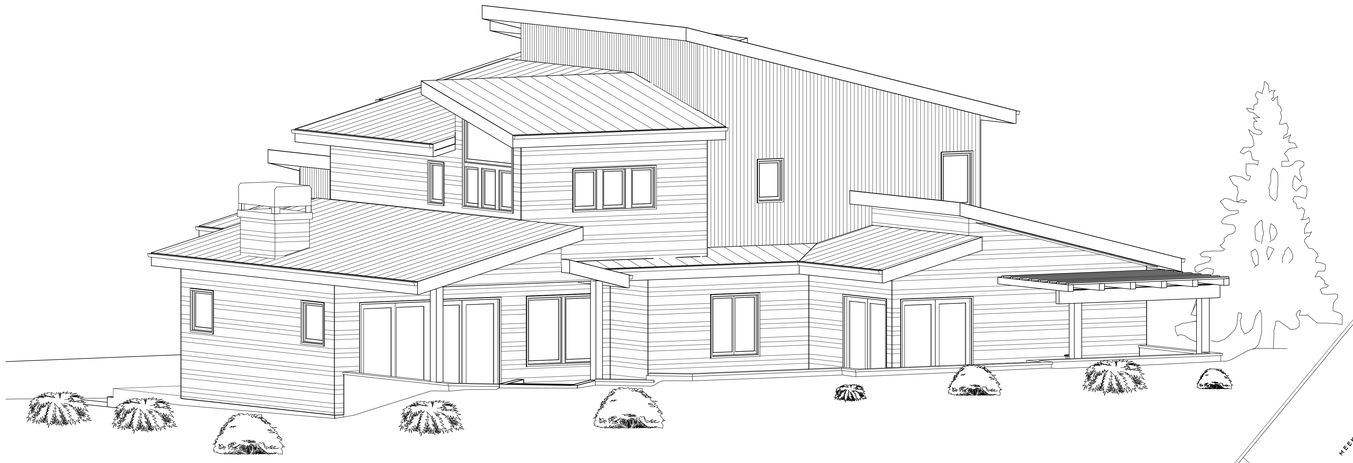
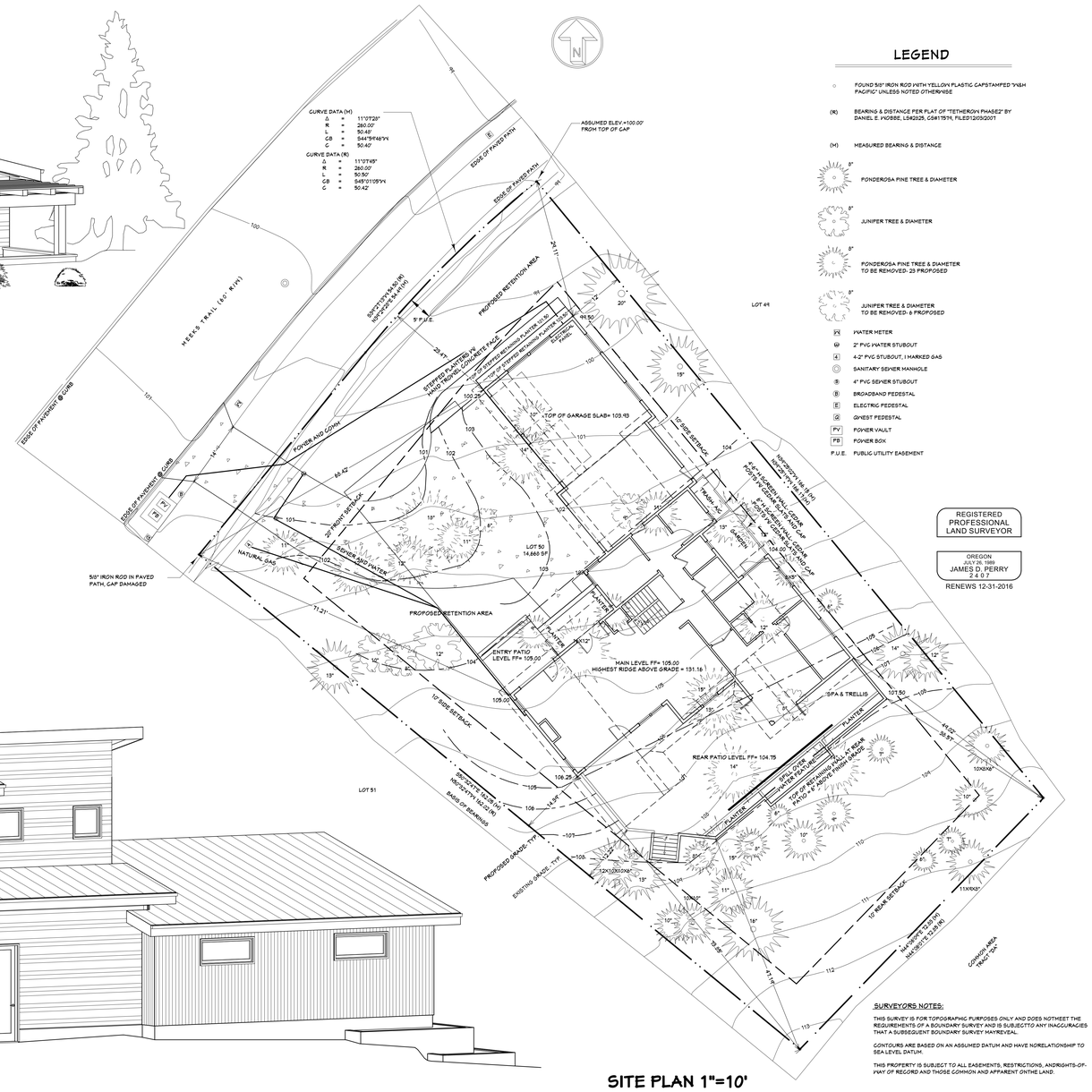
RESERVED FOR BUILDING DEPARTMENT STAMP



REAR PERSPECTIVE



LEGEND

- FOUND 5/8" IRON ROD WITH "YELLOW PLASTIC CAP STAMPED "V&H PACIFIC" UNLESS NOTED OTHERWISE
- (R) BEARING & DISTANCE PER PLAT OF "TETHEROW PHASE2" BY DANIEL E. WOBBE, LS#2525, CS#17574, FILED12/03/2001
- (M) MEASURED BEARING & DISTANCE
- 8" PONDEROSA PINE TREE & DIAMETER
- 8" JUNIPER TREE & DIAMETER
- 8" PONDEROSA PINE TREE & DIAMETER TO BE REMOVED- 23 PROPOSED
- 8" JUNIPER TREE & DIAMETER TO BE REMOVED- 8 PROPOSED
- WM WATER METER
- W 2" PVC WATER STUBOUT
- G 4-2" PVC STUBOUT, 1 MARKED GAS
- SANITARY SEWER MANHOLE
- S 4" PVC SEWER STUBOUT
- B BROADBAND PEDESTAL
- E ELECTRIC PEDESTAL
- G QWEST PEDESTAL
- PV POWER VAULT
- PB POWER BOX
- P.U.E. PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1989
JAMES D. PERRY
2407

RENEWS 12-31-2016

SITE PLAN 1"=10'

SURVEYORS NOTES:

THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT MEET THE REQUIREMENTS OF A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.

CONTOURS ARE BASED ON AN ASSUMED DATUM AND HAVE NO RELATIONSHIP TO SEA LEVEL DATUM.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

LEFT PERSPECTIVE

RIGHT FRONT PERSPECTIVE

BUILDING MASS AND SQUARE FOOTAGE

TETHEROW ARC CALCULATION

MAIN FLOOR LIVING AREA = 1964 SQ.FT.
UPPER FLOOR LIVING AREA = 1618 SQ.FT.

TOTAL LIVING AREA = 3582 SQ.FT.

GARAGE AND TRASH ENCLOSURE = 1058 SQ.FT.

ARC LOT COVERAGE CALCULATION:
LOT AREA = 14668 SQ.FT.
ARC APPROVED LOT COVERAGE 45% = 6600.6 SQ.FT.
ROOF AREA AT EAVE PERIMETER = 3901 SQ.FT.
ADDITIONAL HARDSCAPE BEYOND EAVE PERIMETER= 2664 SQ.FT.
(THE ABOVE TOTAL INCLUDES:
REAR PATIO = 823 SQ.FT.
FRONT PATIO= 170 SQ.FT.
DRIVEWAY AND FRONT WALK= 1671 SQ.FT.)
SERVICE AREA NOT COVERED BY ROOF LINE = 18 SQ.FT.

TOTAL ARC LOT COVERAGE PROPOSED = 6583 SQ.FT.
6583/14668 = 44.88%

BUILDING DEPARTMENT CALCULATION

LOT AREA= 14668 SQ.FT
ALLOWABLE LOT COVERAGE 35 % = 5141 SQ.FT.

