TABLE N1101.1(2) ADDITIONAL MEASURES	
envelope enhancement measure (select one)	
1	**High efficiency walls & windows:** Exterior walls - U-0.047/R-19+5 (insulation sheathing)/SIPS,and one of the following options: Windows - Max 15 percent of conditioned area± or Windows - U-0.30
2	**High efficiency envelope:** Exterior walls - U-0.058/R-21 Intermediate framing, and Vaulted ceilings - U-0.033 / R-30A , and Flat ceilings - U-0.025 / R-49, and Framed floors - U-0.025/R-38, and Windows - U.030± and Doors - All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps of Conservation Measure D and E
3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings - U-0.033 / R-30A[d,e], and Flat ceilings - U-0.025/R-49, and Windows - U-0.30, and performance tested duct systems[b]
4	**High efficiency thermal envelope UA:** Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
5	**Building tightness testing, ventilation and duct sealing**: A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour[f], or 2. 5.0 air changes per hour[f] when used with Conservation Measure E, and Performance tested duct systems[b]
6	**Ducted HVAC systems within conditioned space:** (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope[i]

TABLE N1101.1(2) ADDITIONAL MEASURES	
conservation measure (select one)	
A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90%, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
B	High efficiency duct sealing: Certified performance tested duct systems or All ducts and air handler are contained within building envelope
C	Ductless Heat Pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP.
D	**High efficiency water heating & lighting:** Natural gas/propane, on demand water heating with min EF of 0.80, and A minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2c
E	**Energy management devise & duct sealing:** Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systemsb, and A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps
F	Solar photovoltaic: Minimum 1 Watt / sq ft. conditioned floor space
G	Solar water heating: Minimum of 40 ft² of gross collector area

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

a. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. Documentation of Performance Tested Ductwork shall be submitted to the Building Official upon completion of work. This work shall be performed by a contractor that is certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation shall be provided that work demonstrates conformance to ODOE duct performance standards.
c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
d. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
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. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.
g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
h. Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
i. 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.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]		
Building Component	Standard Base Case	
	Required Performance	Equivalent Value[b]
Wall insulation-above grade	U-0.060	R-21[c]
Wall insulation-below grade[e]	F-0.565	R-15
Flat ceilings[f]	U-0.031	R-38
Vaulted ceilings[g]	U-0.042	R-38[g]
Underfloors	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15
Heated slab interior[i]	n/a	R-10
Windows[j]	U-0.35	U-0.35
Window area limitation[k]	n/a	n/a
skylights[l]	U-0.60	U-0.60
Exterior doors[m]	U-0.20	U-0.20
Exterior doors w/>2.5 ft² glazing[n]	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8

a. As allowed in section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).
b. R-values used in this table are nominal, for the insulation only in standard wood framed construction and not for the entire assembly.
c. Wall insulation requirements apply to all exterior wood framed, concrete or masonary walls that are above grade. This includes cripple walls and rim joist areas. R-19 Advanced Frame or 2x4 wall with rigid insulation may be substituted is total nominal insulation R-value is 18.5 or greater.
d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90mm).
e. Below-grade wood, concrete or masonary walls include all walls that are below grade and does not include those portions of such wall that extend more than 24 inches above grade.
f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9m²) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).
g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a U-factor no greater than U-0.031. The U-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space floor area.
h. A=advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.
i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with NF1111.2 item 3 shall comply with window performance reqirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.
k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.
l. Skylight area installed at 2% or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl, wood, or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight U-factor is tested in the 20 degree overhead plane per NFRC standards.
m. A maximum of 28 square feet (2.6 m²) of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF LOCAL BUILDING CODE, ONE AND TWO FAMILY DWELLING CODES AND ALL OTHER GOVERNING CODES, LAWS AND REGULATIONS.
2. SITE/CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE: CONTRACTOR SHALL NOT SCALE THE DRAWINGS, OR DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOBSITE. NOTIFY DESIGN AGENCY IN WRITING OF ANY SIGNIFICANT DEVIATIONS, ANY CHANGES TO CONSTRUCTION DOCUMENTS OR IF ADDITIONAL DETAILS, SPECIFICATIONS ARE NEEDED FOR PROPER EXECUTION OF THE WORK. ALSO NOTIFY DESIGN AGENCY IN WRITING IF THERE ARE ANY CORRECTIONS OR CHANGES TO BE MADE TO THE CONSTRUCTION DOCUMENTS REQUIRED BY THE PLANNING/BUILDING DEPARTMENT OFFICIALS. PLANS CORRECTION LIST OR COMMENTS (FROM THE PLANNING/BUILDING DEPARTMENT OFFICIALS) MUST BE DELIVERED TO THE DESIGN AGENCY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
4. MECHANICAL AND ELECTRICAL WORK IS ON A CONTRACTOR DESIGN/BUILD BASIS. COORDINATE ALL ARCHITECTURAL AND STRUCTURAL WORK WITH MECHANICAL AND ELECTRICAL REQUIREMENTS.
5. ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. , ALL INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
6. COORDINATE ALL ITEMS NOT SHOWN OR NOTED WITH OWNER AND/OR DESIGNER, INCLUDING BUT NOT LIMITED TO FINISHES, COLORS, CABINETS, HARDWARE, FIXTURES, ETC...
7. SEAL OR WEATHER STRIP ALL EXTERIOR OPENINGS AND PENETRATIONS IN MANNER TO PREVENT OUTSIDE AIR INFILTRATION AND MOISTURE FROM ENTERING STRUCTURAL AND OCCUPIED SPACES, INCLUDING AROUND PLUMBING AND ELECTRICAL LINES AND EQUIPMENT PASSING THROUGH WALLS, GUTTERS, DOWNSPOUTS, ETC...
8. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO FOLLOW AND COORDINATE PER THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPECIFICATIONS AND INSTALLATION DETAILS THE INSTALLATION OF ALL BUILDING PRODUCTS (INTERIOR AND EXTERIOR), FIXTURES, EQUIPMENT, ETC... OR FOLLOW THE INDUSTRY STANDARD DETAILS FOR ALL THE CONDITIONS NOT SHOWN ON THE DRAWINGS FOR PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE DESIGN AGENCY MUST BE NOTIFIED IN WRITING TO PROVIDE ADDITIONAL DETAILS, SPECIFICATIONS OR INFORMATION PER REQUEST OF THE GENERAL CONTRACTOR OR OWNER FOR PROPER EXECUTION OF THE WORK.

CONSTRUCTION PHASE

THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION.
THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

MATERIAL SPECIFICATION NOTE:

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "STUCCO PRODUCTS" OR EXTERIOR INSULATED AND FINISH SYSTEM "E.I.F.S." FOR THE EXTERIOR OF THE HOUSE.
THE DESIGNER WILL NOT BE LIABLE FOR ANY KIND OF DAMAGES TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

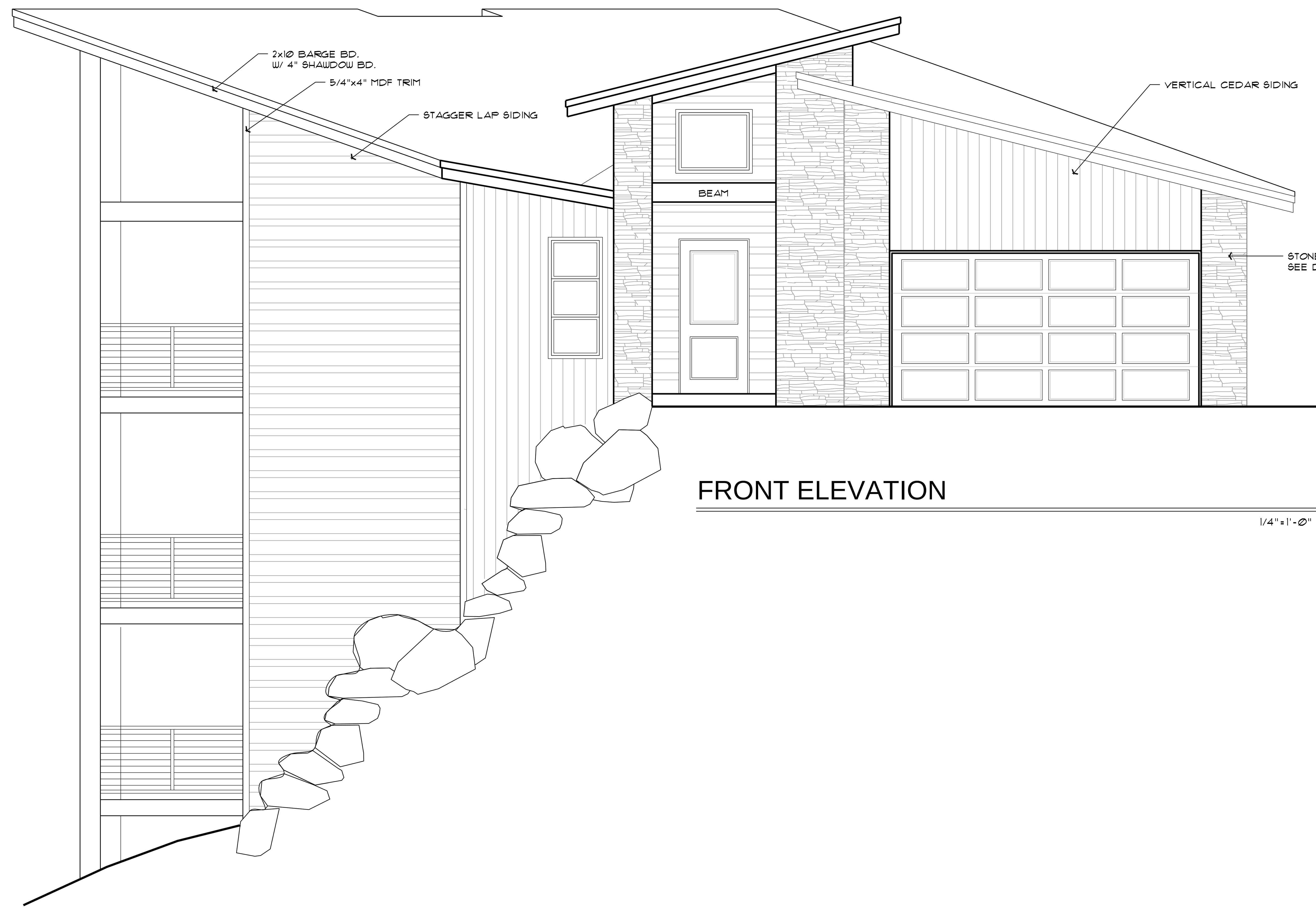
FLASHING NOTE: USE APPROVED CORROSION RESISTANT FLASHING IN ALL OF THE FOLLOWING AREAS:

1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAK PROOF, EXCEPT THAT SELF FLASHING WINDOWS CONTINUOUS LAP OF NOT LESS THAN 1⅛" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING THE CORNERS DO NOT REQUIRE FLASHING.
2. AT THE INTERSECTION OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILTIN GUTTERS PER IRC SECTION R703.8.

SHEAR WALL BOTTOM PLATE NAILING & ALL NAILING AT PRESSURE TREATED PLATE MEMBERS SHALL BE HOT DIPPED ZINC COATED GALV. STEEL OR STAINLESS STEEL NAILS PER IRC 319.3

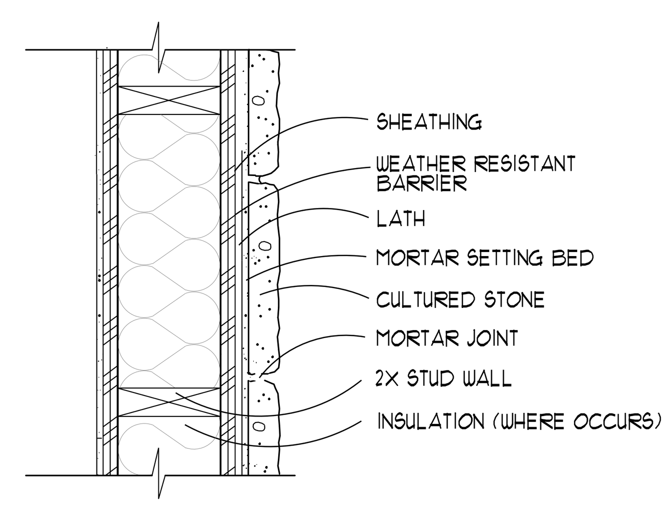
FASTENERS FOR PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER

PER IRC 320.3.1 FIELD CUT END, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.



FRONT ELEVATION

1/4"=1'-0"



A/1 STONE DETAILS

N.T.S.

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E-mail : edrafting@hotmail.com

CRESCENT CUSTOM HOMES

PLAN NAME:
4006 DAYLIGHT GR

SUNSET VIEW

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. The designer must be notified and consent to any variations from dimensions set forth herein.

The type of exterior finish, the installation and waterproofing details are all to be the full responsibility of the owner/builder. This Designer assumes no responsibility for the integrity of the building envelope.

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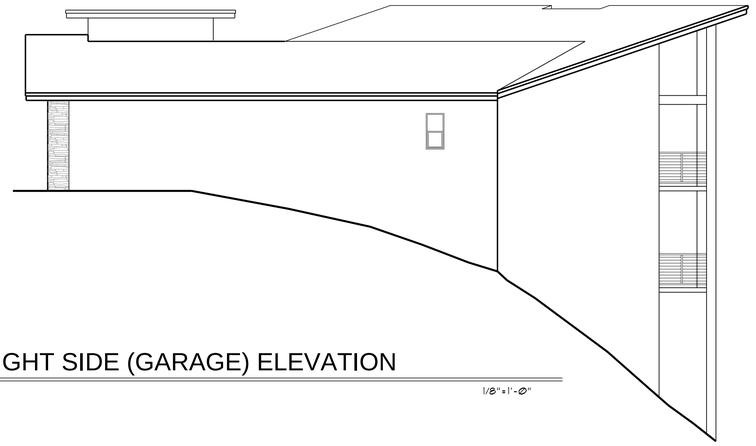
4006

DRAWN:	Andrea
PLOT:	10/16/13
REV:	10/16/13
ELEVATION	

SHEET
1
sunset view 4006



RIGHT SIDE (GARAGE) ELEVATION

1/8"=1'-0"

RIGHT SIDE (BEDROOMS) ELEVATION

1/8"=1'-0"

REAR ELEVATION

1/8"=1'-0"

REAR & LEFT SIDE ELEVATION

1/8"=1'-0"

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CRESCENT

CUSTOM HOMES

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The designer assumes no responsibility for the construction, workmanship, or waterproofing details. These are all to be the full responsibility of the owner/builder. This Designer assumes no responsibility for the owner/builder's failure to build from these plans.

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4006

DRAWN: Andrea

PLOT: 10/16/13

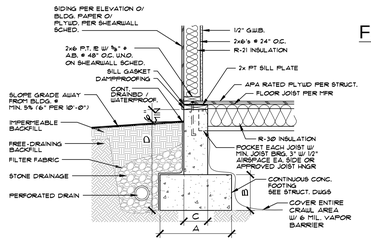
REV: 10/16/13

ELEVATION

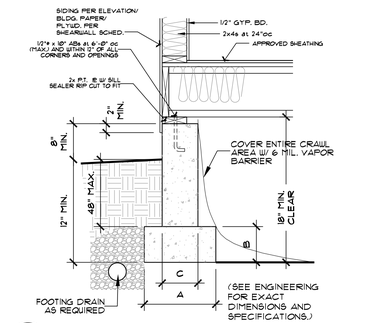
SHEET

1.1

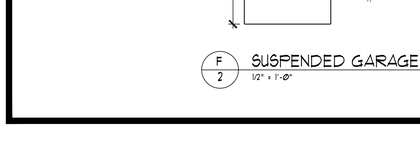
sunset view 4006



A 2 JOISTS @ STEMWALL
3/4" = 1'-0"



B 2 JOISTS @ STEMWALL
3/4" = 1'-0"



C 2 INTERIOR POST & BEAM W/JOISTS
3/4" = 1'-0"

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.

   BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER : 3000 PSI
   BASEMENT & INTERIOR SLABS ON GRADE : 3000 PSI
   BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER : 3000 PSI W/ 5 TO 7% ENTRAINED AIR
   PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 3000 PSI W/ 5 TO 7% ENTRAINED AIR
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
6. CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) OC.
7. WIRE MESH TO BE A-185.
8. EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO P.T. MUDSILL.
10. PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH ¼ IN. MESH CORROSION RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL. PROVIDE 8"x14" AS SHOWN
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING. MIN.
12. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 IN.
13. PROVIDE CRAWLSPACE DRAIN
14. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4 IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
15. 1 1/8" EDGEGOLD FLOOR SHEATING ON 4x8 BEAMS
16. 4" CONCRETE SLAB W/ 6x6 10/10 WWM. OVER 6 MIL VAPOR BARRIER, ON 6" COMPACTED GRANULAR FILL. SLOPE TO ENTRANCE.
17. BLOCK OUT FOR FURNACE (15")
18. PROVIDE 6 MIL VAPOR BARRIER AT CRAWLSPACE FLOOR.
19. USE 4" CMU. BELOW GRADE AT BRICK VENEER AREAS. WIDEN FOOTING 6" AT VENEERED AREAS. - SEE PLAN FOR LOCATION

SOLID SAWN LUMBER

1. ALL SAWN LUMBER SHALL BE DOUGLAS FIR, S4S, GRADED IN ACCORDANCE WITH WCLIB RULES #17, OF THE FOLLOWING GRADES:

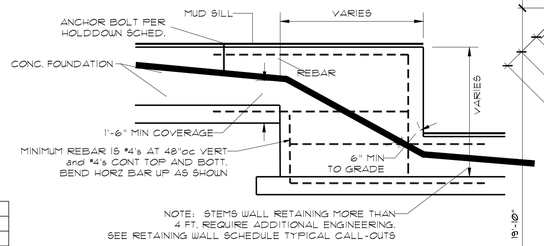
   STUD, PLATES, HEADERS, BLOCKING = NO. 2
   4X BEAMS = NO. 2
   6X BEAMS, POSTS = NO. 1
2. ALL 2X LUMBER SHALL BE S-DRY, UNO.
3. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
4. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.

