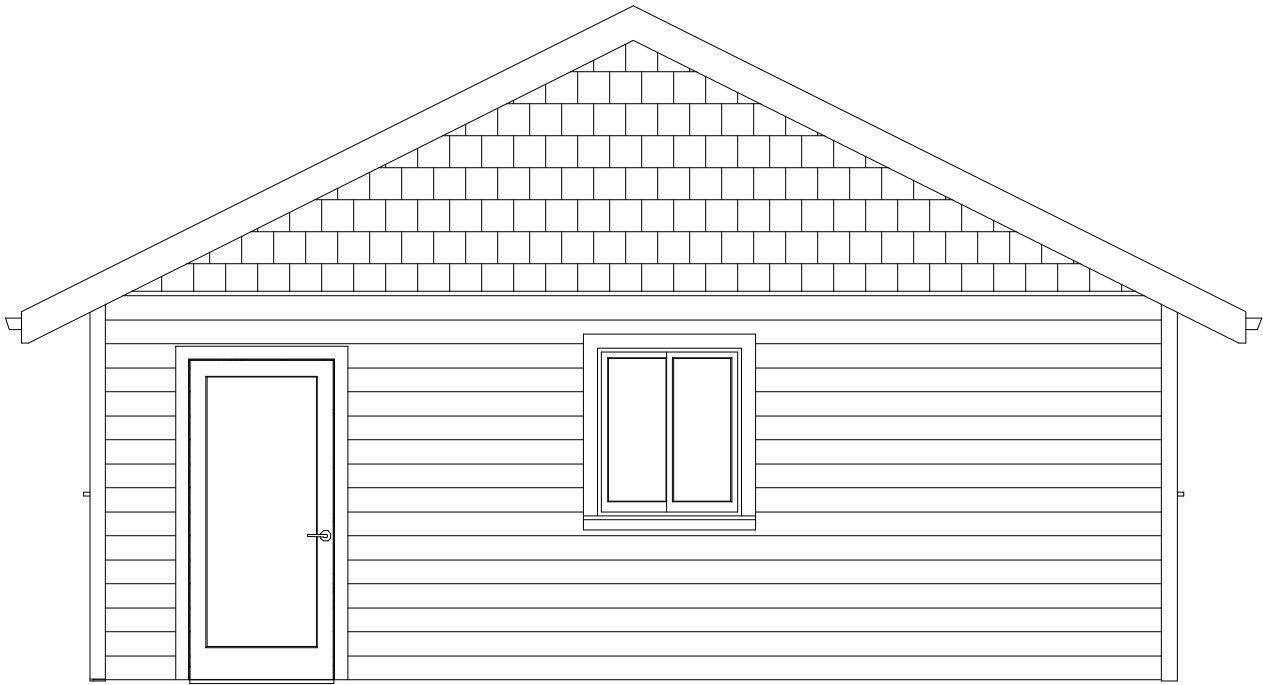


LEFT ELEVATION SCALE 1/4" = 1FT



FRONT ELEVATION SCALE 1/4" = 1FT



REAR ELEVATION SCALE 1/4" = 1FT

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

LOWER FLOOR
FRAMING 10 1/4"

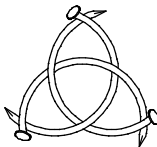
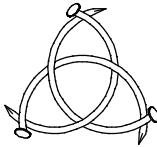


