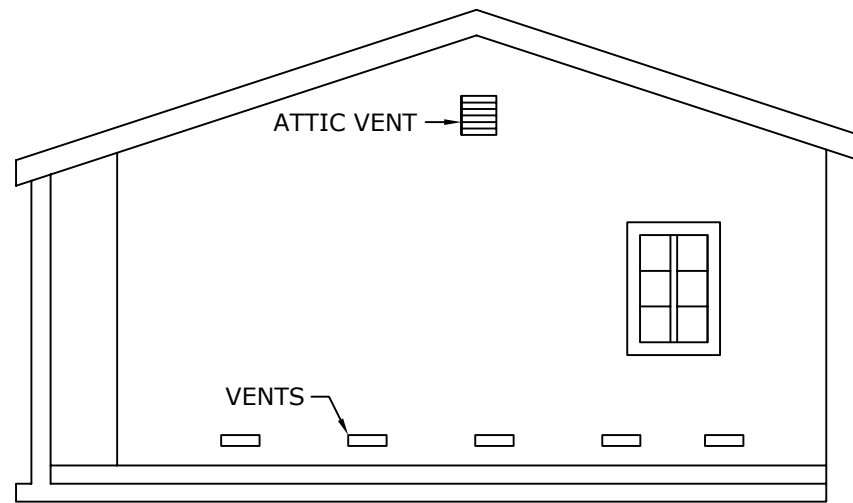


SITE PLAN

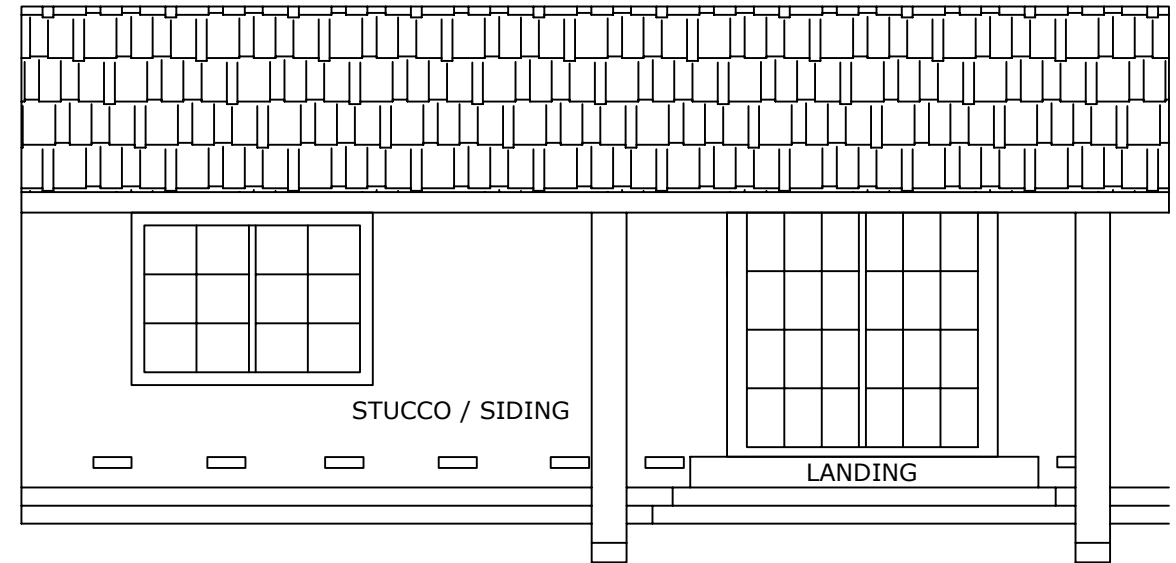
RECOMMENDED SCALE 1/8"=1'

SPECIFY ELECTRICAL SERVICE SIZE AND LOCATION ON SITE PLAN



REAR ELEVATION (ALSO INCLUDE FRONT IF APPLICABLE)

RECOMMENDED SCALE 1/4"=1'

