

Limited Warranty

PLANS BY KIMBERLY GALLOWAY

To the Owner of these plans or drawings, Kimberly Galloway provides the following warranty:

For sixty (60) days from the date of receipt of these plans or drawing by the Owner or any agent of the Owner, these plans or drawings, unless modified or altered by any one other than Kimberly Galloway will be free of any defects. Kimberly Galloway will correct any defects, within a reasonable period of time, upon the return of the original plans or drawings with a precise list of the defects to be corrected.

This warranty shall be limited only the the plans or drawings prepared by Kimberly Galloway. Kimberly Galloway shall not be liable for errors or defects contained in these plans or drawings or for incidental consequential damages in connection with the furnishing, performance, or use of these plans or drawings other than to correct any errors contained herein and in no event shall Kimberly Galloway be liable for any other damages whatsoever. It is the sole responsibility of the Owner to review and approve these plans or drawings prior to their release for construction. In any case, Kimberly Galloway entire liability under any provision shall be limited to revision of plans only - No monetary compensation shall be provided.

It is agreed that upon the release of these plans or drawings by the Owner and / or his agents for construction, that they have reviewed them and certified that they are free of any errors or defects and contain all the information required for said construction. It is also agreed that by releasing these plans or drawings, the Owner agrees to indemnify and hold harmless Kimberly Galloway, it's Agents, Employees, Successors, and Assignors against all actions, claims, demands, liabilities, damages and debts including all expenses, costs and attorney fees which may in any manor be imposed upon or incurred by Kimberly Galloway as a consequence of or arising out of the preparation and / or use of these plans or drawings.

Kimberly Galloway holds all copyrights to these plans and all ideas contained herein. A royalty in the amount of the original services may and will be assessed each time the house is built. Kimberly Galloway owns the plans contained herein.

Building / Site Data

MAIN FLOOR	3,072 S.F.	
MEZZANINE	1,440 S.F.	
TOTAL	4,512 S.F.	
TAX / MAP NUMBER	02s38e35a #605	
ZONE	IND - UC	
ACRES	4.33	
SITE SETBACKS	0'	
OCCUPANCY	BUSINESS	B
OCCUPANT LOAD		
OFFICE / SUPPORT / 150 GROSS	1,168 S.F.	8
STORAGE / 300 GROSS	3,216 S.F.	11
CONSTRUCTION TYPE	V-B	
	(2 STORIES ALLOWED) PER	T504.4

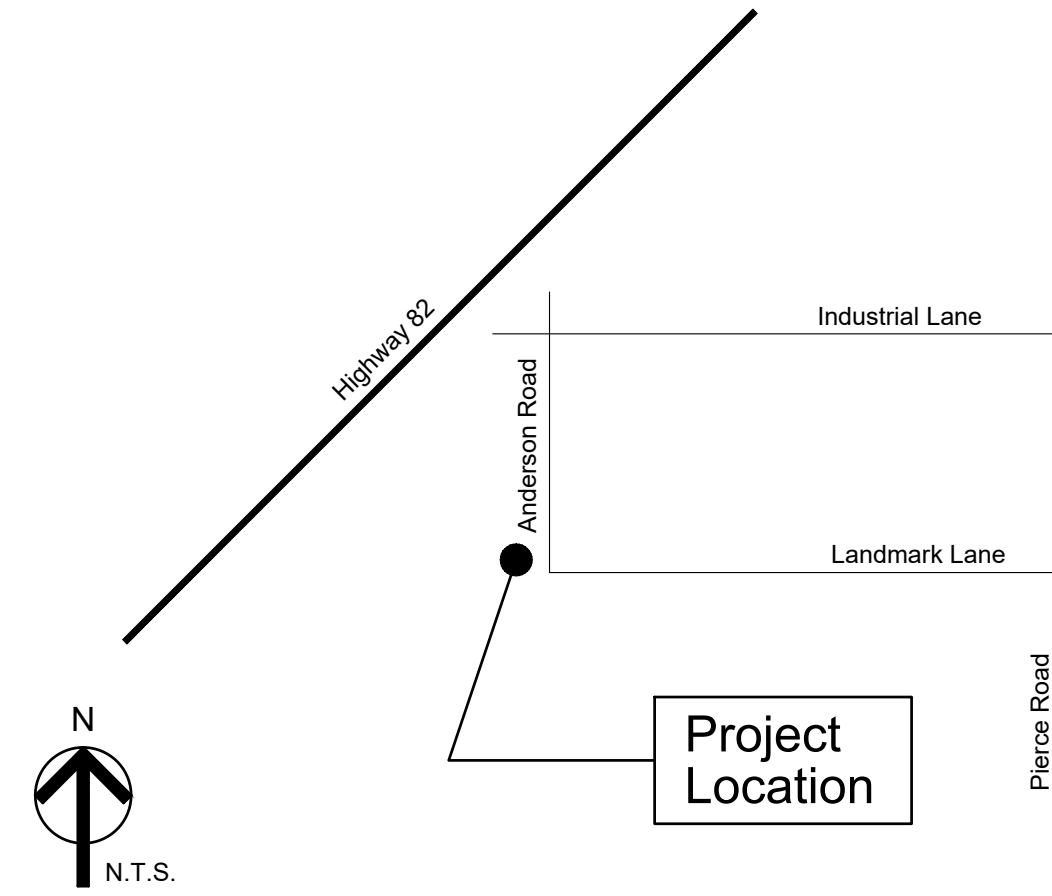
FIRE HYDRANT
75'-0" DISTANCE TO BUILDING

PLUMBING FIXTURES	REQ.	PROVIDED
UNISEX RESTROOM	1	2
SHOWERS	0	1
WATER CLOSETS	1	2
LAVATORIES	1	2

Fixture Mounting Heights

W CLOSET		HC	RIM 18" / VALVE 32"
W CLOSET		STANDARD	RIM 15" / VALVE 32"
		HC/STANDARD	RIM 15" / VALVE 32"
URINAL		HC/STANDARD	RIM 17" / VALVE 32"
LAVATORY		HC/STANDARD	TOP FACE 34"
		HC/STANDARD	TOP FACE 30"
GRAB BARS	HORIZONTAL	HC	34 1/2" A.F.F. TO CENTER
GRAB BARS	VERTICAL	HC	27" A.F.F. TO CENTER
			39" A.F.F. TO BOTTOM
TP DISPENSER		HC	19" A.F.F. TO OPERATING MECH. AND 7" TO 9" FROM TOIL. FRONT LIP
TOILET SEAT COVER DISPENSER			41" A.F.F. TO TOP OF DISPENSER OPENING
PAPER TOWEL DISPENSER			41" A.F.F. TO TOP OF DISPENSER OPENING
SOAP DISPENSER			45" A.F.F. TO TOP OF DISPENSER
MIRRORS			37" A.F.F. TO BOTTOM
INTERIOR SIGNS			5'-0" A.F.F. TO TOP, 3" FROM DOOR FRAME, LATCH SIDE OF DOOR
FIRE EXTINGUISHER CABINETS			4'-4" A.F.F. TO TOP

Vicinity Map



Egress & Exiting

Refer to Sheet A3.1 and A3.2 - Floor Plans for more information.

Means of Egress Sizing (1005)	Egress width:	Per Occupant Served - at stairs = .2" (.3 w/o fire sprinklers) at doors = .15" (.2") w/o fire sprinklers
Common Path of Egress Travel (1006.2)	at 'B' occ.	100 ft. max. w/o fire sprinklers and OL < 30, Table 1006.2.1 (96 ft is max. travel distance)
Exit & Exit Access Doorways (1006.3)	at 'B' occ.	One exit required, as per Table 1006.2.1, 17 occ. < 30.
Exit & Exit Access Doorways (1006.3)	at 'B' occ.	One exit required per story.
Exit Access Travel Distance (1017)	at 'B' occ.	200 ft. max. to Exit for 'B' occupancy, Table 1017.2
Corridor Construction (1020.1.1)	at 'B' occ.	A fire-resistance rating is not required

Reference Notes

Not All Notes May Be Used.

