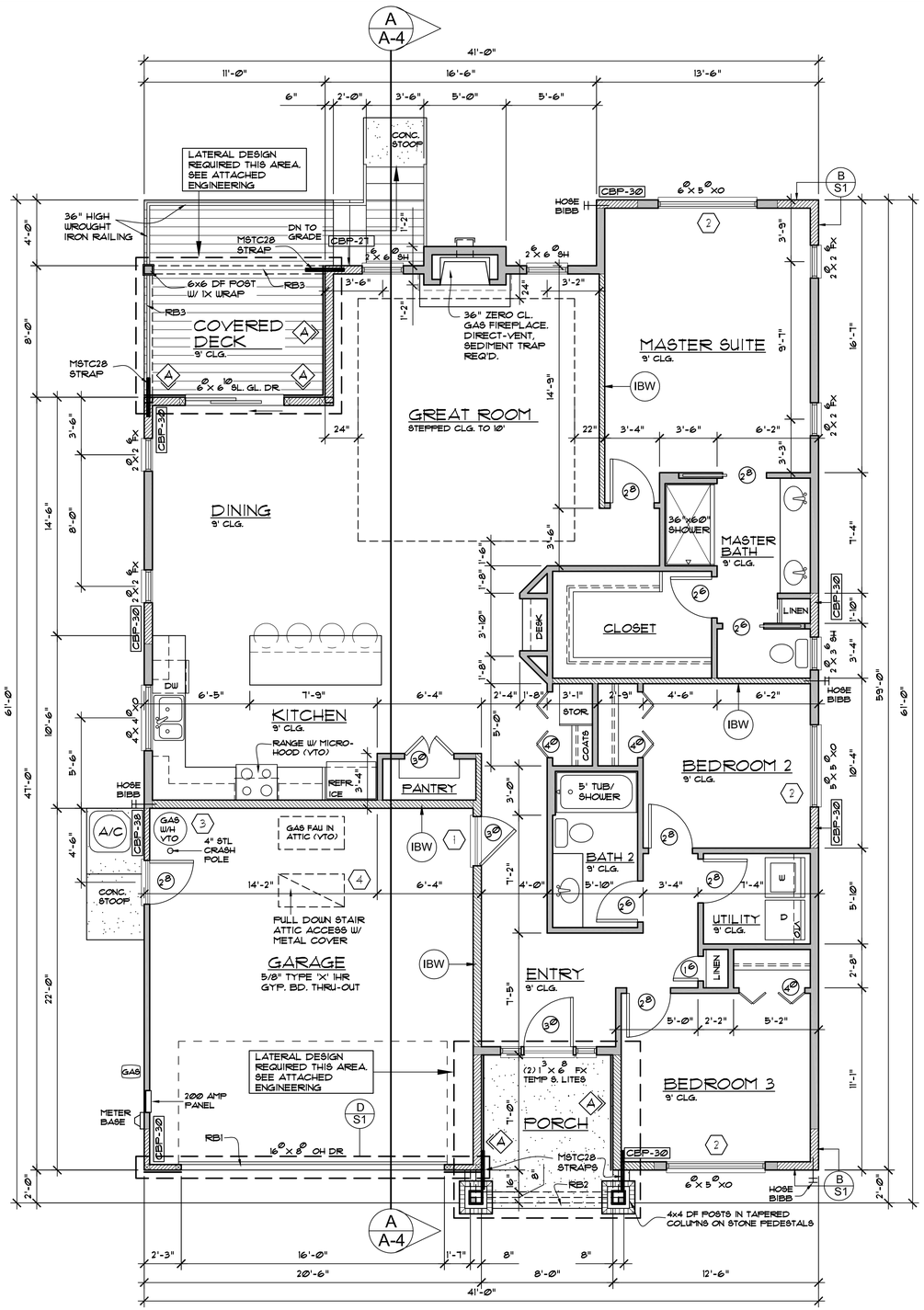

FLOOR PLAN

1/4" = 1'-0"

SCALE: 1/4"=1'-0"

BUILDING SQ. FT.		
RESIDENCE :	1,727	S.F.
GARAGE:	444	S.F.
DECK & COVERED AREAS :	209	S.F.
TOTAL BUILDING AREA :	2,380	S.F.

GENERAL NOTES

1. 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.
2. 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.
3. WATER HEATERS SHALL BE STRAPPED TO WALL. ELEVATE GAS APPLIANCES MIN. 18" ABOVE SLAB.
4. 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.
5. 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.
6. 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.
7. RAILINGS: 36" MINIMUM HEIGHT W/ A MAXIMUM OF 4" AT NEAREST POINT BETWEEN BALLUSTERS.
8. NO WOOD SIDING, SHEATHING, OR WALL FRAMING WITHIN 6" OF FINISHED GRADE.
9. ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED SHALL HAVE A MAXIMUM 19% MOISTURE CONTENT PER SECTION 109.4.1 OF 2011 RESIDENTIAL SPECIALTY CODE

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.	TOP @ 9'-1" PL.
RB3	5-1/4" X 9-1/2" V.L.	TOP @ 9'-1" PL.

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-S1.
- SBP INDICATES STANDARD (48" MIN) INTERMITTENT BRACED WALL PANELS.
- G / S1 INDICATES ALTERNATE BRACED PANELS SEE DETAIL G-S1.
- 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" H.D. BATTS R-21	U-0.060
	WALLS-BELOW GRADE = 3 1/2" H.D. BATTS R-15	F-0.565
	CEILINGS FLAT = BLOWN-IN R-38	U-0.031
	CEILINGS 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 DRS = METAL / INSUL.	U-0.20
	DOORS W/ LESS THAN 2.5 s.f. OF GLAZING	U-0.40
HVAC:	DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N1101.1(2)

ENVELOPE ENHANCEMENT MEASURE:

MEASURE No. 3:
1. VAULTED CEILNGS--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 EFFICENCY HVAC SYSTEM= GAS-FIRED FURNACE WITH MINIMUM AFUE OF 90%.

CABINET ELEVATIONS

3/8" = 1'-0"

REVISIONS	BY

CASCADE DESIGN STUDIO

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(541) 772-1411

PROJECT FOR:

PROPOSED RESIDENCE FOR: PACIFIC TREND BUILDING & DEVELOPMENT

PROJECT ADDRESS:

3882 CREEK MONT DRIVE
MEDFORD, OREGON

SHEET TITLE

FLOOR PLAN

CABINET ELEVATIONS

1727-AL

DRAWN:	SHEET NO.
JM	A-1
JOB NUMBER: CDS-2132	
DATE: 03/08/16	OF 4 SHEETS