

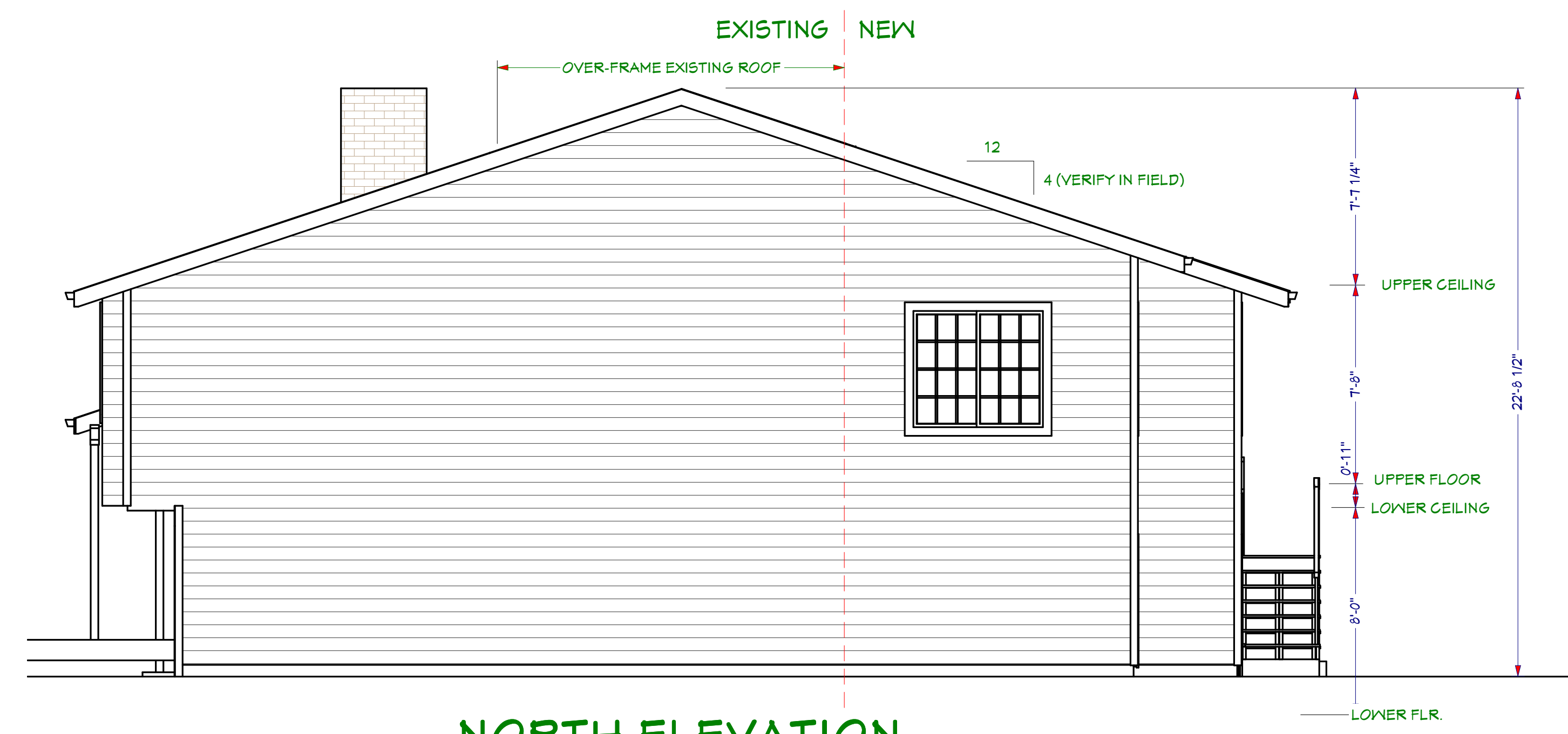
**JB HAMMER DESIGNS**  
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PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

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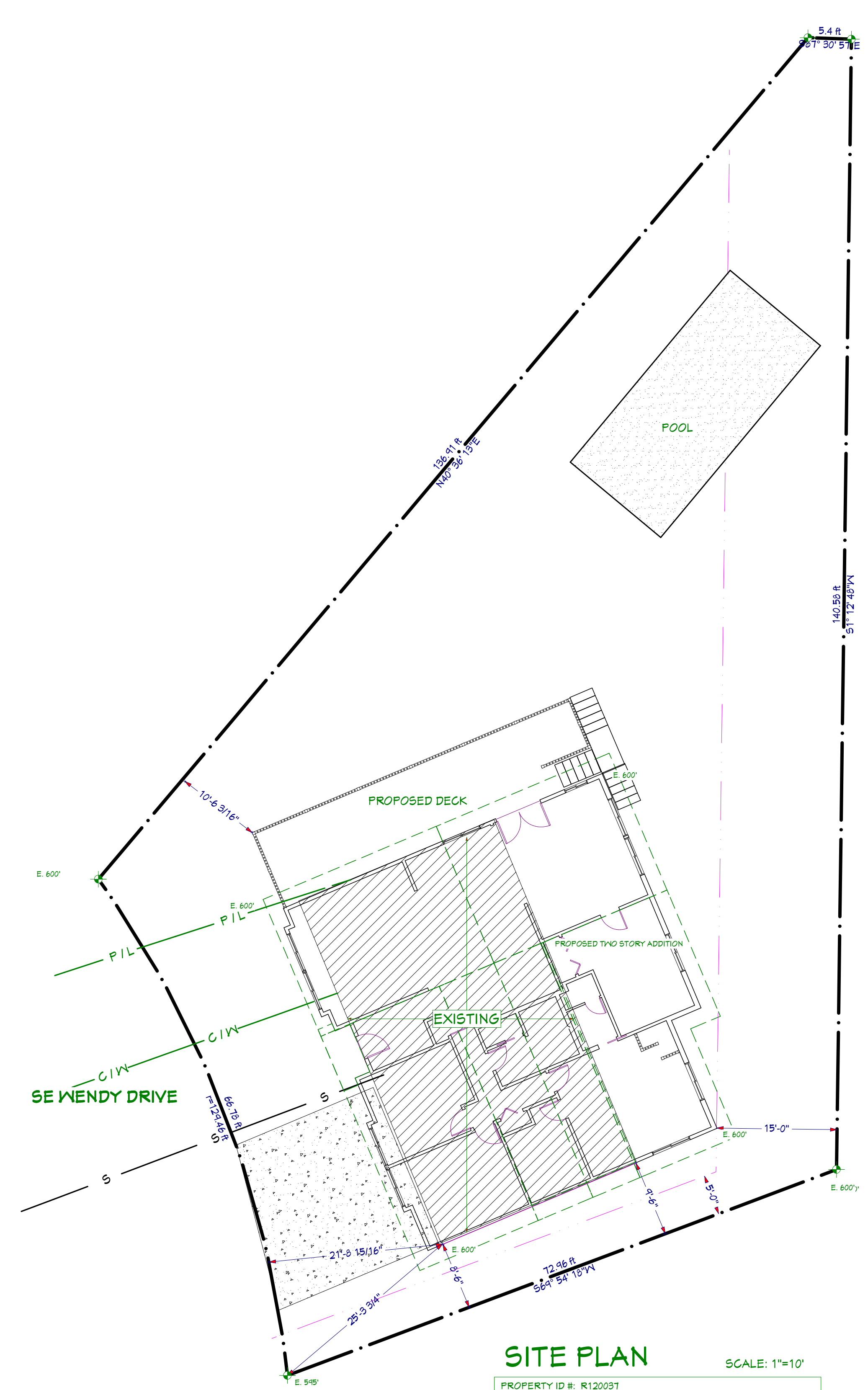
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**NORTH ELEVATION**  
SCALE: 1/4" = 1'



**EAST ELEVATION**  
SCALE: 1/4" = 1'



**SITE PLAN** SCALE: 1"=10'

PROPERTY ID #: R120031  
LEGAL: BRENDA HEIGHTS, BLOCK 2, LOT 6  
ZONING: RESIDENTIAL  
OWNER: DEBORAH GREENE  
SITE ADDRESS: 2450 SE WENDY DRIVE, GRESHAM  
CONTRACTOR: THORPE CONSTRUCTION

