

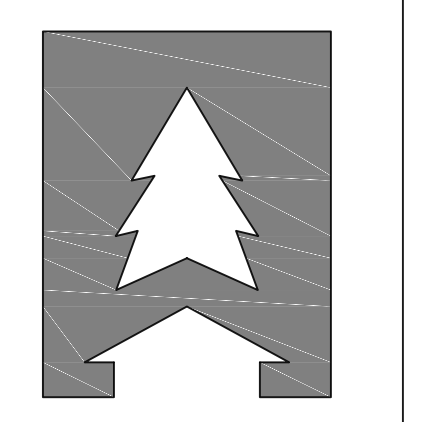
Plan Name	Wahkeena
Date	2/19/2018
Location	Lone Oak Estates Lot 45 Battle Ground, WA

Total Sq Ft = 2,110

Elevations

Scale: 1/4" = 1'

This plan is property of:



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H O M E S

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Designed by:

TYSON GREY
tyson@cedarridgehomes.us

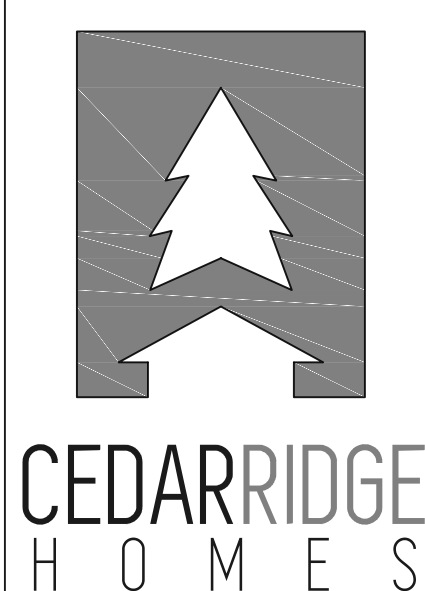
1

Plan Name	Wahkeena
Date	2/19/2018
Location	Lone Oak Estates Lot 45 Battle Ground, WA

Main Floor Plan

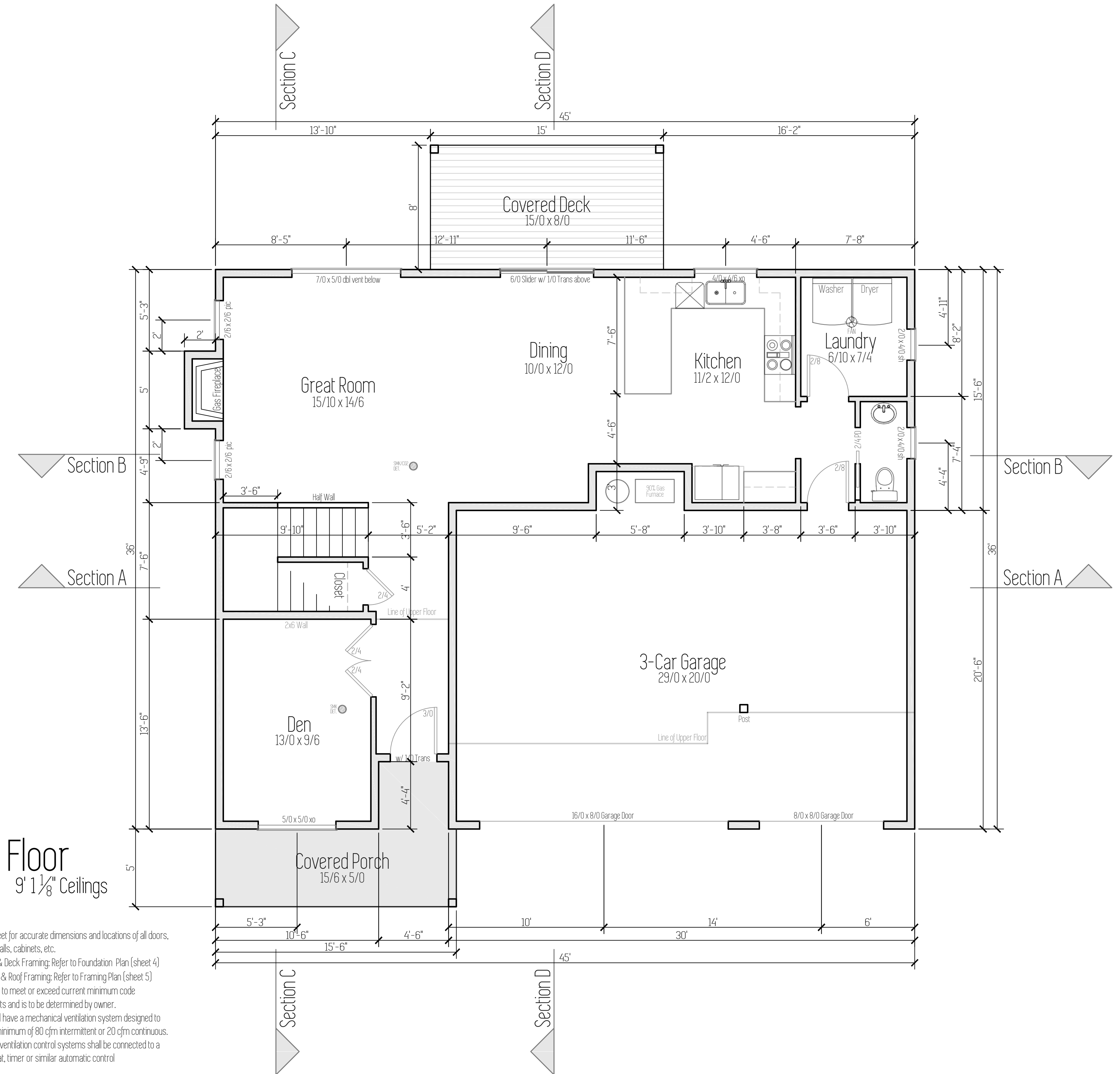
Total Sq Ft = 2,110
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Main Floor

955 Sq ft 9' 1 1/8" Ceilings

Notes

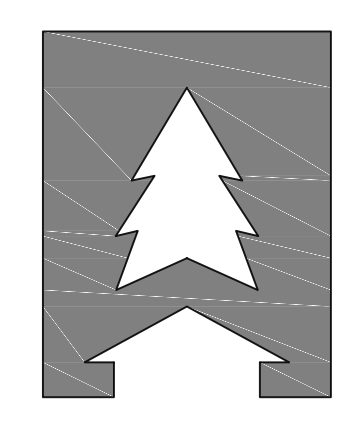
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Main Floor & Deck Framing: Refer to Foundation Plan (sheet 4)
- Upper Floor & Roof Framing: Refer to Framing Plan (sheet 5)
- All electrical to meet or exceed current minimum code requirements and is 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	Wahkeena
Date	2/19/2018
Location	Lone Oak Estates Lot 45 Battle Ground, WA

Upper Floor Plan

Total SqFt = 2,110
Scale: 1/4" = 1'

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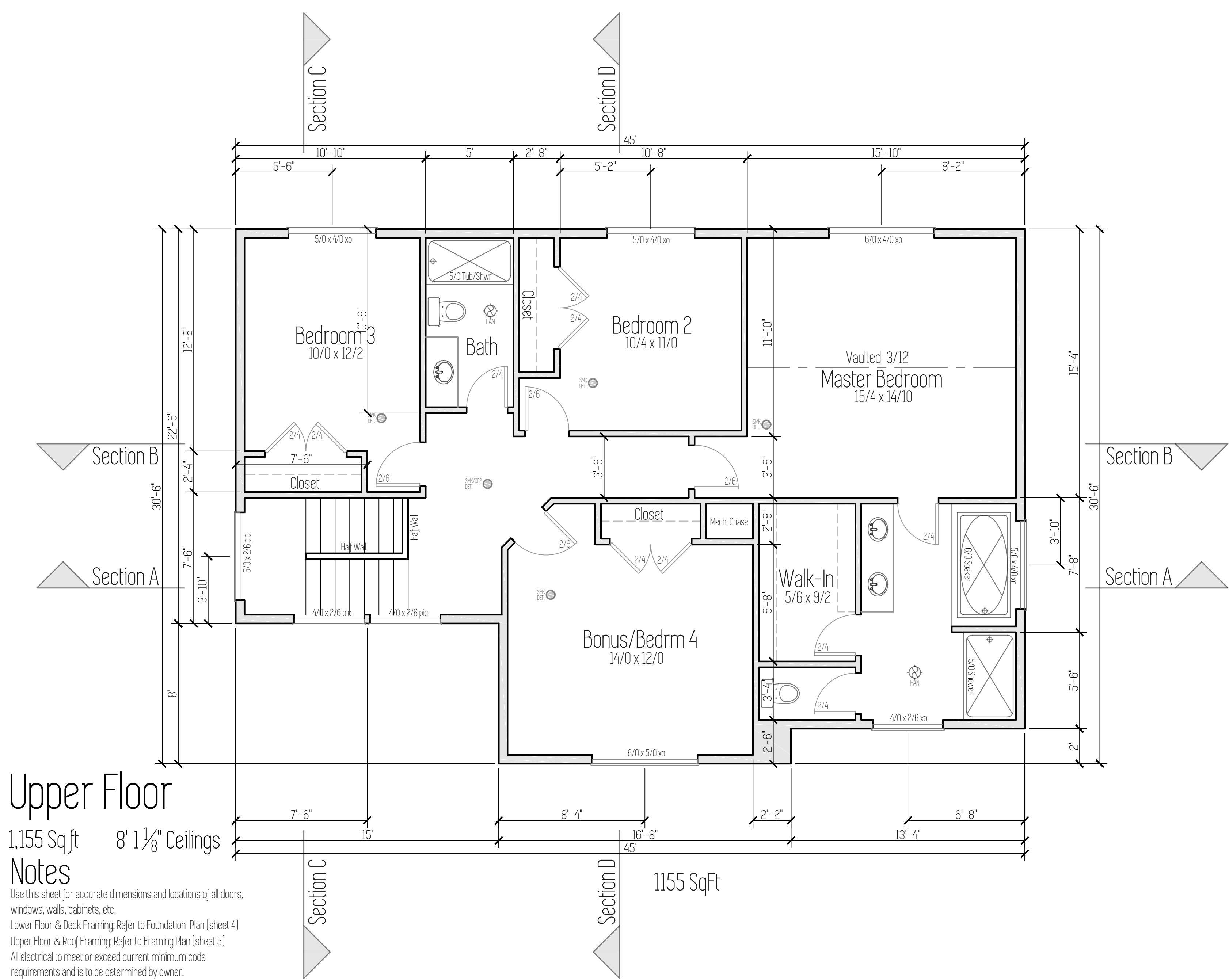
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3



Upper Floor
1,155 Sqft 8' 1 1/8" Ceilings

Notes

- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Lower Floor & Deck Framing: Refer to Foundation Plan (sheet 4)
- Upper Floor & Roof Framing: Refer to Framing Plan (sheet 5)
- 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

