

McCRYSTAL RESIDENCE WALDPART, OREGON ENGINEERING DETAILS

PROJECT LOCATION:
TRACT B - LOT 1800
NW MOKMAK LAKE DRIVE
BAYSHORE SUBDIVISION
WALDPART, OREGON

CLIENT:
MICHAEL McCRYSTAL

PROJECT ENGINEER:
FIELD ENGINEERING
320 NW 56TH ST.
NEWPORT, OREGON 97365
(541) 265-2896
(541) 961-3596 CELL

CORROSION

HARDWARE AND FASTENERS EXPOSED TO THE WEATHER, IN CONTACT WITH SOIL OR PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL.

GENERAL STRUCTURAL NOTES: CODE:

2014 OREGON STRUCTURAL SPECIALTY CODE, 2011 OREGON RESIDENTIAL SPECIALTY CODE, NDS 2015, IBC 2012, CDC 2013, ASCE7-16, ACI-318-14

LOADS:

RISK CATEGORY: 2
SEISMIC SITE CLASSIFICATION: D-1
ROOF DEAD: 25 PSF
WALL DEAD: 1 PSF
ROOF LIVE: 20 PSF
SNOW: 25 PSF
FLOOR DEAD: 35 PSF
FLOOR LIVE: 40 PSF
ALLOWABLE SOIL BEARING: 1500 PSF
SEISMIC SPECTRAL ACCEL: SDs=1.05, SD1=0.115
ULTIMATE WIND SPEED: 135 MPH

WOOD:

- ALL NAILS MAY BE BOX NAILS (SINKERS) EXCEPT AS NOTED.
- ALL NAILING TO BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE.
- ALL FRAMING HARDWARE TO BE SIMPSON STRONG-TIE BRAND OR EQUIVALENT SPECIFICALLY APPROVED BY ENGINEER.
- LUMBER:
-ALL SOLID SAUN LUMBER GRADES TO BE DFL #2 OR BETTER
-ALL WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- DRILL BOLT HOLES 1/16 INCH OVERSIZE EXCEPT WHERE NOTED LARGER.
- ROOF SHEATHING: USE CATEGORY 15/32", EXPOSURE 1, APA RATED SHEATHING, OR APPROVED EQUIVALENT. LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING MEMBERS AND END JOINTS STAGGERED. USE #d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED. PANEL INSTALLATION PER APA SPECIFICATIONS.

1. WALL SHEATHING: USE CATEGORY 15/32", EXPOSURE 1, APA RATED SHEATHING, OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED. AT A MINIMUM USE #D COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD. SEE SHEAR WALL PLAN FOR REQUIRED NAILING.

8. FLOOR SHEATHING: SUBFLOOR - USE MIN CATEGORY 5/8", EXPOSURE 1, APA RATED SHEATHING OR APPROVED EQUIVALENT. LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING MEMBERS AND END JOINTS STAGGERED. USE #d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED. UNDERLAYMENT - APA UNDERLAYMENT EXP 1 INSTALLED PER APA GUIDELINES AND SPECIFICATIONS. MAY USE APA RATED STURD-I FLOOR MIN CATEGORY 3/4". 1 3/8" CATEGORY SHALL USE 10D NAILS. FIELD GLUED FLOORS TO USE ADHESIVES MEETING ASTM D3498 APPLIED PER MANUFACTURERS RECOMMENDATIONS.

- USE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS THAT RUN PARALLEL TO FLOOR JOISTS TYPICAL.
- PRESSURE TREATED SHALL BE HEM-FIR #2 UNLESS OTHERWISE NOTED.

STRUCTURAL FILL

ALL STRUCTURAL FILL SHALL BE 3/4"-0" DENSE GRADED AGGREGATE PER OSGC. STRUCTURAL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8" AND COMPACTED BETWEEN LIFTS. STRUCTURAL FILL SHALL BE COMPACTED TO 95% DRY DENSITY PER ASTM STANDARD PROCTER TEST.

FOUNDATION:

- FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL FREE OF ORGANIC MATTER OR ON ENGINEERED FILL.
- BOTTOM OF FOOTINGS TO BE A MINIMUM OF 12" BELOW UNDISTURBED GRADE.
- FOUNDATION LOCATION AND SETBACK FROM SLOPES SHALL BE PER OSGC.
- PROVIDE DRAINAGE WITH CLEANOUTS ADJACENT TO FOUNDATIONS IF NOTED ON PLANS.

CONCRETE:

- MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI FOR SLABS, FOOTINGS AND WALLS.
- 2500 PSI USED IN DESIGN, THEREFORE NO INSPECTION IS REQUIRED.

REINFORCING:

- GRADE:
A. DEFORMED BARS ASTM A615, GRADE 60.
B. WELDED WIRE FABRIC PER ASTM A105.
- PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS.
- SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.
- CLEAR CONCRETE COVERAGES AS FOLLOWS:
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH---3"
B. EXPOSED TO EARTH OR WEATHER
#6 OR LARGER-----3"
#5 OR SMALLER-----2"
C. ALL OTHERS PER LATEST EDITION OF ACI 318
- LAP LENGTHS ARE AS FOLLOWS (EXCEPT AS NOTED):
#3 S -----18"
#4 S -----20"
#5 S -----24"
#6 S -----28"

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE GRADE A572 WITH A MINIMUM YIELD STRENGTH OF 50000 PSI.

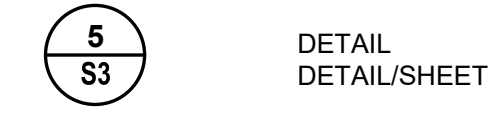
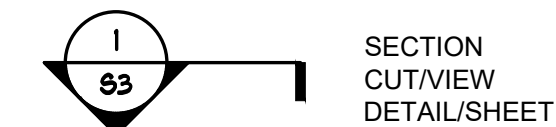
GENERAL:

- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, OR EVERY FRAMING DETAIL. THE CONTRACTOR SHALL CONSTRUCT THE STRUCTURE USING ESTABLISHED FRAMING METHODS PER BUILDING CODE AND SHALL BE RESPONSIBLE FOR FINAL CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PUBLIC/WORKER SAFETY DURING CONSTRUCTION - SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF THE LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE A/E SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL/STRUCTURAL DRAWINGS AND THE EXISTING STRUCTURE PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH A/E. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL FITMENT OF ALL CONSTRUCTION ELEMENTS.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND WET UTILITIES WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
- ACCEPTANCE OF THESE PLANS BY THE OWNER INDICATES APPROVAL OF ALL DESIGN ASPECTS OF THE PROJECT. OWNER ACCEPTS RESPONSIBILITY FOR ANY OMISSIONS AND DESIGN CHANGES.
- HARDWARE SUBSTITUTION IS ALLOWED AS LONG AS SUBSTITUTE HAS THE SAME OR GREATER CAPACITY OF THE ORIGINAL.

