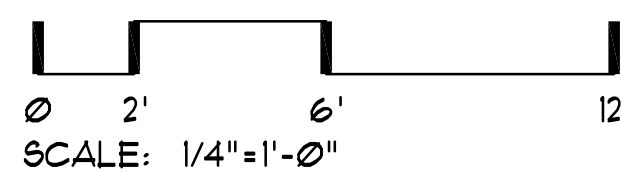


FLOOR PLAN

1/4" = 1'-0"



BUILDING SQ. FT.	
RESIDENCE :	1,673 SF.
GARAGE :	462 SF.
DECK & COVERED AREAS :	200 SF.
TOTAL BUILDING AREA :	2,335 SF.

- ### GENERAL NOTES
- DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE 20 MIN. RATED. (R309.) FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE 5/8" TYPE 'X' 1 HR. RATED GYPSUM BD. AT GARAGE AND MIN. 1/2" GYPSUM BOARD AT RESIDENCE.
 - EMERGENCY EGRESS WINDOWS: (1) WINDOW IN EACH BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR WITH 20" (MIN.) NET CLEARANCE OPENING IN WIDTH OR 24" IN HEIGHT W/ THE OPENABLE SECTION NOT LESS THAN 5.7 SQ. FT.
 - WATER HEATERS SHALL BE STRAPPED TO WALL. ELEVATE GAS APPLIANCES MIN. 18" ABOVE SLAB.
 - PROVIDE AN ATTIC ACCESS SCUTTLE TO ALL ATTIC AREAS WITH A HEIGHT GREATER THAN 30". THE MINIMUM OPENING SHALL BE 22" x 30". IF ATTIC MOUNTED APPLIANCES ARE UTILIZED, THE SIZE OF THE OPENING MUST BE SUFFICIENT FOR REMOVAL OF THE EQUIPMENT.
 - GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT WHERE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR VERTICAL EDGE IS WITHIN 24" ARC OF ANY DOOR IN A CLOSED POSITION, SHALL BE TEMPERED GLASS.
 - PROVIDE 3'-FT. X 3'-FT. LANDING ON EACH SIDE OF AN EGRESS DOOR, NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: LANDING AT THE EXTERIOR OF AN EXTERIOR DOOR SHALL BE NO MORE THAN 8" BELOW THE TOP OF THE THRESHOLD.
 - RAILINGS: 36" MINIMUM HEIGHT W/ A MAXIMUM OF 4" AT NEAREST POINT BETWEEN BALLUSTERS.
 - NO WOOD SIDING, SHEATHING, OR WALL FRAMING WITHIN 6" OF FINISHED GRADE.
 - ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED SHALL HAVE A MAXIMUM 19% MOISTURE CONTENT PER SECTION 105.4.1 OF 2011 RESIDENTIAL SPECIALTY CODE

- ### FRAMING NOTES
- INDICATES BRACED WALL PANEL LOCATION
 - INDICATES CONTINUOUSLY SHEATHED BRACE WALL PANEL LOCATION AND LENGTH.
 - INDICATES STANDARD CORNER BRACED WALL PANELS SEE DETAIL B-91.
 - INDICATES STANDARD (48" MIN) INTERMITTENT BRACED WALL PANELS.
 - INDICATES ALTERNATE BRACED PANELS SEE DETAIL G-91.
 - INDICATES INTERIOR BRACED WALL LINE CONSTRUCTED UTILIZING GB METHOD.
 - INDICATES BRACED WALL LINE LOCATION & TAG
 - SEE SHEET S-1 FOR ADDITIONAL BRACED WALL NOTES & DETAILS
 - ALL HEADERS TO BE 4X12 @ WINDOWS & DOORS