1155 SqFt

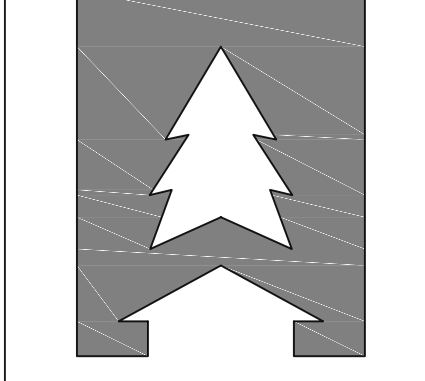
Plan Name	Wahkeena
Date	2/19/2018
Location	Lone Oak Estates Lot 45 Battle Ground, WA

Total SqFt = 2,110

Framing Plan

Scale: 1/4" = 1'

This plan is property of:



**CEDARRIDGE
HOMES**

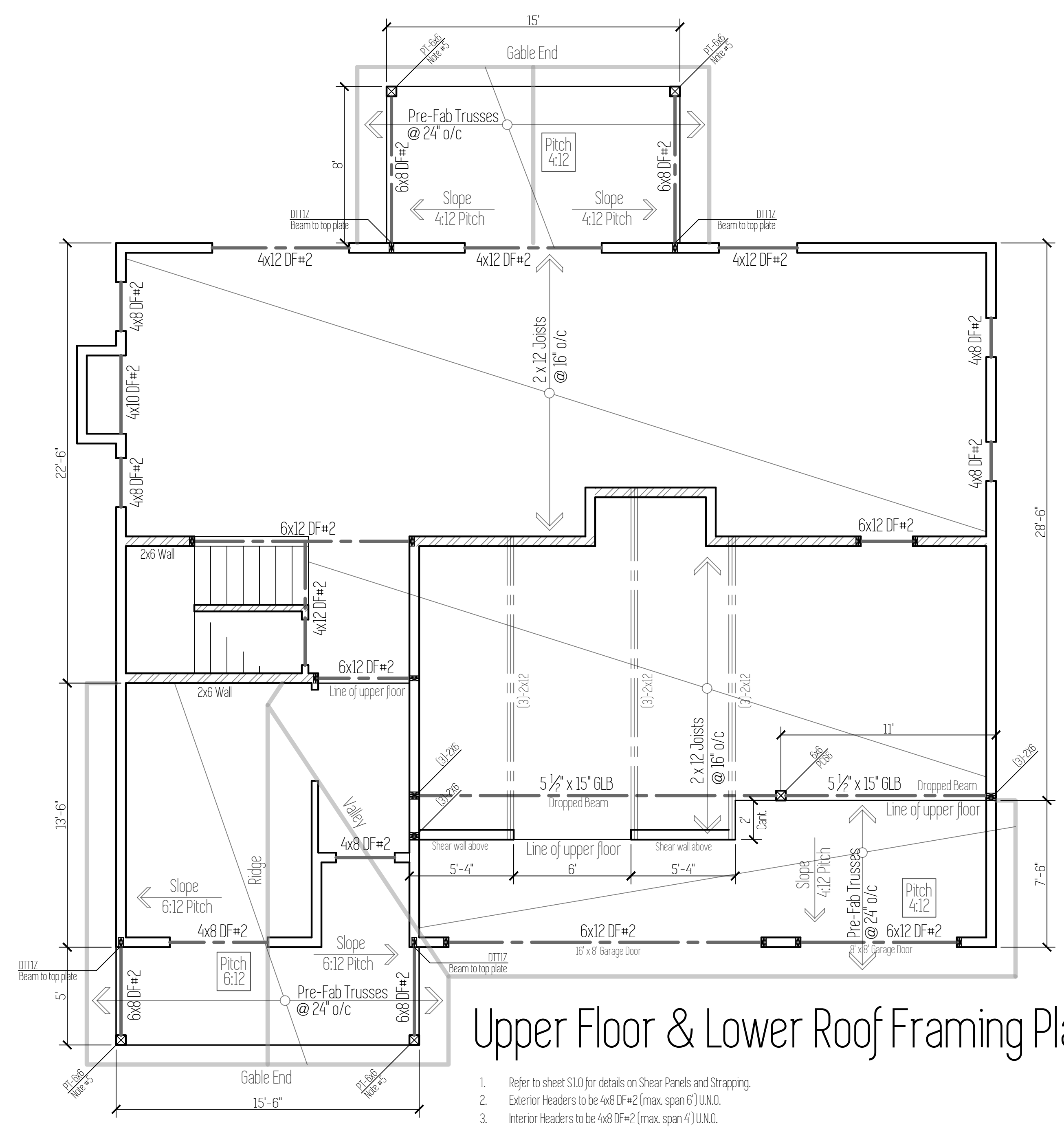
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Designed by:

TYSON GREY
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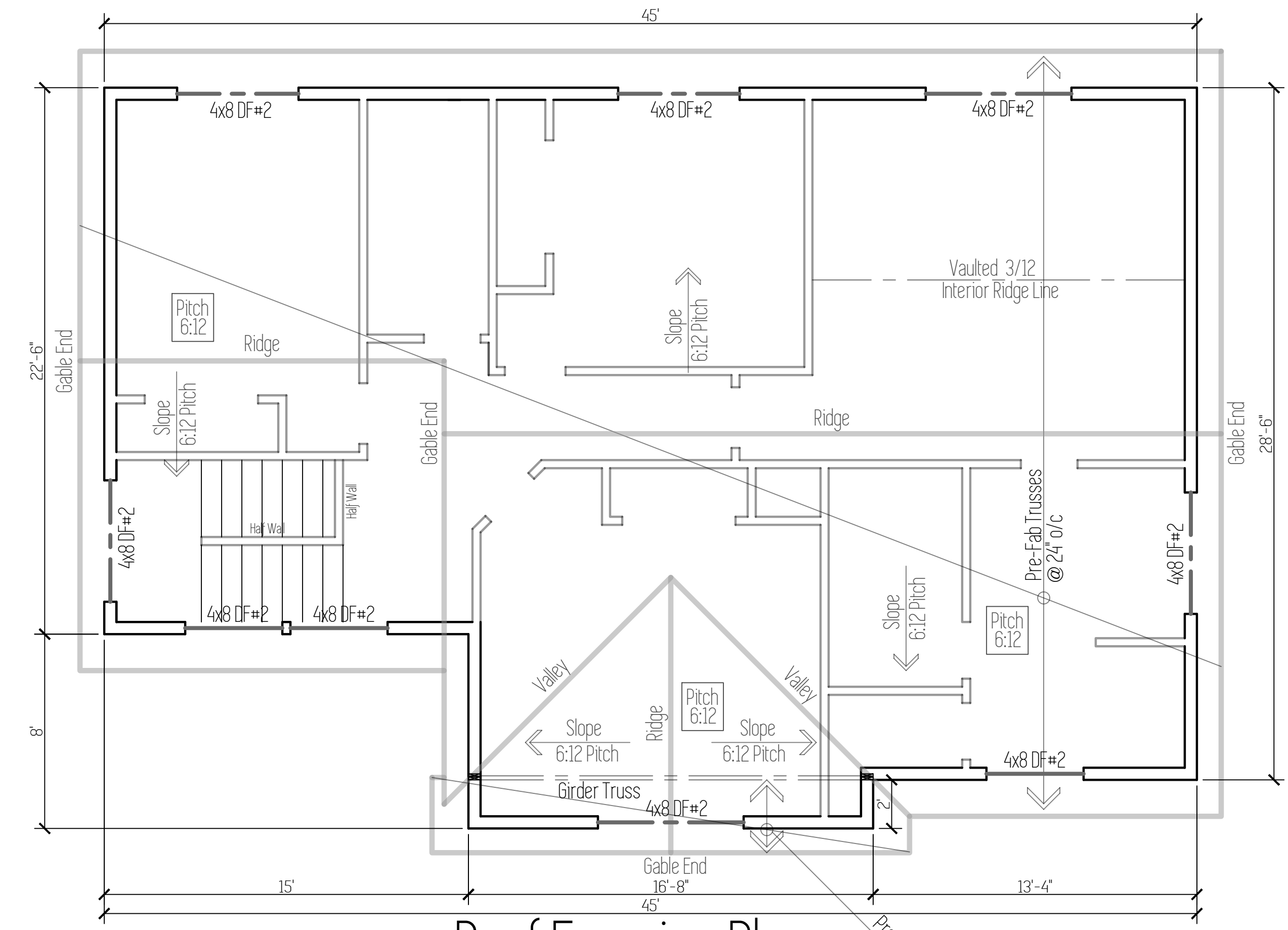
5



Upper Floor & Lower Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. 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.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacturer's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves on 1/2 Pitch (shed roof over garage) = 18"
Eaves on 1/2 Pitch (Gable over entry way) = 12.5" (to match 1/2 eaves)
Gable Ends = 12"

Interior Bearing Wall



Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. 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.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacturer's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves = 18"
Gable Ends = 12"
7. Install 8" roof vents at 4' o/c along ridge.

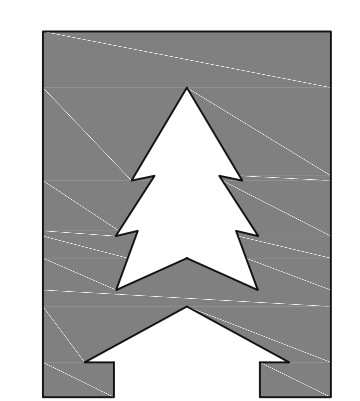
Plan Name	Wahkeena
Date	2/19/2018
Location	Lone Oak Estates Lot 45 Battle Ground, WA

Total Sq Ft = 2,110

Sections

Scale: 1/4" = 1'

This plan is property of:



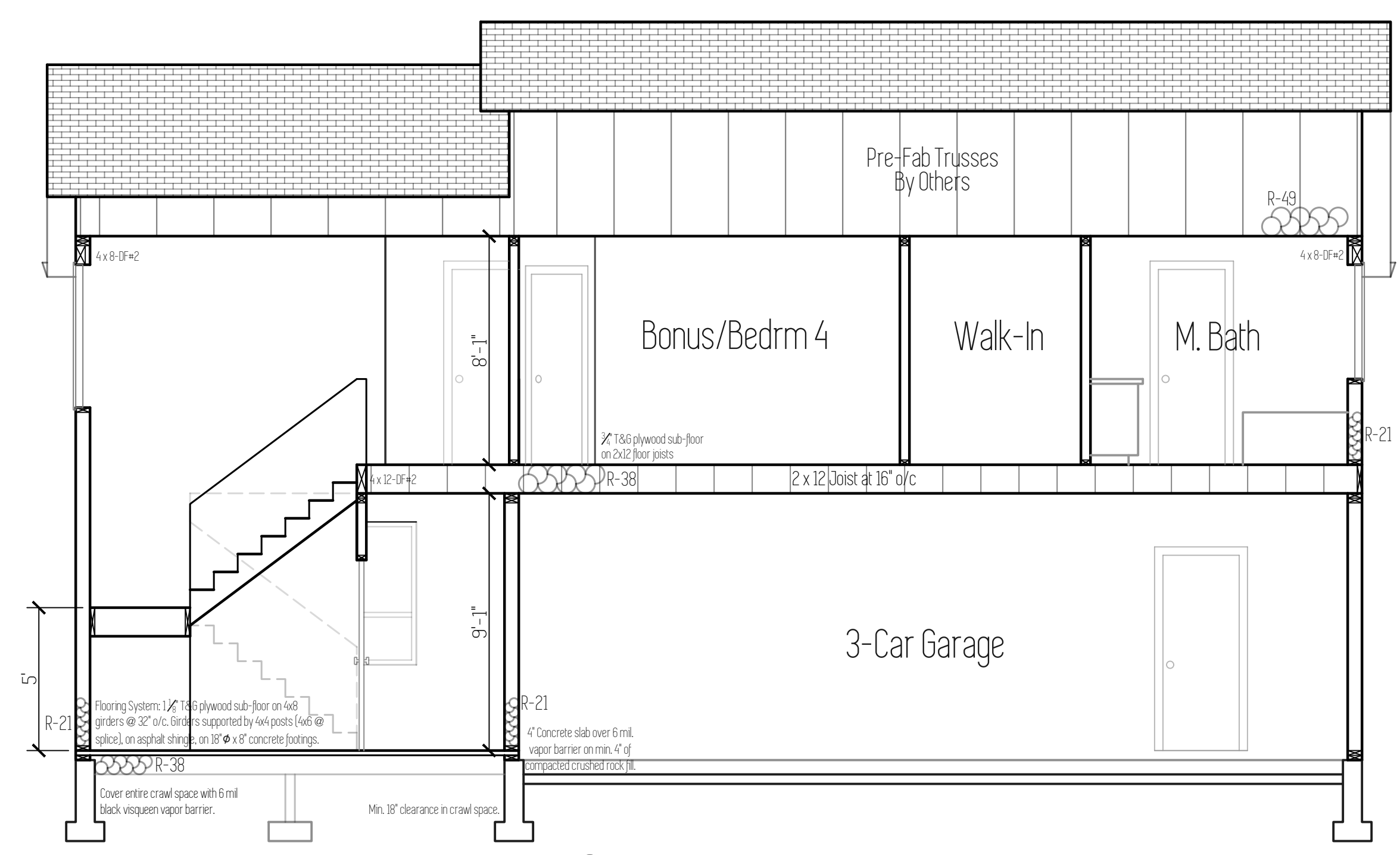
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H O M E S**

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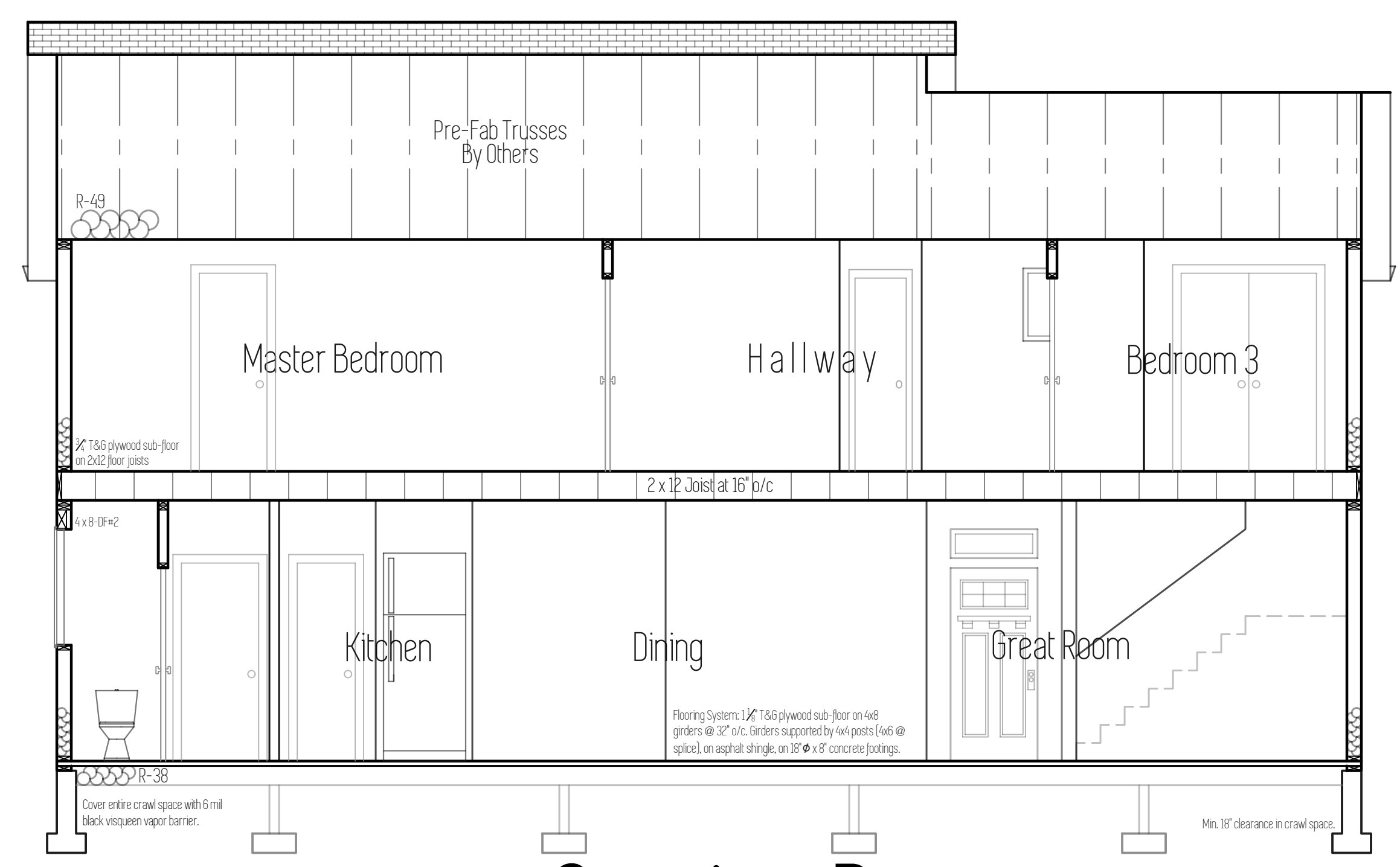
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Designed by:
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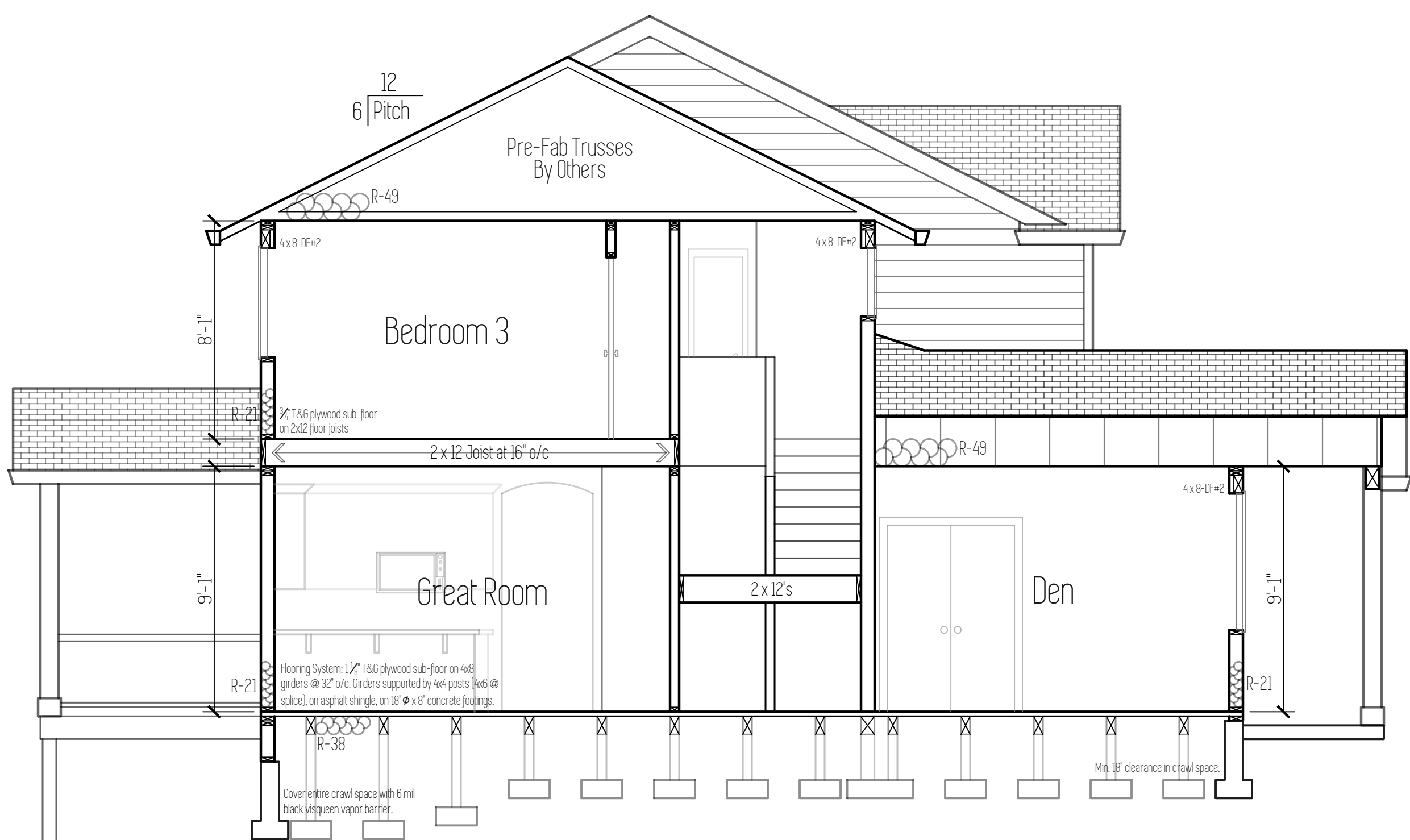
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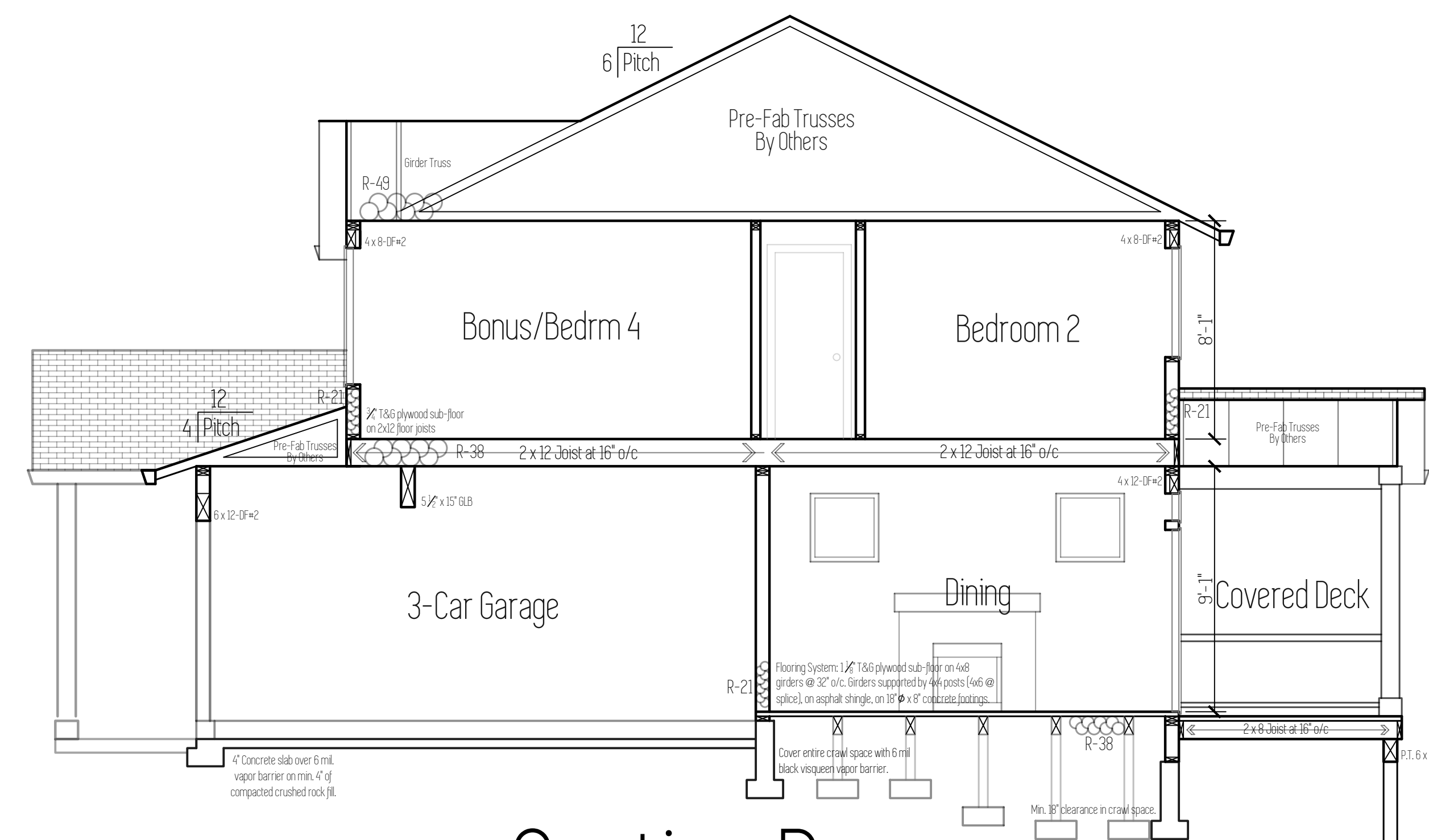
Section A



