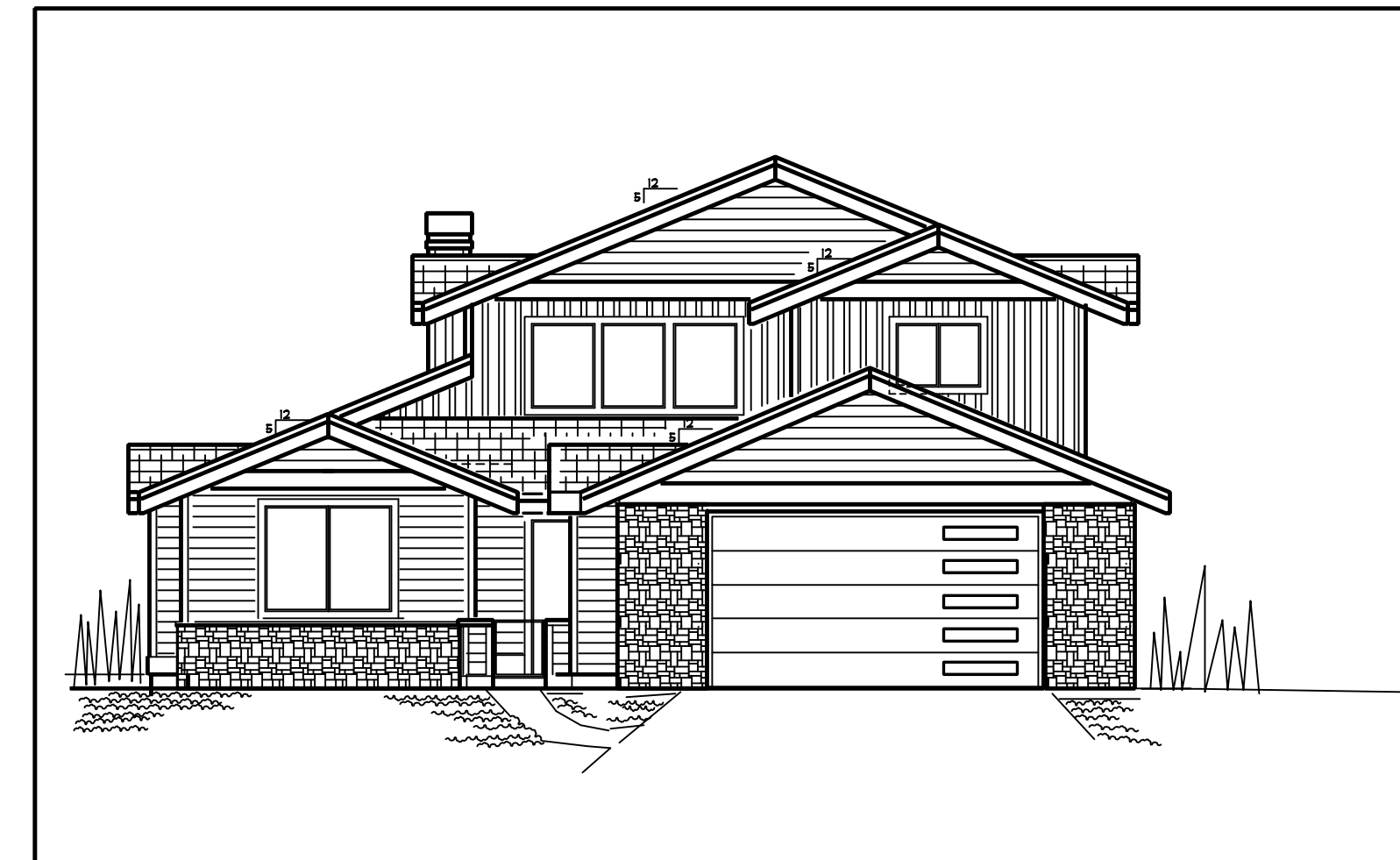
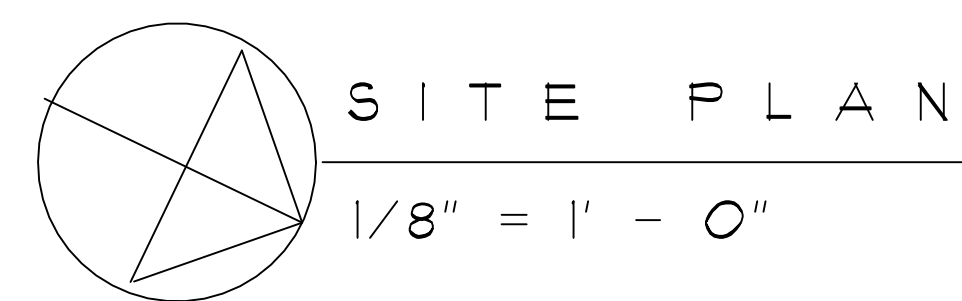