- AB ANCHOR BOLTS. CAST, EPOXY SET, MECHANICALLY DRIVEN.
- AT ATTIC ACCESS. LOCATE PER OWNER.
- BD BLOCK DOWN CONCRETE FOUNDATION 8" AT DOORS, ETC.
- BL BEAM / LEDGER. SEE FRAMING PLANS.
- BP BASE PLATE. SINGLE 2x PLATE TO MATCH STUD WIDTH. (WPT AT EXTERIOR WALL).
- BY DOOR, WALL OR WINDOW SHOWN BEYOND.
- CA CRAWL SPACE ACCESS. MINIMUM UNDER FLOOR ACCESS OPENING, 18" x 24". PERIMETER OPENING MINIMUM 16" x 24". PER R408.3.
- CP CONTINUOUS PLATE. 2x10.
- CS FLOOR SLAB. 4" CONCRETE SLAB W/ FIBERMESH REINFORCING OVER VAPOR BARRIER ON 4" GRAVEL OVER COMPACTED FILL. SLOPE TO DRAIN.
- CS FLOOR SLAB. 4" CONCRETE SLAB W/ FIBERMESH REINFORCING OVER (2) 2" RIGID INSULATION OVER VAPOR BARRIER ON 6" GRAVEL OVER COMPACTED FILL.
- CW CRAWL SPACE ACCESS THRU PONY WALLS.
- DR DOOR. SEE FLOOR PLAN FOR SIZES.
- FA FRAMING ANCHORS. 'SIMPSON' OR EQUAL ANCHORS, HANGERS, ANGLES, ETC. SEE FRAMING PLAN.
- FT FOOTING. SEE FOOTING SCHEDULE FOR FOOTING SIZES AND REINFORCING.
- FJ FLOOR JOISTS. SEE FLOOR FRAMING PLAN.
- FS FLOOR SHEATHING. 3/4" A.P.A. RATED TAG FLOOR SHEATHING. ATTACH TO FRAMING MEMBERS WITH GLUE, AND NAIL W/ 10d NAILS AT 6" O.C. AT ALL SUPPORTS.
- FV FOUNDATION WALL VENT.
- FW FOUNDATION WALL. 6" WIDE. SEE FOUNDATION PLAN / DETAILS.
- GB GYPSUM BOARD. 1/2"
- GT GIRDER TRUSS. SEE TYPICAL DETAILS AND TRUSS PACKAGE.
- HR HANDRAIL. 1 1/2" DIAMETER, MOUNT 36" A.F.F.
- HW HOUSE WRAP. BREATHABLE.
- IA ATTIC INSULATION. R-49 BLOWN-IN INSULATION.
- CF INSULATING CONCRETE FORMS. 11" WIDTH.
- IF FLOOR INSULATION. R-30.
- IW WALL INSULATION. R-21.
- LD 2x10 CONTINUOUS LEDGER. FASTEN TO RIM JOIST W/ 5/8" DIA. x 5" L.B. AT 16" O.C., STAGGERED.
- MR METAL ROOFING. TO MATCH EXISTING.
- NL 2x PLY. / GYPSUM BOARD NAILER.
- OB OVERBUILD. 24" O.C.
- OT 2x6 OUTLOOKERS. 24" O.C.
- P1 6x6 POSTS. W/ 'SIMPSON' CBSQ66-SDS2 POST BASE OR EQUAL.
- P2 POST / COLUMN. MIN (3) 2x6s.
- P3 6x6 POSTS. W/ 'SIMPSON' CBSQ86-SDS2 POST BASE OR EQUAL.
- P4 4x4 POSTS. W/ 'SIMPSON' CBSQ44-SDS2 POST BASE OR EQUAL.
- PW PONY WALL. 2x6 STUDS AT 16" O.C.
- RB RIDGE BEAM. SEE BEAM SCHEDULE.
- RF1 RAFTERS. SEE FRAMING PLANS.
- RF2 RAFTERS. FAUX ROOF BEAM / RAFTERS.
- RI 1 1/2" RIGID INSULATION. EXTRUDED POLYSTYRENE.
- RL ROOF LINE.
- RS ROOF SHEATHING. 8d AT 6" O.C. SHEAR NAILING. ROOF SHEATHING TO SOLID BLOCKING.
- SB SOLID BLOCKING.
- SD SIDING / TRIM. HARDIE BOARD HORIZONTAL SIDING.
- SH SHINGLES. 30 YEAR. ARCHITECTURAL SHINGLES.
- SF SIPS. STRUCTURAL INSULATED PANELS - 8 1/4" THICK XPS. (R-38)
- ST STAIR STRINGER. (3) 2x12 STAIR STRINGERS.
- SW SIDEWALK. 4" CONCRETE SLAB W/ FIBERMESH REINFORCING OVER 4" GRAVEL OVER COMPACTED FILL. SLOPE TO DRAIN.
- TG 9/8" T&G WOOD PANELING.
- TP TOP PLATE. DOUBLE 2x PLATE TO MATCH STUD WIDTH.
- TR1 PRE-ENGINEERED WOOD TRUSSES. 24" O.C. - SEE FRAMING PLANS / TRUSS PACKAGE.
- TR2 PRE-ENGINEERED WOOD SCISSOR TRUSSES. 24" O.C. - SEE FRAMING PLANS / TRUSS PACKAGE.
- TR3 PRE-ENGINEERED WOOD BONUS TRUSSES. 24" O.C. - SEE FRAMING PLANS / TRUSS PACKAGE.
- TR4 PRE-ENGINEERED WOOD PARALLEL CHORD TRUSSES. 24" O.C. - SEE FRAMING PLANS / TRUSS PACKAGE.
- TR5 PRE-ENGINEERED WOOD MODIFIED TRUSSES. 24" O.C. - SEE FRAMING PLANS / TRUSS PACKAGE.
- TR6 ROUGH-CUT WOOD TRUSSES. SEE FRAMING PLANS / TRUSS PACKAGE.
- TS 1 1/4" TIMBERSTRAND END BLOCKING. TO MATCH JOISTS.
- VB VAPOR BARRIER. 6 MIL. BLACK POLYETHYLENE, JOINTS LAPPED 12" AT SEAMS AND EXTEND UP FOUNDATION WALL 12".
- WB 2x4 INTERIOR WALL. 2x4 STUDS AT 16" O.C. W/ (1) LAYER 1/2" TYPE 'X' GYPSUM BOARD BOTH SIDES.
- WB6 2x6 EXTERIOR WALL. 2x6 STUDS AT 16" O.C. W/ (1) LAYER 1/2" TYPE 'X' GYPSUM BOARD (INTERIOR) AND (1) LAYER WALL SHEATHING (EXTERIOR).
- WB6 2x6 INTERIOR WALL. 2x6 STUDS AT 16" O.C. W/ (1) LAYER 1/2" TYPE 'X' GYPSUM BOARD EACH SIDE.
- WB6 2x6 INTERIOR BEARING WALL. 2x6 STUDS AT 16" O.C. W/ (1) LAYER 1/2" TYPE 'X' GYPSUM BOARD EACH SIDE.
- WB6 8" CONCRETE EXTERIOR WALL. 8" WIDE CONCRETE WALL W/ 2x4 FURRING AT 24" O.C. W/ 1/2" TYPE 'X' GYPSUM BOARD (INTERIOR).
- WI WINDOW. SEE FLOOR PLAN AND ELEVATIONS FOR SIZES AND TYPES.
- WS WALL SHEATHING. 8d AT 6" O.C. SHEAR NAILING. WALL SHEATHING TO TOP PLATE.

Sheet Index

A1	Cover / Site Plan
A2.1	Main Floor Plan
A2.2	Mezzanine Floor Plan
A3	Exterior Elevations
A4	Mezzanine Framing Plan



PROJECT

HP CIVIL INC.

