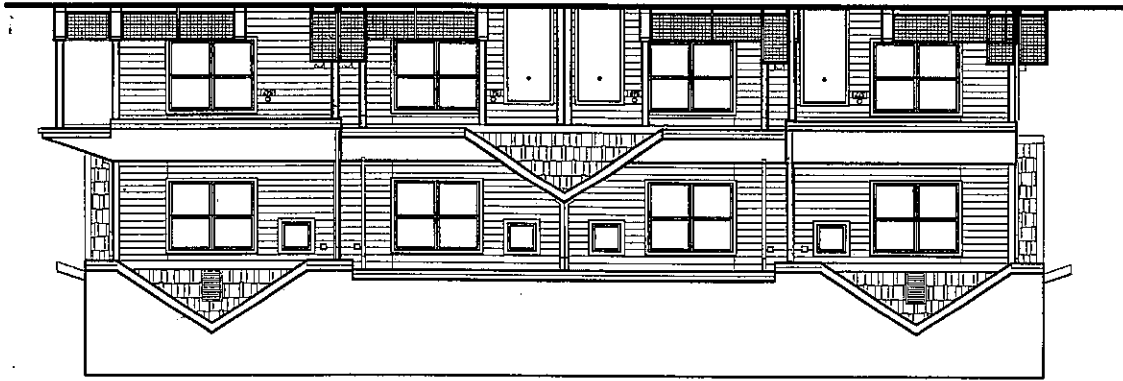


# VICTORIA COTTAGES

[illegible]

## PROPERTY INFORMATION

PROPERTY ADDRESS: SE 204TH PLACE AT SE STARK ST, GRESHAM, OR 97030  
PROPERTY ID #: R603160 - R603167  
STATE ID #: 1S3E04B8 8501 - 1S3E04B8 8508  
VICTORIA COTTAGES, LOTS 1-8

## ZONING INFORMATION

JURISDICTION: GRESHAM, OREGON  
ZONE: CMU  
OVERLAY: HAZMAT CONSERVATION AREA  
REQUIRED MINIMUM SETBACKS:  
FRONT: 5' (2" MAXIMUM)  
REAR: 10'  
SIDE: 5'  
LOT AREAS:  
2,515 S.F. LOT 1,  
1,000 S.F. LOTS 2, 3, 6, 7  
4,000 S.F. LOTS 4,5  
2,400 S.F. LOT 8  
TOTAL LOTS 1-8: 19,315 S.F.  
MAXIMUM BUILDING HEIGHT: 45'-0"  
PROPOSED BUILDING HEIGHT: 36'-0"

## BUILDING CODE INFORMATION

OCCUPANCY TYPE: R3  
UNSPRINKLERED

AREA SUMMARY

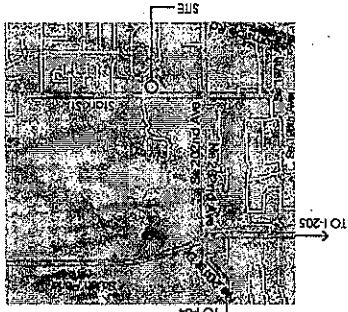
SEE CHART

## ENERGY NOTES

ENERGY CONSERVATION FOR RESIDENTIAL BUILDINGS  
REQUIREMENTS FOR PRESERVATION ENVELOPE  
OBJECT 14.01.1(1):  
WALL INSUL. ABOVE GRADE:  
R-15  
FLAT CEILINGS:  
R-38\*  
WALL INSUL. BELOW GRADE:  
R-10  
WINDOWS PERMETER:  
R-15  
WINDOW AREA LIMITATION:  
N/A  
SIGHTLINES:  
EXTERIOR DOOR:  
EXTERIOR DOORS WITH  $\geq 2.5\%$  GLAZING:  
U = 0.60  
U = 0.40  
R-8  
\*ADDITIONAL MEASURE NO. 3 PER TABLE 401.1(2):  
WALL INSULATION ABOVE GRADE:  
R-24  
FLAT CEILINGS:  
R-38  
WINDOWS: U = 0.32

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE 2008 OREGON RESIDENTIAL SPECIALTY CODE NOTWITHSTANDING, AND ALL APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE TO REVIEW THE DRAWINGS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO START OF CONSTRUCTION.
3. ALL INTERIOR FINISHES TO BE SELECTED BY OWNER, EXCEPT THAT NON-ASSEMBLED FINISHES SHALL BE USED AT ALL WET AREAS.
4. SUPPLEMENTARY MATERIALS SUBMITTED AS PART OF THE PERMIT APPLICATION PACKAGE INCLUDE, BUT ARE NOT LIMITED TO:
  - ENGINEERED FLOOR JOISTS
  - ENGINEERED ROOF TRUSSES
  - STRUCTURAL CALCULATIONS
5. THIS PROJECT HAS BEEN DESIGNED USING A 2-FOOT MODULE & TO ACCOMMODATE AS MANY ADVANCED FRAMING TECHNIQUES AS POSSIBLE.



PROJECT TEAM

**OWNER:**  
HABITAT FOR HUMANITY Portland/Metro East  
1478 NE KILINGSWORTH STREET  
PORTLAND, OR 97211  
phone: 503 287 9529  
e-mail: david@habitatportlandmetro.org  
contact: David Bonn

**PROJECT ARCHITECT:**  
WILLIAM WILSON ARCHITECTS PC  
1010 E. 11TH AVE.

**PROJECT DESIGNER:**  
R&B DESIGN STUDIO LLC  
70 NE FREMONT ST  
PORTLAND, OR 97212  
phone: 503 570 5175  
e-mail: ray@rbbdesign.org  
contact: Ray Cull

STRUCTURAL ENGINEER;  
T.M. BIRBY CONSULTING ENGINEERS

7650 SW BEVELAND ST, SUITE 100  
TIGARD, OR 97223  
phone: 503.443.3900  
e-mail: Dcannell@timppay.com  
contact: Doug Cannell  
ELECTRICAL ENGINEER:  
HOOD MCGHEE

PORTLAND, OR 97214  
phone: 503 231 7825

contact: Harold McNees

## LANDSCAPE ARCHITECT: HARRIETTE TAZKILL LAND

1304 SE 53rd AVE  
PORTLAND, OR 97215  
phone: 503 758 3131  
e-mail: [marianne@mz-to.com](mailto:marianne@mz-to.com)  
contact: Marianne Zardn

## DRAWING INDEX

0.1	TITLE SHEET
1.1	SITE PLAN
1.2	SITE PLAN - RE-SURFACE
1.3	SITE PLAN - GRADING & EROSION CONTROL PLAN
1.4	EXISTING CONDITIONS PLAN
2.1	BUILDING FIRST FLOOR PLAN
2.2	BUILDING SECOND FLOOR PLAN
3.1	FOUNDATION PLAN
3.2	FIRST FLOOR PLAN
3.3	SECOND FLOOR PLAN & LOWER ROOF FRAMING PLANS
3.4	UPPER ROOF FRAMING PLAN
3.5	ROOF PLAN
4.1	BUILDING SECTIONS
4.2	BUILDING SECTIONS
5.1	BUILDING ELEVATIONS
5.2	BUILDING ELEVATIONS
6.0	NOT USED
7.1	DETAILS
7.2	WALL TYPES AND DETAILS
7.3	DETAILS
7.4	DETAILS
7.5	DETAILS
C.1	CIVIL DETAILS
C.1	CIVIL

## VICINITY MAP

S1.0 STRUCTURAL GENERAL NOTES  
 S1.1 SHEAR WALL SCHEDULES AND DETAILS  
 ELECTRICAL  
 E1.0 SITE LIGHTING PLAN  
 E1.1 ELECTRICAL DETAILS  
 LANDSCAPE  
 L1.0 TREE PROTECTION PLAN  
 L1.1 LANDSCAPE PLANTING PLAN

# TITLE SHEET

# VICTORIA COTTAGES

GRESHAM, OREGON

HABITAT FOR HUMANITY Portland / Metro East

14/8 N MILLING WORK 1131 E  
PORTLAND, OREGON 97211

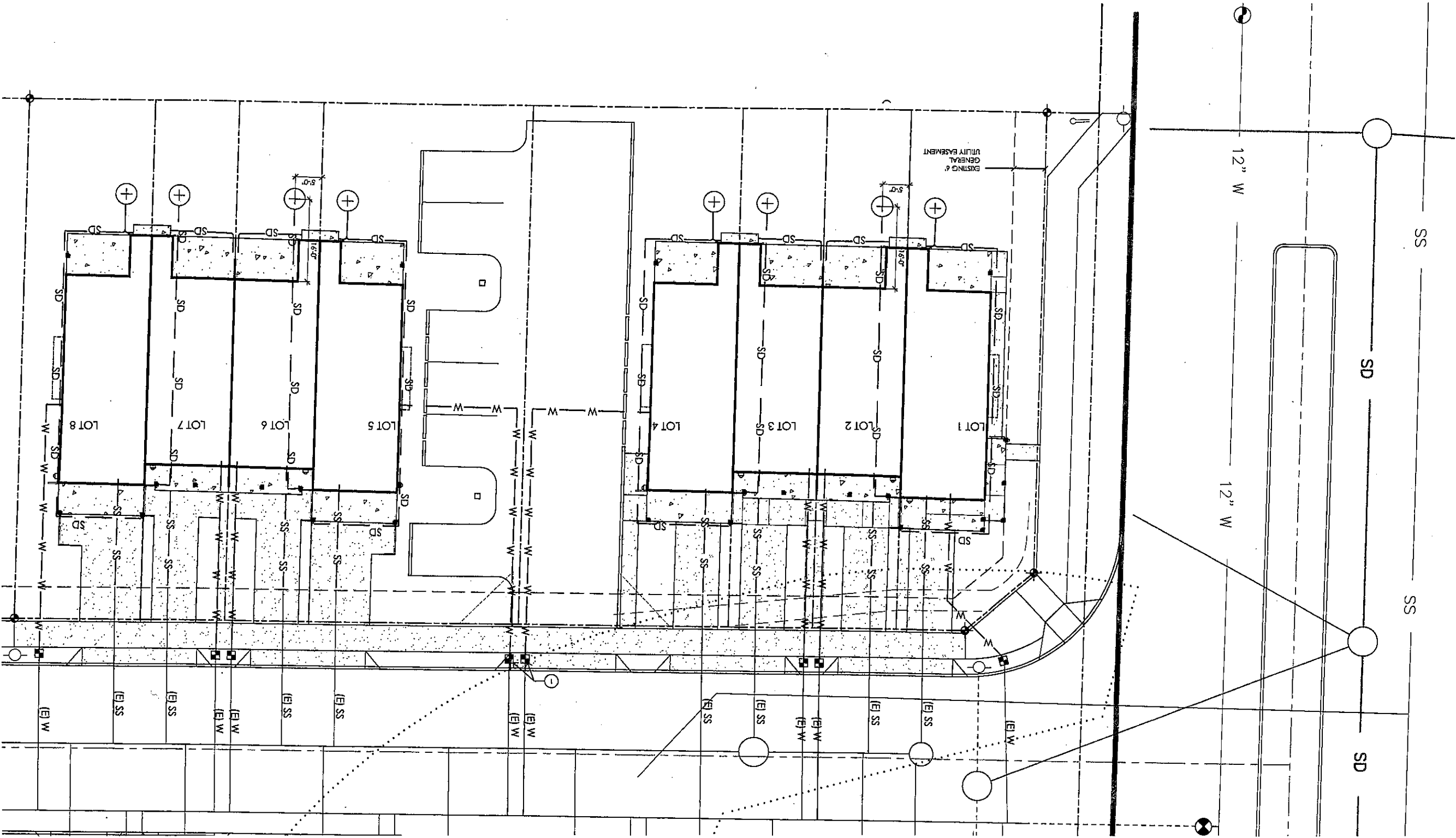
**william wilson architects pc**  
1010 SW ELEVENTH AVENUE, PORTLAND, OREGON 97205  
(503) 273-6673 Fax: (503) 274-0032 [www.wwilsonarch.com](http://www.wwilsonarch.com)



DATE: 5.12.11  
SCALE:  
DRAWN: KCD  
JOB NO: 1036

L'0





1. ALL SUBSURFACE TIES SHOWN WITHIN GENERAL UTILITY EASEMENT AND OUTSIDE OF LOTS 1-8 ARE EXISTING UNO.  
2. ALL EXISTING UTILITIES SHOWN ARE FROM AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR VERIFY.  
3. SEE AS-BUILT DRAWINGS BY PINNACLE ENGINEERING ASSOCIATES CORPORATION, DATED APRIL 4, 2007, FOR EXISTING UTILITIES.  
4. UNDERGROUND ELECTRICAL SERVICE TO WALL-MOUNTED METERS AT EACH DWELLING UNIT TO BE LOCATED AND PROVIDED BY PGE.

### SITE PLAN NOTES

EXISTING WATER LINE (E) W  
EXISTING STORM LINE (E) SD  
EXISTING SANITARY SEWER LINE (E) SS  
ELECTRICAL (E) E  
HABITAT CONSERVATION AREA  
BOUNDARY (MODERATE)  
NEW WATER LINE W  
NEW STORM LINE SD  
NEW SANITARY SEWER LINE SS

### LEGEND

1. COORDINATE LOCATION WITH NEW DRYWELL - 4' DIA. X 5' DEEP  
2. DRIVEWAY APPROACH WITH ROCKWOOD P.U.D.

### KEYNOTES

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

william wilson architects pc  
1070 SW ALSEBURN AVENUE, PORTLAND, OREGON 97205  
(503) 225-6600 Fax: (503) 224-0022 www.williamwilson.com

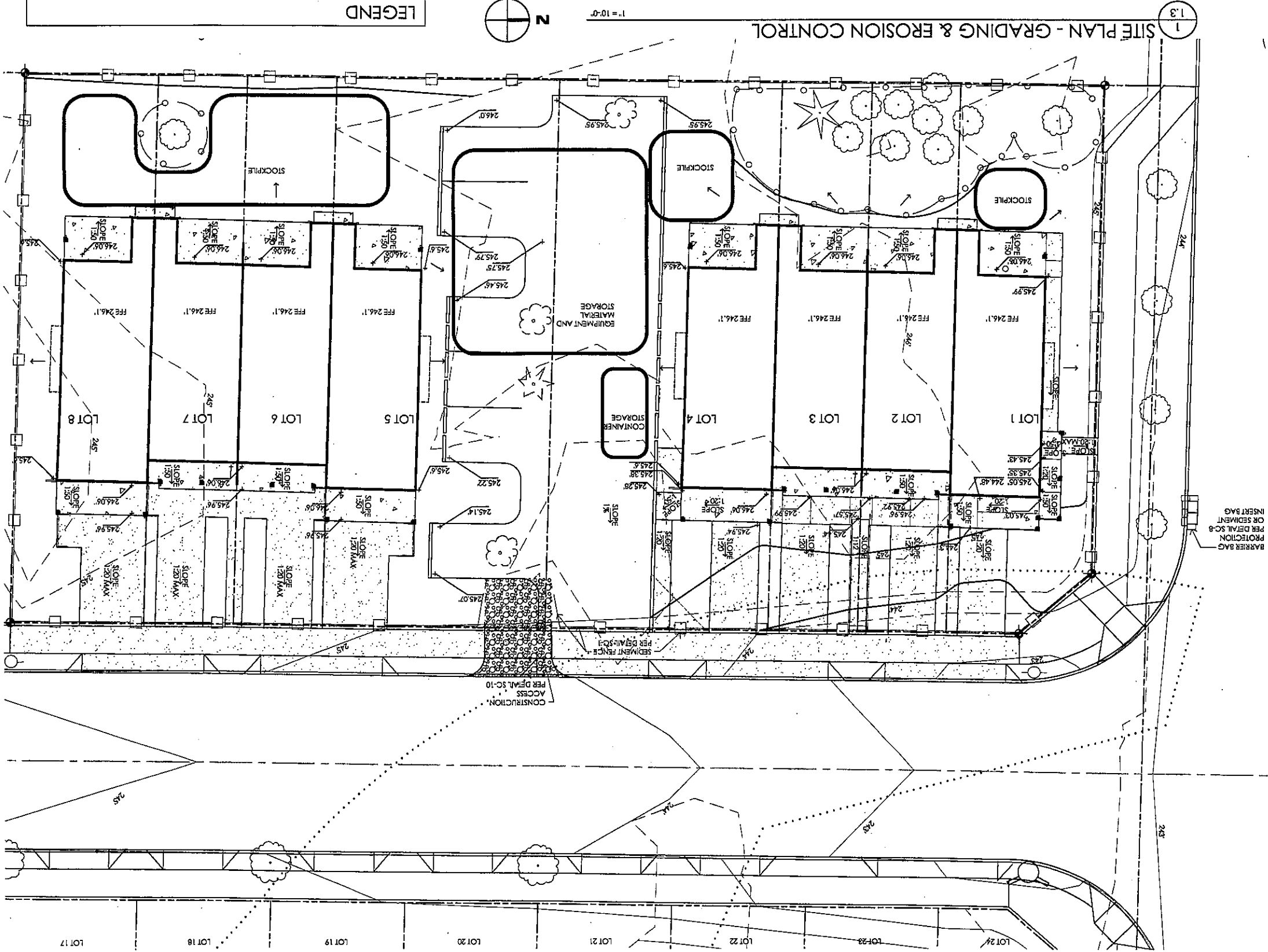
REGISTERED ARCHITECT  
WILLIAM K. WILSON  
PORTLAND, OREGON  
STATE OF OREGON

SITE PLAN -  
SUBSURFACE

REVISIONS:

DATE: 5.12.11  
SCALE: 1" = 10'-0"  
DRAWN: KCD  
JOB NO: 1036

1.2



SITE PLAN NOTES

1. "SC" DETAILS REFERENCED ON THIS SITE PLAN ARE STANDARD CITY DETAILS PROVIDED ON SHEET C-1.
2. VERIFY EXISTING GRADES AT ALL PROPERTY CORNERS, THEN CONTACT ARCHITECT TO VERIFY FINAL BUILDING FINISH FLOOR ELEVATION (FFE) ON SITE, PRIOR TO CONSTRUCTION.
3. SLOPE EXTERIOR GRADES 1/4 INCH PER FOOT (2%) AWAY FROM ALL BUILDINGS. CONTACT ARCHITECT TO FIELD VERIFY SWALES AS REQUIRED TO DIRECT WATER AROUND AND AWAY FROM AROUND ALL BUILDINGS FOR THE FIRST 10 FEET.
4. ALL WATER MAINS AND HYDRAULIC SHALL OPERATE PRIOR TO CONSTRUCTION MATERIAL ARRIVING ON SITE.
5. AT ALL CONCRETE WALLS, PATIOS & SLABS WHERE NO SLOPE IS INDICATED, AND WHERE SLOPE DIRECTION IS INDICATED, PROVIDE 2% (1:50) SLOPE AWAY FROM BUILDING.
6. EROSION CONTROL CONTACT INFO: OWNERS REPRESENTATIVE, PHONE: 503-287-9529

LEGEND

- PROPERTY LINE
- BUILDING
- GRADE
- PREVIOUS CONCRETE
- COVERED CONCRETE PATIO (IMPERVIOUS)
- EXISTING CONTOUR TO REMAIN
- NEW CONTOUR
- SEE LANDSCAPE PLAN
- EXISTING TREE TO BE REMOVED
- LANDSCAPE TREE TO REMAIN - SEE LANDSCAPE PLAN
- SEDIMENT FENCE PER DETAIL SC-1
- EXISTING STREET LIGHT
- DOWNSPOUT



1" = 10'-0"

1.3

BARRIER BAG  
PROTECTION  
OR SEDIMENT  
INSERT BAG

DATE: 5.12.11  
SCALE: 1" = 10'-0"  
DRAWN: KCD  
JOB NO: 1036

REVISIONS:

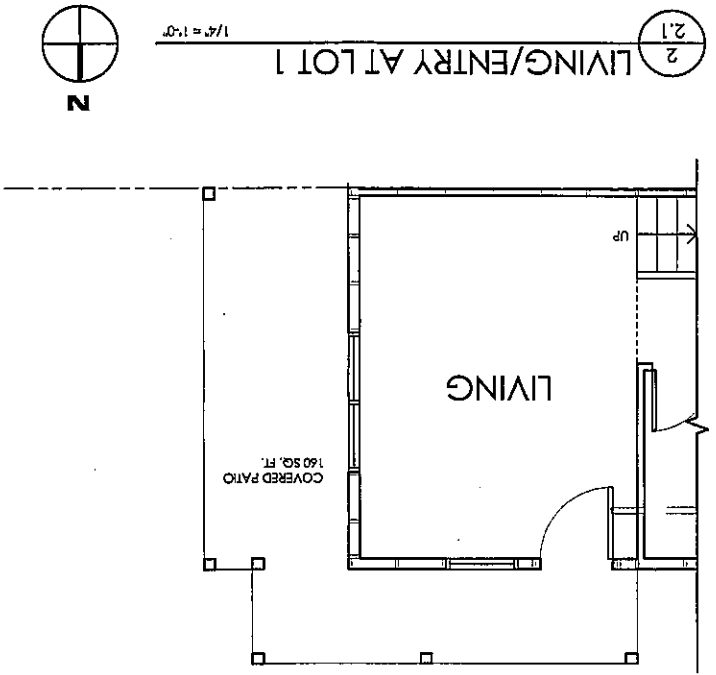
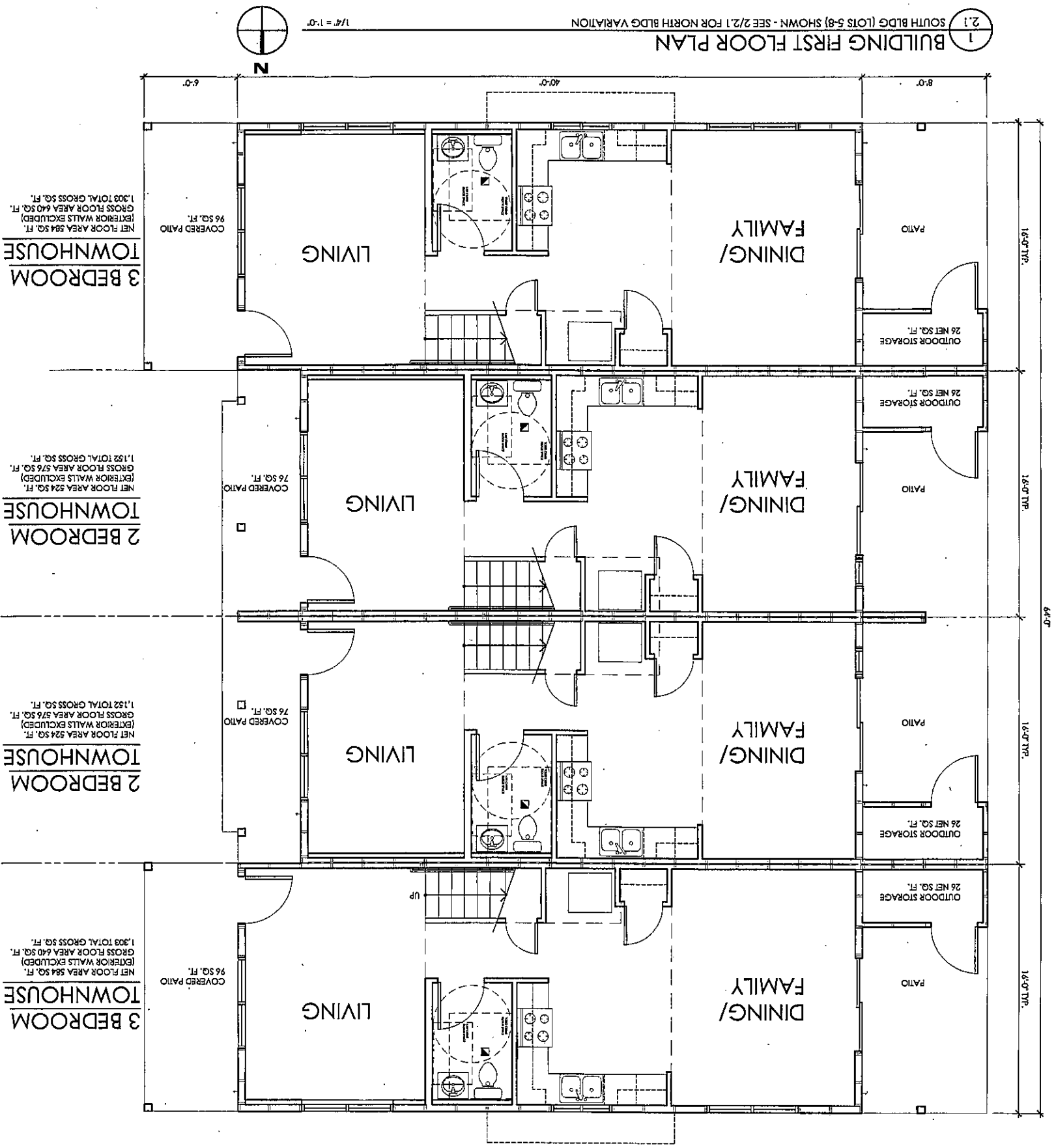
SITE PLAN -  
GRADING &  
EROSION  
CONTROL

