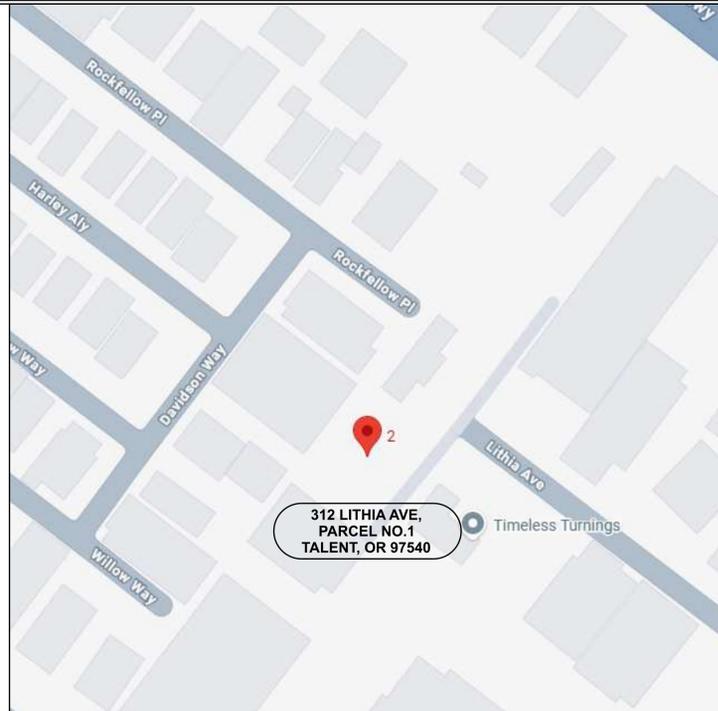


AREA MAP



RENDERING



DWG INDEX #:
SCALE: 1/4" = 1'-0"
DRAWN BY: JP
CHECKED BY: JT
DATE: 11/11/2025

SCALE: 1/4" = 1'-0"
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CHECKED BY: JT
DATE: 11/11/2025

A0.0 COVER PAGE INFORMATION

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MEDFORD, OR 97501
541-608-3956
www.designresidential.biz



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(541) 944-3976

CLIENT:
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suncrest@mind.net
(541) 944-3976

PROJECT: NEW SFD @:
312 LITHIA AVE P1,
TALENT, OR 97540

PLANNING SUMMARY

BUILDING CODE SUMMARY

DRAWING INDEX

PROPERTY DESCRIPTION: SINGLE LOT
ZONING DESIGNATION: 381W26AA 2100
ASSESSOR'S PARCEL NUMBER: 381W26AA 2100

LOT COVERAGE SUMMARY:
PROPOSED BUILDING FOOTPRINT: 1,668 S.F.
PROPOSED EXT. AREAS: 117 S.F.
PROPOSED DRIVEWAY: 682 S.F.
PROPOSED TOTAL LOT COVERAGE: 2,467 S.F.

TOTAL LOT AREA: 4,449 S.F.
TOTAL ALLOWED LOT COVERAGE: (62%) 2,759 S.F.

TOTAL PROPOSED BUILDING FOOTPRINT(S): (38%) 1,668 S.F.
TOTAL PROPOSED LOT COVERAGE: (55%) 2,467 S.F.

GHFA TOTAL FOR PROPOSED RESIDENCE: 1,734 S.F.

GHFA MAIN FLOOR: 1,230 S.F.
GHFA UPPER FLOOR: 504 S.F.

OFF-STREET PARKING SUMMARY
PROPOSED DWELLING REQUIREMENT: 2 SPACES

PROPOSED GARAGE: 398 S.F.

H.T OF (N) HOME ROOF: 22'-8 5/16"
TYPE: STICK FRAMED ROOF
SLOPE OF ROOF: 2/12, 4/12, & 5/12 AS NOTED

SETBACK STANDARDS:
FRONT: 20'-0" HOME S.B.
24'-0" GARAGE S.B.
SIDES: 5'-0" S.B.

BUILDING CODE: 2023 OREGON RESIDENTIAL SPECIALTY CODE,
2023 OREGON PLUMBING SPECIALTY CODE,
2023 OREGON ELECTRICAL SPECIALTY CODE,
2022 OREGON MECHANICAL SPECIALTY CODE
2022 OREGON STRUCTURAL SPECIALTY CODE

CONSTRUCTION TYPE: TYPE V B – WOOD FRAMED

OCCUPANCY TYPE: R – RESIDENTIAL

STRUCTURAL LOADS: FLOOR LOAD: 40PSF LL, 12 PSF DL,
10 PSF PARTITION
ROOF LOAD: 25 PSF SNOW (1810' ELEVATION)
15PSF DL

BUILDING PLANNING DATA:

- SEISMIC DESIGN CATEGORY (SDC) FROM TABLE R301.2(1): DD
- BASIC WIND SPEEDS FROM FIGURE R301.2(4): 100 m.p.h.
- EXPOSURE CLASSIFICATION FROM SECTION R301.2.1.4: B
- WIND LOADS FROM TABLE 301.2(1) AND TABLE R301.2(2): 18 psf
- WEIGHTS OF MATERIALS PER SECTION R301.2.2.2.1:
(A) ROOF/CEILING ASSEMBLY:

DEAD	LIVE
15 P.S.F.	25 P.S.F.-SNOW LOAD

(B) EXTERIOR WALL BRACED LINE: 15 P.S.F.
(C) INTERIOR WALL BRACED LINE: 10 P.S.F.
(D) FLOOR ASSEMBLY: 15 P.S.F. 40 P.S.F.

HEADER SPANS:
HEADER SPANS PER TABLE R502.5(1) & R502.5(2)
PAGE 5-7/5-8 OF CHAPTER 5, 2011 RESIDENTIAL CODE BOOK
AND SCHEDULE ON ROOF PLAN

ATTIC VENTING:
1/150 TOTAL NET FREE VENTILATING AREA
1300 PROVIDED AT LEAST 50% AND NOT
MORE THAN 80% VENTILATION AREA PROVIDED
W/ VENT OPENINGS LOCATED IN UPPER PORTION
OF SPACE AT LEAST 3" ABOVE EAVES OR CORNICE
VENTS W/ BALANCE PROVIDED BY EAVE OR CORNICE VENTS

FOUNDATION VENTING:
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE
LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE
FEET (14 M2) OF UNDER-FLOOR SPACE AREA, UNLESS THE
GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER
MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED,
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE
LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE
FEET (140 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH
VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH
CORNER OF THE BUILDING.

- A0.0 COVER PAGE INFORMATION
- A0.1 SITE PLAN
- A1.0 MAIN FLOOR PLAN -
UPPER FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A3.0 FOUNDATION PLAN -
DETAILS
- A4.0 MAIN FLOOR FRAMING -
UPPER FLOOR FRAMING -
CROSS SECTIONS
- A5.0 ROOF PLAN

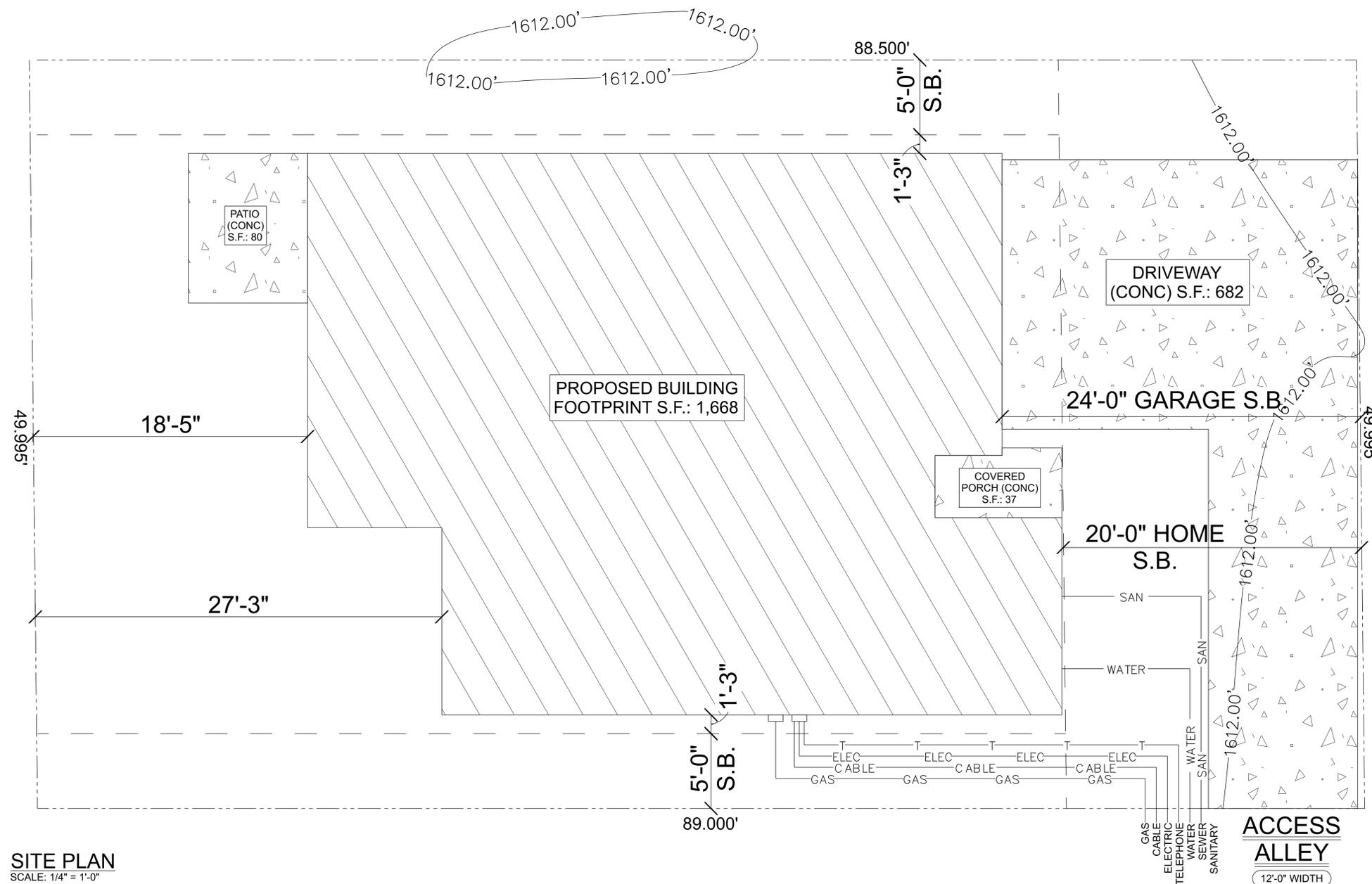
N-1 NOTES INFORMATION

E-1 ENERGY PAGE

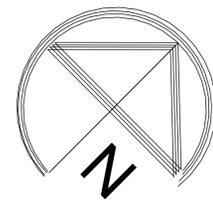
DISCLAIMER

ALL DIMENSIONS MUST BE VERIFIED BY THE BUILDER AND/OR OWNER.

