



SAMPLE ONLY
Contact the Ashland Community Development Dept. for the full set of pre-approved construction documents.

Proposed ADU: 364 sq ft
 ADU Porch: _____ sq ft
 Living space main house: _____ sq ft
 Adu above garage: _____ sq ft
 garage: _____ sq ft
 main house front porch: _____ sq ft

Lot size: _____ sq ft
 Lot coverage: _____ sq ft
 % of coverage: _____ %

Dead Loads: Roof 17 PSF, Floor 15 PSF
 Live Loads: Snow 25 PSF, Floor 40 PSF
 Lateral Loads: Seismic Zone D1
 Wind 120 MPH Exposure B

Energy compliance: 2017 Energy code
 Envelope enhancement measure 2
 Exterior Walls - Min. R 23 Insulation
 Floors - Min. R38 insulation
 Roof - Min. R49 insulation
 Windows - Min. U-0.28
 Conservation Measure D
 High efficiency water heater
 (gas/propane) minimum UEF0.85 /
 Electric Heat Pump Tier 1
 for Northern Climate

Attic Ventilation: 1 sq ft per 300 sq ft of Area
 Crawl space Ventilation: 1 sq ft per 150 sq ft of Area
 50% high & low

- Included Cover Page
Site Plan
Main Floor Plan
 Main floor plan, window & door schedule
Exterior Elevations
Foundation Plan
Building Details
Floor & Roof framing plans
Joist & Rafter Calc's.



