

REVISIONS	BY

**CASCADE DESIGN STUDIO**  
JEFF MAYFIELD DESIGNER

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

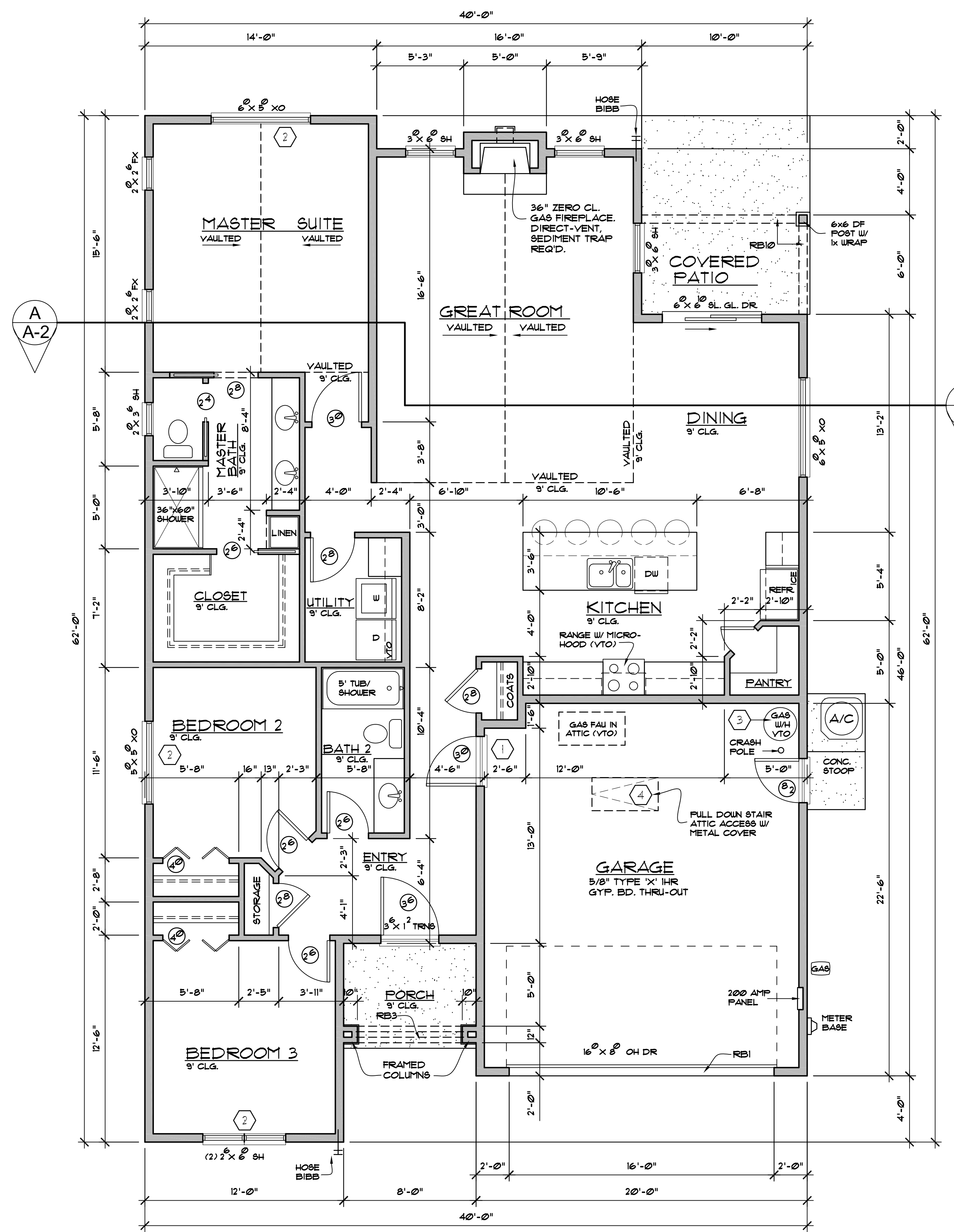
PROJECT FOR:  
**PROPOSED RESIDENCE FOR: GARY RAY HOMES**