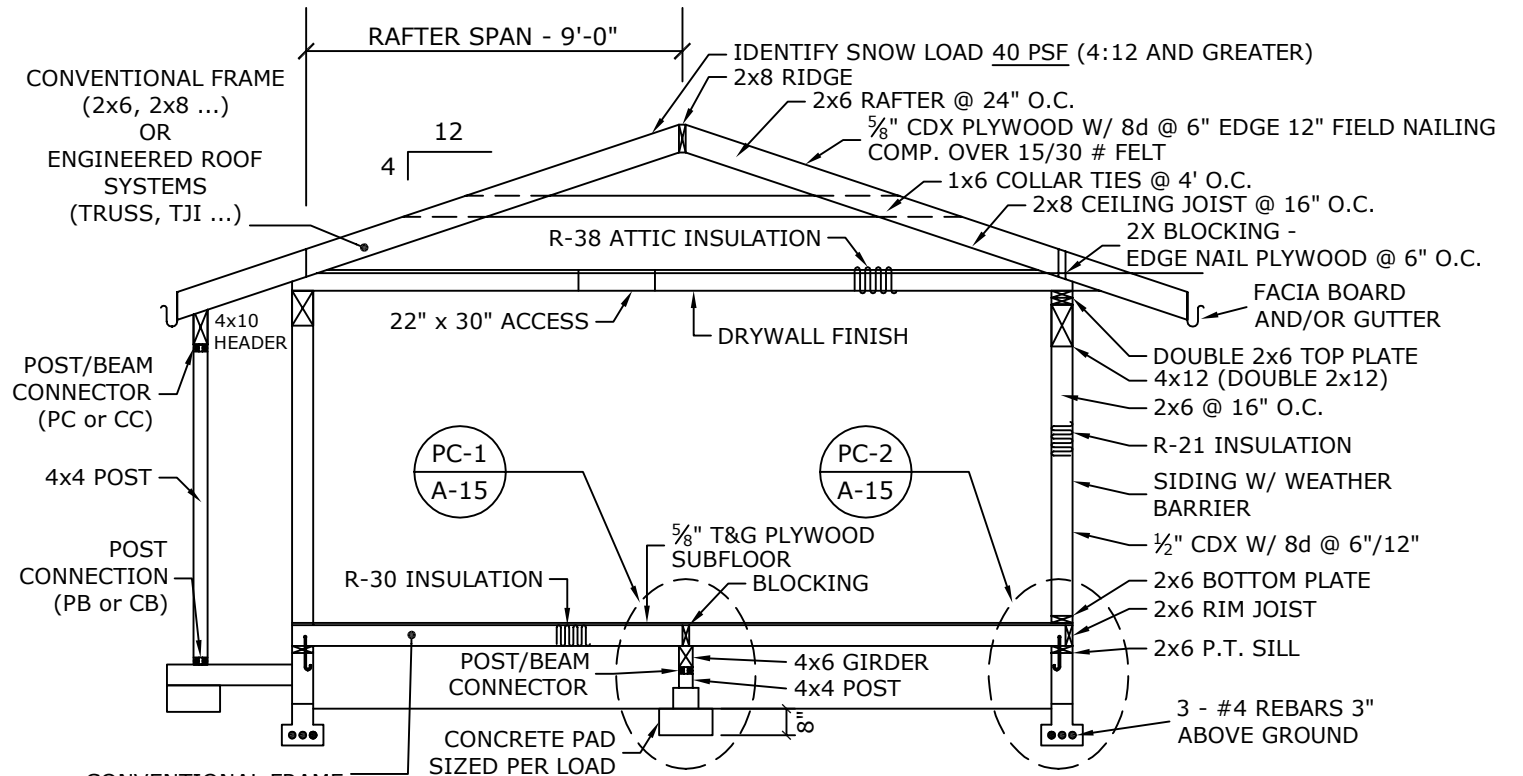


RIGHT SIDE ELEVATION (ALSO INCLUDE LEFT SIDE IF APPLICABLE)

RECOMMENDED SCALE 1/4"=1'

