

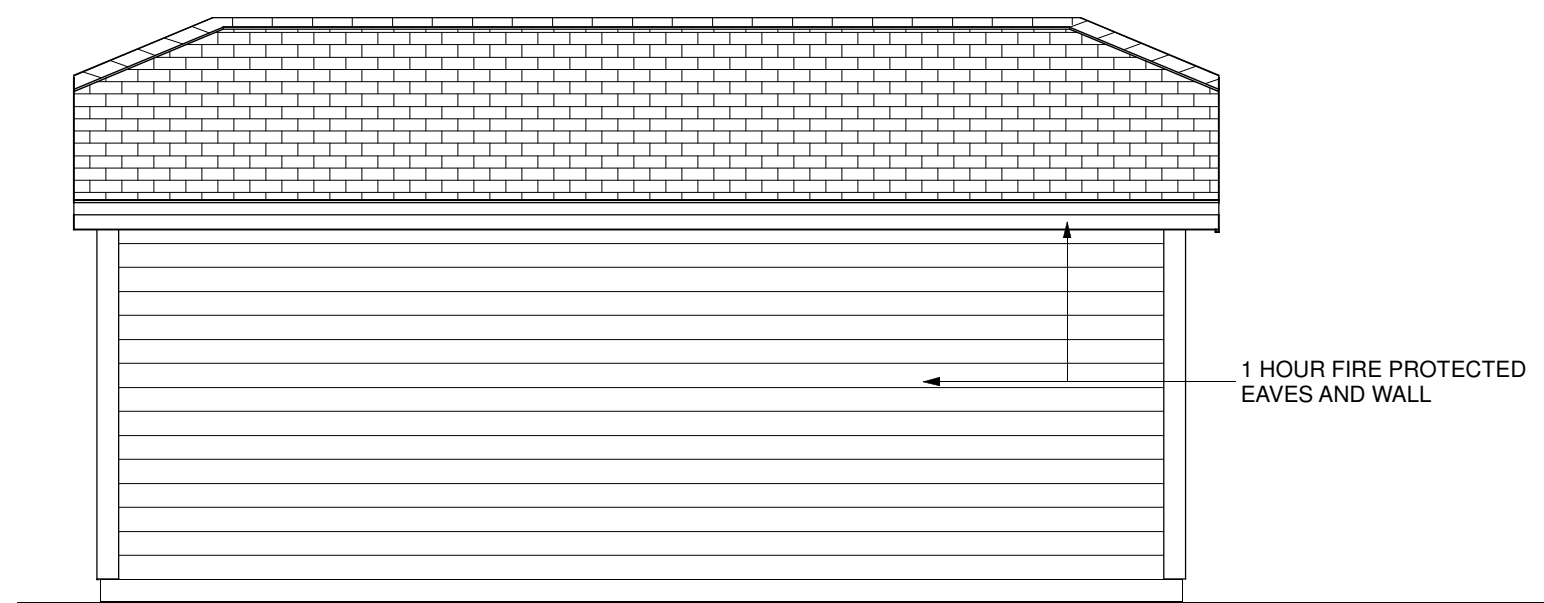
**NORTH ELEVATION**

SCALE: 1/4" = 1'



