

NOTE: CONTRACTOR TO LOCATE HVAC & WATER HEATER ON SITE
250-018 FLOOR PLAN

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

AREA	1821	5 F. HEATED W/THOUT MASONRY
1821	5 F. HEATED W/THOUT MASONRY	
431	5 F. UNHEATED (GARAGE)	
431	5 F. UNHEATED (STOOP)	
1171	5 F. UNHEATED (REAR PORCH)	
784	5 F. UNHEATED TOTAL	
2611	5 F. TOTAL UNDER ROOF	
	WITHOUT MASONRY	
184	5 F. UNHEATED - DECK	
1810	5 F. HEATED WITH MASONRY	
	FIGURED W/ 9" BRICK LEDGE	


REVERSED

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS IN INCHES & FEET UNLESS OTHERWISE NOTED.
3. VERTICAL DIMENSIONS AND FINISHES TO BE SHOWN WITH DIMENSION LINES TO FINISH SURFACE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
5. ALL WORK TO BE DONE BY A LICENSED PROFESSIONAL ENGINEER.
6. ALL WORK TO BE DONE BY A LICENSED PROFESSIONAL ENGINEER.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
10. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
12. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
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19. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.
20. CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL ROOMS, WINDOWS AND OTHER ITEMS TO BE CONFORM TO ALL APPLICABLE CODES AT SITE.

Plans Produced For:

Flanagan Builders



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HOUSE PLAN ZONE

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Date: 10/22/2018

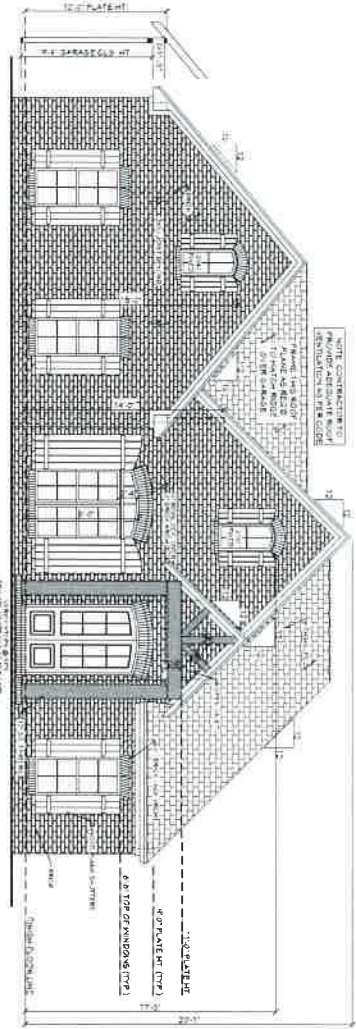
Drawn By: J.A.L.

