



PAGE: 1
SHEETS: 4

JOB NAME:
CARLBERG
LOCATION:
2344 SE 105TH
PLAN #:
ADDITION

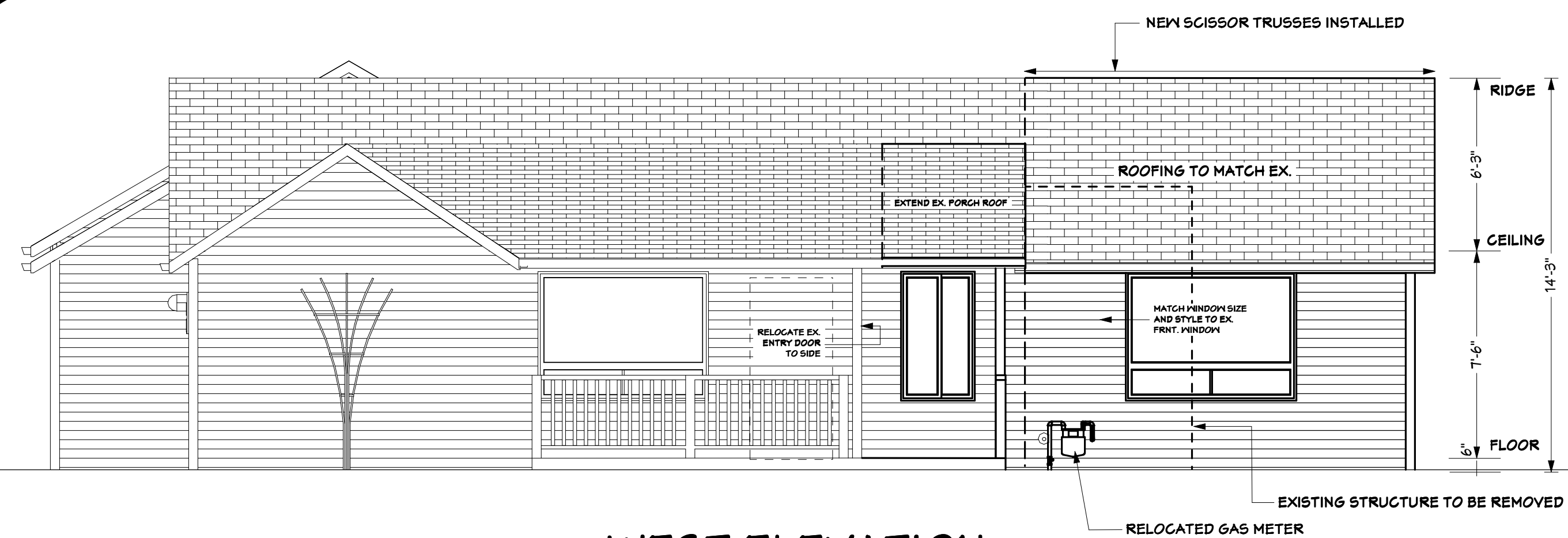
JB HAMMER DESIGNS
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PRE DESIGN 3		
PRE DESIGN 4		
FINAL DESIGN		
FINAL DRAW.		

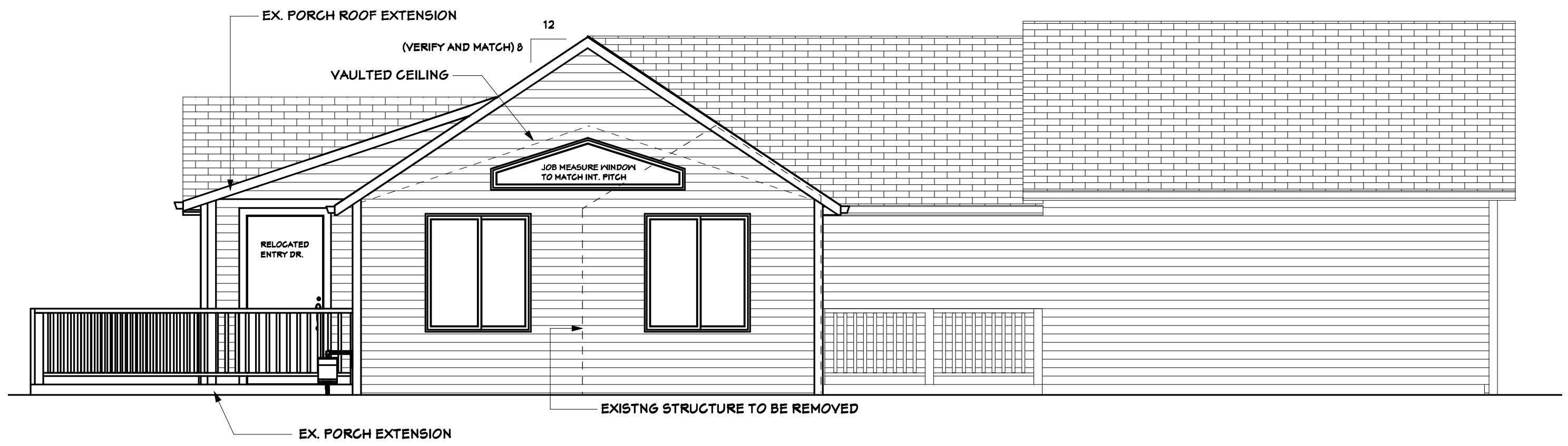
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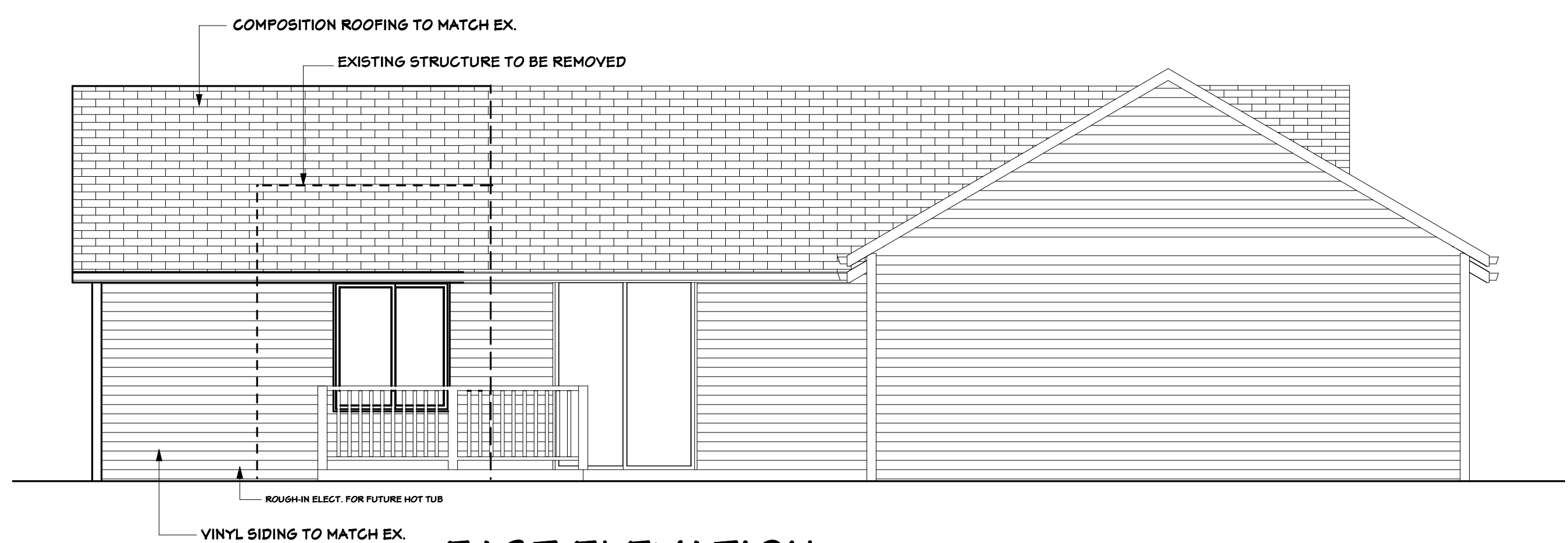
CARLBERG ADDITION



