

FRONT ELEVATION



TRUSS COMPANY DETERMINES HEEL HEIGHT

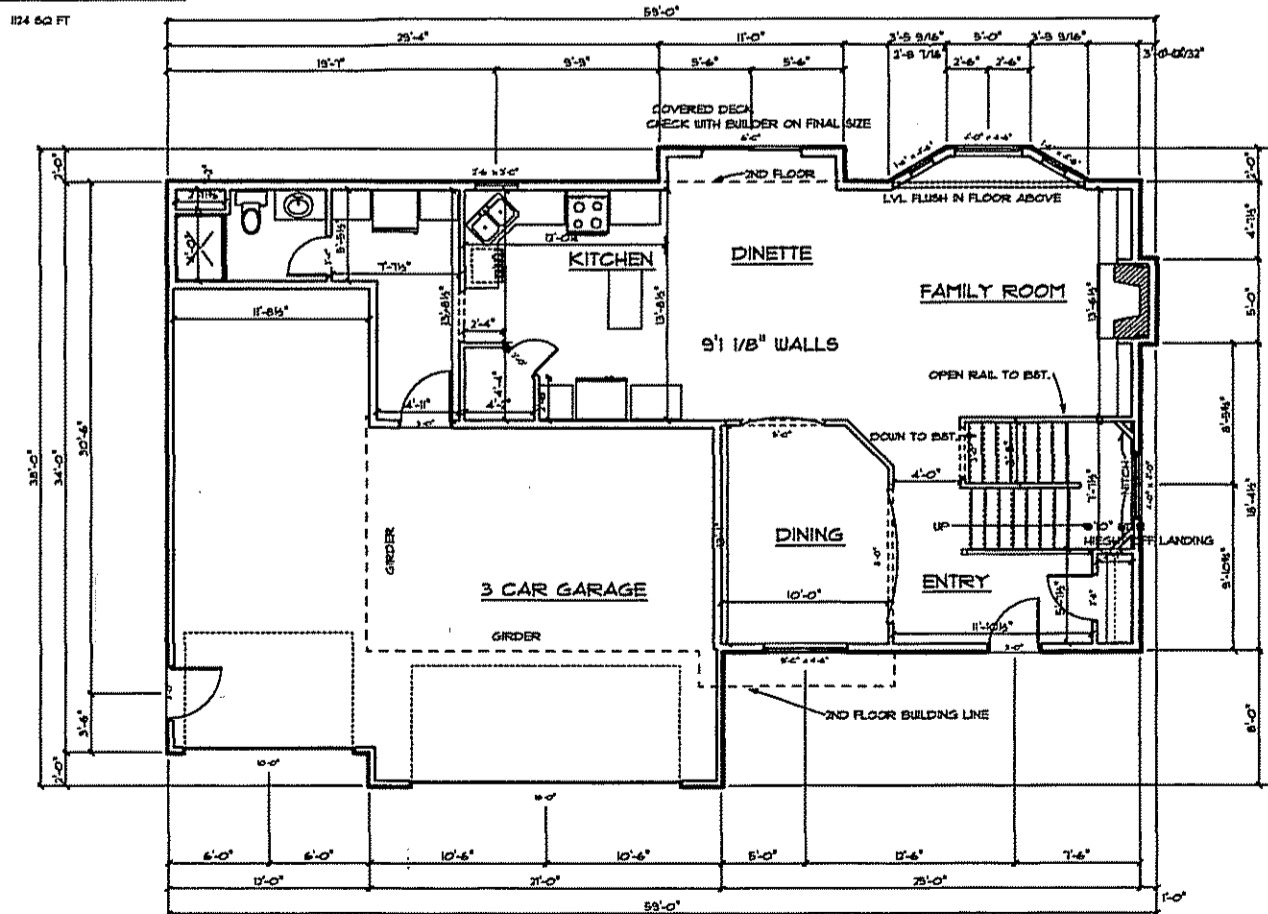
This plan was designed and drafted to meet the average conditions and codes in the state of Iowa at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction we cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the stability of these plans for your specific site and application.

