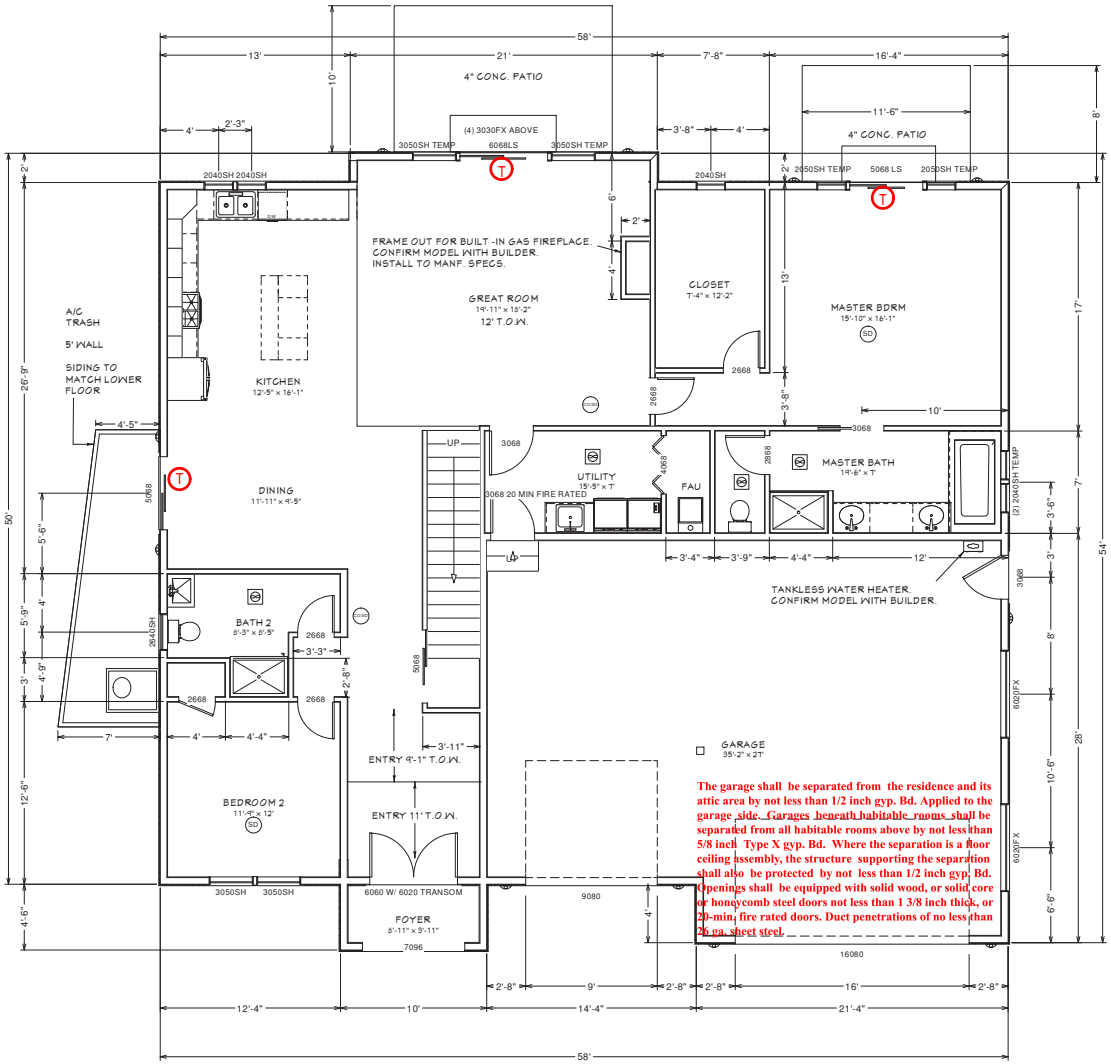
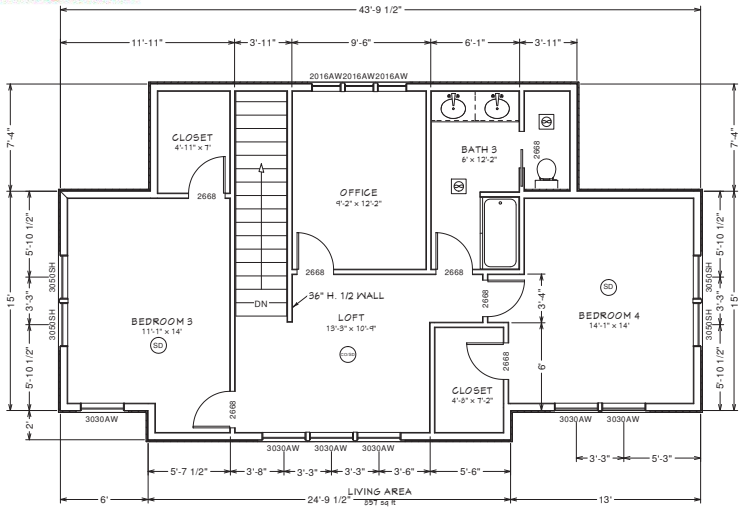


