



# **NEW STRUCTURE ORTHOGRAPHIC VIEWS**





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NUMBER DATE REVISED BY DESCRIPTIO

SBURG ORTHOGRAPHIC V

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

IM DESIGN

DATE:

7/28/2025

SCALE:

SHEET:

2. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33. 3. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE PROJECT ENGINEER. ADMIXTURES 2. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE ALL APPLICABLE SAFETY REGULATIONS IS AND SHALL BE, THE CONTRACTORS AND ALL THE SPECIFIED MINIMUM CEMENT CONTENT. CALCIUM CHLORIDE SHALL NOT BE USED.

4. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS: -- 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 FRAMING: 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 -----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

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)

2. 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

12.2 CONFORM TO "BAR SUPPORT SPECIFICATION", CRSI MANUAL OF STADARD 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 SOIL BEARING PRESSURE ASSUMED TO BE 1000 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.

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 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

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 INCHES (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.

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

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.

1. COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR

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.

SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

### **FOUNDATION ANCHORAGE (R403.1.6)** WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS

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

SOLE PLATES SHALL BE PROTECTED AGAINST DECAY WHERE REQUIRED BY SECTIONS R317.

WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND

## 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 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 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.

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 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:

1. CONSTRUCTION SHALL COMPLY TO ANY AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THE LAND.

SUBCONTRACTOR'S RESPONSIBILITY.

3. ALL TREES SHALL BE PROTECTED FROM DAMAGE (IF APPLICABLE)

1. ALL FLASHING SHALL BE 24 GA. G.I. METAL GRAVEL STOPS AND BEAM CAPS TO BE 22 GA. G.I. MFTAL

2. ALL FRAMING CONNECTORS TO BE SIMPSON CO. OR EQUAL. SIMPSON A35N TO BE USED WITH FACH TRUSS.

1. EXPOSED EXTERIOR PLYWOOD SHALL BE EXTERIOR GRADE CCX. NAIL 6 IN. ON EDGE AND 12 IN. IN FIFLD. 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. PROVIDED BLOCKING FOR OTHER TRADES 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. 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: GFNFRAI · 1. HEADERS SHALL BE 4X8 DFL #2 (U.N.O.)

2. STANDARD HEADER HEIGHT = 6'-10 1/2" 3. WALL HEIGHT 10'-0" (FIRST LEVEL, U.N.O) 4. EXTERIOR SHEATHING TBD

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 WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF 2021 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 THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. 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. 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 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 DOORS CLOSED. ALL SMOKE ALARMS SHALL BE LISTED 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 OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51MM). IF THE POWER FROM A BATTERY.

### **SMOKE ALARM LOCATIONS:**

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN FACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19MM) MEASURED VERTICALLY FROM WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER

THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS 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 ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, 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

## **CARBON MONOXIDE ALARMS:**

INSTALLED WITHIN THE BEDROOM

1. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING 2. LOCATION. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH BEDROOM OR WITHIN THAN 38 INCHES (965 MM). 15 FEET OUTSIDE OF EACH BEDROOM DOOR. BEDROOMS ON SEPARATE FLOOR LEVELS IN A STRUCTURE CONSISTING OF TWO OR MORE STORIES SHALL HAVE SEPARATE CARBON MONOXIDE ALARMS SERVING EACH STORY. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE

3. COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL E PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS. 4. POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE

**OPENING PROTECTIONS:** 

REQUIRED FOR OVERCURRENT PROTECTION.

1. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. ORSC R302.5.1.1

## **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 EXCEPTION: 1/2" DIAMETER OR GREATER STEEL BOLTS. 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.

## **GLAZING AND WET SURFACES (R308.4.5)**

 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524MM). MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF EXCEED 12-INCHES ON CENTER. ALL CUT EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

**GLAZING IN WINDOWS (R308.4.3)** 

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2), 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,

4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED

3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR:

HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

**EXCEPTIONS** 

1. DECORATIVE GLAZING 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES (38 MM).

3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

### SECTION R311 STAIRWAYS - STEPS - HANDRAILS - SECTION ONE NOTES

1. R311.7.1 WIDTH. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 311/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. **EXCEPTIONS:** 

2. THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1. 3. WHERE A FLOOR IS SERVED BY MORE THAN ONE STAIRWAY, STAIRWAYS OTHER THAN THE FIRST STAIRWAY MAY HAVE A CLEAR WIDTH OF NOT LESS THAN 30 INCHES (762MM). ANY HANDRAIL MAY ENCROACH A MAXIMUM OF 4.5 INCHES (102 MM) INTO THE CLEAR WIDTH.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM)

1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES. THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 43/4 INCHES (121 MM) 2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION

3. VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (3734 MM) BETWEEN FLOOR LEVELS OR LANDINGS. (R311.7.3)

R311.7.5.1 RISERS. 1. THE RISER HEIGHT SHALL BE NOT MORE THAN 8 INCHES (203 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS. 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION

3. TREADS. THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). R311.7.5.2

### HAND RAIL GRIP-SIZE (R311.7.8.3) REQUIRED HANDRAILS SHALL BE OF

ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY 1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER HANDRAII IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM)

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

### SECTION R311 STAIRWAYS - STEPS - HANDRAILS - SECTION TWO NOTES R311.7.5.3 NOSINGS.

1. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH (14 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 11/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH (12.7MM).

EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 10 INCHES (254 MM).

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. THE CONTINUOUS HANDRAIL REQUIRED FOR WINDERS SHALL BE LOCATED ON THE SIDE WHERE THE TREAD IS NARROWER.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE

1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST

2. WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (956 MM)

3. WHEN A HANDRAIL IS INCORPORATED AS THE TOP OF A GUARD, THE MINIMUM HEIGHT SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) AS MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

1. ROOF TRUSSES SHALL BE DESIGNED AND STAMPED BY AN ENGINEER IN THE STATE OF OREGON. 1. PROVIDE ONE (1) SQFT. OF VENTING FOR EACH 150 SQFT. ATTIC AREA, USE CONTINUOUS RIDGE

## **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)

**MECHANICAL NOTES** 1. MECHANICAL HVAC BY OTHERS.

VENTS AND SOFFIT VENTS AS REQUIRED.

