

REVISIONS	BY

CASCADE DESIGN STUDIO
JEFF MAYFIELD DESIGNER

815-B ALDER CREEK DRIVE
MEDFORD, OREGON 97504
(541) 772-1411

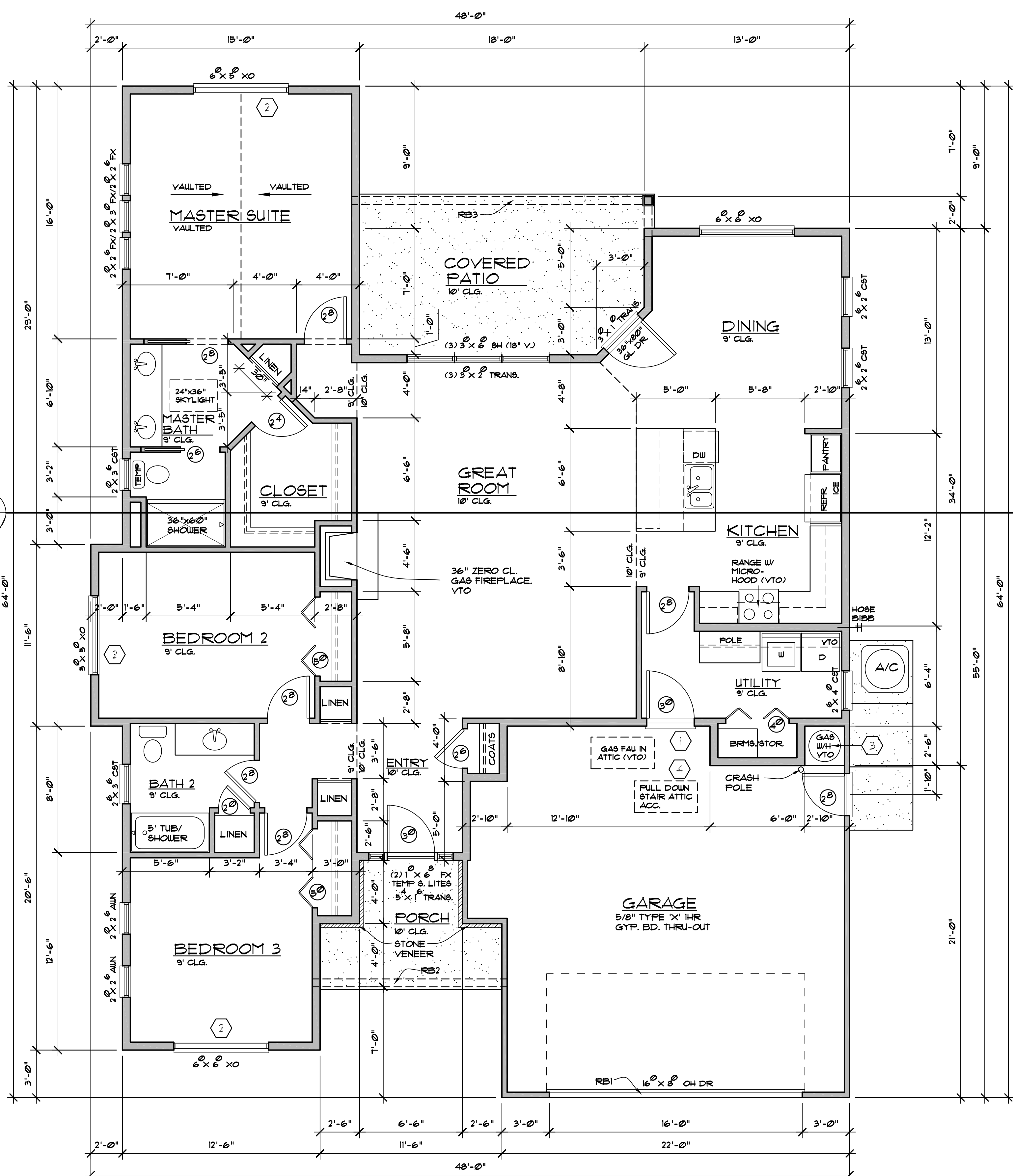
PROJECT FOR:
PROPOSED RESIDENCE FOR: GARY RAY HOMES

PROJECT ADDRESS:
2833 CALDERA LANE
MEDFORD, OREGON

SHEET TITLE
FLOOR PLAN

1838BR

DRAWN: JM	SHEET NO.
JOB NUMBER: CDS-2158	A-1
DATE: 05/15/23	of 5 SHEETS



- ### 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. SILL HGT. MUST BE 24" OR MORE AFF. TO COMPLY WITH FALL PROTECTION. (2021 R.S.C. R312.2.1)
 - 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 19% MOISTURE CONTENT PER THE 2021 RESIDENTIAL SPECIALTY CODE

PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION: WALLS-ABOVE GRADE = 6" HD. BATTS R-21	U-0.059
WALLS-BELOW GRADE = 6" HD. BATTS R-21	C-0.063
CEILING FLAT = BLOW-IN R-49	U-0.021
CEILING VAULTED = 10" BATTS R-30	U-0.033
UNDER FLOORS = 10" BATTS R-30	F-0.033
SLAB EDGE/PERIMETER = 3" RIGID R-15	N/A
HEATED SLAB/INTERIOR = 2" RIGID R-10	N/A
WINDOWS: VINYL = CLEAR / LOW 'E' / ARGON	U-0.21
SKYLIGHTS: METAL - CLEAR / LOW 'E' / ARGON	U-0.50
DOORS: MAIN ENTRY = WOOD / GLASS (28 s.f. MAX)	U-0.54
OTHER DRG. = METAL / INSUL.	U-0.20
DOORS W/ GREATER THAN 25 s.f. OF GLAZING	U-0.40
HVAC: DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N101.1(2) ENVELOPE ENHANCEMENT MEASURE:

- HIGH EFFICIENCY HVAC SYSTEM + GAS-FIRED FURNACE WITH MINIMUM AFUE OF 94%.