This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal).

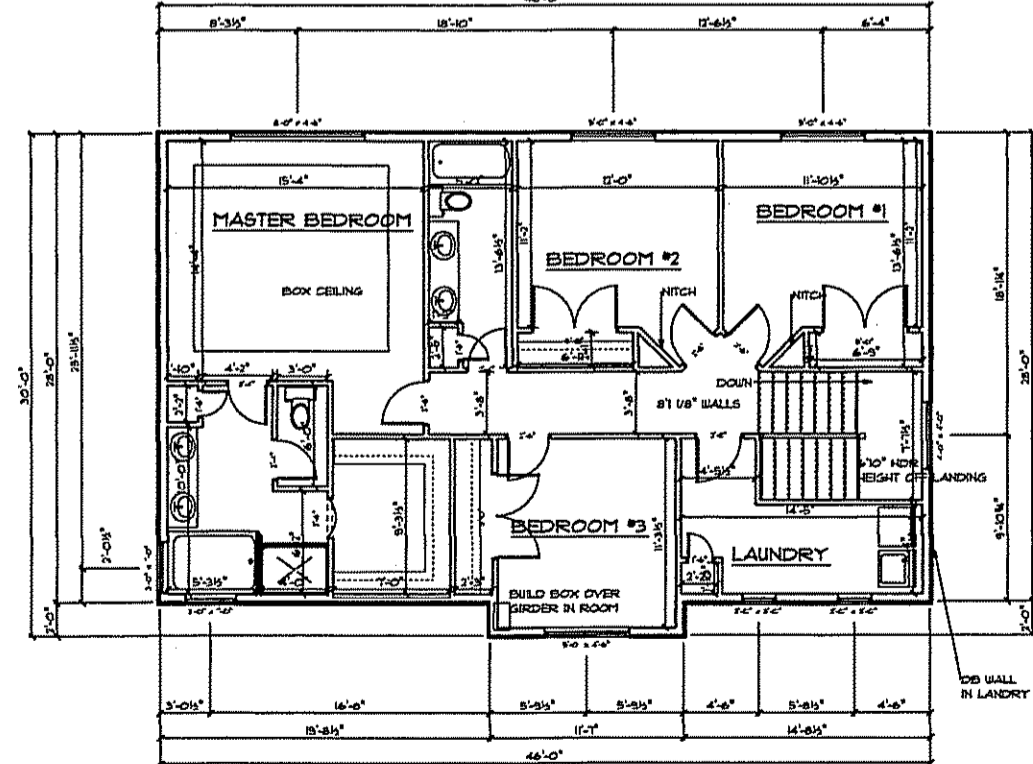
The purchaser and/or builder of this plan releases the designer and it's shareholders, directors, officers, employees and other linked companies from any claims or lawsuits that may arise during the construction of this structure or any time thereafter. This plan may be used by the purchaser as many times as they see fit but may not be given to any other builder without payment to designer.

- 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 psf 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 8 in 1/8" and 9 in 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.
 - Sillcases drain with 1/2" beads.
 - Any changes are the responsibility of the purchaser and/or builder.
 - Design criteria is based on local building codes and practices and the IBSI 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 (ICMA)
 • All beams, floors and roofs should be engineered by other.

