

MINIMUM STRUCTURAL DESIGN LOADS
DESIGN LOADS:
SNOW - 25 LBS. + DRIFT
WIND - 110 MPH
SEISMIC DESIGN CATEGORY C
FROST DEPTH - 18 INCHES
EXPOSURE - B
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- R19 FOR FRAMED ASSEMBLIES OR R15 CONTINUOUS
CEILING-
FLAT- R49 WITH MIN R21 AT EDGE
SCISSOR TRUSS VAULT- R30
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

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

CITY OF BEND
APPROVED

Structural ☒ Mechanical ☐
Plumbing ☐ Fire Sprinkler ☐
Other ☐ Electrical ☐
Fire Alarm ☐

Plans Examiner **BGA** Date: **10/15/18** Permit # **18-4523**

105.4 Validity of permit. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or any other laws or ordinances of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other laws or ordinances of this jurisdiction.

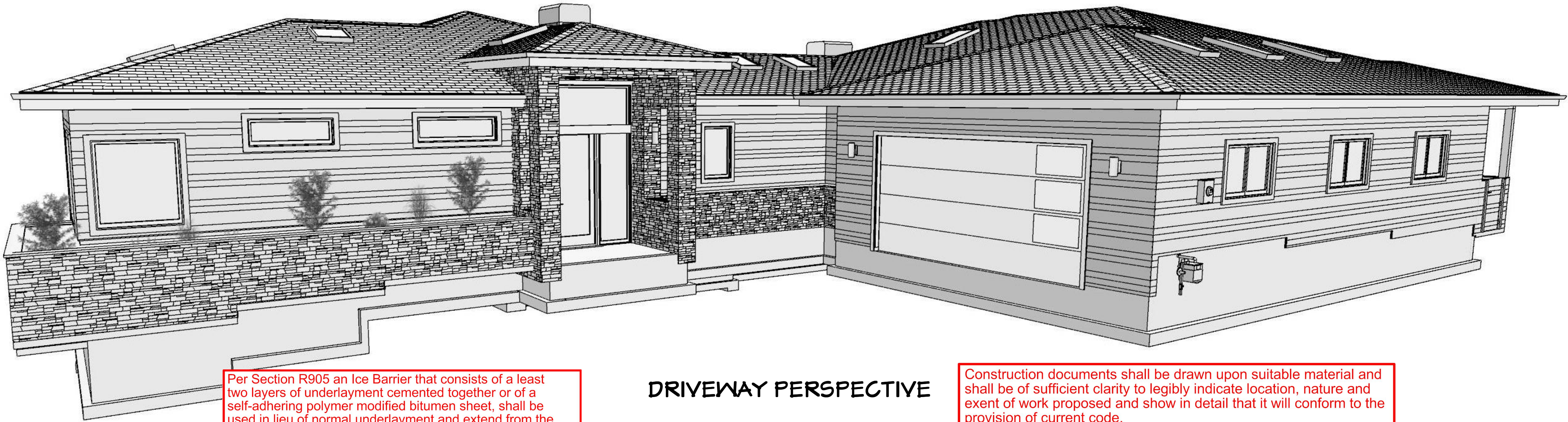
It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection

It shall be the duty of the person requesting any inspections required by the code to provide access to and means for inspection of such work

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.

High efficiency HVAC system*
☐ Gas-fired furnace or boiler AFUE 94%, or
☐ Air-source heat pump HSPF of 9.5/15.00 SEER cooling, or
☐ Ground source heat pump COP 3.5 or Energy Star rated