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

william wilson architects pc  
1015 SW EDGEMOOR AVENUE, PORTLAND, OREGON 97205  
(503) 224-6463 Fax: (503) 274-0202 www.williamwilson.com

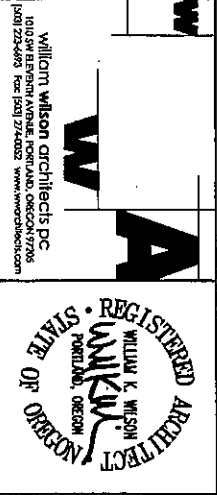






**VICTORIA COTTAGES**  
 SE 204TH PLACE  
 GRESHAM, OREGON

**HABITAT FOR HUMANITY Portland / Metro East**  
 1478 N KILLINGSWORTH STREET  
 PORTLAND, OREGON 97211



REVISIONS:

DATE: 5.12.11  
 SCALE: 1/4" = 1'-0"  
 DRAWN: KCD  
 JOB NO: 1036

**2.1**

2.2

JOB NO: 1036  
DRAWN: KCD  
SCALE: 1/4" = 1'-0"  
DATE: 5.12.11  
REVISIONS:  
BUILDING SECOND FLOOR PLAN

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILINGSWORTH STREET  
PORTLAND, OREGON 97211

WILLIAM WILSON ARCHITECTS PC  
10125V BEVERLY AVENUE, PORTLAND, OREGON 97266  
(503) 725-4671 FOR (503) 724-0252 WWW.WWARCHITECTS.COM

REGISTERED ARCHITECT  
WILLIAM K. WILSON  
PORTLAND, OREGON  
NO. 22467  
STATE OF OREGON

1  
2.2  
BUILDING SECOND FLOOR PLAN

1/4" = 1'-0"

N

16'-0" 16'-0" 16'-0" 16'-0" 64'-0"

ROOF BELOW

BEDROOM 3  
BEDROOM 2  
BEDROOM 1

BEDROOM 2  
BEDROOM 1

BEDROOM 2  
BEDROOM 1

BEDROOM 3  
BEDROOM 2  
BEDROOM 1

3 BEDROOM TOWNHOUSE  
NET FLOOR AREA 616 SQ. FT.  
GROSS FLOOR AREA 669 SQ. FT.  
1,309 TOTAL GROSS SQ. FT.

2 BEDROOM TOWNHOUSE  
NET FLOOR AREA 528 SQ. FT.  
GROSS FLOOR AREA 576 SQ. FT.  
1,152 TOTAL GROSS SQ. FT.

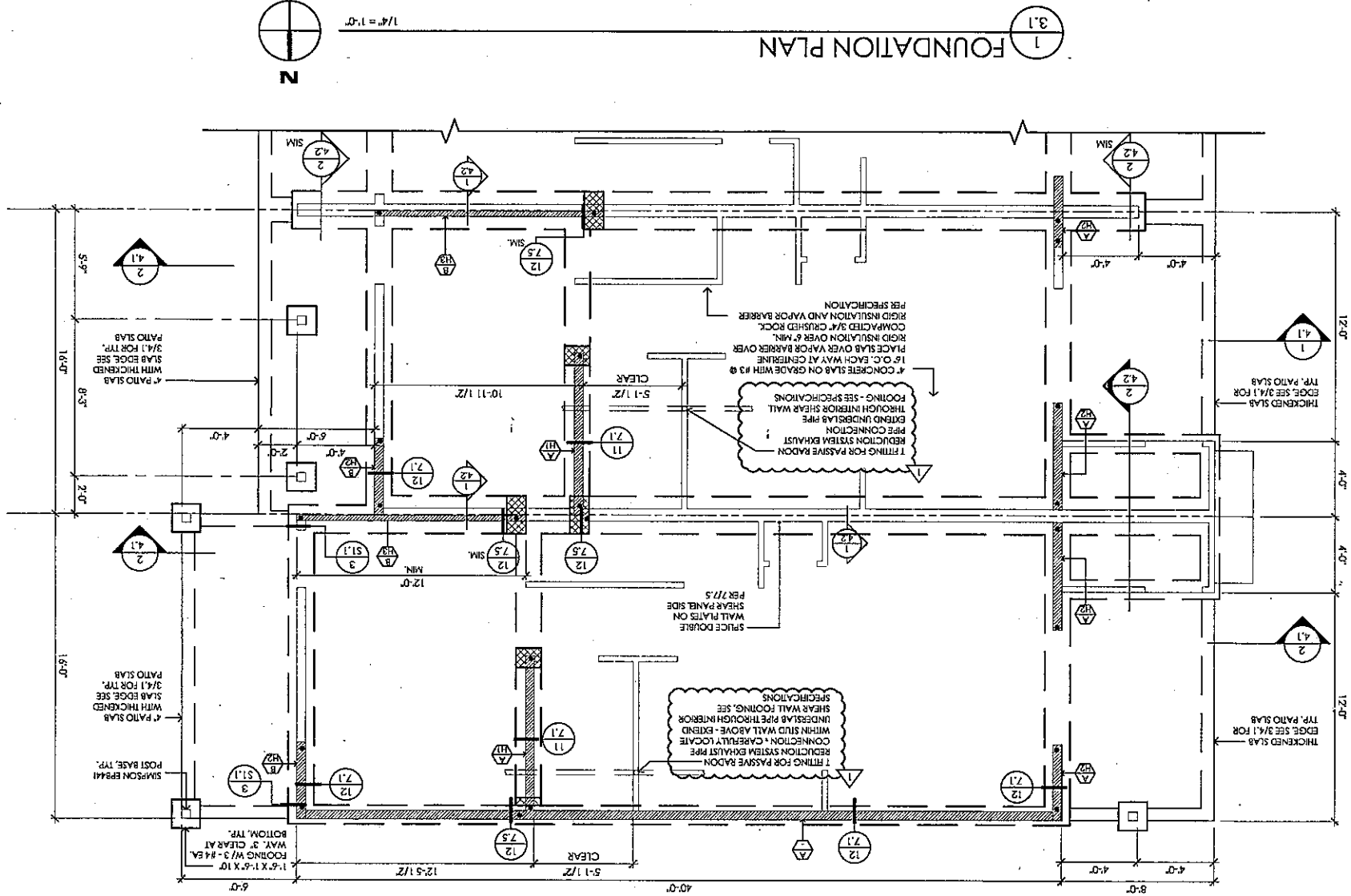
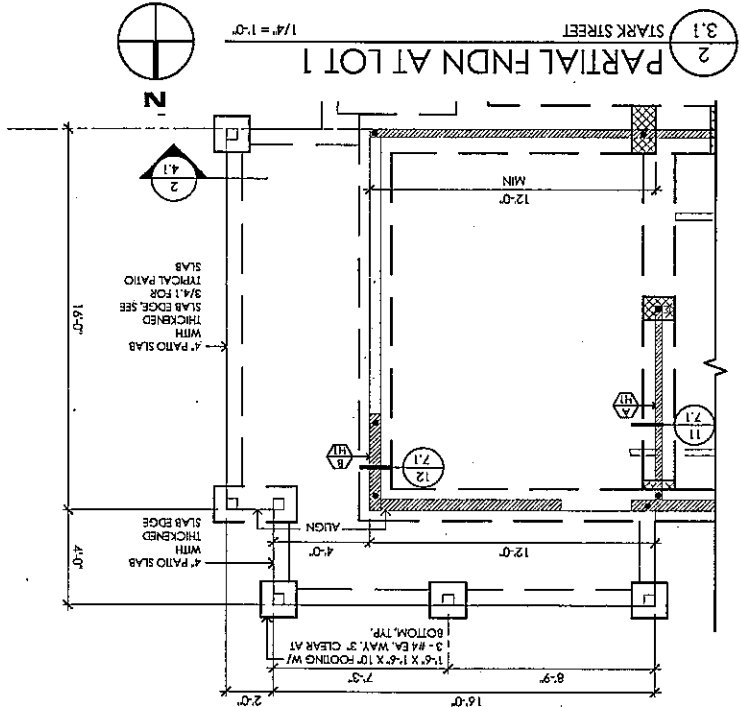
2 BEDROOM TOWNHOUSE  
NET FLOOR AREA 539 SQ. FT.  
GROSS FLOOR AREA 576 SQ. FT.  
1,152 TOTAL GROSS SQ. FT.

2 BEDROOM TOWNHOUSE  
NET FLOOR AREA 616 SQ. FT.  
GROSS FLOOR AREA 669 SQ. FT.  
1,309 TOTAL GROSS SQ. FT.

4'-0"

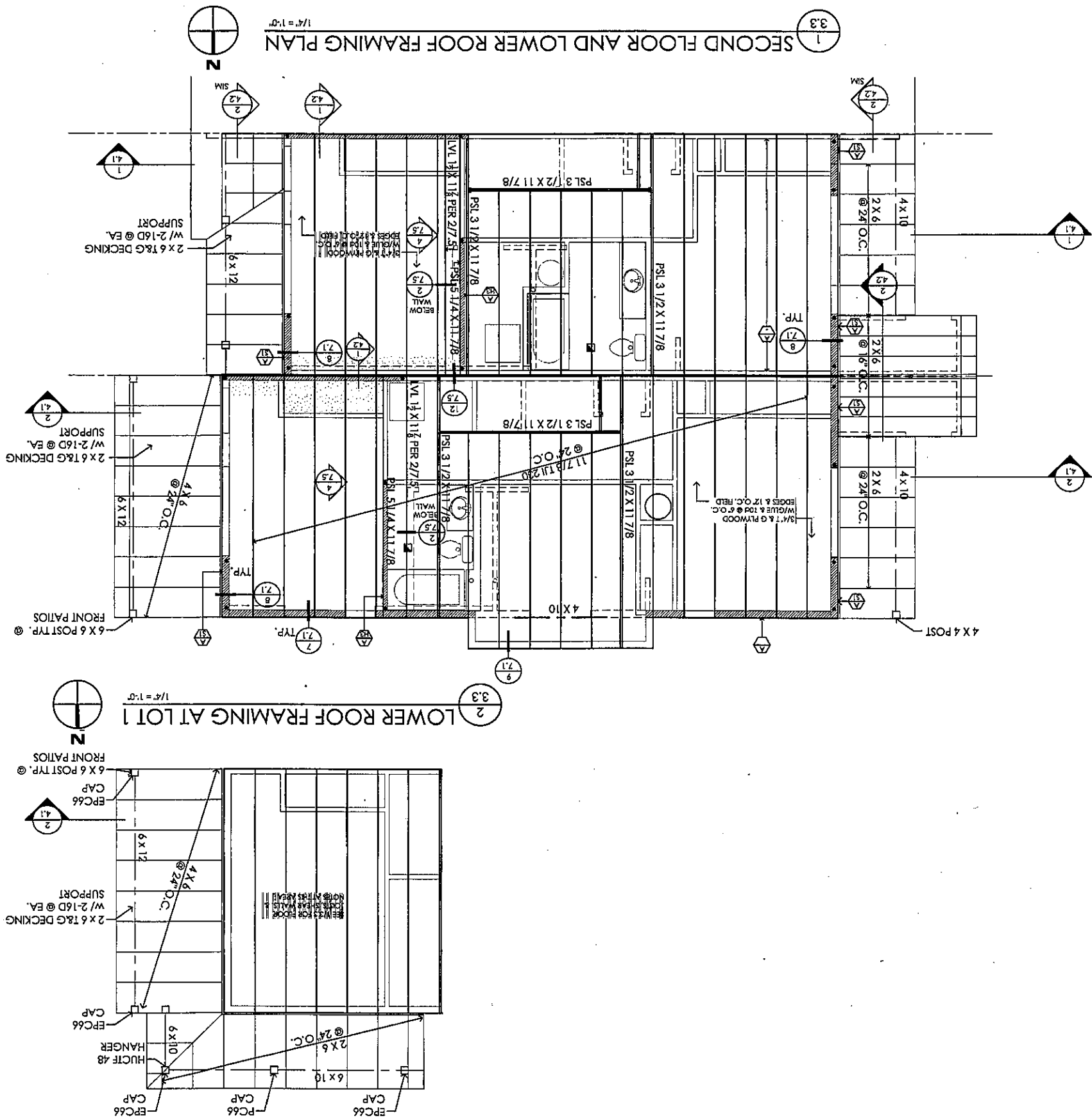
ROOF BELOW

GENERAL NOTES	KEYNOTES	LEGEND	SPECIFICATIONS
1. THIS SLAB ON-GRADE FOUNDATION SYSTEM IS DESIGNED TO BE USED WITH OR WITHOUT A RADIANT FLOOR HEATING SYSTEM. 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL, PROPERTY LINE, OR FACE OF POST ABOVE, UNLESS OTHERWISE NOTED.		PROPERTY LINE SHEAR WALL TYPE - SEE S1.1 SHEAR WALL - SEE FIRST FLOOR STUD WALL ABOVE - HOLD DOWN - SEE S1.1 THICKENED SLAB - SEE 1/5.1.1 FOR DIMENSIONS	1. RIGID INSULATION UNDER SLAB TO BE MIN. R-10 AND REQUIRE A MINIMUM COMPRESSIVE STRENGTH OF 25 PSI TO BE EXTRUDED POLYETHYLENE 2. ALL BELOW GRADE & ABOVE GRADE RIGID INSULATION 3. SUB-SLAB VAPOR BARRIER TO BE 6 MIL. POLYETHYLENE 4. PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM (PER ORSC AFI 03): A. SUB-SLAB GAS-PERMEABLE LAYER: PROVIDE MIN. 4" THICK LAYER OF CLEAN 1/4" TO 2" AGGREGATE SIZE TO MEET MIN. LAYER THICKNESS & AGGREGATE SIZE TO MEET SHEETING ON TOP OF GAS PERMEABLE LAYER. COVER ENTIRE FLOOR AREA WITH SEPARATE SHEETING SECTIONS LAPPED MIN. 12". FIT SHEETING CLOSELY AROUND ALL PENETRATIONS, SEAL OR COVER WITH ADDITIONAL SHEETING ALL PUNCTURES & TEARS. B. SOIL GAS RETARDER: PROVIDE MIN. 6-MIL. POLYETHYLENE SHEETING ON TOP OF GAS PERMEABLE LAYER. COVER ENTIRE FLOOR AREA WITH SEPARATE SHEETING SECTIONS LAPPED MIN. 12". FIT SHEETING CLOSELY AROUND ALL PENETRATIONS, SEAL OR COVER WITH ADDITIONAL SHEETING ALL PUNCTURES & TEARS. C. FLOOR OPENINGS: SEAL ALL OPENINGS AROUND OBJECTS THAT PENETRATE THE CONCRETE SLAB. ALL JOINTS IN THE CONCRETE SLAB, & JOINTS BETWEEN CAULK OR FOUNDATION WALL. USE POLYURETHANE CAULK OR EQUIVALENT ELASTOMERIC SEALANT PER MANUFACTURER'S RECOMMENDATIONS. D. DAMPROOFING: DAMPROOF ALL EXTERIOR SURFACES OF CONCRETE WALLS BELOW THE GROUND SURFACE. PER ORSC R406. E. VENT PIPE: MINIMUM 3" DIAMETER ABS GAS-TIGHT PIPE INSTALLED VERTICALLY INTO T-1 FITTING SET WITHIN GAS PERMEABLE LAYER. SEE BUILDING SECTIONS FOR TERMINATION HEIGHT ABOVE ROOF. ALL PIPES TO HAVE POSITIVE DRAINAGE TO BEYOND THE SOIL GAS RETARDER. BOX IN ATTIC CLOSE TO ACCESSIBLE VENT PIPE FOR FUTURE INSTALLATION OF FAN (ACTIVE SYSTEM). F. ACCESSIBILITY: PROVIDE ELECTRICAL CIRCUIT & JUNCTION BOX IN ATTIC CLOSE TO ACCESSIBLE VENT PIPE FOR FUTURE INSTALLATION OF FAN (ACTIVE SYSTEM).





[illegible]



1. ALL FLOOR JOISTS SHOWN ON THIS PLAN ARE ENGINEERED. SEE DESIGN SUBMITTAL PROVIDED BY HUNTING BUILDING PRODUCTS.

2. SEE ROOF PLAN FOR OVERHANG DIMENSIONS

3. ALL HEADERS @ WINDOW AND DOOR OPENINGS UP TO 6' WIDE TO BE DOUBLE (2) 2x6 UNLESS OTHERWISE NOTED

## GENERAL NOTES

## KEYNOTES

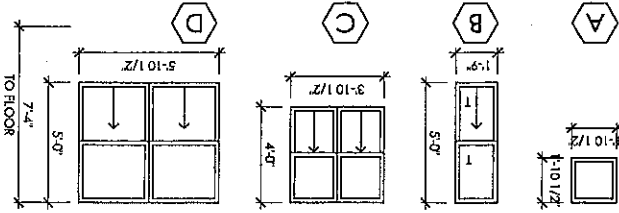
## LEGEND

## SPECIFICATIONS

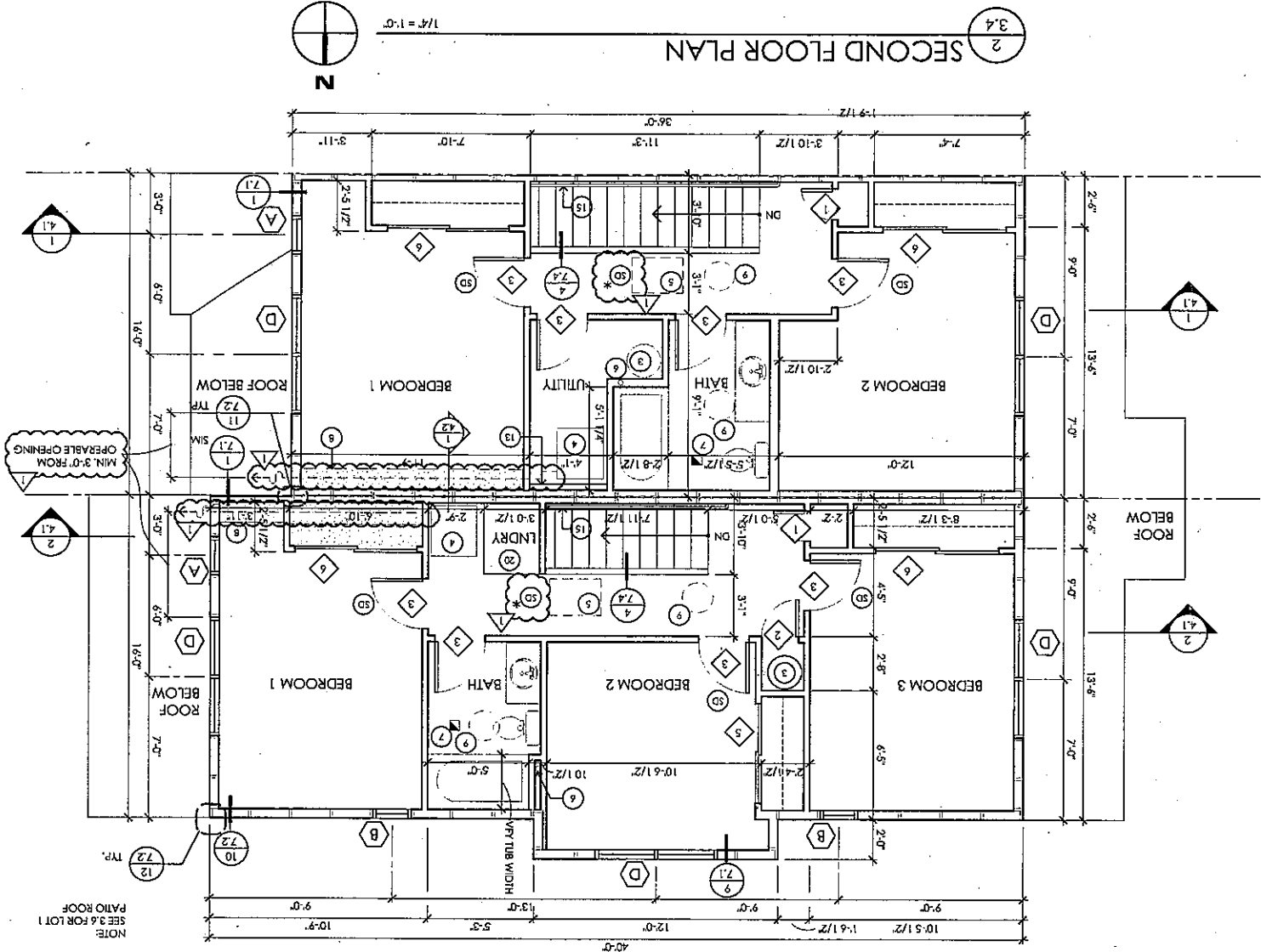
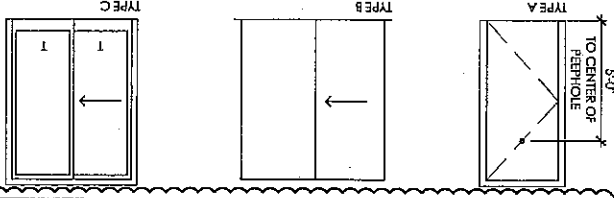
PROPERTY LINE  
SHEAR WALL  
SHEAR WALL TYPE - SEE  
\$1.1  
HOLD DOWN - SEE \$1.1  
STUD WALL ABOVE -  
PLAN  
STUD WALL BELOW