CRAWLSPACE VENTILATION

UNDER-FLOOR AREAS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. OF VENTILATION FOR EACH 150 SQ. FT. OF UNDER-FLOOR AREA. THE UNDER FLOOR AREA = 1226 S.F. / 150 = 8.17 S.F. OF REQUIRED VENTING AREA. USING 8"x14" SCREENED VENTS PROVIDES 0.68 S.F. OF VENTING FOR EACH VENT. 8.17 S.F. / 0.68 S.F. = (12) 8"x14" VENTS REQUIRED.

ANCHOR BOLTS

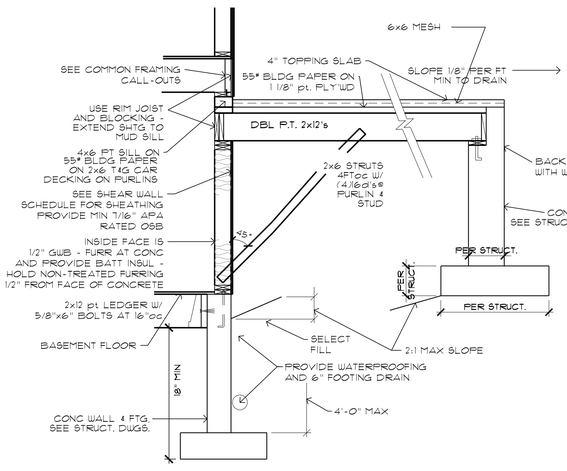
ANCHOR BOLTS MUST BE SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION 1 WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. IN SEISMIC DESIGN CATEGORIES DL AND D2, ANCHOR BOLTS SHALL ALSO BE SPACED AT 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305 MM) FROM THE ENDS OF EACH PLATE SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R318 AND R319.



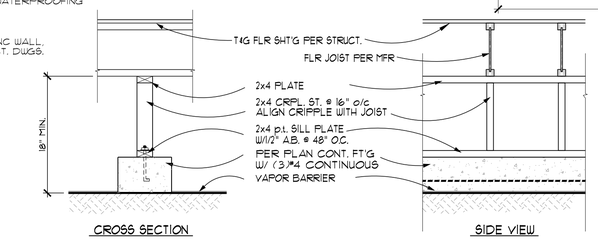
E 2 TYP. STEP FOUNDATION
1/2" = 1'-0"

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS #U.N.O.
(SEE ENGINEERING FOR EXACT DIMENSIONS AND SPECIFICATIONS.)

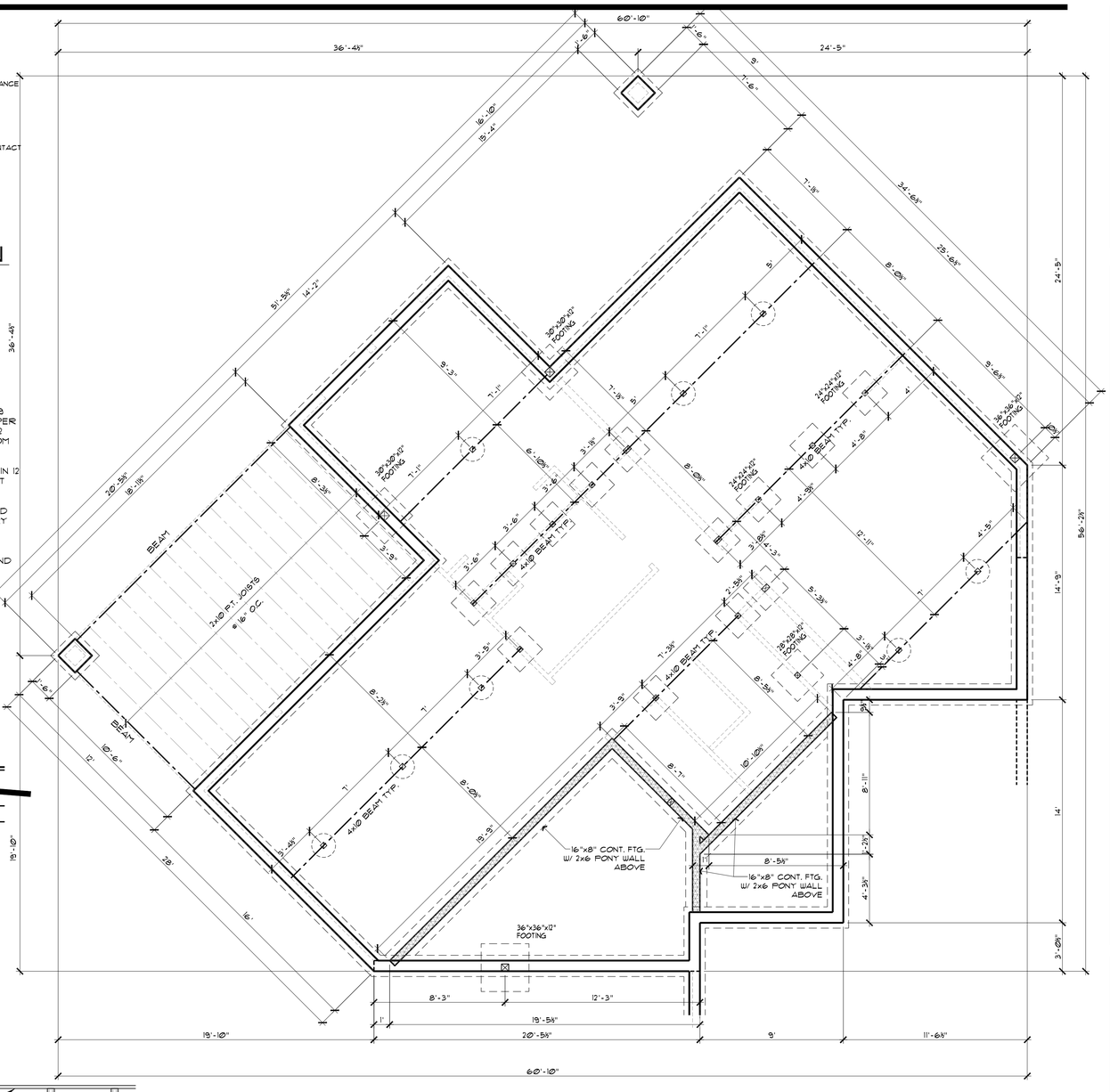


F 2 SUSPENDED GARAGE
1/2" = 1'-0"



G 2 INTERIOR CONTINUOUS FOOTING
3/4" = 1'-0"

PROVIDE POSITIVE CONNECTION BETWEEN BEAM & POST AND BETWEEN POST & FOOTING



FOUNDATION LAYOUT

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

1/4" = 1'-0"

SEE STRUCTURAL PLANS AND ENGINEERING BY OTHERS FOR SHEARWALLS, HOLDOWNS, RAFTERS, TRUSSES & COLUMNS

Plans Provided By
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Phone : (360)909-4582
E-mail : edrafting@hotmail.com

CRESCENT CUSTOM HOMES

PLAN NAME: 4006 DAYLIGHT GR
SUNSET VIEW

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. These plans must be notified and consent to any variations from dimensions set forth herein.

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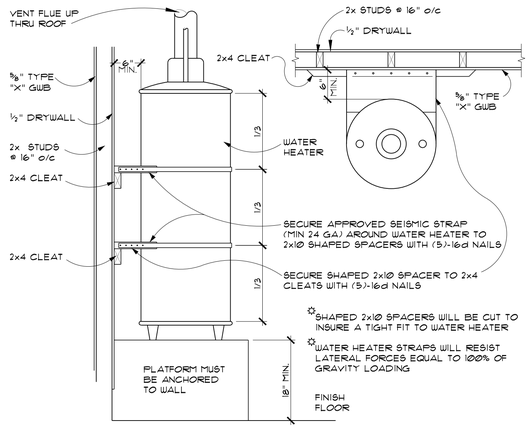
4006

DRAWN:	Andrea
PLOT:	10/16/13
REV:	10/16/13

FOUNDATION

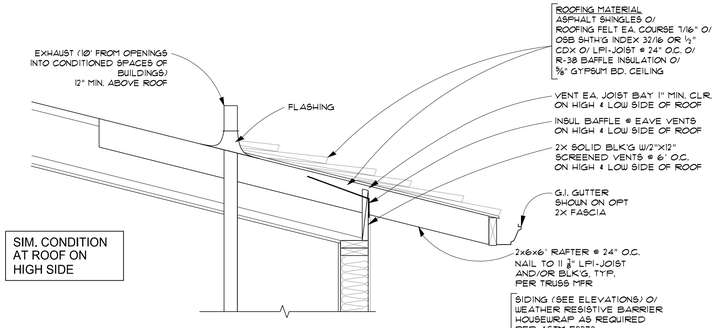
SHEET 2

sunset view 4006



WATER HEATER STRAPPING

3/4" = 1'-0"



"D"	"C"	"B"	"A"	
18"	6"	6"	12"	1 STORY:
18"	8"	7"	15"	2 STORY:
24"	10"	8"	18"	3 STORY:

MINIMUM FOUNDATION DIMENSIONS * U.N.O.