PROJECT ADDRESS:  
3246 GARNER WAY  
MEDFORD, OREGON

SHEET TITLE  
**FLOOR PLAN**

1718BR

DRAWN: JM	SHEET NO.
JOB NUMBER: CDS-2315	<b>A-1</b>
DATE: 02/23/24	OF 6 SHEETS



**FLOOR PLAN**  
1/4" = 1'-0"  
SCALE: 1/4"=1'-0"

- 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 R9.C. R312.2.1)
  - WATER HEATERS SHALL BE STRAPPED TO WALL. ELEVATE GAS AFFLIANCES 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 AFFLIANCES 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

**ROOF BEAM TABLE**

MARK	SIZE	REMARKS
RB1	3-1/2" X 11-7/8" VL.	GARAGE DOOR HDR
RB2	3-1/2" X 1-1/4" VL.	TOP @ 9'-1" PL.
RB3	5-1/4" X 1-1/4" VL.	TOP @ 9'-1" PL.

**PRESCRIPTIVE ENVELOPE REQUIREMENTS**

<b>INSULATION:</b> WALLS-ABOVE GRADE = 6" HD. BATTS R-23	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-38	U-0.033
UNDER FLOORS = 10" BATTS R-38	U-0.033
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-0.27
<b>SKYLIGHTS:</b> METAL - CLEAR / LOW 'E' / ARGON	U-0.51
<b>DOORS:</b> MAIN ENTRY = WOOD / GLASS (28 s.f. MAX)	U-0.54
OTHER DR8 = METAL / INSUL.	U-0.24
DOORS W/ GREATER THAN 2.5 s.f. OF GLAZING	U-0.40
<b>HYAC:</b> DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N1101.2) ENVELOPE ENHANCEMENT MEASURE:  
1. HIGH EFFICIENCY HYAC 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 N1104.8 OF THE O.R.S.C. OR THE DWELLING 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. N1105.3)

- EXCEPTIONS:**
- VENTILATION INTAKE & EXHAUST DUCTWORK.
  - UP TO 5% OF THE LENGTH OF AN HYAC 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.

