

PLANS FOR:



PLANS BY:



West Village  
Lot 5  
356 Randy St  
Ashland, OR 97520

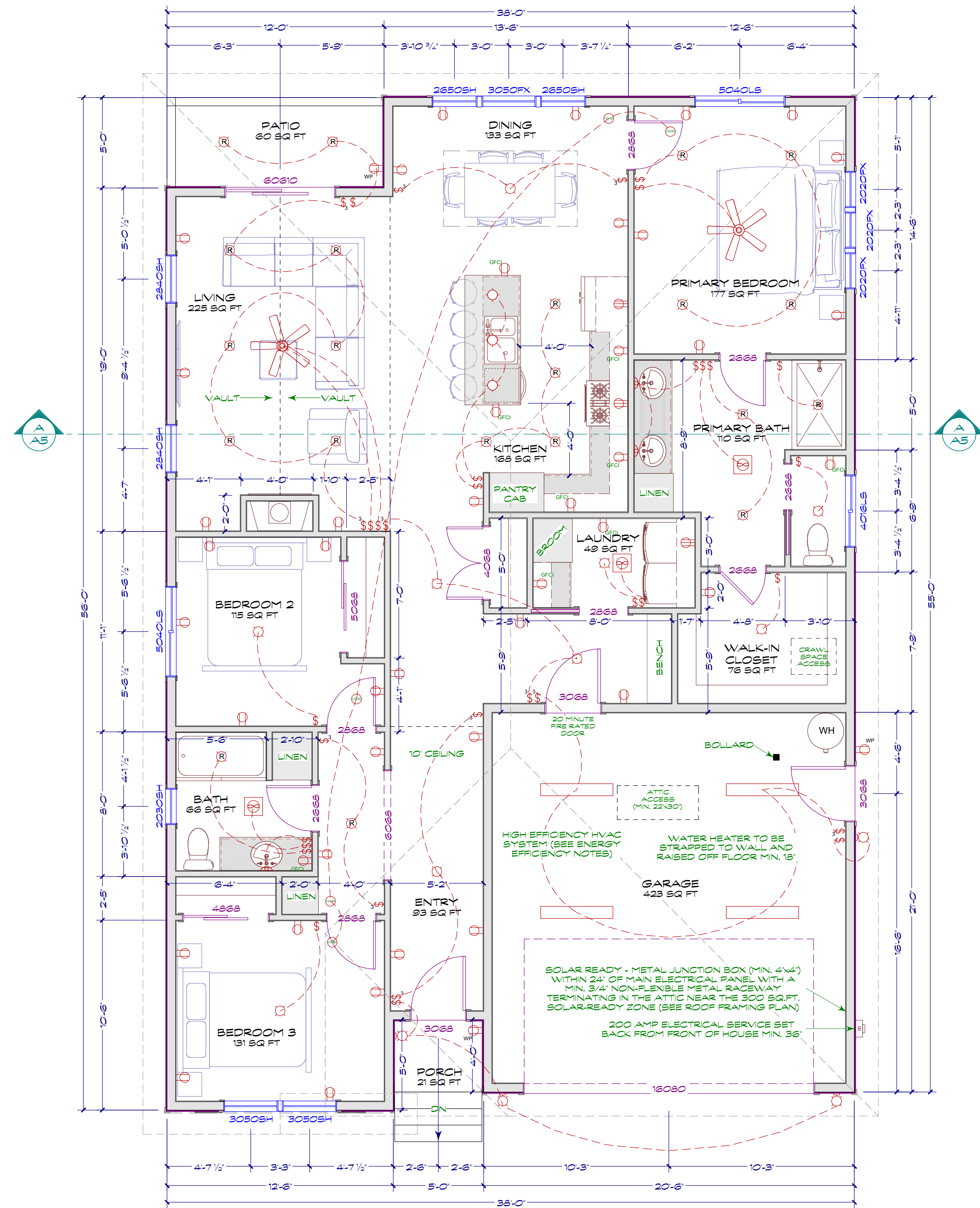
REVISION NO.: 4

JOB NO.: 3614  
ISSUE DATE: 10/23/2023  
DRAWN BY: E.J.N.  
REVIEWED BY: S.R.S.

SHEET:

**A1**

SCALE: 1/4" = 1'-0" or As Noted when printed on 24x36" paper



**FLOOR PLAN**

LIVING AREA = 1600 sq ft  
GARAGE AREA = 423 sq ft  
OTHER COVERED AREA = 81 sq ft  
9' CEILINGS THROUGHOUT EXCEPT WHERE NOTED

| DOOR SCHEDULE |             |                              |          |
|---------------|-------------|------------------------------|----------|
| QTY           | SIZE        | DESCRIPTION                  | COMMENTS |
| 1             | 16080       | GARAGE-ERP SOLID 8'          |          |
| 1             | 2668 L IN   | HINGED-DOOR P04              |          |
| 1             | 2668 R      | ROCKET-DOOR P04              |          |
| 2             | 2668 R IN   | HINGED-DOOR P04              |          |
| 1             | 2668 L      | ROCKET-DOOR P04              |          |
| 2             | 2668 L IN   | HINGED-DOOR P04              |          |
| 1             | 2668 R IN   | HINGED-DOOR P04              |          |
| 1             | 3068 R EX   | EXT. HINGED-COAXIAL HOMEWARD |          |
| 1             | 3068 R EX   | EXT. HINGED-DOOR E03         |          |
| 1             | 3068 R EX   | EXT. HINGED-DOOR E21         |          |
| 1             | 4068 L/R IN | DOUBLE HINGED-DOOR P04       |          |
| 1             | 4068 L IN   | SLIDER-DOOR P04              |          |
| 1             | 5068 R IN   | SLIDER-DOOR P04              |          |
| 1             | 60610 L EX  | EXT. SLIDER-GLASS PANEL      |          |

| WINDOW SCHEDULE |         |        |              |          |
|-----------------|---------|--------|--------------|----------|
| QTY             | SIZE    | EGRESS | DESCRIPTION  | COMMENTS |
| 3               | 2020FX  |        | FIXED GLASS  |          |
| 1               | 2030SH  |        | SINGLE HUNG  |          |
| 2               | 2840SH  |        | SINGLE HUNG  |          |
| 1               | 3050FX  |        | FIXED GLASS  |          |
| 2               | 2650SH  |        | SINGLE HUNG  |          |
| 1               | 4016L   |        | LEFT SLIDING |          |
| 2               | 3050SH  | YES    | SINGLE HUNG  |          |
| 2               | 5040L-S | YES    | LEFT SLIDING |          |

