

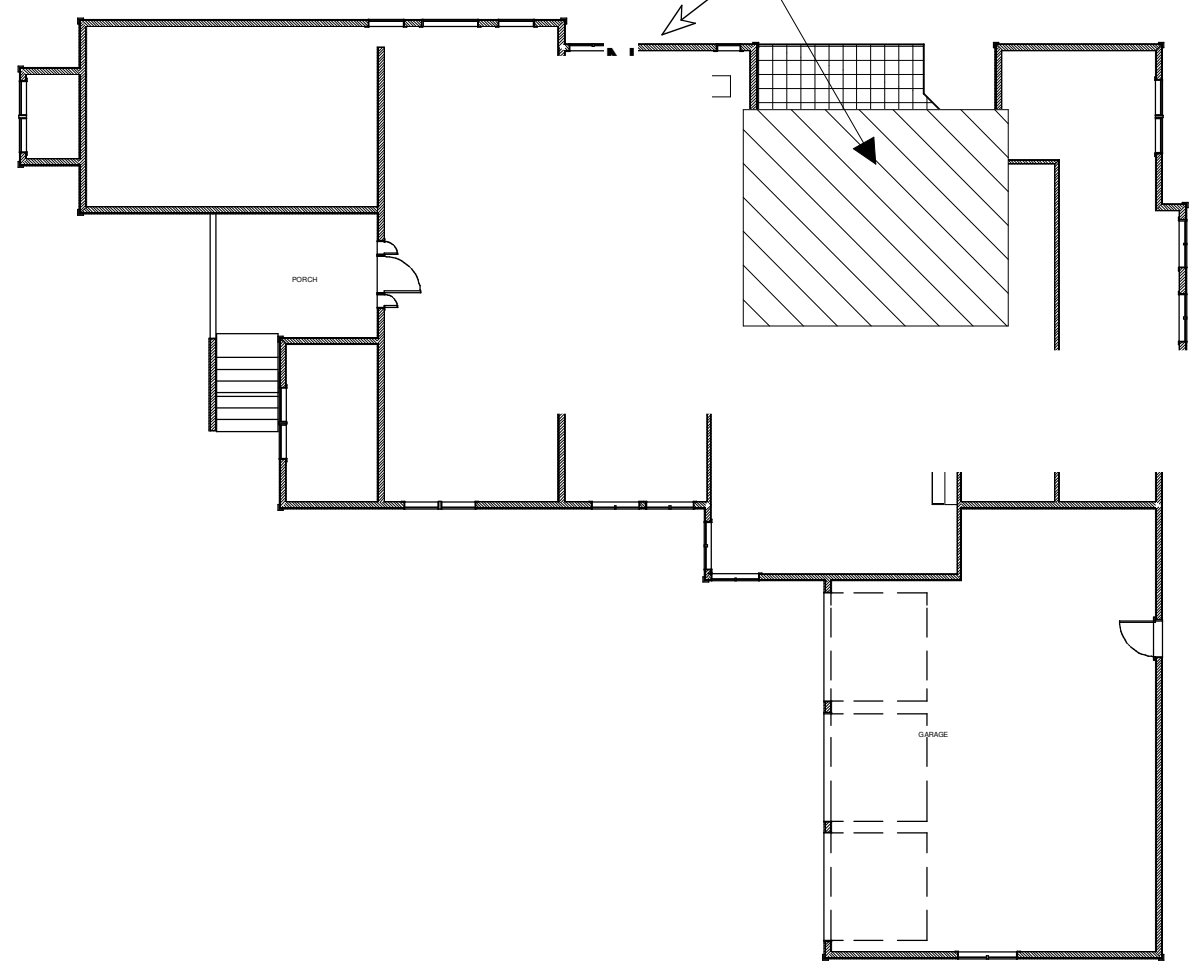
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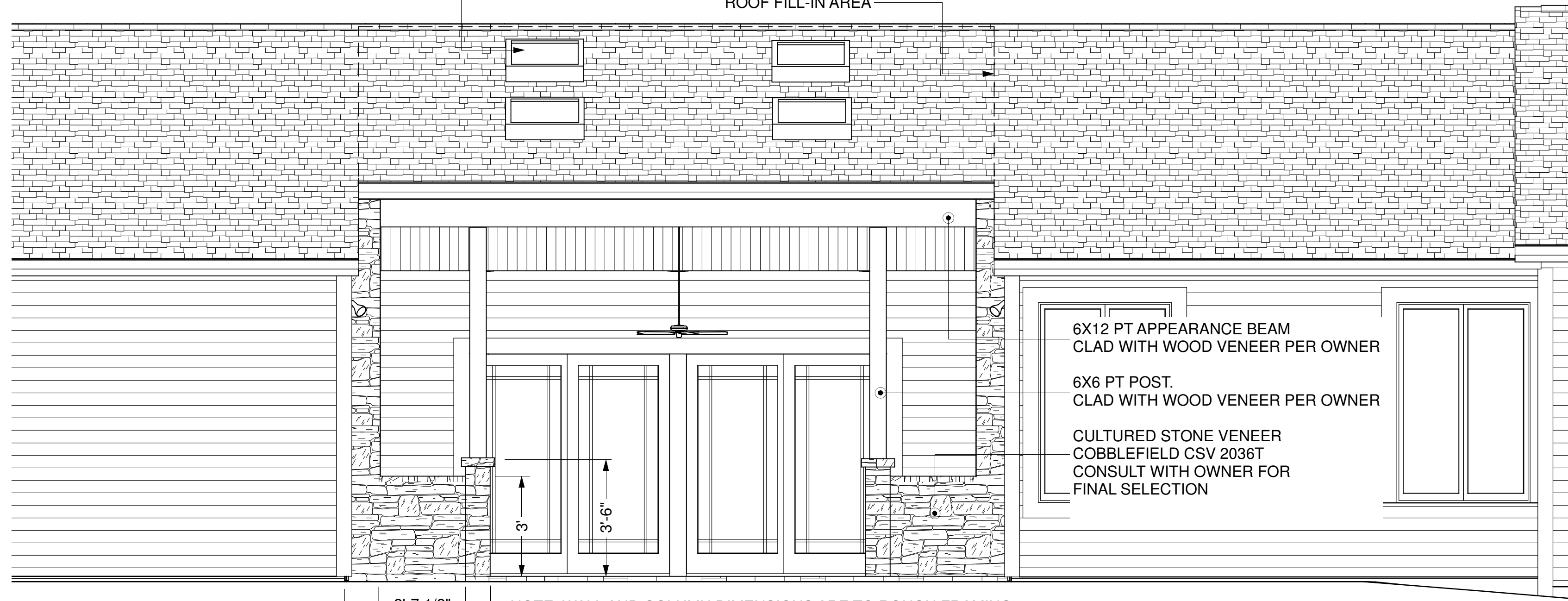
CH SW

LOCATION OF PROPOSED WORK



(4) APPROXIMATE 2'X2' SKYLIGHT
SITE MEASURE BEFORE ORDERING

ROOF FILL-IN AREA



6X12 PT APPEARANCE BEAM
CLAD WITH WOOD VENEER PER OWNER

6X6 PT POST.
CLAD WITH WOOD VENEER PER OWNER

CULTURED STONE VENEER
COBBLEFIELD CSV 2036T
CONSULT WITH OWNER FOR
FINAL SELECTION

1' 2'-7 1/2" 9" NOTE: WALL AND COLUMN DIMENSIONS ARE TO ROUGH FRAMING

WEST ELEVATION

SCALE: 3/8" = 1'

REVISION TABLE	DATE	DESCRIPTION

JB Hammer Designs
14011 SE Ridgecrest Rd.
Happy Valley, OR 97086
Phone: 503-761-8300
EMAIL: jhammer@comcast.net
WEB: jhammerdesigns.com

ALL DESIGNS AND DRAWINGS
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WORK OF JB HAMMER
DESIGNS. REPRODUCTION
AND REUSE PERMISSION
MUST BE GRANTED IN
WRITING. USE OF THESE
DRAWINGS AND CONCEPTS
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WITHOUT THE WRITTEN
PERMISSION OF JB HAMMER
DESIGNS IS PROHIBITED AND
MAY SUBJECT YOU TO A
CLAIM FOR DAMAGES.

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"the substance of things hoped for"
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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.

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).

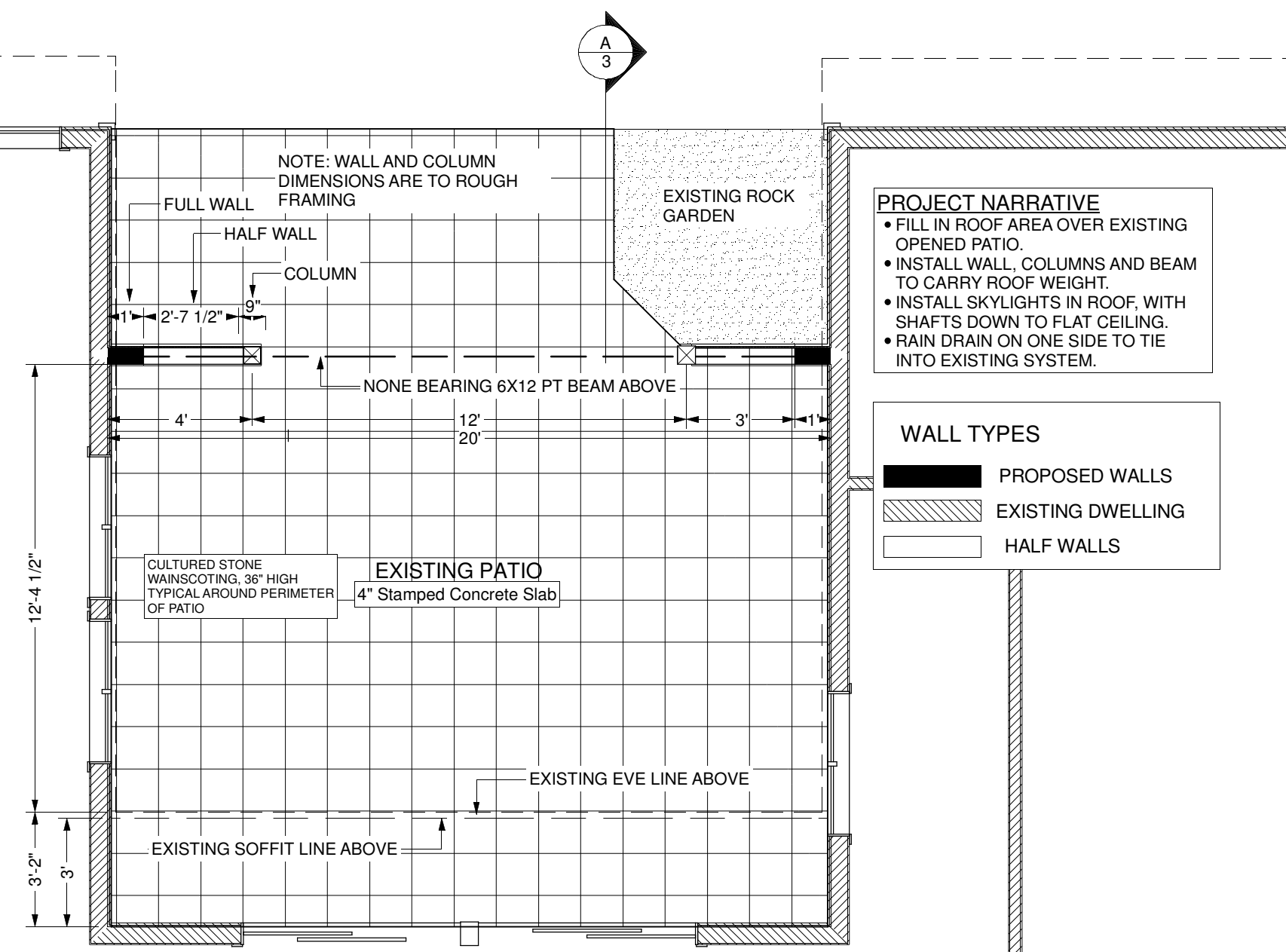
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:
 HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

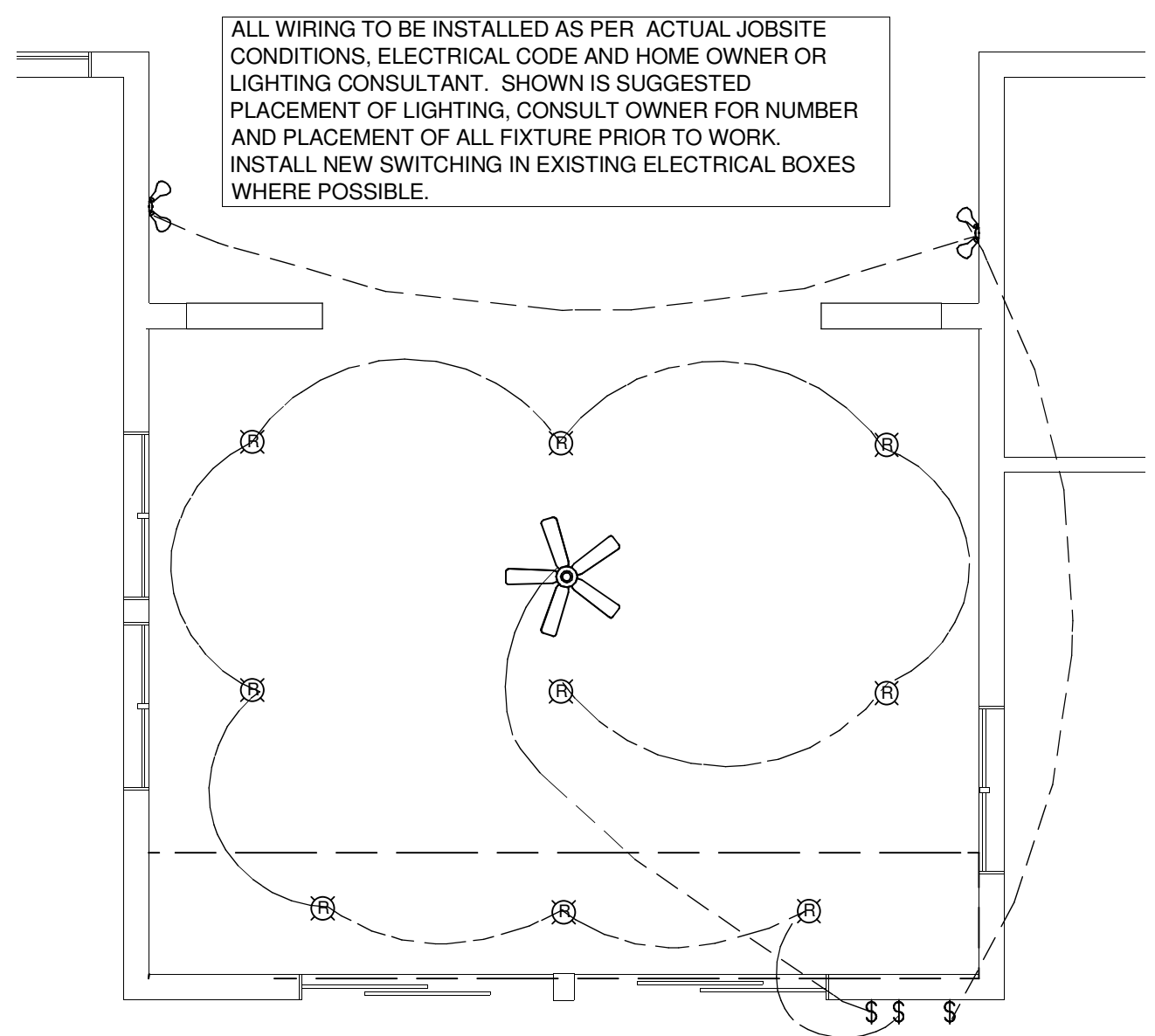
DESIGNER: JB Hammer Designs, 503-761-8300 jbhammer@comcast.net

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.

