

MINIMUM STRUCTURAL DESIGN LOADS
DESIGN LOADS:
SNOW - 25 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.

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 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- R38
RAFTER VAULT- R30

WINDOWS- U-0.30, 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 9.5
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
Plumbing
Other:

☒
☐
☐

Mechanical
Fire Sprinkler

☐
☐

Electrical
Fire Alarm

☐
☐

Plans Examiner **BGA** Date: **9/24/18** Permit # **18-4783**

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

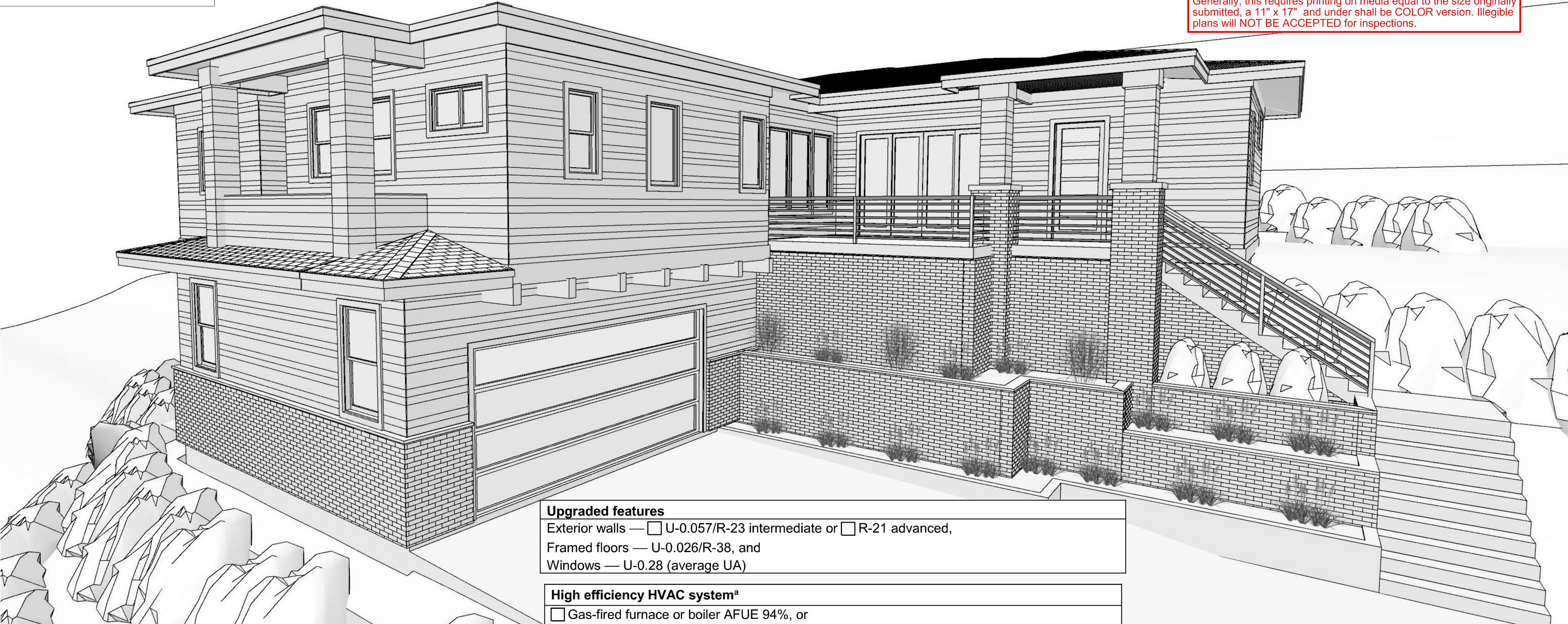
It shall be the duty of the person requesting any inspections required by the code to provide access to and means for inspection of such work

R319.2 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.

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.

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.

Every permit issued shall expire if an inspection is not requested and completed within 180 days of permit issuance; each additional inspection shall be requested and completed within 180 days of the previous inspection or the permit shall become expired.