PROPOSED BUILDING COVERAGE:
DWELLING = 1964 SQ. FT. -MAIN FLOOR
DWELLING = 1618 SQ.FT. -UPPER FLOOR
DWELLING = 3582 SQ.FT. TOTAL LIVING
GARAGES AND TRASH- MECH =1058 SQ.FT.
DECKS, PATIOS AND COVERED PORCHES = 1386 SQ.FT.
TOTAL BUILDING FOOTPRINT = 4408 SQ.FT.
(- 5% EXCLUSION FOR DECKS
AND COVERED PORCHES = 733 SQ.FT.)
4408 SQ.FT. - 733 SQ.FT.
(ACTUAL EXCLUSION)= 3675 SQ.FT. = 25.05 %

IMPERVIOUS AREA:

DRIVEWAY AND FRONT WALK= 1671 SQ.FT.
PATIOS NOT COVERED =993 SQ.FT.
TRASH-MECH NOT COVERED = 18 SQ.FT.
ROOF AREA = 3901 SQ.FT.

TOTAL= 6583 SQ.FT. (44.88 % OF LOT)
TOTAL RETENTION REQUIRED = 1317 CUBIC FEET

LAYOUT PAGE TABLE

LABEL	TITLE
A0.01	COVER SHEET & SITE PLAN
A0.02	PLAN NOTES
A1.01	CONSTRUCTION SITE PLAN - GRADING & DRAINAGE PLAN
A1.02	MAIN AND UPPER FLOOR PLANS
A1.03	FOUNDATION AND LOWER FLOOR FRAMING - BUILDING SECTIONS
A1.06	LOWER ROOF AND UPPER FLOOR FRAMING, UPPER ROOF FRAMING
A2.01	EXTERIOR ELEVATIONS
S5.01	PROJECT DETAILS

DATE	REVISED BY	DESCRIPTION

PROJECT LOCATION:
LOT 50
TETHEROW PHASE 2
BEND OREGON

A NEW HOME FOR -
SIENNA BUILDING COMPANY
STEVE McDOWELL
541-241-0406

RESIDENTIAL CONSTRUCTION AND DESIGN
PO BOX 7167
BEND OR,97708
541-280-1120 PH
541-610-1744 FAX
CCB# 165287
ROB LITTLETON INC.

DATE: 11/10/2016

SCALE: 1/4"=1' U.N.O.

SHEET: A0.01

ROB LITTLETON INC. DOES NOT REPRESENT ITSELF AS AN ARCHITECT, ENGINEER OR SURVEYOR. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER TO OBTAIN ALL BUILDING PERMITS AND TO VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS AND SITE CONDITIONS WITH THEIR CONTRACTOR, ENGINEER AND/ OR SURVEYOR PRIOR TO CONSTRUCTION.

MINIMUM STRUCTURAL DESIGN LOADS

DESIGN LOADS:

SNOW - 55 LBS. + DRIFT

WIND - 100 MPH

SEISMIC DESIGN CATEGORY C

FROST DEPTH - 18 INCHES

EXPOSURE - B OR C DEPENDING ON AREA

MINIMUM UNIFORM LIVE LOADS

BALCONIES - 60 LBS. SQ.FT.

DECKS - 40 LBS. SQ.FT.

FIRE ESCAPES - 40 LBS. SQ.FT.

GARAGES - 50 LBS. SQ.FT.

ATTICS (NO STORAGE) - 10 LBS. SQ.FT.
ATTICS (LIMITED STORAGE)-20 LBS. SQ.FT.
ATTICS (SERVED W/ FIXED STAIRS) - 30 LBS. SQ.FT.

DWELLINGS - 40 LBS. SQ.FT.

STAIRS - 40 LBS. SQ.FT.

GUARDRAILS & HANDRAILS 200 LBS. SQ.FT

ADDITIONAL ENERGY MEASURES PROVIDED.

RESIDENTIAL ENERGY ENVELOPE ENHANCEMENT MEASURE 3:
INSULATION :
FLOORS-
UNDERFLOOR- R30
SLAB EDGE PERIMETER- R15
HEATED SLAB, INTERIOR- R10
FLOOR ASSEMBLY OVER UNCONDITIONED SPACE- R30
WALLS-
ABOVE GRADE- R21
BELOW GRADE- R14 FOR FRAMED ASSEMBLIES OR R15 CONTINUOUS
CEILINGS-
FLAT- R49 WITH MIN R21 AT EDGE
SCISSOR TRUSS VAULT- R38
RAFTER VAULT- R30

WINDOWS- U0.30, AND PERFORMANCE TESTED DUCT SYSTEM

CONSERVATION MEASURE OPTION A- HIGH EFFICIENCY HVAC SYSTEM
GAS FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 90%
OR AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5
OR CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP
OR 3.0

ADDITIONAL PROJECT SPECIFIC NOTES.

GENERAL NOTES

GENERAL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE DESIGNER/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES OR SUBCONTRACTORS.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS.
4.CODES: ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF CONFLICT WHERE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE DESIGNER OF ALL CONFLICTS.

DIMENSIONS:

1.ALL INFORMATION SHOWN ON THE DRAWINGS, RELATIVE TO THE EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY, THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONDITION ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
2. EXTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRIDLINES OR FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. INTERIOR DIMENSIONS OF PLANS ARE TO GRIDLINES OR FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. DO NOT SCALE DRAWINGS: THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE PLANS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE DESIGNER IF DISCREPANCIES ARE FOUND.
5. COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

FIRE PROTECTION:

1. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE CODE.

CONSTRUCTION:

1. CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO BEGINNING THE WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS.
3. THERE SHALL BE NO EXPOSED PIPES, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON THE CONSTRUCTION DRAWINGS,
4. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS AND TRENCHING REQUIRED FOR ELECTRICAL AND PLUMBING RUNS.
6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS TO BE EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES INTO CONTACT WITH CONCRETE OR SOIL.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 5/8" CDX INT-APA RATED 5/8" OSB.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. " I " JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

NAILING NOTES: (PER IRC TABLE R602.3(1))
UNLESS SPECIFIED IN ENGINEERS CALCULATIONS

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
PLYWOOD -OSB ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

LUMBER SPECIES:
UNLESS SPECIFIED IN ENGINEERS CALCULATIONS

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER OR GLU-LAMINATED BEAMS PER STRUCTURAL.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. ALL MATERIALS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED HF
6. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
   a. ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16 OSB.
   b. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
   c. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

FOUNDATION NOTES

ANCHOR BOLTS TO BE SPACED AT 48" O.C. MAX U.N.O ON SHEAR WALL PLAN.

ENGINEERED RETAINING WALLS MAY BE REQUIRED @ ALL LOCATIONS WHERE THE DISTANCE FROM FOOTING TO THE TOP OF THE MATERIAL BEING RETAINED IS EQUAL TO OR GREATER THAN 4' OR IF THERE IS A SURCHARGE ON THE WALL. (I.E.- SLOPING HILL, DRIVEWAY OR GARAGE SLAB ABOVE)

CONTRACTOR TO VERIFY PLAN TO ACTUAL SITE CONDITIONS AND CONTACT ENGINEER IF RETAINING WALLS ARE REQUIRED.

STEP FOOTING AND STEMWALL AS REQUIRED BY GRADE.

PROVIDE CLOSEABLE FOUNDATION VENTS (1 PER 150 SQ')

PROVIDE 6 MIL VAPOR BARRIER @ CRAWL SPACE.

TYP FOUNDATION WALL AT 1 STORY CONSTRUCTION TO BE 24"H X 6" CONC. WALL WITH (2) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT @ 48" OIC .

TYP FOUNDATION WALL AT 2 STORY CONSTRUCTION TO BE 24"H X 8" CONC. WALL WITH (2) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT @ 48" OIC .

FOR 36"H WALL PROVIDE (3) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT. @ 24" OIC.
FOR 48"H WALL PROVIDE (4) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT. @ 24" OIC.

TYP STRIP FOOTING AT 1 STORY FOUNDATION WALL TO BE 12"W X 6"D CONC FOOTING WITH (2) #4 BAR CONT.

TYP STRIP FOOTING AT 2 STORY FOUNDATION WALL TO BE 16"W X 8"D CONC FOOTING WITH (2) #4 BAR CONT.

FLOOR FRAMING NOTES

AT LOWER FLOOR USE 3/4" T&G PLYWOOD OR 3/4" EDGEGOLD SUBFLOOR OVER 9 1/2" I JOISTS.

AT UPPER FLOOR USE 3/4" T&G PLYWOOD OR 3/4" EDGEGOLD SUBFLOOR OVER 11 7/8" I JOISTS.

GLUE AND NAIL W/ 8D NAILS @ 6" O.C. EDGES & 12" FIELD U.N.O.

SEE MANUFACTURERS PLAN FOR SPACING & TYPE.

WHERE TOP OF FLOOR BEAMS ARE EVEN WITH TOP OF JOISTS PROVIDE APPROPRIATE SIMPSON TOP FLANGE OR FACE MOUNT HANGER.