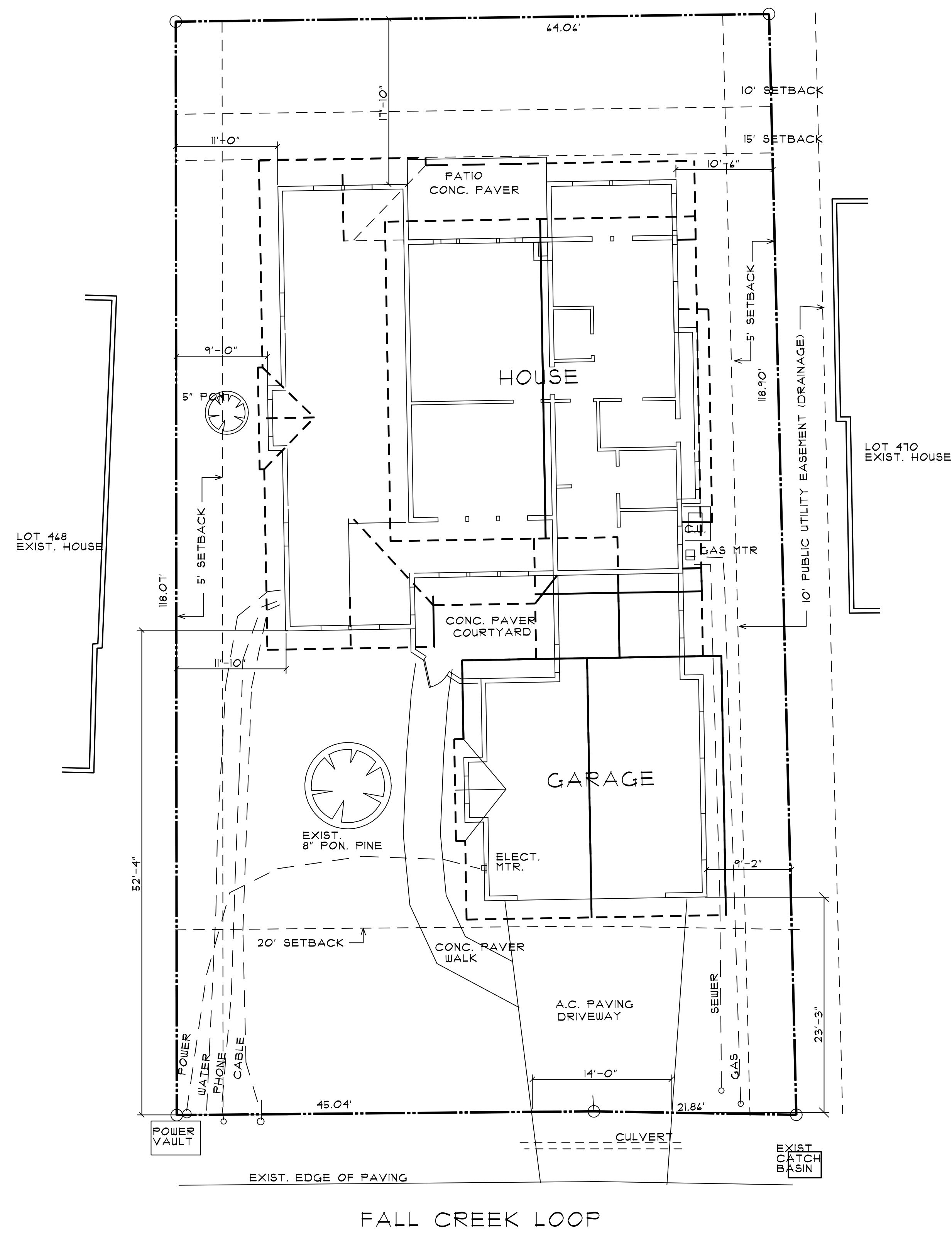