ABBREVIATIONS

AC	ASPHALT CONCRETE
A/E	ARCHITECT/ENGINEER
BOC	BACK OF CURB
BC	BOTTOM OF CURB
CB	CATCH BASIN
CF	CUBIC FEET
CL	CENTER LINE
CLR	CLEAR
CS	COUNTER SINK
CY	CUBIC YARD
DEMO	DEMOLITION
DI	DUCTILE IRON
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRICAL
EC	EDGE OF CONCRETE
EG	EXISTING GRADE
EOG	EDGE OF GRAVEL
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
EX	EXISTING
FOC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HDG	HOT DIPPED GALVANIZED
IE	INVERT ELEVATION
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
N	NEW
N.T.S.	NOT TO SCALE
OC (O.C.)	ON CENTER
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PP	POWER POLE
PSF	POUNDS PER SQUARE FOOT
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
SST	SIMPSON STRONG TIE
T&B	TOP AND BOTTOM
TBM	TOP OF BENCH MARK
TOC	TOP OF CURB
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
W	WATER
WI	WITH
WM	WATER METER
WV	WATER VALVE
WO	WITHOUT

SYMBOLS



INDEX	
G1	TITLE
G2	SITE PLAN
S1	FLOOR PLANS
S2	ELEVATIONS
S3	FOUNDATION AND ROOF PLANS

DRAWING NO. G1	PROJECT NO. 178.21	SHEET NO. - OF -
McCRYSTAL RESIDENCE WALDPART, OREGON		TITLE
DESIGNED: MKF	DATE	REVISIONS
DRAWN: MKF/EBF		DESCRIPTION
CHECKED: MKF		
APPROVED: MKF		
FIELD ENGINEERING MICHAEL K. FIELD, P.E. 320 NW 56TH ST. NEWPORT, OR 97365 (541) 265-2896 Field Engineering (541) 961-3596 cell		
PRELIMINARY NOT FOR CONSTRUCTION 13, 2022 MICHAEL K. FIELD EXPIRES: 12-31-2023		
LINE IS 1/8" INCH AT FULL SCALE IF NOT 1/8" INCH SCALE ACCORDINGLY		

FILE NAME: 178.21 michael mcrcystal house - new design.dwg SAVE DATE AND TIME: 12/5/2022 8:11:55 AM PLOT DATE AND TIME: 12/5/2022 8:15:01 AM

BAYSHORE HOA CHECKLIST NOTES:

SQUARE FOOTAGE:

FLOOR 1 - GARAGE 576SF
 FLOOR 2 - LIVING SPACE 864SF
 DECK AREA 605SF

HEIGHT ABOVE AVERAGE ORIGINAL GRADE:

HOUSE CORNER	ELEVATION	HGT TO ROOF PEAK
NW	104.203'	26.4'
NE	99.450'	31.2'
SW	113.751'	16.9'
SE	109.155'	21.4'
AVERAGE	106.64'	23.96' (23'-11 1/2")