POSSESSION AND USE OF THESE PLANS, BY A BUILDER AND/OR OWNER
SIGNIFIES THAT THEY, THE BUILDER AND/OR OWNER, HAVE ACCEPTED
SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL STATE AND APPLICABLE
LOCAL CODES AND LAWS GOVERNING THIS PROPOSED CONSTRUCTION.
FURTHER, SUCH BUILDER AND/OR OWNER HAVE ACCEPTED SOLE
RESPONSIBILITY FOR SAFE CONSTRUCTION PRACTICES, THE STRUCTURAL
INTEGRITY OF THE PROJECT AND, IN THE EVENT OF AN ACCIDENT OR
ANY DEVIATION FROM THESE PLANS NULLIFIES AND ABSOLVES, THE ABOVE
MENTIONED DESIGN FIRM AND ITS EMPLOYEES, OF ANY RESPONSIBILITY
THAT EXISTS.

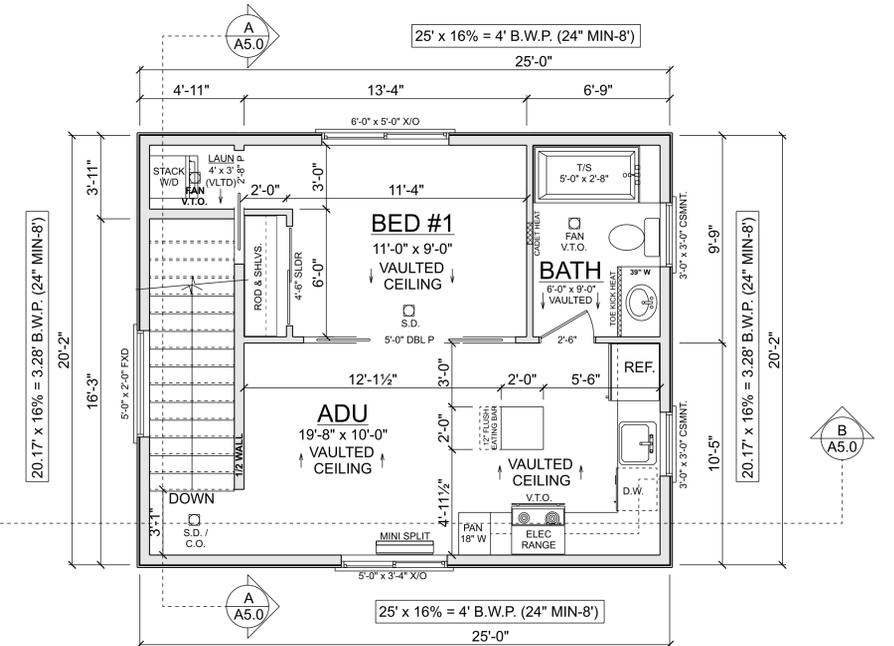
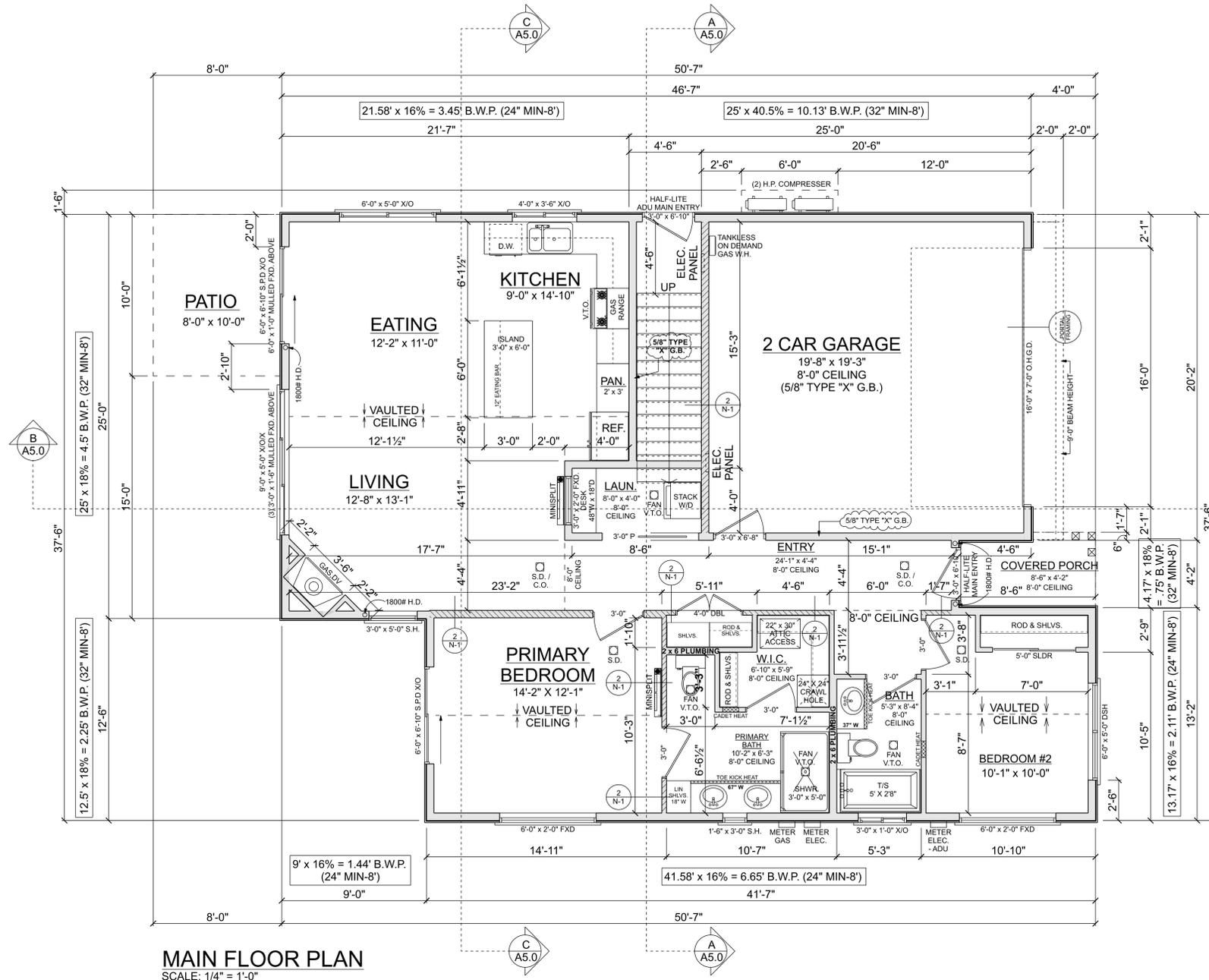


SITE PLAN
SCALE: 1/4" = 1'-0"



LOT COVERAGE:	
TOTAL PROPERTY AREA S.F.:	4,449
TOTAL LOT COVERAGE ALLOWED S.F.:	2,759
% LOT COVERAGE ALLOWED:	62
TOTAL BUILDING FOOTPRINT S.F.:	1,668
% LOT COVERAGE:	38
SPECS S.F.: 2,467	
BUILDING FOOTPRINT S.F.:	1,668
CONC. PORCHES & PATIOS S.F.:	117
CONC. PARKING AREA S.F.:	682
PROPOSED TOTAL LOT COVERAGE S.F.:	2,467
% LOT COVERAGE:	55

PROJECT: NEW SFD @: 312 LITHIA AVE P1, TALENT, OR 97540	CLIENT: SUNCREST HOMES suncrest@mind.net (541) 944-3976	PROJECT OWNER: SUNCREST HOMES suncrest@mind.net (541) 944-3976	design residential A COMMITMENT TO GREAT HOME DESIGN	DESIGN RESIDENTIAL, INC. P.O. BOX 8062 MEDFORD, OR 97501 541-608-3956 www.designresidential.biz	A0.1 SITE PLAN	SCALE: 1/4" = 1'-0"	DWG INDEX #:
					DRAWN BY: IP	CHECKED BY: JT	DATE: 11/11/2025



S.F. NOTES:

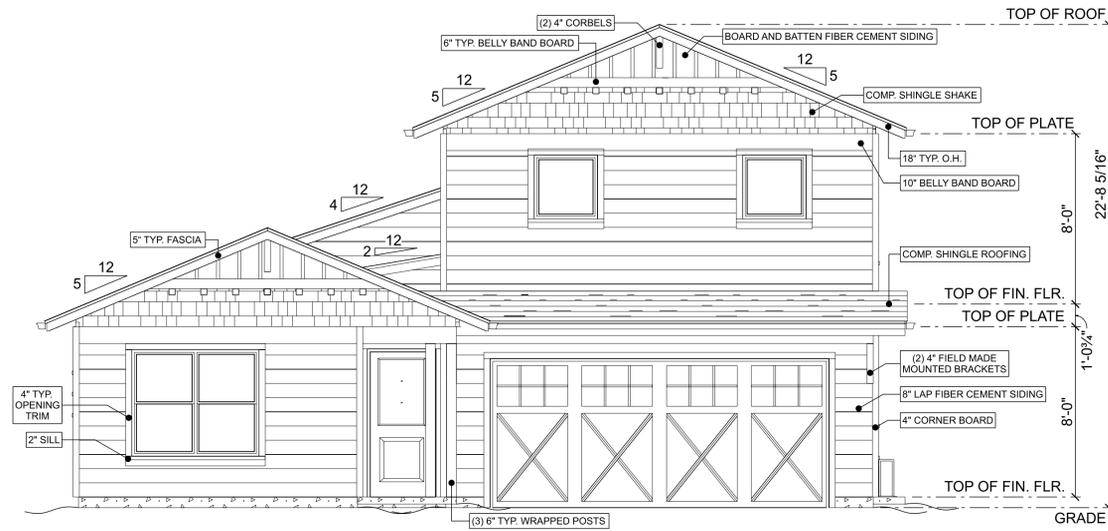
MAIN FLOOR:
 LIVING S.F.: 1,230
 GARAGE S.F.: 398

