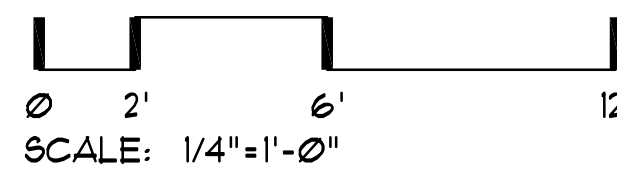


# FLOOR PLAN

1/4" = 1'-0"



- ### 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 BALUSTERS.
  - 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 109.4.1 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

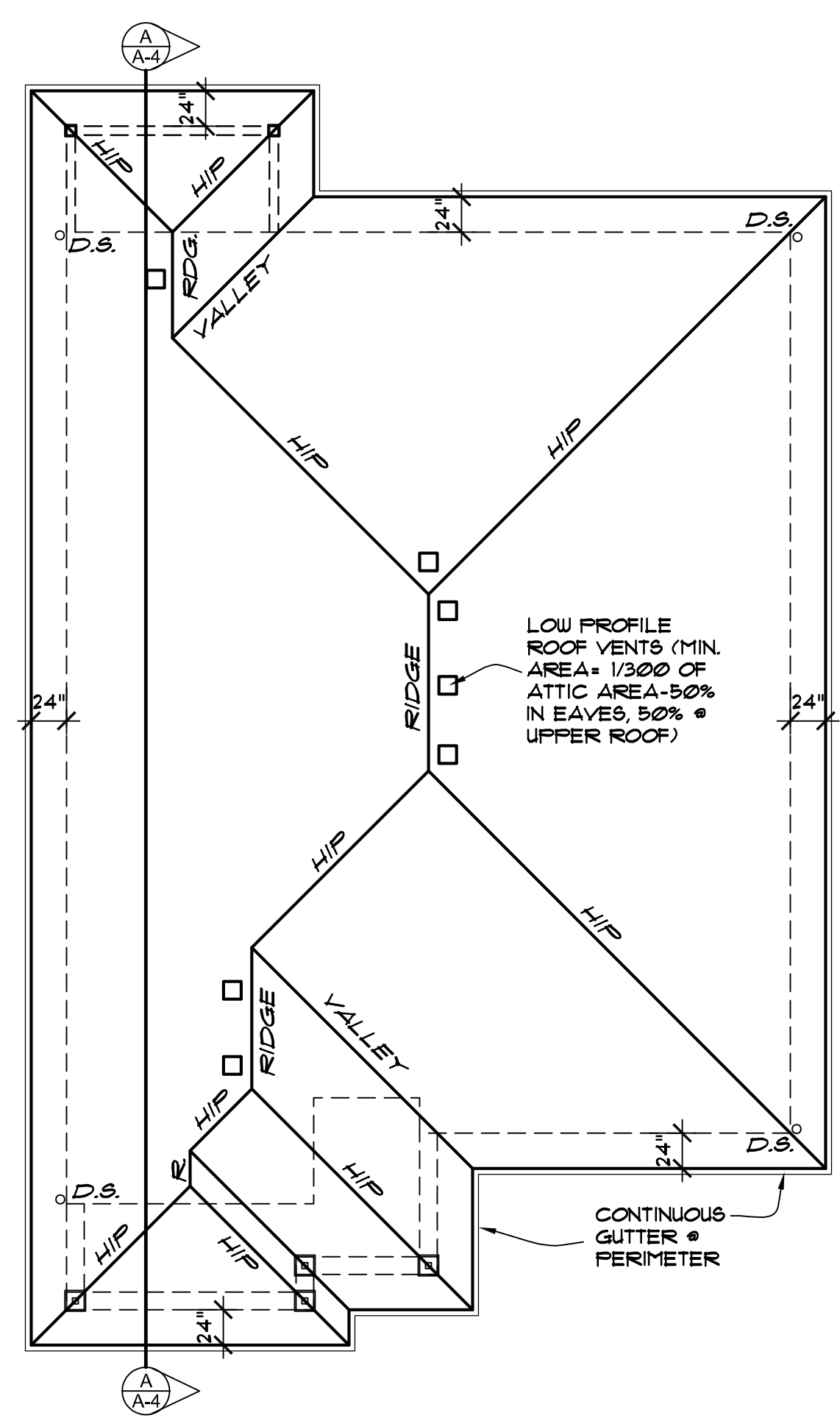
<b>INSULATION:</b>	WALLS-ABOVE GRADE = 6" HD. BATTS R-21	U-0.060
	WALLS-BELOW GRADE = 3 1/2" HD. BATTS R-15	F-0.565
	CEILING FLAT = BLOIN-IN R-38	U-0.031
	CEILING VAULTED = 10" BATTS R-38	U-0.042
	UNDER FLOORS = 10" BATTS R-30	U-0.028
	SLAB EDGE/PERIMETER = 3" RIGID R-15	F-0.520
	HEATED SLAB/INTERIOR = 2" RIGID R-10	N/A
<b>WINDOWS:</b>	VINYL = CLEAR / LOW 'E' / ARGON	U-0.35
<b>SKYLIGHTS:</b>	METAL - CLEAR / LOW 'E' / ARGON	U-0.60
<b>DOORS:</b>	MAIN ENTRY = WOOD / GLASS (28 s.f. MAX)	U-0.54
	OTHER DR9 = METAL / INSUL.	U-0.20
	DOORS W/ LESS THAN 2.5 s.f. OF GLAZING	U-0.40
<b>HVAC:</b>	DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N101(1)(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%

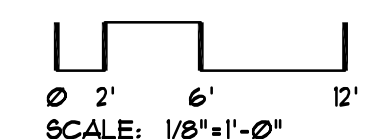
### ROOF BEAM TABLE

MARK	SIZE	REMARKS
RB1	3-1/2" X 11-7/8" V.L.	GARAGE DOOR HDR
RB2	3-1/2" X 9-1/4" 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"
RB5	3-1/2" X 9-1/4" V.L.	BOTTOM @ 1'-8"



# ROOF PLAN

1/8" = 1'-0"



### BUILDING SQ. FT.

RESIDENCE :	1,673 SF.
GARAGE :	462 SF.
DECK & COVERED AREAS :	296 SF.
TOTAL BUILDING AREA :	2,431 SF.

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:  
3878 CREEK MONT  
DRIVE  
MEDFORD, OREGON

SHEET TITLE  
FLOOR PLAN  
ROOF PLAN

1673BR

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