WEST ELEVATION
SCALE: 1/4" = 1'



SOUTH ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION
SCALE: 1/4" = 1'



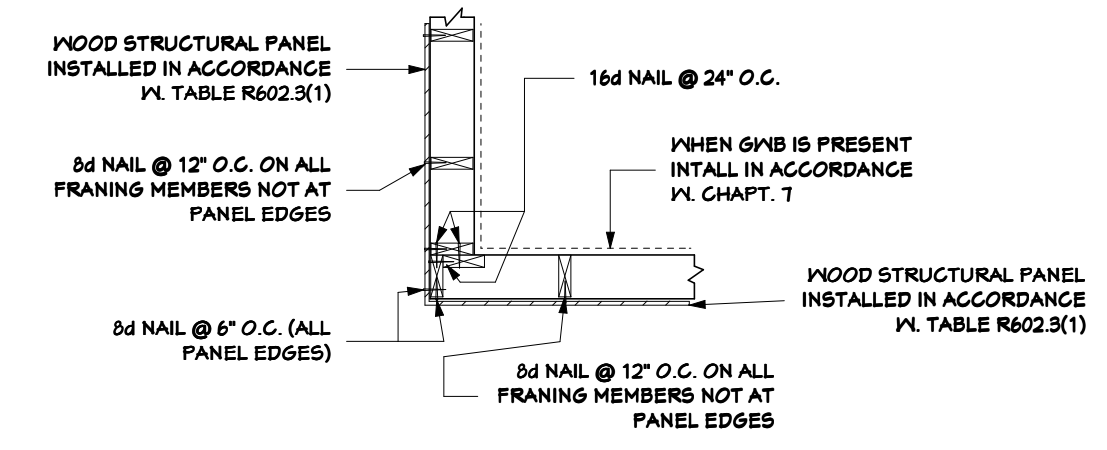
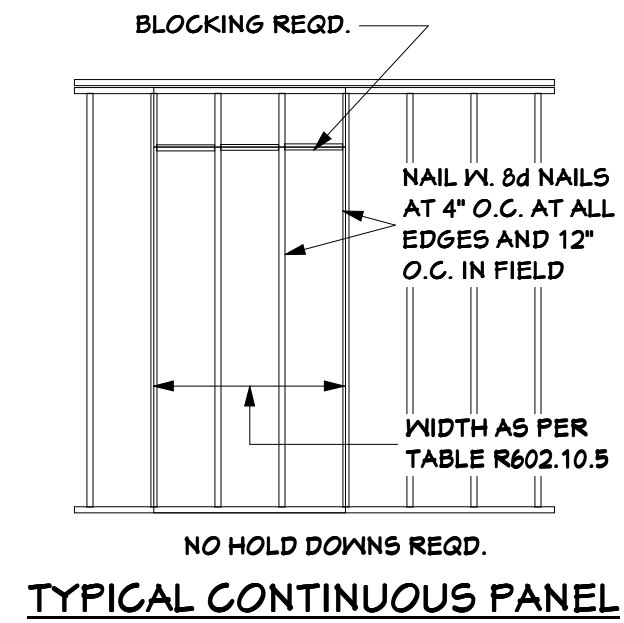
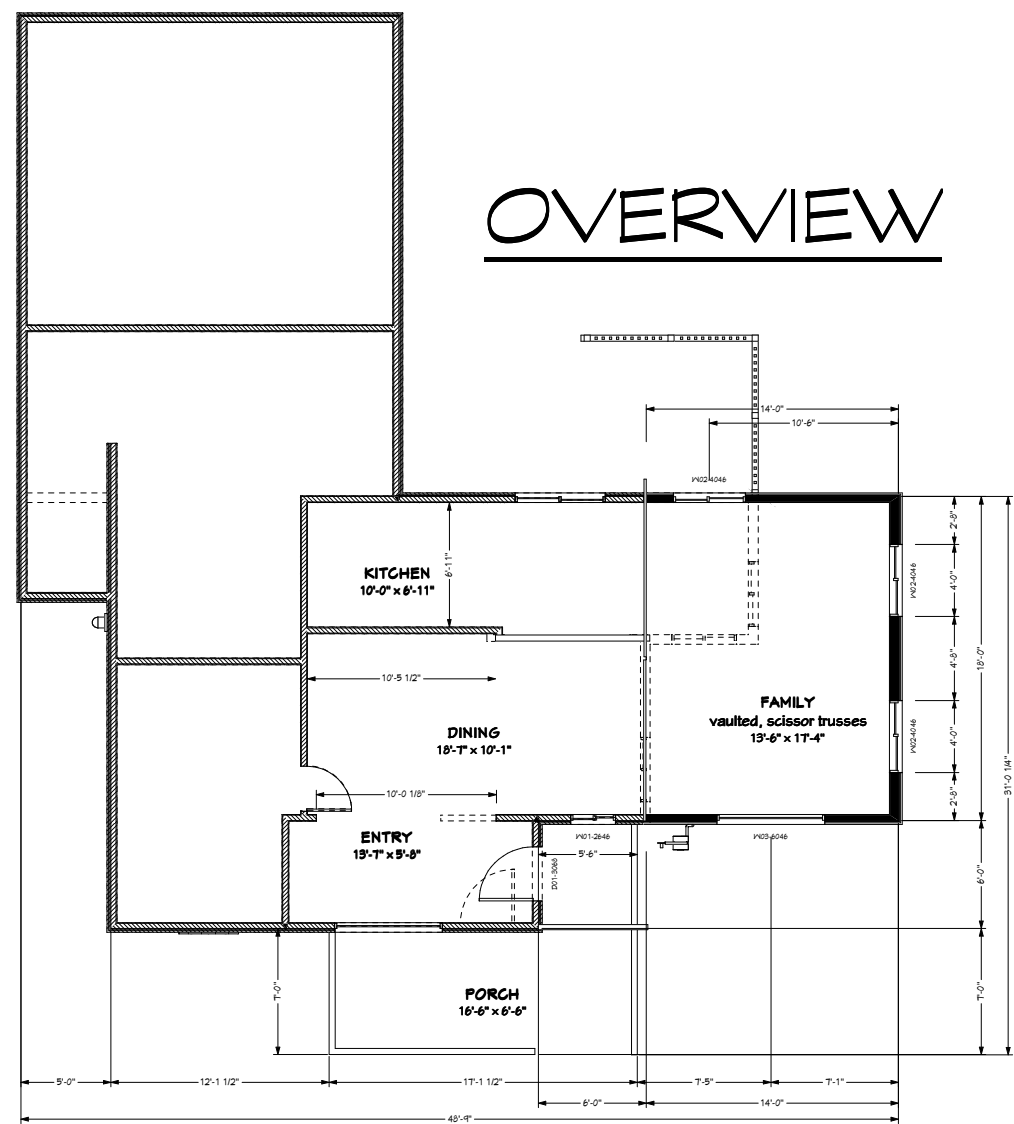


