



FRONT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'



BACK ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

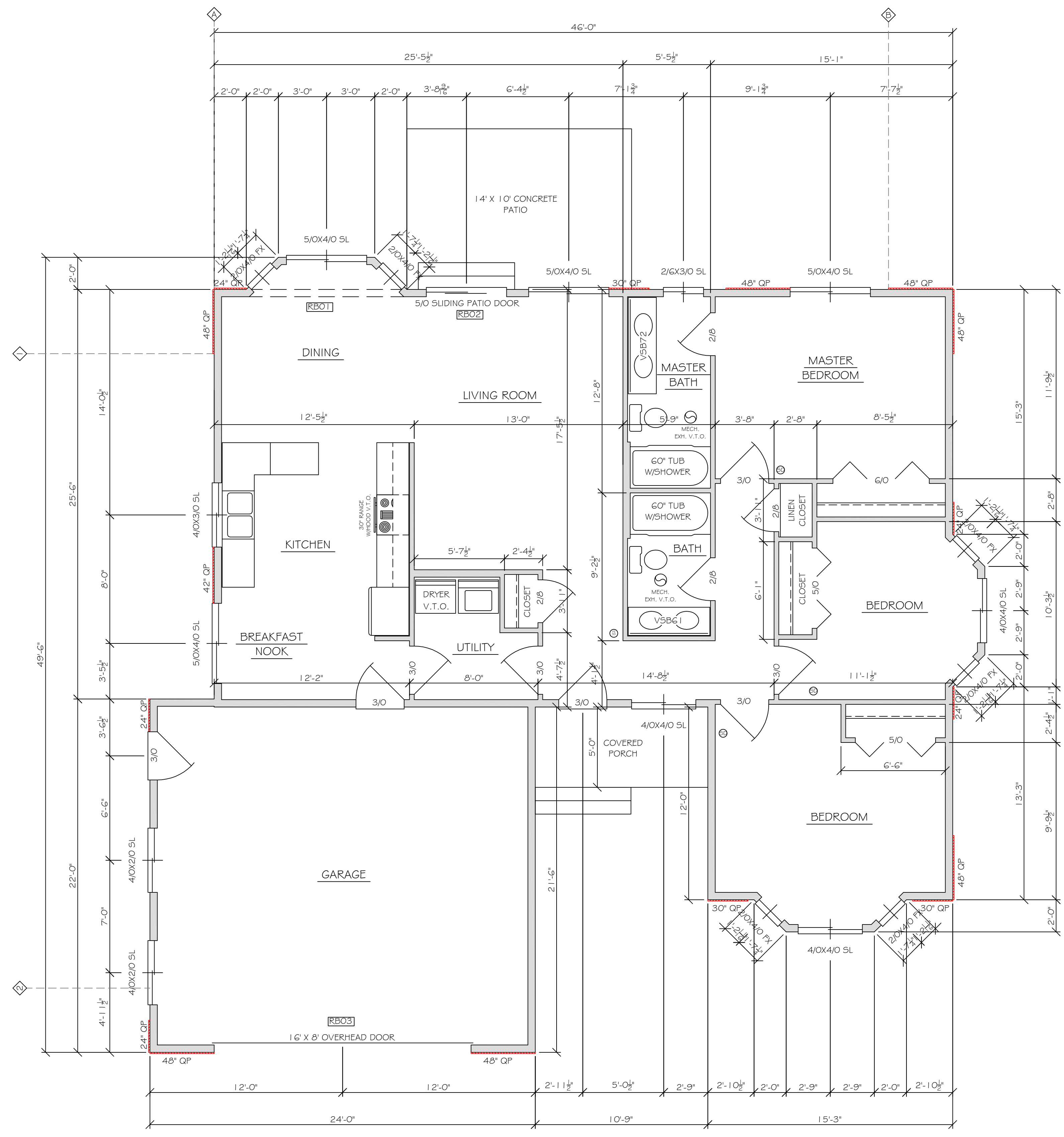
SHEET NO.
A1

DATE: 2/9/13
REV'D: XXXXX

DRAWN BY:
SCOTT PETERSEN

PROJECT:
ASPEN CONSTRUCTION
SPEC. HOUSE

A&S DRAFTING & DESIGN
LA GRANDE, OR 97850 (541)663-6627



FLOOR PLAN
SCALE: 1/4" = 1'

