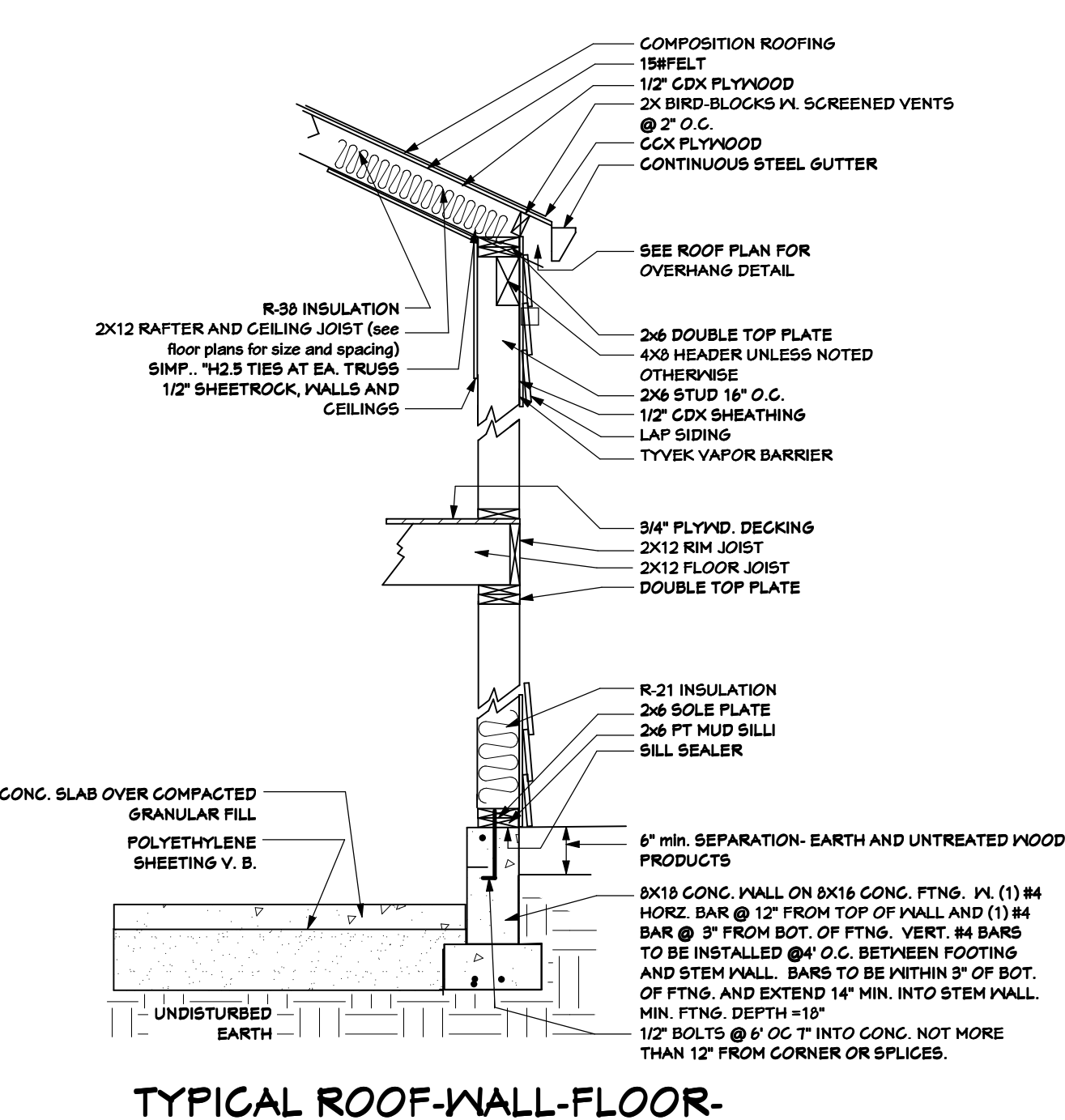
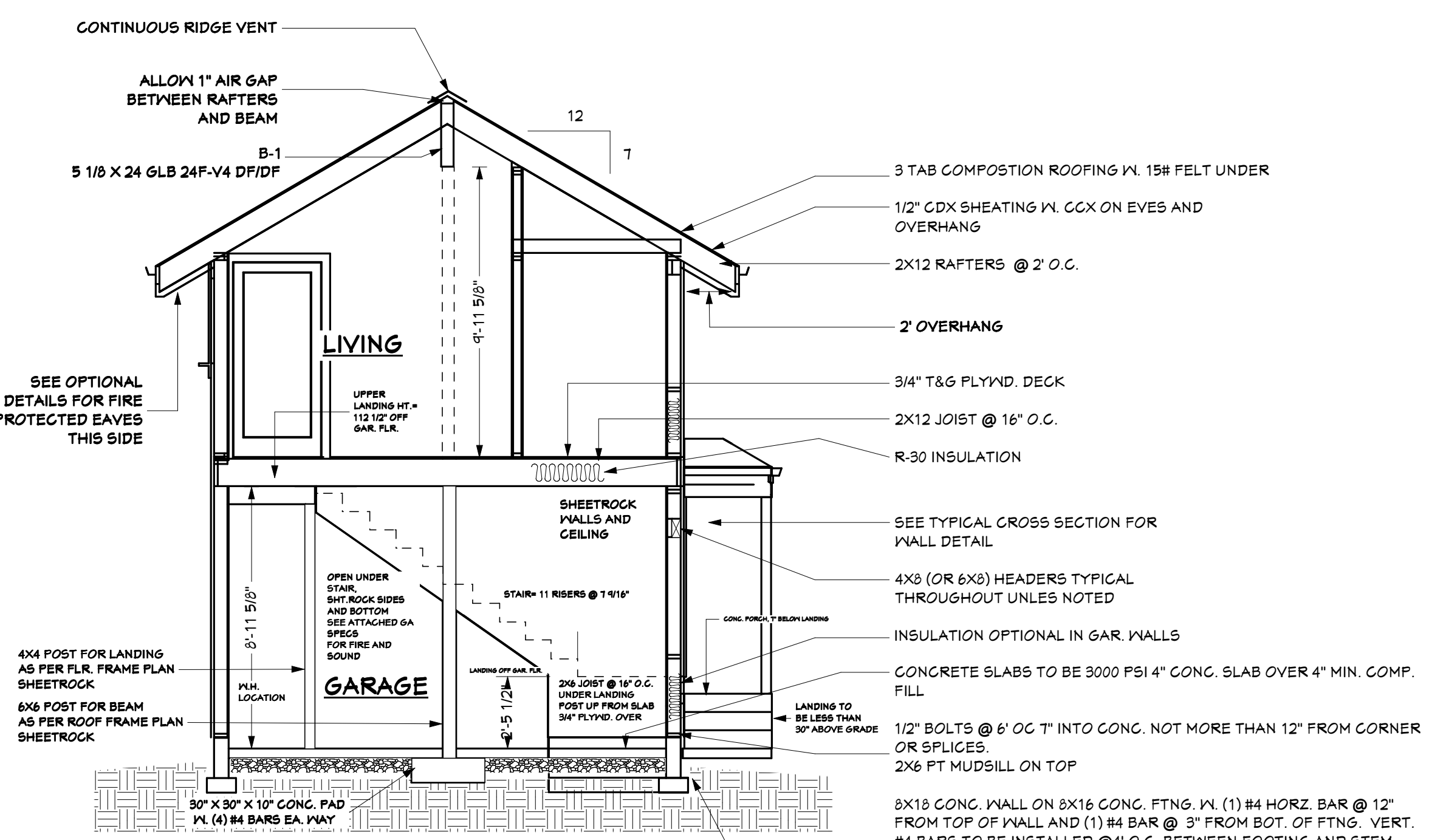
