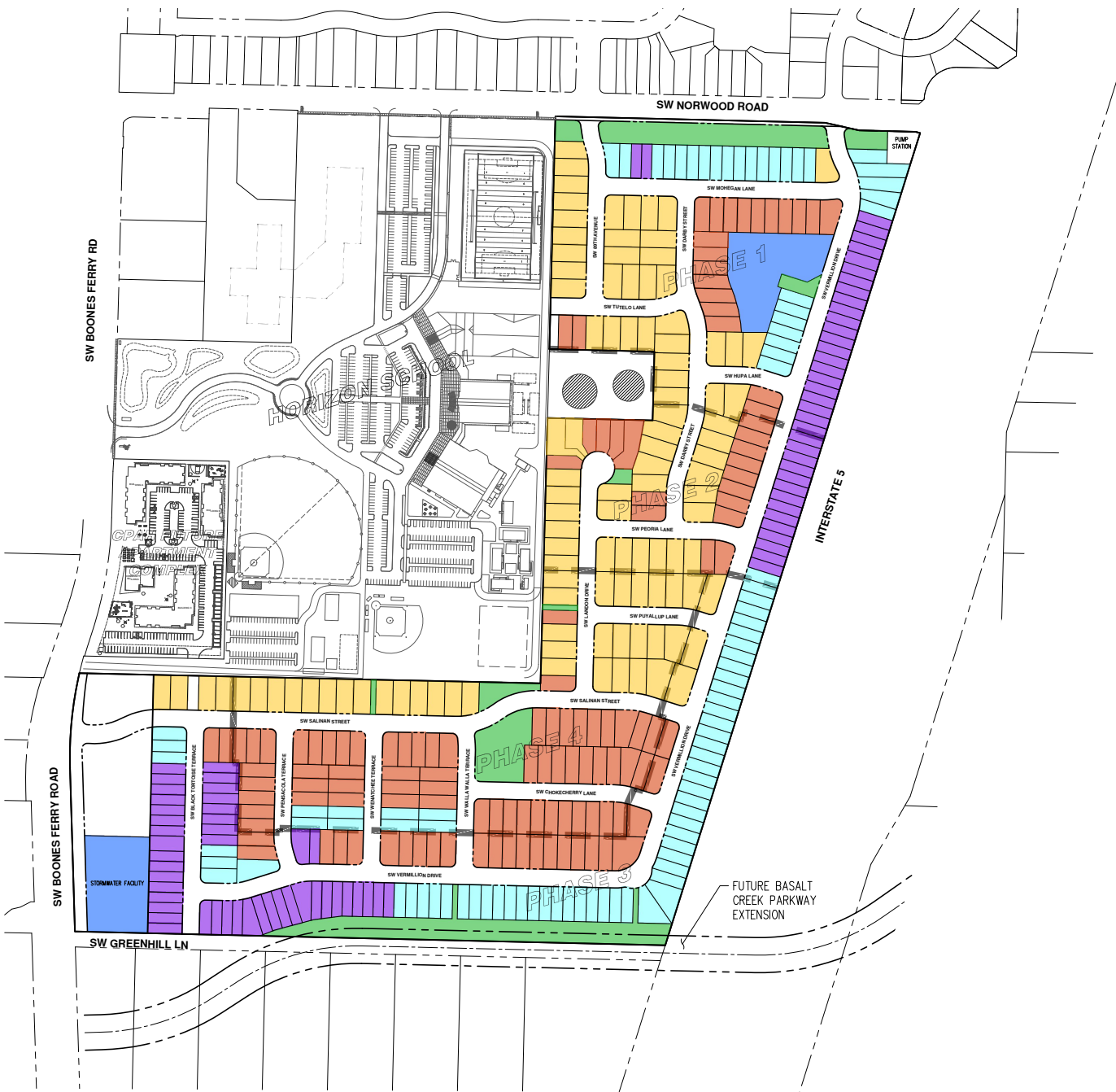


## Exhibit A: Preliminary Plans

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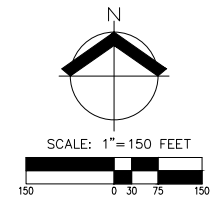
# AUTUMN SUNRISE ARCH REVIEW - DUPLEX



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DENSITY CALCULATIONS

	SQ. FT.	ACRES
GROSS SITE AREA:	± 2,688,206	± 61.71
PUBLIC R.O.W. DEDICATION AREA:	± 628,769	± 14.43
PRIVATE STREET/ACCESS AREA:	± 5,718	± 0.13
STORMWATER FACILITY AREA:	± 106,471	± 2.44
COMMERCIAL AREA:	± 82,144	± 1.89
PUMP STATION DEDICATION AREA:	± 7,709	± 0.18
NET DEVELOPABLE:	± 1,857,395	± 42.64

	RML ZONE
MAXIMUM DENSITY (10 DU PER ACRE):	426 LOTS
MINIMUM DENSITY (7 DU PER ACRE):	298 LOTS
PLANNED DENSITY:	404 LOTS
REQUIRED OPEN SPACE AREA (5% GROSS):	± 134,410 SQ. FT.
OPEN SPACE PROVIDED:	± 171,904 SQ. FT.

LOT AREA SUMMARY	
MAXIMUM LOT AREA:	± 7,731 SQ. FT.
MINIMUM LOT AREA:	± 3,000 SQ. FT.
AVERAGE LOT AREA (ALL DU):	± 4,151 SQ. FT.
AVERAGE LOT AREA FOR SF DETACHED DU:	± 4,407 SQ. FT.
AVERAGE LOT AREA FOR SF ATTACHED DU:	± 3,147 SQ. FT.

LOT DIMENSION	HOUSE TYPE	PH-1	PH-2	PH-3	PH-4	TOTAL UNITS
50'x100'	Detached	36	27	7	34	104
40'x100'	Detached	21	17	26	61	125
34'x100'	Detached	28	1	56	8	93
29'x100'	Attached	24	14	44	-	82

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**LENNAR**

PRODUCT DISTRIBUTION PLAN  
 AUTUMN SUNRISE SUBDIVISION  
 LENNAR NORTHWEST, INC.  
 TUALATIN, OREGON



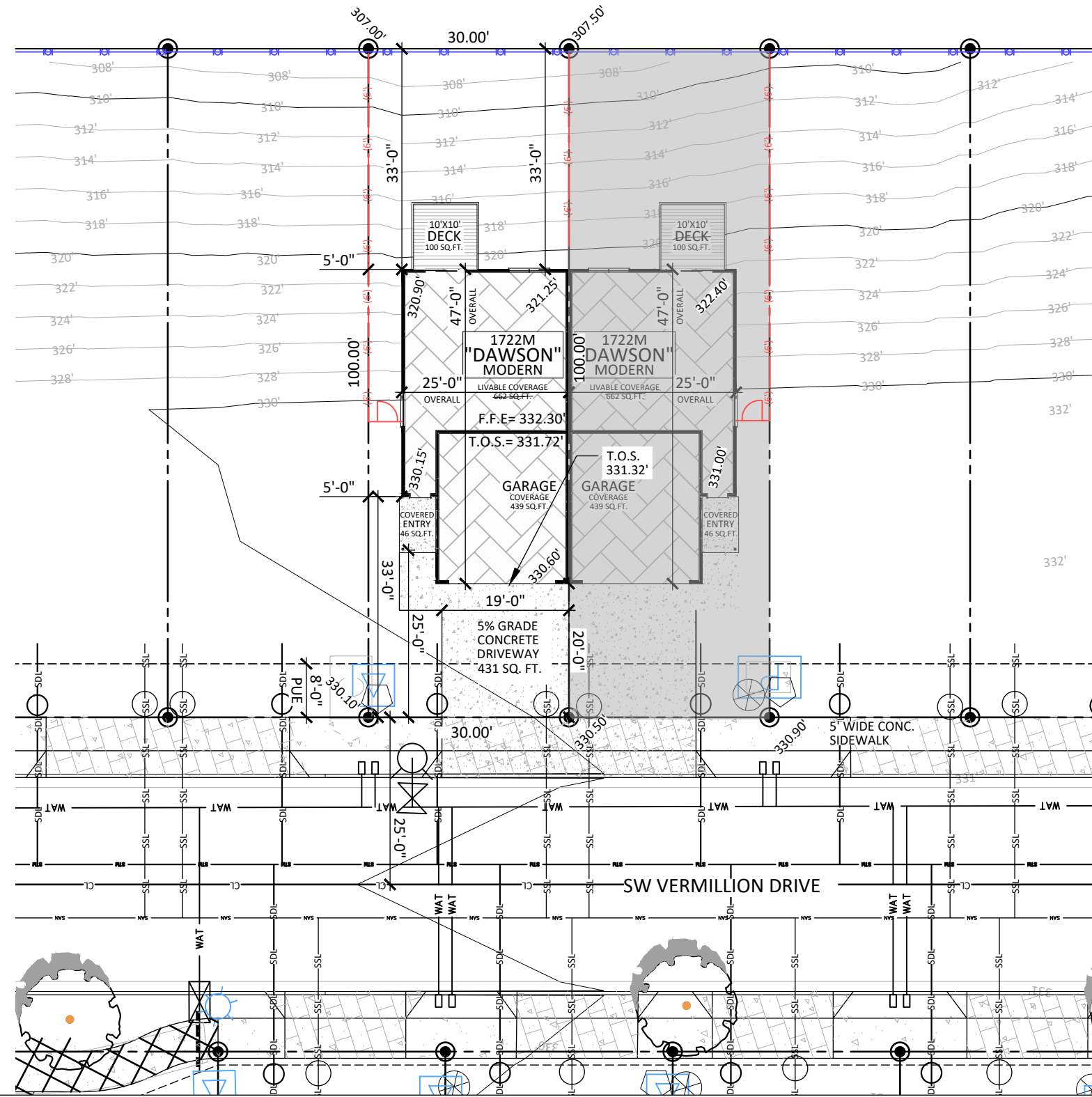
RENEWAL DATE: 6/30/24  
 JOB NUMBER: 7454  
 DATE: 5/30/2023  
 DESIGNED BY: JSM  
 DRAWN BY: JSM  
 CHECKED BY: DS

**PO-04**

- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| ⊕       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⊕       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⊕       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| ⊕       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | ⊕       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ⊕       | RETAINING WALL           |
| ⊕       | POWER JUNCTION BOX    | ⊕       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



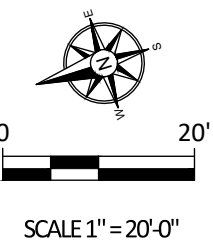
332.30	F.F.E.
331.97	T.O.W.
329.80	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	662 SQ.FT.
GARAGE:	439 SQ.FT.
DRIVEWAY/WALK:	431 SQ.FT.
COVERED ENTRY:	46 SQ.FT.
COVERED PATIO:	0 SQ.FT.
UNCOVERED DECK:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1678 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1147 SQ.FT.</b>

<b>ZONING: RML</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	25'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	33'-0"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>38%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>28'-7"</b>



**DRAWN:**  
 06-20-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

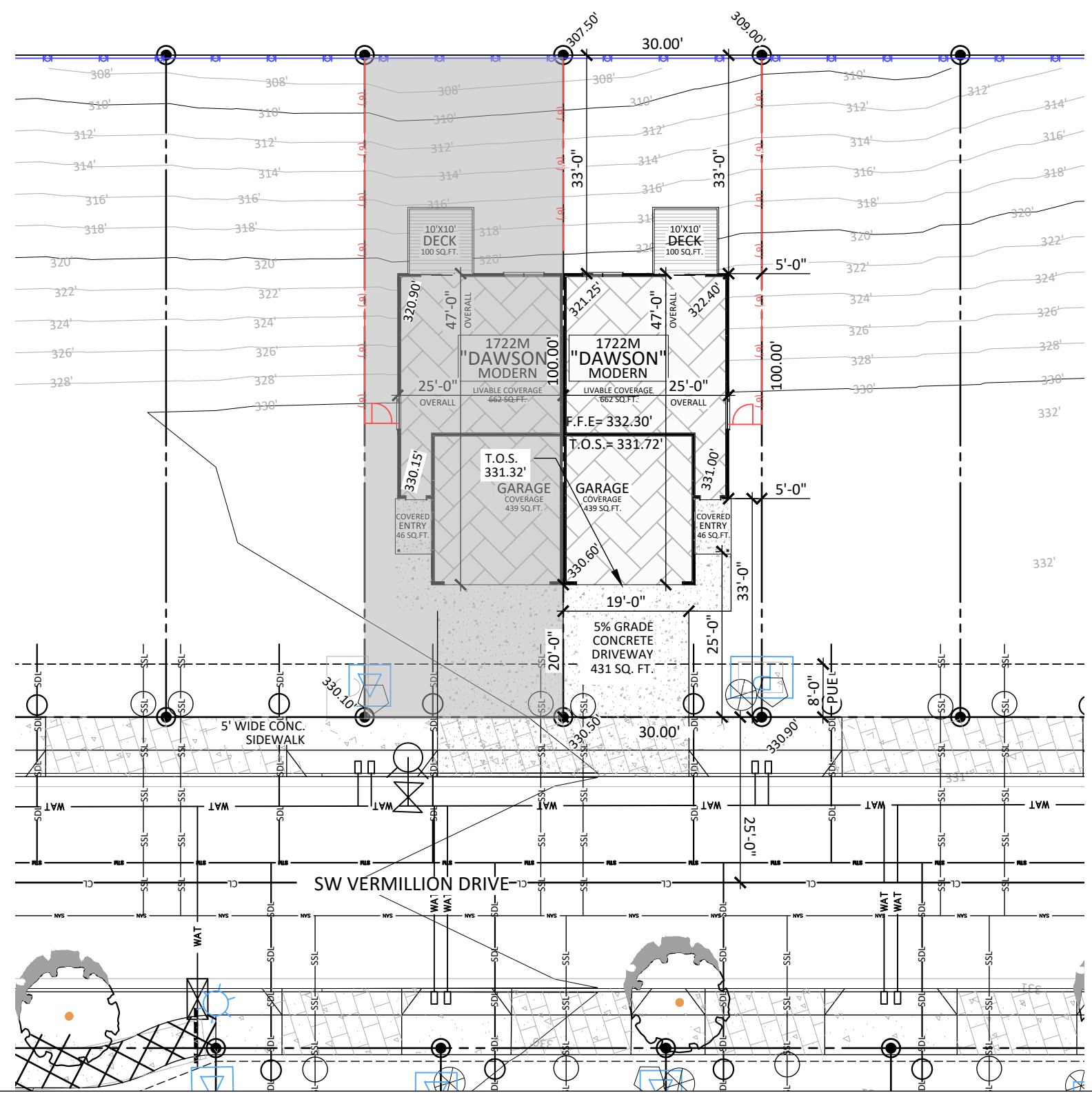
**TYPICAL DAWSON SITE PLAN ON A SLOPING LOT**

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- PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
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| — SDL — | STORM LATERAL         | -----   | WATER LINE               |
| —       | EXISTING FENCE 1      | -----   | SETBACKS                 |
| —       | EXISTING FENCE 2      | -----   | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
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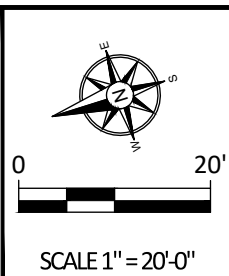
332.30	F.F.E.
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EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
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 OFFICE: 360.258.7900

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**DRAWN:**  
 06-20-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL DAWSON SITE PLAN ON A SLOPING LOT**



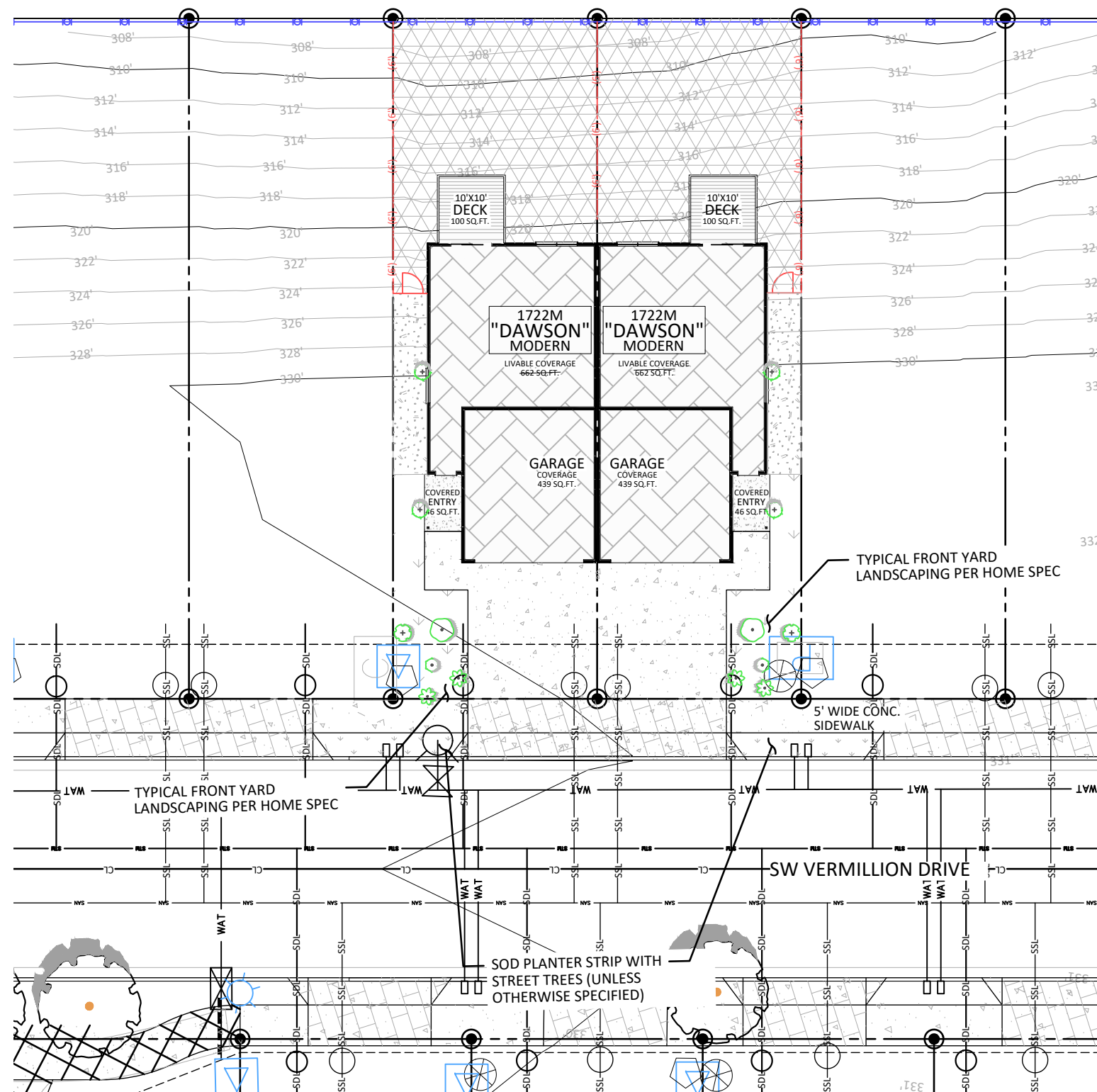
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**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	♂	AIR RELEASE VALVE
⊡	WATER METER	♀	WATER BLOWOFF
⊗	WATER VALVE	⊘	DOUBLE CHECK VALVE
⚡	SIGN	○	SANITARY SEWER CLEAN OUT
☀	STREET LIGHT	○	SANITARY SEWER MANHOLE
⊡	CATCH BASIN	○	STORM DRAIN CLEAN OUT
⊡	ADA RAMP	⊡	STORM DRAIN MANHOLE
⊙	PROPERTY PINS	△	VISIBILITY TRIANGLES
⊡	POWER VAULT	▬	RETAINING WALL
⊡	POWER JUNCTION BOX	⬠	COMMUNICATIONS RISER
⊡	COMMUNICATIONS VAULT	⊗	COMMUNICATIONS JB POT
⊗	AMUR MAACKIA	⤴	GATE
⊗	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊗	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

⊕	#2 ACCENT SHRUB
⊕	#1 IN-FILL SHRUBS/GROUNDCOVER
⊕	#1 ACCENT GRASS
⊕	B&B SHRUB
⊕	COLUMNAR EVERGREEN SHRUB
▨	BARK
▨	SOD LAWN (TYP)
▨	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

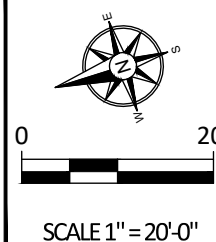


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**LANDSCAPE PLAN FOR ALL DAWSON PLANS ON SLOPING LOTS**



DRAWN:  
07-05-2023 MHR  
 REVISIONS:

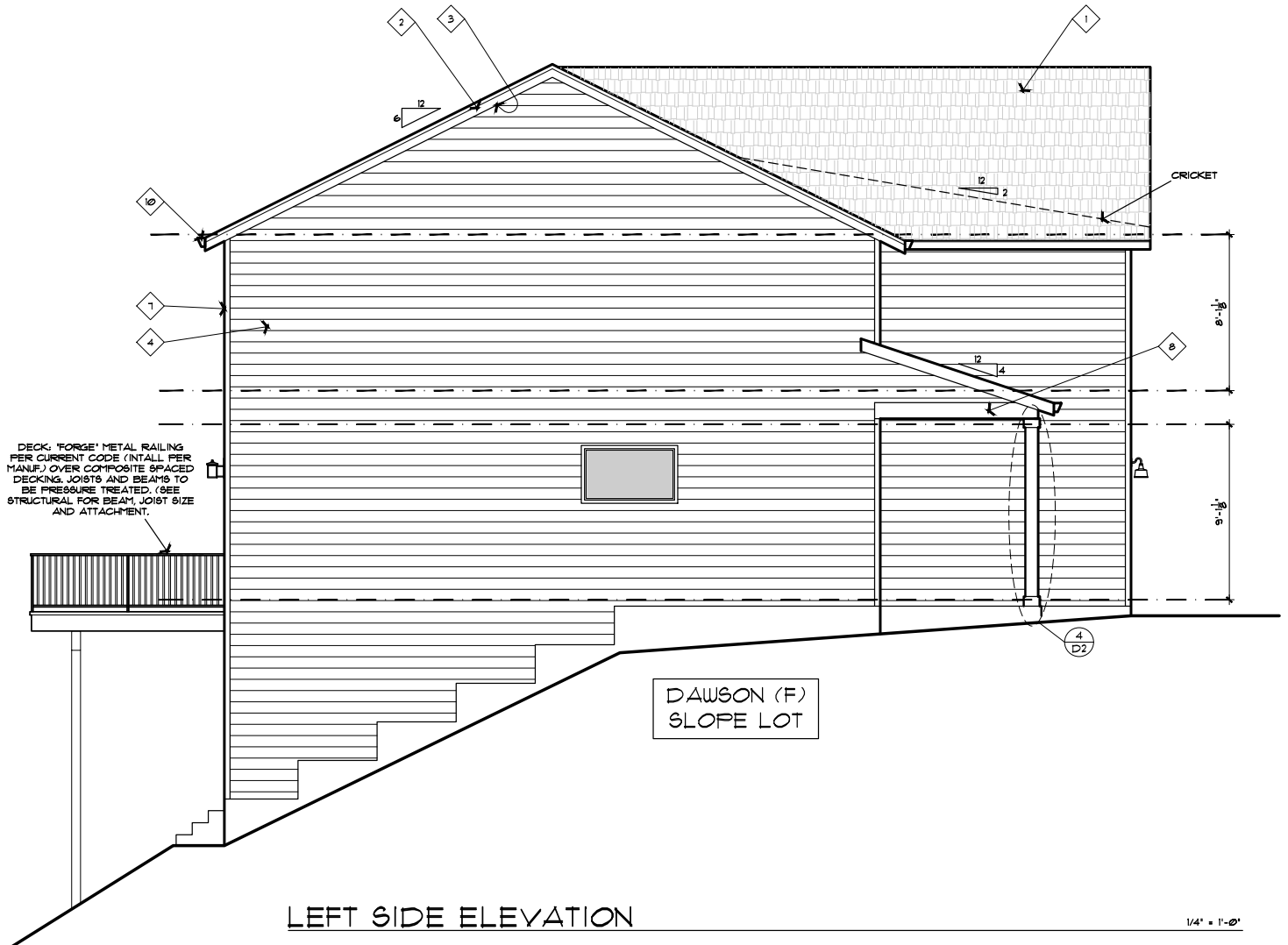
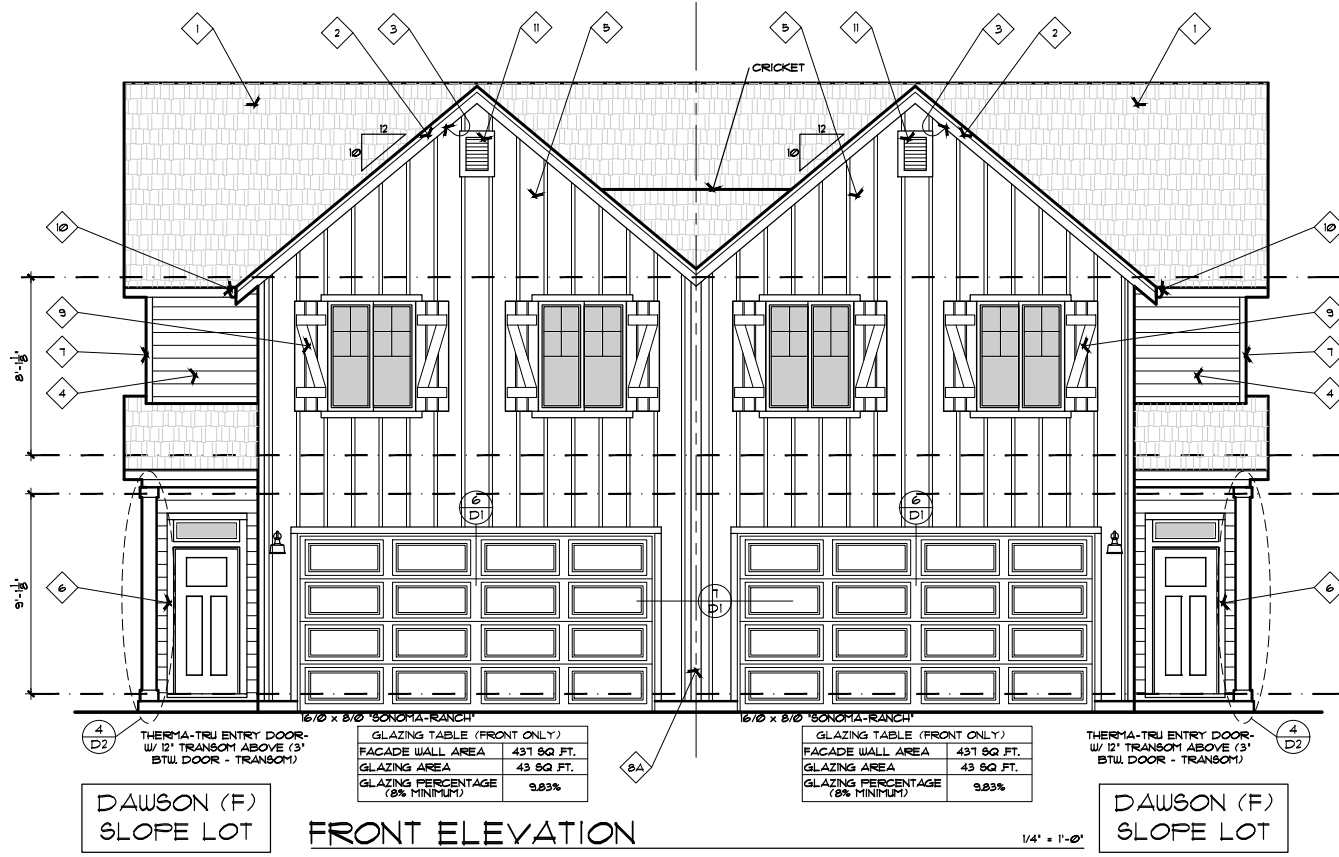
**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

CITY OF TUALATIN, WASHINGTON CO., OREGON

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
5. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C. OVER 1/16" OSB WALL SHEATHING.
6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 2@ GA. 1/2" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
- 8A. VERTICAL TRIM: 5/4x6
9. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x6 HORIZONTAL BOARDS (1) 1x6 DIAGONAL x HEIGHT OF WINDOW.
10. GUTTERS (TYPICAL).
11. DECORATIVE VENT.