### **ELECTRICAL NOTES** 1. ELECTRICAL BY OTHERS.

**MISCELLANEOUS NOTES** 1. FASTENERS PENETRATING ALL PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

2. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTAT MIXING OR THE COMBINATION PRESSURE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOP. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO BE A MAXIMUM OF 120-DEGREES. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR WETTING THE PROVISION. (ORSC 418.0) SHOWER HEADS SHALL BE THE WATER CONSERVING TYPE, MAXIMUM FLOW OF 2.5-GALLONS PER MINUTE 3. BATHTUB AND SHOWER FLOORS AND WALLS NOT PART OF A PRE-MANUFACTURED FIBERGLASS UNIT SHALL BE FINISHED WITH A NONABSORBENT SURFACE NOT LESS THAN 6-FEET ABOVE THE FLOOR. INCHES (1524MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BACKING BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER MATERIAL SHALL BE NOT BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND LESS THAN WATER RESISTANT GYPSUM BOARD OR AN APPROVED EQUIVALENT. WATER RESISTANT GYPSUM BOARD MAY BE USED ON SHOWER CEILINGS PROVIDED THE CEILING FRAMING DOES NOT

> SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER. 4. AFTER THE FRAMING INSPECTION AND PRIOR TO THE INSTALLATION OF INTERIOR FINISHES, THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE GENERAL CONTRACTOR THAT ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION HAVE A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT OF THE WEIGHT OF THE DRY WOOD FRAMING MEMBERS.

		OF FASTENERA, D, C				' '		
		OOF				OF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (21/2" × 0.113") OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL	25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)  BAND OR RIM JOIST TO JOIST	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162") 3-16D COMMON (31/2" × 0.162") 4-10 BOX (3" ×	AT EACH BEARIN	NG, FAC
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131"	PER JOIST, TOE NAIL	26		0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL	
3	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-10D BOX (3" × 0.128"); OR 3-16D COMMON (31/2" ×	FACE NAIL	27	BUILT-UP GIRDERS AND BEAMS, 2- INCH LUMBER LAYERS	20D COMMON (4" × 0.192"); OR	NAIL EACH LAYE FOLLOWS: 32" C AND BOTTOM A STAGGERED.	C. AT
	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS	0.162"); OR 4-3" × 0.131" NAILS TABLE R802.5.1(9)				10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	24" O.C. FACE N AND BOTTOM S ON OPPOSITE SI	TAGGE
4	R802.3.1 AND R802.3.2 AND TABLE R802.5.1(9)]		FACE NAIL			AND: 2-20D COMMON (4" ×		
5	COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS	FACE NAIL EACH RAFTER		LEDGED STRIP SURPORTING IQUSTS OR	0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	FACE NAIL AT EN EACH SPLICE	NDS AN
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" ×		28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST C	
		0.128"); OR 4-3" × 0.131" NAILS	RAFTER OR TRUSSI	29	BRIDGING TO JOIST	2-10D (3" × 0.128")	EACH END TOE	NAII
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (31/2" × 0.135"); OR 3-10D COMMON (31/2" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL	ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERa, b, c	SPACING OF FASTENER EDGED INTERMEDIA (INCHES)h SUPPORTSC, 0	
		4-16D (31/2" × 0.135"); OR 3-10D COMMON (31/2" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	END NAIL	PARTICLEBOAF	TURAL PANELS, SUBFLOOR, ROOF AND II RD WALL SHEATHING TO FRAMING [SEE ' LL SHEATHING TO WALL FRAMING]		(inch	nes)
	STUD TO STUD (NOT AT BRACED WALL	16D COMMON (31/2" ×	24" O.C. FACE NAIL		3/8" – 1/2"	6d COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL)i	6	12
8	PANELS)	16D COMMON (31/2 × 0.162") 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL	30	19/32" – 1"	8d COMMON (21/2" × 0.131") NAIL (ROOF)  8D COMMON NAIL (21/2" ×	6	12
	STUD TO STUD AND ABUTTING STUDS	16D BOX (31/2" ×	12" O.C. FACE NAIL	31	,	0.131")		
9	AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	0.135"); OR 3" × 0.131" NAILS 16D COMMON (31/2" ×	16" O.C. FACE NAIL	32		10D COMMON (3" × 0.148") NAIL; OR 8D (21/2" × 0.131") DEFORMED NAIL SHEATHINGg	6	12
	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	0.162") 16D COMMON (31/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL		FIBERBOARD SHEATHING	11/2" GALVANIZED ROOFING NAIL, 7/16" HEAD	3	6
10		16D BOX (31/2" ×	12" O.C. EACH EDGE FACE	33		DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG		
11	CONTINUOUS HEADER TO STUD	0.135")  5-8D BOX (21/2" × 0.113"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL	34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	13/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG	3	6
12	TOP PLATE TO TOP PLATE	16D COMMON (31/2" × 0.162") 16D BOX (31/2" × 0.135")	16" O.C. EACH EDGE FACE NAIL 12" O.C. EACH EDGE FACE NAIL	35	1/2" GYPSUM SHEATHINGd	11/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 11/2" LONG; 11/4" SCREWS,	7	7
12	DOUBLE TOP PLATE SPLICE FOR SDCS A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH	36	5/8" GYPSUM SHEATHINGd	TYPE W OR S  13/4" GALVANIZED  ROOFING NAIL; STAPLE GALVANIZED, 15/8" LONG; 15/8" SCREWS,	7	7
13	DOUBLE TOP PLATE SPLICE SDCS D1 OR D2; AND BRACED WALL	12-16D (31/2 > " × 0.135")	EACH SIDE OF END JOINT)	14/04	OD STRUCTURAL PANELS, COMBINATION	TYPE W OR S	T TO EDAMING	
	LINE SPACING ≥ 25'  BOTTOM PLATE TO JOIST, RIM JOIST,	16D COMMON (31/2" ×	4011000	VVOC	3/4" AND LESS	6D DEFORMED (2" × 0.120")		12
14	BAND JOIST, SOLID DECK OR BLOCKING (NOT AT BRACED WALL PANELS)	0.162") 16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL	37		NAIL; OR 8D COMMON (21/ 2" × 0.131") NAIL		
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, SOLID DECK OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL	38		8D COMMON (21/2" × 0.131") NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL	6	12
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL	39	1 1/8" – 1 1/4"	10D COMMON (3" × 0.148" ) NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL	6	12
		3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL		F WORK: DESIGN A GARAC ON THE SECOND LEVEL	GE WITH AN ADU		