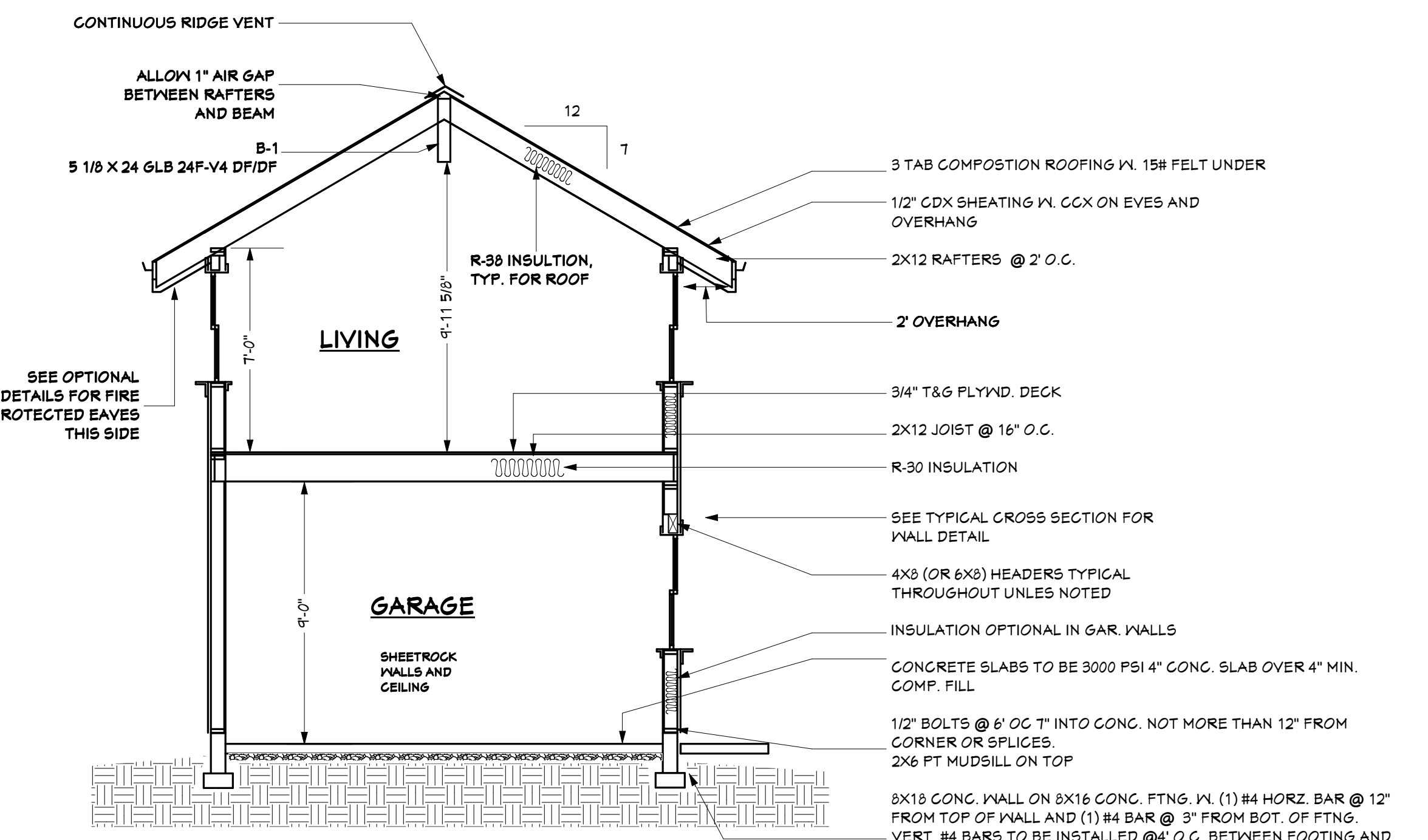
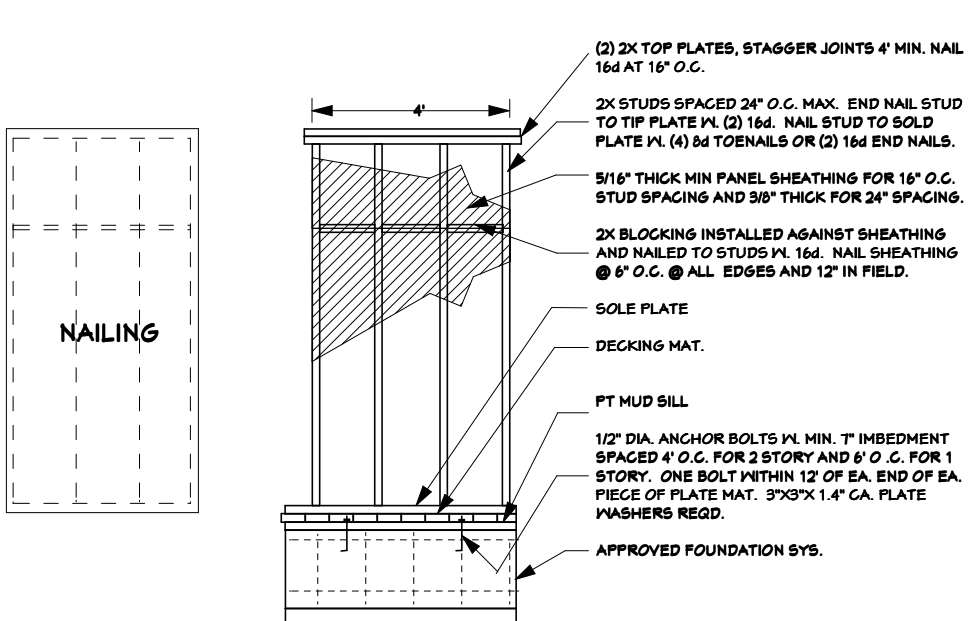
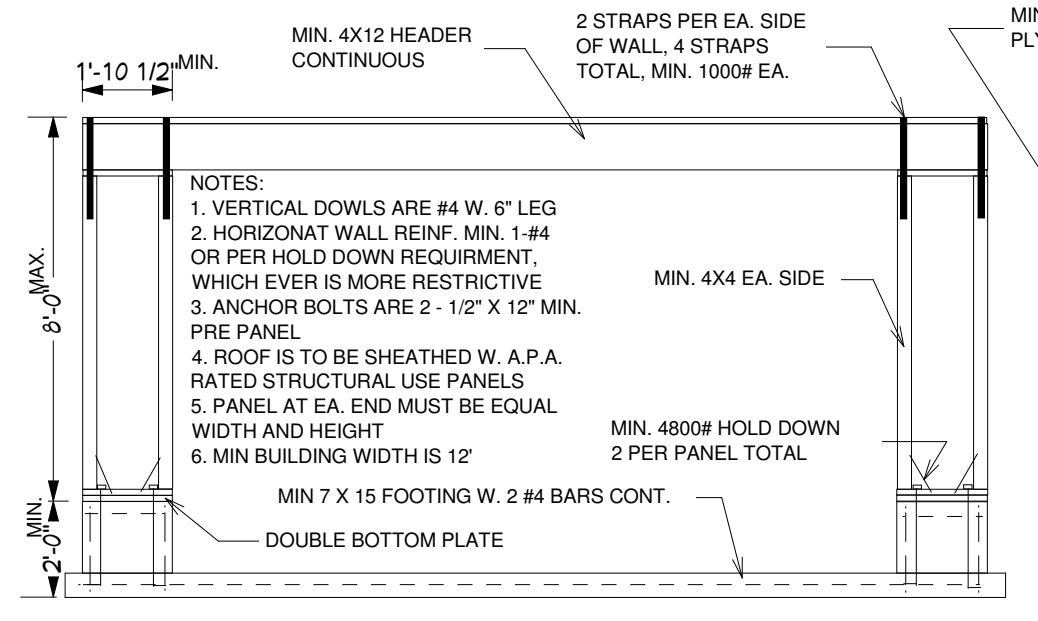