**LENNAR**  
2103 NE 129th STREET  
SUITE 1000  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1A  
R5/26/2023 ENGINEERING PLAN CHANGE 1.D2C

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT**  
SPEC LEVEL - 3000

**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1,722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1,722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**1A**

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1.1X2  
 8/5/2023 ENGINEERING PLAN CHANGE 1.1X2

**NOTE:**

FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE (S) SHEETS



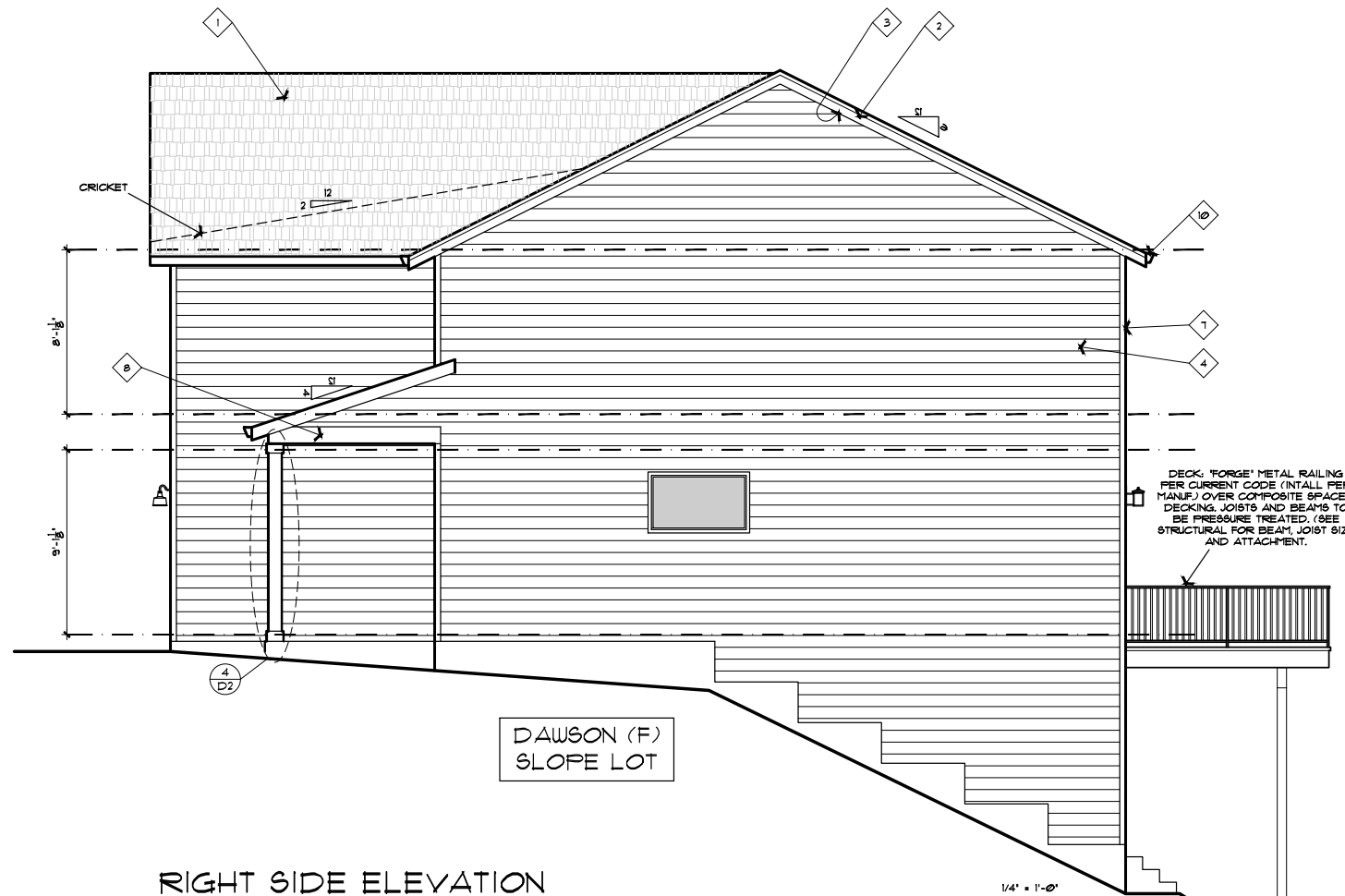
DAWSON (F)  
SLOPE LOT

DAWSON (F)  
SLOPE LOT

**REAR ELEVATION**

1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
  2. VERGE BOARD (TYPICAL): R8 1x3 TRIM ON 2x8.
  3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
  4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
  5. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C. OVER 7/16" OSB WALL SHEATHING.
  6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
  7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
  8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 2" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URS.
  - 8A. VERTICAL TRIM: 5/4x6
  9. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x6 HORIZONTAL BOARDS (1) 1x6 DIAGONAL x HEIGHT OF WINDOW.
  10. GUTTERS (TYPICAL).
  11. DECORATIVE VENT.



DAWSON (F)  
SLOPE LOT

**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ. FT.  
 UPPER LEVEL: 1060 SQ. FT.  
 TOTAL LIVING: 1722 SQ. FT.  
 GARAGE: 439 SQ. FT.  
 ENTRY: 46 SQ. FT.

**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ. FT.  
 UPPER LEVEL: 1060 SQ. FT.  
 TOTAL LIVING: 1722 SQ. FT.  
 GARAGE: 439 SQ. FT.  
 ENTRY: 46 SQ. FT.

**1B**



**FOUNDATION PLAN KEYNOTES**

- 12. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
- 13. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12" MIN.
- 14. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11' O.C. EACH WAY.
- 15. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
- 16. ENGINEERED FLOOR JOISTS - SEE ENGINEERING.
- 17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 18. 18"x8" SCREENED FOUNDATION VENTS. MAINTAIN 12" FROM HOLDDOWNS AS SPECIFIED ON ENGINEERING SHEETS.
- 19. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" ASPHALT SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 1000  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1142  
 8/5/2023 ENGINEERING PLAN CHANGE 1.1 DC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

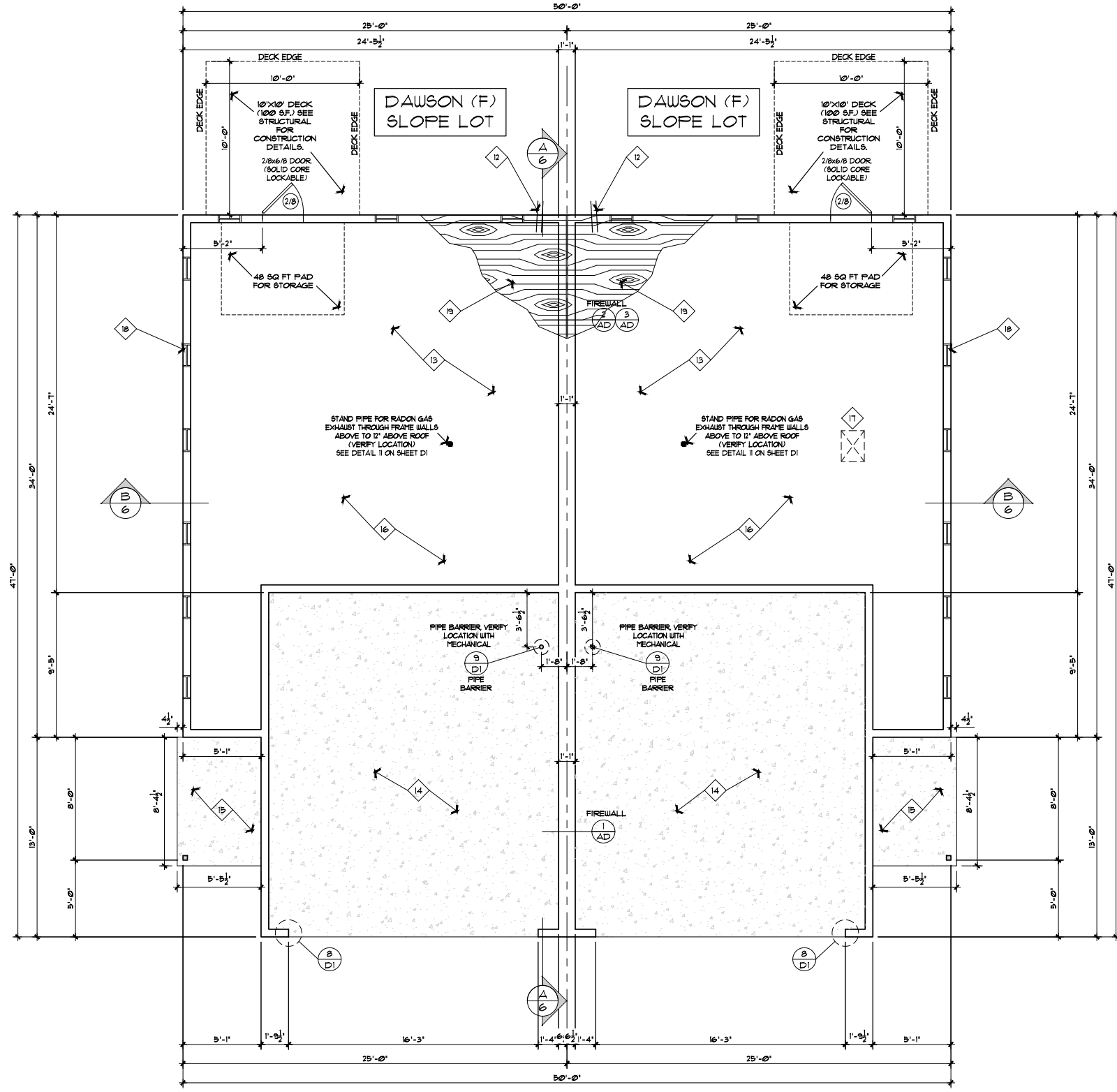
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 TOTAL LIVING: 1722 SQ FT  
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 ENTRY: 46 SQ FT

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MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**2**



FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.64
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.64
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

**NOTE:**  
 FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS

1722F DAWSON (FARMHOUSE)  
 FOUNDATION PLAN  
 1/4" = 1'-0"

**MAIN FLOOR KEYNOTES**

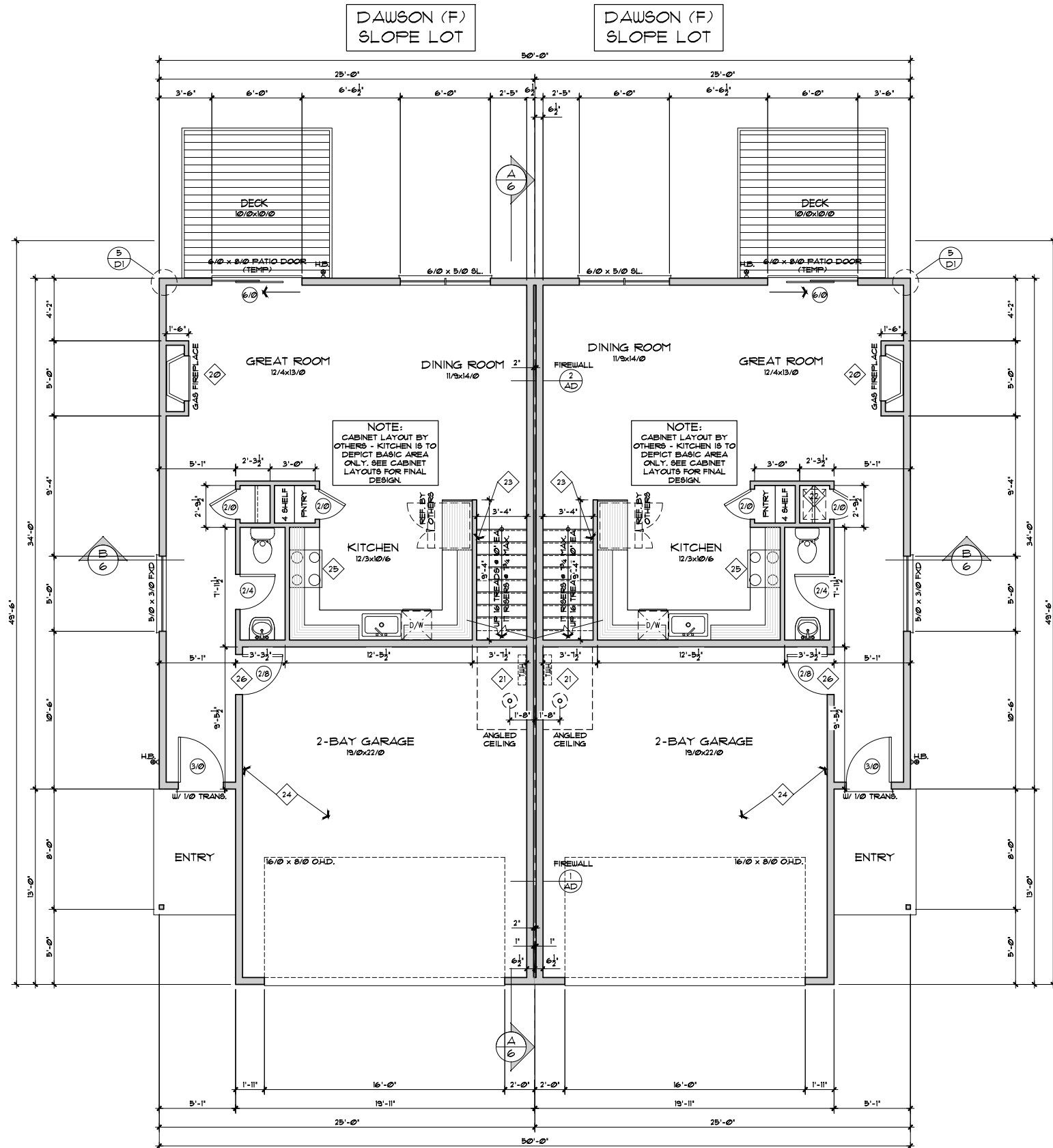
- 20. MANUFACTURED DIRECT VENT, GAS, UL LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 21. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 5'-4" MIN. ABOVE FINISHED FLOOR.
- 22. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 23. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 24. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 25. MICRO HOOD OR RANGE HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
- 26. DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN - 1/24  
 5/5/2023 ENGINEERING PLAN CHANGE 1.1/24

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS



MAIN FLOOR PLAN

1/4" = 1'-0"

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

1722F  
 DAWSON  
 FARMHOUSE

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

1722F  
 DAWSON  
 FARMHOUSE

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

3

**UPPER FLOOR KEYNOTES**

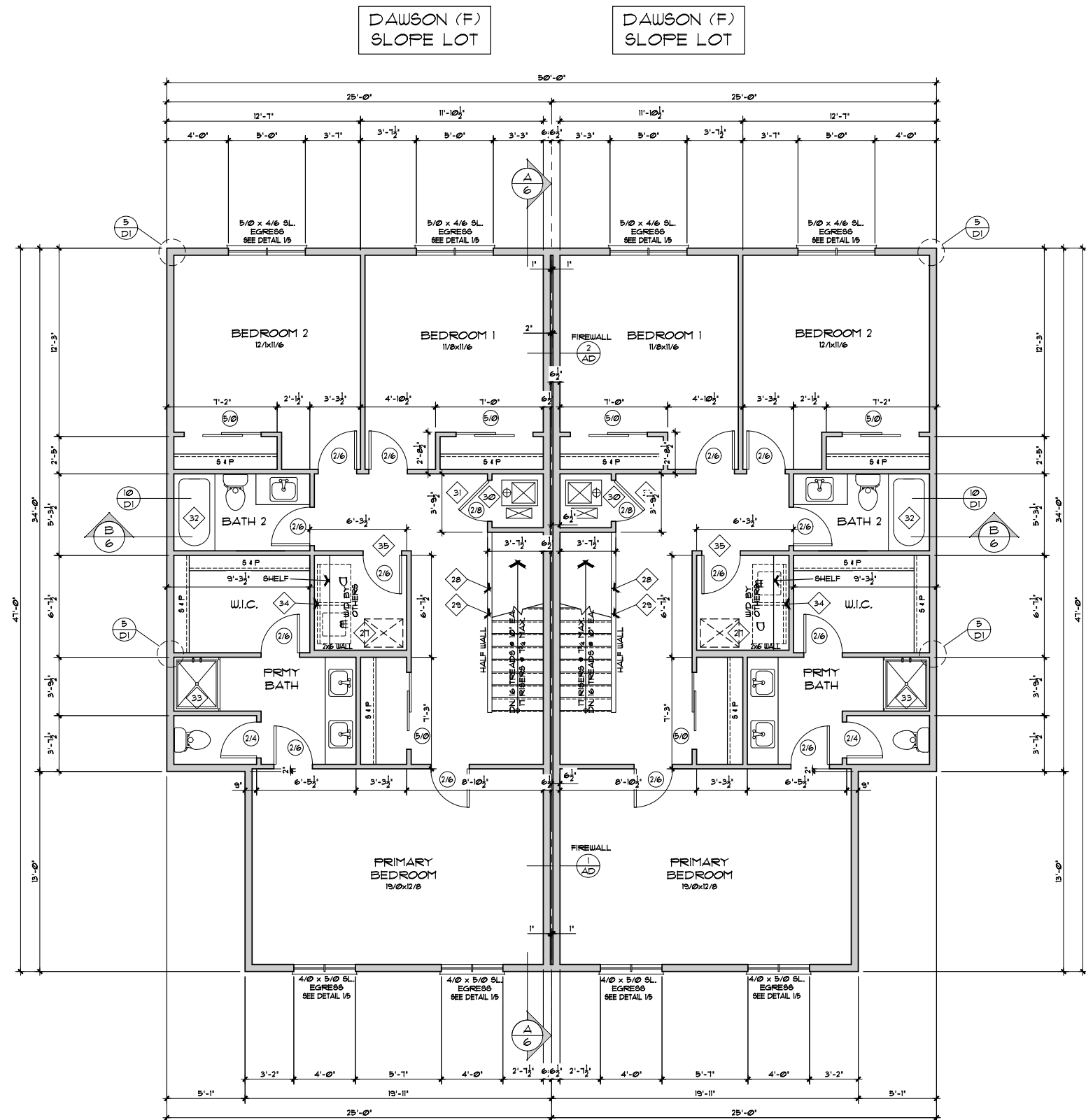
- 21. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH CEILING W/ INSULATED COVER.
- 28. 42" HIGH HALF WALL WITH WOOD CAP.
- 29. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 30. INSTALL STALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
- 31. DOOR GOING FROM FURNACE INTO HOME SHALL BE A SOLID CORE DOOR.
- 32. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
- 33. INSTALL 42x36 FIBERGLASS ONE-PIECE SHOWER ENCLOSURE
- 34. INSTALL RECESSED WASHER/DRYER HOOKUP.
- 35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.