Upgraded features

Exterior walls — ☐ U-0.057/R-23 intermediate or ☐ R-21 advanced,
Framed floors — U-0.026/R-38, and
Windows — U-0.28 (average UA)

High efficiency HVAC system^a

- ☐ 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

RESERVED FOR BUILDING DEPARTMENT STAMP

REVIEWED FOR
CODE COMPLIANCE
BP-18-4783-SFD
3081 NW
COLONIAL DR



NUMBER	DATE	REV BY	DESCRIPTION

PROJECT LOCATION:
LOT 8 WAREY VILLAGE, PHASE 2
3081 NW COLONIAL DR.
BEND OR 97103

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

RESIDENTIAL CONSTRUCTION
AND DESIGN
541-280-1120 PH PO BOX 1161
541-610-1144 FAX BEND OR 97103
CCB# 165281

ROB LITTLETON INC.

DATE:

9/7/2018

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 & DRAINAGE PLAN
4	A1.02	MAIN FLOOR PLAN
5	A1.03	LOWER FLOOR PLAN
6	A1.04	FOUNDATION AND LOWER FLOOR FRAMING
7	A1.05	LOWER ROOF & UPPER FLOOR FRAMING
8	A1.06	UPPER ROOF FRAMING PLAN
9	A2.01	EXTERIOR ELEVATIONS
