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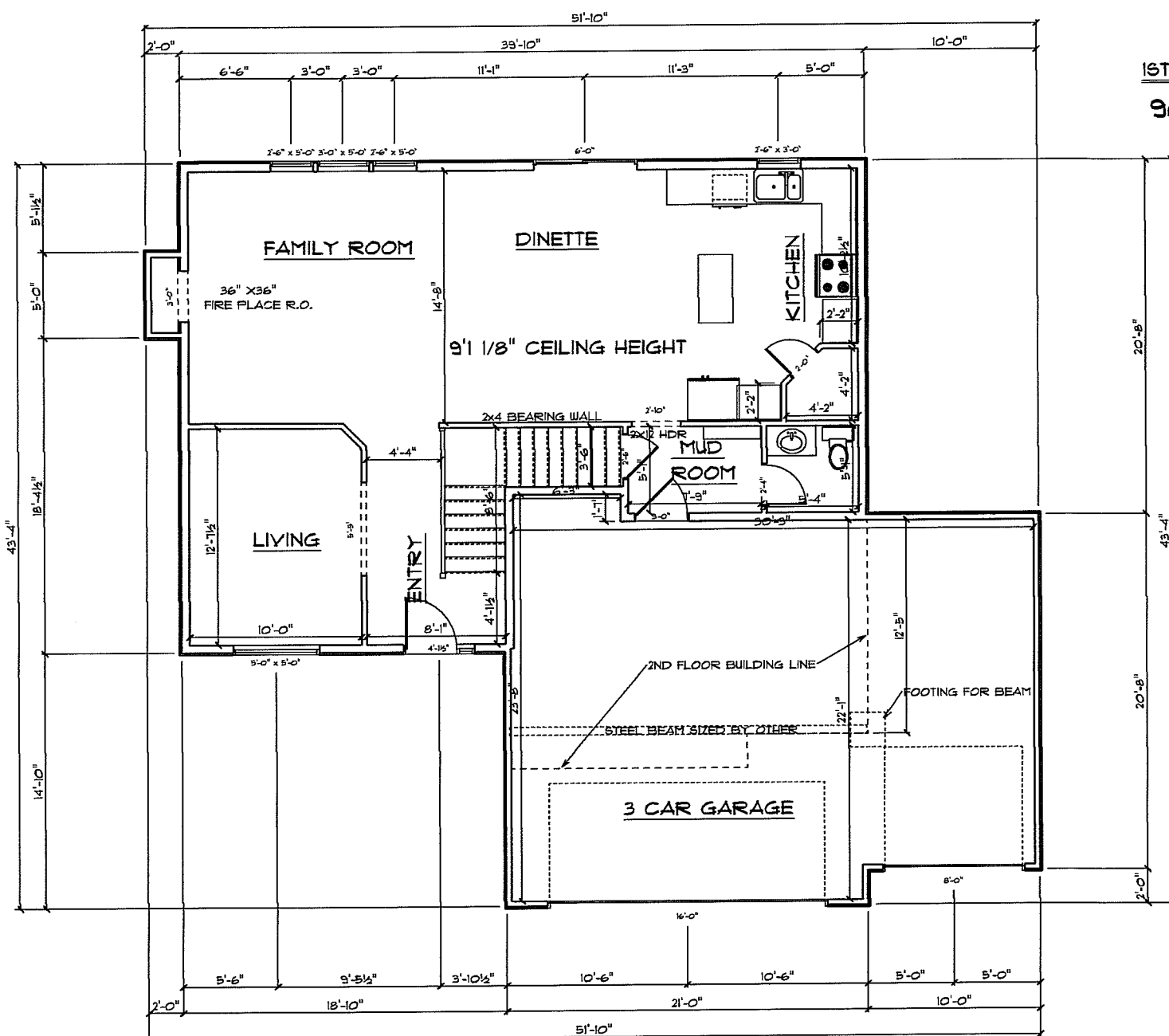
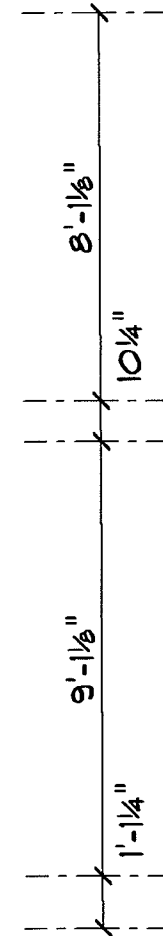
