

2012 N.D.S.

CITY ----- BEND

ASSUMED ELEVATION-----BELOW 4,000' ABOVE SEA LEVEL

GROUND SNOW LOAD----- 36 P.S.F.

ROOF LIVE LOAD ----- SEE TRUSS ENG.
NO ATTIC STORAGE

ROOF DEAD LOAD: THE FOLLOWING IS FOR LOAD

PURPOSES ONLY, NOT FOR MATERIAL SPECIFICATION

1 LAYER 30 YEAR COMP. ROOFING ----- 3.36 P.S.F.

15# FELT ----- 0.3 P.S.F.

7/16 PLYWOOD SHTG. ----- 1.875 P.S.F

2 X 12 RAFTERS OR TRUSSES AT 24" O.C. ---- 2.4 P.S.F.

R-49 FIBERGLASS INSULATION ----- 1.6 P.S.F.

1 X 6 T & G OR 1/2" G.W.B. ----- 2.2 P.S.F.

TOTAL ----- 11.735 P.S.F.

AT 4/12 ROOF PITCH ----- 12.37 P.S.F.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONSTRUCTION	P.S.I. AT 28 DAYS	APPROX. SACK MIX
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO THE WEATHER	2,500	5
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	5
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000	5.5
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	3,500	6

MATERIAL CONTENT SHALL COMPLY WITH ACI 318 OR ASTM C 1157		
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CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR
CONTENT (PERCENT BY VOLUME OF CONCRETE)
SHALL BE NOT LESS THAN 5 PERCENT OR MORE
THAN 7 PERCENT. 402.2

WALL BRACING IS: -- PRESCRIPTIVE PATH

WIND SPEED (3-SECOND GUST) ----- 85 MPH

EXPOSURE ----- C

WIND PRESSURE ----- 15 P.S.F.

SEISMIC CATEGORY ----- C

FROST DEPTH ----- 18"

LOCATION	SQUARE FOOTAGE
MAIN FLOOR PLAN	2,573
MAIN COVERED PORCHS	440
UPPER FLOOR PLAN	1,322
UPPER PORCH	206
GARAGE	751
ADU	722
ADU GARAGE	413
LOT AREA	LOT (51,535 sq.ft)
LOT COVERAGE	4,459 /51,535 = 8.7%

SQUARE FOOTAGE IS CALCULATED AS FOLLOWS:
AROUND THE OUTSIDE OF THE WALL SURFACE OF HEATED
AREA FIRST THEN FROM THAT LINE AROUND THE OUTSIDE
OF THE UNHEATED AREA. ANY SURFACE YOU CAN WALK
ON THAT HAS 5'-0" HEADROOM OR MORE IS INCLUDED.

SCALE: _____ NONE: _____

TABLE N1101.1(2) ADDITIONAL MEASURES	
Envelope Enhancement Measures (Select One)	1 ☐ High efficiency walls Exterior walls — U-0.045/R-21 cavity insulation + R-5 continuous
	2 ☒ 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)
	3 ☐ 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
	4 ☐ Super Insulated Windows and Attic or Framed Floors Windows — U-0.22 (Triple Pane Low-e), and ☐ Flat ceiling* — U-0.017/R-60 or ☐ Framed floors — U-0.026/R-38
	5 ☐ Air sealing home and ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist ¹ , and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and ☐ All ducts and air handlers contained within building envelope ² or ☐ All ducts sealed with mastic ³
	6 ☐ High efficiency thermal envelope UA⁴ Purposed UA is 8% lower than the code UA
Conservation Measures (Select One)	A ☒ ☒ High efficiency HVAC system⁴ ☒ 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
	B ☐ Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope ⁴ <i>Cannot be combined with Measure 5</i>
	C ☐ Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D ☐ High efficiency water heater⁵ ☐ Natural gas/propane, water heater UEF 0.85 OR ☐ Electric heat pump water heater Tier 1 Northern Climate Specification Product

