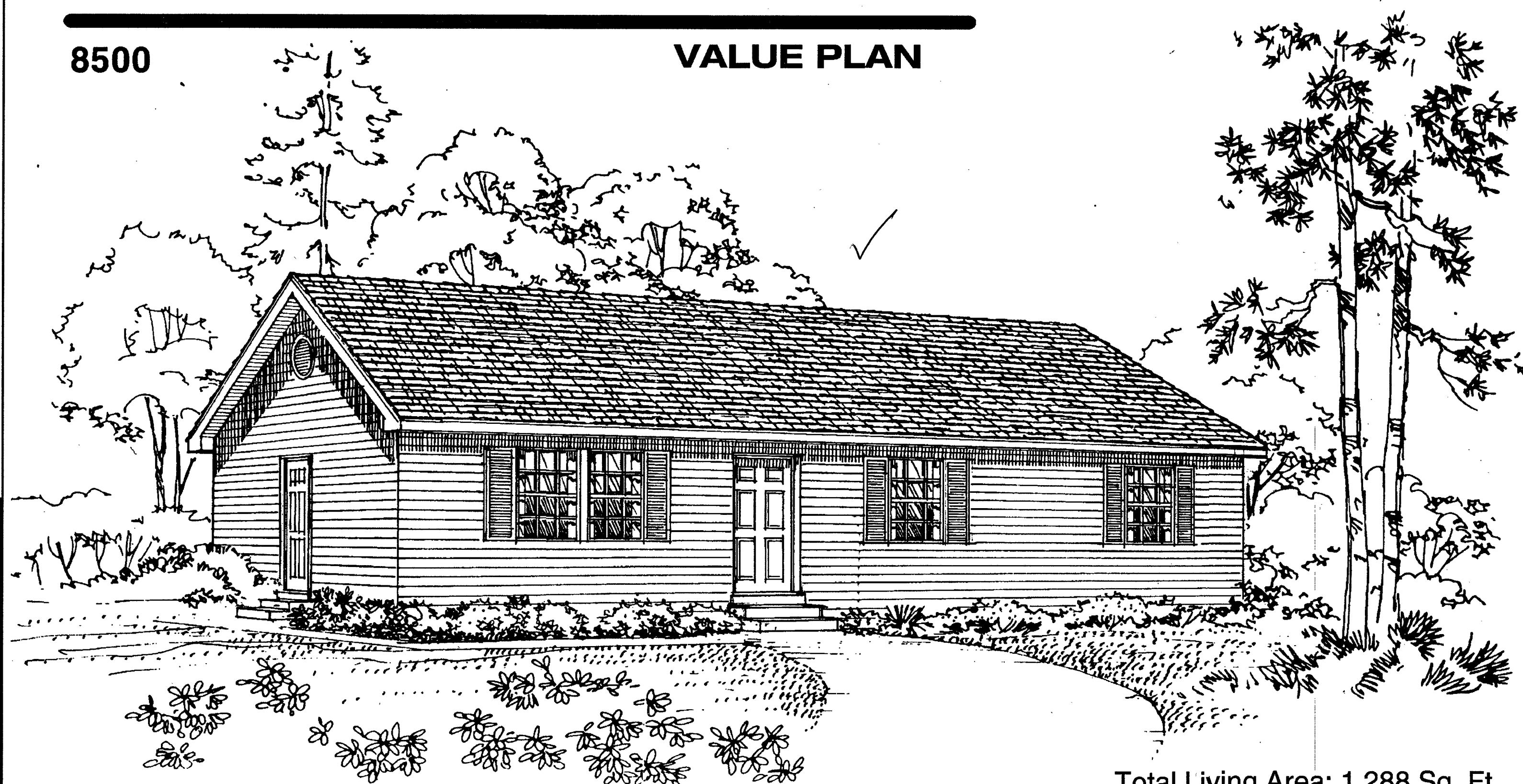
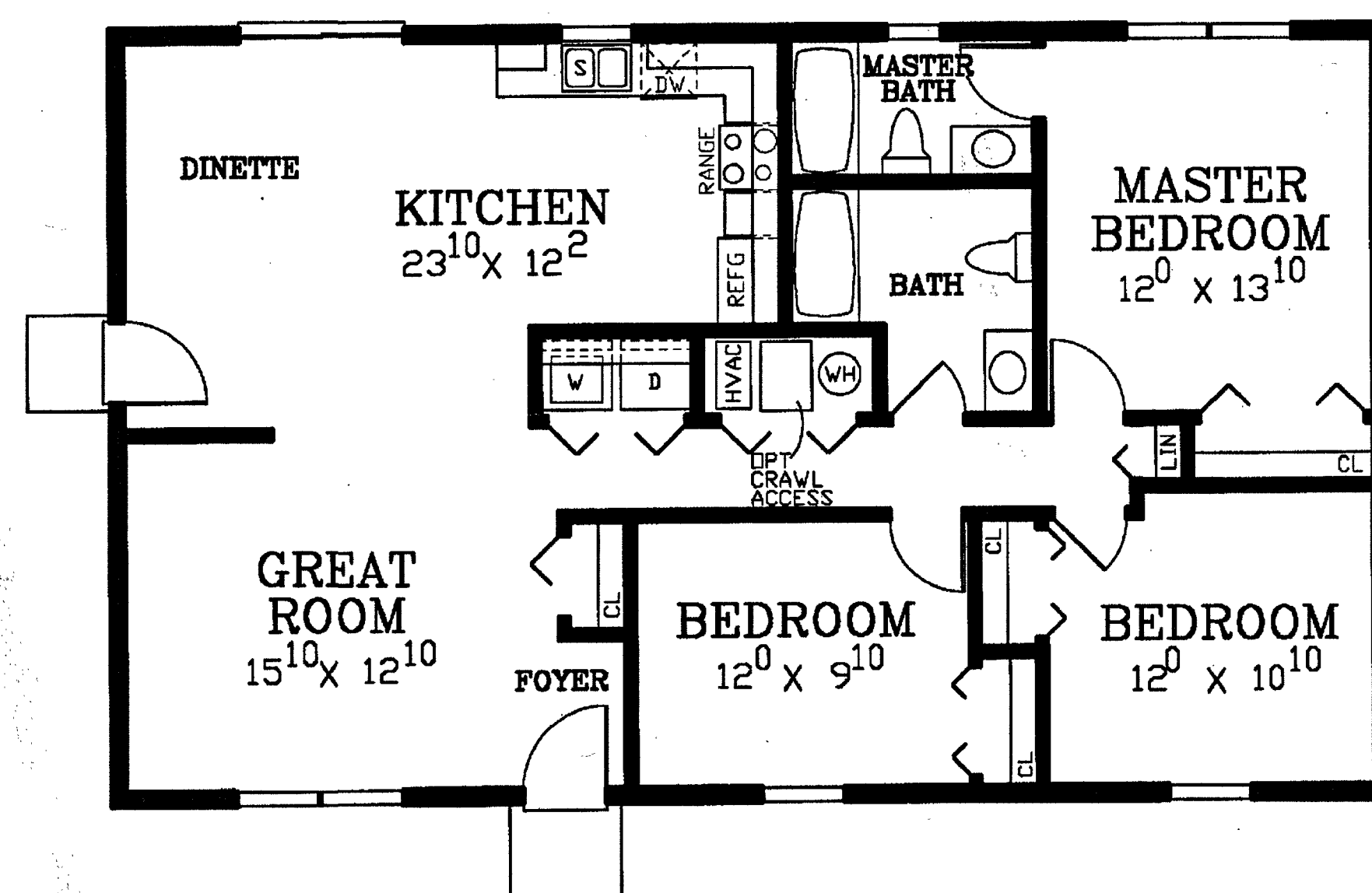


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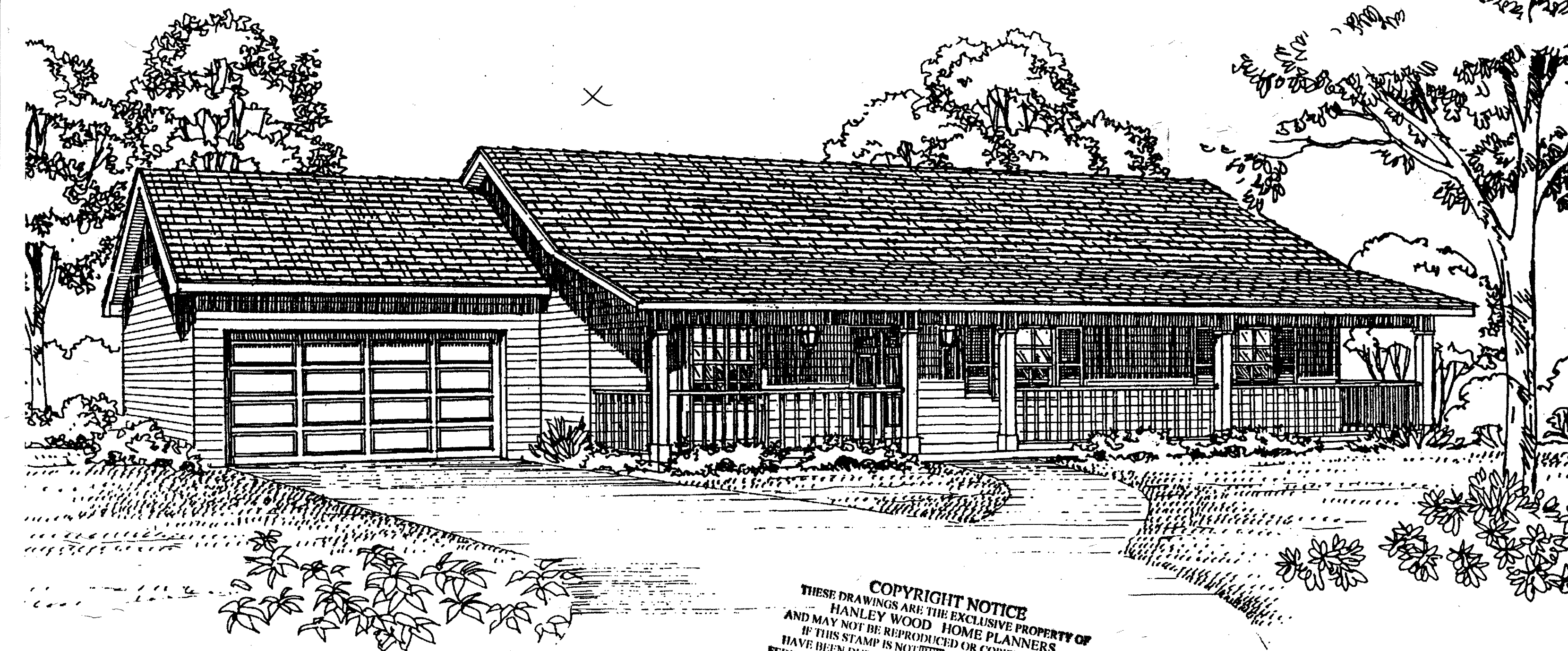
VALUE PLAN



Total Living Area: 1,288 Sq. Ft.

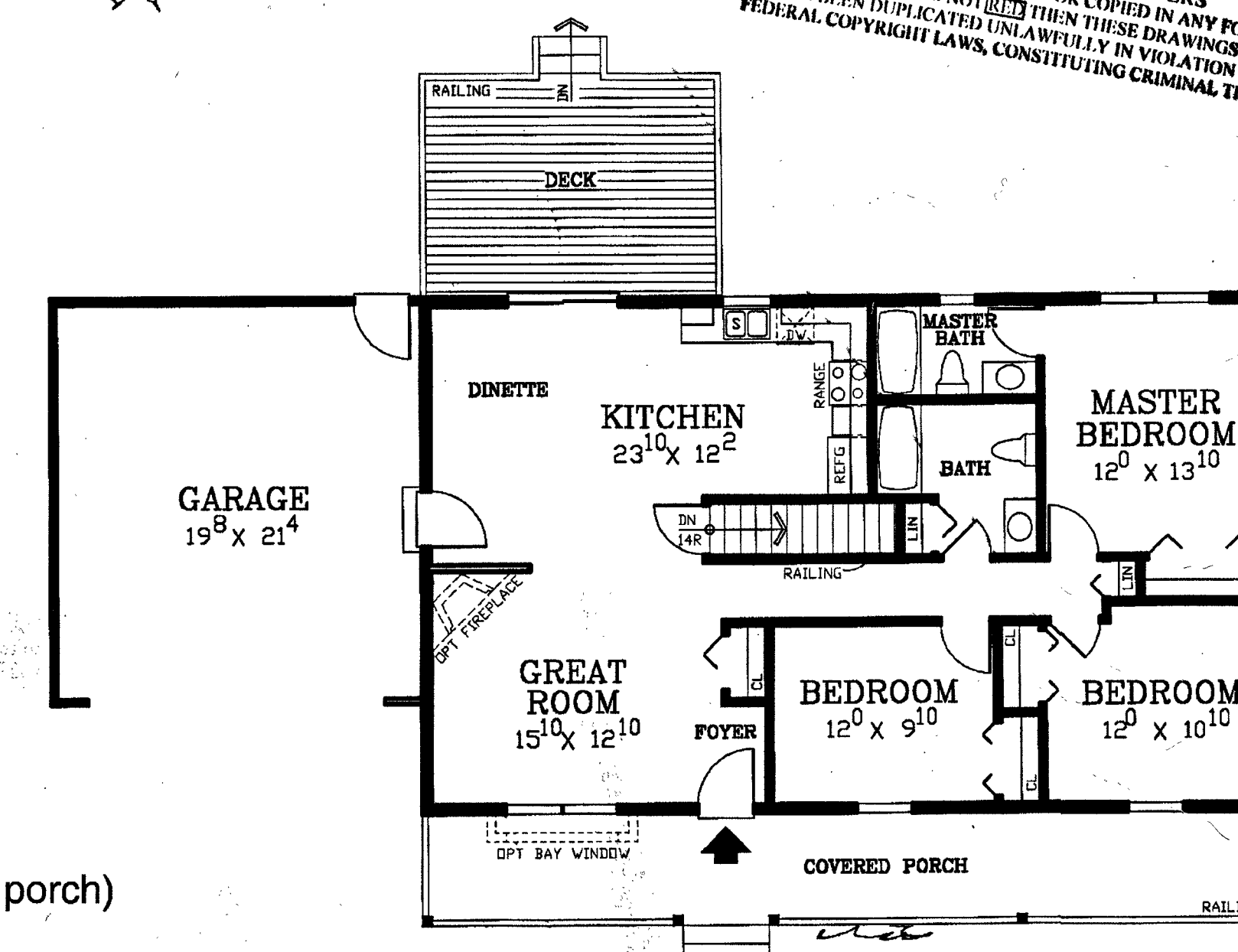


Width 46'-0"
Depth 28'-0"

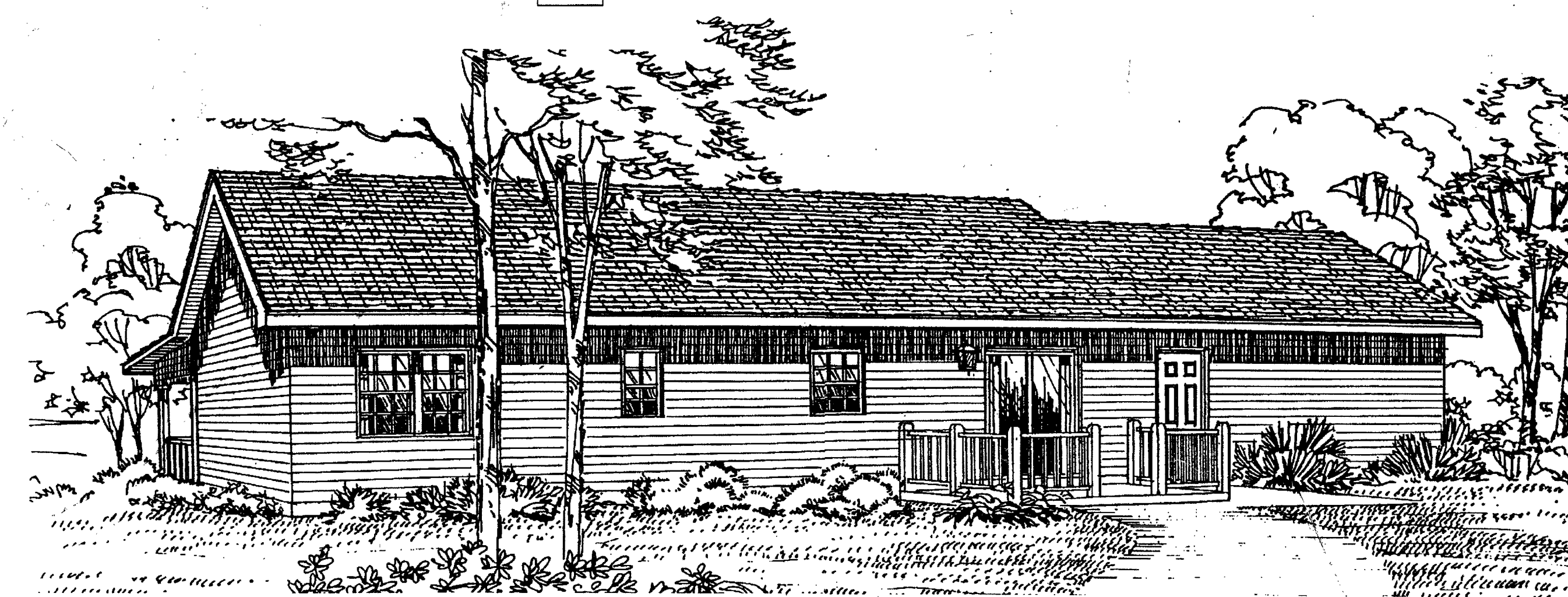


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Total Living Area: 1,300 Sq. Ft.



Width 66'-0"
Depth 28'-0"
Depth 40'-0" (w/ deck & porch)

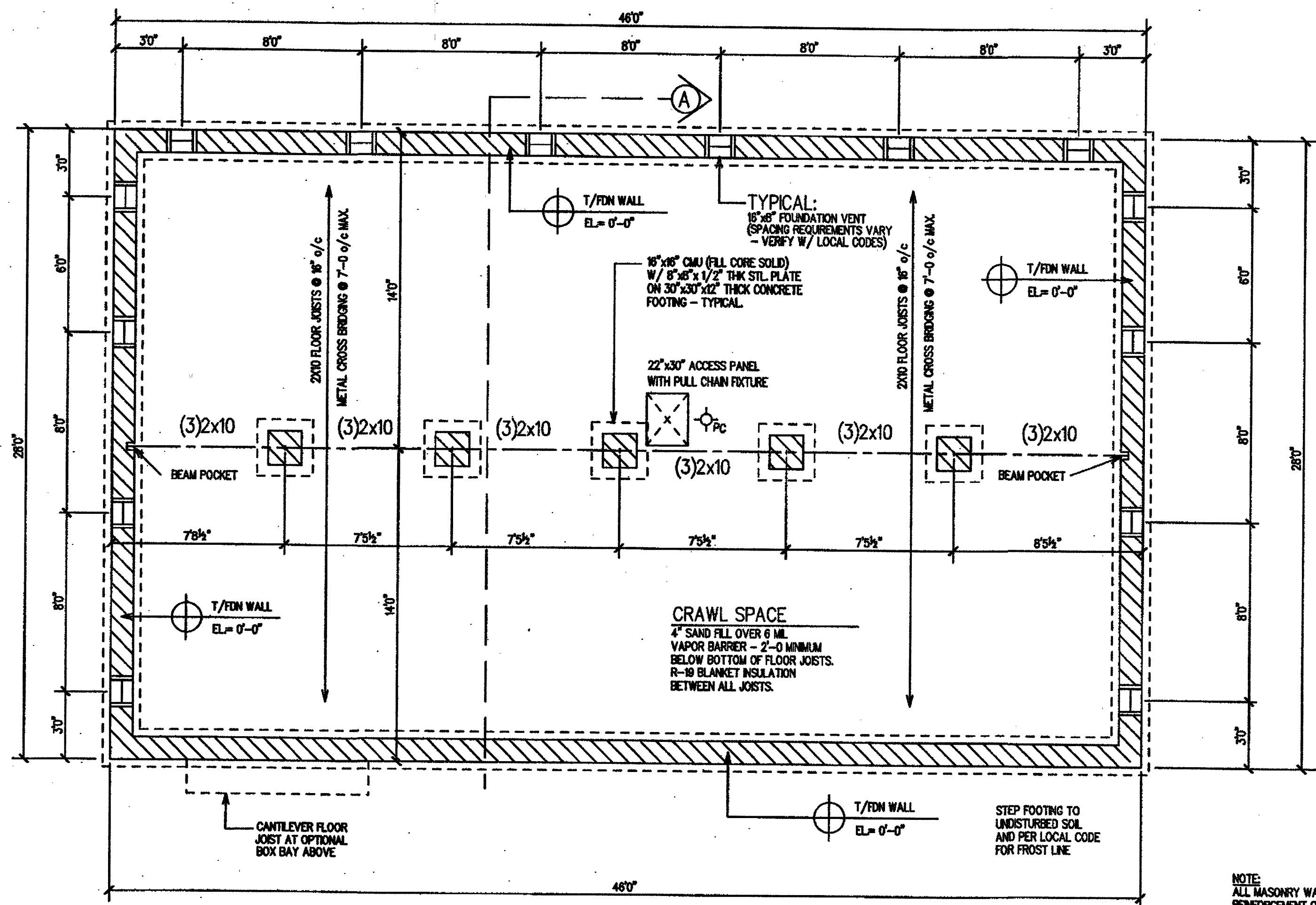


ENHANCED REAR ELEVATION

1-800-359-8484

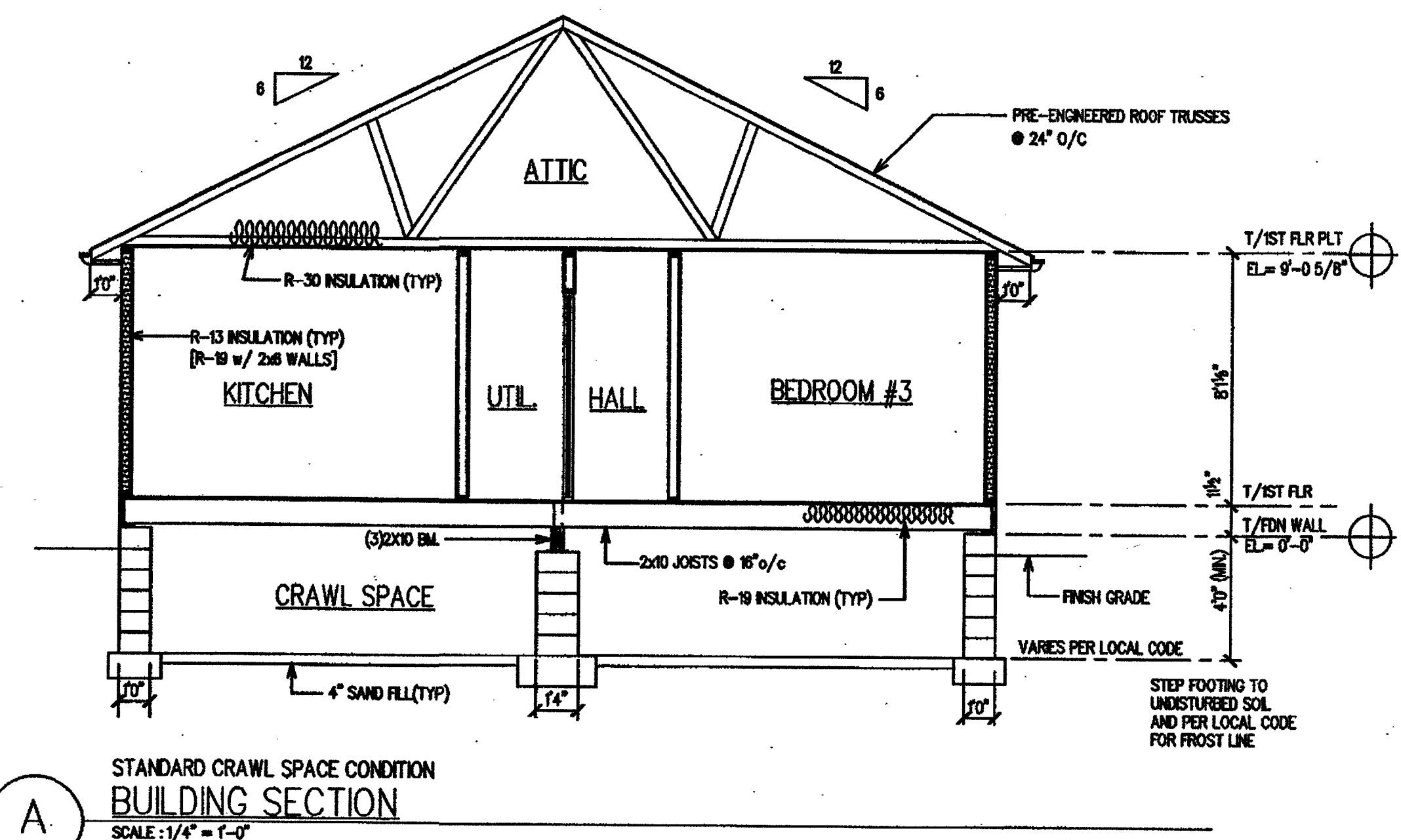
BLUFF CITY II

84[®] LUMBER



NOTE:
ALL MASONRY WALLS AROUND BASEMENTS OR CELLARS TO HAVE STEEL REINFORCEMENT OF #5 BARS VERTICALLY AT 32" O/C. IN CMU CONSTRUCTION, CORES WITH REBAR TO BE FILLED WITH 2500 PSI CONCRETE FROM FOOTER TO SILL. INSTALL DUR-O-WALL EVERY (3) COARSE. IN POURED CONSTRUCTION, VERTICAL REBAR IS TO BE INSTALLED 3" FROM INSIDE FACE OF WALL. ALSO INSTALL #5 REBAR HORIZONTALLY AT 6" AND 18" BELOW SILL PLATE AROUND PERIMETER.

