

MINIMUM STRUCTURAL
DESIGN LOADS

DESIGN LOADS:

SNOW - 25 LBS. + DRIFT
WIND - 85 MPH
SEISMIC DESIGN CATEGORY C
FROST DEPTH - 18 INCHES
EXPOSURE - C

MINIMUM UNIFORM LIVE LOADS

BALCONIES - 60 LBS.
DECKS - 40 LBS.
FIRE ESCAPES - 40 LBS.
GARAGES - 50 LBS.
ATTICS (NO STORAGE) - 10 LBS.
DWELLINGS - 40 LBS.
STAIRS - 40 LBS.
GAUDDRAILS & HANDRAILS 200 LBS.

SEE ATTACHED ENGINEERING FOR ALL STRUCTURAL AND LATERAL ANALYSIS.

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.

ADDITIONAL ENERGY MEASURES
PROVIDED.

RESIDENTIAL ENERGY CHECK- PATH 3:
INSULATION :
FLOORS-
UNDERFLOOR- R30
SLAB EDGE PERIMETER- R15
HEATED SLAB, INTERIOR- R10
FLOOR ASSEMBLY OVER UNCONDITIONED SPACE- R30
WALLS-
ABOVE GRADE- R23
BELOW GRADE- R14 FOR FRAMED ASSEMBLIES OR R15 CONTINUOUS
CEILING-
FLAT- R49 WITH MIN R21 AT EDGE
SCISSOR TRUSS VAULT- R38
RAFTER VAULT- R30
WINDOWS- U0.30, AND PERFORMANCE TESTED DUCT SYSTEM

CONSERVATION OPTION A (PRIMARY DWELLING)- 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

SCOPE OF WORK
CONSTRUCT NEW 2485 SQ.FT. DWELLING
2319 SQ.FT. MAIN FLOOR
666 SQ.FT. UPPER FLOOR
600 SQ.FT. UNFINISHED STORAGE AREA
600 SQ.FT. GARAGE AREA

BUILDING LOT COVERAGE
AND CALCULATIONS

LOT AREA= 20315 SQ.FT.
PROPOSED BUILDING COVERAGE = 3260 SQ. FT.
TOTAL LOT COVERAGE = (16.04%)
IMPERVIOUS AREA:
DRIVEWAY= 3100 SQ.FT.
WALKWAY= 150 SQ.FT.
ROOF AREA= 3845 SQ.FT.
TOTAL= 7095 SQ.FT. IMPERVIOUS AREA
X.20
1419 CU.FT. RETENTION REQUIRED
1480 CU.FT. RETENTION PROVIDED

SITE NOTES

SITE INFORMATION PROVIDED BY COUNTY TAX MAP AND OWNER VERIFICATION. ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
ALL SETBACKS, EASEMENTS AND CC&R REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION
FINAL SITING OF THE DWELLING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
ALL HARDSCAPE DRAINAGE TO BE DIRECTED TO LANDSCAPE RETENTION
CONFIRM ALL UTILITIES AND TRENCH LOCATIONS WITH CONTRACTOR PRIOR TO CONSTRUCTION

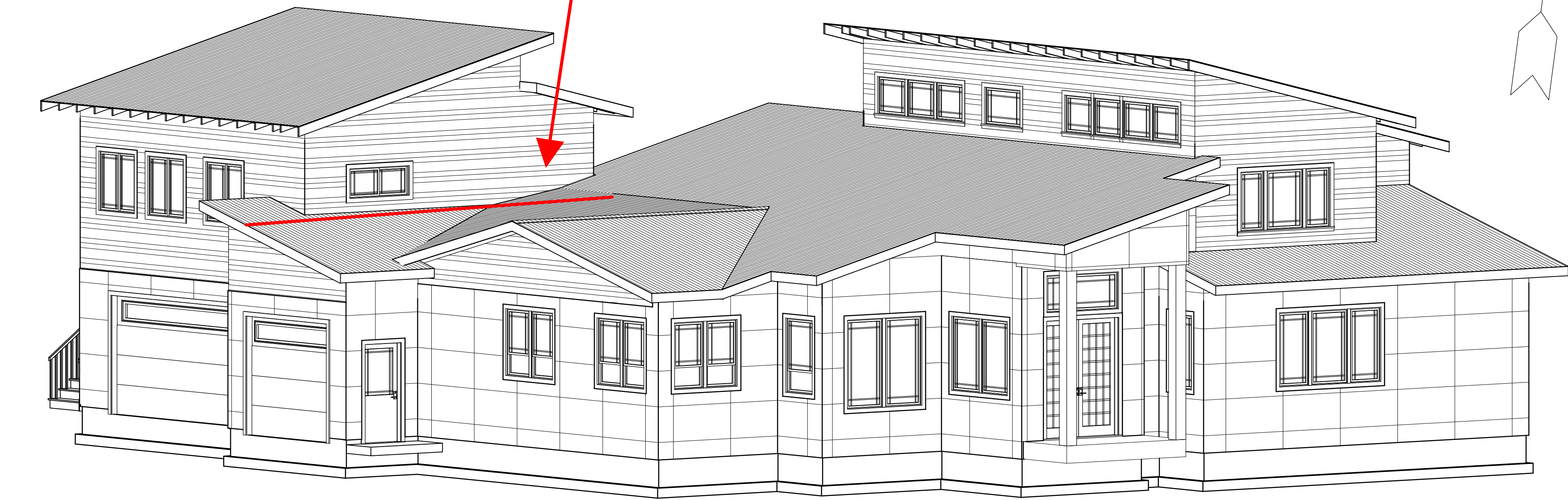
APPROVED

Planning Division
BP-14-3027-SFD 19964
ASHWOOD DR
by: Sara Connolly
on: 8/21/2014
Grading OK

Max Roof Heigh 26 ft 7 in

Unfinished Storage Area above garage not reviewed or approved for use as an Accessory Dwelling Unit. Additional Building permit required after Land Use decision is obtained

PROVIDE 1 HOUR SEPARATION BETWEEN ACCESSORY AND HOUSE.



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.

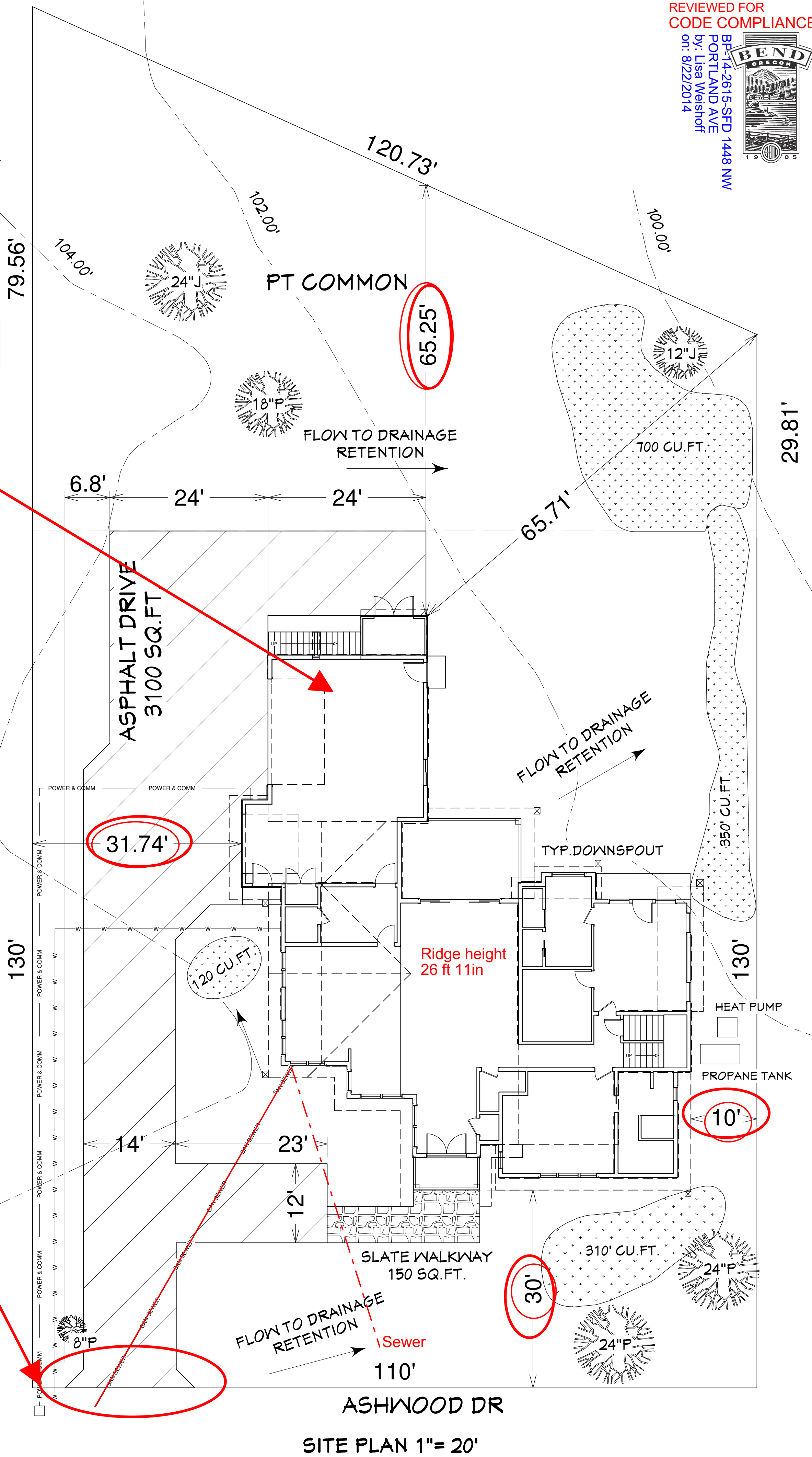
- DIMENSIONS:
1. ALL INFORMATION SHOWN ON THE DRAWINGS, RELATIVE TO THE EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY, THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONDITION ADVERSELY 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.

