

Building Dreams, Enhancing Lives
David Weekley Homes

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David Weekley Homes
 Date: **1/25/23** KF

Proj. No.: **6823**
 Job No.: **0063-67**
 Lot: **63-67**
 Block: **0063-67**
 Sect:

**SCHOLLS VALLEY
 LOTS 63-67
 BEAVERTON, OR 97007**

**NORTH
 BLD-B
 CS-1**

PLAN INDEX

REVISIONS

REQUEST BY	DATE	REVISED BY	DESCRIPTION
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PLAN NOTES

- GENERAL**
- The Contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed.
 - Written dimensions and specific notes shall take precedence over scaled dimensions and notes. The Engineer and/or Architectural Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. The Contractor shall verify and is responsible for all dimensions (including rough openings).
 - Consult the structural engineering sheets for roof, foundation, lateral, and vertical load requirements and requisite construction details.
 - Consult manufacturer specifications, structural engineering sheets, and building code requirements for the proper installation of all products and systems to be utilized in construction. Where no specific standards or specifications exist, work shall be performed to the standards of the industry.
 - The Contractor and/or their agents assumes full responsibility for the correct installation of all exterior finishes and weatherproofing for the zone in which the building is to be constructed.
 - All work shall be done in accordance with the latest edition of the applicable building code as amended by the state, as well as all regional and local codes that are applicable.
- Floor Plan**
- Habitable attics, basements, and all designated bedrooms shall have at least one emergency egress window. Egress windows shall meet the following requirements:
 - Sill Height not more than 44" AFF - Clear net opening height of 24"
 - Clear net opening area of 5.7sqft - Clear net opening width of 20"
 - Where the opening of an operable window is more than 72" above grade, the sill shall not be less than 24" AFF.
 - All exterior windows and exterior doors shall comply with the minimum prescriptive envelope requirements on A003. Per R302.5.1.1. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35mm) thick, or 20-minute fire-rated doors. Provide 1/2" deadbolt locks and weatherstripping on all exterior doors, and locking devices on all doors and windows within 10 ft. (vertical) of grade.
 - Skylights are to be glazed with tempered glass on outside and laminated glass on the inside (unless plexiglass). Glass to have maximum clear span of 25 in. and frame is to be attached to a 2x curb with a minimum of 4 in. above roof plane.
 - Safety glazing is required:
 - Within 18" of the floor and/or within 24" of any door (regardless of wall plane)
 - Within 60 in. of a tub or shower floor, including tub and shower enclosures
 - Within 60 in. of a stair landing - On any pane greater than 9 square feet
 - Provide one smoke detector in each bedroom. Provide a combination carbon monoxide / smoke detector in the common space (hallway, bonus room, etc) of each floor, within 14' of each bedroom entrance (multiple units per floor may be required). Connect all smoke and smoke/carbon monoxide detectors to house power, and inter-connect all detectors in such a way that when any one is tripped, they will all sound. Provide battery backup for all units.
 - Provide combustion air vents (w/ screen and back damper) for gas fire-place and any other appliances with an open flame.
 - Bathrooms and utility rooms are to be vented to the outside with a fan capable of producing a minimum of 5 air exchanges per hour. Rooms containing bathing and spa facilities require a minimum exhaust rate of 80 CFM intermittent or 20 CFM continuous. Toilet rooms without a bathtub or shower, when not provided with natural ventilation require minimum 50 CFM exhaust. Any room with a bathtub or shower shall be provided with a mechanical ventilation system controlled by a de-humidistat, timer or similar means of automatic control.
 - Range hoods are to be vented to the outside. Domestic kitchen cooking appliances shall be equipped with ducted range hoods or down-draft exhaust systems and shall be rated for a minimum of 150 CFM intermittent.
 - Electrical receptacles in bathrooms, kitchens and garages shall be g.f.i. or g.f.i.c. per applicable electrical code requirements.
 - Insulate all access doors/ hatches to crawl spaces and attics to the equivalent rating of the wall, floor or ceiling through which they penetrate, unless noted otherwise on plans.
 - attic: r-38 walls: r-21 floors: r-30
 - Provide roof and crawlspace venting per applicable code requirements.
 - All interior wall surfaces and ceilings to be sheetrocked with 1/2" gypsum board, or as required per jurisdictional requirements. All tub/shower enclosures and other wet areas shall have water resistant gypsum board.
 - Per ORSC M1507.3: Intermittent Whole House Ventilation system (WHV): using integrated with a forced air system. Mechanical ventilation shall operate intermittently with controls that enable operation for a total of 240 CFM for no less than a rate of 1-hour per every 4-hour period, and provide outdoor air at an equal rate, shall be installed. Outdoor air ducts connected to the return side of an air handler are considered as providing supply ventilation.
 - Additional notes may occur throughout the plan set as required.

OREGON

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS ^A		
BUILDING COMPONENT	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIVALENT ^B VALUE
WALL INSULATION-ABOVE GRADE	U-0.059 ²	R-21 Intermediate ^C
WALL INSULATION-BELOW GRADE ^E	C-0.063	R-15 c.i./R21
FLAT CEILING ^F	U-0.021	R-49
VAULTED CEILING ^G	U-0.033	R-30 RAFTER OR R-30A ^H SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB-EDGE PERIMETER ^I	F-0.520	R-15
HEATED SLAB INTERIOR ^J	N/A	R-10
WINDOWS ^K	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS ^K	U-0.20	U-0.20
EXTERIOR DOORS W>2.5 FT GLAZING ^L	U-0.40	U-0.40

FOR SI: 1 INCH=25.4 MM, 1 SQUARE FOOT = 0.029M², 1 DEGREE = 0.0175 RAD, N/A = NOT APPLICABLE

A. AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM CONFORMANCE TO THE REQUIRED U-VALUE STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-VALUES CONTAINED IN TABLE N1104.1(1).

B. R-VALUES USED IN THIS TABLE ARE NOMINAL. FOR THE INSULATION ONLY IN STANDARD WOOD FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.

C. WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD-FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.

D. THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3.5 INCHES.

E. BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DOES NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE. R21 FOR INSULATION IN FRAMED CAVITY; R15 CONTINUOUS INSULATION.

F. INSULATION LEVELS FOR CEILING THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS DORMERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-21. WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R-49 INSULATION INSTALLED TO A MINIMUM 6-INCHES DEPTH AT TOP OF PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR

G. VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).

H. A=ADVANCED FRAME CONSTRUCTION, SEE SECTION N104.6.

I. HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS (BOTH ON AND BELOW GRADE) THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB.

J. SLIDING GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH NF1111.2 ITEM 3 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH THERMAL BREAK ALUMINUM OR WOOD, OR VINYL, OR FIBERGLASS FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.

K. A MAXIMUM OF 28 SQ FT OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 9.54 OR LESS.

L. GLAZING THAT IS EITHER DOUBLE PANE WITH LOW-E COATING ON ONE SURFACE, OR TRIPLE PANE SHALL BE DEEMED TO COMPLY WITH THIS REQUIREMENT.

M. MINIMUM 24-INCH HORIZONTAL OR VERTICAL BELOW-GRADE.

TABLE N1101.1(2) ADDITIONAL MEASURES	
CONSERVATION MEASURE (SELECT ONE)	
<input checked="" type="checkbox"/> 1	HIGH EFFICIENCY HVAC SYSTEM: ^A <input checked="" type="checkbox"/> GAS-FIRED FURNACE OR BOILER AFUE 94 PERCENT, OR <input type="checkbox"/> AIR-SOURCE HEAT PUMP HSPF OF 10.0/14.0 SEER COOLING, OR <input type="checkbox"/> GROUND SOURCE HEAT PUMP COP OF 3.5 OR ENERGY STAR RATED
<input type="checkbox"/> 2	HIGH EFFICIENCY WATER HEATING SYSTEM <input type="checkbox"/> NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM UEF 0.90, OR <input type="checkbox"/> ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 2.0 COP, OR <input type="checkbox"/> NATURAL GAS/PROPANE TANKLESS/INSTANTANEOUS HEATER WITH MINIMUM 0.80 UEF AND DRAIN WATER HEATER RECOVERY UNIT INSTALLED ON MINIMUM OF ONE SHOWER/STUB-SHOWER
<input type="checkbox"/> 3	WALL INSULATION UPGRADE EXTERIOR WALLS - U-0.045/R-21 CONVENTIONAL FRAMING WITH R-5.0 CONTINUOUS INSULATION
<input type="checkbox"/> 4	ADVANCED ENVELOPE WINDOWS - U-0.21 (AREA WEIGHTED AVERAGE), AND FLAT CEILING ^F - U-0.017/R-60, AND FRAMED FLOORS - U-0.026/R-38 OR SLAB EDGE INSULATION TO F-0.48 OR LESS (R-10 FOR 48"; R-15 FOR 36" OR R-5 FULLY INSULATED SLAB)
<input type="checkbox"/> 5	DUCTLESS HEAT PUMP FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE: DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
<input type="checkbox"/> 6	HIGH EFFICIENCY THERMAL ENVELOPE UA ^C PROPOSED UA IS 8 PERCENT LOWER THAN THE CODE UA
<input type="checkbox"/> 7	GLAZING AREA GLAZING AREA, MEASURED AS THE TOTAL OF FRAMED OPENING IS LESS THAN 12 PERCENT OF CONDITIONED FLOOR AREA
<input type="checkbox"/> 8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION ACHIEVED A MAXIMUM OF 3.0 ACH50 WHOLE-HOUSE AIR LEAKAGE WHEN THIRD-PARTY TESTED AND PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM INCLUDING HEAT RECOVERY WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66 PERCENT

FOR SI: 1 SQUARE FOOT = 0.093 M², 1 WATT PER SQUARE FOOT = 10.8 W/M²

A. APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.

B. THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NO GREATER THAN U-0.026.

C. IN ACCORDANCE WITH TABLE N1104.1 (1), THE PROPOSED UA TOTAL ALTERNATIVE DESIGN SHALL BE A MINIMUM OF 8 PERCENT LESS THAN THE CODE UA TOTAL OF THE STANDARD BASE CASE.

Radon mitigation measures

Oregon (as required)

THE FOLLOWING CONSTRUCTION TECHNIQUES AND MEASURES ARE INTENDED TO MITIGATE RADON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURISDICTION BY JURISDICTION BASIS. AS OF APRIL 1, 2011, IN THE STATE OF OREGON, THE COUNTIES OF MULTNOMAH, WASHINGTON, CLACKAMAS, POLK, YAMHILL, HOOD RIVER AND BAKER REQUIRE RADON MITIGATION. FOLLOWING THE U.S. E.P.A. "MODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL BUILDINGS", THESE SPECIFICATIONS MEET MOST NATIONAL CODES. THE BUILDER AND HOME OWNER SHOULD CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELINES.

A. SUBFLOOR PREPARATION MEASURES

SUBFLOOR PREPARATION (AF103.2)
A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND, AND ARE WITHIN THE WALLS OF THE LIVING SPACES OF THE BUILDING. THE GAS-PERMEABLE LAYER SHALL CONSIST OF ONE OF THE FOLLOWING:

- 1 A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4 INCHES THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL SMALL ENOUGH TO PASS THROUGH A 2" SIEVE AND BE RETAINED BY A 1/4" SIEVE.
- 2 A UNIFORM LAYER OF SAND (NATIVE OR FILL), A MINIMUM OF 4 INCHES THICK, OVERLAIN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
- 3 OTHER MATERIALS, SYSTEMS OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRSSUIZATION ACROSS THE ENTIRE SUB-FLOOR AREA.

SOIL-GAS-RETARDER (AF103.3)

A MINIMUM 6-MIL POLYETHYLENE OR EQUIVALENT FLEXAIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB OR PLACING THE FLOOR ASSEMBLY TO SERVE AS A SOIL- GAS-RETARDER BY BRIDGING ANY CRACKS THAT DEVELOP IN THE SLAB OR FLOOR ASSEMBLY AND TO PREVENT CONCRETE FROM ENTERING THE VOID SPACES IN THE AGGREGATE BASE MATERIAL. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12-INCHES. THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL. ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

RADON INFILTRATION CLOSURE (AF103.4)

POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH THE FOLLOWING:

- 1 FLOOR OPEININGS. OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENITATE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 2 CONCRETE JOINTS. CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OR OTHER ELASOMERIC SEALANT PER MANUFACTURERS RECOMMENDATIONS.
- 3 CONDENSATE DRAINS. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NONPERFORATED PIPE TO DAYLIGHT.
- 4 SUMPS. SUMP PITS THAT SERVE AS END POINT FOR A SUB-SLAB OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUMP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GASKETED OR SEALED LID. WHERE THE SUMP IS USED AS THE SUCTION POINT IN A SUB-SLAB DECOMPRESSION SYSTEM, THE LID MUST BE DESIGNED TO ACCOMMODATE THE VENT PIPE, WHERE USED AS A FLOOR DRAINING, THE SUMP PIT LID SHALL HAVE A TRAPPED INLET.
- 5 FOUNDATION WALLS. HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONTINUOUS COURSE OF SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM AT OR ABOVE FINISHED GROUND SURFACE TO PREVENT PASSAGE OF AIR FROM THE INTERIOR OF THE WALL INTO THE LIVING SPACE. WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED, THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS, CRACKS OR OTHER OPENINGS AROUND ALL PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY BLOCK OR WOOD FOUNDATION WALLS BELOW THE GROUND SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT SEALANT. PENETRATIONS OF CONCRETE WALLS SHALL BE FILLED.
- 6 DAMPPROOFING. THE EXTERIOR SURVACES OF PORTIONS OF CONCRETE AND MASONRY BLOCK WALLS BELOW THE GROUND SURFACE SHALL BE DAMPPROOFED IN ACCORDANCE WITH IRC SECTION R406.
- 7 AIR-HANDLING UNITS. AIR-HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT, WITH THE EXCEPTION OF UNITS WITH GASKETED SEAMS OR UNITS THAT ARE OTHER WISE SEALED BY THE MANUFACTURER TO PREVENT LEAKAGE.
- 8 DUCTS. DUCTWORK WHICH PASSES THROUGH OR BENEATH A CONCRETE FLOOR SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-HADLING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. DUCTWORK LOCATED IN A CRAWLSPACE SHALL HAVE ALL SEAMS AND JOINTS SEALED IN ACCORDANCE TO IRC SECTION M1601.4.1. DUCTWORK SHALL BE PERFORMANCE TESTED TO DEMONSTRATE CONFORMANCE TO ODOE DUCT PERFORMANCE STANDARDS.
- 9 CRAWL SPACE FLOORS. OPENINGS AROUND ALL PENETRATIONS THROUGH FLOORS ABOVE CRAWL SPACES SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.
- 10 CRAWL SPACE ACCESS. ACCESS DOORS AND OTEHR OPENINGS OR PENETRATIONS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED, GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.

C. CRAWL SPACE MITIGATION SYSTEM

IN ADDITION TO THE SUBFLOOR AND CRAWL SPACE PREPARATION AND SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

METHOD #1 (AF103.5, EXCEPTION) - MECHANICAL VENTILATION

- 1 PROVIDE AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM
- OR OTHER EQUIVALENT SYSTEM.

METHOD #2 (AF103.5.1) - PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM

- 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 IRC SECTION R408.1.
- 2 SOIL-GAS-RETARDER. THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.
- 3 VENT PIPE. A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTERED HORIZONTALLY BENEATH THE SOIL-GAS-RETARDER SHEETING AND CONNECTED TO A 3" OR 4" DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

D. BASEMENT AND SLAB-ON-GRADE REQUIREMENTS

PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM (AF103.6)

IN BASEMENTS OR SLAB-ON-GRADE BUILDINGS, THE FOLLOWING COMPONENTS OF A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION.

- 1 VENT PIPE. A MINIMUM 3-INCH DIAMETER 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 PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP OVER WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.
- 2 ROOF PENETRATION. THE PIPE SHALL EXTEND UP THROUGH THE BUILDING FLOORS, TERMINATE AT LEAST 12-INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10-FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS AT LEAST 2-FEET BELOW THE EXHAUST POINT, AND 10-FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
- 3 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. MULTIPLE VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE ABOVE THE ROOF.

E. GENERAL NOTES

VENT PIPES (AF103.7 - AF103.9)

- 1 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.
- 2 ACCESSIBILITY. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE, OR AN APPROVED ROOF TOP ELECTRICAL SUPPLY MAY BE PROVIDED FOR FUTURE USE FOR A POWERED RADON VENT FAN.
- 3 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."

COMBINATION FOUNDATIONS (AF103.10)

COMBINATION: BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON MITIGATION SYSTEMS IN EACH TYPE OF FOUNDATION AREA. PASSIVE SUB-SLAB AND PASSIVE SUB-MEMBRANE RADON VENT PIPES MAY BE CONNECTED TO A SINGLE VENT TERMINATING ABOVE THE ROOF, OR EACH VENT MAY INDIVIDUALLY CONINUE TO TERMINATE ABOVE THE ROOF.

BUILDING DEPRESSURIZATION (AF103.11)

JOINTS IN AIR DUCTS AND PLENUMS IN UNCONDITIONED SPACES SHALL MET THE REQUIREMENTS OF IRC SECTION M160. THERMAL ENVELOP AIR INFILTRATION REQUIREMENTS SHALL COMPLY WITH APPLICABLE ENERGY CONSERVATION PROVISIONS.

POWER SOURCE (AF103.12)

TO ACCOMMODATE 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 LOCATION OF SYSTEM FAILURE ALARMS.

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David Weekley Homes

Scale: **1/25/23 KF**

Date: _____

SCHOLLS VALLEY

LOTS 63-67

BEAVERTON, OR 97007

Proj. No.: **63-67**

Lot: **6823**

Block: _____

Job No.: **0063-67**

Sect: _____

NORTH

BLD-B

CS-2

GENERAL REQUIREMENTS

7/9/18

SLOPED SURFACE REQUIREMENTS

ALL PATIOS TO SLOPE 1/4" PER FOOT

GARAGE FLOOR TO BE SLOPED 1/8" PER FOOT TOWARDS VEHICLE ENTRY DOOR

ROOF DECKS AND BALCONIES TO BE SLOPED 1/4" PER FOOT TOWARDS RELIEF POINTS

RAILING REQUIREMENTS

FINISHED HANDRAIL REQUIRED AT STAIRS WITH 4 OR MORE RISERS

FINISHED HANDRAIL HEIGHT BETWEEN 34" AND 36" MEASURED VERTICALLY ABOVE TREAD NOSING

FINISHED GUARDRAILS REQUIRED AT DECKS, BALCONIES AND WALKWAYS THAT ARE 30" OR GREATER ABOVE GRADE AND BE AT A MINIMUM OF 36" IN HEIGHT

FINISHED GUARDRAIL AND HANDRAIL SPINDLES MUST BE SPACED SO A 4" SPHERE WILL NOT PASS THROUGH

PORTLAND Core Plan Notes

* R302.5.1.1 OPENING PROTECTIONS. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

*GARAGE TO BE FINISHED WITH MIN. 1/2" GYP WALLBOARD ON ALL GARAGE-SIDE WALL SURFACES AND 5/8" TYPE X GYP WALLBOARD ON ALL CEILING SURFACE

*DIRECT-VENT GAS WATER HEATER: VENT AND EXHAUST THROUGH SIDE WALL TO OUTDOORS. NO WATER HEATER VENTILLATION REQUIREMENT IF ELECTRIC

*PER IRC M1507: INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM (WHV): USING INTEGRATED WITH A FORCED AIR SYSTEM

PORTLAND General Electrical Notes

1. HOOD FAN VENTED TO OUTDOORS RATED 150CFM INTERMITTENT (MIN)

2. DIRECT VENT GAS FURNACE TO BE VENTED TO OUTDOORS PER MNFR SPECIFICATIONS AND ORCS G2407.1. PROVIDE MIN 24" UNOBSTRUCTED CLEARANCE PER M1305.1.2

3. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR. ROOMS CONTAINING BATHING AND SPA FACILITIES REQUIRE A MINIMUM EXHAUST RATE OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS. TOILET ROOMS WITHOUT A BATHTUB OR SHOWER, WHEN NOT PROVIDED WITH NATURAL VENTILATION REQUIRE MINIMUM 50 CFM EXHAUST. ANY ROOM WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.

4. RANGE HOODS ARE TO BE VENTED TO THE OUTSIDE. DOMESTIC KITCHEN COOKING APPLIANCES SHALL BE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT EXHAUST SYSTEMS AND SHALL BE RATED FOR A MINIMUM OF 150 CFM INTERMITTENT.

5. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I.C. PER APPLICABLE ELECTRICAL CODE REQUIREMENTS.

6. PER ORSC M1507.3: INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM (WHV): USING INTEGRATED WITH A FORCED AIR SYSTEM. MECHANICAL VENTILATION SHALL OPERATE INTERMITTENTLY WITH CONTROLS THAT ENABLE OPERATION FOR A TOTAL OF 240 CFM FOR NO LESS THAN A RATE OF 1-HOUR PER EVERY 4-HOUR PERIOD, AND PROVIDE OUTDOOR AIR AT AN EQUAL RATE. SHALL BE INSTALLED. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER ARE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

7. PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.

8. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS. FOR REQUIRED TYPE AND WIRING.

TRUSS ROOF NOTES

ALL OVERHANGS PER PLAN MEASURED FROM OUTSIDE FACE OF FRAME.

GABLE OVERHANGS 12" UNLESS NOTED OTHERWISE.

HIP OVERHANGS 12" UNLESS NOTED OTHERWISE.

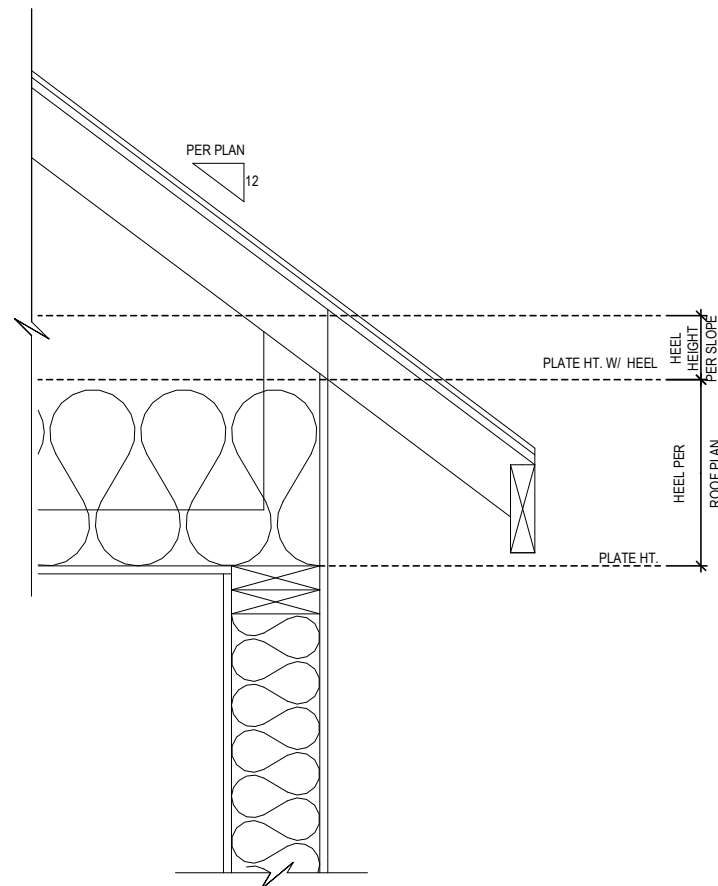
ALIGN FASCIA TO MAINTAIN CONSISTENT OVERHANG WITH DIFFERING ROOF PITCH.

THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

ALL OVERFRAMING AND BRACING TO BE NO. 2 GRADE 2X S.Y.P. UNLESS NOTED OTHERWISE.

ROOF SHEATHING AT OVERFRAME SHALL BE REMOVED TO ALLOW FOR VENTILATION BETWEEN ATTIC SPACES ON VENTED ATTICS.

ACTUAL ATTIC VENTILATION MAY VARY. VERIFY IN THE FIELD.



TYPICAL TRUSS W/ HEEL

SCALE: 1/4" = 1'-0"

PLAN SQFT - 68230065	
LIVING	
1ST FLOOR	615 SF
2ND FLOOR	1064 SF
TOTAL LIVING	1679 SF
SLAB	
FRONT PORCH	32 SF
GARAGE	384 SF
TOTAL SLAB	416 SF
FRAMING	
1ST FLOOR	615 SF
2ND FLOOR	1008 SF
FRONT PORCH	32 SF
GARAGE	410 SF
TOTAL FRAMING	2065 SF
CRAWLSPACE	
1ST FLOOR	561 SF
TOTAL CRAWLSPACE	561 SF

PLAN SQFT - 68230067	
LIVING	
1ST FLOOR	599 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1650 SF
SLAB	
COVERED PORCH	19 SF
FRONT PORCH	31 SF
GARAGE	384 SF
TOTAL SLAB	434 SF
FRAMING	
1ST FLOOR	599 SF
2ND FLOOR	987 SF
COVERED PORCH	19 SF
FRONT PORCH	31 SF
GARAGE	410 SF
TOTAL FRAMING	2046 SF
CRAWLSPACE	
1ST FLOOR	532 SF
TOTAL CRAWLSPACE	532 SF

PLAN SQFT - 68230066	
LIVING	
1ST FLOOR	557 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1580 SF
SLAB	
FRONT PORCH	37 SF
GARAGE	388 SF
TOTAL SLAB	425 SF
FRAMING	
1ST FLOOR	557 SF
2ND FLOOR	961 SF
FRONT PORCH	37 SF
GARAGE	439 SF
TOTAL FRAMING	1994 SF
CRAWLSPACE	
1ST FLOOR	529 SF
TOTAL CRAWLSPACE	529 SF

PLAN SQFT - 68230064	
LIVING	
1ST FLOOR	557 SF
2ND FLOOR	1023 SF
TOTAL LIVING	1580 SF
SLAB	
FRONT PORCH	37 SF
GARAGE	388 SF
TOTAL SLAB	425 SF
FRAMING	
1ST FLOOR	557 SF
2ND FLOOR	961 SF
FRONT PORCH	37 SF
GARAGE	439 SF
TOTAL FRAMING	1994 SF
CRAWLSPACE	
1ST FLOOR	529 SF
TOTAL CRAWLSPACE	529 SF

PLAN SQFT - 68230063	
LIVING	
1ST FLOOR	599 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1650 SF
SLAB	
COVERED PORCH	19 SF
FRONT PORCH	31 SF
GARAGE	384 SF
TOTAL SLAB	434 SF
FRAMING	
1ST FLOOR	599 SF
2ND FLOOR	987 SF
COVERED PORCH	19 SF
FRONT PORCH	31 SF
GARAGE	410 SF
TOTAL FRAMING	2046 SF
CRAWLSPACE	
1ST FLOOR	532 SF
TOTAL CRAWLSPACE	532 SF

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David Weekley Homes

Scale: **1/25/23 KF**

Proj. No.: **63-67**

Lot: **6823**

Block: **0063-67**

Job No.: **0063-67**

Sect: **0063-67**

**SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007**

**NORTH
BLD-B
CS-3**

ARCHIVE PLAN REVISIONS

#	BY	DATE	DESCRIPTION
1.	XX	XX-XX-XXXX	COMMENTS

ARCHIVE PLAN REVISIONS

#	BY	DATE	DESCRIPTION

ASR REVISIONS

#	BY	DATE	DESCRIPTION
1.	MR	05-30-2022	REQUEST COMPLETE
2.	KF	1/25/23	<ul style="list-style-type: none"> - STEP FOUNDATION DUE TO GRADE - REVISE SIDE PATIOS - REMOVE FIREPLACE AT FAMILY FROM ALL LOTS - REMOVE SUPER SHOWER FROM LOTS 63, 64, 65, 66 - ADD STAIRS IN GARAGE - REVISE TO FIXED WINDOWS AT FAMILY ROOM SIDE WALL FOR LOTS 63 & 67 - REVISE TO 2'-0" RETURN STONE WAINSCOT AT SIDE ELEVATIONS
3.	VR	02-10-2023	<ul style="list-style-type: none"> FLIP SWING ON LOT 64 REMOVE RAILING ON LOTS 63 AND 67
4.	VR	02-24-2023	-REMOVE COACH
5.	VR	3-23-2023	<ul style="list-style-type: none"> - LOT 63 & 67 • REMOVE 2ND FLOOR CANTILEVER AT BEDROOM 3 • REMOVE GARAGE WINDOW • REMOVE ONE SIDE WINDOW IN BEDROOM 2 • CHANGE BEDROOM 2 SIZE TO 10'-0" • REDUCE UTILITY ROOM BY 12" • SHIFT STAIRS AND REMOVE LANDING AND ADD A STEP • CHANGE FAMILY ROOM WINDOW TO 2-0 2-0 FX -LOT 65 • REMOVE REAR CANITLEVER • 2X6 WALL AT BATH 2 AND OWNER'S BATH • REMOVE OWNER'S CLOSET 5 SHELF • CHANGE UTILITY ROOM DOOR TO (2) 2-8 -LOT 64 & 67 • CHANGE OWNER'S CAMODE WINDOW TO 4-0 2-0 HS • REMOVE ROOF AWNING
5.	VR	06-05-2023	-ADD ADDRESSES
HCR (s)			
DESCRIPTION			
1.) LIST 2.) LIST 3.) LIST			

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David Weekley Homes

Scale: 1/25/23 KF
 Date:

Proj. No.: 6823
 Job No.: 0063-67
 Lot: 63-67
 Block:
 Sect:

SCHOLLS VALLEY
 LOTS 63-67
 BEAVERTON, OR 97007

NORTH
 BLD-B
 PHS

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

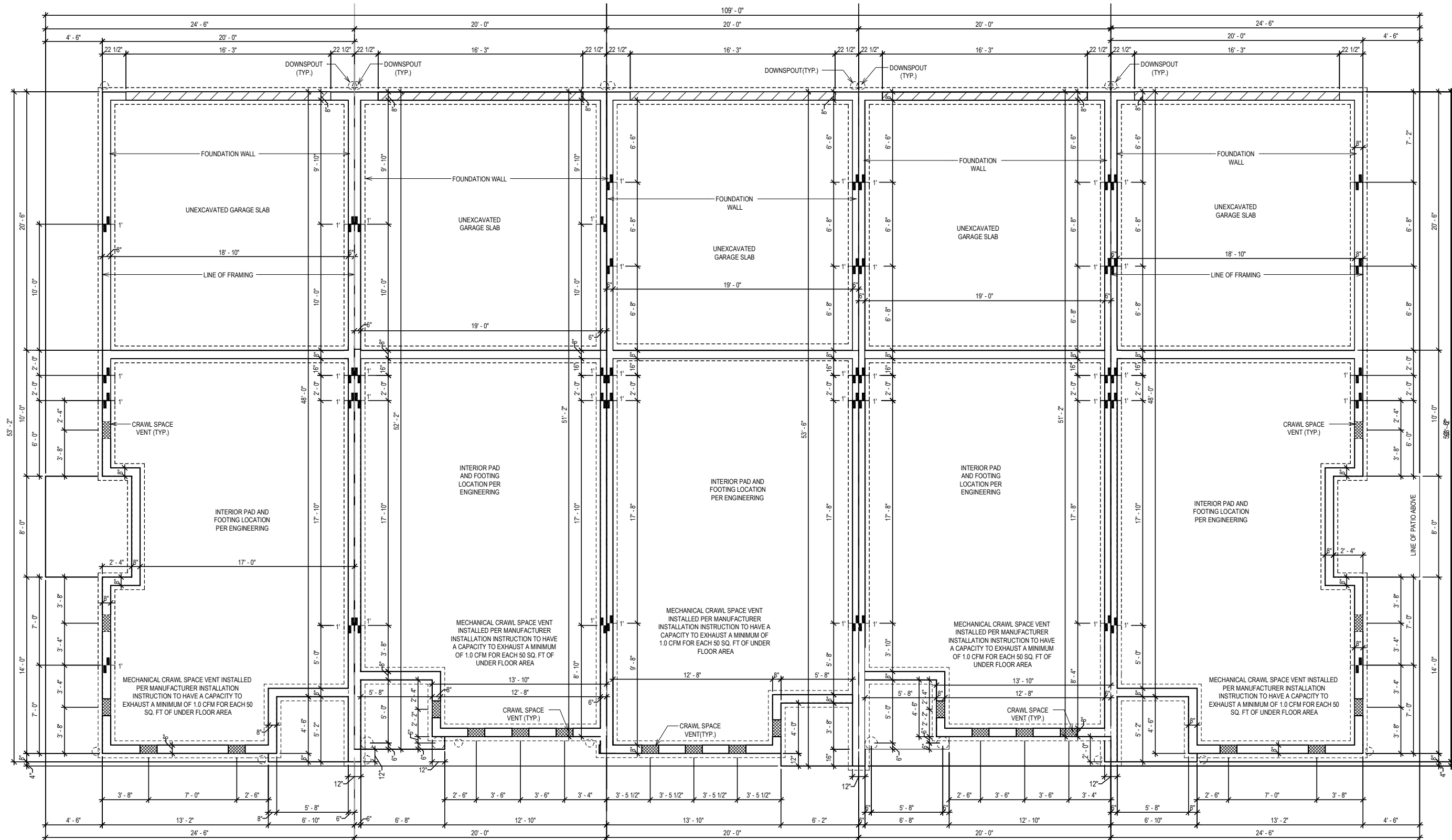
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Lot: **6823**
Block: **0063-67**
Job No.: **0063-67**
Sect:

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
FS-1



CRAWL SPACE

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
CRAWL SPACE AREA: 527 SF
(527 SF / 150 SF) = 3.51 SF
3.51 SF / 0.73 SF = 9 VENTS REQUIRED*
(MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
CRAWL SPACE AREA: 529 SF
(529 SF / 150 SF) = 3.53 SF
3.53 SF / 0.73 SF = 9 VENTS REQUIRED*
(MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
CRAWL SPACE AREA: 561 SF
(561 SF / 150 SF) = 3.74 SF
3.74 SF / 0.73 SF = 9 VENTS REQUIRED*
(MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
CRAWL SPACE AREA: 529 SF
(529 SF / 150 SF) = 3.53 SF
3.53 SF / 0.73 SF = 9 VENTS REQUIRED*
(MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
CRAWL SPACE AREA: 527 SF
(527 SF / 150 SF) = 3.51 SF
3.51 SF / 0.73 SF = 9 VENTS REQUIRED*
(MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

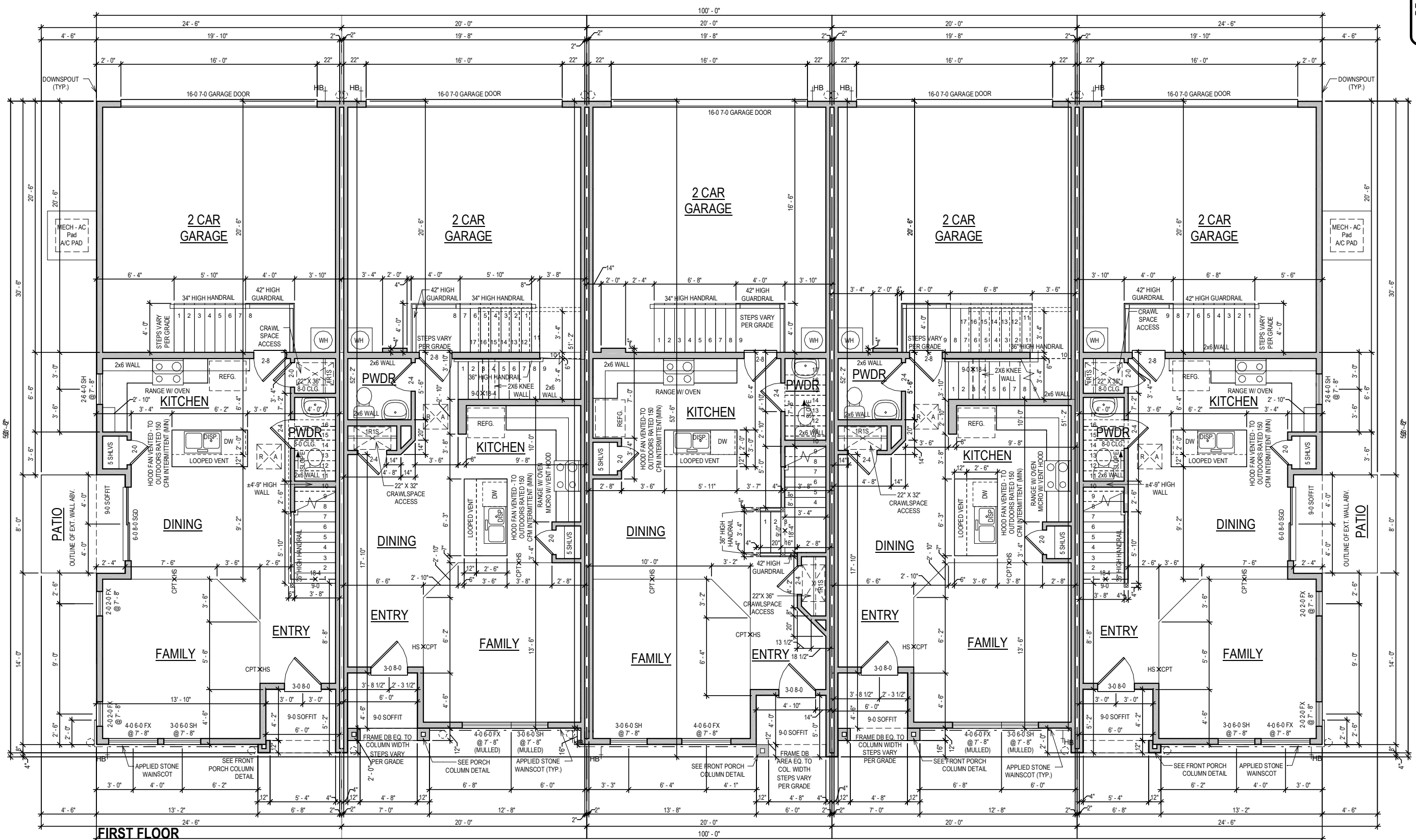
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KF
Scale: Rev: 1/25/23 KF
Date:

Proj. No.: 63-67
Lot: 6823
Block: 0063-67
Sect:

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
PLN-1



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 9' - 0" UNLESS NOTED OTHERWISE

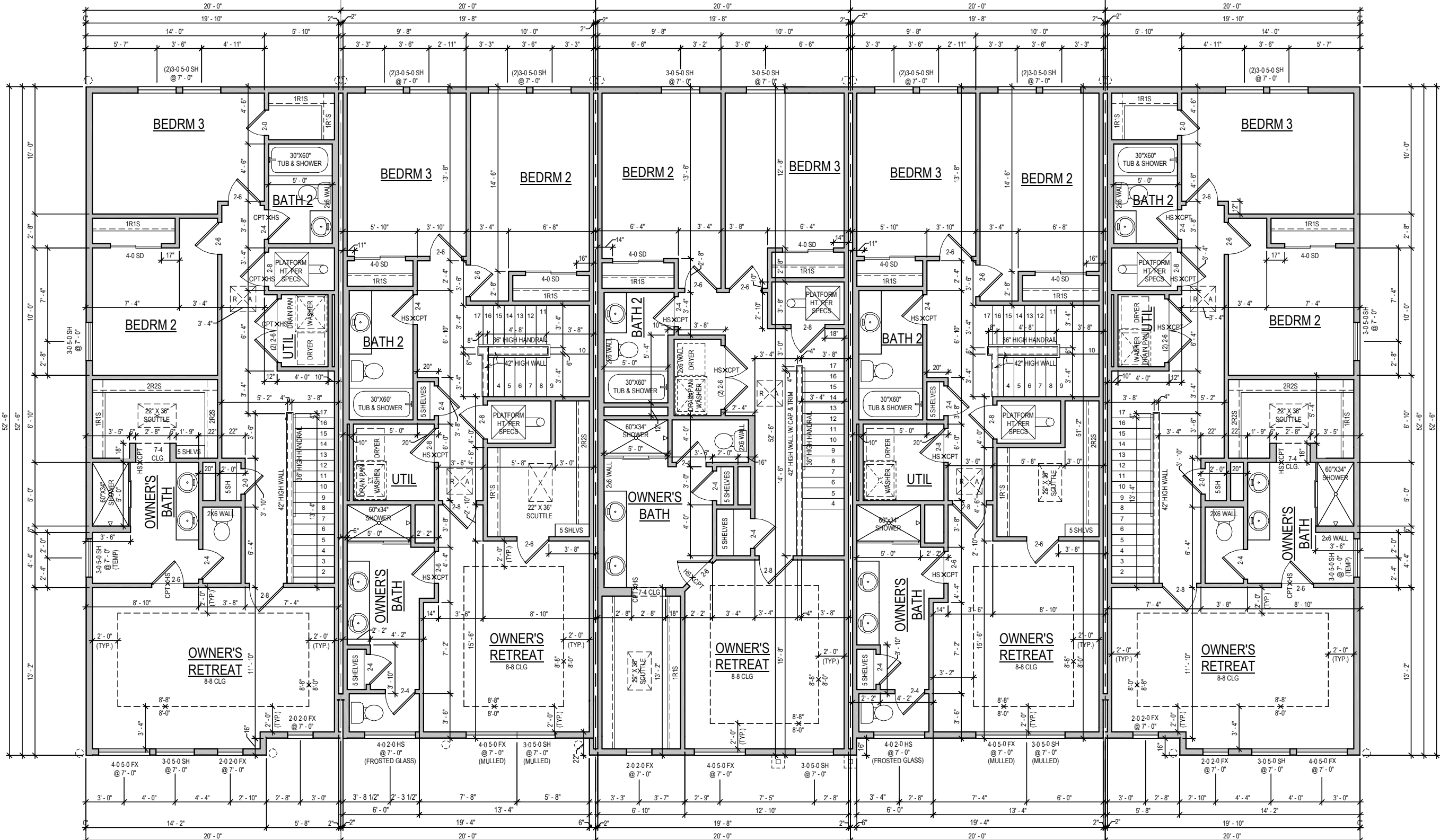
PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
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PLAN	B697
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LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE



SECOND FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 8' - 0" UNLESS NOTED OTHERWISE

DRAWING SCALE
 11x17 1/8" = 1'-0"
 24x36 1/4" = 1'-0"

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Proj. No.: **63-67**
 Lot: **6823**
 Block: _____
 Job No.: **0063-67**
 Sect: _____

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
PLN-2

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

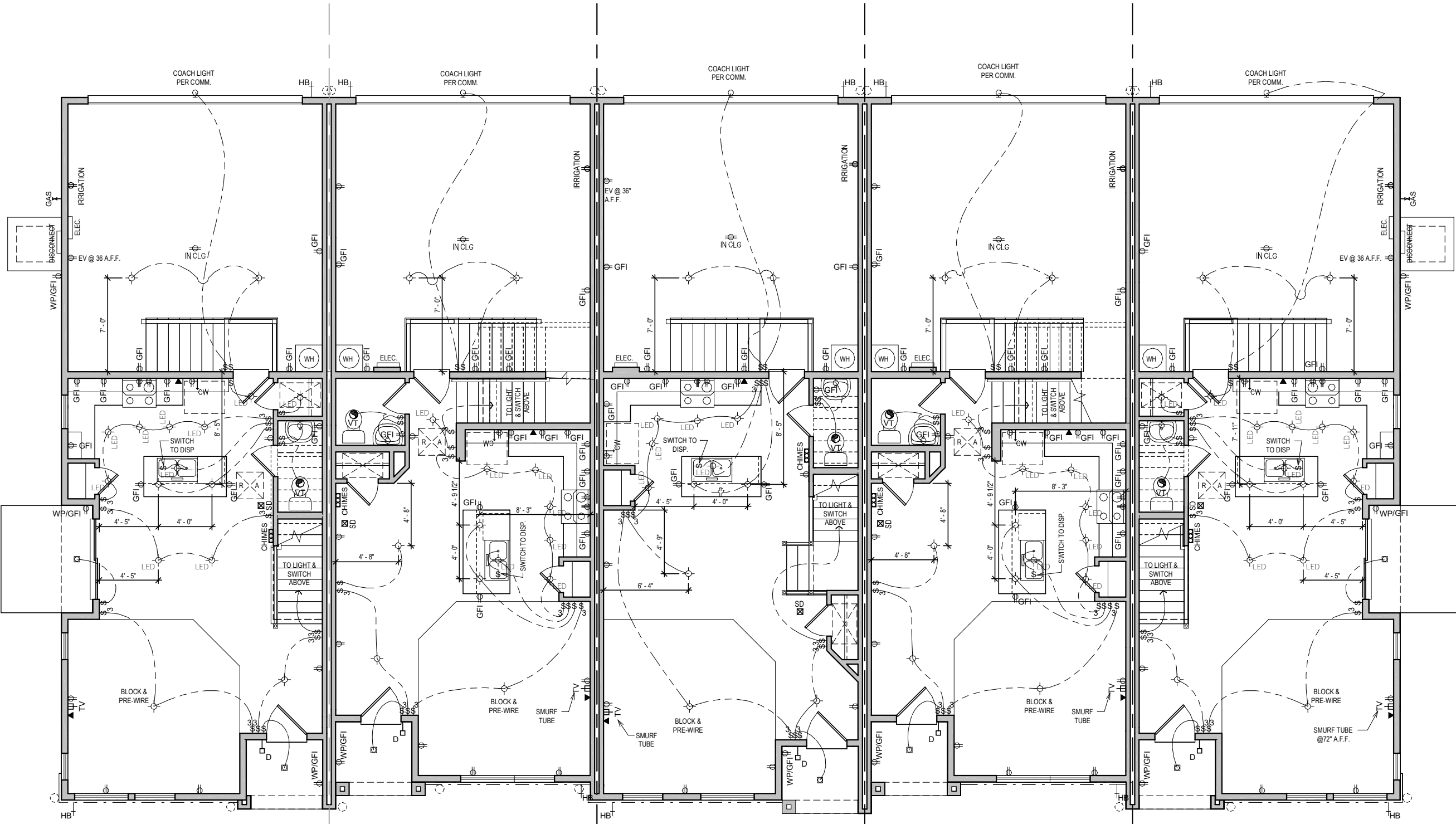
PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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FIRST FLOOR

VT EXHAUST VENT LEGEND

OWNER'S BATH	80CFM
SECONDARY BATH	80CFM
POWDER BATH	50CFM
UTILITY ROOM	50CFM

UTILITY LEGEND

110V OUTLET 12" A.F.F. (U.N.O.)	STANDARD SWITCH (3 OR 4 WAY AS NOTED)	DOOR BELL
GFI GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)	SURFACE MOUNTED LIGHT	CHIMES DOOR BELL CHIMES PANELBOARD W/ CIRCUIT BREAKERS
1/2 HALF HOT OUTLET	WALL MOUNTED LIGHT RECESS CAN LIGHT (EYEBALL AS NOTED)	HB HOSE BIB
220V OUTLET (36" A.F.F. @ UTILITY)	VT EXHAUST VENT	GAS GAS TAP
PHONE LINE	SD SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)	CW HW COLD/HOT WATER SUPPLY
CABLE TELEVISION		

David Weekley Homes
KF
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Proj. No.: **63-67**
Lot: **6823**
Job No.: **0063-67**
Block: _____
Sect: _____

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
ELE-1

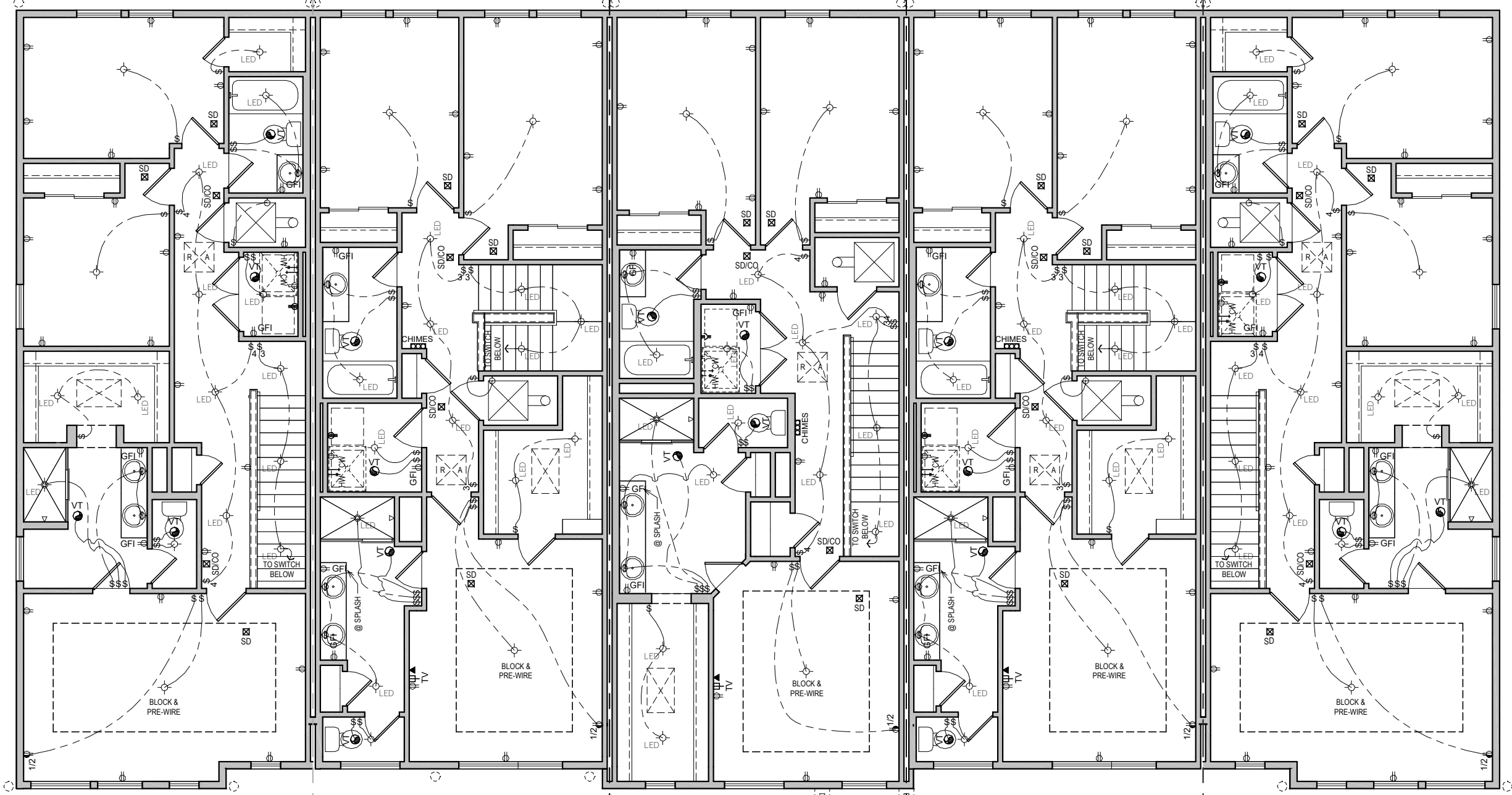
PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE



SECOND FLOOR

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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Proj. No.: **63-67**
Lot: **6823**
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SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
ELE-2

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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RD/JF Date: **1/25/23 KF**

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE



FRONT ELEVATION

Proj. No.: **6823**
Job No.: **0063-67**

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH BLD-B
ELV-1

Lot: **63-67**
Block: **63-67**
Sect: **0063-67**

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

DRAWING SCALE
11x17 1/8" = 1'-0"
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PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE



David Weekley Homes
 RD/JF/AP Scale: Rev: 1/25/23 KF
 Date:

Proj. No.: **63-67**
 Lot: **6823**
 Job No.: **0063-67**
 Block: Sect:
SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
ELV-2

REAR ELEVATION

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE



SIDE ELEVATION



SIDE ELEVATION

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

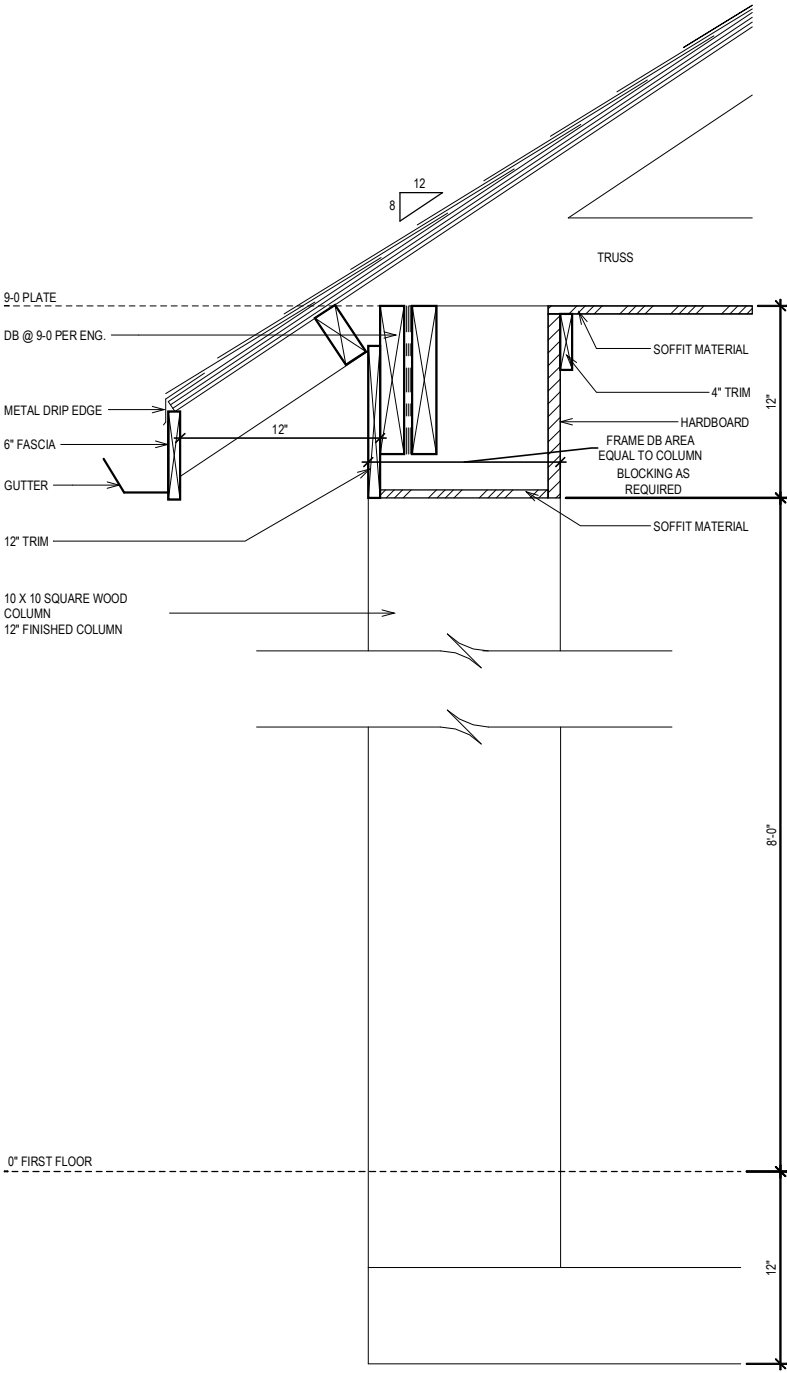
DRAWING SCALE
 1/8" = 1'-0"
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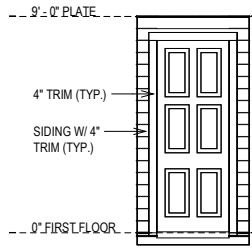
SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007
 Proj. No.: **6823**
 Lot: **63-67**
 Job No.: **0063-67**
 Block:
 Sect:
 Date:
 Scale:
 Rev:
 KF

NORTH
BLD-B
ELV-3



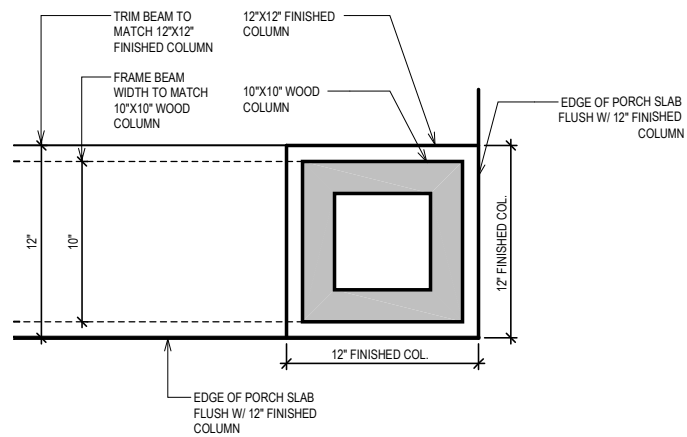
CORNICE DETAIL

SCALE: 1" = 1'-0"

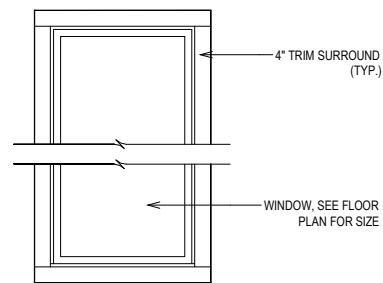


ENTRY DETAIL

SCALE: 1/8" = 1'-0"



FRONT PORCH COLUMN DETAIL



WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	

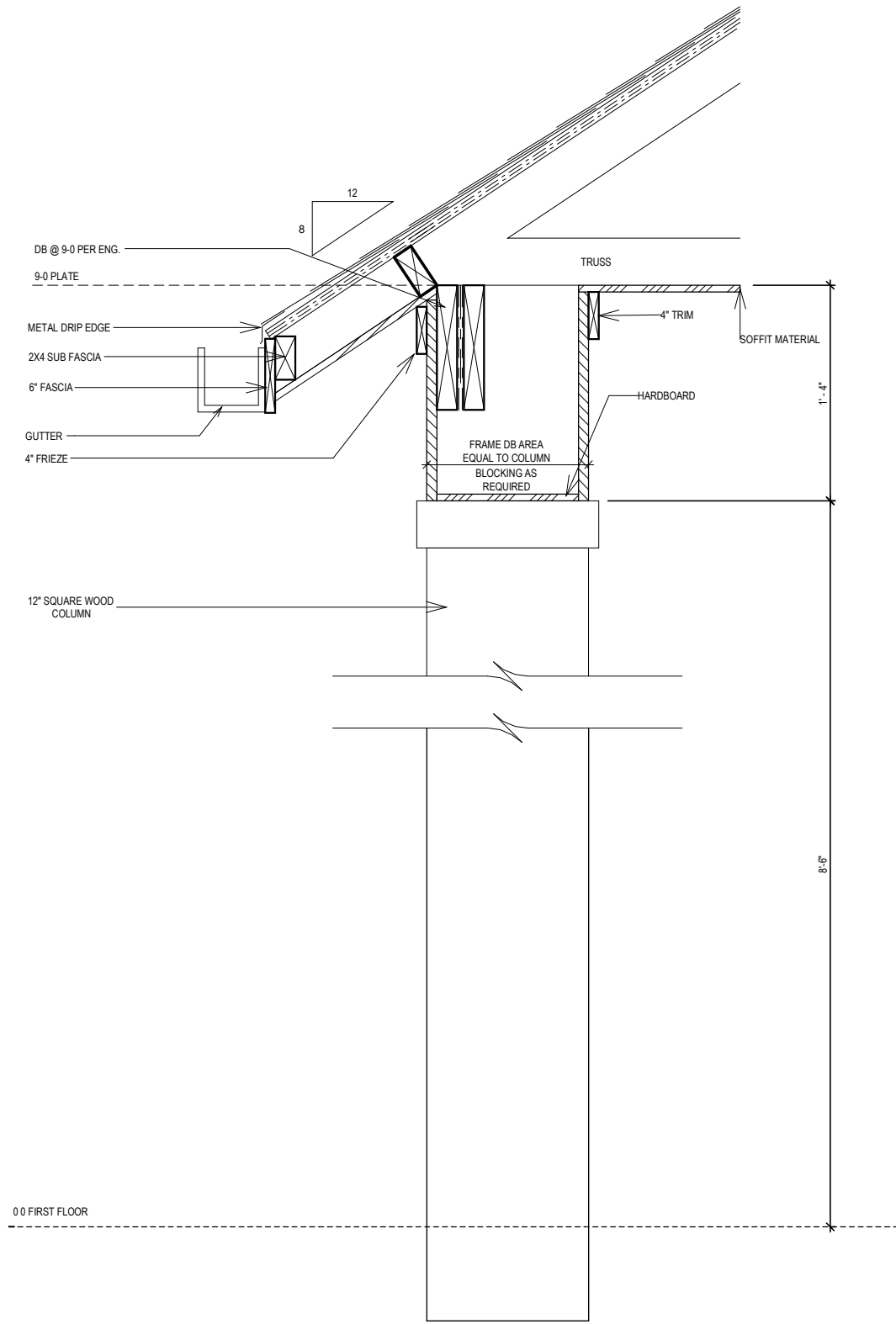
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David Weekley Homes
 R/M/A/L, E/M, J/R
 Date: 10/11/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/25/23 KF

Proj. No.: 6823
 Job No.: 0063
 Lot: 63
 Block:
 Sect:

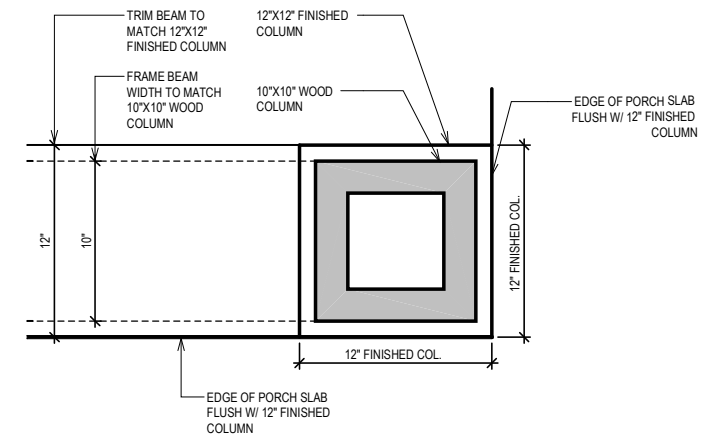
SCHOLLS VALLEY
 18259 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
ELV-4
 EAGAN
 PORTLAND



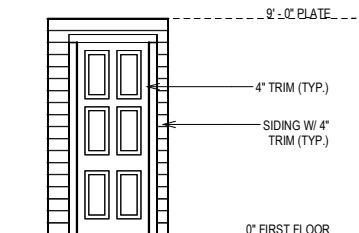
CORNICE DETAIL

SCALE: 1" = 1'-0"



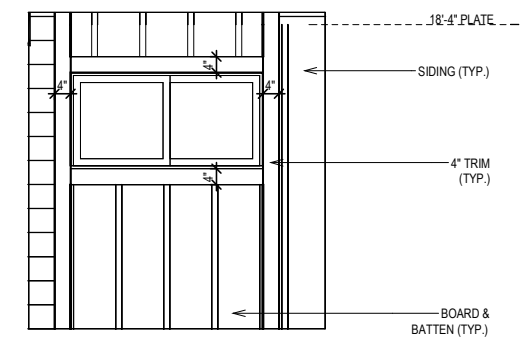
FRONT PORCH COLUMN DETAIL "B"

SCALE: 1" = 1'-0"



ENTRY DETAIL

SCALE: 1/8" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	

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David Weekley Homes
R/M/A/L/E/M/I/R Scale: 1/8" = 1'-0" Rev: 1/25/23 KF
Date: 10/07/2021

64
Lot:
Block:
Sect:

Proj. No.:
6823
Job No.:
0064

SCHOLLS VALLEY
18255 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B696-B
ELV-5
HAZEL
PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	

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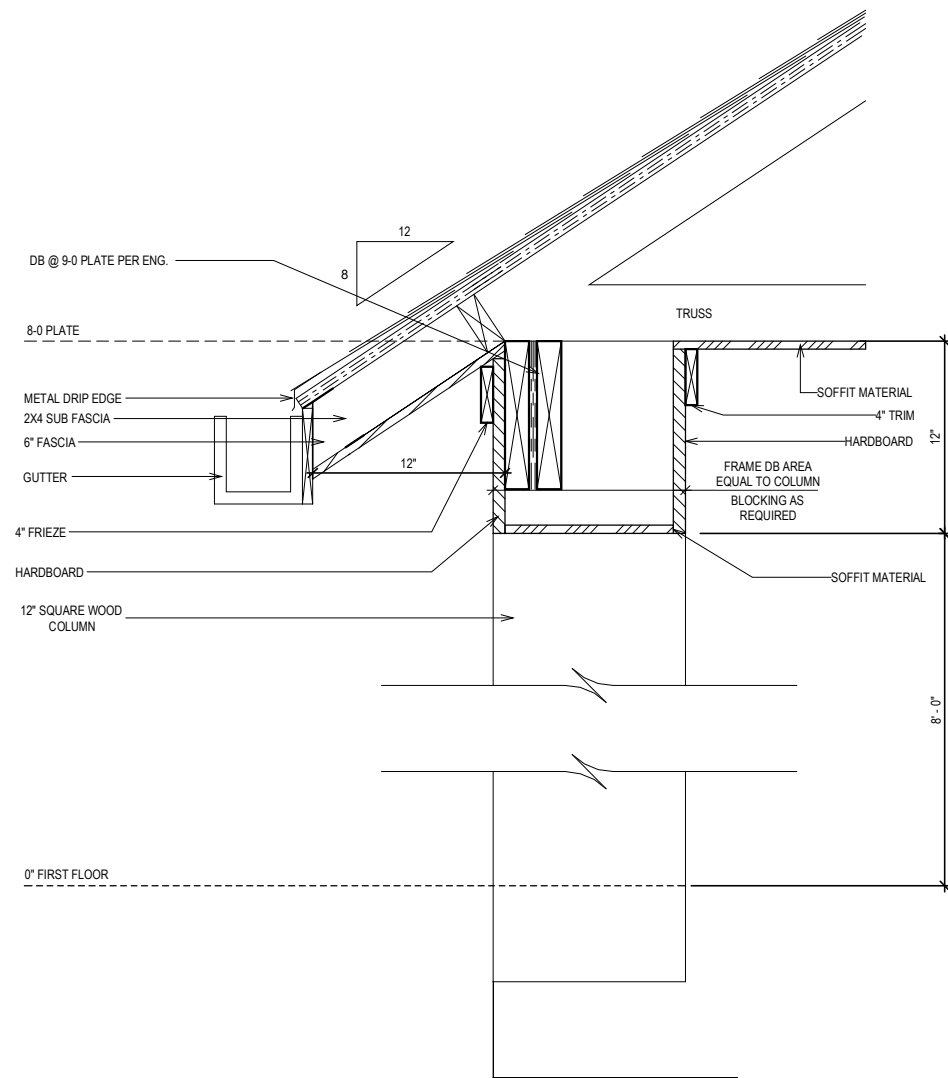
David Weekley Homes
 R/M/L/NU/JR Date: 10/11/21 Scale: 1/8" = 1'-0" Rev: 1/25/23 KF

65
 Lot: Block: Sect:

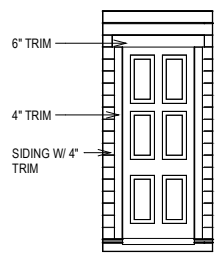
Proj. No.: 6823
 Job No.: 0065

SCHOLLS VALLEY
18245 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

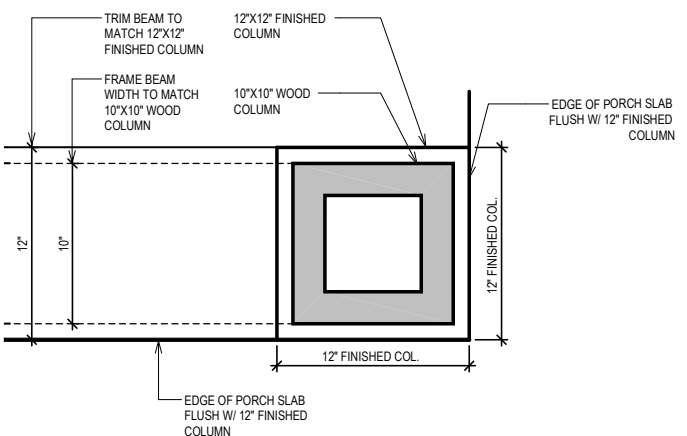
SOUTH B697-B
ELV-6
 GRIER
 PORTLAND



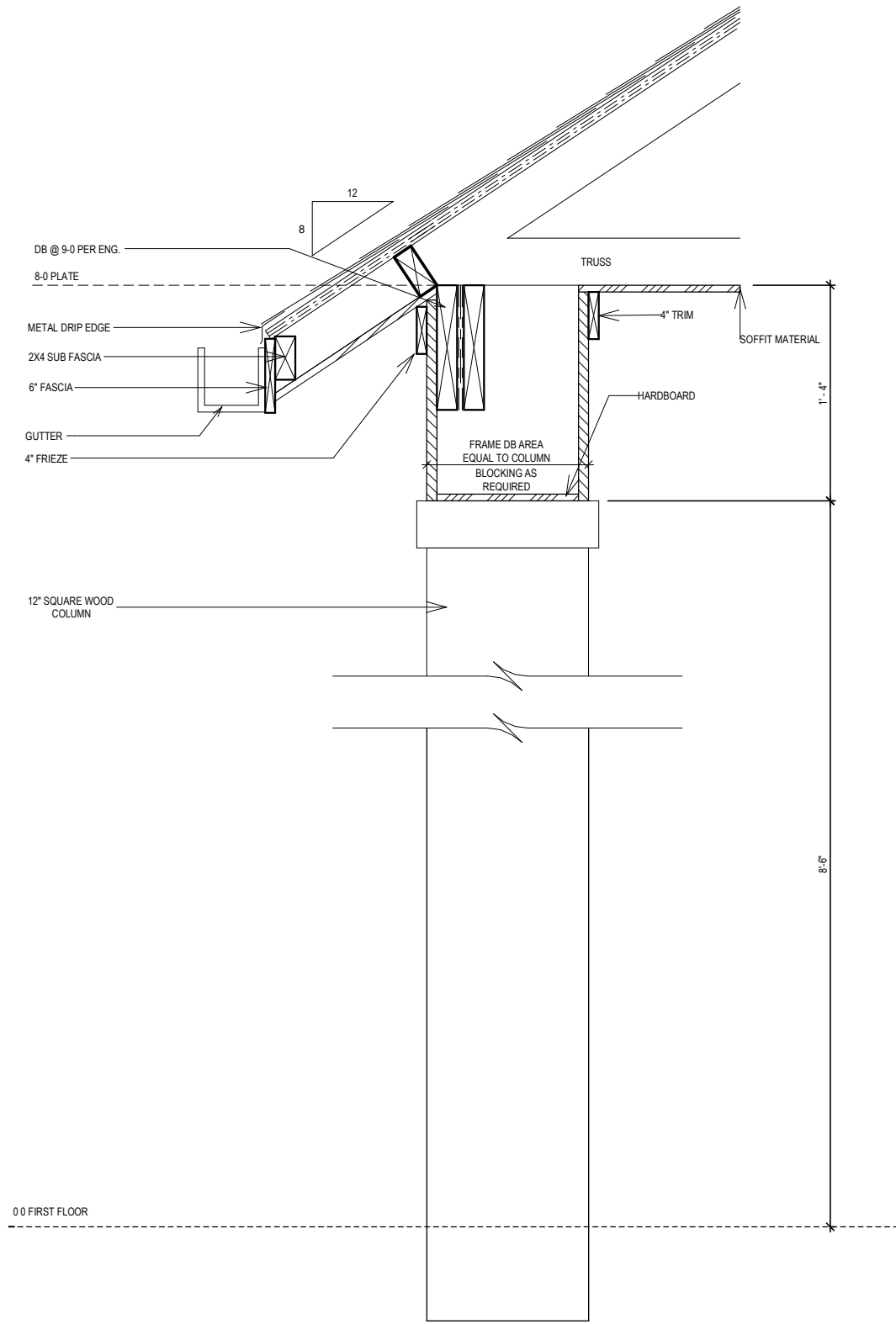
CORNICE DETAIL
 SCALE: 1" = 1'-0"



ENTRY DOOR DETAIL
 SCALE: 1/8" = 1'-0"



FRONT PORCH COLUMN DETAIL "B"
 SCALE: 1" = 1'-0"



CORNICE DETAIL

SCALE: 1" = 1'-0"

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	

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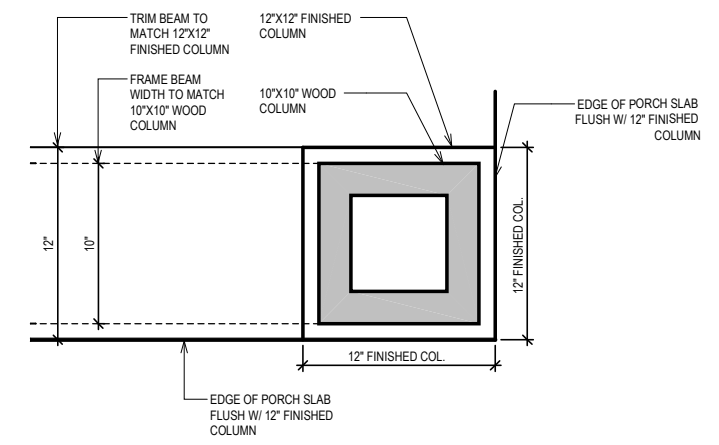
David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/8" = 1'-0" Rev: 1/25/23 KF
 Date: 10/07/2021

66
 Lot:
 Block:
 Sect:

Proj. No.:
 6823
 Job No.:
 0066

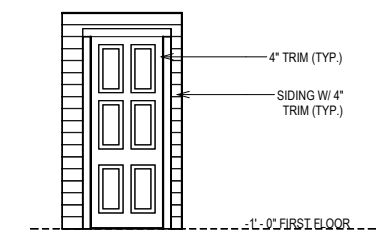
SCHOLLS VALLEY
 18239 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
ELV-7
 HAZEL
 PORTLAND



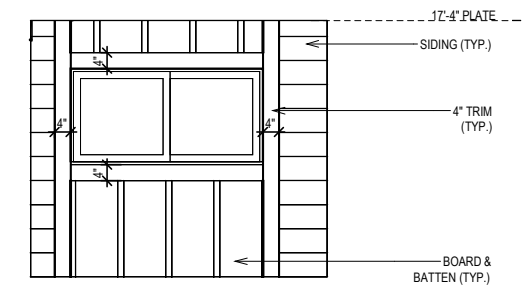
FRONT PORCH COLUMN DETAIL "B"

SCALE: 1" = 1'-0"



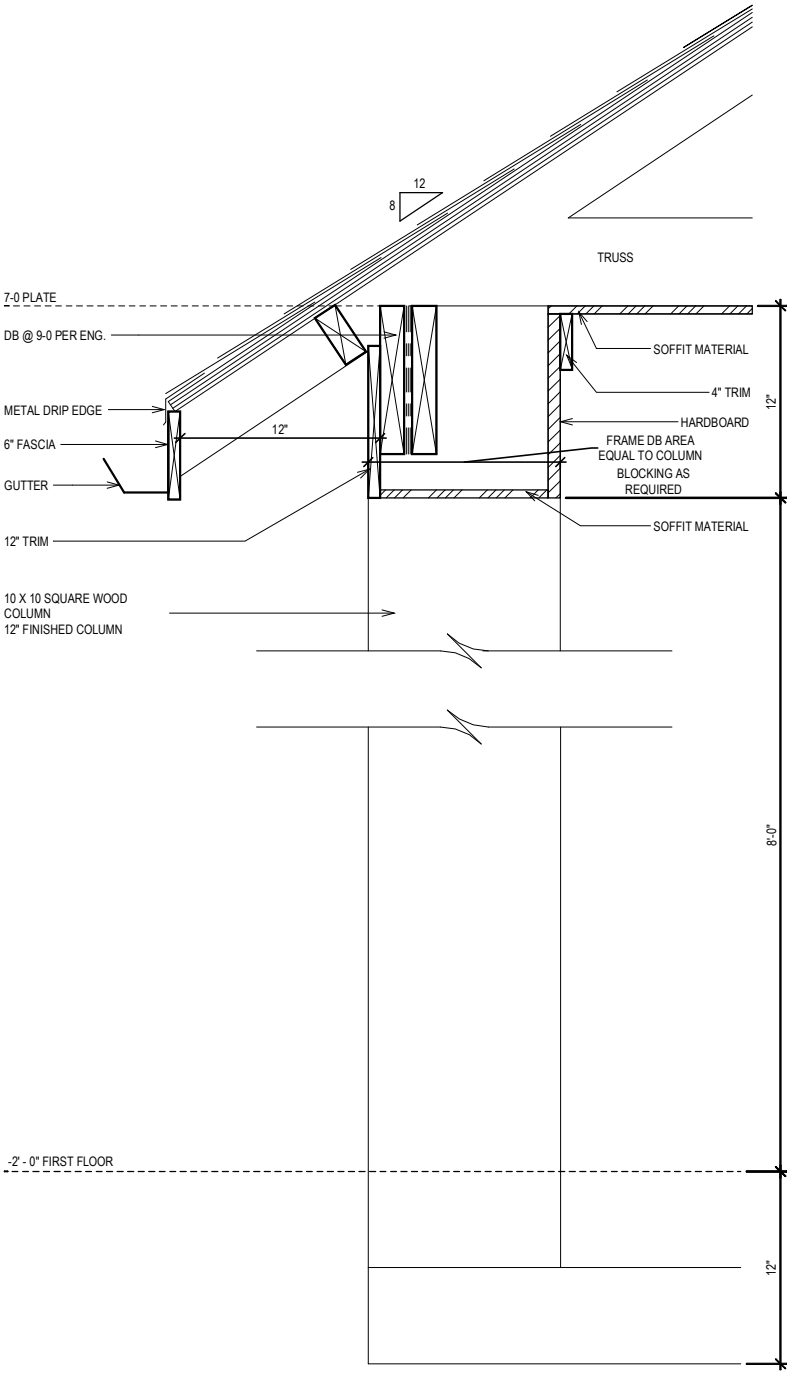
ENTRY DETAIL

SCALE: 1/8" = 1'-0"



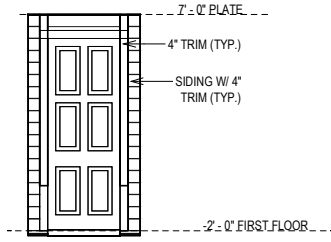
WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"



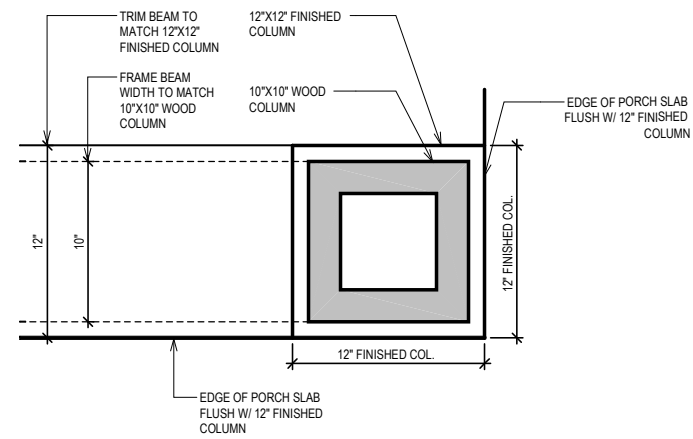
CORNICE DETAIL

SCALE: 1" = 1'-0"

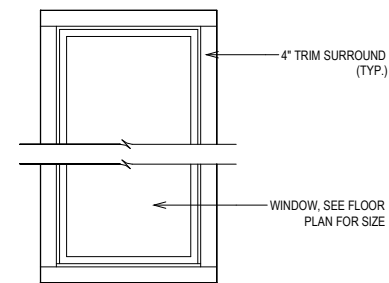


ENTRY DETAIL

SCALE: 1/8" = 1'-0"



FRONT PORCH COLUMN DETAIL



WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	

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David Weekley Homes
 R/M/A/L, E/M, J/R Date: 10/11/2021 Scale: 1/8" = 1'-0" Rev: 1/25/23 KF

Proj. No.: 6823
 Lot: 67
 Block:
 Job No.: 0067
 Sect:

SCHOLLS VALLEY
 1835 SW APEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
ELV-8
 EAGAN
 PORTLAND

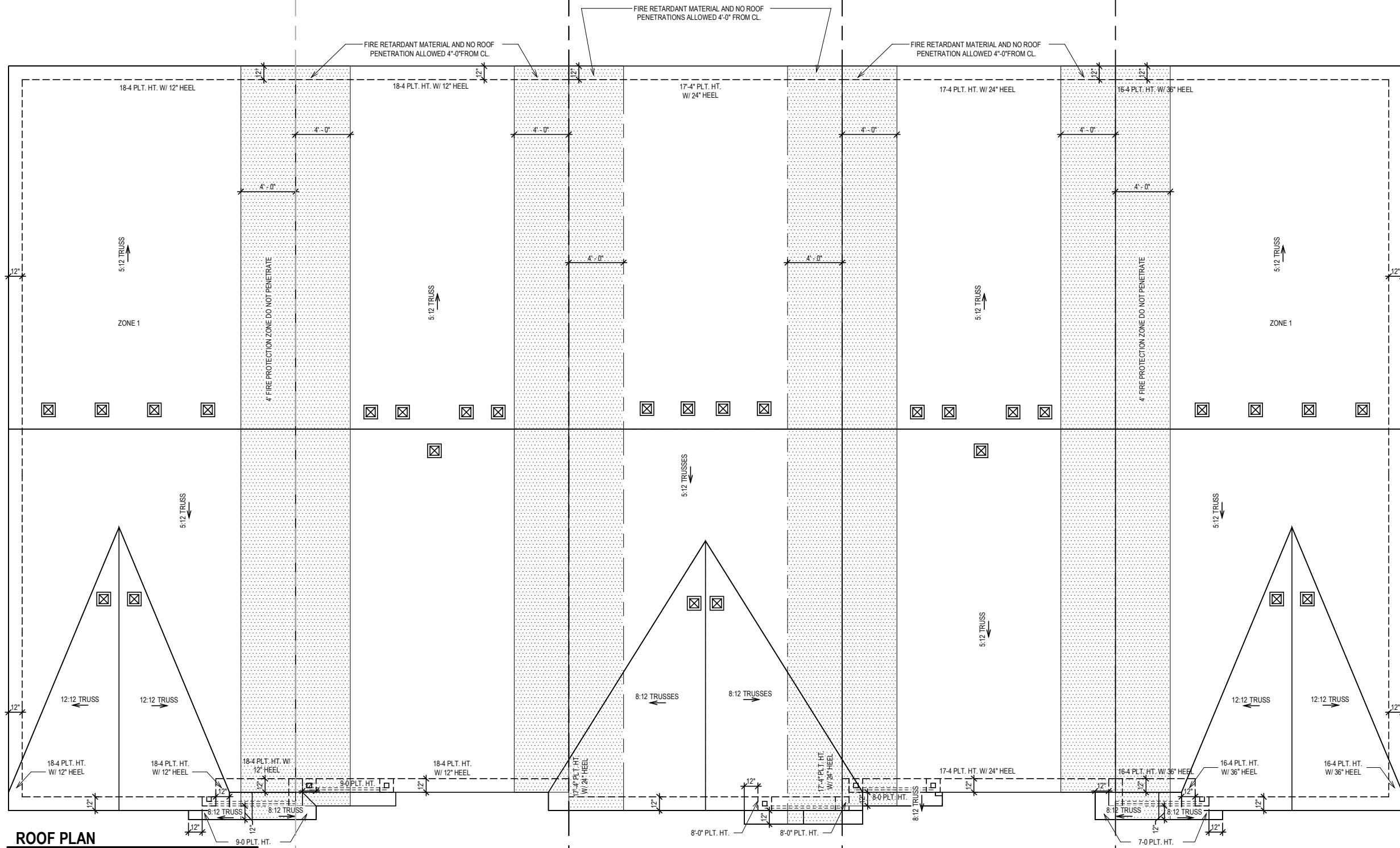
PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	18259 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	18255 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	18245 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	18239 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	18235 SW ASPEN BUTTE LANE



ROOF PLAN

B698 - LOT 63 & LOT 67

VENTILATION CALCULATION		ZONE 1	
TOTAL UNDER ROOF SQUARE FOOTAGE	1081 SQ. FT. / 300 x 144 SQ. IN.		
REQUIRED VENTILATION	518.88 SQ. IN.		
HI/LOW VENTILATION	259.44 SQ. IN. HI	259.44 SQ. IN. LOW	
ROOF VENT =	259.44 / 50 SQ. IN. =	6	VENTS

B696 - LOT 64 & LOT 66

VENTILATION CALCULATION		ZONE 1	
TOTAL UNDER ROOF SQUARE FOOTAGE	1029 SQ. FT. / 300 x 144 SQ. IN.		
REQUIRED VENTILATION	493.92 SQ. IN.		
HI/LOW VENTILATION	246.96 SQ. IN. HI	246.96 SQ. IN. LOW	
ROOF VENT =	246.96 / 50 SQ. IN. =	5	VENTS

B697 - LOT 65

VENTILATION CALCULATION		ZONE 1	
TOTAL UNDER ROOF SQUARE FOOTAGE	1064 SQ. FT. / 300 x 144 SQ. IN.		
REQUIRED VENTILATION	510.72 SQ. IN.		
HI/LOW VENTILATION	255.36 SQ. IN. HI	255.36 SQ. IN. LOW	
ROOF VENT =	255.36 / 50 SQ. IN. =	6	VENTS

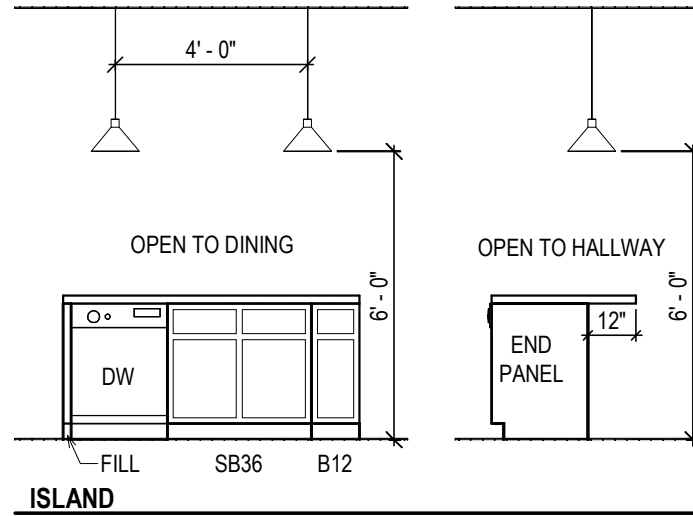
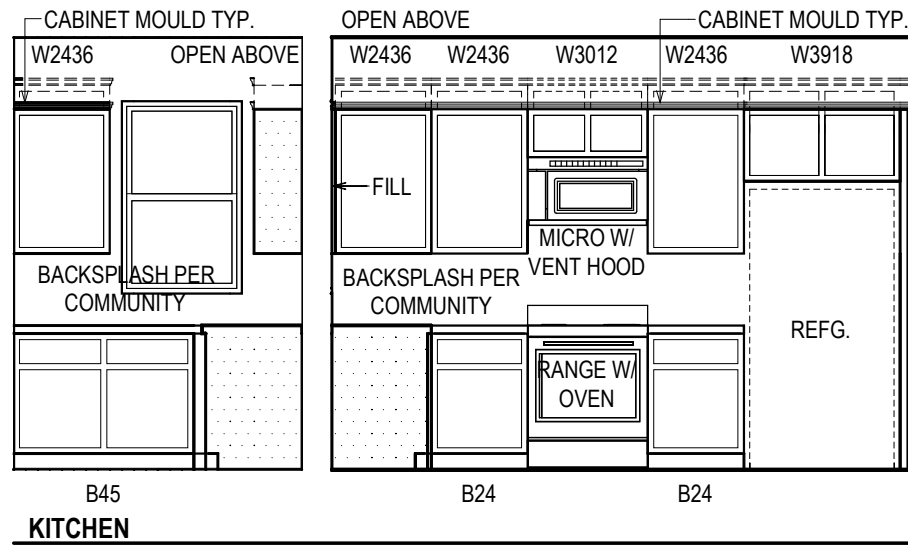
DRAWING SCALE	11x17 1/8" = 1'-0"
	24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Date: _____
Scale: _____
Rev: 1/25/23 KF

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007
Proj. No.: **6823**
Job No.: **0063-67**
Lot: **63-67**
Block: _____
Sect: _____

NORTH
BLD-B
RFP-1



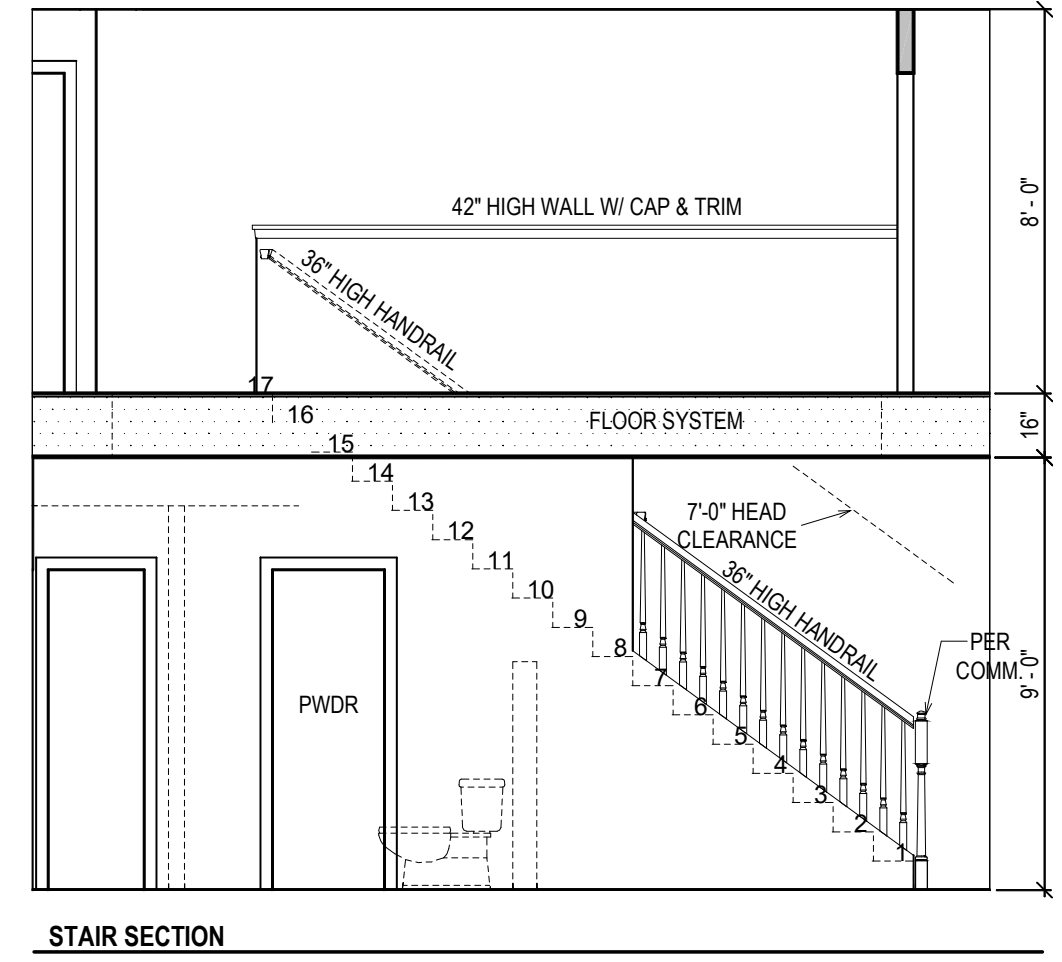
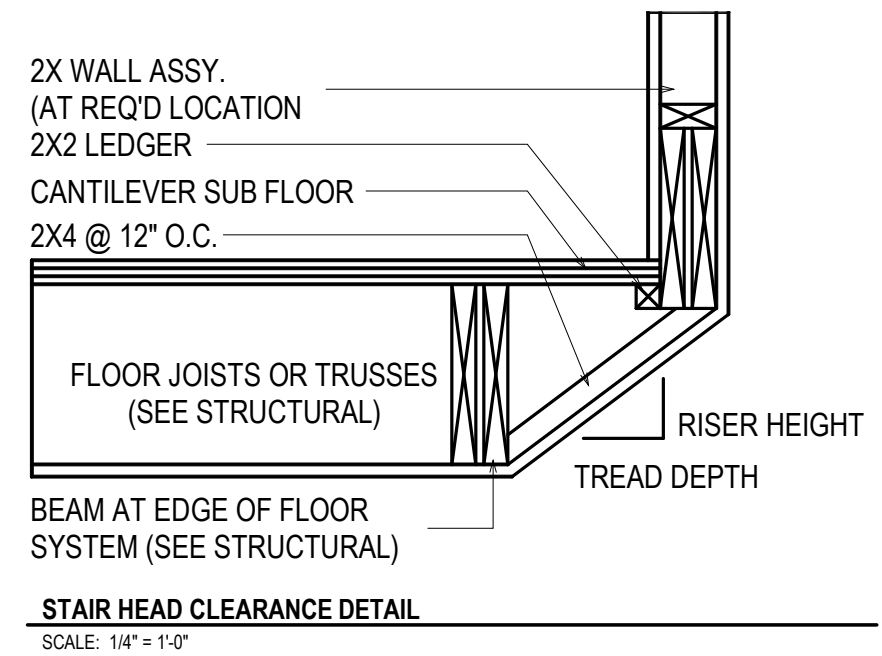
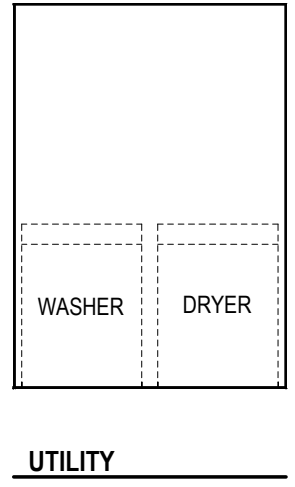
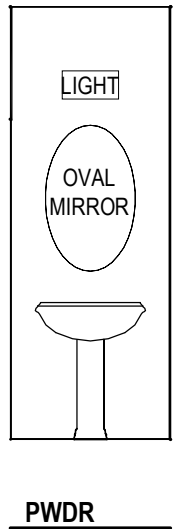
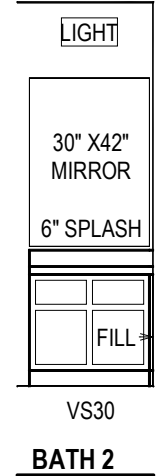
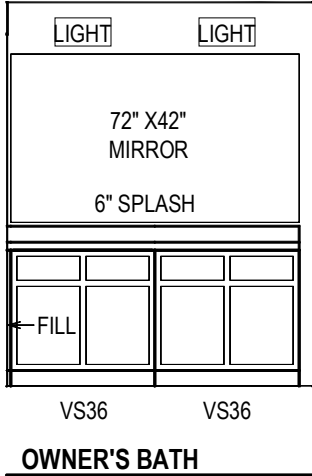
CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	

