

BLACKLOCK CRAWLSPACE ADDITION



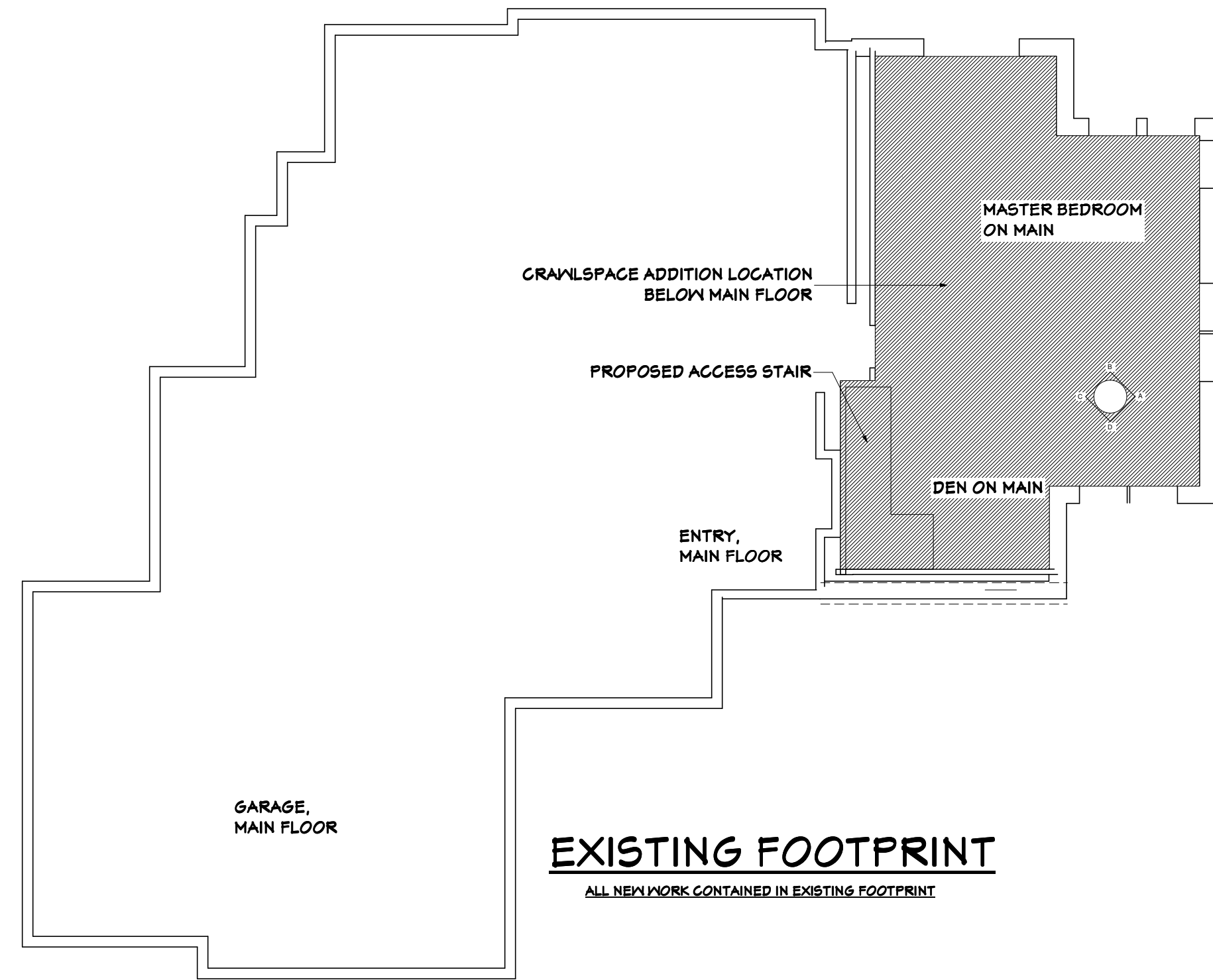
CRAWLSPACE ADDITION OVERVIEW



ELEVATION C



ELEVATION D



CONCEPTUAL BUILT-IN DESIGN



PAGE: 1

SHEETS: 1

JOB NAME:
BLACKLOCK
LOCATION:
12560 SE
EAGLELEEN DR
PLAN #:
CRAWLSPACE ADD.

JB HAMMER DESIGNS

BRUCE E. BUTLER albd
503-761-8300

14011 SE RIDGECREST RD.
HAPPY VALLEY, OR 97086
FAX 503-760-3995
EMAIL: jhammer@comcast.net
WEB: jhammerdesigns.com

PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

ALL DESIGNS AND DRAWINGS
REMAIN THE PROPERTY OF JB
HAMMER DESIGNS.
REPRODUCTION AND REUSE
PERMISSION MUST BE GRANTED
IN WRITING. DIMENSIONS,
DETAILS AND SPECIFICATIONS
SHOWN ARE A REASONABLE
REPRESENTATION OF ACTUAL
JOB SITE CONDITIONS. ANY
VARIATIONS THAT WILL AFFECT
CONSTRUCTION MUST BE
REPORTED TO DESIGNER
BEFORE CONSTRUCTION BEGINS.

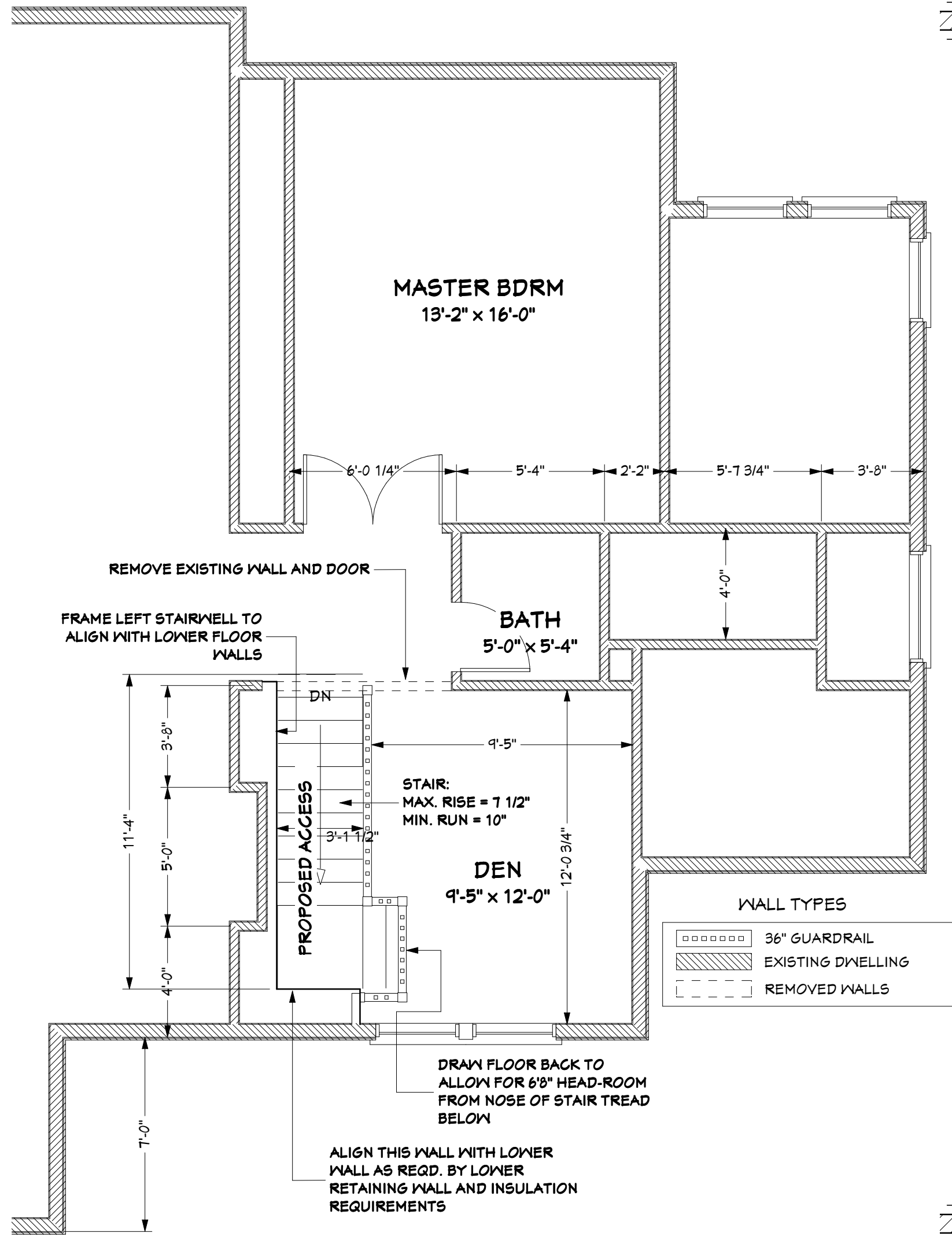
JB Hammer Designs
"the substance of things hoped for"
SINCE 1977



PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF JB HAMMER DESIGNS. REPRODUCTION AND REUSE PERMISSION MUST BE GRANTED IN WRITING. DIMENSIONS, DETAILS AND SPECIFICATIONS SHOWN ARE A REASONABLE REPRESENTATION OF ACTUAL JOB SITE CONDITIONS. ANY VARIATIONS THAT WILL AFFECT CONSTRUCTION MUST BE REPORTED TO DESIGNER BEFORE CONSTRUCTION BEGINS.

JB Hammer Designs
"the substance of things hoped for"
SINCE 1977

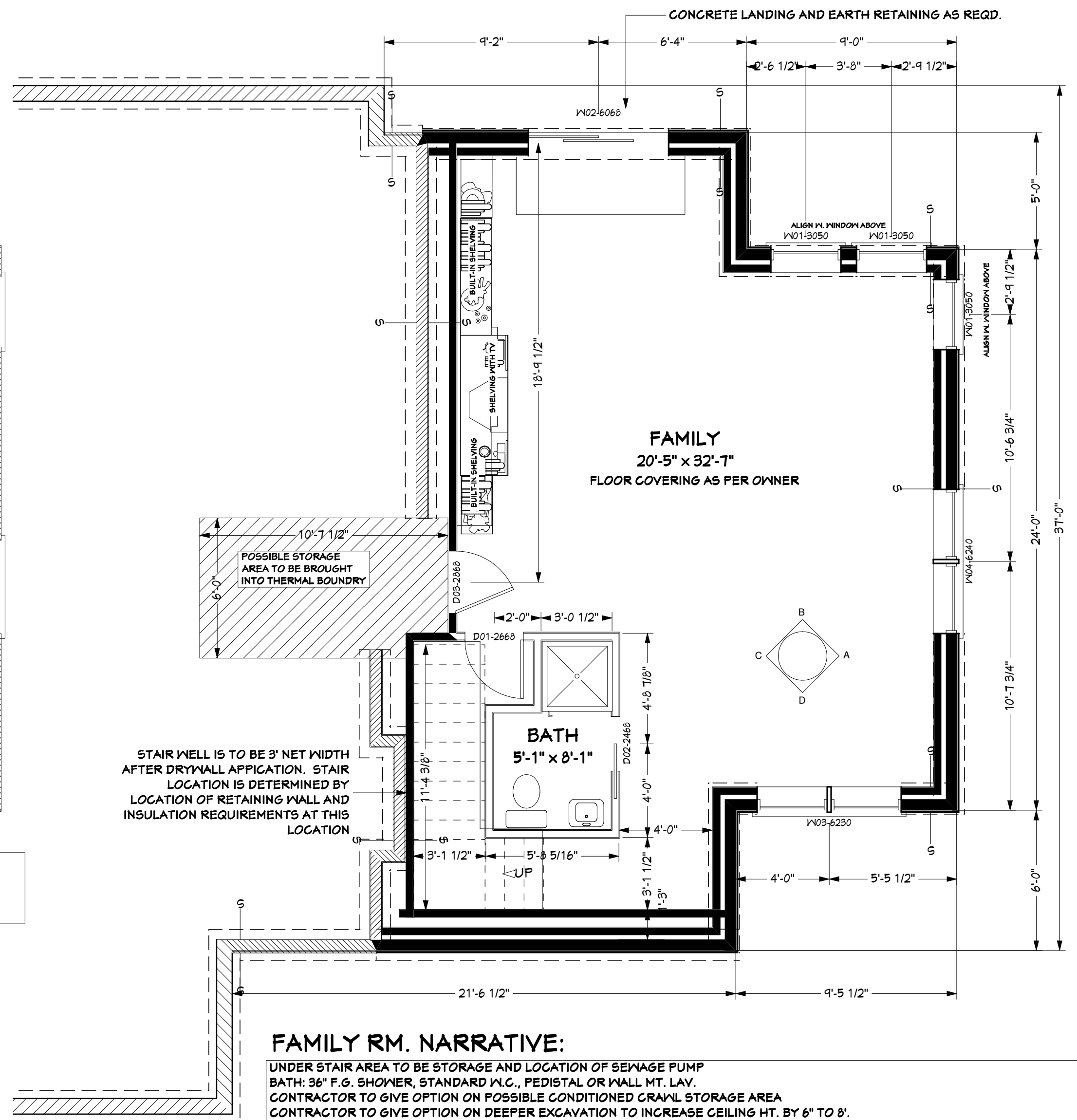


EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'

MAIN FLOOR NARRATIVE:

REMOVE DOOR AND WALL INTO E. DEN
CREATE 3' WIDE STAIRWELL (NET WIDTH AFTER DRYWALL APPLICATION)
ENCLOSE RECESSES IN E. DEN WALL AND ALIGN NEW STAIRWELL WALL WITH LOWER WALL.
INSTALL STAIR TO MATCH EXISTING STAIRS IN STYLE AS PER OWNER/CONTRACTOR AGREEMENT
3' GUARD RAIL TO MATCH EXISTING BALUSTERS.



ADDITION PLAN

SCALE: 1/4" = 1' 712 SQ. FT. TOTAL

WINDOW NOTE: WINDOWS TO BE U.35

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	3	O	3050	SINGLE HUNG	
W02	1	O	6068	EXT. SLIDER-GLASS	
W03	1	O	6230	MULLED UNIT	ADJUST HT. AS PER E. FOUNDATION
W04	1	O	6240	MULLED UNIT	

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	1	O	2668	PANEL DOOR	
D02	1	O	2468	POCKET PANEL DOOR	
D03	1	O	2868	PANEL DOOR	

PLAN NOTES

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 EXTERIOR WALLS TO BE R-21 ABOVE GRADE AND R-15 BELOW.
 - ALL INTERIOR WALL TO BE 2X4 STUDS @ 16" OC
 - FLOOR TO BE 4" CONC. W/ MIN. 4" COMPACTED GRANULAR FILL UNDER.
 - MIN. BEARING FOR ALL BEAM SUPPORTS IS 2 1/2" X WIDTH OF BEAM.
 - WINDOW AND DOOR HEADERS TO BE 4 X 8 EXTERIOR WALLS
 - HEADER HEIGHT IS 80 - 82".
 - ADJUST WINDOW SIZING AS PER MANUF. MULLED UNIT MAY VARY FROM CALL OUTS.
 - ALLOW FOR CASING WIDTH IN DOOR FRAMING.
 - ALL EXTERIOR TRIM AND FINISH, TO MATCH EXISTING (T.M.E.)
 - ALL INTERIOR MILLWORK, T.M.E. UNLESS AGREED OTHERWISE AS PER OWNER & BUILDER.
 - NO LATERAL IMPACT IS CREATED BY THIS RENOVATION.