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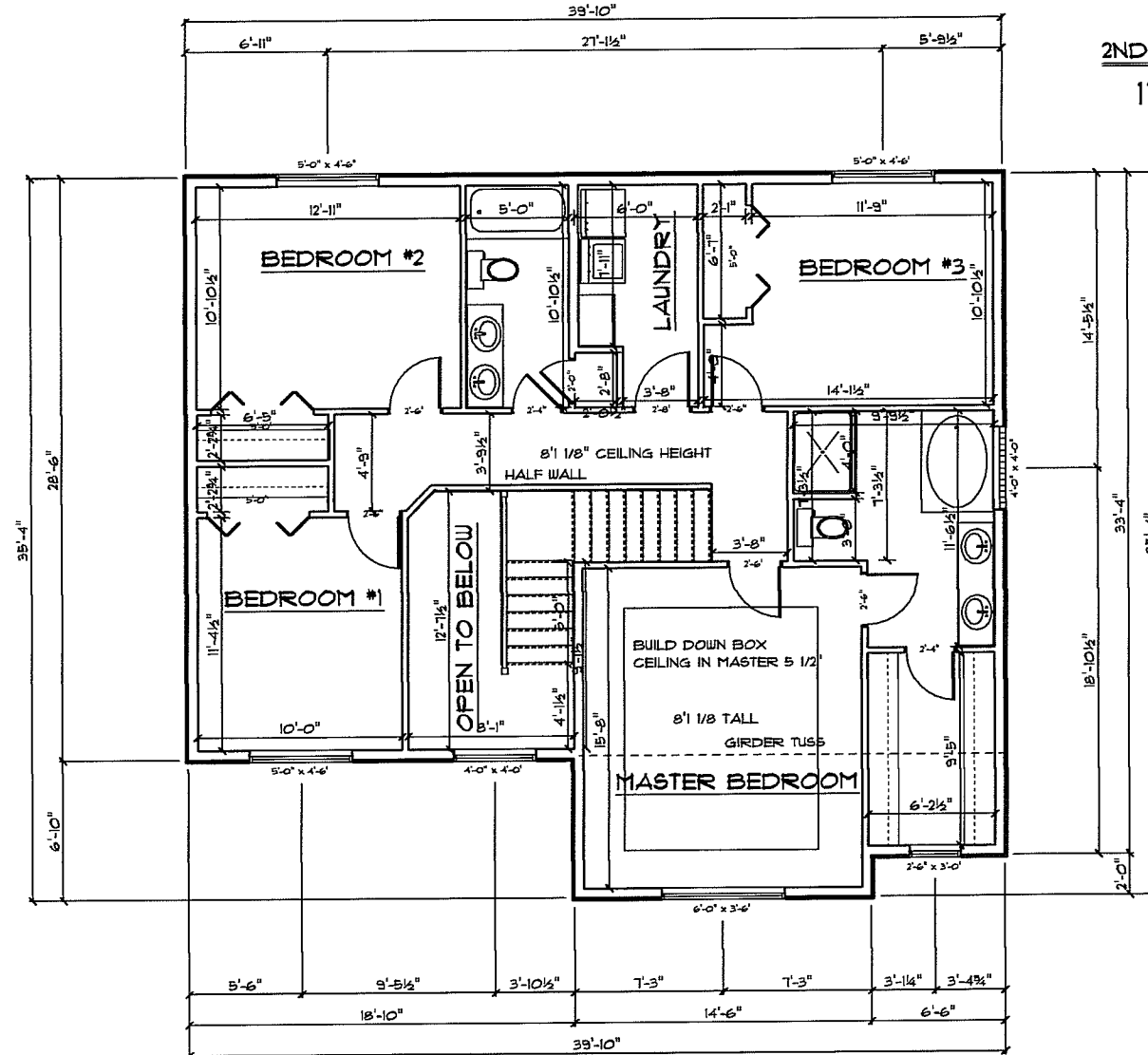
**General Notes:**