MAIN FLOOR PLAN
T.O.W. 9' A.F.F

(sd) Interconnected smoke detector with primary power from building
temp Safety glazing required
(f) Provide mechanical ventilation
egress Egress window shall have a sill height of 44" or less from finished floor, and meet all requirements
*see attached letter for more information

R326: Carbon Monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story.

R318.2 Moisture Content. Prior to the installation of interior finishes, the building official shall be notified in writing by the general contractor that all moisture sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.



UPPER FLOOR PLAN
T.O.W. 9' A.F.F.

The garage shall be separated from the residence and its attic area by not less than 1/2 inch gyp. Bd. Applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gyp. Bd. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch gyp. Bd. Openings shall be equipped with solid wood, or solid core or honeycomb steel doors not less than 1 3/8 inch thick, or 20-min. fire rated doors. Duct penetrations of no less than 26 ga. sheet steel.

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 4X8 #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.

APPROVED
BP-13-0750-SFD
19183 NW MT SHASTA DR
by: Shawn Lippy
on: 4/11/2013

PROJECT LOCATION
LOT 65 THREE PINES
19183 MT. SHASTA DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
STEVE McDOWELL

ROB TTLETON INC.
RESIDENTIAL CONSTRUCTION AND DESIGN
PO BOX 7167
BEND OR, 97708
541-280-1120 PH
541-610-1744 FAX
robtitleton@bendbroadband.com
CCB# 165297

