

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL CLEARANCES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL CLEARANCES TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. ALL FOUNDATIONS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
8. ALL FOUNDATIONS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
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13. ALL FOUNDATIONS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
14. ALL FOUNDATIONS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.

214-017 FLOOR PLAN

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

AREA	DESCRIPTION
1325	S.F. TOTAL HEATED
94	S.F. UNHEATED - REAR PORCH
26	S.F. UNHEATED - FRONT PORCH
486	S.F. UNHEATED - GARAGE
470	S.F. TOTAL UNHEATED
2055	S.F. TOTAL UNDER ROOF (MASONRY NOT INCLUDED)

NOTE: MASONRY CALCULATED BASED ON A 4" BRICK LEDGE

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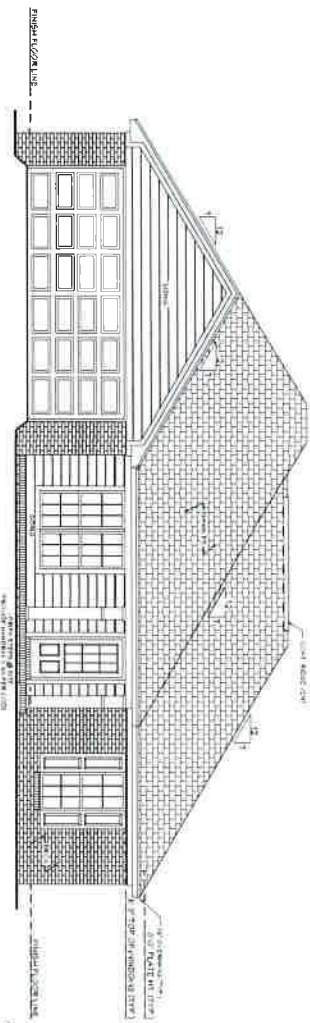
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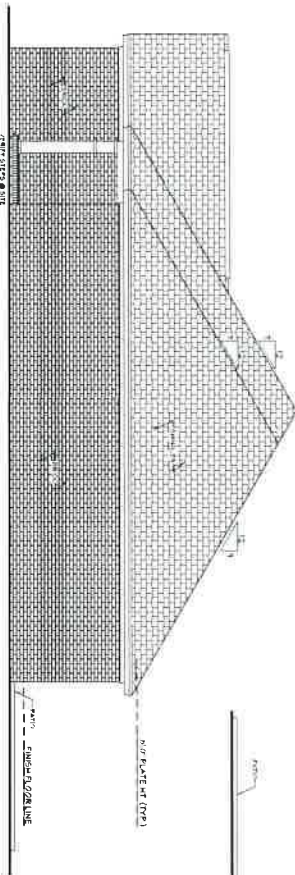
Plans Produced For:
Richard Hiatt Construction

Drawn By: C.T.B.
Date: 07 10 11
Project No: 214-017
Lost Orchard
SHEET NUMBER

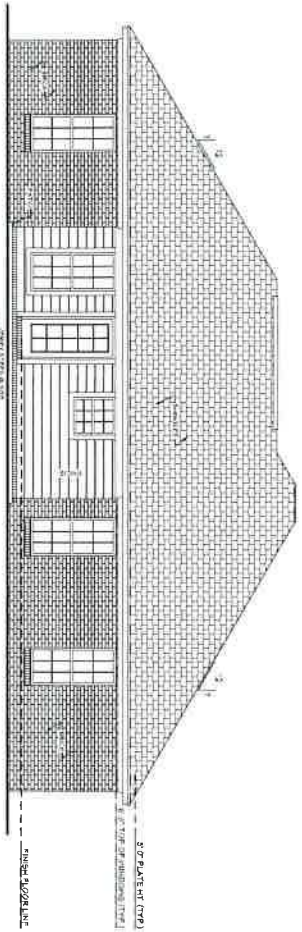




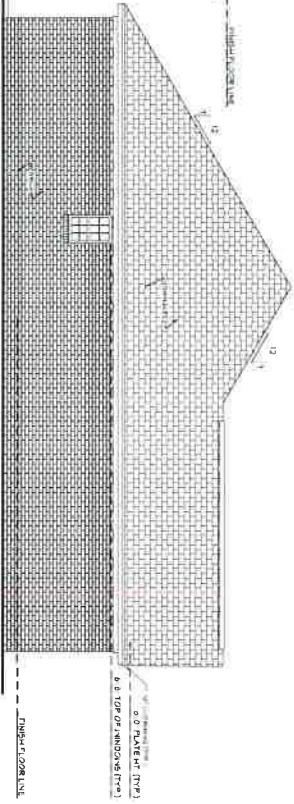
201
SCALE 1/4" = 1'-0"
214-017 FRONT VIEW



