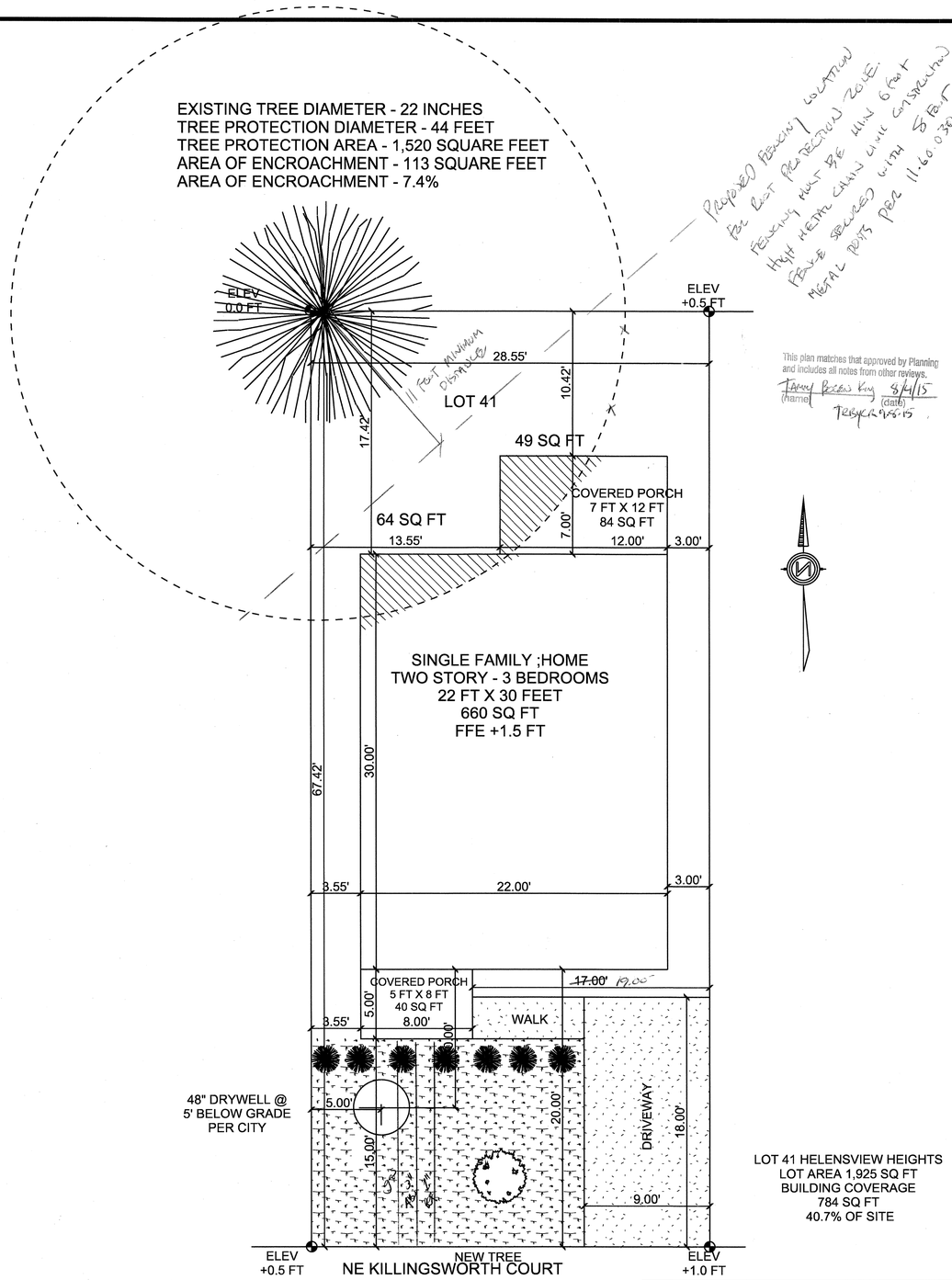


This plan matches that approved by Planning and includes all notes from other reviews.
Tanny Boss Kay 8/4/15
(name) (date)
TBK/CR 9.8.15

LOT 41 HELENSVIEW HEIGHTS
LOT AREA 1,925 SQ FT
BUILDING COVERAGE
784 SQ FT
40.7% OF SITE

33.218.110 Standards for Primary and Attached Accessory Structures in R3, R2, and R1 Zones
The standards of this section apply to development of new primary and attached accessory structures in the R3, R2 and R1 zones
Landscaping
Landscaping must be provided between structures and the street, as follows:
All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
The landscaped area must be at least 3 feet wide;
There must be at least one three-gallon shrub for every 3 lineal feet of foundation; and
Ground cover plants must fully cover the remainder of the landscaped area.
There must be at least one tree in front of each residential structure.
On corner lots, there must be one tree for each 30 feet of frontage on the side street.
Roofs
Primary structures must a sloped roof with a pitch that is no flatter than 6/12 and no steeper than 12/12.
Main entrance
There must be a front porch at all main entrances that faces the street. If the porch projects out from the building it must have a roof. The covered area provided by the porch must be at least 6 feet wide and 4 feet deep.
Ornamental columns
If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns must be ornamental columns that meet the following standards: Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8".
Vehicle areas
Each dwelling unit in a single dwelling development is allowed one 9 foot wide driveway.
Foundation material
Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.
Exterior finish materials
The standards of this subsection must be met on all building facades.
Composite boards manufactured from wood or other products, such as hardboard or hard plank, may be used when the board product is less than 6 inches wide.
Windows
Street-facing windows must meet the following. Each window must be square or vertical;
Trim
Trim must mark all building roof lines, porches, windows and doors on all elevations. The trim must be at least 3-1/2 inches wide.
Roof eaves
Roof eaves must project from the building wall at least 12 inches on all elevations.
Buildings that take advantage of the cornice option are exempt from this standard.

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 08 2015
Permit Number

General Notes & Supplemental Information
The attached 8½ x 11 sheets are part of this plan approval. Plans are considered null and void without this information attached to the approved set of plans.

BES STORMWATER FACILITY INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE GREEN BES INSPECTION CARD. To schedule, contact the automated inspection request (IVR) system at 503-823-7000 and request inspection #487 BES Onsite Stormwater Facility Eval - OR - you may also contact our office directly at 503-823-2059.