**Design Criteria**

|  |  |
|--|--|
| 2021 Oregon Residential Specialty Code | Seismic Design Category: D0                |
| 2021 Oregon Plumbing Specialty Code    | Wind Speed: 96 mph                         |
| 2022 Oregon Mechanical Specialty Code  | Exposure: B                                |
| 2021 Oregon Electrical Specialty Code  | Roof Snow Load: 25# (Ground Snow load 36#) |
| 2022 Oregon Structural Specialty Code  | Frost depth: 12" (18" over 2500')          |

**WINDOW NOTE:**

One window in each bedroom shall have finished sill height not more than 44 inches above the floor with 20 inches min. net clearance opening width or 24 inches in height with opening section not less than 5.7 sq. ft.

**ELECTRICAL NOTE:**

- All outside receptacles to be weather resistant
- All receptacles to be tamper resistant
- Kitchen, Bath, Garage, Laundry, and Exterior shall have GFCI protection.
- Arc Fault Circuit Protection required for all outlets except GFCI circuits, hallways, kitchens or laundry areas.
- All light fixtures in tub or shower enclosures must be rated for "wet locations".
- Only two (2) interior and two (2) exterior permanently installed lighting fixtures are not required to be high-efficiency light sources when controlled by dimmer or automatic control.

- A1
- A2
- A3
- A4
- A5
- A6
- A7

- FLOOR PLAN
- ELEVATIONS
- SITE PLAN
- FOUNDATION PLAN
- FRAMING PLAN
- BRACE PANEL PLAN
- ENERGY DETAILS

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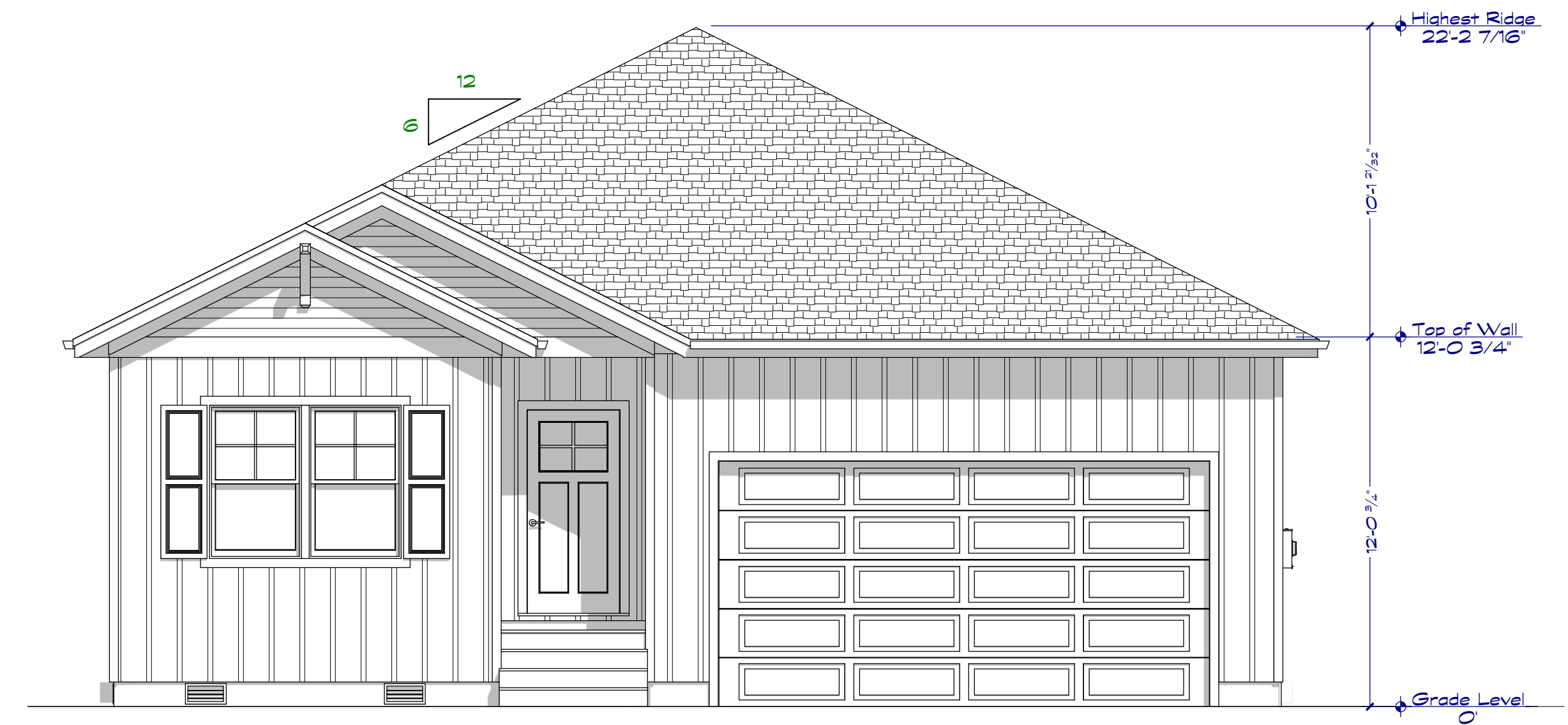
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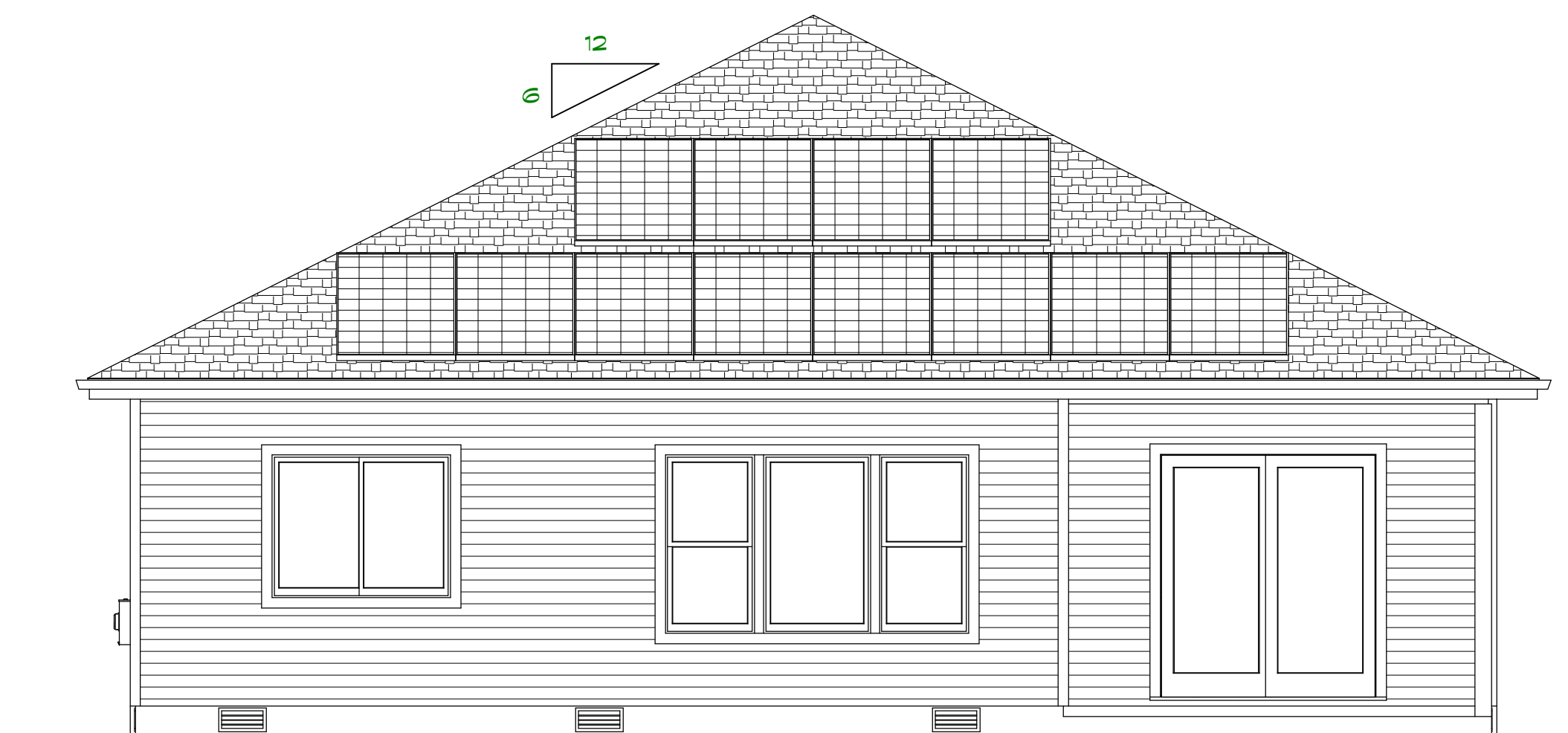
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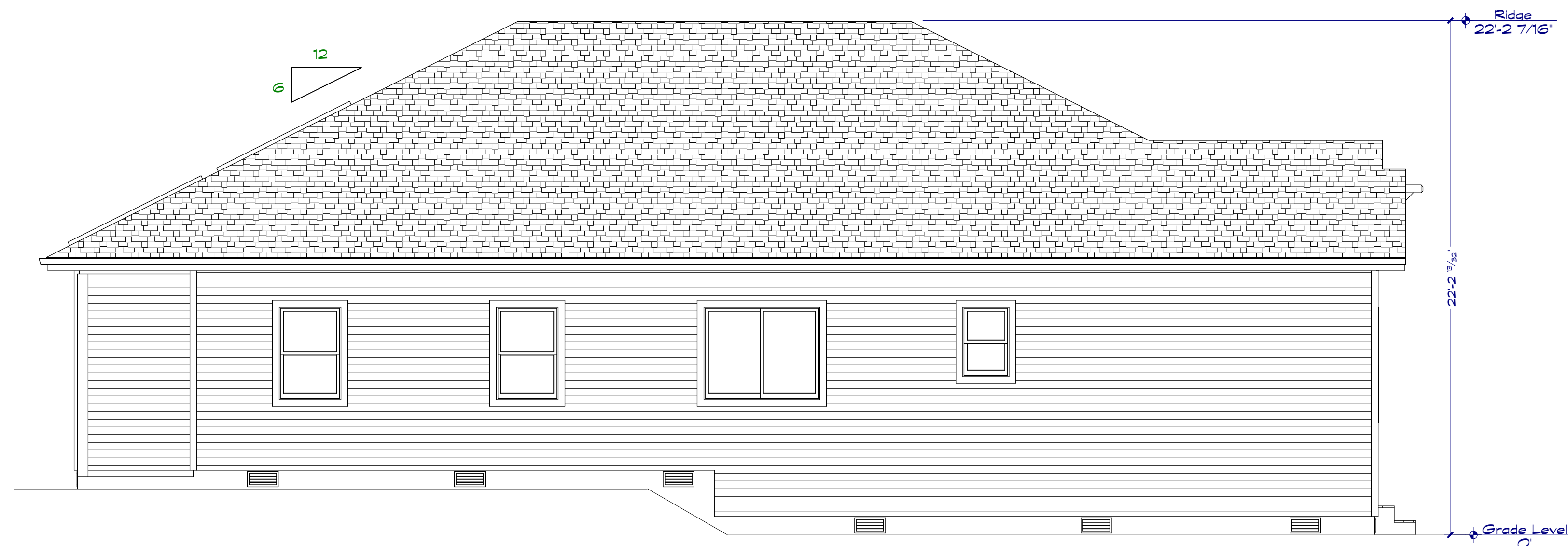
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**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