203
SCALE 1/4" = 1'-0"
RIGHT VIEW

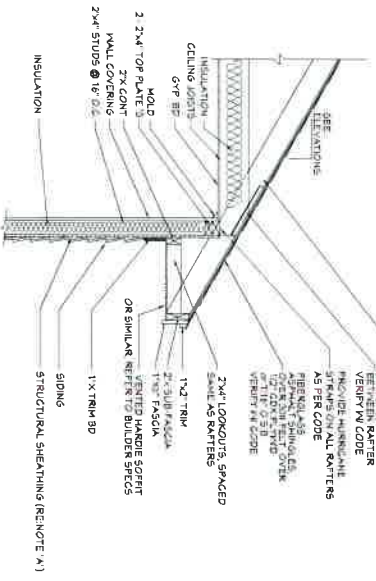


204
SCALE 1/4" = 1'-0"
REAR VIEW



202
SCALE 1/4" = 1'-0"
LEFT VIEW

- 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 REQD BY CURRENT CODES



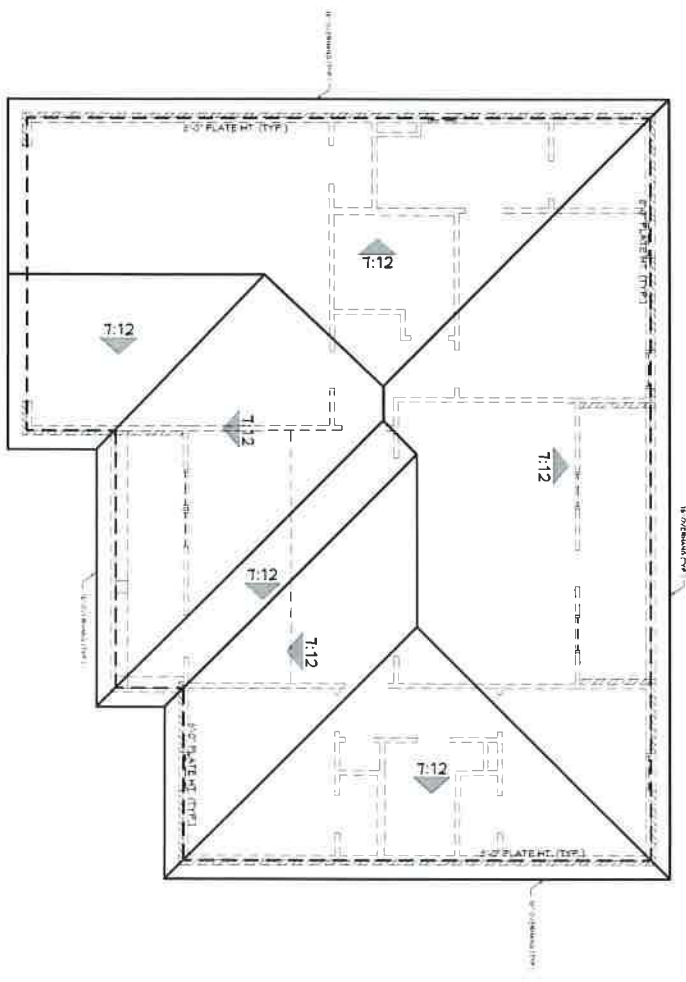
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NATIONAL COUNCIL OF BUILDERS
DESIGNATED MEMBER

Plans produced for:
Richard Hiatt Construction

Date: 07 10 11
Drawn By: JAL
Project Name: 214-017
Lot 12 Lost Orchard
SHEET NUMBER: **2**

301
ROOF PLAN
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 X 10, NO 2 X 8S READ 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 CONTRACTOR FIELD CONTRACTOR
 - 6 CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D 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.

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNFINISHED) (SOUTHERN PINE LUMBER - SPSPL (L) 240) (UNFINISHED) (SOUTHERN PINE LUMBER - SPSPL (L) 240)

***IF HABITABLE, ATIC SPACE OR STORAGE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLES ***

SIZE	SPACING (INCHES)	SOUTHERN PINE #2 (Maximum Span in Joist Tables)
2x4	12"	8'-0"
2x4	16"	6'-0"
2x4	24"	4'-0"
2x4	32"	3'-0"
2x4	40"	2'-0"
2x4	48"	1'-8"
2x4	56"	1'-6"
2x4	64"	1'-4"
2x4	72"	1'-2"
2x4	80"	1'-0"
2x4	88"	0'-10"
2x4	96"	0'-8"
2x4	104"	0'-6"
2x4	112"	0'-4"
2x4	120"	0'-2"
2x4	128"	0'-0"
2x4	136"	0'-0"
2x4	144"	0'-0"
2x4	152"	0'-0"
2x4	160"	0'-0"
2x4	168"	0'-0"
2x4	176"	0'-0"
2x4	184"	0'-0"
2x4	192"	0'-0"
2x4	200"	0'-0"
2x4	208"	0'-0"
2x4	216"	0'-0"
2x4	224"	0'-0"
2x4	232"	0'-0"
2x4	240"	0'-0"

NOTES:
1. Spans are based on the 2010 New Design Values and from the Southern Pine Milling Association.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES (UNFINISHED) (SOUTHERN PINE LUMBER - SPSPL (L) 240) (UNFINISHED) (SOUTHERN PINE LUMBER - SPSPL (L) 240)

SIZE	SPACING (INCHES)	SPANS (Maximum Span in Rafter Tables)
2x6	12"	12'-11"
2x6	16"	11'-0"
2x6	24"	10'-2"
2x6	32"	9'-2"
2x6	40"	8'-4"
2x6	48"	7'-8"
2x6	56"	7'-2"
2x6	64"	6'-8"
2x6	72"	6'-4"
2x6	80"	6'-0"
2x6	88"	5'-8"
2x6	96"	5'-6"
2x6	104"	5'-4"
2x6	112"	5'-2"
2x6	120"	5'-0"
2x6	128"	4'-10"
2x6	136"	4'-8"
2x6	144"	4'-6"
2x6	152"	4'-4"
2x6	160"	4'-2"
2x6	168"	4'-0"
2x6	176"	3'-10"
2x6	184"	3'-8"
2x6	192"	3'-6"
2x6	200"	3'-4"
2x6	208"	3'-2"
2x6	216"	3'-0"
2x6	224"	2'-10"
2x6	232"	2'-8"
2x6	240"	2'-6"

NOTES:
1. Spans are based on the 2010 New Design Values and from the Southern Pine Milling Association.

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Plans produced for:
Richard Hiatt Construction

Date: 07.10.11
Drawn By: JAL
Plan Number: 214-011
Project Name: Lot 72 Lost Orchard

3
SHEET NUMBER