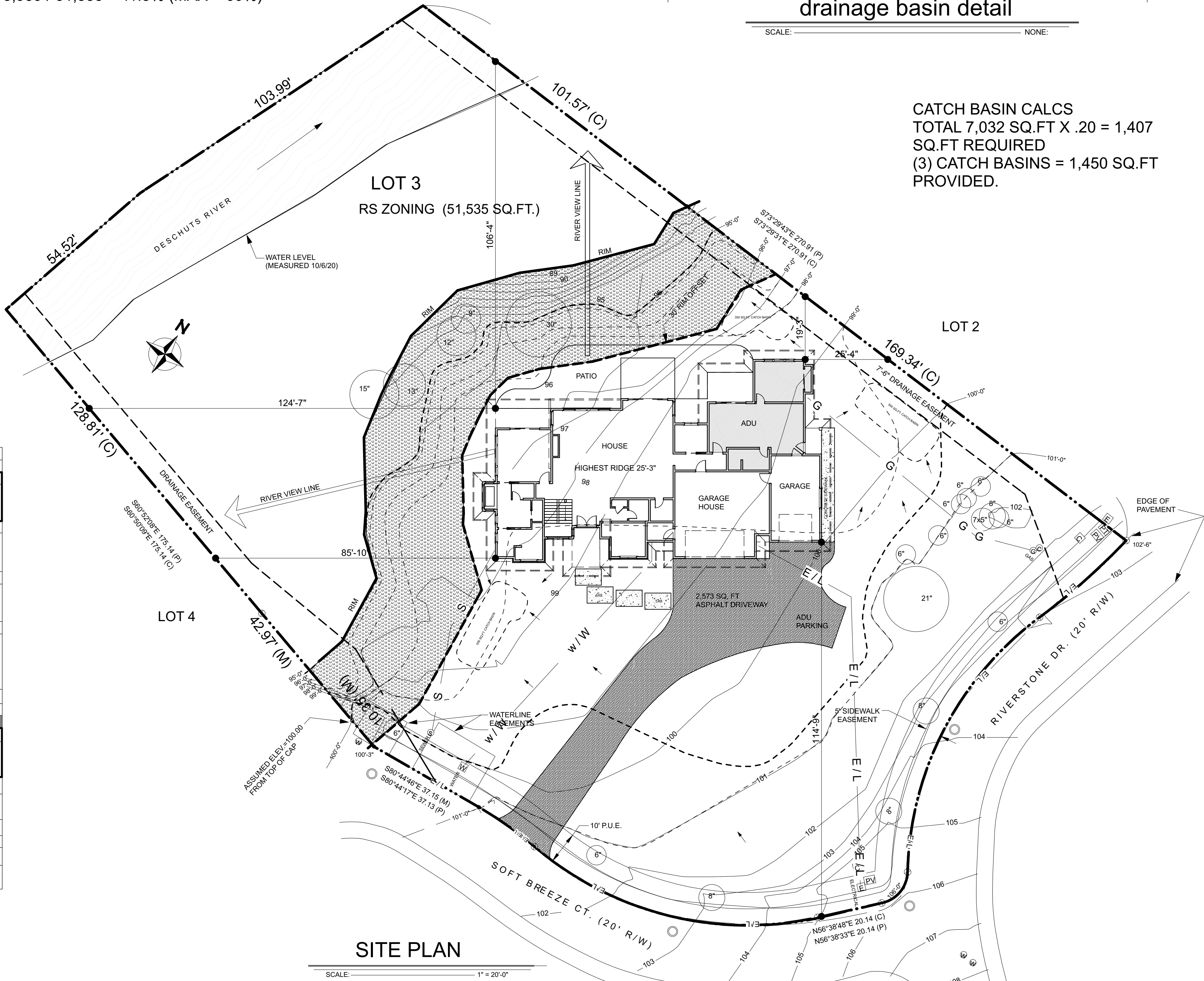
For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Appliances located within the building thermal envelope shall have sealed combustion air inlets. Combustion air shall be ducted directly from the outdoors.
- All duct joints and seams sealing with listed mastic tape is only allowed at appliance or equipment connections (for service and maintenance) and shall comply with the following criteria:
 - Systems program administered by the Bonneville Power Administration (BPA).
 - Residential water heaters less than 55 gallon storage volume.
 - A total of one (1) duct per appliance is permitted to be located outside the conditioned space. Ducts located outside the conditioned space shall have insulation installation as required to its code.
 - The maximum vertical air duct per appliance shall not be greater than 50 percent of the total heated space floor area unless vaulted areas have a ceiling height greater than 10-020.
- Continuous air barrier. Additional requirements for sealing of all interior vertical wall covering to top of plate framing. Sealing with foam caulk, caulk, or other listed sealant is required. (Example: 100% of the wall surface shall be sealed.)
- Table 11-11(1) Standard base class category. Code UA shall be at least 6 percent less than the Proposed UA. Buildings with wall surface less than 15 percent of the total vertical wall area may adjust the code UA to have 15 percent of the wall area as fenestration.

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTER HAVING SLOPERS GREATER THAN 3:12 W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	L/180
FLOOR AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240

LOT SIZE 51,535 SQ.FT, MAIN FLOOR HOUSE 3,295
SQ.FT + GARAGE 1,164 = 4,459 LOT COVERAGE.
COVERED PORCHES 440 SQ.FT - 5% EXCLUSION
-2,576 SQ.FT FOR DECKS AND COVERED
PORCHES, % LOT COVERAGE = 8.7% (45% MAX)

FLOOR AREA RATIO:
HOUSE 4,617 + GARAGE 1,322 =
5,939 / 51,535 = 11.5% (MAX = 60%)

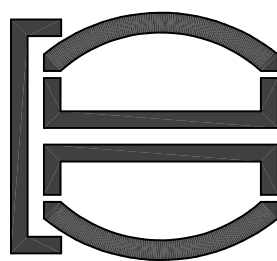


CATCH BASIN CALCS
TOTAL 7,032 SQ.FT X .20 = 1,407
SQ.FT REQUIRED
(3) CATCH BASINS = 1,450 SQ.FT
PROVIDED.

