



FRONT ELEVATION SCALE 1/4" = 1FT

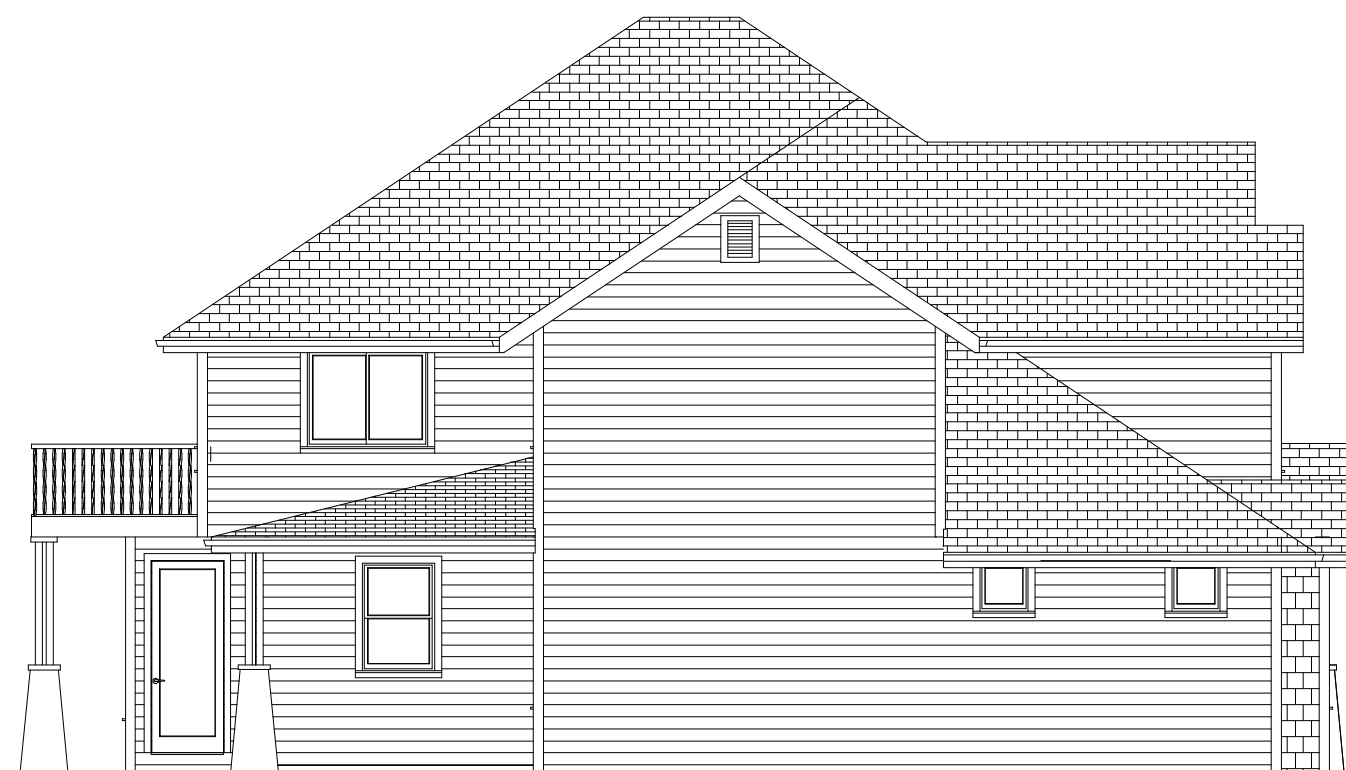
8x8 GARAGE DOORS

UPPER FLOOR
PLT HT 8'-1 1/8"

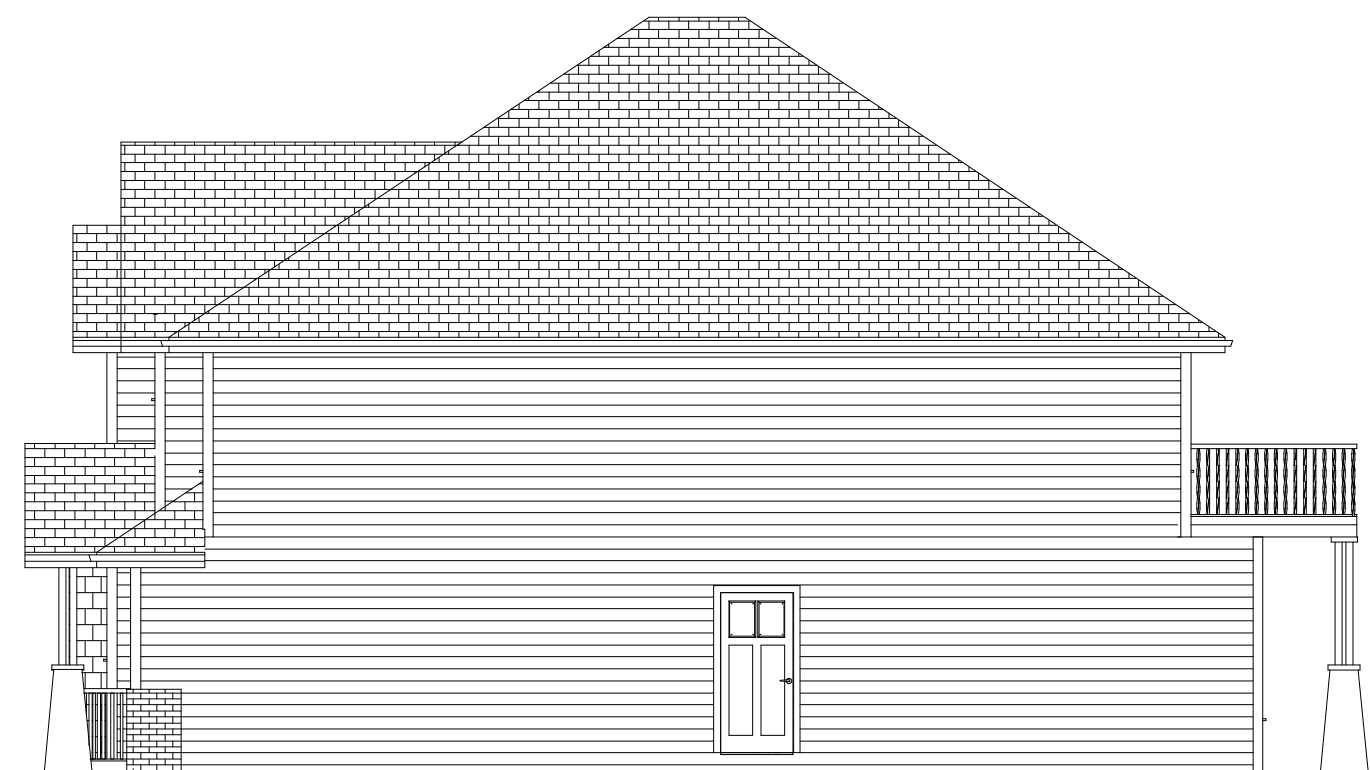
UPPER FLOOR
FRAMING 12 5/8"