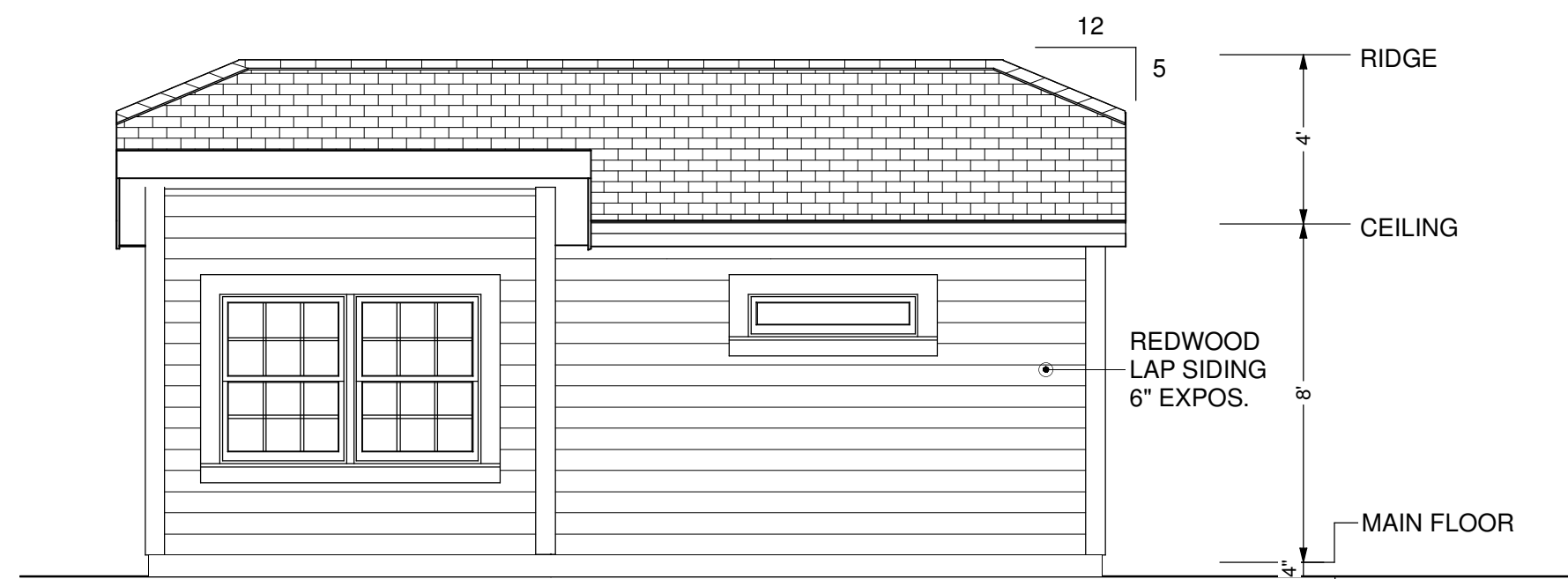
**SOUTH ELEVATION**

SCALE: 1/4" = 1'