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OVERVIEW



QP 24

OUTSIDE CORNER DETAIL

CONTINUOUS BRACING METHOD - ONE STORY - CATEGORY D1

FULL HT. PANEL C/BP LOCATED @ EA. END AND AT LEAST 25' O.C. LENGTH AS PER TABLE R602.10.5. CORNERS AS PER ATTACHED DETAIL

CEILING HT: 9'
SHEATHING: 7/16"
BRACING REQD.: 16%

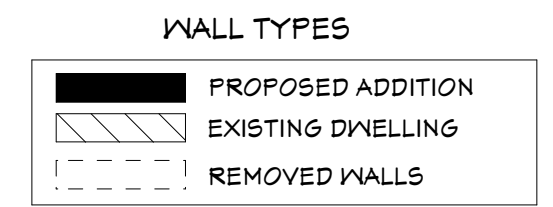
	LEFT WALL	TOP WALL	BOTTOM WALL
WALL LENGTH	18'	14'	14'
BRACING REQD.	34 1/2"	27"	27"
ACTUAL	48"	48"	48"
QPs REQD.	2	2	2
IBP REQD.	0		

TABLE R602.10.5 LENGTH REQUIREMENTS FOR BRACED PANELS IN CONTINUOUSLY SHEATHED WALLS

MIN. LENGTH OF BRACED WALL PANELS					MAX VERT. R.O. HT. NEXT TO PANEL
8' WALL	9' WALL	10' WALL	11' WALL	12' WALL	
32	36	40	44	48	85% OF WALL HT.
24	27	30	33	36	65% OF WALL HT.

ENERGY CODE COMPLIANCE

ADDITION IS EXEMPT FROM TABLE N1101.1(2)
ADDITION = 252 SQ. FT.
EXISTING = 1500 SQ.F.T 30% = 450 SQ. FT. ALLOWED



DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
DD1	1	1	3068	EXT. HINGED	NEW DOOR

WINDOWS = U-0.35

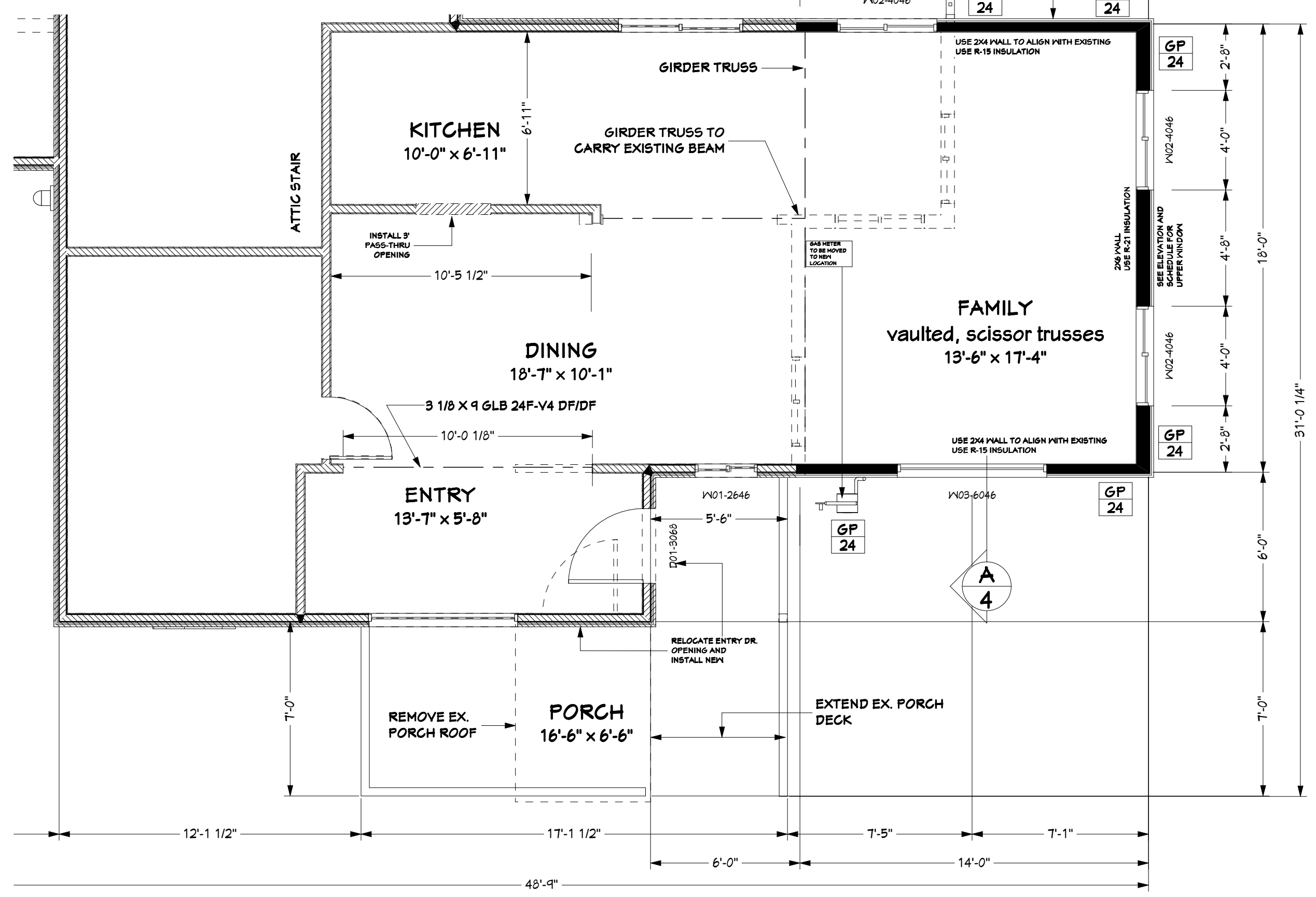
WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	1	1	2646	LEFT SLIDING	
W02	3	1	4046	LEFT SLIDING	
W03	1	1	6046	DOUBLE AWNING-T/B	MATCH TO EX. FRONT WINDOW
W04	1	2	7611	FIXED GLASS	JOB MEASURE TO MATCH INT. CEILING PITCH

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.