FRONT ELEVATION

1. ALL WORK AND MATERIALS SHALL CONFORM TO 2014 ORSC.
2. DESIGN LOADS:
 - A. WIND 85 MPH, EXP B
 - B. OCCUPANCY: R
 - C. SNOW LOAD 34 PSF
 - D. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
 - E. FLOOR LIVE LOAD: 40 PSF
 - F. FLOOR DEAD LOAD: 15 PSF
3. ALL CONCRETE TO BE 3000 PSI AT 28 DAYS, 4" SLUMP, 4% AIR
4. ALL REBAR TO BE GRADE 40, LAP ALL BARS A MIN 48 BAR DIAMETER
5. ALL ANCHOR BOLTS TO BE A307 UNLESS OTHERWISE NOTED
6. CONCRETE TO BE PLACED ON 4" OF 3/4" MINUS CRUSHED ROCK COMPACTED TO 95% MODIFIED PROCTOR OVER FIRM, NON-ORGANIC NON-EXPANSIVE NATIVE MATERIAL OR APPROVED STRUCTURAL FILL
7. ALL WOOD MEMBERS TO BE S&S #2 OR BETTER UNLESS NOTED OTHERWISE
8. THE CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS AND REPORT TO THE OWNER OR ARCHITECT DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

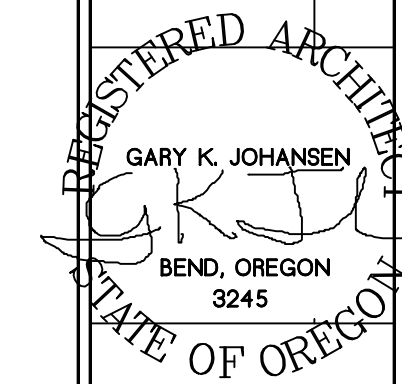
NOTES

LOT 469,
BROKEN TOP, PHASE V-C
CITY OF BEND
DESCHUTES CO. OREGON

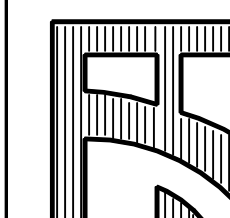
COVERAGE CALCULATION
LOT AREA: 1,131 S.F.
ALLOW. AREA: 3868.5 S.F.
FOOTPRINT: 3851 S.F.
COVERAGE RATIO: 49.8%

LEGAL DESCRIPTION

REVISIONS BY:



GARY K. JOHANSEN
ARCHITECT
327 NW GREENWOOD AVE #101
BEND, OREGON 97701 (541) 388-4590



LOT 469, BROKEN TOP
ROBERT & JOCELYN HUSEL
P.O. BOX 2146
BEND, OR 97709

DATE 3/2/21

SCALE 1/8"=1'-0"