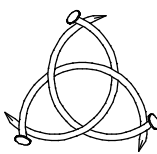
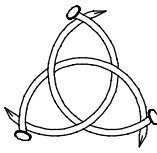
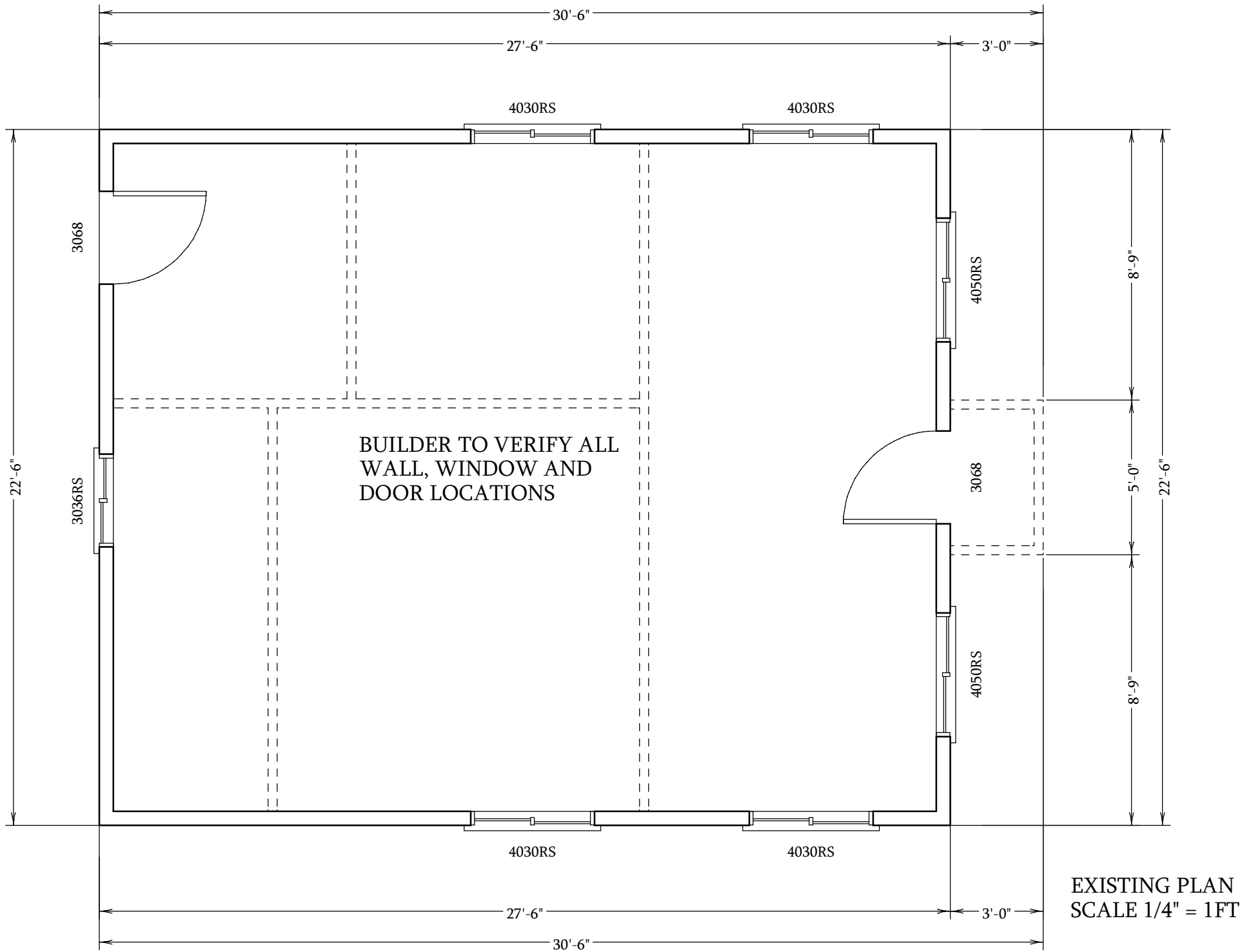
RIGHT ELEVATION SCALE 1/4" = 1FT