FRAMING MEMBERS NOTE:

Comparable framing members that are equivalent to the framing members that are called out may be used in place of the specified framing member. It is the responsibility of the General Contractor to verify that the comparable framing member meets the required specifications.

Intermediate Framing Methods to be used

**BLUE CANYON**  
DESIGN GROUP  
815 Bennett Ave  
Medford, OR 97504  
(541) 664-3884  
www.bluecanyondesign.com

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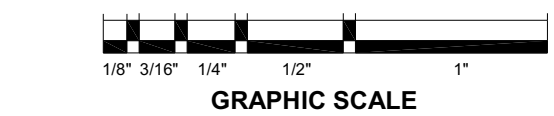
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## About Earth Advantage New Homes



**EARTH ADVANTAGE NEW HOMES CERTIFICATION**  
New homes certified as Earth Advantage® and ENERGY STAR® meet strict green building and energy standards. They have been verified through third-party inspections and performance testing.

An Earth Advantage-certified house incorporates design elements, systems and materials that create superior indoor air quality, use natural resources responsibly, protect land, and lower water usage. Combining these benefits with the energy efficiency standards of ENERGY STAR ensures that this home exhibits superior performance and environmental responsibility compared to a traditionally built home.

**THIRD-PARTY CERTIFICATION**  
Third-party certification offers many benefits to a homeowner. Most important is that a third-party such as Earth Advantage Institute has assisted the builder and verified that systems and materials are properly installed. Third-party testing and an Energy Performance Score audit has confirmed that this home is performing to its highest potential.

See back page to learn more about the benefits of third-party certification.



16280 SW Upper Boones Ferry Rd., Portland, OR 97224 | 1-(888) EARTH-33 | www.earthadvantage.org

## About Earth Advantage New Homes

### THE VALUE OF THIRD-PARTY CERTIFICATION

**CREDIBILITY**  
"Green" has become a marketing buzzword, and some companies make exaggerated advertising claims. Having a home certified through a thirdparty like Earth Advantage Institute means the home has a seal of approval that the homebuyer can trust.

**INFORMATION**  
Green building affects virtually every component and system. Builders often need the help of a specialist to identify options and select the appropriate improvements. Third-party certifiers often serve as consultants by researching new products and techniques. Because certifiers work with a large number of houses, homeowners can be assured that these processes have been proven in practice.

**QUALITY ASSURANCE**  
A large number of tradespeople and subcontractors work on each home: carpenters, plumbers, electricians, HVAC technicians, etc. These workers require a clear understanding of what is expected of them. A certifier such as Earth Advantage Institute assists with training workers and then evaluating their work to ensure that it meets standards.

Each home receives at least two inspections. The first is to assess insulation, mechanical equipment and window installation, check moisture levels and inspect building techniques. The second inspection evaluates the operation of heating and cooling systems, the finished products, and the overall air tightness of the home. The certification tells a homebuyer that these systems and materials installed by different parties conform to the Earth Advantage certification and manufacturers' standards.



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### THE FIVE PILLARS OF CERTIFICATION

**Energy**  
By using high performance equipment and increased insulation, this home's monthly energy bills can be significantly lower than those of a traditionally built home, saving you money from the day you move in. The home's reduced energy needs will cause fewer carbon emissions and require less fossil fuel. Comfort is also improved by increased air sealing of the home, which reduces drafts.

**Health**  
Indoor air plays a major role in overall health and lifestyle. This home contains fewer products that off-gas harmful chemicals. It also incorporates a ventilation and filtration system that reduce airborne contaminants, diminishing the chances of allergies, asthma, and other more serious health risks.

**Water**  
This home was built using water-wise technologies that help lower utility bills and reduce the total amount of water needed to maintain a comfortable lifestyle. Water shortages are a primary concern in the 21st century, and this home addresses water conservation needs.

**Materials**  
New home construction and upkeep depend heavily on natural resources. The use of locally manufactured products is encouraged, because they are environmentally responsible and durable. This helps the environment by reducing the amount of future materials needed to maintain the home.

**Land Development**  
Practices used during the construction of this home diminish land degradation and deforestation, promote healthy landscapes, reduce waste, and prevent potential erosion associated with lot development during the construction process.

