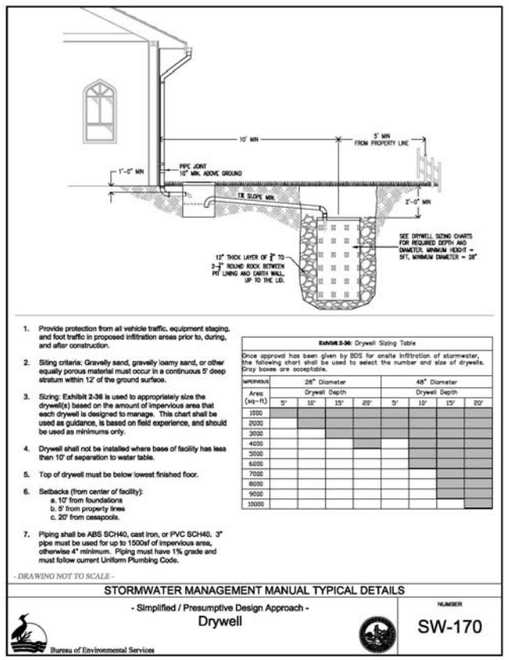
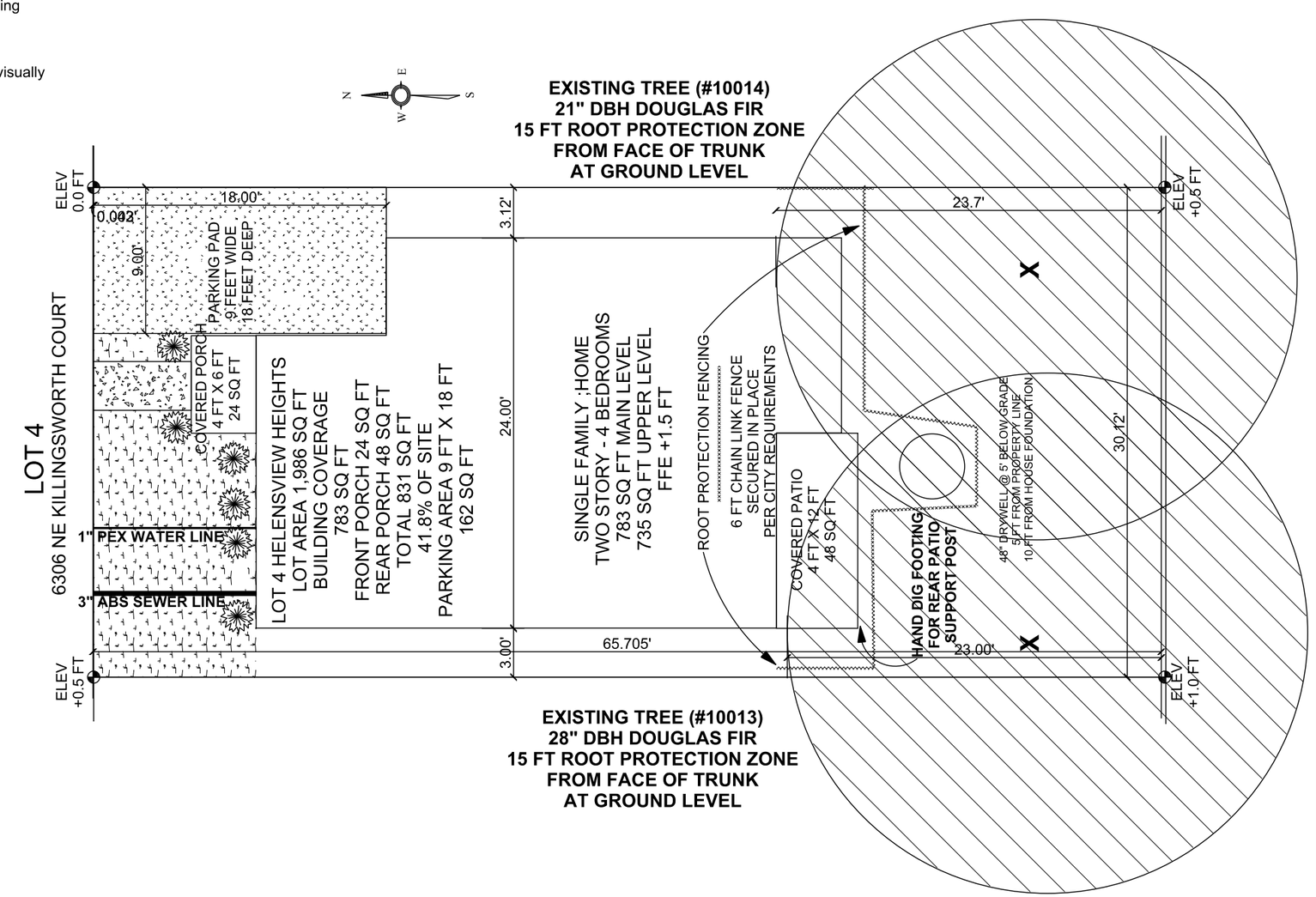
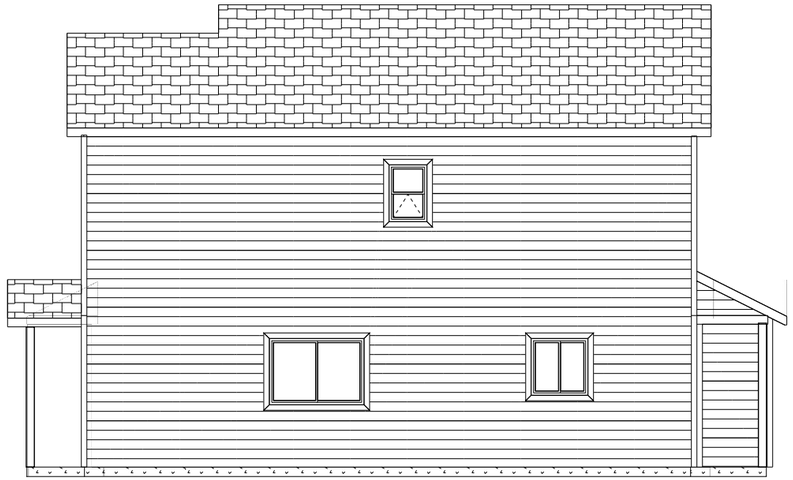
33.218.110 Standards for Primary and Attached Accessory Structures in R3, R2, and R1 Zones
The standards of this section apply to development of new primary and attached accessory structures in the R3, R2 and R1 zones
Landscaping
Landscaping must be provided between structures and the street, as follows:
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.