TROY DIMMITT DESIGN LLC

1133 NW WALL ST. BEND, OREGON 97701

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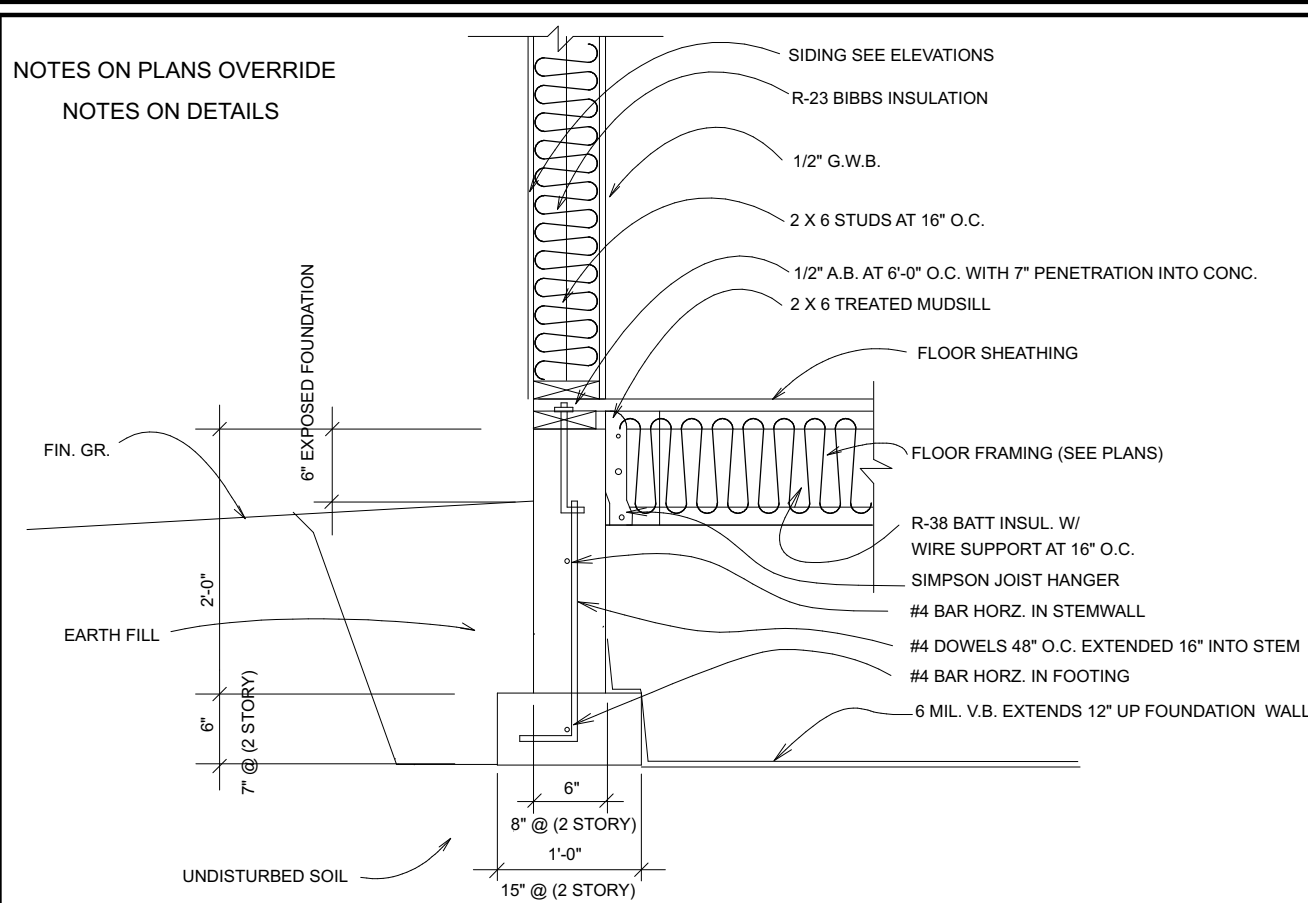
SOFT BREEZE CT:

ENCHANTMENT ON THE DESCHUTES

3/1/2021

A-1

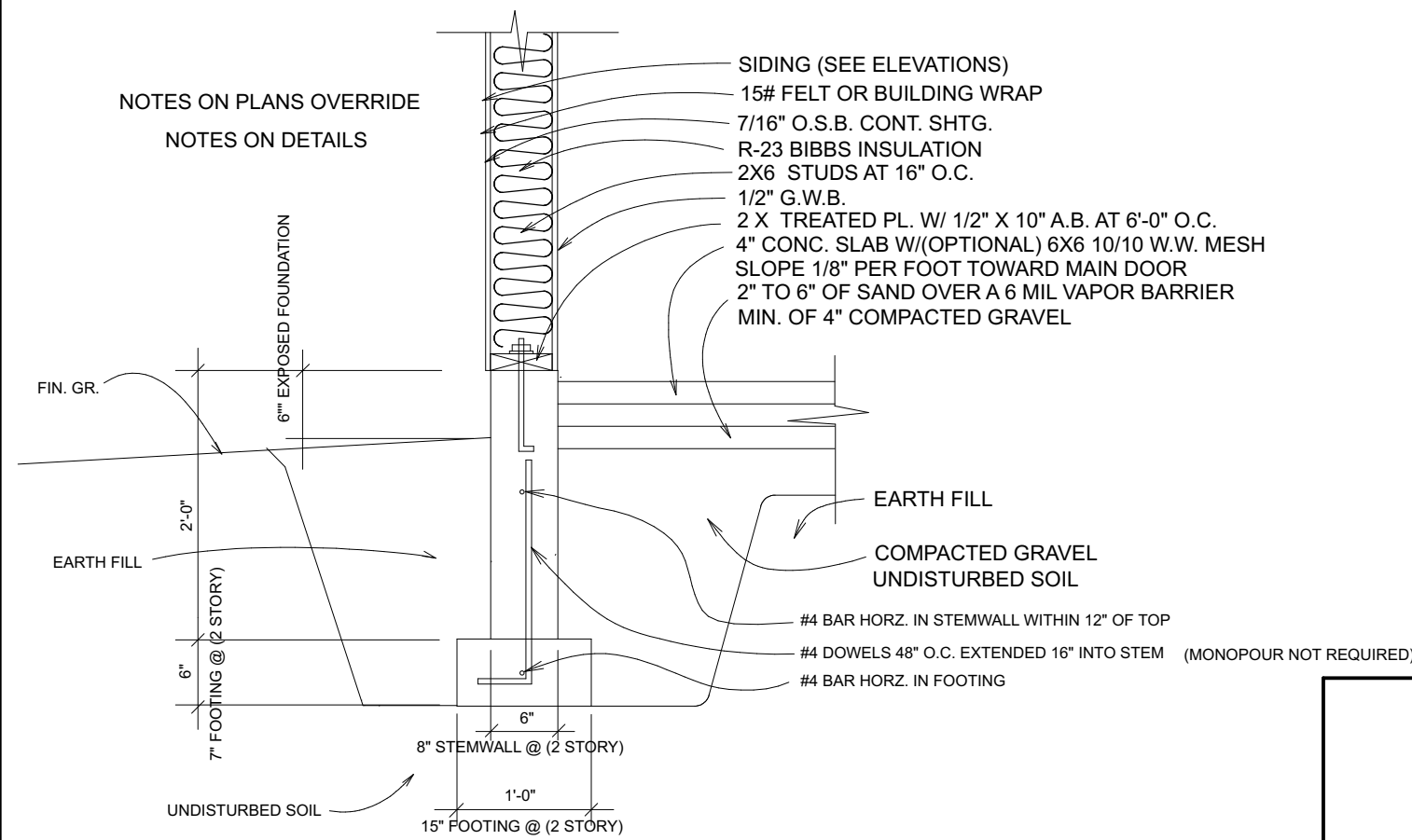




PERIMETER FOUNDATION

SCALE: 3/4" = 1'-0"

