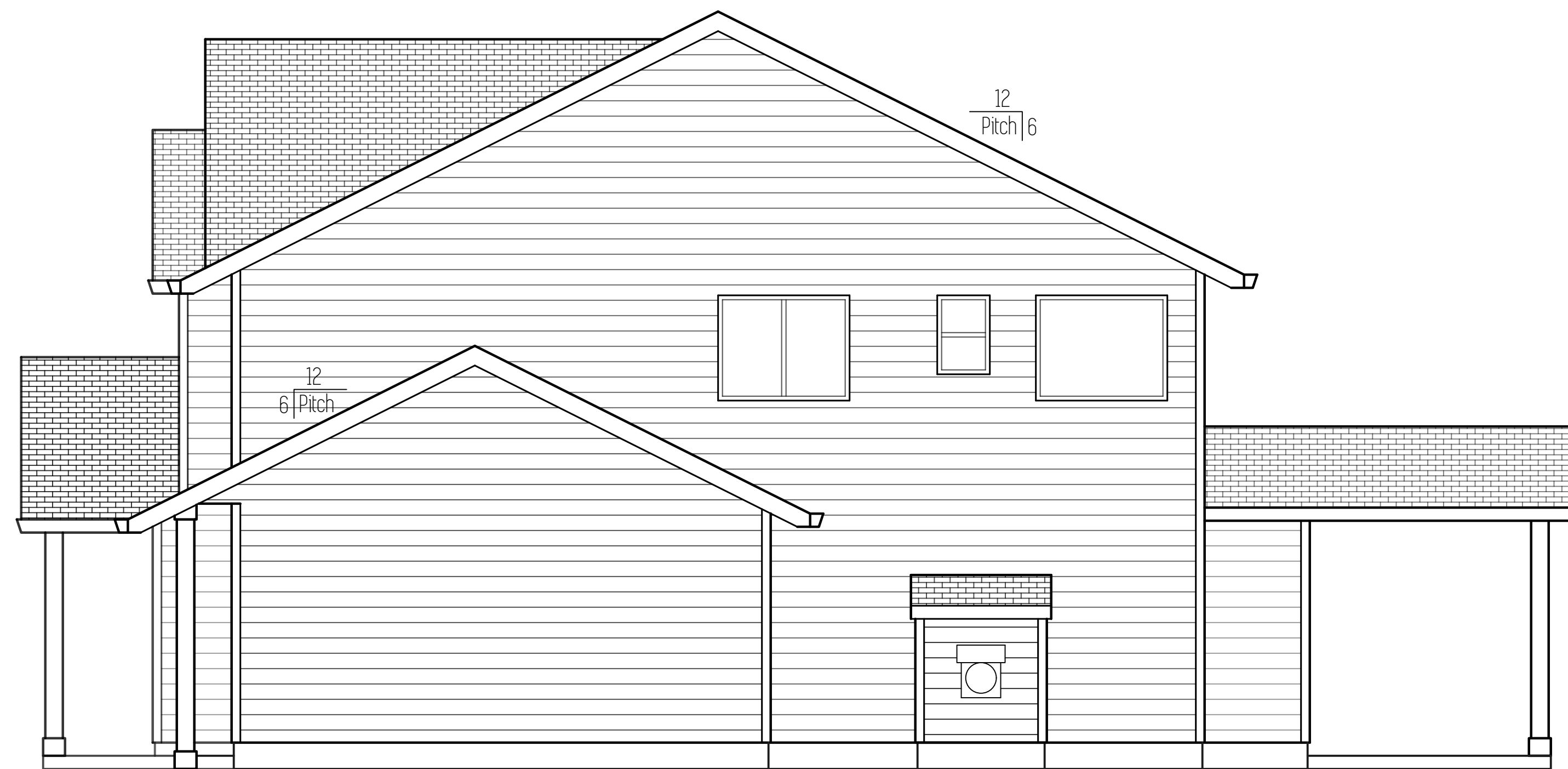




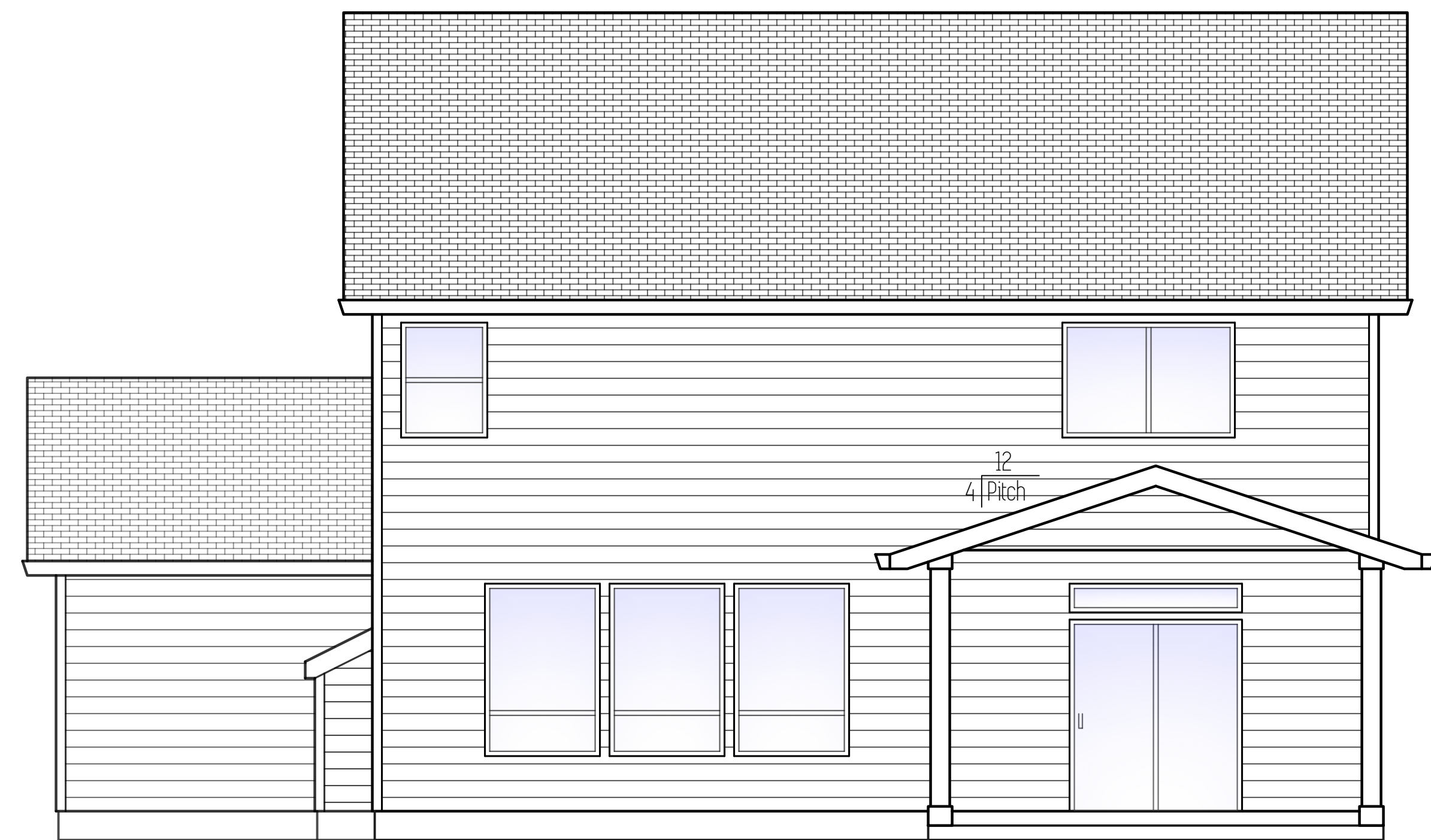
Left Elevation



Front Elevation



Right Elevation



Back Elevation

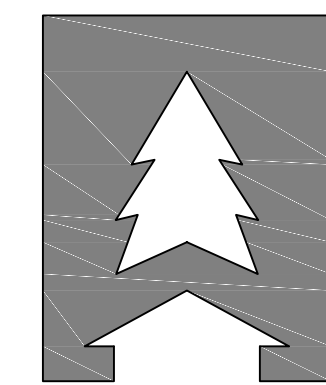
Plan Name	Dunmore
Date	3/7/2019
Location	Lone Oak Estates Lot 30 Battle Ground, WA

Total SqFt = 2,310

Elevations

Scale: 1/4" = 1'

