



## Proposed New Residence for:

Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

Franklin County, PA

### Area Calculations

Basement Level Living Space (including studio and unfinished area)	1,808 SF
1st Level Living Space (excludes studio)	1,462 SF
2nd Level Living Space (includes storage area)	756 SF
Porches	156 SF

### Drawing Index

- A-1 Exterior Elevations
- A-2 Basement Floor Plan
- A-3 1st Level Floor Plan
- A-4 2nd Level Floor Plan
- A-5 Section Views
- A-6 Section View, Section View Details
- A-7 Section View, Section View Details
- S-1 Foundation Plan
- S-2 1st Level Floor Framing Plan
- S-3 2nd Level Floor Framing Plan
- S-4 Roof Framing Plan

### Code & Design Criteria

#### Building Code

IRC 2009

#### Design Loads for New Construction

<b>Floor</b>	
Live Load	40 PSF
Dead Load	12 PSF
<b>Roof</b>	
Construction Live Load	35 PSF
Snow Load	30 PSF
Dead Load	20 PSF

#### Live Load Minimum Deflection Criteria

Floor Joists	L / 480
Floor Beams	L / 360
Roof	L / 360
Roof Beams	L / 360

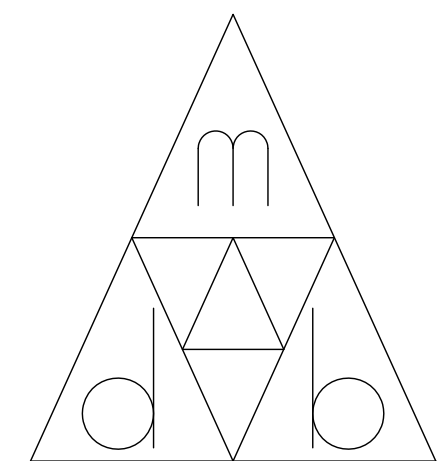
#### GENERAL NOTES

- 1) ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION W/ MIN. 3/4" OSB SHEATHING, UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.
- 3) ALL WINDOWS AND DOORS TO MEET LOCAL REQUIREMENTS FOR U VALUE AND ALL OTHER ENERGY REQUIREMENT.
- 4) ALL CONSTRUCTION TO BE COMPLETED IN COMPLIANCE WITH CURRENT IRC CODE AND LOCAL GOVERNING BUILDING AND INSPECTIONS DEPARTMENT.
- 5) ALL MECHANICAL WORK MUST BE DONE IN COMPLIANCE WITH CURRENT IRC CODE AND LOCAL GOVERNING BUILDING AND INSPECTIONS DEPARTMENT.
- 6) ALL PLUMBING WORK MUST BE DONE IN COMPLIANCE WITH CURRENT IRC CODE AND LOCAL GOVERNING BUILDING AND INSPECTIONS DEPARTMENT.
- 7) ALL ELECTRICAL WORK MUST BE DONE IN COMPLIANCE WITH CURRENT IRC CODE AND LOCAL GOVERNING BUILDING AND INSPECTIONS DEPARTMENT.
- 8) ALL EXTERIOR DIMENSIONS TO WOOD ARE TO SHEATHING LINE. INTERIOR DIMENSIONS ARE TO FRAME LINE.

#### INSULATION NOTES

- 1) ENTIRE STRUCTURE TO BE FULLY INSULATED TO MEET CURRENT IRC ENERGY CODE REQUIREMENTS.
  - 2) ALL EXTERIOR WALLS TO BE INSULATED WITH MIN. R-20.
  - 3) ALL ROOF / CEILING OVER DWELLING UNIT TO BE INSULATED WITH MIN. R-38.
- NOTE: VARIATIONS TO R-VALUES MAY BE MADE AS PERMITTED BY CODE OFFICIAL.

#### Plans Provided by:



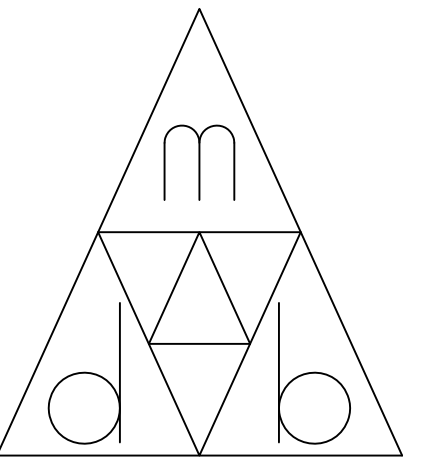
**mdb drafting & design**  
 matthew bender  
 21153 main street  
 p.o. box 47  
 shade gap, pa 17255  
 (814) 421-6233  
 mdb\_d\_d@hotmail.com  
 www.mdbhouseplans.com

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL INFORMATION CONTAINED IN THESE PLANS PRIOR TO CONSTRUCTION AND ASSUMES FULL LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY PROBLEMS RESULTING FROM UNAUTHORIZED CHANGES TO THESE PLANS. CONSTRUCTION OF THIS PROJECT MUST BE DONE IN ACCORDANCE WITH CURRENT LOCAL APPLICABLE BUILDING CODES. ANY DISCREPANCIES FOUND IN THIS DRAWING SET SHOULD BE FORWARDED TO BUILDING DESIGNER. USE OF THESE PLANS FOR CONSTRUCTION OF ANY PROJECT OTHER THAN THAT SPECIFIED IS NOT ALLOWED.

Sheet Number

**CS**

10-17-16



**mdb drafting & design**

21153 main street  
shade gap, pa 17255  
(814) 421-6233  
www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
14 Village Lane  
Harrisonville, PA 17228

**Project**

New Residence  
Benjamin & Ann Good  
Bear Valley Road  
Fort Loudon, PA 17224

**Drawing**

Exterior Elevations

**Sheet Number**

**A-1**

10-17-16



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



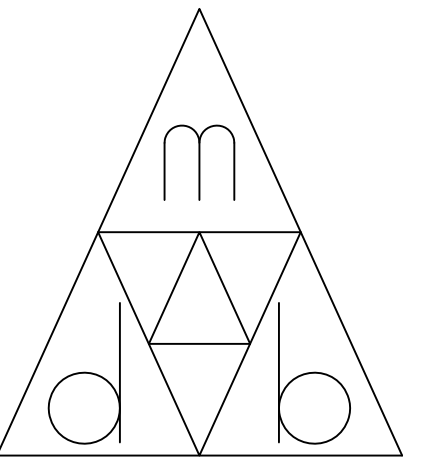
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**mdb drafting & design**

21153 main street  
shade gap, pa 17255  
(814) 421-6233  
www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
14 Village Lane  
Harrisonville, PA 17228

**Project**

New Residence  
Benjamin & Ann Good  
Bear Valley Road  
Fort Loudon, PA 17224

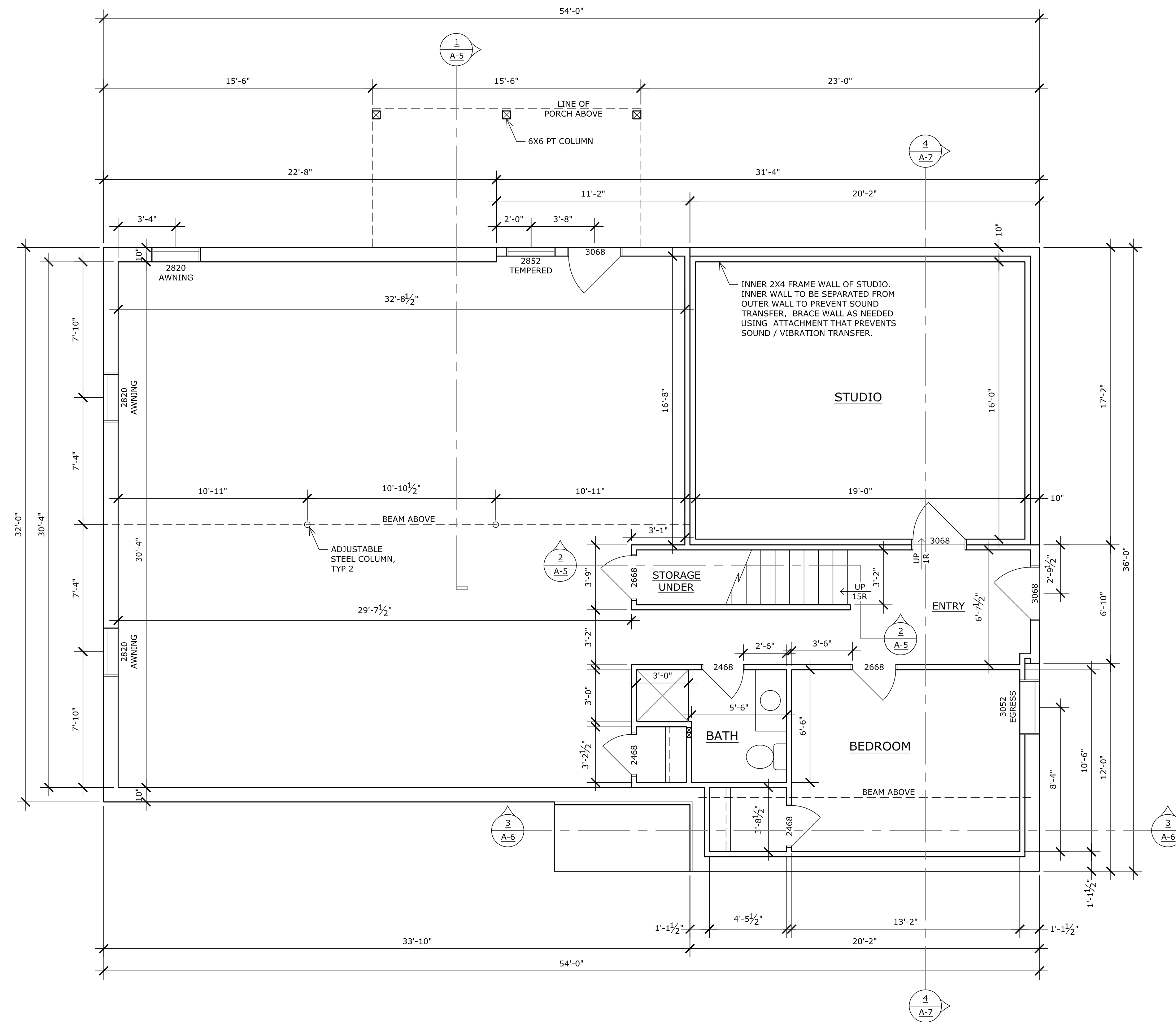
**Drawing**

Basement Floor Plan

**Sheet Number**

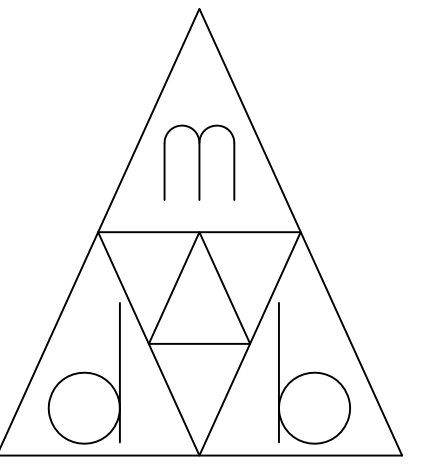
**A-2**

10-17-16



**BASEMENT FLOOR PLAN**

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



**mdb drafting & design**

21153 main street  
shade gap, pa 17255  
(814) 421-6233  
www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
14 Village Lane  
Harrisonville, PA 17228