Driveway Apron and Curb Cut to meet City of Bend Standard Drawings Sht 2- 4

APPROVED

Engineering
BP-14-3027-SFD
19964 ASHWOOD DR
by: Sara Connolly
on: 8/21/2014



REVIEWED FOR
CODE COMPLIANCE

BP-14-2615-SFD 1448 NW
PORTLAND AVE
by: Lisa Weisloff
on: 8/22/2014

PROJECT LOCATION-
1964 ASHWOOD DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

PO BOX 1161
BEND OR 97708
541-280-1120 PH
541-610-1144 FAX

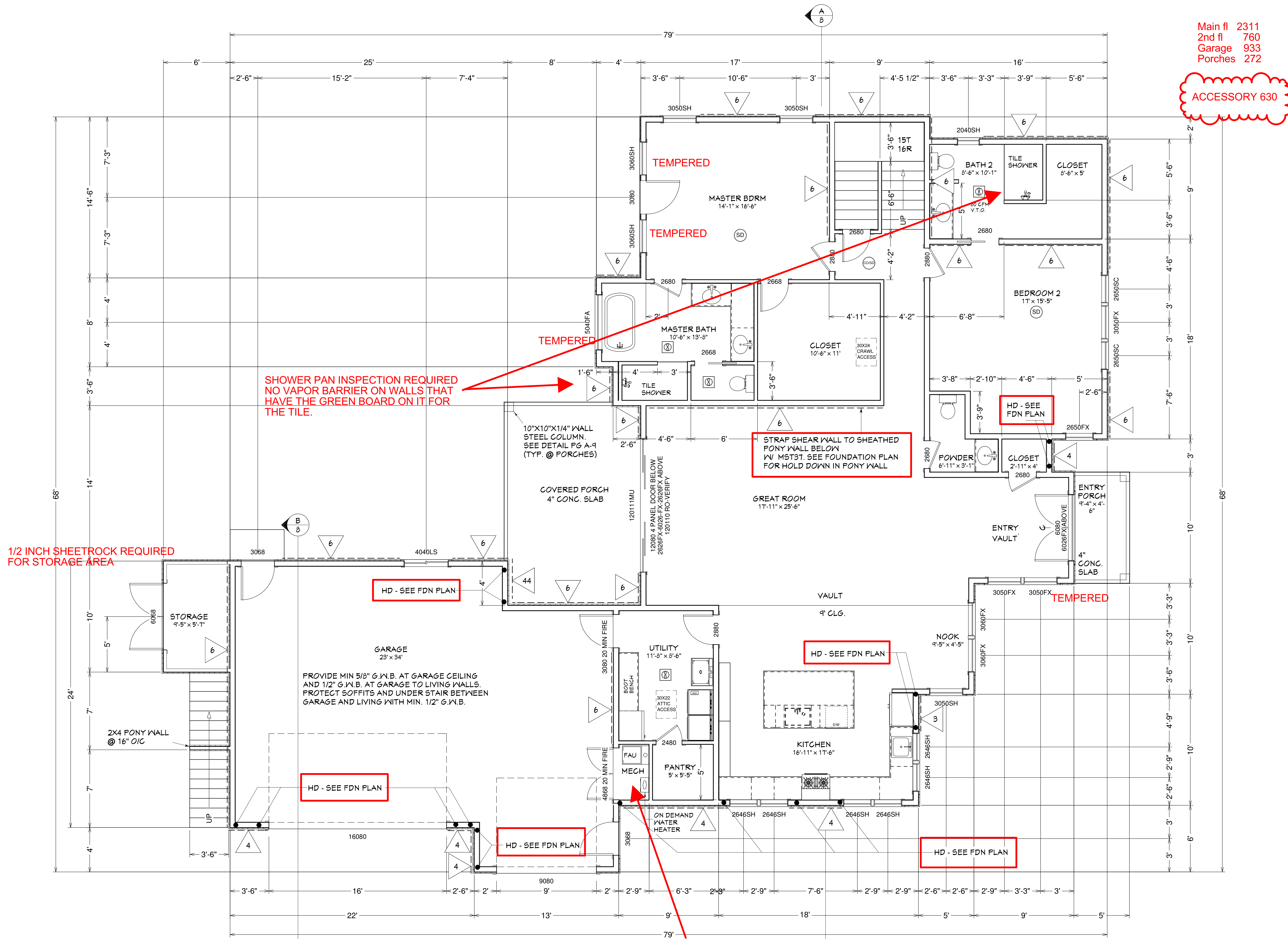
ROB LITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN
robittleton@bendbroadband.com
CCB# 165237

DATE:
7/28/2014

REVISION:
SUBMITTAL
DRAWINGS

SCALE:
1/4"=1' UNO

SHEET:
A-1



Main fl 2311
2nd fl 760
Garage 933
Porches 272

ACCESSORY 630

MAIN FLOOR PLAN

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

FO BOX 7161
BEND OR 97109

541-280-1120 PH
541-610-1144 FAX

robittleton@bendbroadband.com
CCB# 165237

ROB RITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:
1/28/2014

REVISION:

SUBMITTAL
DRAWINGS

SCALE:
1/4"=1' UNO

SHEET:
A-2

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. VW 7/16" O.S.B. OR SIM. INSTALLED VW 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.

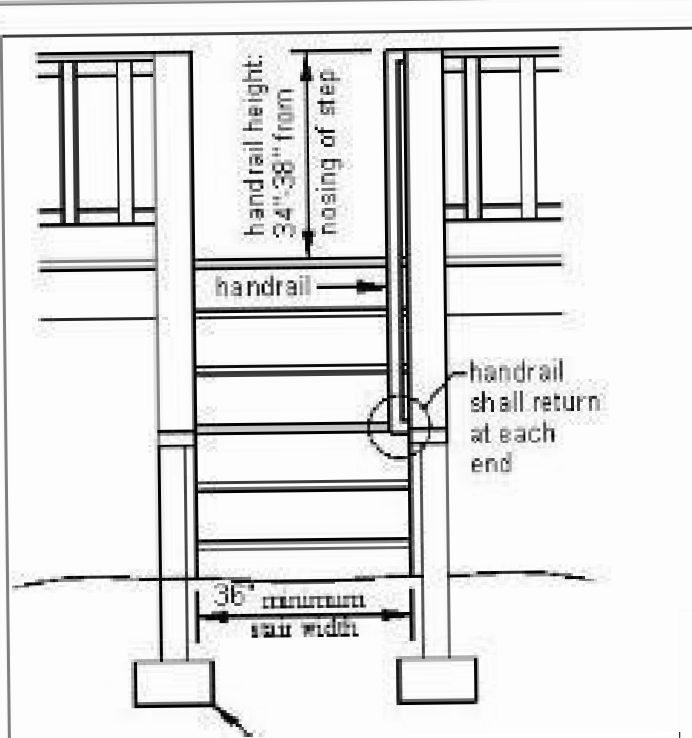
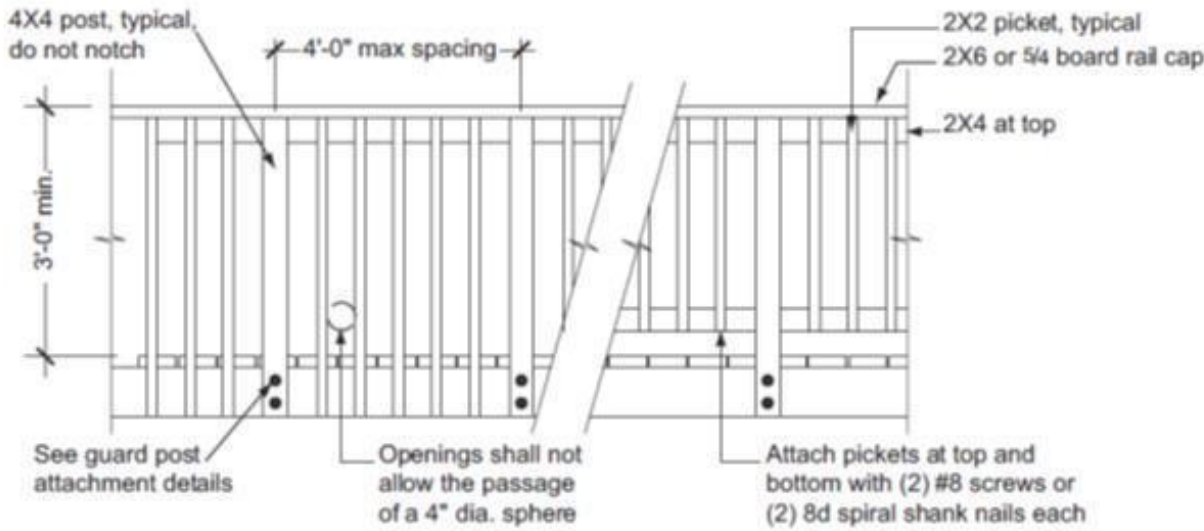
TYP. HEADER BEARING SUPPORT: (1) 2X TRIMMER & (1) 2X KING STUD U.N.O. PLACE DBL TRIMMERS @ HEADERS OVER 10' IN DEPTH OR OPENINGS GREATER THAN 8' IN WIDTH.

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.



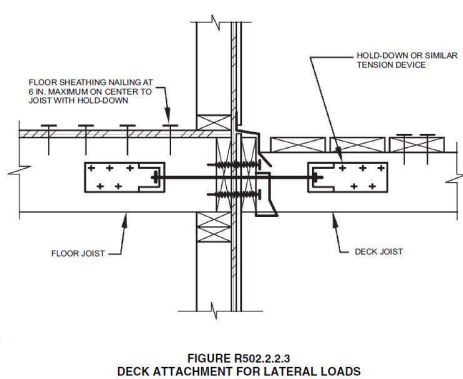
Shear Wall Schedule – Ross Residence						
WALL	WALL INFORMATION			FASTENERS (Where Applicable)		
	WALL SHEATHING	EDGE NAILING	FIELD NAILING	SILL PLATE	RIM JOIST	FOUNDATION ANCHORS
SW - 6	1/2" O.S.B. on one side of wall	8d @ 6" o.c.	8d @ 12" o.c.	16d @ 6" o.c.	16d TOENAILS @ 4" o.c.	1/2" x 10" A.B. @ 48" o.c.
SW - 4	1/2" O.S.B. on one side of wall	8d @ 4" o.c.	8d @ 12" o.c.	16d @ 6" o.c.	16d TOENAILS @ 3" o.c.	1/2" x 10" A.B. @ 36" o.c.
SW - 3 notes: a, b	1/2" O.S.B. on one side of wall	8d @ 3" o.c.	8d @ 12" o.c.	16d @ 4" o.c.	SIMPSON LTP4 CLIPS @ 16" o.c.	1/2" x 10" A.B. @ 24" o.c.
SW - 44 notes: a, b	1/2" O.S.B. on both sides of wall	8d @ 2" o.c.	8d @ 12" o.c.	16d @ 4" o.c.	SIMPSON LTP4 CLIPS @ 8" o.c.	1/2" x 10" A.B. @ 16" o.c.

SCHEDULE NOTES:

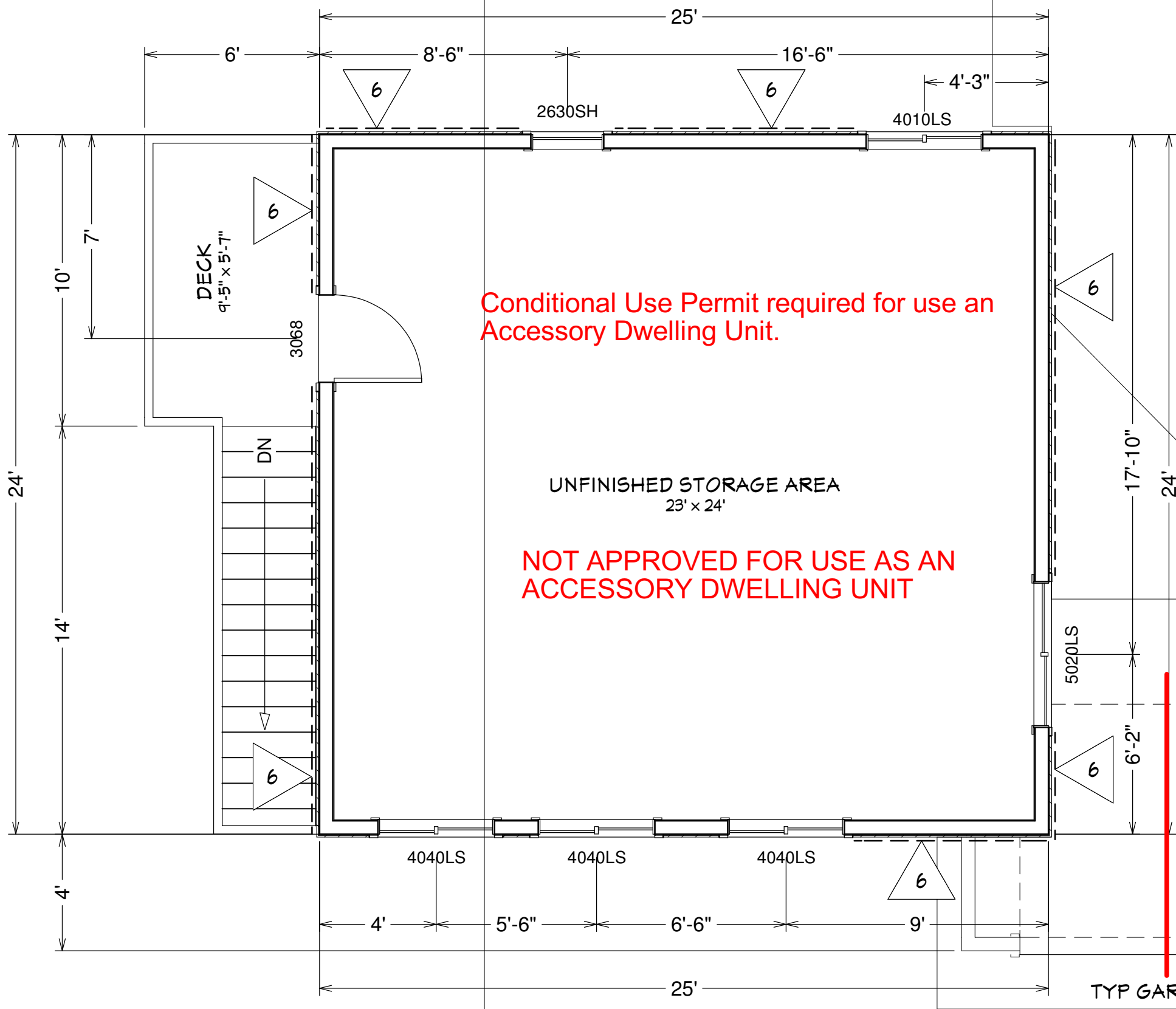
- All exterior framed walls not designated with a wall label shall be sheathed and anchored according to the requirements of shear wall 6.
- Studs shall be spaced at 16" o.c. maximum (plywood may be installed either vertically or horizontally).
- All shear panels are to be continuous between horizontal diaphragms (roof to floor, floor to floor, floor to foundation).
- All framed shear walls shall be blocked at all panel edges.