- 8 in x 8 ft poured concrete walls on a 16 in x 8 in continuous footing with 2 #4 rebar continuous.
- Footing calculations are based on a 2000 pcf soil capacity.
- All headers and beams are below deck unless noted flush.
- Exterior dimensions are to outside of concrete, interior dimensions are to inside of concrete or stud.
- Walls are 8ft 1 1/8" and 9' 1 1/8" unless otherwise noted.
- All walls are 2x4 and 2x6 with 1/2" sheathing unless otherwise noted.
- All headers at exterior openings are 2x12 with 1/2" filler unless otherwise noted.
- Exterior dimensions are to outside of sheathing.
- Truss manufacturer to supply roof layouts with girder locations determined, specify and supply all girder connections.
- Roof pitches are as noted on plan. Truss manufacturer determines heel height and overhang, all gables have 12" overhang.
- All windows should be checked for egress and daylight requirements by supplier.
- Staircase drawn with 10" treads.
- Any changes are the responsibility of the purchaser and/or builder.
- Design criteria is based on local building codes and practices and the 1997 U.B.C.
- Design loading is as follows:  
 Roof: 30 PSF live + 20 PSF dead = 50 PSF total  
 Floor: 40 PSF live + 15 PSF dead = 55 PSF total (min deflection is L/480).  
 Wind: 30 PSF (IOWA)
- All beams, floors and roofs should be engineered by other.