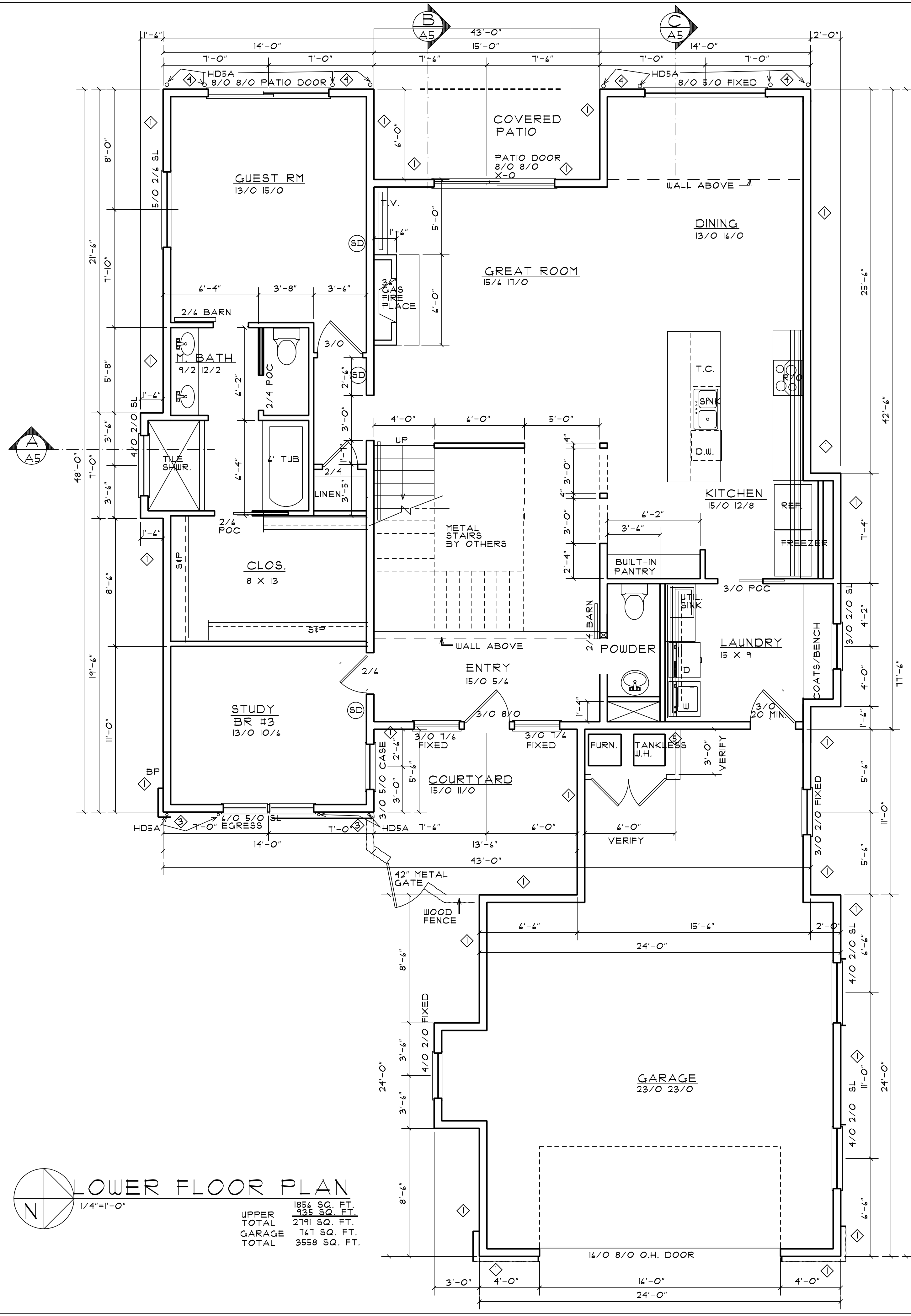
DRAWN GKJ

FILE NAME

SHEET

A1

OP SHEETS



STRUCTURAL DESIGN LOADS

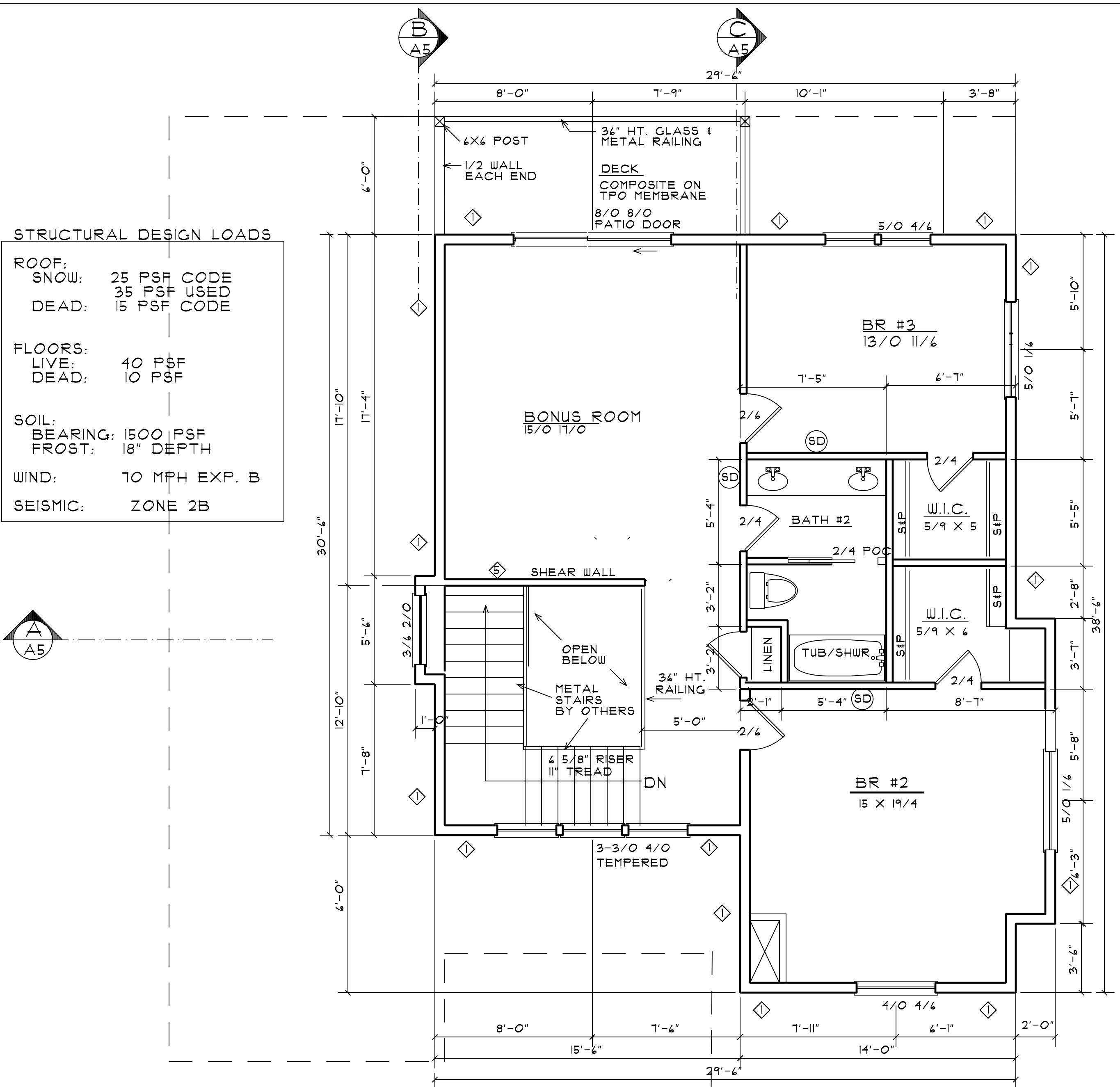
ROOF:
SNOW: 25 PSF CODE
DEAD: 35 PSF USED
15 PSF CODE