TO SCALE @ 22" X 34"

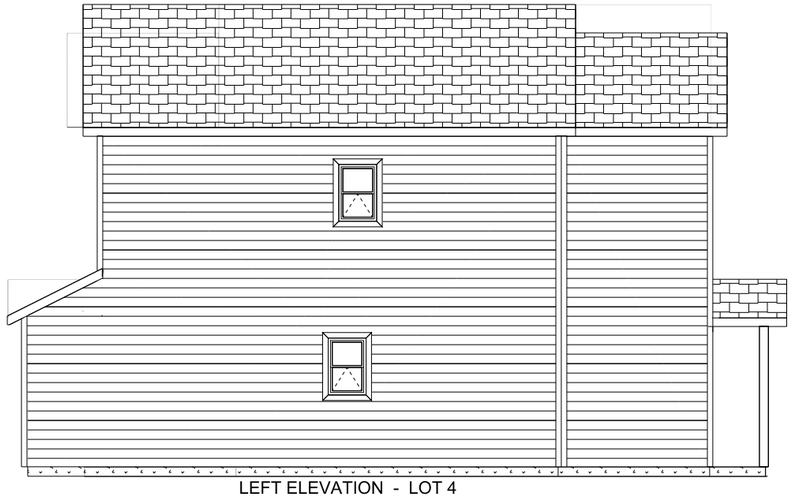


REVISED JUNE 2016 SHEET 1 OF 5	HELENSVIEW PROJECT PORTLAND, OREGON SITE PLAN: 1/4" = 1'- 0"	LOT 4 HELENSVIEW HEIGHTS 6306 NE KILLINGSWORTH CT 15-191669-RS IVR # 3654910	Habitat for Humanity - Portland / Metro East David Bonn, Vice President -Housing Development 1478 NE Killingsworth Street Portland, OR 97211 503.287.9529 x 15 David@habitatportlandmetro.org