UPPER FLOOR:
 LIVING S.F.: 504

SPECS. S.F.: 117

COVERED PORCH S.F.: 37
 PATIO S.F.: 80

TOTAL LIVING S.F.: 1,734
TOTAL BUILDING FOOTPRINT S.F.: 1,668
TOTAL LOT COVERAGE: 1,785



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



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



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



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

DWG INDEX #:
SHEET 4 OF 9

SCALE: 1/4" = 1'-0"
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A2.0 EXT. EL

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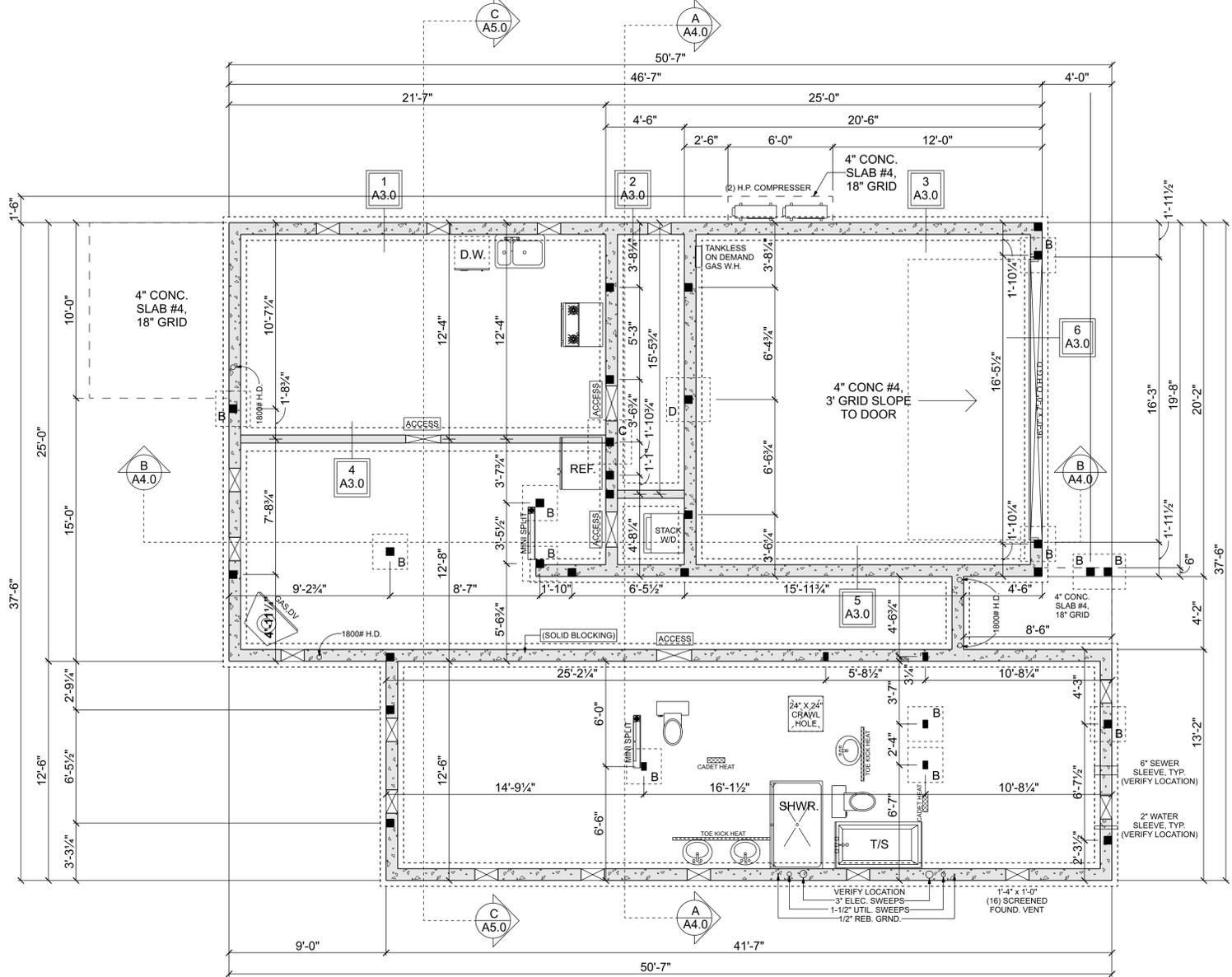
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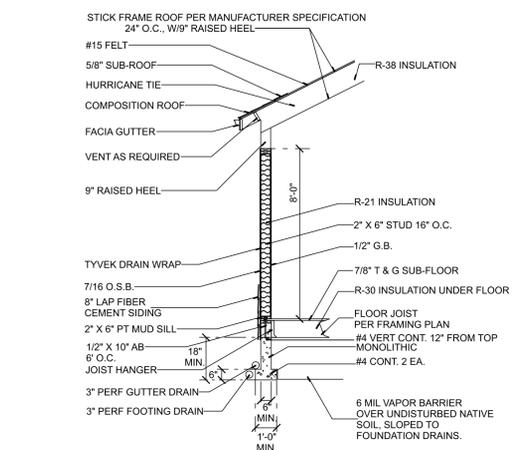
PROJECT: NEW SFD @:
312 LITHIA AVE P1,
TALENT, OR 97540

CONCRETE FOOTING TABLE			
SYMBOL	SIZE	BAR	POST
B	24" X 24" X 8"	2 EA. #4 E.W.	4 X 4, 4 X 6, OR 6 X 6
C	30" X 30" X 12"	3 EA. #4 E.W.	4 X 6, OR 6 X 6
D	36" X 36" X 12"	4 EA. #4 E.W.	4 X 6, OR 6 X 6

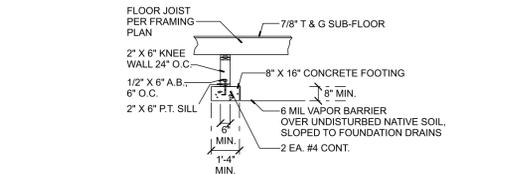
FOUNDATION NOTES
 PROVIDE 24" X 18" CLEAR ACCESS THROUGH PONY WALLS AND FOOTING IN CRAWL SPACE.
 PROVIDE UNDERFLOW VENTILATION AT ONE S.F. PER 1,500 S.F. OF UNDERFLOOR SPACE, WITH 6 MIL. BLACK PLASTIC GROUND COVER.



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

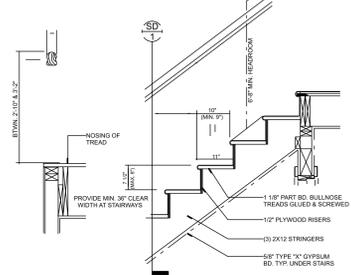


SECTION: SS EXT. WALL DETAIL
 SCALE: 1/4" = 1'-0"

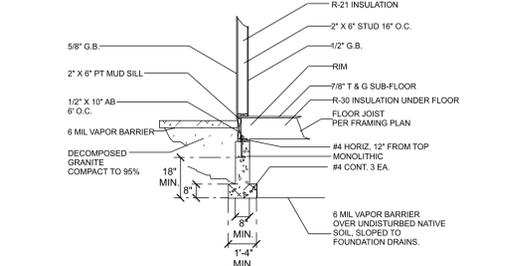


SECTION: 2S PONY WALL DETAIL
 SCALE: 1/4" = 1'-0"

MINIMUM REQUIREMENTS:
 BALUSTER SPACING (CLEAR) 4" MAX.
 CLEARANCE ABOVE NOSING 6'-0" MIN.
 LANDING LENGTH & WIDTH EQUAL TO STAIR WIDTH LANDING RAILING 36" TO 42" ABOVE LANDING NOSING 1 1/8", RISE 8" MAX. STAIR RAILING 30" TO 34" ABOVE NOSING TREAD 9" MIN., WIDTH OF STAIRS 36" MIN.

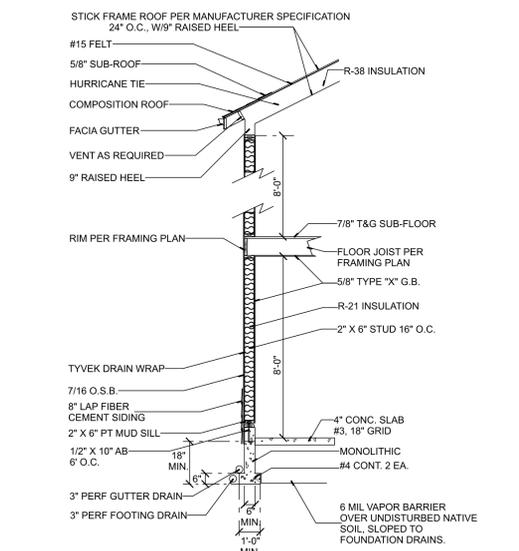


SECTION: STAIR DETAIL
 SCALE: 1/4" = 1'-0"

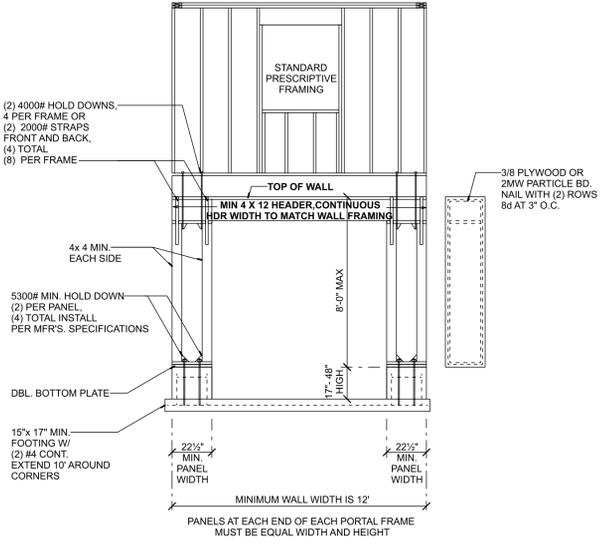


SECTION: 2S GAR. WALL DETAIL
 SCALE: 1/4" = 1'-0"

