GENERAL NOTES:

ALSO SEE ADDITIONAL BUILDING NOTES THIS SHEET IF APPLICABLE.

I SITEWORK

A. Builder shall be responsible for all grading of site and lots-comply with governing codes

B. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings if shown. If lines, grades and/or elevations are not indicated verify location or requirements with owner or owner's agent.

C. Provide foundation drainage as specified by governing codes.

D. Provide soil poisoning to control termites if required by governing codes.

II CONCRETE

A. All concrete material, construction components and assemblies shall be designed and specified by others.

III MASONRY-All masonry materials to be installed by experienced mason

A. Brick/Stone Veneer per Brick Institute of America standards.

1. Provide modular size brick veneer units complying with governing codes. Brick type shall be specified by Builder and approved by owner.
2. Provide mortar in accordance with governing codes.

IV METALS

A. All structural steel shall comply with governing codes. All structural steel work to be specified and designed by an engineer licensed in governing state.

V WOOD AND PLASTICS

A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:

1. "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
2. "Plywood Specification and Grade Guide" of the American Plywood Association.
3. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
   a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
   b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.

B. Framing lumber: provide lumber and materials meeting or exceeding the following standards of quality:

1. All engineered wood products shall be stored, handled and installed in strict accordance with manufacturers/specifications recommendations.
2. All nailing of lumber to conform to IRC table R602.3 (1) fastening schedule. Except as otherwise noted
3. Nail, bolt and conectors in contact with pressure treated lumber shall be galvanized to ASTM A153 specifications or stainless steel.
4. All headers and beams shall be free from splits, checks and shakes.
5. Ceiling joists are designed for no attic storage unless noted otherwise.
6. Species:

   Load bearing framing members, except plates: Doug Fir Larch #2 under WCLIB or WWPA grading requirements

   Sole, top and double plates and studs: Southern Pine Fir #2 under NLGA grading requirement

   Exterior deck framing: Southern Yellow pine #2 or better CCA .40 Pressure treated

   Exterior decking and railings: Ponderosa Pine #2 or better CCA .40 Pressure treated
7. Rough Hardware:
   a. Steel Items:
   b. Comply with governing codes.
   c. Use galvanized at exterior locations.

C. Wood roof trusses are to be metal plate connected wood chord, wood web trusses. Truss layout is schematic only. Truss manufacturer shall be responsible for the design (including spacing) of all trusses. Trusses to be designed and certified by an engineer licensed in the governing state. Design wood trusses to resist a minimum net uplift pressure of 12 psf.

D. Main Stair construction shall consist of 3-2x12 stringers, 3/4" thick tread and 1/2" thick risers. Stair Geometry to meet local code requirements.

E. All wood plates bearing on concrete or masonry shall be of decay-resistant material as required by governing codes.

F. Interior trim shall be selected by Builder and approved by owner.

G. All exterior framing and decking shall be constructed of decay-resistant lumber CCA .40 or eq.

H. Sheer wall as required. Provided by others.

VI THERMAL & MOISTURE PROTECTION

A. Thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:

1. Foundation walls:
   a. Basement: glass fiber, vinyl unfaced blankets, R-19 or 13 & 5ci
   b. Crawl Space: glass fiber, unfaced blankets, R-19 or 13 & 5ci
2. Exterior frame walls:
   a. 2x4: R-13 & 10ci
   b. 2x6: R-30 or R-20 & 5ci
3. Ceilings:
   a. Attic areas: glass fiber, blown, R-60
   b. Vaulted rafters: batts, R-60 or as approved by local governing codes
4. Framed floors over unheated areas: glass fiber batts, R-30.

B. Roofing shall be specified by Builder and as shown on Drawings and approved by owner.

C. Siding shall be as specified by Builder and as shown on Drawings and approved by owner.

D. Flashing and sheet metal as required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A93.

E. Gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor and approved by Builder and owner so as to provide positive roof and site drainage

F. Attic and roof ventilation as required by governing codes and as shown on Drawings if indicated. Provide required soffit and roof vents as specified/approved by Builder. Use baffles to ensure free ventilation.

G. Foundation moisture protection

1. Damproof/Waterproof foundation wall as specified by Builder.
2. Sump pit and pump as specified by Builder and as shown on Drawings.
3. Perforated foundation drain tile as specified by Builder and approved by owner.

VII DOORS & WINDOWS.

A. Doors:

1. Doors as follows and as specified by Builder:
   a. Entry doors and sidelights: as specified by Builder and approved by owner.
   b. House/Garage doors: insulated steel door. See plans for size and style.
   c. Overhead Garage doors: insulated. See plans for size and style.
   d. Patio doors (hinged): full glass as specified by Builder and approved by owner.
   e. Sliding glass doors: as specified by Builder and approved by owner.
   f. Interior doors: as specified. See plans. Final selections by owner.

B. Windows:

1. Windows as follows and as specified. See plans.
   a. Living levels (including walkout basement): polyvinyl or metal clad.
   b. Basement: See plans.
2. Units of the size, style and quantity shown on Drawings.
3. Glazing shall be low 'E' double-pane insulating glass in living areas.
4. Tempered glass in all windows as required by governing codes.
5. Install emergency egress units as required by governing codes.
6. According to IRC window fall protection requirements, some windows may need to be adjusted or be required to be provided with a window fall prevention device. Verify with local building department

C. Finish hardware shall be specified by owner. Install all hardware required by governing codes.

VIII FINISHES

A. Gypsum Panels:

1. Gypsum panels, unless otherwise noted shall be provided as follows:
   a. Exterior walls: 1-layer 1/2" regular panels to interior face.
   b. Interior partitions: 1-layer 1/2" regular panels each side.
   c. Ceiling: 1-layer 5/8" regular panels.
   d. Garage: provide 5/8" type "X" (fire code) panels as required by code.
   e. Showers: Concrete tile backer board behind tile showers.
2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer and as dictated by common practice.
3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required.

B. Finishes shown on Drawings shall be specified by owner.

IX SPECIALTIES

A. Fireplaces shall be as follows:

1. Pre-manufactured gas (non-wood burning unless noted otherwise on plans) units of the style and size shown on the drawings
2. Manufacturer and model shall be specified by builder, final approval by owner.
3. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.

