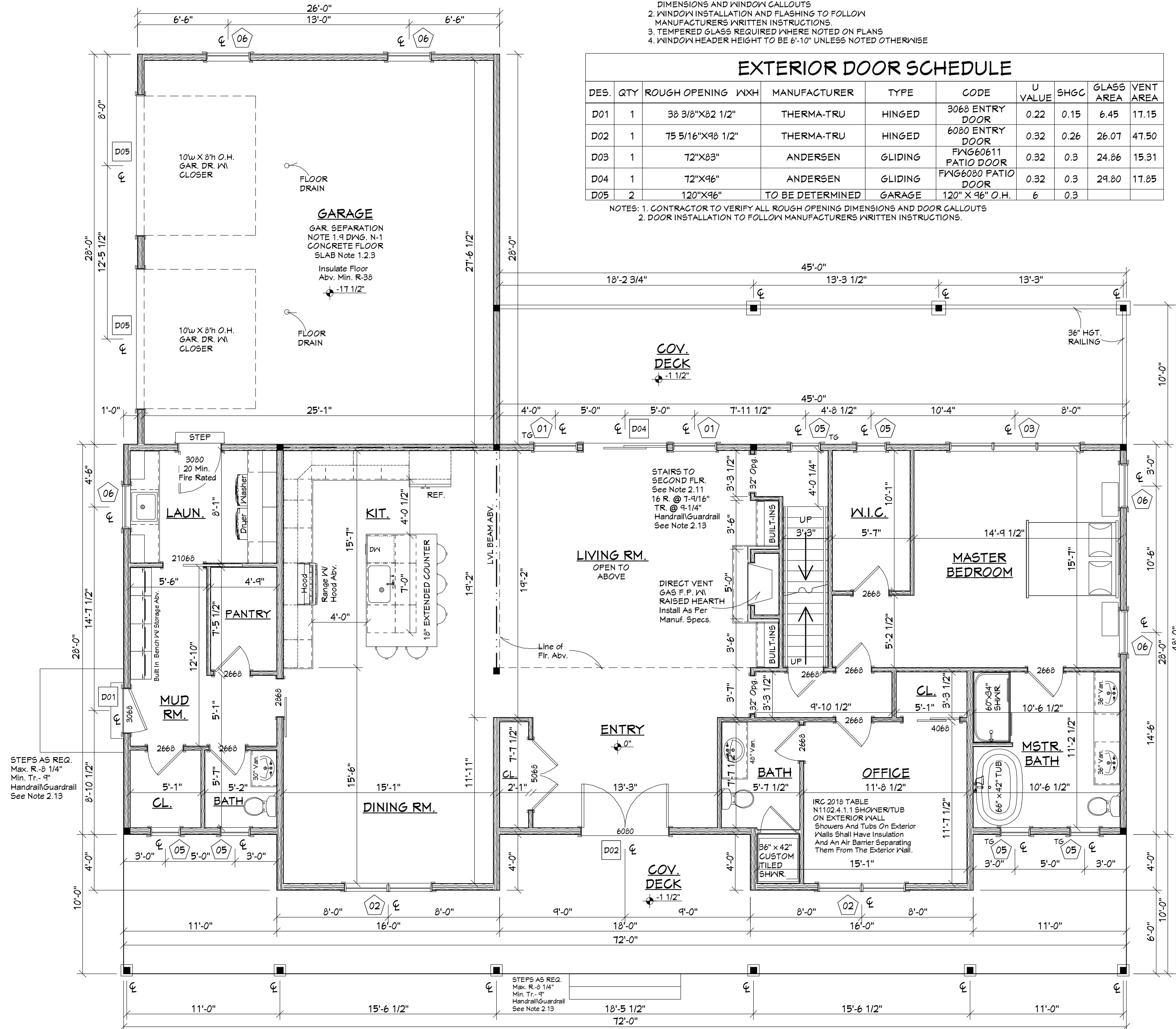
DES.	QTY	ROUGH OPENING WxH	TYPE	LABEL	EGRESS	U VALUE	GLASS AREA	VENT AREA
01	2	38 1/8"x68 7/8"	DOUBLE HUNG	TW3056 <sup>3</sup>	YES	0.3	12.89	7.14
02	2	76"x68 7/8"	DOUBLE HUNG	TW3056-2 <sup>3</sup>	YES	0.3	25.78	14.28
03	1	113 3/4"x68 7/8"	DOUBLE HUNG	TW3056-3	YES	0.3	38.67	21.42
04	2	76"x56 7/8"	DOUBLE HUNG	TW3046-2	YES	0.3	20.62	11.46
05	6	26 1/8"x56 7/8"	DOUBLE HUNG	TW2046 <sup>3</sup>		0.3	6.31	3.70
06	5	38 1/8"x52 7/8"	DOUBLE HUNG	TW3042 <sup>3</sup>		0.3	4.45	5.26
07	3	38 1/8"x56 7/8"	DOUBLE HUNG	TW3046	YES	0.3	10.31	5.73
08	1	76"x48 7/8"	PICTURE	DHF30310-2		0.3	18.76	-
09	2	38 1/8"x39 7/8"	TRANSOM	TWT3031		0.3	7.02	-
10	2	72"x39 7/8"	TRANSOM	TWT21031-2		0.3	13.14	-