JOB NAME:
BLACKLOCK
LOCATION:
12560 SE
EAGLELEEN DR
PLAN #:
CRAWLSPACE ADD.

JB HAMMER DESIGNS

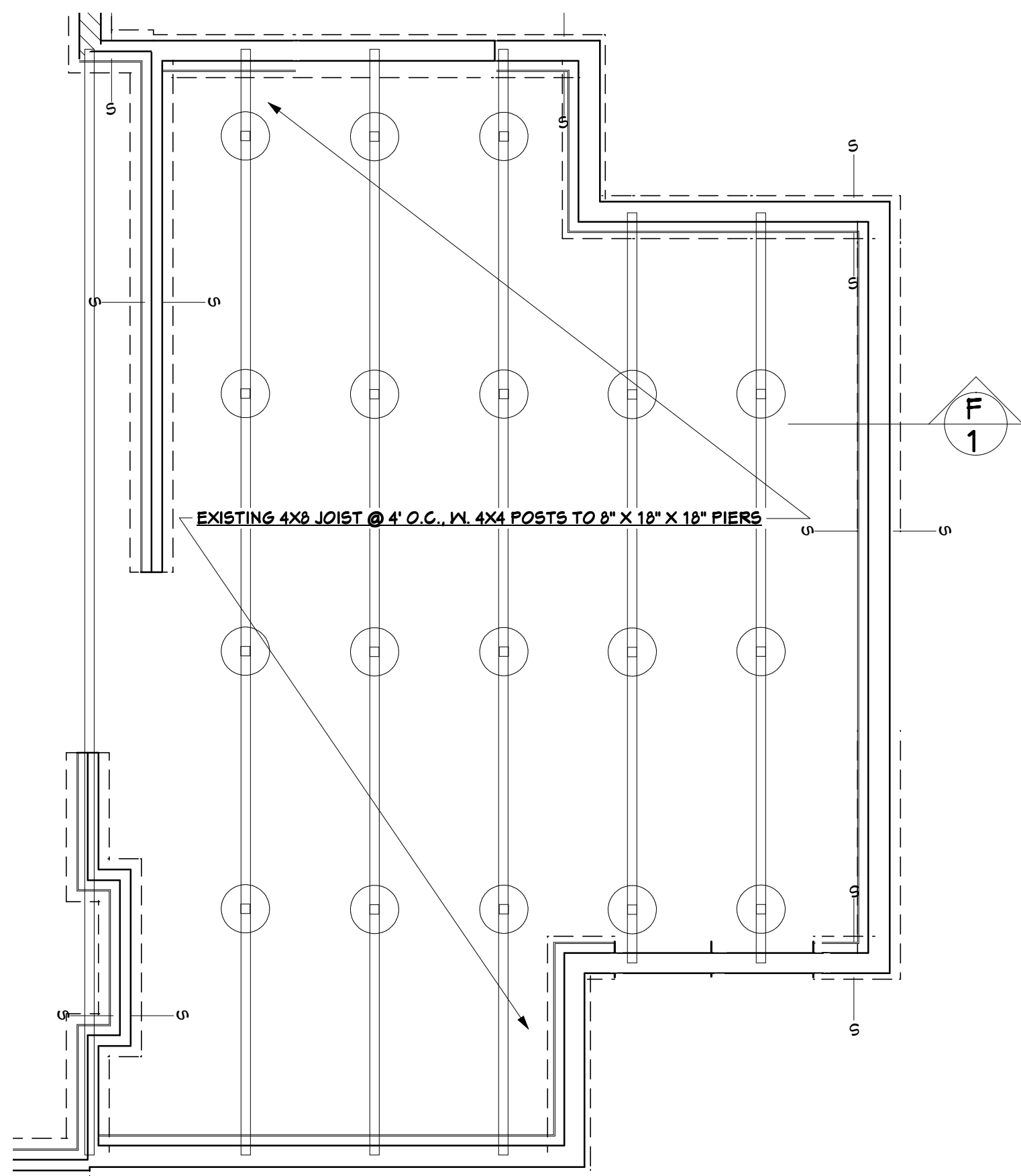
BRUCE E. BUTLER albd
503-761-8300

14011 SE RIDGECREST RD.
HAPPY VALLEY, OR 97086
FAX 503-760-3995
EMAIL:jbhammer@comcast.net
WEB: jhammerdesigns.com

PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

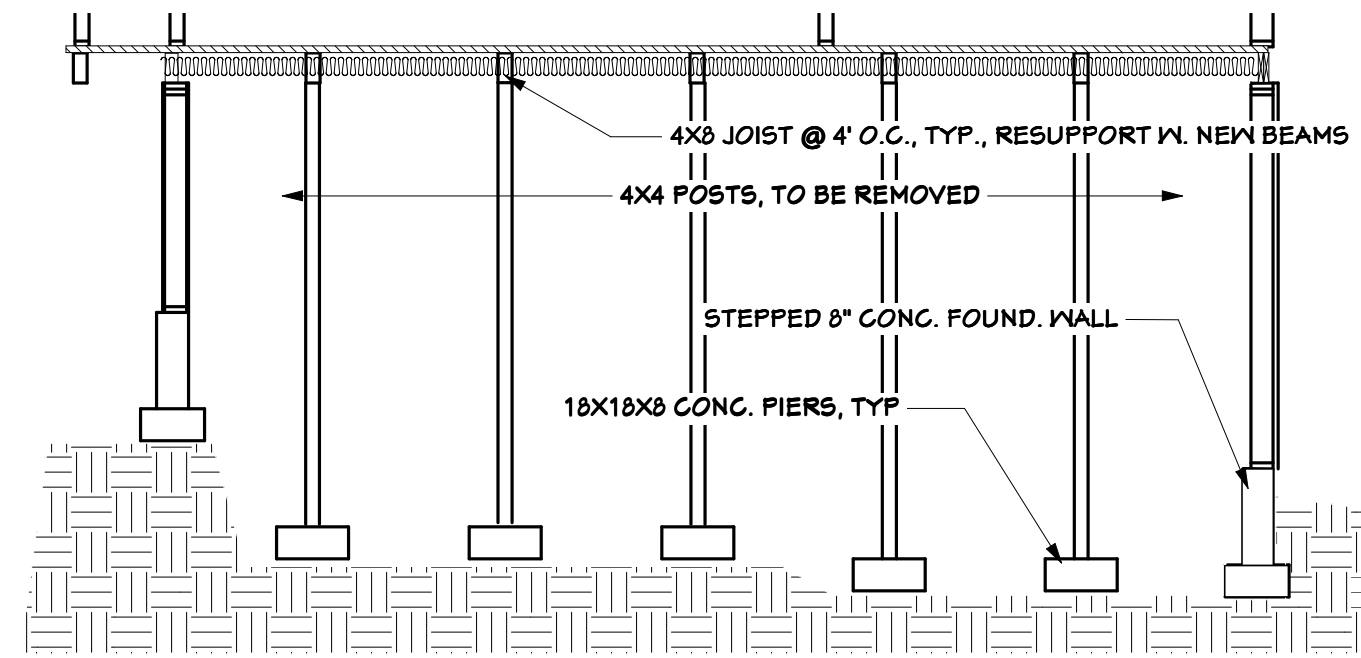
ALL DESIGNS AND DRAWINGS
REMAIN THE PROPERTY OF JB
HAMMER DESIGNS.
REPRODUCTION AND REUSE
PERMISSION MUST BE GRANTED
IN WRITING. DIMENSIONS,
DETAILS AND SPECIFICATIONS
SHOWN ARE A REASONABLE
REPRESENTATION OF ACTUAL
JOB SITE CONDITIONS. ANY
VARIATIONS THAT WILL AFFECT
CONSTRUCTION MUST BE
REPORTED TO DESIGNER
BEFORE CONSTRUCTION BEGINS.