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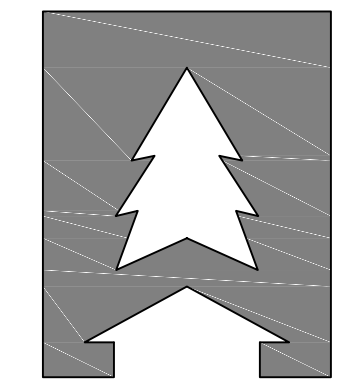
Plan Name	Dunmore
Date	3/7/2019
Location	Lone Oak Estates Lot 30 Battle Ground, WA

Total SqFt = 2,310

Floor Plans

Scale: 1/4" = 1'

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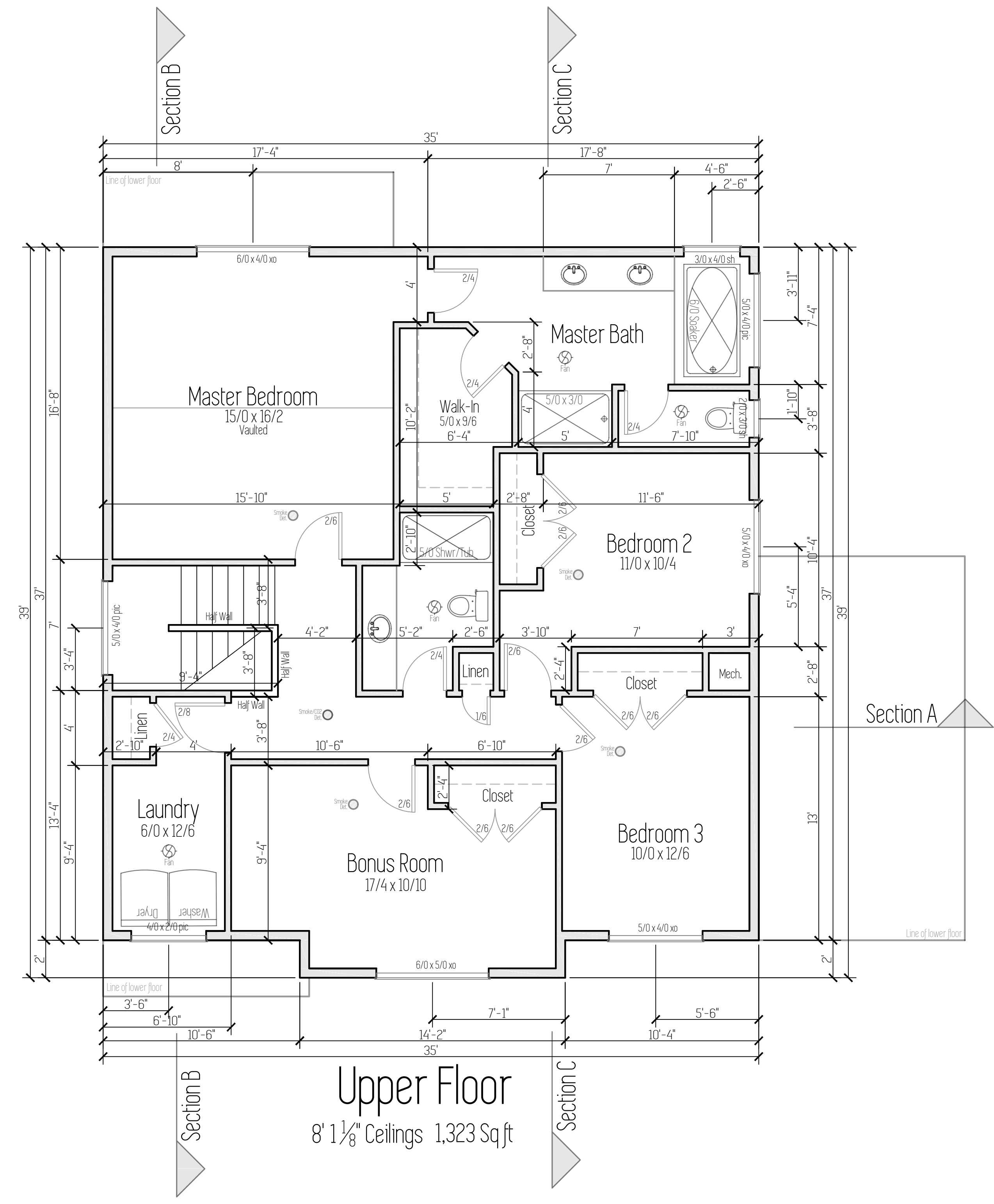
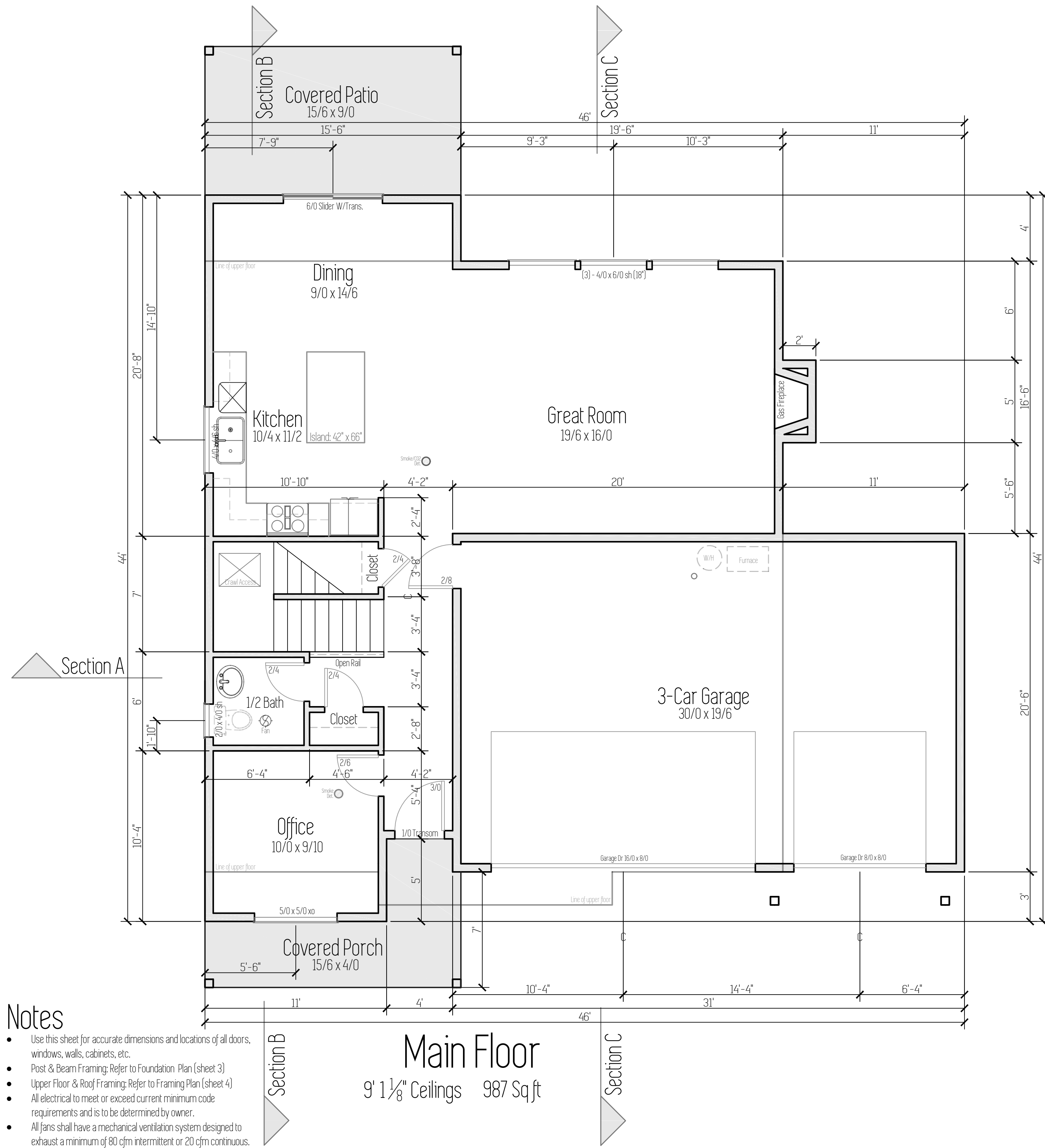
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2



