



Proposed ADU: 364 sq ft
 Garage: 364 sq ft
 ADU Porch: 72 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

Main floor plan, window & door schedule

Garage Plan

Exterior Elevations

Foundation Plan

Building Details

Floor & Roof framing plans

Deck & Stair Plan

Joist & Rafter Calc's.



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

Cover

Rev. : 10-28-2021

DRAWN BY: JWL

SCALE : N.T.S.

DATE : 04-07-2021

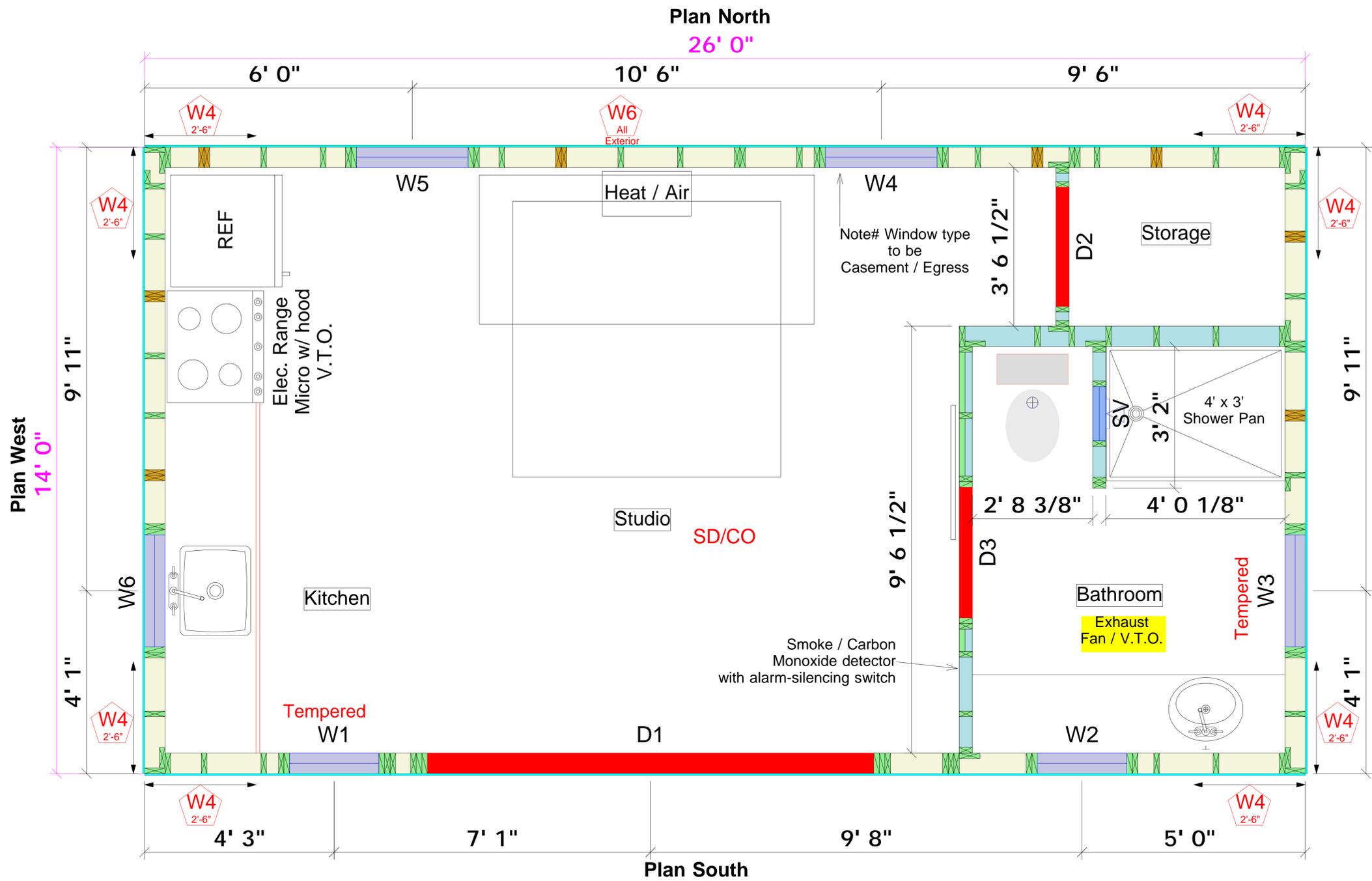
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SAMPLE ONLY
Contact the Ashland Community Development Dept. for the full set of pre-approved construction documents.

Myrtle

Studio w/ Garage below

PROJECT NAME:	Myrtle
SITE ADDRESS:	



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.

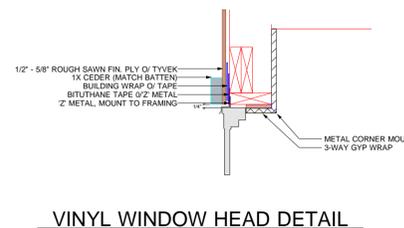
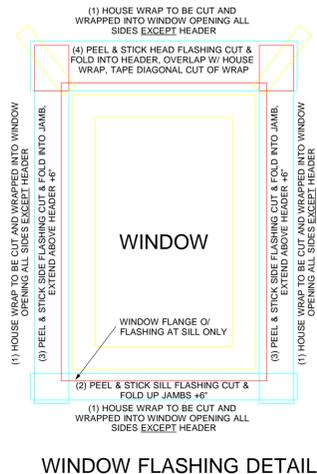
R314.3.1 Near cooking appliances. Smoke alarms shall not be installed in the following locations unless it is in conflict with R314.3.
 1. Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
 2. Ionization smoke alarms with alarm-silencing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

Main Floor

3/4" = 1'

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'-10-1/2"	6'-10-1/2"	Swing	
D3	3'-0"	6'-8"	2'-11"	6'-7"	6'-7"	Barn	
D4	2'-8"	6'-8"	2'-10"	6'-10-1/2"	6'-10-1/2"	Swing	Keyed
D5	9'-0"	7'-0"	9'-3"	7'-2"	7'-2"	Garage	Remote control



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SITE ADDRESS:	



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Main Floor Plan

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