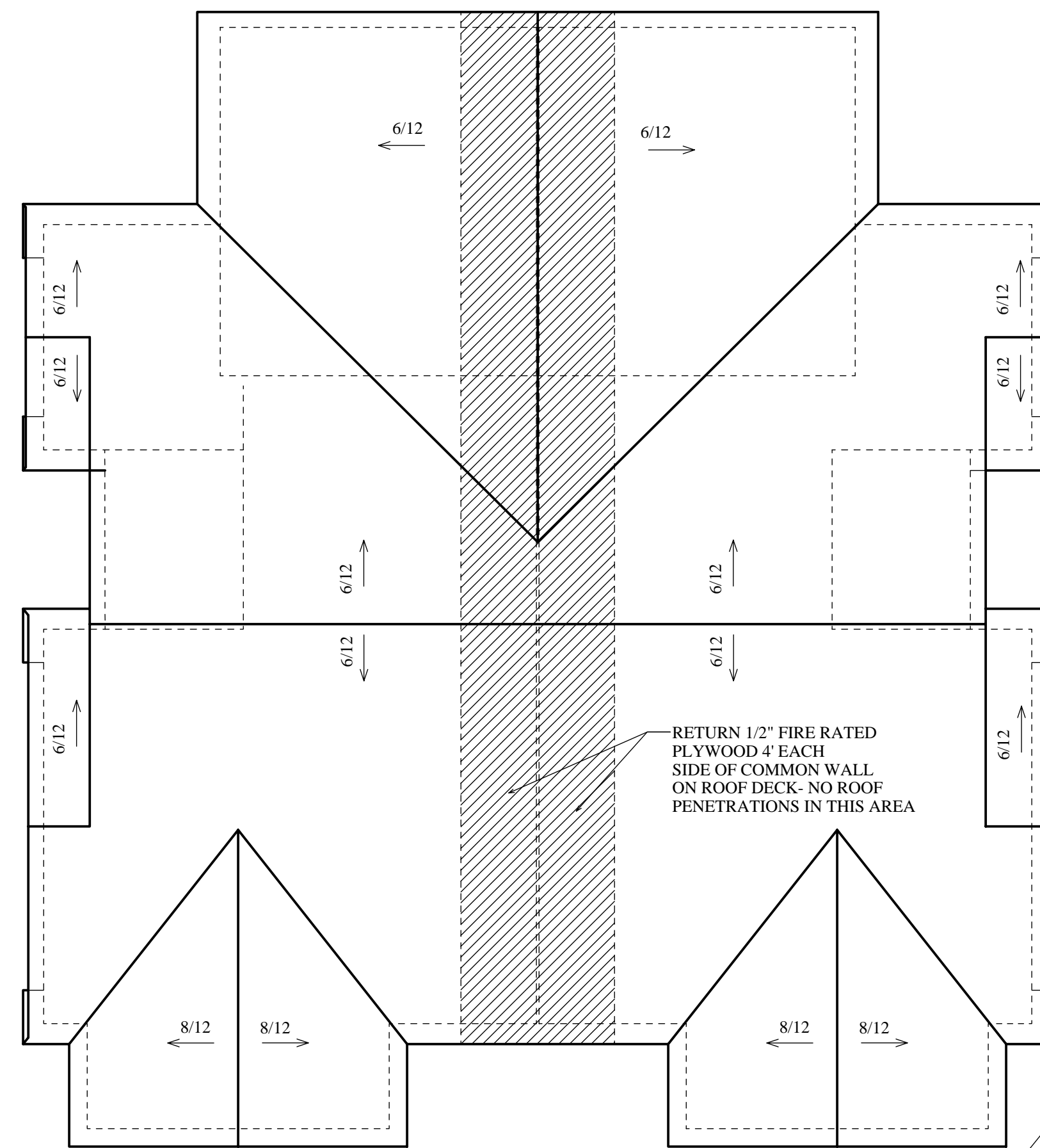


FRONT ELEVATION



ROOF PLAN

SCALE: 1/8"=1'-0"

ALL 6/12 PITCHES HAVE A 5" HEEL HEIGHT
 ALL 8/12 PITCHES HAVE A 7 3/4" HEEL HEIGHT
 (TO MATCH FASCIA OF 6/12 W/ 16" OVERHANGS)
 1'-4" OVERHANGS ON ALL EAVE ENDS
 1'-0" OVERHANGS ON ALL GABLE ENDS
 1'-4" OVERHANGS ON ALL EYEBROWS