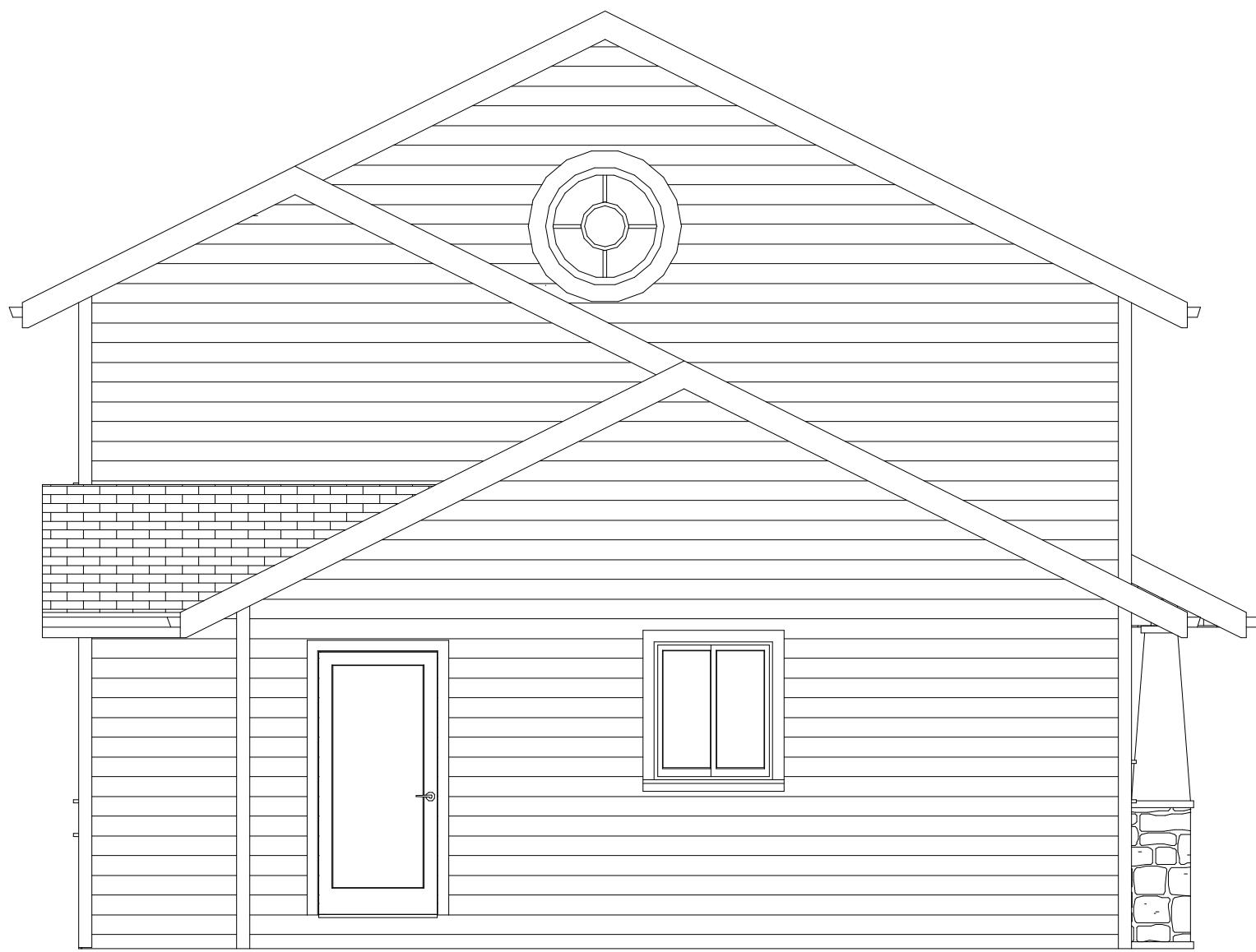
APPROXIMATE FOOTAGE SUMMARY

TOTAL LIVING 618

EXISTING STRUCTURE







REAR ELEVATION SCALE 1/8" = 1FT

UPPER FLOOR
PLT HT 7'-0"

UPPER FLOOR
FRAMING 10 1/4"

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

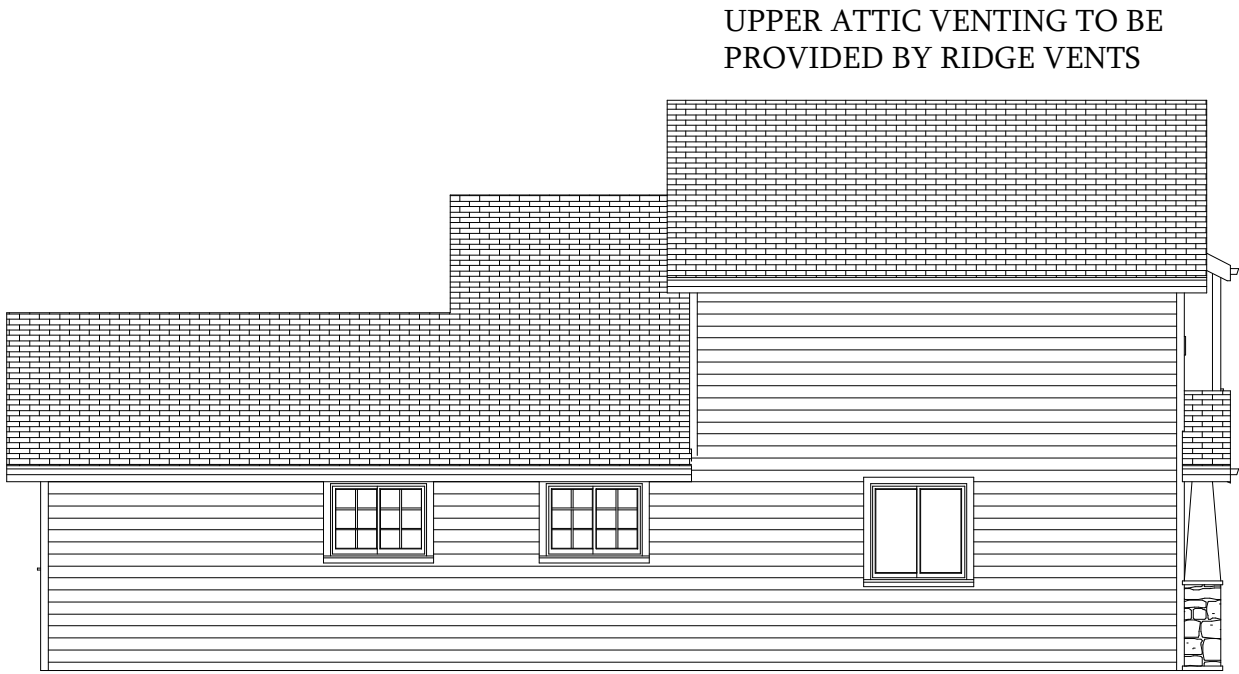
LOWER FLOOR
FRAMING 10 1/4"



