

O'Donnell Residence

GENERAL NOTES

PROJECT STATISTICS:

Address: 260 & 270 Santiam Avenue Detroit, Oregon
 Conditioned Living Space: 1380 FT2 Main floor - 144 FT2 loft
 Ext Deck Space: 736 FT2 (wood deck) - 207 FT2 (concrete slab)

Design Criteria:
 Floor: 40 psf Live 15 psf Dead (L/480)
 Roof/Snow: 65 psf Live 15 psf Dead
 Frost Depth: 12"
 Seismic Zone: D1
 Wind: 120 mph - Exposure (not sure)
 Site Elevation: 2470 ft2
 Soil Bearing Pressure: 1500 PSF

Designer: Richard J. Faltyn
 Engineer: RMB Engineering
 General Contractor: Owner
 Code Compliance: 2017 Oregon Residential Specialty Code

Building Performance:

Heat loss calculations shall comply with the requirements of the 2019 ORSC. All porches, decks, foundation (crawl), fireplace enclosures, storage, and garage areas not included in living area. All exhaust fans are to be directly vented to the exterior. All penetrations of the building envelope shall be sealed with caulk or foam.

Insulation values (TYP)

Walls: R-25 (SIP)
 Roof/Ceiling: R-30 (Vaulted)
 Floor: R-10 (under slab foam) + R-15 (Slab edge perimeter)

GENERAL NOTES:

The contractor/builder is responsible for verifying the conditions at the site are consistent with these plans prior to starting work on this project. Work not specifically detailed shall be constructed to the same quality as the work that is detailed. All work is to be done in accordance with the International building and local codes.

Written dimensions and specifications shall take precedence over scaled dimensions and general notes. The Engineer/ Designer shall be consulted for clarification if site conditions are encountered that are different than shown or if discrepancies are found in the plans or plan notes.

Please see additional notes called out on the other pages of this plan set.

FOUNDATION NOTES:

All footings are to be placed on clean firm undisturbed soil. If "loose" or disturbed dirt is present, engineered fill along with compaction (in stages of 6" intervals) shall be done prior to forming for footings. Compaction shall be tested at no less than 2500 PSI.

Concrete strength:
 3,000 PSI at 28 days for all slabs, footings and walls (foundation design based on 2,500 PSI).
 Maximum slump is 4"
 Maximum water/concrete ratio is .5.

Use ASTM A-615 grade 60 deformed reinforcing bars unless noted otherwise.

Concrete expansion anchors shall be Simpson wedge - all anchors or engineer approved equal. Epoxy to be Simpson "set" adhesive or approved equal.

Framing Notes:

- * All structural posts, beams, headers, joists, & rafters are to be DF#2 U.N.O.
- * All Exposed Architectural beams are to be DF#1 or better U.N.O.
- * All new sills, plates, blocking & bridging to be DF#2 or better.
- * All studs are to be DF#2 or better.
- * Plywood sheathing to be as follows:
 - * Roof sheathing shall be INT-APA rated CDX Ply or OSB (See plan for thickness).
 - * Wall sheathing shall be INT-APA rated 15/32" CDX or 7/16" OSB.
 - * Floor sheathing shall be minimum 3/4" T&G INT-APA rated.
 - * Wall brace panels (if prescriptive path is used) shall be APA rated 7/16" OSB unless noted otherwise.

- * Provide positive connections at each end of all posts & columns to resist lateral displacement.
- * Provide min 1" of positive ventilation at each rafter bay space at vaulted ceiling areas.



Vicinity Map



Site Plan
 Scale - 1" = 20'

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Plans Provided For:
O'Donnell Residence

Project Overview

Plans Provided By:
Green Structures NW
PO Box 1206 Salem, Oregon 97301 | 503.585.2823 | info@greenstructuresnw.com

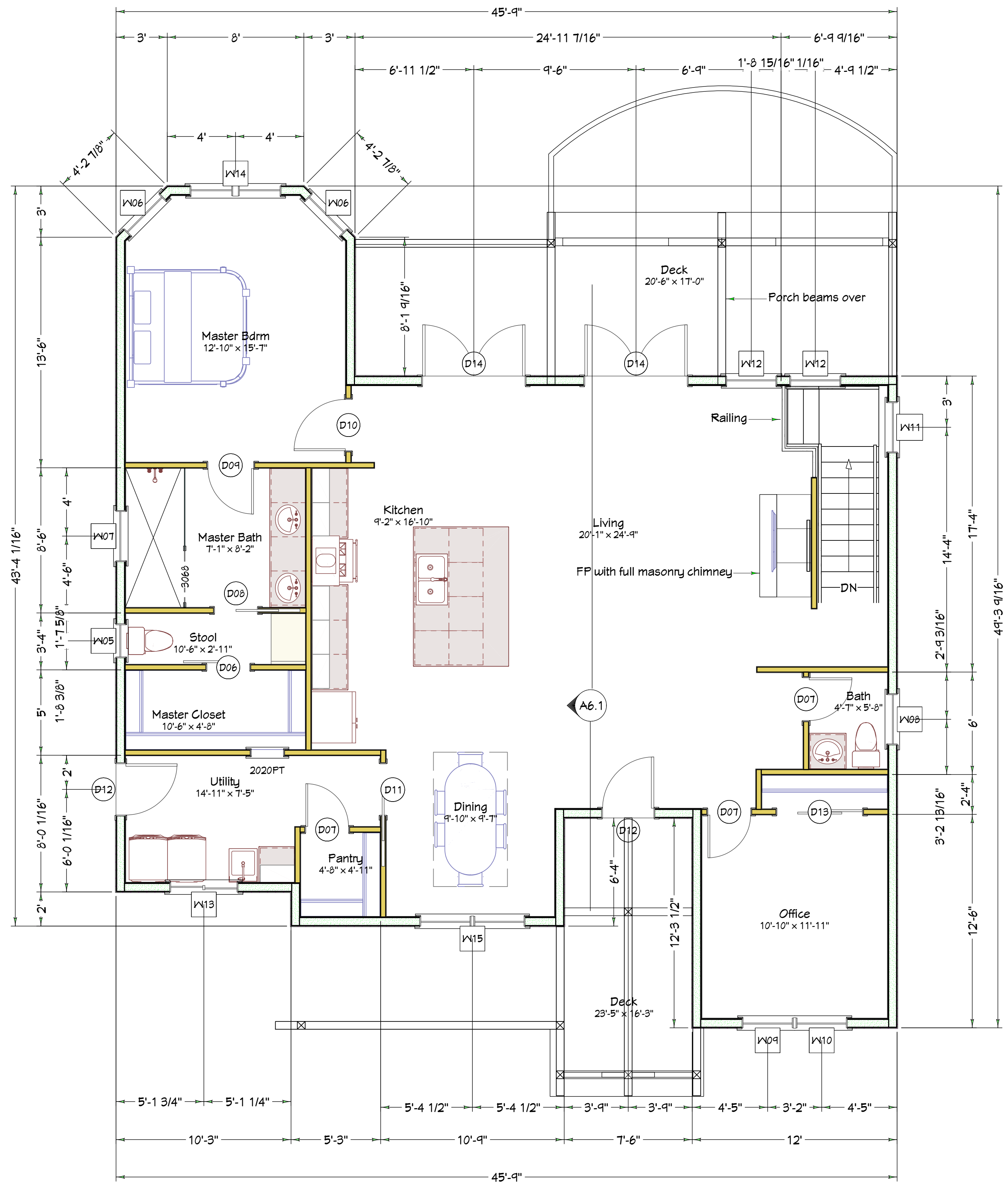
DATE:

5/18/2021

SCALE:

SHEET:

A-1



DOOR SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	FIRE	HEADER	COMMENTS
D01	5	0	30"	80"	HINGED-DOOR P04		2X6X35" (2)	
D02	1	0	36"	80"	HINGED-DOOR P04		2X6X41" (2)	
D03	1	0	60"	80"	SLIDER-DOOR P04		2X8X65" (2)	
D04	1	0	72"	80"	SLIDER-DOOR P04		2X10X11" (2)	
D05	2	0	72"	80"	EXT. DOUBLE HINGED-GLASS PANEL		2X10X11" (2)	
D06	1	1	30"	80"	BARN-DOOR P04		2X6X35" (2)	
D07	3	1	30"	80"	HINGED-DOOR P04		2X6X35" (2)	
D08	1	1	30"	80"	POCKET-DOOR P04		2X6X65" (2)	
D09	1	1	32"	80"	HINGED-DOOR P04		2X6X37" (2)	
D10	1	1	36"	80"	HINGED-DOOR P04		2X6X41" (2)	
D11	1	1	36"	80"	POCKET-DOOR P04		2X6X17" (2)	
D12	2	1	36"	80"	EXT. HINGED-DOOR E21		2X6X41" (2)	
D13	1	1	60"	80"	SLIDER-DOOR P04		2X8X65" (2)	
D14	2	1	72"	80"	EXT. DOUBLE HINGED-GLASS PANEL		2X10X11" (2)	

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	2	0	35 5/8"	48"	YES	SINGLE CASEMENT-HR	2X6X39 5/8" (2)	
W02	1	0	36"	48"	YES	SINGLE HUNG	2X6X40" (2)	
W03	1	0	48"	58"	YES	SINGLE HUNG	2X8X52" (2)	
W04	1	0	64"	48"		MULLED UNIT	2X8X68" (2)	
W05	1	1	24"	42"		SINGLE HUNG	2X6X28" (2)	
W06	2	1	35 5/8"	48"	YES	SINGLE CASEMENT-HR	2X6X39 5/8" (2)	
W07	1	1	36"	24"		SINGLE AWNING	2X6X40" (2)	
W08	1	1	36"	36"		SINGLE HUNG	2X6X40" (2)	
W09	1	1	36"	48"		SINGLE CASEMENT-HL	2X6X40" (2)	
W10	1	1	36"	48"		SINGLE CASEMENT-HR	2X6X40" (2)	
W11	1	1	36"	48"	YES	SINGLE HUNG	2X6X40" (2)	
W12	2	1	36"	60"		FIXED GLASS	2X6X40" (2)	
W13	1	1	48"	24"		RIGHT SLIDING	2X8X52" (2)	
W14	1	1	64"	48"		MULLED UNIT	2X8X68" (2)	
W15	1	1	74"	48"		MULLED UNIT	2X10X18" (2)	
W16	1	2	42"	36"		FIXED GLASS	2X6X46" (2)	

WALL TYPES

- Exterior 6" SIP (Structurally insulated panel) wall w/ Hydro gap wall underlayment & fiber cement lap siding
- Exterior 2x6 stud wall (studs @ 16" o.c.) w/ R23 batts. Cultured stone wall finish
- Interior 2x6 wall (studs @ 16" o.c.) w/ 1/2" gypsum board finish on both sides
- 2x4 interior wall (studs @ 16" o.c.) w/ gypsum board finish on both sides
- 2x4 Interior bearing wall (studs @ 16" o.c.) w/ 1/2" gypsum board on both sides. See strip footing detail.
- 8" Concrete Stem wall w/ 18" x 8" footing (centered under stem wall). Interior face to have 1" air gap, 3.5" furring (studs @ 24" o.c.), and 1/2" gypsum board finish

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Carbon monoxide / Smoke Detectors locations
	Electrical Breaker Panel
	Cable Wall Heater

Space for Shearwall Detail

REVISION TABLE	
NUMBER	DESCRIPTION

Plans Provided For:
O'Donnell Residence

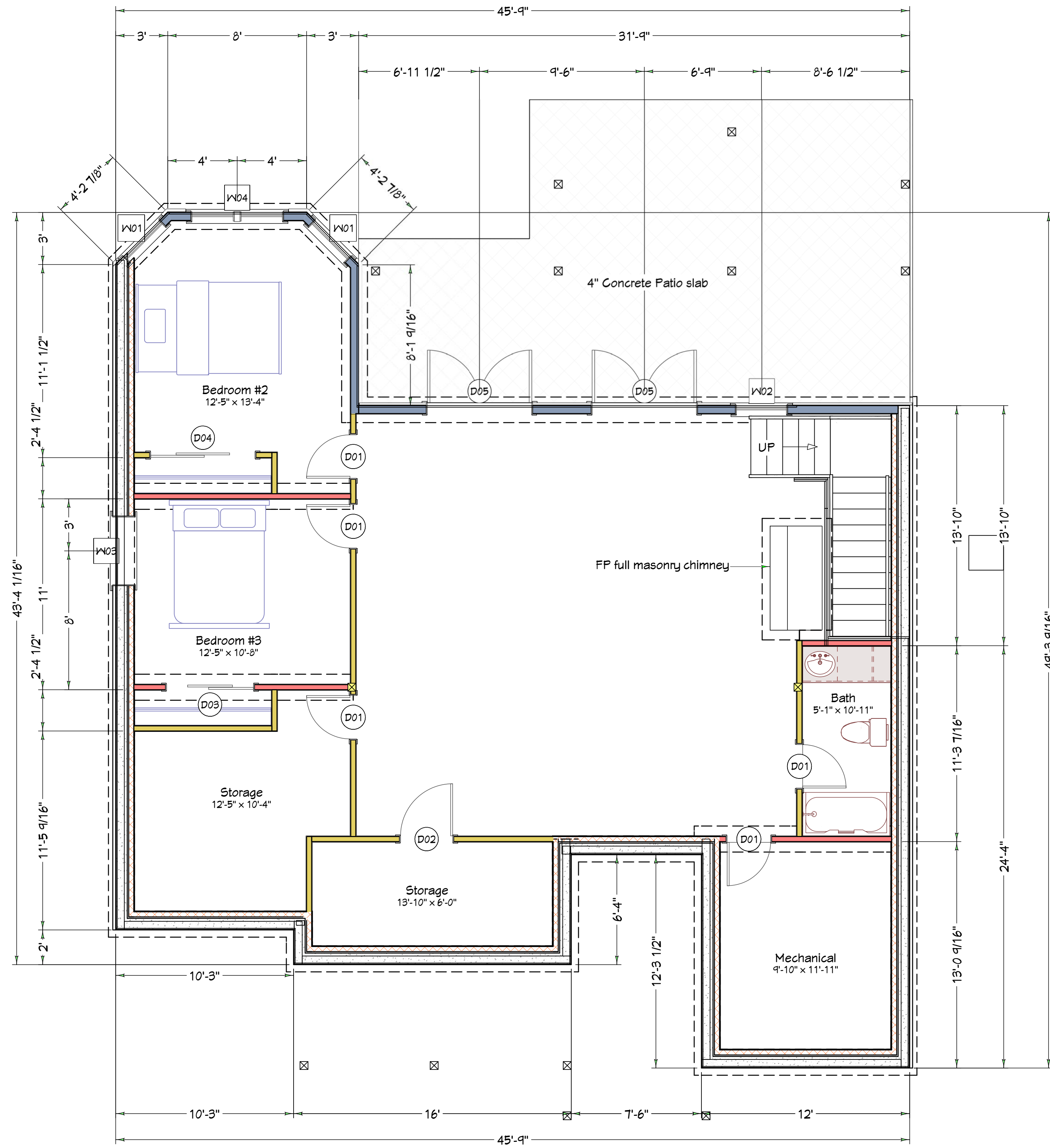
Main Level Layout

Plans Provided By:
Green Structures NW
PO Box 226 Salem, Oregon 97341 1-503-585-2824 info@greenstructuresnw.com