JB Hammer Designs
"the substance of things hoped for"
SINCE 1977



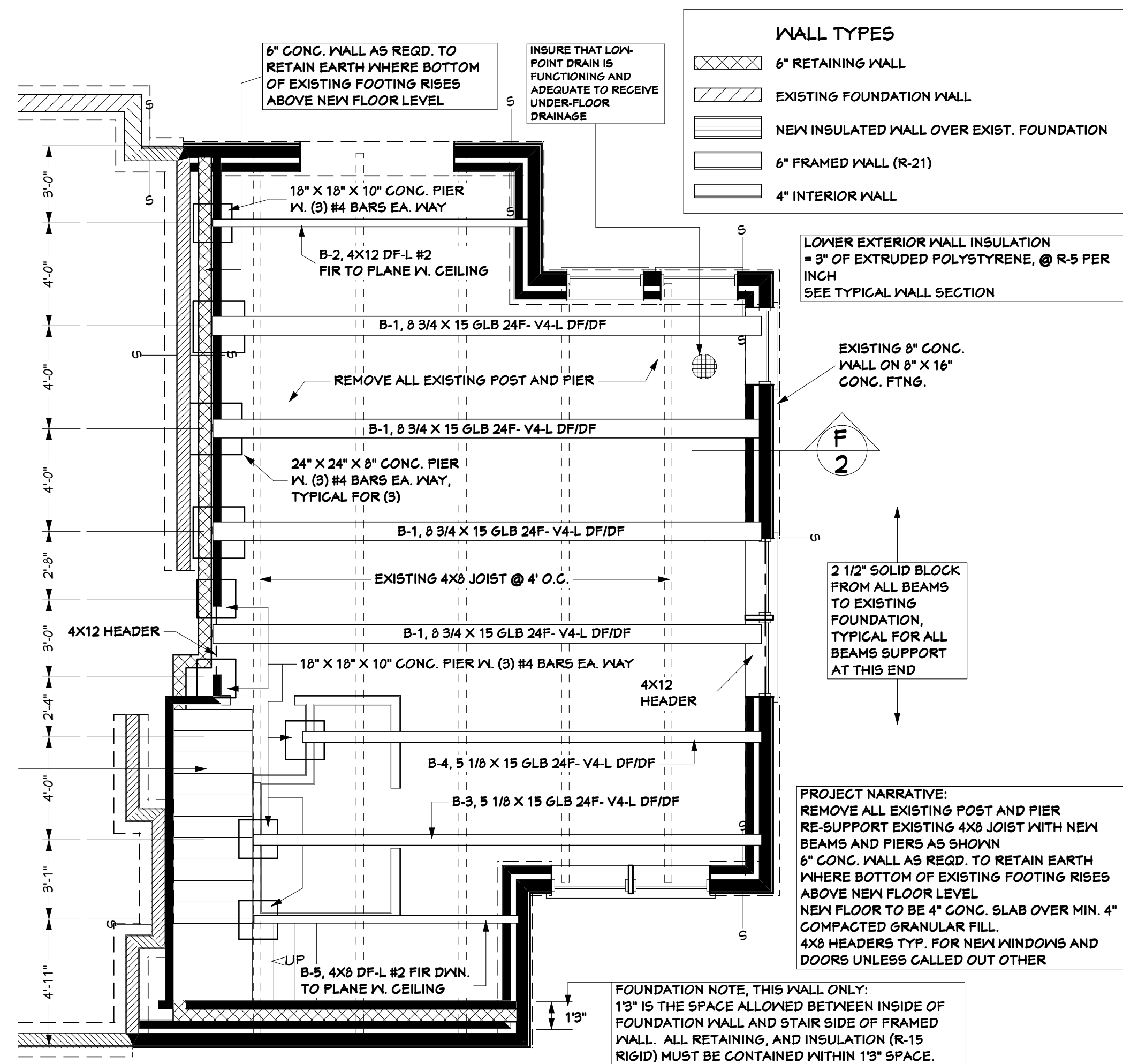
EXISTING FOUNDATION PLAN

SCALE: 1/4" = 1'



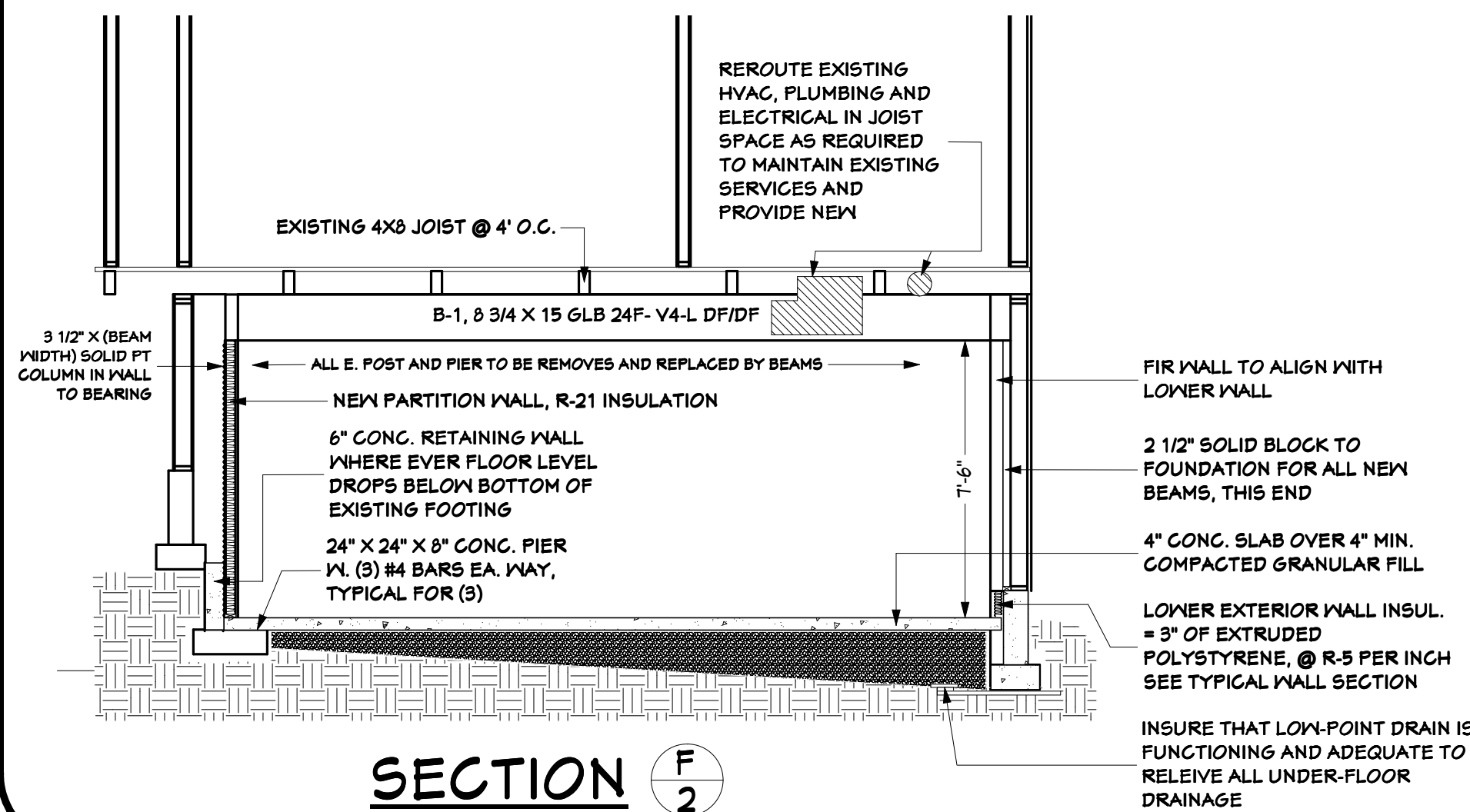
EXISTING FOUNDATION SECTION

F 1



FOUNDATION FRAMING PLAN

SCALE: 1/4" = 1'