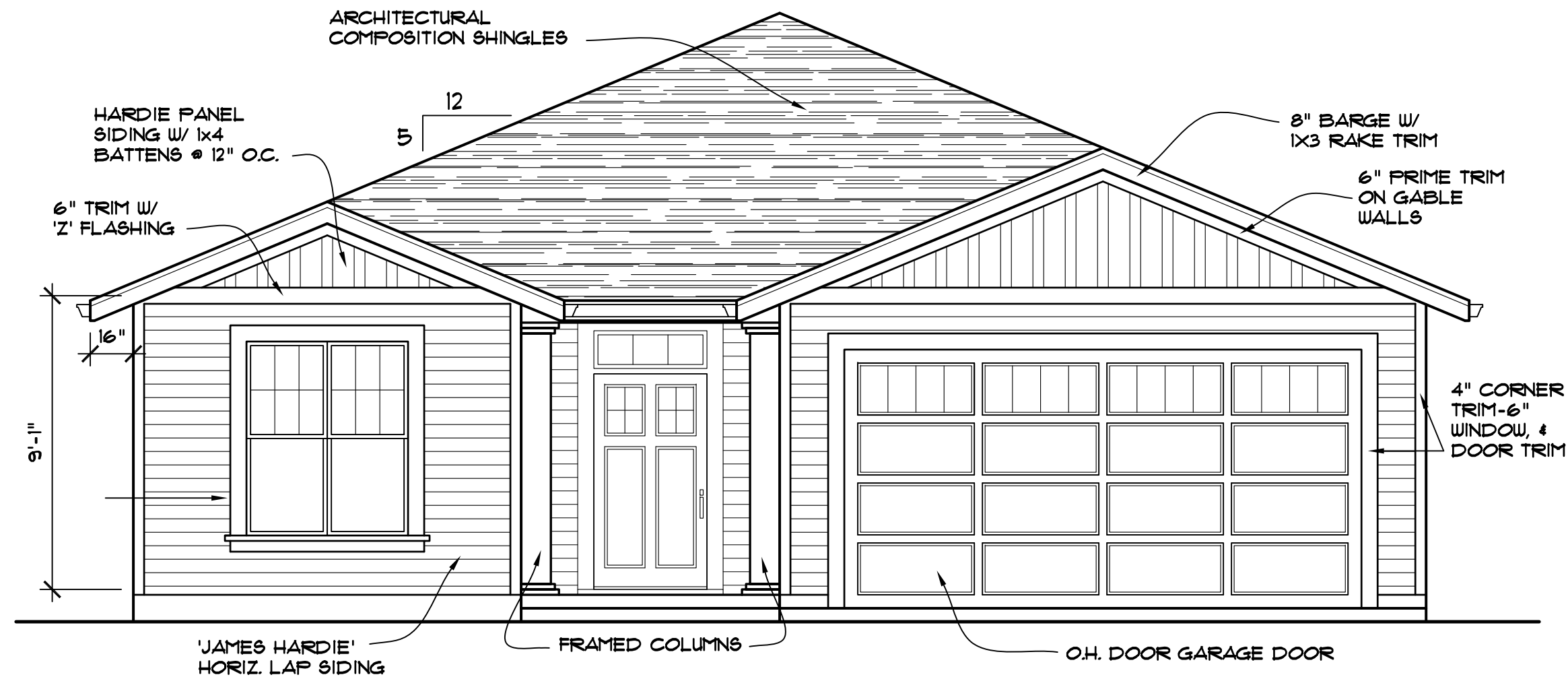
**MECHANICAL VENTILATION**

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 =  
0.21 x 1,718 s.f. + 1.5 x 3 = 40 cfm

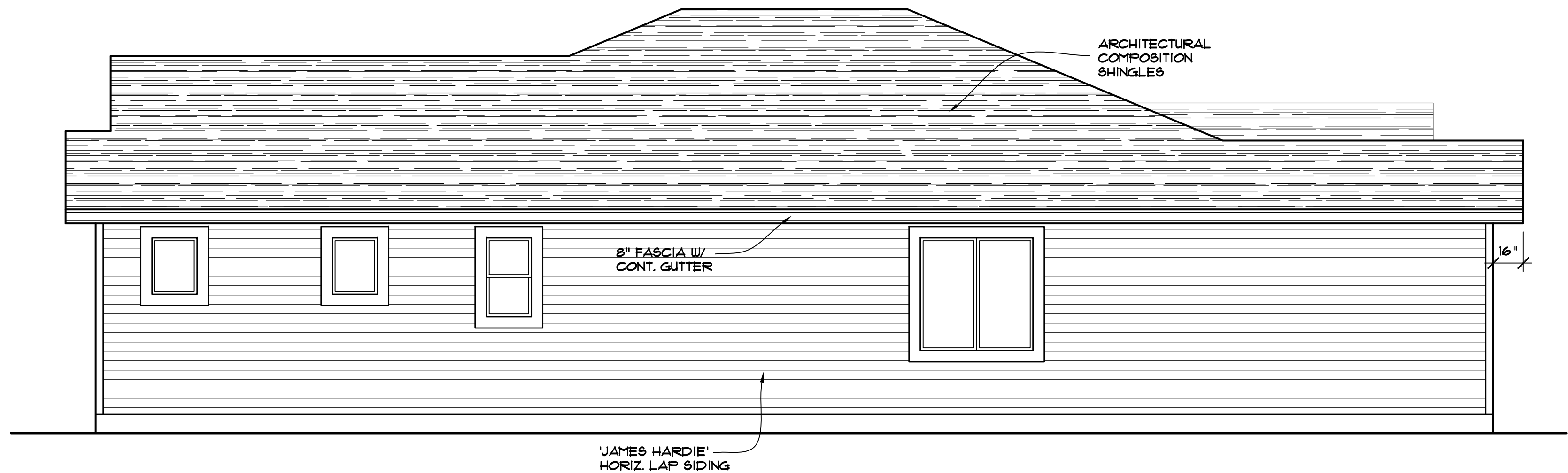
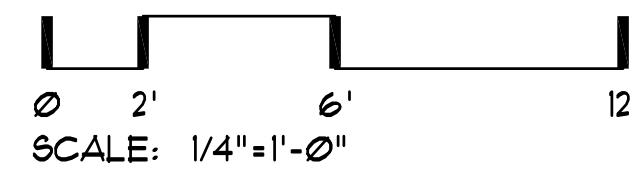
**BUILDING SQ. FT.**

RESIDENCE :	1,718 SF.
GARAGE:	439 SF.
COVERED AREAS :	108 SF.
TOTAL BUILDING AREA :	2,265 SF.