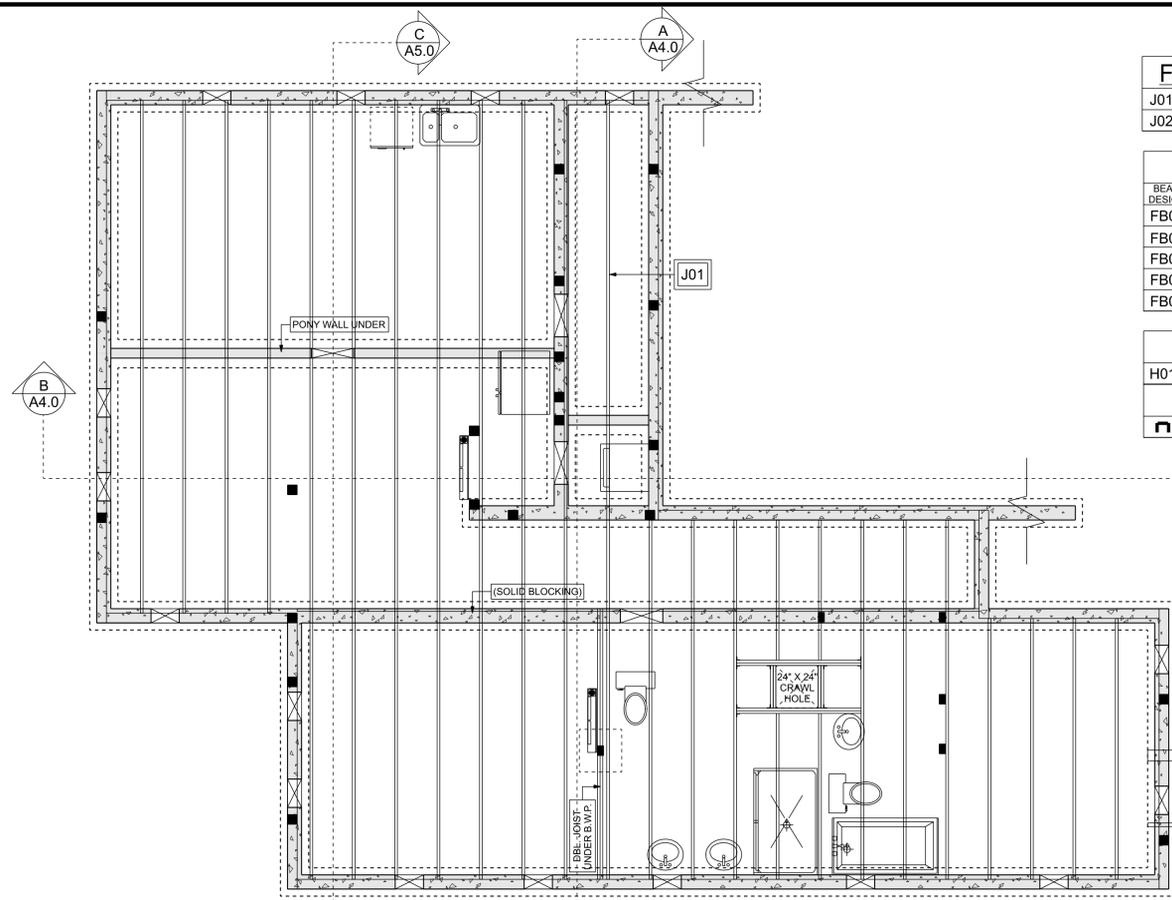
PORTAL FRAMING NOTES:
 1. VERTICAL DOWELS ARE #4 W/ 6" LEG
 2. HORIZONTAL WALL REINFORCEMENT MINIMUM (1) #4 OR PER HOLD DOWN REQUIREMENT, WHICHEVER IS MORE RESTRICTIVE
 3. ANCHOR BOLTS ARE 2V 1/2" X 12" MINIMUM PER PANEL
 4. ROOF IS TO BE SHEATHED WITH A P.A. RATED STRUCTURAL USE PANELS



SECTION: 2S EXT. WALL DETAIL
 SCALE: 1/4" = 1'-0"



SECTION: 2S PORTAL FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



MAIN FLOOR FRAMING
SCALE: 1/4" = 1'-0"

FLOOR JOIST SCHEDULE:

J01	SINGLE PLY 11-7/8" B.C.I. 5000-1.7 D.F. @ 24" O.C. W/J.H.
J02	SINGLE PLY 11-7/8" B.C.I. 60-2.0 D.F. @ 16" O.C. W/RIM

BEAM SCHEDULE:

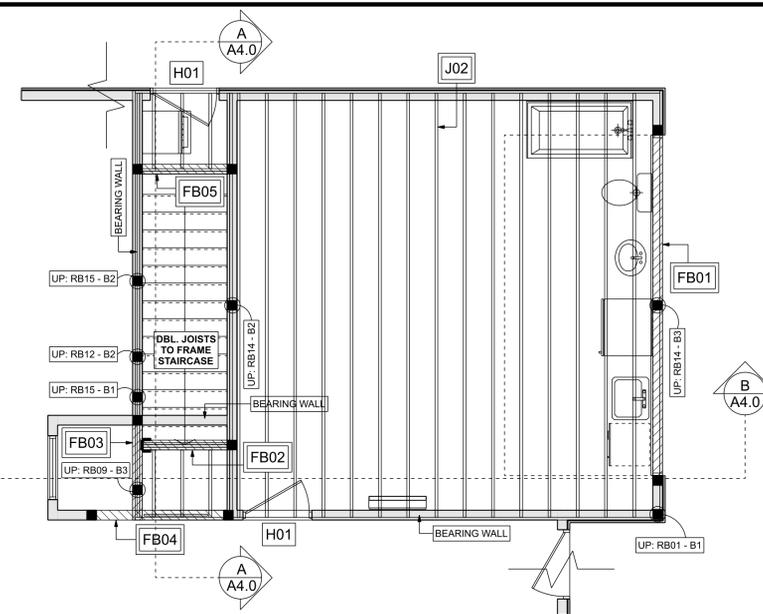
BEAM DESIGN	#	USAGE	PRODUCT
FB01	1	HDR.	5-1/4" x 11-7/8" V.L. LVL. 2.1E 3100 D.F.
FB02	1	DROP	3-1/2" x 11-7/8" V.L. LVL. 2.1E 3100 D.F.
FB03	1	DROP	3-1/2" x 11-7/8" V.L. LVL. 2.1E 3100 D.F.
FB04	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
FB05	1	DROP	3-1/2" x 11-7/8" V.L. LVL. 2.1E 3100 D.F.

HEADER SCHEDULE:

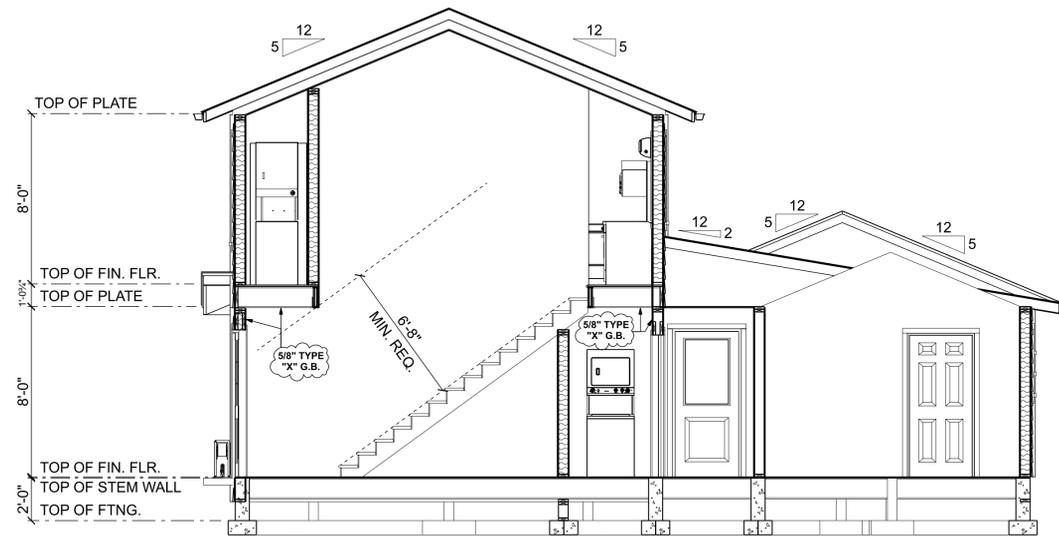
H01 4 x 10 D.F. #2 HDR.

FLOOR LEGEND:

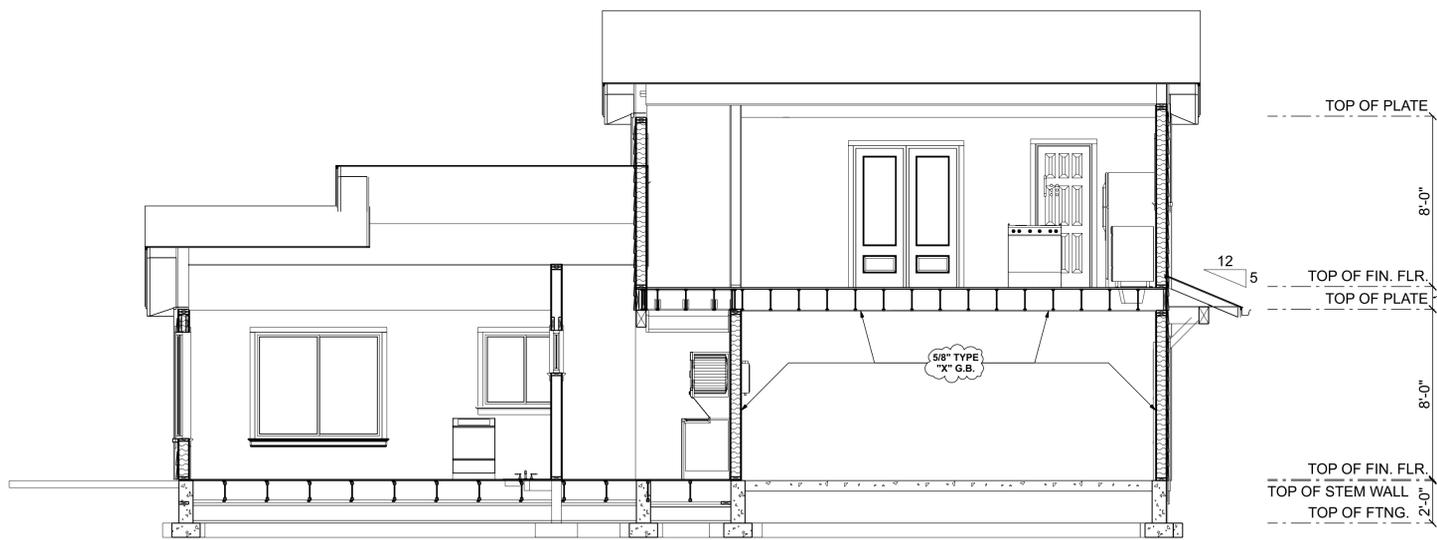
■ BEAM BRACKET / HANGER



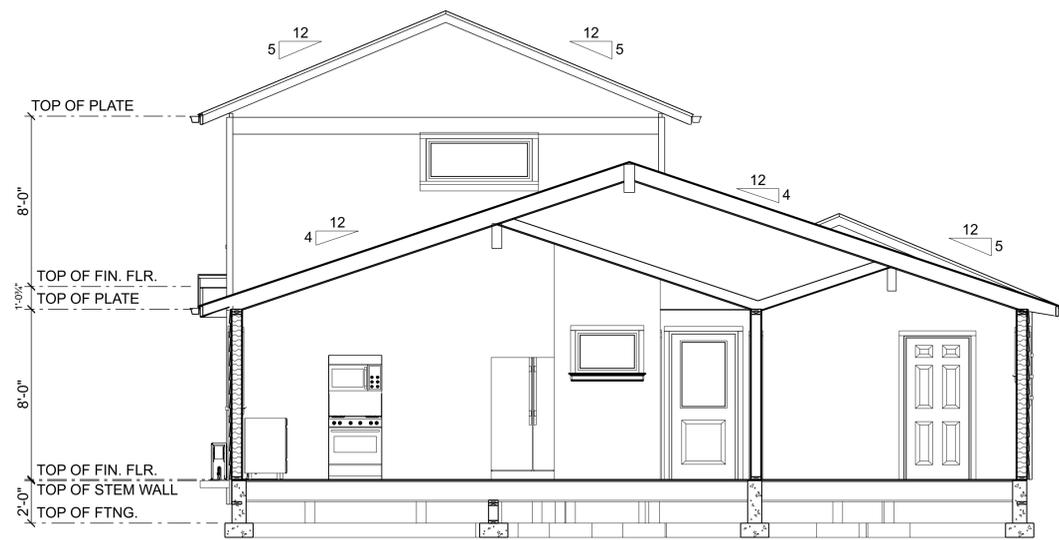
UPPER FLOOR FRAMING
SCALE: 1/4" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"

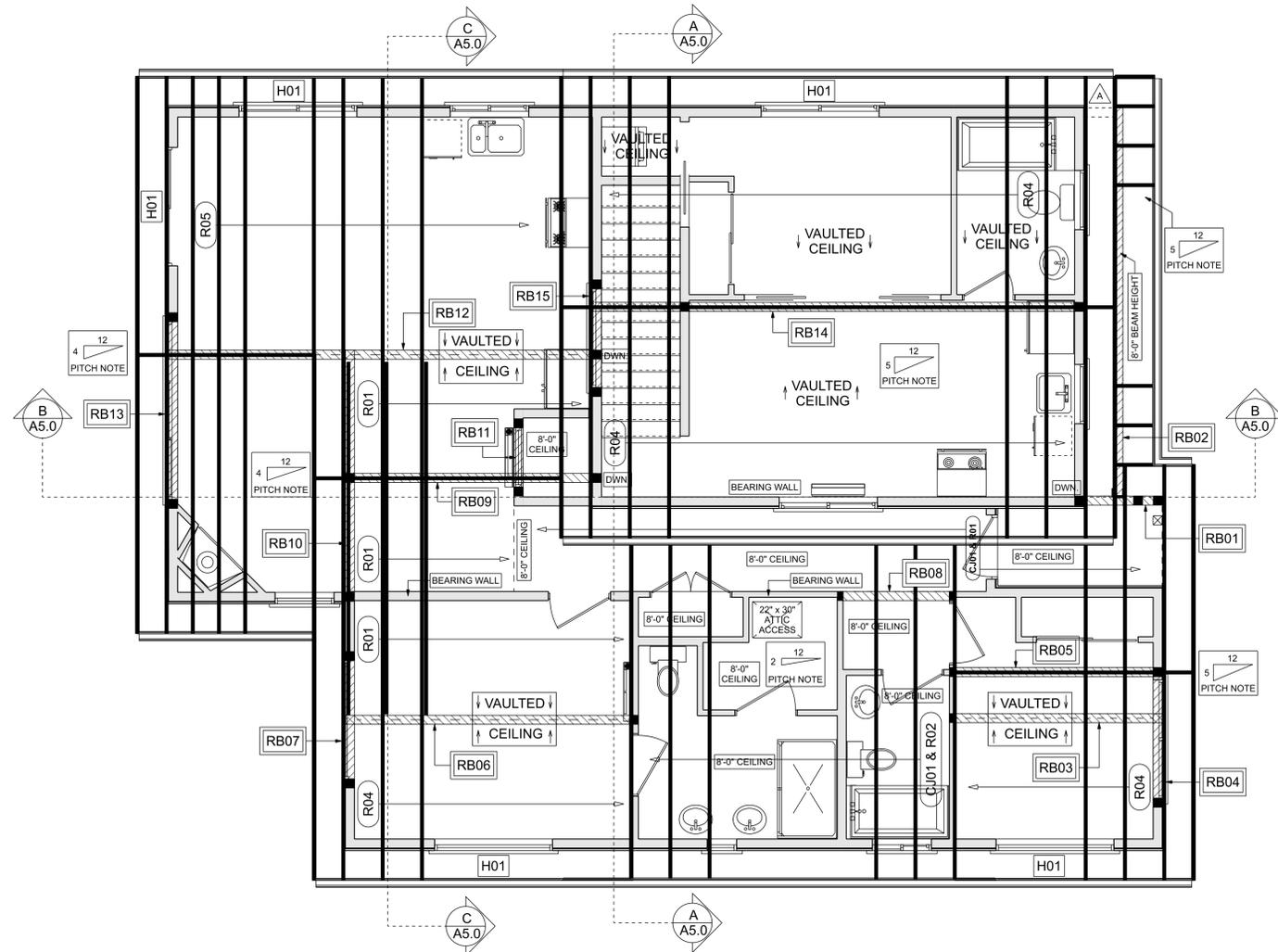


CROSS SECTION B
SCALE: 1/4" = 1'-0"



CROSS SECTION C
SCALE: 1/4" = 1'-0"

DWG INDEX #:
SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
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A4.0 FLOOR FRAMING PLANS - SECTION A
DESIGN RESIDENTIAL, INC.
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(541) 944-3976
PROJECT NEW SFD @:
312 LITHIA AVE P1,
TALENT, OR 97540



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

ROOF NOTES:
STICK FRAME PER NOTES
SLOPES @ 2/12, 4/12, & 5/12 AS NOTED,
18" OVERHANGS, 9" RAISED HEEL,

ALL HEADERS @ 4 x 8 D.F. #2
UNLESS OTHERWISE NOTED,

ALL RIDGE BEAMS @ 4 x 10 D.F. #2
UNLESS OTHERWISE NOTED

CEILING JOISTS PER TABLE R802.5.1(1)
TYP. RAFTERS PER TABLE R802.4.1(4)
VAULTED RAFTERS PER TABLE R802.4.1(3)

CEILING JOIST SCHEDULE:
CJ01 2 x 6 D.F. #2 C.J., 24" O.C.
CJ02 2 x 8 D.F. #2 C.J., 24" O.C.
CJ03 2 x 10 D.F. #2 C.J., 24" O.C.

RAFTER SCHEDULE:
R01 2 x 6 D.F. #2 RAFTERS, 24" O.C.
R02 2 x 8 D.F. #2 RAFTERS, 24" O.C.
R03 2 x 10 D.F. #2 RAFTERS, 24" O.C.
R04 2 x 12 D.F. #2 RAFTERS, 24" O.C.
R05 DOUBLE 11-7/8" BCI 90-2.0 D.F. RAFTERS, 16" O.C.

HEADER SCHEDULE:
H01 4 x 10 D.F. #2 HDR.

ROOF LEGEND:
[Symbol] BEAM BRACKET / HANGER
[Symbol] STRUCTURAL CORBEL

BEAM SCHEDULE:

BEAM DESIGN	#	USAGE	PRODUCT
RB01	1	FLUSH	4 x 12 D.F. #2
RB02	1	FLUSH	6 x 12 D.F. #2
RB03	1	R.B.	3-1/2" x 14" V.L. LVL. 2.1E 3100 D.F.
RB04	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB05	1	R.B.	3-1/2" x 14" V.L. LVL. 2.1E 3100 D.F.
RB06	1	R.B.	3-1/2" x 14" V.L. LVL. 2.1E 3100 D.F.
RB07	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB08	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB09	1	R.B.	3-1/2" x 14" V.L. LVL. 2.1E 3100 D.F.
RB10	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB11	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB12	1	R.B.	7" x 14" V.L. LVL. 2.1E 3100 D.F.
RB13	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.
RB14	1	R.B.	3-1/2" x 14" V.L. LVL. 2.1E 3100 D.F.
RB15	1	HDR.	3-1/2" x 9-1/2" V.L. LVL. 2.1E 3100 D.F.

DISCLAIMER

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PER 2008 OREGON RESIDENTIAL SPECIALTY BUILDING CODE

BRACING SUMMARY SECTION

BRACED WALL PANEL CONSTRUCTION FOR SEISMIC ZONE D1 (MEDFORD)

R602.10.1 - BRACING IN SEISMIC DESIGN CATEGORIES D1 AND D2.

EXTERIOR BRACED WALL LINES SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE.