**Project**

New Residence  
Benjamin & Ann Good  
Bear Valley Road  
Fort Loudon, PA 17224

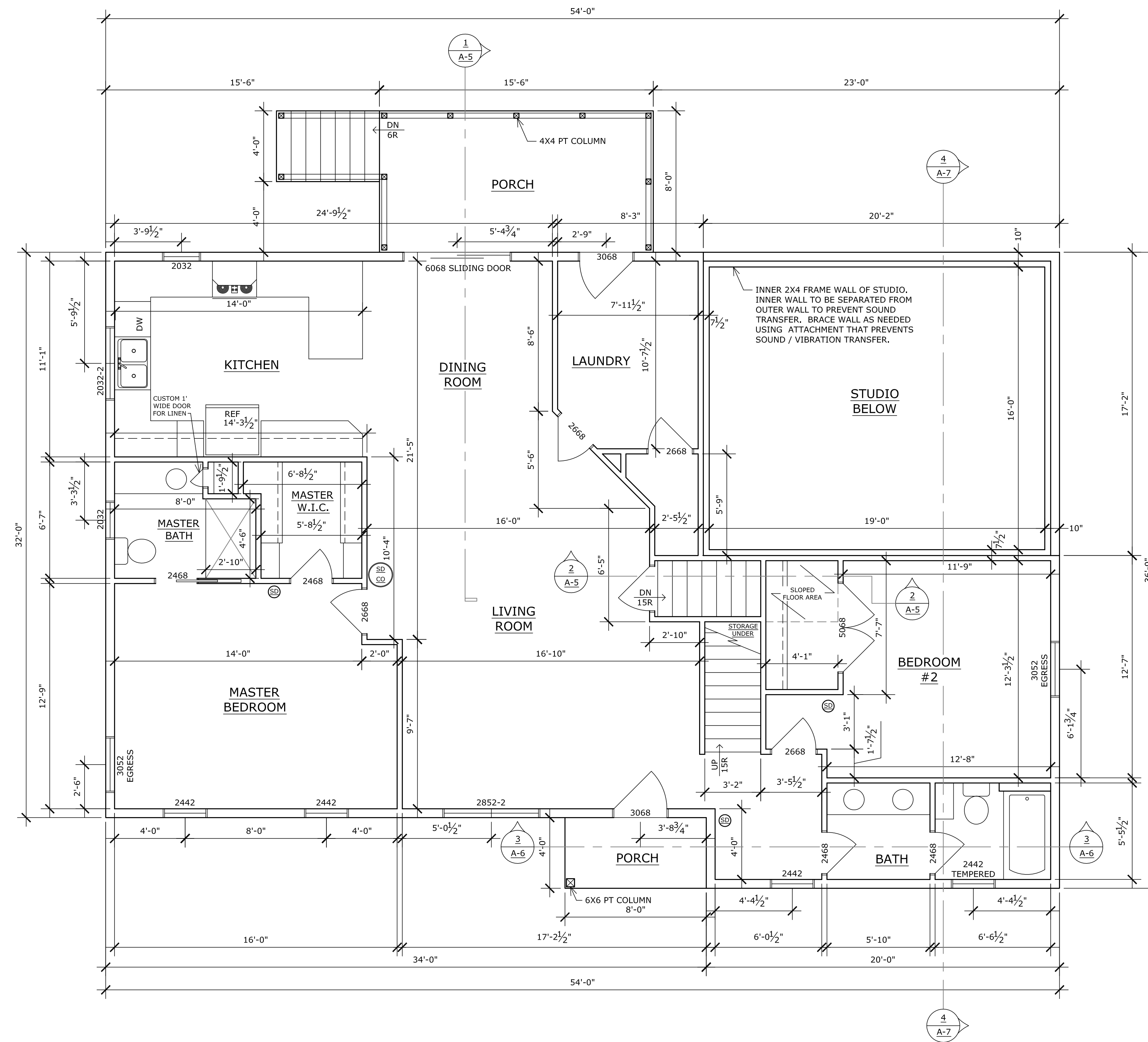
**Drawing**

1st Level Floor Plan

**Sheet Number**

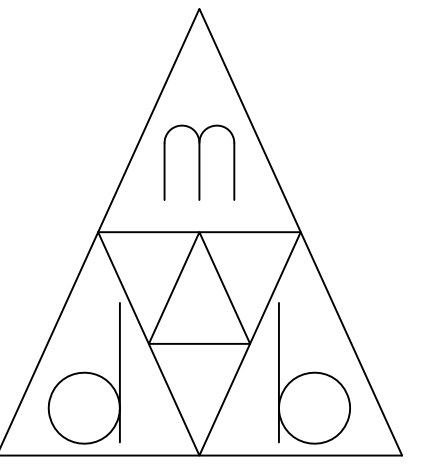
**A-3**

10-17-16



**1ST LEVEL FLOOR PLAN**

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



**mdb drafting & design**

21153 main street  
shade gap, pa 17255  
(814) 421-6233  
www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
14 Village Lane  
Harrisonville, PA 17228