BDS COMBINATION INSPECTOR APPROVAL REQUIRED FOR DOWNSPOUTS AND PRIVATE STROMWATER PIPING OUTSIDE OF STORM FACILITIES.

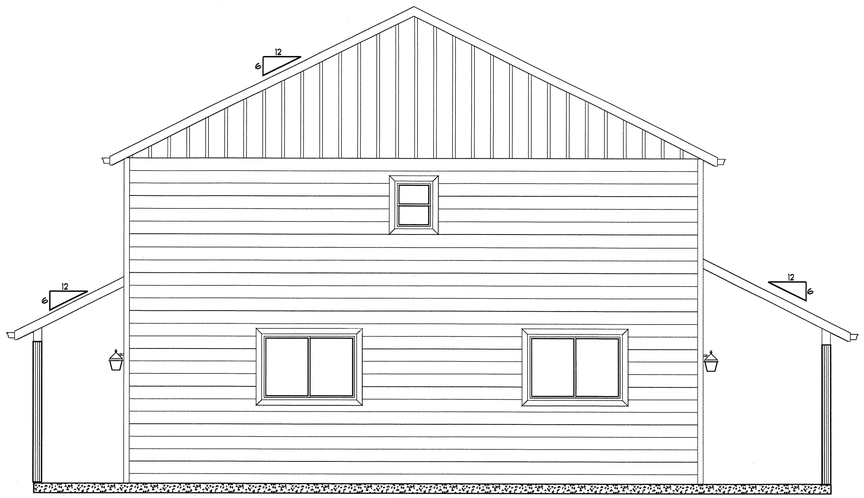
WORK IN PUBLIC RIGHT - OF - WAY IS NOT APPROVED AS PART OF THIS BUILDING PERMIT

SEPARATE SEWER CONNECTION PERMIT REQUIRED

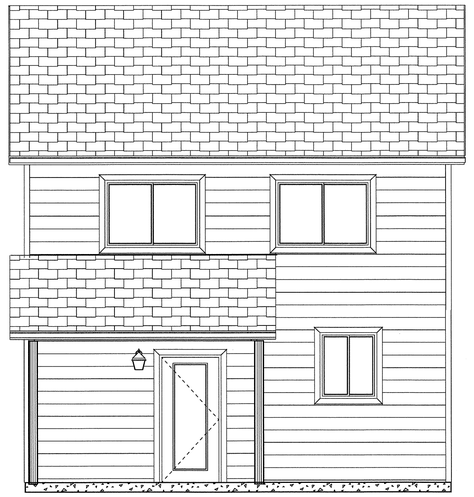
APPROVED
91885
15-191885-RS

TO SCALE @ 22" X 34"

REVISED 7-17-15 SHEET 1 OF 6	HELENSVIEW PROJECT SITE PLAN - LOT 1 SCALE: 1" = 5'- 0"	MODEL - 3BR 2STRY 22 FT x 30 FT LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org



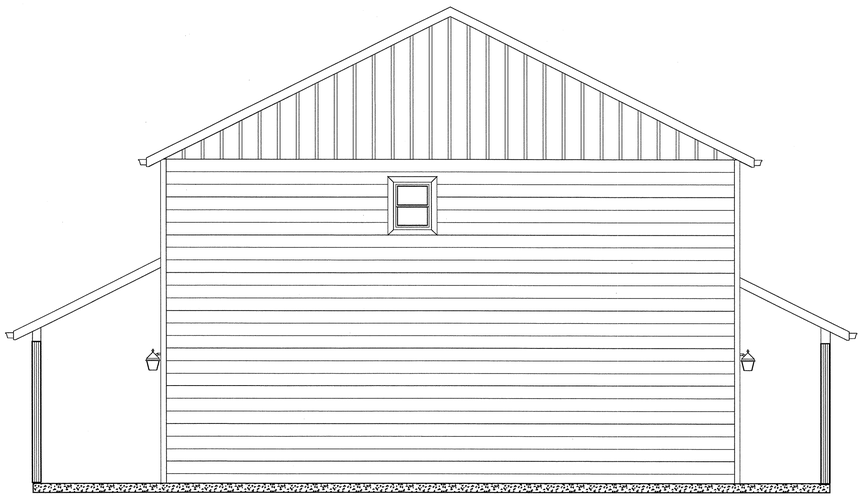
RIGHT ELEVATION - LOT41 - 3BR 2STRY



REAR ELEVATION - LOT 41 - 3BR 2STRY

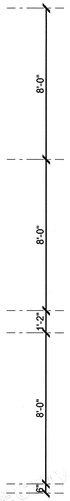
1 FT MAXIMUM OVERHANG
UNDERSIDE OF EAVE TO BE
1 HR FIRE RATED CONSTRUCTION.
DRICON 1 HR RATED ROOF DECKING
2 X 6 HF#2 FASCIA BOARDS

ELEVATION - NE KILLINGSWORTH COURT
WALL AREA - 616 SQUARE FEET
15% GLAZING = 93 SF
LVL 1 - 53 SF LVL 2 - 44 SF
TOTAL - 97 SF



LEFT ELEVATION - LOT 41 - 3BR 2STRY

FRONT ELEVATION - LOT 41



City of Portland
BUREAU OF DEVELOPMENT SERVICES
SEP 8 8 2015
Permit Number

This plan matches that approved by Planning and includes all notes from other reviews.
Tanya Bonn-Kelly 9.9.15
(name) (date)
TR3yCR 9.8.15

TO SCALE @ 22" X 34"

REVISED JULY 26, 2015 SHEET 2 OF 6	HELENSVIEW PROJECT PORTLAND, OREGON ELEVATIONS: 1/4" = 1'- 0"	MODEL - 3BR - 2STRY FOOTPRINT 22 FT x 30 FT LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org

ORSC 2011/14 Section R 314 -SMOKE ALARMS
110V ac primary power w/ battery back-up
all detectors interconnected. Install alarms in each sleeping
room & adjacent common areas, and on each addition level.
ORSC 2011/14 Section R315 - CARBON MONOXIDE DETECTORS
Install combination detectors for Smoke & Carbon Monoxide

CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS
ORSC 2011 SECTION R602.10.4
ORSC 2011/14 TABLE 602.10.4.1 CS-WSP METHOD
3/8" MIN. WOOD STRUCTURAL SHEATHING
6d NAILS @ 6" OC EDGES - ALL EDGES BLOCKED
6d NAILS @ 12" OC FIELD

CALCULATIONS BASED ON
ORSC 2011/14 TABLE R602.10.1.2(1) - WIND
and
ORSC 2011/14 TABLE R602.10.1.2(2) - SEISMIC
WALL BRACING CONTINUOUSLY SHEATHED WALLS
WITH WOOD STRUCTURAL PANELS (CS-WSP)
and
ORSC 2011/14 TABLE R602.10.4.2
LENGTH REQUIREMENTS FOR BRACED WALL PANELS
WITH CONTINUOUS SHEATHING.