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David Weekley Homes
 R/M/A/L, E/M, J/R
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF



63
 Lot:
 Block:
 Sect:
 Proj. No.: 6823
 Job No.: 0063
SCHOLLS VALLEY
18259 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH B698-B INT-1
 EAGAN
 PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	

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David Weekley Homes
 R/M/A/L, E/M, JR Date: 10/11/2021 Scale: 1/8" = 1'-0" Rev: 1/25/23 KF

63
 Lot: Block: Sect:
 Proj. No.: 6823 Job No.: 0063

SCHOLLS VALLEY
 18259 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
INT-2
 EAGAN
 PORTLAND



SIDE SECTION
 SCALE: 1/8" = 1'-0"

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230063
LOT #	LOT 63
ADDRESS	

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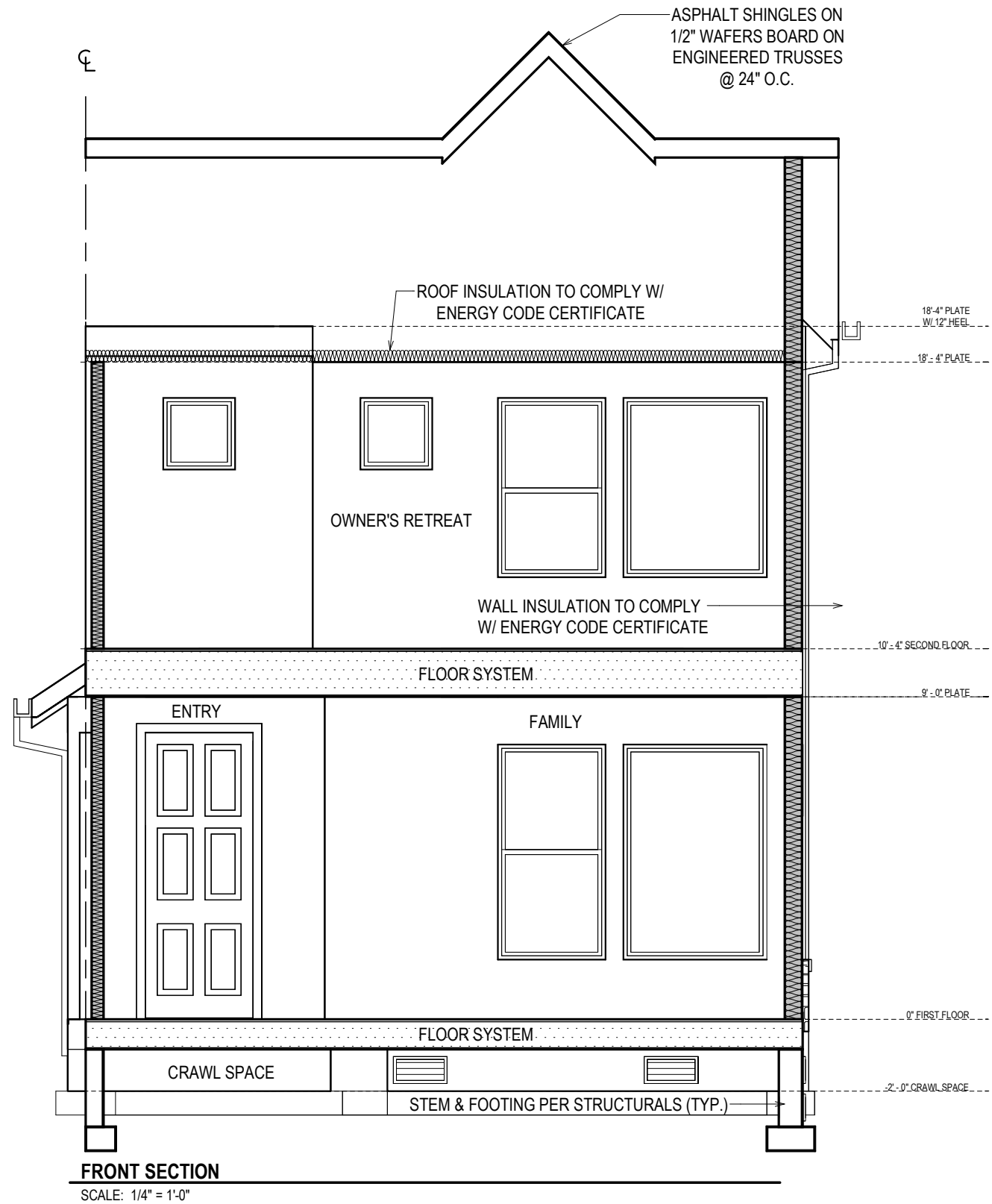
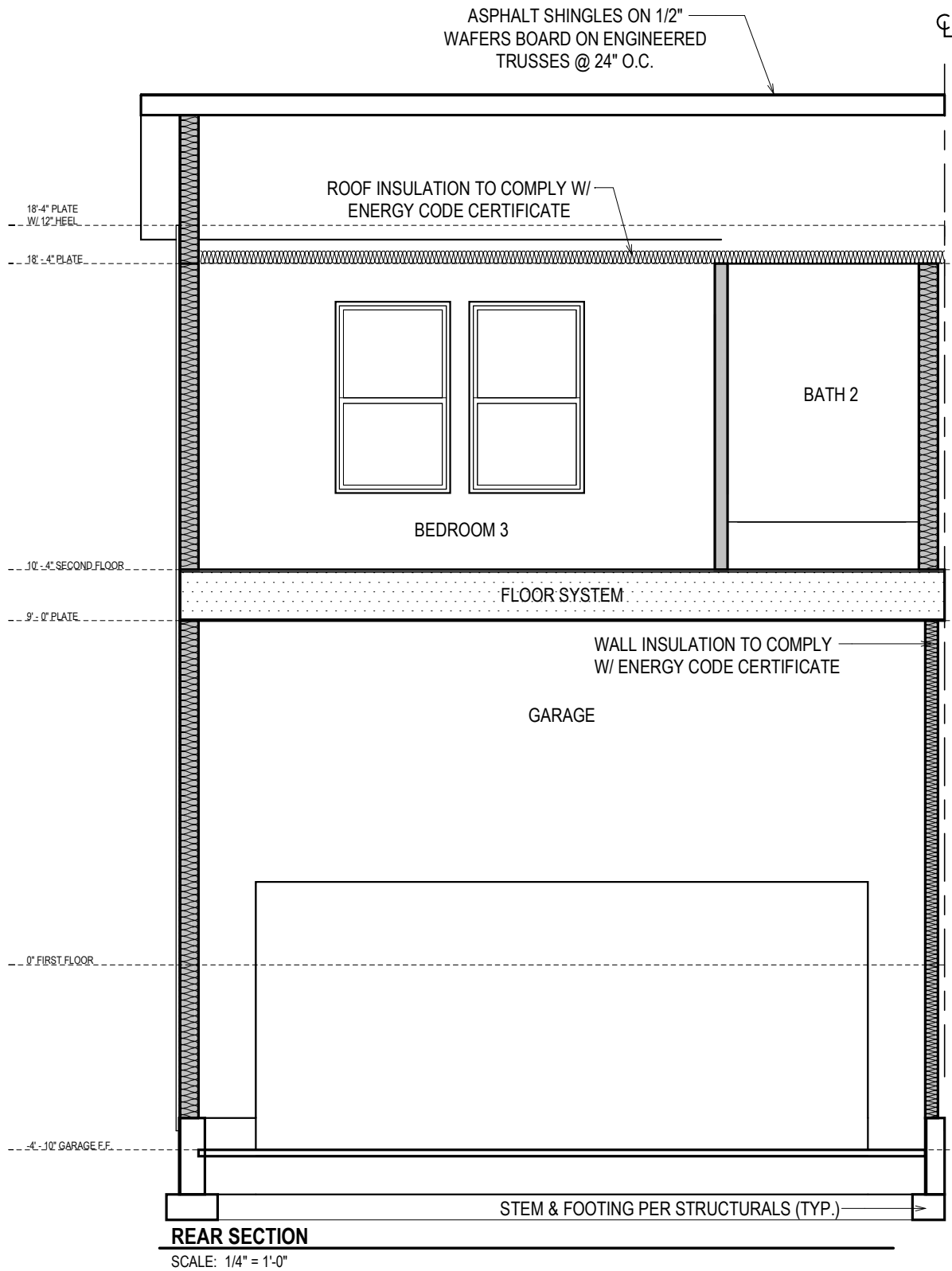
David Weekley Homes
 R/M/A/L, E/M, J/R
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

63
 Lot:
 Block:
 Sect:

Proj. No.:
 6823
 Job No.:
 0063

SCHOLLS VALLEY
 18259 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
INT-3
 EAGAN
 PORTLAND



DRAWING SCALE
 11x17 1/8" = 1'-0"
 22x34 1/4" = 1'-0"

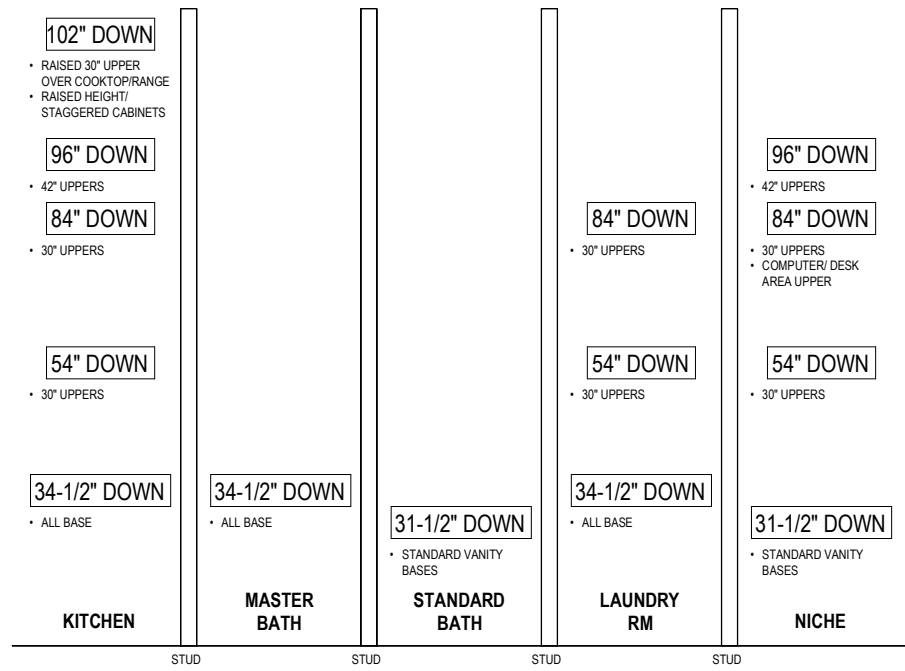
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David Weekley Homes
 RMAL, EM, JR
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

63
 Lot:
 Block:
 Sect:

Proj. No.:
6823
 Job No.:
0063

SOUTH B698-B INT-4
 EAGAN
 PORTLAND



BLOCKING DETAIL
 SCALE: 1" = 1'-0"

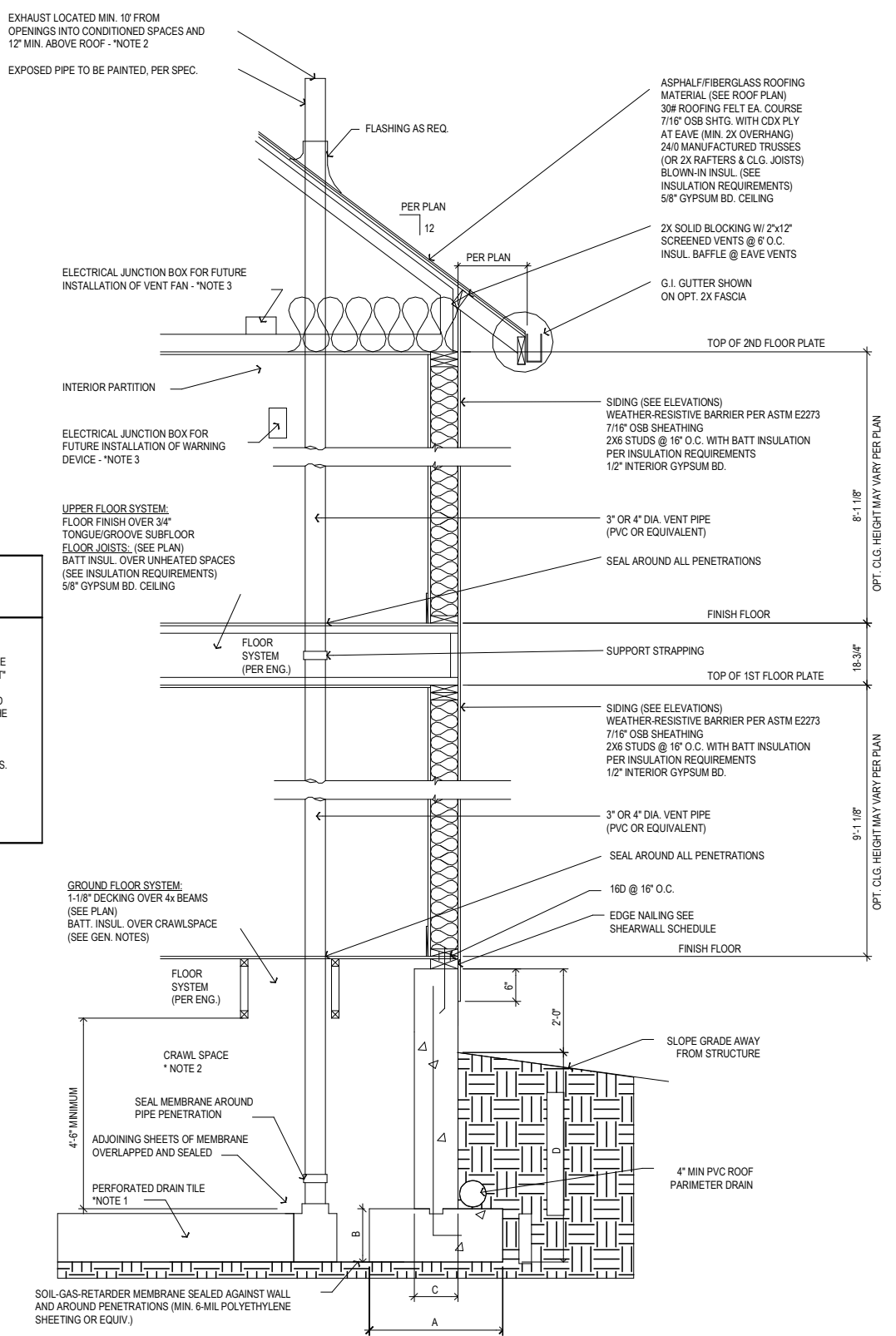
PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
 INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
 VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
 CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADD'L. REQUIREMENTS.

TYPICAL WALL SECTION/ RADON MITIGATION DETAIL
 SCALE: 1/8" = 1'-0"

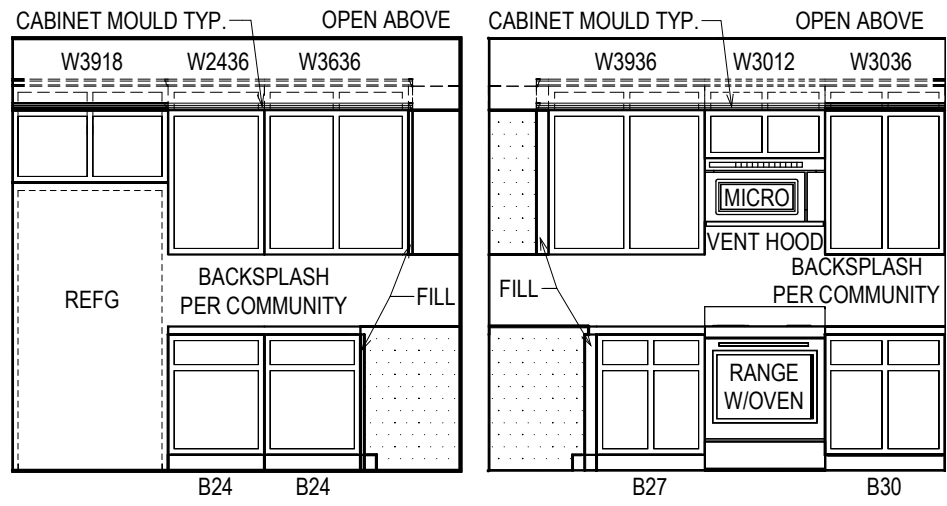


CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

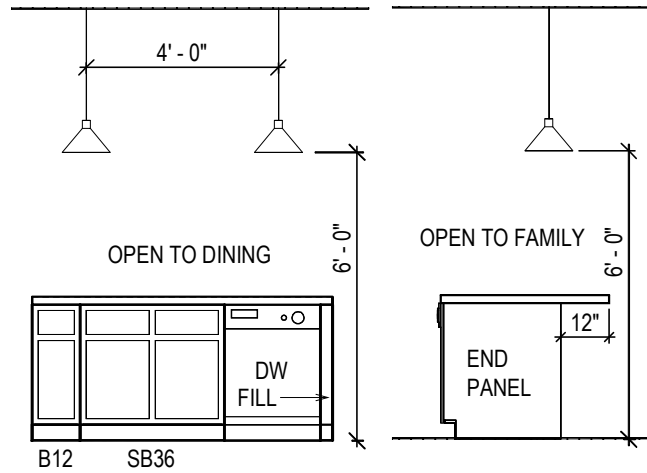
DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	

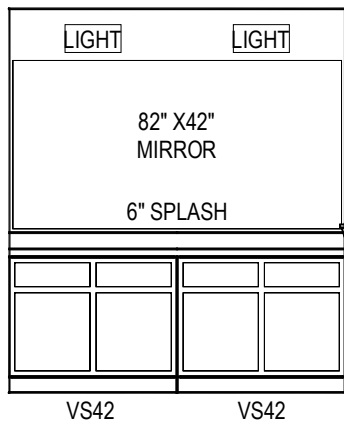
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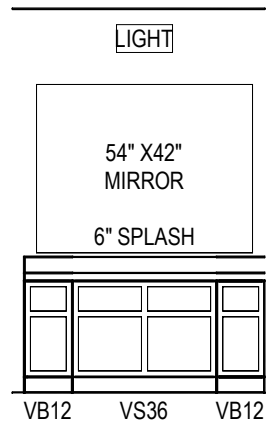
KITCHEN



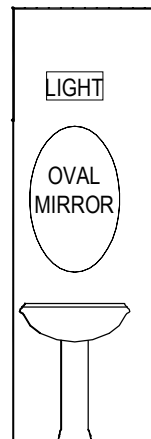
ISLAND



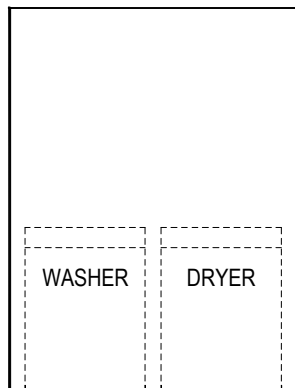
OWNER'S BATH



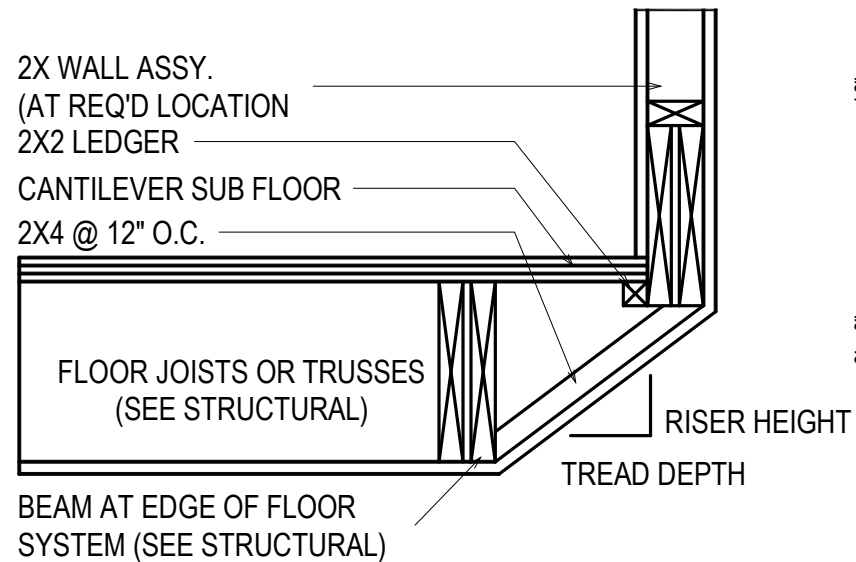
BATH 2



PWDR

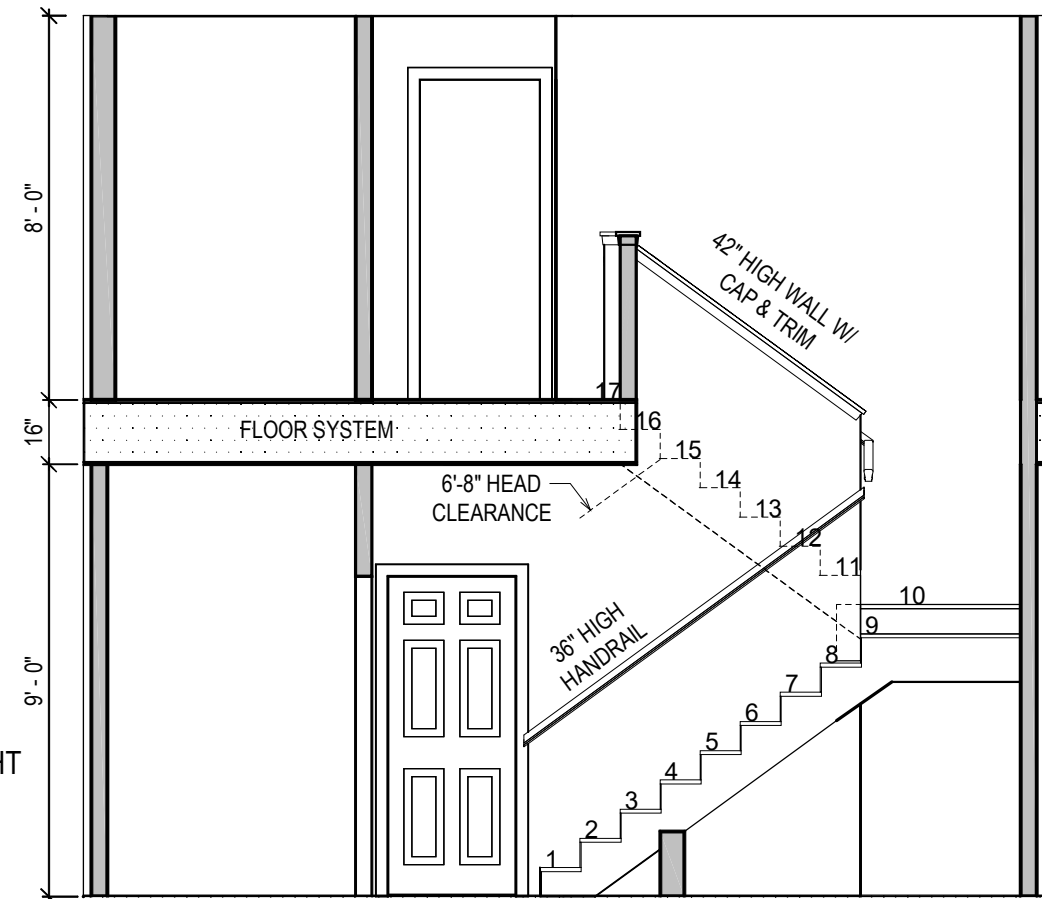


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"



STAIR SECTION

David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0" Rev: 1/25/23 KF
 Date: 10/07/2021

64
 Lot: 6823 Block: 0064
 Proj. No.: 6823 Job No.: 0064
 SCHOLLS VALLEY
 18255 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
INT-1
 HAZEL
 PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	

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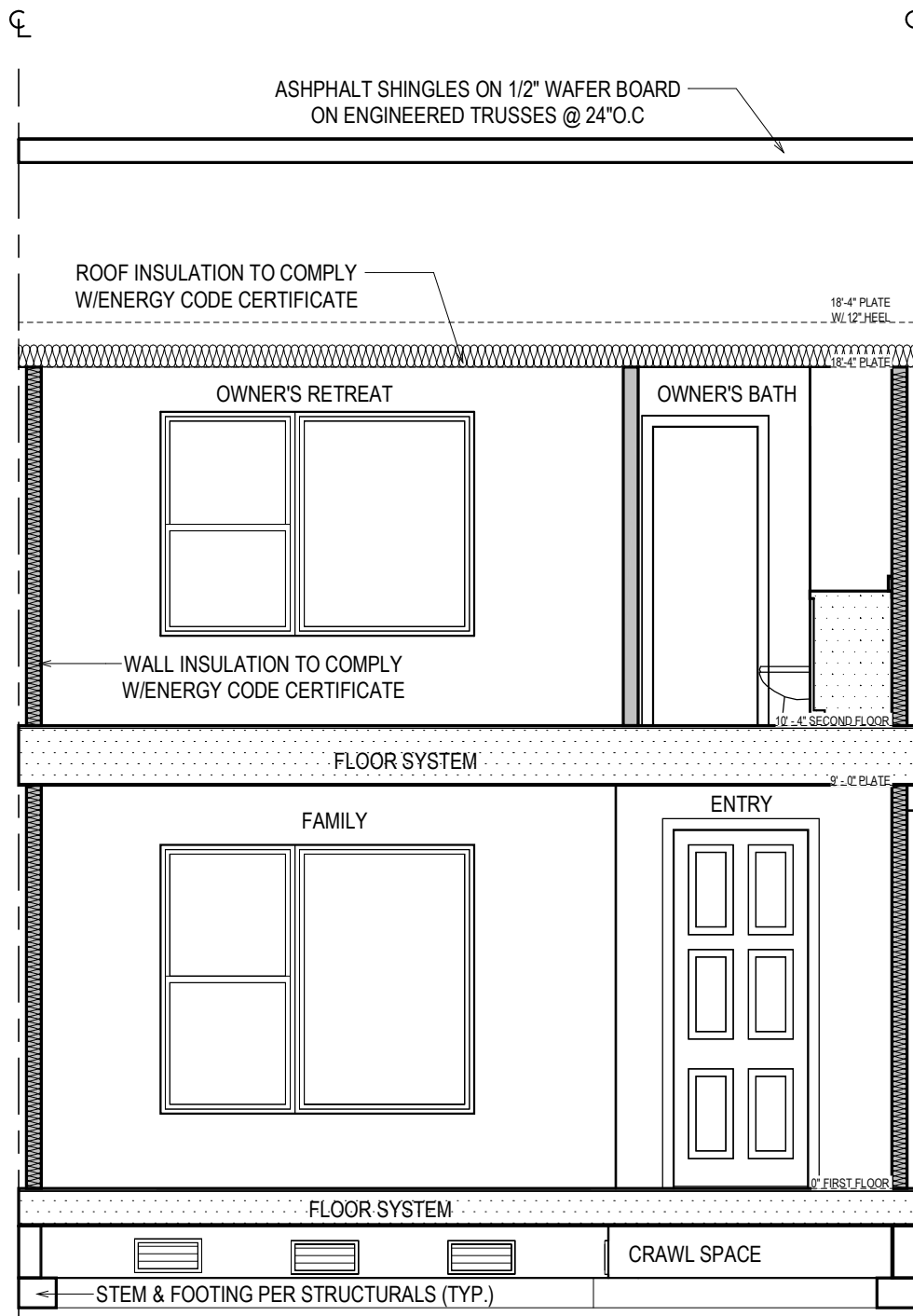
David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0" Rev: 1/25/23 KF
 Date: 10/07/2021

64
 Lot: Block: Sect:

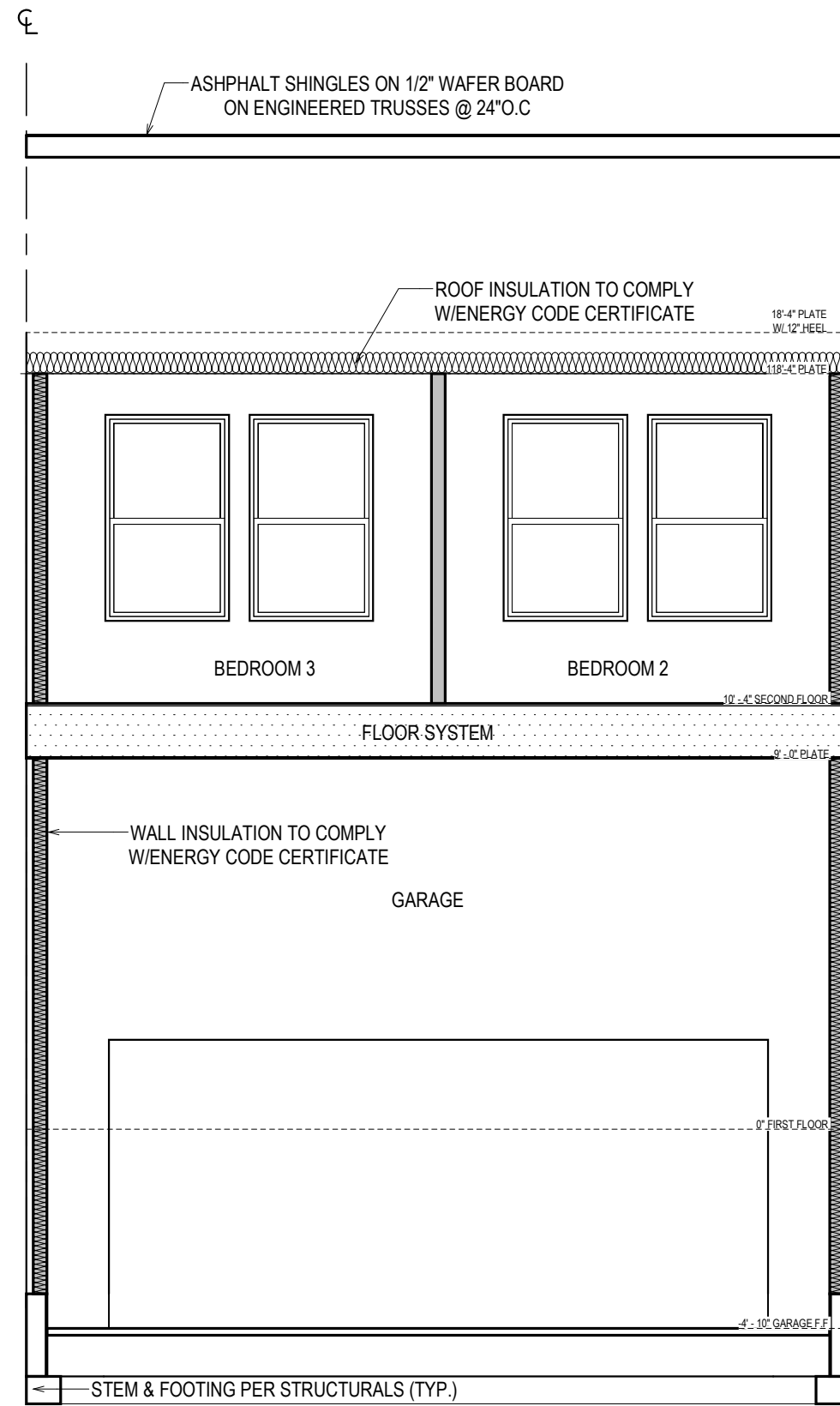
Proj. No.: 6823
 Job No.: 0064

SCHOLLS VALLEY
 18255 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
INT-2
 HAZEL
 PORTLAND



FRONT SECTION



REAR SECTION

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B696
JOB #	68230064
LOT #	LOT 64
ADDRESS	

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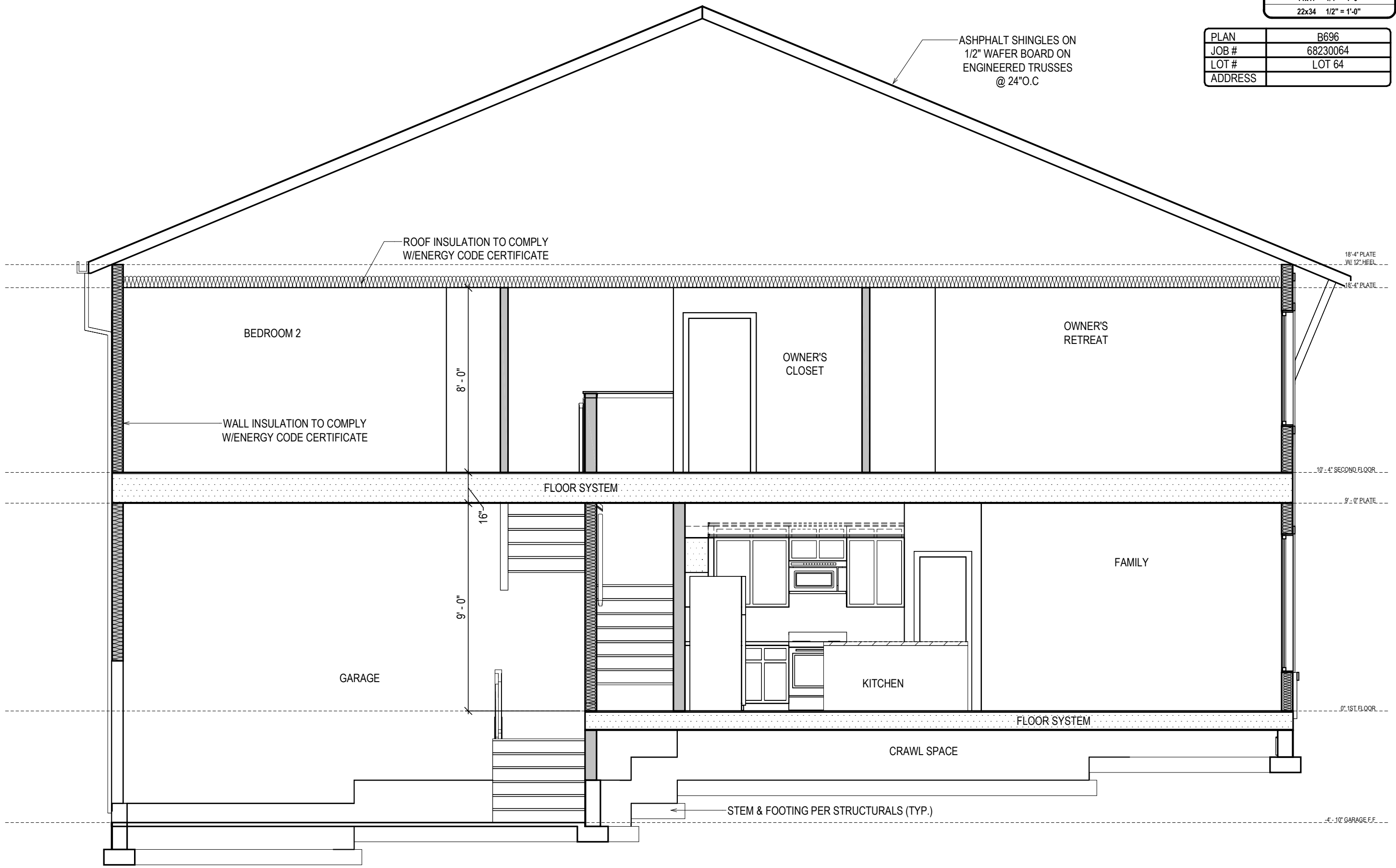
David Weekley Homes
 R/M/A/L/E/M/I/R
 Date: 10/07/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/25/23 KF

64
 Lot:
 Block:
 Sect:

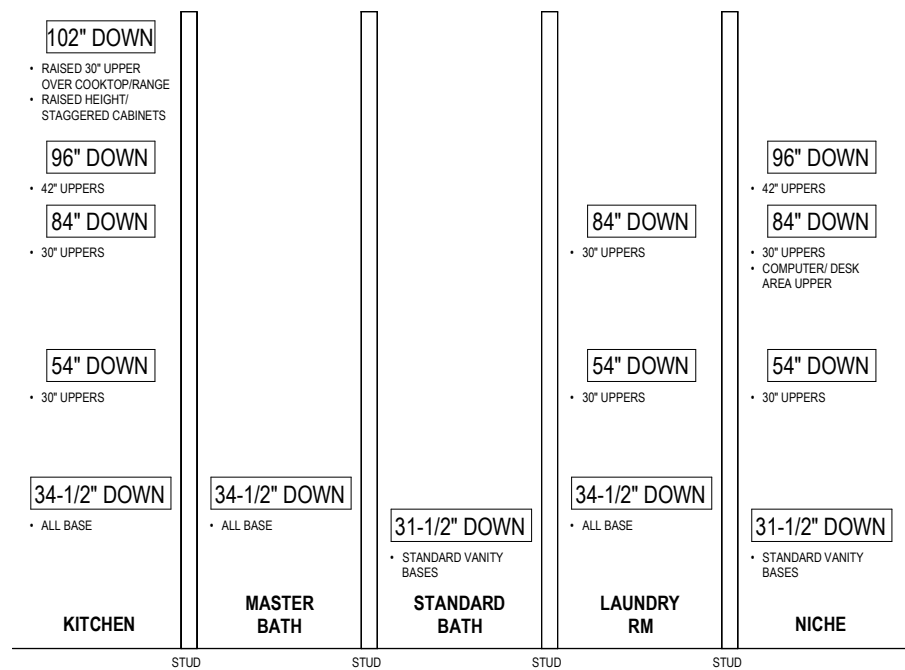
Proj. No.:
 6823
 Job No.:
 0064

SCHOLLS VALLEY
 18255 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
INT-3
 HAZEL
 PORTLAND



SIDE SECTION



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

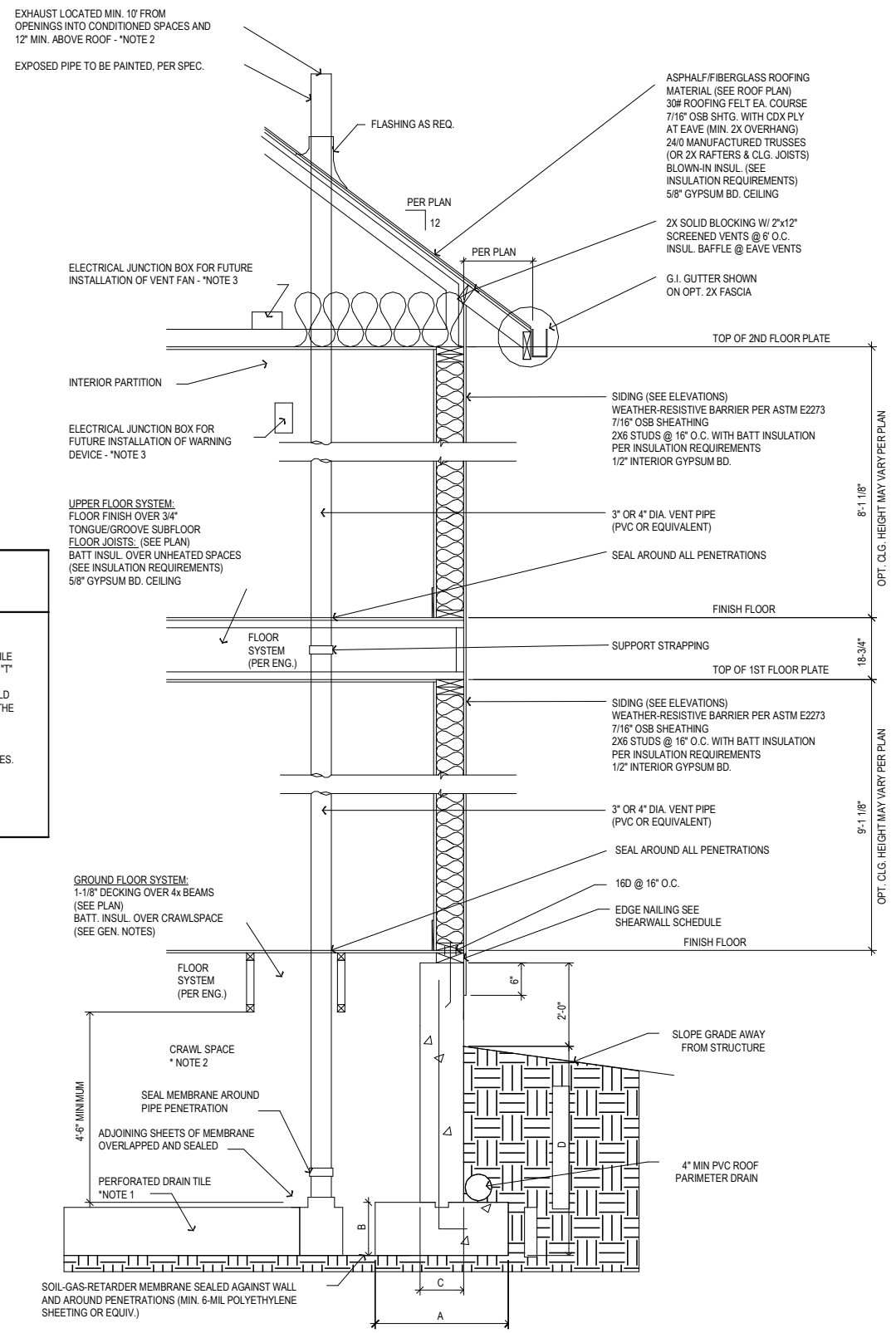
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

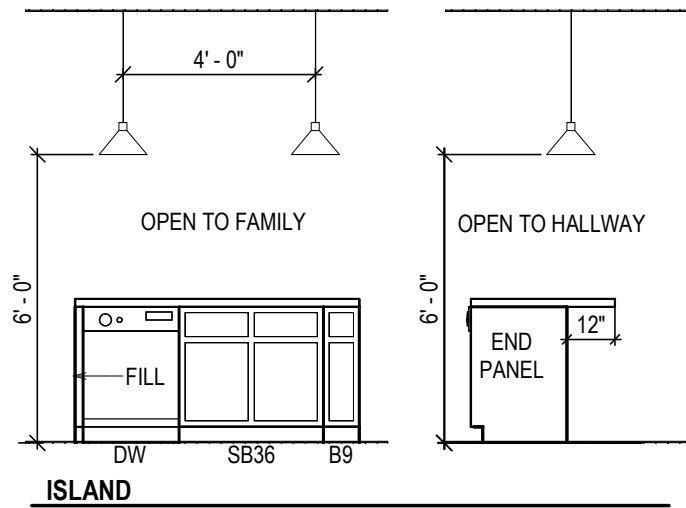
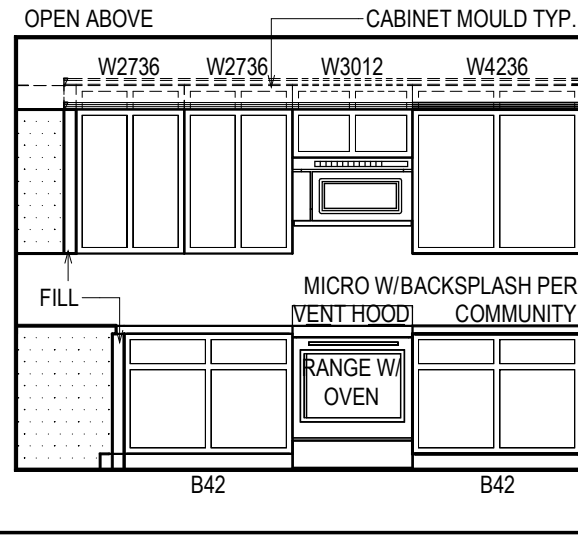
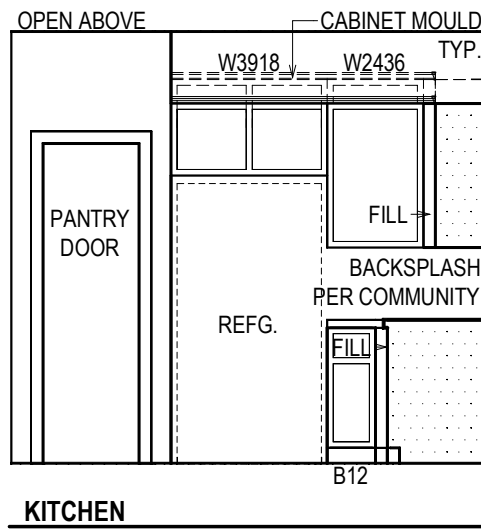
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADDL. REQUIREMENTS.



TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

SCALE: 1/8" = 1'-0"



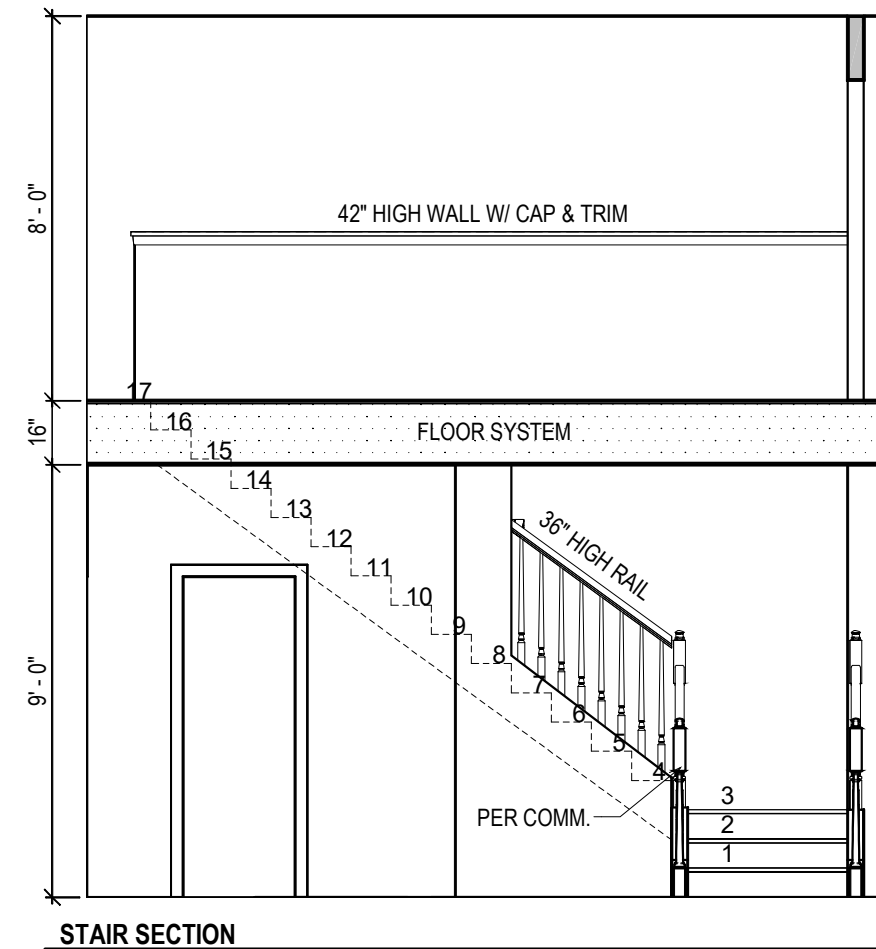
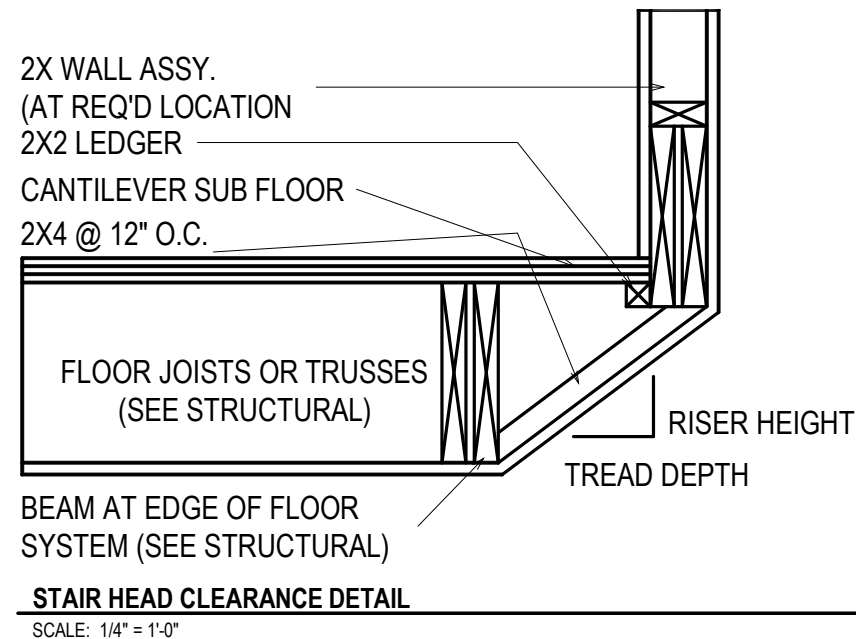
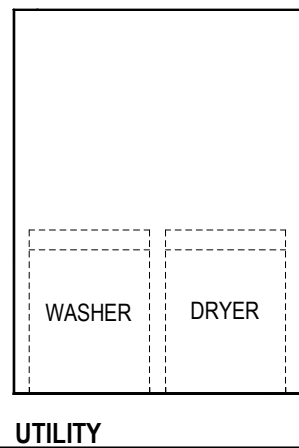
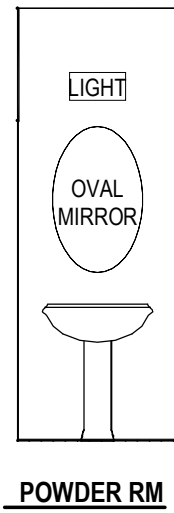
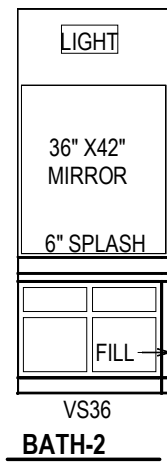
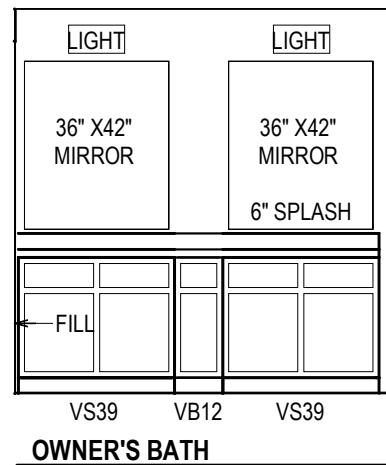
CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINETS LAYOUT FOR APPROPRIATE INSTALLATION

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	

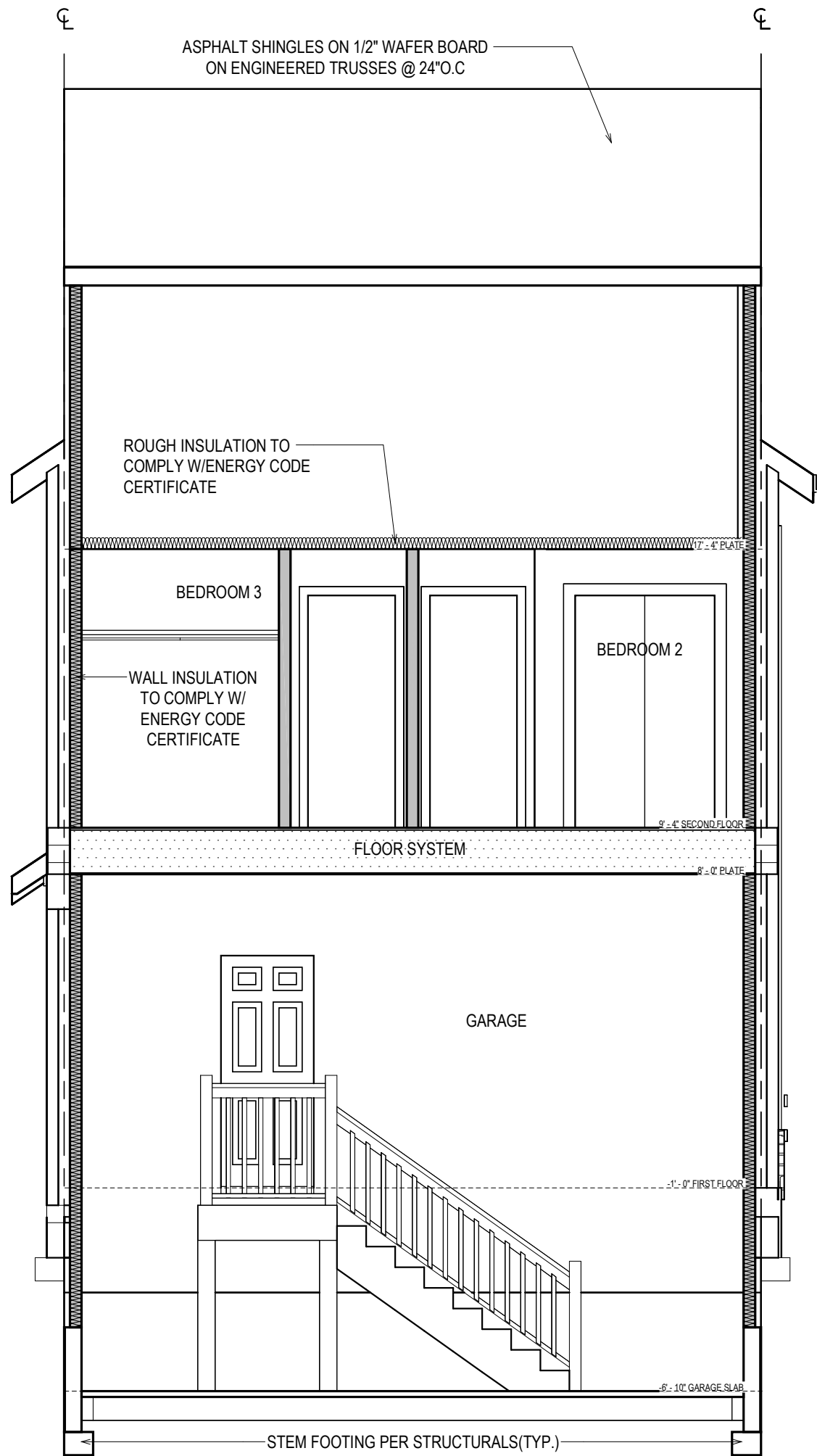
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David Weekley Homes
R/M/L/N/U/J/R
Date: 10/11/21
Scale: 1/4" = 1'-0"
Rev: 1/25/23 KF



65
Lot: 6823
Block: 0065
Sect:
Proj. No.: 6823
Job No.: 0065
SCHOLLS VALLEY
18245 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH B697-B INT-1
GRIER
PORTLAND



FRONT SECTION

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	

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David Weekly Homes

RM/AL/NU/IR Date: 10/11/21 Scale: 1/4"=1'-0" Rev: 1/25/23 KF

Proj. No.:	6823	Lot:	65
Job No.:	0065	Block:	
		Sect:	

SCHOLLS VALLEY
 18245 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

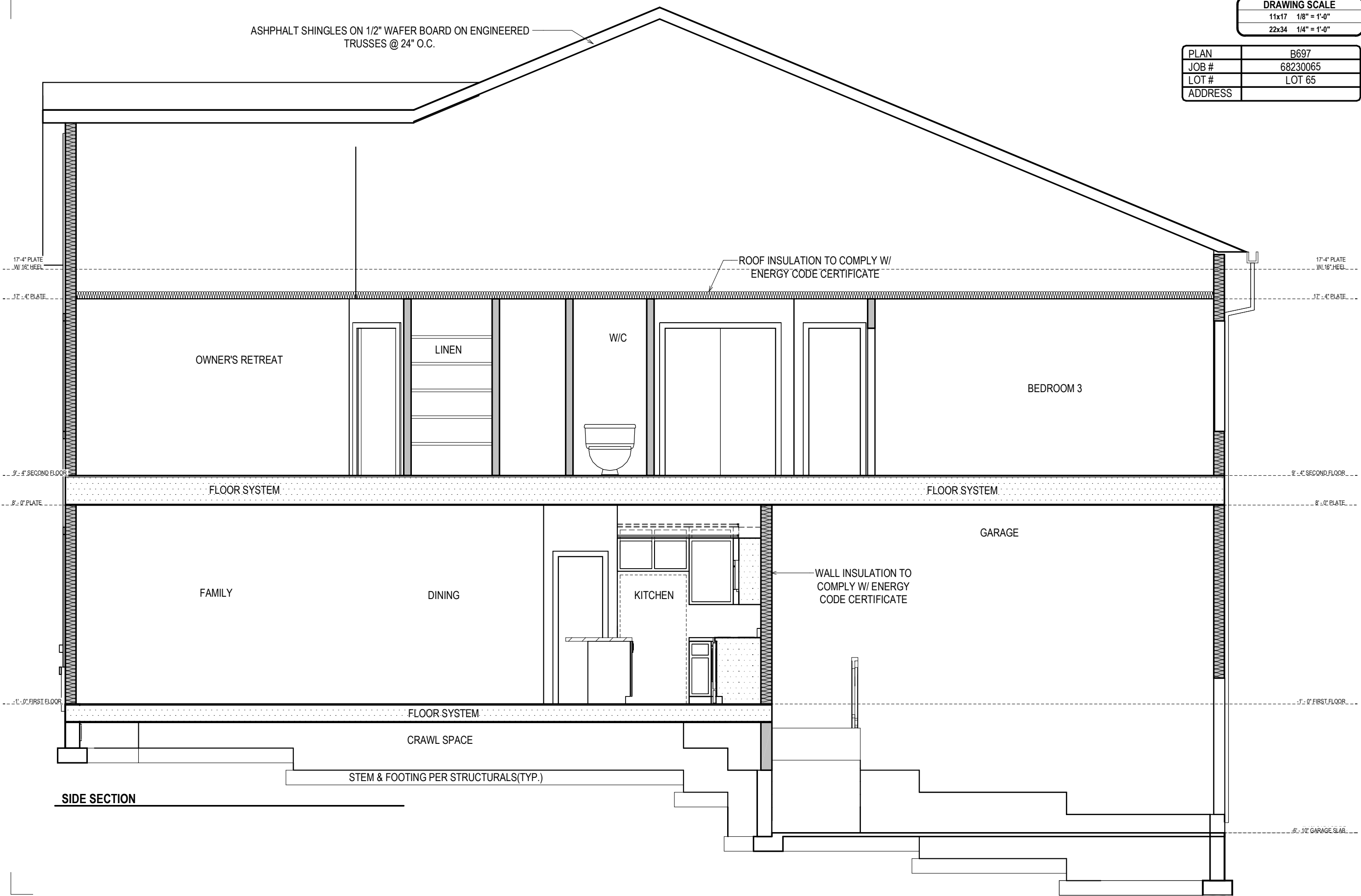
SOUTH
B697-B
INT-2
 GRIER
 PORTLAND

ASHPHALT SHINGLES ON 1/2" WAFER BOARD ON ENGINEERED TRUSSES @ 24" O.C.

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B697
JOB #	68230065
LOT #	LOT 65
ADDRESS	

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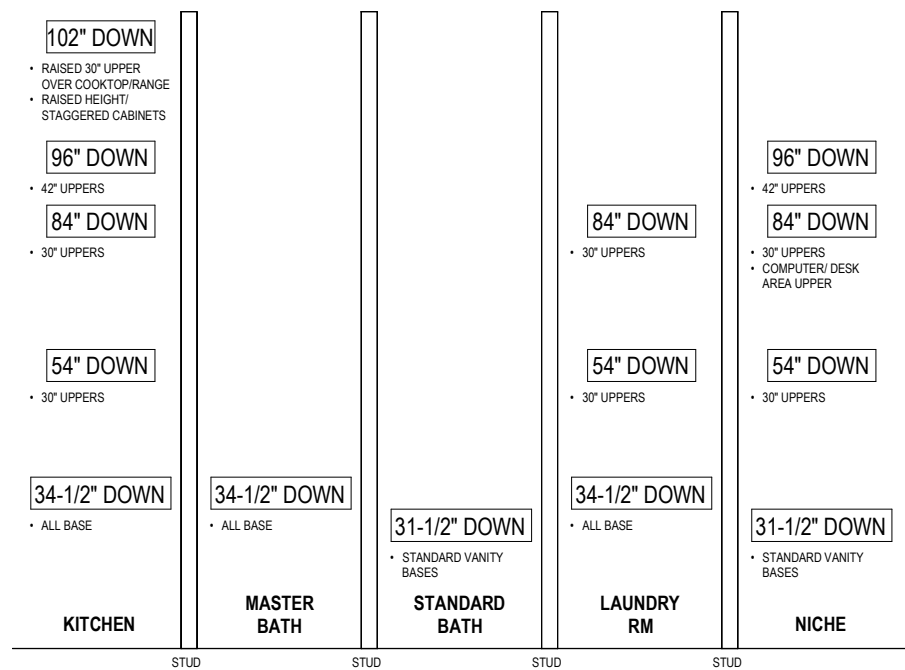
SIDE SECTION

David Weekley Homes
 R/M/A/L/N/U/I/R
 Date: 10/11/21
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

Proj. No.: 6823
 Job No.: 0065
 Lot: 65
 Block:
 Sect:

SCHOLLS VALLEY
 18245 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B697-B
INT-3
 GRIER
 PORTLAND



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

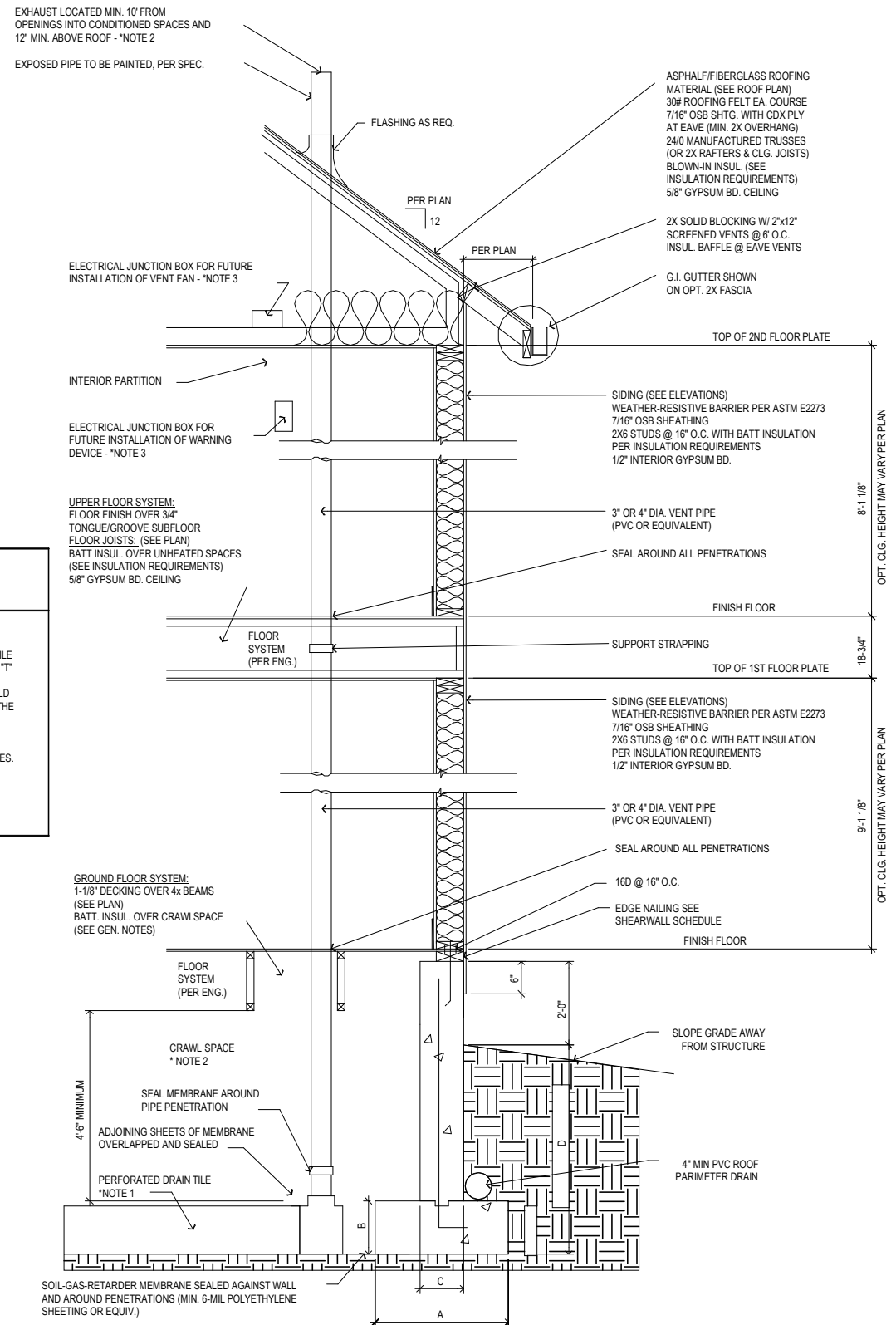
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

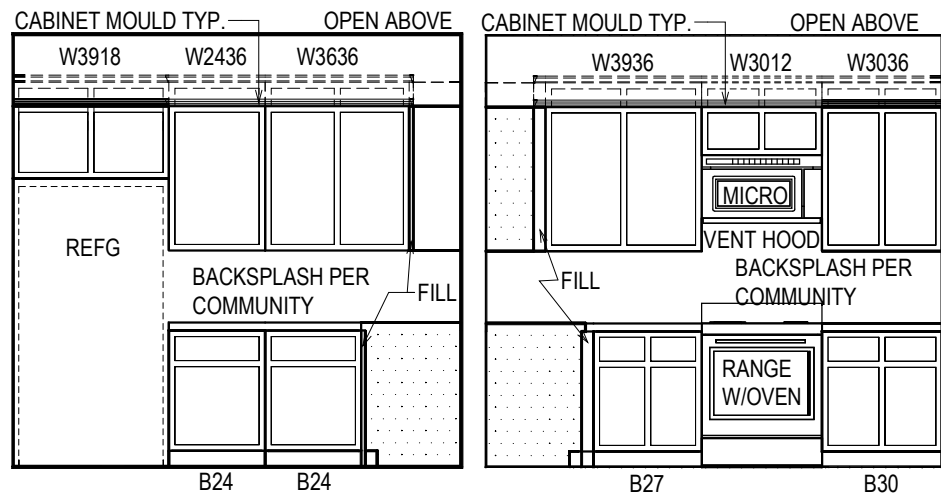
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADDL. REQUIREMENTS.

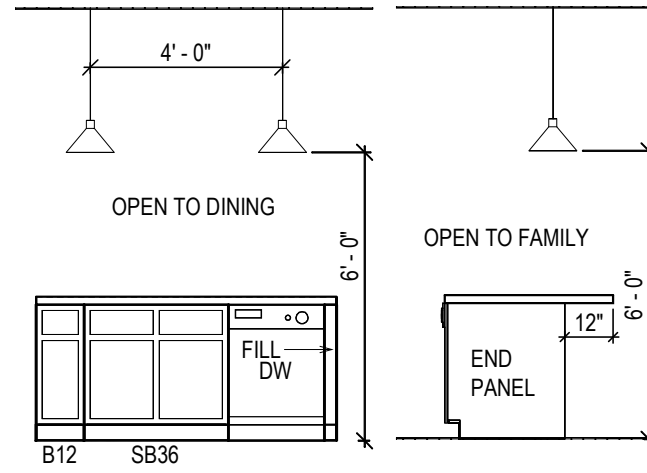


TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

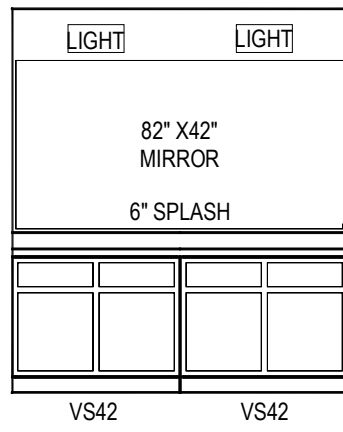
SCALE: 1/8" = 1'-0"



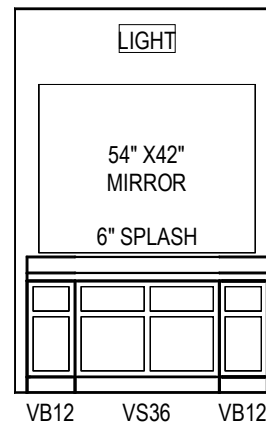
KITCHEN



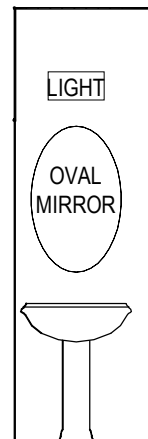
ISLAND



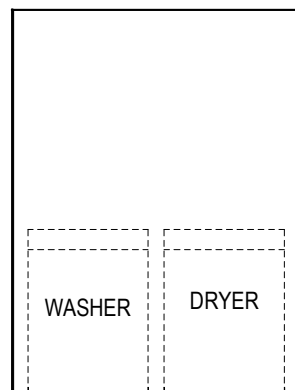
OWNER'S BATH



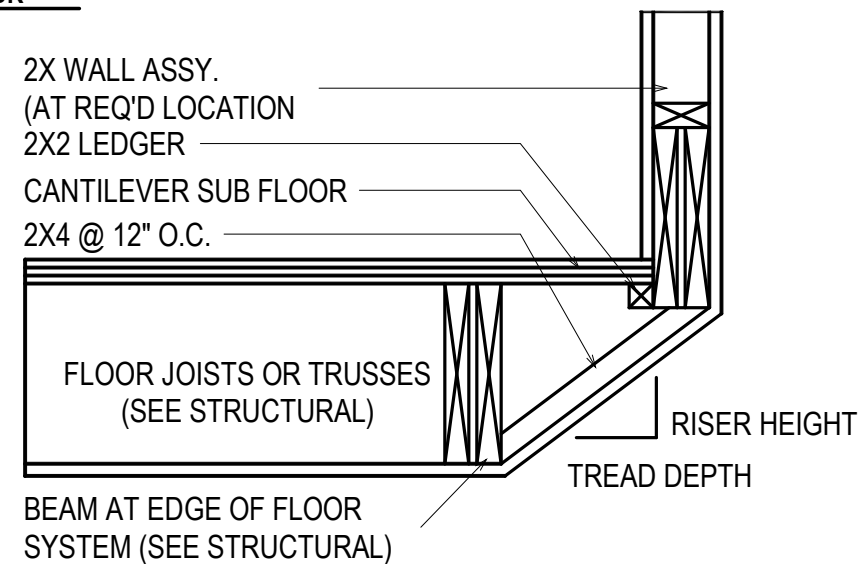
BATH 2



PWDR

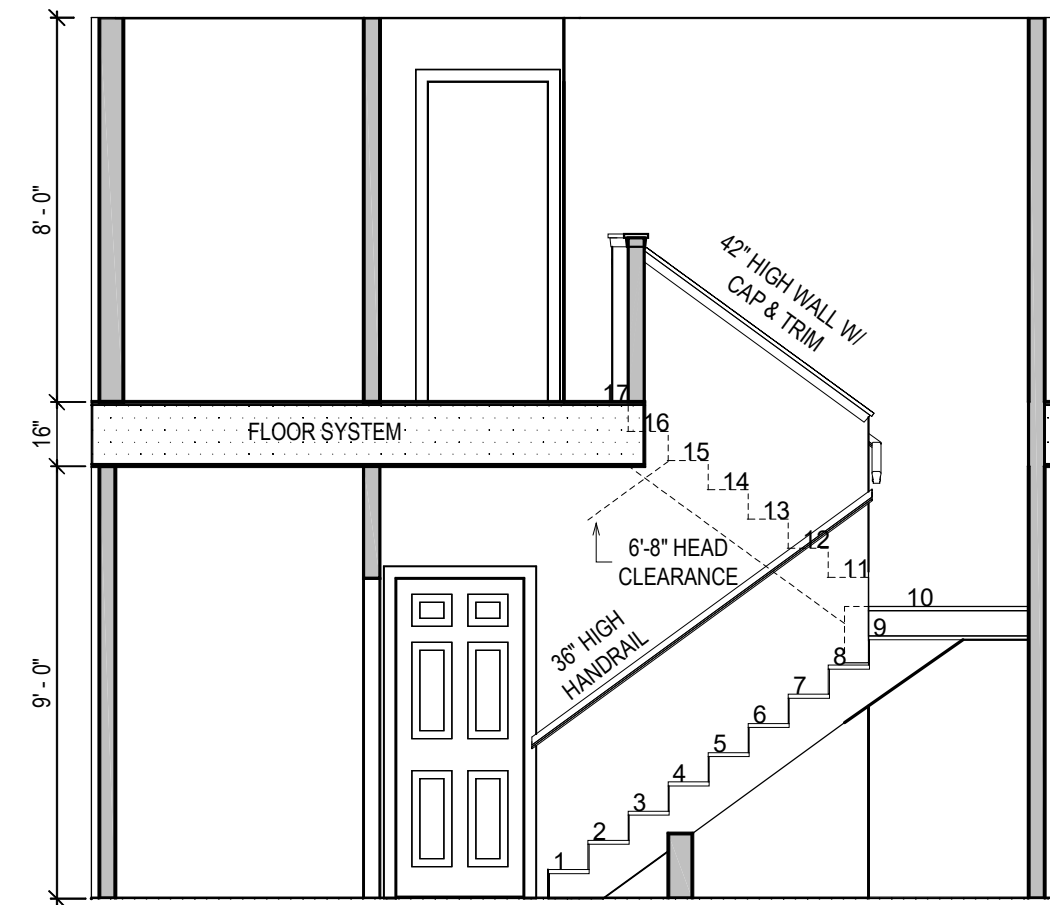


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"



STAIR SECTION

CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

DRAWING SCALE

11x17 1/8" = 1'-0"
22x34 1/4" = 1'-0"

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	

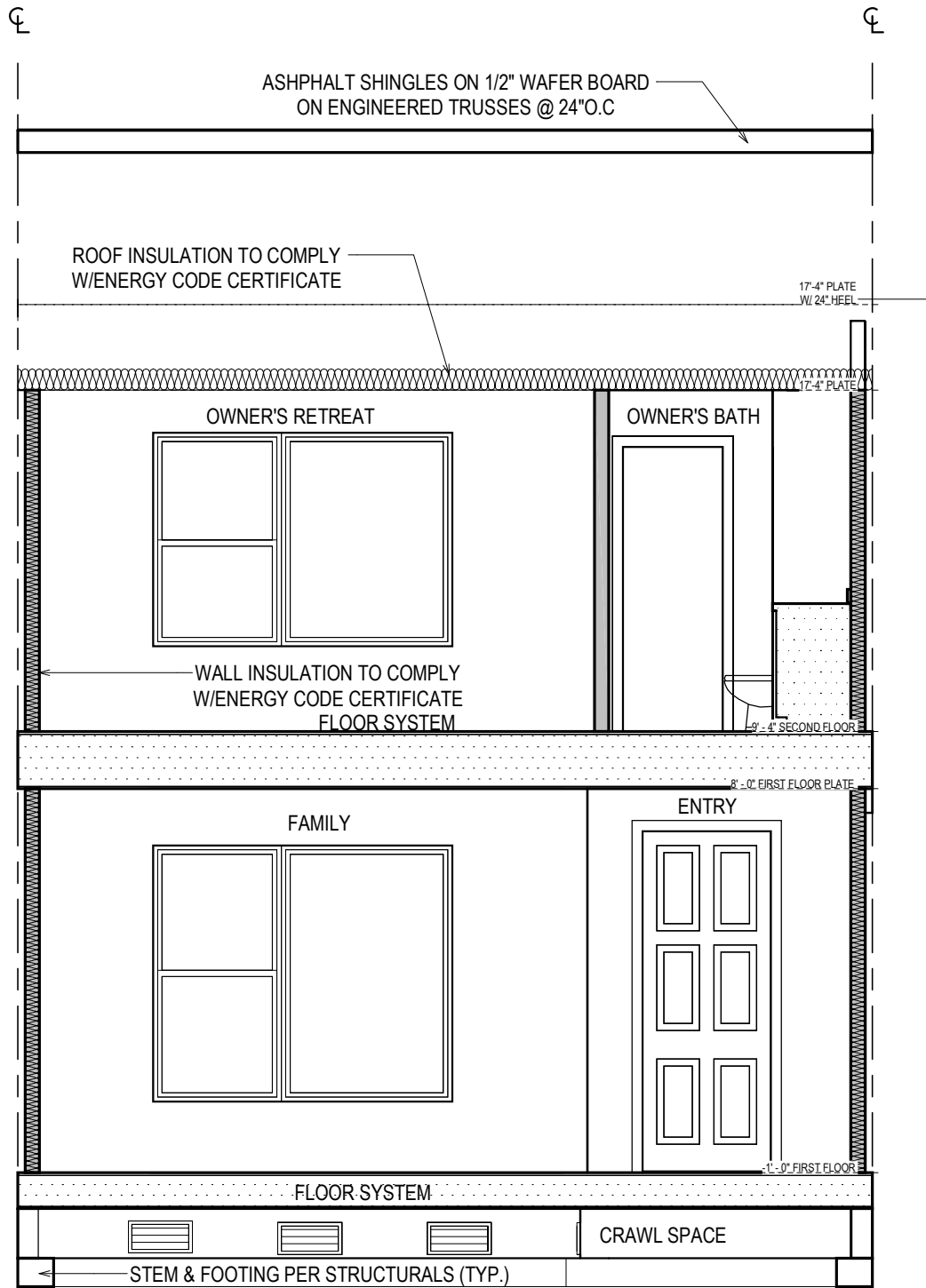
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David Weekley Homes
R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0" Rev: 1/25/23 KF
Date: 10/07/2021

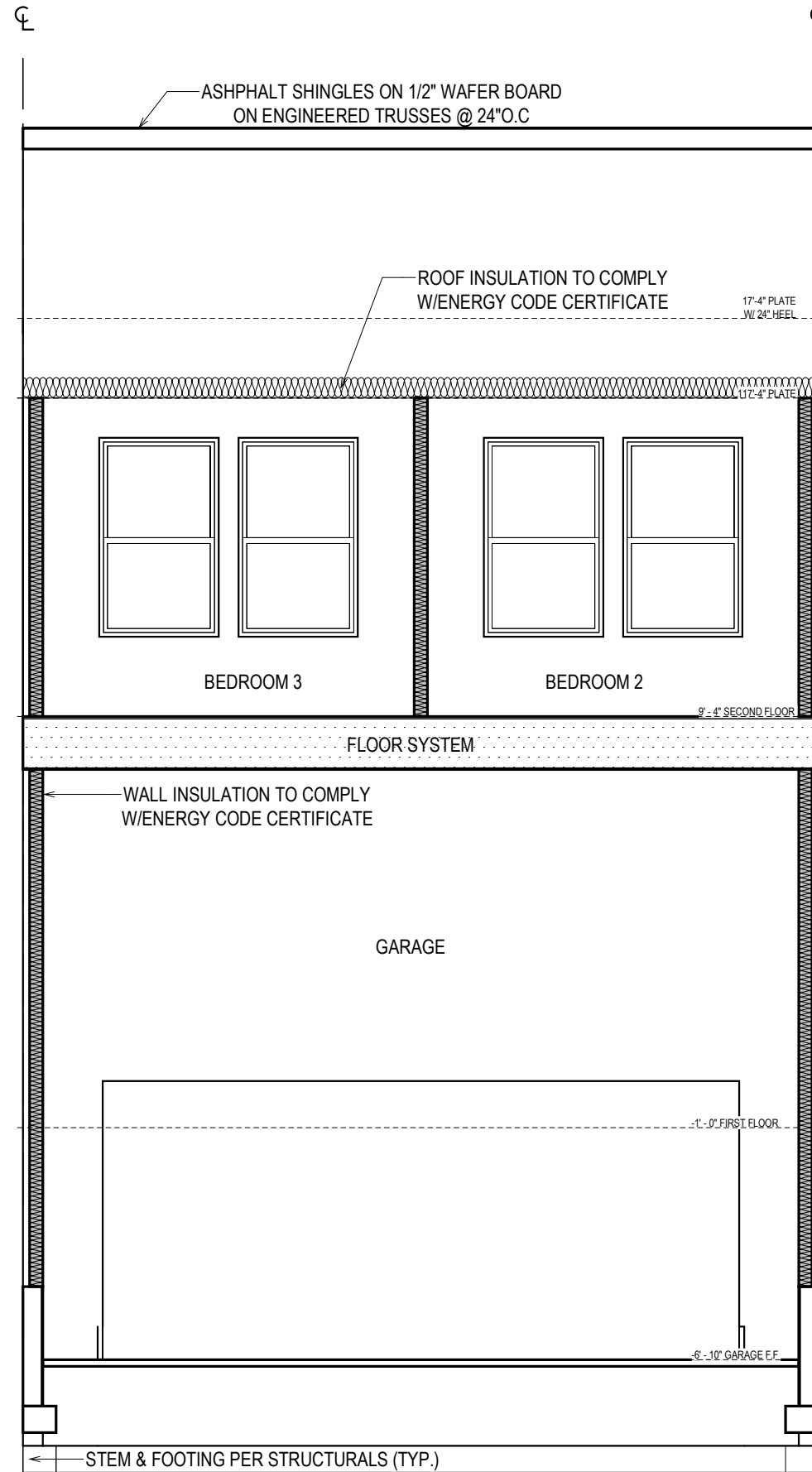
66
Lot: 6823
Block:
Job No.: 0066
Sect:

SCHOLLS VALLEY
18239 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B696-B
INT-1
HAZEL
PORTLAND



FRONT SECTION



REAR SECTION

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	

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David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0"
 Date: 10/07/2021 Rev: 1/25/23 KF

66
 Lot: Block: Sect:
 Proj. No.: 6823 Job No.: 0066

SCHOLLS VALLEY
 18239 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
INT-2
 HAZEL
 PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230066
LOT #	LOT 66
ADDRESS	

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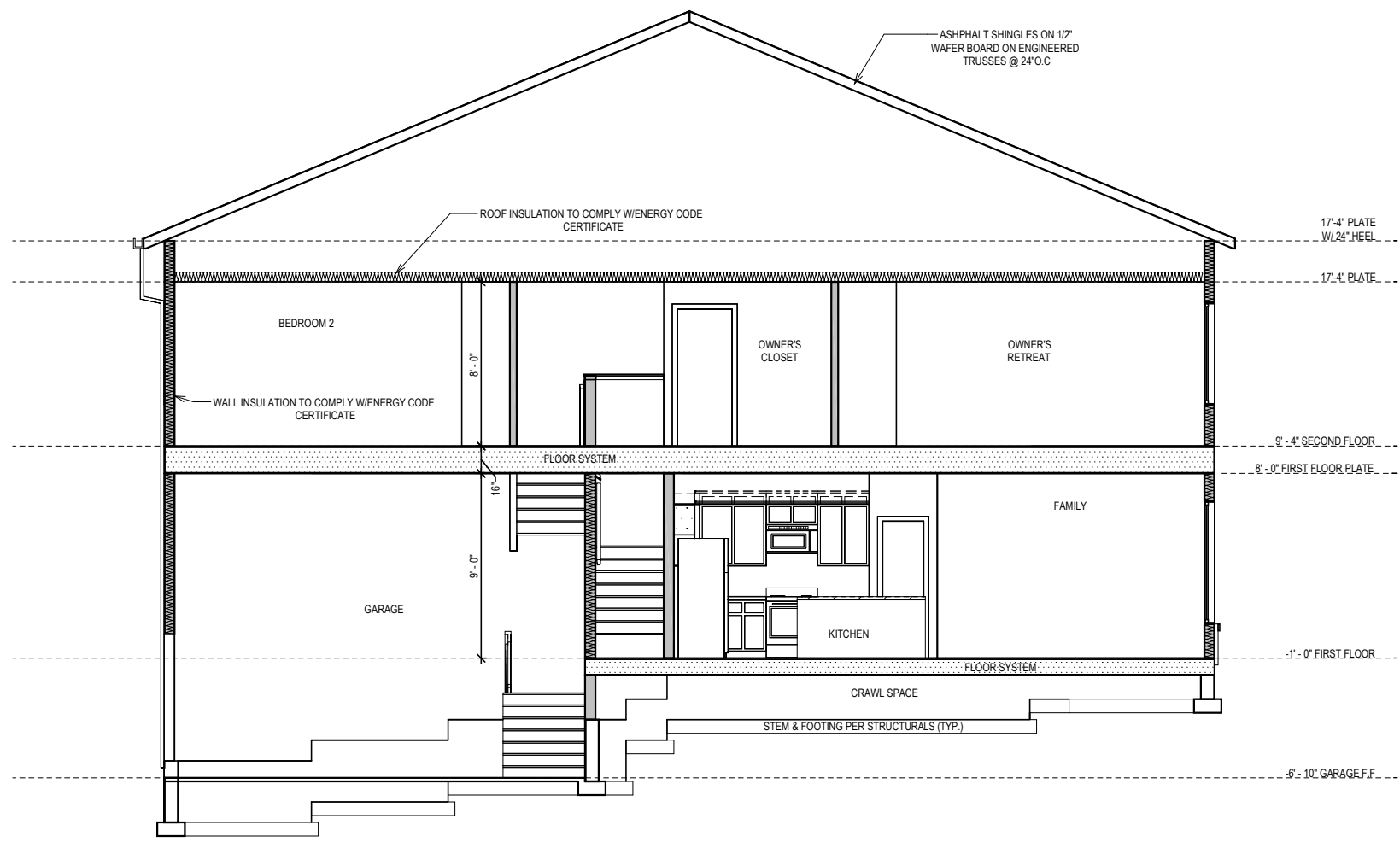
David Weekley Homes
 R/M/A/L/E/M/I/R Date: 10/07/2021 Scale: 1/8" = 1'-0" Rev: 1/25/23 KF

66
 Lot: Block: Sect:

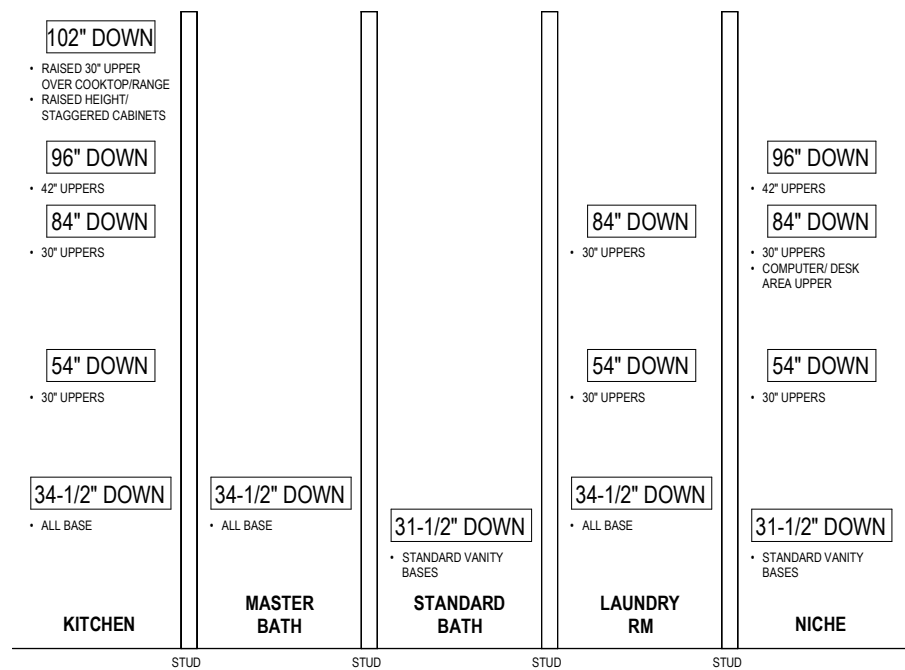
Proj. No.: 6823
 Job No.: 0066

SCHOLLS VALLEY
 18239 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-B
INT-3
 HAZEL
 PORTLAND



SIDE SECTION



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

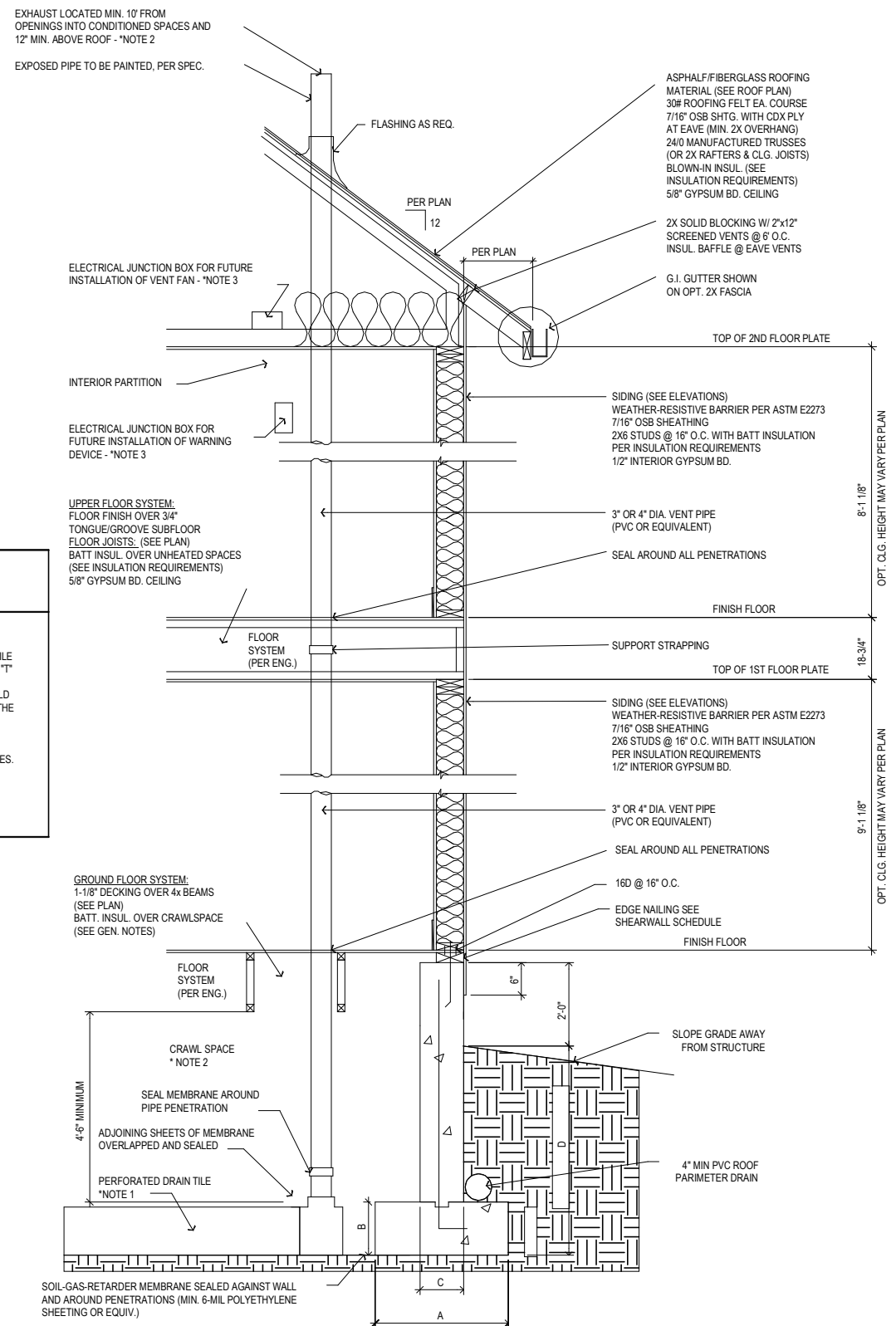
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

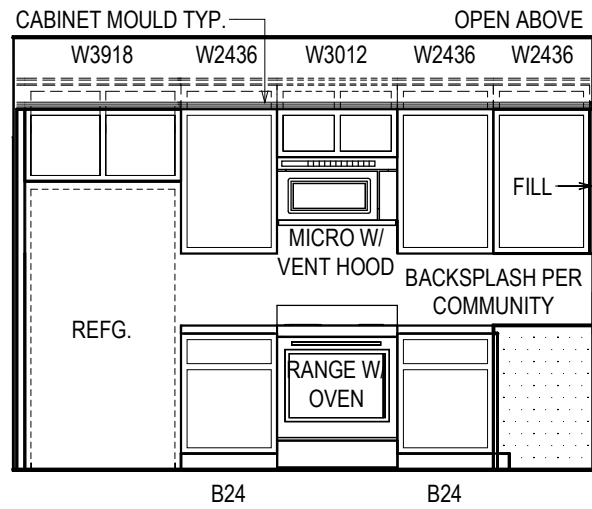
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADDL. REQUIREMENTS.