**Project**

New Residence  
Benjamin & Ann Good  
Bear Valley Road  
Fort Loudon, PA 17224

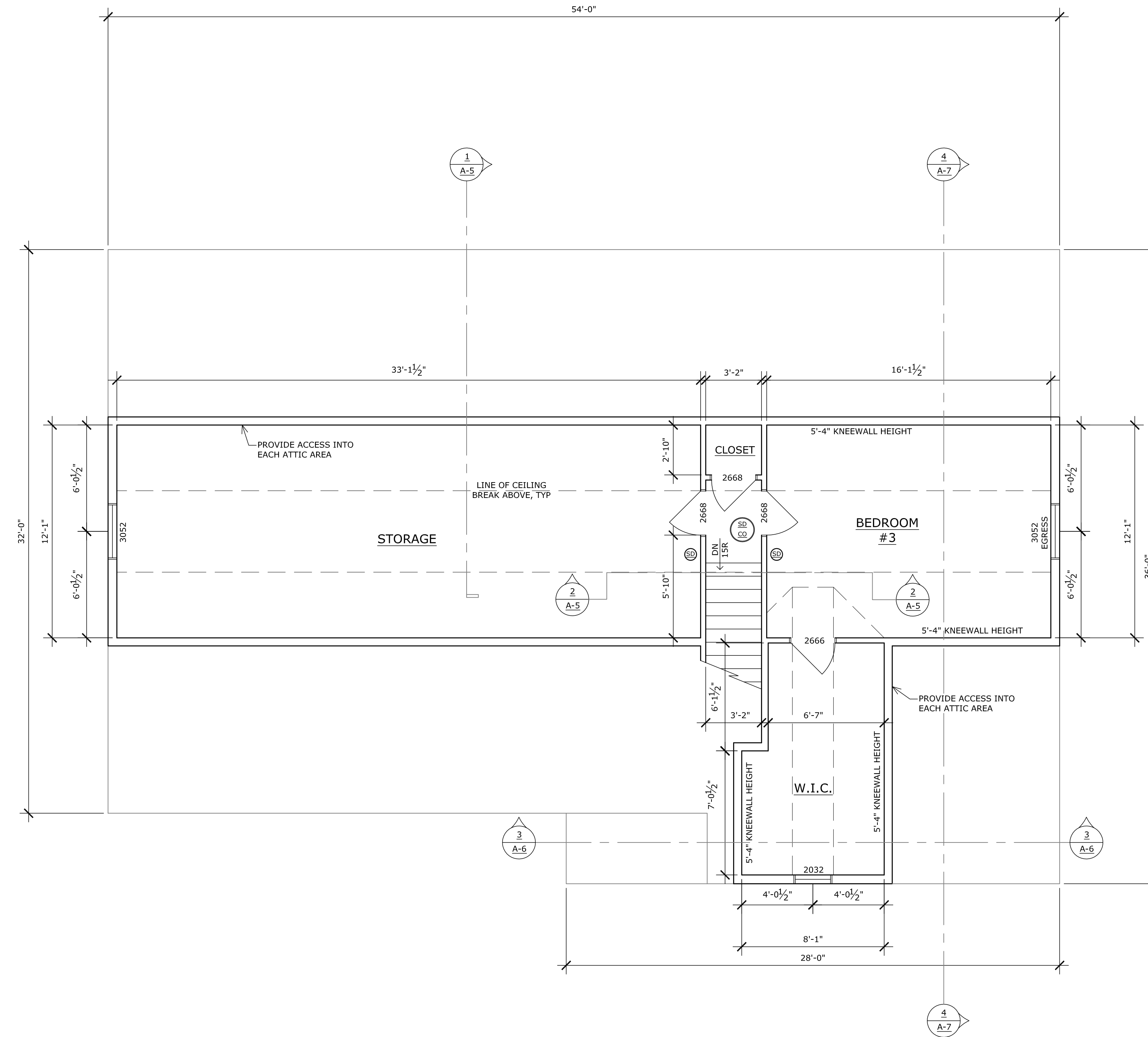
**Drawing**

2nd Level Floor Plan

**Sheet Number**

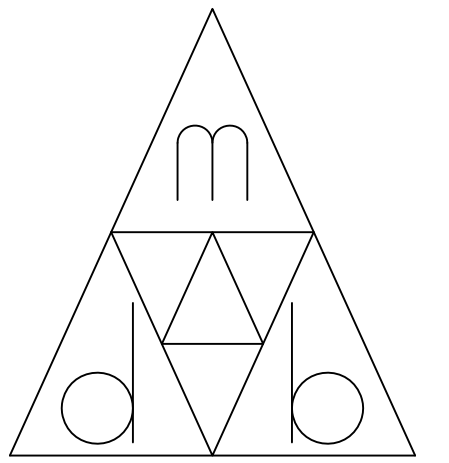
**A-4**

10-17-16



**2ND LEVEL FLOOR PLAN**

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



**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

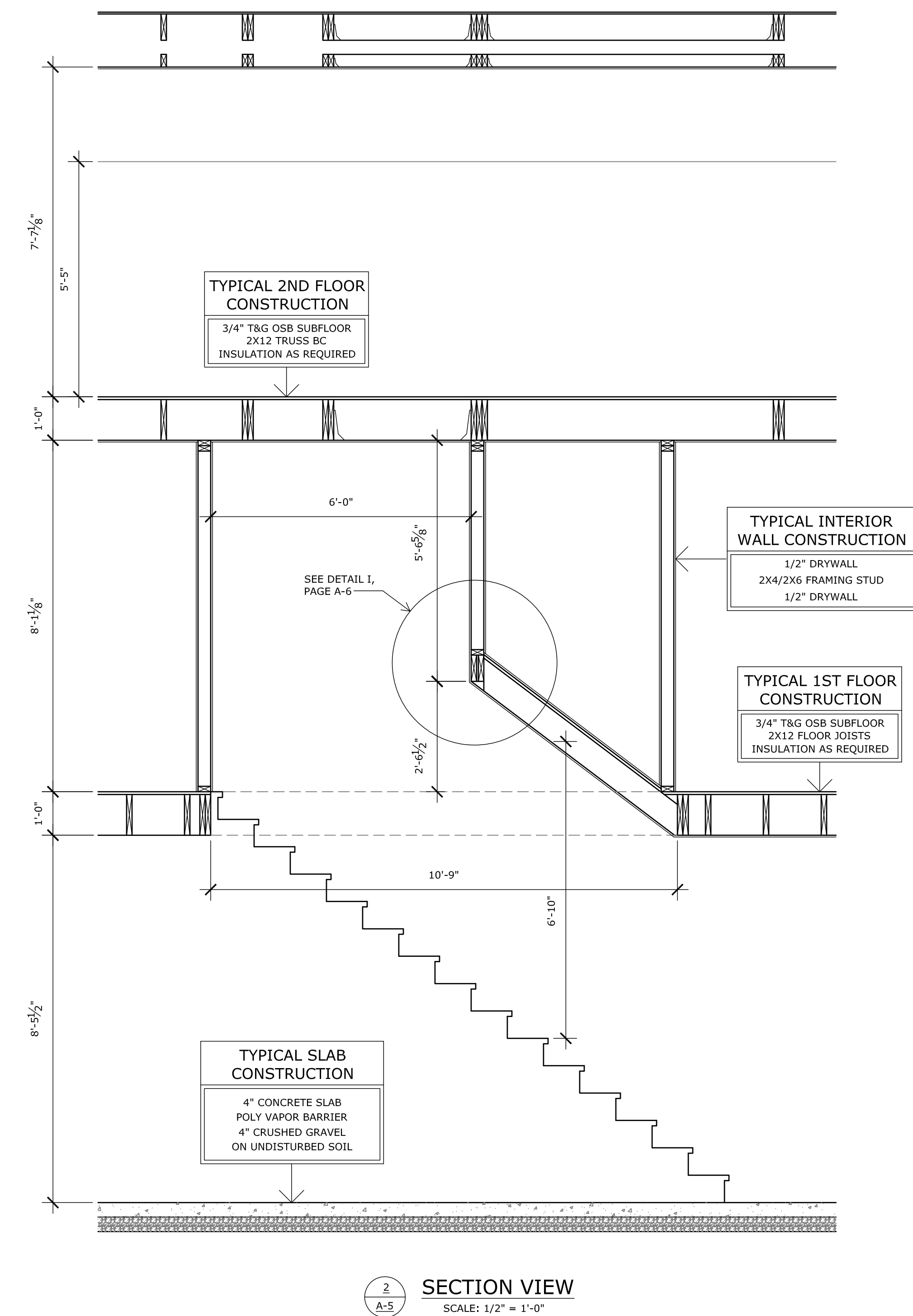
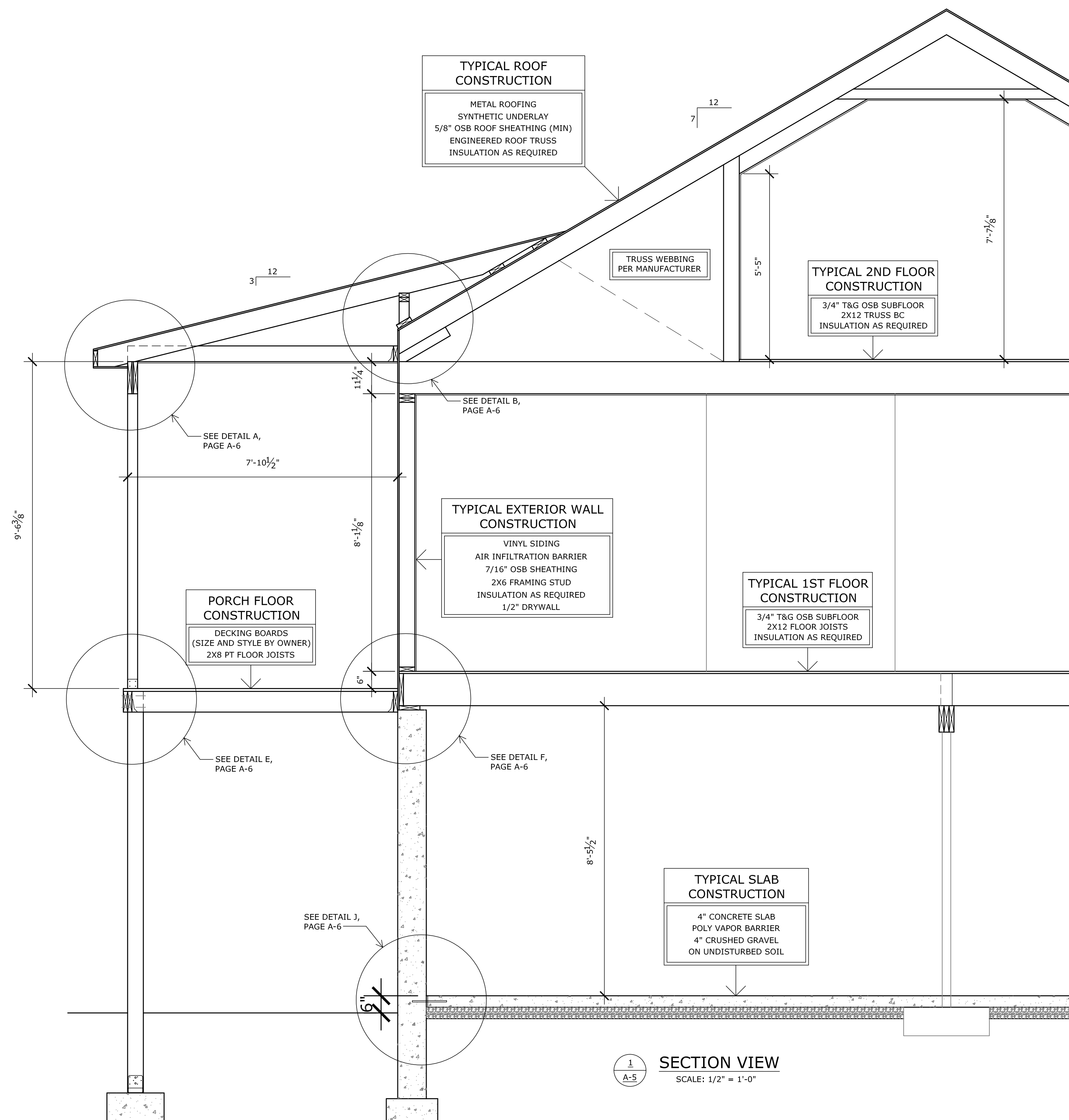
**Drawing**

