



Proposed ADU: 660 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 C

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 placeholder
- Main Floor Plan
- Exterior Elevations
- Interior Elevations & Door/Window Schedule
- Foundation Plan
- Building & Concrete Details
- Floor Framing Plan
- Roof framing Plans

Joist & Rafter Calc's.

SAMPLE ONLY

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

Magnolia

- ADA - 1 Bedroom

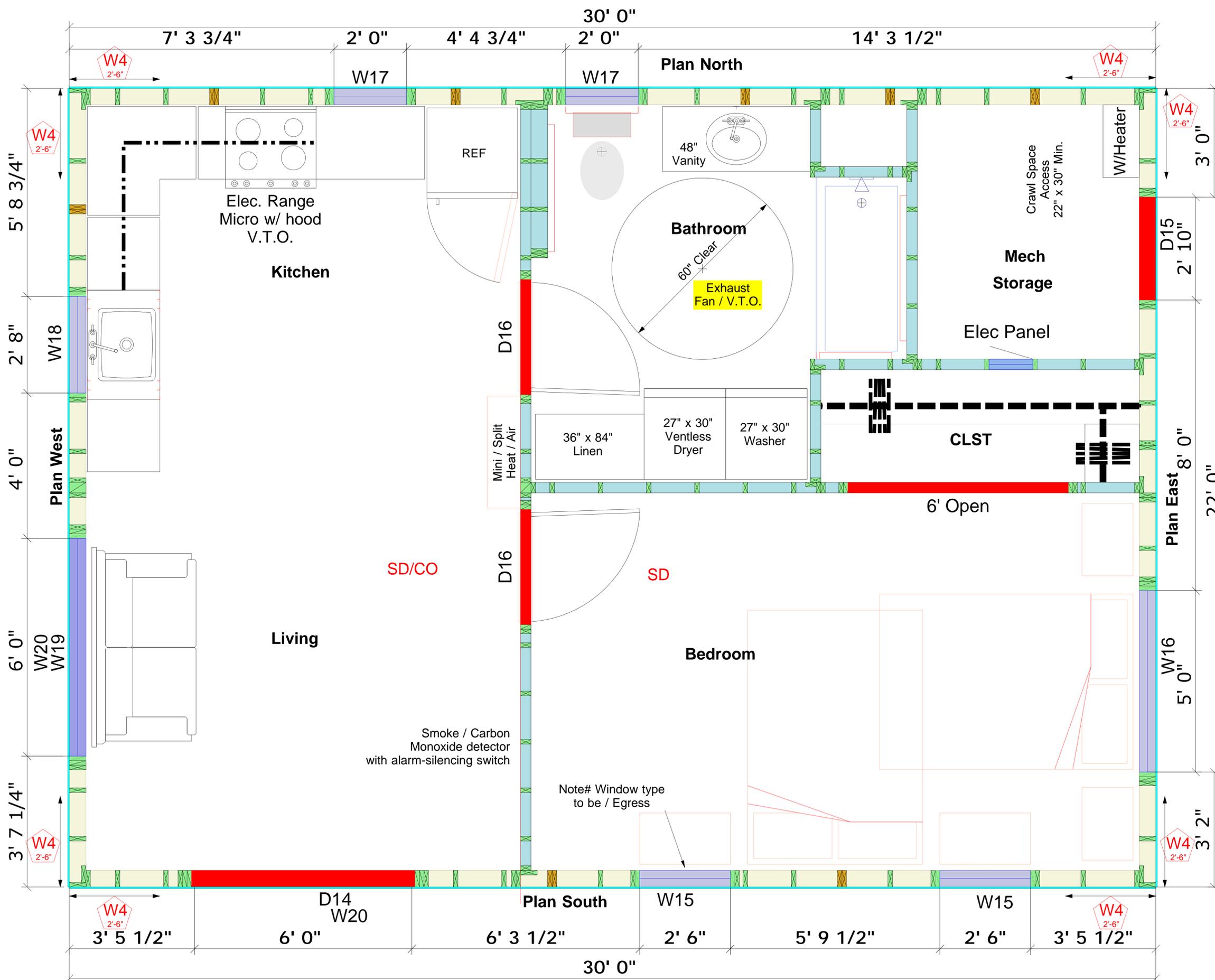


5077 Table Rock Road
 Central Point OR 97502
 541-664-1214

Cover

DISCLAIMER
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PROJECT NAME:	ADU 660 - ADA	DRAWN BY:	JWL
SITE ADDRESS:		SCALE:	N.T.S.
		DATE:	04-09-2021



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.

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Main Floor Plan

PROJECT NAME:	Magnolia	Rev.:	11-18-2021
SITE ADDRESS:		DRAWN BY:	JWL
		SCALE:	3/4" = 1'
		DATE:	04-09-2021

SAMPLE ONLY

Main Floor 3/4" = 1'