B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder with final approval by owner.

C. Guardrails shall be provided as shown on Drawings and at unenclosed floor openings, open sides of stairways, landings and ramps, balconies, porches or decks which are more than 30 inches above grade or floor below. The top of guardrails shall not be less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

X MECHANICAL (see additional notes if applicable)

A. General:

1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.

B. Plumbing:

1. Plumbing rough-in shall be provided to washer box for clothes washer.
2. Gas lines and valves to dryer, range and fireplace as specified by Builder.

C. Heating, Ventilating & Air Conditioning:

1. Furnace: gas, forced air as specified by Builder.
2. All HVAC equipment shall be individually switched.
3. Dryer vent shall exhaust to exterior.
4. Mechanical exhaust ventilation where indicated in bathrooms and water closet compartments shall exhaust to exterior and provide a minimum of 5 air changes per hour.

XI ELECTRICAL (see additional notes if applicable)

A. General:

1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.

B. Install ground-fault circuit-interrupters (GFI or GFCI) as required by governing codes All outdoor, bath and garage wall receptacles shall be provided with ground-fault circuit protection.

C. Install locally certified smoke and carbon monoxide detectors meeting the requirements of all governing codes. Smoke detectors shall be 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.

D. Provide electrical vehicle capable spaces & required electrical supply as per local code.

MANUFACTURER:
HOMES FOR IOWA, INC. 521 E LOCUST ST., SUITE 202, DES MOINES IA. 50309

SHEET INDEX

G-1	GENERAL NOTES
1	ELEVATIONS
2	MAIN FLOOR
3	FOUNDATION
4	WALL/STAIR/ROOF/DETAILS
5	MOVING DIAGRAM

SYMBOLS

WALL SECTION

ELEVATION HEIGHT

INTERIOR ELEVATION

THRU SECTION

LOCATION OF STATE SEAL

AHMANN DESIGN INC.
(319) 395-7900

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HOMES FOR IOWA
2026 2 BEDROOM MODEL
LEFT

DRAWN BY: KB

CHECKED BY: MF

FINAL RELEASE: 4/7/26

REVISIONS: 4/17/26 KB
5/12/26 KB

JOB NO. 25-16100

G-1

ABBREVIATIONS:

ABV.	ABOVE	GRAN.	GRANULAR
ADJ.	ADJUSTABLE	GYP.	GYPSUM
B.C.	BOTTOM CHORD	HDR.	HEADER
BD.	BOARD	HGT.	HEIGHT
BLDG.	BUILDING	INSUL.	INSULATION
BM.	BEAM	INT.	INTERIOR
BRG.	BEARING	KIT.	KITCHEN
BRK.	BRICK	LIN.	LINEN
BSMT.	BASEMENT	LIV.	LIVING
BTM.	BOTTOM	M=L	MICROLAM
CANT.	CANTILEVER	MAX.	MAXIMUM
CH.	CHORD	MED. CAB.	MEDICINE CABINET
CLG.	CEILING	MFR./MFC.	MANUFACTURER/MANUFACTURED
C.M.U.	CONCRETE MASONRY UNIT	MIN.	MINIMUM
C.O.	CASED OPENING	N.T.S.	NOT TO SCALE
COMP.	COMPACTED	O.C.	ON CENTER
CONC.	CONCRETE	OPNG.	OPENING
CONFIG.	CONFIGURATION	O.S.	OUTSIDE
CONT.	CONTINUOUS	PICT.	PICTURE
CONTR.	CONTRACTOR	RAD.	RADIUS
CSMT.	CASEMENT	REF.	REFRIGERATOR
D.	DRYER	REQ./REQ'D.	REQUIRED
DBL.	DOUBLE	RM.	ROOM
D.H.	DOUBLE HUNG	R.O.	ROUGH OPENING
DIA.	DIAMETER	SHTG.	SHEATHING
DISP.	DISPOSAL	SQ. FT.	SQUARE FOOT
DN.	DOWN	STL.	STEEL
DTL.	DETAIL	STRUCT.	STRUCTURAL
DW.	DISHWASHER	T&G	TONGUE AND GROOVE
EA.	EACH	TEMP.	TEMPERED
ELEV.	ELEVATION	TRANS.	TRANSOM
ENG.	ENGINERING	TRAP.	TRAPEZOID
EXT.	EXTERIOR	TYP.	TYPICAL
FIN.	FINISHED	UNEX.	UNEXCAVATED
FIXT.	FIXTURE	W.	WASHER
FLR.	FLOOR	WD.	WOOD
F.P.	FIREPLACE	W.H.	WATER HEATER
FTG.	FOOTING	W.W.M.	WELDED WIRE MESH
FURN.	FURNACE		

FRAMING LIST

EXTERIOR HEADERS:	UNDER 6'-0" 2-2x10 WITH FLAT 2x4 ON BOTTOM OVER 6'-0" 2-2x12 OR 2-2x10 WITH SOLID PLYWOOD UNLESS OTHERWISE SPECIFIED ON PLANS. UNLESS STRUCTURAL POINT LOADS ON HEADER. THEN VERIFY WITH LOCAL ENGINEER.
INTERIOR HEADERS:	NON BEARING 2x4
CAP STOOP:	3/4" PLYWOOD 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; PLYWOOD TO HANG ON FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING WHERE REQUIRED BY GOVERNING CODES.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD.
UPPER FLOOR: BALCONIES	PLYWOOD FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS.
EXTERIOR DOORS:	ON 3/4" PLYWOOD, PATIO DOOR ON DECK.
TRUSSES:	24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER. TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE.
RAFTERS:	24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE. VAULT 2x10 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS NEEDED.
EXTERIOR WALLS:	PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES.
VINYL SIDING:	CAULK BEHIND WINDOWS AND AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; WATER TIGHT AND LAP LIKE FLASHING.
FLASHING:	2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY/ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMER'S EXPENSE.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

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ALL DESIGNS CREATED REMAIN THE LEGAL PROPERTY OF AHMANN HOME PLANS, INC.