NOTES: 1. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS AND WINDOW CALLOUTS.  
2. WINDOW INSTALLATION AND FLASHING TO FOLLOW MANUFACTURERS WRITTEN INSTRUCTIONS.  
3. TEMPERED GLASS REQUIRED WHERE NOTED ON PLANS.  
4. WINDOW HEADER HEIGHT TO BE 6'-10" UNLESS NOTED OTHERWISE.

### EXTERIOR DOOR SCHEDULE

DES.	QTY	ROUGH OPENING WxH	MANUFACTURER	TYPE	CODE	U VALUE	SHGC	GLASS AREA	VENT AREA
D01	1	38 3/8"x82 1/2"	THERMA-TRU	HINGED	3068 ENTRY DOOR	0.22	0.15	6.45	17.15
D02	1	75 5/16"x98 1/2"	THERMA-TRU	HINGED	6080 ENTRY DOOR	0.32	0.26	26.07	47.50
D03	1	72"x88"	ANDERSEN	GLIDING	FNG60611 PATIO DOOR	0.32	0.3	24.86	15.31
D04	1	72"x96"	ANDERSEN	GLIDING	FNG6080 PATIO DOOR	0.32	0.3	24.80	17.85
D05	2	120"x96"	TO BE DETERMINED	GARAGE	120" X 96" O.H.	6	0.3		

NOTES: 1. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS AND DOOR CALLOUTS.  
2. DOOR INSTALLATION TO FOLLOW MANUFACTURERS WRITTEN INSTRUCTIONS.



## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

### 2. GENERAL NOTES:

- ALL EXT. WALLS ARE 2x6 (5 1/2" THK.) U.N.O.
- ALL INT. WALLS ARE 2x4 (3 1/2" THK.) U.N.O. ALL DIM. ARE TO STUDLINE
- ALL FRAMING LUMBER SPECIFIED SHALL BE SPF (North) #1/#2 OR BETTER WALL STUDS TO BE MIN. SPF #3, STANDARD OR STUD GRADE R602.2
- DECK LUMBER TO BE PRESSURE TREATED
- DOUBLE JOISTS UNDER BRG. PARTITIONS
- LATERAL RESTRAINTS AT SUPPORTS R502.7 JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOM. IN THK.; OR BY ATTACHMENT TO A HEADER, BAND, OR RIM JOIST, OR TO AN ADJOINING STUD; OR SHALL BE OTHERWISE PROVIDED W/ LATERAL SUPPORT TO PREVENT ROTATION.
- FASTENERS FOR STRUCTURAL MEMBERS, FLOOR, WALL AND ROOF SHEATHING, ROOF FINISH MATERIALS, GYP. BD. TO COMPLY WITH IRC 2018 TABLES R602.3(1) AND R602.3(2)
- CUTTING, NOTCHING AND DRILLING OF WALL STUDS, FLOOR JOISTS, RAFTERS AND CEILING JOISTS TO COMPLY WITH IRC 2018 FIGURES R502.8, R602.6(1), AND R602.6(2)
- MOISTURE VAPOR RETARDERS REQ. IN ALL FRAMED WALLS, FLOORS AND ROOF/CLGS. COMPRISING ELEMENTS OF THE BUILDING ENVELOPE. RT02.7 Moisture Control - USE PAPER FACED INSULATION
- LV L CONNECTION NOTE: WHERE MULTIPLE PLYS ARE USED IN PLACE OF SOLID MEMBERS FOLLOW MANUF. SPECS. FOR ATTACHMENT. TYP. ATTACHMENT SPEC. FOR SIDE LOAD - Attach two plies w/ 4 rows of 16d (3 1/2") nails at 6" o/c from one face only. Stagger rows. Flip beam and attach the third ply w/ 4 rows of 16d (3 1/2") nails at 6" o/c to the un-nailed side of the first two plies. Stagger rows. Nails may be common or box nails w/ a min. shank dia. of 0.131". 16d sinkers (3 1/4") may be used. ATTACHMENT MAY VARY ACCORDING TO LOADING.
- STAIRWAY:
  - MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES.
  - STAIRWAY WALLS TO BE INSULATED WITH R-13 F.G. INSUL.
  - STAIRWAY CLG. TO BE INSULATED WITH R-30 F.G. INSUL.
- UNDER STAIR PROTECTION R302.1 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BOARD
- HANDRAIL / GUARDRAIL SPECS.
  - HANDRAIL HGT. - 34" min.; 38" max.
  - GRIP SIZE - 1-1/4" dia. min.; 2-5/8" dia. max.
  - GUARDRAIL OPG. - 2x2 spindles @ 5" o/c max. (< 4" OPG.)
  - GUARDRAIL HGT. - 36" Min.
  - HANDRAIL ENDS - RETURNED OR TERMINATED IN POSTS
- THIS BUILDING SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE
- ENERGY COMPLIANCE PATH: This building has been designed to meet the 2018 IRC Chapter 11 Energy Efficiency Provisions.