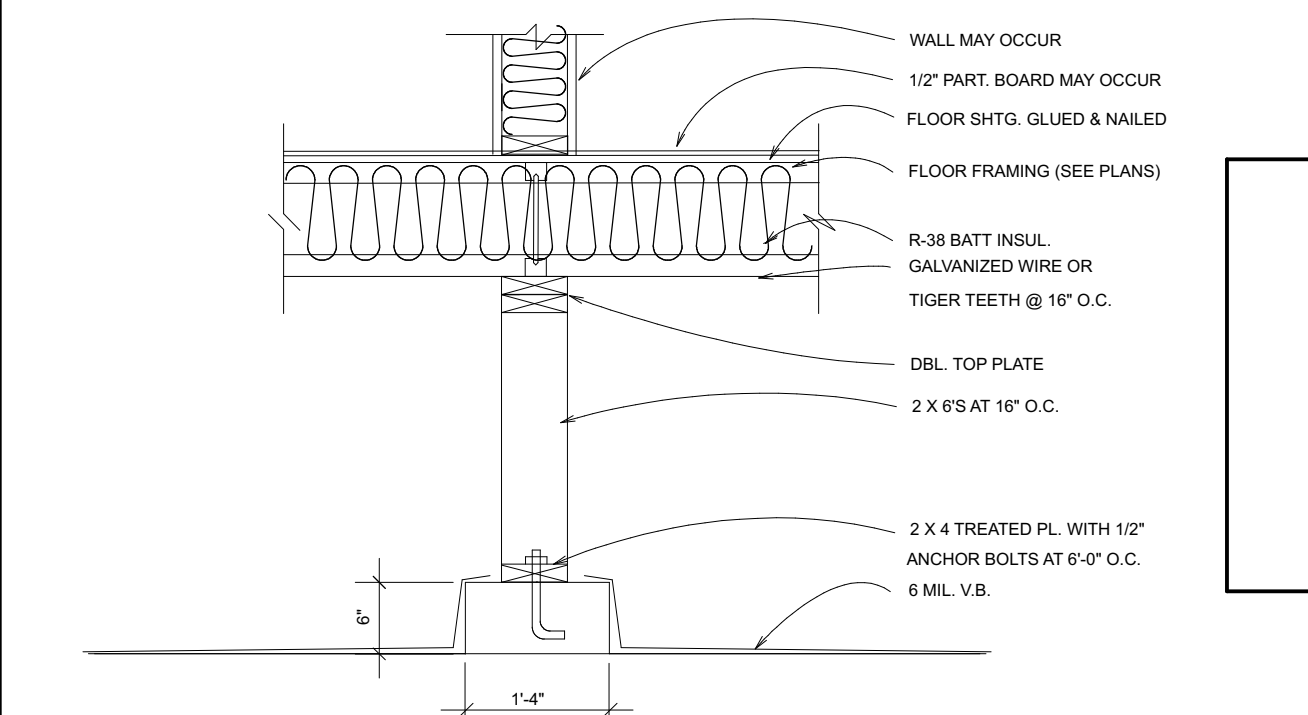
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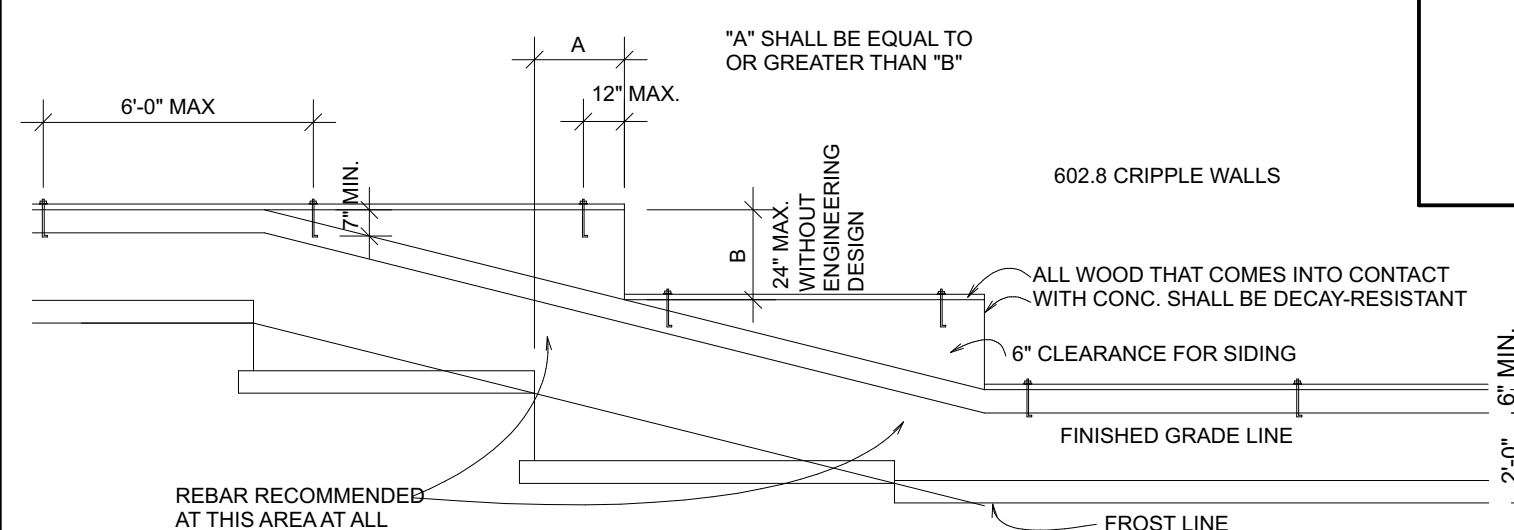
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PONY WALL DETAIL

SCALE: 3/4" = 1'-0"