MECHANICAL SYSTEMS
Gas-Fired Water Heater
On-Demand Direct Vent (90+%) Efficient.
Ducted heat distribution using a
Hydronic Air Handler.

Venting to exterior:
Range Hood 150 CFM Min.
Laundry Room 50 CFM Fan Min.
Bathroom 80 CFM Fan Min.
Less than 3 Sone.
Panasonic HRV whole house fan.
Door cut 3/4" above finish floor

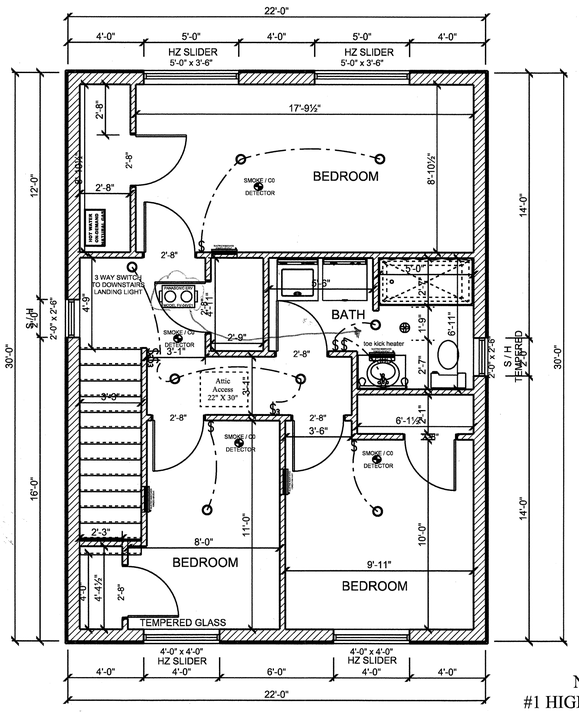
RADON CONTROL METHODS
Install passive subslab depressurization
in accordance with AF-103.6
(see attached detail)

Guards 2011/14 ORSC R312
Guards are required on open stairs, raised floors,
porches and balconies more the 30" above the adjacent surface.
Handrails 2011/14 ORSC R311
Continuous handrail > 30" but < 38" above the tread nosing.
The rail shall have a grippable surface < 2 5/8" but > 1 1/4".
Vertical balusters shall be 4" maximum at the closest point.
A newel post shall be installed at the bottom.
The guardrail shall be constructed to resist the
specified applied lateral force per 2011/14 ORSC.

TO SCALE @ 22" X 34"

Attic Venting
Provide net free area of 1 SF
per each 300 SF of attic area.
Venting to be split equally between
vent in the eaves and roof jacks
within 3 Ft. of the eaves.
Install vapor barrier in ceiling
on the interior side of the building envelope.

APPLIANCE INSTALLATION
Attach manufacturer's installation
& operating instructions per M1307.1
Anchor appliances per M1307.2
Elevate ignition source per M1307.3
Protect from impact per M1307.3.1
and Figure M1307.2



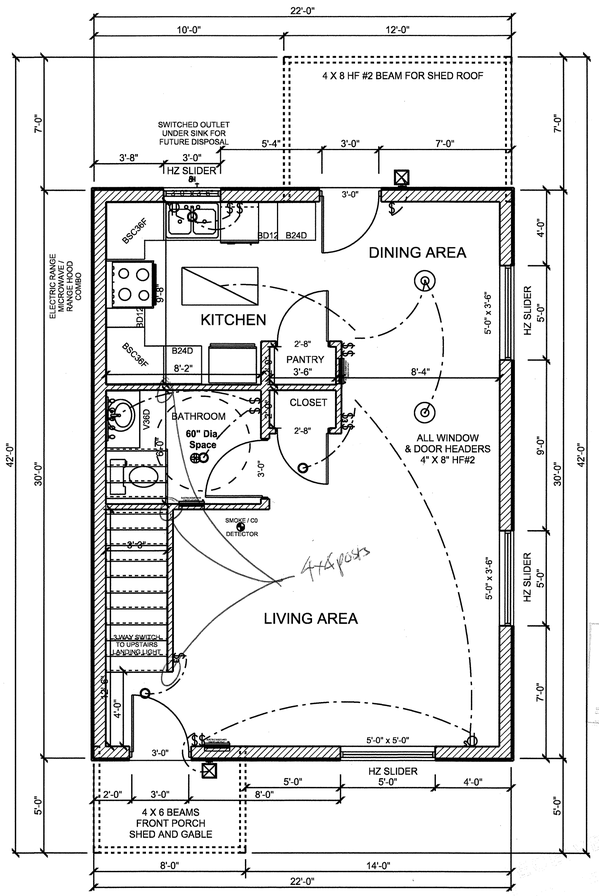
ORSC 2011/14 from SECTION R310
EMERGENCY ESCAPE & RESCUE OPENING
Maximum Sill Height - 44 inches
Minimum Opening Area
5.0 Sq. Ft. @ Grade
5.7 Sq Ft. stories above grade
Min. net clear opening Height - 24 inches
Min. net clear opening Width - 20 inches
Inside Operable - no restraints

ORSC 2014
TABLE N1101.1(2)
ADDITIONAL FEATURES

NUMBERED ITEM SELECTION
#1 HIGH EFFICIENCY WALLS & WINDOWS
EXTERIOR WALLS U-0.047 (R-24 MINIMUM)
ACTUAL 2x8 WALLS R-30
WINDOWS U-0.30 MAXIMUM
ACTUAL U-0.22 MAXIMUM