LOWER FLOOR
PLT HT 9'-0"

LOWER FLOOR
FRAMING 10"



LEFT ELEVATION SCALE 1/8" = 1FT



RIGHT ELEVATION SCALE 1/8" = 1FT



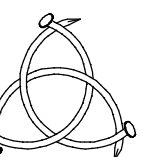
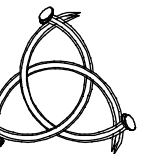
REAR ELEVATION SCALE 1/8" = 1FT

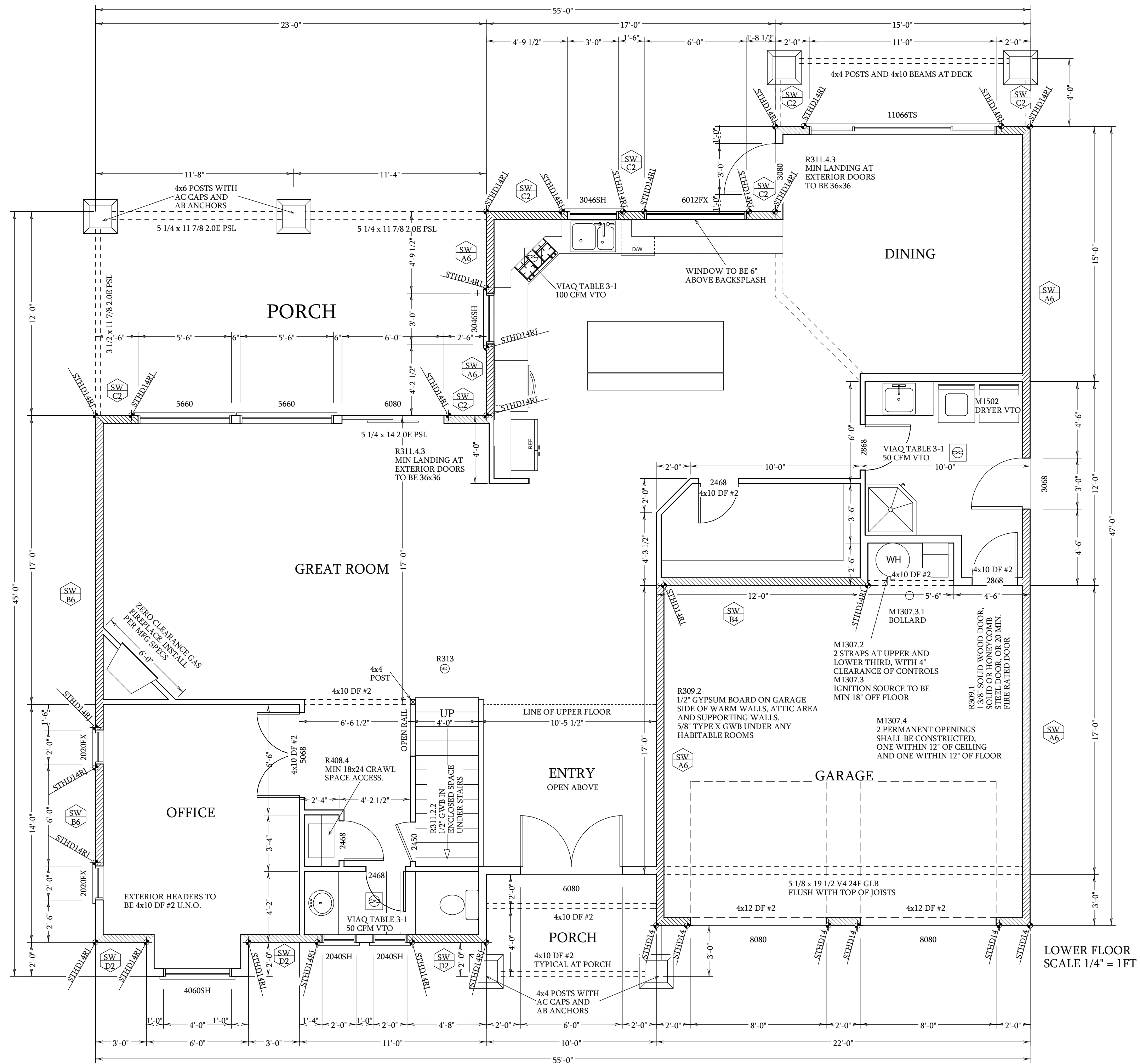
(18) AF50 ROOF
