

**Floor Plan**  
Scale: 1/4" = 1'-0"

- DOOR SCHEDULE**
- ① 30-488 ENTRY
  - ② 610-488 FRENCH GLIDER
  - ③ 218-488 SOLID CORE INTERIOR
  - ④ 310-488 COVERED
  - ⑤ 310-488 1 HOUR
  - ⑥ 218-488 SOLID CORE INTERIOR
  - ⑦ 214-488 SOLID CORE INTERIOR
  - ⑧ 910-710 OVERHEAD GARAGE DOOR
- WINDOW SCHEDULE**
- A 300-416 FIXED
  - B 300-416 CASSEMENT
  - C 910-416 FIXED
  - D 216-416 CASSEMENT
  - E 300-312 FIXED
  - F 210-312 CASSEMENT
  - G 216-412 CASSEMENT-EGRESS

**BUILDING INFORMATION**  
PLAN NAME: LOT 9 RAMBLER

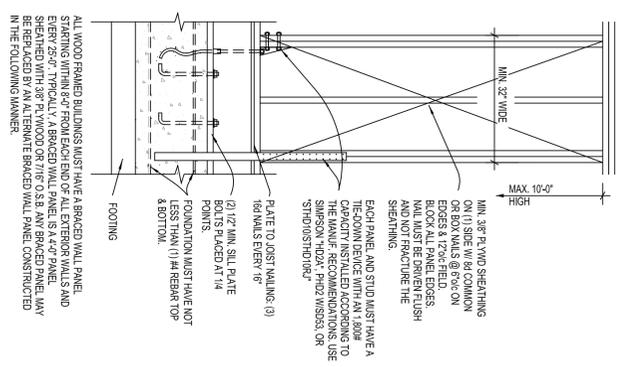
**AREAS:**  
HOME = 1437 Sq. Ft.  
GARAGE = 332 Sq. Ft.  
COVERED FRONT PORCH = 36 Sq. Ft.  
FOOTPRINT = 1805 SF

PATIO = 413 SF  
AS SHOWN ON SITE PLAN

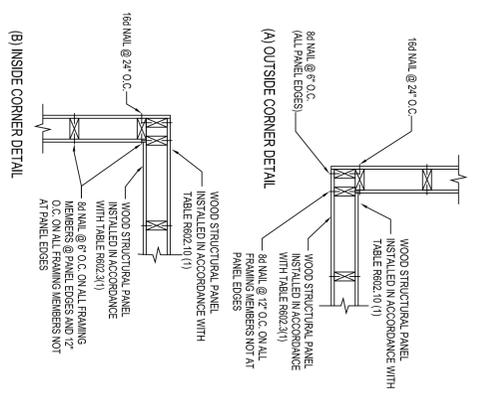
**SHEAR WALL LEGEND & NOTES**

- A WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 9/16" (7.6MM) FOR 16" (408MM) STUD SPACING AND NOT LESS THAN 3/8" (9.5MM) FOR 24" (610MM) STUD SPACING IN ACCORDANCE WITH COMMON OR PERFORMED SHAKWALLS AT 9" ON CENTER AT THE EDGES AND 12" ON CENTER AT THE INTERMEDIATE SUPPORTS.
- A1 SEE DETAIL A1 THIS SHEET.
- B4 GYPSUM BOARD SHEATHING 1/2" (13MM) THICK BY 4' (1219MM) WIDE WALLBOARD OR GYPSUM BASED ON STUDS SPACED NOT OVER 24" (610MM) ON CENTER AND NAILED AT 7" (178MM) ON CENTER WITH NAILS AS REQUIRED BY TABLE R602.2(1) FOR SHEATHING AND TABLE R602.3 FOR INTERIOR GYPSUM BOARD. EACH BRACED WALL PANEL MUST BE AT LEAST 96" (2438 MM) IN LENGTH WHEN APPLIED TO BOTH FACES OF A BRACED WALL PANEL.
- B5 GYPSUM BOARD SHEATHING 1/2" (13MM) THICK BY 4' (1219MM) WIDE WALLBOARD OR GYPSUM BASED ON STUDS SPACED NOT OVER 24" (610MM) ON CENTER AND NAILED AT 7" (178MM) ON CENTER WITH NAILS AS REQUIRED BY TABLE R602.2(1) FOR SHEATHING AND TABLE R602.3 FOR INTERIOR GYPSUM BOARD. EACH BRACED WALL PANEL MUST BE AT LEAST 96" (2438 MM) IN LENGTH WHEN APPLIED TO ONE FACE OF A BRACED WALL PANEL.
- C CONTINUOUS STRUCTURAL PANEL SHEATHING, WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED AT CORNERS IN ACCORDANCE WITH FIGURE R602.10.3 (SEE DETAIL THIS SHEET). TABLE R602.10.1 FOR WALLS AND TABLE R602.10.2 FOR WALLS WITH A FACTOR OF 0.8 FOR WALLS WITH MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 85 PERCENT OF THE WALL HEIGHT OR A FACTOR OF 0.8 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 87 PERCENT OF THE WALL HEIGHT.
- D PORTAL FRAMING PER DETAIL THIS SHEET.

**ALTERNATE BRACED WALL PANELS**  
N.T.S.



**CONTINUOUS STRUCTURAL PANEL SHEATHING**  
N.T.S.



**LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL** TABLE R602.10.5

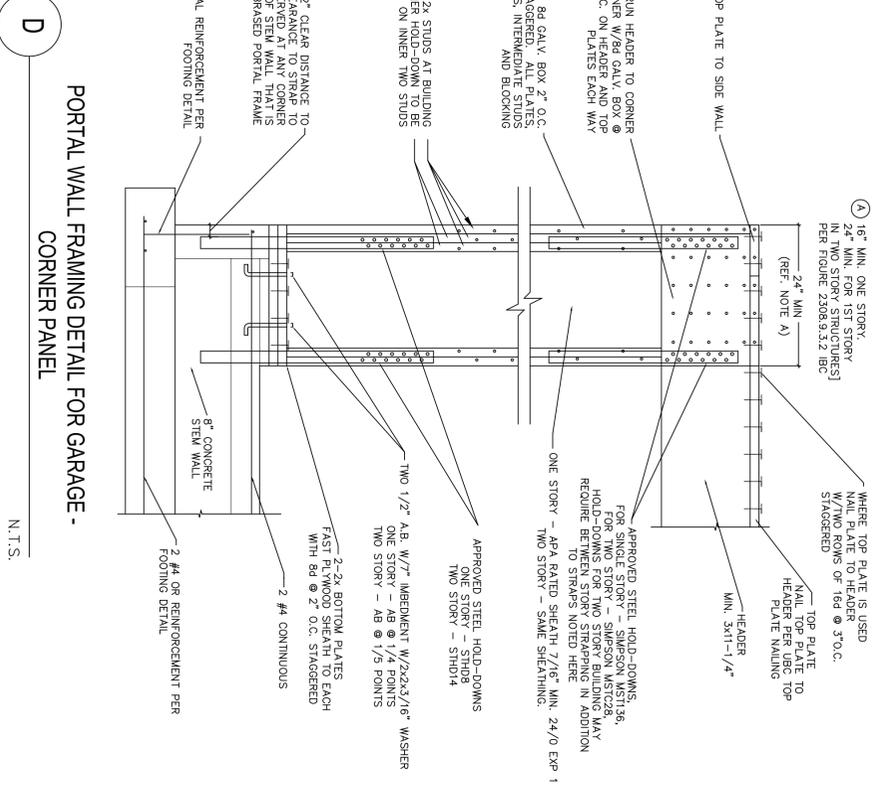
MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)	MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	100%
9-FOOT WALL	100%
10-FOOT WALL	85%
11-FOOT WALL	65%

**SHEAR WALL NOTES**

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDING EXCEPT WHERE WAIVED BY THE INSTALLATION REQUIREMENTS FOR THE SPECIFIC SHEATHING MATERIALS.

BRACED WALL PANEL SOLID PLATES SHALL BE WELDED TO CONCRETE. WELDED JOINTS SHALL BE PERFORMED BY A FACTOR OF 0.8 FOR WALLS WITH MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 85 PERCENT OF THE WALL HEIGHT OR A FACTOR OF 0.8 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 87 PERCENT OF THE WALL HEIGHT.

WHERE JOINTS ARE PERPENDICULAR TO BRACED WALL LINES ABOVE BLOCKING SHALL BE PROVIDED UNDER AND IN LINE WITH THE BRACED WALL PANELS.



APPROVED STEEL HOLD-DOWNS FOR SINGLE STORY - SIMPSON MS1136. HOLD-DOWNS SHALL BE INSTALLED AT 24" O.C. BETWEEN STORY STRAPPING IN ADDITION TO STRAPS NOTED HERE.

ONE STORY - APA RATED SHEATH 7/16" MIN. 24"/0 EXP 1 TWO STORY - SAME SHEATHING.

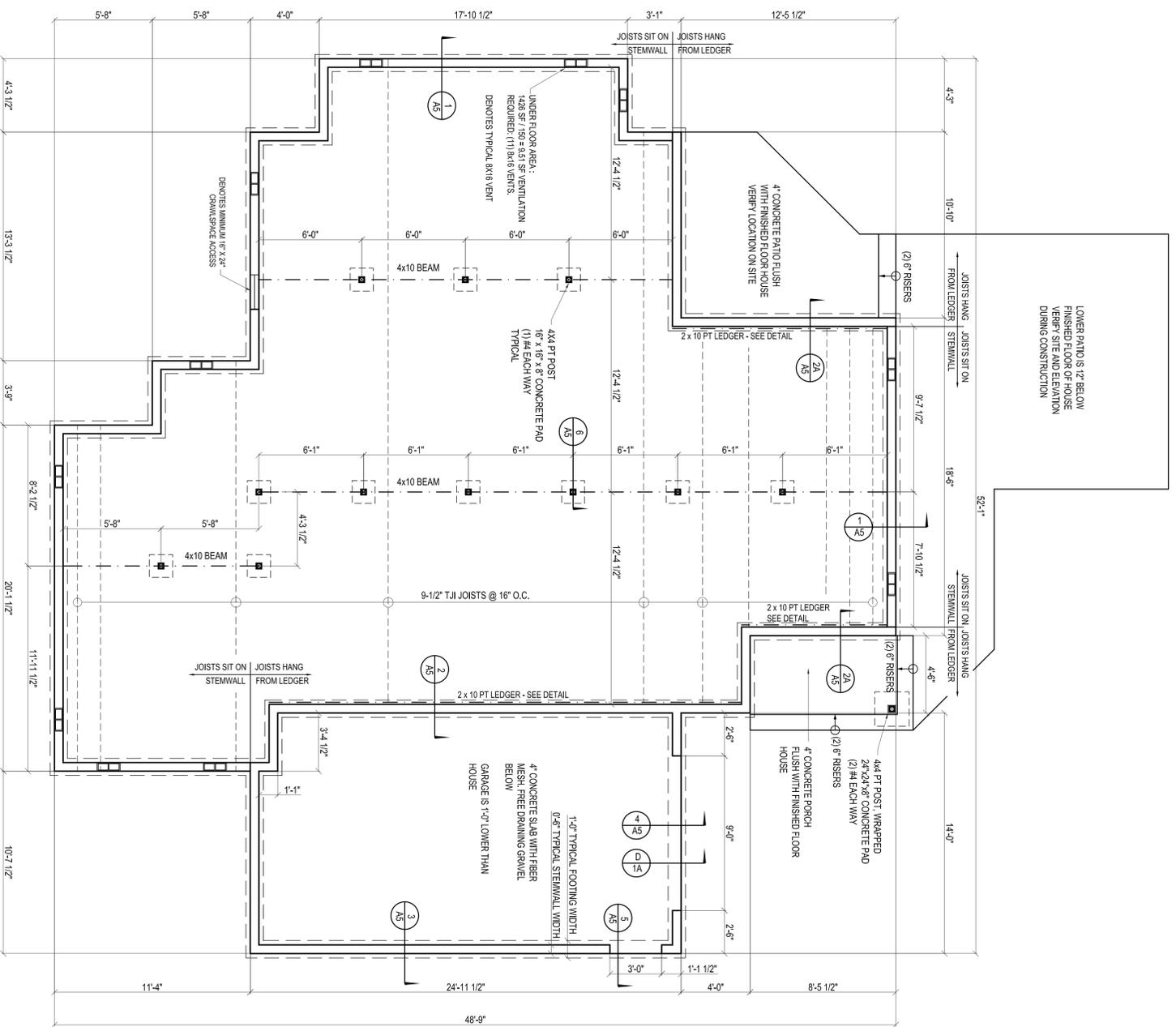
APPROVED STEEL HOLD-DOWNS ONE STORY - SHD8 TWO STORY - SHD14

2-2x BOTTOM PLATES FASTENED TO EACH END OF STEEL SHEATHING WITH 8d @ 2' O.C. STAGGERED.

2 #4 CONTINUOUS VERTICAL REINFORCEMENT PER FOOTING DETAIL.

8" CONCRETE STEEL WALL.

2 #4 OR REINFORCEMENT PER FOOTING DETAIL.

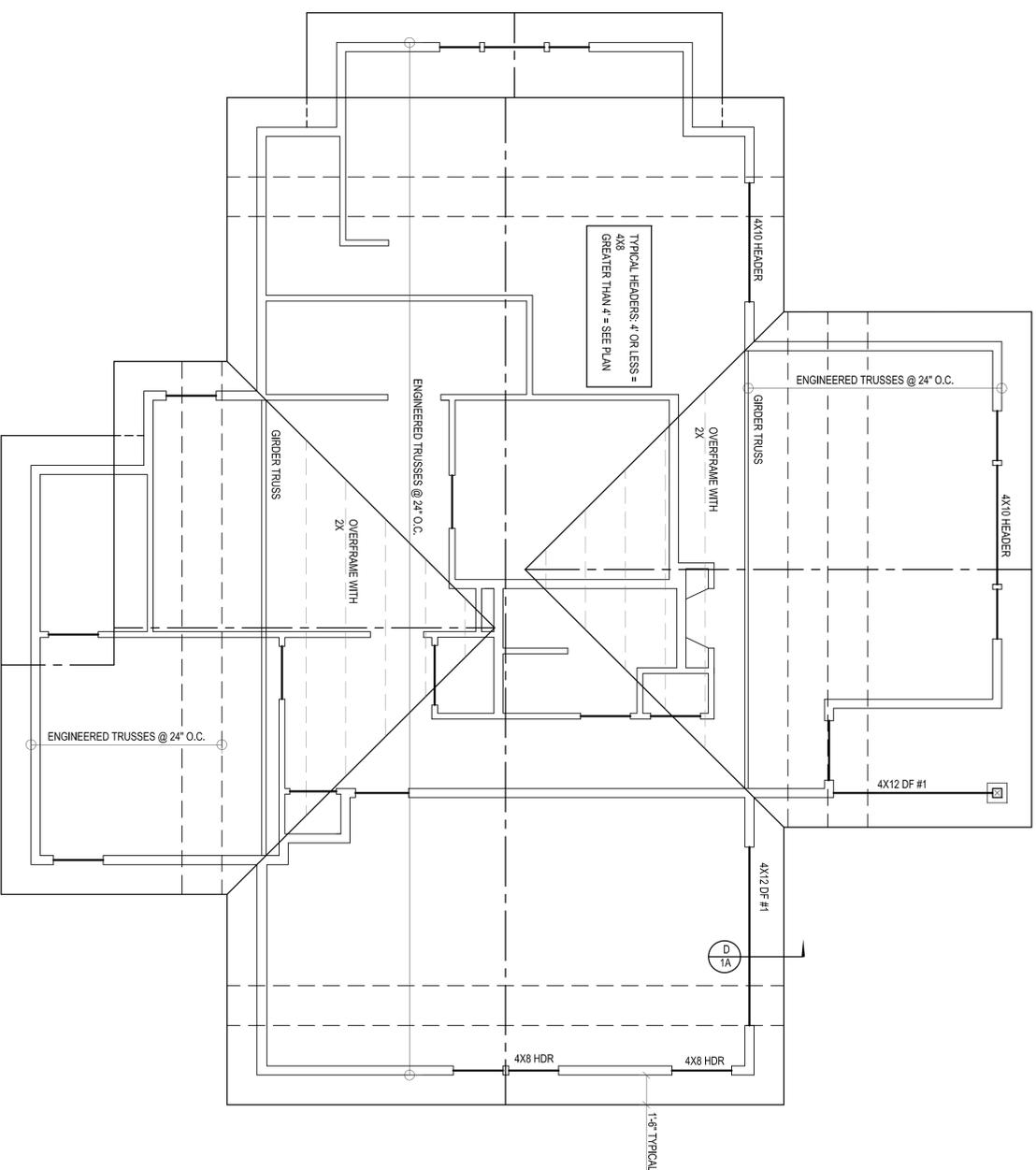


# Foundation & Floor Framing Plan

Scale: 1/4" = 1'-0"

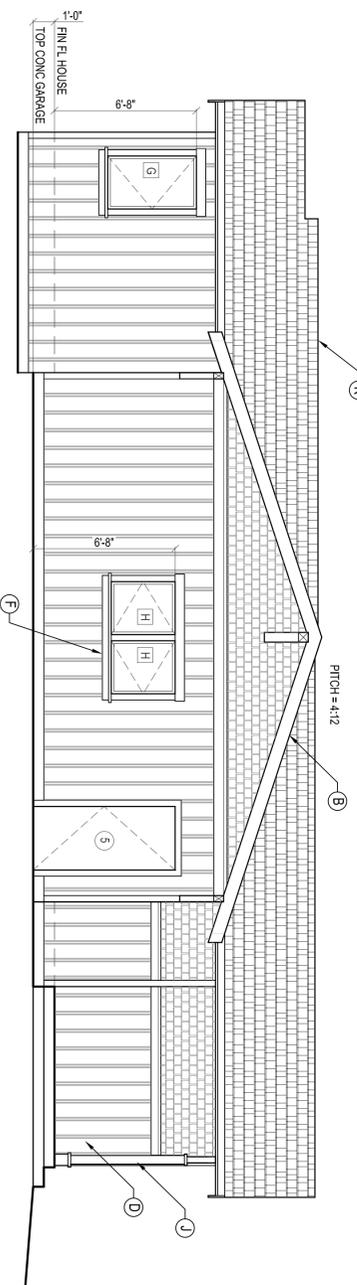
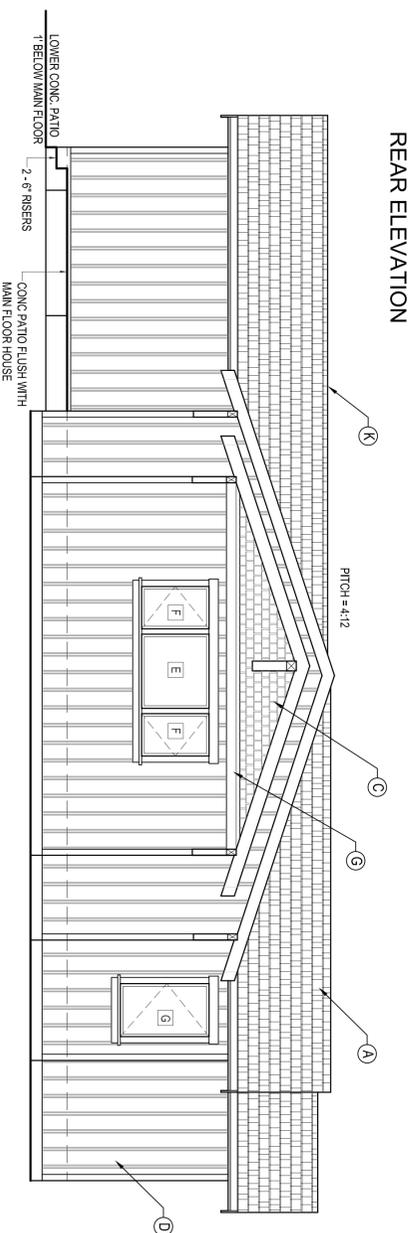
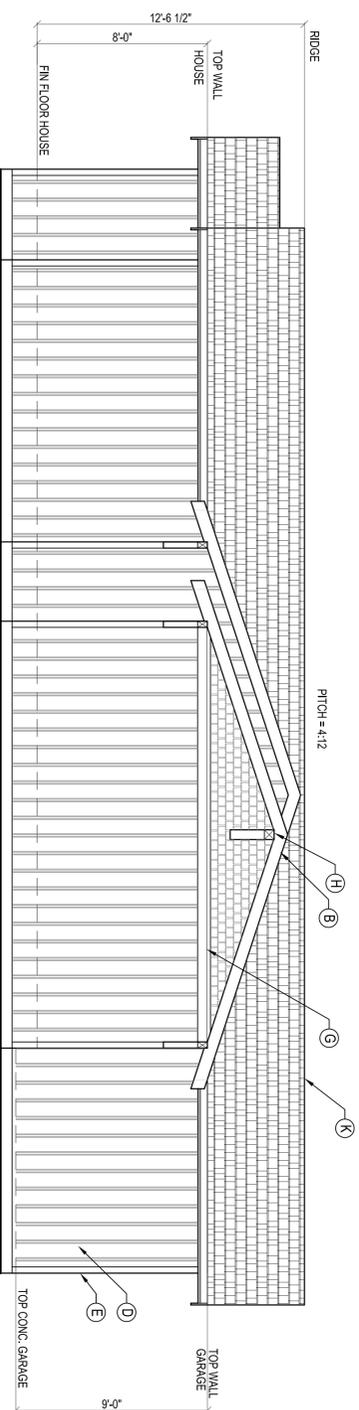
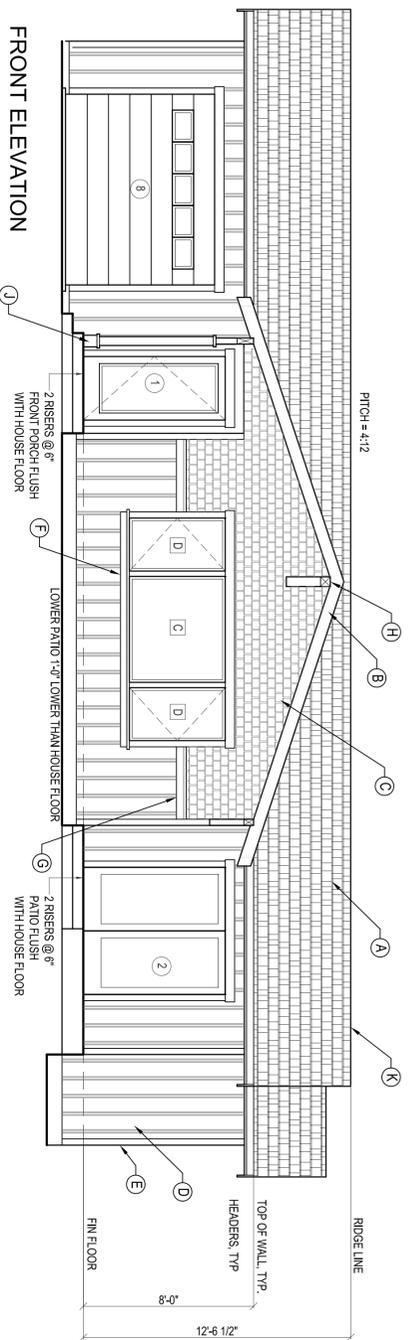
# Roof Plan

Scale: 1/4" = 1'-0"



## FOUNDATION WALL VERTICAL REINFORCING REQUIREMENTS / per table (R404.1.1)(2) 2003 IRC

MAX. WALL HT. (feet)	MAX. UNBALANCED BACKFILL HT. (feet)	MINIMUM VERTICAL REINFORCEMENT SPACING FOR 8" WALL THICKNESS	SOIL CLASSES PER TABLE R405.1, 2003 IRC	SIZE & SPACING PER TABLE R404.1.1(2) 2003 IRC
6	5	#4 @ 48" O.C.	GW, GP, SW, & SP	#4 @ 48" O.C.
7	4	#4 @ 48" O.C.	GW, GP, SW, & SP	#4 @ 48" O.C.
8	5	#4 @ 48" O.C.	GW, GP, SW, & SP	#4 @ 48" O.C.
9	5	#4 @ 48" O.C.	GW, GP, SW, & SP	#4 @ 48" O.C.



- DOOR SCHEDULE**
- 1) 30'-48" ENTRY
  - 2) 60'-48" FRENCH GLIDER
  - 3) 24'-48" SOLID CORE INTERIOR
  - 4) 30'-48" LOUVERED
  - 5) 30'-48" 1 HOUR
  - 6) 24'-48" SOLID CORE INTERIOR
  - 7) 24'-48" SOLID CORE INTERIOR
  - 8) 90'-70" OVERHEAD GARAGE DOOR
- WINDOW SCHEDULE**
- A) 30'-48" FIXED
  - B) 30'-48" CASEMENT
  - C) 60'-48" FIXED
  - D) 24'-48" CASEMENT
  - E) 30'-32" FIXED
  - F) 20'-32" CASEMENT
  - G) 24'-42" CASEMENT; EGRESS

- A) COMPOSITION ROOFING
- B) 5/4 PRIMED SPRUCE FACHA or BARGE BOARD
- C) HARDI SHINGLES
- D) HARDI PANEL w/ 2" BATTENS @ 16" O.C.
- E) 2x6 PRIMED SPRUCE CORNER BOARDS
- F) WINDOW & DOOR TRIM, PRIMED SPRUCE:  
SIDES - 1/2" x 4"  
BOTTOM - 2x BEVELED SILL & 1/2" x 4" STOOL  
TOP - 2x6
- G) BEVELED 2x3 OVER 2x6 BELLY BAND  
PRIMED SPRUCE
- H) 4x4 KNEE BRACES PRIMED FIR
- I) PT POST PER FRAMING PLAN, WRAPPED  
CONTINUOUS RIDGE VENT, TYPICAL
- K) CONTINUOUS RIDGE VENT, TYPICAL

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION

ELEVATIONS

Scale: 1/4" = 1'-0"

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Revision Date

Model:  
Lot 9 Rambler

THE ISLES  
West 2nd & New York Avenue  
Anacortes, Washington  
ELEVATIONS

DRAWN: SLG

JULY 24, 2015

SCALE: 1/4" = 1'-0"

SHEET

A3