1ST FLOOR LAYOUT



2ND FLOOR PLAN

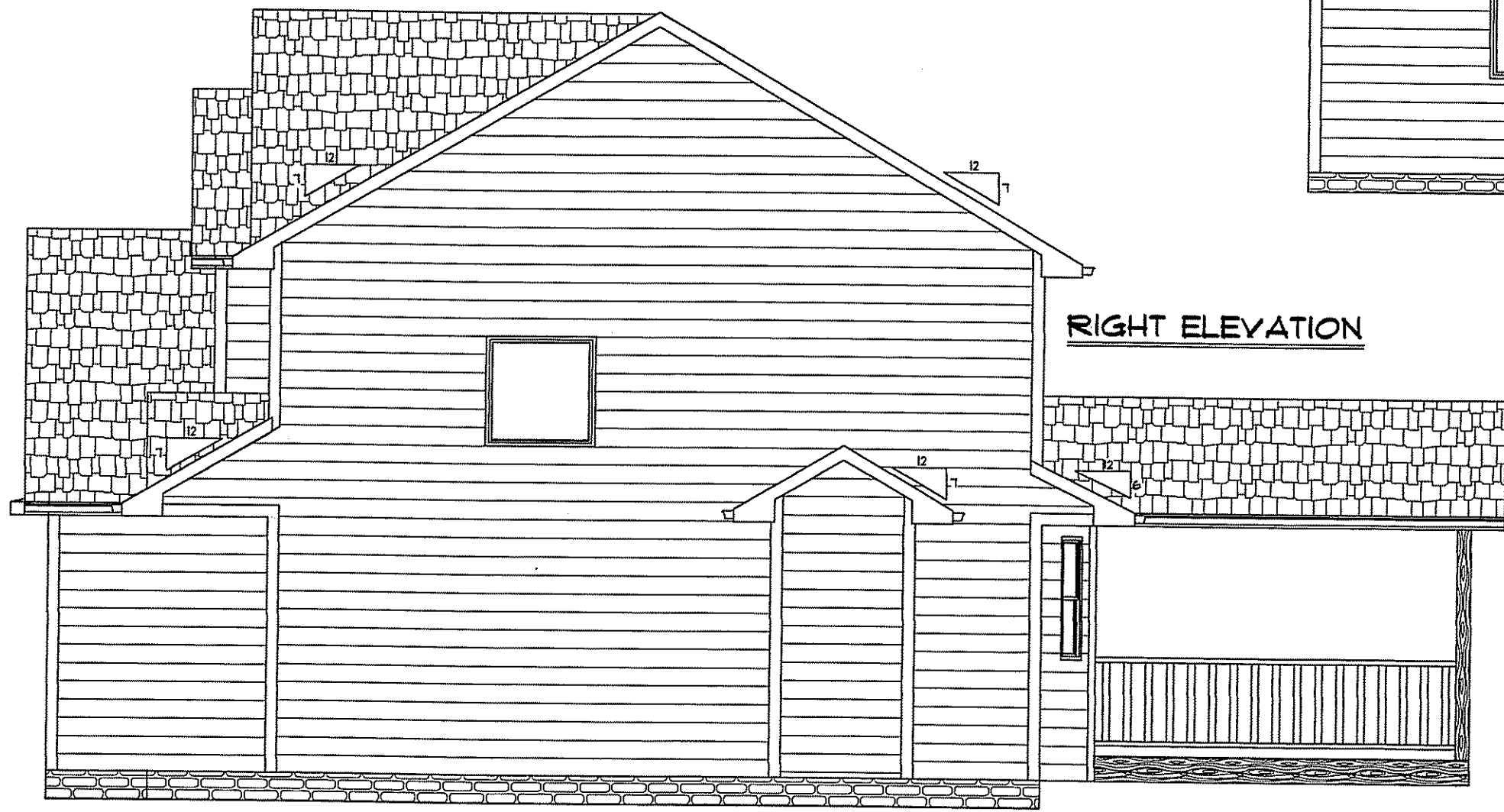


**PLAN #061709 TAYLOR
GARDNER HOMES**

SCALE DO NOT
DRAWN BY Steve
APPROVED Steve