ORSC 2011/14
Table R301.2(1)
MULTNOMAH COUNTY
Roof Load - 25#<500
Wind Pressure - 18 PSF
Seismic - D1
Frost Depth - 18"

ORSC 2011/14
LIVE LOADS from TABLE R301.5
Attc with storage 20 PSF
Attic no storage 10 PSF
Exterior Balconies / Decks 40 PSF
Living Areas 40 PSF
Sleeping Areas 30 PSF
Guardrails / Handrails 200 PLF



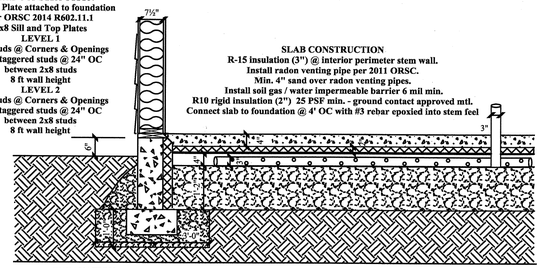
City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 0 8 2015
Permit Number

REVISED JULY 26, 2014 SHEET 3 OF 6	HELENSVIEW PROJECT PORTLAND, OREGON FLOOR PLANS: 1/4" = 1'- 0"	MODEL - 3BR - 2STRY FOOTPRINT 22 FT x 30 FT LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org

ADVANCED FRAMING DETAILS

WALL CONSTRUCTION
2x10 PT Plate attached to foundation per ORSC 2014 R602.11.1
2x8 Sill and Top Plates
LEVEL 1
2x8 Studs @ Corners & Openings
2x4 staggered studs @ 24" OC between 2x8 studs
8 ft wall height
LEVEL 2
2x8 Studs @ Corners & Openings
2x4 staggered studs @ 24" OC between 2x8 studs
8 ft wall height

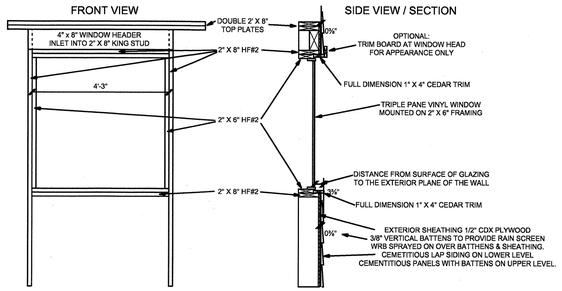
SLAB CONSTRUCTION
R-15 insulation (3") @ interior perimeter stem wall.
Install radon venting pipe per 2011 ORSC.
Min. 4" sand over radon venting pipes.
Install soil gas / water impermeable barrier 6 mil min.
R10 rigid insulation (2") 25 PSF min. - ground contact approved mtl.
Connect slab to foundation @ 4' OC with #3 rebar epoxied into stem feel

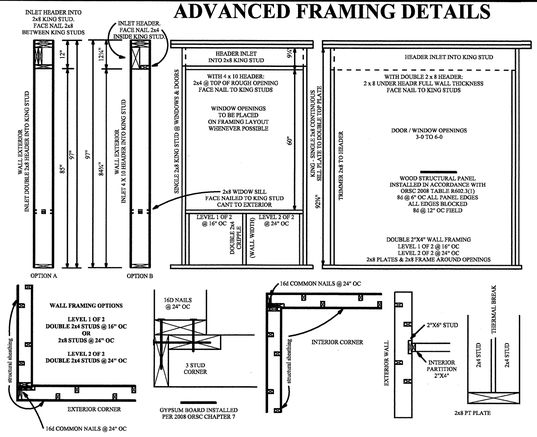


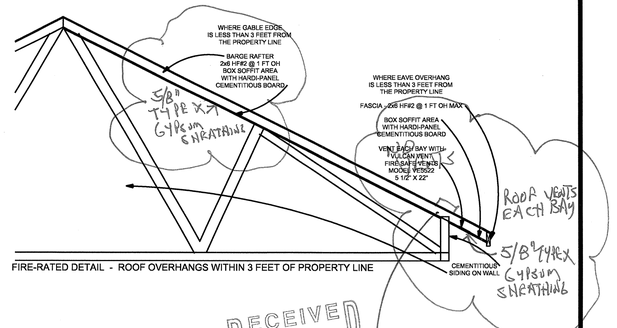
EXCAVATION
Building Footprint excavated to Top of Footing Elevation. Perimeter Trench for footing.

FOUNDATION CONSTRUCTION - FOOTINGS
MINIMUM STEEL REINFORCEMENT - Two #4 Hz Rebar @ 3" above bottom STEM WALLS
INIMUM STEEL REINFORCEMENT Vertical #4 hooked rebar @ 48" OC
Horizontal #4 rebar within 12" of the top & bottom of the stem wall
Single Story - 6" wide. Two Story - 8" wide.
NOTE: SEE PLANS FOR SPECIFIC PROJECT CONSTRUCTION DETAILS.

