

DOOR FRAMING REQUIREMENT (examples)			
TYPE OF OPENING	SIZE PER PLAN	ROUGH OPENING	NOTES
SWING DOOR	2/4 X 6/8	30" X 82.5"	
SWING DOOR	2/6 X 6/8	32" X 82.5"	
SWING DOOR	2/8 X 6/8	34" X 82.5"	
BI FOLD DOORS	5/0 X 6/8	61" X 82.5"	
BI PASS DOORS	5/0 X 6/8	60" X 83"	
DOUBLE DOORS	5/0 X 6/8	75" X 82.5"	
POCKET DOOR	2/4 X 6/8	58" X 84"	
WINDOWS	SIZE PER PLAN	SAME AS WINDOW	CENTER WINDOW FOR PROPER REVEAL AROUND THE WINDOW TYPICAL
KITCHEN WINDOW	3/0 X 3/11	SAME AS WINDOW	BOTTOM OF KITCHEN WINDOW TO BE AT 35 5/8" ABOVE FINISHED FLOOR TYPICAL

**INTERMEDIATE FRAMING DETAILS
REQUIRED SEE DETAILS ON PAGE A10**

TYPICAL DOOR FRAMING NOTES

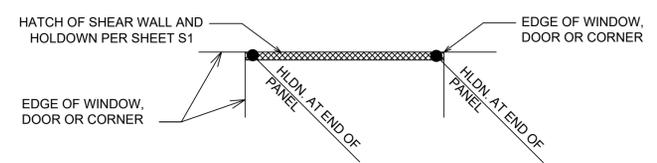
- ALL DOORS FRAME PER DETAIL 4/A9
- ALL SWING TYPE DOOR OPENINGS TO BE FRAMED 2" OVER WIDTH OF CALL OUT SIZE AND 82 1/2" IN HEIGHT
- ALL BI PASS CLOSET DOOR OPENINGS TO HAVE TRIM W/ MDF WRAP AND SHOULD BE FRAMED CALL OUT SIZE WIDTH AND 83" IN HEIGHT
- ALL BI-FOLD OPENINGS WITH SHEET ROCK WRAP SHOULD BE FRAMED 1" OVER CALL OUT WIDTH AND 82 1/2" IN HEIGHT
- ALL POCKET DOOR OPENINGS SHOULD BE FRAMED 2" OVER DOOR CALL OUT SIZE 84" IN HEIGHT
- ALL EXTERIOR AND INTERIOR DOUBLE SWINGING DOORS WITH ALTRICAL IN BETWEEN DOORS SHOULD BE FRAMED 3" OVER CALL OUT SIZE IN WIDTH AND 82 1/2" IN HEIGHT.
- ALL EXTERIOR ATRIUM DOUBLE DOORS WITH ONE SIDE FIXED SHOULD BE FRAMED AT 4" OVER CALL OUT SIZE

TYPICAL WINDOW FRAMING NOTES

ALL WINDOWS SHOULD BE FRAMED CALL OUT SIZE. TAKE EXTREME CARE IN FRAMING OPENINGS SQUARE AND TRUE, AND THE WINDOW SETTING POSITION FOR EQUAL REVEAL AROUND THE WINDOW.

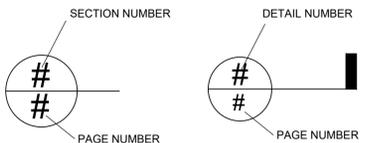
QUALITY FRAMING NOTES

- PROVIDE MINIMUM DOUBLE STUDS ON EACH SIDE OF DOOR AND WINDOW OPENINGS TO ALLOW SPACE FOR CASING TRIM
- CROWN ALL STUDS SAME DIRECTION, DO NOT USE OVERLY CROWNED MATERIALS
- ALLOW 5/8" ON EACH SIDE OF STAIRS FOR DRYWALL WITH NO SKIRTS
- WHEN SKIRTS ARE CALLED OUT, ALLOW 1 1/2" ON EACH SIDE OF STAIRS
- ALL OPENINGS SHOULD BE FRAMED LEVEL AND SQUARE
- ALL WALLS SHOULD BE STRAIGHT AND LEVEL
- PROVIDE BACKING FOR DRYWALL, TUBS AND SHOWERS (SEE DETAILS)