ALTERNATE:
PLASTER F PER LOCAL CODE SPECIFICATIONS.



THESE PLANS HAVE BEEN REVIEWED AND UPDATED FOR THE 2009 INTERNATIONAL RESIDENTIAL CODE

NOTE:
ADDITIONAL WALL BRACING SPECIFICATIONS MAY BE REQUIRED DEPENDING ON LOCAL BUILDING CODES. VERIFY WITH LOCAL BUILDING AUTHORITY AND / OR A LOCAL ENGINEER IF NEEDED.

ROOF CONSTRUCTION

COMPOSITION ROOF SHINGLES OVER
15# BUILDING PAPER
7/16" OSB SHEATHING WITH H-CLIPS
PRE-ENG. ROOF TRUSSES
AT 24" O/C
R-30 INSULATION (RECOMMEND R-38 INSULATION)
5/8" DRYWALL CEILING

WALL CONSTRUCTION

VINYL
HOUSEWRAP
OVER 7/16" OSB SHEATHING ON
2x STUDS @ 16" O/C
(SEE FLOOR PLAN FOR SIZE)
WITH R-13 INSULATION
(R-19 W/ 2x6 WALLS)
AND 1/2" DRYWALL FINISH

FLOOR CONST.

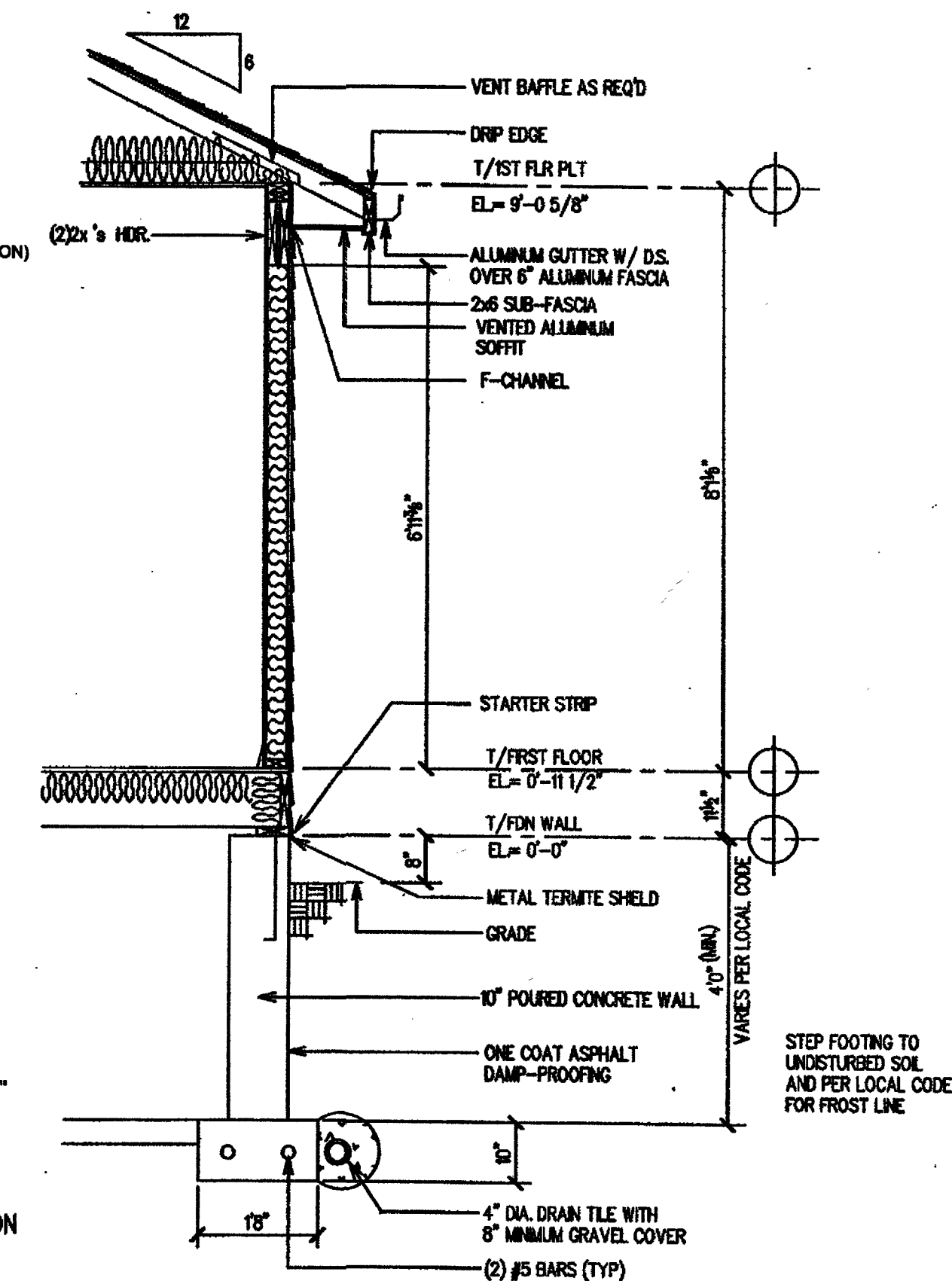
3/4" T&G PLYWOOD GLUED AND
NAILED TO 2x10 FLOOR JOISTS @ 16" O/C
METAL BRIDGING NOT OVER 7'-0" O/C
R-19 INSULATION BETWEEN JOISTS
PROVIDE 1/4" UNDERLAYMENT AT TILE AREAS

SILL PLATE

2x1 PRESSURE TREATED SILL PLATE
SET ON SILL SEALER AND ATTACHED
TO FOUNDATION WITH 1/2" DIA. x 20"
ANCHOR BOLTS NOT OVER 8'-0" O/C
WITH NUTS AND WASHERS (MINIMUM
2 PER PIECE) - START ANCHOR BOLTS
1'-4" FROM EACH CORNER
OR SILL STRIPS SPACED
"PER MANUFACTURER'S SPECIFICATIONS"

STANDARD CRAWL SPACE CONDITION FRAME WALL - CONCRETE FOUNDATION WALL SECTION

SCALE: 1/2" = 1'-0"



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ROOF CONSTRUCTION

COMPOSITION ROOF SHINGLES OVER
15# BUILDING PAPER
7/16" OSB SHEATHING WITH H-CLIPS
PRE-ENG. ROOF TRUSSES
AT 24" O/C
R-30 INSULATION (RECOMMEND R-38 INSULATION)
5/8" DRYWALL CEILING

WALL CONSTRUCTION

VINYL
HOUSEWRAP
OVER 7/16" OSB SHEATHING ON
2x STUDS @ 16" O/C
(SEE FLOOR PLAN FOR SIZE)
WITH R-13 INSULATION
(R-19 W/ 2x6 WALLS)
AND 1/2" DRYWALL FINISH

FLOOR CONST.

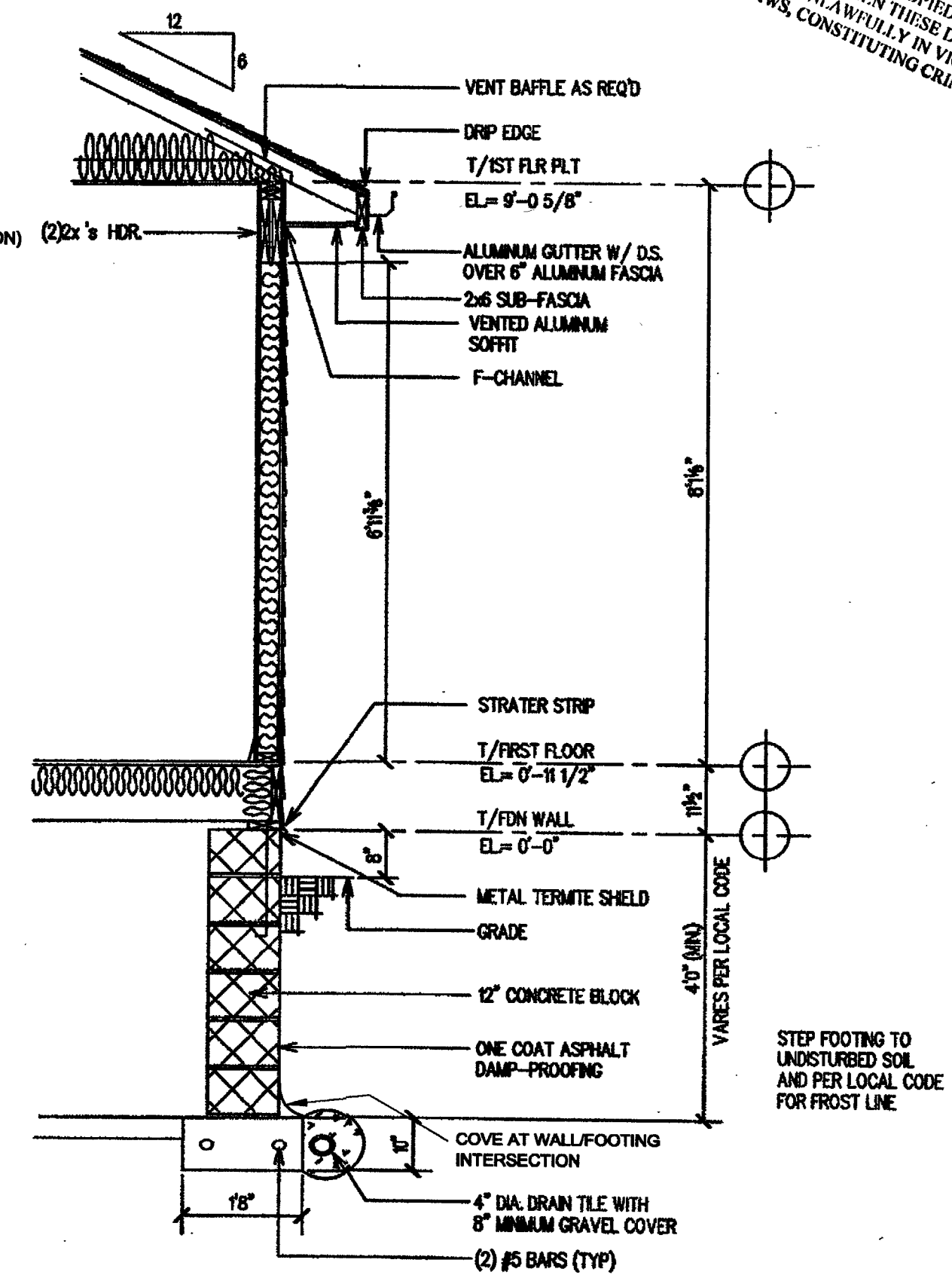
3/4" T&G PLYWOOD GLUED AND
NAILED TO 2x10 FLOOR JOISTS @ 16" O/C
METAL BRIDGING NOT OVER 7'-0" O/C
R-19 INSULATION BETWEEN JOISTS
PROVIDE 1/4" UNDERLAYMENT AT TILE AREAS

SILL PLATE

2x1 PRESSURE TREATED SILL PLATE
SET ON SILL SEALER AND ATTACHED
TO FOUNDATION WITH 1/2" DIA. x 20"
ANCHOR BOLTS NOT OVER 8'-0" O/C
WITH NUTS AND WASHERS (MINIMUM
2 PER PIECE) - START ANCHOR BOLTS
1'-4" FROM EACH CORNER
OR SILL STRIPS SPACED
"PER MANUFACTURER'S SPECIFICATIONS"

STANDARD CRAWL SPACE CONDITION FRAME WALL - BLOCK FOUNDATION WALL SECTION

SCALE: 1/2" = 1'-0"



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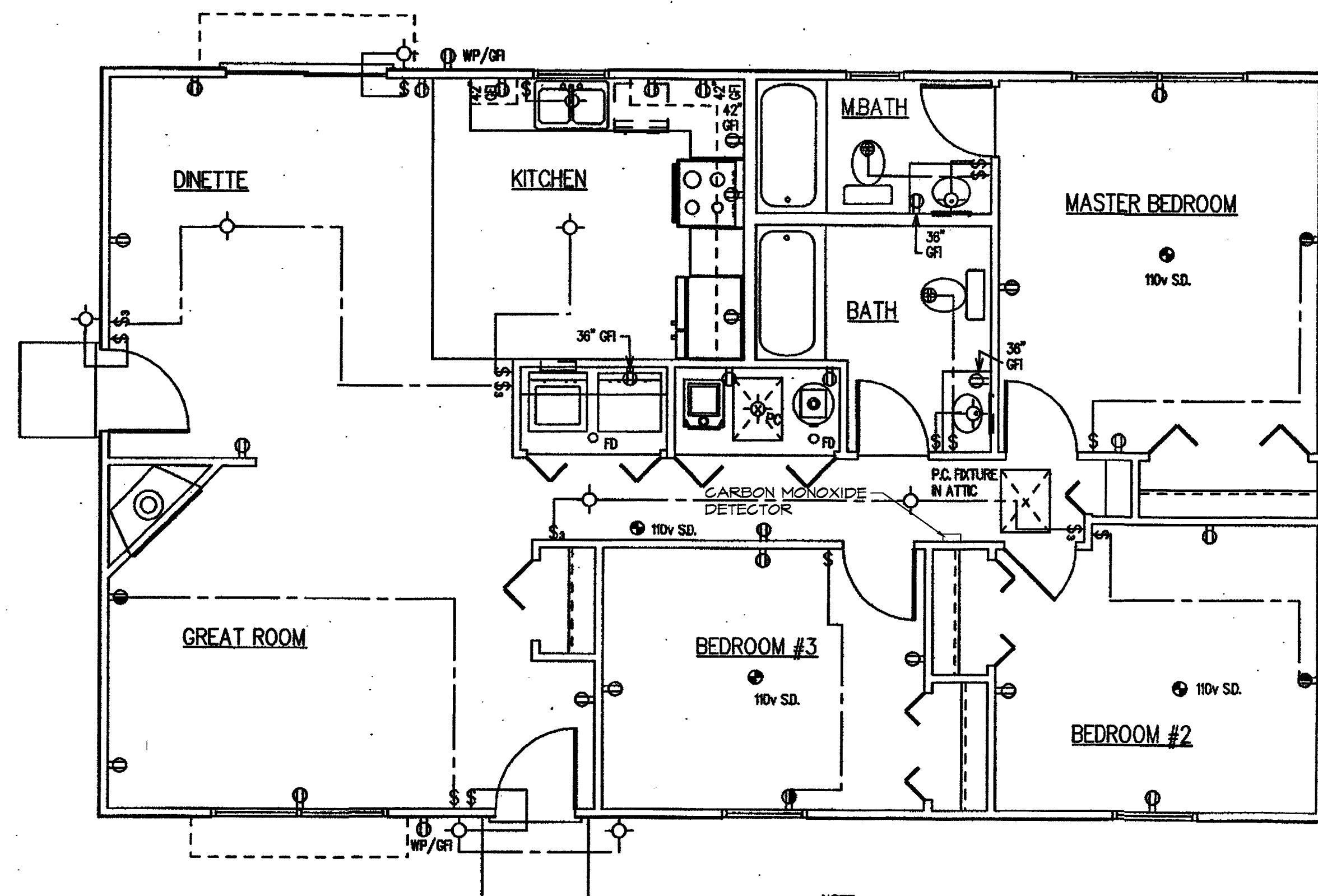
DESIGN LOADS	ROOFS			FLOORS			BALCONIES
	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD, GYP. OR R.F.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	19	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	49	55	65	67	

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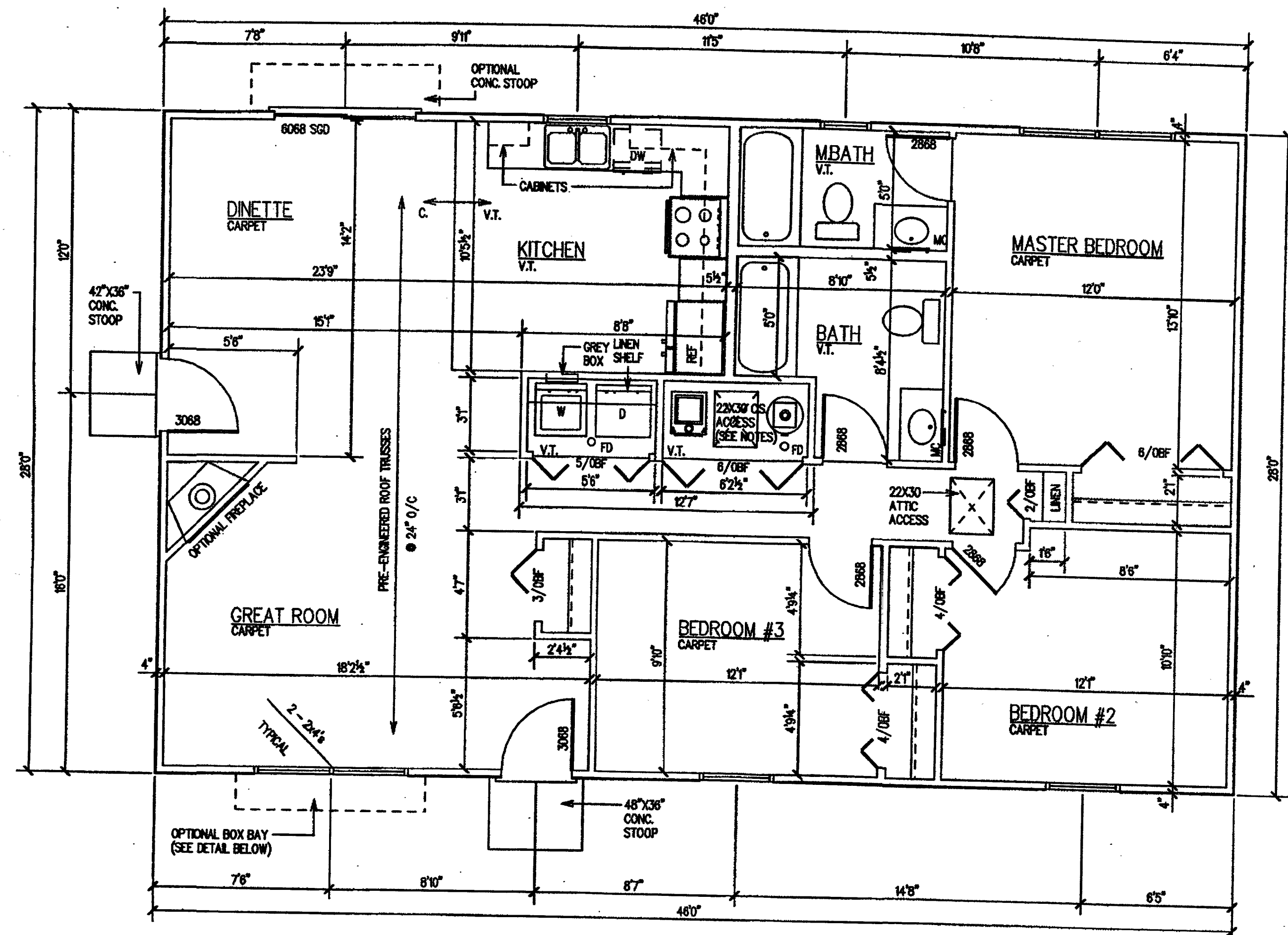
84 LUMBER COMPANY
Eighty-Four, PA 15384

84

DESIGN NO.
8500C
SHEET NO. **1** OF **3**



STANDARD SLAB AND CRAWL SPACE CONDITION
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



STANDARD SLAB AND CRAWL SPACE CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

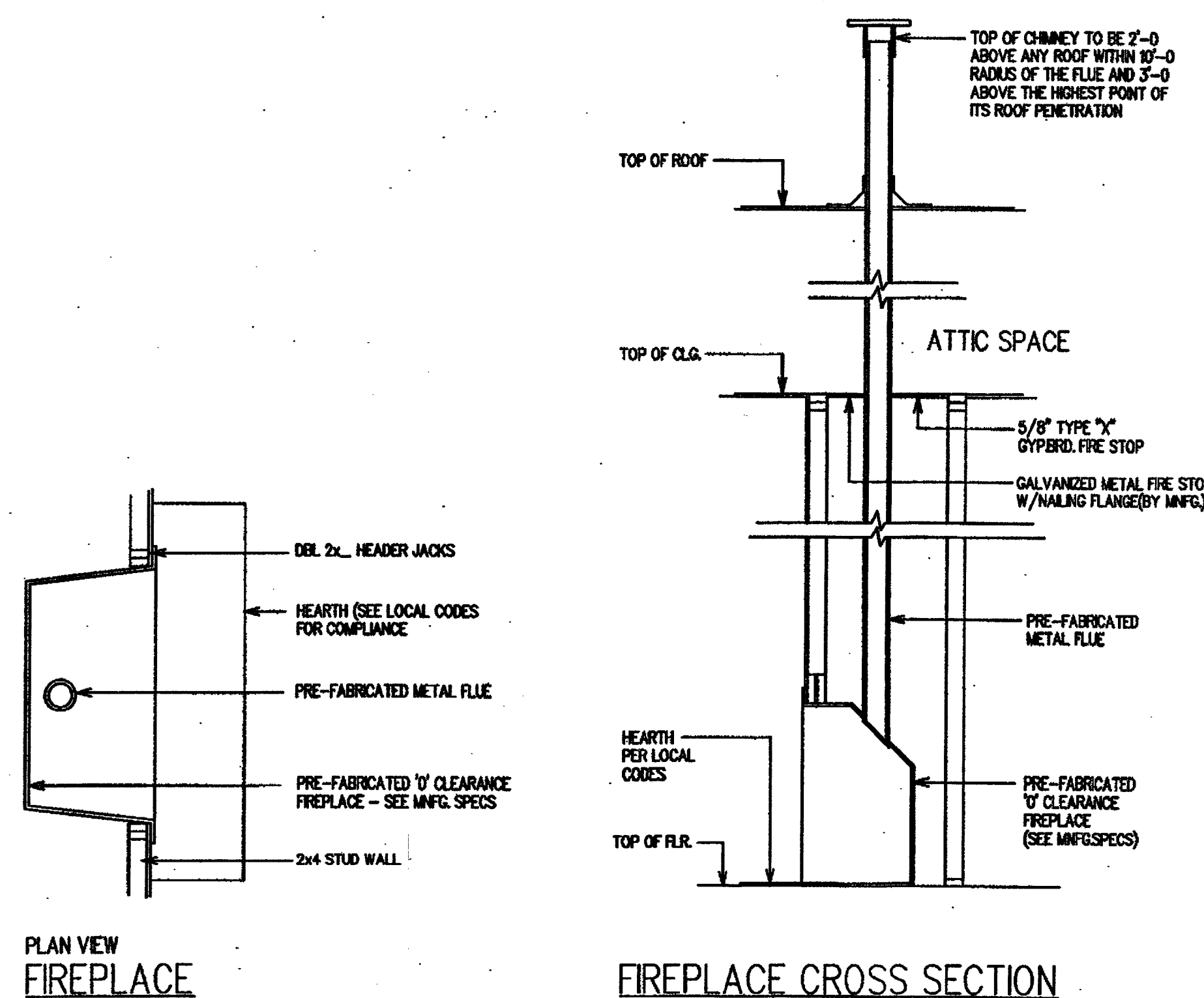
AREA: 1288 SQ. FT.