VENTS REQUIRED

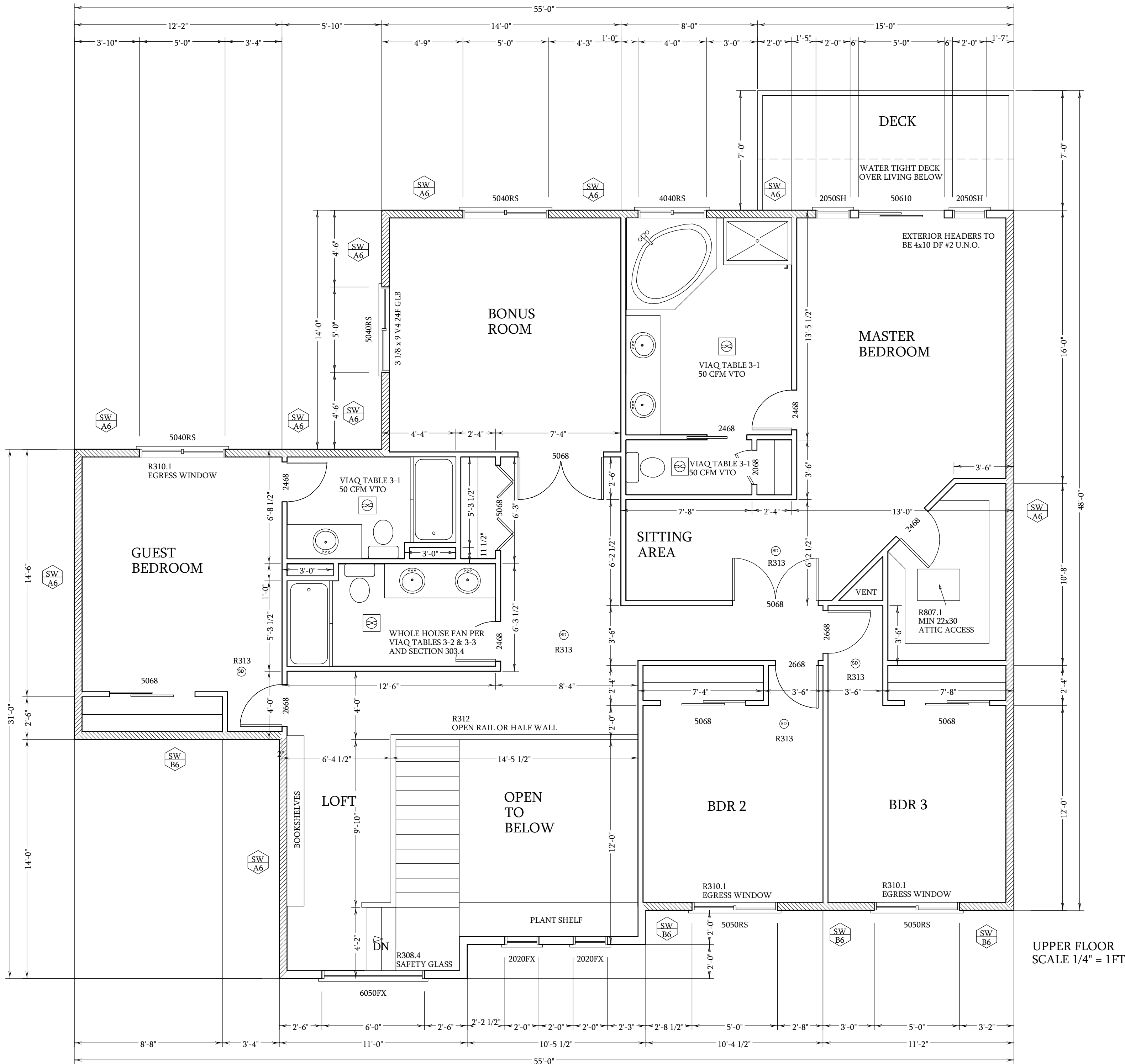
(23) FOUNDATION
VENTS REQUIRED

APPROXIMATE FOOTAGE SUMMARY

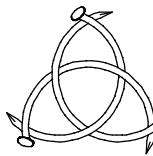
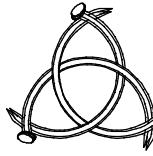
LOWER FLOOR	1658
UPPER FLOOR	1754
TOTAL LIVING	3412
GARAGE	455
COVERED PORCH	337