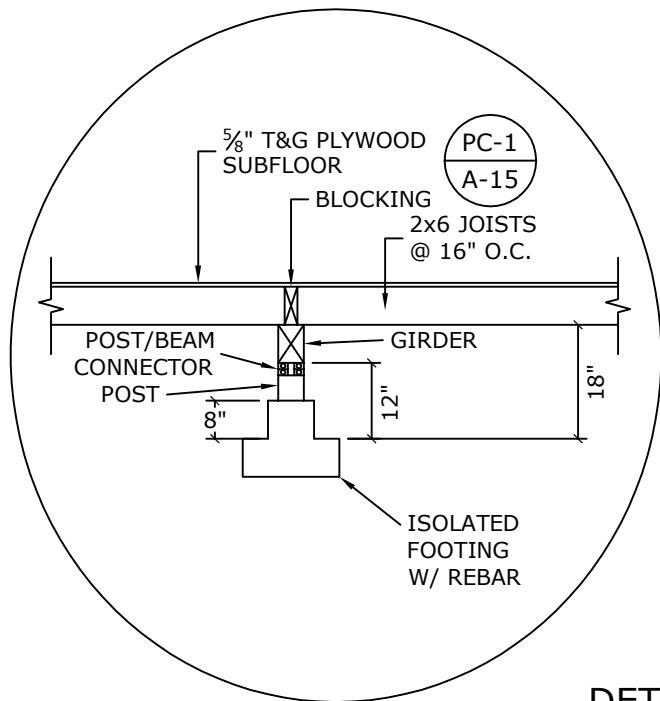
EFFECTIVE CODES AND ORDINANCES:
 2006 INTERNATIONAL RESIDENTIAL CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2006 UNIFORM PLUMBING CODE
 2008 NATIONAL ELECTRICAL CODE
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 CITY OF KETCHIKAN LOCAL AMENDMENTS

RESOURCE: "WOOD FRAME CONSTRUCTION MANUAL"
 (FOR ONE-AND-TWO-FAMILY DWELLINGS)*
 *SECTION R301.2.1.1, 2006 IRC; DESIGN CRITERIA



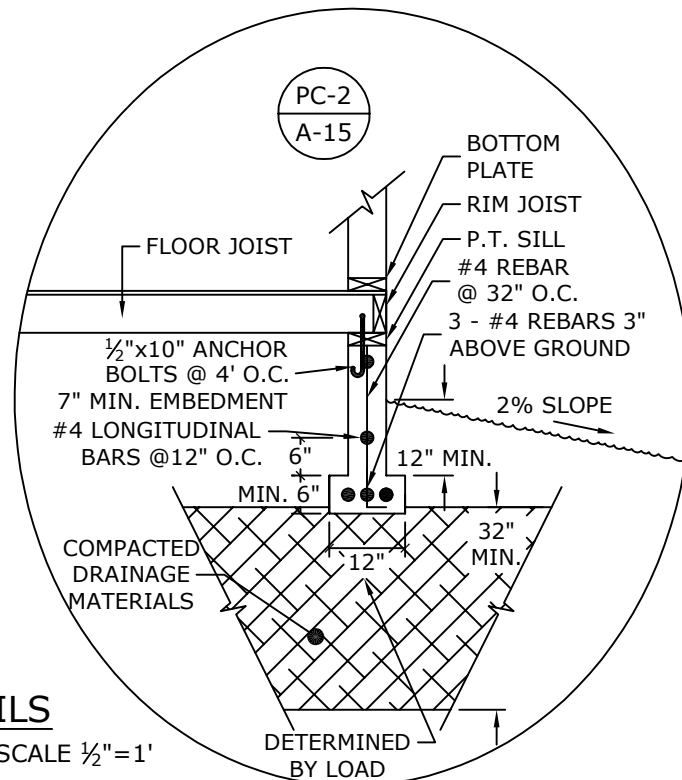
CROSS SECTION A -- A

RECOMMENDED SCALE 3/8"=1'



DETAILS

RECOMMENDED SCALE 1/2"=1'