6:12 PITCH
TYPICAL

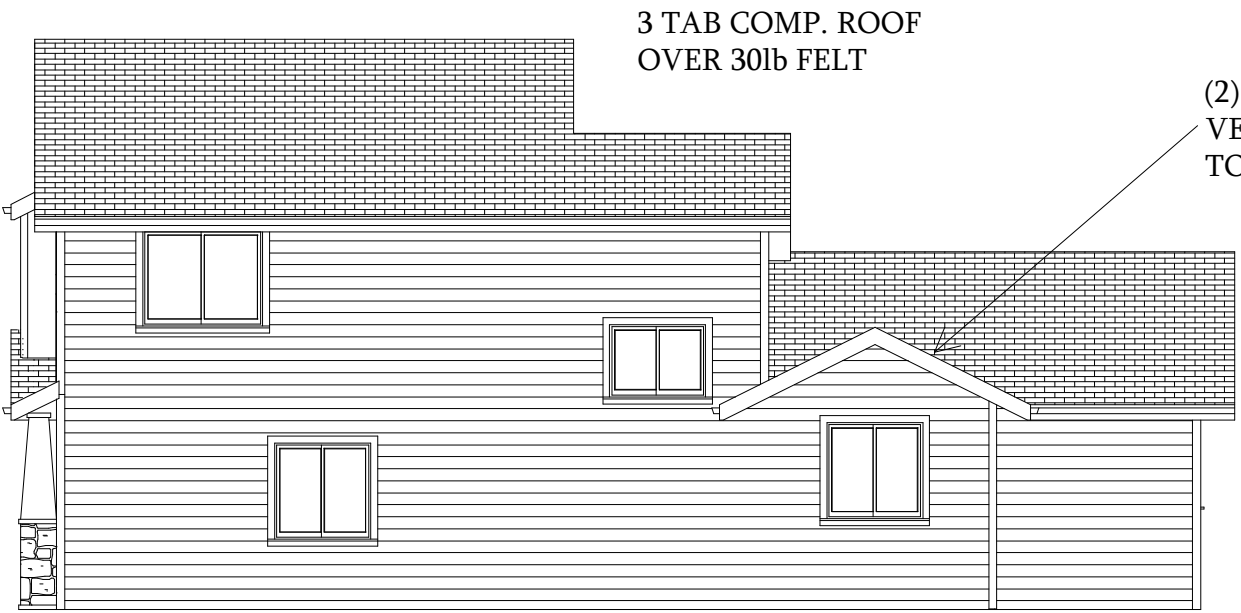
16x8 GARAGE DOOR

FRONT ELEVATION SCALE 1/4" = 1FT



LEFT ELEVATION SCALE 1/8" = 1FT

UPPER ATTIC VENTING TO BE
PROVIDED BY RIDGE VENTS



3 TAB COMP. ROOF
OVER 30lb FELT

(2) AF50 ROOF
VENTS REQUIRED
TO BE ADDED

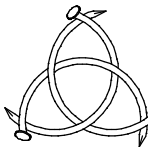
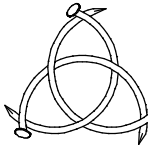
RIGHT ELEVATION SCALE 1/8" = 1FT