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OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1142  
 5/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS



1722F DAWSON (FARMHOUSE)

1722F DAWSON (FARMHOUSE)

**UPPER FLOOR PLAN**

1/4" = 1'-0"

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

**1722F DAWSON FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722F DAWSON FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN - 112  
 8/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

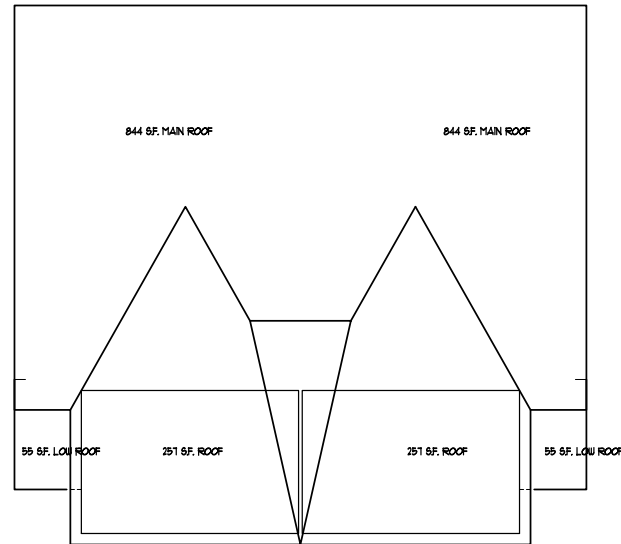
**1722F DAWSON FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722F DAWSON FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**5**



**ATTIC VENTING AREA**  
 1/8" = 1'-0"

**DAWSON**

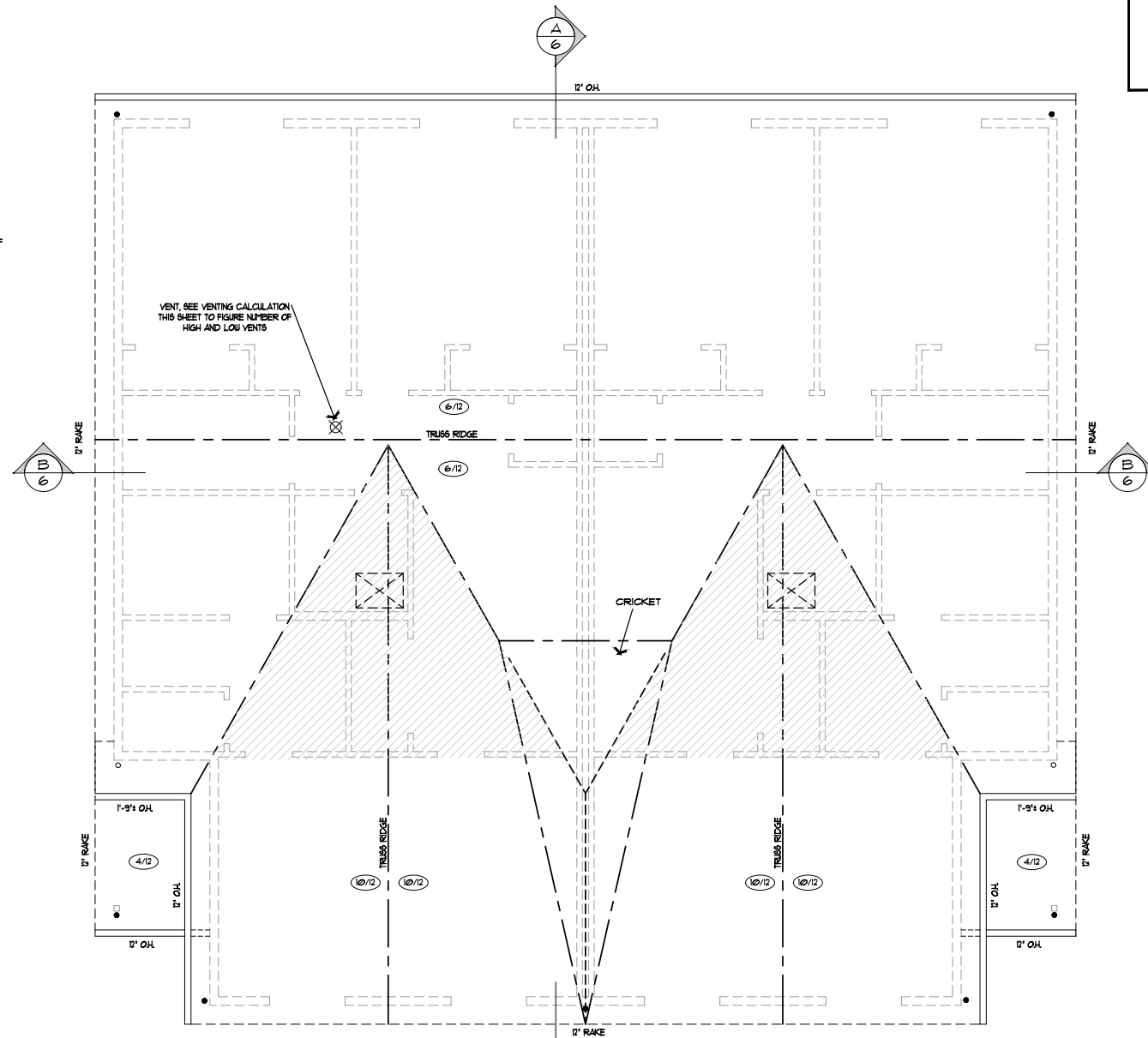
ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	844 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=2.81 * 144=405.12 / 2=202.56 / 50=4.05 <b>4 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=2.81 * 144=405.12 / 2=202.56 / 20=10.13 <b>11 LOW VENTS REQ'D</b>
GABLE ROOF AREA =	257 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.86 * 144=123.36 / 2=61.68 / 50=1.23 <b>2 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.86 * 144=123.36 / 2=61.68 / 20=3.08 <b>3 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	55 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.18 * 144=26.40 / 2=13.20 / 50=0.26 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.18 * 144=26.40 / 2=13.20 / 20=0.66 <b>1 LOW VENTS REQ'D</b>

**DAWSON**

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	844 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=2.81 * 144=405.12 / 2=202.56 / 50=4.05 <b>4 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=2.81 * 144=405.12 / 2=202.56 / 20=10.13 <b>11 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	257 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.86 * 144=123.36 / 2=61.68 / 50=1.23 <b>2 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.86 * 144=123.36 / 2=61.68 / 20=3.08 <b>3 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	55 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.18 * 144=26.40 / 2=13.20 / 50=0.26 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.18 * 144=26.40 / 2=13.20 / 20=0.66 <b>1 LOW VENTS REQ'D</b>

DAWSON (F)  
SLOPE LOT

DAWSON (F)  
SLOPE LOT



1722F DAWSON (FARMHOUSE)

1722F DAWSON (FARMHOUSE)

**ROOF FRAMING PLAN NOTES:**

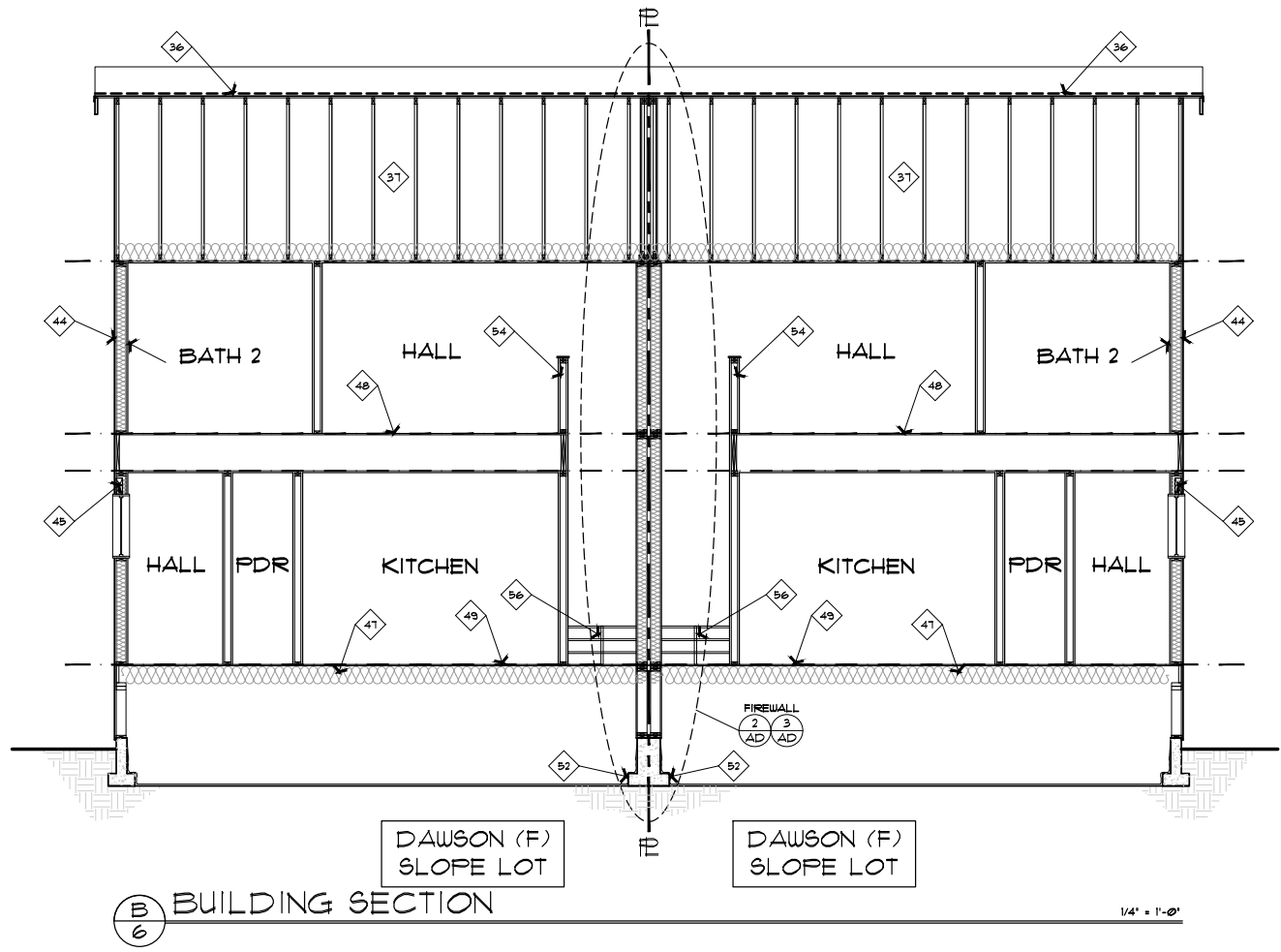
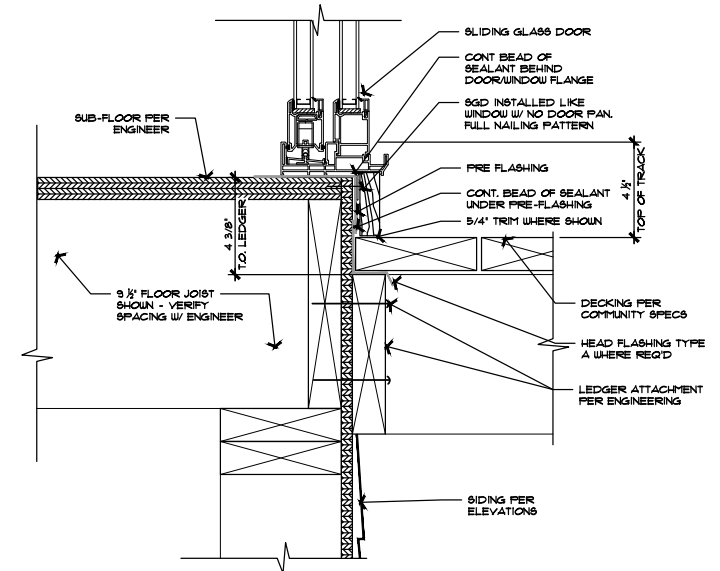
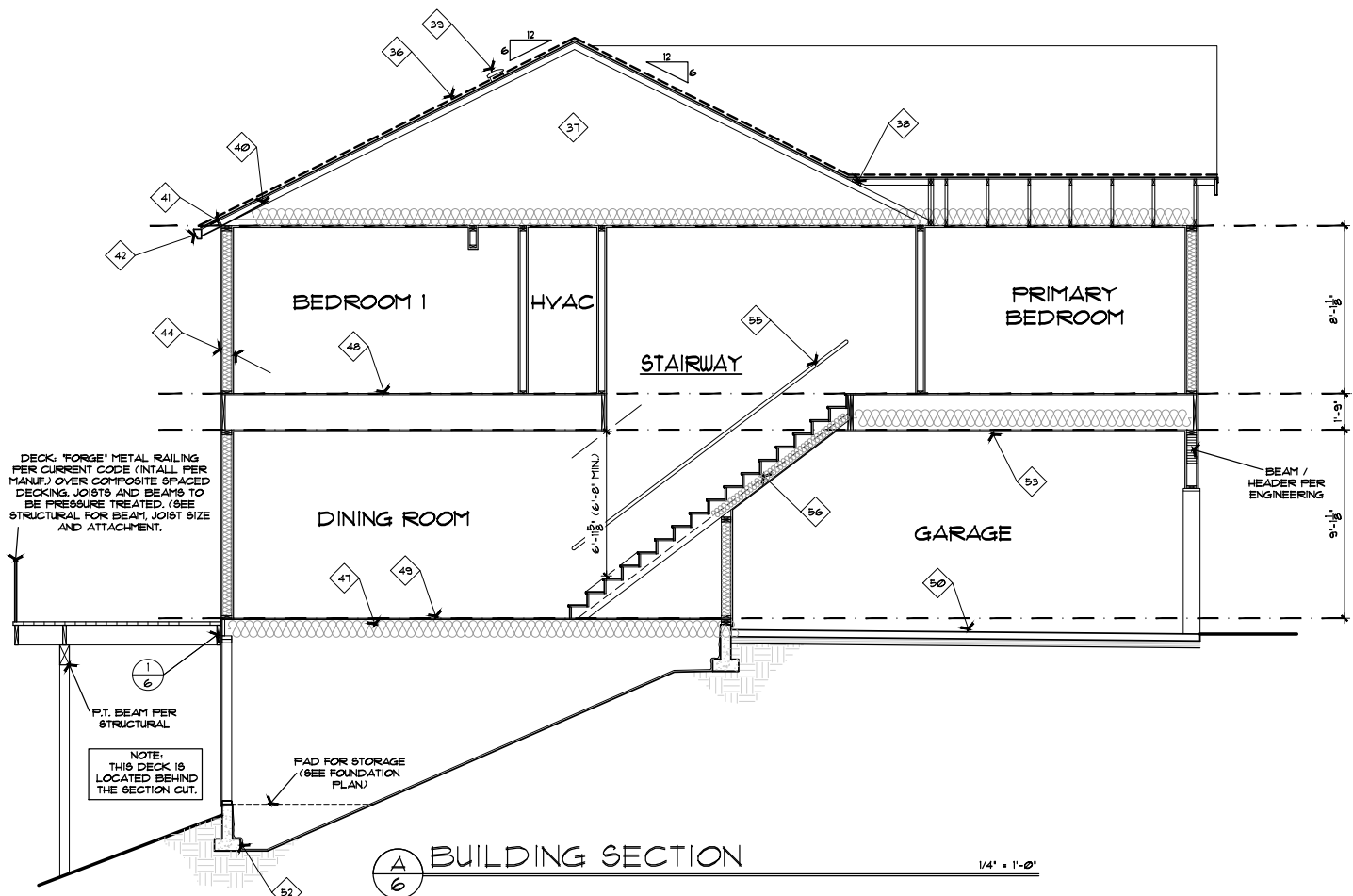
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL SEISMIC ANCHOR PER ENGINEER AT EACH TRUSS.
- INDICATES ROOF BEARING ON WALLS BELOW.
- INDICATES ROOF BEARING ON BEAMS BELOW.
- INDICATES ROOF FRAMED OVER ROOF BELOW WITH VALLEY RAFTERS LAID FLAT OVER 2" x 6" ID BLOCKING BETWEEN TRUSSES BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
- INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
- INDICATES ROOF SLOPE.

**ROOF FRAMING PLAN**

1/4" = 1'-0"

**BUILDING SECTION KEYNOTES**

- 36. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30° AS FELT ON 1/8" OSB ROOF SHEATHING (MIN. APA RATED 24/0).
- 37. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
- 38. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
- 39. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
- 40. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
- 41. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
- 42. GUTTERS (TYPICAL).
- 43. SOFFITS @ COVERED AREAS; SOFFIT BD. ON TRUSS BOTTOM CHORD OR CEILING JOISTS.
- 44. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON BUILDING WRAP (SEE DETAIL 4/D) ON 1/2" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH (INSULATION PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 45. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) D.F.-L. WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
- 46. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILING.
- 47. UNDER FLOOR INSULATION: (INSULATION PER GENERAL NOTES).
- 48. UPPER LEVEL (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- 49. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
- 50. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
- 51. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
- 52. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP BEAMS 12". EXTEND UP WALLS 12" MIN.
- 53. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 54. 42" HIGH HALF WALL WITH WOOD CAP.
- 55. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEVEL POST. SEE DETAIL 13 ON SHEET D1.
- 56. 2x TREADS AND 1x RISERS ON (3) 2x12 STRINGERS.



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OFFICIAL STAMP AREA

307802 - AUTUMN SUNRISE PLAN - 1/2  
 3/5/2003 ENGINEERING PLAN CHANGE 1/2

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

1722F  
 DAWSON FARMHOUSE

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

1722F  
 DAWSON FARMHOUSE

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 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

6

OFFICIAL STAMP AREA

3/27/2023 AUTUMN SUNRISE PLAN 114  
 8/5/2023 ENGINEERING PLAN CHANGE 1 124

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

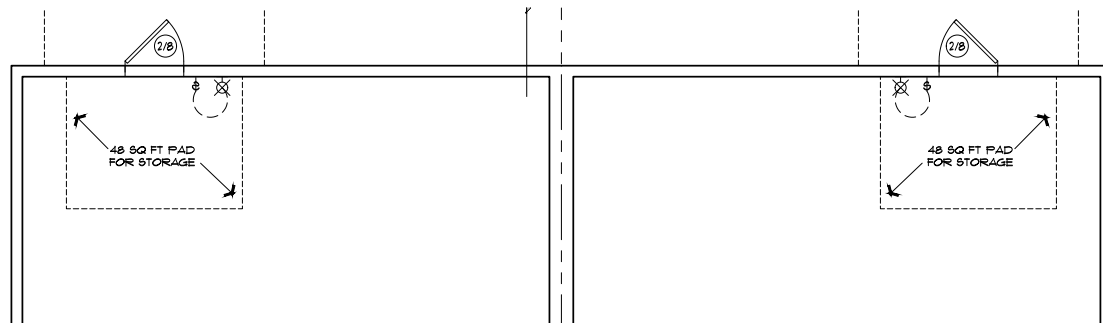
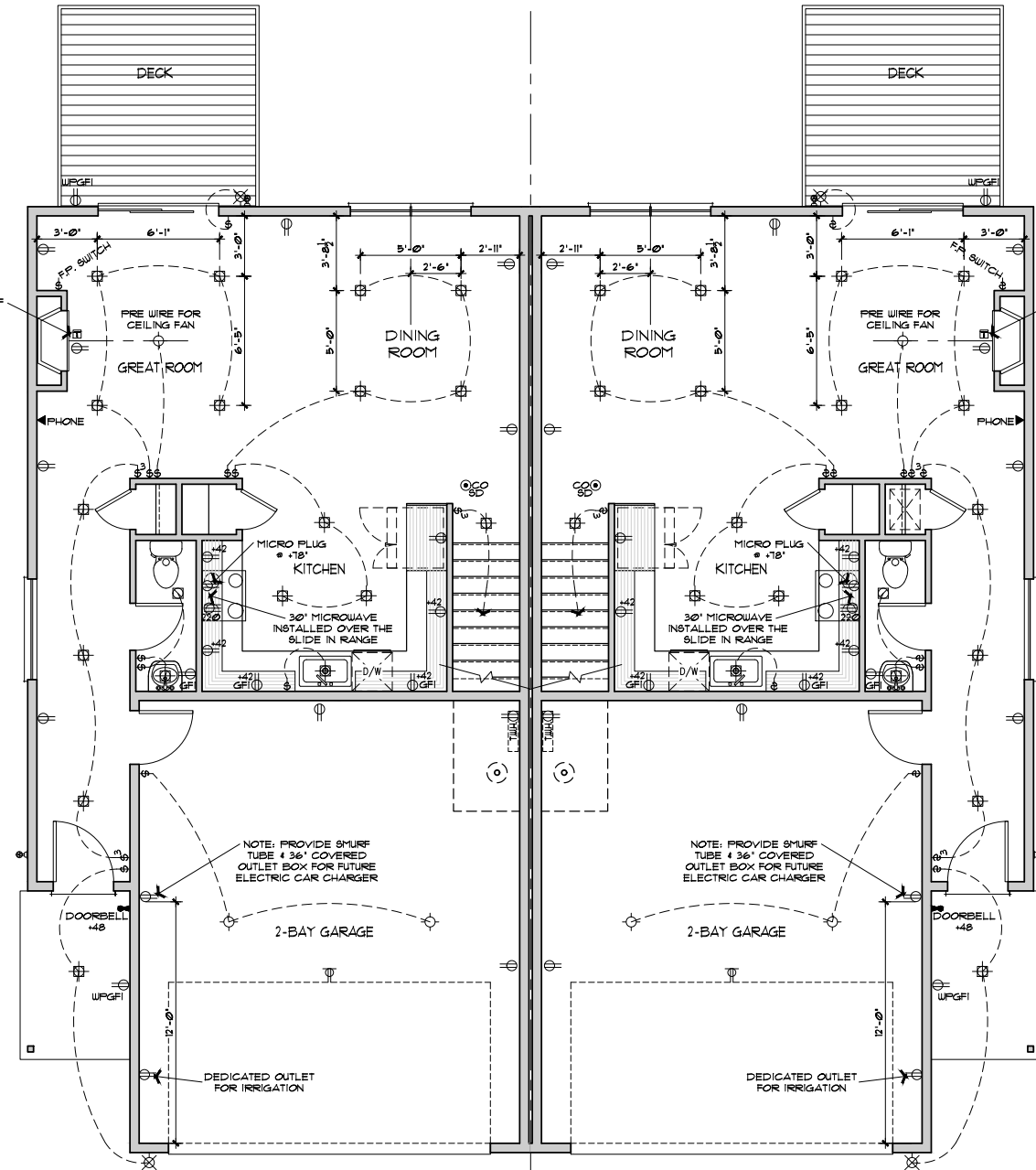
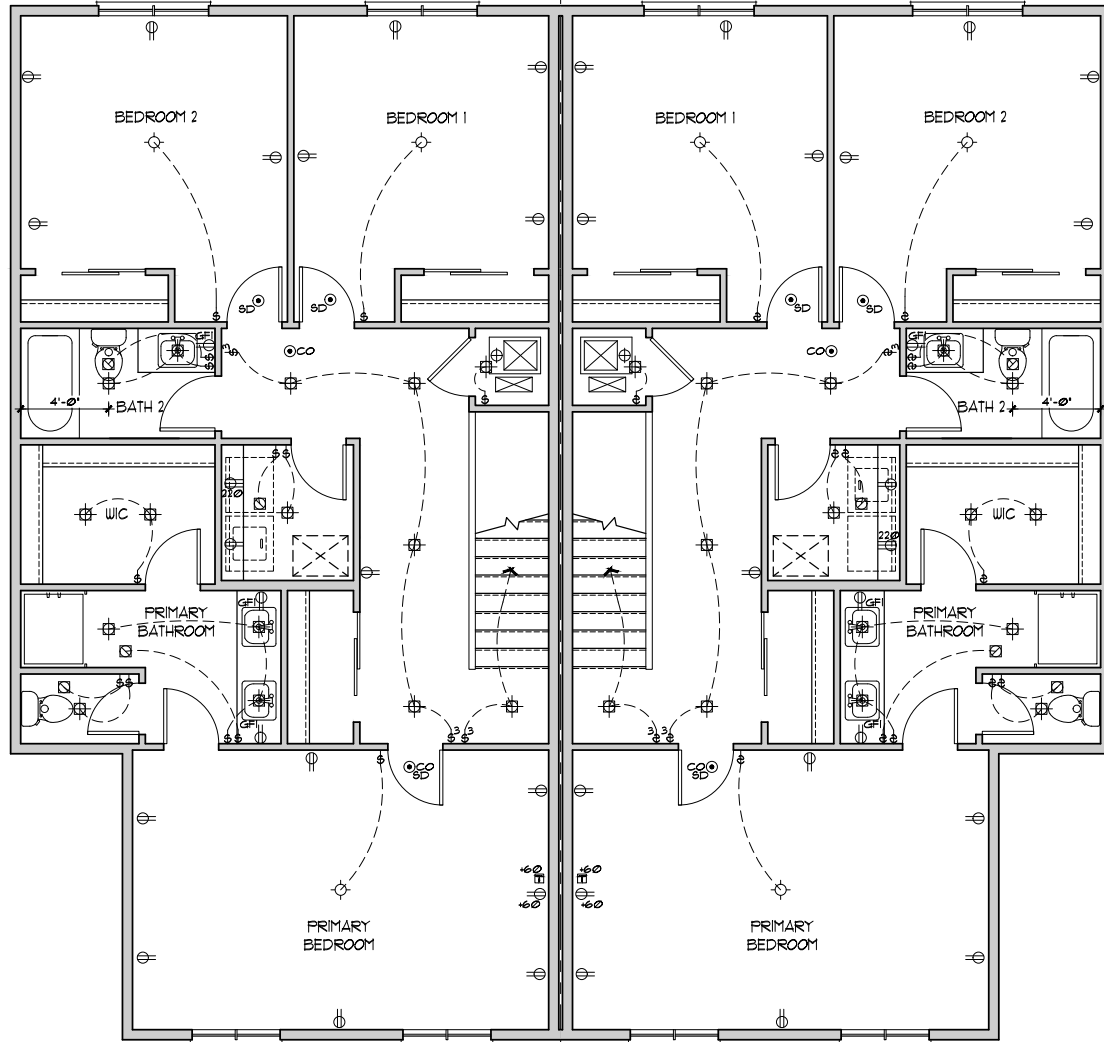
**1722F**  
**DAWSON**  
**FARMHOUSE**

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 TOTAL LIVING: 1722 SQ FT  
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**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**7**



**ELECTRICAL LEGEND**

⊕ DOWNLIGHT (LED)	⊕ SMART PANEL	⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET	⊕ 1/2 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER, INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.
⊗ WALL MOUNTED (LED)	⊕ DUPLEX OUTLET	⊕ 1/2 USB-1/2 HOT DUPLEX OUTLET	⊕ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.
⊖ WALL SCONCE (LED)	⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET	⊕ CEILING MOUNTED DUPLEX OUTLET	
⊕ SURFACE MOUNTED (LED)	⊕ CEILING MOUNTED DUPLEX OUTLET	⊕ 220V OUTLET	
⊕ HANGING FIXTURE (PER SPEC)	⊕ 110 V. WALL OUTLET (GFI + GROUND FAULT INSULATED)	⊕ 110 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER, INTERCONNECTED AND WITH BATTERY BACKUP POWER.	
⊕ TWO WAY SWITCH	⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)		
⊕ THREE WAY SWITCH	⊕ RECESSED EXHAUST FAN		
⊕ FOUR WAY SWITCH	⊕ TWO WAY SWITCH		
⊕ ELECT. SUB PANEL	⊕ THREE WAY SWITCH		
⊕ TELEVISION OUTLET	⊕ FOUR WAY SWITCH		
⊕ TELEPHONE OUTLET	⊕ ELECT. SUB PANEL		
⊕ DOOR BELL	⊕ TELEVISION OUTLET		

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FULL CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DUELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

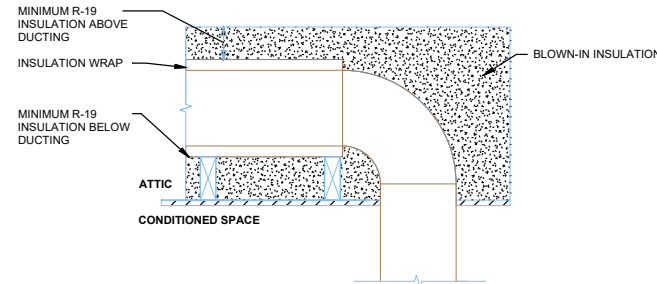
- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES, (MIN) (M1505.4)
  - KITCHENS: 50 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (RESERVED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DUELLING UNIT FLOOR AREA (Sq. Ft.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1500 Sq. Ft.	30	45	60	75
1501 - 3,000 Sq. Ft.	45	60	75	90
3,001 - 4,500 Sq. Ft.	60	75	90	105
4,501 - 6,000 Sq. Ft.	75	90	105	120