WINDOW FRAMING DETAIL



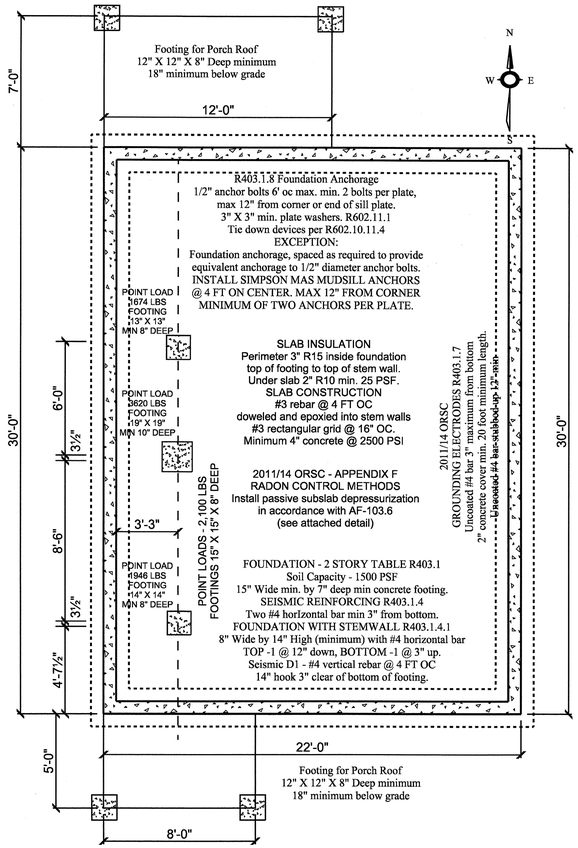




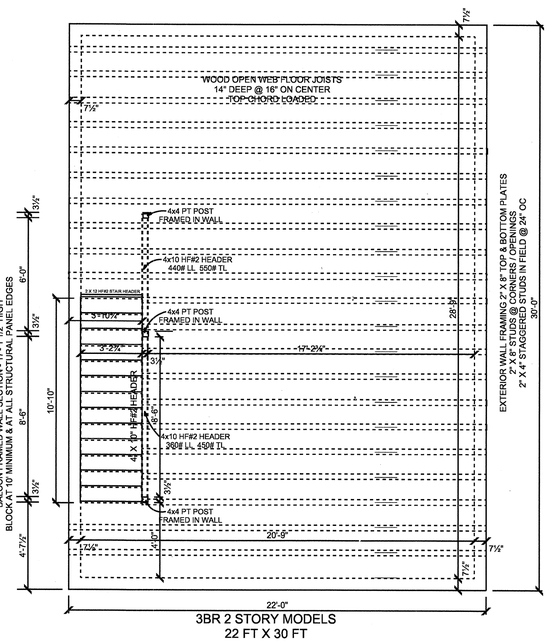
FIRE-RATED DETAIL - ROOF OVERHANGS WITHIN 3 FEET OF PROPERTY LINE

RECEIVED
AUG 31 2015
BDS
DOCUMENT SERVICES

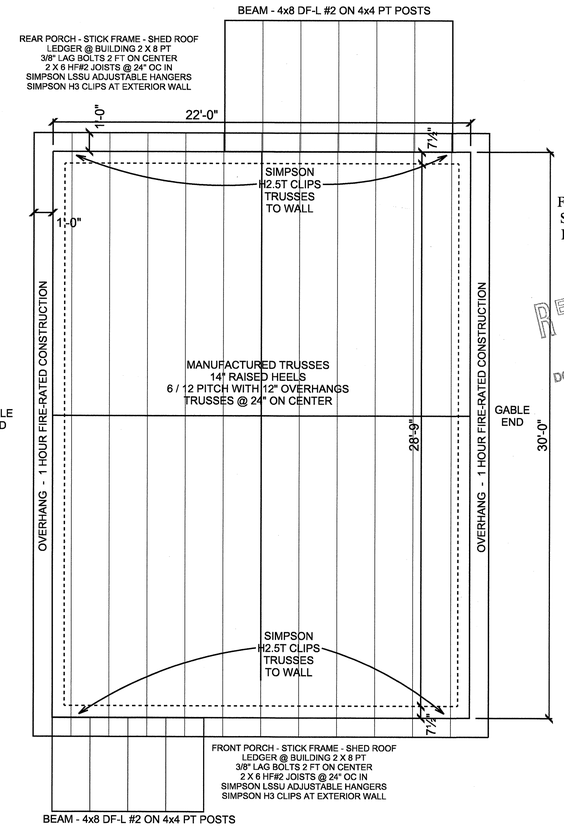
VENTS MAY BE ON TOP OF ROOF BUT MAY NOT BE IN EAVE



FOUNDATION PLAN - HELENSVIEW
LOTS 41

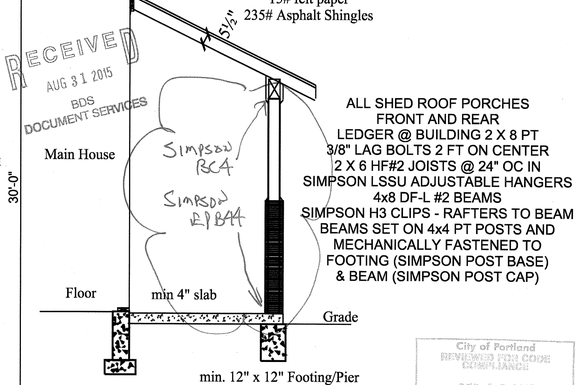


3BR 2 STORY MODELS
22 FT X 30 FT



FLASH UNDER SIDING ONTO PORCH ROOF

ROOF SYSTEM
3/12 min pitch
15/32" OSB or 1/2" CDX
15# felt paper
235# Asphalt Shingles



ALL SHED ROOF PORCHES
FRONT AND REAR
LEDGER @ BUILDING 2 X 8 PT
3/8" LAG BOLTS 2 FT ON CENTER
2 X 6 HF#2 JOISTS @ 24" OC IN
SIMPSON LSSU ADJUSTABLE HANGERS
4x8 DF-L #2 BEAMS
SIMPSON H3 CLIPS - RAFTERS TO BEAM
BEAMS SET ON 4x4 PT POSTS AND MECHANICALLY FASTENED TO FOOTING (SIMPSON POST BASE) & BEAM (SIMPSON POST CAP)

FRAMING DETAIL
shed roof with slab

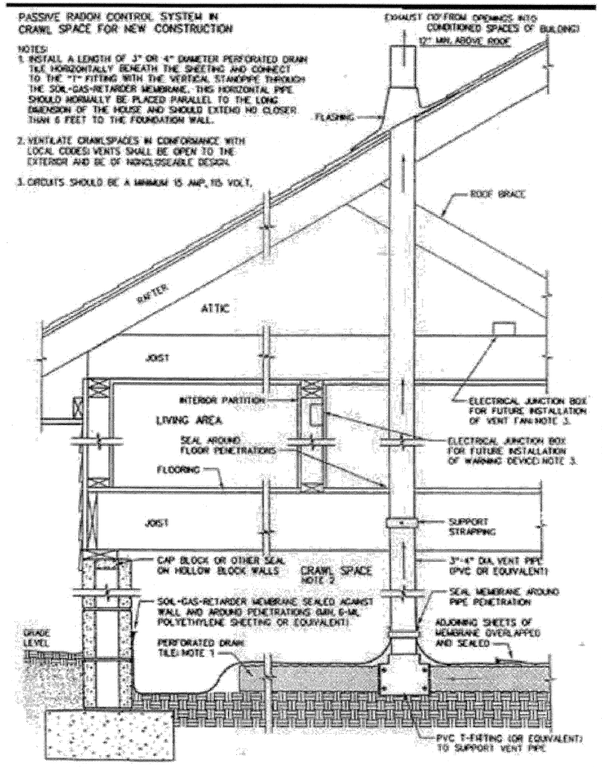
RECEIVED
AUG 31 2015
BDS
DOCUMENT SERVICES

