



NEW STRUCTURE ORTHOGRAPHIC VIEWS



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ORTHOGRAPHIC VIEWS

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:

7/28/2025

SCALE:

NOT TO SCALE

SHEET:

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**CONCRETE AND REINFORCEMENT**  
1. MAX. AGGREGATE SIZE IS 3/4 INCH. MIX DESIGNS SHALL BE SIGNED BY AN ENGINEER LICENSED IN THE STATE OF OREGON.  
2. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.  
3. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE PROJECT ENGINEER. ADMIXTURES USED TO INCREASE THE COMPACTABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. CALCIUM CHLORIDE SHALL NOT BE USED.  
4. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:  
4.1. FOOTINGS ----- 2500 PSI  
4.2. SLABS ----- 2500 PSI  
5. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R. ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE THOROUGHLY CLEANED. LAITANCE AND STANDING WATER SHALL BE REMOVED.  
6. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE CONNECTORS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. PROVIDE CONCRETE PROTECTION AS REQUIRED AND NECESSARY.  
7. CONCRETE COVER PROTECTION FOR REINFORCEMENT BAR SHALL BE AS FOLLOWS: (SEE ACI 318-02 FOR CONDITIONS NOT NOTED.)  
8.1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3"  
8.2. CONCRETE EXPOSED TO EARTH OR WEATHER ----- 1 1/2"  
8. REINFORCING STEEL (REBAR) FOR CONCRETE SHALL BE DEFORMED, GRADE 60 (FY=60000 PSI YIELD STRENGTH), A615  
9. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) DETAILING MANUAL, ACI COMMITTEE 315.  
10. GROUT SHALL BE NON-SHRINKABLE GROUT CONFORMING TO AST, C827 AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.  
11. STEEL WELDED WIRE REINFORCEMENT (WWR)  
11.1ASTM A185, PLAIN TYPE IN ROLLS, PLAIN FINISH. PROVIDE 6" X 6" - W1.4 X W1.4 WWF, GRADE 65 MIN. (65000 PSI YIELD)  
12. BAR AND WELDED WIRE REINFORCEMENT SUPPLISH  
12.1 PROVIDE ALL SPACERS, CHAIRS, HCBM, TIES AND OTHER DEVICES NECESSARY TO PLACE, SPACE, SUPPORT AND MAINTAIN REBAR AND/OR WWR IN LOCATIONS IN ACCORDANCE WITH ACI 315.  
12.2 CONFORM TO "BAR SPOUT SPECIFICATION", CRSI MANUAL OF STADARD PRACTICE, CHAPTER 3, LATEST EDITION, AND BE OF THE FOLLOWING:  
12.2.1 SUPPORT REINFORCING IN FOOTINGS WITH PRECAST CONCRETE BLOCKS.  
12.2.2 SUPPORT FOR WWR IN SLABS WITH PRECAST CONCRETE BLOCKS OR METAL CHAIRS OF ACI TYPE HCM, CLASS 3.

**FOUNDATION**  
1. FOUNDATION SOIL BEARING PRESSURE ASSUMED TO BE 1000 PSI.  
2. THE CONTRACTOR SHALL PROVIDE FOR DE- WATERING OF EXCAVATIONS FOR EITHER SURFACE, GROUND OR SEWAGE WATER.  
3. ANY ABANDONED MATERIALS, FODDING, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.  
4. THE CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

**VAPOR RETARDER (R405.2.2)**  
1. A 6-MIL-THICK (0.15 MM) POLYETHYLENE VAPOR RETARDER SHALL BE APPLIED OVER THE POROUS LAYER WITH THE BASEMENT FLOOR CONSTRUCTED OVER THE POLYETHYLENE.

**BELOW-GRADE MOISTURE BARRIER (R406.3.2)**  
1. A 6-MIL-THICK (0.15 MM) POLYETHYLENE FILM SHALL BE APPLIED OVER THE BELOW-GRADE PORTION OF EXTERIOR FOUNDATION WALLS PRIOR TO BACKFILLING. JOINTS IN THE POLYETHYLENE FILM SHALL BE LAPPED 6 INCHES (152 MM) AND SEALED WITH ADHESIVE. THE TOP EDGE OF THE FILM SHALL BE BONDED TO THE SHEATHING TO FORM A SEAL. FILM AREAS AT GRADE LEVEL SHALL BE PROTECTED FROM MECHANICAL DAMAGE AND EXPOSURE BY A PRESSURE-PRESERVATIVE TREATED LUMBER OR PLYWOOD STRIP ATTACHED TO THE WALL SEVERAL INCHES ABOVE FINISHED GRADE LEVEL AND EXTENDING APPROXIMATELY 9 INCHES (229 MM) BELOW GRADE. THE JOINT BETWEEN THE STRIP AND THE WALL SHALL BE CAULKED FULL LENGTH PRIOR TO FASTENING THE STRIP TO THE WALL, WHERE APPROVED. OTHER COVERINGS APPROPRIATE TO THE ARCHITECTURAL TREATMENT SHALL BE PERMITTED TO BE USED. THE POLYETHYLENE FILM SHALL EXTEND DOWN TO THE BOTTOM OF THE WOOD FOOTING PLATE BUT SHALL NOT OVERLAP OR EXTEND INTO THE GRAVEL OR CRUSHED STONE FOOTING.

**VENTILATION (R408.1)**  
R405.1 CONCRETE OR MASONRY FOUNDATIONS, DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF  
2. FISHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.  
EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHERE THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SANDGRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1.

**INSULATION NOTES:**  
1. PROVIDE R-23 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SPACE.  
2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENING IN EXTERIOR WALL CONSTRUCTION.  
3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST SIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.  
4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.  
5. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.

**FOUNDATION ANCHORAGE (R403.1.6)**  
WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.  
1. COLD-FORMED STEEL FRANCHING SHALL BE ANCHORED TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES IN ACCORDANCE WITH SECTION R505.3.1 OR R603.3.1, AS APPLICABLE. WOOD SILL PLATES SUPPORTING COLD-FORMED STEEL FRAMING SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.  
2. WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT PER 12 INCHES (305 MM) OR LESS. THERE SHALL BE NOT FEWER THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BRACED WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BEARING WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY WHERE REQUIRED BY SECTIONS R317.

**VENTILATION (R408.1)**  
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE GROUND SURFACE OF THE UNDER-FLOOR SPACE SHALL BE COVERED BY A CLASS I VAPOR RETARDER, OR OTHER APPROVED MATERIAL, LAPPED 12 INCHES (305 MM) AT THE JOINTS AND EXTENDED NOT LESS THAN 12 INCHES (305 MM) UP PERIMETER FOUNDATION WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA. THE MINIMUM NET AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA WHERE THE GROUND SURFACE IS COVERED BY THE REQUIRED CLASS I VAPOR RETARDER. THE MINIMUM NET AREA OF VENTILATION OPENINGS IS NOT PERMITTED TO BE REDUCED FOR NATURALLY VENTILATED CRAWL SPACES IN NEW CONSTRUCTION IN BAKER, CLACKAMAS, HOOD RIVER, MULTNOMAH, POLK, WASHINGTON AND YAMHILL COUNTIES WHERE RADON MITIGATING CONSTRUCTION IS REQUIRED. THE REQUIRED VENTILATION OPENINGS SHALL BE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.  
EXCEPTIONS:  
VENTILATION OPENINGS ARE NOT REQUIRED ON ONE SIDE. VENTILATION OPENINGS ARE NOT REQUIRED WHERE A CONTINUOUSLY OPERATED MECHANICAL VENTILATION SYSTEM IS INSTALLED. THE SYSTEM SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST A MINIMUM OF 0.1 CFM (0.5 L/S) FOR EACH 50 SQUARE FEET (4.6 U/S) OF UNDER-FLOOR AREA. THE GROUND SURFACE SHALL BE COVERED WITH A CLASS I VAPOR RETARDER, OR OTHER APPROVED MATERIAL. VENTILATION OPENINGS IN TOWNHOUSES ARE NOT REQUIRED ON TWO SIDES WHEN ADJOINING ADJACENT TOWNHOUSES.

**STANDARD CONSTRUCTION NOTES: RESIDENTIAL:**

- CONSTRUCTION SHALL COMPLY TO ANY AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THE LAND.
- SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH APPLICABLE SAFETY REGULATIONS IS AND SHALL BE, THE CONTRACTORS AND ALL SUBCONTRACTOR'S RESPONSIBILITY.
- ALL TREES SHALL BE PROTECTED FROM DAMAGE (IF APPLICABLE) METAL:
  - ALL FLASHING SHALL BE 24 GA. G.I. METAL GRAVEL STOPS AND BEAM CAPS TO BE 22 GA. G.I. METAL.
  - ALL FRAMING CONNECTORS TO BE SIMPSON CO. OR EQUAL. SIMPSON A35N TO BE USED WITH EACH TRUSS.FRAMING:
  - EXPOSED EXTERIOR PLYWOOD SHALL BE EXTERIOR GRADE CCX. NAIL 6 IN. ON EDGE AND 12 IN. IN FIELD.
  - ALL DIM. LUMBER TO BE D.F.L., STANDARD OR BETTER.
  - PLUMBING WALLS SHALL BE 2X6. BATH TUB FRAMED AT 60 1/2" (U.N.O.)
  - PROVIDED BLOCKING FOR TUBS INCLUDING, BUT NOT LIMITED TO: DRYWALL BACKING, SHOWER ROD 84 IN. HT., TOWEL ROD(S) 42 IN. HT., CURTAIN ROD(S) EACH SIDE OF ALL WINDOWS.
  - ALL PREWIRING WILL BE COORDINATED WITH OWNER (T.V., TELEPHONE, ETC.)
  - INSULATION BAFFLES SHALL BE 3/8 IN. CDX PLYWOOD: NO FELT PAPER ALLOWED.FRAMING NOTES:
  - HEADERS SHALL BE 4X8 DF-L (U.N.O.)
  - STANDARD HEADER HEIGHT = 6'-0 1/2"
  - WALL HEIGHT 10'-0" (FIRST LEVEL, U.N.O)
  - EXTERIOR SHEATHING 1BD

**GENERAL**  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEERS SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.  
2. DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH "A" DESIGN DRAWINGS. COORDINATE CONSTRUCTION WITH ALL TRADES.  
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF 2021 OREGON RESIDENTIAL SPECIFICATION CODE ADOPTED BY THE STATE OF OREGON.  
4. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.  
5. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND VISITORS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION AND CONSTRUCTION TO EVER BE DONE BY THE PROJECT ENGINEER OR HIS AGENT OR REPRESENTATIVE, SHALL NOT INCLUDE REVIEW OF THE ABOVE ITEMS.  
6. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE PROJECT ENGINEER WHOSE NAME AND SEAL (STAMP) APPEAR ON THESE STRUCTURAL DRAWINGS.  
7. CONSTRUCTION LOADS (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.  
8. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS MADE IN EVERY INSTANCE.