Plan: Dawson Farmhouse							
Table N1104.1(1) per N1101.1							
BUILDING COMPONENTS	STANDARD BASE CASE			PROPOSED ALTERNATIVE			
	Areas	U-factor	Areas xU	R-value	Areas	U-factor	Areas xU
Flat Ceilings	1060	0.021	22.260	49	1060.000	0.025	26.500
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1560	0.059	92.040	23	1560.000	0.052	81.120
Underfloor	1060	0.033	34.980	38	1060.000	0.027	28.620
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	181	0.270	48.870	3	181.000	0.280	50.680
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft <sup>2</sup> glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>205.950</b>		<b>PROPOSED UA =</b>		<b>194.720</b>
				<b>Compliant?</b>			<b>YES</b>

**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC  
**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>3</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%  
 b. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.  
**ADDITIONAL ENERGY NOTES**  
 Air Sealing Home and Ducts:  
 • Mandatory air sealing of all wall coverings at top plate and air sealing checklist  
 • Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.  
 • Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.  
 • All ducts and air handlers contained within building envelope or  
 • No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 12" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC; 95% MIN. AFUE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

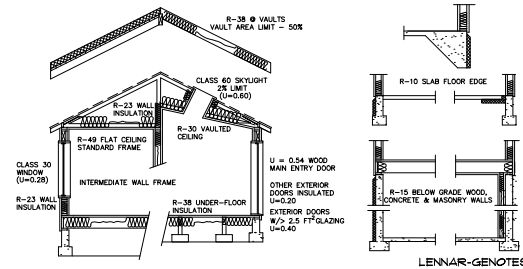


TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	6"	15	6"	no limit	3
125	7"	70	7"	no limit	3
	6"	4	6"	40	3
160	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN - 1122  
 8/26/2023 ENGINEERING PLAN CHANGE 1.1.DWG

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**<sup>®</sup>  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

1722F  
 DAWSON FARMHOUSE

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

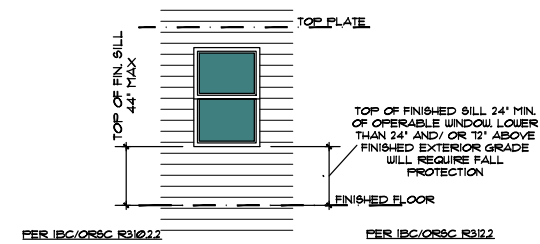
1722F  
 DAWSON FARMHOUSE

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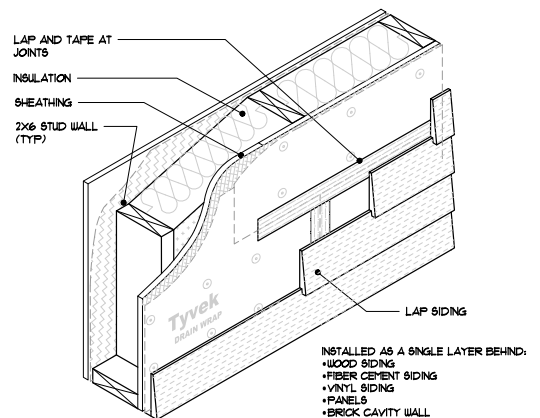
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1  
DI  
DETAIL NOT USED

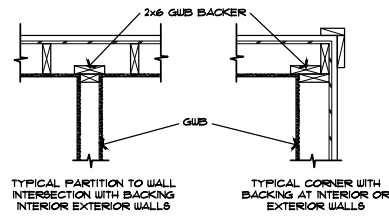
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DI  
DETAIL NOT USED



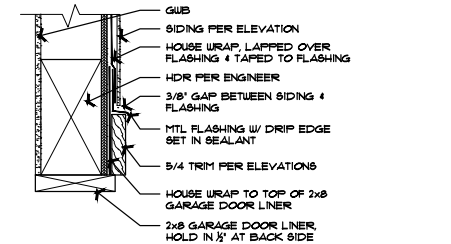
3  
DI  
INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



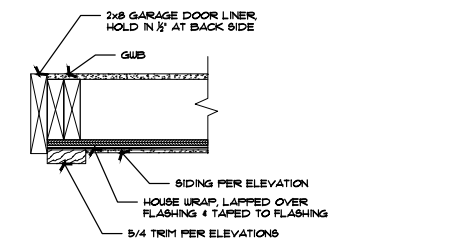
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DI  
DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



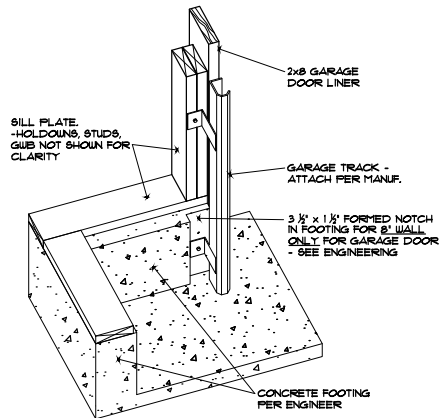
5  
DI  
TYP. WALL FRAMING DETAIL SCALE: NTS



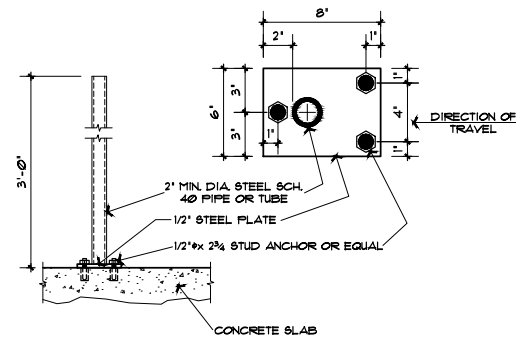
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GAR. DOOR LINER @ HDR SCALE: NTS



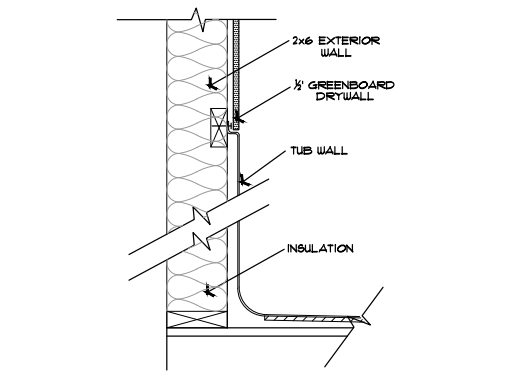
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GAR. DOOR LINER @ JAMB SCALE: NTS



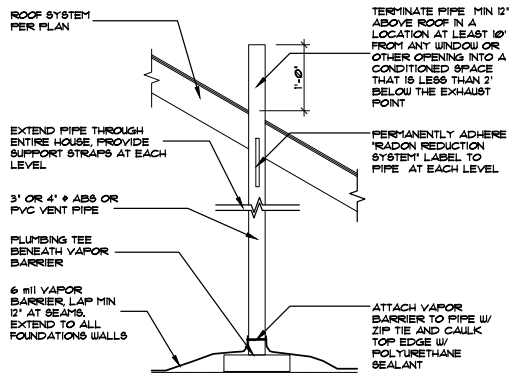
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DI  
NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



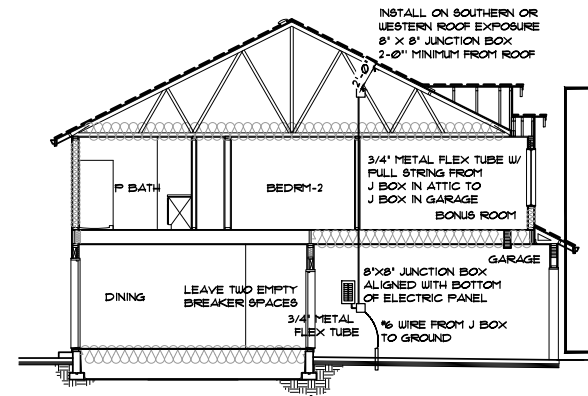
9  
DI  
BARRIER DETAIL SCALE: NTS BOLLARD-7A



10  
DI  
TYP. @ FIBERGLASS TUB/SHOWER @ EXT. WALL SHOWER DETAIL-2 SCALE: NTS



11  
DI  
RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1



12  
DI  
SOLAR PREWIRE DIAGRAM SCALE: NTS

**Stair Width**  
New stairways must be at least 36" wide from wall to wall above the handrail (except spiral stairs which must be at least 26" wide from center post to outside edge of tread).

**Risers and Treads**  
If you are building a new standard residential stairway (not a spiral), each step (or riser) can't be more than 1 3/4" high.  
Treads are the flat surfaces that you step onto. For new stairs, the treads have to be a minimum of 10" deep from front to back (not counting the part underneath the nosing of the tread above). The exposed edge of the tread is called the nosing, and the nosing must stick out at least 3/4", but not more than 1 1/2".

The steps in a flight of stairs have to be even so that people don't trip. The code allows only 3/8" difference between the largest and the smallest rise, and only 3/8" difference between the largest and smallest tread measured from front to back.

**Headroom**  
Headroom is the distance, measured vertically (plumb, straight up and down), between the ceiling or any projection from the ceiling, such as a beam, and a sloped line formed by placing a straight-edge along the nose of the stair treads.

New stairs must have headroom of at least 6'-8" (except spiral stairs which may have headroom of 6'-6").

**Handrails**  
Stairways must have a handrail if the stairway has more than (3) risers.  
Handrails may project over the stairs by 4 1/2" maximum on each side of the stairway.

Handrails must be continuous for the full length of the stairs. They must turn back into the wall or butt into a post so that purse straps and clothing won't get caught behind them and cause a fall.

Handrails attached to the wall must have a space between the wall and the rail of at least 1 1/2" to provide a grippable surface.

Handrails on the open side of a stairway must meet guardrail requirements.

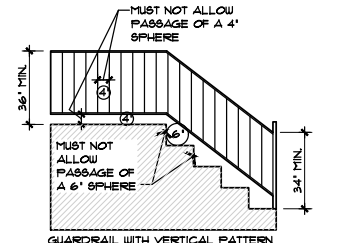
The height of the handrail is measured straight up from the nosing of the treads to the top of the handrail. A handrail along a wall must be between 30" and 38" high.

A round handrail must have a diameter no smaller than 1 1/2" and no larger than 2", so it can be easily and securely gripped. Other handrail shapes are allowed, if the perimeter dimension is at least 4" and not more than 6 1/2", with a cross section dimension not more than 2 1/2".

**Guardrails**  
A guardrail is required to prevent someone falling from a balcony, deck, landing, etc. that is more than 30" above floor of ground below. Guardrails must be at least 36" high, except that they must be 34" (measured straight up from the nosings) at the open sides of stairways.

All guardrails along raised floors, landings, porches, decks and balconies must have intermediate rails or ornamental closures that do not allow passage of a 4" sphere.

At the bottom edge of a guardrail along a series of steps, the space between the tread, riser and the guardrail must be small enough to prevent a 6" sphere from getting through.



13  
DI  
STAIR/ RAIL DETAIL SCALE: 1/4" STAIR-RAIL CODE

**LENNAR**  
2103 NE 129th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7500

307802 - AUTUMN SUNRISE PLAN 114  
05/26/03 ENGINEERING PLAN CHANGE 1 12C

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT**  
SPEC LEVEL - 3000

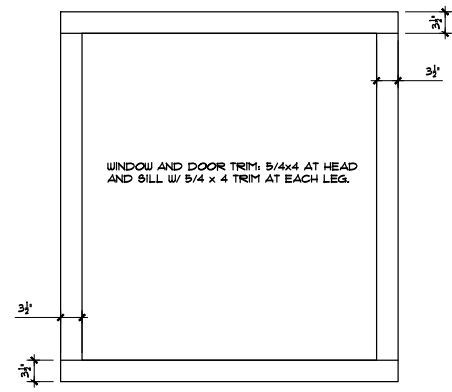
**1722F**  
**DAWSON**  
**FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

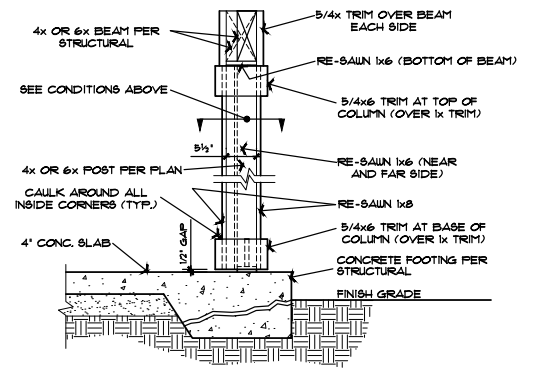
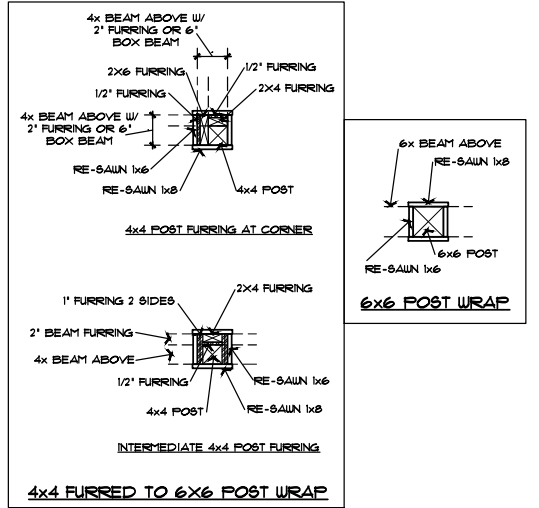
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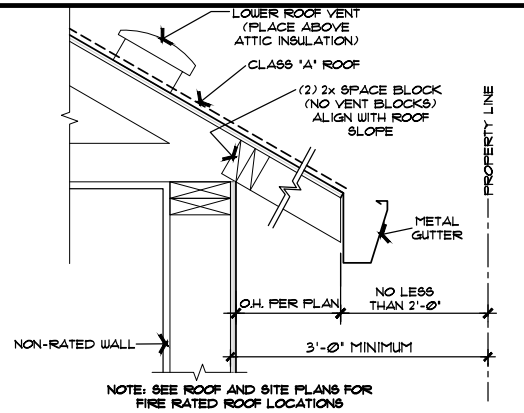
**D1**



1  
D2 WINDOW TRIM DETAIL NT6



4  
D2 COLUMN WRAP DETAIL SCALE: 3/4\"/>



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

**LENNAR**  
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SUITE 100  
VANCOUVER, WASHINGTON 98666  
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OFFICIAL STAMP AREA

307802 - AUTUMN SUNRISE PLAN 11x  
8/5/2023 ENGINEERING PLAN CHANGE 1 11x

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SLOPE LOT  
SPEC LEVEL - 3000

**1722F  
DAWSON  
FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
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GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**1722F  
DAWSON  
FARMHOUSE**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**D2**

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

DETAIL NOT USED

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1142  
 5/5/2023 ENGINEERING PLAN CHANGE 1.12C

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

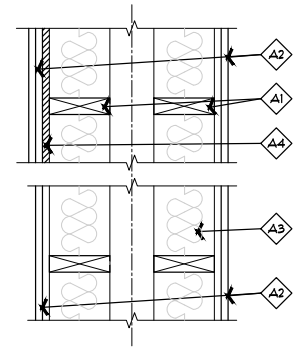
1722F  
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**AD**



CONSTRUCTION ASSEMBLY	
GA-600/2012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 7/8" LONG, @200'S SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @100'S SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE	
SOUND RATING: 55 TO 59 STC	

**A PARTY WALL ASSEMBLY**  
**DOUBLE ROW 2x6 STUD WALL**  
 SCALE: 1/2" = 1'  
 (GA FILE NO. WP3820)  
 FW-A WALL 6

**NOTE:**  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SORFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

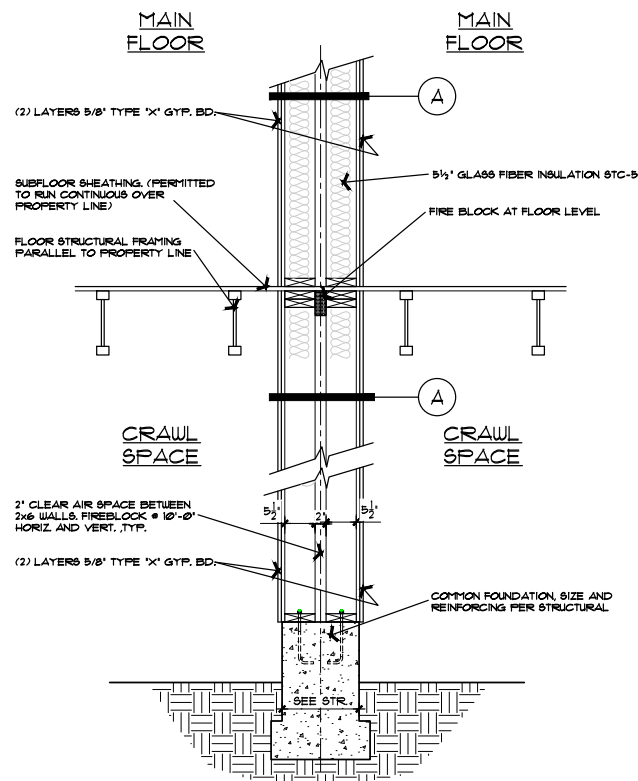
**FIRE BLOCK CONSTRUCTION:**  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**RESULFIREBLOCKING MATERIALS**  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (51-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 3/8-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) GIBBON BASED MILLBOARD, Batts OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION THE INTEGRITY OF DRAFT STOPPS SHALL BE MAINTAINED.

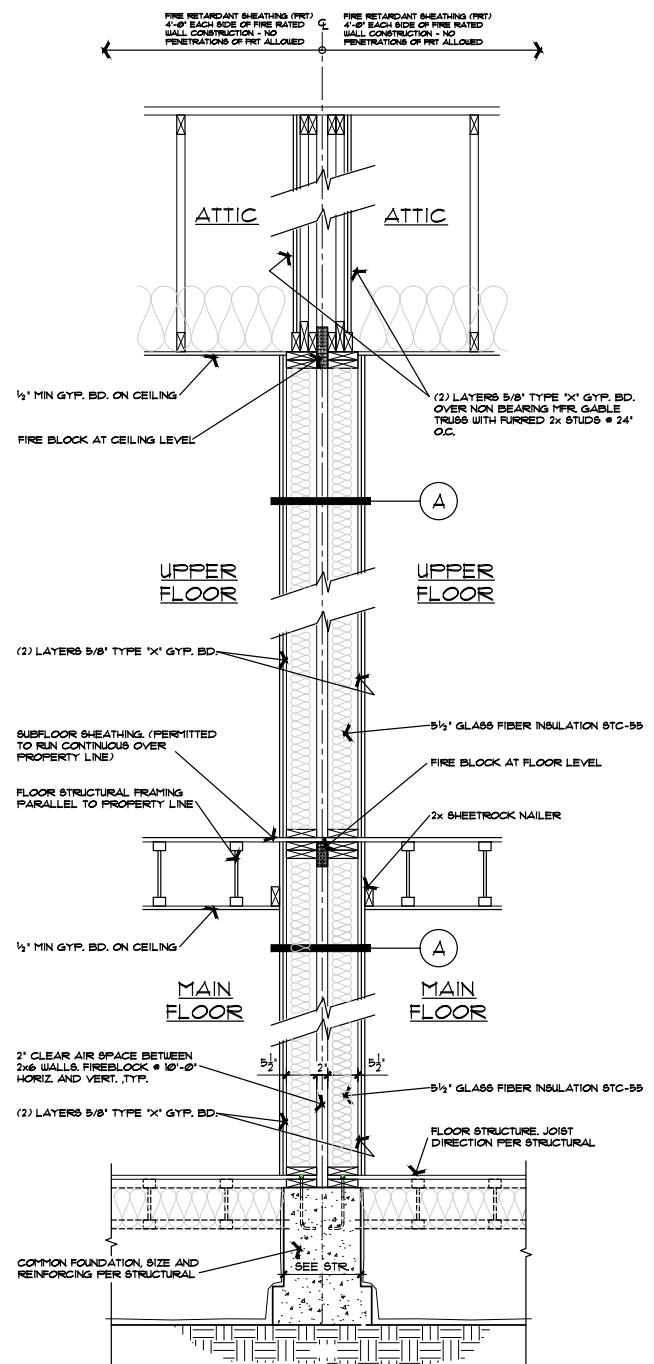
JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