1. *STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
   *TRUSSES DESIGNED BY LOCAL MANUFACTURERS
   *CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE
   *ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY CONTRACTOR.
   *PROVIDE NECESSARY BRIDGING AS REQUIRED BETWEEN FLOOR JOISTS.

2. *LIVE LOADS, DEAD LOADS, WIND LOADS, LATERAL LOADS AND EARTHQUAKE LOADS TO BE DETERMINED BEFORE CONSTRUCTION BY CONTRACTOR AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY, SEE LOCAL BUILDING OFFICIAL FOR LOAD DATA CONCERNING YOUR PARTICULAR REGION.

3. *ALL EXTERIOR WALLS, INCLUDING GARAGES, ARE TO HAVE 1/2" RIGID SHTG.
   *ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF STUD.
   *ALL INTERIOR DIMENSIONS ARE FROM CENTER STUD TO CENTER STUD.
   *DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS , VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION
   *ADD 2X6 PLUMBING WALLS AS REQUIRED BY LOCAL CODE.

4. *1/2" WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS.
   *1/2" DRYWALL ON INTERIOR WALLS.
   *5/8" DRYWALL ON CEILINGS.
   *5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING.

5. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.

6. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS AND SHALL VERIFY MATERIALS USED TO SATISFY GOVERNING CODES.

7. *WINDOWS, IF NOT NOTED, ARE ASSUMED TO BE CASEMENTS.
   *TEMPERED GLASS LOW 'E' AS REQUIRED BY LOCAL CODE.

8. *VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL GOVERNING CODES.
   *VERIFY SIZES OF FOOTING/FOUNDATION WITH LOCAL CODES, REGION, AND BEARING CAPACITY OF SOIL.

GENERAL STRUCTURAL NOTES

MINIMUM DESIGN LOADS:

1. DESIGN LIVE LOADS
   ROOF:
   SNOW.....30 PSF
   (PLUS UNBALANCED AND SNOW DRIFT LOADING ACCORDANCE WITH ASCE 7-02 BASED ON 30 PSF GROUND SNOW LOAD, IMPORTANCE FACTOR 1.0)
   FLOOR:
   OPEN AREAS, OFFICES, STAIRS.....100 PSF
   APARTMENT.....40 PSF

2. DESIGN DEAD LOADS
   ROOF:
   TOP CHORD DEAD LOAD.....10 PSF
   BOTTOM CHORD DEAD LOAD.....10 PSF
   FLOOR:
   FLOOR, DECK, JOISTS, CEILING, MISC.....12 PSF (PLUS PARTITIONS)
3. WIND LOADING
   PER LOCAL CODES.
4. INCREASE DESIGN LOADS IF REQUIRED BY GOVERNING CODE.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC.@ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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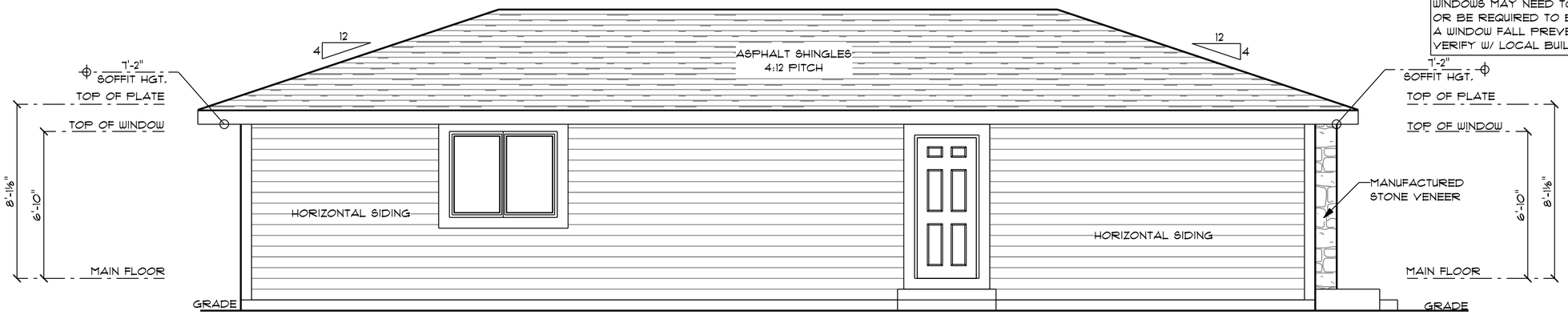
ACCORDING TO IRC WINDOW FALL PROTECTION REQUIREMENTS, SOME WINDOWS MAY NEED TO BE ADJUSTED, OR BE REQUIRED TO BE PROVIDED W/ A WINDOW FALL PREVENTION DEVICE. VERIFY W/ LOCAL BUILDING DEPARTMENT.



LEFT ELEVATION

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

MATERIALS NOTES:

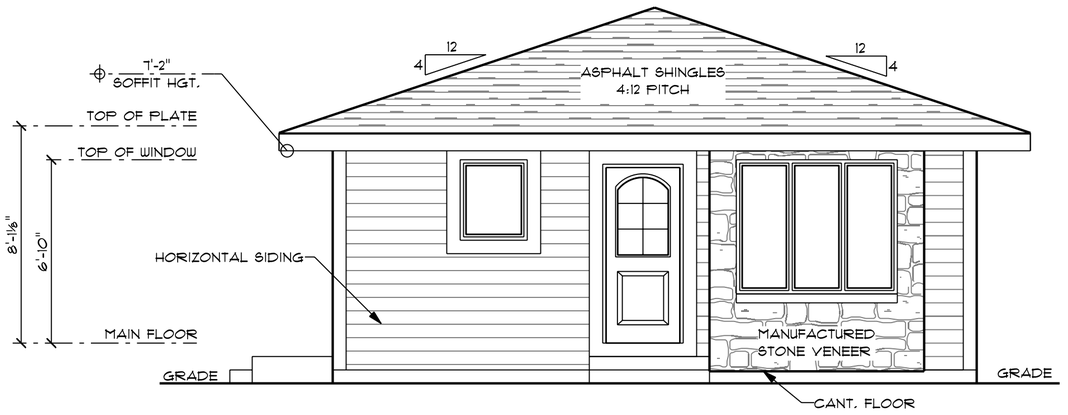
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:

1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

ICE PROTECTION:

1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



FRONT ELEVATION

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

ROOF DRAINAGE:

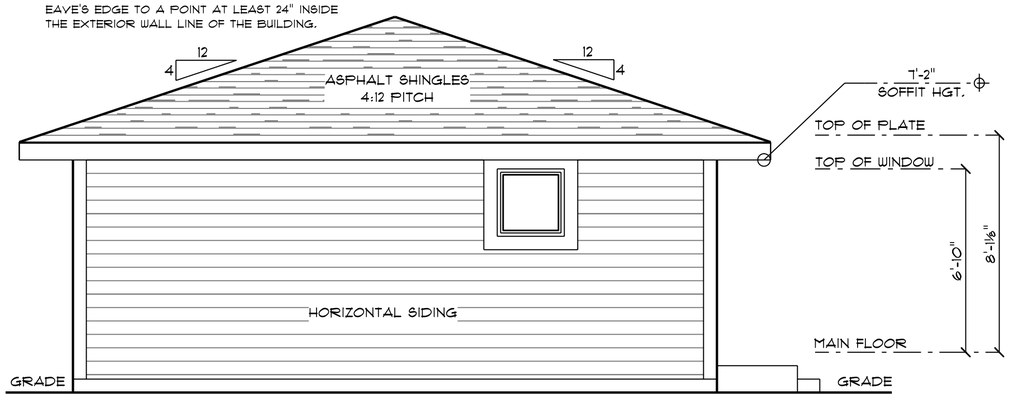
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:

1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. @ RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:

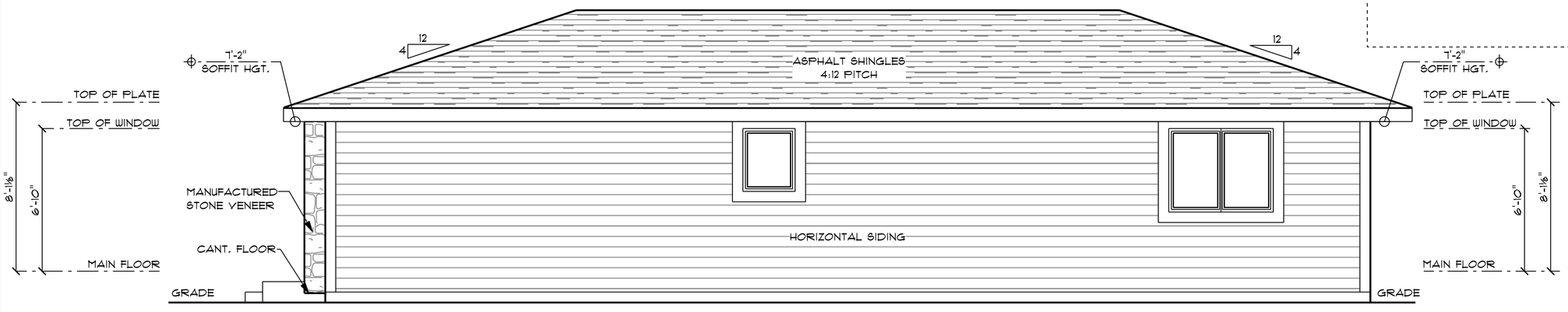
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



REAR ELEVATION

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

LOCATION OF STATE SEAL



RIGHT ELEVATION

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

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC.@ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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HOMES FOR IOWA
2026 2 BEDROOM MODEL
LEFT

DRAWN BY: KB

CHECKED BY: MF

FINAL RELEASE: 4/7/26

REVISIONS: 4/17/26 KB
5/12/26 KB

JOB NO. 25-16100

1

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FRAMING NOTES:

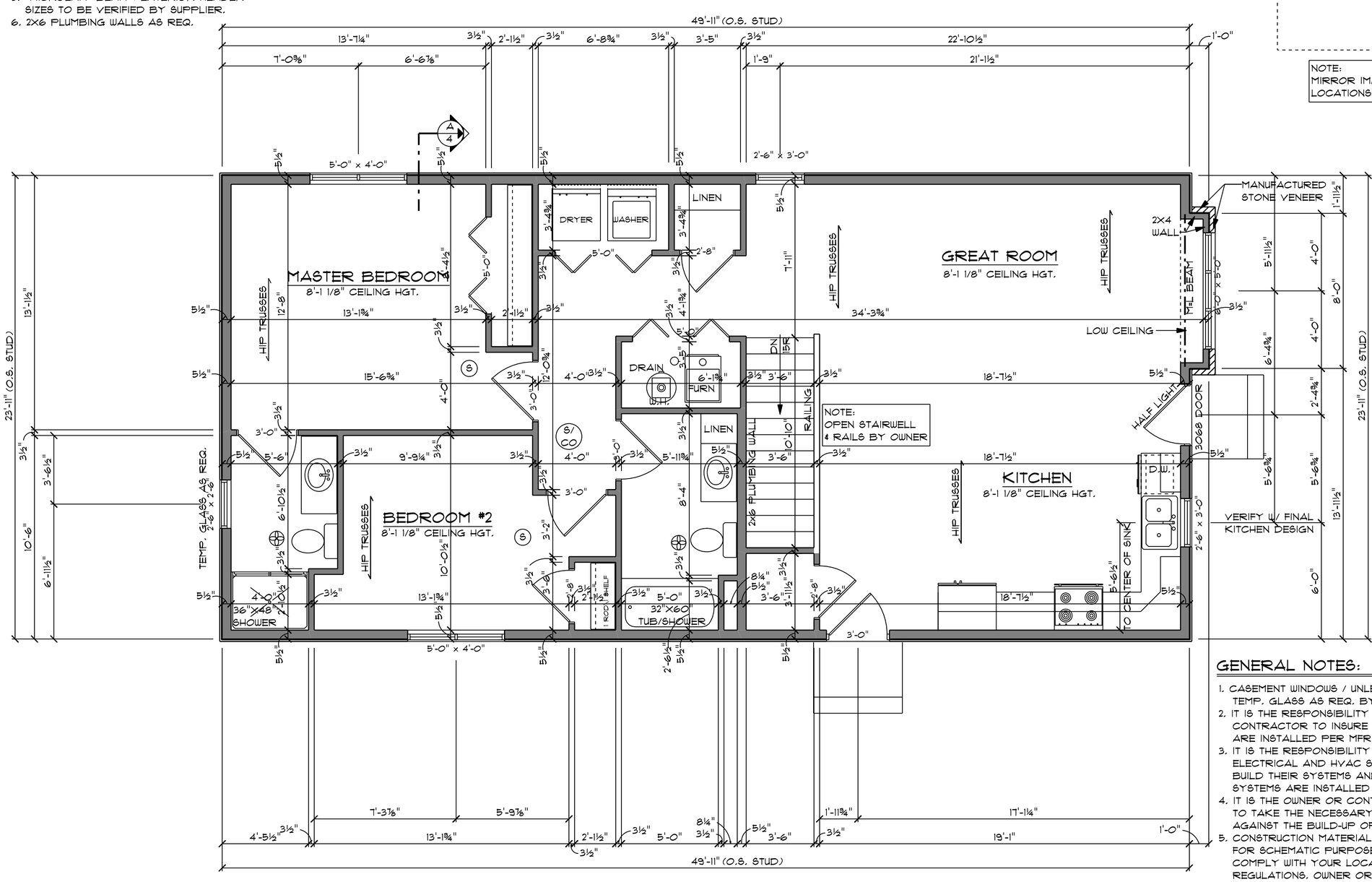
1. 8'-1 1/8" WALL HEIGHT/UNLESS NOTED
2. WINDOW R.O. DO NOT INCLUDE TRANSOMS OR ARCH TOPS.
3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD & LIVE LOADS.
4. ALL EXTERIOR WALLS 2X6's @ 16" O.C.(UNLESS NOTED OTHERWISE) ALL INTERIOR WALLS 2X4's @ 16" O.C. ENGINEERED WALLS AS REQ'D
5. "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
6. 2X6 PLUMBING WALLS AS REQ.

