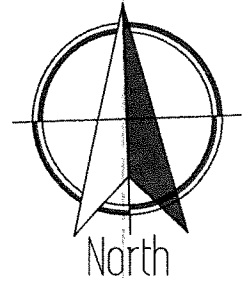


Site Plan

2311 E. Juniper Circle, La Center, WA
 Lockwood Meadows Lot 14

Apr. 30th 2024

Scale : 1"=20'



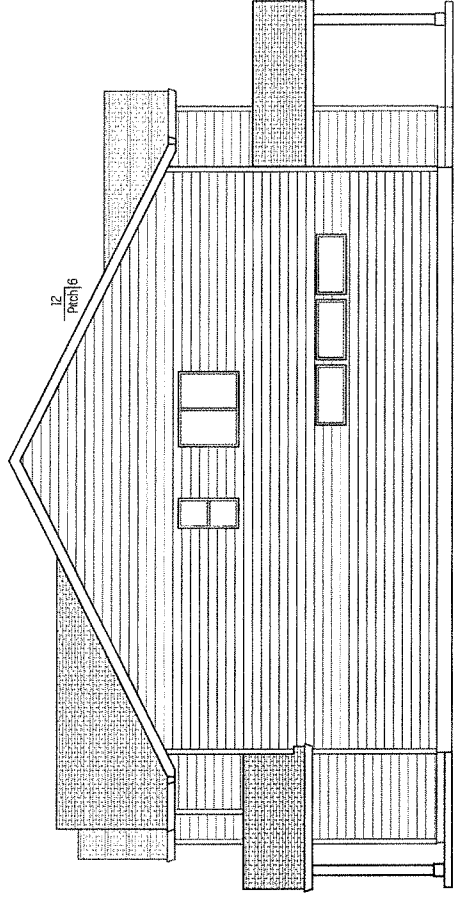
Plan Name	Oxbow ADU
Date	5/6/2024
Location	Lockwood Meadows Lot 14 La Center, WA

Primary: 1,979 SqFt / ADU: 893 SqFt / Grand Total: 2,872 SqFt
 Scale: 1/4" = 1'
 This plan is property of:

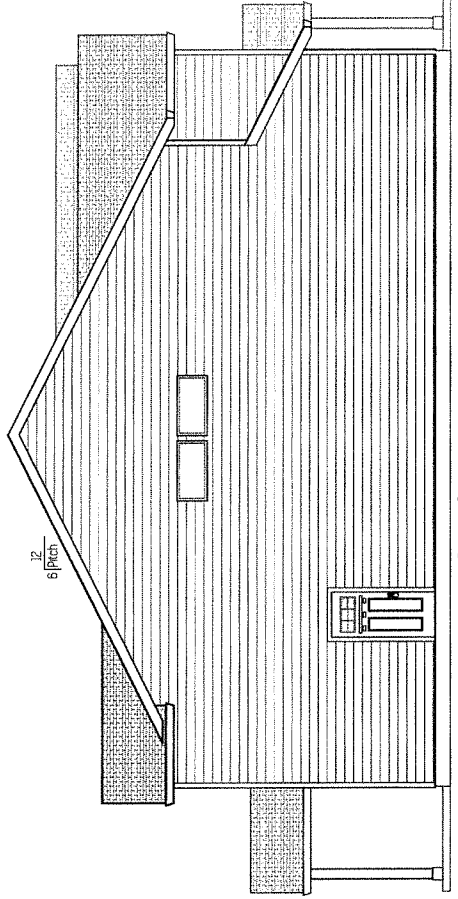


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 Designed by:
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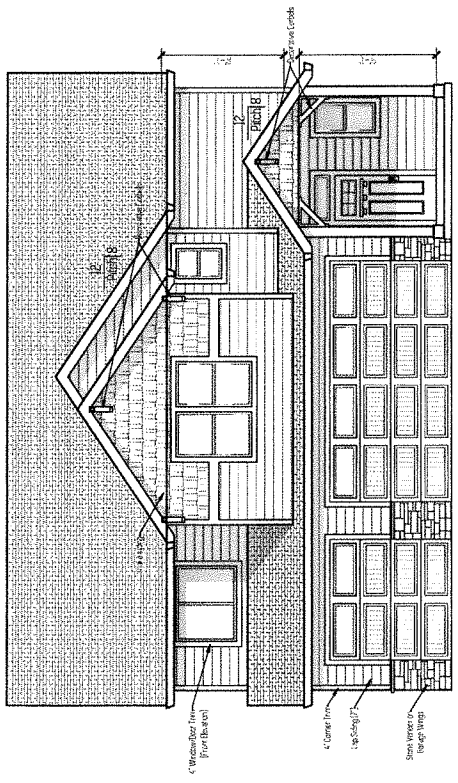
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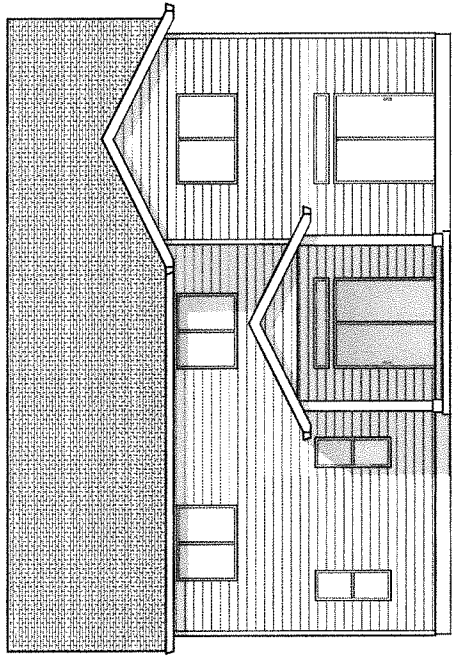
Right Elevation