FLOORS:
LIVE: 40 PSF
DEAD: 10 PSF

SOIL:
BEARING: 1500 PSF
FROST: 18" DEPTH

WIND: 70 MPH EXP. B

SEISMIC: ZONE 2B



UPPER FLOOR PLAN
1/4"=1'-0"
935 SQ. FT.

SHEAR WALL SCHEDULE			
	SHEATHING/ FASTENING	SILL ATTACH.	NOTES
◇	1/16" SHEATHING W/8d 6" O.C. EDGES, 12" O.C. FIELD ALL EDGES BLOCKED	1/2" dia x 10" A.B.S. 24" O.C.	SILL TO RIM 16d 6" O.C. RIM TO R 16d TOENAILS 6" O.C.
◇	1/16" SHEATHING W/8d 6" O.C. EDGES, 12" O.C. FIELD ALL EDGES BLOCKED	1/2" dia x 10" A.B.S. 24" O.C.	SILL TO RIM 16d 6" O.C. RIM TO R 16d TOENAILS 6" O.C.
◇	1/16" SHEATHING W/8d 6" O.C. EDGES, 12" O.C. FIELD ALL EDGES BLOCKED	1/2" dia x 10" A.B.S. 24" O.C.	SILL TO RIM 16d 6" O.C. RIM TO R 16d TOENAILS 6" O.C.
◇	BOTH SIDES 1/16" SHEATHING W/8d 6" O.C. EDGES, 12" O.C. FIELD ALL EDGES BLOCKED	5/8" dia x 10" A.B.S. 24" O.C.	SILL TO RIM 16d 6" O.C. RIM TO R 16d TOENAILS 6" O.C. SEE NOTE 1
◇	1/2" GYPSUM W/4" 1/4" SCREWS 4" ALL PLATES AND BLOCKING	SIMPSON LPT4 48" O.C. RIM TO PLATE	RIM TO PLATE 16d TOE NAILS 6" O.C.