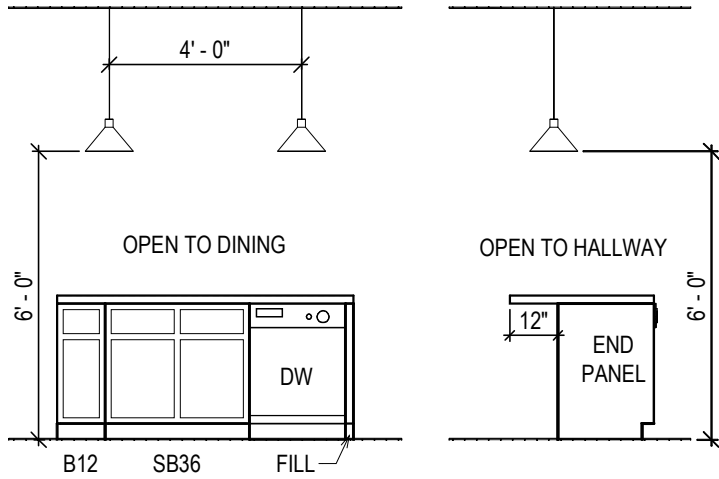
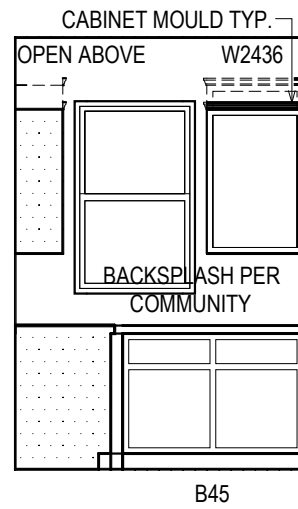


TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

SCALE: 1/8" = 1'-0"



KITCHEN



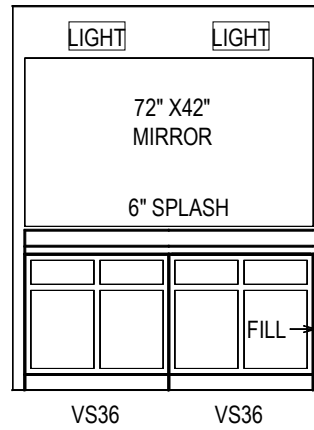
ISLAND

CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

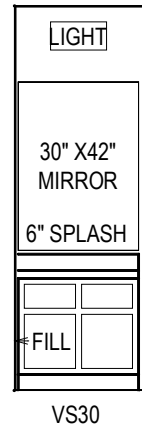
DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	

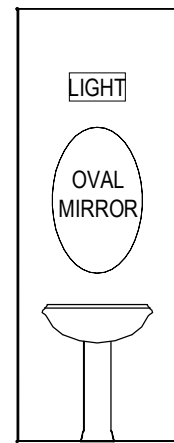
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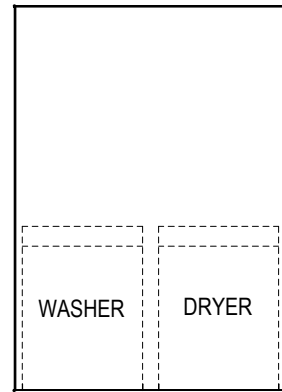
OWNER'S BATH



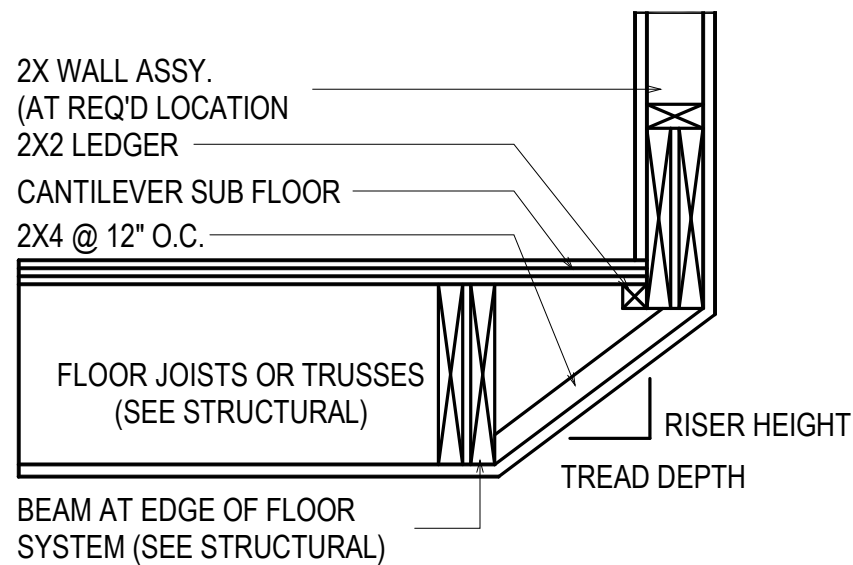
BATH 2



PWDR

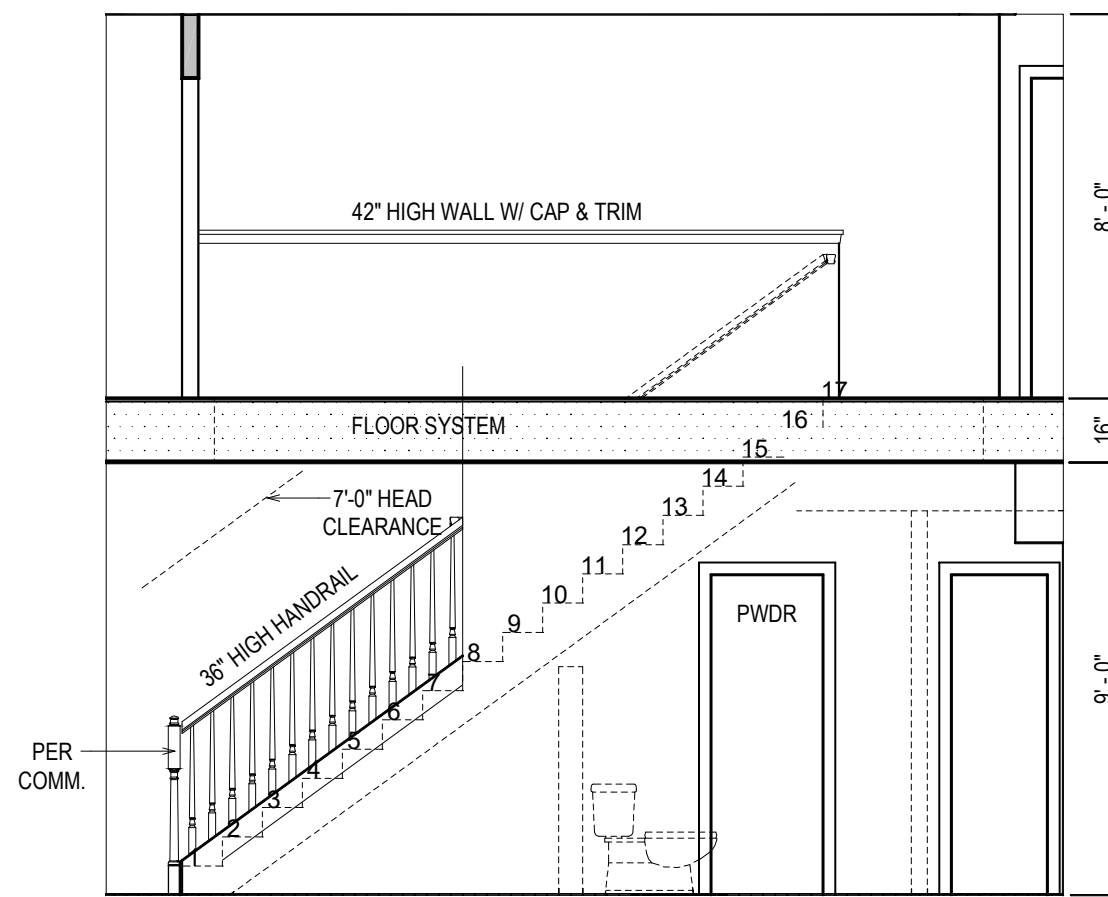


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"



STAIR SECTION

David Weekley Homes
R/M/A/L, E/M, J/R
Date: 10/11/2021
Scale: 1/4" = 1'-0"
Rev: 1/25/23 KF

Proj. No.: 6823
Job No.: 0067
Lot: 67
Block:
Sect:

SCHOLLS VALLEY
1835 SW APEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B698-B
INT-1
EAGAN
PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	

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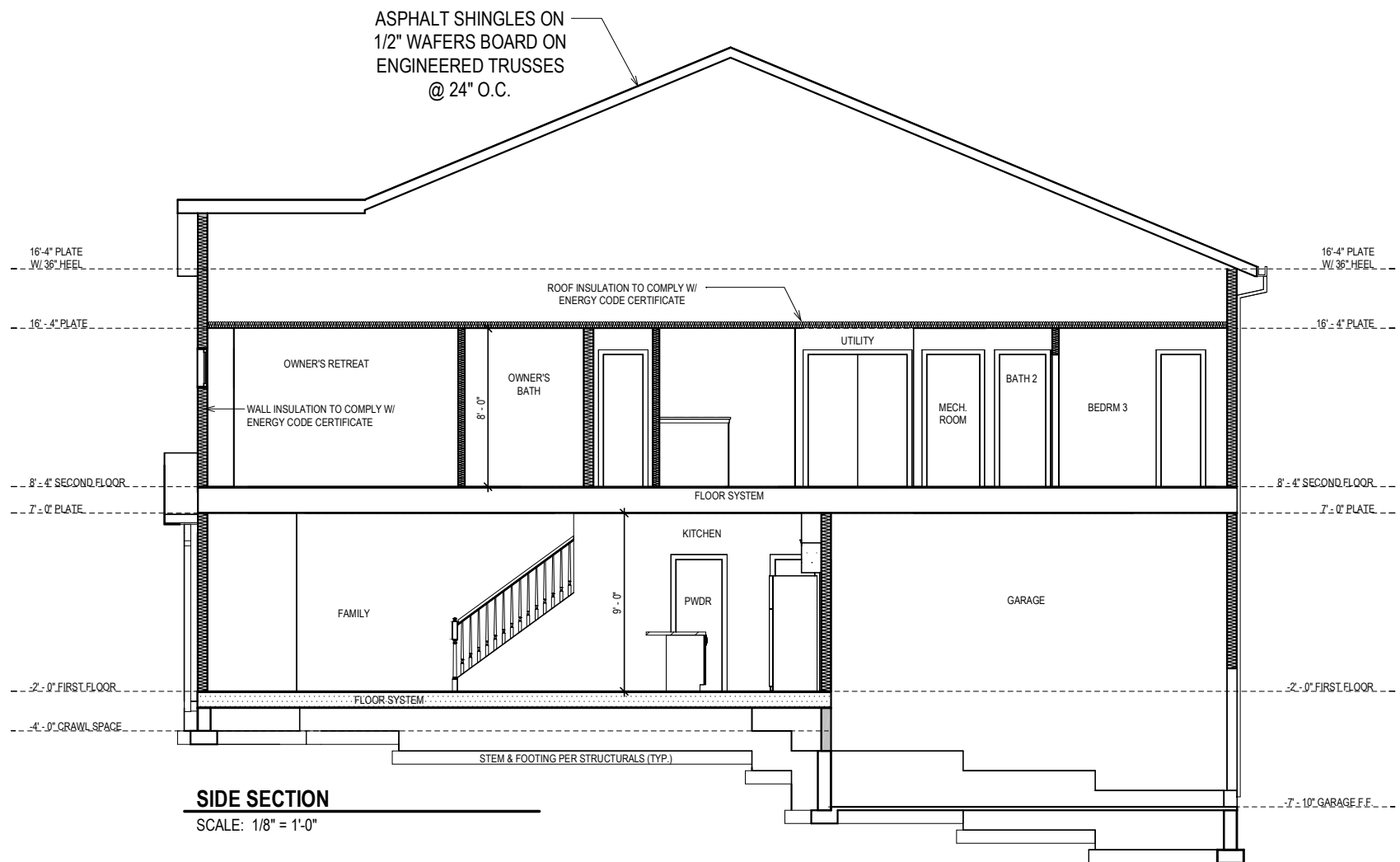
David Weekley Homes
 R/M/A/L, E/M, J/R
 Date: 10/11/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/25/23 KF

67
 Lot:
 Block:
 Sect:

Proj. No.:
 6823
 Job No.:
 0067

SCHOLLS VALLEY
 1835 SW APEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
INT-2
 EAGAN
 PORTLAND



DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230067
LOT #	LOT 67
ADDRESS	

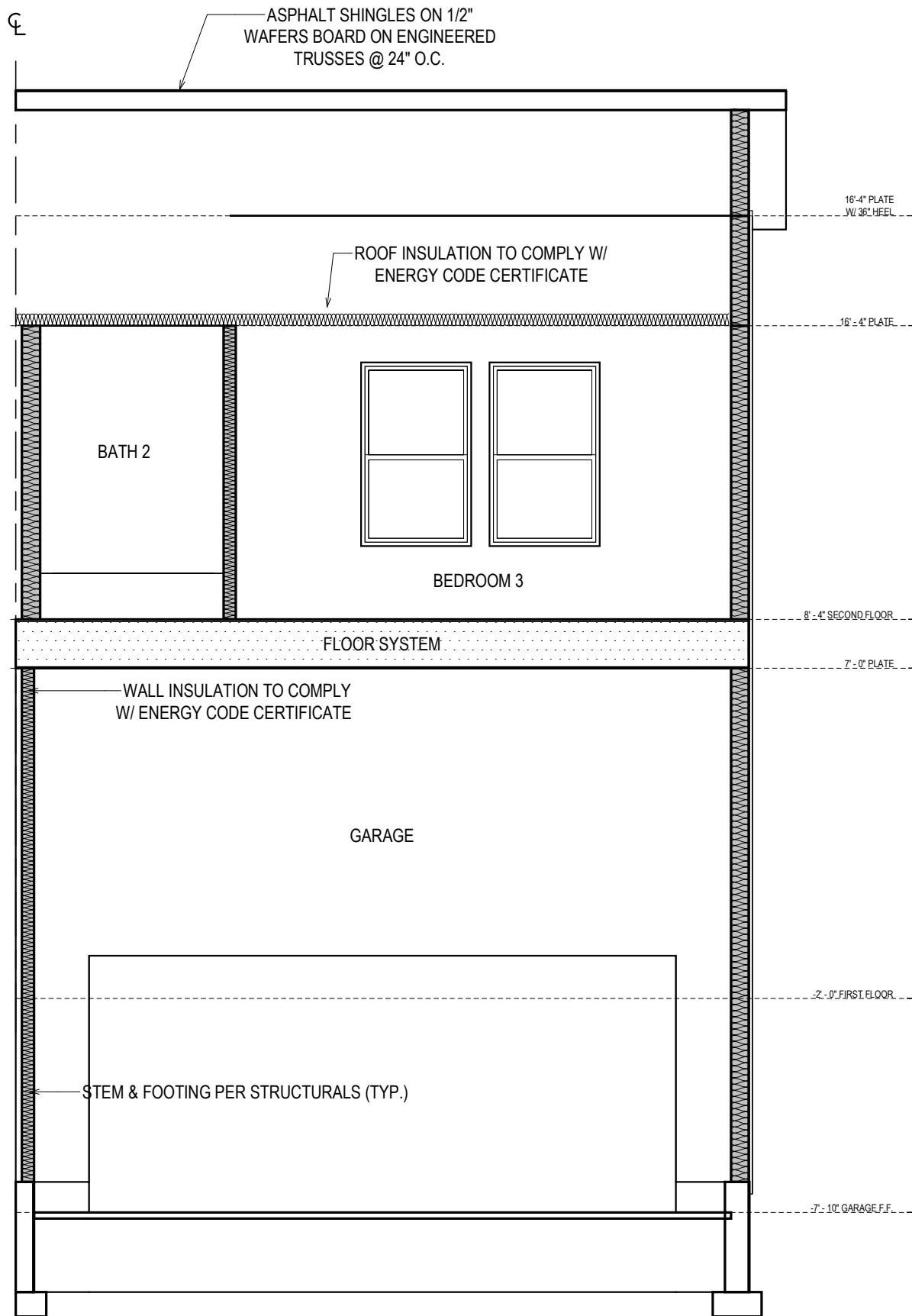
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David Weekley Homes
 R/M/A/L, E/M, J/R
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

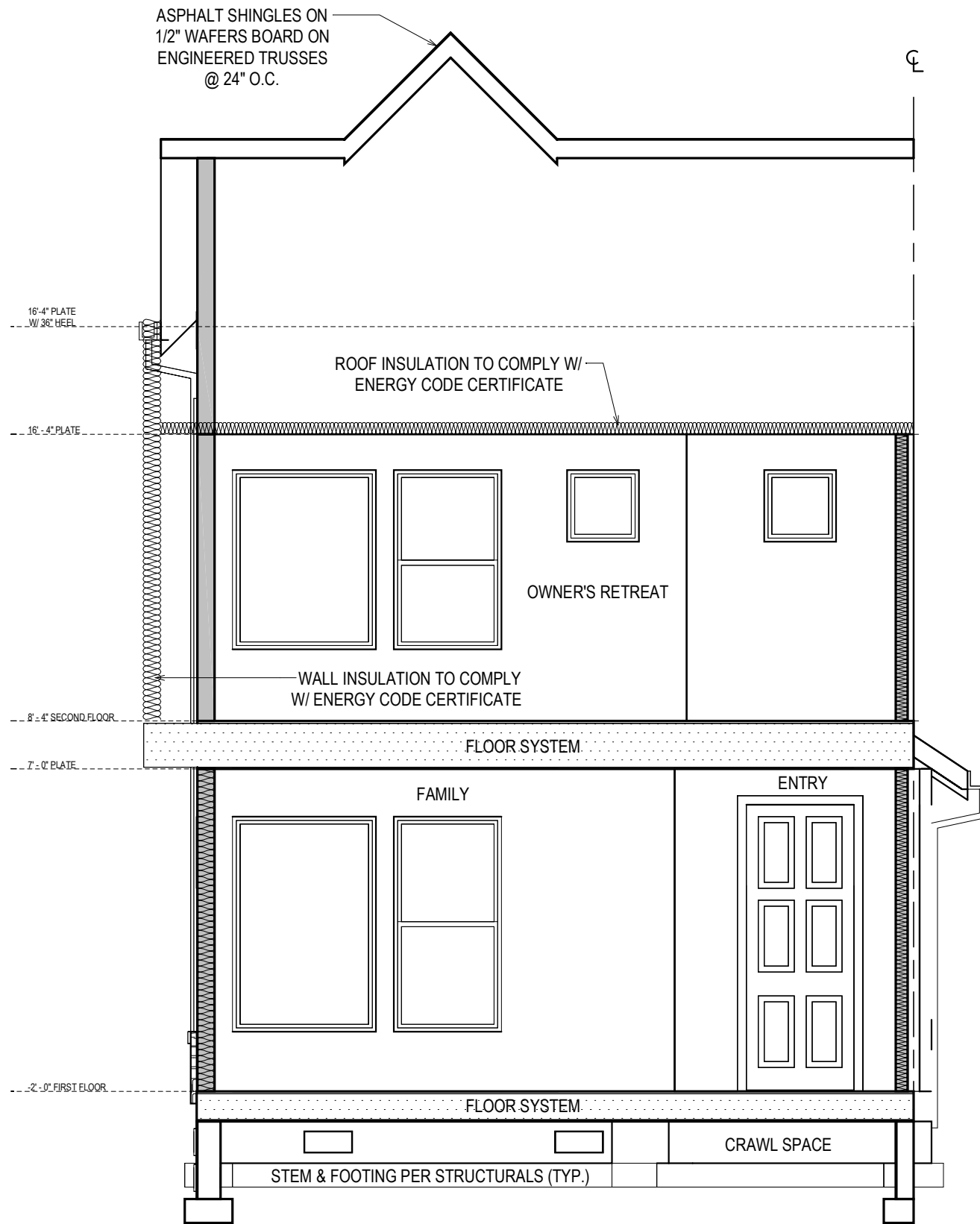
Proj. No.: 6823
 Job No.: 0067
 Lot: 67
 Block:
 Sect:

SCHOLLS VALLEY
 1835 SW APEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-B
INT-3
 EAGAN
 PORTLAND



REAR SECTION
 SCALE: 1/4" = 1'-0"



FRONT SECTION
 SCALE: 1/4" = 1'-0"

DRAWING SCALE
 11x17 1/8" = 1'-0"
 22x34 1/4" = 1'-0"

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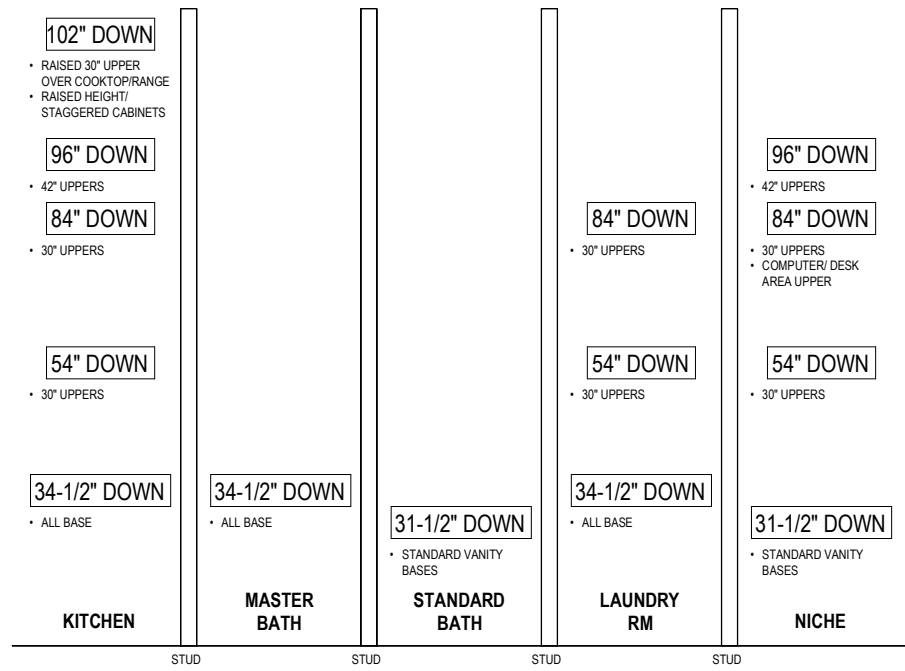
David Weekley Homes
 RMAL, EM, JR
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

67
 Lot:
 Block:
 Sect:

Proj. No.:
6823
 Job No.:
0067

SCHOLLS VALLEY
1835 SW APEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B698-B
INT-4
 EAGAN
 PORTLAND



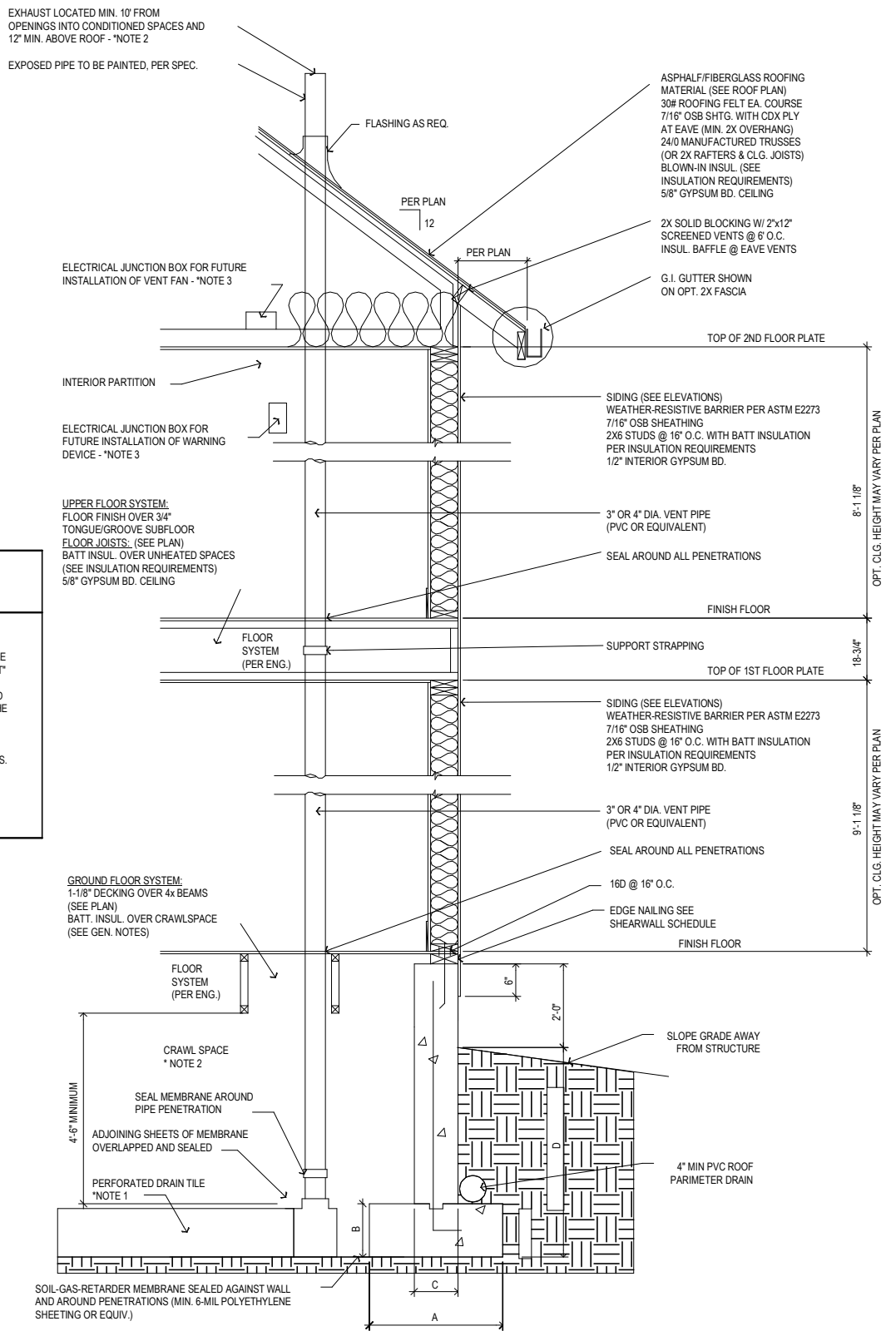
BLOCKING DETAIL
 SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
 INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
 VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
 CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADD'L. REQUIREMENTS.

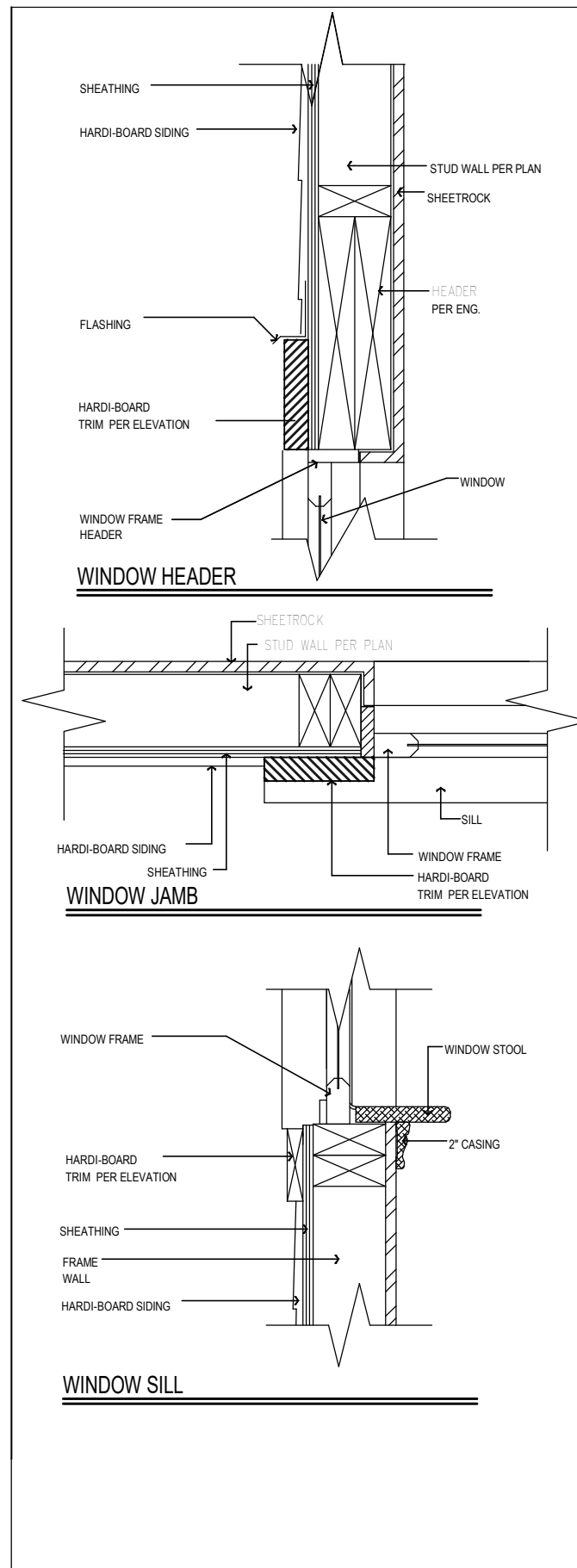


TYPICAL WALL SECTION/ RADON MITIGATION DETAIL
 SCALE: 1/8" = 1'-0"

DAVID WEEKLEY HOMES GENERAL WINDOW INSTALLATION

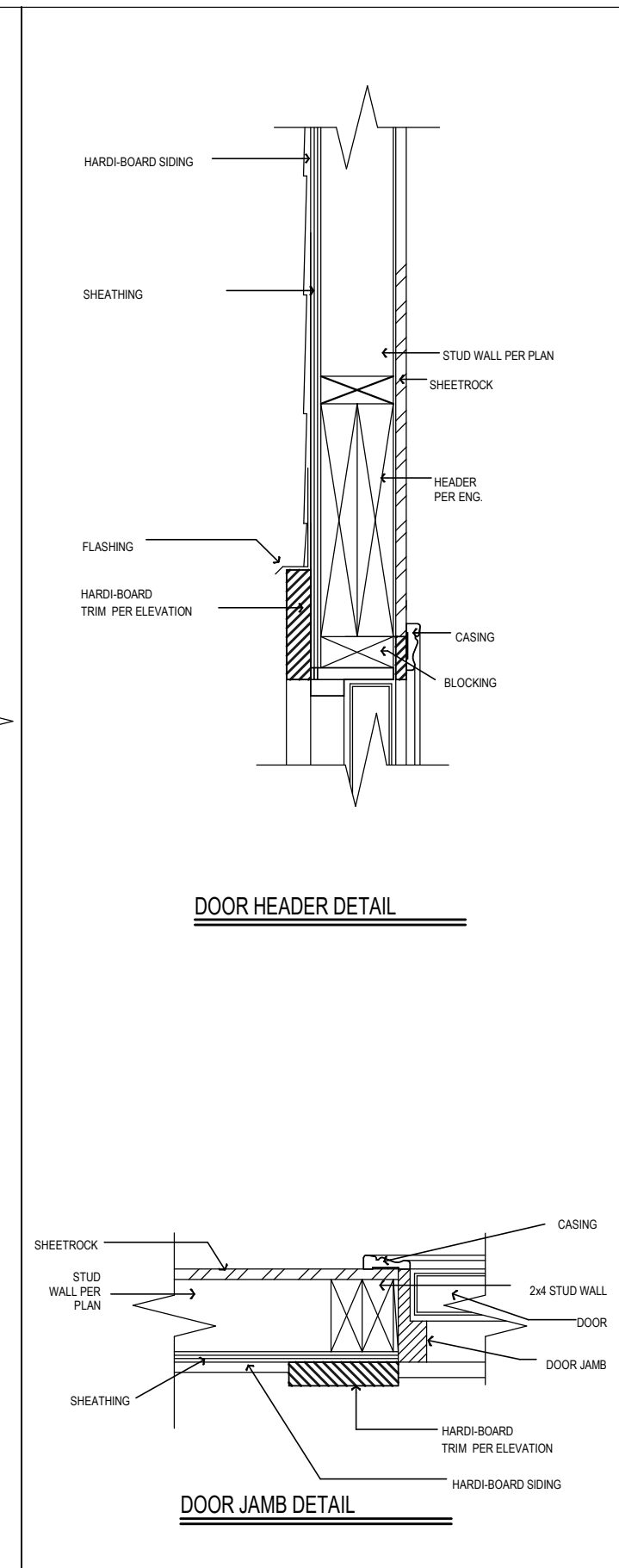
EXTERIOR WALLS w/ WINDOW FLASHING CHECKLIST

1. WINDOW OPENINGS CHECKED FOR CORRECT SIZE. ANY ISSUES DISCUSSED WITH BUILDER
2. "Z" FLASHING IS ADDED TO TOP OF ALL MULLED UNITS
3. APPLY BEAD OF APPROVED CAULK TO THE BACK OF THE WINDOW FLANGE (TOP & SIDES) AND INSTALL INTO WINDOW OPENING UNDERNEATH TOP HOUSEWRAP FLAP. SECURE WINDOW PER ENGINEERING PLAN AND CODE.
4. TAPE SIDES OF WINDOW FLANGES WITH 6" PEEL & SEAL TAPE OR OTHER APPROVED TAPE EXTENDING PAST THE SILL 6"
5. TAPE TOP OF WINDOW WITH 6" PEEL & SEAL TAPE OR OTHER APPROVED TAPE EXTENDING PAST EXTERIOR EDGES OF VERTICAL TAPE 1/2" MIN.
6. AT THE TOP OF THE WINDOW, THE HOUSE WRAP IS LAPPED OVER THE TOP OF THE TAPE AND CORNERS ARE TAPED.
7. TAPE CHECKED FOR PROPER ADHERANCE.
8. WINDOWS OPERATE PROPERLY
9. DEBRIS PLACED IN DESIGNATED AREA.



TYPICAL WINDOW DETAIL

SCALE : 1 1/2" = 1'-0"



TYPICAL DOOR DETAIL

SCALE : 1 1/2" = 1'-0"

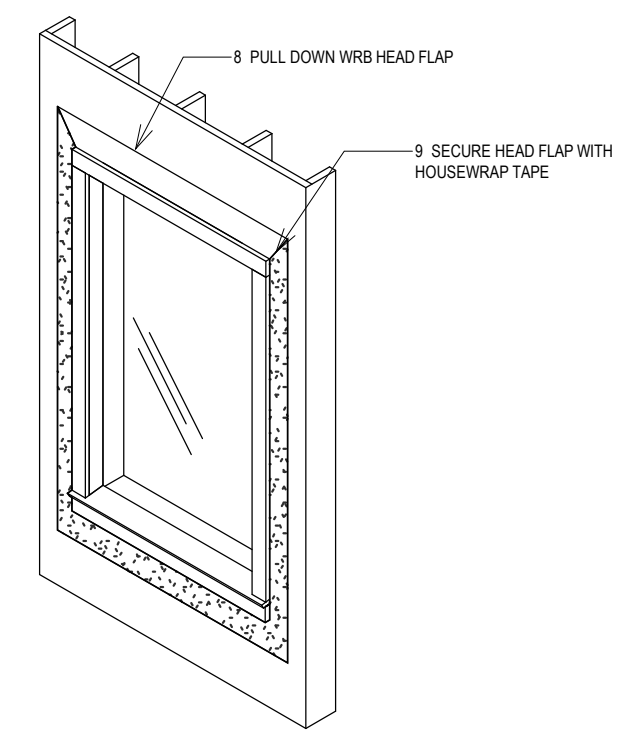
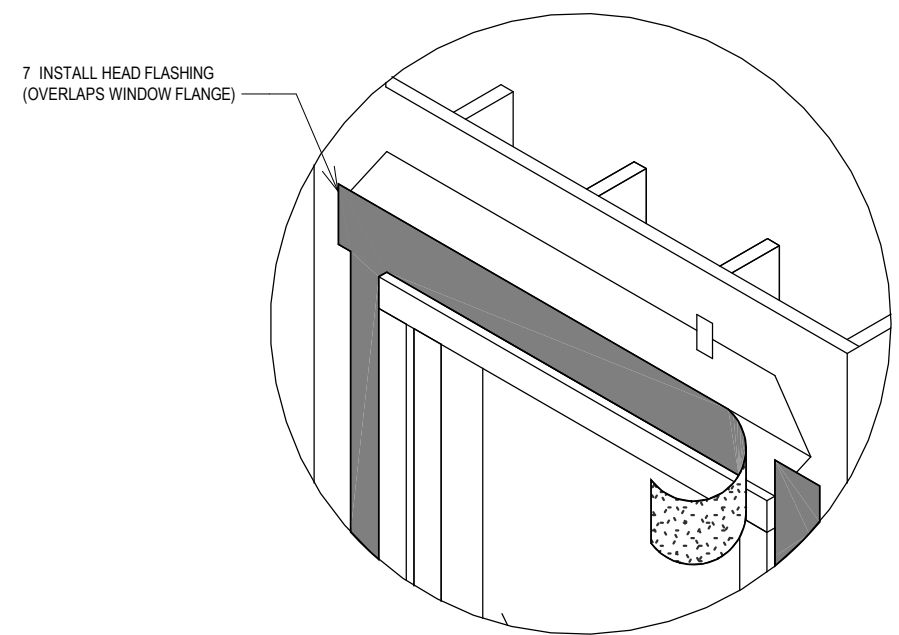
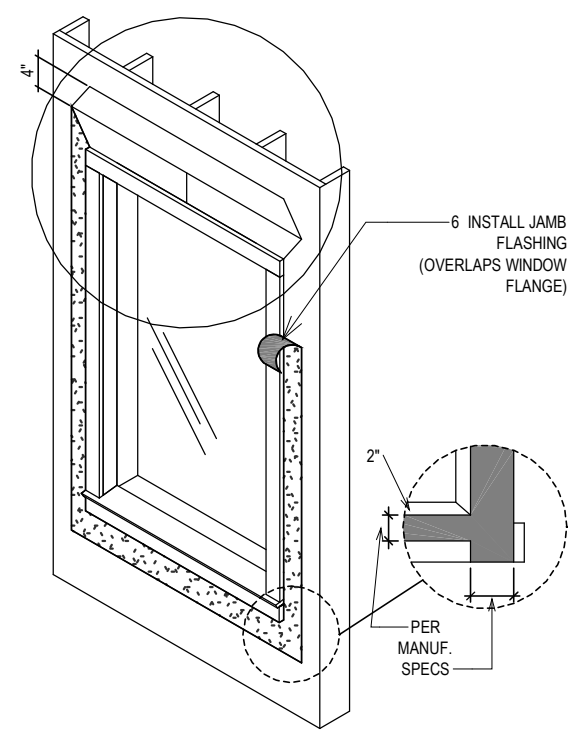
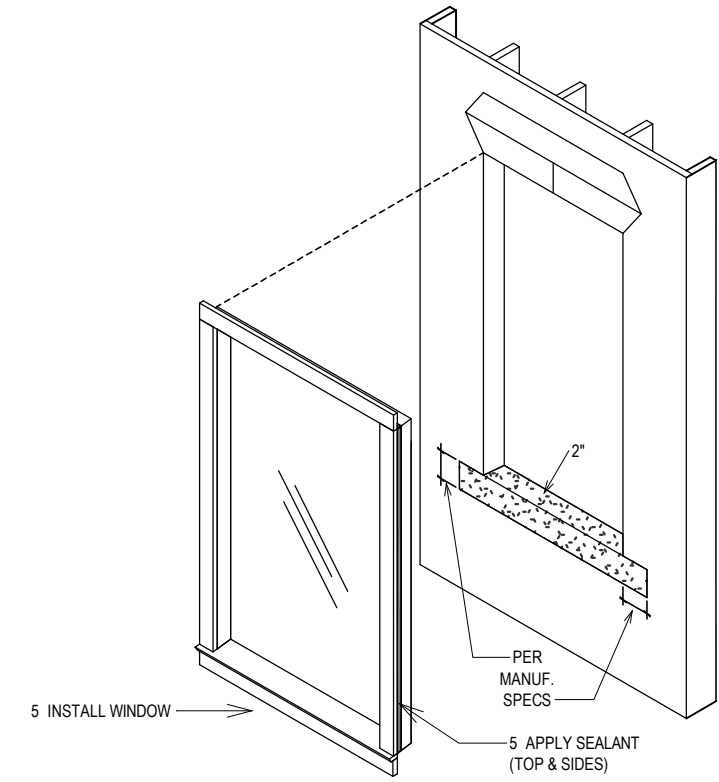
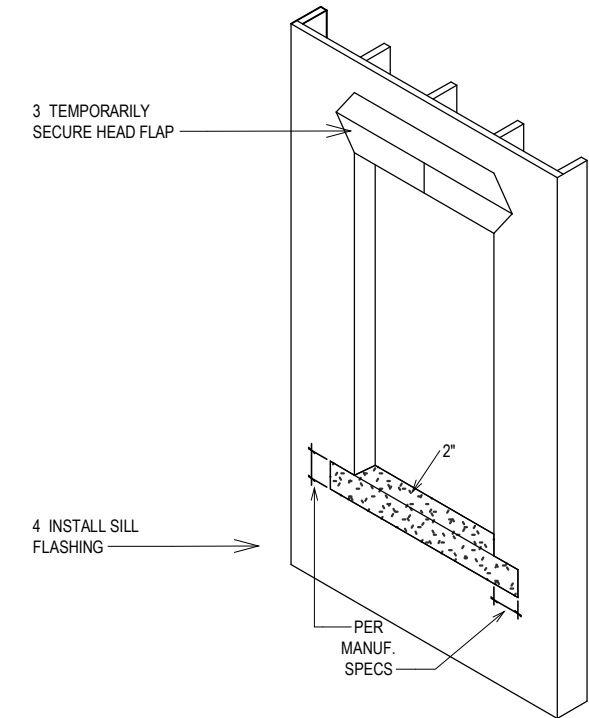
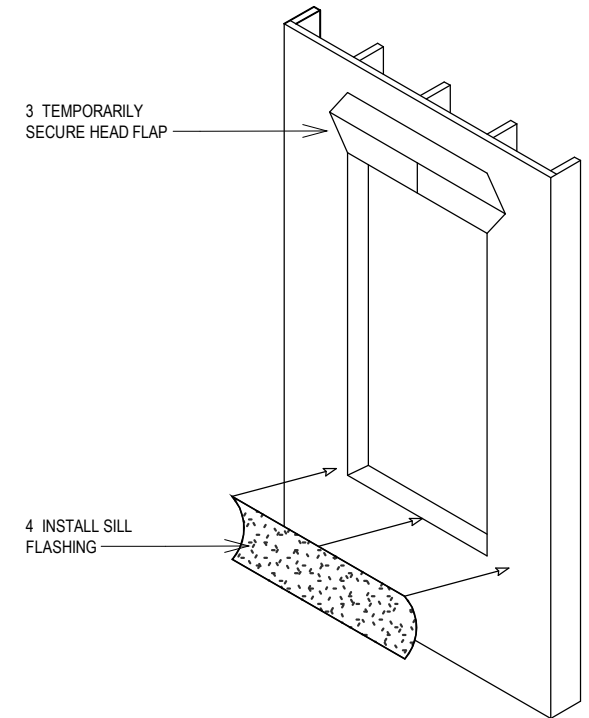
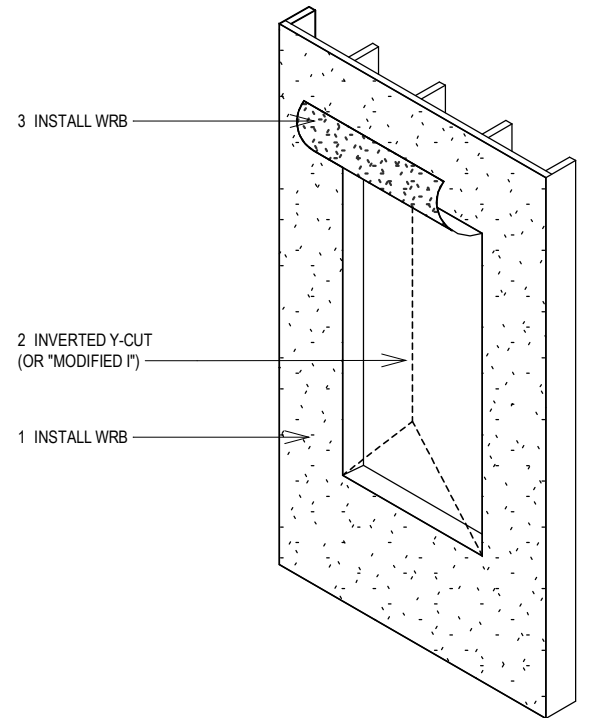
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David Weekley Homes
Scale: 1/8" = 1'-0"
Rev: 1/25/23 KF
Date:

Proj. No.: 63-67
Lot: 6823
Block: 0063-67
Sect:

**SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007**

**NORTH
BLD-B
DTL-2**



TYPICAL WINDOW FLASH AS PER ASTM 2112

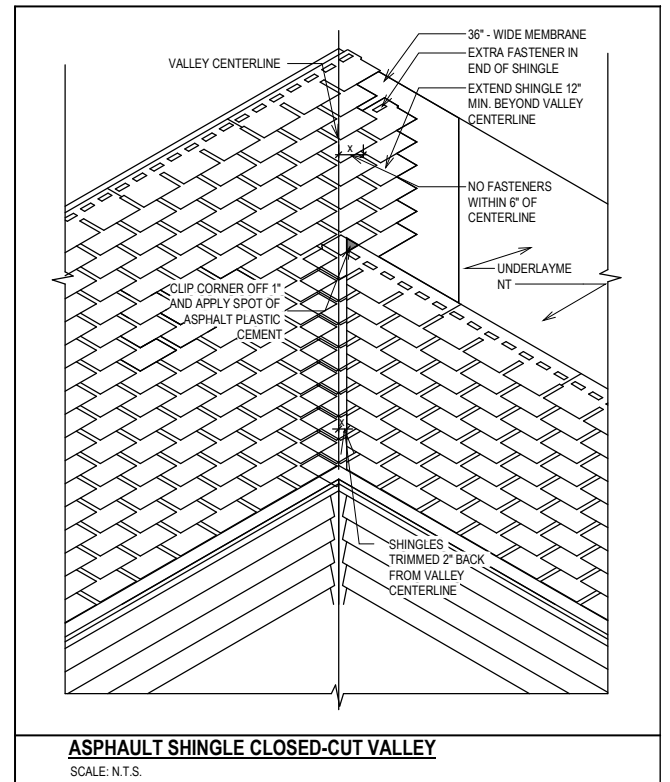
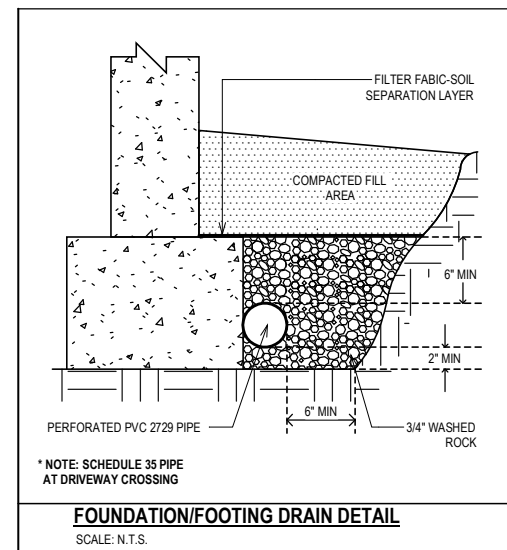
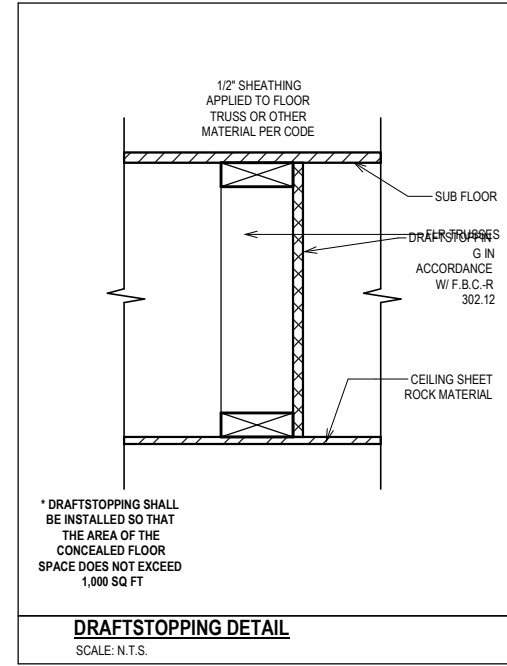
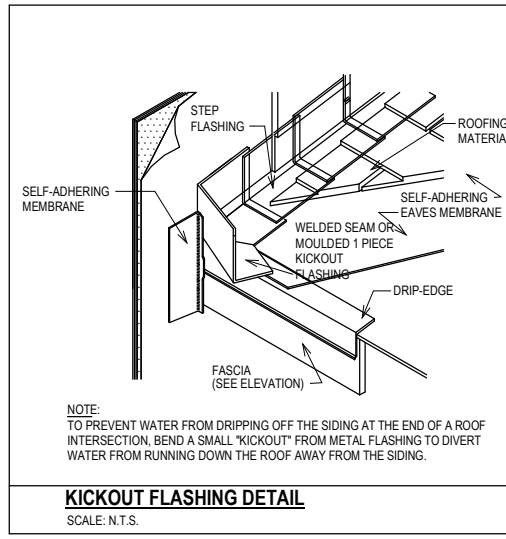
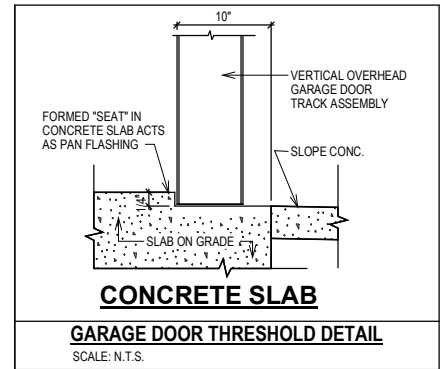
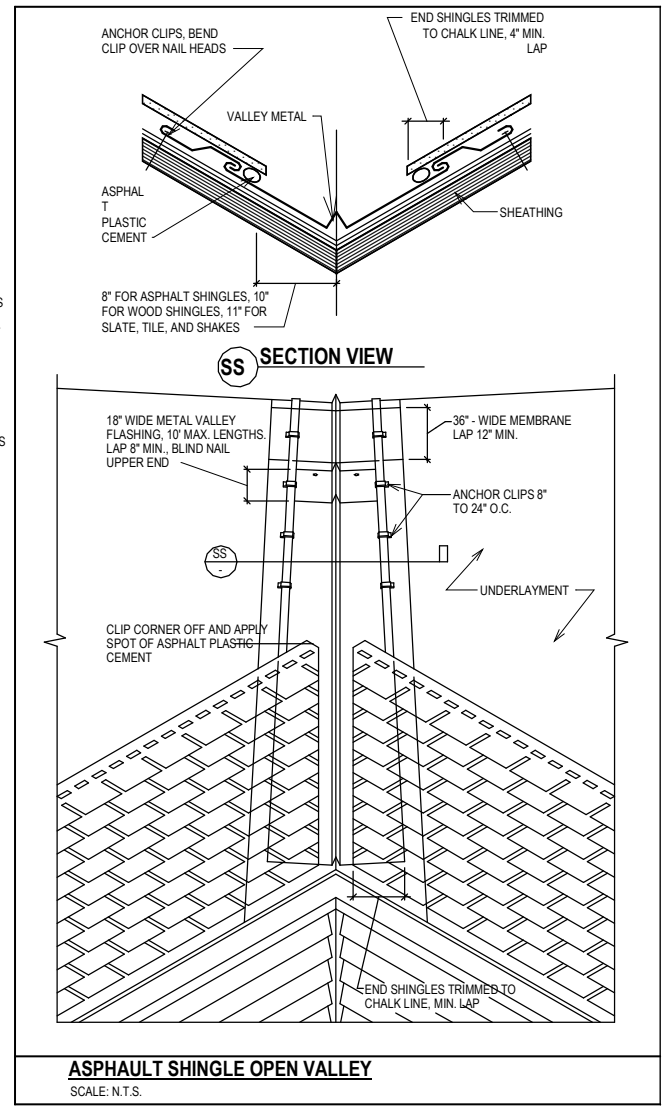
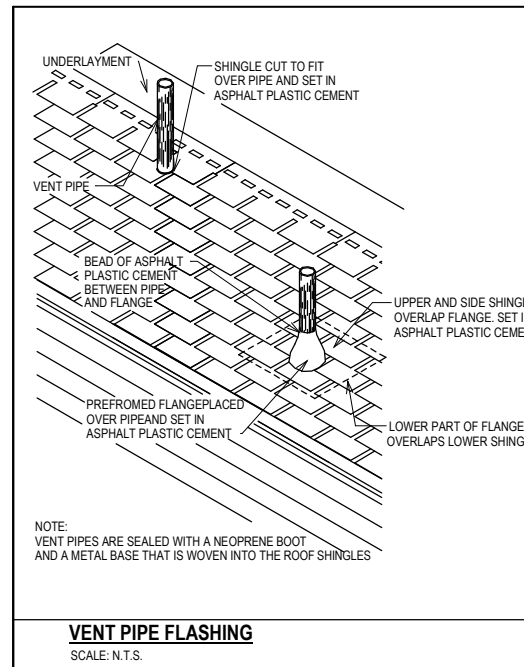
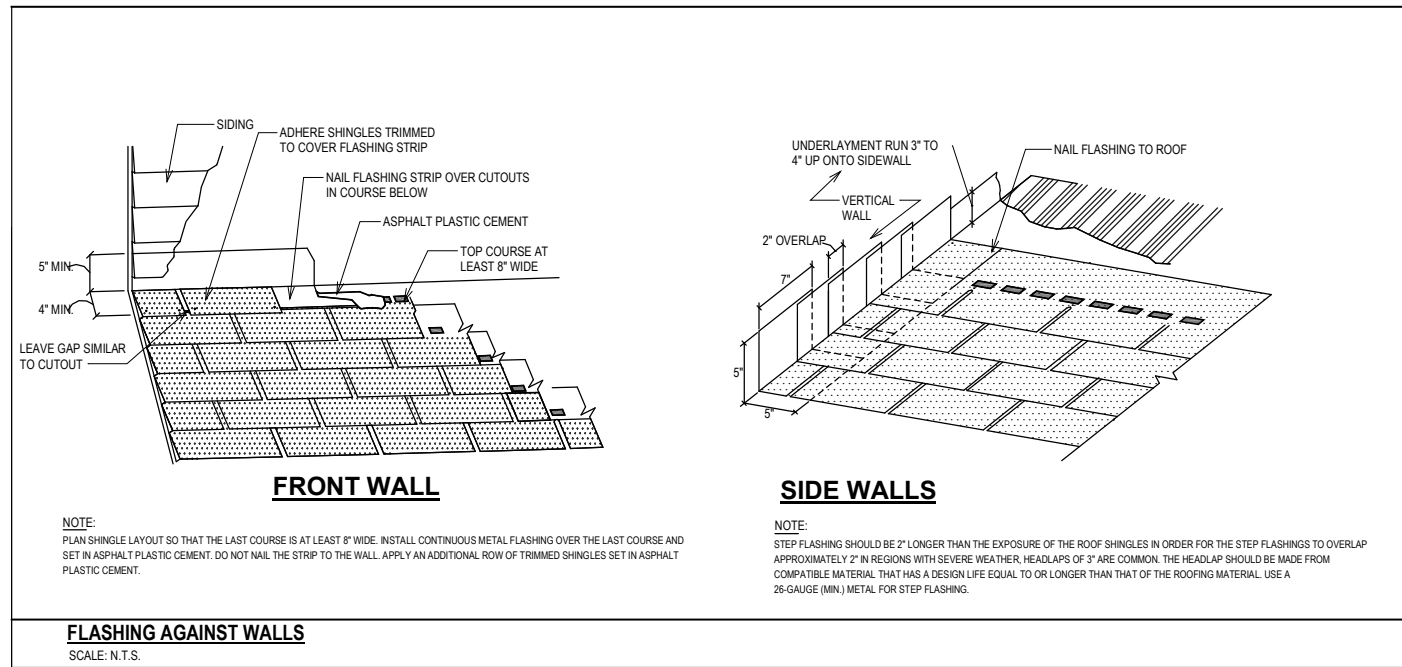
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David Weekley Homes
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 Date:

Proj. No.: 63-67
 Lot: 6823
 Block: 0063-67
 Job No.: 0063-67
 Sect:

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
DTL-3



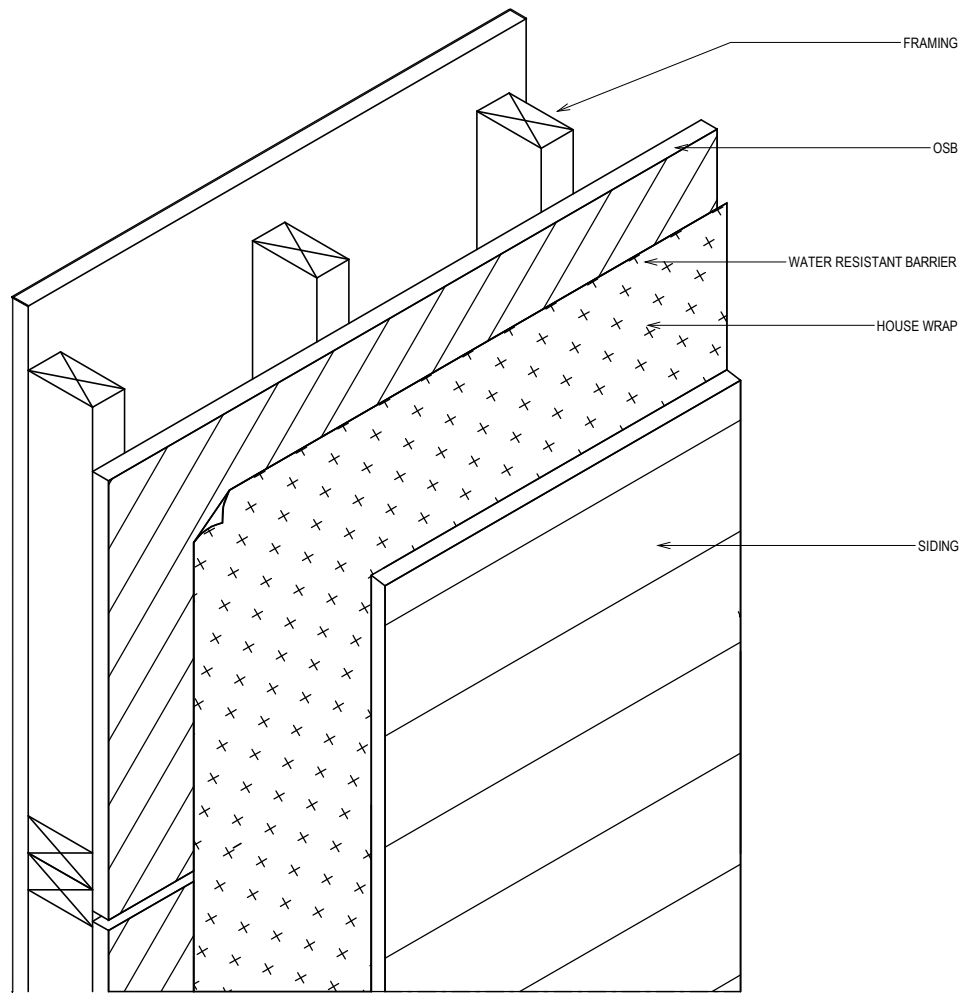
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David Weekley Homes
Scale: N.T.S.
Rev: 1/25/23 KF
Date:

Proj. No.: 63-67
Lot: 6823
Block: 0063-67
Sect:

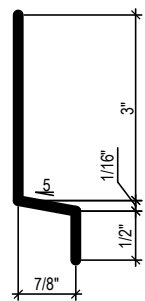
SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
DTL-4



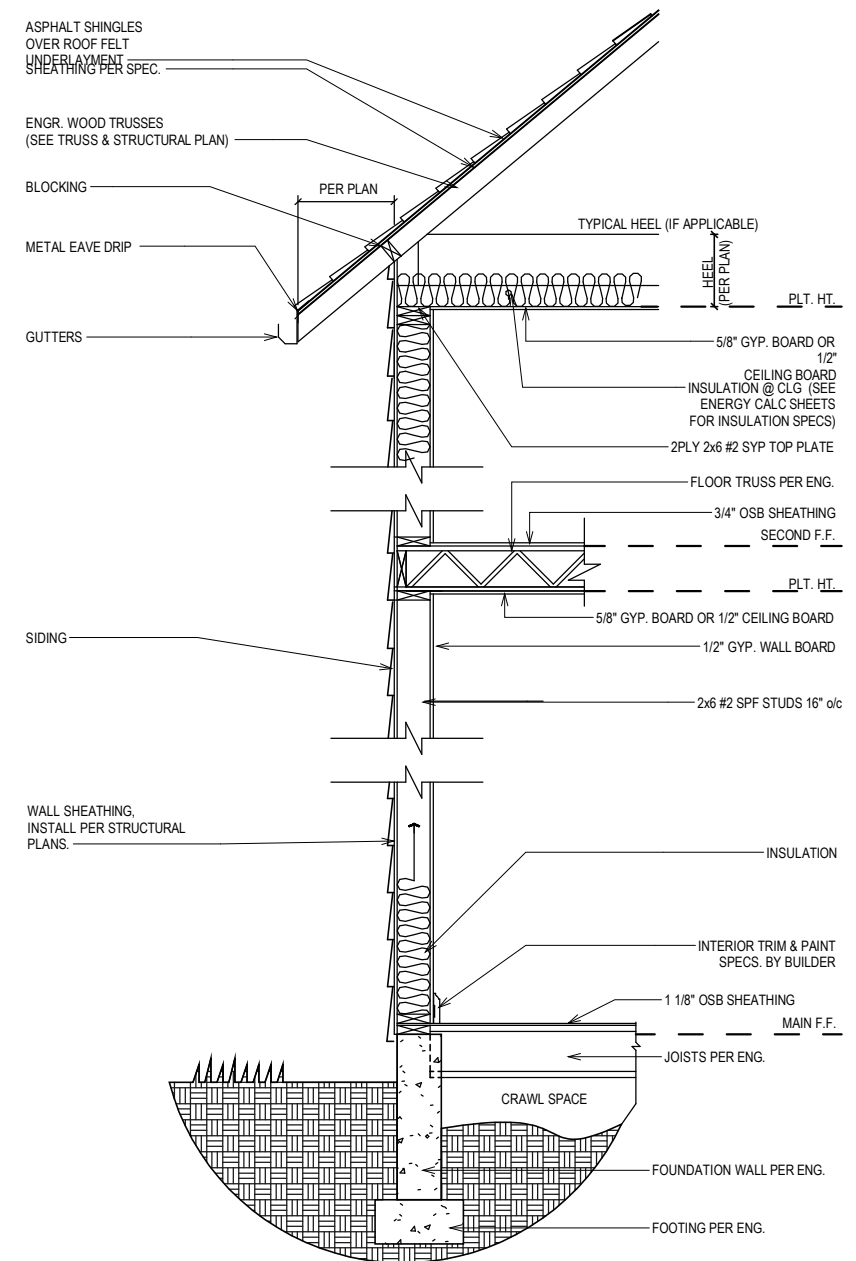
EXTERIOR WALL ASSEMBLY DETAIL

NOT TO SCALE



"Z" DETAIL

NOT TO SCALE



TYPICAL 2-STORY WALL SECTION W/ SIDING

NOT TO SCALE

SEE STRUCTURAL PLAN FOR
FURTHER INFORMATION.

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Rev: 1/25/23 KF

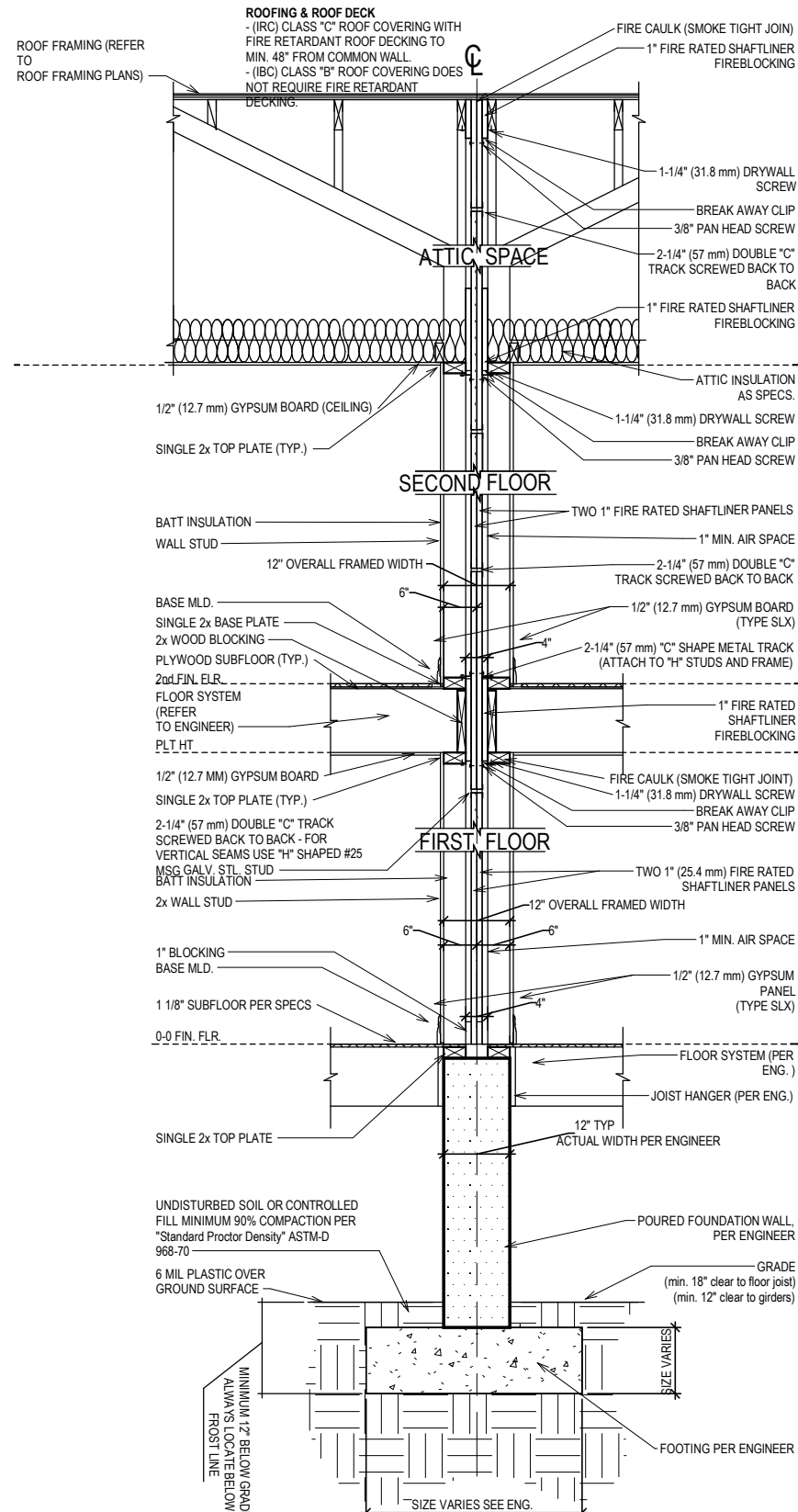
Date:

Proj. No.: 63-67
Lot: 6823

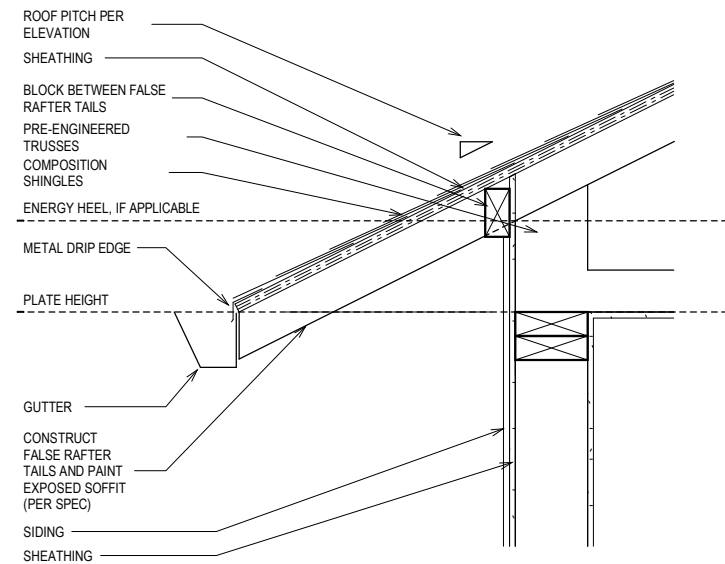
Block: 0063-67
Sect:

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

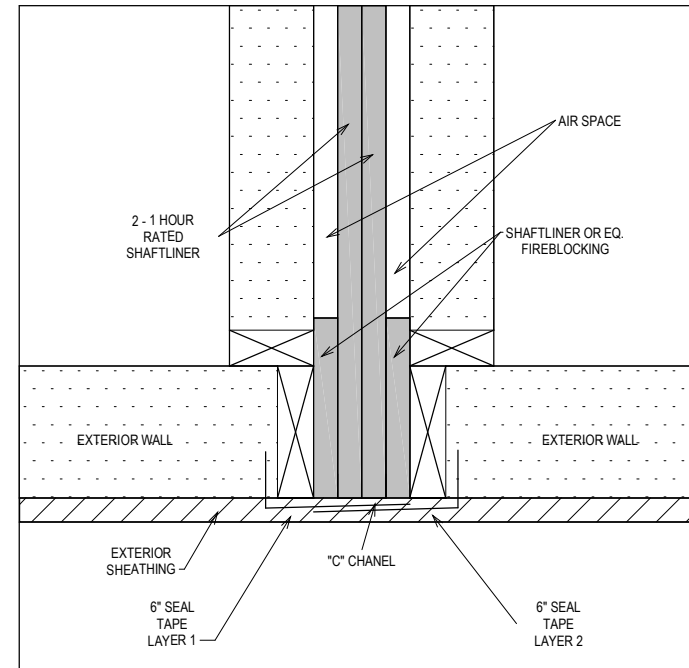
NORTH
BLD-B
DTL-5



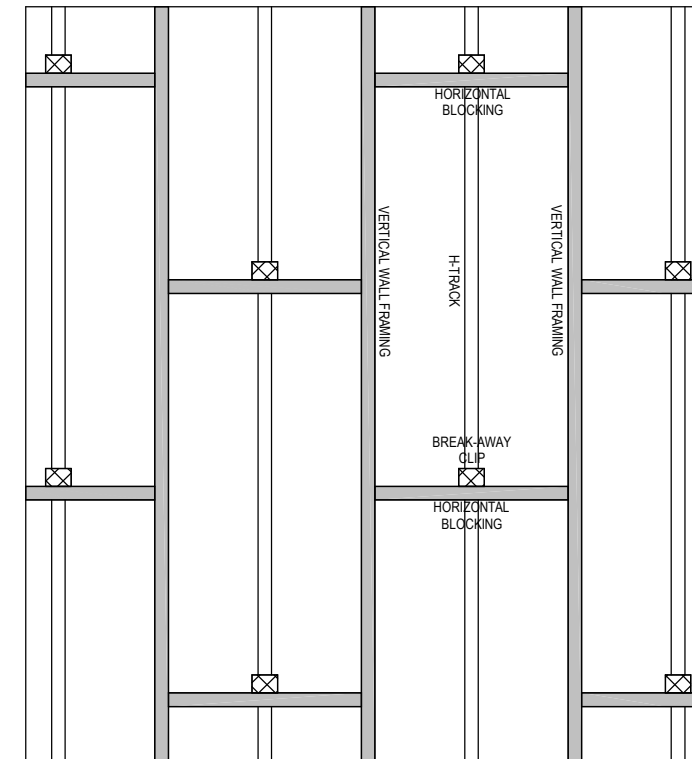
2-HR FIREWALL SECTION 2-STORY - UL 336 (CRAWL SPACE) - NOT TO SCALE



RATED EAVE DETAIL - NOT TO SCALE



AIR SEAL AT EXTERIOR WALLS - NOT TO SCALE2



LADDER BLOCKING FOR BREAK AWAY CUPS - NOT TO SCALE2

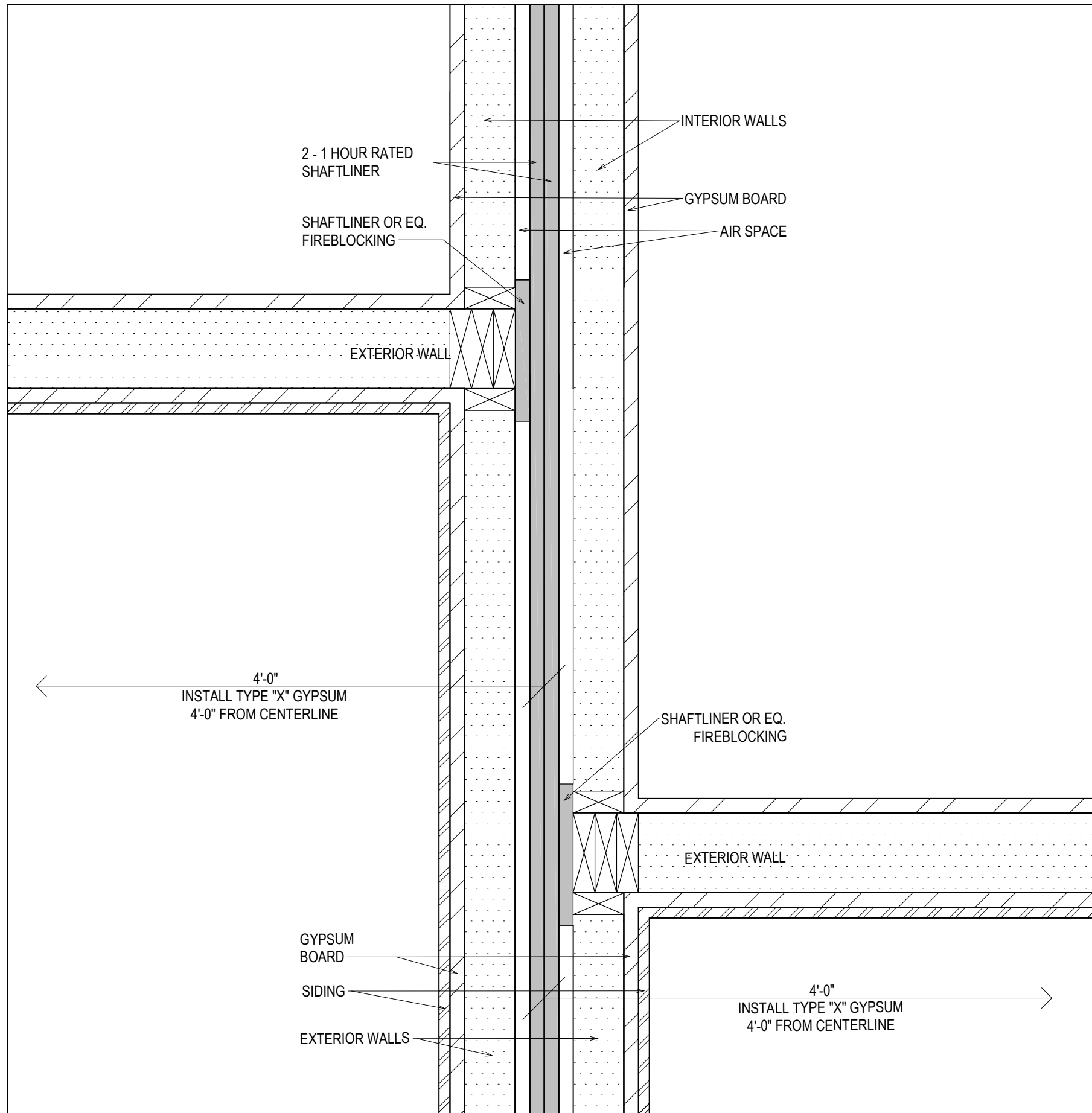
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Lot: **6823**
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Sect:

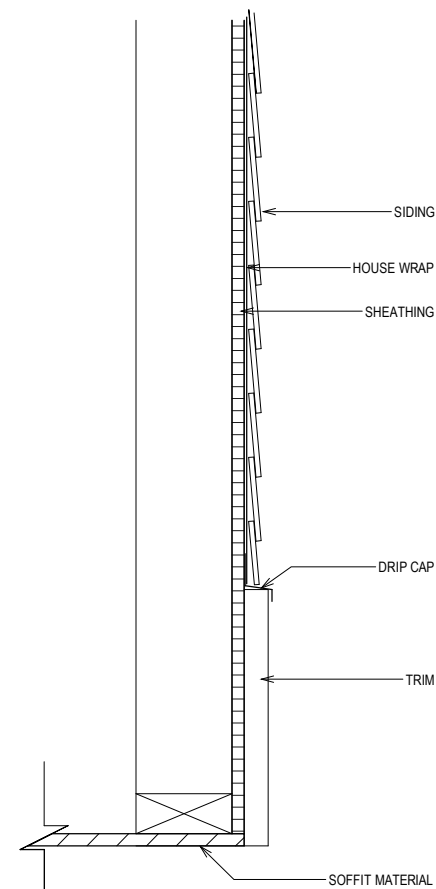
SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLDG
DTL-6



2 HR FIREWALLS1

NOT TO SCALE



CANTILEVER DETAIL

NOT TO SCALE

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 KF Date: 1/25/23 KF

Proj. No.: 63-67
 Lot: 6823
 Job No.: 0063-67

**SCHOLLS VALLEY
 LOTS 63-67
 BEAVERTON, OR 97007**

**NORTH
 BLD-B
 DTL-7**

Design No. U336
BXUV.U336
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U336

January 11, 2019

Exposed to fire from separation Wall side only

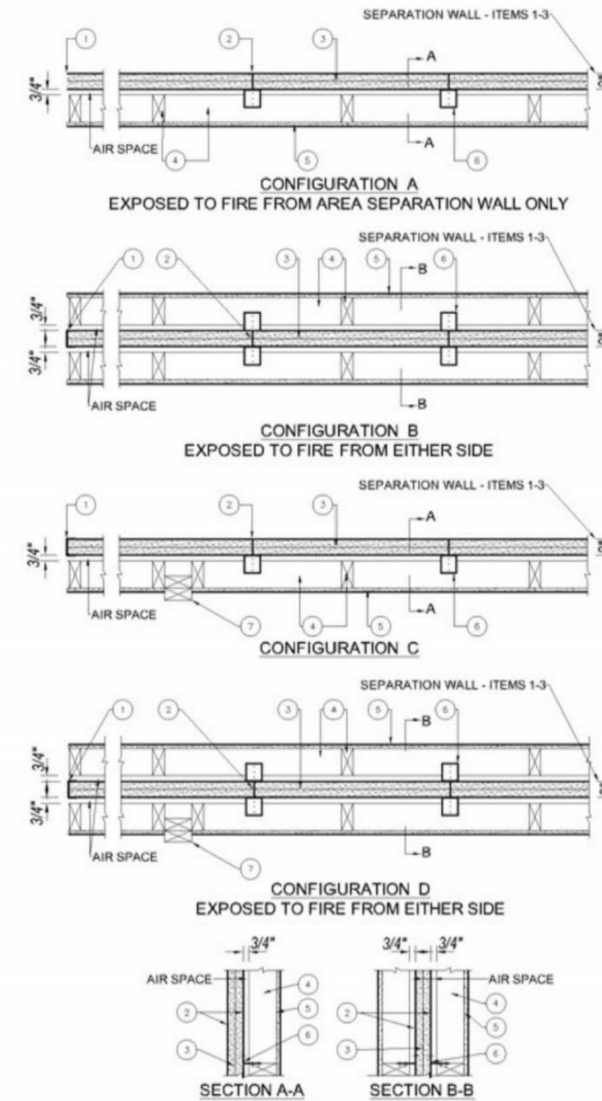
Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)

Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)

Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)

Finish Rating — 120 Min

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



SEPARATION WALL: (Max Height - 66 ft)

- 1. Floor, Intermediate or Top Wall** — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
 - 2. Metal Studs** — Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
 - 3. Gypsum Board*** — Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.
- CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.

- 4. Wood Studs** — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. **Steel Studs** — (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

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KF
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Date:

Proj. No.: 63-67
Lot: 6823
Block: 0063-67
Job No.: 0063-67
Sect:

SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007

NORTH
BLD-B
DTL-8

4B Steel Studs — As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. Attachment Clips — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. Caulking and Sealants* — (Optional) — A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC — Type ECOSEAL™ Plus

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2019-01-11

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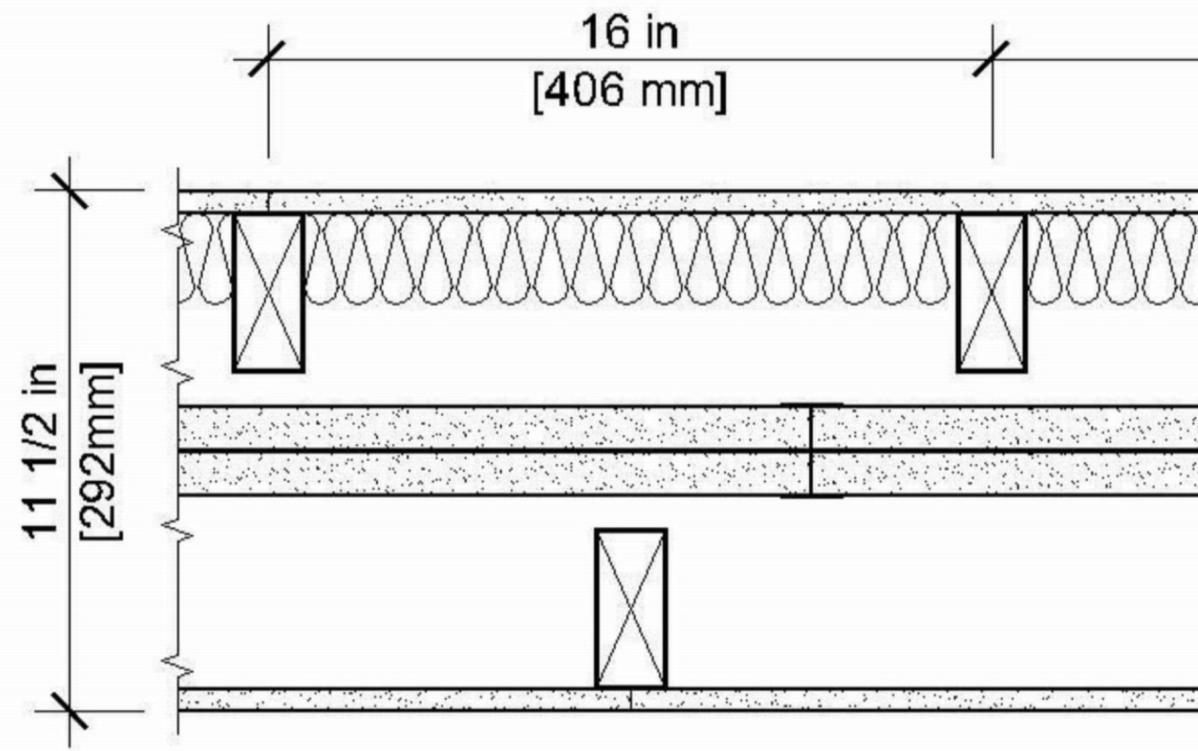
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David Weekley Homes
KF
Scale: 1/25/23 KF
Date:

Proj. No.: 6823
Job No.: 0063-67
Lot: 63-67
Block:
Sect:

**SCHOLLS VALLEY
LOTS 63-67
BEAVERTON, OR 97007**

**NORTH
BLD-B
DTL-9**



CAD · REVIT

Assembly - UL U336 or ULC W314

Area Separation Wall - Steel Stud (non-load-bearing)

Fire Rating	2 hour
STC	54 RAL-TL88-348
Assembly thickness	292 mm (11-1/2")

• **Assembly Options**

Gypsum Board - Min. 12.7 mm (1/2 in.) thick gypsum board applied either horizontally or vertically

- [CGC Sheetrock® Brand Gypsum Panels - 12.7 mm \(1/2"\)](#)

Wood Studs - 50.8 mm x 101.6 mm (2 in. x 4 in.) wood studs spaced max. 406.4 mm (16 in.) OC

Batts and Blankets - 50.8 mm (2 in.) thick mineral wool insulation

Air Cavity - Min. 19.1 mm (3/4 in.) thick air space

Steel Studs - 50.8 mm (2 in.) H-Stud 609.6 mm (24 in.) OC

Gypsum Board - Two layers of 25.4 mm (1 in.) thick by nom. 609.6 mm (2 ft.) wide gypsum liner panels friction fit

- [CGC Sheetrock® Brand Glass-Mat Liner Panels Mold Tough® - 25.4 mm \(1"\) \(UL Type SLX\)](#)
- [CGC Sheetrock® Brand Mold Tough® Gypsum Liner Panels - 25.4 mm \(1"\) \(UL Type SLX\)](#)
- [CGC Sheetrock® Brand Gypsum Liner Panels - 25.4 mm \(1"\) \(UL Type SLX\)](#)

Air Cavity - Min. 19.1 mm (3/4 in.) thick air space

Wood Studs - 50.8 mm x 101.6 mm (2 in. x 4 in.) wood studs spaced max. 406.4 mm (16 in.) OC

Gypsum Board - Min. 12.7 mm (1/2 in.) thick gypsum board applied either horizontally or vertically

- [CGC Sheetrock® Brand Gypsum Panels - 12.7 mm \(1/2"\)](#)

Remarks

- Stud size is minimum unless otherwise stated in design.
- For the most up-to-date information refer to the UL Fire resistance directory [ULC W314](#) · [U336](#) ·

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SCHOLLS VALLEY
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BLD-B
DTL-10

Building Dreams, Enhancing Lives

David Weekley Homes

Received
Planning Division
07/27/2023

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David Weekley Homes
KF
Date: 1/4/23
Scale: KF
Rev: 1/4/23 KF

Proj. No.: 6823
Job No.: 0068-72
Lot: 68-72
Block:
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
CS-1

PLAN INDEX

REVISIONS

REQUEST BY	DATE	REVISED BY	DESCRIPTION
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PLAN NOTES

GENERAL

- The Contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed.
- Written dimensions and specific notes shall take precedence over scaled dimensions and notes. The Engineer and/or Architectural Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. The Contractor shall verify and is responsible for all dimensions (including rough openings).
- Consult the structural engineering sheets for roof, foundation, lateral, and vertical load requirements and requisite construction details.
- Consult manufacturer specifications, structural engineering sheets, and building code requirements for the proper installation of all products and systems to be utilized in construction. Where no specific standards or specifications exist, work shall be performed to the standards of the industry.
- The Contractor and/or their agents assumes full responsibility for the correct installation of all exterior finishes and weatherproofing for the zone in which the building is to be constructed.
- All work shall be done in accordance with the latest edition of the applicable building code as amended by the state, as well as all regional and local codes that are applicable.

- Specification documentation that override the details, locations, and/or material designations as they are shown in the plan may be provided by the Client or their Agents. It is the responsibility of the Contractor/Subcontractor to secure confirmation of the materials and methods to be utilized, as well as location and extents of work related to each contractor's applicable trade, prior to start of work.

Floor Plan

- Habitable attics, basements, and all designated bedrooms shall have at least one emergency egress window. Egress windows shall meet the following requirements:
 - Sill Height not more than 44" AFF - Clear net opening height of 24"
 - Clear net opening area of 5.7sqft - Clear net opening width of 20"
- Where the opening of an operable window is more than 72" above grade, the sill shall not be less than 24" AFF.
- All exterior windows and exterior doors shall comply with the minimum prescriptive envelope requirements on A003. Per R302.5.1.1. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35mm) thick, or 20-minute fire-rated doors. Provide 1/2" deadbolt locks and weatherstripping on all exterior doors, and locking devices on all doors and windows within 10 ft. (vertical) of grade.
- Skylights are to be glazed with tempered glass on outside and laminated glass on the inside (unless plexiglass). Glass to have maximum clear span of 25 in. and frame is to be attached to a 2x curb with a minimum of 4 in. above roof plane.

- Safety glazing is required:
 - Within 18" of the floor and/or within 24" of any door (regardless of wall plane)
 - Within 60 in. of a tub or shower floor, including tub and shower enclosures
 - Within 60 in. of a stair landing - On any pane greater than 9 square feet

- Provide one smoke detector in each bedroom. Provide a combination carbon monoxide / smoke detector in the common space (hallway, bonus room, etc) of each floor, within 14' of each bedroom entrance (multiple units per floor may be required). Connect all smoke and smoke/carbon monoxide detectors to house power, and inter-connect all detectors in such a way that when any one is tripped, they will all sound. Provide battery backup for all units.

- Provide combustion air vents (w/ screen and back damper) for gas fire-place and any other appliances with an open flame.

- Bathrooms and utility rooms are to be vented to the outside with a fan capable of producing a minimum of 5 air exchanges per hour. Rooms containing bathing and spa facilities require a minimum exhaust rate of 80 CFM intermittent or 20 CFM continuous. Toilet rooms without a bathtub or shower, when not provided with natural ventilation require minimum 50 CFM exhaust. Any room with a bathtub or shower shall be provided with a mechanical ventilation system controlled by a de-humidistat, timer or similar means of automatic control.