10	A2.02	EXTERIOR ELEVATIONS
11	A3.01	BUILDING SECTIONS
12	SS.01	DETAILS- STRUCTURAL

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

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 service. 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 service 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

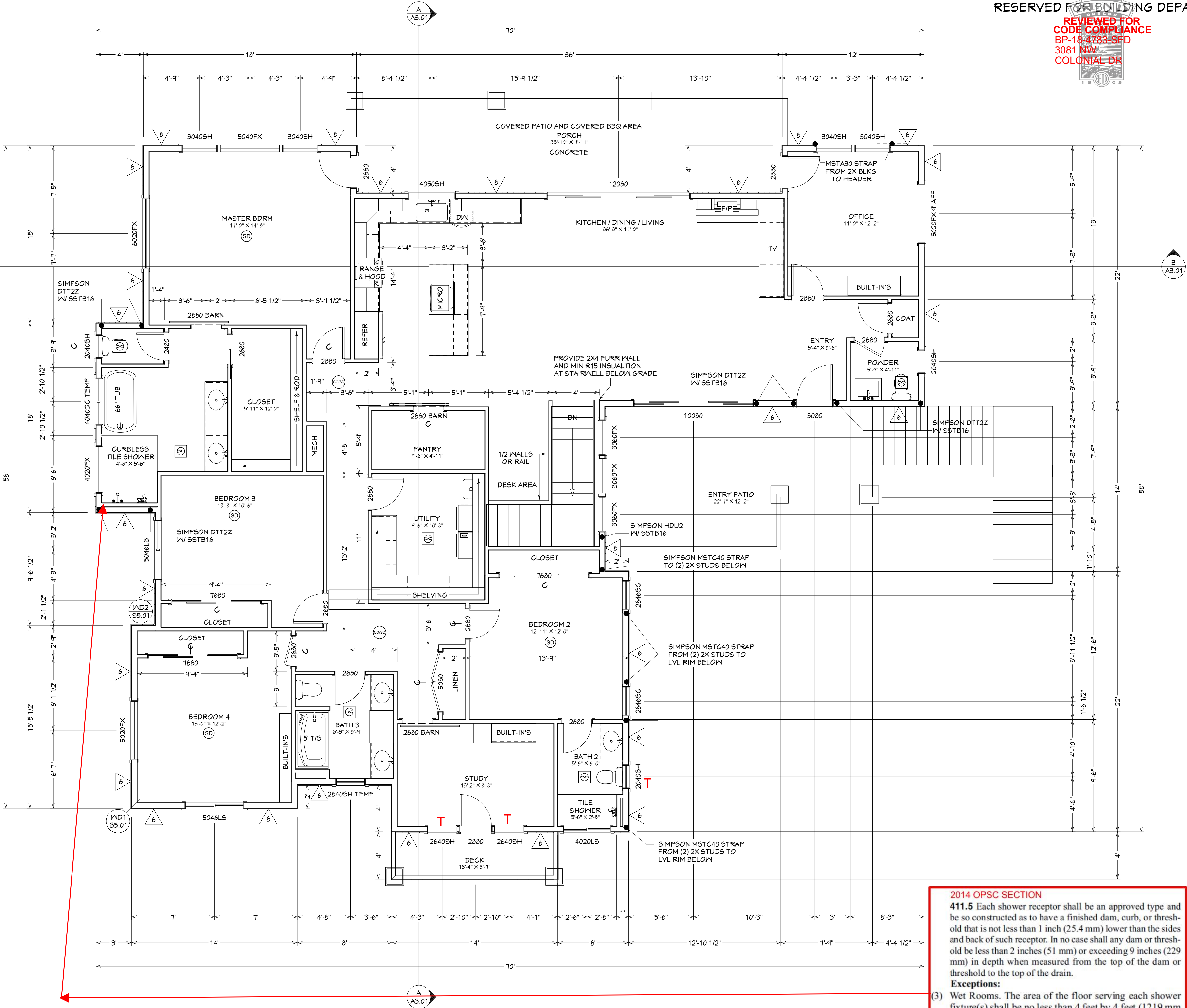
SHEARWALL SCHEDULE			
WALL INFORMATION			
WALL	WALL SHEATHING	EDGE NAILING	FIELD NAILING
SW-6	7/16" on one side of wall	8d @ 6" o.c.	8d @ 12" o.c.
SW-4	7/16" on one side of wall	8d @ 4" o.c.	8d @ 12" o.c.
SW-3	7/16" on one side of wall	8d @ 3" o.c.	8d @ 12" o.c.
Notes: a,b,c			
FASTENERS (Where Applicable)			
SILL PLATE	RIM JOIST	FOUNDATION ANCHORS	ALLOWABLE LOAD
16d @ 6" o.c.	Simpson L550 @ 24" o.c.	1/2"x10" A.B. @ 48" o.c.	255
16d @ 4" o.c.	Simpson L550 @ 18" o.c.	1/2"x10" A.B. @ 30" o.c.	315
16d @ 3" o.c.	Simpson L550 @ 16" o.c.	1/2"x10" A.B. @ 24" o.c.	770