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 08 2015
Permit Number

RECEIVED
AUG 21 2015
BDS
DOCUMENT SERVICES

TO SCALE @ 22" X 34"

REVISED AUG 18, 2015 SHEET 4 OF 6	HELENSVIEW PROJECT FOUNDATION PLAN FLOOR FRAMING PLAN ROOF FRAMING PLAN SCALE: 1/4" = 1'- 0"	MODEL - 3BR 2STRY 22 FT x 30 FT LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org

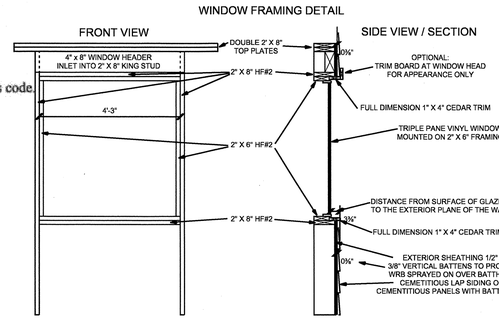


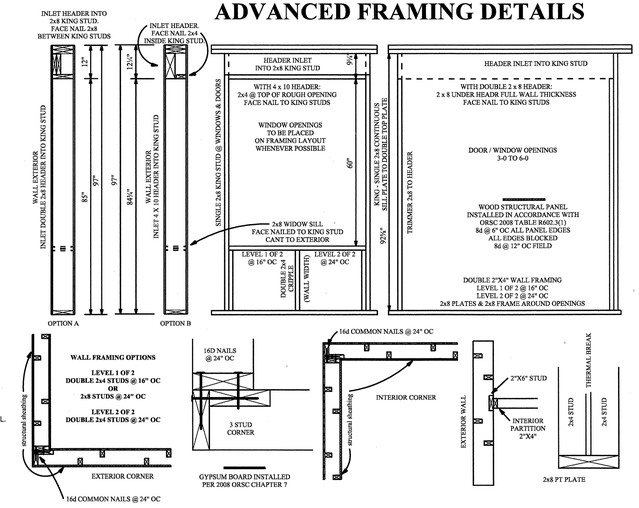
2011 ORSC Appendix F Radon Control Methods - Crawl Space
AFI03.4.9 Crawl space floors.
Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.
AFI03.4.10 Crawl space access.
Access doors and other openings or penetrations between basements and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.
AFI03.5 Crawl space mitigation system.
In buildings with crawl space foundations, a system complying with Section AFI03.5.1 or AFI03.5.2 shall be installed during construction.
Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.
AFI03.5.1Passive sub-membrane depressurization system.
AFI03.5.1.1 Ventilation.
Crawl spaces shall be provided with vents to the exterior of the building.
The minimum net area of ventilation openings shall comply with Section R405.1 of this code.
AFI03.5.1.2 Soil-gas-retarder.
The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (O.I5 mm) polyethylene soil-gas-retarder.
The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.
AFI03.5.1.3 Vent pipe.
A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting.
The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.
AFI03.5.2 Crawl space ventilation and building tightness.
AF03.5.2.1 Ventilation.
Crawl spaces shall be provided with vents to the exterior of the building that comply with Section R408.1 of this code. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m') for each ISO square feet (14 m') of under-floor space area.
AFI03.5.2.2 Ventilation openings.
Ventilation openings shall comply with Section R405.2.
Operable louvers, dampers, or other means to temporarily stop the ventilation shall not be permitted.
AFI03.5.2.3 Building tightness.
Dwellings shall be tested with a blower door, depressurizing the dwelling to 50 Pascal's from ambient conditions and found to exhibit no more than 5.0 air changes per hour.
A mechanical exhaust, supply, or combination ventilation system providing whole-building ventilation rates specified in Table Nll0l.1(3) or ASHRAE 62.2 shall be installed within the dwelling unit.

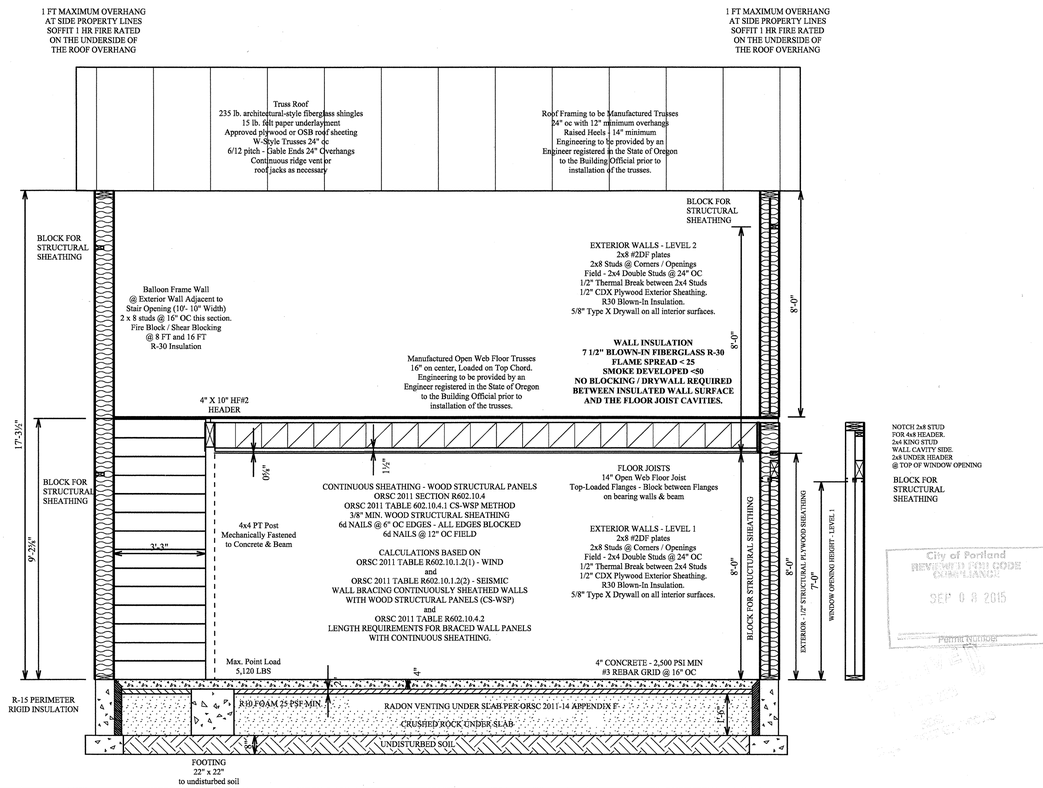
GLISAN GARDENS PROJECT BP14-00003750
2014 ORSC CODE NOTES