BAUM INDUSTRIAL PARK
LA GRANDE, OREGON 97850

CONTRACTOR

IJH CONSTRUCTION

DESIGNER

KIMBERLY
GALLOWAY

72678 PALMER JUNCTION RD.
ELGIN, OREGON 97827
541.796.2948
berdy@oregonwireless.net

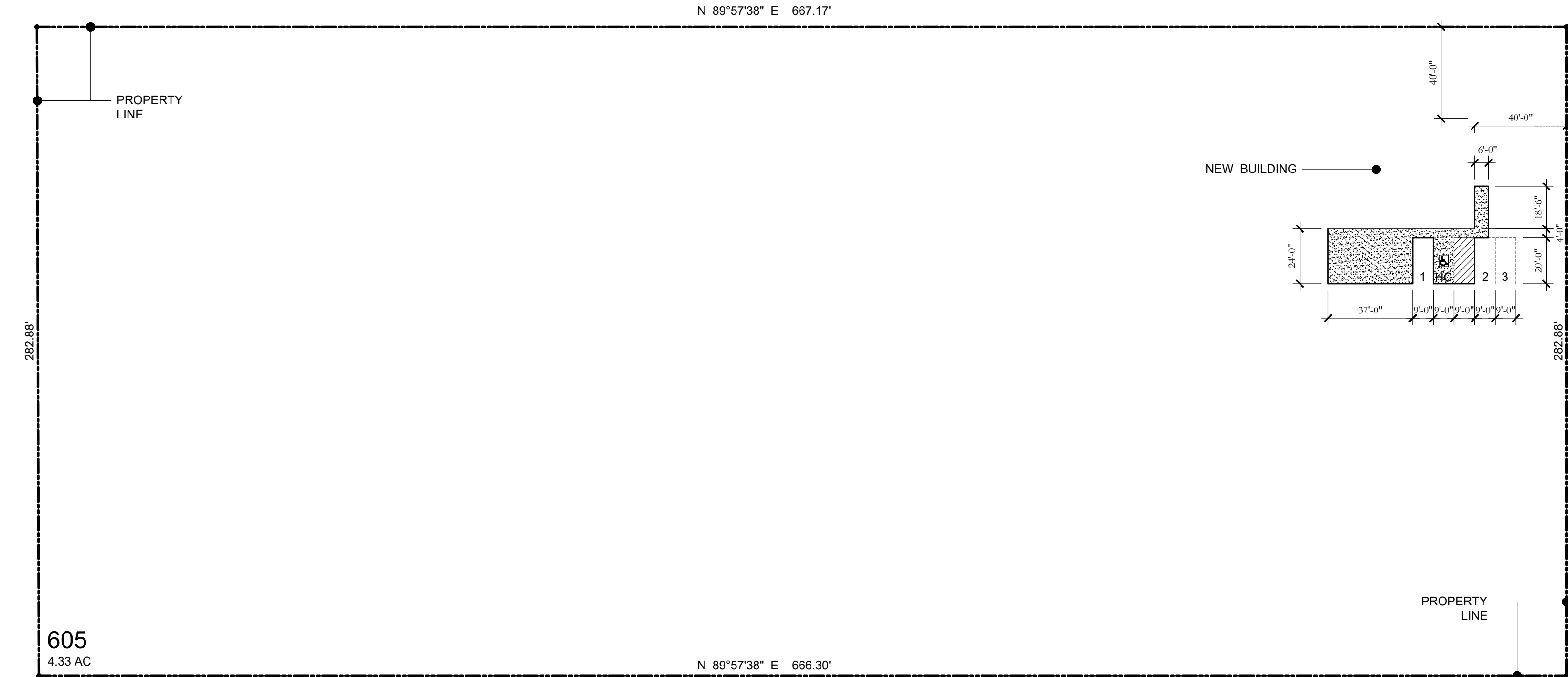
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REVISIONS:

17 AUGUST 2025

CONSTRUCTION SET

COVER
A1



1 SITE PLAN

SCALE: 1" = 40'-0"