NTS

WALL SECTION/RADON VENT

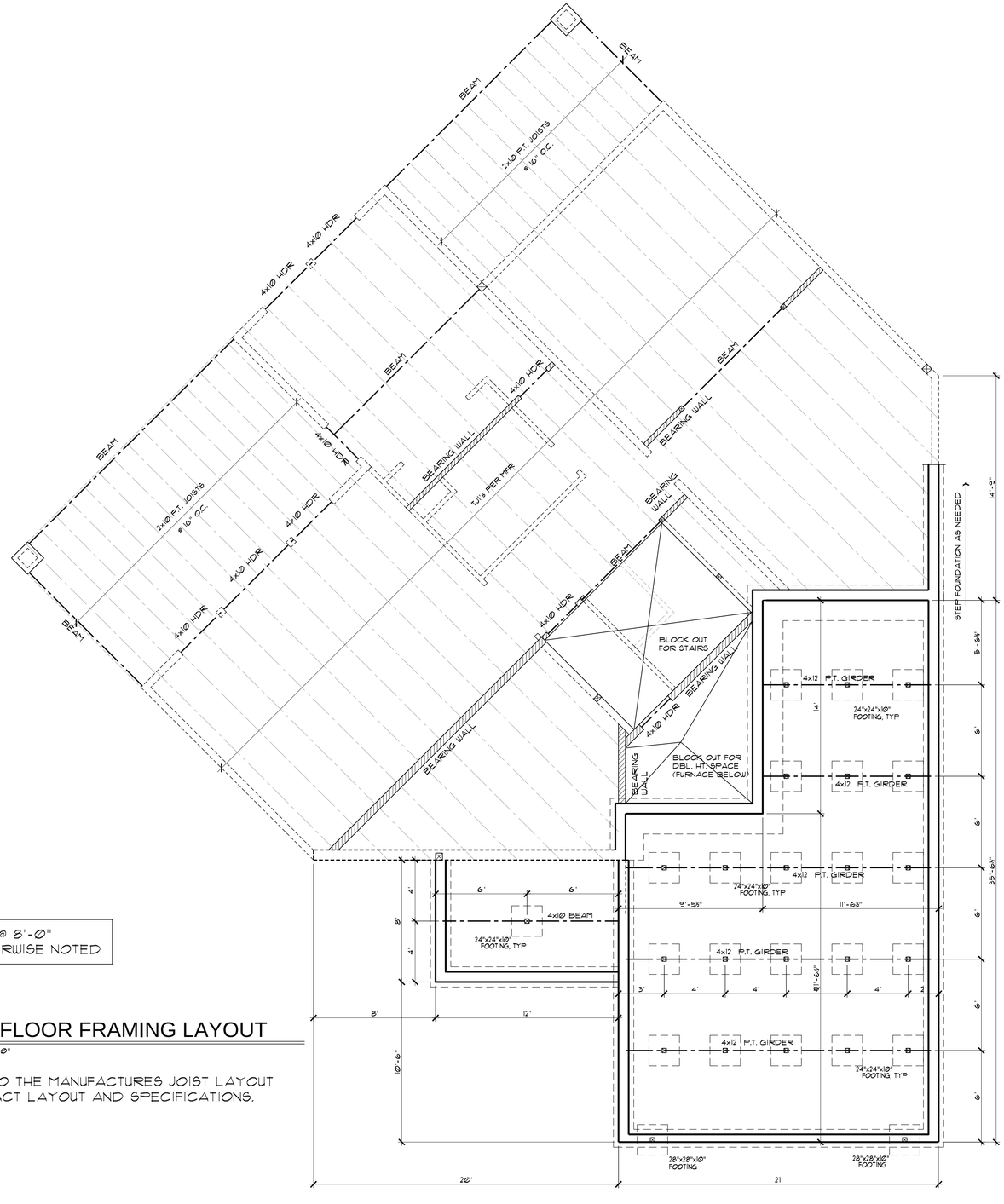
TYPISTORYSECT-GA

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
1. INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRAINE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.

3. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



HEADER HT. @ 8'-0" UNLESS OTHERWISE NOTED

MAIN FLOOR FRAMING LAYOUT

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

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

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CRESCENT
CUSTOM HOMES

PLAN NAME:
4006 DAYLIGHT GR
SUNSET VIEW

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4006

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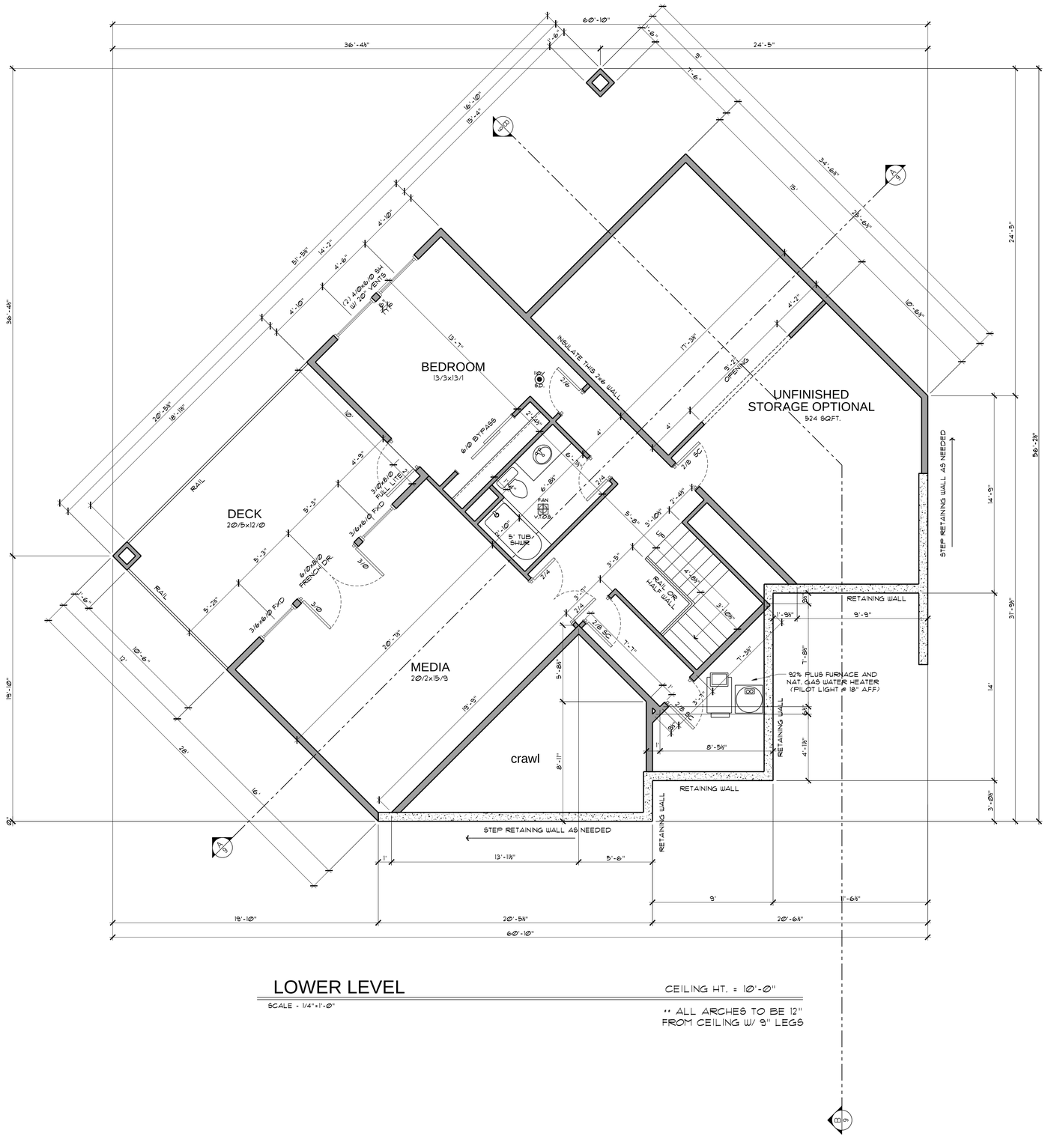
PLOT:	10/16/13
REV:	10/16/13
MAIN FRAMING	

SHEET
3
sunset view 4006



LOWER LEVEL

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

CEILING HT. = 10'-0"