- SHEAR WALL NOTES:
- ◇ INDICATES EXTENT OF SHEAR WALL. PROVIDE HOLDOWNS AS CALLED OUT ON PLANS. EACH END OF SHEAR WALL. HOLDOWNS INDICATED ON PLANS ARE BY SIMPSON STRONG-TIE CO. INSTALL AS PER MANUF. RECOMMENDATIONS.
 - IF A.B. SPACING IS GREATER THAN SHEAR WALL, PLACE (1) A.B. WITHIN 12" OF EACH END, UNLESS NOTED OTHERWISE.
 - THE CAPACITY VALUES ARE APPLICABLE TO STUDS OF SPECIES GROUT II (DOUGLAS FIR-SOUTHERN PINE).
 - ALL PANEL EDGES BACKED W/2" NOMINAL OR WIDER FRAMING.
 - ALL SHEATHING NAILS REFERENCED ARE COMMON WIRE NAILS (I.E. 8d 0.148") SILL PLATE NAILS REFERENCED ARE TO BE SINKER NAILS (I.E. 16d 0.148"). VALUES OF THE STANDARD CONSTRUCTION FASTENERS WILL REQUIRE SPACING ADJUSTMENTS AND MUST BE APPROVED BY USE PRIOR TO USE MINIMUM NAIL PENETRATIONS INTO SUPPORT FRAMING 8d=1.5", 10d=1.25", 16d=1.625".
 - DO NOT PENETRATE SURFACE PLY OF SHEATHING W/NAIL HEAD
 - WHERE PANELS ARE APPLIED TO BOTH SIDES OF THE WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - APA RATED WALL SHEATHING C-D, C-C SHEATHING, PLYWOOD PANEL SIDING, OSB, AND OTHER GRADES COVERED IN 2001 OSBC CH.35 STANDARDS.
 - SHEATHING FACE GRAIN CAN BE APPLIED PERPENDICULAR OR PARALLEL TO STUDS PROVIDED THE STUDS ARE SPACED 16" O.C. OR LESS WHERE STUDS ARE SPACED GREATER THAN 16" O.C. APPLY SHEATHING PERPENDICULAR TO STUDS.
 - SHEATHING MAYBE APPLIED AT EITHER SIDE OF WALL UNLESS REQ'D AT BOTH SIDES

REVISIONS

BY:

1/23/21

GKJ

REGISTERED ARCHITECT

GARY K. JOHANSEN

BEND, OREGON 97701

STATE OF OREGON

LOT 469, BROKEN TOP

ROBERT & JOCELYN HUSEL

P.O. BOX 2146

BEND, OR 97709

DATE

SCALE 1/4"=1'-0"