**PLUMBING NOTES:**  
1. PLUMBING SHALL MEET ALL LOCAL CODES.  
2. IF A WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE 12" AIR DRAINAGE DRAINAGE TO THE EXTERIOR.  
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP/OUT.  
4. PROVIDE INSIDE MAIN WATER CUT-OFF.  
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

**SMOKE ALARM NOTES**  
1. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE ALARMS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE CURRENT OREGON RESIDENTIAL SPECIALTY CODE.  
1.1. THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND WHEN PRIMARY POWER IS INTERRUPTED, THE ALARMS SHALL RECEIVE POWER FROM A BATTERY.  
**SMOKE ALARM LOCATIONS:**  
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
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A SOUTH ELEVATION  
A2 1/4" - 1'- 0"



B WEST ELEVATION  
A2 1/4" - 1'- 0"

- ELEVATION NOTES:**
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
  2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
  3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
  4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS, AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
  5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
  6. RIDGE VENT TYPICAL INSTALL PER MANUFACTURER.
  7. ALL ROOFING MATERIAL SHALL BE OF APPROVED METAL ROOFING MATERIAL, WOOD (SHAKE OR SHINGLE), TILE, OR A FORTY (40) OR BETTER COMPOSITION ARCHITECTURAL SHAKE WITH RIDGE CAPS. COMPOSITION SHINGLES COORDINATE COLOR AND MATERIAL WITH OWNER. SHINGLES OVER 15# FELT. FASTEN PER MFG. FLASH AT BASE, CAPS, AND VALLEYS.
  8. GALV. OR ALUMINUM GUTTER ON 2x6 FASCIA W/DOWNSPOUTS. DISCHARGE TO AN APPROVED LOCATION. SEE OWNER FOR COLOR & FINISH.
  9. 2X6 FASCIA W/ METAL GUTTERS & 2X3 DOWNSPOUTS. DISCHARGE TO AN APPROVED LOCATION
  10. 5/4" x 3 1/2" PRE-PRIMED CORNER BOARDS AND WINDOW/DOOR TRIM 5/4" x 5 1/2 ABOVE WINDOWS & DOORS.
  11. ALL SIDING MATERIALS SHALL BE CONCRETE BOARD (SUCH AS HARDI-PLANK) SIDING, OR NATURAL WOOD, BRICK, OR STONE. SIDING MATERIAL MUST BE NAILED ON 16-INCH CENTERS. NO T1-11 OR OTHER VERTICAL PLYWOOD TYPE SIDING IS PERMITTED. A MINIMUM OF TEN PERCENT (10%) OF FRONT ELEVATION (NOT COUNTING WINDOWS AND DOORS) MUST CONSIST OF BRICK MASONRY STONE OR OTHER SIMILAR MATERIALS. HARDI-PLANK LAP SIDING 5/16" THK. 8" EXPOSURE TYPICAL OVER 15# FELT. APPLY FELT HORIZONTALLY, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6". CAULK ENDS, COVERED WITH A BATTEN OR SEALED AND INSTALLED OVER A STRIP OF FLASHING. ALTERNATE: MOISTURE BARRIER; INSTALL PER MANUFACTURER'S INSTRUCTIONS. FOR HARDIPLANK USE 6d CORROSION RESISTANT NAILS, FACE NAILING; (2) NAILS AT EACH STUD CONCEALED NAILING: (1) 6d GALV. BOX NAIL AT EACH STUD. USE: 7/ 16" SHEATHING PLYWOOD OR OSB w/PANEL SPAN RATING 24/16. FASTEN w/8d COMMON NAILS (2.5"x0.131") @ 6" OC @ EDGES AND 12"OC FIELD.
  12. ALL HEIGHTS LISTED ARE ESTIMATED. IT IS THE TRUSS DESIGNER'S RESPONSIBILITY TO VERIFY PITCH AND RELATIVE HEIGHTS TO MATCH EXISTING ROOF STRUCTURE.

EXTERIOR ELEVATIONS

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:  
7/28/2025

SCALE:  
1/4" - 1'- 0"

SHEET:

A2





A NORTH ELEVATION  
A3 1/4" - 1'- 0"



B EAST ELEVATION  
A3 1/4" - 1'- 0"

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  9. 2X6 FASCIA W/ METAL GUTTERS & 2X3 DOWNSPOUTS. DISCHARGE TO AN APPROVED LOCATION
  10. 5/4" x 3 1/2" PRE-PRIMED CORNER BOARDS AND WINDOW/DOOR TRIM 5/4" x 5 1/2 ABOVE WINDOWS & DOORS.
  11. ALL SIDING MATERIALS SHALL BE CONCRETE BOARD (SUCH AS HARDI-PLANK) SIDING, OR NATURAL WOOD, BRICK, OR STONE. SIDING MATERIAL MUST BE NAILED ON 16-INCH CENTERS. NO T1-11 OR OTHER VERTICAL PLYWOOD TYPE SIDING IS PERMITTED. A MINIMUM OF TEN PERCENT (10%) OF FRONT ELEVATION (NOT COUNTING WINDOWS AND DOORS) MUST CONSIST OF BRICK MASONRY STONE OR OTHER SIMILAR MATERIALS. HARDI-PLANK LAP SIDING 5/16" THK. 8" EXPOSURE TYPICAL OVER 15# FELT. APPLY FELT HORIZONTALLY, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6". CAULK ENDS, COVERED WITH A BATTEN OR SEALED AND INSTALLED OVER A STRIP OF FLASHING. ALTERNATE: MOISTURE BARRIER; INSTALL PER MANUFACTURER'S INSTRUCTIONS. FOR HARDIPLANK USE 6d CORROSION RESISTANT NAILS, FACE NAILING; (2) NAILS AT EACH STUD CONCEALED NAILING: (1) 6d GALV. BOX NAIL AT EACH STUD. USE: 7/ 16" SHEATHING PLYWOOD OR OSB w/PANEL SPAN RATING 24/16. FASTEN w/8d COMMON NAILS (2.5"x0.131") @ 6" OC @ EDGES AND 12"OC FIELD.
  12. ALL HEIGHTS LISTED ARE ESTIMATED. IT IS THE TRUSS DESIGNER'S RESPONSIBILITY TO VERIFY PITCH AND RELATIVE HEIGHTS TO MATCH EXISTING ROOF STRUCTURE.

AS BUILT ELEVATIONS

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:

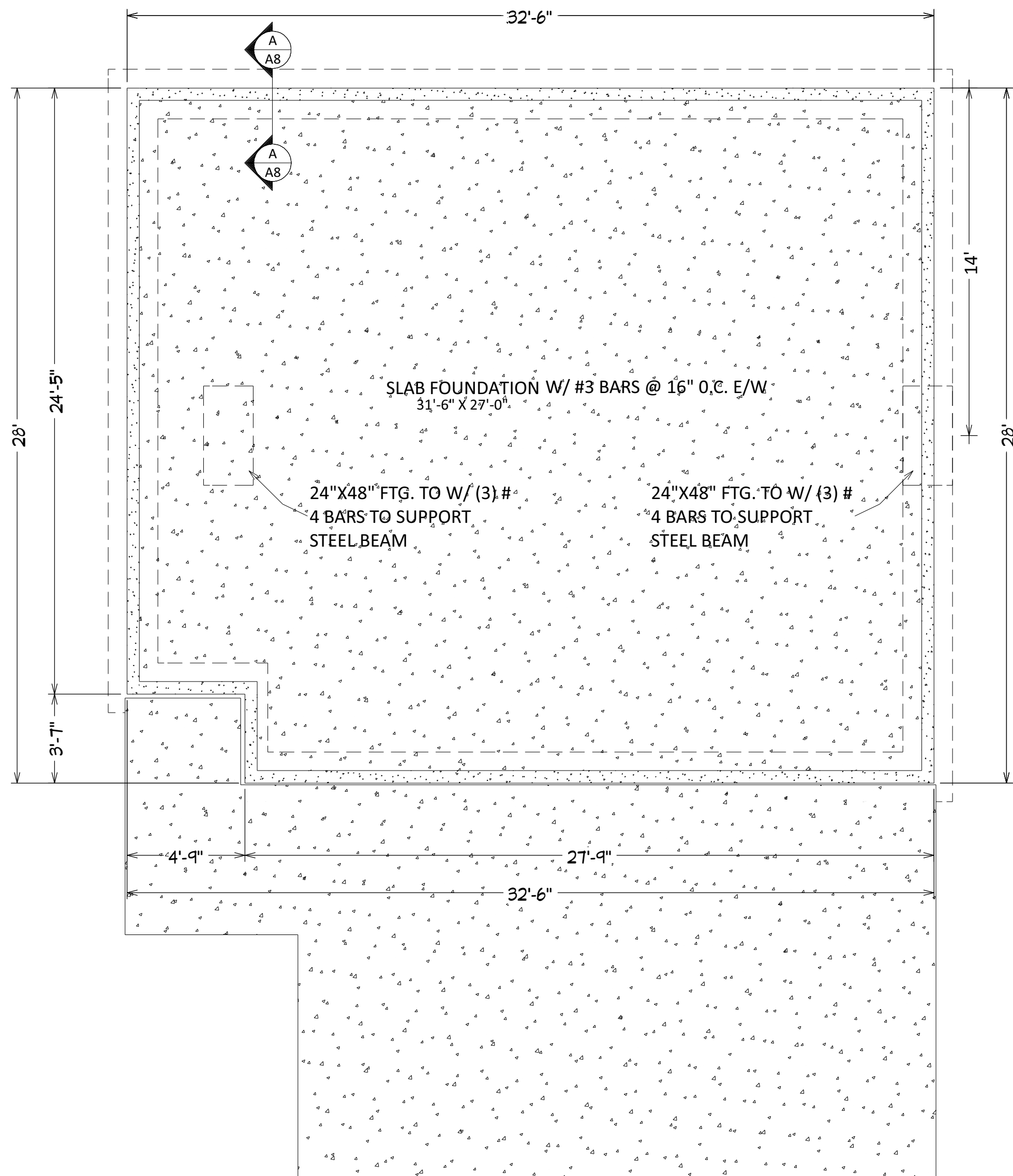
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SCALE:

1/4" - 1'- 0"

SHEET:

A3



A FOUNDATION PLAN  
A4 1/4" - 1'- 0"

- CONCRETE AND REINFORCEMENT**
1. MAX. AGGREGATE SIZE IS 3/4 INCH. MIX DESIGNS SHALL BE SIGNED BY AN ENGINEER LICENSED IN THE STATE OF OREGON.
  2. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.
  3. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE PROJECT ENGINEER. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. CALCIUM CHLORIDE SHALL NOT BE USED.
  4. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:  
4.1. FOOTINGS ----- 2500 PSI  
4.2. SLABS ----- 2500 PSI
  5. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R. ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE THOROUGHLY CLEANED. LAITANCE AND STANDING WATER SHALL BE REMOVED.
  6. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE CONNECTORS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. PROVIDE CONCRETE PROTECTION AS REQUIRED AND NECESSARY.
  7. CONCRETE COVER PROTECTION FOR REINFORCEMENT BAR SHALL BE AS FOLLOWS: (SEE ACI 318-02 FOR CONDITIONS NOT NOTED.)  
8.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3"  
8.2 CONCRETE EXPOSED TO EARTH OR WEATHER ----- 1 1/2"
  8. REINFORCING STEEL (REBAR) FOR CONCRETE SHALL BE DEFORMED, GRADE 60 (FY=60000 PSI YIELD STRENGTH), A615
  9. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) DETAILING MANUAL, ACI COMMITTEE 315.
  10. GROUT SHALL BE NON-SHRINKABLE GROUT CONFORMING TO AST, C827 AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. GROUTING OF BASE PLATES WILL NOT BE PERMITTED.
  11. STEEL WELDED WIRE REINFORCEMENT (WWR)  
11.1 ASTM A185, PLAIN TYPE IN ROLLS, PLAIN FINISH. PROVIDE 6" X 6" - W1.4 X W1.4 WWF, GRADE 65 MIN. (65000 PSI YIELD)
  12. BAR AND WELDED WIRE REINFORCEMENT SUPPORTS  
12.1 PROVIDE ALL SPACERS, CHAIRS (HCM), TIES AND OTHER DEVICES NECESSARY TO PLACE, SPACE, SUPPORT AND MAINTAIN REBAR AND/OR WWR IN LOCATIONS IN ACCORDANCE WITH ACI 315.  
12.2 CONFORM TO "BAR SUPPORT SPECIFICATION", CRSI MANUAL OF STANDARD PRACTICE, CHAPTER 3, LATEST EDITION, AND BE OF THE FOLLOWING TYPES:  
12.2.1 SUPPORT REINFORCING IN FOOTINGS WITH PRECAST CONCRETE BLOCKS.  
12.2.2 SUPPORT FOR WWR IN SLABS WITH PRECAST CONCRETE BLOCKS OR METAL CHAIRS OF ACI TYPE HCM, CLASS 3.

- FOUNDATION**
1. FOUNDATION SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSI.
  2. THE CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FOR EITHER SURFACE, GROUND OR SEEPAGE WATER.
  3. ANY ABANDONED MATERIALS, FOOTING, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
  4. THE CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

- DRAINAGE**
- R405.1 CONCRETE OR MASONRY FOUNDATIONS. DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF MASONRY UNITS. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.
- EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHERE THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND/GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1.

- FOUNDATION ANCHORAGE (R403.1.6)**
- WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.
1. COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES IN ACCORDANCE WITH SECTION R505.3.1 OR R603.3.1, AS APPLICABLE. WOOD SILL PLATES SUPPORTING COLD-FORMED STEEL FRAMING SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.
  2. WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY WHERE REQUIRED BY SECTIONS R317.

- VAPOR RETARDER (R405.2.2)**
1. A 6-MIL-THICK (0.15 MM) POLYETHYLENE VAPOR RETARDER SHALL BE APPLIED OVER THE POROUS LAYER WITH THE BASEMENT FLOOR CONSTRUCTED OVER THE POLYETHYLENE.

- BELOW-GRADE MOISTURE BARRIER (R406.3.2)**
1. A 6-MIL-THICK (0.15 MM) POLYETHYLENE FILM SHALL BE APPLIED OVER THE BELOW-GRADE PORTION OF EXTERIOR FOUNDATION WALLS PRIOR TO BACKFILLING. JOINTS IN THE POLYETHYLENE FILM SHALL BE LAPPED 6 INCHES (152 MM) AND SEALED WITH ADHESIVE. THE TOP EDGE OF THE POLYETHYLENE FILM SHALL BE BONDED TO THE SHEATHING TO FORM A SEAL. FILM AREAS AT GRADE LEVEL SHALL BE PROTECTED FROM MECHANICAL DAMAGE AND EXPOSURE BY A PRESSURE-PRESERVATIVE TREATED LUMBER OR PLYWOOD STRIP ATTACHED TO THE WALL SEVERAL INCHES ABOVE FINISHED GRADE LEVEL AND EXTENDING APPROXIMATELY 9 INCHES (229 MM) BELOW GRADE. THE JOINT BETWEEN THE STRIP AND THE WALL SHALL BE CAULKED FULL LENGTH PRIOR TO FASTENING THE STRIP TO THE WALL. WHERE APPROVED, OTHER APPROPRIATE TO THE ARCHITECTURAL TREATMENT SHALL BE PERMITTED TO BE USED. THE POLYETHYLENE FILM SHALL EXTEND DOWN TO THE BOTTOM OF THE WOOD FOOTING PLATE BUT SHALL NOT OVERLAP OR EXTEND INTO THE GRAVEL OR CRUSHED STONE FOOTING.

- INSULATION NOTES:**
1. PROVIDE R-23 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SPACE.
  2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENING IN EXTERIOR WALL CONSTRUCTION.
  3. INSTALL 6 MIL. POLYETHYLENE VAPOR BARRIER AGAINST SIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
  4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
  5. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.

- VENTILATION (R408.1)**
- THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE GROUND SURFACE OF THE UNDER-FLOOR SPACE SHALL BE COVERED BY A CLASS 1 VAPOR RETARDER, OR OTHER APPROVED MATERIAL, LAPPED NOT LESS THAN 12 INCHES (305 MM) AT THE JOINTS AND EXTENDED NOT LESS THAN 12 INCHES (305 MM) UP PERIMETER FOUNDATION WALLS.
- THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA.
- THE MINIMUM NET AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA WHERE THE GROUND SURFACE IS COVERED BY THE REQUIRED CLASS 1 VAPOR RETARDER.
- THE MINIMUM NET AREA OF VENTILATION OPENINGS IS NOT PERMITTED TO BE REDUCED FOR NATURALLY VENTILATED CRAWL SPACES IN NEW CONSTRUCTION IN BAKER, CLACKAMAS, HOOD RIVER, MULTNOMAH, POLK, WASHINGTON AND YAMHILL COUNTIES WHERE RADON-MITIGATING CONSTRUCTION IS REQUIRED. THE REQUIRED VENTILATION OPENINGS SHALL BE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.
- EXCEPTIONS:
- VENTILATION OPENINGS ARE NOT REQUIRED ON ONE SIDE. VENTILATION OPENINGS ARE NOT REQUIRED WHERE A CONTINUOUSLY OPERATED MECHANICAL VENTILATION SYSTEM IS INSTALLED. THE SYSTEM SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST A MINIMUM OF 1.0 CFM (0.5 L/S) FOR EACH 50 SQUARE FEET (4.6 L/S) OF UNDER-FLOOR AREA. THE GROUND SURFACE SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER, OR OTHER APPROVED MATERIAL. VENTILATION OPENINGS IN TOWNHOUSES ARE NOT REQUIRED ON TWO SIDES WHEN ADJOINING ADJACENT TOWNHOUSES.

REVISION TABLE	
NUMBER	DATE

ADU FOUNDATION PLAN

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:

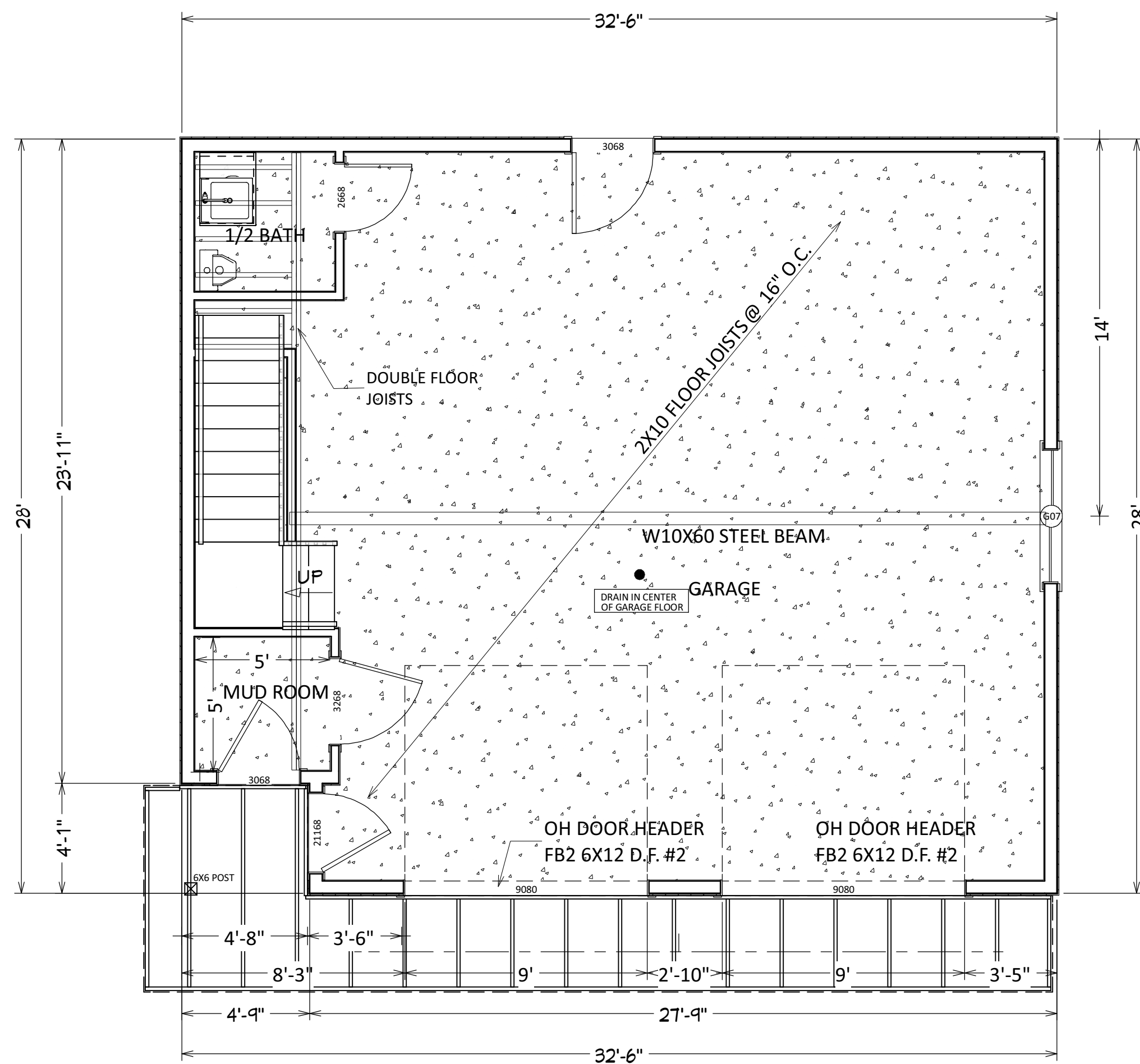
7/28/2025

SCALE:

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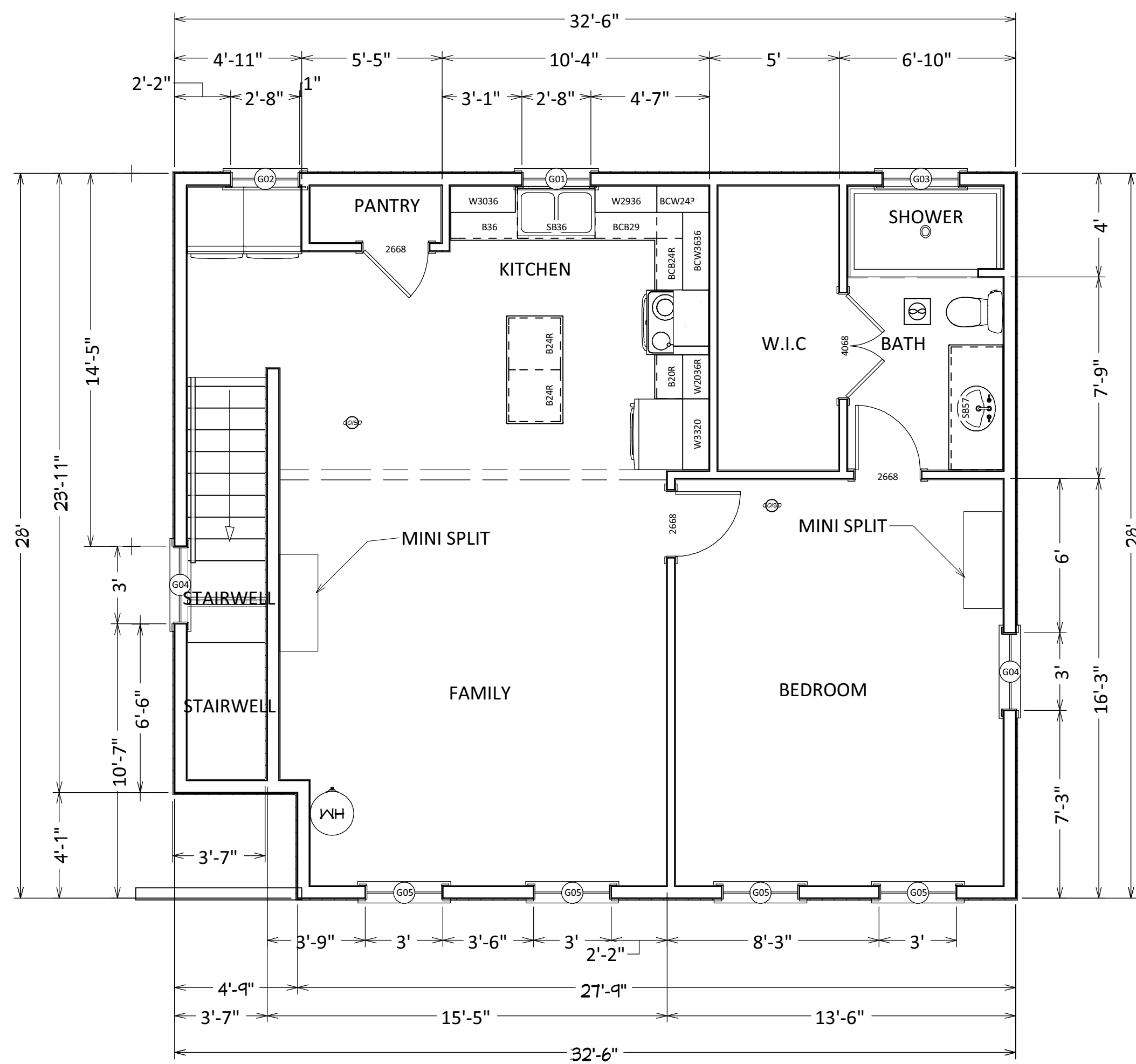
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WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION
G01	2834DH	1	2	DOUBLE HUNG
G02	2840DH	1	2	DOUBLE HUNG
G03	3016SC	1	2	SINGLE CASEMENT-HUNG
G04	3040DH	2	2	DOUBLE HUNG
G05	3050DH	4	2	DOUBLE HUNG
G07	5040LS	1	1	LEFT SLIDING

EGRESS  
EGRESS



## STANDARD CONSTRUCTION NOTES: RESIDENTIAL

## GENERAL

1. CONSTRUCTION SHALL COMPLY TO ANY AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THE LAND.
2. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS IS AND SHALL BE, THE CONTRACTORS AND ALL SUBCONTRACTOR'S RESPONSIBILITY.
3. ALL TREES SHALL BE PROTECTED FROM DAMAGE (IF APPLICABLE)

METAL:

1. ALL FLASHING SHALL BE 24 GA. G.I. METAL GRAVEL STOPS AND BEAM CAPS TO BE 22 GA. G.I. METAL.
2. ALL FRAMING CONNECTORS TO BE SIMPSON CO. OR EQUAL. SIMPSON A35N TO BE USED WITH EACH TRUSS.

## FRAMING

1. EXPOSED EXTERIOR PLYWOOD SHALL BE EXTERIOR GRADE CCX. NAIL 6 IN. ON EDGE AND 12 IN. IN FIELD.
2. ALL DIM. LUMBER TO BE D.F.L., STANDARD OR BETTER.
3. PLUMBING WALLS SHALL BE 2X6. BATH TUB FRAMED AT 60 1/2" (U.N.O.)
4. PROVIDE SLICING FOR OTHER TRADES INCLUDING, BUT NOT LIMITED TO: DRYWALL BACKING, SHOWER ROD 3/4 IN. HT., TOWER ROD(S) 42 IN. HT., CURTAIN ROD(S) EACH SIDE OF ALL WINDOWS.
5. ALL PREWIRING WILL BE COORDINATED WITH OWNER (T.V., TELEPHONE, ETC.)
6. INSULATION BAFFLES SHALL BE 3/8 IN. CDX PLYWOOD: NO FELT PAPER ALLOWED.

## FRAMING NOTES:

## GENERAL

1. HEADERS SHALL BE 4X8 DFL #2 (U.N.O.)
2. STANDARD HEADER HEIGHT = 6'-10 1/2"
3. WALL HEIGHT 13'-0" (FIRST LEVEL, U.N.O)  
WALL HEIGHT 8'-0" (SECOND LEVEL, U.N.O)
4. EXTERIOR SHEATHING TBD

## GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEERS SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH "A" DESIGN DRAWINGS. COORDINATE CONSTRUCTION WITH ALL TRADES.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF 2023 OREGON RESIDENTIAL SPECIALTY CODE ADOPTED BY THE STATE OF OREGON.
4. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
5. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND VISITORS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION LOADS, ETC. VISITS TO THE SITE BY THE PROJECT ENGINEER OR HIS AGENT OR REPRESENTATIVE, SHALL NOT INCLUDE REVIEW OF THE ABOVE ITEMS.
6. OPENINGS, CUTS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE PROJECT ENGINEER WHOSE NAME AND SEAL (STAMP) APPEAR ON THESE STRUCTURAL DRAWINGS.
7. CONSTRUCTION LOADS (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. WHEN A CONDITION IS IDENTIFIED AS TYPICAL, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS MADE IN EVERY INSTANCE.

**PLUMBING NOTES:**

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF A WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILIARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOPOUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

SMOKE ALARM NOTES

1. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOOR CLOSED. ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND THE CURRENT OREGON RESIDENTIAL SPECIALTY CODE.
- 1.1 THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND WHEN PRIMARY POWER IS INTERRUPTED, THE ALARMS SHALL RECEIVE POWER FROM A BATTERY.

### SMOKE ALARM LOCATIONS

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - A. IN EACH SLEEPING ROOM.
  - B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON EACH LEVEL SHALL BE LOCATED ON THE LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY ABOVE THE UPPER LEVEL.
2. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE NEAREST BATH TUB OR SHOWER, OR FROM A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.

## MECHANICAL VENTILATION (SECTION M1507)

1. GENERAL. WHERE SECTION R303.3 REQUIRES TOILET ROOMS, BATHROOMS AND ROOMS WITH BATHING OR SPA FACILITIES TO BE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED PER THIS SECTION. WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION (M1507.1).
2. RECIRCULATION OF AIR. EXHAUST AIR FROM RANGE HOODS, BATHROOMS, TOILET ROOMS, AND ROOMS WITH BATHING OR SPA FACILITIES SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO AN ATTIC, CRAWL SPACE OR OTHER UNFINISHED SPACE. EXHAUST AIR FROM RANGE HOODS, BATHROOMS, TOILET ROOMS, AND ROOMS WITH BATHING OR SPA FACILITIES SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. M1507.2

### MECHANICAL NOTES

- ## 1. MECHANICAL HVAC BY OTHERS

## ELECTRICAL NOTES

1. ELECTRICAL BY OTHERS.

### GLAZING ADJACENT TO DOORS (R308.4.2)

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
  2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR. SEE FIGURE R308.4.2.
- EXCEPTIONS:
1. DECORATIVE GLAZING.
  2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
  3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH.
  4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
  5. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.

SMOKE/CO DETECTOR -

MECHANICAL EXHAUST FAN

SQUARE FOOTAGE CALCULATION - 841 SQ FT.