EXCEPTION: FOR BRACED WALL PANEL METHOD 3 OF SECTION R602.10.3, THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 8 FEET FROM EACH END OF THE BRACED WALL LINE PROVIDED ONE OF THE FOLLOWING IS SATISFIED:

- A MINIMUM 24-INCH-WIDE PANEL IS APPLIED TO EACH SIDE OF THE BUILDING CORNER PER FIGURE R602.10.5, OR
- FOR CONTINUOUSLY SHEATHED WALLS, THE END OF THE PANEL CLOSEST TO THE CORNER SHALL HAVE AN 1,800 LB. TIE DOWN.
- FOR SEGMENTAL WALL BRACING, THE END OF EACH SIDE OF THE BRACED PANEL SHALL HAVE AN 1,800 LB. TIE DOWN.

TABLE 602.10.5: BRACED WALL PANEL LENGTH REQUIREMENTS FOR A CONTINUOUSLY SHEATHED WALL

8' WALL / SYMBOL	9' WALL / SYMBOL	10' WALL / SYMBOL	MAXIMUM OPENING HEIGHT OF BRACED WALL LINE (% OF WALL HEIGHT)
32" 8'-32" BWP	36" 9'-36" BWP	40" 10'-40" BWP	85%
24" 8'-24" BWP	27" 9'-27" BWP	30" 10'-30" BWP	67%

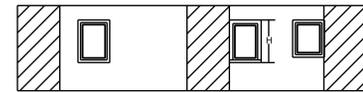
TABLE R602.1.3(2): CONTINUOUSLY SHEATHED WALL - AMOUNT OF BRACING REQUIRED (25' O.C. MAXIMUM)*

SEISMIC CATEGORY D1 OR 110 MPH OR LESS	CONDITION	MAXIMUM OPENING HEIGHT 67%	% x 0.57	MAXIMUM OPENING HEIGHT 85%	% x 0.57
	1ST OR TOP STORY	16%	9.12 %	18%	10.26 %
	1 OF 2, OR 2 OF 3	36%	20.52 %	40.5%	23.08 %
	1 OF 3	40%	22.80 %	54%	30.78 %

*THESE AMOUNTS MAY BE REDUCED BY .57 IF THE PANEL THICKNESS IS MIN. 7/16 INCH AND NAILED WITH 8d NALES WITH 4 INCH SPACING AT PANEL EDGES. THE AMOUNT OF BRACING MAY NOT BE LESS THAN THAT REQUIRED FOR THE SITES WIND SPEED FOR METHOD 3 IN TABLE R602.10.3(1).

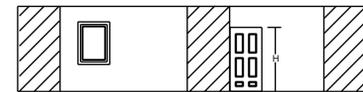
CONTINUOUSLY SHEATHED WALLS:

CALCULATE THE WALL OPENING PERCENTAGE (H/X) AND USE THE APPROPRIATE DIAGRAM



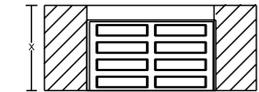
MAXIMUM OPENING HEIGHT (H) IS NOT MORE THAN 67% OF WALL HEIGHT X (HEIGHT) H MAX. MIN. BRACED PANEL WIDTH (INCHES)

H (HEIGHT)	H MAX.	MIN. BRACED PANEL WIDTH (INCHES)
8'	5'-4"	24"
9'	6'-0"	27"
10'	6'-8"	30"



MAXIMUM OPENING HEIGHT (H) IS NOT MORE THAN 85% OF WALL HEIGHT X (HEIGHT) H MAX. MIN. BRACED PANEL WIDTH (INCHES)

H (HEIGHT)	H MAX.	MIN. BRACED PANEL WIDTH (INCHES)
8'	6'-10"	32"
9'	7'-8"	36"
10'	8'-6"	40"



FULL-HEIGHT SHEATHED WALL SEGMENTS TO EITHER SIDE OF GARAGE OPENINGS THAT SUPPORT LIGHT FRAME ROOFS SHALL BE PERMITTED TO HAVE A 4:1 ASPECT RATIO. USE (2) 1/2" X 10" ANCHOR BOLTS @ EACH WALL SEGMENT - NO ADDITIONAL HOLD-DOWNS REQUIRED.

X (HEIGHT) MIN. BRACED PANEL WIDTH (INCHES)

X (HEIGHT)	MIN. BRACED PANEL WIDTH (INCHES)
8'	24"
9'	27"
10'	30"

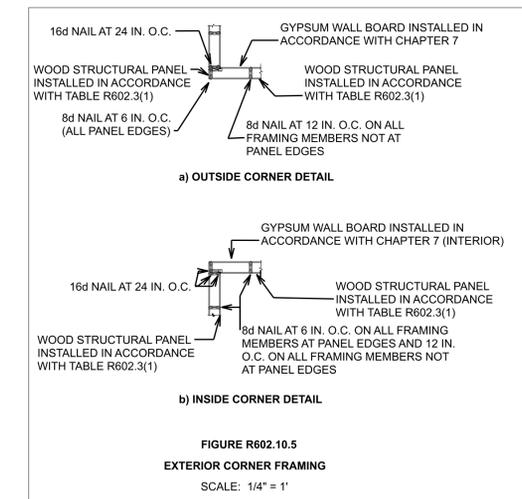


FIGURE R602.10.5

EXTERIOR CORNER FRAMING

SCALE: 1/4" = 1'

SECTION R602.10.1: BRACED WALL LINES

BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.3, SECTION R602.10.5 and/or SECTION R602.10.6. WHEN USING THE WALL-BRACING METHOD OF SECTION R602.10.5, ALL THE LEVELS OF THE STRUCTURE IN THE SAME VERTICAL PLAN SHALL BE BRACED USING THE WALL BRACING METHOD IN SECTION R602.10.5. THE AMOUNT AND LOCATION OF BRACING SHALL BE IN ACCORDANCE WITH TABLES R602.10.3(1) OR R602.10.3(2) AND THE AMOUNT OF BRACING SHALL BE THE GREATER OF THAT REQUIRED BY THE SEISMIC DESIGN CATEGORY OR THE DESIGN WIND SPEED. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 8 FEET (2438 mm) FROM EACH END OF A BRACED WALL LINE AND SHALL BE SUBJECT TO THE LIMITATIONS OF SECTION R602.10.11. BRACED WALL PANELS THAT ARE COUNTED AS PART OF A BRACED WALL LINE SHALL BE IN LINE, EXCEPT THAT HORIZONTAL OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 mm) SHALL BE PERMITTED PROVIDED THAT THE TOTAL OUT-TO-OUT OFFSET DIMENSION IN ANY BRACED WALL LINE IS NOT MORE THAN 8 FEET (2438 mm). EXTERIOR BRACED WALL LINES SHALL ALIGN WITH EXTERIOR WALLS SUPPORTED BY AN APPROVED FOUNDATION EXCEPT THAT HORIZONTAL OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 mm) SHALL BE PERMITTED AS ALLOWED IN SECTION R301.2.2.2(1) EXCEPTIONS. INTERIOR BRACED WALL LINES ARE NOT REQUIRED TO ALIGN WITH AN APPROVED FOUNDATION. BRACED WALL LINES GREATER THAN 12 FEET (3657 mm) IN LENGTH SHALL HAVE A MINIMUM OF TWO BRACED WALL PANELS.

1.1
N-1

SECTION R602.10.3: BRACED WALL PANEL CONSTRUCTION METHODS

THE CONSTRUCTION OF BRACED WALL PANELS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS: (NOTE: FOR METHODS 1,2,4,6, & 7 REFER TO CODE BOOK)

- WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16 INCH FOR 16-INCH STUD SPACING AND NOT LESS THAN 3/8 INCH FOR 24-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE ATTACHED TO STUDS IN ACCORDANCE WITH TABLE R602.3(1).

- GYPSUM BOARD WITH MINIMUM 1/2-INCH THICKNESS PLACED ON STUDS SPACED A MAXIMUM OF 24 INCHES ON CENTER AND FASTENED AT THE EDGE OF THE PANEL AT 7 INCHES ON CENTER WITH THE SIZE NAILS SPECIFIED IN TABLE R602.3(1) FOR SHEETING AND TABLE R702.3.5 FOR INTERIOR GYPSUM BOARD FASTENING SCHEDULE AS OUTLINED BELOW

13 GAGE, 1-3/8" LONG, 19/64" HEAD, 0.098 DIAMETER, 1-1/4" LONG, ANNULAR-RINGED; 5D COOLER NAIL, 0.086 DIAMETER, 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086 DIAMETER, 1-5/8" LONG, 9/32" HEAD.

SCREWS TO BE MAXIMALLY SPACED AT 12" O.C., TYPE S OR W PER ASTM C 79 AND SHALL BE SUFFICIENTLY LONG TO PENETRATE WOOD FRAMING NOT LESS THAN 5/8" AND METAL FRAMING NOT LESS THAN 3/8".

1.2
N-1

SECTION R602.10.4: 48" MINIMUM BRACED WALL PANEL

FOR CONSTRUCTION METHOD 3 (REFER TO SECTION R602.10.3), EACH BRACED WALL PANEL SHALL BE AT LEAST 48 INCHES IN LENGTH, COVERING A MINIMUM OF THREE STUD SPACES WHERE STUDS ARE SPACED 16 INCHES ON CENTER AND COVERING A MINIMUM OF TWO STUD SPACES WHERE STUDS ARE SPACED 24 INCHES ON CENTER. FOR METHOD 5, EACH BRACED WALL PANEL SHALL BE AT LEAST 96 INCHES IN LENGTH WHERE APPLIED TO ONE FACE OF A BRACED WALL PANEL AND AT LEAST 48 INCHES WHERE APPLIED TO BOTH FACES.

EXCEPTIONS:

- LENGTHS OF BRACED WALL PANELS FOR CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R602.10.5.
- LENGTHS OF ALTERNATE BRACED WALL PANELS SHALL BE IN ACCORDANCE WITH SECTION R602.10.6.