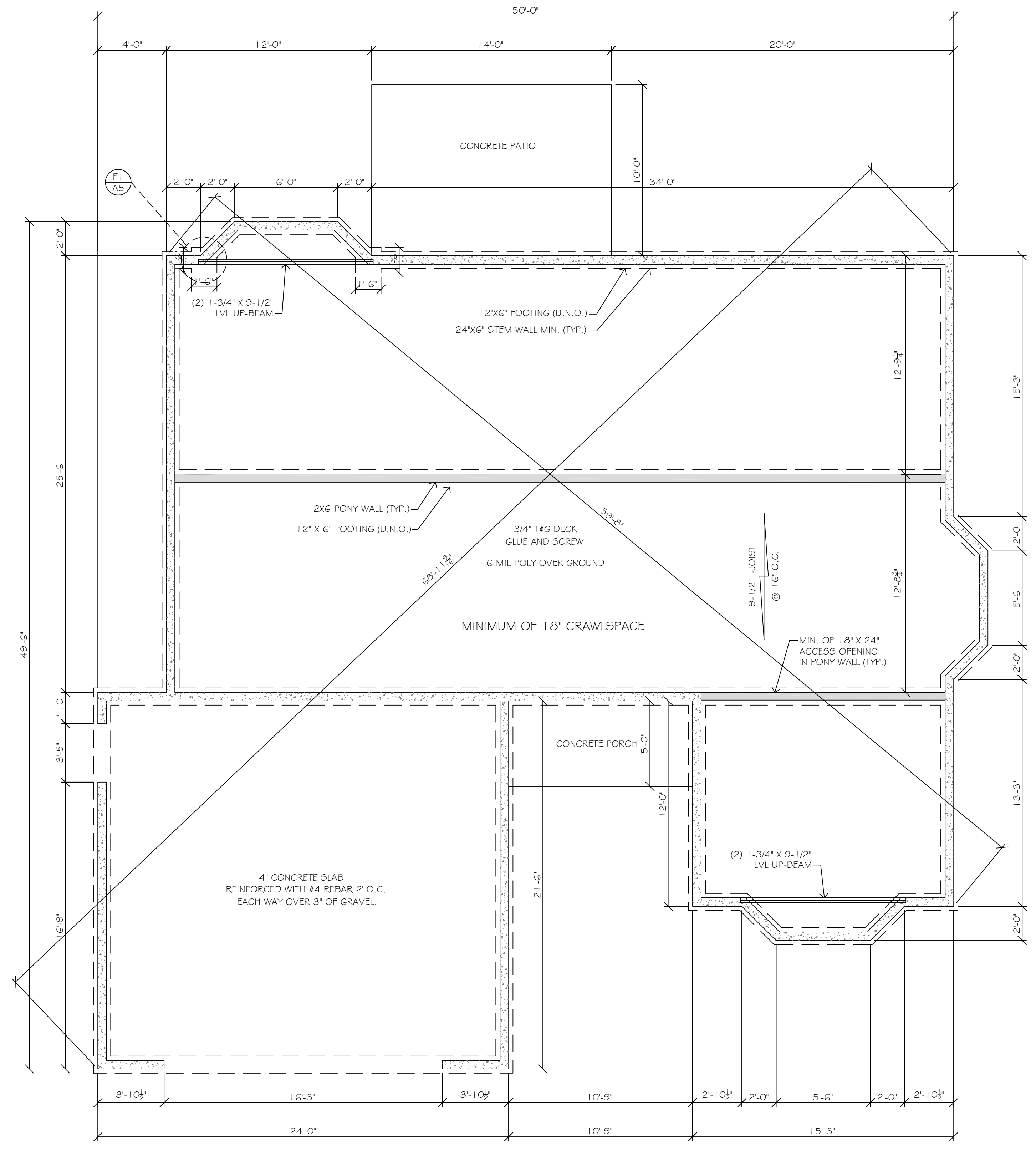
- GENERAL NOTES:
1. ALL EXTERIOR WALLS ARE 2X6 UNLESS NOTED OTHERWISE (U.N.O)
 2. ALL INTERIOR WALLS ARE 2X4 U.N.O.
 3. CLOSET FINISHES MATCH ADJACENT ROOM FINISHES.
 4. ALL DIMENSIONS ARE TO UNFINISHED FRAMING.
 5. ALL STAIRS SHALL HAVE A MAXIMUM RISE OF 8" AND A MINIMUM OF A 9" TREAD.
 6. ATTIC VENTILATION TO EQUAL 1 SQ. FT. TO 300 SQ. FT. OF ATTIC AREA WITH MINIMUM OF 20% OPENING AT EAVES AND REMAINING AT RIDGE AREA.
 7. ALL EXTERIOR WINDOWS TO HAVE MINIMUM OF U-VALUE OF .35 OR BETTER.
 8. EGRESS WINDOW TO HAVE MINIMUM OF 5.7 SQ. FT. NET OPENABLE AREA WITH A MINIMUM WIDTH OF 20" AND MINIMUM HEIGHT OF 24".
 9. ALL EGRESS WINDOWS TO HAVE A MAXIMUM SILL HEIGHT OF 44" A.F.F. (TYPICAL)
 10. ALL EXTERIOR WINDOW AND DOOR HEADERS ARE (2) 2 X 10 D.F. #2 UNLESS NOTED OTHERWISE.
 11. SMOKE DETECTORS TO BE INTERCONNECTED.