MAIN FLOOR
1202 SQ. FT.

ACCORDING TO IRC WINDOW FALL PROTECTION REQUIREMENTS, SOME WINDOWS MAY NEED TO BE ADJUSTED, OR BE REQUIRED TO BE PROVIDED W/ A WINDOW FALL PREVENTION DEVICE. VERIFY W/ LOCAL BUILDING DEPARTMENT.

LOCATION OF STATE SEAL

NOTE:
MIRROR IMAGE AND ALTERNATE DOOR LOCATIONS ALLOWED AS NEEDED.



GENERAL NOTES:

1. CASEMENT WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
4. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN
8. SMOKE/CARBON MONOXIDE DETECTOR (S/CO)
9. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
10. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC.@ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

MAIN FLOOR PLAN

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

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HOMES FOR IOWA
2026 2 BEDROOM MODEL
LEFT

DRAWN BY: KB
CHECKED BY: MF
FINAL RELEASE: 4/7/26

REVISIONS:	4/17/26 KB
4/27/26 KB	4/28/26 KB
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JOB NO. 25-16100

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FOUNDATION NOTES:

1. 2,000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE.
3. 3,000 P.S.I. CONCRETE (TYPICAL)
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH.
5. CONCRETE WALL, FOOTING & PAD SIZES TO BE VERIFIED BY CONTRACTOR. REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF FROST FOOTINGS W/ LOCAL CODES, REGION AND SOIL BEARING.
7. PROVIDE TERMITE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY MFG.

GENERAL NOTES:

1. 7'-11" CEILING HGT.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN
8. SMOKE/CARBON MONOXIDE DETECTOR (S/CO)
9. INTERIOR DIMENSIONS ARE TO CENTER OF STUDS.
10. BASEMENT SASH WINDOWS AS REQ'D BY LOCAL CODE- VERIFY SIZE & LOCATION W/ CONTRACTOR.
11. FURR OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
12. 7'-0" MIN. CEILING HGT. / 6'-8" MIN. TO UNDERSIDE OF BEAMS, DUCTS, ETC.