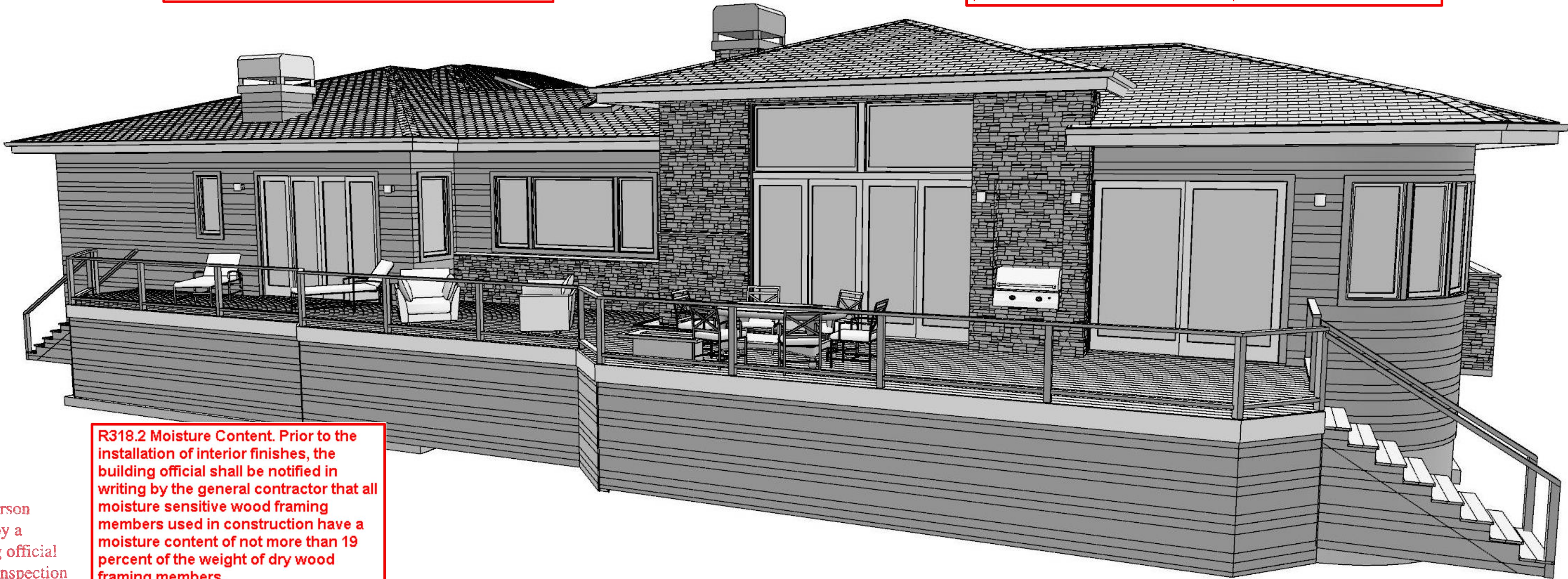
Upgraded features
Exterior Walls — ☐ U-0.055/R-23 intermediate or ☐ R-21 advanced,
Flat ceiling* — U-0.017/R-60, and
Framed floors — U-0.026/R-38



Per Section R905 an Ice Barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building and shall be per the applicable provisions of Section R905.

DRIVEWAY PERSPECTIVE

Construction documents shall be drawn upon suitable material and shall be of sufficient clarity to legibly indicate location, nature and extent of work proposed and show in detail that it will conform to the provision of current code. Generally, this requires printing on media equal to the size originally submitted, a 11" x 17" and under shall be COLOR version. Illegible plans will NOT BE ACCEPTED for inspections.



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.

GOLF COURSE PERSPECTIVE

RESERVED FOR BUILDING DEPARTMENT STAMP

REVIEWED FOR
CODE COMPLIANCE
BP-18-4523-SFD
2526 NW
CHAMPION CIR



NUMBER	DATE	REV	BY	DESCRIPTION

PROJECT LOCATION:
LOT 6 AUBREY GLEN
2526 NW CHAMPION CIRCLE
BEND OR 97103

PROJECT FOR:
STEVE MCDONNELL
SIENNA BUILDING COMPANY
541-241-0406

RESIDENTIAL CONSTRUCTION
AND DESIGN
541-280-1120 PH PO BOX 1167
541-610-1744 FAX BEND OR 97103
CCB# 165287

ROB LITTLETON INC.