HOUSE = 1426 SQ. FT.
GARAGE = 519 SQ. FT.
CONCRETE PATIO = 140 SQ. FT.
COVERED PORCH = 54 SQ. FT.

BEAM	DESCRIPTION	REMARKS
RBO1	5-1/8" X 7-1/2"	24F-V4/D.F. GLB
RBO2	(2) 2 X 10	#2 DOUG FIR
RBO3	3-1/8" X 12"	24F-V4/D.F. GLB

BRACE WALL SCHEDULE										
WALL ID	METHOD	SPACING	BRACING	EXPOSURE FACTOR	WALL HGT. FACTOR	RIDGE HGT. FACTOR	# OF BWL FACTOR	BRACING REQUIRED	BRACING PROVIDED	SHEATHING TYPE AND FASTENING SCHEDULE
1	CS	39.5'	8.2'	1	.9	1	1	7.4'	12.5'	7/16" OSB FASTENED 3" O.C. ON EDGES AND 6" IN THE FIELD; W/ 6 GA. 1-3/4" STAPLES OR 6" O.C. ON EDGES AND 12" O.C. IN THE FIELD WITH 20 COMMONS/G8 ON INTERIOR OF WALL.
2	CS	39.5'	8.2'	1	.9	1	1	7.4'	13'	7/16" OSB FASTENED 3" O.C. ON EDGES AND 6" IN THE FIELD; W/ 6 GA. 1-3/4" STAPLES OR 6" O.C. ON EDGES AND 12" O.C. IN THE FIELD WITH 20 COMMONS/G8 ON INTERIOR OF WALL.
3	CS	42'	8.7'	1	.9	1	1	7.83'	11.5'	7/16" OSB FASTENED 3" O.C. ON EDGES AND 6" IN THE FIELD; W/ 6 GA. 1-3/4" STAPLES OR 6" O.C. ON EDGES AND 12" O.C. IN THE FIELD WITH 20 COMMONS/G8 ON INTERIOR OF WALL.
4	CS	42'	8.7'	1	.9	1	1	7.83'	12'	7/16" OSB FASTENED 3" O.C. ON EDGES AND 6" IN THE FIELD; W/ 6 GA. 1-3/4" STAPLES OR 6" O.C. ON EDGES AND 12" O.C. IN THE FIELD WITH 20 COMMONS/G8 ON INTERIOR OF WALL.