**FRONT ELEVATION**



**1ST FLOOR PLAN  
968 SQ FT**

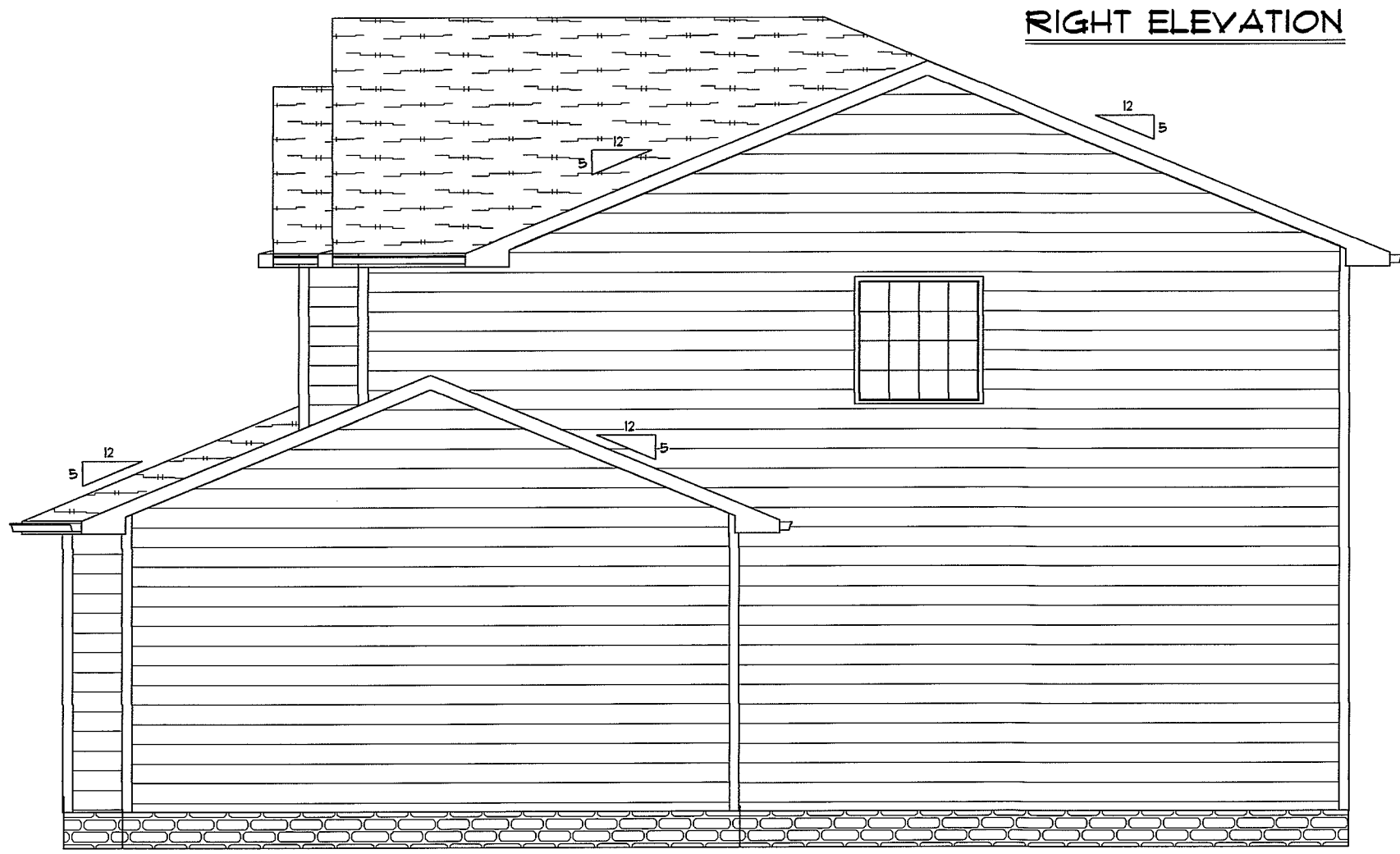


**2ND FLOOR PLAN  
1140 SQ FT**

**1ST FLOOR 968 SQ FT  
2ND FLOOR 1140 SQ FT  
TOTAL 2108 SQ FT**

**GARDNER HOMES  
BLAIR PLAN RIGHT 2X6**

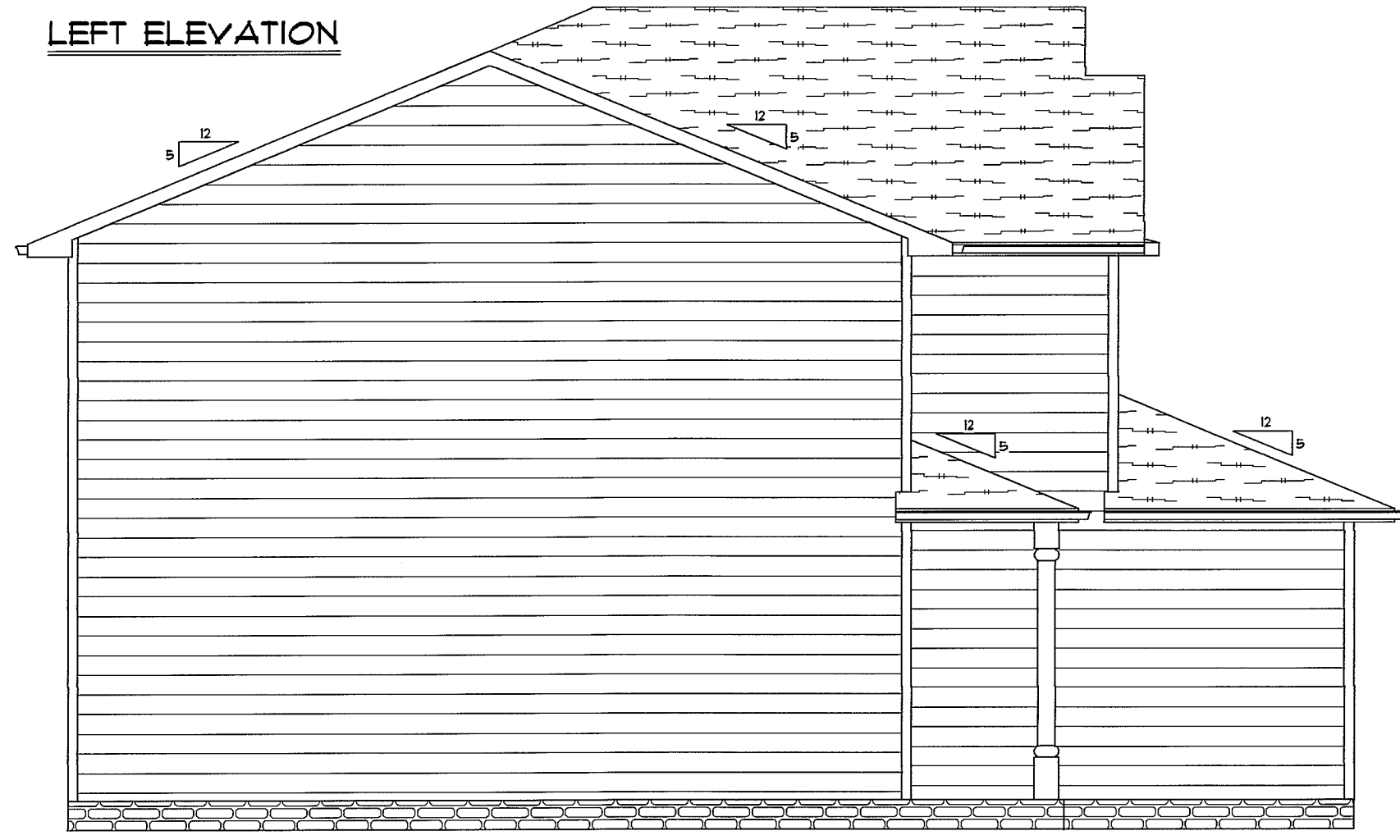
SCALE	DO NOT	DATE	March 11, 2013
DRAWN BY	Steve	REVISED	DRAWING#
APPROVED	Steve	WE ARE NOT STRUCTURAL OR CERTIFIED ENGINEERS. WE MAKE NO WARRANTIES OR REPRESENTATIONS EITHER EXPRESSED OR IMPLIED TO THE STRUCTURAL PORTIONS OF THIS DESIGN. FOR QUESTIONS CONCERNING STRUCTURAL QUALITY AND STRENGTH PLEASE REFER THIS DRAWING TO A STRUCTURAL ENGINEER.	



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**GARDNER HOMES  
BLAIR PLAN**

SCALE 3/16" = 1'