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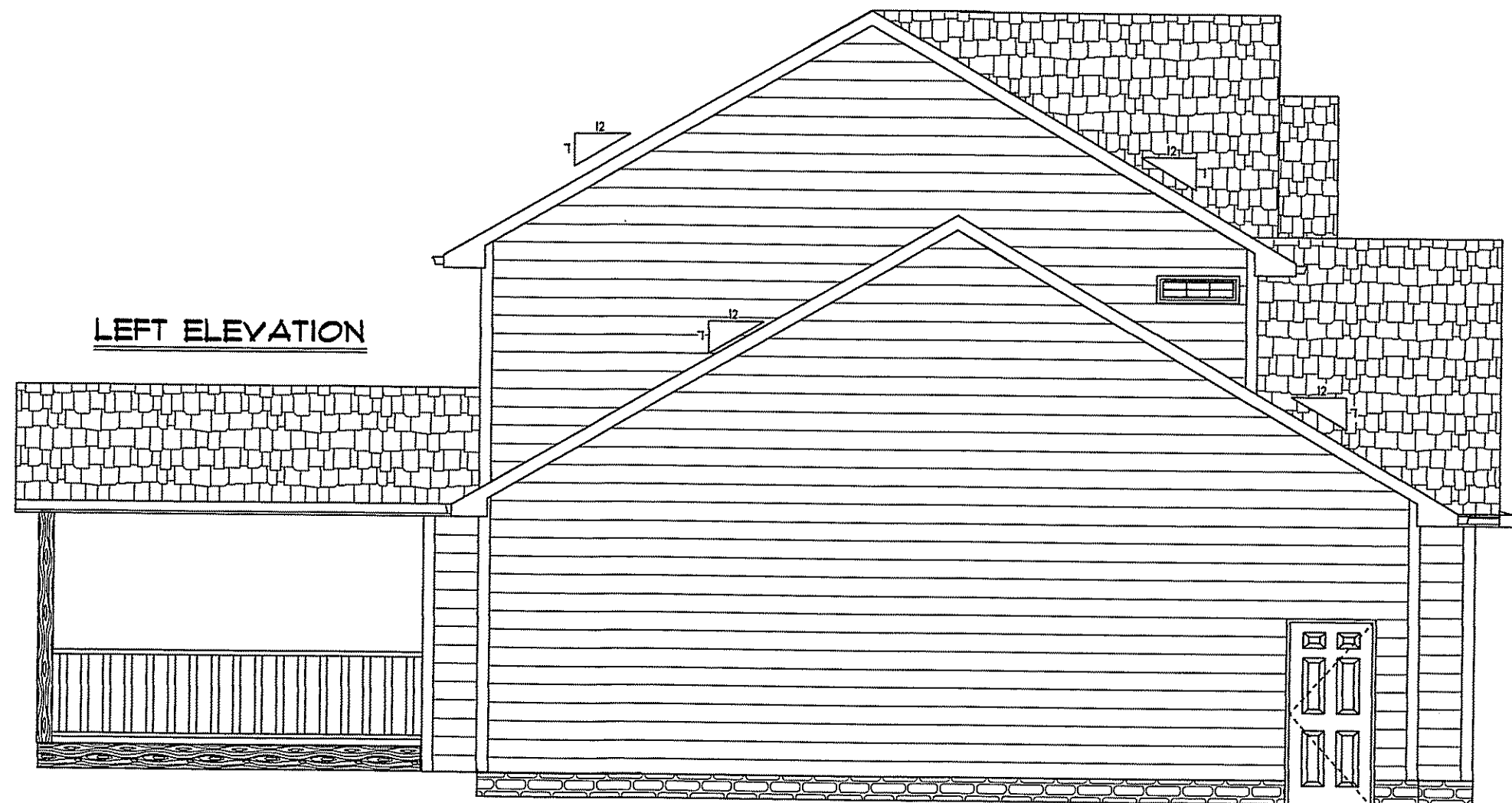
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