CS=CONTINUOUS SHEATHING
QP = QUALIFYING PANEL



FOUNDATION PLAN
SCALE: 1/4" = 1'

GENERAL NOTES:

- PROVIDE 18" X 24" OPENING IN PONY WALL, FREE FROM ANY PLUMBING OR HEATING DUCT WORK OR OTHER OBSTRUCTIONS.
- PROVIDE FOUNDATION VENTILATION EQUAL TO 1 SQ. FT. OF VENTILATION FOR EVERY 150 SQ. FT. OF CRAWL SPACE.

TYPICAL REBAR & ANCHOR BOLT PLACEMENT

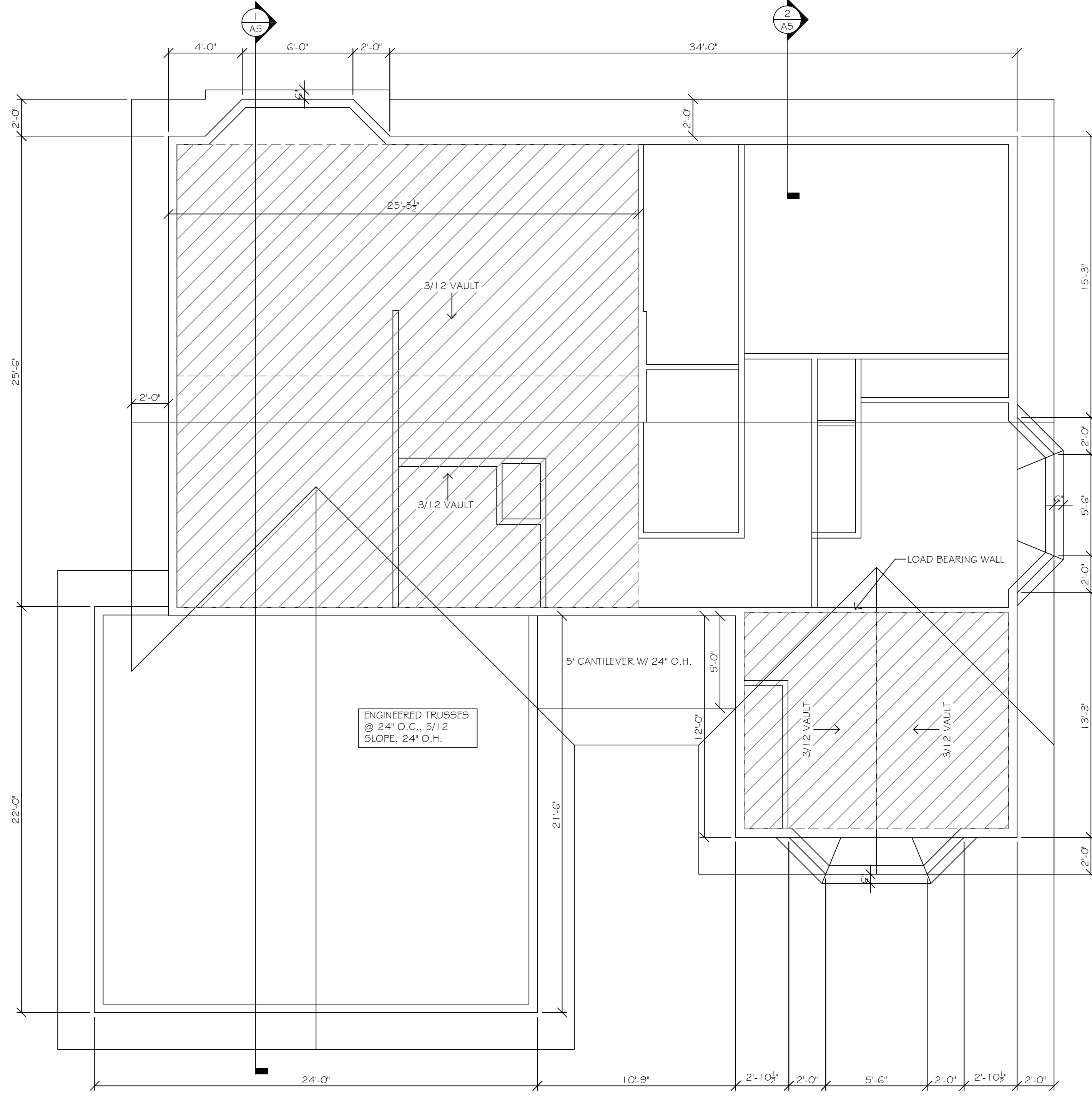
1/2" X 10" ANCHOR BOLTS @ 6" FROM CORNERS AND SPACED 6' O.C. (U.N.O.) (TYPICAL)

