HABITAT FOR HUMANITY

SINGLE FAMILY RESIDENCE BLOCK 22, LOTS 240
NEW COLUMBIA DEVELOPMENT - PORTLAND, OR

CODE SUMMARY

CODES:	2005 OREGON RESIDENTIAL SPECIALTY CODE PORTLAND ZONING CODE
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
ZONING:	R2
SETBACKS:	FRONT - 8'-0" ABUTTING PUBLIC STREET FRONT - 6'-0" ABUTTING COMMON GREEN (3'-0" FOR PORCHES / 2'-6" FOR PORCH EAVES) SIDE - 4'-0" ABUTTING PUBLIC STREETS, COMMON GREENS, PED ROWS, OTHER LOTS SIDE - 1' ABUTTING ALLEYS REAR - 1' ABUTTING ALLEYS
OUTDOOR AREA:	14X14, 300 S.F
LANDSCAPED AREAS:	20%
MAX. VEHICLE PAVING:	20 %
MAX. BUILDING COVERAGE:	60% (INCLUDES EAVES)
MAX. HEIGHT:	40'-0"
FENCE HEIGHT:	3'-6" ABUTTING ALLEY OR FRONT LOT LINE
ENERGY CODE COMPLIANCE:	PERSCRIPTIVE PATH 1 MAX. WINDOW AREA: UNLIMITED WINDOW CLASS: U = 0.40 EXTERIOR DOORS: U = 0.20 WALL INSULATION: R-21 UNDERFLOOR INSULATION: R-25 FLAT CEILINGS: R-38 VAULTED CEILINGS: R-30 SKYLIGHT CLASS; U = 0.50 SKYLIGHT AREA: <2% BELOW GRADE WOOD, CONC,, OR MASONRY WALLS: R-15 SLAB FLOOR EDGE INSULATION: R-15 FORCED AIR DUCT INSULATION: R-8
SMOKE DETECTION:	PROVIDED
DEFERRED SUBMITTALS:	PLUMBING RISER DIAGRAMS GAS PIPING DIAGRAMS PLUMBING FIXTURE SCHEDULE HVAC AND VENTILATION DUCTING FIRE DETECTION AND PROTECTION PLANS

PROJECT SUMMARY

DESRIPTION:	CONSTRUCTION OF ONE (1) 4-BEDROOM SINGLE FAMILY RESIDENCE, ASSOCIATED SITE IMPROVEMENTS AND LANDSCAPING.
SITE AREA:	3,969 SF
LANDSCAPE AREA:	2,050 SF
BUILDING COVERAGE: (INCLUDING EAVES)	1,460 SF (TYPE C)
FLOOR AREA:	1,387 SF (TYPE C)
HEIGHT:	TYPE C - 17'-11" (1-STORY)

DIRECTORY

OWNER / CONTRACTOR
PORTLAND HABITAT FOR HUMANITY
1478 NE KILLINGSWORTH ST
PORTLAND, OR 97211
TEL: (503) 287-9529
FAX: (503) 287-4649
ATTN.: STEVE MESSINETTI, EXEC. DIRECTOR
ATTN.: SKY, CONSTRUCTION MANAGER

ARCHITECT
MULVANNYG2 ARCHITECTURE
601 SW SECOND AVENUE, SUITE 1200
PORTLAND, OR 97204
TEL: (503) 223-8030
FAX: (503) 223-8381
ATTN.: BRIAN BENNETT

STRUCTURAL ENGINEER
WALKER / DILORETO / YOUNIE, INC.
6443 SW BEAVERTON HILLSDALE HWY.
SUITE 210
PORTLAND, OREGON 97221
TEL: (503) 203-8122
FAX: (503) 203-9111
ATTN.: JIM GIPE

MECHANICAL
DESIGN BUILD

PLUMBING
DESIGN BUILD

ELECTRIAL
DESIGN BUILD

CIVIL ENGINEERING
KPFF CONSULTING ENGINEEERS
111 SW 5TH AVENUE, SUITE 2500
PORTLAND, OREGON 97204
TEL: 503-227-3251
FAX: 503-274-4681
ATTN: MIKE SCHMID, MATT RANDALL

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF PORTLAND, THE CURRENT EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE, AND ANY OTHER APPLICABLE CODES. ANY BUILDING OFFICIAL, SUBCONTRACTOR, OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY ANY GOVERNING AGENCY AS REQUIRED.

3. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, NOTIFY A/E OF ANY DISCREPANCIES.

4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY IF NECESSARY FOR CONSTRUCTION. A JOB PHONE & FAX MUST BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION AND THE PHONE & FAX NUMBERS WILL BE MADE AVAILABLE TO THE ARCHITECT.

5. ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN A LEGAL MANNER AT A LANDFILL OR RECYCLING FACILITY. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.

6. CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER REQUESTED CHANGES OR DIRECTIVES FOLLOWING OWNER/CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH THE OWNER REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR AUTHORIZATION FROM THE ARCHITECT AND A WRITTEN CHANGE ORDER.

7. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

8. ALL SUBSTITUTIONS TO BE APPROVED BY THE ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION INCLUDING COST, AVAILABILITY, AND REASON FOR SUBSTITUTION.

9. SOLID WOOD BLOCKING, INSULATION, OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP OF STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS, AND AT ALL OTHER LOCATIONS THAT AFFORD PASSAGE OF FLAME.

10. CONTRACTOR SHALL PROVIDE TO ARCHITECT SAMPLES OF EXTERIOR MATERIALS & PAINT FOR APPROVAL BY OWNER/ARCHITECT.

11. ALL SITE MATERIALS SHALL BE COMPACTED IN 6" TO 8" LIFTS UNLESS OTHERWISE NOTED TO PREVENT SETTLING OF FINISH GRADE WALKS, DRIVEWAYS, ETC.

12. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR THE FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.

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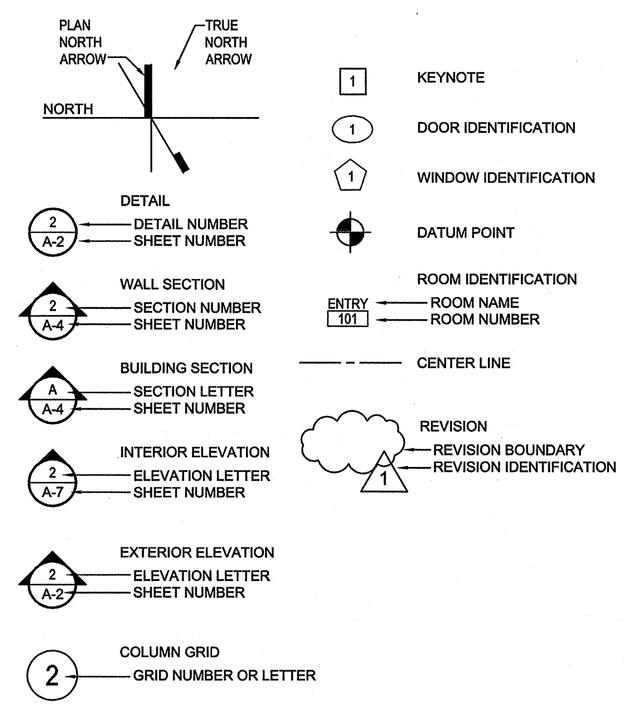
ABBREVIATIONS