THESE PLANS HAVE BEEN REVIEWED AND UPDATED FOR THE 2009 INTERNATIONAL RESIDENTIAL CODE

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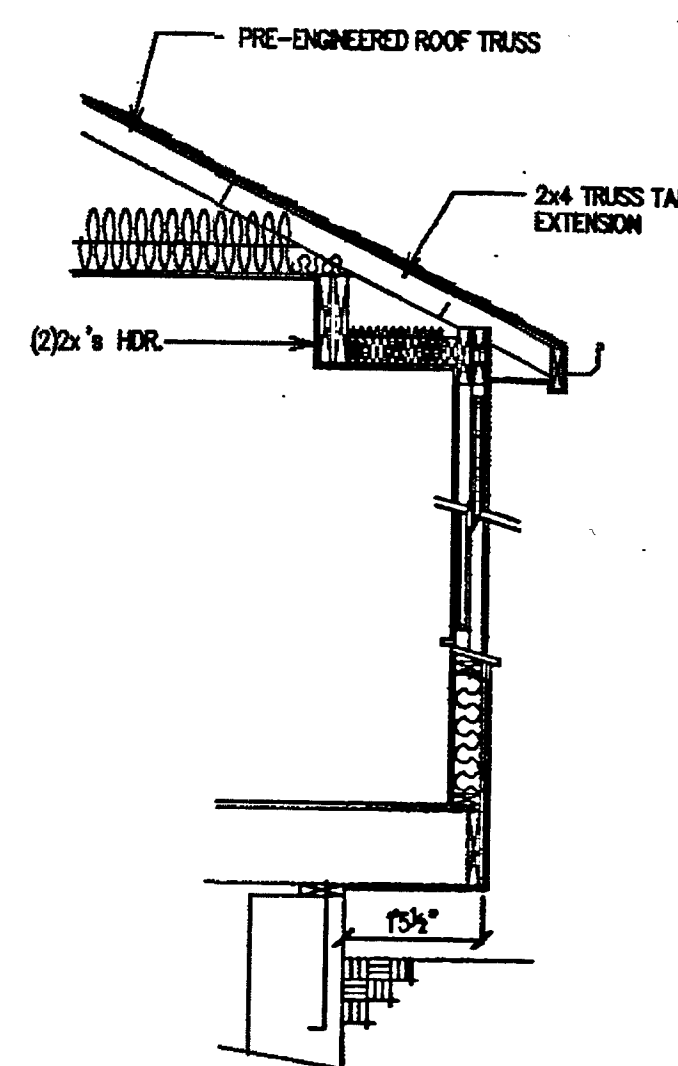
DESIGN CRITERIA	YARD LUMBER	LAMINATED VENEER LUMBER
	F _b = 850 PSI F _v = 70 PSI E = 1,300,000 PSI	F _b = 2800 PSI F _v = 285 PSI E = 2,000,000 PSI
MINIMUM SOIL BEARING PRESSURE = 2,000 PSF		
NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS (E. HURRICANES, EARTHQUAKE, SNOW, ECT.) CAUSE LOADS OTHER THAN INDICATED, IT IS RECOMMENDED THAT A LOCAL ARCHITECT OR STRUCTURAL ENGINEER BE CONSULTED.		

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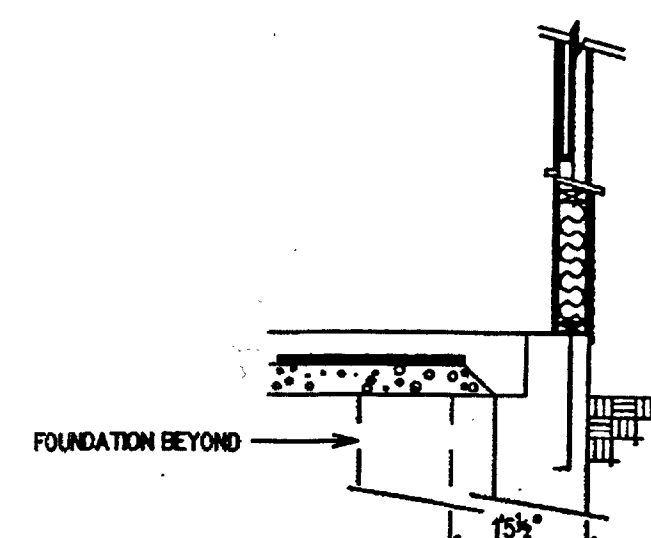


PLAN VIEW
FIREPLACE

FIREPLACE CROSS SECTION



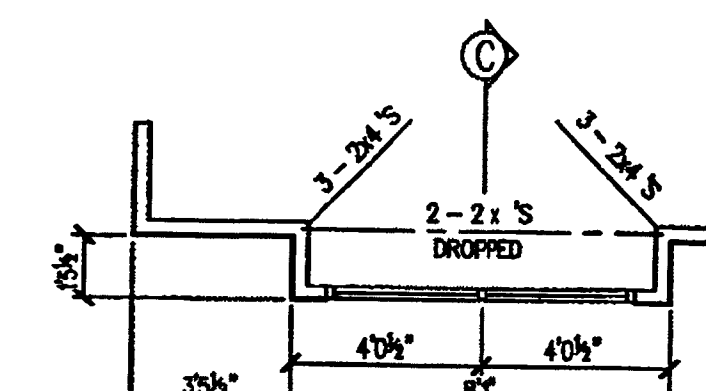
CRAWL SPACE CONDITION
OPTIONAL BAY SECTION "C"
SCALE: 1/2" = 1'-0"



SLAB CONDITION
OPTIONAL BAY SECTION "C"
SCALE: 1/2" = 1'-0"

WINDOW/DOOR HEADER SCHEDULE	
HEADER	MAXIMUM SPAN
2 - 2 x 6	3'-0"
2 - 2 x 8	5'-0"
2 - 2 x 10	6'-0"
2 - 2 x 12	8'-0"

IF YOU ARE CONSTRUCTING YOUR HOUSE USING 2 X 4 STUDS FOR THE EXTERIOR WALLS, PLEASE DESTROY SHEET NO. 2B AND USE THIS SHEET (2A) FOR LAYING OUT YOUR WALLS.



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

VENTILATION SCHEDULE					
ROOM NAME	AREA	LIGHT		VENT	
		REQ.	ACT.	REQ.	ACT.
GREAT ROOM	217	17.36	2180	8.68	11.88
DINETTE	171	13.68	3038	6.84	10.24
KITCHEN	122	9.76	630	4.88	3.54
MASTER BEDROOM	166	13.28	2180	6.84	11.88
BEDROOM # 2	127	10.16	1080	5.08	5.93
STUDY/BEDROOM # 3	118	9.82	1080	4.76	5.83
MASTER BATHROOM	44	3.52	450	1.76	2.82
BATHROOM	62	4.96	ARTF.	2.48	MECH.

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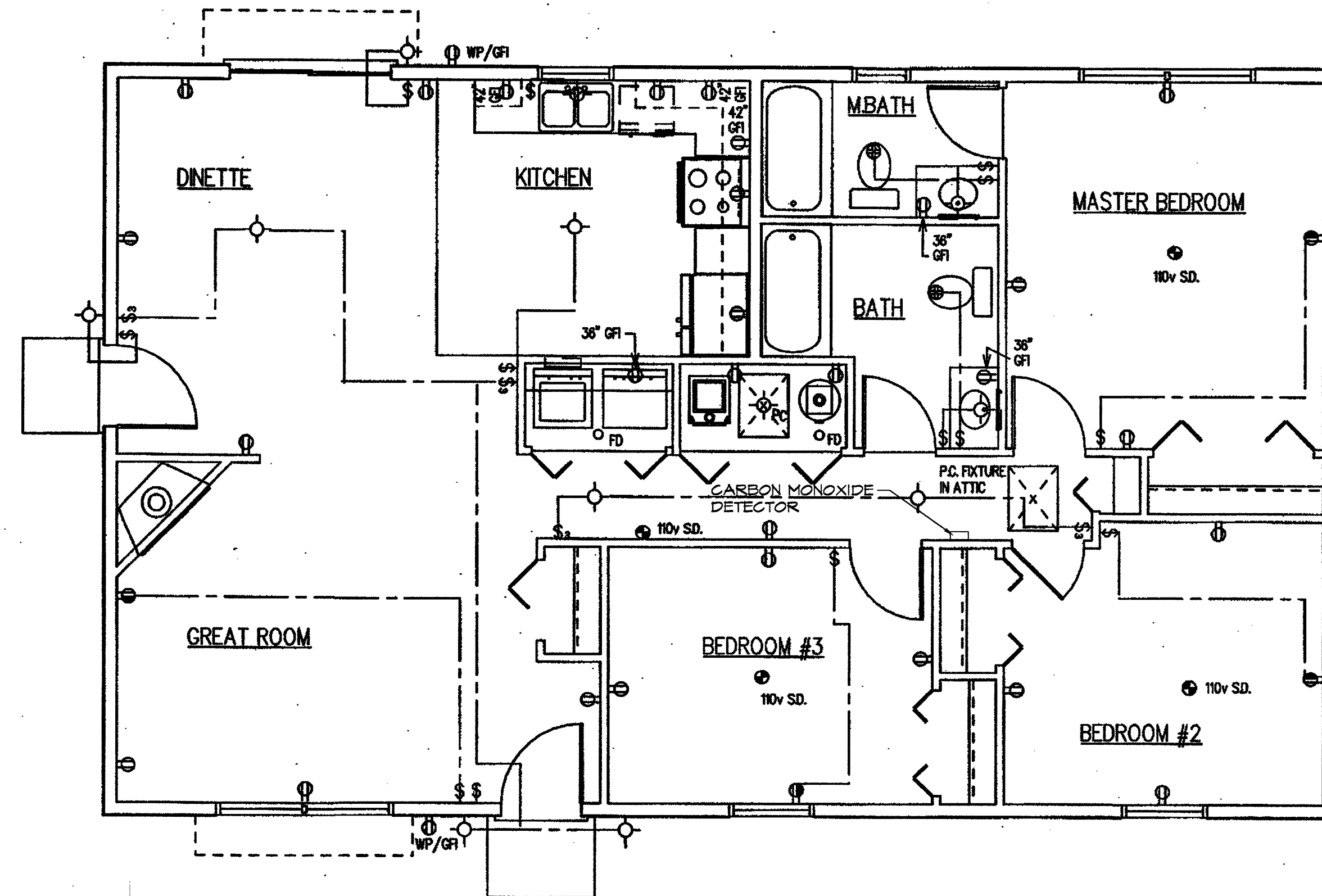
DESIGN LOADS	ROOFS			FLOORS			BALCONIES
	WOOD OR SHINGLE	MISSION TILE	BUILT-UP	WOOD, CARPET OR P.E.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	19	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	49	55	65	67	

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HC09-12/10
IRC08_02/08

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Eighty-Four, PA 15384

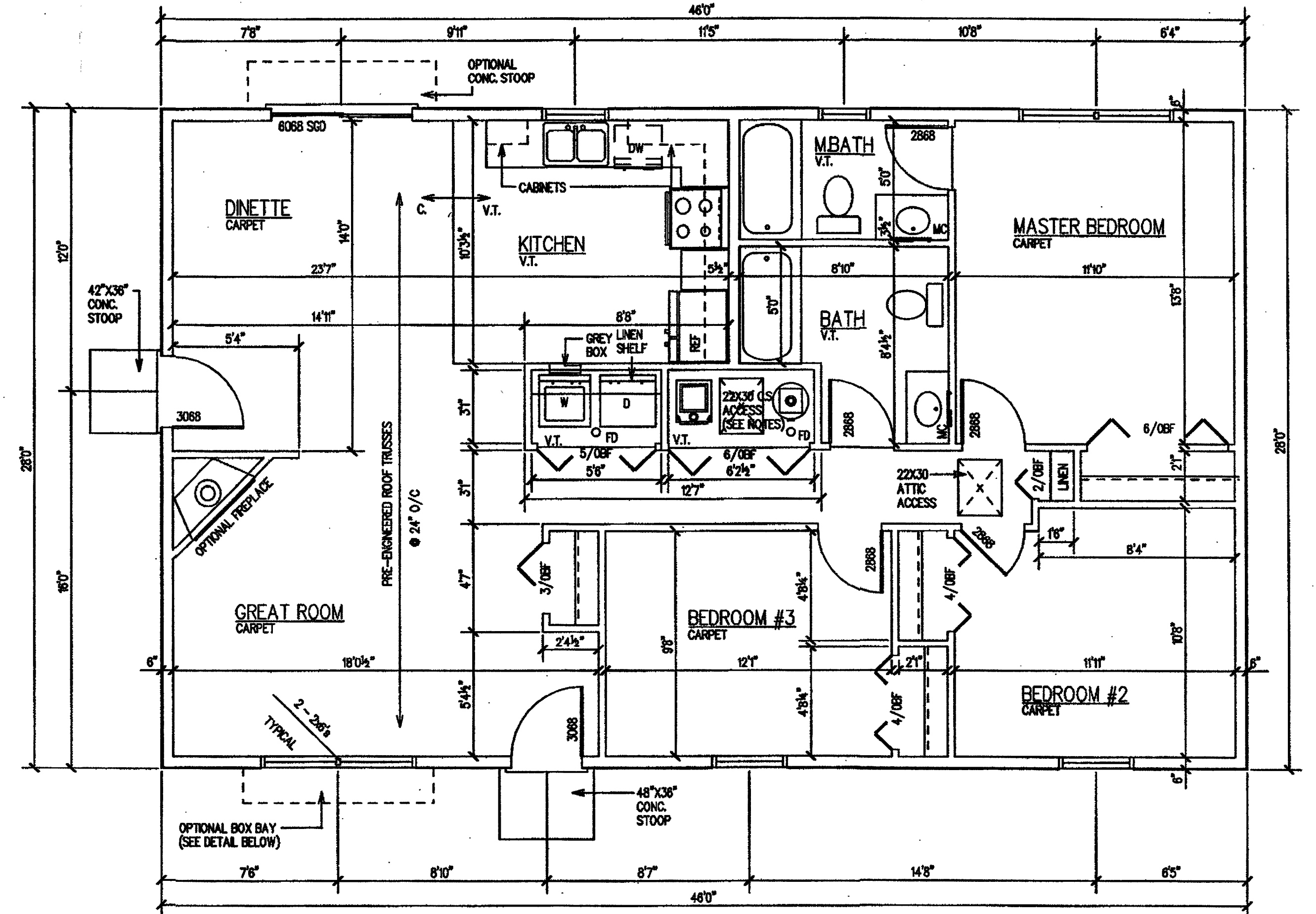


DESIGN NO.
8500CS
SHEET NO. 2A OF 3



2 x 6 STUD WALL OPTION
STANDARD SLAB AND CRAWL SPACE CONDITION
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL SMOKE DETECTORS TO BE
INTERCONNECTED WITH APPROVED
BATTERY BACKUP SYSTEM



2 x 6 STUD WALL OPTION
STANDARD SLAB AND CRAWL SPACE CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA: 1288 SQ. FT.

- ALL EXTERIOR DIMENSIONS TO STUD/SHING (6") UNLESS NOTED OTHERWISE
- ALL DIMENSIONS TO ROUGH STUDS (5 1/2") UNLESS NOTED OTHERWISE
- 22"x30" ACCESS PANEL W/PC FIXTURE - CRAWL SPACE CONDITION

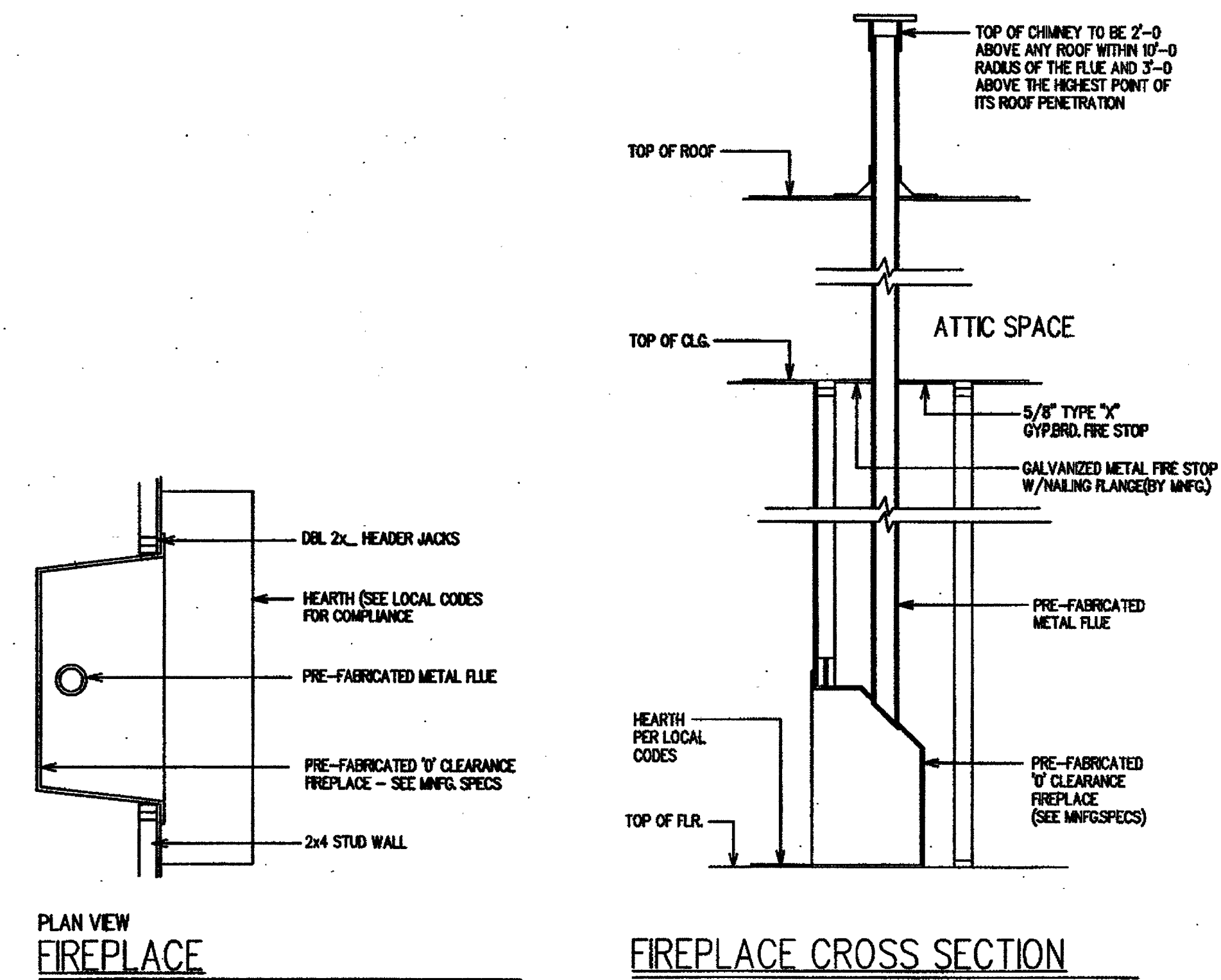
DESIGN CRITERIA	YARD LUMBER	LAMINATED VENEER LUMBER
	F _b = 850 PSI F _v = 70 PSI E = 1,300,000 PSI	F _b = 2800 PSI F _v = 285 PSI E = 2,000,000 PSI
MINIMUM SOIL BEARING PRESSURE = 2000 PSF		
NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS (E. HURRICANES, EARTHQUAKE, SNOW, ECT.) CAUSE LOADS OTHER THAN INDICATED, IT IS RECOMMENDED THAT A LOCAL ARCHITECT OR STRUCTURAL ENGINEER BE CONSULTED.		

WINDOW/DOOR HEADER SCHEDULE	
HEADER	MAXIMUM SPAN
2 - 2 x 6	3'-0"
2 - 2 x 8	5'-0"
2 - 2 x 10	6'-0"
2 - 2 x 12	8'-0"

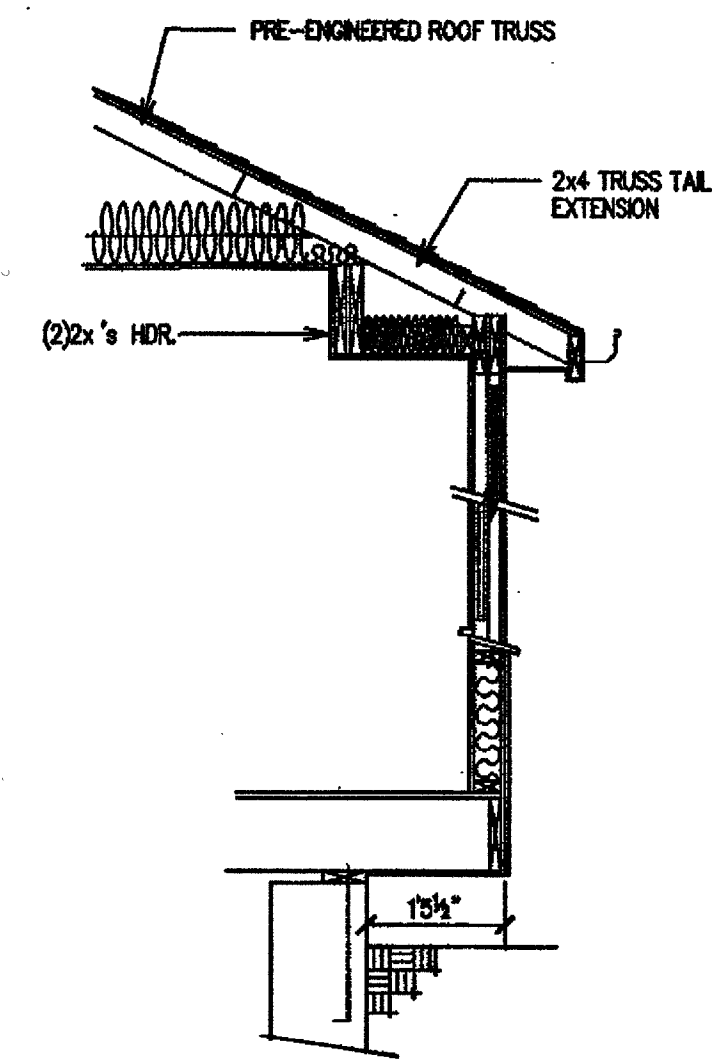
IF YOU ARE CONSTRUCTING YOUR HOUSE USING 2 X 6 STUDS FOR THE EXTERIOR WALLS, PLEASE DESTROY SHEET NO. 2A AND USE THIS SHEET (2B) FOR LAYING OUT YOUR WALLS.

VENTILATION SCHEDULE					
ROOM NAME	AREA	LIGHT		VENT	
		REQ.	ACT.	REQ.	ACT.
GREAT ROOM	217	17.38	21.60	8.68	11.86
DINETTE	171	13.68	30.18	6.84	18.24
KITCHEN	122	9.76	6.30	4.88	3.54
MASTER BEDROOM	166	13.28	21.60	6.84	11.86
BEDROOM # 2	127	10.16	10.80	5.08	5.93
STUDY/BEDROOM # 3	119	9.52	10.80	4.76	5.93
MASTER BATHROOM	44	3.52	4.50	1.76	2.82
BATHROOM	62	4.96	ART.	2.48	MECH.