PRESCRIPTIVE ENVELOPE REQUIREMENTS

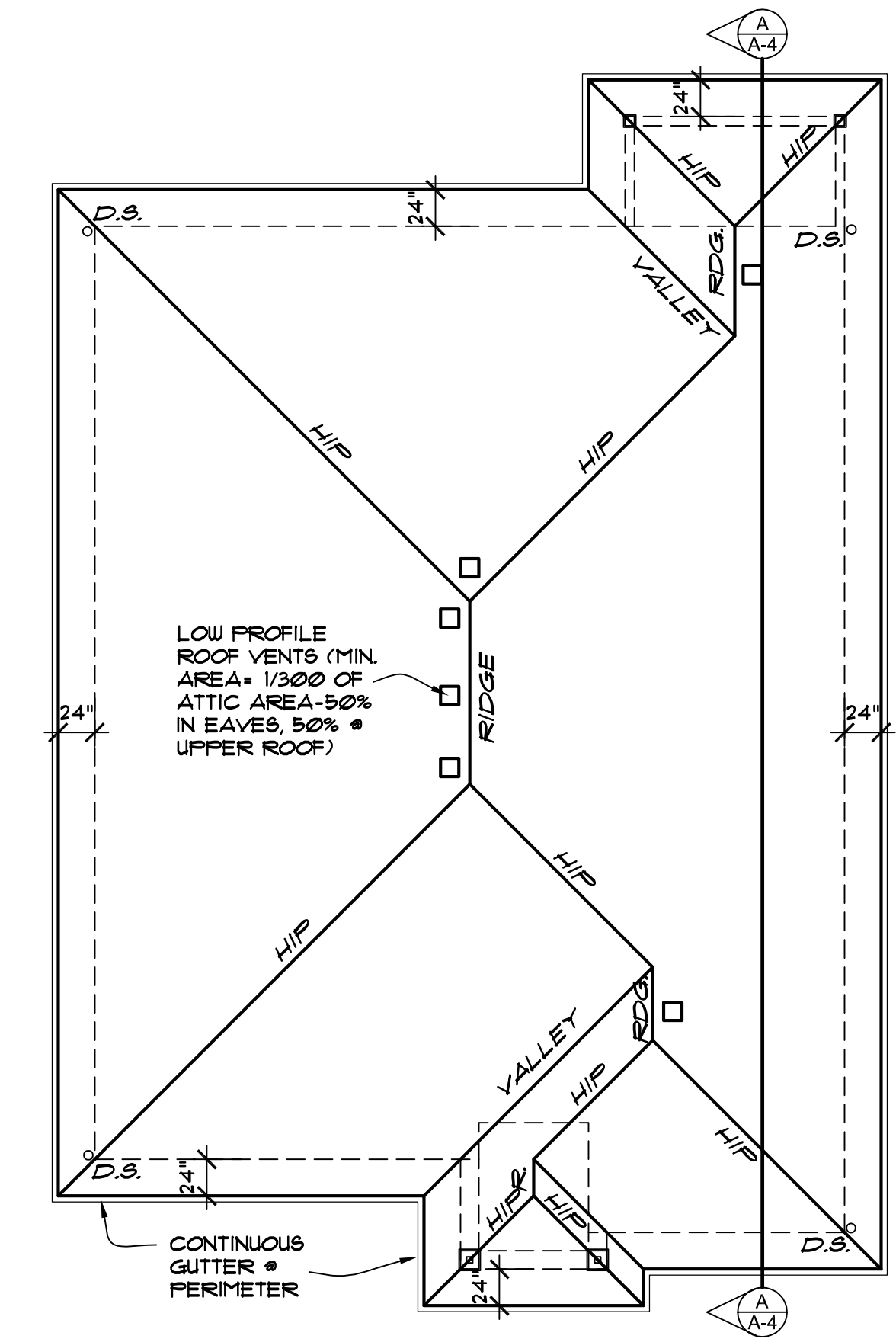
INSULATION: WALLS-ABOVE GRADE = 6" HD. BATTS R-21	U-0.060
WALLS-BELOW GRADE = 3 1/2" HD. BATTS R-15	F-0.565
CEILING FLAT = BLOW-IN R-38	U-0.031
CEILING VAULTED = 10" BATTS R-38	U-0.042
UNDER FLOORS = 10" BATTS R-30	U-0.028
SLAB EDGE/PERIMETER = 3" RIGID R-15	F-0.520
HEATED SLAB/INTERIOR = 2" RIGID R-10	N/A
WINDOWS: VINYL - CLEAR / LOW 'E' / ARGON	U-0.35
SKYLIGHTS: METAL - CLEAR / LOW 'E' / ARGON	U-0.60
DOORS: MAIN ENTRY = WOOD / GLASS (28 s.f. MAX)	U-0.54
OTHER DRG = METAL / INSUL.	U-0.20
DOORS W/ LESS THAN 25 s.f. OF GLAZING	U-0.40
HVAC: DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N1011(2)
 ENVELOPE ENHANCEMENT MEASURE:
 MEASURE No. 3:
 1. VAULTED CEILING--U-0.033/R-30A (PROVIDE FULL REQUIRED INSUL. VALUE TO THE OUTSIDE WALLS.)
 2. FLAT CEILING--U-0.025/R-49
 3. WINDOWS: U-30
 4. PERFORMANCE TESTED HVAC DUCT SYSTEMS

CONSERVATION MEASURE:
 A. HIGH EFFICIENCY HVAC SYSTEM= GAS-FIRED FURNACE WITH MINIMUM AFUE OF 90%.

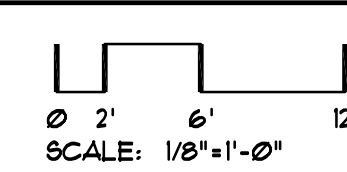
ROOF BEAM TABLE

MARK	SIZE	REMARKS
RB1	3-1/2" X 11-7/8" V.L.	GARAGE DOOR HDR
RB2	3-1/2" X 7-1/4" V.L.	BOTTOM @ 1'-8"
RB3	3 1/2" X 11 7/8" V.L.	WINDOW HEADER
RB4	5-1/4" X 9-1/2" V.L.	BOTTOM @ 1'-8"



ROOF PLAN

1/8" = 1'-0"



CASCADE DESIGN STUDIO
 JEFF MAYFIELD DESIGNER

815-B ALDER CREEK DRIVE
 MEDFORD, OREGON 97504
 (541) 772-1411

PROJECT FOR:
**PROPOSED RESIDENCE FOR:
 PACIFIC TREND
 BUILDING &
 DEVELOPMENT**

PROJECT ADDRESS:
 3862 CREEK MONT
 DRIVE
 MEDFORD, OREGON

SHEET TITLE
**FLOOR PLAN
 ROOF PLAN**

1673AL

DRAWN: JM	SHEET NO. A-1
JOB NUMBER: CDS-2133	DATE: 03/10/16
of 4 SHEETS	

REVISIONS	BY