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value <sup>c</sup>	Slab <sup>d</sup> R-Value And Depth	Crawl Space <sup>e</sup> Wall R-Value
5	0.30	0.55	NR	49	20 or 13+5 <sup>h</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 ft.	15/19

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-values for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation shall not be required in warm-humid locations as defined by Figure N1101.7 and Table N1101.7.
- Alternatively, insulation sufficient to fill the framing cavity providing not less than R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

	L.L.	D.L.
ROOF	50	10
ATTIC w/ limited storage	20	10
ATTIC w/ no storage	10	10
HABITABLE ATTICS	30	10
SLEEPING ROOMS	30	10
ROOMS Other than sleeping	40	10
DECKS AND BALCONIES	40	10

### SQUARE FOOT AREA:

FIRST FLOOR	- 2144
SECOND FLOOR	- 889
TOTAL	- 3033
COVERED DECK	- 592
REAR COV. DECK	- 450
GARAGE	- 728

NOTE:  
FIRST FLOOR WALL HGT. = 9'-1 1/8"  
SECOND FLR. WALL HGT. = 8'-1 1/8"

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**RICH KILIAN**  
DRAFTING  
112 Stony Lanes Rd., Greentown, PA 18428  
Ph: Fax: 570-675-8814 Email: rkdrafting@verizon.net

**SPEC HOUSE FOR:**  
Saviolis  
Blue Heron Way  
Hawley, PA 18428  
Lackawaxen Twp., Pike Co.

DRAWN: KM/JM/RK  
DATE: 3/2/2022  
REVISIONS:

SHEET  
**A-2**  
OF 5

### 3. FLASHING NOTES:

#### FLASHING REQUIREMENTS

**R905.2.8.1 BASE AND CAP FLASHING.** Base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.5mm) thickness or mineral surface roll roofing weighing a minimum of 77 pounds per 100 square feet (4 kg/m<sup>2</sup>). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness.

**R905.2.8.2 VALLEYS.** Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two piles of mineral surfaced roll roofing, complying with ASTM D3904 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380 and at least 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 above shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

**R905.2.8.3 SIDEWALL FLASHING.** Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4 inches (102 mm) high and 4 inches (102 mm) wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter.

**R905.2.8.4 OTHER FLASHING.** Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to the asphalt shingle manufacturer's printed instructions.