PLAN NOTES

- GENERAL
- ALL EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
 - ALL INTERIOR WALL TO BE 2X4 STUDS @ 16" OC
 - INSULATION AS PER SECTION
 - 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 80" OR MATCH TO EXISTING.
 - ADJUST WINDOW SIZING AS PER MANUF.
 - ALLOW FOR CASING WIDTH IN DOOR FRAMING.
 - ALL EXTERIOR CORNICE, TRIM, SIDING, ROOFING TO MATCH EXISTING (T.M.E.)
 - ALL INTERIOR MILLWORK, T.M.E. UNLESS OTHERWISE NOTED AS PER OWNER/BUILDER.
 - PLANE WITH EXISTING FLOOR AND CEILING HEIGHTS UNLESS OTHERWISE NOTED.
 - VERIFY EXISTING ROOF PITCH.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'

EXISTING SQ. FT. = 1500 (APPROX)
ADDITION SQ. FT. = 252 SQ. FT.
TOTAL SQ. FT. = 1752 SQ. FT.



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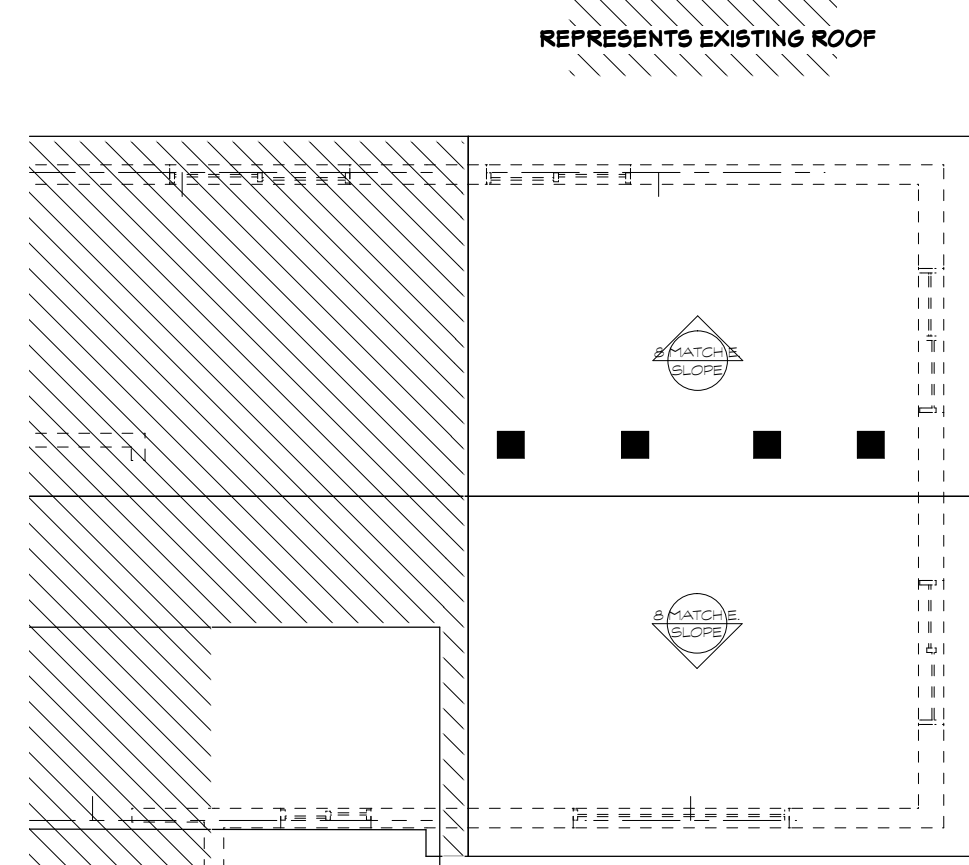
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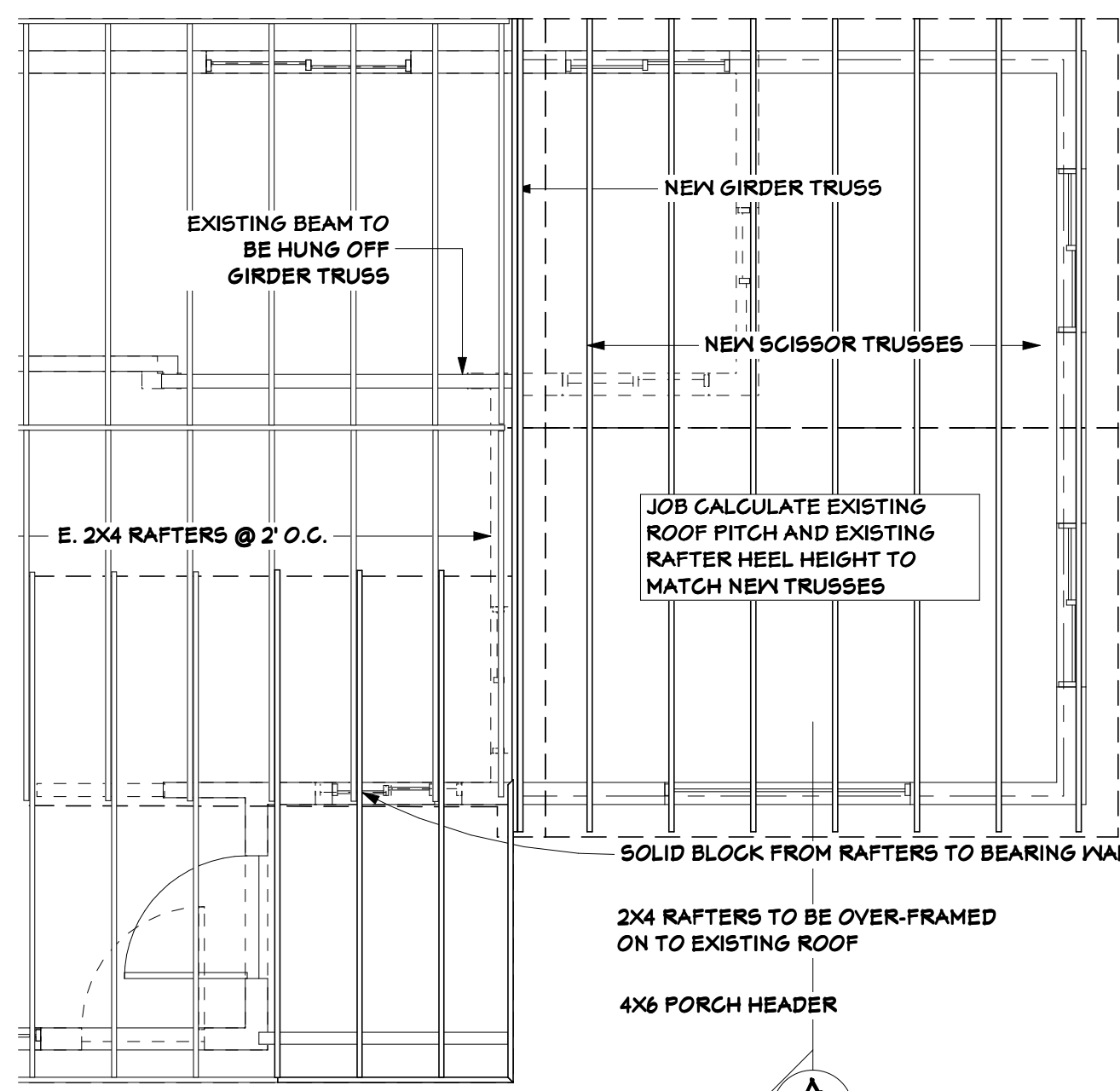
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ROOF CONSTRUCTION NOTES:
INSTALL 1/2" CDX W. CGX IN EXPOSED AREA.
EAVES: TME
OVERHANG: TME
ROOFING OVER 3 IN 12 TME
ROOFING UNDER 3 IN 12 USE TORCHDOWN OR OTHER MEMBRANE ROOFING
VENT EACH JOIST SPACE IN VAULTED AREA
INSTALL EAVES VENT EVERY THIRD RAFTER SPACE FOR OPEN EAVES
INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF SPACE BEING VENTILATED
DOWN SPOUTS TO EXISTING DRAINAGE SYS.