DRAWN

FILE NAME

SHEET

OF SHEETS

3

3

LOWER FLOOR

UPPER FLOOR

PLAN

GARY K. JOHANSEN

ARCHITECT

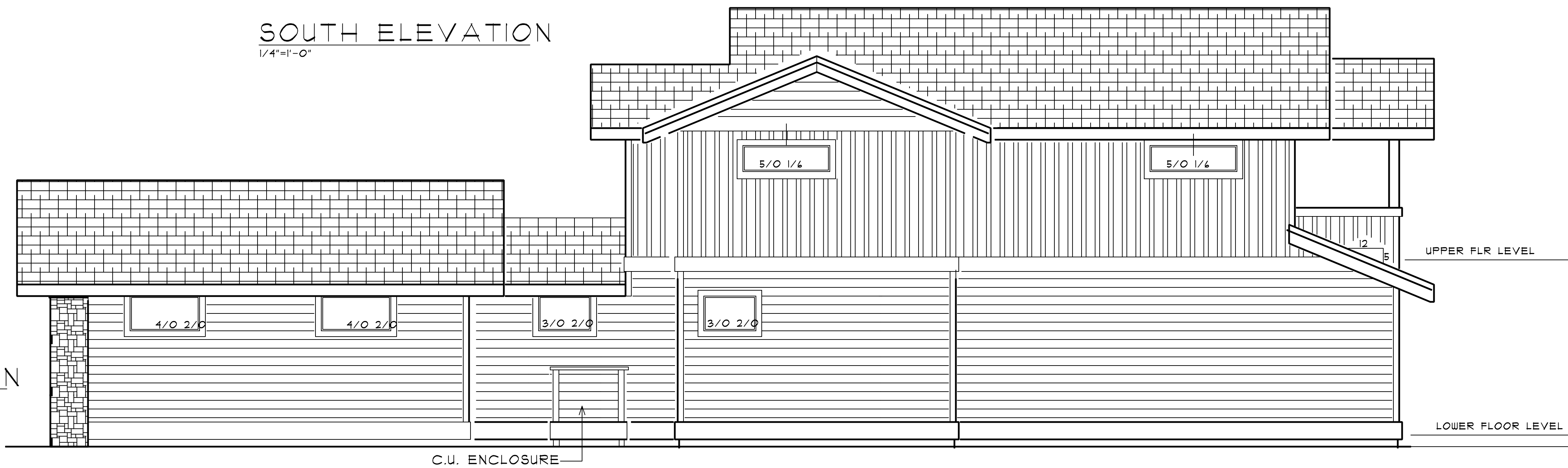
327 NW GREENWOOD AVE #101

BEND, OREGON 97701 (541)388-4590



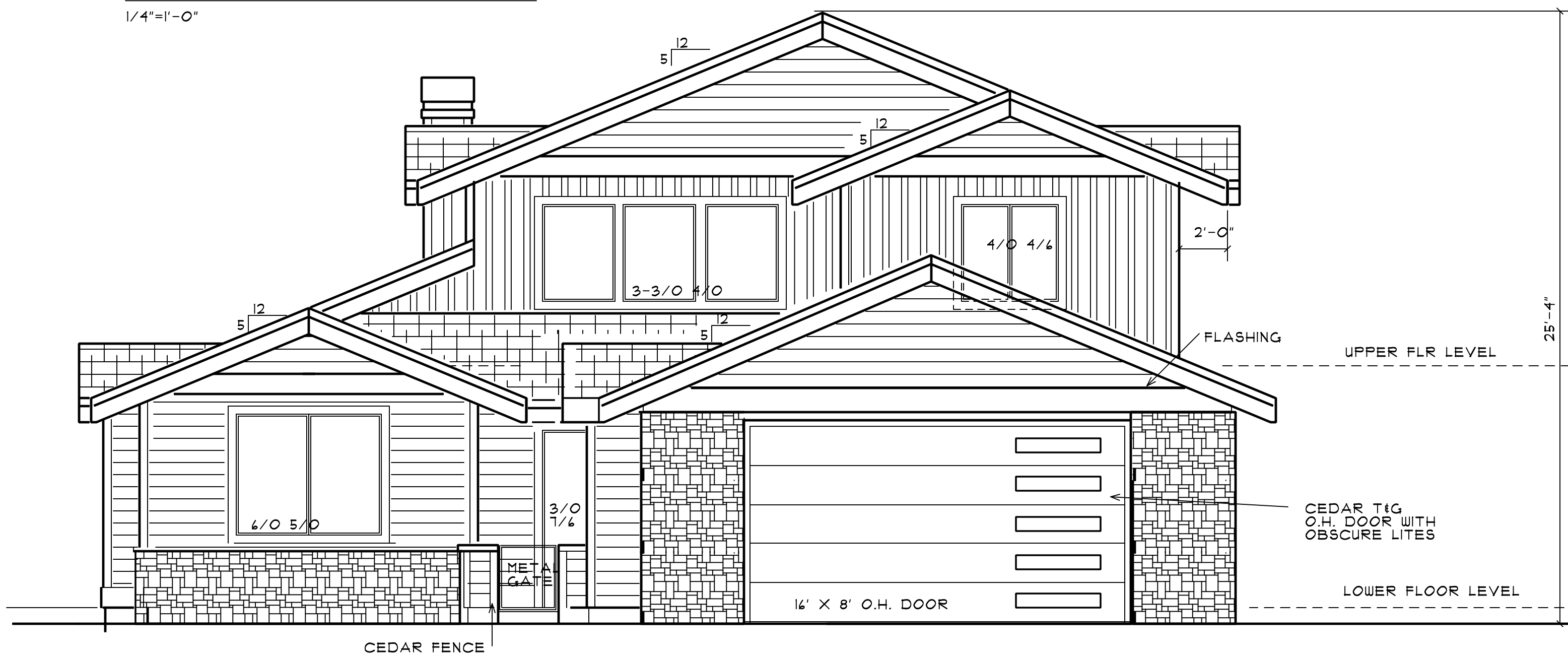
NOTES:
ROOF : CONC TILE ROOFING
FASCIA : 2x10 R.S. CEDAR W/1x4 CEDAR TRIM
SIDING : 6" HARDBLANK LAP SIDING
CEDAR BOARD AND BATTEN SIDING
TRIM : 5/4" X 4" CEDAR R.S.
BELLY BAND: 2X10 R.S. CEDAR
WINDOWS : WOOD W/ CLAD EXTERIOR
DOORS : WOOD

SOUTH ELEVATION
1/4"=1'-0"