PROPERTY LINE  
SHEAR WALL  
SHEAR WALL TYPE - SEE  
\$1.1  
HOLD DOWN - SEE \$1.1  
STUD WALL ABOVE -  
PLAN  
STUD WALL BELOW

WINDOW SCHEDULE			
TYPE	SIZE	OPERATION	MATERIAL
A	1'-10 1/2" X 2'-0"	FIXED	VINYL
B	1'-9" X 5'-0"	SINGLE HUNG	VINYL
C	3'-10 1/2" X 4'-0"	SINGLE HUNG	VINYL
D	5'-10 1/2" X 5'-0"	SINGLE HUNG	VINYL
LOW E			



DOOR SCHEDULE									
DOOR	SIZE	TYPE	OPERATION	MATERIAL	FRAME	GLAZING	HEAD	JAMBS	SILL
1	1'-6" X 6'-8"	A	SWING	HOLLOW CORE	WOOD	-	-	-	-
2	1'-10" X 6'-8"	A	SWING	HOLLOW CORE	WOOD	-	-	-	-
3	2'-6" X 6'-8"	A	SWING	HOLLOW CORE	WOOD	-	-	-	-
4	3'-0" X 6'-8"	A	SWING	HOLLOW CORE	WOOD	-	-	-	-
5	5'-0" X 6'-8"	B	BYPASS	HOLLOW CORE	GFP, BD.	-	-	-	-
6	6'-0" X 6'-8"	B	BYPASS	HOLLOW CORE	GFP, BD.	-	-	-	-
7	6'-0" X 6'-8"	C	SLIDING	VINYL	-	-	-	-	-
8	2'-0" X 3'-0"	A	SWING	HOLLOW CORE	WOOD	-	-	-	-
9	3'-0" X 6'-8"	A	SWING	INSUL. FIBERGLASS	WOOD	-	-	-	-
10	3'-0" X 6'-8"	A	SWING	FIBERGLASS OR STEEL	WOOD	-	-	-	-
DETAILS									
PRE-HUNG, PROVIDE WEATHERSTRIP, JAMB EXTENSIONS AND ACCESSIBLE THRESHOLD									
107.3	117.3	117.3	117.3	117.3	117.3	117.3	117.3	117.3	117.3
PRE-HUNG, PROVIDE WEATHERSTRIP AND ACCESSIBLE THRESHOLD									
107.3	107.3	107.3	107.3	107.3	107.3	107.3	107.3	107.3	107.3
TEMPERED									
NOTES									



GENERAL NOTES	
1. ALL DIMENSIONS ARE TO FACE OF FRAMING & PROPERTY LINE UNLESS NOTED OTHERWISE.	
2. COORDINATE AND VERIFY ALL REQUIREMENTS OF MECHANICAL AND ELECTRICAL EQUIPMENT.	
3. VERIFY AND COORDINATE ALL ROUGH OPENING DIMENSIONS AND REQUIREMENTS FOR DOORS, WINDOWS AND TUBS/SHOWER ASSEMBLIES.	
4. CONSTRUCT FIRE AND SOUND ASSEMBLIES (WALLS AND FLOORS) AS INDICATED BY REFERENCED WALL TYPES, SECTIONS AND DETAILS.	
5. FIELD VERIFY ALL CABINET DIMENSIONS, VERIFY ROUGH OPENING DIMENSIONS FOR APPLIANCES AND FIXTURES.	
6. PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND EQUIPMENT.	
7. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO THE WALL UNLESS NOTED OTHERWISE. COORDINATE DOOR TRIM WIDTH WITH OWNER.	
8. ALL EXTERIOR WALLS ARE 2' X 4' @ 24" O.C. UNO.	
9. ALL INTERIOR WALLS ARE 2' X 4' @ 24" O.C. UNO.	
10. ALL 2-HOUR FIRE WALLS (PARTY WALLS) ARE DOUBLE 2' X 4' @ 16" O.C. SEE WALL SECTIONS ON SHEET 4.2 FOR FIREWALL REQUIREMENTS.	
9. TO THE GREATEST EXTENT POSSIBLE, OPENINGS ARE LOCATED AND/OR SIZED TO FIT WITHIN THE 2-FOOT MODULE.	
10. MINIMIZE PENETRATIONS AT FIREWALL & EXTERIOR WALLS. USE FURRED WALLS PROVIDED FOR PLUMBING STACKS.	
11. MINIMIZE PENETRATIONS AT FIREWALLS. RECESSED MEDICINE CABINETS, ETC. - SEE PROVISIONS OF R317.2.2 FOR MEMBRANE PENETRATIONS AT FIREWALLS.	
11.1. FOR NECESSARY PLUMBING & ELECTRICAL PENETRATIONS SPACED LESS THAN 24" @ FIREWALLS. SEE S/7.5	
12. ALL HEADERS @ WINDOW AND DOOR OPENINGS UP TO 6" WIDE TO BE DOUBLE (2) 2x8 UNLESS OTHERWISE NOTED.	
KEYNOTES	
1. REFRIGERATOR	
2. RANGE HOOD W/ DUCT VENT TO EXTERIOR - SEE TABLE M1507.3 FOR FAN SIZE	
3. WATER HEATER WITH PAN	
4. WASH/DRYER & RIGID METAL DUCT VENT TO EXTERIOR - SEE M1507.2 ON SHEET 3.2 FOR MAX DUCT LENGTH	
5. 22X 30" MIN ATTIC ACCESS ABOVE - SEE SPECIFICATION	
6. 3" DIA. ABS RADON EXHAUST PIPE	
7. EXHAUST FAN ABOVE - SEE M1507.3 AND M1507.4 ON SHEET 3.2 FOR FAN AND DUCT SIZING	
8. SOFFIT FOR EXHAUST DUCTING - SEE 117.4	
9. TUBULAR SKYLIGHT ABOVE	
10. HOSE BIBB	
11. PANEL WITH METAL MESH SCREEN	
12. ELECTRICAL PANEL	
13. 2' X 4' @ 24" O.C. FURRED WALL - SEE 6/7.2	
14. LOCATE PLUMBING & ELECTRICAL WITHIN THIS WALL	
15. MESH SCREEN	
16. WALL-MOUNTED HANDRAIL - SEE 4/7.4	
17. SLOPED GUARDRAIL - SEE 4/7.4	
18. SECOND FLOOR CANTILEVER ABOVE	
19. EDGE OF LOWERED CEILING (IF REQUIRED)	
20. DOUBLE STUD FOR SHEAR WALL HOLD DOWN	
42" HIGH WORKSHELF	
LEGEND	
PROPERTY LINE	
SMOKE DETECTOR - INDICATES COMBO CO2/SMOKE DETECTOR PER R326.3.3 & R326.3.4.3	
EXHAUST DUCT TERMINATION	
SPECIFICATIONS	
1. ATTIC ACCESS: PROVIDE MDF OR PLYWOOD DOOR WITH OVERSIZED BAG OF #49 BATT INSULATION ADHERED TO BACK SIDE (FOR TIGHT FITTING SEAL OF OPENING)	
2. USE "QUICKFLASH" FLASHING PANELS AT ALL PLUMBING AND ELECTRICAL PENETRATIONS.	
3. ALL WATER HEATERS REQUIRED TO BE STRAPPED. MUST HAVE AT LEAST TWO STRAPS. ONE WITHIN THE UPPER ONE-THIRD AND ONE WITHIN THE LOWER ONE-THIRD OF THE WATER HEATERS VERTICAL DIMENSIONS. PLUMBERS TAPE OR EQUIVALENT STRAPPING MATERIALS ARE ACCEPTABLE. CONNECTORS MUST HAVE WASHERS TO ASSURE THE CONNECTOR DOES NOT PULL THROUGH THE STRAPPING. THE FOLLOWING CONNECTIONS ARE ACCEPTABLE: 1 1/2" WOOD SCREW WITH 1 1/2" PENETRATION AT EACH END, 1/4" DIAMETER CONCRETE ANCHOR OF 1 1/2" MINIMUM LENGTH.	
REVISIONS:	
PLAN REVIEW 6.9.11	
DATE: 5.12.11	
SCALE: 1/4" = 1'-0"	
DRAWN: KCD	
JOB NO: 1036	
SECOND FLOOR PLANS AND WINDOW & DOOR SCHEDULES	

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

William Wilson Architects PC  
10150 N. BURNING WOOD AVENUE, PORTLAND, OREGON 97228  
(503) 223-4493 Fax: (503) 271-6022 www.williamwilson.com



3.4

3.5

JOB NO: 1036  
DRAWN: KCD  
SCALE: 1/4" = 1'-0"  
DATE: 5.12.11

REVISIONS:

UPPER ROOF  
FRAMING PLAN

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON

HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

WILLIAM K. WILSON  
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1810 SW GERRARD AVENUE, PORTLAND, OREGON 97265  
(503) 223-5497 fax (503) 274-0057 www.wkwa.com

W

A

REGISTERED ARCHITECT  
WILLIAM K. WILSON  
PORTLAND, OREGON  
STATE OF OREGON

GENERAL NOTES

1. ALL ROOFING MEMBERS SHOWN ARE PRE-FABRICATED TRUSSES UNO. SEE DRAWINGS BY EVERGREEN TRUSS CO., INC.  
2. SEE ROOF PLAN FOR OVERHANG DIMENSIONS

KEYNOTES

1. ATTIC ACCESS PANEL, AT CEILING LEVEL - COORDINATE FINAL LOCATIONS W/ UPPER FLOOR PLAN  
2. DOUBLE TRUSSES AT FIRE WALL  
3. TRUSS BLOCKING @ INTERIOR SHEAR WALL  
4. BAFFLE  
EAVE VENT: 2 X BLOCKING W/ SCREEN & INSULATION

LEGEND

PROPERTY LINE  
STUD WALL BELOW

SPECIFICATIONS

UPPER ROOF FRAMING PLAN

1/4" = 1'-0"

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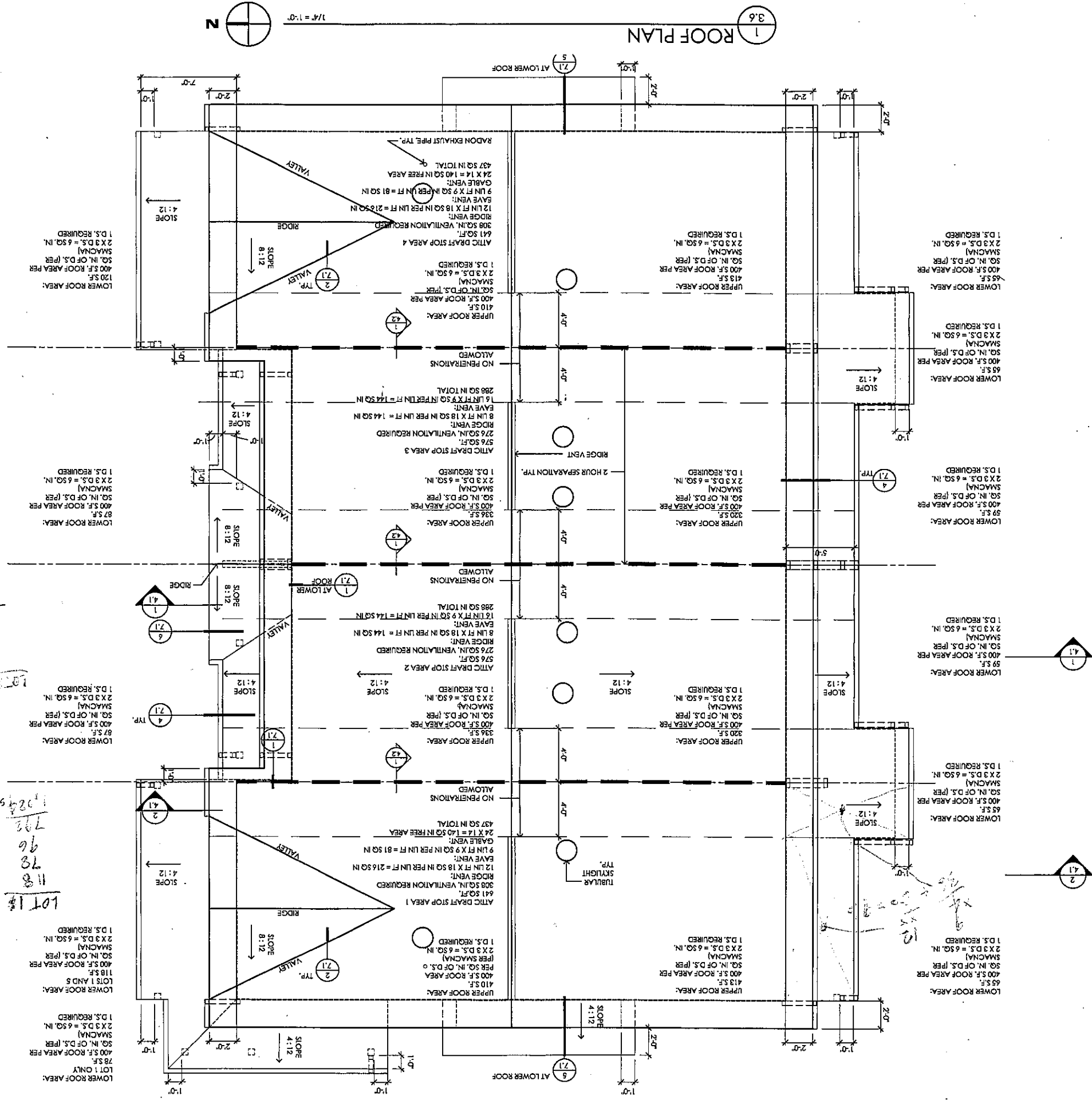
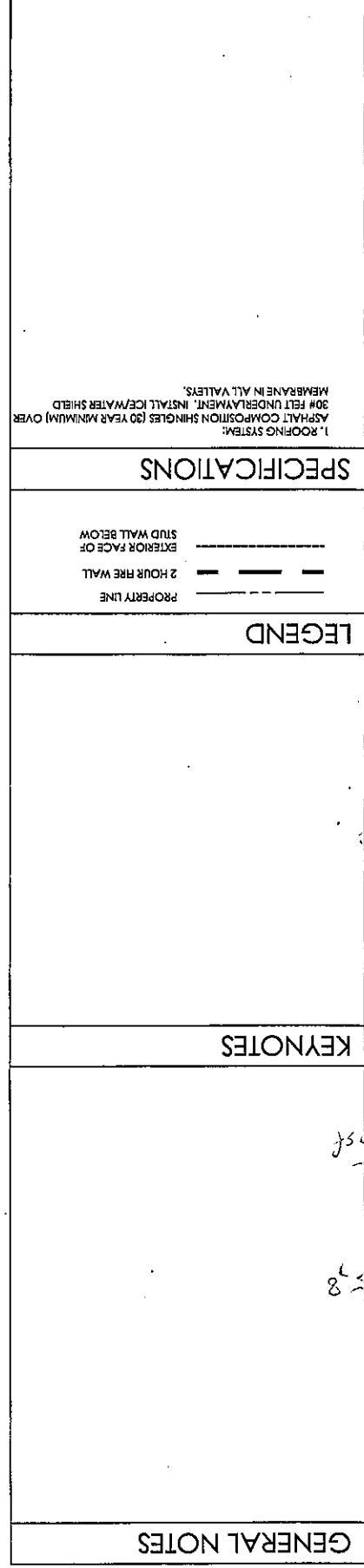
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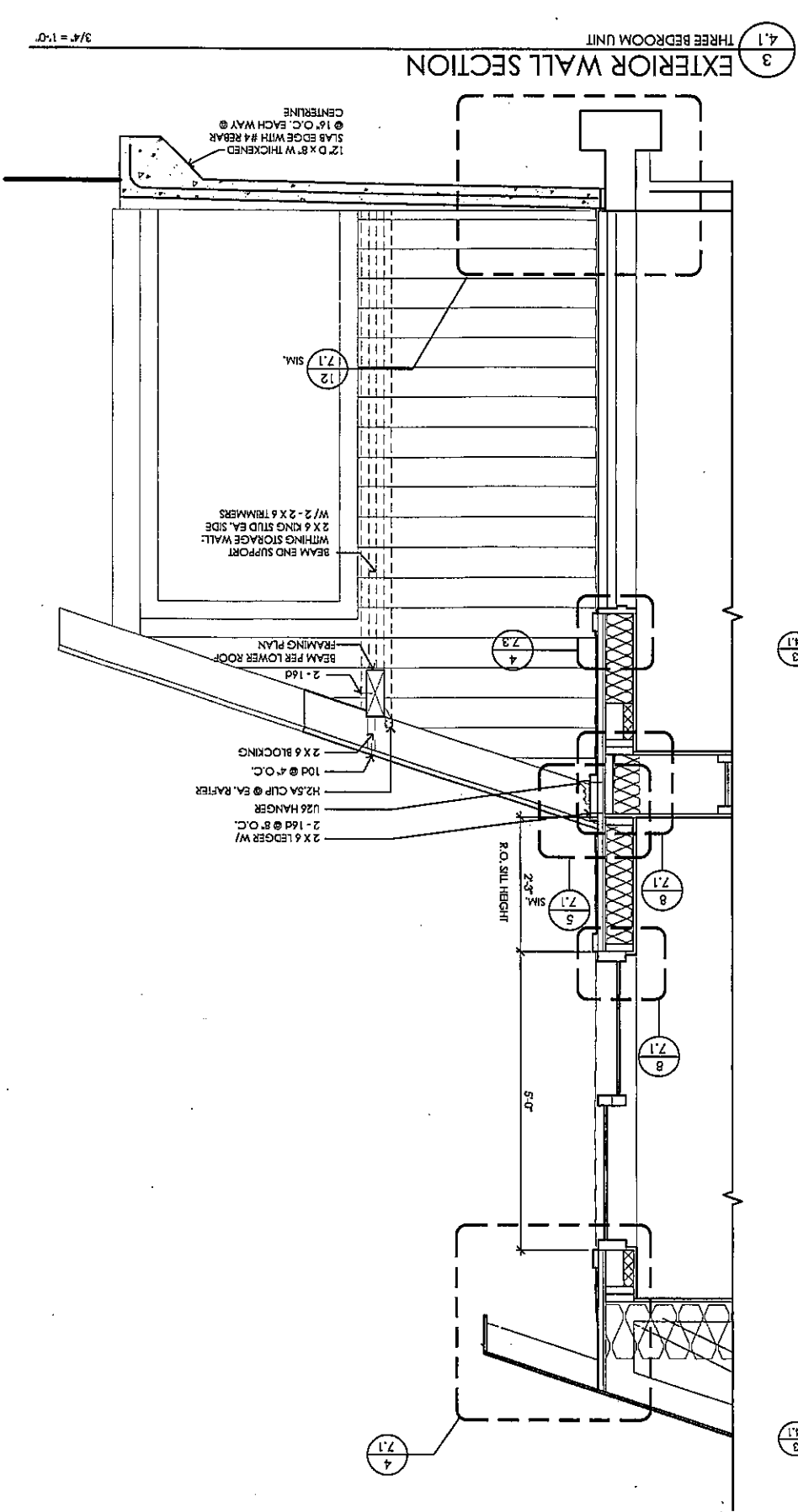
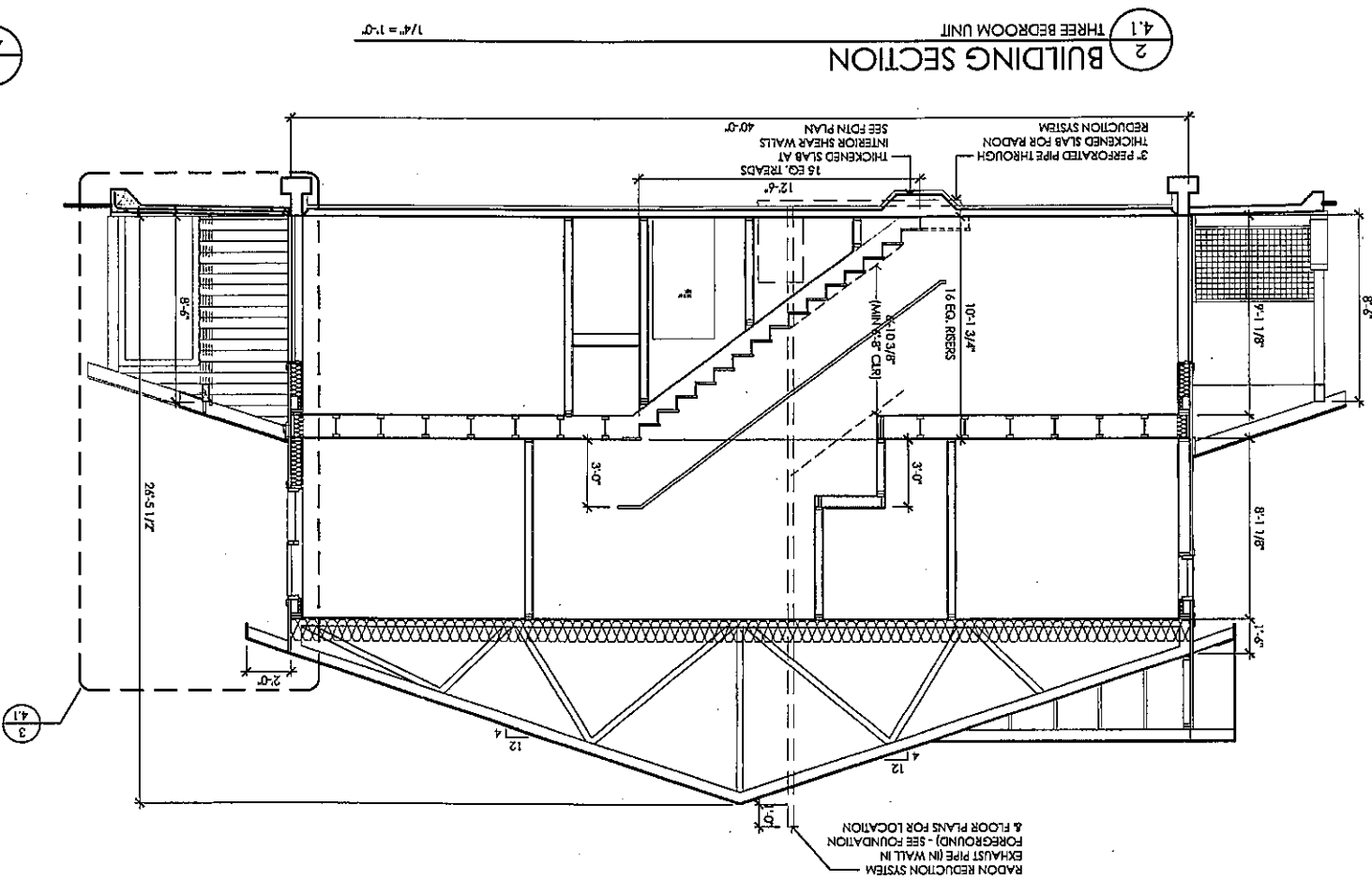
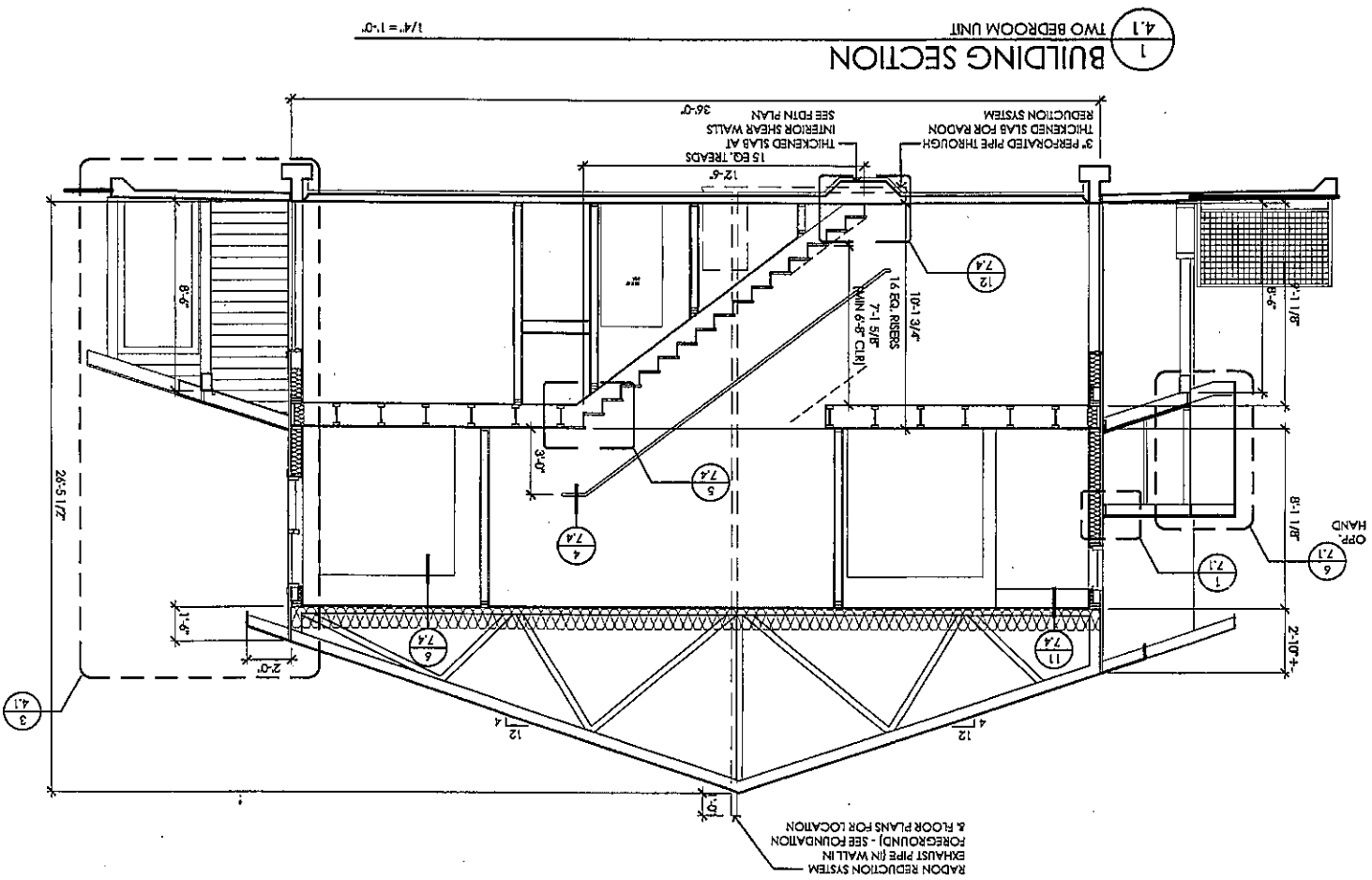
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VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON

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HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
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(503) 223-8470 Fax (503) 274-0037 [www.williamwilson.com](http://www.williamwilson.com)

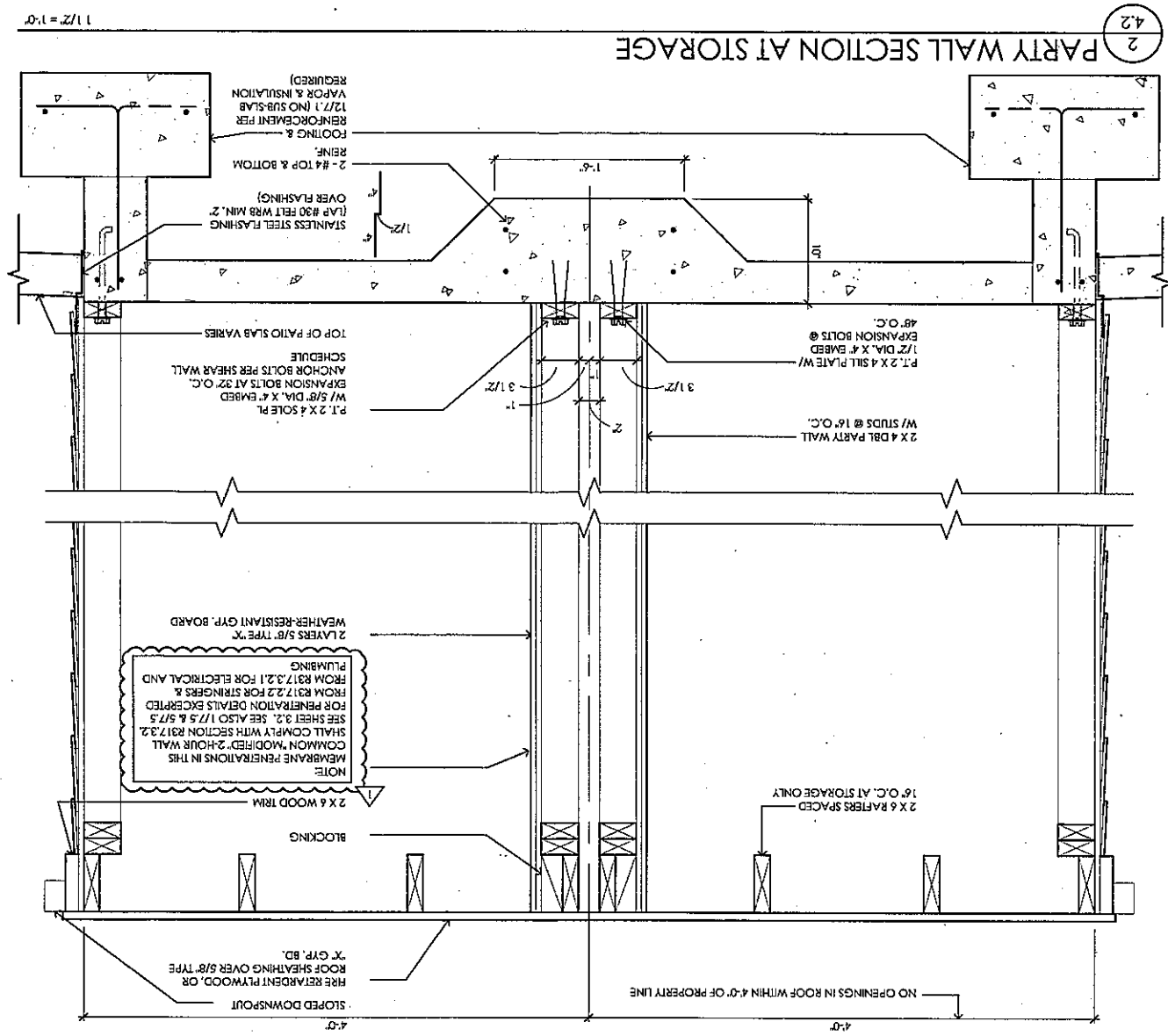
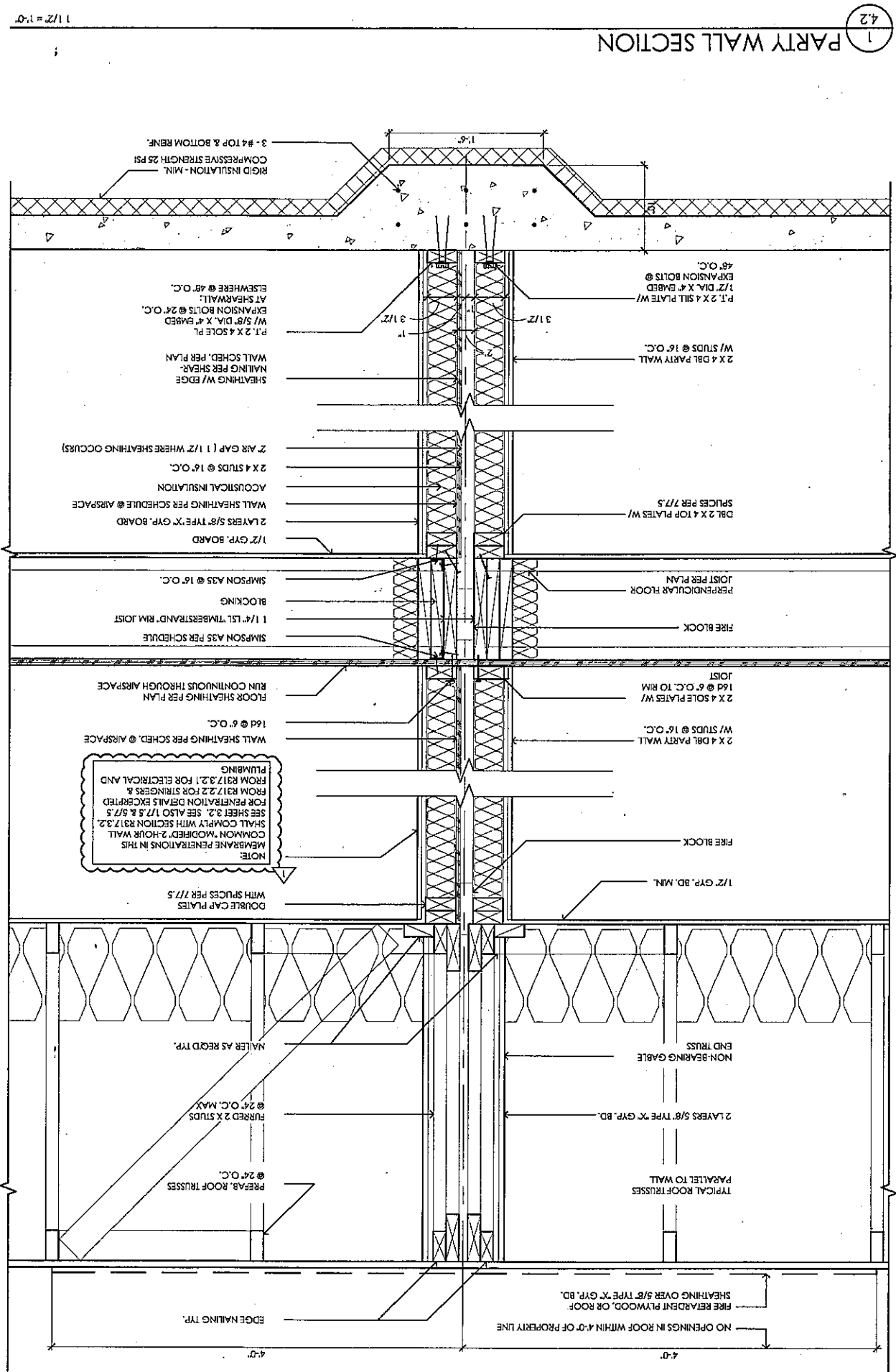


BUILDING SECTIONS

REVISIONS:

DATE: 5.12.11  
SCALE: 1/4" = 1'-0"  
DRAWN: KCD  
JOB NO: 1036

#### 4.1



4.2

DATE:	5.12.11
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JOB NO:	1036

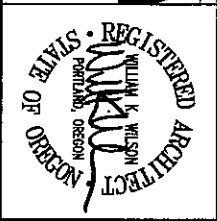
BUILDING SECTIONS

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON

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HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
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(503) 223-6693 Fax: (503) 274-0032 [www.williamwilson.com](http://www.williamwilson.com)





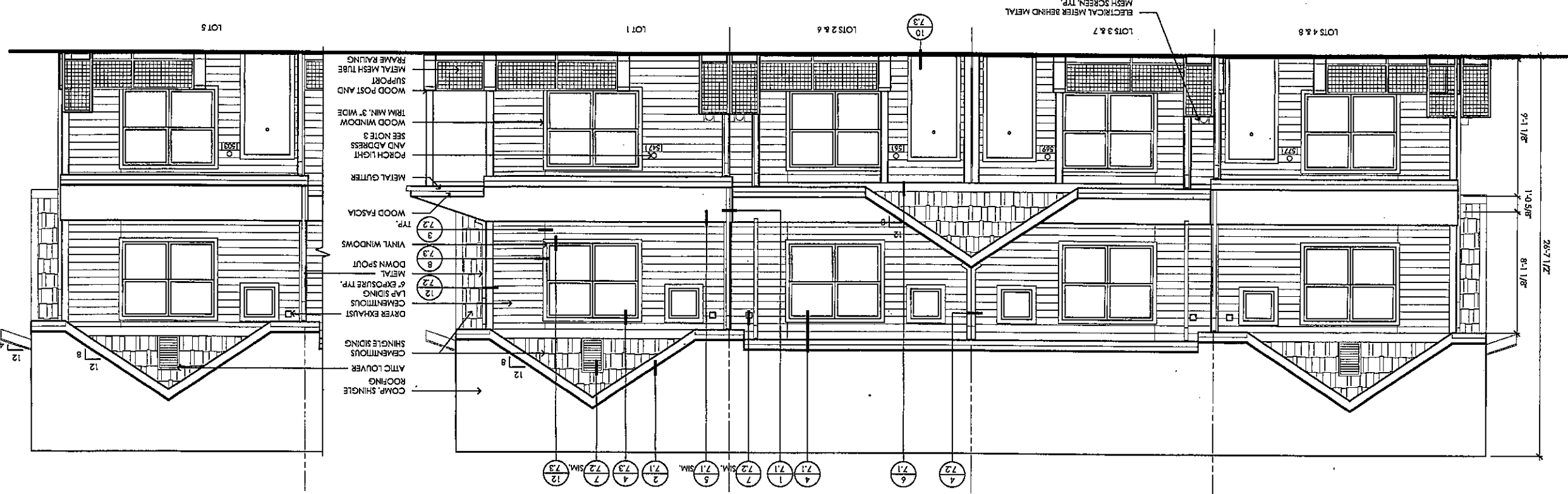
**WILLIAM L. WILSON ARCHITECTS PC**  
1012 SW 15TH AVENUE, PORTLAND, OREGON 97205  
(503) 225-5491 FAX (503) 274-4022 www.williamwilson.com

**VICTORIA COTTAGES**  
SE 204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

**REVISIONS:**

NO.	DESCRIPTION
1	DATE: 5.12.11
2	SCALE: 1/4" = 1'-0"
3	DRAWN: KCD
4	JOB NO: 1036

**5.1**



**1 FRONT/EAST ELEVATION - S.E. 204TH PLACE**  
1/4" = 1'-0"



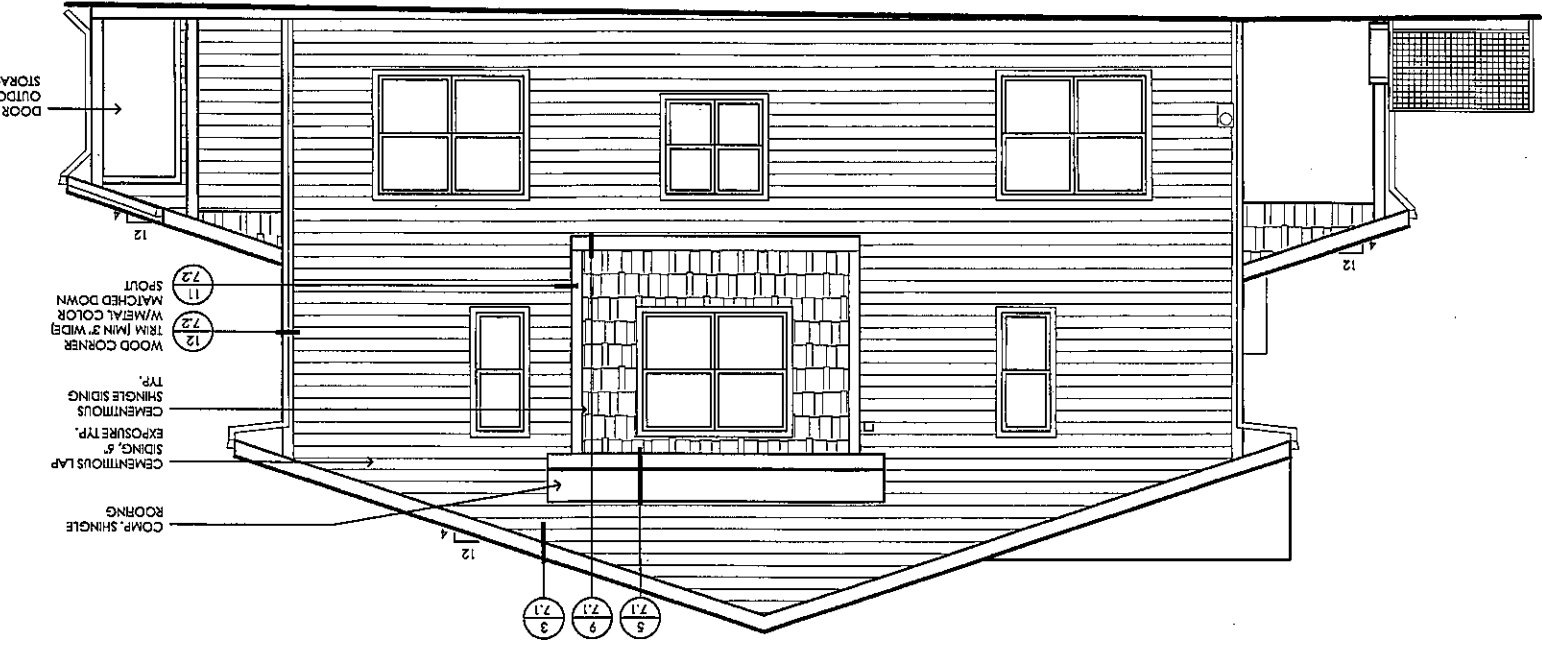
**2 REAR/ WEST ELEVATION**  
1/4" = 1'-0"

- BUILDING ELEVATION NOTES**
1. PRIME AND PAINT ALL WOOD & CEMENTIOUS MATERIALS.
  2. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS.
  3. UNIT ADDRESSES TO BE HIGHLY VISIBLE WITH MIN. 6" HIGH LETTERING AND ILLUMINATED BY PORCH LIGHT DURING HOURS OF DARKNESS. AT LOT 1, VERIFY FINAL ADDRESS LOCATION WITH CITY.
  4. PROVIDE TUBULAR SKYLIGHTS (NOT SHOWN) FOR UPPER FLOOR SPACES. SEE ROOF PLAN FOR QUANTITY AND LOCATION.
  5. ALL EXTERIOR SEALANTS TO BE PAINTABLE POLYURETHANE OR SILICONE, NOT LATK.

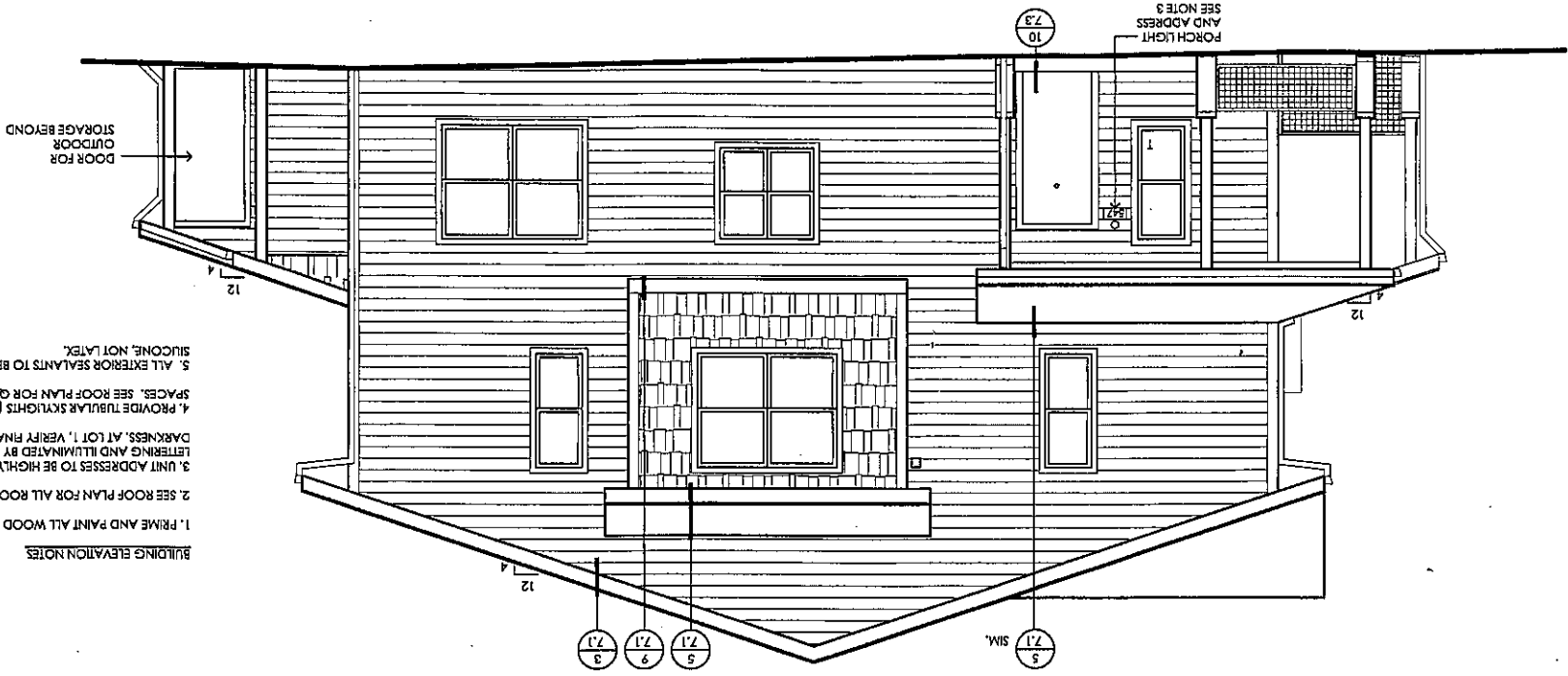
- WOOD CORNER TRIM**  
MIN. 3" WIDE
- WOOD WINDOW**  
TRIM MIN. 3" WIDE
- WOOD POST AND SUPPORT**  
METAL MESH TUBE
- FRAME RAILING**
- COMP. SHINGLE ROOFING**
- ATTIC LOUVER**
- CEMENTIOUS SHINGLE SIDING**
- DRYER EXHAUST**
- LAP SIDING**  
6" EXPOSURE TYP.
- METAL DOWN SPOUT**
- VINTL WINDOWS**
- WOOD FASCIA**
- METAL GUTTER**
- PORCH LIGHT AND ADDRESS**  
SEE NOTE 3
- WOOD WINDOW**  
TRIM MIN. 3" WIDE
- WOOD POST AND SUPPORT**  
METAL MESH TUBE
- FRAME RAILING**

**BUILDING ELEVATIONS**





1 NORTH ELEVATION - LOT 5 (SOUTH ELEV. LOTS 4 & 8 SIM. OPP. HAND)  
 5.2 SOUTH BUILDING  
 1/4" = 1'-0"



2 NORTH ELEVATION - SE STARK STREET - LOT 1  
 5.2 NORTH BUILDING  
 1/4" = 1'-0"

BUILDING ELEVATION NOTES  
 1. PRIME AND PAINT ALL WOOD & CEMENTITIOUS MATERIALS.  
 2. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS.  
 3. UNIT ADDRESSES TO BE HIGHLY VISIBLE WITH MIN. 6" HIGH LETTERING AND ILLUMINATED BY PORCH LIGHT DURING HOURS OF DARKNESS. AT LOT 1, VERIFY FINAL ADDRESS LOCATION WITH CITY.  
 4. PROVIDE TUBULAR SKYLIGHTS (NOT SHOWN) FOR UPPER FLOOR SPACES. SEE ROOF PLAN FOR QUANTITY AND LOCATIONS.  
 5. ALL EXTERIOR SEALANTS TO BE PAINTABLE POLYURETHANE OR SILICONE, NOT LATX.