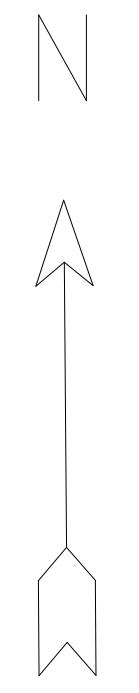
**LEGEND**

SEWER	— S —
POWER OVER HEAD	— P/L —
WATER	— C/W —
PROPERTY LINE	— — — —
EAVES LINE	— · — · —
STORM WATER	— S/W —
SETBACK LINE	— · · — · ·

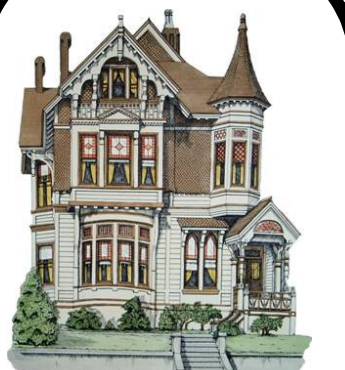
**LOT COVERAGE / BUILDING HEIGHT / FLATWORK**

LOT AREA:	8997 SQ FT
BUILDING AREA:	1196 EXISTING 625 NEW TOTAL: 1819
BUILDING COVERAGE:	34 %
BUILDING HEIGHT:	22'4" REAR 26'8" FRONT
FLATWORK AREA:	5694 SQ FT EXISTING, 200 SQ FT NEW
IMPERVIOUS AREA TOTAL:	5694 SQ FT

**LOT COVERAGE / BUILDING HEIGHT / FLATWORK**  
Site plan is based on data supplied by builder and is not boundary survey. Actual coordinates and dimensions may vary from what is shown.







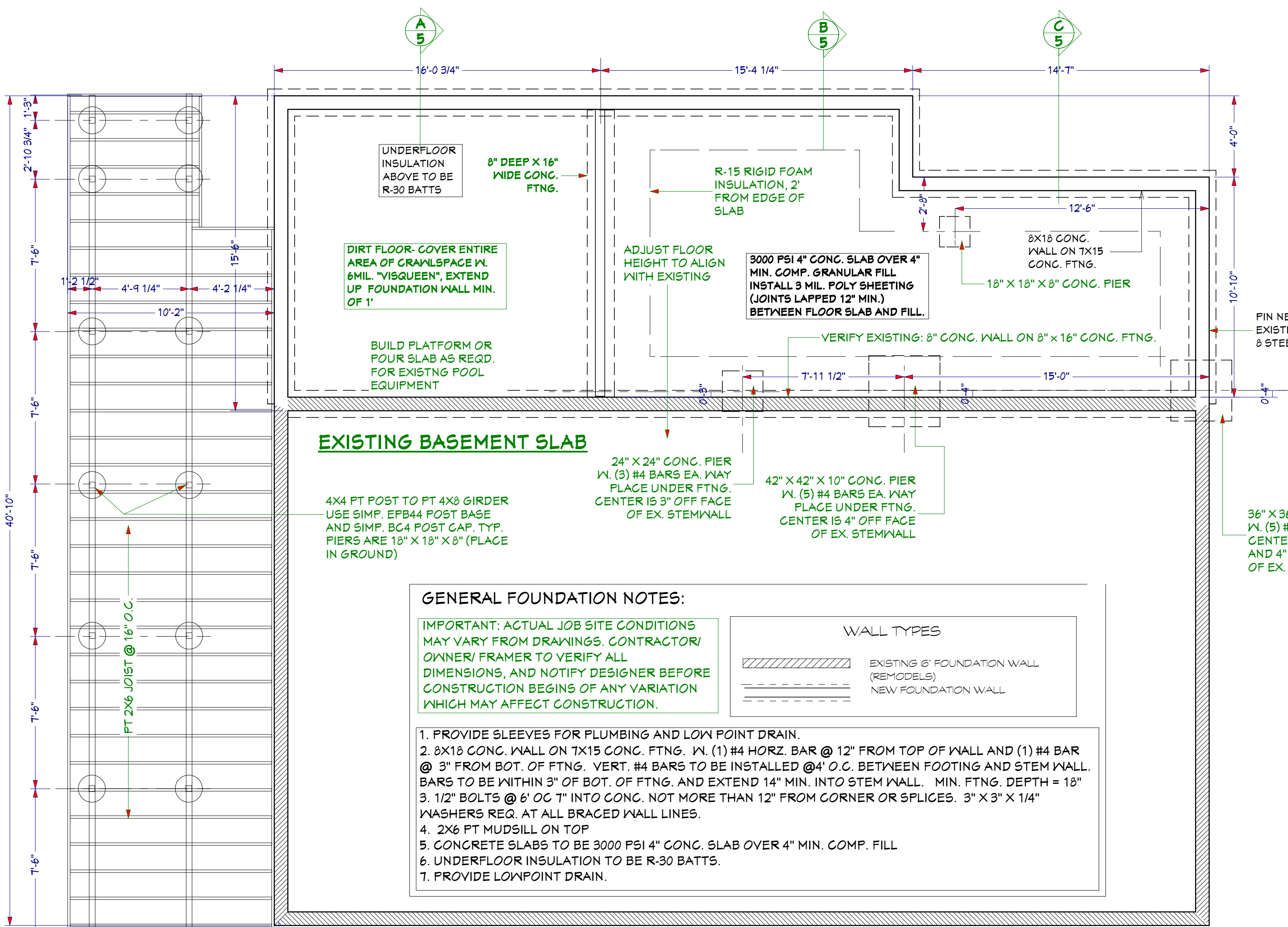
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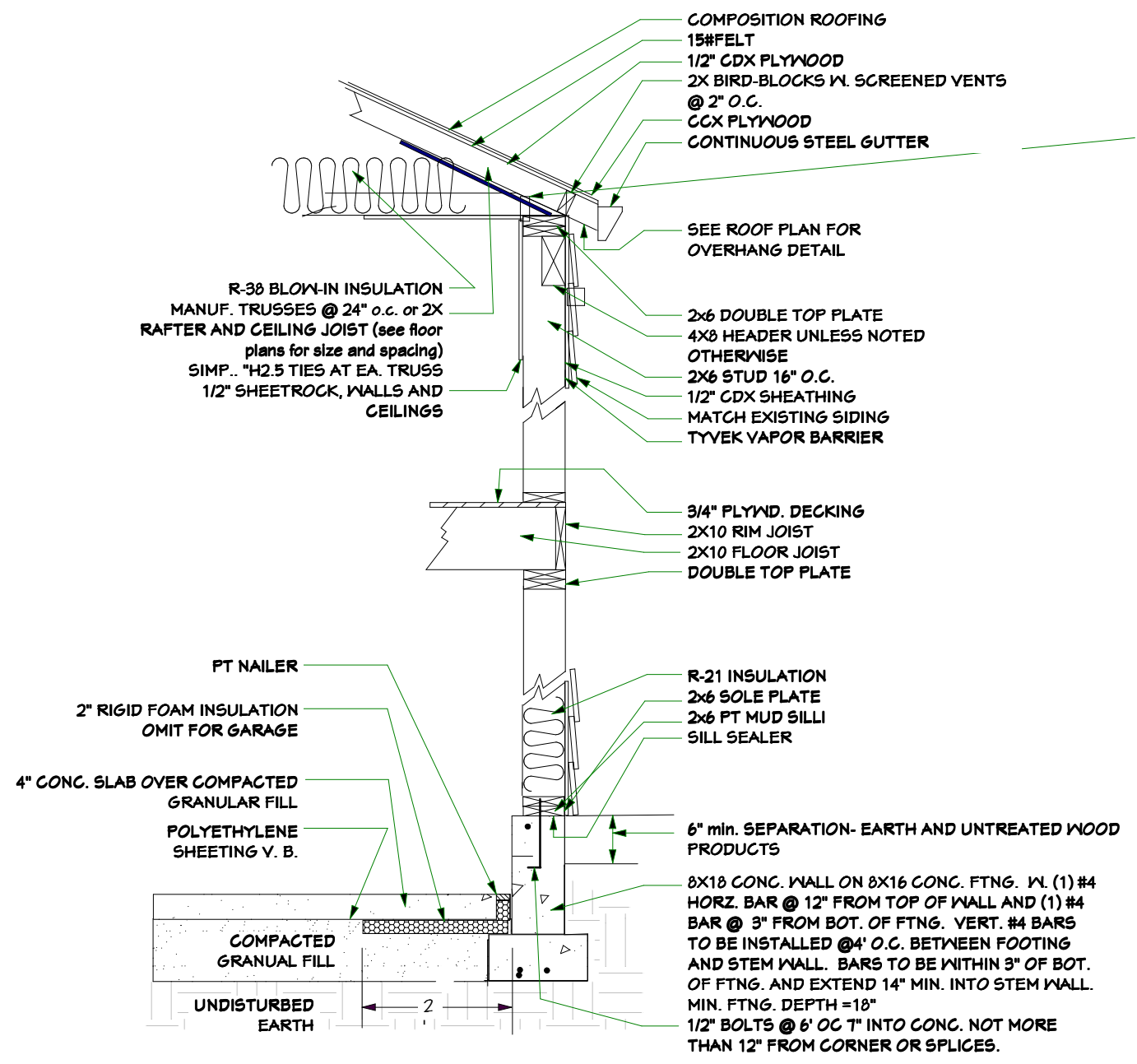
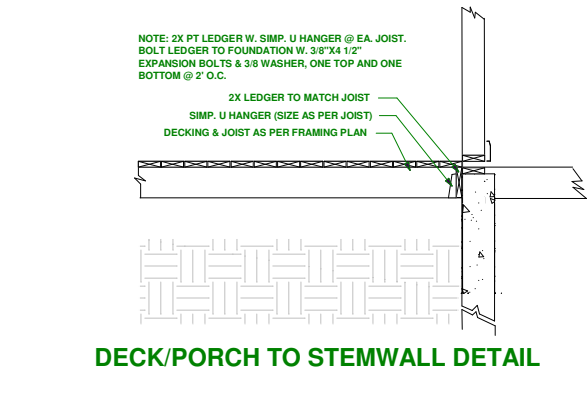
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### FOUNDATION PLAN