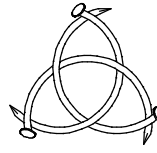
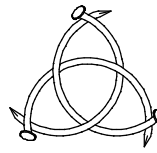
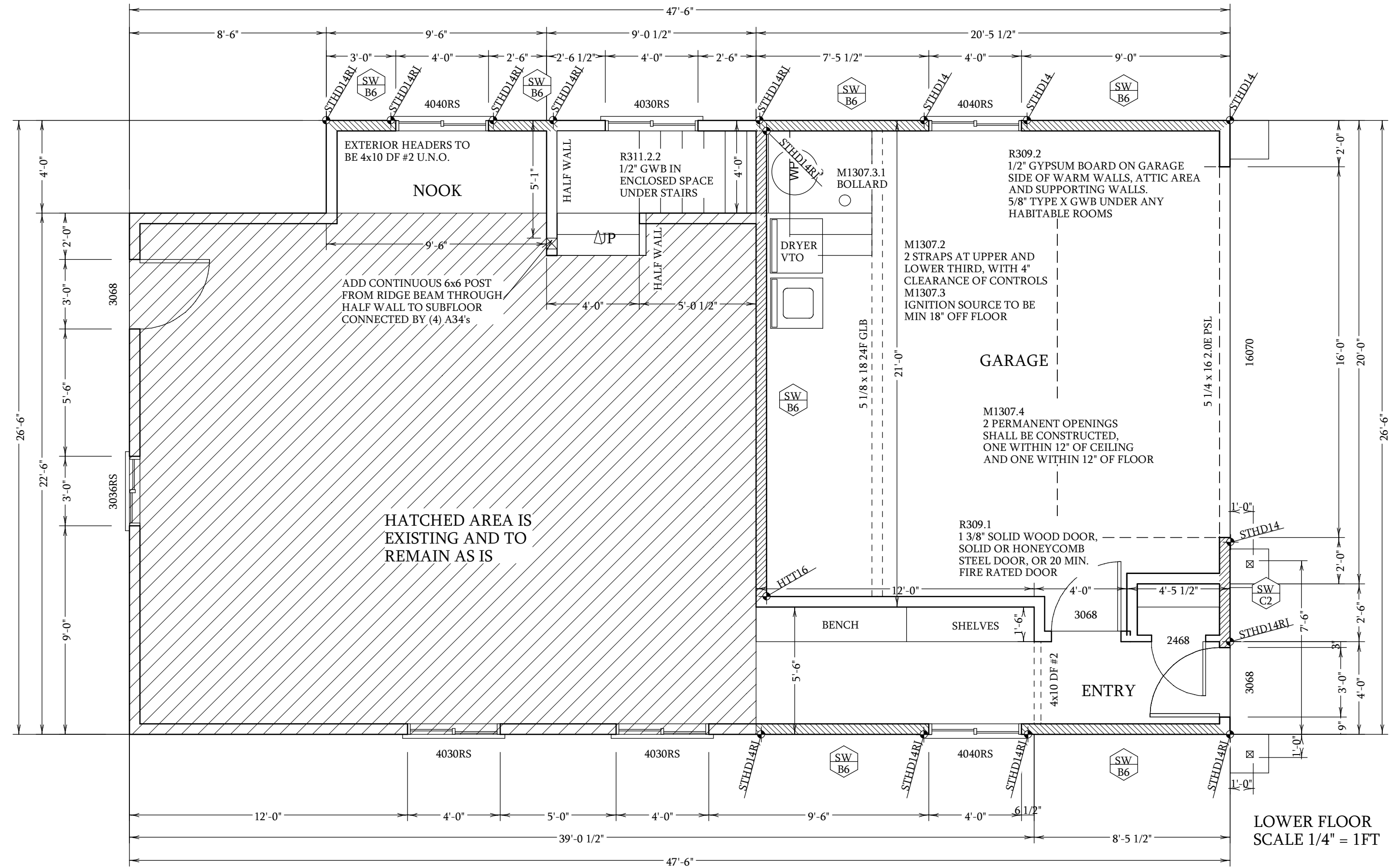
(4) FOUNDATION
VENTS REQUIRED
TO BE ADDED