SECTION F 2

PROJECT NARRATIVE:
REMOVE ALL EXISTING POST AND PIER
RE-SUPPORT EXISTING 4x8 JOIST WITH NEW
BEAMS AND PIERS AS SHOWN
6\"/>

FOUNDATION NOTE, THIS WALL ONLY:
13\"/>



JOB NAME:
BLACKLOCK
LOCATION:
12560 SE
EAGLEGLLEN DR
PLAN #:
CRAWLSPACE ADD.

JB HAMMER DESIGNS

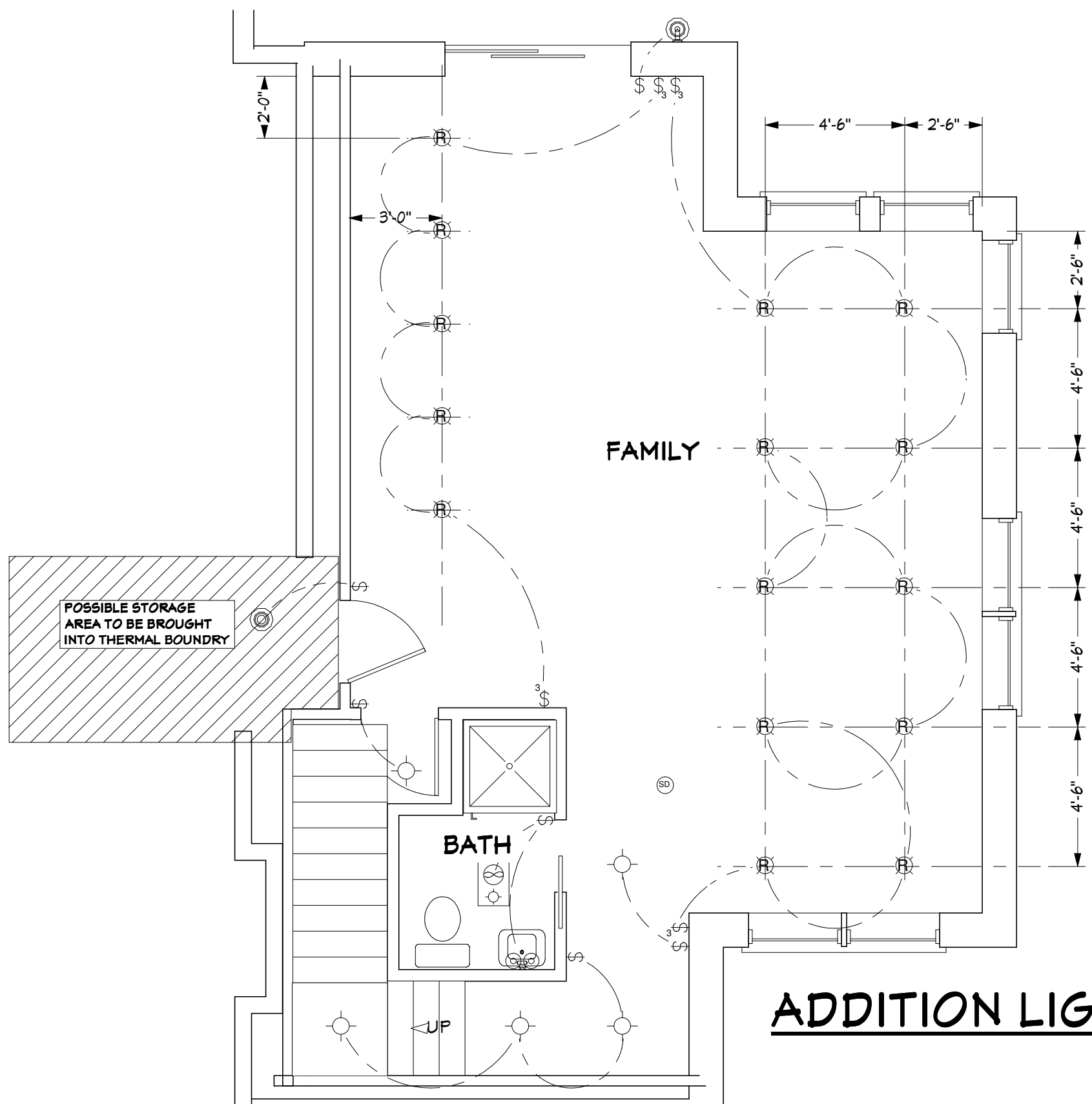
BRUCE E. BUTLER albd
503-761-8300

14011 SE RIDGECREST RD.
HAPPY VALLEY, OR 97086
FAX 503-760-3985
EMAIL: jhammer@comcast.net
WEB: jhammerdesigns.com

PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

ALL DESIGNS AND DRAWINGS
REMAIN THE PROPERTY OF JB
HAMMER DESIGNS.
REPRODUCTION AND REUSE
PERMISSION MUST BE GRANTED
IN WRITING. DIMENSIONS,
DETAILS AND SPECIFICATIONS
SHOWN ARE A REASONABLE
REPRESENTATION OF ACTUAL
JOB SITE CONDITIONS. ANY
VARIATIONS THAT WILL AFFECT
CONSTRUCTION MUST BE
REPORTED TO DESIGNER
BEFORE CONSTRUCTION BEGINS.