SPACING AND LOCATION



TABLE N1101.1(2)ADDITIONAL MEASURES

HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>

DESCRIPTION OF BUILDING ELEMENTS NUMBER AND TYPE

OF FASTENERa, b, c

ROOF LIVE LOAD = 25 PSF

ROOF DEAD LOAD = 15PSF

SOIL BEARING = 1500 PSF

DESIGN IS GOVERNED BY THE 2023 ORSC

AO ORTHOGRAPHIC VIEWS A1 CONSTRUCTION NOTES

A2 ELEVATIONS A3 ELEVATIONS

**DESIGN CRITERIA** 

WIND = 98 MPH

EXP. = B

DESCRIPTION OF BUILDING ELEMENTS NUMBER AND TYPE

OF FASTENERa, b, c

SPACING AND LOCATION

A5 FLOOR PLANS A6 ROOF FRAMING

A7 LATERAL COMPLIANCE

# **PLAN INDEX**

A4 FOUNDATION PLANS

A8 CONSTRUCTION DETAILS

AND VE, N

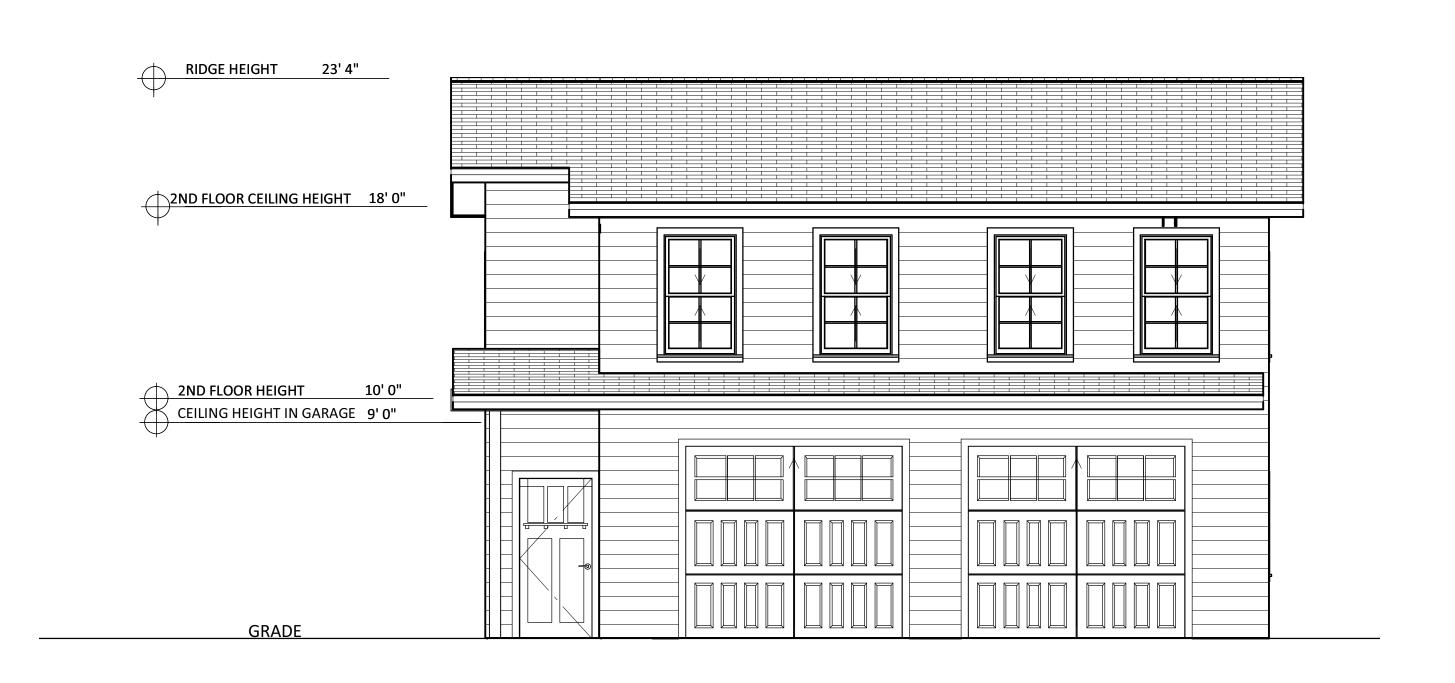
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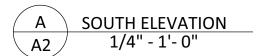
SCALE:

NOT TO SCALE

7/28/2025

SHEET:







B WEST ELEVATION
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.

REVISION TABLE
SER DATE REVISED BY DESCRIPTION

EXTERIOR ELEVATIONS

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

rm design

DATE:

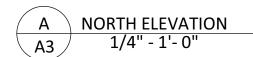
7/28/2025

SCALE:

1/4" - 1'- 0"

SHEET:







B EAST ELEVATION
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.