A.B.	ANCHOR BOLT	E.I.F.S.	EXT. INSULATION AND FINISH SYSTEM	H.M.	HOLLOW METAL	PERP.	PERPENDICULAR
A/C	AIR CONDITIONING	ELEC.	ELECTRICAL	HORIZ.	HORIZONTAL	P.L.	PROPERTY LINE
ADJ.	ADJACENT	ENCL.	ENCLOSURE	HTR.	HEATER	P-LAM.	PLASTIC LAMINATE
A/E	ARCHITECT/ENGINEER	E.P.	ELECTRICAL PANEL	HVAC	HEATING, VENTILATION, AIR CONDITIONING	PLAS.	PLASTER
AFF	ABOVE FINISH FLOOR	EQ.	EQUAL			PLBG.	PLUMBING
ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	I.D.	INSIDE DIAMETER	PLYWD.	PLYWOOD
ANOD.	ANODIZED	EXH.	EXHAUST	ILLUM.	ILLUMINATED	P.O.C.	POINT OF CONNECTION
APPROX.	APPROXIMATE	EXIST.	EXISTING	INCL.	INCLUDED	PR.	PAIR
		EXP.	EXPANSION	INSUL.	INSULATION	PRKG.	PARKING
BD.	BOARD	EXT.	EXTERIOR	INT.	INTERIOR	PROJ.	PROJECT
BLDG.	BUILDING					P.T.	PRESSURE TREATED
BLK.	BLOCK	FDN	FOUNDATION	JST.	JOIST		
BLKG.	BLOCKING	F.D.	FLOOR DRAIN	JT., JTS.	JOINT, JOINTS	Q.T.	QUARRY TILE
BM.	BEAM	F.F.	FACTORY FINISH			QTR.	QUARTER
BOT.	BOTTOM	FIN.	FINISH	LAM.	LAMINATED		
BTN.	BETWEEN	FIXT.	FIXTURE	LAV.	LAVATORY	R.	RADIUS
		FL.	FLOOR	LT.	LIGHT	R.D.	ROOF DRAIN
CEM.	CEMENT	FLUOR.	FLUORESCENT			REF.	REFRIGERATOR
C.I.	CAST IRON	F.H.	FIRE HYDRANT	MAX.	MAXIMUM	REINF.	REINFORCED
CLG.	CEILING	F.O.M.	FACE OF MASONRY	M.B.	MACHINE BOLT	REQ'D.	REQUIRED
CLR.	CLEAR	F.O.S.	FACE OF STUD	MECH.	MECHANICAL	RESIL.	RESILIENT
C.M.U.	CONC. MASONRY UNIT	F.S.	FLOOR SINK	MFR.	MANUFACTURER	RM.	ROOM
COL.	COLUMN	F.S.R.	FIRE SPRINKLER RISER	MIN.	MINIMUM	R.H.B.	RECESSED HOSE BIBB
CONC.	CONCRETE	FTG.	FOOTING	MISC.	MISCELLANEOUS	R.O.	ROUGH OPENING
CONN.	CONNECTION			M.O.	MASONRY OPENING	R.O.W.	RIGHT OF WAY
CONT.	CONTINUOUS	GA.	GAUGE	M.R.	MOISTURE RESISTANT	R.S.	RESAWN
CONTR.	CONTRACTOR	GALV.	GALVANIZED	MTD.	MOUNTED		
C.T.	CERAMIC TILE	G.C.	GENERAL CONTRACTOR	MTG.	MOUNTING	S.C.	SOLID CORE
		G.I.	GALVANIZED IRON	MTL.	METAL	SCHED.	SCHEDULE
DBL.	DOUBLE	G.L.B.	GLU-LAM BEAM	MULL.	MULLION	SECT.	SECTION
DEPT.	DEPARTMENT	GL.	GLASS			SHT.	SHEET
DTL.	DETAIL	GYP.	GYPSUM	N.I.C.	NOT IN CONTRACT	SHTG.	SHEATHING
D.F.	DRINKING FOUNTAIN			NO.	NUMBER	SIM.	SIMILAR
DIA.	DIAMETER	H.B.	HOSE BIBB	NOM.	NOMINAL	SPEC.	SPECIFICATION
DIM.	DIMENSION	H.C.	HOLLOW CORE	N.T.S.	NOT TO SCALE	SQ.	SQUARE
DN	DOWN	HDR.	HEADER			SS.	SERVICE SINK
DR	DOOR	HDW.	HARDWARE	O.C.	ON CENTER	SST	STAINLESS STEEL
DS	DOWN SPOUT	HDWD.	HARDWOOD	O.D.	OUTSIDE DIAMETER	STD.	STANDARD
DRWG.	DRAWING	HT.	HEIGHT	OPG.	OPENING	STL.	STEEL
				OPP.	OPPOSITE	STOR.	STORAGE
EA.	EACH					STRUCT.	STRUCTURAL
E.F.S.	EXT FINISH SYSTEM						

SUSP.	SUSPENDED	T.	TREAD
SYS.	SYSTEM	T.B.	TOP OF BEAM
		T&B	TOP AND BOTTOM
		T.C.	TOP OF CURB
		TEL.	TELEPHONE
		TEMP.	TEMPORARY
		T&G	TONGUE AND GROOVE
		T.G.	TEMPERED GLASS
		THK.	THICK
		T.F.	TOP OF FRAMING
		T.P.	TOP OF PARAPET
		T.S.	TOP OF SHEATHING
		TYP.	TYPICAL
		U.B.C.	UNIFORM BUILDING CODE
		U.O.N.	UNLESS OTHERWISE NOTED
		UTIL.	UTILITY
		V.B.	VINYL BASE
		VERT.	VERTICAL
		VEST.	VESTIBULE
		V.C.T.	VINYL COMPOSITION TILE
		V.I.F.	VERIFY IN FIELD
		V.T.R.	VENT THROUGH ROOF
		W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		WDW.	WINDOW
		W/D	WASHER/DRYER
		W.H.	WATER HEATER
		W/O	WITHOUT
		W.P.	WATERPROOF
		W.R.	WATER RESISTANT
		WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

SYMBOLS



VICINITY MAP

SINGLE FAMILY RESIDENCE
BLOCK 22, LOT 240

NEW COLUMBIA DEVELOPMENT
PORTLAND, OR

PORTLAND Habitat for Humanity®
1478 NE KILLINGSWORTH ST.
PORTLAND, OR 97211
PHONE: 503.287.9529
FAX: 503.287.4649

MULVANNY G2 ARCHITECTURE
601 SW SECOND AVE | SUITE 1200
PORTLAND, OR | 97204
t 503.223.8030 | f 503.223.8381
MulvannyG2.com

PERMIT SET
05.15.07

BRIAN R. FLEENER, ARCHITECT
REGISTERED ARCHITECT
3720
BRIAN R. FLEENER
5.15.07
PORTLAND, OR
STATE OF OREGON

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△	DATE	DESCRIPTION

06-0417-01
PM: BRIAN BENNETT
DRAWN:

GENERAL
PROJECT DATA

G1.1