- Range hoods are to be vented to the outside. Domestic kitchen cooking appliances shall be equipped with ducted range hoods or down-draft exhaust systems and shall be rated for a minimum of 150 CFM intermittent.

- Electrical receptacles in bathrooms, kitchens and garages shall be g.f.i. or g.f.i.c. per applicable electrical code requirements.

- Insulate all access doors/ hatches to crawl spaces and attics to the equivalent rating of the wall, floor or ceiling through which they penetrate, unless noted otherwise on plans.
 - attic: r-38 walls: r-21 floors: r-30

- Provide roof and crawlspace venting per applicable code requirements.

- All interior wall surfaces and ceilings to be sheetrocked with 1/2" gypsum board, or as required per jurisdictional requirements. All tub/shower enclosures and other wet areas shall have water resistant gypsum board.

- Per ORSC M1507.3: Intermittent Whole House Ventilation system (WHV): using integrated with a forced air system. Mechanical ventilation shall operate intermittently with controls that enable operation for a total of 240 CFM for no less than a rate of 1-hour per every 4-hour period, and provide outdoor air at an equal rate, shall be installed. Outdoor air ducts connected to the return side of an air handler are considered as providing supply ventilation.

- Additional notes may occur throughout the plan set as required.

OREGON

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS ^A		
BUILDING COMPONENT	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIVALENT ^F VALUE
WALL INSULATION-ABOVE GRADE	U-0.059 ^E	R-21 Intermediate ^C
WALL INSULATION-BELOW GRADE ^F	C-0.063	R-15 c.i./ R21
FLAT CEILINGS ^F	U-0.021	R-49
VAULTED CEILINGS ^G	U-0.033	R-30 RAFTER OR R-30A ^H SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB-EDGE PERIMETER ^H	F-0.520	R-15
HEATED SLAB INTERIOR ^I	N/A	R-10
WINDOWS ^J	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS ^K	U-0.20	U-0.20
EXTERIOR DOORS W/≥2.5 FT ² GLAZING ^L	U-0.40	U-0.40

FOR SI: 1 INCH=25.4 MM, 1 SQUARE FOOT = 0.029M², 1 DEGREE = 0.0175 RAD, N/A = NOT APPLICABLE

A. AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM CONFORMANCE TO THE REQUIRED U-VALUE STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-VALUES CONTAINED IN TABLE N1104.1(1).

B. R-VALUES USED IN THIS TABLE ARE NOMINAL. FOR THE INSULATION ONLY IN STANDARD WOOD FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.

C. WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD-FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.

D. THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3.5 INCHES.

E. BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DOES NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE. R21 FOR INSULATION IN FRAMED CAVITY; R15 CONTINUOUS INSULATION.

F. INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS DORMERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-21. WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R-49 INSULATION INSTALLED TO A MINIMUM 6-INCHES DEPTH AT TOP OF PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR

G. VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).

H. A=ADVANCED FRAME CONSTRUCTION, SEE SECTION N104.6.

I. HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS (BOTH ON AND BELOW GRADE) THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB.

J. SLIDING GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH NF1111.2 ITEM 3 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH THERMAL BREAK ALUMINUM OR WOOD, OR VINYL, OR FIBERGLASS FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.

K. A MAXIMUM OF 28 SQ FT OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 9.54 OR LESS.

L. GLAZING THAT IS EITHER DOUBLE PANE WITH LOW-E COATING ON ONE SURFACE, OR TRIPLE PANE SHALL BE DEEMED TO COMPLY WITH THIS REQUIREMENT.

M. MINIMUM 24-INCH HORIZONTAL OR VERTICAL BELOW-GRADE.

TABLE N1101.1(2) ADDITIONAL MEASURES	
CONSERVATION MEASURE (SELECT ONE)	
<input checked="" type="checkbox"/> 1	HIGH EFFICIENCY HVAC SYSTEM: ^A <input checked="" type="checkbox"/> GAS-FIRED FURNACE OR BOILER AFUE 94 PERCENT, OR <input type="checkbox"/> AIR-SOURCE HEAT PUMP HSPF OF 10.0/14.0 SEER COOLING, OR <input type="checkbox"/> GROUND SOURCE HEAT PUMP COP OF 3.5 OR ENERGY STAR RATED
<input type="checkbox"/> 2	HIGH EFFICIENCY WATER HEATING SYSTEM <input type="checkbox"/> NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM UEF 0.90, OR <input type="checkbox"/> ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 2.0 COP, OR <input type="checkbox"/> NATURAL GAS/PROPANE TANKLESS/INSTANTANEOUS HEATER WITH MINIMUM 0.80 UEF AND DRAIN WATER HEATER RECOVERY UNIT INSTALLED ON MINIMUM OF ONE SHOWER/STUB-SHOWER
<input type="checkbox"/> 3	WALL INSULATION UPGRADE EXTERIOR WALLS - U-0.045/R-21 CONVENTIONAL FRAMING WITH R-5.0 CONTINUOUS INSULATION
<input type="checkbox"/> 4	ADVANCED ENVELOPE WINDOWS - U-0.21 (AREA WEIGHTED AVERAGE), AND FLAT CEILING ^F - U-0.017/R-60, AND FRAMED FLOORS - U-0.026/R-38 OR SLAB EDGE INSULATION TO F-0.48 OR LESS (R-10 FOR 48"; R-15 FOR 36" OR R-5 FULLY INSULATED SLAB)
<input type="checkbox"/> 5	DUCTLESS HEAT PUMP FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE: DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
<input type="checkbox"/> 6	HIGH EFFICIENCY THERMAL ENVELOPE UA ^C PROPOSED UA IS 8 PERCENT LOWER THAN THE CODE UA
<input type="checkbox"/> 7	GLAZING AREA GLAZING AREA, MEASURED AS THE TOTAL OF FRAMED OPENING IS LESS THAN 12 PERCENT OF CONDITIONED FLOOR AREA
<input type="checkbox"/> 8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION ACHIEVED A MAXIMUM OF 3.0 ACH50 WHOLE-HOUSE AIR LEAKAGE WHEN THIRD-PARTY TESTED AND PROVIDED A WHOLE-HOUSE VENTILATION SYSTEM INCLUDING HEAT RECOVERY WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66 PERCENT

FOR SI: 1 SQUARE FOOT = 0.093 M², 1 WATT PER SQUARE FOOT = 10.8 W/M²

A. APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.

B. THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NO GREATER THAN U-0.026.

C. IN ACCORDANCE WITH TABLE N1104.1 (1), THE PROPOSED UA TOTAL ALTERNATIVE DESIGN SHALL BE A MINIMUM OF 8 PERCENT LESS THAN THE CODE UA TOTAL OF THE STANDARD BASE CASE.

Oregon (as required)

THE FOLLOWING CONSTRUCTION TECHNIQUES AND MEASURES ARE INTENDED TO MITIGATE RADON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURISDICTION BY JURISDICTION BASIS. AS OF APRIL 1, 2011, IN THE STATE OF OREGON, THE COUNTIES OF MULTNOMAH, WASHINGTON, CLACKAMAS, POLK, YAMHILL, HOOD RIVER AND BAKER REQUIRE RADON MITIGATION. FOLLOWING THE U.S. E.P.A. "MODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL BUILDINGS", THESE SPECIFICATIONS MEET MOST NATIONAL CODES. THE BUILDER AND HOME OWNER SHOULD CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELINES.

A. SUBFLOOR PREPARATION MEASURES

SUBFLOOR PREPARATION (AF103.2)

A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND, AND ARE WITHIN THE WALLS OF THE LIVING SPACES OF THE BUILDING. THE GAS-PERMEABLE LAYER SHALL CONSIST OF ONE OF THE FOLLOWING:

1 A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4 INCHES THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL SMALL ENOUGH TO PASS THROUGH A 2" SIEVE AND BE RETAINED BY A 1/4" SIEVE.

2 A UNIFORM LAYER OF SAND (NATIVE OR FILL), A MINIMUM OF 4 INCHES THICK, OVERLAIN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

3 OTHER MATERIALS, SYSTEMS OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRSSUIZATION ACROSS THE ENTIRE SUB-FLOOR AREA.

SOIL-GAS-RETARDER (AF103.3)

A MINIMUM 6-MIL POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB OR PLACING THE FLOOR ASSEMBLY TO SERVE AS A SOIL- GAS-RETARDER BY BRIDGING ANY CRACKS THAT DEVELOP IN THE SLAB OR FLOOR ASSEMBLY AND TO PREVENT CONCRETE FROM ENTERING THE VOID SPACES IN THE AGGREGATE BASE MATERIAL. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12-INCHES. THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL. ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

RADON INFILTRATION CLOSURE (AF103.4)

POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH SECTIONS AF103.4.1 THROUGH AF103.4.10

AF103.4.1 FLOOR OPEININGS. OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENITATE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

AF103.4.2 CONCRETE JOINTS. CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OR OTHER ELASOMERIC SEALANT PER MANUFACTURERS RECOMMENDATIONS.

AF103.4.3 CONDENSATE DRAINS. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NONPERFORATED PIPE TO DAYLIGHT.

AF103.4.4. SUMPS. SUMP PINTS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR THE SUB-SLAB OR EXTERIOR DRAIN TILE LOOP SHALL BE COVERED WITH GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.

AF103.4.5 FOUNDATION WALLS. HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONTINUOUS COURSE OF SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM AT OR ABOVE FINISHED GROUND SURFACE TO PREVENT PASSAGE OF AIR FROM THE INTERIOR OF THE WALL INTO THE LIVING SPACE. WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED, THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS, CRACKS OR OTHER OPENINGS AROUND ALL PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY BLOCK OR WOOD FOUNDATION WALLS BELOW THE GROUND SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT SEALANT. PENETRATIONS OF CONCRETE WALLS SHALL BE FILLED.

AF103.4.6 DAMPPROOFING. THE EXTERIOR SURVACES OF PORTIONS OF CONCRETE AND MASONRY BLOCK WALLS BELOW THE GROUND SURFACE SHALL BE DAMPPROOFED IN ACCORDANCE WITH IRC SECTION R406.

AF103.4.7 AIR-HANDLING UNITS. AIR-HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT, WITH THE EXCEPTION OF UNITS IWTH GASKETED SEAMS OR UNITS THAT ARE OTHER WISE SEALED BY THE MANUFACTURER TO PREVENT LEAKAGE.

AF103.4.8 DUCTWORK PASSING THROUGH OR BENEATH A SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-HANDLING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. JOINTS IN SUCH DUCTING SHALL BE SEALED WOT PREVENT AIR LEAKAGE. DUCTING LOCATED IN CRAWL SPACES SHALL HAVE SEAMS AND JOINTS SEALED BY CLOSURE SSTEM IN ACCORDANCE WITH SECTION M1601.4.1 WHERE FAN SYSTEMS CIRCULATE AIR TO LIVING SPACES, ALL DUCTWORK LOCATED IN THE CRAWL SPACE SHALL BE POSITIVE-PRESSURE DUCTWORK.

AF103.4.9 CRAWL SPACE FLOORS. OPENINGS AROUND ALL PENETRATIONS THROUGH FLOORS ABOVE CRAWL SPACES SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE

AF103.4.10 CRAWL SPACE ACCESS. ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN BASMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED, GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.

AF103.5 CRAWL SPACE MITIGATION SYSTEM IN BUILDINGS WITH CRAWL SPACE FOUNDATIONS, A SYSTEM COMPLYING WITH SECTION AF103.5.1 SHALL BE INSTALLED DURING CONSTRUCTION

EXCEPTION: BUILDINGS IN WHICH AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR EQUIVALENT SYSTEM IS INSTALLED.

AF103.5.1 PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.

AF103.5.1.1 VENTILATION CRAWL SPACES SHAL BE PROVIDED WITH VENTS TO THE EXTERIOR OF THE BUILDING. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.1.

AF103.5.1.2 SOIL-GAS-RETARDER. THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.

AF103.5.1.1 VENT PIPES. A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTERED HORIZONTALLY BENEATH THE SOIL-GAS-RETARDER SHEETING AND CONNECTED TO A 3" OR 4" DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM (AF103.6)

IN BASEMENTS 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 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 PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP OVER WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.

THE PIPE SHALL EXTEND UP THROUGH THE BUILDING FLOORS, TERMINATE AT LEAST 12-INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION NOT LESS THAN 10-FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2-FEET BELOW THE EXHAUST POINT, AND 10-FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

AF103.6.3 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. MULTIPLE VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE ABOVE THE ROOF.

E. GENERAL NOTES

VENT PIPES (AF103.7 - AF103.9)

AF103.7 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.

AF103.8 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 ELECTRIC SUPPLY IS PROVIDED FOR FUTURE USE.

AF103.9 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."

COMBINATION FOUNDATIONS (AF103.10)

COMBINATION: BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON MITIGATION SYSTEMS IN EACH TYPE OF FOUNDATION AREA. EACH RADON VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO SINGLE VENT THAT TERMINATES ABOVE THE ROOF.

BUILDING DEPRESSURIZATION (AF103.11)

JOINTS IN AIR DUCTS AND PLENUMS IN UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS OFSECTION M1601. THERMAL ENVELOPE AIR INFILTRATION REQUIREMENTS SHALL COMPLY WITH APPLICABLE ENERGY CONSERVATION PROVISIONS IN CHAPTER 11. FIRE BLOCKING SHALL MEET THE REQUIREMENTS CONTAINED IN SECTION R302.11.1

POWER SOURCE (AF103.12)

TO ACCOMMODATE 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 LOCATION OF SYSTEM FAILURE ALARMS.

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The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes

KF Scale: 1/4"/23 KF
Date:

68-72 Lot:

6823 Block:

0068-72 Sect:

Proj. No.:

6823

Job No.:

0068-72

SCHOLLS VALLEY

LOTS 68-72

BEAVERTON, OR 97007

NORTH
BLD-A
CS-2

GENERAL REQUIREMENTS

7/9/18

SLOPED SURFACE REQUIREMENTS

ALL PATIOS TO SLOPE 1/4" PER FOOT

GARAGE FLOOR TO BE SLOPED 1/8" PER FOOT TOWARDS VEHICLE ENTRY DOOR

ROOF DECKS AND BALCONIES TO BE SLOPED 1/4" PER FOOT TOWARDS RELIEF POINTS

RAILING REQUIREMENTS

FINISHED HANDRAIL REQUIRED AT STAIRS WITH 4 OR MORE RISERS

FINISHED HANDRAIL HEIGHT BETWEEN 34" AND 36" MEASURED VERTICALLY ABOVE TREAD NOSING

FINISHED GUARDRAILS REQUIRED AT DECKS, BALCONIES AND WALKWAYS THAT ARE 30" OR GREATER ABOVE GRADE AND BE AT A MINIMUM OF 36" IN HEIGHT

FINISHED GUARDRAIL AND HANDRAIL SPINDLES MUST BE SPACED SO A 4" SPHERE WILL NOT PASS THROUGH

PORTLAND Core Plan Notes

* R302.5.1.1 OPENING PROTECTIONS. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35MM) IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

*GARAGE TO BE FINISHED WITH MIN. 1/2" GYP WALLBOARD ON ALL GARAGE-SIDE WALL SURFACES AND 5/8" TYPE X GYP WALLBOARD ON ALL CEILING SURFACE

*DIRECT-VENT GAS WATER HEATER: VENT AND EXHAUST THROUGH SIDE WALL TO OUTDOORS. NO WATER HEATER VENTILATION REQUIREMENT IF ELECTRIC

*PER IRC M1507: INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM (WHV): USING INTEGRATED WITH A FORCED AIR SYSTEM

PORTLAND General Electrical Notes

- HOOD FAN VENTED TO OUTDOORS RATED 150CFM INTERMITTENT (MIN)
- DIRECT VENT GAS FURNACE TO BE VENTED TO OUTDOORS PER MNFR SPECIFICATIONS AND ORCS G2407.1. PROVIDE MIN 24" UNOBSTRUCTED CLEARANCE PER M1305.1.2
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR. ROOMS CONTAINING BATHING AND SPA FACILITIES REQUIRE A MINIMUM EXHAUST RATE OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS. TOILET ROOMS WITHOUT A BATHTUB OR SHOWER, WHEN NOT PROVIDED WITH NATURAL VENTILATION REQUIRE MINIMUM 50 CFM EXHAUST. ANY ROOM WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.
- RANGE HOODS ARE TO BE VENTED TO THE OUTSIDE. DOMESTIC KITCHEN COOKING APPLIANCES SHALL BE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT EXHAUST SYSTEMS AND SHALL BE RATED FOR A MINIMUM OF 150 CFM INTERMITTENT.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I.C. PER APPLICABLE ELECTRICAL CODE REQUIREMENTS.
- PER ORSC M1507.3: INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM (WHV): USING INTEGRATED WITH A FORCED AIR SYSTEM. MECHANICAL VENTILATION SHALL OPERATE INTERMITTENTLY WITH CONTROLS THAT ENABLE OPERATION FOR A TOTAL OF 240 CFM FOR NO LESS THAN A RATE OF 1-HOUR PER EVERY 4-HOUR PERIOD, AND PROVIDE OUTDOOR AIR AT AN EQUAL RATE. SHALL BE INSTALLED. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER ARE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.
- PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS. FOR REQUIRED TYPE AND WIRING.

TRUSS ROOF NOTES

ALL OVERHANGS PER PLAN MEASURED FROM OUTSIDE FACE OF FRAME.

GABLE OVERHANGS 12" UNLESS NOTED OTHERWISE.

HIP OVERHANGS 12" UNLESS NOTED OTHERWISE.

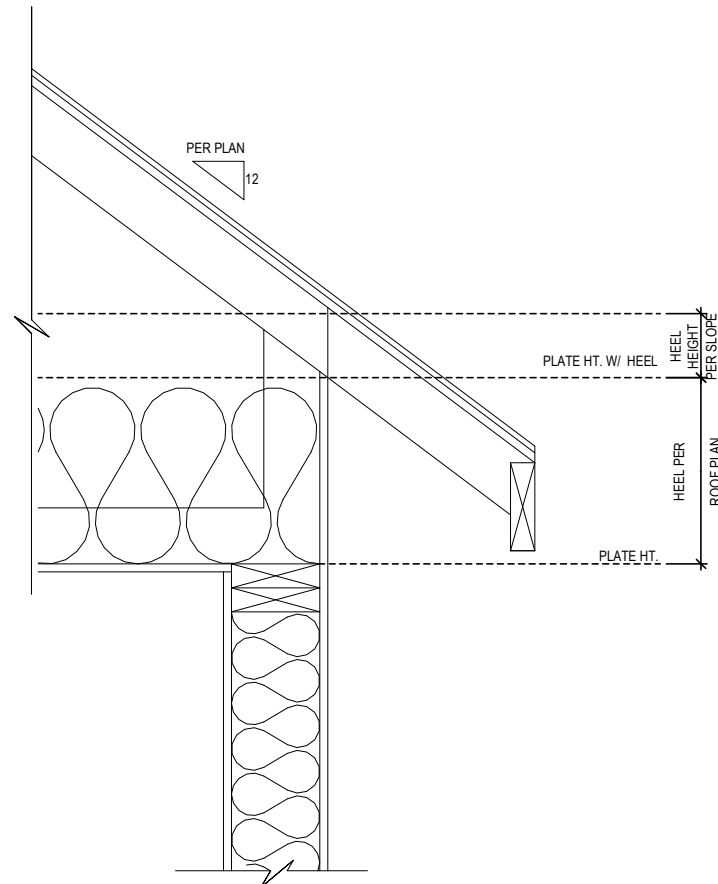
ALIGN FASCIA TO MAINTAIN CONSISTENT OVERHANG WITH DIFFERING ROOF PITCH.

THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

ALL OVERFRAMING AND BRACING TO BE NO. 2 GRADE 2X S.Y.P. UNLESS NOTED OTHERWISE.

ROOF SHEATHING AT OVERFRAME SHALL BE REMOVED TO ALLOW FOR VENTILATION BETWEEN ATTIC SPACES ON VENTED ATTICS.

ACTUAL ATTIC VENTILATION MAY VARY. VERIFY IN THE FIELD.



TYPICAL TRUSS W/ HEEL

SCALE: 1/4" = 1'-0"

PLAN SQFT - 68230070	
LIVING	
1ST FLOOR	615 SF
2ND FLOOR	1064 SF
TOTAL LIVING	1679 SF
SLAB	
FRONT PORCH	32 SF
GARAGE	388 SF
TOTAL SLAB	420 SF
FRAMING	
1ST FLOOR	615 SF
2ND FLOOR	1008 SF
FRONT PORCH	32 SF
GARAGE	410 SF
TOTAL FRAMING	2065 SF
CRAWLSPACE	
1ST FLOOR	557 SF
TOTAL CRAWLSPACE	557 SF

PLAN SQFT - 68230072	
LIVING	
1ST FLOOR	599 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1650 SF
SLAB	
FRONT PORCH	31 SF
GARAGE	384 SF
PATIO	55 SF
TOTAL SLAB	470 SF
FRAMING	
1ST FLOOR	599 SF
2ND FLOOR	987 SF
COVERED PORCH	19 SF
FRONT PORCH	31 SF
GARAGE	410 SF
TOTAL FRAMING	2046 SF
CRAWLSPACE	
1ST FLOOR	532 SF
TOTAL CRAWLSPACE	532 SF

PLAN SQFT - 68230071	
LIVING	
1ST FLOOR	557 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1580 SF
SLAB	
FRONT PORCH	37 SF
GARAGE	388 SF
TOTAL SLAB	425 SF
FRAMING	
1ST FLOOR	557 SF
2ND FLOOR	961 SF
FRONT PORCH	37 SF
GARAGE	439 SF
TOTAL FRAMING	1994 SF
CRAWLSPACE	
1ST FLOOR	529 SF
TOTAL CRAWLSPACE	529 SF

PLAN SQFT - 68230069	
LIVING	
1ST FLOOR	557 SF
2ND FLOOR	1023 SF
TOTAL LIVING	1580 SF
SLAB	
FRONT PORCH	37 SF
GARAGE	388 SF
TOTAL SLAB	425 SF
FRAMING	
1ST FLOOR	557 SF
2ND FLOOR	961 SF
FRONT PORCH	37 SF
GARAGE	439 SF
TOTAL FRAMING	1994 SF
CRAWLSPACE	
1ST FLOOR	529 SF
TOTAL CRAWLSPACE	529 SF

PLAN SQFT - 68230068	
LIVING	
1ST FLOOR	599 SF
2ND FLOOR	1051 SF
TOTAL LIVING	1650 SF
SLAB	
FRONT PORCH	31 SF
GARAGE	384 SF
PATIO	55 SF
TOTAL SLAB	470 SF
FRAMING	
1ST FLOOR	599 SF
2ND FLOOR	987 SF
COVERED DECK	19 SF
FRONT PORCH	31 SF
GARAGE	410 SF
TOTAL FRAMING	2046 SF
CRAWLSPACE	
CRAWLSPACE	532 SF
TOTAL CRAWLSPACE	532 SF

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David Weekley Homes

Scale: 1/4"/23 KF
Date:

Proj. No.: 68-72
Lot: 6823

Block:
Job No.: 0068-72
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
CS-3

ARCHIVE PLAN REVISIONS

#	BY	DATE	DESCRIPTION
1.	XX	XX-XX-XXXX	COMMENTS

ARCHIVE PLAN REVISIONS

#	BY	DATE	DESCRIPTION

ASR REVISIONS

#	BY	DATE	DESCRIPTION
1.	MR	05-25-2022	REQUEST COMPLETE
2.	KF	11/8/22	- STEP FOUNDATION DUE TO GRADE - ADD STAIRS TO GARAGES - LOT 68: REMOVE FIREPLACE - LOT 69: REMOVE FIREPLACE & SUPER SHOWER - LOT 70: REMOVE FIREPLACE & SUPER SHOWER - LOT 71: REMOVE FIREPLACE & SUPER SHOWER - LOT 72: REMOVE FIREPLACE & SUPER SHOWER - ADD DECKS TO AT SIDE OF END UNITS
3.	KF	1/4/23	- UPDATE COVERSHEET - REVISE TO PATIO AT TWO SIDE UNITS
4.	VR	02/03/23	- ADDRESS CORRECTIONS
5.	VR	02-27-2023	-REMOVE 1 GARAGE LIGHT AND CENTER REMAINING LIGHT
6.	VR	03-22-2023	-LOT 68 & 72 <ul style="list-style-type: none"> • REMOVE 2ND FLOOR CANTILEVER AT BEDROOM 3 • REMOVE GARAGE WINDOW • REMOVE ONE SIDE WINDOW IN BEDROOM 2 • CHANGE BEDROOM 2 SIZE TO 10'-0" • REDUCE UTILITY ROOM BY 12" • SHIFT STAIRS AND REMOVE LANDING AND ADD A STEP • CHANGE FAMILY ROOM WINDOW TO 2-0 2-0 FX -LOT 70 <ul style="list-style-type: none"> • REMOVE REAR CANITLEVER • 2X6 WALL AT BATH 2 AND OWNER'S BATH • REMOVE OWNER'S CLOSET 5 SHELF • CHANGE UTILITY ROOM DOOR TO (2) 2-8
HCR (s)			
DESCRIPTION			
1.) LIST 2.) LIST 3.) LIST			

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 .r4

David Weekley Homes
 KF
 Scale: 1/4"=1'-0"
 Rev: 1/4/23 KF
 Date:

Proj. No.: 6823
 Lot: 68-72
 Job No.: 0068-72
 Block:
 Sect:

SCHOLLS VALLEY
 LOTS 68-72
 BEAVERTON, OR 97007

NORTH
 BLD-A
 PHS

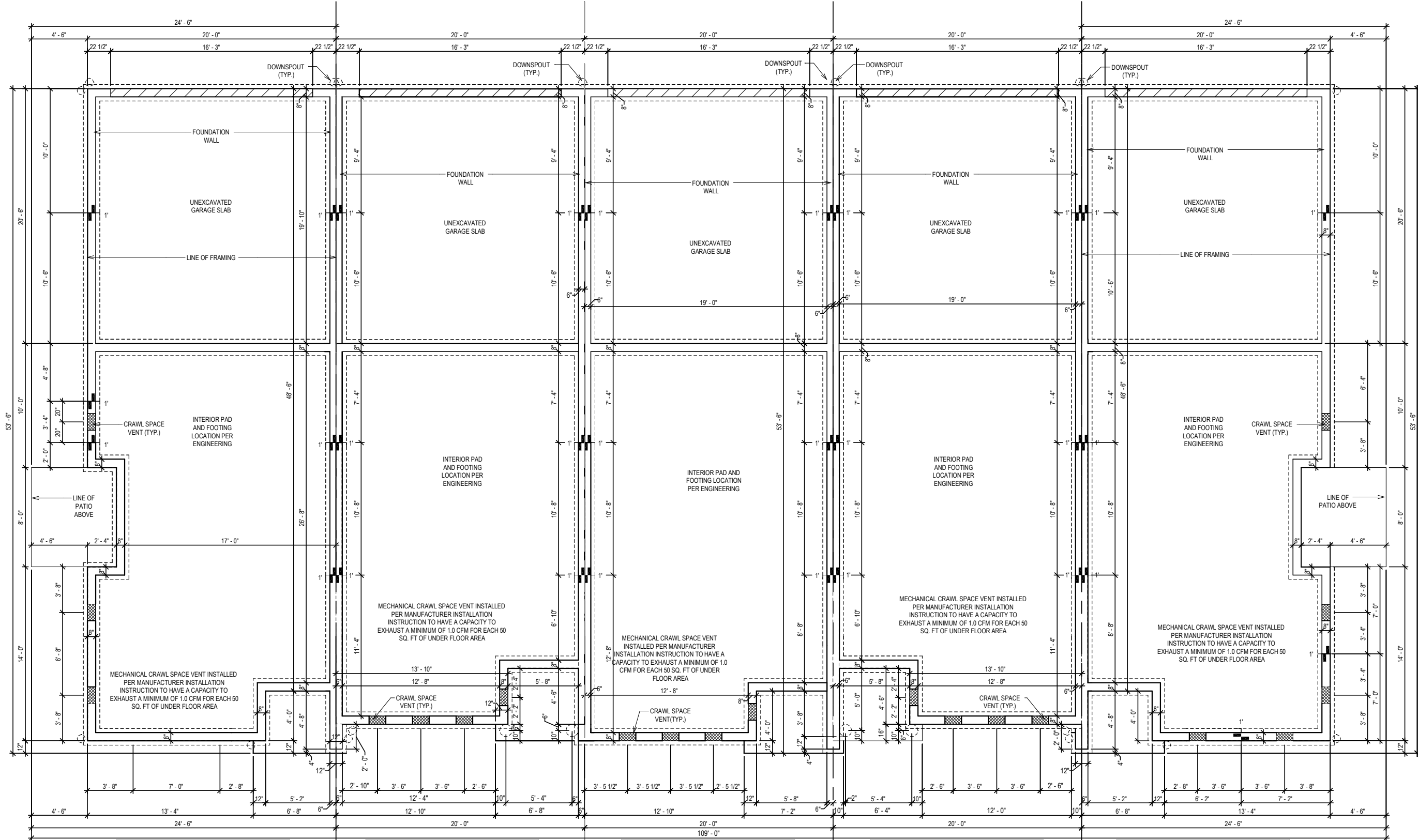
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
 CRAWL SPACE AREA: 532 SF
 (532 SF / 150 SF) = 3.55 SF
 3.55 SF / 0.73 SF = 5VENTS REQUIRED*
 (MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
 CRAWL SPACE AREA: 529 SF
 (529 SF / 150 SF) = 3.53 SF
 3.53 SF / 0.73 SF = 5VENTS REQUIRED*
 (MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
 CRAWL SPACE AREA: 561 SF
 (561 SF / 150 SF) = 3.74 SF
 3.74 SF / 0.73 SF = 5VENTS REQUIRED*
 (MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
 CRAWL SPACE AREA: 529 SF
 (529 SF / 150 SF) = 3.53 SF
 3.53 SF / 0.73 SF = 5VENTS REQUIRED*
 (MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

METHOD 2 RQD MIN CRAWL SPACE VENT AREA:
 CRAWL SPACE AREA: 532 SF
 (532 SF / 150 SF) = 3.55 SF
 3.55 SF / 0.73 SF = 5VENTS REQUIRED*
 (MIN. 1 PER BLD CORNER)

CALCULATION ARE BASED ON 7"x16" SCREENED FDN VENTS WITH 72 SQ IN / VENT NET FREE AREA. REQUIRED VENTILATION MAY VARY PER PRODUCT

CRAWL SPACE

DRAWING SCALE
 11x17 1/8" = 1'-0"
 24x36 1/4" = 1'-0"

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David Weekley Homes

Scale: **1/4"/23 KF**
 Date: _____

Proj. No.: **68-72**
 Lot: **6823**
 Job No.: **0068-72**

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
FS-1

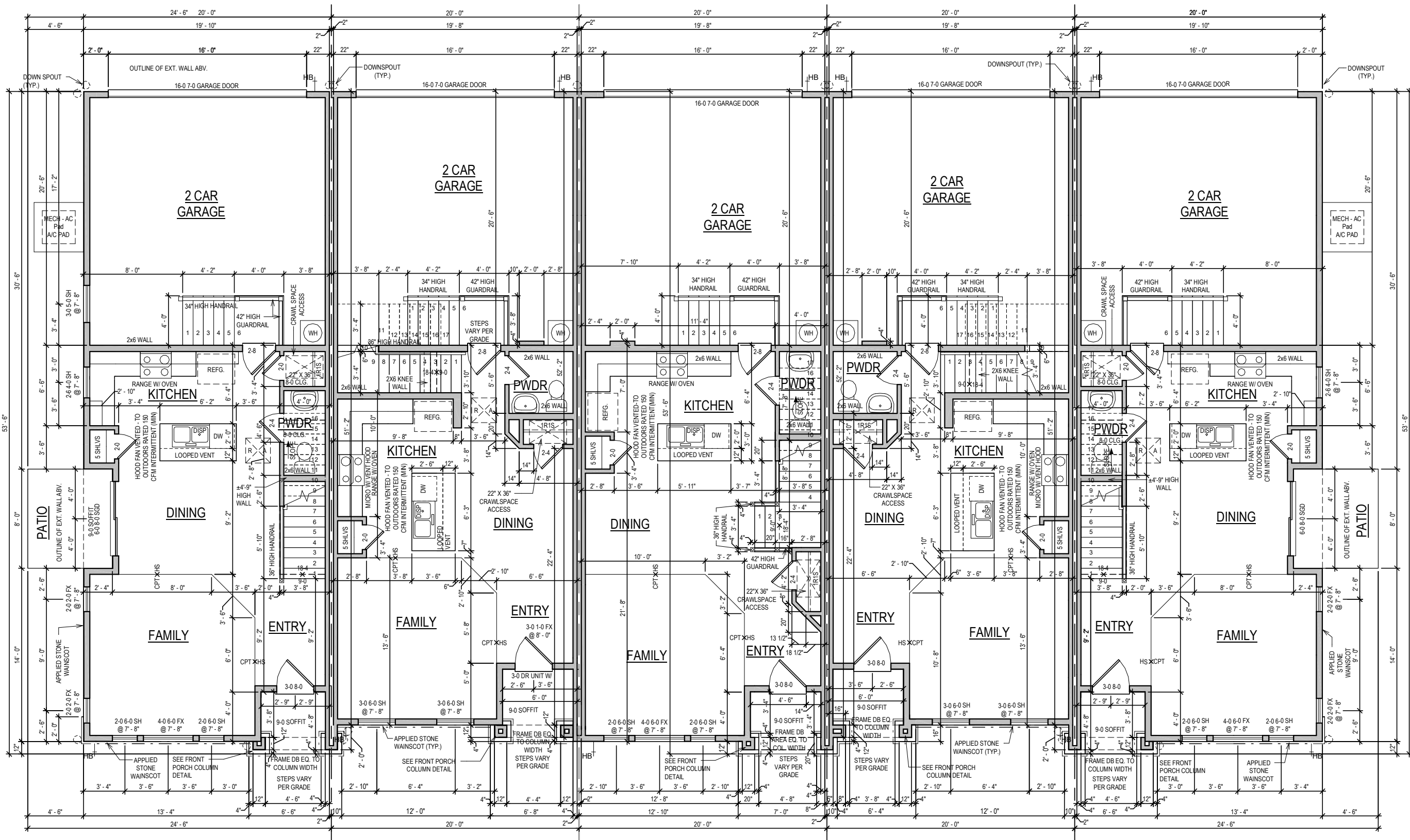
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 9' - 0" UNLESS NOTED OTHERWISE

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Scale: Rev: 1/4/23 KF
Date:

Proj. No.: Lot: 68-72
6823
Job No.: Block: 0068-72
0068-72 Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
PLN-1

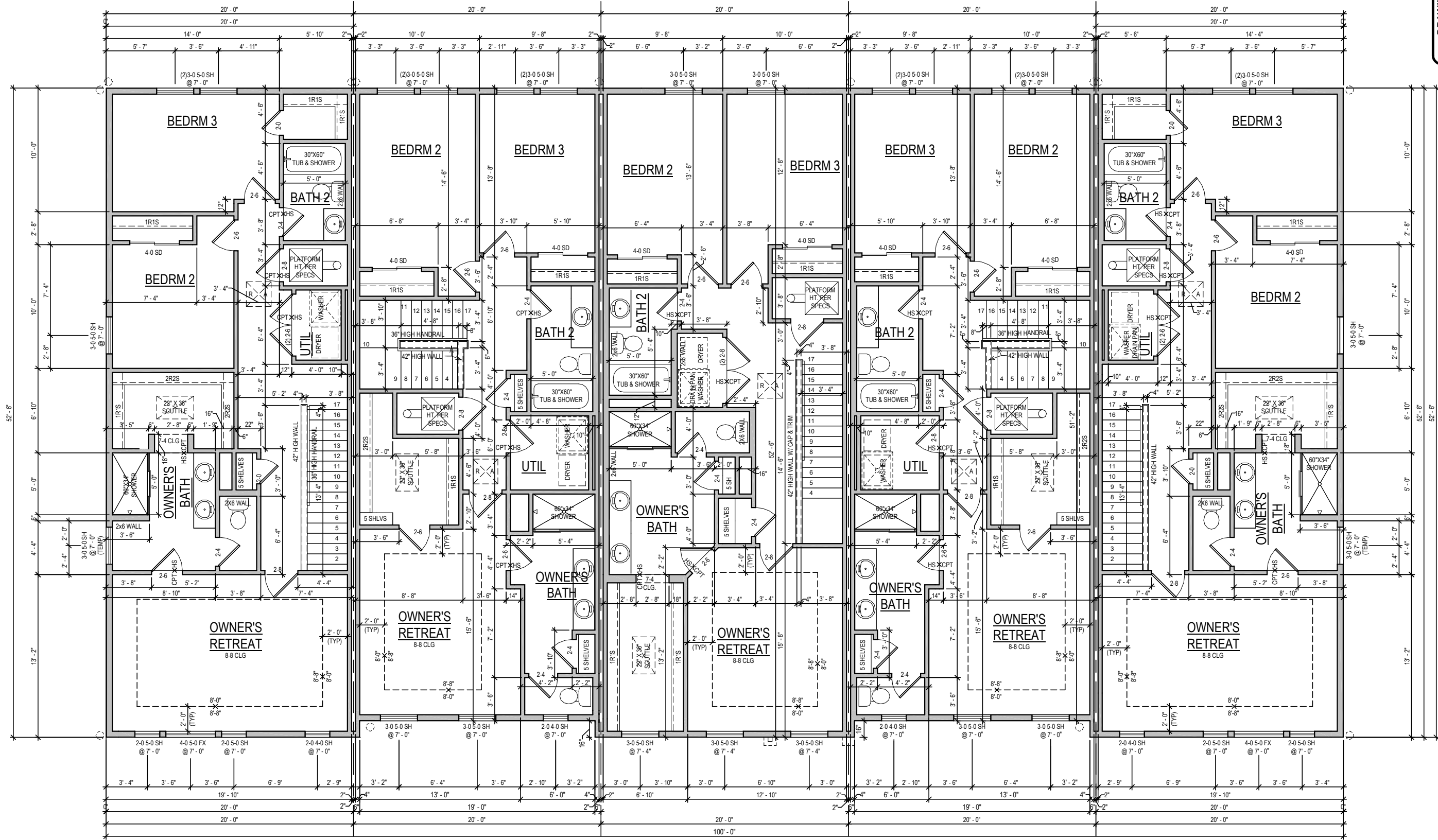
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

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JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



SECOND FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS
8' - 0" UNLESS NOTED OTHERWISE

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Scale: Rev: 1/4/23 KF
Date:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

Proj. No.: **68-72**
Lot: **6823**
Job No.: **0068-72**

Block:
Sect:

NORTH
BLD-A
PLN-2

GARAGE SLAB
 3 1/2" CONG. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL (6x6 10/10 WNF OPT.)

PORCH/PATIO SLAB
 3 1/2" CONG. SLAB ON GRADE ON 95% COMPACTED FILL/VIRGIN SOIL OR STRUCTURAL SLAB PER FOUNDATION DETAILS (REQUIRED IF COMPACTED FILL IS NOT PROVIDED)

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE / 2021 OREGON RESIDENTIAL SPECIALTY CODE
- DESIGN LOADS: SOIL 1500 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO:
 - F_c = 3,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS
 - 2,500 psi: INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXT. SLABS ON GRADE
 - f_y = 60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-GI, OR CL (60 pct) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN, BEND BARS AND LAP AT CORNERS, PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT, PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (5'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 4'-0" O.C. W/ 1" MIN. EMBEDMENT INTO CONG. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM, BUT NO LESS THAN 1 BOLT DIAMETERS FROM PLATE ENDS, UNO. (SEE FND DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED, ZINC COATED GALVANIZED STEEL (IN ACCORDANCE WITH ASTM A 653 TYPE 55 & ASTM A 153) OR STAINLESS STEEL.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON 5THD14RJ HOLD-DOWN
▶ HD-5	SIMPSON C516 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)
▶ HD-8	SIMPSON HDUB-SD525 HOLD-DOWN

COMMUNITY INFORMATION

- THIS PLAN HAS BEEN ENGINEERED FOR THE FOLLOWING COMMUNITIES. USE IN ANY OTHER COMMUNITY IS PROHIBITED WITHOUT REVIEW AND APPROVAL FROM MULHERN + KULP.
- SCHOLL'S VALLEY

TYPICAL STAIR CONSTRUCTION NOTES

- 2x12 STRINGERS @ 16" O.C. (MIN. (3) STRINGERS PER STAIR RUN) FASTENED TO END JOIST/TRUSS AT TOP OR LANDING, WHERE APPLICABLE, AND 2x6 P.T. PLATE AT BOTTOM W/ (1) SIMPSON A35 CLIP AT EACH STRINGER.
- FASTEN 2x6 P.T. PLATE TO CONCRETE SLAB W/ (3) 1/4" DIA. x 3 1/2" LONG TAPCONS OR SUBFLOOR W/ (3) 2 3/8"x0.131" NAILS @ 16" O.C. (PROVIDE BLOCKING AS REQ'D)
- FASTEN END STRINGERS TO ADJACENT WALLS W/ (2) 3"x0.131" NAILS AT EACH STUD, WHERE APPLICABLE.
- PROVIDE 3/4" FLOOR DECKING ON RISERS AND ON TREADS.
- LANDING CONSTRUCTION TO BE (3) 2x8 LANDING BEAM W/ 2x8 JOISTS @ 16" O.C. W/ 2x8 LEDGER FASTENED TO STUD WALL W/ (3) 3"x0.131" NAILS @ 16" O.C. AND SIMPSON LUS28 HANGERS.

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

- DEAD LOAD (PSF): ROOF TRUSS TOP CHORD: 10; ROOF TRUSS BOTTOM CHORD: 10; FLOOR (1-JOIST5): 10; TILE FLOORS: 10; FLOOR TRUSSES: 15
- LIVE LOAD (PSF): ROOF: 20; RESIDENTIAL LIVING AREAS: 40; RESIDENTIAL SLEEPING AREAS: 30; RESIDENTIAL WOOD DECKS: 40; GARAGE: 50
- SNOW LOAD: GROUND SNOW LOAD (P) (PSF): 36; FLAT ROOF SNOW LOAD (P) (PSF): 25; SNOW EXPOSURE FACTOR (C_e): 0.1; SNOW LOAD IMPORTANCE FACTOR (I): 1.0; THERMAL FACTOR (C_t): 1.2

LATERAL DESIGN LOADS:

- WIND LOAD (IBC 1604): SPEED (V_w) (MPH): 100; WIND RISK CATEGORY: II; IMPORTANCE FACTOR (I_w): 1.0; EXPOSURE CATEGORY: B; INTERNAL PRESSURE COEFF. (GC_p): ±0.18; TOPOGRAPHIC FACTOR (K_z): 1.00
- SEISMIC LOAD (IBC 1618): SEISMIC RISK CATEGORY: II; SEISMIC IMPORTANCE FACTOR (I_s): 1.0; MAPPED SPECTRAL RESPONSE: S_s 0.881, S₁ 0.516; SITE CLASS: D; SPECTRAL RESPONSE COEFF.: S_m 0.710, S_m 0.503
- SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYS.: LIGHT FRAMED WALLS W/ WOOD STRUCTURAL PANELS; DESIGN BASE SHEAR (ULT): TRANS: 24k, LONG: 7k; SEISMIC RESPONSE COEFF. (C_d): TRANS: 0.355, LONG: 0.104; RESPONSE MODIFICATION FACTOR (R): TRANS: 2, LONG: 6.5; ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B/A), OR SHEARWALL ABOVE (S/A)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLD-DOWN
- AREA OF TILE ABOVE

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN + KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

- ROOF TRUSSES: 1/4" DEAD LOAD
- FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LATERAL BRACING NOTES

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D.I.

110 MPH WIND IN 2018 IRC MAP
 ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2018 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

- 1/6" OSB OR PLYWOOD: FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENINGS. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO, ON PLANS.

3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)

- 1/6" OSB OR PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH 1/6" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. IN THE FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION

- 1/2" GYPSUM WALL BOARD: FASTEN GWB SHEATHING TO FRMs. W/ 1 3/8"x0.086" COOLER NAILS OR 1 1/2" DRYWALL SCREWS @ 4" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING TB PLATES). 2x HORIZ. BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

NOTES:

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3 1/2"x0.131" NAILS AT 8" O.C. USE (2) 3 1/2"x0.131" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT. (TYP. UNO)
- ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.



GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE / 2021 OREGON RESIDENTIAL SPECIALTY CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUG FIR (DF) "STUD" GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUG FIR (DF) "STUD" GRADE LUMBER, OR BETTER, UNO.
- ALL WALL BOTTOM SOLE PLATES TO BE GLUED TO SUBFLOOR & FASTENED TO FRMs BELOW W/ 3"x0.131" NAIL @ 6" O.C. @ EXT. WALLS & INT. SHEARWALLS @ 12" O.C. @ INT. PARTITION WALLS
- ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS, UNO:
 - 8d NAILS: 2 1/2" LONG, 0.131" @ SHANK, FULL HEAD
 - 10d NAILS: 3" LONG, 0.131" @ SHANK, FULL HEAD
 - 12d NAILS: 3 1/2" LONG, 0.131" @ SHANK, FULL HEAD
 - 16d NAILS: 3 1/2" LONG, 0.131" @ SHANK, FULL HEAD
- ALL EXTERIOR BALLOON FRAMED/ TALL WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) DOUG FIR (DF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- ALL SOLID SAWN BEAMS/HEADERS SHALL BE DOUG FIR #2 (DF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL LUMBER SHALL BE KILN DRIED.
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROVFS OF 10d NAILS @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3'-PLY OR MORE CONDITIONS. UTILIZE 2 ROVFS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL 2 PLY BEAMS OR HEADERS MAY BE INTERCHANGED W/ 4x SOLID BEAM OF EQUAL DEPTH.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION/BEARING.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - L1L MEMBERS - Fb=2325 Psi, Fv=310 Psi, E=1.55x10⁶ Psi
 - LVL MEMBERS - Fb=2600 Psi, Fv=285 Psi, E=2.0x10⁶ Psi
 - GLB MEMBERS - Fb=2400 Psi, Fv=265 Psi, E=1.8x10⁶ Psi, DF/DF
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1 3/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 3x5 (MULTI X) PINS OR EQUAL @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C.

FLOOR FRAMING

- I-JOISTS HAVE BEEN DESIGNED BY MULHERN + KULP TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER SHOWN.
- TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MK FOR MARBLE FLOOR DESIGN)
- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- MAIN FLOOR SHEATHING SHALL BE 1/2" CONFORMING TO PS2-04, 32" O.C., EXPOSURE 1, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS W/ GLUE AND 3"x0.131" COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
- UPPER FLOOR SHEATHING SHALL BE 23/32" CONFORMING TO PS2-04, 24" O.C., EXPOSURE 1, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS W/ GLUE AND 3"x0.131" COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 3"x0.131" TOENAILS (0.131" x 3" LONG MIN) & (1) SIMPSON H25T CLIP @ ALL BEARING POINTS. PROVIDE (2) SIMPSON H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 1/2" OSB OR PLYWOOD SHEATHING 24/16, EXPOSURE 1, FASTEN SHEATHING TO FRAMING MEMBERS W/ 0.131"x2 3/8" NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE7-16, SECTION 7.6.
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 10d (0.131" x 3" LONG MIN) TOENAILS & (1) SIMPSON VTGR CLIP AT EA. END.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (LP TO T) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 0.131" x 3" LONG NAILS @ 16" O.C.
- ERECT AND INSTALL ROOF TRUSSES PER ITGA & TPIS BC511 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- PROVIDE 2x BLOCKING AT THE EDGES OF ALL OPENINGS WITHIN THE ROOF DIAPHRAGM, FOR SHEATHING EDGE NAIL FASTENING.

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DAVID WEEKLEY HOMES

STRUCTURAL NOTES

5 UNIT BUILDING
 SCHOLLS VALLEY - TOWNHOMES
 LOT 68230068-68230072
 OREGON

MK project number: 211-22013
 project mgr: NJM
 drawn by: NEH
 issue date: 06-01-22

REVISIONS:

date:	initial:
11/15/2022	5AS
ARCH REV - GRACE CHANGE - FND & DECK REVISIONS	5AS
12/13/2022	5AS
PLAN REVIEW	5AS
01/11/2023	5AS
DATE REVISIONS	RXS
02/07/2023	RXS
ADDRESS UPDATE	RXS
03/29/2023	RXS
ARCH REV - REAR CANTILEVERED WALLS REMOVED	

sheet: **SO**

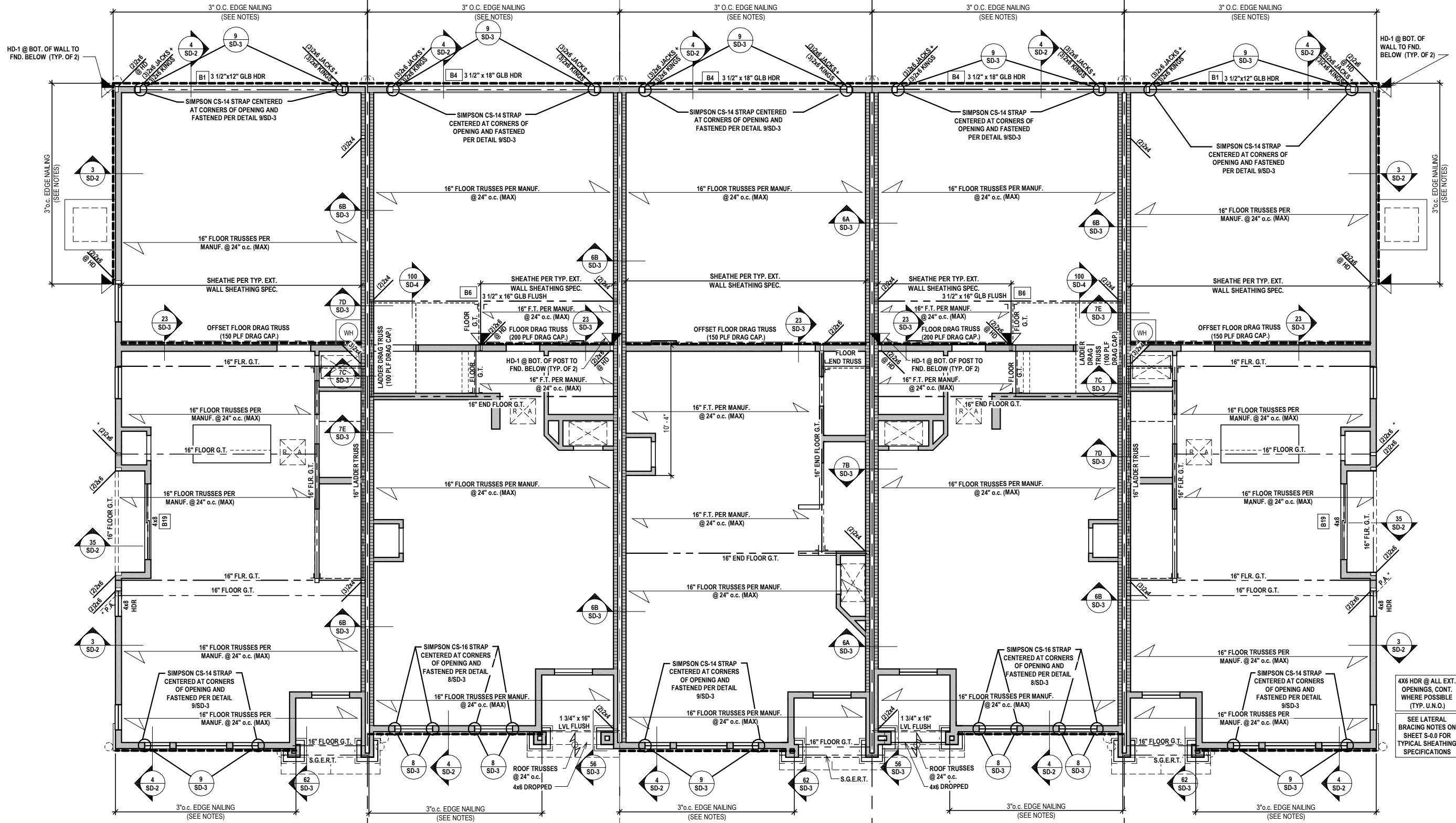
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LOT #	68
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PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



FIRST FLOOR

DRAWING SCALE
1 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Scale: Rev: 1/14/23 KF
Date:

Proj. No.: 68-72
6823
Job No.: 0068-72
Lot: 68-72
Block:
Sec:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007



NORTH
BLDG
FRM-1

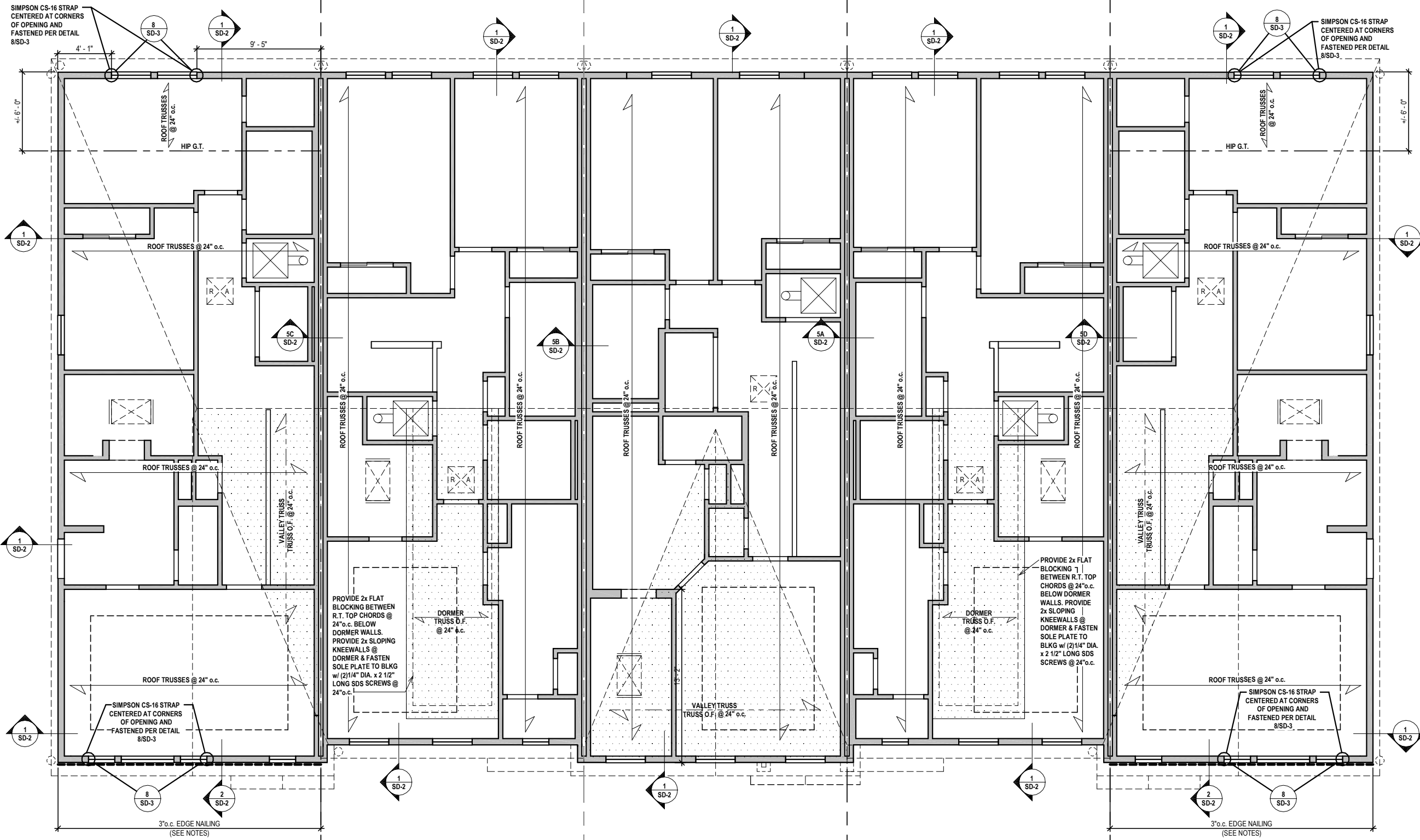
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PLAN	B696
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PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



SECOND FLOOR

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Scale: **1/4"/23 KF**
Date:

Proj. No.: **68-72**
Lot: **6823**
Job No.: **0068-72**
Block:
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLDG
FRM-2

(B1 TYP. U.N.O.)
4X6 HDR @ ALL EXT. OPENINGS, CONT. WHERE POSSIBLE (TYP. U.N.O.)
SEE LATERAL BRACING NOTES ON SHEET S-0.0 FOR TYPICAL SHEATHING SPECIFICATIONS



EXPIRES: 12/31/24

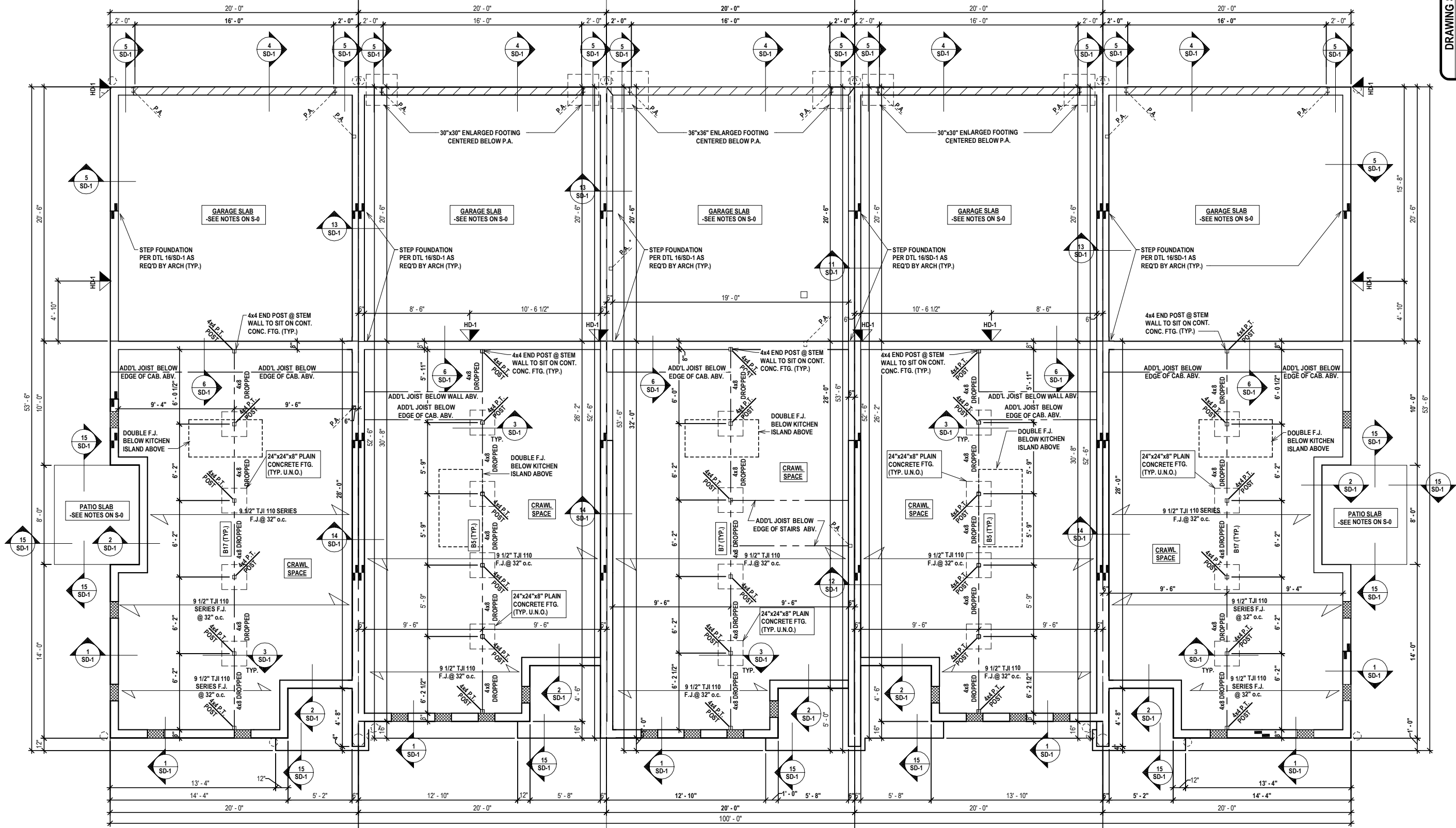
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PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



CRAWL SPACE

DRAWING SCALE
1 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
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Date:

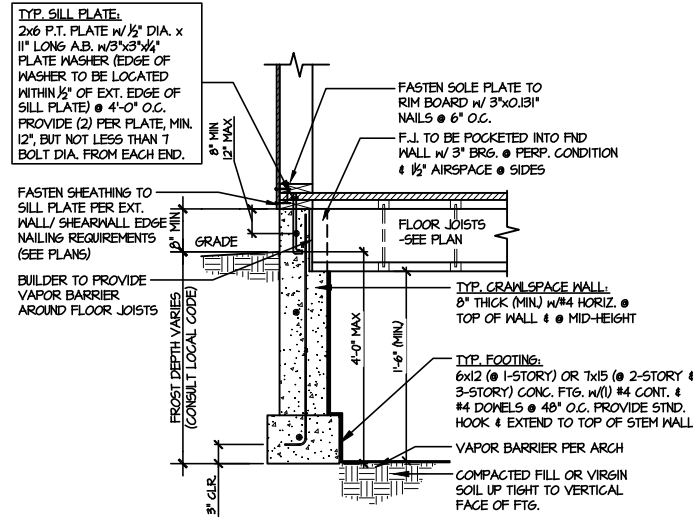
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Block: 0068-72
Job No.: 0068-72
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

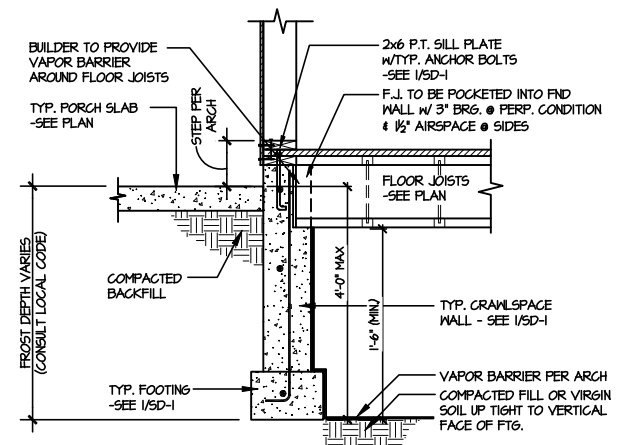


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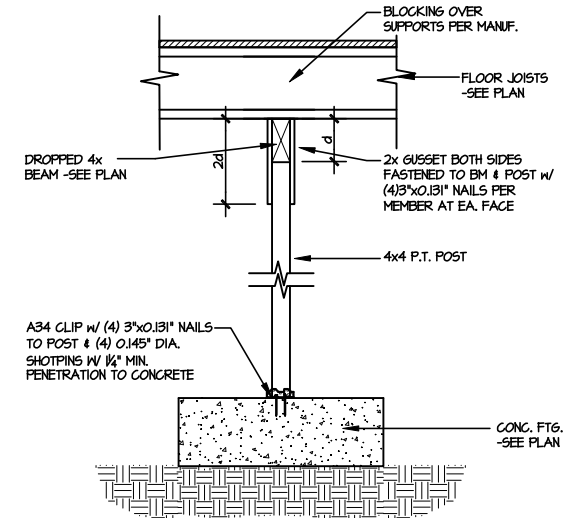
NORTH
BLDG
FRM-3



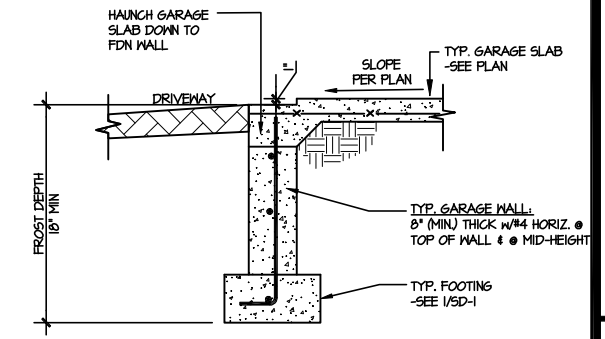
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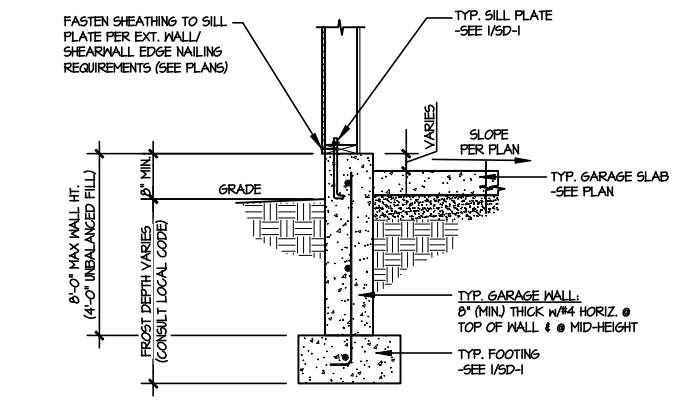
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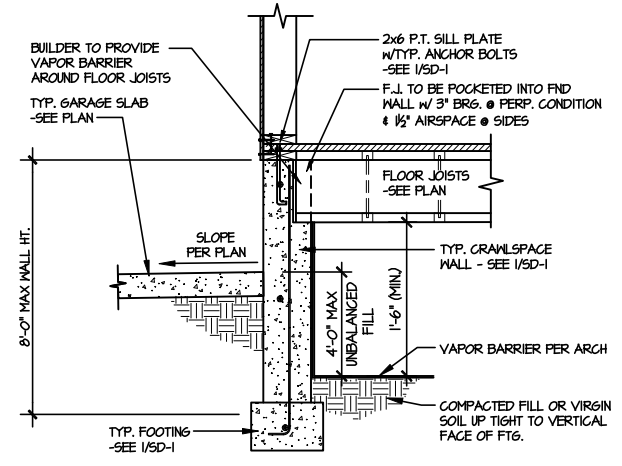
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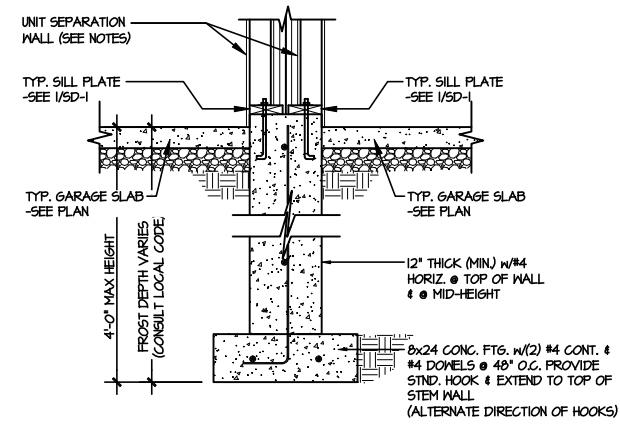
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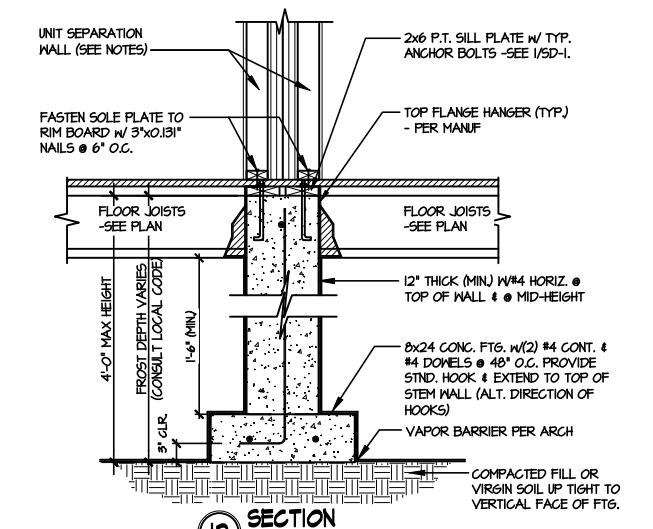
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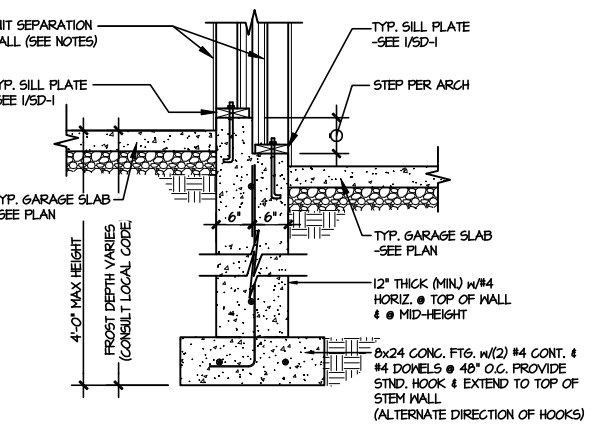
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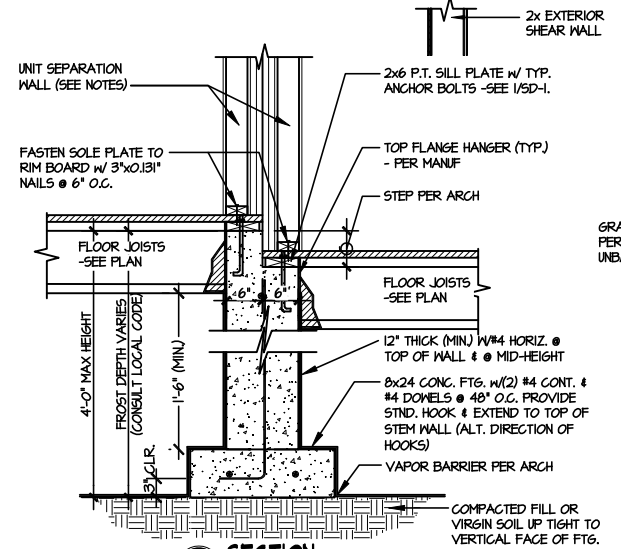
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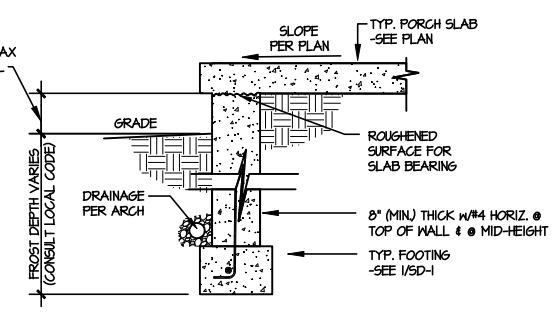
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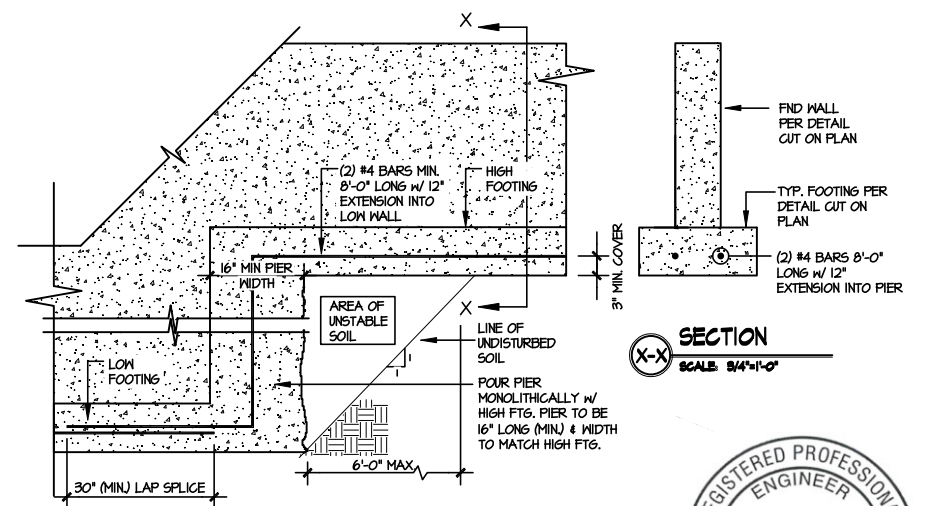
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SECTION 15
SCALE: 3/4\"/>



SECTION X-X
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EXPIRES: 12/31/24

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MMK project number: 211-22013

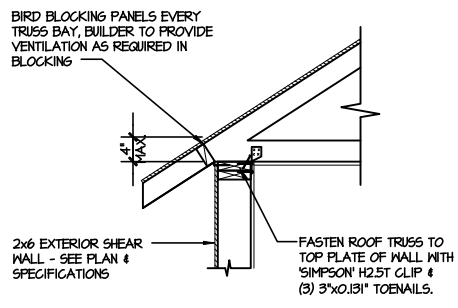
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drawn by: NEH
issue date: 06-01-22

REVISIONS:	date:	initial:
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PLAN REVIEW	12/13/2022	5AS
DATE REVISIONS	01/11/2023	5AS
ADDRESS CHANGE	02/07/2023	RXS
ARCH REV - REAR CANTILEVERED WALLS REMOVED	03/29/2023	RXS

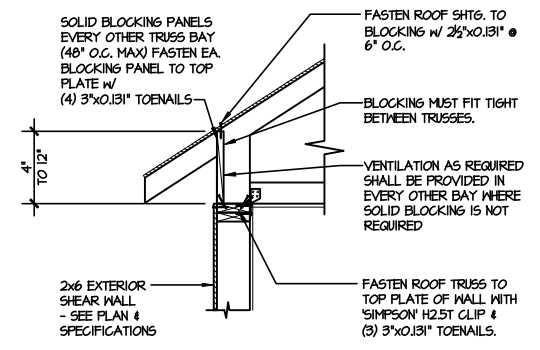
DAVID WEEKLEY
HOMES

FOUNDATION DETAILS
5 UNIT BUILDING
SCHOLLS VALLEY - TOWNHOMES
LOT 68230068-68230072
OREGON

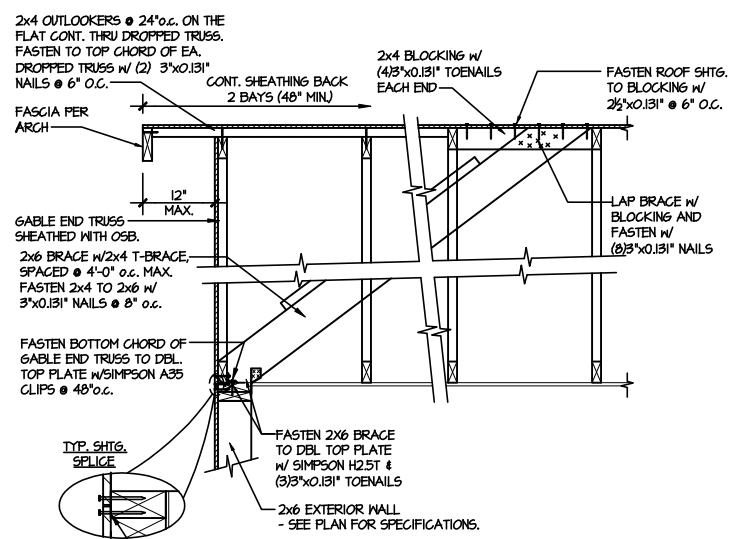
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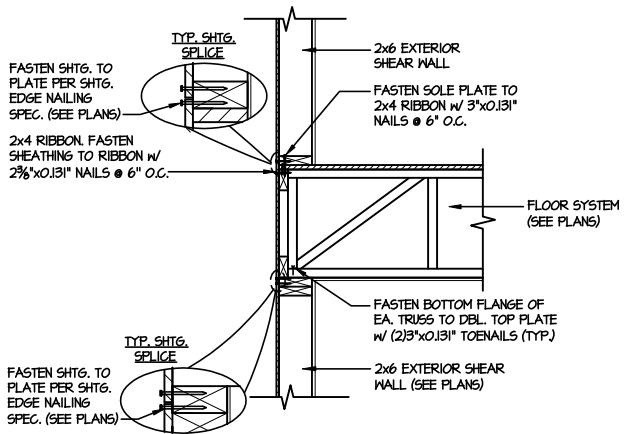
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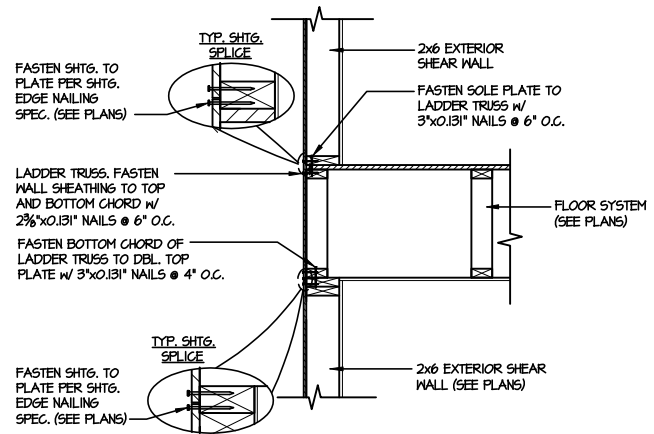
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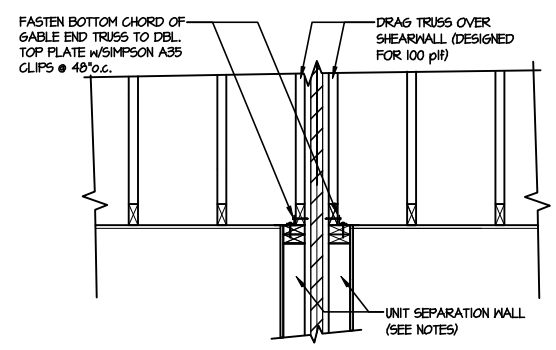
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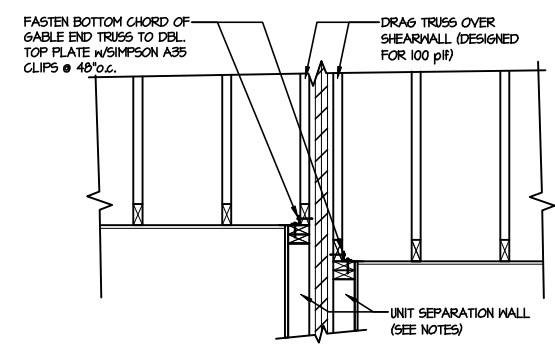
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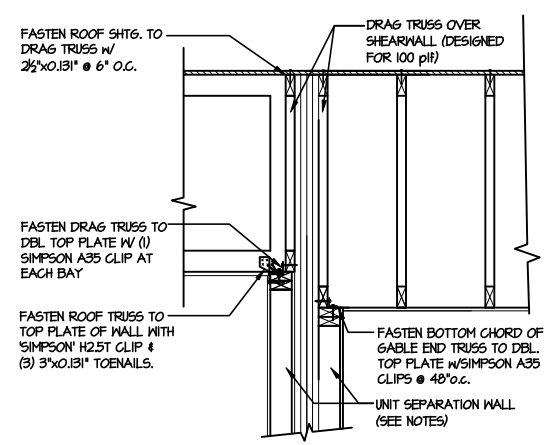
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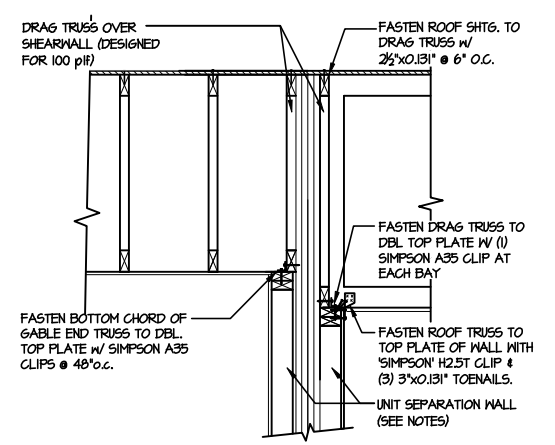
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5B SECTION
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5C SECTION
SCALE: 3/4"=1'-0"



5D SECTION
SCALE: 3/4"=1'-0"



EXPIRES: 12/31/24

M&K project number:
211-22013
project mgr: NJM
drawn by: NEH
issue date: 06-01-22

date:	initial:
11/15/2022	SA5
ARCH REV. - GRADE CHANGE - FID + DECK REVISIONS	SA5
12/13/2022	SA5
PLAN REVIEW	SA5
01/11/2023	SA5
RATIO REVISIONS	RXS
02/07/2023	RXS
ADDRESS UPDATE	RXS
03/29/2023	RXS
ARCH REV. - REAR CANTILEVERED WALLS REMOVED	RXS

DAVID WEEKLEY
HOMES

LATERAL BRACING DETAILS
5 UNIT BUILDING
SCHOLLS VALLEY - TOWNHOMES
LOT 682.30068-68230072
OREGON

sheet
SD-2

M&K project number:
211-22013

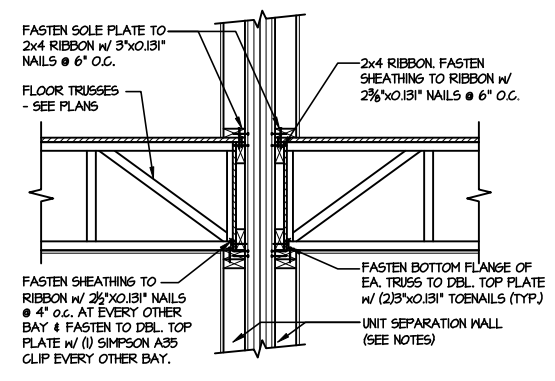
project mgr: NJM
drawn by: NEH
issue date: 06-01-22

date:	initial:
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12/13/2022	SAS
01/11/2023	SAS
02/01/2023	RXS
03/24/2023	RXS

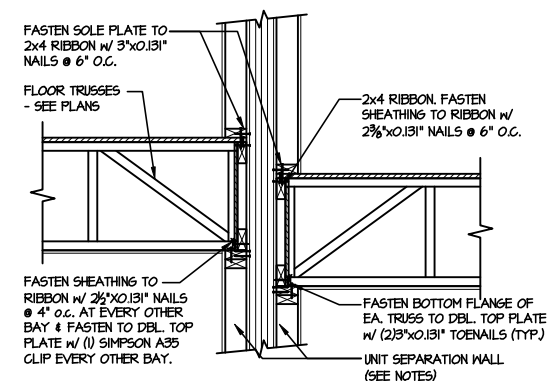
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ARCH REV. - REAR CANTILEVERED WALLS REMOVED

DAVID WEEKLEY
HOMES

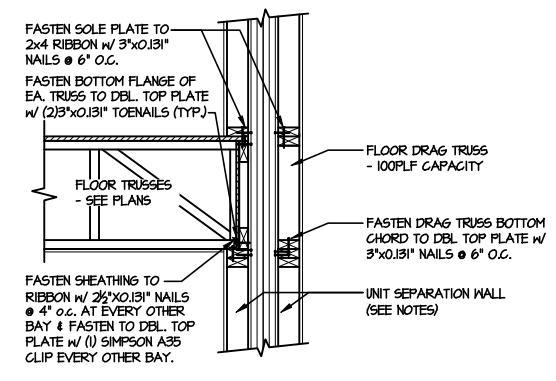
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SCHOLLS VALLEY - TOWNHOMES
LOT 682.300668-68230072
OREGON



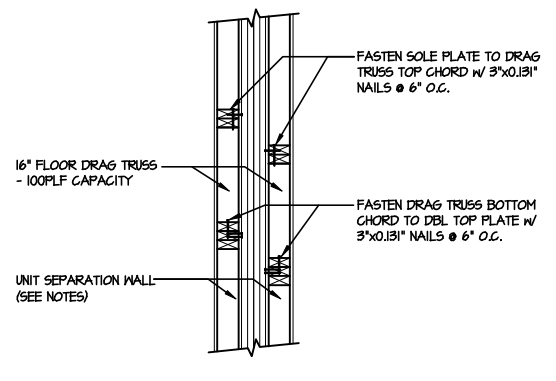
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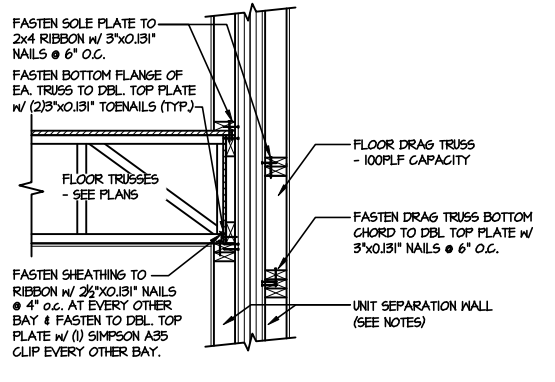
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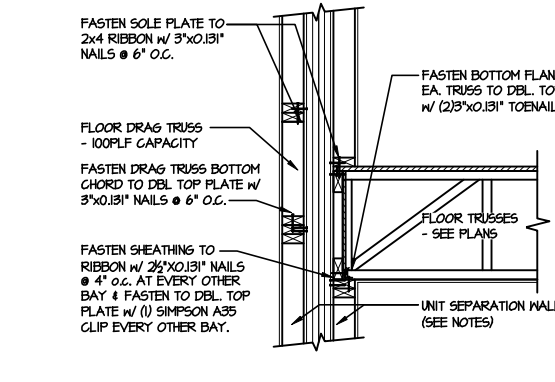
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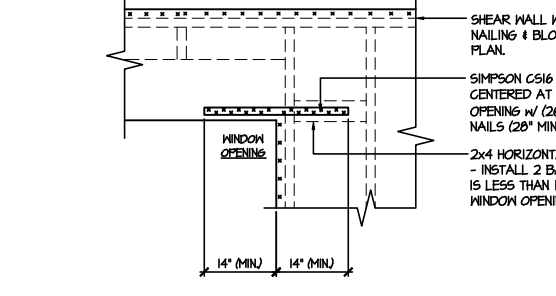
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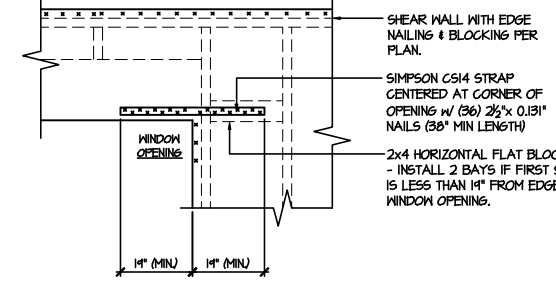


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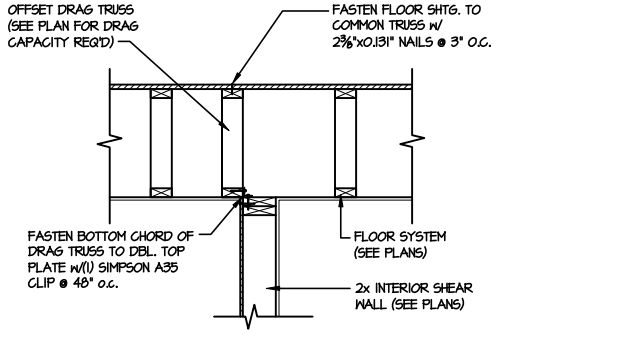
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- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

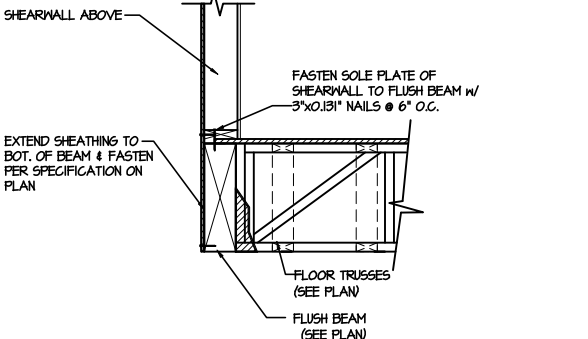


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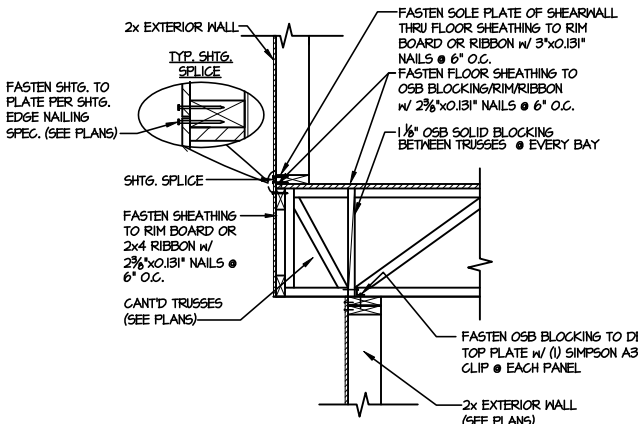
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- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL



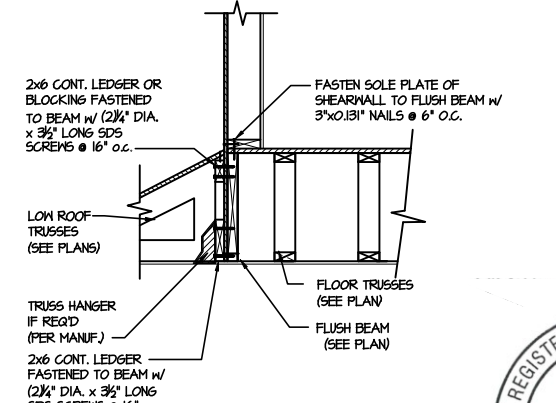
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35 SECTION
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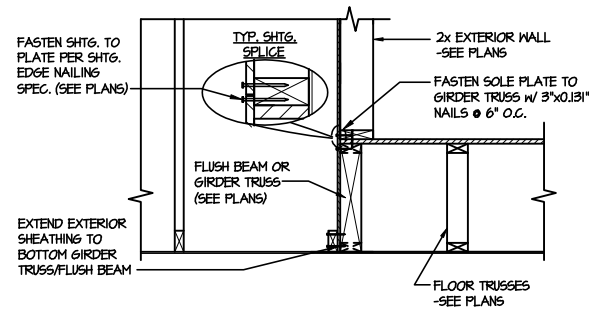
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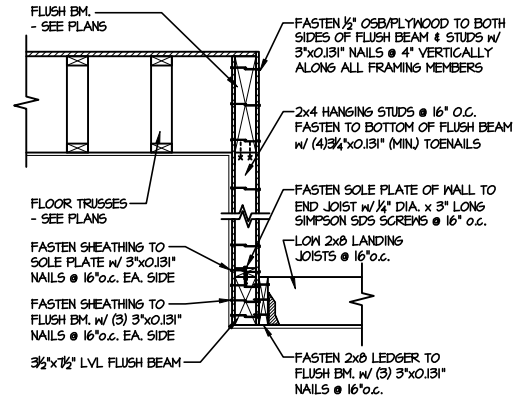
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EXPIRES: 12/31/24



62 SECTION
SCALE: 3/4"=1'-0"



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SCALE: 3/4"=1'-0"



EXPIRES: 12/31/24

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M&K project number:
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REVISIONS:

date:	initial:
11/15/2022	5AS
ARCH REV. - GRADE CHANGE - FND + DECK REVISIONS	5AS
12/13/2022	5AS
PLAN REVIEW	5AS
01/11/2023	5AS
FRATN REVISIONS	RXS
02/01/2023	RXS
ADDRESS UPDATE	RXS
03/29/2023	RXS
ARCH REV. - REAR CANTILEVERED WALLS REMOVED	

DAVID WEEKLEY
HOMES

LATERAL BRACING DETAILS
5 UNIT BUILDING
SCHOLLS VALLEY - TOWNHOMES
LOT 68230068-68230072
OREGON

sheet
SD-4

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
RD/JF Date: **1/4/23 KF**

PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



Proj. No.: **68-72**
Lot: **6823**
Block: **0068-72**

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH BLD-A
ELV-1

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
RD/JF/AP Scale: Rev: 1/4/23 KF
Date:

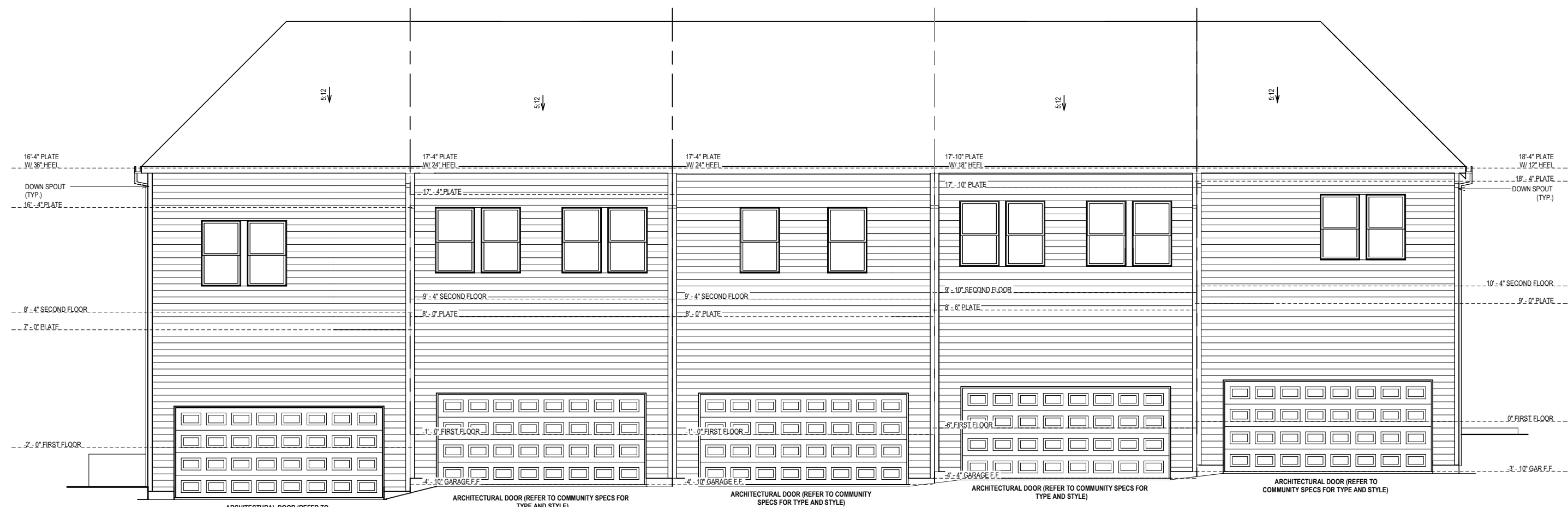
PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE



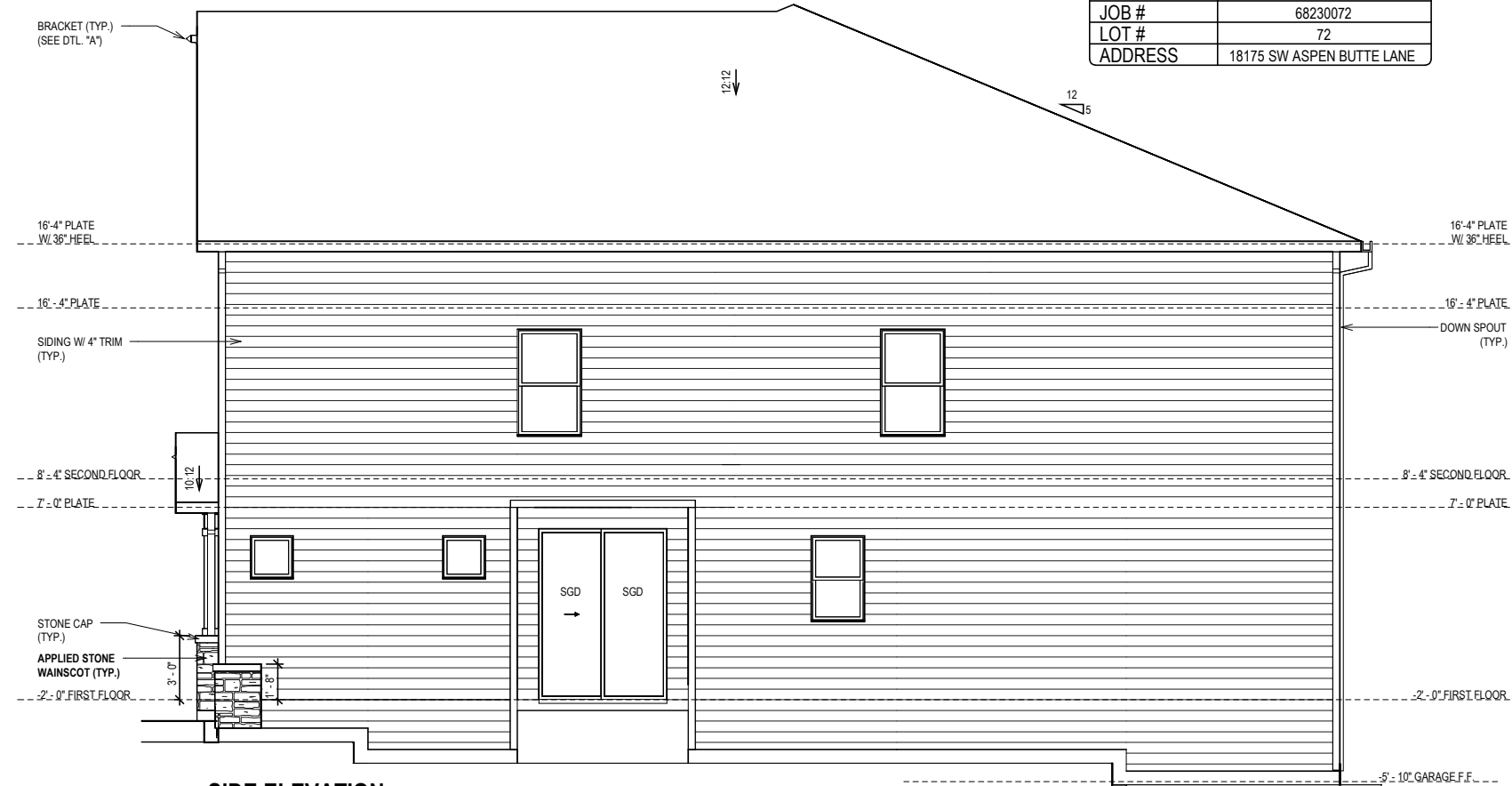
Proj. No.: **68-72**
 Lot: **6823**
 Job No.: **0068-72**
 Block:
 Sect:

**SCHOLLS VALLEY
 LOTS 68-72
 BEAVERTON, OR 97007**

**NORTH
 BLD-A
 ELV-2**

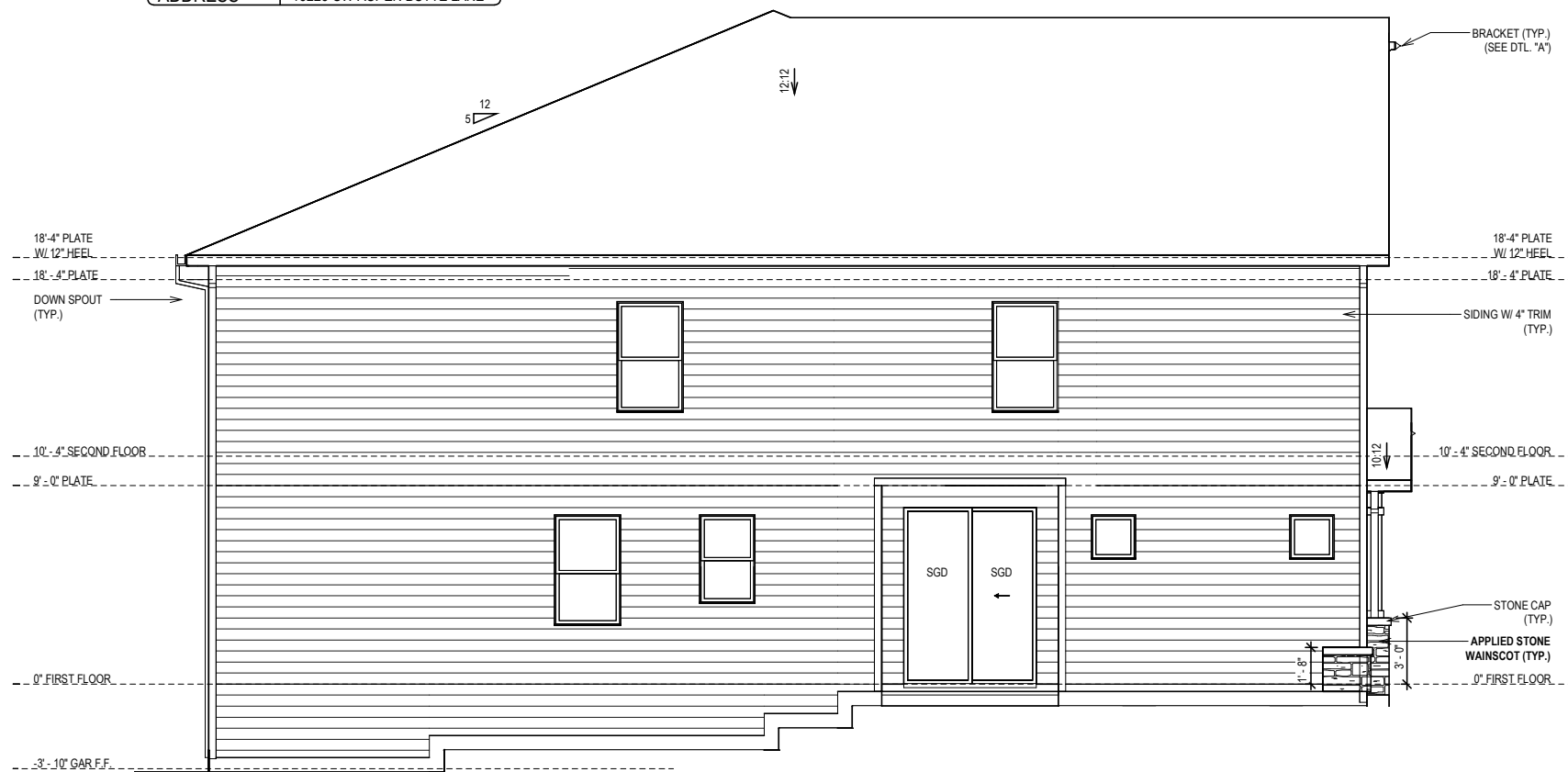
REAR ELEVATION

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



SIDE ELEVATION

PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE



SIDE ELEVATION

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	8-1 1/8
9-0 PLATE	9-1 1/8
10-0 PLATE	10-1 1/8
11-0 PLATE	11-1 1/8
2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)	
19-0 PLATE	19-2 1/4
20-0 PLATE	20-2 1/4
21-0 PLATE	21-2 1/4
0-0 F.F. = FINISH FLOOR SUBFLOOR	

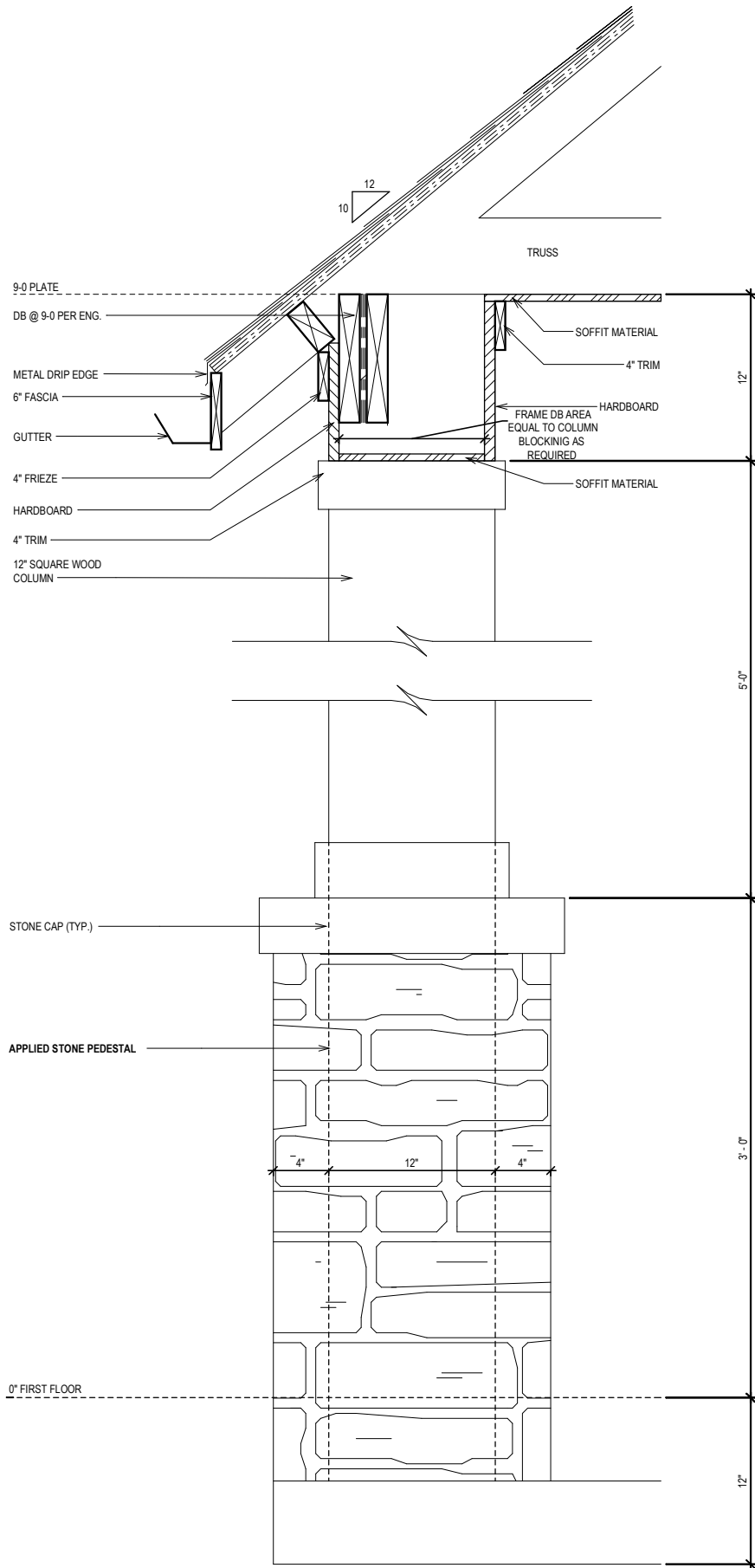
DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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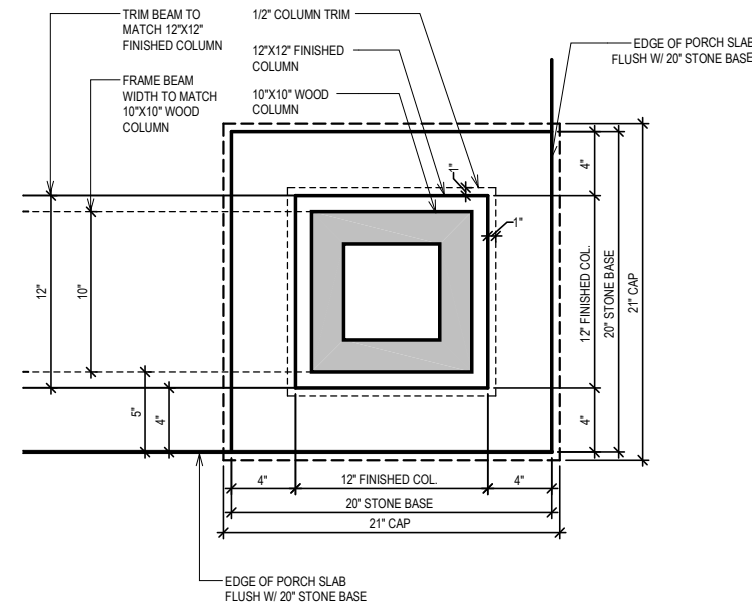
David Weekley Homes
KF
Scale: Rev: 1/4/23 KF
Date:

Proj. No.: 6823
Lot: 68-72
Job No.: 0068-72
Block:
Sect:
SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

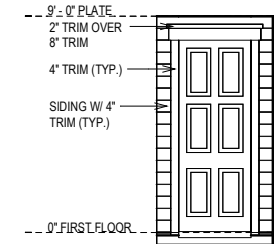
NORTH
BLD-A
ELV-3



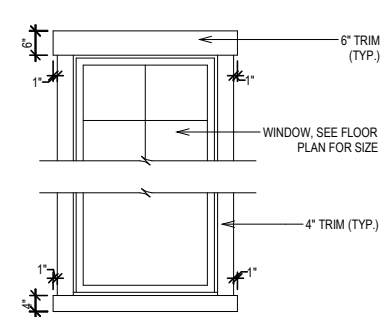
CORNICE DETAIL
SCALE: 1" = 1'-0"



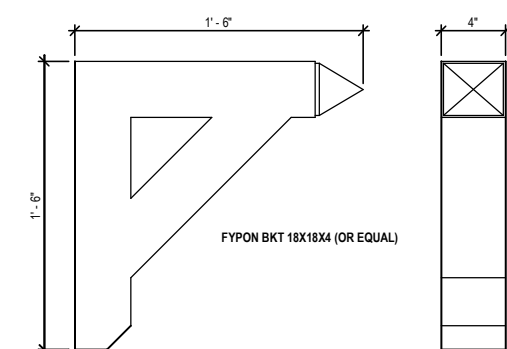
FRONT PORCH COLUMN DETAIL "A"
SCALE: 1" = 1'-0"



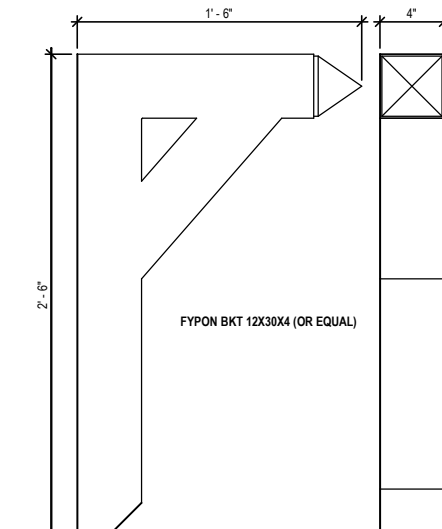
ENTRY DETAIL
SCALE: 1/8" = 1'-0"



WINDOW TRIM DETAIL
SCALE: 1/4" = 1'-0"



BRACKET DETAIL - A
SCALE: 1" = 1'-0"



BRACKET DETAIL - B
SCALE: 1" = 1'-0"

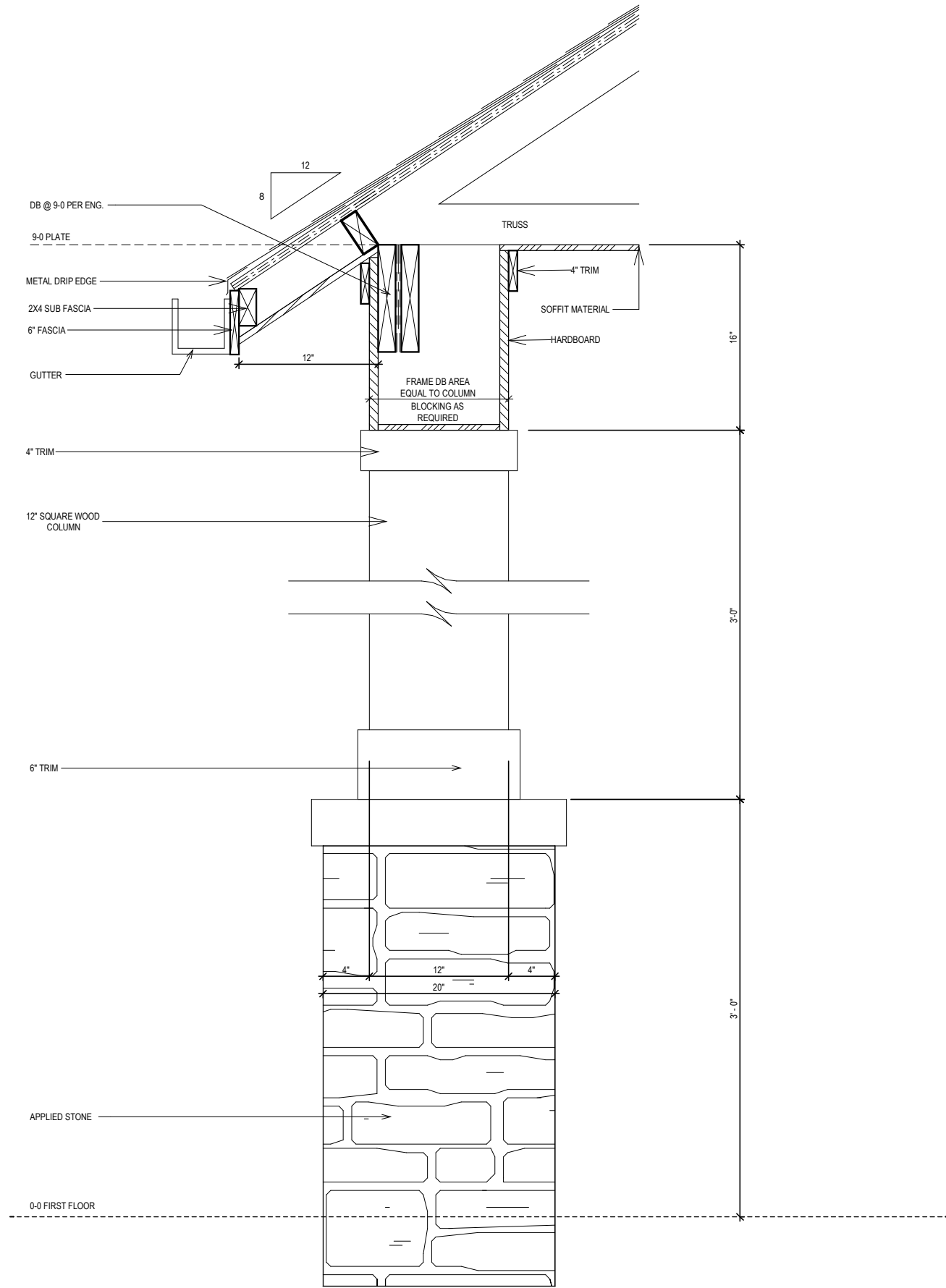
PLAN	B698
JOB #	68230068
LOT #	LOT 68
ADDRESS	18225 SW ASPEN BUTTE ST

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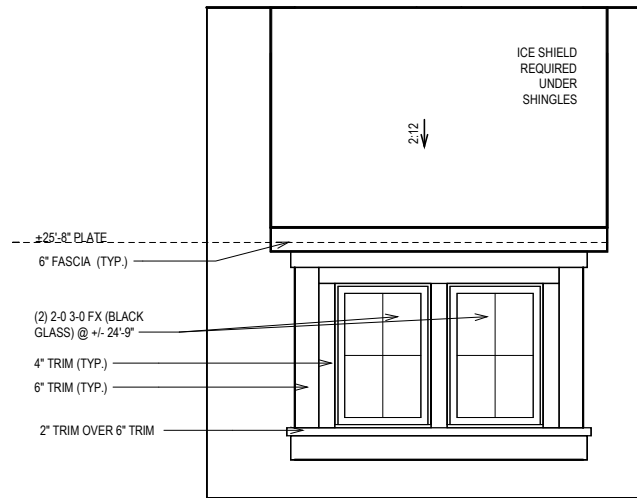
David Weekley Homes
R/M/L, E/M, I/R Date: 10/11/2021 Scale: 1/8" = 1'-0" Rev: 1/4/23 KF

68
Proj. No.: 6823
Job No.: 0068
SCHOLLS VALLEY
18225 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

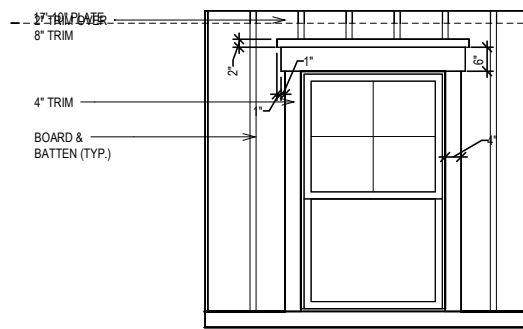
SOUTH
B698-A
ELV-4
EAGAN
PORTLAND



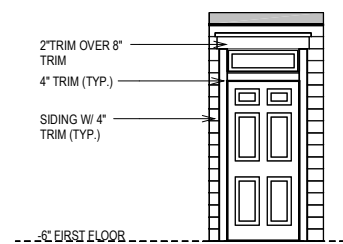
CORNICE DETAIL
SCALE: 1" = 1'-0"



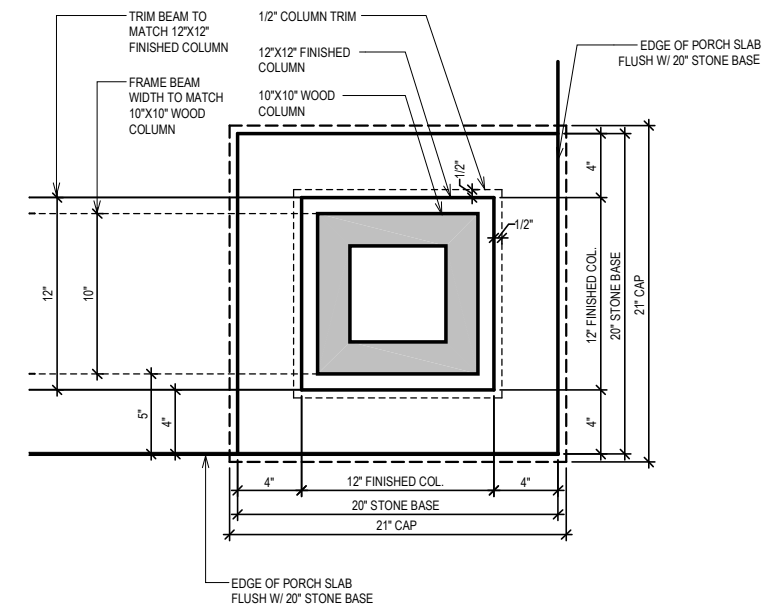
DORMER DETAIL
SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL
SCALE: 1/4" = 1'-0"



ENTRY DETAIL
SCALE: 1/8" = 1'-0"



FRONT PORCH COLUMN DETAIL "A"
SCALE: 1" = 1'-0"

PLAN	B696
JOB #	68230069
LOT #	LOT 69
ADDRESS	18215 SW ASPEN BUTTE ST

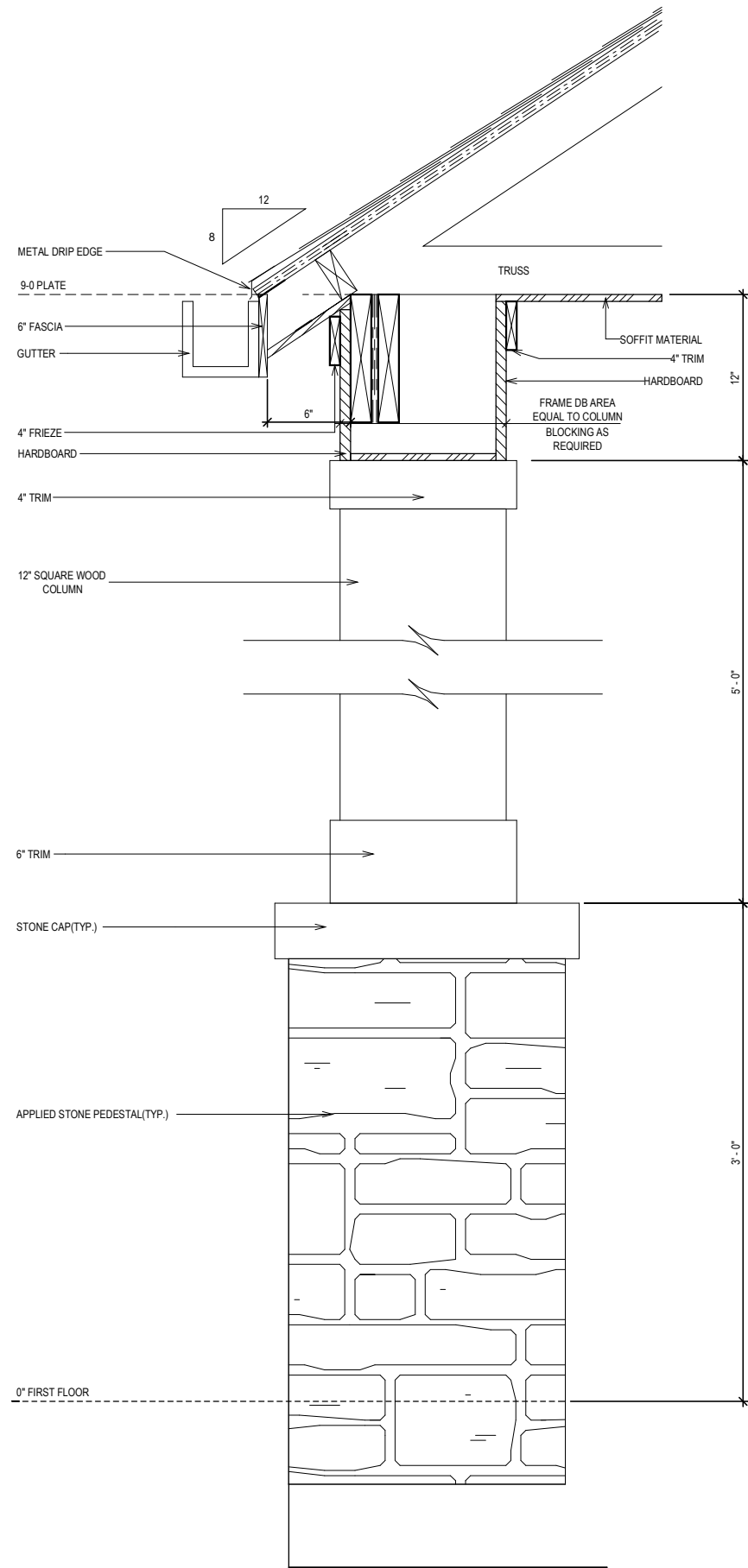
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David Weekley Homes
R/M/L/EM/IR
Date: 10/07/2021
Scale: 1/8" = 1'-0"
Rev: 1/4/23 KF

Proj. No.: 6823
Job No.: 0069
Lot: 69
Block:
Sect:

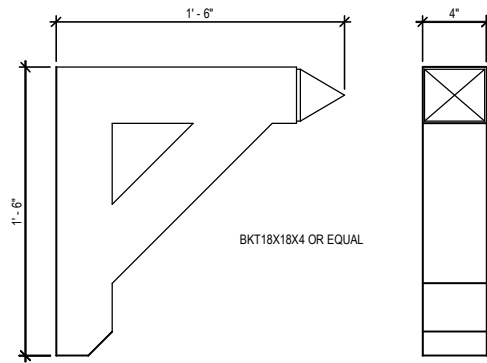
SCHOLLS VALLEY
18215 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH B696-A
ELV-5
HAZEL
PORTLAND



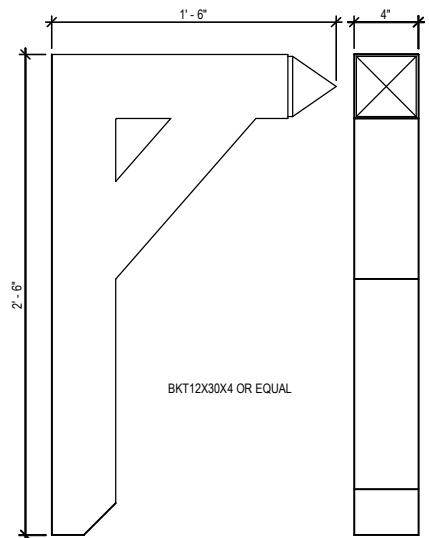
CORNICE DETAIL

SCALE: 1" = 1'-0"



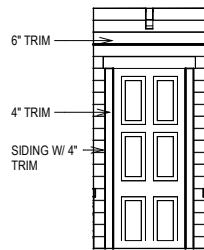
BRACKET DETAIL A

SCALE: 1" = 1'-0"



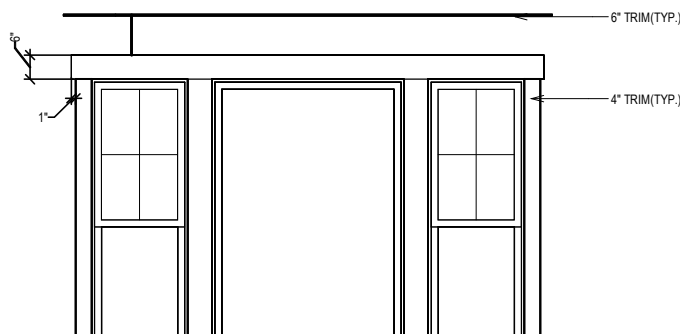
BRACKET DETAIL - B

SCALE: 1" = 1'-0"



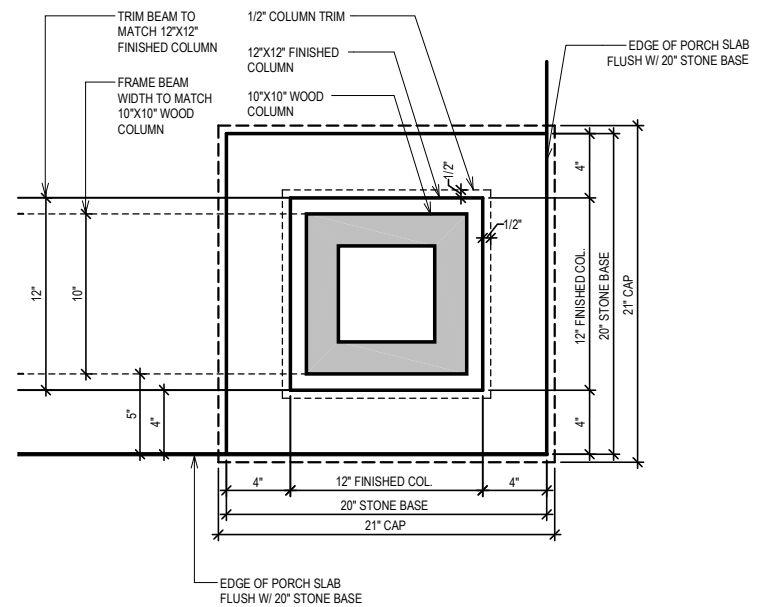
ENTRY DOOR DETAIL

SCALE: 1/8" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"



FRONT PORCH COLUMN DETAIL

SCALE: 1" = 1'-0"

PLAN	B697
JOB #	68230070
LOT #	LOT 70
ADDRESS	18205 SW ASPEN BUTTE ST

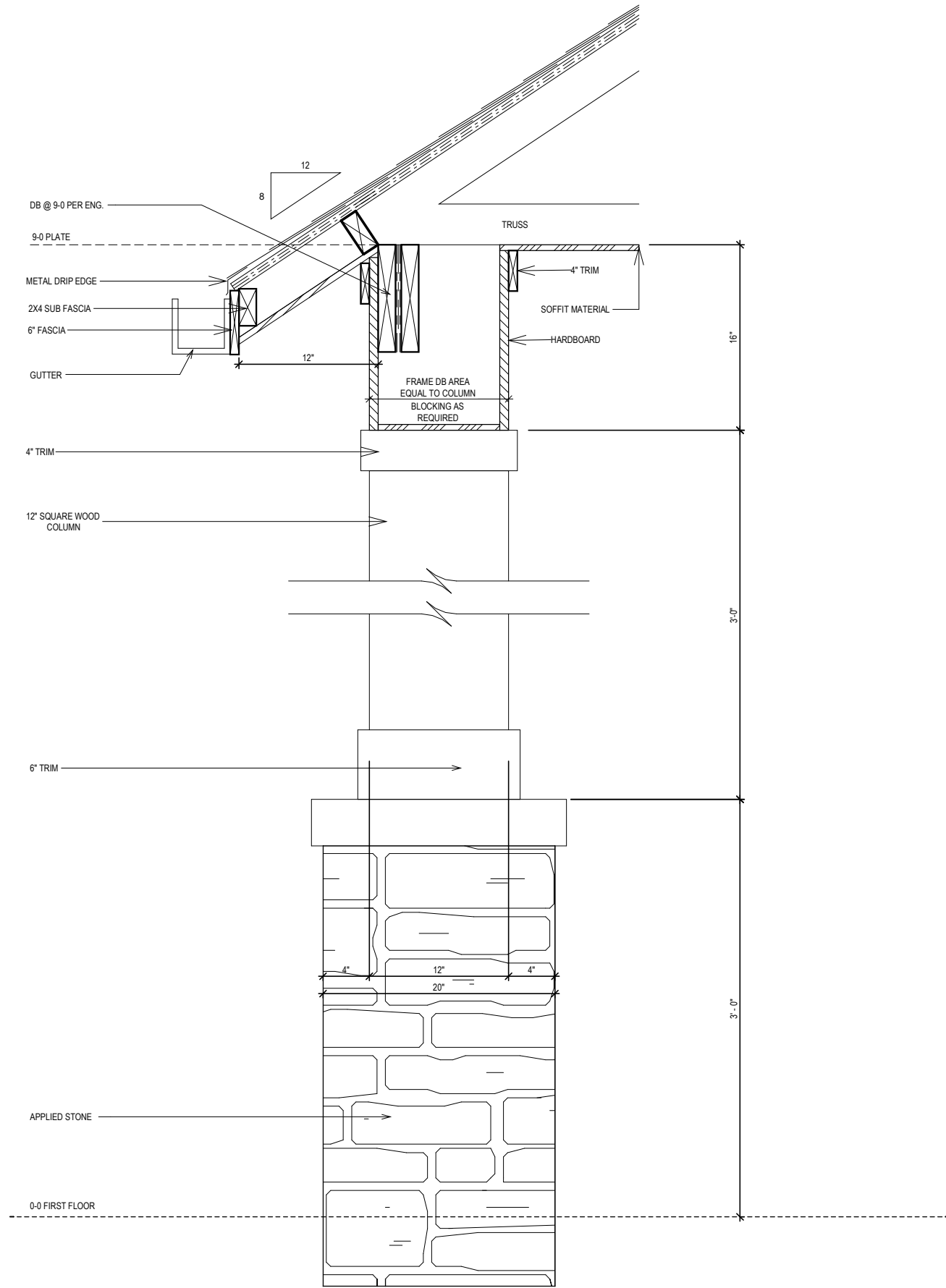
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David Weekley Homes
 R/M/L/N/U/J/R Date: 10/11/21 Scale: 1/8" = 1'-0" Rev: 1/4/23 KF

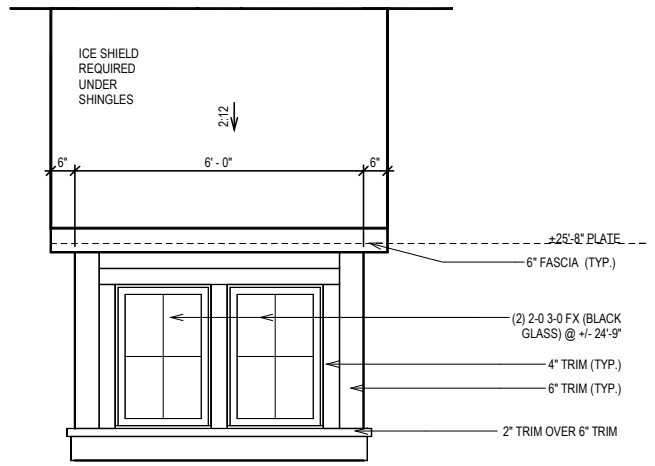
Proj. No.: 70
 Lot: 6823
 Block:
 Job No.: 0070
 Sect:

SCHOLLS VALLEY
18205 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

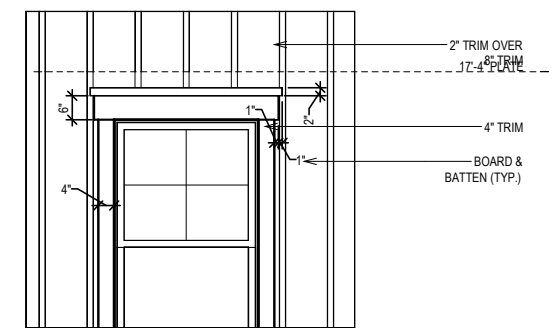
SOUTH
B697-A
ELV-6
GRIER
PORTLAND



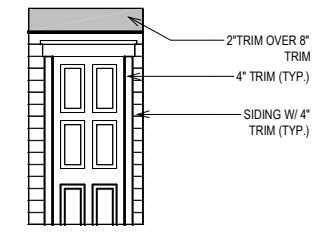
CORNICE DETAIL
SCALE: 1" = 1'-0"



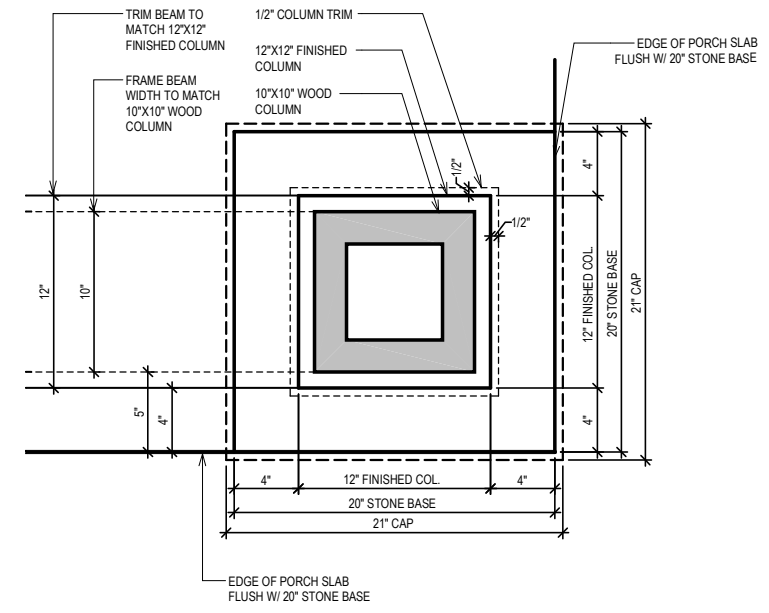
DORMAL DETAIL
SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL
SCALE: 1/4" = 1'-0"



ENTRY DETAIL
SCALE: 1/8" = 1'-0"



FRONT PORCH COLUMN DETAIL "A"
SCALE: 1" = 1'-0"

PLAN	B696
JOB #	68230071
LOT #	LOT 71
ADDRESS	18295 SW ASPEN BUTTE ST

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David Weekley Homes
R/M/A/L/E/M/I/R
Date: 10/07/2021
Scale: 1/8" = 1'-0"
Rev: 1/4/23 KF

Proj. No.: 71
Lot: 6823
Block:
Job No.: 0071
Sect:

SCHOLLS VALLEY
18195 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B696-A
ELV-7
HAZEL
PORTLAND

PLAN	B698
JOB #	68230072
LOT #	LOT 72
ADDRESS	18275 SW ASPEN BUTTE ST

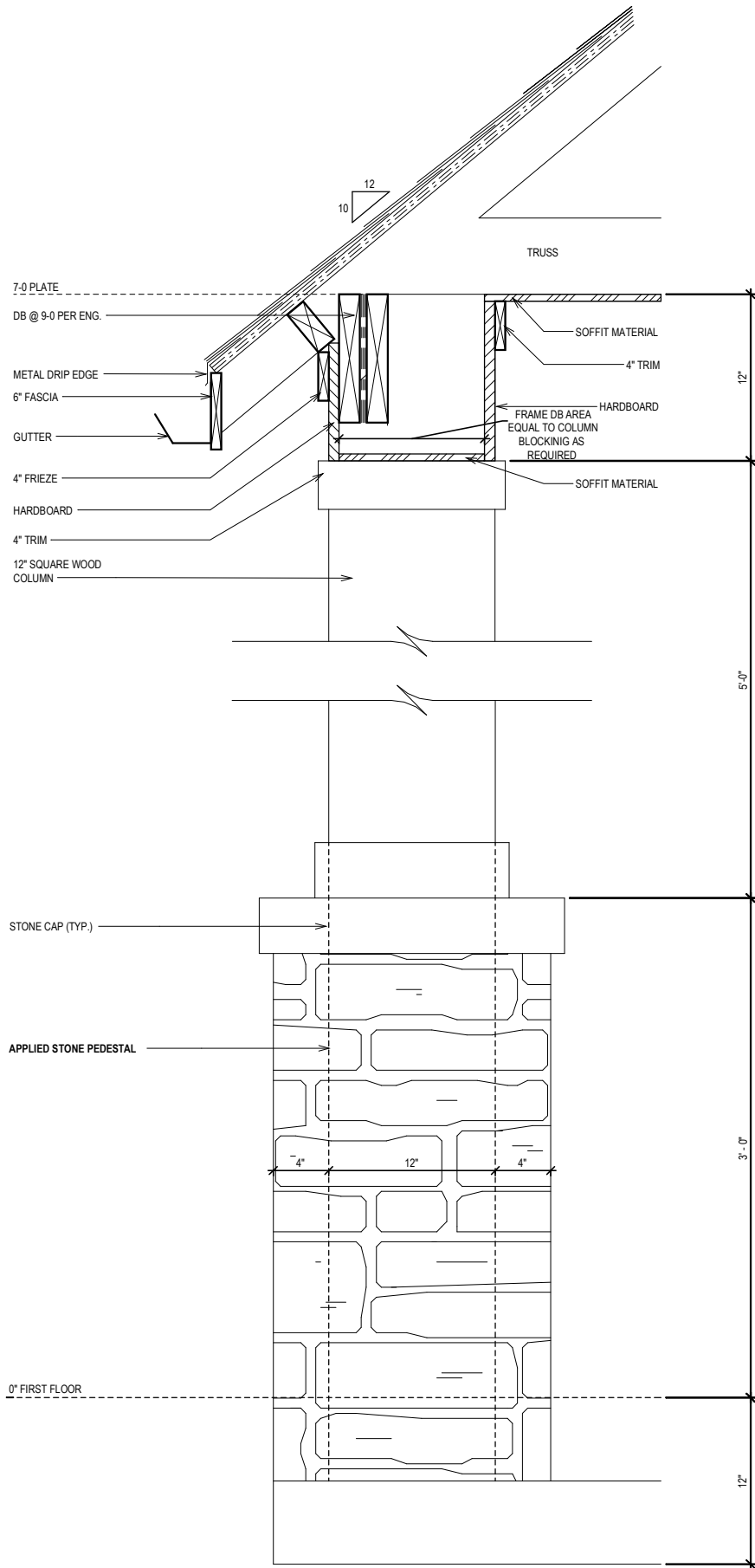
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David Weekley Homes
 RM/AL, EM, JR Date: 10/11/2021 Scale: 1/8" = 1'-0" Rev: 1/4/23 KF

72
 Lot: 6823 Block: 0072
 Proj. No.: 6823 Job No.: 0072

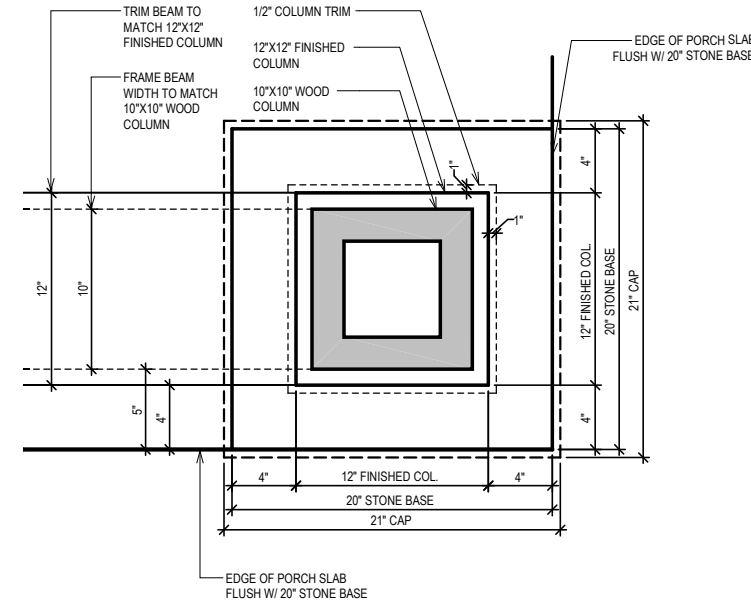
SCHOLLS VALLEY
 18175 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B698-A
ELV-8
 EAGAN
 PORTLAND



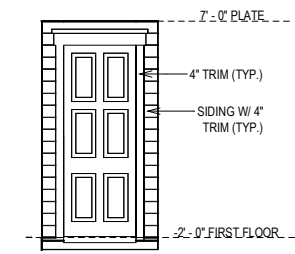
CORNICE DETAIL

SCALE: 1" = 1'-0"



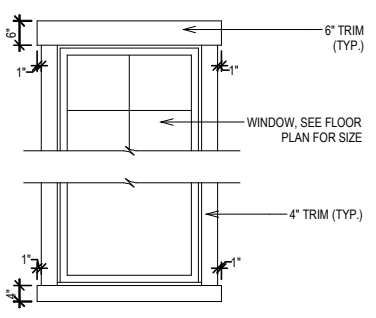
FRONT PORCH COLUMN DETAIL "A"

SCALE: 1" = 1'-0"



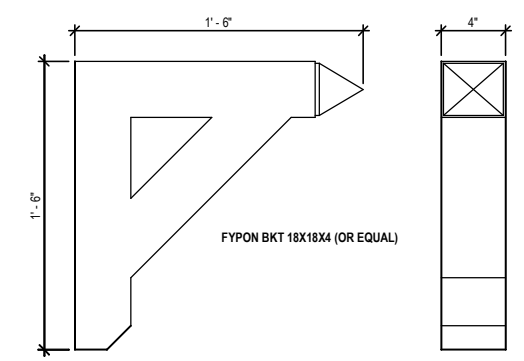
ENTRY DETAIL

SCALE: 1/8" = 1'-0"



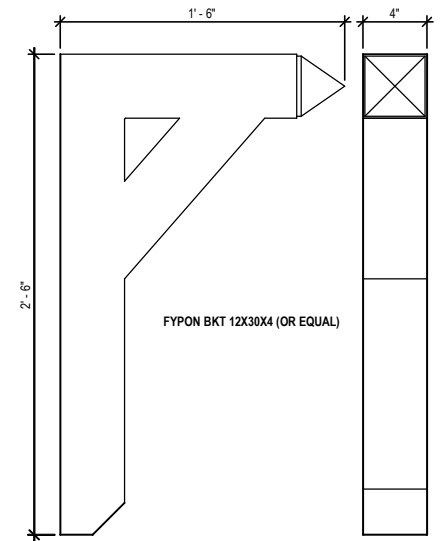
WINDOW TRIM DETAIL

SCALE: 1/4" = 1'-0"



BRACKET DETAIL - A

SCALE: 1" = 1'-0"



BRACKET DETAIL - B

SCALE: 1" = 1'-0"

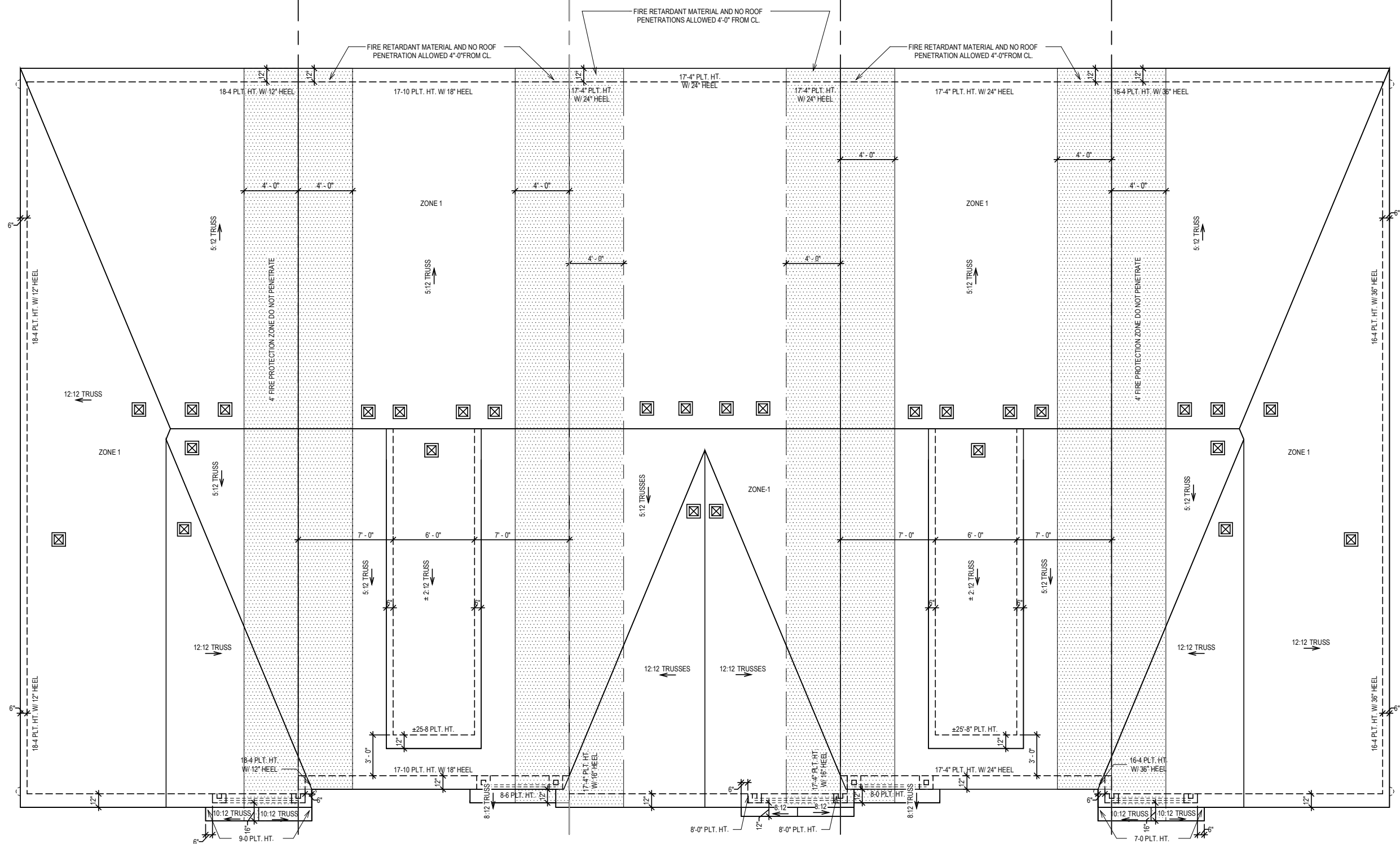
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



ROOF PLAN

B698 - LOT 68 & LOT 72

VENTILATION CALCULATION		ZONE 1
TOTAL UNDER ROOF SQUARE FOOTAGE	1090 SQ. FT. / 300 x 144 SQ. IN.	
REQUIRED VENTILATION	523.20 SQ. IN.	
HI/LOW VENTILATION	261.6 SQ. IN. HI	261.6 SQ. IN. LOW
ROOF VENT =	261.6 / 50 SQ. IN. = 6 VENTS	

B696 - LOT 69 & LOT 71

VENTILATION CALCULATION		ZONE 1
TOTAL UNDER ROOF SQUARE FOOTAGE	1029 SQ. FT. / 300 x 144 SQ. IN.	
REQUIRED VENTILATION	493.92 SQ. IN.	
HI/LOW VENTILATION	246.96 SQ. IN. HI	246.96 SQ. IN. LOW
ROOF VENT =	246.96 / 50 SQ. IN. = 5 VENTS	

B697 - LOT 70

VENTILATION CALCULATION		ZONE 1
TOTAL UNDER ROOF SQUARE FOOTAGE	1064 SQ. FT. / 300 x 144 SQ. IN.	
REQUIRED VENTILATION	510.72 SQ. IN.	
HI/LOW VENTILATION	255.36 SQ. IN. HI	255.36 SQ. IN. LOW
ROOF VENT =	255.36 / 50 SQ. IN. = 6 VENTS	

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
 KF Scale: Rev: 1/4/23 KF
 Date:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007
 Proj. No.: 6823 Lot: 68-72
 Job No.: 0068-72 Block: Sect: Date:

NORTH
BLD-A
RFP-1

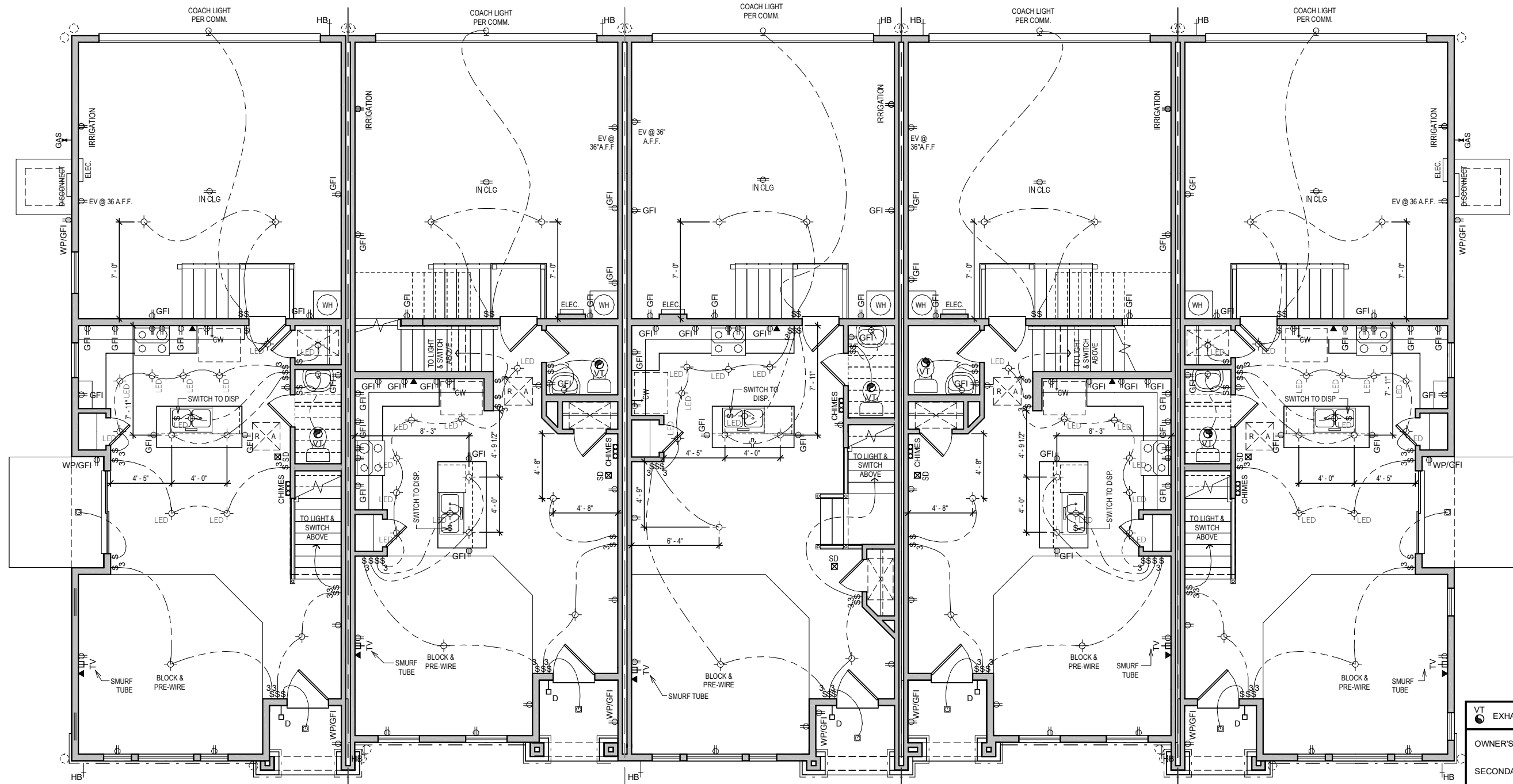
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18295 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18275 SW ASPEN BUTTE LANE



FIRST FLOOR

EXHAUST VENT LEGEND	
OWNER'S BATH	80CFM
SECONDARY BATH	80CFM
POWDER BATH	50CFM
UTILITY ROOM	50CFM

UTILITY LEGEND		
110V OUTLET 12" A.F.F. (U.N.O.)	STANDARD SWITCH (3 OR 4 WAY AS NOTED)	DOOR BELL
GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)	SURFACE MOUNTED LIGHT	CHIMES DOOR BELL CHIMES PANELBOARD W/ CIRCUIT BREAKERS
HALF HOT OUTLET	WALL MOUNTED LIGHT RECESS CAN LIGHT (EYEBALL AS NOTED)	HOSE BIB
220V OUTLET (36" A.F.F. @ UTILITY)	EXHAUST VENT	GAS TAP
PHONE LINE	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)	COLD/HOT WATER SUPPLY
CABLE TELEVISION		

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

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David Weekley Homes
KF
Date: _____
Scale: _____
Rev: 1/4/23 KF

Proj. No.: 68-72
6823
Lot: 68-72
Job No.: 0068-72
Block: _____
Sect: _____

**SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007**

**NORTH
BLD-A
ELE-1**

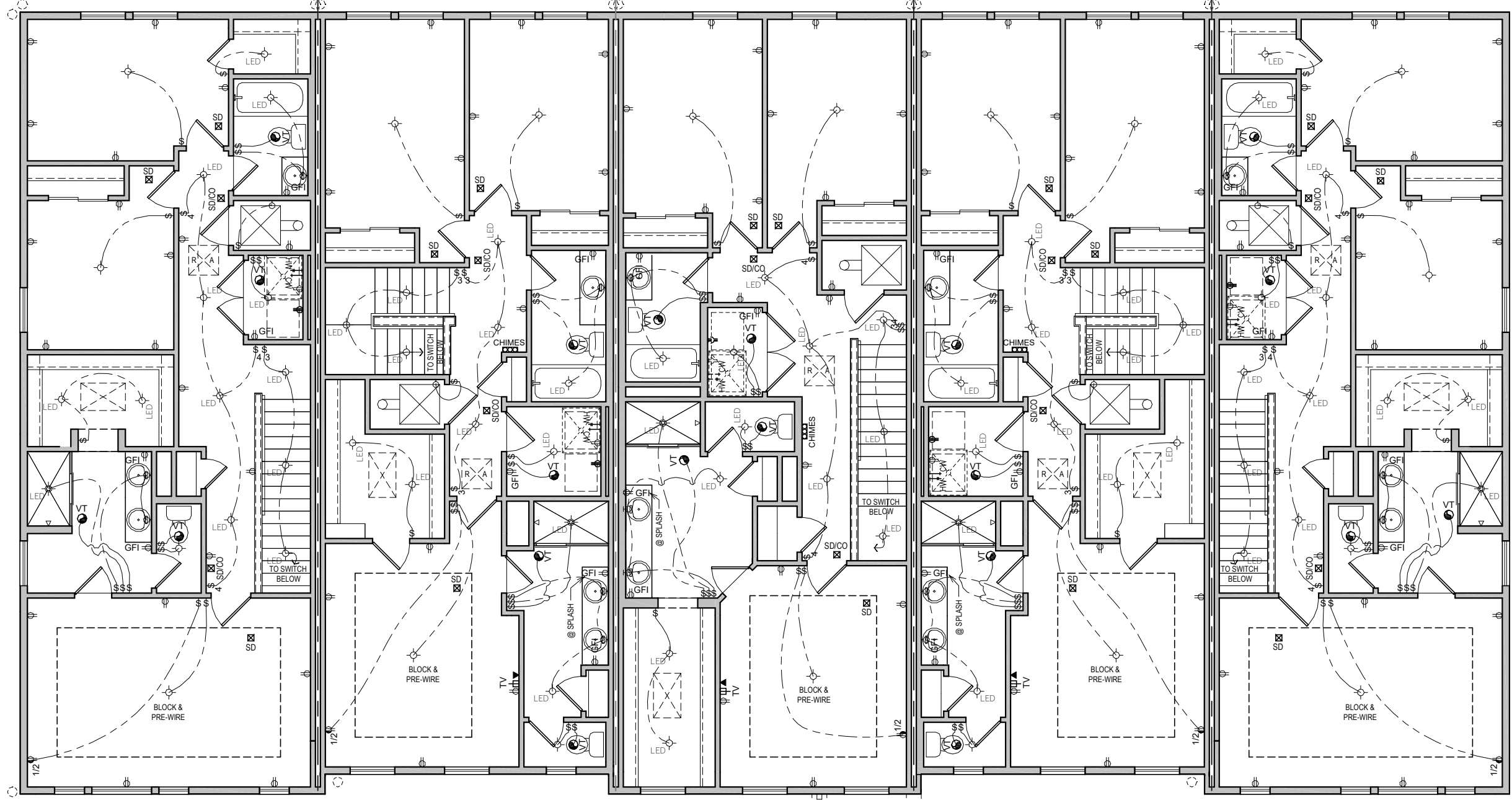
PLAN	B698
JOB #	68230068
LOT #	68
ADDRESS	18225 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230069
LOT #	69
ADDRESS	18215 SW ASPEN BUTTE LANE

PLAN	B697
JOB #	68230070
LOT #	70
ADDRESS	18205 SW ASPEN BUTTE LANE

PLAN	B696
JOB #	68230071
LOT #	71
ADDRESS	18195 SW ASPEN BUTTE LANE

PLAN	B698
JOB #	68230072
LOT #	72
ADDRESS	18175 SW ASPEN BUTTE LANE



SECOND FLOOR

DRAWING SCALE
11x17 1/8" = 1'-0"
24x36 1/4" = 1'-0"

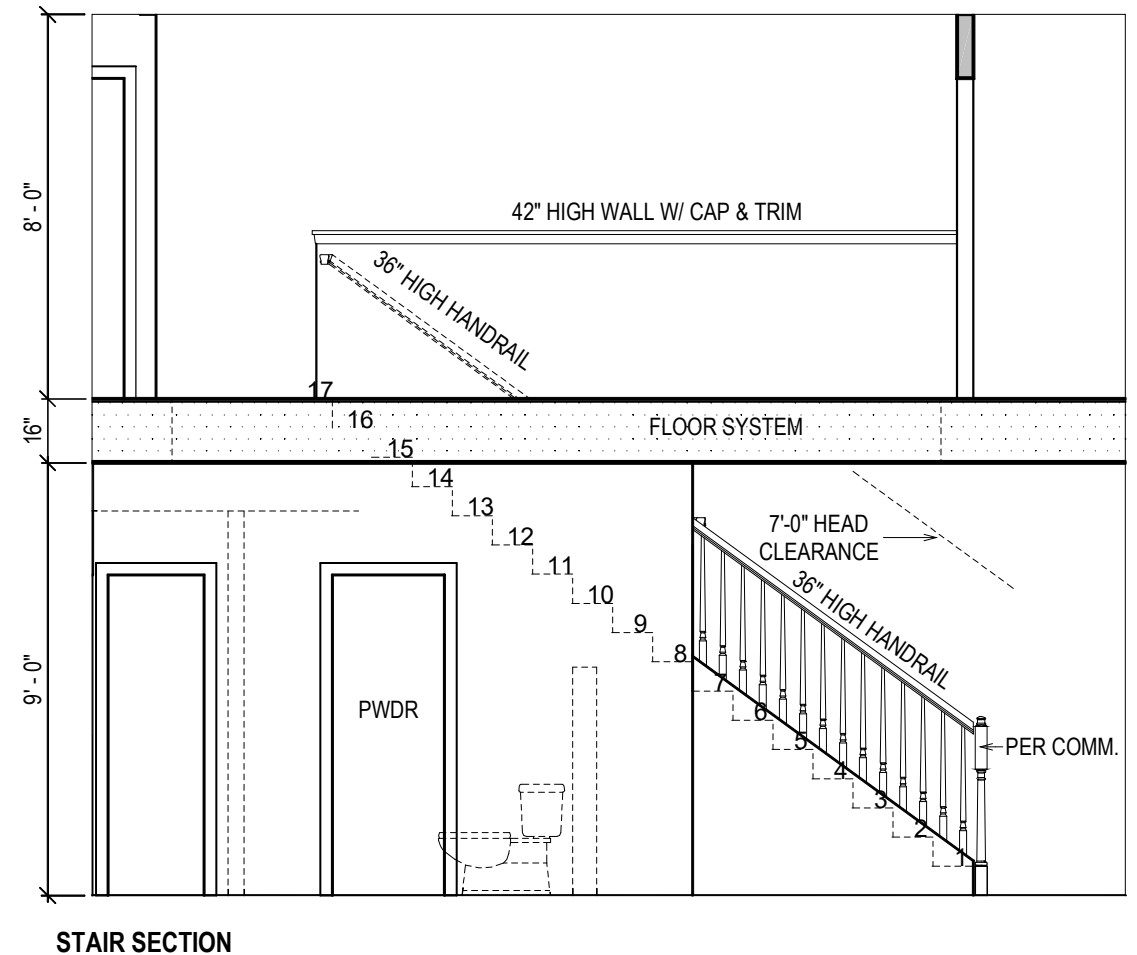
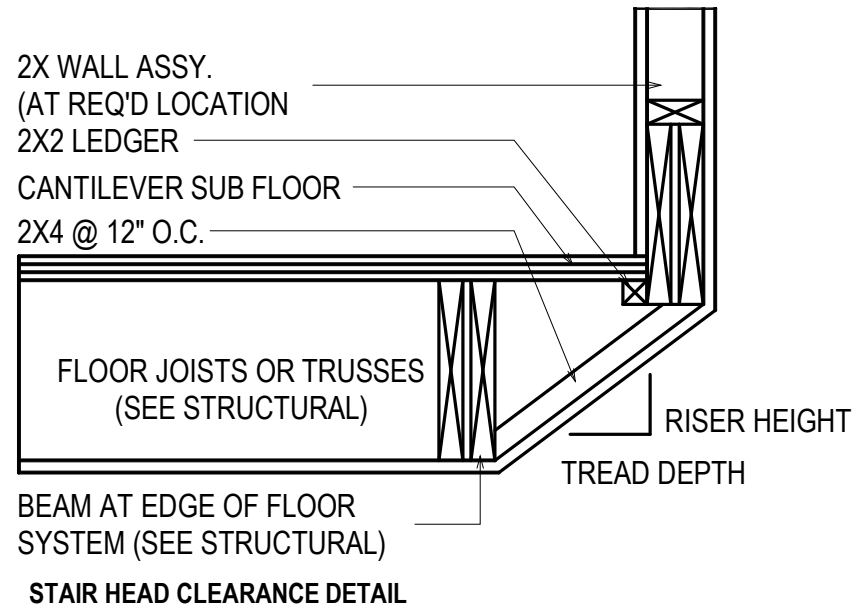
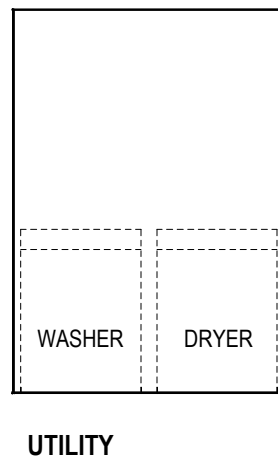
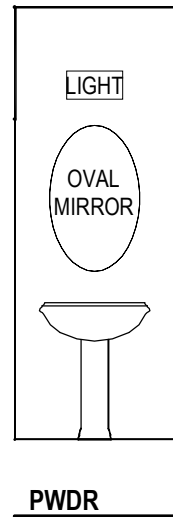
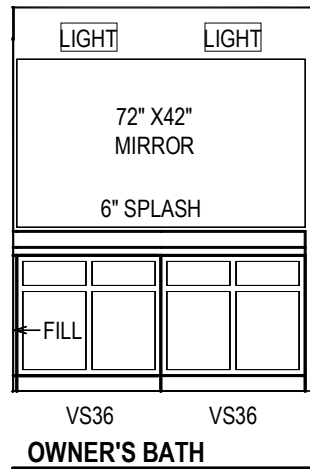
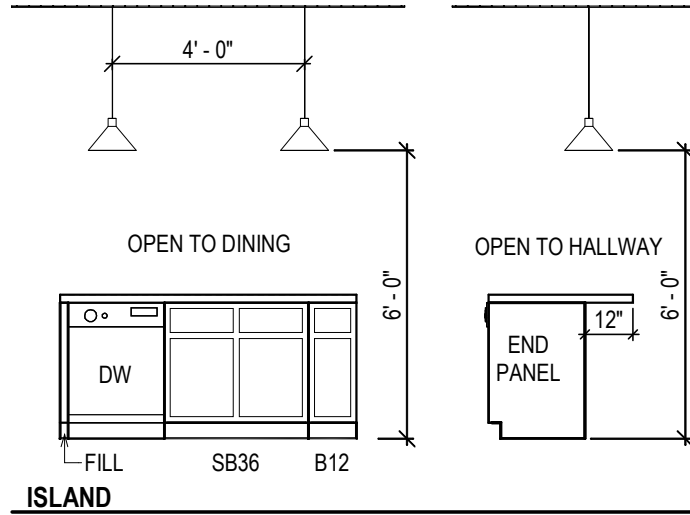
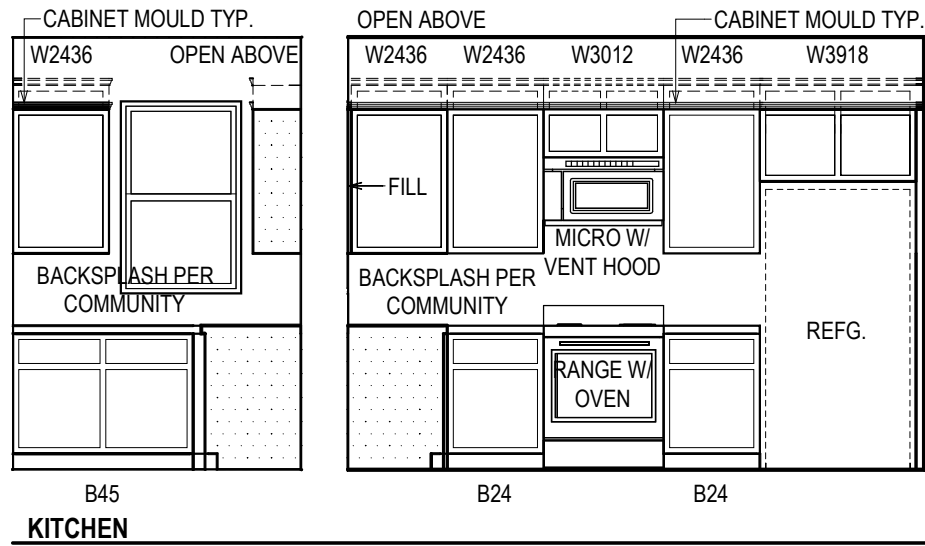
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David Weekley Homes
KF
Date: **1/4/23** Rev: **KF**

Proj. No.: **68-72** Lot: **6823**
Job No.: **0068-72** Block: **0068-72** Sect: **0068-72**

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
ELE-2



CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B698
JOB #	68230068
LOT #	LOT 68
ADDRESS	18225 SW ASPEN BUTTE ST

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David Weekley Homes
R/M/A/L, E/M, J/R
Date: 10/11/2021
Scale: 1/4" = 1'-0"
Rev: 1/4/23 KF

68
Lot:
Block:
Sect:
Proj. No.: 6823
Job No.: 0068
SCHOLLS VALLEY
18225 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B698-A
INT-1
EAGAN
PORTLAND

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

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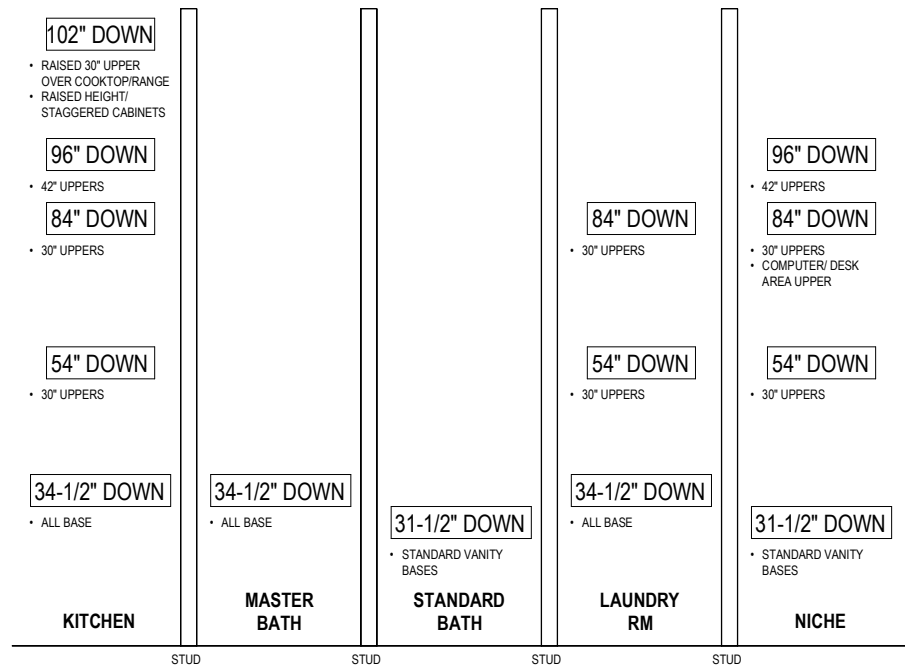
David Weekley Homes
 R/M/L, E/M, J/R
 Scale: 1/4" = 1'-0"
 Date: 10/11/2021 Rev: 1/4/23 KF

68
 Lot:
 Block:
 Sect:

Proj. No.:
6823
 Job No.:
0068

SCHOLLS VALLEY
18225 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH B698-A
INT-2
 EAGAN
 PORTLAND



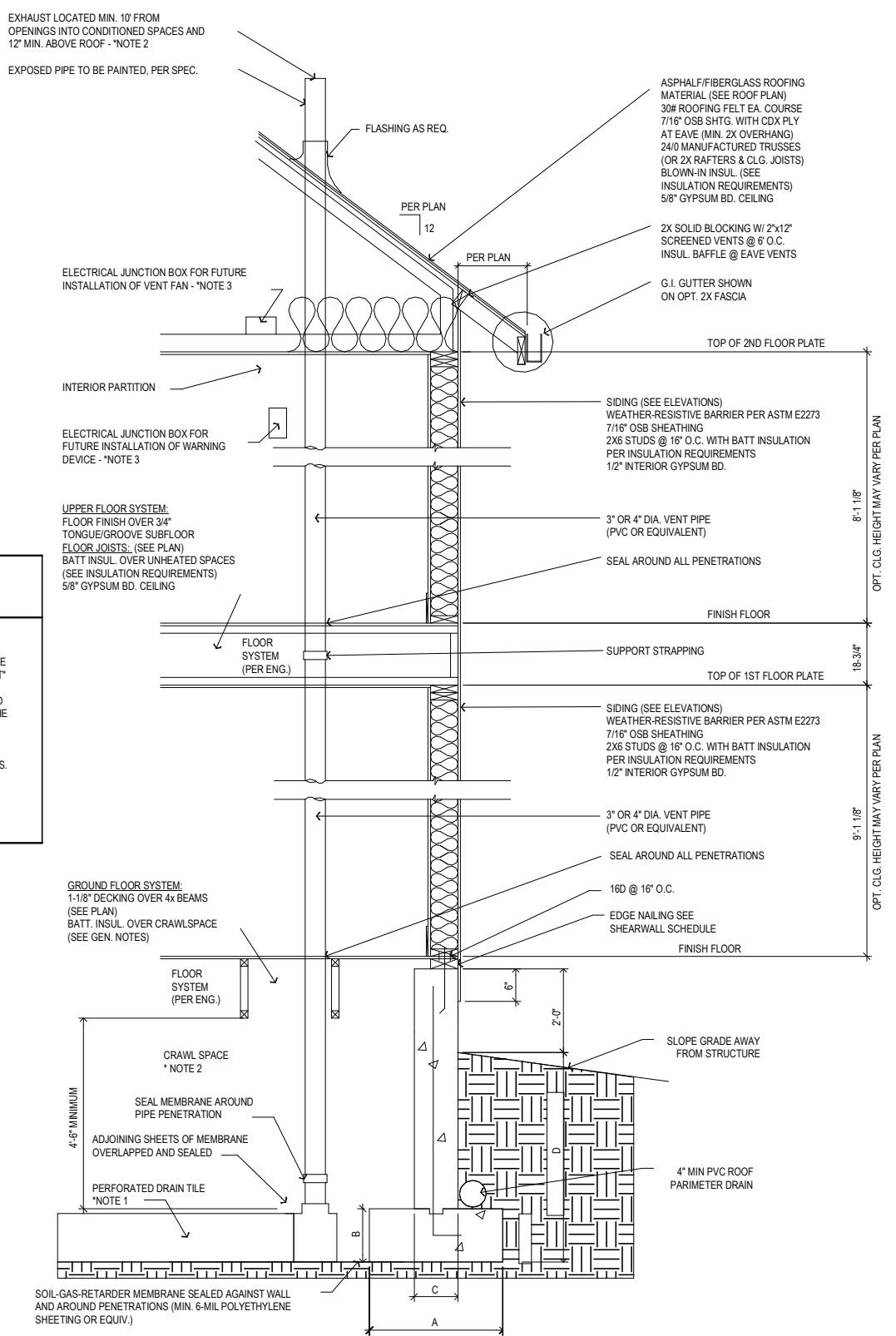
BLOCKING DETAIL
 SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

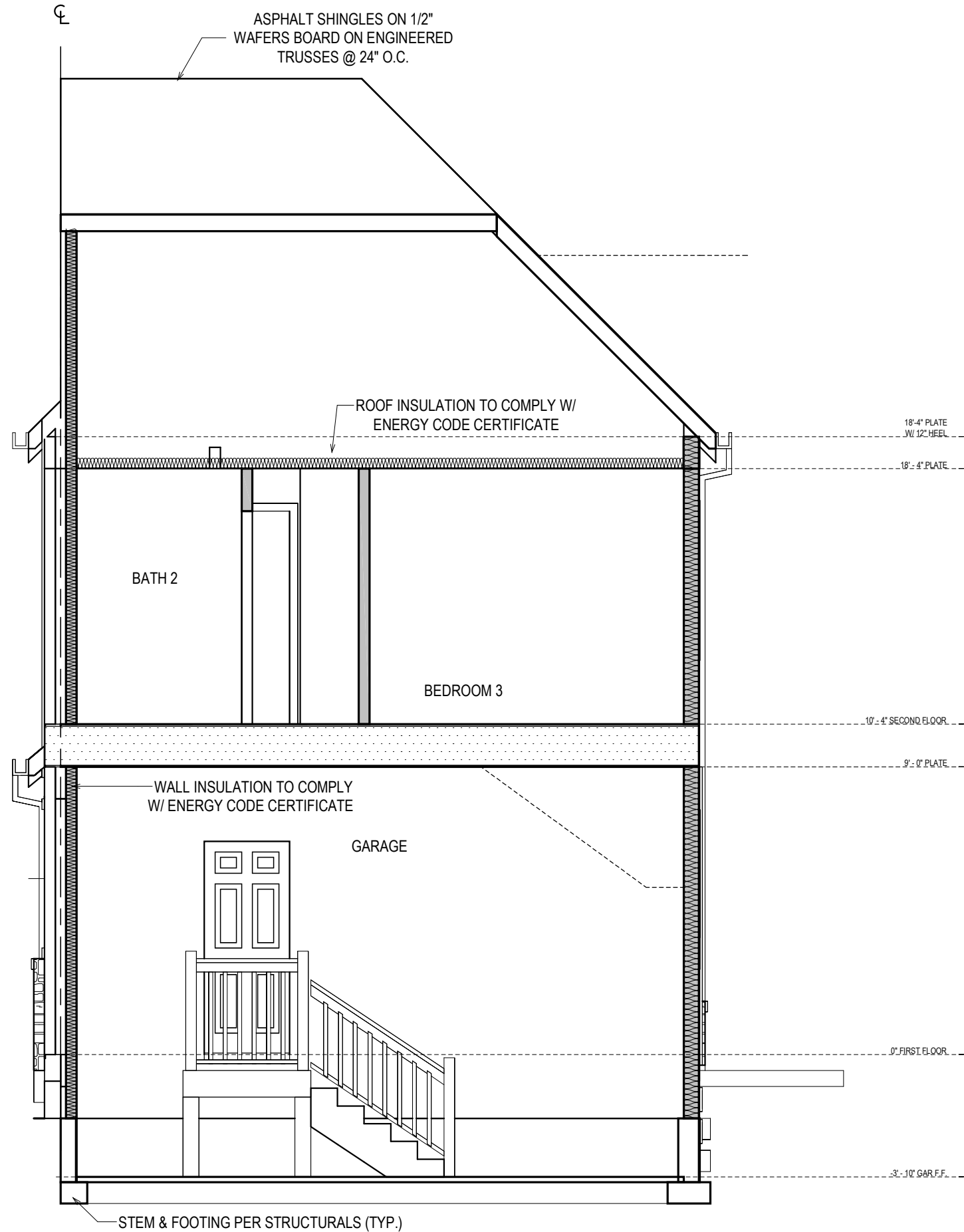
NOTES:
 INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
 VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
 CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

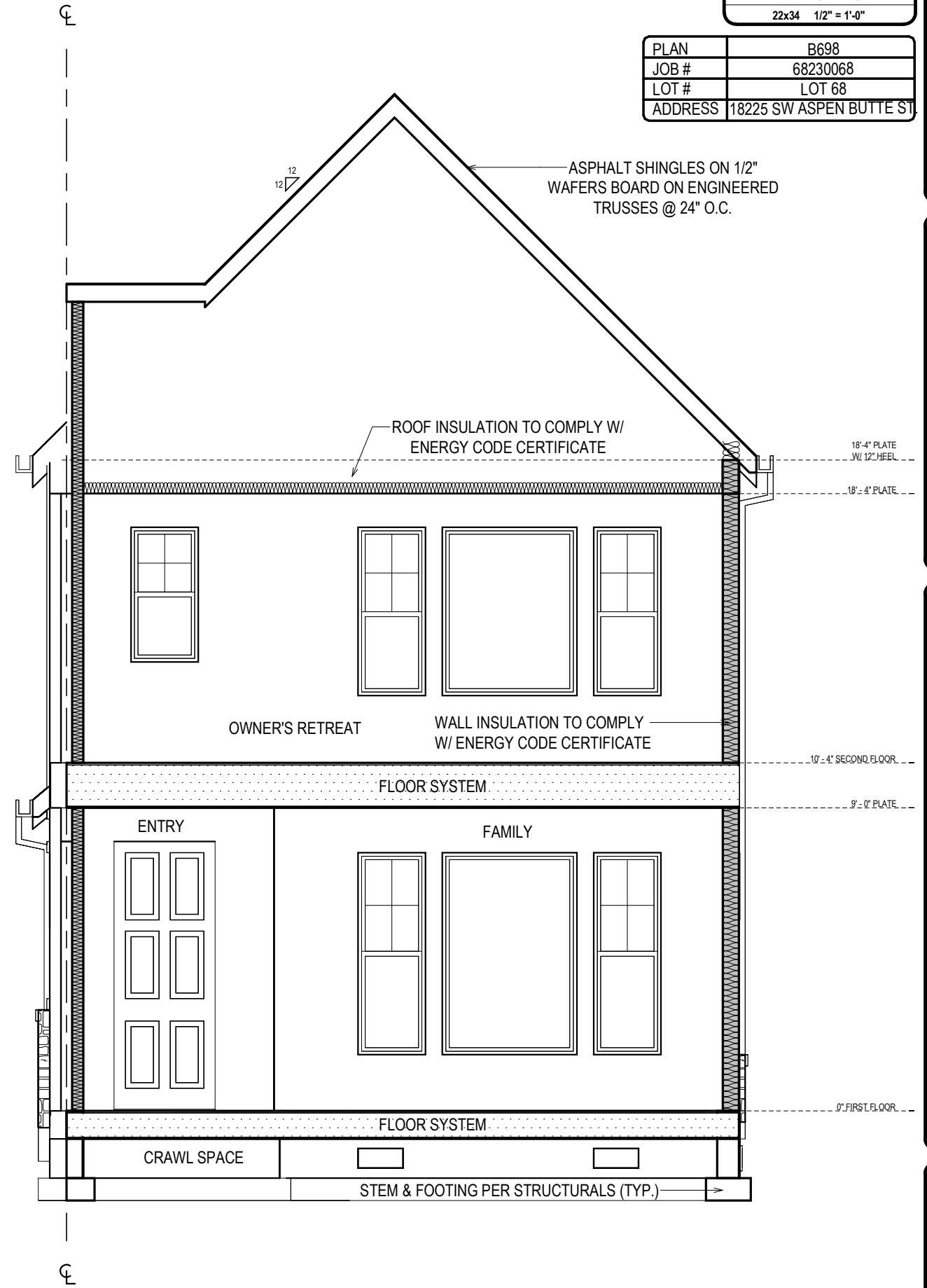
MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADD'L. REQUIREMENTS.