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REVISION TABLE
MBER DATE REVISED BY DESCRIPTION

AS BUILT ELEVATIONS

GARY AND ZANE TANDY 5575 NESTUCCA AVE, MILLERSBU 0R, 97321 ADU OVER GARAGE

M DESIGN

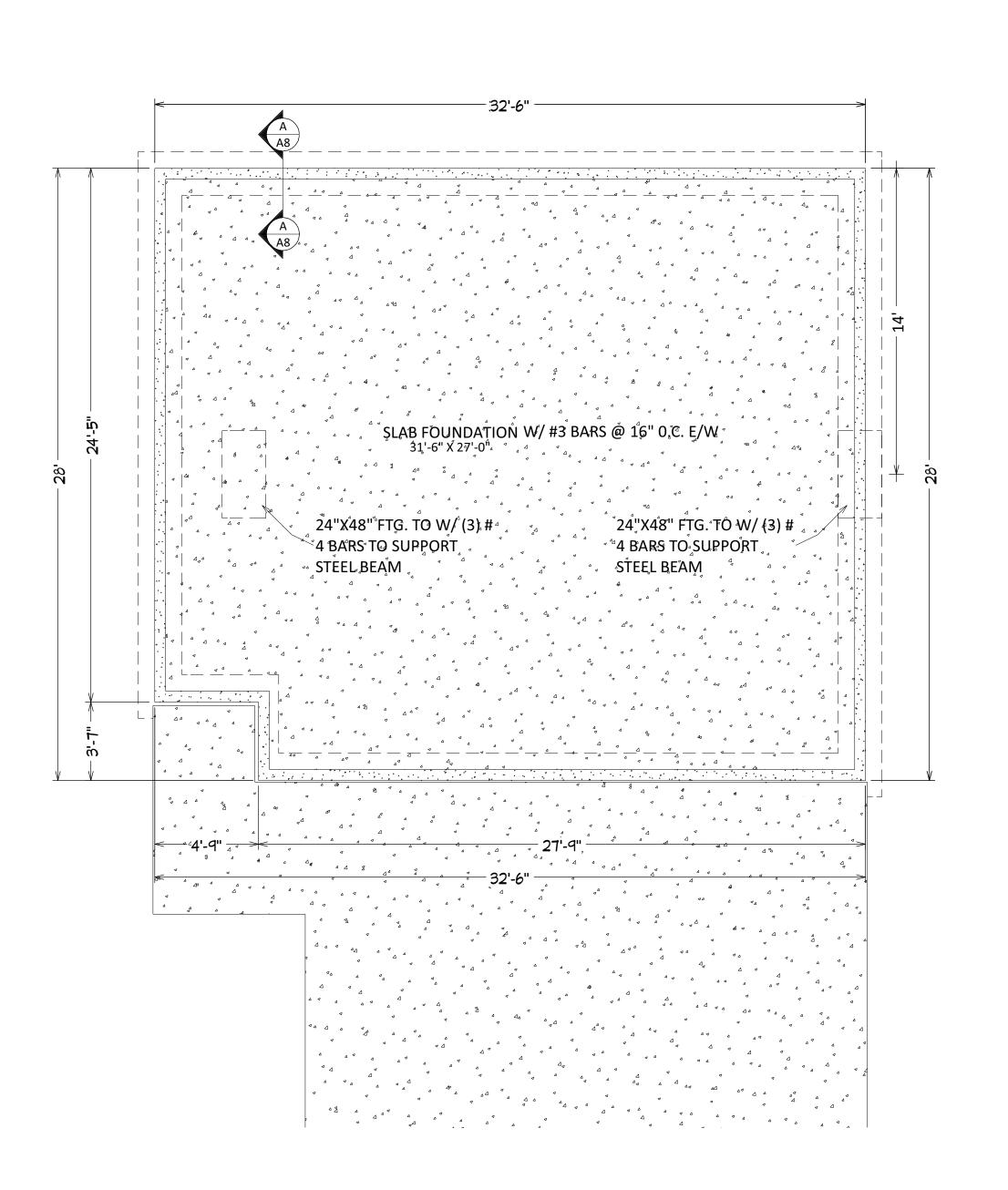
DATE:

7/28/2025

SCALE:

1/4" - 1'- 0"

SHEET:



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

**CONCRETE AND REINFORCEMENT** 

(FY=60000 PSI YIELD STRENGTH). A615

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 ----- 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

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 -----8. REINFORCING STEEL (REBAR) FOR CONCRETE SHALL BE DEFORMED. GRADE 60

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 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 STADARD 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 SEFPAGE WATER. 3. ANY ABANDONED MATERIALS, FOOTING, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION

4. THE CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

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 INCHES (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.

### **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-DIAMFTER (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 APPED 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 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.

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

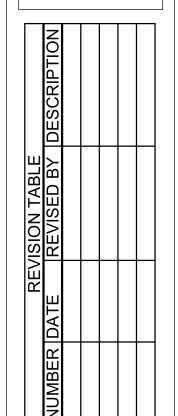
3. INSTALL 6 MIL. POLYETHYLENE VAPOR BARRIER AGAINST SIDE OF ALL INSULATION. LAP JOINTS 18" 4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS. 5. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.

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 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 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.

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 I VAPOR RETARDER. OR OTHER APPROVED MATERIAL. VENTILATION OPENINGS IN TOWNHOUSES ARE NOT REQUIRED ON TWO SIDES WHEN ADJOINING ADJACENT TOWNHOUSES.