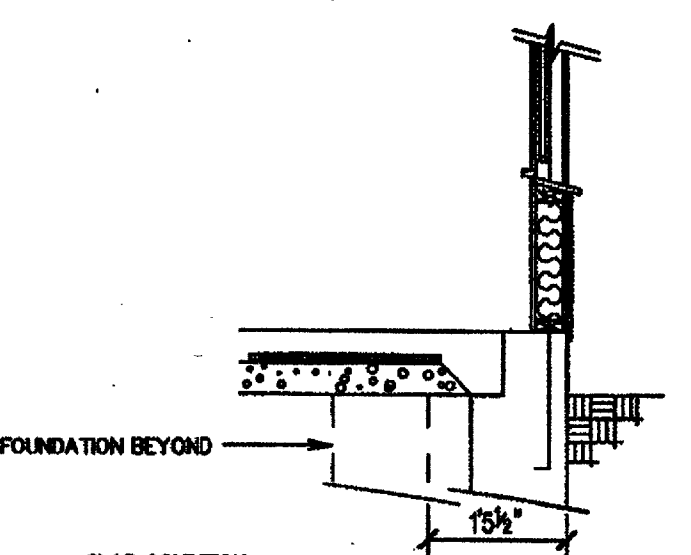
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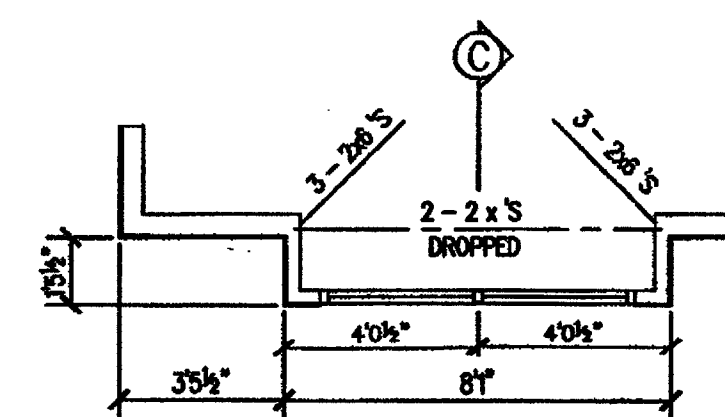
FIREPLACE CROSS SECTION



CRAWL SPACE CONDITION
OPTIONAL BAY SECTION "C"
SCALE: 1/2" = 1'-0"



SLAB CONDITION
OPTIONAL BAY SECTION "C"
SCALE: 1/2" = 1'-0"



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

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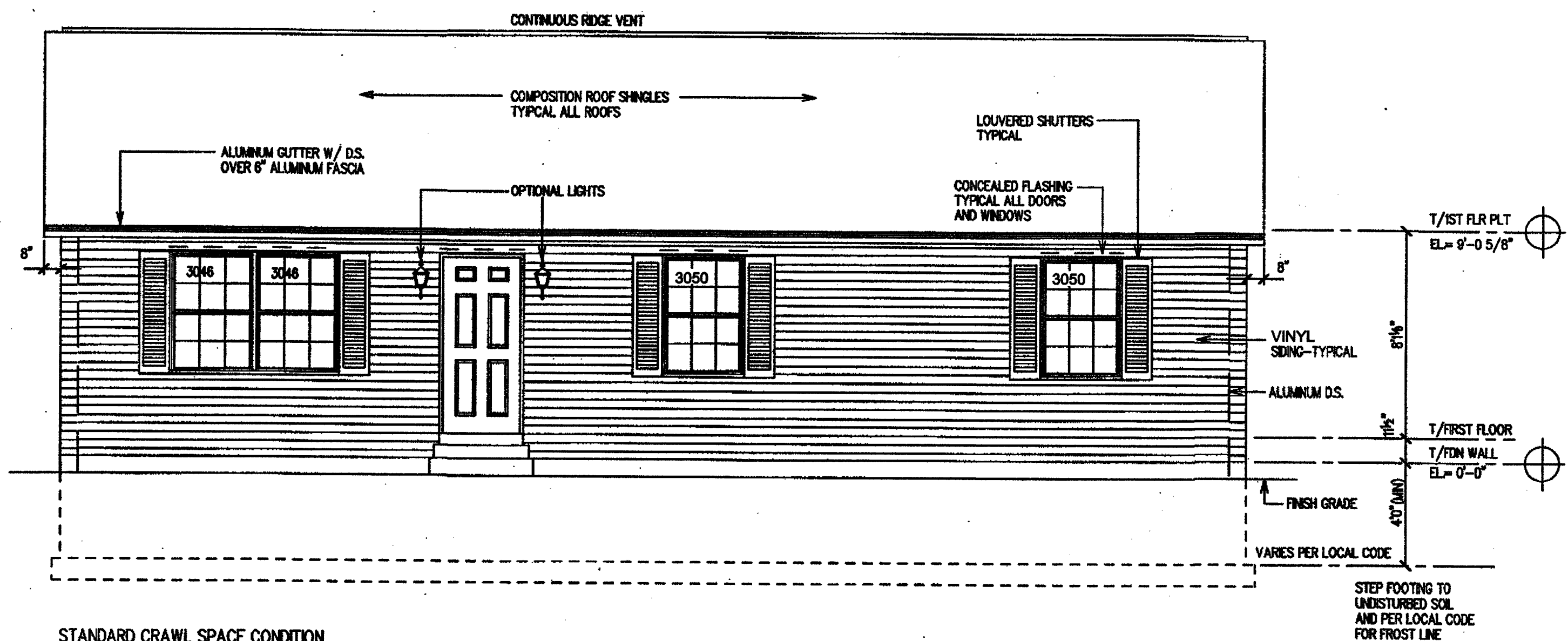
DESIGN LOADS	ROOFS			FLOORS			BALCONIES
	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD, GANES OR R.F.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	18	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	48	55	65	67	

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IFC08_0208

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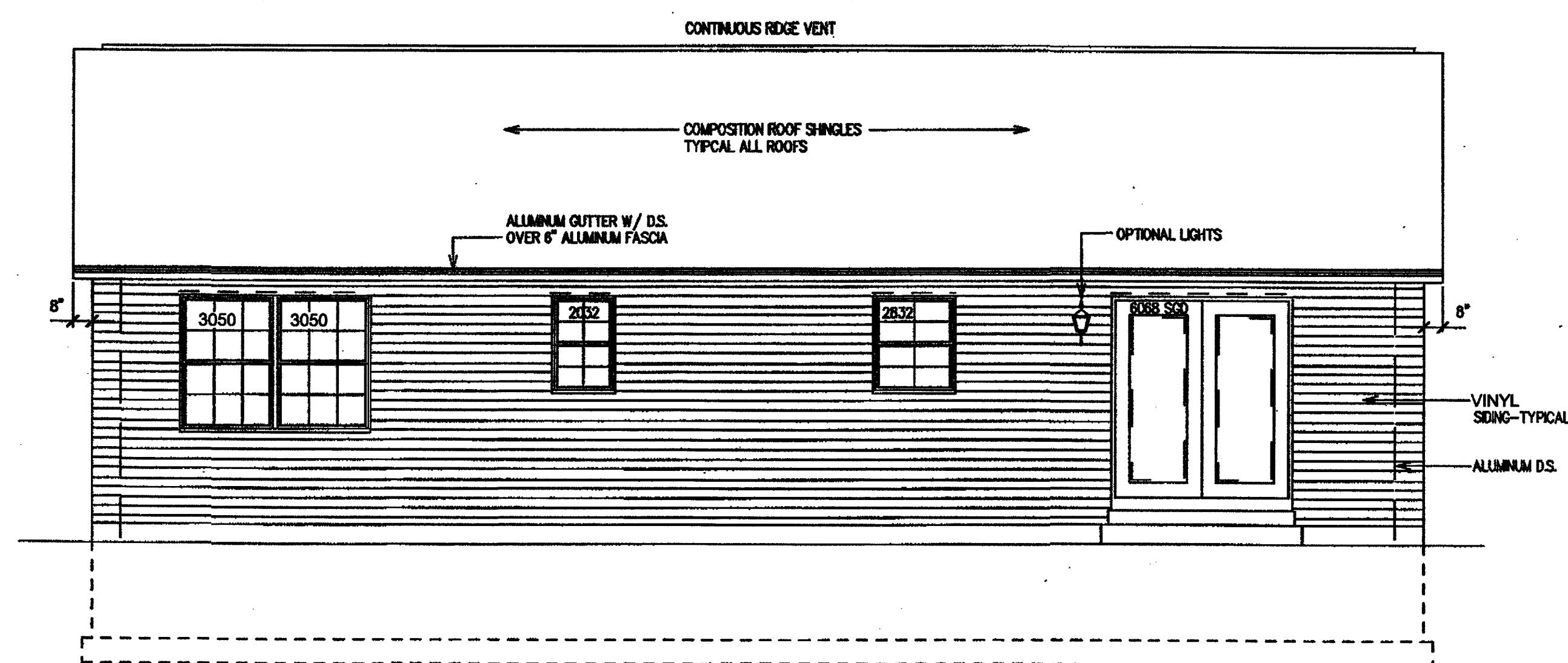


DESIGN NO.
8500CS
SHEET NO. **2B** OF **3**



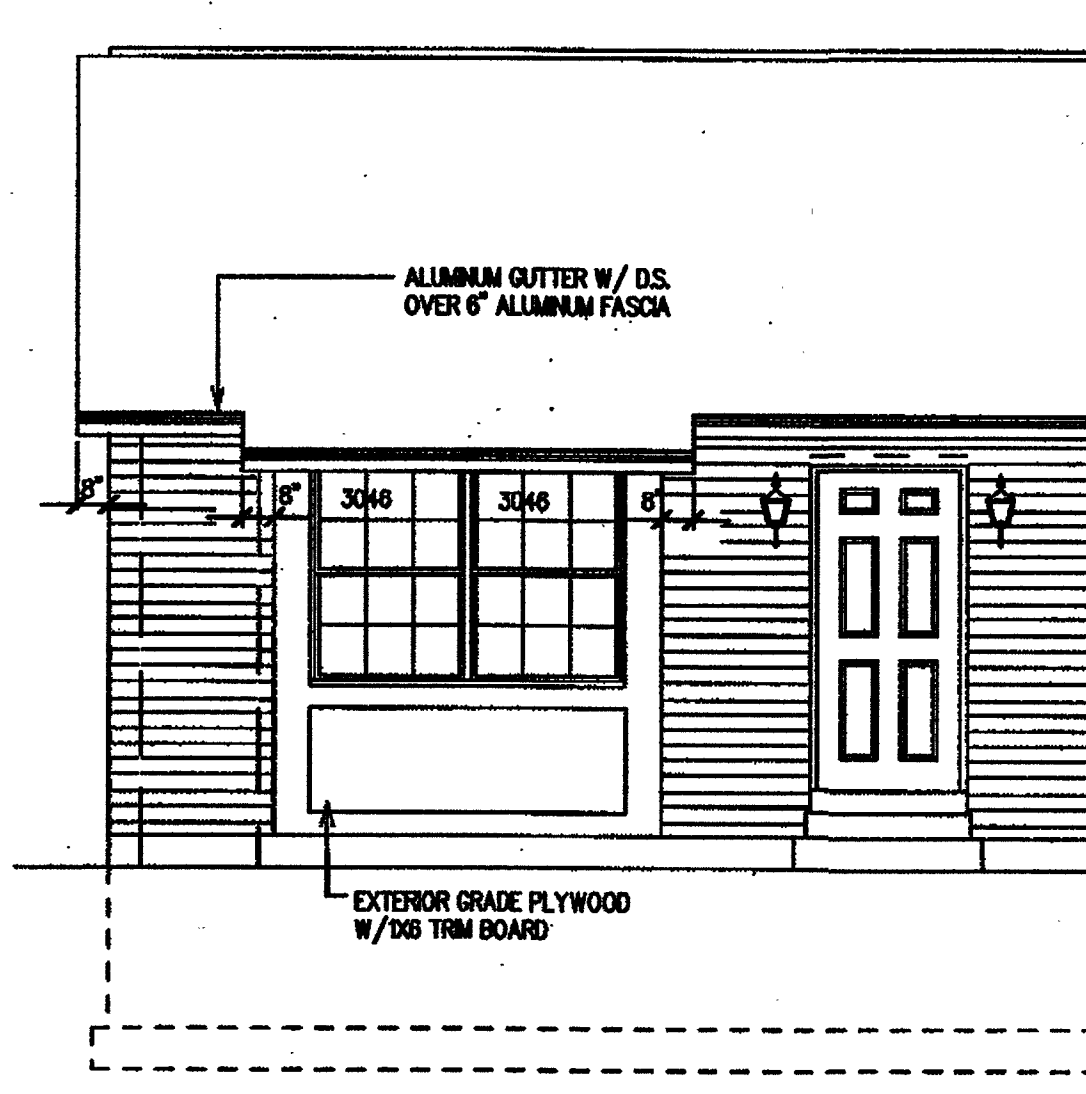
STANDARD CRAWL SPACE CONDITION
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

OWNER/BUILDER TO ENSURE ALL BEDROOM WINDOWS MEET LOCAL EGRESS REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION

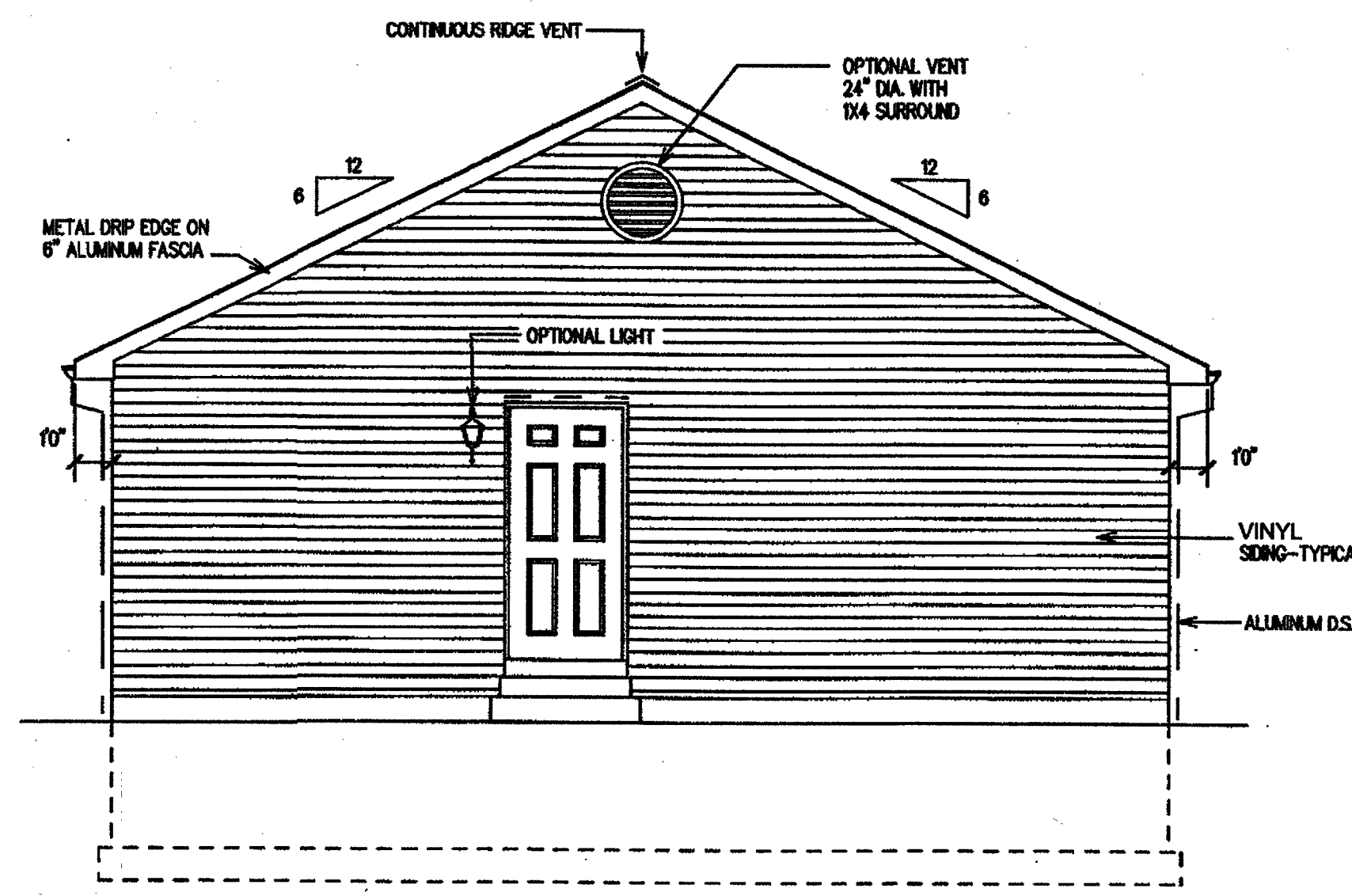


STANDARD CRAWL SPACE CONDITION
REAR ELEVATION
SCALE: 1/4" = 1'-0"

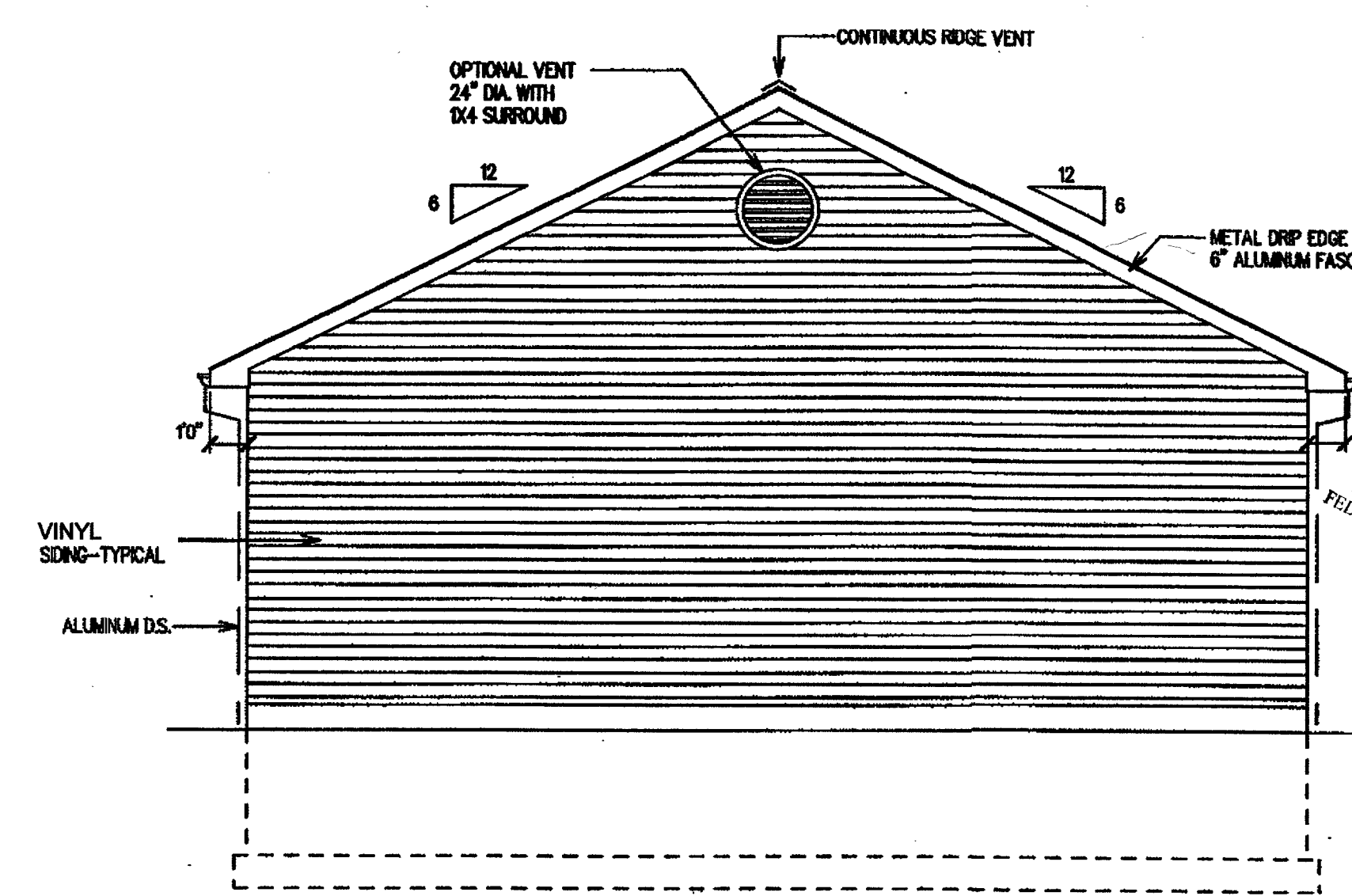
NOTE:
VERIFY ALL WINDOW AND DOOR
ROUGH OPENINGS WITH MANUFACTURER'S
SPECIFICATIONS. WINDOW SIZES SHOWN
ARE NOMINAL STANDARD DOUBLE-HUNG UNITS



OPTIONAL BAY WINDOW
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



STANDARD CRAWL SPACE CONDITION
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



STANDARD CRAWL SPACE CONDITION
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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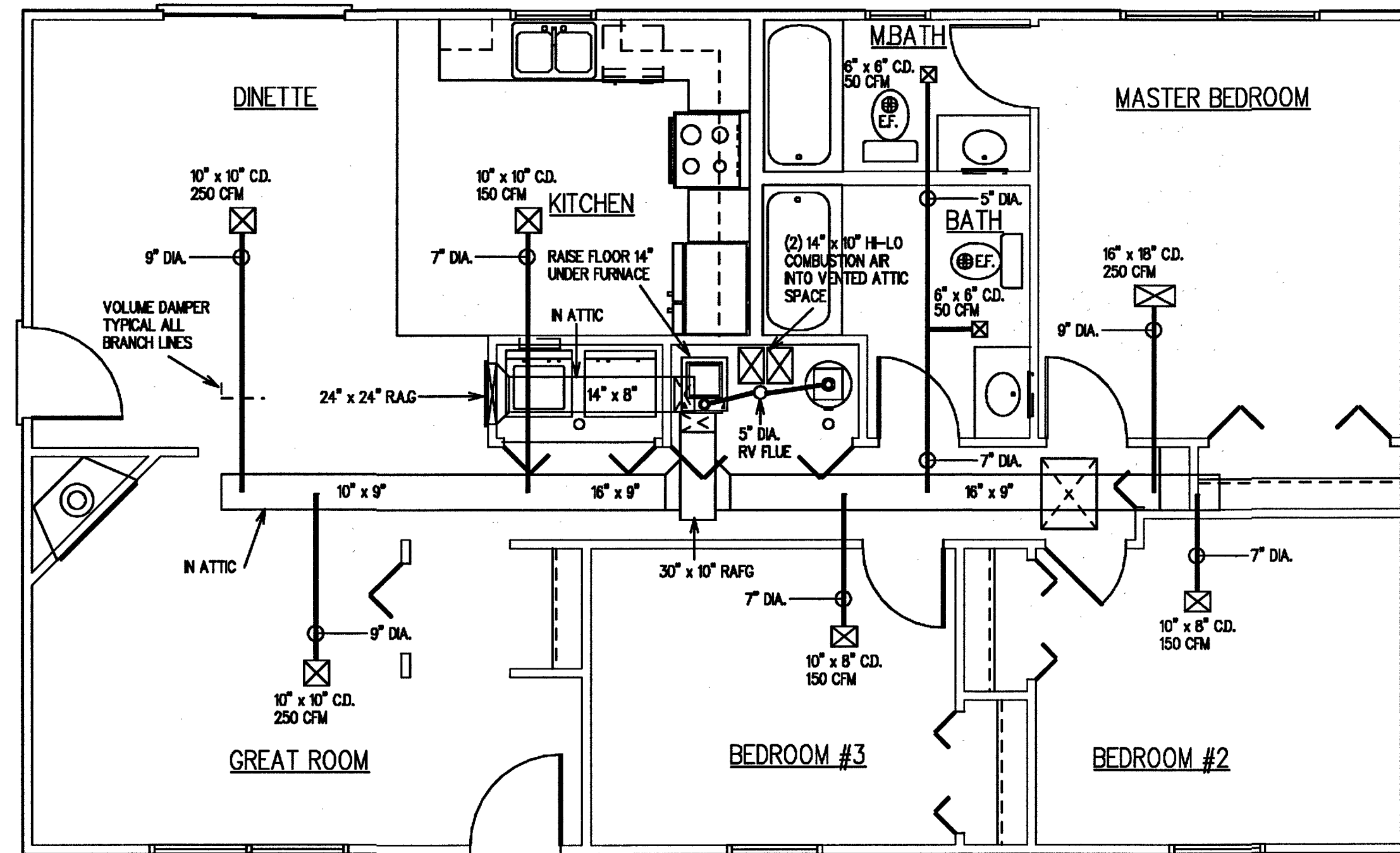
DESIGN LOADS	ROOFS			FLOORS			BALCONIES
	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD GYP. OR R.F.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	19	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	49	55	65	67	