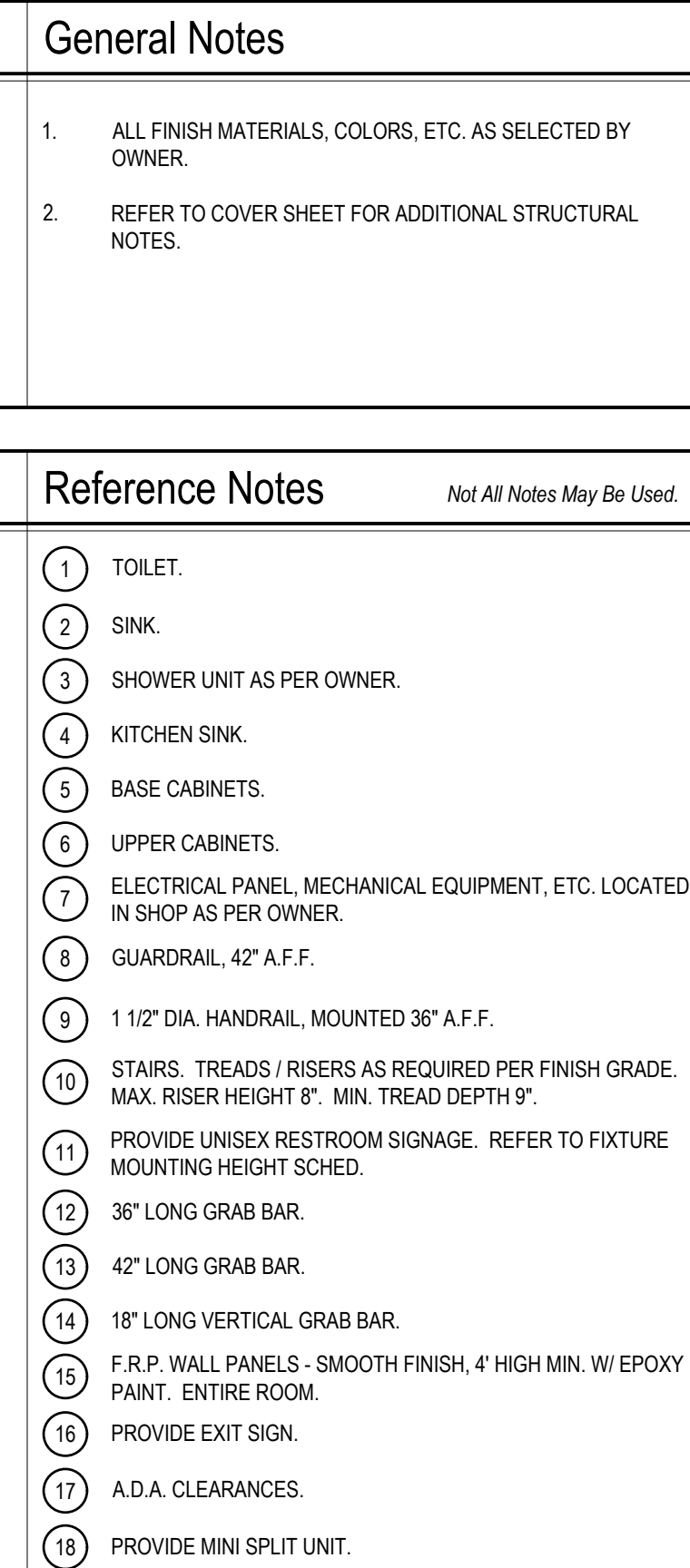
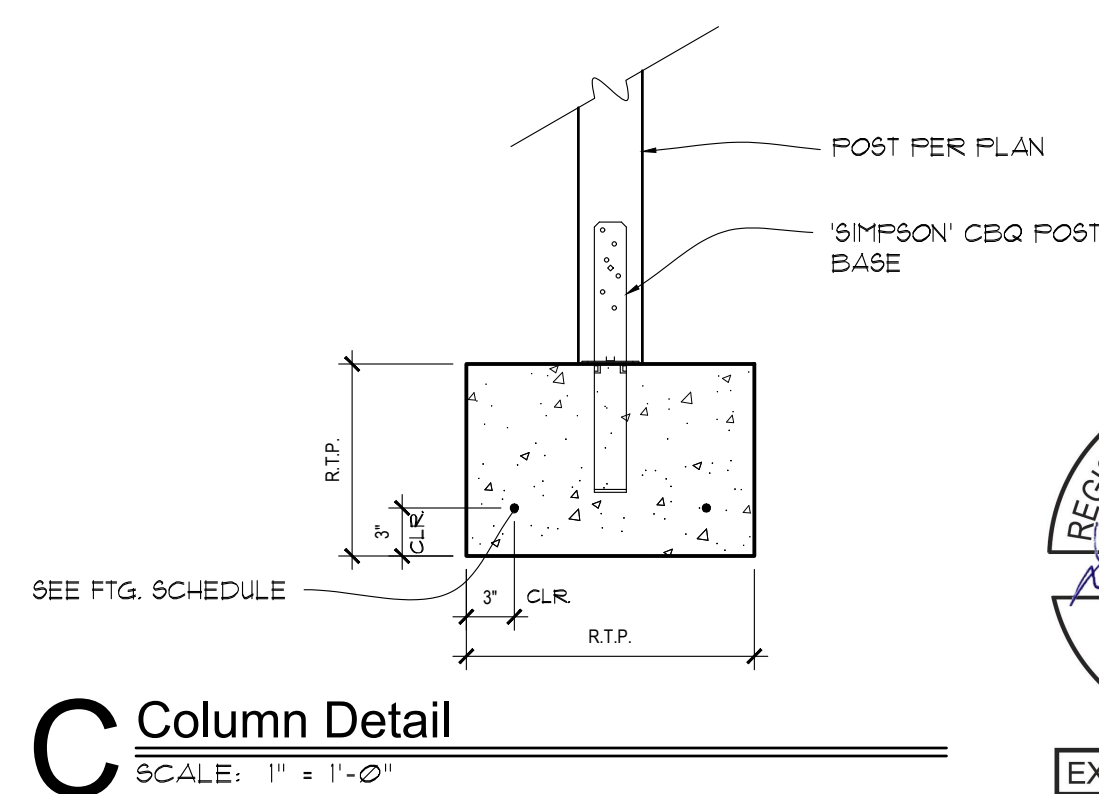
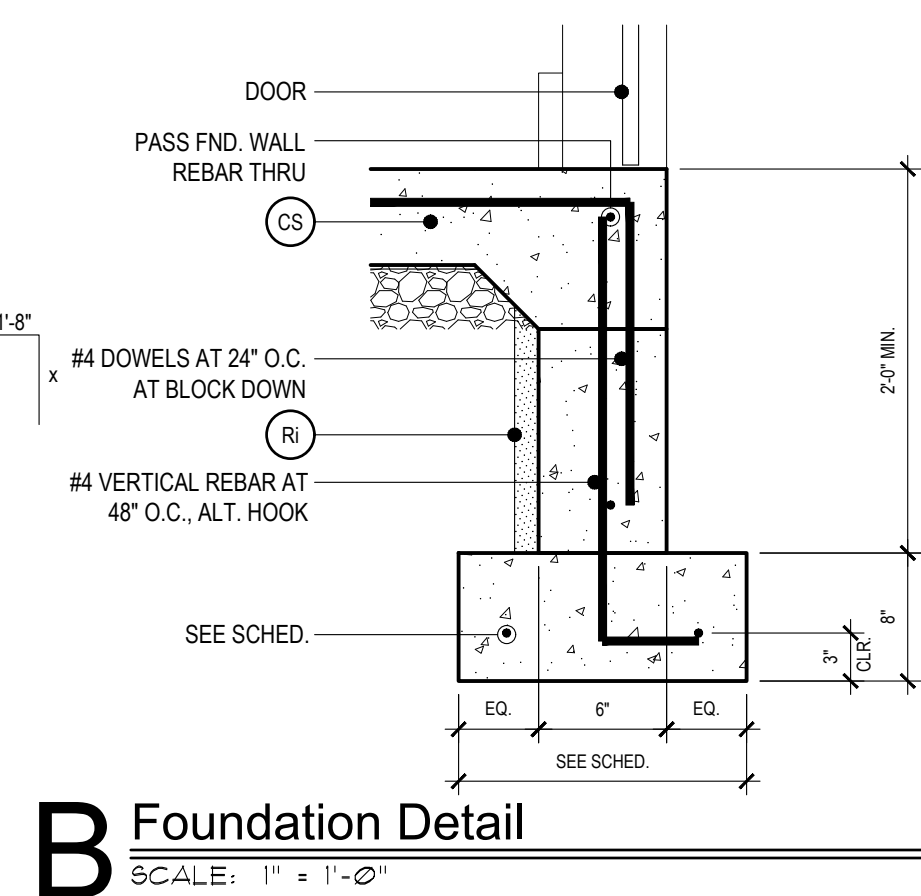
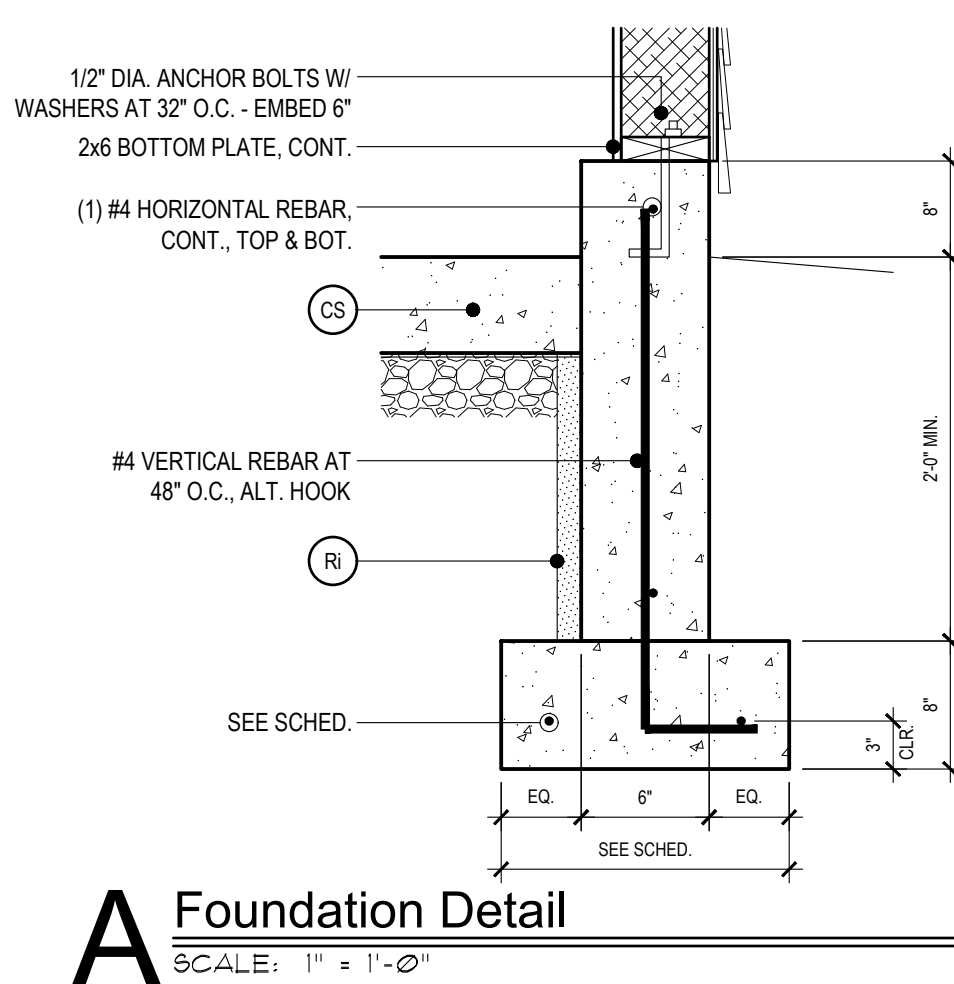
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Project Information

BUILDING LOCATION:
BAUM INDUSTRIAL PARK
ANDERSON ROAD #604
LA GRANDE, OREGON 97850

PROJECT OWNER:
HP CIVIL, INC.