ZANE UCCA

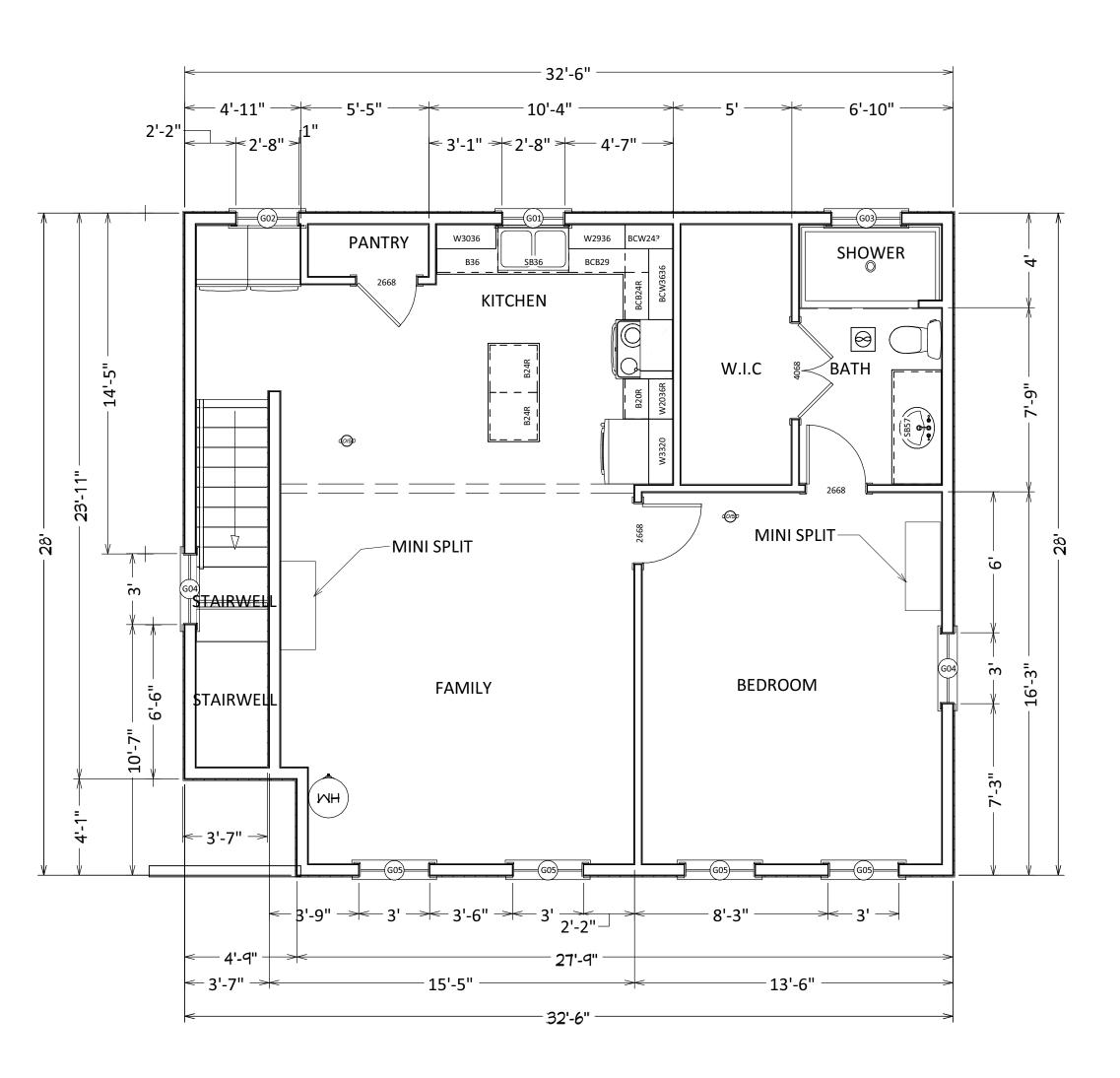
DATE:

7/28/2025

SCALE:

SHEET:

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-HL			
G04	3040DH	2	2	DOUBLE HUNG	EGRESS		
G05	3050DH	4	2	DOUBLE HUNG	EGRESS		
G07	504015	1	1	LEET SLIDING			



1. ALL FLASHING SHALL BE 24 GA. G.I. METAL GRAVEL STOPS AND BEAM CAPS TO BE 22 GA. 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.

APPLICABLE SAFETY REGULATIONS IS AND SHALL BE, THE CONTRACTORS AND ALL

3. ALL TREES SHALL BE PROTECTED FROM DAMAGE (IF APPLICABLE)

1. CONSTRUCTION SHALL COMPLY TO ANY AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS

2. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH ALL

3. PLUMBING WALLS SHALL BE 2X6. BATH TUB FRAMED AT 60 1/2" (U.N.O.) 4. PROVIDED BLOCKING FOR OTHER TRADES INCLUDING, BUT NOT LIMITED TO: DRYWALL BACKING, SHOWER ROD 84 IN. HT., TOWEL ROD(S) 42 IN. HT., CURTAIN ROD(S) EACH

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)

STANDARD CONSTRUCTION NOTES: RESIDENTIAL

RECORDED AGAINST THE LAND.

SUBCONTRACTOR'S RESPONSIBILITY.

WALL HEIGHT 8'-0" (SECOND LEVEL, U.N.O) 4. EXTERIOR SHEATHING TBD

SIDE OF ALL WINDOWS.

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 WORK SHALL CONFORM TO 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

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.

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.

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 LISTED 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:

1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. 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 THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS 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.

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 ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. 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.

SMOKE/CO DETECTOR -

MECHANICAL EXHAUST FAN -

**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

4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS. 5. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.

TANDY AVE, M

ZANE UCCA /

/ AND NESTU 7321 OVER

GARY 5575 I OR, 97 ADU C

DATE:

7/28/2025

SCALE:

SHEET:

**A5** 

B SECOND FLOOR PLAN 1/4" - 1'- 0"

1/4" - 1'- 0"

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SQUARE FOOTAGE CALCULATION - 841 SQ FT.