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 24" 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: Apply to type 3 wall only

- 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.



MAIN FLOOR PLAN
2768 SQ.FT.

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BP-18-4783-SFD
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PROJECT FOR:
STEVE McDONELL
SIENNA BUILDING COMPANY
541-241-0406

RESIDENTIAL CONSTRUCTION
AND DESIGN
541-280-1120 PH
541-510-1744 FAX
CCE# 165287

ROB
BATTLETON INC.

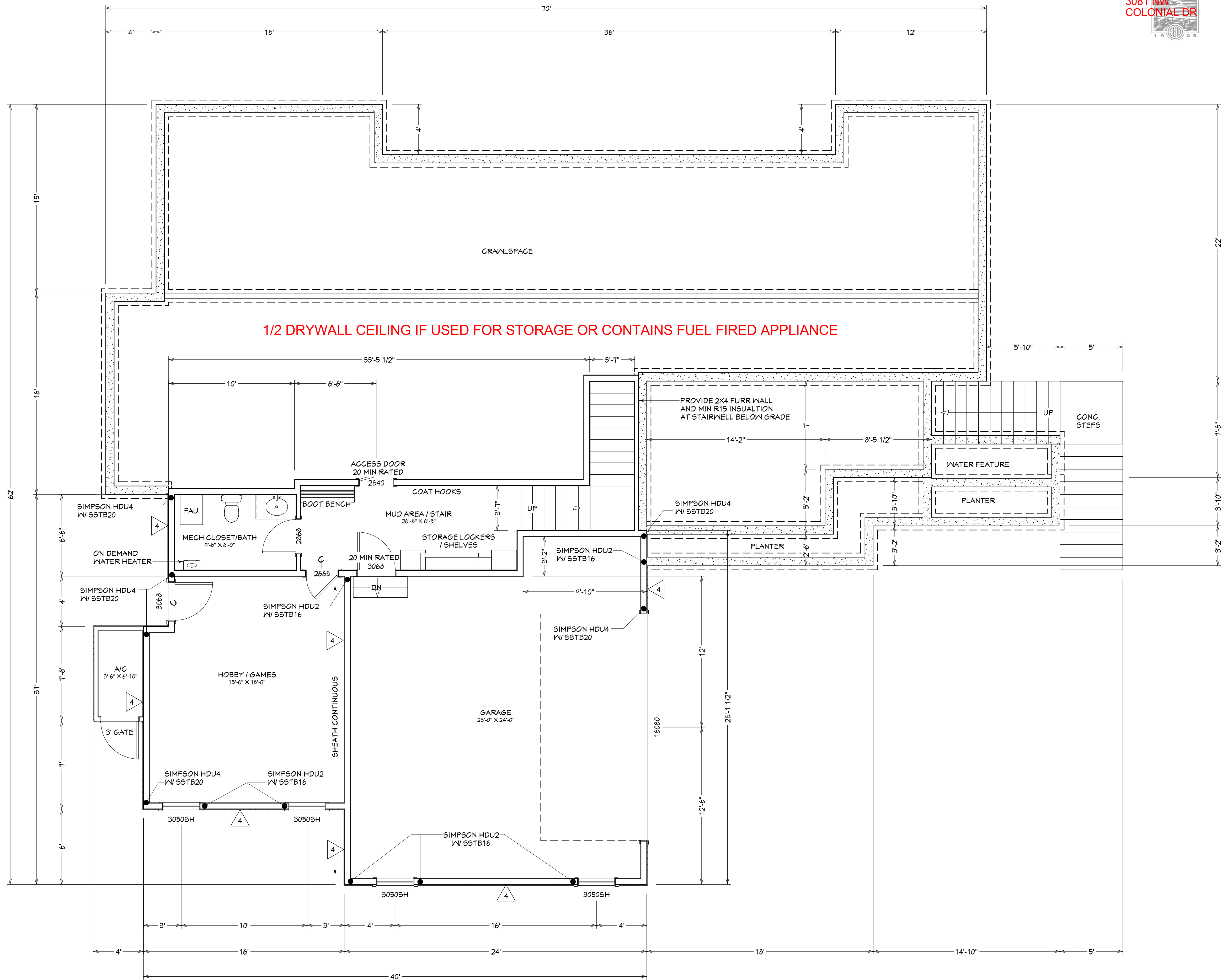
DATE:
9/7/2018
SCALE:
1/4"=1' U.N.O.
SHEET TITLE: MAIN FLOOR PLAN
SHEET: A1.02

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 threshold 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 threshold be less than 2 inches (51 mm) or exceeding 9 inches (229 mm) in depth when measured from the top of the dam or threshold to the top of the drain.

Exceptions:

- 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.



SHEARWALL SCHEDULE			
WALL INFORMATION			
WALL	WALL SHEATHING	EDGE NAILING	FIELD NAILING
SVK-6	7/16" on one side of wall	8d @ 6" o.c.	8d @ 12" o.c.
SVK-4	7/16" on one side of wall	8d @ 4" o.c.	8d @ 12" o.c.
SVK-3	7/16" on one side of wall	8d @ 3" o.c.	8d @ 12" o.c.
Notes: a,b,c			
FASTENERS (Where Applicable)			
SILL PLATE	RIM JOIST	FOUNDATION ANCHORS	ALLOWABLE LOAD
16d @ 6" o.c.	Simpson L550 @ 24" o.c.	1/2"Øx10" A.B. @ 48" o.c.	255
16d @ 4" o.c.	Simpson L550 @ 18" o.c.	1/2"Øx10" A.B. @ 30" o.c.	345
16d @ 3" o.c.	Simpson L550 @ 16" o.c.	1/2"Øx10" A.B. @ 24" o.c.	770

- SCHEDULE NOTES:
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 - Studs shall be spaced at 24" o.c. maximum (plywood may be installed either vertically or horizontally).
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 - All framed shear walls shall be blocked at all panel edges.

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

LOWER FLOOR PLAN
578 SQ.FT.
GARAGE 603 SQ.FT.