2 - #4 REBAR PLACED HORIZONTALLY IN STEM WALL (TYP.)

#4 REBAR PLACED VERTICALLY IN STEM WALL SPACED @ 48" MAX. IN STEM WALL (TYP.)

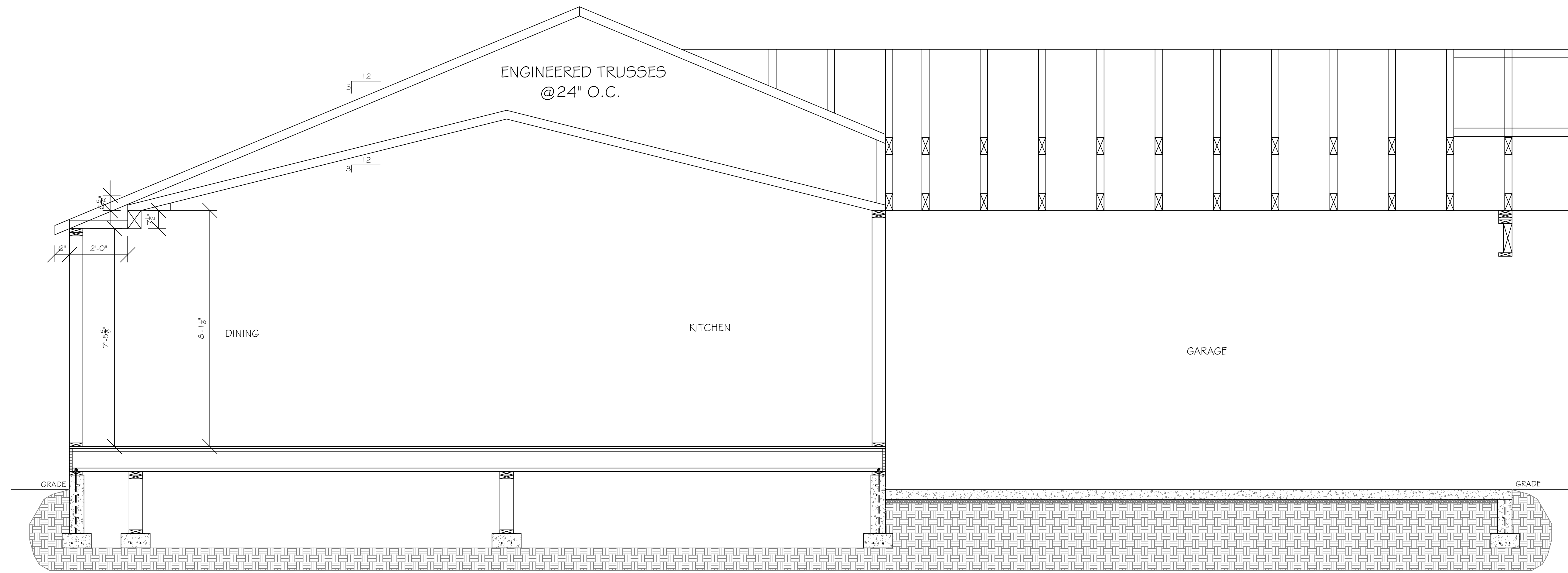
2 - #4 REBAR PLACED HORIZONTALLY IN FOOTING (TYP.)

