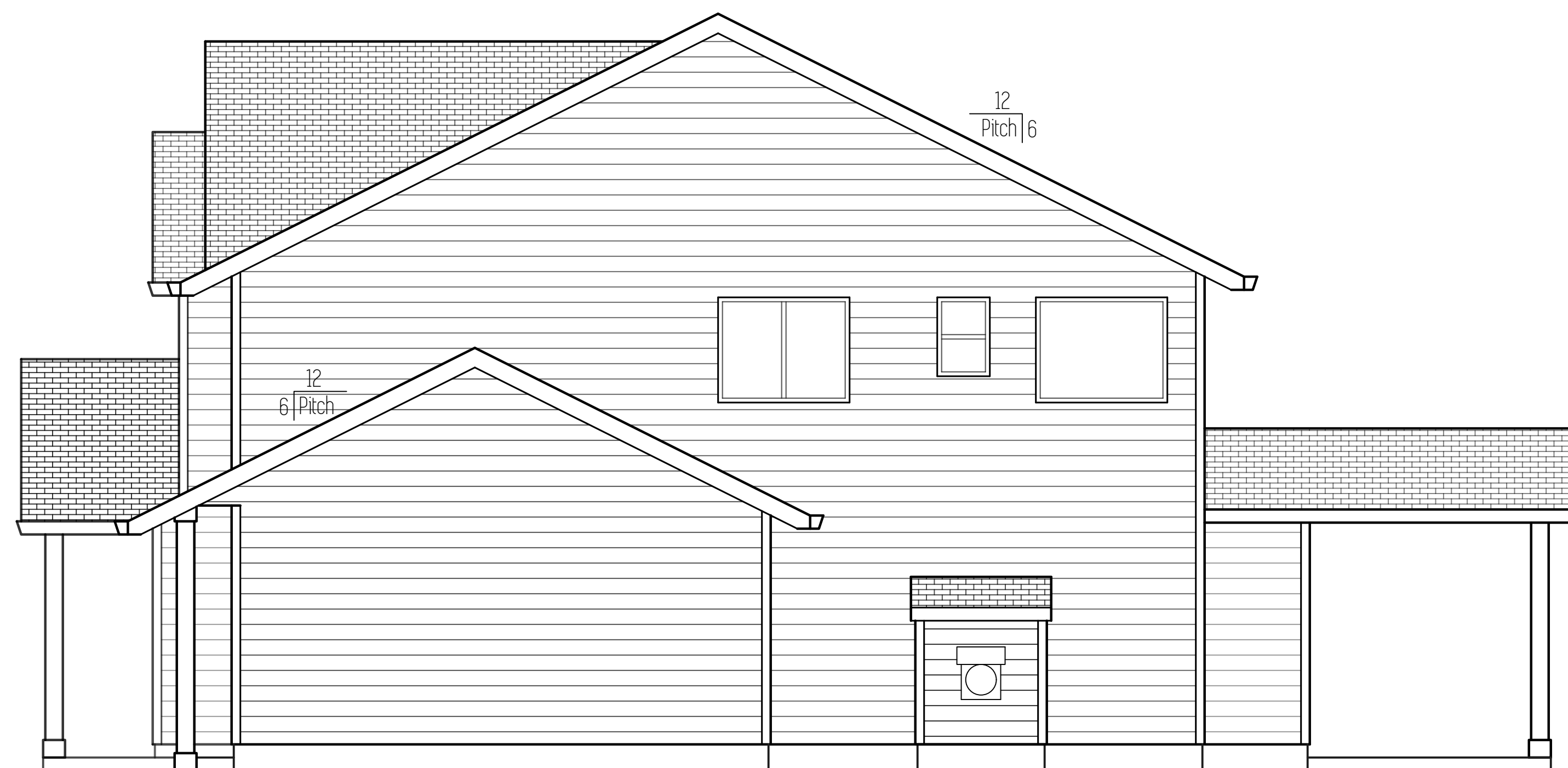




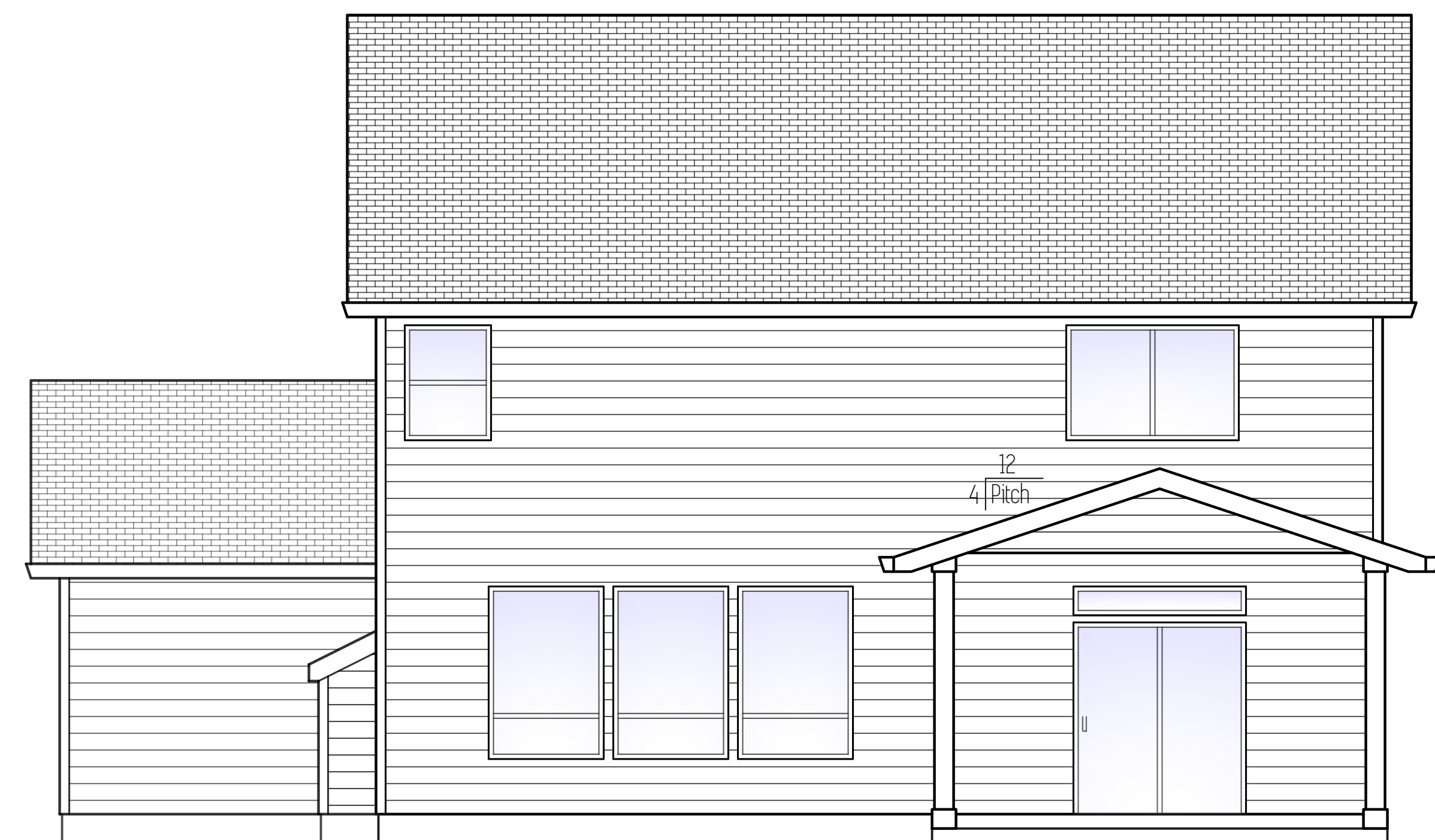
Left Elevation



Front Elevation



Right Elevation



Back Elevation

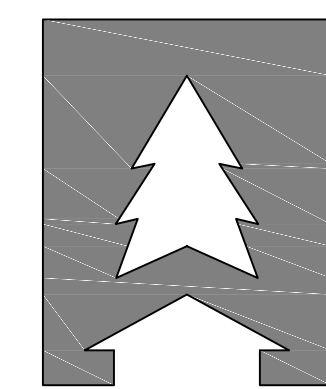
Plan Name	Dunmore
Date	10/18/2018
Location	Lone Oak Estates Lot 37 Battle Ground, WA

Total SqFt = 2,310

# Elevations

Scale: 1/4" = 1'

This plan is property of:



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Designed by:

**TYSON GREY**  
tyson@cedarridgehomes.us

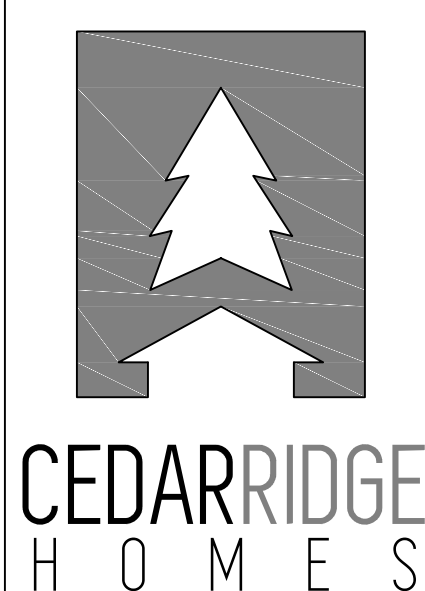
Plan Name	Dunmore
Date	10/18/2018
Location	Lone Oak Estates Lot 37 Battle Ground, WA

Total SqFt = 2,310

# Floor Plans

Scale: 1/4" = 1'

This plan is property of:



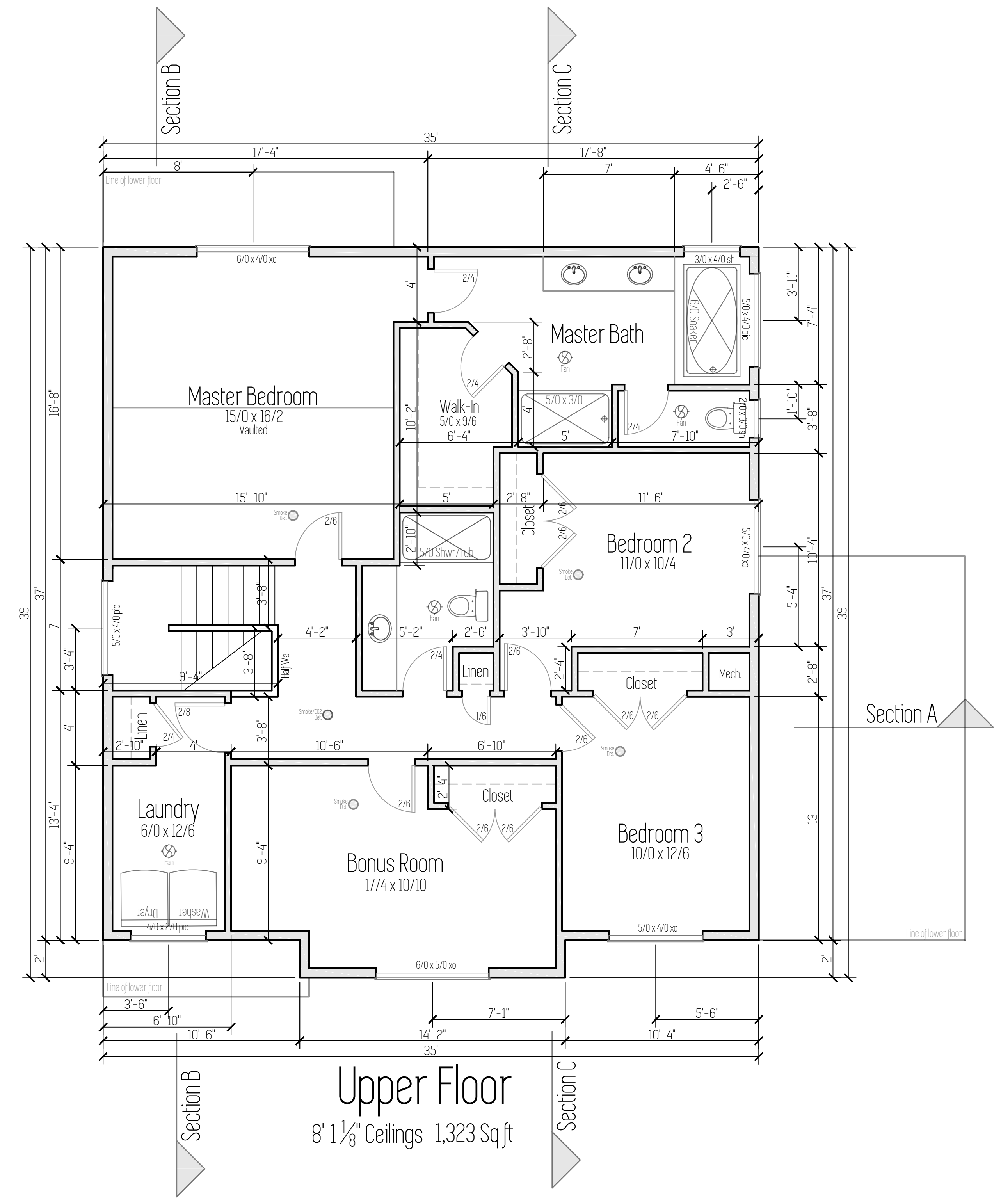
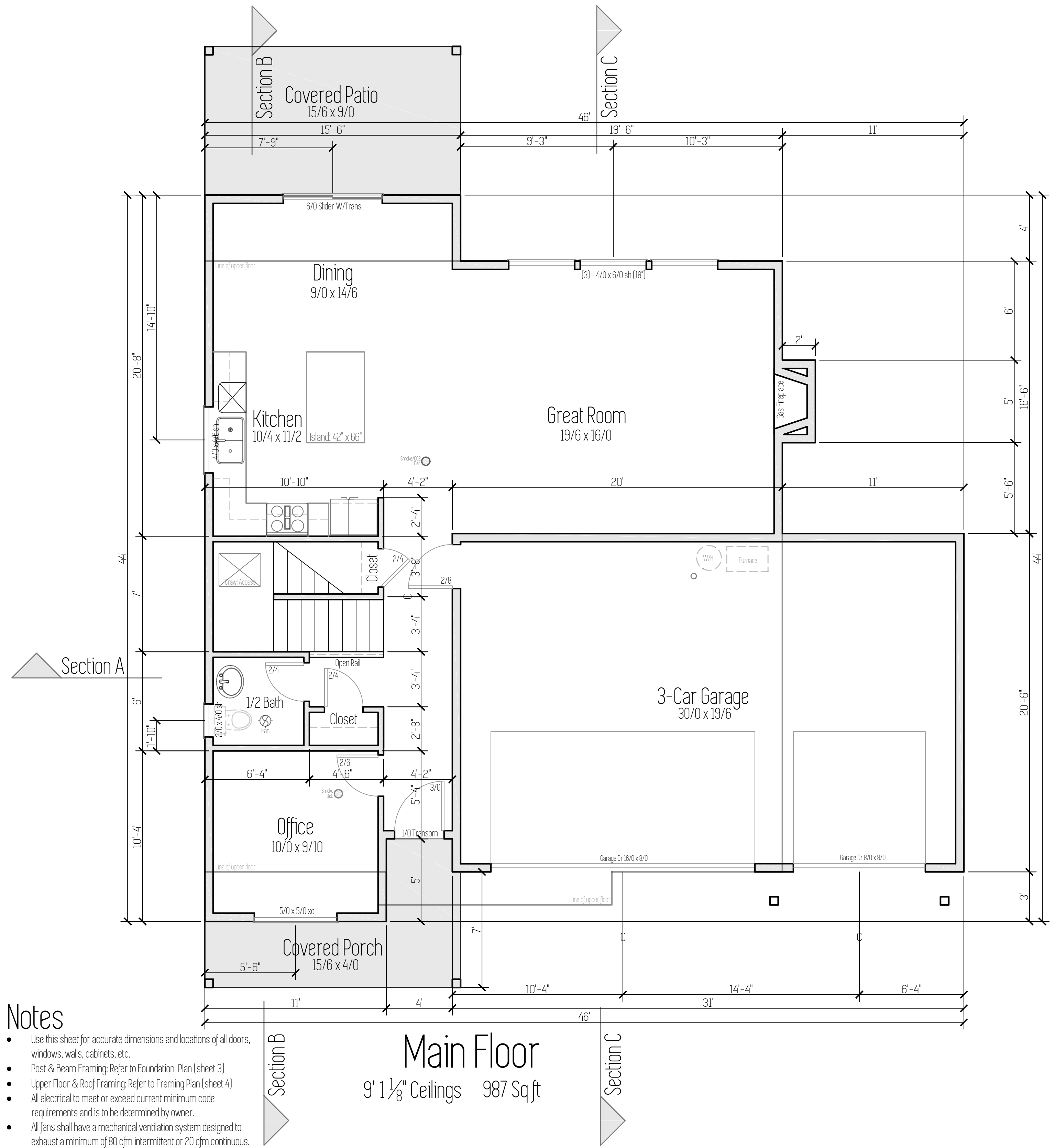
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Designed by:

**TYSON GREY**  
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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

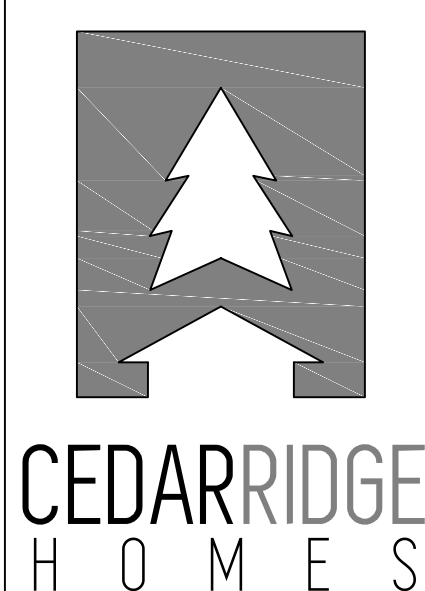
Plan Name
Dunmore
Date
10/18/2018
Location
Lone Oak Estates Lot 37 Battle Ground, WA

Total SqFt = 2,310

# Foundation Plan

Scale: 1/4" = 1'

This plan is property of:



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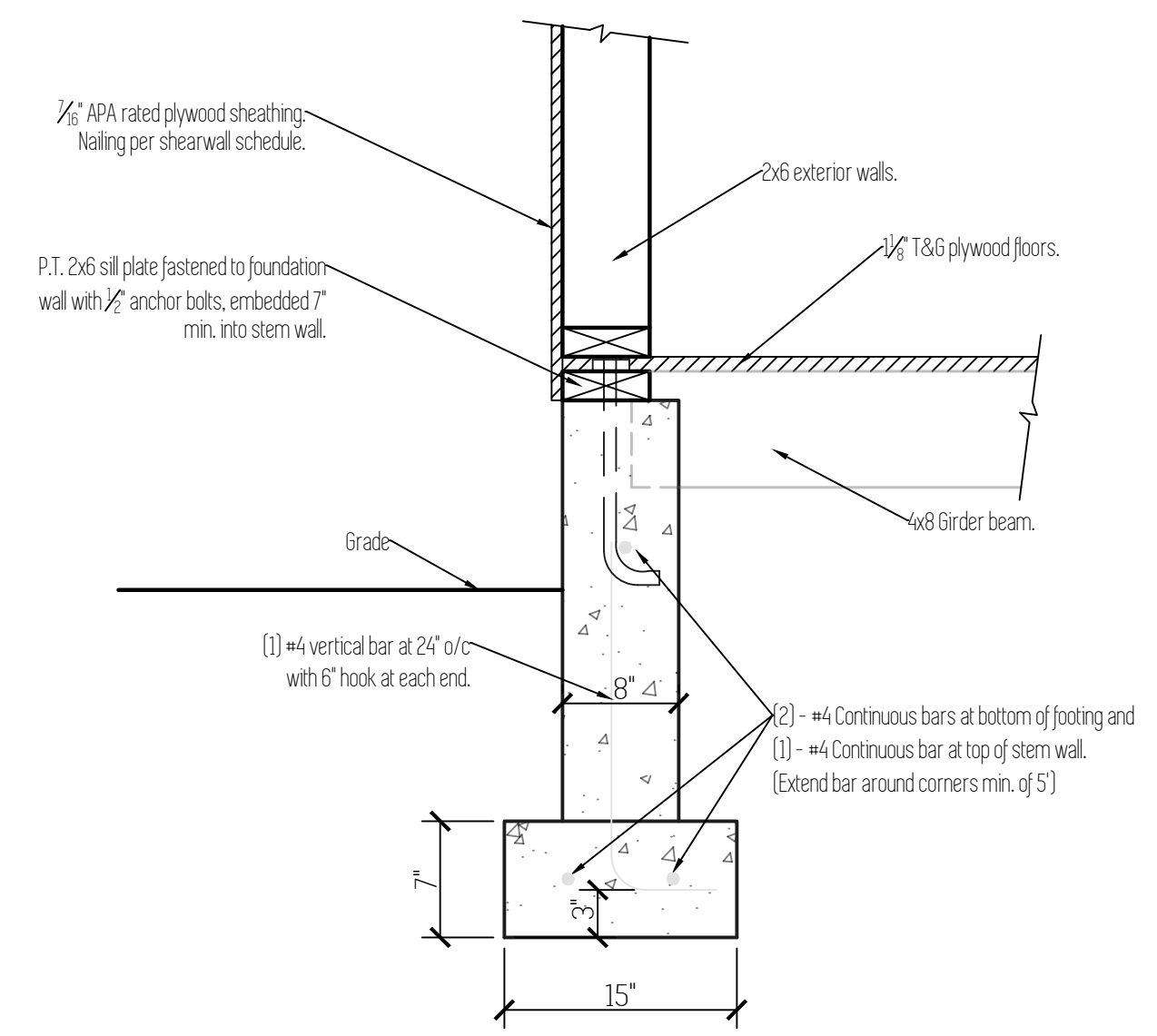
# 3

## 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)

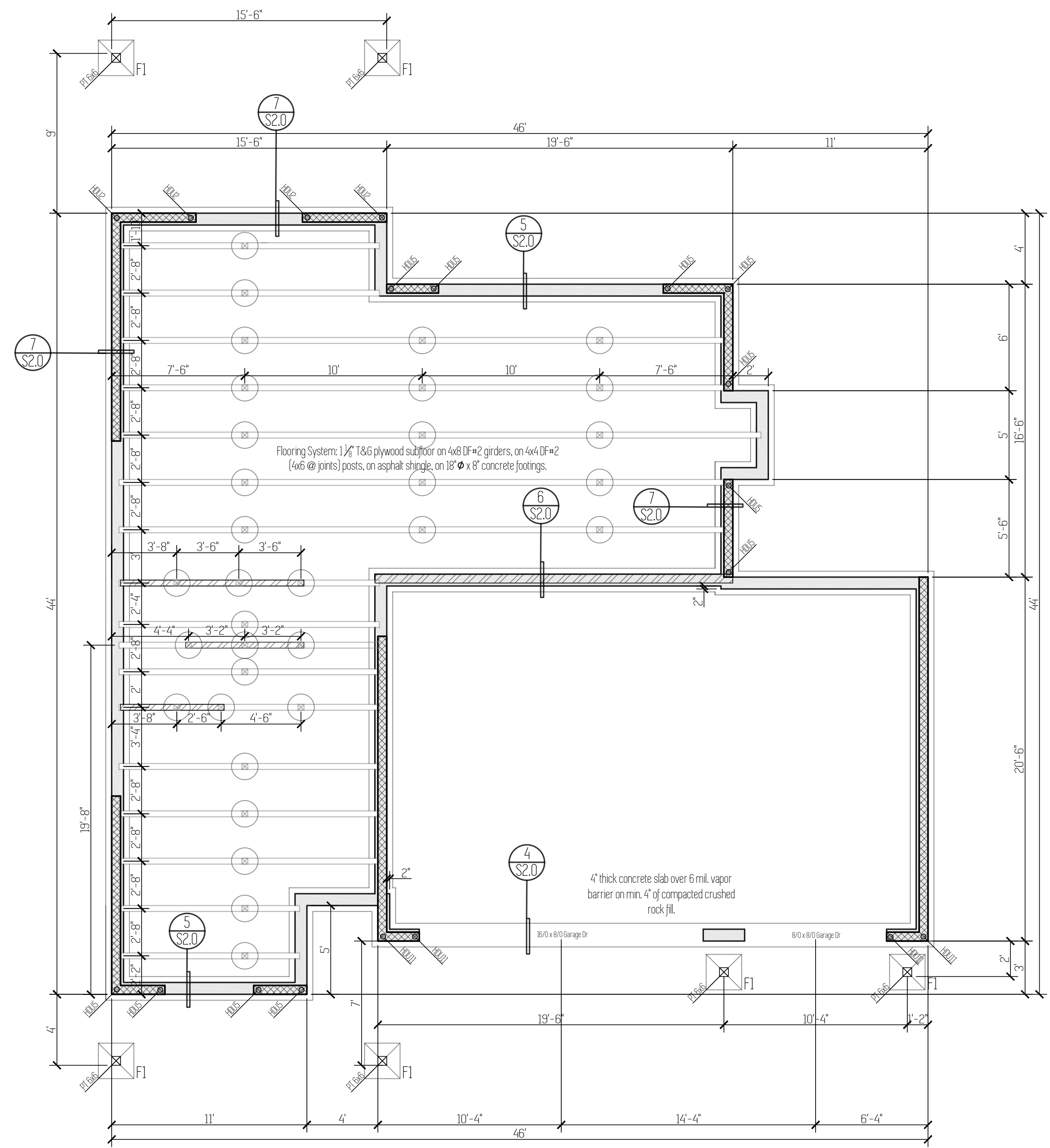
- Shear Wall Panel
- Interior Bearing Wall (above)
- HoldDown

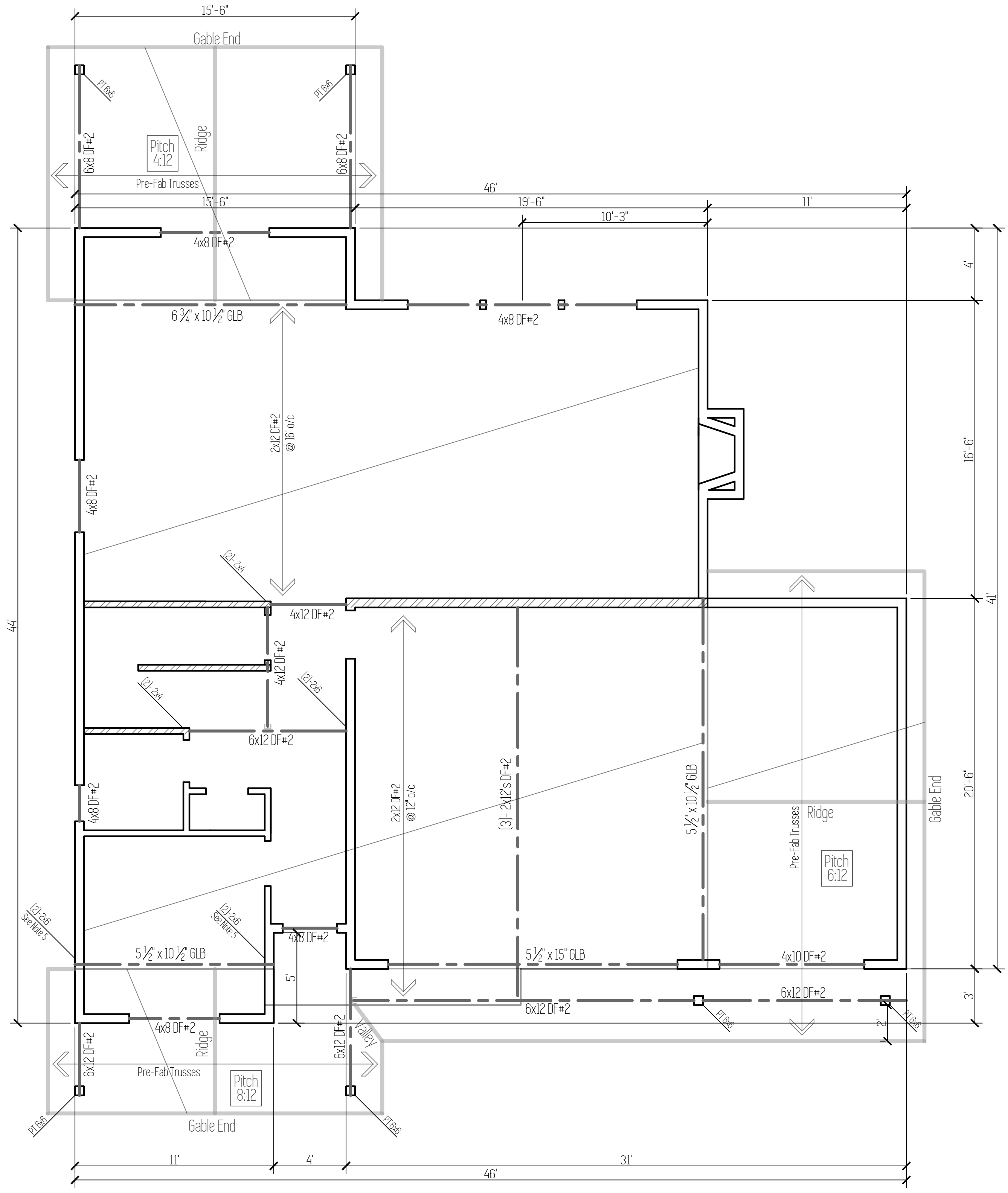
Footing Schedule	
F1	24' x 24' x 8" Concrete footing with (2) #4 bars each way.