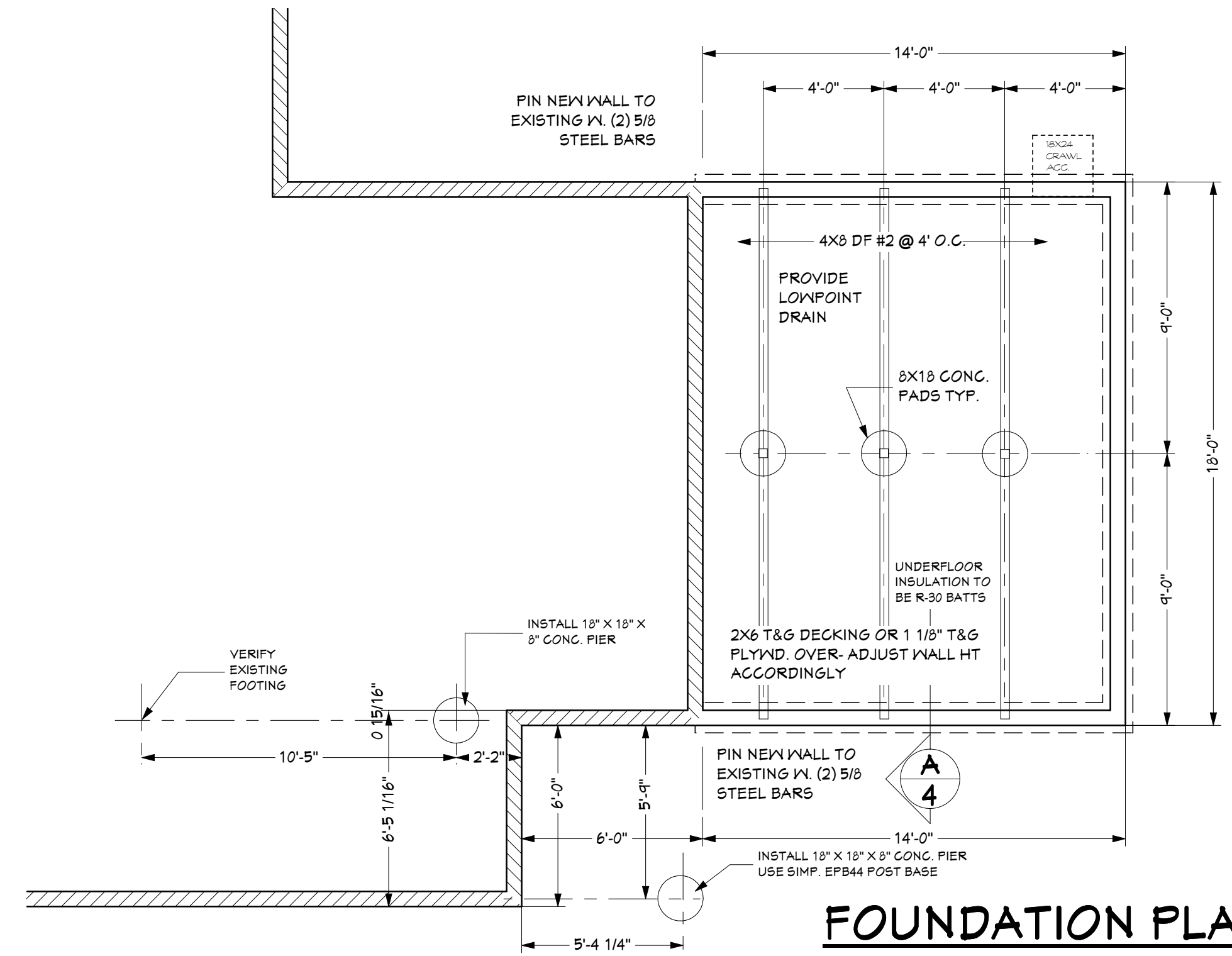
ROOF PLAN

SCALE: 3/16" = 1'



ROOF FRAMING PLAN

SCALE: 1/4" = 1'



FOUNDATION PLAN

SCALE: 1/4" = 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.