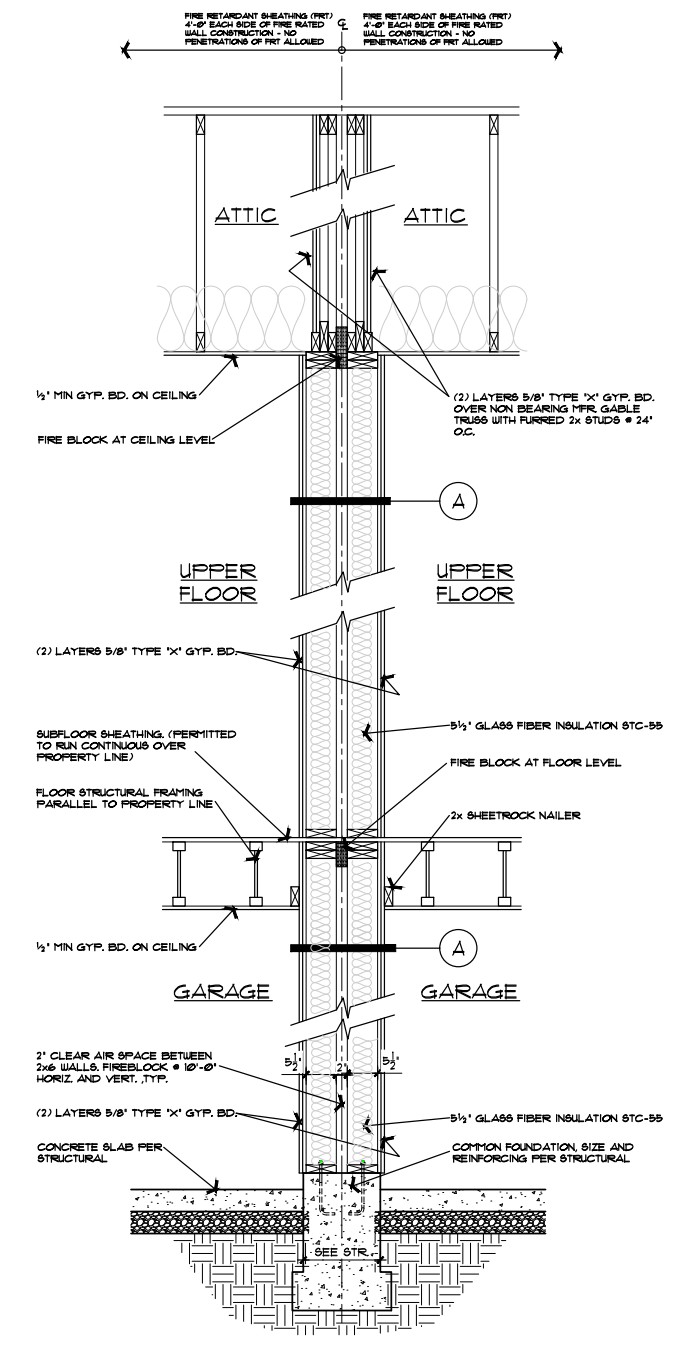
FW-NOTES



**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PARALLEL CONDITION AT CRAWL SPACE**  
 SCALE: 3/4" = 1'  
 FW-31



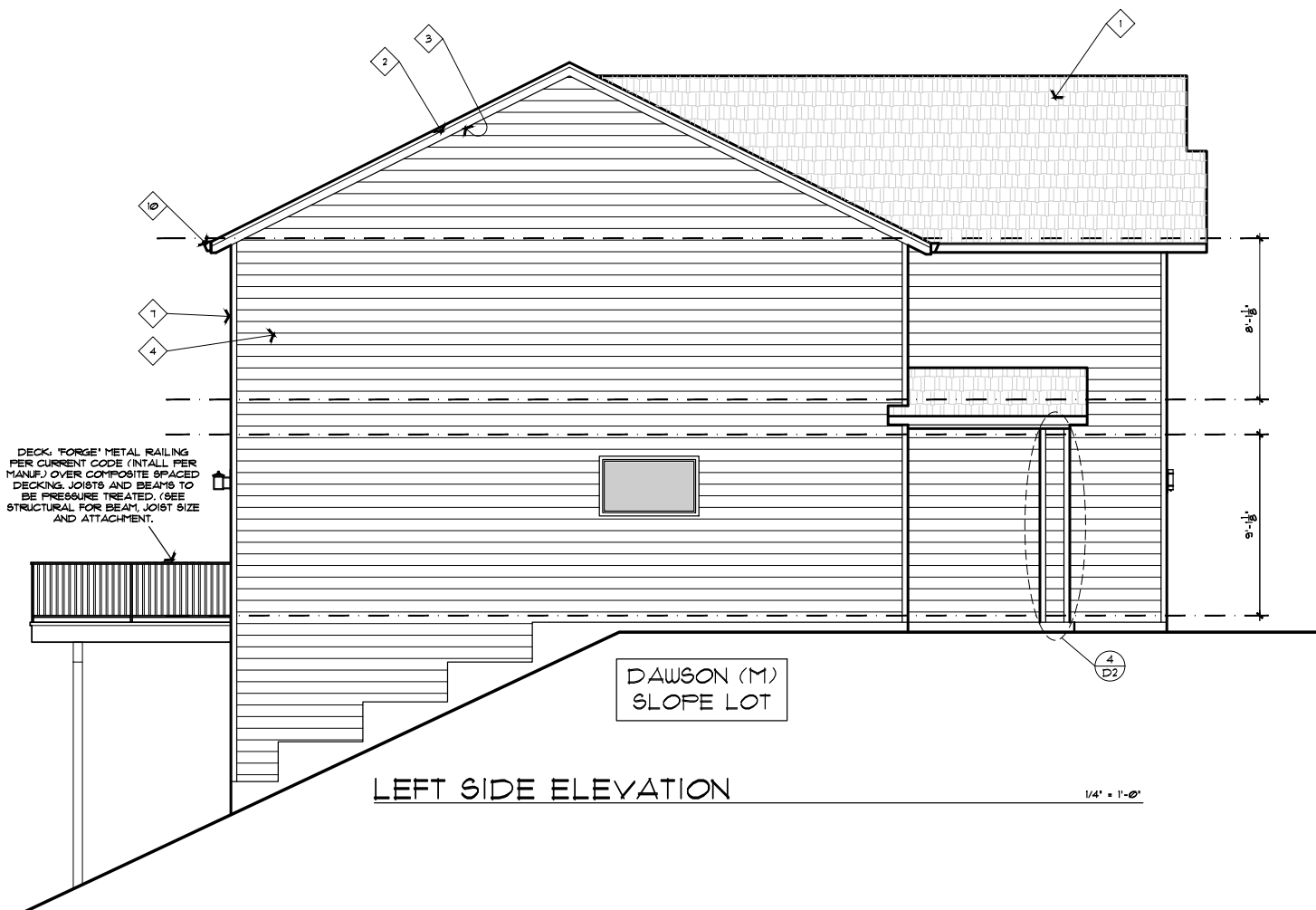
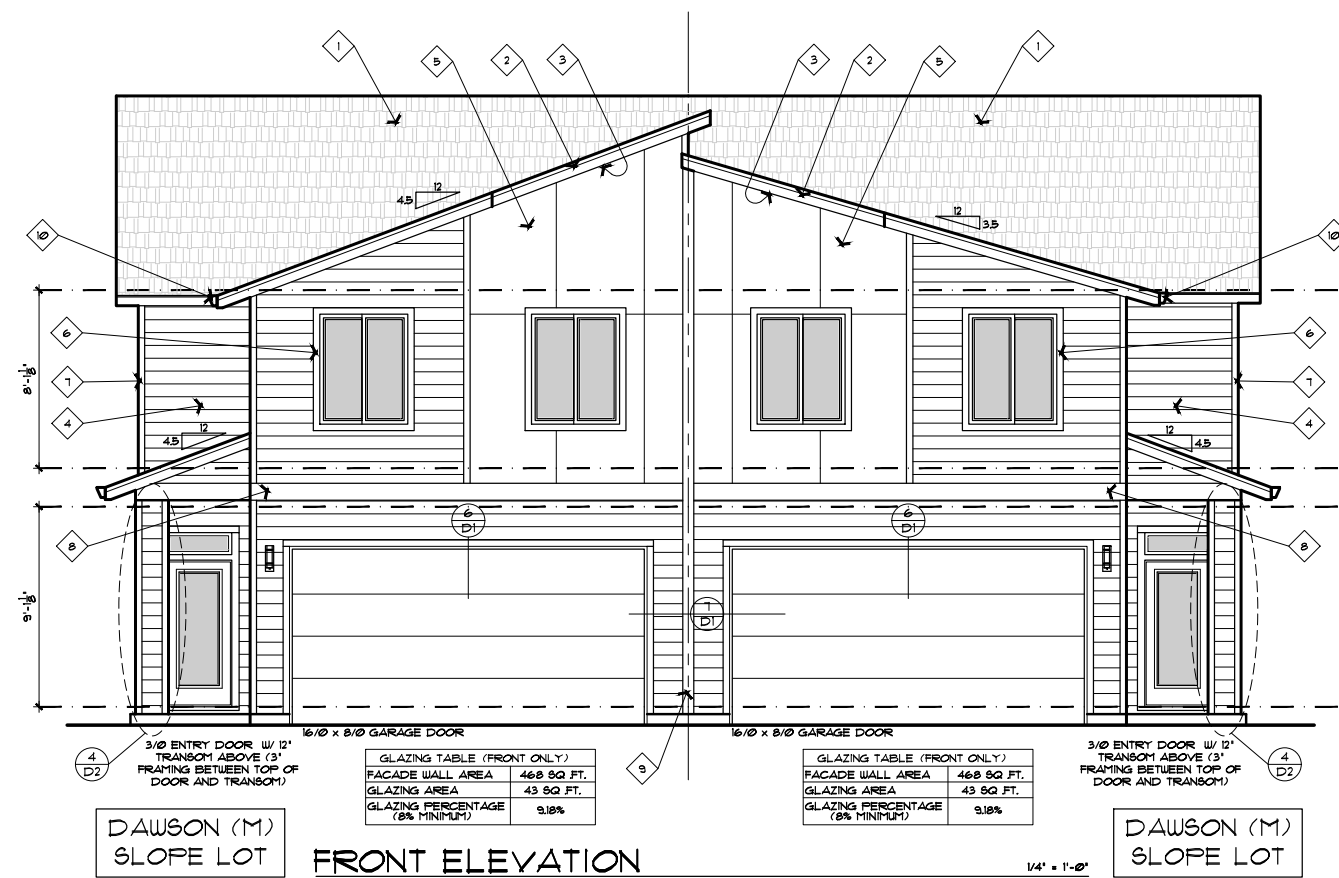
**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PARALLEL CONDITION AT JOISTED MAIN**  
 SCALE: 3/4" = 1'  
 FW-4



**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PARALLEL CONDITION AT GARAGE SLAB**  
 SCALE: 3/4" = 1'  
 FW-3

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1/3 TRIM ON 2x8.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
5. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL BEAMS OVER 1/16" OSB WALL SHEATHING.
6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. VERTICAL TRIM: 5/4x6
10. GUTTERS (TYPICAL).
11. KEYNOTE NOT USED.



**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
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OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1142  
 8/5/2023 ENGINEERING PLAN CHANGE 1.126

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000  
**1722M**  
**DAWSON**  
**MODERN**

MAIN LEVEL:	662 SQ FT
UPPER LEVEL:	1060 SQ FT
TOTAL LIVING:	1,722 SQ FT
GARAGE:	439 SQ FT
ENTRY:	46 SQ FT

**1722M**  
**DAWSON**  
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**1A**



- ELEVATION KEYNOTES**
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
  2. VERGE BOARD (TYPICAL): 1x3 TRIM ON 2x8.
  3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
  4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
  5. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL BEAMS OVER 1/16" OSB WALL SHEATHING.
  6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND. SEE DETAIL/D2.
  7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
  8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
  9. VERTICAL TRIM: 5/4x6
  10. GUTTERS (TYPICAL).
  11. KEYNOTE NOT USED.

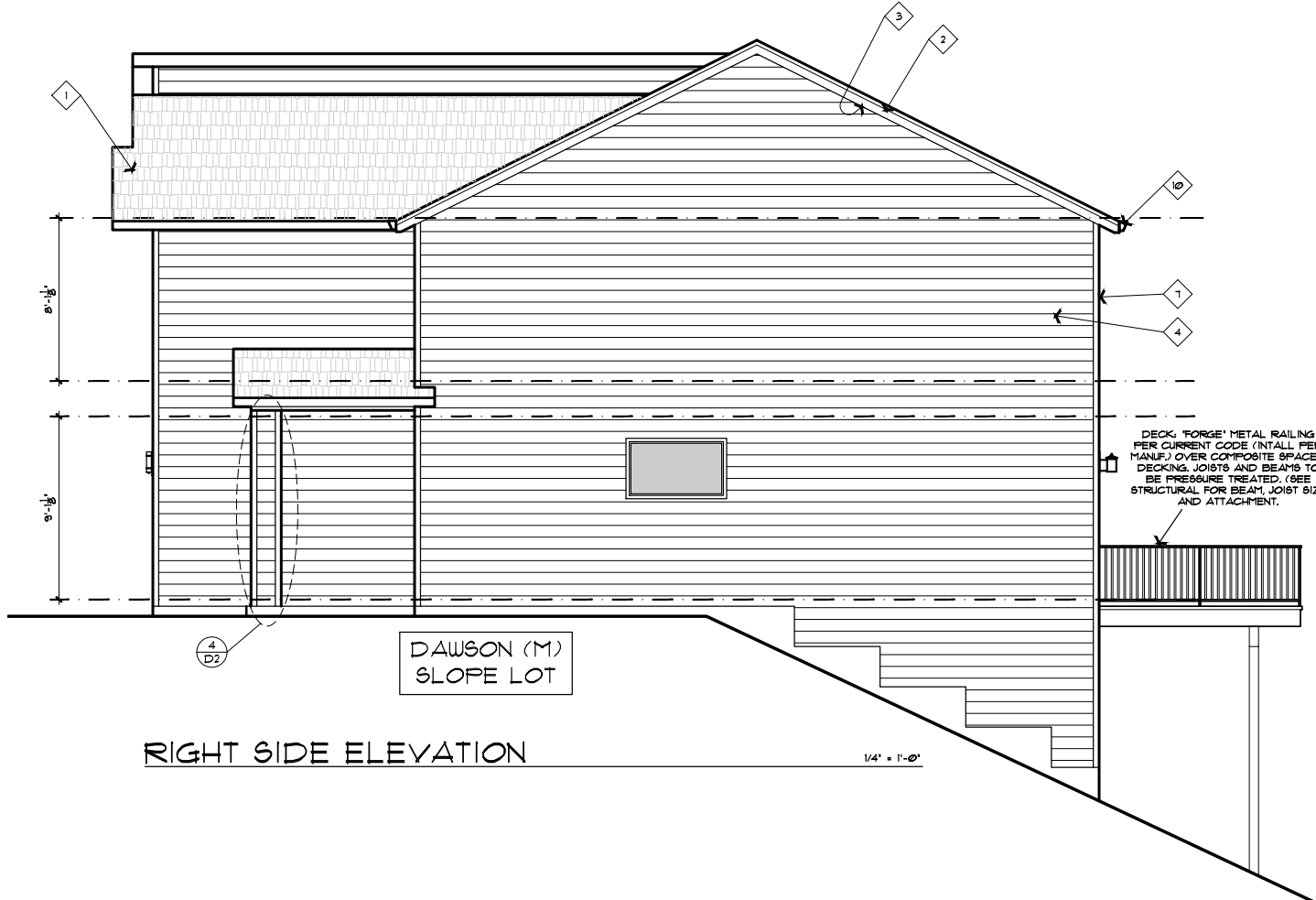


GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	451 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	27.3%

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	451 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	27.3%

**REAR ELEVATION**

1/4" = 1'-0"



**DAWSON (M) SLOPE LOT**

**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98686  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 112  
 8/5/2023 ENGINEERING PLAN CHANGE 1.1 DC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT SPEC LEVEL - 3000**

**1722M DAWSON MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722M DAWSON MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1B**



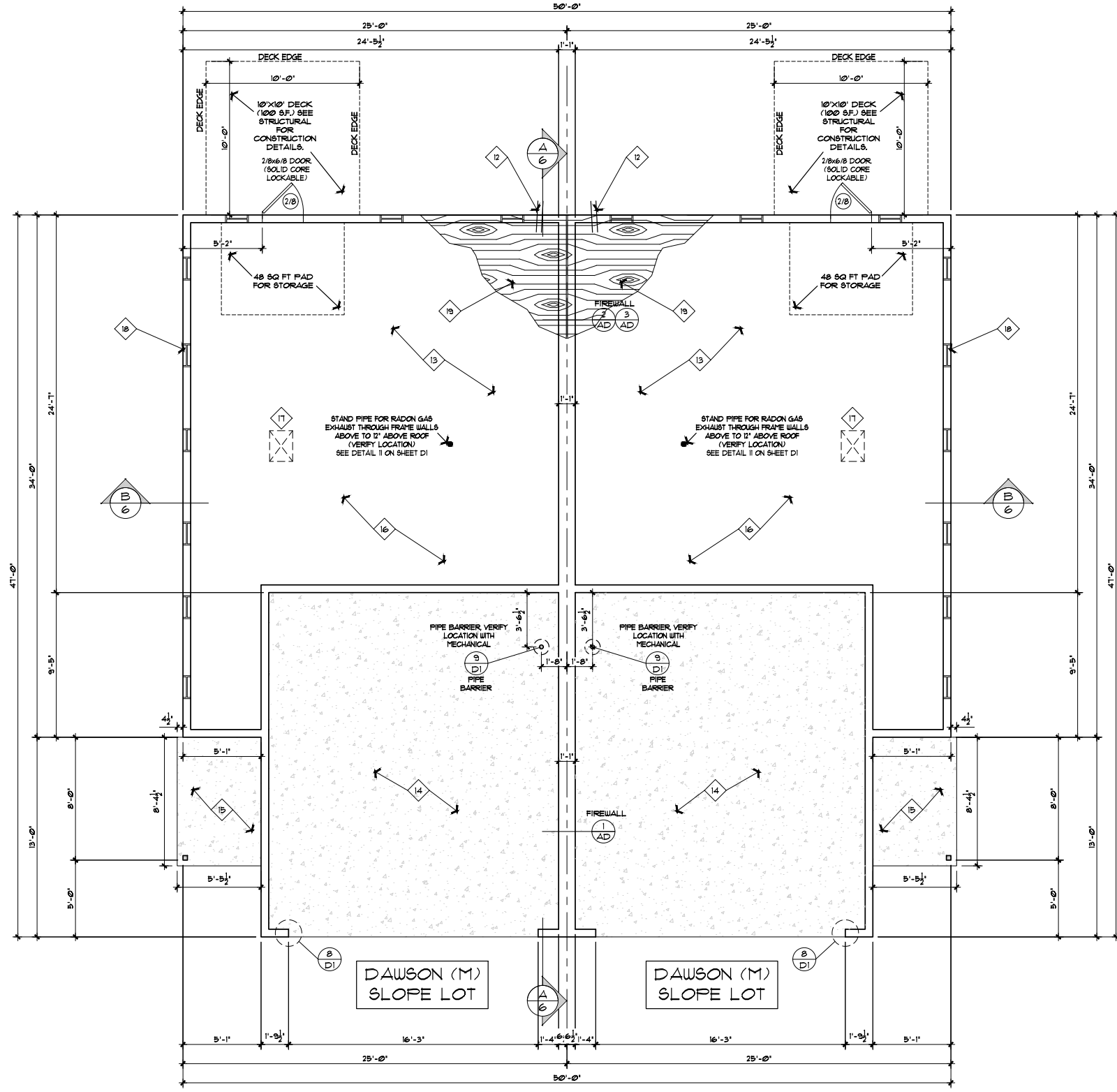
**FOUNDATION PLAN KEYNOTES**

- 12. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
- 13. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12" MIN.
- 14. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11' O.C. EACH WAY.
- 15. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
- 16. ENGINEERED FLOOR JOISTS - SEE ENGINEERING.
- 17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 18. 18"x8" SCREENED FOUNDATION VENTS. MAINTAIN 12" FROM HOLDDOWS AS SPECIFIED ON ENGINEERING SHEETS.
- 19. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" ASPHALT SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.11
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.11
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

**NOTE:**  
FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS



**FOUNDATION PLAN**

1/4" = 1'-0"

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN - 114  
3/27/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SLOPE LOT  
SPEC LEVEL - 3000

**1722M  
DAWSON  
MODERN**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**1722M  
DAWSON  
MODERN**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**MAIN FLOOR KEYNOTES**

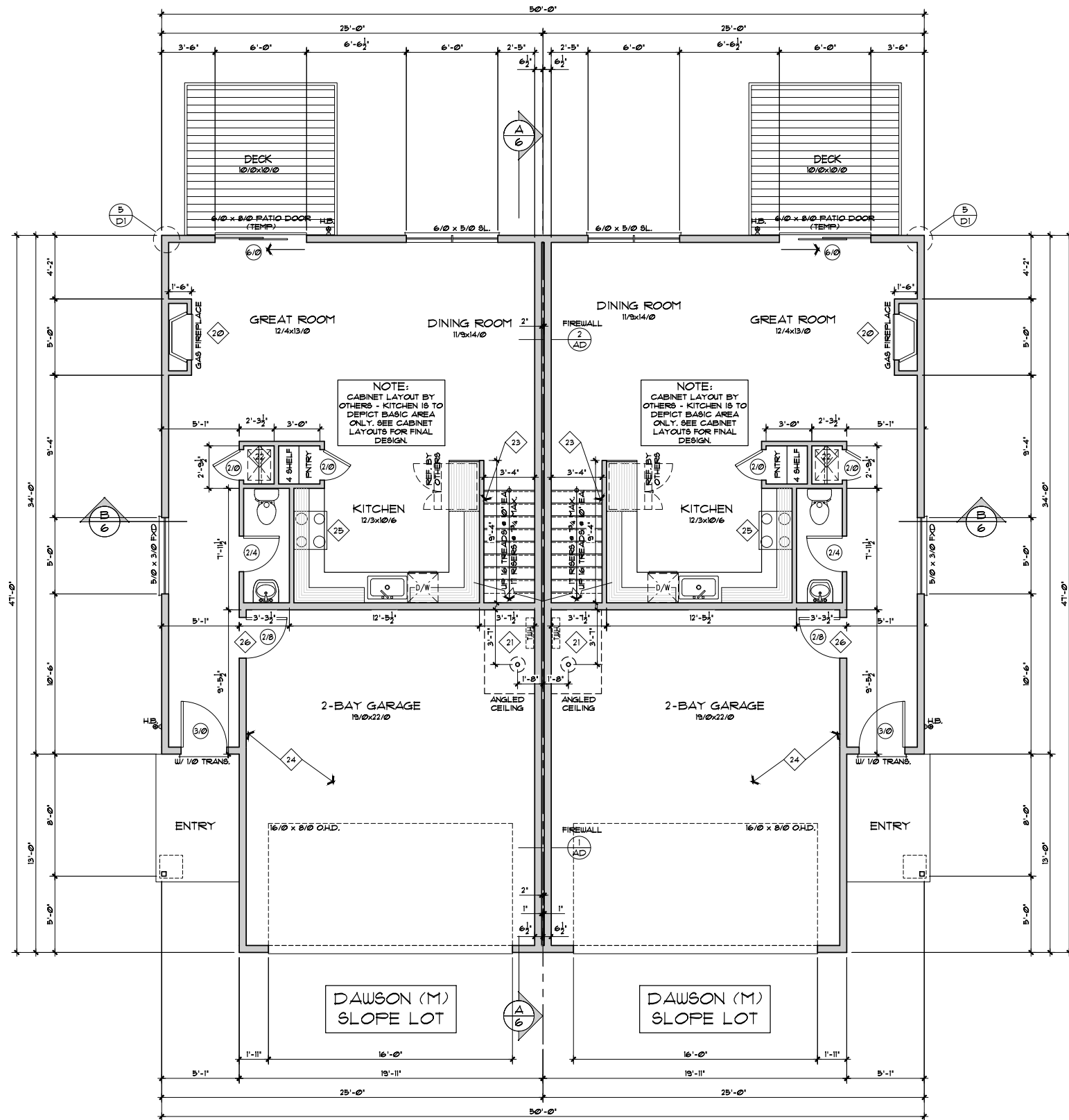
- 20. MANUFACTURED DIRECT VENT, GAS, UL LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 21. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 54" MIN. ABOVE FINISHED FLOOR.
- 22. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 23. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 24. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE "X" GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 25. MICRO HOOD OR RANGE HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
- 26. DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/23 - AUTUMN SUNRISE PLAN - 1/2  
 5/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS



**FLOOR PLAN NOTES:**

- 1. DASHED LINE INDICATES INTERIOR BEARING WALLS.
- 2. PROVIDE RILL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- 3. PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- 4. PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT GARAGE WALLS UNLESS NOTED OTHERWISE).
- 5. PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- 6. ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 UNLESS NOTED OTHERWISE.

**MAIN FLOOR PLAN**

1/4" = 1'-0"

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**3**

**UPPER FLOOR KEYNOTES**

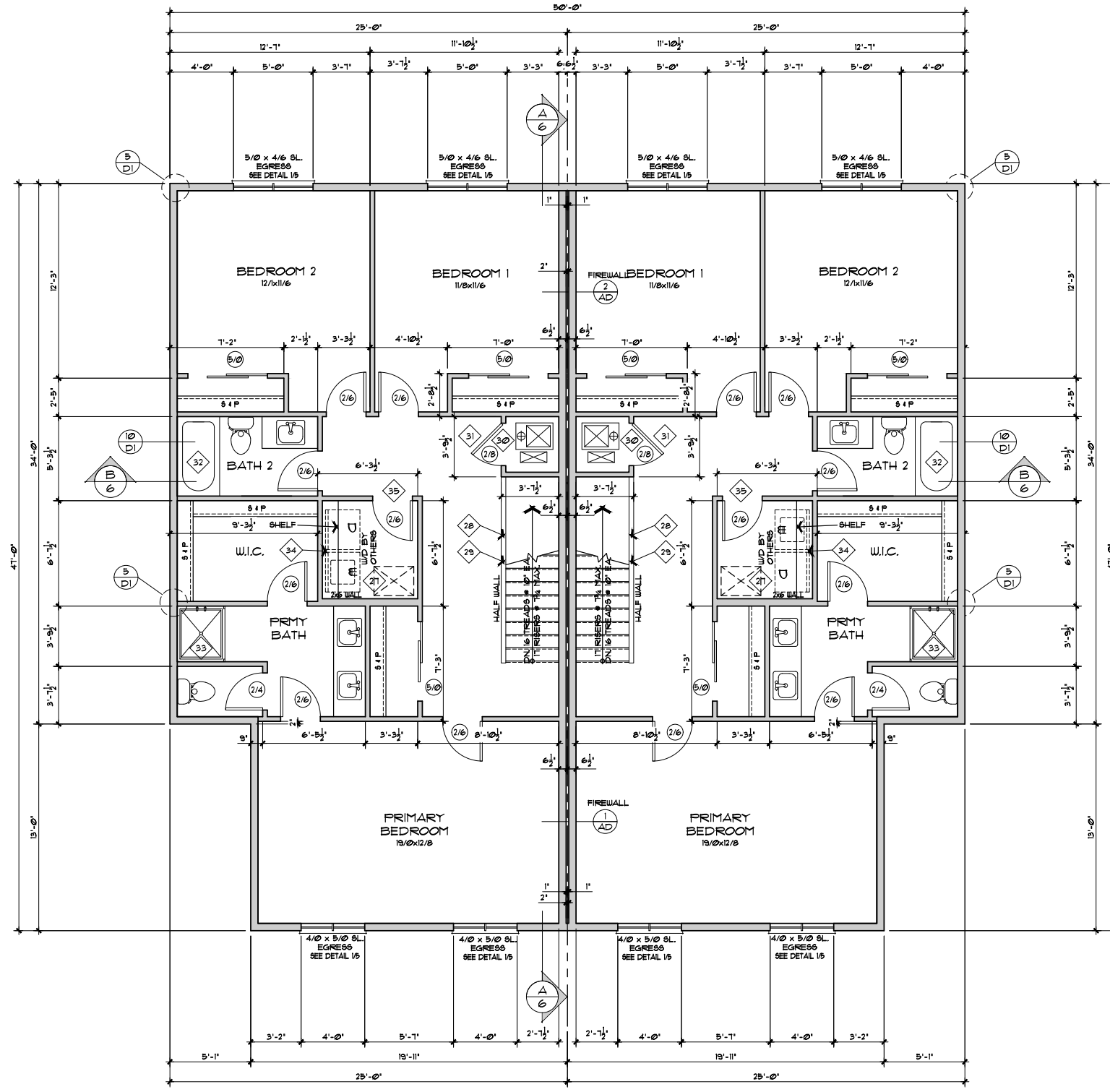
- 27. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH CEILING W/ INSULATED COVER.
- 28. 42" HIGH HALF WALL WITH WOOD CAP.
- 29. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 30. INSTALL STALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
- 31. DOOR GOING FROM FURNACE INTO HOME SHALL BE A SOLID CORE DOOR.
- 32. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
- 33. INSTALL 42x36 FIBERGLASS ONE-PIECE SHOWER ENCLOSURE.
- 34. INSTALL RECESSED WASHER/DRYER HOOKUP.
- 35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR. SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98686  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 114  
 5/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS



DAWSON (M)  
 SLOPE LOT

DAWSON (M)  
 SLOPE LOT

- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM 1" AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/ DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT GARAGE WALLS UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 UNLESS NOTED OTHERWISE.

