

Main Floor 9' 1 1/8" Ceilings
Primary Residence: 803 SqFt
ADU: 303 SqFt

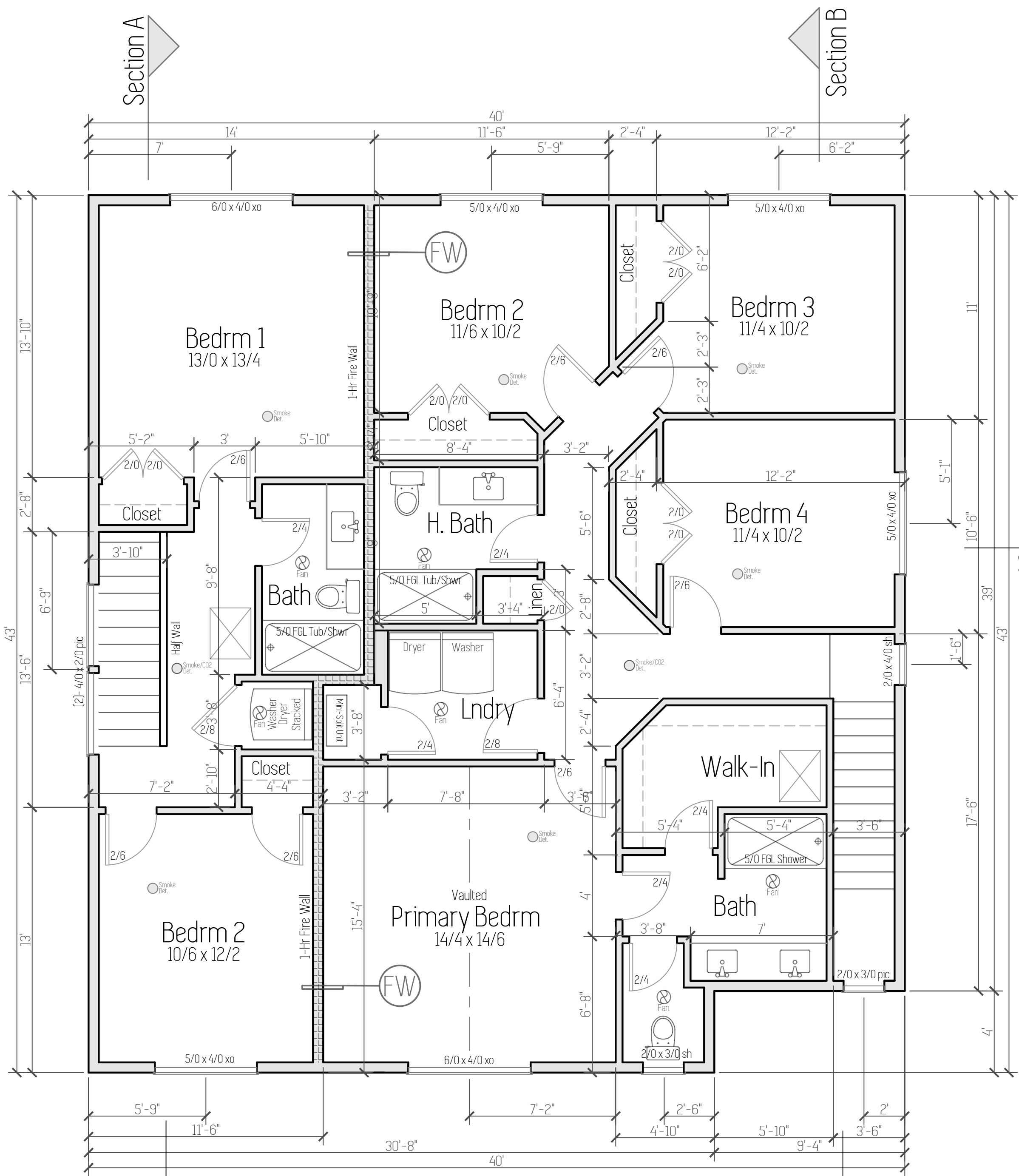
Energy Efficiency Summary. ADU Side

- 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 XE50T10H45U0
- Insulation: Floors R-38 batts. Walls R-23 blown-in. Ceiling R-60 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-Hour Fire Wall



Upper Floor 8' 1 1/8" Ceilings

Primary Residence: 1,148 SqFt
ADU: 478 SqFt

Energy Efficiency Summary. Main Side

- HVAC System: Ducted mini-split unit to be installed in mech. closet upstairs. Ducted to the rest of the house.
- Tier 3 Water Heater. Model: Rheem XE50T10H45U0
- Insulation: Floors R-38 batts. Walls R-23 blown-in. Ceiling R-60 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

Plan Name
Aspen ADU
Date
4/30/2025
Location
Lockwood Meadows
Lot 64
La Center, WA

Floor Plan

Scale: 1/4" = 1'

Total: 2,732 SqFt

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)

This plan is property of:



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