Plan Number: 250-018

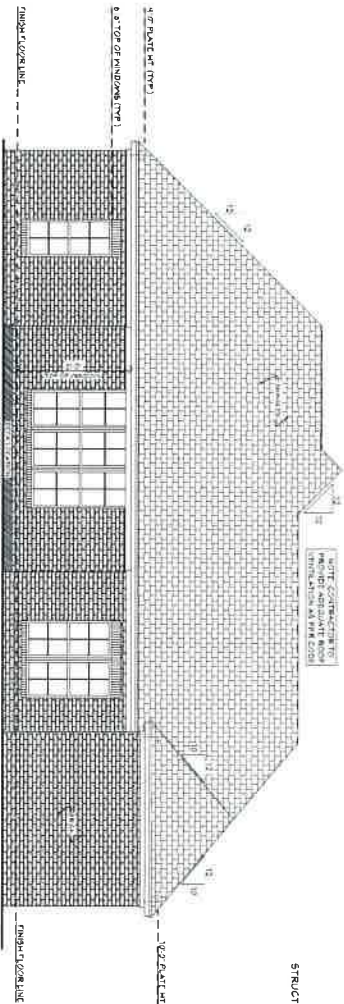
Project Name: The Residence

2

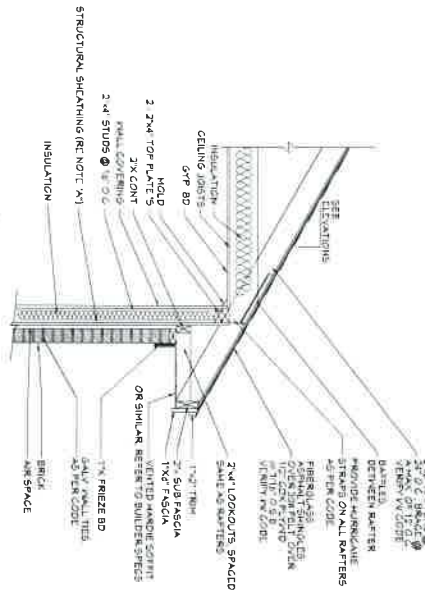
SHEET NUMBER



301
250-018 FRONT VIEW
SCALE: 1/4" = 1'-0"



302
REAR VIEW
SCALE: 1/4" = 1'-0"



303
TYP. CORNICE DETAIL
SCALE: 3/4\"/>

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES

REVERSED

Plans produced for:
Flanagan Builders

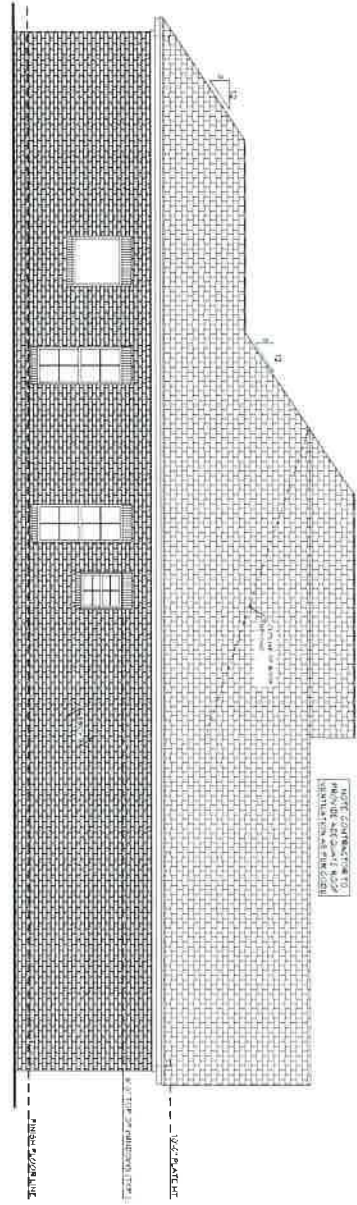


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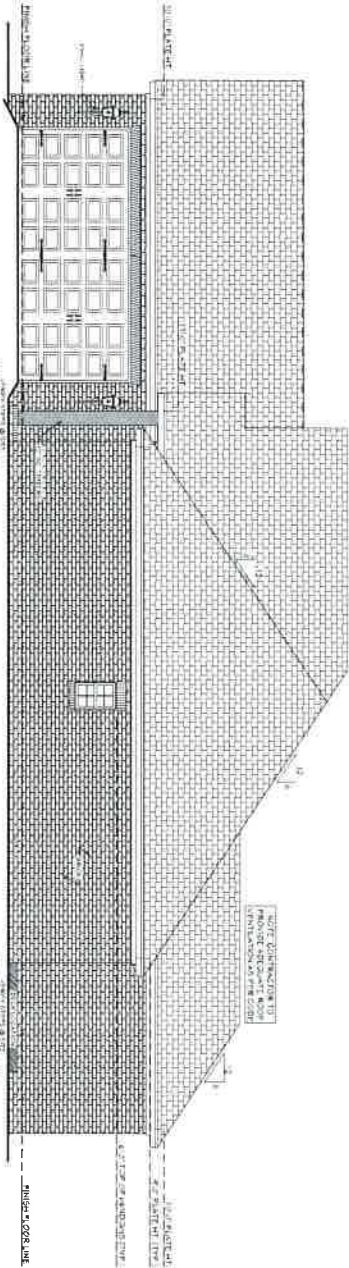
Date: 09 28 18
Drawn By: J.A.L.
Plan Number: 250-018
Project Name: Lot 58 The Preserve
SHEET NUMBER: 3



