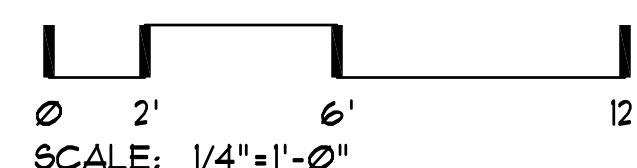


FLOOR PLAN

1/4" = 1'-0"



- ### GENERAL NOTES
- DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE 20 MIN. RATED. (R308.1) 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

ROOF BEAM TABLE

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

PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION:	WALLS-ABOVE GRADE = 6" HD. BATTS R-21	U-0.053
	WALLS-BELOW GRADE = 6" HD. BATTS R-21 <td>C-0.063</td>	C-0.063
	CEILING FLAT = BLOW-IN R-49 <td>U-0.021</td>	U-0.021
	CEILING VAULTED = 10" BATTS R-38 <td>U-0.033</td>	U-0.033
	UNDER FLOORS = 10" BATTS R-30 <td>U-0.033</td>	U-0.033
	SLAB EDGE/PERIMETER = 3" RIGID R-15 <td>F-0.520</td>	F-0.520
	HEATED SLAB/INTERIOR = 2" RIGID R-10 <td>N/A</td>	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 DR8 = 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 ARIE 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. 28. 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. 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.

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 =

$$0.01 \times 1,193 \text{ s.f.} + 7.5 \times 3 = 41 \text{ cfm}$$

BUILDING SQ. FT.

RESIDENCE :	1,793 SF.
GARAGE:	493 SF.
COVERED AREAS :	152 SF.
TOTAL BUILDING AREA :	2,441 SF.

REVISIONS	BY

CASCADE DESIGN STUDIO
JEFF MAYFIELD DESIGNER

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MEDFORD, OREGON 97504
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PROJECT FOR:
PROPOSED RESIDENCE FOR: GARY RAY HOMES

PROJECT ADDRESS:
2551 DESCHUTES DRIVE
MEDFORD, OREGON

SHEET TITLE
FLOOR PLAN

1793AL

DRAWN: JM	SHEET NO.
JOB NUMBER: CDS-2363	A-1
DATE: 05/27/23	OF 6 SHEETS