1.3
N-1

SECTION R602.10.5: CONTINUOUS STRUCTURAL PANEL SHEATHING

WHEN CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING IS PROVIDED IN ACCORDANCE WITH METHOD 3 OF SECTION R602.10.3, ON ALL SHEATHABLE AREAS OF ALL EXTERIOR WALLS, AND INTERIOR BRACED WALL LINES, WHERE REQUIRED, INCLUDING AREAS ABOVE AND BELOW OPENINGS, BRACED WALL PANEL LENGTHS SHALL BE IN ACCORDANCE WITH TABLE R602.10.5. ALL VERTICAL AND HORIZONTAL PANEL EDGES, REGARDLESS OF LOCATION ALONG A GIVEN BRACED WALL LINE, SHALL BE BLOCKED AND EDGES NAILED. WHEN THIS METHODOLOGY IS UTILIZED, THE MINIMUM LENGTH TO BE CONSIDERED A QUALIFYING BRACED PANEL SHALL COMPLY WITH TABLE R602.10.5. WOOD STRUCTURAL PANEL SHEATHING AT CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH FIGURE R602.10.5. THE BRACING AMOUNTS IN TABLE R602.10.1 FOR METHOD 3 SHALL BE PERMITTED TO BE MULTIPLIED BY A FACTOR OF 0.9 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 85 PERCENT OF THE WALL HEIGHT OR A FACTOR OF 0.8 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 67 PERCENT OF THE WALL HEIGHT AS PER TABLE R602.10.3(2).

1.4
N-1

SECTION R602.10.6: ALTERNATE BRACED WALL PANELS

ALTERNATE BRACED WALL PANELS CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING PROVISIONS SHALL BE PERMITTED TO REPLACE EACH 4 FEET OF BRACED WALL PANEL AS REQUIRED BY SECTION R602.10.4:

(EXCEPTION 1: WHEN ALTERNATE BRACED PANELS ARE REQUIRED TO BE SHEATHED ON BOTH FACES, WALLS MAY BE BRACED ON ONE SIDE OF THE WALL ONLY WHEN THE PANEL THICKNESS IS INCREASED TO A NOMINAL 1/2-INCH STRUCTURAL SHEATHING THICKNESS AND THE NAIL SPACING AT THE EDGE OF PANEL IS REDUCED TO 3 INCHES ON CENTER.)

- IN ONE-STORY BUILDINGS, EACH PANEL SHALL HAVE A LENGTH OF NOT LESS THAN 32 INCHES AND A HEIGHT OF NOT MORE THAN 10 FEET. EACH PANEL SHALL BE SHEATHED ON ONE FACE WITH 3/8-INCH-MINIMUM-THICKNESS WOOD STRUCTURAL PANEL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS IN ACCORDANCE WITH TABLE R602.3(1) AND BLOCKED AT ALL WOOD STRUCTURAL PANEL SHEATHING EDGES. TWO ANCHOR BOLTS INSTALLED IN ACCORDANCE WITH FIGURE 403.1(1) OR APPROVED EQUIVALENT SHEAR CONNECTORS SHALL BE PROVIDED IN EACH PANEL. WHERE EACH PANEL IS SUPPORTED DIRECTLY ON A FOUNDATION OR ON FLOOR FRAMING SUPPORTED DIRECTLY ON A FOUNDATION, EACH PANEL END STUD SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF AT LEAST 1,800 POUNDS. THE TIE-DOWN DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE FOUNDATION WALL AND FOOTING SHALL BE REINFORCED WITH A MINIMUM OF TWO NO. 4 HORIZONTAL BARS, ONE LOCATED AT THE TOP OF THE WALL AND ONE LOCATED A MINIMUM OF 3 INCHES FROM THE BOTTOM OF THE FOOTING (OR TWO NO. 4 HORIZONTAL BARS LOCATED A MINIMUM OF 3 INCHES FROM THE BOTTOM OF THE FOOTING) EXTENDING NOT LESS THAN 5 FEET EACH WAY FROM THE CENTER OF THE PANEL WITH NO. 4 VERTICAL BARS SPACED NOT MORE THAN 24 INCHES ON CENTER. WHEN THE CONTINUOUS FOUNDATION IS REQUIRED TO HAVE A DEPTH GREATER THAN 12 INCHES, A MINIMUM 12-INCH-THICK CONTINUOUS FOOTING OR TURNED DOWN SLAB EDGE IS PERMITTED AT DOOR OPENINGS IN THE BRACED WALL LINE. THIS CONTINUOUS FOOTING OR TURNED DOWN SLAB EDGE SHALL BE REINFORCED WITH NOT LESS THAN ONE NO. 4 BAR TOP AND BOTTOM. THIS REINFORCEMENT SHALL BE APPLIED 15 INCHES WITH THE REINFORCEMENT REQUIRED IN THE CONTINUOUS FOUNDATION LOCATED DIRECTLY UNDER THE BRACED WALL LINE.

1.2
N-1

- IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH BRACED WALL PANEL SHALL BE IN ACCORDANCE WITH R602.10.6(1), EXCEPT THAT THE WOOD STRUCTURAL PANEL SHEATHING SHALL BE PROVIDED ON BOTH FACES, SHEETING EDGE NAILING SPACING SHALL NOT EXCEED FOUR INCHES ON CENTER, THREE ANCHOR BOLTS OR APPROVED EQUIVALENT SHEAR CONNECTORS SHALL BE PROVIDED, AND TIEDOWN DEVICE UPLIFT CAPACITY SHALL NOT BE LESS THAN 3,000 POUNDS. (SEE EXCEPTION)

1.3
N-1

- IN THE SECOND STORY OF A THREE-STORY BUILDING, EACH PANEL SHALL HAVE A MINIMUM WIDTH OF 32 INCHES AND A MAXIMUM HEIGHT OF 10 FEET. EACH PANEL SHALL BE SHEATHED ON BOTH FACES WITH 3/8-INCH MINIMUM THICKNESS WOOD STRUCTURAL PANEL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS IN ACCORDANCE WITH TABLE R602.3(1) AND BLOCKED AT ALL EDGES. EACH PANEL END STUD SHALL BE CONNECTED TO AN EQUIVALENT CROSS SECTION OF STUD IN THE WALL BELOW WITH A CORROSION-RESISTANT STEEL TIE STRAP OR HOLD-DOWN CAPABLE OF PROVIDING AN APPROVED UPLIFT CAPACITY OF NOT LESS THAN 3,000 POUNDS. REINFORCEMENT OF THE FOUNDATION IS NOT REQUIRED WHEN ALTERNATE BRACED PANELS ARE SUPPORTED BY A BRACED PANEL. (SEE EXCEPTION)

1.4
N-1

- IN THE TOP STORY OF A TWO-STORY OR THE TOP STORY OF A THREE-STORY BUILDING, EACH PANEL SHALL HAVE A MINIMUM WIDTH OF 32 INCHES AND A MAXIMUM OF 10 FEET IN HEIGHT. EACH PANEL SHALL BE SHEATHED ON ONE FACE WITH 3/8-INCH MINIMUM THICKNESS WOOD STRUCTURAL PANEL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS IN ACCORDANCE WITH TABLE R602.3(1) AND BLOCKED AT ALL EDGES. EACH PANEL END STUD SHALL BE CONNECTED TO AN EQUIVALENT CROSS SECTION OF STUD IN THE WALL BELOW WITH CORROSION-RESISTANT STEEL TIE STRAP OR HOLD-DOWN CAPABLE OF PROVIDING AN APPROVED UPLIFT CAPACITY OF NOT LESS THAN 1,800 POUNDS. REINFORCEMENT OF THE FOUNDATION IS NOT REQUIRED WHEN ALTERNATE BRACED PANELS ARE SUPPORTED BY A BRACED PANEL.

SECTION R 602.10.9: INTERIOR BRACED WALL SUPPORT

2
N-1

BUILDINGS LOCATED IN SEISMIC DESIGN CATEGORY D1: INTERIOR BRACED WALL LINES SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS AT INTERVALS NOT EXCEEDING 70 FEET. BRACED WALL PANELS LOCATED IN INTERIOR BRACED WALL LINES AT LESS THAN 70-FOOT INTERVALS SHALL BE SUPPORTED BY DOUBLE FLOOR JOISTS OR BLOCKING BETWEEN FLOOR JOISTS. WHERE FLOOR JOISTS ARE PERPENDICULAR TO THE BRACED WALL LINE, BLOCKING SHALL BE PROVIDED FOR THE LENGTH OF BRACED PANEL AND SHALL EXTEND TO THE NEXT AVAILABLE JOIST BELOW FOR BRACED PANELS WHOSE ENDS ARE NOT ALIGNED WITH JOISTS BELOW. THE LENGTH TO WIDTH RATIO OF THE HORIZONTAL DIAPHRAGM SUPPORTING INTERIOR BRACED WALL LINES SHALL NOT EXCEED 4 TO 1. FOR ALTERNATE BRACED PANELS, PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AT THE END OF PANELS.

INTERIOR BRACED WALL LINES ARE NOT REQUIRED TO ALIGN VERTICALLY WITH INTERIOR BRACED WALL LINES ON ADJACENT STORIES. INTERIOR BRACED WALL LINES ARE REQUIRED TO EXTEND TO PERPENDICULAR EXTERIOR BRACED WALL LINES. INTERIOR BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANELS WHICH MEET THE PERCENTAGE REQUIREMENT SET FORTH IN TABLE R602.10.3(1) OR TABLE R601.10.3(2) BUT NOT BE SUBJECT TO THE SPACING REQUIREMENT SET FORTH IN THESE TABLES. INTERIOR BRACED WALL PANELS SHALL BEGIN WITHIN 8 FEET FROM EACH END OF AN INTERIOR BRACED WALL LINE.

EXCEPTION:

INTERIOR BRACED WALL PANELS AT ONE END OF THE INTERIOR BRACED WALL LINE MAY EXCEED THE 8-FOOT DISTANCE, PROVIDED THE INTERIOR BRACED WALL PANEL AT THE OPPOSITE END OF THE INTERIOR BRACED WALL LINE EXTENDS FULLY TO THE PERPENDICULAR EXTERIOR BRACED WALL LINE.