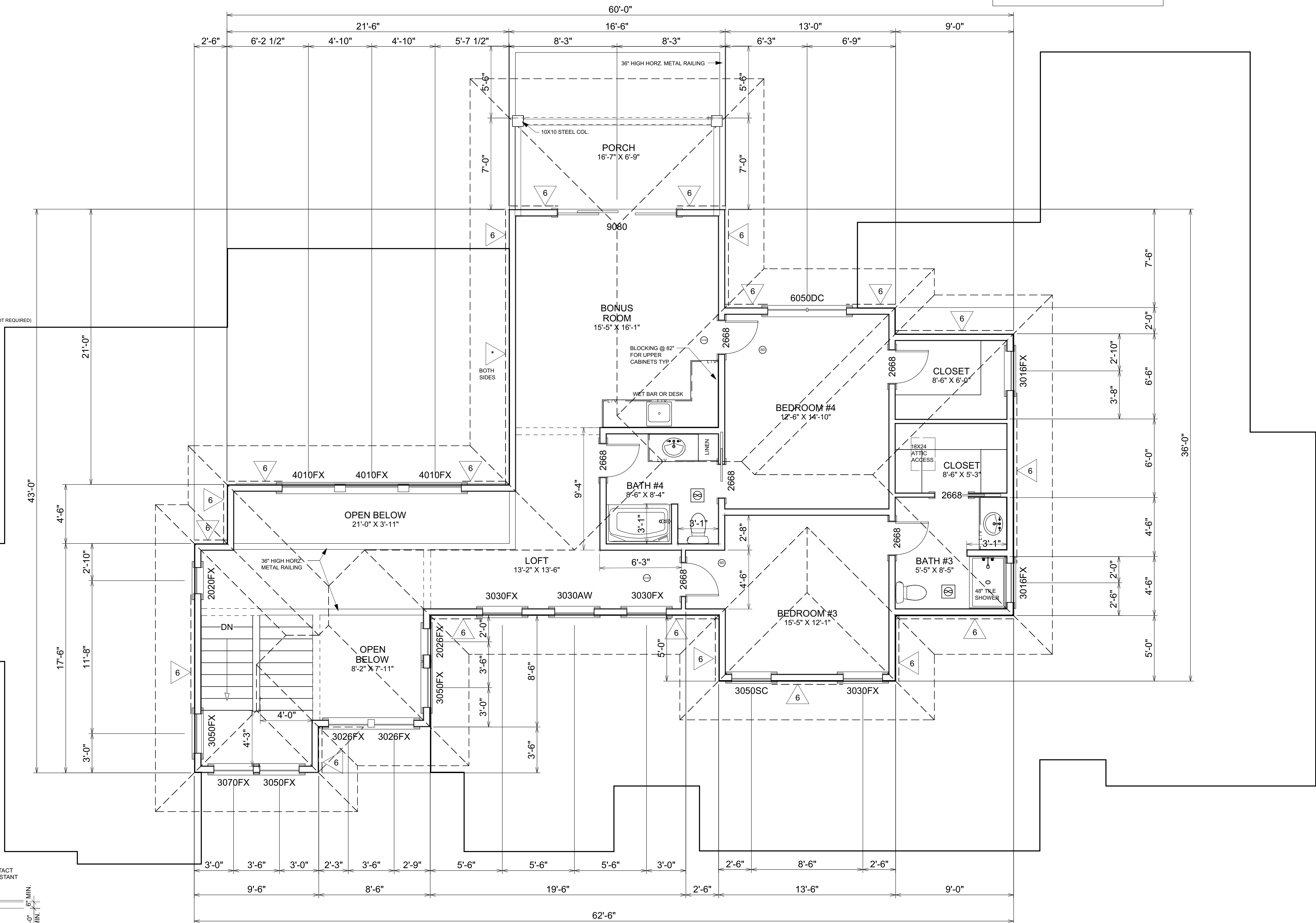
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STEPPED FOOTING DETAIL

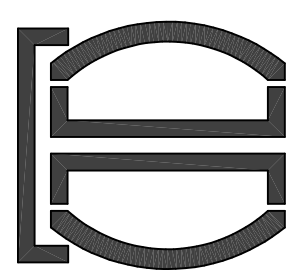
SCALE: N.T.S.

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SEE "ENG 2" FOR SHEAR CALCULATIONS