DRAWN BY Steve

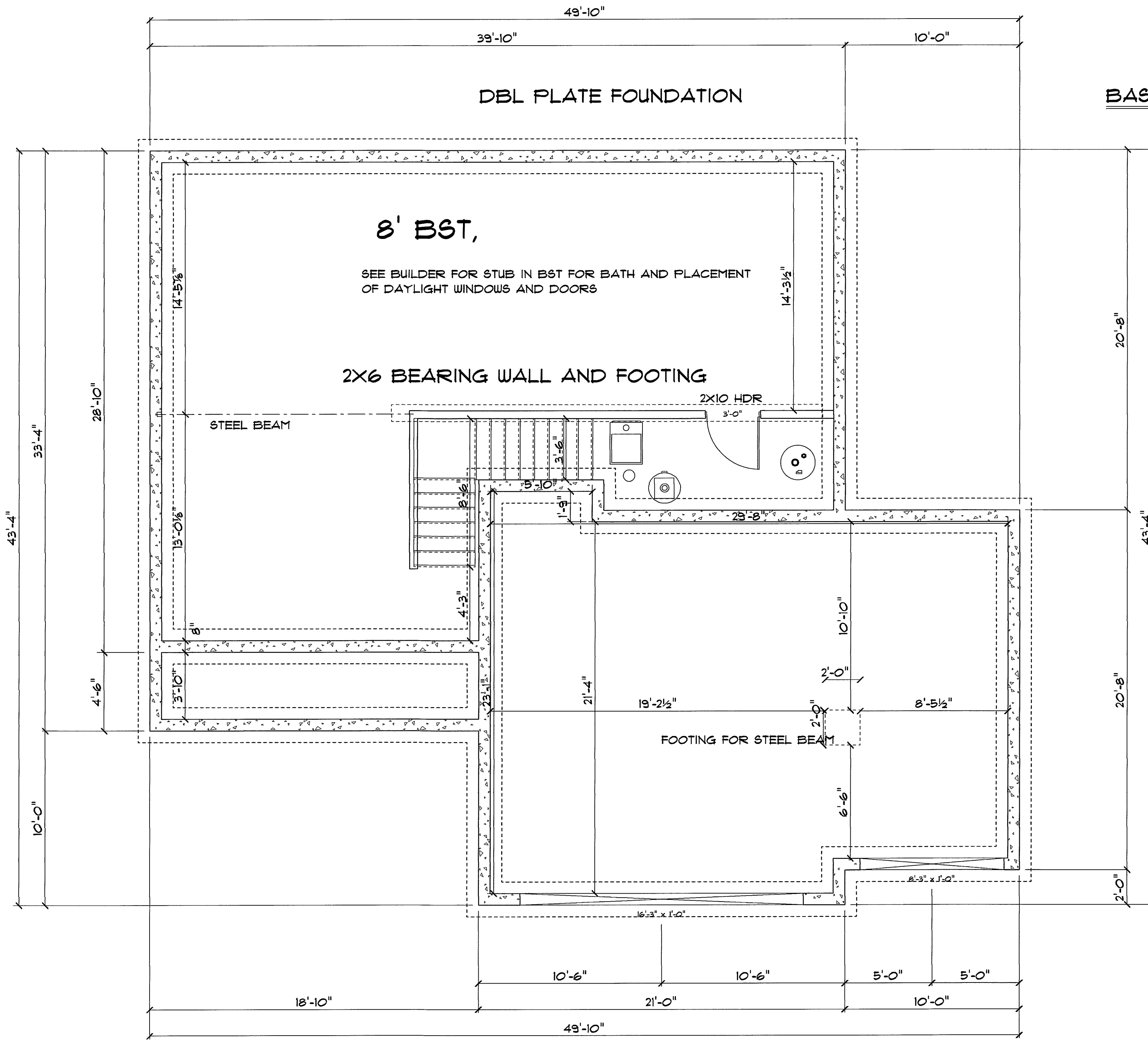
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**FOUNDATION PLAN**

NOTES:

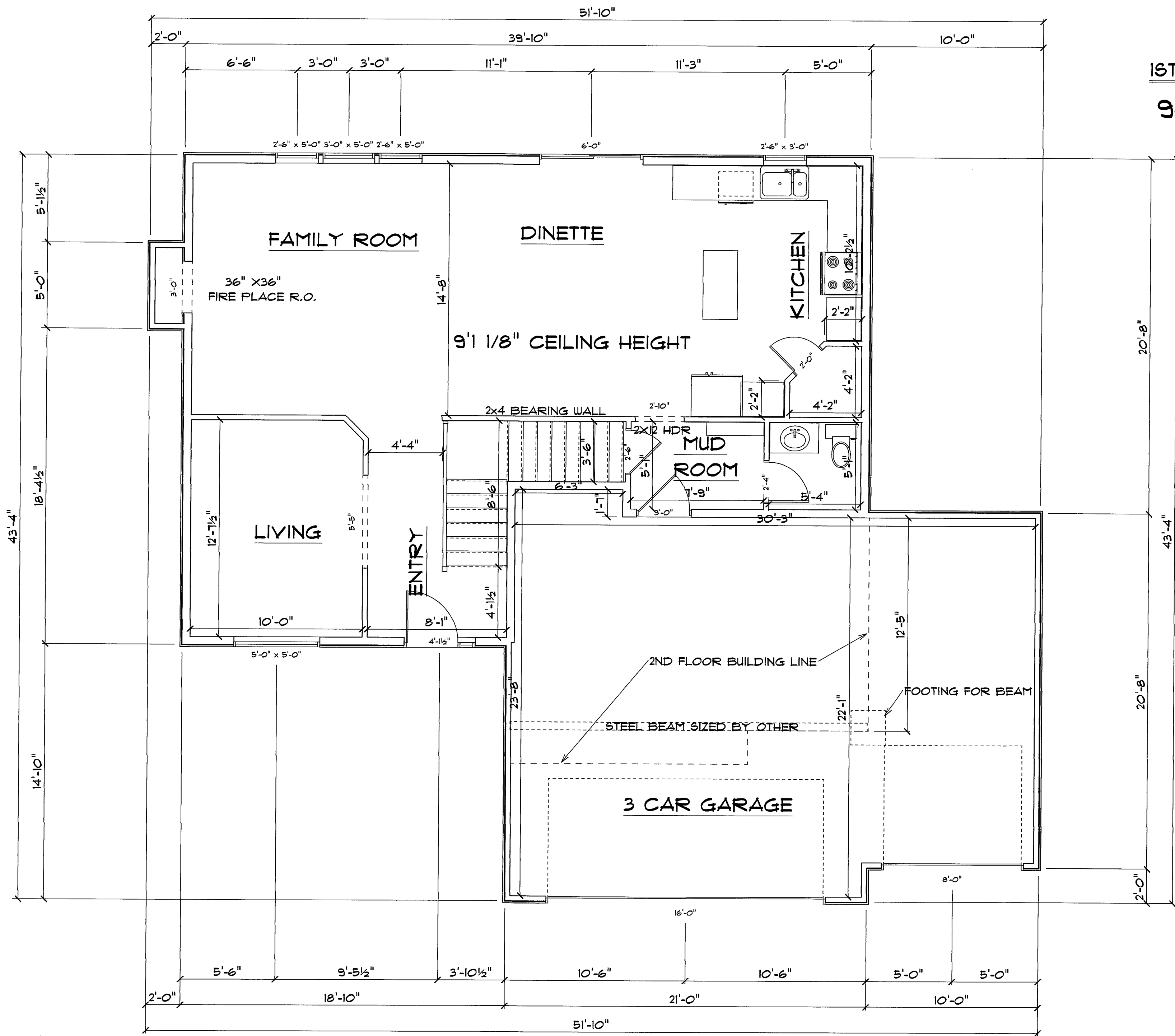
- 8" x 8'-0" POURED CONCRETE WALLS ON A 16" x 8" CONTINUOUS FOOTING WITH 2#4 REBAR CONTINUOUS.
- FOOTING CALCULATIONS ARE BASED ON A 2000 PSF SOIL CAPACITY.
- ALL HEADERS AND BEAMS ARE BELOW DECK UNLESS NOTED "FLUSH".
- DESIGN CRITERIA IS BASED ON LOCAL BUILDING CODES AND PRACTICES AND THE 2006 I.R.C.
- DESIGN LOADING IS AS FOLLOWS:
- ROOF: 30 PSF LIVE + 20 PSF DEAD
- 50 PSF TOTAL
- FLOOR: 40 PSF LIVE + 15 PSF DEAD
- 55 PSF TOTAL
- (MIN DEFLECTION IS L/480).
- WIND: 90 PSF (EQWAL)
- ANY CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- MICROLAM/LVL, BEAMS, HEADERS, TRUSSES, GIRDERS, FLOOR JOIST ALL ENGINEERED BY OTHERS.