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DATE:
9/7/2018

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

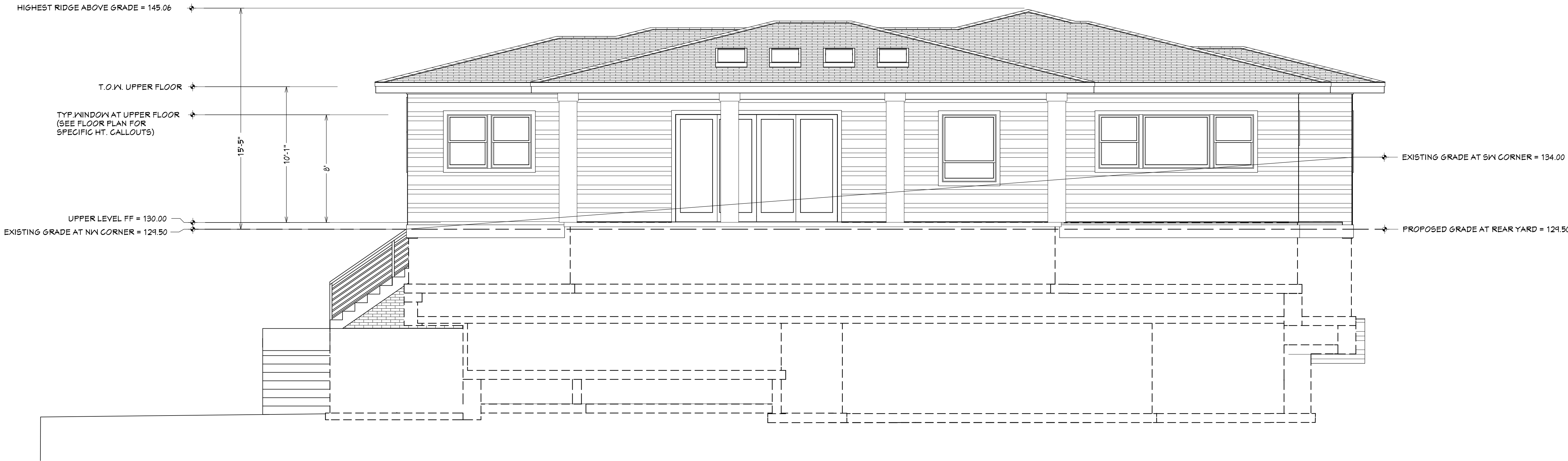
SHEET TITLE:
LOWER FLOOR
PLAN

SHEET:
A1.03

REVIEWED FOR
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BP-18-4783-SFD
3081 NW
COLONIAL DR



FRONT ELEVATION



REAR ELEVATION

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RESIDENTIAL CONSTRUCTION
AND DESIGN