NAIL RIM BOARD TO SILL PLATE @ 4" O.C. U.N.O. IN ENGINEERS CALCULATIONS

RESERVED FOR BUILDING DEPARTMENT STAMP

WALL FRAMING NOTES

STRUCTURAL CONNECTORS TO BE SIMPSON (OR EQ.) INSTALLED WITH MAX. NAILING. USE GALVANIZED NAILS WHERE EXPOSED TO WEATHER.

ALL EXTERIOR WALLS TO BE 2X6 #2 DF STUDS @ 16" O.C. W/ 7/16" O.S.B. OR SIM. INSTALLED W/ 8D NAILS @ 6" O.C. EDGES & 12" FIELD U.N.O.

ALL INTERIOR WALLS TO BE 2X4 #2 DF STUDS @ 16" O.C.

TYP. HEADER 4X9 #2 DF U.N.O.

TYP. HEADER BEARING SUPPORT- (1) 2X TRIMMER & (1) 2X KING STUD U.N.O. PLACE DBL TRIMMERS @ HEADERS OVER 10" IN DEPTH OR OPENINGS GREATER THAN 8' IN WIDTH.

PROVIDE FULL WIDTH 2X BEARING UNDER ALL BEAM SUPPORT POINTS TO FOUNDATION U.N.O.

REFERENCE PLANS FOR BEAM SIZES OR STRUCTURAL CONNECTIONS NOT DEFINED HERE.

REFERENCE PLANS FOR ADDITIONAL ENGINEERS SPECIFICATIONS.

ALL FRAMING AND FASTENING SHALL COMPLY TO THE MOST CURRENT LOCAL BUILDING CODES.

ROOF FRAMING NOTES

TYP. ROOF FRAMING WILL BE MANUFACTURED TRUSSES @ 24" O.C. OR #2 D.F. RAFTERS @ 24" O.C. (U.N.O)

TYP HEADER TO BE 4X9 GDF UNO ON HEADER SCHEDULE.

TRUSS MANUFACTURER TO PROVIDE ALL DRAWINGS AND ENGINEERING FOR TRUSSES.

TRUSS MANUFACTURER TO SPECIFY ALL CONNECTIONS AND HANGERS.

INSTALL ALL PERMANENT BRACING AS PER ENGINEERED TRUSSES DRAWINGS.

OVERFRAME IN DESIGNATED AREAS W/ 2X6 #2 D.F. (SUPPORT TO MAIN ROOF FRAMING @ 48" O.C. MAX.)

SHEATHING TO BE 5/8" PLYWOOD OR EQ. NAILED @ 6" EDGES & 12" FIELD.

PROVIDE 2 COURSES OF ICE DAM PROTECTION MIN AT ROOF PERIMETER

30# ROOFING FELT & COMPOSITION SHINGLES.

PROVIDE ROOF VENTING PER CODE.

DOOR AND WINDOW NOTES:

BASEMENTS AND EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW. FINISH SILL HEIGHT SHALL NOT BE GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. AT UPPER FLOOR LEVELS.
EGRESS WINDOWS AT GRADE FLOOR SHALL HAVE A MINIMUM OPENABLE AREA OF 5.0 SQ.FT.
EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

OPERABLE WINDOWS INSTALLED WHERE THE SILL IS LESS THAN 24" ABOVE FINISH FLOOR INTERIOR AND GREATER THAN 72" ABOVE GRADE OR OTHER SURFACE SHALL HAVE AN APPROVED WINDOW OPENING CONTROL DEVICE (WOCD) OR SIMILAR.

WINDOWS IN HAZARDOUS LOCATIONS PER R308.4 SHALL HAVE SAFETY GLAZING PER R308.1

INTERIOR DOORS SHALL BE PAINTED OR STAINED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES.

AT LEAST ONE EXTERIOR EXIT DOOR WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE SMOKE / CARBON MONOXIDE DETECTOR IN EACH CORRIDOR ACCESSING BEDROOMS WITHIN 15 FEET. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. (SEE R314 & R315)
1. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
2. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
3. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

GENERAL PLUMBING & HVAC NOTES:
1. HVAC SHALL BE ZONED WHERE APPLIES
2. THE HEAT SOURCE SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE ADDITIONAL ENERGY MEASURES SUPPLIED FOR THIS PROJECT
3. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
4. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
5. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
6. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F
7. A MINIMUM OF ONE EXTERIOR HOSE BIB SHALL BE SUPPLIED- CONFIRM WITH BUILDER
8. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS REQUIRED BY THE ENERGY MEASURES.
9. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
10. INSULATE WASTE LINES FOR SOUND CONTROL.

DATE	REVISED BY	DESCRIPTION

PROJECT LOCATION:
LOT 50
TETHEROW PHASE 2
BEND OREGON

A NEW HOME FOR -
SIENNA BUILDING COMPANY
STEVE McDOWELL
541-241-0406

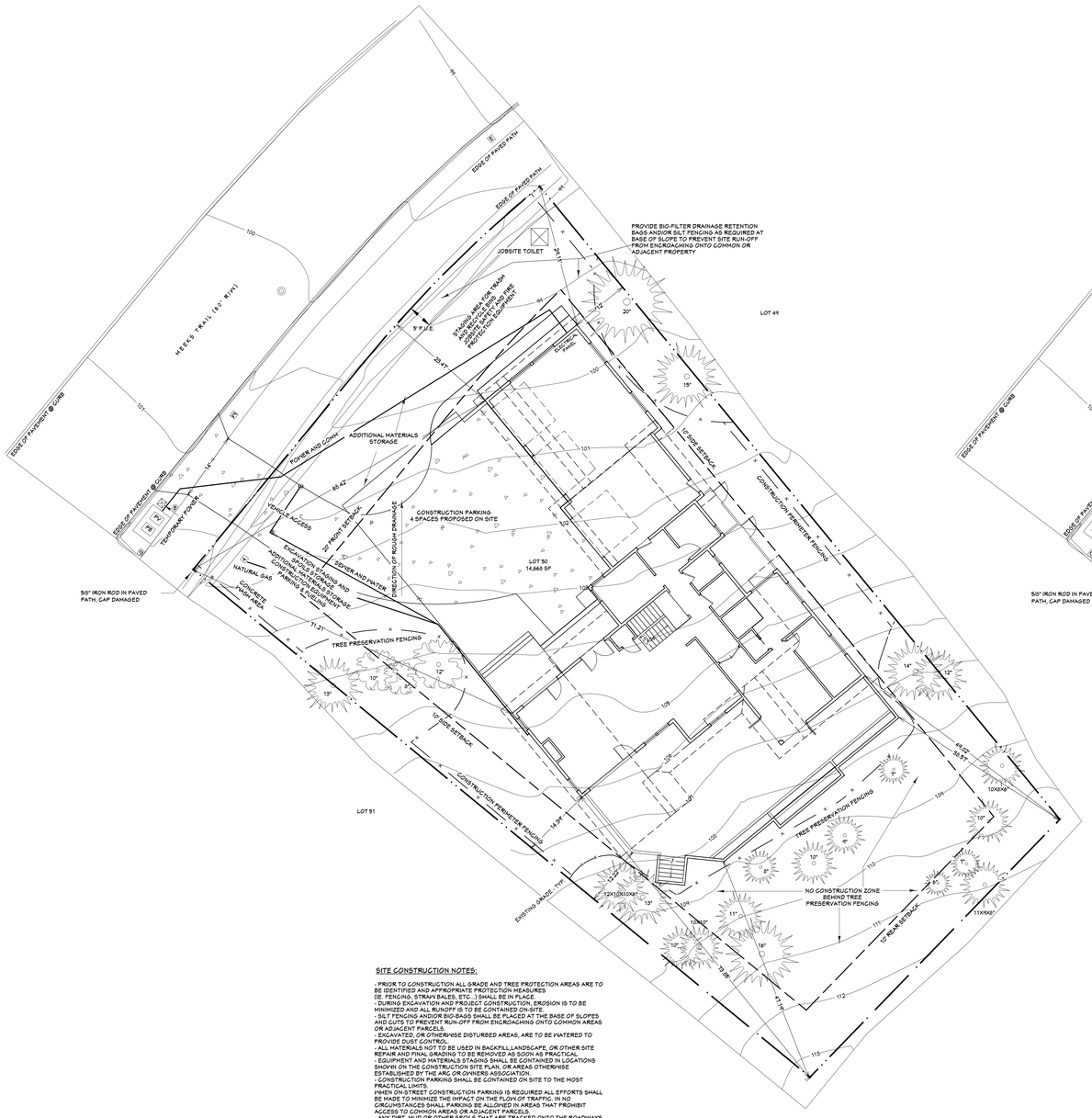
RESIDENTIAL CONSTRUCTION AND DESIGN
541-280-1120 PH PO BOX 7167
541-610-1744 FAX BEND OR,97708
CCB# 165287
ROB LITTLETON INC.

DATE: 11/10/2016

SCALE: 1/4"=1' U.N.O.