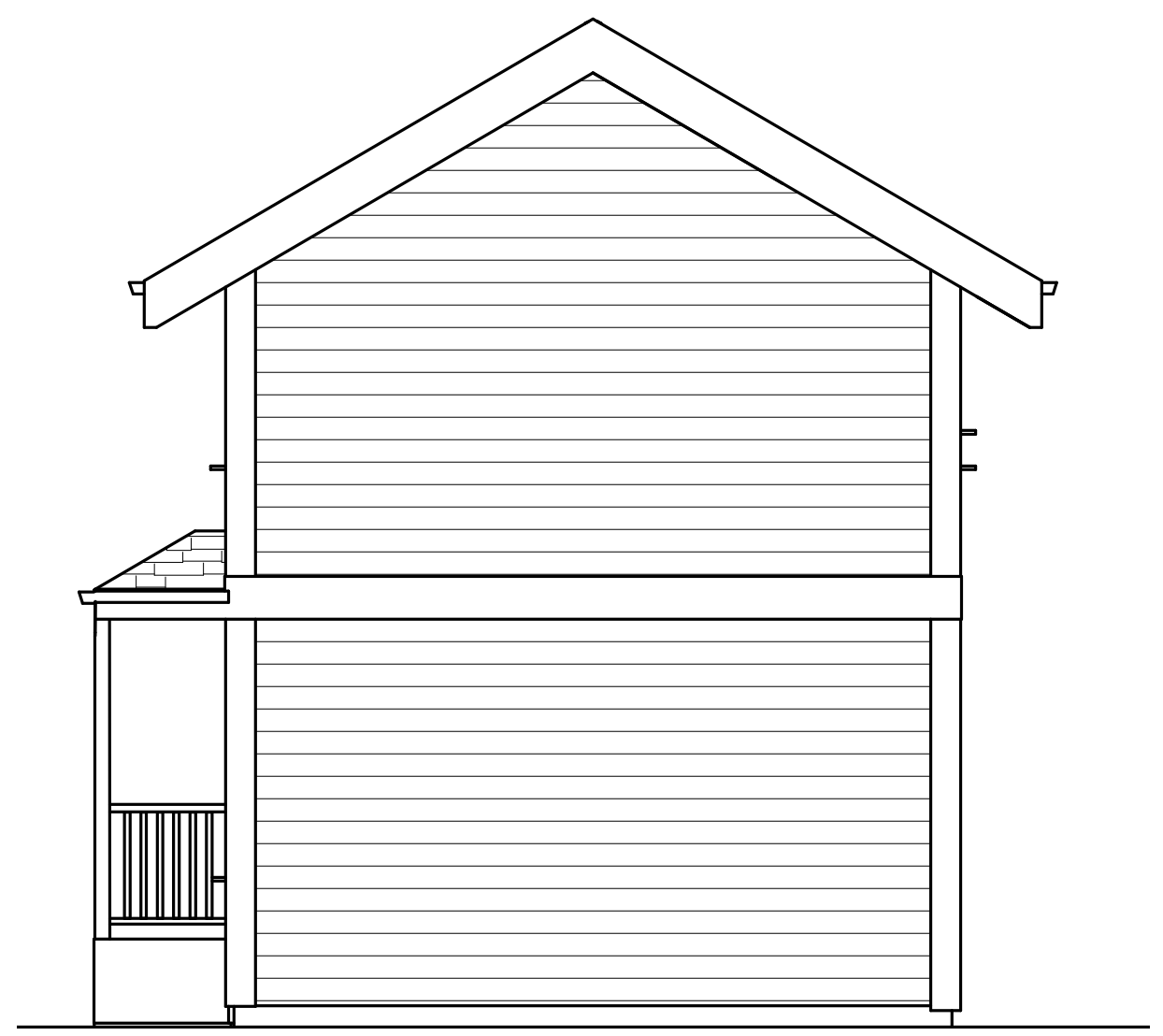
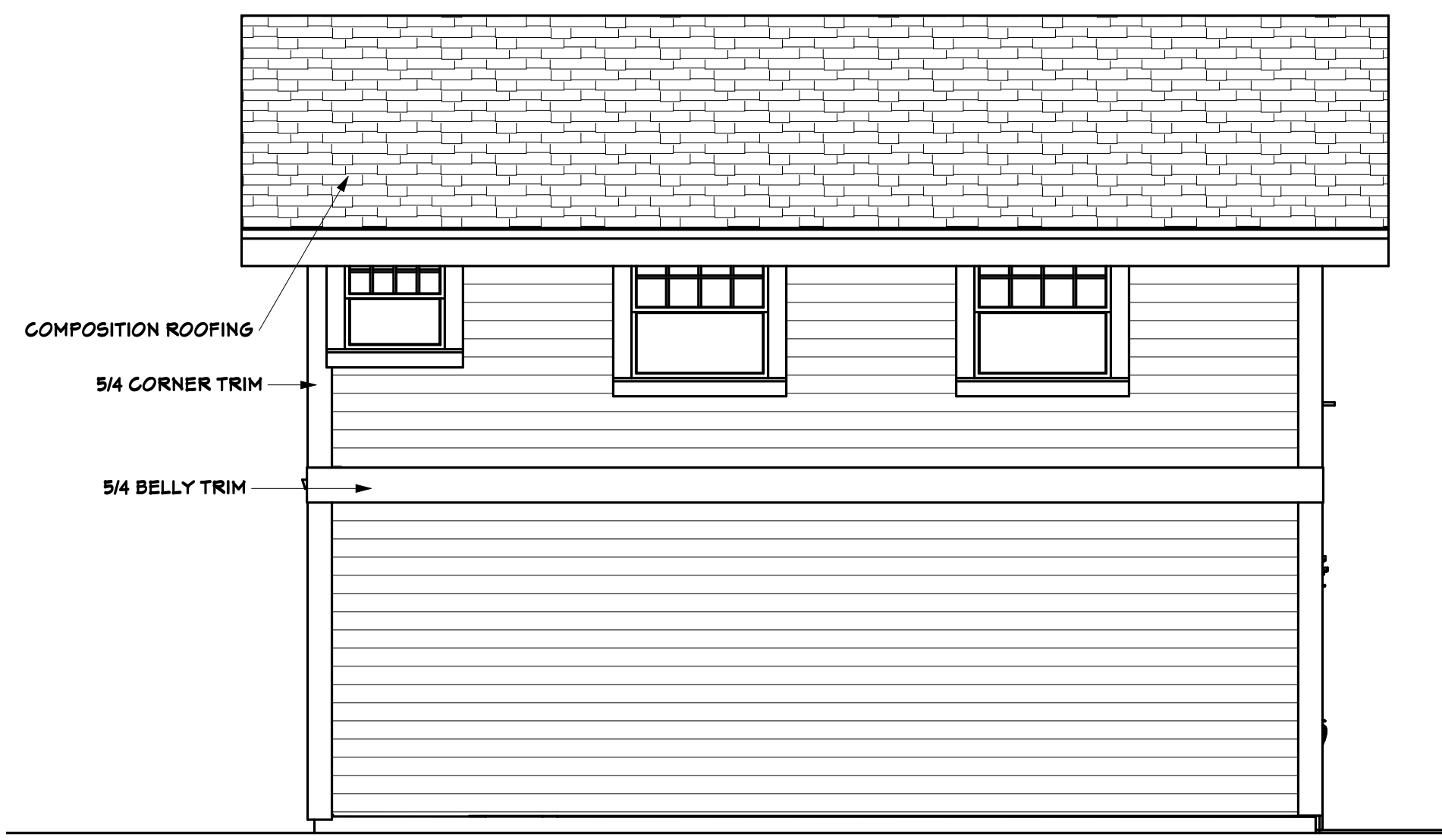