Section B



Section C



Section D

SUMMARY OF WORK:

LOCATION: LOAN OAK ESTATES LOT 45 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', Vasd = 105 MPH (OSCC 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 1/2" 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 (TSM) TO BE 1/2" 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 1/2" 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 CAPACITY (FACE NAIL)	SILL BOLT ⁽¹⁾ SPACING	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1 1/2"	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4	1 1/2"	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3	1 1/2"	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2	1 1/2"	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2	1 1/2"	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C	770 PLF	1077 PLF

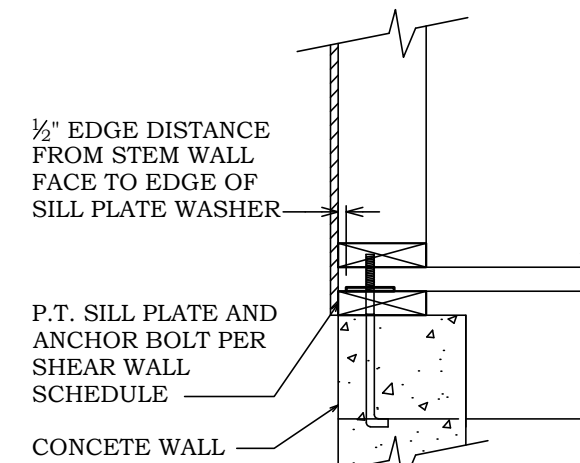
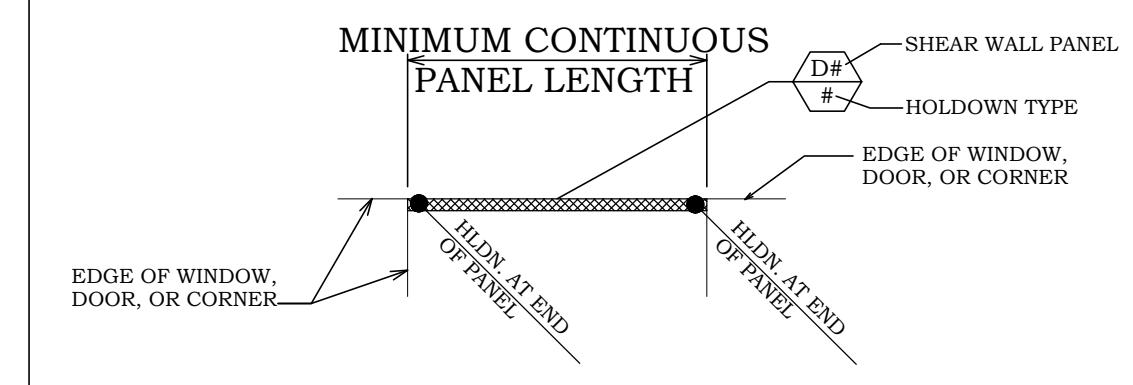
NOTES:
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DBL. 2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR 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 MEMBER 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 TO S1 AND S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
(5) INSTALL 3" SQUARE X 1/2" STEEL PLATE WASHER.
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 2X 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) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.
(8) IF 1/2" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O.C. TYPICAL.

HOLD-DOWN SCHEDULE:

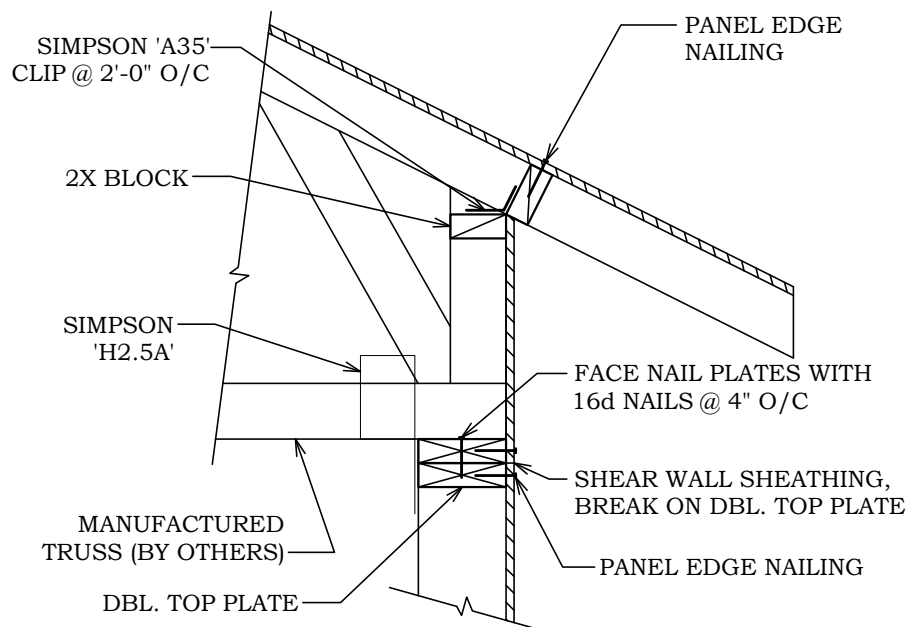
HOLD-DOWN NOTATION	'SIMPSON' HOLD-DOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. 3/8" X 24" MIN. 18" EMBEDMENT (4) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X' EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. 3/8" X 24" MIN. 18" EMBEDMENT (4) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X' 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. 3/8" X 24" MIN. 18" EMBEDMENT (4) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X' EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (59804, 6970#, 7870#)	STD. 3/8" X 24" MIN. 18" EMBEDMENT (4) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X' EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. 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.

NOTES:
(1) IN LIEU OF SIMPSON 'SSTB' BOLTS ANCHOR BOLTS TO BE A307 OR A306 THREADED ROD WITH STD. NUT AND 2" X 2" X 1/2" 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 SHOULD HAVE PANEL EDGE NAILING 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 3" 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 BAR @ 24" O.C. THE HOLD-DOWN ANCHOR TO HORIZONTAL TOP BAR.