5077 Table Rock Road
 Central Point OR 97502
 541-664-1214

Cover

Dogwood

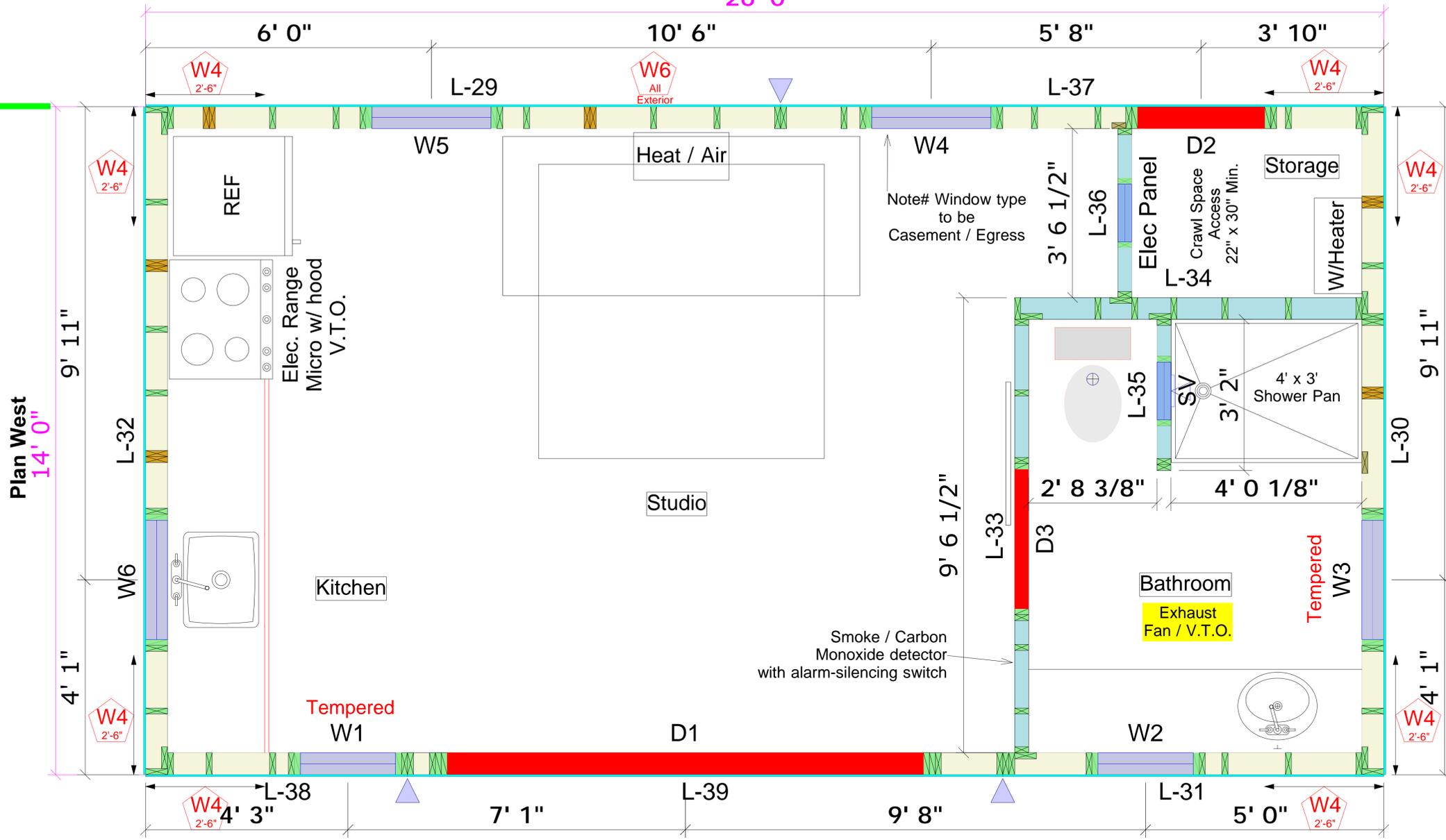
364 sq ft - Studio

DISCLAIMER
THESE PLANS ARE PROVIDED AS A COURTESY BY THE CITY OF ASHLAND FOR APPLICATION AND PERMITTING PURPOSES ONLY. THESE PLANS WERE NOT DESIGNED BY THE CITY OF ASHLAND AND THE CITY BEARS NO RESPONSIBILITY FOR THE PLANS OR RESULTING STRUCTURE. THE PLANS HAVE BEEN REVIEWED FOR MINIMUM OREGON RESIDENTIAL SPECIALTY CODE COMPLIANCE. BY USING THE PLANS, THE USER AGREES TO RELEASE THE CITY OF ASHLAND FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION, INCLUDING BUT NOT LIMITED TO WHETHER PARTICULAR SITE CONDITIONS ARE SUITABLE FOR THE USE OF THESE PLANS. THESE APPROVED PLANS AND ANY RESULTING PERMIT ISSUED SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS IN THE OREGON RESIDENTIAL SPECIALTY CODE OR ANY OTHER LAWS OR ORDINANCES OF THIS JURISDICTION. THE APPROVAL OF THESE PLANS AND ISSUANCE OF A PERMIT BASED ON CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION DOCUMENTS AND DATA. ALL APPLICABLE REVIEW AND PERMITTING FEES STILL APPLY AND USE OF THESE PLANS DOES NOT EXEMPT APPLICANTS FROM ANY AND ALL REQUIRED FEES OR COST IN THE PERMITTING PROCESS AND FURTHER DOCUMENTATION REQUIREMENTS.

| | |
|---------------|------------|
| PROJECT NAME: | ADU 364 |
| SITE ADDRESS: | |
| DRAWN BY: | JWL |
| SCALE : | N.T.S. |
| DATE : | 03-17-2021 |

Plan North

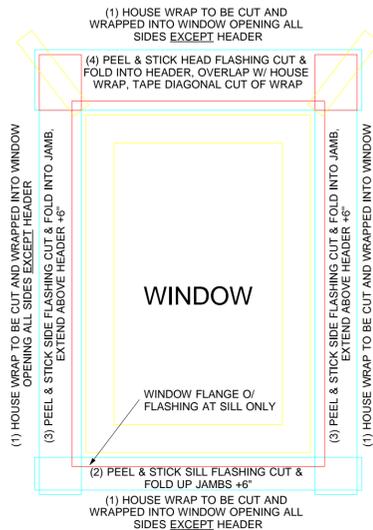
26' 0"