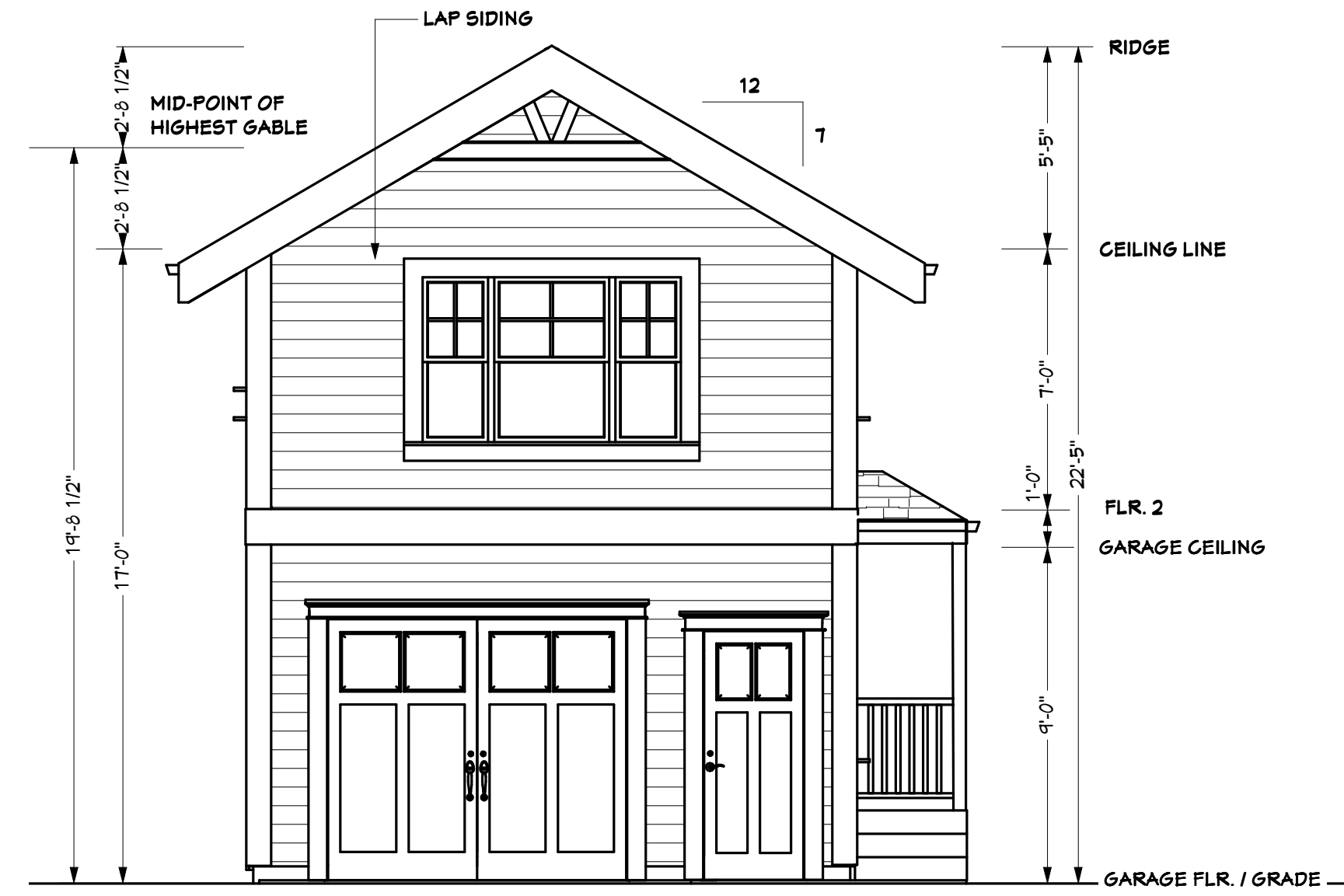
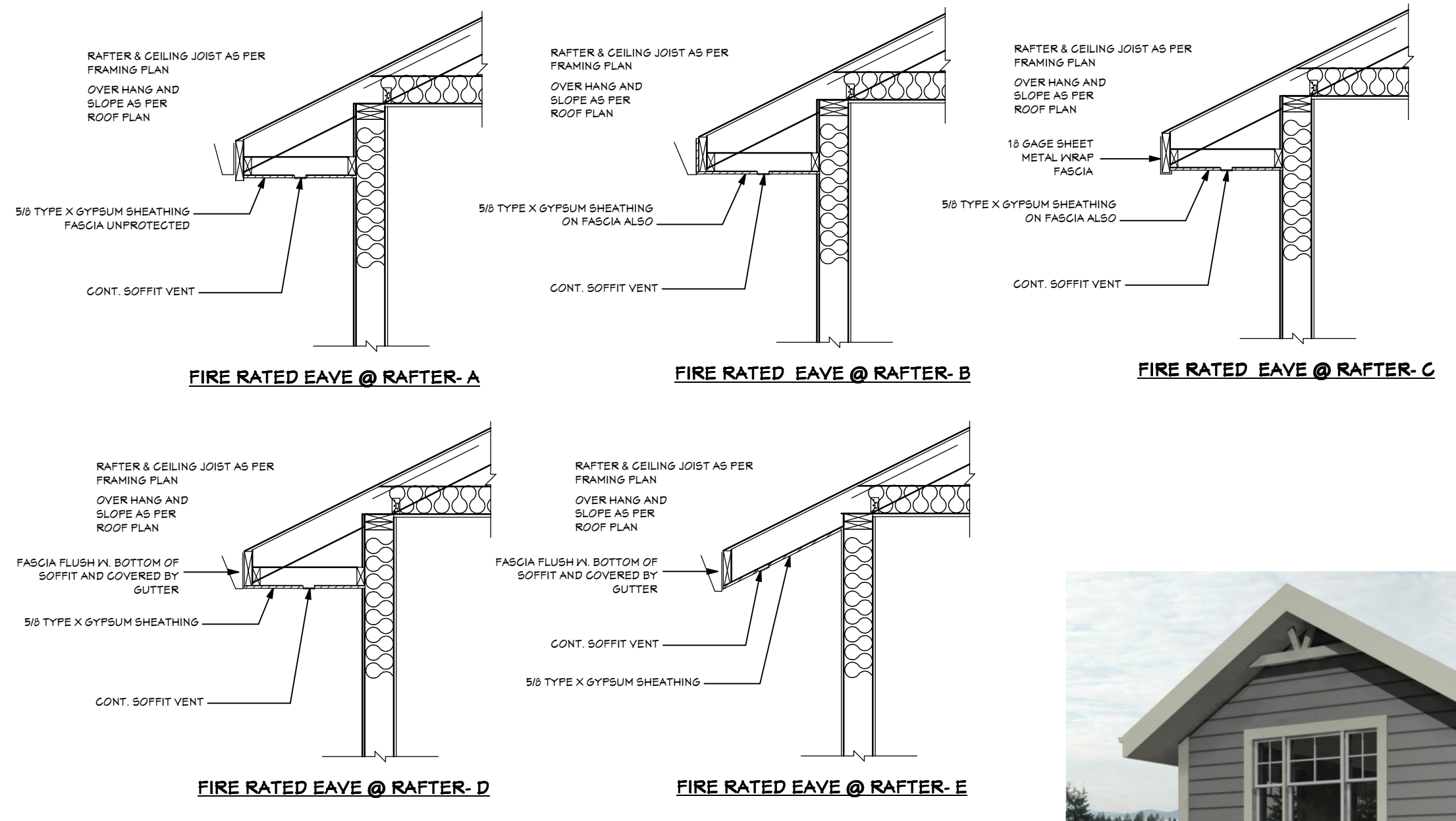




PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

ALL DESIGN 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.

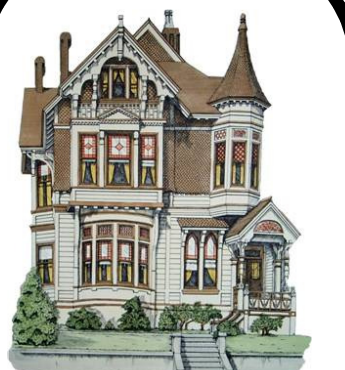
JB Hammer Designs
the substance of things hoped for
SINCE 1978



CROSS SECTION A
SCALE: 1/4" = 1'

CROSS SECTION B
SCALE: 1/4" = 1'

TYPICAL ROOF-WALL-FLOOR-FOUNDATION SECTION - TWO STORY
SCALE: 1/2" = 1'



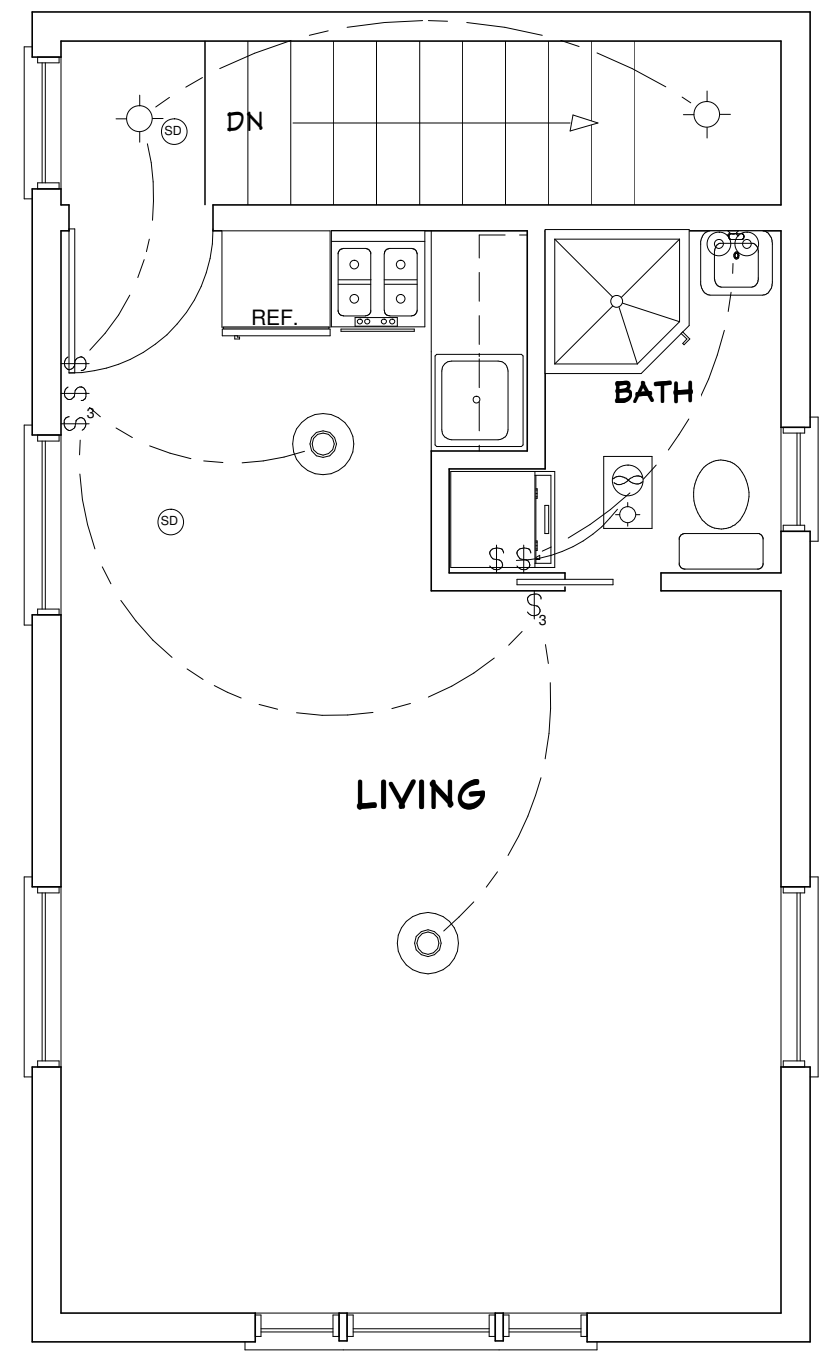
PHASE	DATE	BY
PRE DESIGN 1		
PRE DESIGN 2		
PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

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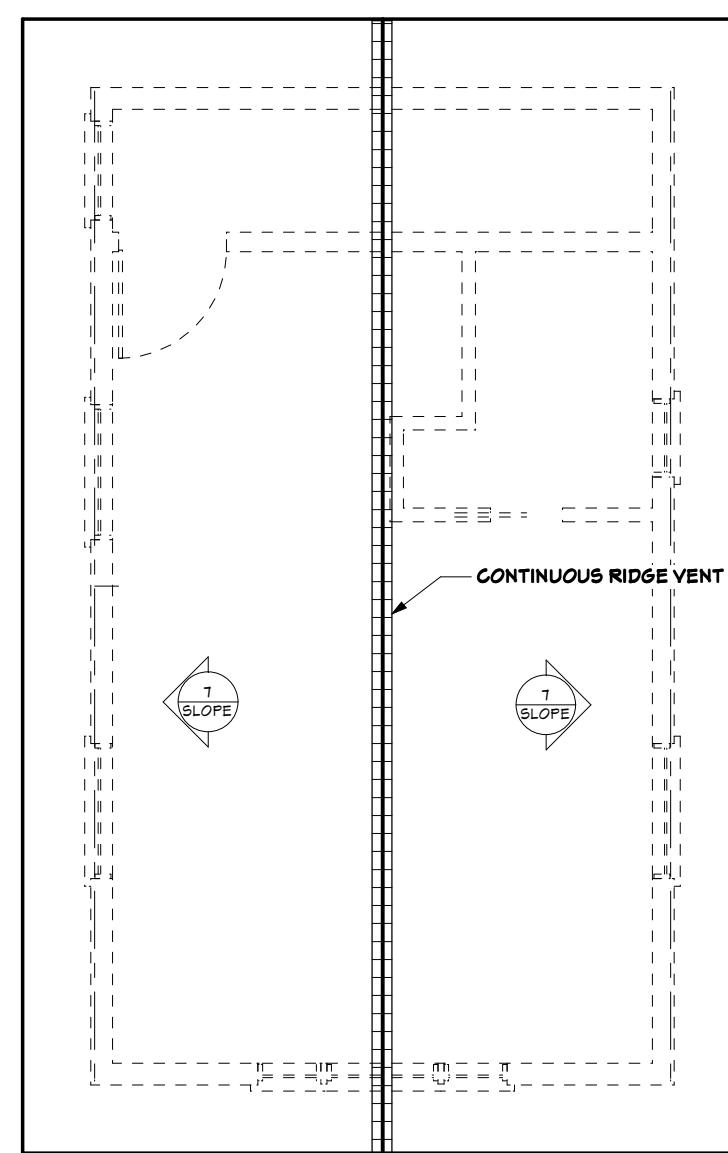
LIGHTING PLAN

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

- PENDANT LIGHT
- FAN/LIGHT COMBO
- SMOKE DETECTOR
- STANDARD CEILING MOUNT



ROOF CONSTRUCTION NOTES:
INSTALL 1/2" CDX PLY IN EXPOSED AREA
EAVES = 24" TYP. OVERHANGS = 24" TYP.
ROOFING = 3 TAB COMPOSITION
VENT EACH JOIST SPACE IN VAULTED AREA
INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE
BEING VENTILATED
DOWN SPOUTS TO APPROVED DRAINAGE SYS.

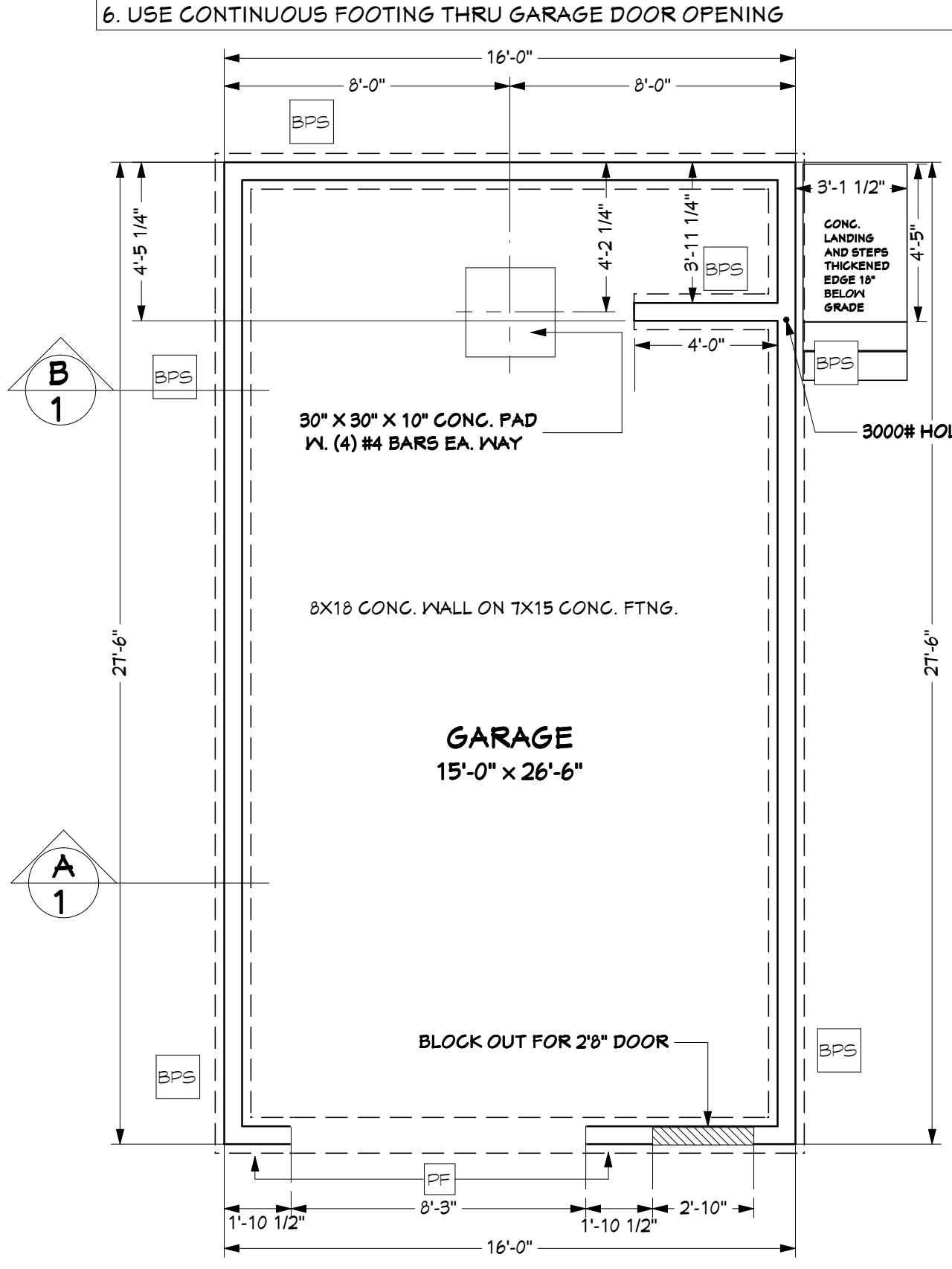


ROOF PLAN
SCALE: 3/16" = 1'

