

Plan Name	Oxbow ADU
Date	5/6/2024
Location	Lockwood Meadows Lot 14 La Center, WA

Floor Plan

Scale: 1/4" = 1'

Primary: 1,979 Sqft / ADU: 893 Sqft / Grand Total: 2,872 Sqft

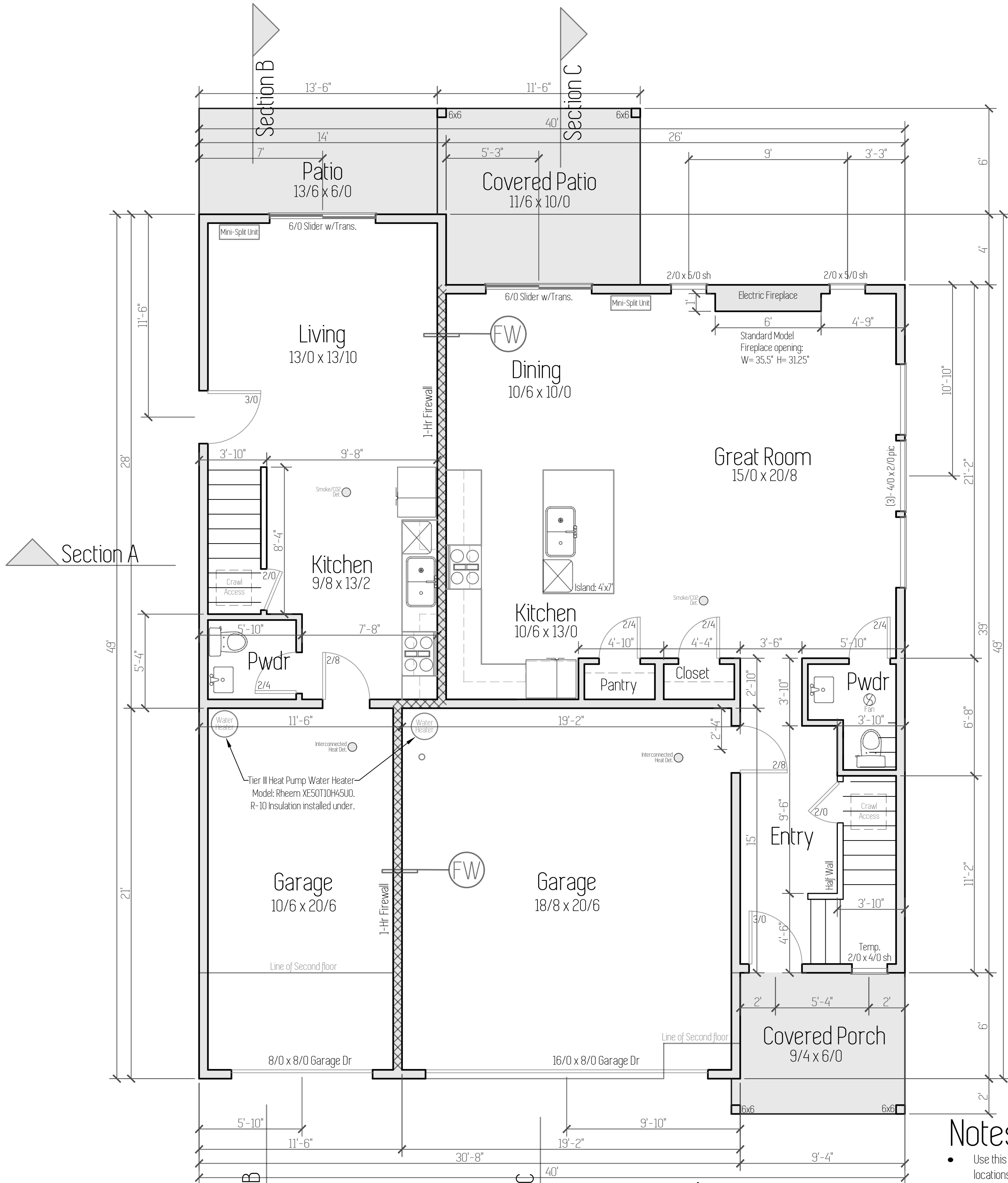
This plan is property of:



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Designed by:
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Main Floor 8' 1 1/8" Ceilings
Primary: 785 Sqft
ADU: 370 Sqft