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IRC06 02/08

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DESIGN NO.
8500C
SHEET NO. **3** OF **3**



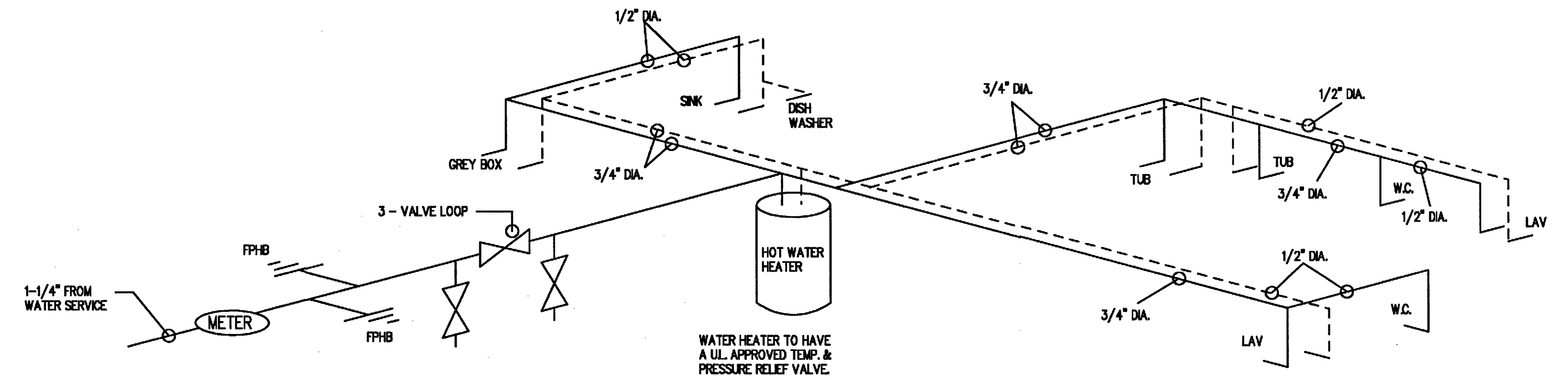
STANDARD SLAB AND CRAWL SPACE CONDITION
FIRST FLOOR MECHANICAL PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- DUCTWORK TO BE 28 GA. GALVANIZED.
- ALL DUCT JOINTS TO BE SEALED WITH DUCT TAPE.
- DUCTWORK TO BE WRAPPED WITH 2" FIBERGLASS INSULATION (ATTIC DUCTS ONLY).
- FLOOR REGISTERS, SUPPLY REGISTERS, CEILING DIFFUSERS TO HAVE VOLUME CONTROL. RETURN AIR GRILLE TO HAVE 1" FILTER IN FRAME. ALL OUTLETS TO BE STEEL WITH PAINTED FINISH.
- SUPPLY DISCHARGE ON FURNACE TO HAVE FLEX DUCT CONNECTION INSTALLED.
- HOT WATER HEATER & FURNACE TO BE HIGH EFFICIENCY MODELS.
- EXHAUST FANS TO BE 50 CFM.
- DUE TO DIFFERING HEATING & COOLING REQUIREMENTS OF THE DIFFERENT CLIMATIC ZONES IN WHICH THESE PLANS MAY BE BUILT, MECHANICAL PLAN LAYOUT, SIZES, AND NOTES SHALL BE VERIFIED BY LOCAL MECHANICAL CONTRACTOR AND BUILDING OFFICIAL TO ASSURE COMPLIANCE WITH ALL APPLICABLE CODES PRIOR TO INSTALLATION.

THESE PLANS HAVE BEEN REVIEWED AND UPDATED FOR THE
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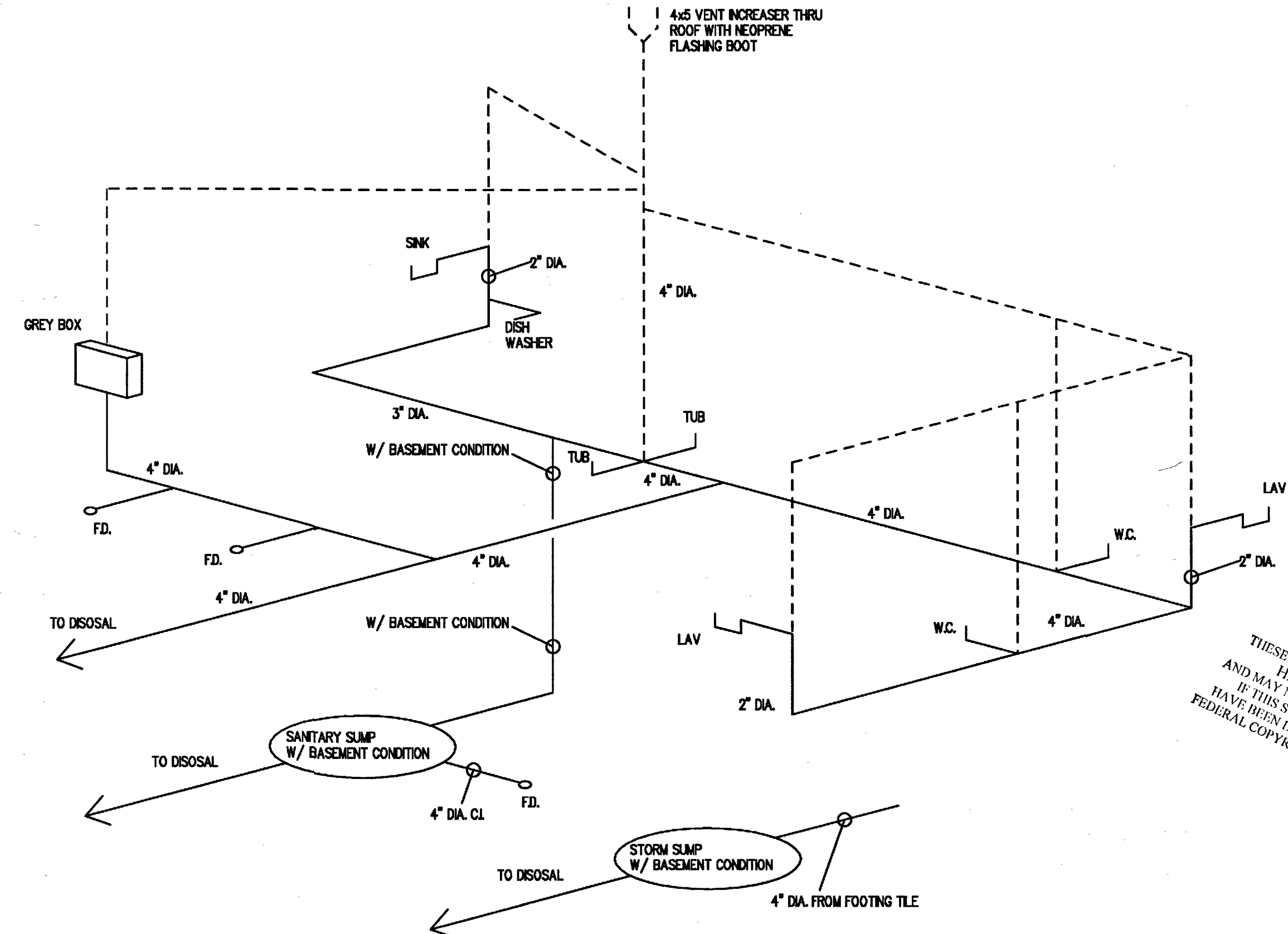
NOTE:
 ADDITIONAL WALL BRACING SPECIFICATIONS MAY BE REQUIRED DEPENDING ON LOCAL BUILDING CODES. VERIFY WITH LOCAL BUILDING AUTHORITY AND / OR A LOCAL ENGINEER IF NEEDED.



HOT
 COLD
SUPPLY DIAGRAM
 NOT TO SCALE

NOTES:

PROVIDE 24" AIR CHAMBERS AT ALL RISERS AND 12" AIR CHAMBERS AND VALVES AT ALL FIXTURES.



VENT
 WASTE
WASTE DIAGRAM
 NOT TO SCALE

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NOTE:
 IF REQUIRED, FIRE PROTECTION SPRINKLER SYSTEM TO BE PROVIDED BY SUPPLIER.

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	ROOFS			FLOORS			BALCONES
	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD CARPET OR REF.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	19	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	49	55	65	67	

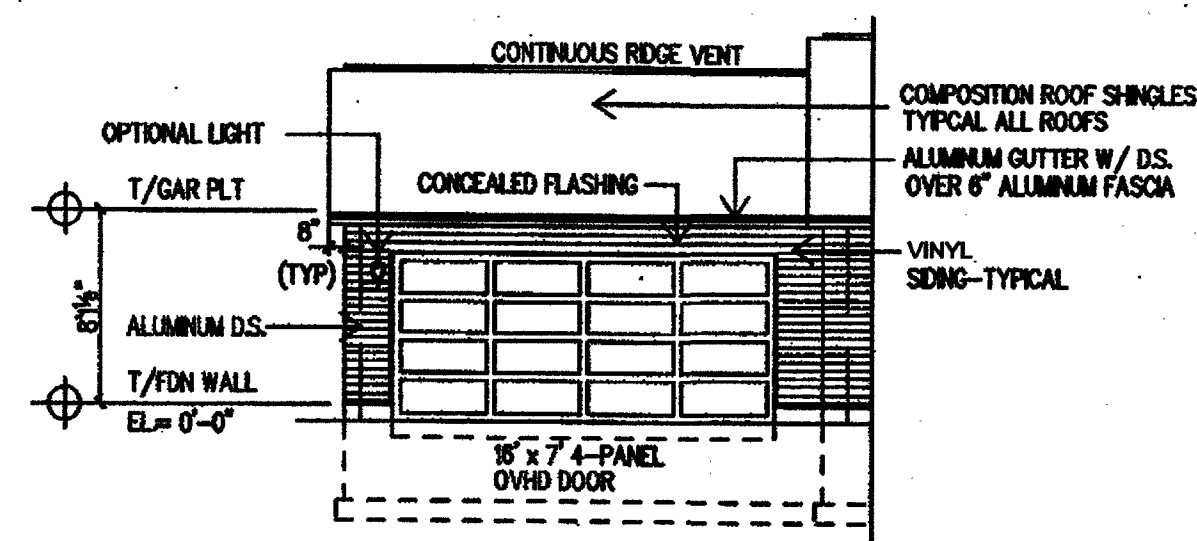
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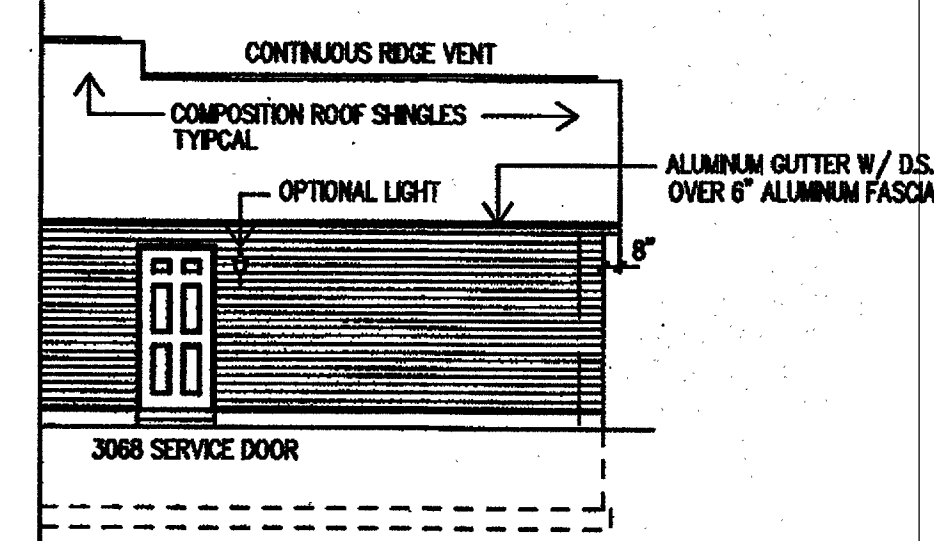
84 LUMBER COMPANY
 Eighty-Four, PA 15384



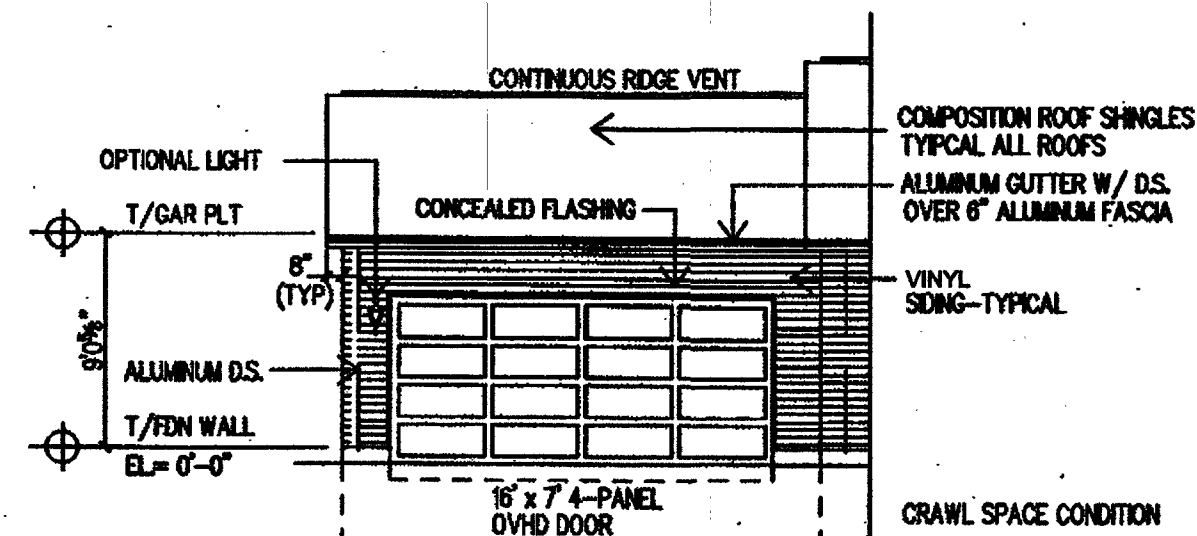
DESIGN NO.
8500SC M
 SHEET NO. 1 OF 1



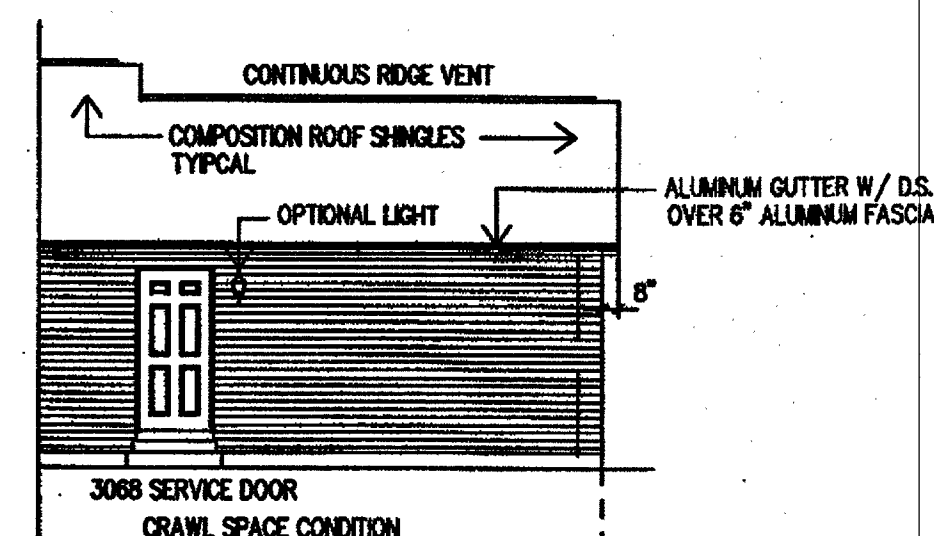
2 CAR GARAGE
STANDARD SLAB CONDITION
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



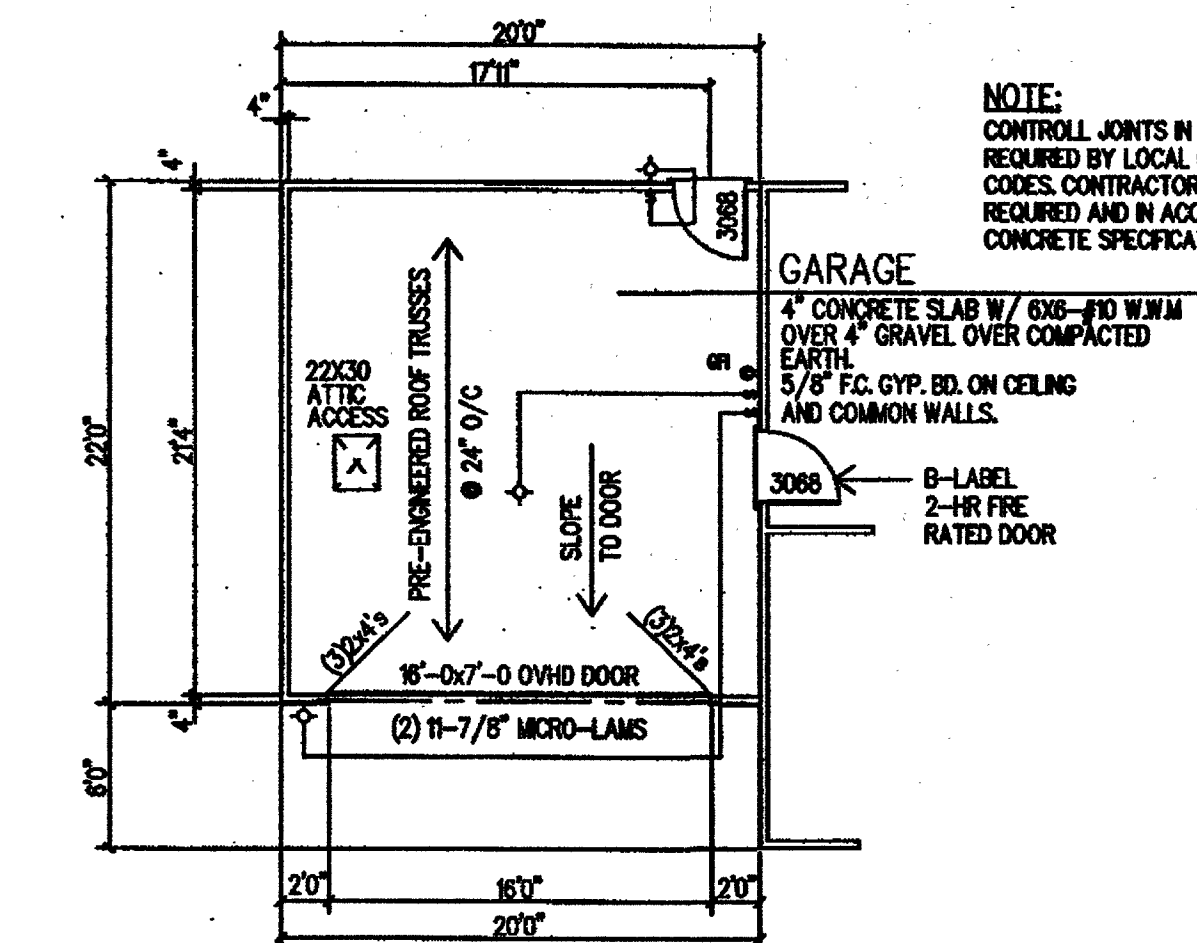
2 CAR GARAGE
STANDARD SLAB CONDITION
REAR ELEVATION
SCALE: 1/8" = 1'-0"



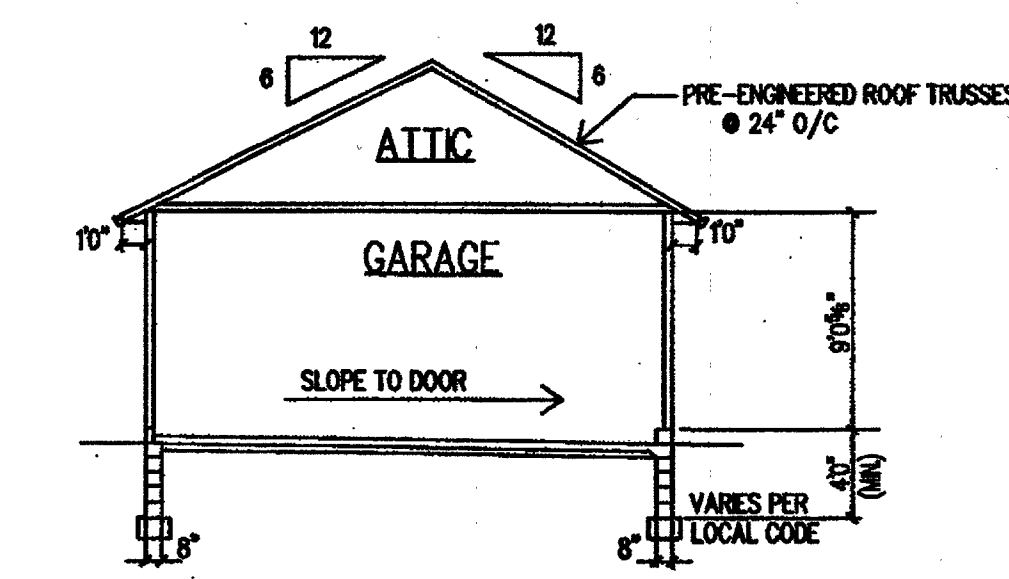
2 CAR GARAGE
CRAWL AND BASEMENT
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



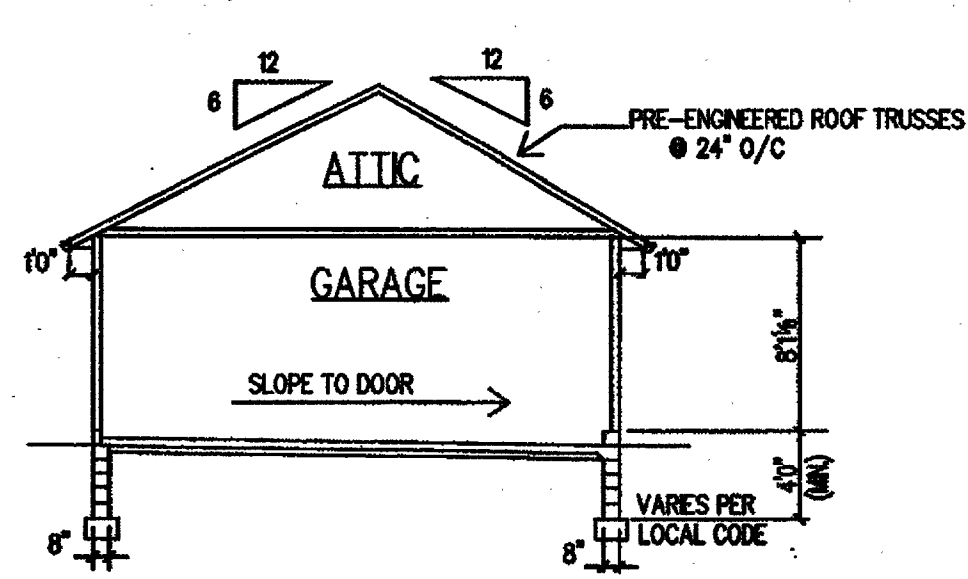
2 CAR GARAGE
CRAWL AND BASEMENT
REAR ELEVATION
SCALE: 1/8" = 1'-0"