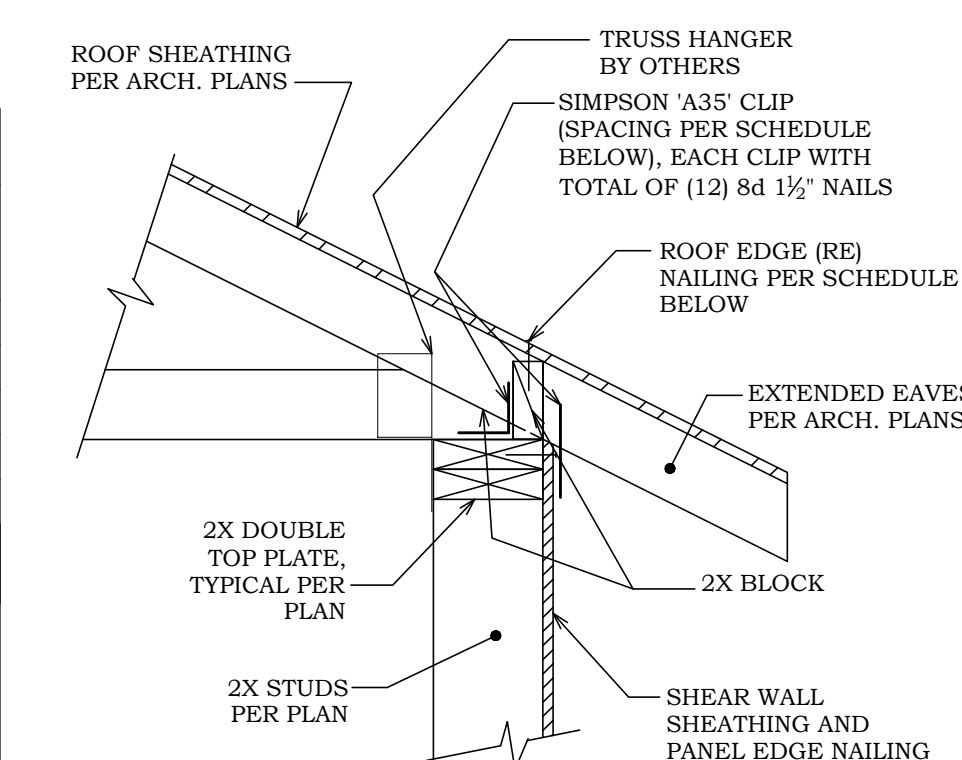
SHEAR WALL / HOLD-DOWN NOTATION DIAGRAM



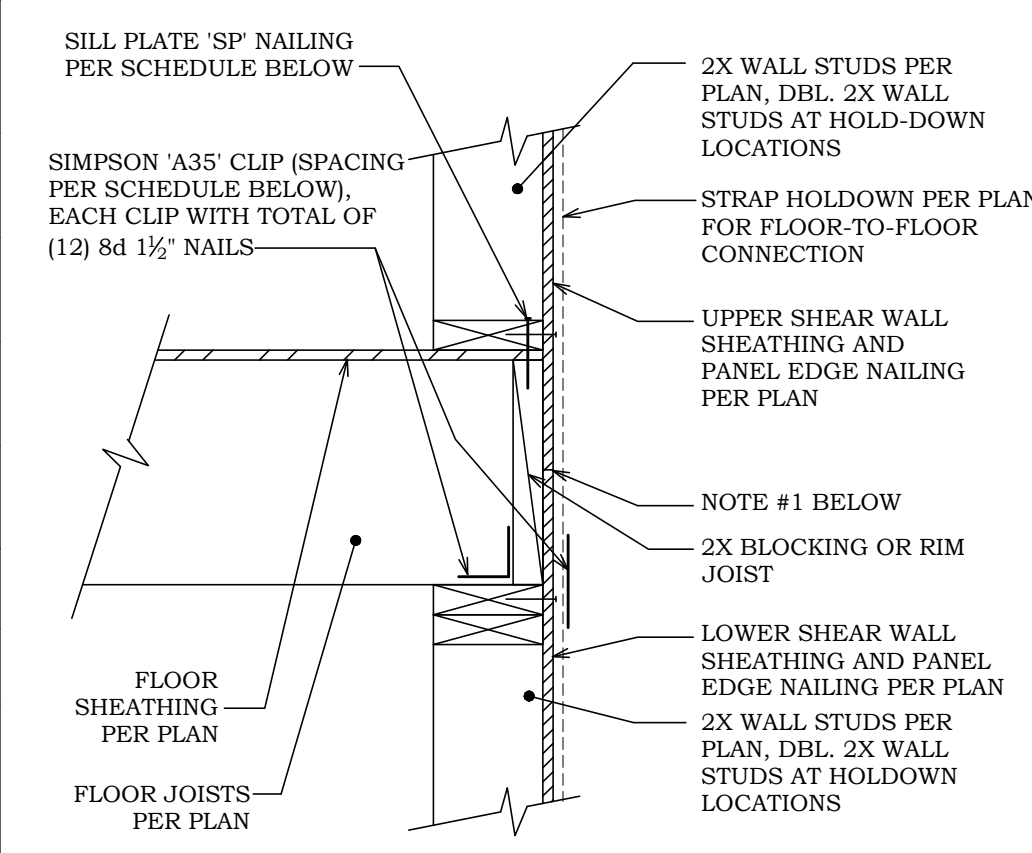
P.T. SILL PLATE AND ANCHOR BOLT PER SHEAR WALL SCHEDULE
CONCRETE WALL
(FSP) FDN. SILL PLATE SECTION
S1



(RW) ROOF TO SHEAR WALL SECTION
S1
RAISED HEEL OPTION

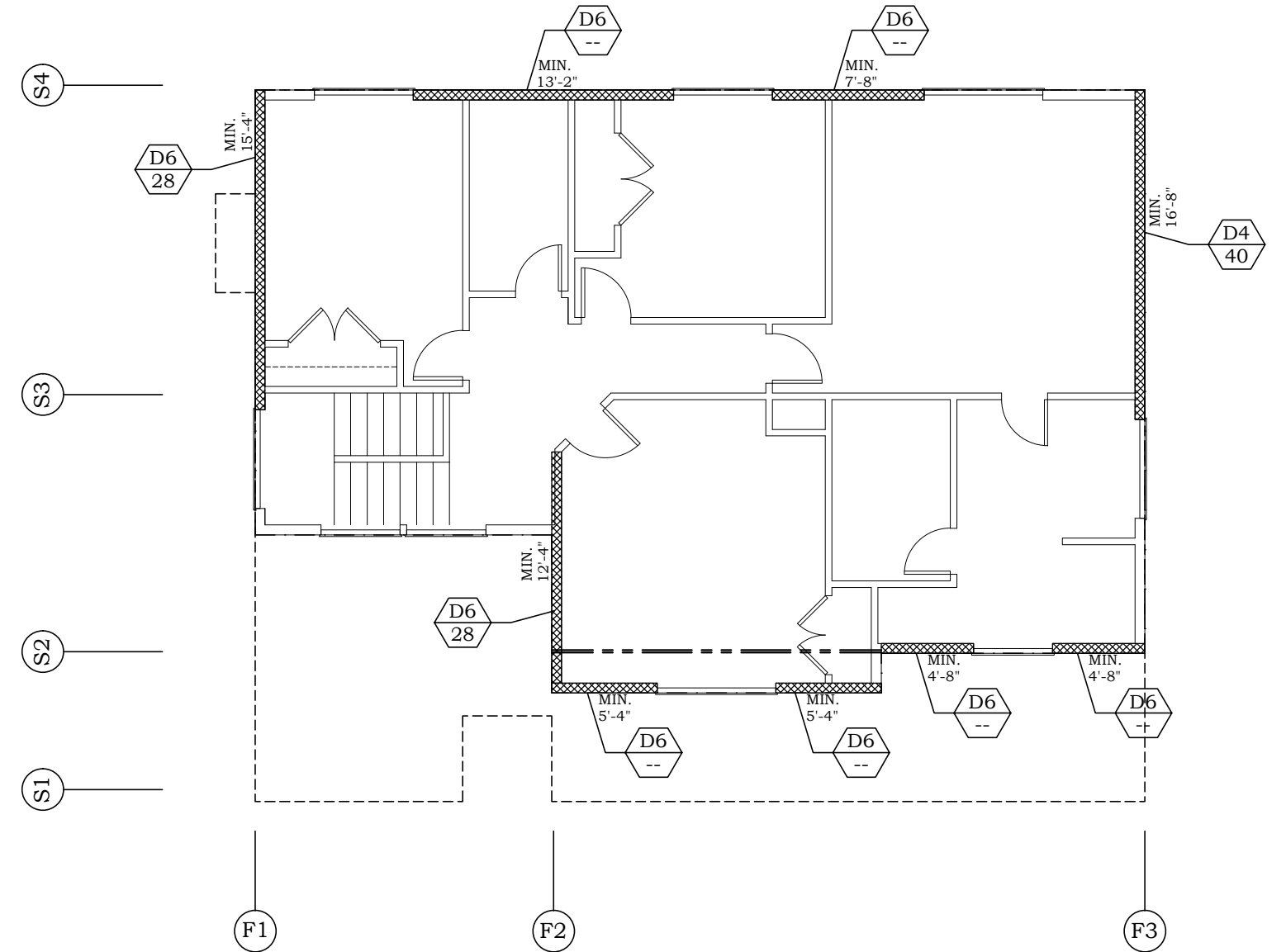


(RW) ROOF TO SHEAR WALL SECTION
S1



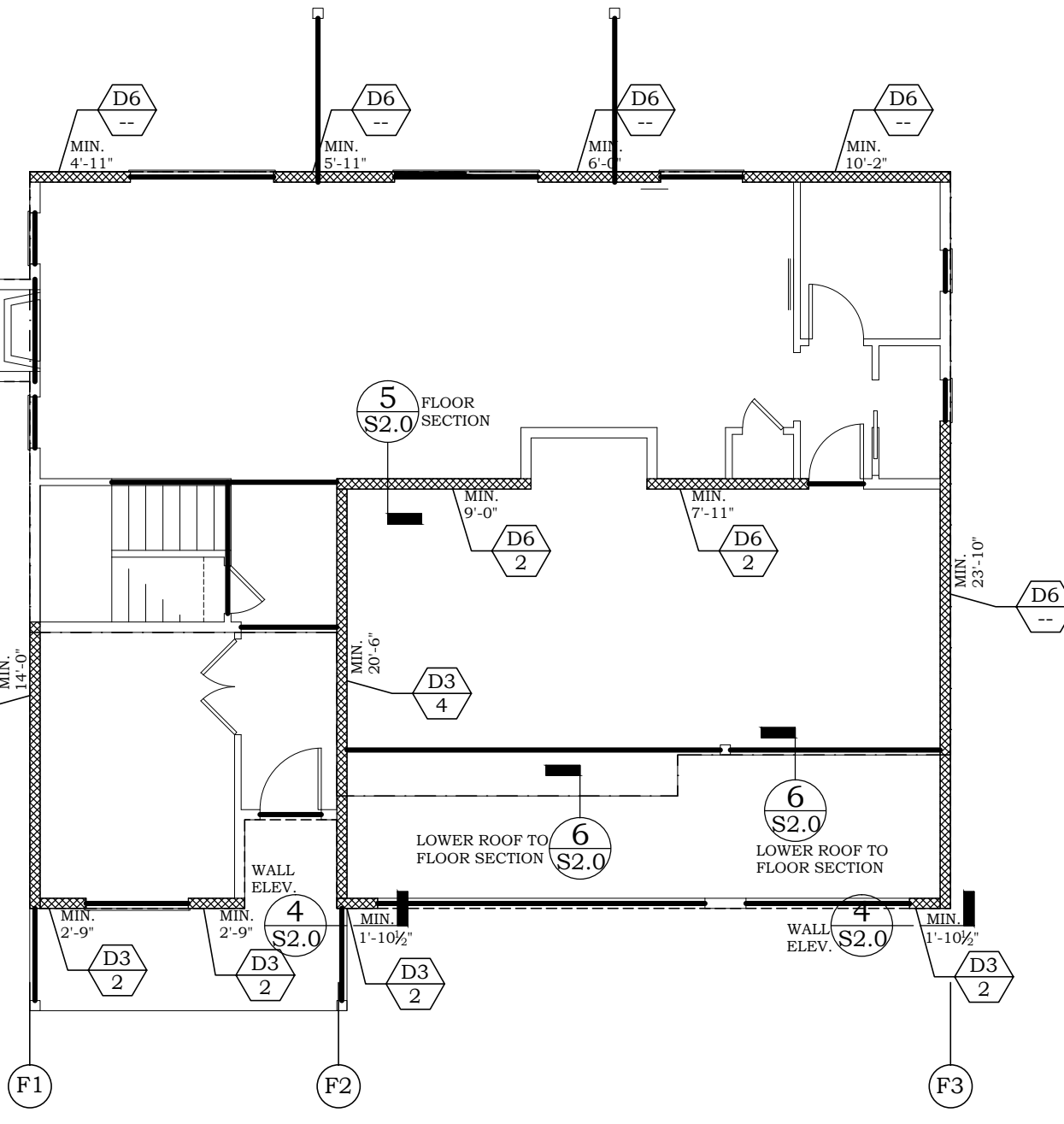
(FF) FLOOR TO FLOOR SECTION AT SHEAR WALL
S1

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.