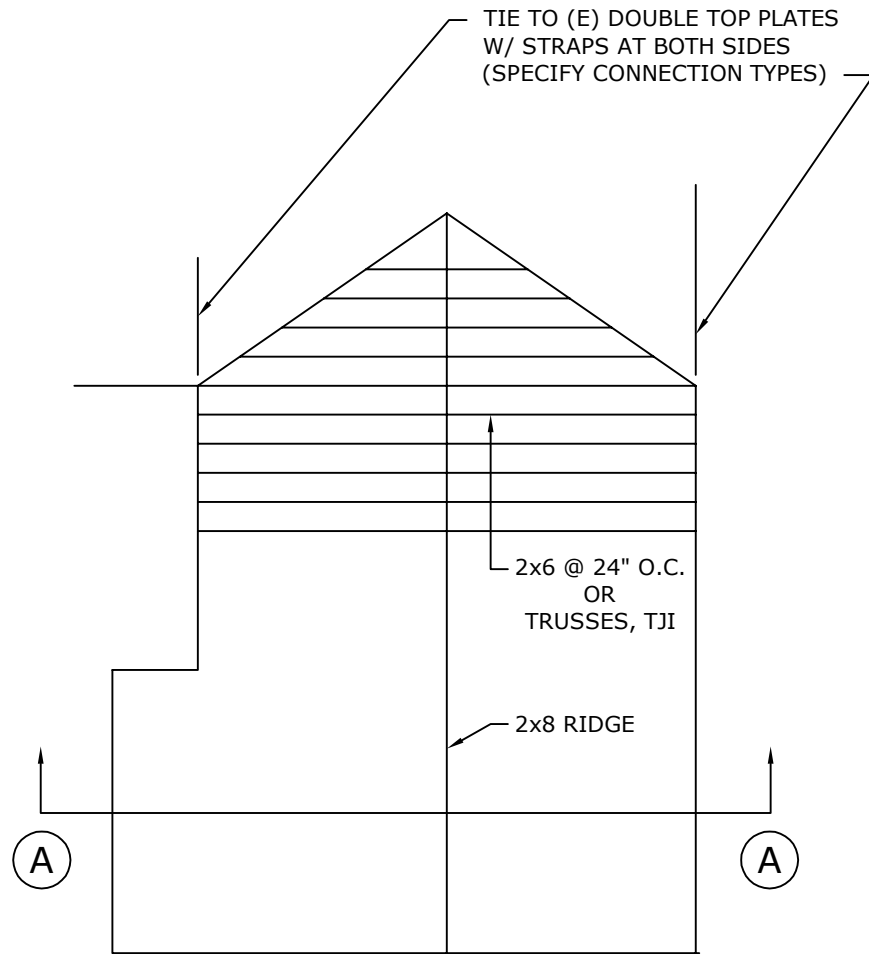
SPECIFY LUMBER SPECIES AND GRADES:
 (DF #1, DF #2 ...)
 COMPRESSIVE STRENGTH OF CONCRETE:
 (2000 PSI, 2500 PSI ...)

SPECIFY ALL HARDWARE TO BE
 USED FOR UPLIFT DESIGN.

Scope of work, dimensions and materials may differ from your project, "THIS IS A SAMPLE ONLY"