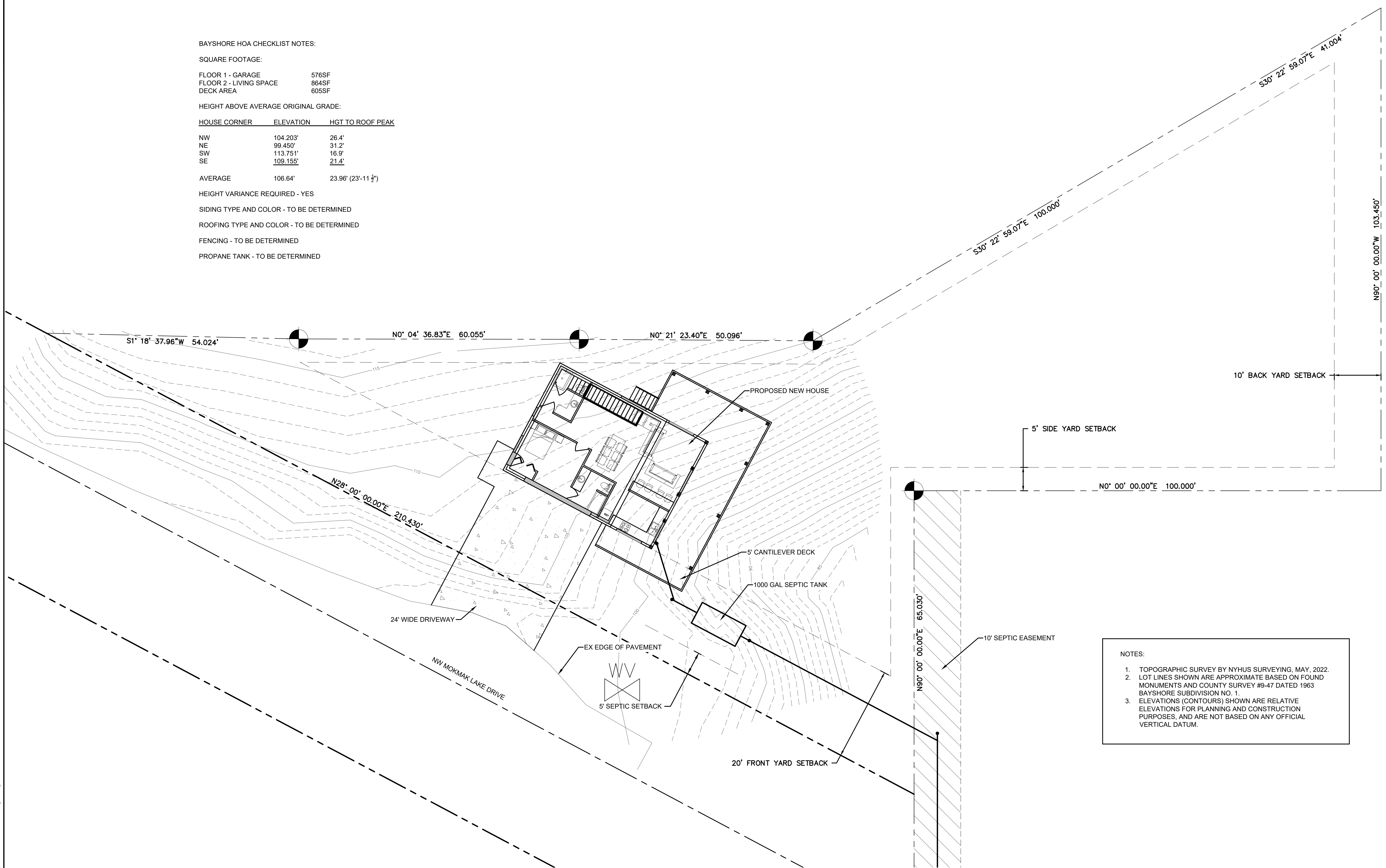
HEIGHT VARIANCE REQUIRED - YES

SIDING TYPE AND COLOR - TO BE DETERMINED

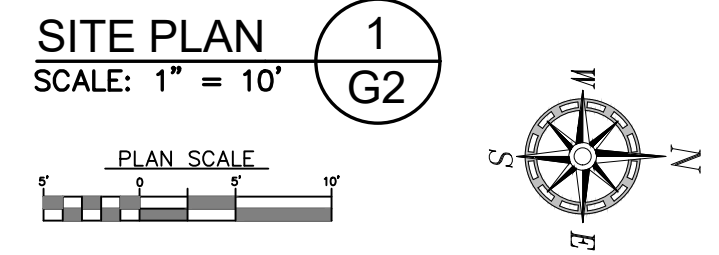
ROOFING TYPE AND COLOR - TO BE DETERMINED