Typ. Foundation Wall

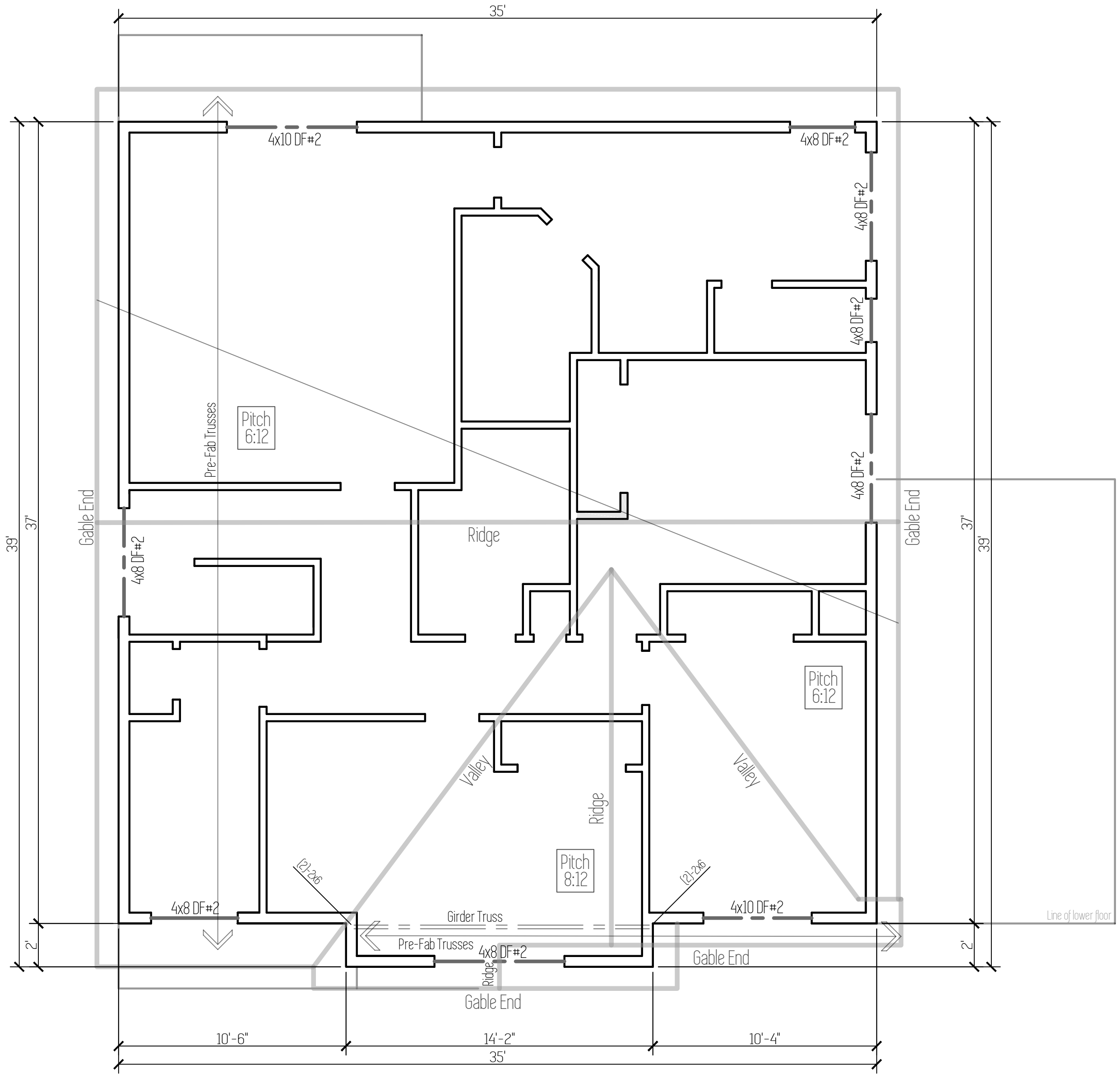
Note:  
1. Footing to be place on undisturbed, native soil.





### 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 3/2 roof. (Approx. 24" overhang)
- Interior Bearing Wall



### Roof Framing

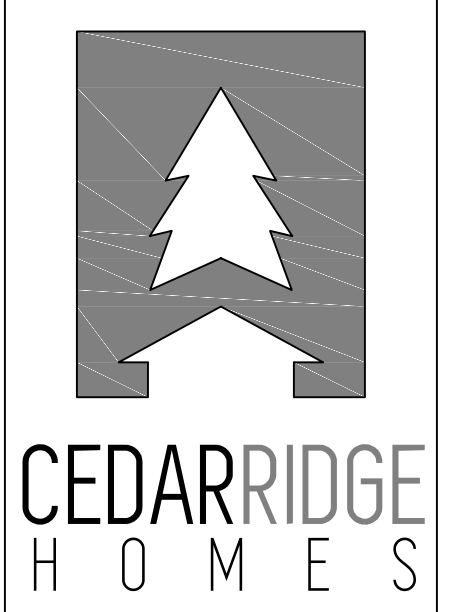
1. Exterior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
2. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
3. Roof Overhangs: Eaves = 18" Gable Ends = 12"  
\*Extended tails required at front, right of house on 1/2 roof to match gutter height to 3/2 roof. (Approx. 24" overhang)

Plan Name	Dunmore
Date	10/18/2018
Location	Lone Oak Estates Lot 37 Battle Ground, WA

# Framing Plan

Total SqFt = 2,310  
Scale: 1/4" = 1'

This plan is property of:



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Designed by:  
**TYSON GREY**  
 tyson@cedarridgehomes.us

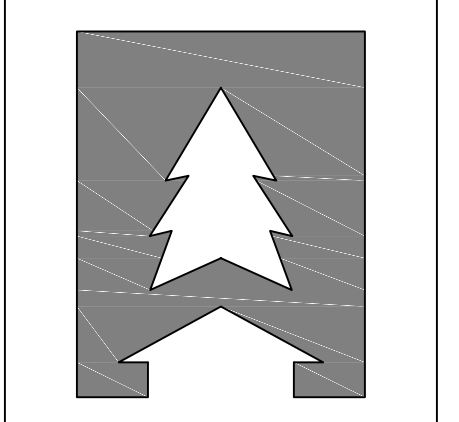
Plan Name	Dunmore
Date	10/18/2018
Location	Lone Oak Estates Lot 37 Battle Ground, WA

Total Sq Ft = 2,310

# Cross Sections

Scale: 1/4" = 1'

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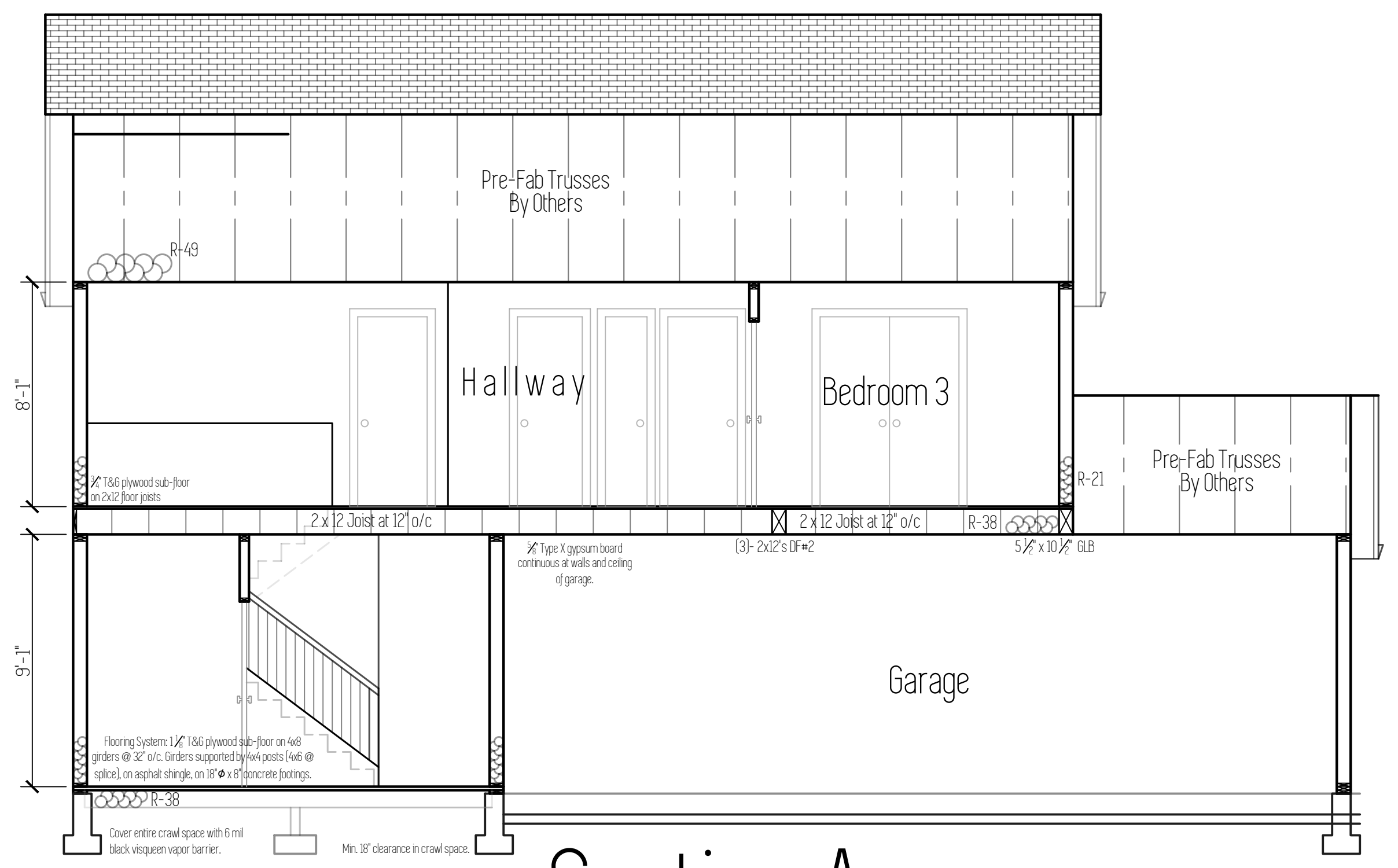
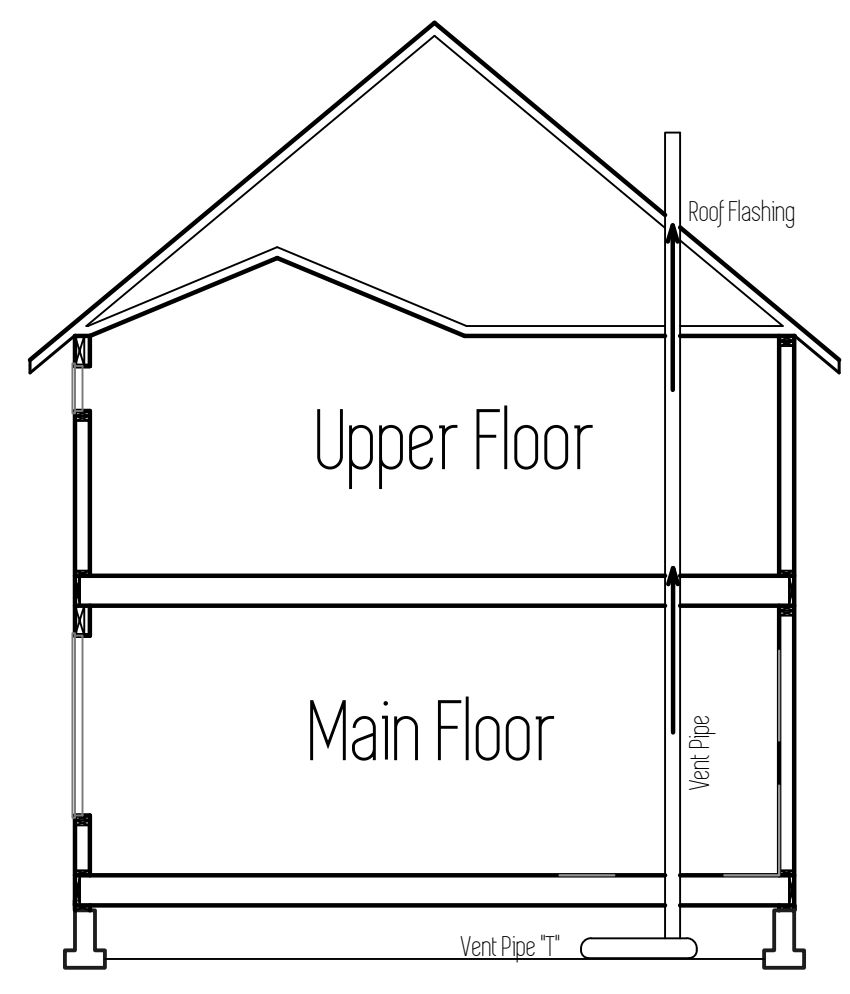
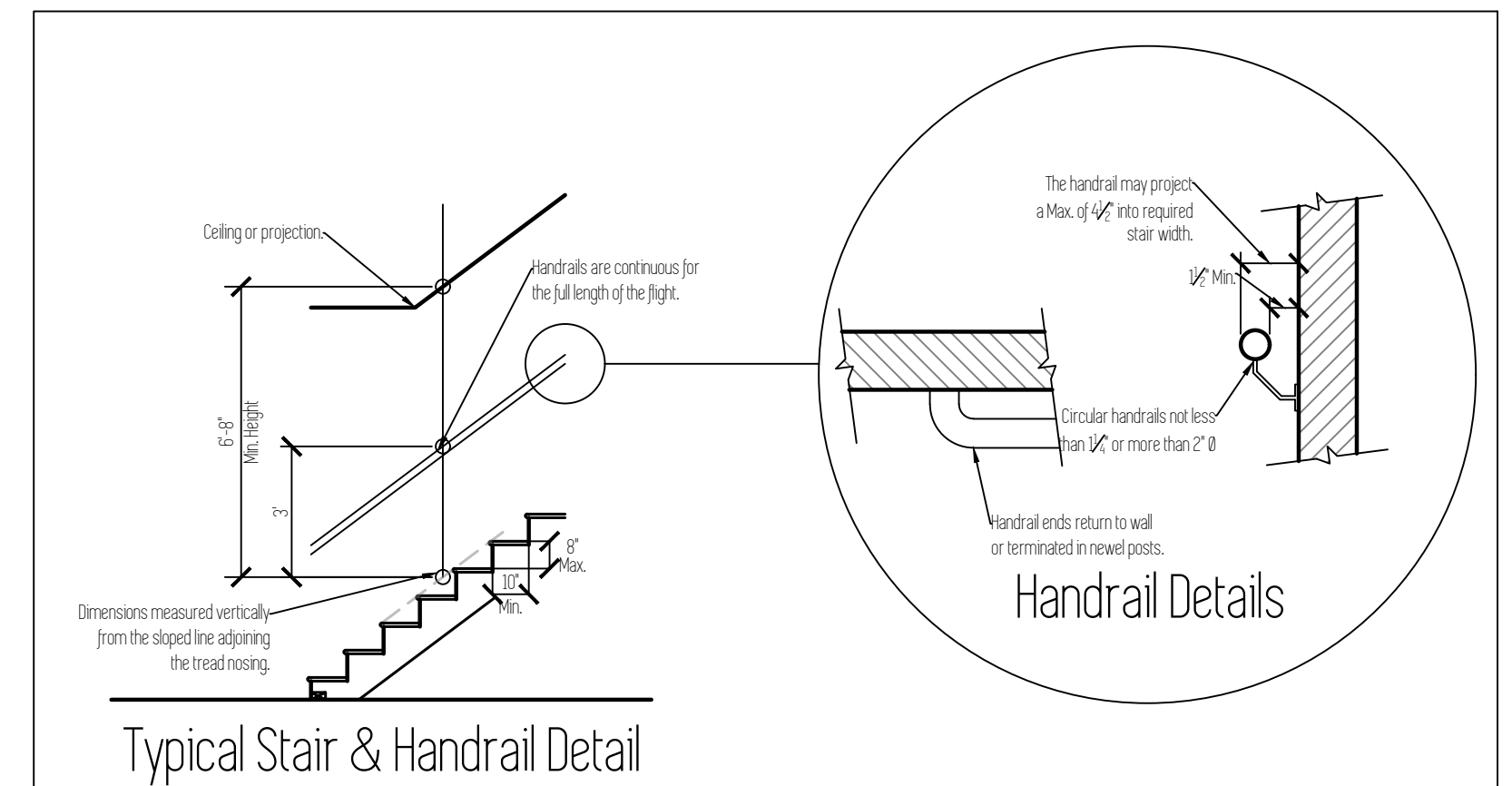
Designed by:

**TYSON GREY**  
tyson@cedarridgehomes.us

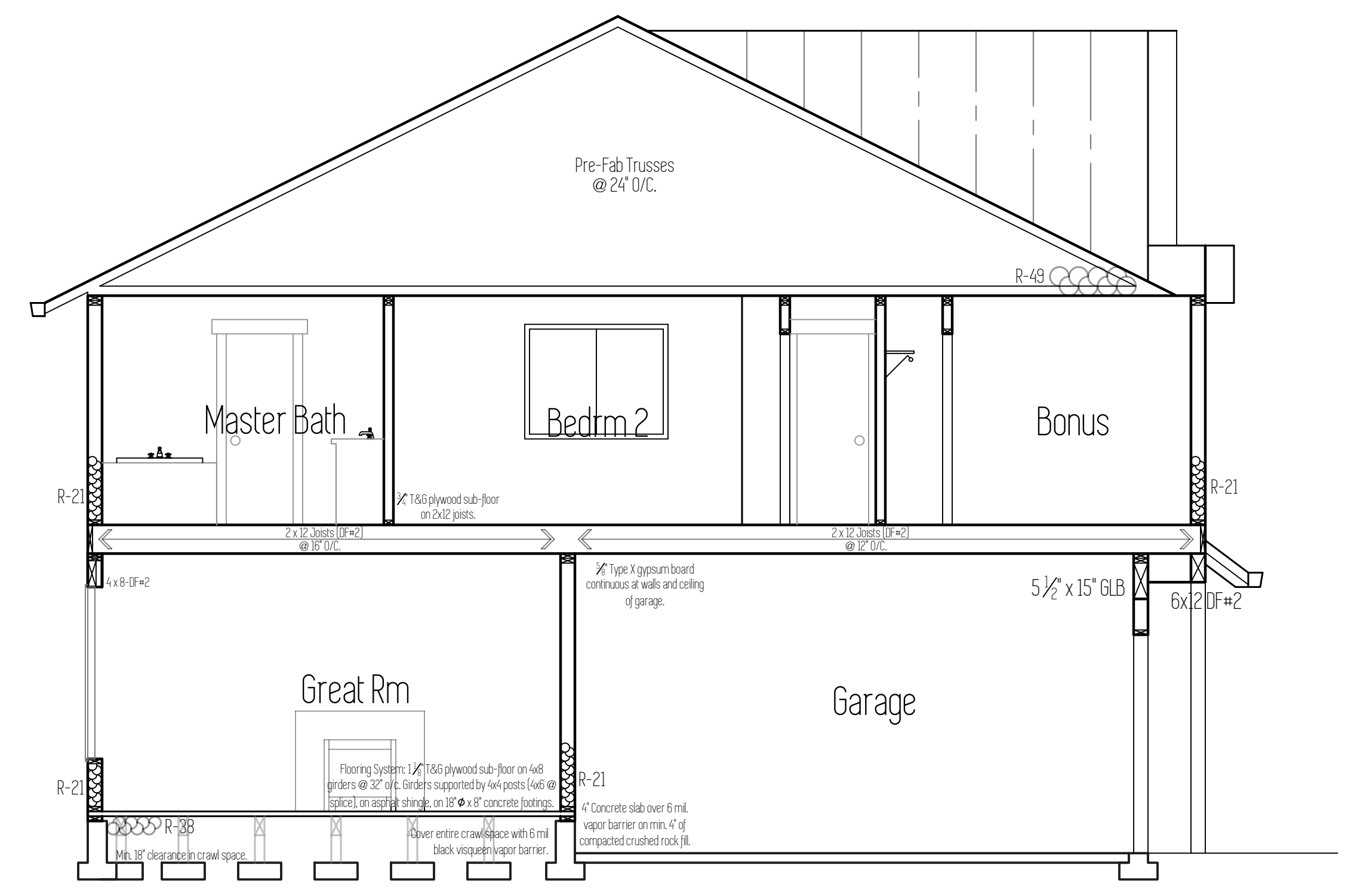
# 5

## Radon Passive System

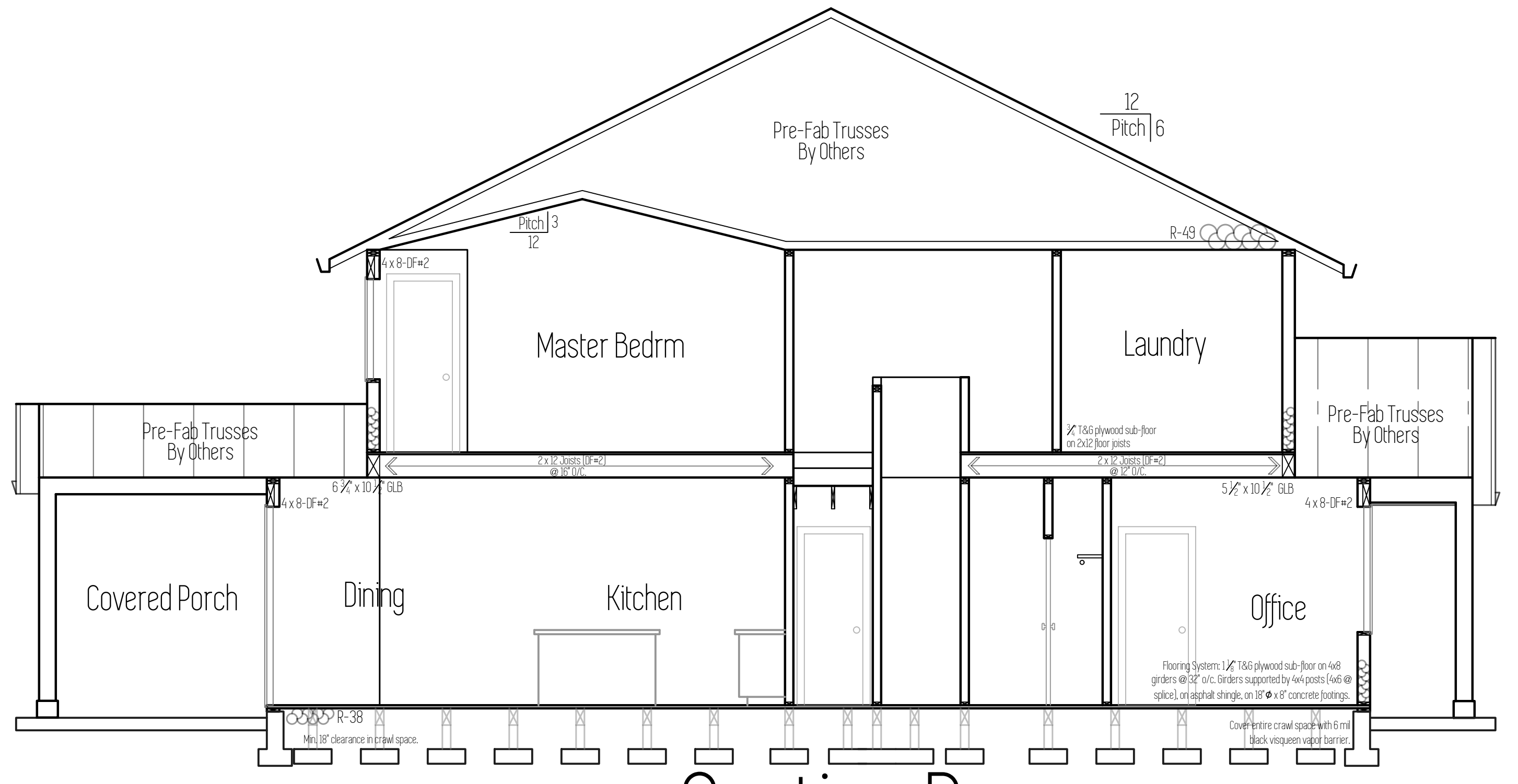
**AF103.5.1.3 Vent Pipe**  
A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheathing. The vent pipe shall be extended up through the building floors, terminate 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

# SUMMARY OF WORK:

LOCATION: DUNMORE LOAN OAK ESTATES LOT 37 BATTLE GROUND, WASHINGTON  
STRUCTURAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

# DESIGN LOADS:

CODE: 2015 IBC  
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II  
WIND SPEED Valt: 135 MPH EXPOSURE 'B', Vwind = 105 MPH (IBC EQUATION 16-33)  
SEISMIC DESIGN CATEGORY: 'D'  
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)  
ROOF DEAD LOAD: 15 PSF  
FLOOR LIVE LOAD: 40 PSF  
FLOOR DEAD LOAD: 10 PSF  
SOIL BEARING PRESSURE: 1500 PSF  
SOIL PASSIVE SOIL PRESSURE: 200 PSF

# FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 5/8" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSN) TO BE 5/8" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 5/8" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.

## SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/SPACING	DBL. STUD CONN. (FACE NAIL)	SILL BOLT <sup>(5)</sup>	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1 5/32" <sup>(6)</sup>	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4 <sup>(8)</sup>	1 5/32" <sup>(6)</sup>	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3 <sup>(8)</sup>	1 5/32" <sup>(6)</sup>	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2 <sup>(8)</sup>	1 5/32" <sup>(6)</sup>	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2 <sup>(8)</sup>	1 5/32"	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C <sup>(6)</sup>	770 PLF	1077 PLF
D3X2 <sup>(6)(7)</sup>	1 5/32" EACH FACE	8d @ 3" O/C (2) ROWS	N/A	1/2" Ø @ 12" O/C	980 PLF	1370 PLF
D2X2 <sup>(6)(7)</sup>	1 5/32" EACH FACE	8d @ 2" O/C (2) ROWS	N/A	1/2" Ø @ 9" O/C	1280 PLF	1790 PLF

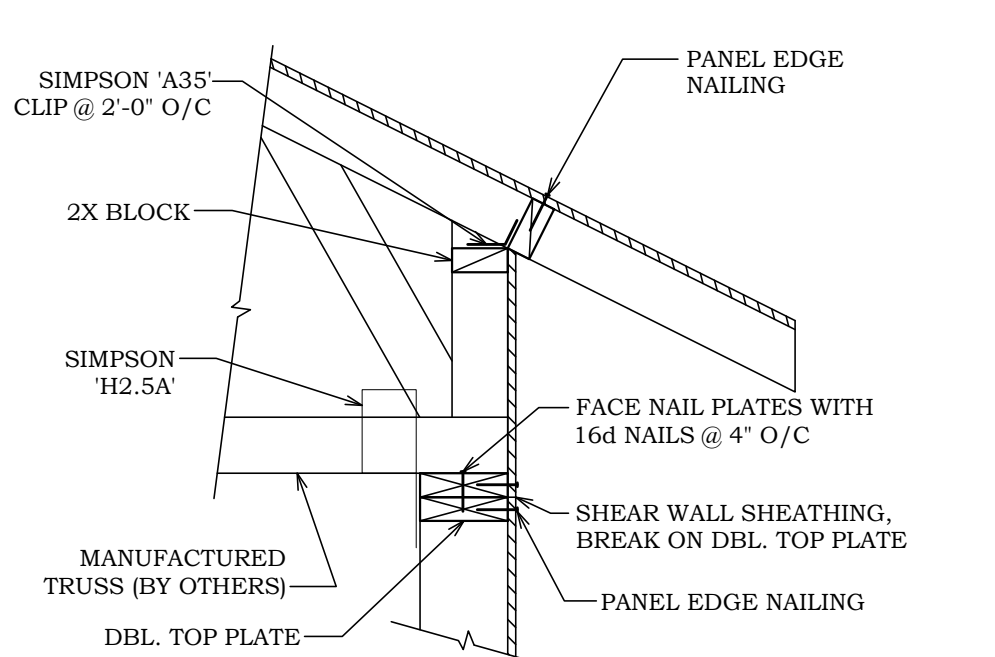
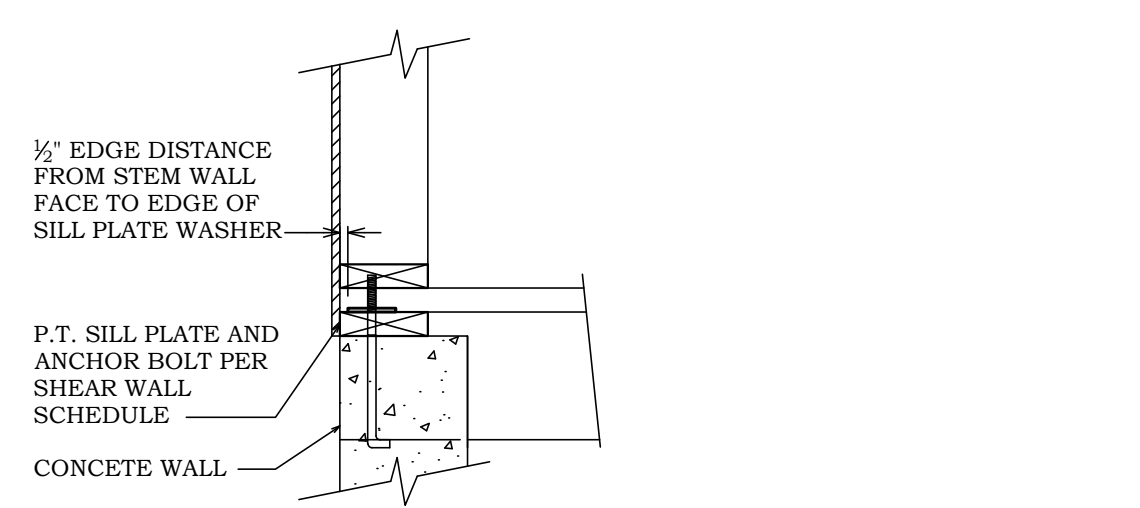
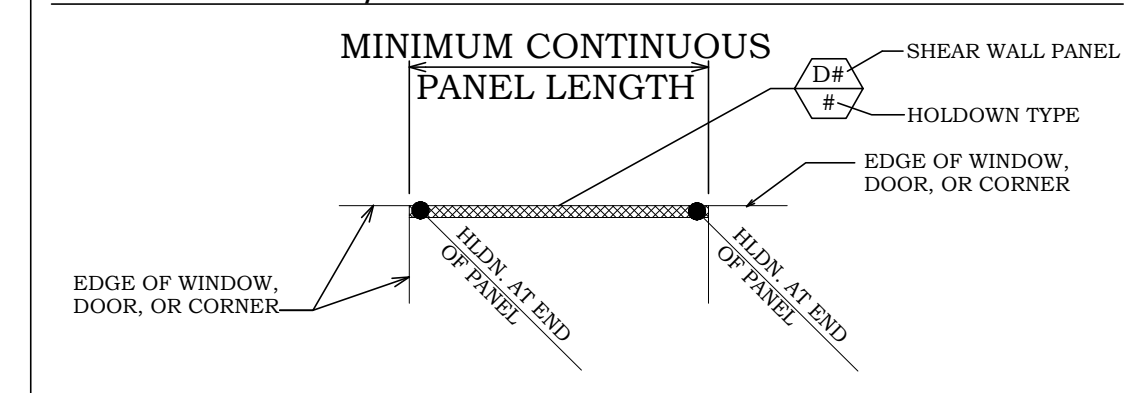
**NOTES:**  
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).  
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DPL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.  
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 2" NOMINAL MEMBER OR (2) 2-INCH NOMINAL MEMBERS FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.  
(4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.  
(5) INSTALL 3" SQUARE X 3/4" STEEL PLATE WASHER.  
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X P.T. SILL PLATE, U.N.O.  
(7) PLYWOOD TO BE INSTALLED ON BOTH SIDES OF PANEL.  
(8) IF 5/8" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O/C, TYPICAL.  
(9) GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLE.

## HOLD-DOWN SCHEDULE:

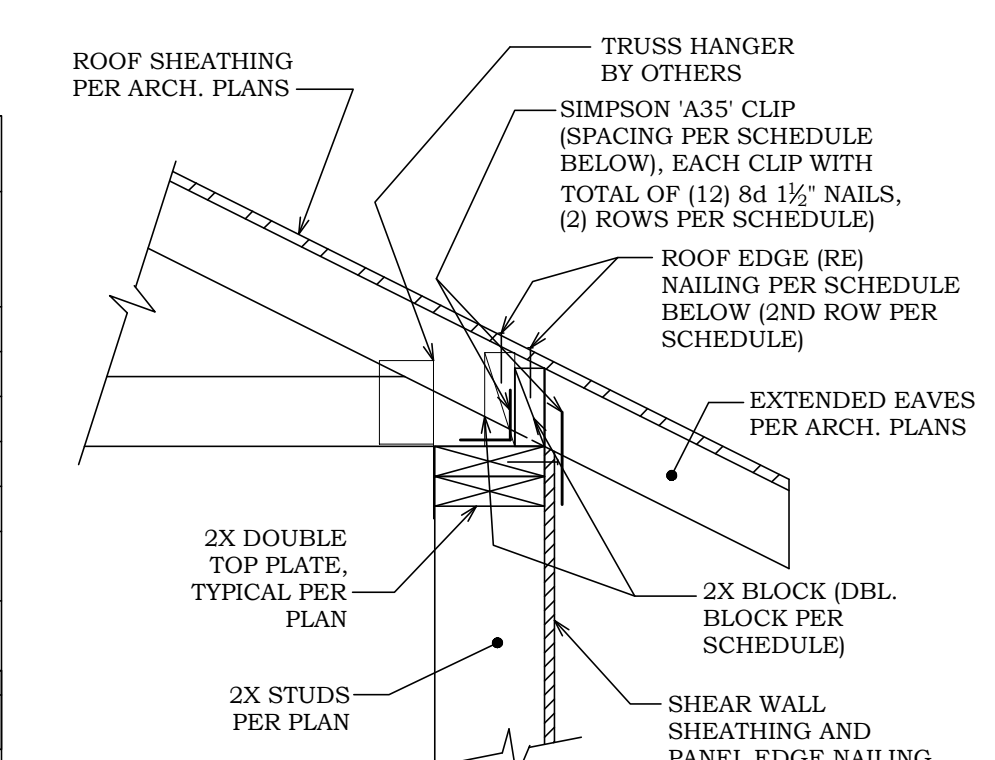
HOLDOWN NOTATION	'SIMPSON' HOLDOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. SB 5/8" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 WALL STUDS (MIN. 2 1/2" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. SB 5/8" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 WALL STUDS (MIN. 2 1/2" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. SB 5/8" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2 1/2" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (5980#, 6970#, 7870#)	STD. SB 5/8" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (3)2X6 DFL-#2 WALL STUDS (MIN. 2 1/2" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
11	HDU11 (9535#)	STD. 1" Ø ANCHOR BOLT OR ALTERNATIVE TO BE EMBEDDED INTO CONCRETE FOOTING (MIN. 12"). ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 (MIN. 2 1/2" EDGE DISTANCE). INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
14	HDU14 (14445#)	STD. 1" Ø ANCHOR BOLT OR ALTERNATIVE TO BE EMBEDDED INTO CONCRETE FOOTING (PER 2/52). ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 (MIN. 2 1/2" EDGE DISTANCE). INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
28	MSTC28	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (16) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
52	MSTC52	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (24) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
66	MSTC66	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (34) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

**NOTES:**  
(1) IN LIEU OF SIMPSON 'SSFB' BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2" X 3/4" STEEL PLATE WASHER ON BOTTOM OF BOLT.  
(2) HOLD-DOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS FROM SHEAR WALL SHEATHING.  
(3) IF HOLD-DOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.  
(4) U.N.O. INSTALL (1) 4" CONTINUOUS HORIZONTAL TOP BAR 5" DOWN FROM TOP OF WALL AT ALL HOLD-DOWN ANCHORS. EXTEND BAR MIN. 5'-0" PAST HOLD-DOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1) 4" VERTICAL ANCHOR @ 24" O.C. THE HOLD-DOWN ANCHOR TO HORIZONTAL TOP BAR.

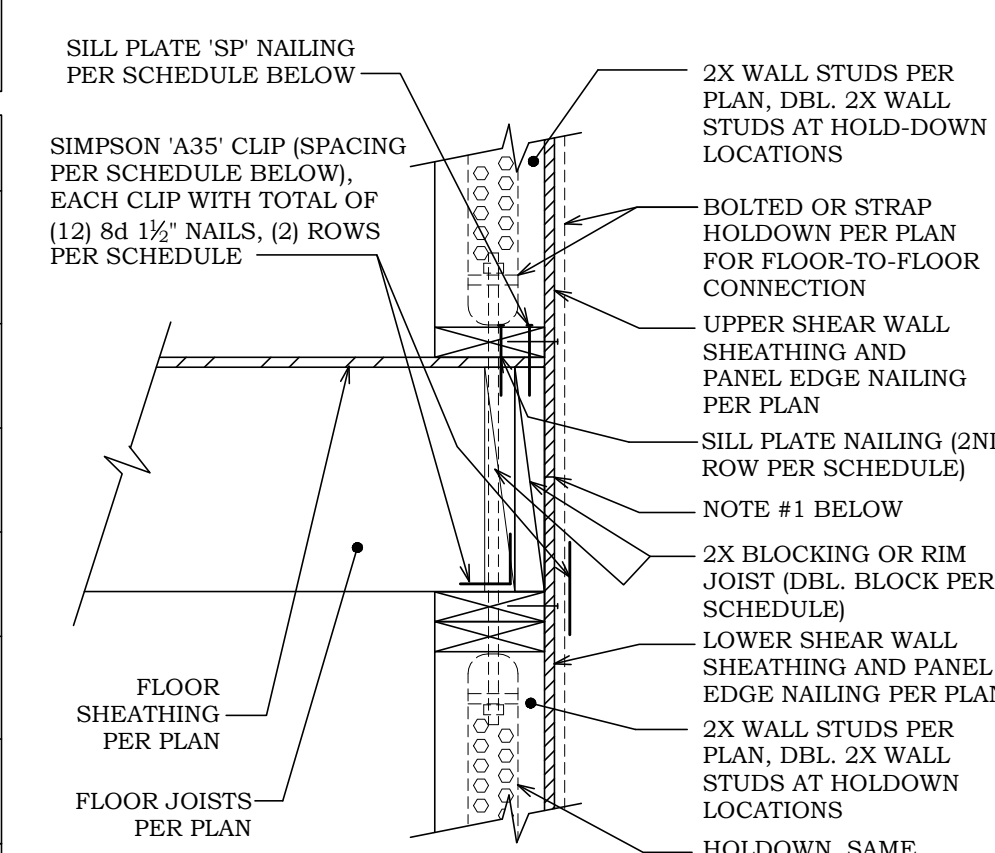
## SHEAR WALL / HOLDOWN NOTATION DIAGRAM