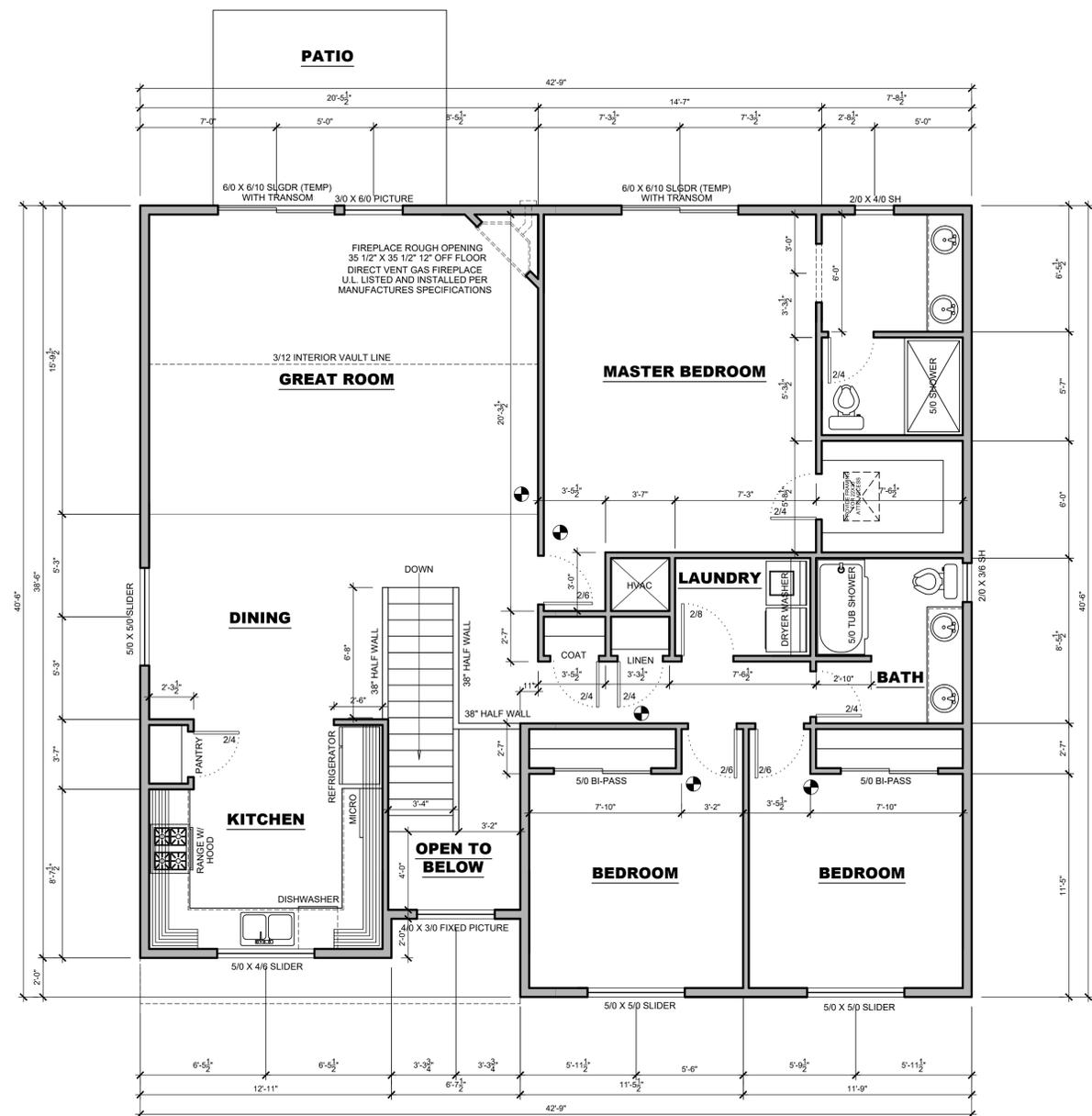


SHEAR WALL / HOLD-DOWN NOTATION DIAGRAM

SEE SHEETS S1 AND S2 (S2 IF PROVIDED) AT THE BACK OF THIS PLAN SET FOR ALL DETAILED ENGINEERING AND FRAMING REQUIREMENTS



SECTION/ DETAIL CALL OUT



UPPER FLOOR PLAN

1/4" = 1'-0" 1679 SQ FT

- JURISDICTION APPROVAL STAMP (KEEP CLEAR)
- S SINGLE POLE SWITCH
 - 3 THREE-WAY SWITCH
 - 4 FOUR-WAY SWITCH
 - 5 DUPLEX RECEPTACLE OUTLET
 - 6 DUPLEX RECEPTACLE OUTLET - SPLIT WIRED
 - 7 DUPLEX RECEPTACLE OUTLET - 8" ABOVE COUNTERTOP
 - 8 220 VOLT RECEPTACLE OUTLET
 - 9 JUNCTION BOX
 - 10 WATERPROOF
 - 11 GFI GROUND FAULT INTERRUPTER
 - 12 42" MOUNTING HEIGHT ABOVE FINISHED FLOOR
 - 13 FUTURE DESIGNATION SEE SCHEDULE
 - 14 CEILING MOUNTED LIGHT FIXTURE
 - 15 IONIZATION TYPE SMOKE DETECTOR 110V W/ BATT. INTERCONNECTED WITH CARBON MONOXIDE DETECT WHERE REQUIRED
 - 16 HL HEAT LAMP
 - 17 S DOOR SENSOR
 - 18 FAN HEATLAMP
 - 19 EXHAUST FAN
 - 20 TELEPHONE OUTLET
 - 21 TELEVISION OUTLET
 - 22 ELECTRICAL PANEL
 - 23 ELECTRICAL METER
 - 24 220 VOLT RECEPTACLE OUTLET
 - 25 WALL MOUNTED LIGHT FIXTURE
 - 26 CEILING MOUNTED LIGHT FIXTURE W/ FULL CHAIN
 - 27 RECESSED INCANDESCENT LIGHT FIXTURE
 - 28 FLUORESCENT LIGHT FIXTURE ROUND
 - 29 UNDER CABINET FLOOR LIGHT FIXTURE
 - 30 CEILING FAN
 - 31 T THERMOSTAT

ELECTRICAL SHOWN ON THIS PLAN IS FOR CUSTOMER BUILDER INTERACTIONS AND NOT TO BE INTERPRETED AS CODE/ OR A COMPLETE SCOPE OF WORK. SEE FIELD ELECTRICAL PLANS ADDITIONAL INFORMATION