CONTRACTOR:
IJH CONSTRUCTION
62235 LANDMARK LANE
LA GRANDE, OREGON 97850
541.963.2025
ijhconstruction@live.com



Doors		
EXTERIOR WOOD DOORS		
MARK	SIZE	TYPE
d1e	4'-0" x 6'-8"	ENTRANCE DOOR W/ HALF GLASS
d2e	14'-0" x 16'-0"	OVERHEAD GARAGE DOOR
INTERIOR WOOD DOORS		
MARK	SIZE	TYPE
d1i	4'-0" x 6'-8"	SOLID WOOD DOOR
d2i	3'-0" x 6'-8"	SOLID WOOD DOOR

Legend

	NEW WALLS
	SPECIAL SHEAR WALL. SEE SHEAR WALL SCHEDULE.
	
	● REFERENCE NOTE ABOVE, THIS SHEET.
	HOLDOWN LOCATION.



PROJECT

HPH CIVIL INC.

BAUM INDUSTRIAL PARK
LA GRANDE, OREGON 97850

CONTRACTOR
LJH CONSTRUCTION

DESIGNER

KIMBERLY
GALLOWAY

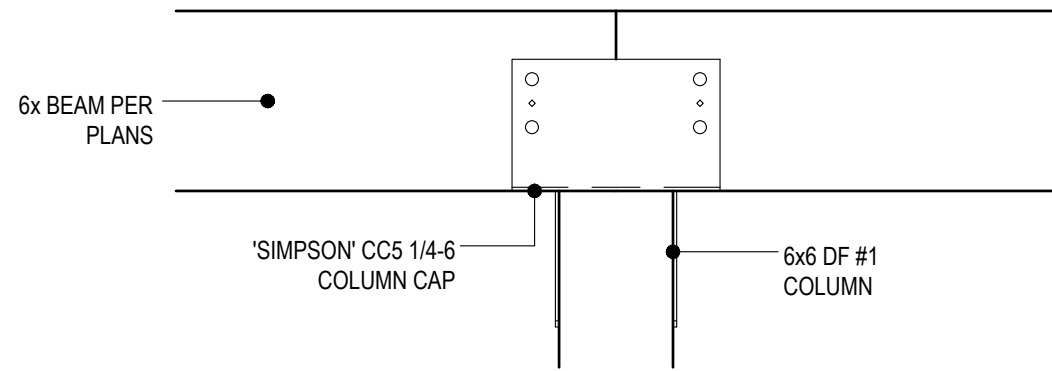
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ELGIN, OREGON 97821
541.786.2048
berly@oregonwireless.net

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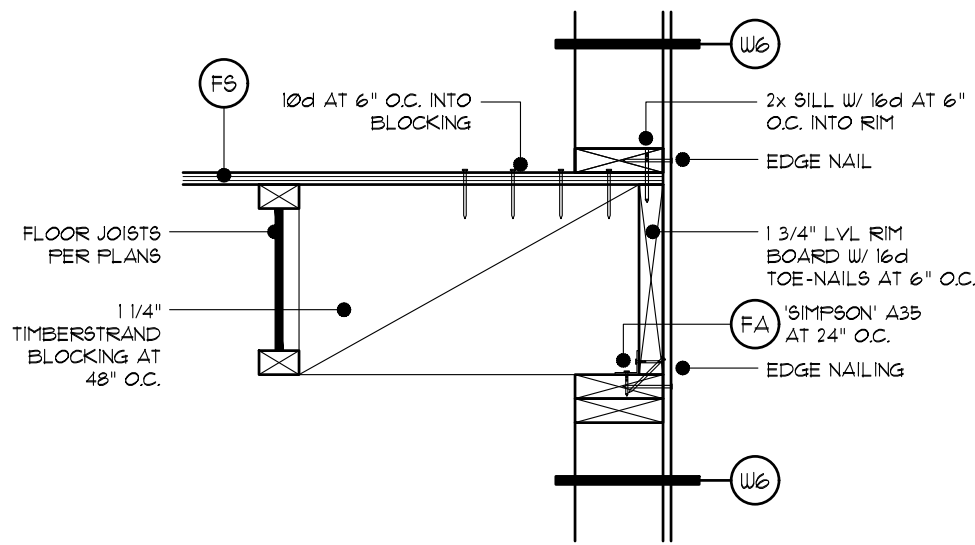
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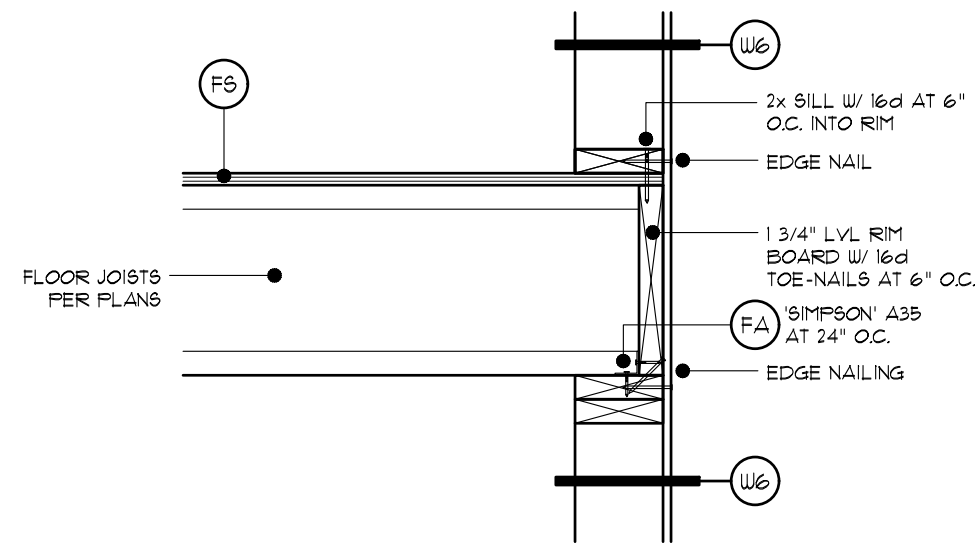
FLOOR PLAN
A2.1



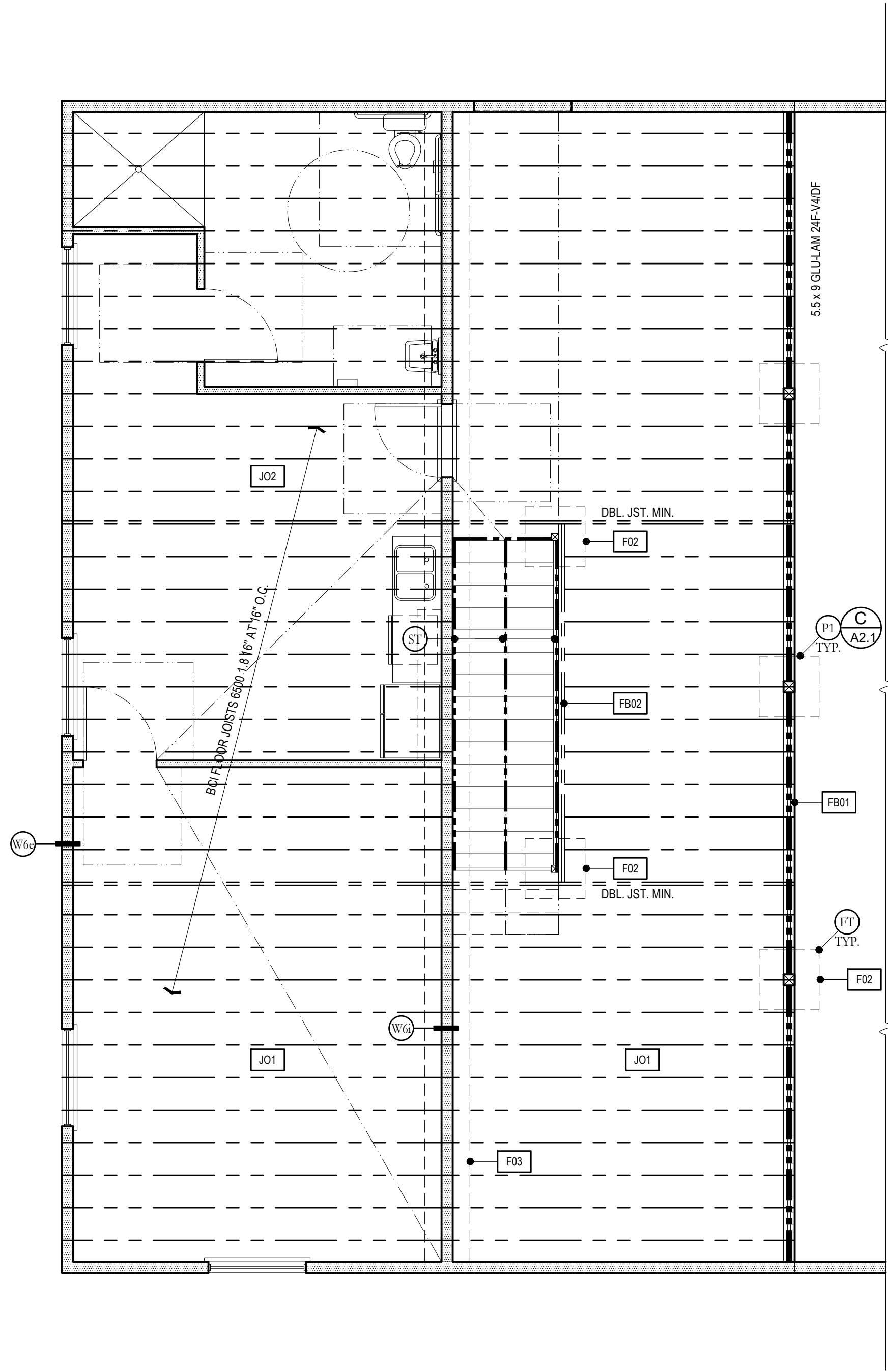
A Beam to Column Detail
SCALE: 1" = 1'-0"