NOTE:
PROVIDE RADON MITIGATION SYSTEM AS REQ'D PER LOCAL CODE

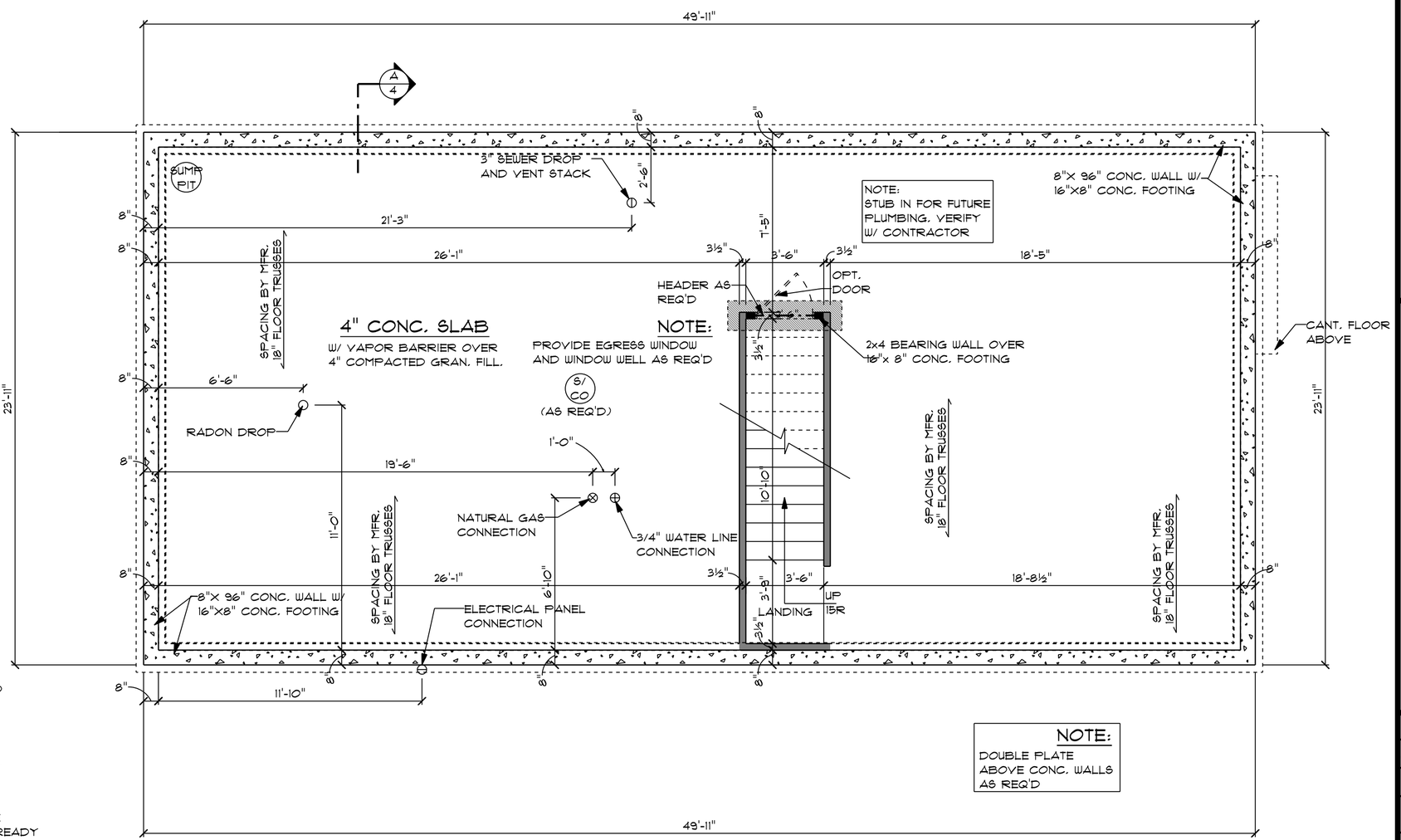
NOTE:
THIS ONE STORY SINGLE FAMILY HOME IS INTENDED TO BE FACTORY BUILT BY HOMES FOR IOWA, INC. AND TRANSPORTED TO THE SITE AS A COMPLETE INSPECTED AND APPROVED FACTORY BUILT HOME IN COMPLIANCE WITH THE STATE OF IOWA BUILDING CODE AS OF THE COPYRIGHT DATE ON THESE PLANS. THE CONNECTION OF THE HOME TO THE FOUNDATION SHALL BE PERFORMED AS DESIGNED WITHIN THIS PLAN SET. ALL SITE-BUILT COMPONENTS' INSTALLATION ARE OUTSIDE THE SCOPE OF THIS DESIGN AND ARE TO BE PROVIDED BY OTHERS. 2. MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES AND EQUIPMENT SHOWN ARE FOR REPRESENTATION PURPOSES ONLY. ALL MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES AND EQUIPMENT ARE TO BE INSPECTED AND APPROVED AT THE FACTORY FOR COMPLIANCE WITH THE STATE OF IOWA BUILDING CODE. LOCAL CODE OFFICIALS SHALL OVERSEE ONLY SITE BUILT COMPONENTS OF THE SYSTEMS (NOT ALREADY COMPLETED AS PART OF THE FACTORY BUILT HOME). DESIGN AND INSTALLATION OF SYSTEMS AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTOR(S).

"GOVERNING CODES" WHEN REFERENCED THROUGHOUT THESE DRAWINGS SHALL REFER TO THE FOLLOWING: FOR FACTORY-BUILT COMPONENTS = THE STATE OF IOWA BUILDING CODE REQUIRED AS OF THE MANUFACTURED DATE. FOR SITE-BUILT COMPONENTS = ALL APPLICABLE CODES FOR A GIVEN LOCALE (CITY, COUNTY, STATE AND FEDERAL).

THE TERMS "GENERAL CONTRACTOR / CONTRACTOR(S)" IS USED THROUGHOUT THE DOCUMENTS AND IS INTENDED TO MEAN THE FOLLOWING: FOR FACTORY-BUILT COMPONENTS = THE MANUFACTURER AND/OR MANUFACTURED HOME CONTRACTOR(S) FOR SITE-BUILT COMPONENTS = THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) PERFORMING WORK ON SITE

LOCATION OF STATE SEAL

NOTE:
NO WINDOWS TO BE INSTALLED
12'-0" FROM INSIDE CORNERS OF FOUNDATION



NOTE:
DOUBLE PLATE ABOVE CONC. WALLS AS REQ'D

NOTE:
- DISTANCE BETWEEN TOP OF FOUNDATION AND GROUND LEVEL NEEDS TO BE 24" - 30" WHERE 30" IS PREFERRED. IF PROPER SPACING IS NOT ACHIEVED AND HFI MOVING CREW NEEDS TO DO ADDITIONAL DIRT WORK FOR DELIVERY ADDITIONAL CHARGES MAY APPLY.
- NO WIN. DENOTES NO WINDOWS IN THE FOUNDATION IN THIS AREA.
- BASEMENTS REQUIRE AT LEAST ONE EGRESS WINDOW AND ONE EGRESS WINDOW PER BEDROOM.

NOTE:

BASEMENT TO BE CONSTRUCTED ON SITE, TO MEET ALL LOCAL CODES, PERMIT REQUIREMENTS, ETC. AND TO BE CONNECTED TO HOME PER THE STATE OF IOWA BUILDING CODE.