- Notes**
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
 - Post & Beam Framing: Refer to Foundation Plan (sheet 3)
 - Upper Floor & Roof Framing: Refer to Framing Plan (sheet 4)
 - All electrical to meet or exceed current minimum code requirements and is to be determined by owner.
 - All fans shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control

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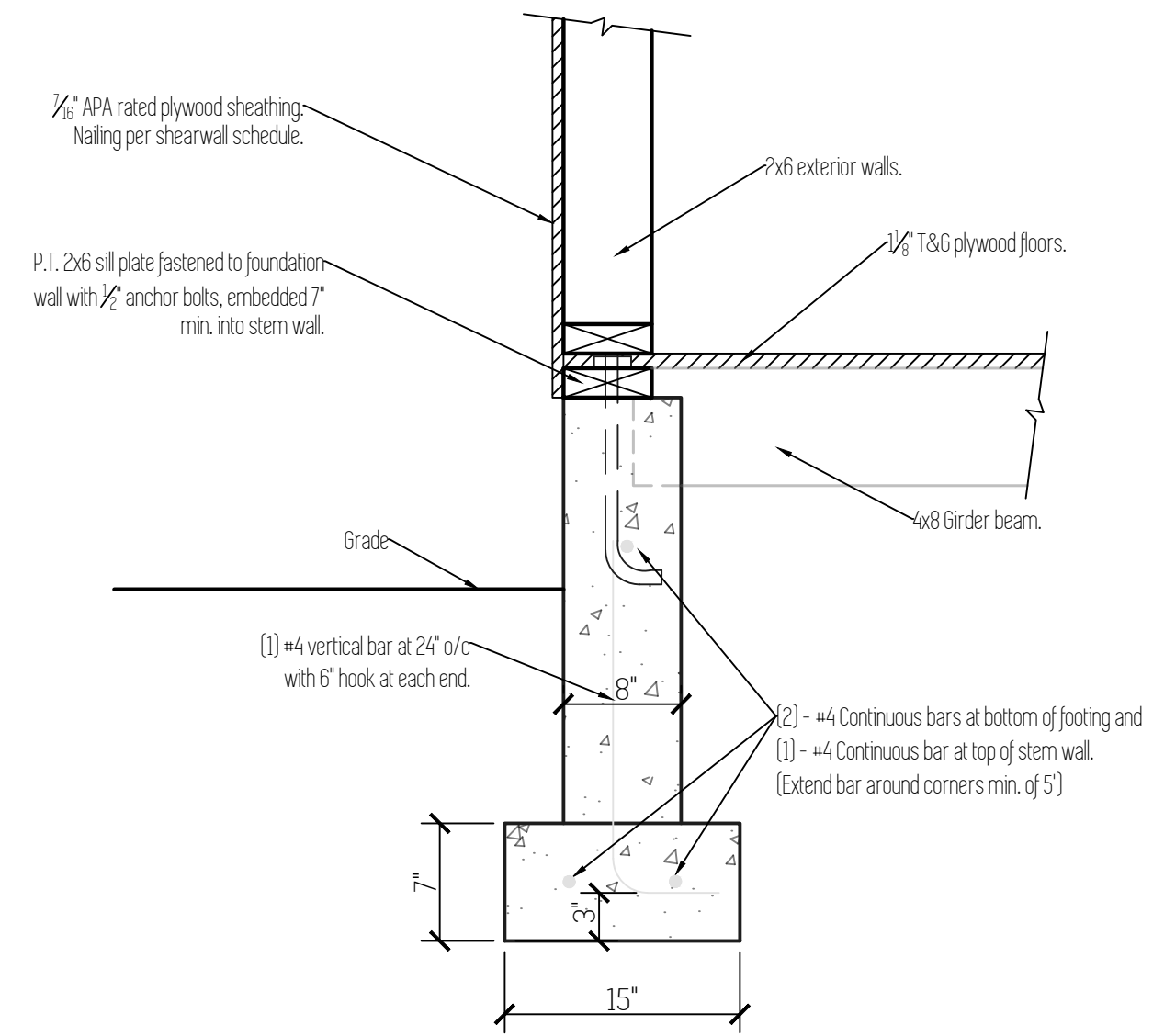
Foundation Notes