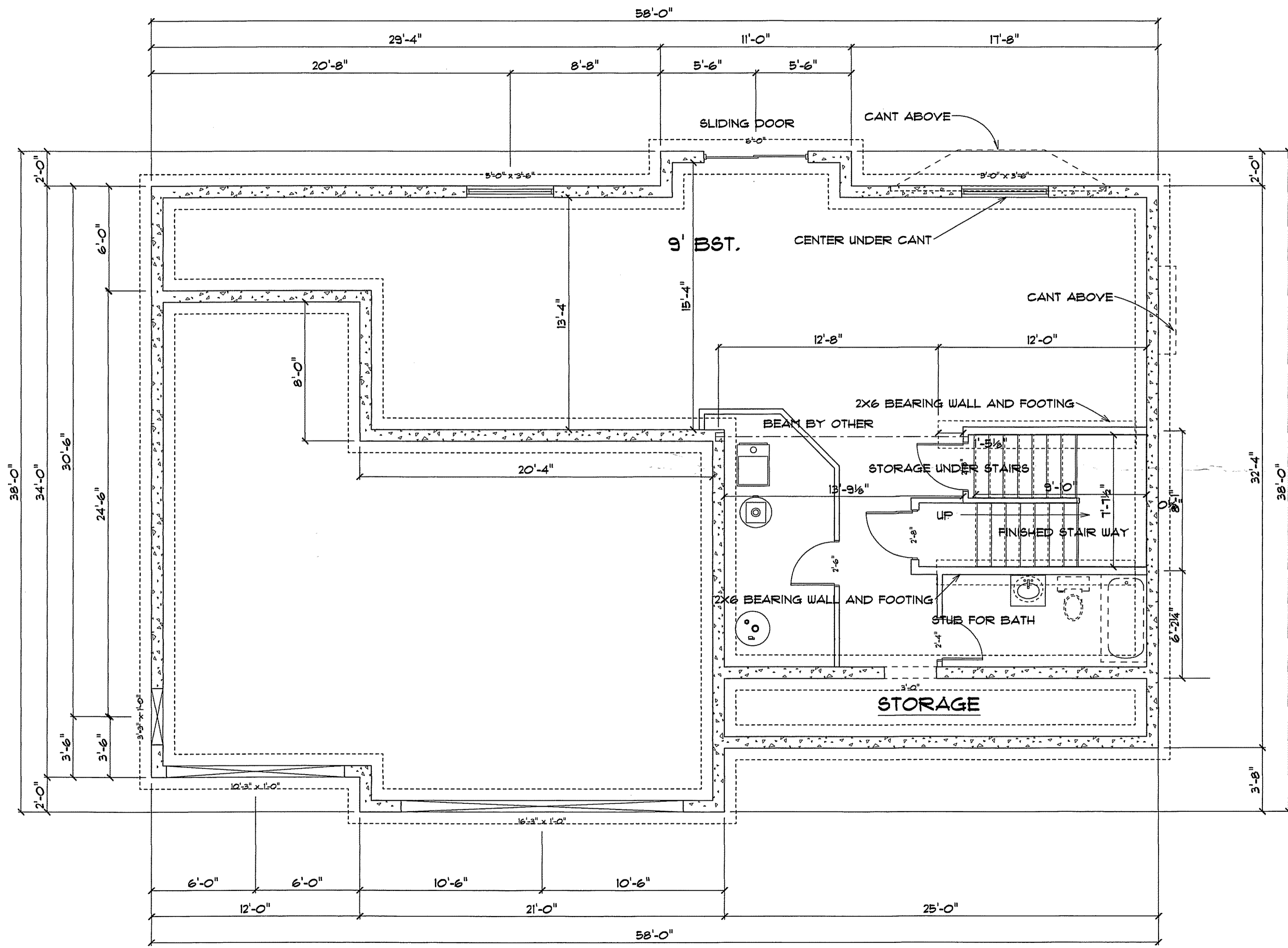
WALKOUT AND DAYLIGHT DEPEND ON GRADE
 CONTACT BUILDER FOR FINAL SIZE OF COVER DECK
 HEELS OF TRUSSES DETERMINED BY TRUSS COMPANY