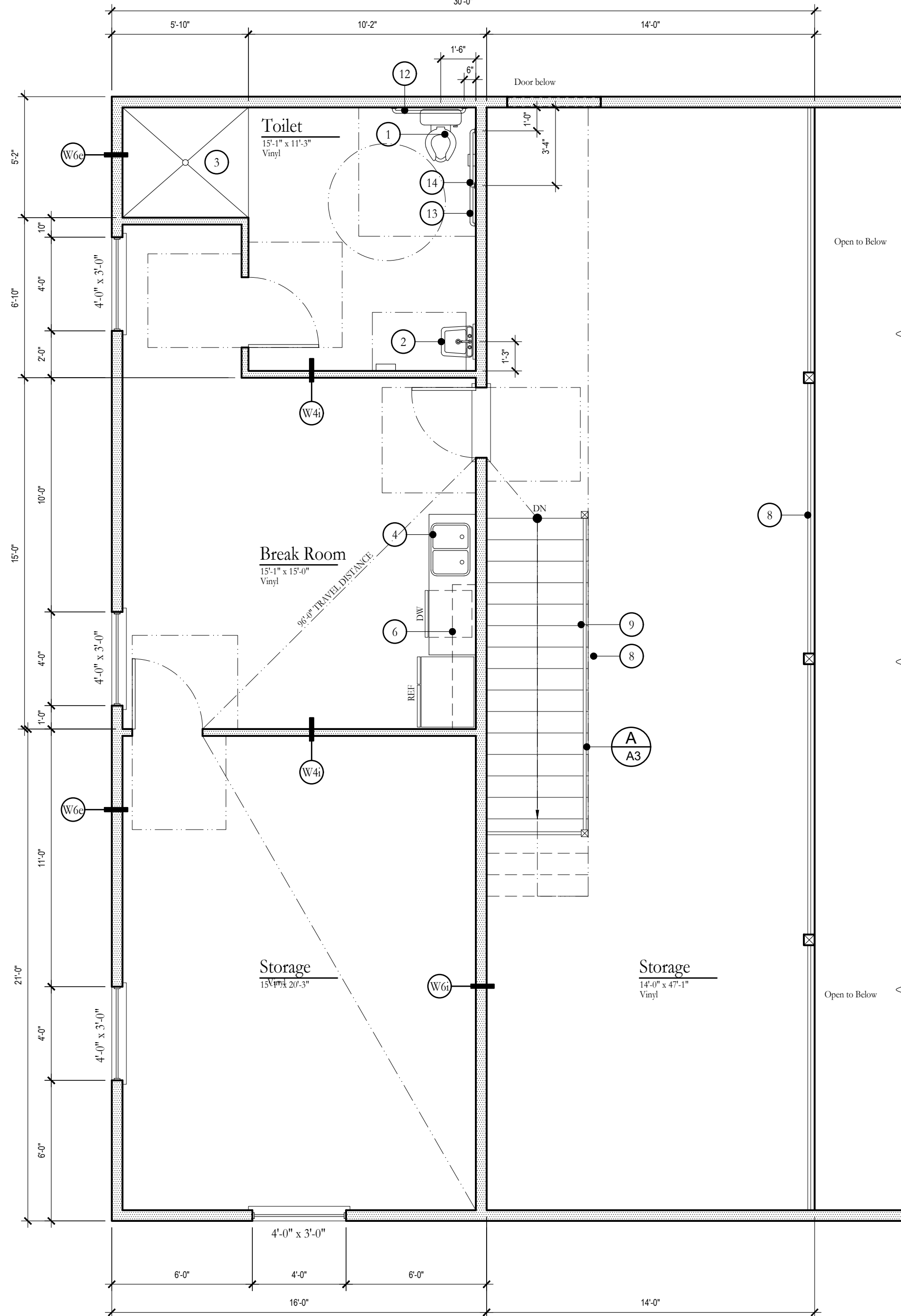
B Floor Truss Parallel to Wall
SCALE: 1" = 1'-0"



C Floor Truss Perpendicular to Wall
SCALE: 1" = 1'-0"



2 MEZZANINE FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

Header / Beam Schedule

MARK	SIZE
RB01	(2) 1.5 x 7.25, TYPICAL HEADER
RB02	5.5 x 12 24F-V4
RB03	5.5 x 12 24F-V4
FB01	3.125 x 15 24F-V4
FB02	1.75 x 16 VERSA-LAM 2800 DF

Footing Schedule

MARK	SIZE	REINFORCING
FO1	1'-6" WIDE x 8" DEEP x CONTINUOUS	(2) #4 CONTINUOUS
FO2	3'-0" SQUARE x 10" DEEP	#4 9" O.C. EACH WAY, (4) MIN.
FO3	1'-4" WIDE x 8" DEEP x CONTINUOUS	(2) #4 CONTINUOUS

General Notes

- ALL FINISH MATERIALS, COLORS, ETC. AS SELECTED BY OWNER.
- REFER TO COVER SHEET FOR ADDITIONAL STRUCTURAL NOTES.

Reference Notes

Not All Notes May Be Used.

- TOILET.
- SINK.
- SHOWER UNIT AS PER OWNER.
- KITCHEN SINK.
- BASE CABINETS.
- UPPER CABINETS.
- ELECTRICAL PANEL, MECHANICAL EQUIPMENT, ETC. LOCATED IN SHOP AS PER OWNER.
- GUARDRAIL, 42" A.F.F.
- 1 1/2" DIA. HANDRAIL, MOUNTED 36" A.F.F.
- STAIRS / TREADS / RISERS AS REQUIRED PER FINISH GRADE. MAX. RISER HEIGHT 8". MIN. TREAD DEPTH 9".
- PROVIDE UNISEX RESTROOM SIGNAGE. REFER TO FIXTURE MOUNTING HEIGHT SCHED.
- 36" LONG GRAB BAR.
- 42" LONG GRAB BAR.
- 18" LONG VERTICAL GRAB BAR.
- F.R.P. WALL PANELS - SMOOTH FINISH, 4" HIGH MIN. W/ EPOXY PAINT. ENTIRE ROOM.
- PROVIDE EXIT SIGN.
- A.D.A. CLEARANCES.
- PROVIDE MINI SPLIT UNIT.

Doors

EXTERIOR WOOD DOORS

MARK	SIZE	TYPE
d1e	4'-0" x 6'-8"	ENTRANCE DOOR W/ HALF GLASS
d2e	14'-0" x 16'-9"	OVERHEAD GARAGE DOOR

INTERIOR WOOD DOORS

MARK	SIZE	TYPE
d1i	4'-0" x 6'-8"	SOLID WOOD DOOR
d2i	3'-0" x 6'-8"	SOLID WOOD DOOR

Legend

- NEW WALLS
- SPECIAL SHEAR WALL. SEE SHEAR WALL SCHEDULE.
- # REFERENCE NOTE ABOVE, THIS SHEET.
- HOLDOWN LOCATION.