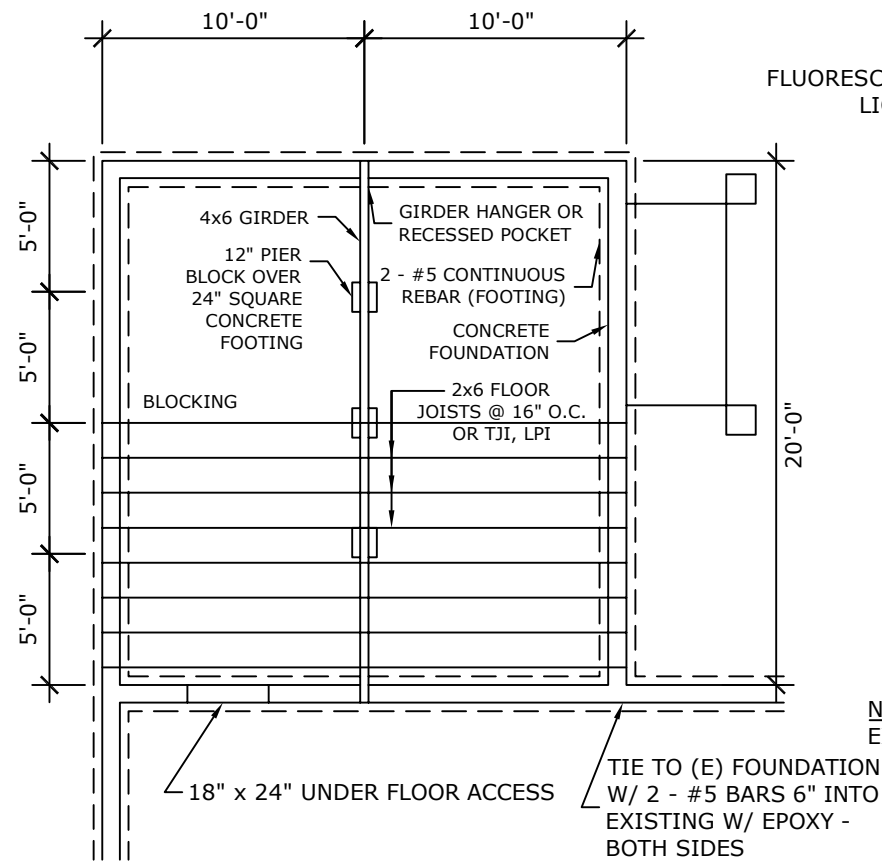
CITY OF KETCHIKAN		
SCALE:	APPROVED BY:	DRAWN BY: KAO
DATE: 07 AUG 2012		REVISED:
SAMPLE ROOM ADDITION PLAN		
		DRAWING NUMBER: 1 OF 3



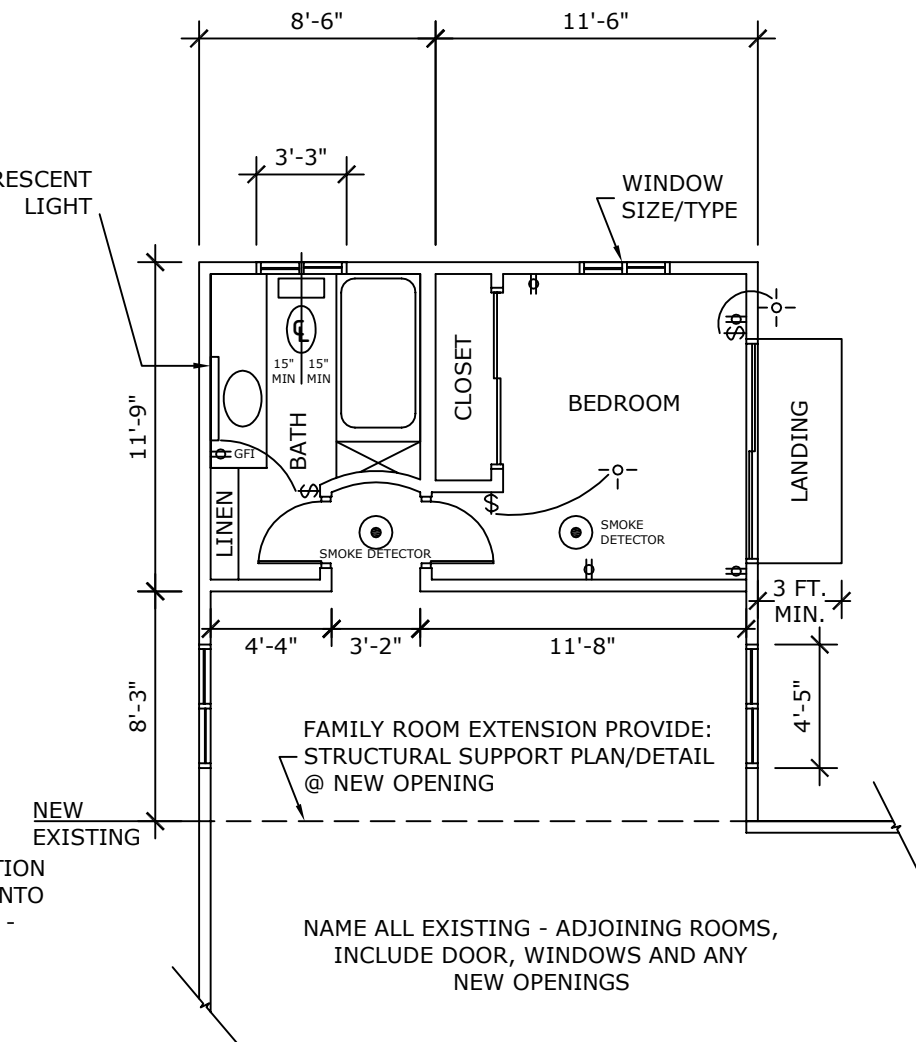
ROOF FRAME PLAN
RECOMMENDED SCALE 1/4"=1'