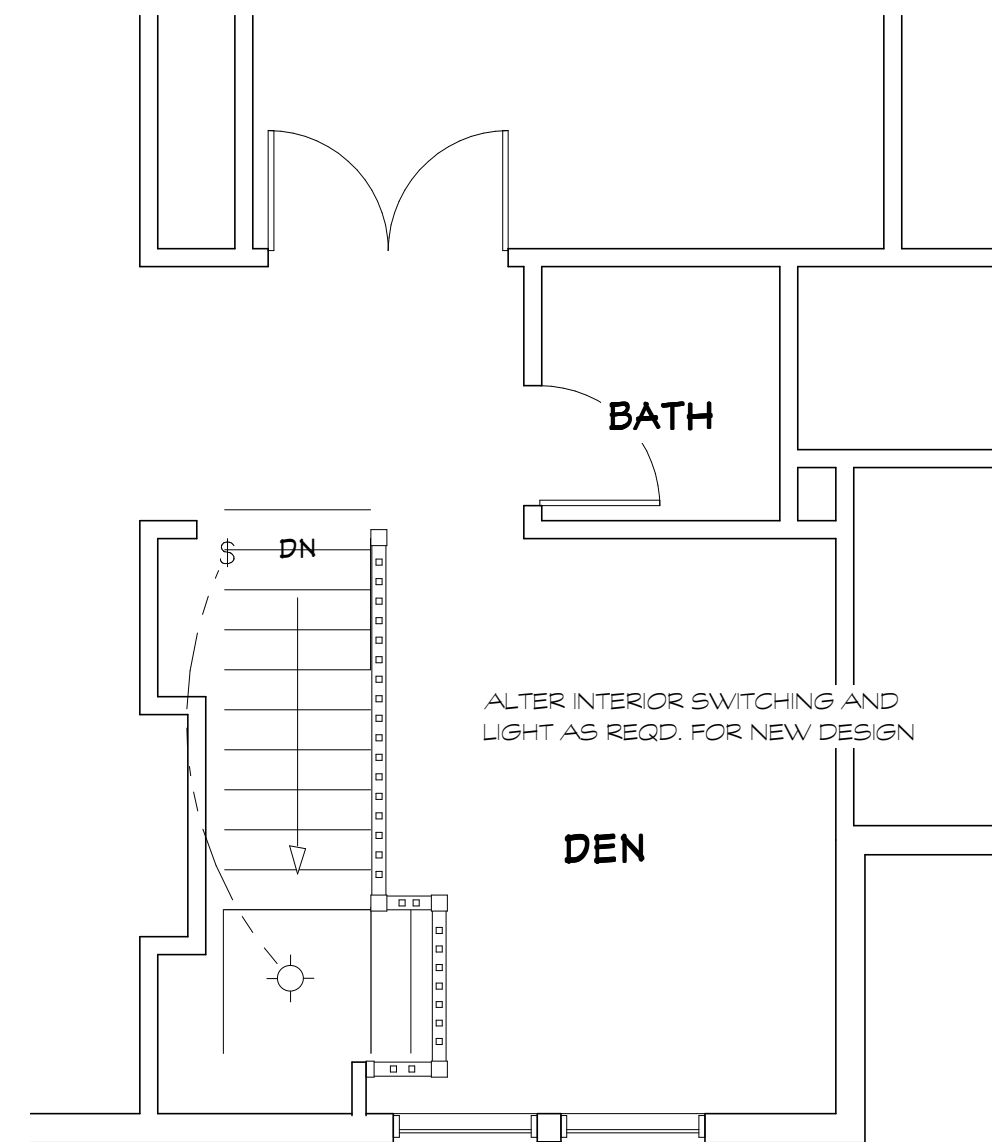
JB Hammer Designs
"the substance of things hoped for"
SINCE 1977



LIGHTING PLAN

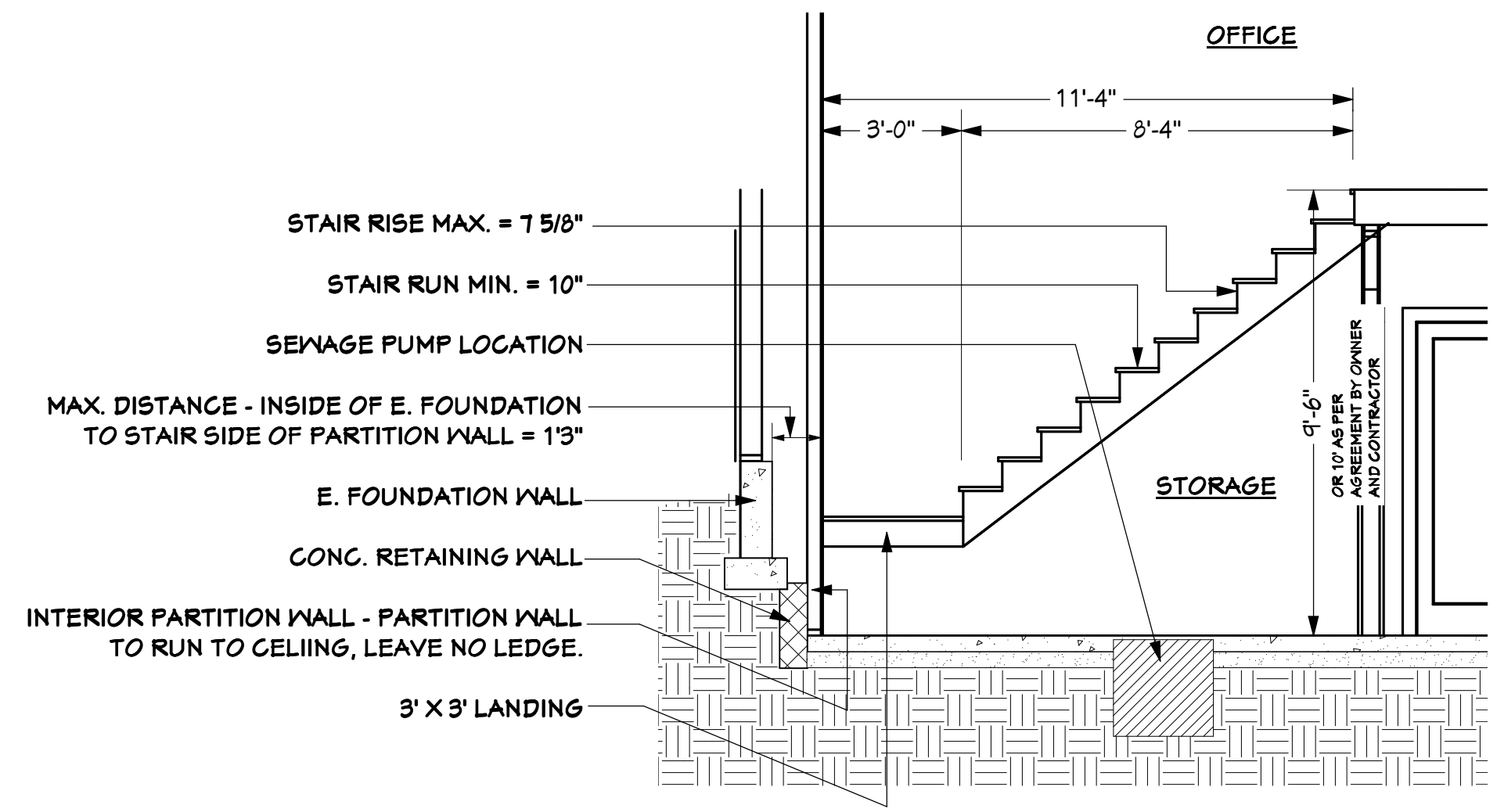
ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED PLACEMENT OF LIGHTING AND SWITCHING AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK. LIGHTING LOCATION MAY BE ALTERED BY FRAMING LAYOUT.

- RECESSED CAN LIGHT
- FAN/LIGHT COMBO
- CEILING FAN
- SMOKE DETECTOR
- RECESSED FLOURESCENT
- STANDARD CEILING MOUNT
- EXTERIOR WALL MOUNT
- SCONCE
- BAR LIGHT
- HANGING CEILING MOUNT