** ALL ARCHES TO BE 12" FROM CEILING W/ 9" LEGS

SMOKED DETECTORS REQUIRED AS SHOWN ON THE PLAN. DETECTORS TO BE INTERCONNECTE AND POWERED BY PREMISE WIRING AND HAVE BATTERY

FAN 50 CFM	WASHINGTON STATE: 50 CFM FAN
	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
	VENT ALL TO OUTSIDE

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.1 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLITES ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTAIATCHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1" IN DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS AND WITHIN 6FT OF WET BAR, LAUNDRY, OR UTILITY SINKS SHALL BE G.F.I. OR GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
10. ELECTRICAL RECEPTACLES IN BEDROOMS SHALL BE A.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

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PLAN NAME
4006 DAYLIGHT GR

SUNSET VIEW

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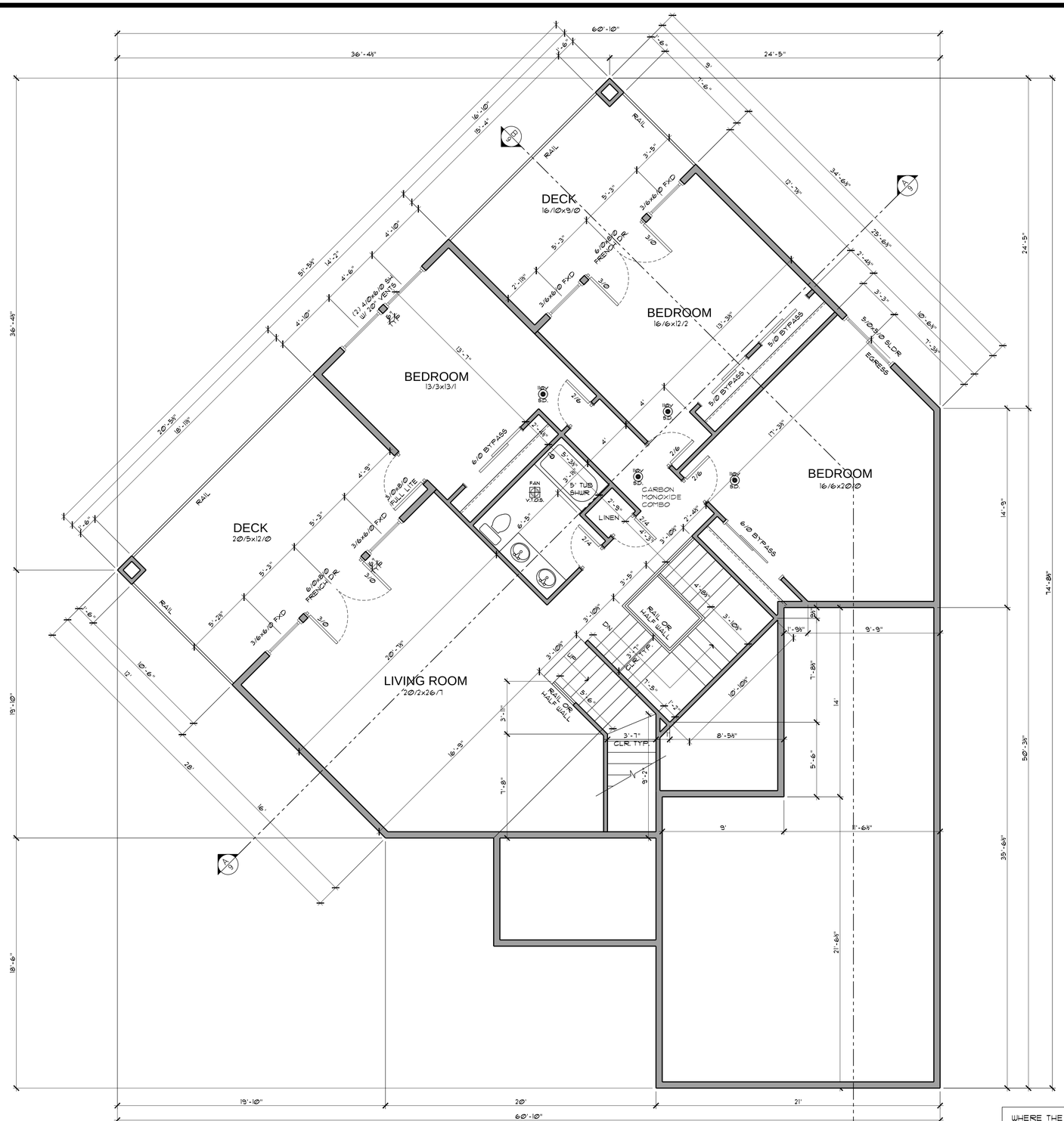
LOWER LEVEL

SHEET
4
sunset view 4006



SMOKED DETECTORS REQUIRED AS SHOWN ⓢ ON THE PLAN. DETECTORS TO BE INTERCONNECTE AND POWERED BY PREMISE WIRING AND HAVE BATTERY

FAN VENTS	WASHINGTON STATE: 50 CFM FAN
	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
	VENT ALL TO OUTSIDE

GENERAL FLOORPLAN NOTES

1. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
2. WINDOW HEADER HEIGHT ON 10' CEILINGS AT 8'-10 7/8" ABOVE SUBFLOOR, U.N.O. WINDOW HEADER HEIGHT ON 9' CEILINGS AT 7'-10 7/8" ABOVE SUBFLOOR, U.N.O. WINDOW HEADER HEIGHT ON 8' CEILINGS AT 6'-10 7/8" ABOVE SUBFLOOR, U.N.O.
3. EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C., U.N.O.
4. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS
5. SAFETY GLAZING AS PER CODE
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
7. TOP OF HANDRAILS SHALL BE PLACED AT 38" ABOVE THE NOSING OF TREADS & LANDINGS THE NOSING OF TREADS AND LANDINGS. HANDRAILS SHALL BE CONTINUOS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. PROVIDE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HADRAIL.
8. PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
9. ELEV. OF FLOOR OR LAND'G ½" MAX (OR 1¾" MAX FOR INSWING DR) BELOW THRESHOLD IS REQ'D FROM THE REQ'D EXIT DOOR. WHERE DOOR IS NOT THE REQ'D EXIT DOOR A STAIRWAY OF 2 OR FEWER RISERS IS PERMITTED WHERE DOOR DOES NOT SWING OVER RISER.

MID LEVEL

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

CEILING HT. = 10'-0"

** ALL ARCHES TO BE 12" FROM CEILING W/ 9" LEGS

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. R612.2

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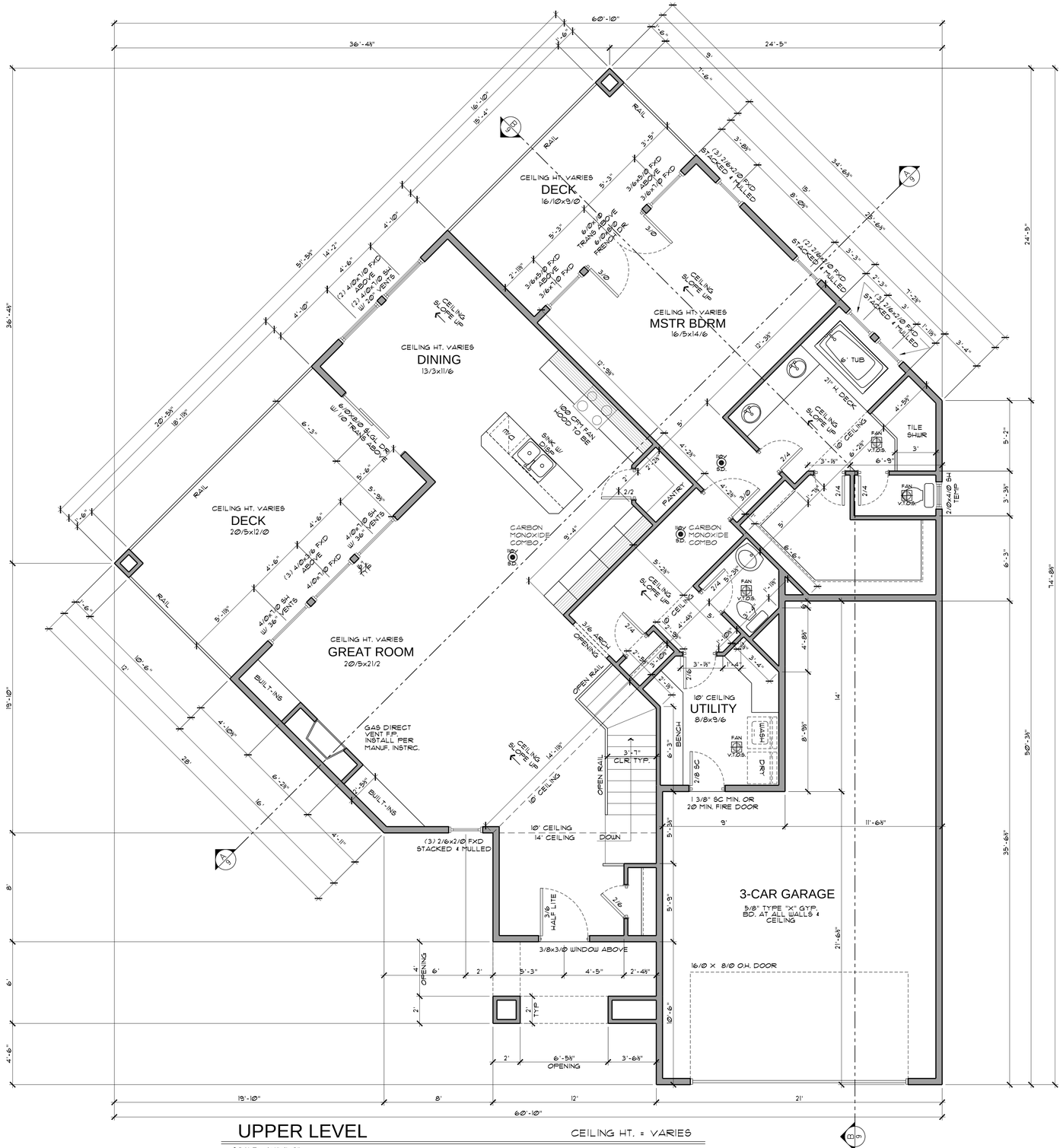
MID LEVEL