IF APPLICABLE, SUBMIT TRUSS SHOP DRAWINGS TO THE CITY AND THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ROUGH-FRAME INSPECTION

ROOF SNOW LOAD: 40 PSF @ 4:12 AND STEEPER SLOPES.



FOUNDATION PLAN
RECOMMENDED SCALE 1/4"=1'



FLOOR PLAN
RECOMMENDED SCALE 1/4"=1'

NAME ALL EXISTING - ADJOINING ROOMS, INCLUDE DOOR, WINDOWS AND ANY NEW OPENINGS

NOTES:

1. THIS PLAN IS REDUCED AND IS FOR INFORMATION ONLY. USE 1/4" PER 1'-0" FOR FOUNDATION, FLOOR AND ELEVATION PLAN VIEWS. FOR PLOT PLANS USE 1/8" PER 1'-0". FOR CROSS SECTION USE 3/8" PER 1'-0". ALL DETAILS, USE 1/2" PER 1'-0" (RECOMMENDED SCALES).
2. MINIMUM PAPER SIZE 11" x 17"
3. PROVIDE 2 SETS OF PLANS SIGNED BY THE PERSON WHO PREPARES THEM. INCLUDE NAME, ADDRESS AND PHONE NUMBER.

- ANCHOR BOLTS: 1/2" x 10" @ 4' O.C., EMBED 7" MIN. 3 1/2" MIN, 12' MAX FROM END OF MUDSILL PLATE
 - FOOTINGS: 2 - #5 LONGITUDINAL REBAR CONTINUOUS OR 3 - #4 LONGITUDINAL REBAR CONTINUOUS.
 - FOUNDATION WALL: #4 VERTICAL W/ BEND @ 32" O.C. #4 LONGITUDINAL @ 12" O.C.
 - FROST DEPTH: 32" WITHIN CITY
 - GROUND SNOW LOAD: 55 P.S.F.
 - SEISMIC DESIGN CATEGORY: B
 - WIND DESIGN: 110-120 MPH, 3-SECOND GUSTS, EXPOSURES C & D.
- ENGINEERED CALCS/DESIGN MAY BE NECESSARY

IDENTIFY EXISTING HEATING SOURCE.

SMOKE ALARM SYSTEM REQUIRED @ NEW BEDROOM AREA (SLEEPING ROOMS)

ARC-FAULT (AFCI) AND GROUND-FAULT (GFCI) PROTECTION REQUIRED PER 2008 NATIONAL ELECTRICAL CODE

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CITY OF KETCHIKAN		
SCALE:	APPROVED BY:	DRAWN BY: KAO
DATE: 15 AUG 2012		REVISED:
SAMPLE ROOM ADDITION PLAN		
		DRAWING NUMBER: 2 OF 3

3-TAB ASPHALT SHINGLES
OR METAL ROOFING
30# FELT
5/8" CDX PLYWOOD
ENGINEERED ENERGY TRUSSES
@ 24" O.C.
R-38 BATT INSULATION
VAPOR BARRIER
5/8" GYP. BD.