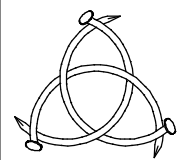
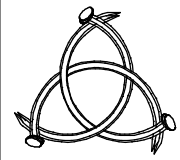
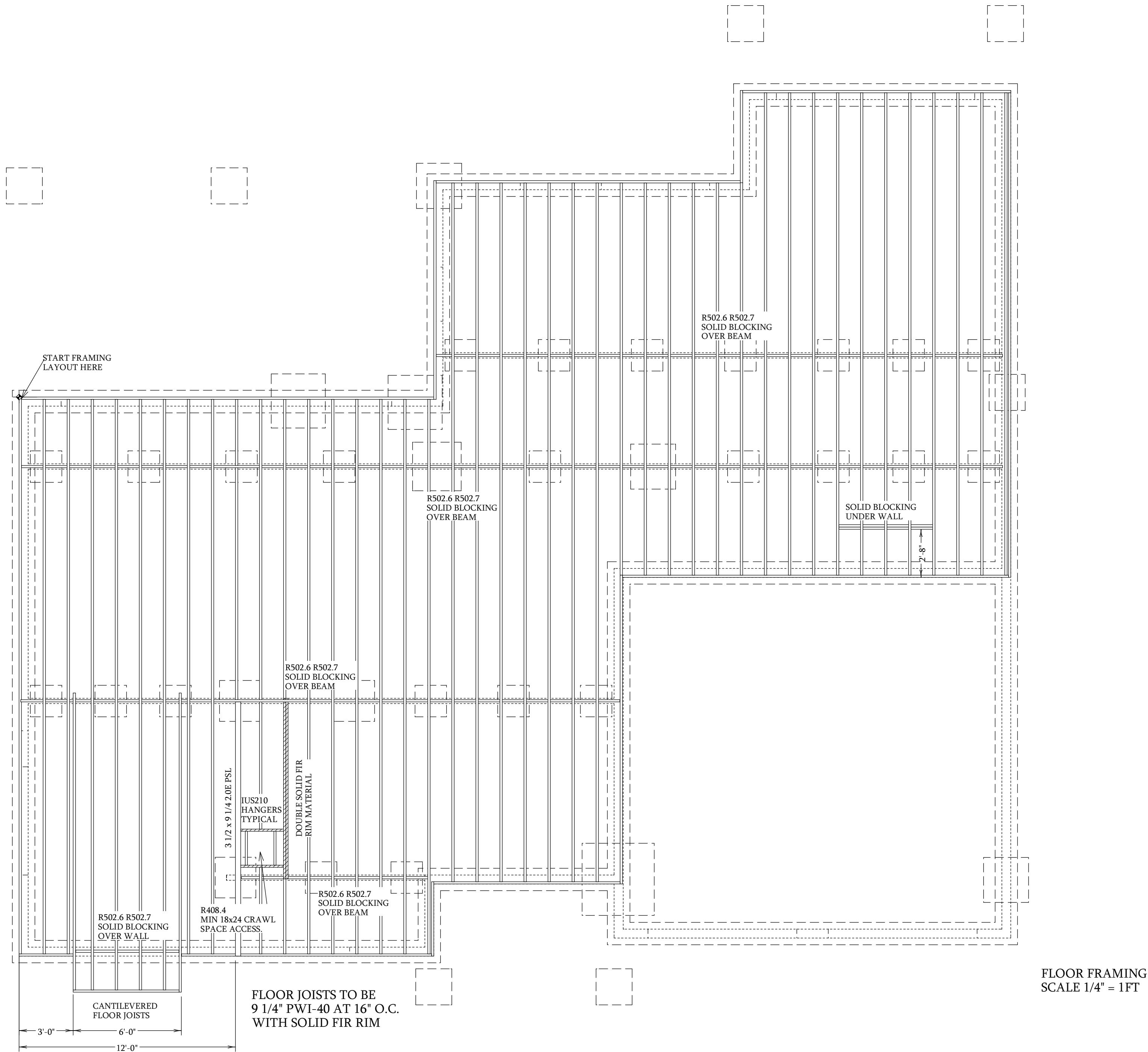