DATE:

8/23/2018

SCALE:

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

SHEET TITLE:
COVER SHEET

SHEET:

A0.01

LAYOUT PAGE TABLE		
NUMBER	LABEL	TITLE
1	A0.01	COVER SHEET
2	A0.02	PLAN NOTES
3	A1.01	SITE PLAN
4	A1.02	MAIN FLOOR PLAN
5	A1.03	FOUNDATION AND LOWER FLOOR FRAMING
6	A1.04	ROOF FRAMING PLAN
7	A2.01	EXTERIOR ELEVATIONS
8	A2.02	EXTERIOR ELEVATIONS
9	A3.01	BUILDING SECTIONS
10	SS.01	DETAILS- STRUCTURAL
11		

Reviewed for Code Compliance with 2017 Oregon Residential Specialty Code
SITE MUST BE OSHA COMPLIANT PRIOR TO INSPECTIONS TAKING PLACE.

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2526 NW
CHAMPION CIR

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Exhaust Rates for Residential Dwellings
Table M1507.4
Range hoods/ downdraft exhaust Min. 150
cfm intermittent. Exhaust to outside.
Rooms containing bathing and spa facilities
Min. 80 cfm intermittent or 20 cfm continuous
Toilet rooms without bathing or spa facilities,
when not provided with natural ventilation in
accordance with Section R303.3.2 Min. 50
cfm

Handrails/Stairways
Stairways shall comply with R311.7 Handrails
shall be provided on at least one side of each
continuous run of treads or flight with four or
more risers. Handrail height, measured
vertically from the sloped plane adjoining the
tread nosing, or finished surface of the ramp
slope, shall be not less than 30 inches and
not more than 38 inches. R311.7.7,
R311.7.7.1

Fireblock Protection
R302.11 Fire blocking. In combustible
construction, fire blocking shall be provided to
cut off all concealed draft openings (both
vertical and horizontal) and to form an
effective fire barrier between stories, and
between a top story and the roof space.

R310 Emergency Egress
Where emergency escape and rescue
openings are provided they shall have a sill
height of not more than 44 inches (1118 mm)
above the floor. R310.1.1 Minimum opening
area. All emergency escape and rescue
openings shall have a minimum net clear
opening of 5.7 square feet (0.530 m2).
Exception: Grade floor openings shall have a
minimum net clear opening of 5 square feet
(0.465 m2). R310.1.2 Minimum opening
height. The minimum net clear opening height
shall be 24 inches (610 mm). R310.1.3
Minimum opening width. The minimum net
clear opening width shall be 20 inches (508
mm). R310.1.4 Operational constraints.
Emergency escape and rescue openings shall
be operational from the inside of the room
without the use of keys, tools or special
knowledge. Minimum sill height 24" or per
R612.2.
Tempered- Door 24"
Safety glazing required when located adjacent
to a door with nearest vertical edge located
within 24 inches in closed position and bottom
of glazing less than 60 inches above walking
surface. Exception given when wall with
glazing is perpendicular to door and door
does not swing towards glazing. (R308.4 #2)

Tempered- Shower/Bathtub
Glazing in enclosures for or walls facing hot
tubs, whirlpools, saunas, steam rooms,
bathtubs and showers where the bottom
exposed edge of the glazing is less than 60
inches measured vertically above any
standing or walking surface. (R308.4 #5)

Tempered- Stairway
Safety glazing required adjacent to stairways
when within 36 inches horizontally of walking
surface and glazing less than 60 inches above
walking surface, also required within 60
inches horizontally of bottom tread when
glazing less than 60 inches above walking
surface. One tread constitutes stairway per
building code. (R308.4 #7)

CURBLESS SHOWERS NEED TO MEET
THE REQUIREMENTS OF OPSC 408.5 AND
408.6

PLUMBING OR ELECTRICAL HAS NOT
BEEN REVIEWED

- 7/16" OSB ONE SIDE OF WALL
- EDGE NAILING @ 6" O/C
- FIELD NAILING @ 12" O/C
- SHEATHING TO SILL PLATE 16D @ 6" O/C
- RIM JOIST 16D TOENAILS @ 4" O/C
- FOUNDATION ANCHORS 5/8" X 10" J BOLTS @ 48" O/C