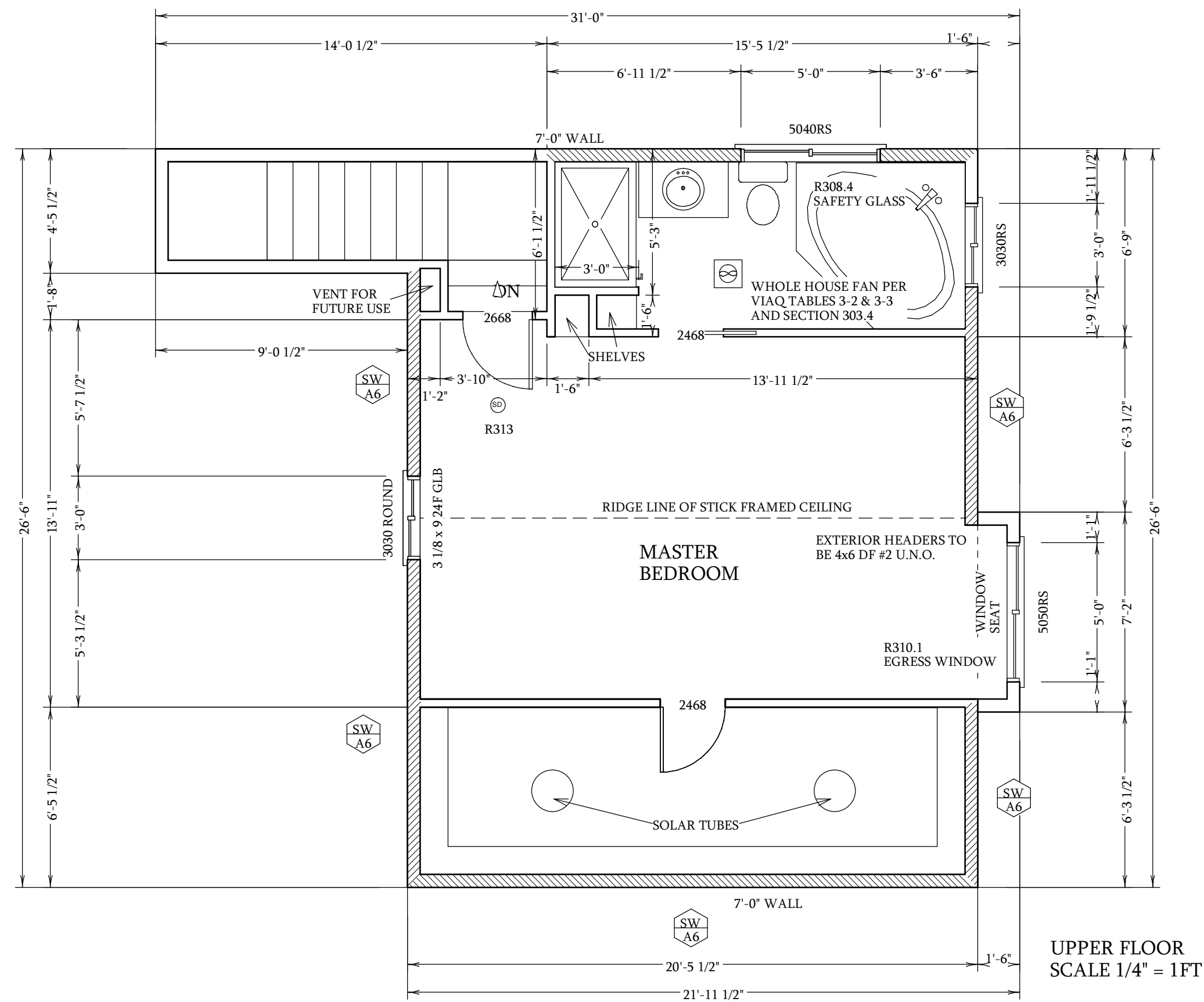
APPROXIMATE FOOTAGE SUMMARY

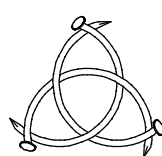
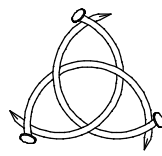
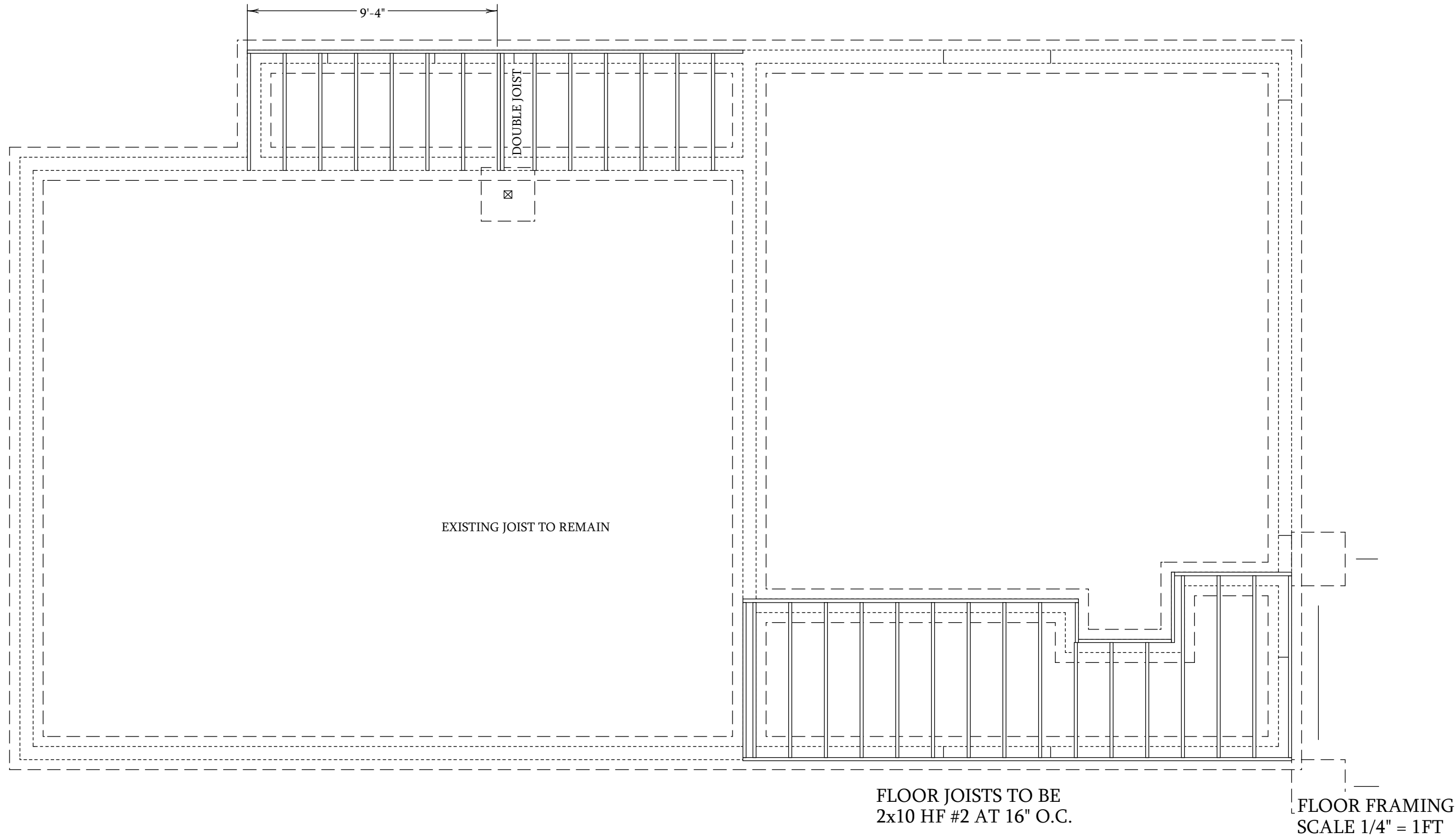
LOWER FLOOR ADD	184
UPPER FLOOR ADD	524
TOTAL LIVING ADD	708
TOTAL LIVING	1326
GARAGE AREA	422