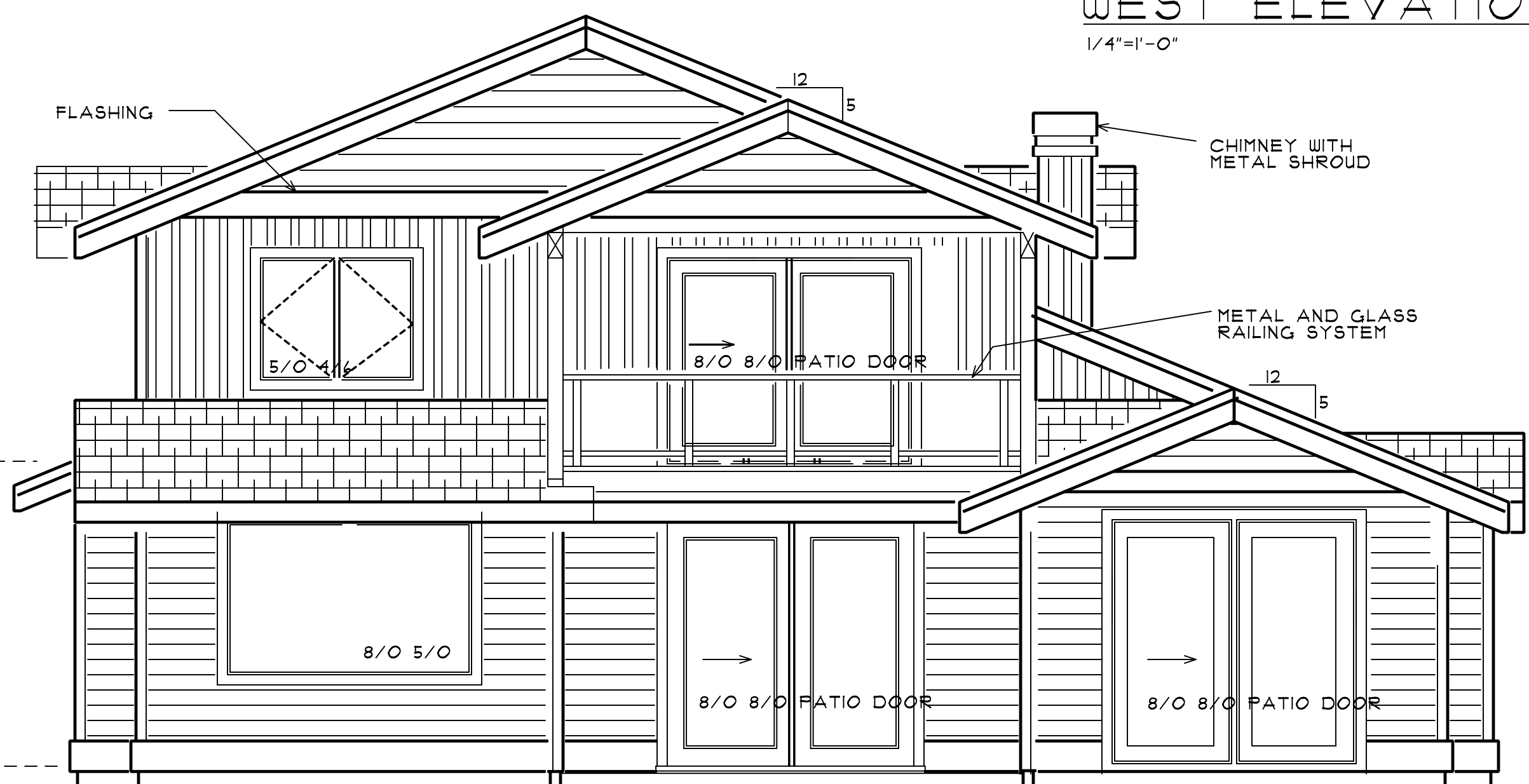


NORTH ELEVATION
1/4"=1'-0"

EAST ELEVATION
1/4"=1'-0"



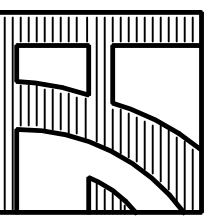
WEST ELEVATION
1/4"=1'-0"



REVISIONS BY:

REGISTERED ARCHITECT
GARY K. JOHANSEN
BEND, OREGON
3245
STATE OF OREGON

GARY K. JOHANSEN
ARCHITECT
327 NW GREENWOOD AVE #101
BEND, OREGON 97701 (541)388-4590



FRONT & RIGHT
ELEVATIONS
REAR & LEFT
ELEVATIONS

LOT 469, BROKEN TOP
ROBERT & JOCELYN HUSEL
P.O. BOX 2146
BEND, OR 97709

DATE

SCALE 1/4"=1'-0"

DRAWN

FILE NAME

SHEET

26

OF SHEETS