SHEET
5
sunset view 4006

SMOKED DETECTORS REQUIRED AS SHOWN ⊙ ON THE PLAN. DETECTORS TO BE INTERCONNECTE AND POWERED BY PREMISE WIRING AND HAVE BATTERY

FAN V.I.D.S.	WASHINGTON STATE: 50 CFM FAN
	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
	VENT ALL TO OUTSIDE



UPPER LEVEL

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

CEILING HT. = VARIES

** ALL ARCHES TO BE 12" FROM CEILING W/ 9" LEGS

UPPER LEVEL -	1740 SQ. FT.
MID LEVEL -	1402 SQ. FT.
LOWER LEVEL -	864 SQ. FT.
TOTAL -	4006 SQ. FT.
GARAGE -	609 SQ. FT.
STORAGE OPT. -	524 SQ. FT.

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CRESCENT CUSTOM HOMES

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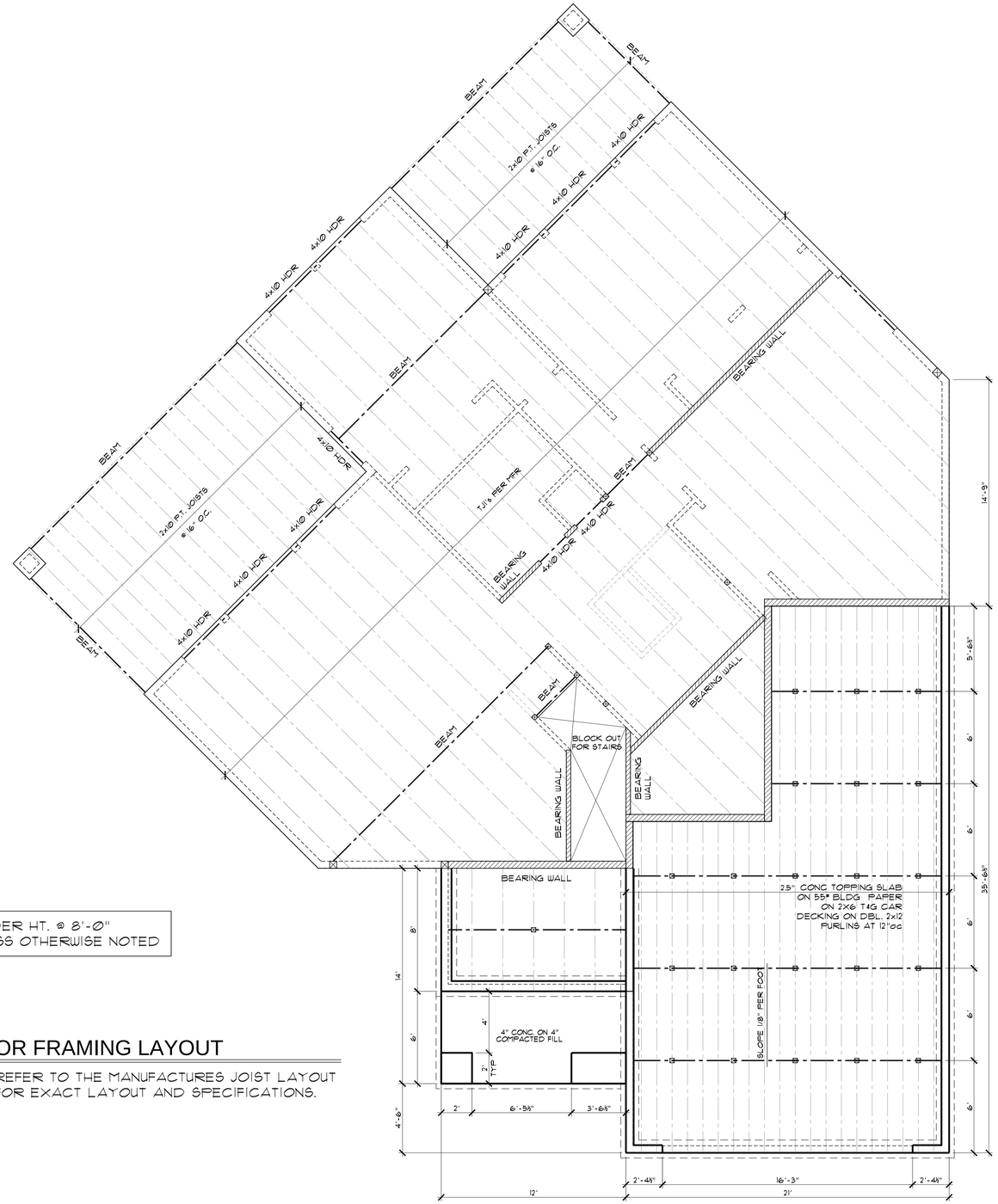
UPPER LEVEL

SHEET
6
sunset view 4006



HEADER HT. @ 8'-0"
UNLESS OTHERWISE NOTED

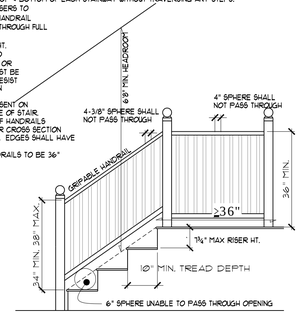
UPPER FLOOR FRAMING LAYOUT

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

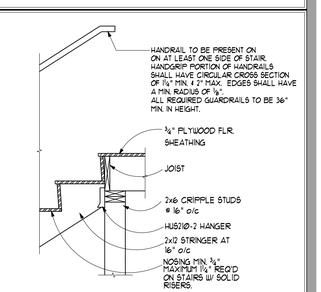
REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.1 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR INCLUDING LANDINGS & TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP & BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

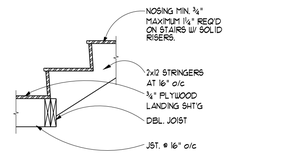
NOTES: 4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUS THROUGH FULL LENGTH OF STAIR
34" MIN. HT., 38" MAX. HT.
END SHALL RETURN TO WALL OR NEUEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. FT. LOAD IN ANY DIRECTION.
HANDRAIL TO BE PRESENT ON ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE CIRCULAR CROSS SECTION OF 1¼" MIN. & 2⅝" MAX. EDGES SHALL HAVE A MIN. RADIUS OF ⅛".
ALL REQUIRED GUARDRAILS TO BE 36" MIN. IN HEIGHT.



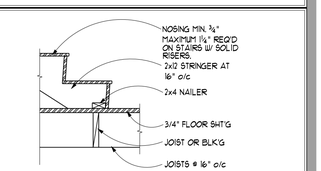
GUARD & STAIR REQUIREMENTS



STAIR AT FLOOR CONNECTIONS



STAIR AT LANDING CONN.



STAIR AT WOOD FLOOR CONN.

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SUNSET VIEW

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PLOT:	10/16/13
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UPPER FRAMING

SHEET
7
sunset view 4006

GLUE LAMINATED MEMBERS:

1. ALL GLUE LAMINATED TIMBER BEAMS SHALL BE DOUGLAS FIR 24F-V4 AT ALL SIMPLE SPAN BEAMS AND GRADE 24F-V8 AT ALL CANTILEVER AND CONTINUOUS SPAN BEAMS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
2. ALL GLUE LAMINATED TIMBER SHALL BE FABRICATED IN ACCORDANCE WITH AITC 117-93 MANUFACTURING, USING DF LUMBER AND WATERPROOFING ADHESIVE. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE.
3. GLUE LAMINATED TIMBER BEAMS SHALL HAVE CAMBER AS INDICATED ON THE DRAWINGS.
4. ALL GLUE LAMINATED MEMBERS SHALL BE NOTCHED, SHAPED AND FINISHED AS PER PLANS AND SPECIFICATIONS.
5. SEE SPECIFICATIONS FOR FINISH AND PROTECTION.