DOOR FOR OUTDOOR STORAGE BEYOND

BUILDING ELEVATIONS

VICTORIA COTTAGES  
 SE 204TH PLACE  
 GRESHAM, OREGON

HABITAT FOR HUMANITY Portland / Metro East  
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William Wilson Architects PC  
 1810 SW BEVERLY AVENUE, PORTLAND, OREGON 97235  
 (503) 225-4499 Fax: (503) 274-6032 www.williamwilsonarchitect.com

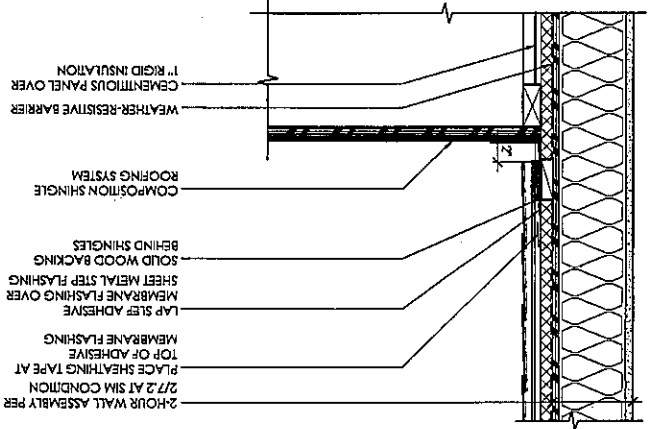


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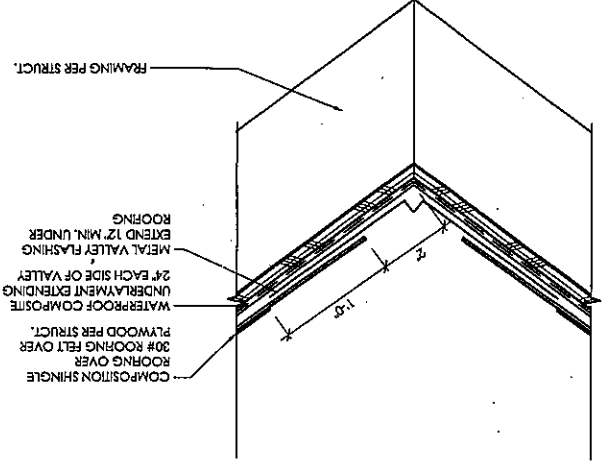
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 JOB NO: 1036

REVISIONS:

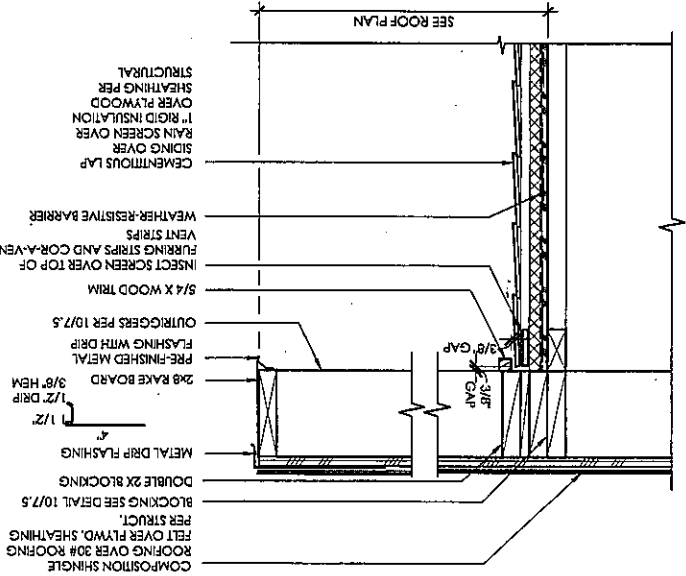
ROOF PARALLEL TO WALL



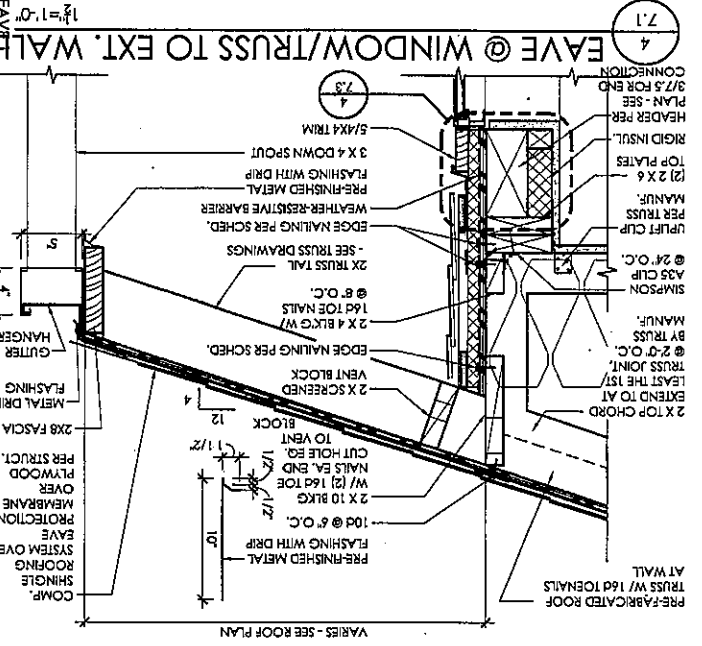
VALLEY



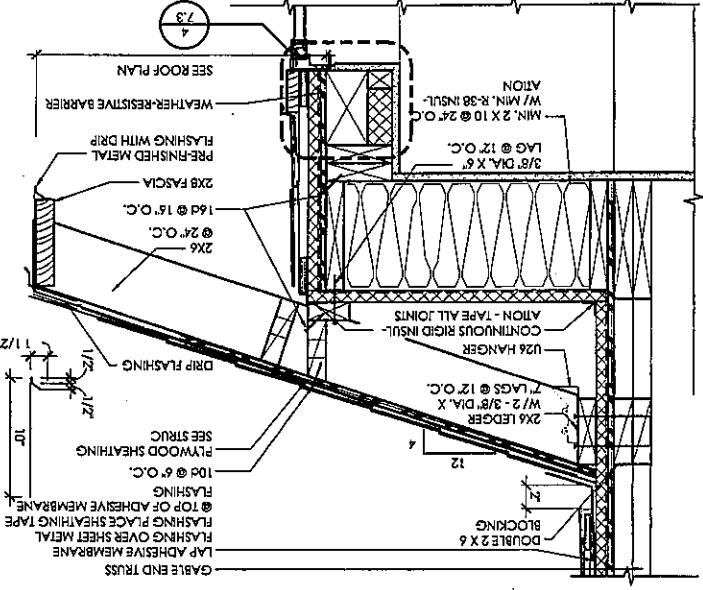
## RAKE



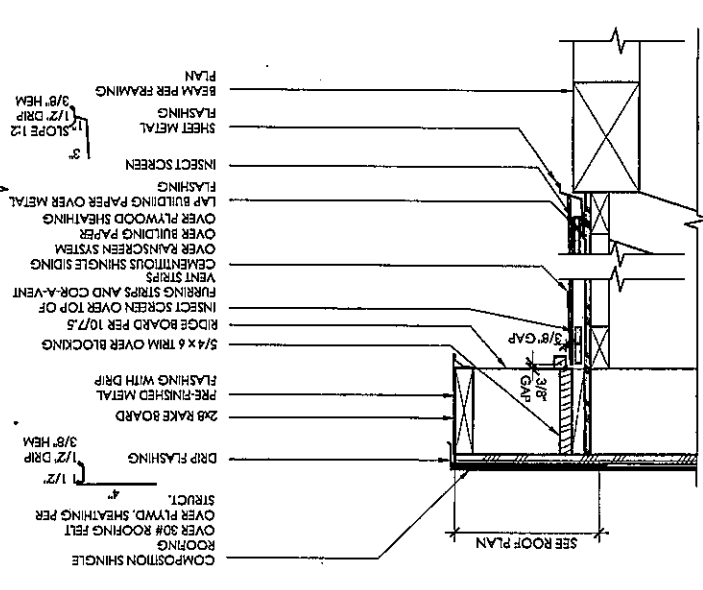
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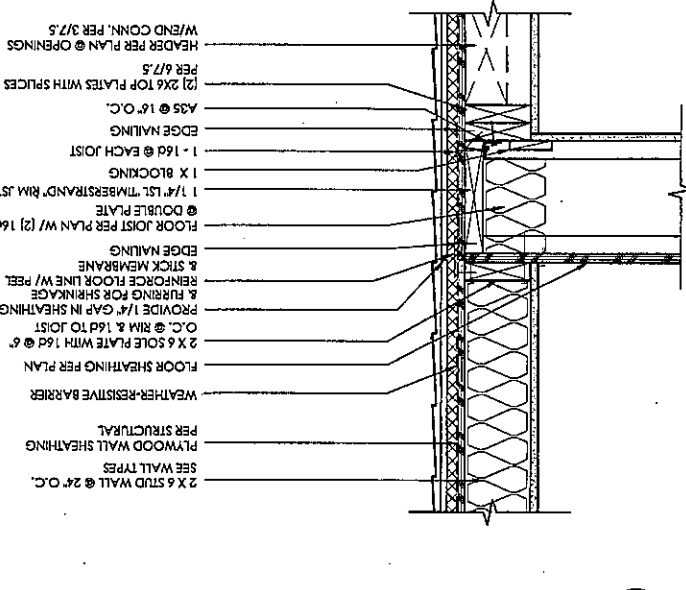
ROOF AT CANTILEVER



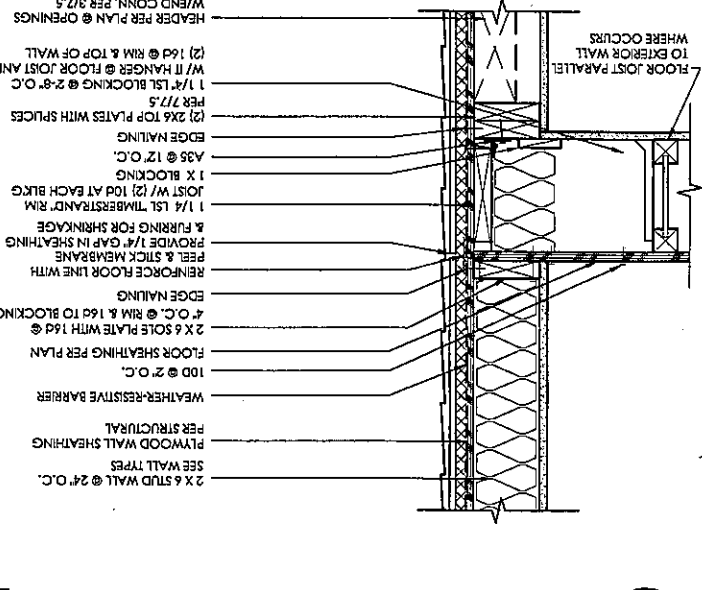
PORCH



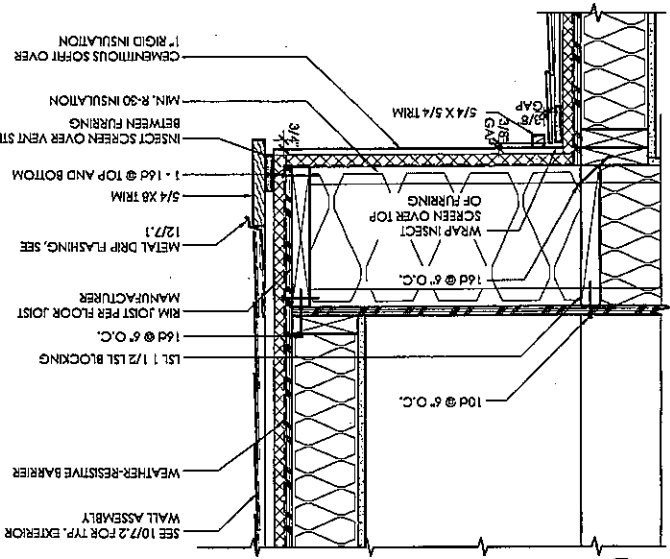
FLR. JOIST AT EXT. WALL - PERP.