HANDRAILS 2014 ORSC R311.7.7 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH 4 OR MORE RISERS. 2011 R311.7.7.3 GRIP SIZE TYPE I CIRCULAR RAILS > 1.25" < 2" OR PERIMETER > 4" < 6.25" MAX CROSS SECTION 2.25"	STAIRWAY ILLUMINATION 2014-ORSC SECTION R303.6 ALL STAIRS AND LANDINGS TO BE ILLUMINATED. INTERIOR @ ALL LANDING EXTERIOR @ TOP LANDING INTERIOR ILLUMINATION CONTROLLED BY WALL SWITCH AT EACH FLOOR LEVEL EXTERIOR ILLUMINATION CONTROLLED FROM INTERIOR	ORSC 2014 Section 806.2 Attic Venting Provide net free area of 1 SF per each 300 SF of attic area. Venting to be split equally between vent in the eaves and roof jacks within 3 Ft. of the eaves. Install vapor barrier in ceiling on the interior side of the building envelope.	ENERGY EFFICIENCY - ORSC 2014 TABLE N1101.1 (1) PRESCRIPTIVE ENVELOPE REQUIREMENTS REQUIRED: Wall Insulation - Above Grade - U 0.060 / R21 SPECIFIED: R30, 7 1/2 Blown-in Batts REQUIRED: Slab Edge - F-0.565 / R15 SPECIFIED: R15 Rigid insulation inside foundation perimetmer. REQUIRED: Flat Ceiling - U 0.031 / R38 SPECIFIED: Flat Ceiling - R60 REQUIRED: Windows - U 0.35 SPECIFIED: Windows - U0.20 REQUIRED: Exterior Doors - U 0.20 Exterior Doors w/> 2.5 SF glazing - U 0.40 TABLE N1101.1 (2) ENVELOPE ENHANCEMENT MEASURES NUMBERED ITEMS: 1. High Efficiency Walls & Windows. Walls R30 2x8 advanced framing with 7 1/2" blown in batt insulation. Triple Pane Windows U-0.20 LETTERED ITEMS: B. All ducts and air handler are within building envelope
Guards 2014 ORSC R312 Guards are required on open stairs, raised floors, porches and balconies more the 30" above the adjacent surface. Handrails 2011 ORSC R311 Continuous handrail > 30" but < 38" above the tread nosing. The rail shall have a grippable surface < 2 5/8" but > 1 1/4". Vertical balusters shall be 4" maximum at the closest point. A newel post shall be installed at the bottom. The guardrail shall be constructed to resist the specified applied lateral force per 2014 ORSC.	2014 ORSC from SECTION R310 EMERGENCY ESCAPE & RESCUE OPENING Maximum Sill Height - 44 inches Minimum Opening Area 5.0 Sq. Ft. @ Grade 5.7 Sq Ft. @ 2+ stories above grade Min. net clear opening Height - 24 inches Min. net clear opening Width - 20 inches Inside Operable - no restraints	DWELLING UNIT SEPARATION - 2014 ORSC TOWNHOUSE STYLE UNITS PER R302.2 Common Walls - 2 HR rated minimum COMMON WALL SYSTEM Continuous ICF wall from footing to trusses. 4 hour fire rating. Double layer 5/8" Type X on ceilings at trusses seams taped on first layer prior to installation of 2nd layer. mechanical, plumbing & venting prohibited. Outlet boxes per R302.2	
1/2" anchor bolts 6' oc max. min. 2 bolts per plate, max 12" from corner or end of sill plate. 3" X 3" min. plate washers. R602.11.1 Tie down devices per R602.10.11.4 EXCEPTION: Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2" diameter anchor bolts. OPTIONAL: SIMPSON MAS MUDSILL ANCHORS @ 4 FT ON CENTER. MAX 12" FROM CORNER MINIMUM OF TWO ANCHORS PER PLATE.	2014 ORSC LIVE LOADS from TABLE R301.5 Attc with storage 20 PSF Attic no storage 10 PSF Exterior Balconies / Decks 40 PSF Living Areas 40 PSF Sleeping Areas 30 PSF Guardrails / Handrails 200 PLF	MECHANICAL SYSTEMS Panasonic FV - 04VE1 Venting to exterior: Range Hood 150 CFM Min. Laundry Room 50 CFM Fan Min. Bathroom 80 CFM Fan Min. Less than 3 Sone. Door cut 3/4" above finish floor	2014 ORSC GROUNDING ELECTRODES R403.1.7 Uncoated #4 bar 3" maximum from bottom 2" concrete cover min. 20 foot minimum length. Uncoated #4 bar stubbed up 12" min 2014 ORSC Section R 314 -SMOKE ALARMS 110V ac primary power w/ battery back-up all detectors interconnected. Install alarms in each sleeping room & adjacent common areas, and on each addition level. 2014 ORSC Section R315 - CARBON MONOXIDE DETECTORS Install combination detectors for Smoke & Carbon Monoxide

TO SCALE @ 22" X 34"