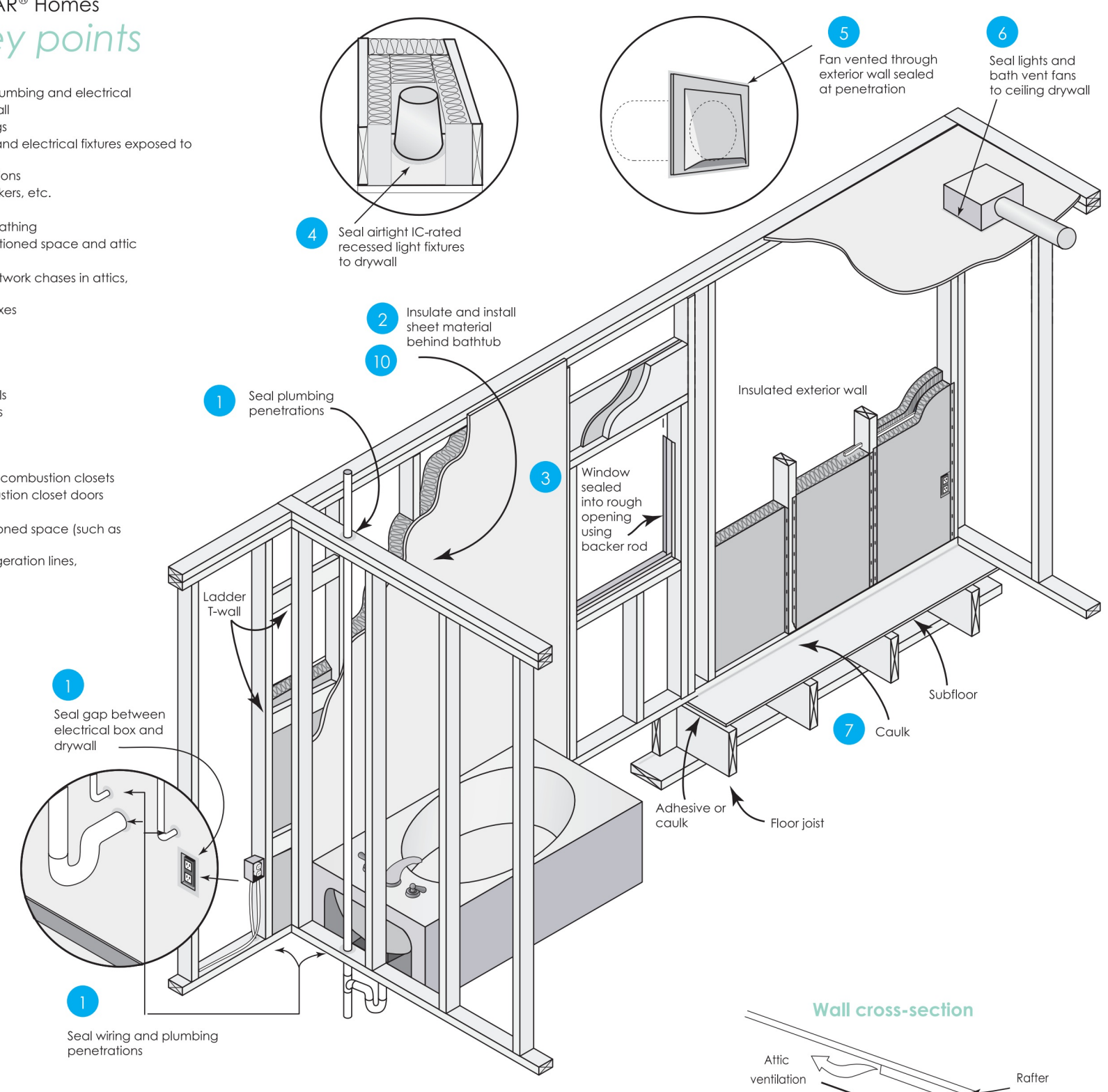


## Northwest ENERGY STAR® Homes air sealing key points

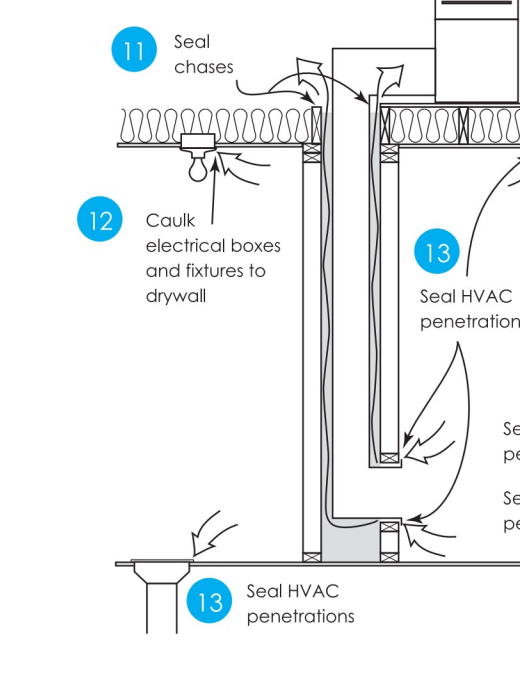
1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. All right, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling mounted both fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band area between floors, conditioned space and attic
10. Garden tub on exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joint cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10 to 8)
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Treadups at mechanical combustion closet doors
23. Band joint exposed to exterior
24. Band area exposed to unconditioned space (such as basement or garage)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.
26. Seal top plate



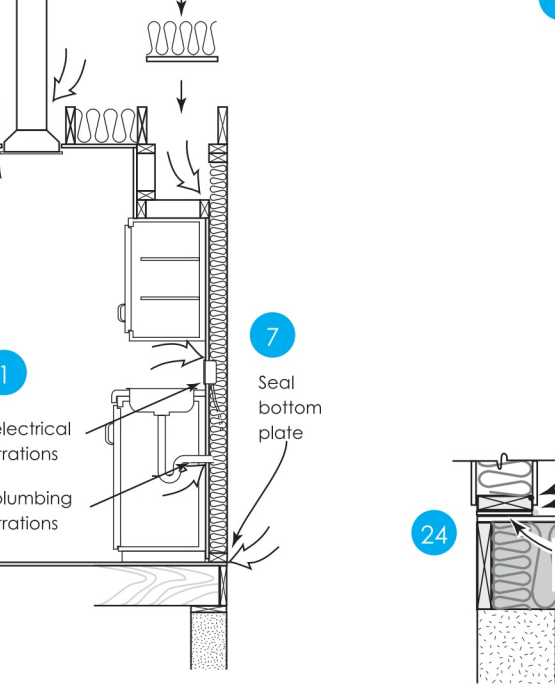
Adapted for the Northwest region by the Northwest ENERGY STAR Homes program. Original prepared for inclusion in Georgia Energy Code and provided by Southface Energy Institute: www.southface.org