FENCING - TO BE DETERMINED

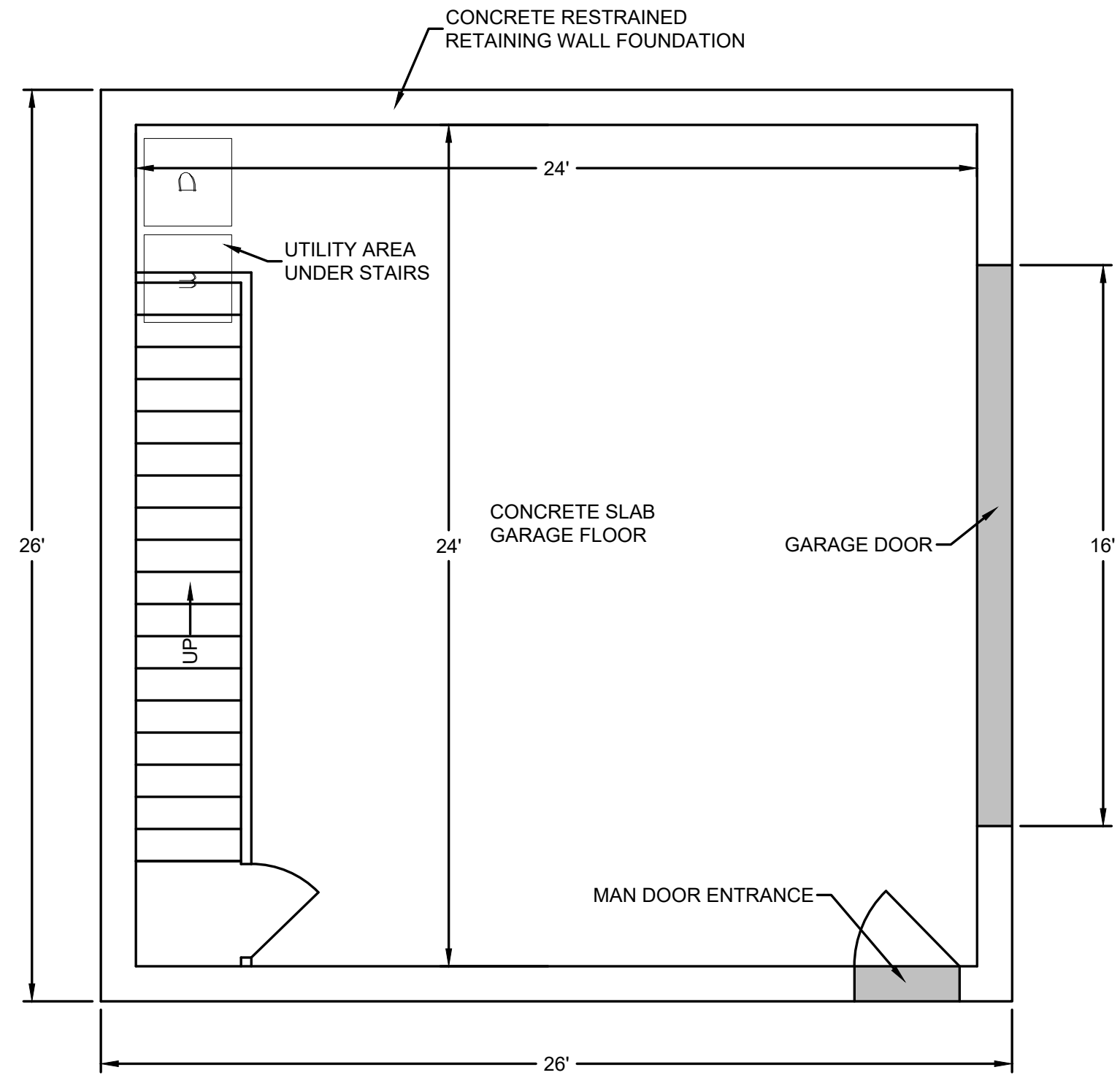
PROPANE TANK - TO BE DETERMINED



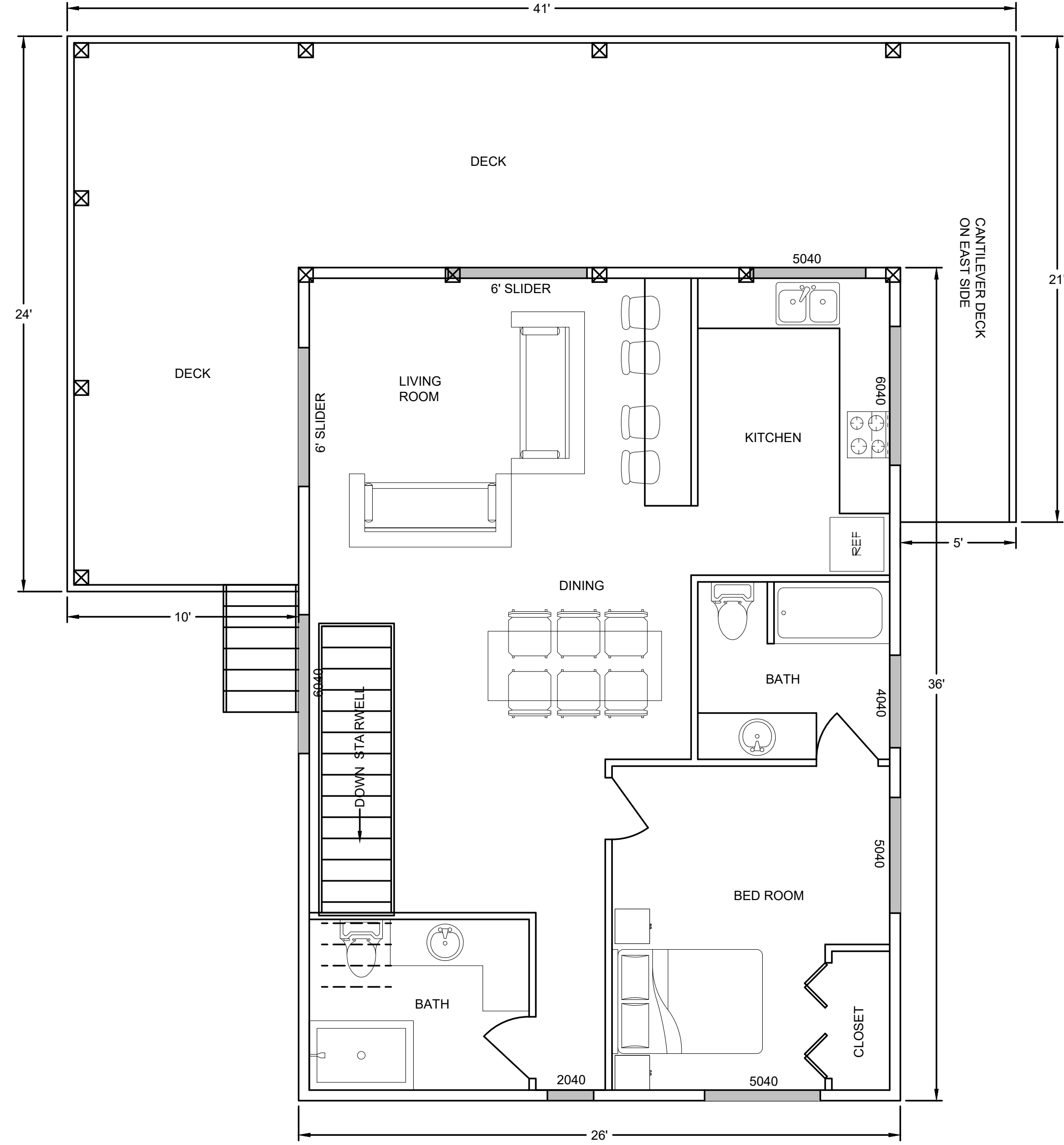
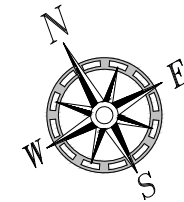
NOTES:
 1. TOPOGRAPHIC SURVEY BY NYHUS SURVEYING, MAY, 2022.
 2. LOT LINES SHOWN ARE APPROXIMATE BASED ON FOUND MONUMENTS AND COUNTY SURVEY #9-47 DATED 1963 BAYSHORE SUBDIVISION NO. 1.
 3. ELEVATIONS (CONTOURS) SHOWN ARE RELATIVE ELEVATIONS FOR PLANNING AND CONSTRUCTION PURPOSES, AND ARE NOT BASED ON ANY OFFICIAL VERTICAL DATUM.



DRAWING NO. G2		PROJECT NO. 178.21		DATE NOV 2022	
SHEET NO. - OF -		MCCRystal RESIDENCE WALDPORt, OREGON			
SITE PLAN					
DESIGNED: MKF	DATE	REVISIONS	DESCRIPTION	REVISOR	DATE
DRAWN: MKF/EBF					
CHECKED: MKF					
APPROVED: MKF					
FIELD ENGINEERING MICHAEL K. FIELD, P.E. 320 NW 55TH ST NEWPORT, OR 97365 (541) 265-2896 Field Engineering (541) 961-3596 cell LINE IS 1 INCH AT FULL SCALE IF NOT 1 INCH SCALE ACCORDINGLY					
REGISTERED PROFESSIONAL ENGINEER 76978PF EXPIRES: 12-31-2023					

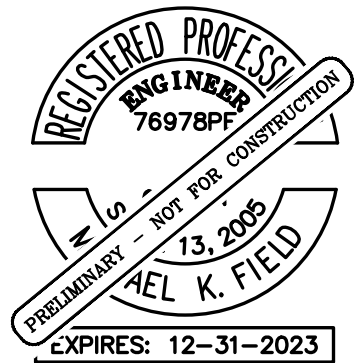
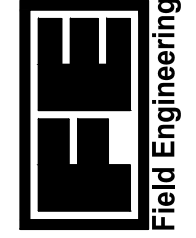


1ST FLOOR - GARAGE PLAN
SCALE: 1/4" = 1'
①
S1



2ND FLOOR PLAN
SCALE: 1/4" = 1'
②
S1

FIELD ENGINEERING
MICHAEL K. FIELD, P.E.
320 NW 56TH ST.
NEWPORT, OR 97265
(541) 265-2896
Field Engineering (541) 861-3596 cell