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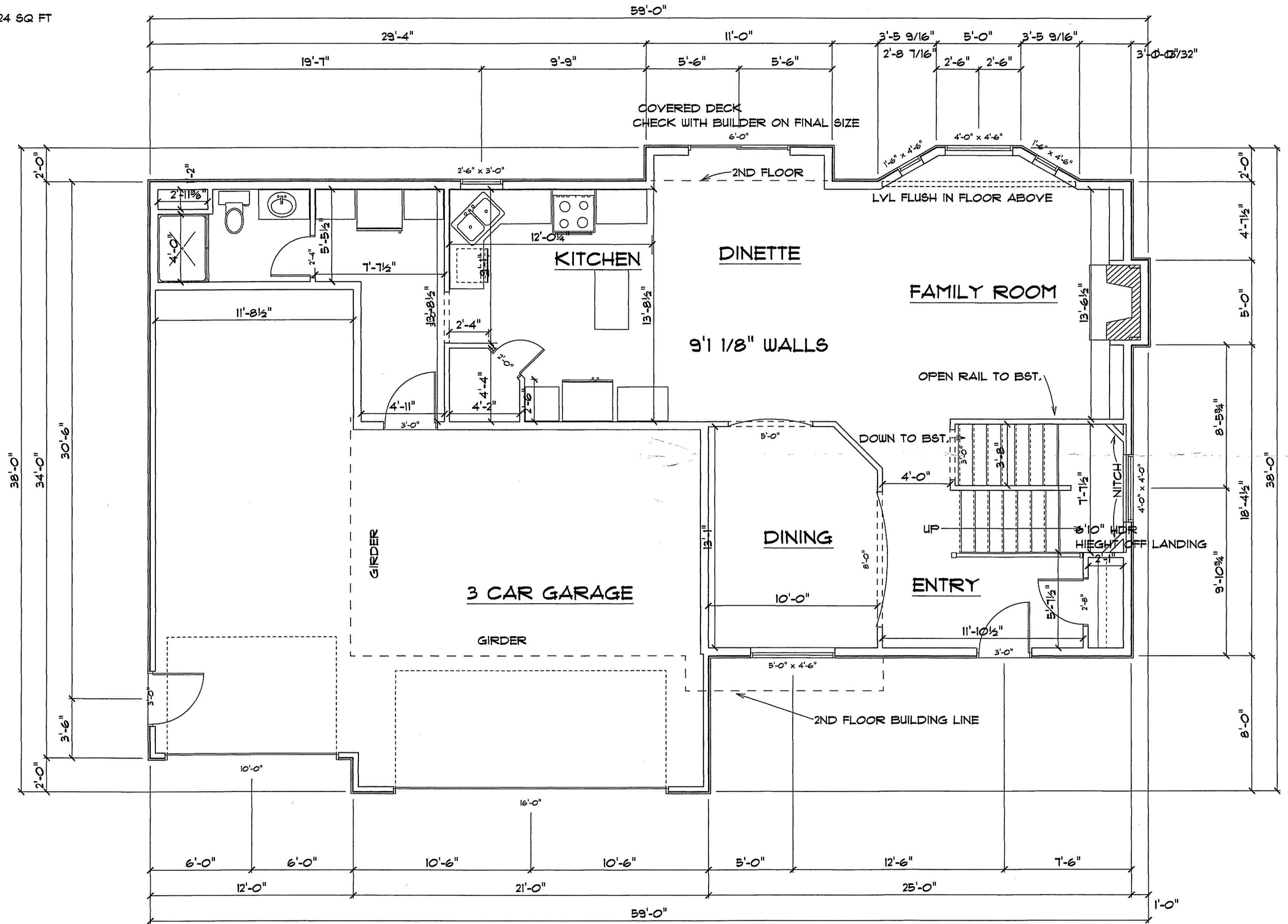
SCALE 1/4" = 1'
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1ST FLOOR LAYOUT