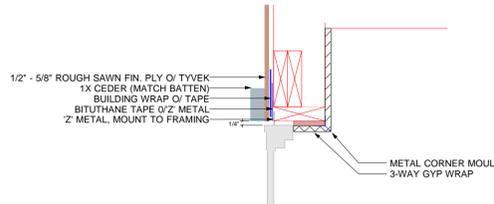
Plan South

Window & Door Schedule

| Tag | Width | Height | R/O width | R/O height | R/O Head height | Type | Comments |
|-----|--------|--------|-----------|------------|-----------------|--------------|-------------|
| W1 | 2'-0" | 4'-6" | 2'-0" | 4'-6" | 8'-0" | Fixed | Tempered |
| W2 | 2'-0" | 4'-6" | 2'-0" | 4'-6" | 8'-0" | Casement | |
| W3 | 2'-6" | 4'-6" | 2'-6" | 4'-6" | 8'-0" | Fixed | Tempered |
| W4 | 2'-6" | 3'-8" | 2'-6" | 3'-8" | 6'-8" | Casement | Egress |
| W5 | 2'-6" | 3'-8" | 2'-6" | 3'-8" | 6'-8" | Casement | Egress |
| W6 | 2'-6" | 4'-6" | 2'-6" | 4'-6" | 8'-0" | Casement | |
| D1 | 10'-0" | 8'-0" | 10'-0" | 8'-0" | 8'-0" | Double Swing | Keyed Entry |
| D2 | 2'-6" | 6'-8" | 2'-8" | 6'-9-1/2" | 6'-9-1/2" | Exterior | Keyed |
| D3 | 3'-0" | 6'-8" | 2'-11" | 6'-7" | 6'-7" | Barn | |



WINDOW FLASHING DETAIL



VINYL WINDOW HEAD DETAIL

SAMPLE ONLY

Shear Wall Schedule

| Mark# | Sheathing Grade | Edge Nailing | Sole Plate Nailing | Sill plate Bolts #5 |
|--------|---------------------------------------|--------------|--------------------|-----------------------------------|
| W6 (1) | 7/16" APA-Rated OSB or equivalent (1) | 6" O.C. (2) | 6" O.C. (3) | 1/2" x 10" J-Bolts @ 6' o.c. (4) |
| W4 | 7/16" APA-Rated OSB or equivalent (1) | 4" O.C. (2) | 4" O.C. (2) | 1/2" x 10" J-Bolts @ 16" o.c. (4) |

- Notes
- Unless otherwise noted, all exterior walls are to be "W6" with 16" o.c. framing.
 - Shear Walls are to be blocked at all plywood panel edges and sheathing is to extend from bottom plate to top plate.
 - Plywood panel edges to receive 3x or (2)2x spliced together w/ 16d @ 12" o.c
 - Nails to be 0.131" Dia. x 2-1/2". Edge nailing to follow schedule and field nailing to be max 12" o.c.
 - Pre-manufactured wall panels are to be connected at corners & ends using 16d min. nails as called out at sole plate nailing.
 - Sill plates, to be 2x PT. or equivalent w/ 1/4" x 3" x 3" Bearing plate Washers at each bolt.
 - 1/2" x 6" concrete screw anchors may be used in place of J-bolts. To comply with 2008 ORSC wall bracing or continuously sheathed method

Lumber
 2x studs and plate DF#2/BTR S-Dry
 3x-4x timbers DF#2/BTR GRN. To be 19% MC or less before enclosure
 6x or larger timbers DF#1/BTR GRN. To be 19% MC or less before enclosure
 EWP - Products to be as per plan.

- R314.3.1 Near cooking appliances.
 Smoke alarms shall not be installed in the following locations unless it is in conflict with R314.3.
- Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
 - Ionization smoke alarms with alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
 - Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

Main Floor

3/4" = 1'

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| PROJECT NAME: | Dogwood |
| SITE ADDRESS: | |
| Rev.: | 11-17-2021 |
| DRAWN BY: | JWL |
| SCALE: | 3/4" = 1' |
| DATE: | 03-17-2021 |



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Main Floor Plan