SAWN FRAMING LUMBER:

1. ALL SAWN LUMBER SHALL BE SPF, S4S, GRADED IN ACCORDANCE WITH WCLIB RULES #17, OF THE FOLLOWING GRADES:

STUD, PLATES, HEADERS, BLOCKING	= NO. 2
4X BEAMS	= NO. 2
6X BEAMS, POSTS	= NO. 1

2. ALL 2X LUMBER SHALL BE S-DRY, U.N.O.
3. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
4. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.

SHEATHING:

1. ALL SHEATHING SHALL BE OSB. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AS FOLLOWS:

A) ROOF SHEATHING	=	7/16" INDEX 32/16
B) 1ST FLOOR	=	3/4" INDEX 48/24 TONGUE & GROOVE
2ND FLOOR	=	3/4" INDEX 48/24 TONGUE & GROOVE
C) WALLS	=	7/16" INDEX 24/16

2. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED.
3. PROVIDE 1 PLY CLIP PER SPAN @ UNSUPPORTED EDGE OF ROOF SHEATHING WHERE SUPPORT SPACING EXCEEDS 16" O.C. U.N.O. AS BLOCKED EDGES.
4. BLOCK ALL WALL SHEATHING WITH 2X4 BLOCKING AT ALL EDGES.

NAILING AND FASTENERS:

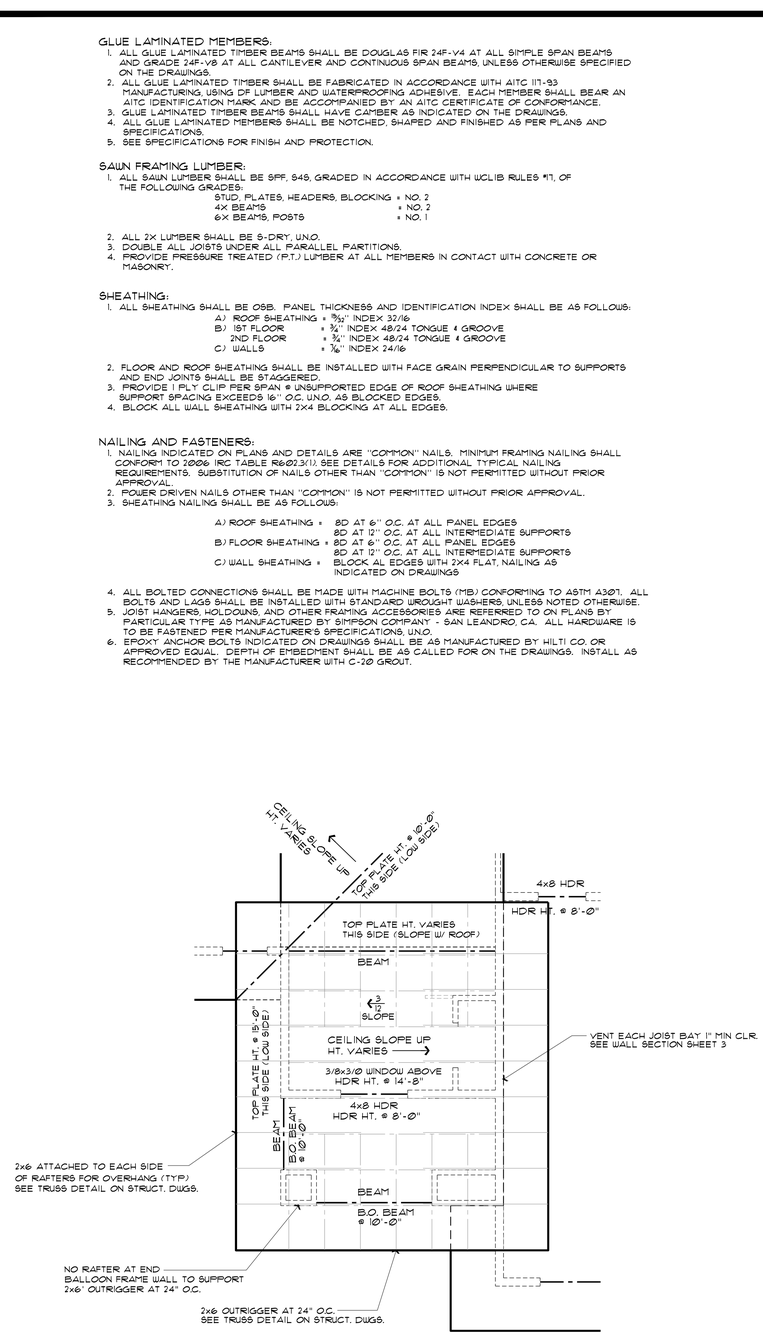
1. NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO 2006 IRC TABLE R602.3(1). SEE DETAILS FOR ADDITIONAL TYPICAL NAILING REQUIREMENTS. SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
2. POWER DRIVEN NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
3. SHEATHING NAILING SHALL BE AS FOLLOWS:

A) ROOF SHEATHING	=	8D AT 6" O.C. AT ALL PANEL EDGES 8D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
B) FLOOR SHEATHING	=	8D AT 6" O.C. AT ALL PANEL EDGES 8D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
C) WALL SHEATHING	=	BLOCK AL EDGES WITH 2X4 FLAT, NAILING AS INDICATED ON DRAWINGS

4. ALL BOLTED CONNECTIONS SHALL BE MADE WITH MACHINE BOLTS (MB) CONFORMING TO ASTM A307. ALL BOLTS AND LAGS SHALL BE INSTALLED WITH STANDARD WROUGHT WASHERS, UNLESS NOTED OTHERWISE.
5. JOIST HANGERS, HOLDOWNS, AND OTHER FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY - SAN LEANDRO, CA. ALL HARDWARE IS TO BE FASTENED PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
6. EPOXY ANCHOR BOLTS INDICATED ON DRAWINGS SHALL BE AS MANUFACTURED BY HILTI CO. OR APPROVED EQUAL. DEPTH OF EMBEDMENT SHALL BE AS CALLED FOR ON THE DRAWINGS. INSTALL AS RECOMMENDED BY THE MANUFACTURER WITH C-20 GROUT.