LINE IS 1/16" INCH
AT FULL SCALE
IF NOT 1/16" INCH, SCALE ACCORDINGLY

REVISED	REVISIONS	DATE	DESIGNED:
	DESCRIPTION		DATE
			MKF
			DATE
			MKF/EBF
			CHECKED:
			MKF
			APPROVED:
			MKF

McCRYSTAL RESIDENCE
WALDPOR, OREGON

FLOOR PLANS

PROJECT NO.
178.21

DRAWING NO.
S1

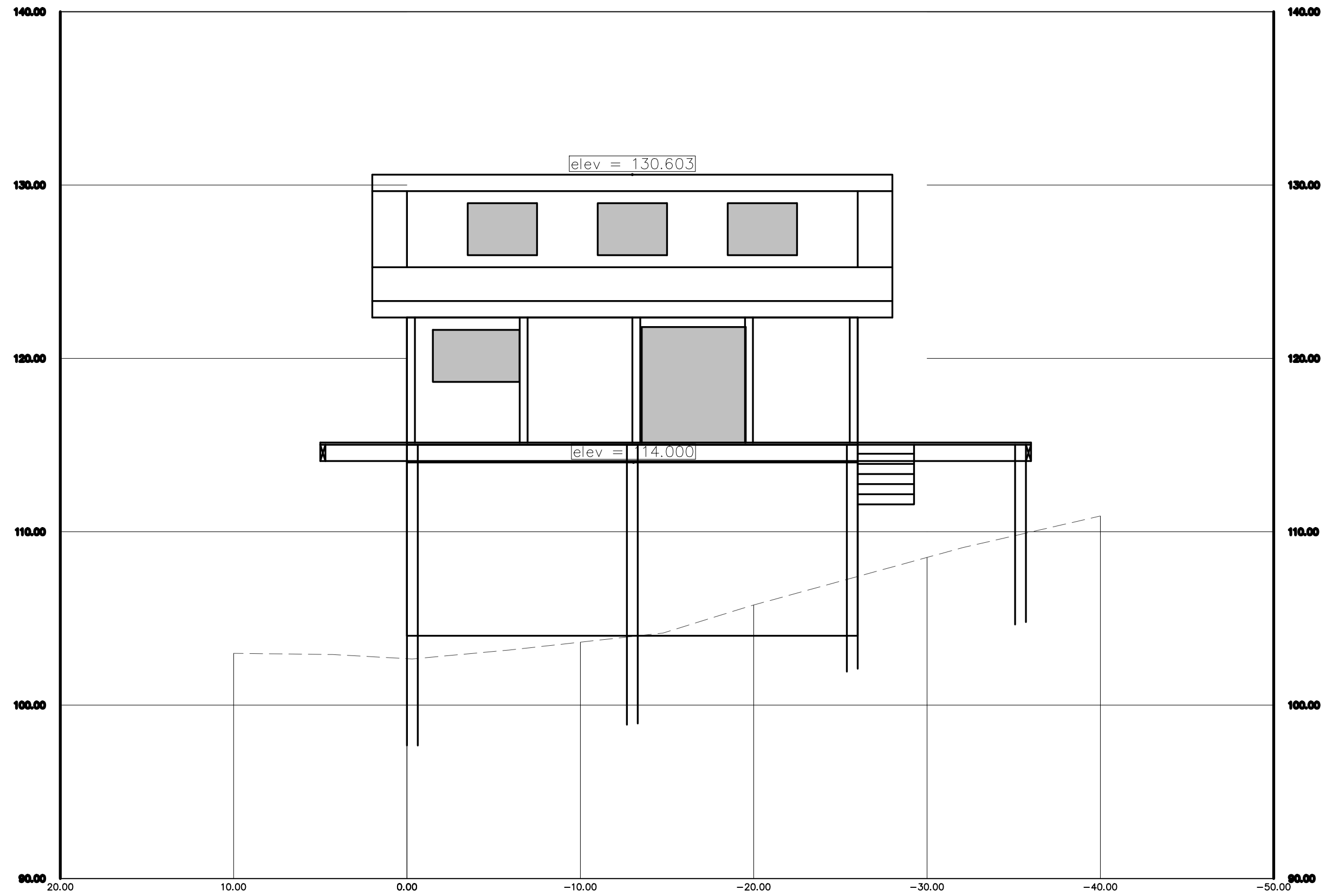
DATE
NOV 2022

SHEET NO.
- OF -

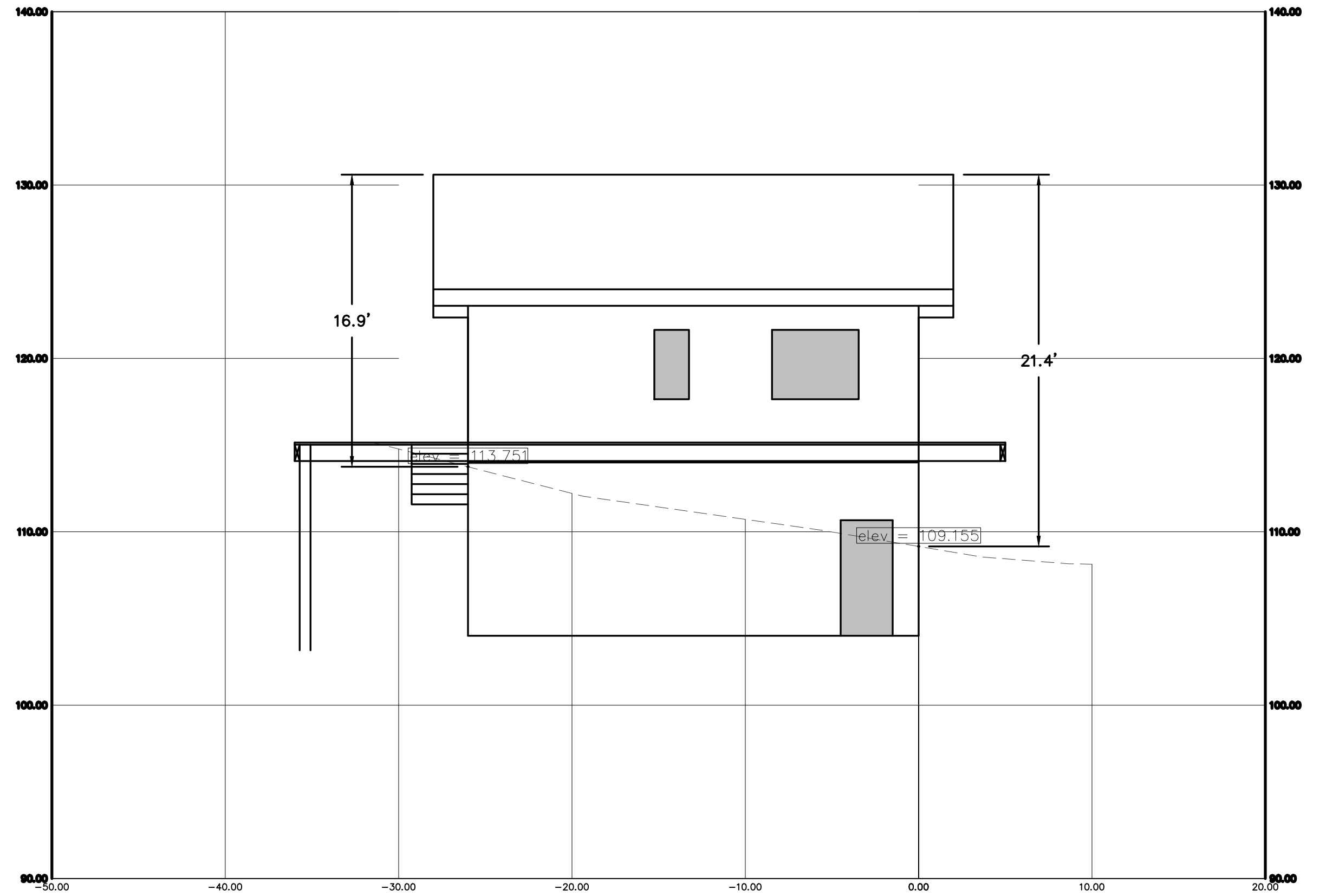
PLOT DATE AND TIME: 12/05/2022 8:15:05 AM