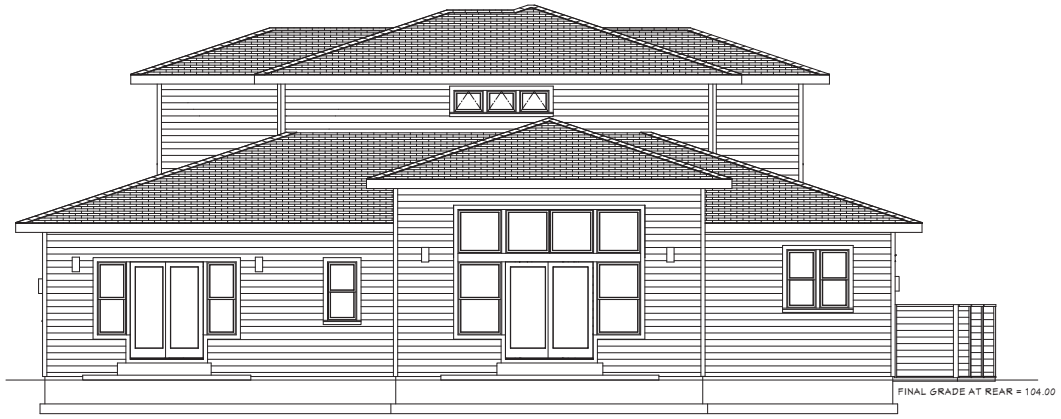
DATE:
3/19/2013

REVISION:
SUBMITTAL DRAWINGS

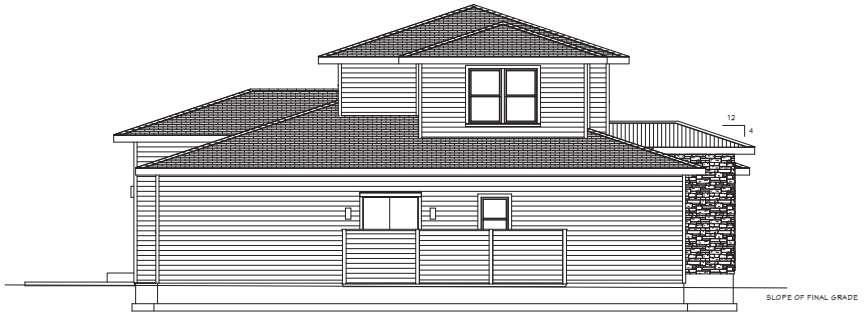
SCALE:
1/4"=1' UNO

SHEET:
A-2

FRONT ELEVATION 1/4" = 1'



REAR ELEVATION 1/4" =1'



LEFT ELEVATION 3/16" =1'

RIGHT ELEVATION 3/16"=1'

EXTERIOR FINISH NOTES

ROOFING -OWENS CORNING TRU DEFINITION DURATION (TEAK)
STANDING SEAM METAL AT ENTRY
24" OVERHANG TYP.

SIDING, LOWER FLOOR- 6 1/4 HARDI LAP W/ 5" EXPOSURE
SIDING, UPPER FLOOR- 6 1/4 HARDI LAP W/ 5" EXPOSURE
FASCIA - 2X5 PRIMED TRIM
CORNER TRIM - 5/4 X 4 PRIMED TRIM