WALL TYPES

	EXISTING 6" FOUNDATION WALL (REMODELS)
	NEW FOUNDATION WALL

- 18" MINIMUM GROUND CLEARANCE TO BOTTOM OF BEAMS.
- COVER ENTIRE AREA OF CRAWLSPACE W. 6MIL. "VISQUEEN", EXTEND UP FOUNDATION WALL MIN. OF 1'
- BEAMS TO HAVE 3" MIN. BEARING ON CONCRETE AND BE SEPARATED FROM CONCRETE BY IMPERVIOUS BARRIER W. 1/2" AIR SPACE @ ENDS OF & SIDES OF BEAM @ FOUNDATION WALL.
- FOUNDATION VENTS TO BE 16"X18" W. #4 WIRE MESH SCREEN AND CLOSABLE. VENTS TO BE INSTALLED AT A MIN. OF 1 SQ FT FOR EA. 150 SQ FT OF CRAWL SPACE AREA.
- PROVIDE SLEEVES FOR PLUMBING AND LOW POINT DRAIN.
- 6X18 CONC. WALL ON 6X12 CONC. FTNG. W. (1) #4 HORZ. 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' OC 7" INTO CONC. NOT MORE THAN 12" FROM CORNER OR SPLICES.
- 2X6 PT MUDSILL ON TOP OF WALL
- 2X6 T&G DECKING
- 4X8 DF JOIST 4' OC
- 4X4 DF POST UNDER (4X6 AT SPLICE)
- 8X18 CONC. PADS



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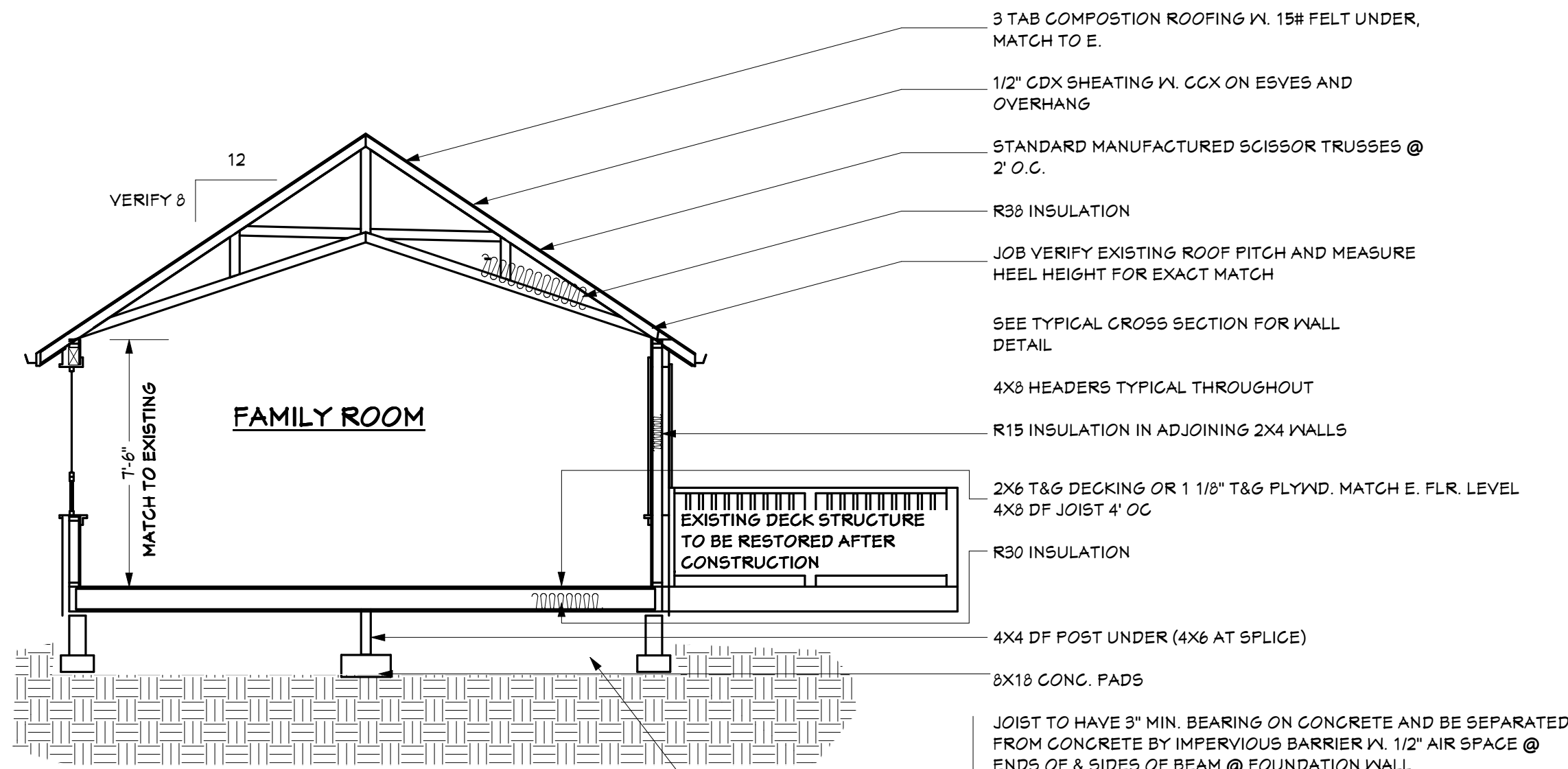
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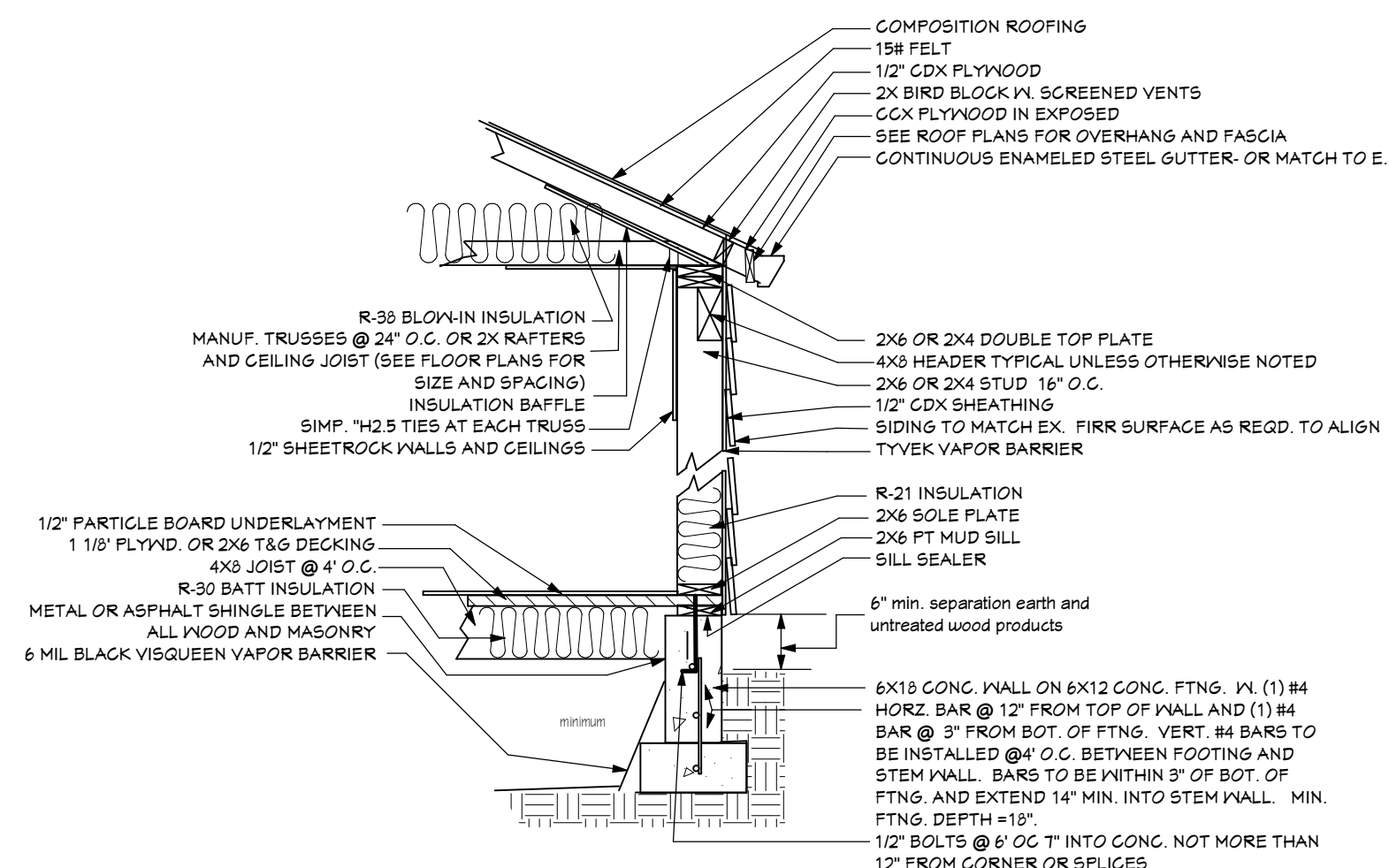
CROSS SECTION (A/4)