NORTH

PROJECT

HP CIVIL INC.

BAUM INDUSTRIAL PARK
LA GRANDE, OREGON 97850

CONTRACTOR

IJH CONSTRUCTION

DESIGNER

KIMBERLY
GALLOWAY

72678 PALMER JUNCTION RD.
ELGIN, OREGON 97827
541.796.2948
berdy@oregonwireless.net

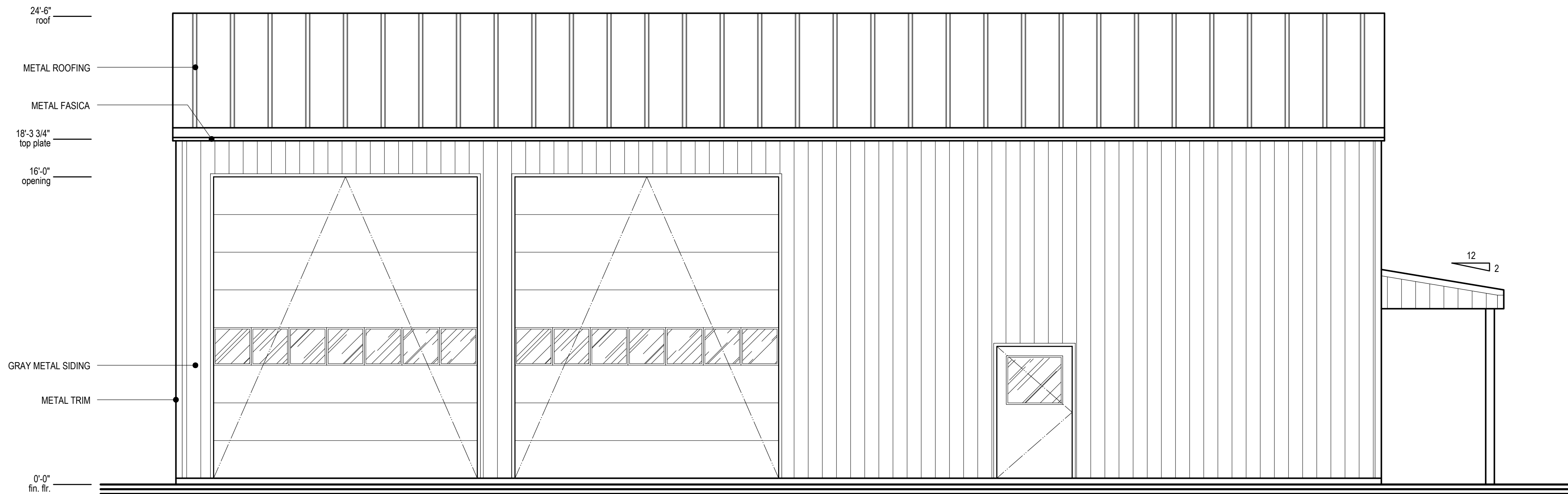
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17 AUGUST 2025