TYPICAL WALL SECTION/ RADON MITIGATION DETAIL
 SCALE: 1/8" = 1'-0"



REAR SECTION



FRONT SECTION

SCALE: 1/4" = 1'-0"

DRAWING SCALE

11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"

PLAN	B698
JOB #	68230068
LOT #	LOT 68
ADDRESS	18225 SW ASPEN BUTTE ST

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David Weekley Homes

RM/AL,EM,IR Scale: 1/4" = 1'-0" Rev: 1/4/23 KF
Date: 10/11/2021

68

Lot: Block: Sect:

Proj. No.: 6823 Job No.: 0068

SCHOLLS VALLEY
18225 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B698-A
INT-3
EAGAN
PORTLAND

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B698
JOB #	68230068
LOT #	LOT 68
ADDRESS	18225 SW ASPEN BUTTE ST

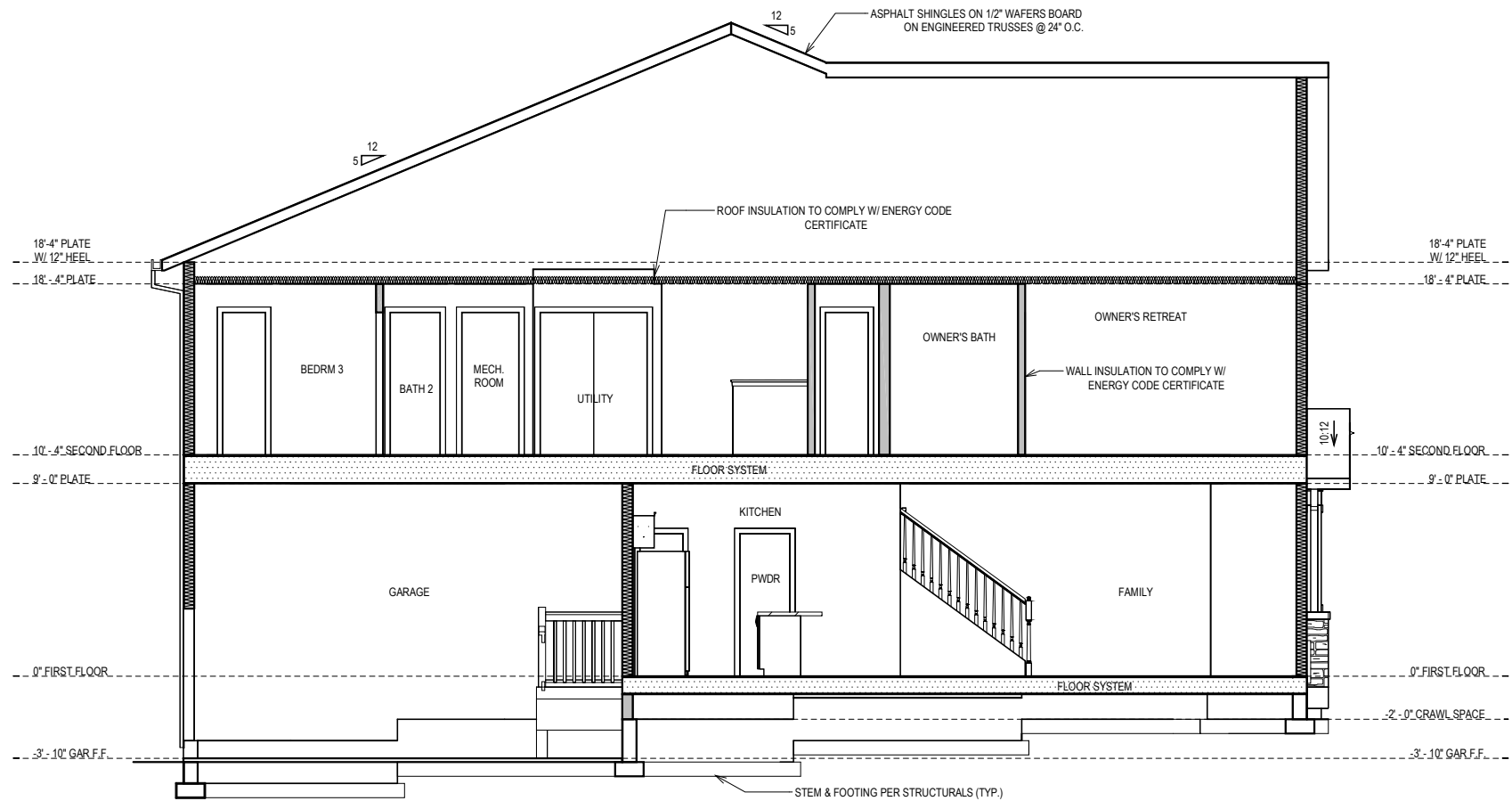
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David Weekley Homes
 R/M/A/L, E/M, J/R Date: 10/11/2021 Scale: 1/8" = 1'-0" Rev: 1/4/23 KF

68
 Lot: Block: Sect:
 Proj. No.: 6823 Job No.: 0068

SCHOLLS VALLEY
 18225 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B698-A
INT-4
 EAGAN
 PORTLAND



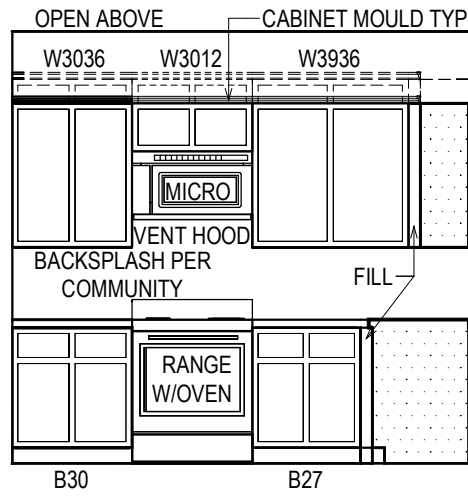
SIDE SECTION
 SCALE: 1/8" = 1'-0"

CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

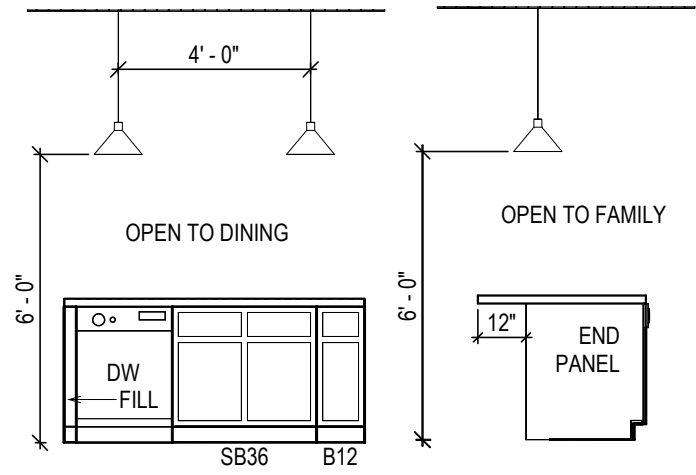
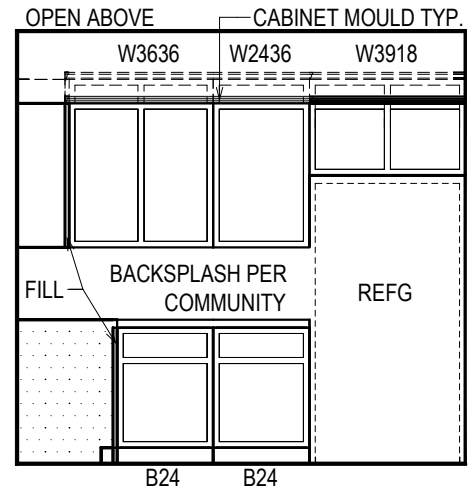
DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B696
JOB #	68230069
LOT #	LOT 69
ADDRESS	18215 SW ASPEN BUTTE ST

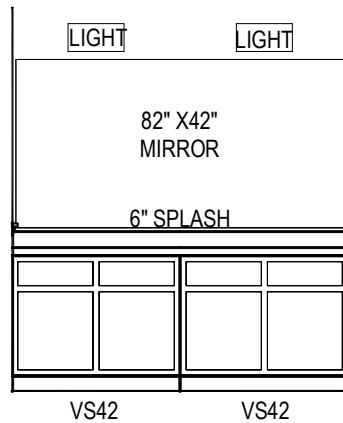
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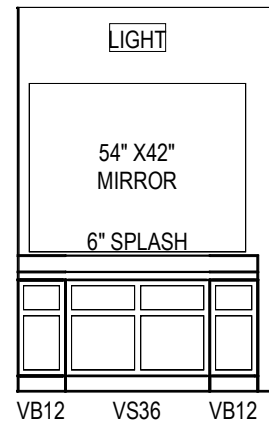
KITCHEN



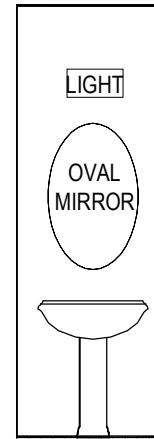
ISLAND



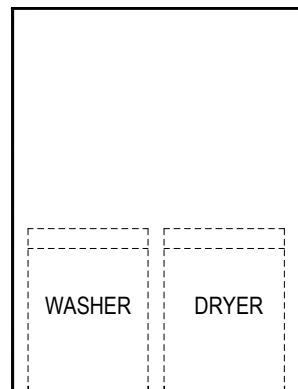
OWNER'S BATH



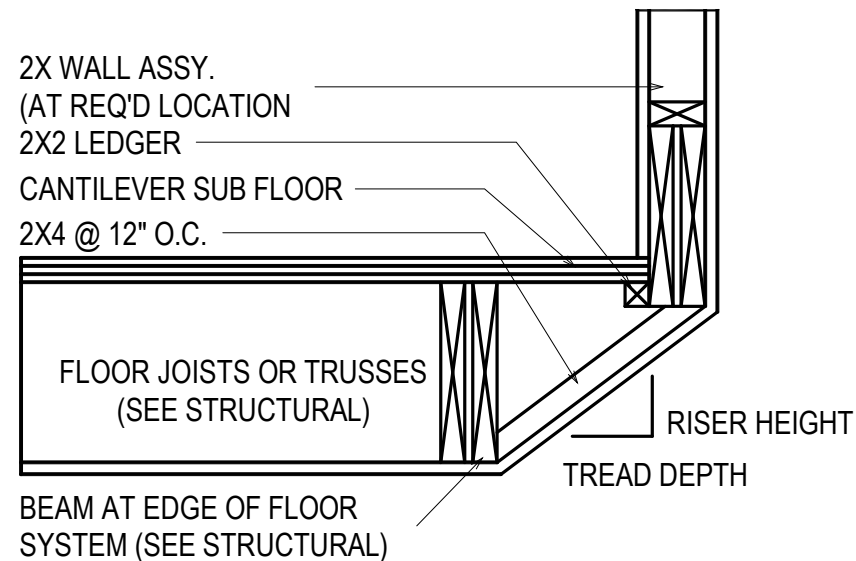
BATH 2



PWDR

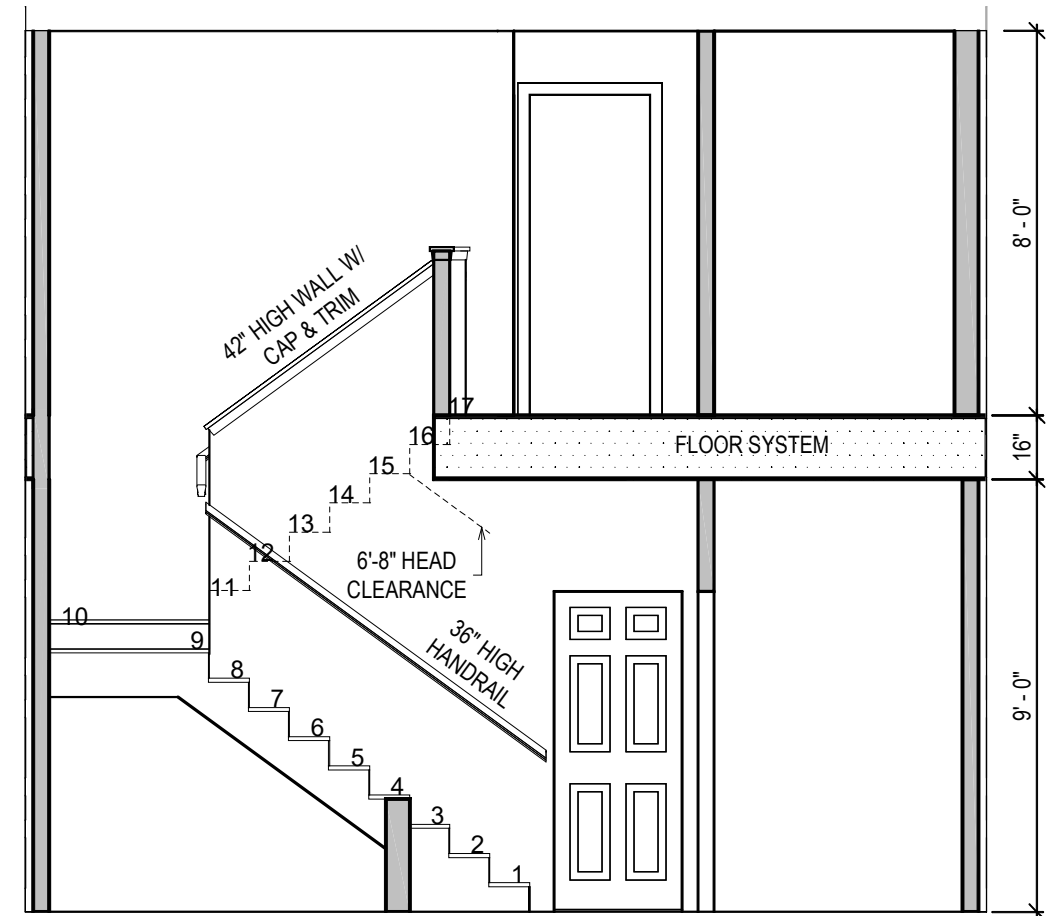


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"

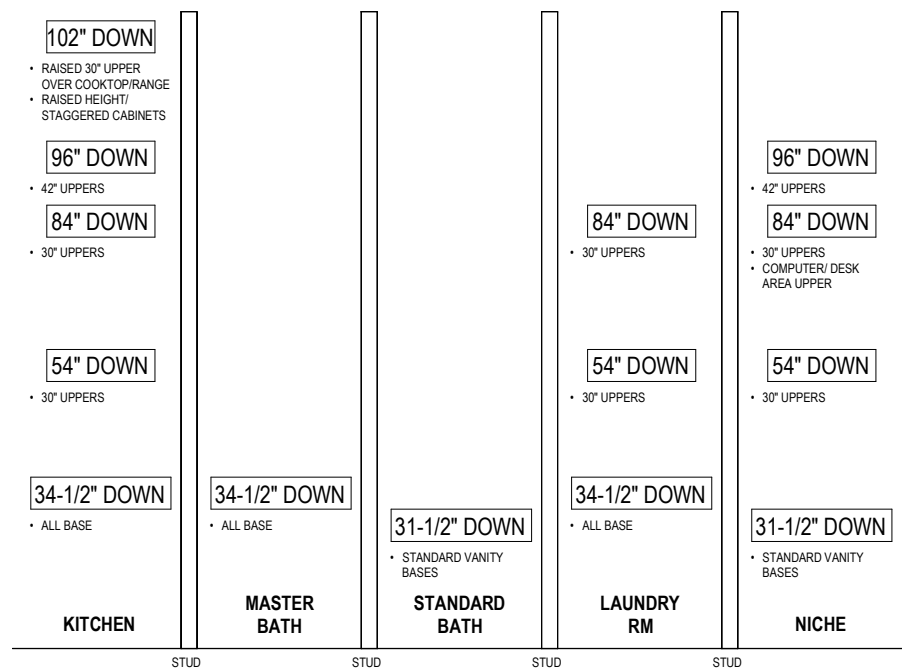


STAIR SECTION

David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0" Rev: 1/4/23 KF
 Date: 10/07/2021

69
 Lot: 6823 Block: 0069
 Proj. No.: 6823 Job No.: 0069
 SCHOLLS VALLEY
 18215 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B696-A
INT-1
 HAZEL
 PORTLAND



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

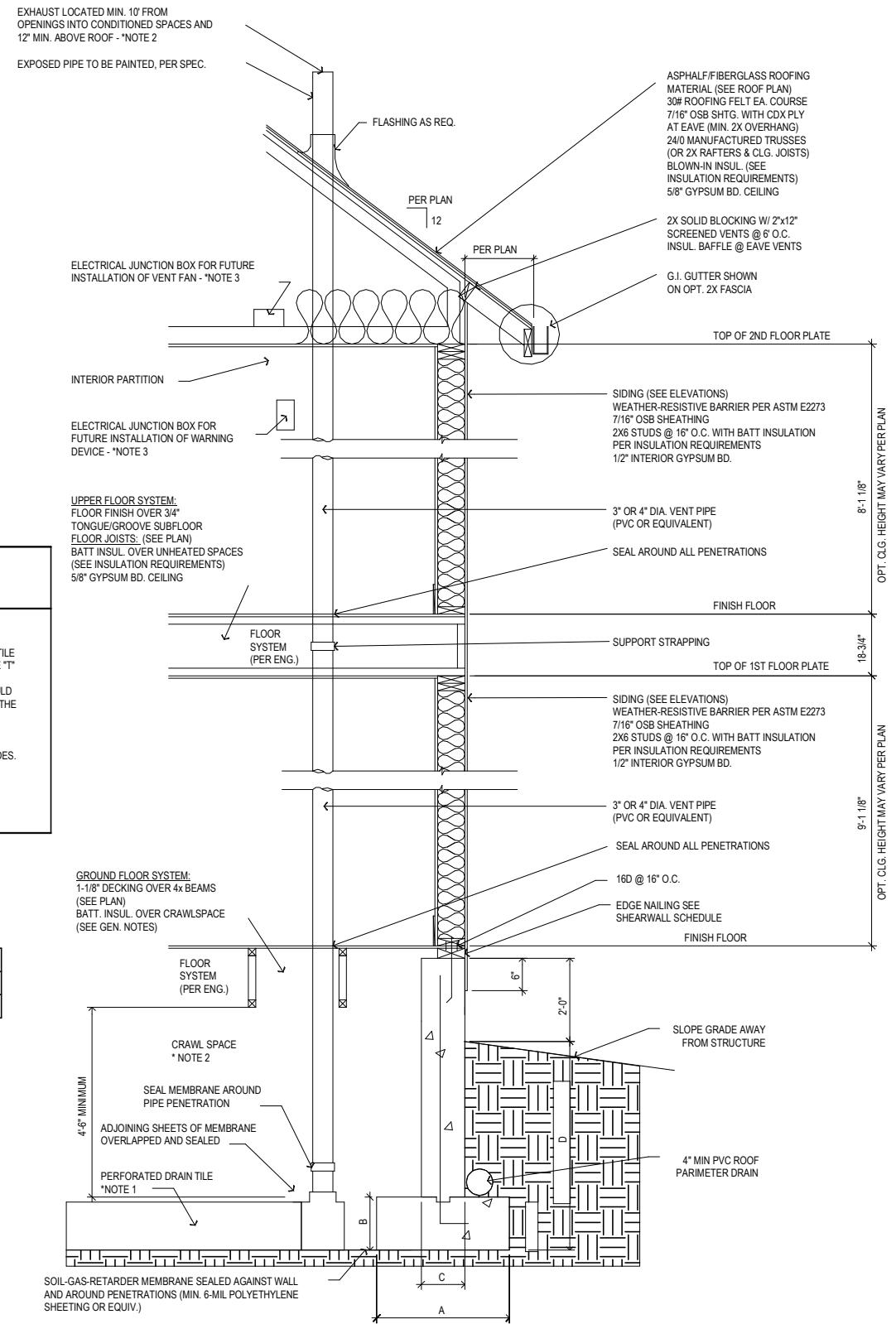
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

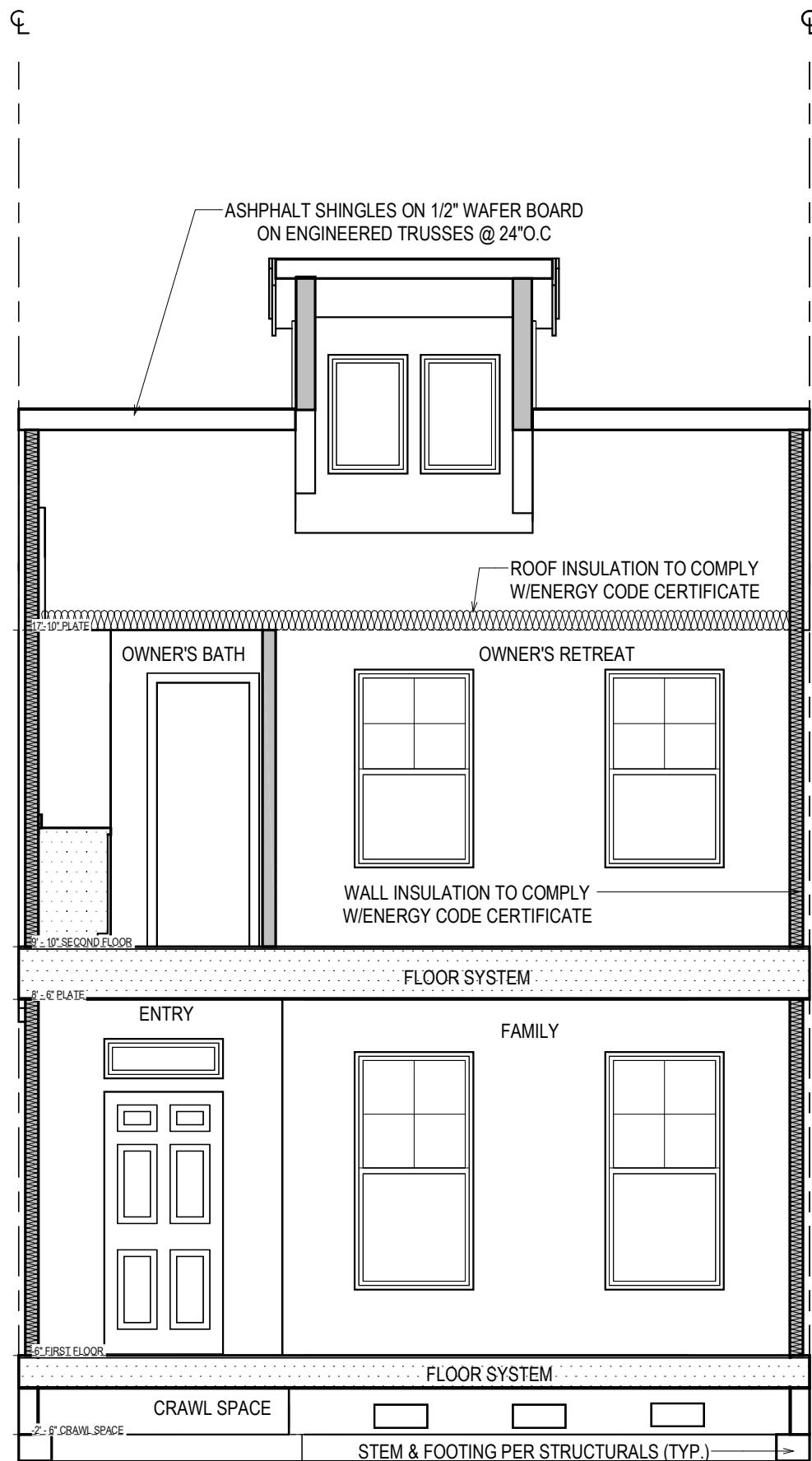
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADDL. REQUIREMENTS.



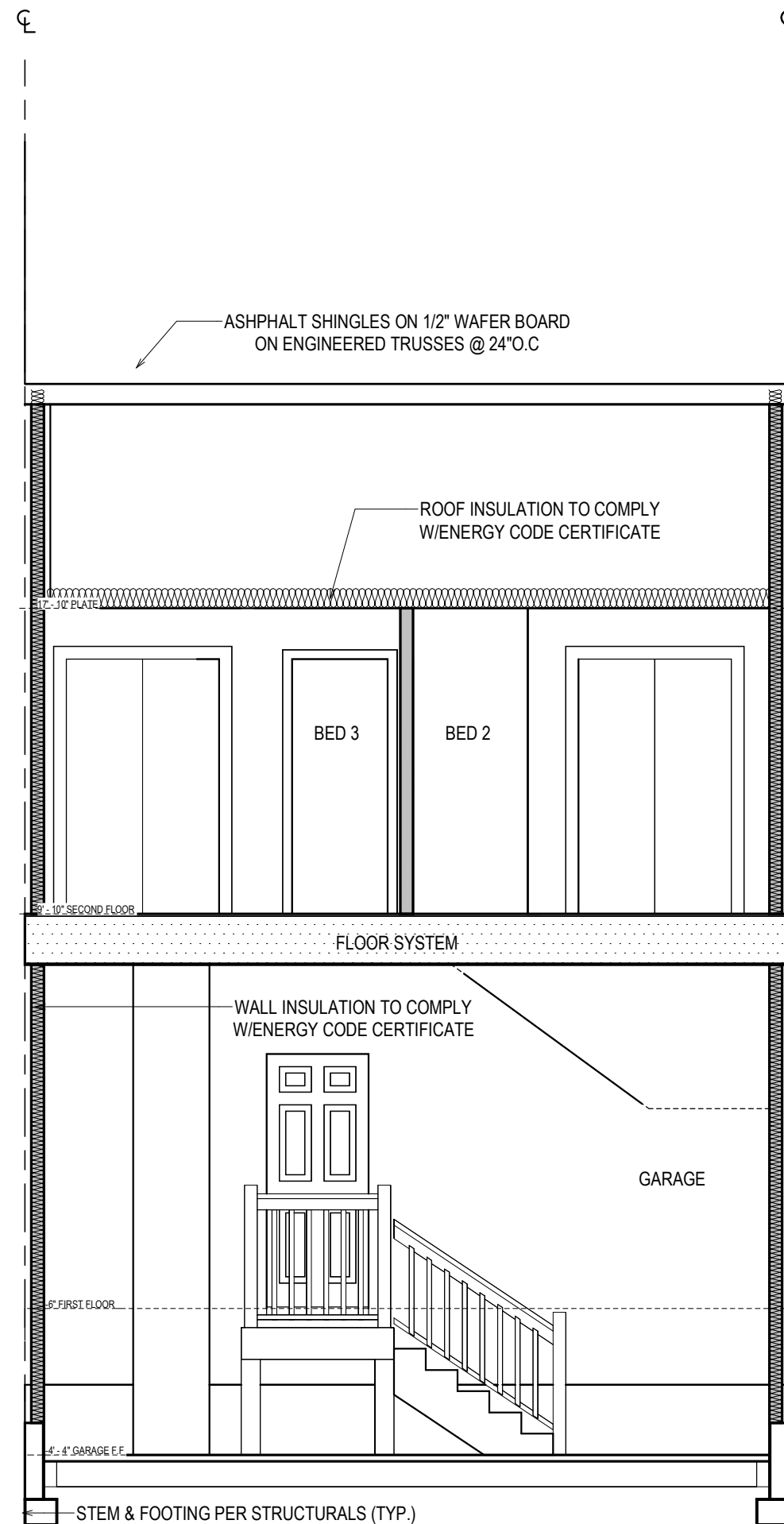
TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

SCALE: 1/8" = 1'-0"



FRONT SECTION

SCALE: 1/4" = 1'-0"



REAR SECTION

SCALE: 1/4" = 1'-0"

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B696
JOB #	68230069
LOT #	LOT 69
ADDRESS	18215 SW ASPEN BUTTE ST

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David Weekley Homes
 R/M/A/L/E/M/I/R
 Date: 10/07/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/4/23 KF

Proj. No.:	6823
Job No.:	0069
Lot:	69
Block:	
Sect:	

SCHOLLS VALLEY
 18215 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B696-A
INT-3
 HAZEL
 PORTLAND

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B696
JOB #	68230069
LOT #	LOT 69
ADDRESS	18215 SW ASPEN BUTTE ST.

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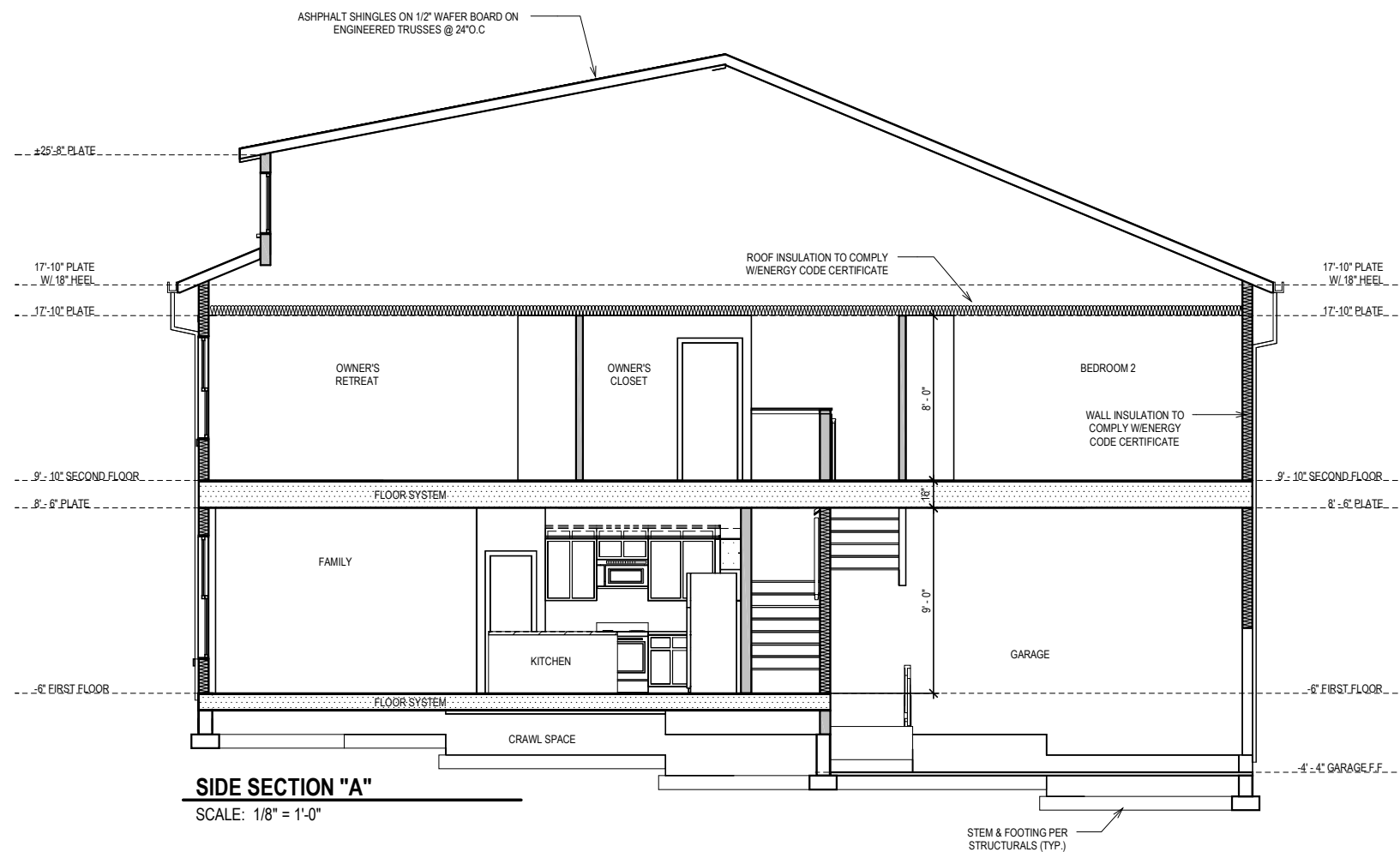
David Weekley Homes
 R/M/A/L/E/M/I/R
 Date: 10/07/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/4/23 KF

69
 Lot:
 Block:
 Sect:

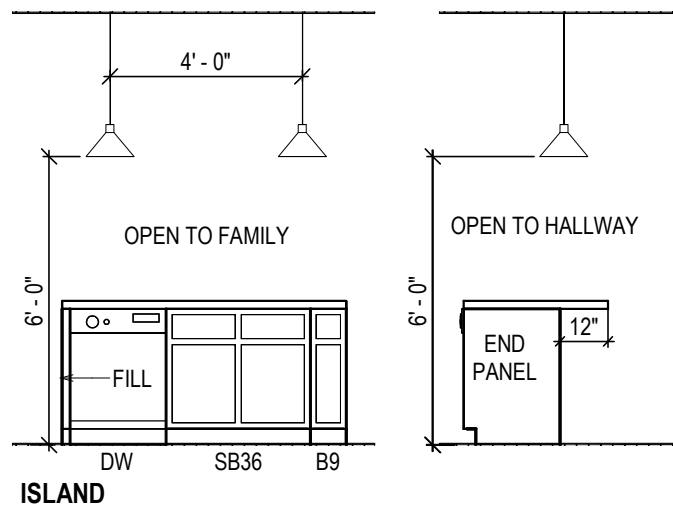
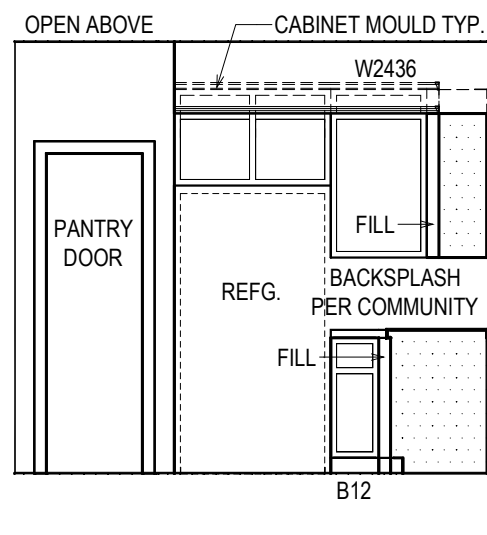
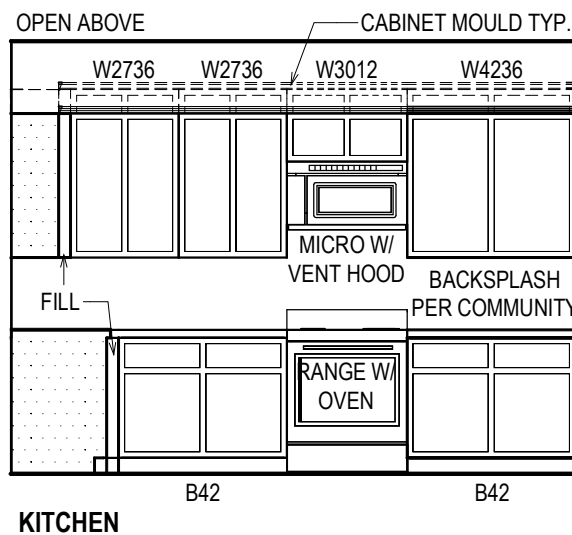
Proj. No.:
 6823
 Job No.:
 0069

SCHOLLS VALLEY
 18215 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B696-A
INT-4
 HAZEL
 PORTLAND



SIDE SECTION "A"
 SCALE: 1/8" = 1'-0"

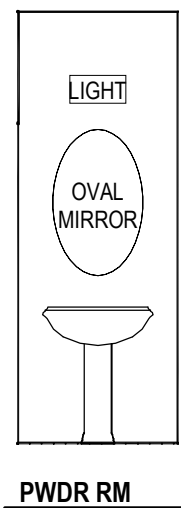
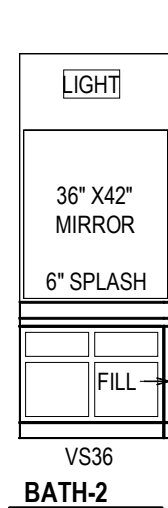
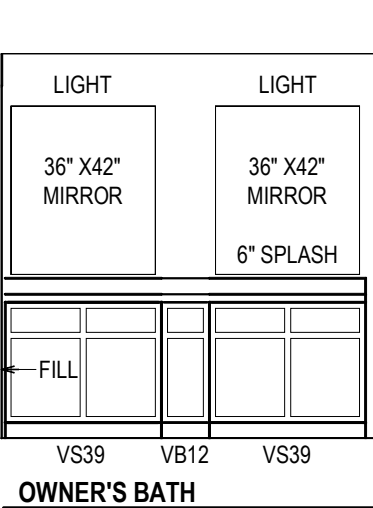


CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B697
JOB #	68230070
LOT #	LOT 70
ADDRESS	18205 SW ASPEN BUTTE ST.

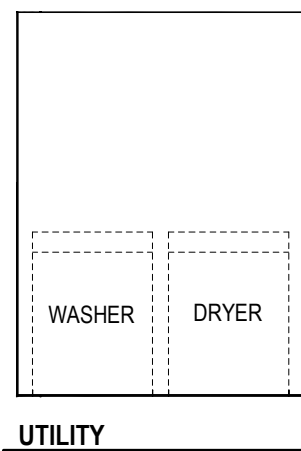
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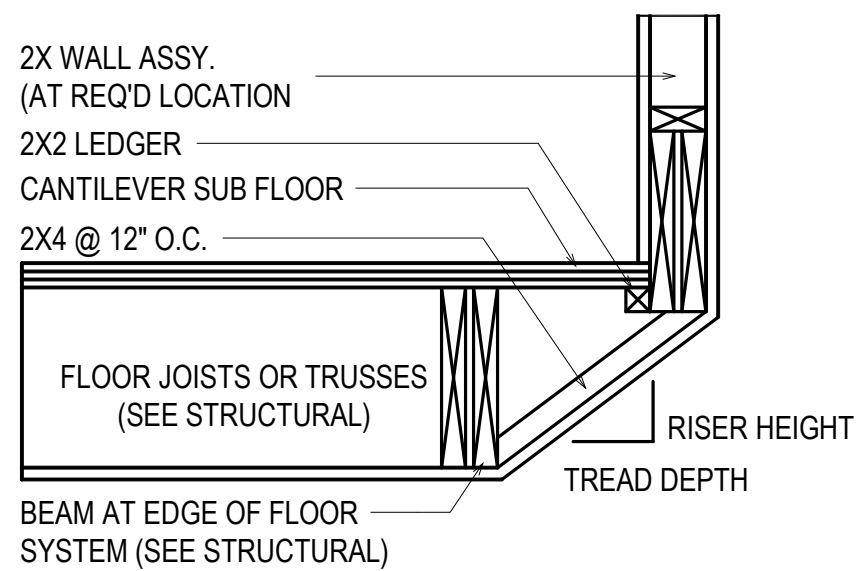
OWNER'S BATH

BATH-2

PWDR RM

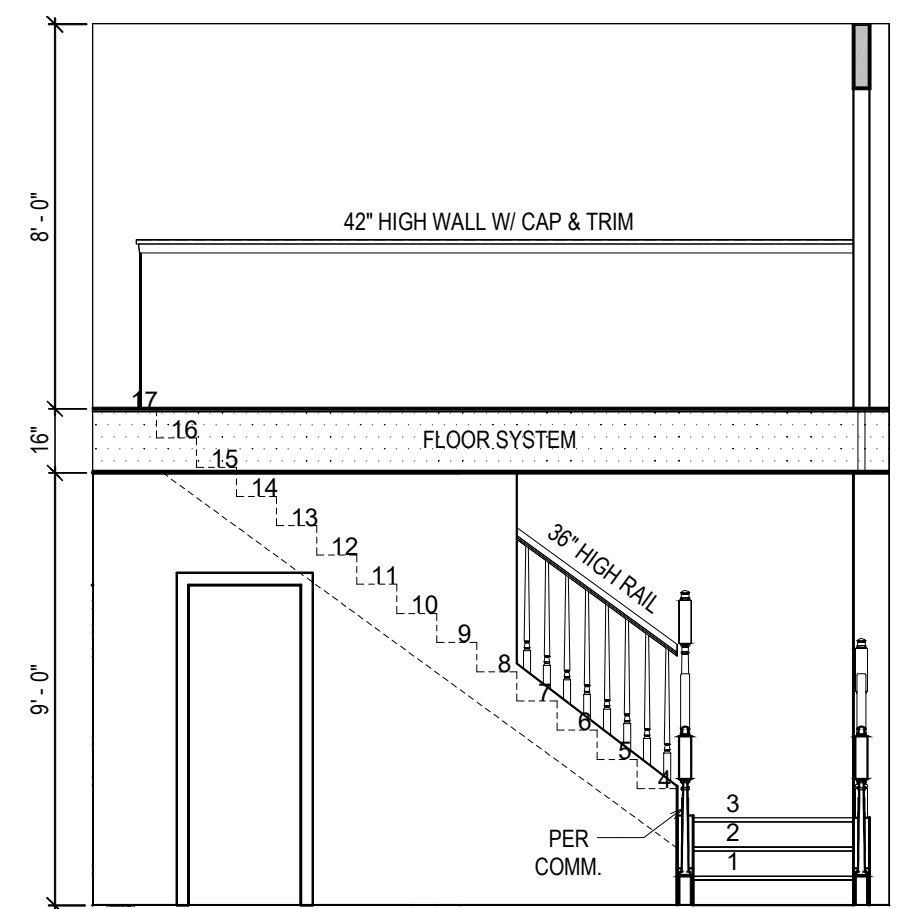


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"

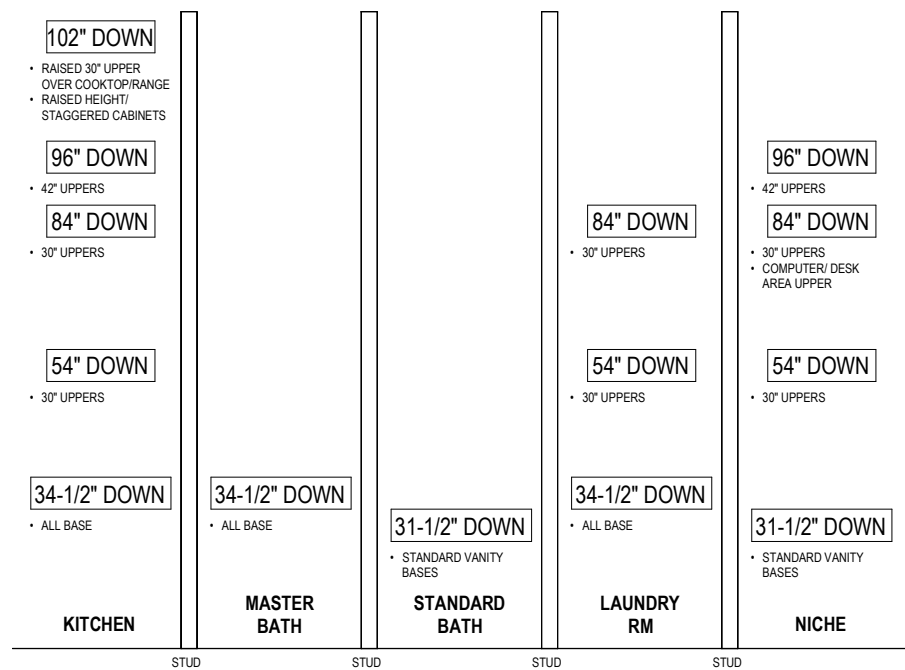


STAIR SECTION

David Weekley Homes
R/M/A/L/N/U/I/R Scale: 1/4" = 1'-0" Rev: 1/4/23 KF
Date: 10/11/21

70
Proj. No.: 6823 Lot: 70 Block: Job No.: 0070 Sect:
SCHOLLS VALLEY
18205 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B697-A
INT-1
GRIER
PORTLAND



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

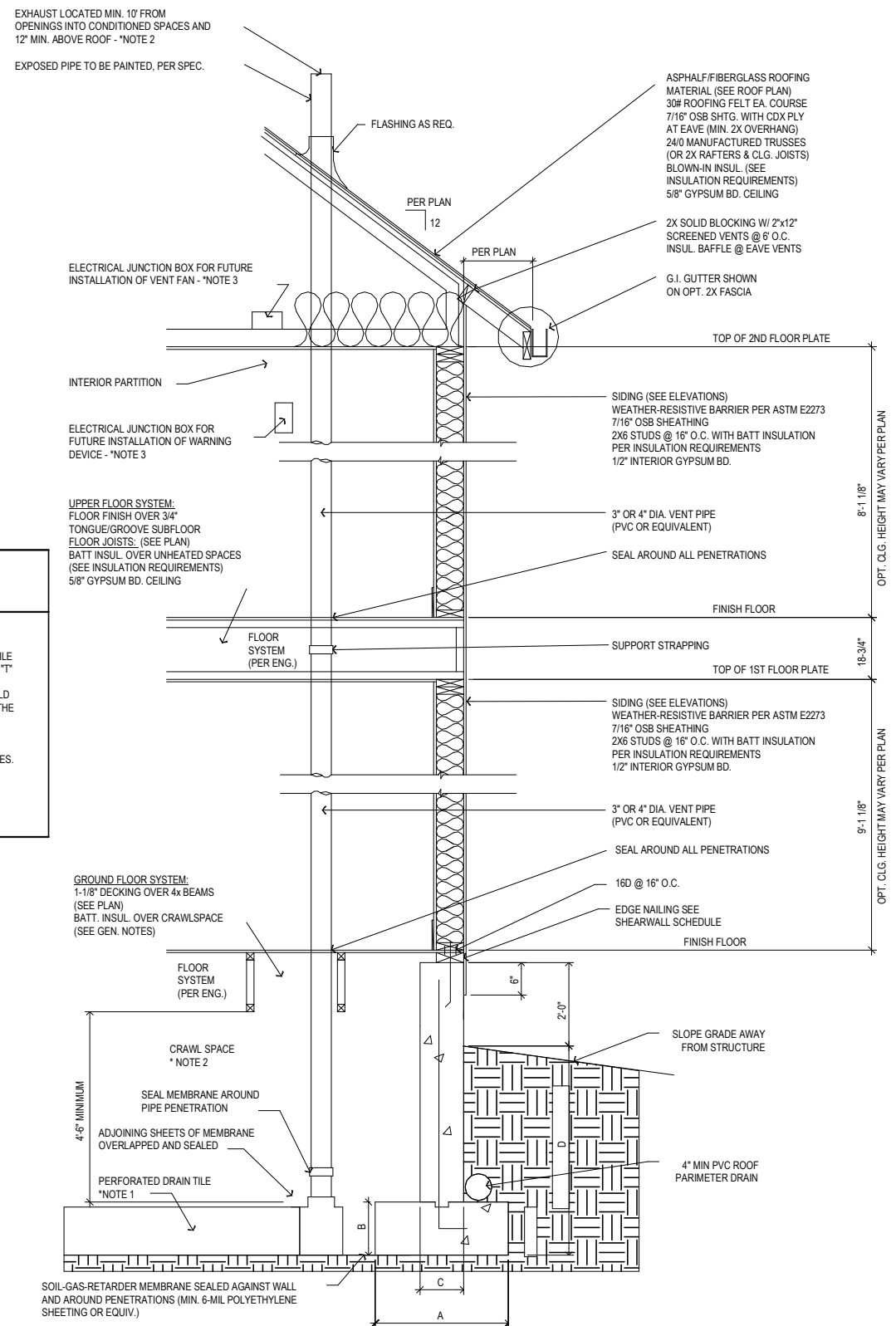
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

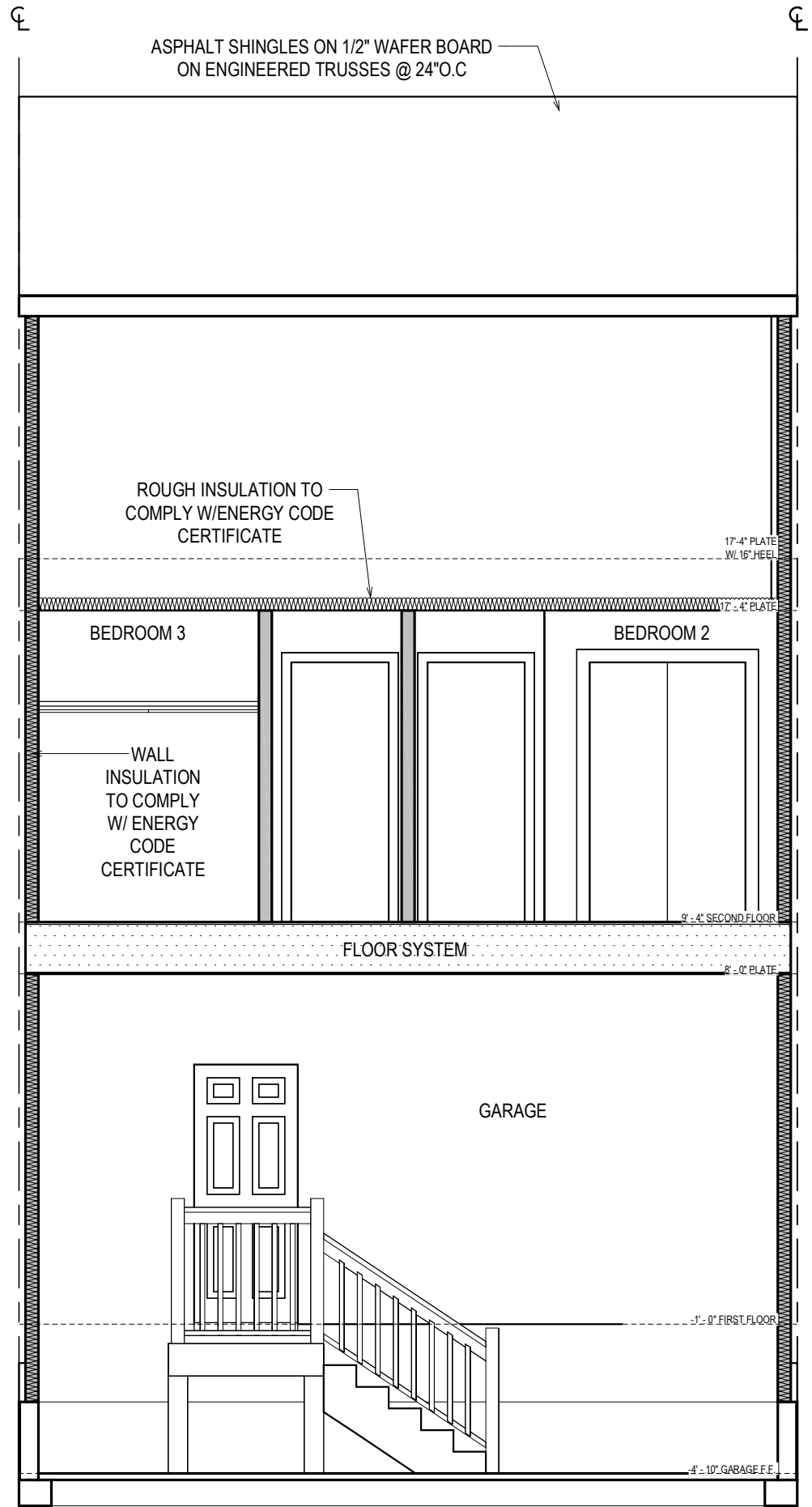
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
SEE ENGINEERING FOR ADDL. REQUIREMENTS.



TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

SCALE: 1/8" = 1'-0"



FRONT SECTION

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B697
JOB #	68230070
LOT #	LOT 70
ADDRESS	18205 SW ASPEN BUTTE ST.

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David Weekley Homes

R/M/A/L/NU/J/R Date: 10/11/21 Scale: 1/4" = 1'-0" Rev: 1/4/23 KF

Proj. No.:	6823	Lot:	70
Job No.:	0070	Block:	
		Sect.:	

SCHOLLS VALLEY
 18205 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

SOUTH
B697-A
INT-3
 GRIER
 PORTLAND

ASHPHALT SHINGLES ON 1/2" WAFER BOARD
ON ENGINEERED TRUSSES @ 24" O.C.

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B697
JOB #	68230070
LOT #	LOT 70
ADDRESS	18205 SW ASPEN BUTTE ST.

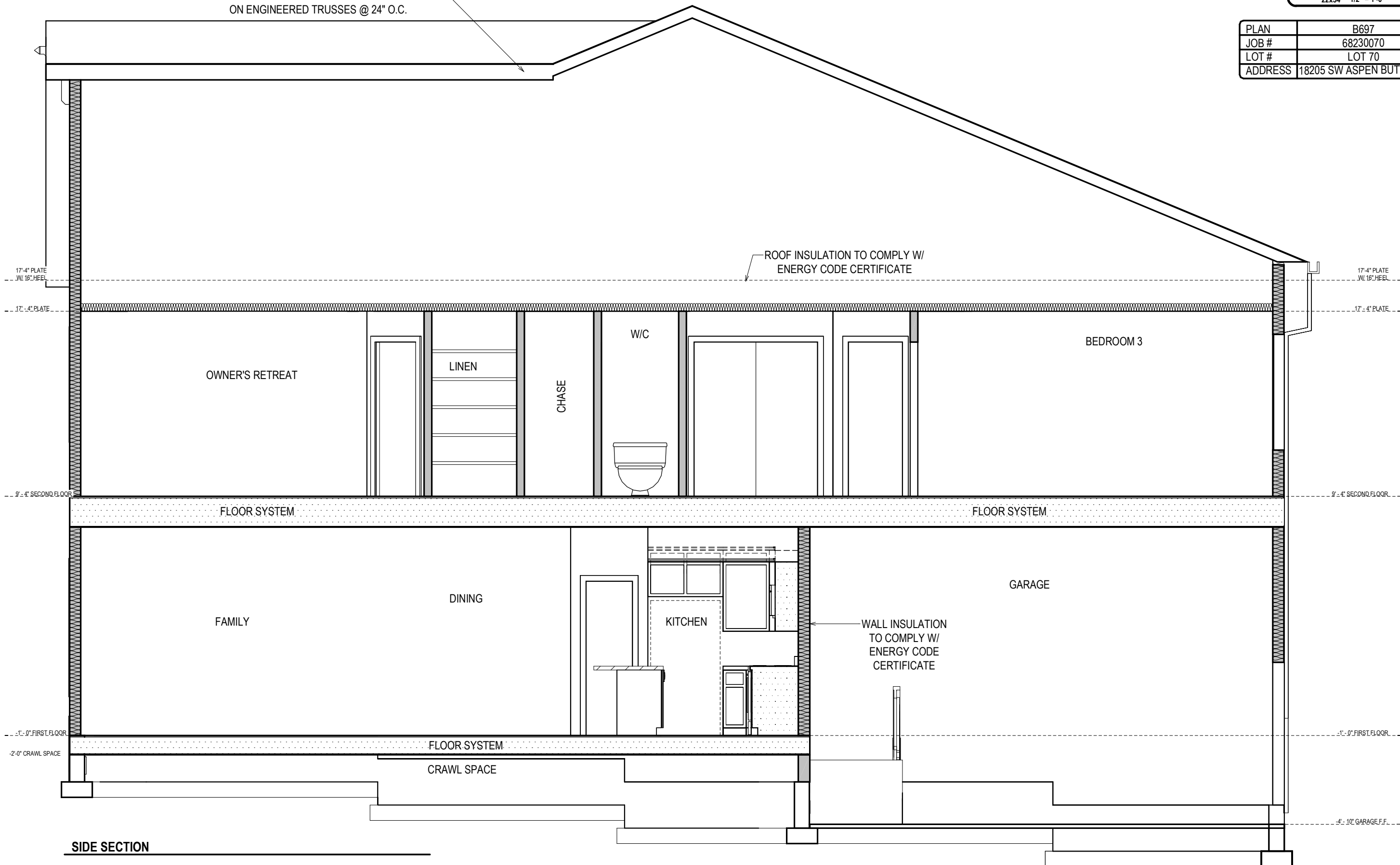
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David Weekley Homes
R/M/L/N/U/J/R Scale: 1/4" = 1'-0" Rev: 1/4/23 KF
Date: 10/11/21

Proj. No.: 6823
Job No.: 0070
Lot: 70
Block:
Sect:

SCHOLLS VALLEY
18205 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

SOUTH
B697-A
INT-4
GRIER
PORTLAND



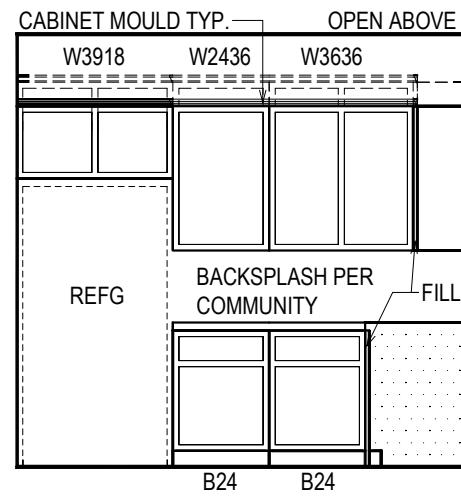
SIDE SECTION

CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

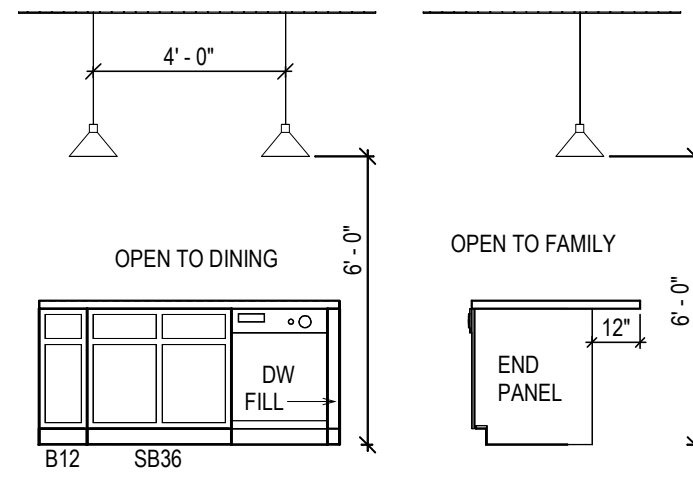
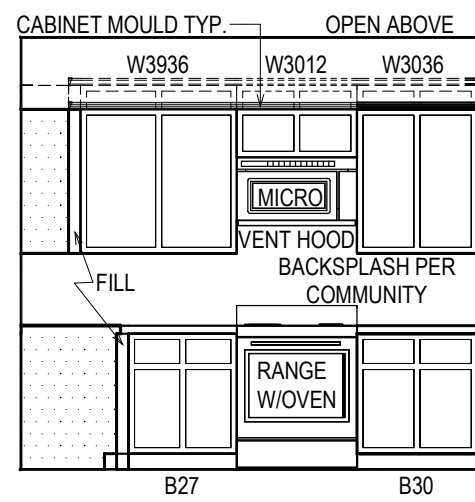
DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B696
JOB #	68230071
LOT #	LOT 71
ADDRESS	18295 SW ASPEN BUTTE ST

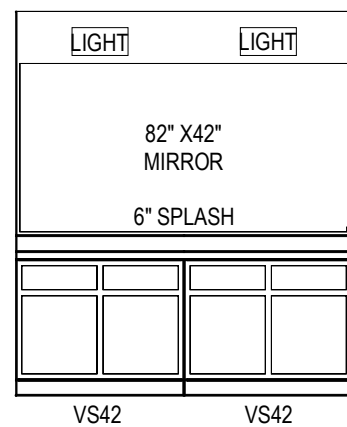
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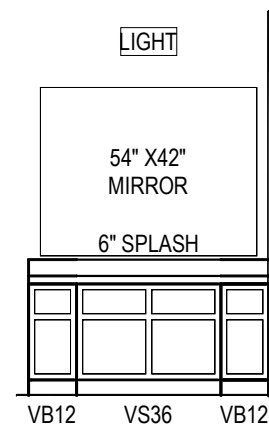
KITCHEN



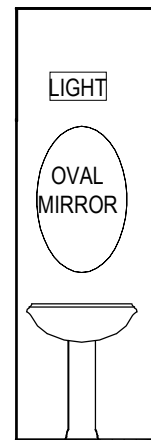
ISLAND



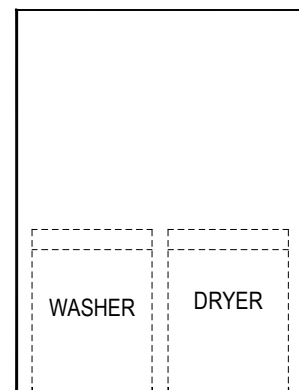
OWNER'S BATH



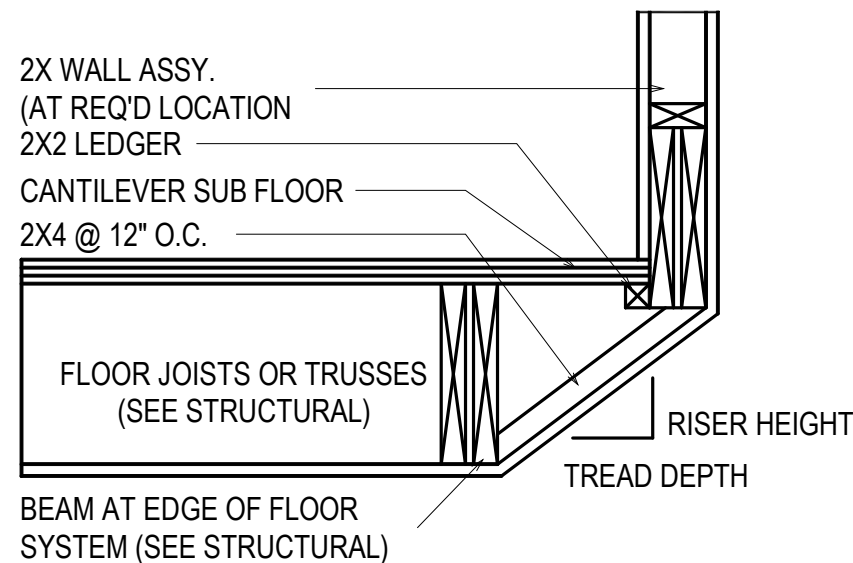
BATH 2



PWDR

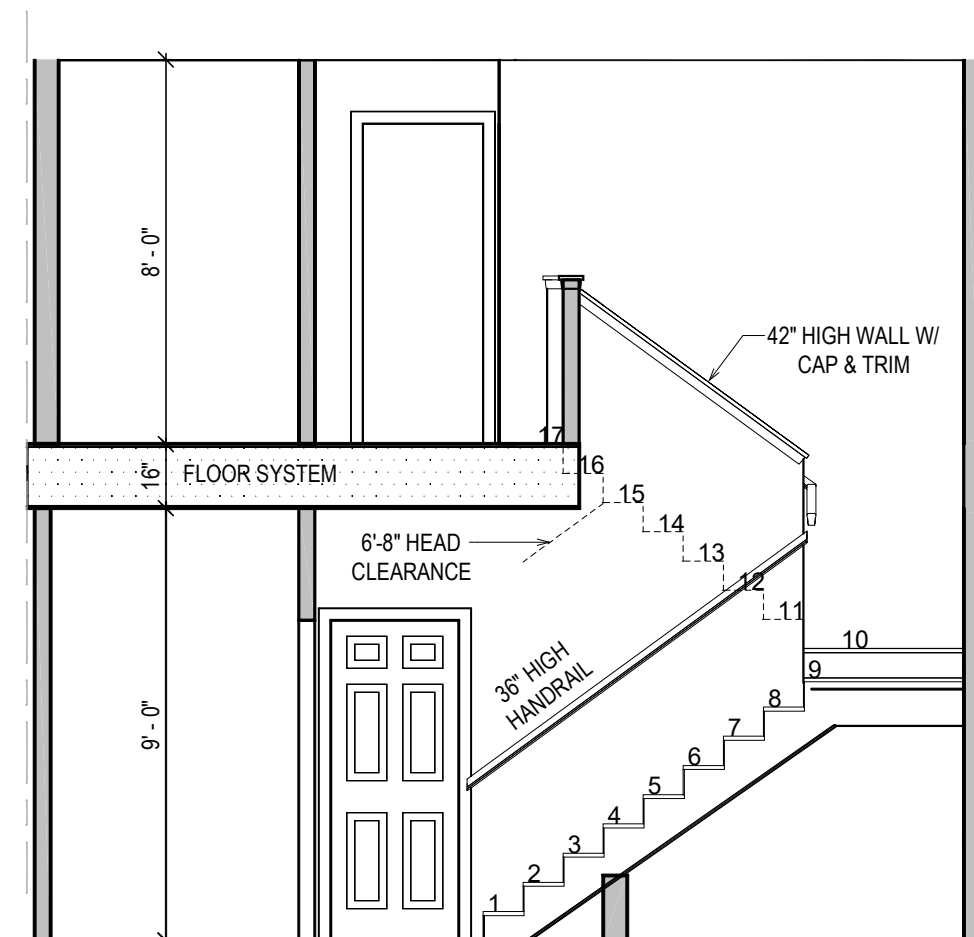


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"

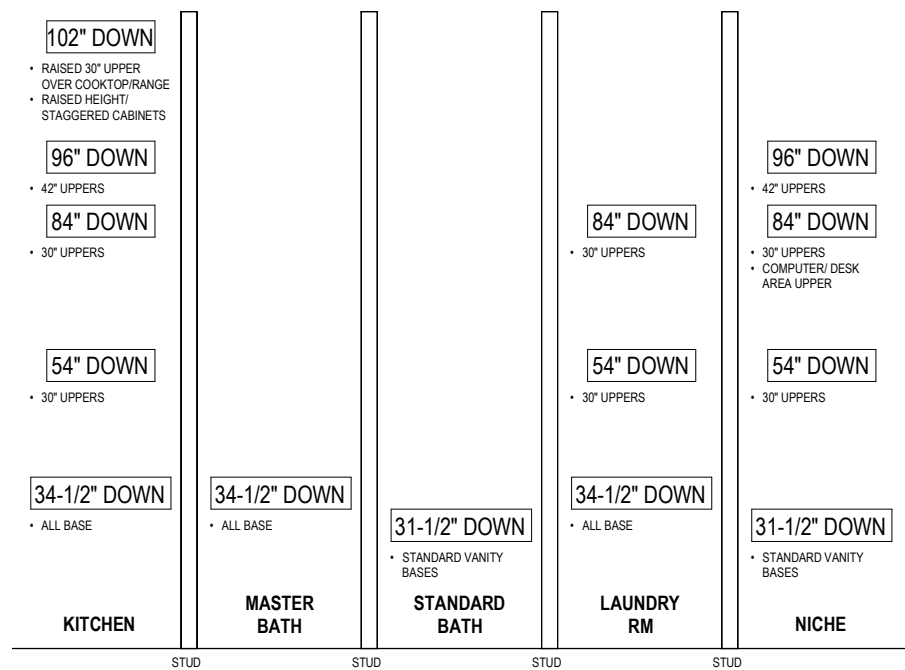


STAIR SECTION

David Weekley Homes
 R/M/A/L/E/M/I/R Scale: 1/4" = 1'-0" Rev: 1/4/23 KF
 Date: 10/07/2021

Proj. No.: 6823
 Job No.: 0071
 Lot: 71
 Block:
 Sect:
SCHOLLS VALLEY
18195 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B696-A
INT-1
 HAZEL
 PORTLAND



BLOCKING DETAIL

SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:

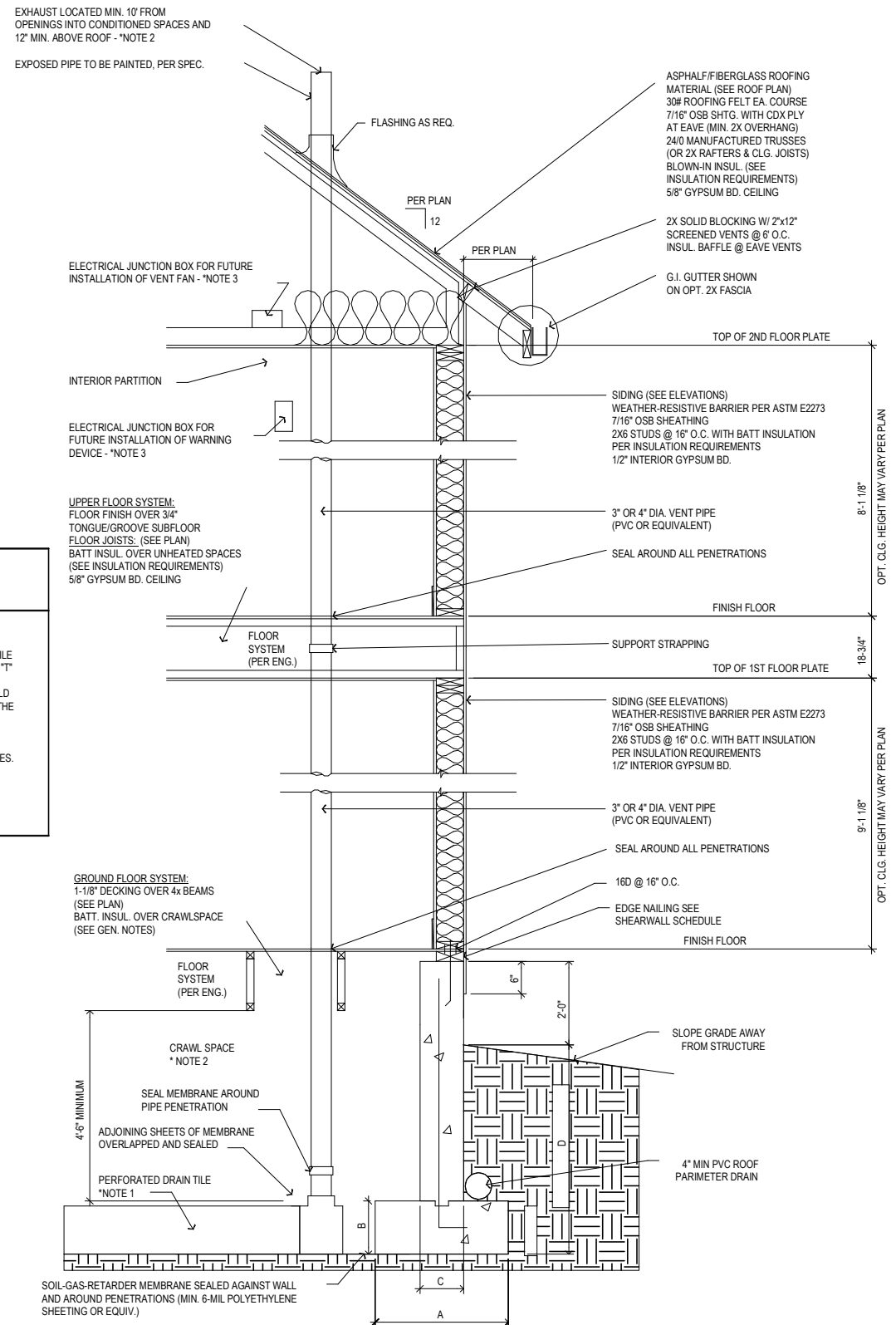
INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.

CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

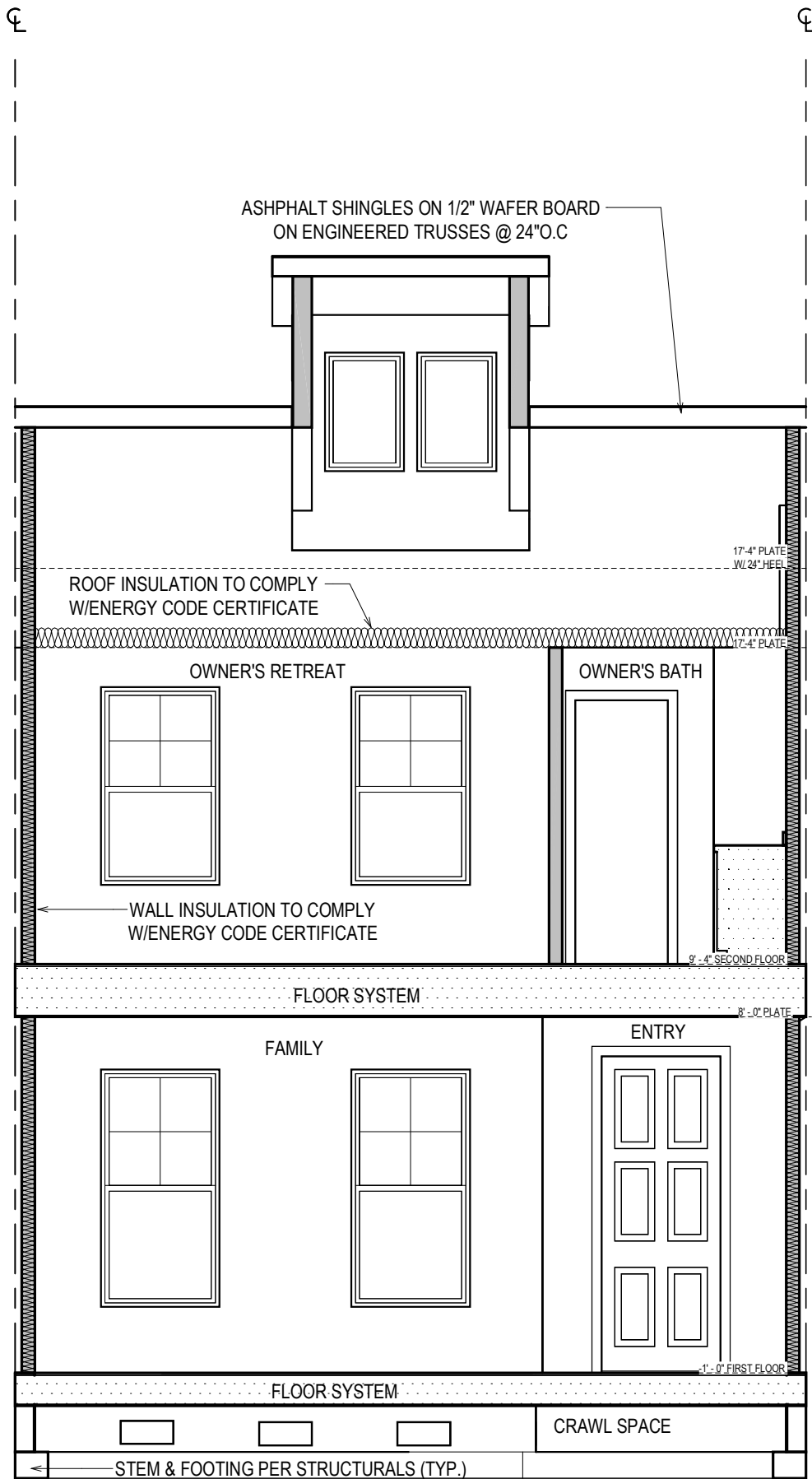
	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADDL. REQUIREMENTS.



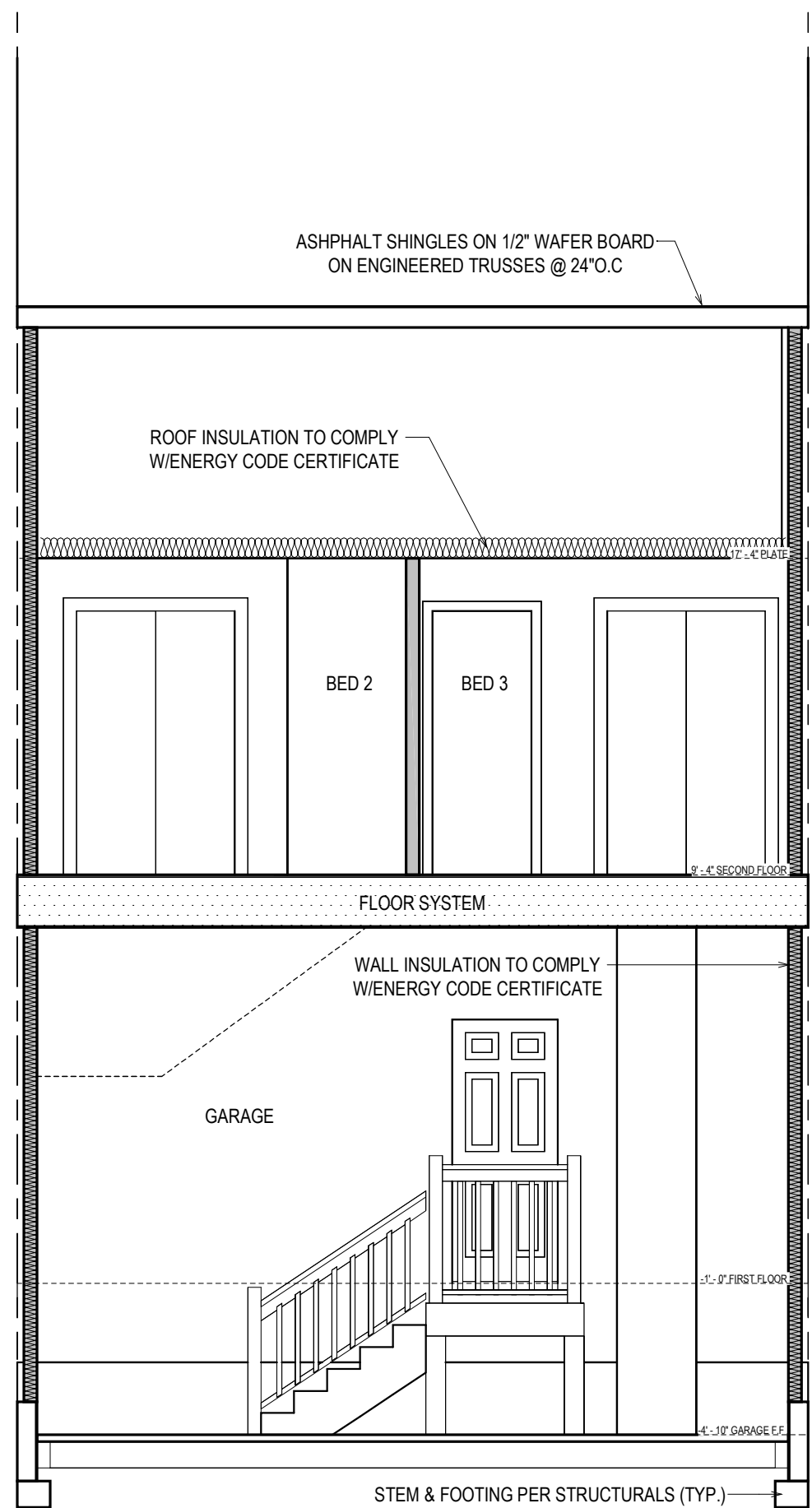
TYPICAL WALL SECTION/ RADON MITIGATION DETAIL

SCALE: 1/8" = 1'-0"



FRONT SECTION

SCALE: 1/4" = 1'-0"



REAR SECTION

SCALE: 1/4" = 1'-0"

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230071
LOT #	LOT 71
ADDRESS	18295 SW ASPEN BUTTE ST

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David Weekley Homes
 R/M/A/L/E/M/I/R
 Date: 10/07/2021
 Scale: 1/8" = 1'-0"
 Rev: 1/4/23 KF

Proj. No.: 6823
 Job No.: 0071
 Lot: 71
 Block:
 Sect:

SCHOLLS VALLEY
 18195 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B696-A
INT-3
 HAZEL
 PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B696
JOB #	68230071
LOT #	LOT 71
ADDRESS	18295 SW ASPEN BUTTE ST.

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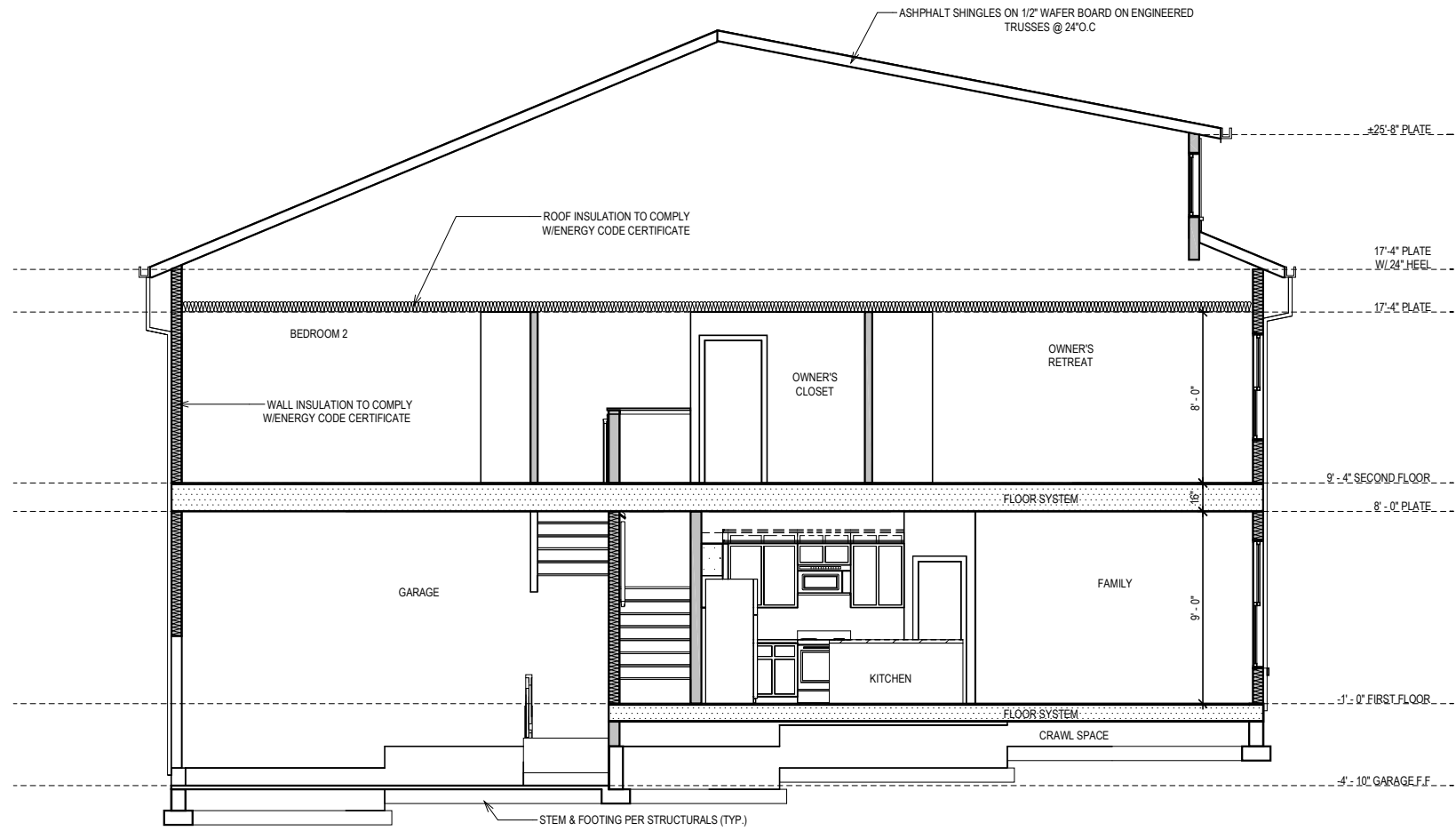
David Weekley Homes
 R/M/A/L/E/M/I/R Date: 10/07/2021 Scale: 1/8" = 1'-0" Rev: 1/4/23 KF

Proj. No.: 71
 Lot: 71
 Block:
 Sect:

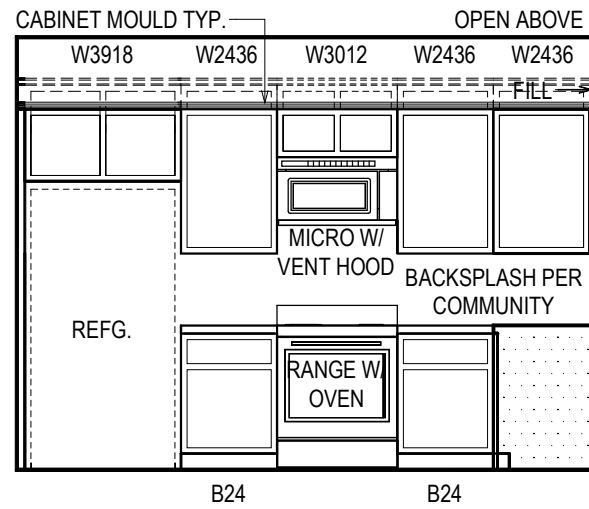
Proj. No.: 6823
 Job No.: 0071

SCHOLLS VALLEY
 18195 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

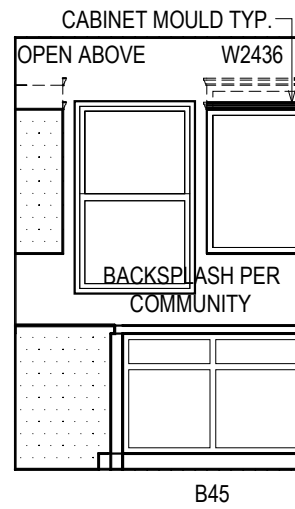
NORTH
B696-A
INT-4
 HAZEL
 PORTLAND



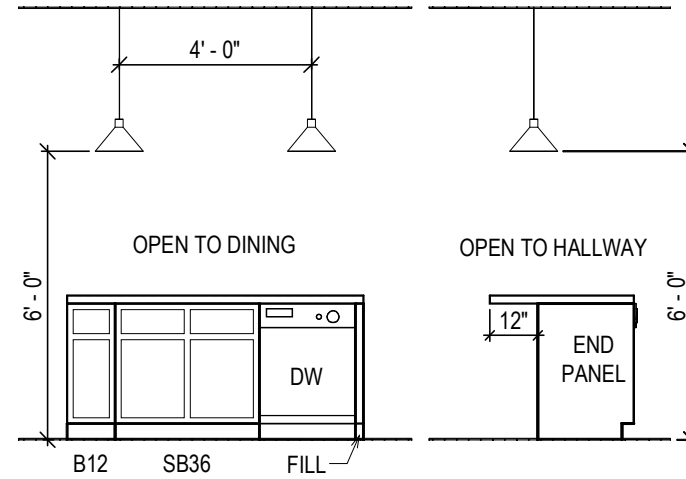
SIDE SECTION
 SCALE: 1/8" = 1'-0"



KITCHEN



ISLAND



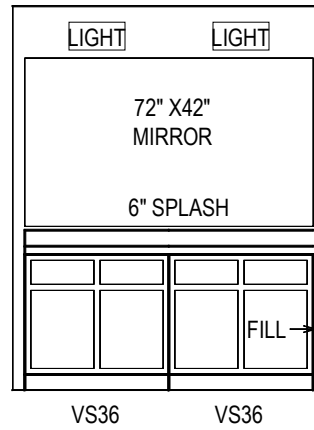
ISLAND

CABINET LAYOUTS ARE FOR BIDDING PURPOSES ONLY. SEE MANUFACTURER'S CABINET LAYOUT FOR APPROPRIATE INSTALLATION

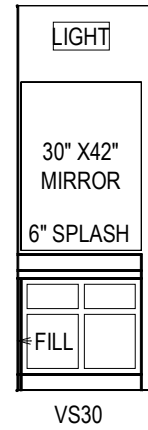
DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B698
JOB #	68230072
LOT #	LOT 72
ADDRESS	18275 SW ASPEN BUTTE ST

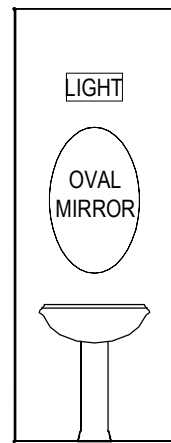
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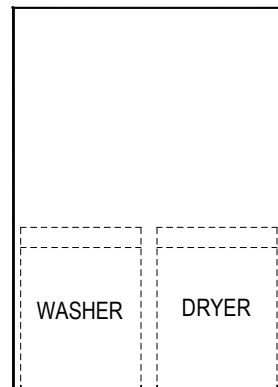
OWNER'S BATH



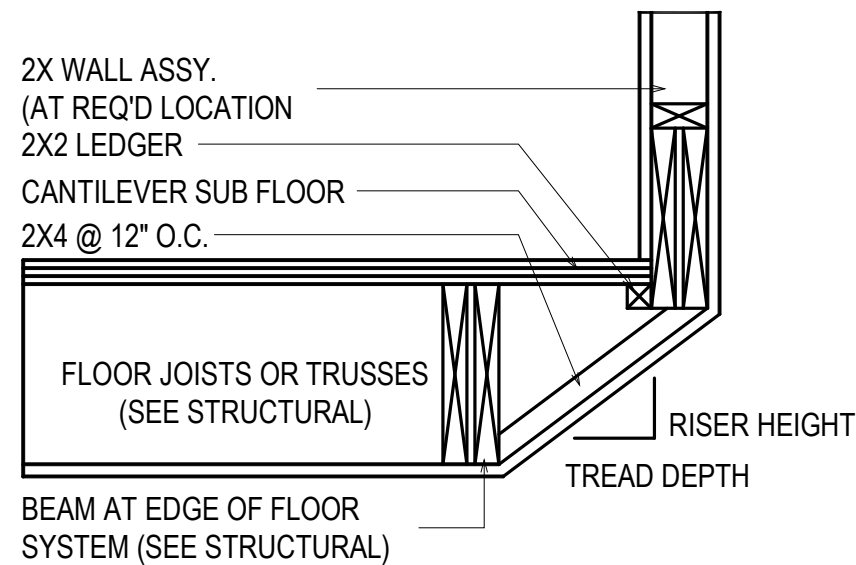
BATH 2



PWDR

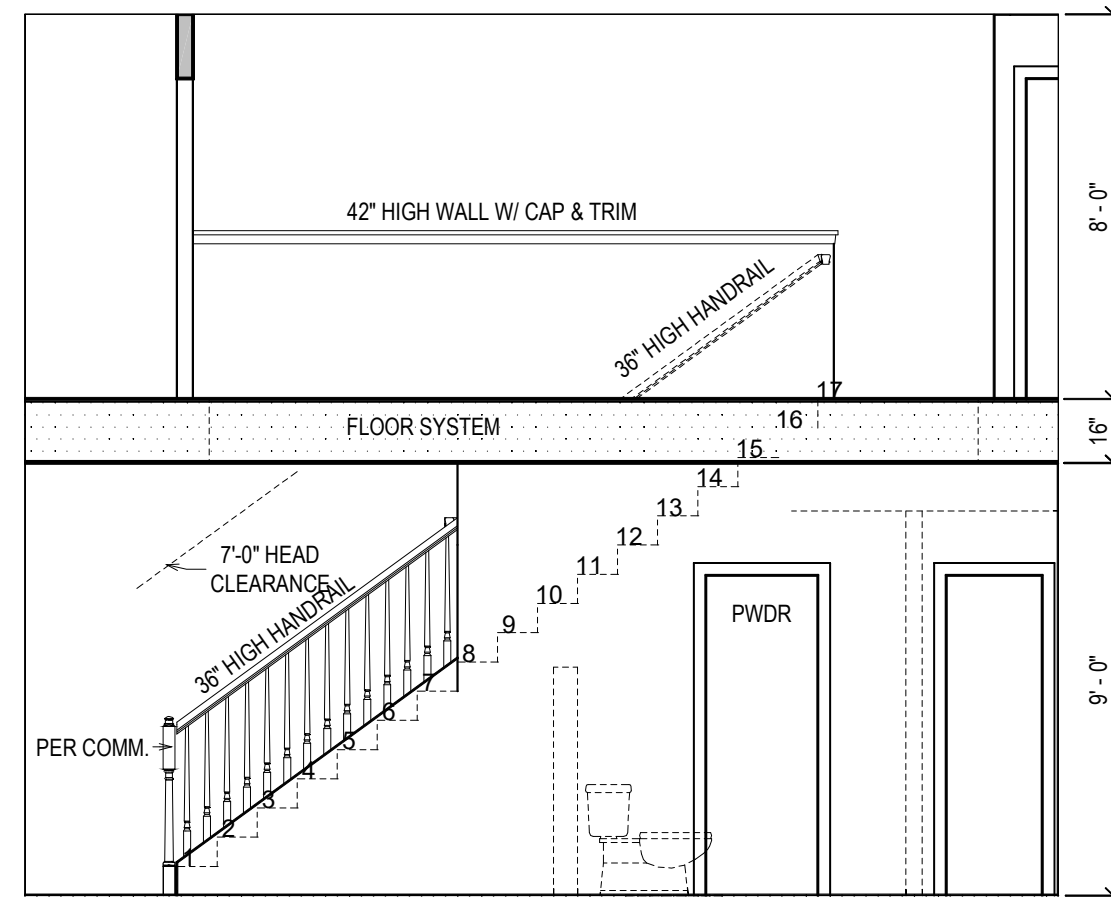


UTILITY



STAIR HEAD CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"

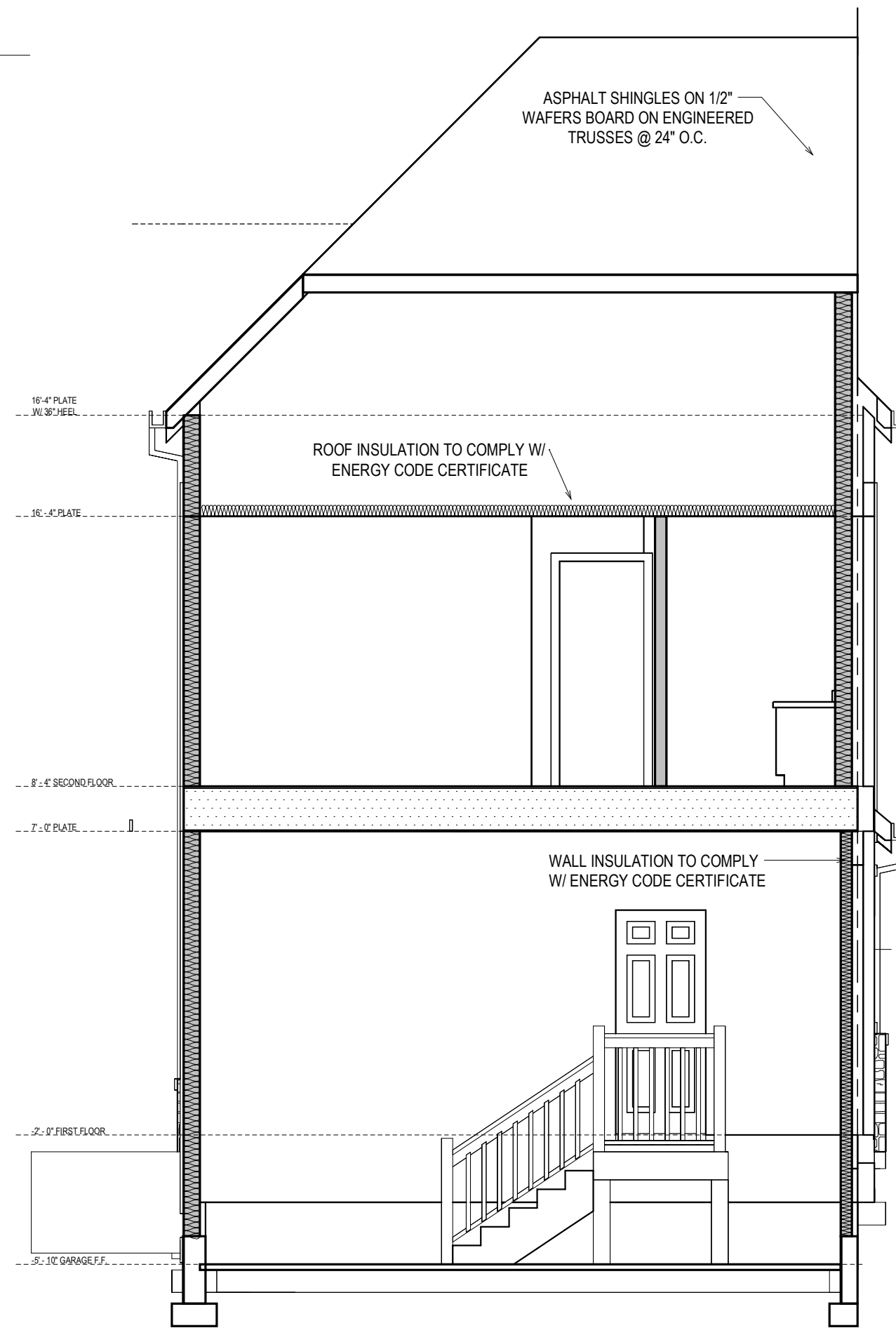


STAIR SECTION

David Weekley Homes
R/M/A/L, E/M, I/R
Date: 10/11/2021
Scale: 1/4" = 1'-0"
Rev: 1/4/23 KF