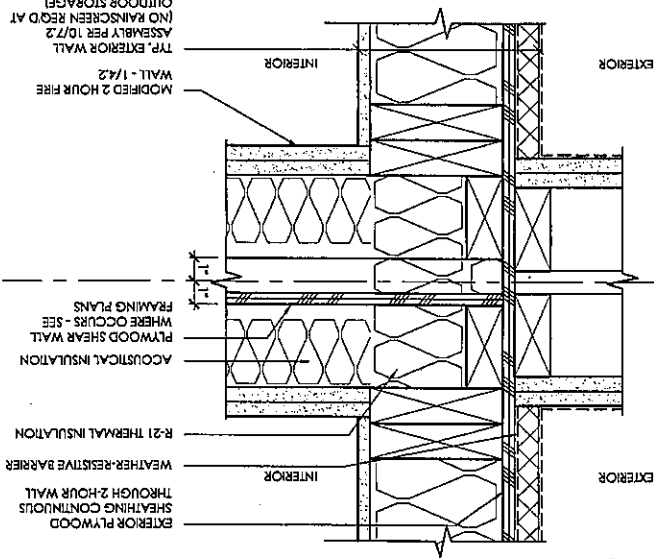
8 FLR. JOIST AT EXT. WALL - PARALLEL



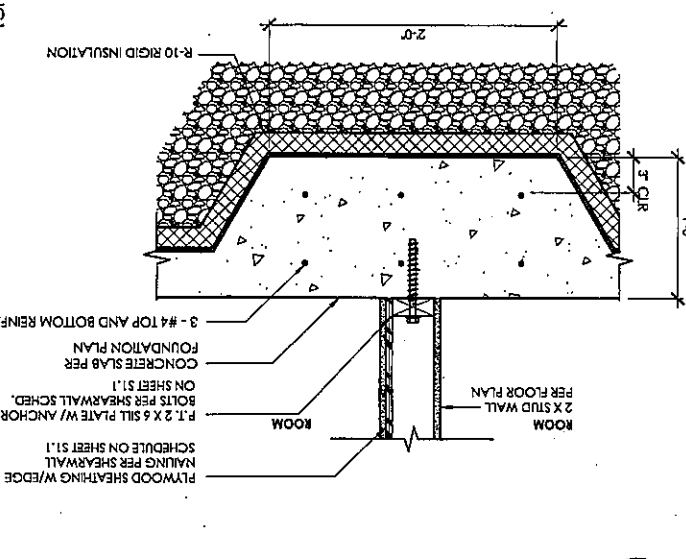
FLOOR AT CANTILEVER



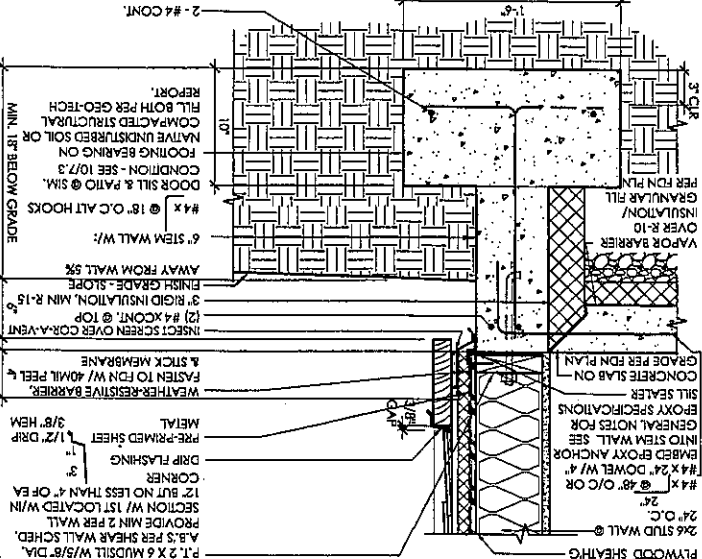
## WALL INTERSECTION



# INTERIOR FOOTING AT SHEARWALL



12 TYPICAL EXTERIOR FOUNDATION



**VICTORIA COTTAGES**  
SE 204TH PLACE  
GRESHAM, OREGON

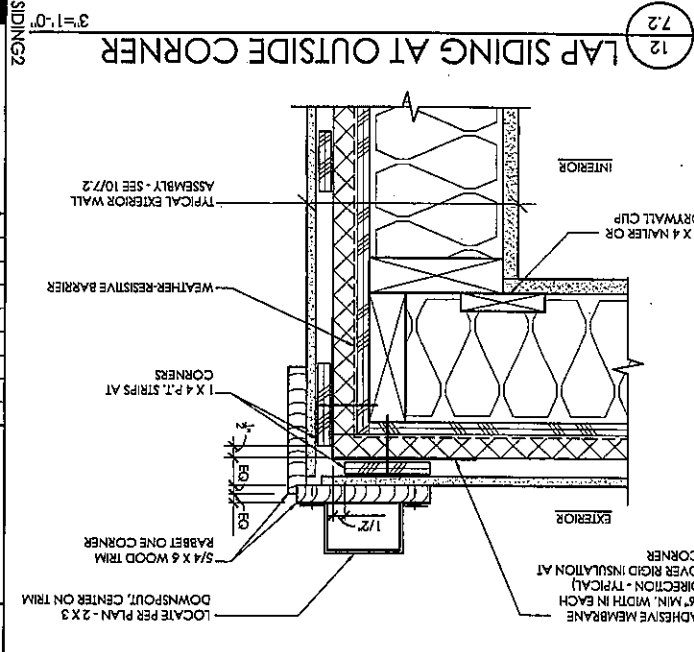
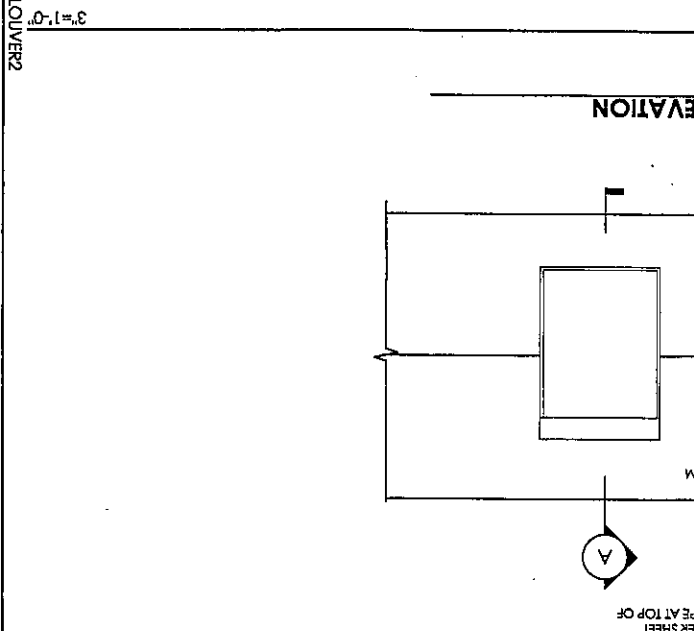
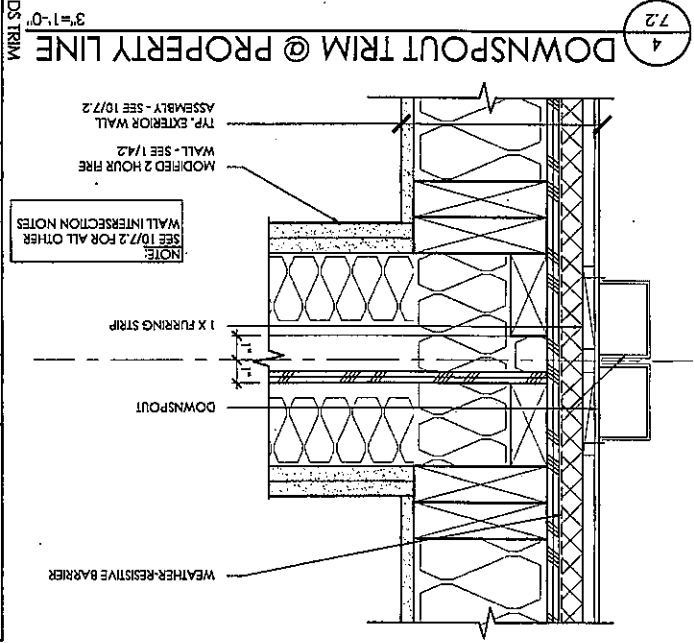
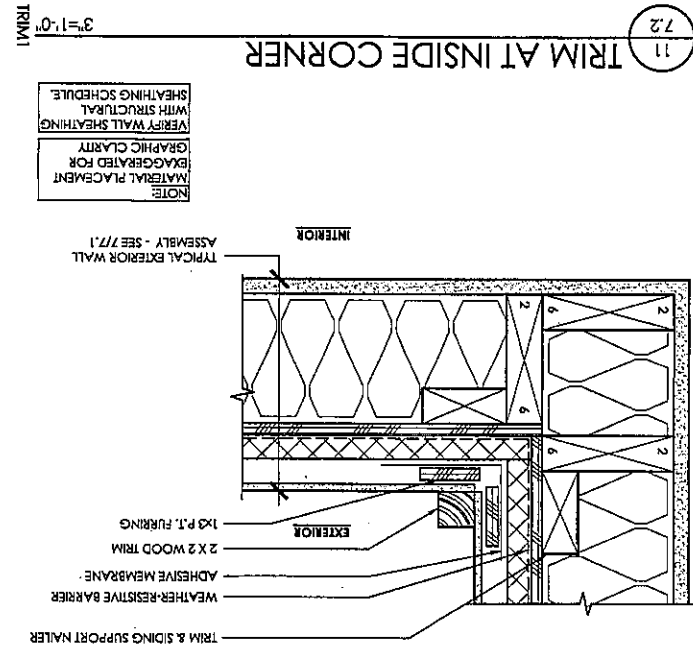
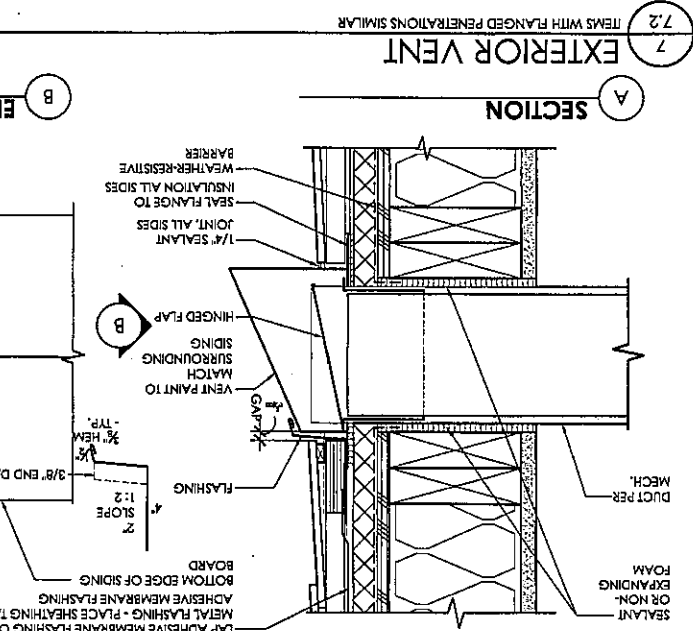
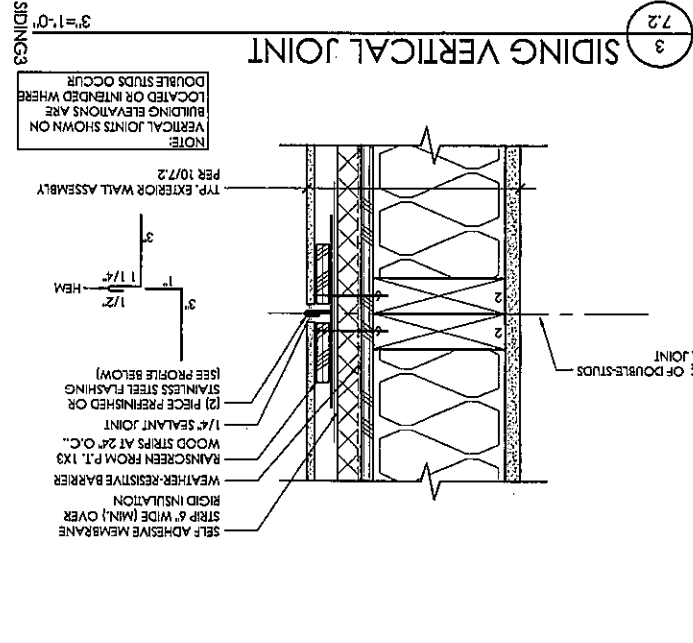
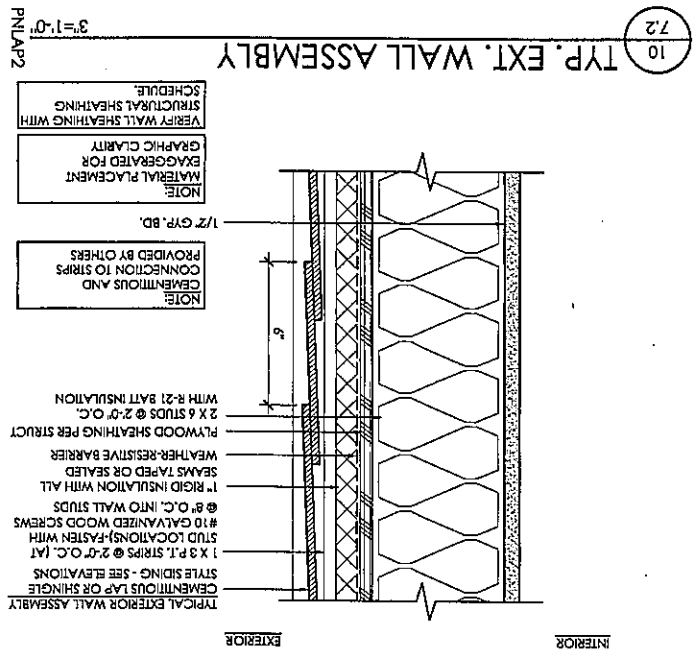
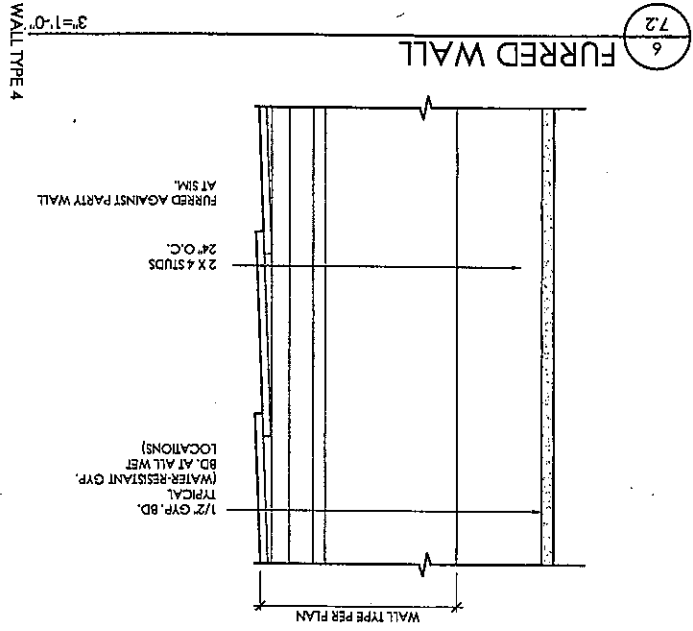
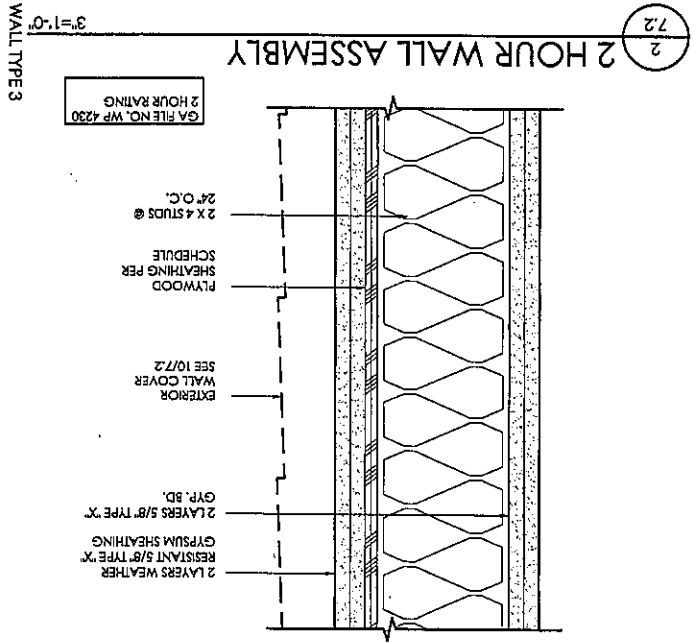
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**HABITAT FOR HUMANITY** Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

REVISIONS:

1.7

william wilson architects pc  
10102 WILSON AVENUE PORTLAND, OREGON 97205  
(503) 223-4673 Fax: (503) 214-0032 [www.wwilsonarchitect.com](http://www.wwilsonarchitect.com)



7.2

JOB NO: 1036  
DRAWN: KCD  
SCALE: VARIES  
DATE: 5.12.11

REVISIONS:

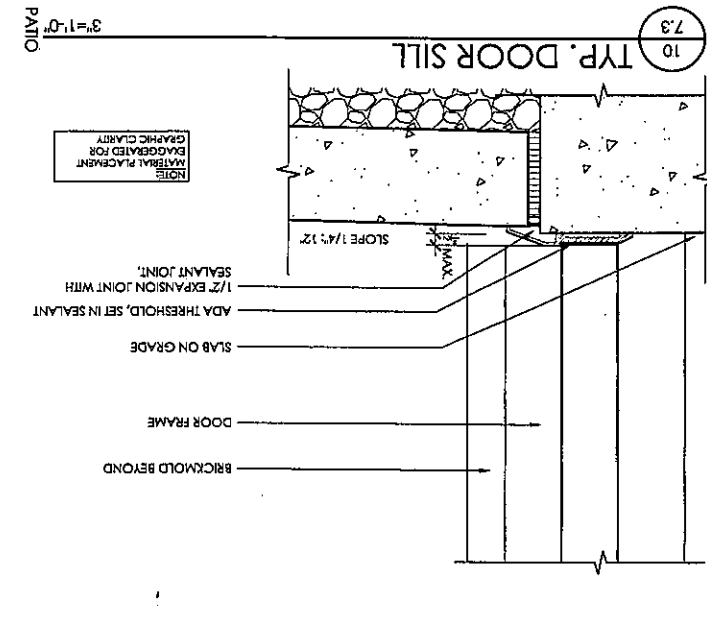
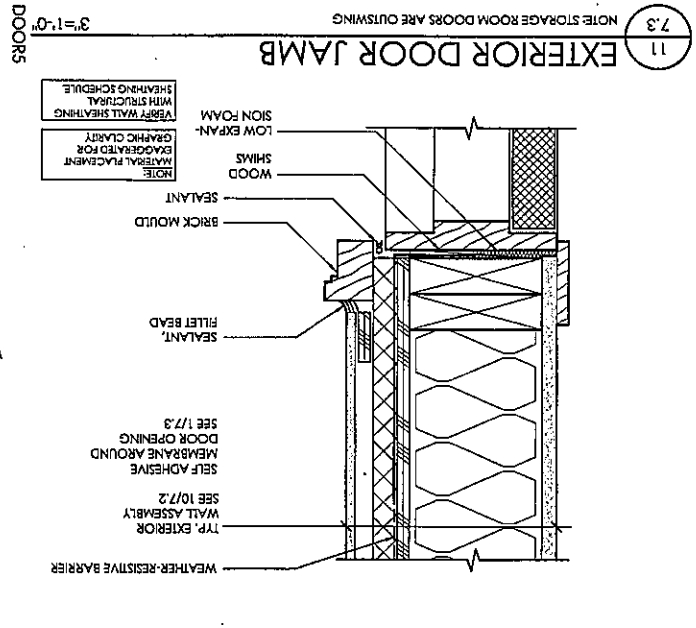
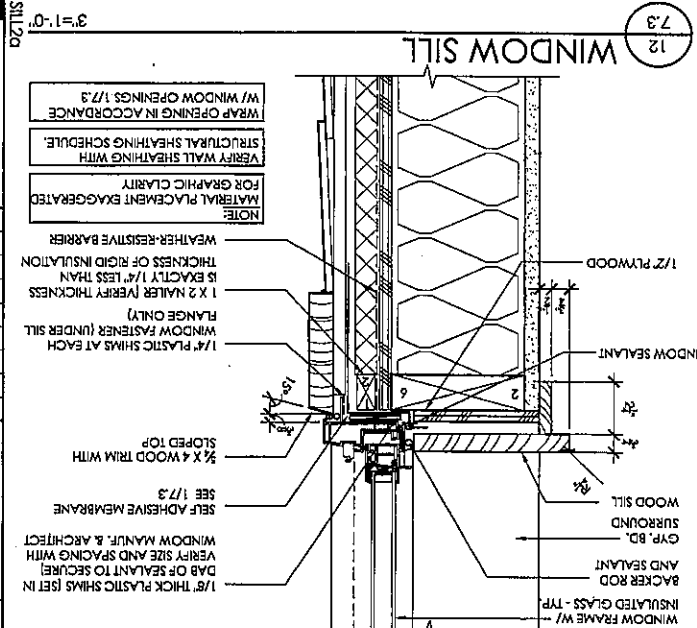
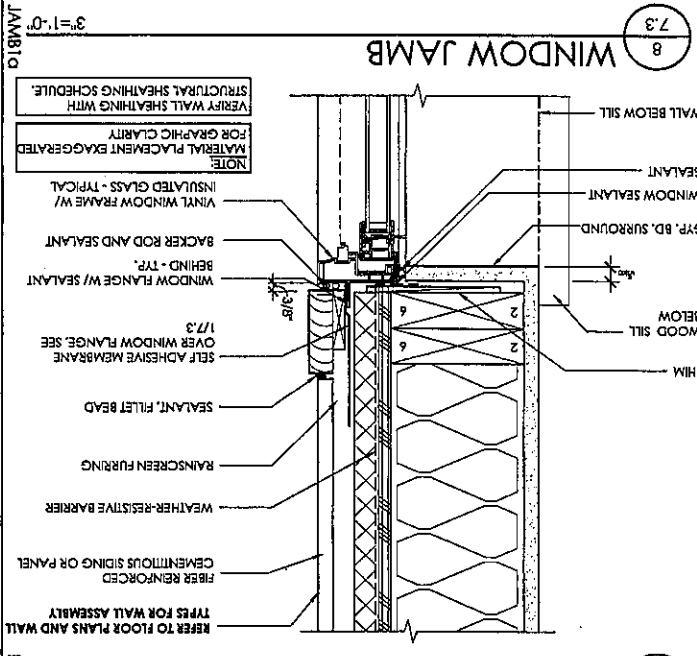
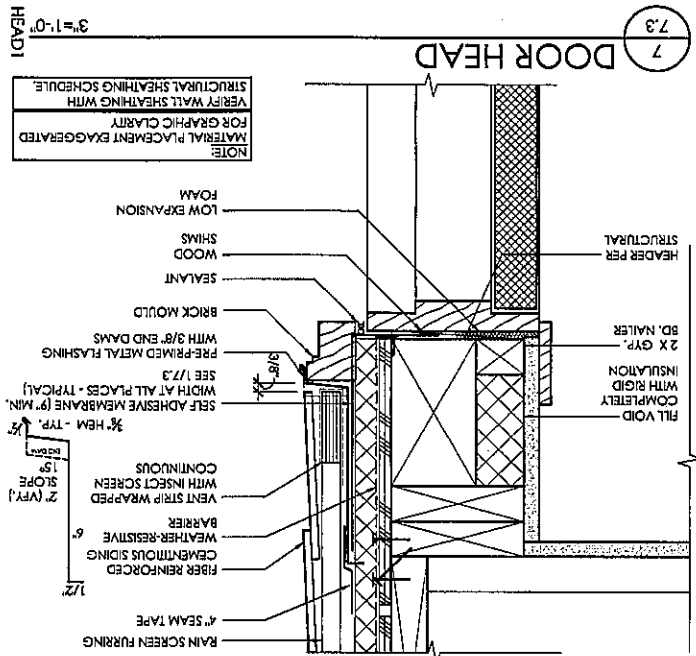
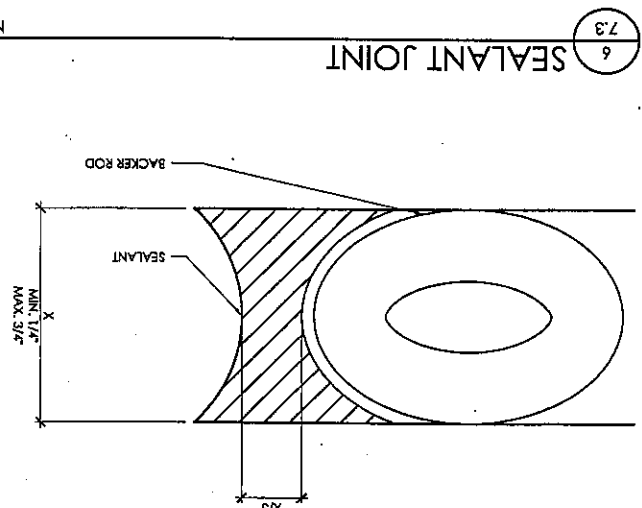
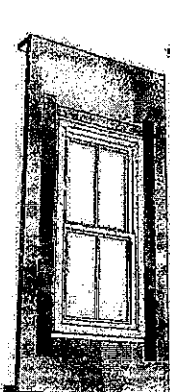
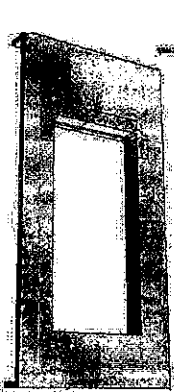
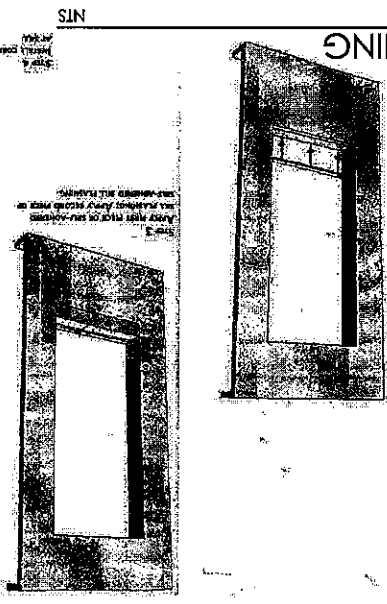
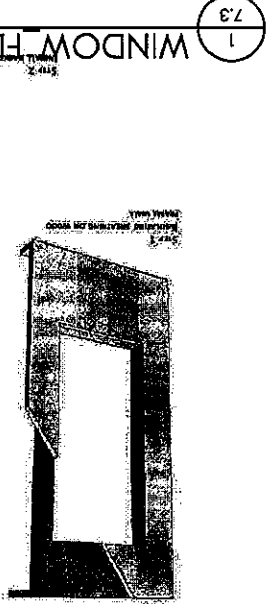
WALL TYPES  
AND DETAILS

VICTORIA COTTAGES  
SE 204TH PLACE  
GRESHAM, OREGON

HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

william wilson architects pc  
1012 SW BEVERLY AVENUE, PORTLAND, OREGON 97233  
(503) 225-6493 Fax: (503) 274-0022 www.williamwilson.com

REGISTERED ARCHITECT  
WILLIAM K. WILSON  
PORTLAND, OREGON  
STATE OF OREGON



**7.3**

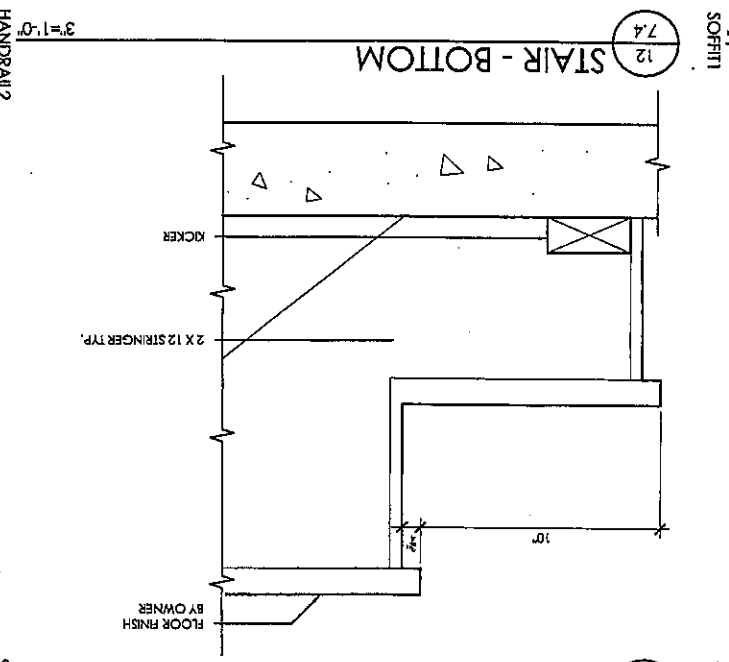
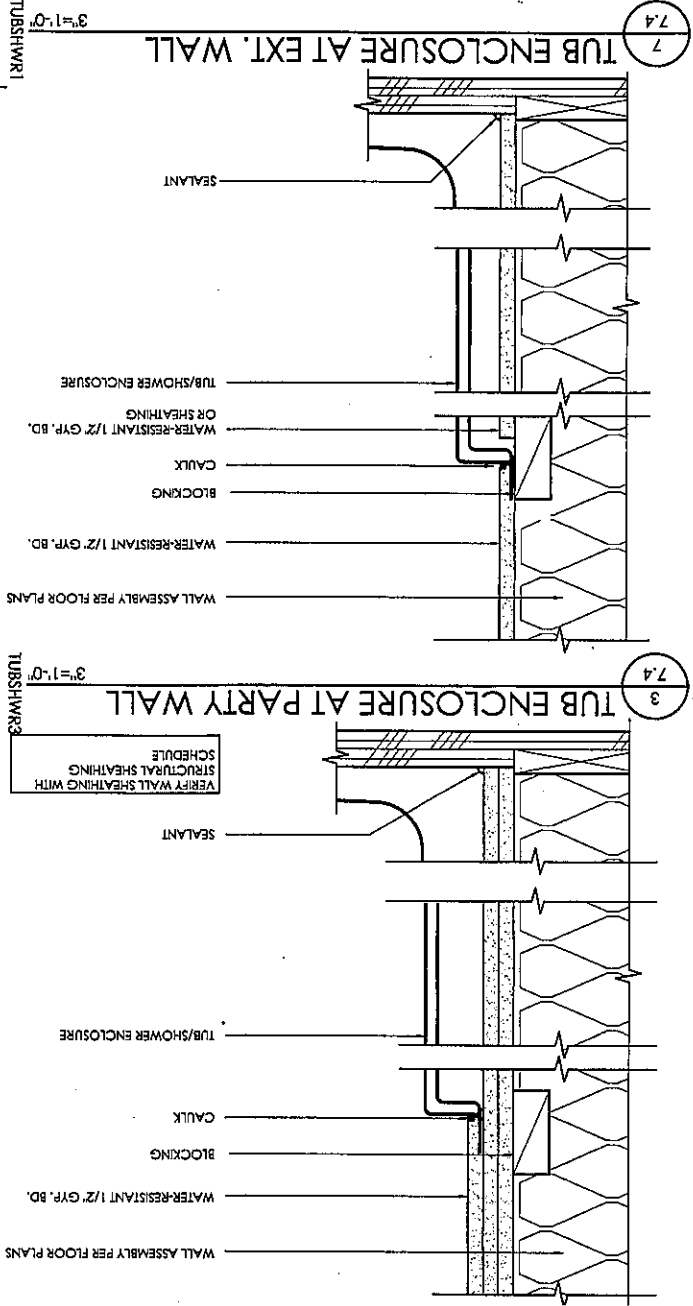
DATE: 5.12.11  
SCALE: VARIES  
DRAWN: KCD  
JOB NO: 1036

**VICTORIA COTTAGES**  
SE 204TH PLACE  
GRESHAM, OREGON

HABITAT FOR HUMANITY Portland / Metro East  
1478 N KILINGSWORTH STREET  
PORTLAND, OREGON 97211