WATER TABLE TRIM - N/A

WINDOW TRIM - 5/4 X 4 SIDE TRIM
5/4 X 4 APRON
5/4 X 4 HEAD

STONE VENEER, OPTIONAL - CULTURED STONE, HUDSON'S BAY COUNTRY LEDGESTONE

CORBELS- N/A

WINDOWS AND PATIO DOORS- JELD-WEN METAL CLAD, CHESTNUT BRONZE

ENTRY DOOR- SINGLE PANEL, INSULATED METAL (RAINGLASS) PAINT CHESTNUT BRONZE TO MATCH WINDOWS

GARAGE DOORS- INSULATED METAL WITH LIGHT PANELS, PAINT TO MATCH LOWER FLOOR FINISH

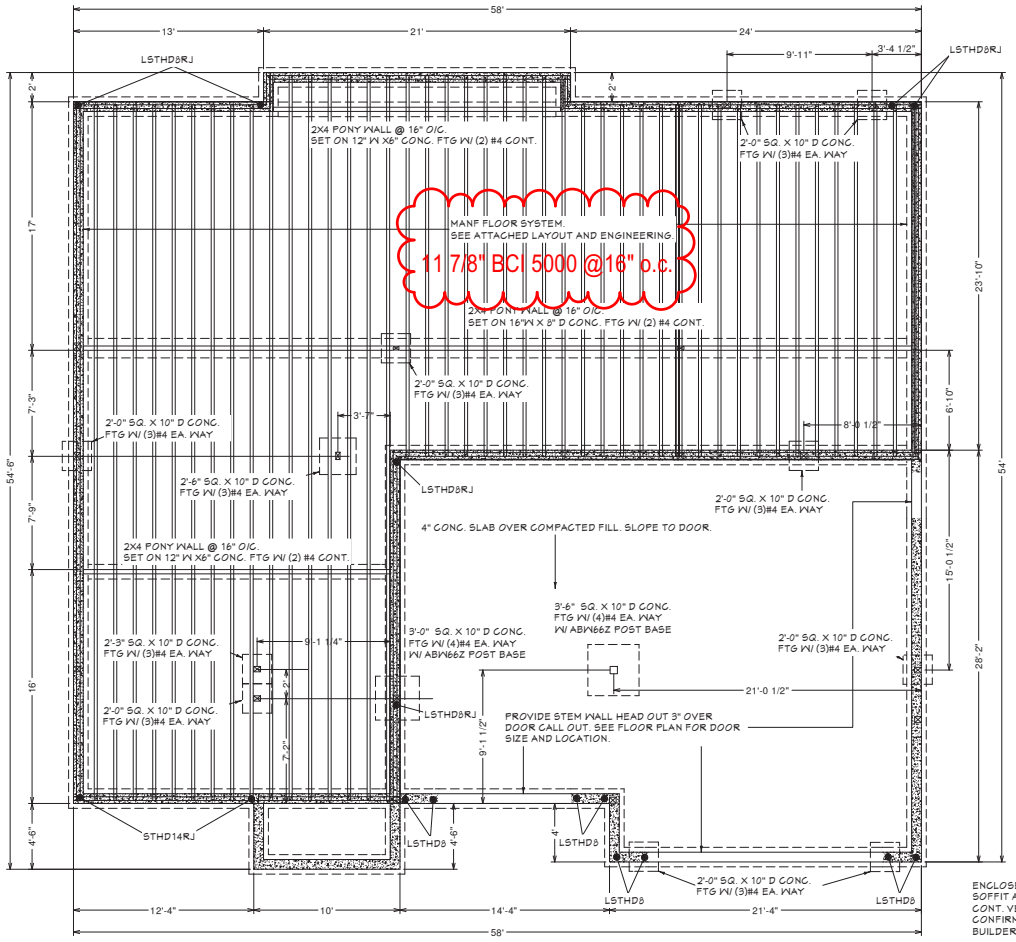
APPROVED
BP-13-0750-SFD
19183 NW MT SHASTA DR
by: Shawn Lippy
on: 4/11/2013

PROJECT LOCATION
LOT 65 THREE PINES
19183 MT. SHASTA DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
STEVE McDOWELL

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

DATE:
3/19/2013
REVISION:
SUBMITTAL DRAWINGS
SCALE:
1/4"=1' UNO
SHEET:
A-3



FOUNDATION AND LOWER FLOOR FRAMING PLAN

3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Windows—U-0.30, and Performance tested duct systems[b]

A	**High efficiency HVAC system:** Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0

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.

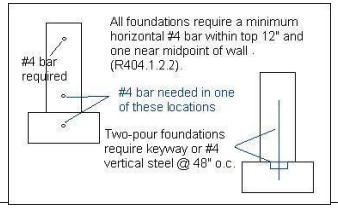
TYP FOUNDATION WALL AT 1 STORY CONSTRUCTION TO BE 24"H X 6" CONC. WALL WITH (2) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT @ 48" O/C .

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" O/C .

FOR WALLS TALLER THAN 48" SEE ENGINEERS DETAILS AND CALCULATIONS.

TYP STRIP FOOTING AT 1 STORY FOUNDATION WALL TO BE 12"W X 8"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.

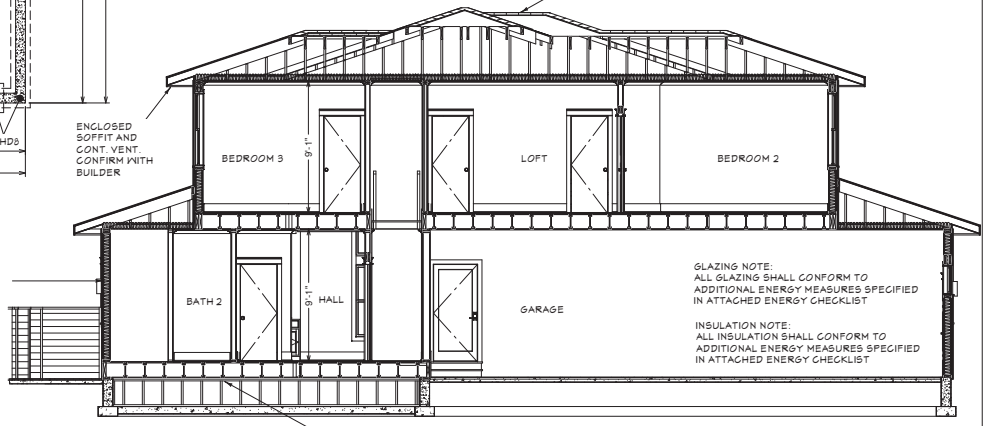


TYP WALL ASSEMBLY:

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

TYP ROOF ASSEMBLY:

-COMPOSITION SHINGLES
-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 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

APPROVED
BP-13-0750-SFD
19183 NW MT
SHASTA DR
by: Shawn Lippy
on: 4/11/2013

PROJECT LOCATION
LOT 65 THREE PINES
19183 MT. SHASTA DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
STEVE McDOWELL

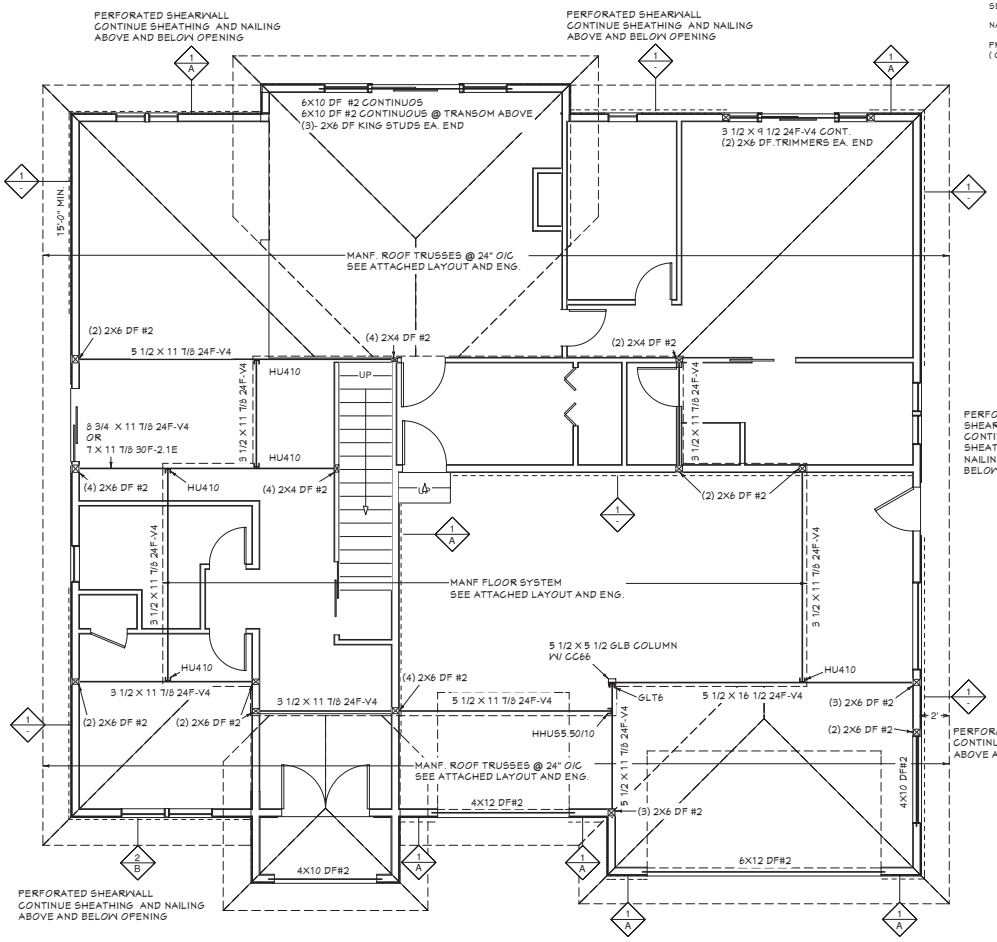
ROB LITTLETON INC.
RESIDENTIAL CONSTRUCTION AND DESIGN
PO BOX 7167
BEND OR, 97708
541-280-1120 PH
541-610-1744 FAX
robllitton@bendbroadband.com
CCB# 165297

DATE:
3/19/2013

REVISION:
SUBMITTAL DRAWINGS

SCALE:
1/4"=1' UNO

SHEET:
A-4



LOWER ROOF AND UPPER FLOOR FRAMING PLAN

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.