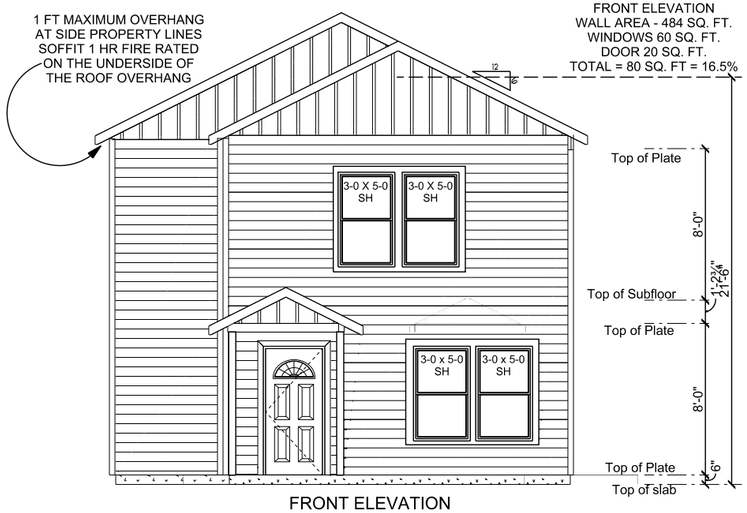


RIGHT ELEVATION - LOT 4

REAR ELEVATION - LOT 4



LEFT ELEVATION - LOT 4



FRONT ELEVATION

TO SCALE @ 22" X 34"

REVISED JUNE 2016	HELENSVIEW PROJECT PORTLAND, OREGON ELEVATIONS: 1/4" = 1'- 0"	LOT 4 HELENSVIEW HEIGHTS 6306 NE KILLINGSWORTH CT 15-191669-RS IVR # 3654910	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
SHEET 2 OF 5			

TO SCALE @ 22" X 34"

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:
2. High Efficiency Envelope.
Walls R30 2x8 advanced framing with 7 1/2" blown in batt insulation.
Attic R60 with Raised Heel Trusses
Triple Pane Windows U-0.20
15% high efficiency lighting

LETTERED ITEMS:
D. High Efficiency Water Heating & Lighting
Natural Gas on-demand water heating with min EF of 0.80
ALTERNATE: Heat Pump water heater min EF of 1.8
Lighting
75% min installed fixtures CFL or linear fluorescent OR
40 lumens minimum per watt

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

*** ATTACHED UNITS ONLY ***
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

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

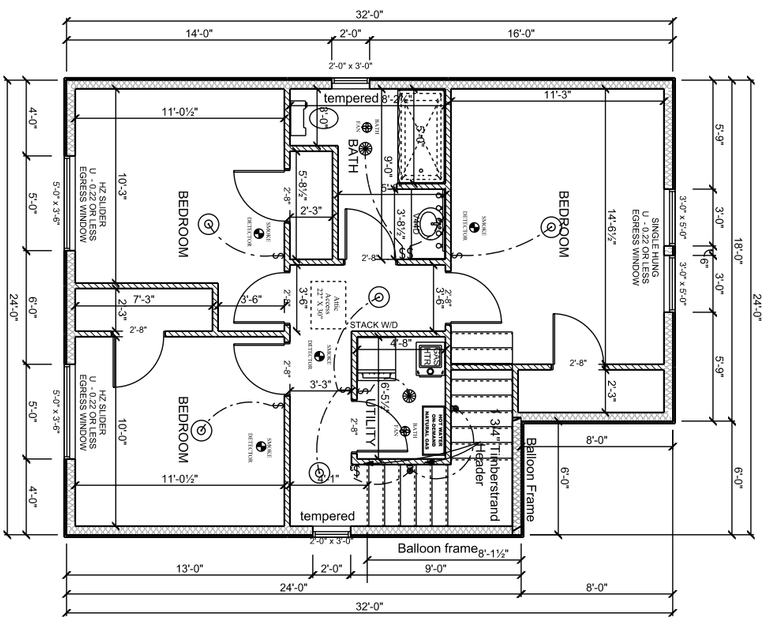
ORSC 2014 R403.1.8 Foundation Anchorage
1/2" anchor bolts 6' oc max. min. 2 bolts per plate,
max 12" from corner or end of sill plate.
3" X 3" min. plate washers. R602.11.1
Tie down devices per R602.10.11.4
EXCEPTION:
Foundation anchorage, spaced as required to provide
equivalent anchorage to 1/2" diameter anchor bolts.
ALTERNATE: SIMPSON MAS MUDSILL ANCHORS
@ 4 FT ON CENTER. MAX 12" FROM CORNER
MINIMUM OF TWO ANCHORS PER PLATE.