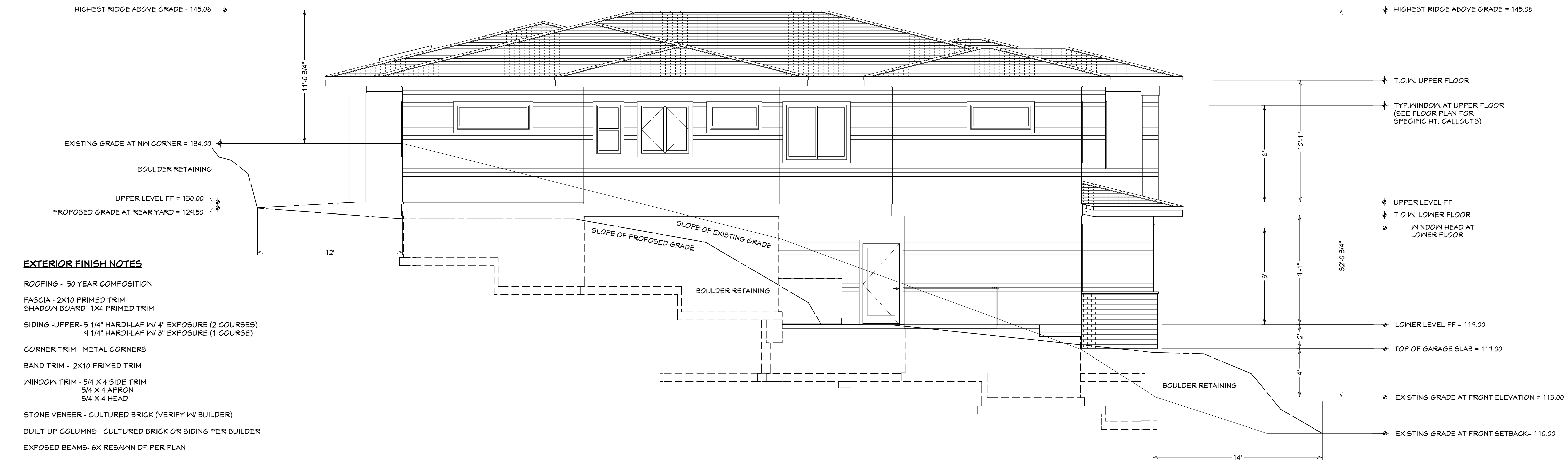
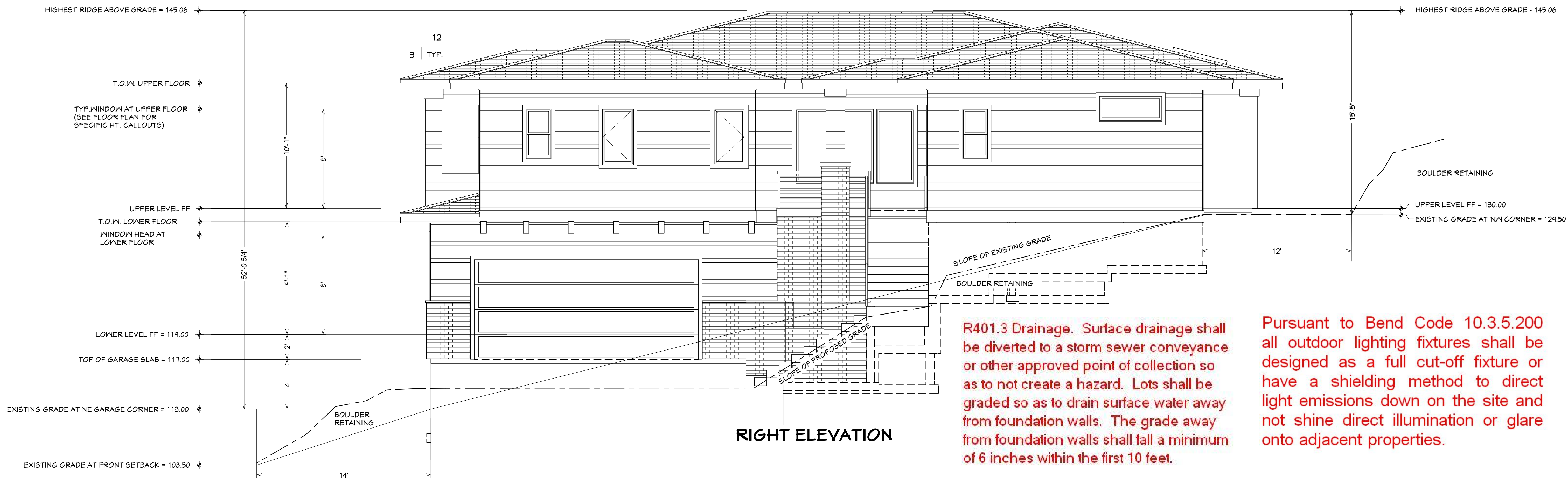
541-280-1120 PH PO BOX 1167
541-510-1744 FAX BEND OR 97103
CCB# 165287

ROBERT LITTLETON INC.

DATE:
9/7/2018
SCALE:
1/4"=1' U.N.O.
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:
A2.01

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COLONIAL DR



EXTERIOR FINISH NOTES

ROOFING - 50 YEAR COMPOSITION

FASCIA - 2X10 PRIMED TRIM

SHADOW BOARD- 1X4 PRIMED TRIM

SIDING- UPPER- 5 1/4" HARDI-LAP W/ 4" EXPOSURE (2 COURSES)
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 BRICK (VERIFY W/ BUILDER)

BUILT-UP COLUMNS- CULTURED BRICK OR SIDING PER BUILDER

EXPOSED BEAMS- 6X RESAWN DF PER PLAN

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

RAIL- HORIZONTAL TUBE RAIL -POWDER COATED BLACK

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DATE:
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A2.02