INSUL. BAFFLE @ EAVE 2" MIN.
2x CEDAR FACIA
CONT. GUTTER
3" CONT. VENT
CEDAR OR VINYL SOFFIT
MECHANICAL CONNECTORS
ALL EXT. HEADERS
TO BE INSULATED

SIDING (SEE ELEVATIONS)
TYVEK OR 30# BLDG PAPER
1/2" PLYWOOD OR EQUAL
2x6 STUDS @ 24" O.C.
R-21 BATT INSULATION
VAPOR BARRIER
1/2" OR 5/8" GYP. BD.

2x12 RIM JOIST OR VERSARIM

MECHANICAL CONNECTORS

2x6 P.T. MUDSILL W/ 10" A.B. @ 48"
O.C. (MIN OF 2 PER) & WITHIN
12" OF ANY CORNER
8" x 24" REINFORCED CONC. WALL
16" x 8" REINFORCED CONC. FOOTING

3/4" RIVER ROCK
FILTER FABRIC
(IF REQUIRED)

4" PERFORATED DRAIN TILE

INTERNAL WALL
1/2" GYP. BD.
2x4 STUDS @ 16" O.C.
1/2" GYP. BD.

FLOOR FINISH
1/2" CROSS-BANDED
PLYWOOD WHERE REQUIRED
3/4" T&G PLYWOOD
12" TJI OR EQUAL
R-30 BATT INSUL.
2 LAYERS 5/8" OR
1/2" GYP. BD.

RIGID INSULATION

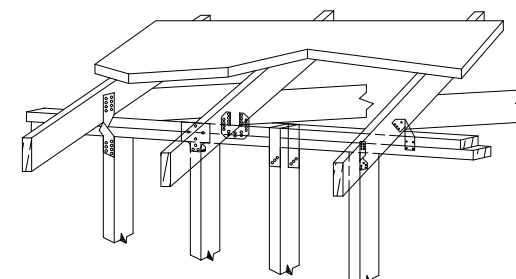
GARAGE AREA

EXPANSION JOINT

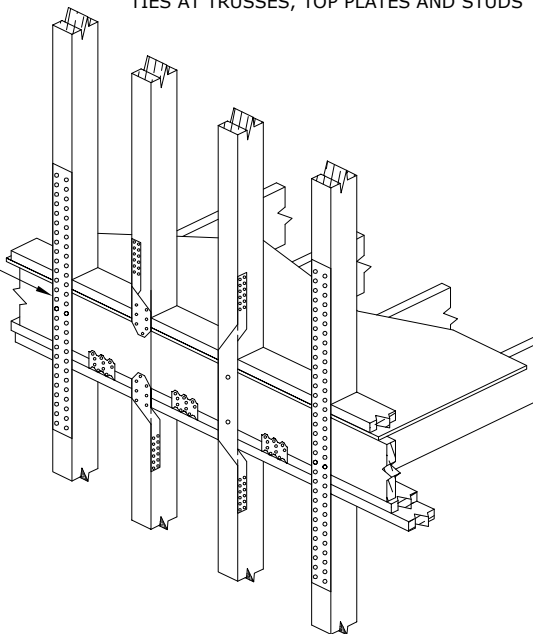
4" REINFORCED CONCRETE
GARAGE SLAB
2" RIGID INSULATION

SLOPE

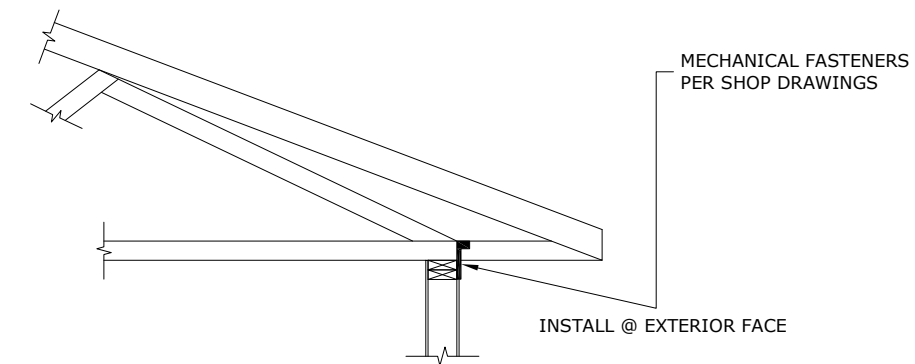
STRAPS REQ'D @ 4' O.C. (TYP)
AS PER LOCAL ORDINANCE
SEE HOUSING CODE (2006 IRC.)