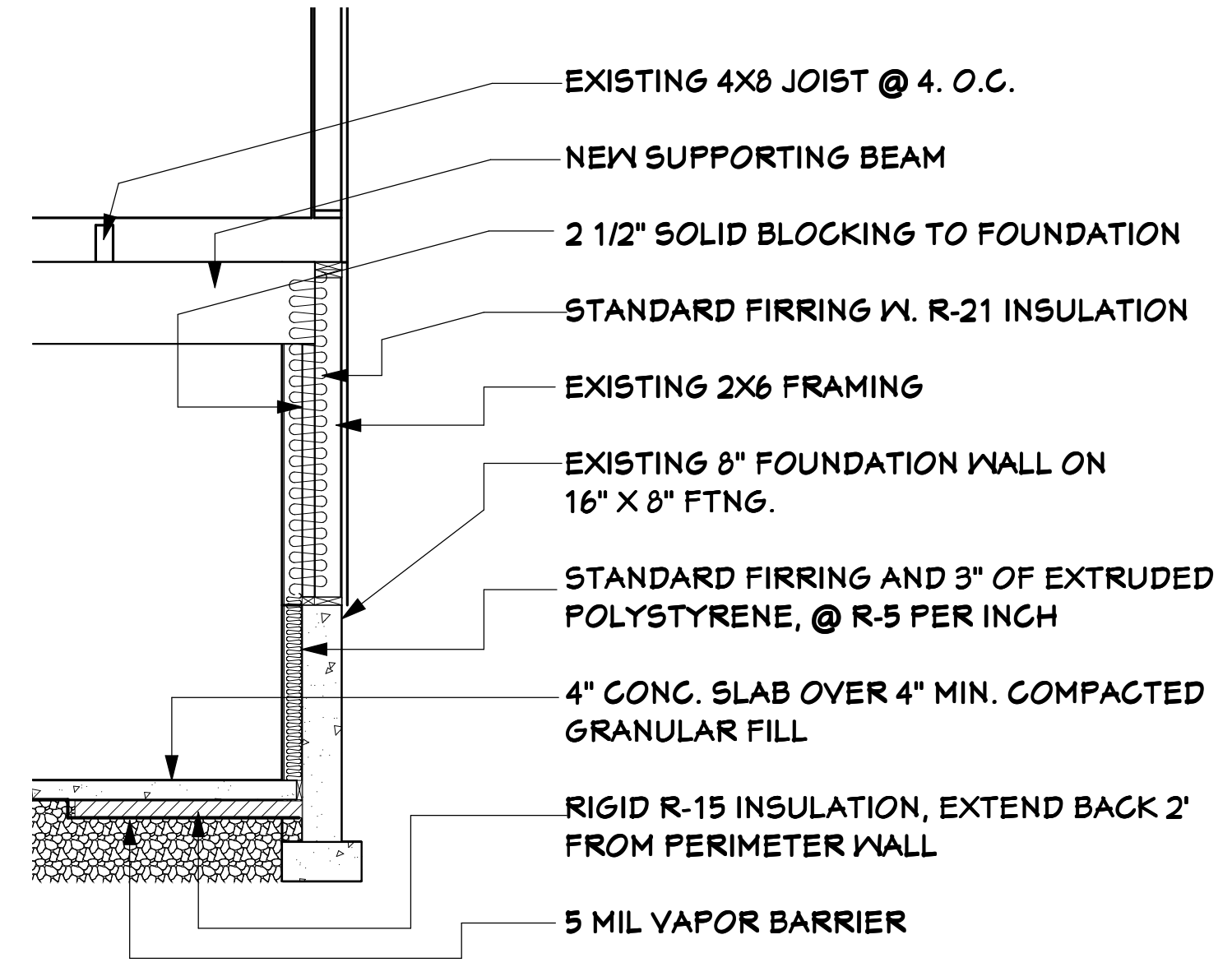


MAIN FLOOR LIGHTING

ADDITION LIGHTING



STAIR SECTION



TYPICAL WALL SECTION

SCALE: 3/8" = 1'



JOB NAME:
BLACKLOCK
LOCATION:
12560 SE
EAGLEGLLEN DR
PLAN #:
CRAWLSPACE ADD.