A GARAGE FLOOR PLAN 1/4" - 1'- 0"

OH DOOR HEADER

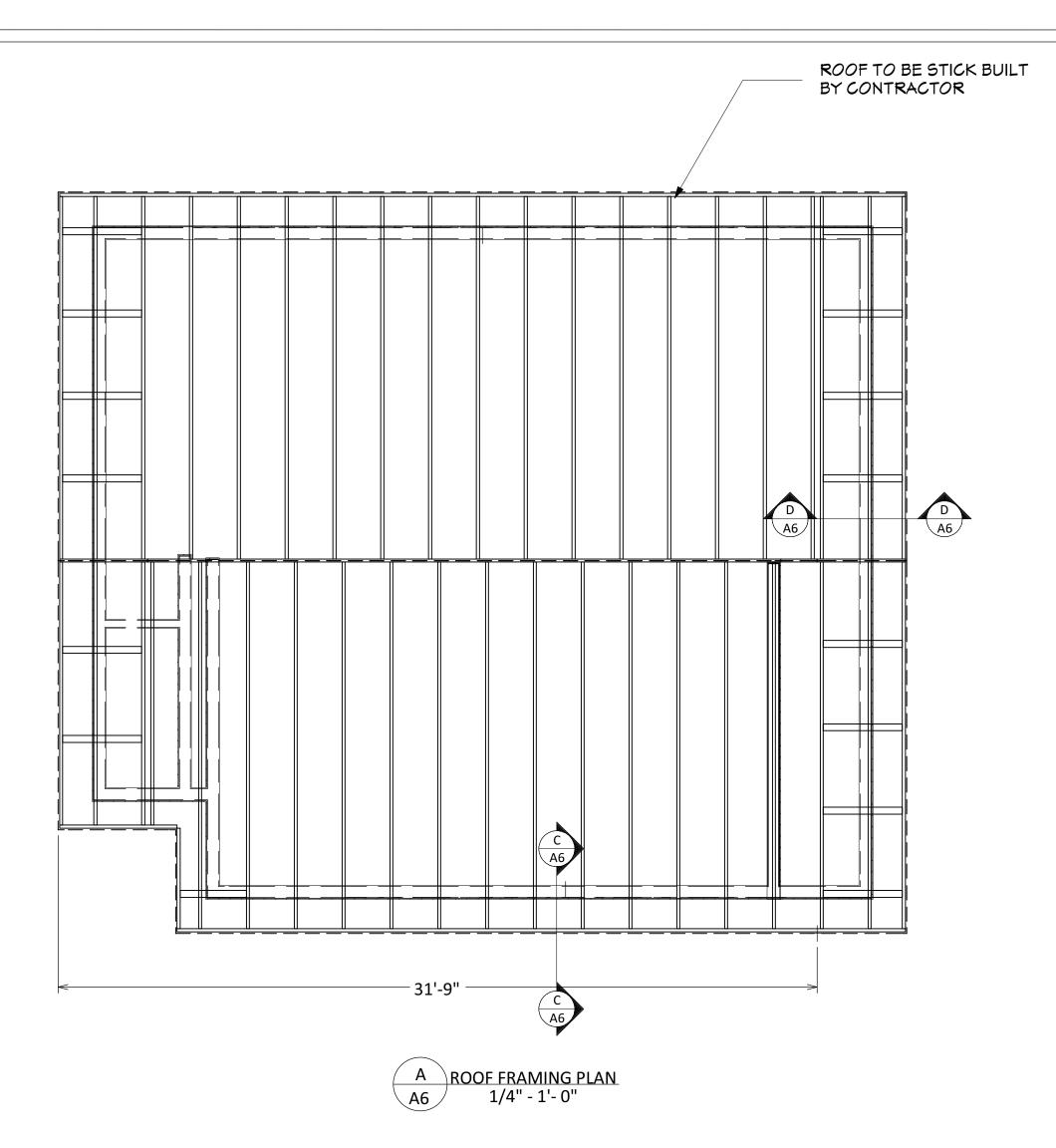
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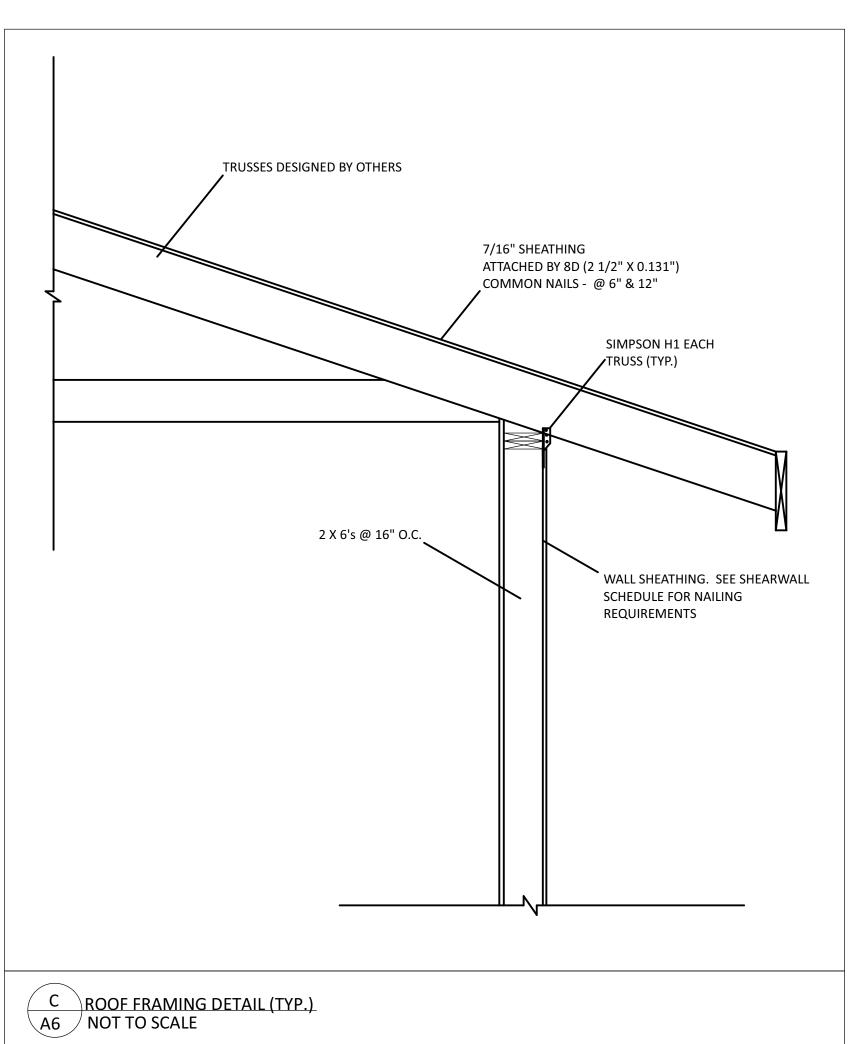
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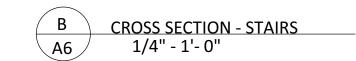