SHEET: A0.02

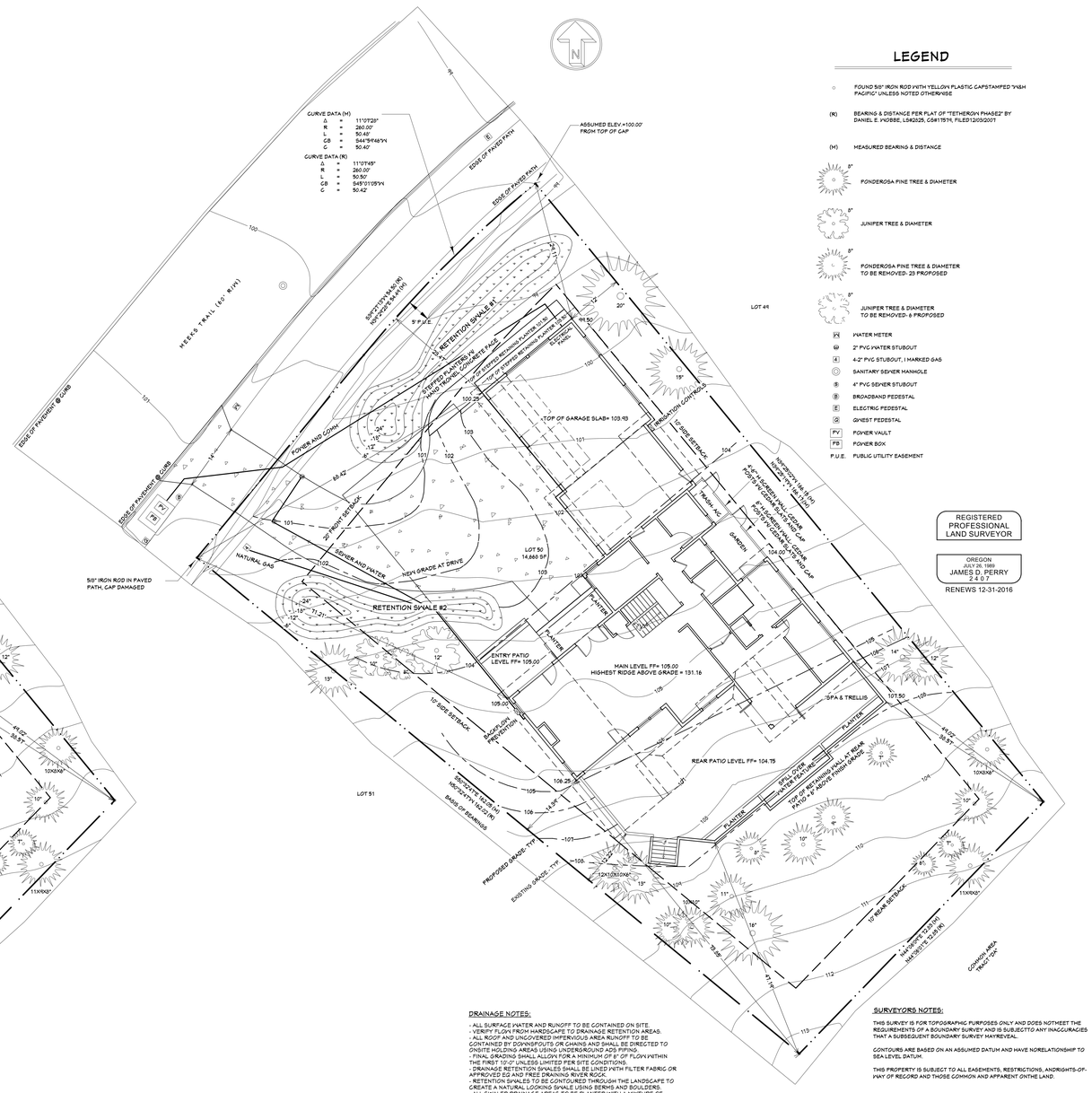
RESERVED FOR BUILDING DEPARTMENT STAMP



SITE CONSTRUCTION NOTES:

- PRIOR TO CONSTRUCTION ALL GRADE AND TREE PROTECTION AREAS ARE TO BE IDENTIFIED AND APPROPRIATE PROTECTION MEASURES (IE. FENCING, STRAW BALES, ETC...) SHALL BE IN PLACE.
- DURING EXCAVATION AND PROJECT CONSTRUCTION, EROSION IS TO BE MINIMIZED AND ALL RUNOFF IS TO BE CONTAINED ON-SITE.
- SILT FENCING AND/OR BIO-BAGS SHALL BE PLACED AT THE BASE OF SLOPES AND CUTS TO PREVENT RUN-OFF FROM ENCROACHING ONTO COMMON AREAS OR ADJACENT PARCELS.
- EXCAVATED, OR OTHERWISE DISTURBED AREAS, ARE TO BE WATERED TO PROVIDE DUST CONTROL.
- ALL MATERIALS NOT TO BE USED IN BACKFILL,LANDSCAPE, OR OTHER SITE REPAIR AND FINAL GRADING TO BE REMOVED AS SOON AS PRACTICAL.
- EQUIPMENT AND MATERIALS STAGING SHALL BE CONTAINED IN LOCATIONS SHOWN ON THE CONSTRUCTION SITE PLAN, OR AREAS OTHERWISE ESTABLISHED BY THE ARC OR OWNERS ASSOCIATION.
- CONSTRUCTION PARKING SHALL BE CONTAINED ON SITE TO THE MOST PRACTICAL LIMITS.
(WHEN ON-STREET CONSTRUCTION PARKING IS REQUIRED ALL EFFORTS SHALL BE MADE TO MINIMIZE THE IMPACT ON THE FLOW OF TRAFFIC. IN NO CIRCUMSTANCES SHALL PARKING BE ALLOWED IN AREAS THAT PROHIBIT ACCESS TO COMMON AREAS OR ADJACENT PARCELS.
- ANY DIRT, MUD OR OTHER SPOILS THAT ARE TRACKED ONTO THE ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME WORK DAY.
- ALL EFFORTS SHALL BE MADE TO KEEP THE CONSTRUCTION AREA CLEAN AND FREE OF TRASH AND DEBRIS. TRASH AND DEBRIS SHOULD BE REMOVED ON A WEEKLY BASIS.
- CONSTRUCTION PERSONNEL SHALL CONDUCT THEMSELVES IN A PROFESSIONAL MANNER AND ABIDE BY ANY AND ALL REGULATIONS SET BY THE ARC OR OWNERS ASSOCIATION.

CONSTRUCTION AND STAGING PLAN 1"=10'



LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC" UNLESS NOTED OTHERWISE
- (R) BEARING & DISTANCE PER PLAT OF "TETHEROW PHASE2" BY DANIEL E. MOBBS, LS#2025, CS#17574, FILED12/05/2007
- (M) MEASURED BEARING & DISTANCE
- 8" PONDEROSA PINE TREE & DIAMETER
- 8" JUNIPER TREE & DIAMETER
- 8" PONDEROSA PINE TREE & DIAMETER TO BE REMOVED- 29 PROPOSED
- 8" JUNIPER TREE & DIAMETER TO BE REMOVED- 6 PROPOSED
- WM WATER METER
- W 2" PVC WATER STUBOUT
- G 4-2" PVC STUBOUT, 1 MARKED GAS
- S SANITARY SEWER MANHOLE
- S 4" PVC SEWER STUBOUT
- B BROADBAND PEDESTAL
- E ELECTRIC PEDESTAL
- G QWEST PEDESTAL
- PV POWER VAULT
- PB POWER BOX
- P.U.E. PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 26, 1989 JAMES D. PERRY 2407
RENEWS 12-31-2016

DRAINAGE NOTES:

- ALL SURFACE WATER AND RUNOFF TO BE CONTAINED ON SITE.
- VERIFY FLOW FROM HARDSCAPE TO DRAINAGE RETENTION AREAS.
- ALL ROOF AND UNCOVERED IMPERVIOUS AREA RUNOFF TO BE CONTAINED BY DOWNSPOUTS, OR CHAINS AND SHALL BE DIRECTED TO ONSITE HOLDING AREAS USING UNDERGROUND ADS PIPING.
- FINAL GRADING SHALL ALLOW FOR A MINIMUM OF 6" OF FLOW WITHIN THE FIRST 10'-0" UNLESS LIMITED PER SITE CONDITIONS.
- DRAINAGE RETENTION SWALES SHALL BE LINED WITH FILTER FABRIC OR APPROVED EQ AND FREE DRAINING RIVER ROCK.
- RETENTION SWALES TO BE CONTOURED THROUGH THE LANDSCAPE TO CREATE A NATURAL LOOKING SWALE USING BERMS AND BOULDERS.
- ALL SWALED DRAINAGE AREAS TO BE PLANTED WITH A MIXTURE OF NATIVE GRASSES AND PERENNIALS.

RETENTION SWALE #1 700-1000 CU.FT. CAPACITY
RETENTION SWALE #2 700-1000 CU.FT. CAPACITY

SURVEYORS NOTES:

THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT MEET THE REQUIREMENTS OF A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.