401
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES



402
SCALE: 1/4" = 1'-0"

REVERSED



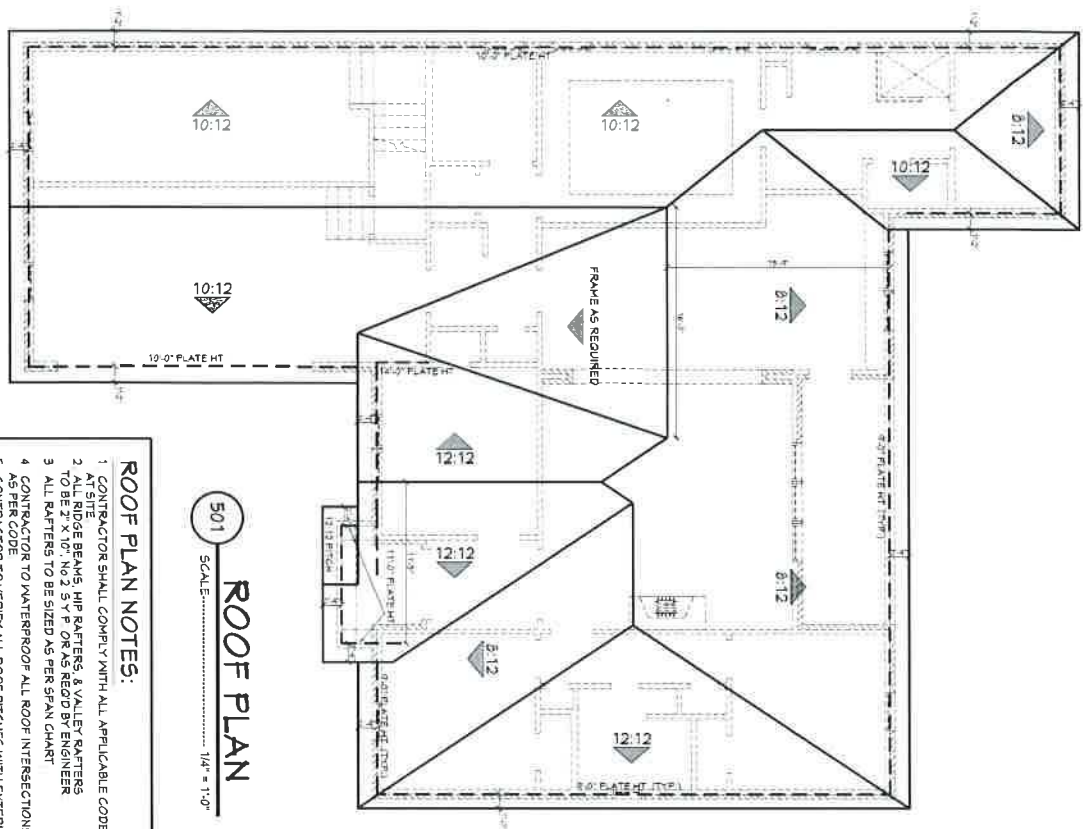
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Plans produced for:
Flanagan Builders

Date: 09.28.18
Drawn By: JAL
Plan Number: Z50-018
Project Name: #58 The Preserve
SHEET NUMBER

4



501
SCALE: 1/4" = 1'-0"

- ROOF PLAN NOTES:**
- 1 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE
 - 2 ALL RIDGE BEAMS, HIP RAFTERS & VALLEY RAFTERS TO BE 2"x6". NO 2"x4"s ALLOWED BY ENGINEER
 - 3 ALL RAFTERS TO BE SIZED AS PER SPAN CHART
 - 4 CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE
 - 5 CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR FINISH SURFACE
 - 6 CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES
 - 7 ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC VENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD = 50 psf DL = 10 psf DEAD LOAD = 10 psf