DATE:
5/18/2021

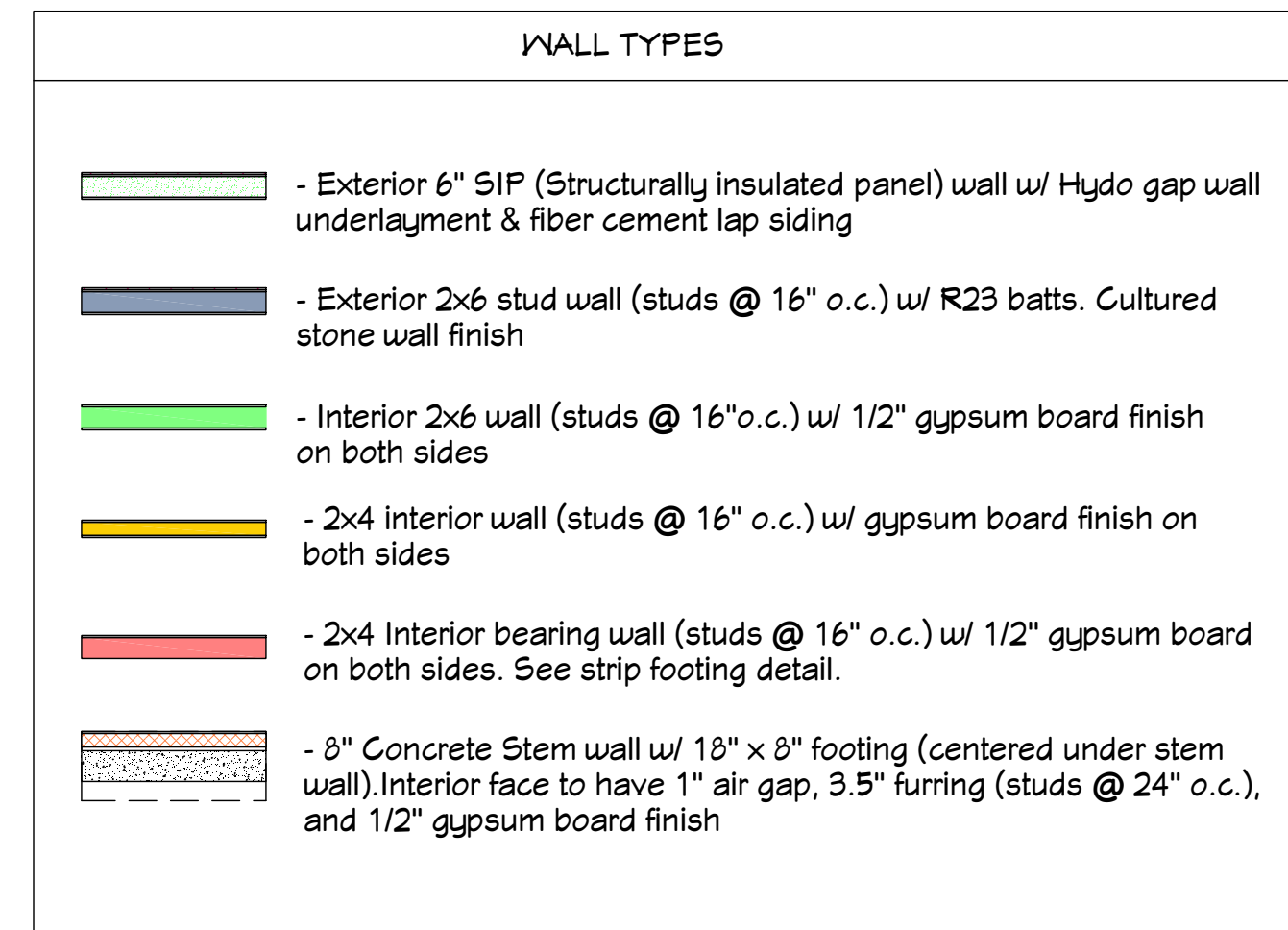
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1/4" = 1'

SHEET:
A-2



DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	FIRE HEADER	COMMENTS
D01	5	0	30"	80"	HINGED-DOOR P04		2X6X35" (2)
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	Fluorescent Light Fixture
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	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Carbon monoxide / Smoke Detectors locations
	Electrical Breaker Panel
	Gadget Wall Heater

Space for Shearwall Detail

REVISION TABLE	
NUMBER	DESCRIPTION

Plans Provided For:
O'Donnell Residence

Basement Level Layout

Plans Provided By:
Green Structures NW
PO Box 1020 Salem, Oregon 97301 1.503.583.2824 info@greenstructuresnw.com

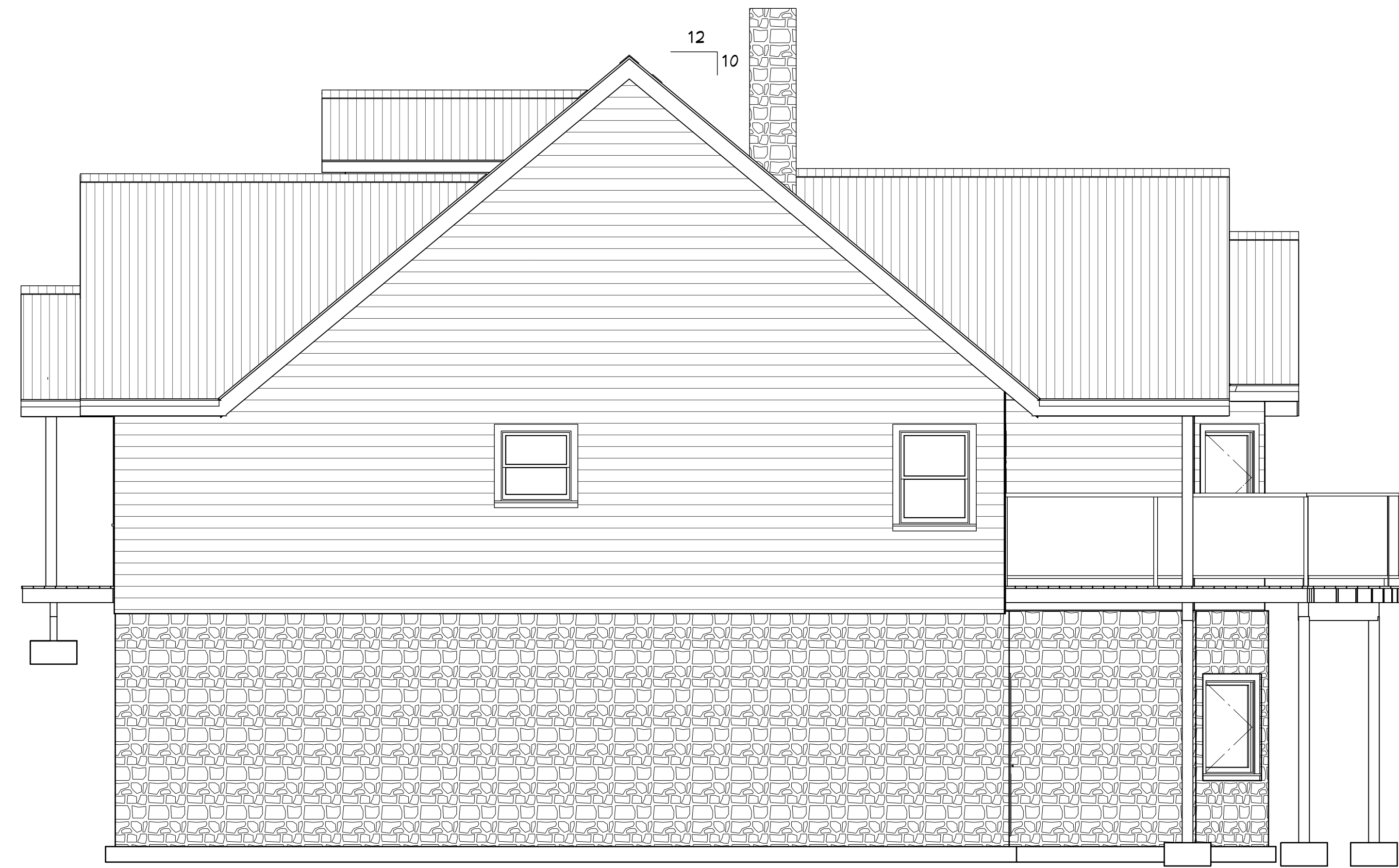
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5/18/2021