1124 SQ FT



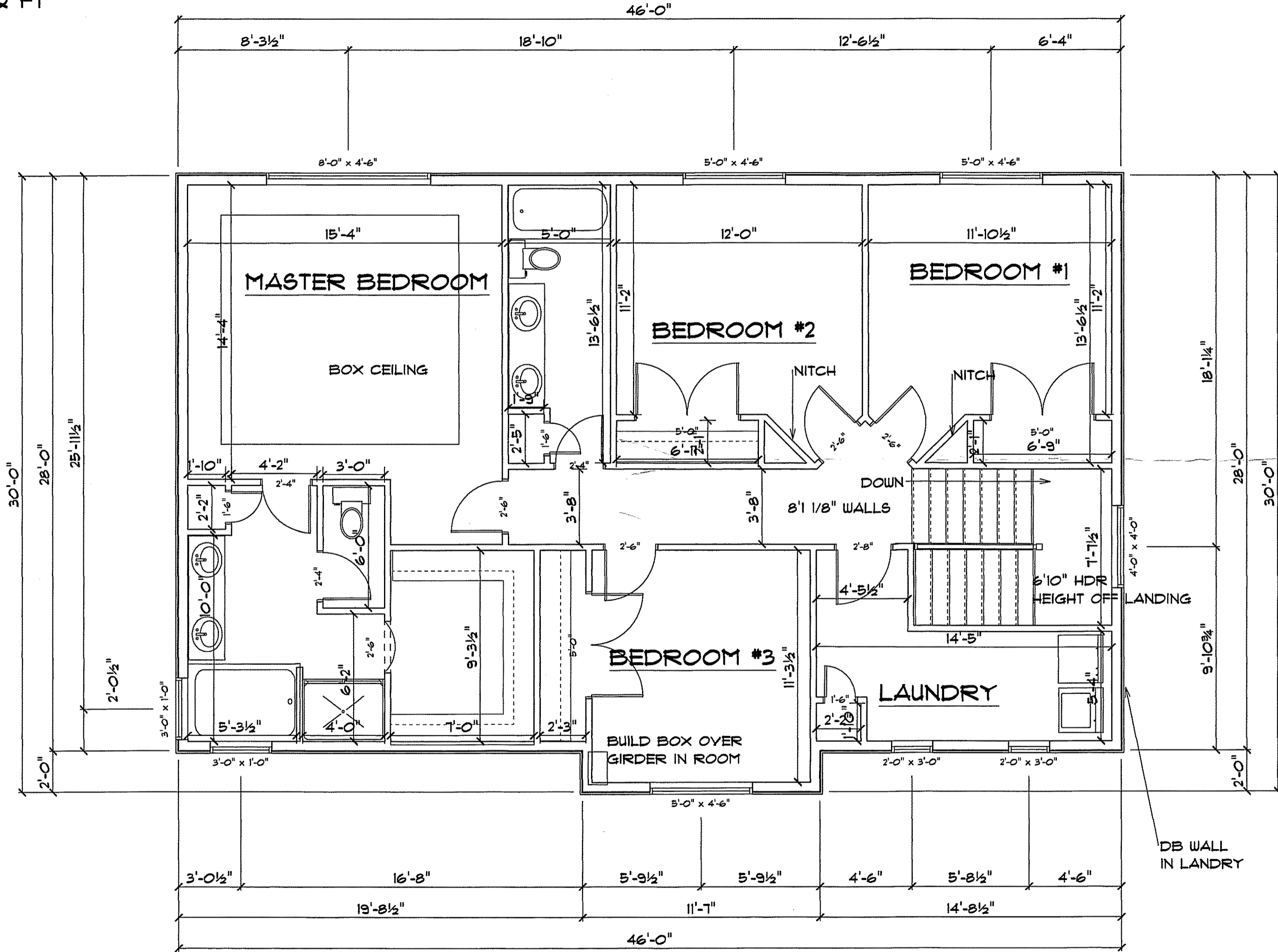
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2ND FLOOR PLAN
1311 SQ FT



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