SCALE: 1/4"=1'

REMODELING NOTES:
MATCH EXISTING FOR ALL
SIDING, ROOFING, OVERHANG,
SOFFIT, CORNICE AND TRIM.
SUBSTITUTE MATERIALS TO BE
AS CLOSE AS AVAILABLE
SUPPLIES ALLOW

ROOF FRAMING NOTES:
OVERHANG & EAVES TO MATCH E.
USE 2X BARGE RAFTERS TO MATCH E.
TRUSS DRAWINGS ARE CONCEPTUAL, CONSULT
MANUF. FOR SPEC AND LAYOUT
2X4 OUTLOOKS @ 4' OC
INSTALL SCREENED BIRDBLOCKS EVERY 3RD BAY
INSTALL ROOF VENTS @ NOT LESS THAN 1/150 OF
SPACE BEING VENTILATED

- 3 TAB COMPOSITION ROOFING W. 15# FELT UNDER, MATCH TO E.
- 1/2" CDX SHEATHING W. CCX ON ESYES AND OVERHANG
- STANDARD MANUFACTURED SCISSOR TRUSSES @ 2' O.C.
- R38 INSULATION
- JOB VERIFY EXISTING ROOF PITCH AND MEASURE HEEL HEIGHT FOR EXACT MATCH
- SEE TYPICAL CROSS SECTION FOR WALL DETAIL
- 4X8 HEADERS TYPICAL THROUGHOUT
- R15 INSULATION IN ADJOINING 2X4 WALLS
- 2X6 T&G DECKING OR 1 1/8" T&G PLYND. MATCH E. FLR. LEVEL
4X8 DF JOIST 4' OC
- R30 INSULATION
- 4X4 DF POST UNDER (4X6 AT SPLICE)
- 6X18 CONC. PADS
- JOIST TO HAVE 3" MIN. BEARING ON CONCRETE AND BE SEPARATED FROM CONCRETE BY IMPERVIOUS BARRIER W. 1/2" AIR SPACE @ ENDS OF & SIDES OF BEAM @ FOUNDATION WALL.
- FOUNDATION VENTS TO BE 16"X18" W. #4 WIRE MESH SCREEN AND CLOSABLE. INSTALL AT A MIN. OF 1 SQ FT FOR EA. 150 SQ FT OF CRAWLSPACE AREA.
- 1/2" BOLTS @ 6' OC 1" INTO CONC. NOT MORE THAN 12" FROM CORNER OR SPLICES.
2X6 PT MUDDSILL ON TOP
- 18" MINIMUM GROUND CLEARANCE TO BOTTOM OF WOOD JOIST, 12" TO BOTTOM OF GIRDERS OR USE PT LUMBER.
- PROVIDE SLEEVES FOR PLUMBING AND LOW POINT DRAIN.
- COVER ENTIRE AREA OF CRAWLSPACE W. 6MIL. "VISQUEEN" VAPOR BARRIER, V.B. TO EXTEND 12" UP WALL
- 6X18 CONC. WALL ON 6X12 CONC. 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"