NAIL RIM BOARD TO SILL PLATE @ 4" O.C.

PROVIDE MIN. 18X 30 UNDERFLOOR ACCESS (CONFIRM LOCATION W/ CONTRACTOR)

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 4X8 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 7/16" OSB OR EQ. NAILED @ 6" EDGES & 12" FIELD.

PROVIDE 2 COURSES OF ICE DAM PROTECTION MIN AT ROOF PERIMETER

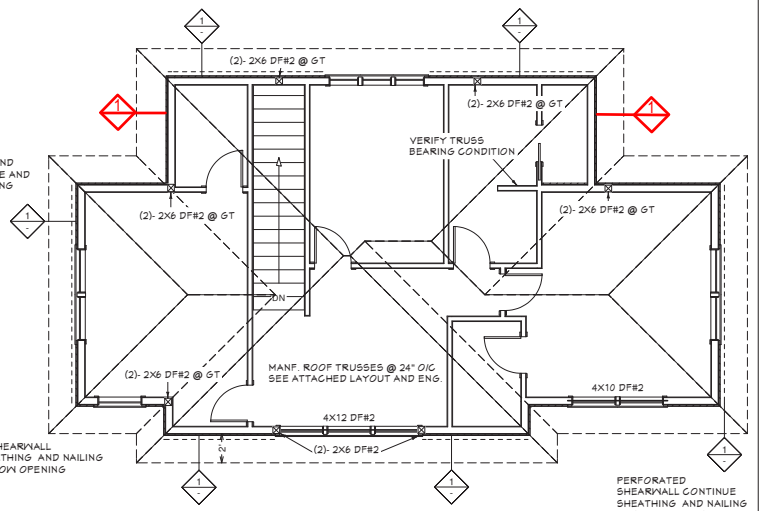
30# ROOFING FELT & COMPOSITION SHINGLES.

PROVIDE ROOF VENTING PER CODE.

FULL DEPTH BLOCKING IS REQUIRED AT ALL TRUSS BEARING POINTS. PROVIDE LATERAL TRUSS BRACING IN ACCORDANCE WITH SEC. R802.10.3

PROVIDE SUPPORT WHERE SCISSOR TRUSS IS ADJACENT TO REGULAR GABLE END TRUSS OR BALLOON FRAME TO ROOF SHEATHING TO STOP HINGE ACTION AT TOP PLATE.

APPROVED WITH ATTACHED ENGINEERING



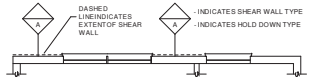
UPPER ROOF FRAMING PLAN

APPROVED
BEND
BP-13-0750-SFD
19183 NW MT SHASTA DR
by: Shawn Lippy
on: 4/11/2013

Shear Wall Legend

SEE SCHEDULED INFORMATION FOR EACH APPLICABLE SYMBOL SHOWN.

HOLD DOWNS, IF REQUIRED, ARE TO BE LOCATED AT EACH END OF EACH SHEAR WALLOR EACH END OF A PERFORATED SHEAR WALL.



Hold Down Schedule

	HOLD DOWN	ATTACHMENT	COMMENTS
-	NOT REQUIRED		
A	LSTHD8 / LSTHD8RJ	(20)-16d NAILS INTO DBL STUDS	LAMINATE DBL STUDS WITH 16d @ 6" OC
B	STHD14 / STHD14RJ	(30)-16d NAILS INTO DBL STUDS	LAMINATE DBL STUDS WITH 16d @ 6" OC

NOTE:
1. DBL. STUDS SHALL BE LAMINATED TOGETHER WITH 16d NAILS @ 6" O.C. FULL HT. (TYPICAL)
2. INSTALL HOLD DOWNS AND HOLD DOWN ANCHORS PER MANUF. RECOMMENDATIONS.