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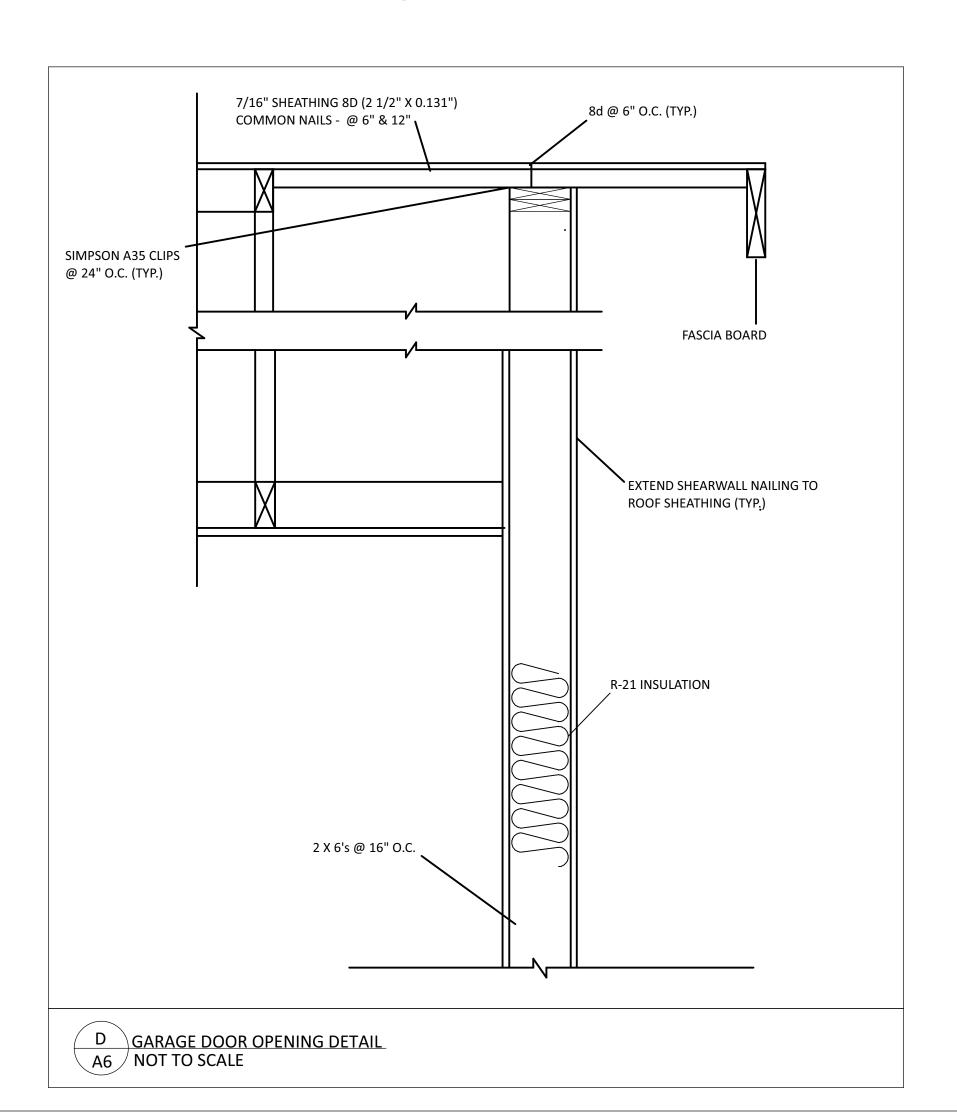
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R807.1 ATTIC ACCESS. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL 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**