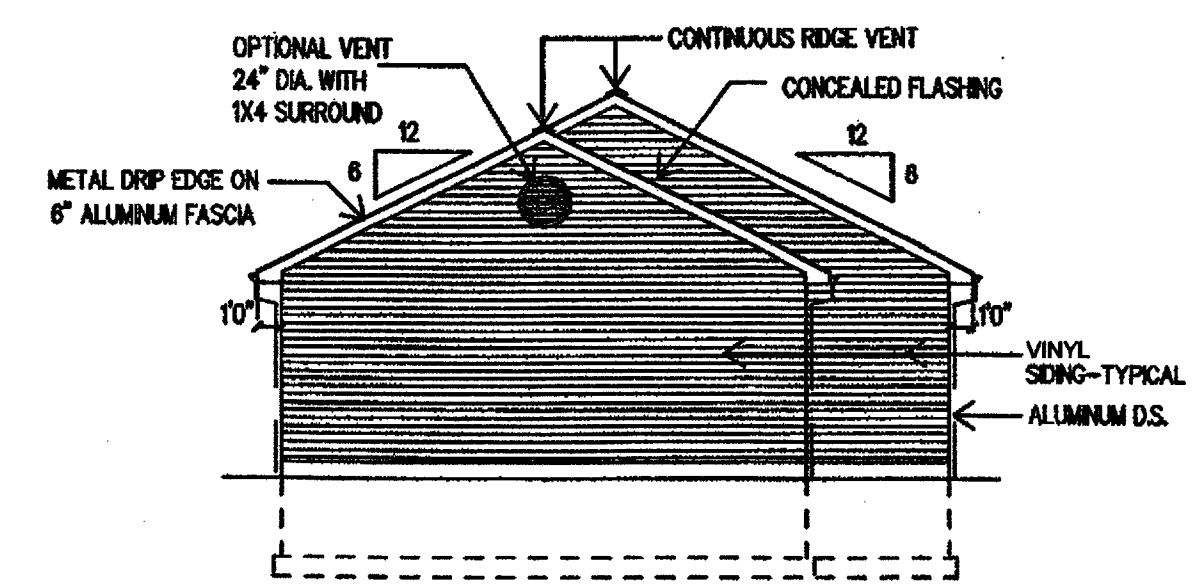
2-CAR GARAGE
PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



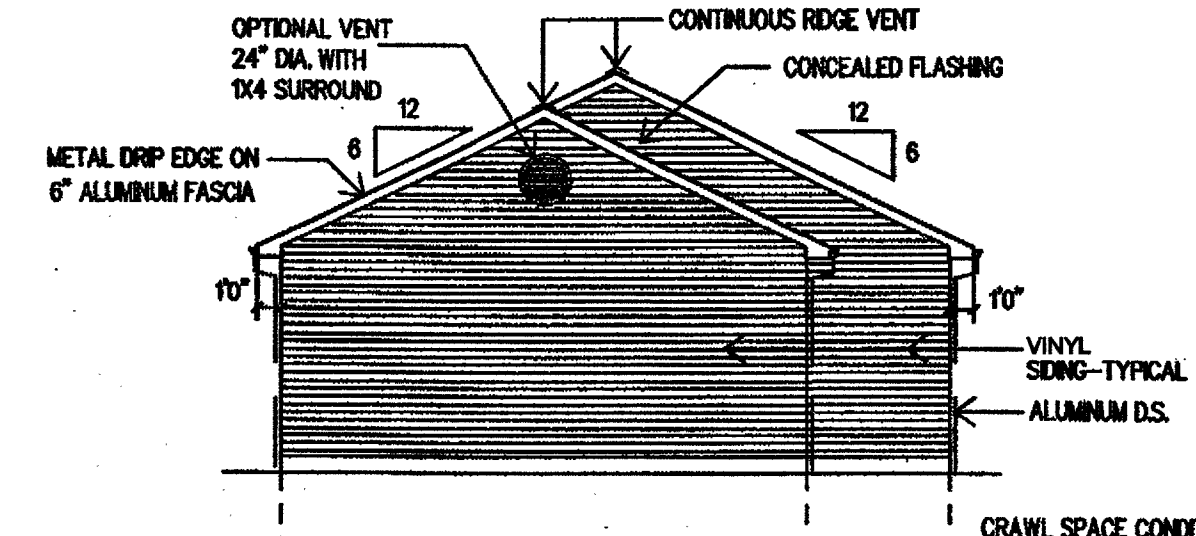
2-CAR GARAGE
BASMT/CS CONDITION
BUILDING SECTION
SCALE: 1/8" = 1'-0"



2-CAR GARAGE
SLAB CONDITION
BUILDING SECTION
SCALE: 1/8" = 1'-0"



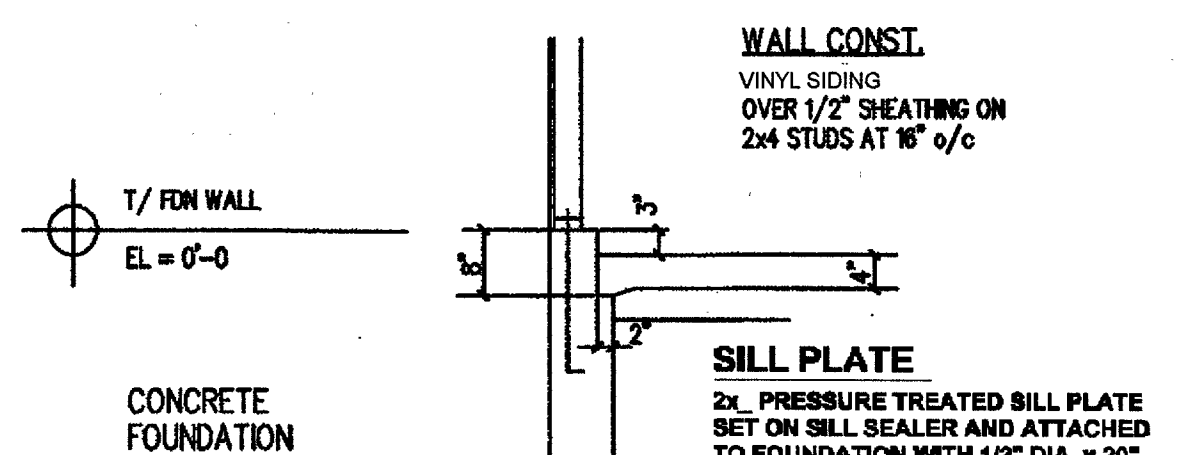
2 CAR GARAGE
STANDARD SLAB CONDITION
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



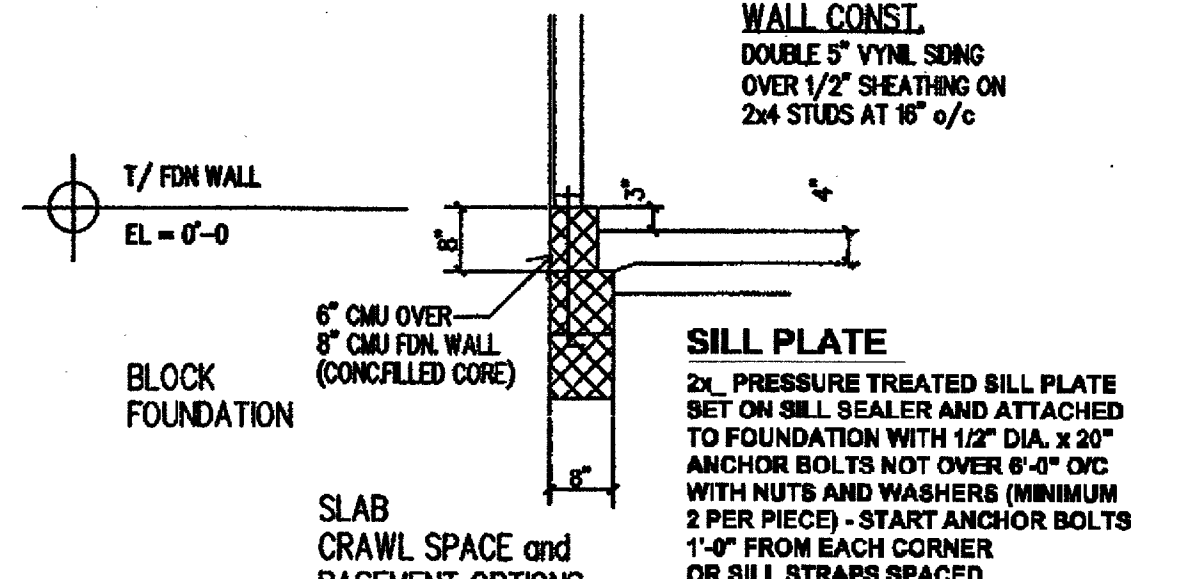
2 CAR GARAGE
CRAWL AND BASEMENT
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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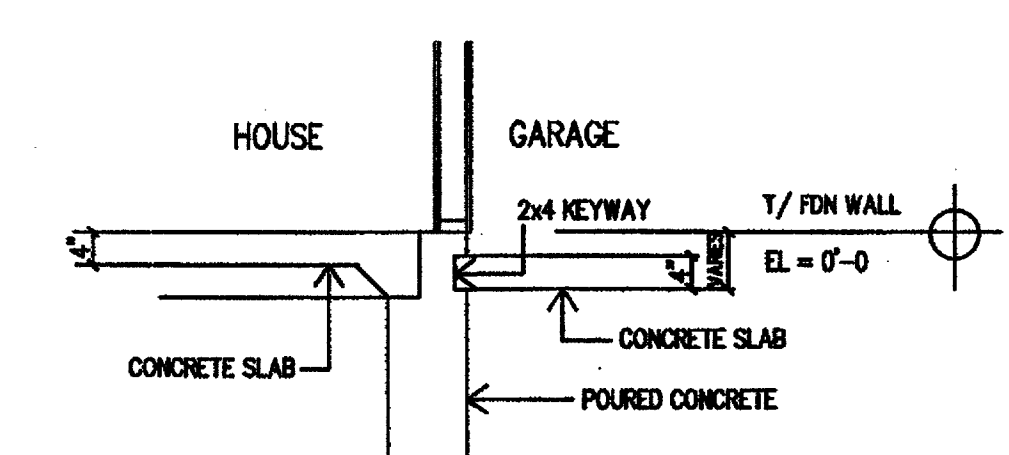
NOTE:
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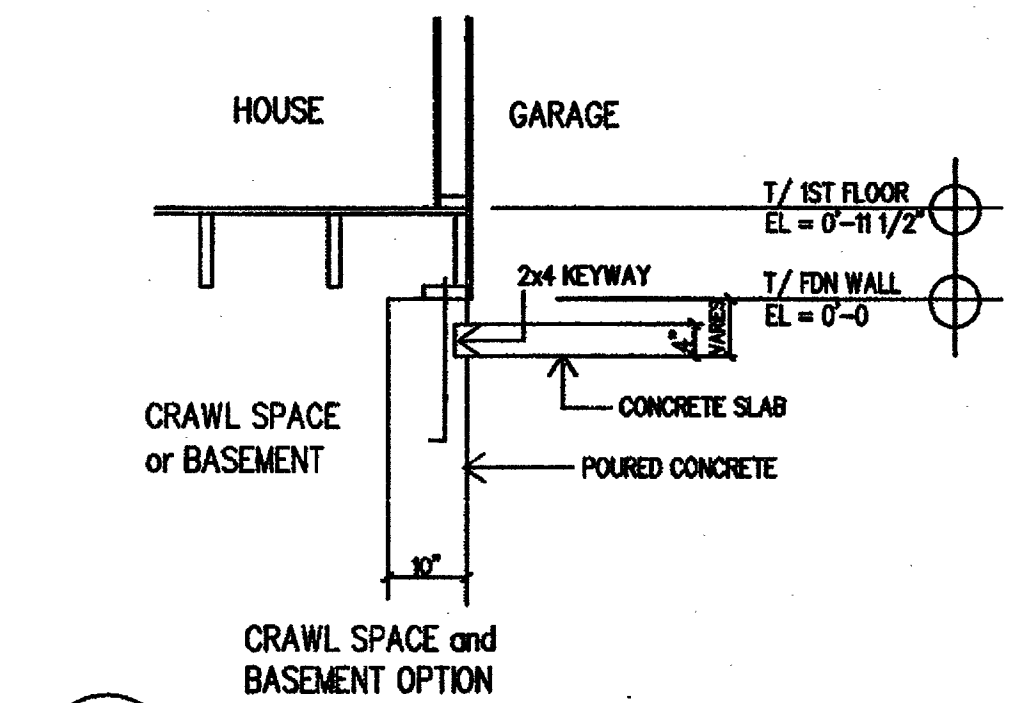
1A
SLAB
CRAWL SPACE and
BASEMENT OPTIONS
SECTION
SCALE: 1/2" = 1'-0"



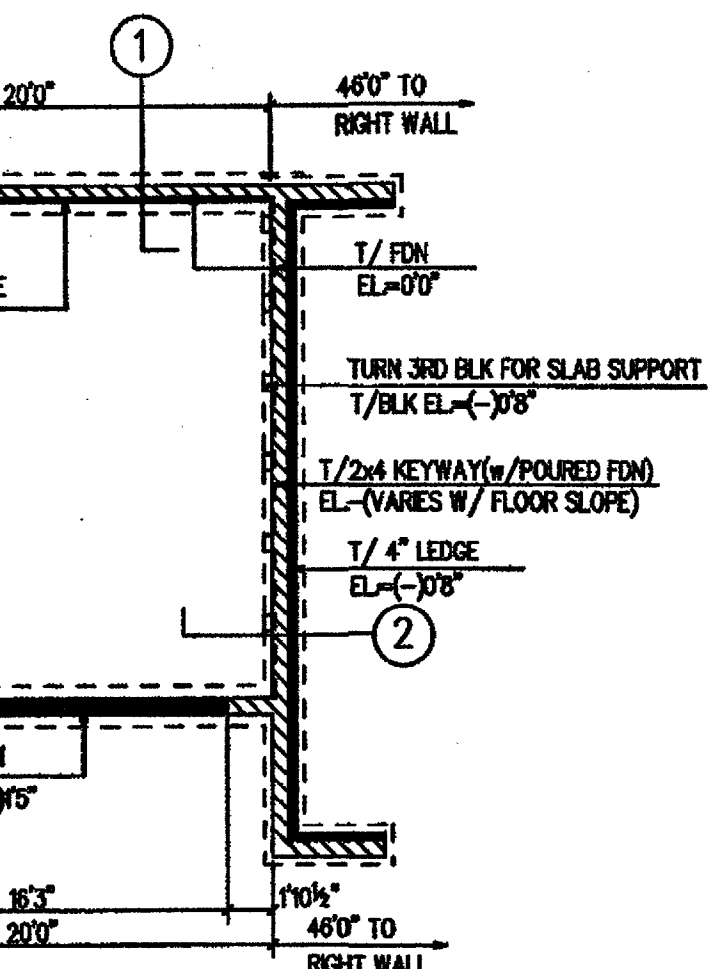
1A
SLAB
CRAWL SPACE and
BASEMENT OPTIONS
SECTION
SCALE: 1/2" = 1'-0"



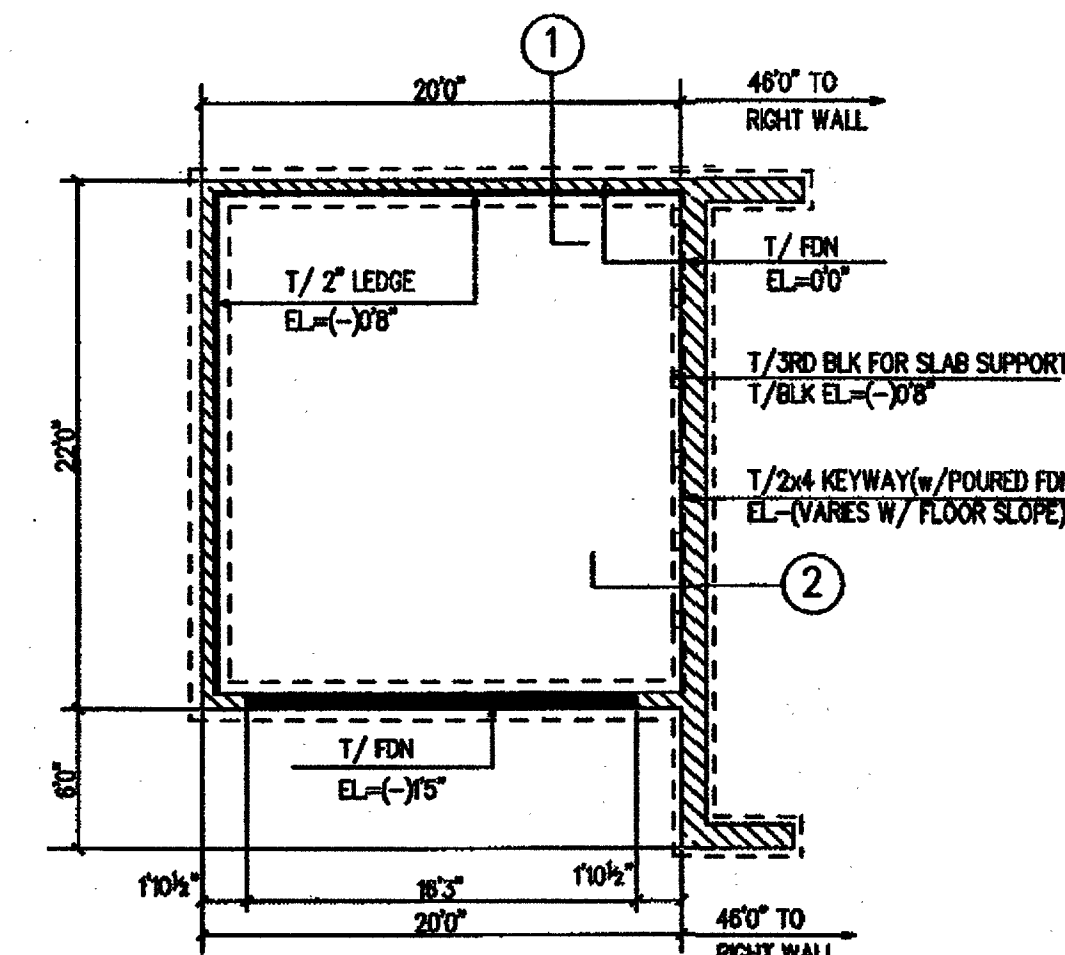
2A
SLAB OPTION
SECTION (CONCRETE FOUNDATION)
SCALE: 1/2" = 1'-0"



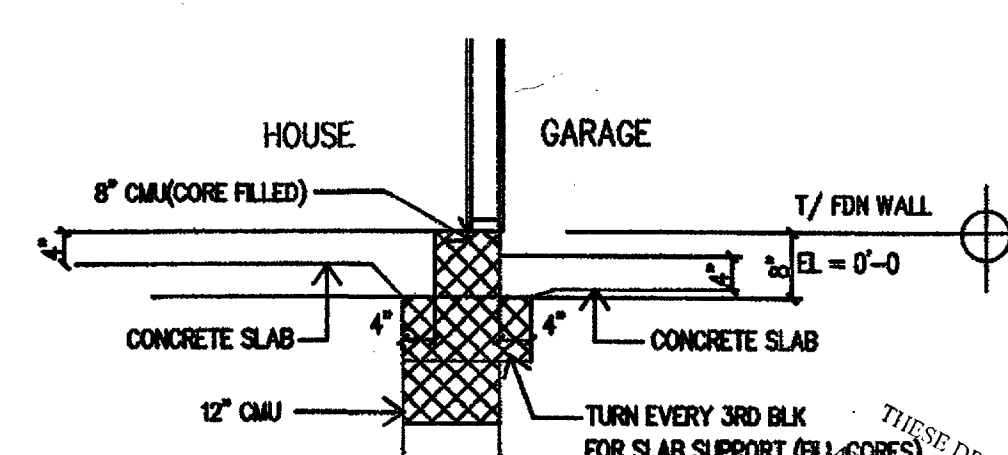
2A
CRAWL SPACE and
BASEMENT OPTION
SECTION (CONCRETE FOUNDATION)
SCALE: 1/2" = 1'-0"



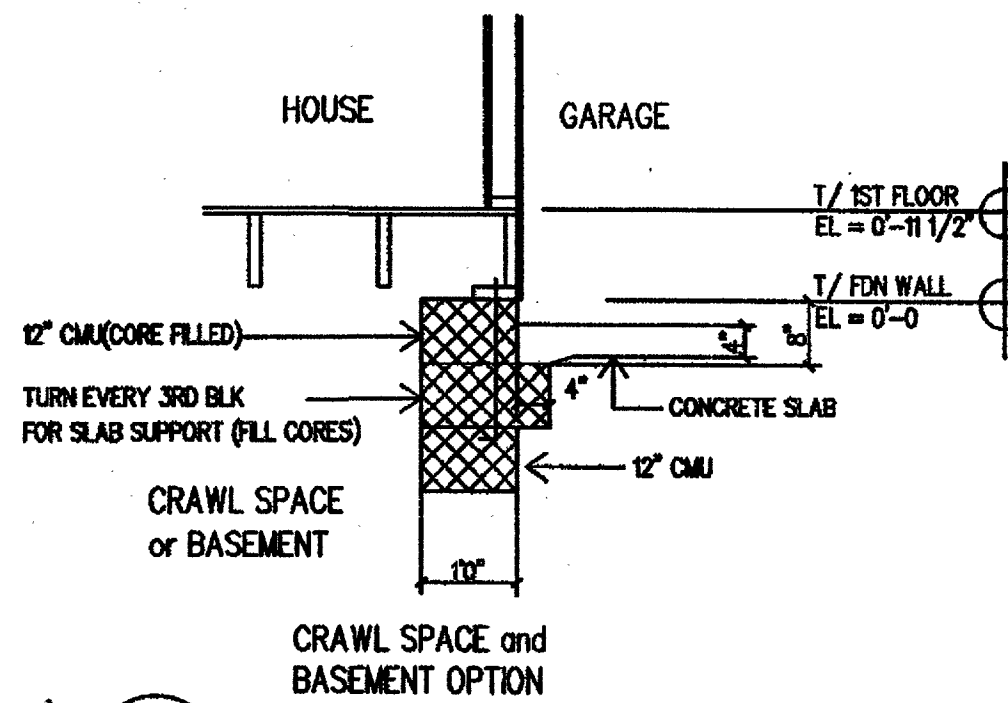
2-CAR GARAGE - STANDARD SLAB CONDITION
PARTIAL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2-CAR GARAGE - CRAWL SPACE & BASEMENT
PARTIAL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2B
SLAB OPTION
SECTION (BLOCK FOUNDATION)
SCALE: 1/2" = 1'-0"



2B
CRAWL SPACE and
BASEMENT OPTION
SECTION (BLOCK FOUNDATION)
SCALE: 1/2" = 1'-0"

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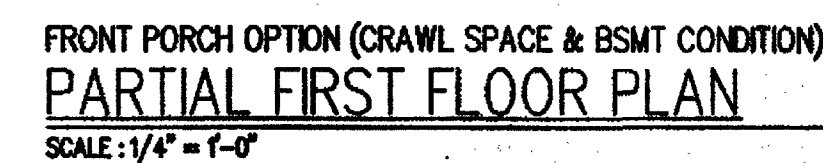
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	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD, GYP. OR F.L.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK	
DEAD LOAD (PSF)	15	25	19	15	25	7	
LIVE LOAD (PSF)	30	30	30	40	40	60	
TOTAL (PSF)	45	55	49	55	65	67	

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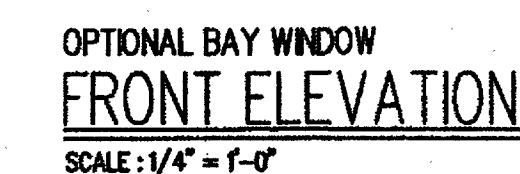
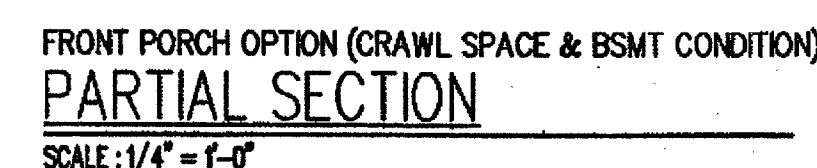
84 LUMBER COMPANY
Eighty-Four, PA 15384

