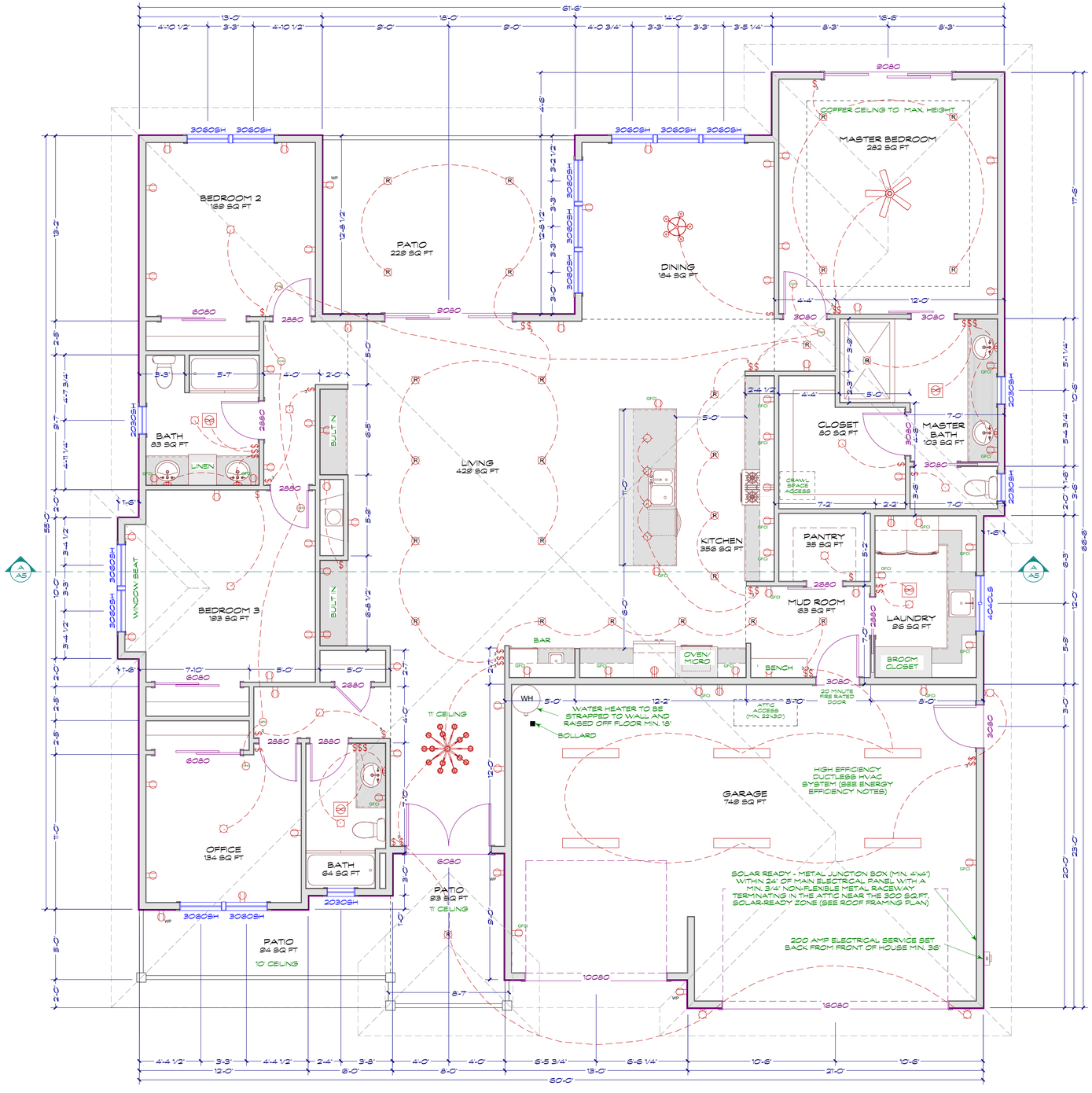


Design Criteria

2021 Oregon Residential Specialty Code	Seismic Design Category: D0
2021 Oregon Plumbing Specialty Code	Wind Speed: 96 mph
2019 Oregon Mechanical Specialty Code	Exposure: B
2021 Oregon Electrical Specialty Code	Roof Snow Load: 25# (Ground Snow load 36#)
2019 Oregon Structural Specialty Code	Frost depth: 12" (18" over 2500')

WINDOW NOTE:

One window in each bedroom shall have finished sill height not more than 44 inches above the floor with 20 inches min. net clearance opening width or 24 inches in height with opening section not less than 5.7 sq. ft.