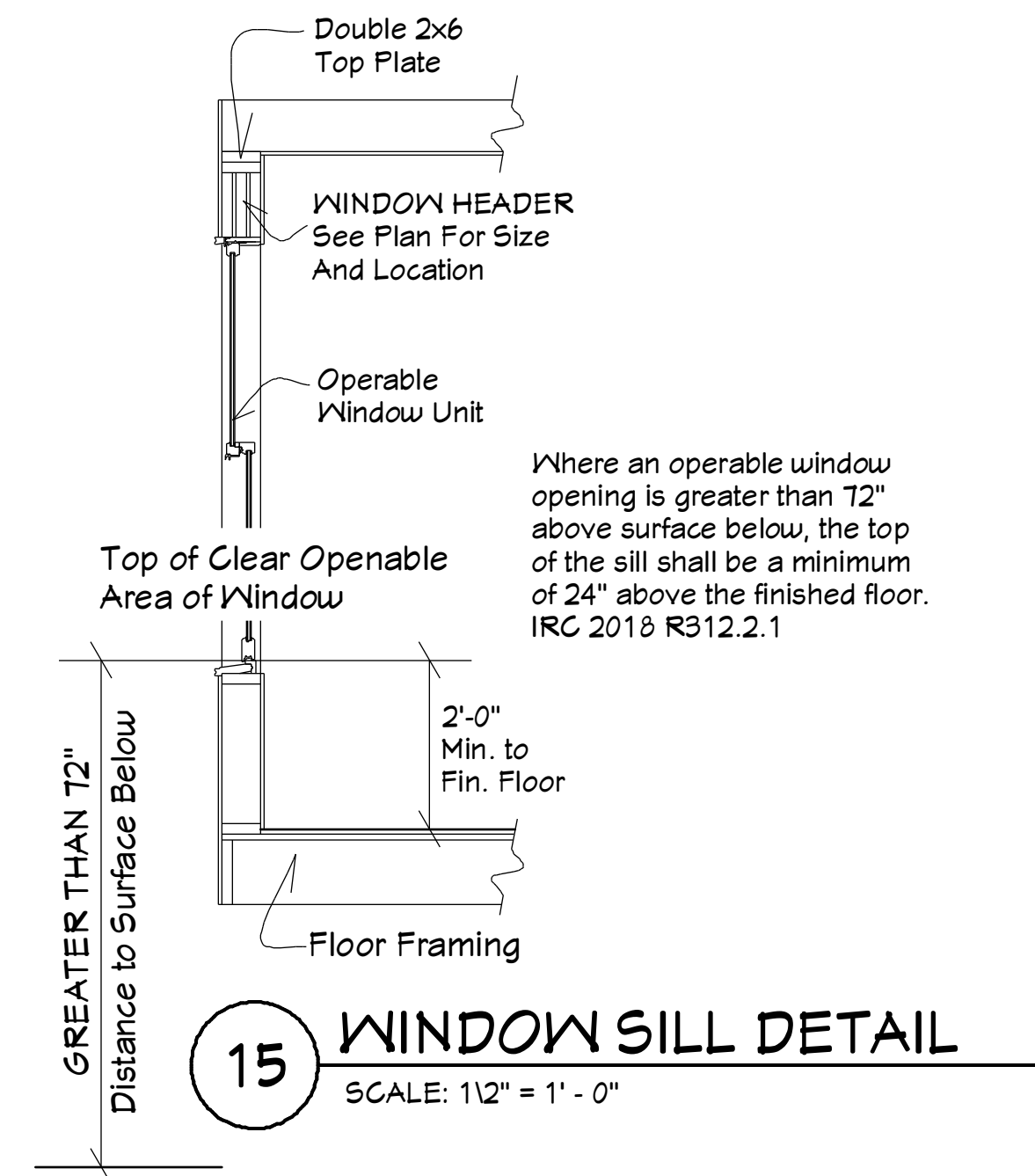
**R905.2.2 CRICKETS AND SADDLES.** A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches (762 mm) wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

#### R905.1.1 UNDERLAYMENT APPLICATION.

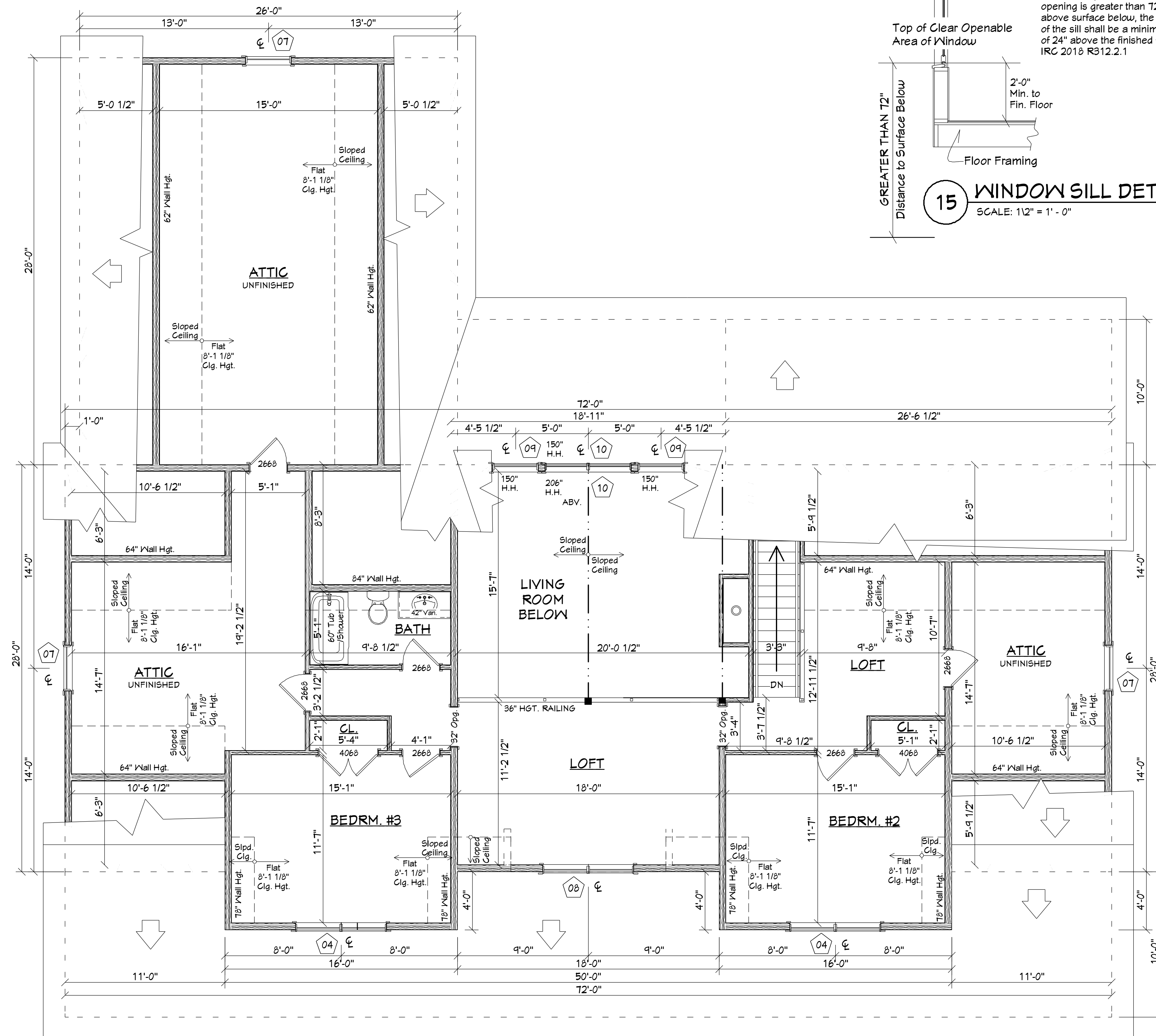
- For roof slopes from two units vertical in 12 units horizontal (17% slope), up to four units vertical in 12 units horizontal (33% slope), underlayment shall be two layers applied in the following manner:
  - Apply a 14-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place.
  - Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 14 inches (483 mm), and fastened sufficiently to hold in place.
  - Distortions in the underlayment shall not interfere with the ability of the shingles to seal.
- For roof slopes of four units vertical in 12 units horizontal (33% slope) or greater, underlayment shall be one layer applied in the following manner:
  - Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place.
  - Distortions in the underlayment shall not interfere with the ability of the shingles to seal.
  - End laps shall be offset by 6 feet (1824 mm).