- Concrete: Minimum 28 day concrete strength = 2500 psi.
- Grade beams, piers and spread footings shall be poured onto undisturbed, native soil which is free from any material that will adversely affect the soil bearing pressure.
- Footings are to be on undisturbed soil with an assumed 1500 PSF
- All slabs to be supported with a min. of 4" of compacted crushed rock fill.
- Beam pockets in concrete walls to have a min. 1/2" air space on sides, and min. 3" of bearing for all beams and girders.
- Typical pier pad to be 18" dia. x 8" concrete footing with 4x4 DF#2 post.
- Typical crawl space beam to be 4x8 DF#2. Single gusset plate to be used on both sides of attachment to post.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate a min. of 18" below bottom of all beams.
- Install 15" x 7" closable FND vents in FND walls. Min 1 sq ft vented area for every 150 sq ft of crawl space.
- Refer to Shear Wall Schedule and Hold-Down Schedule for sill bolt spacing and hold-down size. (PAGE S1.0)

- ▨ Shear Wall Panel
- ▨ Interior Bearing Wall (above)
- HoldDown

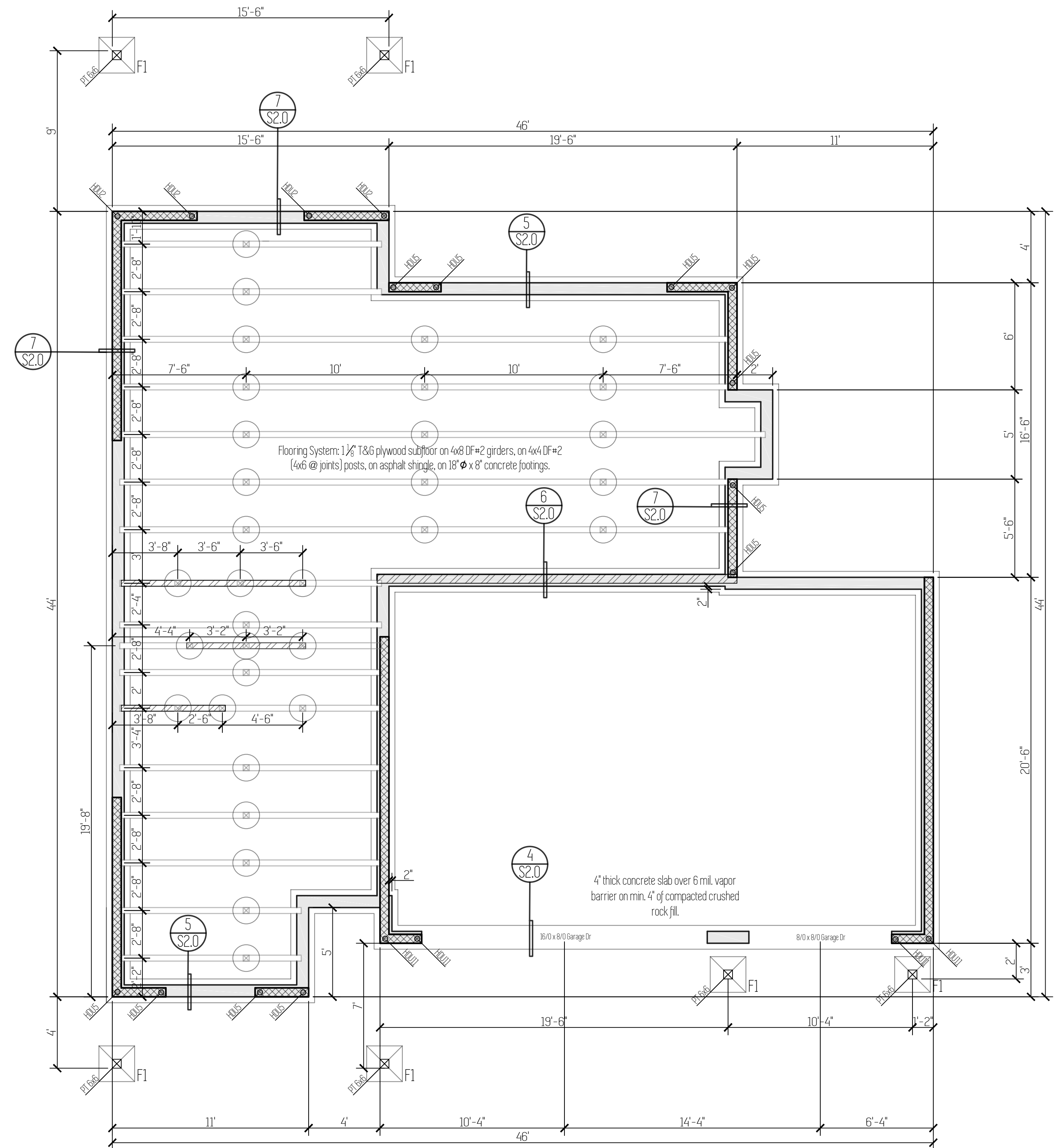
Footing Schedule

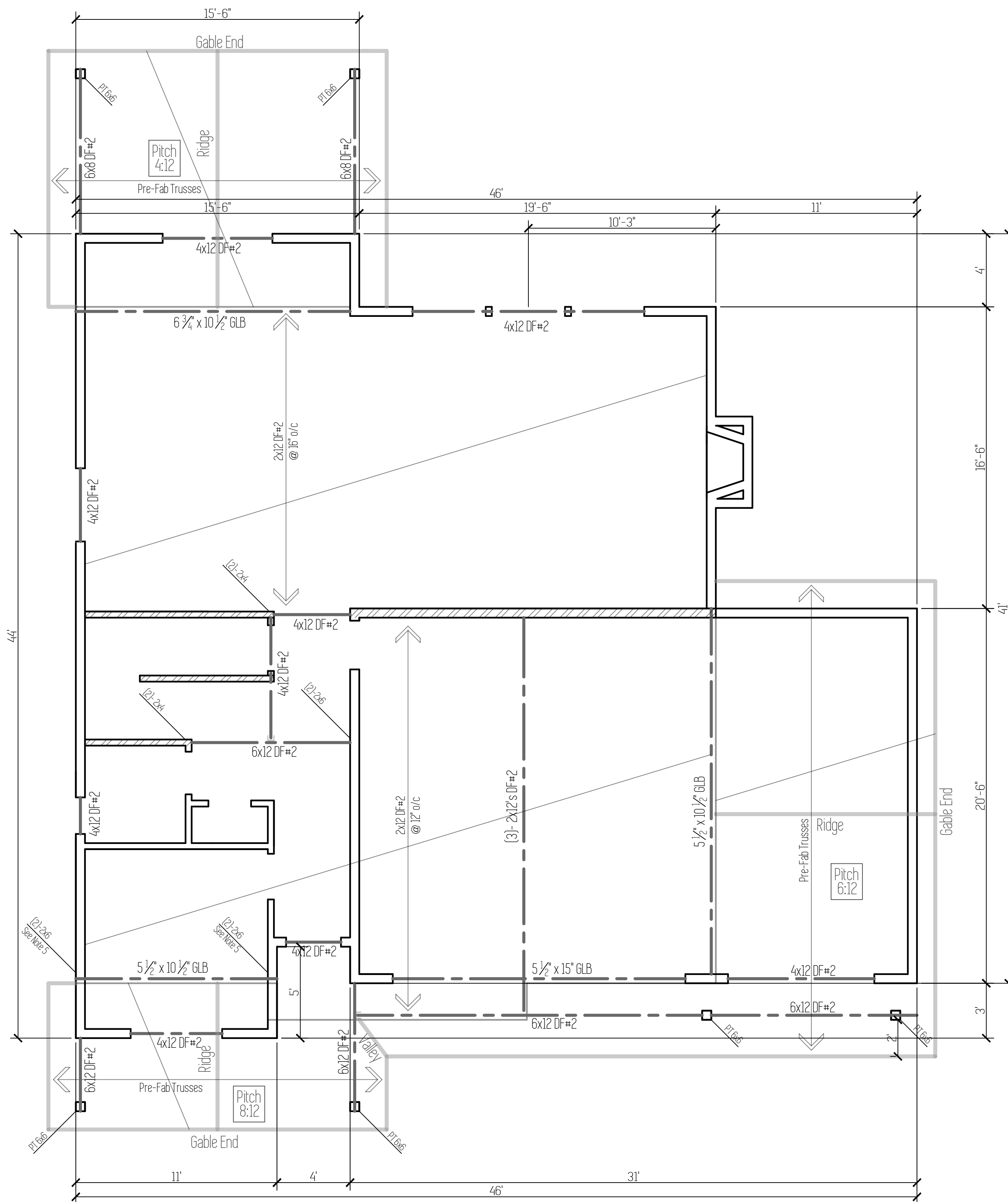
F1	24' x 24' x 8" Concrete footing with (2) #4 bars each way.
----	--



Typ. Foundation Wall
Scale: 1" = 1'

Note:
1. Footing to be place on undisturbed, native soil.

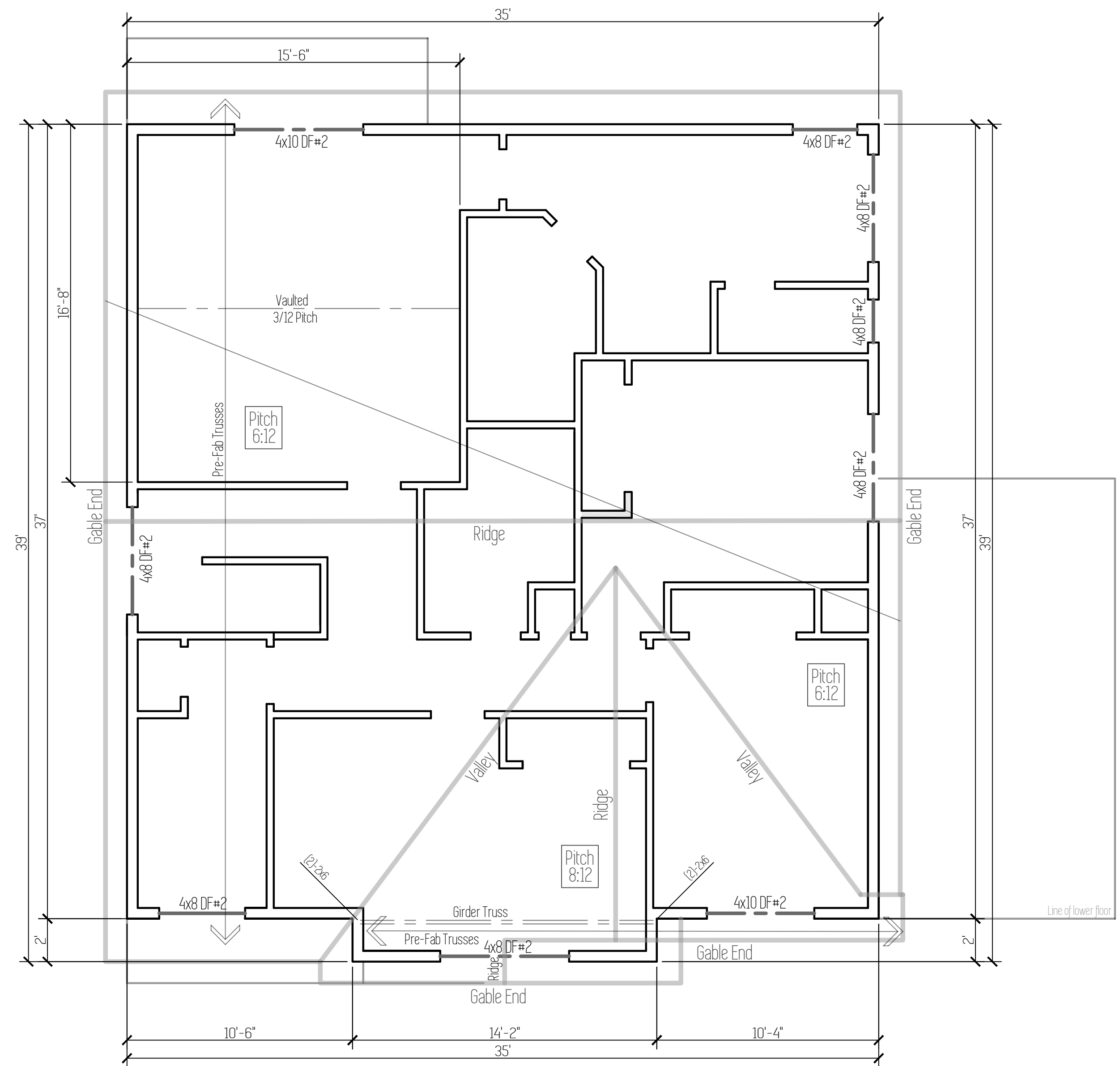




Upper Floor/Lower Roof Framing

1. Exterior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
2. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
3. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
4. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.I. material.
5. Install MSTC28 strap from end of beam to post below.
6. Roof Overhangs: Eaves = 18" Gable Ends = 12"
*Extended tails required at front of garage on 1/2 roof to match gutter height to 1/2 roof. (Approx. 24" overhang)

Interior Bearing Wall



Roof Framing

1. Exterior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
2. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
3. Roof Overhangs: Eaves = 18" Gable Ends = 12"
*Extended tails required at front, right of house on 1/2 roof to match gutter height to 1/2 roof. (Approx. 24" overhang)