Footnotes:

- Studs and/or blocking at adjoining panel edges shall be 3x minimum and the nails shall be staggered.
- Sill plates shall be 3x minimum and sill plate nailing shall be staggered.
- As a substitute for 3x members, double studs may be nailed together with 16d nails @ 6" o.c.

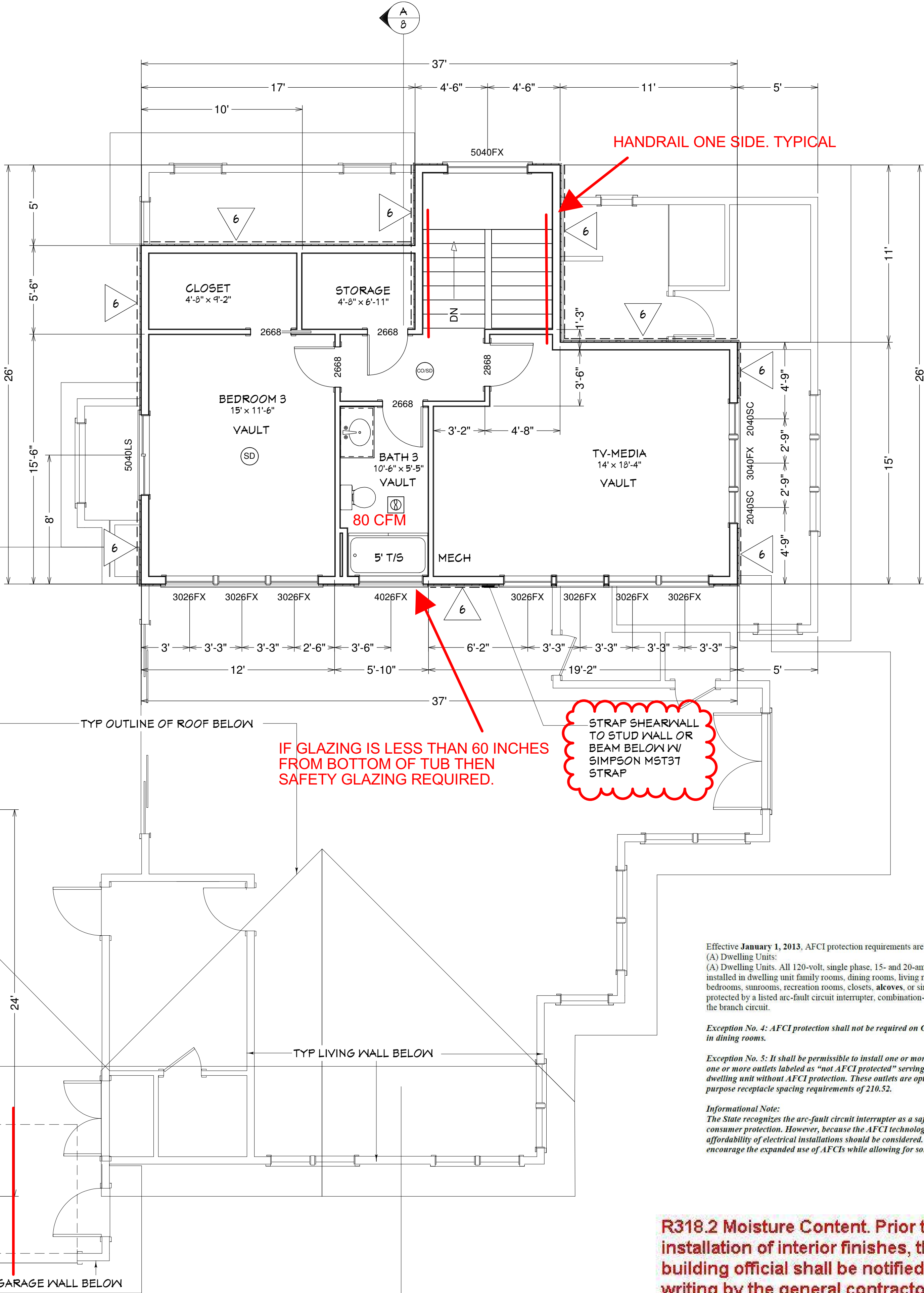


SEPARATE HEAT SOURCE WILL BE CADET HEATERS AND MINISPLIT SYSTEM.



ONE HOUR SEPARATION BETWEEN THE HOUSE AND THE FUTURE ACCESSORY DWELLING UNIT.
SEE ONE HOUR ASSEMBLY DETAIL ATTACHED

UPPER FLOOR PLAN



STRAP SHEARWALL TO STUD WALL OR BEAM BELOW W/ SIMPSON MST3T STRAP

IF GLAZING IS LESS THAN 60 INCHES FROM BOTTOM OF TUB THEN SAFETY GLAZING REQUIRED.

Effective January 1, 2013, AFCI protection requirements are as follows for subsection (A) Dwelling Units:
(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, alcoves, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

Exception No. 4: AFCI protection shall not be required on GFCI protected receptacles installed in dining rooms.

Exception No. 5: It shall be permissible to install one or more branch circuits that each supply one or more outlets labeled as "not AFCI protected" serving a single system in a single room of a dwelling unit without AFCI protection. These outlets are optional and do not meet the general purpose receptacle spacing requirements of 210.52.

Informational Note:
The State recognizes the arc-fault circuit interrupter as a safety device that generally improves consumer protection. However, because the AFCI technology is still maturing, reliability and affordability of electrical installations should be considered. Therefore, the State intends to encourage the expanded use of AFCIs while allowing for some exceptions to its use.

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.

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

FO BOX 1161
BEND OR 97108
541-280-1120 PH
541-610-1144 FAX
robittleton@bendbroadband.com
CC# 165237

ROB RITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

1/28/2014

REVISION:

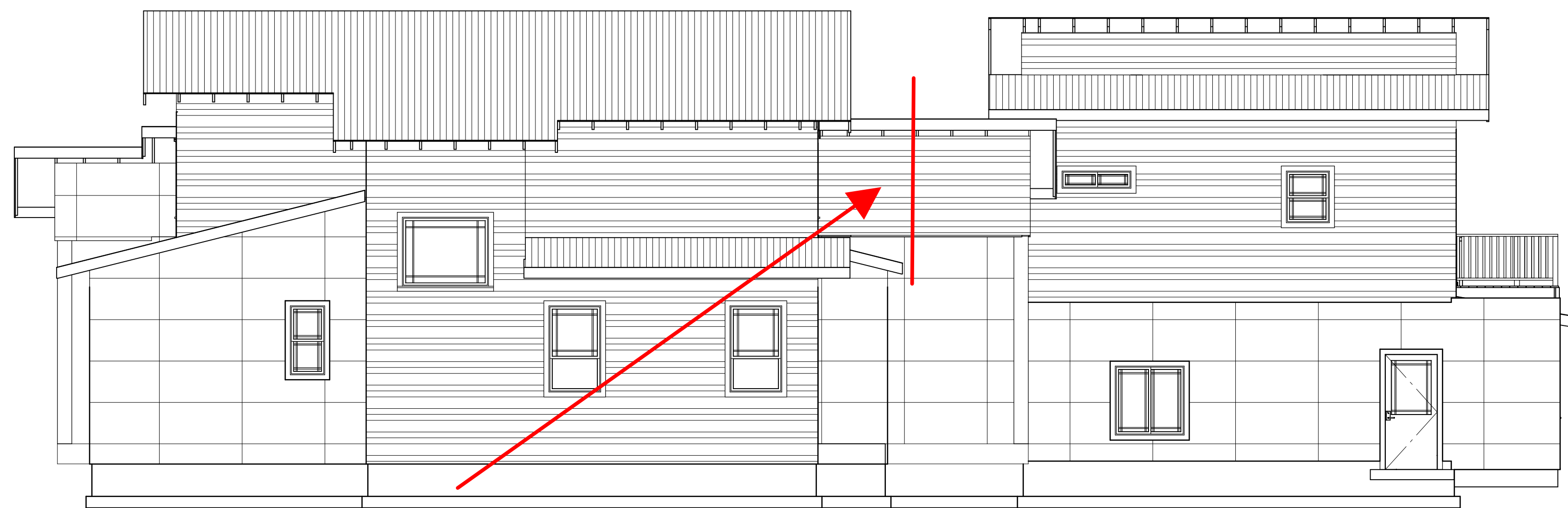
SUBMITTAL
DRAWINGS

SCALE:

1/4"=1' UNO

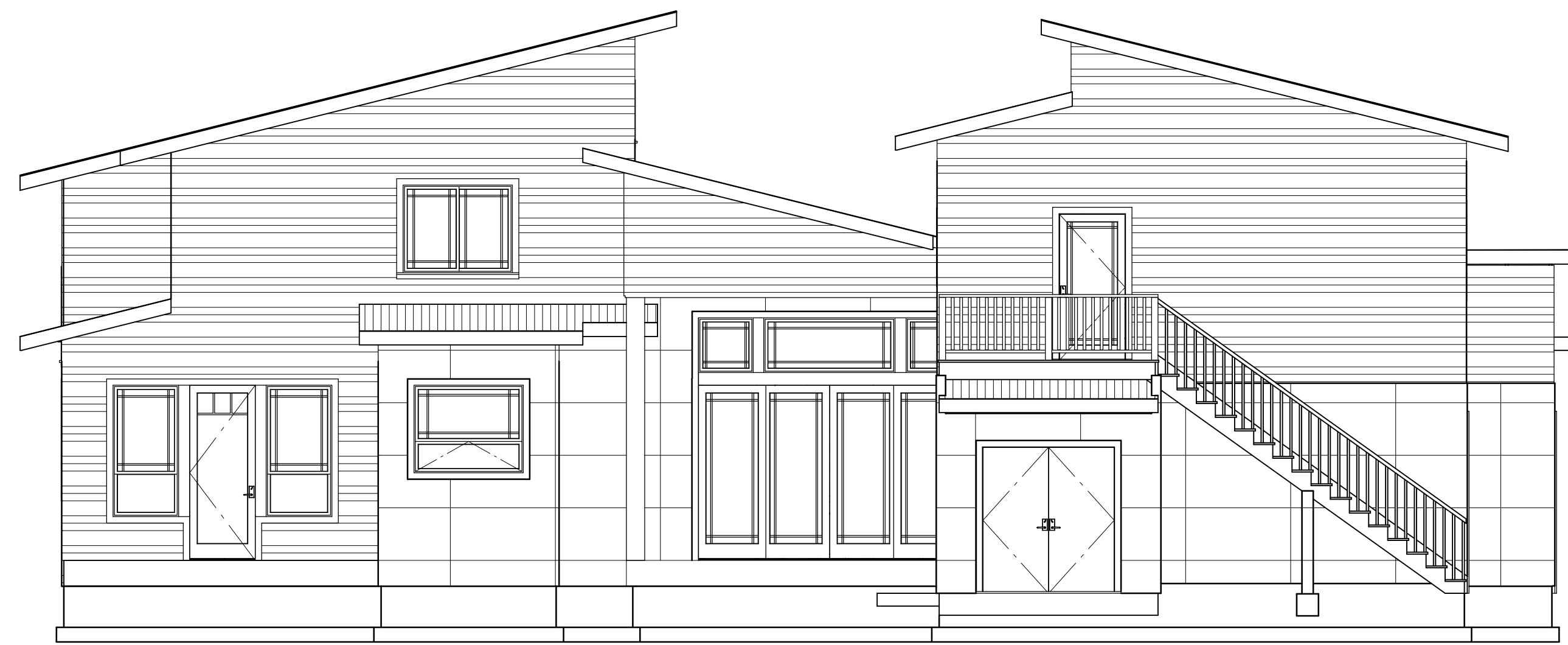
SHEET:

A-3

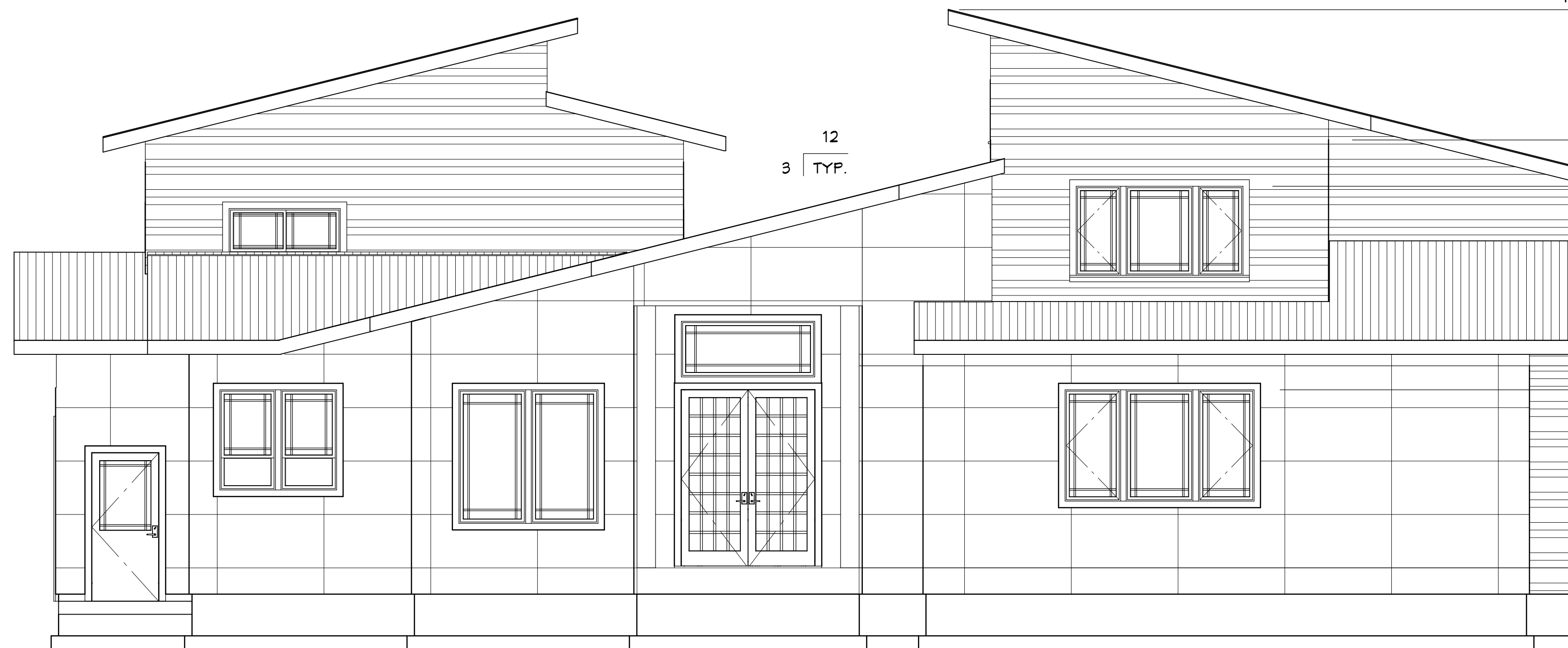


PROVIDE 1 HOUR SEPARATION

RIGHT ELEVATION 3/16" = 1'



REAR ELEVATION 3/16" = 1'



FRONT ELEVATION 1/4" = 1'

HIGHEST ROOF ABOVE GRADE

T.O.W. UPPER FLOOR

TOP OF WINDOW UPPER FLOOR

UPPER LEVEL FF

T.O.W. MAIN FLOOR- PRIMARY
TOP OF WINDOW MAIN FLOOR

MAIN LEVEL FF

GRADE AT FRONT
ELEVATION = 103.00'

**SECTION R312
GUARDS**
R312.1 Where required, Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.
Exceptions:
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height, which allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

EXTERIOR FINISH NOTES

ROOFING - STANDING SEAM METAL

FASCIA - 2 X 8 PRIMED TRIM OR EXPOSED TAILS PER ELEVATION

SIDING -
LOWER LEVEL- HARDI PANELS RUN HORIZONTALLY W/ MANF SUPPLIED FLASHING.

UPPER LEVEL- 8 1/4" HARDI-LAP W/ 7" EXPOSURE (ONE COURSE)
5 1/4" HARDI-LAP W/ 4" EXPOSURE (TWO COURSE)

CORNER TRIM - N/A

WATER TABLE TRIM - N/A

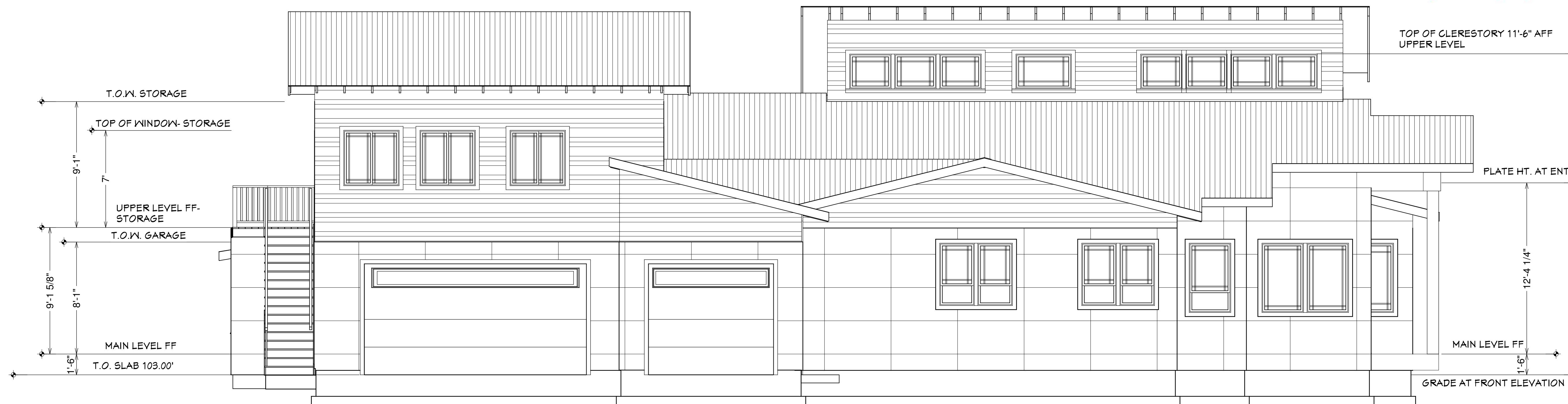
WINDOW TRIM - 5/4 X 4 SIDE TRIM
5/4 X 4 HEAD AND AFRON

STONE VENEER - CULTURED STONE (VERIFY W/ BUILDER)

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

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

Pursuant to Bend Code 10.3.5.200
all outdoor lighting fixtures shall be
designed as a full cut-off fixture or
have a shielding method to direct
light emissions down on the site and
not shine direct illumination or glare
onto adjacent properties.



LEFT ELEVATION 3/16" = 1'

TOP OF CLERESTORY 11'-6" AFF
UPPER LEVEL

PLATE HT. AT ENTRY

12'-4 1/4"

MAIN LEVEL FF

GRADE AT FRONT ELEVATION

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

FO BOX T161
BEND OR 97108

541-280-1120 PH
541-610-1144 FAX

ROB LITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

7/28/2014

REVISION:

SUBMITTAL
DRAWINGS

SCALE:

1/4"=1' UNO

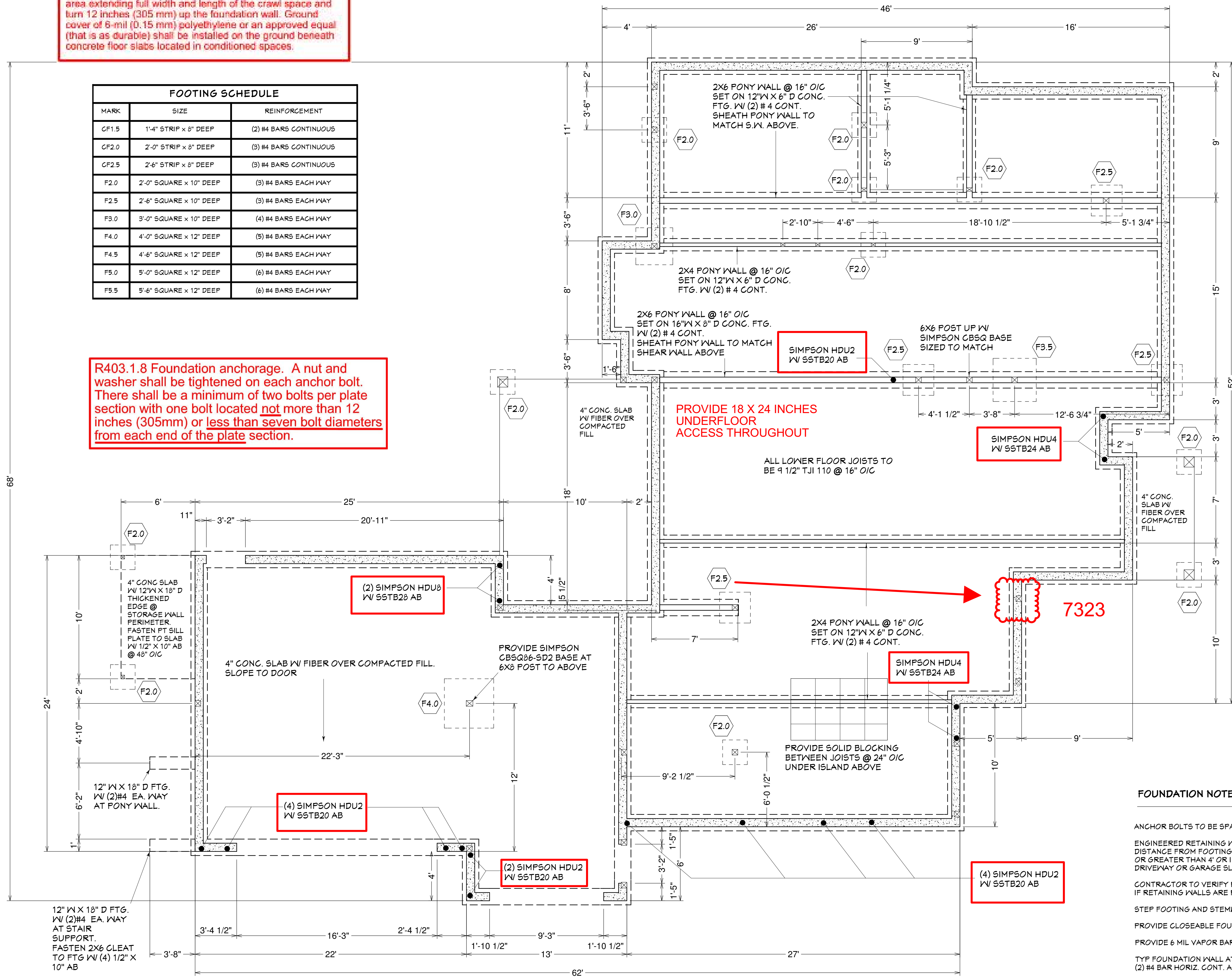
SHEET:

A-4

N1104.9.2 Ground cover. A ground cover shall be installed in the crawl space for both new and existing buildings when insulation is installed. Ground cover shall be 6-mil (0.15 mm) black polyethylene or other approved material of equivalent perm rating. Ground cover shall be lapped 12 inches (305 mm) at all joints and cover the entire surface area extending full width and length of the crawl space and turn 12 inches (305 mm) up the foundation wall. Ground cover of 6-mil (0.15 mm) polyethylene or an approved equal (that is as durable) shall be installed on the ground beneath concrete floor slabs located in conditioned spaces.

FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
CF1.5	1'-4" STRIP x 8" DEEP	(2) #4 BARS CONTINUOUS
CF2.0	2'-0" STRIP x 8" DEEP	(3) #4 BARS CONTINUOUS
CF2.5	2'-6" STRIP x 8" DEEP	(3) #4 BARS CONTINUOUS
F2.0	2'-0" SQUARE x 10" DEEP	(3) #4 BARS EACH WAY
F2.5	2'-6" SQUARE x 10" DEEP	(3) #4 BARS EACH WAY
F3.0	3'-0" SQUARE x 10" DEEP	(4) #4 BARS EACH WAY
F4.0	4'-0" SQUARE x 12" DEEP	(5) #4 BARS EACH WAY
F4.5	4'-6" SQUARE x 12" DEEP	(5) #4 BARS EACH WAY
F5.0	5'-0" SQUARE x 12" DEEP	(6) #4 BARS EACH WAY
F5.5	5'-6" SQUARE x 12" DEEP	(6) #4 BARS EACH WAY

R403.1.8 Foundation anchorage. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305mm) or less than seven bolt diameters from each end of the plate section.



FOUNDATION AND LOWER FLOOR FRAMING PLAN

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"W 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"W X 8" CONC. WALL WITH (2) #4 BAR HORIZ. CONT. AND (1) #4 BAR VERT @ 48" O/C .

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.

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

FO BOX T161
BEND OR 97108
541-280-1120 PH
541-610-1144 FAX
robittleton@bendbroadband.com
CCB# 165237

ROB RITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

7/26/2014

REVISION:

SUBMITTAL
DRAWINGS

SCALE:

1/4"=1' UNO

SHEET:

A-5

AT LOWER FLOOR USE 3/4" T&G PLYWOOD OR 3/4"
EDGEGLD 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" 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.



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.

PAGE 6 OF 9

PROJECT LOCATION:
119964 ASHWOOD DR.
BEND OR, 97701

**PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE**

541-280-1120 PH
541-610-1744 FAX
PO BOX 7167
BEND OR, 97708
robblitteton@bendbroadband.com
CCB# 165287

ROB LITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

7/28/2014

REVISION:

SUBMITTAL DRAWINGS

SCALE:

$1/4" = 1'$ UNO

SHEET:

A-6

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.

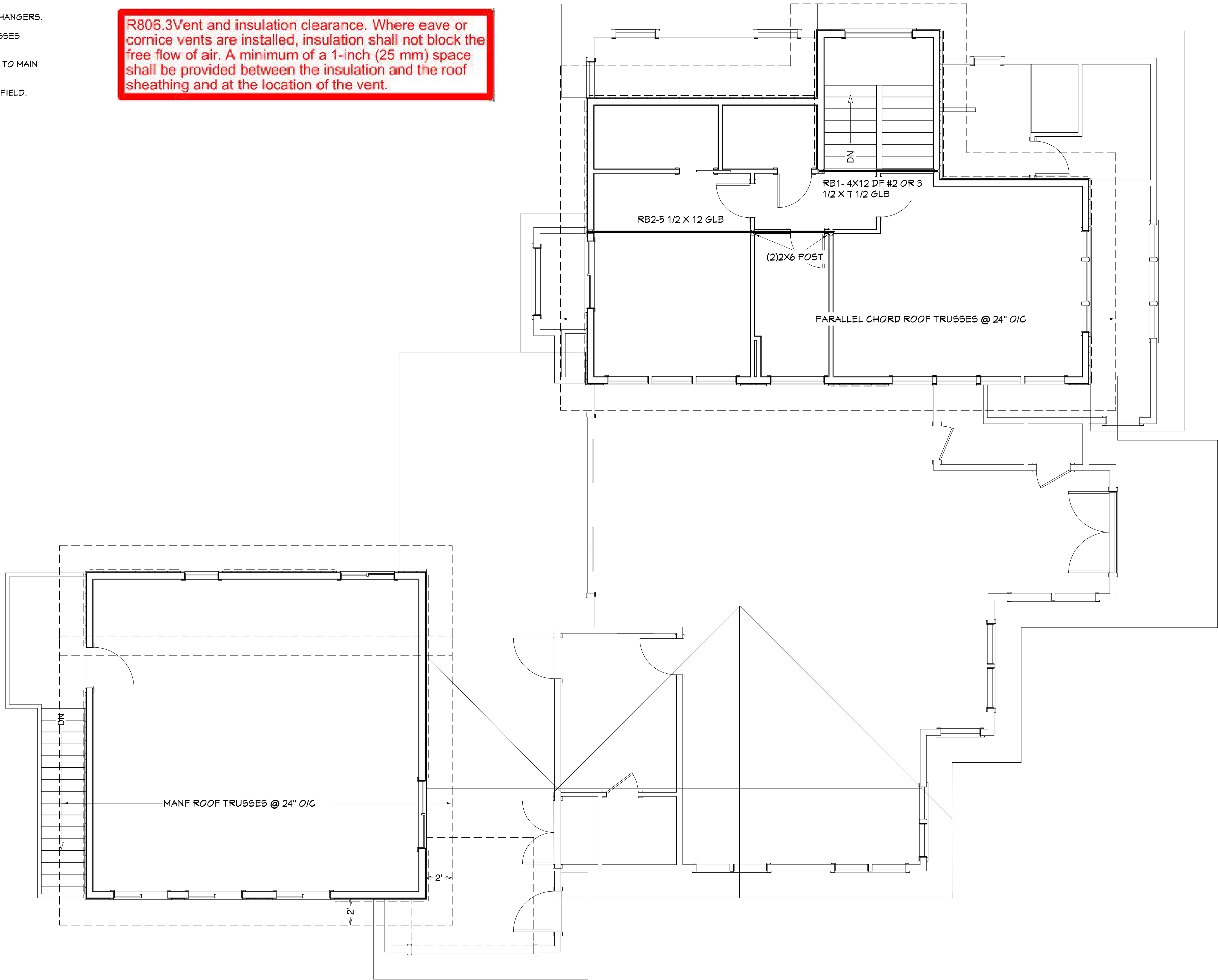
PROVIDE 2 COURSES OF ICE DAM PROTECTION MIN AT ROOF PERIMETER

30# ROOFING FELT & COMPOSITION SHINGLES.

PROVIDE ROOF VENTING PER CODE.

REFER TO TJI LAYOUT AND CALCS.

R806.3Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.



UPPER ROOF FRAMING PLAN

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

541-280-1120 PH 541-610-1144 FAX
541-280-1120 PH 541-610-1144 FAX
robittleton@bendbroadband.com
CCB# 165287

ROBITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

7/28/2014

REVISION:

SUBMITTAL
DRAWINGS

SCALE:

1/4"=1' UNO

SHEET:

A-7

TYP ROOF ASSEMBLY:

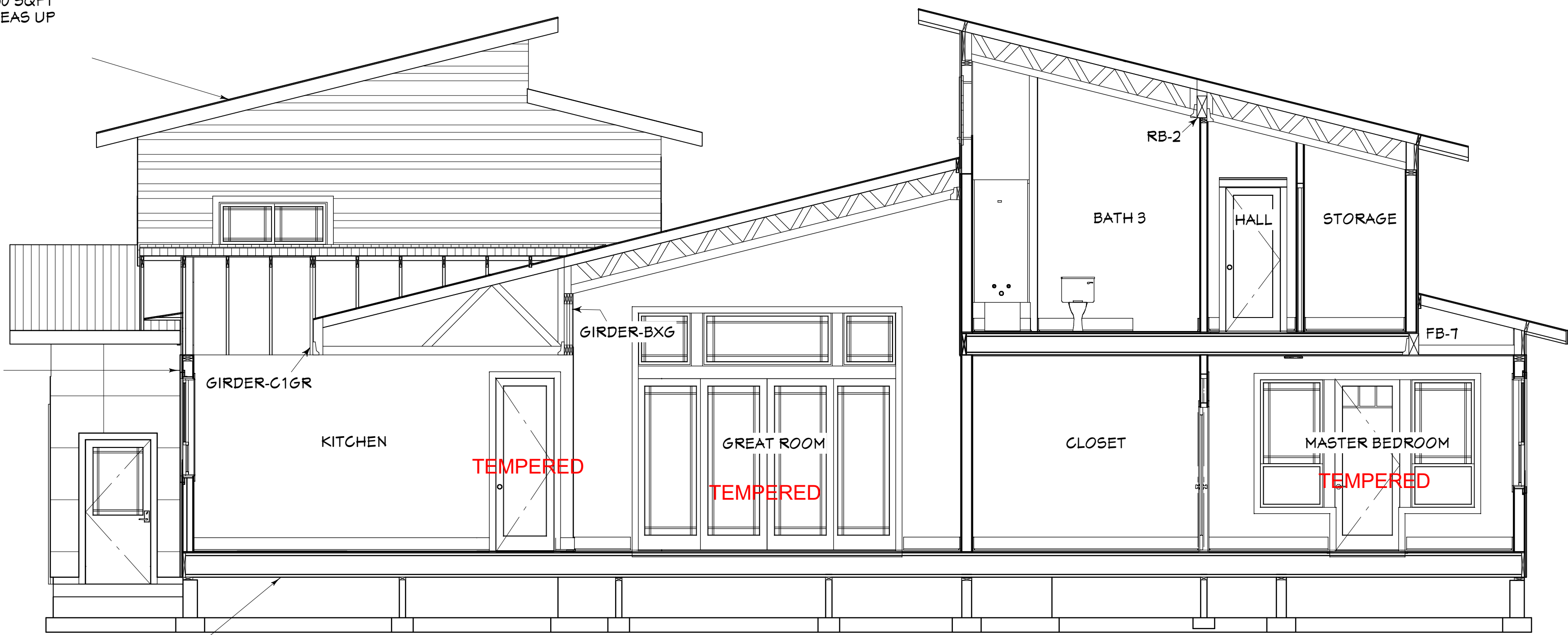
- COMPOSITION SHINGLES
- 15# MIN FELT PAPER
- CONTINUOUS RIDGE VENT OR CUT IN VENTS 1 SQFT PER 150 SQFT
- ICE AND WATER SHIELD TO COVER ALL ROOF AND EAVE AREAS UP PAST INTERIOR SIDE OF WALL
- MIN 7/16 OSB ROOF SHEATHING
- INSULATION PER CODE
- 2X12 GDF RAFTER OR MANF ROOF TRUSSES
- 1/2" GNB OR OTHER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