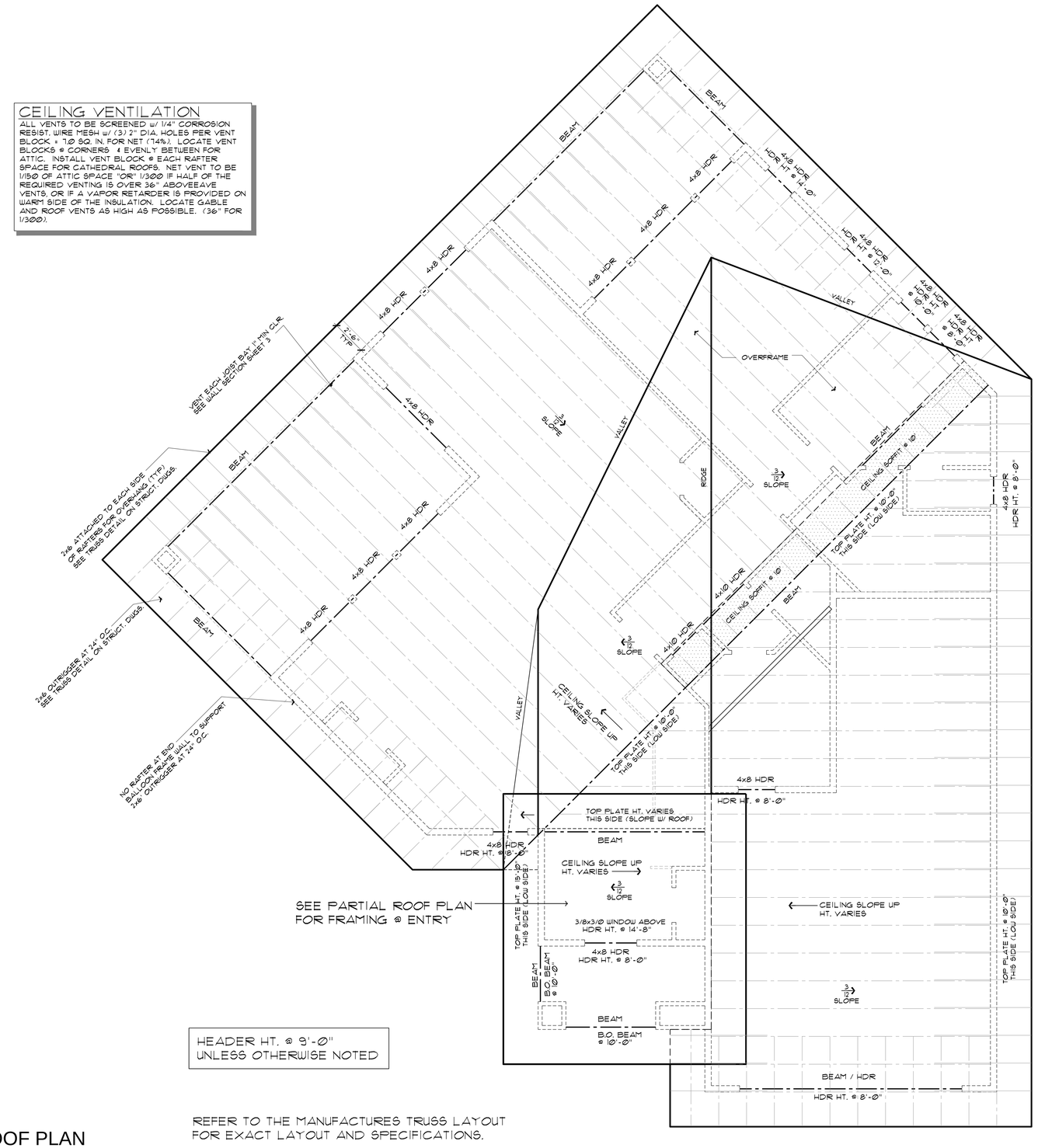
CEILING VENTILATION

ALL VENTS TO BE SCREENED W/ 1/4" CORROSION RESIST. WIRE MESH W/ (3) 2" DIA. HOLES PER VENT BLOCK @ 7.0 SQ. IN. FOR NET (14%). LOCATE VENT BLOCKS @ CORNERS & EVENLY BETWEEN FOR ATTIC. INSTALL VENT BLOCK @ EACH RAFTER SPACE FOR CATHEDRAL ROOFS. NET VENT TO BE 1/150 OF ATTIC SPACE "OR" 1/300 IF HALF OF THE REQUIRED VENTING IS OVER 36" ABOVEEAVE VENTS, OR IF A VAPOR RETARDER IS PROVIDED ON WARM SIDE OF THE INSULATION. LOCATE GABLE AND ROOF VENTS AS HIGH AS POSSIBLE. (36" FOR 1/300).



PARTIAL ROOF PLAN @ ENTRY

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



HEADER HT. @ 9'-0" UNLESS OTHERWISE NOTED

ROOF PLAN

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

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CRESCENT CUSTOM HOMES

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SUNSET VIEW

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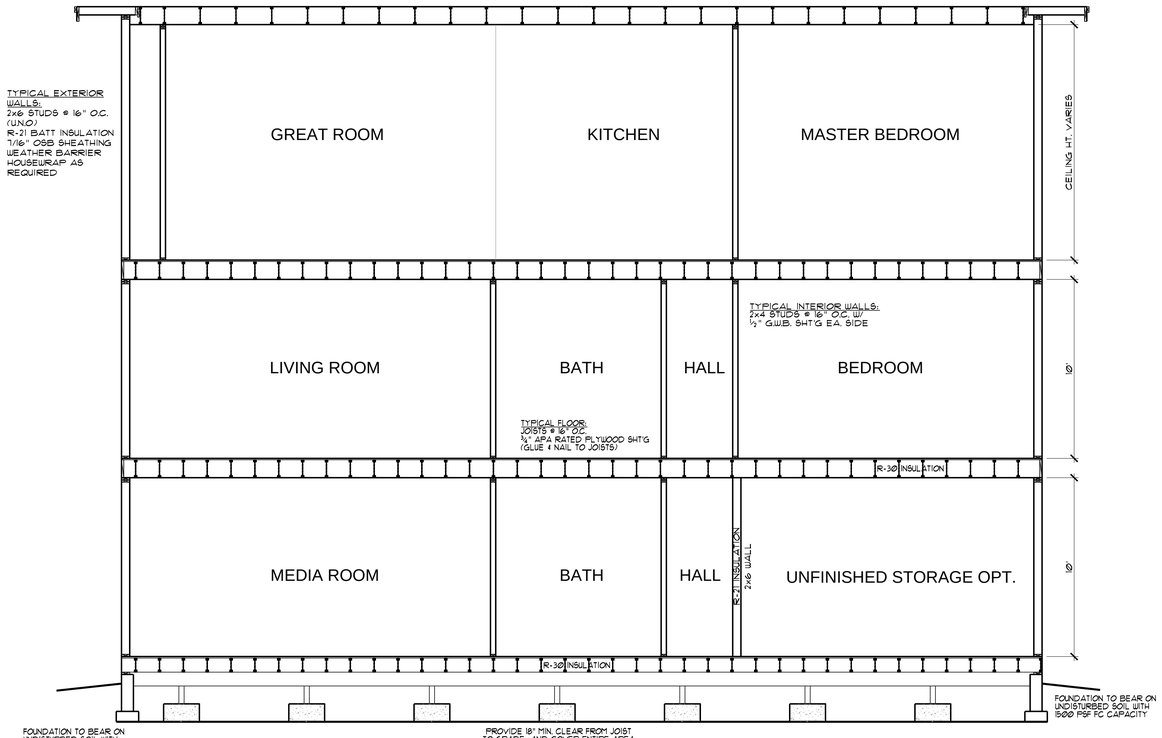
PLOT:	10/16/13
REV:	10/16/13

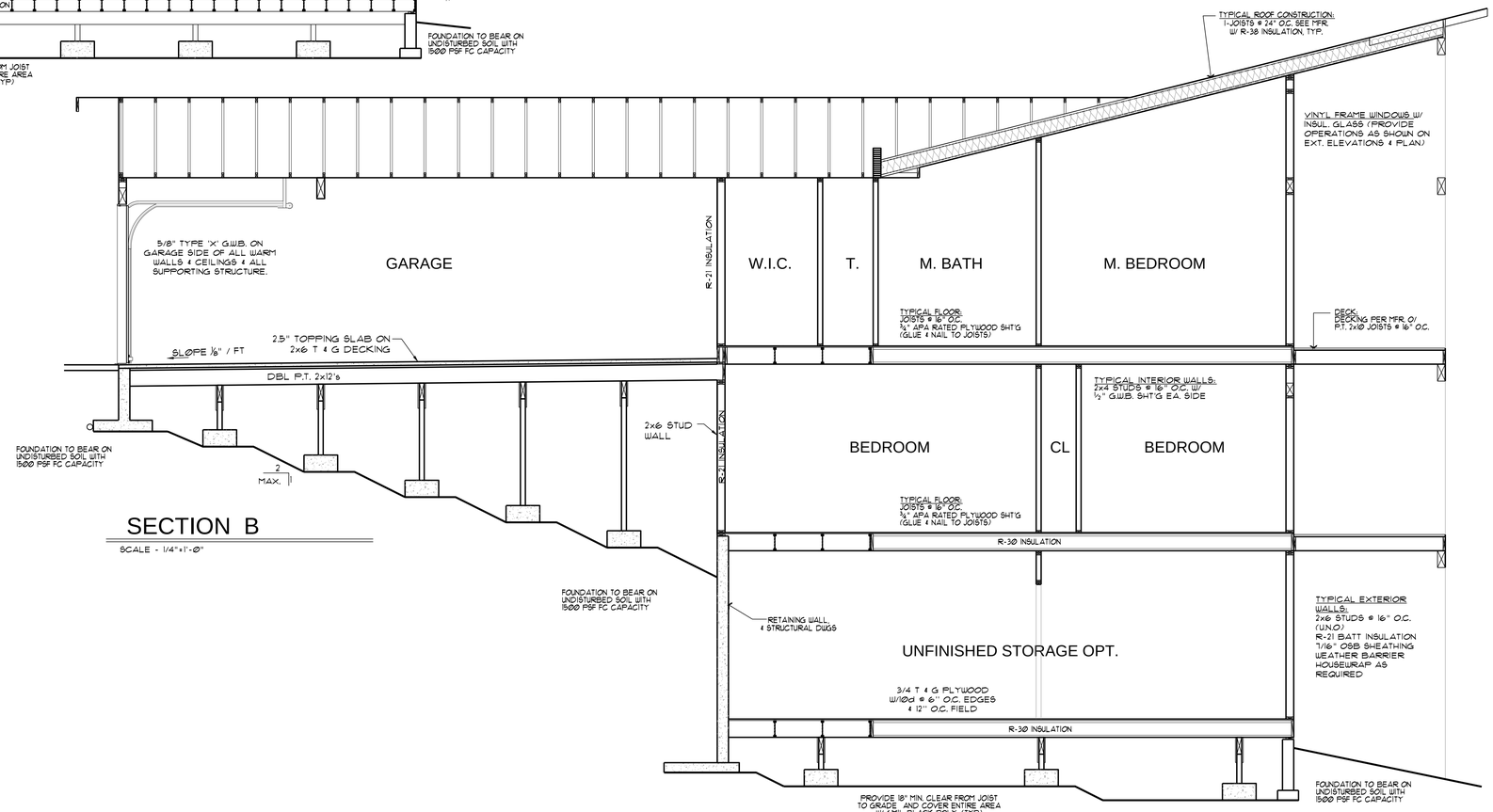
ROOF

SHEET 8



SECTION A

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



SECTION B

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

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SECTIONS

SHEET
9
sunset view 4006