PLEASE NOTE THAT THIS ROOF PLAN IS PROVIDED AS A REFERENCE TOOL ONLY - THE TRUSS MFR. IS RESPONSIBLE FOR PROVIDING A DETAILED TRUSS LAYOUT WITH ALL GIRDER PLACEMENTS, HANGER DETAILS ETC. - ANY QUESTIONS ARE TO BE DIRECTED TO THE TRUSS MFR., BUILDER, AND/OR THIS DESIGNER. HOMEBUILDER HAS FINAL RESPONSIBILITY FOR ALL ASPECTS OF THIS PLAN. TRUSS MFR. TO ADJUST HEEL HGTS. AS NEEDED TO FLUSH OUT OVERHANGS- DO, HOWEVER, NOTE THAT SOME ADDITIONAL TRIM BOARDS ARE USED ON THIS DESIGN AND SHOULD NOT BE INTERFERED WITH.

RETURN 1/2" FIRE RATED PLYWOOD 4' EACH SIDE OF COMMON WALL ON ROOF DECK- NO ROOF PENETRATIONS IN THIS AREA

RETURN ALL EYEBROWS 42" FROM FASCIA

- CONSTRUCTION NOTES:
- DESIGN DRAWN IN ACCORDANCE W/ I.R.C. AND TYPICAL BUILDING PRACTICES IN CENTRAL IOWA.
 - TRUSS MFR. TO SUPPLY LAYOUT/DETAILS ON ANY/ALL PRODUCTS THEY ARE PROVIDING/ THOSE LAYOUTS/DETAILS WILL TAKE PRECEDENCE OVER ANY DETAILS SHOWN HERE. TRUSS DESIGN TO BE BASED ON TC LL 30/TC DL 10/BC DL 10 LOADING CRITERIA. DEFLECTION ON ROOF BASED OFF OF ROOF @ L/180, CEILING L/240.
 - FLOOR SYSTEM ON THIS PLAN TO BE CONSTRUCTED OF ENGINEERED I-JOISTS WITH LOADING BASED ON 40LB. LL/15LB. DL @ A L/480 DEFLECTION MINIMUM.
 - ANY I-JOIST QUESTIONS DETAILS CAN BE REFERRED TO THIS DESIGNER OR I.J. MFR.
 - MICROLAM/LVL BEAMS ARE SIZED AS LP 2950 Fb 2.0E SERIES AT A L/360 DEFLECTION.
 - ANY/ALL EXTERIOR DIMENSIONS RUN TO/FROM OUTSIDE OF SHEATHING.
 - INTERIOR DIMENSIONS RUN TO/FROM CENTER OF STUD/MEMBER INTERSECTION.
 - ALL HEADERS IN 2X4 WALL TO BE DBL. 2X12 UNLESS NOTED OTHERWISE.
 - ALL HEADERS IN 2X6 WALL TO BE TRPL. 2X12 UNLESS NOTED OTHERWISE.
 - PROVIDE PROPER BEARING UNDER ALL HEADERS/BEAMS/JOISTS ETC.
 - INSULATE ANY/ALL CANTILEVERS AND BLIND CORNERS, WALL VOIDS, ETC.
 - PROVIDE SOLID BLOCKING BEHIND ALL TOWEL BARS, HANDRAIL BRKTS, CLOSET ROD SUPPORTS, CURTAIN ROD SUPPORTS, ETC.
 - WINDOW NOMENCLATURE LABELED AS EAGLE CLAD DOUBLE HUNG.
 - ALL WINDOWS/DOORS TO BE CONFIRMED BEFORE ORDERING.
 - ANY ALL OPENINGS/EXTERIOR WALLS EXPOSED IN BASEMENT WILL BE DETERMINED BY THE SLOPE OF LAND AFTER EXCAVATION.
 - ANY DESIGN CHANGES TO THIS PLAN WHICH AFFECT ANY STRUCTURAL MEMBERS SHOULD BE APPROVED BY THIS DESIGNER OR A STRUCTURAL ENGINEER.
 - BUILDER/OWNER HAVE FINAL DECISIONS ON ALL ASPECTS OF PLAN.
 - ANY/ALL HEADERS AND BEAMS ARE DROPPED UNLESS NOTED OTHERWISE.

PLAN NO. 1159-06
 DATE 5-9-06
 DRAWN BY MATT BARRICK
 SCALE 1/4"=1'-0"
 CHECKED BY D.R.W.
 PROFESSIONAL BUILDING DESIGNER
 BEISSER LUMBER COMPANY
 DESIGN SERVICE

PINNACLE PROPERTIES
 DUPLEX TOWNHOUSE- 2816 & 2818 NORTHRIDGE LANE- AMES, IA