CONTOURS ARE BASED ON AN ASSUMED DATUM AND HAVE NO RELATIONSHIP TO SEA LEVEL DATUM.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

GRADING AND DRAINAGE PLAN 1"=10'

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SHEET: A1.01

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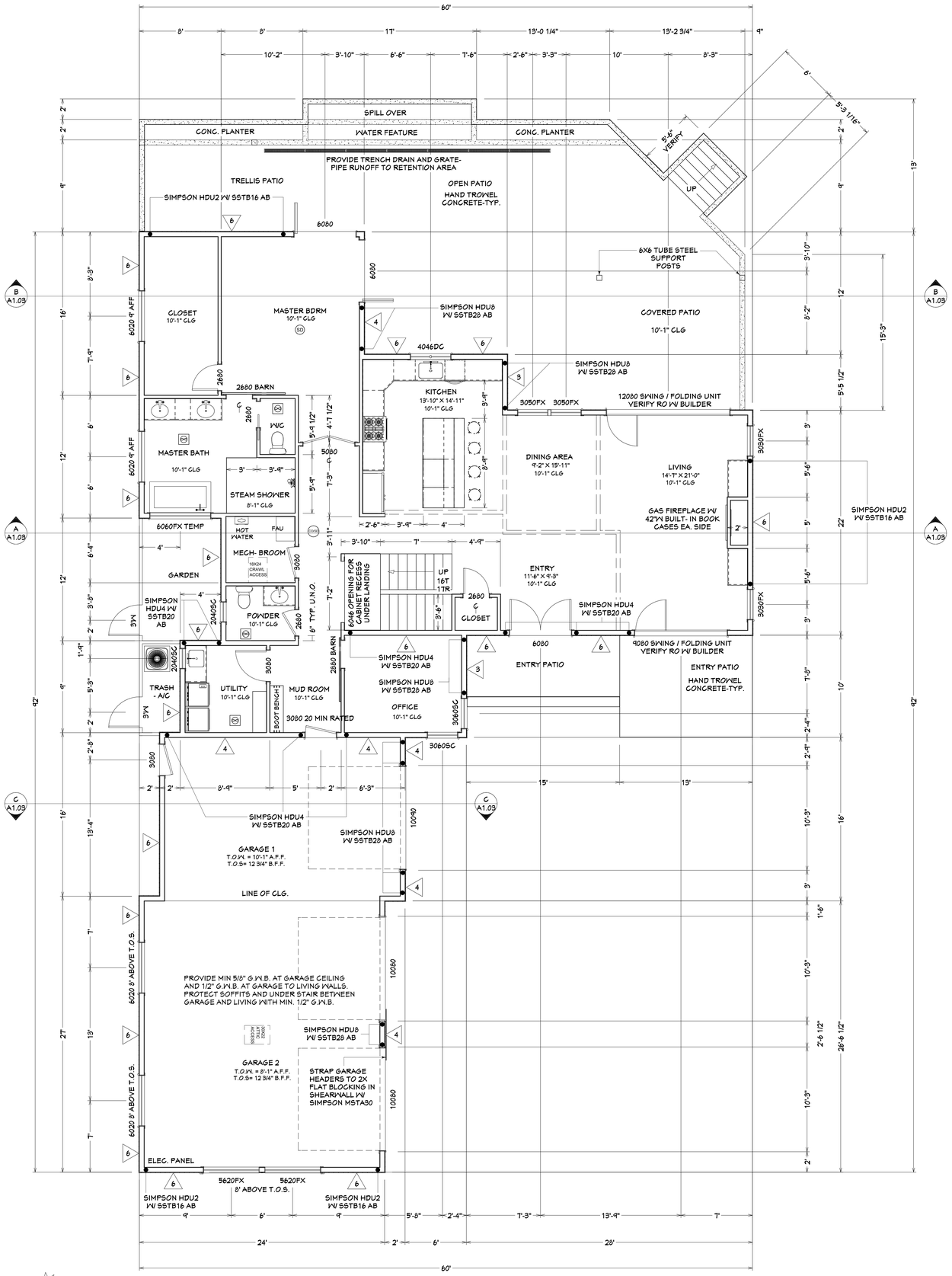
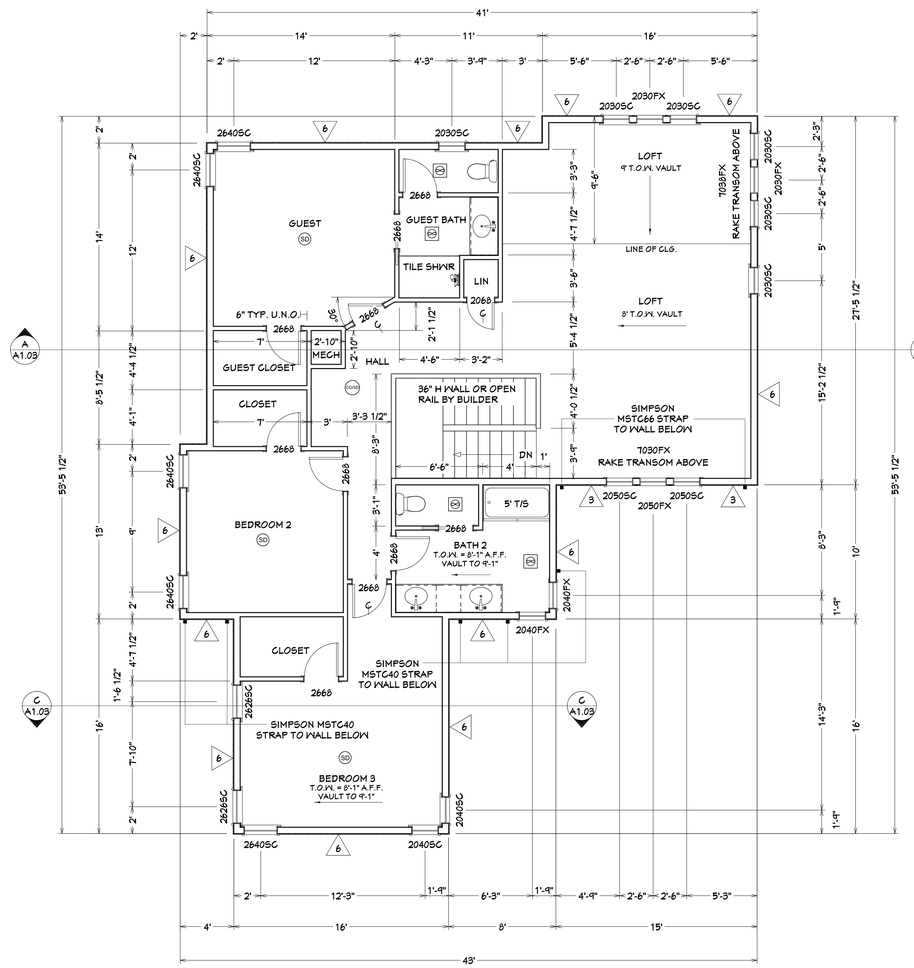


MAIN FLOOR PLAN = 1964 SQ.FT.
GARAGE = 1022 SQ.FT.
TOTAL FLOOR AREA ABOVE = 2986 SQ.FT.
TRASH - A/C ENCLOSURE = 36 SQ.FT.



UPPER FLOOR PLAN 1618 SQ.FT.