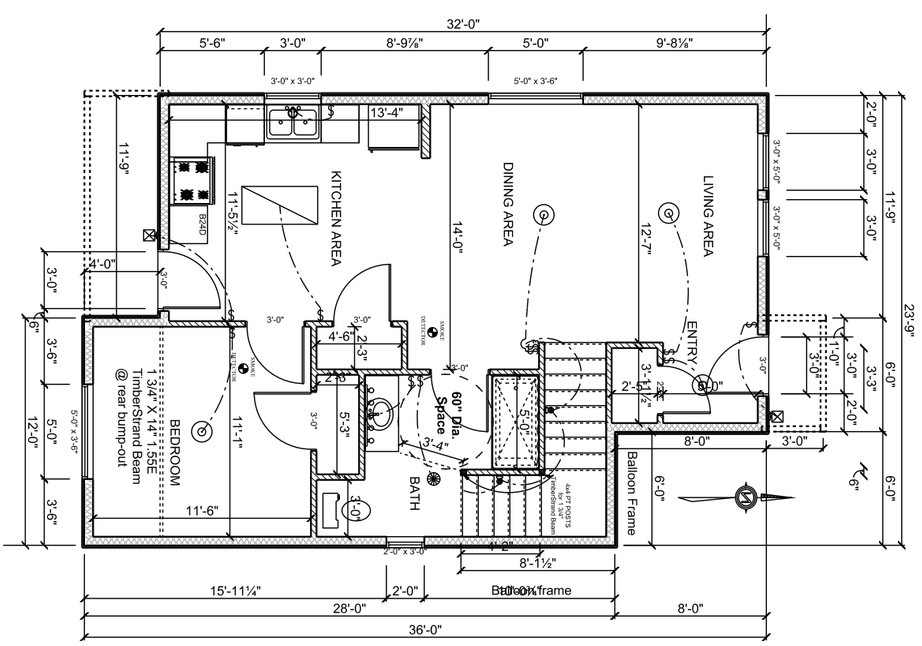
ORSC 2014
LIVE LOADS from TABLE R301.5
Attc with storage 20 PSF
Attic no storage 10 PSF
Exterior Balconies / Decks 40 PSF
Living Areas 40 PSF
Sleeping Areas 30 PSF
Guardrails / Handrails 200 PLF

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

MECHANICAL SYSTEMS
Gas-Fired Water Heater
On-Demand Direct Vent (90+%) Efficient.
SPACE HEATING
Electric Resistance

Venting to exterior:
Range Hood 150 CFM Min.
Laundry Room 50 CFM Fan Min.
Bathroom 80 CFM Fan Min.
Less than 3 Sone.
Bath / Laundry Fans
with humidistat controls





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JUNE 2016

SHEET 3
OF 5

HELENSVIEW PROJECT
PORTLAND, OREGON
FLOOR PLANS: 1/4" = 1'- 0"

LOT 4 HELENSVIEW HEIGHTS
6306 NE KILLINGSWORTH CT
15-191669-RS
IVR # 3654910

Habitat for Humanity - Portland / Metro East
David Bonn, Vice President -Housing Development
1478 NE Killingsworth Street Portland, OR 97211
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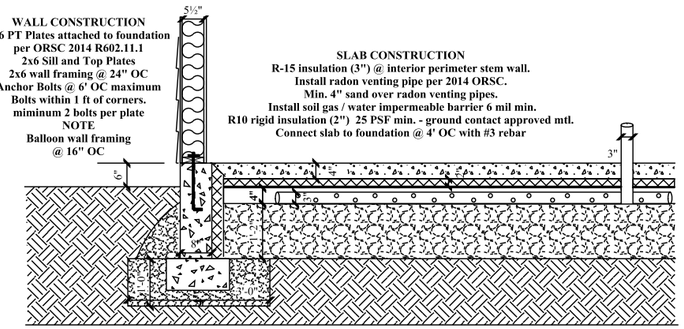
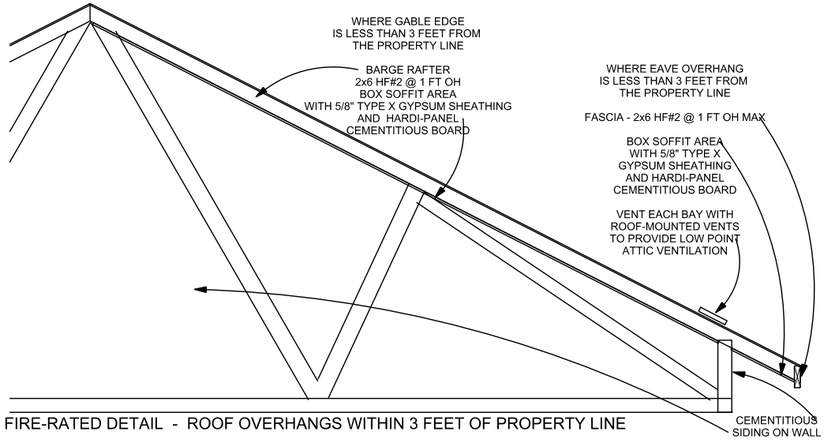
WALL CONSTRUCTION
2x6 PT Plates attached to foundation per ORSC 2014 R602.11.1
2x6 Sill and Top Plates
2x6 wall framing @ 24" OC
Anchor Bolts @ 6' OC maximum
Bolts within 1 ft of corners.
miminum 2 bolts per plate
NOTE
Balloon wall framing @ 16" OC