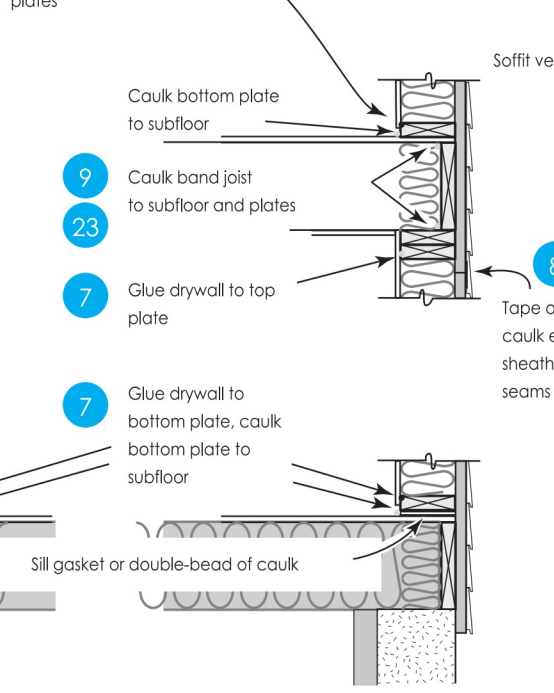
### Chases and common by-passes



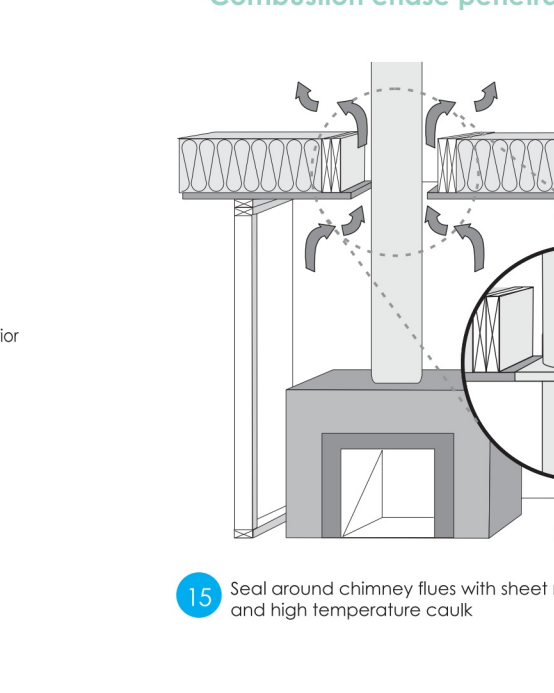
### Wall cross-section



### Attic ventilation

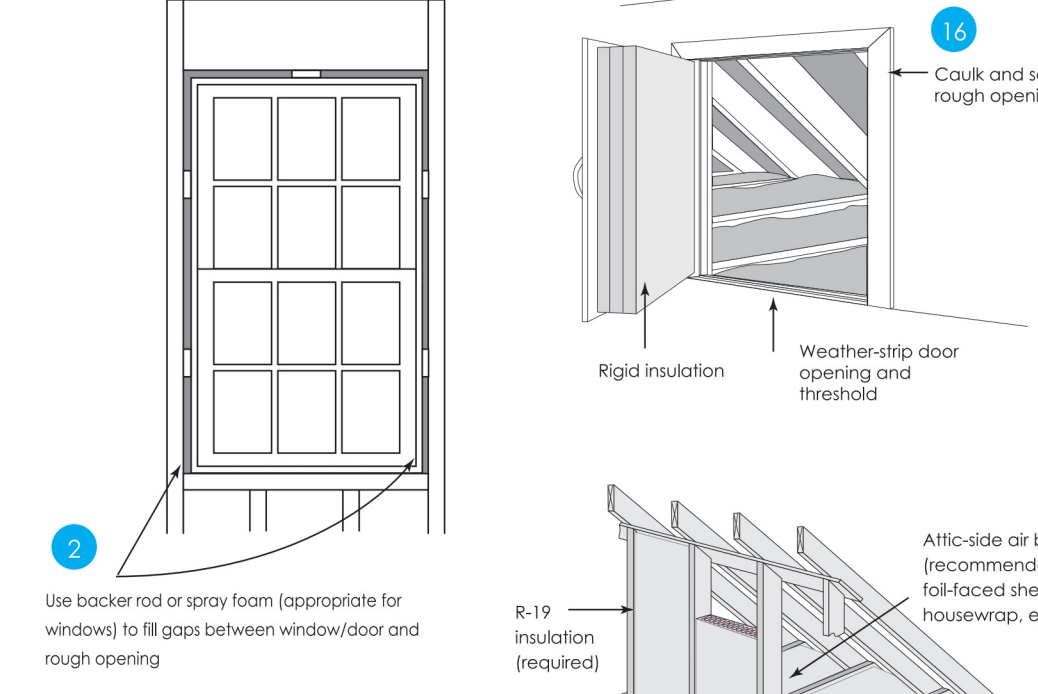


### Shower/tub drain rough opening

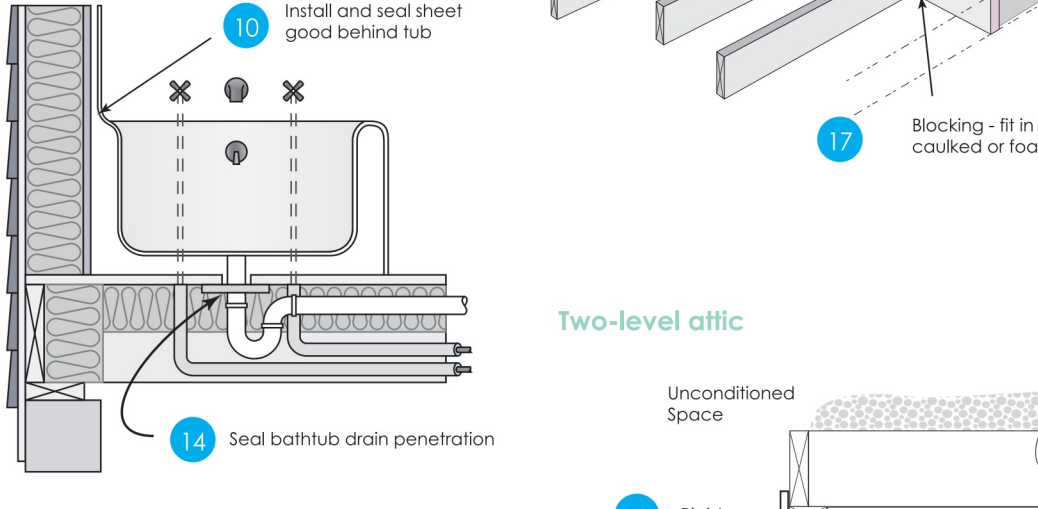


## air sealing key points

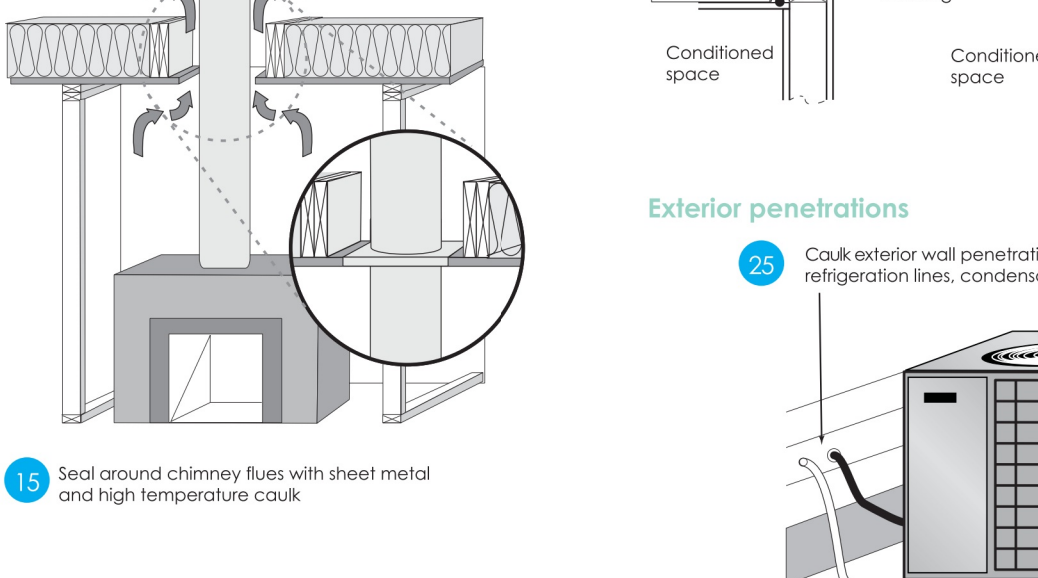
### Window rough opening



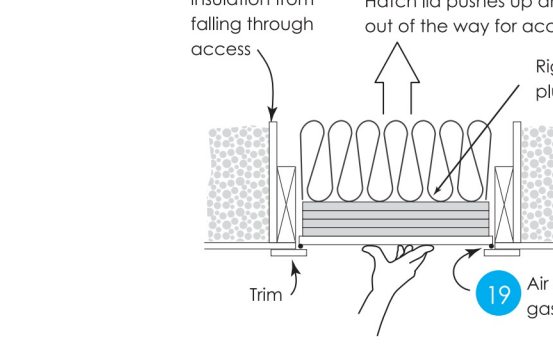
### Shower/tub drain rough opening



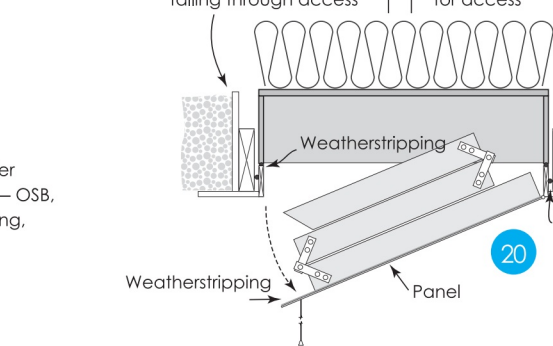
### Combustion chase penetrations



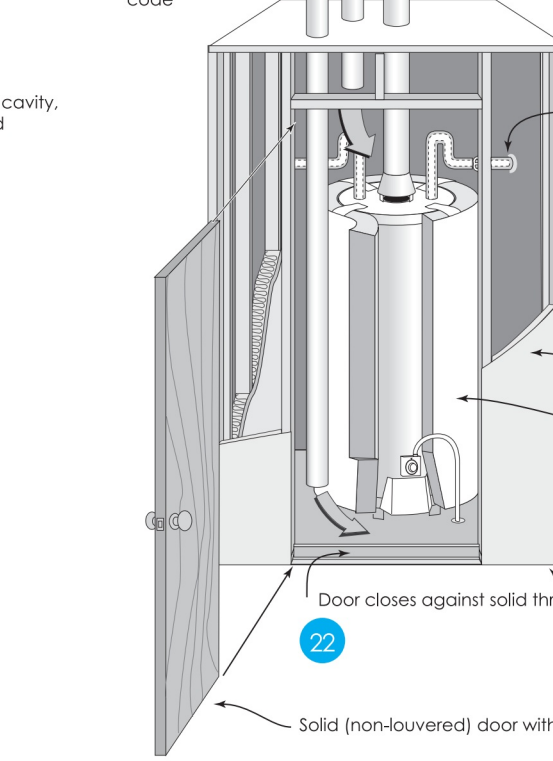
### Attic scuttle



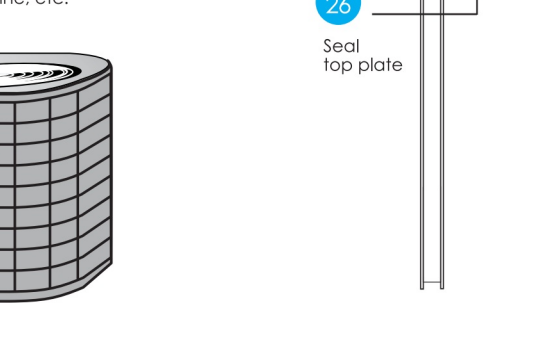
### Attic pull-down stairs



### Combustion closet



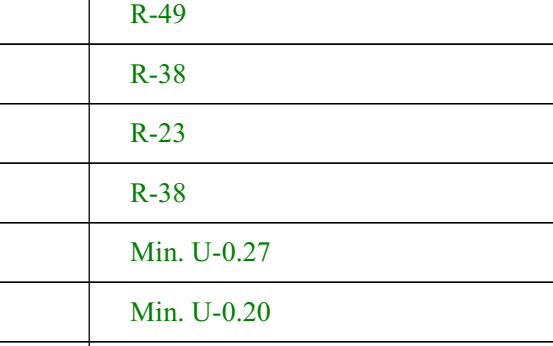
### Seal top plate



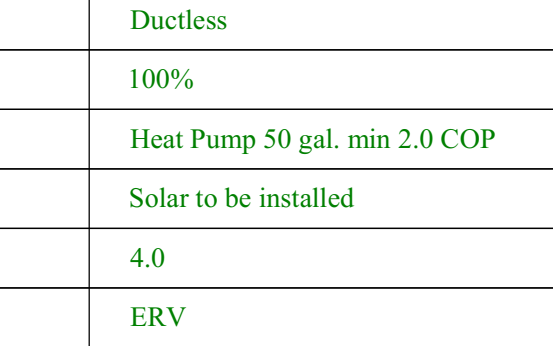
### Exterior penetrations



### Two-level attic

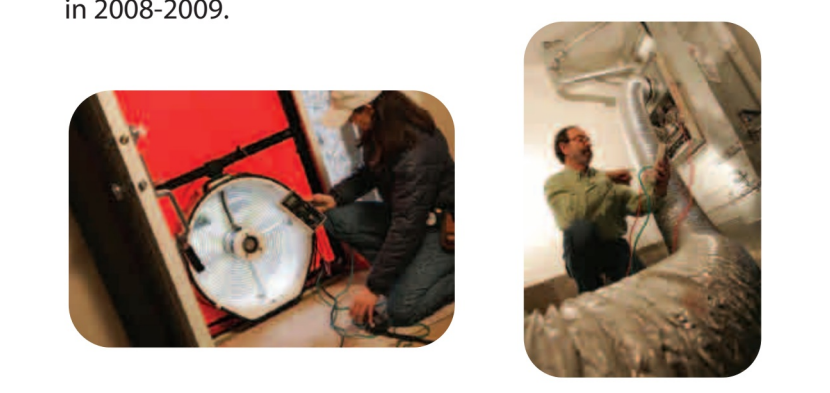


### Attic knee-walls



### AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS

| COMPONENT                              | AIR BARRIER CRITERIA  |
|--|---|
| General requirements                   | A continuous air barrier shall be installed in alignment with the building thermal envelope.<br>Breaks or joints in the air barrier shall be sealed.  |
| Ceiling/attic                          | The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.<br>Access openings, drop-down stairs, or knee wall doors to unconditioned attic spaces shall be gasketed and sealed.   |
