



FLOOR PLAN NOTES:

1. ALL INTERIOR PARTITIONS ARE 2x4 @ 16" O.C., UNLESS OTHERWISE NOTED.
2. INTERIOR WALL LINER IS 1/2" GYPSUM WALLBOARD (N.I.C.), TYPICAL. GREENBOARD (N.I.C.) IS USED BEHIND PLUMBING FIXTURES FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL AND THROUGHOUT TUB AND SHOWER ENCLOSURES.
3. INTERIOR ROOF LINER IS 1/2" GYPSUM WALLBOARD (N.I.C.) UNLESS NOTED OTHERWISE.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
5. DETAILS AND NOTES SHOWN ON THIS SHEET ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED. DETAILS ON CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS THOSE SHOWN FOR SIMILAR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES AND OTHER RELATED ITEMS ON THIS JOB.
6. BATH AND LAUNDRY ROOMS REQUIRE OPERABLE WINDOWS EQUAL TO 1/20th OF THE FLOOR AREA WITH A MINIMUM 1.5 sq. ft. OR MECHANICAL VENTILATION.
7. PROVIDE SEPARATION BETWEEN GARAGE & DWELLING BY MEANS OF 1/2" GYP. BOARD FROM FLOOR TO ROOF SHEATHING OF COMMON WALL OR FROM FLOOR TO CEILING PLUS CEILING AND ALL CEILING SUPPORT STRUCTURE. 3/8" TYPE "X" CEILING REQ'D WHERE HABITABLE SPACE ABOVE.
8. APPLIANCES LOCATED IN GARAGE THAT MAY BE STRUCK BY A CAR SHALL BE PROTECTED OR APPLIANCES THAT GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING GAS VAPORS, SHALL BE INSTALLED AT LEAST 18" ABOVE THE FLOOR.
9. FOR GARAGE OPENING PROTECTION PROVIDE NOT LESS THAN 1 1/2" SOLID WOOD DOOR OR 20-MINUTE FIRE RATED DOOR.
10. MINIMUM 36" HIGH GUARDRAILS W/ INTERMEDIATE RAILS / CLOSURES MUST BE CONSTRUCTED SUCH THAT A 4" BALL CANNOT PASS THROUGH. REQ'D ON RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE.
11. STAIRS: MAXIMUM 8" RISE, MINIMUM 9" TREAD, MINIMUM 36" CLEAR WIDTH EXCEPT FOR HANDRAIL, MINIMUM 6'8" HEADROOM. HANDRAILS: IF MORE THAN THREE RISERS, INSTALL AT 30" TO 38" ABOVE NOSE OF STEPS 1/4" TO 2/3" HAND-GRIP CROSS SECTION.
12. ALL BEDROOMS SHALL HAVE ONE EXTERIOR DOOR OR OPERABLE WINDOW WITH A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR W/ MINIMUM NET CLEAR OPENING DIMENSIONS OF 20"W. & 22"D AND 5.7 SQ. FT. NET CLEAR AREA.
13. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, IN IMMEDIATE VICINITY OUTSIDE SLEEPING AREAS, AND ON EACH STORY INCLUDING BASEMENTS. ALL DETECTORS LOCATED OUTSIDE SLEEPING AREAS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ALARM WILL ACTUATE THESE ALARMS. PROVIDE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP.
14. PROVIDE SAFETY GLAZING WHERE NEAREST VERTICAL EDGE OF FIXED OR OPERABLE GLAZING IS WITHIN A 24" ARC OF THE CLOSED DOOR.
15. COMBUSTION AIR: CLOSABLE SUPPLY MIN. 6.5 SQ. IN. FOR EACH FIREPLACE OR WOOD STOVE.

FLOOR PLAN
5,407 SQ. FT.

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
58521PR
PRELIMINARY
OREGON
JAN. 14, 2008
STAN W. BART

EXPIRES: 12-31-2009

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STRUCTURAL INTEGRITY, LLC
724 MAIN STREET, SUITE 207
KLAMATH FALLS, OR 97601
541.884.1081

DRAWN BY	GDH	DATE	JAN 2008
CHECKED BY	SWE	DATE	JAN 2008
NO.	REVISION	DATE	BY

JOHNSON CREEK NEW BUILDING
2808 SE BALFOUR ST.
MILWAUKIE, OREGON

FLOOR PLAN

JOB NUMBER	SHEET NO.
08-244	1
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