SEALING OF THE ENTIRE BUILDING ENVELOPE SHALL INCLUDE ALL METHODS FOR ALL COMPONENTS LISTED ON TABLE N104.8 OF THE O.R.S.C. OR THE DUELLING SHALL BE TESTED TO DEMONSTRATE A BLOWER DOOR RESULT NOT GREATER THAN 4.0 ACH50.

ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE. (O.R.S.C. N105.3)

EXCEPTIONS:

- VENTILATION INTAKE & EXHAUST DUCTWORK.
- UP TO 5% OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK CAN BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
- DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE WITH THE FOLLOWING:
 - INSULATION SHALL BE INSTALLED TO FILL THE GAPS AND VOIDS BETWEEN THE DUCT AND CEILING, AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND THE UNCONDITIONED ATTIC.
 - INSTALLATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FEET.

ELECTRICAL SYMBOL LEGEND

(2) OR (4) LAMP SURFACE MOUNT FLUORESCENT FIXTURE	
UNDER CABINET FLUORESCENT LIGHT	
RECESSED FLUORESCENT OR LED CANISTER FIXTURE	
RECESSED FLOOR OR LED DIRECTIONAL CANISTER FIXTURE	
WALL MOUNT FLUORESCENT OR LED FIXTURE	
SURFACE MOUNT FLUORESCENT OR LED FIXTURE	
120V DUPLEX WALL OUTLET	
220V WALL OUTLET	
EXHAUST FAN	
HEAT LAMP & EXHAUST FAN	
TELEPHONE RECEPTACLE	
WALL SWITCH	
WALL SWITCH (3-WAY)	
T.V. CABLE	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
FLOOR OUTLET	

- ### ELECTRICAL NOTES
- KITCHEN, BATH, GARAGE, & OUTDOOR RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT PROTECTION IN ACCORDANCE W/ NEC 210.8. ALL EXTERIOR RECEPTACLES TO BE WEATHER RESISTANT RATED.
 - TAMPER RESISTANT RECEPTACLES REQUIRED AT ALL LOCATIONS.
 - 100% OF LIGHTING FIXTURES SHALL BE LED, COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT. SCREW IN COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT.
 - ARC FAULT PROTECTION IS REQUIRED FOR ALL BEDROOM OUTLETS.
 - A 'SOLAR READY' INTERCONNECTION PATHWAY SHALL BE PROVIDED PER O.R.S.C. N107.4

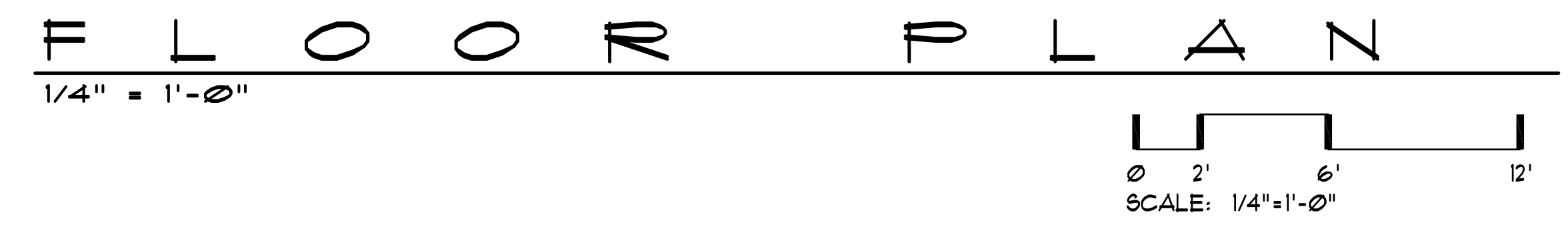
MECHANICAL VENTILATION

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE BALANCED VENTILATION. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS PART OF SUCH A SYSTEM. OUTDOOR AIR VENTILATION PROVIDED BY A SUPPLY FAN DUCTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION FOR THE BALANCED SYSTEM.

THE MINIMUM VENTILATION IN CUBIC FEET PER MINUTE =
0.01 x 5,015 s.f. + 1.5 x 4 = 80 cfm

ROOF BEAM TABLE

MARK	SIZE	REMARKS
RB1	3 1/2" x 11 7/8" V.L.	GARAGE DOOR HDR
RB2	5 1/4" x 9 1/4" V.L.	TOP @ 9'-1" FL.
RB3	5 1/4" x 11 7/8" V.L.	TOP @ 9'-1" FL.



BUILDING SQ. FT.

RESIDENCE :	1,838 SF.
GARAGE:	521 SF.
COVERED AREAS :	211 SF.
TOTAL LOT COVERAGE :	2,570 SF. 32 %
TOTAL LOT AREA :	8,069 SF.