**WILLIAM WILSON ARCHITECTS**  
1005 W. 10TH AVENUE, PORTLAND, OREGON 97206  
(503) 224-4475 FAX (503) 274-0022 WWW.WWARCHITECTS.COM

**REGISTERED ARCHITECT**  
WILLIAM WILSON  
PORTLAND, OREGON



**7.4**

DATE: 5.12.11  
 SCALE: VARIES  
 DRAWN: KCD  
 JOB NO: 1036

HANDRAIL2

STAIR1

SOFFIT1

TUBSHWR1

TUBSHWR3

HANDRAIL2

**DETAILS**

REVISIONS:

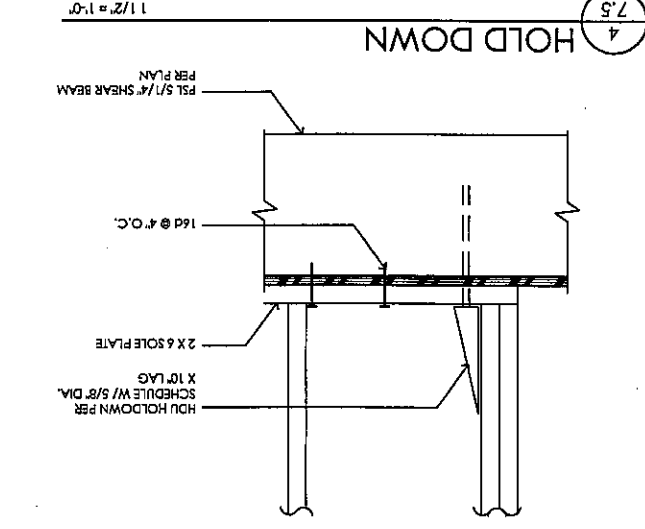
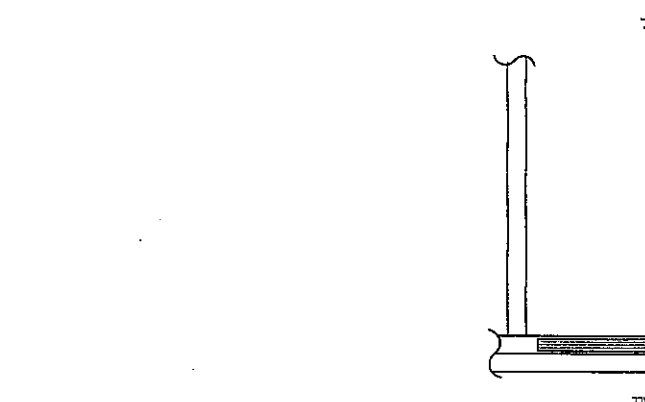
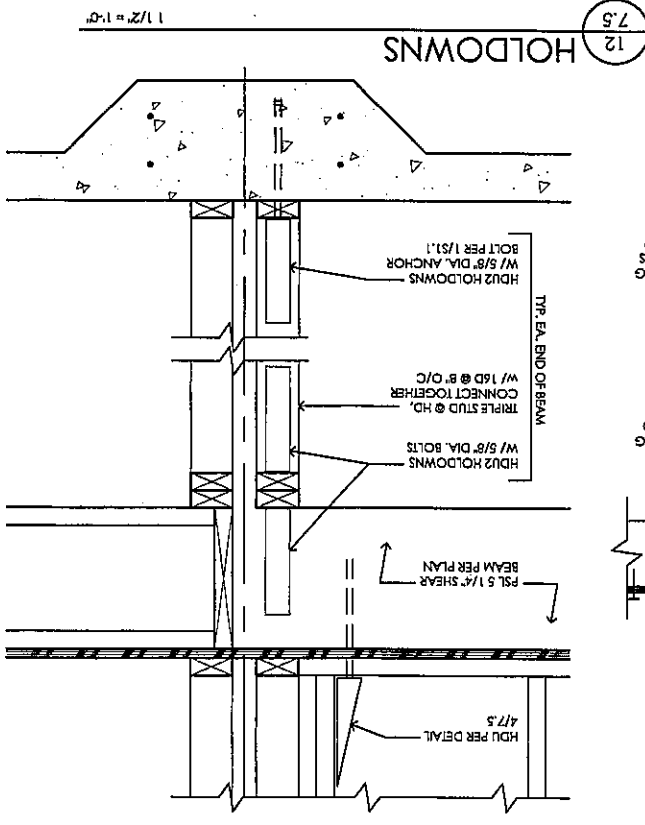
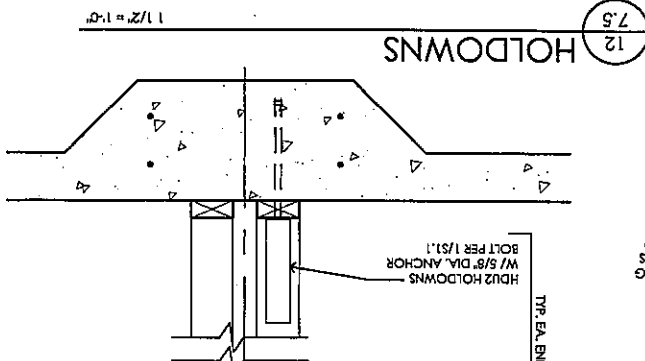
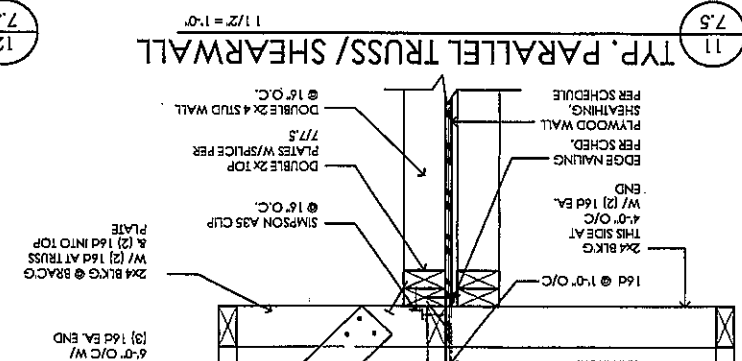
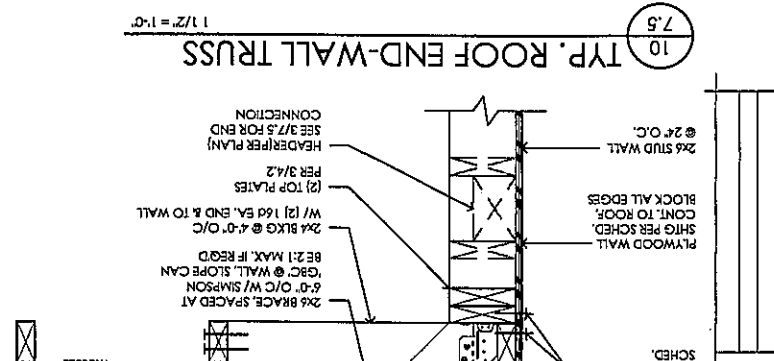
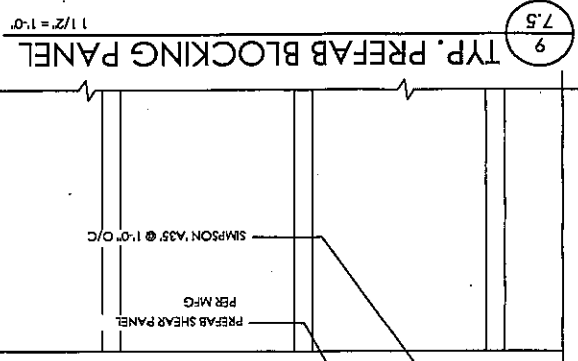
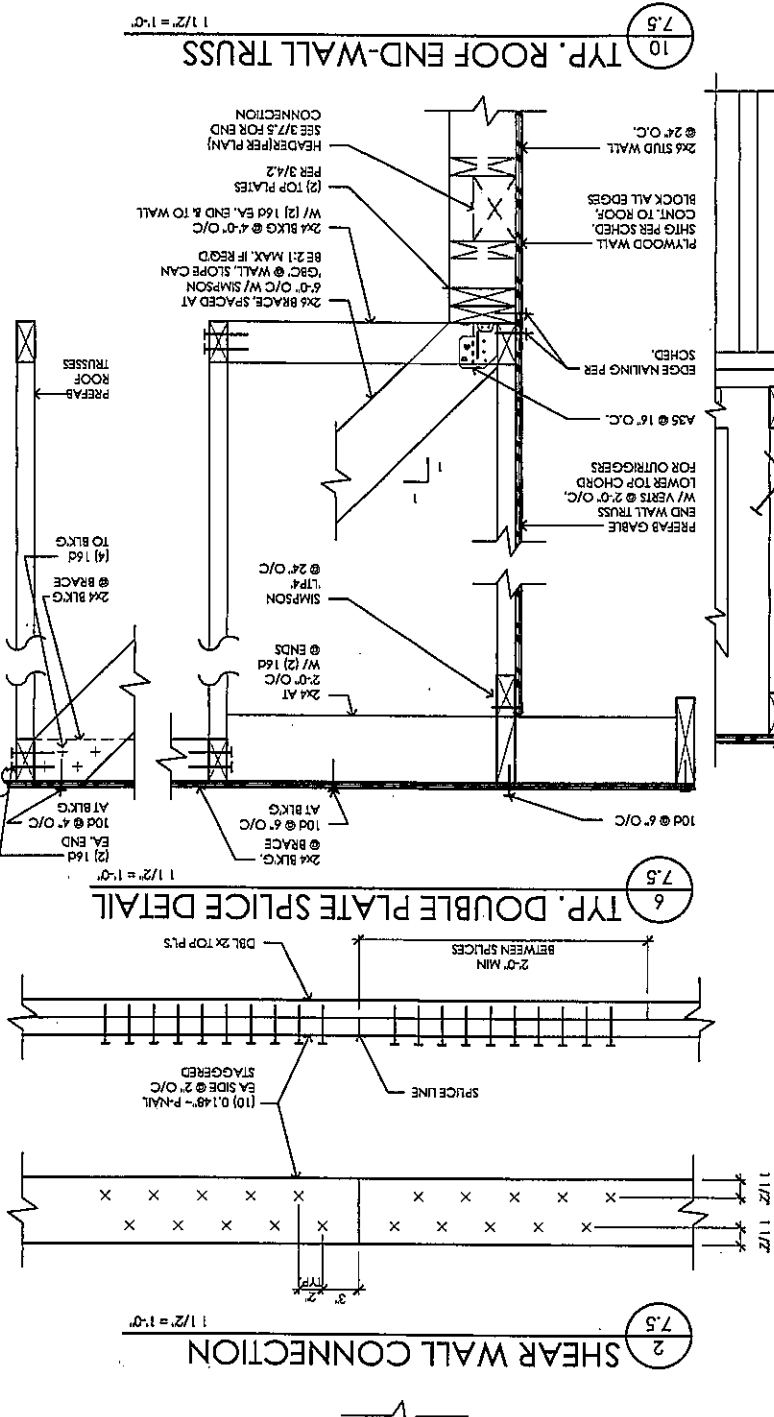
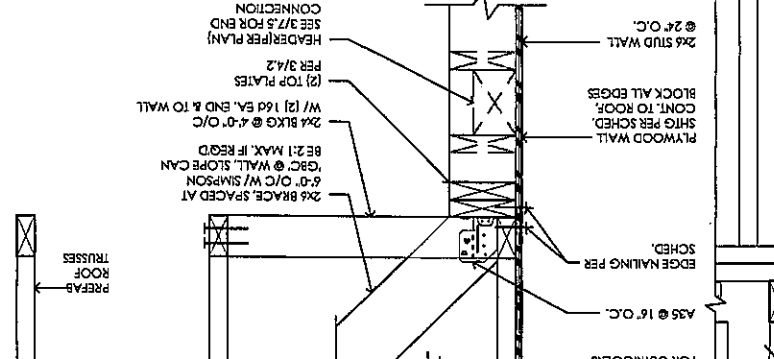
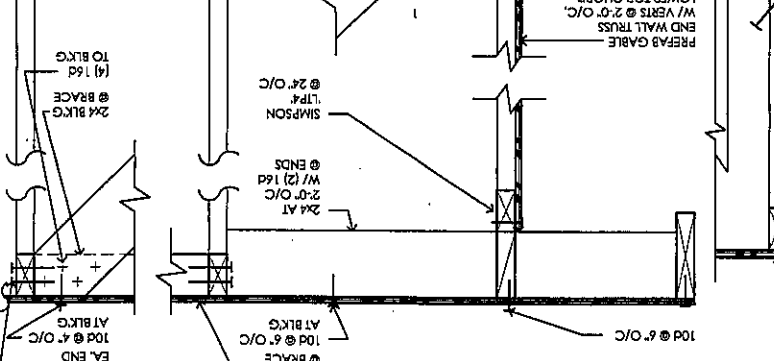
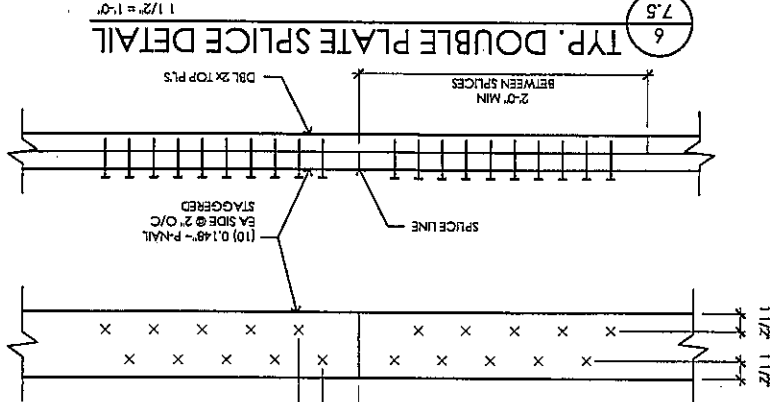
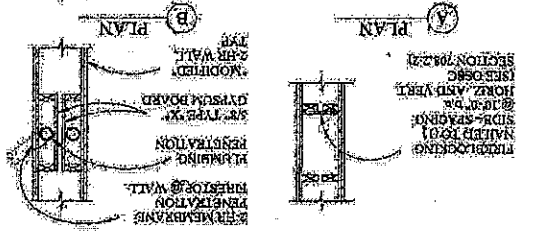
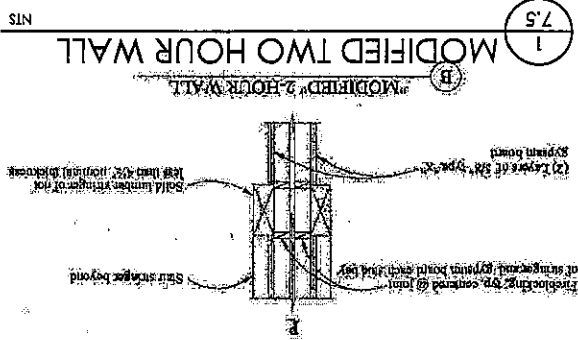
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**VICTORIA COTTAGES**  
 SE 204TH PLACE  
 GRESHAM, OREGON

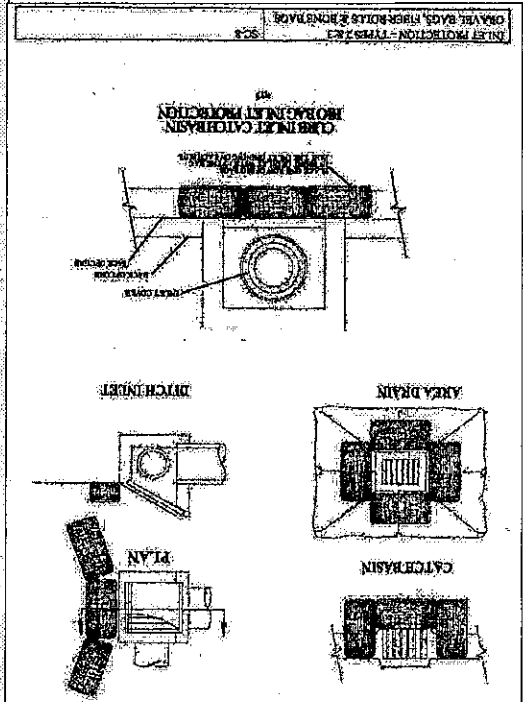
**HABITAT FOR HUMANITY Portland / Metro East**  
 1478 N KILLINGSWORTH STREET  
 PORTLAND, OREGON 97211

**REGISTERED ARCHITECT**  
 WILLIAM K. WILSON  
 PORTLAND, OREGON

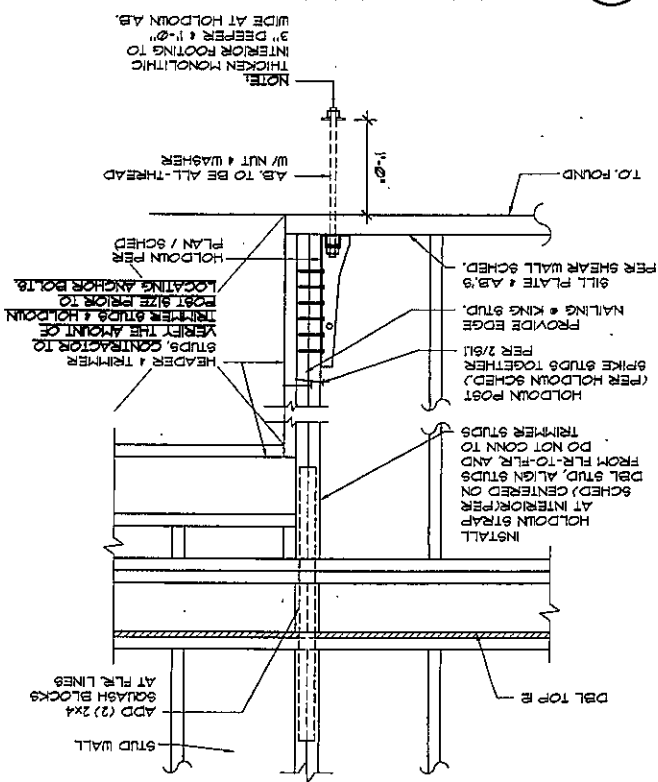
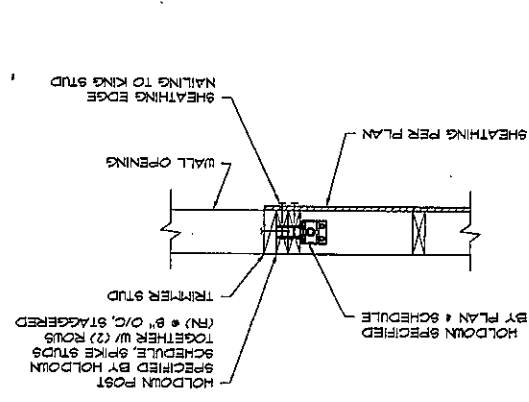
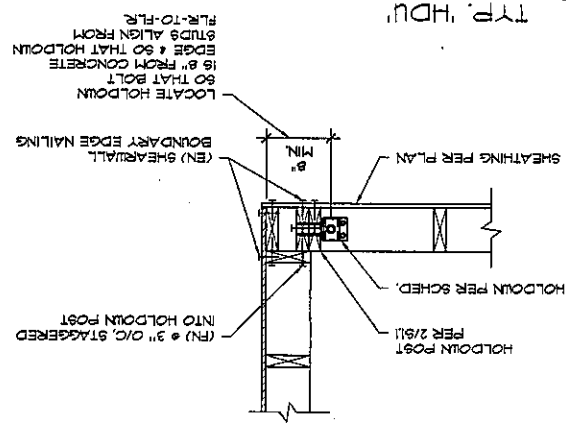
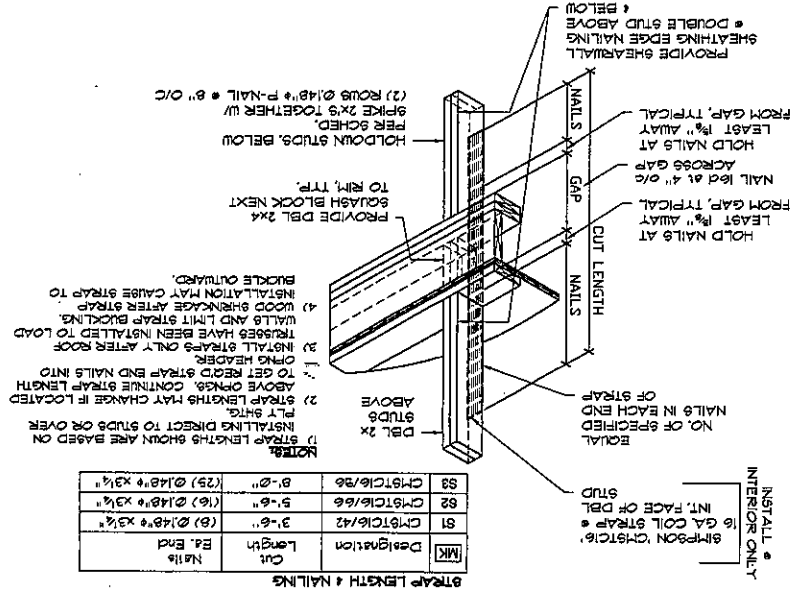
**WILLIAM WILSON ARCHITECTS PC**  
 1010 SW BERRY AVENUE, PORTLAND, OREGON 97205  
 (503) 225-6490 Fax: (503) 274-0025 www.williamwilsonarchitects.com