UPPER FLOOR SHEARWALL PLAN

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

PROJECT NAME	WAHEENA RESIDENCE
DESCRIPTION	SHEAR WALL AND HOLD-DOWN SCHEDULE
No.	
DATE	

PROJECT NAME	WAHEENA RESIDENCE
DESCRIPTION	SHEAR WALL AND HOLD-DOWN SCHEDULE
No.	
DATE	

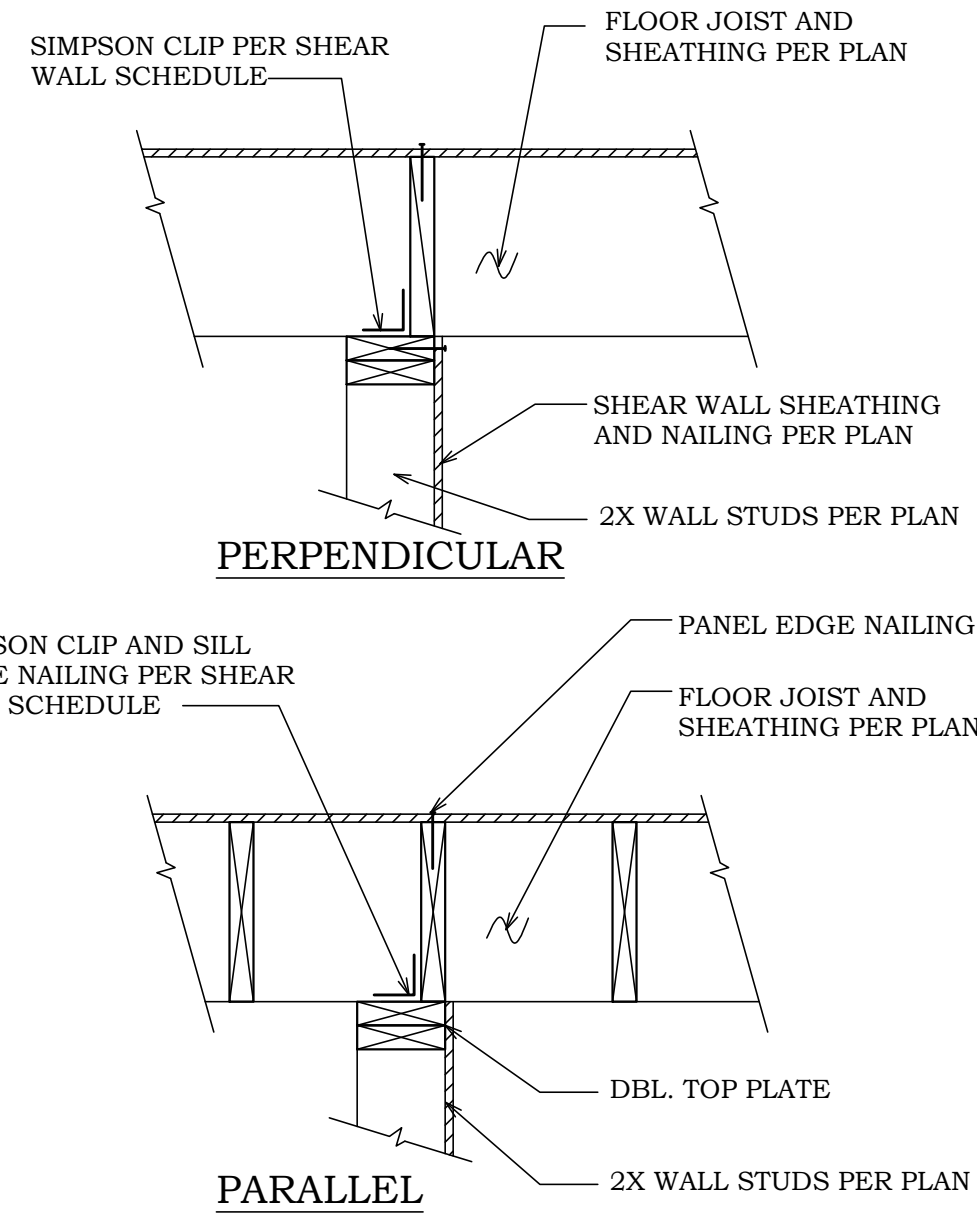
PROJECT NAME
WAHEENA RESIDENCE
SHEAR WALL AND HOLD-DOWN SCHEDULE
SHEAR WALL PLANS

TURNER
ENGINEERING & DESIGN
Office/Cell: (503) 970-8807
Email: turner.teandesign@gmail.com
10000 EAGLE CREEK, OREGON 97022

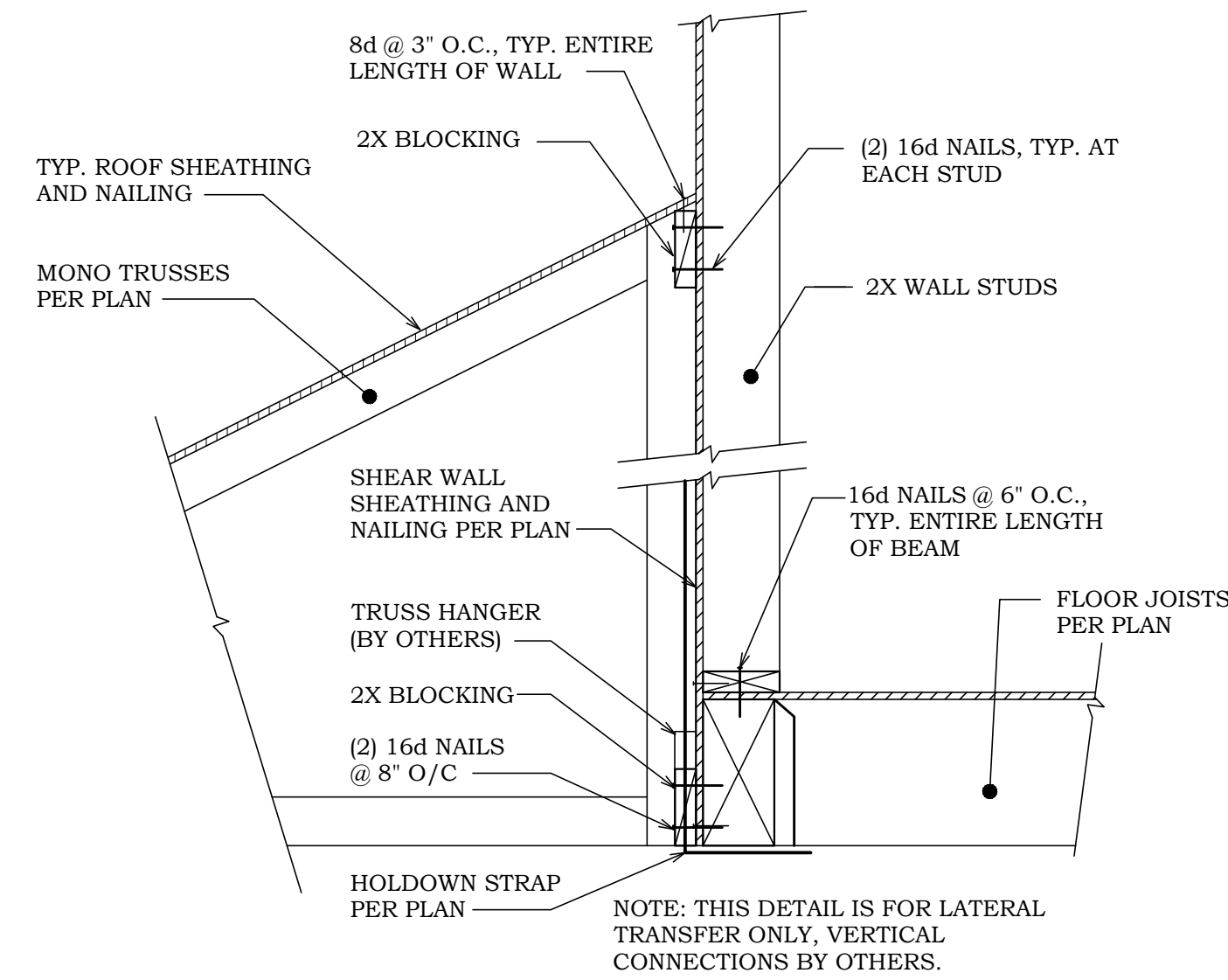
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EXPIRES OCT 20, 2019

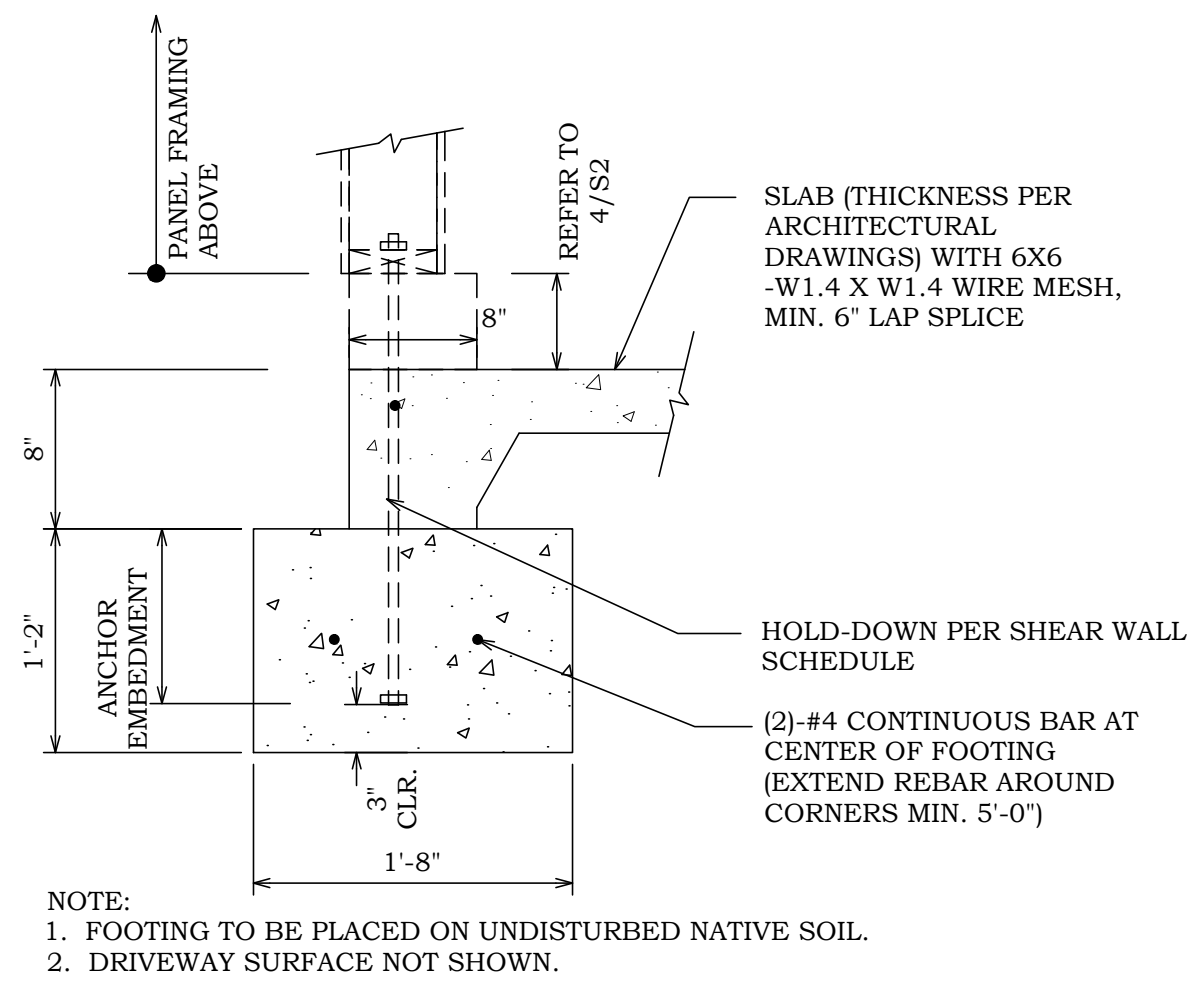
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	04/07/17
PROJECT NO.	R17117
SHEET NO.	S1.0