SLAB CONSTRUCTION
R-15 insulation (3") @ interior perimeter stem wall.
Install radon venting pipe per 2014 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

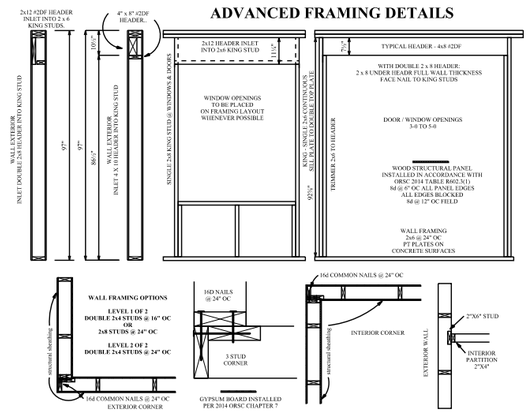
EXCAVATION
Building Footprint excavated to Top of Footing Elevation.
Perimeter Trench for footing.

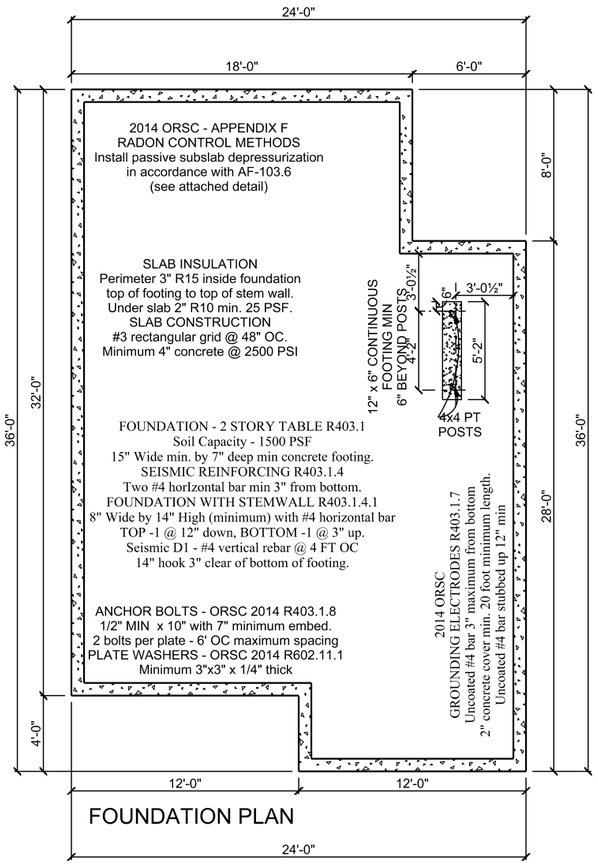
FOUNDATION CONSTRUCTION - FOOTINGS
MINIMUM STEEL REINFORCEMENT - Two #4 Hz Rebar @ 3" above bottom
STEM WALLS
INIMUM STEEL REINFORCEMENT Vertical #4 hooked rebar @ 48" OC
Horizontal #4 rebar within 12" of the top of the stem wall
Single Story - 6" wide. Two Story - 8" wide.
NOTE: SEE PLANS FOR SPECIFIC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