SCALE:
1/4" = 1'

SHEET:
A-3



South Elevation



West Elevation



North Elevation



East Elevation

48" tall Flexi glass railing

Cultured Stone wall finish

REVISION TABLE	
NUMBER	DATE

Plans Provided For:
O'Donnell Residence

Elevations

Plans Provided By:
Green Structures NW
PO Box 226, Salem, Oregon 97301 | 503-585-2824 | info@greenstructuresnw.com

DATE:

5/18/2021

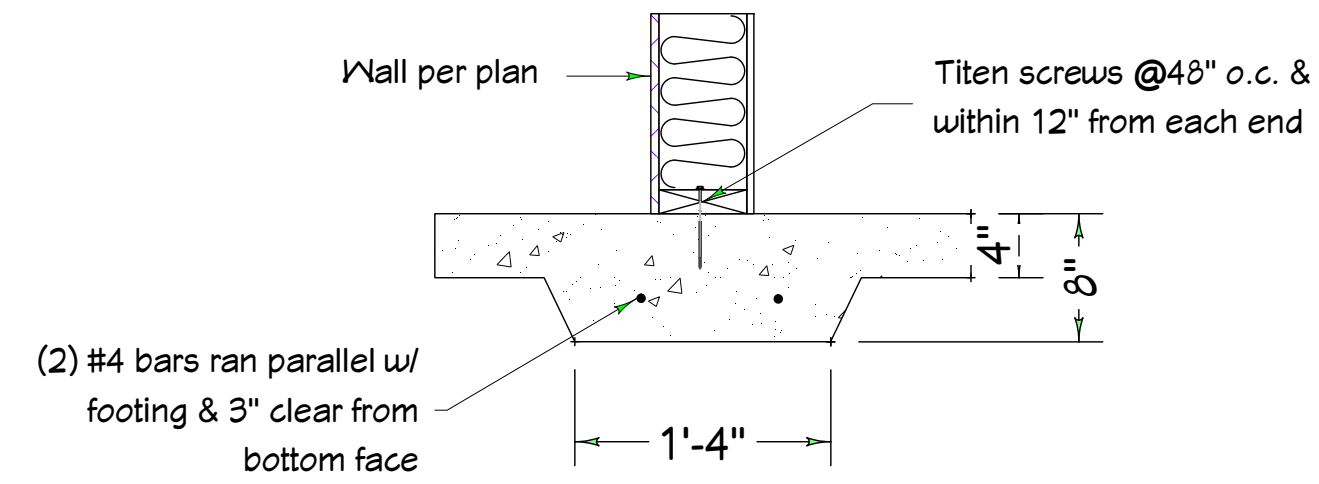
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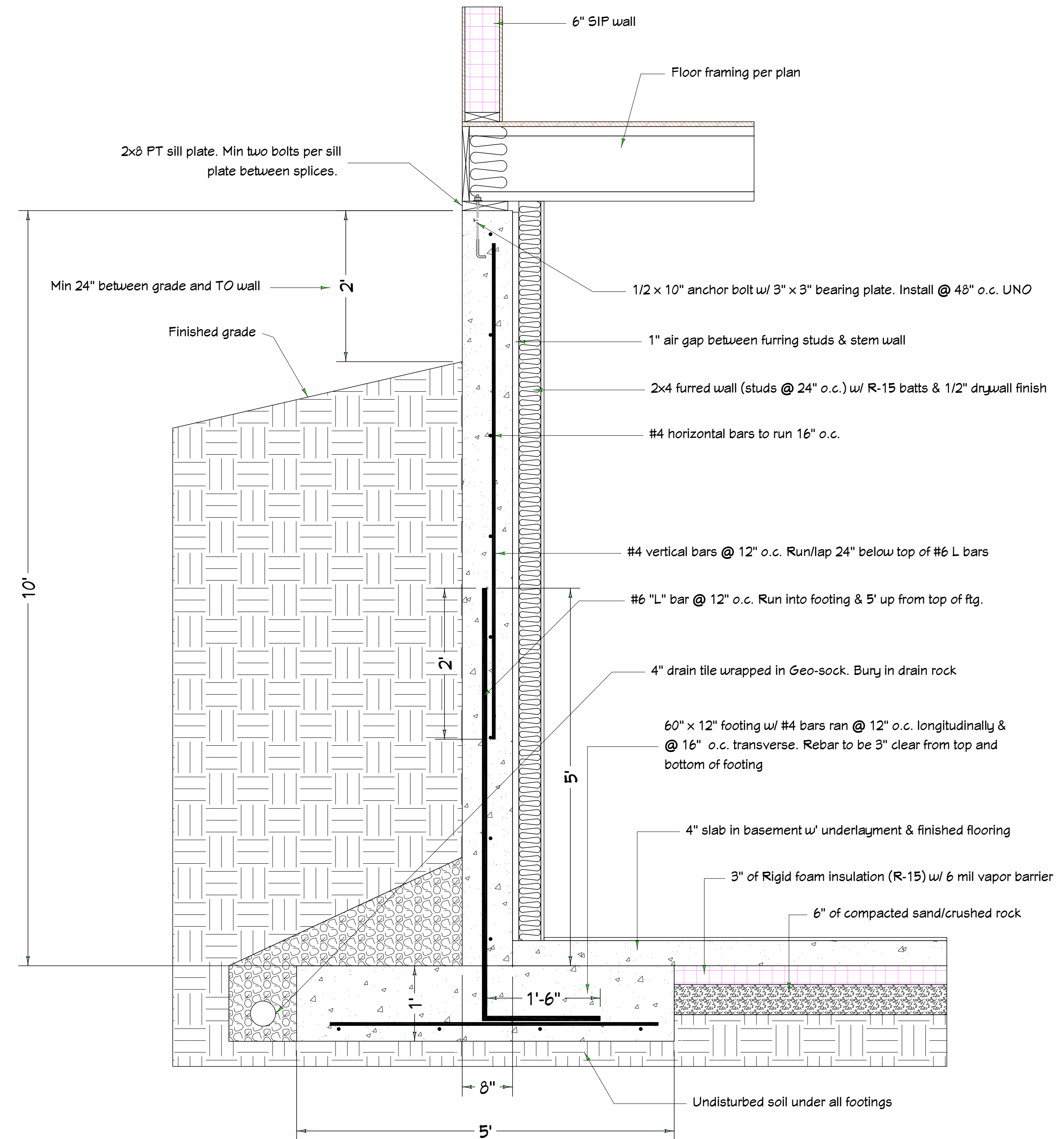
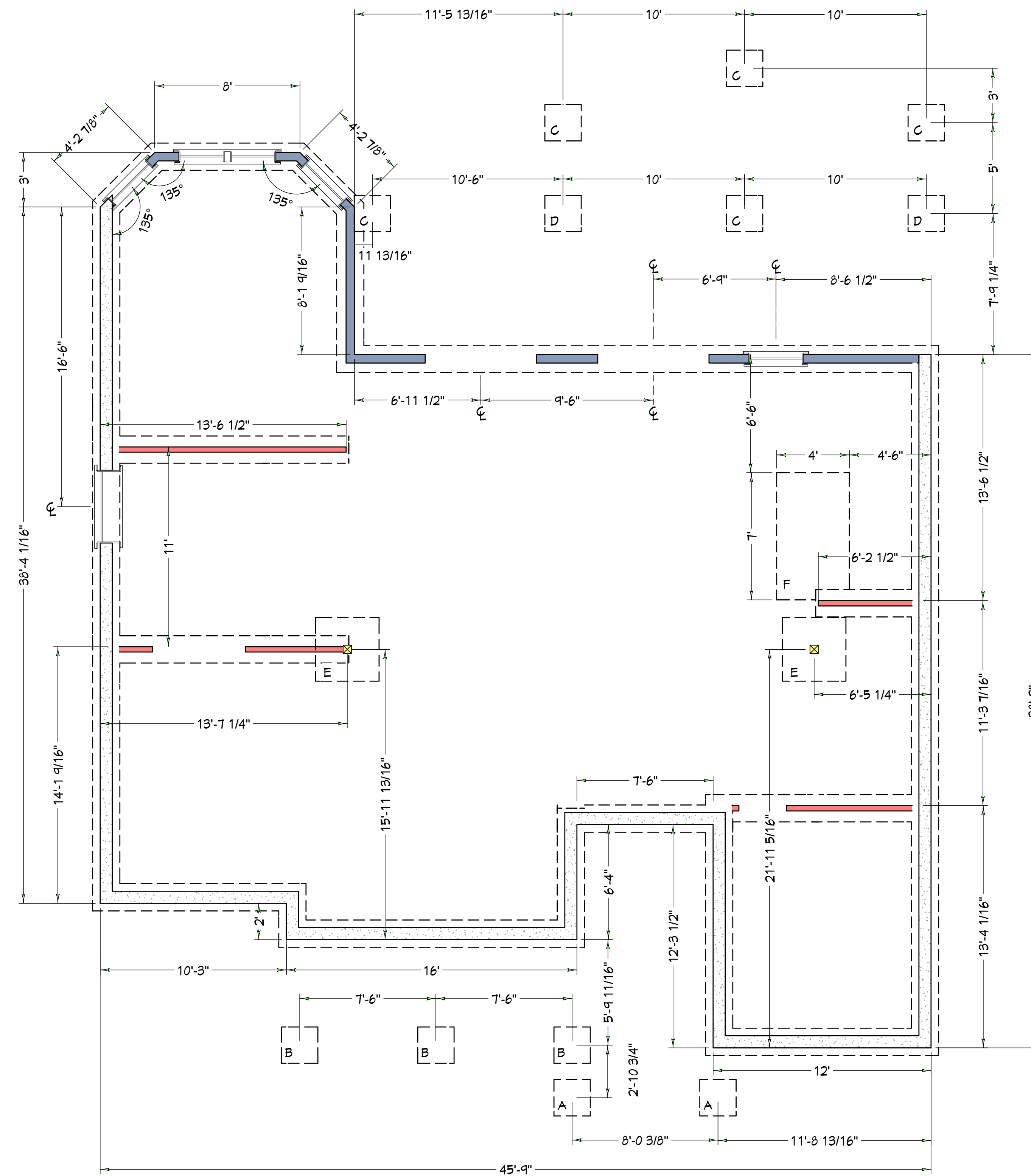
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A-4