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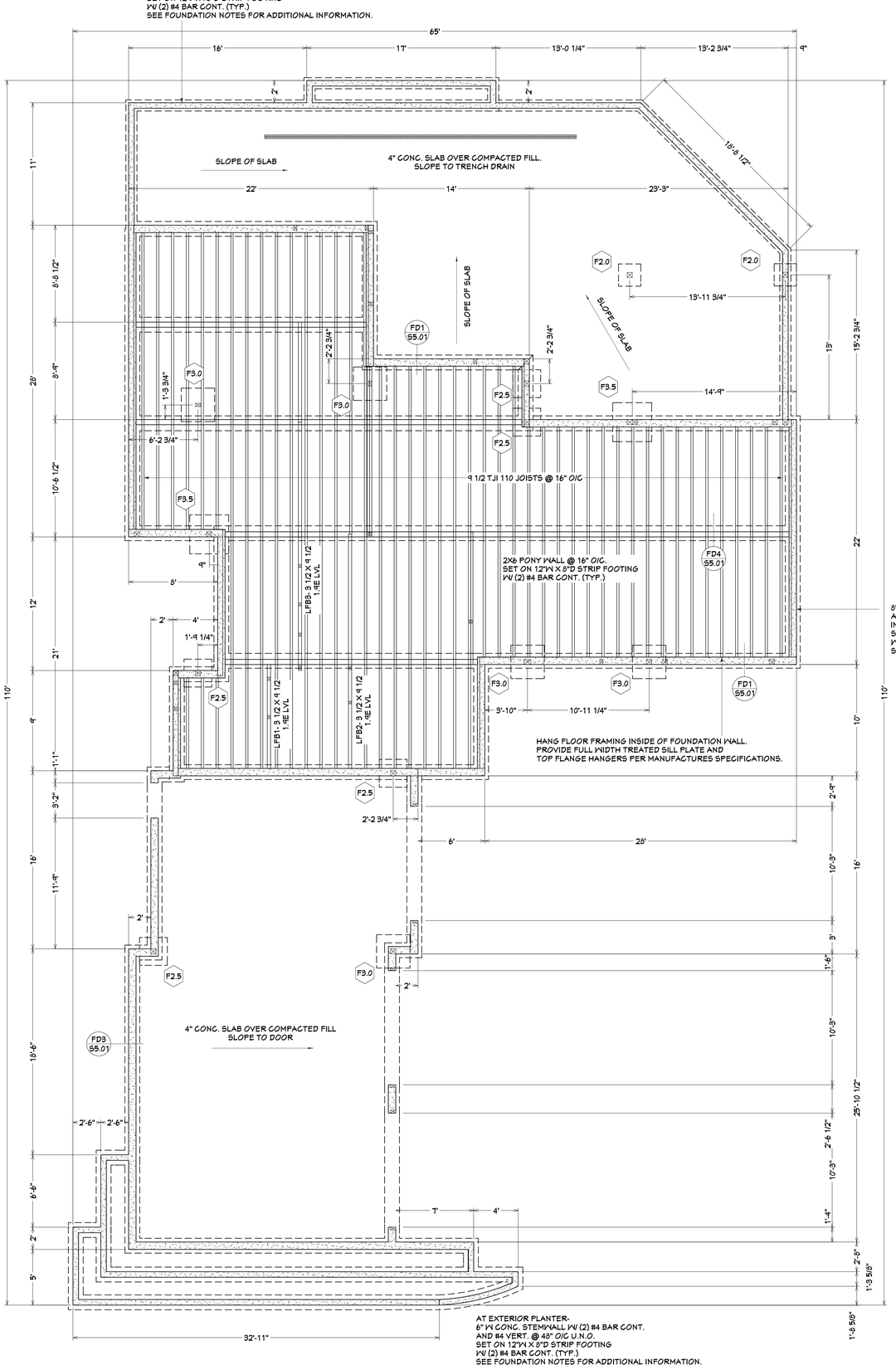


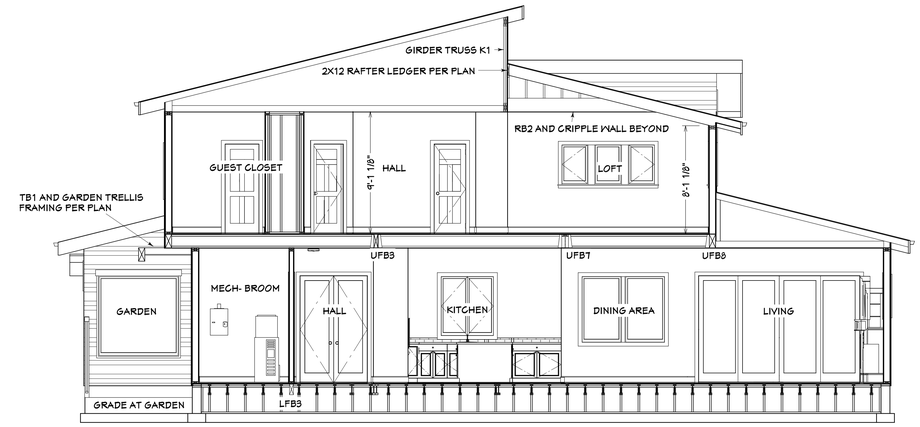
F2.0 — 2'-0" SQ. X 10" D PAD FOOTING W/ (2) #4 EA WAY

F2.5 — 2'-6" SQ. X 10" D PAD FOOTING W/ (3) #4 EA WAY

F3.0 — 3'-0" SQ. X 10" D PAD FOOTING W/ (3) #4 EA WAY

F3.5 — 3'-6" SQ. X 10" D PAD FOOTING W/ (4) #4 EA WAY

8" W CONC. STEMWALL W/ (2) #4 BAR CONT.
AND #4 VERT. @ 48" O/C U.N.O.
IN SHEARWALL OR FOUNDATION NOTES.
SET ON 16"W X 8"D STRIP FOOTING
W/ (2) #4 BAR CONT. (TYP.)
SEE FOUNDATION NOTES FOR ADDITIONAL INFORMATION.



BUILDING SECTION A A1.03

TYP ROOF ASSEMBLY:

-STANDING SEAM METAL ROOFING PER PLAN
-15# MIN FELT PAPER
-CONTINUOUS RIDGE VENT OR CUT IN VENTS
1 SQFT PER 150 SQFT
-ICE AND WATER SHIELD TO COVER ALL ROOF
AND EAVE AREAS UP PAST INTERIOR SIDE OF
WALL
-MIN 7/16 OSB ROOF SHEATHING
-INSULATION PER CODE
-2X12 GDF RAFTER OR MANF ROOF TRUSSES
-1/2" GYB OR OTHER FINISH MATERIAL

GLAZING NOTE:
ALL GLAZING SHALL CONFORM TO ADDITIONAL ENERGY
MEASURES SPECIFIED IN ATTACHED ENERGY CHECKLIST

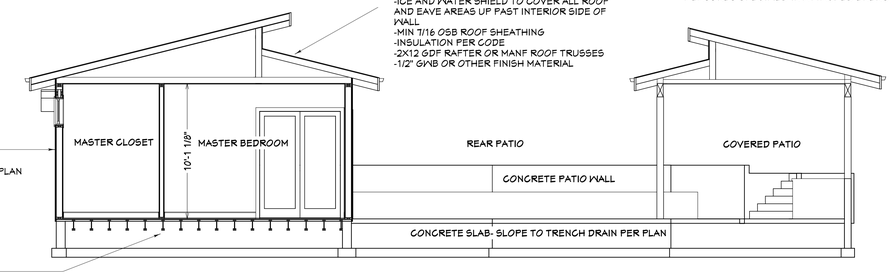
INSULATION NOTE:
ALL INSULATION SHALL CONFORM TO ADDITIONAL ENERGY
MEASURES SPECIFIED IN ATTACHED ENERGY CHECKLIST

TYP WALL ASSEMBLY:

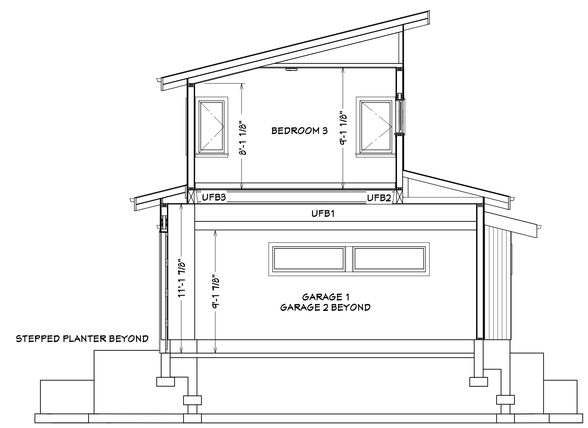
-FINISH SIDING MATERIAL PER PLAN
-AIR INFILTRATION BARRIER
-7/16" OSB WALL SHEATHING
-2X6 GDF STUDS @ 16" O/C
-MIN R21 INSULATION
-1/2" GYB

TYP FLOOR ASSEMBLY:

-FINISH FLOOR MATERIAL
-7/8 EDGEGOLD FLOOR SHEATHING
-FLOOR JOISTS PER FRAMING PLAN
-BATT INSULATION PER CODE
-PROVIDE 6MIL VAPOR BARRIER AT CRAWL SPACE



BUILDING SECTION B A1.03



BUILDING SECTION C A1.03

FOUNDATION AND LOWER FLOOR FRAMING PRELIM

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PROJECT LOCATION:
LOT 50
TETHEROW PHASE 2
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CCB# 165287
ROB LITTLETON INC.

DATE: 11/10/2016

SCALE: 1/4"=1' U.N.O.

