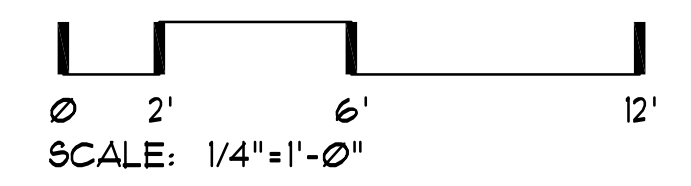


FLOOR PLAN

1/4" = 1'-0"

BUILDING SQ. FT.	
RESIDENCE :	1,721 SF.
GARAGE :	444 SF.
DECK & COVERED AREA :	203 SF.
TOTAL BUILDING AREA :	2,380 SF.



- ### GENERAL NOTES
- DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE 20 MIN. RATED, (R309.1) 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 18% MOISTURE CONTENT PER SECTION 109.4.1 OF 2011 RESIDENTIAL SPECIALTY CODE

- ### FRAMING NOTES
- INDICATES BRACED WALL PANEL LOCATION
 - CBP-30 INDICATES CONTINUOUSLY SHEATHED BRACE WALL PANEL LOCATION AND LENGTH.
 - (B S1) INDICATES STANDARD CORNER BRACED WALL PANELS SEE DETAIL B-81.
 - (SBP) INDICATES STANDARD (48" MIN) INTERMITTENT BRACED WALL PANELS.
 - (G S1) INDICATES ALTERNATE BRACED PANELS SEE DETAIL G-81.
 - (IBW) INDICATES INTERIOR BRACED WALL LINE CONSTRUCTED UTILIZING GB METHOD.
 - (No.) 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. BATTIS R-21	U-0.060
	WALLS BELOW GRADE = 3 1/2" HD. BATTIS R-15	F-0.565
	CEILING FLAT = BLOW-IN R-38	U-0.031
	CEILING VAULTED = 10" BATTIS R-38	U-0.042
	UNDER FLOORS = 10" BATTIS 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:	VINTL = CLEAR / LOW 'E' / ARGON	U-0.35
SKYLIGHTS:	METAL - CLEAR / LOW 'E' / ARGON	U-0.60
DOORS:	MAIN ENTRY = WOOD / GLASS (28 SF. MAX)	U-0.54
	OTHER DRIS = METAL / INSUL.	U-0.20
	DOORS W/ LESS THAN 25 SF. OF GLAZING	U-0.40
HVAC:	DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N101(1)(2)
 ENVELOPE ENHANCEMENT MEASURE:
 MEASURE No. 3:
 1. VAULTED CEILINGS--U-0.033/R-30A (PROVIDE FULL REQUIRED INSUL. VALUE TO THE OUTSIDE WALLS.
 2. FLAT CEILINGS--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 11-1/8" V.L.	GARAGE DOOR HDR
RB2	3-1/2" X 1-1/4" V.L.	TOP @ 9'-1" FL.
RB3	5-1/4" X 9-1/2" V.L.	TOP @ 9'-1" FL.



CABINET ELEVATIONS

3/8" = 1'-0"

REVISIONS	BY

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:
 3868 CREEK MONT DRIVE
 MEDFORD, OREGON

SHEET TITLE
 FLOOR PLAN
 CABINET ELEVATIONS

1727-BR

DRAWN: JM	SHEET NO. A-1
JOB NUMBER: CDS-2132	DATE: 03/09/16
of 4 SHEETS	