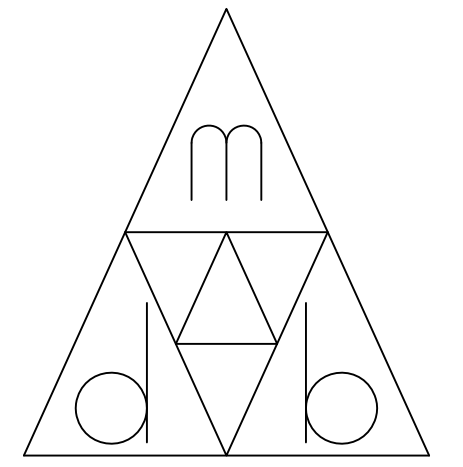
Section Views

**Sheet Number**

**A-5**

10-17-16





**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

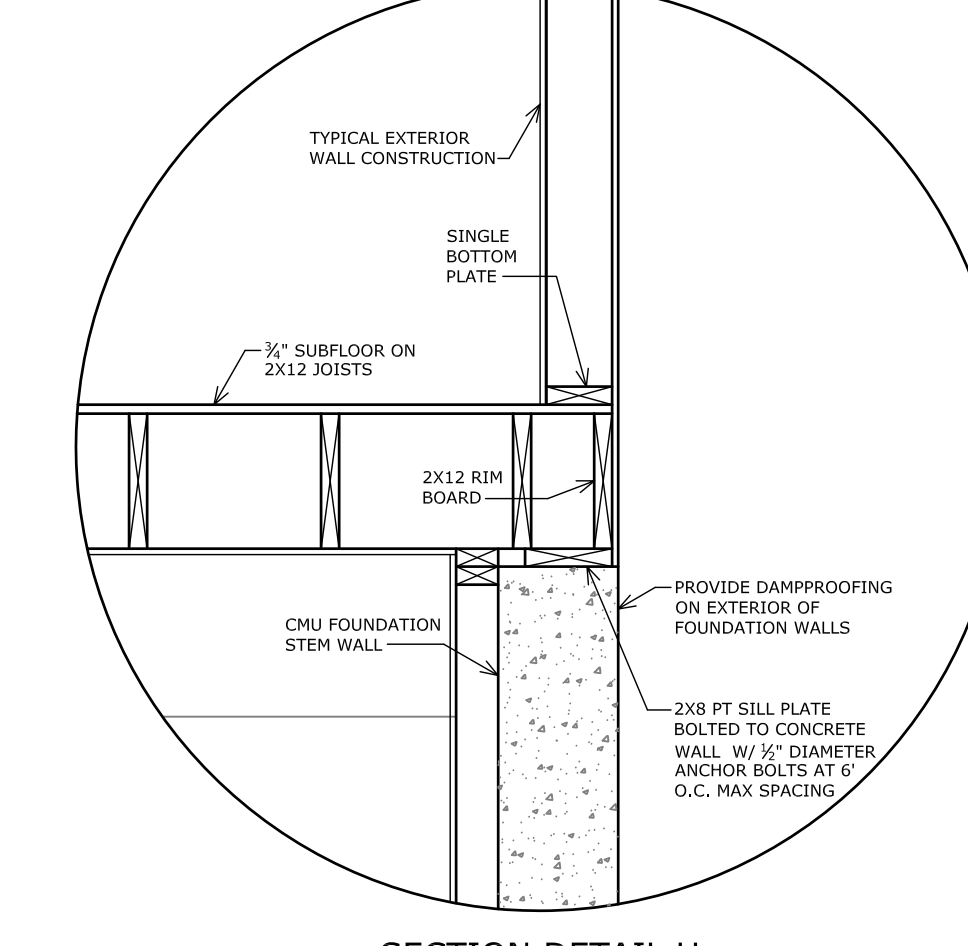
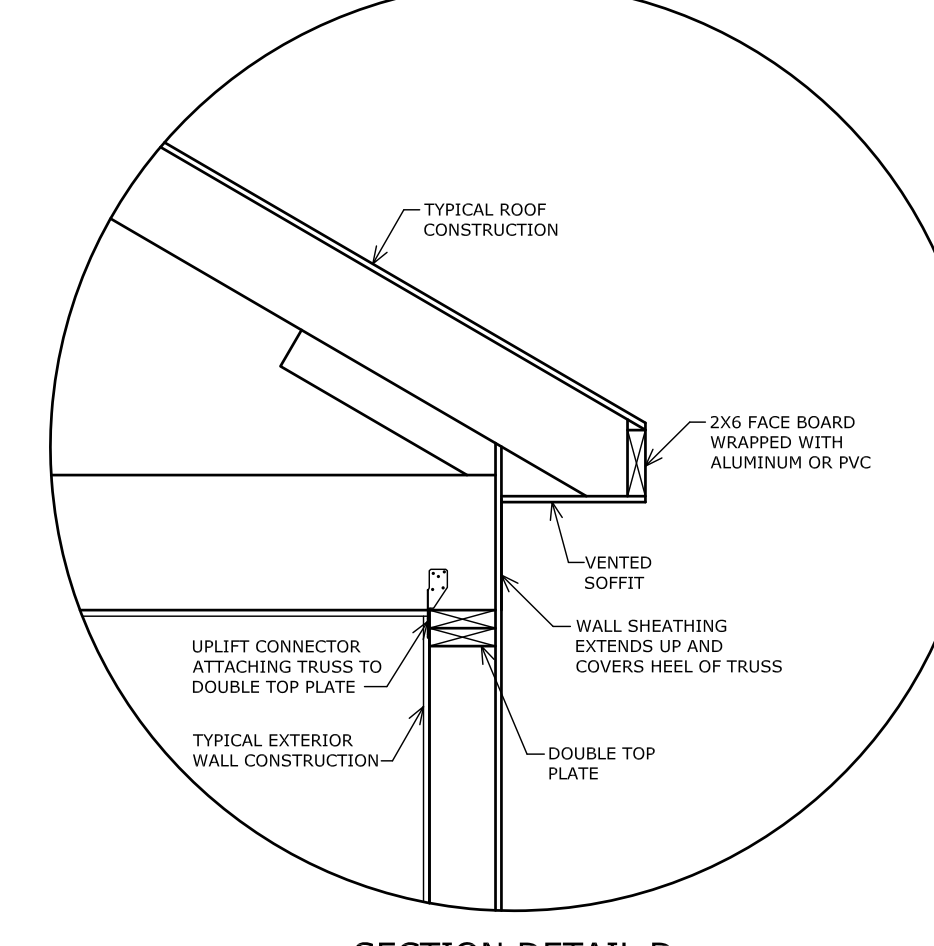
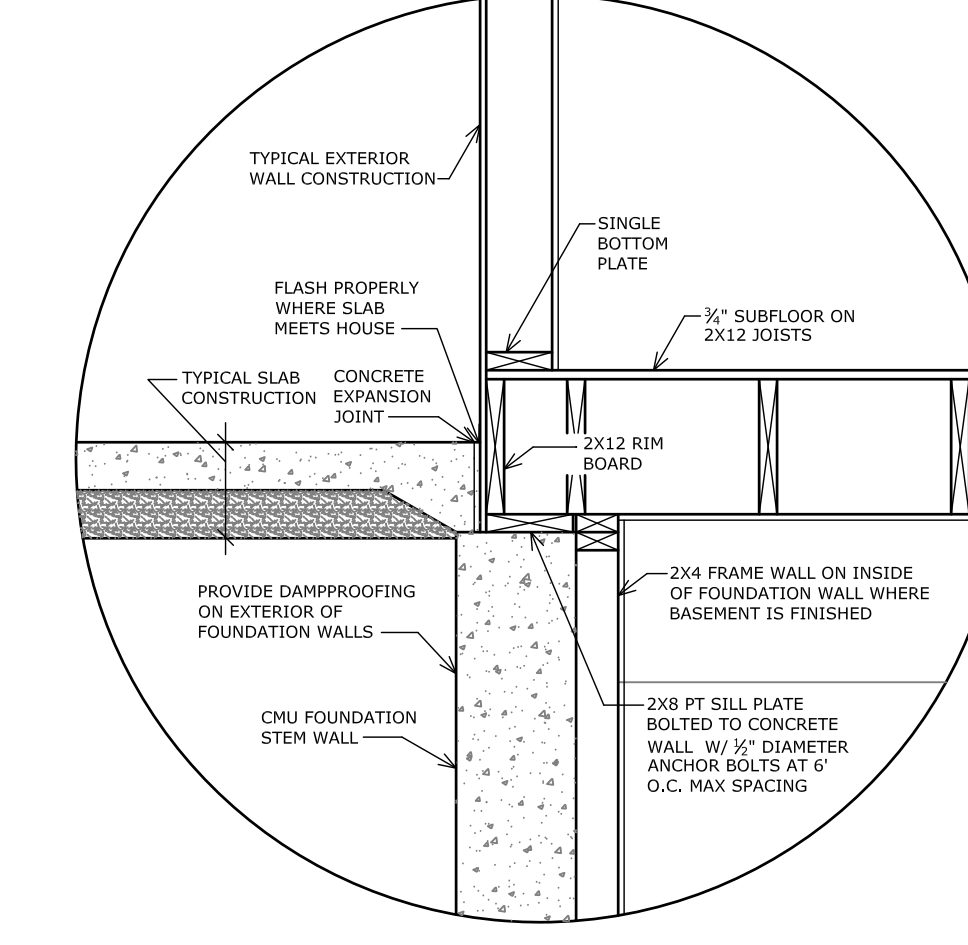