Left Elevation

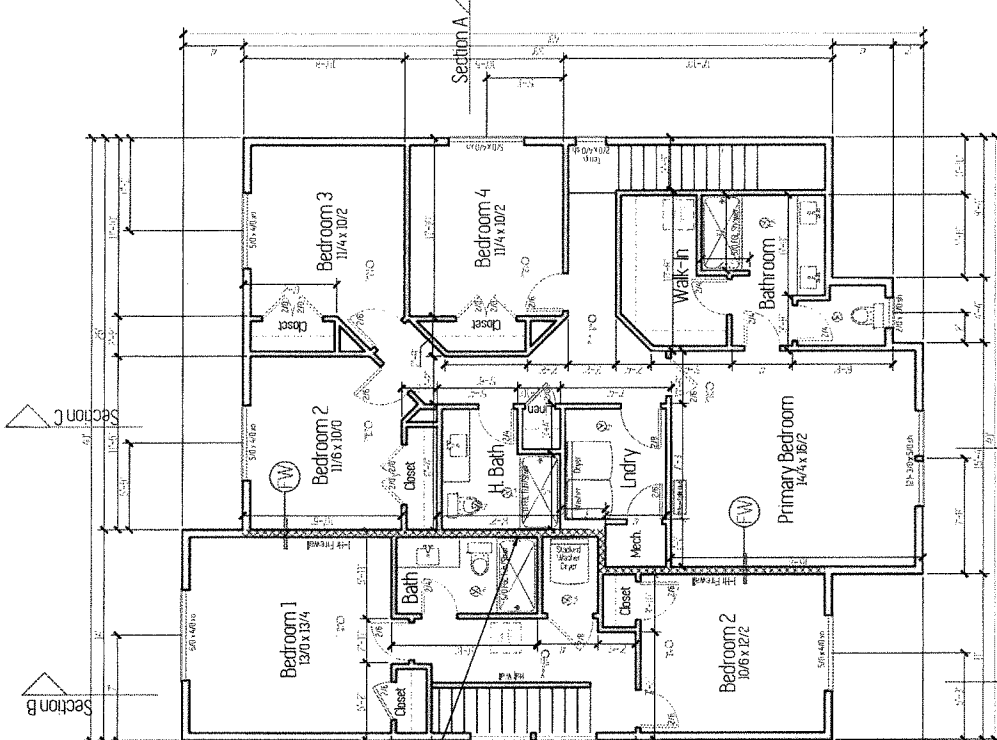


Front Elevation



Back Elevation

12' Pitch 6
 12' Pitch 8
 4' Corner Trim
 1/4" Siding 1/2"
 Show window on the right ramp
 12' Pitch 6
 12' Pitch 8
 12' Pitch 6
 12' Pitch 8