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

## ADU FLOOR PLANS

**GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE**

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JTM DESIGN

DATE:

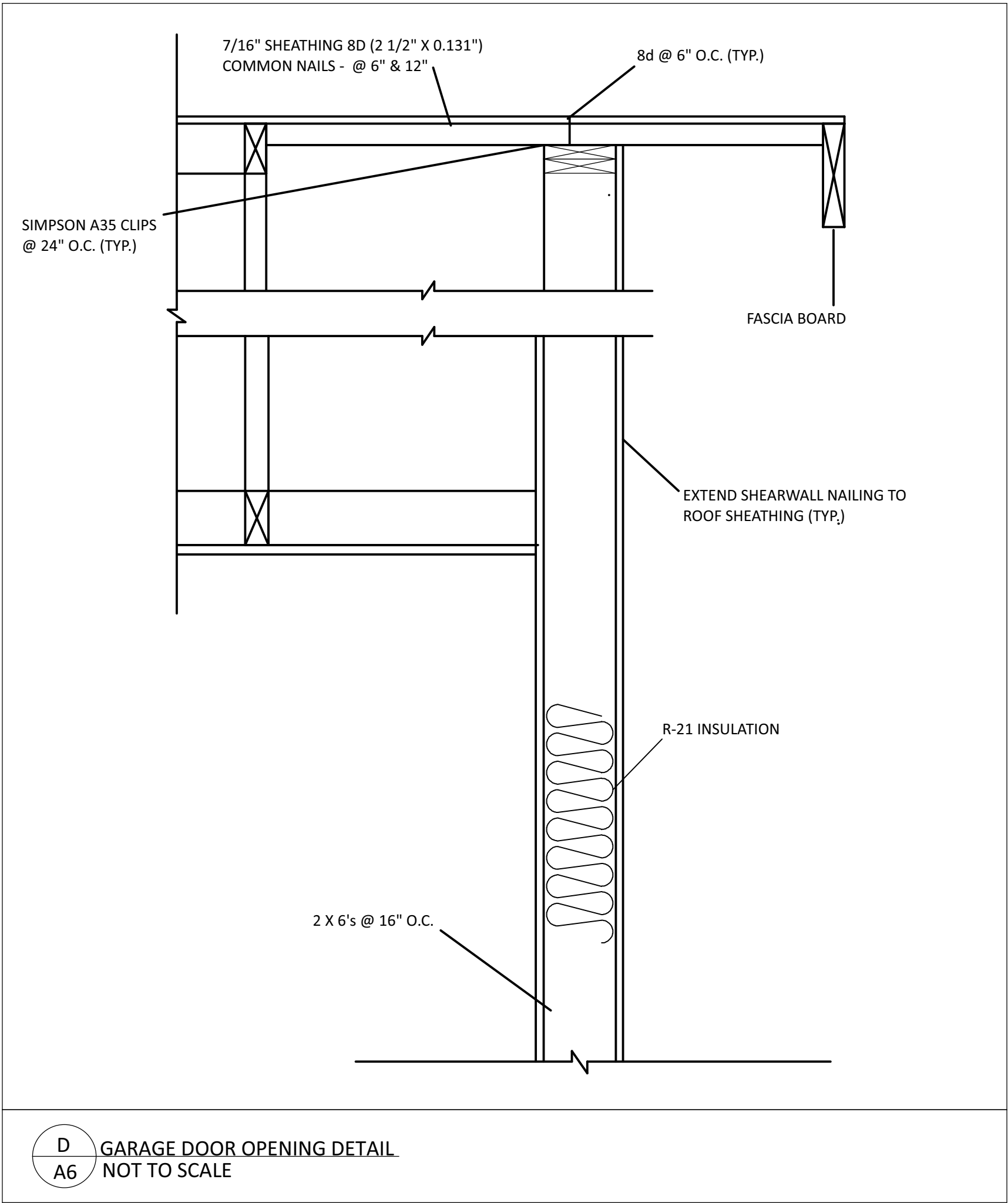
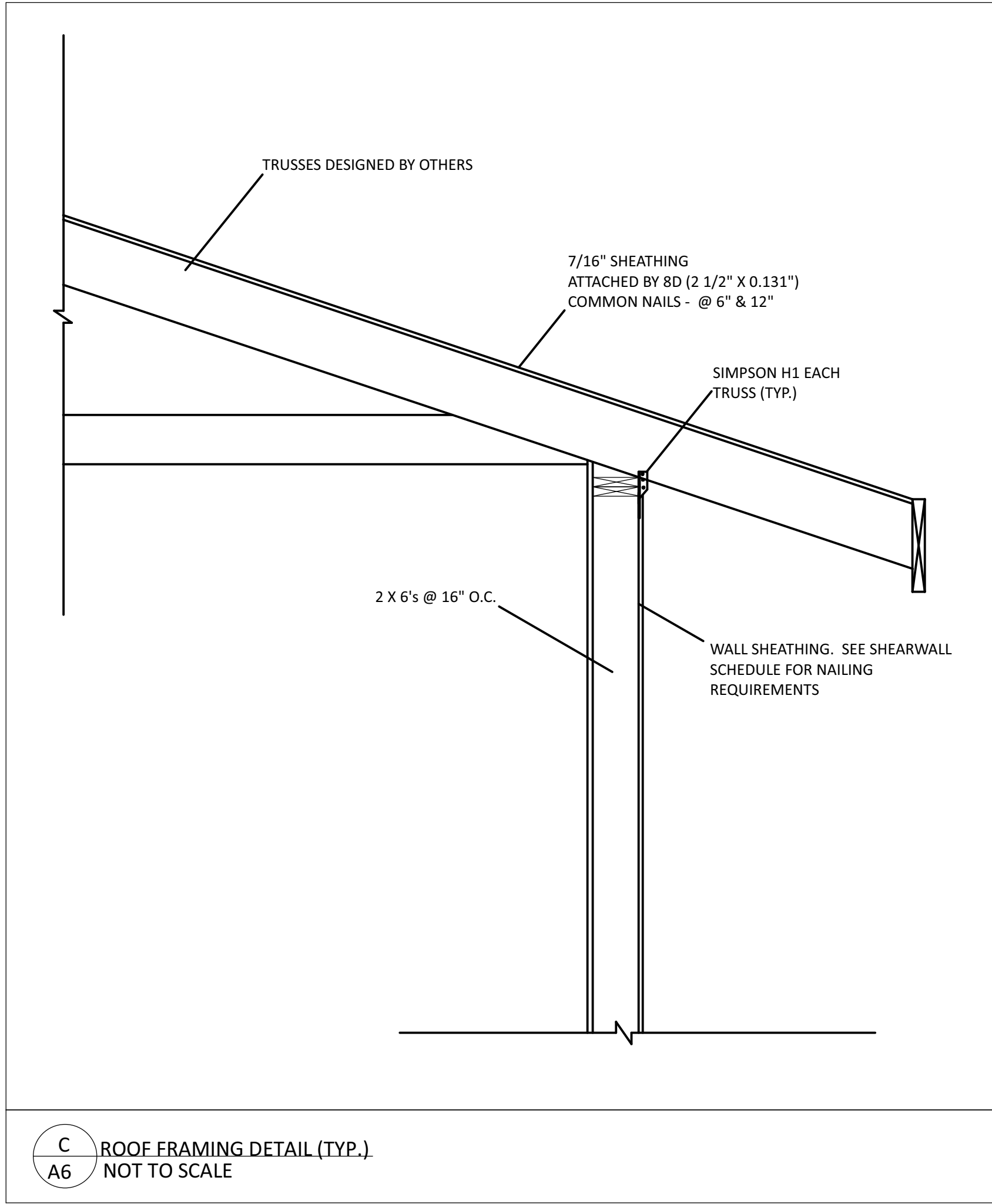
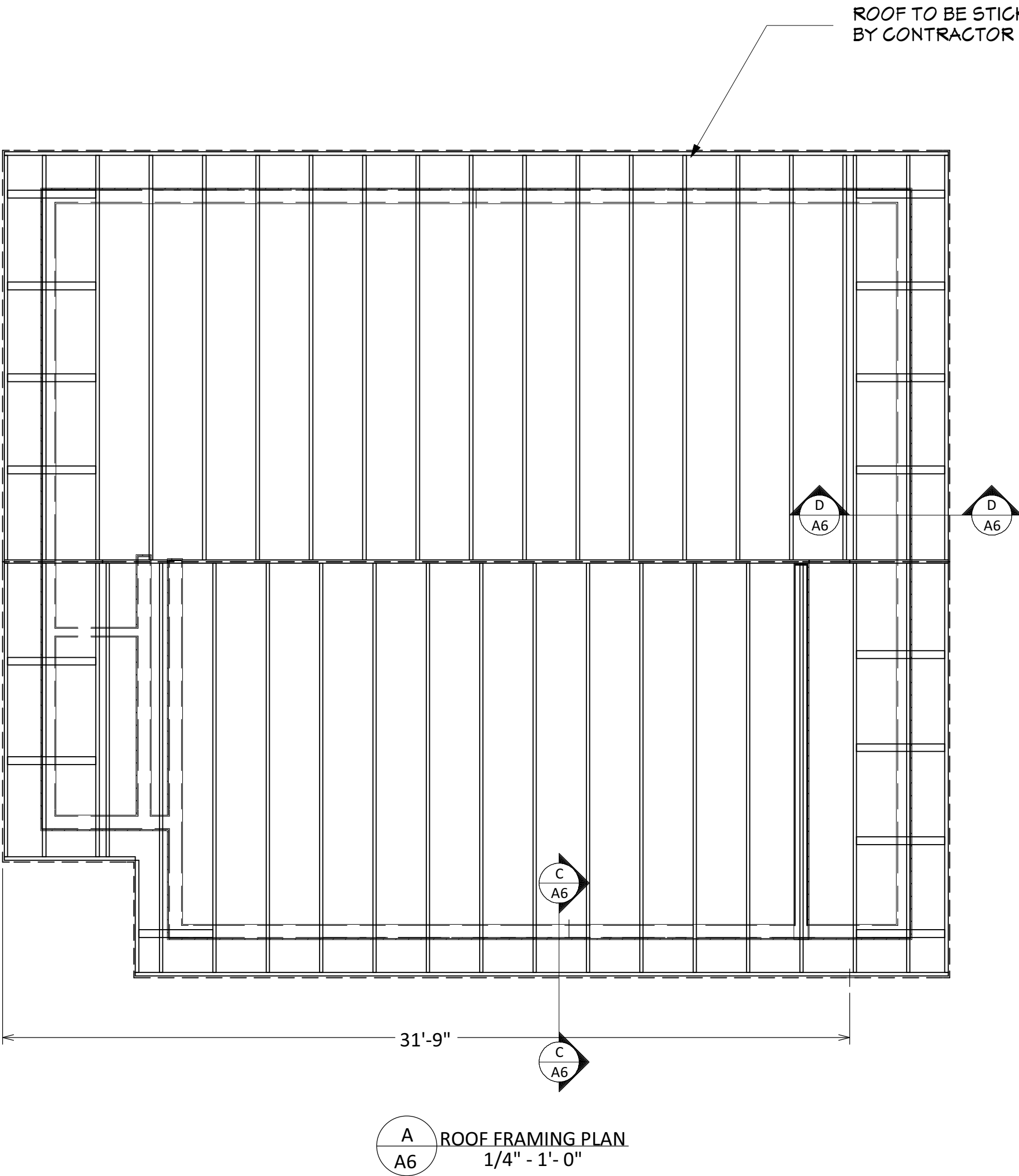
7/28/2025

SCALE:

1/4" - 1' - 0"

SHEET:

A5



**ATTIC ACCESS**  
R807.1 ATTIC ACCESS. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

**ROOF VENTILATION**  
R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:  
1. A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.  
2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

R806.3 VENT AND INSULATION CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

**ROOF VENTING:**  
1. PROVIDE ONE (1) SQFT. OF VENTING FOR EACH 150 SQFT. ATTIC AREA, USE CONTINUOUS RIDGE VENTS AND SOFFIT VENTS AS REQUIRED.