#### R905.1.2 ICE BARRIER.

- In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building, and the top layer a minimum of 36 inches wide.

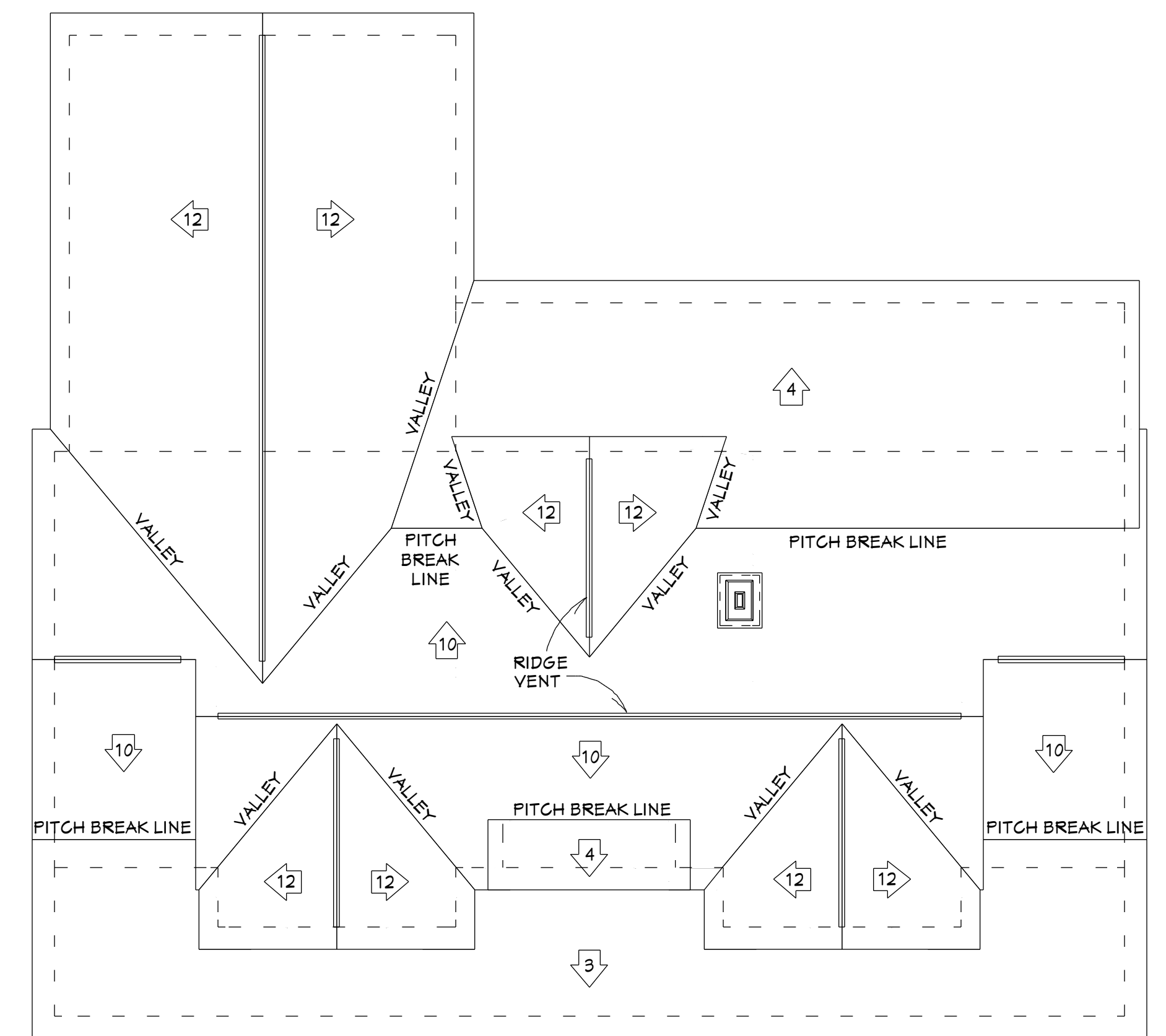


**15 WINDOW SILL DETAIL**  
SCALE: 1/2" = 1'-0"



## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



## ROOF PLAN

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

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Ph: Fax: 570-675-5814 Email: rkdrafting@verizon.net

SPEC HOUSE FOR:  
Saviolis

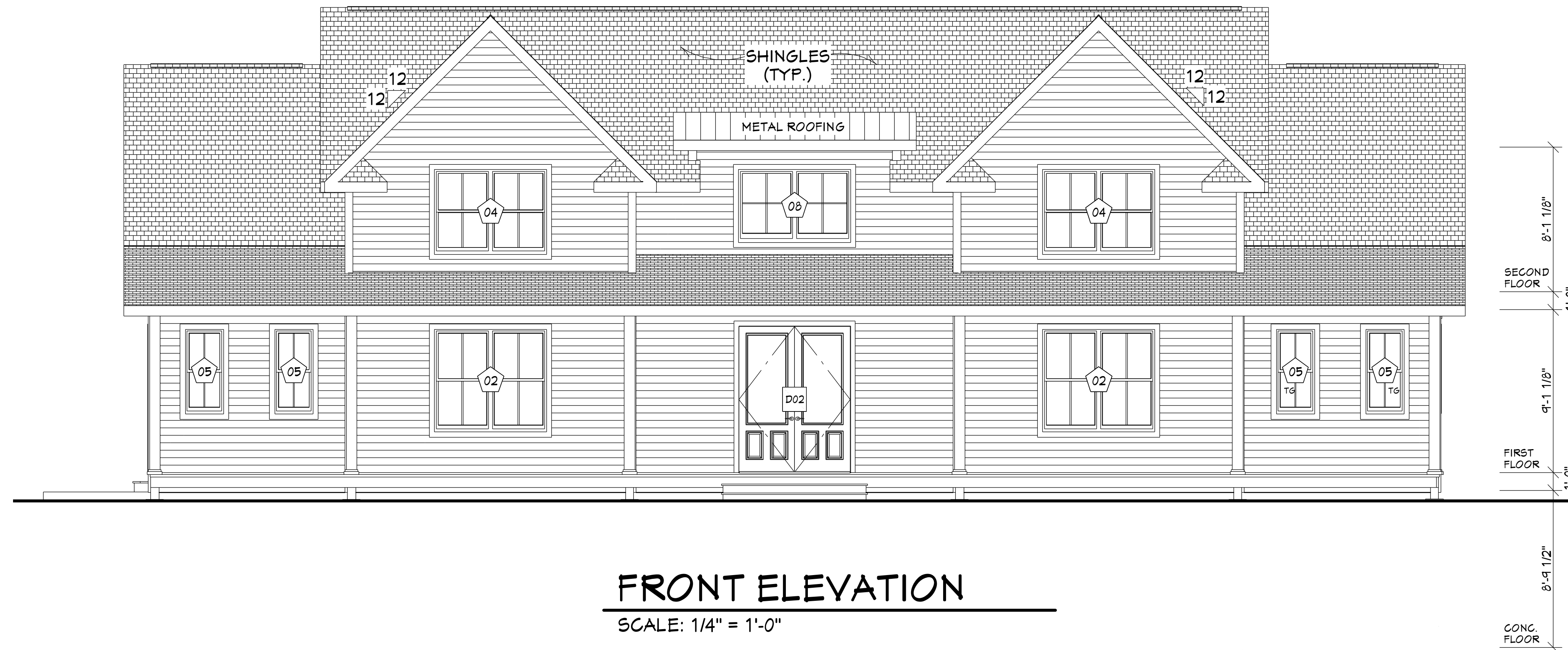
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DRAWN: KM/JM/RK  
DATE: 3/2/2022  
REVISIONS:

SHEET

**A-3**

OF 5



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

NOTE:  
PORCH FLOORS MORE THAN 30"  
ABV. FINISHED GRADE SHALL  
HAVE GUARDS NOT LESS THAN  
36" IN HGT. W/ LESS THAN 4"  
SPACE BETWEEN VERT. MEMBERS.