Footing Legend	
SYM	Description
A	18" x 18" x 8" W/ (2) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.
B	24" x 24" x 8" W/ (3) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.
C	30" X 30" X 8" W/ (3) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.
D	36" x 36" x 8" W/ (4) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.
E	42" x 42" x 8" W/ (4) #4 bars (spaced evenly) both ways & 3" clear from bottom face.
F	48" x 84" x 10" W/ #4 bars ran @ 12" o.c. both ways & 3" clear from bottom face.



A5.1 - Strip Footing Detail
Scale = 1" = 1'



A5.2 - Foundation Wall Detail
Scale = 1" = 1'

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

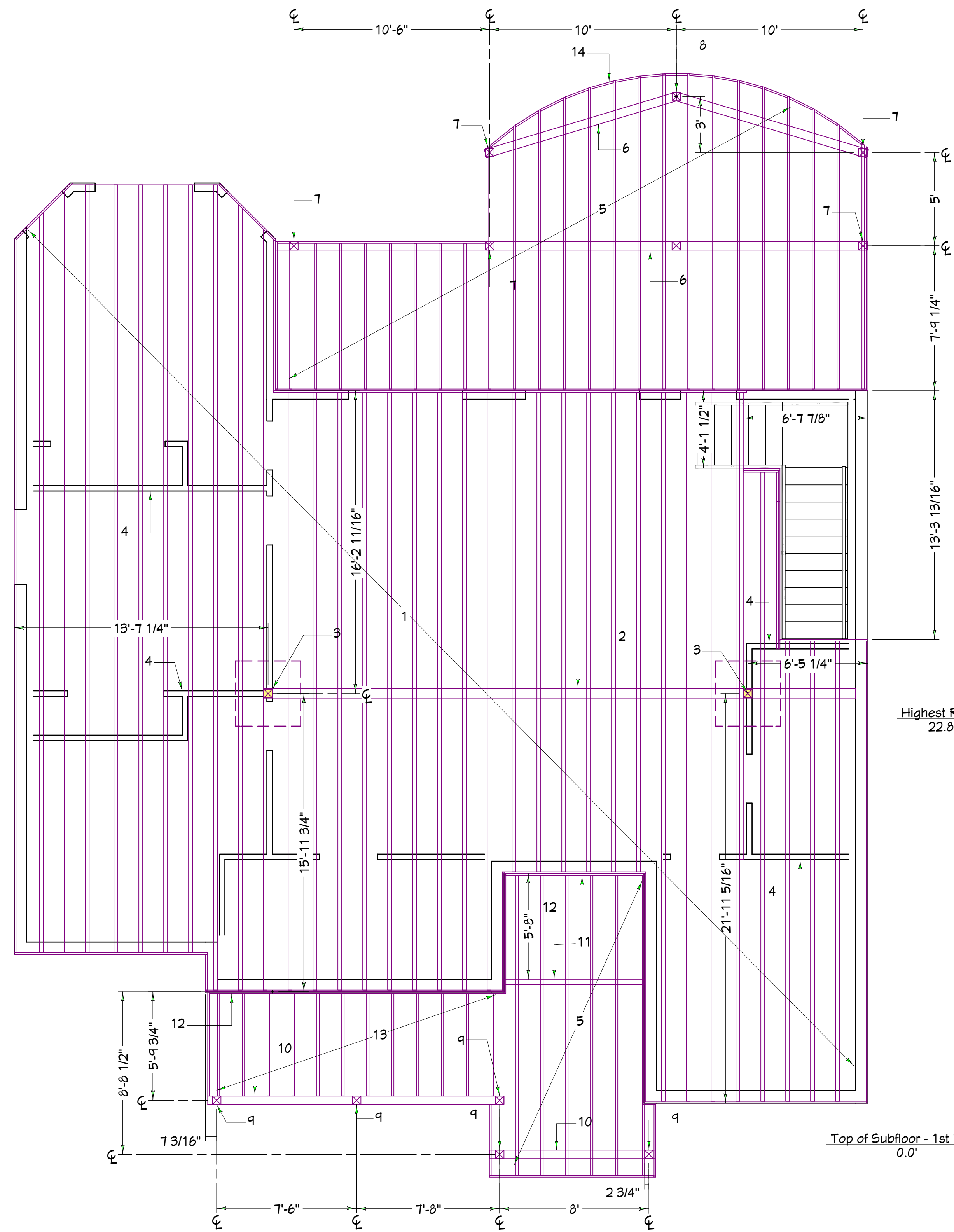
Plans Provided For:
O'Donnell Residence

Foundation Plan

Plans Provided By:
Green Structures NW
PO Box 1026 Salem, Oregon 97301 1.503.583.2024 info@greenstructuresnw.com

DATE:
5/18/2021
SCALE:
1/4" = 1'
SHEET:

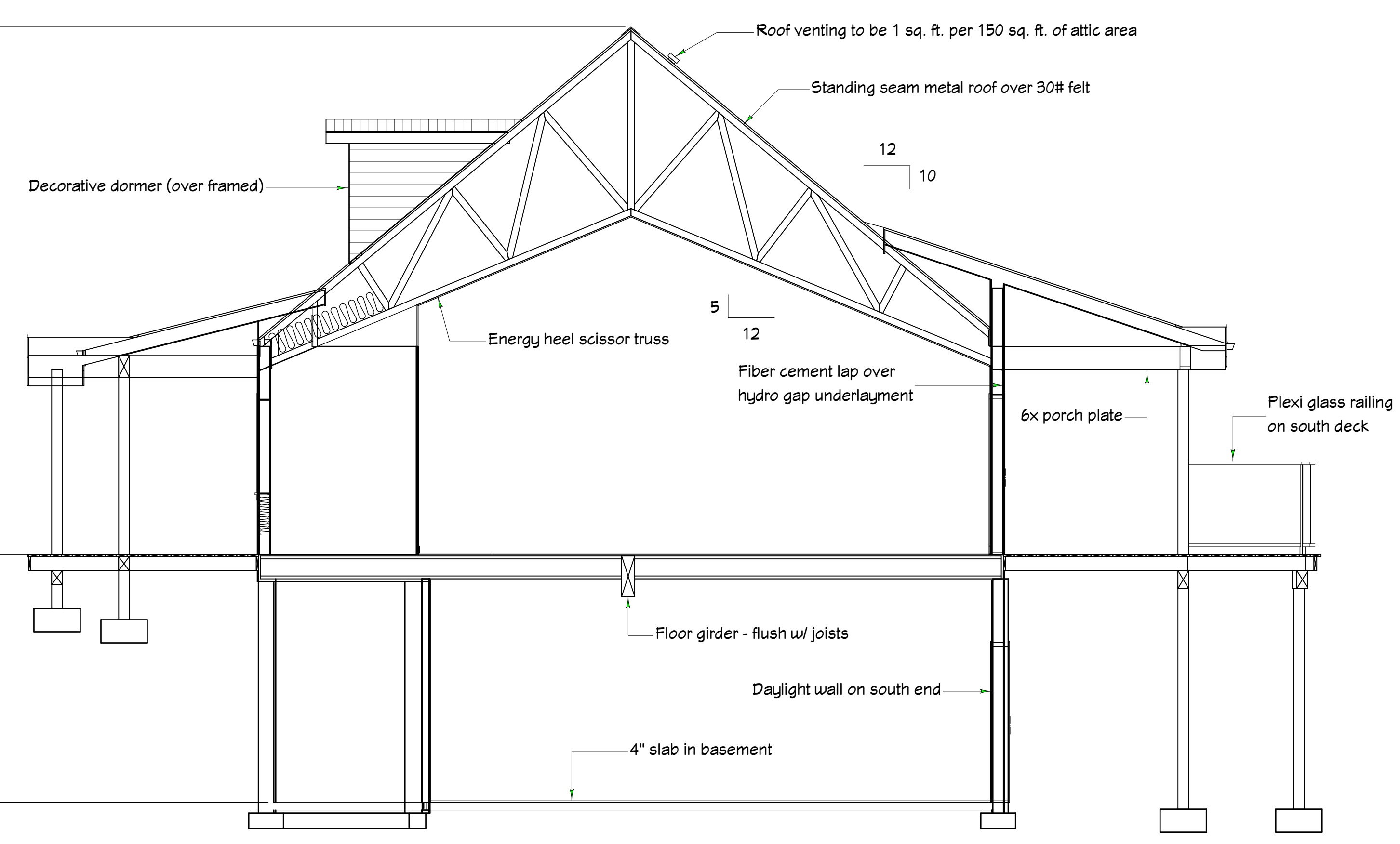
A-5



Highest Ridge
22.8'

Top of Subfloor - 1st Floor
0.0'

Top of Slab
-10.7'



A6.1 Building Section

Scale: 1/4" = 1'

Page Notes

- 1 11-7/8" TJI 110 series joists @ 16" o.c. w/ 3/4" T&G decking over (glued & screwed). Install joists on top of stem wall.
- 2 6-3/4" x 21" GLB floor beam. Install flush with T.O. joists
- 3 6x6 DF #2 post. Use ABU66 post base & PC6Z cap
- 4 2x bearing wall
- 5 2x8 PT joists @ 16" o.c. Joists to run on top of the beams
- 6 6x10 PT deck beam. Install under joists.
- 7 6x6 PT deck post. Use PC6Z / EP6Z caps & ABU66z base.
- 8 6x6 PT deck post. Use AC6Z cap & ABU66z base
- 9 6x6 PT deck post. Use BC6 cap & ABA66z base
- 10 6x8 PT deck beam
- 11 4x10 PT deck beam. Hang from rim board w/ HU410
- 12 2x8 PT ledger board. Install w/ 3-5/8" Ledger Lok bolts @ 8" o.c. staggered
- 13 2x8 deck joists @ 16" o.c.. Hang joists from deck beam w/ LUS26Z
- 14 Max cantilever is 24"

REVISION TABLE	
NUMBER	DESCRIPTION

Plans Provided For:
O'Donnell Residence

Floor Framing

Plans Provided By:
Green Structures NW
PO Box 226 Salem, Oregon 97301 1-503-583-2823 1-800-888-8888

DATE:

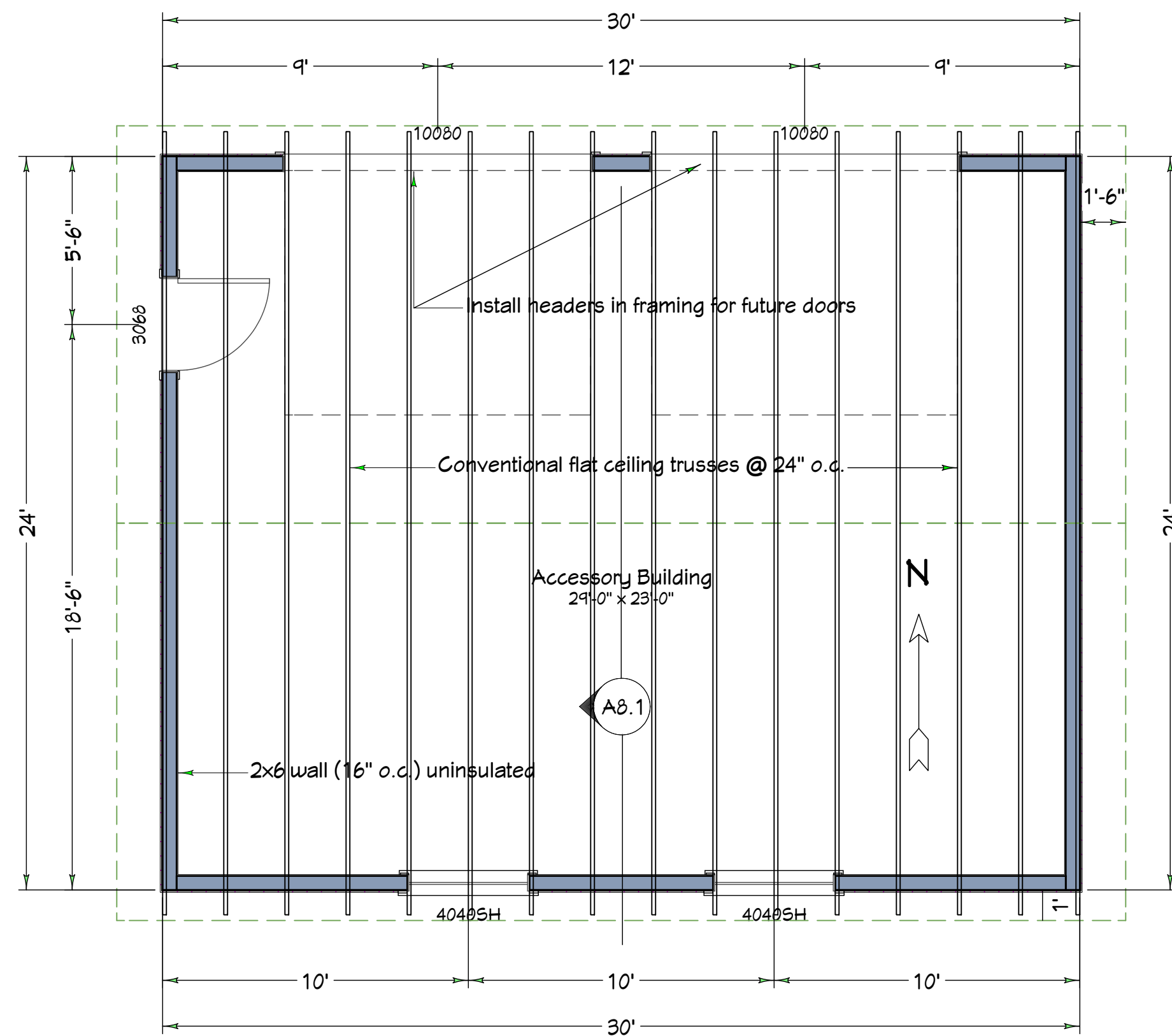
5/18/2021

SCALE:

1/4" = 1'

SHEET:

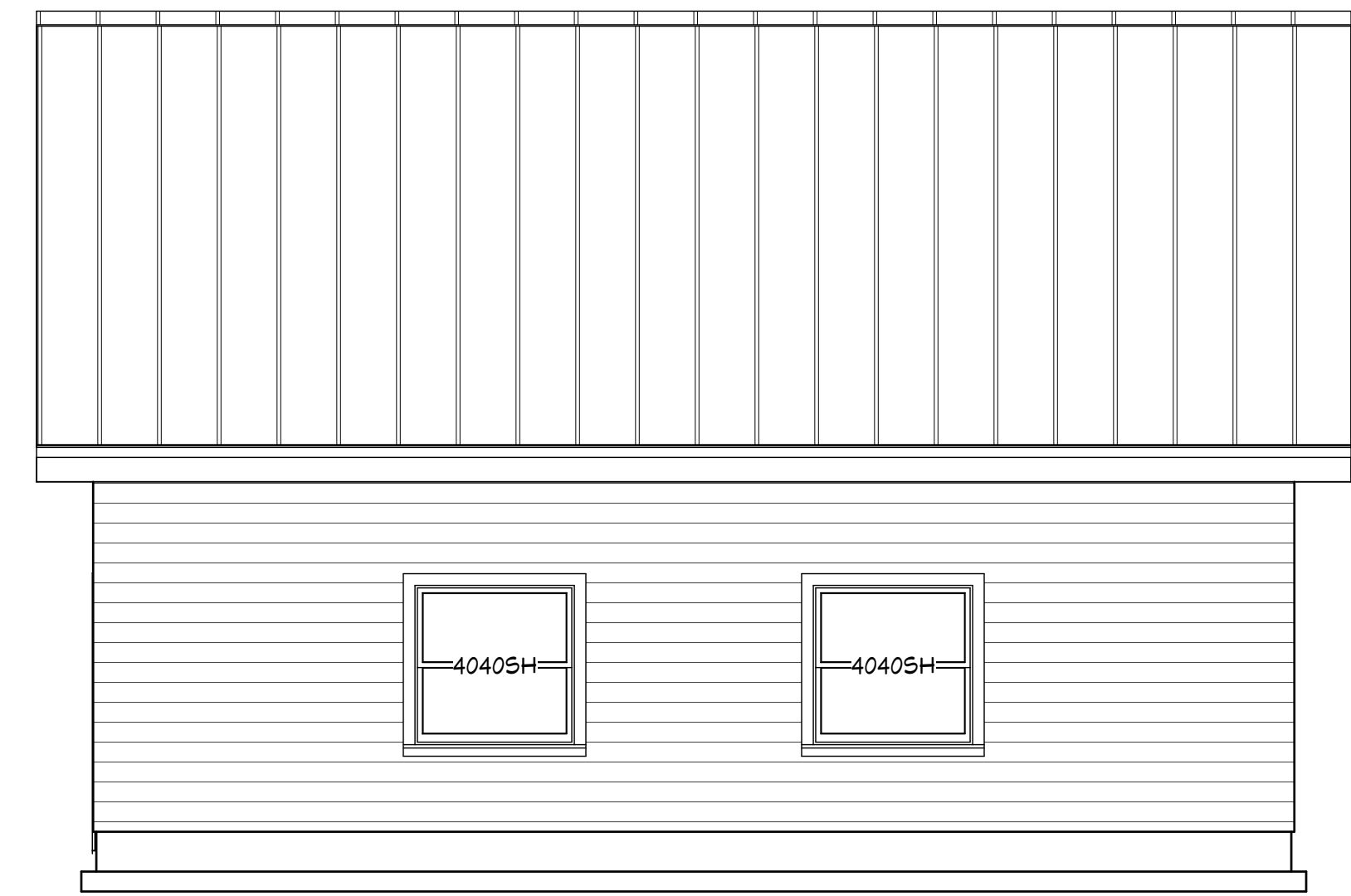
A-6



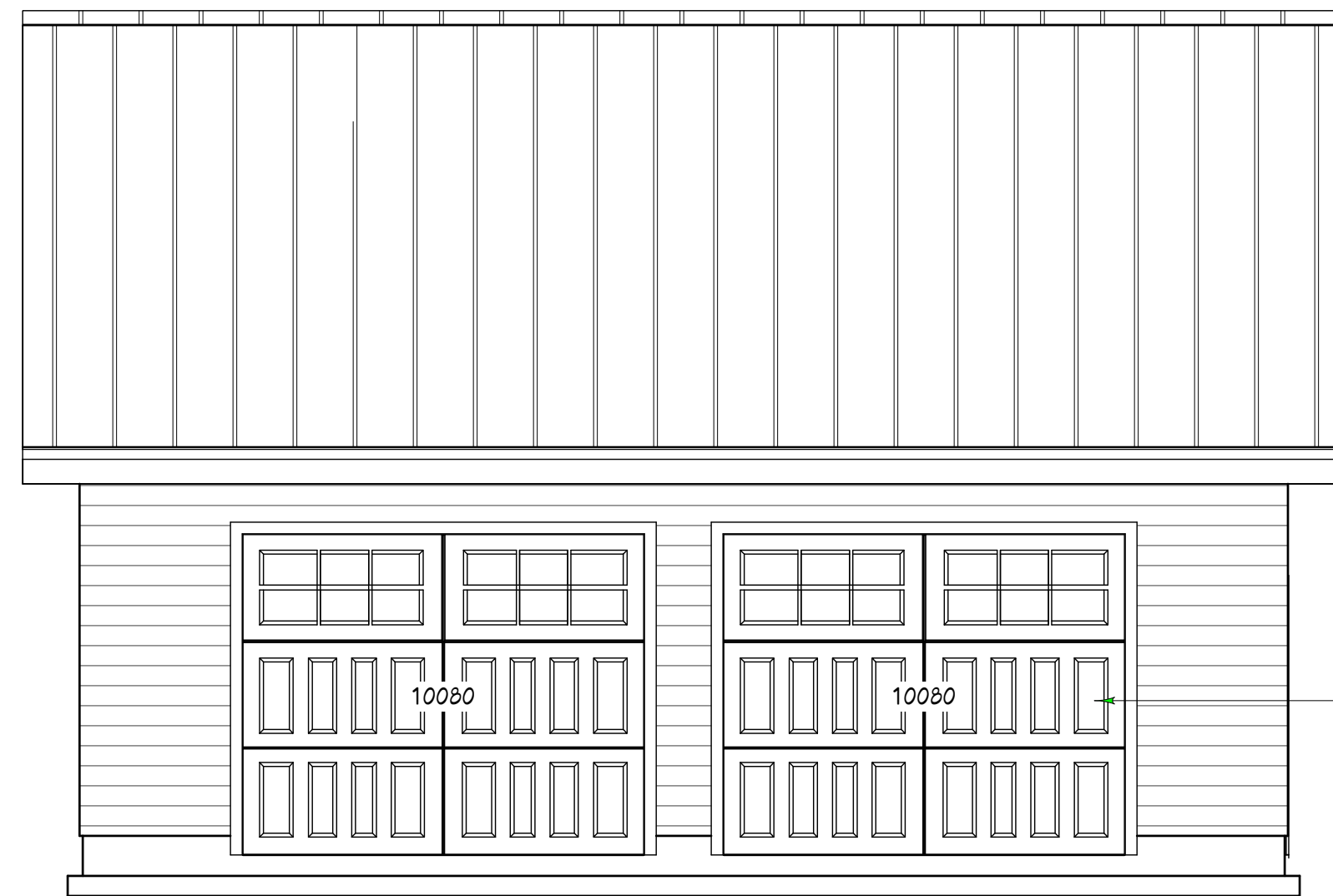
Layout



East Elevation



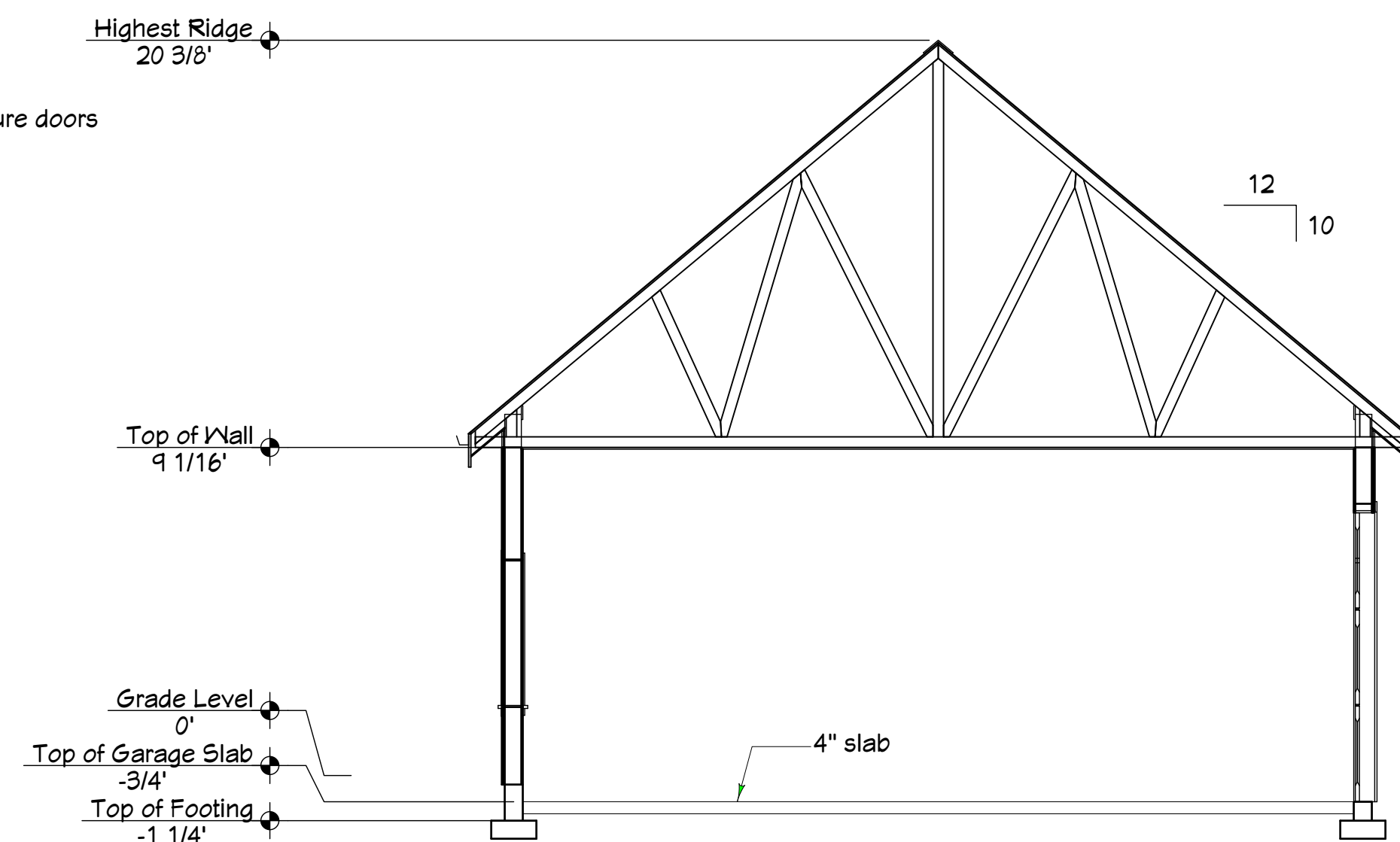
South Elevation



North Elevation

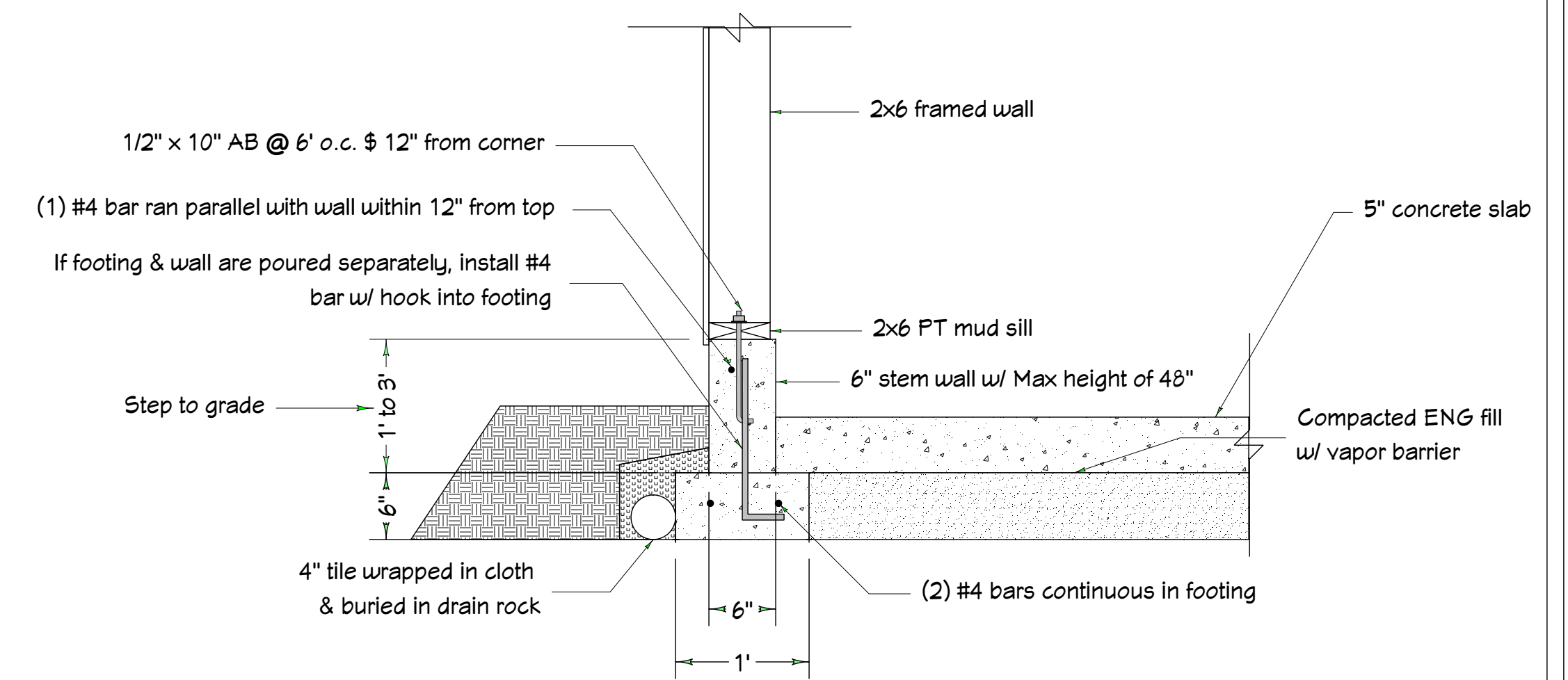


West Elevation



A8.1 Building Section

Scale: 1/4" = 1'



A8.2 Foundation Detail

Scale: 1" = 1'

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:

O'Donnell Residence

Accessory Building

Plans Provided By:



DATE:

5/18/2021

SCALE:

1/4" = 1'

SHEET:

A-8