SIZE	SPACING (INCHES)	SPANS (FEET - INCHES)
2 x 4	12	12 - 0
2 x 4	16	11 - 2
2 x 4	19.2	10 - 2
2 x 4	24	8 - 0
2 x 6	12	15 - 0
2 x 6	16	13 - 0
2 x 6	19.2	11 - 0
2 x 6	24	9 - 0
2 x 8	12	18 - 0
2 x 8	16	15 - 0
2 x 8	19.2	12 - 0
2 x 8	24	10 - 0
2 x 10	12	21 - 0
2 x 10	16	18 - 0
2 x 10	19.2	15 - 0
2 x 10	24	12 - 0
2 x 12	12	24 - 0
2 x 12	16	21 - 0
2 x 12	19.2	18 - 0
2 x 12	24	15 - 0

NOTES: The above labels are based on the IRC 2015 TABLE R602.5(1)(1)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
UNIFORM LOAD = 10 psf (100 lb/ft²)
LIVE LOAD = 5 psf (50 lb/ft²)
DEAD LOAD = 10 psf

*HIP RAFTERS: ATIC SPACE @ ORNED

REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLE FOR SOUTHERN PINE #2

SIZE	SPACING (INCHES)	SPANS (FEET - INCHES)
2 x 4	12	12 - 0
2 x 4	16	11 - 0
2 x 4	19.2	10 - 0
2 x 4	24	8 - 0
2 x 6	12	15 - 0
2 x 6	16	13 - 0
2 x 6	19.2	11 - 0
2 x 6	24	9 - 0
2 x 8	12	18 - 0
2 x 8	16	15 - 0
2 x 8	19.2	12 - 0
2 x 8	24	10 - 0
2 x 10	12	21 - 0
2 x 10	16	18 - 0
2 x 10	19.2	15 - 0
2 x 10	24	12 - 0
2 x 12	12	24 - 0
2 x 12	16	21 - 0
2 x 12	19.2	18 - 0
2 x 12	24	15 - 0

NOTES: The above labels are based on the IRC 2015 TABLE R602.4(2)

RAFTER LENGTH CHART

RAFTER SIZE	12:12	10:12	8:12
2 x 4	12' 0"	11' 0"	10' 0"
2 x 6	15' 0"	14' 0"	13' 0"
2 x 8	18' 0"	17' 0"	16' 0"
2 x 10	21' 0"	20' 0"	19' 0"
2 x 12	24' 0"	23' 0"	22' 0"

NOTES: Rafter length is based on 12:12 pitch. All rafters shall be cut to length at the ridge. All rafters shall be cut to length at the valley.

HIP/VALLEY CONVERSION

RAFTER SIZE	12:12	10:12	8:12
2 x 4	12' 0"	11' 0"	10' 0"
2 x 6	15' 0"	14' 0"	13' 0"
2 x 8	18' 0"	17' 0"	16' 0"
2 x 10	21' 0"	20' 0"	19' 0"
2 x 12	24' 0"	23' 0"	22' 0"

NOTES: Conversion based on 12:12 pitch. All rafters shall be cut to length at the ridge. All rafters shall be cut to length at the valley.

FLOOR JOIST SPANS

FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES
RESIDENTIAL USE
DEAD LOAD = 20 psf
LIVE LOAD = 40 psf


SIZE	SPACING (INCHES)	SPANS (FEET - INCHES)
2 x 4	12	12 - 0
2 x 4	16	11 - 0
2 x 4	19.2	10 - 0
2 x 4	24	8 - 0
2 x 6	12	15 - 0
2 x 6	16	13 - 0
2 x 6	19.2	11 - 0
2 x 6	24	9 - 0
2 x 8	12	18 - 0
2 x 8	16	15 - 0
2 x 8	19.2	12 - 0
2 x 8	24	10 - 0
2 x 10	12	21 - 0
2 x 10	16	18 - 0
2 x 10	19.2	15 - 0
2 x 10	24	12 - 0
2 x 12	12	24 - 0
2 x 12	16	21 - 0
2 x 12	19.2	18 - 0
2 x 12	24	15 - 0

NOTES: The above labels are based on the IRC 2015 TABLE R502.3(1)(2)