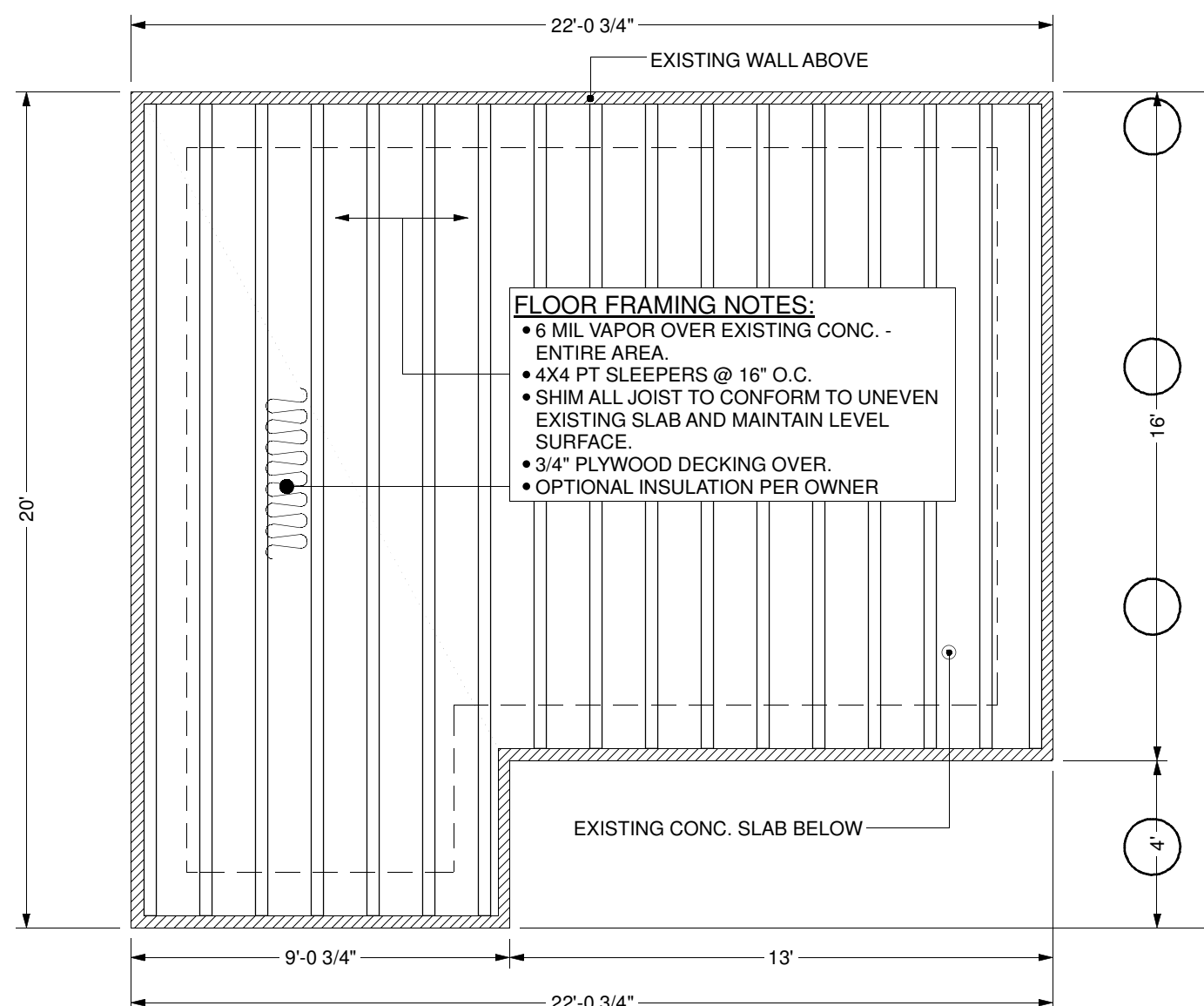
**EAST ELEVATION**

SCALE: 1/4" = 1'



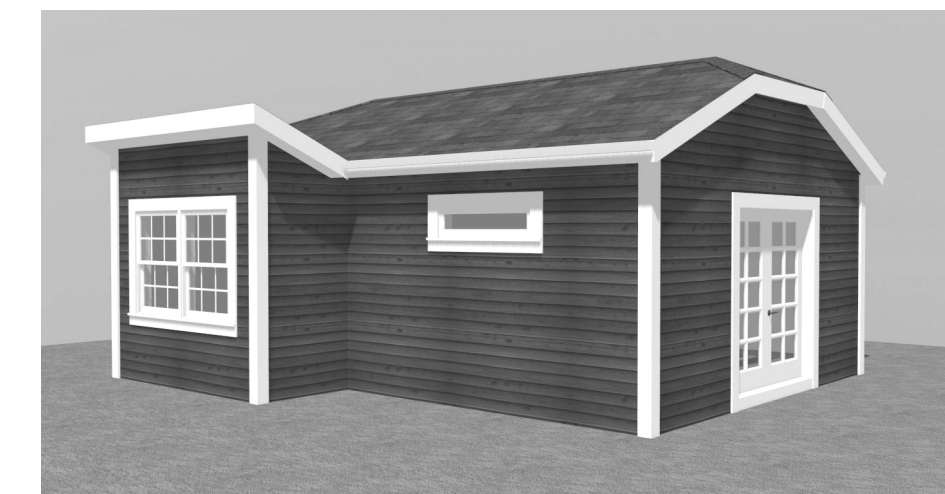
**WEST ELEVATION**

SCALE: 1/4" = 1'



**FOUNDATION PLAN**

SCALE: 1/4" = 1'



**GENERAL FOUNDATION NOTES:**

THE CONTRACTOR/SUBCONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

**EXTREMELY IMPORTANT:** TAKE DUE CAUTION DURING DEMOLITION FOR POSSIBLE BEARING LOADS UNACCOUNTED FOR IN STRUCTURAL DRAWINGS. USE TEMPORARY SHORING WHEN REMOVING ALL STRUCTURAL COMPONENTS. DO NOT BACKFILL FOUNDATION WALLS UNTIL STRUCTURAL DIAPHRAGMS ARE IN PLACE. NOTIFY DESIGNER BEFORE PROCEEDING OF ANY NEED FOR ADDITIONAL STRUCTURAL DESIGN.

SLAB, FOOTINGS AND WALLS ARE ALL EXISTING

REVISION TABLE	DATE	DESCRIPTION

JB Hammer Designs  
14011 SE Ridgecrest Rd.  
Happy Valley, OR 97086  
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ALL DESIGNS AND DRAWINGS REMAIN THE PROPRIETARY WORK OF JB HAMMER DESIGNS. REPRODUCTION AND REUSE PERMISSION MUST BE GRANTED IN WRITING. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF JB HAMMER DESIGNS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

*JB Hammer Designs*  
"the substance of things hoped for"

SINCE 1977

**FIRE WALL NOTES**

THREE PROPOSALS IN ORDER OF PREFERENCE:

- OPTION A:**
- EXISTING WALL HAS 5/8" T111 EXTERIOR SHEETING, 2X4 STUDS @ 16" O.C. AND 1/2" INTERIOR DRYWALL. AS PER ORS TABLE 721.6.2(1), THESE VALUES WILL ADD UP TO ONE HOUR PROTECTION IF (1) LAYER OF 5/8" TYPE X GYP BOARD IS ADDED TO THE EXTERIOR. PLEASE CONSIDER THIS FOR APPROVED 1 HOUR PROTECTION. (SEE TABLE 721.6.2(1)) IN ADDITION, EXISTING WALL ALSO HAS 3/4" SOLID SHIPLAP SHEETING, PLUS ORIGINAL SIDING, WHICH BRINGS THE TIME ASSIGNED VALUES TO MUCH HIGHER THAN ONE HOUR.
- OPTION B:**
- APPLY TWO LAYERS OF 5/8" TYPE X GYP BOARD TO EXTERIOR OF WALL. ATTACH AS PER USG DETAIL
- OPTION C:**
- APPLY ONE LAYER OF 5/8" TYPE X GYP BOARD TO EXTERIOR OF WALL, AND COVER INTERIOR 1/2" WALL BOARD WITH 5/8" TYPE X GYP BOARD. (SEE USG DETAIL)
- ATTACH ALL GYP. BD. AS PER USG DETAIL

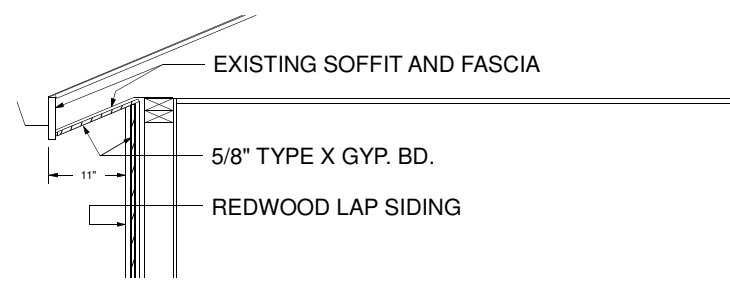
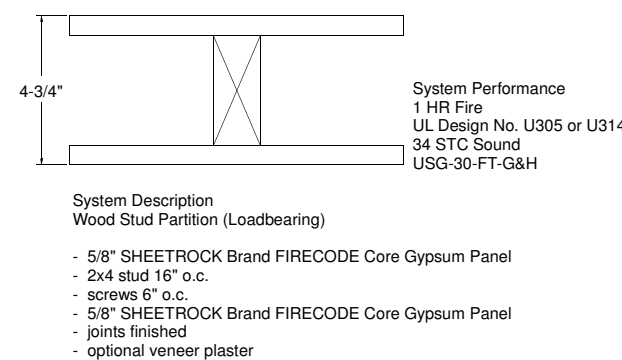
**TABLE 721.6.2(1)**  
TIME ASSIGNED TO WALLBOARD MEMBRANES<sup>a,b,c,d</sup>

DESCRIPTION OF FINISH	TIME* (minutes)
3/8-inch wood structural panel bonded with exterior glue	5
15/32-inch wood structural panel bonded with exterior glue	10
19/32-inch wood structural panel bonded with exterior glue	15
3/8-inch gypsum wallboard	10
1/2-inch gypsum wallboard	15
5/8-inch gypsum wallboard	30
1/2-inch Type X gypsum wallboard	25
5/8-inch Type X gypsum wallboard	40
Double 3/8-inch gypsum wallboard	25
1/2-inch + 3/8-inch gypsum wallboard	35
Double 1/2-inch gypsum wallboard	40

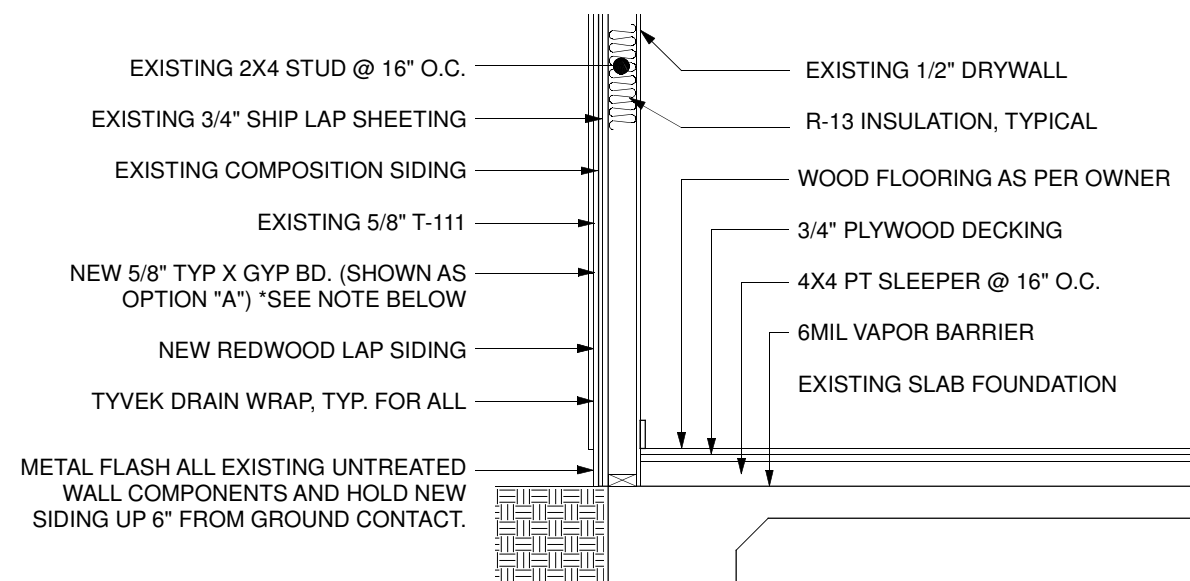
For SI: 1 inch = 25.4 mm.

- These values apply only when membranes are installed on framing members which are spaced 16 inches o.c.
- Gypsum wallboard installed over framing or furring shall be installed so that all edges are supported, except 3/8-inch Type X gypsum wallboard shall be permitted to be installed horizontally with the horizontal joints staggered 24 inches each side and unsupported but finished.
- On wood frame floor/ceiling or roof/ceiling assemblies, gypsum board shall be installed with the long dimension perpendicular to framing members and shall have all joints finished.
- The membrane on the unexposed side shall not be included in determining the fire resistance of the assembly. When dissimilar membranes are used on a wall assembly, the calculation shall be made from the least fire-resistant (weaker) side.
- The time assigned is not a finished rating.

**USG DETAIL**

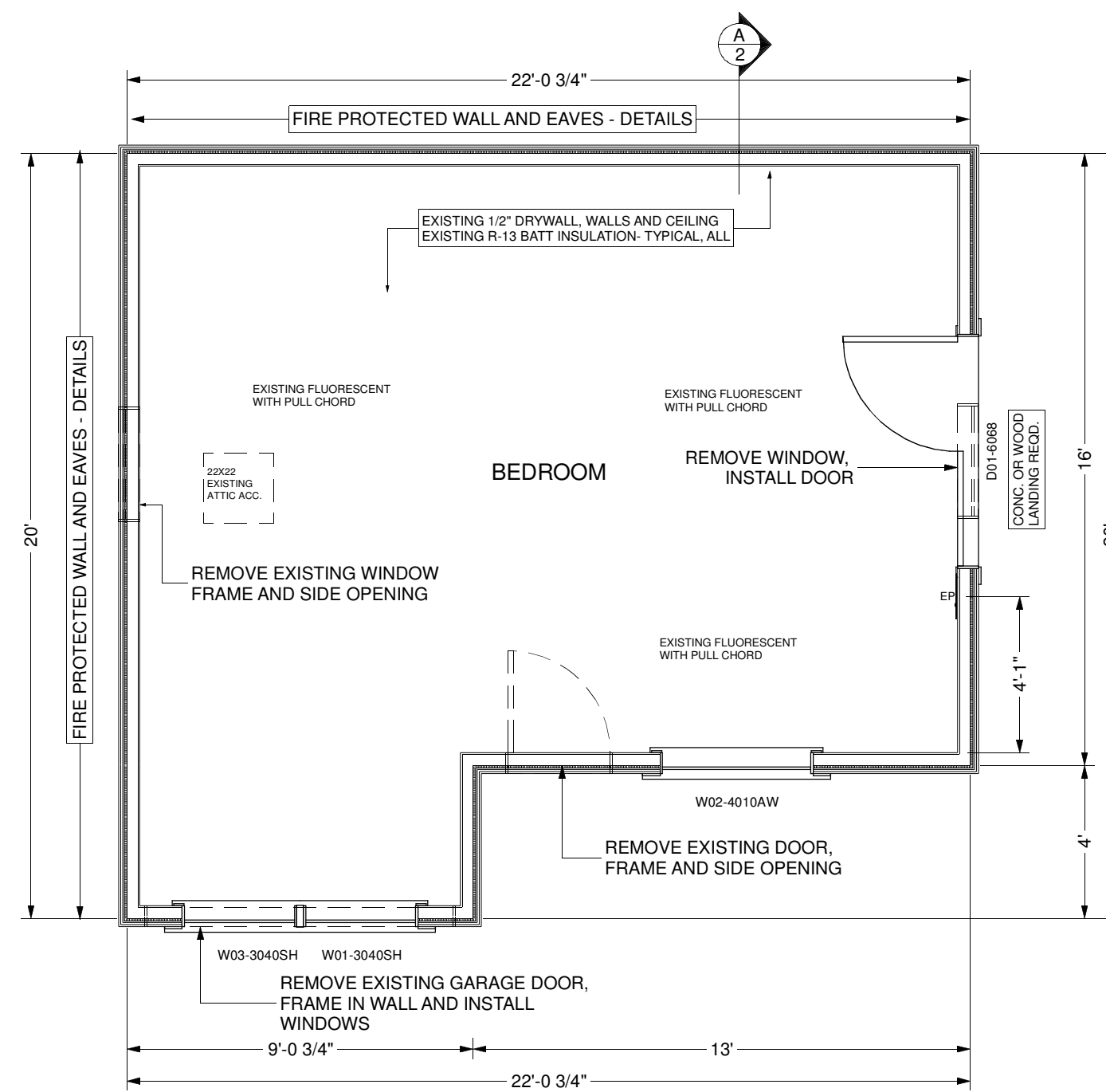


**EAVE DETAIL B-2, FIREWALL**



\*SEE APPROVED PLANS FOR APPROVED FIREWALL METHOD A, B OR C  
OPTION A = 5/8" TYPE X GYP. BD. AS SHOWN.  
OPTION B = (2) LAYERS OF 5/8" TYPE X GYP. BD. ON EXTERIOR  
OPTION C = (1) LAYER OF 5/8" TYPE X GYP. BD. ON EXTERIOR AND (1) LAYER ON INTERIOR

**WALL DETAIL, FIREWALL B-2**



**MAIN FLOOR PLAN**

SCALE: 1/4" = 1' 390 sq ft total

**ELECTRICAL NOTES:**

- ONE SWITCHED LIGHTING FIXTURE REQUIRED FOR INTERIOR.
- ONE SWITCHED LIGHTING FIXTURE REQUIRED FOR EXTERIOR.
- OUTLETS PER CODE.
- SMOKE AND CO DETECTORS PER CODE.
- INSTALL ELECT. BASEBOARD HEAT.
- UPDATE EXISTING PANEL AS REQD.

DOOR SCHEDULE						
LABEL	QTY	FLOOR	TYPE	HINGE SIDE	TEMPERED	COMMENTS
D01-6068	1	1	DOUBLE HINGED	IR	YES	

WINDOW SCHEDULE						
LABEL	TYPE	QTY	FLOOR	EGRESS	TEMPERED	COMMENTS
W01-3040SH	SINGLE HUNG	1	1			
W02-4010AW	AWNING	1	1			
W03-3040SH	SINGLE HUNG	1	1			

**PLAN NOTES**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

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PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**DESIGNER:** JB Hammer Designs, 503-761-8300 jbhammer@comcast.net

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**GENERAL**

- ALL EXTERIOR WALLS FOR CONDITIONED SPACE ARE EXISTING.
- INSULATION: FLOOR = OPTIONAL, WALLS = EXISTING R-13, CEILING = R-49
- WINDOW AND DOOR HEADERS TO BE 4 X 8 EXTERIOR WALLS AND 4" INTERIOR BEARING WALLS UNLESS OTHERWISE NOTED.
- ADJUST WINDOW SIZING AS PER MANUF.
- ALL MILLWORK AS PER OWNER/BUILDER.
- ALLOW FOR CASING WIDTH IN DOOR FRAMING.