TYP WALL ASSEMBLY:

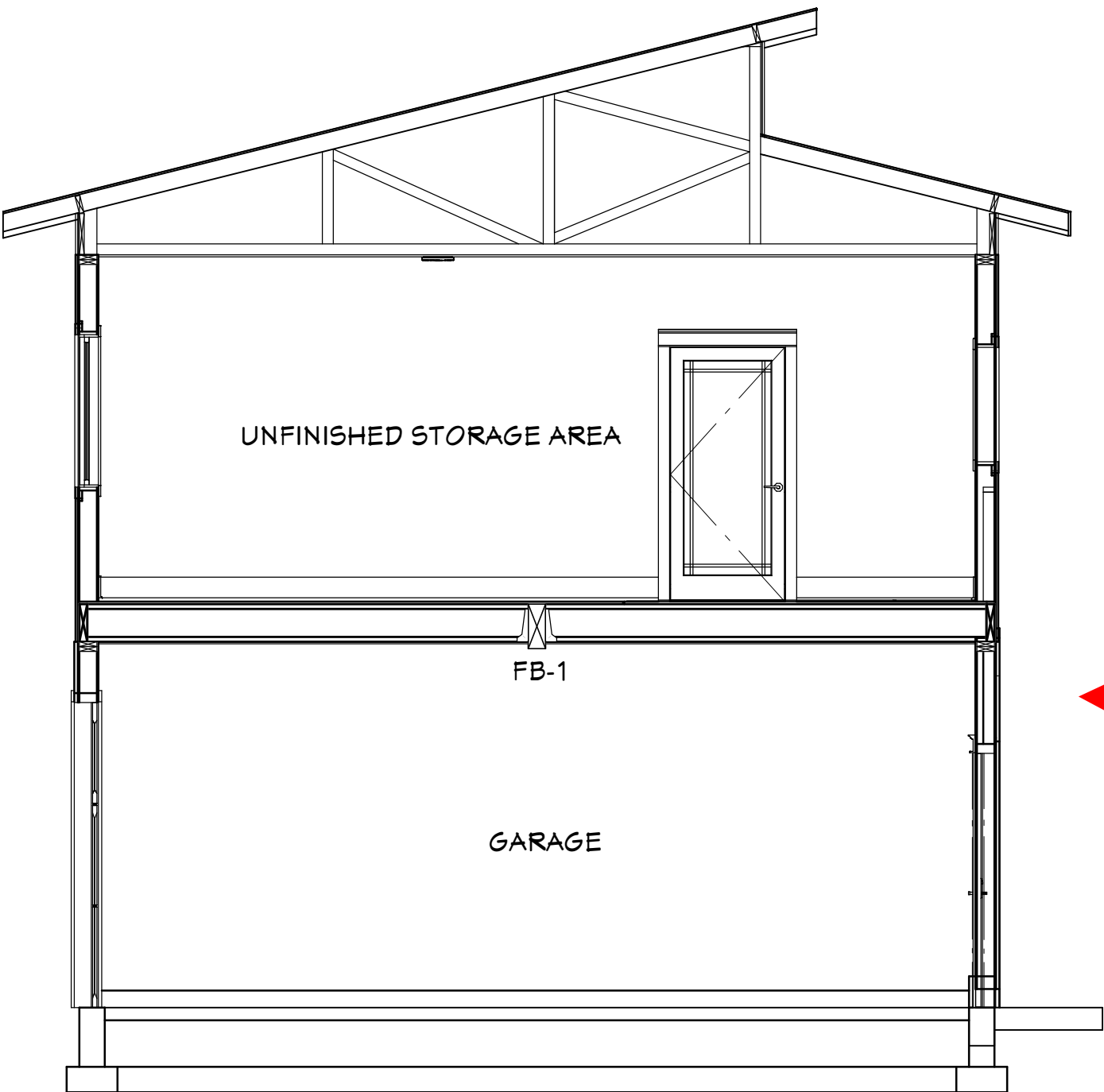
- FINISH SIDING MATERIAL PER PLAN
- AIR INFILTRATION BARRIER
- 7/16" OSB WALL SEATHING
- 2X6 GDF STUDS @ 16" O/C
- MIN R21 INSULATION
- 1/2" GNB

TYP FLOOR ASSEMBLY:

- FINISH FLOOR MATERIAL
- 3/4" EDGEGLD FLOOR SHEATHING
- FLOOR JOISTS PER FRAMING PLAN
- BATT INSULATION PER ENERGY PATH
- PROVIDE 6MIL VAPOR BARRIER AT CRAWL SPACE



SECTION -A
AT DWELLING



SECTION -B
AT GARAGE / STORAGE

INSULATION NOTE:
ALL INSULATION SHALL CONFORM TO
ADDITIONAL ENERGY MEASURES SPECIFIED
IN ENERGY NOTES PAGE A-1

GLAZING NOTE:
ALL GLAZING SHALL CONFORM TO
ADDITIONAL ENERGY MEASURES SPECIFIED
IN ENERGY NOTES PAGE A-1

FLOOR/CEILING ASSEMBLY IS 5/8 INCH GYPSUM
AND WALLS ARE 1/2 INCH SHEETROCK.

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97701

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

541-280-1120 PH 541-610-1144 FAX
541-610-1144 FAX
robittleton@bendbroadband.com
CCB# 165237
RESIDENTIAL CONSTRUCTION
AND DESIGN
ROBITTLETON INC.

DATE:

7/28/2014

REVISION:

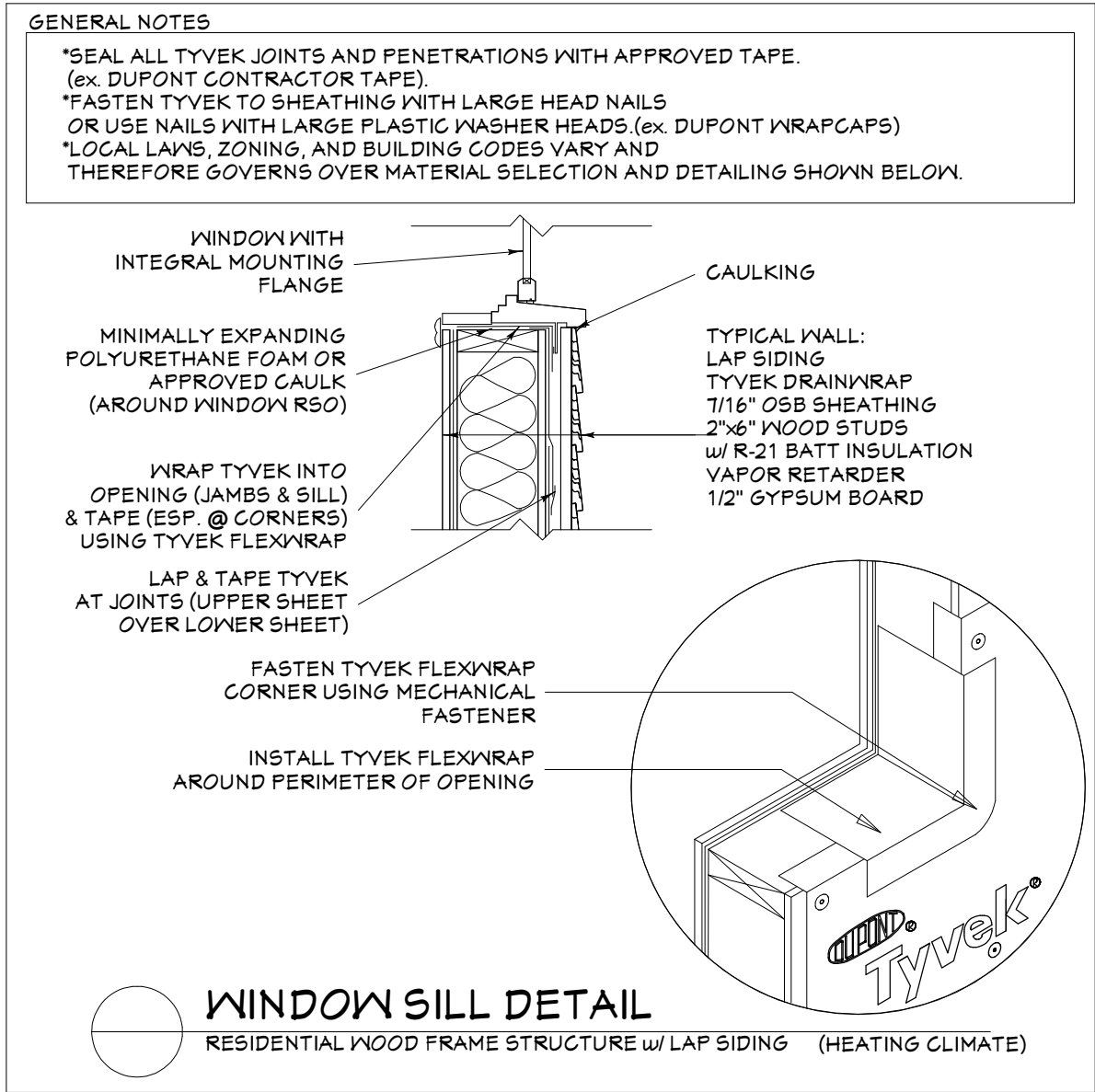
SUBMITTAL
DRAWINGS

SCALE:

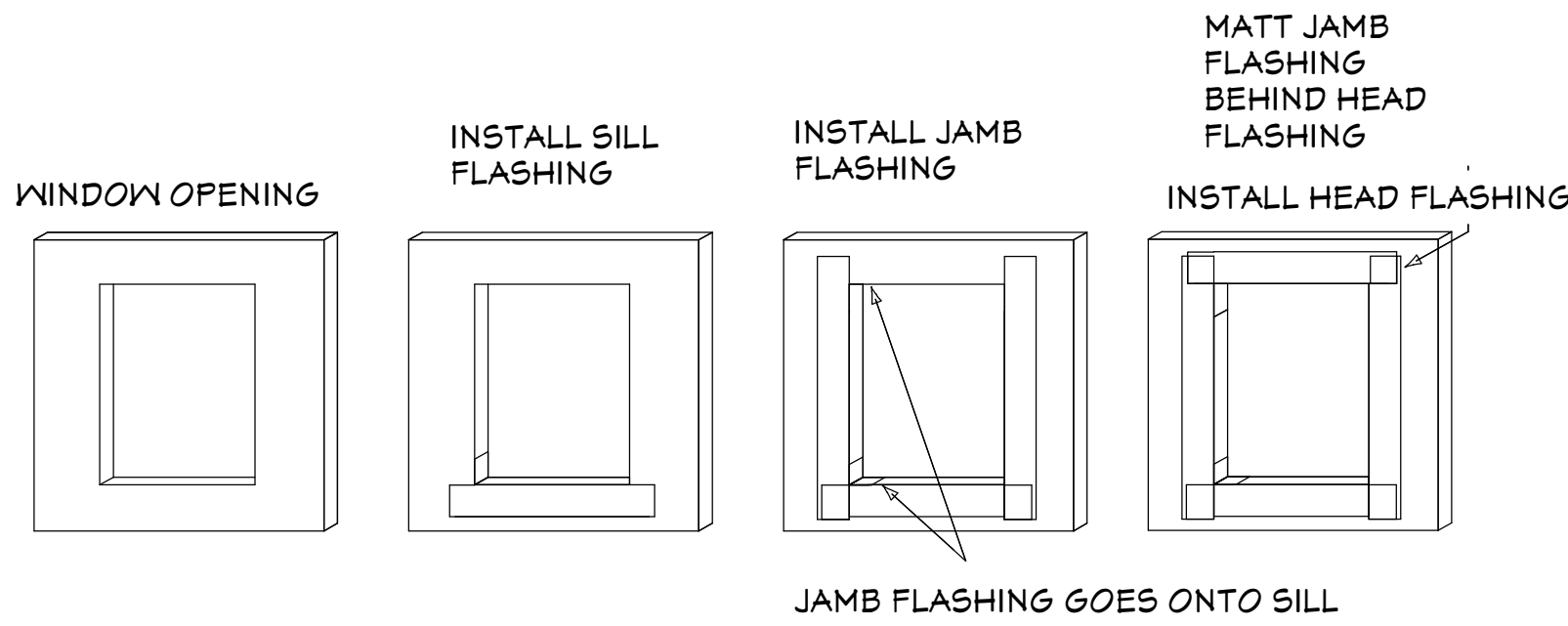
1/4"=1' UNO

SHEET:

A-8

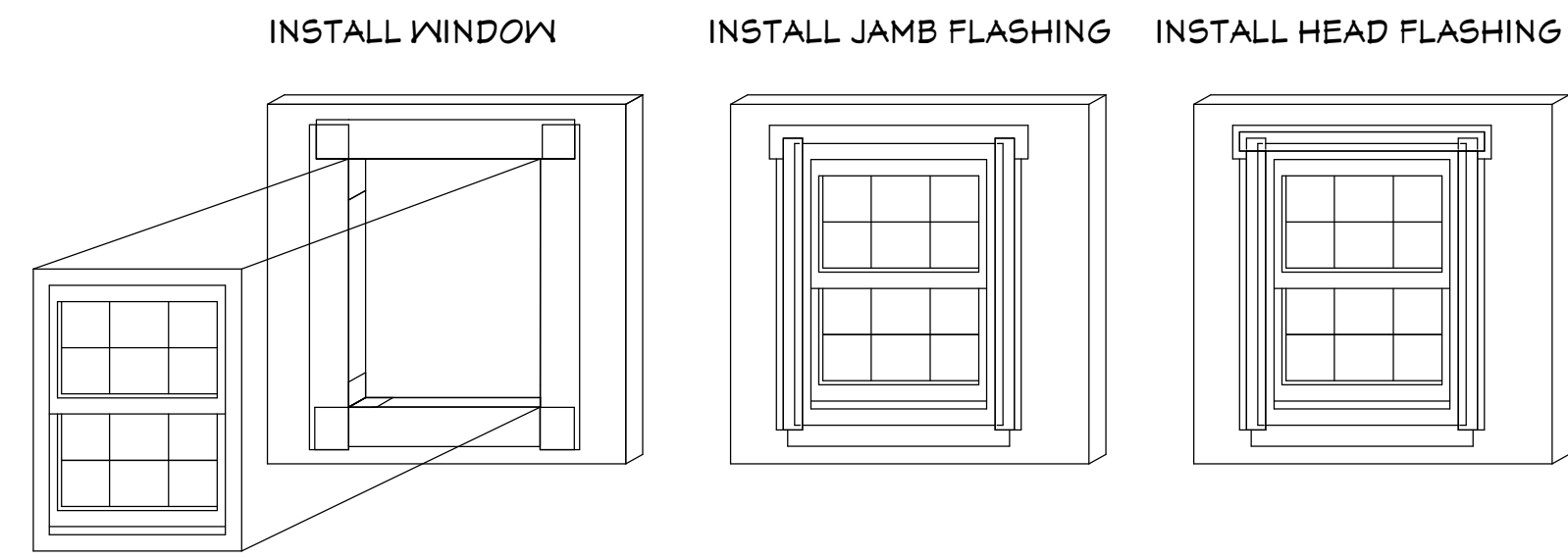


WINDOW OPENING FLASHING



- NOTES:
1. APPLY ECO-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



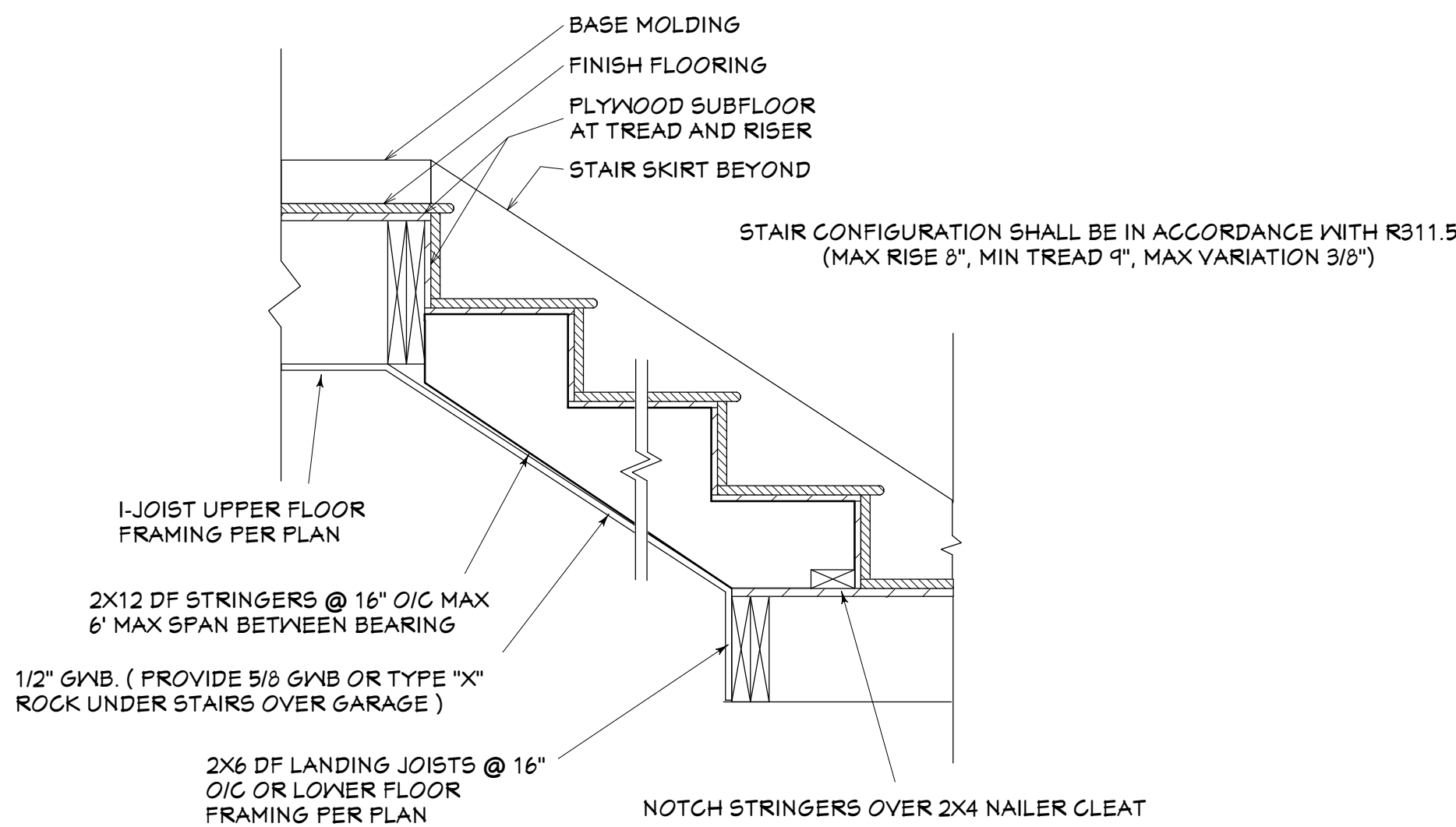
- NOTES:
1. SURFACES SHOULD BE CLEAN, DRY AND PRIMED.
 2. FLASHINGS SHOULD BE A MINIMUM OF 6" WIDE. THE FLASHING SHALL COVER WINDOW FLANGE AND LAP ONTO SHEETING A MINIMUM OF 3".
 3. SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS.
 4. OVERLAPS SHALL BE A MINIMUM OF 2".

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 ROOF ASSEMBLY:

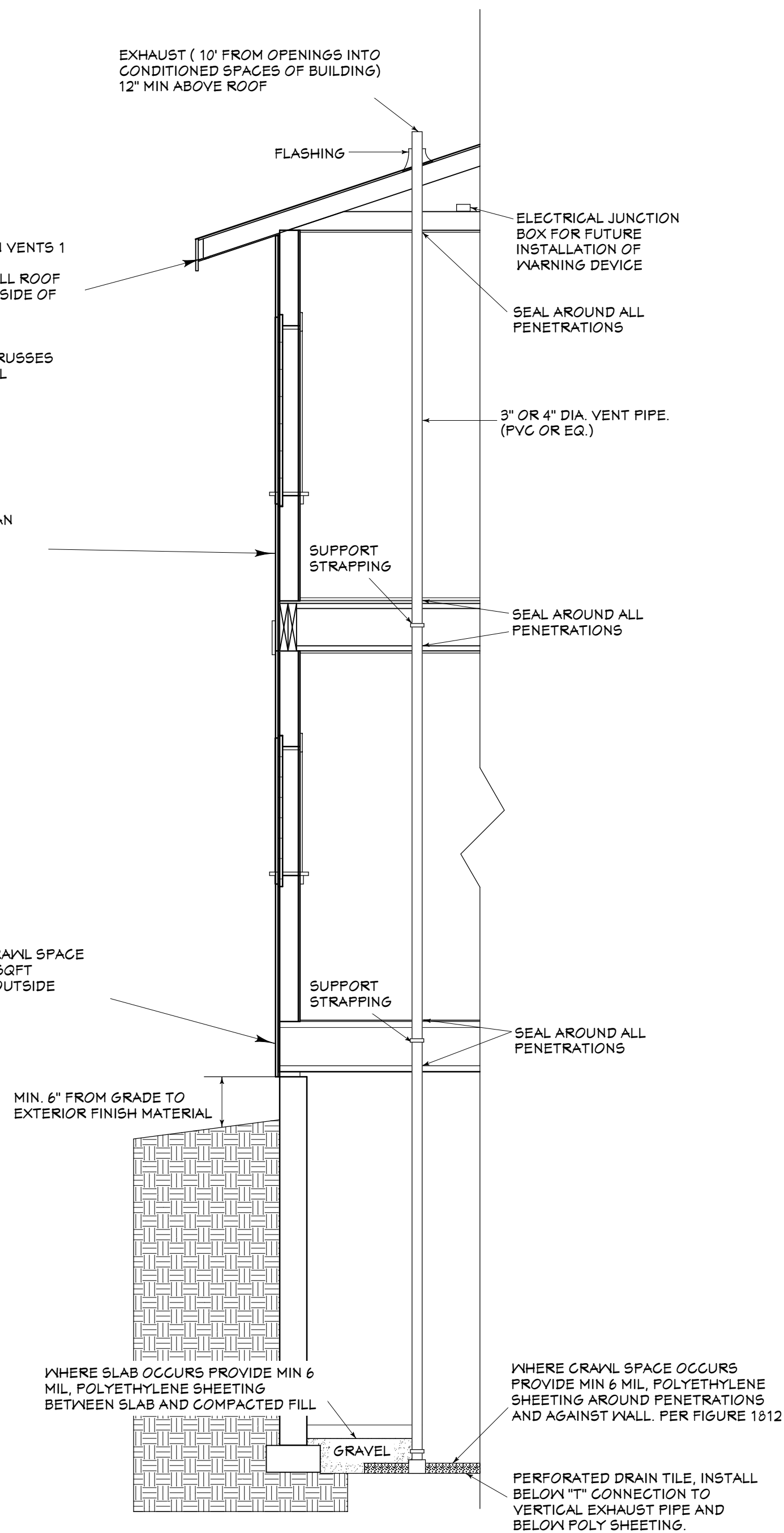
- COMPOSITION SHINGLES
- 15# MIN FELT PAPER
- CONTINUOUS RIDGE VENT OR CUT IN VENTS 1 SQFT PER 150 SQFT
- ICE AND WATER SHIELD TO COVER ALL ROOF AND EAVE AREAS UP EAST INTERIOR SIDE OF WALL
- MIN 7/16 OSB ROOF SHEATHING
- INSULATION PER CODE
- 2X12 GDF RAFTER OR MANF ROOF TRUSSES
- 1/2" GNB OR OTHER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

TYP WALL ASSEMBLY:

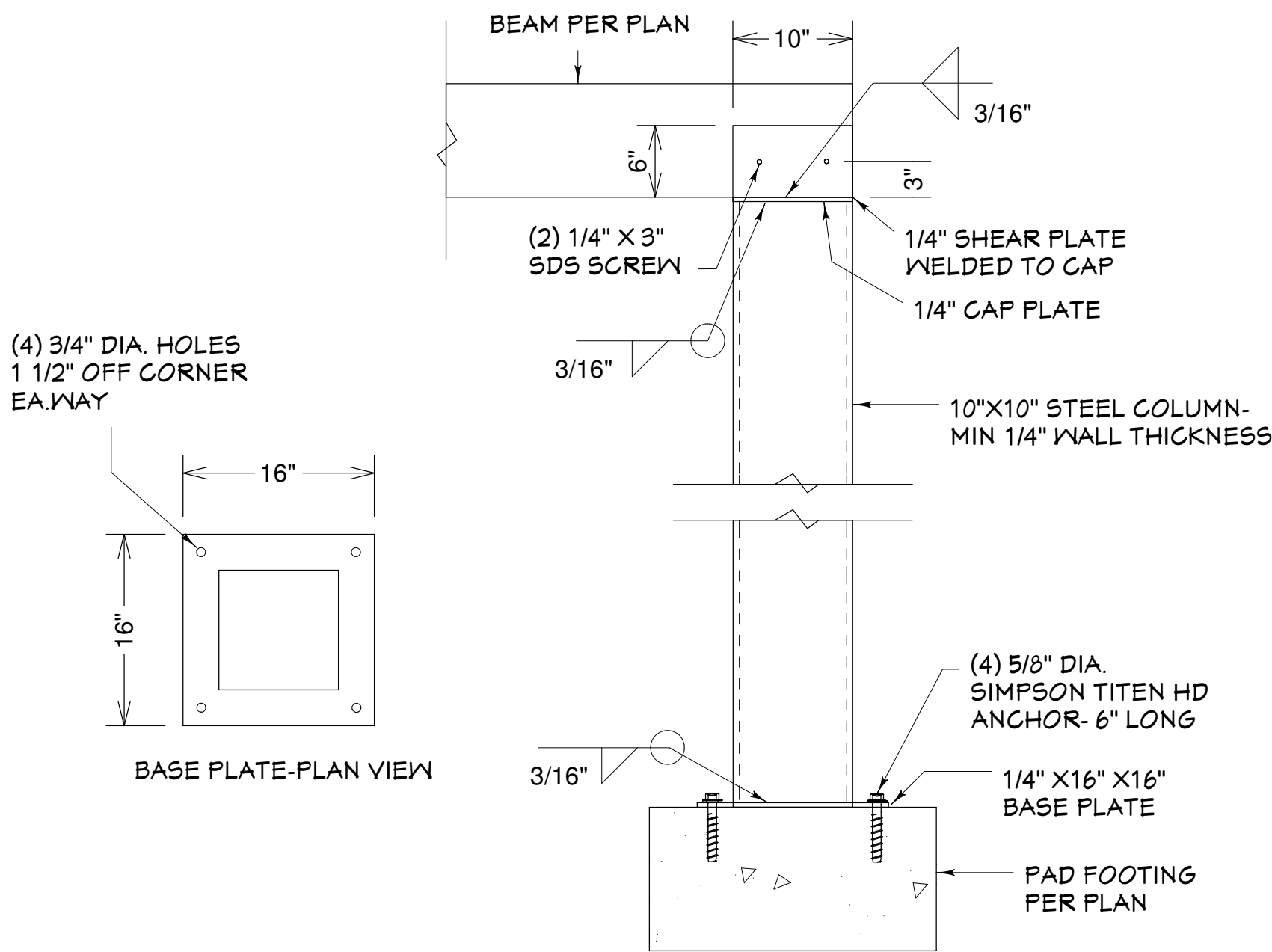
- FINISH SIDING MATERIAL PER PLAN
- AIR INFILTRATION BARRIER
- 7/16" OSB WALL SEATHING
- 2X6 GDF STUDS @ 16" O/C
- MIN R21 INSULATION
- 1/2" GNB

TYP FLOOR ASSEMBLY:

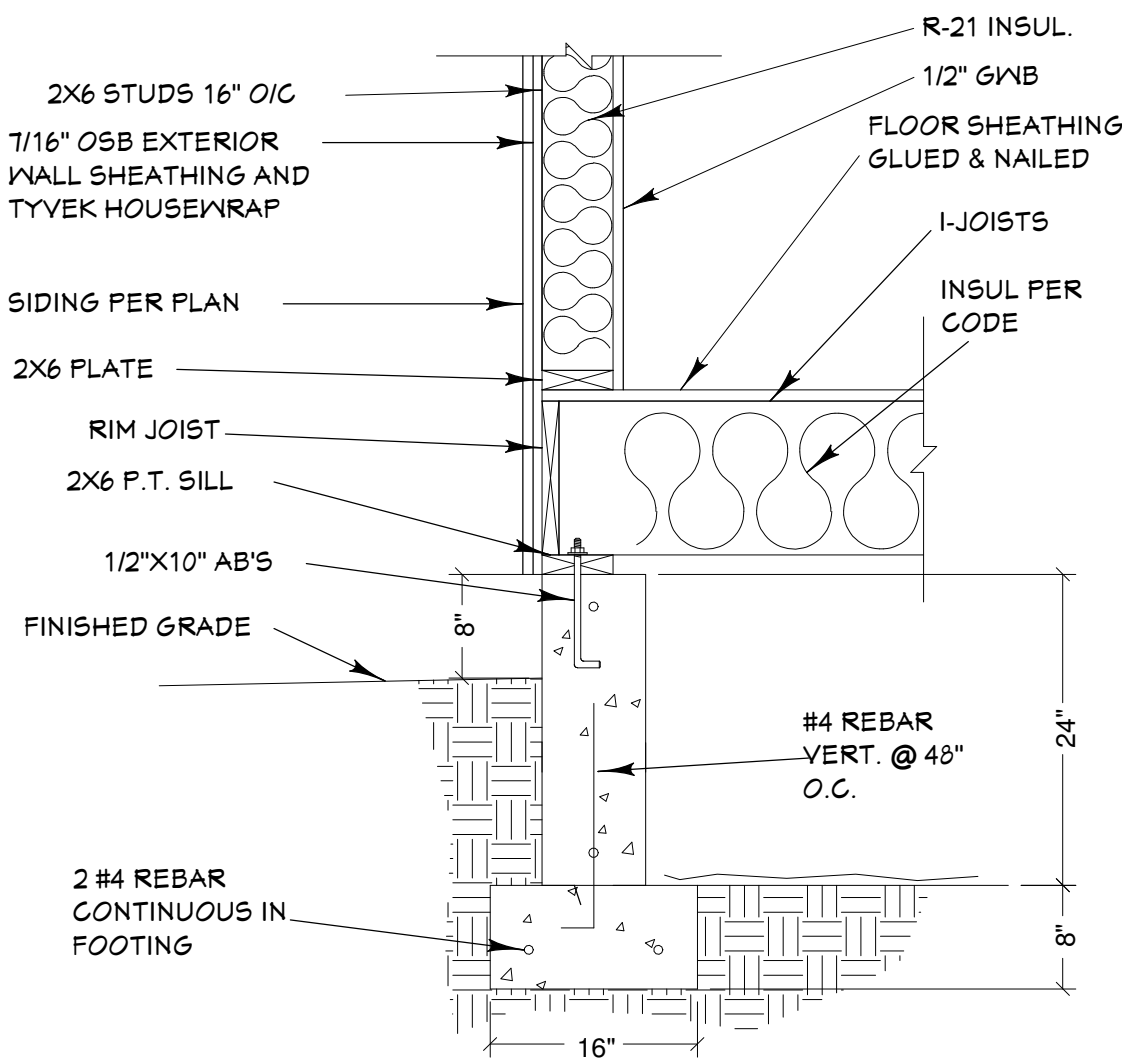
- FINISH FLOOR MATERIAL
- 3/4" EDGEGLD FLOOR SHEATHING
- FLOOR JOISTS PER FRAMING PLAN
- BATT INSULATION PER CODE
- PROVIDE 6MIL VAPOR BARRIER AT GRAVEL SPACE
- VENT GRAVELSPACE 1SQFT PER 150 SQFT
- PROVIDE LOW POINT DRAINAGE TO OUTSIDE
- PROVIDE MIN 18 X 24 GRAVEL ACCESS



TYP WALL/ FLOOR/ ROOF ASSEMBLY (w/ RADON VENT WHERE OCCURS) = NTS



STEEL COLUMN DETAIL 1"=1'



TYP. 2-STORY STEM WALL & FOOTING NTS

PROJECT LOCATION-
19464 ASHWOOD DR.
BEND OR, 97101

PROJECT FOR:
SIENNA BUILDING
ROSS RESIDENCE

FO BOX T161
BEND OR 97108
541-280-1120 PH
541-610-1144 FAX
robittleton@bendroadband.com
CCB# 165287

ROB RITTLETON INC.
RESIDENTIAL CONSTRUCTION
AND DESIGN

DATE:

7/28/2014

REVISION:

SUBMITTAL
DRAWINGS

SCALE:

1/4"=1' UNO

SHEET:

A-9