DESIGN NO.
8500 2G
SHEET NO. 1 OF 1

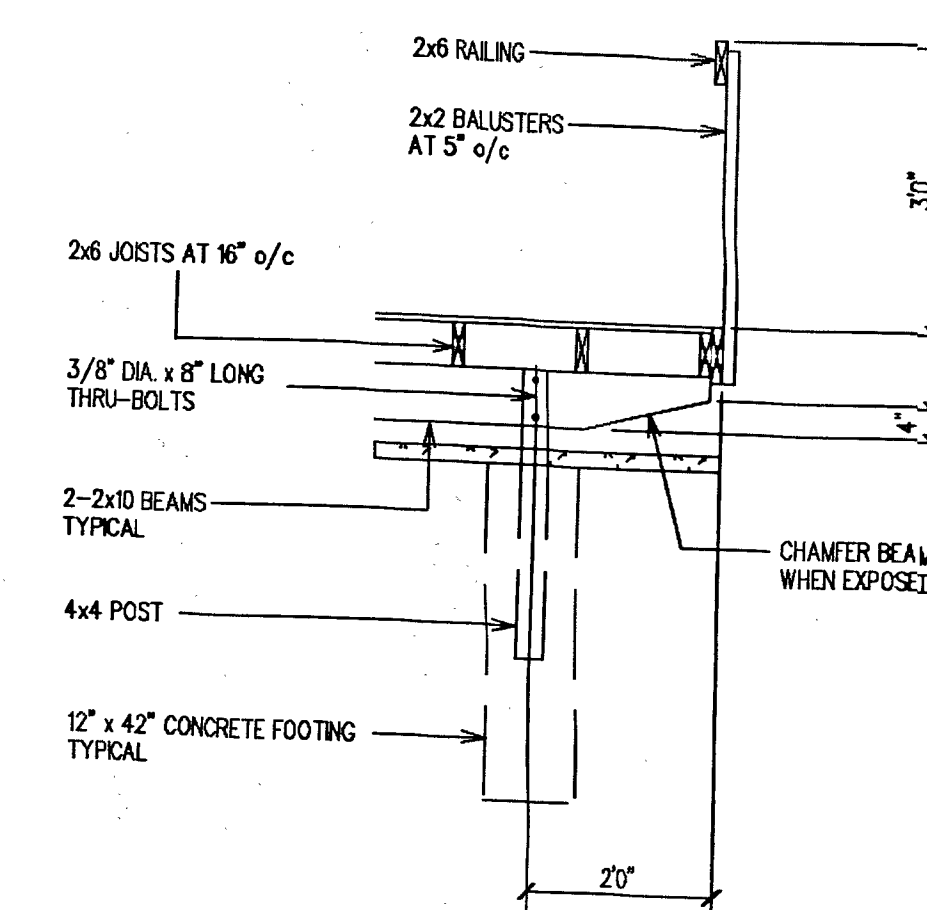
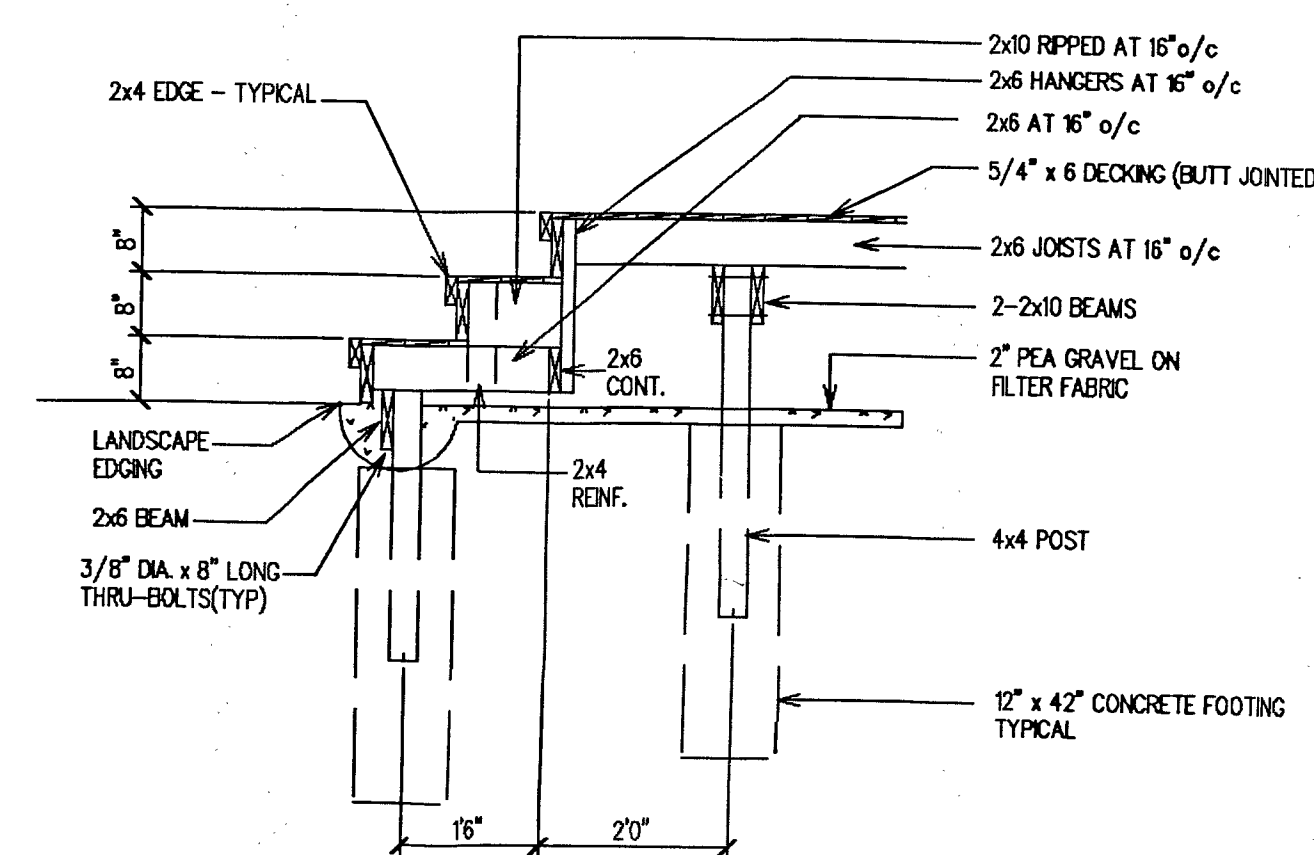
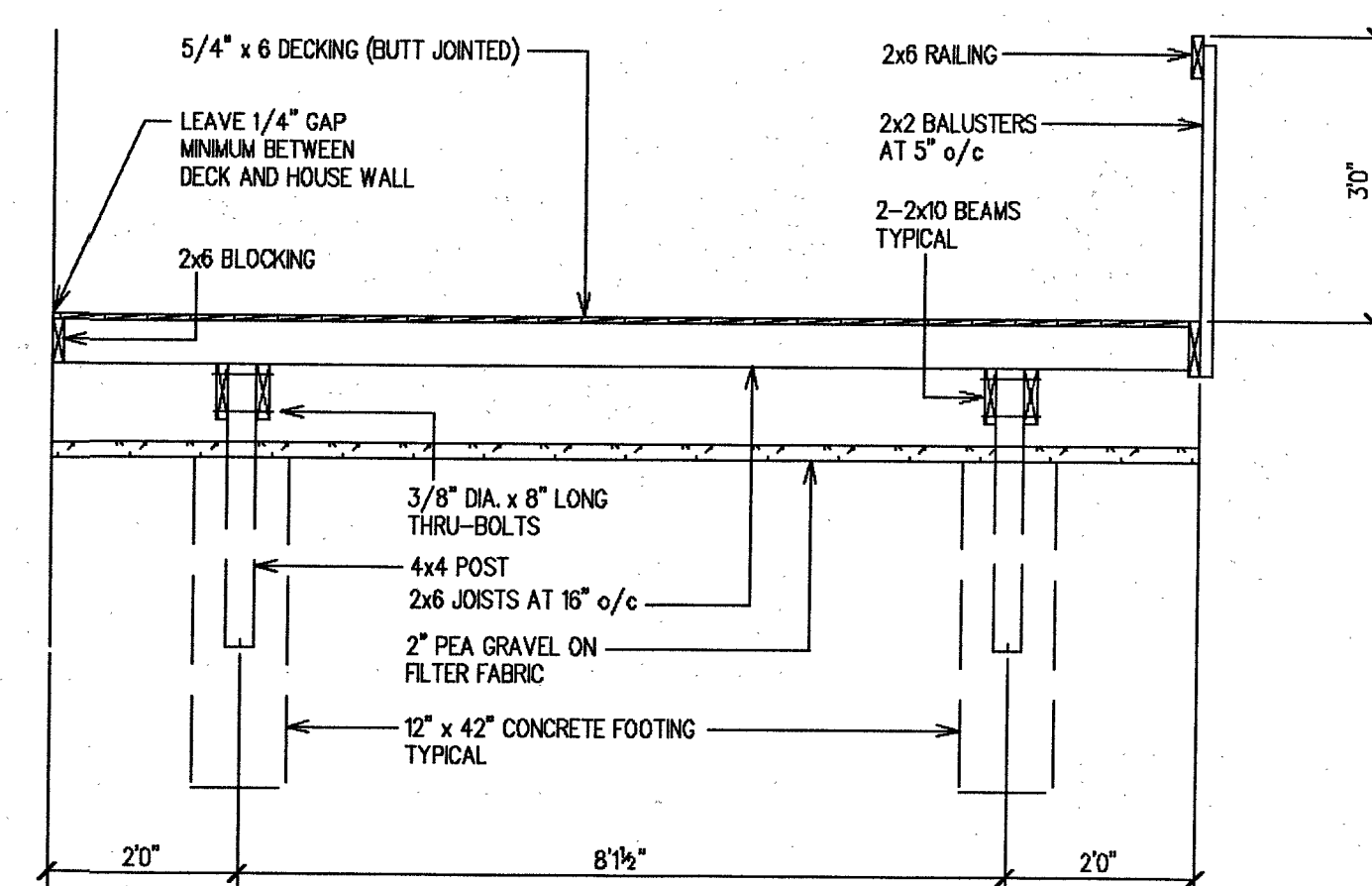
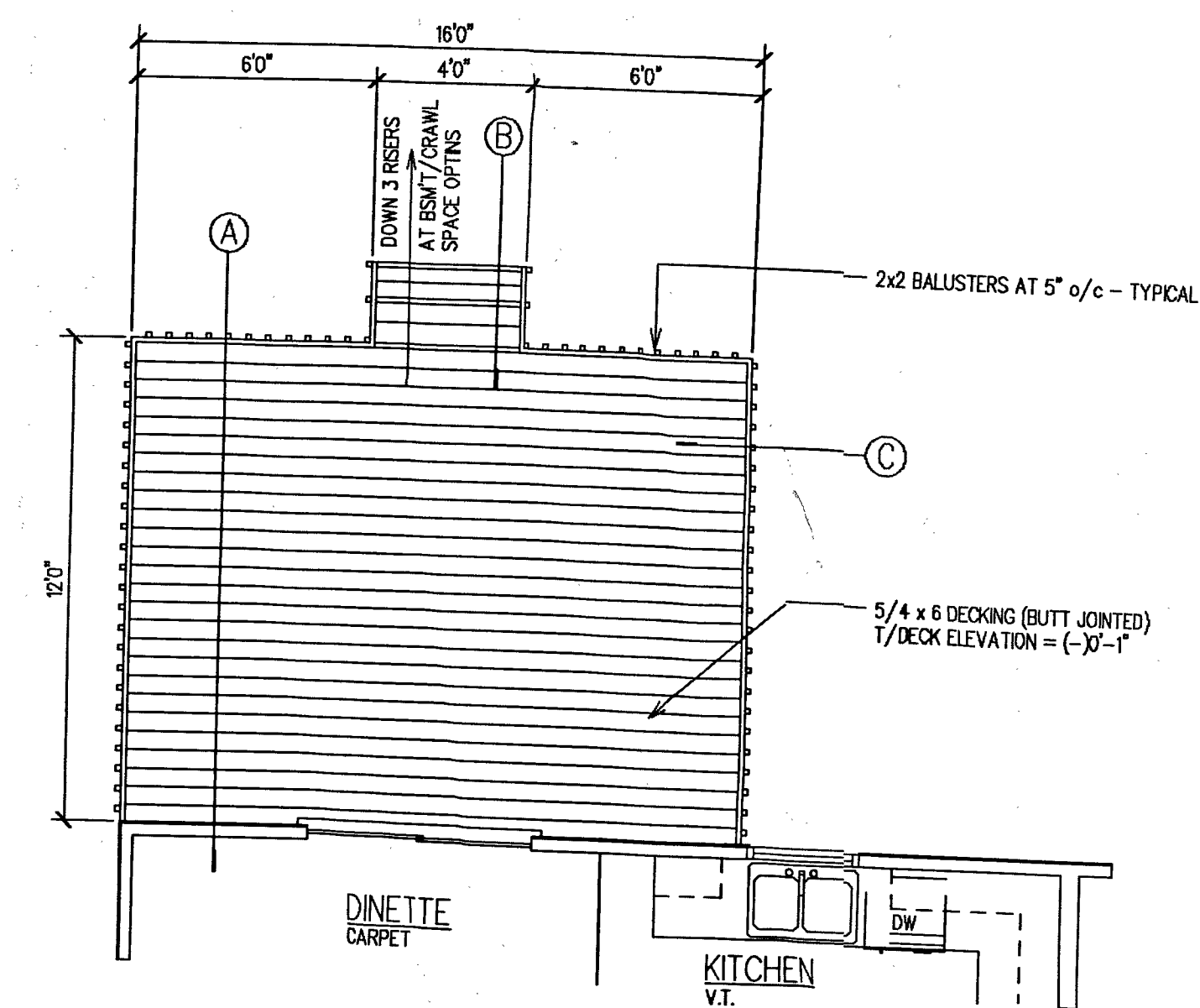
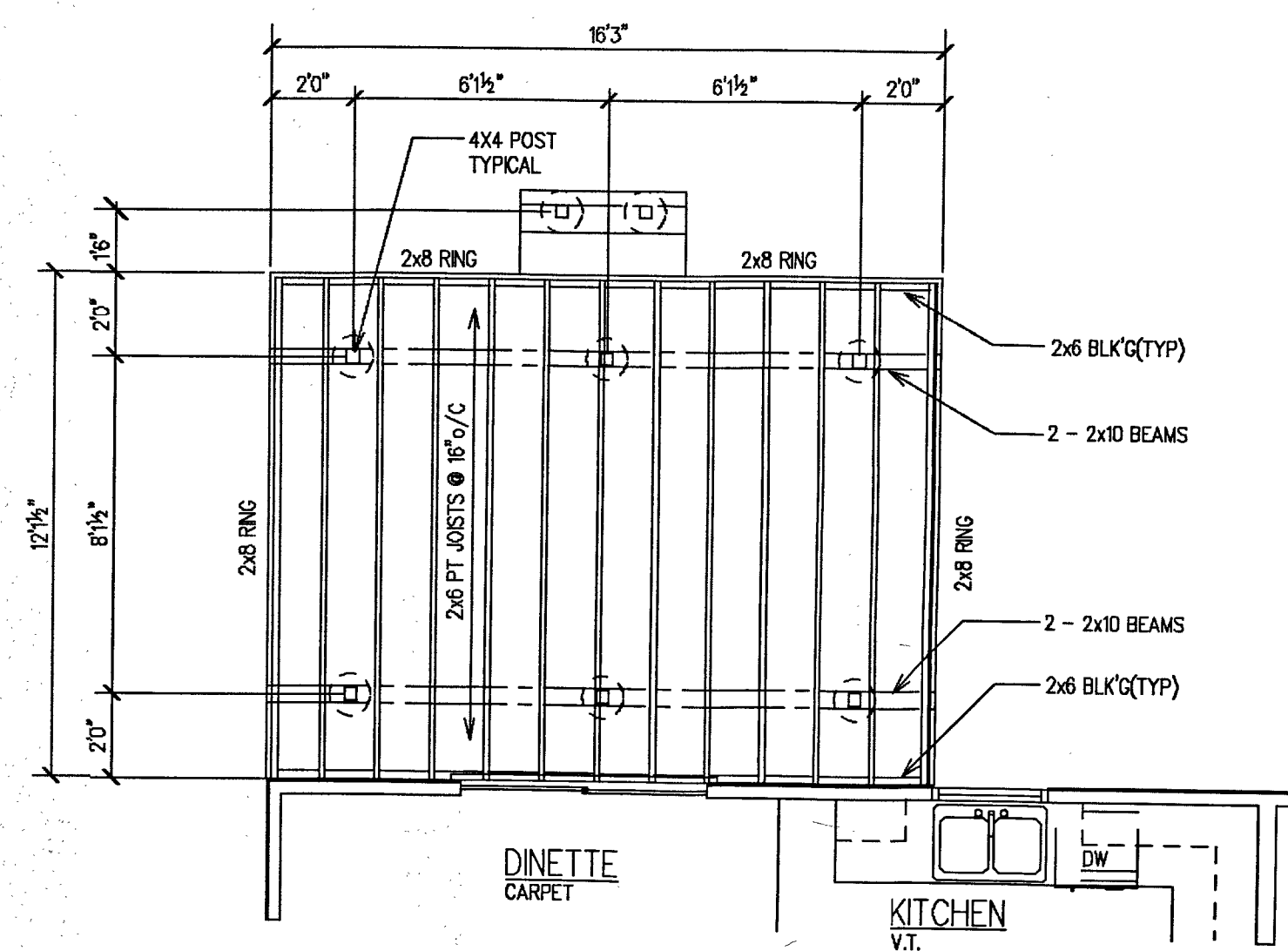
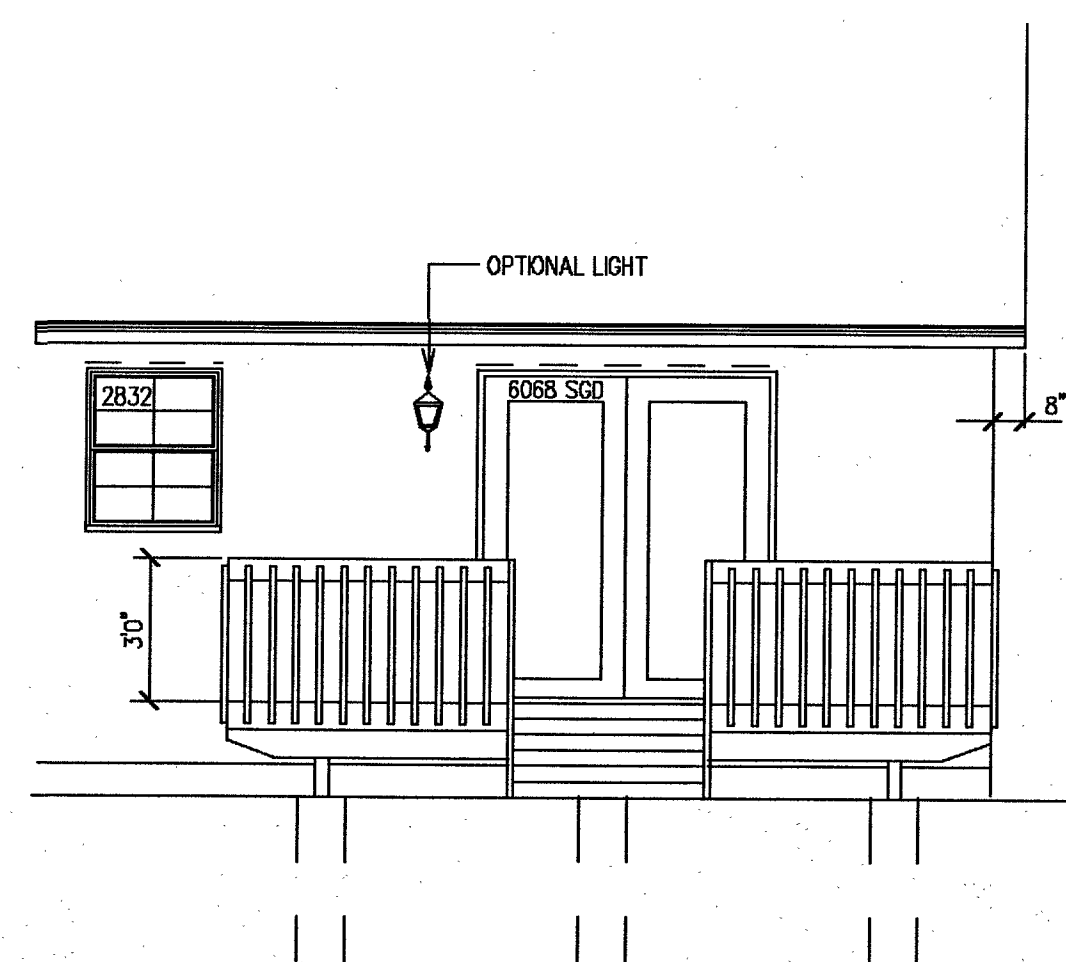


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LIVE LOAD	ROOFS			FLOORS			BALCONIES
	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD CARPET OR R.T.	CERAMIC TILE, SLATE OR STONE		SPACED DECK
DEAD LOAD (PSF)	15	25	19	15	25		7
LIVE LOAD (PSF)	30	30	30	40	40		60
TOTAL (PSF)	45	55	49	55	65		