**UPPER FLOOR PLAN**

1/4" = 1'-0"

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**4**

OFFICIAL STAMP AREA

3/7/2023 - AUTUMN SUNRISE PLAN 1.1X  
 8/5/2023 ENGINEERING PLAN CHANGE 1.1X

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

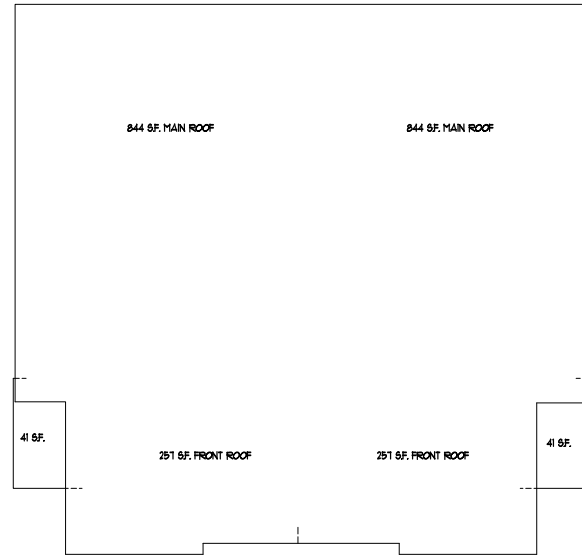
**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
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**1722M  
 DAWSON  
 MODERN**

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 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**5**



**ATTIC VENTING  
 AREA**  
 1/8" = 1'-0"

**DAWSON**  
 ATTIC VENTILATION PER IRC (R806.2)

NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.

CALCULATION:  
 STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = \_\_\_\_ (SQUARE FOOTAGE OF VENTS REQUIRED)  
 STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = \_\_\_\_ (CONVERTS SQ. FT. INTO SQ. IN.)  
 STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = \_\_\_\_ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))  
 STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS-  
 FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED.  
 FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.

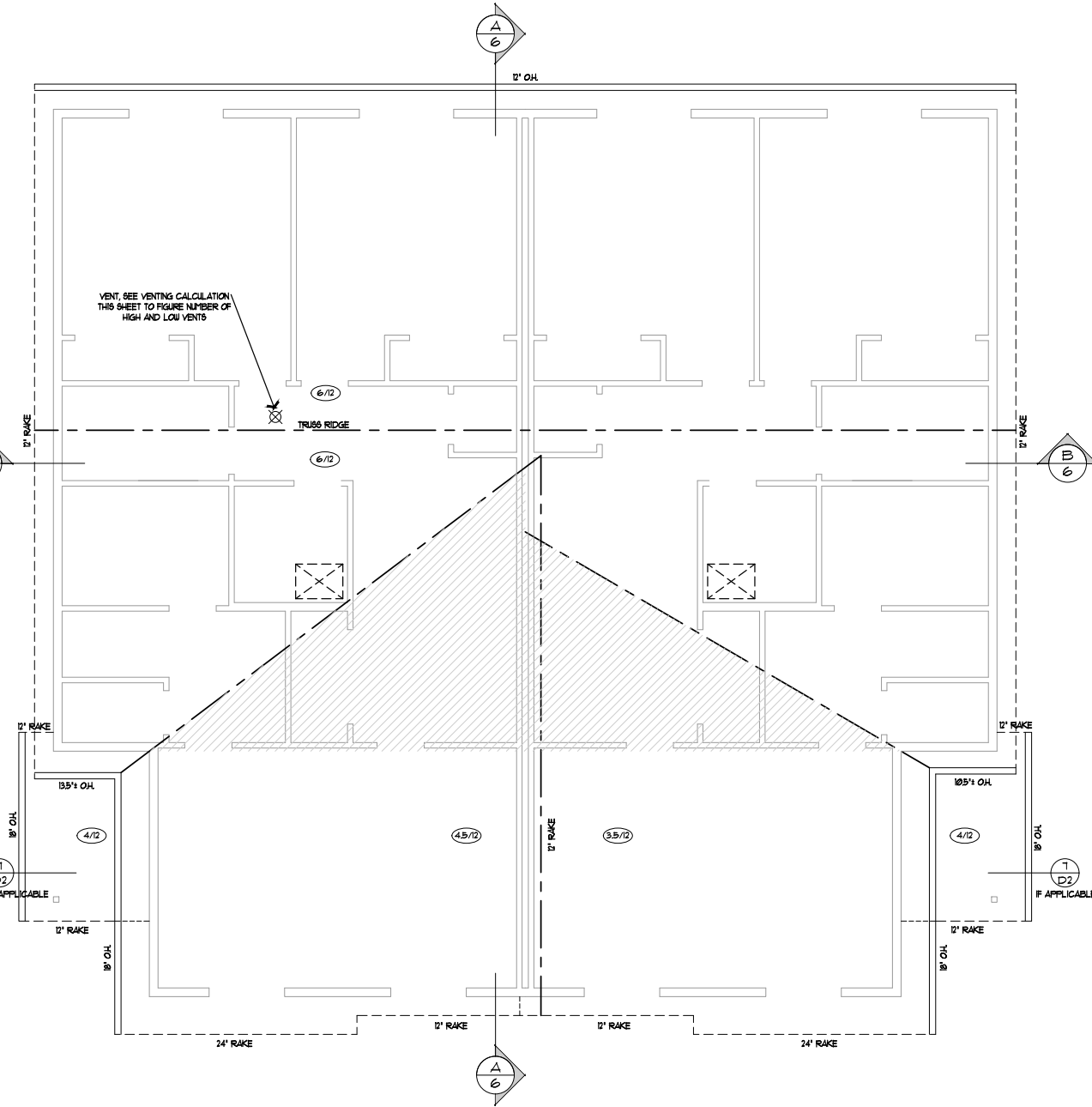
UPPER ROOF AREA =	844 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 2.81 \times 144 \div 405.12 \div 2 \div 202.56}{50} = 4.05$	4 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 2.81 \times 144 \div 405.12 \div 2 \div 202.56}{20} = 10.13$	11 LOW VENTS REQ'D
FRONT ROOF AREA =	257 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 0.86 \times 144 \div 123.36 \div 2 \div 61.68}{50} = 1.23$	2 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 0.86 \times 144 \div 123.36 \div 2 \div 61.68}{20} = 3.08$	3 LOW VENTS REQ'D
ROOF/PORCH AREA =	41 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 0.14 \times 144 \div 19.68 \div 2 \div 9.84}{50} = 0.20$	1 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 0.14 \times 144 \div 19.68 \div 2 \div 9.84}{20} = 0.49$	1 LOW VENTS REQ'D

**DAWSON**  
 ATTIC VENTILATION PER IRC (R806.2)

NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.

CALCULATION:  
 STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = \_\_\_\_ (SQUARE FOOTAGE OF VENTS REQUIRED)  
 STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = \_\_\_\_ (CONVERTS SQ. FT. INTO SQ. IN.)  
 STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = \_\_\_\_ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))  
 STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS-  
 FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED.  
 FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.

UPPER ROOF AREA =	844 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 2.81 \times 144 \div 405.12 \div 2 \div 202.56}{50} = 4.05$	4 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 2.81 \times 144 \div 405.12 \div 2 \div 202.56}{20} = 10.13$	11 LOW VENTS REQ'D
FRONT ROOF AREA =	257 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 0.86 \times 144 \div 123.36 \div 2 \div 61.68}{50} = 1.23$	2 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 0.86 \times 144 \div 123.36 \div 2 \div 61.68}{20} = 3.08$	3 LOW VENTS REQ'D
ROOF/PORCH AREA =	41 S.F.	
TOTAL HIGH ROOF VENTS =	$\frac{AREA/300 \times 0.14 \times 144 \div 19.68 \div 2 \div 9.84}{50} = 0.20$	1 HIGH VENTS REQ'D
TOTAL LOW VENT BLOCKS =	$\frac{AREA/300 \times 0.14 \times 144 \div 19.68 \div 2 \div 9.84}{20} = 0.49$	1 LOW VENTS REQ'D



DAWSON (M)  
 SLOPE LOT

DAWSON (M)  
 SLOPE LOT

**ROOF FRAMING PLAN NOTES:**

- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL SEISMIC ANCHOR PER ENGINEER AT EACH TRUSS.
- INDICATES ROOF BEARING ON WALLS BELOW.
- INDICATES ROOF BEARING ON BEAMS BELOW.
- INDICATES ROOF FRAMES OVER ROOF BELOW WITH VALLEY RAFTERS LAID FLAT OVER 2" x SOLID BLOCKING BETWEEN TRUSSES BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
- INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
- INDICATES ROOF SLOPE.

**ROOF FRAMING PLAN**

1/4" = 1'-0"

OFFICIAL STAMP AREA

307802 - AUTUMN SUNRISE PLAN 116  
 5/5/2023 ENGINEER PLAN CHANGE 1 1/2"

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

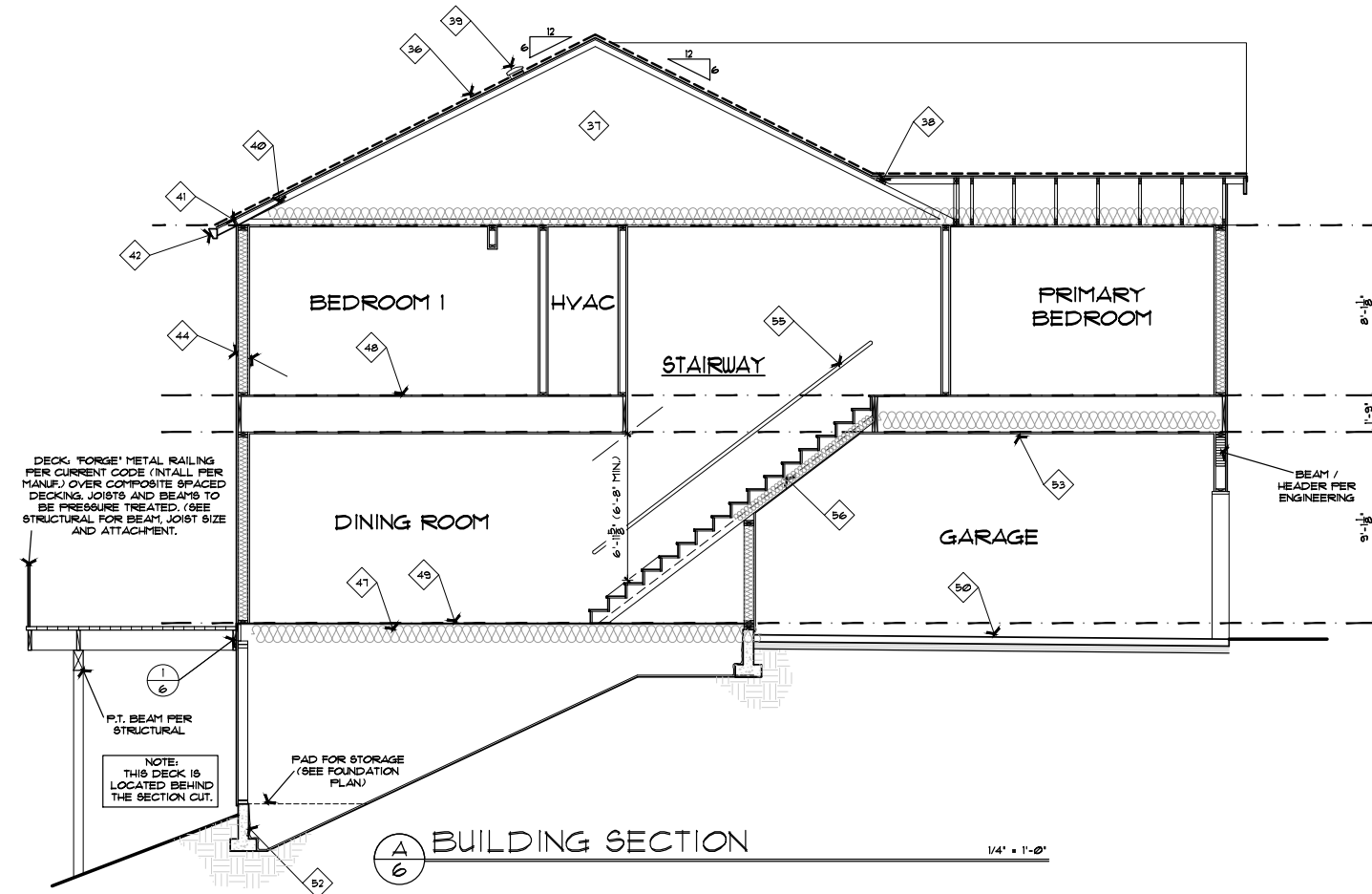
**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
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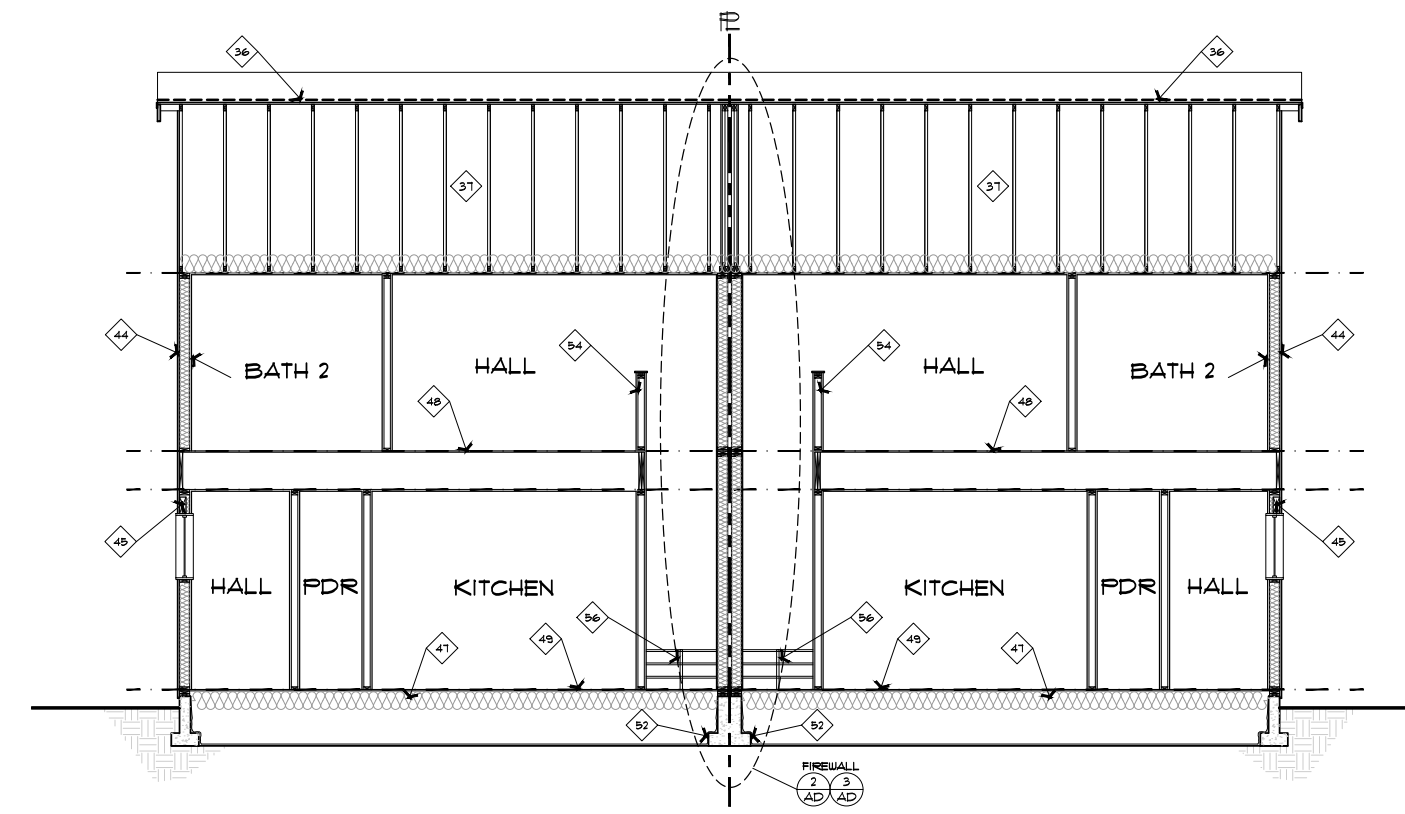
**6**

**BUILDING SECTION KEYNOTES**

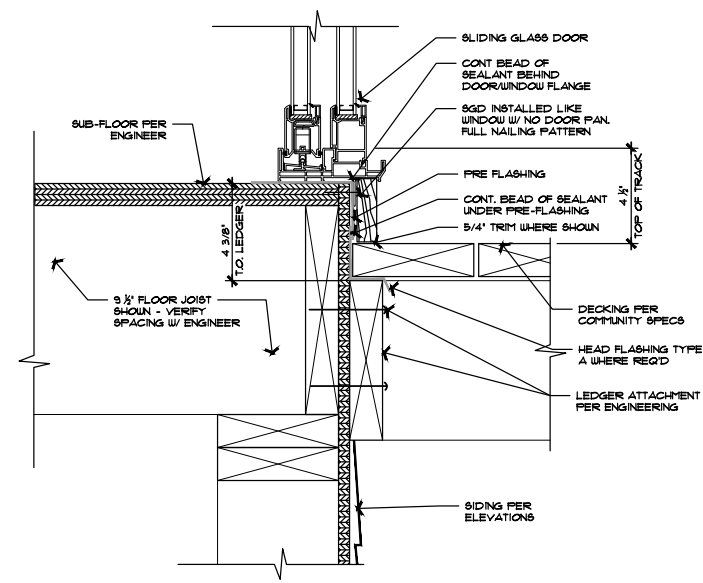
- 36. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 3/8" A.S. FELT ON 7/16" OSB ROOF SHEATHING (MIN. APA RATED 24/0).
- 37. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES Laterally IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
- 38. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
- 39. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
- 40. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
- 41. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
- 42. GUTTERS (TYPICAL).
- 43. SOFFITS & COVERED AREAS: SOFFIT BD. ON TRUSS BOTTOM CHORD OR CEILING JOISTS.
- 44. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON BUILDING WRAP (SEE DETAIL 4/D) ON 15/32" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH (INSULATION PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 45. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L, WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
- 46. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILING.
- 47. UNDER FLOOR INSULATION: (INSULATION PER GENERAL NOTES).
- 48. UPPER LEVEL (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- 49. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 55% SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 1" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
- 50. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
- 51. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
- 52. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP BEAMS 12". EXTEND UP WALLS 12" MIN.
- 53. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
- 54. 42" HIGH HALF WALL WITH WOOD CAP.
- 55. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEUEL POST. SEE DETAIL 13 ON SHEET D1.
- 56. 2x TREADS AND 1x RISERS ON (3) 2x12 STRINGERS.



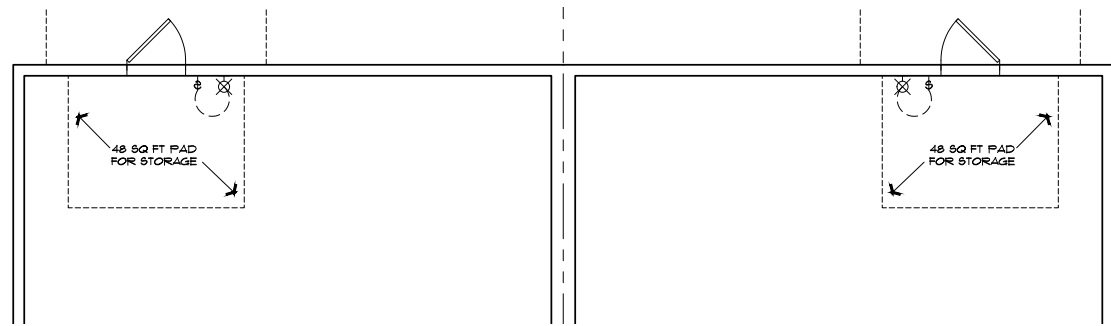
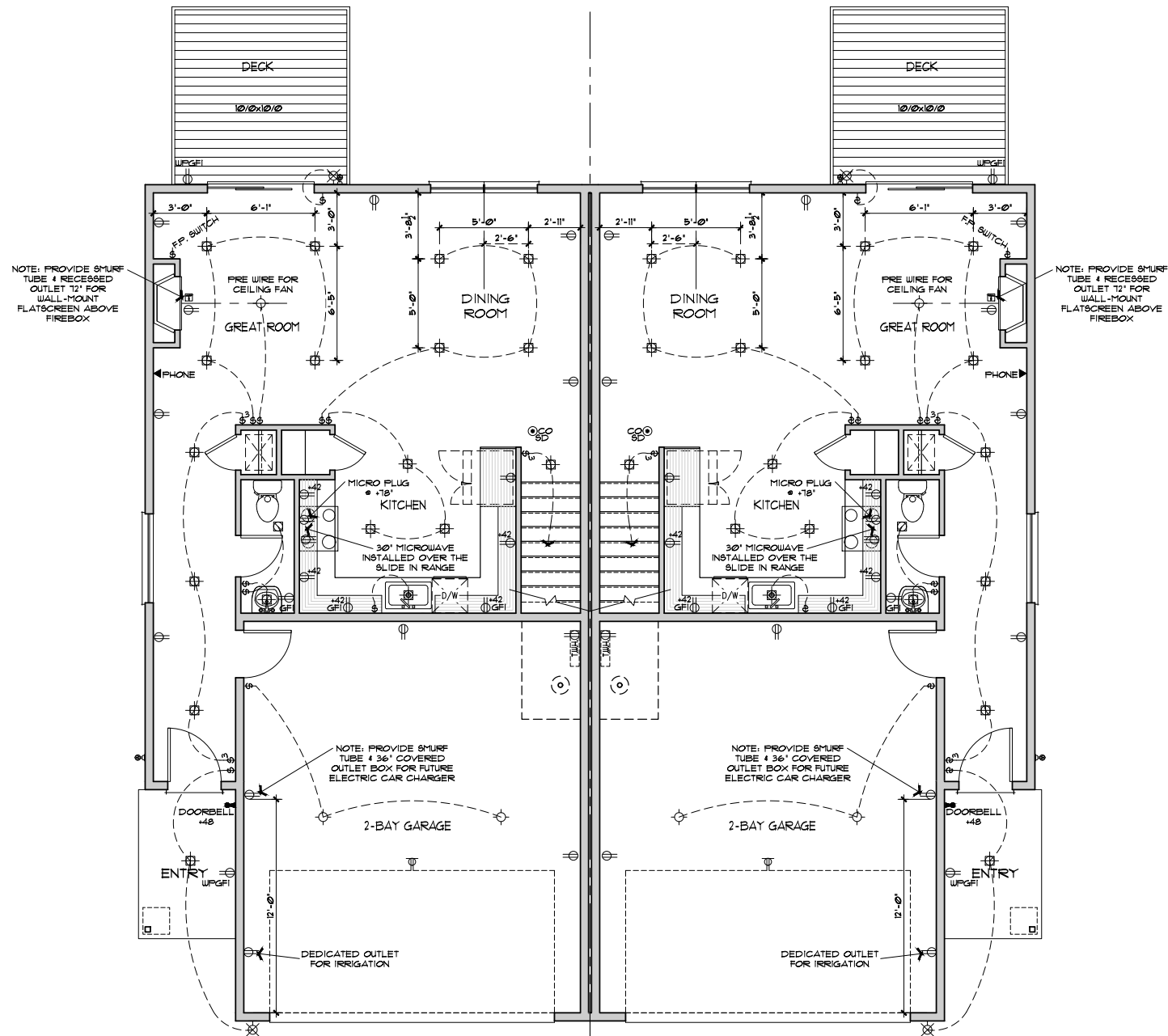
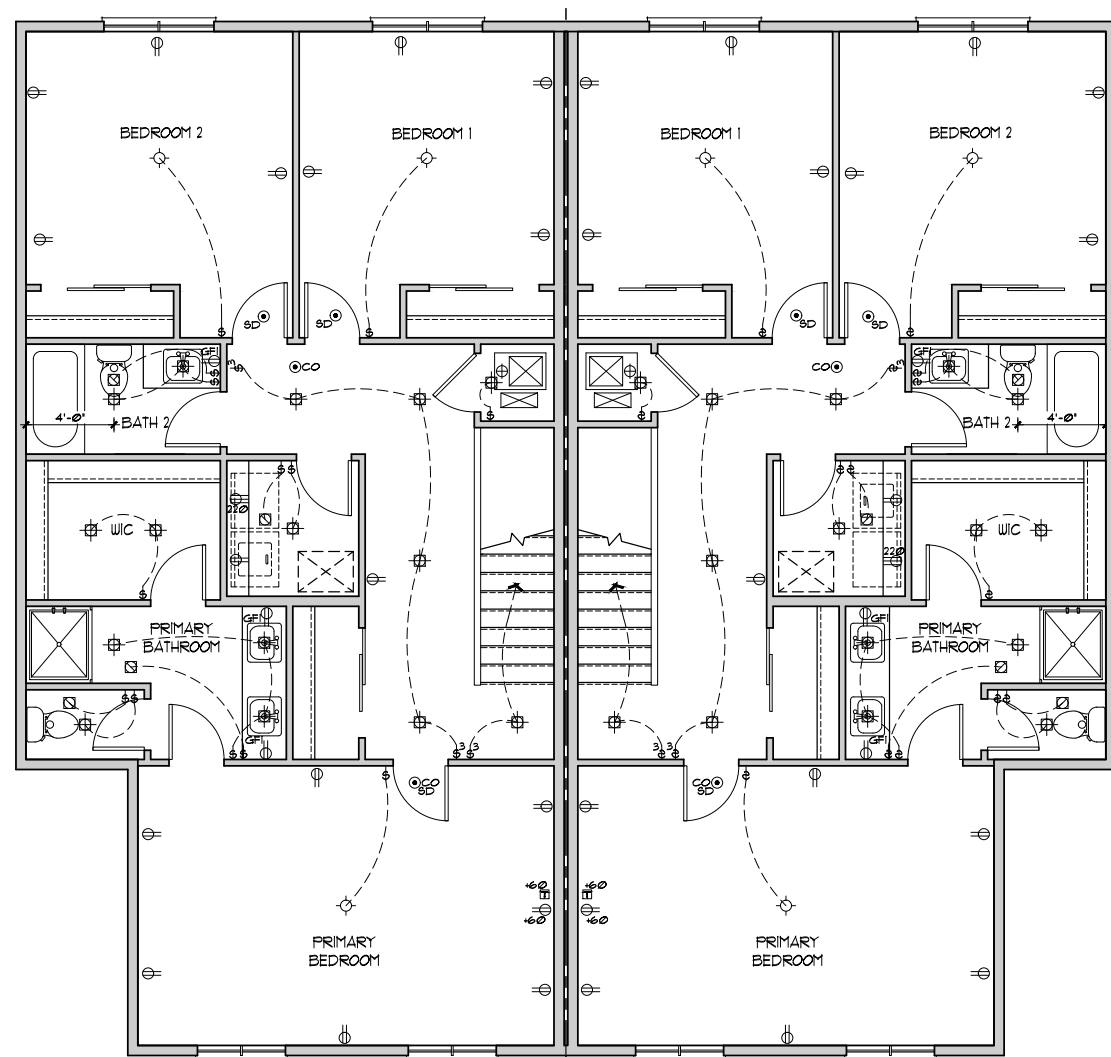
**A**  
 BUILDING SECTION  
 1/4" = 1'-0"



**B**  
 BUILDING SECTION  
 1/4" = 1'-0"



**1**  
 LEDGER DETAIL @ SLIDER  
 SCALE: 3" = 1'  
 LEDGER DETAIL @ SLIDER



**ELECTRICAL LEGEND**

- ☐ DOWNLIGHT (LED)
- ☐ WALL MOUNTED (LED)
- ☐ WALL SCONCE (LED)
- ☐ SURFACE MOUNTED (LED)
- ☐ HANGING FIXTURE (PER SPEC)
- ☐ RECESSED EXHAUST FAN
- ☐ TWO WAY SWITCH
- ☐ THREE WAY SWITCH
- ☐ FOUR WAY SWITCH
- ☐ ELECT. SUB PANEL
- ☐ TELEVISION OUTLET
- ☐ TELEPHONE OUTLET
- ☐ DOOR BELL
- ☐ SMART PANEL
- ☐ DUPLEX OUTLET
- ☐ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
- ☐ 1/2 USB-1/2 HOT DUPLEX OUTLET
- ☐ CEILING MOUNTED DUPLEX OUTLET
- ☐ 220V OUTLET
- ☐ 110 V. WALL OUTLET (GFI + GFI GROUND FAULT INSULATED)
- ☐ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ☐ 110 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER INTERCONNECTED AND WITH BATTERY BACKUP POWER
- ☐ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER. INSTALLED WITHIN 5'-0" OF ANY BEDROOM.