PROPOSED ADDITION







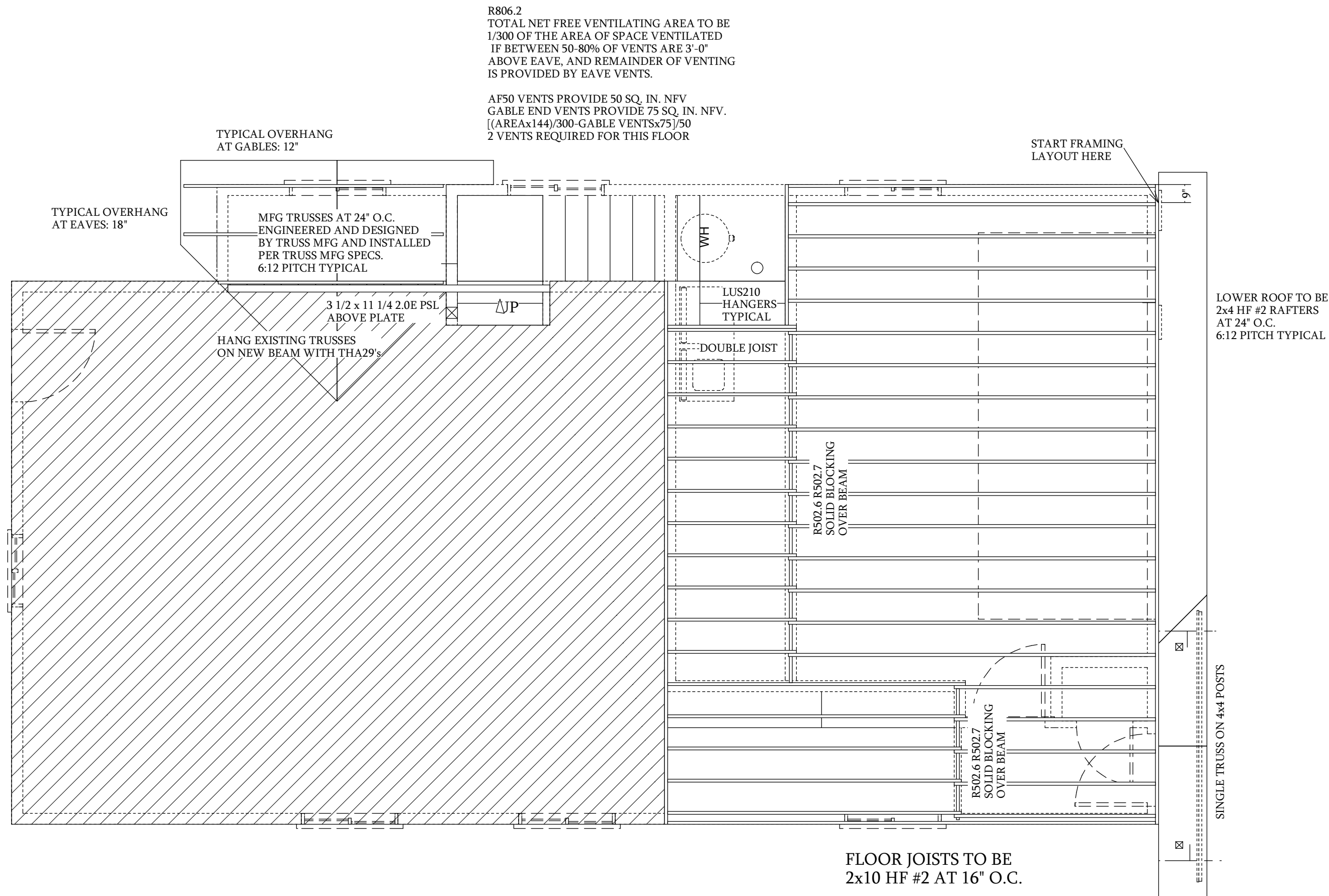


Three Nail Designs
Residential Drafting & Design

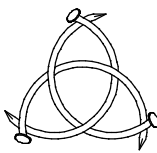
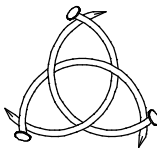
www.threenaildesigns.com
1242 State Ave, Ste I, PMB 203
Marysville, WA 98270
425-512-3090