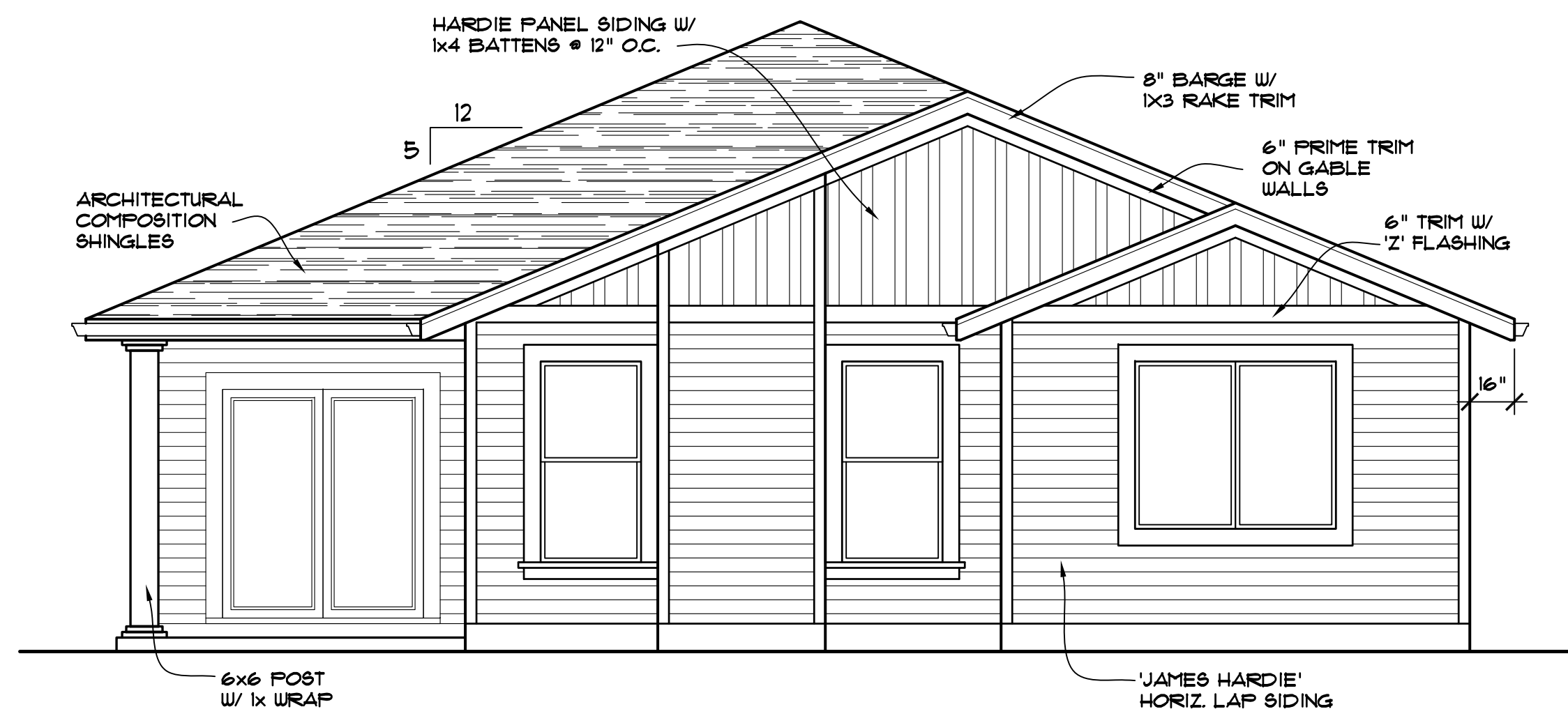
**FRONT ELEVATION**

1/4" = 1'-0"



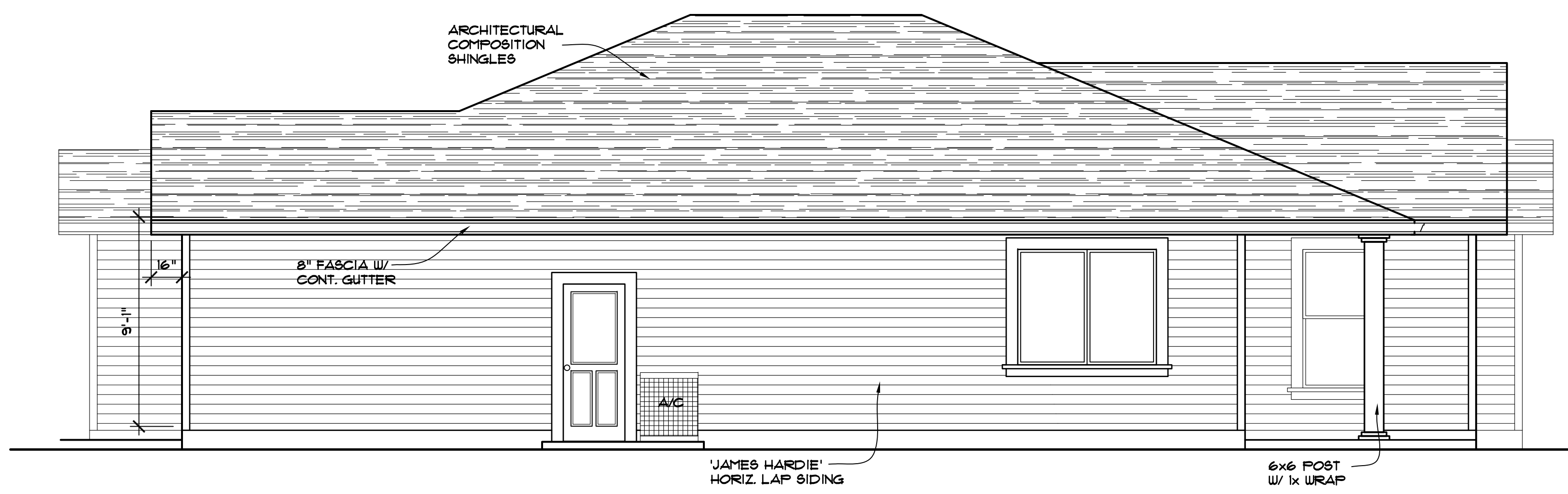
**LEFT SIDE ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

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:  
3246 GARNER WAY  
MEDFORD, OREGON