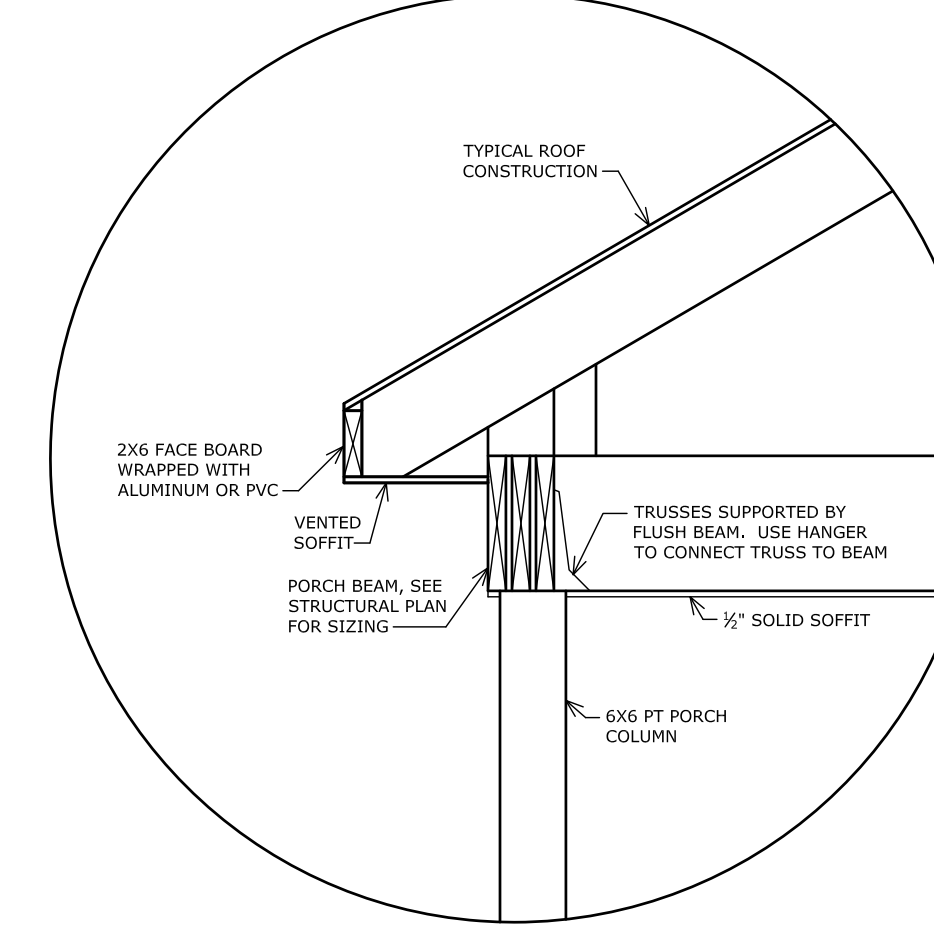
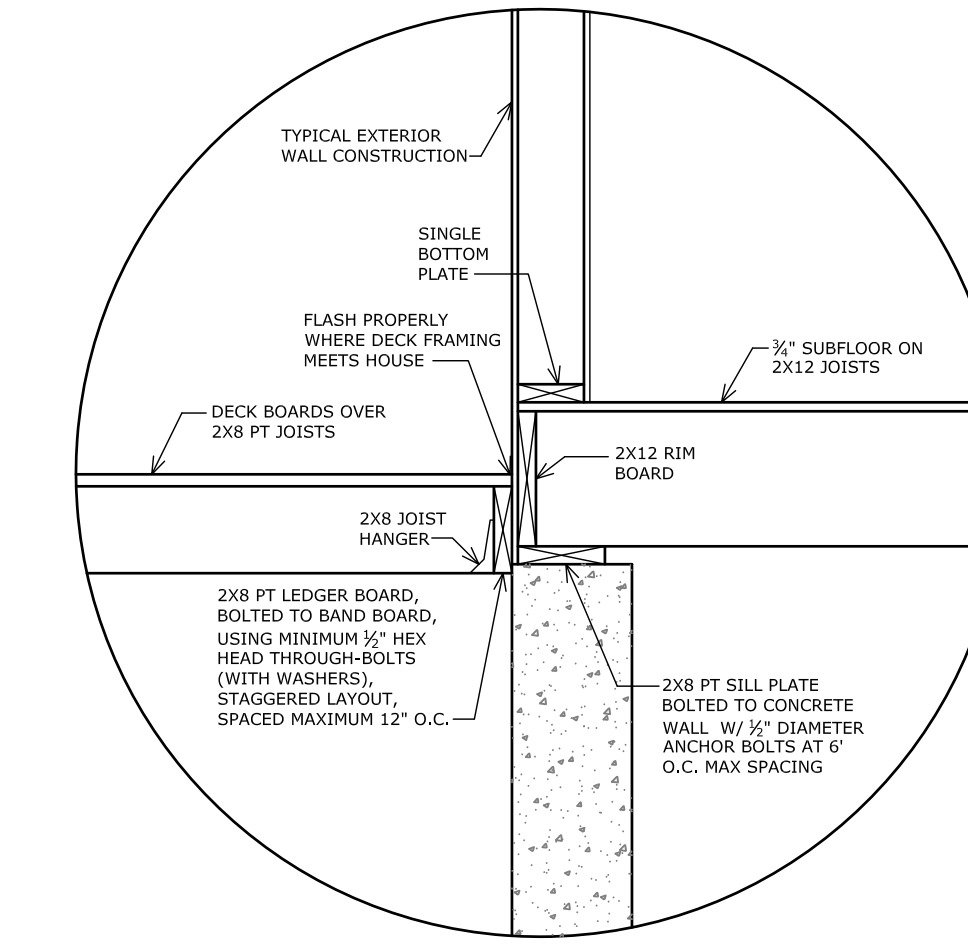
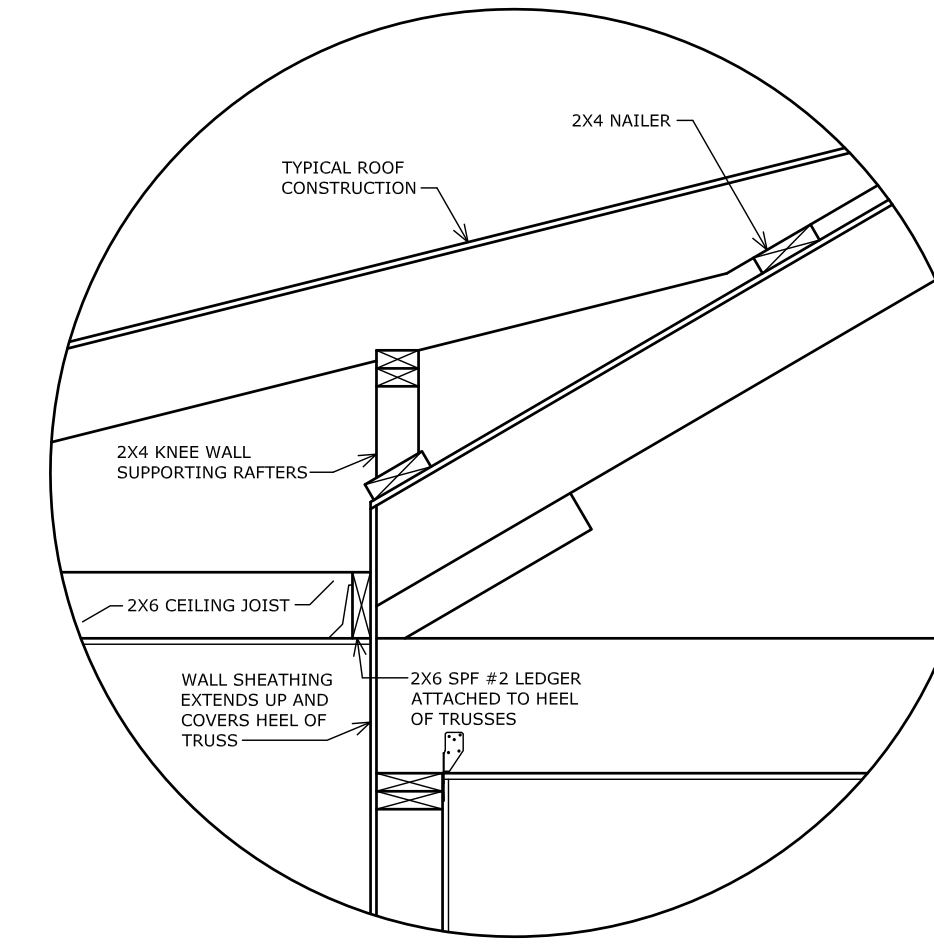
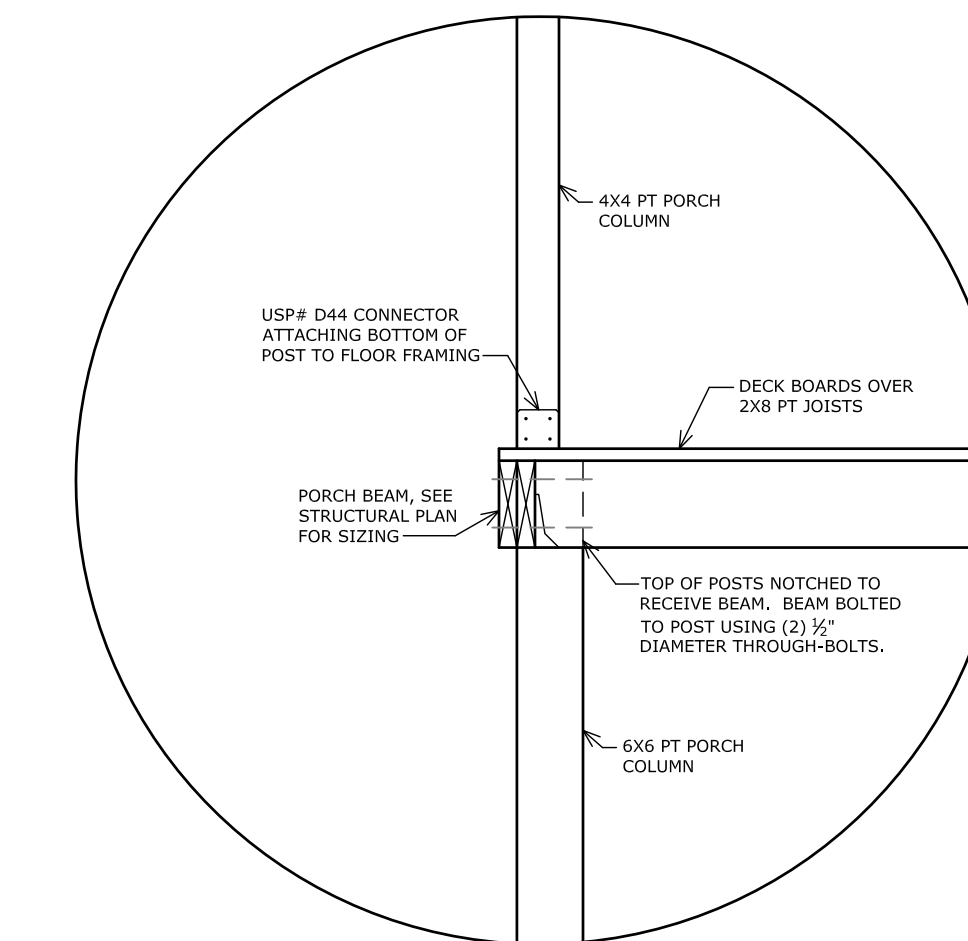
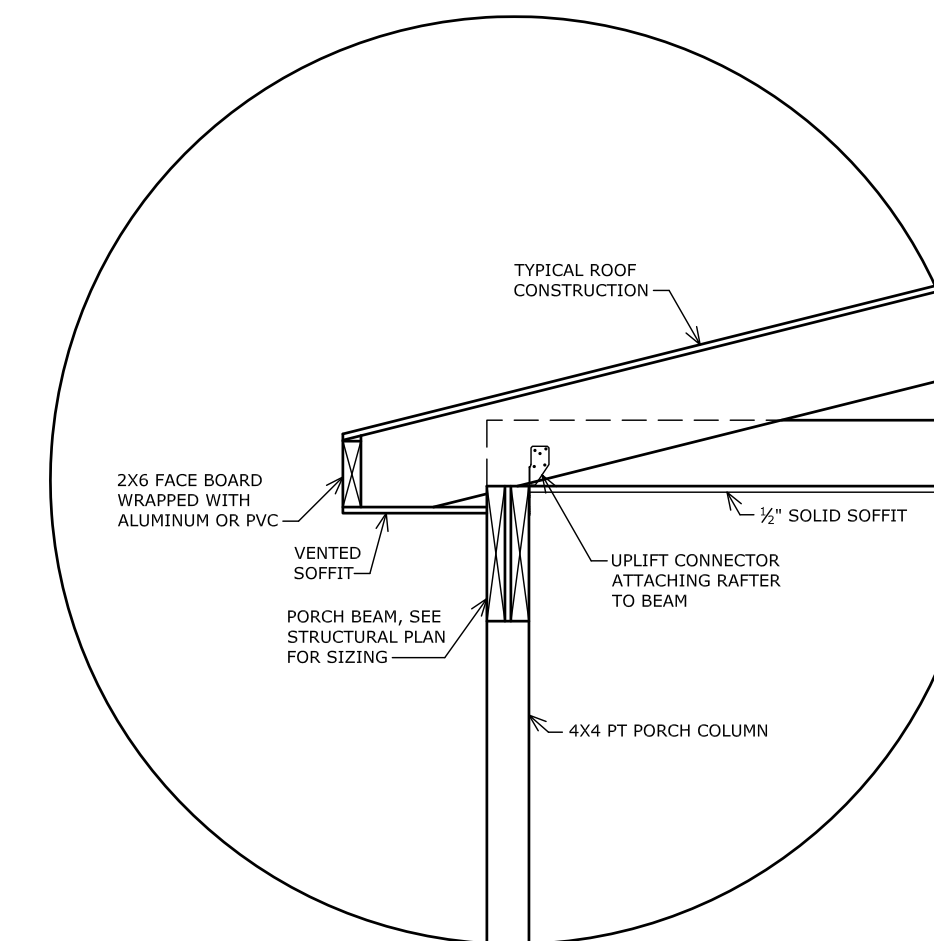
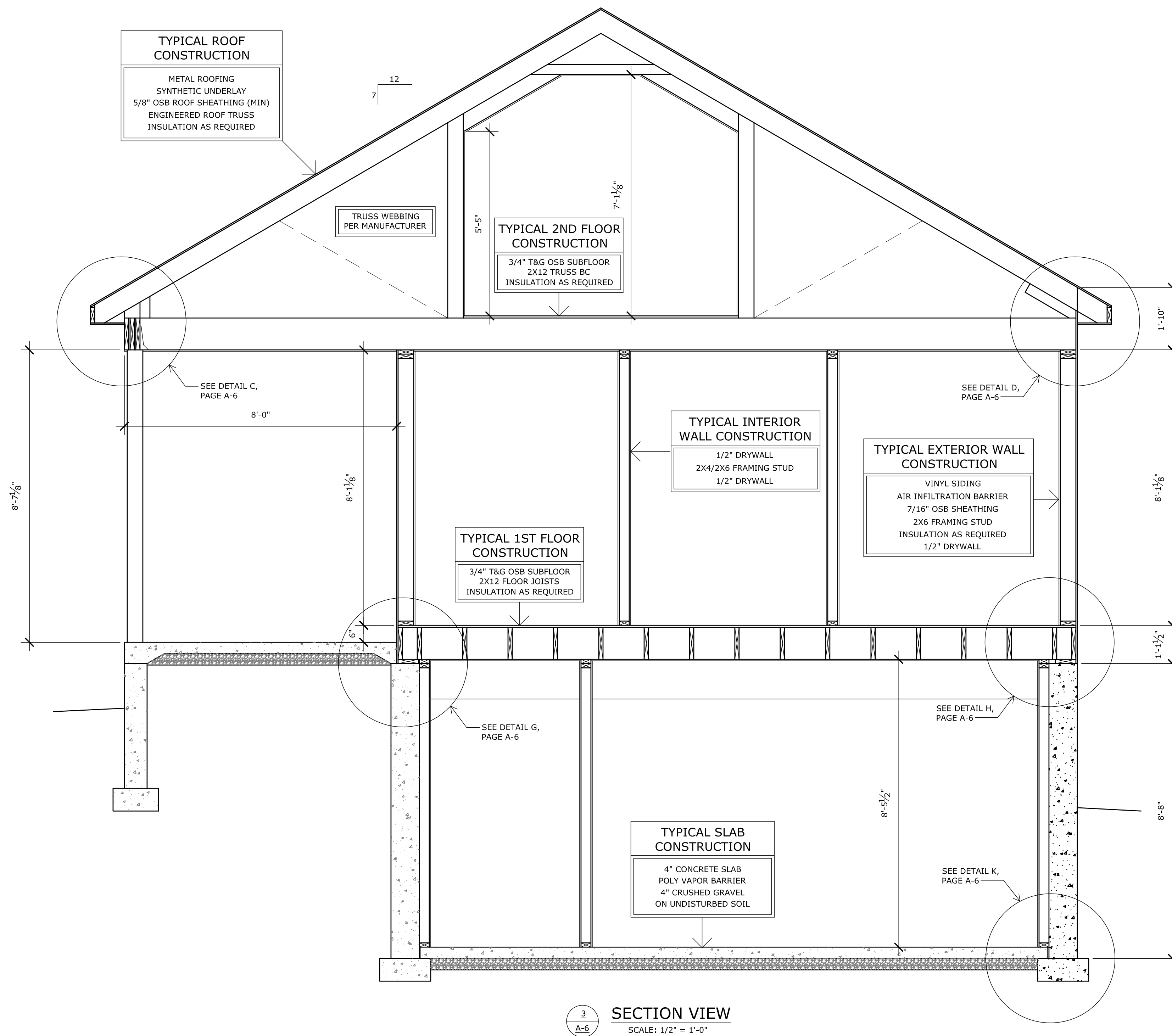
**Drawing**