JB HAMMER DESIGNS

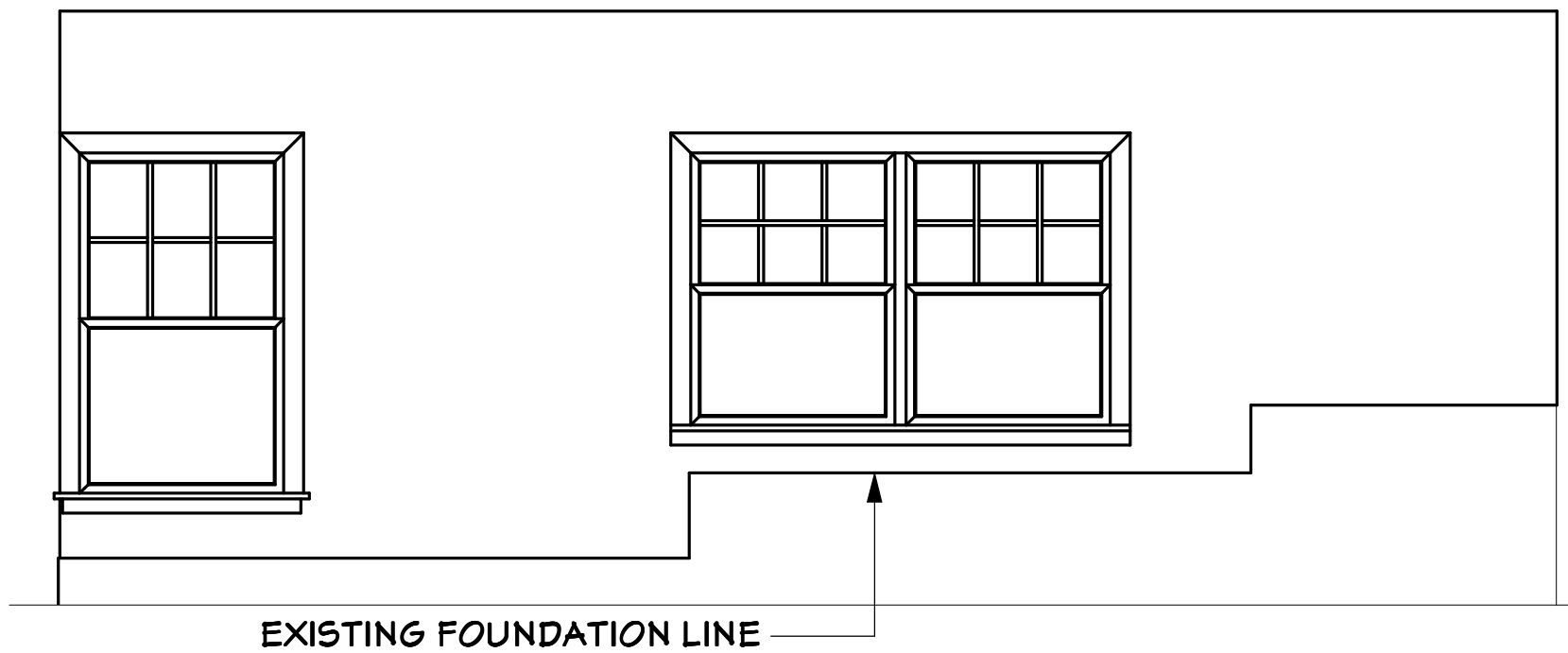
BRUCE E. BUTLER albd
503-761-8300

14011 SE RIDGECREST RD.
HAPPY VALLEY, OR 97086
FAX 503-760-3995
EMAIL: jhammer@comcast.net
WEB: jhammerdesigns.com

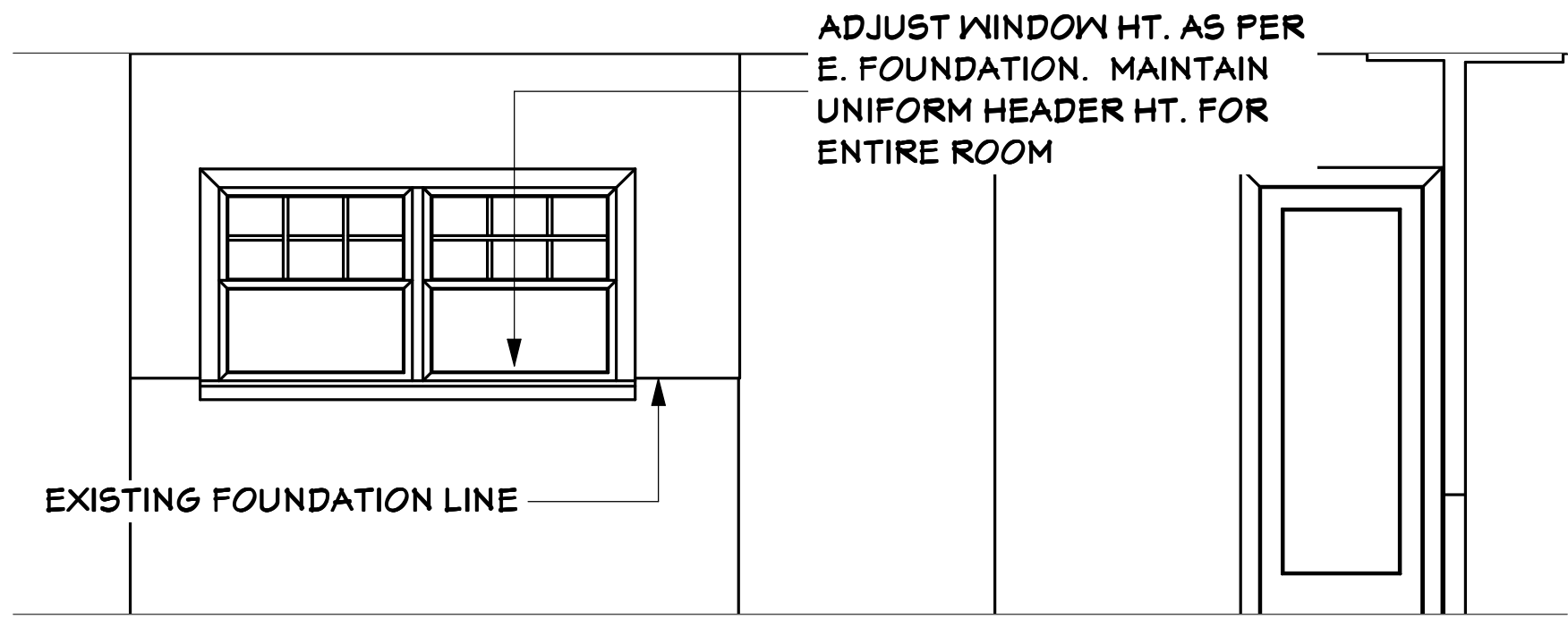
PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

ALL DESIGNS AND DRAWINGS
REMAIN THE PROPERTY OF JB
HAMMER DESIGNS.
REPRODUCTION AND REUSE
PERMISSION MUST BE GRANTED
IN WRITING. DIMENSIONS,
DETAILS AND SPECIFICATIONS
SHOWN ARE A REASONABLE
REPRESENTATION OF ACTUAL
JOB SITE CONDITIONS. ANY
VARIATIONS THAT WILL AFFECT
CONSTRUCTION MUST BE
REPORTED TO DESIGNER
BEFORE CONSTRUCTION BEGINS.

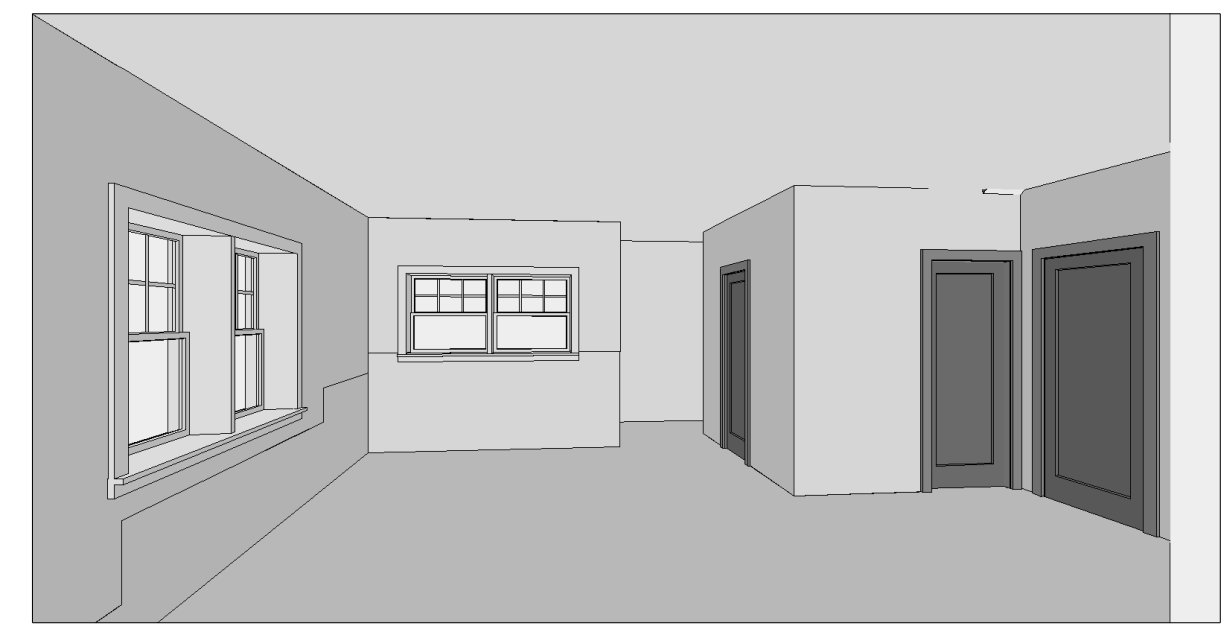
JB Hammer Designs
"the substance of things hoped for"
SINCE 1977



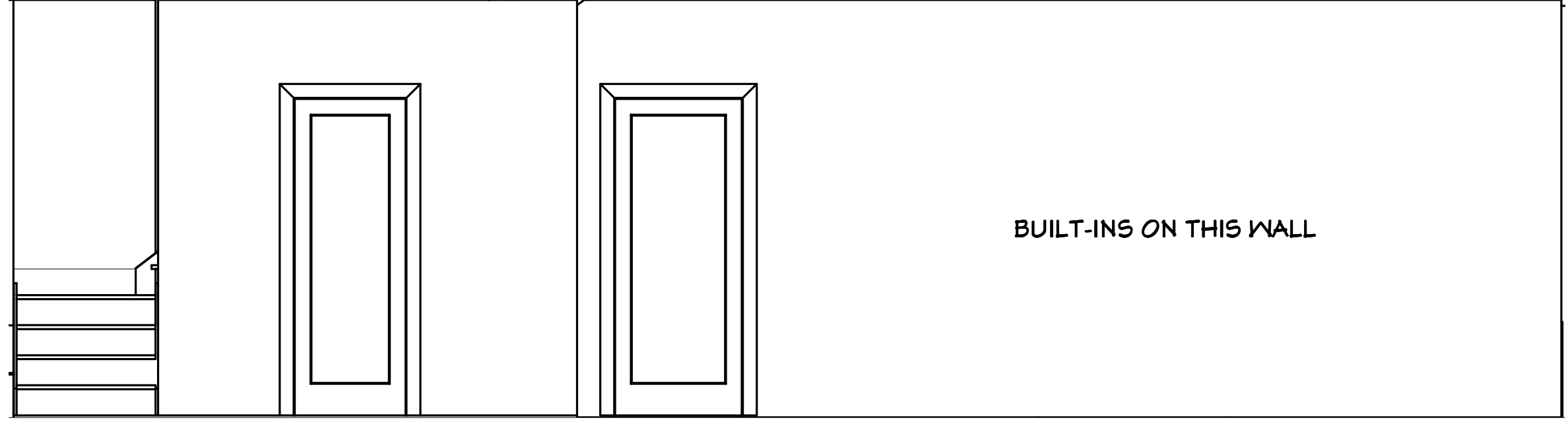
WALL ELEVATION A



WALL ELEVATION D



WALL ELEVATION B



WALL ELEVATION C