SAVE DATE AND TIME: 12/05/2022 8:11:55 AM

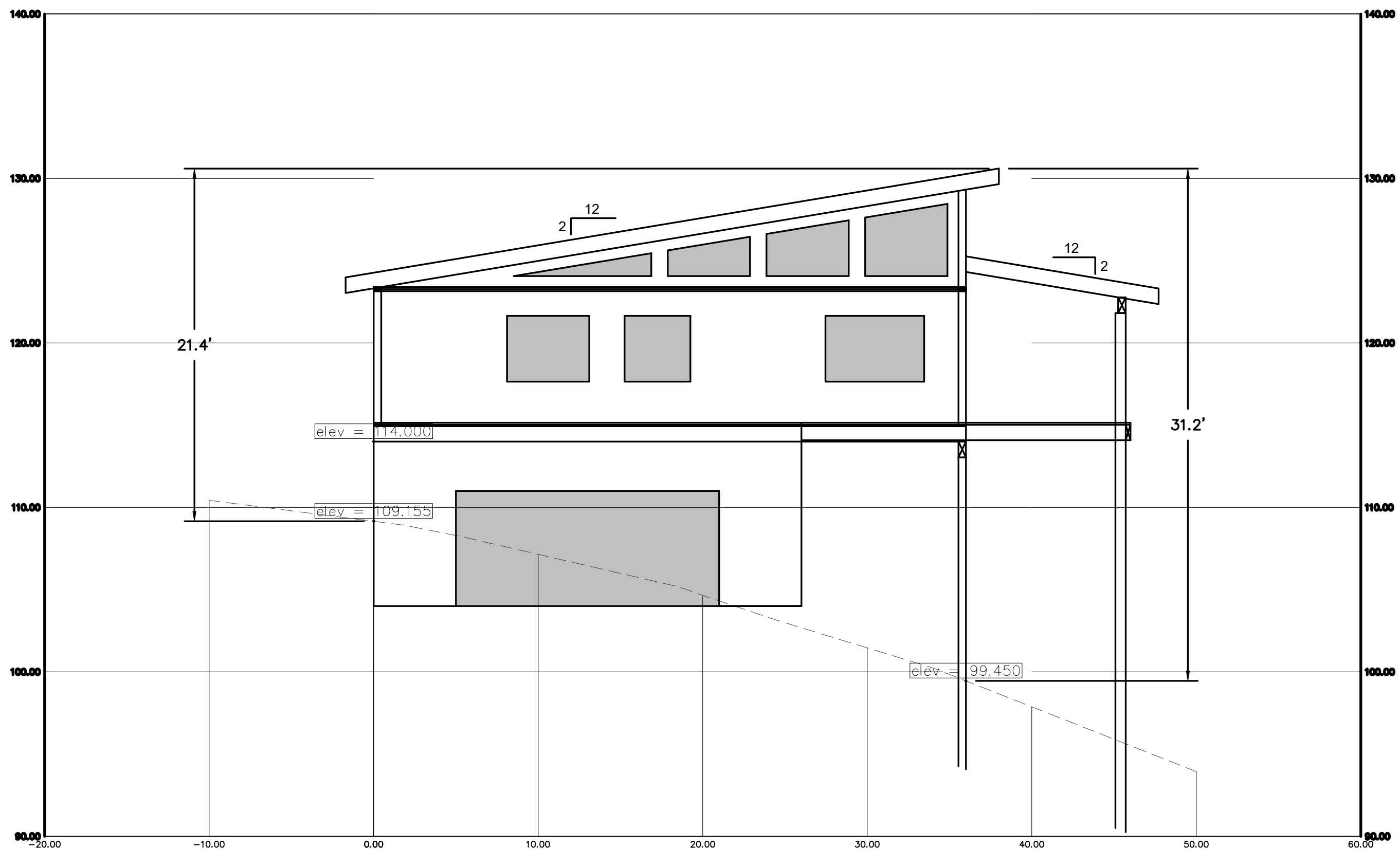
FILE NAME: 178.21 michael mcrcystal house - new design.dwg