| Walls                                  | The junction of the foundation and sill plate shall be sealed.<br>The junction of the top plate and the top of interior walls shall be sealed between wall cavities and windows or door frames.<br>All penetrations or utility services through the top and bottom plates shall be sealed.<br>Knee walls shall be sealed. |
| Windows, skylights and doors           | The space between framing and skylights, and the jambs of windows and doors shall be sealed.  |
| Rim/band joists                        | Rim/band joists shall be a part of the thermal envelope and have a continuous air barrier.  |
| Floors                                 | Including cantilevered floors and floors above garages<br>The air barrier shall be installed at any exposed edge of insulation.   |
| Crawl space walls                      | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.  |
| Shafts, penetrations                   | Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.   |
| Garage separation                      | Air sealing shall be provided between the garage and conditioned spaces.  |
| Recessed lighting                      | Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.   |
| Shower/tub on exterior walls           | The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.  |
| Electrical/phone box on exterior walls | The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.   |
| HVAC register boots                    | HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.  |



Earth Advantage Institute is a nonprofit organization that works with the building industry to help implement sustainable building practices. Its mission is to create an immediate, practical, and cost-effective path to sustainability and reduction of carbon in the built environment.



### ENERGY EFFICIENCY CHOICES

|                                |                                 |
|--------------------------------|---------------------------------|
| Ceiling                        | R-49                            |
| Vaulted Ceiling                | R-38                            |
| Wall                           | R-23                            |
| Floor                          | R-38                            |
| Windows                        | Min. U-0.27                     |
| Ext. Doors                     | Min. U-0.20                     |
| Ext. Doors >2.5 sq.ft. glazing | Min. U-0.40                     |
| Skylights                      | Min. U-0.50                     |
| Furnace AFUE                   | Ductless Heat Pump Min. HSPF 10 |
| Ducts                          | Ductless                        |
| LED Lighting %                 | 100%                            |
| Water Heater                   | Heat Pump 50 gal. min 2.0 COP   |
| Solar                          | Solar to be installed           |
| Air Sealing ACH50              | 4.0                             |
| Ventilation                    | ERV                             |