DWG INDEX #:

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

DRAWN BY: IP

CHECKED BY: JT

DATE: 11/11/2025

N-1 NOTES INFORMATION

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MEDFORD, OR 97501
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AN AFFILIATE OF GREEN HOME DESIGN
SIPRAV

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SHEET 8
OF 9

OREGON ENERGY CODE SUMMARY 2023

PAGE 1

NEW CONSTRUCTION and ADDITIONS shall meet Table N1101.1(1) requirements **AND** proceed as directed below to make additional measure selections:

BUILDING COMPONENT	TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS*	
	Required Performance	Equivalent Value*
Wall insulation—above grade	U-0.059 [†]	R-21 Intermediate [†]
Wall insulation—below grade [†]	C-0.063	R-15 c.i. / R-21
Flat ceiling [†]	U-0.021	R-9
Vaulted ceiling [†]	U-0.033	R-30 Rafter or R-30/4" Joist Truss
Underfloors	U-0.033	R-30
Slab-edge perimeter [†]	F-0.520	R-15
Heated slab interior [†]	N/A	R-10
Windows	U-0.27	U-0.27
Skylights	U-0.50	U-0.50
Exterior doors [†]	U-0.20	U-0.20

- * See page 6 for HVAC requirements.
- ☑ **New 1&2 Family Dwellings** – Proceed to page 2
- ☐ **Large Additions** (Additions of 600 sq ft or more) – Proceed to page 3
- ☐ **Small Additions** (Additions greater than 225 sq ft, less than 600 sq ft) - Proceed to page 4
- ☐ **Additions up to 225 sq ft** are only required to meet table N1101.1(1), no additional measures required.

ALTERATIONS, REPAIRS, and CHANGES OF USE (conversion of nonhabitable building space to habitable space) (N1101.2.3), shall meet the requirements of Table N1101.2 **AND** proceed as directed below to make additional measure selections:

BUILDING COMPONENTS	TABLE N1101.2 EXISTING BUILDING COMPONENT REQUIREMENTS	
	REQUIRED PERFORMANCE	EQUIVALENT VALUE
Wall insulation	U-0.083	R-15
Flat ceiling	U-0.025	R-49
Vaulted ceiling > 10 inches nominal rafter depth	U-0.040	R-25
Vaulted ceiling ≤ 10 inches nominal rafter depth	U-0.047	R-21
Underfloor > 10 inches nominal joist depth	U-0.028	R-30
Underfloor ≤ 10 inches nominal joist depth	U-0.039	R-25
Slab-edge perimeter	N/A	N/A
Windows and glazed doors	U-0.30	U-0.30
Skylights	U-0.50	U-0.50
Exterior doors	U-0.20	R-5

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².
N/A = Not Applicable.

- * See page 6 for HVAC requirements.
- ☐ **Change of Use** to a space greater than 400 sq ft **OR** greater than 30% of the existing building's heated floor area (whichever is less) – Proceed to page 5
- ☐ **Change of Use** to a space up to 400 sq ft **AND** less than or equal to 30% of the existing building's heated floor area are only required to meet table N1101.2 - no additional measure required.
- ☐ **Alterations/Repairs** meet table N1101.2 to greatest extent practical - no additional measures required.

PAGE 2

NEW CONSTRUCTION

Select **TWO** additional measures and **ONE** whole house ventilation method. Exception: If all ducts and air handling equipment are located fully within the building thermal envelope (with exception of up to 10' of duct, ventilation intake ductwork and exhaust ductwork) **ONE** additional measure and **ONE** whole house ventilation method is sufficient.

MEASURE NUMBER	MEASURE DESCRIPTION
<input type="checkbox"/> 1	HIGH-EFFICIENCY HVAC SYSTEM* a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
<input checked="" type="checkbox"/> 2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
<input type="checkbox"/> 3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input checked="" type="checkbox"/> 4	ADVANCED ENVELOPE Windows—U-0.21 (Area-weighted average), and Flat ceiling—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)
<input type="checkbox"/> 5	DUCTLESS HEAT PUMP (Dwelling units with all-electric heat) a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
<input type="checkbox"/> 6	HIGH-EFFICIENCY THERMAL ENVELOPE UAI* Proposed UAI is 8 percent lower than the code UAI
<input type="checkbox"/> 7	2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 2.75 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 and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

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 not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UAI total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UAI total of the Standard Base Case.

Choose one of the following methods to meet the Mechanical Whole-House Ventilation System requirements (see BCD technical bulletin).

- Supply and exhaust fans providing continuously-operating, balanced, WHV without a furnace.
- Supply and exhaust fans providing continuously-operating, balanced, WHV with a furnace.
- Central Fan Integrated Supply (CFIS) continuously-operating, balanced WHV. Furnace serves as the intake fan. Shall be interlocked with exhaust system and an override switch.
- Heat recovery/energy recovery ventilation providing continuously-operating, balanced, WHV. Supply may be connected to the central furnace return air.
- Natural ventilation per section R303 of 2023 ORSC (See page 7 of packet for required documentation)

PAGE 3

LARGE ADDITIONS (additions of 600 sq ft or more)
Select **ONE** Additional Measure from Table N1101.1(2):

MEASURE NUMBER	MEASURE DESCRIPTION
<input type="checkbox"/> 1	HIGH-EFFICIENCY HVAC SYSTEM* a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
<input type="checkbox"/> 2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
<input type="checkbox"/> 3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/> 4	ADVANCED ENVELOPE Windows—U-0.21 (Area-weighted average), and Flat ceiling—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)
<input type="checkbox"/> 5	DUCTLESS HEAT PUMP (Dwelling units with all-electric heat) a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
<input type="checkbox"/> 6	HIGH-EFFICIENCY THERMAL ENVELOPE UAI* Proposed UAI is 8 percent lower than the code UAI
<input type="checkbox"/> 7	2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 2.75 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 and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

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 not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UAI total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UAI total of the Standard Base Case.

PAGE 4

SMALL ADDITIONS (additions greater than 225 sq ft, and less than 600 sq ft)
Select **ONE** Additional Measure from **EITHER** table below:

TABLE N1101.3 SMALL ADDITION ADDITIONAL MEASURES (select one)	
MEASURE NUMBER	MEASURE DESCRIPTION
<input type="checkbox"/> 1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
<input type="checkbox"/> 2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
<input type="checkbox"/> 3	Insulate the existing floor, crawlspace or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
<input type="checkbox"/> 4	Test the entire dwelling with a blower door and exhibit not more than 4.5 air changes per hour @ 50 Pascals.
<input type="checkbox"/> 5	Seal and performance test the duct system.
<input type="checkbox"/> 6	Replace existing 80-percent AFUE or less gas furnace with a 94-percent AFUE or greater system.
<input type="checkbox"/> 7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0 or HSPF2 of 9.0.
<input type="checkbox"/> 8	Replace existing electric forced-air furnace with an air source heat pump with a minimum HSPF of 9.5 or HSPF2 of 8.1.
<input type="checkbox"/> 9	Replace existing water heater with one of the following: a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 3.45 UEF.

TABLE N1101.1(2) ADDITIONAL MEASURES	
MEASURE NUMBER	MEASURE DESCRIPTION
<input type="checkbox"/> 1	HIGH-EFFICIENCY HVAC SYSTEM* a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
<input type="checkbox"/> 2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
<input type="checkbox"/> 3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/> 4	ADVANCED ENVELOPE Windows—U-0.21 (Area-weighted average), and Flat ceiling—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)
<input type="checkbox"/> 5	DUCTLESS HEAT PUMP (Dwelling units with all-electric heat) a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
<input type="checkbox"/> 6	HIGH-EFFICIENCY THERMAL ENVELOPE UAI* Proposed UAI is 8 percent lower than the code UAI
<input type="checkbox"/> 7	2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 2.75 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 and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

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 not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UAI total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UAI total of the Standard Base Case.

PAGE 5

CHANGE OF USE to space greater than 400 sq ft OR 30% of the existing building's heated floor area (whichever is less)

Select **ONE** Additional Measure from Table N1101.3 below:

TABLE N1101.3 SMALL ADDITION ADDITIONAL MEASURES (select one)	
MEASURE NUMBER	MEASURE DESCRIPTION
<input type="checkbox"/> 1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
<input type="checkbox"/> 2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
<input type="checkbox"/> 3	Insulate the existing floor, crawlspace or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
<input type="checkbox"/> 4	Test the entire dwelling with a blower door and exhibit not more than 4.5 air changes per hour @ 50 Pascals.
<input type="checkbox"/> 5	Seal and performance test the duct system.
<input type="checkbox"/> 6	Replace existing 80-percent AFUE or less gas furnace with a 94-percent AFUE or greater system.
<input type="checkbox"/> 7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0 or HSPF2 of 9.0.
<input type="checkbox"/> 8	Replace existing electric forced-air furnace with an air source heat pump with a minimum HSPF of 9.5 or HSPF2 of 8.1.
<input type="checkbox"/> 9	Replace existing water heater with one of the following: a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 3.45 UEF.

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HEATING AND AIR CONDITIONING SYSTEMS –

Choose **ONE** of the following options:

- All new duct systems, air handling equipment and appliances shall be located fully within the building thermal envelope.
 - o Exceptions:
 - Ventilation intake ductwork and exhaust ductwork
 - *Up to 10 feet of HVAC ductwork
 - Where two measures are selected from Table N1101.2(2) and HVAC supply and return ductwork is deeply buried in accordance with one of the following sections: Section N1105.3.1; N1105.3.2; or N1105.3.3. See below option when using this exception.
- Ducts deeply buried in insulation shall be installed in accordance with all of the following:
 1. Insulation shall be installed to fill gaps and voids between the duct and the ceiling, and a minimum of R-19 insulation shall be installed above the duct between the duct and unconditioned attic. Note: R-19 requirement is IN ADDITION to R-8 insulation.
 2. Insulation depth marker flags shall be installed on the ducts every 10 feet or as approved by the building official.

*All new ducts and duct systems, with any portion located outside of the building envelope, shall be insulated to minimum R-8.

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NATURAL VENTILATION INSTEAD OF MECHANICAL WHOLE HOUSE VENTILATION:

R303.1 Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms; operable area to the outdoors shall not be less than 4 percent of the floor area being ventilated. Natural ventilation shall be through windows, skylights, doors, louvers, or other approved openings to the outdoor air. Openings shall be provided with ready access or shall otherwise be readily controlled by the building occupants.

R303.2 Adjoining rooms – where not less than one half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room and not less than 25 square feet.

To use natural ventilation in lieu of mechanical whole house ventilation, please provide calculations showing the area of each room, aggregate glazing area of each room, and operable glazing area of each room.

*Aggregate glazing area of each room, divided by room floor area shall be a minimum of 8%.

*Operable area divided by room floor area shall be minimum of 4%.

DWG INDEX #:
SHEET 9 OF 9

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 11/11/2025

E-1 ENERGY NOTES

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