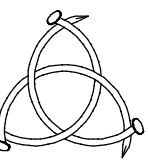
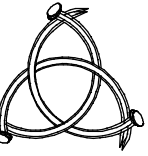
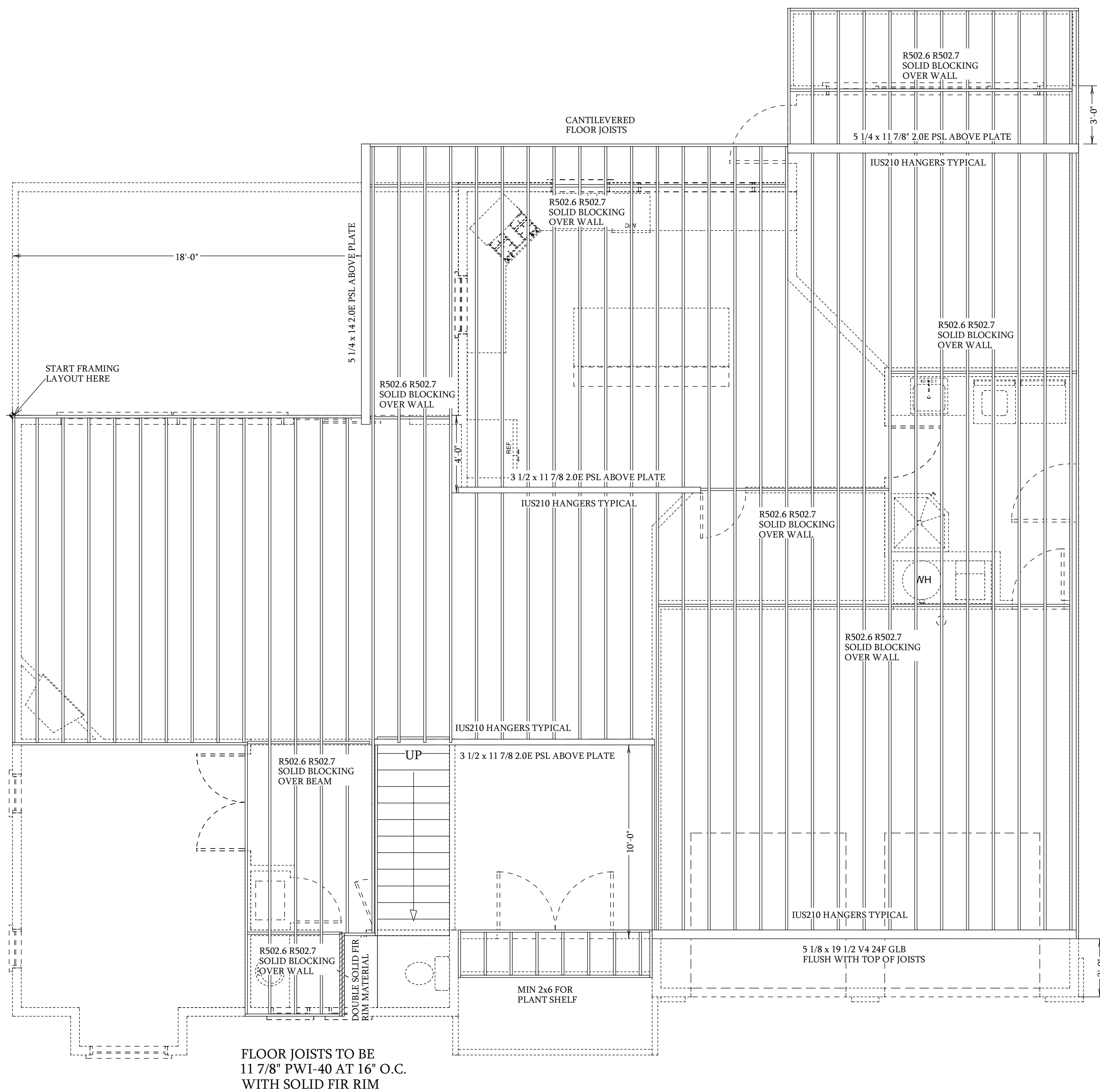


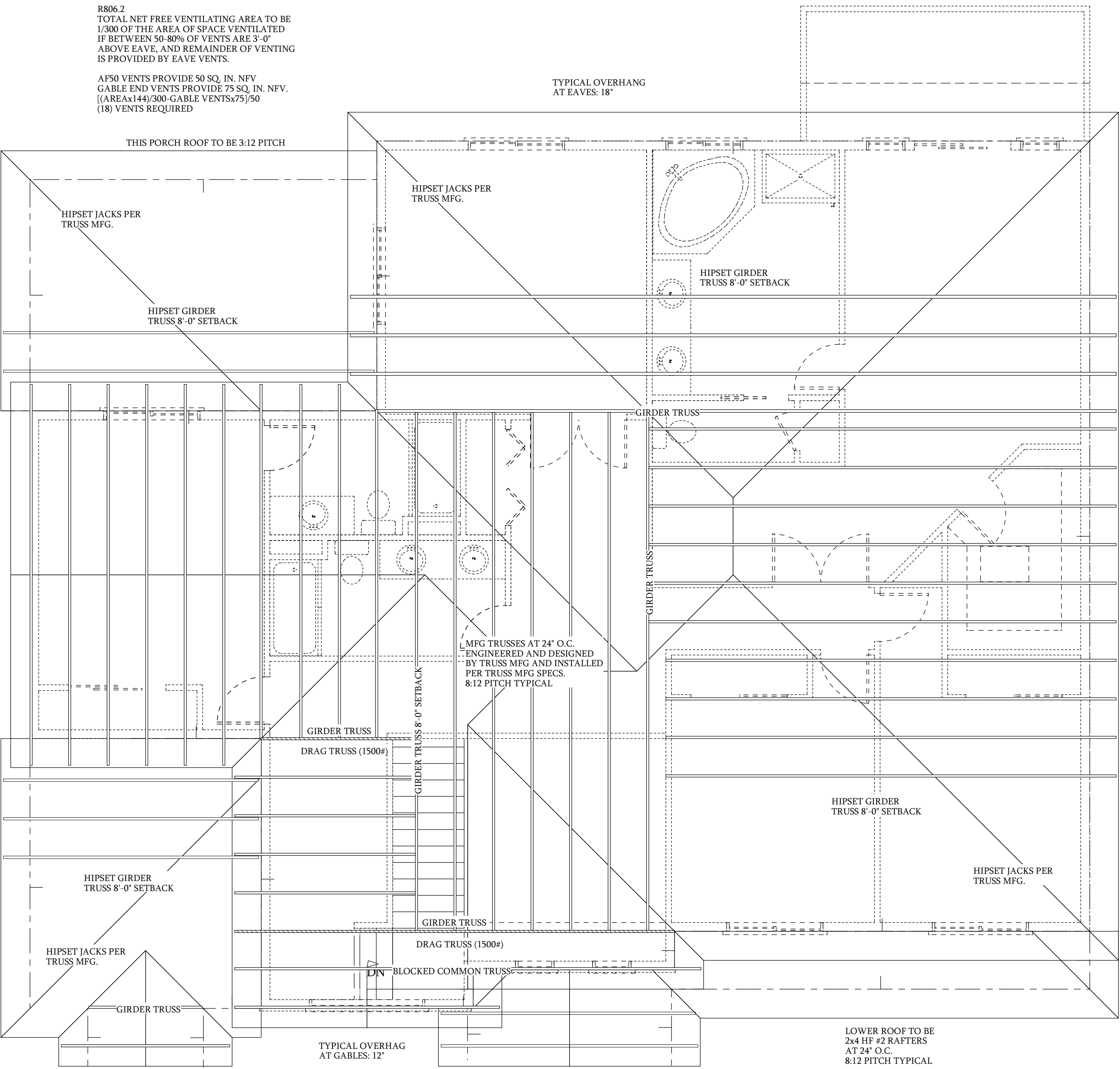


UPPER FLOOR
SCALE 1/4" = 1FT

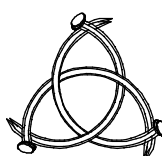
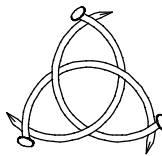








ROOF FRAMING
SCALE 1/4" = 1FT



Three Nail Designs
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CUSTOM HOME

03-03-2009
REVISED
09-09-2009

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GENERAL NOTES

ALL CONSTRUCTION MUST COMPLY WITH
2006 IBC, 2006 IRC, 2006 WSEC, AND 2006
WA STATE VIAQ

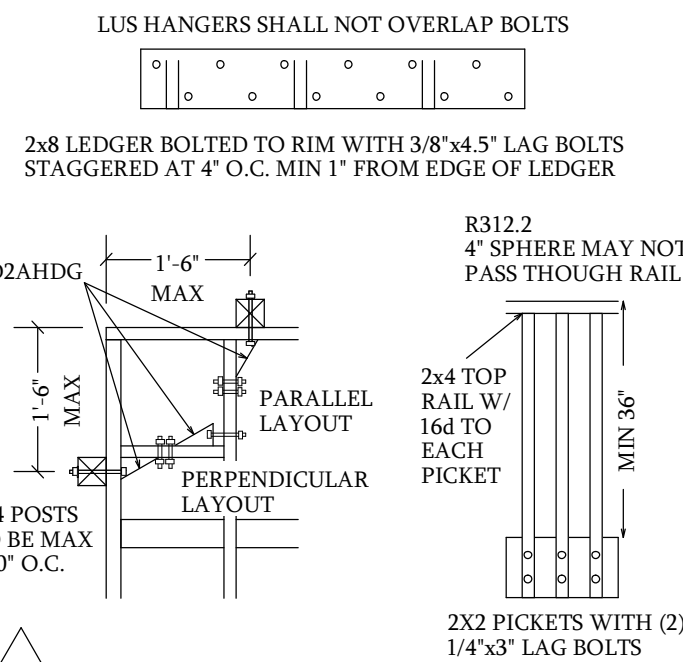
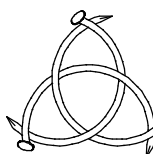
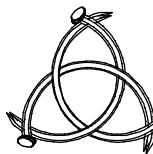
LOADS, GRADES, ETC.*

ROOF LIVE LOAD - 25
ROOF TOTAL LOAD - 40
FLOOR LIVE LOAD - 40
FLOOR TOTAL LOAD - 50

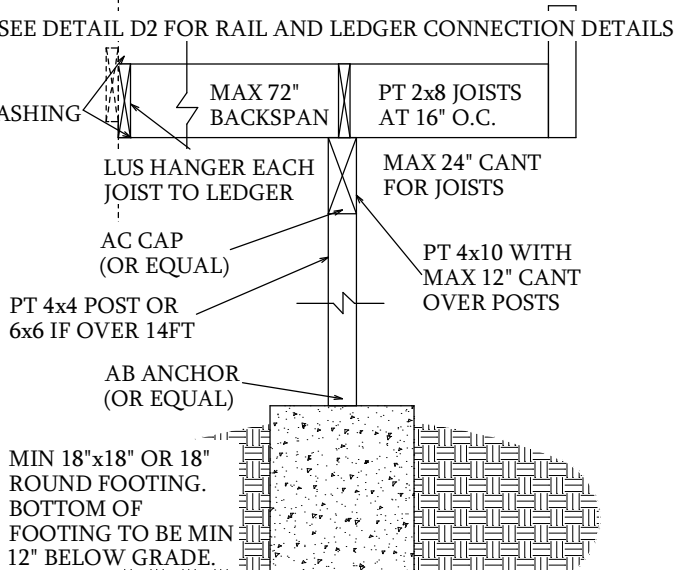
JOISTS - DF #2 / MFG I-JOISTS
STUDS - HF STUD
RAFTERS - HF #2
CONCRETE - 2500 psl

SEISMIC ZONE - D
WIND SPEED - 85
EXPOSURE - B
FROST DEPTH - 24"
SOIL BEARING - 1500 psf

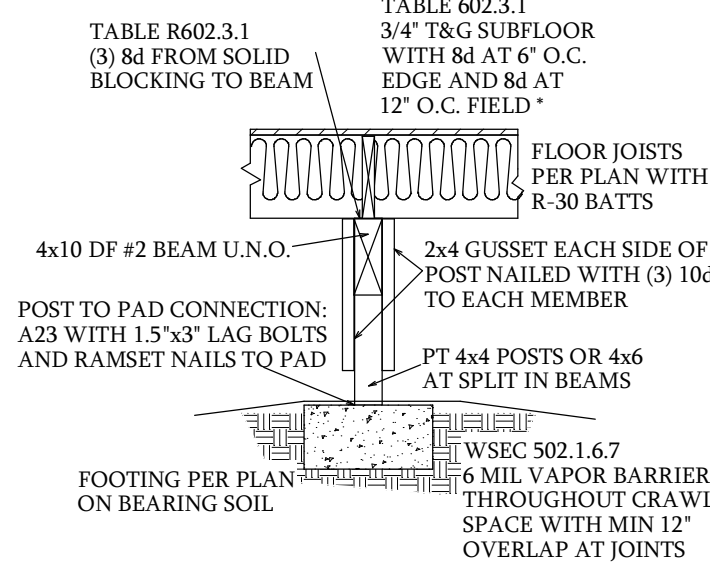
* USE ENGINEER'S DESIGN SPECS AND
CONNECTIONS WHEN DIFFERENT



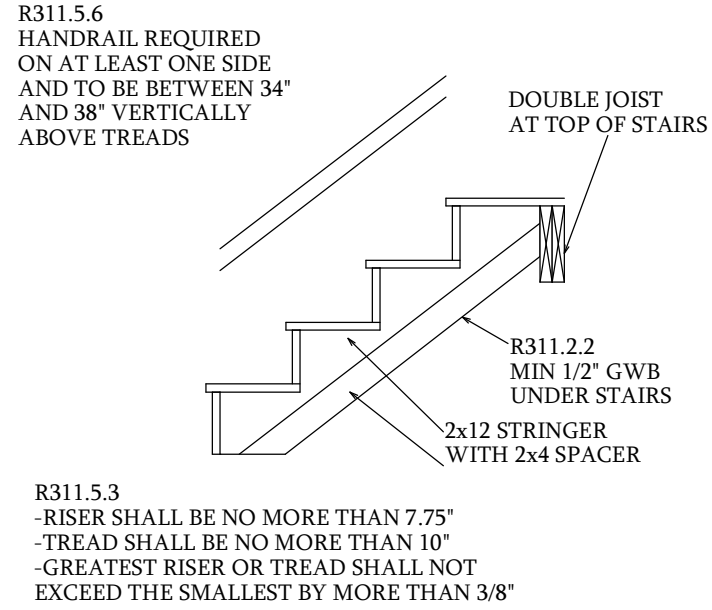
D2 DECK DETAILS



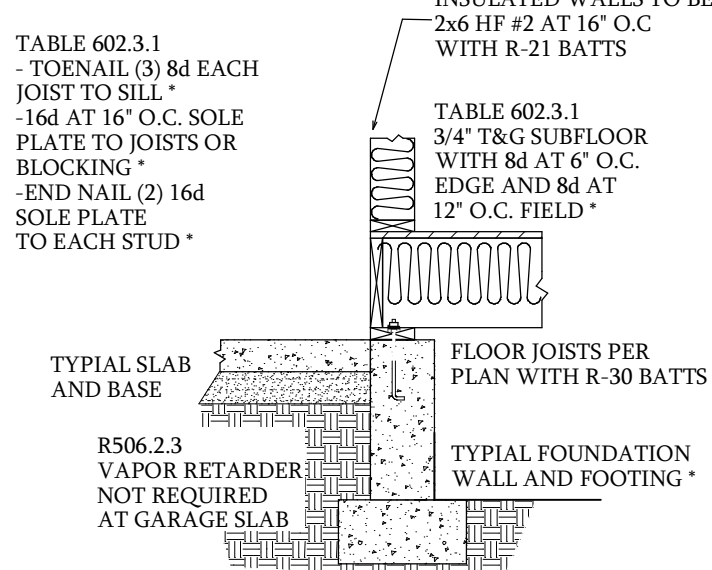
D1 TYPICAL 10x8 DECK



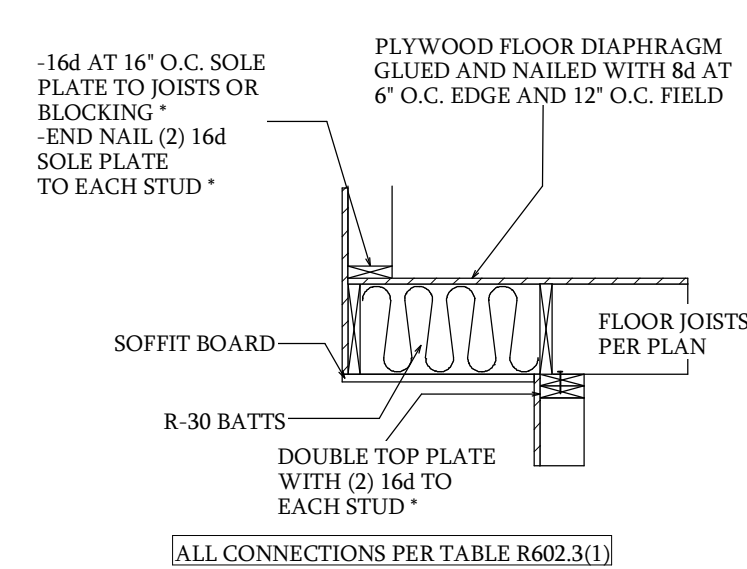