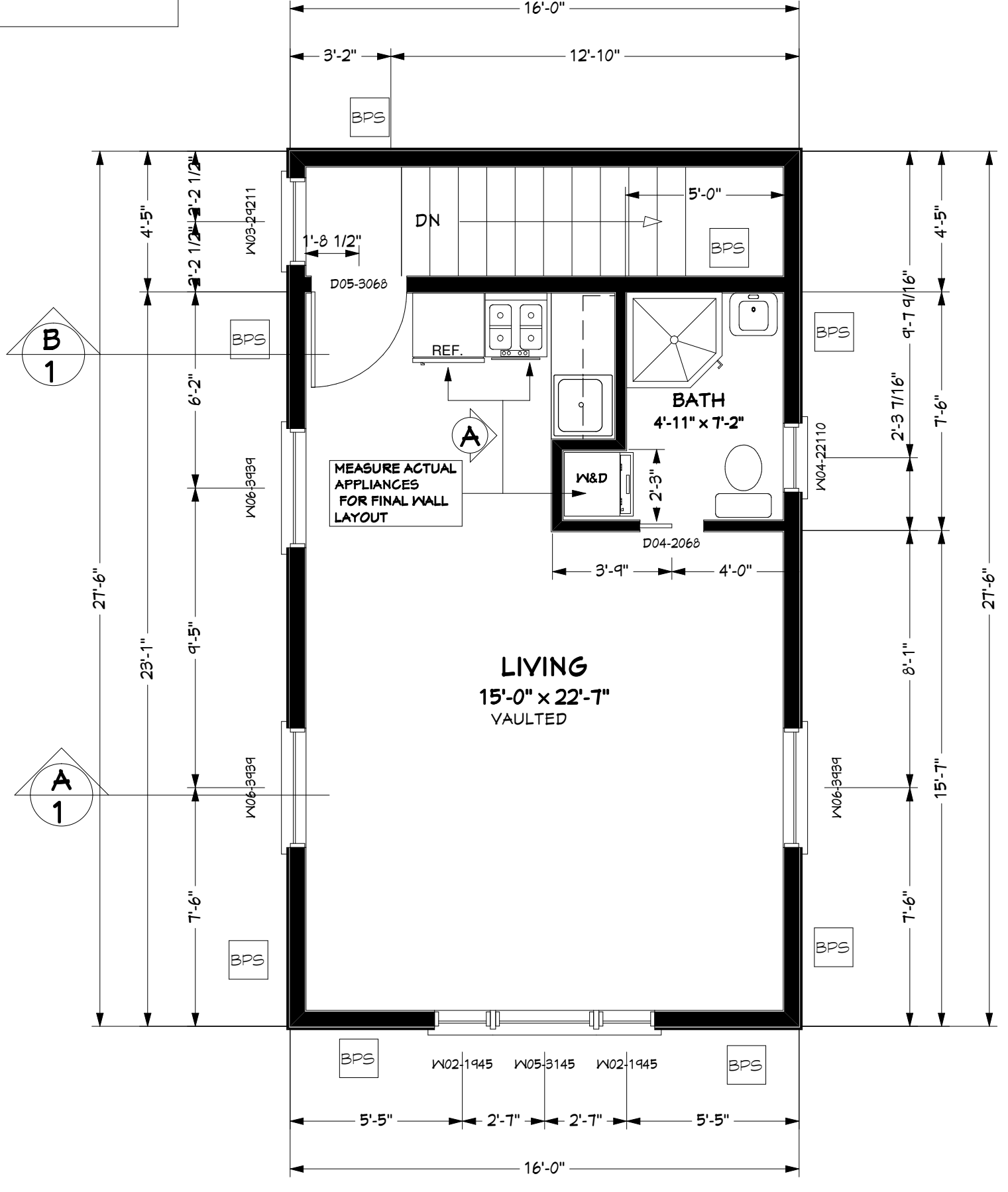
GENERAL FOUNDATION NOTES:

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.

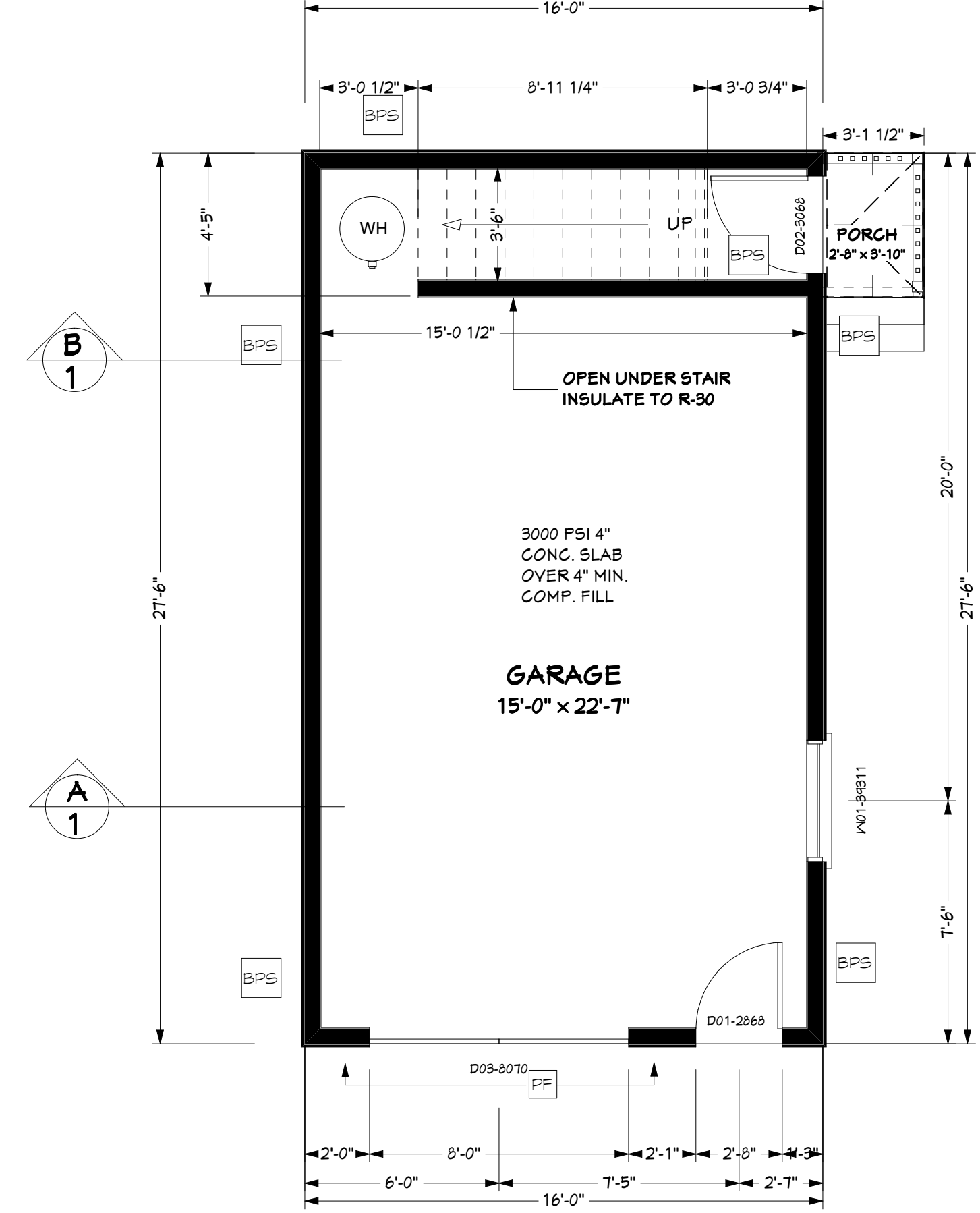
- 8X18 CONG. WALL ON TX15 CONG. FTNG. W/ (1) #4 HORIZ. BAR @ 12" FROM TOP OF WALL AND (1) #4 BAR @ 3" FROM BOT. OF FTNG. VERT. #4 BARS TO BE INSTALLED @ 4' O.C. BETWEEN FOOTING AND STEM WALL. BARS TO BE WITHIN 3" OF BOT. OF FTNG. AND EXTEND 14" MIN. INTO STEM WALL. MIN. FTNG. DEPTH = 18"
- 1/2" BOLTS @ 6' O.C. T" INTO CONG. NOT MORE THAN 12" FROM CORNER OR SPLICES.
- 2X6 FT MUDDSILL ON TOP OF WALL
- CONCRETE SLABS TO BE 3000 PSI 4" CONG. SLAB OVER 4" MIN. COMP. FILL
- 5 STEP WALL AS REQ. BY GRADE.
- USE CONTINUOUS FOOTING THRU GARAGE DOOR OPENING