REVERSED

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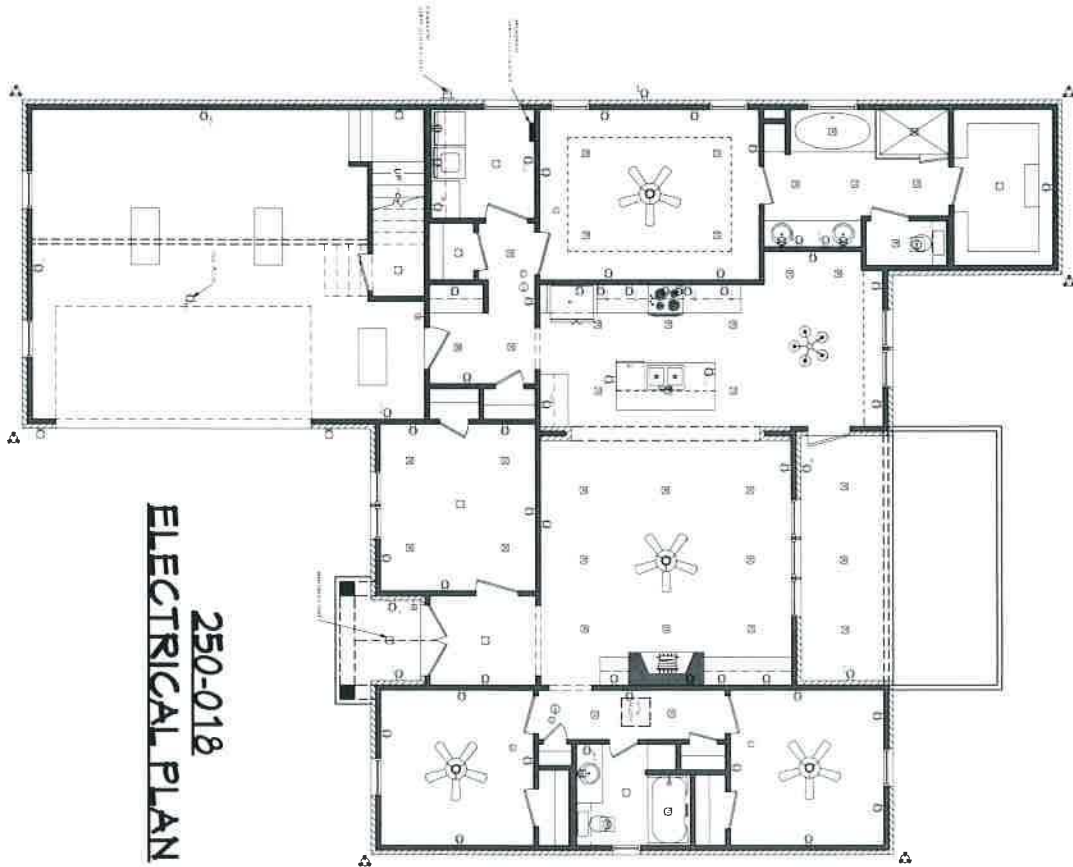
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Date: 09.28.16
Drawn By: JAL
Plan Number: 250-018
Project No.: 55
The Preserve

SHEET NUMBER
5



ELECTRICAL PLAN
250-018

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
□	110V ACY 20 AMP
□	GROUND FAULT INTERRUPTER SWITCH
□	15 AMP BREAKER SWITCH
□	20 AMP BREAKER SWITCH
□	30 AMP BREAKER SWITCH
□	40 AMP BREAKER SWITCH
□	50 AMP BREAKER SWITCH
□	60 AMP BREAKER SWITCH
□	75 AMP BREAKER SWITCH
□	100 AMP BREAKER SWITCH
□	125 AMP BREAKER SWITCH
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□	10000 AMP BREAKER SWITCH

REVERSED

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Drawn By: J.A.L.