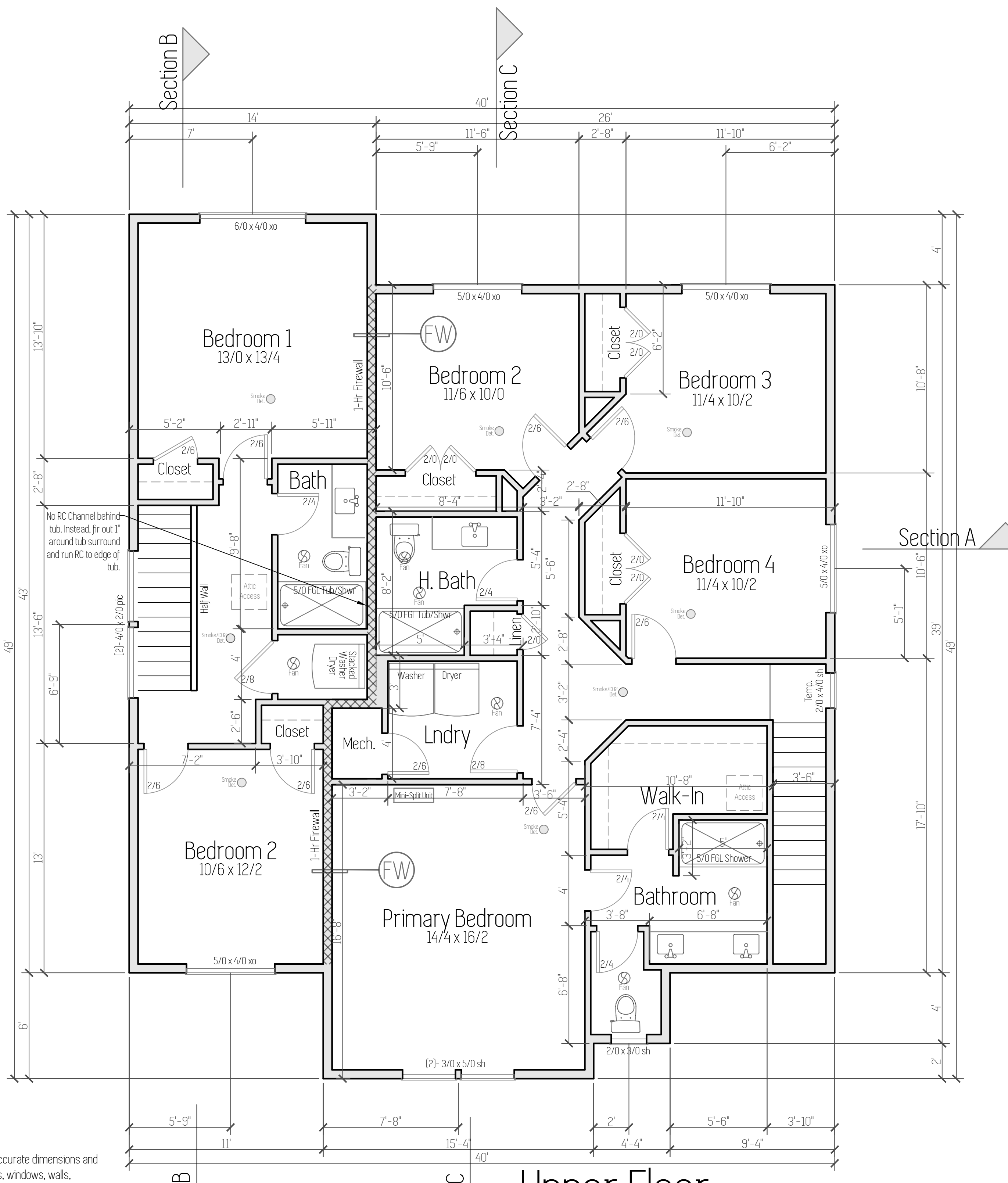
Energy Efficiency Summary. ADU Side

- HVAC System: One duct-less mini-split unit to be installed downstairs in main living area. Cadet heaters to supply heat to bedrooms.
- Tier 3 Water Heater. Model: Rheem XES0T10H45U0
- Insulation: Floors R-38 batts, Walls R-23 blown-in, Ceiling R-49 blown-in.
- Air Sealing of thermal envelope. To comply with Table 402.4.1.1
- R404.2 Interior Light Controls. Permanently installed interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control that is installed or built into the fixture. Except for in Bathrooms and Hallways.

Notes

- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Post and Beam Framing: Refer to Foundation Plan (sheet 3)
- Roof Framing & Header size: Refer to Framing Plan (sheet 4)
- All electrical to meet or exceed current minimum code requirements and is to be determined by owner.
- All fans shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control

1-Hr Fire Wall



Upper Floor 8' 1 1/8" Ceilings
Primary: 1,182 Sqft
ADU: 535 Sqft

Energy Efficiency Summary. Main Side

- HVAC System: Two duct-less mini-split units to be installed. One in Great Room, one in Primary Bedroom. Cadet heaters to supply heat to all other rooms.
- Tier 3 Water Heater. Model: Rheem XES0T10H45U0
- Insulation: Floors R-38 batts, Walls R-23 blown-in, Ceiling R-49 blown-in.
- Air Sealing of thermal envelope. To comply with Table 402.4.1.1
- R404.2 Interior Light Controls. Permanently installed interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control that is installed or built into the fixture. Except for in Bathrooms and Hallways.
- Whole-House Mechanical Ventilation System: Balanced HRV to be installed in mech. room upstairs. Shall comply with Table R403.6.1