MAIN FLOOR PLAN
2622 SQ.FT. LIVING
811 SQ.FT. GARAGE

2014 OPSC SECTION
411.5 Each shower receptor shall be an approved type and
be so constructed as to have a finished dam, curb, or thresh-
old that is not less than 1 inch (25.4 mm) lower than the sides
and back of such receptor. In no case shall any dam or thresh-
old be less than 2 inches (51 mm) or exceeding 9 inches (229
mm) in depth when measured from the top of the dam or thresh-
old to the top of the drain.
Exceptions:
(3) Wet Rooms. The area of the floor serving each shower
fixture(s) shall be no less than 4 feet by 4 feet (1219 mm
by 1219 mm) and be sloped no less than one quarter inch
per foot to the drainage fixture. The floor area serving the
shower shall be protected with an approved membrane
system as described in Section 411.7 "Non metallic
shower sub pans", or as approved by the building official.

NUMBER	DATE	REV	BY	DESCRIPTION

PROJECT LOCATION:
LOT 6 ABBEY GLEN
2526 NW CHAMPION CIRCLE
BEND OR 97103

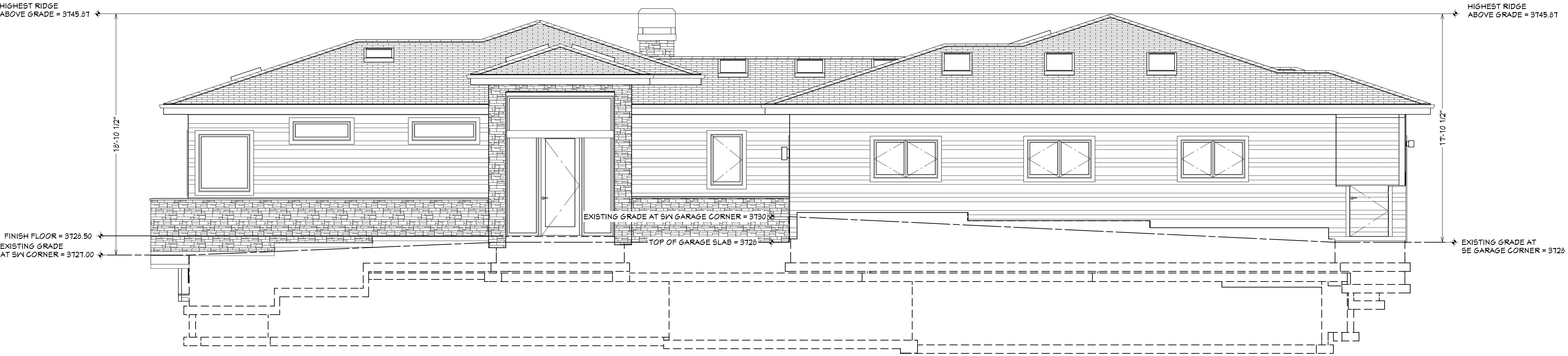
PROJECT FOR:
STEVE MCKINELL
SIENA BUILDING COMPANY
541-241-0406