NOTE: UNDIMENSIONED DIMENSIONS UNDER ALL FOOTINGS THAT WILL SUPPORT 1500 PSF OR ANY EXCESSIVE LOADS SHALL BE SETTING SHALL HAVE TO BE REVIEWED, SUCH AS TOPSOIL AND ANY OTHER MATERIALS. SEE FOUNDATION SPECIFICATIONS FOR DIMENSIONS AND MATERIALS OF 24" BEAM PROVIDED GRADE.

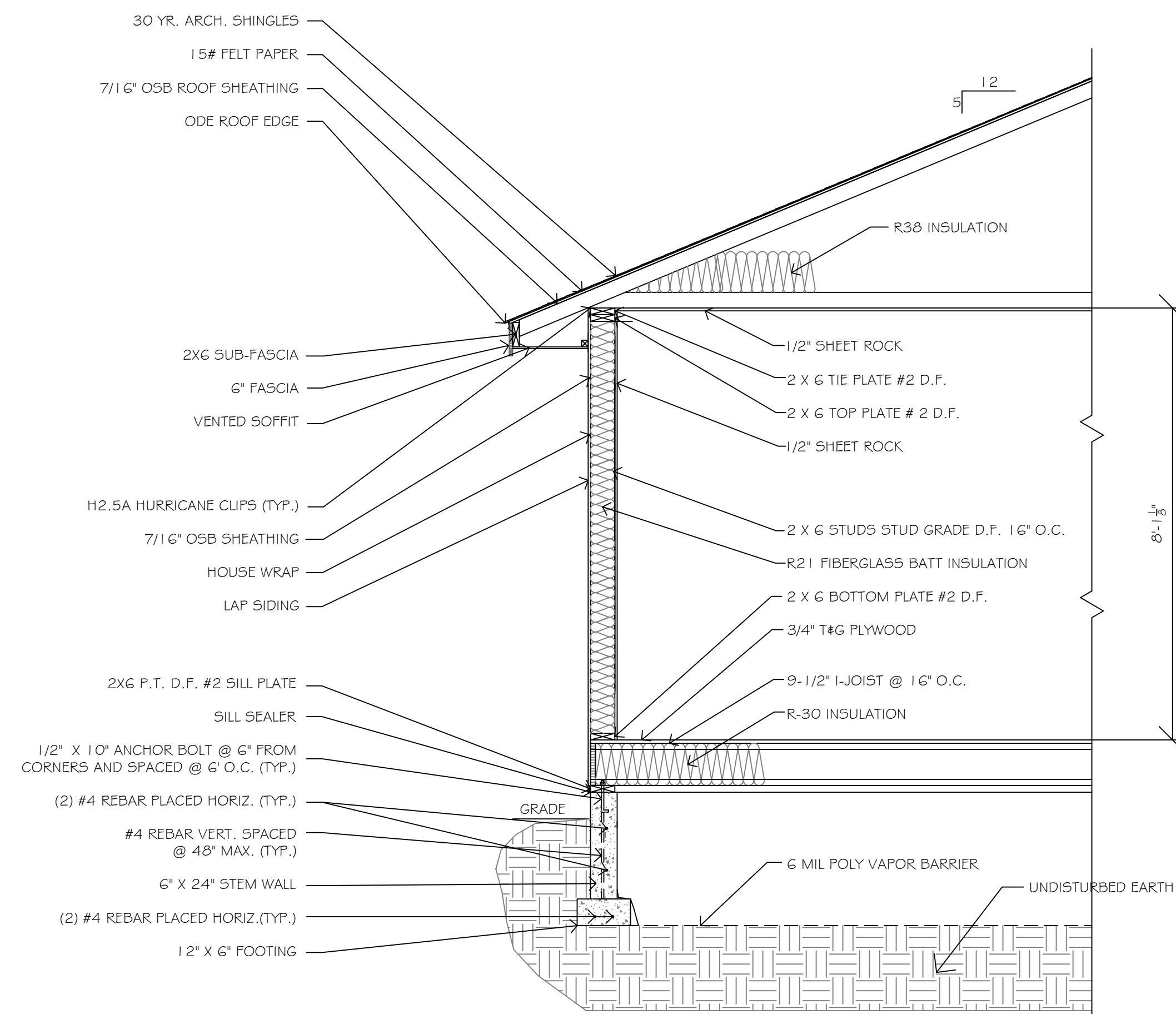


ENGINEERED TRUSSES
@ 24" O.C., 5/12
SLOPE, 24" O.H.