DIRECTLY TO THE OUTSIDE AIR.

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

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

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.

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

### 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.

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

### 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.

CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN

TANDY AVE, M

DATE:

7/28/2025

SCALE:

1/4" - 1'- 0"

SHEET:

BRACE WALL NOTES

1) BRACE WALL NOTES7/16" OSB 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 UNSUPORTED 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 8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

B2 8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

B3 8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

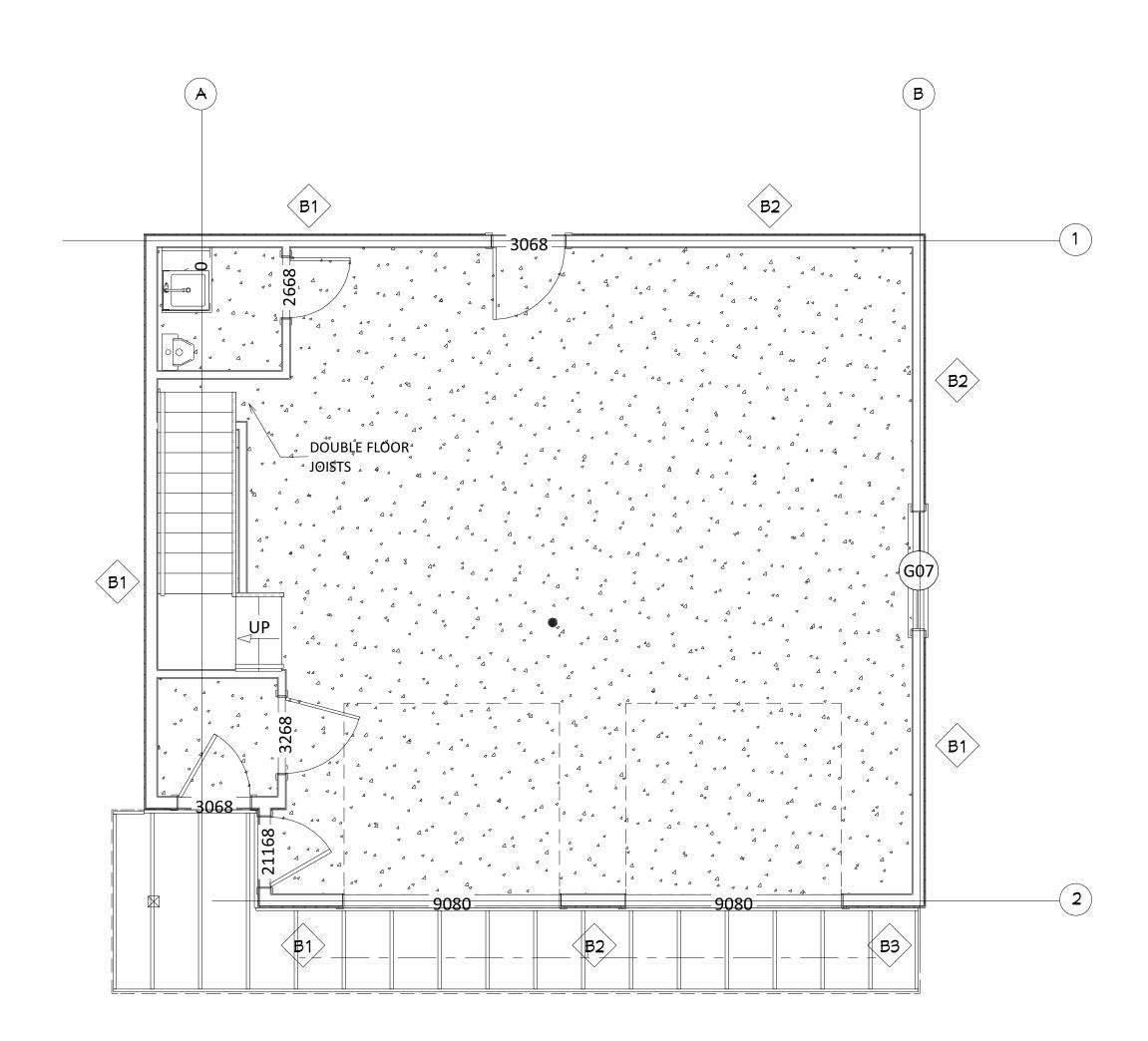
B1 8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

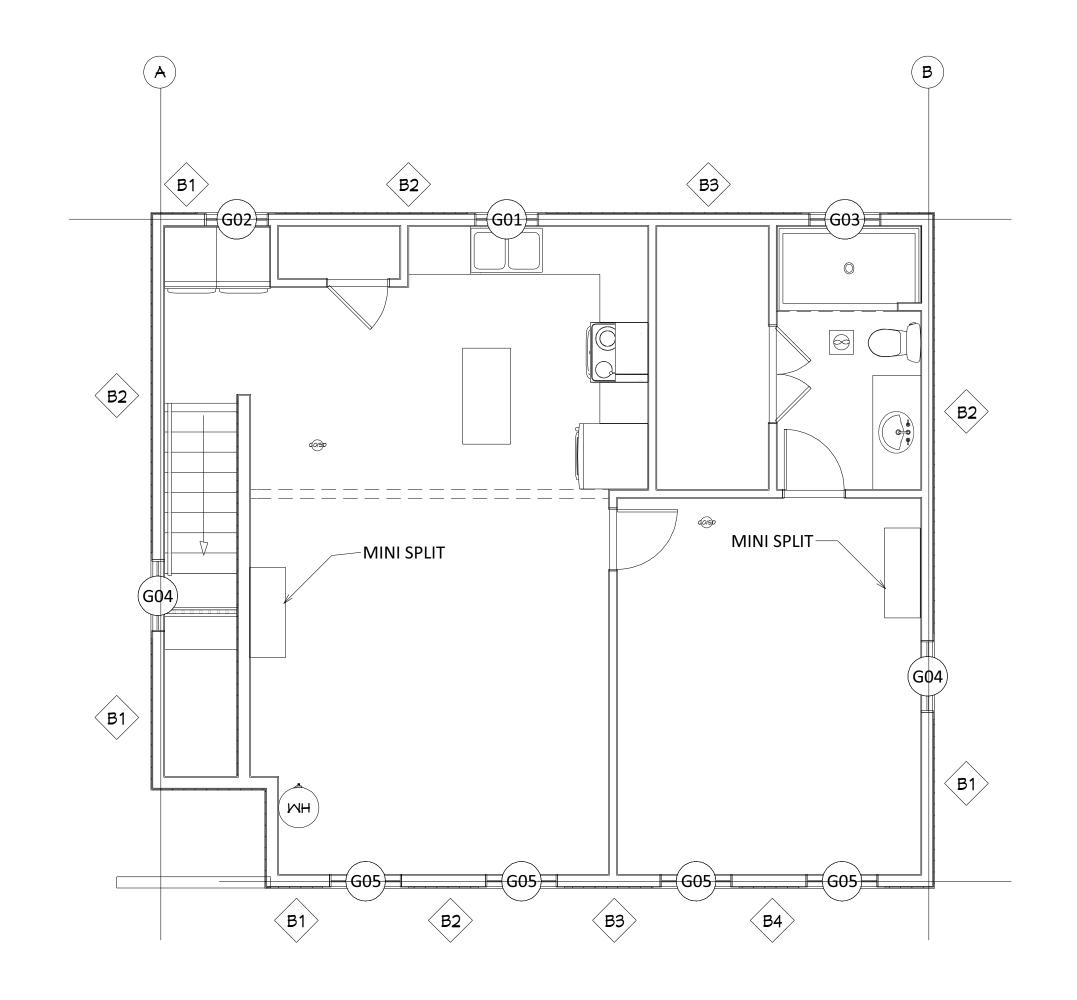
8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD

8D COMMON NAILS @ 6" O.C.
PANEL EDGES AND 12" O.C. IN FIELD





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

B LATERAL PLAN 1/4" - 1'- 0" NUMBER DATE REVISED BY DESCRIPTION

LATERAL COMPLIANCE

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

DRAWINGS PROVIDED BY:

TM DESIGN

DATE:

7/28/2025

SCALE:

SHEET:

