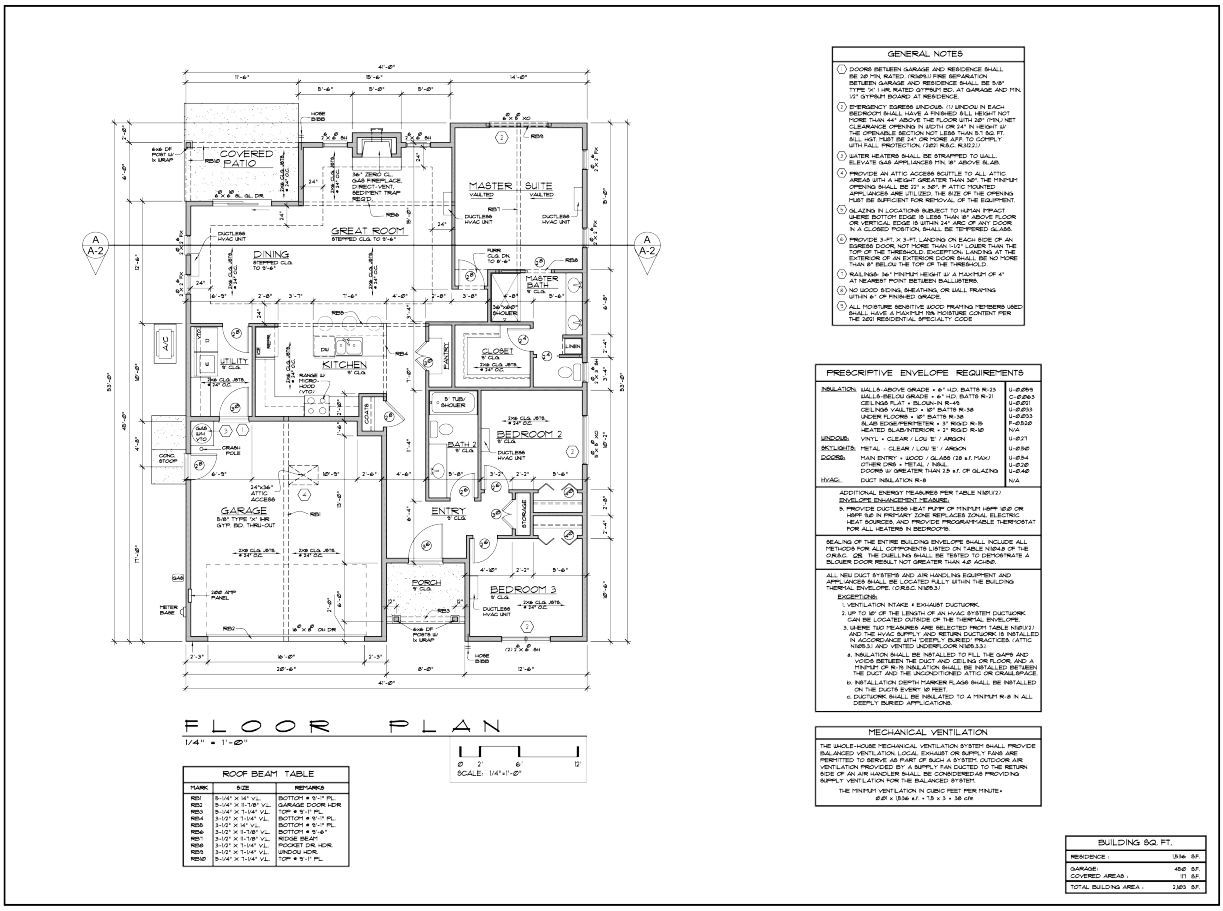

FLOOR PLAN

1/4" = 1'-0"

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

ROOF BEAM TABLE

MARK	SIZE	REMARKS
RB1	5-1/4" X 9" VL.	BOTTOM @ 8'-7" FL.
RB2	5-1/4" X 11-7/8" VL.	GARAGE DOOR HDR
RB3	5-1/4" X 11-1/4" VL.	TOP @ 8'-1" FL.
RB4	3-1/2" X 11-1/4" VL.	BOTTOM @ 8'-1" FL.
RB5	3-1/2" X 14" VL.	BOTTOM @ 8'-1" FL.
RB6	3-1/2" X 11-7/8" VL.	BOTTOM @ 8'-6"
RB7	3-1/2" X 11-7/8" VL.	RIDGE BEAM
RB8	3-1/2" X 11-1/4" VL.	POCKET DR. HDR.
RB9	3-1/2" X 11-1/4" VL.	LINDOW HDR.
RB10	5-1/4" X 11-1/4" VL.	TOP @ 8'-11" FL.

GENERAL NOTES

1. DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE 20 MIN. RATED (R309.2) FIRE SEPARATION. BETWEEN GARAGE AND RESIDENCE SHALL BE 5/8" TYPE 'X' GWB RATED GYPSUM BD. AT GARAGE AND MIN. 1/2" GYPSUM BOARD AT RESIDENCE.
2. EMERGENCY EGRESS LINDOUS. (1) LINDOW 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/ 5.7 SQ. FT. MIN. NET CLEAR OPENING. (2) SILL HEIGHT IS BEL. MUST BE 24" OR MORE ABV. TO COMPLY WITH FALL PROTECTION. (1205) R.B.C. R.302.17
3. LATER 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 (GLASS 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 EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN THE DOOR SILL. EXCEPTION: ONE STEP DOWN ON 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 THE 2021 RESIDENTIAL SPECIALTY CODE

PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION:	WALLS-ABOVE GRADE • 6" I.D. BATTS R-23	U-.0599
	WALLS-BELOW GRADE • 6" I.D. BATTS R-21	C-.0563
	CEILINGS FLAT • BLOWN-IN R-49	U-.0201
	CEILINGS VAULTED • 16" BATTS R-38	U-.0303
	UNDER FLOORS • 16" BATTS R-38	U-.0303
	SLAB EDGE/PERIMETER • 3" RIGID R-15	F-.0510
	HEATED SLABS/INTERIOR • 2" RIGID R-10	N/A
WINDOWS:	VINYL • CLEAR / LOW 'E' / ARGON	U-.0271
SKYLIGHTS:	METAL • CLEAR / LOW 'E' / ARGON	U-.0746
DOORS:	MAIN ENTRY • WOOD / GLASS (28 s.f. MAX)	U-.0514
	OTHER DRS • METAL / INSUL.	U-.0526
	DOORS W/ GREATER THAN 2.5 s.f. OF GLAZING	U-.0548
HVAC:	DUCT INSULATION R-8	N/A

ADDITIONAL ENERGY MEASURES PER TABLE N1102.1 (ENVELOPE ENHANCEMENT MEASURES).

5. PROVIDE DUCTLESS HEAT PUMP OF MINIMUM 18HP SEER OR 9HPF SUE IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROVIDE PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS.

SEALING OF THE ENTIRE BUILDING ENVELOPE SHALL INCLUDE ALL METHODS FOR ALL COMPONENTS LISTED ON TABLE N1104.2 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:

1. VENTILATION INTAKE + EXHAUST DUCTWORK.
2. UP TO 10' OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK CAN BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
3. WHERE TWO TREATMENTS ARE SELECTED FROM TABLE N1101.1 AND THE HVAC SUPPLY AND RETURN DUCTWORK IS INSTALLED IN ACCORDANCE WITH DEEPLY BURIED PRACTICES. (ATTIC N1105.3.) AND VENTED UNDERFLOOR N1105.3.3.):
   a. INSULATION SHALL BE INSTALLED TO FILL THE GAPS AND VOIDS BETWEEN THE DUCT AND CEILING OR FLOOR, AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED BETWEEN THE DUCT AND THE UNCONDITIONED ATTIC OR CRAWLSPACE.
   b. INSTALLATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FEET.
   c. DUCTWORK SHALL BE INSULATED TO A MINIMUM R-8 IN ALL DEEPLY BURIED APPLICATIONS.

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 (1536 s.f. • 7.5 x 3 • 38 cfm

BUILDING SQ. FT.	
RESIDENCE :	1536 SF.
GARAGE:	482 SF.
COVERED AREAS :	111 SF.
TOTAL BUILDING AREA :	2083 SF.

REVISIONS	BY

CASCADE DESIGN STUDIO
JEFF MAYFIELD DESIGNER

1538 ALDER CREEK DRIVE
MEDFORD, OREGON 97504
(541) 772-1411

PROJECT FOR:
PROPOSED RESIDENCE FOR:
PacTrend Homes L.L.C.

PROJECT ADDRESS:
3706 DURST STREET
MEDFORD, OREGON

SHEET TITLE
FLOOR PLAN

PLAN 1536BL

DRAWN BY: JM
JOB NUMBER: 006-2286
DATE: 06/20/24
SHEET NO: A-1
of 6 SHEETS