STANDARD TOP OF WINDOW OPENING HEIGHT TO BE 94" TALL FROM FINISHED FLOOR TYPICAL UNLESS OTHERWISE NOTED SEE DETAIL 2/A10

GENERAL NOTES

- 9' CEILINGS ON THE FIRST FLOOR
- WIRE SHELVING AS SHOWN

CAREFULLY REVIEW ALL DETAILS IN THE FULL SET OF PLANS. ALL DETAILS ARE USED CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL DETAIL. CONTACT SITE SUPERVISOR SHOULD ANY CONFLICTS ARISE

IN THE EVENT A SITUATION ARISES WHERE AN ITEM WAS NOT SPECIFICALLY DISCUSSED AND NOTED ON THE PLANS OR ADDENDUMS, THE BUILDER MAY AT THEIR DISCRETION MAKE THE CALL IN SUCH A MANNER THAT MEETS INDUSTRY STANDARDS. BUILDER RESERVES THE RIGHT TO SUBSTITUTE PRODUCT, SIZE AND MANUFACTURE AS NEEDED SHOULD ITEMS BECOME UNAVAILABLE, CHANGE IN COST, OR IMPACT THE DESIGN, TIMEFRAME AND QUALITY OF THE HOME.

PURSUANT TO THE 2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC), SECTION R103.3, PERMIT VALUATIONS SHALL BE BASED UPON OREGON ADMINISTRATIVE RULE (OAR) 918-050-0100 STATEWIDE FEE METHODOLOGIES FOR RESIDENTIAL AND COMMERCIAL PERMITS-SQUARE FOOTAGE OF A DWELLING, ADDITION, OR GARAGE SHALL BE DETERMINED FROM OUTSIDE OF EXTERIOR WALL FOR EACH LEVEL. UNDER THIS RULE, BUILDING AREA IS DETERMINED TO BE:

MAIN LEVEL: 170 SQ FT PLUS 900 SQ FT ADU
UPPER LEVEL: 1679 SQ FT
GARAGE: 693 SQ FT
OUTDOOR COVERED AREA (FRONT PORCH): 29 SQ FT

**FIRST FLOOR PLAN
1849 PLUS ADU**

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CUSTOMER JOB: GLEN MOORE
LOCATION: GRESHAM OREGON
DATE: 10-23-18
DWG: 1849 PLUS ADU

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