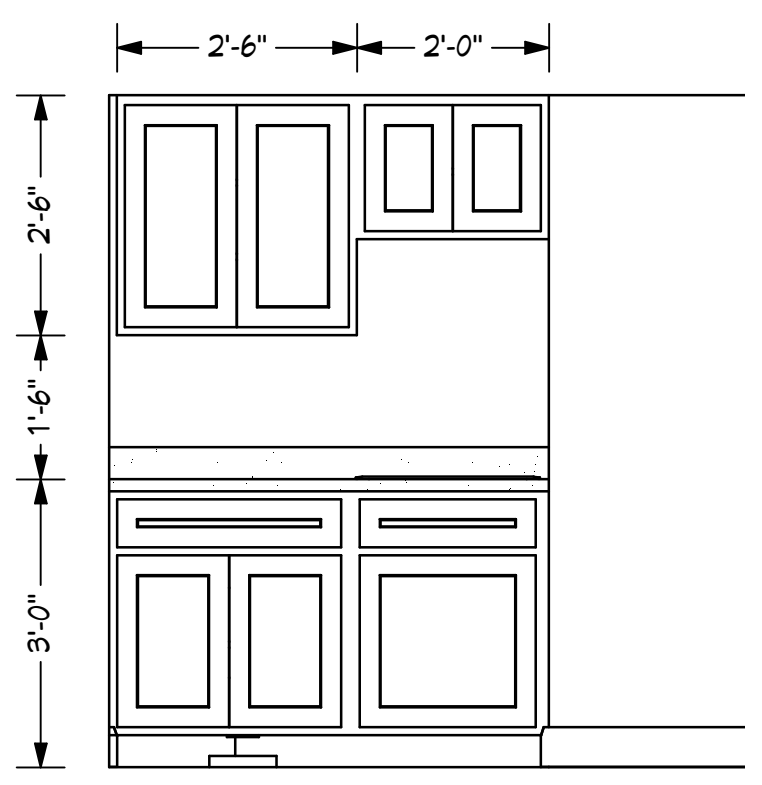
FOUNDATION PLAN
SCALE: 1/4" = 1'



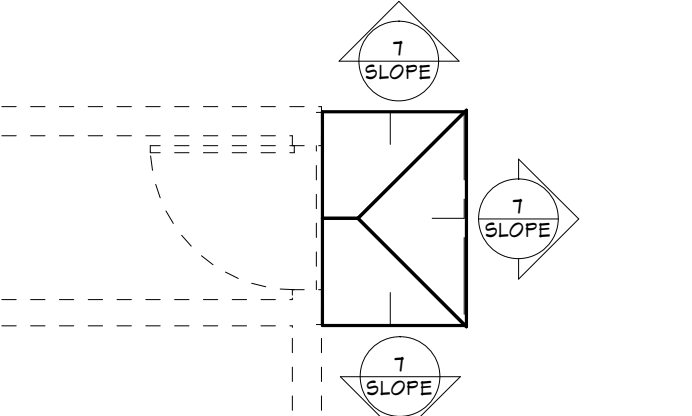
UPPER FLOOR PLAN
SCALE: 1/4" = 1'



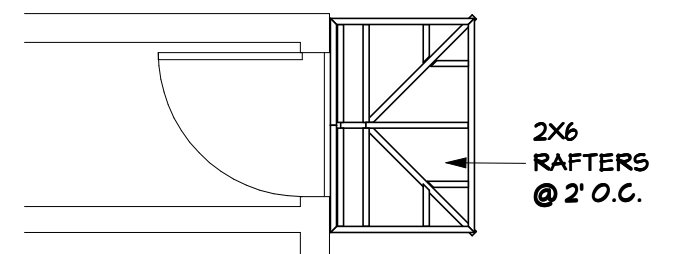
MAIN FLOOR PLAN
SCALE: 1/4" = 1'