## RW/S1 ROOF TO SHEAR WALL SECTION RAISED HEEL OPTION

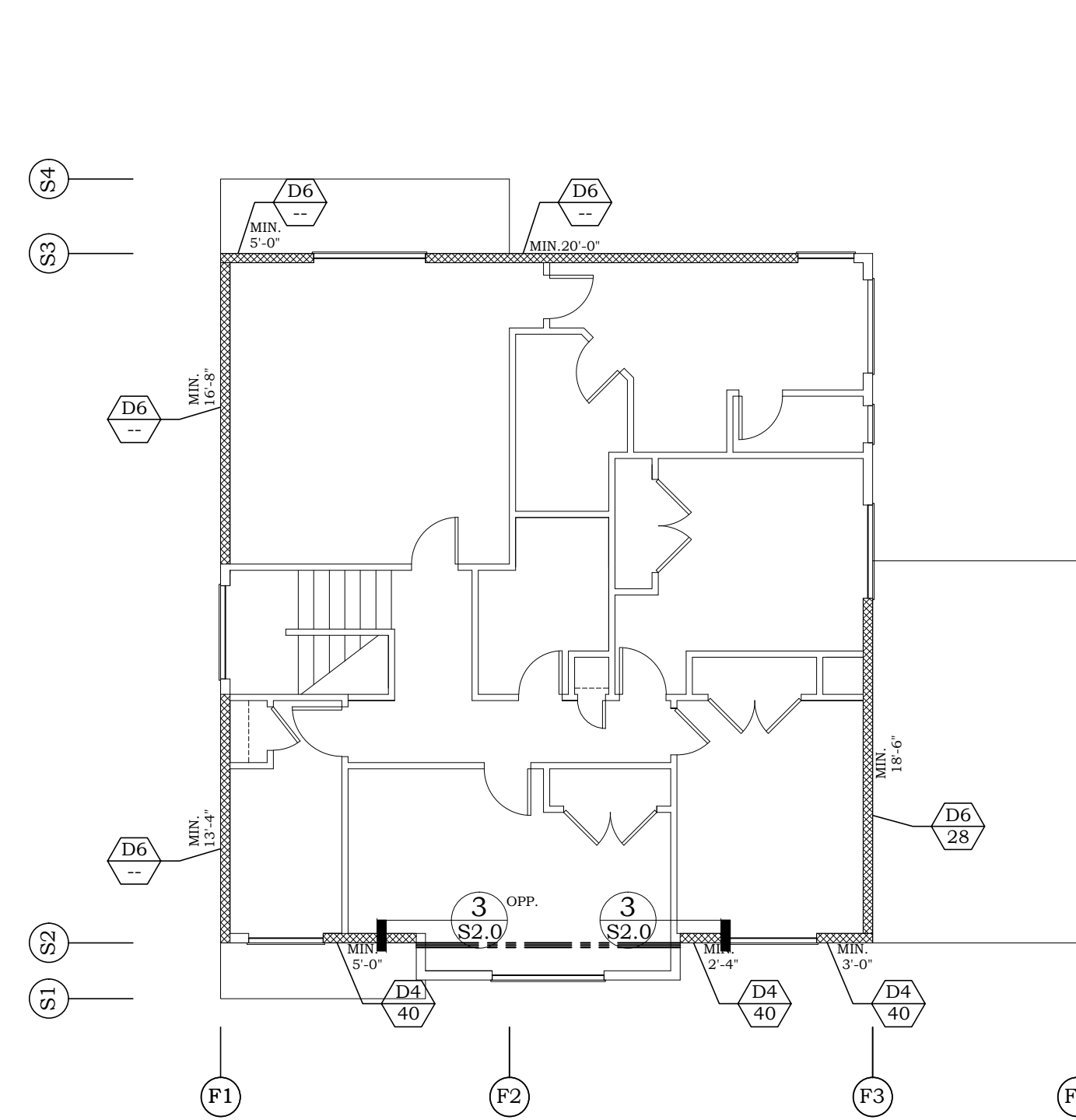


## RW/S1 ROOF TO SHEAR WALL SECTION



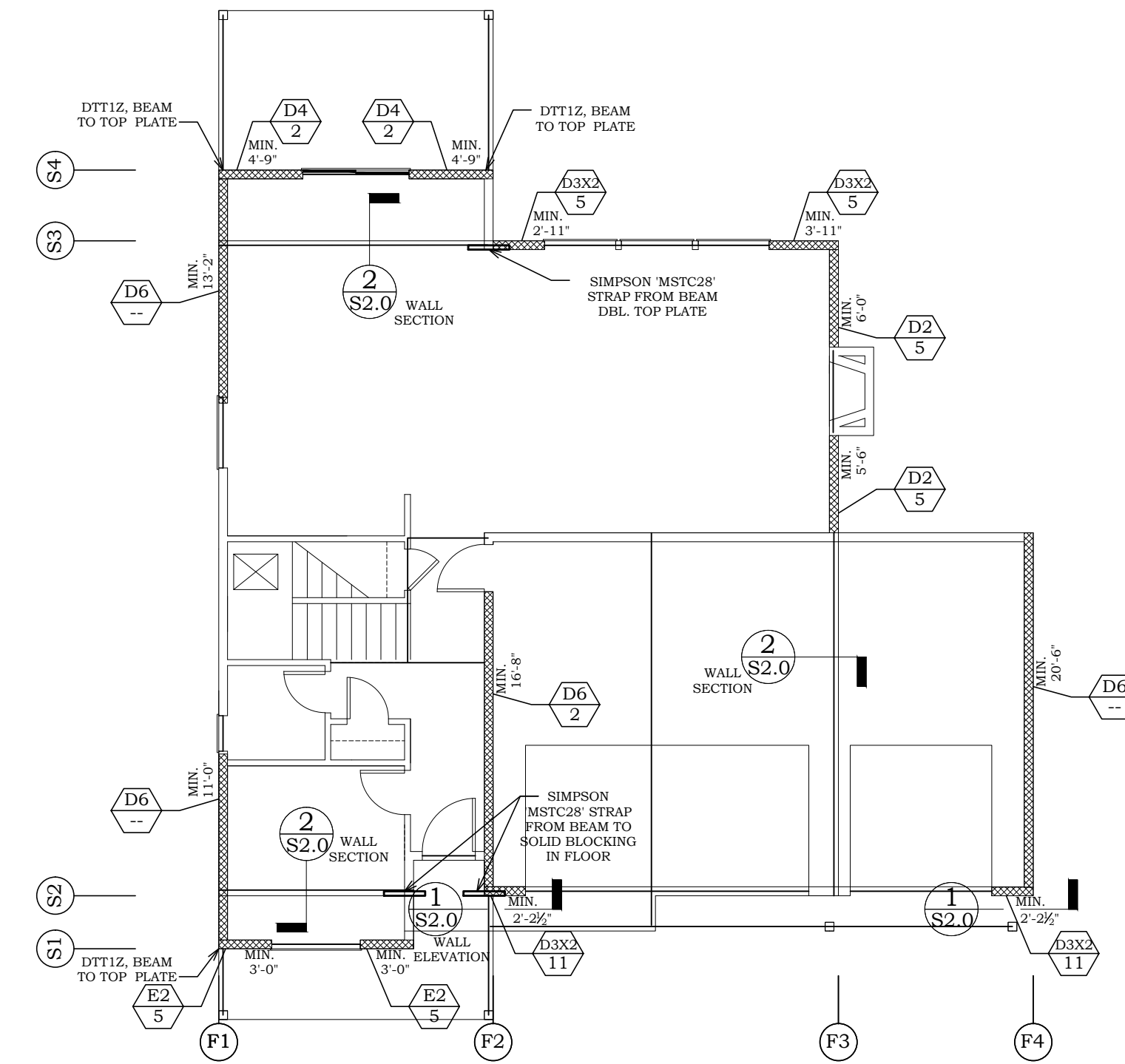
## FF/S1 FLOOR TO FLOOR SECTION AT SHEAR WALL

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.
D3X2	16d @ 3" O.C. (2) ROWS	1'-0" O.C. (2) ROWS	8d @ 3" O.C. (2) ROWS
D2X2	16d @ 2" O.C. (2) ROWS	10" O.C. (2) ROWS	8d @ 2" O.C. (2) ROWS



## UPPER FLOOR SHEARWALL PLAN

**NOTE:**  
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



## MAIN FLOOR SHEARWALL PLAN

**NOTE:**  
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.

PROJECT NAME	DUNMORE LOE L37
DESCRIPTION	SHEAR WALL AND HOLDOWN SCHEDULE
DATE	
No.	

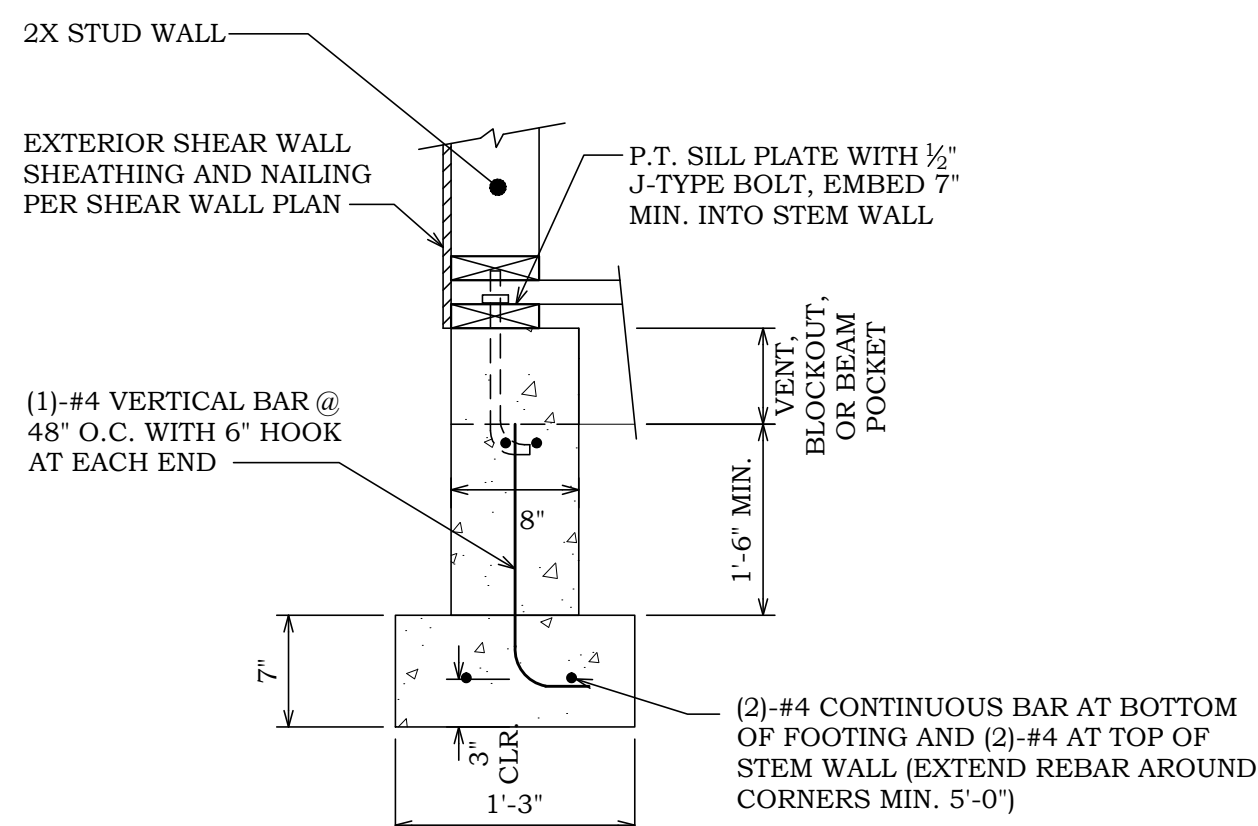
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DESCRIPTION	SHEAR WALL AND HOLDOWN SCHEDULE
DATE	
No.	

PROJECT NAME	DUNMORE LOE L37
DESCRIPTION	SHEAR WALL AND HOLDOWN SCHEDULE
DATE	
No.	

**TURNER ENGINEERING & DESIGN**  
Office/Cell: (303) 970-8807  
Email: turner\_tendesign@gmail.com  
10000 E. WILSON AVE., SUITE 100  
ENGLEWOOD, CO. 80150  
EAGLE CREEK, COLORADO 80102

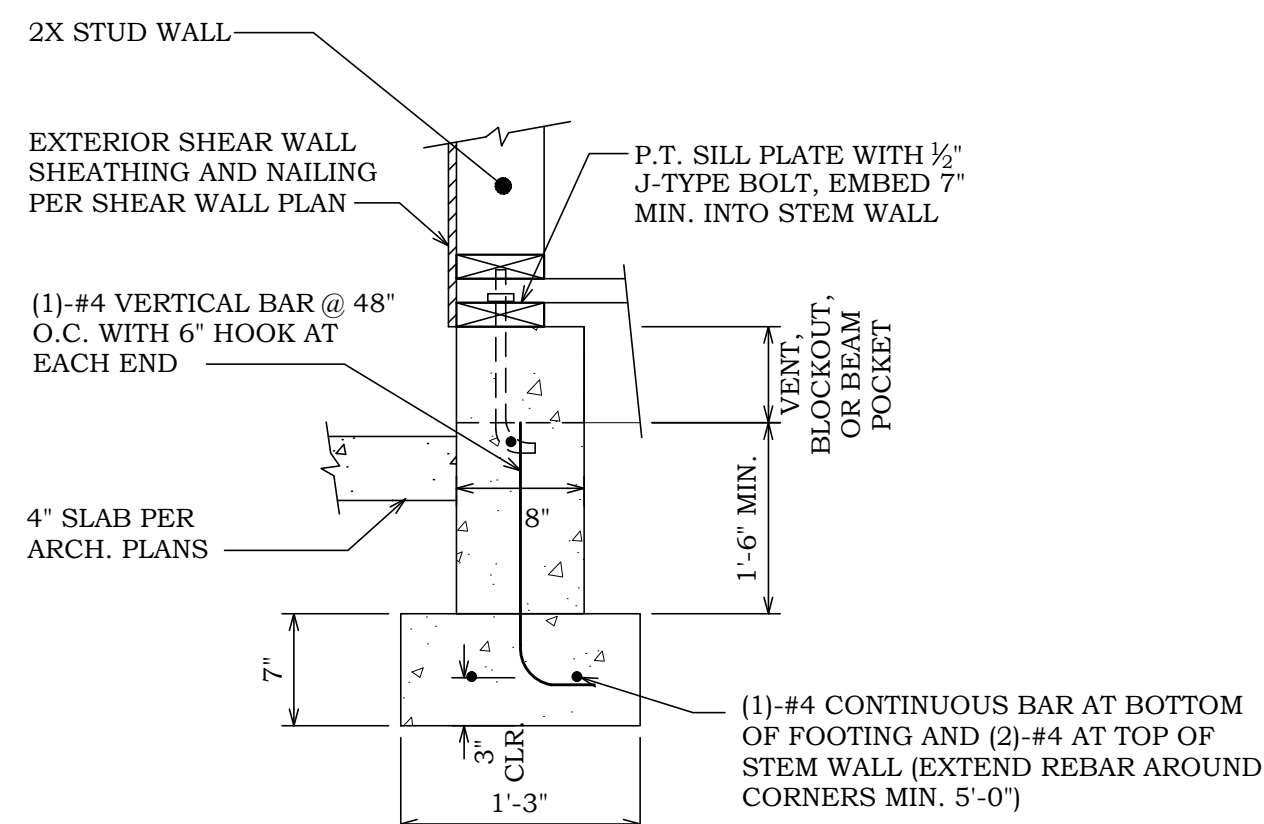
ENGINEERS STAMP  
  
 EXPIRES OCT 20, 2019

ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	03/05/18
PROJECT NO.	R18075
SHEET NO.	S1.0



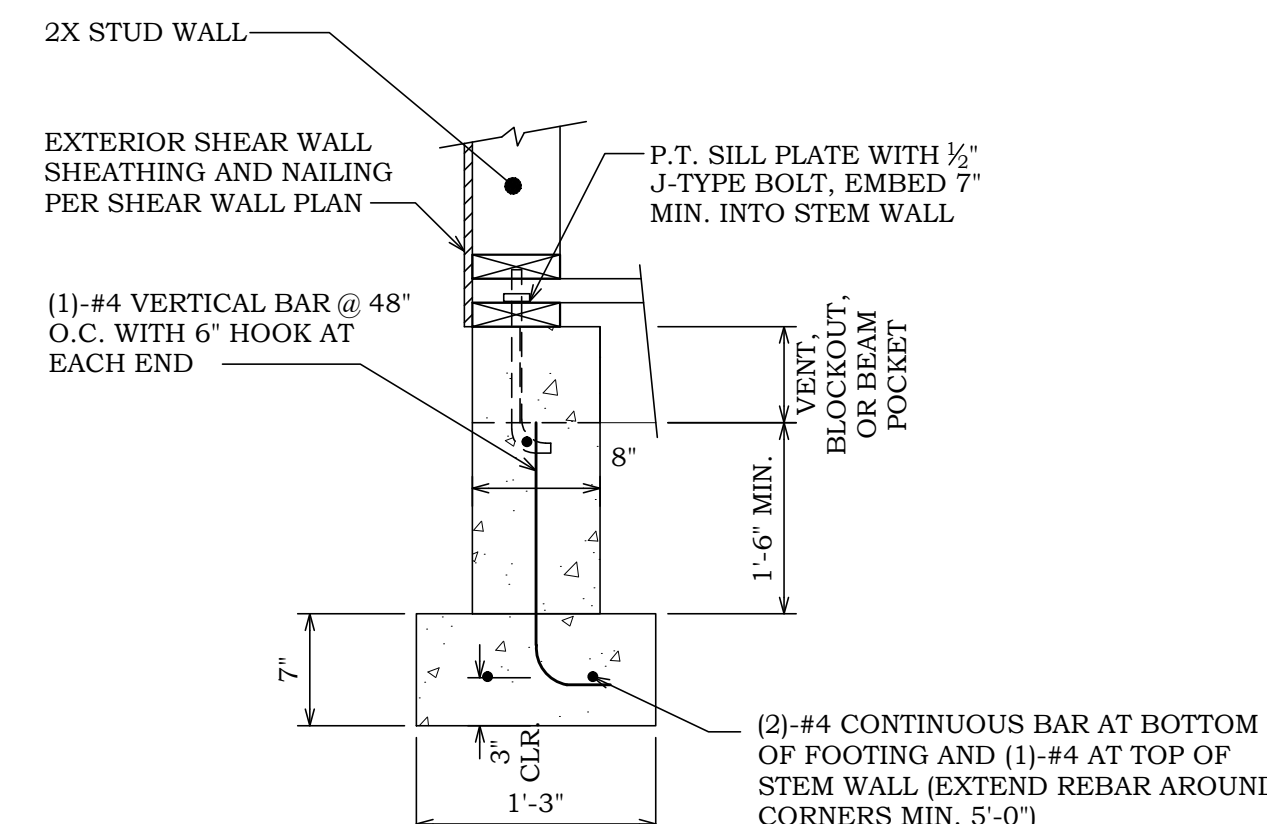
NOTE:  
 1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
 2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

**5 FOOTING SECTION**  
 S2.0 SCALE: NONE



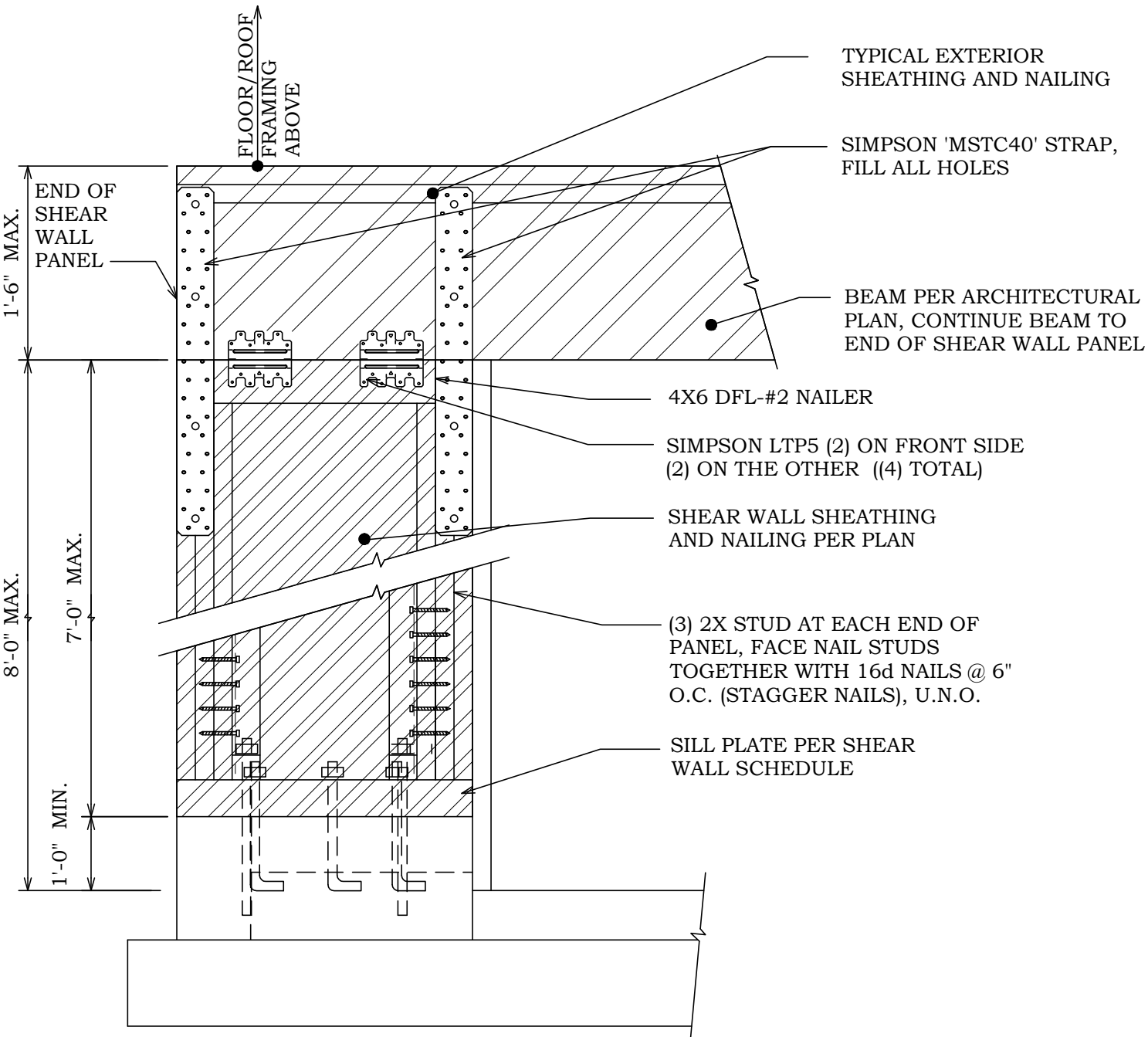
NOTE:  
 1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
 2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

**6 FOOTING SECTION**  
 S2.0 SCALE: NONE

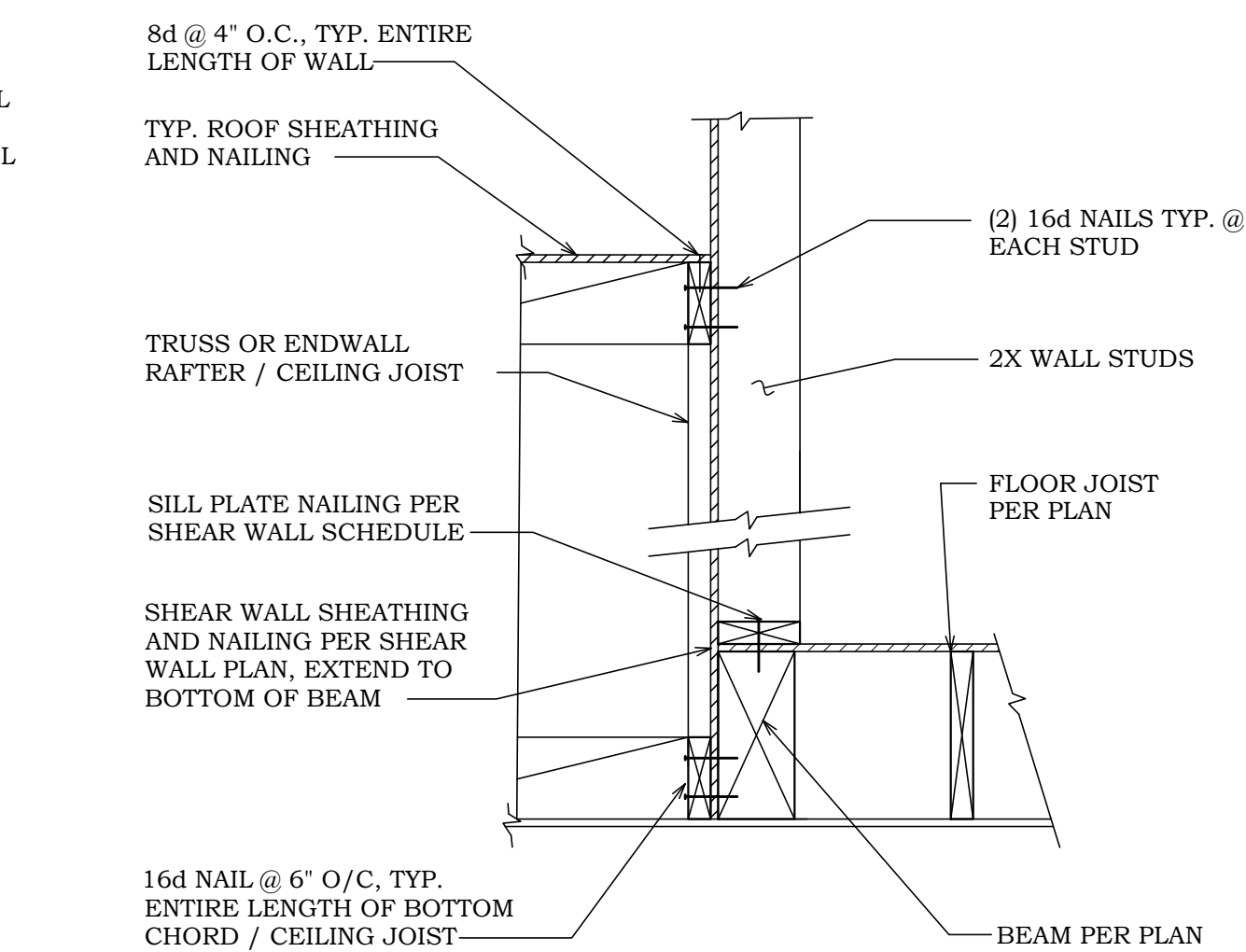


NOTE:  
 1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
 2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

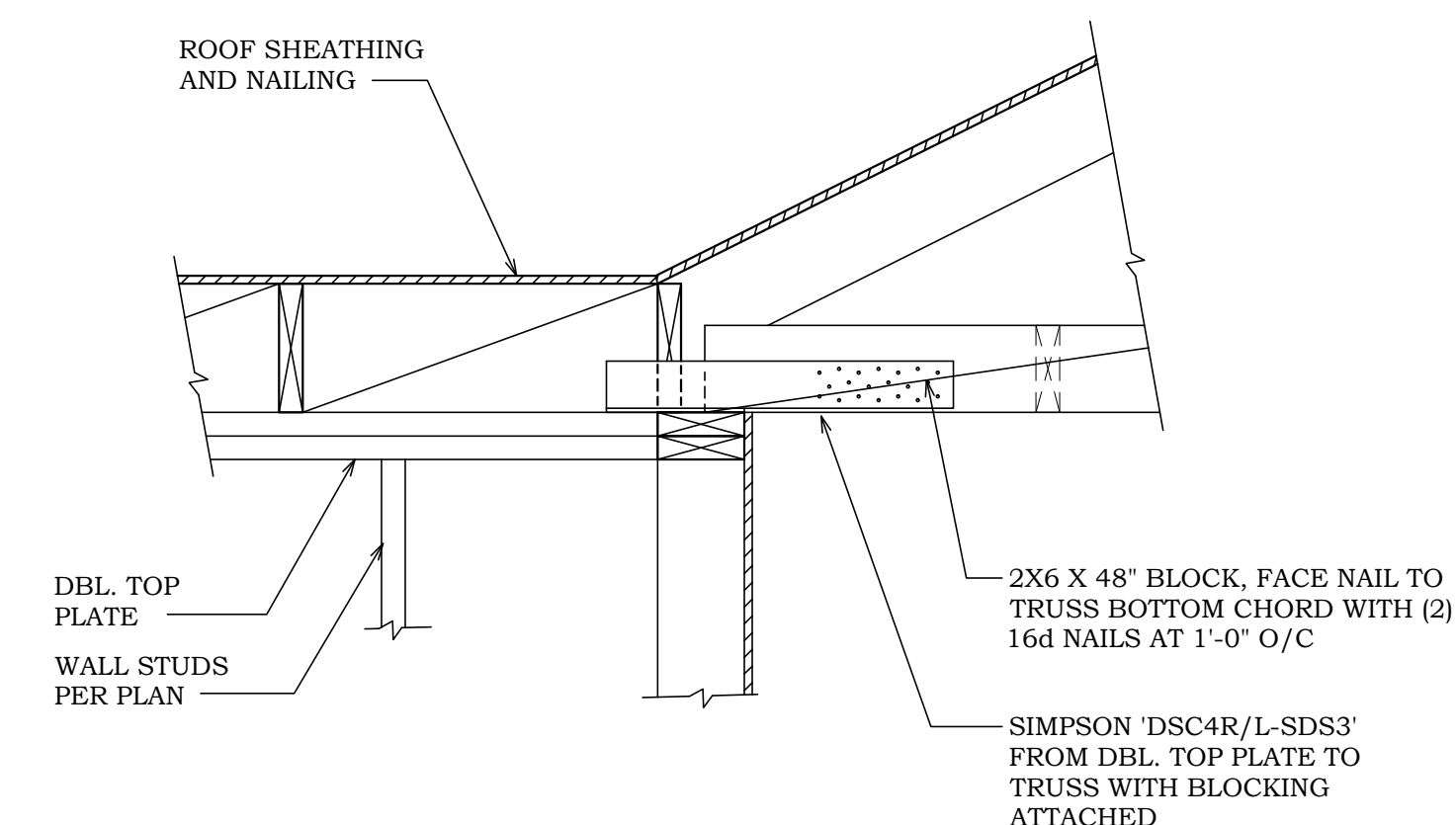
**7 FOOTING SECTION**  
 S2.0 SCALE: NONE



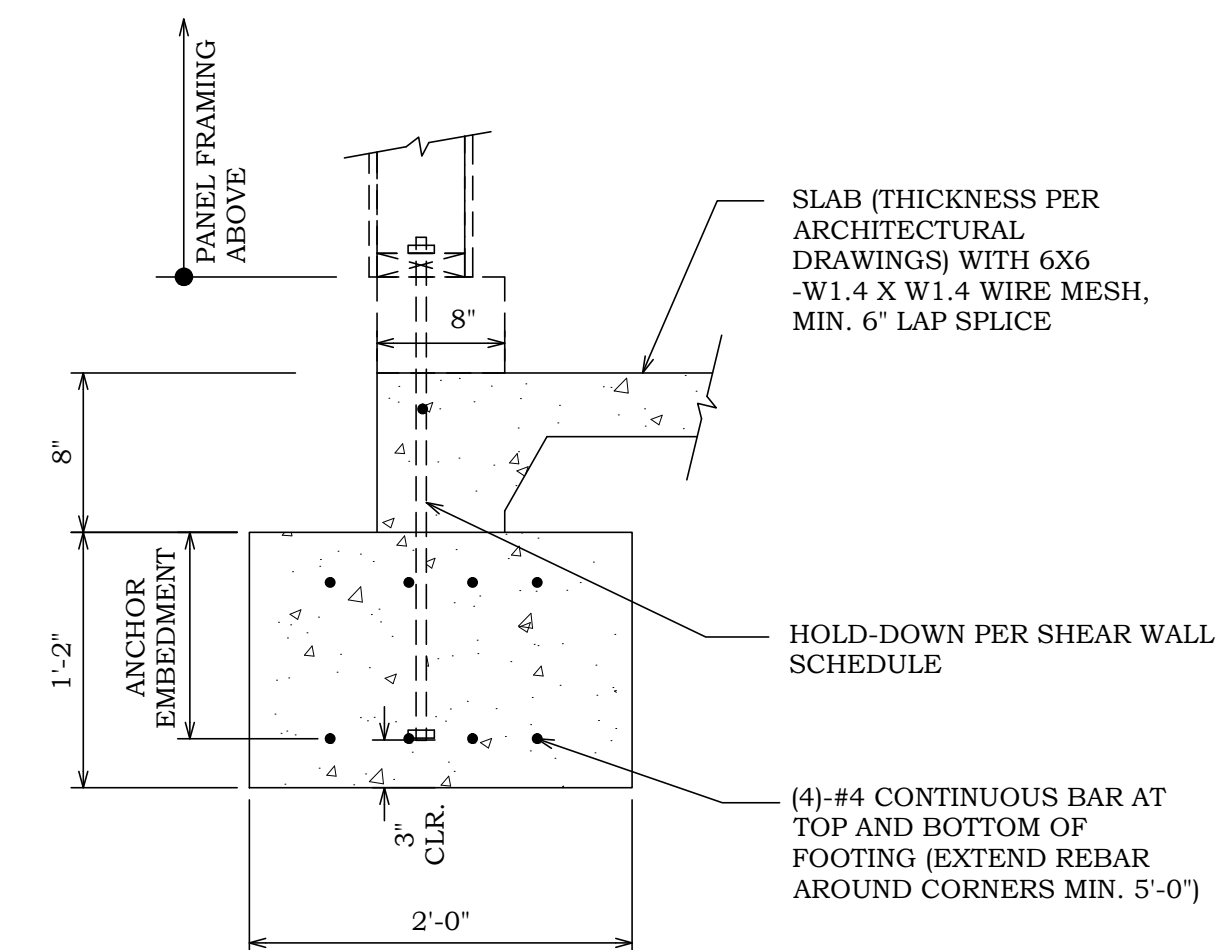
**1 PORTAL FRAME ELEVATION VIEW**  
 S3.0 SCALE: 1" = 1'-0"



**2 PORTAL FRAME ELEVATION VIEW**  
 S3.0 SCALE: 1" = 1'-0"



**3 ROOF SECTION**  
 S3.0 SCALE: NONE



NOTE:  
 1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
 2. DRIVEWAY SURFACE NOT SHOWN.

**4 FOOTING SECTION**  
 S2.0 SCALE: 1" = 1'-0"

No.	DATE	DESCRIPTION

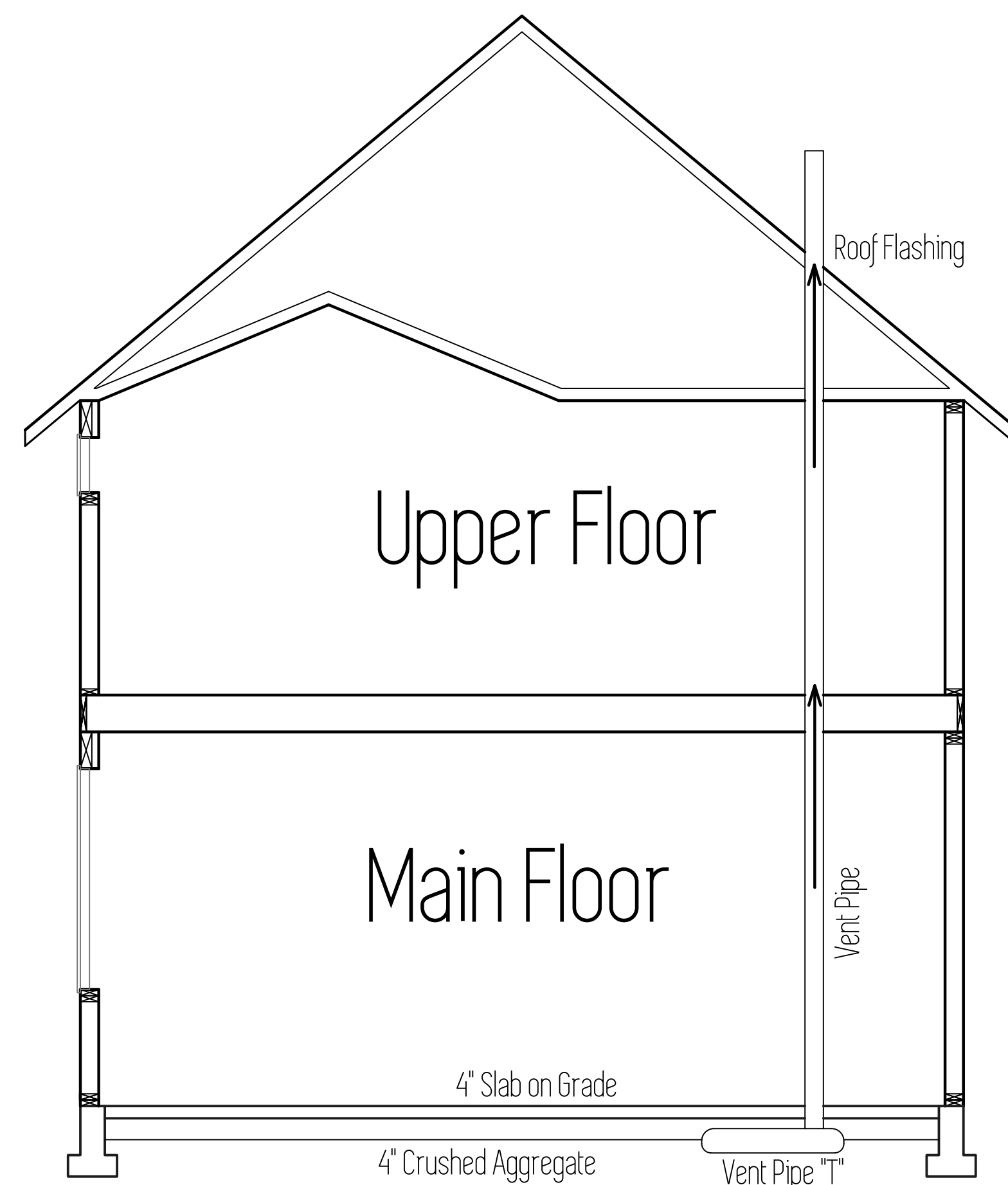
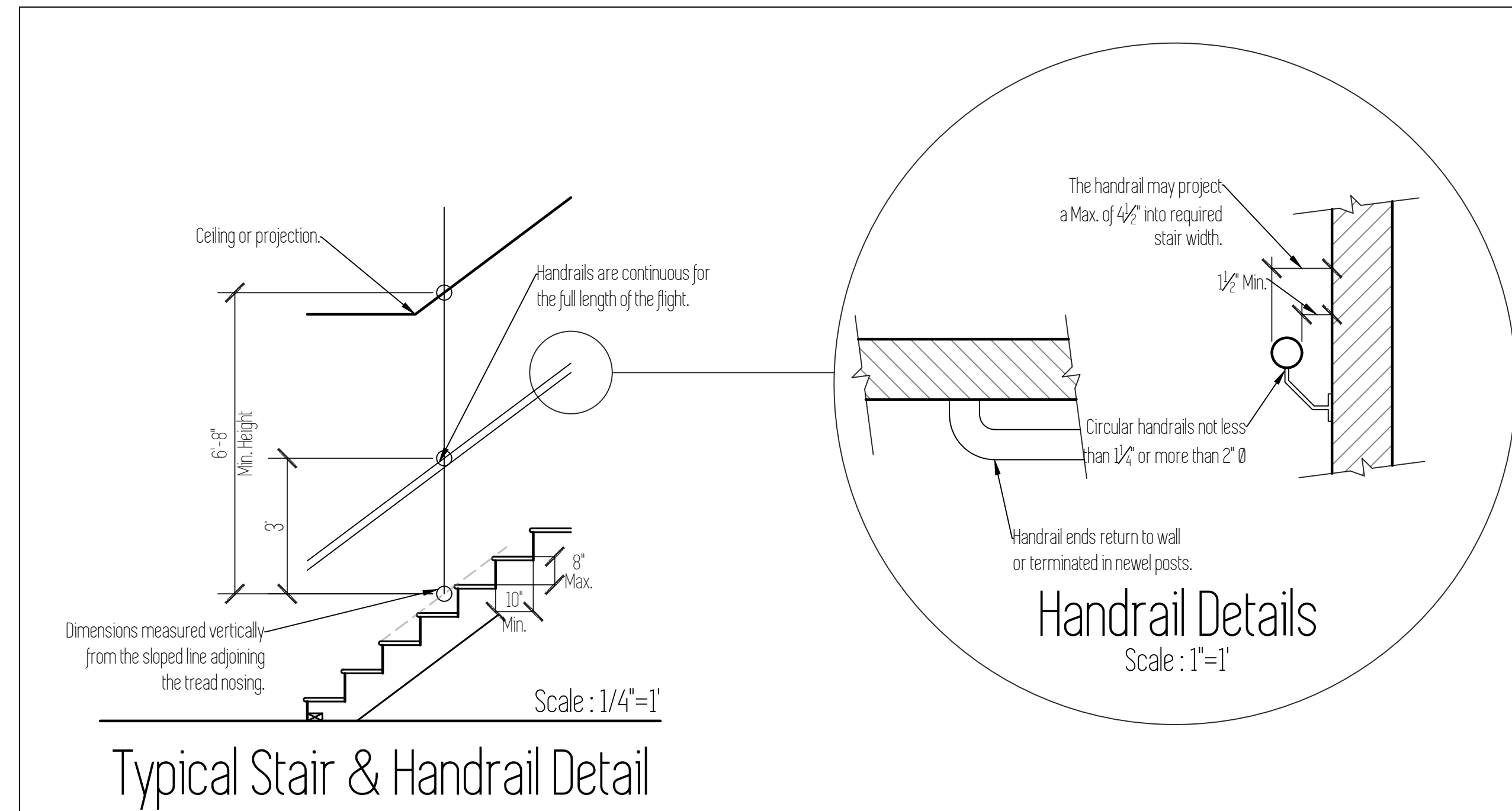
PROJECT NAME	LOE LOT 43
STRUCTURAL DETAILS	

**TURNER ENGINEERING & DESIGN**  
 Office/Cell: (503) 979-8807  
 Email: turner.teandesign@gmail.com  
 10000 N. BURNING TREE DRIVE  
 TIGARD, OREGON 97022

ENGINEERS STAMP

EXPIRES OCT 20, 2019

ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	03/05/18
PROJECT NO.	R18075
SHEET NO.	S2.0



## Radon Passive System

AF 103.6 Passive subslab depressurization system.

In basement or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.

AF 103.6.1 Vent Pipe

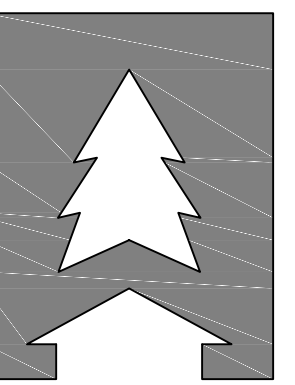
A min. 3" dia. ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material.

Alternatively, the 3" dia. pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, terminated at least 12" above the surface of the 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' away from any window or other opening in adjoining or adjacent buildings.

NOTES

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CEDARRIDGE  
H O M E S

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(P) 503-666-4240  
(F) 503-666-2408  
www.cedarridgehomes.us

Designed by :

TYSON GREY

N