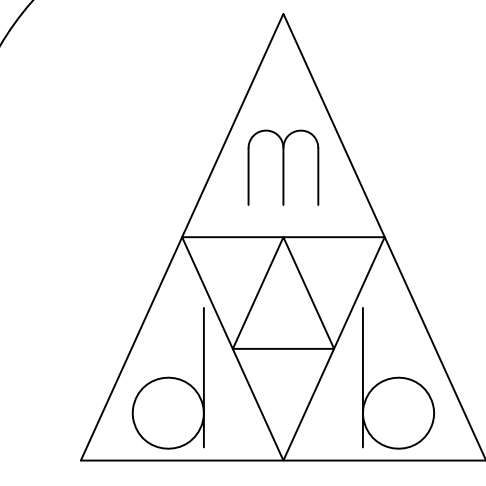
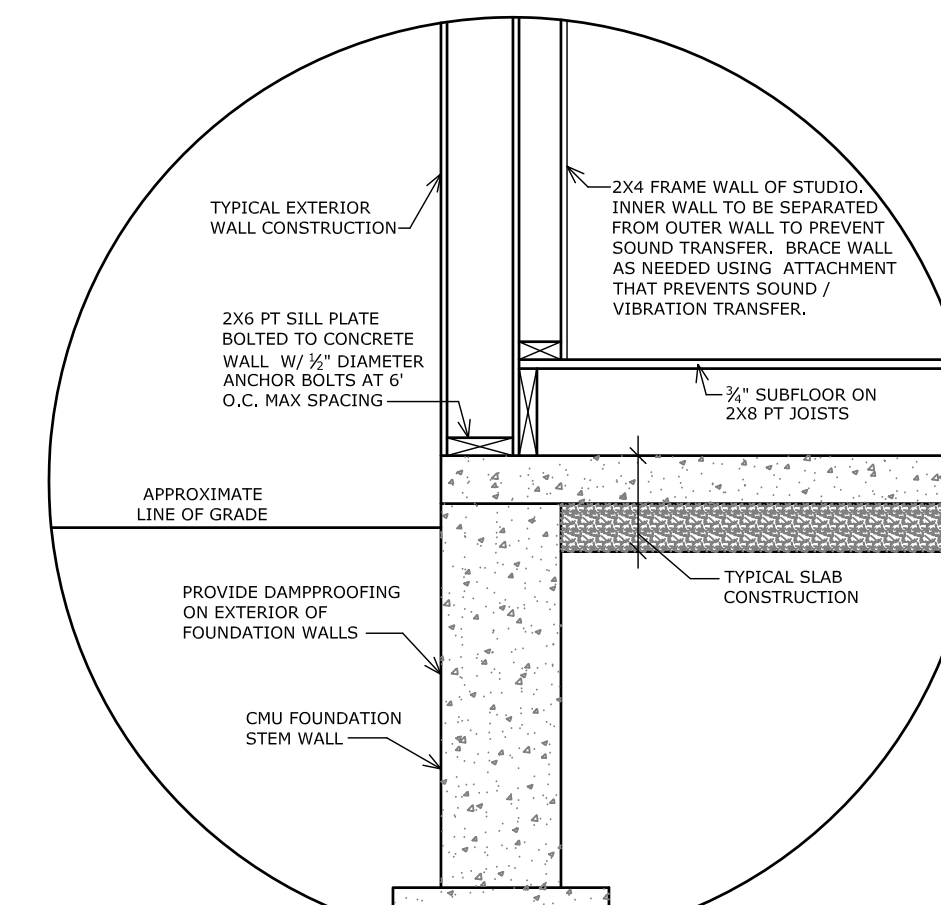
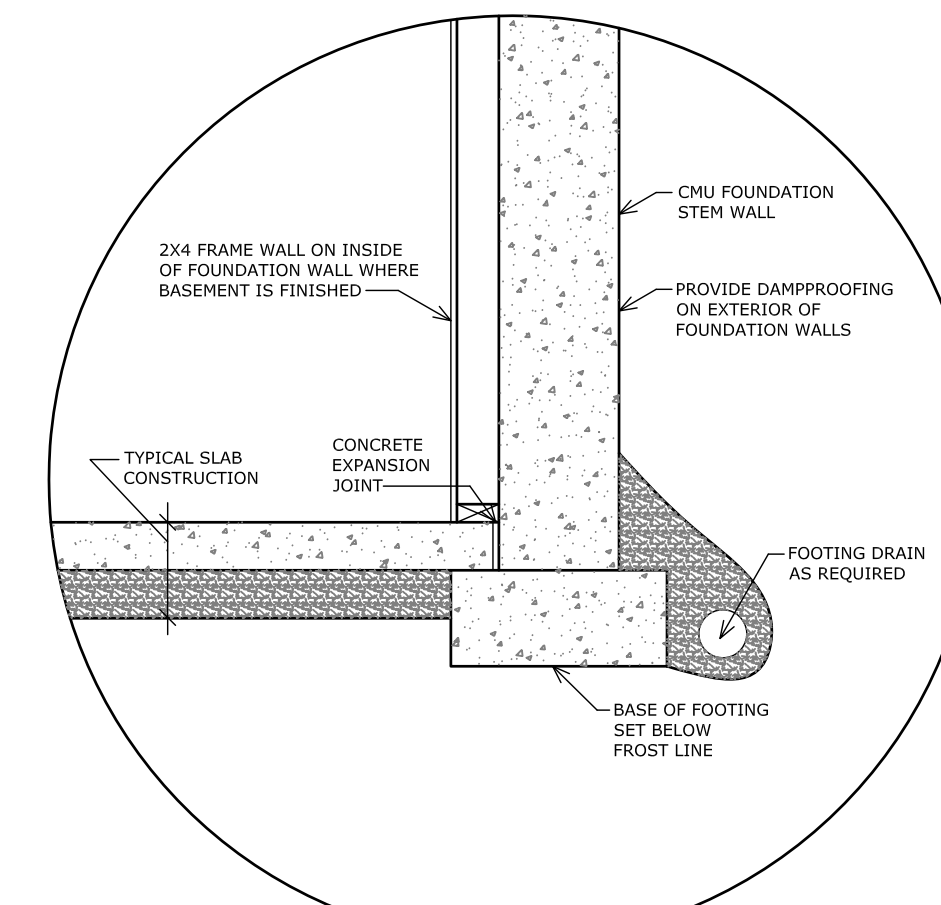
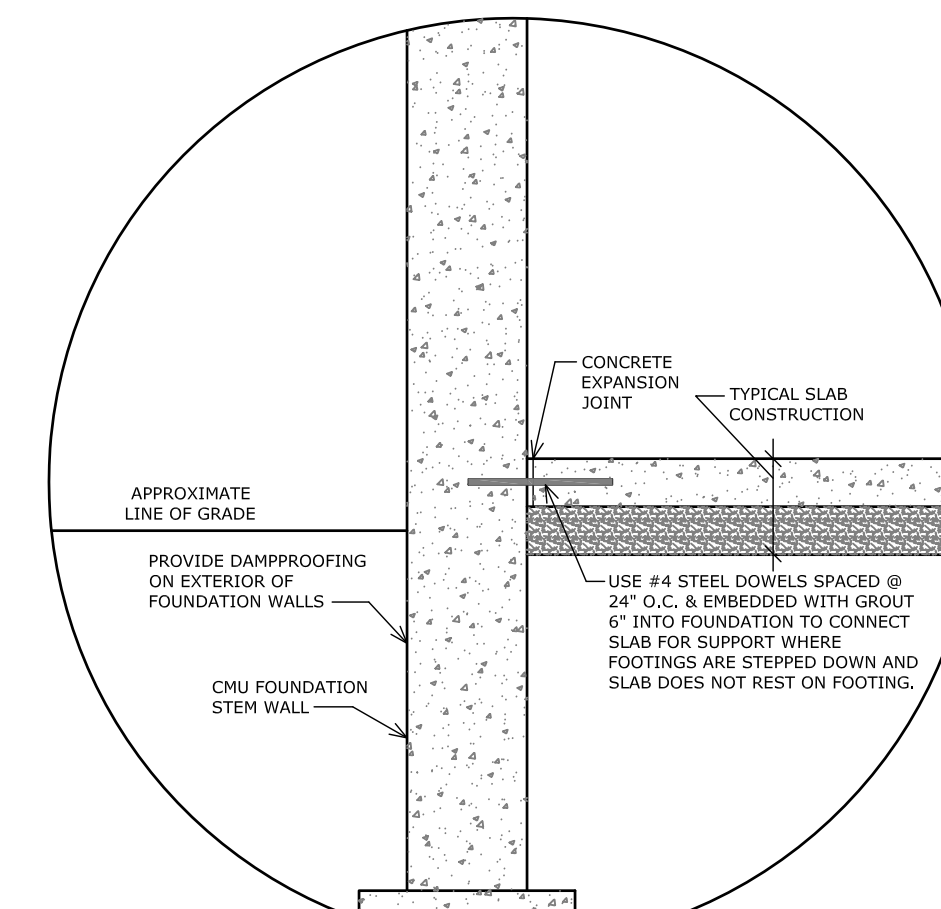
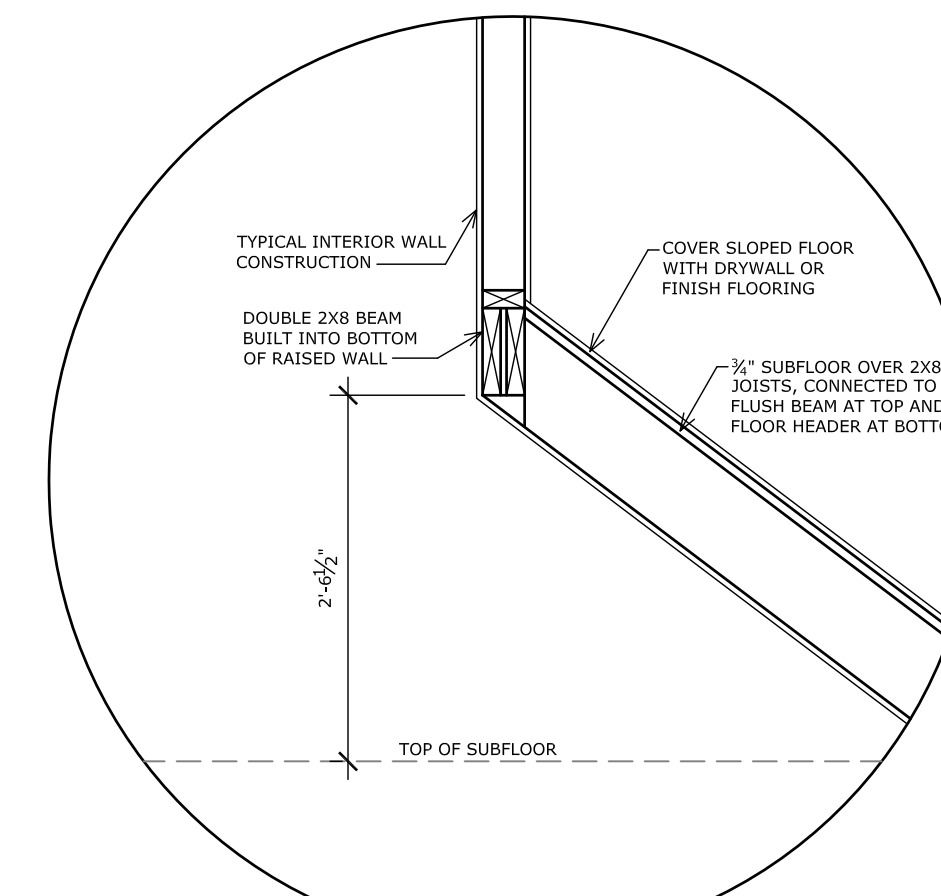
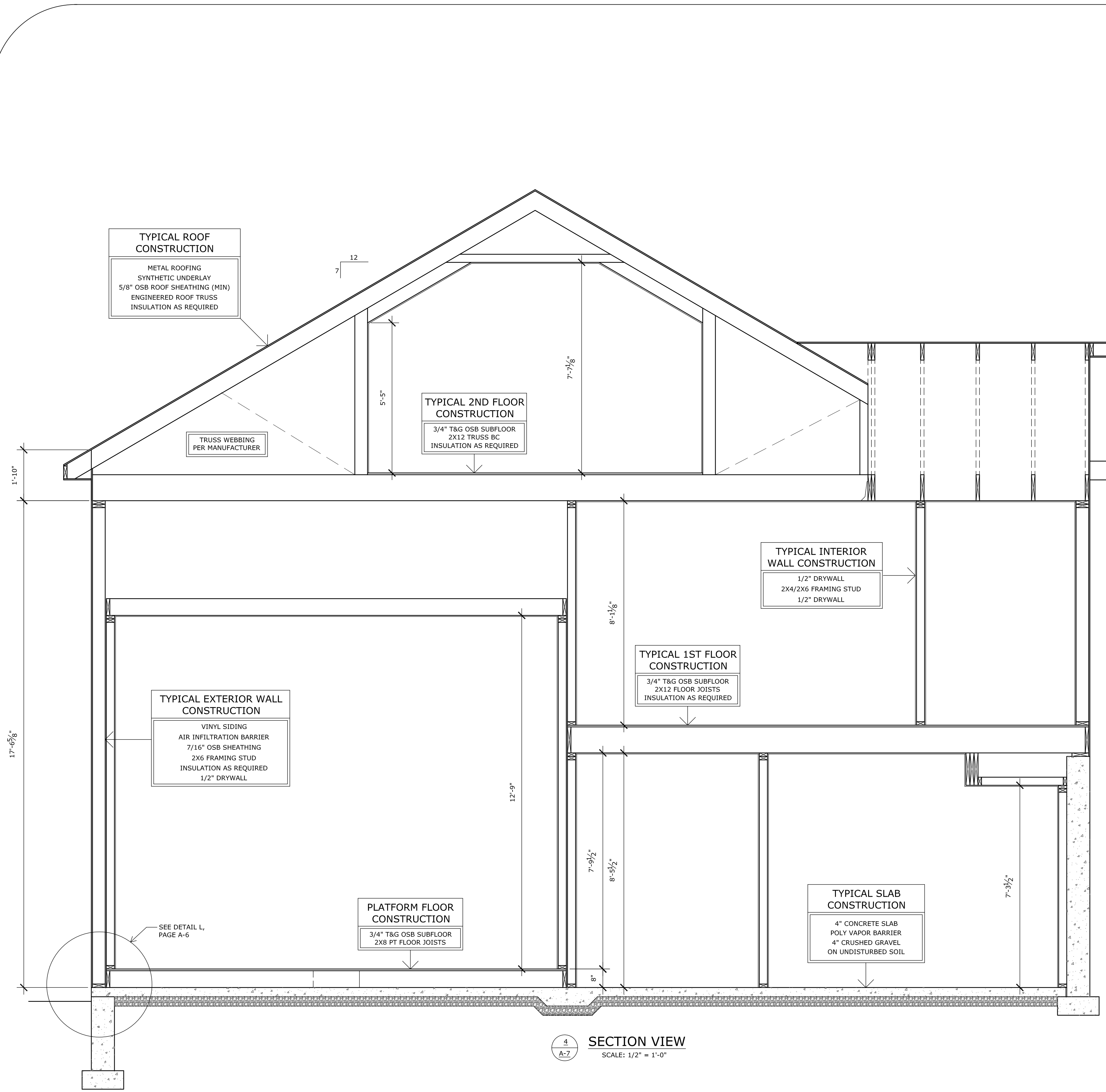
Section View  
 Section View Details