scale: 1/4" = 1'



STRUCTURE SHALL COMPLY WITH THE FOLLOWING MEASURES PLUS ONE ADDITIONAL MEASURE LISTED AT BOTTOM OF PAGE

- ALL WINDOW TO BE U-0.35
- ENTRANCE DOOR TO BE U-0.20
- ENTRANCE DOORS W/ 2.5 SQ FT OF GLAZING TO BE U-0.40
- UNDERFLOOR INSULATION TO BE R-30
- WALL INSULATION TO BE R-21
- WALL INSULATION BELOW GRADE TO BE R-15
- WALL INSULATION ABOVE GRADE TO BE R-21
- CEILING INSULATION TO BE R-38
- VAULTED CEILING INSULATION TO BE R-38A
- SLAB EDGE PERIMETER TO R-15

ADDITIONAL MEASURES (SELECT ONE)

- HIGH EFFICIENCY HVAC SYSTEM: GAS FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 90% OR AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OR 3.5 OR CLOSED LOOP GROUND SOURCE HEAT PUMP W/ MIN. COP OF 3.0.
- HIGH EFFICIENCY DUCT DEALING: CERTIFIED PERFORMANCE TESTED DUCT SYSTEMS OR ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE.
- HIGH EFFICIENCY BUILDING ENVELOPE: REPLACE CORRESPONDING TABLE N1101.1(1) COMPONENTS WITH ALL OF THE FOLLOWING: WALL INSULATION ABOVE GRADE - U-0.047 / R-24 AND VAULTED CEILINGS - U-0.033 / R-30A AND FLAT CEILINGS U-0.025 / R-44 AND WINDOWS U-0.32.
- ZONAL ELECTRIC, DUCTLESS FURNACE OR DUCTLESS HEAT PUMPS: 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL OR LINEAR FLUORESCENT OR A MIN EFFICACY OF 40 LUMENS PER WATT, OR WINDOW AT U-0.32, OR FLAT CEILINGS U-0.025 / R-44 AND VAULTED CEILINGS AT U-0.033 / R-30A OR EXTERIOR WALL U-0.047 / R-24.
- HIGH EFFICIENCY CEILING AND WINDOW LIGHTING: REPLACE CORRESPONDING TABLE N1101.1(1) COMPONENTS WITH ALL OF THE FOLLOWING: VAULTED CEILINGS R-30A, FLAT CEILINGS R-44, WINDOWS U-0.32, 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL OR LINEAR FLUORESCENT OR A MIN EFFICACY OF 40 LUMENS PER WATT.
- HIGH EFFICIENCY CEILING AND WINDOWS / WATER HEATING: REPLACE CORRESPONDING TABLE N1101.1(1) COMPONENTS WITH ALL OF THE FOLLOWING: VAULTED CEILINGS R-44, FLAT CEILINGS R-44, WINDOWS U-0.32 AND NATURAL GAS/PROPANE, ON DEMAND WATER HEATING WITH MIN EFF OF 0.80.
- HIGH EFFICIENCY WATER HEATING / LIGHTING: NATURAL GAS / PROPANE, OR-DEMAND WATER HEATING WITH MIN EFF OF 0.80, 75% OF PERMANENTLY INSTALLED LIGHTING AS CFL OR LINEAR FLUORESCENT OR AND MIN. EFFICACY OF 40 LUMENS PER WATT.
- SOLAR PHOTOVOLTAIC: MIN. 1 WATT / SQ FT CONDITIONED FLOOR SPACE.
- SOLAR WATER HEATING: MIN OF 40 FT. OF GROSS COLLECTOR AREA.

**CONTRACTOR:**  
2008 ORSC ENERGY CODE COMPLIANCE  
In addition to compliance with Table n1101.1(1), circle one additional measure from the list below.

#### CONTINUOUS BRACING METHOD - TWO STORY - CATEGORY D1

FULL HT. PANEL C/BP LOCATED @ EA. END AND AT LEAST 25' O.C.  
LENGTH AS PER TABLE R602.10.5. CORNERS AS PER ATTACHED DETAIL

FIRST FLOOR  
CEILING HT.: 9'  
SHEATHING: 7/16"  
BRACING REQ.: 23%

WALL LENGTH	LEFT WALL	RIGHT WALL	TOP WALL	BOTTOM WALL
BRACING REQ.	15'	10.10'	46'	
ACTUAL	3 @ 24"	2 @ 24"	4 @ 32"	