FRAMING NOTES:

1. ALL INTERIOR WALLS 2X4's @ 16" O.C. UNLESS NOTED OTHERWISE
2. "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.

FOUNDATION PLAN

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

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HOMES FOR IOWA
2026 2 BEDROOM MODEL
LEFT

DRAWN BY: KB
CHECKED BY: MF
FINAL RELEASE: 4/7/26
REVISIONS: 4/17/26 KB
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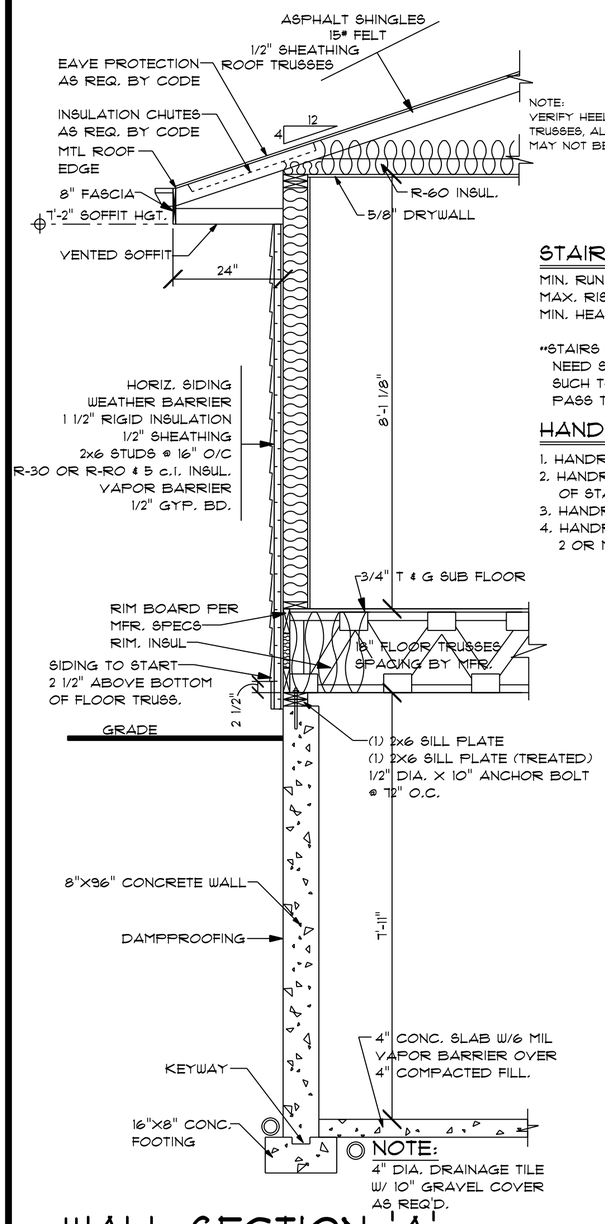
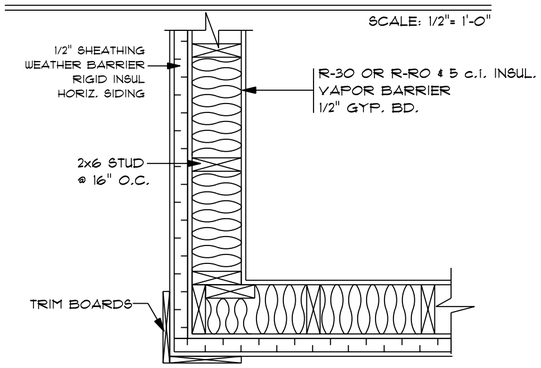


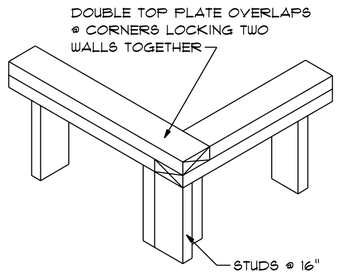
WALL SECTION 'A'

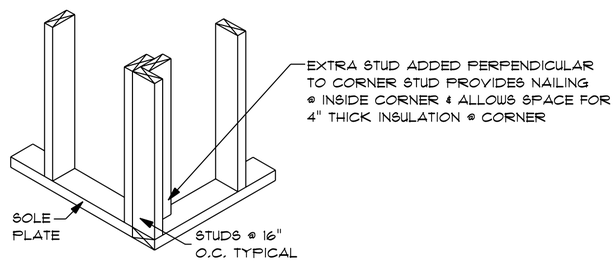
SCALE: 1/2"= 1'-0"



TYPICAL CORNER

@ DOUBLE TOP PLATE





TYPICAL CORNER

@ SOLE PLATE

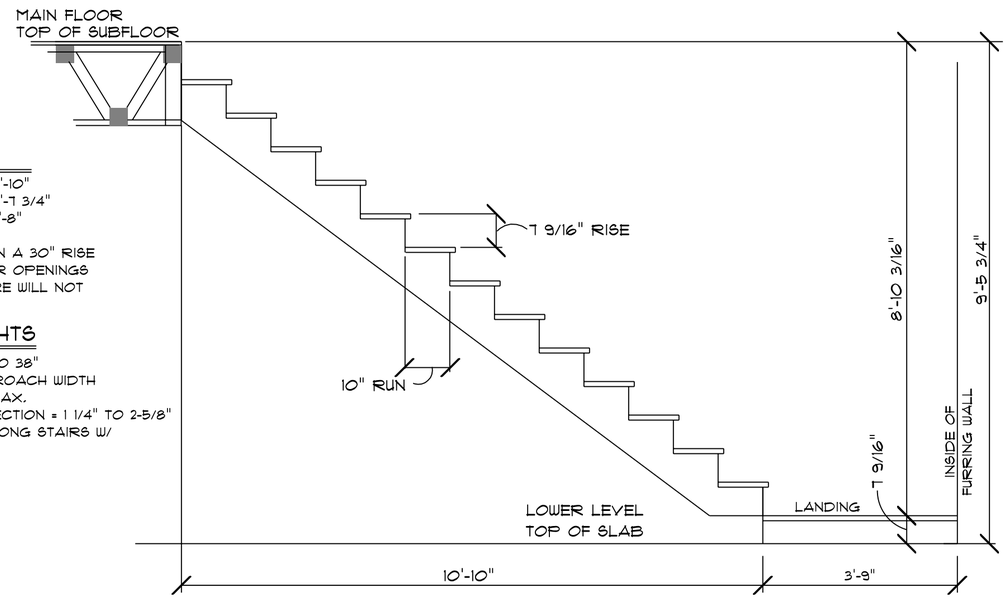
STAIR NOTES:

MIN. RUN	0'-10"
MAX. RISE	0'-7 3/4"
MIN. HEADROOM	6'-8"