RESIDENTIAL CONSTRUCTION
AND DESIGN
541-280-1120 PH PO BOX 1167
541-610-1744 FAX BEND OR 97103
CCB# 16287

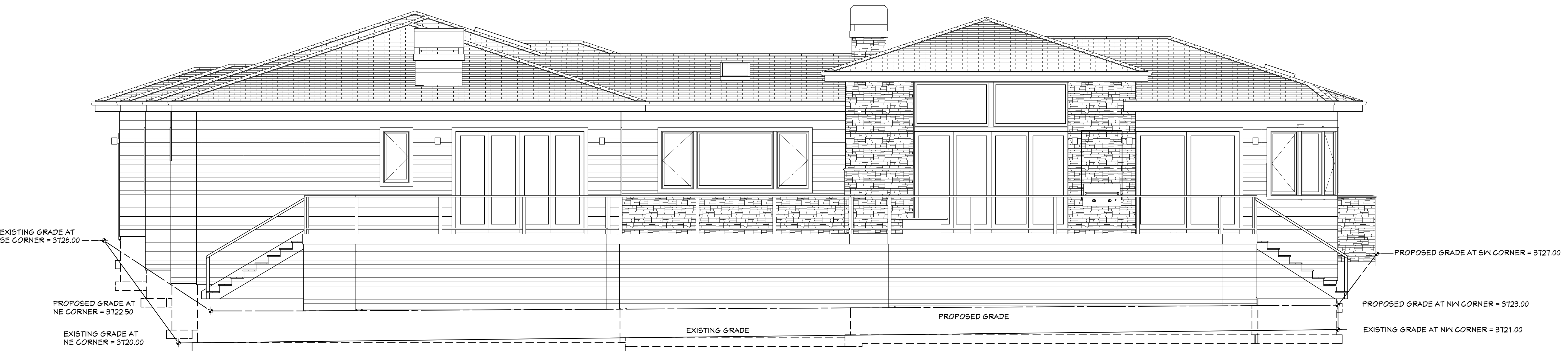
DATE:
8/23/2018
SCALE:
1/4"=1' U.N.O.
SHEET TITLE: MAIN FLOOR PLAN
SHEET: A1.02

RESERVED FOR BUILDING DEPARTMENT STAMP

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BP-18-4523-SFD
2526 NW
CHAMPION CIR



FRONT ELEVATION



REAR ELEVATION

REVISION TABLE	
NUMBER	DATE

PROJECT LOCATION:
LOT 6 A WREY GLEN
2526 NW CHAMPION CIRCLE
BEND OR 97103

PROJECT FOR:
STEVE M. DONNELL
SIENA BUILDING COMPANY
541-241-0406

RESIDENTIAL CONSTRUCTION
AND DESIGN

541-280-1120 PH 541-510-1744 FAX PO BOX 1167
BEND OR 97103 CCB# 165281

ROB RITTLETON INC.

DATE:
8/23/2018

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A2.01

EXTERIOR FINISH NOTES

ROOFING - 50 YEAR COMPOSITION- MANUFACTURER
AND COLOR TBD.

FASCIA - 2 X10 PRIMED TRIM
SHADOW BOARD- N/A

SIDING - 9 1/4" HARDI-LAP W/ 8" EXPOSURE (1 COURSE)

CORNER TRIM - METAL CORNERS

BAND TRIM - 2X10 PRIMED TRIM

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

STONE VENEER - CULTURED STONE (VERIFY W/ BUILDER)

BUILT-UP COLUMNS- CULTURED STONE WRAP AROUND SUPPORT POST

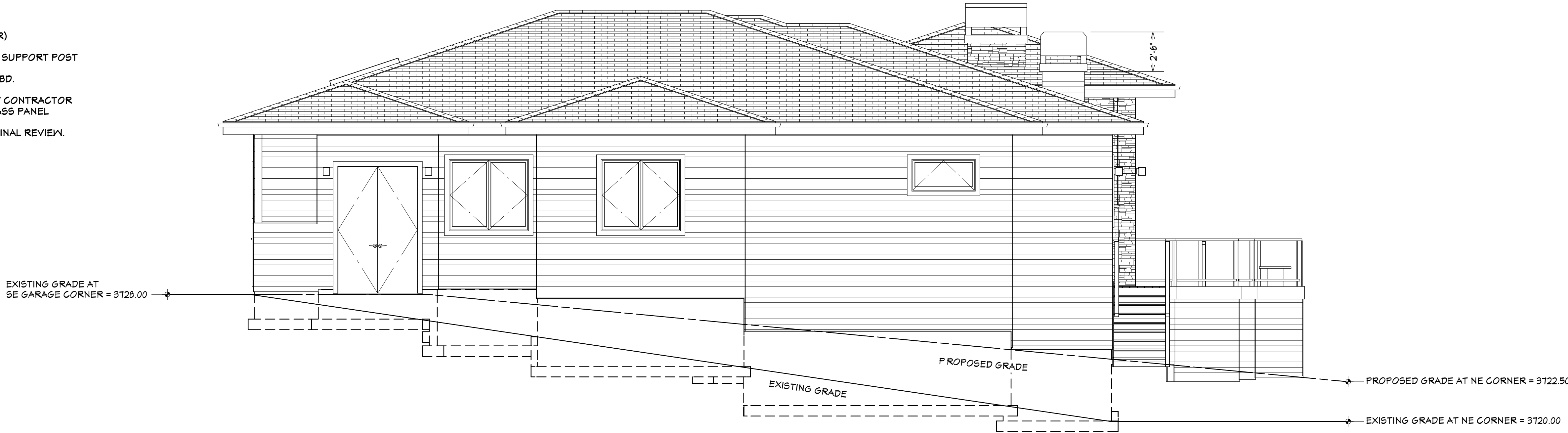
CHIMNEY SHROUD- POWDER COATED METAL - COLOR TBD.