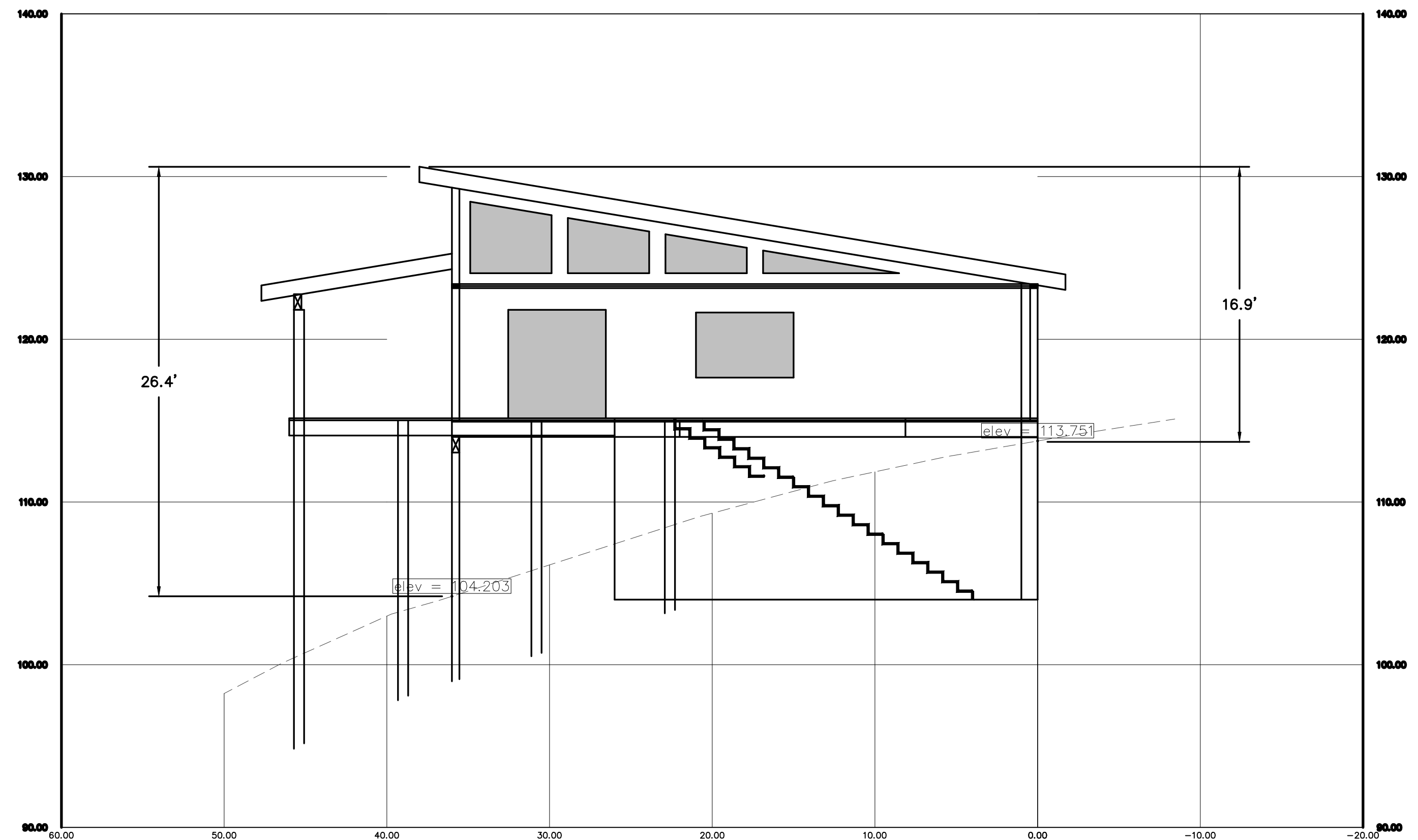
NORTH ELEVATION 1
SCALE: 1" = 6' S2



SOUTH ELEVATION 2
SCALE: 1" = 6' S2



EAST ELEVATION 3
SCALE: 1" = 6' S2



WEST ELEVATION 4
SCALE: 1" = 6' S2

Mcrcystal Residence
WALDPOR, OREGON

ELEVATIONS

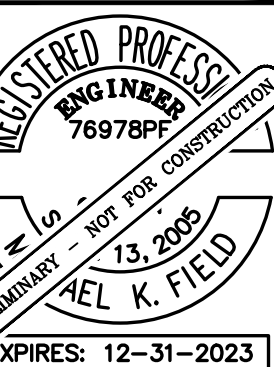
DRAWING NO. S2
PROJECT NO. 178.21

DATE NOV 2022
SHEET NO. - OF -

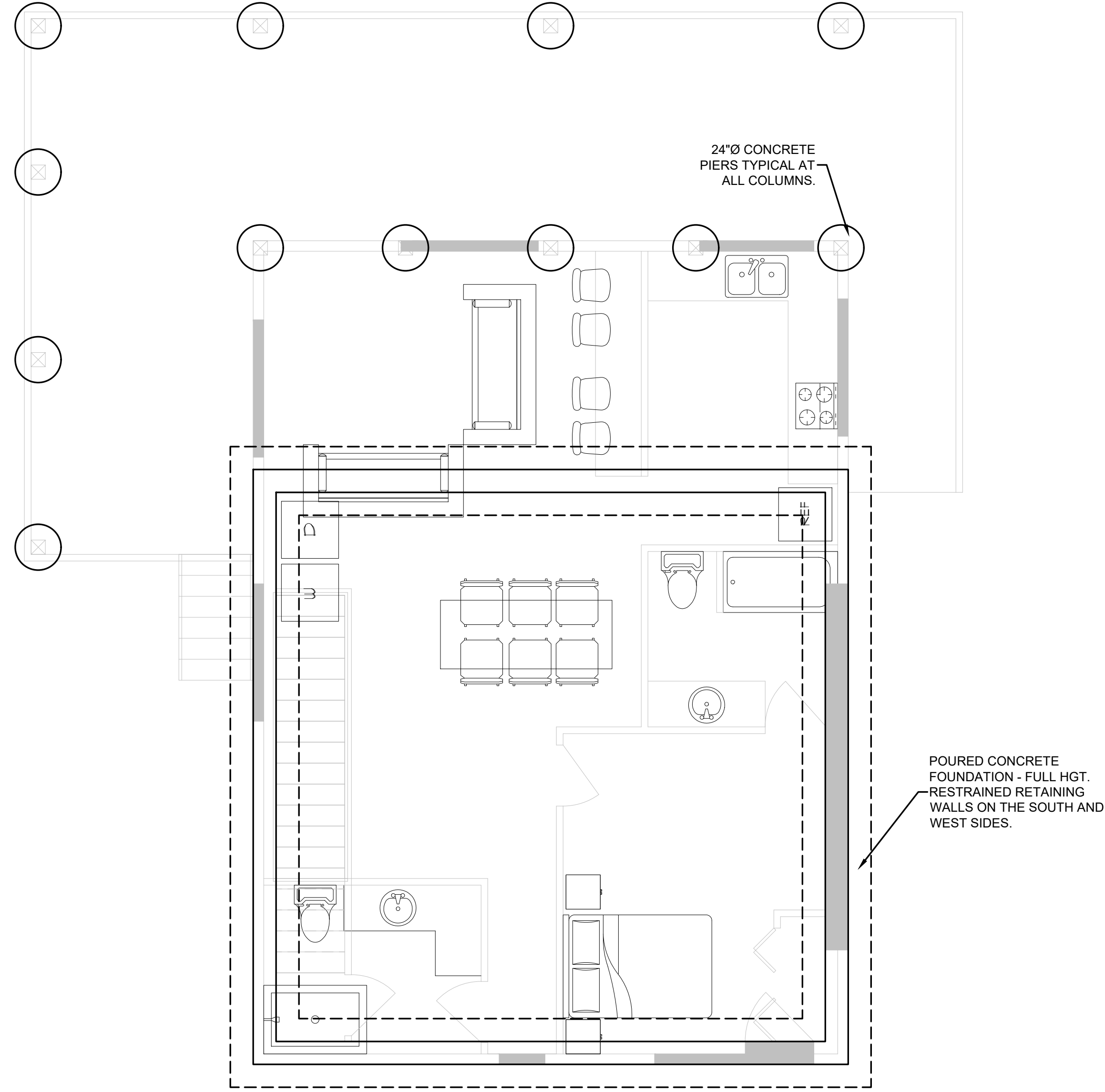
DESIGNED:	DATE	REVISIONS
DATE	DESCRIPTION	REVISED