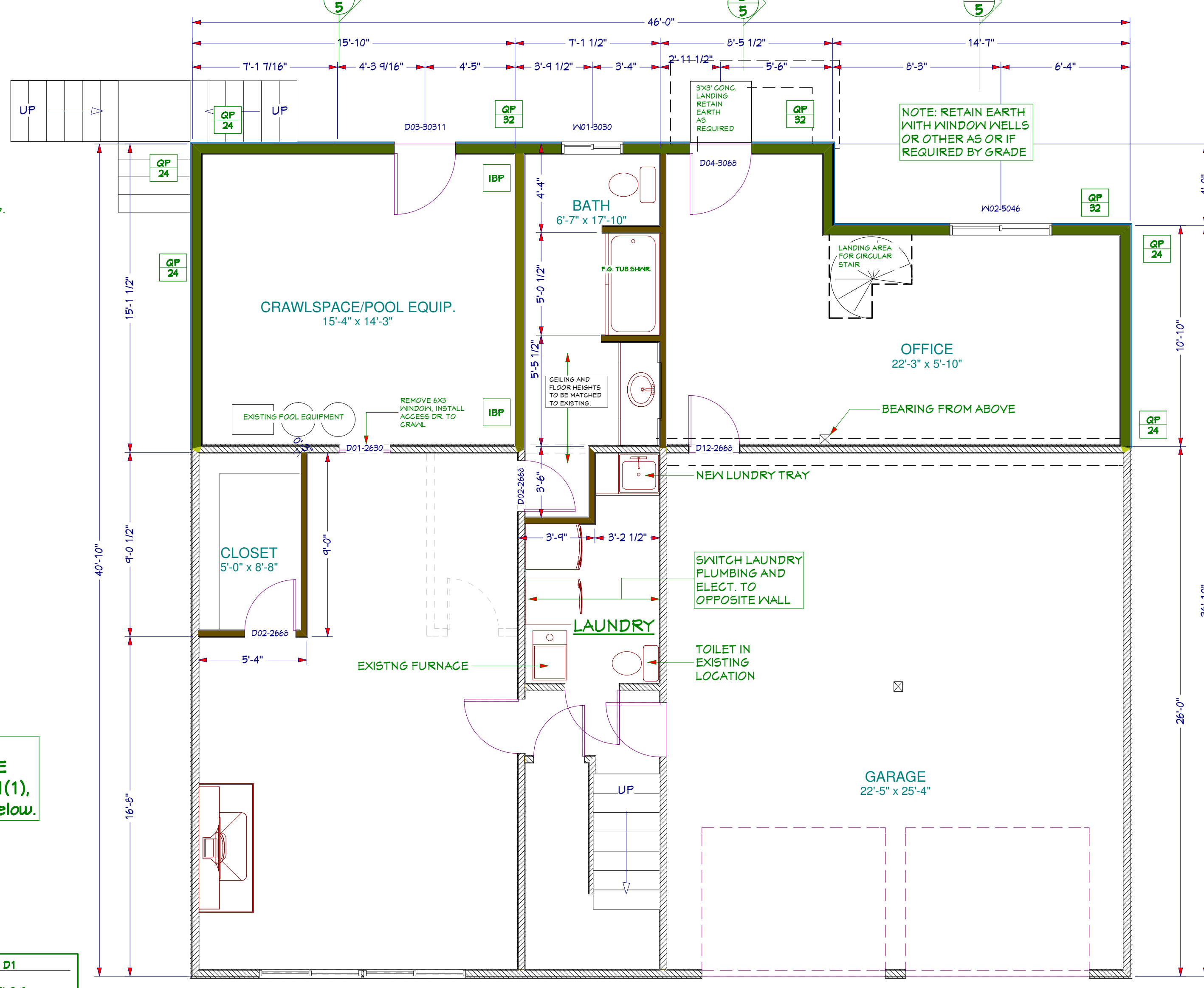
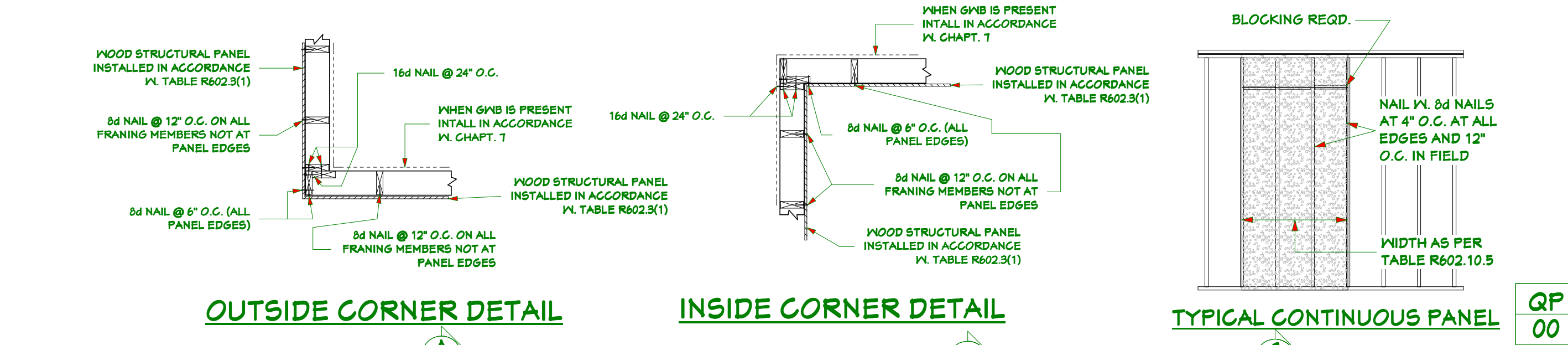
SECOND FLOOR  
CEILING HT.: 8'  
SHEATHING: 7/16"  
BRACING REQ.: 16%

WALL LENGTH	LEFT WALL	RIGHT WALL	TOP WALL	BOTTOM WALL
BRACING REQ.	15'	10.10'	46'	
ACTUAL	3 @ 24"	3 @ 24"	4 @ 24"	

#### TABLE R602.10.5 WALL LENGTH REQUIREMENTS

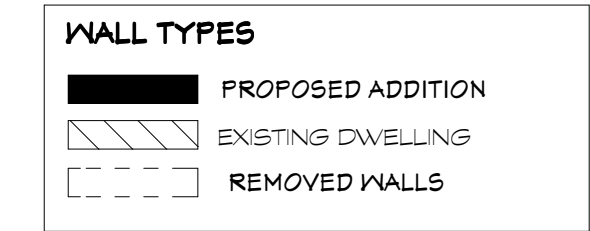
MIN. LENGTH OF BRACED WALL PANELS	MAX VERT. R.O. HT.			
8' WALL	10' WALL	11' WALL	12' WALL	
32	36	40	44	48
24	27	30	33	36

85% OF WALL HT.  
65% OF WALL HT.



### LOWER FLOOR PLAN

SCALE: 1/4" = 1'



NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	1	1	2830	HINGED	INSULATED
D02	2	1	2668	HINGED PANEL DOOR	
D03	1	1	3031	EXT. HINGED	
D04	1	1	3068	EXT. HINGED-GLASS	
D05	1	2	2488	HINGED PANEL DOOR	
D06	1	2	2488	POCKET PANEL DOOR	
D07	3	2	2668	HINGED PANEL DOOR	
D08	1	2	2668	POCKET PANEL DOOR	
D09	1	2	3068	2 DR. BIRDO	
D10	1	2	3068	4 DR. BIRDO	
D11	1	2	3068	EXT. DOUBLE HINGED-GLASS	
D12	1	1	2668	EXT. HINGED PANEL DOOR	

NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
W01	1	1	3030		RIGHT SLIDING	
W02	1	1	3046		RIGHT SLIDING	
W03	1	2	3046		RIGHT SLIDING	
W04	2	2	3040		RIGHT SLIDING	
W05	4	2	3046		RIGHT SLIDING	

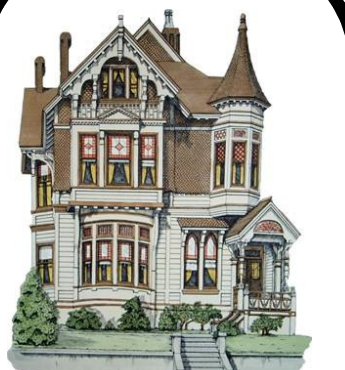
#### PLAN NOTES

SCALE: 1/4" = 1'

623 SF LOWER 623 SF UPPER 1246 SQ. FT. TOTAL

IMPORTANT: ACTUAL JOB SITE CONDITIONS MAY VARY FROM DRAWINGS. CONTRACTOR/OWNER/FRAMER TO VERIFY ALL DIMENSIONS, AND NOTIFY DESIGNER BEFORE CONSTRUCTION BEGINS OF ANY VARIATION WHICH MAY AFFECT CONSTRUCTION.

- GENERAL**
- ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. WITH THE ACCEPTANCE OF WHERE ALIGNED WITH EX. 2x4 WALLS.
  - ALL INTERIOR WALL TO BE 2x4 STUDS @ 16" O.C.
  - INSULATION FIGURED AS PER TABLE n1101.1(1).
  - MIN. BEARING FOR ALL BEAM SUPPORTS AT BEARING WALL IS TWO 2x4 AND 4x8 INTERIOR BEARING WALLS UNLESS OTHERWISE NOTED.
  - WINDOW AND DOOR HEADERS TO BE 4 (OR 6) X 8 EXTERIOR WALLS.
  - HEADER HEIGHT TO MATCH EXISTING.
  - ADJUST WINDOW SIZING AS PER MANUF.
  - ALLOW FOR CASING WIDTH IN DOOR FRAMING.
  - ALL EXTERIOR CORNICE, TRIM, SIDING, ROOFING TO MATCH EXISTING.
  - ALL INTERIOR MILLWORK TO MATCH EXISTING UNLESS OTHERWISE NOTED AS PER BUILDER.
  - PLANE WITH EXISTING FLOOR AND CEILING HEIGHTS UNLESS OTHERWISE NOTED.
  - VERIFY EXISTING ROOF FITCH.



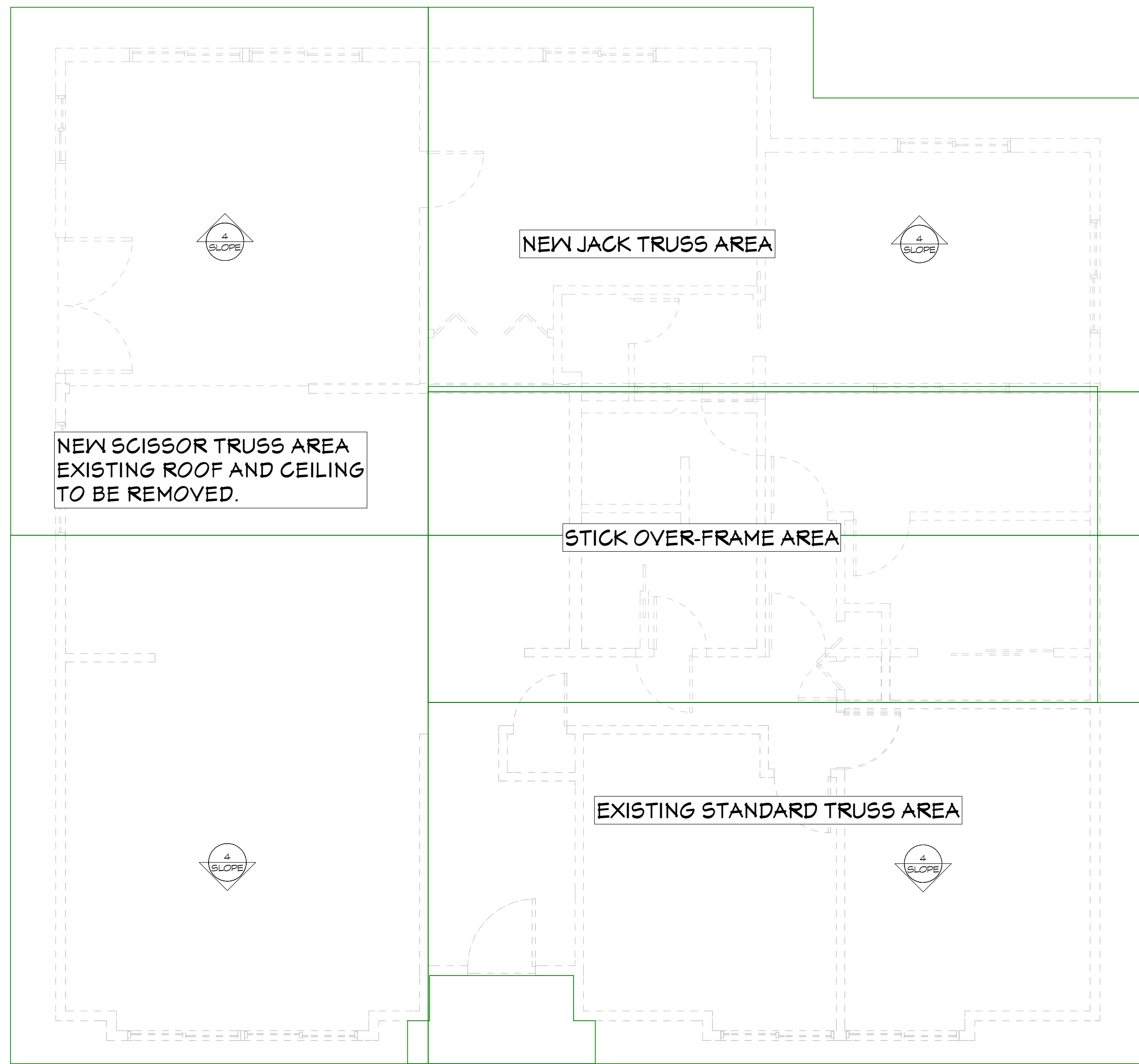
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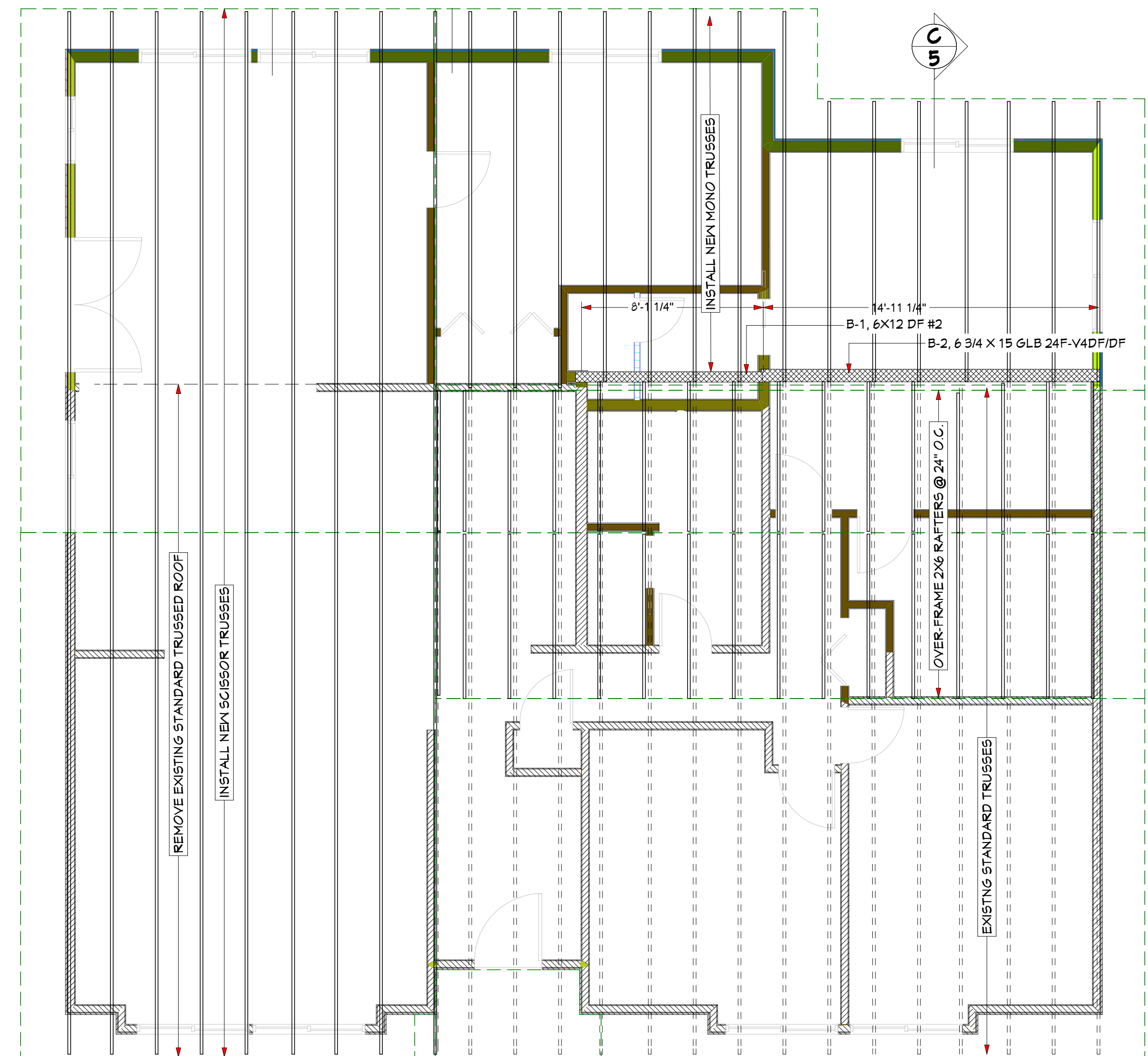
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**ROOF PLAN**  
SCALE: 1/4" = 1'

**ROOF CONSTRUCTION NOTES:**  
INSTALL 1/2" CDX IN EXPOSED AREA.  
EAVES: TO MATCH EXISTING  
OVERHANG: TO MATCH EXISTING  
INSTALL EAVES VENT EVERY THIRD RAFTER SPACE FOR OPEN EAVES  
INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE BEING VENTILATED  
DOWN SPOUTS TO EXISTING DRAINAGE SYS.



**WALL TYPES**

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

**ROOF CONSTRUCTION NOTES:**  
2X6 RAFTERS @ 2' O.C.  
MANUFACTURED TRUSSES @ 2' O.C.  
TRUSS LAYOUT IS CONCEPTUAL. CONSULT MANUFACTURER FOR  
ACTUAL SPECS AND LAYOUT  
INSTALL 1/2" CDX IN EXPOSED AREA.  
EAVES: MATCH TO EXISTING  
OVERHANG: MATCH TO EXISTING  
INSTALL EAVES VENT EVERY THIRD RAFTER SPACE FOR OPEN EAVES  
INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE BEING  
VENTILATED  
INSTALL LOOKOUTS @ 4' O.C.  
TEMP. SUPPORT ALL EXISTING TRUSSES UNTIL ALL NECESSARY  
BEARING IS IN PLACE.



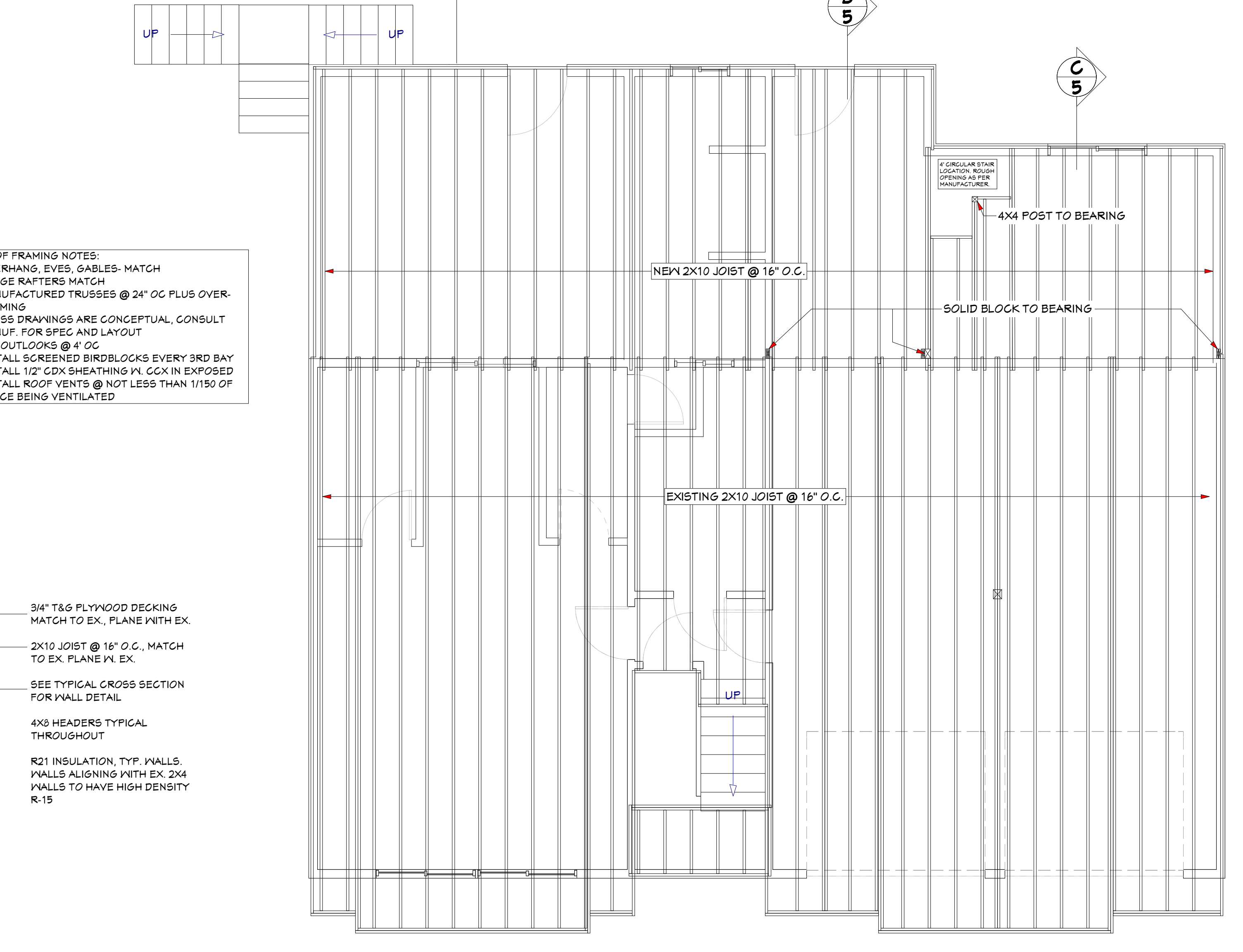
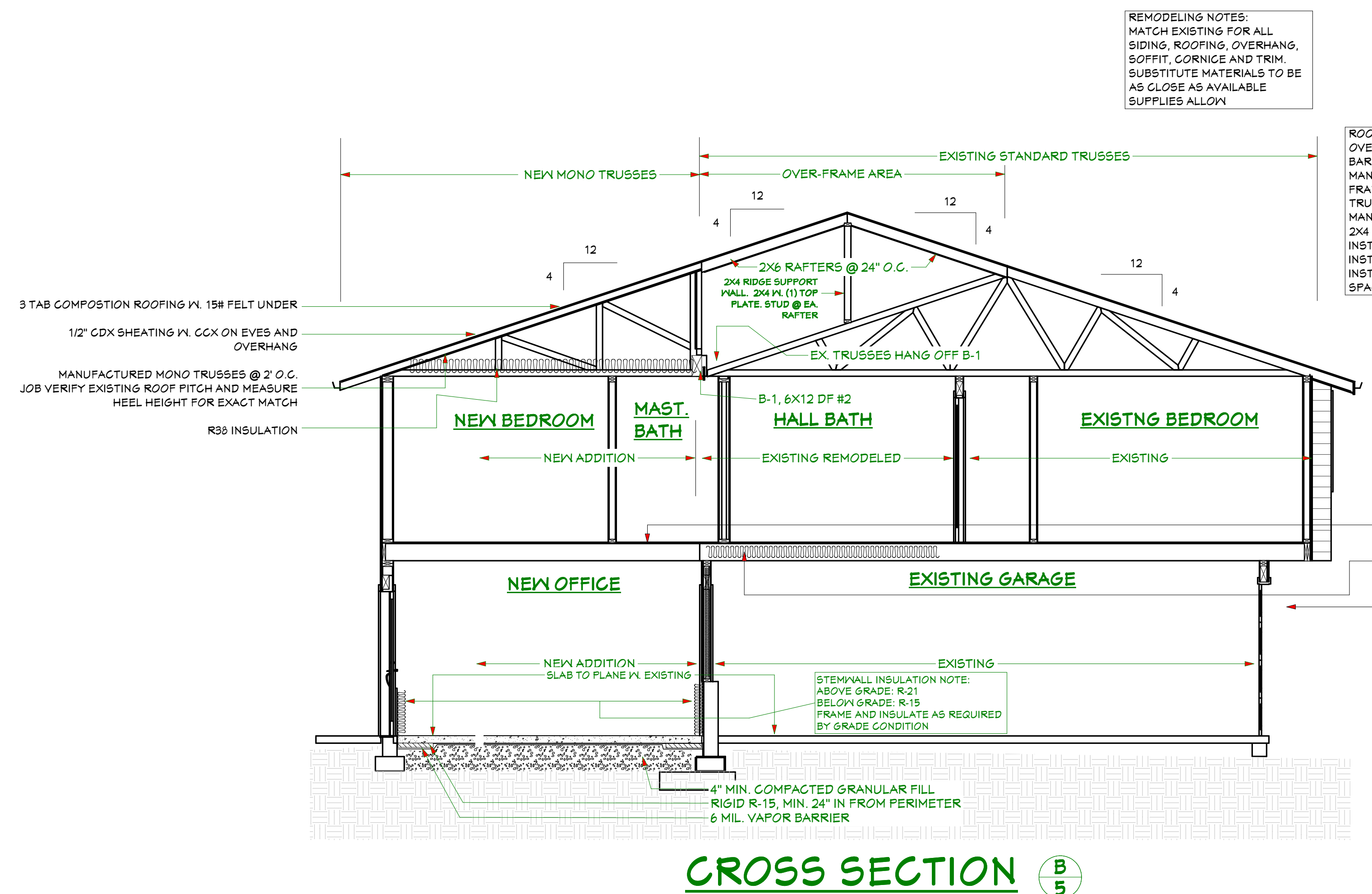
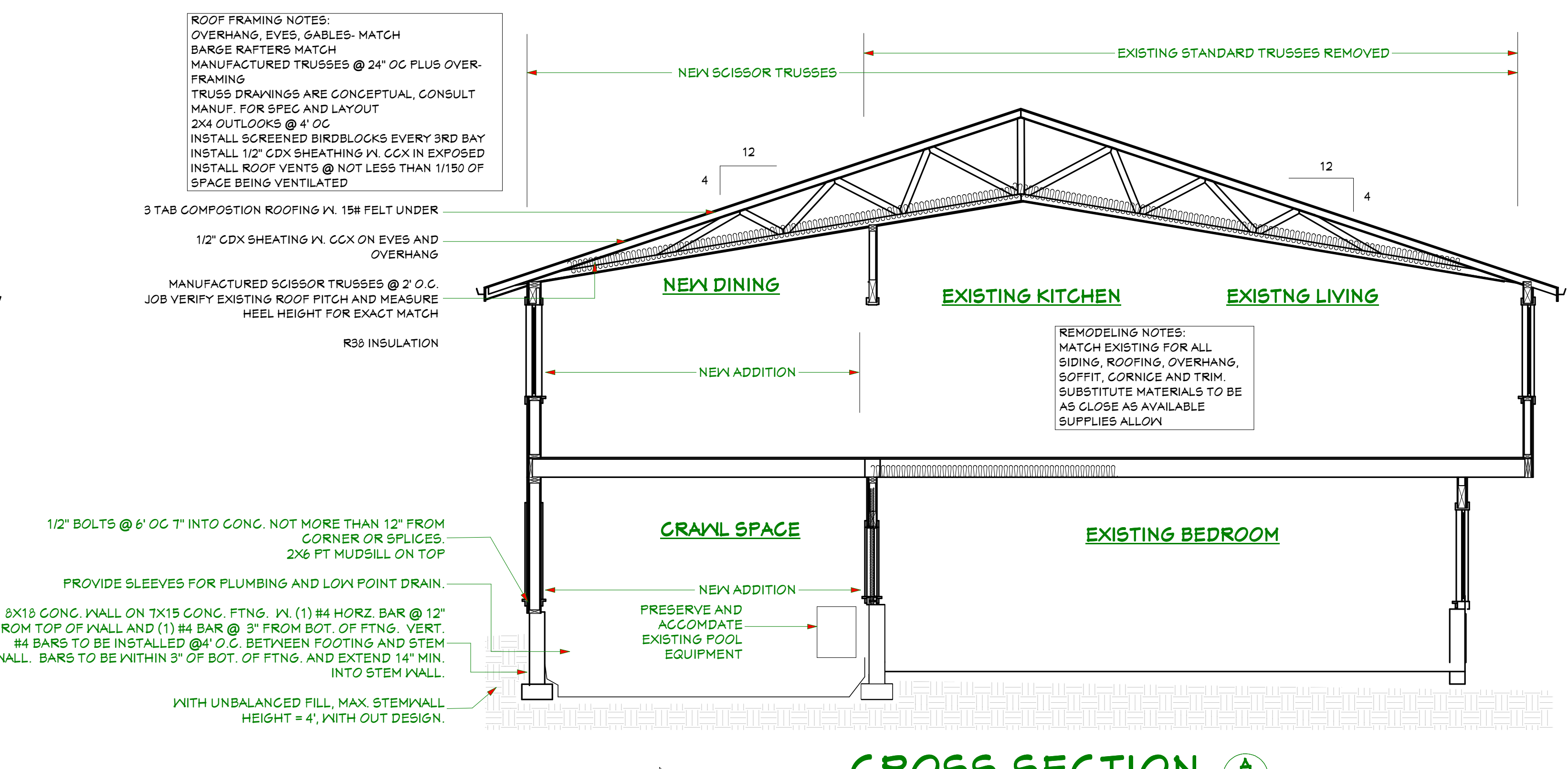
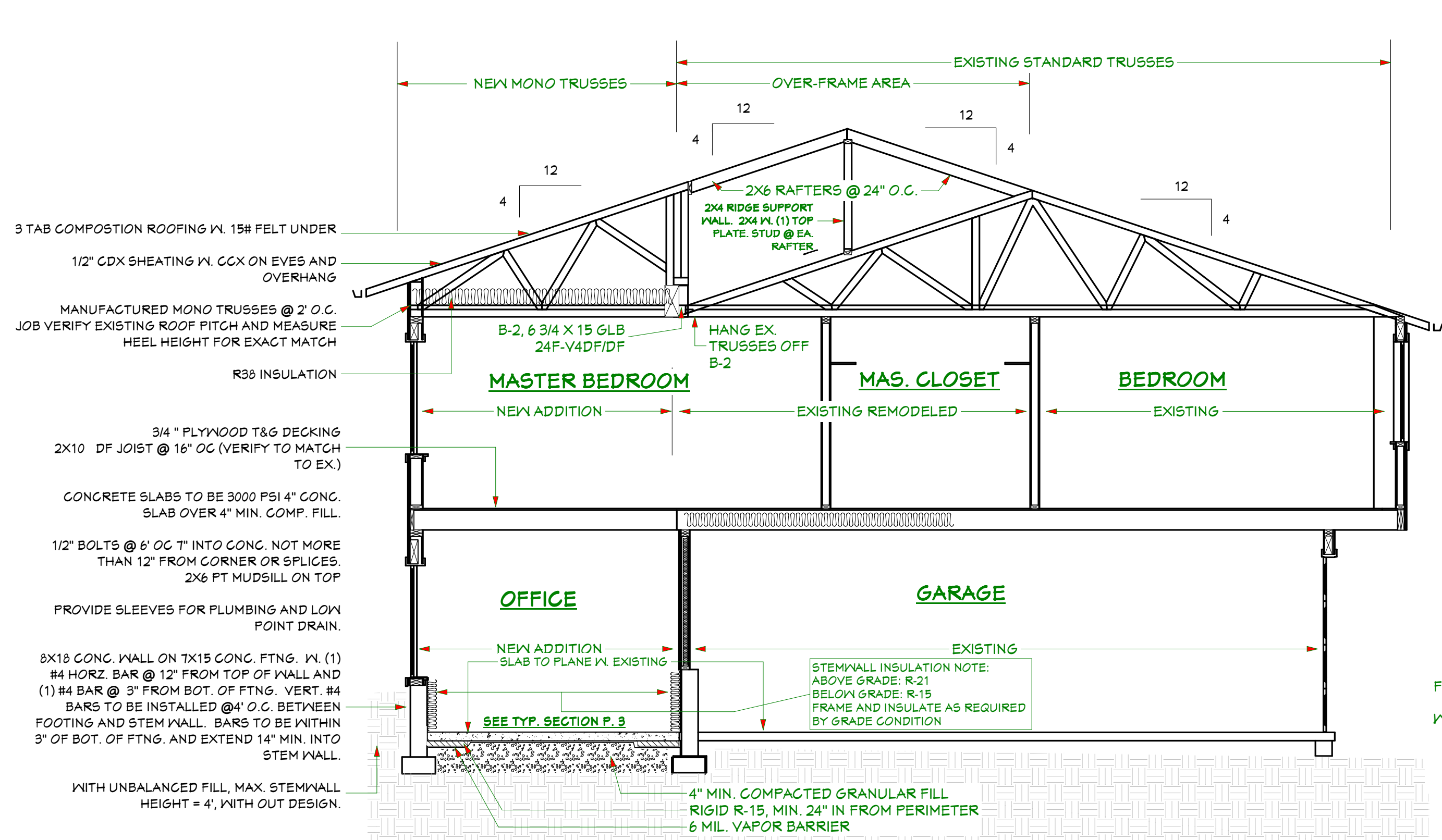
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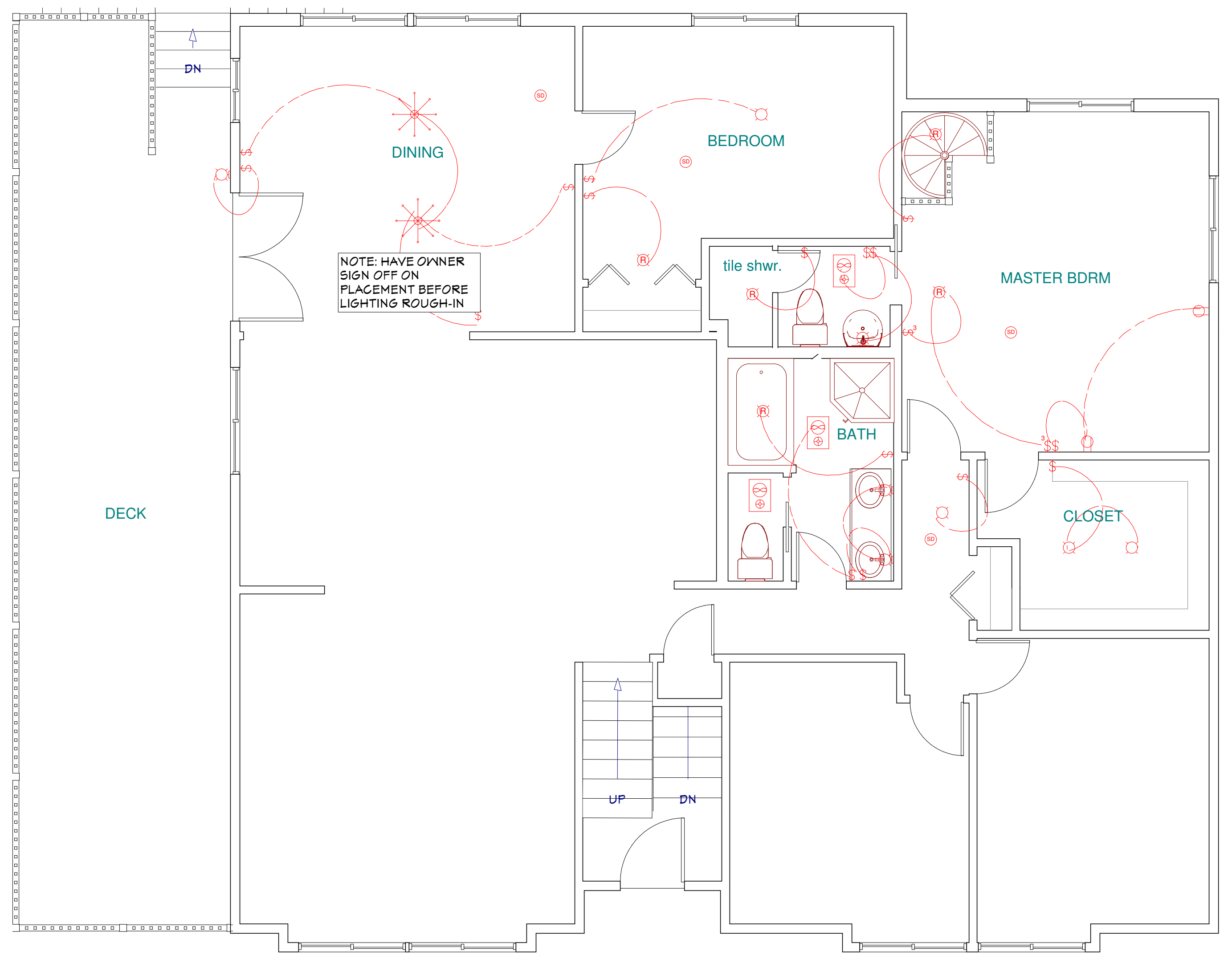
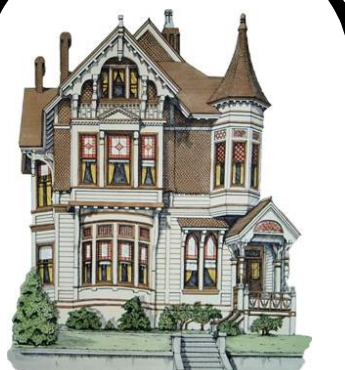
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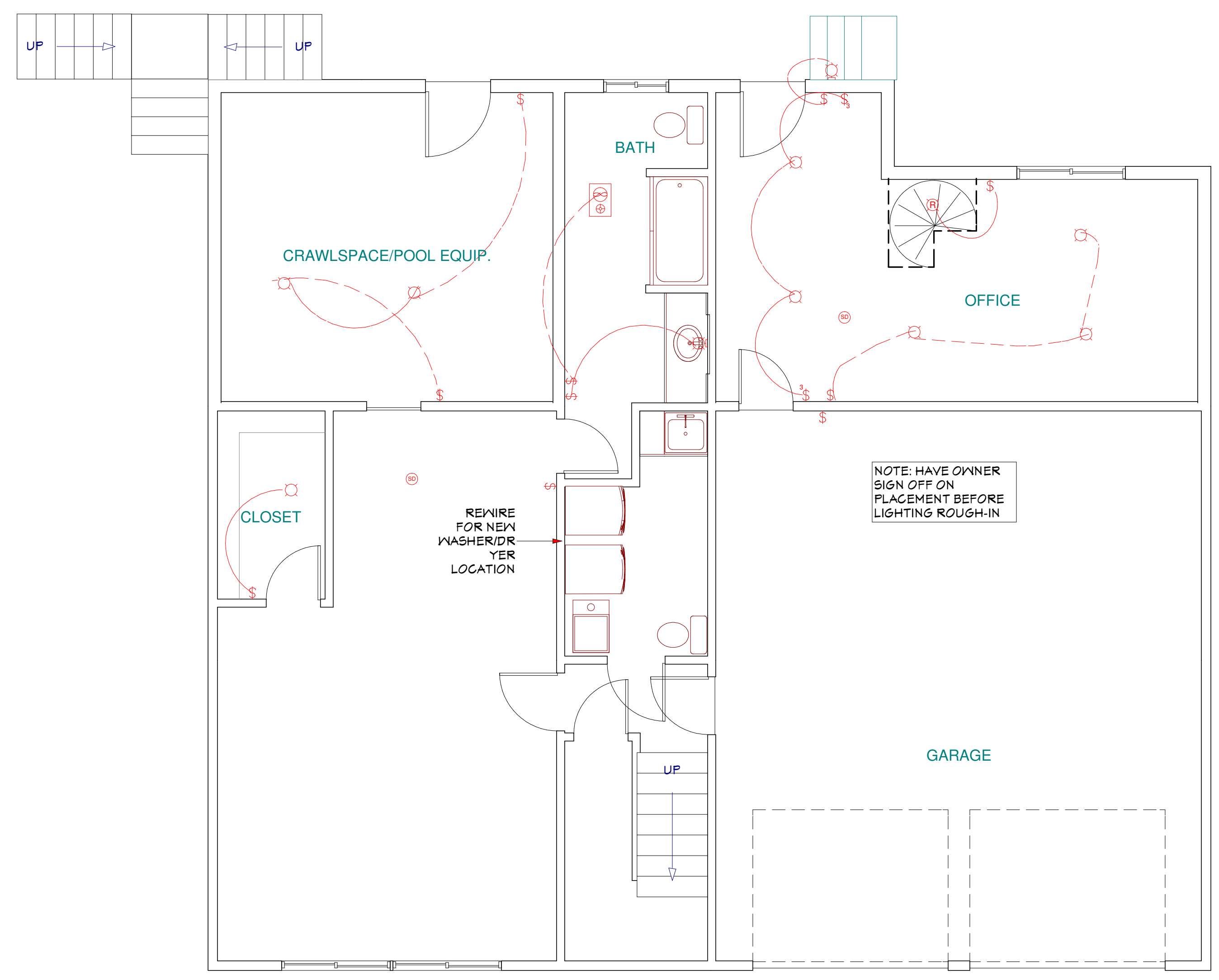
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**2ND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'



**UPPER FLOOR LIGHTING PLAN**



**LOWER FLOOR LIGHTING PLAN**

**ELECTRICAL**

NEW WIRING TO BE INSTALLED IN EXISTING PANEL  
ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED PLACEMENT OF LIGHTING AND SWITCHING AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

SEE ENERGY CODE COMPLIANCY, PAGE 3

- ⊖ RECEPTICAL
- ⊖ SMOKE DET.
- ⊖ STANDARD WALL OR CEILING LIGHT
- RECESSED CAN LIGHT
- ⊖ FAN-HEAT LAMP-LIGHT COMBINATION
- ⊖ CEILING FAN

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