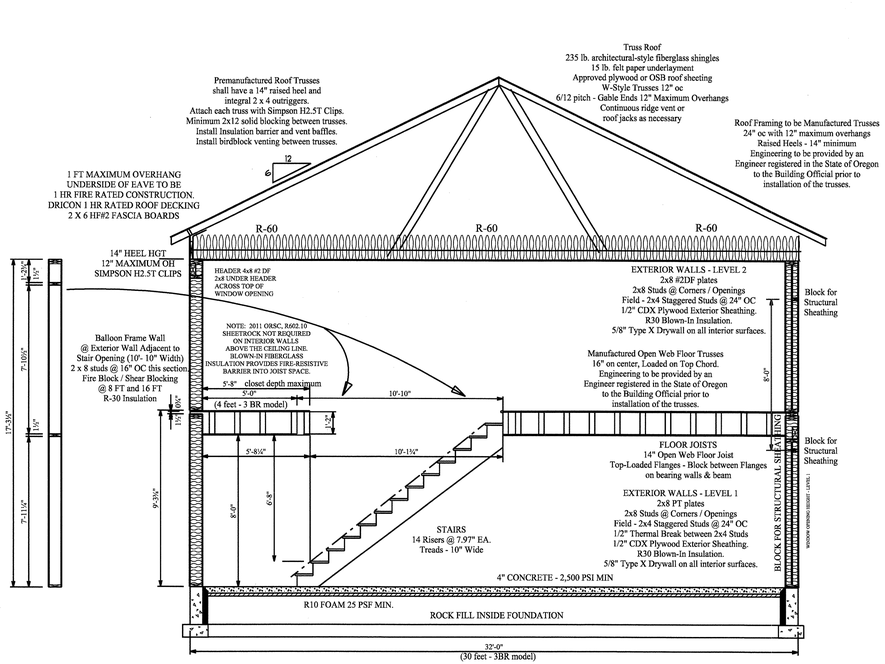


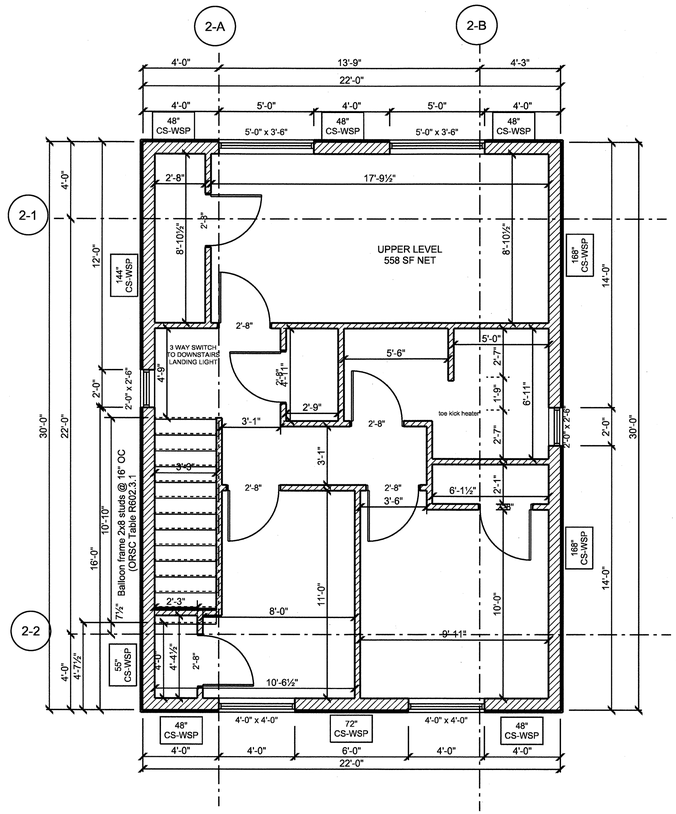




City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 0 8 2015
Permit Services

REVISED JULY 24, 2015 SHEET 5 OF 6	HELENSVIEW PROJECT CROSS SECTIONS: 3/8" = 1'- 0" DETAILS: NO SCALE	CROSS SECTION - DETAILS RADON VENTING NOT TO SCALE LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15





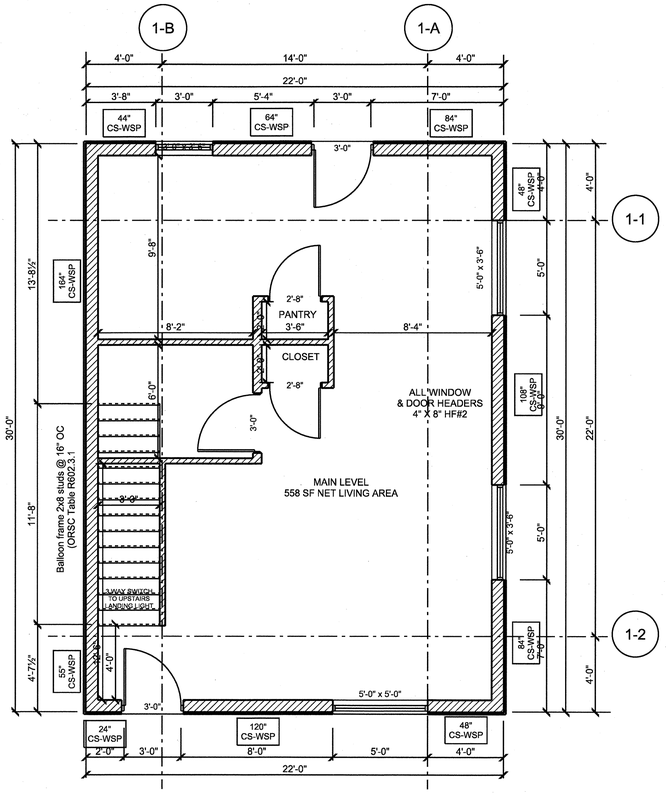
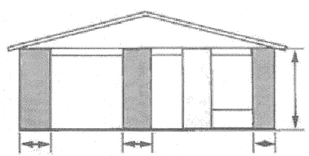


TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	$^3/_8$″		6d common (2″ × 0.113″) nails at 6″ spacing (panel edges) and at 12″ spacing (intermediate supports) or 16 ga. × $1^3/_4$ staples at 3″ spacing (panel edges) and 6″ spacing (intermediate supports)

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 0 8 2015
BUREAU OF DEVELOPMENT SERVICES

TO SCALE @ 22" X 34"

REVISED JULY 26, 2015 SHEET 6 OF 6	HELENSVIEW PROJECT STRUCTURAL PLANS SCALE: 1/4" = 1'- 0"	MODEL - 3BR 2STRY 22 FT x 30 FT LOT 41 15-191885-RS	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org