NOTE:  
ACTUAL GRADE MAY VARY  
SLOPE ALL GRADE AWAY  
FROM FOUNDATION TO  
PROVIDE FOR WATER  
RUNOFF. Min. 6 in. Drop  
Within the First 10 Ft.

**PRELIMINARY**

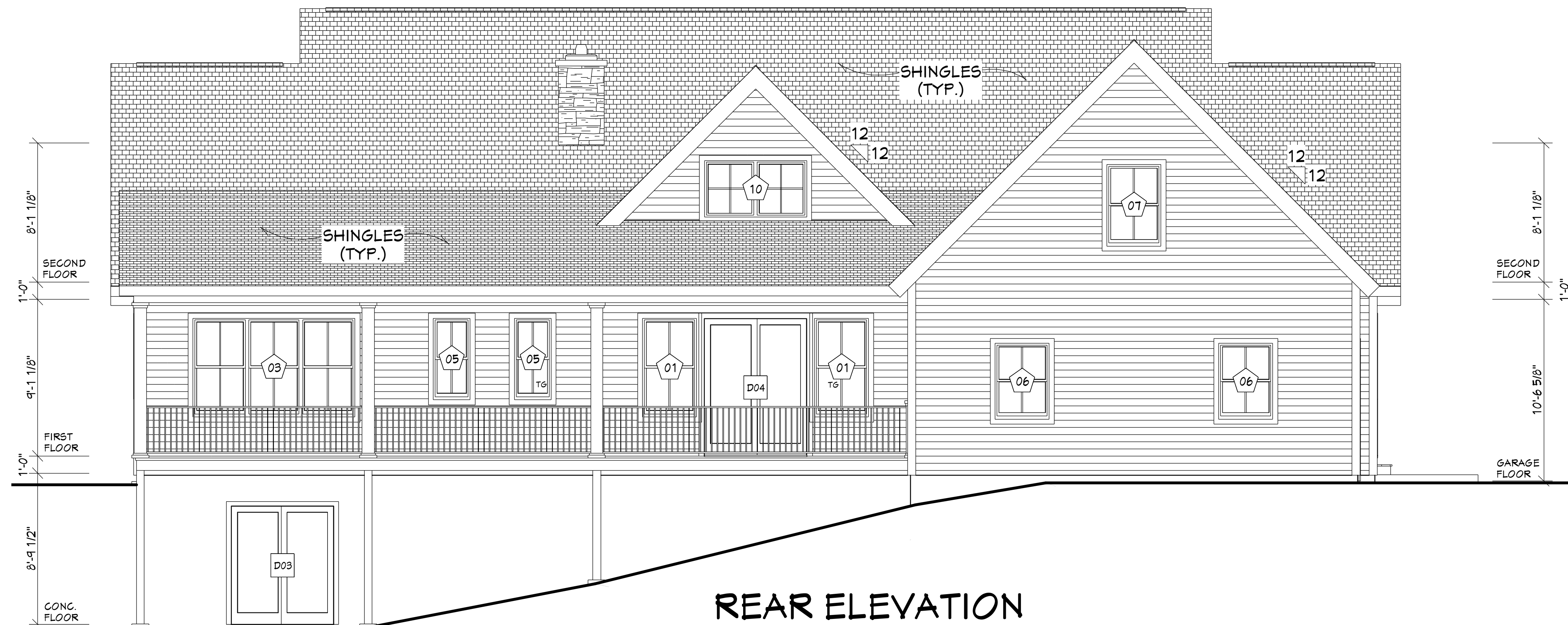
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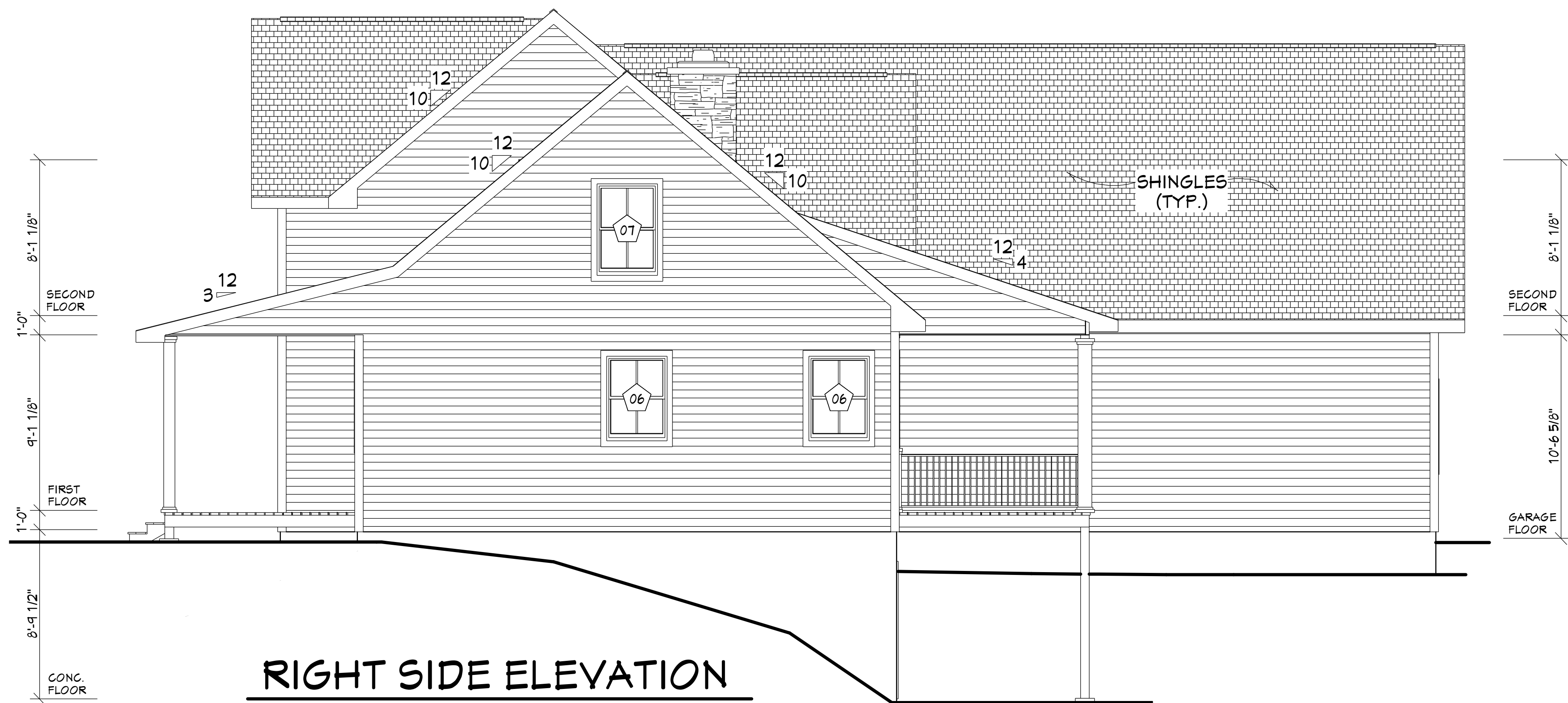
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Lackawaxen Twp., Pike Co.