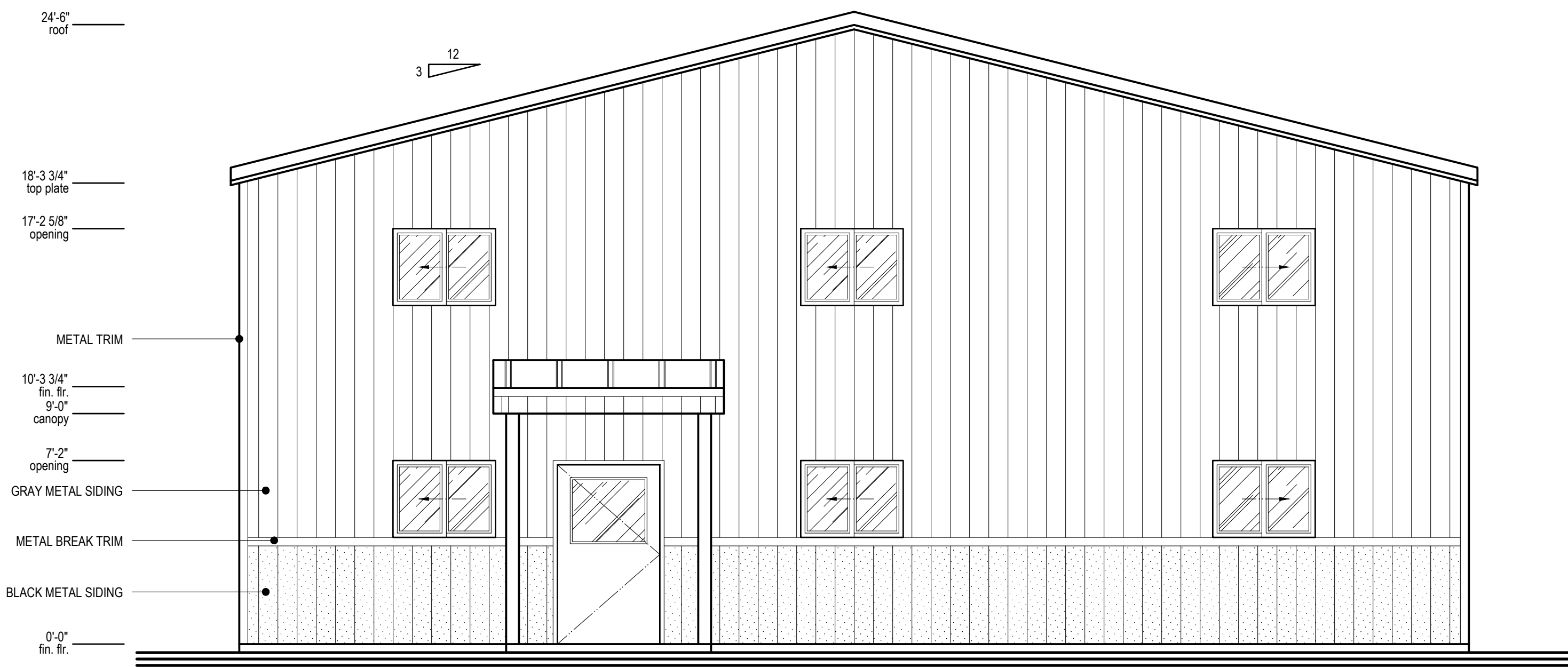
CONSTRUCTION SET

FLOOR PLAN
A2.2

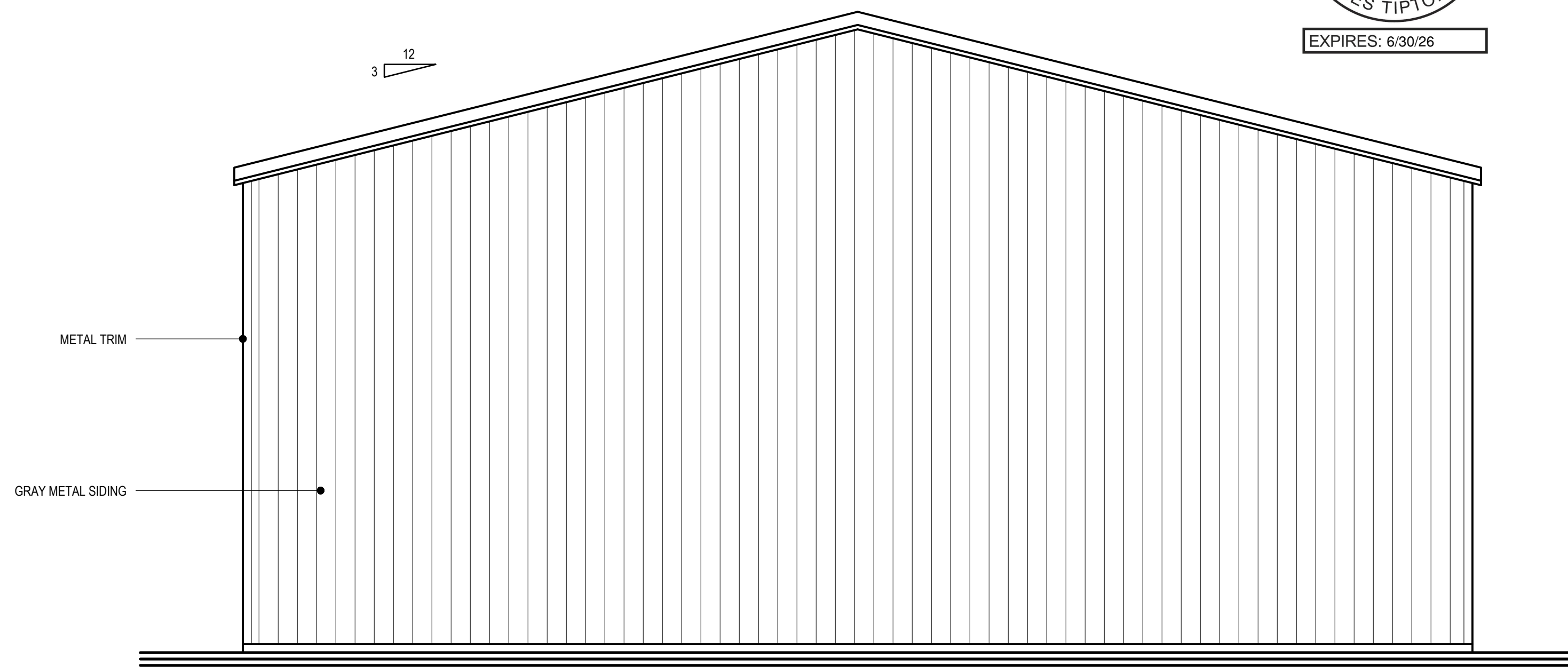




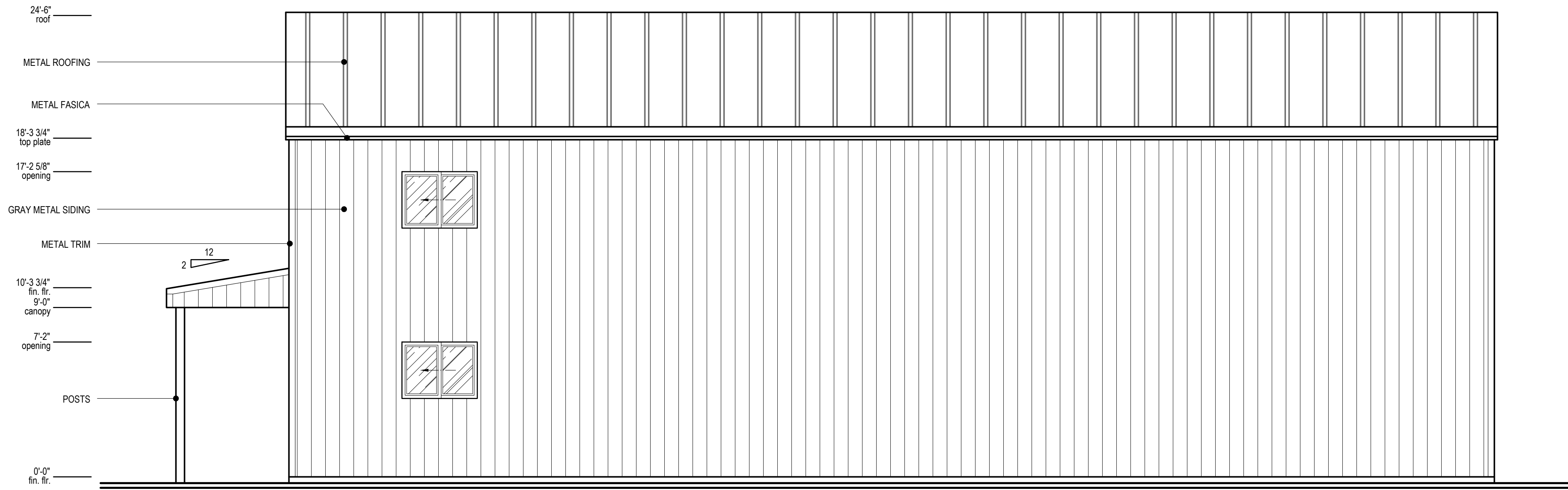
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



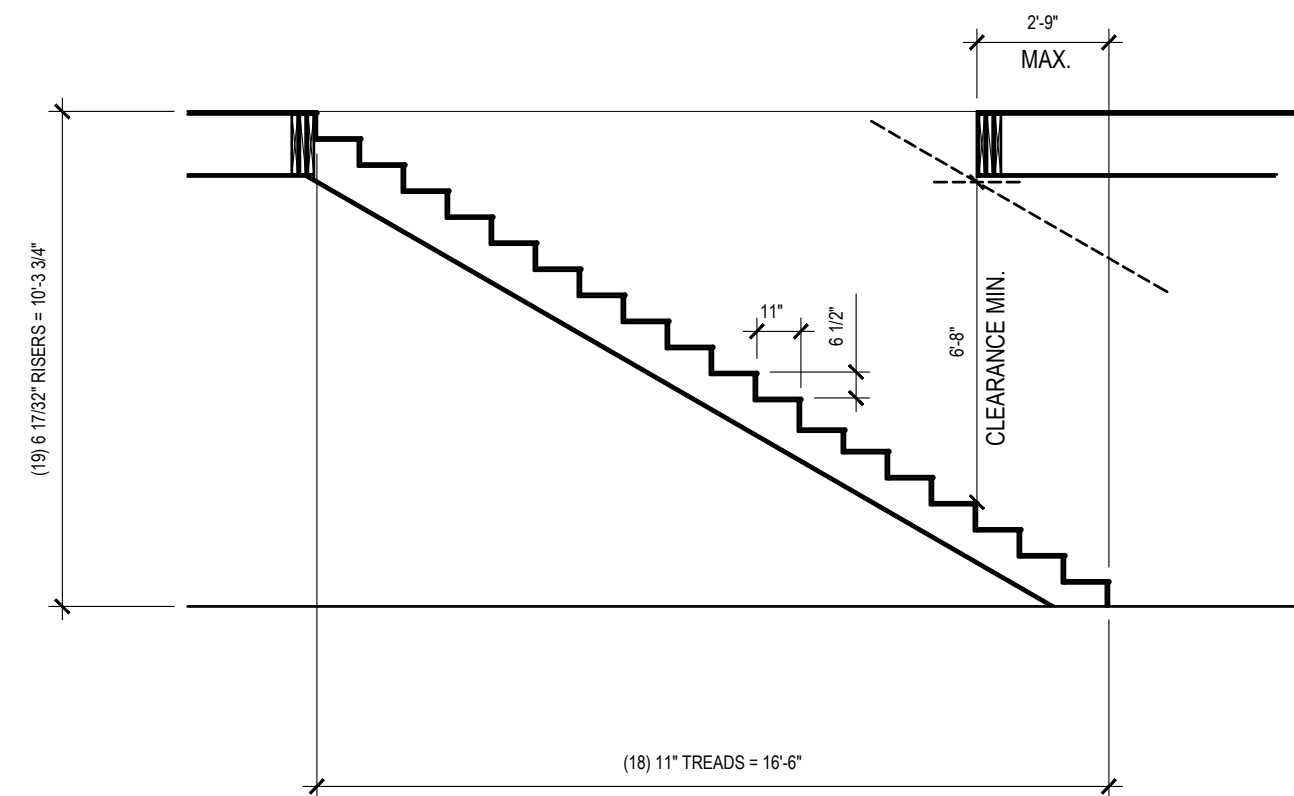
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



A STAIR
SCALE: 1/4" = 1'-0"

NOTE:
DETAIL FOR STAIR DIMENSIONAL
PURPOSES ONLY.

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72678 PALMER JUNCTION RD.
ELGIN, OREGON 97827
541.796.2948
berdy@oregonwireless.net

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CONSTRUCTION SET

ELEVATIONS

A3