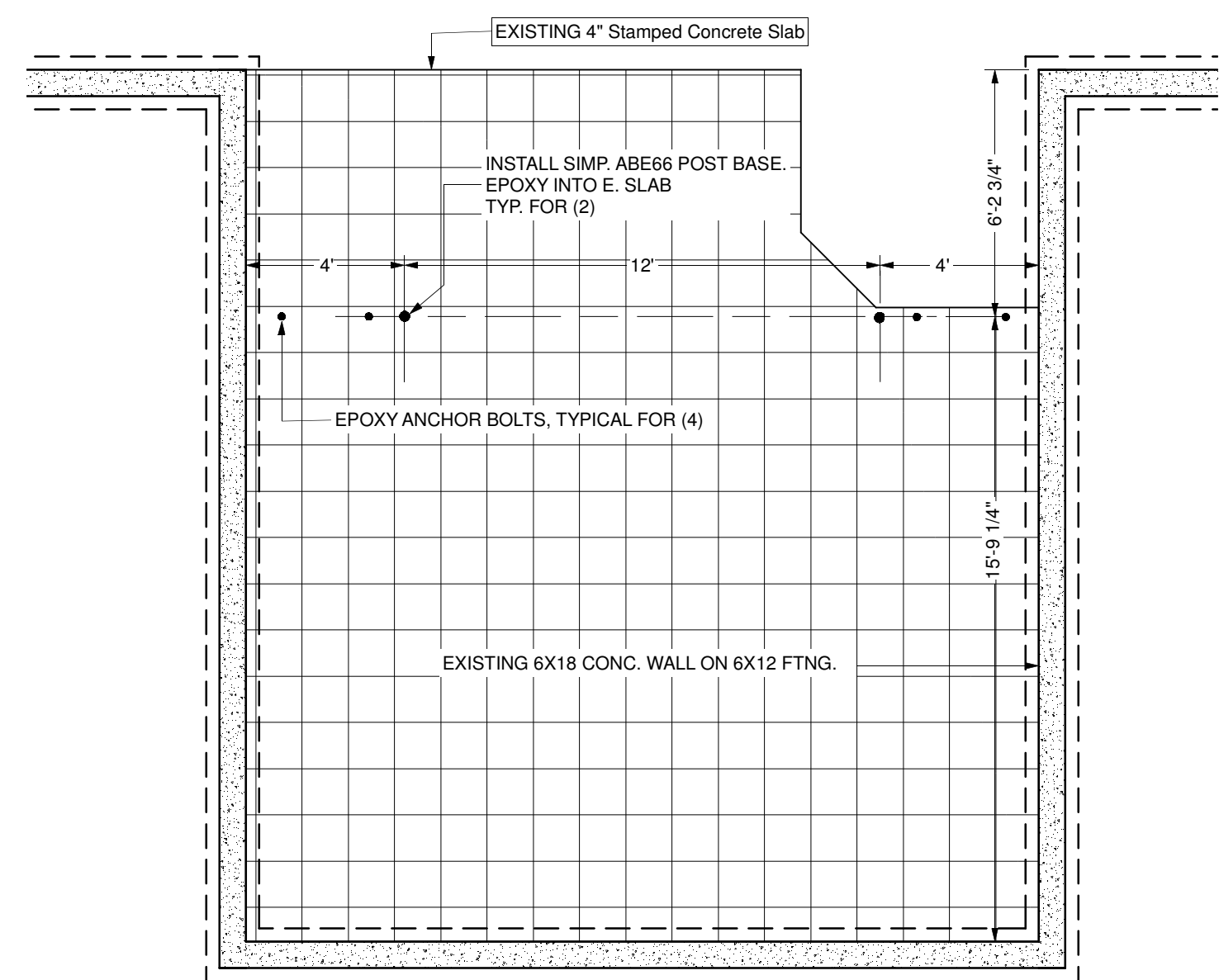
GENERAL
 1. ALL EXTERIOR WALLS TO BE 2X6 PT STUDS @ 16" O.C. ON 2X6 PT PLATE.
 2. ALL MILLWORK MATCH TO EXISTING.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'



LIGHTING PLAN
 SCALE: 1/4" = 1'



FOUNDATION PLAN
 SCALE: 1/4" = 1'

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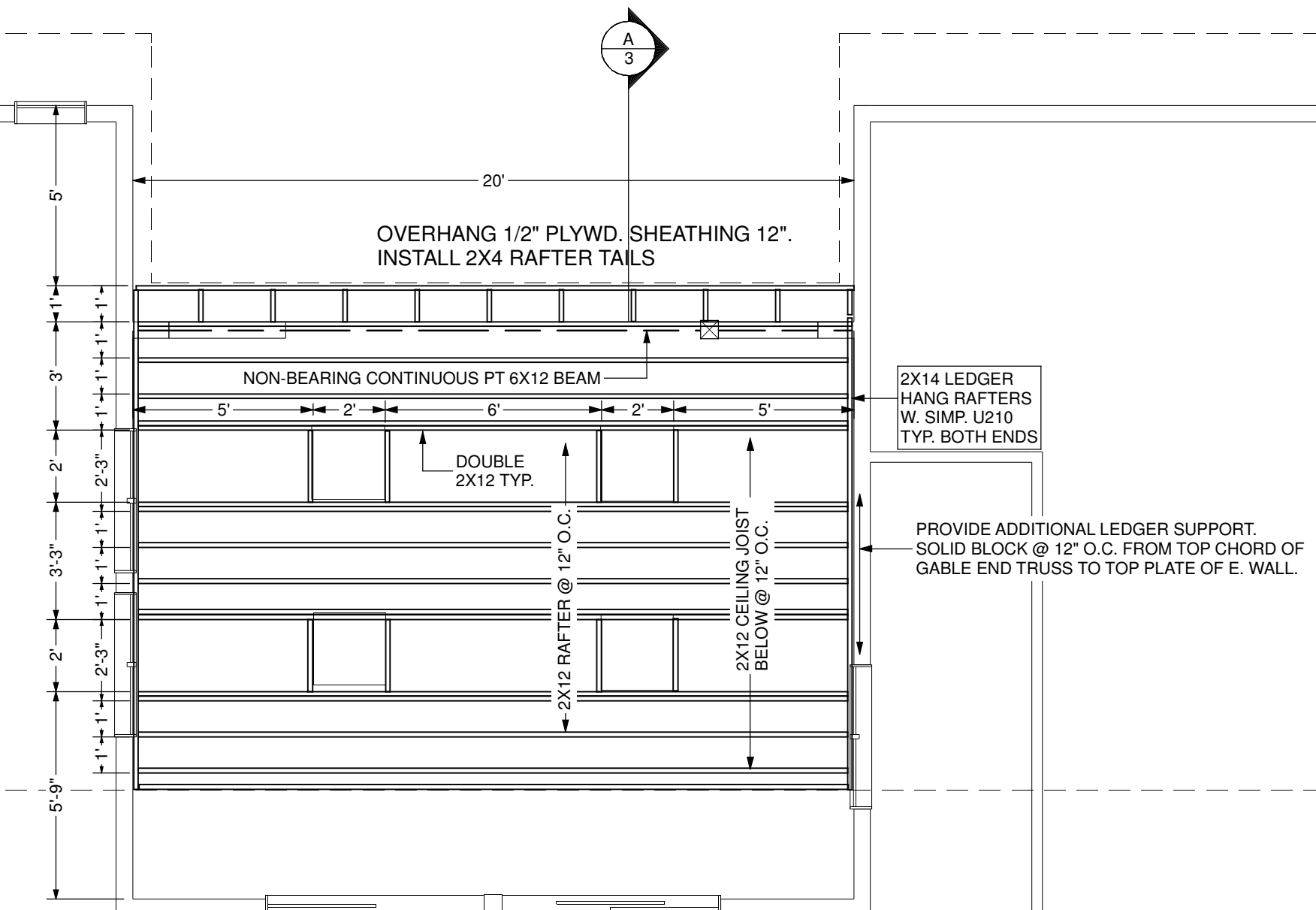
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- GENERAL ROOF FRAMING NOTES:**
- 2X12 RAFTERS @ 12" O.C.
 - INSTALL 1/2" CDX W. CCX IN EXPOSED EAVES AREA.
 - WHERE PLANING OR MATCHING TO EXISTING ROOFS, EXISTING PITCH TAKES PRECEDENCE OVER DRAWINGS.
 - EAVE: 12"
 - INSTALL EAVES VENT EVERY THIRD RAFTER SPACE FOR STANDARD TRUSSES AND RAFTERS.
 - INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE BEING VENTILATED



ROOF FRAMING PLAN
SCALE: 1/4" = 1'

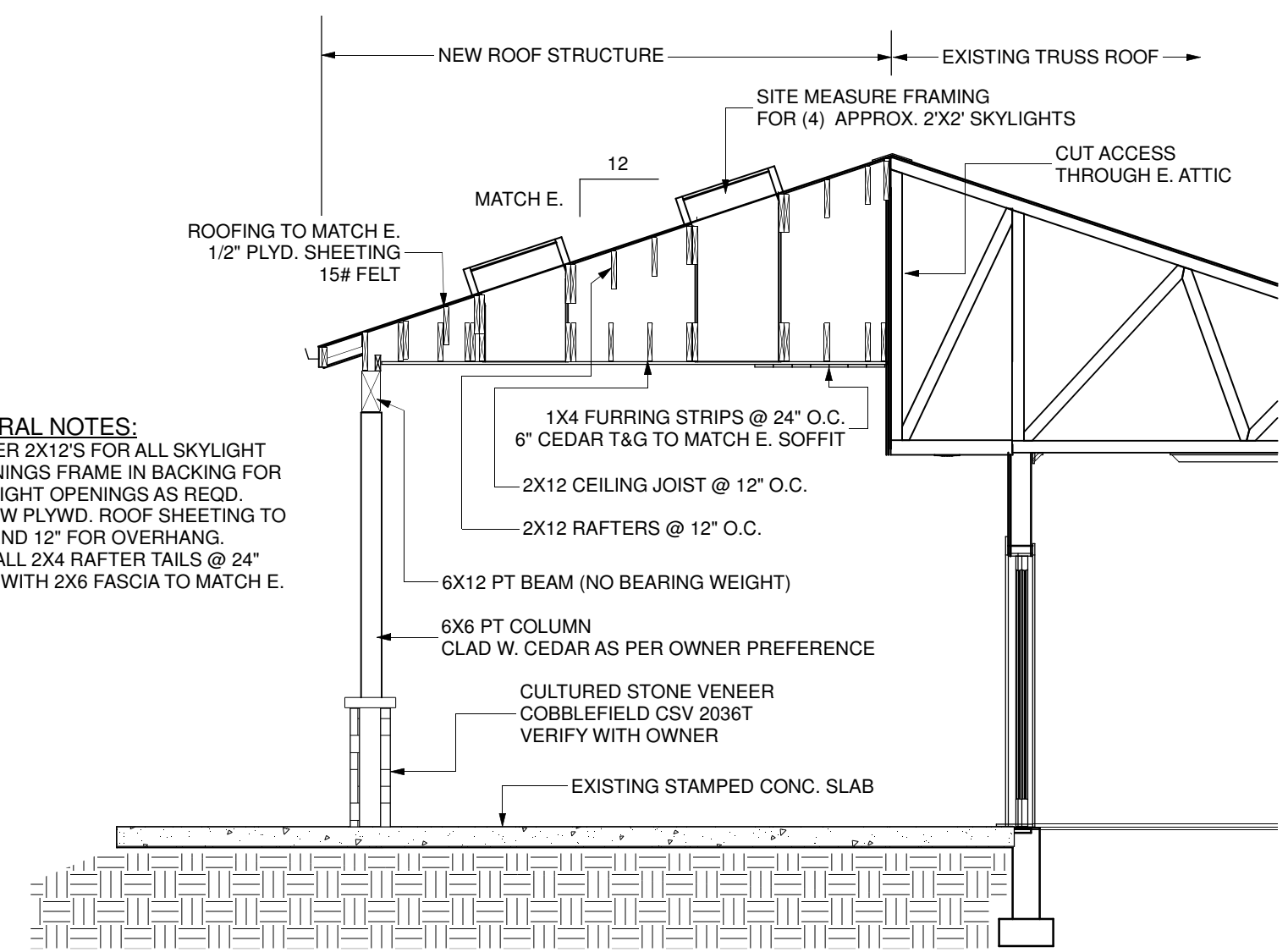
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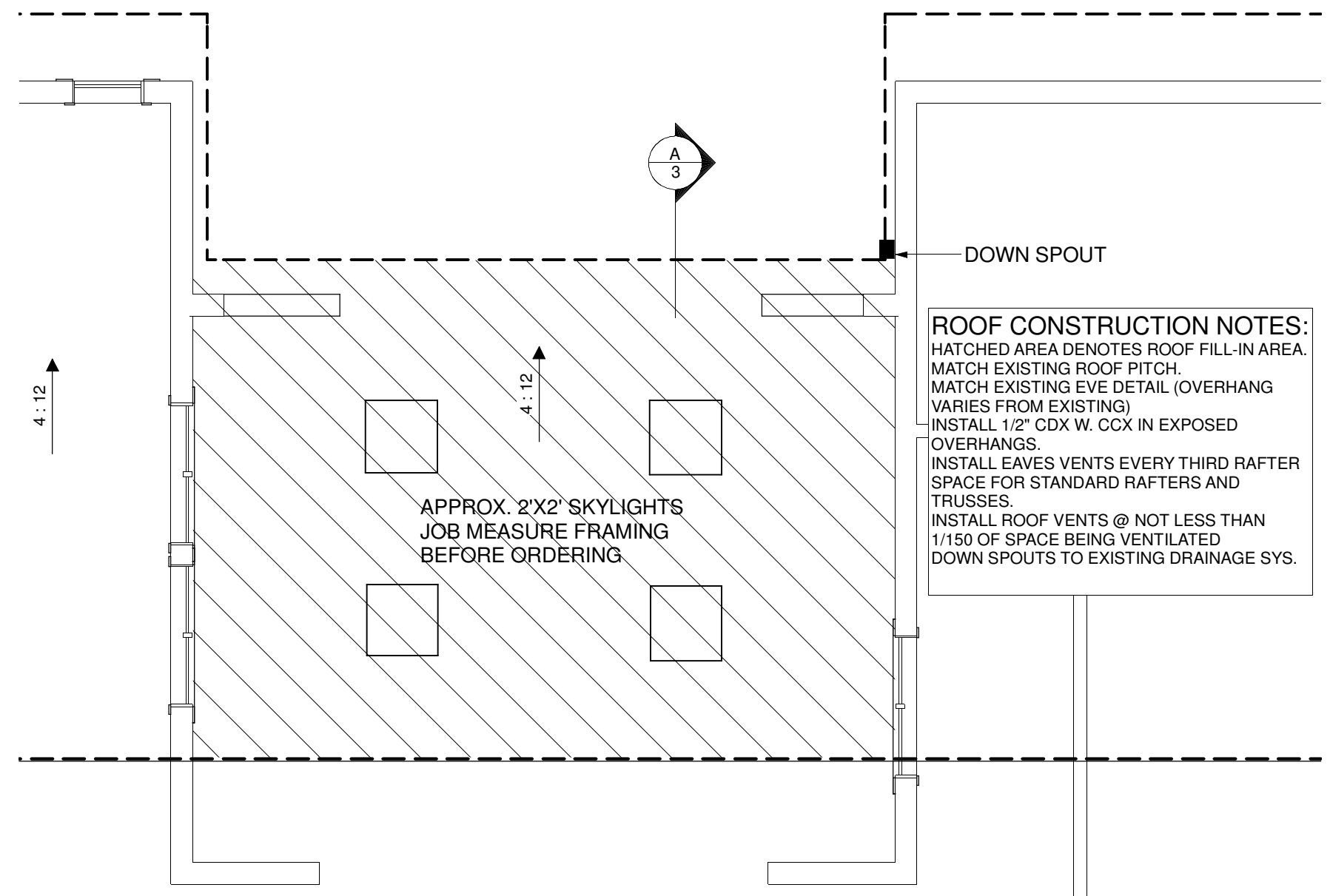
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- GENERAL NOTES:**
- SISTER 2X12'S FOR ALL SKYLIGHT OPENINGS FRAME IN BACKING FOR SKYLIGHT OPENINGS AS REQD.
 - ALLOW PLYWD. ROOF SHEETING TO EXTEND 12" FOR OVERHANG. INSTALL 2X4 RAFTER TAILS @ 24" O.C., WITH 2X6 FASCIA TO MATCH E.



CROSS SECTION A-3



- ROOF CONSTRUCTION NOTES:**
- HATCHED AREA DENOTES ROOF FILL-IN AREA. MATCH EXISTING ROOF PITCH.
 - MATCH EXISTING EVE DETAIL (OVERHANG VARIES FROM EXISTING)
 - INSTALL 1/2" CDX W. CCX IN EXPOSED OVERHANGS.
 - INSTALL EAVES VENTS EVERY THIRD RAFTER SPACE FOR STANDARD RAFTERS AND TRUSSES.
 - INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE BEING VENTILATED
 - DOWN SPOUTS TO EXISTING DRAINAGE SYS.

ROOF PLAN
SCALE: 1/4" = 1'