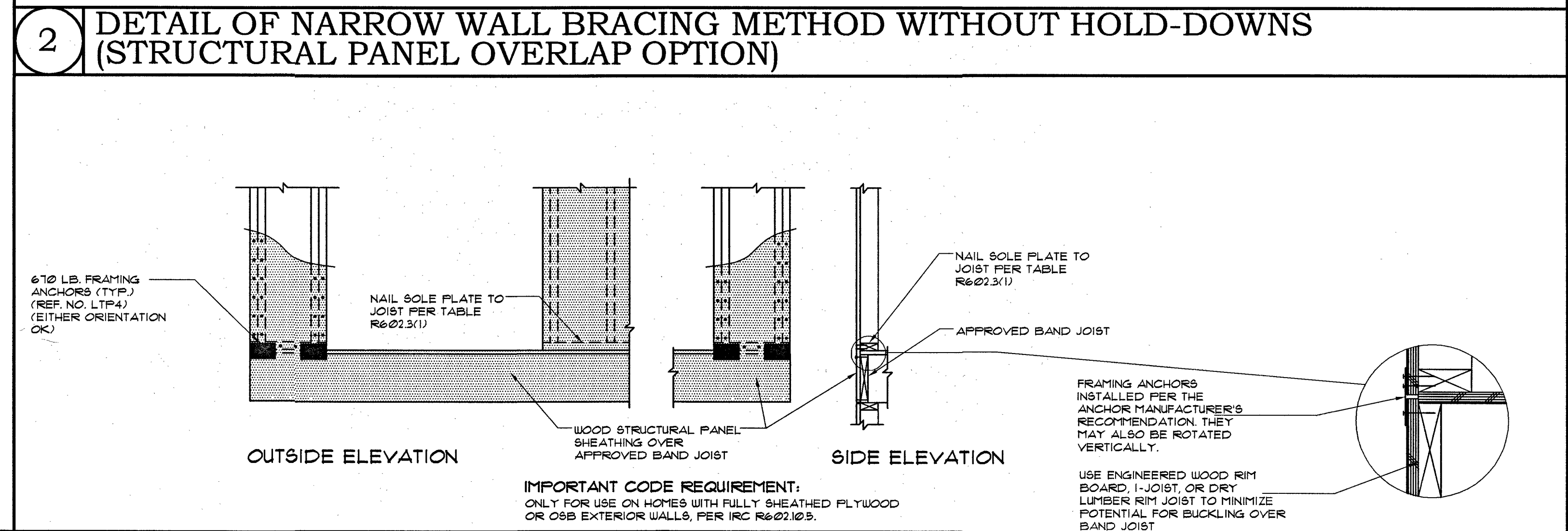
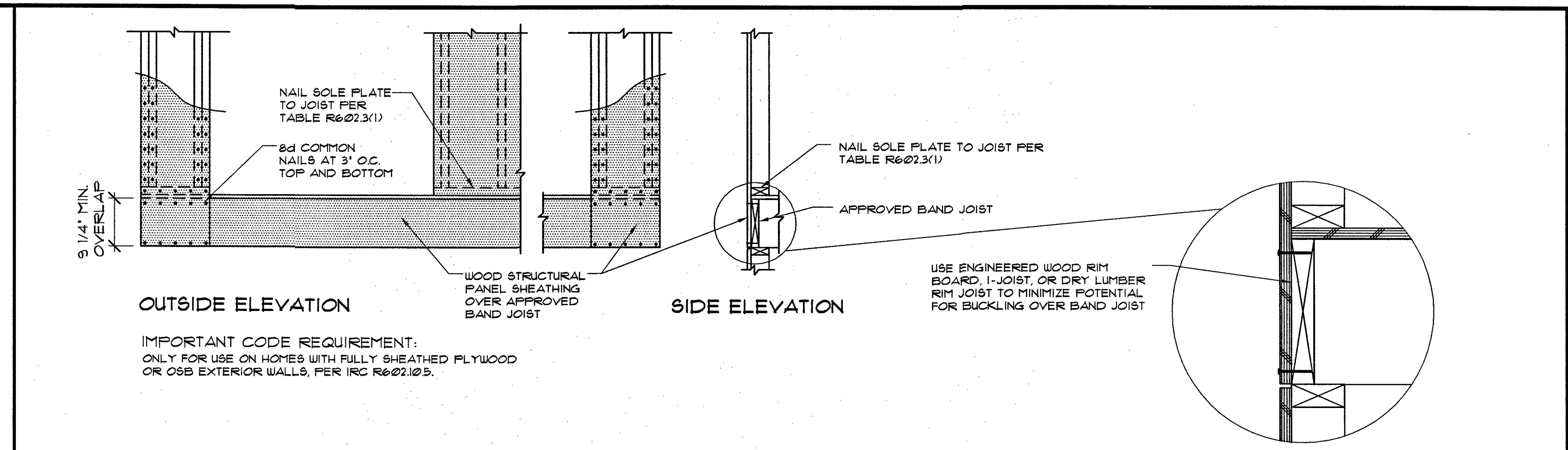
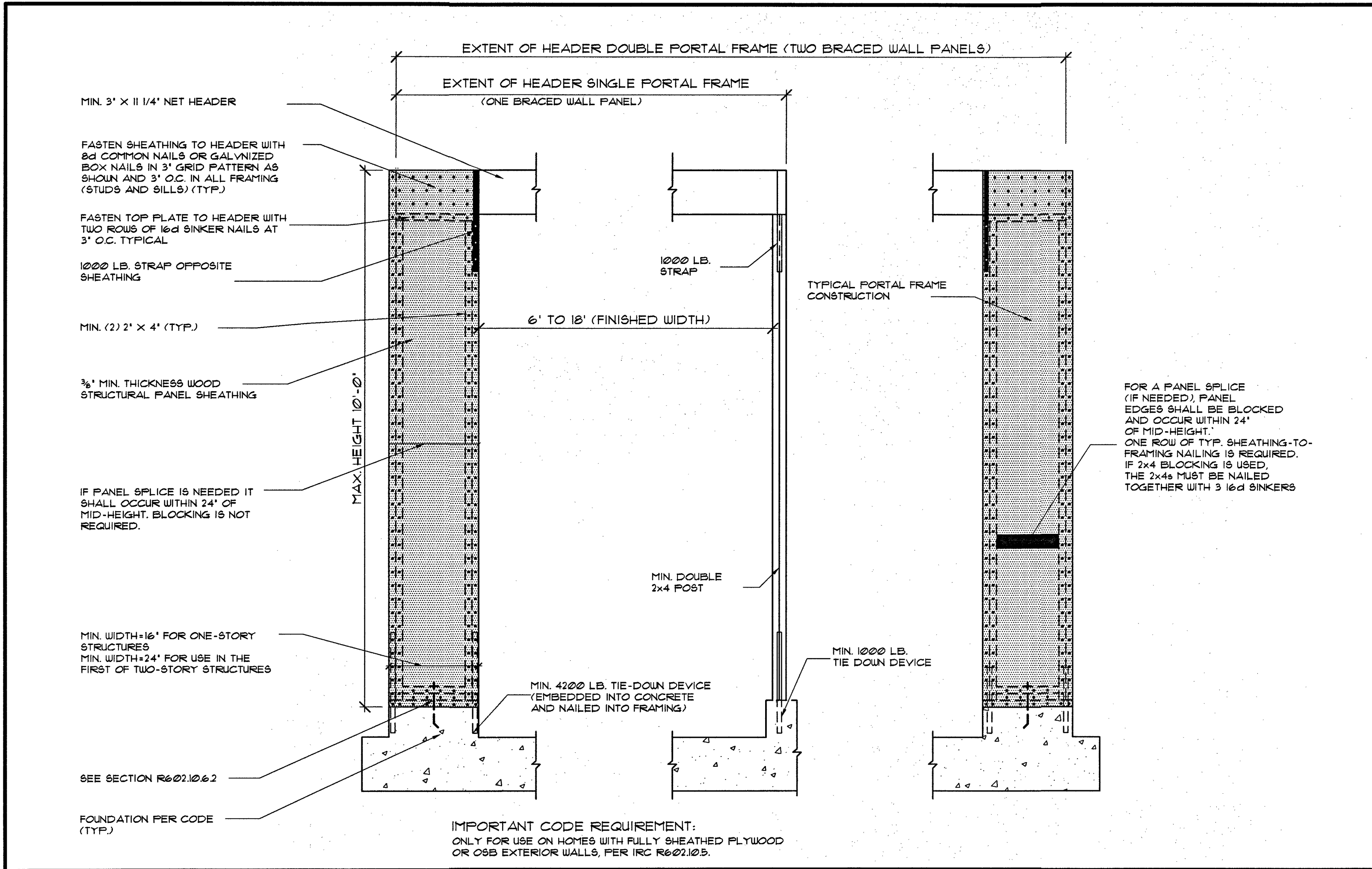
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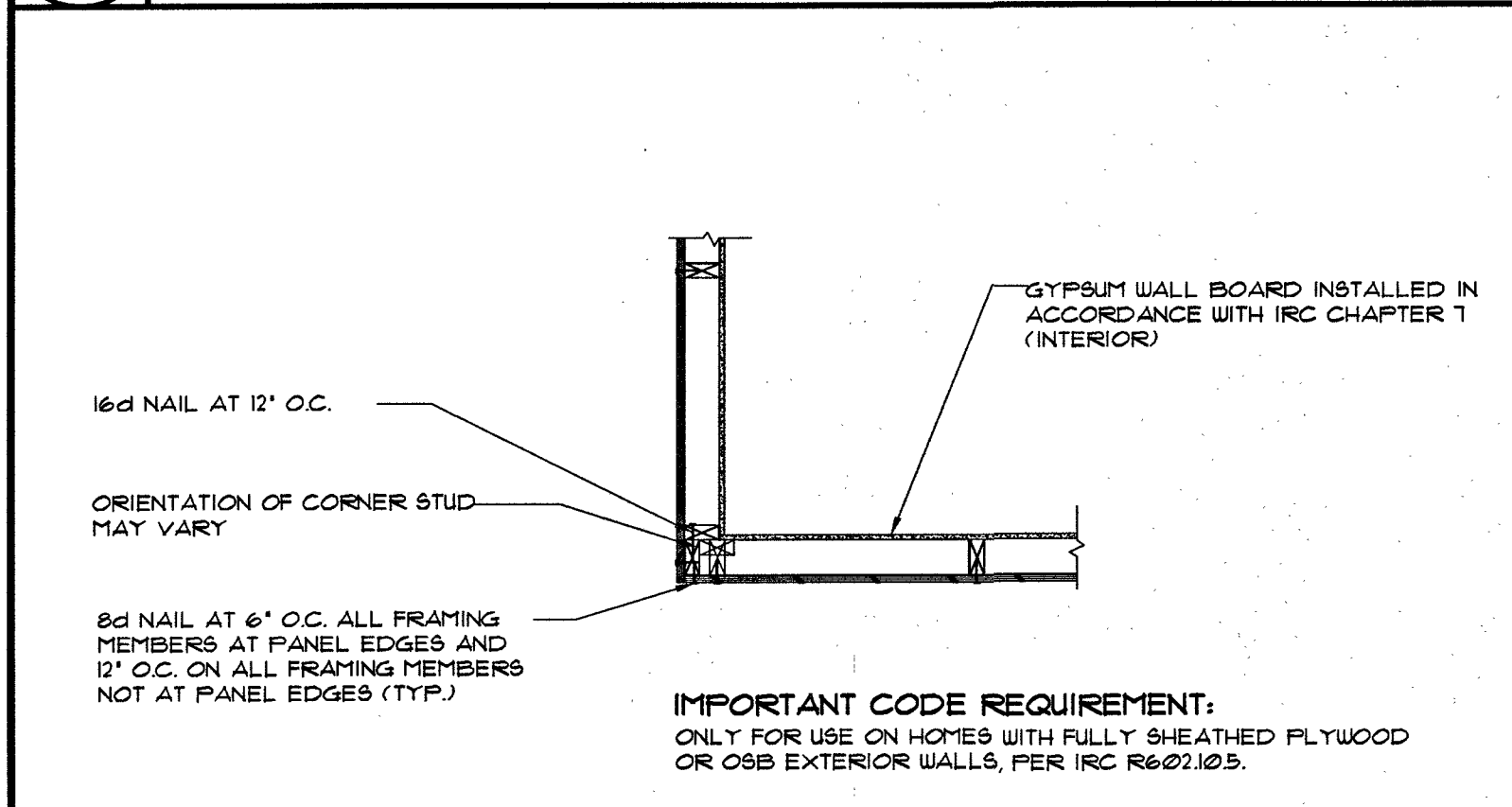
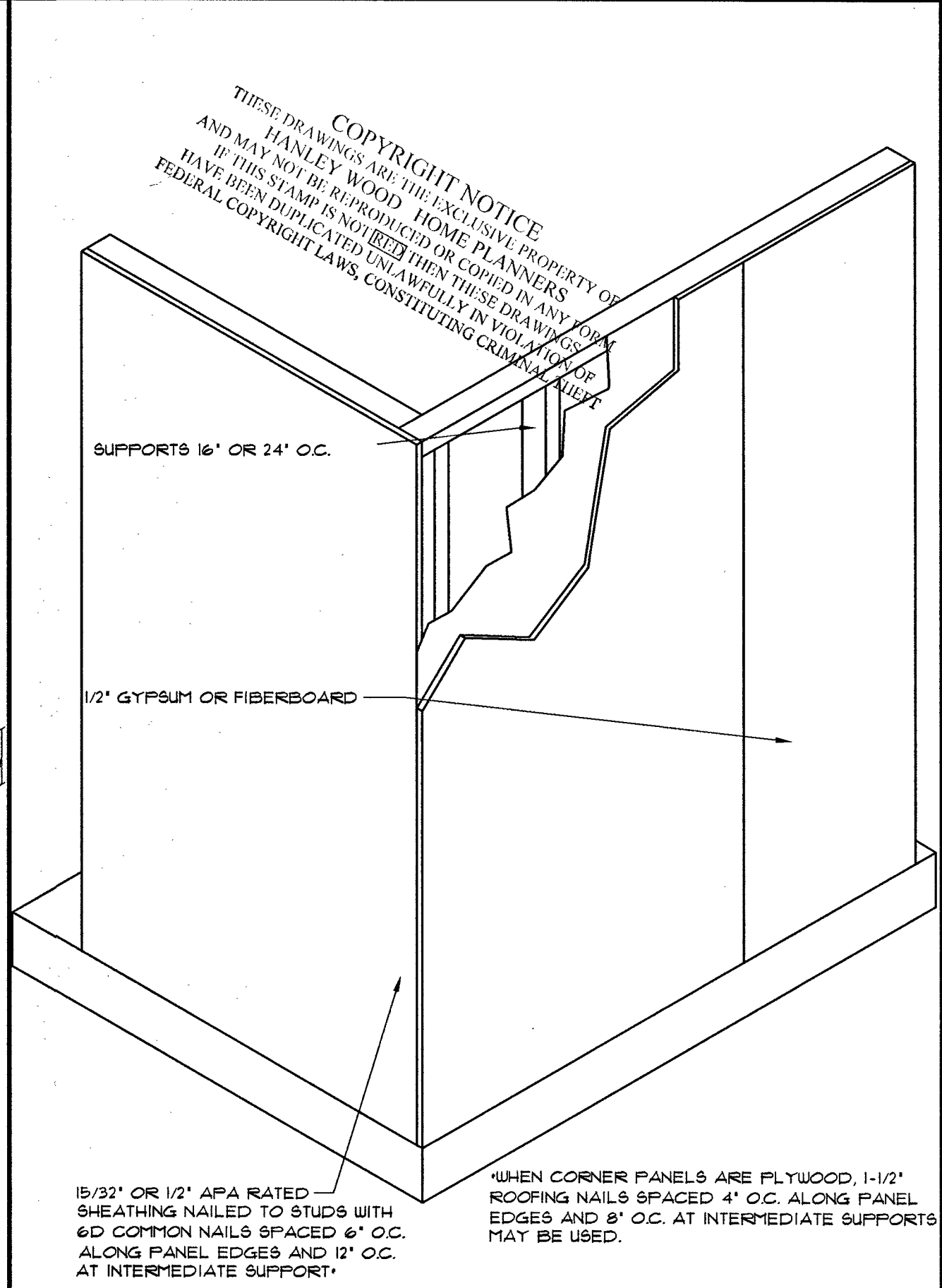
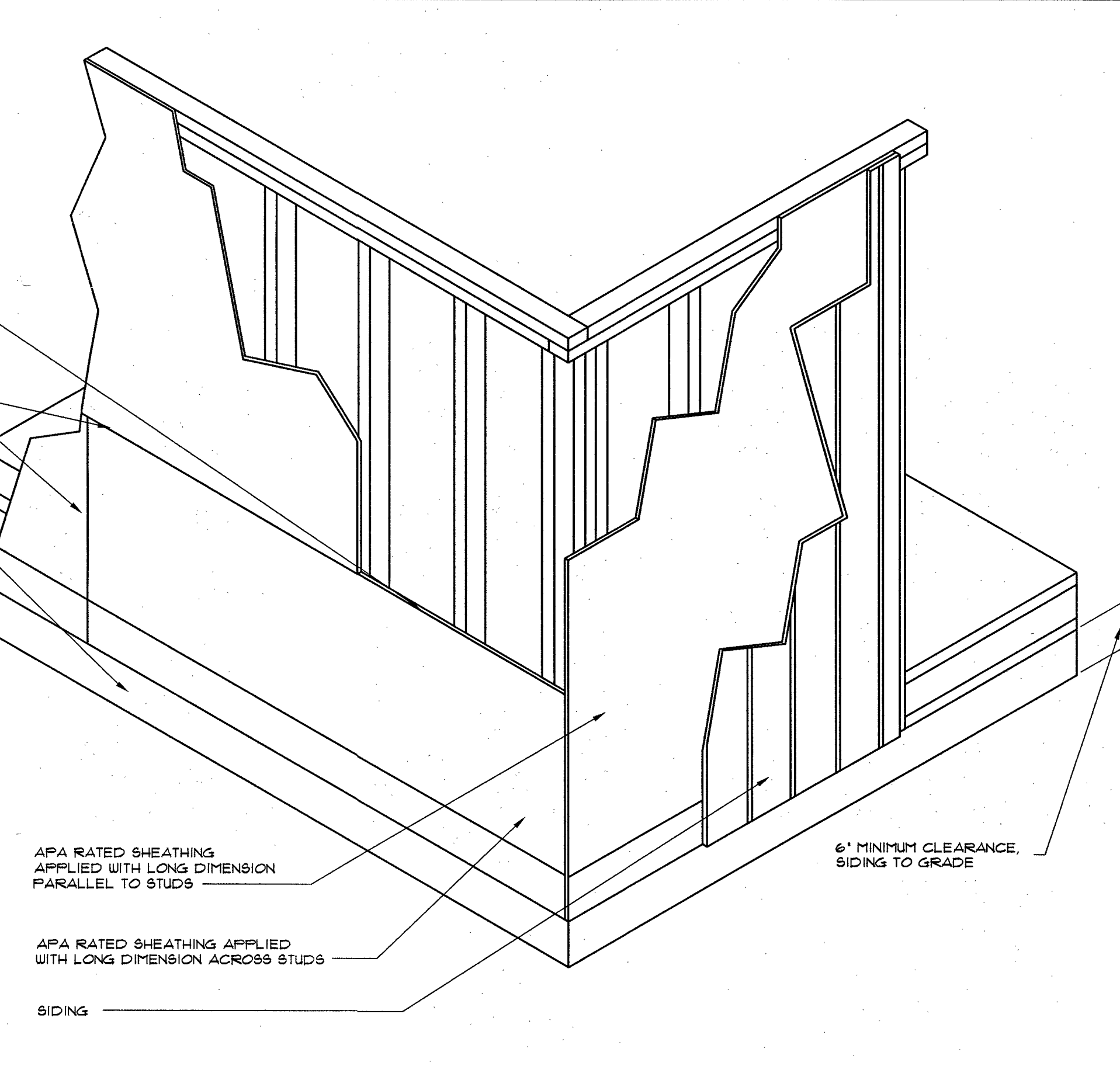
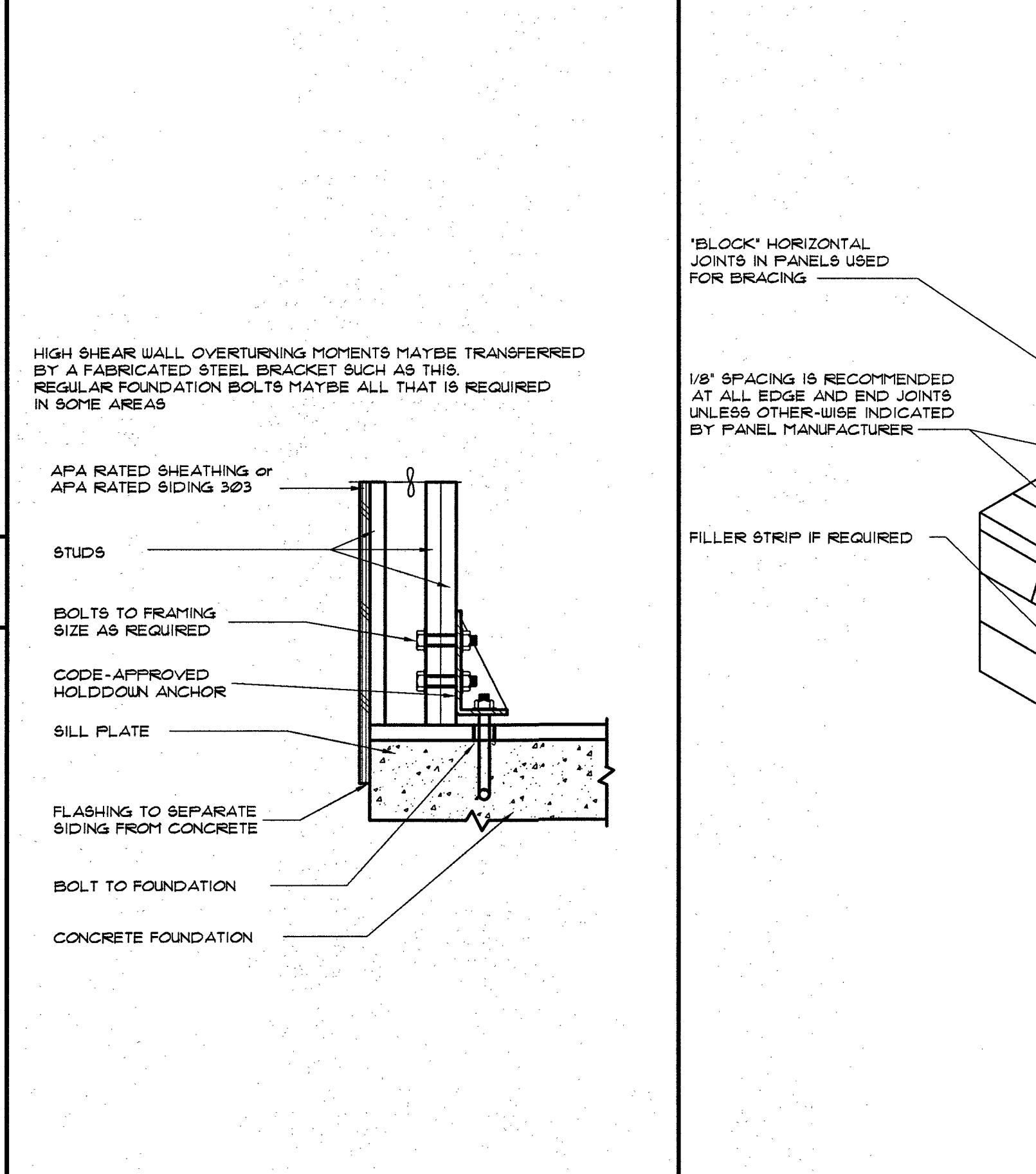
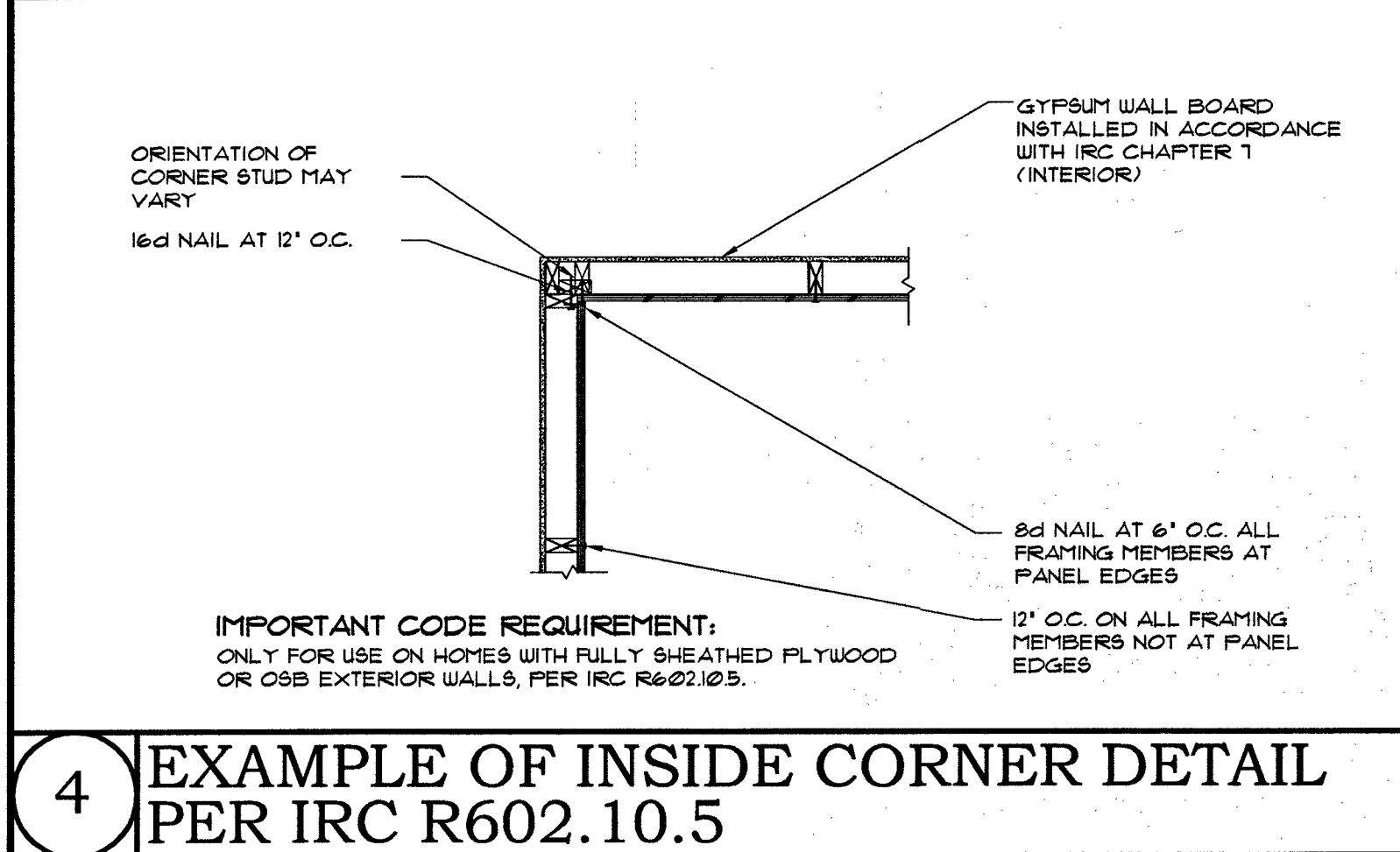


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1 ALTERNATE BRACING WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

3 DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION)



5 EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5

6 SHEAR WALL FOUNDATION ANCHOR

7 PANEL WALL SHEATHING

8 PANEL CORNER BRACING