**Sheet Number**

**A-6**

10-17-16





**mdb drafting & design**  
21153 main street  
shade gap, pa 17255  
(814) 421-6233  
www.mdbhouseplans.com

**Client**  
Benjamin & Ann Good  
14 Village Lane  
Harrisonville, PA 17228

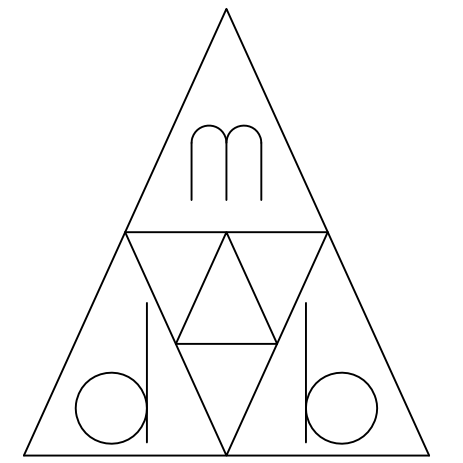
**Project**  
New Residence  
Benjamin & Ann Good  
Bear Valley Road  
Fort Loudon, PA 17224

**Drawing**  
Section View  
Section View Details

**Sheet Number**  
**A-7**

10-17-16





**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

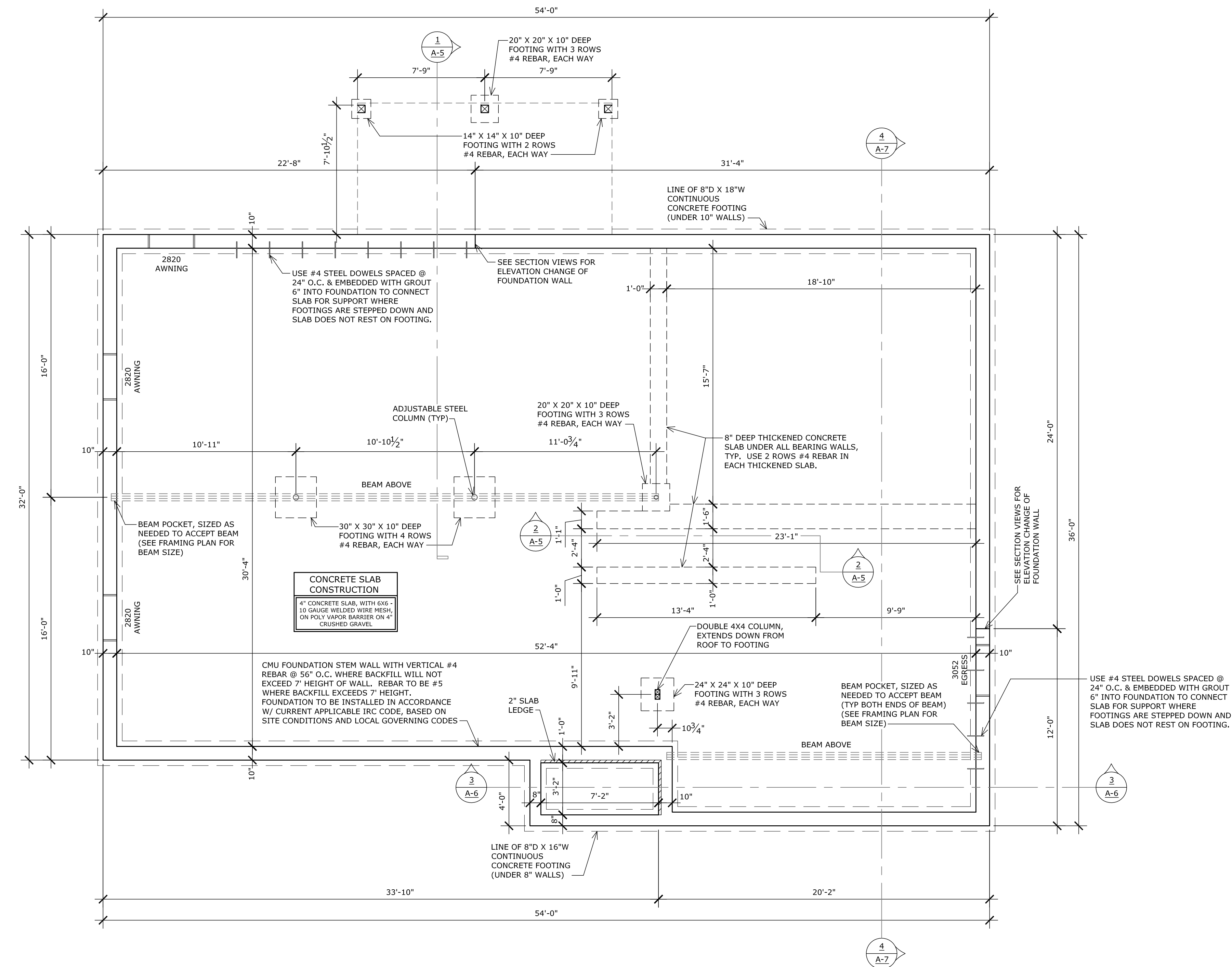
**Drawing**

Foundation Plan

**Sheet Number**

**S-1**

10-17-16



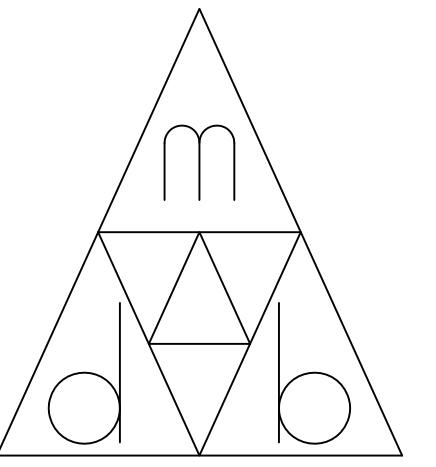
NOTE: SILL PLATE ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER, SPACED AT MAXIMUM 6" O.C., WITH BOLTS NO LESS THAN 12" FROM CORNERS OR ENDS OF PLATE SPLICES.

**FOUNDATION PLAN NOTES**

- 1) CONCRETE COMPRESSIVE STRENGTH TO BE MINIMUM 3000 PSI.
- 2) ASSUMED SOIL BEARING PRESSURE IS 2000 PSF.
- 3) STEP FOOTINGS AS REQUIRED TO MAINTAIN PROPER FROST LINE DEPTH.

**FOUNDATION PLAN**

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



**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

**Drawing**

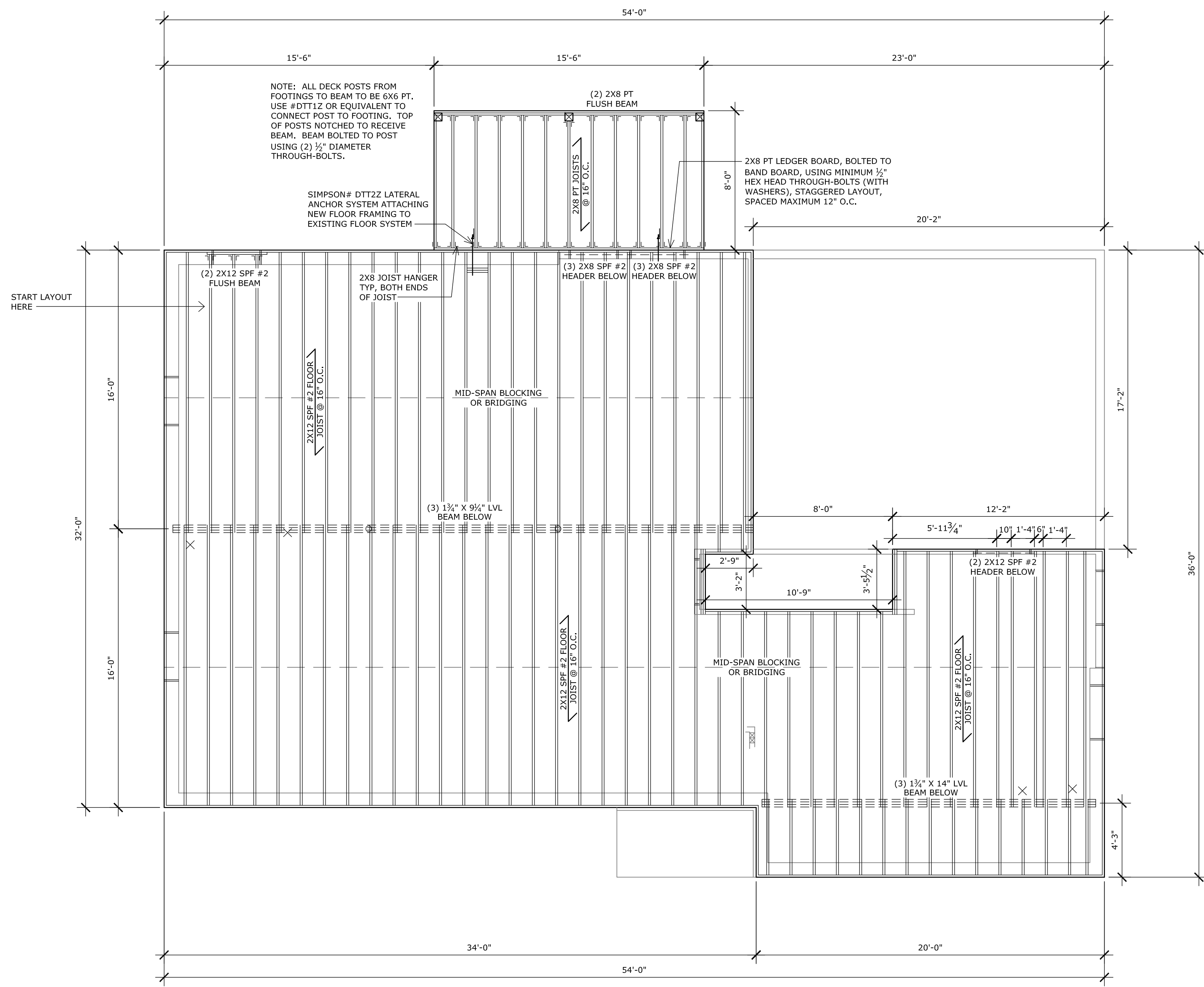
1st Level Floor Framing Plan

**Sheet Number**

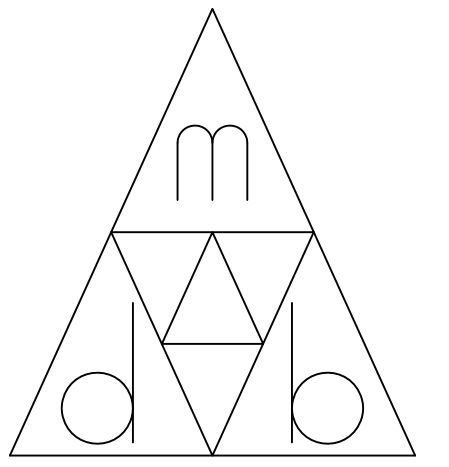
**S-2**

10-17-16

- FLOOR FRAMING NOTES**
- 1) 2X12 BAND BOARD AROUND PERIMETER OF FLOOR DECK AND AT STAIRS.
  - 2) USE PROPER HANGERS/CONNECTED WHERE NEEDED.
  - 3) INSTALL BLOCKING UNDER PARALLEL PARTITION WALLS SITTING ON FLOOR DECK.
  - 4) INSTALL VERTICAL BLOCKING UNDER COLUMNS. POSTING TO BE CONTINUOUS DOWN TO FOUNDATION.



× = INDICATES PLUMBING DROP  
**1ST LEVEL FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