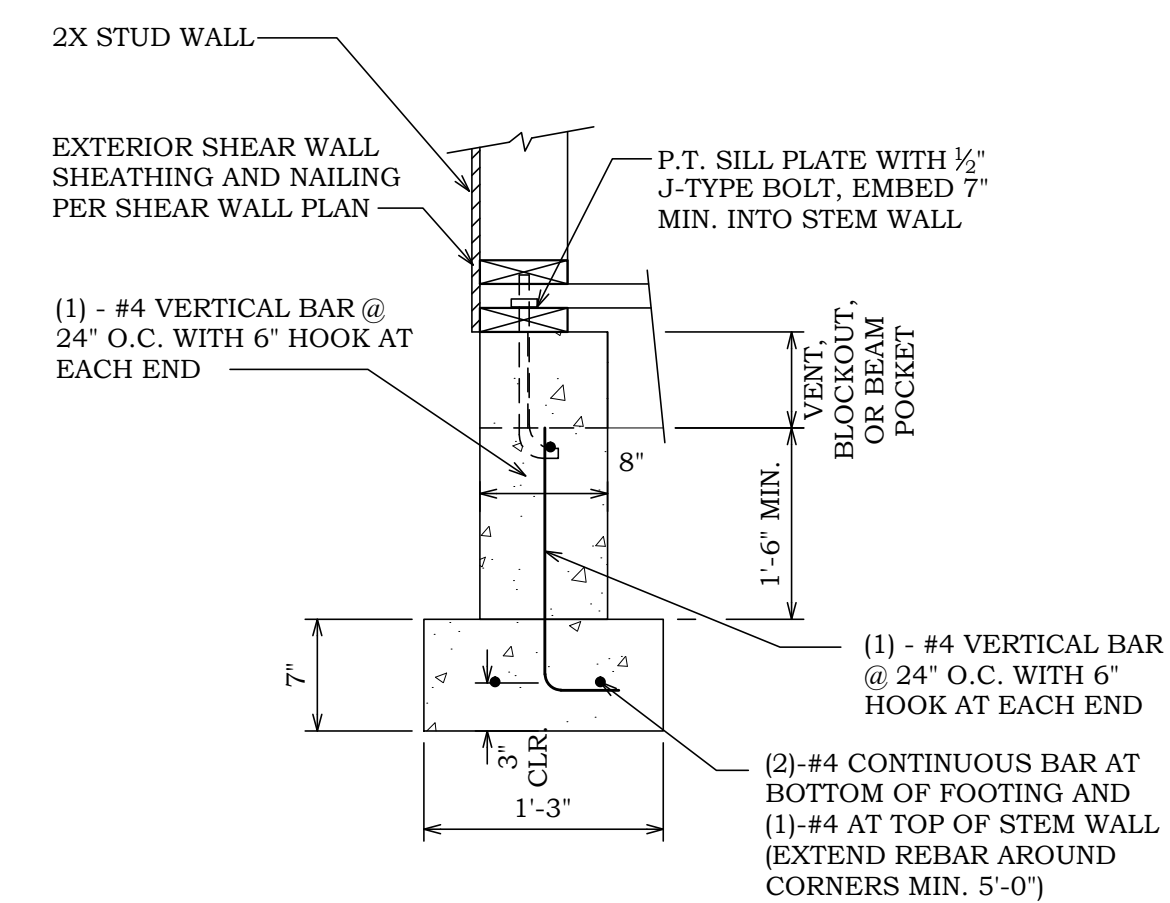
5 WALL SECTION
S2 SCALE: NONE



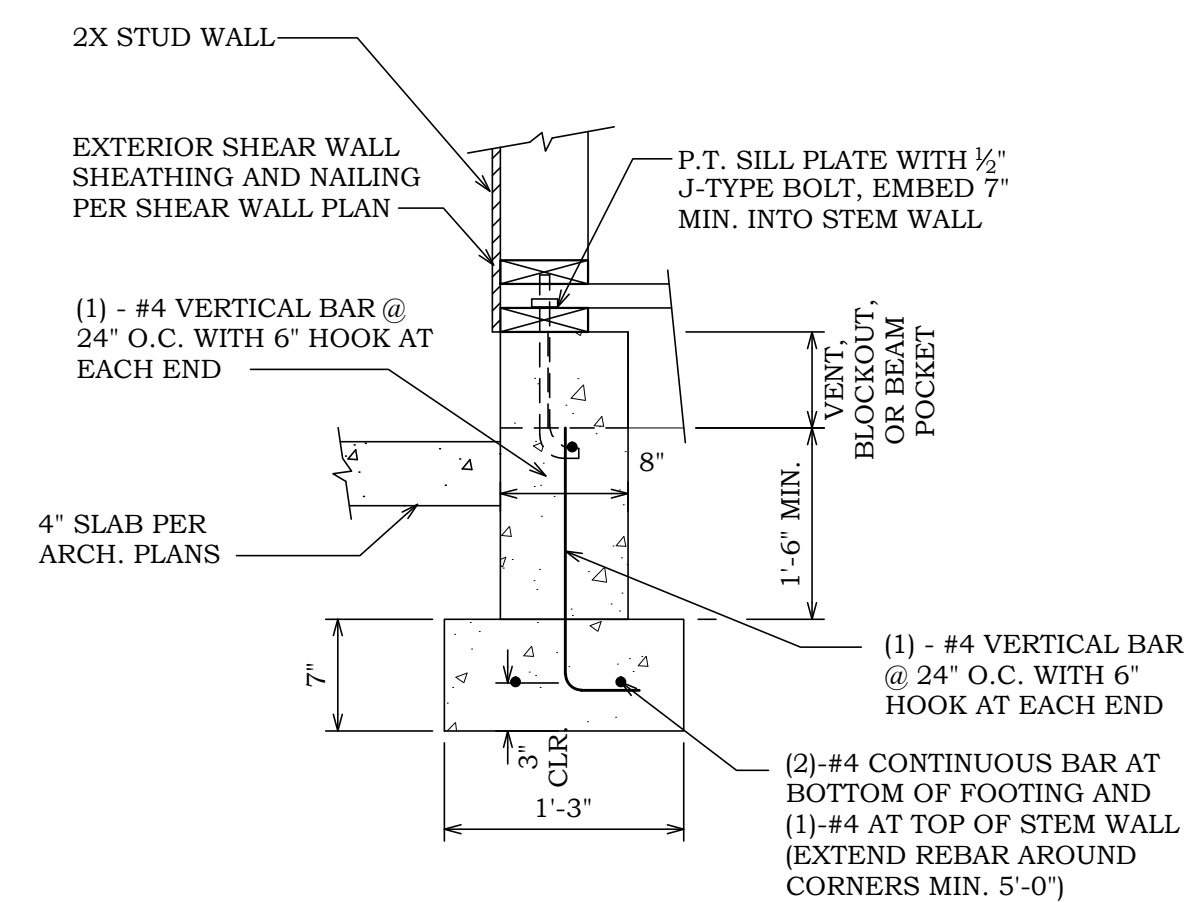
6 LOWER ROOF SECTION
S2.0 SCALE: 1" = 1'-0"



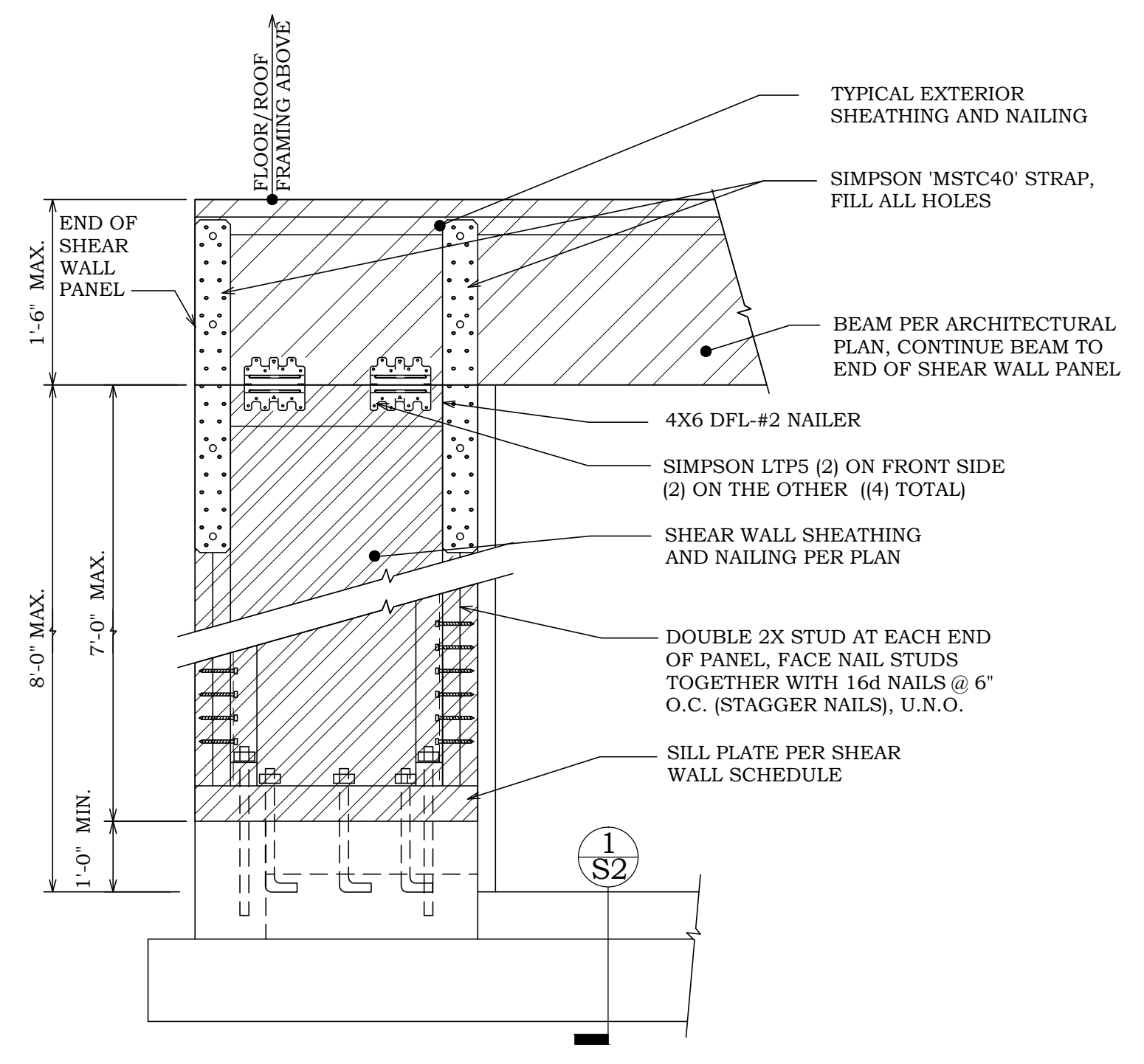
1 FOOTING SECTION
S2 SCALE: 1" = 1'-0"



2 FOOTING SECTION
S2 SCALE: NONE



3 FOOTING SECTION
S2 SCALE: NONE



4 SHEAR WALL ELEVATION VIEW
S2 SCALE: NONE

No. DATE DESCRIPTION

PROJECT NAME
WAHKEENA
STRUCTURAL DETAILS

TURNER
ENGINEERING & DESIGN
Office/Cell: (503) 970-8807
Email: turner_tenn@turnereng.com
10000 N. GARDEN
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP

REGISTERED PROFESSIONAL
ENGINEER
58949PE
JULY 15, 2008
RICHARD J. TURNER

EXP. DATE: 06-30-18

ISSUE CD
DESIGNED BY RJT
DRAWN BY JSF
CHECKED BY RJT
DATE 4/9/16
PROJECT NO. R17117
SHEET NO.