0-4 INTERIOR BEARING IN CRAWL SPACE



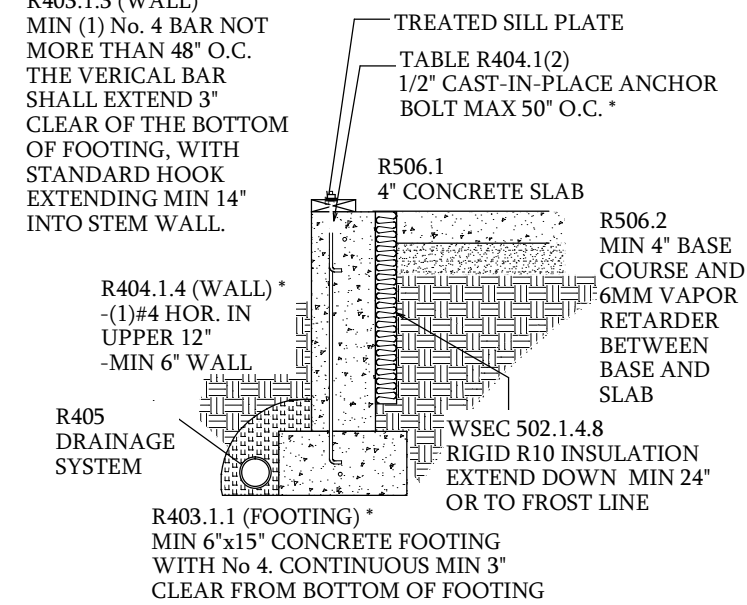
1-3 TYPICAL STAIRS



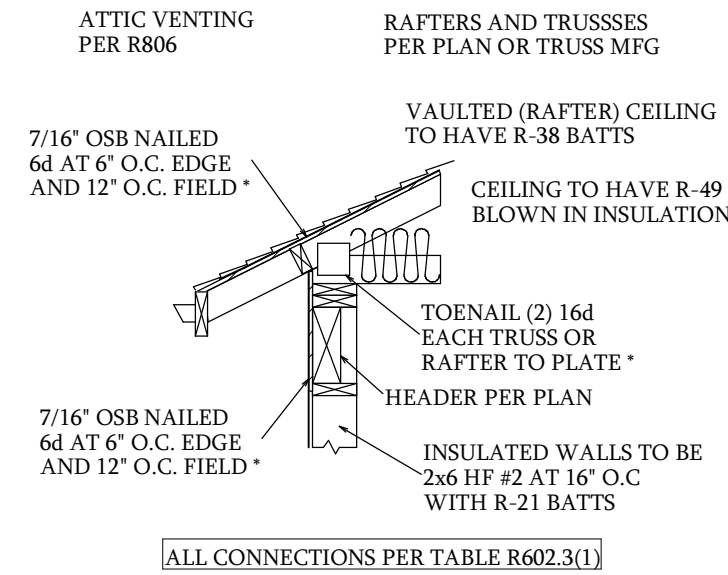
0-3 FLOOR AND WALL AT GARAGE



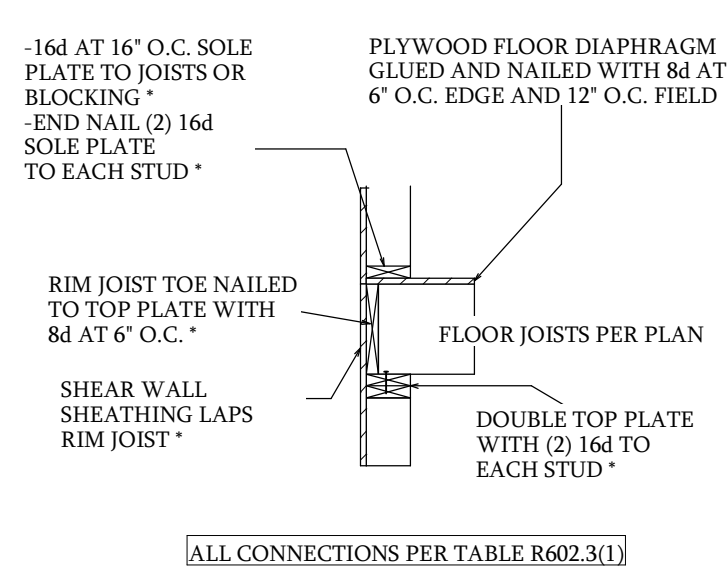
1-2 TYPICAL CANTILEVER



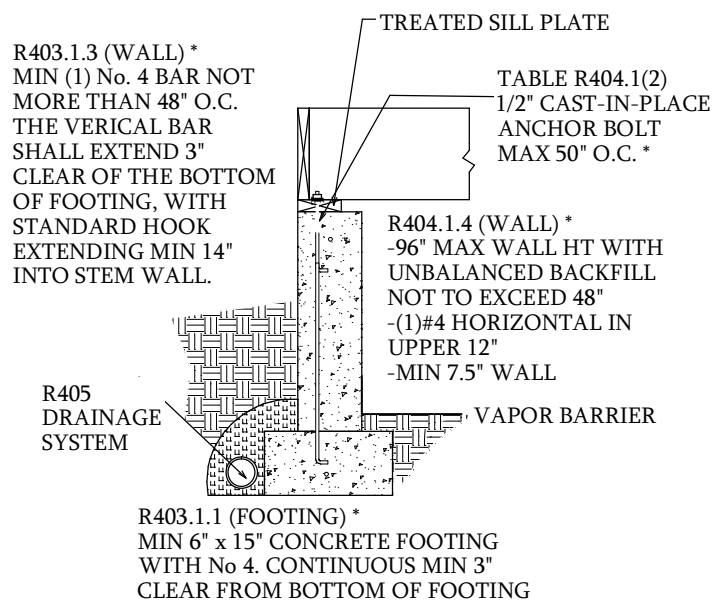
0-2 FOUNDATION WITH SLAB FLOOR



2-1 TRUSS OR RAFTER



1-1 WALLS TO FLOOR



0-1 FOUNDATION WITH CRAWL SPACE