SHEET: A1.03

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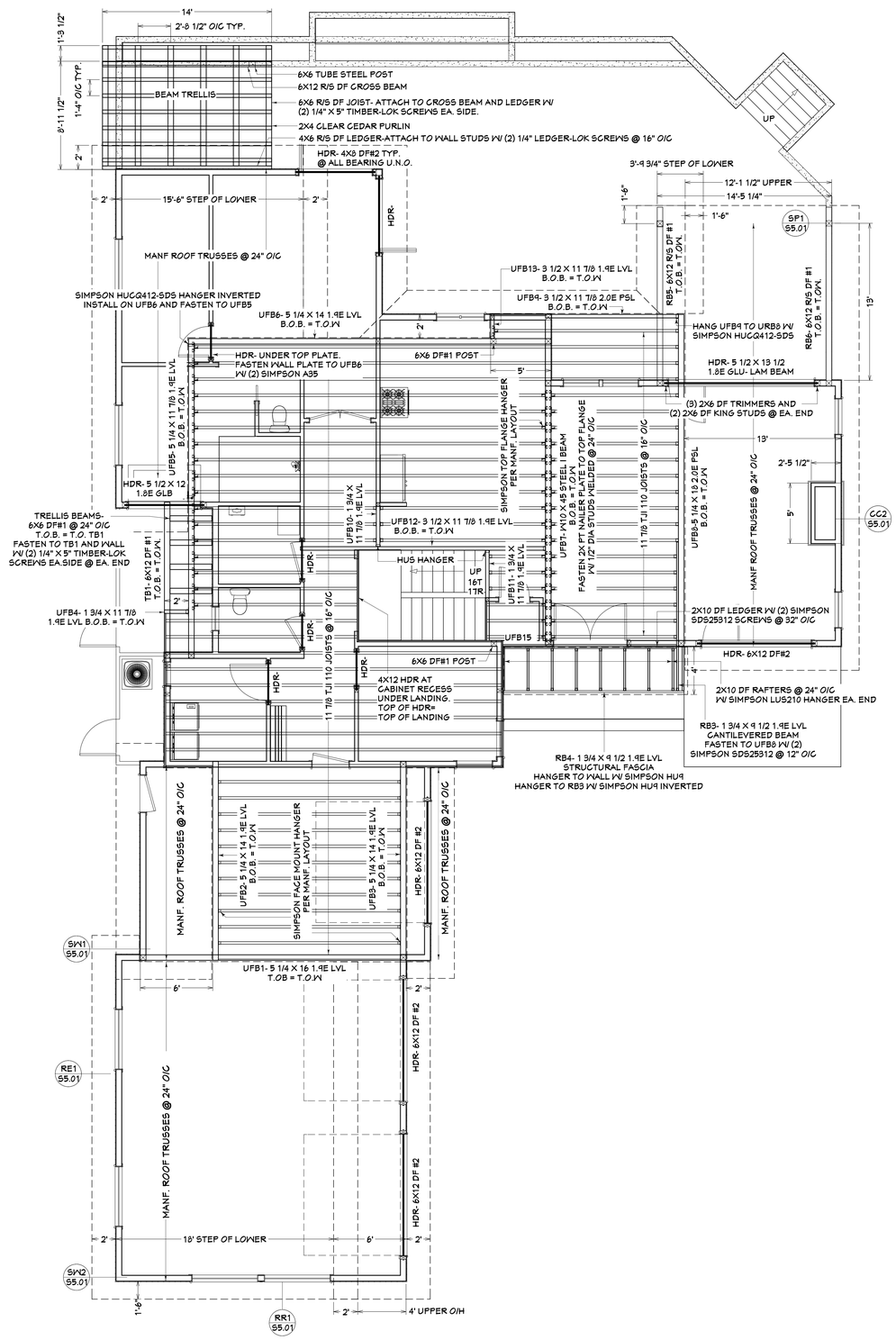
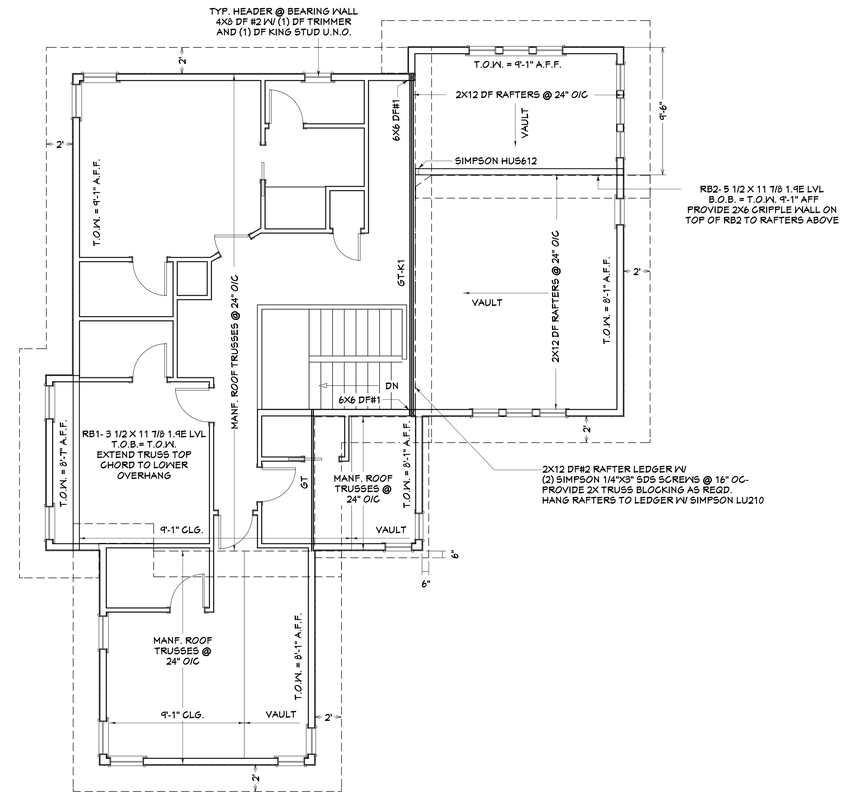


LOWER ROOF AND UPPER FLOOR PLAN



UPPER ROOF PLAN

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SIENNA BUILDING COMPANY
STEVE McDOWELL
541-241-0406

RESIDENTIAL CONSTRUCTION AND DESIGN
541-280-1120 PH PO BOX 7167
541-610-1744 FAX BEND OR,97708
CCB# 165287
ROB LITTLETON INC.

DATE: 11/10/2016

SCALE: 1/4"=1' U.N.O.

SHEET: A1.06

RESERVED FOR BUILDING DEPARTMENT STAMP

RIGHT ELEVATION

LEFT ELEVATION

EXTERIOR FINISH NOTES

ROOFING - STANDING SEAM METAL-
CUSTOM BILT METALS- MUSKET

FASCIA - 2 X12 R/S CEDAR

SIDING, MAIN - HARDI-PLANK SMOOTH FINISH- 448 PATTERN
SIDING, ACCENT- 1X4 TIGHT KNOT CEDAR CHANNEL-VERTICAL

CORNER TRIM - METAL CORNERS

WATER TABLE TRIM - N/A

WINDOW TRIM - 2X2 FJ PRIMED CEDAR SIDE TRIM
2X2 FJ PRIMED CEDAR HEAD AND APRON

STONE VENEER - N/A

EXTERIOR COLUMNS- 6X6 METAL POSTS- POWDER COATED-MUSKET
ALL EXPOSED WOOD BEAM STOCK TO BE RE-SAWN DF STOCK U.N.O.

DECKING- 2X6 CEDAR OR 5/4 X 6 COMPOSITE- VERIFY W/ CONTRACTOR
(MIN RAIL HT 36" AFF, MAX CLEAR OPENING 4" WHERE APPLIES)
PATIO FINISH- HAND TROWEL CONCRETE

RETAINING WALLS AND PLANTERS- HAND TROWEL CONCRETE

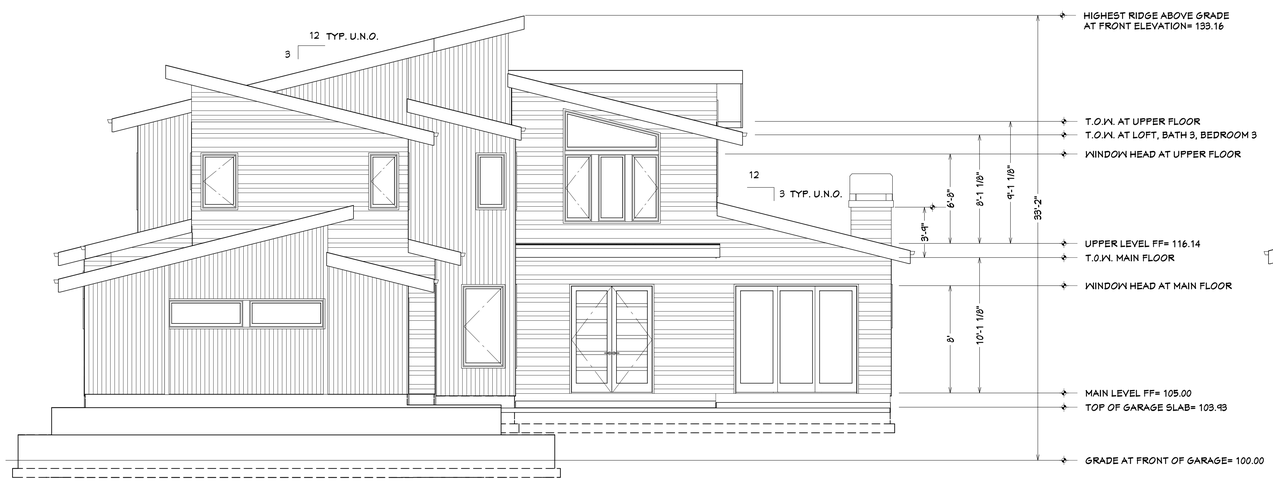
TRELLIS AT SPA- 6X6 METAL POSTS- POWDER COATED-MUSKET
6X12 R/S DF CROSS BEAM
6X6 R/S DF JOISTS @ 32" O/C
4X6 R/S DF LEDGER AT WALL
2X4 CLEAR CEDAR TOP PURLINS @ 16" O/C