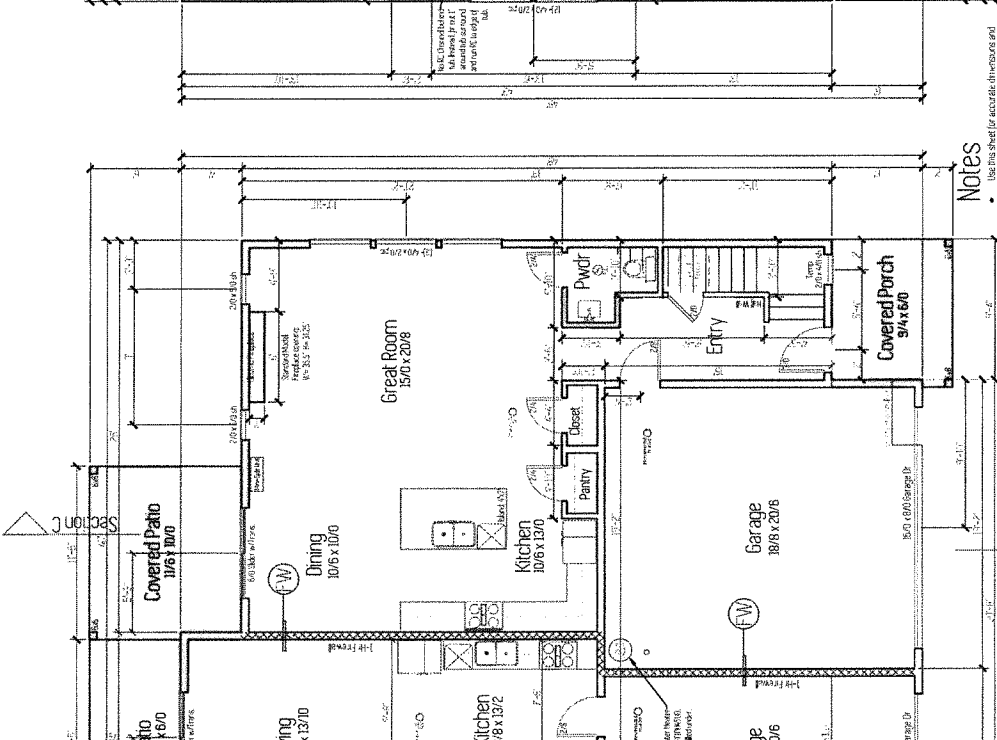
Main Floor 9' 1 1/2" Ceilings

Primary: 785 Sqft
ADU: 370 Sqft

Energy Efficiency Summary, ADU Side

- HVAC System: The ADU has mini-split unit to be installed in each living area. Under basers to supply heat to other rooms.
- Hot Water Heater: Model: Rheem RES11P34SD
- Insulation: R-19 in Attic, R-5 in Walls, R-10 in Floor.
- Roofing: Asph/Flt Shingles.
- Windows: Low-E, Double Pane, Argon Fills, U-Value: 0.25, SHGC: 0.60, Visible Transmittance: 0.76.
- Doors: Solid Core, U-Value: 0.15.
- Weatherstripping: Door and Window.
- Lighting: LED, Energy Star, U.S. Dept. of Energy, U-Value: 0.15.
- Smart Thermostat: Nest Learning Thermostat.
- Occupancy Sensor: Control of other controls that is installed for tankless water heater, air transfer, air conditioner, ceiling fan, and other controls.
- Blower Motor: In the mechanical room.
- Uninsulated: In the mechanical room. Shall comply with Table 105.1.1.

1-Hour Fire Wall

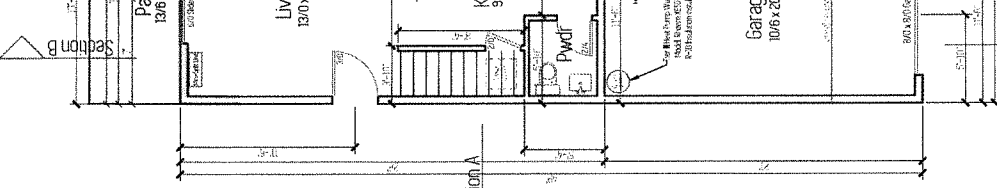


Upper Floor 8' 1 1/2" Ceilings

Primary: 1,182 Sqft
ADU: 535 Sqft

Energy Efficiency Summary, Main Side

- HVAC System: The ADU has mini-split unit to be installed. One in Great Room, one in Primary Bedroom, Cash in each 10 supply heat to other rooms.
- Hot Water Heater: Model: Rheem RES11P34SD
- Insulation: R-19 in Attic, R-5 in Walls, R-10 in Floor.
- Roofing: Asph/Flt Shingles.
- Windows: Low-E, Double Pane, Argon Fills, U-Value: 0.25, SHGC: 0.60, Visible Transmittance: 0.76.
- Doors: Solid Core, U-Value: 0.15.
- Weatherstripping: Door and Window.
- Lighting: LED, Energy Star, U.S. Dept. of Energy, U-Value: 0.15.
- Smart Thermostat: Nest Learning Thermostat.
- Occupancy Sensor: Control of other controls that is installed for tankless water heater, air transfer, air conditioner, ceiling fan, and other controls.
- Blower Motor: In the mechanical room.
- Uninsulated: In the mechanical room. Shall comply with Table 105.1.1.



Notes

- Roof framing shall be accurate to within 1/4" for eaves and within 1/8" for rafter ends, chimneys, etc.
- Post and beam framing shall be foundation (see sheet 3)
- Roof framing & sheath: use 2x12 joist framing
- MU shall be to meet or exceed correct minimum code requirements and to be determined by owner.
- All jobs shall have a mechanical ventilation system (dependent on local minimum of 80 CFM per bedroom)
- Minimum code requirements shall be in accordance with local and state building codes.
- Smart thermostat shall be controlled by a smaller automatic control