**ROOF FRAMING:**  
1. ROOF FRAMING SHALL BE DESIGNED AND STAMPED BY AN ENGINEER IN THE STATE OF OREGON.

**ROOF SHEATHING:**  
1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR EQUIVALENT  
**GLUE LAMINATED BEAMS (GLU-LAM) BEAMS**  
1. GLUE LAMINATED (GLU-LAM) MEMBERS SHALL BE A COMBINATION GRADE OF 24F-V4 (DOUGLAS FIR - LARCH, DF-L) WITH EXTERIOR GLUE.  
2. GLUE LAMINATED MEMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN ATTIC A190.1 AND ASTM D3737.

**SIMPSON STRONG-TIE**  
1. INSTALL SIMPSON PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. (CATALOG C-C-2021)

**NOTES:**  
1. USE METAL FASTENERS AT ALL BEAMS TO SUPPORT MEMBERS.  
2. 3:12 PORCH ROOF PITCH U.N.O.  
3. TRUSS MFG. TO VERIFY ALL DIMENSIONS PRIOR TO TRUSS ASSEMBLY.  
4. PROVIDE 22"X30" ATTIC ACCESS TO ANY ATTIC AREA WITH CLEAR HEIGHT GREATER THAN 30".  
5. ALL NAILING TO BE IN COMPLIANCE  
W/ IRC TABLE 602.3(1)  
OR IBC TABLE 2304.9.1.

ROOF FRAMING PLAN

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

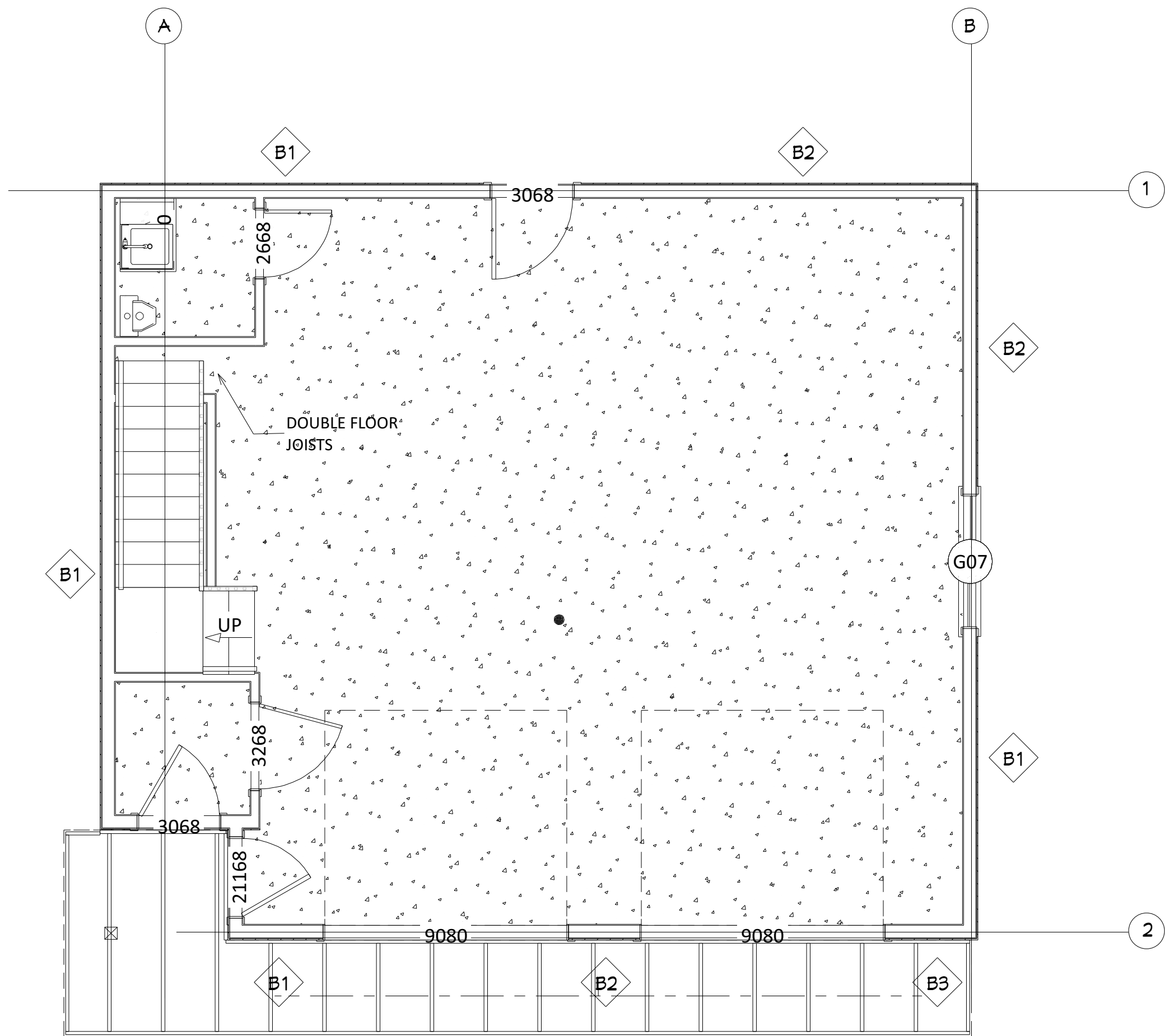
DATE:  
7/28/2025

SCALE:  
1/4" - 1'- 0"

SHEET:  
A6

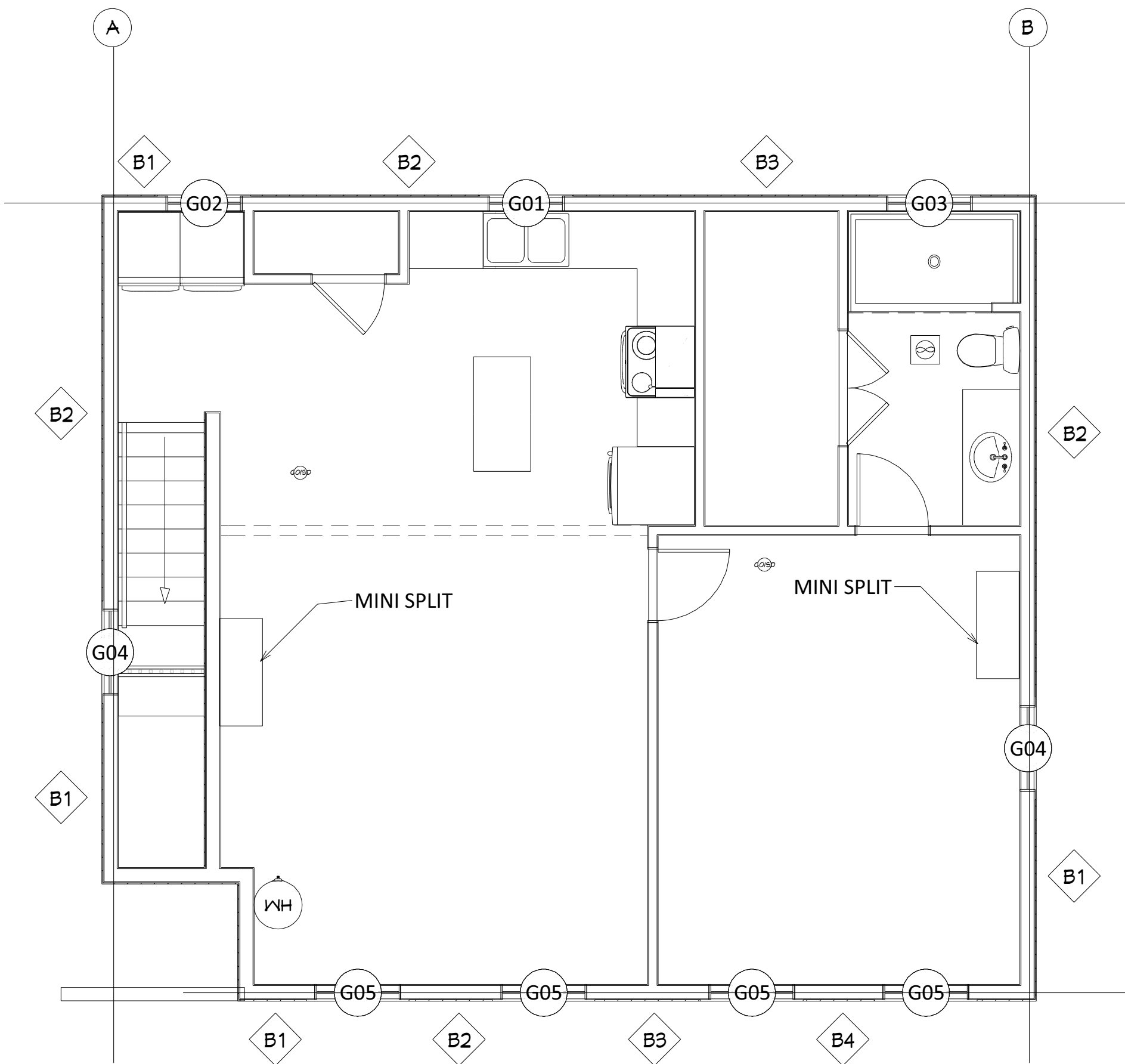
BRACE WALL NOTES  
1) BRACE WALL NOTES 1/16" OGB MAY BE USED IN PLACE OF 1/2" PLYWOOD.  
2) ON RAFTERS OR TRUSSES PROVIDE SIMPSON H2.5 CLIPS EVERY TRUSS  
3) A.; BRACE WALL NAILING TO EXTEND TO FOUNDATION TOP PLATE  
4) PROVIDE 2X BLOCKING ALONG UNSUPPORTED PLYWOOD EDGES U.N.O.  
5) INSTALL 1/2" SILL BOLTS @ 48" O.C. AROUND ENTIRE PERIMETER OF BUILDING  
U.N.O. MIN. (2) BOLTS PER WALL SECTION  
6) PROVIDE 3"X3"X1/4" GALVANIZED PLATE WASHERS AT ALL SILL BOLT LOCATIONS