DECKING- 2X6 CEDAR OR 5/4 X 6 COMPOSITE- VERIFY W/ CONTRACTOR
RAIL- 36" H 3" SQUARE POWDER COATED TUBING W/ GLASS PANEL

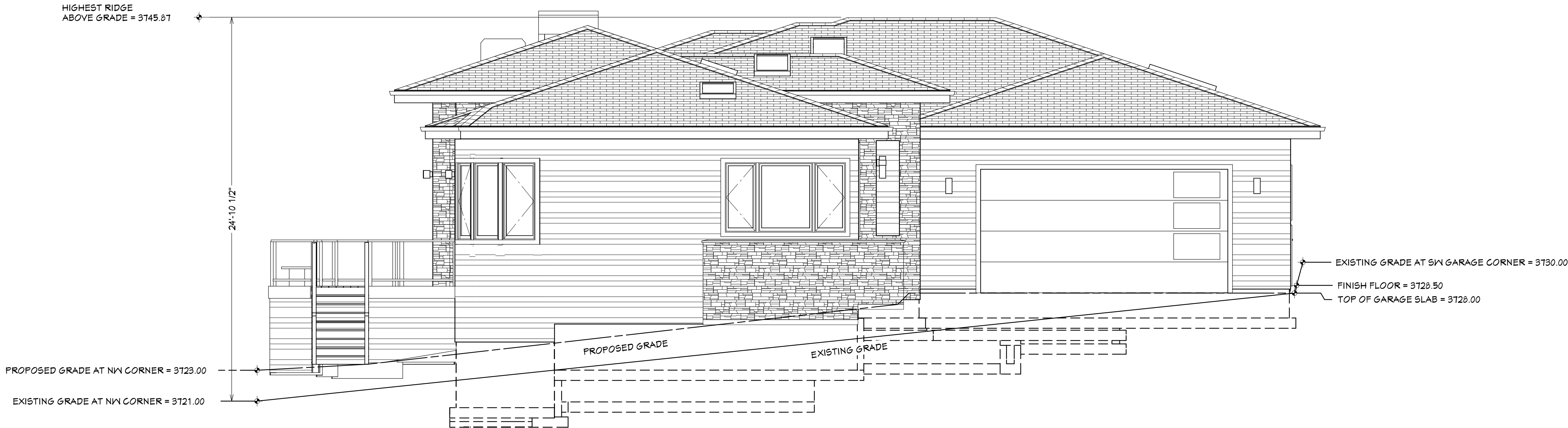
WALL AND TRIM COLOR SAMPLE TO BE SUBMITTED AT FINAL REVIEW.

RESERVED FOR BUILDING DEPARTMENT STAMP

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BP-18-4523-SFD
2526 NW
CHAMPION CIR



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE	
NUMBER	DESCRIPTION

PROJECT LOCATION: LOT 6 WYBREY GLEN 2526 NW CHAMPION CIRCLE BEND OR 97103	PROJECT FOR: STEVE McDONNELL SIENA BUILDING COMPANY 541-241-0406
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RESIDENTIAL CONSTRUCTION AND DESIGN 541-280-1120 PH 541-510-1744 FAX CCB# 165281	PO BOX 1167 BEND OR 97103
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DATE: 8/23/2018
SCALE: 1/4"=1' U.N.O.
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A2.02