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING BOARD, WHEN AN EXISTING BOARD, THE USE OF AN AFCI CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES: (MIN) (M1505.4)
  - KITCHENS: 100 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

Dwelling Unit Floor Area (Sq. Ft.)	NUMBER OF BEDROOMS			
	2-3	4-5	6-7	8-10
< 1500 Sq. Ft.	30	45	60	75
1501 - 3,000 Sq. Ft.	45	60	75	90
3,001 - 4,500 Sq. Ft.	60	75	90	105
4,501 - 6,000 Sq. Ft.	75	90	105	120

OFFICIAL STAMP AREA

307802 - AUTUMN SUNRISE PLAN 112  
 8/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

1722M  
 DAWSON  
 MODERN

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1200 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

1722M  
 DAWSON  
 MODERN

MAIN LEVEL: 662 SQ FT  
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 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

7



**Plan: Dawson Modern**  
**Table N1104.1(1) per N1101.1**

BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1060	0.021	22.260	49	1060.000	0.025	26.500
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1560	0.059	92.040	23	1560.000	0.052	81.120
Underfloor	1060	0.033	34.980	38	1060.000	0.027	28.620
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	181	0.270	48.870	3	181.000	0.280	50.680
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft2 glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>205.950</b>		<b>PROPOSED UA =</b>		<b>194.720</b>
				<b>Compliant?</b>			<b>YES</b>

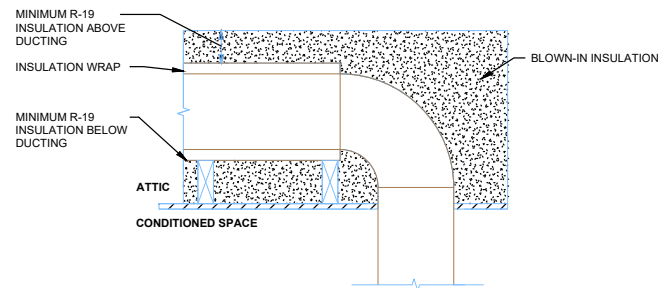
**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC

**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%

**ADDITIONAL ENERGY NOTES**

**Air Sealing Home and Ducts:**

- Mandatory air sealing of all wall coverings at top plate and air sealing checklist
- Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.
- Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4, in 2021 ORSC R303.4.
- All ducts and air handlers contained within building envelope or
- No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 1/2" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC 95% MIN. AFUE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

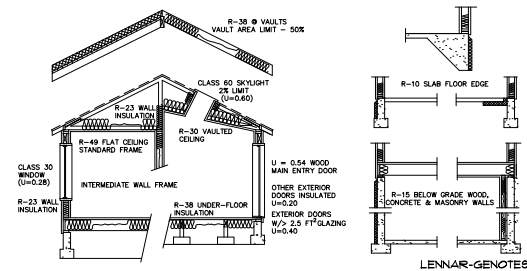


TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	6"	15	6"	no limit	3
125	7"	70	7"	no limit	3
	6"	4	6"	40	3
160	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN - 1126  
 8/5/2023 ENGINEERING PLAN CHANGE 1.DWG

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

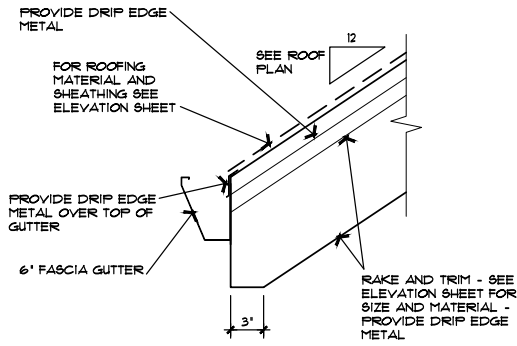
**1722M  
 DAWSON  
 MODERN**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

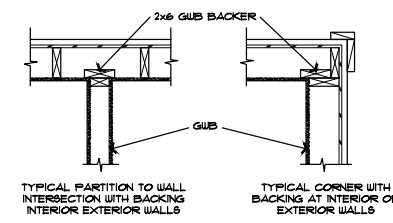
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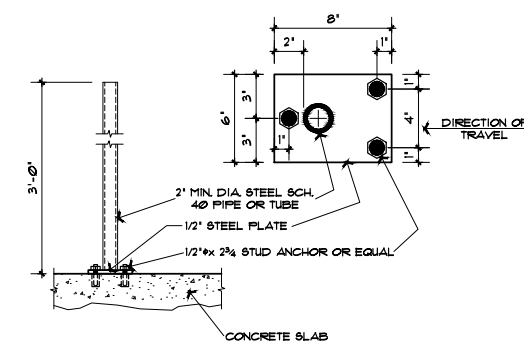
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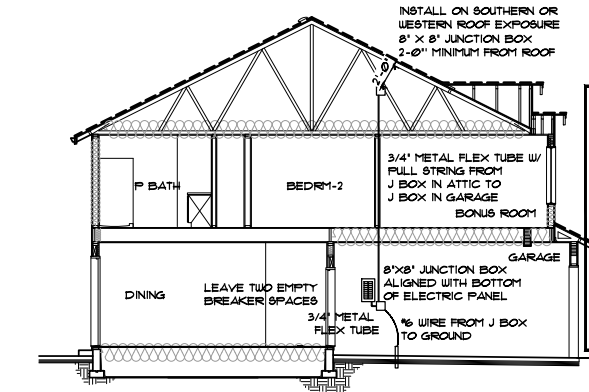
1 RAKE DETAIL SCALE: NTS ROOF-6A



5 TYP. WALL FRAMING DETAIL SCALE: NTS

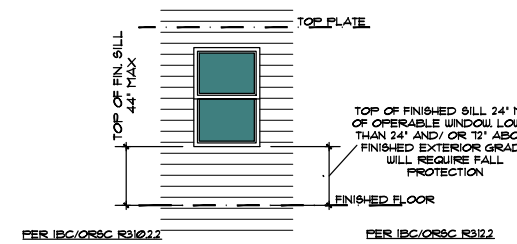


9 BARRIER DETAIL SCALE: NTS BOLLARD-7A

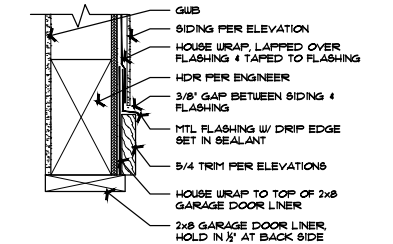


12 SOLAR PREWIRE DIAGRAM SCALE: NTS

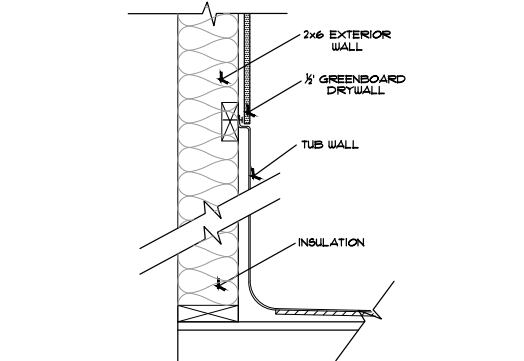
DETAIL NOT USED



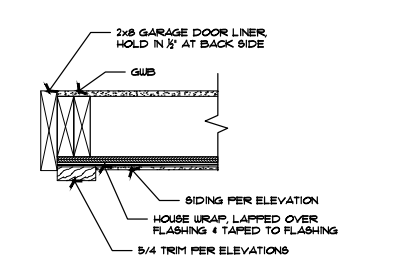
3 INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



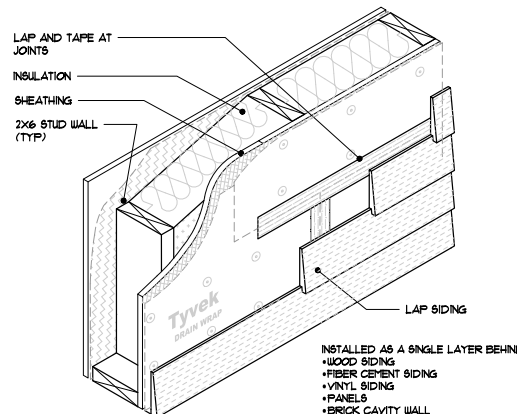
6 GAR. DOOR LINER @ HDR SCALE: NTS



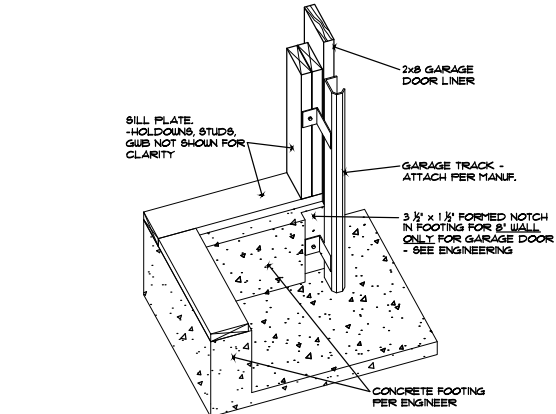
10 TYP. @ FIBERGLASS TUB/SHOWER @ EXT. WALL SCALE: NTS



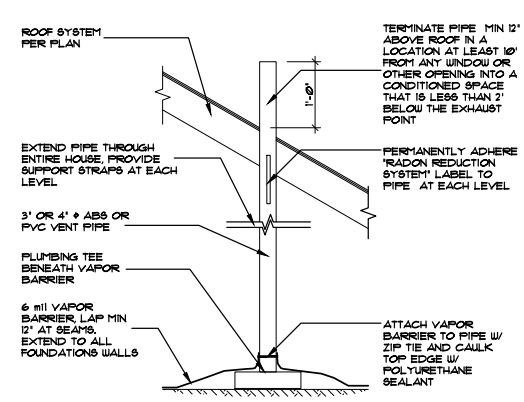
7 GAR. DOOR LINER @ JAMB SCALE: NTS



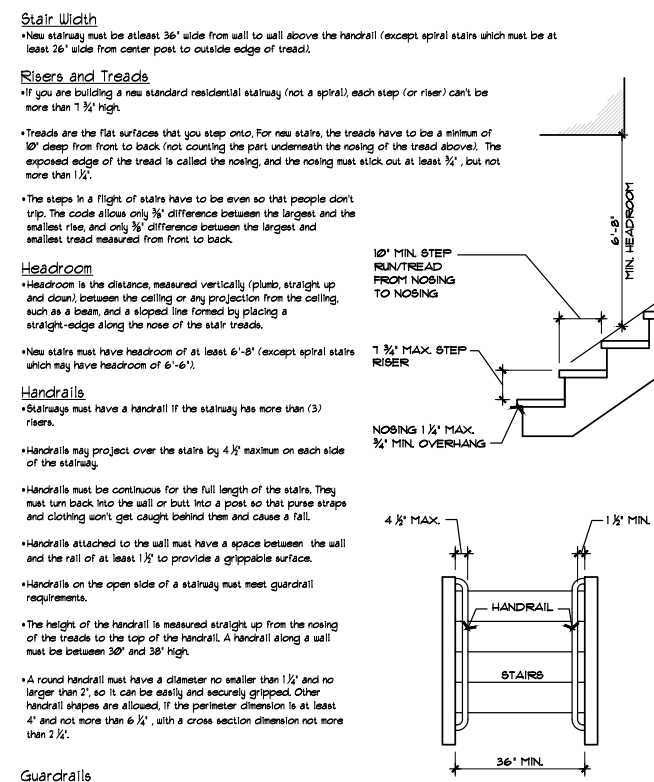
4 DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



8 NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



11 RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1



13 STAIR/ RAIL DETAIL SCALE: 1/4\"/>

**LENNAR**  
2103 NE 12th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7900

307802 - AUTUMN SUNRISE PLAN 1x2  
05/26/20 ENGINEERING PLAN CHANGE 1, 2x2

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

LENNAR

AUTUMN SUNRISE  
Tualatin, Oregon

SLOPE LOT SPEC LEVEL - 3000

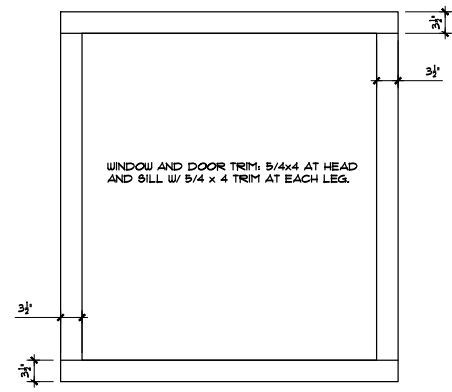
**1722M DAWSON MODERN**

MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

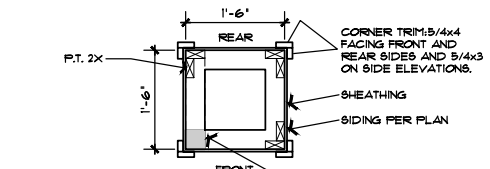
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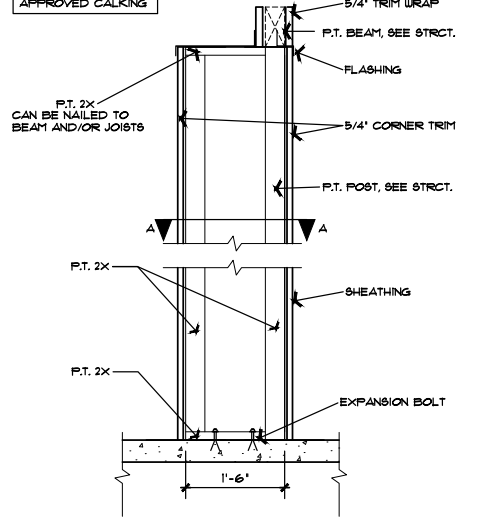
D1



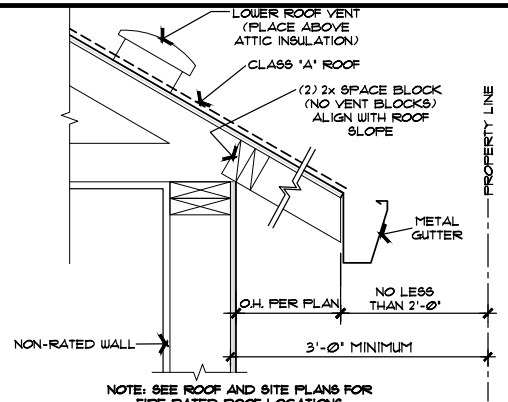
1 WINDOW TRIM DETAIL NT6



NOTE: CALK AROUND ALL TRIM EDGES WITH LENNAR APPROVED CALKING



4 PORCH COLUMN DETAIL SCALE: 3/4"=1'-0" LENNAR COL-D2



7 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

2 DETAIL NOT USED

5 DETAIL NOT USED

6 DETAIL NOT USED

8 DETAIL NOT USED

9 DETAIL NOT USED

10 DETAIL NOT USED

11 DETAIL NOT USED

12 DETAIL NOT USED

**LENNAR**  
2103 NE 129th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

30/202 AUTUMN SUNRISE PLAN 112  
8/5/2020 ENGINEERING PLAN CHANGE 1.D2

NOTE:  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SLOPE LOT  
SPEC LEVEL - 3000

1722M  
DAWSON  
MODERN

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MODERN

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**D2**

OFFICIAL STAMP AREA

3/27/2023 - AUTUMN SUNRISE PLAN 1126  
 5/5/2023 ENGINEERING PLAN CHANGE 1.126

**NOTE:**  
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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

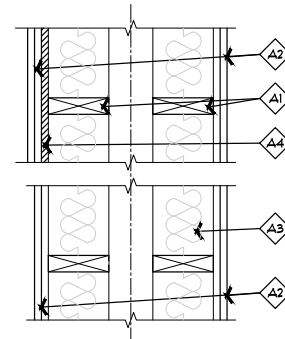
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**AD**



CONSTRUCTION ASSEMBLY	
GA-600/202 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, @200'S SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @100'S SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE	
SOUND RATING: 55 TO 59 STC	

**PARTY WALL ASSEMBLY**  
 DOUBLE ROW 2x6 STUD WALL  
 SCALE: 1/2" = 1'  
 (GA FILE NO. WP3820) FUA-A WALL 6

**NOTE:**  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

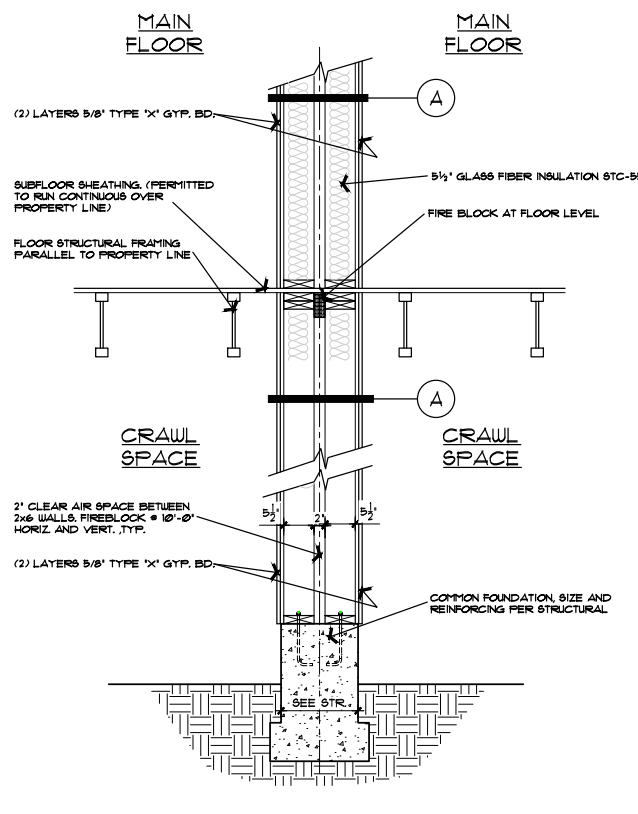
**FIRE BLOCK CONSTRUCTION:**  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**REQUIREMENTS FOR FIREBLOCKING MATERIALS:**  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (51-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (83-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (83-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19-mm) PARTICLEBOARD, 3/8-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, BATTIS OR BLANKET OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E1818 OR UL 263, FOR THE SPECIFIC APPLICATION THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

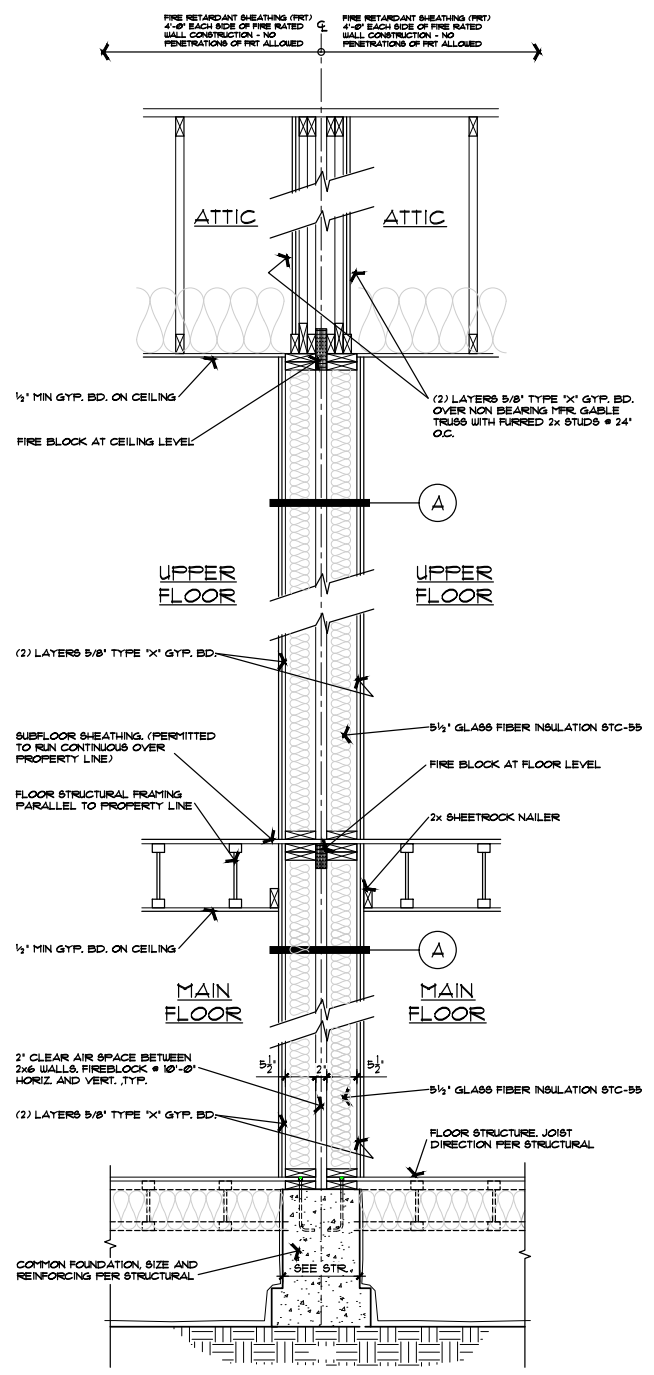
JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