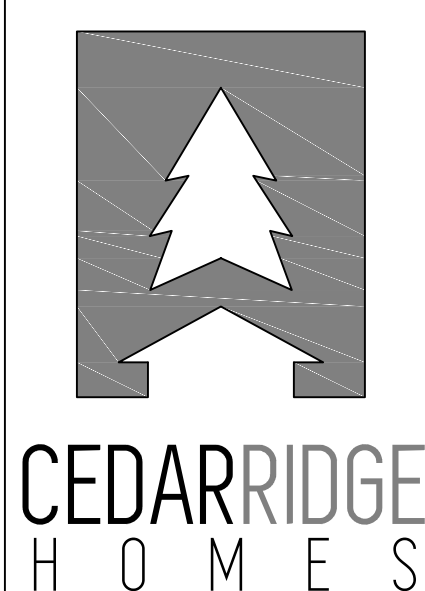
Plan Name	Dunmore
Date	3/7/2019
Location	Lone Oak Estates Lot 30 Battle Ground, WA

Framing Plan

Total SqFt = 2,310

Scale: 1/4" = 1'

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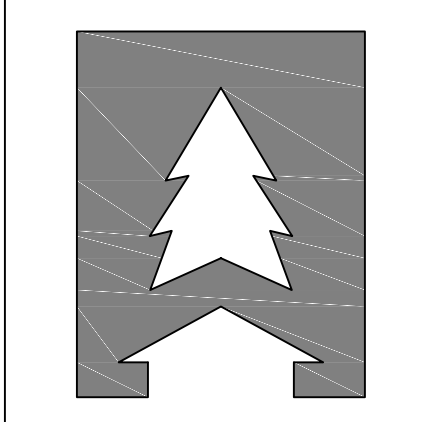
Plan Name	Dunmore
Date	3/7/2019
Location	Lone Oak Estates Lot 30 Battle Ground, WA

Total Sq Ft = 2,310

Cross Sections

Scale: 1/4" = 1'

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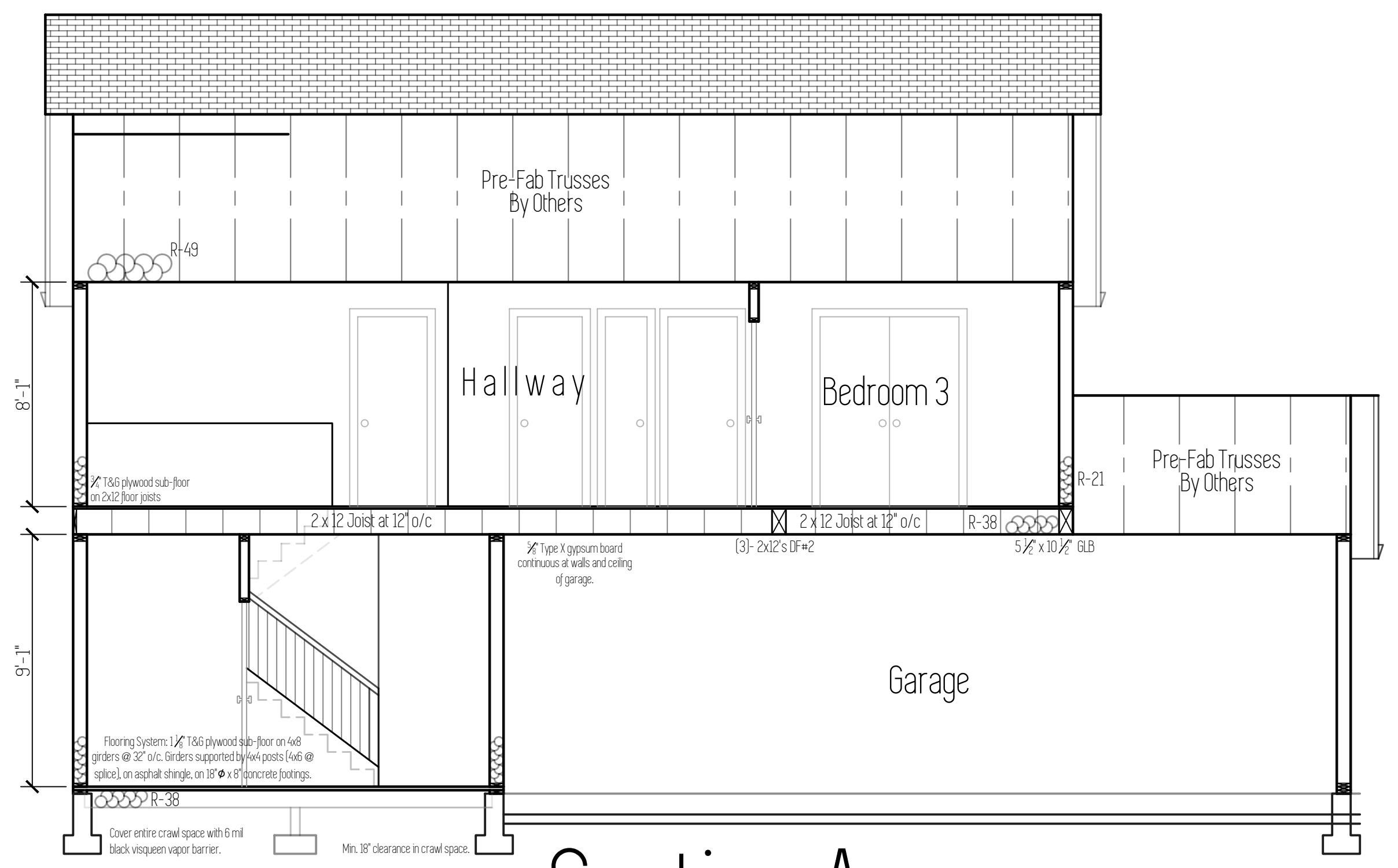
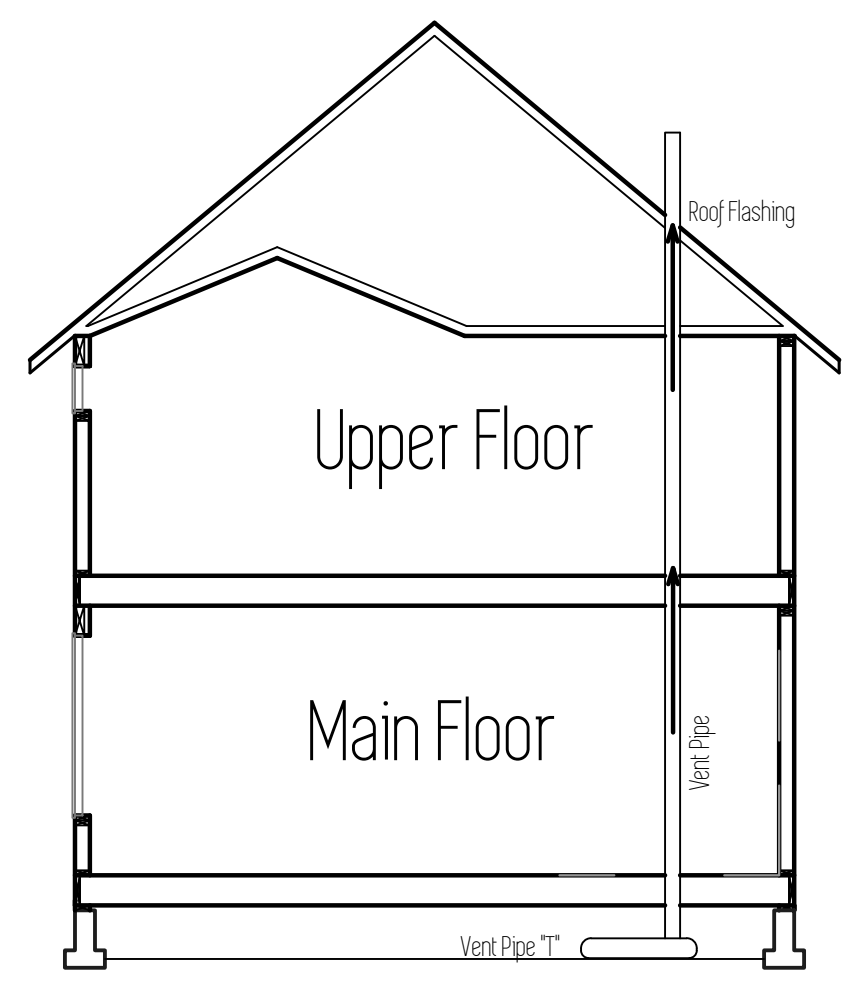
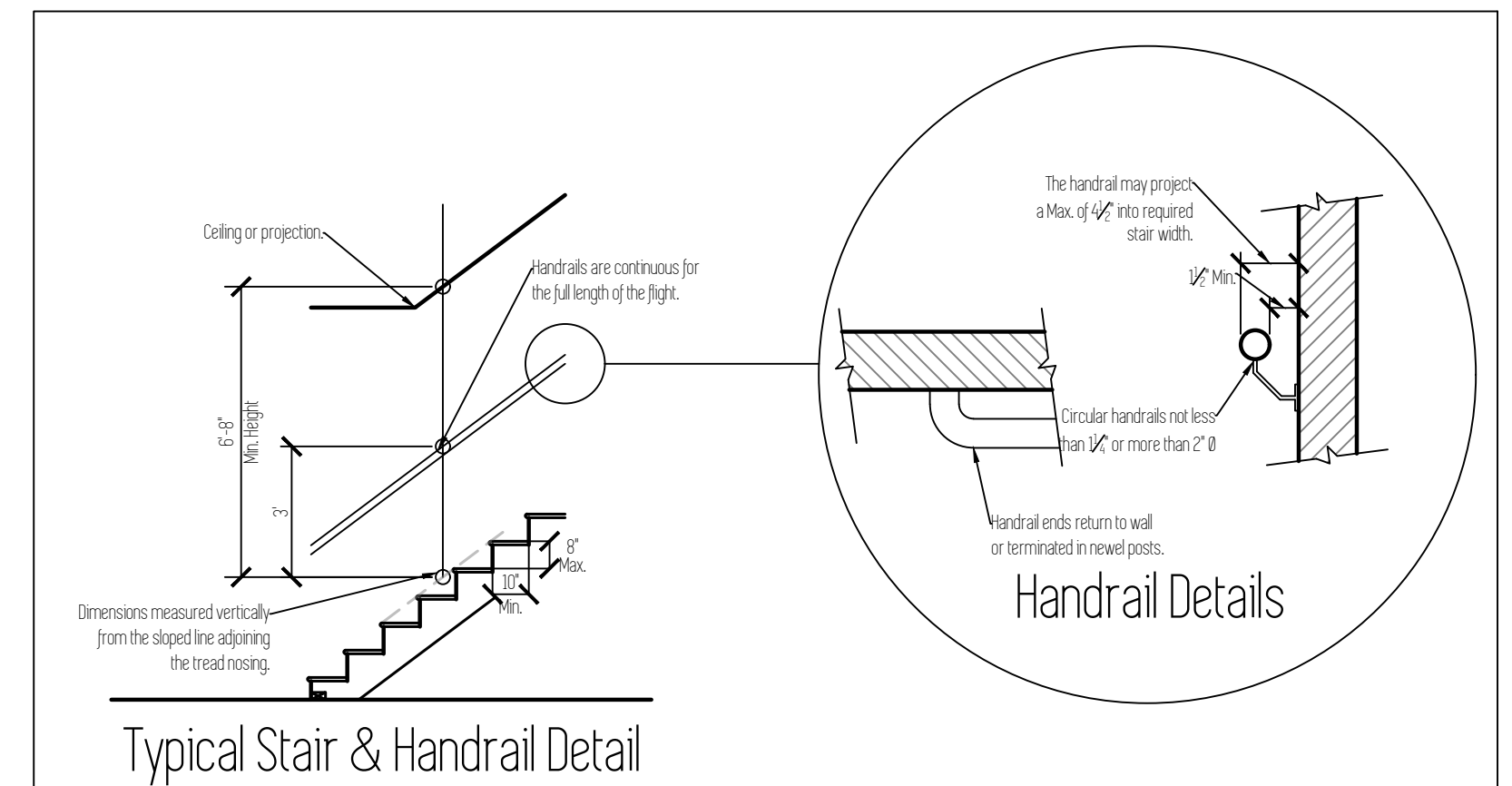
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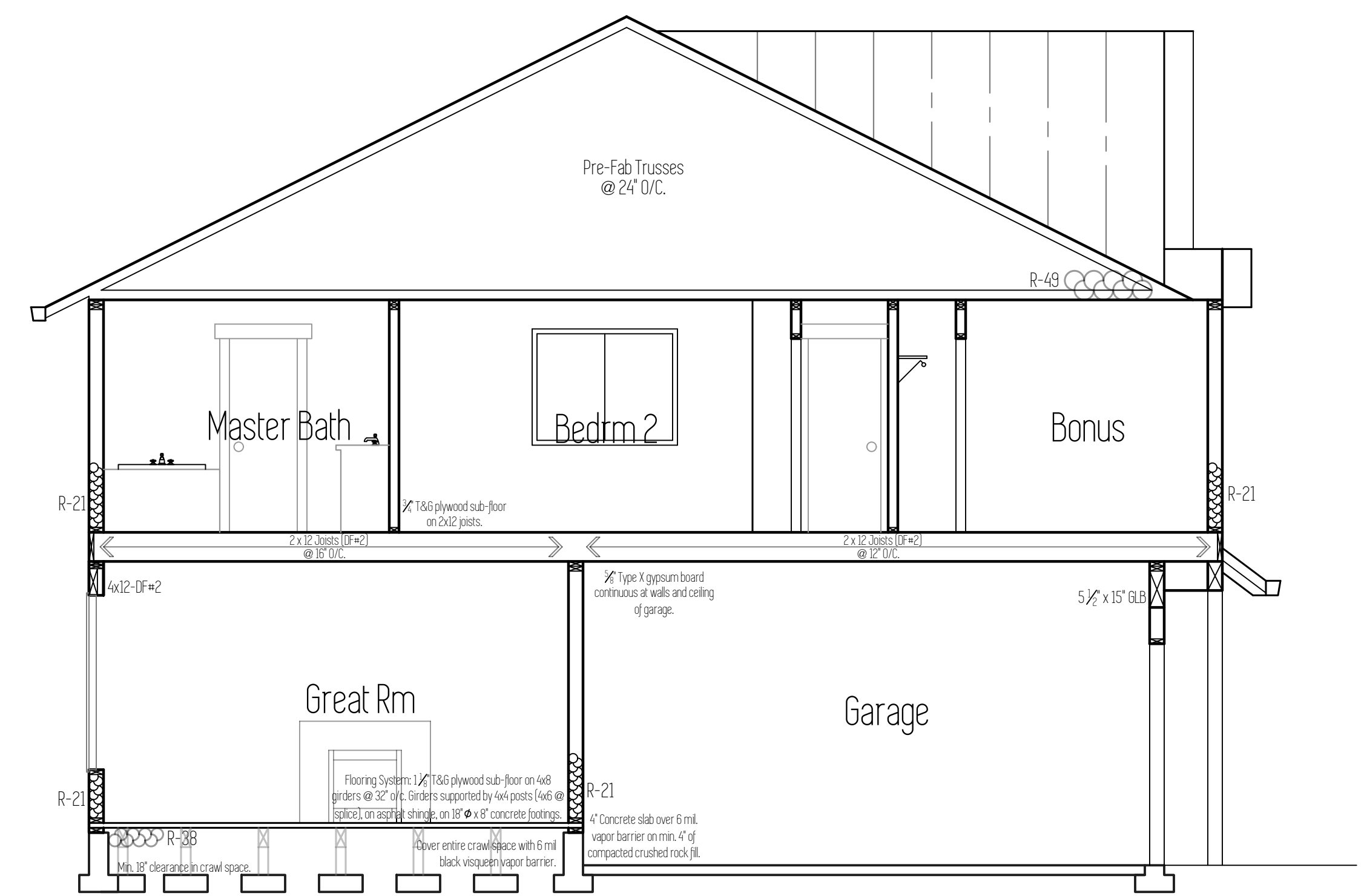
5