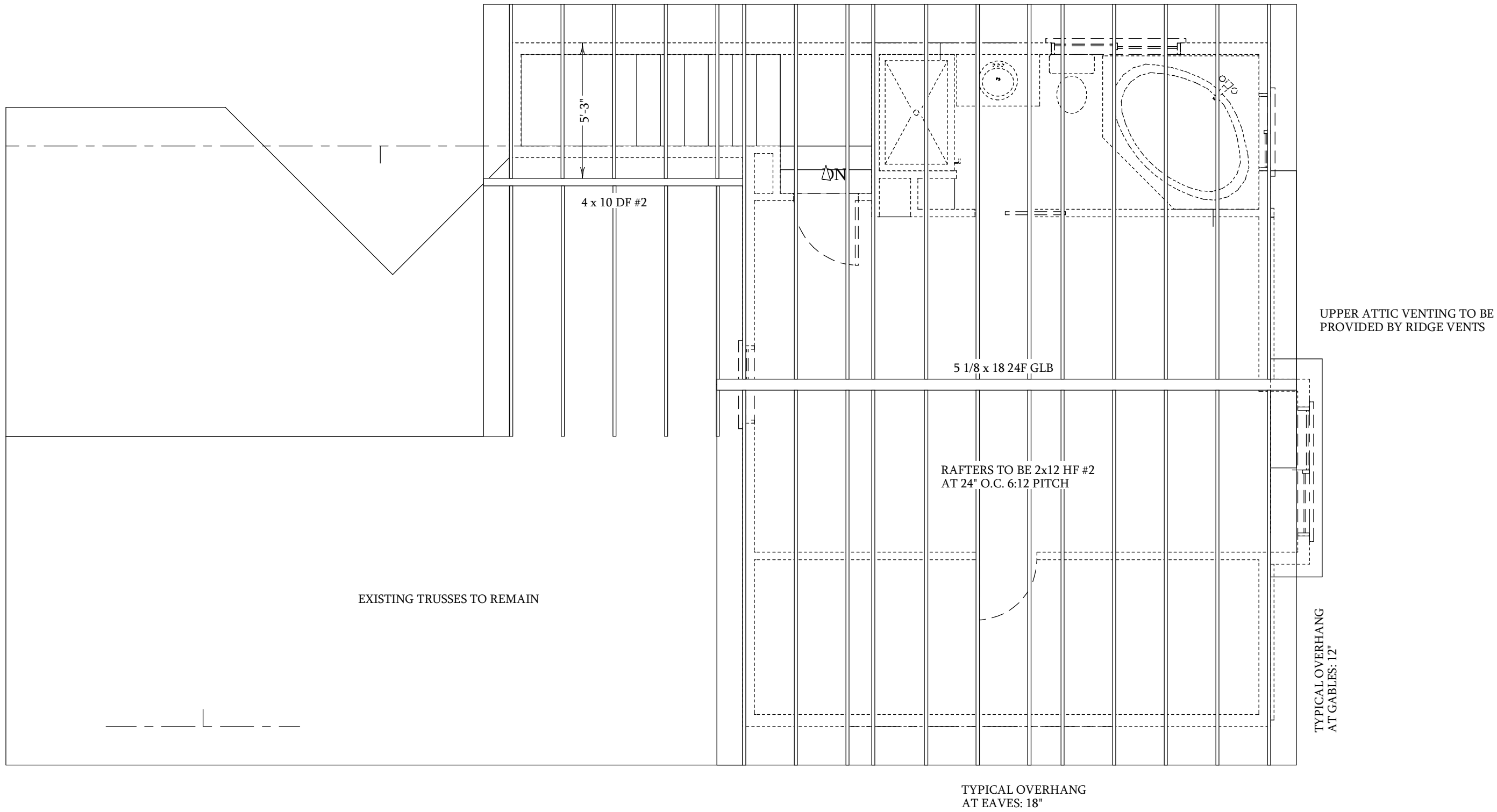
3ND SAMPLE PLAN
ADDITION / REMODEL

03-03-2009
REVISED
09-09-2009

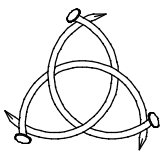
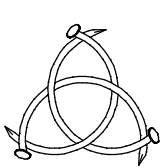


FRAMING PLAN
SCALE 1/4" = 1FT





ROOF FRAMING
SCALE 1/4" = 1FT



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