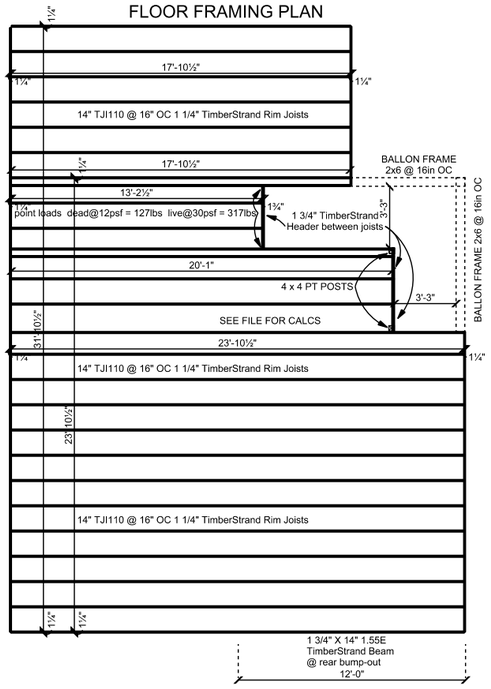
FIRE-RATED DETAIL - ROOF OVERHANGS WITHIN 3 FEET OF PROPERTY LINE

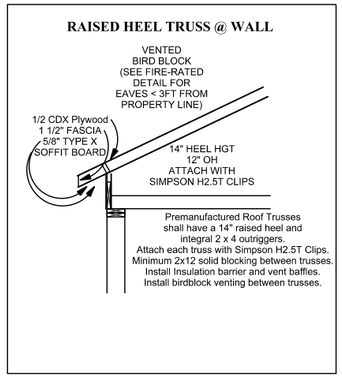
ADVANCED FRAMING DETAILS

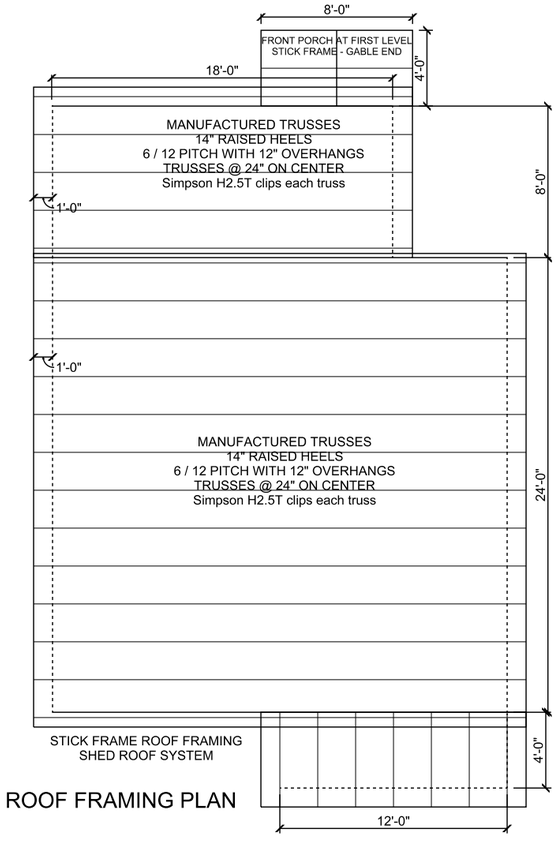




FOUNDATION PLAN



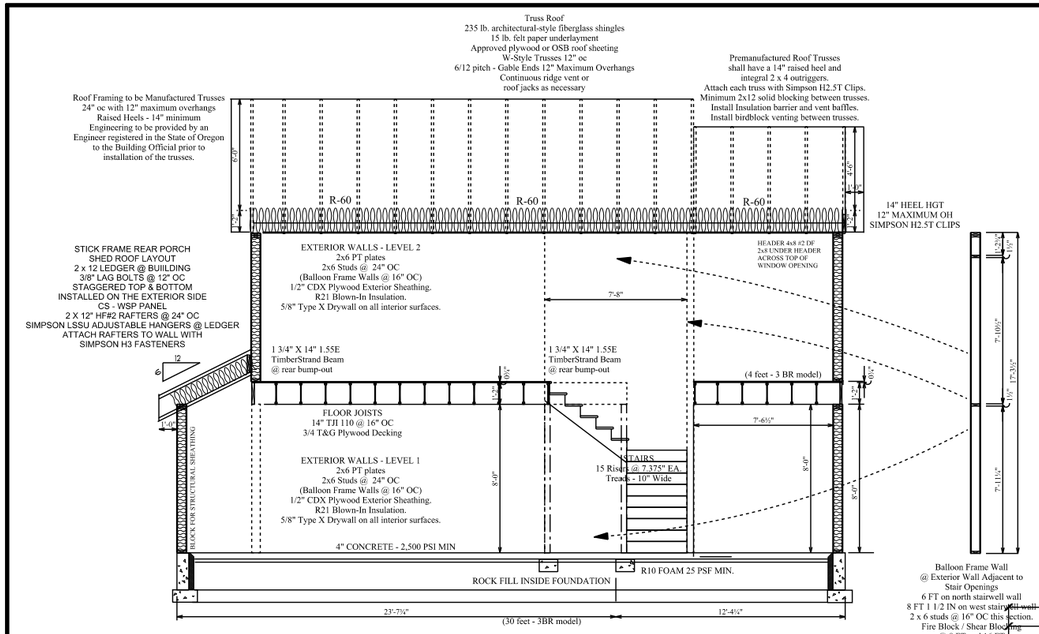


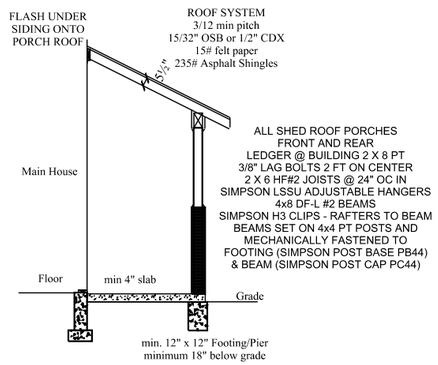


ROOF FRAMING PLAN

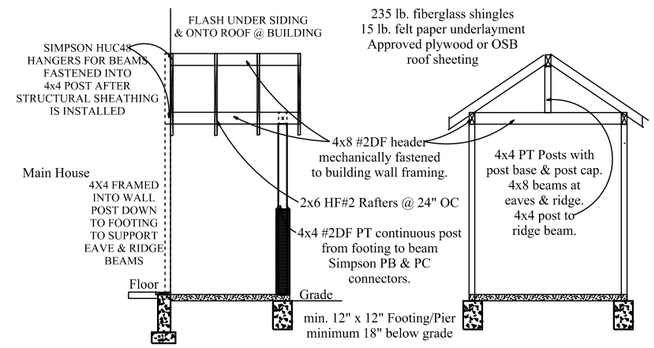
TO SCALE @ 22" X 34"

REVISED JUNE 2016 SHEET 4 OF 5	HELENSVIEW PROJECT PORTLAND, OREGON FDN-FRAMING: 1/4" = 1'- 0" DETAILS NOT TO SCALE	LOT 4 HELENSVIEW HEIGHTS 6306 NE KILLINGSWORTH CT 15-191669-RS IVR # 3654910	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