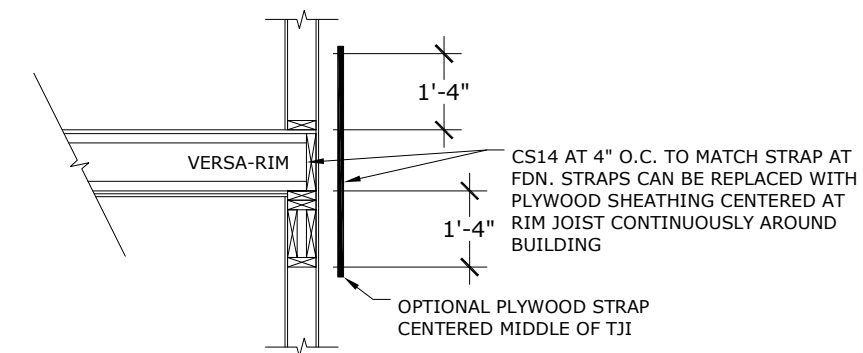
TIES AT TRUSSES, TOP PLATES AND STUDS



STRAPS AND LATERAL TIES AT FLOOR LEVEL

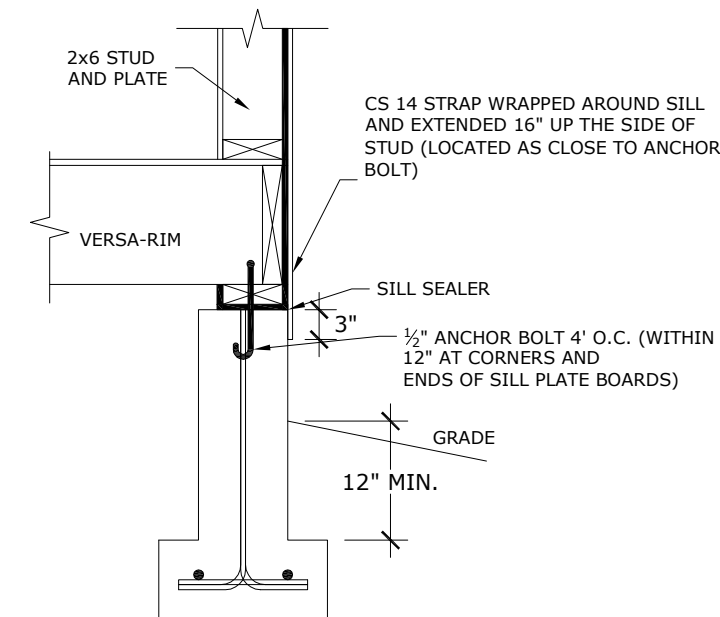


INSTALL @ EXTERIOR FACE



CS14 AT 4" O.C. TO MATCH STRAP AT FDN. STRAPS CAN BE REPLACED WITH PLYWOOD SHEATHING CENTERED AT RIM JOIST CONTINUOUSLY AROUND BUILDING

OPTIONAL PLYWOOD STRAP CENTERED MIDDLE OF TJI



CS 14 STRAP WRAPPED AROUND SILL AND EXTENDED 16" UP THE SIDE OF STUD (LOCATED AS CLOSE TO ANCHOR BOLT)

SILL SEALER

1/2" ANCHOR BOLT 4' O.C. (WITHIN 12" AT CORNERS AND ENDS OF SILL PLATE BOARDS)

GRADE

12" MIN.

UPLIFT CONNECTION DETAILS FOR CONTINUITY

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CITY OF KETCHIKAN		
SCALE:	APPROVED BY:	DRAWN BY: KAO
DATE: 17 AUG 2012		REVISED:
SAMPLE ROOM ADDITION PLAN		
		DRAWING NUMBER: 3 OF 3