SHEET TITLE  
EXTERIOR ELEVATIONS

1718BR

DRAWN: JM	SHEET NO.
JOB NUMBER: CDS-2315	<b>A-4</b>
DATE: 02/23/24	OF 6 SHEETS

REVISIONS	BY

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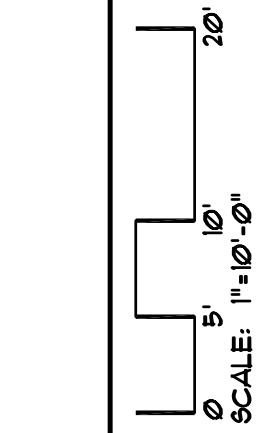
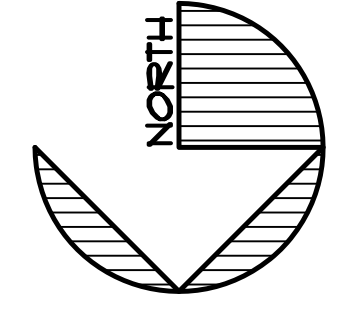
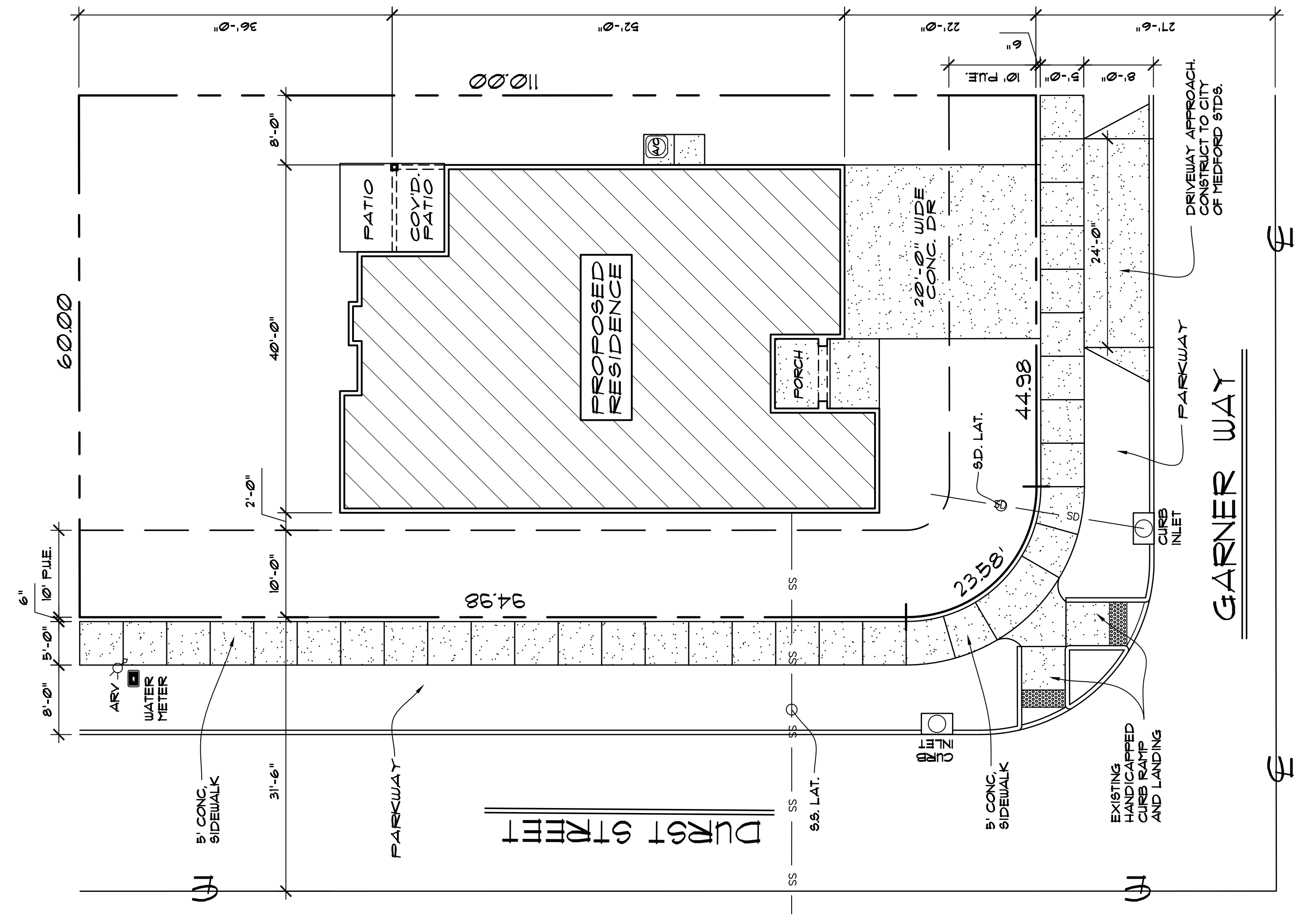
**PROJECT FOR:**  
 PROPOSED  
 RESIDENCE  
 FOR:  
 GARY RAY  
 HOMES

**PROJECT ADDRESS:**  
 3246 GARNER WAY  
 MEDFORD, OREGON

**SHEET TITLE**  
 SITE PLAN

**1718BR**

DRAWN: JM	SHEET NO. <b>SD-1</b>
JOB NUMBER: CDS-2315	DATE: 02/23/24
OF 1 SHEETS	



**SITE PLAN**  
 1" = 10'-0"  
 LOT 34 PHASE 1  
 AUTUMN HILLS SUBDIVISION  
 MEDFORD, OREGON

<b>BUILDING SQ. FT.</b>	
RESIDENCE :	1,718 SF.
GARAGE :	439 SF.
COVERED AREAS :	108 SF.
TOTAL LOT COVERAGE :	2,265 SF. 34.5 %
TOTAL LOT AREA :	6,552 SF.