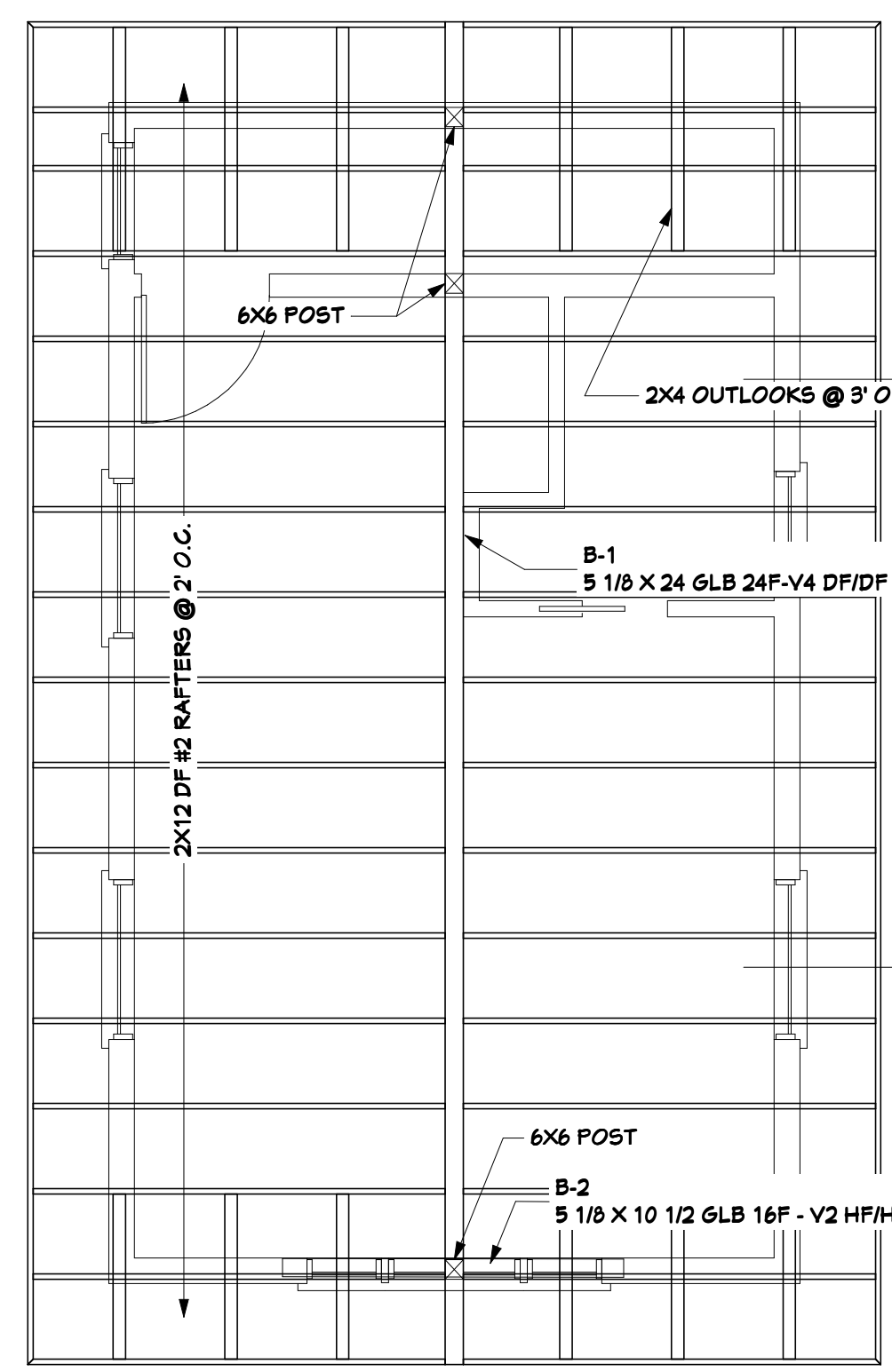
CABINET ELEVATION A



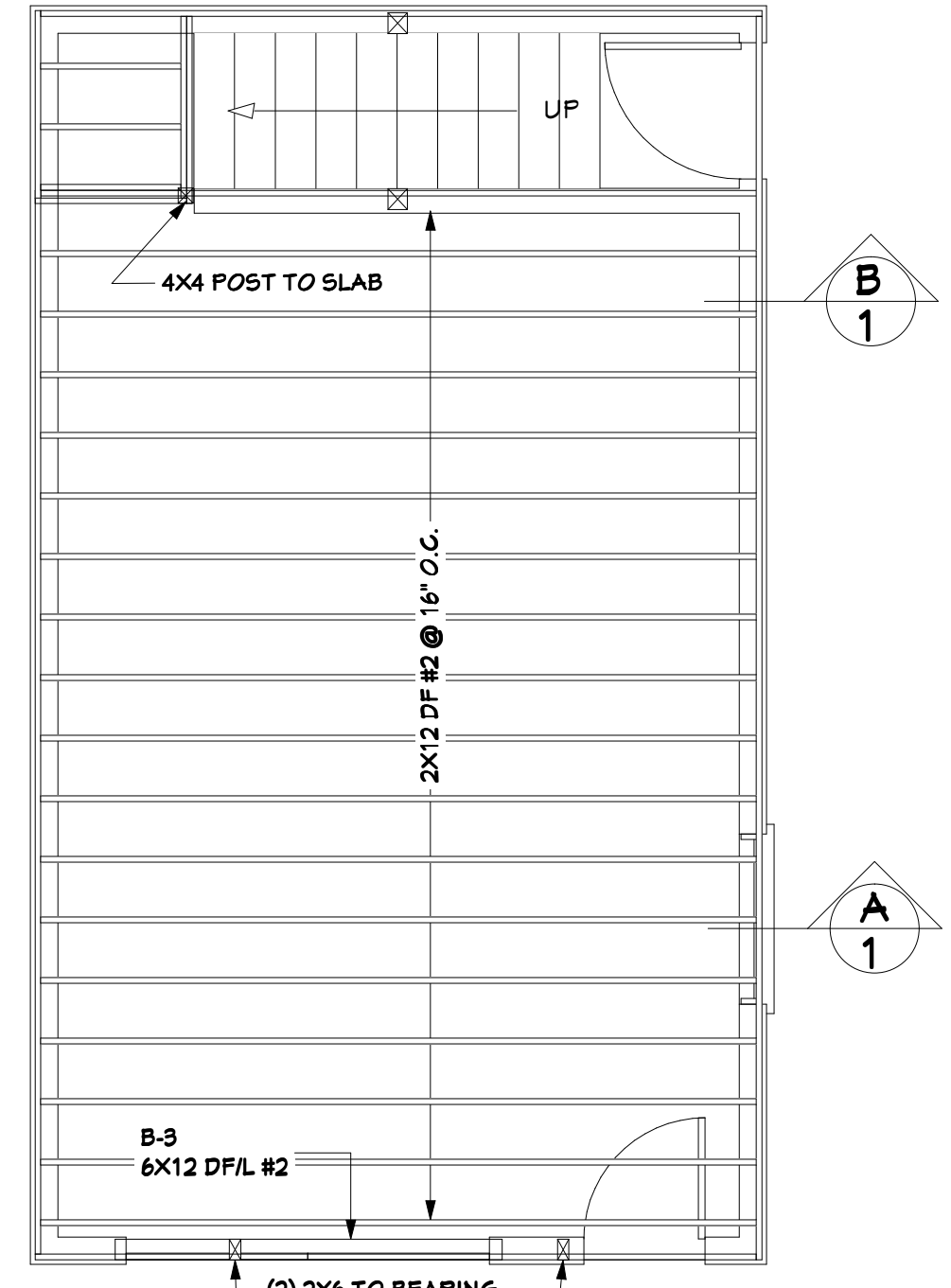
PORCH ROOF PLAN



PORCH ROOF FRAMING PLAN



ROOF FRAMING PLAN
1/4 in = 1 ft



2ND FLOOR FRAMING PLAN
1/4 in = 1 ft

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	COMMENTS
D01	1	1	2868	
D02	1	1	3068	
D03	1	1	8070	
D04	1	2	2068	
D05	1	2	3068	

NOTE: ALL WINDOWS TO BE U-0.35

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	1	1	3831	DOUBLE HUNG	CONSULT MANUF. FOR R.O.
W02	2	2	1845	DOUBLE HUNG	CONSULT MANUF. FOR R.O.
W03	1	2	2921	DOUBLE HUNG	CONSULT MANUF. FOR R.O.
W04	1	2	2210	AWNING	CONSULT MANUF. FOR R.O.
W05	1	2	3145	DOUBLE HUNG	CONSULT MANUF. FOR R.O.
W06	3	2	3839	DOUBLE HUNG	CONSULT MANUF. FOR R.O.

SEGMENTAL PRESCRIPTIVE LATERAL BRACING see p.1 for details

DESIGNER DOES NOT GUARANTEE THAT PRESCRIPTIVE BRACING WILL BE ACCEPTED BY BUILDING OFFICIAL

BRACED PANEL	MIN. THICKNESS OF 3/8" PLYWOOD APPLIED VERTICALLY ON STUD SPACED 16" O.C. W/ 1 1/2" NAILS 4" O.C. EDGES AND 10" O.C. INTERMEDIATE. SOLID BLOCK ALL PANEL EDGES. PANEL SIZE = 4' WIDE X 8' HIGH
ALTERNATE BRACED PANEL	32" MIN. WIDTH 3/8" SHEATHING NAILED 3" O.C. EDGES AND 6" INTERMEDIATE. ALL EDGES TO BE BLOCKED. TWO (3000#) SIMP. HTT22 HOLD DOWNS AND 55TB ANCHOR BOLTS W/ TWO #4 BARS NOT LESS THAN 3" FROM BOTTOM OF FOOTING
PORTAL FRAME	22 1/2" MIN. WIDTH. PANELS COVERED W/ 3/8" PLYWOOD. MIN. 4X12 CONTINUOUS HEADER W/ ONE TOP PLATE UNDER HEADER AND TWO BOTTOM PLATES AND TWO 4X4 STUDS ON EA. PANEL. INSTALL 1000# STRAPS, ONE ON EA. SIDE OF EA. STUD TO HEADER CONNECTION. EA. STUD TO CONNECTED TO FOUND. W/ ONE 4800# HOLD DOWN. 8" THICK CONG. WALL ON 15X1 CONTINUOUS FTNG. SEE DETAIL FOR STEEL.

PLAN NOTES

SCALE: 1/4" = 1'
GARAGE 440 SQ. FT. 369 SQ. FT. LIVING

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GENERAL

- ALL EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
- ALL INTERIOR WALL TO BE 2X4 STUDS @ 16" O.C.
- INSULATION FIGURED AS "PATH ONE"
- MIN. BEARING FOR ALL BEAM SUPPORTS IS 3" X WIDTH OF BEAM.
- WINDOW AND DOOR HEADERS TO BE 4 (OR 6) X 8 EXTERIOR WALLS AND 4X8 INTERIOR BEARING WALLS UNLESS OTHERWISE NOTED.
- HEADER HEIGHT IS 1" FOR 8' CEILINGS AND 3" FOR 9' CEILINGS UNLESS SHOWN OTHERWISE.

ADJUST WINDOW SIZING AS PER MANUF.

8. ALL MILLWORK AS PER OWNER/BUILDER.