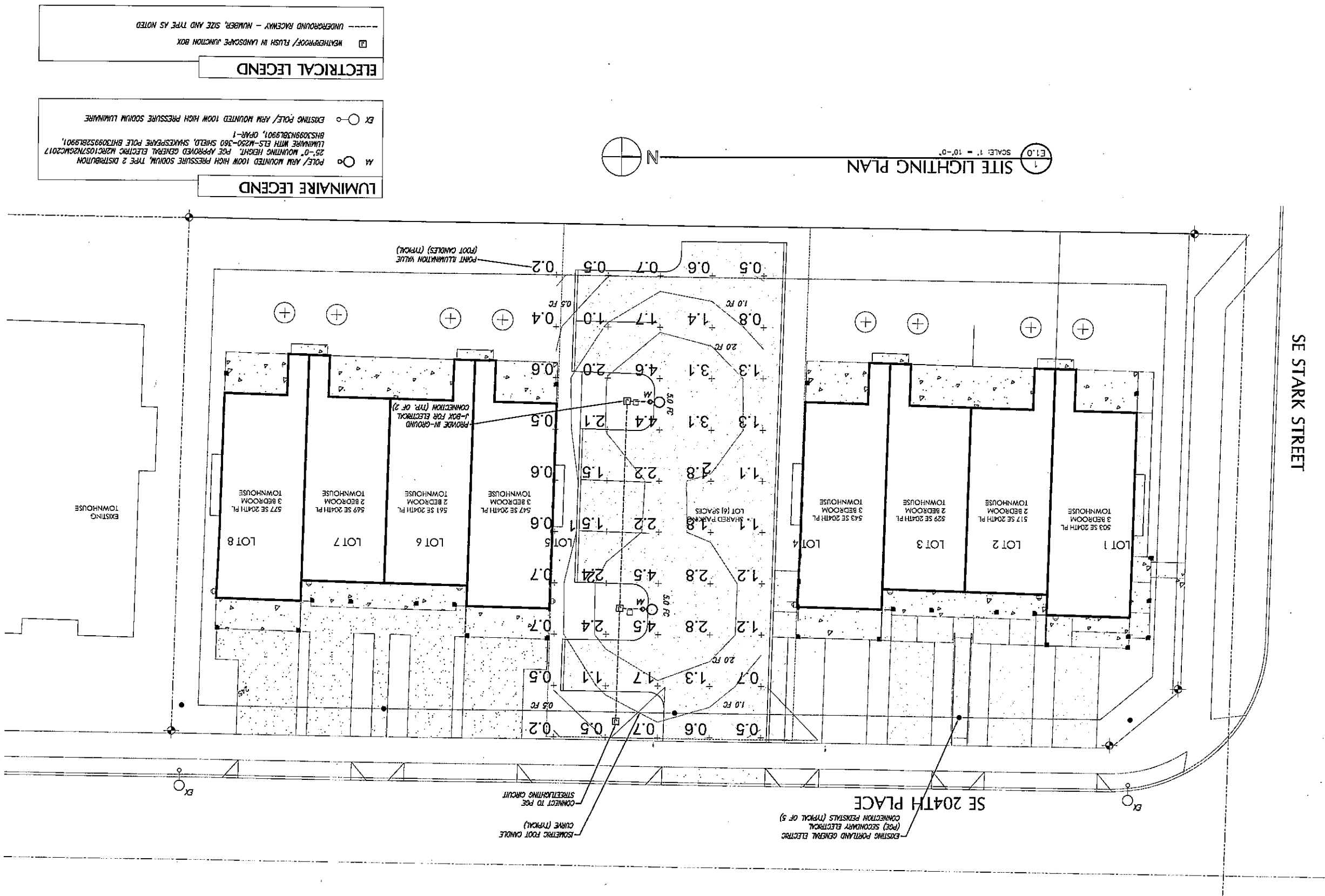




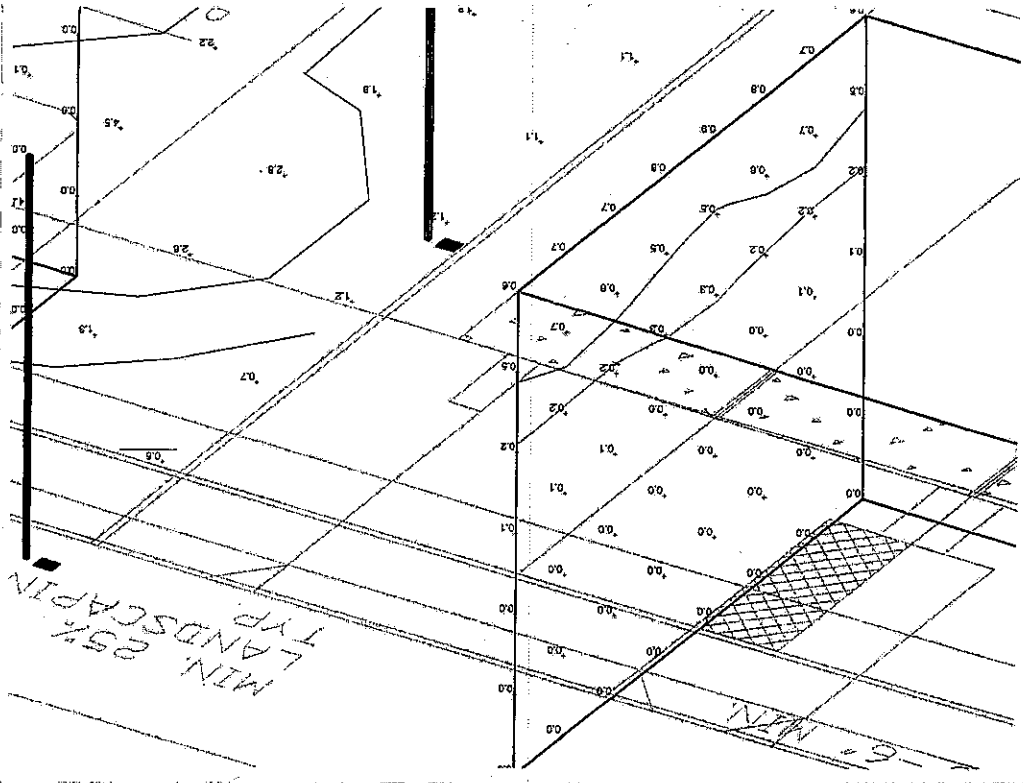
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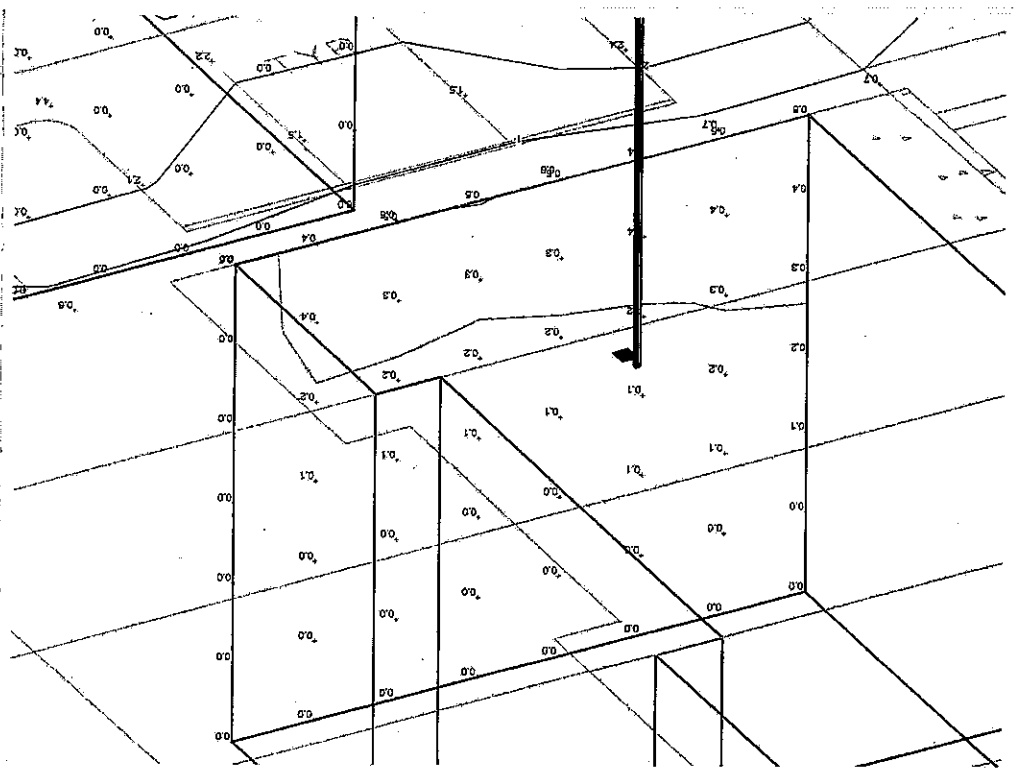




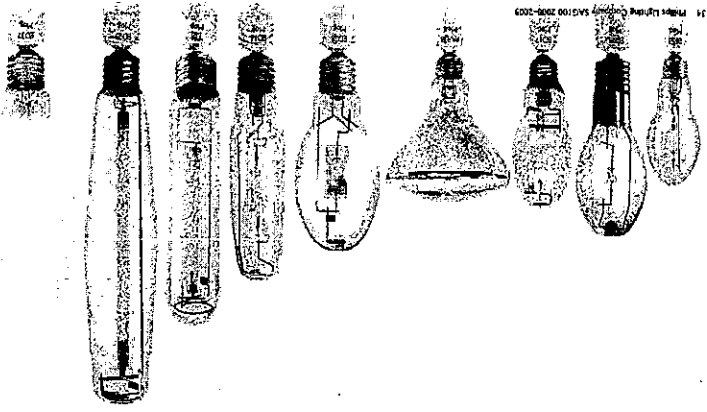
E NORTH WALL ILLUMINATION LEVELS



D SOUTH WALL ILLUMINATION LEVELS



B LAMP DATA SHEET



Model	Wattage	Beam Angle	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'	Footcandle @ 60'	Footcandle @ 70'	Footcandle @ 80'	Footcandle @ 90'	Footcandle @ 100'
1000	1000	120	100	25	17	10	6	4	3	2	1.5	1
1500	1500	120	150	38	25	13	8	5	3	2	1.5	1
2000	2000	120	200	50	33	17	10	6	4	3	2	1.5
2500	2500	120	250	63	41	21	12	8	5	3	2	1.5
3000	3000	120	300	75	49	25	14	9	6	4	3	2
3500	3500	120	350	88	56	28	16	10	7	5	3	2
4000	4000	120	400	100	63	32	18	11	8	5	4	3
4500	4500	120	450	113	71	36	20	12	9	6	4	3
5000	5000	120	500	125	79	40	22	13	10	7	5	4
5500	5500	120	550	138	87	44	24	14	11	8	6	4
6000	6000	120	600	150	94	48	26	15	12	9	7	5
6500	6500	120	650	163	102	52	28	16	13	10	8	6
7000	7000	120	700	175	110	56	30	17	14	11	9	7
7500	7500	120	750	188	118	60	32	18	15	12	10	8
8000	8000	120	800	200	126	64	34	19	16	13	11	9
8500	8500	120	850	213	134	68	36	20	17	14	12	10
9000	9000	120	900	225	142	72	38	21	18	15	13	11
9500	9500	120	950	238	150	76	40	22	19	16	14	12
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HIGH INTENSITY DISCHARGE LAMPS

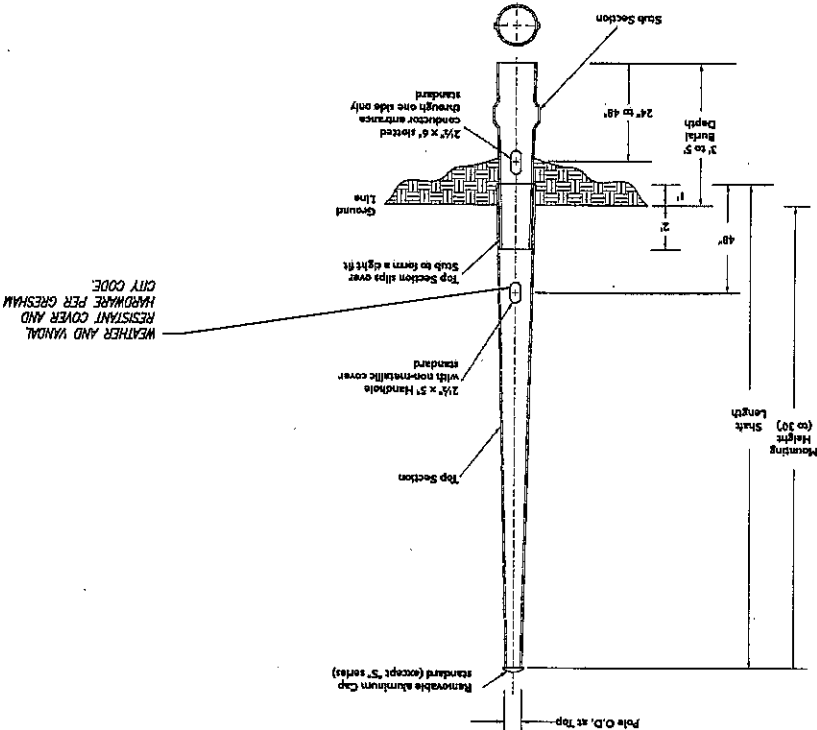
C LUMINAIRE DATA SHEET

Wattage	Beam Angle	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'	Footcandle @ 60'	Footcandle @ 70'	Footcandle @ 80'	Footcandle @ 90'	Footcandle @ 100'
100	120	10	2.5	1.7	1.0	0.6	0.4	0.3	0.2	0.15	0.1
150	120	15	3.8	2.5	1.3	0.8	0.5	0.3	0.2	0.15	0.1
200	120	20	5.0	3.3	1.7	1.0	0.6	0.4	0.2	0.15	0.1
250	120	25	6.3	4.1	2.1	1.2	0.7	0.4	0.3	0.2	0.15
300	120	30	7.5	4.9	2.5	1.4	0.8	0.5	0.3	0.2	0.15
350	120	35	8.8	5.6	2.8	1.6	0.9	0.5	0.3	0.2	0.15
400	120	40	10.0	6.3	3.2	1.8	1.0	0.6	0.4	0.3	0.2
450	120	45	11.3	7.1	3.6	2.0	1.1	0.7	0.4	0.3	0.2
500	120	50	12.5	7.9	4.0	2.2	1.2	0.8	0.5	0.4	0.3
550	120	55	13.8	8.7	4.4	2.4	1.3	0.9	0.5	0.4	0.3
600	120	60	15.0	9.4	4.8	2.6	1.4	1.0	0.6	0.5	0.4
650	120	65	16.3	10.2	5.2	2.8	1.5	1.1	0.7	0.6	0.4
700	120	70	17.5	11.0	5.6	3.0	1.6	1.2	0.8	0.7	0.5
750	120	75	18.8	11.8	6.0	3.2	1.7	1.3	0.9	0.8	0.6
800	120	80	20.0	12.6	6.4	3.4	1.8	1.4	1.0	0.9	0.7
850	120	85	21.3	13.4	6.8	3.6	1.9	1.5	1.1	1.0	0.8
900	120	90	22.5	14.2	7.2	3.8	2.0	1.6	1.2	1.1	0.9
950	120	95	23.8	15.0	7.6	4.0	2.1	1.7	1.3	1.2	1.0
1000	120	100	25.0	15.8	8.0	4.2	2.2	1.8	1.4	1.3	1.1



Light Fixtures & Poles

A POLE DATA SHEET



Shakespeare Tuff-Stub Base Direct Burial Poles

**VICTORIA COTTAGES**  
204TH PLACE  
GRESHAM, OREGON

**HABITAT FOR HUMANITY Portland / Metro East**  
1478 N KILLINGSWORTH STREET  
PORTLAND, OREGON 97211

**HOOD-MCKEES INC**  
MECHANICAL-ELECTRICAL ENGINEERS  
1400 SE 9th Ave  
Portland, OR 97214  
Tel: (503) 231-7825  
Fax: (503) 231-7825

**REGISTERED PROFESSIONAL**  
11224  
GRESHAM, OREGON  
MAJOR E. WHEELS  
LICENSE 02/21/2018

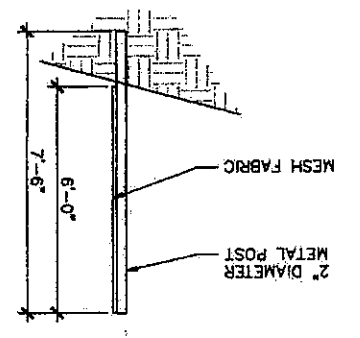
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**DRAWN:** JUY  
**JOB NO:** HMI-1786

**E1.1**

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SCALE: N.T.S.

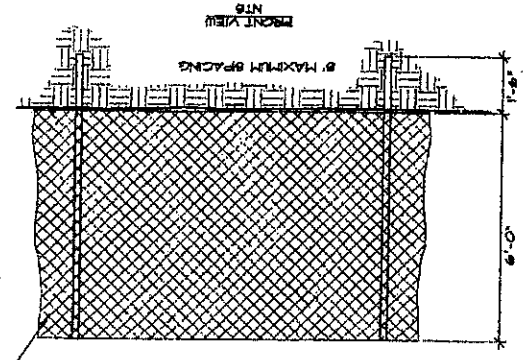
TREE PROTECTION FENCING SECT.



TEXT FOR SIGN TO BE MOUNTED ON TREE PROTECTION FENCING:  
AREA WITHIN FENCING IS A TREE PROTECTION ZONE & IS NOT TO BE DISTURBED W/O PRIOR APPROVAL FROM CITY MANAGER & PROJECT ARBORIST.

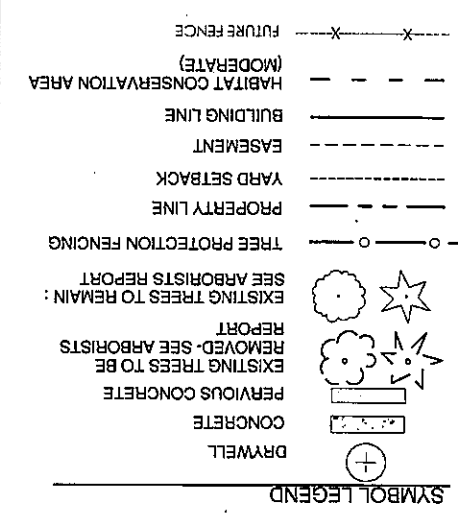
SCALE: N.T.S.

TREE PROTECTION FENCING



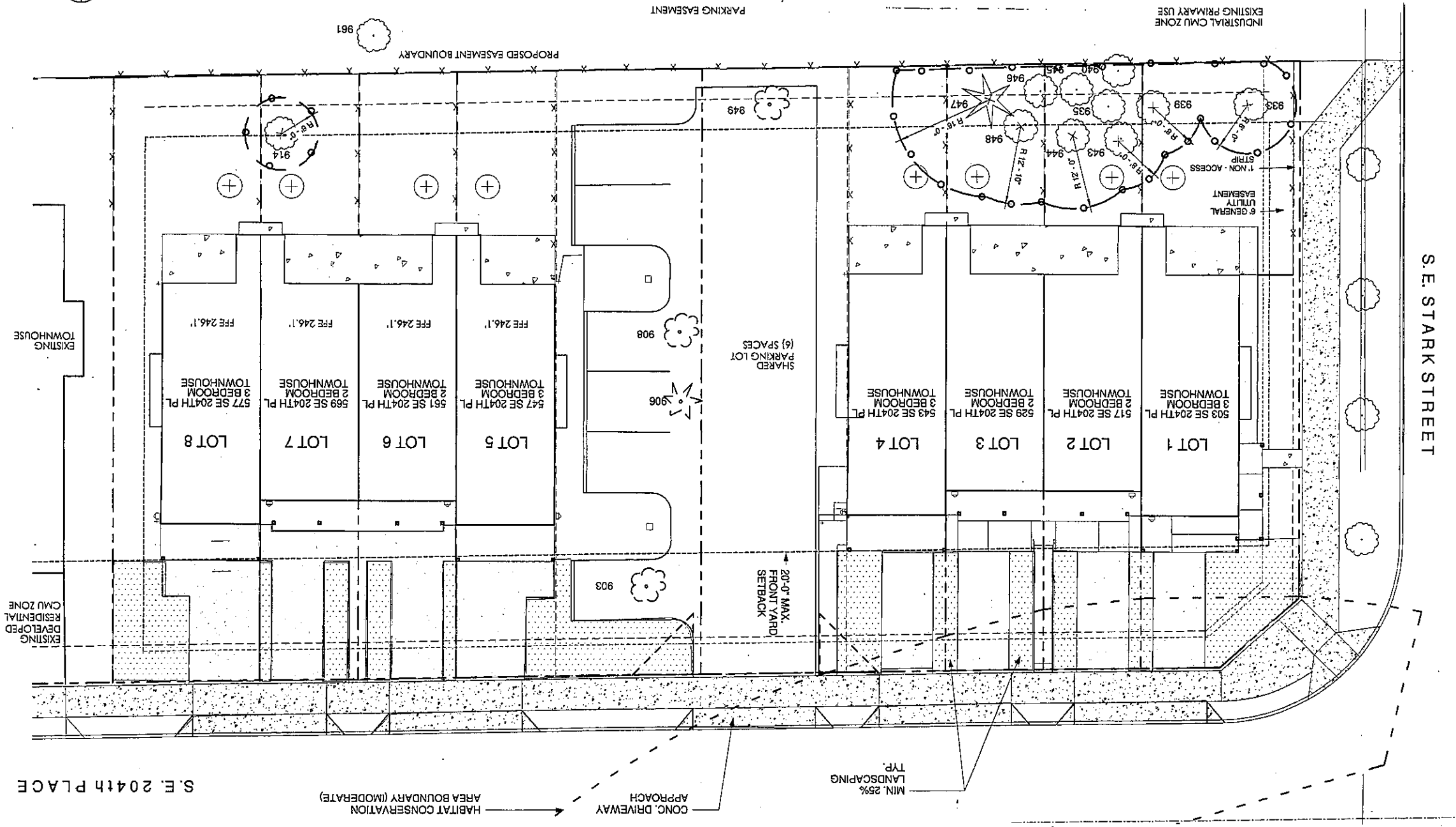
- 1) NO FILL OR COMPACTION SHALL OCCUR WITHIN THE ROOT ZONES OF ANY OF THE PROTECTED TREES.
- 2) ALL SITE CONTRACTORS SHALL PREVENT DAMAGE TO TREES INCLUDING BARK AND PROTECTED ROOT ZONES. CONTRACTOR SHALL BE SUBJECT TO FINES, PENALTIES AND MITIGATION FOR TREES DAMAGED OR DESTROYED DURING CONSTRUCTION.
- 3) THE FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- 4) TREES TO BE PROTECTED PRIOR TO ANY GRUBBING, CLEARING, GRADING, PARKING, PREPARATION OR STORAGE OF MATERIALS OR MACHINERY, OR OTHER CONSTRUCTION ACTIVITY ON THE SITE. ALL TREES TO BE PROTECTED ON THE PROJECT SITE.
- 5) PROTECTION FENCING TO BE LOCATED AT DRIPLINE OF TREE. SEE DETAIL.
- 6) NO MACHINERY REPAIR OR CLEANING SHALL BE PERFORMED WITHIN 10 FEET FROM THE DRIPLINE OF TREES IDENTIFIED FOR PROTECTION.
- 7) DIGGING A TRENCH FOR PLACEMENT OF PUBLIC OR PRIVATE UTILITIES OR OTHER STRUCTURE WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PROTECTED IS PROHIBITED.

TREE PROTECTION NOTES



TREE PROTECTION PLAN

1" = 10'-0"



L1.0

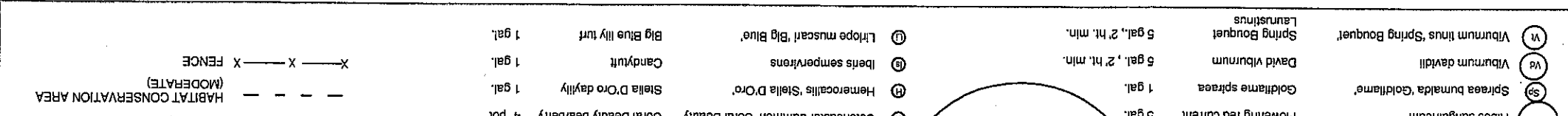
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TREE PROTECTION PLAN

VICTORIA COTTAGES  
204TH PLACE  
GRESHAM, OREGON  
HABITAT FOR HUMANITY Portland / Metro East  
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REGISTERED LANDSCAPE ARCHITECT  
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