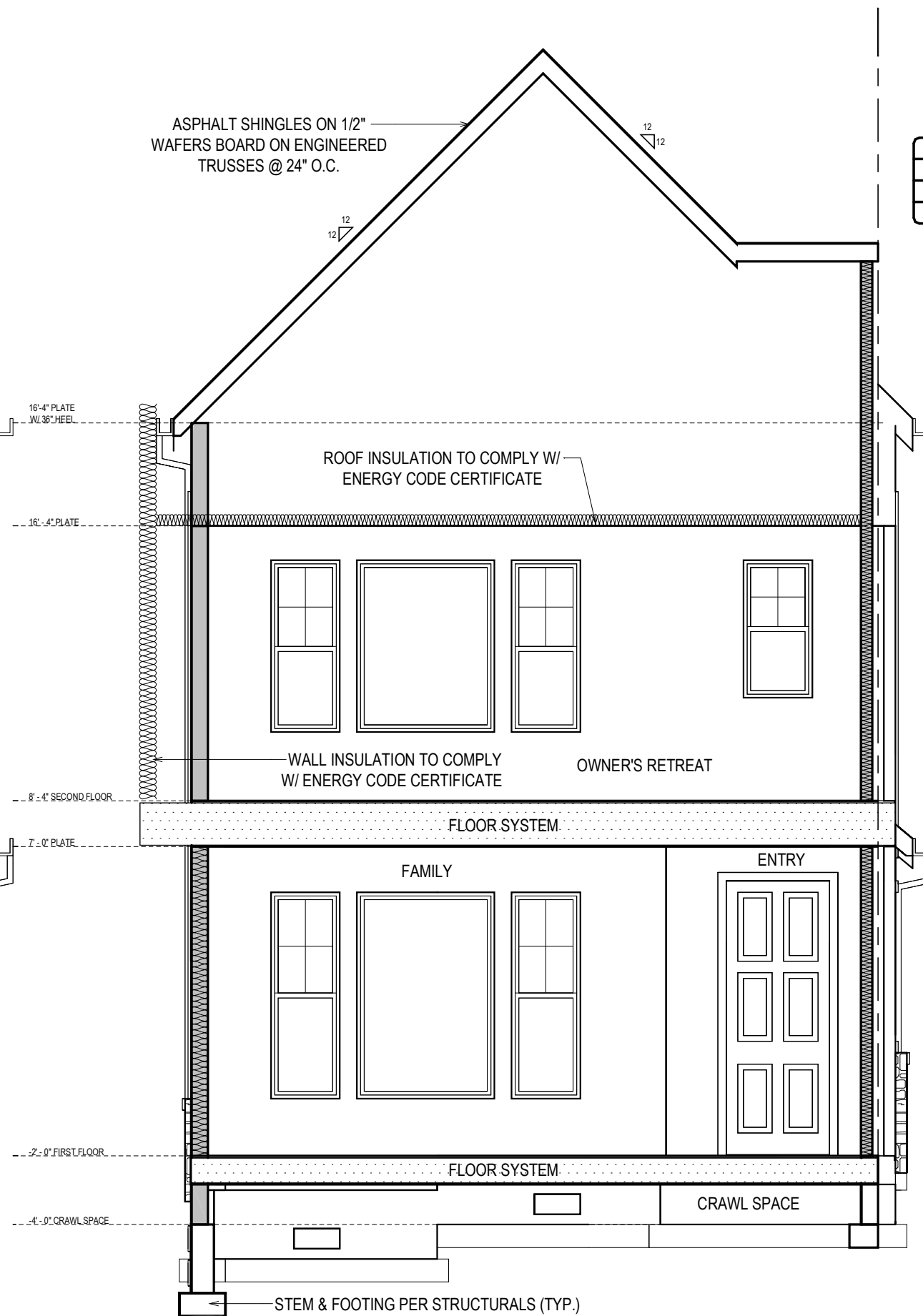
72
Lot:
Block:
Sect:
Proj. No.:
6823
Job No.:
0072
SCHOLLS VALLEY
18175 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B698-A
INT-1
EAGAN
PORTLAND



REAR SECTION

SCALE: 1/4" = 1'-0"



FRONT SECTION

SCALE: 1/4" = 1'-0"

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

PLAN	B698
JOB #	68230072
LOT #	LOT 72
ADDRESS	18275 SW ASPEN BUTTE ST

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David Weekley Homes
 RM/AL, EM, JR
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/4/23 KF

Proj. No.:	72
Lot:	72
Block:	
Sect:	

Proj. No.:	6823
Job No.:	0072

SCHOLLS VALLEY
 18175 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B698-A
INT-2
 EAGAN
 PORTLAND

DRAWING SCALE	
11x17	1/8" = 1'-0"
22x34	1/4" = 1'-0"

PLAN	B698
JOB #	68230072
LOT #	LOT 72
ADDRESS	18275 SW ASPEN BUTTE ST

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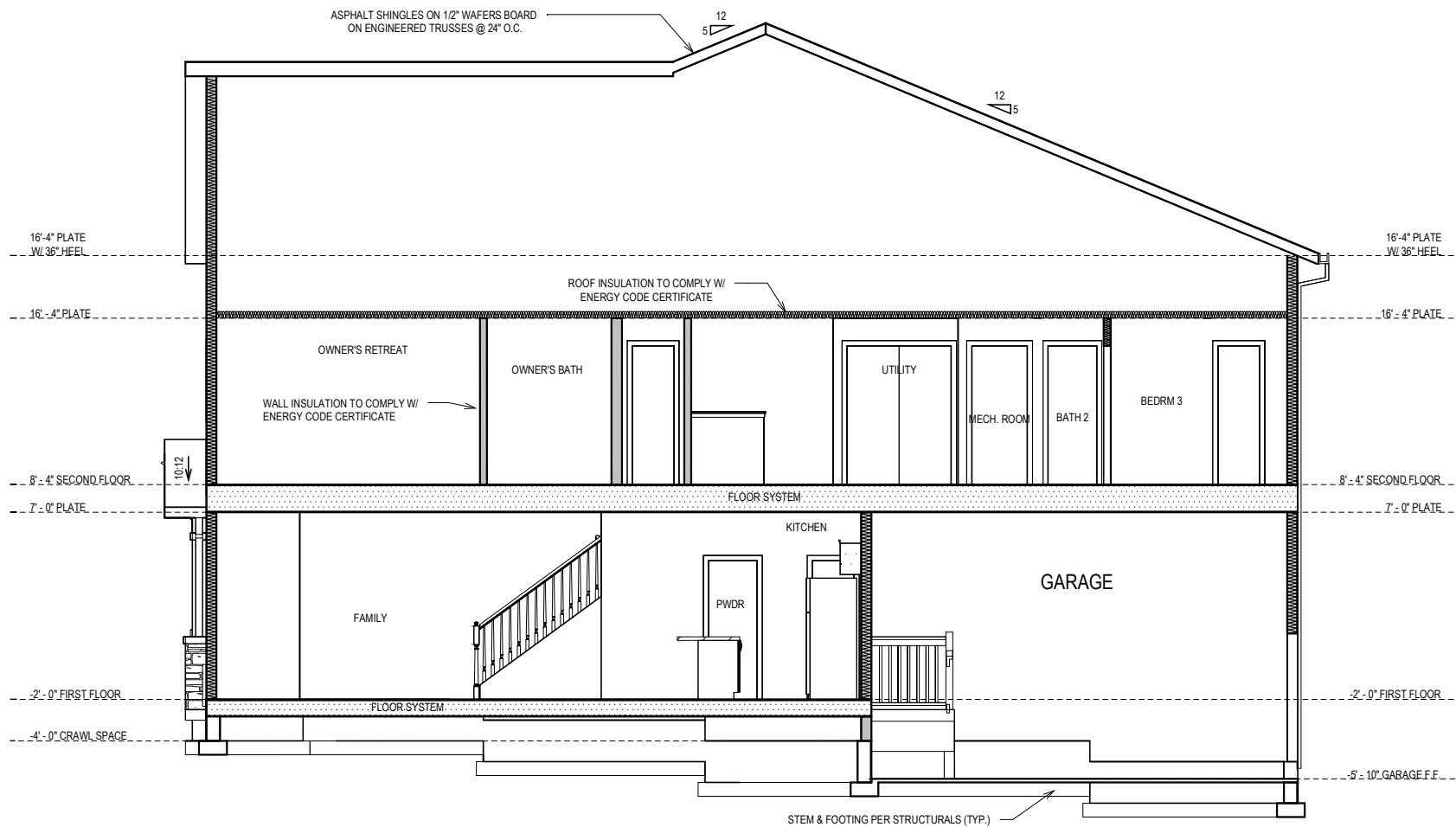
David Weekley Homes

R/M/A/L, E/M, J/R Scale: 1/8" = 1'-0" Rev: 1/4/23 KF
 Date: 10/11/2021

Proj. No.: 6823 Lot: 72
 Job No.: 0072 Block: Sect:

SCHOLLS VALLEY
 18175 SW ASPEN BUTTE LANE
 BEAVERTON, OR 97007

NORTH
B698-A
INT-3
 EAGAN
 PORTLAND



SIDE SECTION

SCALE: 1/8" = 1'-0"

DRAWING SCALE	
11x17	1/4" = 1'-0"
22x34	1/2" = 1'-0"

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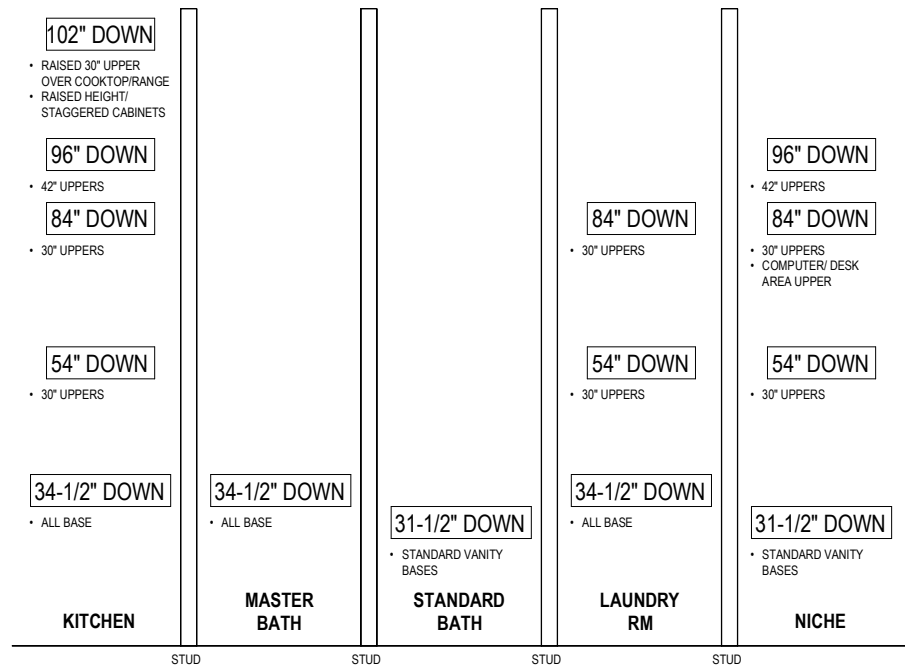
David Weekley Homes
 RMAL, EM, JR
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/4/23 KF

72
 Lot:
 Block:
 Sect:

Proj. No.:
6823
 Job No.:
0072

SCHOLLS VALLEY
18175 SW ASPEN BUTTE LANE
BEAVERTON, OR 97007

NORTH
B698-A
INT-4
 EAGAN
 PORTLAND



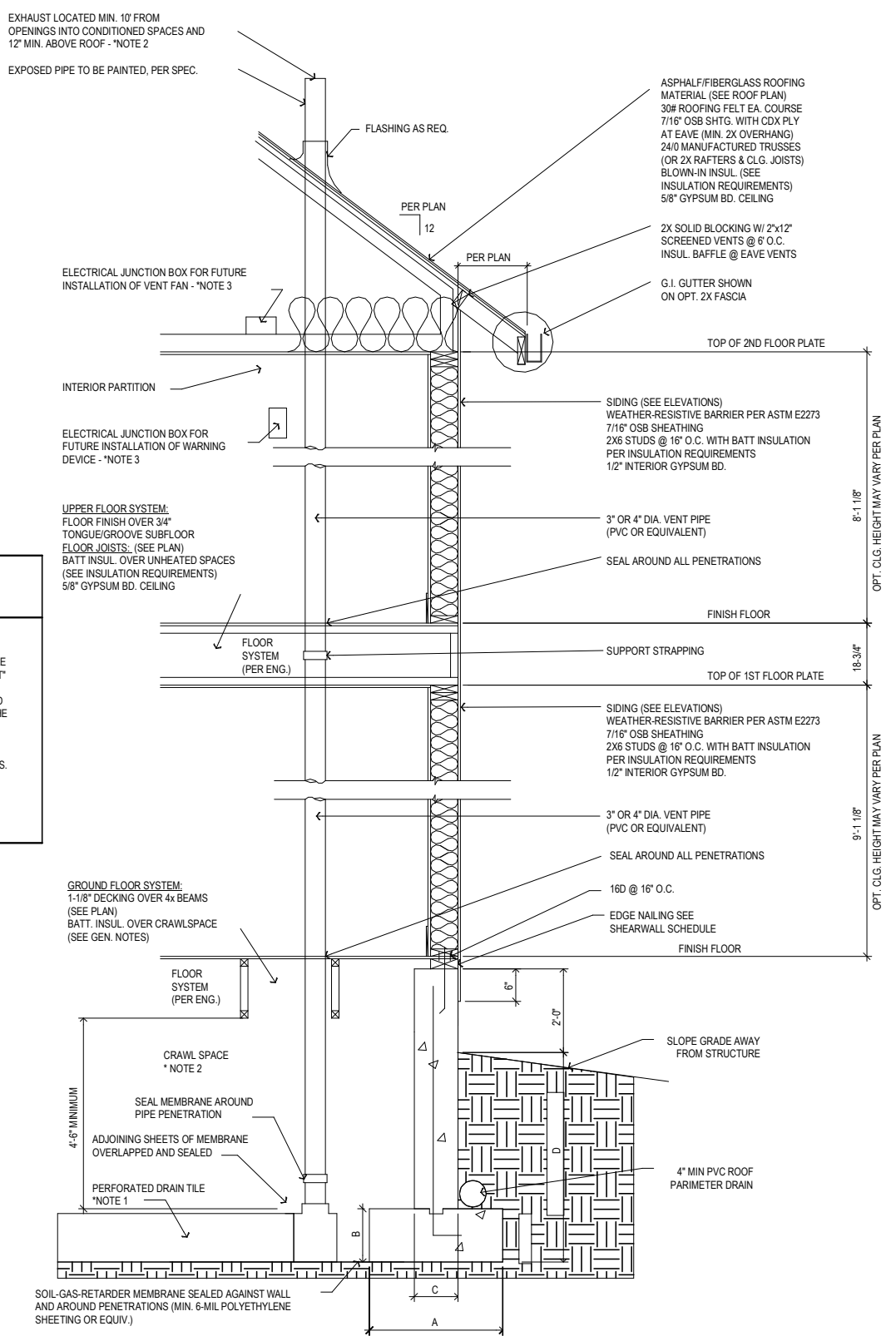
BLOCKING DETAIL
 SCALE: 1" = 1'-0"

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
 INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
 VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
 CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADD'L. REQUIREMENTS.

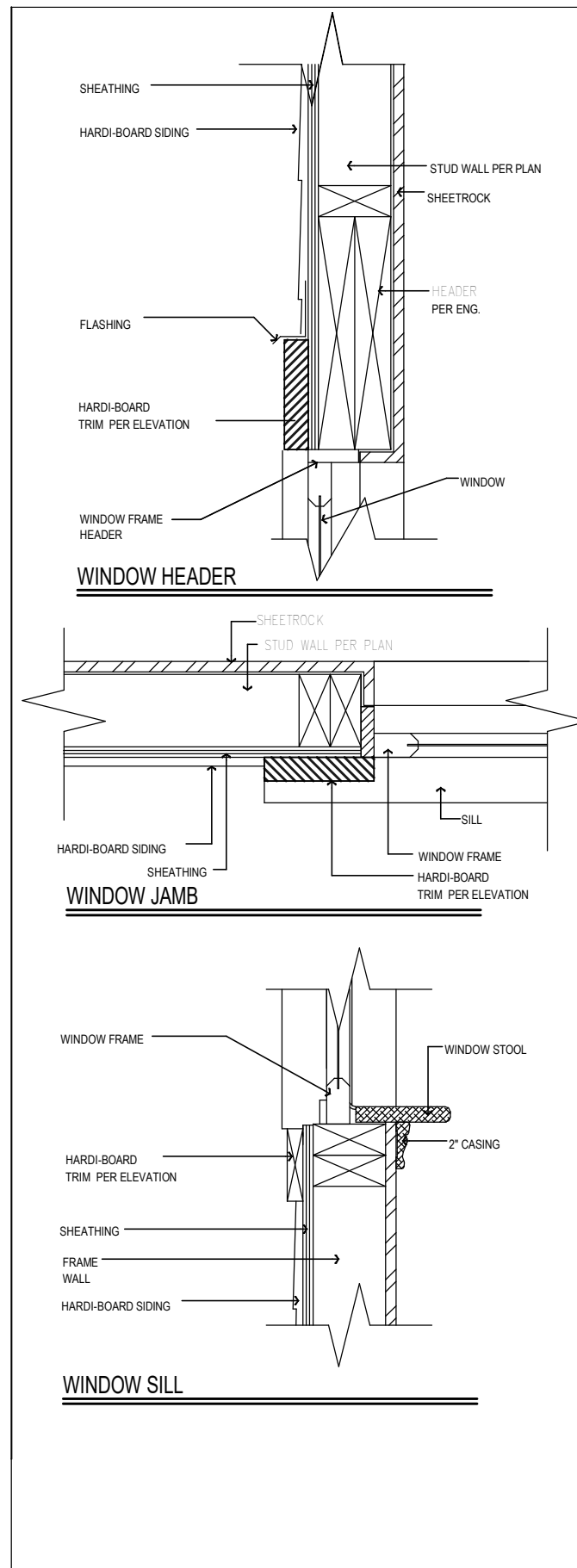


TYPICAL WALL SECTION/ RADON MITIGATION DETAIL
 SCALE: 1/8" = 1'-0"

DAVID WEEKLEY HOMES GENERAL WINDOW INSTALLATION

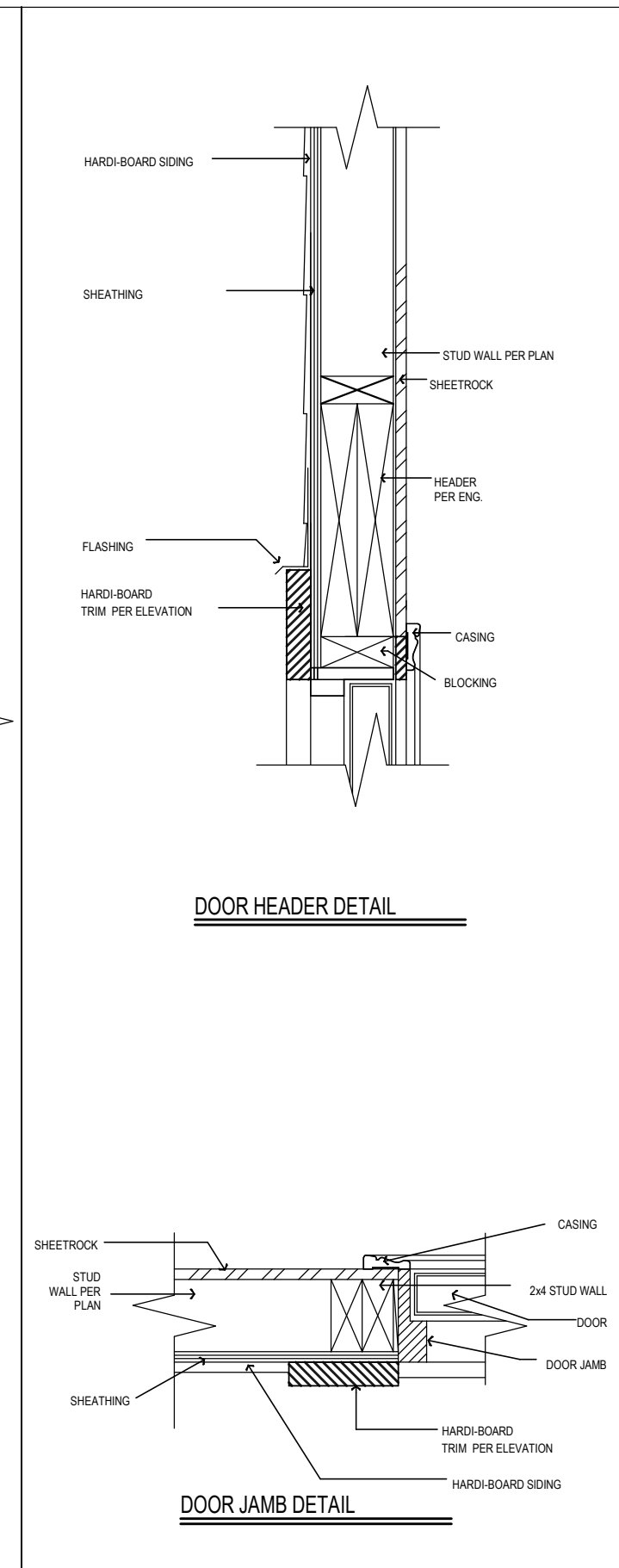
EXTERIOR WALLS w/ WINDOW FLASHING CHECKLIST

1. WINDOW OPENINGS CHECKED FOR CORRECT SIZE. ANY ISSUES DISCUSSED WITH BUILDER
2. "Z" FLASHING IS ADDED TO TOP OF ALL MULLED UNITS
3. APPLY BEAD OF APPROVED CAULK TO THE BACK OF THE WINDOW FLANGE (TOP & SIDES) AND INSTALL INTO WINDOW OPENING UNDERNEATH TOP HOUSEWRAP FLAP. SECURE WINDOW PER ENGINEERING PLAN AND CODE.
4. TAPE SIDES OF WINDOW FLANGES WITH 6" PEEL & SEAL TAPE OR OTHER APPROVED TAPE EXTENDING PAST THE SILL 6"
5. TAPE TOP OF WINDOW WITH 6" PEEL & SEAL TAPE OR OTHER APPROVED TAPE EXTENDING PAST EXTERIOR EDGES OF VERTICAL TAPE 1/2" MIN.
6. AT THE TOP OF THE WINDOW, THE HOUSE WRAP IS LAPPED OVER THE TOP OF THE TAPE AND CORNERS ARE TAPED.
7. TAPE CHECKED FOR PROPER ADHERANCE.
8. WINDOWS OPERATE PROPERLY
9. DEBRIS PLACED IN DESIGNATED AREA.



TYPICAL WINDOW DETAIL

SCALE : 1 1/2" = 1'-0"



TYPICAL DOOR DETAIL

SCALE : 1 1/2" = 1'-0"

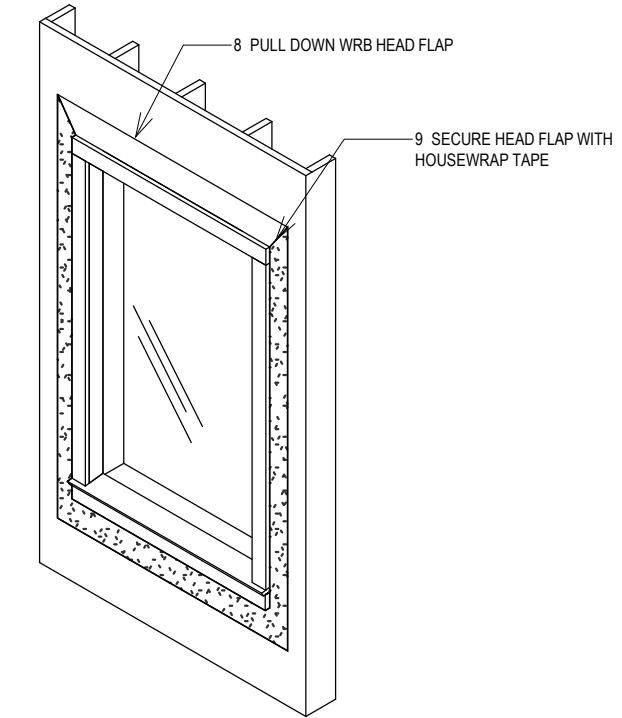
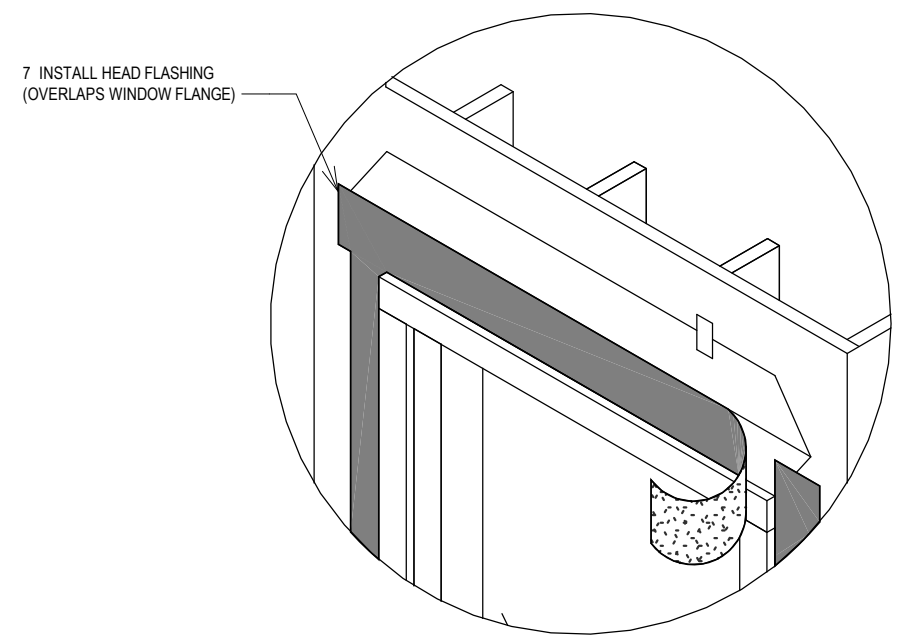
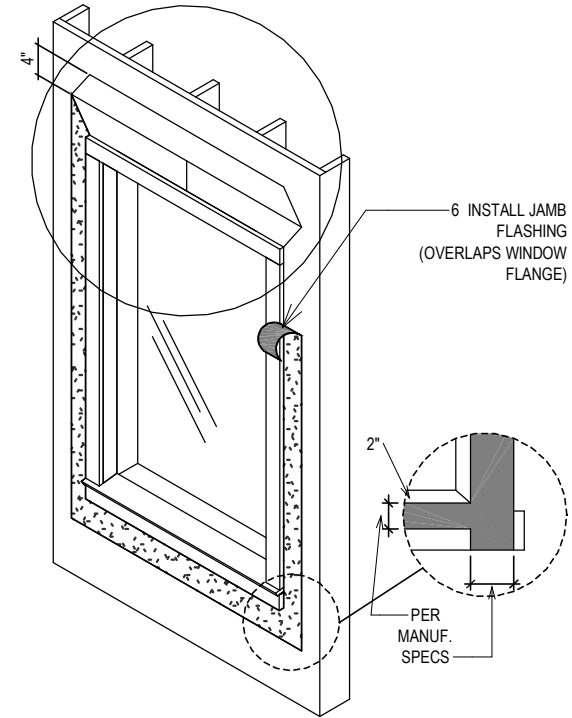
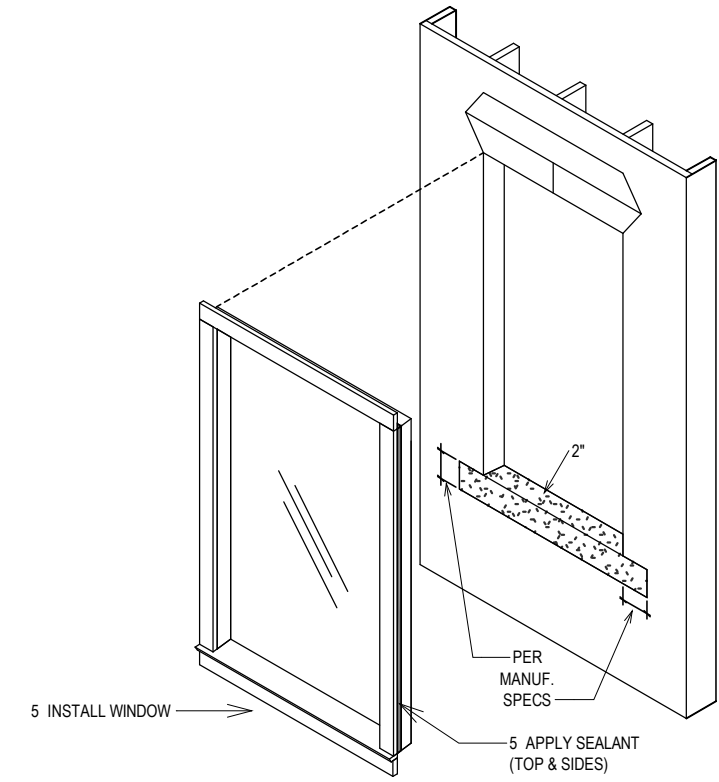
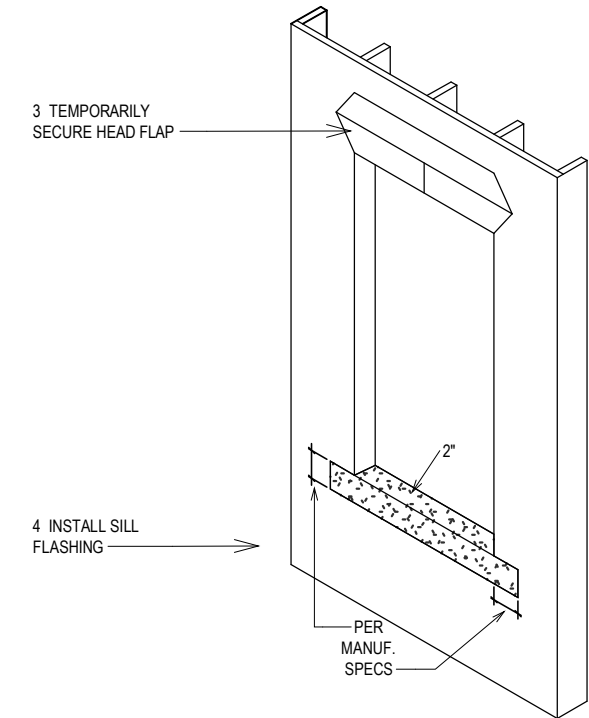
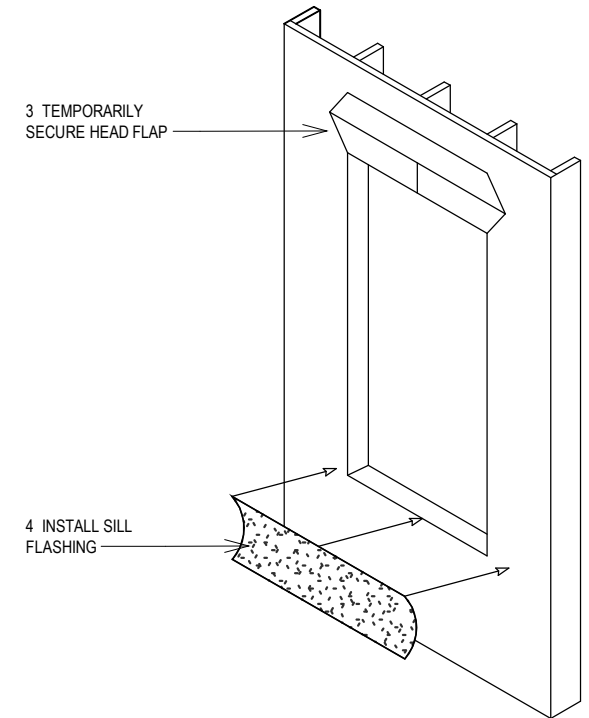
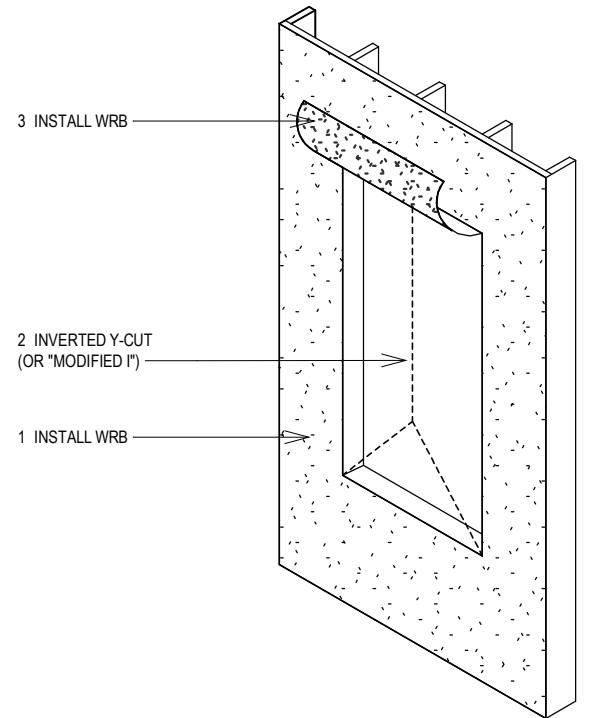
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David Weekley Homes
KF
Scale: 1/8" = 1'-0"
Rev: 1/4/23 KF
Date:

Proj. No.: 68-72
Lot: 6823
Block: 0068-72
Sect:

**SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007**

**NORTH
BLD-A
DTL-2**



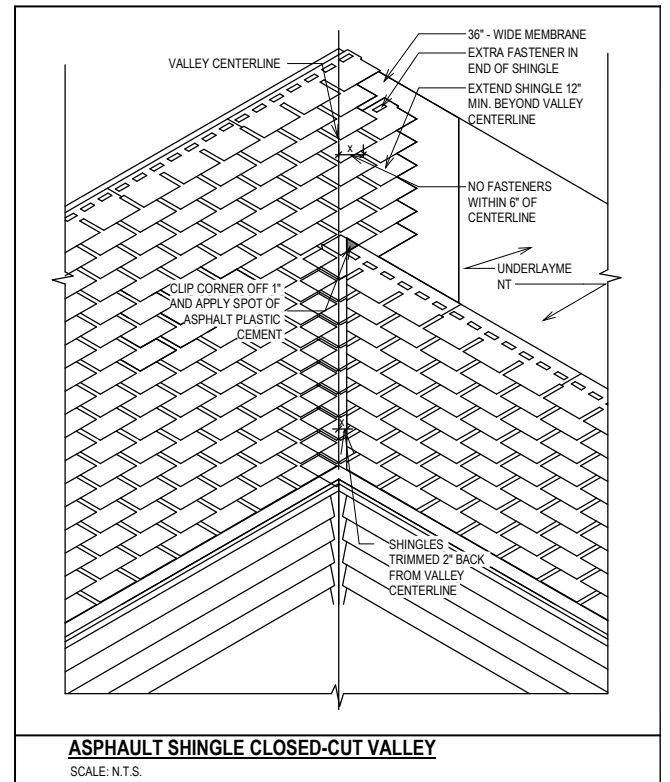
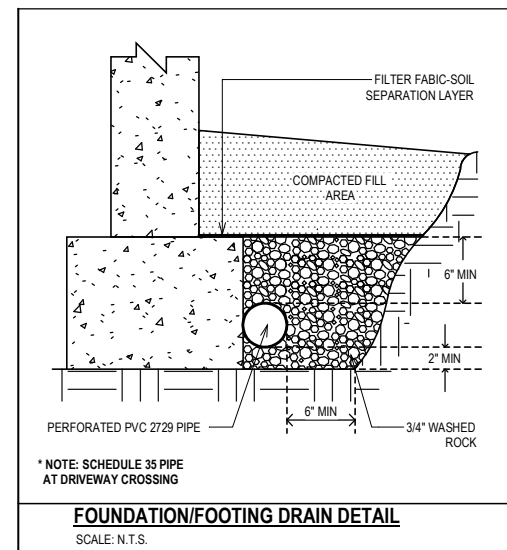
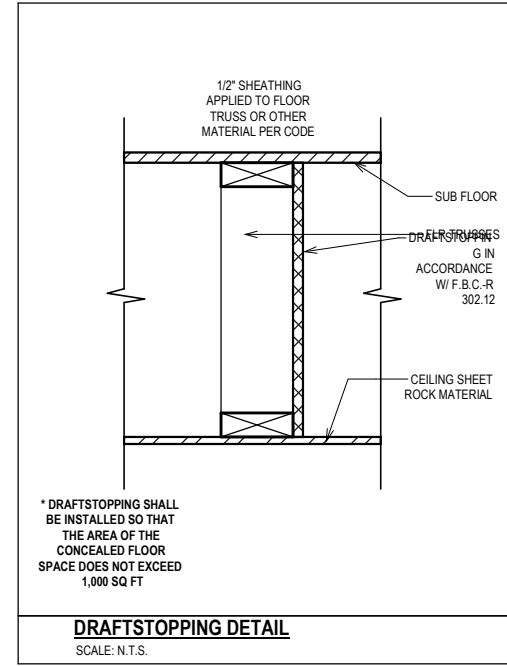
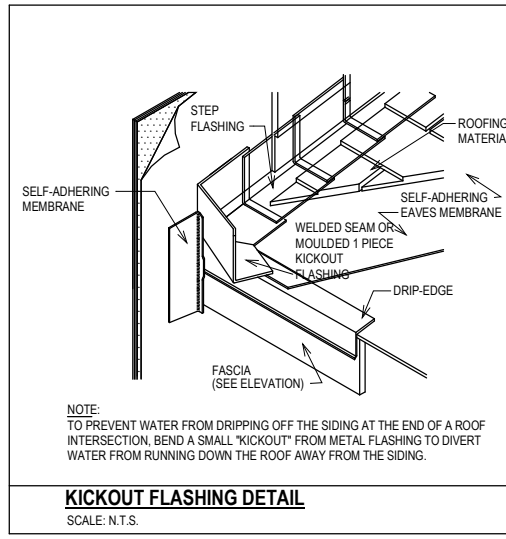
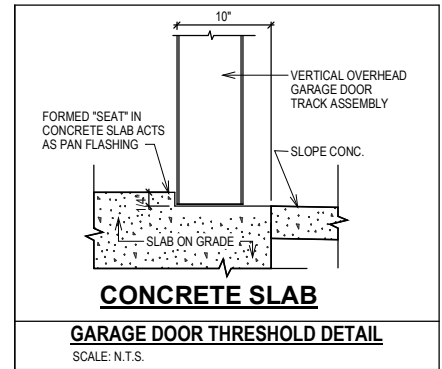
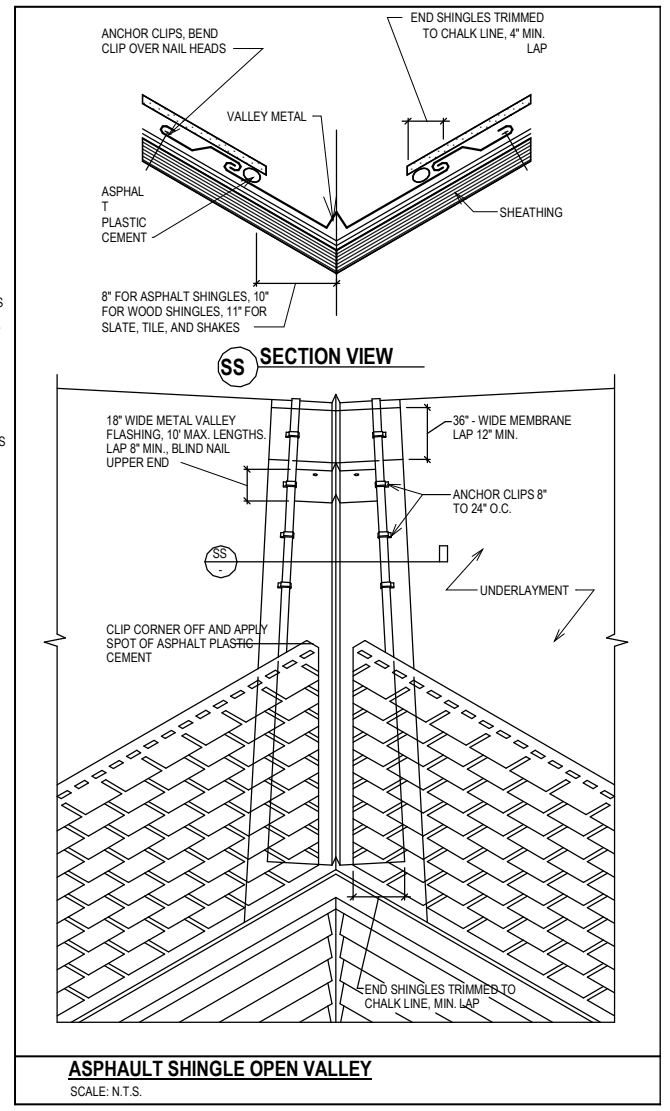
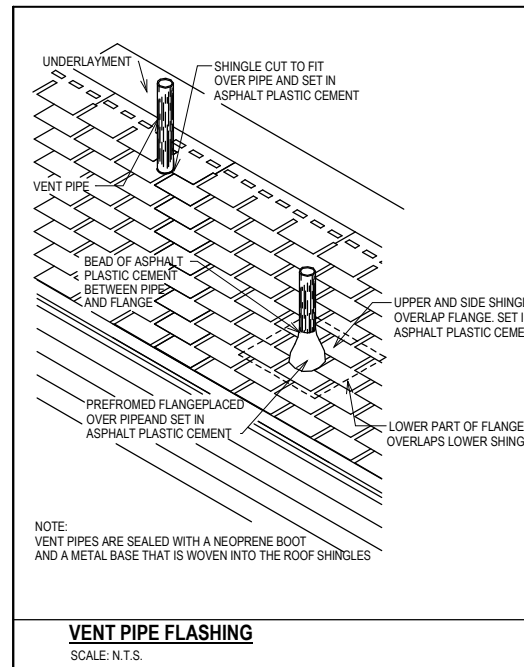
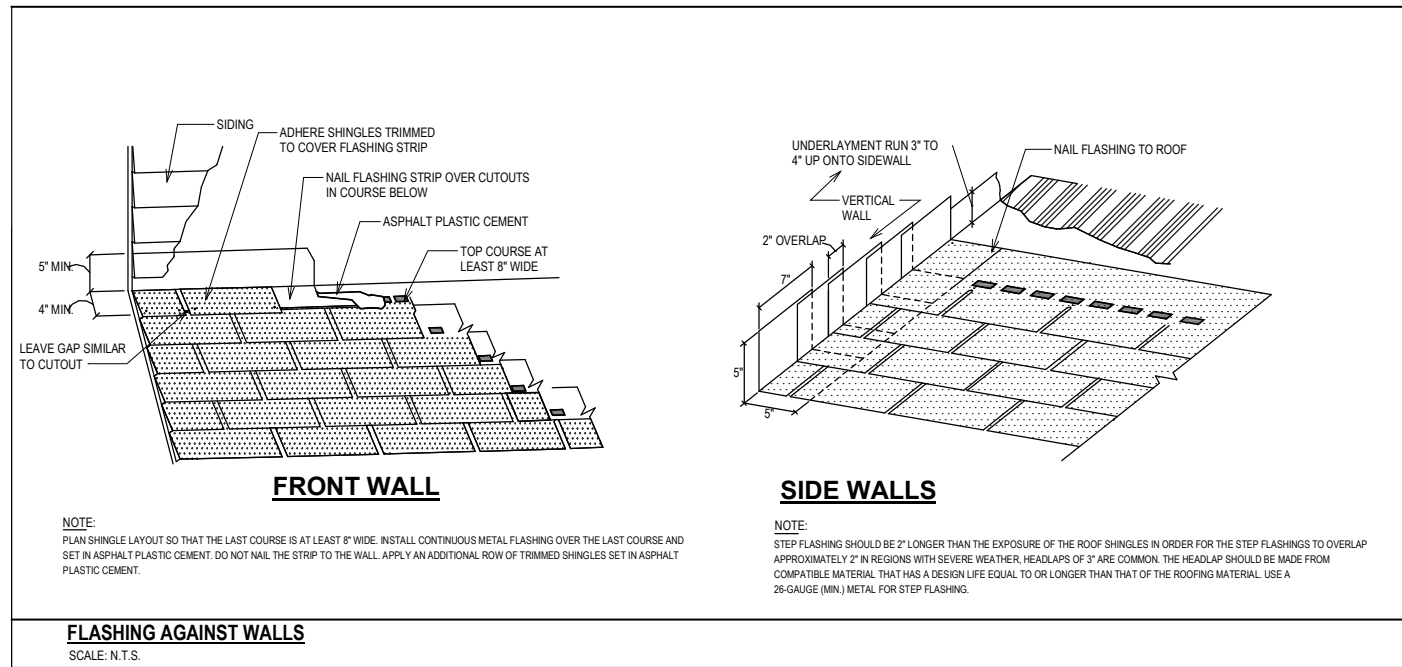
TYPICAL WINDOW FLASH AS PER ASTM 2112

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David Weekley Homes
 Scale: NTS
 Rev: 1/4/23 KF
 Date: _____

Proj. No.: **6823**
 Lot: **68-72**
 Job No.: **0068-72**
 Block: _____
 Sect: _____
SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
DTL-3



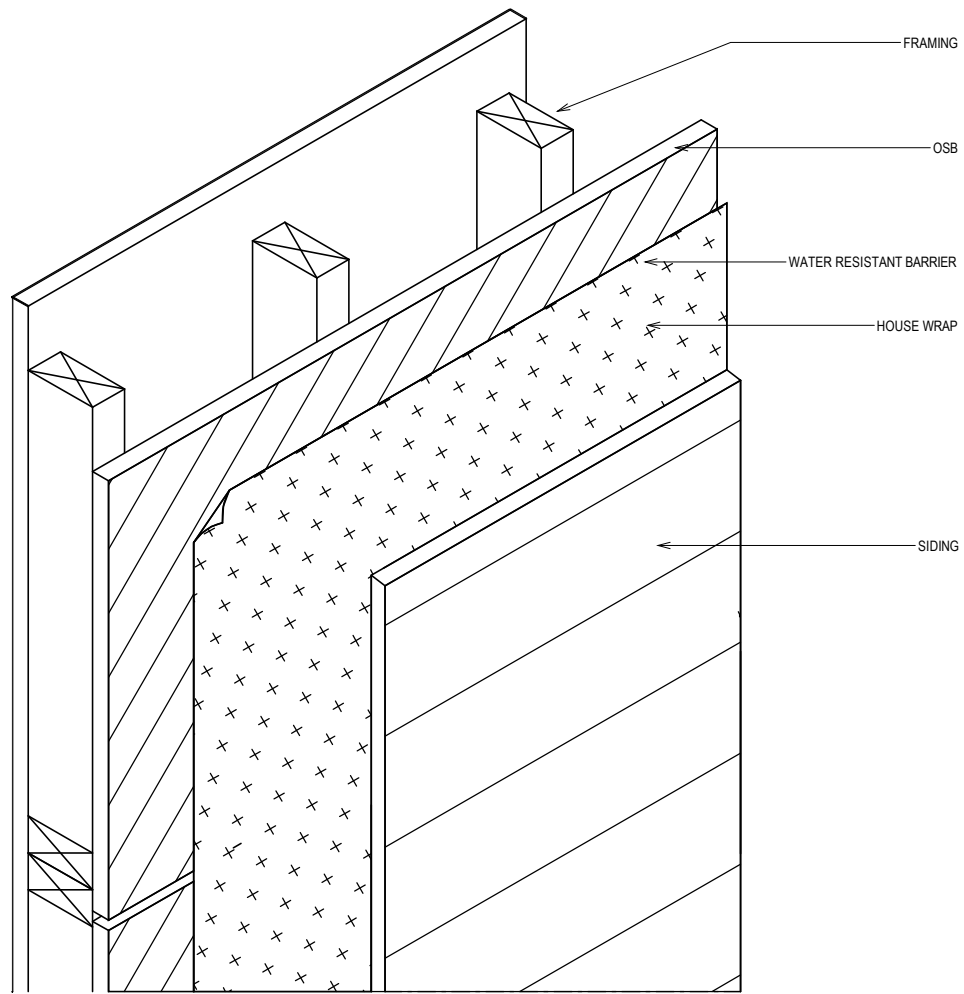
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David Weekley Homes
 Scale: N.T.S.
 Rev: 1/4/23 KF
 Date:

Proj. No.: 68-72
 Lot: 6823
 Block: 0068-72
 Sect:

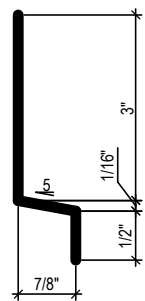
SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH BLD-A DTL-4



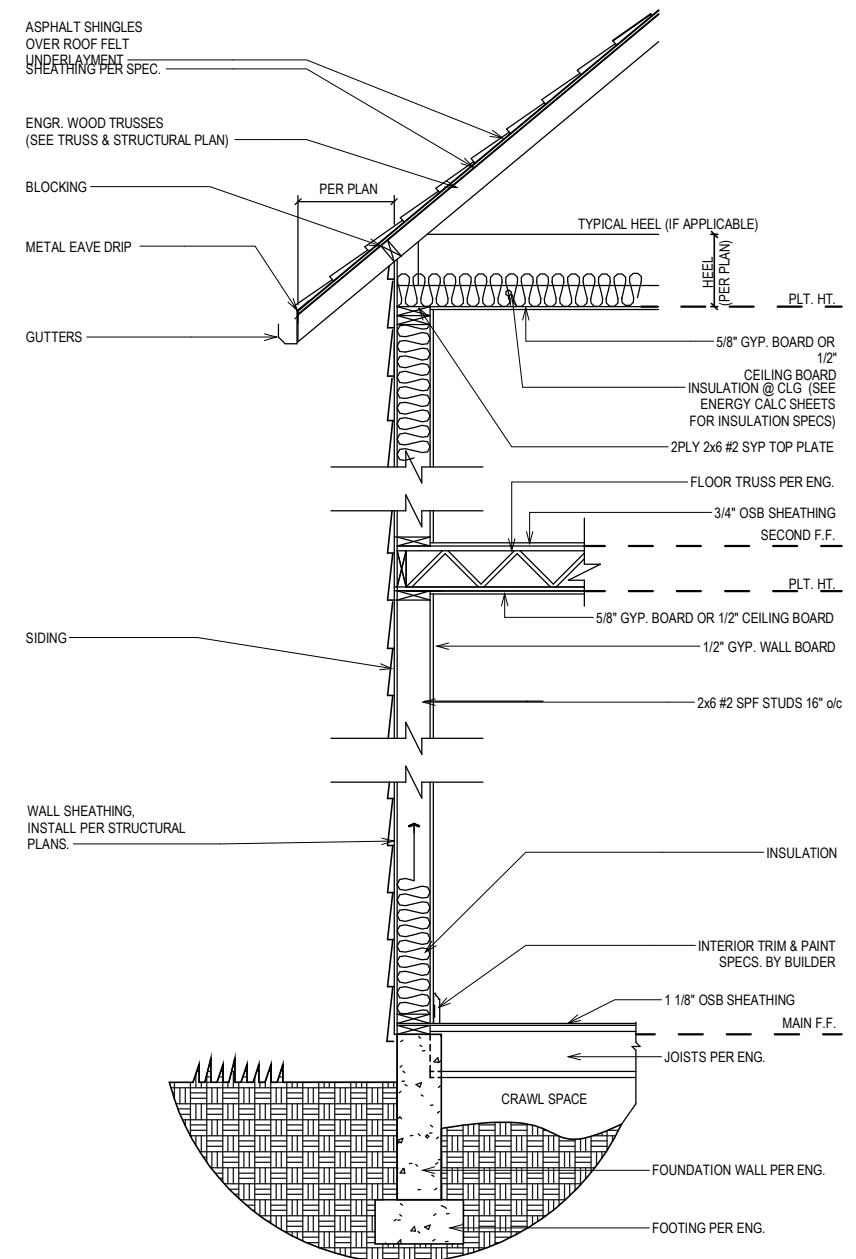
EXTERIOR WALL ASSEMBLY DETAIL

NOT TO SCALE



"Z" DETAIL

NOT TO SCALE



TYPICAL 2-STORY WALL SECTION W/ SIDING

NOT TO SCALE

SEE STRUCTURAL PLAN FOR
FURTHER INFORMATION.

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David Weekley Homes

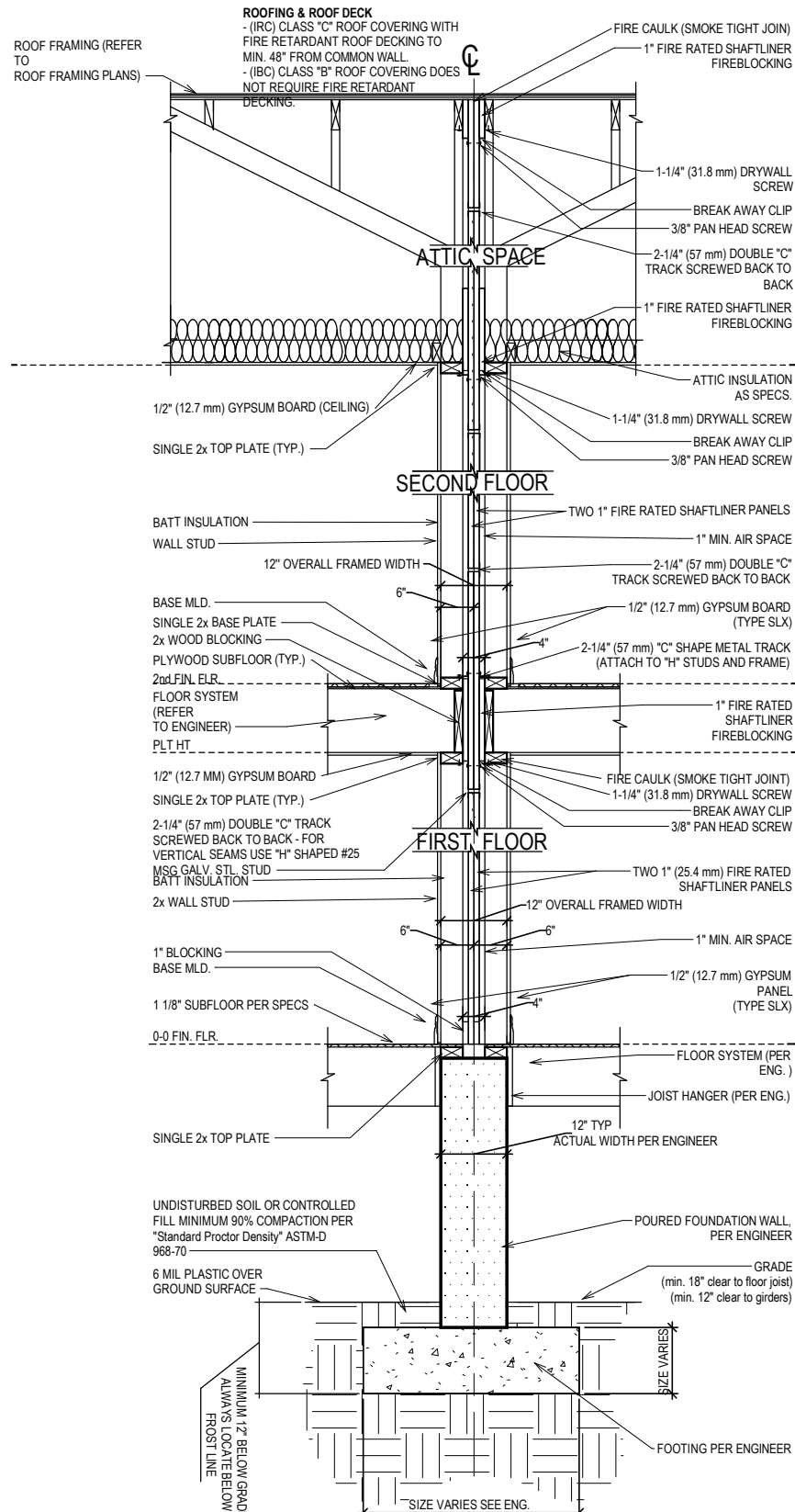
Scale: 1/8" = 1'-0"
Rev: 1/4/23 KF

Proj. No.: 68-72
Lot: 6823

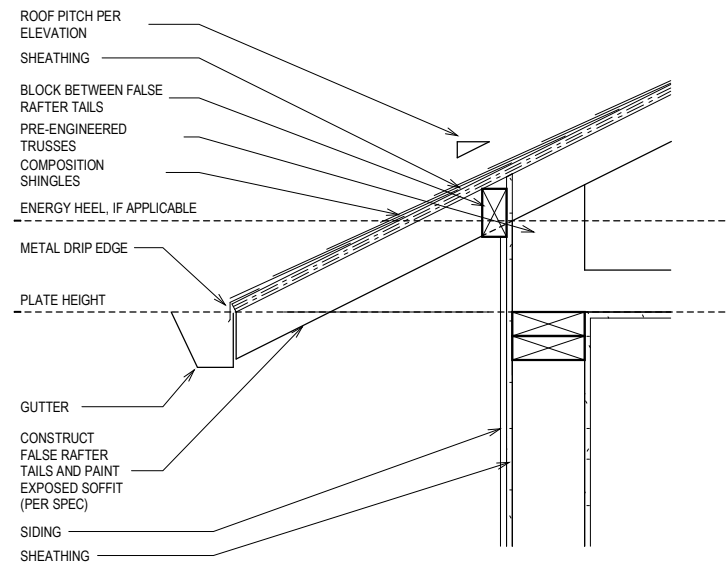
Block: 0068-72
Job No.: 0068-72
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

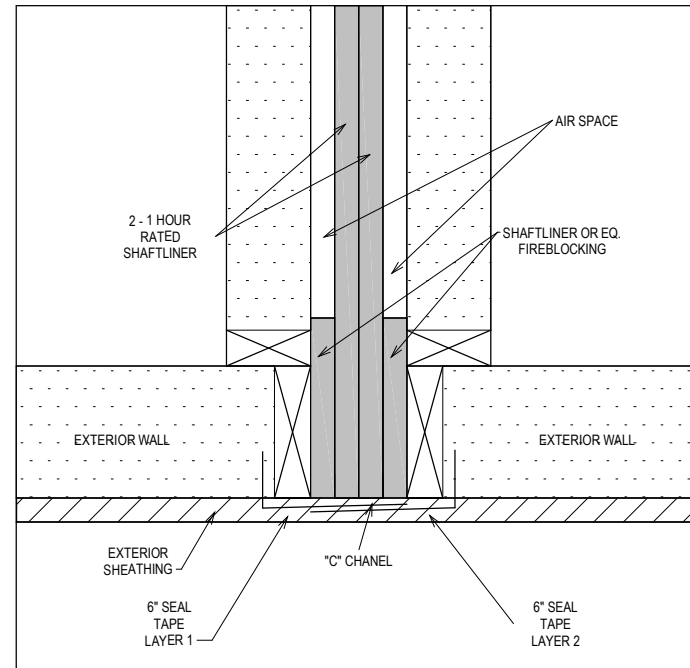
NORTH
BLD-A
DTL-5



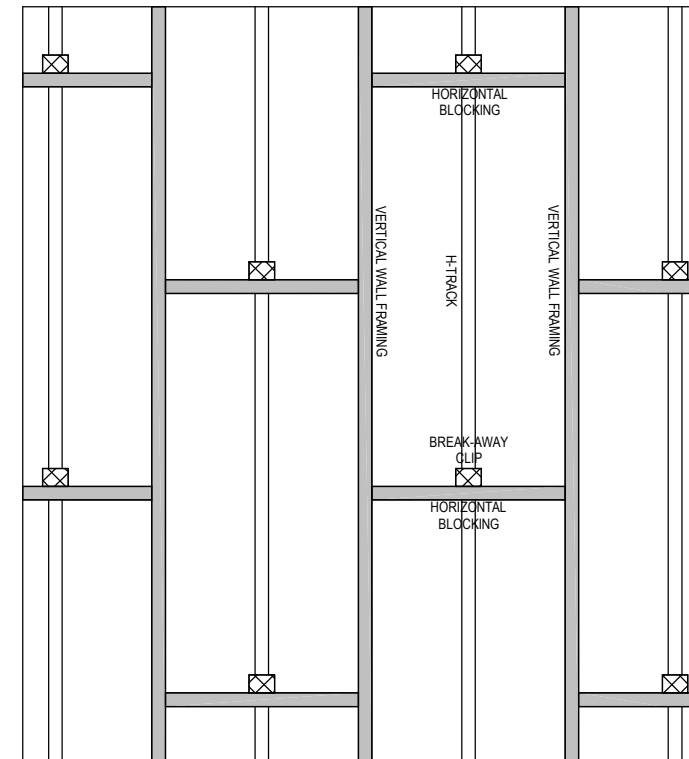
2-HR FIREWALL SECTION 2-STORY - UL 336 (CRAWL SPACE) - NOT TO SCALE



RATED EAVE DETAIL - NOT TO SCALE



AIR SEAL AT EXTERIOR WALLS - NOT TO SCALE2



LADDER BLOCKING FOR BREAK AWAY CUPS - NOT TO SCALE2

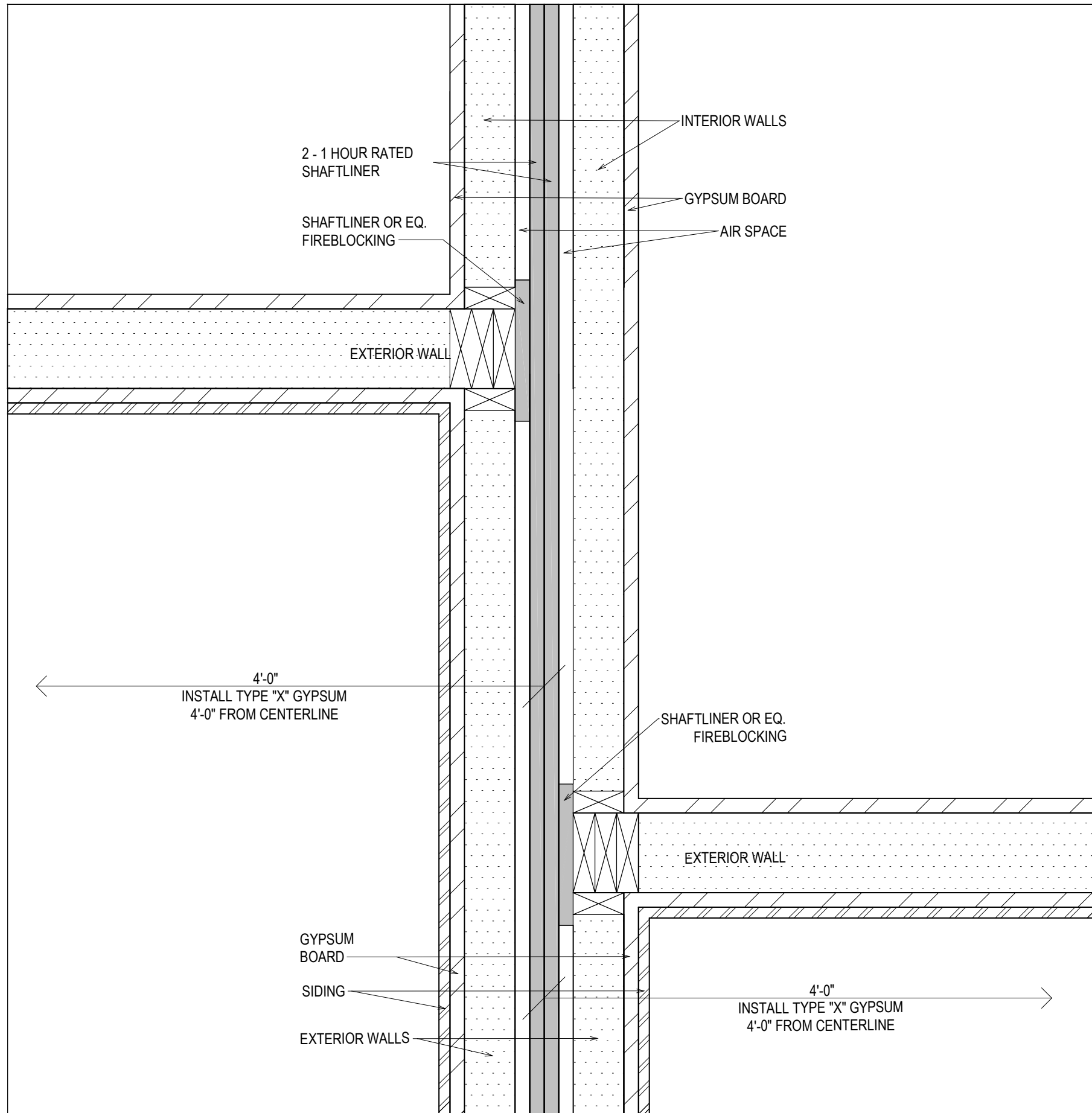
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David Weekley Homes
KF
Date: 1/4/23 KF

Proj. No.: 68-72
Lot: 6823
Block: 0068-72
Sect:

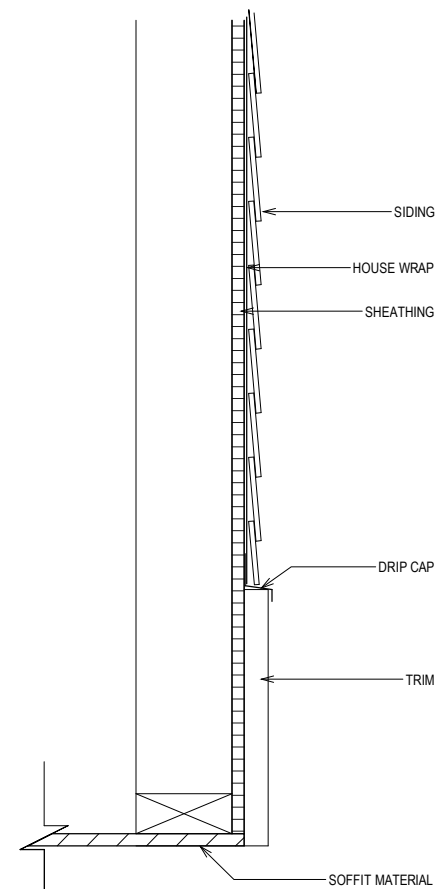
SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH BLDG DTL-6



2 HR FIREWALLS1

NOT TO SCALE



CANTILEVER DETAIL

NOT TO SCALE

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David Weekley Homes
 KF Date: 1/4/23 KF

Proj. No.: 68-72
 Lot: 6823
 Job No.: 0068-72
 Block: Sect:

**SCHOLLS VALLEY
 LOTS 68-72
 BEAVERTON, OR 97007**

**NORTH
 BLD-A
 DTL-7**

Design No. U336
BXUV.U336
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U336

January 11, 2019

Exposed to fire from separation Wall side only

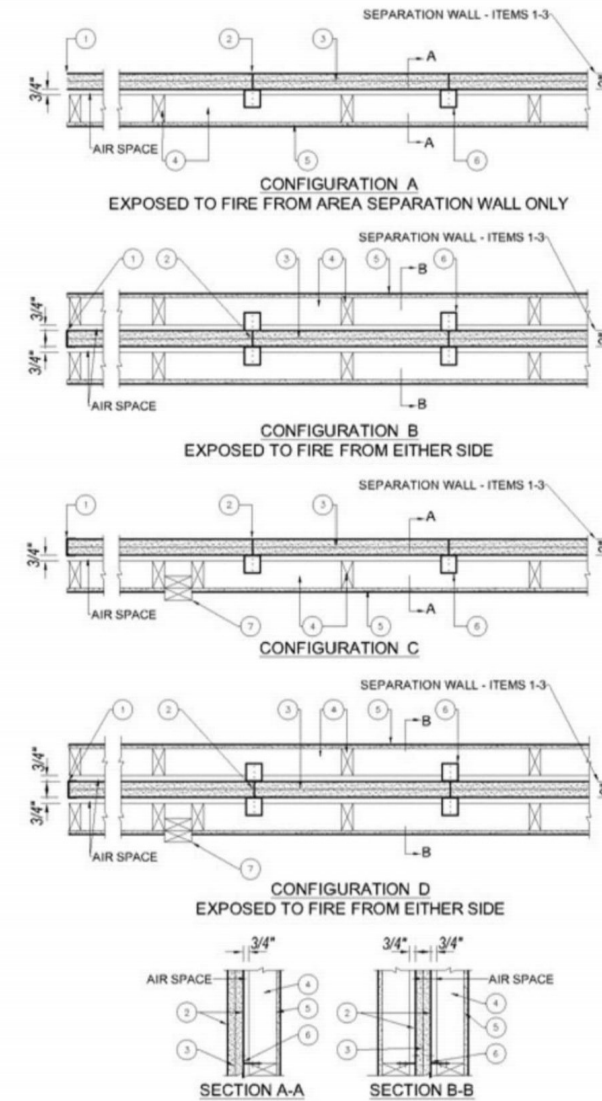
Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)

Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)

Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)

Finish Rating — 120 Min

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



SEPARATION WALL: (Max Height - 66 ft)

- Floor, Intermediate or Top Wall** — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
 - Metal Studs** — Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
 - Gypsum Board*** — Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.
- CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.

- Wood Studs** — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. **Steel Studs** — (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

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The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
KF
Scale: 1/4"/23 KF
Date:

Proj. No.: 6823
Job No.: 0068-72
Lot: 68-72
Block:
Sect:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
DTL-8

4B Steel Studs — As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. Attachment Clips — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. Caulking and Sealants* — (Optional) — A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC — Type ECOSEAL™ Plus

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2019-01-11

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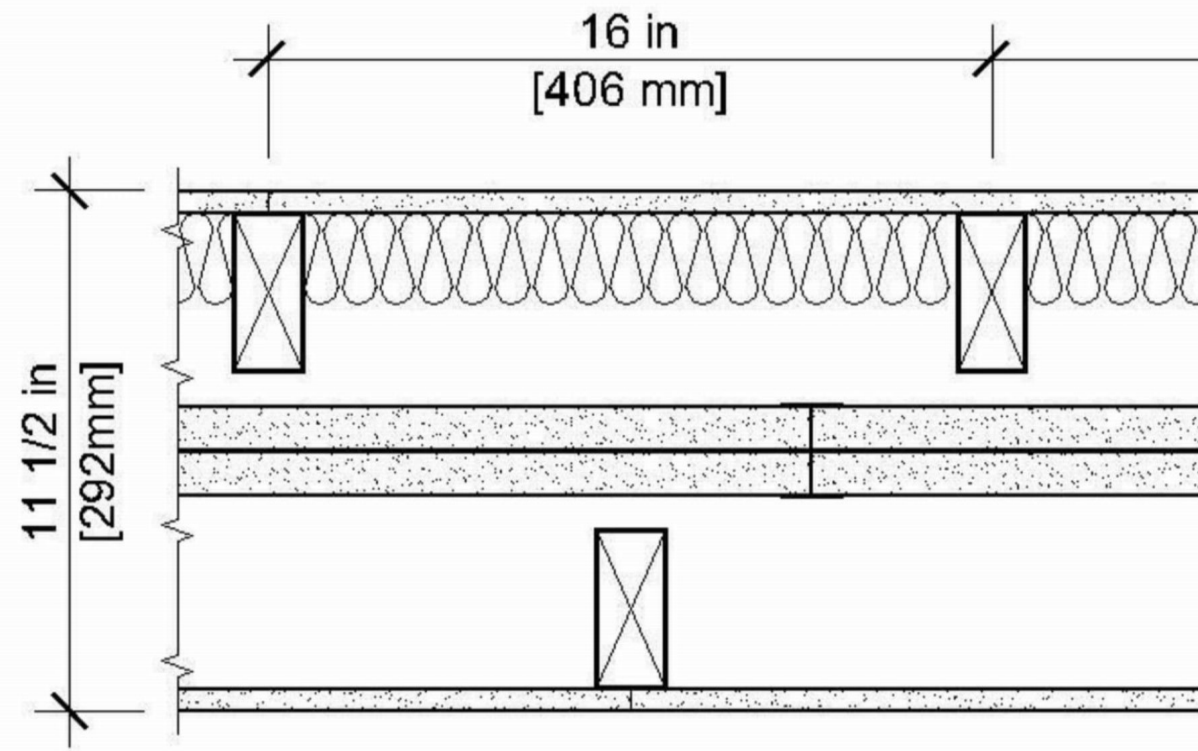
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David Weekley Homes
KF
Scale: 1/4"/23 KF
Date:

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007
Proj. No.: **6823**
Job No.: **0068-72**
Lot: **68-72**
Block:
Sect:

NORTH
BLD-A
DTL-9



CAD · REVIT

Assembly - UL U336 or ULC W314
 Area Separation Wall - Steel Stud (non-load-bearing)

Fire Rating	2 hour
STC	54 RAL-TL88-348
Assembly thickness	292 mm (11-1/2")

Assembly Options

- Gypsum Board** - Min. 12.7 mm (1/2 in.) thick gypsum board applied either horizontally or vertically
- [CGC Sheetrock® Brand Gypsum Panels - 12.7 mm \(1/2"\)](#)
- Wood Studs** - 50.8 mm x 101.6 mm (2 in. x 4 in.) wood studs spaced max. 406.4 mm (16 in.) OC
- Batts and Blankets** - 50.8 mm (2 in.) thick mineral wool insulation
- Air Cavity** - Min. 19.1 mm (3/4 in.) thick air space
- Steel Studs** - 50.8 mm (2 in.) H-Stud 609.6 mm (24 in.) OC

Gypsum Board - Two layers of 25.4 mm (1 in.) thick by nom. 609.6 mm (2 ft.) wide gypsum liner panels friction fit

- [CGC Sheetrock® Brand Glass-Mat Liner Panels Mold Tough® - 25.4 mm \(1"\) \(UL Type SLX\)](#)
- [CGC Sheetrock® Brand Mold Tough® Gypsum Liner Panels - 25.4 mm \(1"\) \(UL Type SLX\)](#)
- [CGC Sheetrock® Brand Gypsum Liner Panels - 25.4 mm \(1"\) \(UL Type SLX\)](#)

Air Cavity - Min. 19.1 mm (3/4 in.) thick air space

Wood Studs - 50.8 mm x 101.6 mm (2 in. x 4 in.) wood studs spaced max. 406.4 mm (16 in.) OC

Gypsum Board - Min. 12.7 mm (1/2 in.) thick gypsum board applied either horizontally or vertically

- [CGC Sheetrock® Brand Gypsum Panels - 12.7 mm \(1/2"\)](#)

Remarks

- Stud size is minimum unless otherwise stated in design.
- For the most up-to-date information refer to the UL Fire resistance directory [ULC W314](#) · [U336](#) ·

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David Weekley Homes
 KF Date: **1/4/23 KF**

Proj. No.: **6823**
 Lot: **68-72**
 Job No.: **0068-72**
 Block:
 Sect:
 Date:
 Rev:
 Scale:
 Rev: **1/4/23 KF**

SCHOLLS VALLEY
LOTS 68-72
BEAVERTON, OR 97007

NORTH
BLD-A
DTL-10

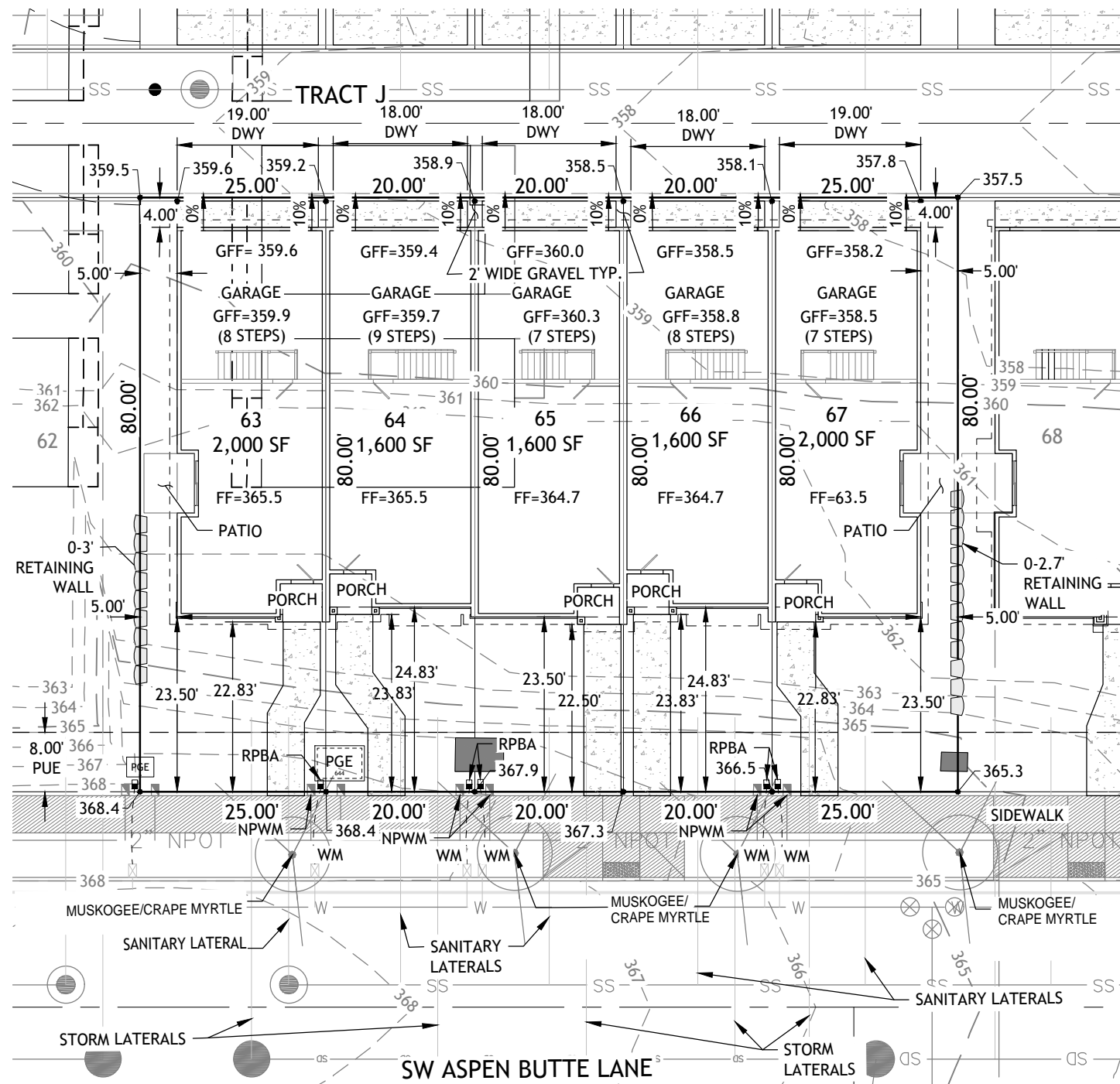
N:\proj\130-002\09 Drawings\04 Civil\Plot Plans\Scholls Valley Heights Master Plot Plans.dwg - SHEET: 63-67 Jul 24, 2023 - 11:58am

LEGEND

- SDE SIGHT DISTANCE EASEMENT
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER LINE
- ⊗ WATER VALVE
- ⊠ WATER METER
- ◻ NON-POTABLE WATER METER
- ▣ REDUCED PRESSURE BACKFLOW ASSEMBLY
- ☼ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊙ SANITARY MANHOLE
- STORM MANHOLE
- ⊞ CATCH BASIN
- SIGN
- 232.9 GRADE ELEVATION
- LIGHT POLE

ABBREVIATIONS

- AME ACCESS & CURB MAINTENANCE EASEMENT
- SSE SANITARY SEWER EASEMENT
- SDE STORM SEWER EASEMENT
- RWE RECIPROCAL WALL EASEMENT
- LE LANDSCAPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- NPWM NON-POTABLE WATER METER
- RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
- DWY DRIVEWAY
- FF FINISHED FLOOR
- GFF GARAGE FINISH FLOOR
- UFF UPPER FINISH FLOOR
- LFF LOWER FINISH FLOOR



SETBACK SUMMARY:
 FRONT BUILDING = 8'
 FRONT GARAGE = 18.5'
 REAR BUILDING = 12'
 REAR GARAGE = 4' or 18.5'
 SIDE INTERIOR = 0'
 SIDE EXTERIOR = 5'
 SIDE STREET = 8'

**Received
 Planning Division
 07/27/2023**

Building Dreams, Enhancing Lives
David Weekley Homes



12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

DATE: 07/24/2023

REVISIONS		
NO.	DATE	DESCRIPTION

PLAT:

**SCHOLLS
 VALLEY
 HEIGHTS NO. 2**

**PLOT PLAN
 LOT 63-67**

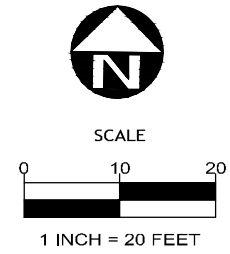
LOT 63 COVERAGE:		
Address: 18259 SW ASPEN BUTTE LN BEAVERTON, OREGON 97007		
PLAN:	B698-B	
LOT AREA:	2,000	SF
BUILDING FOOTPRINT:	1,009	SF
LOT COVERAGE:	50.5	%
IMPERMEABLE SURFACE AREA:		
5' ENTRY WALK:	118	SF
SIDE PATIO:	55	SF
FRONT PORCH:	31	SF
DRIVEWAY:	67	SF
IMPERVIOUS AREA:	1,280	SF

LOT 64 COVERAGE:		
Address: 18255 SW ASPEN BUTTE LN BEAVERTON, OREGON 97007		
PLAN:	B696-B	
LOT AREA:	1,600	SF
BUILDING FOOTPRINT:	996	SF
LOT COVERAGE:	62.3	%
IMPERMEABLE SURFACE AREA:		
5' ENTRY WALK:	127	SF
SIDE PORCH:	0	
FRONT PORCH:	37	SF
DRIVEWAY:	63	SF
IMPERVIOUS AREA:	1,223	SF

LOT 65 COVERAGE:		
Address: 18245 SW ASPEN BUTTE LN BEAVERTON, OREGON 97007		
PLAN:	B697-B	
LOT AREA:	1,600	SF
BUILDING FOOTPRINT:	1,025	SF
LOT COVERAGE:	64.1	%
IMPERMEABLE SURFACE AREA:		
5' ENTRY WALK:	113	SF
SIDE PORCH:	0	SF
FRONT PORCH:	32	SF
DRIVEWAY:	63	SF
IMPERVIOUS AREA:	1,233	SF

LOT 66 COVERAGE:		
Address: 18239 SW ASPEN BUTTE LN BEAVERTON, OREGON 97007		
PLAN:	B696-B	
LOT AREA:	1,600	SF
BUILDING FOOTPRINT:	996	SF
LOT COVERAGE:	62.3	%
IMPERMEABLE SURFACE AREA:		
5' ENTRY WALK:	120	SF
SIDE PORCH:	0	SF
FRONT PORCH:	37	SF
DRIVEWAY:	63	SF
IMPERVIOUS AREA:	1,216	SF

LOT 67 COVERAGE:		
Address: 18235 SW ASPEN BUTTE LN BEAVERTON, OREGON 97007		
PLAN:	B698-B	
LOT AREA:	2,000	SF
BUILDING FOOTPRINT:	1,009	SF
LOT COVERAGE:	50.5	%
IMPERMEABLE SURFACE AREA:		
5' ENTRY WALK:	120	SF
SIDE PATIO:	55	SF
FRONT PORCH:	31	SF
DRIVEWAY:	67	SF
IMPERVIOUS AREA:	1,282	SF



PROJECT NO.: 130-002
 TYPE: PERMITTING
 REVIEWED BY:

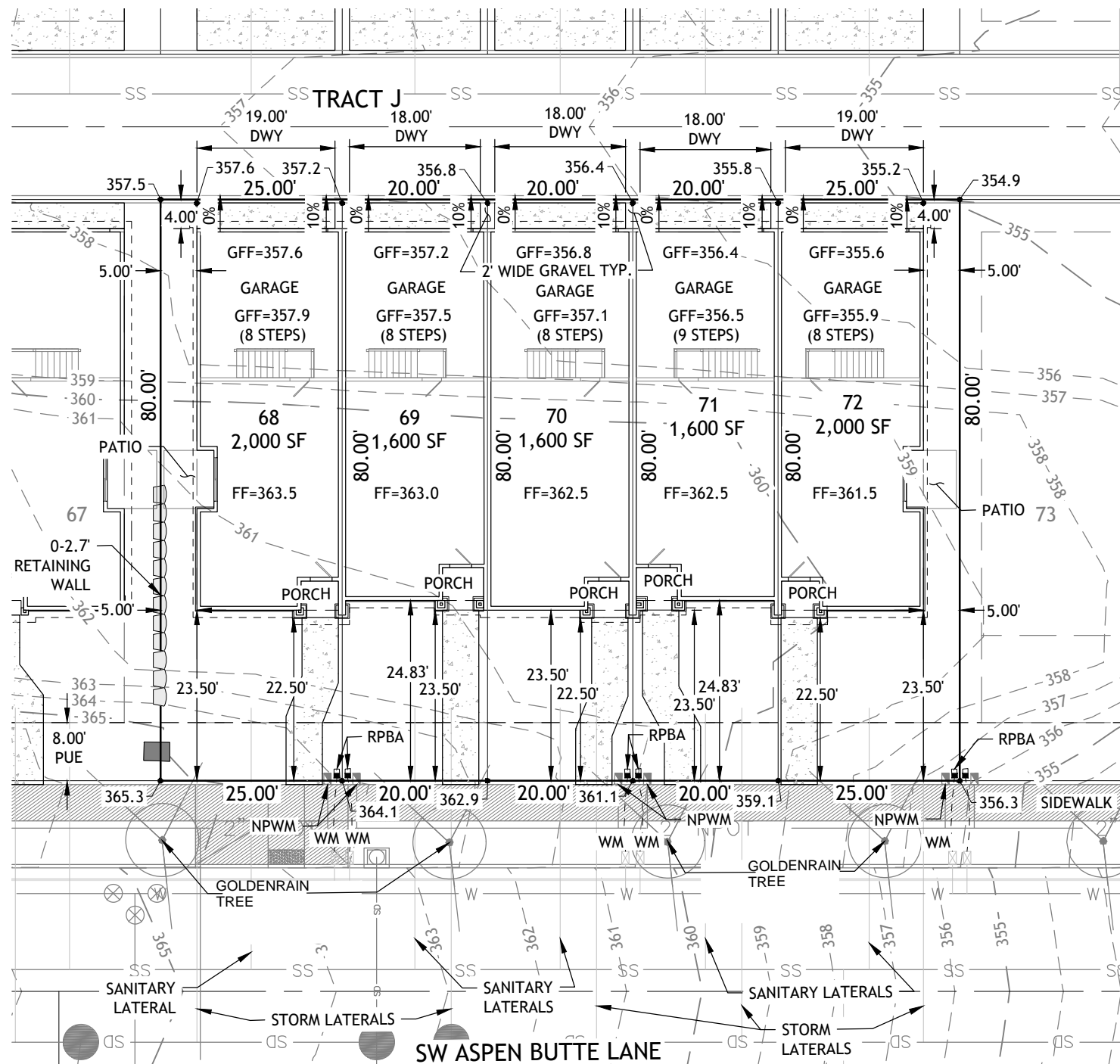
N:\proj\130-002\09 Drawings\04 Civil\Plot Plans\Scholls Valley Heights Master Plot Plans.dwg - SHEET: 68-72 Jul 24, 2023 - 12:00pm
chris

LEGEND

- SDE SIGHT DISTANCE EASEMENT
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER LINE
- ⊗ WATER VALVE
- ⊠ WATER METER
- ◻ NON- POTABLE WATER METER
- ◻ REDUCED PRESSURE BACKFLOW ASSEMBLY
- ⊙ FIRE HYDRANT
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- 232.9 GRADE ELEVATION
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ABBREVIATIONS

- AME ACCESS & CURB MAINTENANCE EASEMENT
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- LE LANDSCAPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- NPWM NON-POTABLE WATER METER
- RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
- DWY DRIVEWAY
- FF FINISHED FLOOR
- GFF GARAGE FINISH FLOOR
- UFF UPPER FINISH FLOOR
- LFF LOWER FINISH FLOOR



SETBACK SUMMARY:
 FRONT BUILDING = 8'
 FRONT GARAGE = 18.5'
 REAR BUILDING = 12'
 REAR GARAGE = 4' or 18.5'
 SIDE INTERIOR = 0'
 SIDE EXTERIOR = 5'
 SIDE STREET = 8'

**Received
Planning Division
07/27/2023**

Building Dreams, Enhancing Lives
David Weekley Homes



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

DATE: 07/24/2023

REVISIONS
NO. DATE DESCRIPTION

PLAT:
SCHOLLS VALLEY HEIGHTS NO. 2

**PLOT PLAN
LOT 68-72**

LOT 68 COVERAGE:

Address: 18225 SW ASPEN BUTTE LN
BEAVERTON, OREGON 97007

PLAN:	B698-A
LOT AREA:	2,000 SF
BUILDING FOOTPRINT:	1,009 SF
LOT COVERAGE:	50.5 %
IMPERMEABLE SURFACE AREA:	
5' ENTRY WALK:	115 SF
SIDE PATIO:	55 SF
FRONT PORCH:	31 SF
DRIVEWAY:	67 SF
IMPERVIOUS AREA:	1,277 SF

LOT 69 COVERAGE:

Address: 18215 SW ASPEN BUTTE LN
BEAVERTON, OREGON 97007

PLAN:	B696-A
LOT AREA:	1,600 SF
BUILDING FOOTPRINT:	996 SF
LOT COVERAGE:	62.3 %
IMPERMEABLE SURFACE AREA:	
5' ENTRY WALK:	118 SF
SIDE PORCH:	0
FRONT PORCH:	37 SF
DRIVEWAY:	63 SF
IMPERVIOUS AREA:	1,214 SF

LOT 70 COVERAGE:

Address: 18205 SW ASPEN BUTTE LN
BEAVERTON, OREGON 97007

PLAN:	B697-A
LOT AREA:	1,600 SF
BUILDING FOOTPRINT:	1,025 SF
LOT COVERAGE:	64.1 %
IMPERMEABLE SURFACE AREA:	
5' ENTRY WALK:	115 SF
SIDE PORCH:	0 SF
FRONT PORCH:	32 SF
DRIVEWAY:	63 SF
IMPERVIOUS AREA:	1,235 SF

LOT 71 COVERAGE:

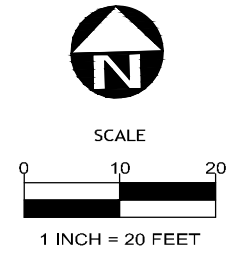
Address: 18295 SW ASPEN BUTTE LN
BEAVERTON, OREGON 97007

PLAN:	B696-A
LOT AREA:	1,600 SF
BUILDING FOOTPRINT:	996 SF
LOT COVERAGE:	62.3 %
IMPERMEABLE SURFACE AREA:	
5' ENTRY WALK:	122 SF
SIDE PORCH:	0 SF
FRONT PORCH:	37 SF
DRIVEWAY:	63 SF
IMPERVIOUS AREA:	1,218 SF

LOT 72 COVERAGE:

Address: 18275 SW ASPEN BUTTE LN
BEAVERTON, OREGON 97007

PLAN:	B698-A
LOT AREA:	2,000 SF
BUILDING FOOTPRINT:	1,009 SF
LOT COVERAGE:	50.5 %
IMPERMEABLE SURFACE AREA:	
5' ENTRY WALK:	113 SF
SIDE PATIO:	55 SF
FRONT PORCH:	31 SF
DRIVEWAY:	67 SF
IMPERVIOUS AREA:	1,275 SF



PROJECT NO.: 130-002
TYPE: PERMITTING
REVIEWED BY:

SCHOLLS VALLEY HEIGHTS - TOWNHOMES - LOTS 63-72

PHASE 7 - 7 LOTS OF A 245 UNIT PLANNED DEVELOPMENT TAX LOTS 301 & 302, MAP 2S1 6



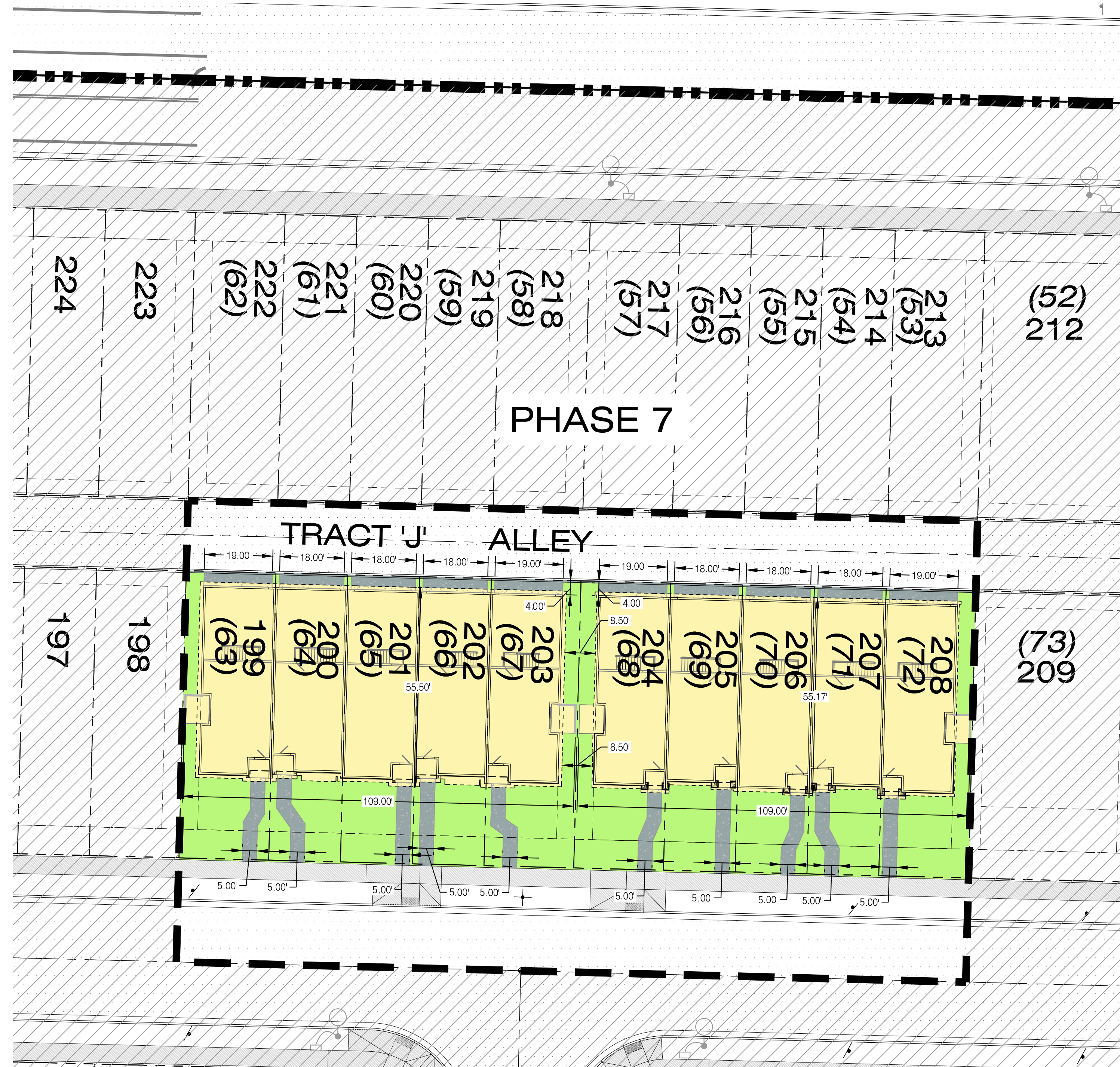
VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P3.0	PRELIMINARY PLAT
P4.0	GRADING PLAN
P5.0	OVERALL STREET PLAN
P6.0	COMPOSITE UTILITY PLAN

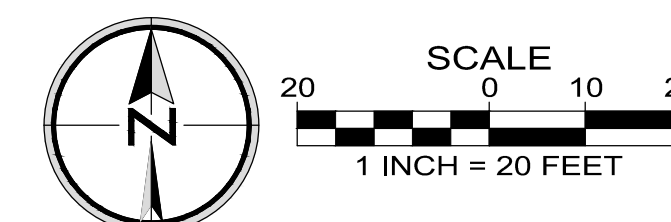
LOT NUMBER KEY

25 LAND USE LOT NUMBERS
(25) PLAT LOT NUMBERS



SITE ANALYSIS DATA

ITEM	LOT COVERAGE IN SQUARE FEET (SF)	LOT COVERAGE %
BUILDING AREA	11,221 SF	63.34%
PARKING AND DRIVING	1,496 SF	8.46%
LANDSCAPING / OPEN SPACE	4,993 SF	28.20%
TOTAL AREA	17,710 SF	100.00%



APPLICANT/OWNER

DAVID WEEKLEY HOMES, LLC
1905 NW 169TH PLACE, SUITE 102
BEAVERTON, OR 97006
PHONE (603) 516-5078
CONTACT: MAX BONDAR

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ. RD., STE. 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: GEOFF MIHALKO
EMAIL: GMIHALKO@PD-GRP.COM

LANDSCAPE ARCHITECT

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ. RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN HOLMES, P.L.A.
EMAIL: BHOLMES@PD-GRP.COM

TRAFFIC ENGINEER

KITTELSON & ASSOCIATES, INC.
610 SW ALDER ST., STE. 700
PORTLAND, OR 97205
PHONE (503) 228-5230
CONTACT: JULIA KUHN, P.E.