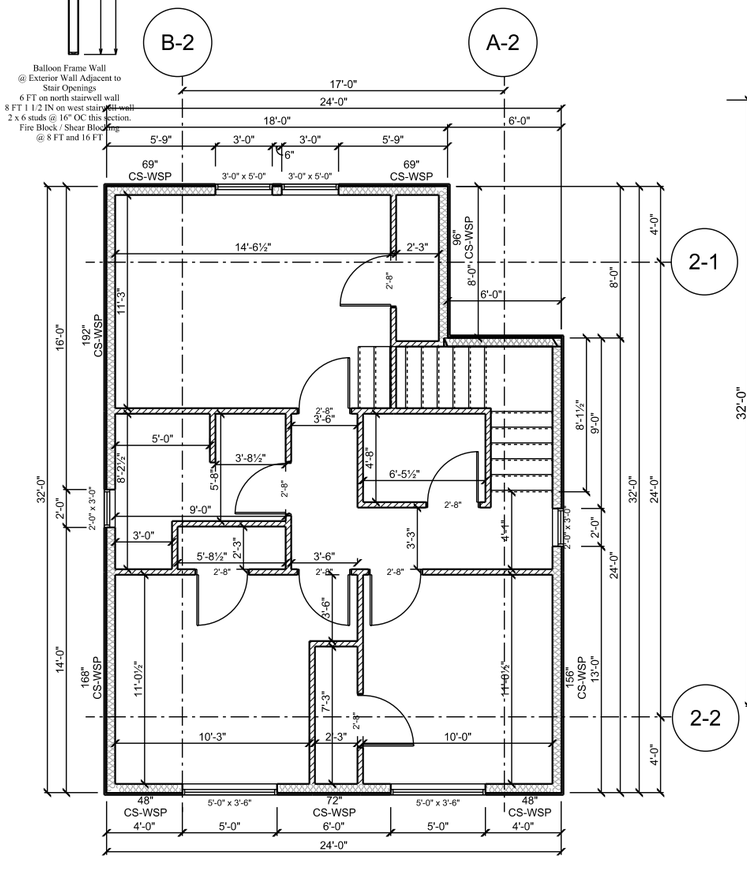


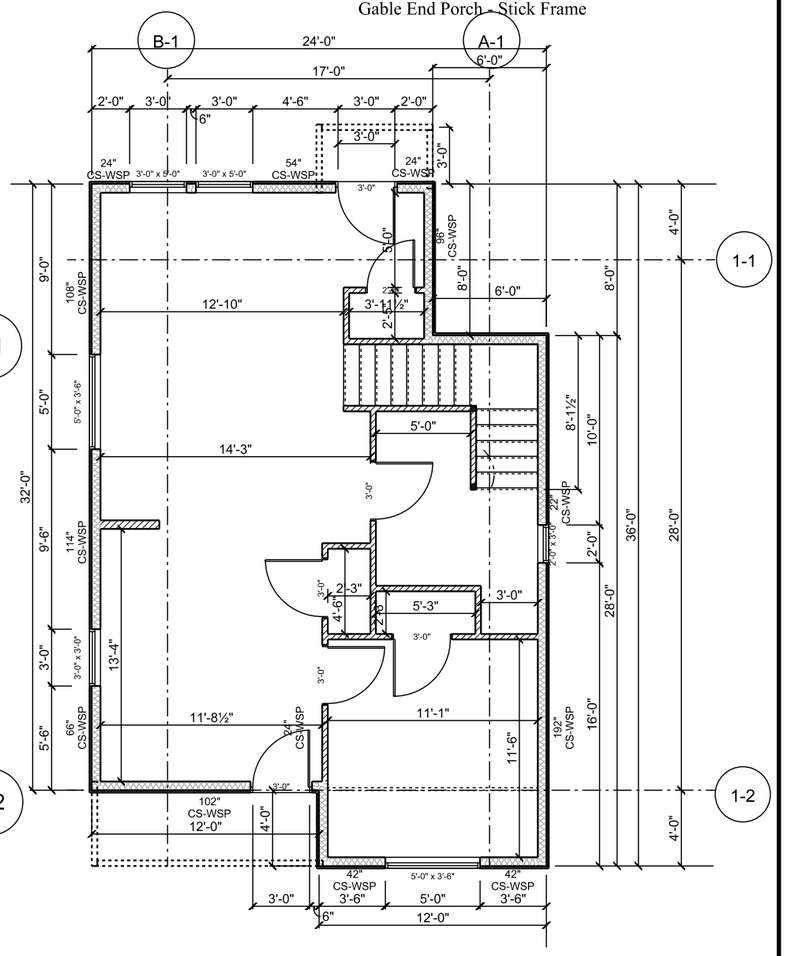


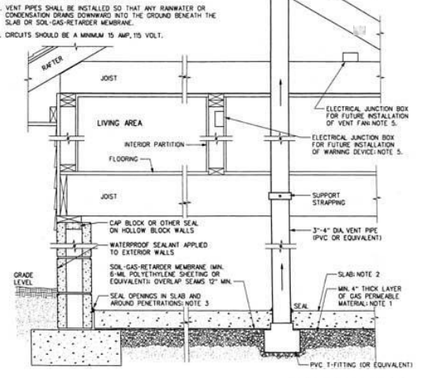
FRAMING DETAIL
shed roof with slab



FRAMING DETAIL
Gable End Porch - Stick Frame







2011 ORSC Appendix F Radon Control Methods - Slab on Grade
AF103.6 Passive sub-slab depressurization system.
In basement or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.
AF103.6.1 Vent pipe.
A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system. The pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the surface of 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 lhal is less lhan 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.
AF103.6.2 Multiple vent pipes.
In buildings where interior footings or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.
AF103.7 Vent pipe drainage.
All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab Or soil-gas-retarder. AFI03.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the habitable space.
Exception: The radon vent pipe need not be accessible in an attic space where an approved roof-top electrical supply is provided for future use.
AF103.9 Vent pipe identification.
All exposed and visible interior radon vent pipes shall be identified with at least one label on each floor and in accessible attics. The label shall read:"Radon Reduction System."
AFI03.10 Combination foundations.
Combination basement/crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that tenninates above the roof.
AF103.11 Building depressurization.
Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section MI601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter II.
Fireblocking shall meet the requirements contained in Section R302.11.
AFI03.12 Power source.
To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	3/8"		8d 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)

TO SCALE @ 22" X 34"

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JUNE 2016

SHEET 5
OF 5

HELENSVIEW PROJECT
PORTLAND, OREGON
STRUCTURAL - CROSS SECTION:
1/4" = 1'- 0"
DETAILS NOT TO SCALE

LOT 4 HELENSVIEW HEIGHTS
6306 NE KILLINGSWORTH CT
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