ELECTRICAL NOTE:

- All outside receptacles to be weather resistant
- All receptacles to be tamper resistant
- Kitchen, Bath, Garage, Laundry, and Exterior shall have GFCI protection.
- Arc fault Circuit Protection required for all outlets except GFCI circuits, hallways, kitchens or laundry areas.
- All light fixtures in tub or shower enclosures must be rated for "wet locations".
- Only two (2) interior and two (2) exterior permanently installed lighting fixtures are not required to be high-efficiency light sources when controlled by dimmer or automatic control.

FLOOR PLAN

LIVING AREA =	2625 sq ft
GARAGE AREA =	748 sq ft
OTHER COVERED AREA =	416 sq ft

10' CEILINGS THROUGHOUT EXCEPT WHERE NOTED

INDEX:

PLANS FOR:

Homes by Charles Mahan
(541) 210-1567

PLANS BY:

BLUE CANYON DESIGN GROUP
815 Bennett Ave
Medford, OR 97504
(541) 664-3884
www.bluecanyondesign.com

Summerfield
Lot 565
Medford, OR 97504

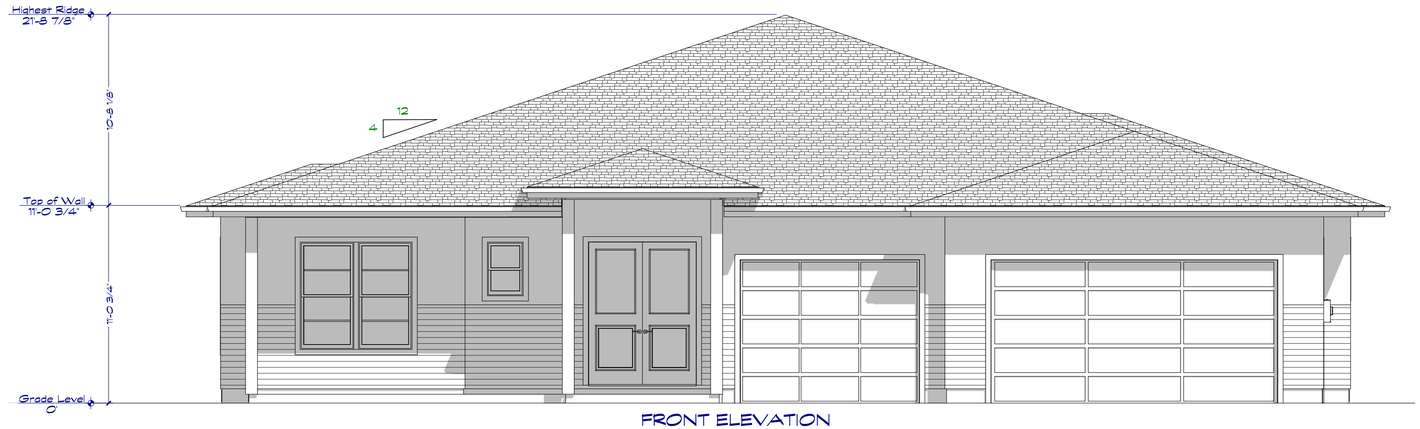
REVISION NO.: 3

JOB NO.: 3575
ISSUE DATE: 5/23/2023
DRAWN BY: M.B.S.
REVIEWED BY: S.R.S.