SCREEN WALL AT GARDEN AND TRASH- A/C
6'H AT GARDEN
4'-6"H AT TRASH - A/C
4X4 CEDAR POST AND CAP
2X6 CEDAR SLATS - HORIZ. W/ 1/2" GAP

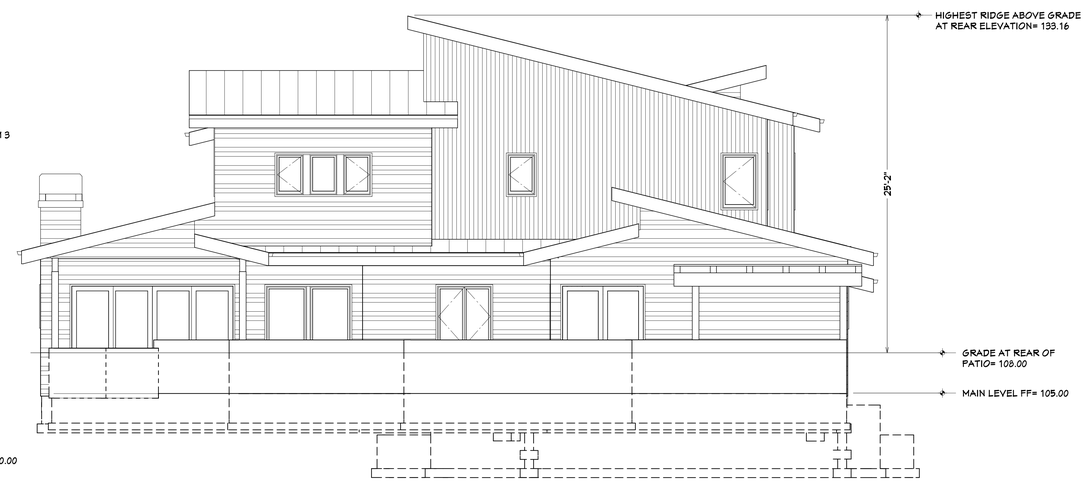
EXPOSED SOFFITS- 1X6 T&G CEDAR

WINDOWS- ANDERSEN WINDOW AND DOOR-COMPOSITE BLACK
EXTERIOR DOORS- WEATHERSHEILD- BLACK

NOTE:
PROVIDE WINDOW FLASHING AND DRAIN-WRAP PER DETAILS.



FRONT ELEVATION



REAR ELEVATION

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LOT 50
TETHEROW PHASE 2
BEND OREGON

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DATE: 11/10/2016

SCALE: 1/4"=1' U.N.O.

SHEET: A2.01

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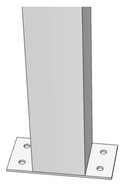
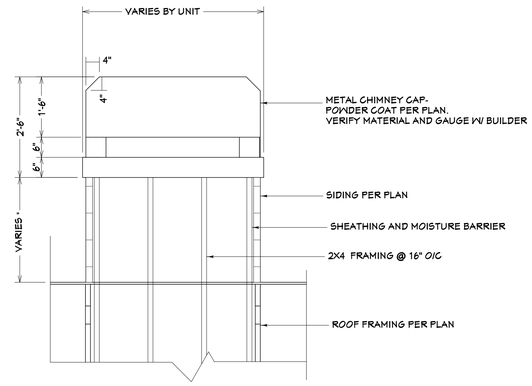


FOOT PLATE PERSPECTIVE

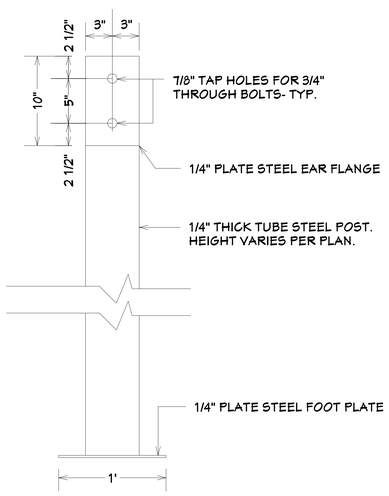
TOP EAR FLANGE PERSPECTIVE

STEEL POST AND BUCKET- PERSPECTIVES

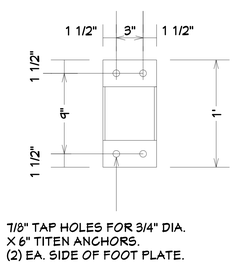


CHIMNEY CHASE AND CAP — CC2 / S5.01

3/4"= 1'



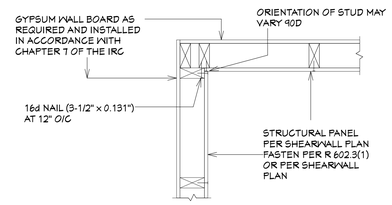
SIDE VIEW



TOP VIEW

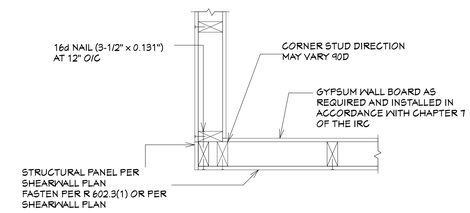
STEEL POST AND BUCKET — SP1 / S5.01

2" = 1'-0"



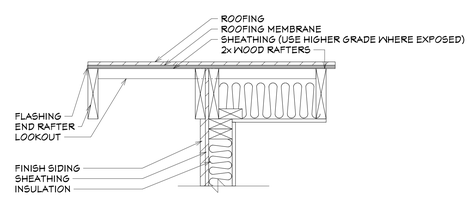
SHEATHED WALL CORNER - INSIDE — SW1 / S5.01

1"=1'-0"



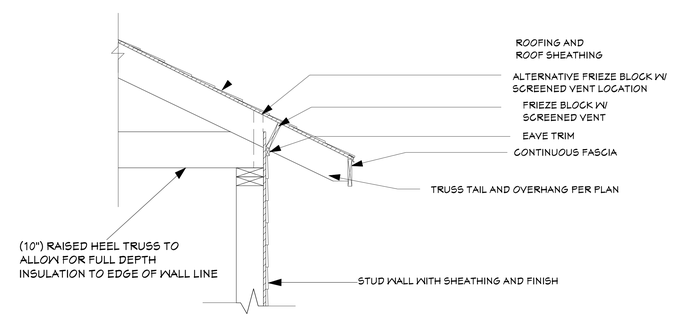
SHEATHED WALL CORNER - OUTSIDE — SW2 / S5.01

1"=1'-0"



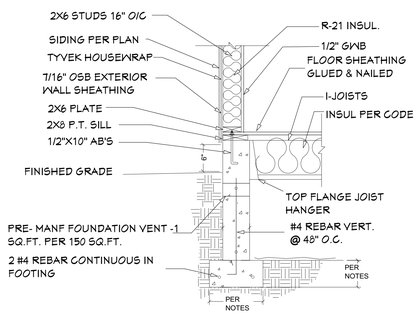
TYP ROOF RAKE DETAIL — RR1 / S5.01

1"=1'-0"



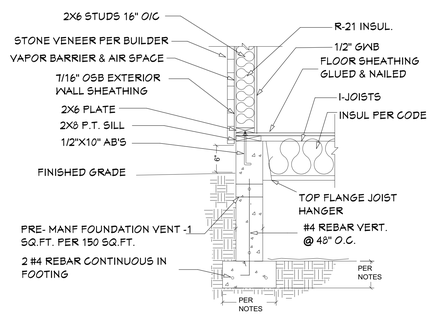
TYP RAISED EAVE DETAIL — RE1 / S5.01

1"=1'-0"



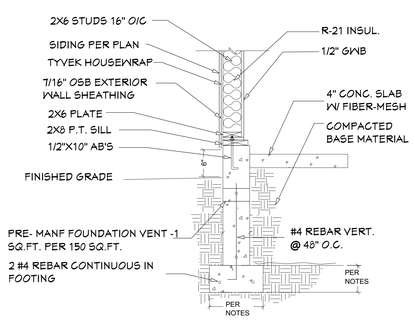
HUNG FLOOR INSIDE FOUNDATION WALL — FD1 / S5.01

3/4"=1'



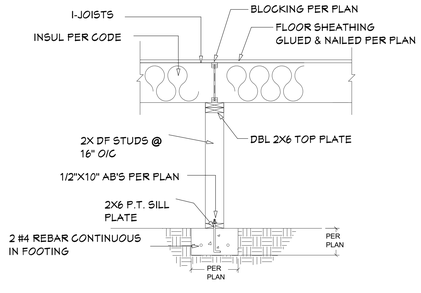
HUNG FLOOR INSIDE FOUNDATION WALL W/ STONE VENEER — FD2 / S5.01

3/4" = 1'



FLOOR AT GARAGE SLAB — FD3 / S5.01

3/4" =1'



INTERIOR FOOTING AND FRAME WALL — FD4 / S5.01

3/4"=1'

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