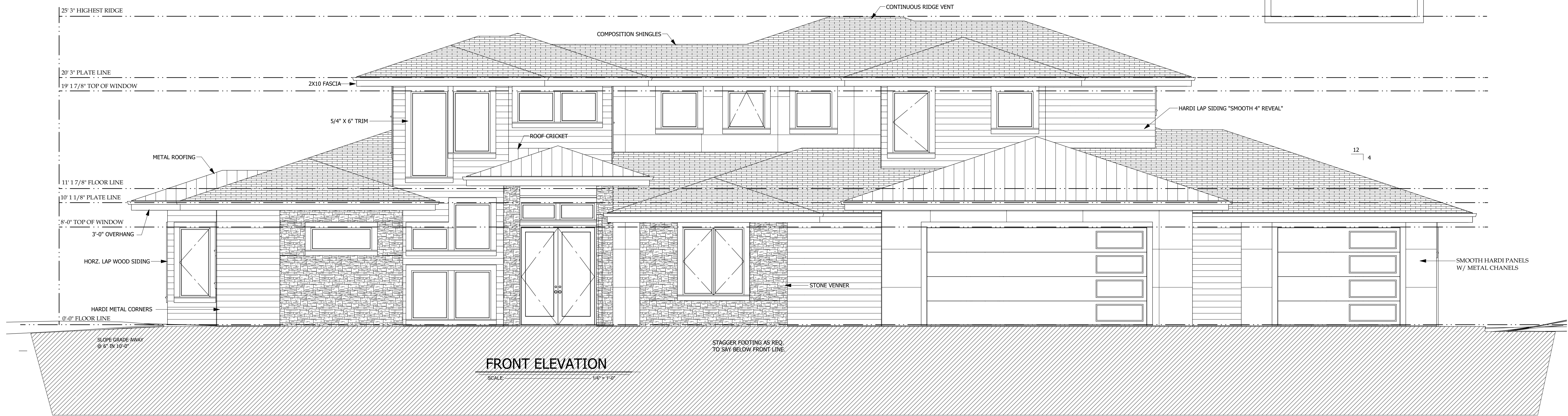
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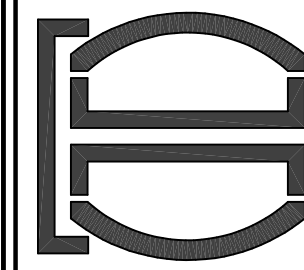
SOFT BREEZE CT :
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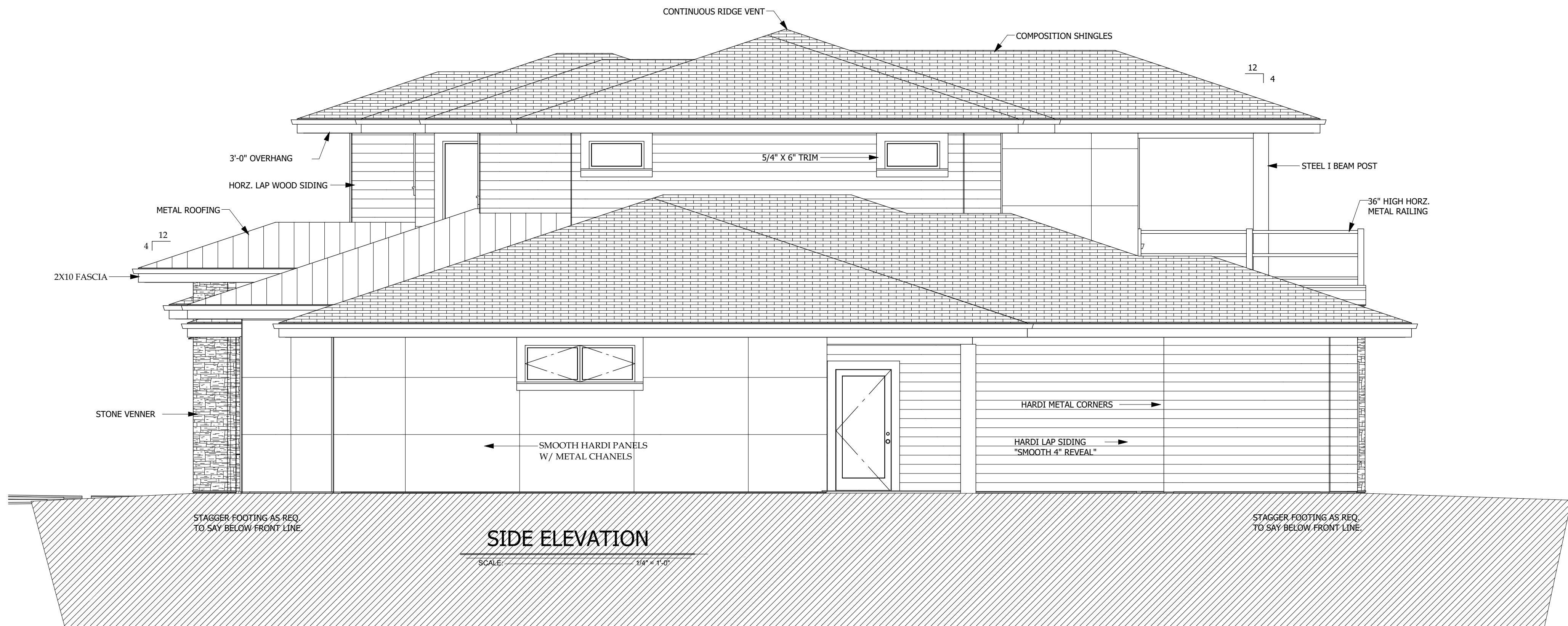
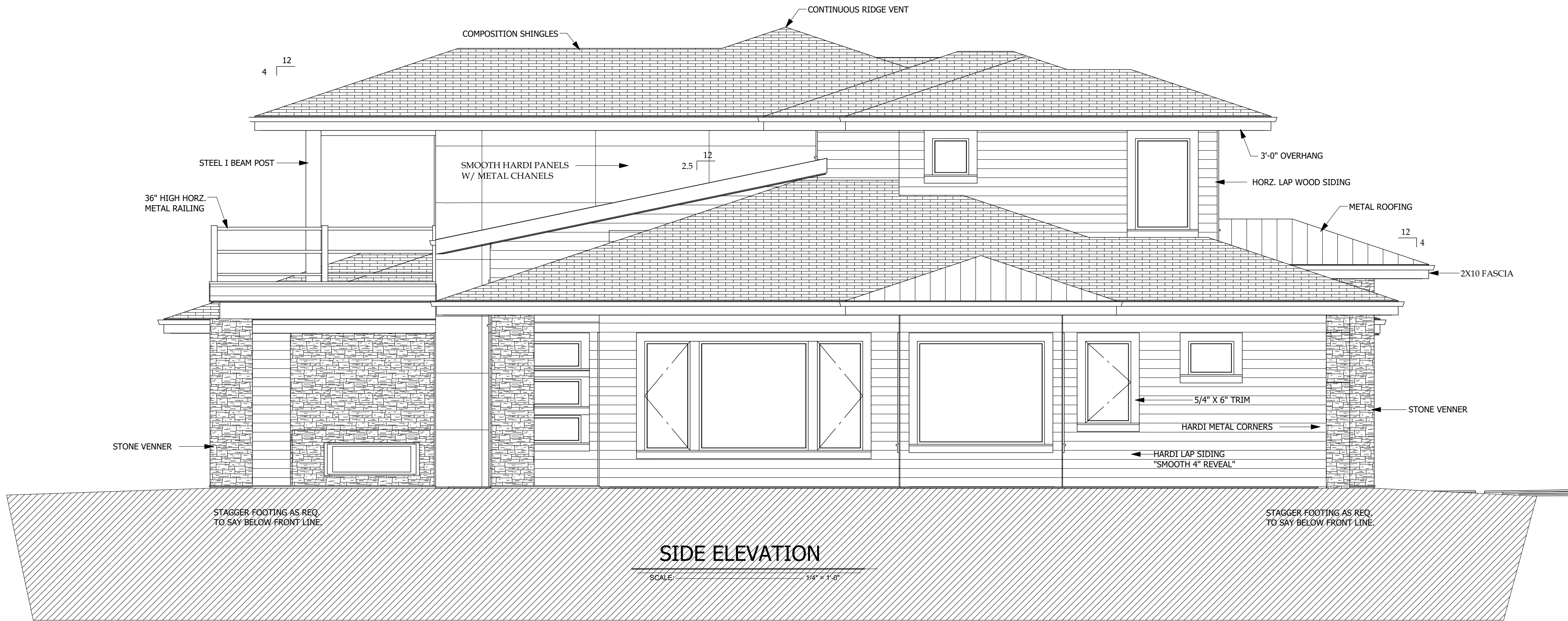