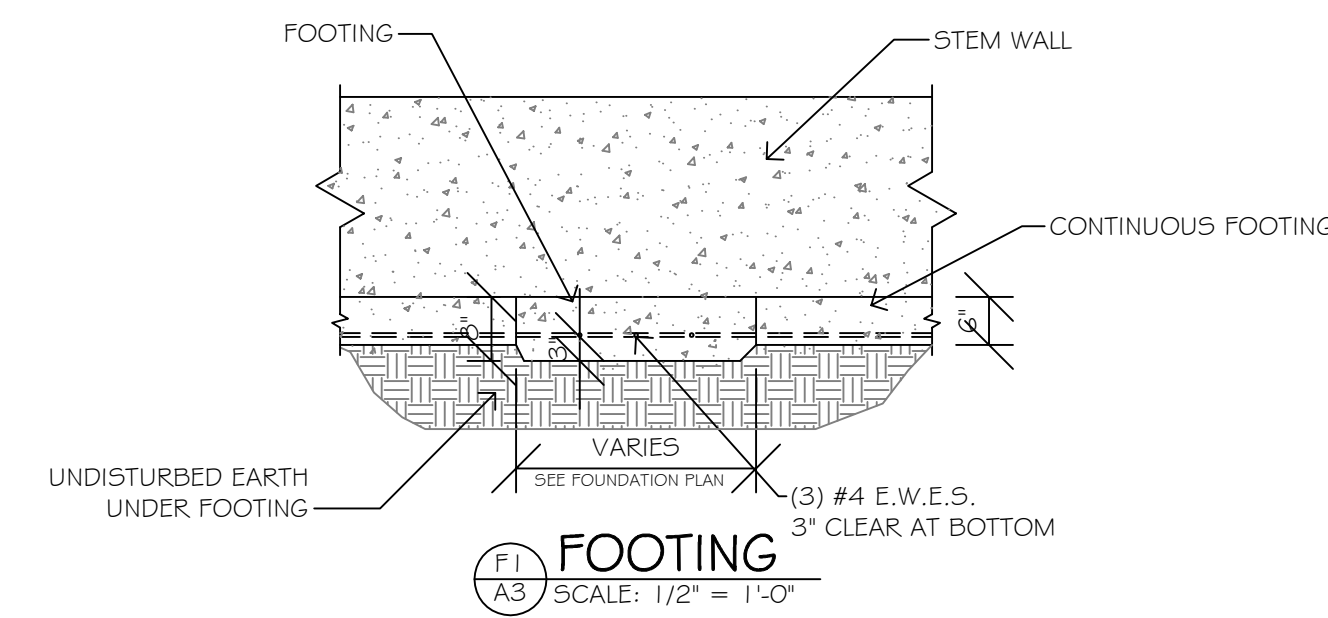
ROOF PLAN
SCALE: 1/4" = 1'



SECTION
A4 SCALE: 1/2" = 1'-0"