Shear Wall Schedule

	WALL INFORMATION	FASTENERS: SILL PL TO RIM	RIM TO P.T. PL	ANCHOR BOLTS	COMMENTS
1	15/32" PLYW'D APA INDEX32/16 USE 8d NAILS @ 6"O.C EDGES & 12" O.C. FIELD.	16d COMMON @ 8"O.C. INTO RIM	16d @ 8" O.C.TOE-NAIL	1/2" DIA ANCHORS@ 48" O.C. EMBED 7"	SEE NOTES: 1 - 6
2	15/32" PLYW'D APA INDEX32/16 USE 8d NAILS @ 4"O.C EDGES & 12" O.C. FIELD.	16d COMMON @ 6"O.C. INTO RIM	16d @ 4" O.C.TOE-NAIL	1/2" DIA ANCHORS@ 24" O.C. EMBED 7"	SEE NOTES: 1 - 6

NOTES:
1. SEE PLAN FOR REQUIRED HOLD DOWN. INSTALL HOLD DOWN PER MANUFACTURERS RECOMMENDATIONS.
2. IF ANCHOR BOLT SPACING IS GREATER THAN SHEAR WALL LENGTH, PLACE (1) ANCHOR BOLT WITHIN 12" OF EACH END,UNLESS NOTED OTHERWISE.
3. WALL SHEATHING IS TO BE FULL HEIGHT OF SHEAR WALL FROM SILL PLATE TO TOP PLATE (FLOOR TO ROOF/FLOOR),BLOCK ALL PANEL EDGES.
4. PENETRATIONS GREATER THAN 4" WIDE x 4" TALL IN THE PLYWOOD SHEATHING OF SHEAR WALLS SHALL NOT OCCURUNLESS APPROVED BY THE ENGINEER. PENETRATIONS SMALLER THAN 4" WIDE x 4" TALL SHALL BE BLOCKED ABOVE &BELOW (STUD-STUD) & EDGE NAILED.
5. ANCHOR BOLTS SHALL BE GALVANIZED.
6. WOOD SILL PLATES FOR SHEAR WALLS SHALL INCLUDE STANDARD GALVANIZED WASHERS BETWEEN SILL PLATE AND NUT(PER 2010 OSSC 2308.6 SEISMIC CAT. C)

PROJECT LOCATION
LOT 65 THREE PINES
19183 MT. SHASTA DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
STEVE McDOWELL

ROB LITTLETON INC.
PO BOX 7167
BEND OR,97708
541-280-1120 PH
541-610-1744 FAX
robllitton@bendbroadband.com
CCB# 185287
RESIDENTIAL CONSTRUCTION AND DESIGN

DATE: 3/19/2013

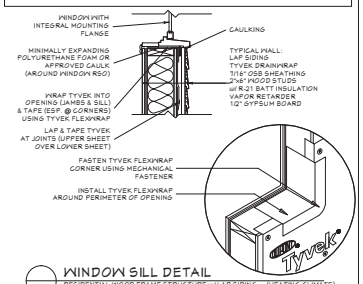
REVISION: SUBMITTAL DRAWINGS

SCALE: 1/4"=1' UNO

SHEET: A-5

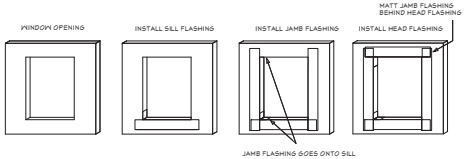
GENERAL NOTES:

*SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/LAP SIDING (HEATING CLIMATE)

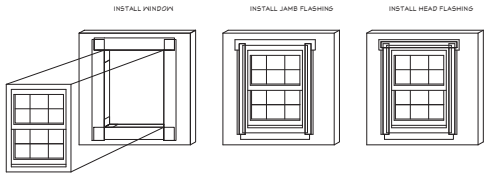
WINDOW OPENING FLASHING



NOTES:

1. APPLY EGO FLASH PRIMER TO SURFACES.
2. FLASHING SHALL BE MINIMUM OF 12" WIDE. EXTEND INTO OPENING GREATER THAN DEPTH OF WINDOW AND 3" OUT ONTO WALL.
3. INSTALL FLASHING IN SEQUENCE TO GIVE SHINGLED EFFECT.
4. OVERLAP 2" MINIMUM.