DESIGNED: MKF
DRAWN: MKF/EBF
CHECKED: MKF
APPROVED: MKF

FIELD ENGINEERING
MICHAEL K. FIELD, P.E.
320 NW 56TH ST.
NEWPORT, OR 97365
(541) 265-2896
Field Engineering (541) 961-3596 cell

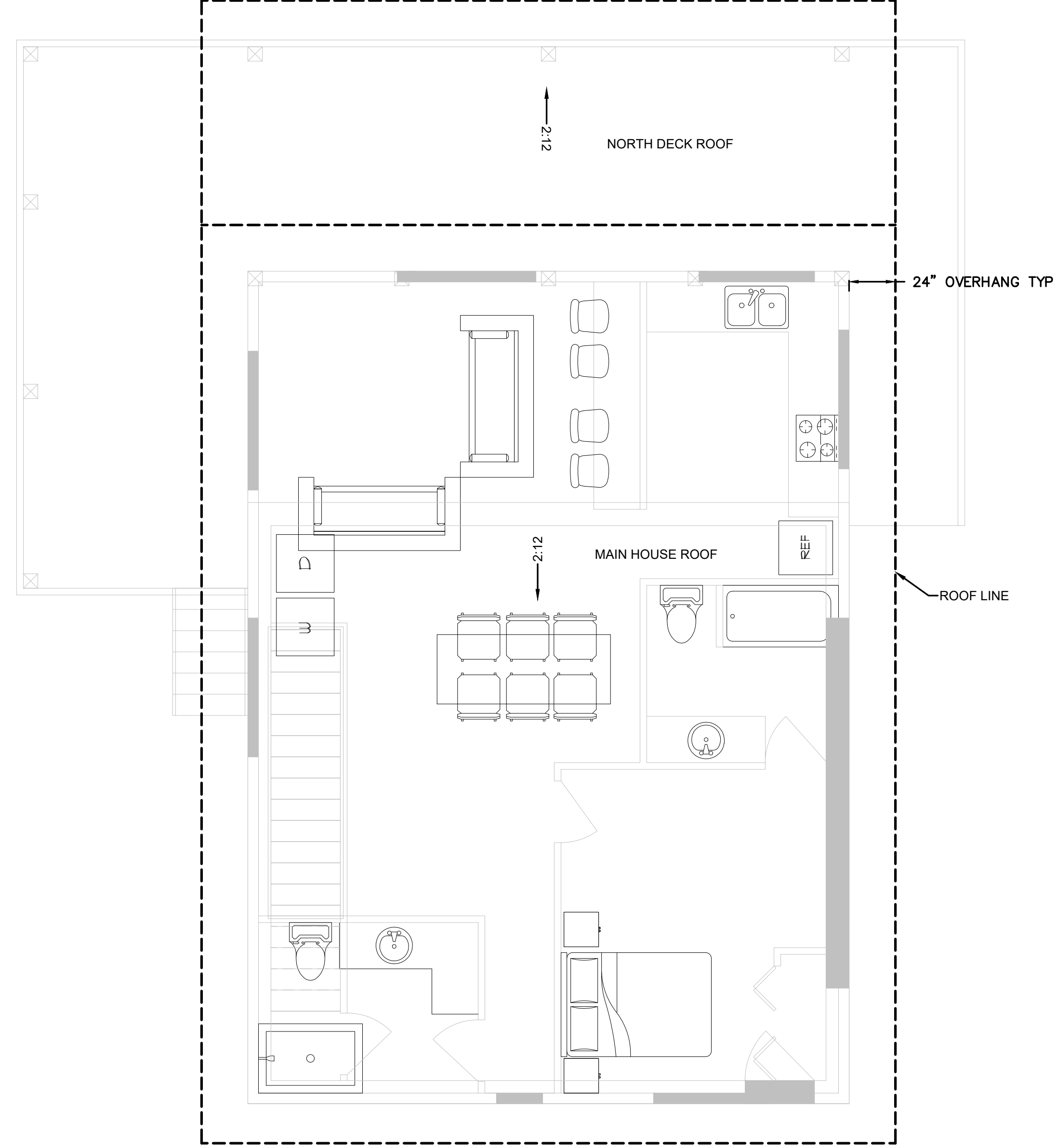
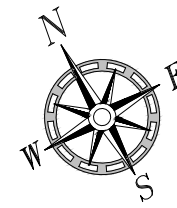


LINE IS 1/8" INCH
AT FULL SCALE
IF NOT 1/8" INCH SCALE ACCORDINGLY



FOUNDATION PLAN
SCALE: 3/4" = 1'

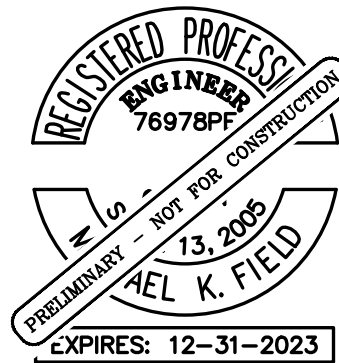
1
S3



ROOF PLAN
SCALE: 3/4" = 1'

2
S3

FE
FIELD ENGINEERING
MICHAEL K. FIELD, P.E.
320 NW 56TH ST
NEWPORT, OR 97265
(541) 265-2896
Field Engineering (541) 961-3596 cell



LINE IS 1/8" INCH AT FULL SCALE
IF NOT 1/8" INCH, SCALE ACCORDINGLY

REVISIONS	DATE	DESIGNED:
DESCRIPTION		CHKD:
		APPROVED:

McCRYSTAL RESIDENCE
WALDPOR, OREGON

FOUNDATION/ROOF PLANS

PROJECT NO.
178.21

DRAWING NO.
S3

DATE
NOV 2022

SHEET NO.
- OF -