Radon Passive System

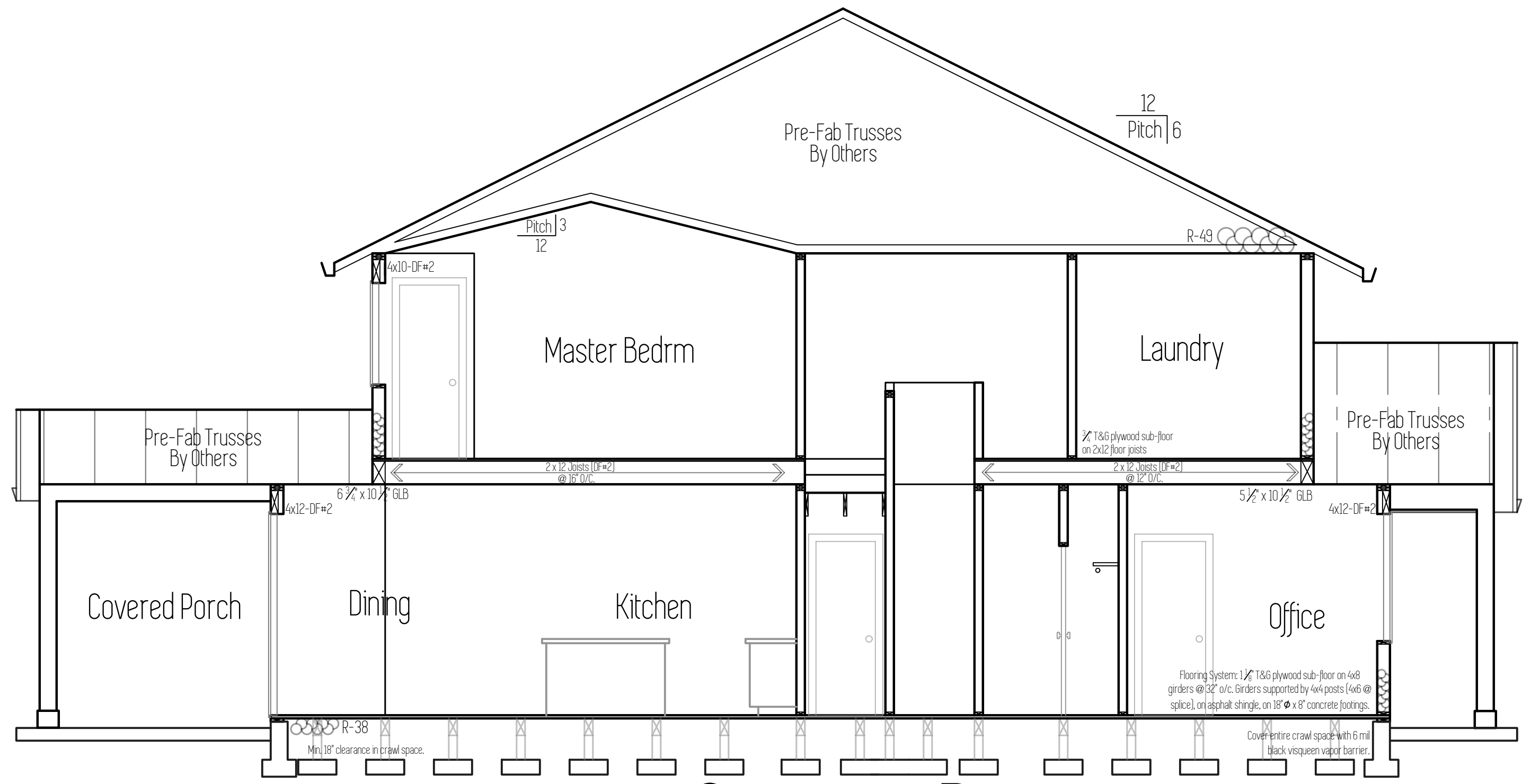
AF103.5.1.3 Vent Pipe
A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheathing. The vent pipe shall be extended up through the building floors, terminate at least 12" above roof in a location at least 10' away from any window or other opening into the conditioned spaces of the building that is less than 2' below the exhaust point, and 10' from any window or other opening adjoining or adjacent buildings.



Section A



Section C



Section B