SHEET: A1

SCALE: 1/4" = 1'-0" or As Noted when printed on 24"x36" paper

1/8" 3/16" 1/4" 1/2" 1"
GRAPHIC SCALE



FRONT ELEVATION

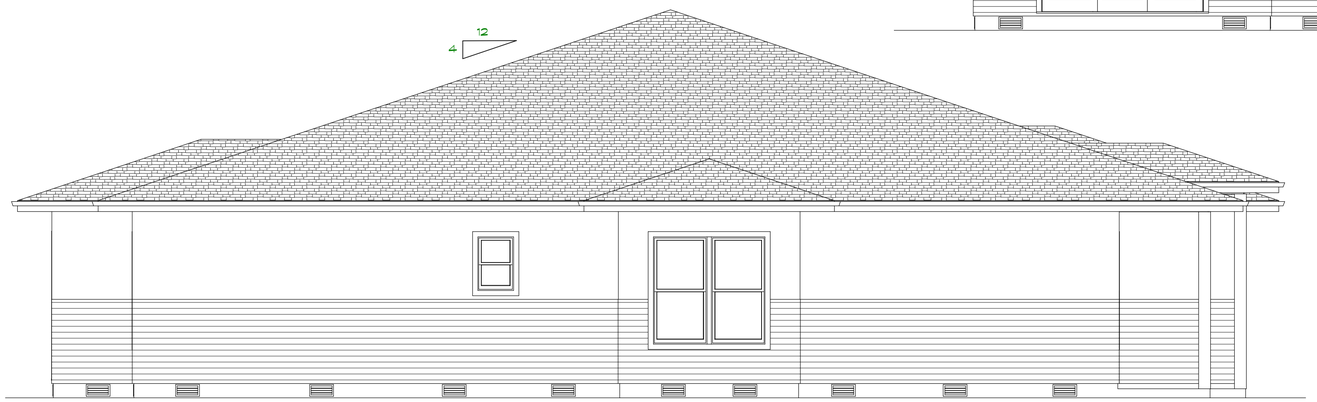
SCALE: 1/4" =1-0"

RIGHT ELEVATION

SCALE: 1/4" =1-0"

REAR ELEVATION

SCALE: 1/4" =1-0"



LEFT ELEVATION

SCALE: 1/4" =1-0"

Intermediate Framing Methods to be used

FRAMING MEMBERS NOTE:

Comparable framing members that are equivalent to the framing members that are called out may be used in place of the specified framing member. It is the responsibility of the General Contractor to verify that the comparable framing member meets the required specifications.

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Charles Makar
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GRAPHIC SCALE

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value[b]	Required Performance	Equiv. Value[b]
Wall insulation—above grade	U-0.059[c]	R-21 Intermediate[c]	Note d	Note d
Wall insulation—below grade[e]	C-0.063	R-15 c.i./R-21	C-0.063	R-15/R-21
Flat ceilings[f]	U-0.021	R-49	U-0.020	R-49 A[h]
Vaulted ceilings[g]	U-0.033	R-30 Rafter or R-30A[h,3] Scissor Truss	U-0.027	R-38A[h]
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter[m]	F-0.520	R-15	F-0.520	R-15
Heated slab interior[i]	n/a	R-10	n/a	R-10
Windows[j]	U-0.27	U-0.27	U-0.27	U-0.27
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors[jk]	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft² glazing[j]	U-0.40	U-0.40	U-0.40	U-0.40

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m², 1 degree = 0.0175 rad, n/a = not applicable.

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-factor standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors 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 masonry walls that are above grade. This includes cripple walls and rim joist areas. Nominal compliance with R-21 insulation and Intermediate Framing (N1104.5.2) with insulated headers.
d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
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 in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to minimum 6-inches depth at top plate at exterior of structure to achieve U-factor.
g. Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing).
h. A = Advanced frame construction. See Section N1104.6.
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 Section NF1111.2, Item 3 shall comply with window performance requirements 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 a *U*-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building thermal envelope requirements.
k. A maximum of 28 square feet of exterior door area per dwelling unit can have a *U*-factor of 0.54 or less.
l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
m. Minimum 24-inch horizontal or vertical below-grade.

TABLE N1101.1(2)
ADDITIONAL MEASURES

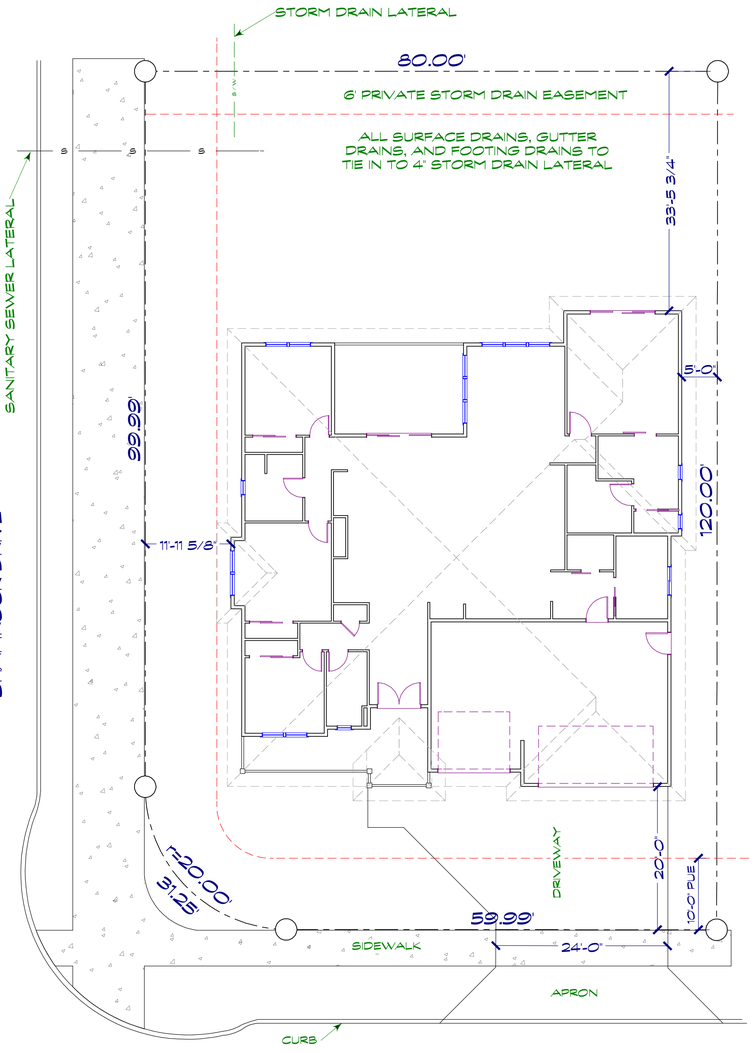
1	**HIGH EFFICIENCY HVAC SYSTEM[a]** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
2	**HIGH EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48", R-15 for 36" or R-5 fully insulated slab)
5	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	**HIGH EFFICIENCY THERMAL ENVELOPE UA[c]** Proposed UA is 8 percent lower than the code UA
7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

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

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. 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.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

TABLE N1104.8
AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS

COMPONENT	AIR BARRIER CRITERIA
General requirements	A continuous air barrier shall be installed in alignment with the building thermal envelope.
	Breaks or joints in the air barrier shall be sealed.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.
	Access openings, drop-down stairs, or knee wall doors to unconditioned attic spaces shall be gasketed and sealed.
Walls	The junction of the foundation and sill plate shall be sealed.
	The junction of the top plate and the top of interior walls shall be sealed between wall cavities and windows or door frames.
	All penetrations or utility services through the top and bottom plates shall be sealed.
	Knee walls shall be sealed.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors shall be sealed.
Rim/band joists	Rim/band joists shall be a part of the thermal envelope and have a continuous air barrier.
Floors Including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.
Shower/tub on exterior walls	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.



AUTUMN HILLS DRIVE

SITE PLAN

SCALE: 1"=10'-0"

LOCATION:

SUBDIVISION: SUMMERFIELD ESTATES
PHASE: 19
LOT #: 565
#, STREET: AUTUMN HILLS DR
CITY, ST: MEDFORD, OR

SITE DATA:

USE: SINGLE FAMILY RESIDENCE
LOT AREA: 9,503 SQ.FT.
LIVING AREA: 2,625 SQ.FT.
FOOT PRINT: 3,790 SQ.FT.
LOT COVERAGE: 39.88 %
BUILDING HEIGHT: 11'-0 3/4"

REQUIRED SETBACKS

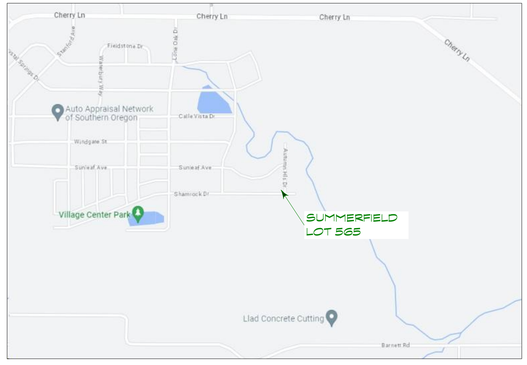
FRONT: 20'-0"
SIDE: 4'-4"
REAR: 4'-4"

PROVIDED SETBACKS

FRONT: 20'-0"
SIDE: 5'-0"
REAR: 33'-5"

PARKING REQUIRED: 2
PARKING PROVIDED: 3

ALL PARKING, LOADING, DRIVEWAY AND VEHICLE MANEUVERING AREAS SHALL BE PAVED, NO MECHANICAL EQUIPMENT LOCATED WITHIN REQUIRED SETBACKS.



N
VICINITY MAP

Intermediate Framing Methods to be used

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