S2.0

Insulation Specs

- All exposed insulation is to have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Perimeter concrete walls to be protected with rigid fiberboard insulation from top of concrete wall to not less than 24" below grade.
- Slab edge insulation is to be R-15.
- Heating ducts be insulated with R-8.
- Windows shall meet required U-factors for the contractors chosen path of compliance. See Table N1101.1(1)
- One exterior door may be insulated to a U-factor of 0.20, all other exterior doors cannot exceed 0.54.

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value ^b	Required Performance	Equiv. Value ^b
Wall insulation—above grade	U-0.059 ^c	R-21 Intermediate ^c	Note d	Note d
Wall insulation—below grade ^e	C-0.063	R-15/R-21	C-0.063	R-15/R-21
Flat ceilings ^f	U-0.021	R-49	U-0.020	R-49 A ^h
Vaulted ceilings ^g	U-0.033	R-30 Rafter or R-30A ^h Scissor Truss	U-0.027	R-38A ^h
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interior ⁱ	n/a	R-10	n/a	R-10
Windows ^j	U-0.30	U-0.30	U-0.30	U-0.30
Window area limitation ^k	n/a	n/a	n/a	n/a
Skylights ^l	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors ^m	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft ² glazing ⁿ	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

Envelope Enhancement Measure (Select One)	Conservation Measure (Select One)
1 High efficiency walls Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous	A High efficiency HVAC system^a Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
2 Upgraded features Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)	B Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope ^d <i>Cannot be combined with Measure 5</i>
3 Upgraded features Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling ^e —U-0.017/R-60, and Framed floors—U-0.026/R-38	C Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
4 Super Insulated Windows and Attic OR Framed Floors Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^e —U-0.017/R-60 or Framed floors—U-0.026/R-38	D High efficiency water heater^f Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product
5 Air sealing home and ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist ^g , and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope ^e or All ducts sealed with mastic ^h	
6 High efficiency thermal envelope UA^g Proposed UA is 8% lower than the code UA	

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. All duct joints and seams sealed with listed mastic; tape is only allowed at appliance or equipment connections (for service and replacement). Meet sealing criteria of Performance Tested Comfort Systems program administered by the Bonneville Power Administration (BPA).

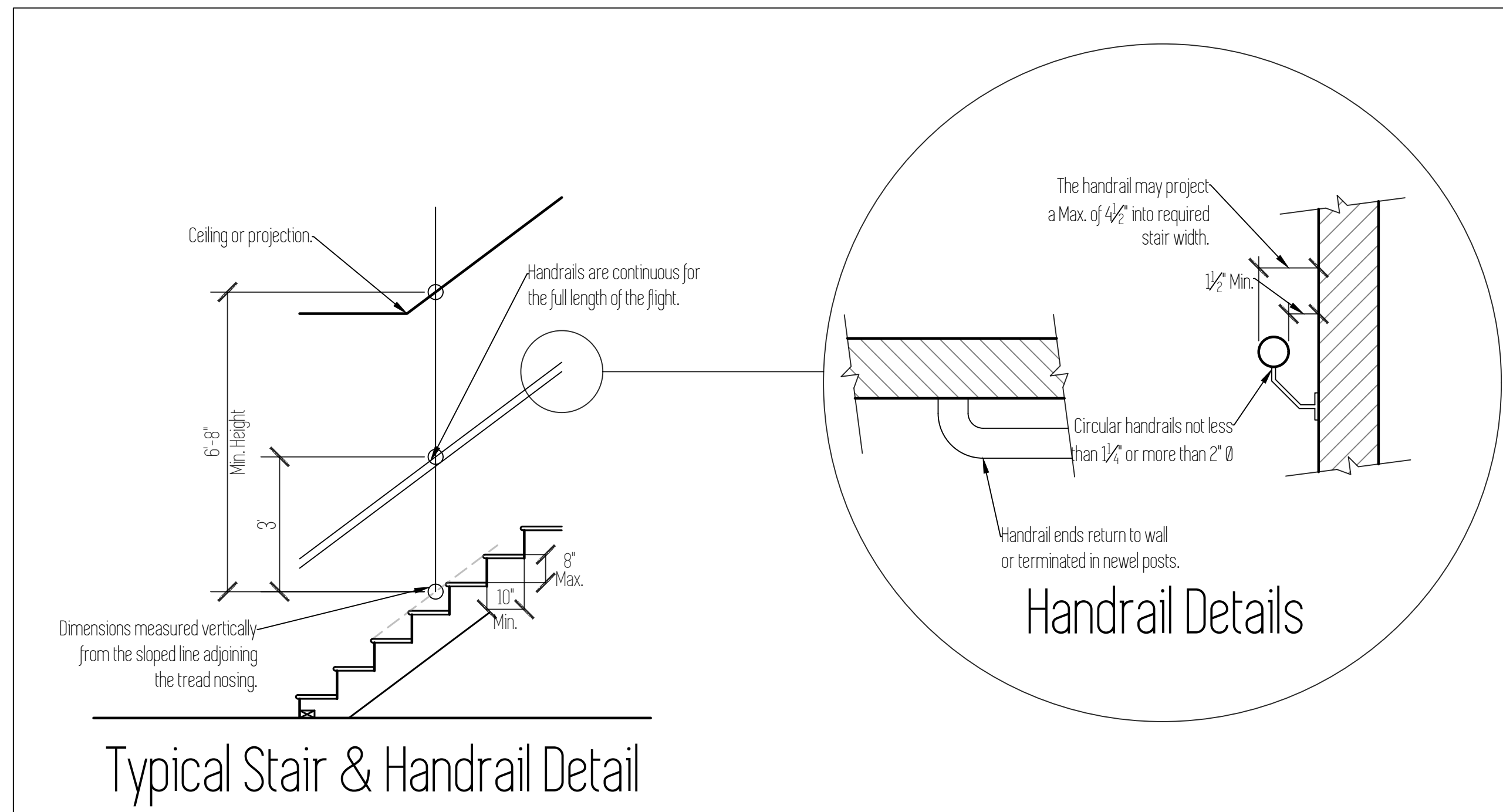
c. Residential water heaters less than 55 gallon storage volume.

d. A total of 5 percent of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.

e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

f. Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk or other approved sealant listed for sealing wall covering material to structural material (example: gypsum board to wood stud framing).

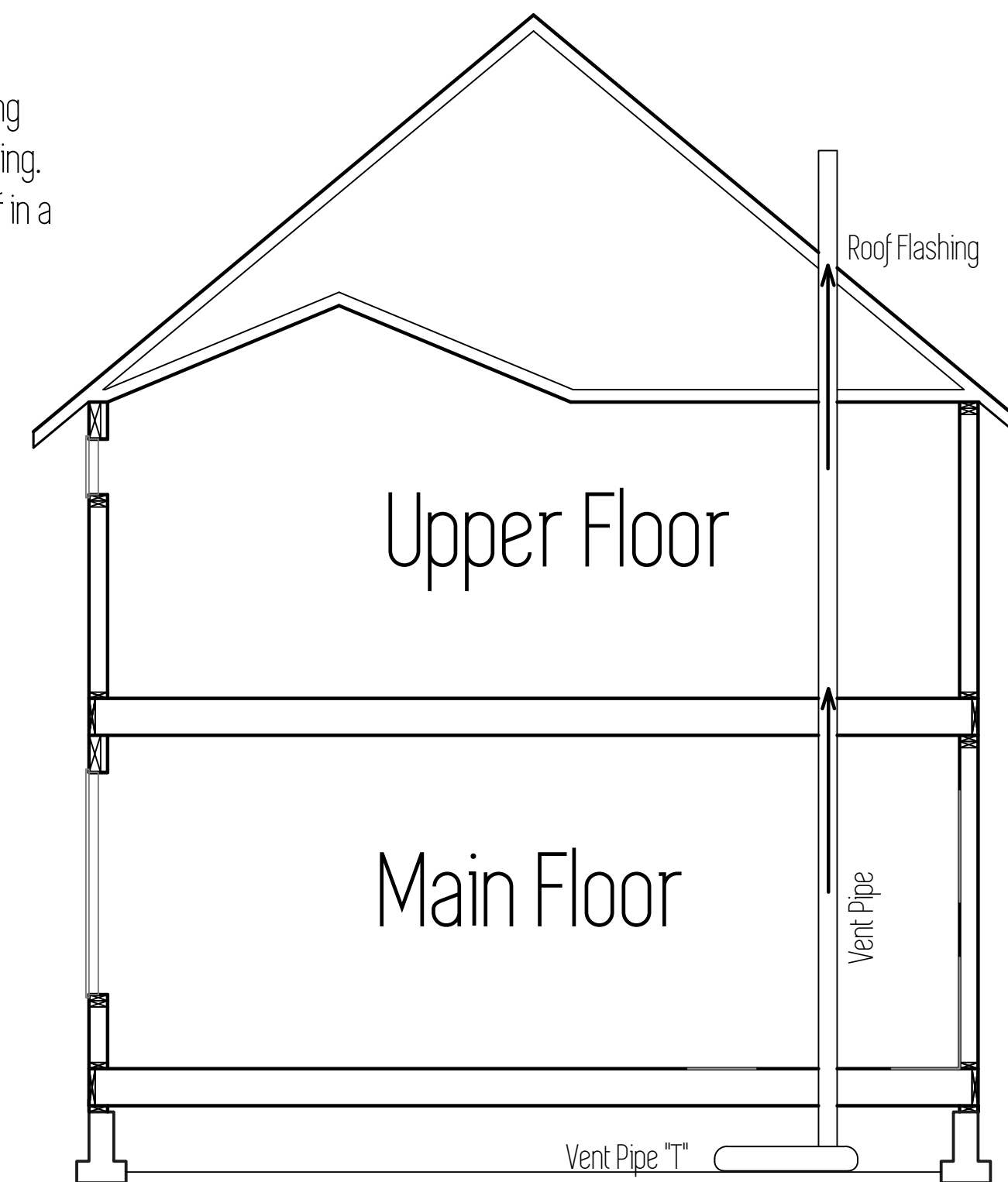
g. Table N1104.1(1) Standard base case design. Code UA shall be at least 8 percent less than the Proposed UA. Buildings with fenestration less than 15 percent of the total vertical wall area may adjust the Code UA to have 15 percent of the wall area as fenestration.



Radon Passive System

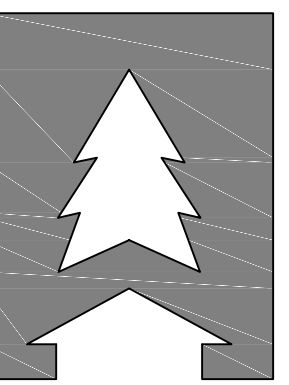
AF103.5.1.3 Vent Pipe

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.



NOTES

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