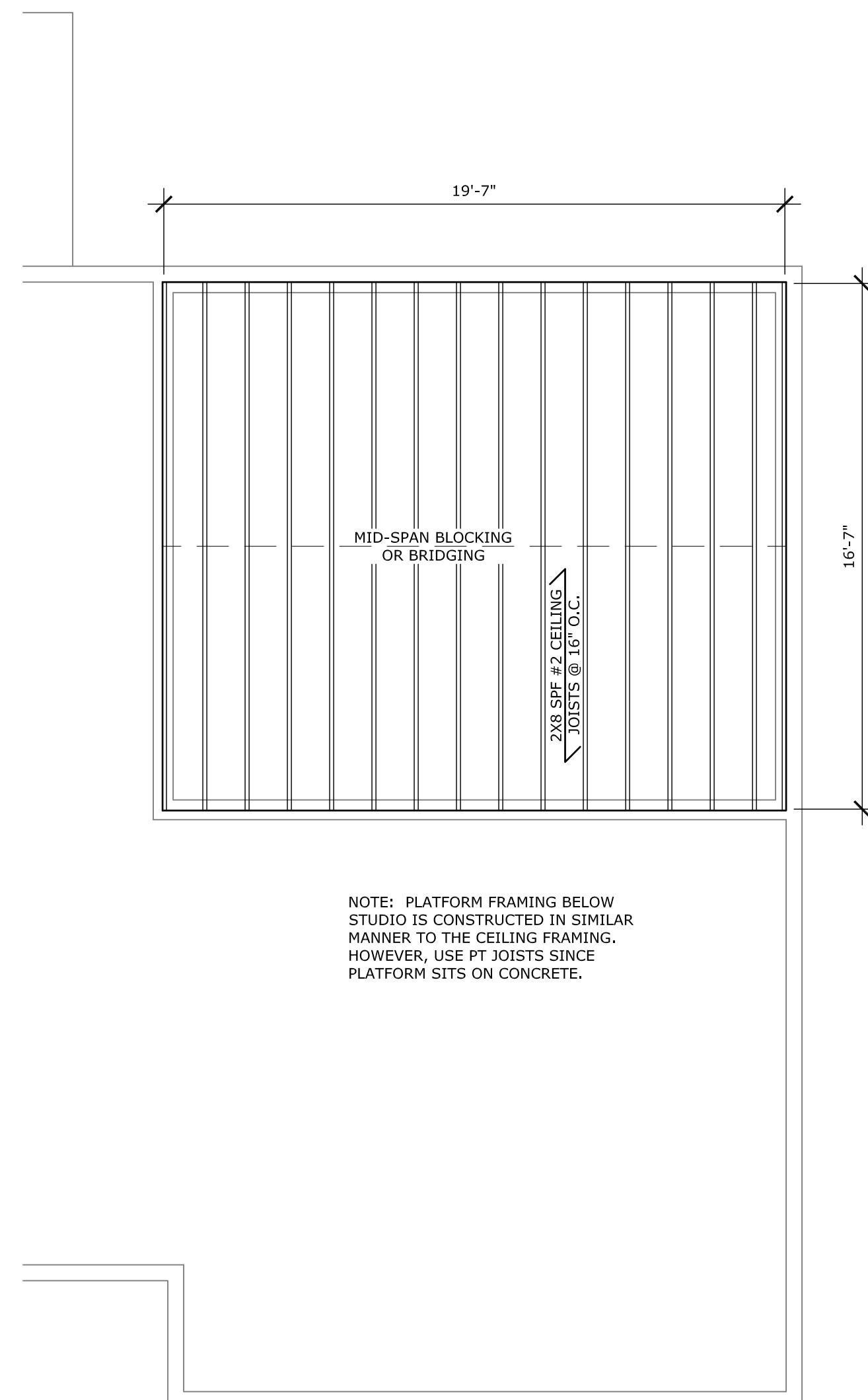
**Drawing**

2nd Level Floor Framing Plan  
 Ceiling Framing Over Studio

**Sheet Number**

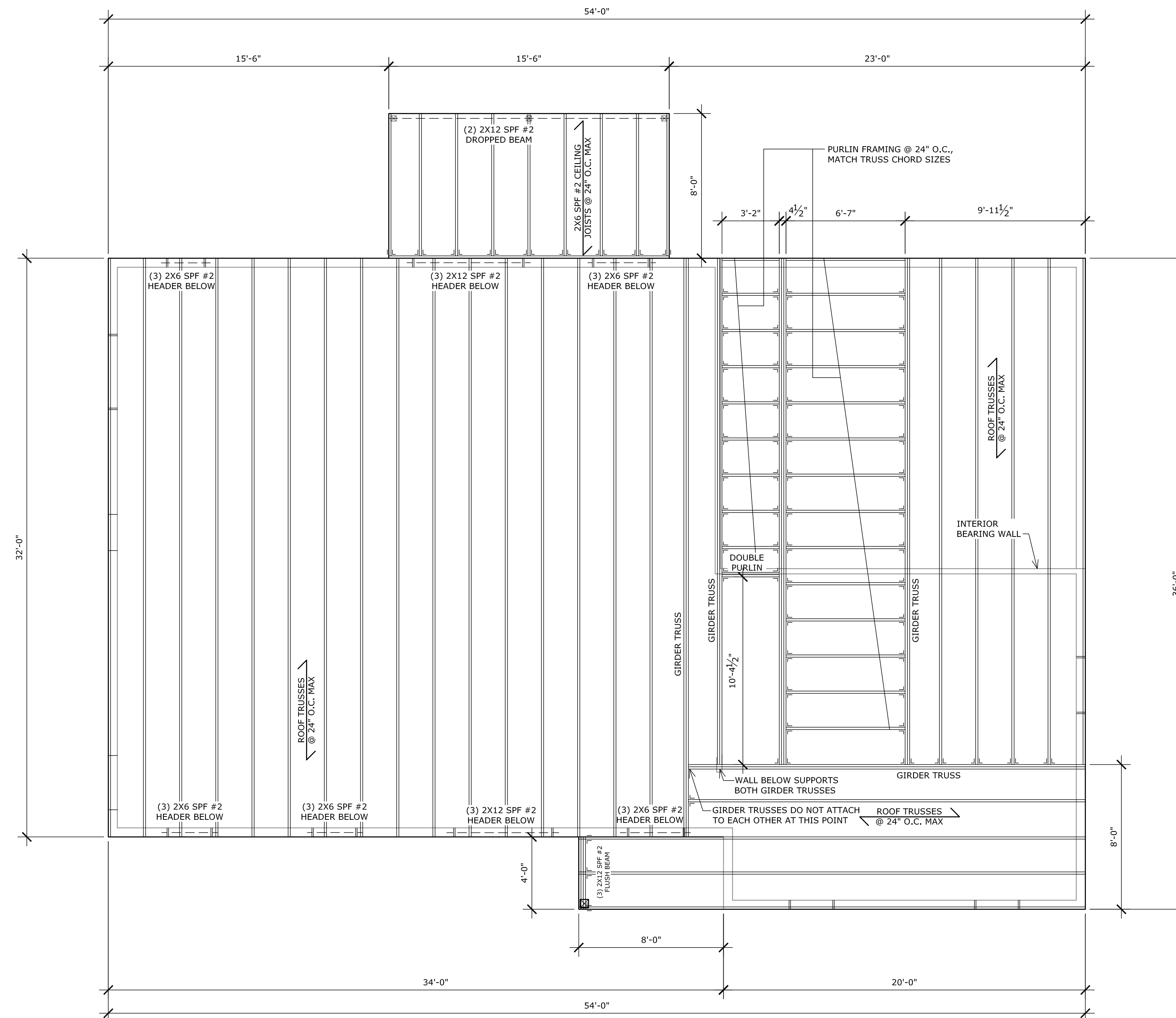
**S-3**

10-17-16



**CEILING FRAMING OVER STUDIO**

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



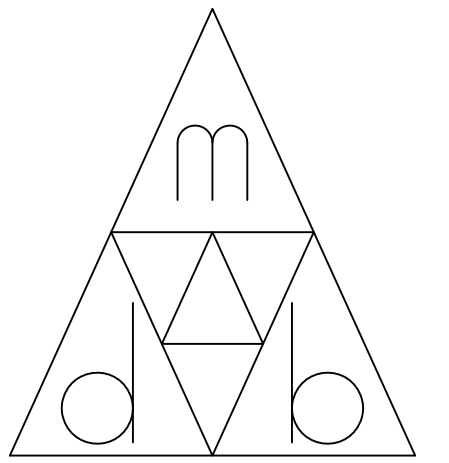
**2ND LEVEL FLOOR FRAMING PLAN**

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

NOTE: 1' OVERHANG ALL SIDES.

**ROOF FRAMING NOTES**

- |   |  |
|---|--|
| 1) USE PROPER HANGERS/CONNECTORS WHERE NEEDED.  | 4) USE OSB OR PLYWOOD FILLER FOR ALL HEADERS WHERE NECESSARY.  |
| 2) TRUSS LAYOUT SHOWN IS BEST SUGGESTION BASED ON DESIGN OF STRUCTURE. VARIATIONS TO THE TRUSS LAYOUT MAY BE MADE BY TRUSS SUPPLIER AS THEY SEE NECESSARY. TRUSS SUPPLIER TAKES FULL RESPONSIBILITY FOR CHANGES TO TRUSS LAYOUT, AND POSSIBLE RESULTING ISSUES. | 5) ALL HEADERS OVER WINDOWS AND DOORS TO BE SET AT 6'-10 1/2" ABOVE MAIN LEVEL SUBFLOOR, UNLESS SPECIFIED OTHERWISE. |
| 3) TRUSS BRACING TO BE INSTALLED PER SPECIFICATIONS OF TRUSS SUPPLIER.  | 6) ALL HEADER SIZES SHOWN ARE MINIMUM SIZES, AND CAN BE INCREASED IF DESIRED.  |
|   | 7) 2X6 FACE BOARD AT ALL EAVE LINES, 2X6 LADDERS ON ALL GABLES.  |



**mdb drafting & design**

21153 main street  
 shade gap, pa 17255  
 (814) 421-6233  
 www.mdbhouseplans.com

**Client**

Benjamin & Ann Good  
 14 Village Lane  
 Harrisonville, PA 17228

**Project**

New Residence  
 Benjamin & Ann Good  
 Bear Valley Road  
 Fort Loudon, PA 17224

**Drawing**

Roof Framing Plan

**Sheet Number**

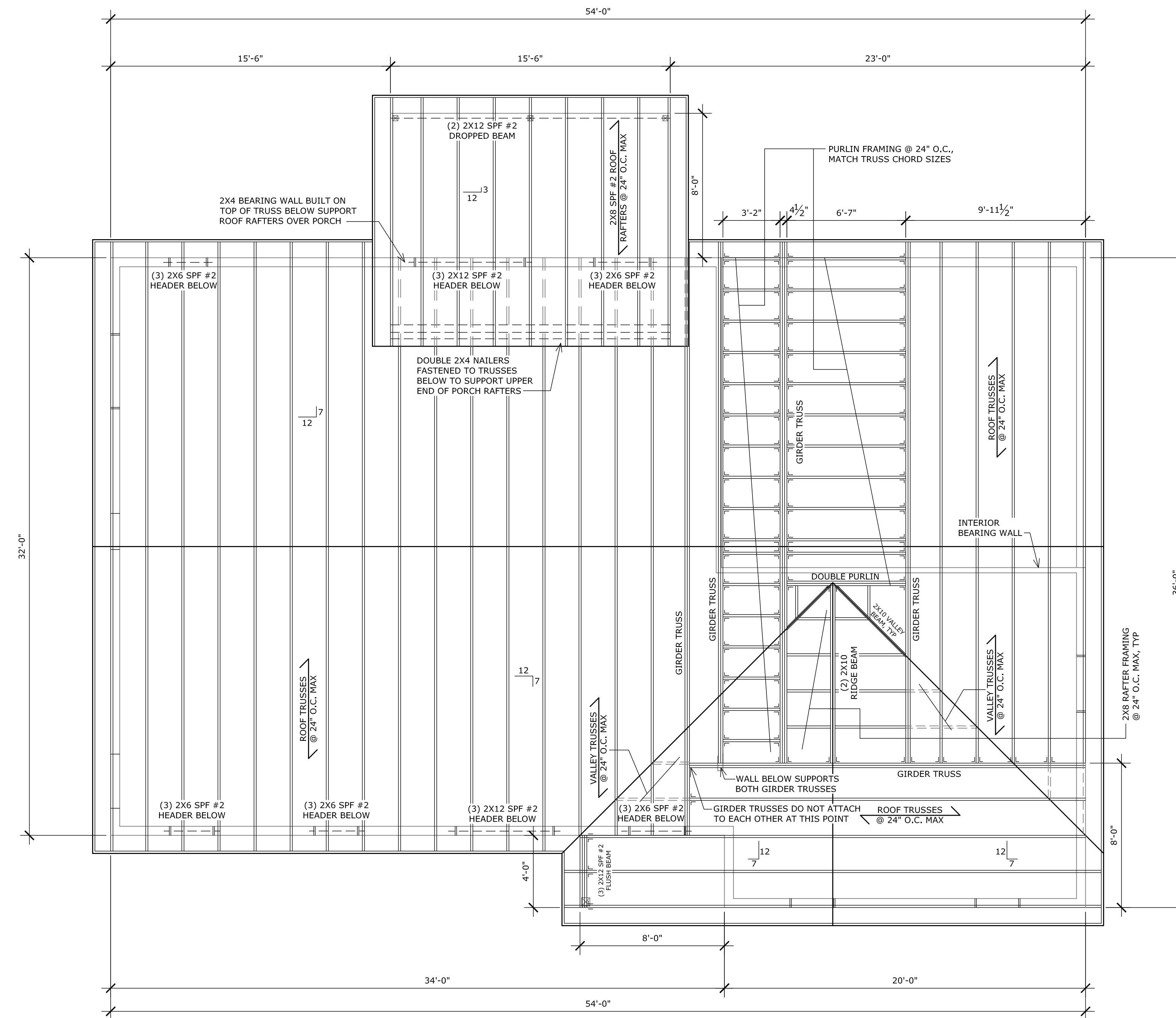
**S-4**

10-17-16

NOTE: 1" OVERHANG ALL SIDES.

**ROOF FRAMING NOTES**

- |   |  |
|---|--|
| 1) USE PROPER HANGERS/CONNECTORS WHERE NEEDED.  | 4) USE OSB OR PLYWOOD FILLER FOR ALL HEADERS WHERE NECESSARY.  |
| 2) TRUSS LAYOUT SHOWN IS BEST SUGGESTION BASED ON DESIGN OF STRUCTURE. VARIATIONS TO THE TRUSS LAYOUT MAY BE MADE BY TRUSS SUPPLIER AS THEY SEE NECESSARY. TRUSS SUPPLIER TAKES FULL RESPONSIBILITY FOR CHANGES TO TRUSS LAYOUT, AND POSSIBLE RESULTING ISSUES. | 5) ALL HEADERS OVER WINDOWS AND DOORS TO BE SET AT 6'-10 1/2" ABOVE MAIN LEVEL SUBFLOOR, UNLESS SPECIFIED OTHERWISE. |
| 3) TRUSS BRACING TO BE INSTALLED PER SPECIFICATIONS OF TRUSS SUPPLIER.  | 6) ALL HEADER SIZES SHOWN ARE MINIMUM SIZES, AND CAN BE INCREASED IF DESIRED.  |
|   | 7) 2X6 FACE BOARD AT ALL EAVE LINES, 2X6 LADDERS ON ALL GABLES.  |



**ROOF FRAMING PLAN**

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