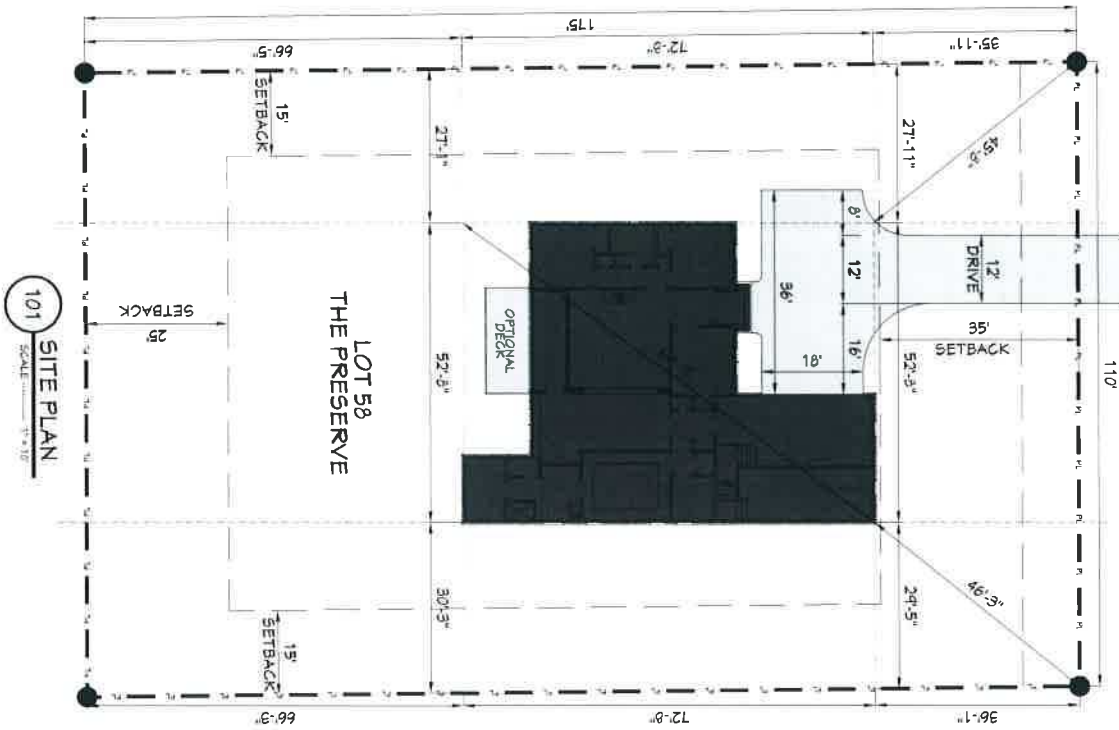
Plan No: 250-018

Project Name: The Preserve

SHEET NUMBER

6

YELLOWSTONE



101 SITE PLAN
SCALE: 1/4" = 1'-0"



Call before you dig.
811 or 800.227.6477

LOT SETBACKS

FRONT: 35'
REAR: 25'
SIDES: 15'
OTHER: NA

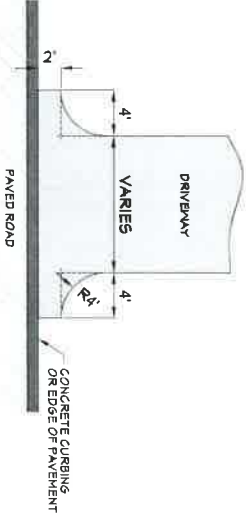
SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- BATTER BOARD LINES
- CONCRETE
- OUTLINE OF RESIDENCE
- PAVED ROAD
- PROPERTY CORNER

SITE GENERAL NOTES

1. BUILDING LOCATION TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
2. DRIVEWAY AND SIDEWALK LAYOUT TO BE VERIFIED WITH OWNER BASED ON SITE CONDITIONS. MODIFY AS REQUIRED. ALL PROPERTY LINE MEASUREMENTS ARE APPROXIMATE AND DERIVED FROM EXISTING SURVEY. BY OTHERS.
3. CONTRACTOR TO VERIFY DRIVE W/ EXISTING MAILBOXES & OTHER OBSTRUCTIONS TO ALLOW PROPER CLEARANCE WHEN ENTERING/EXITING DRIVE.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. VERIFY FRONT SETBACK OF HOME AT SITE. FRONT OF HOME TO BE CONSISTENT WITH OTHER ADJACENT HOMES.

102 DRIVEWAY DETAIL
SCALE: 1/4" = 1'-0"



REVERSED

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Flanagan Builders

Date: 10.02.18
Drawn By: J.A.L.
Title: House #1
Project Name: 250-018
The Preserve
Lot 58
SHEET NUMBER