DRAWN: KM/JM/RK  
DATE: 3/2/2022  
REVISIONS:



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

NOTE:  
PORCH FLOORS MORE THAN 30"  
ABV. FINISHED GRADE SHALL  
HAVE GUARDS NOT LESS THAN  
36" IN HGT. W/ LESS THAN 4"  
SPACE BETWEEN VERT. MEMBERS.

NOTE:  
ACTUAL GRADE MAY VARY  
SLOPE ALL GRADE AWAY  
FROM FOUNDATION TO  
PROVIDE FOR WATER  
RUNOFF. Min. 6 in. Drop  
Within the First 10 Ft.

**PRELIMINARY**  
THESE DRAWINGS ARE FOR CONFIRMATION  
OF BASIC DESIGN ONLY. STRUCTURAL  
MEMBERS SUCH AS BEAMS, FLOOR JOISTS  
AND ROOF RAFTERS ARE SUBJECT TO  
CHANGE AS PER FINAL ENGINEERING.

THIS DRAFTING SERVICE, NOT BEING AN ARCHITECTURAL OR  
ENGINEERING FIRM, IS NOT LIABLE FOR STRUCTURAL OR  
ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE  
TO ENSURE ALL DIMENSIONS AND STRUCTURAL MEMBERS ARE CORRECT  
AND BUILDING CODE REGULATIONS HAVE BEEN MET. IF AN ERROR OR  
OMISSION DOES OCCUR IT IS THE SOLE RESPONSIBILITY OF THE  
CONTRACTOR AND/OR THE OWNER TO CORRECT THE ERROR AND/OR  
OMISSIONS AT HIS OWN EXPENSE AND IS NOT THE RESPONSIBILITY OF  
THE DRAFTING SERVICE.



**SPEC HOUSE FOR:**  
Saviolis  
Blue Heron Way  
Hawley, PA 18428  
Lackawaxen Twp., Pike Co.

**DRAWN:** KM/JM/RK  
**DATE:** 3/2/2022  
**REVISIONS:**

SHEET  
**A-5**  
OF 5