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



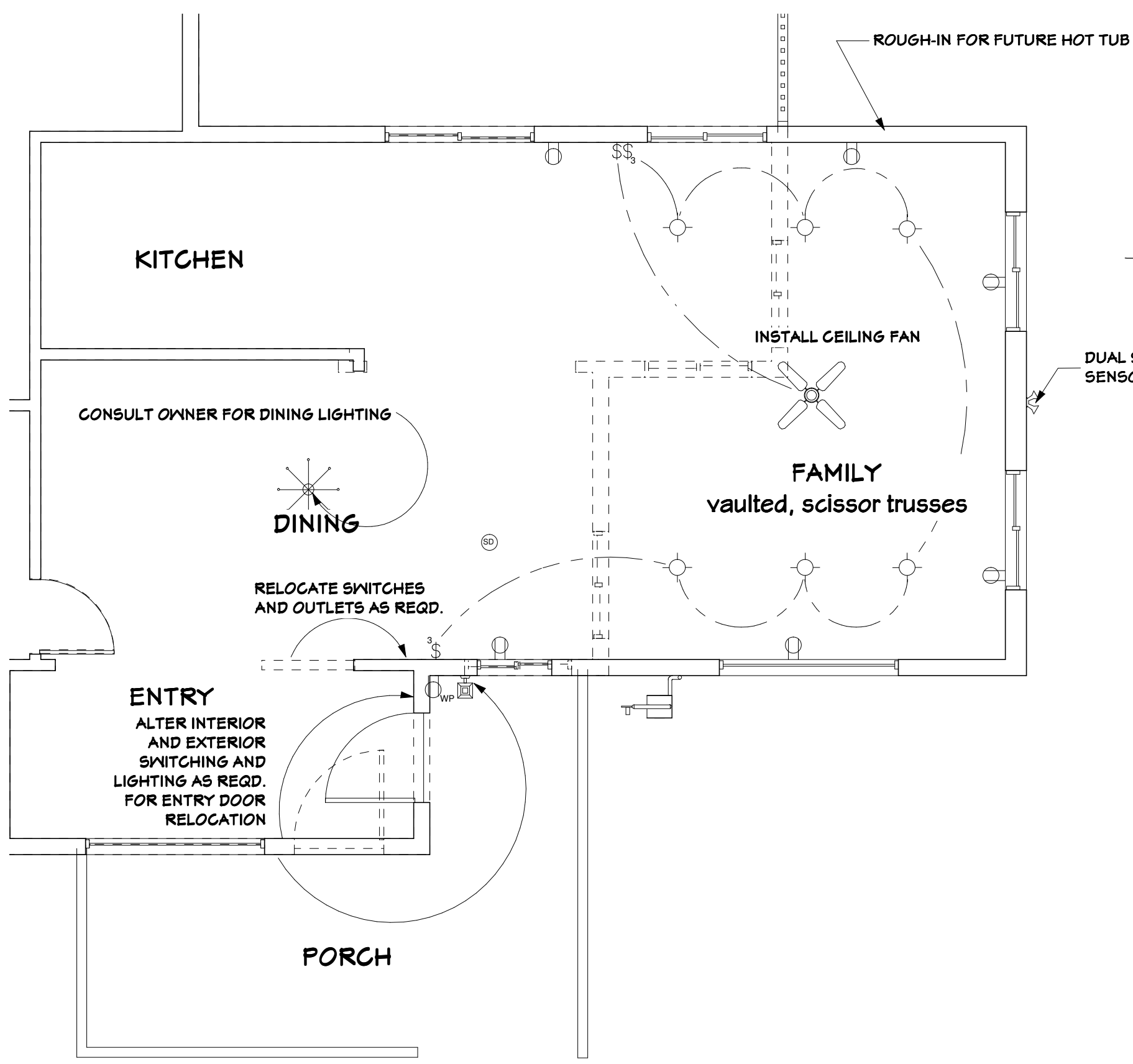
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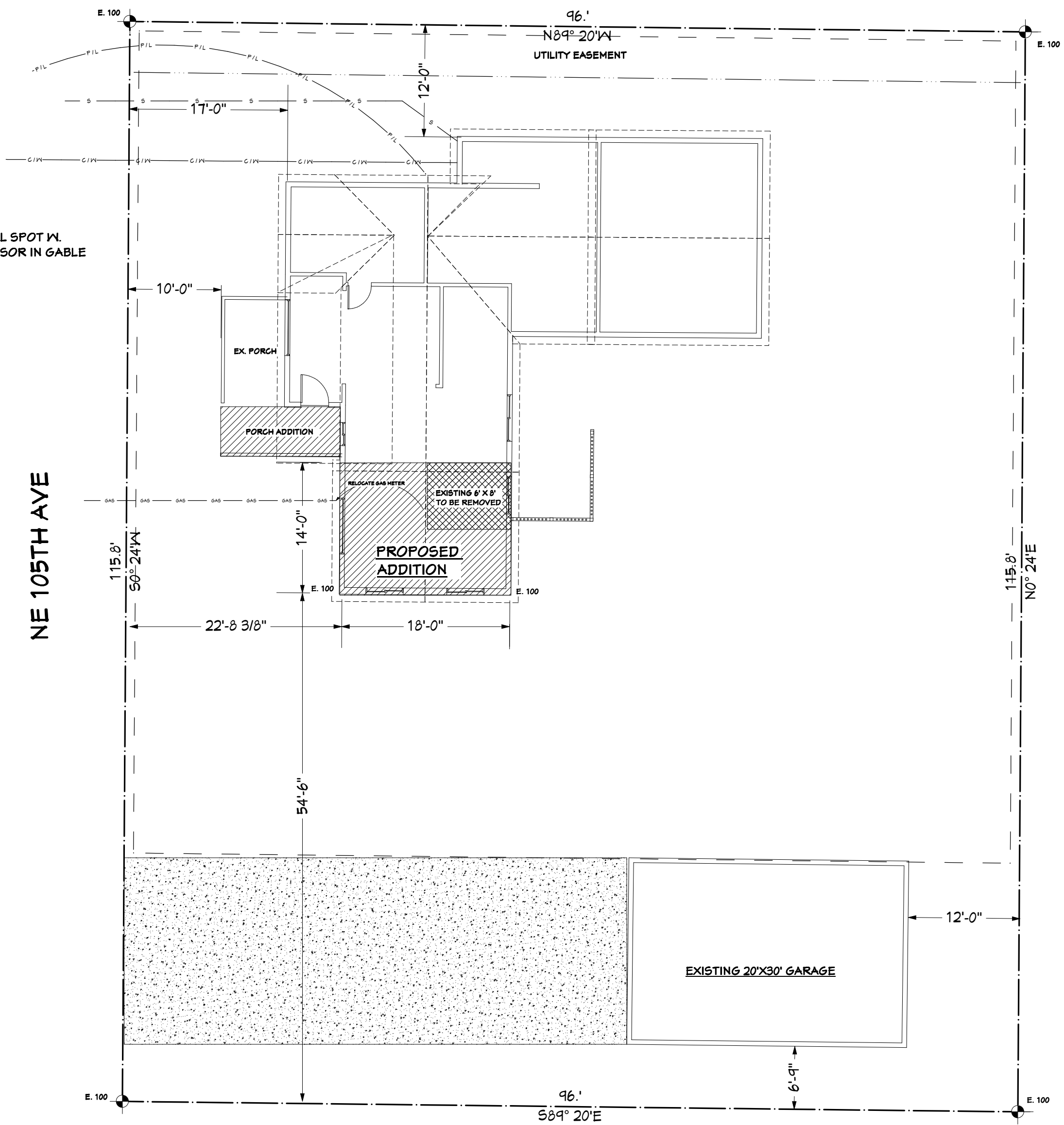


LIGHTING PLAN

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

EXISTING ELECT. PANEL TO BE USED FOR NEW WORK.
ALTER ALL EXISTING DEMO LIGHTING AND UPGRADE AS REQD. TO MEET CODE

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



SITE PLAN SCALE: 1"=10'

LEGAL: SEC 03 1S 2E 03CG
ZONING: R-5
OWNER: DAVE AND JODEE CARLBERG
SITE ADDRESS: 2344 SE 105TH AVE.
CONTRACTOR: THORPE CONSTRUCTION COMPANY

LEGEND

SEWER	S	S	S
POWER OVER HEAD	P/O	P/O	P/O
WATER	C/W	C/W	C/W
PROPERTY LINE			
EAVES LINE			
STORM WATER	S/W	S/W	S/W
UTILITY EASEMENT LINE			
FENCE			
GAS LINE	G	G	G

LOT COVERAGE / BUILDING HEIGHT / PLATWORK
Site plan based on available information, not boundary survey.

LOT AREA: 11116 T SQ. FT.
BUILDING AREA: 1450 HOUSE; 600 GARAGE 2050 SQ. FT. TOTAL
BUILDING COVERAGE: 3168 SQ. FT. ALLOWED
BUILDING HEIGHT: 14'3"
PLATWORK AREA: 1078 SQ. FT.