# GARDNER HOMES BLAIR PLAN

SCALE 1/4" = 1'  
DRAWN BY Steve  
APPROVED Steve

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**1ST FLOOR PLAN**  
**968 SQ FT**

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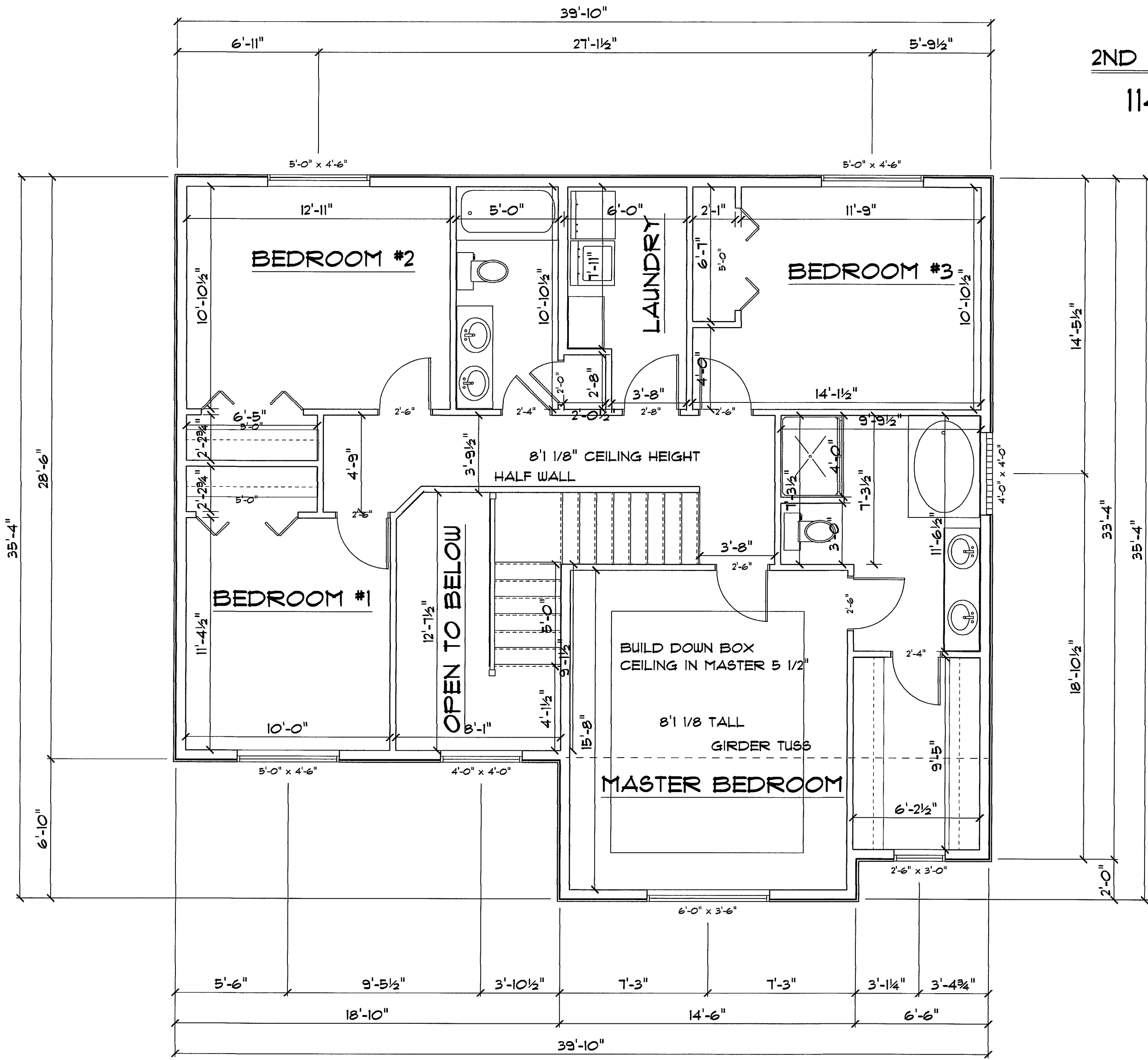
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**GARDNER HOMES**  
**BLAIR PLAN**



**2ND FLOOR PLAN**  
**1140 SQ FT**

**GARDNER HOMES**  
**BLAIR PLAN**

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