WINDOW FLASHING



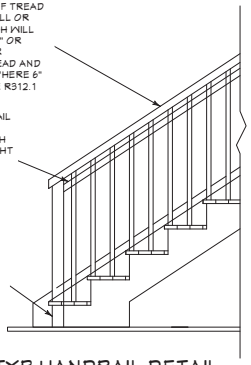
NOTES:

1. SURFACES SHOULD BE CLEAN, DRY AND PRIMED.
2. FLASHINGS SHOULD BE A MINIMUM OF 6" WIDE. THE FLASHING SHALL COVER WINDOW FLANGE AND LAP ONTO SHEETING A MINIMUM OF 3".
3. SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS.
4. OVERLAPS SHALL BE A MINIMUM OF 2".

MIN GUARDRAIL HT. 34" ABOVE LINE OF TREAD NOSING. GUARDRAIL TO BE SOLID WALL OR NEWEL AND BALUSTER SYSTEM WHICH WILL NOT ALLOW PASSAGE OF A SPHERE 5" OR MORE IN DIAMETER. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW A SPHERE 6" IN DIAMETER TO PASS THROUGH. SEE R312.1

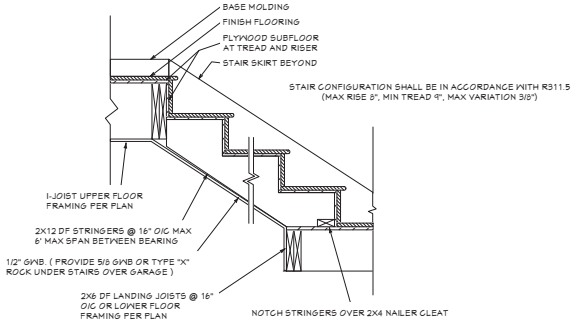
PROVIDE CONTINUOUS GRABRAIL IN ACCORDANCE WITH R311.5.6 ON AT LEAST ONE SIDE OF EACH RUN OF TREADS OR STAIR FLIGHT WITH FOUR OR MORE RISERS.

WHERE NEWEL AND BALUSTER GAURDRAIL ARE PROVIDED, FASTEN SOLID NEWEL POST TO FLOOR SYSTEM AND STAIR STRINGER WITH MIN. (4) 16D NAILS TO FLOOR FRAMING AND (4) 16D NAILS TO STRINGER.

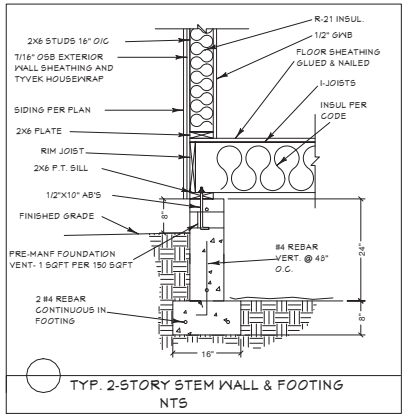


TYP HANDRAIL DETAIL

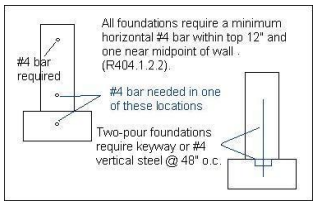
NTS



TYP INTERIOR STAIR DETAIL- NTS



TYP. 2-STORY STEM WALL & FOOTING
NTS



APPROVED
BP-13-0750-SFD
19183 NW MT
SHASTA DR
by: Shawn Lippy
on: 4/11/2013

PROJECT LOCATION
LOT 65 THREE PINES
19183 MT. SHASTA DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
STEVE McDOWELL

ROB TTLETON INC.
RESIDENTIAL CONSTRUCTION AND DESIGN
PO BOX 7167
BEND OR, 97708
541-280-1120 PH
541-610-1744 FAX
robtitleton@bendbroadband.com
CCB# 185287

DATE:
3/19/2013

REVISION:
SUBMITTAL DRAWINGS

SCALE:
1/4"=1' UNO

SHEET:
A-6