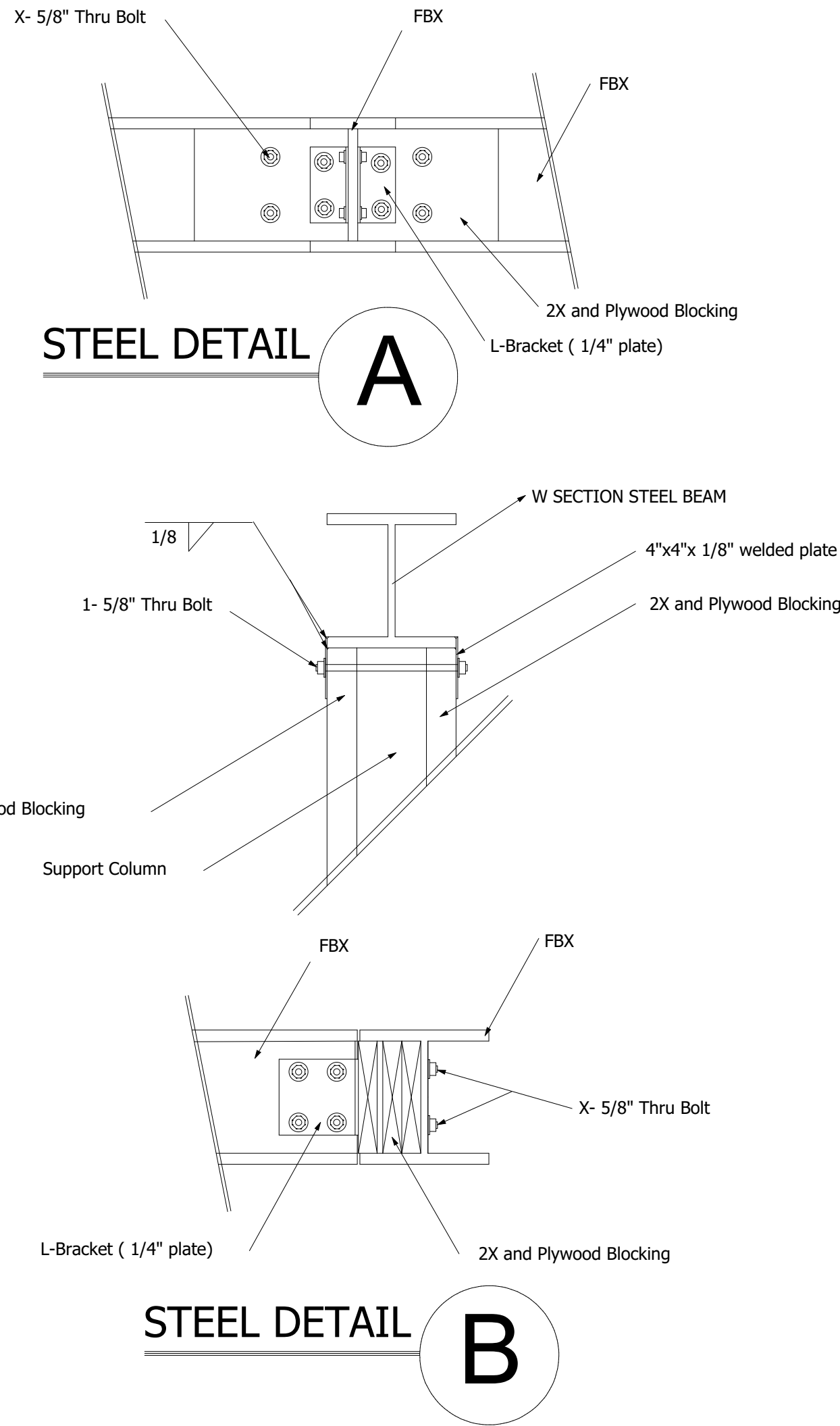


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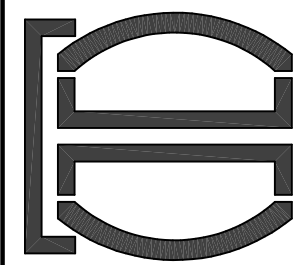


SOFT BREEZE CT :
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SOFT BREEZE CT :
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