**STAIRS WITH MORE THAN A 30" RISE NEED SOLID RISERS OR OPENINGS SUCH THAT A 4" SPHERE WILL NOT PASS THROUGH

HANDRAIL HEIGHTS

1. HANDRAIL HGTS. 34" TO 38"
2. HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
3. HANDRAILS CROSS SECTION = 1 1/4" TO 2-5/8"
4. HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS



STAIR SECTION

SCALE: 1/2" = 1'-0"

LOCATION OF STATE SEAL

MATERIALS NOTES:

1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
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FLASHING TO BE INSTALLED:

1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

ICE PROTECTION:

1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:

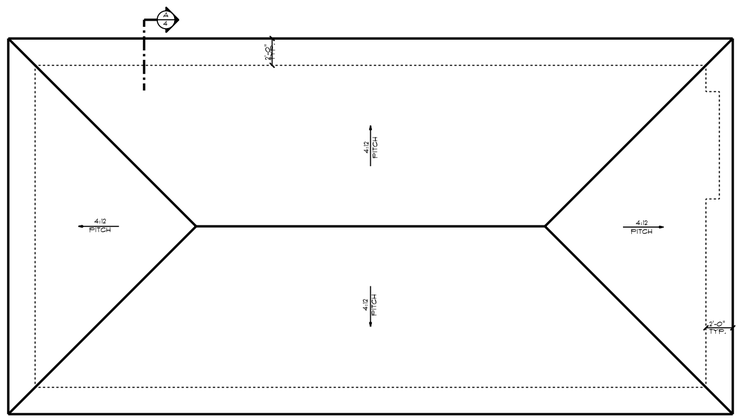
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:

1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. @ RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:

1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



ROOF PLAN

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

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HOMES FOR IOWA
2026 2 BEDROOM MODEL
LEFT

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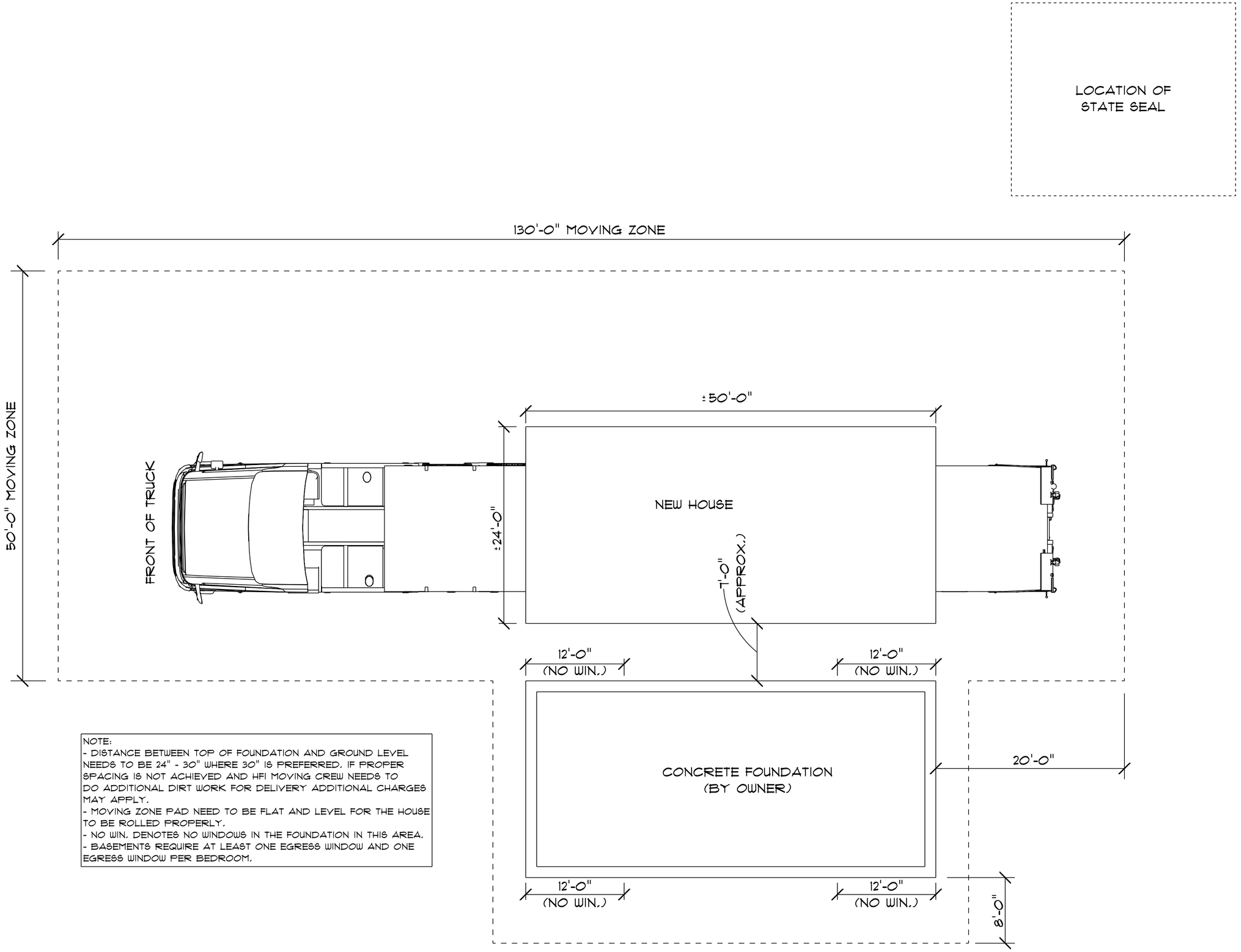

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- MOVING ZONE PAD NEED TO BE FLAT AND LEVEL FOR THE HOUSE TO BE ROLLED PROPERLY.
- NO WIN. DENOTES NO WINDOWS IN THE FOUNDATION IN THIS AREA.
- BASEMENTS REQUIRE AT LEAST ONE EGRESS WINDOW AND ONE EGRESS WINDOW PER BEDROOM.

MOVING DIAGRAM

NO SCALE:

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