GEOTECHNICAL ENGINEER

GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
PHONE (503) 598-8445
CONTACT: JIM IMBRIE

ARBORIST

MORGAN HOLEN & ASSOCIATES, LLC
3 MONROE PARKWAY, STE. P220
LAKE OSWEGO, OR 97035
PHONE (971) 409-9354
CONTACT: MORGAN HOLEN

BIOLOGIST

ENVIRONMENTAL SCIENCE & ASSESSMENT, LLC
107 SE WASHINGTON ST., STE. 249
PORTLAND, OR 97214
PHONE (503) 478-0424
CONTACT: JACK DALTON

SITE INFORMATION

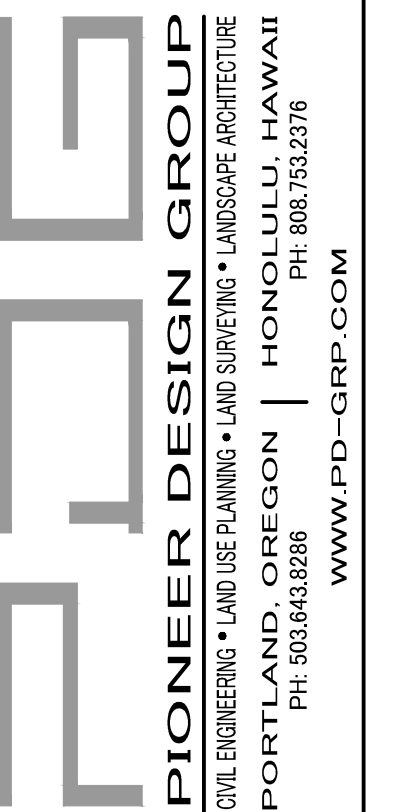
SITE ADDRESS: 18485 SW SCHOLLS FERRY RD
TAX MAP: T2S R1W SEC 6
TAX LOTS: 301 & 302
GROSS AREA: 36.54 ACRES (1,591,682 SQ. FT.)
NET AREA: 36.54 ACRES (1,591,682 SQ. FT.)
ZONING: R2, R4, R5, R7
PROPOSED # OF LOTS: 245
JURISDICTION: CITY OF BEAVERTON

VERTICAL DATUM

BENCH MARK: WASHINGTON COUNTY B.M. 107 DATUM: NGVD 29
DESCRIPTION: BRASS DISK SET IN CONCRETE FILLED WITH METAL. SOUTH SIDE OF SW SCHOLLS FERRY ROAD NEAR PROJECTED CENTERLINE OF SW 175TH AVE. (ABOUT 0.2 MILES WEST OF OLD SW BEEF BEND ROAD).
ELEVATION: 306.552 FT.

SITE DEVELOPMENT & LAND USE NUMBERS

SITE DEVELOPMENT PERMIT #SD2020-0022
LAND USE CASEFILE #LD2018-0015



COVER SHEET WITH DIMENSIONING
AND AREA CALCS

SCHOLLS VALLEY HEIGHTS - PHASES 4,5,6 & 7 - TOWNHOMES
CITY OF BEAVERTON, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.
GAM	03/2023	GAM	03/2023	332-001	
BDH	03/2023				

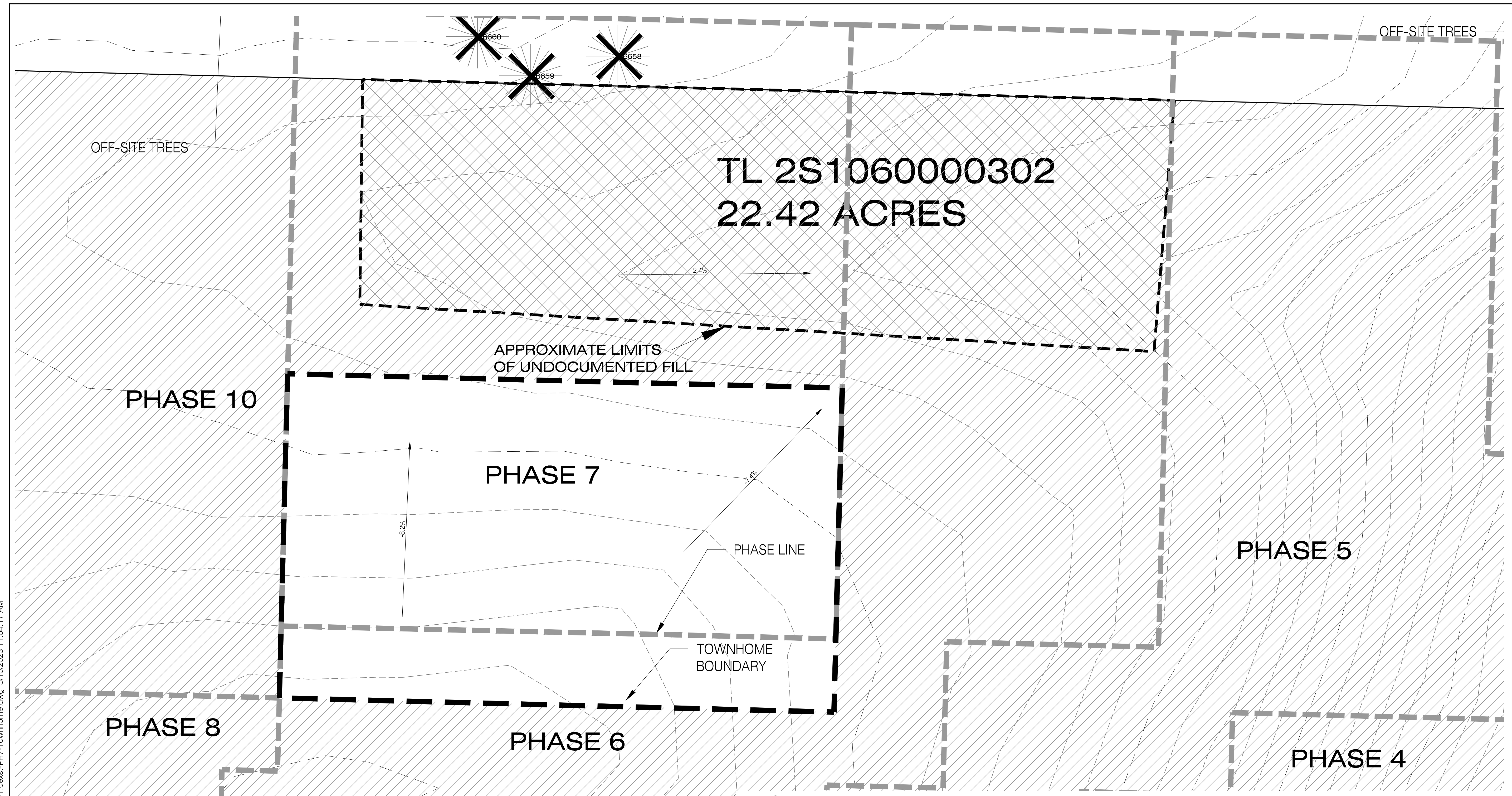
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Vert. Scale:

By	Date	Revision

Project: SCHOLLS VALLEY HEIGHTS
No.: 332-001
Type: PLANNING - TOWNHOMES
Sheet:

P0.0

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APPROXIMATE LIMITS OF UNDOCUMENTED FILL

PHASE 10

PHASE 7

PHASE 5

PHASE 8

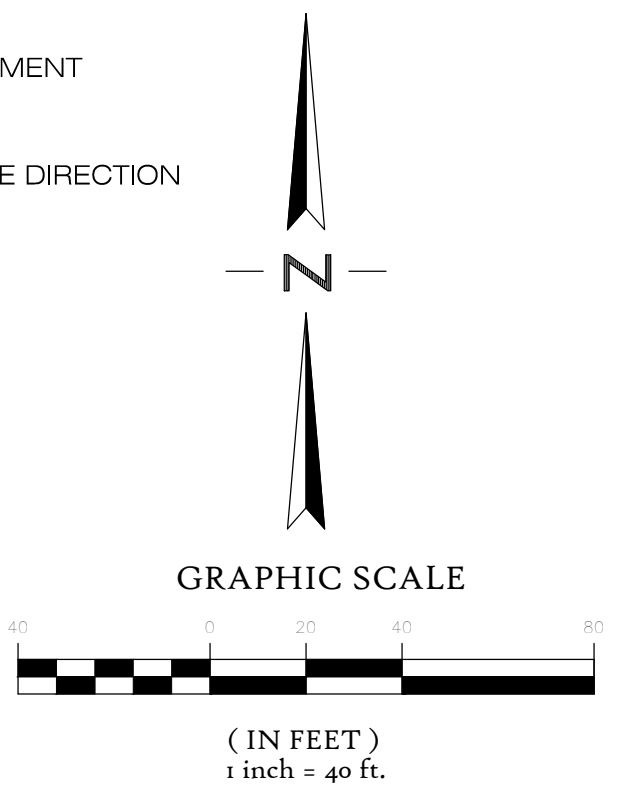
PHASE 6

PHASE 4

LEGEND

- | | | | | | | | |
|------|------|------|---------------------------|--|---|--|----------------------------|
| SD | SD | SD | - STORM DRAINAGE LINE | | - EXISTING GRAVEL | | - TREE ROOT & DRIPLINE |
| SS | SS | SS | - SANITARY SEWER LINE | | - EXISTING EVERGREEN TREE | | - EXISTING PAVEMENT |
| XW | XW | XW | - WATER LINE | | - EXISTING DECIDUOUS TREE | | - EXISTING SLOPE DIRECTION |
| XG | XG | XG | - GAS LINE | | - EXISTING EVERGREEN TREE TO BE REMOVED | | |
| XCOM | XCOM | XCOM | - COMMUNICATIONS LINE | | - EXISTING DECIDUOUS TREE TO BE REMOVED | | |
| --- | --- | --- | - LOT LINE | | - WATER VALVE | | |
| --- | --- | --- | - RIGHT-OF-WAY LINE | | - WATER METER | | |
| --- | --- | --- | - RIGHT-OF-WAY CENTERLINE | | - UTILITY POLE WITH ANCHOR | | |
| --- | --- | --- | - BOUNDARY LINE | | - AREA DRAIN/CATCH BASIN | | |
| --- | --- | --- | - WALL AS NOTED | | - STORM MANHOLE | | |
| X | X | X | - FENCE AS NOTED | | - SANITARY MANHOLE | | |
| --- | --- | --- | - 352' CONTOUR | | - FIRE HYDRANT | | |
| --- | --- | --- | - 350' CONTOUR | | - MAILBOX | | |
| | | | - EXISTING CONCRETE | | - WATER METER | | |
| | | | - EXISTING BUILDING | | - COMMUNICATION PEDESTAL | | |

CONSENT MUST BE GIVEN BY ADJACENT LAND OWNER PRIOR TO THE REMOVAL OF TREES ON PROPERTY LINES.



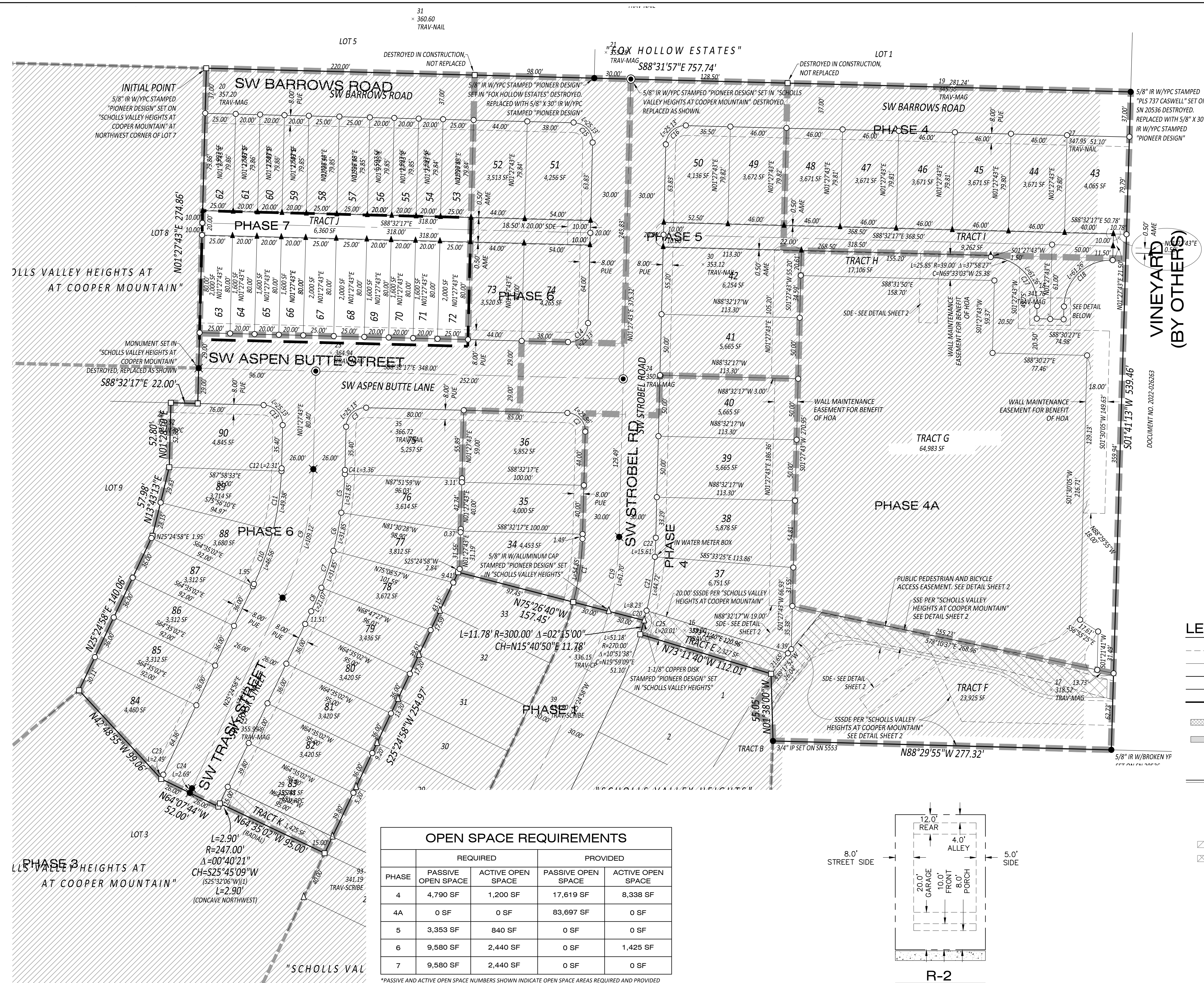
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EXISTING CONDITIONS AND DEMOLITION PLAN
 SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7 - TOWNHOMES
 CITY OF BEAVERTON, OREGON

Designed by	Date	Reviewed by	Date	REF.
GAM	03/2023	GAM	03/2023	
BDH	03/2023			
Project No.	332-001			
Horiz. Scale:				
Vert. Scale:				

No.	Date	Revision

Project: SCHOLLS VALLEY HEIGHTS
 No.: 332-001
 Type: PLANNING - TOWNHOMES
 Sheet: **P1.0**



PHASES 1 AND 2 OF SCHOLLS VALLEY HEIGHTS SUBDIVISION TO BE PERMITTED PRIOR TO OR CONCURRENT WITH THIS PERMIT.

TRACT 'G' IS SUBJECT TO A CITY OF BEAVERTON STORM AND SANITARY SEWER EASEMENT OVER ITS ENTIRETY.

TRACTS 'G' IS A PRIVATE STREET TRACT AND SUBJECT TO ACCESS EASEMENTS OVER THEIR ENTIRETY FOR THE BENEFIT OF THE LOTS WITHIN SCHOLLS VALLEY HEIGHTS SUBDIVISION.

VINEYARD (BY OTHERS)

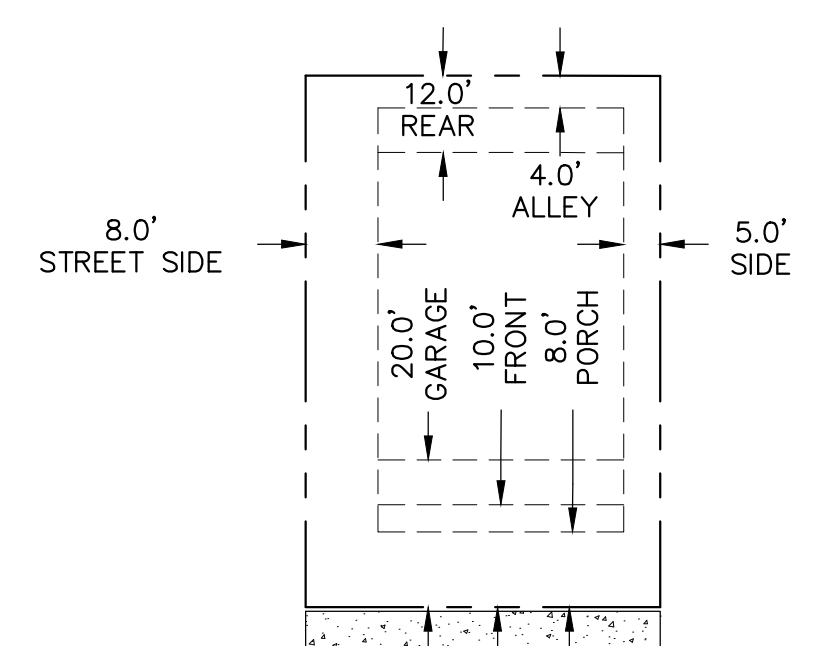
LEGEND

- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED SIDEWALK (BY HOMEBUILDER)
- PROPOSED SIDEWALK (BY DEVELOPER)
- PROPOSED PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED DRIVEWAY (BY HOMEBUILDER)
- (#) LOT NUMBER TO BE PLATTED
- # LOT NUMBER PER LAND USE PLANNING
- PROPOSED PASSIVE OPEN SPACE
- PROPOSED ACTIVE OPEN SPACE

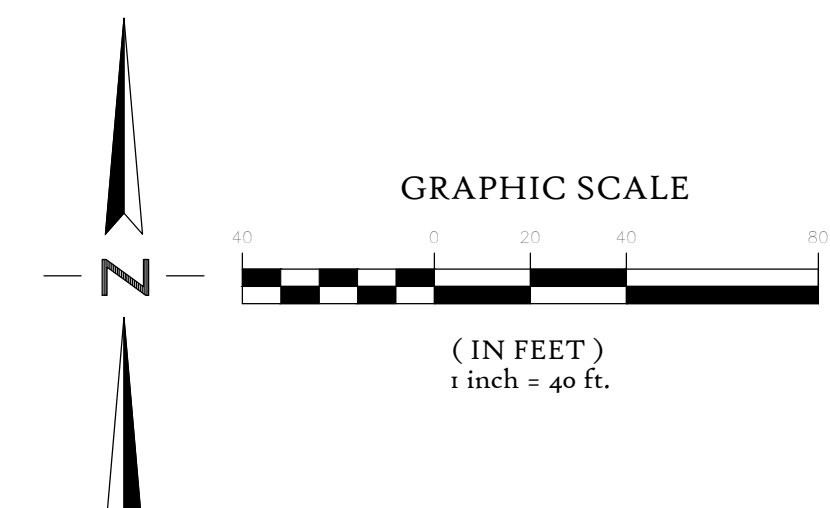
OPEN SPACE REQUIREMENTS

PHASE	REQUIRED		PROVIDED	
	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE
4	4,790 SF	1,200 SF	17,619 SF	8,338 SF
4A	0 SF	0 SF	83,697 SF	0 SF
5	3,353 SF	840 SF	0 SF	0 SF
6	9,580 SF	2,440 SF	0 SF	1,425 SF
7	9,580 SF	2,440 SF	0 SF	0 SF

*PASSIVE AND ACTIVE OPEN SPACE NUMBERS SHOWN INDICATE OPEN SPACE AREAS REQUIRED AND PROVIDED FOR EACH INDIVIDUAL PHASE. TO DETERMINE OVERALL DEVELOPMENT COMPLIANCE, THE RELEVANT OPEN SPACE AREAS SHOWN FOR EACH PHASE SUBMITTED FOR FINAL PLAT APPROVAL (INCL. ANY PREVIOUS PHASES) SHOULD BE COMBINED TO DETERMINE CUMULATIVE COMPLIANCE.



R-2 ATTACHED NTS



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PRELIMINARY PLAT

SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7 - TOWNHOMES
 CITY OF BEAVERTON, OREGON

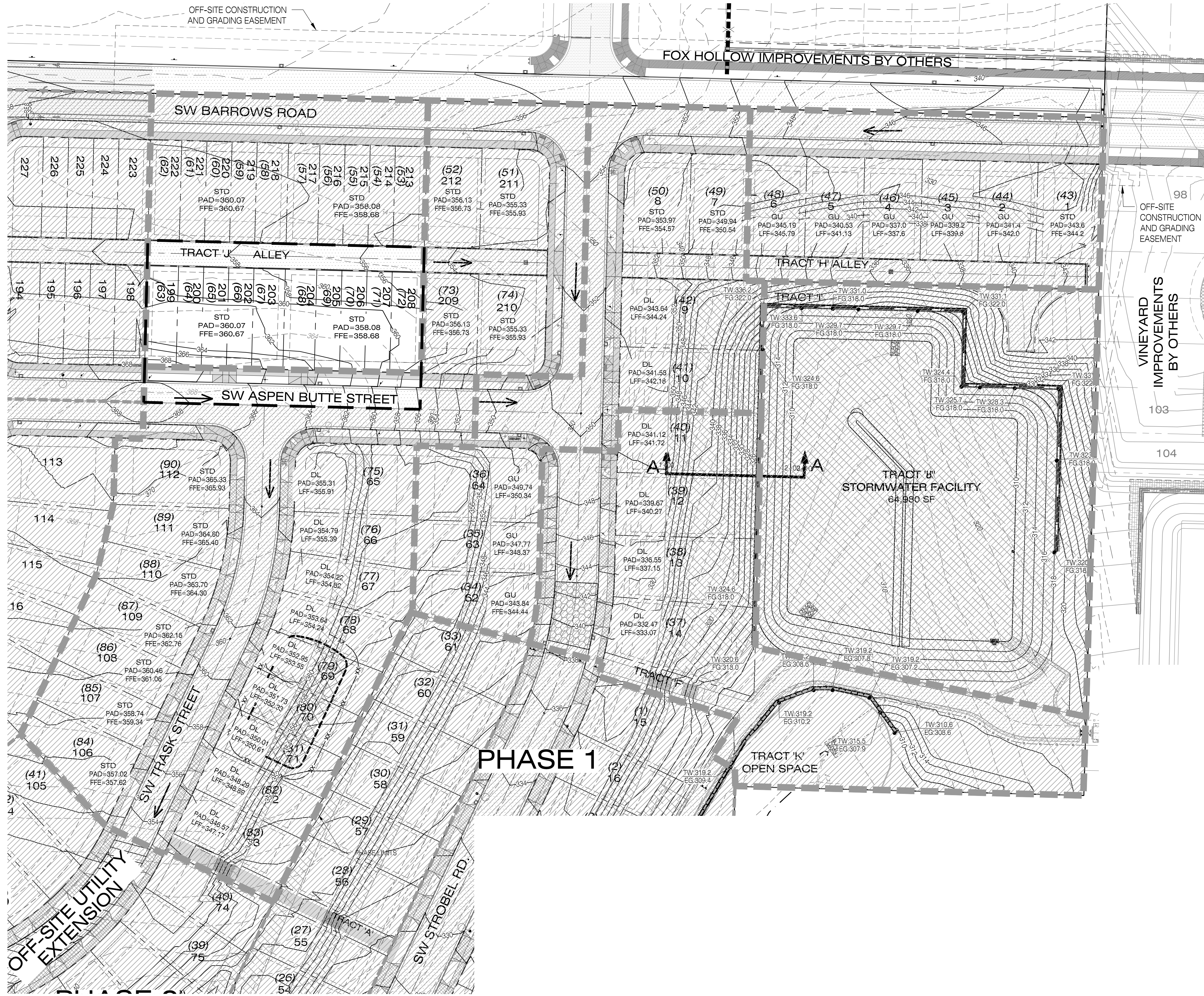
Designed by	Date	Reviewed by	Date
GAM	03/2023	GAM	03/2023
BDH	03/2023	GAM	03/2023

Project No. 332-001
 Horiz. Scale:
 Vert. Scale:

By	Revision	Date

Project: SCHOLLS VALLEY HEIGHTS
 No. 332-001
 Type: PLANNING - TOWNHOMES
 Sheet

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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED EROSION CONTROL FENCING
- PROPOSED TREE PROTECTION FENCING
- DRIP LINE OF TREES TO REMAIN
- PROPOSED 4' HIGH 2-RAIL WESTERN RED CEDAR SPLIT RAIL FENCE
- PROPOSED FLOW LINE
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED LOCK+LOAD RETAINING WALL
- PROPOSED ULTRABLOCK WALL
- TW = TOP OF WALL
FG = FINISHED GRADE
EG = EXISTING GRADE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE LOCATION
- EXISTING TREE TO REMAIN
- TEMPORARY SLOPE STABILIZATION MATTING

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GRADING PLAN
 SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7 - TOWNHOMES
 CITY OF BEAVERTON, OREGON

Designed by	Date
GAM	03/2023
Drawn by	Date
BDH	03/2023
Reviewed by	Date
GAM	03/2023
Project No.	REF.
332-001	
Horiz. Scale:	Vert. Scale:
	3321_P3_Ograd-PH7-Townhome.dwg

No.	Date	Revision

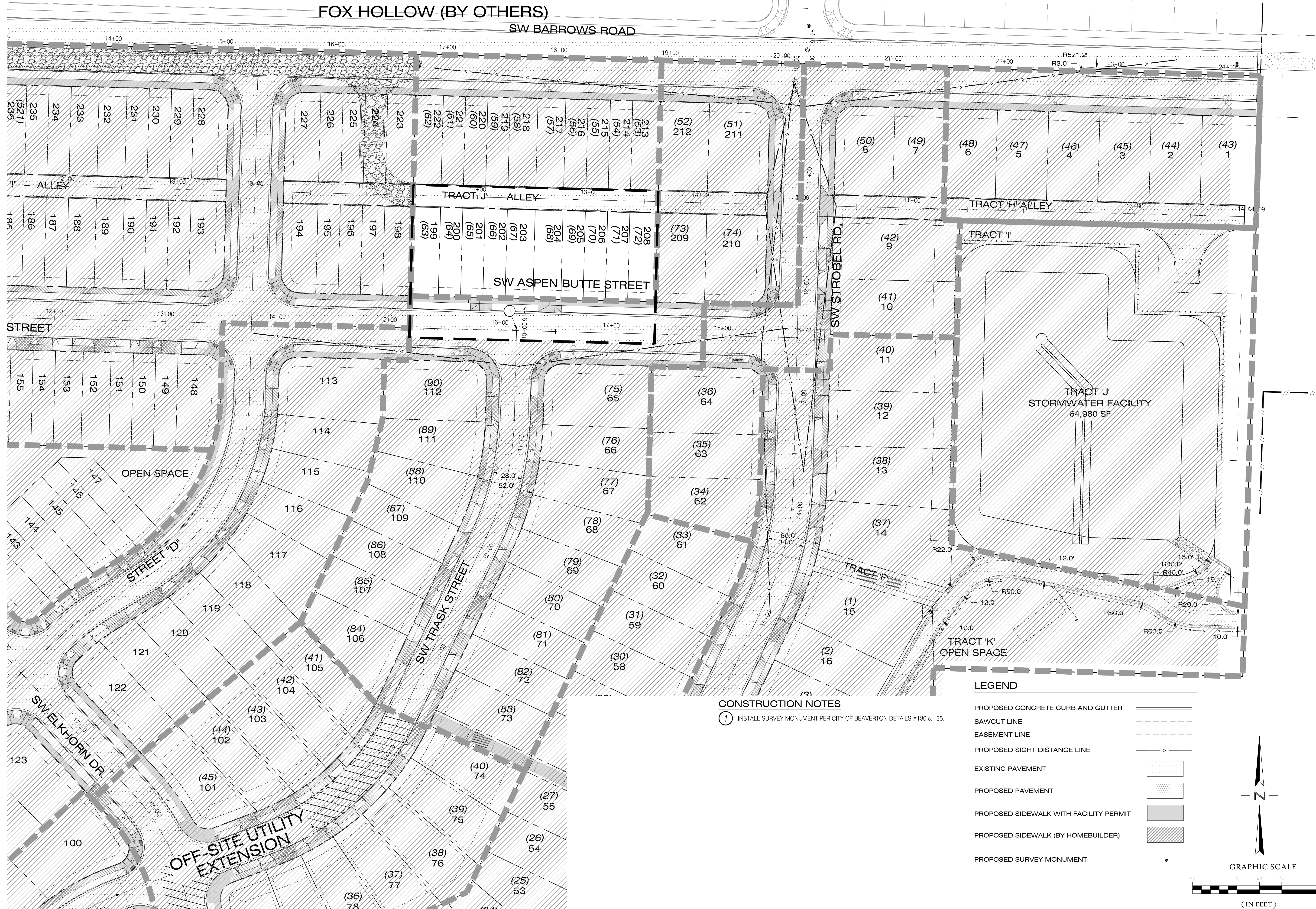
Project: SCHOLLS VALLEY HEIGHTS
 No.: 332-001
 Type: PLANNING - TOWNHOMES
 Sheet: **P3.0**

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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FOX HOLLOW (BY OTHERS)
SW BARROWS ROAD

SW ASPEN BUTTE STREET

SW TRASK STREET

SW ELKHORN DR.

OFF-SITE UTILITY EXTENSION

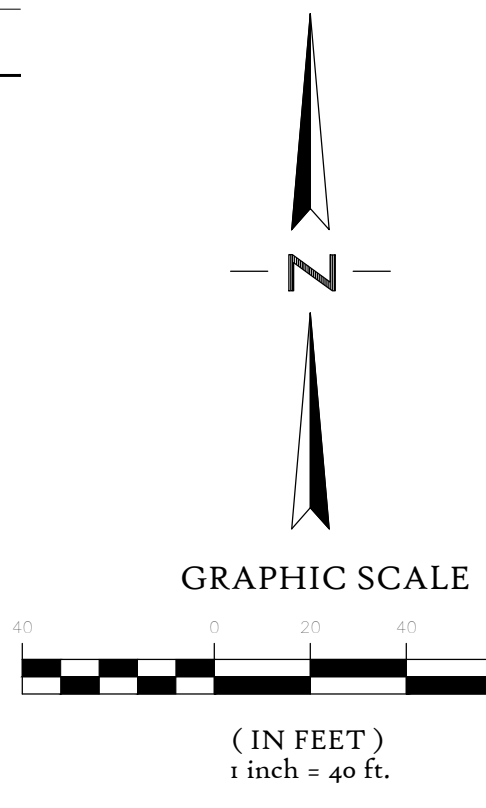
TRACT 'J' STORMWATER FACILITY
64,980 SF

CONSTRUCTION NOTES

① INSTALL SURVEY MONUMENT PER CITY OF BEAVERTON DETAILS #130 & 135.

LEGEND

- PROPOSED CONCRETE CURB AND GUTTER
- SAWCUT LINE
- EASEMENT LINE
- PROPOSED SIGHT DISTANCE LINE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK WITH FACILITY PERMIT
- PROPOSED SIDEWALK (BY HOMEBUILDER)
- PROPOSED SURVEY MONUMENT



OVERALL STREET PLAN

Designed by	Date	Reviewed by	Date	REF.
GAM	03/2023	GAM	03/2023	
BDH	03/2023	GAM	03/2023	
Project No.	332-001			
Horiz. Scale:				
Vert. Scale:				

By	Date	Revision

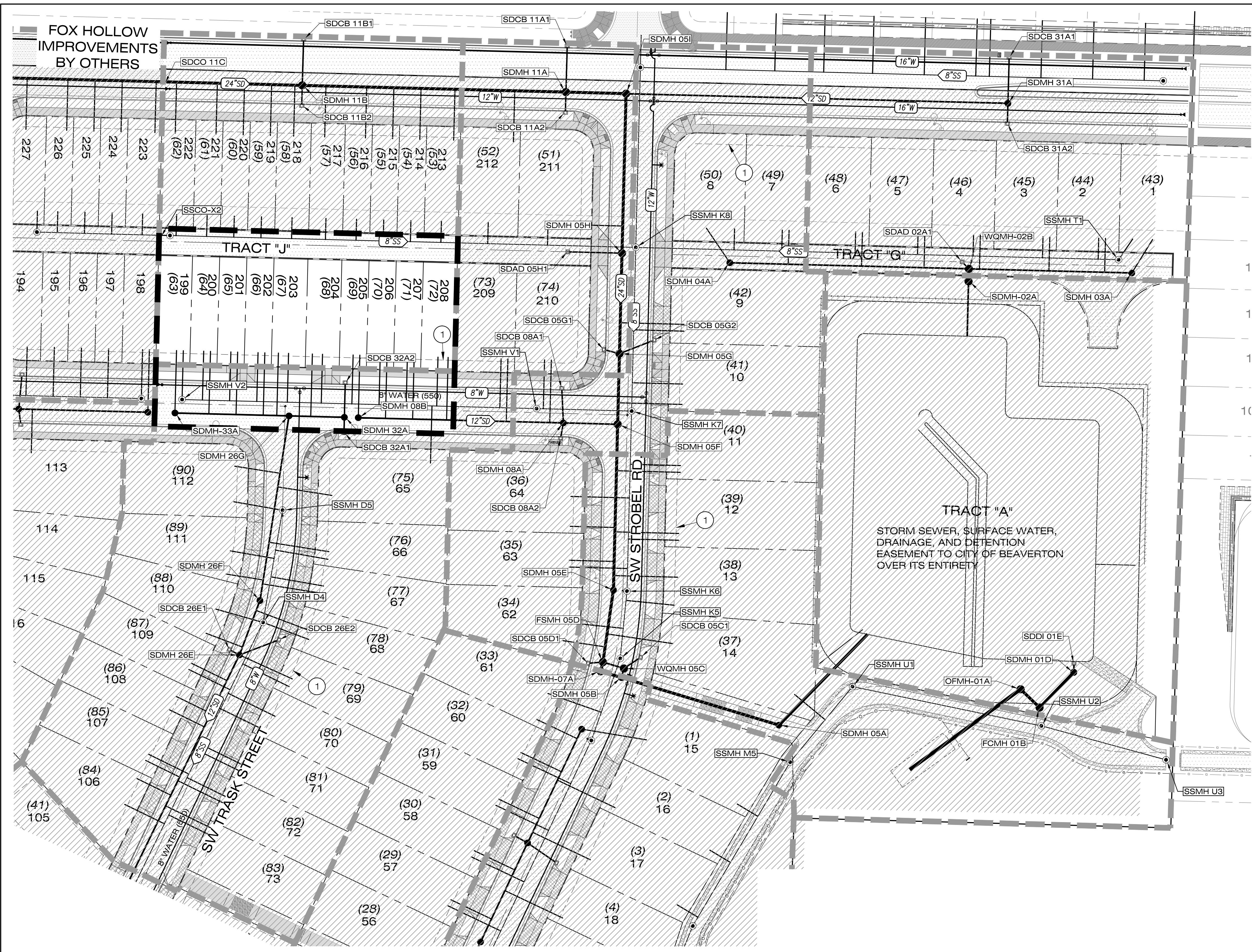
Project
SCHOLLS VALLEY HEIGHTS
No.
332-001
Type
PLANNING - TOWNHOMES
Sheet

P4.0

SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7 - TOWNHOMES
CITY OF BEAVERTON, OREGON

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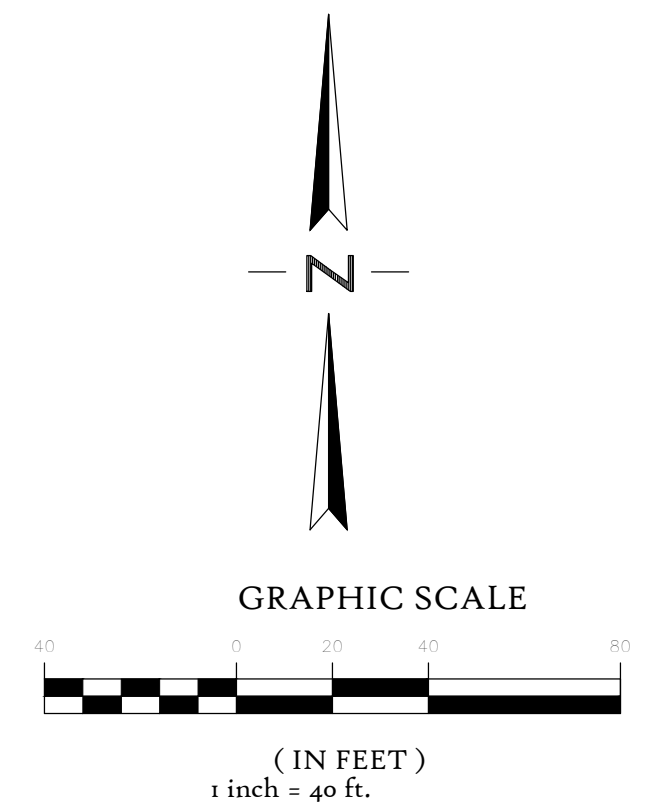


LEGEND

- PROPOSED CONCRETE CURB AND GUTTER
- SAWCUT LINE
- EASEMENT LINE
- PUBLIC STORM LINE & MANHOLE
- PUBLIC SANITARY LINE & MANHOLE
- PUBLIC WATERLINE & VALVE
- PROPOSED NON-POTABLE WATERLINE AND METER UNDER SEPARATE PERMIT
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK WITH FACILITY PERMIT
- PROPOSED SIDEWALK (BY HOMEBUILDER)

PROPOSED CONSTRUCTION NOTES

① 8' WIDE PUBLIC UTILITY EASEMENT.



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COMPOSITE UTILITY PLAN

SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7 - TOWNHOMES
 CITY OF BEAVERTON, OREGON

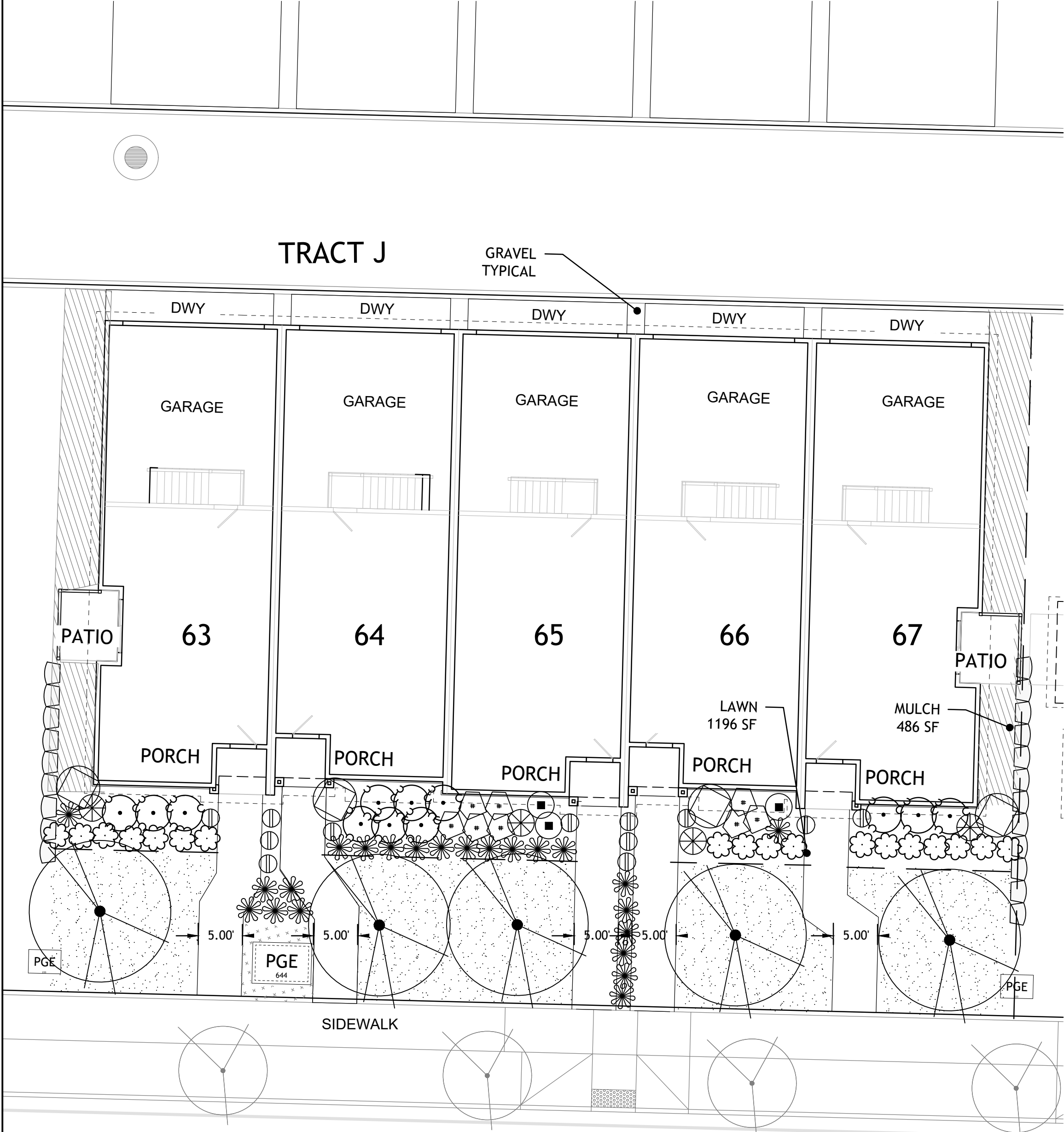
Designed by	Date	Reviewed by	Date
GAM	03/2023	GAM	03/2023
BDH	03/2023	GAM	03/2023

Project No. 332-001
 Horiz. Scale:
 Vert. Scale:
 3321_P5_Outl-PH7-Townhome.dwg

No.	Date	Revision

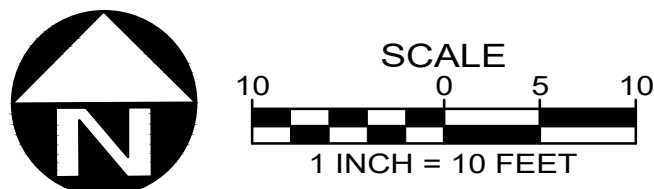
Project: SCHOLLS VALLEY HEIGHTS
 No. 332-001
 Type: PLANNING - TOWNHOMES
 Sheet: **P5.0**

Received
Planning Division
07/27/2023



SW ASPEN BUTTE STREET

1 LOT 63-67 PLANTING PLAN



NOTE:
SPRINKLER HEADS:
MP ROTATORS

SMALL TURF AND SHRUB BED AREAS WILL USE MP ROTATOR NOZZLES. 6-INCH POP-UP HEADS WILL BE INSTALLED IN TURF AREAS AND GROUND COVER (MATURING TO 6" HIGH MAXIMUM). 12-INCH POP-UP HEADS WILL BE INSTALLED IN SHRUB BEDS.

PLANTING LEGEND-LOT 63-67
TREES

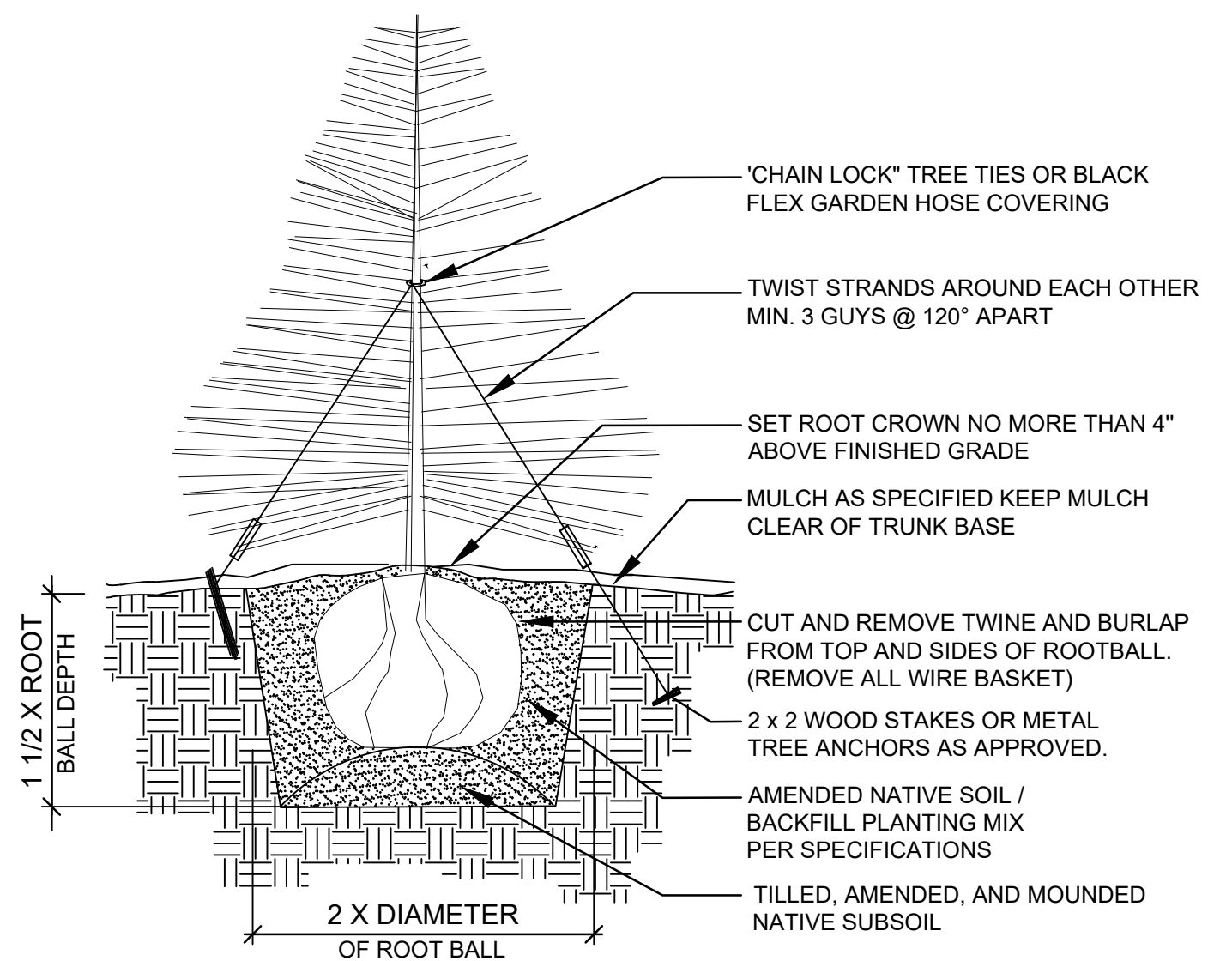
SYMBOL	QUANTITY	COMMON NAME : SIZE
	5	MUSKOGEE CRAPE MYRTLE: 5'-6" HGT.

SHRUBS / GRASSES AND PERENNIAL

SYMBOL	QUANTITY	COMMON NAME : SIZE
	4	NIKKO BLUE HYDRANGEA: 5 GAL.
	3	AZTEC PEARL MEXICAN ORANGE: 2 GAL.
	12	LAVENDER COTTON: 1 GAL.
	4	DWARF MAIDEN GRASS: 1 GAL.
	18	ELIJAH BLUE FESCUE: 1 GAL.
	12	GOLDFLAME SPIREA: 2 GAL.
	8	GULF STREAM NANDINA: 2 GAL.
	23	DWARF FOUNTAIN GRASS: 1 GAL.

LAWN AND BARK MULCH COMMON NAME : SIZE

SYMBOL	CODE	QUANTITY	COMMON NAME : SIZE
	LAWN	1196 SF	BARENBRUG RTF GRASS SEI AT A RATE OF 7-10 LBS /1000 SQUARE FEET.
	BARK MULCH	486 SF	2" DEEP FINE GRADE BARK
	KINN	18 36 SF	MASSACHUSETTS KINNIKINI

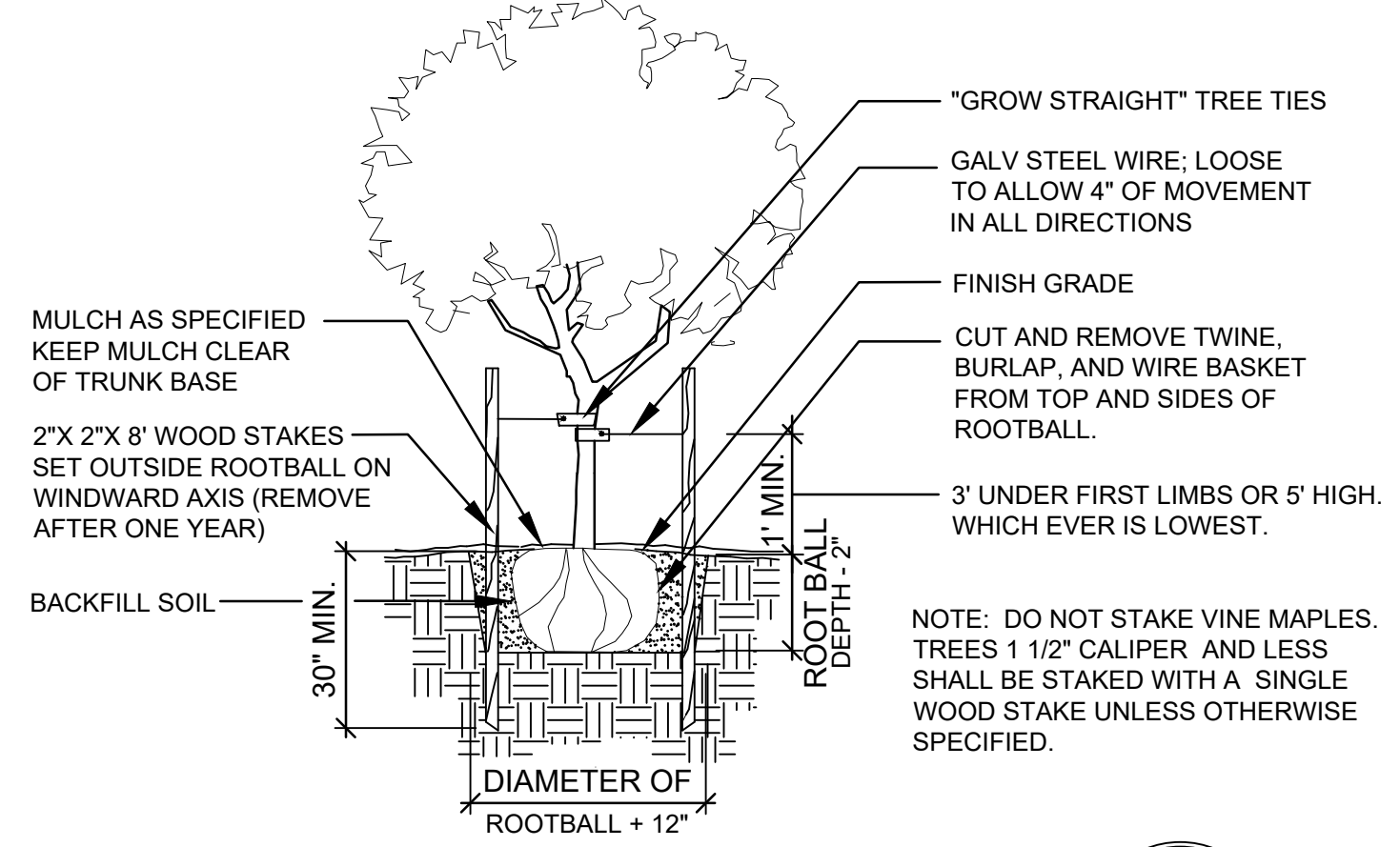


NOTE:
1. TIE BRIGHTLY COLORED P.V.C. RIBBON ON WIRE GUYS. (MIN. 1 PER GUY.)

CONIFER TREE GUYING DETAIL

1
L1

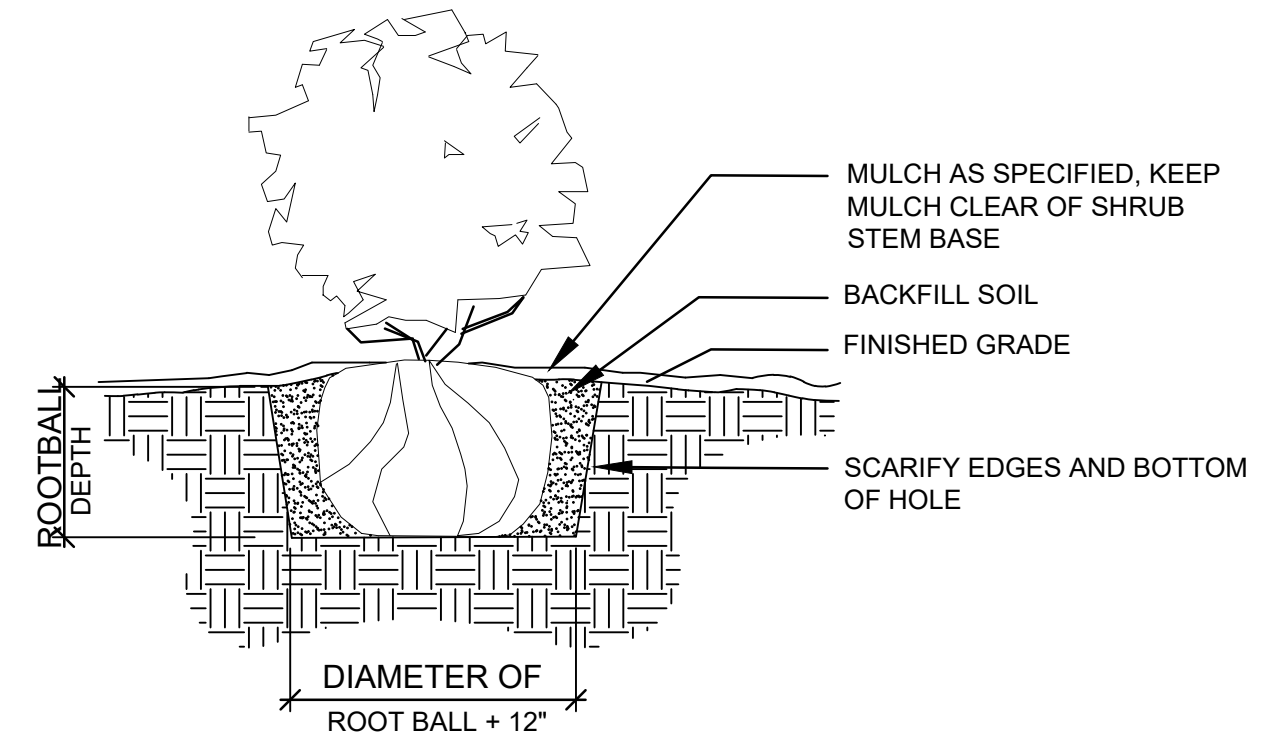
SCALE: N.T.S



TREE STAKING DETAIL

2
L1

SCALE: N.T.S



SHRUB PLANTING DETAIL

3
L1

SCALE: N.T.S

SUBMITTAL: 6/9/2023

REVISIONS		
NO.	DATE	DESCRIPTION

LOTS 63-67
PLANTING PLAN

PROJECT NO.: 520-003
TYPE: CONSTRUCTION
REVIEWED BY: KEL

L1

C:\Users\kerry\OneDrive\Documents\Lankford, LLC\Projects\SVH\2023 - Townhomes.dwg - SHEET: LOTS 63-67 - Jan 09, 2023 - 11:00am kerry

SUBMITTAL: 6/9/2023

REVISIONS

NO. DATE DESCRIPTION



SCHOLLS VALLEY HEIGHTS

LOTS 68-72
PLANTING PLAN

PROJECT NO.: 520-003
TYPE: CONSTRUCTION
REVIEWED BY: KEL

L1

Received
Planning Division
07/27/2023

PLANTING LEGEND-LOTS 68-72

TREES

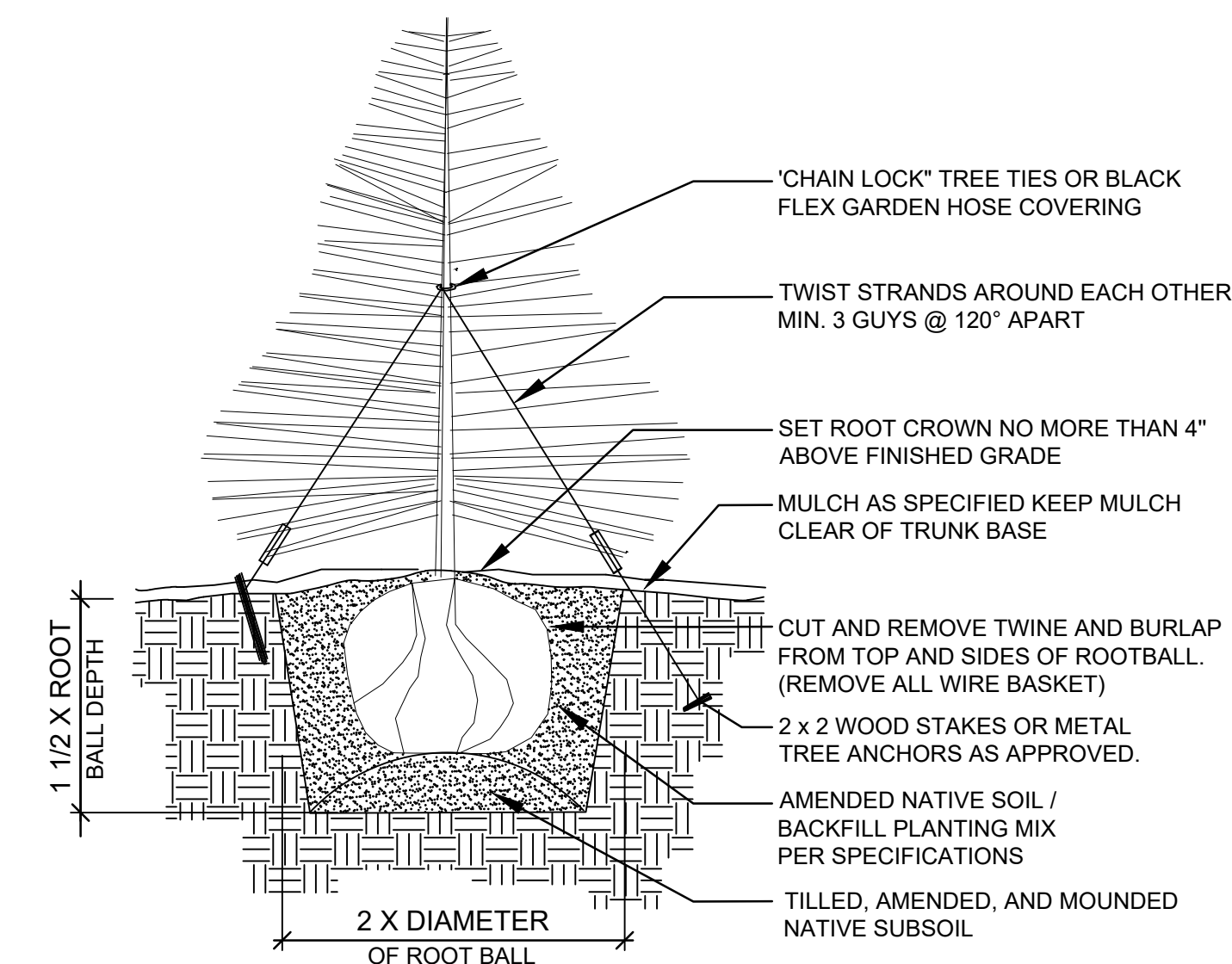
SYMBOL	QUANTITY	COMMON NAME : SIZE
	5	GOLDENRAIN TREE 5'-6" HGT

SHRUBS / GRASSES AND PERENNIAL

SYMBOL	QUANTITY	COMMON NAME : SIZE
	2	OCEANSPRAY: 5 GAL.
	11	BIRCH LEAF SPIREA: 2 GAL.
	6	KALEIDOSCOPE ABELIA: 2 GAL.
	3	GOLD STAR POTTENTILLA: 2 GAL.
	8	GOLDSTRUM BLACK-EYED SUSAN: 1 GAL.
	14	NOTHERN LIGHTS TUFTED HAIR GRASS: 1 GAL.
	3	DWARF MAIDEN GRASS: 1 GAL.
	9	DWARF FOUNTAIN GRASS: 1 GAL.
	3	NIKKO BLUE HYDRANGEA: 5 GAL.

LAWN AND BARK MULCH

SYMBOL	CODE	QUANTITY	COMMON NAME : SIZE
	LAWN	1403 SF	BARENBRUG RTF GRASS SEED AT A RATE OF 7-10 LBS /1000 SQUARE FEET.
	BARK MULCH	490 SF	2" DEEP FINE GRADE BARK

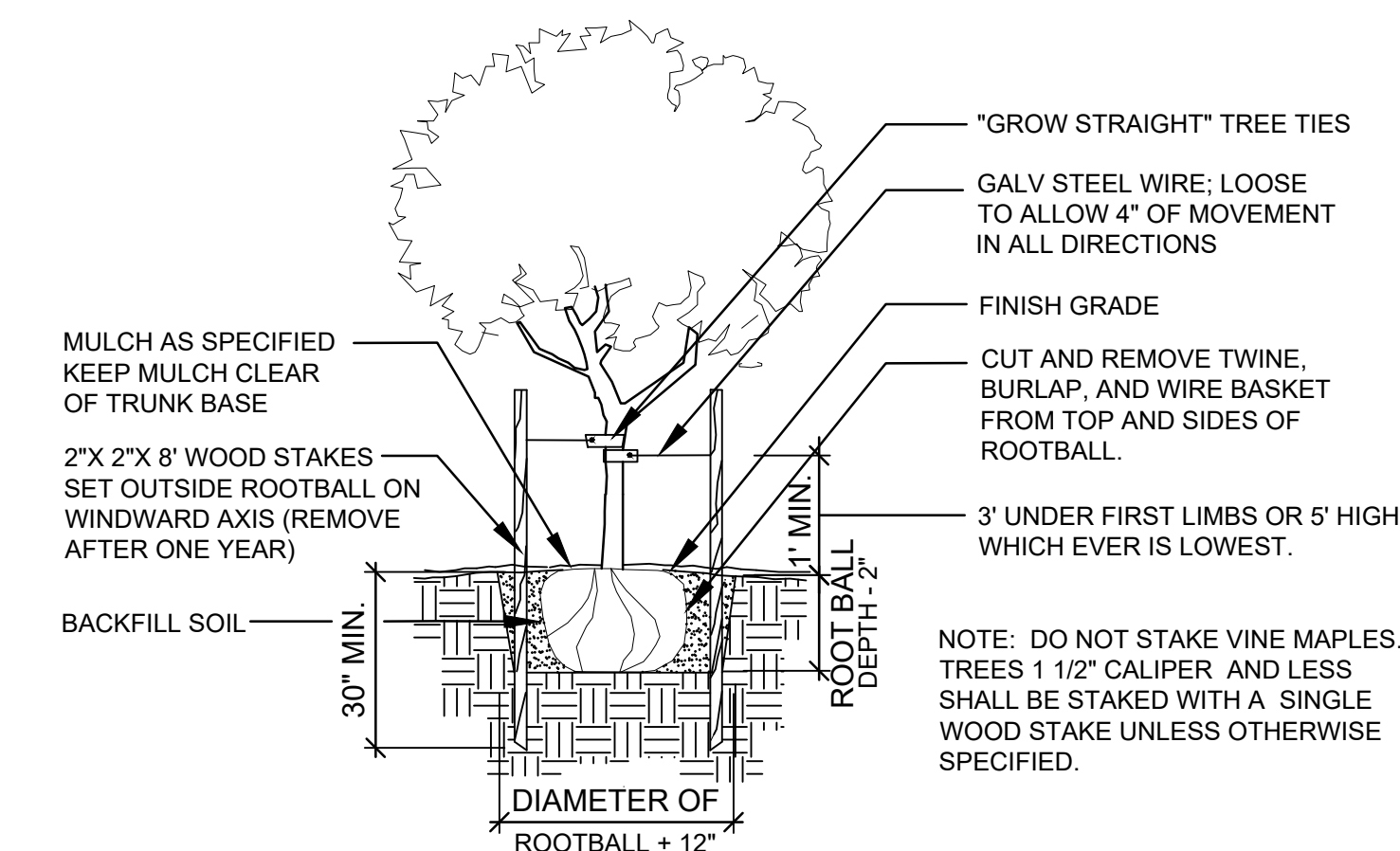


NOTE:
1. TIE BRIGHTLY COLORED P.V.C. RIBBON ON WIRE GUY. (MIN. 1 PER GUY.)

CONIFER TREE GUYING DETAIL

SCALE: N.T.S

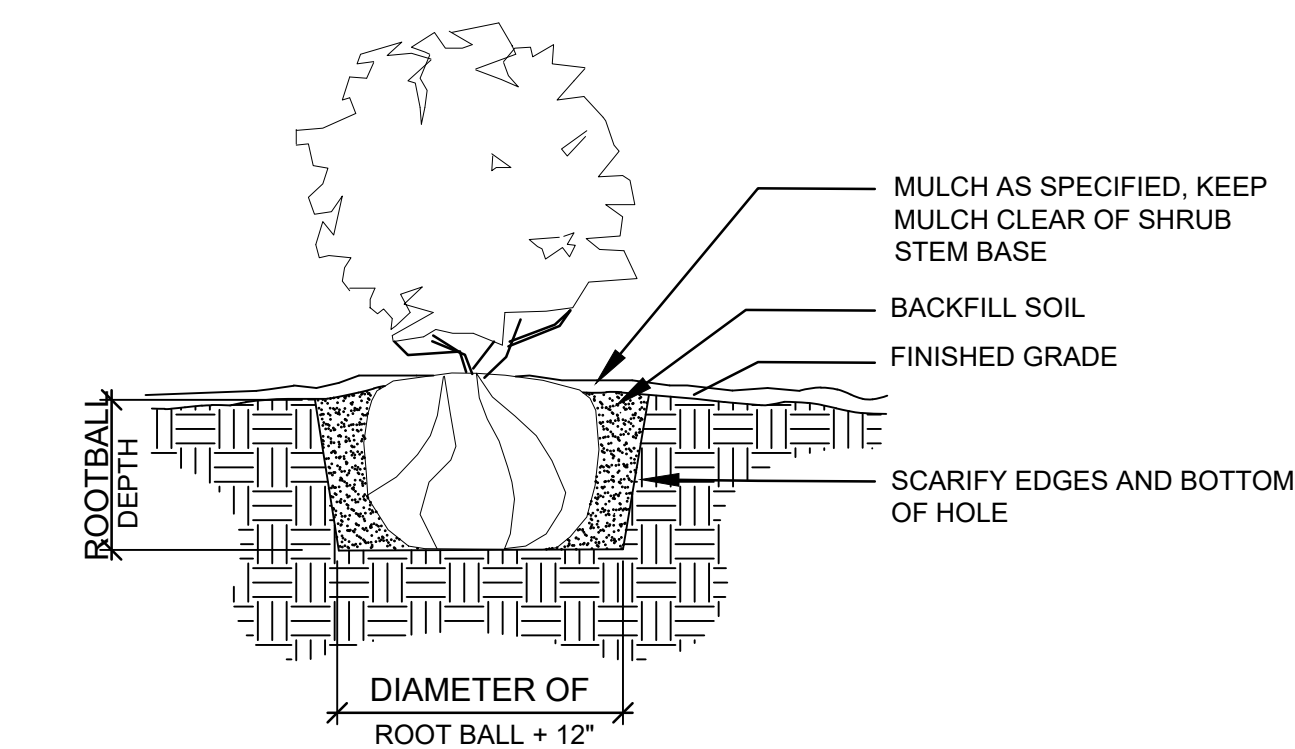
1
L1



TREE STAKING DETAIL

SCALE: N.T.S

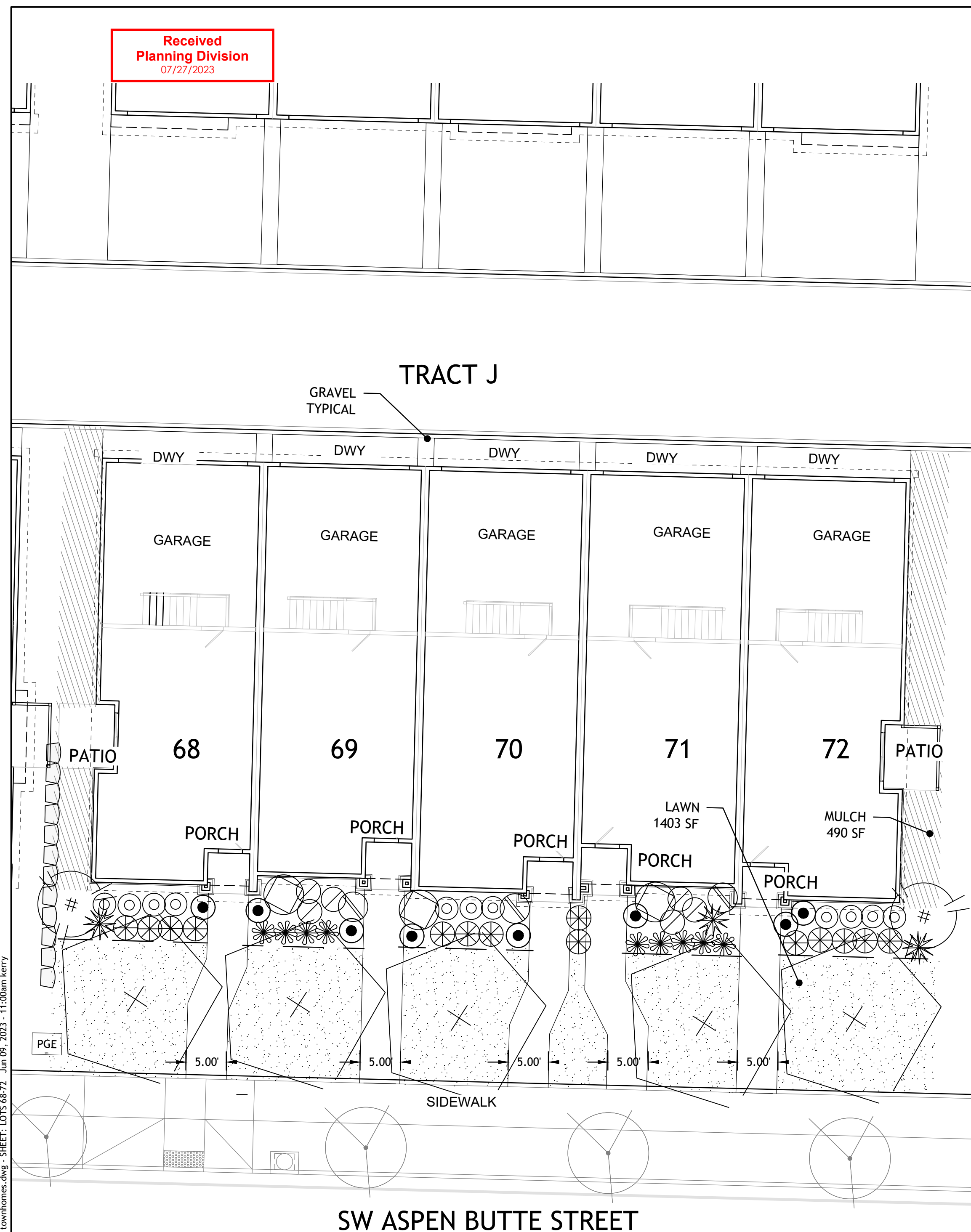
2
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S

3
L1



SW ASPEN BUTTE STREET

1 LOT 68-72 PLANTING PLAN



NOTE:

SPRINKLER HEADS:
MP ROTATORS

SMALL TURF AND SHRUB BED AREAS WILL USE MP ROTATOR NOZZLES. 6-INCH POP-UP HEADS WILL BE INSTALLED IN TURF AREAS AND GROUND COVER (MATURING TO 6" HIGH MAXIMUM). 12-INCH POP-UP HEADS WILL BE INSTALLED IN SHRUB BEDS.

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 Planning Division
 07/27/2023

DRAWING SCALE
 11x17 1/8" = 1'-0"
 22x34 1/4" = 1'-0"

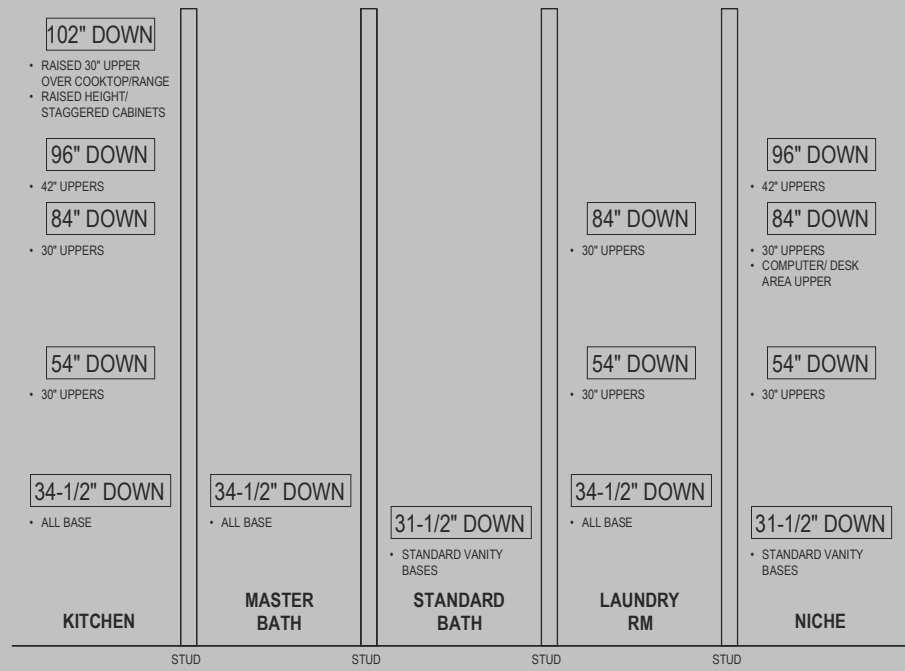
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 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
 R/MAL, E/M, JR
 Date: 10/11/2021
 Scale: 1/4" = 1'-0"
 Rev: 1/25/23 KF

Lot: 67
 Block:
 Sect:
 Proj. No.: 6823
 Job No.: 0067

SCHOLLS VALLEY
 BEAVERTON, OR 97007

SOUTH
B698-B
INT-4
 EAGAN
 PORTLAND



BLOCKING DETAIL
 SCALE: 1" = 1'-0"

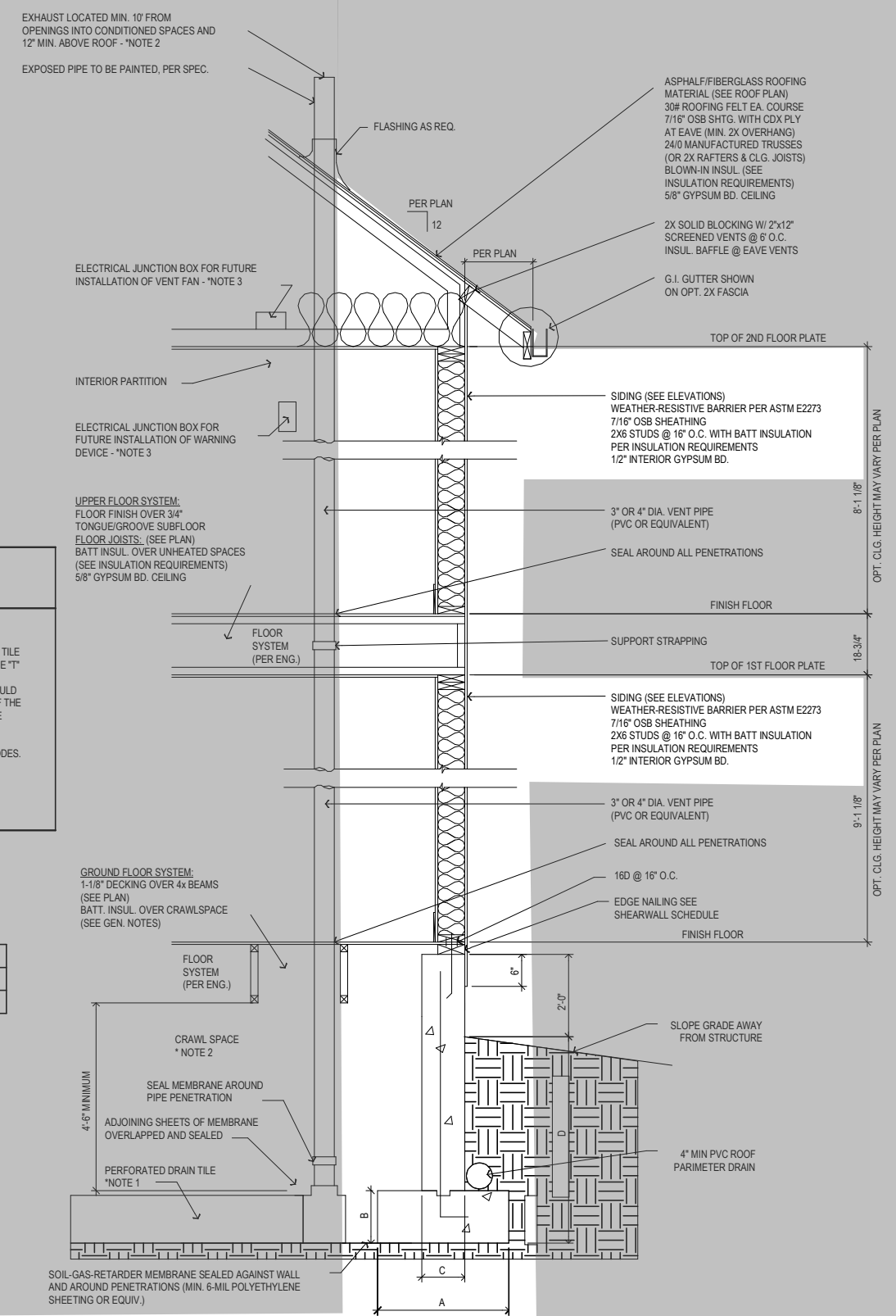
PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

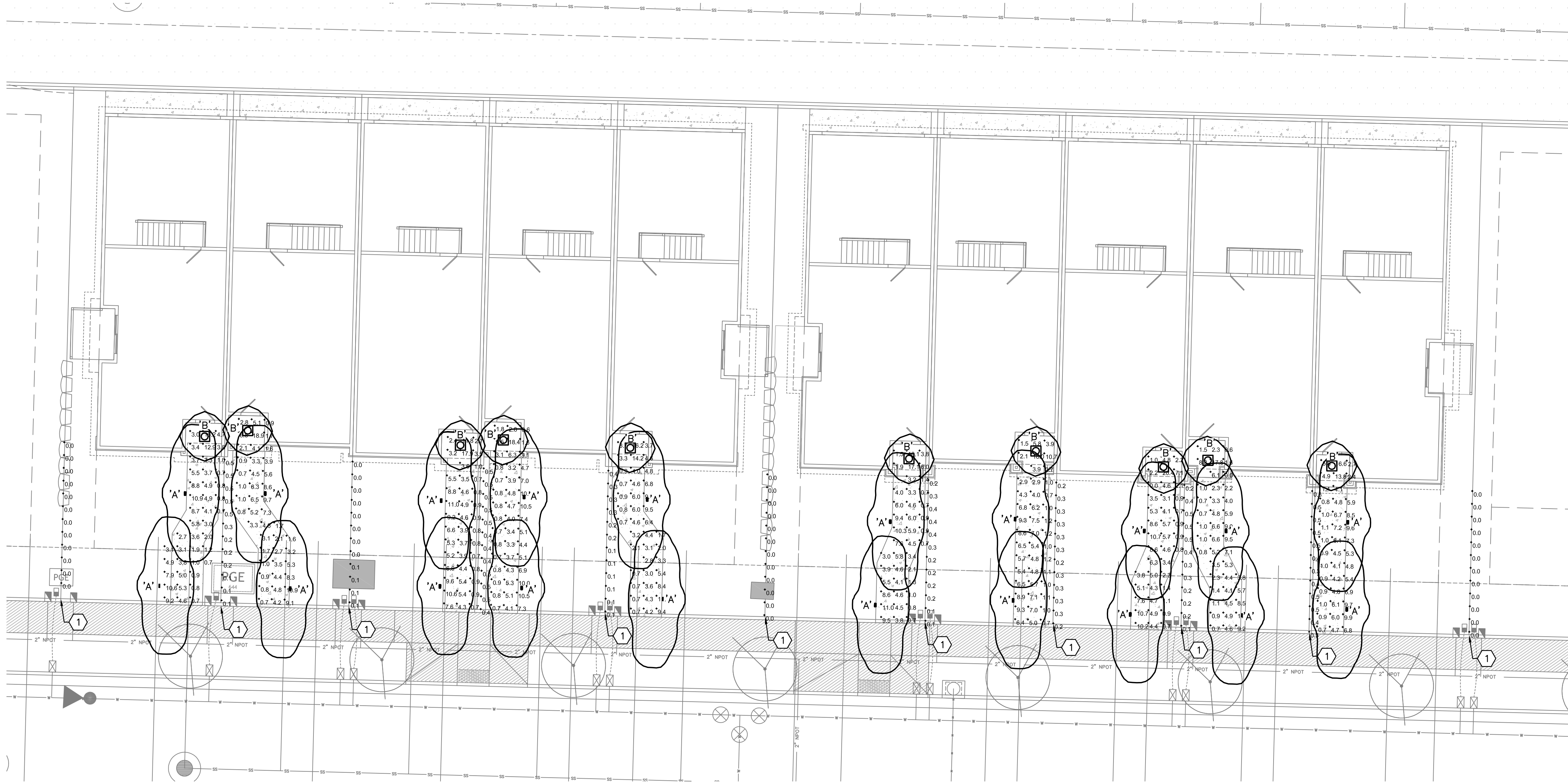
NOTES:
 INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
 VENTILATE CRAWL SPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
 CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

	"A"	"B"	"C"	"D"
1 STORY:	12"	6"	6"	18"
2 STORY:	15"	7"	8"	18"
3 STORY:	18"	8"	10"	24"

MINIMUM FOUNDATION DIMENSIONS
 SEE ENGINEERING FOR ADD'L. REQUIREMENTS.

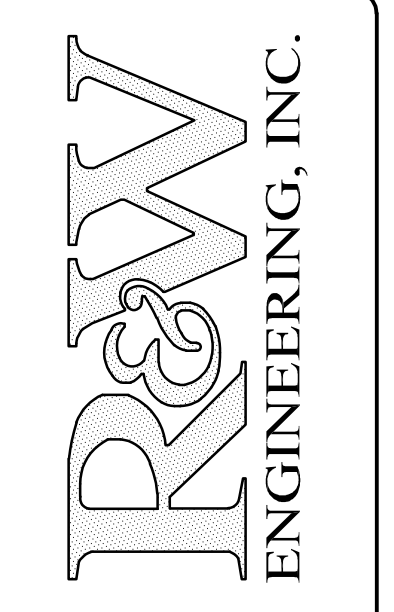
TYPICAL WALL SECTION/ RADON MITIGATION DETAIL
 SCALE: 1/8" = 1'-0"





GENERAL NOTES

- A. FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE POINT VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.
- B. 5-FOOT WIDE PEDESTRIAN PATHWAYS. CONTRACTOR TO INSTALL BOLLARDS ON OPPOSITE SIDE OF PATHWAY FROM CLOSEST PROPERTY LINE.
- C. ALL LIGHT LEVELS AT PROPERTY LINES ARE TO BE 0.5-FOOT CANDLES OR BELOW.
- D. PATHWAY ILLUMINATION TARGET VALUE TO BE 0.7-FOOT CANDLES AND HIGHER.



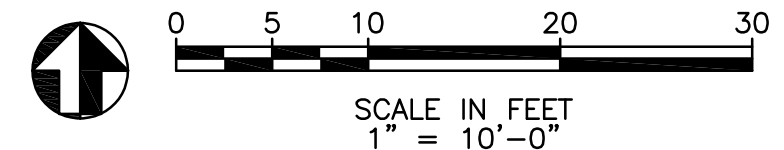
R&W ENGINEERING, INC.
"Engineering Integrated Solutions"
9815 S.W. Allen Blvd., Suite 101
Beaverton, Oregon 97005
Phone: Contact-Phone
Fax: (503) 726-3326
E-mail: rwen@rweg.com

SYMBOL LEGEND

- FC FOOTCANDLE
- TYPE A - LED FIXTURE - BOLLARD
- TYPE B - LED FIXTURE - DOWNLIGHT
- (X) REFERENCE NOTE.

REV	DATE	DESCRIPTION	BY

1 PARTIAL SITE PLAN PHOTOMETRIC
E1.0 SCALE 1" = 10'-0"



NOTES THIS SHEET

- 1 COLUMN OF CALCULATION POINTS ARE ILLUMINATION VALUES AT PROPERTY LINE.

SCHOLLS VALLEY
TOWN HOMES
PARTIAL SITE PLAN PHOTOMETRIC
SYMBOL LEGEND AND SCHEDULES.

LUMINAIRE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	PRAGUE BOLLARD, 48", VERIFY FINISH WITH ARCHITECT 300K, 1660 LUMENS, INSTALL ON CONCRETE BASE, TYPE 2 LIGHT DISTRIBUTION	LIGMAN	PRA-10012-T2-W30	LED	13.8 W
B	INCITO 2 INCH SHOWER TRIM, RECESSED DOWNLIGHT, ROUND, 3000K, 250 LUMENS, CLEAR, MATTE DIFFUSE, SOLITE PATTERN LENS, 15 DEGREE BEAM, 80 CRI	GOTHAM ARCHITECTURAL LIGHTING	IC02SH 30/02 AR LD SOL 15D	LED	3.1 W

DESIGNED: DDH
DRAWN: MJP
CONTACT: DENNIS HALL
PROJECT #: 1645.008
DATE: 10/12/2023

THIS LINE IS 2 INCHES
AT FULL SCALE
IF IT DOES NOT MEASURE 2
INCHES, SCALE ACCORDINGLY

DRAWING NO.
E1.0
SHEET 1 OF 1