B1	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD
B2	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD
B3	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD



A  
A7  
LATERAL PLAN  
1/4" = 1'-0"

B1	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD
B2	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD
B3	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD
B4	SD COMMON NAILS @ 8" O.C. PANEL EDGES AND 12" O.C. IN FIELD



B  
A7  
LATERAL PLAN  
1/4" = 1'-0"

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

LATERAL COMPLIANCE

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:

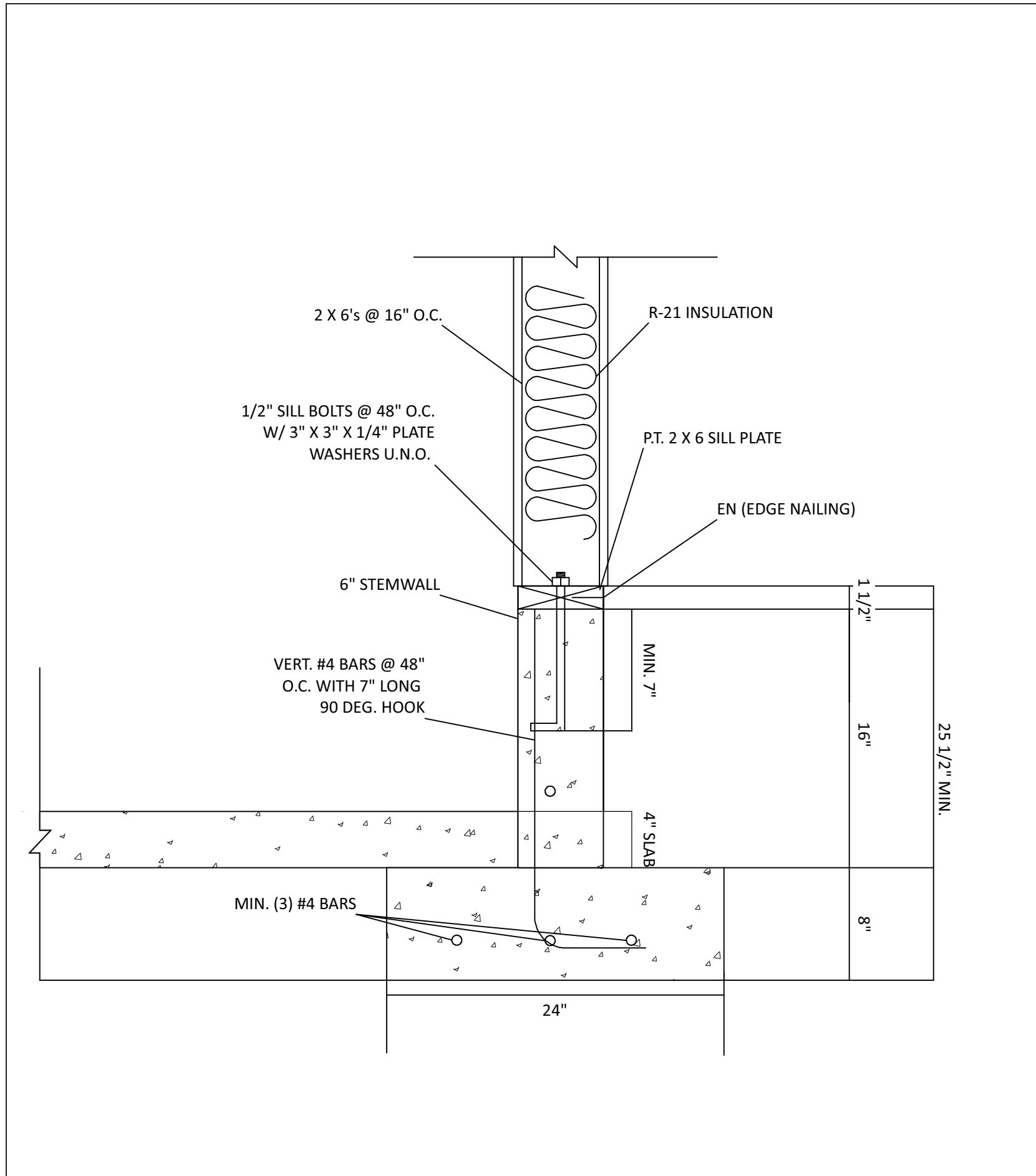
7/28/2025

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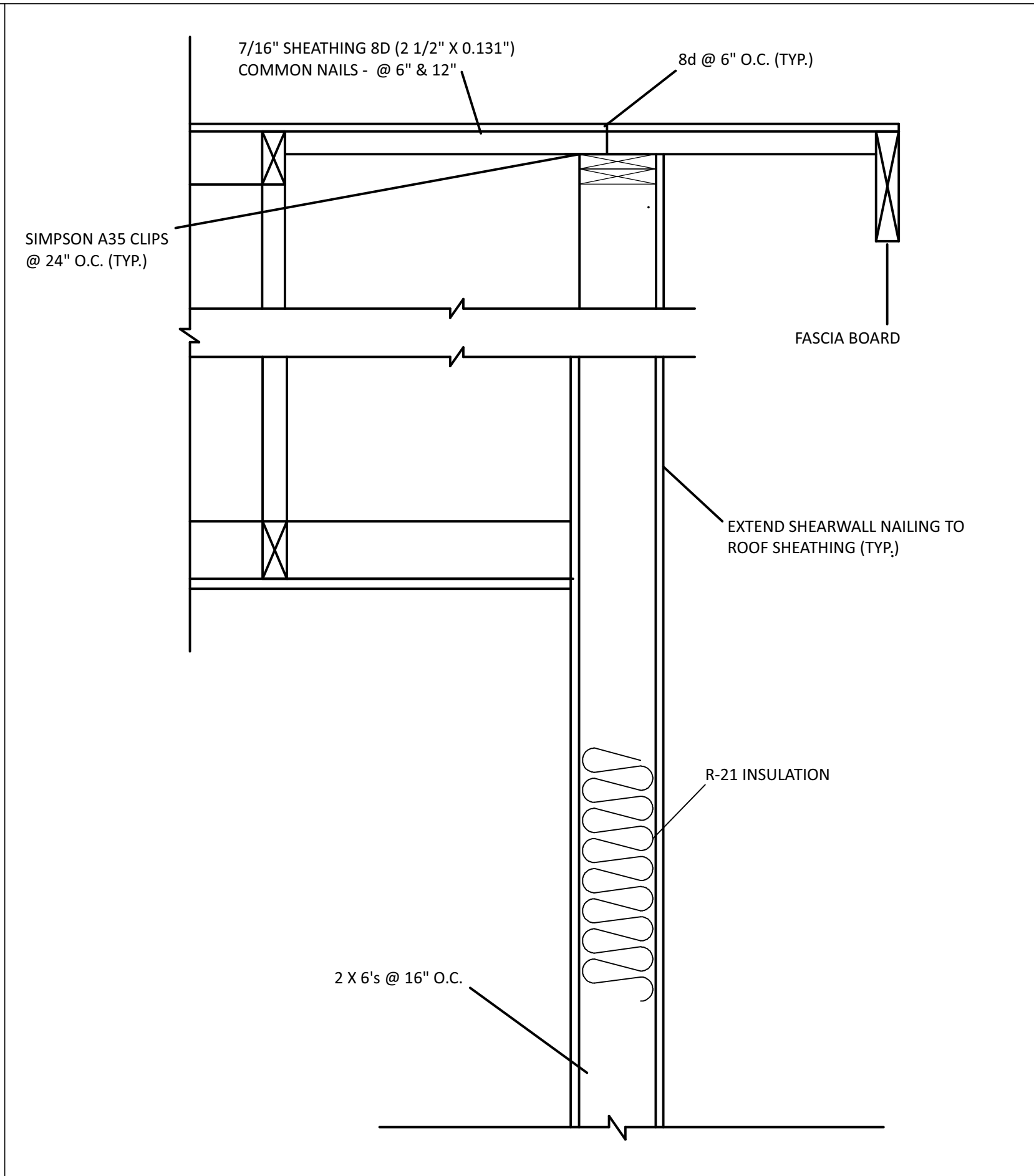
SHEET:

A7

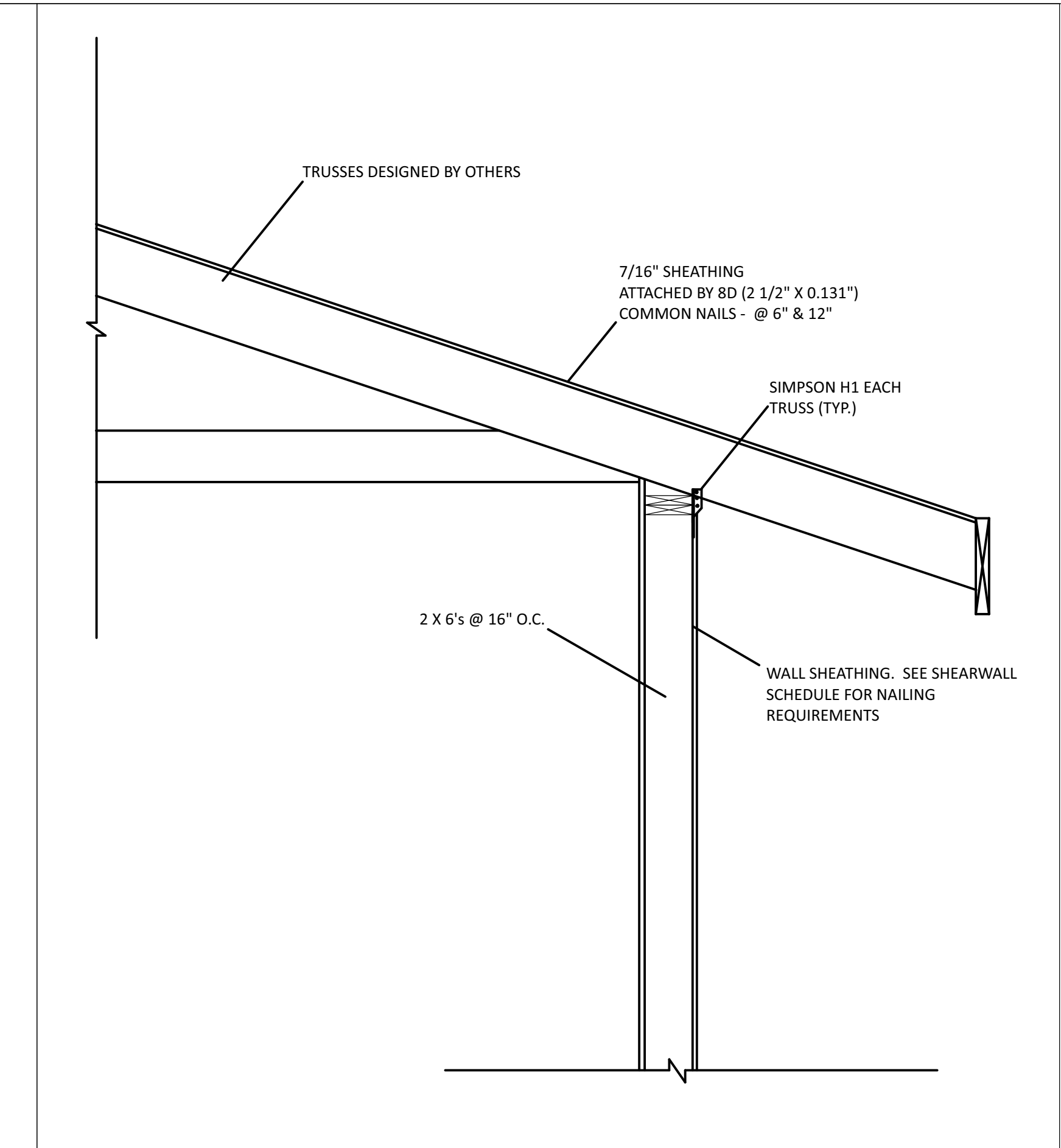




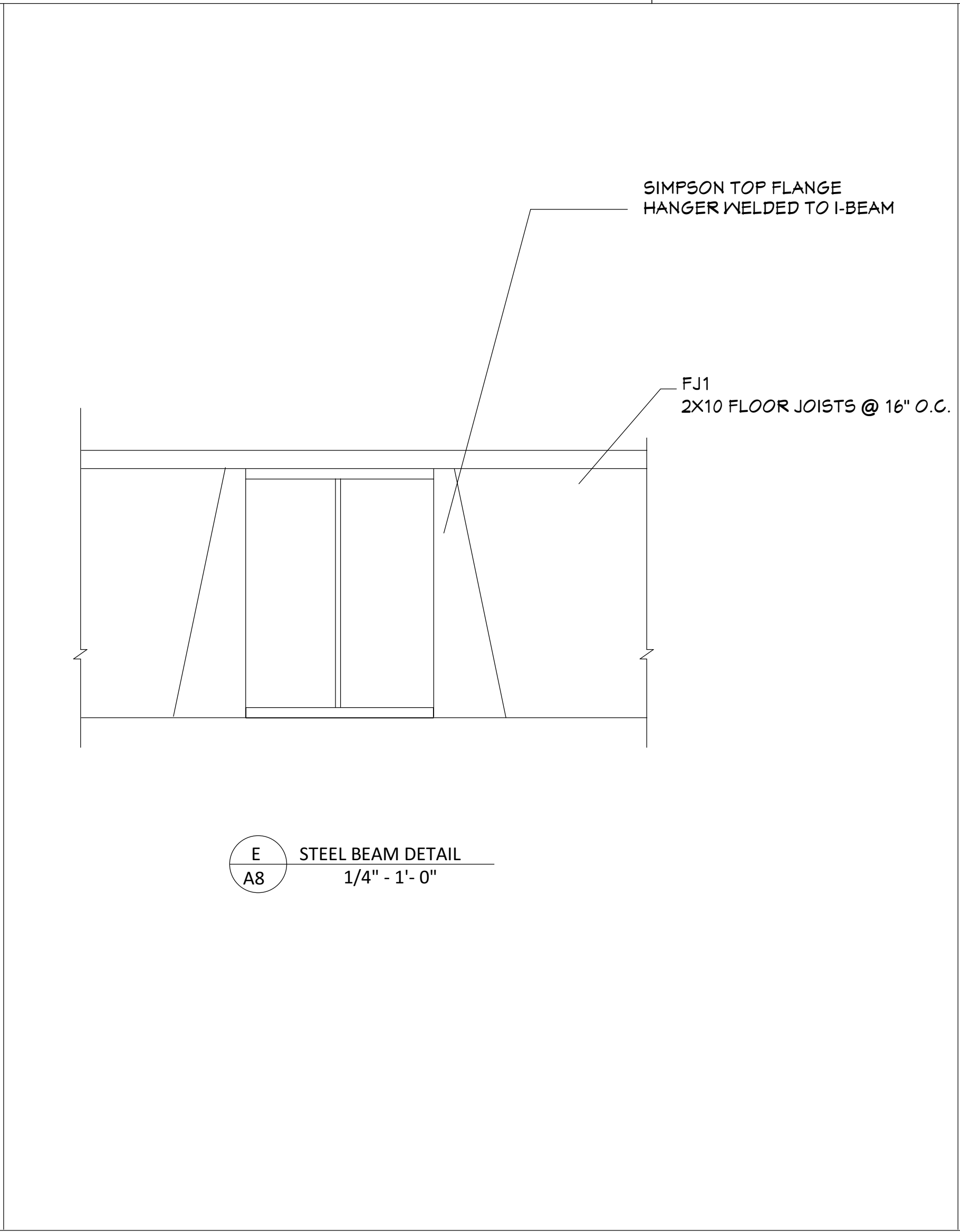
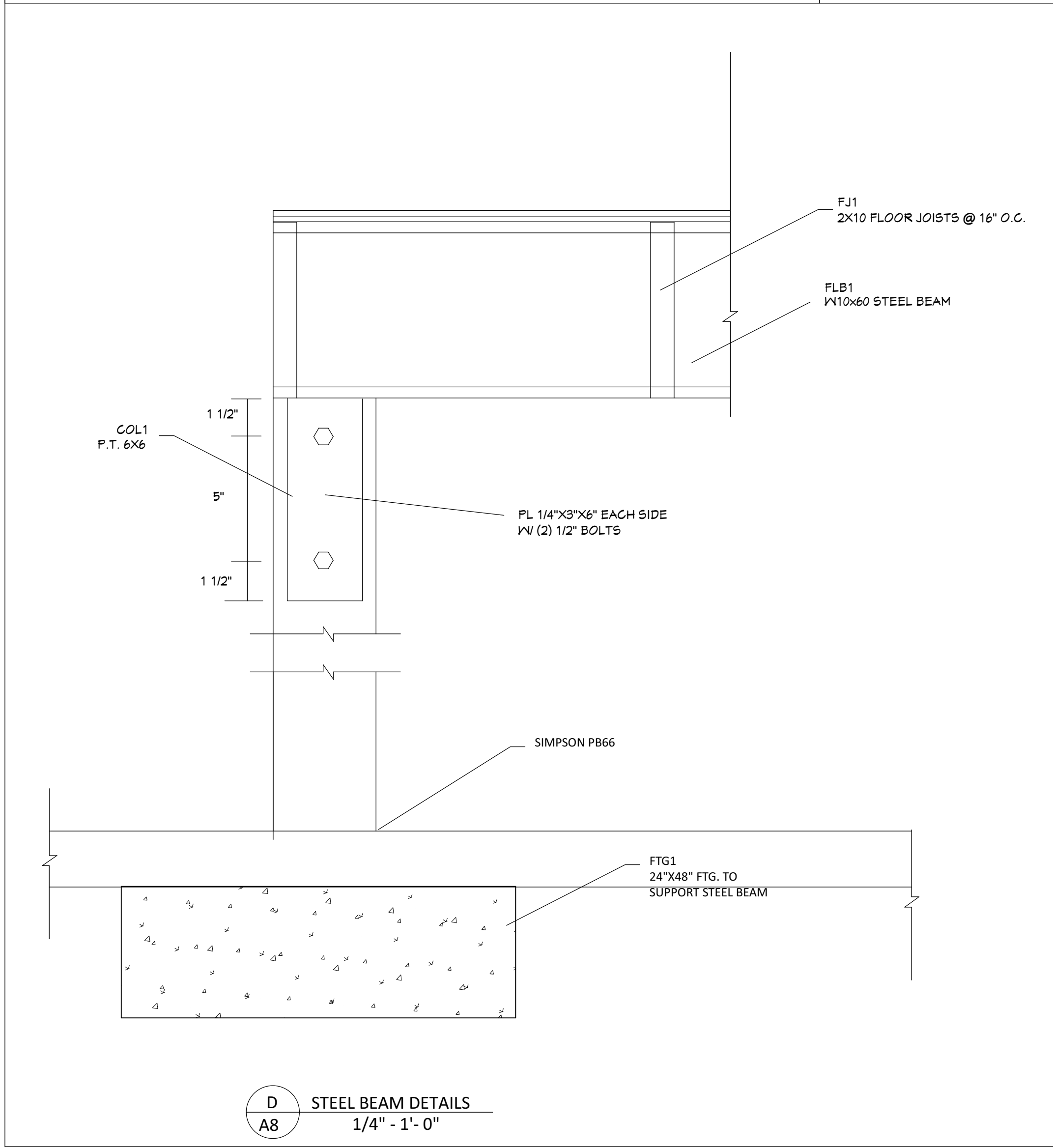
**A**  
A8 GARAGE SLAB/FOOTING/WALL FRAMING DETAIL  
NOT TO SCALE



**B**  
A8 GARAGE DOOR OPENING DETAIL  
NOT TO SCALE



**C**  
A8 ROOF FRAMING DETAIL (TYP.)  
NOT TO SCALE



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REVISION TABLE		
NUMBER	DATE	REVISED BY
DESCRIPTION		

CONSTRUCTION DETAILS

GARY AND ZANE TANDY  
5575 NESTUCCA AVE, MILLERSBURG  
OR, 97321  
ADU OVER GARAGE

DRAWINGS PROVIDED BY:  
JTM DESIGN

DATE:

7/28/2025

SCALE:

N.T.S.

SHEET:

A8