**DOOR AND WINDOW NOTES:**

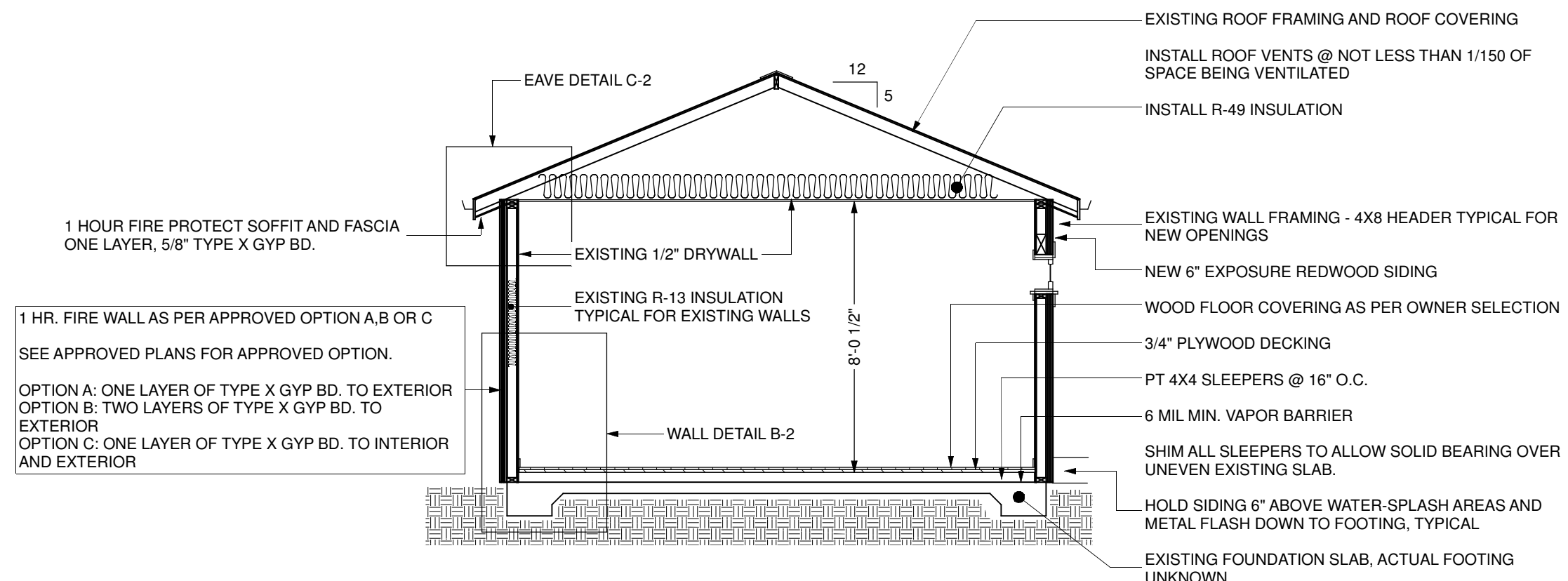
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPERABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SILL HEIGHT FOR OPERABLE WINDOWS MORE THAN 72" ABOVE GRADE = 24" MINIMUM.

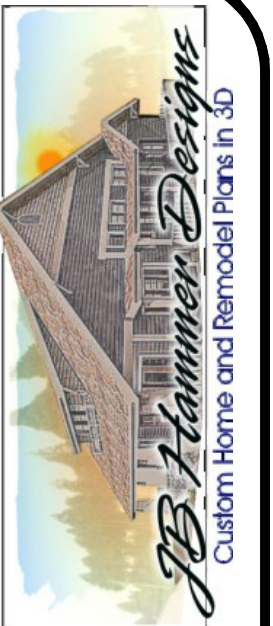
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR MAIN EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOWS SHALL HAVE U-0.35 MIN. VALUE  
EXTERIOR DOORS SHALL HAVE U-0.20 MIN. VALUE



**CROSS SECTION A-2**



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DATE	

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