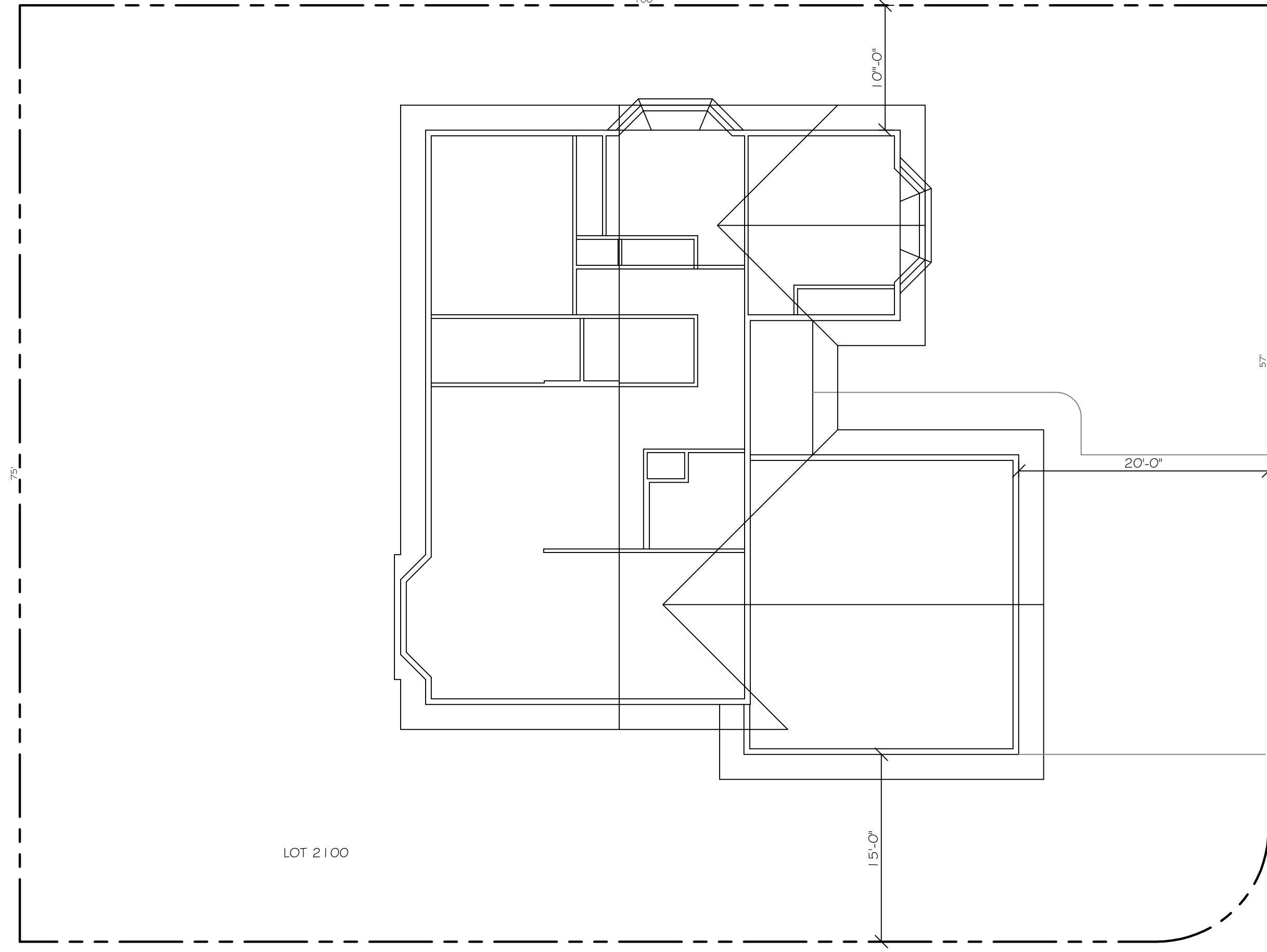
TYPICAL WALL SECTION
A4 SCALE: 1/2" = 1'-0"



FOOTING
A3 SCALE: 1/2" = 1'-0"

PROJECT: ASPEN CONSTRUCTION SPEC. HOUSE
 DRAWN BY: SCOTT PETERSEN
 DATE: 2/9/13
 SHEET NO. A5
 REV'D: XXXXX

A&S DRAFTING & DESIGN
 LA GRANDE, OR 97850 (541)663-6627



SW TAHOE AVE.

SW 3rd ST.

SITE PLAN
NOT TO SCALE

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LA GRANDE, OR 97650 (541)663-6627

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