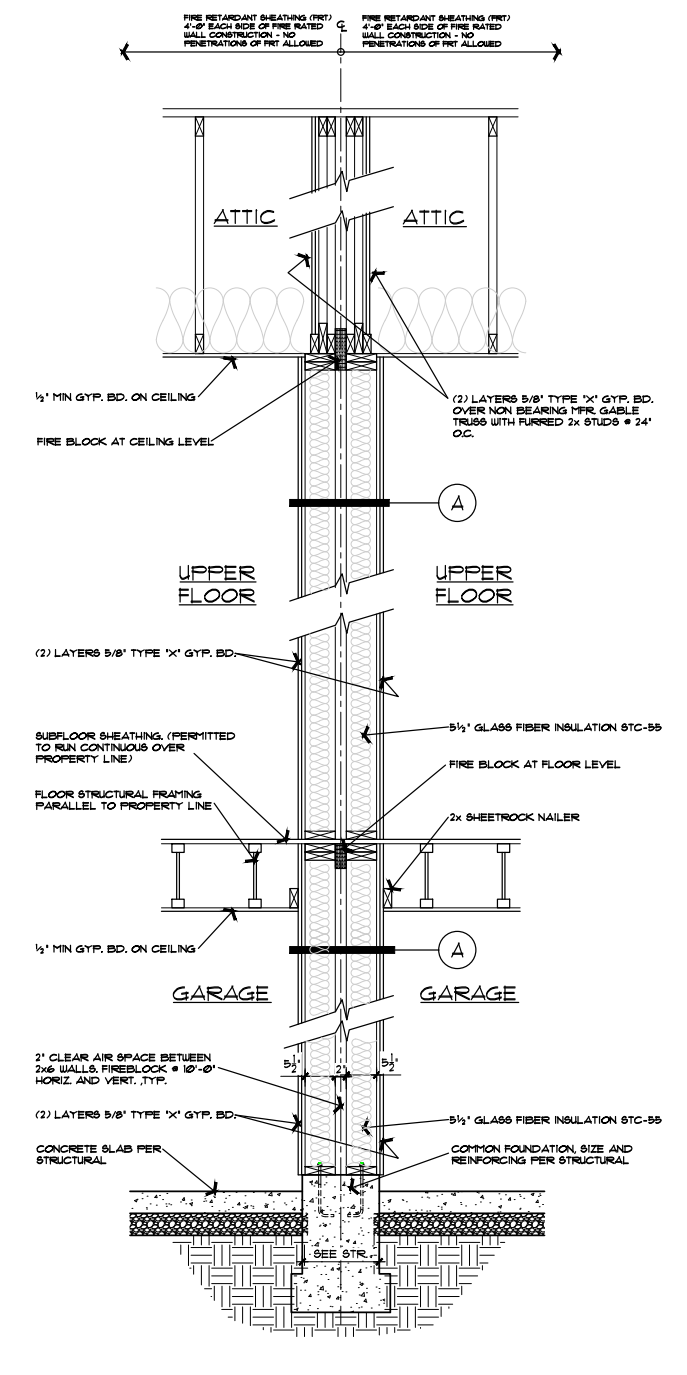
FUA-NOTES



2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT CRAWL SPACE  
 SCALE: 3/4" = 1'  
 FRU-3



2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN  
 SCALE: 3/4" = 1'  
 FRU-4



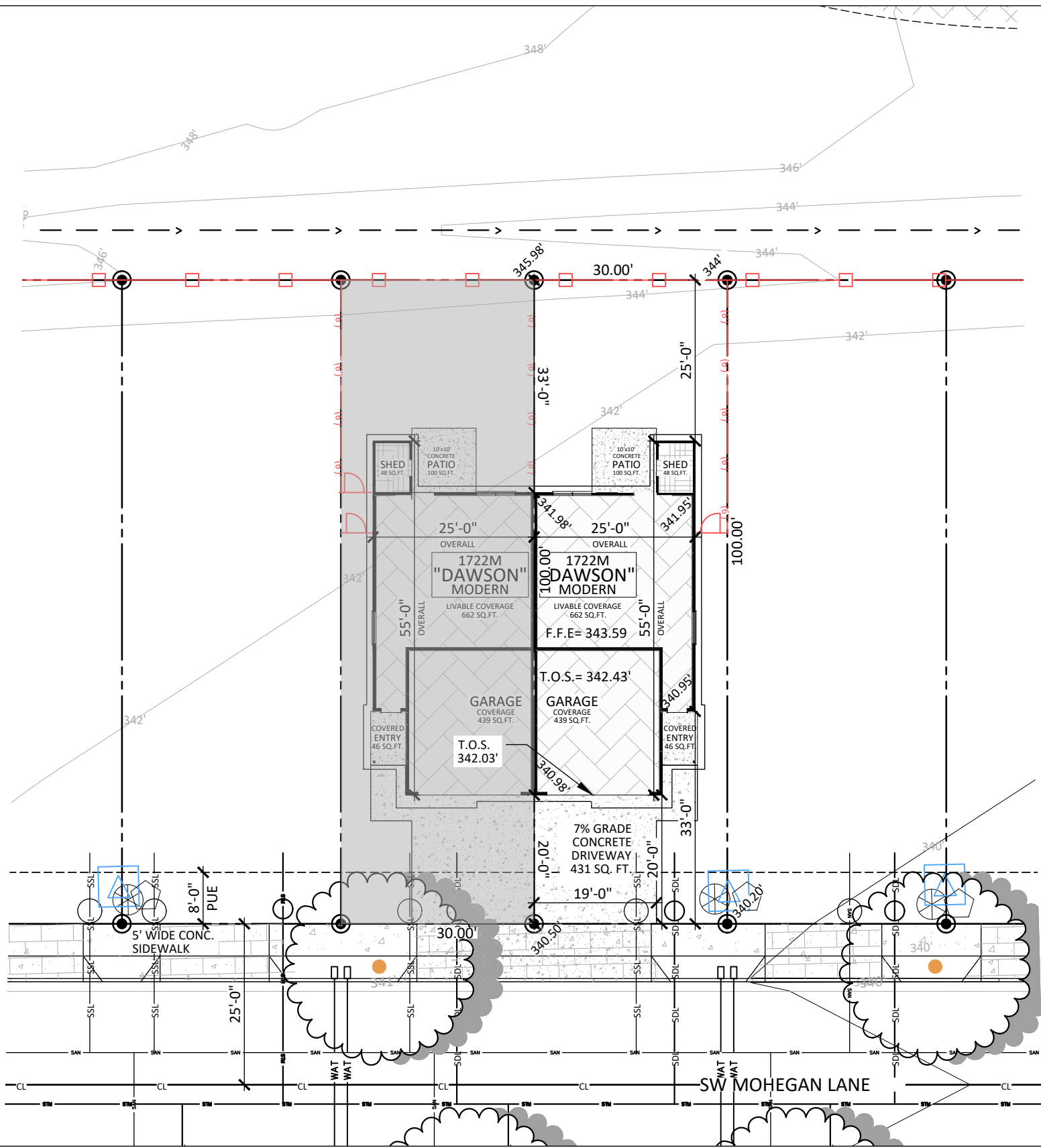
2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRU-5



- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| ⊕       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⊕       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⊕       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| ⊕       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | ⊕       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ⊕       | RETAINING WALL           |
| ⊕       | POWER JUNCTION BOX    | ⊕       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



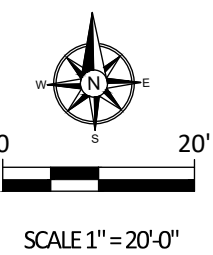
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	662 SQ.FT.
GARAGE:	439 SQ.FT.
DRIVEWAY/WALK:	431 SQ.FT.
COVERED ENTRY:	46 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
TOTAL IMPERVIOUS:	1726 SQ.FT.
TOTAL COVERED:	1195 SQ.FT.

ZONING: RML	REQUIRED	PROPOSED
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	20'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	25'-0"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
MAX. BUILDING COVERAGE:	55%/90%	40%
MAX. BUILDING HEIGHT:	35'	28'-7"



DRAWN:  
 07-10-2023 MHR  
 REVISIONS:

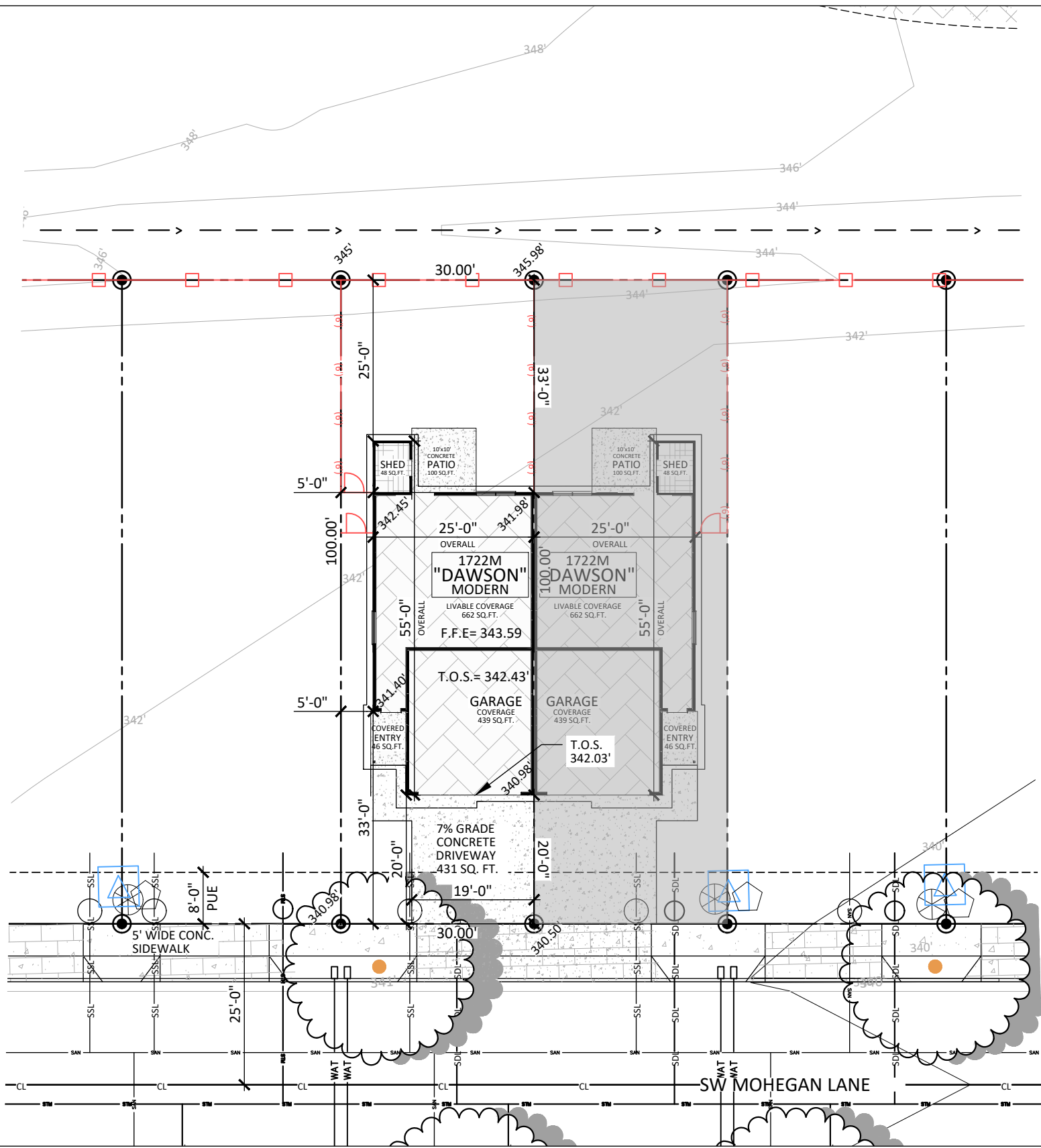
**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL DAWSON SITE PLAN ON A FLAT LOT**

- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	⊕	AIR RELEASE VALVE
⊕	WATER METER	⊕	WATER BLOWOFF
⊕	WATER VALVE	⊕	DOUBLE CHECK VALVE
⊕	SIGN	○	SANITARY SEWER CLEAN OUT
⊕	STREET LIGHT	○	SANITARY SEWER MANHOLE
⊕	CATCH BASIN	○	STORM DRAIN CLEAN OUT
⊕	ADA RAMP	⊕	STORM DRAIN MANHOLE
⊕	PROPERTY PINS	⊕	VISIBILITY TRIANGLES
⊕	POWER VAULT	⊕	RETAINING WALL
⊕	POWER JUNCTION BOX	⊕	COMMUNICATIONS RISER
⊕	COMMUNICATIONS VAULT	⊕	COMMUNICATIONS JB POT
⊕	AMUR MAACKIA	⊕	GATE
⊕	AMERICAN YELLOWWOOD	⊕	CAPITAL CALLERY PEAR
⊕	SKYROCKET ENGLISH OAK	⊕	EUROPEAN HORNBEAM



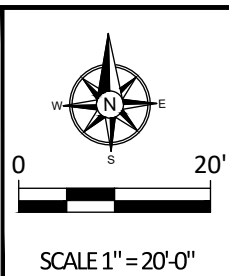
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
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**PROPOSED COVERAGE AREA:**

HOUSE:	662 SQ.FT.
GARAGE:	439 SQ.FT.
DRIVEWAY/WALK:	431 SQ.FT.
COVERED ENTRY:	46 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1726 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1195 SQ.FT.</b>

<b>ZONING:</b> RML	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	20'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	25'-0"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>40%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>28'-7"</b>



**DRAWN:**  
 07-10-2023 MHR  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL DAWSON SITE PLAN ON A FLAT LOT**

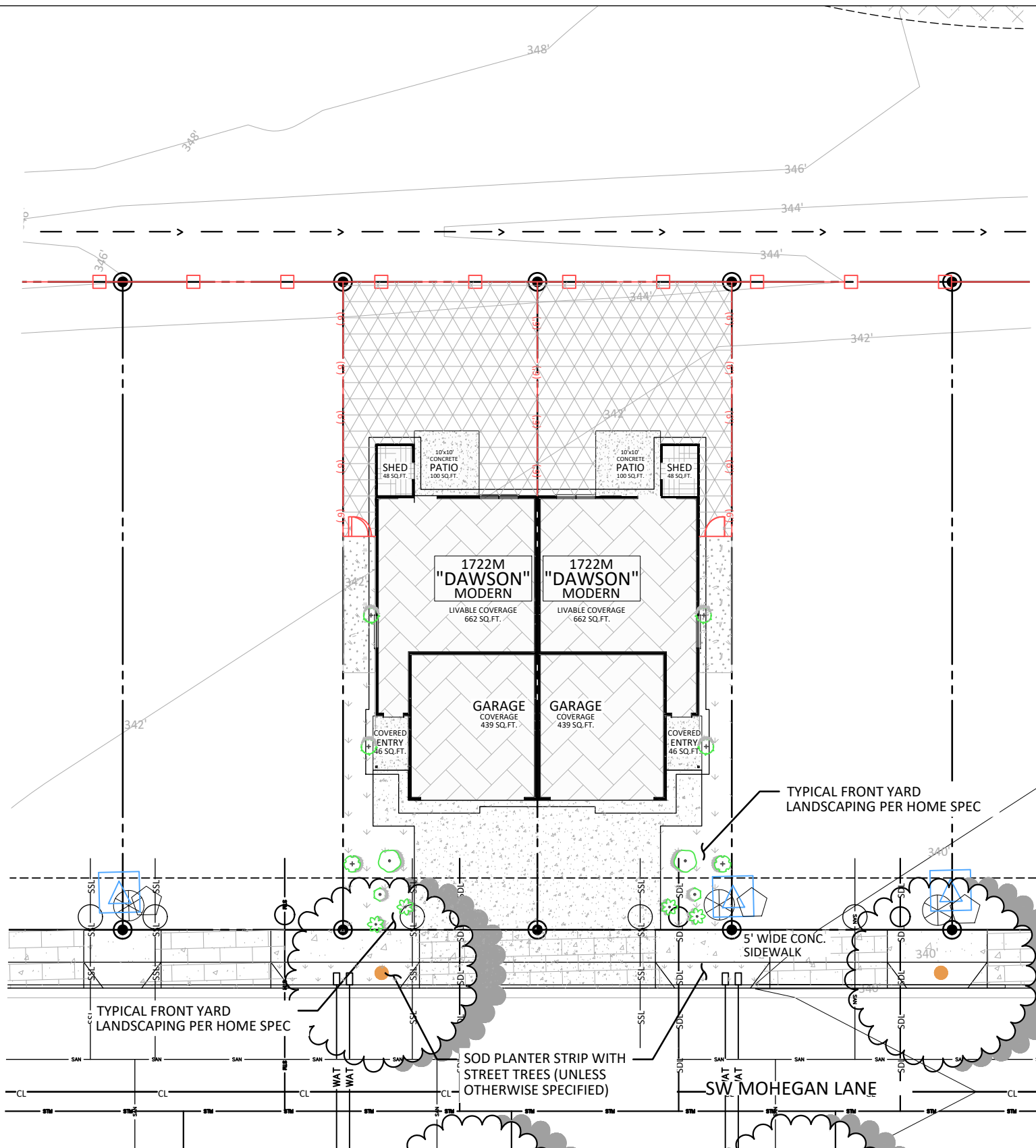
- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	♂	AIR RELEASE VALVE
□	WATER METER	♀	WATER BLOWOFF
⊗	WATER VALVE	⊘	DOUBLE CHECK VALVE
⚡	SIGN	○	SANITARY SEWER CLEAN OUT
☀	STREET LIGHT	○	SANITARY SEWER MANHOLE
□	CATCH BASIN	○	STORM DRAIN CLEAN OUT
♿	ADA RAMP	⊠	STORM DRAIN MANHOLE
●	PROPERTY PINS	△	VISIBILITY TRIANGLES
⊞	POWER VAULT	▬	RETAINING WALL
⊞	POWER JUNCTION BOX	◇	COMMUNICATIONS RISER
⊞	COMMUNICATIONS VAULT	⊗	COMMUNICATIONS JB POT
⊗	AMUR MAACKIA	⤴	GATE
⊗	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊗	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

⊕	#2 ACCENT SHRUB
⊕	#1 IN-FILL SHRUBS/GROUNDCOVER
⊕	#1 ACCENT GRASS
⊕	B&B SHRUB
⊕	COLUMNAR EVERGREEN SHRUB
▨	BARK
▨	SOD LAWN (TYP)
▨	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

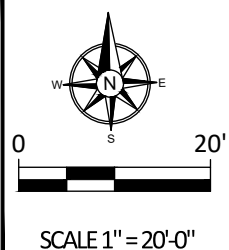


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**LANDSCAPE PLAN FOR ALL DAWSON PLANS ON FLAT LOTS**



DRAWN:  
07-10-2023 MHR  
 REVISIONS:

**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

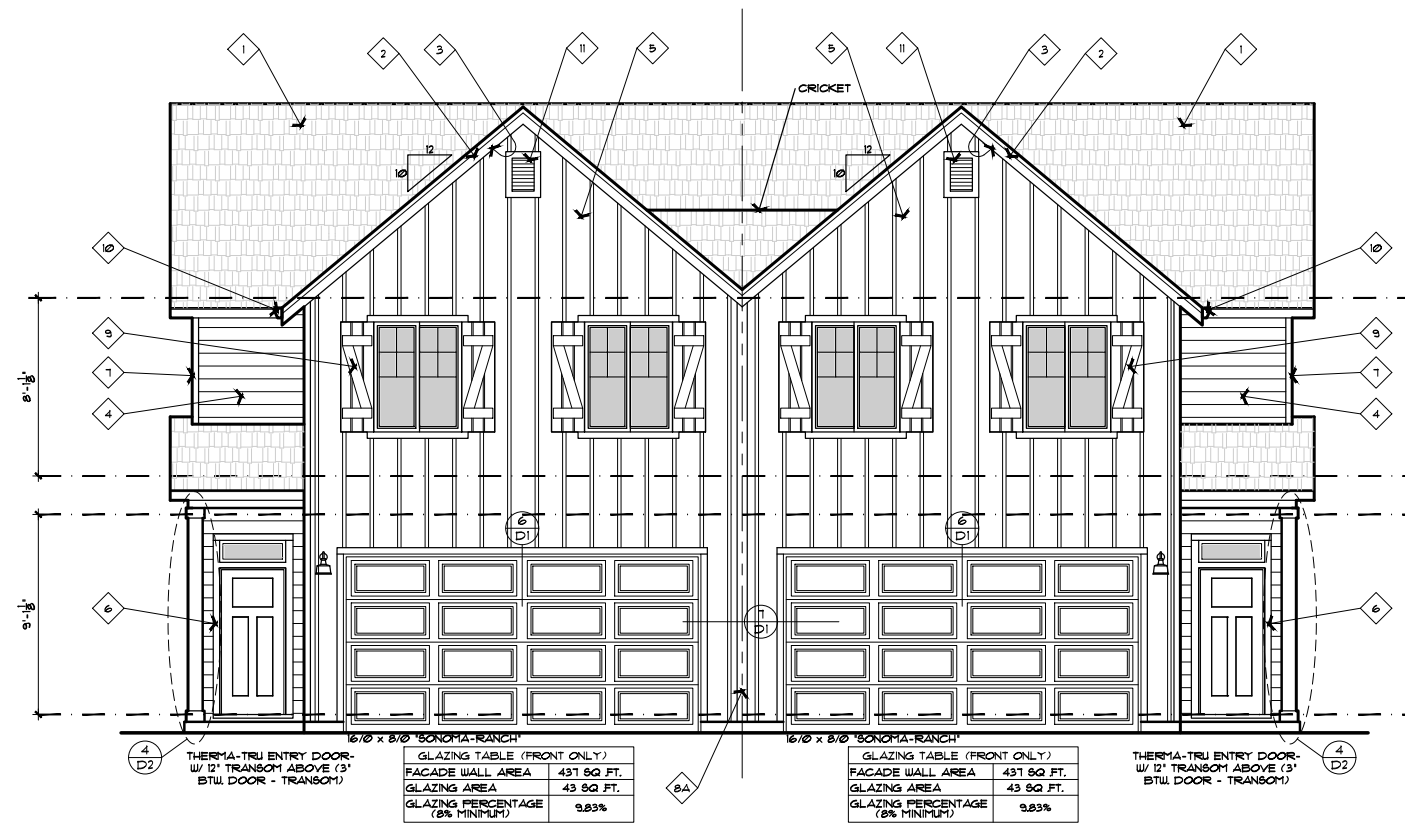
CITY OF TUALATIN, WASHINGTON CO., OREGON

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN



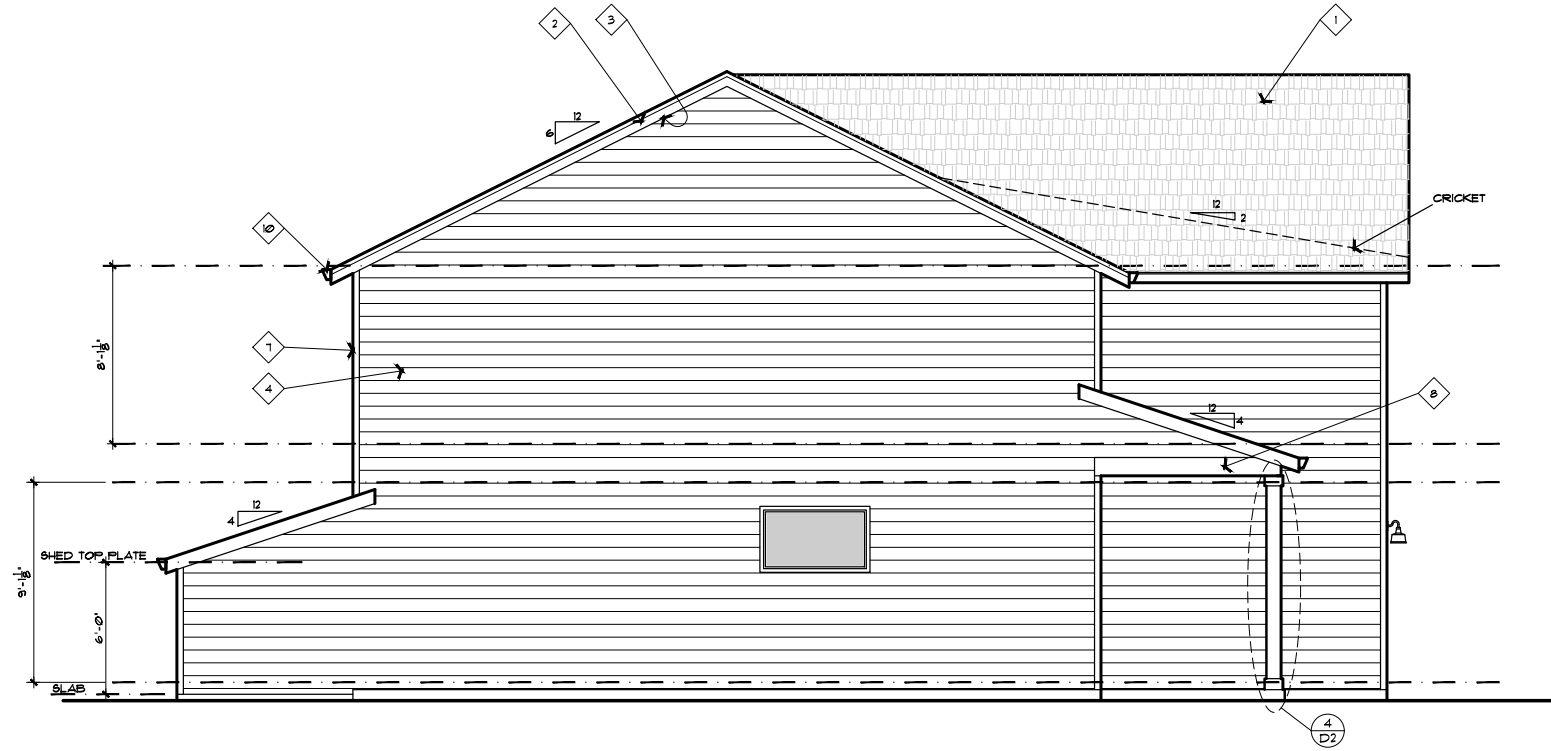
**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
5. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C. OVER 1/16" OSB WALL SHEATHING.
6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 2@ GA. 1" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
- 8A. VERTICAL TRIM: 5/4x6
9. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x6 HORIZONTAL BOARDS (1) 1x6 DIAGONAL x HEIGHT OF WINDOW.
10. GUTTERS (TYPICAL).
11. DECORATIVE VENT.



**FRONT ELEVATION**

1/4" = 1'-0"



**LEFT SIDE ELEVATION**

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN.MXD

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

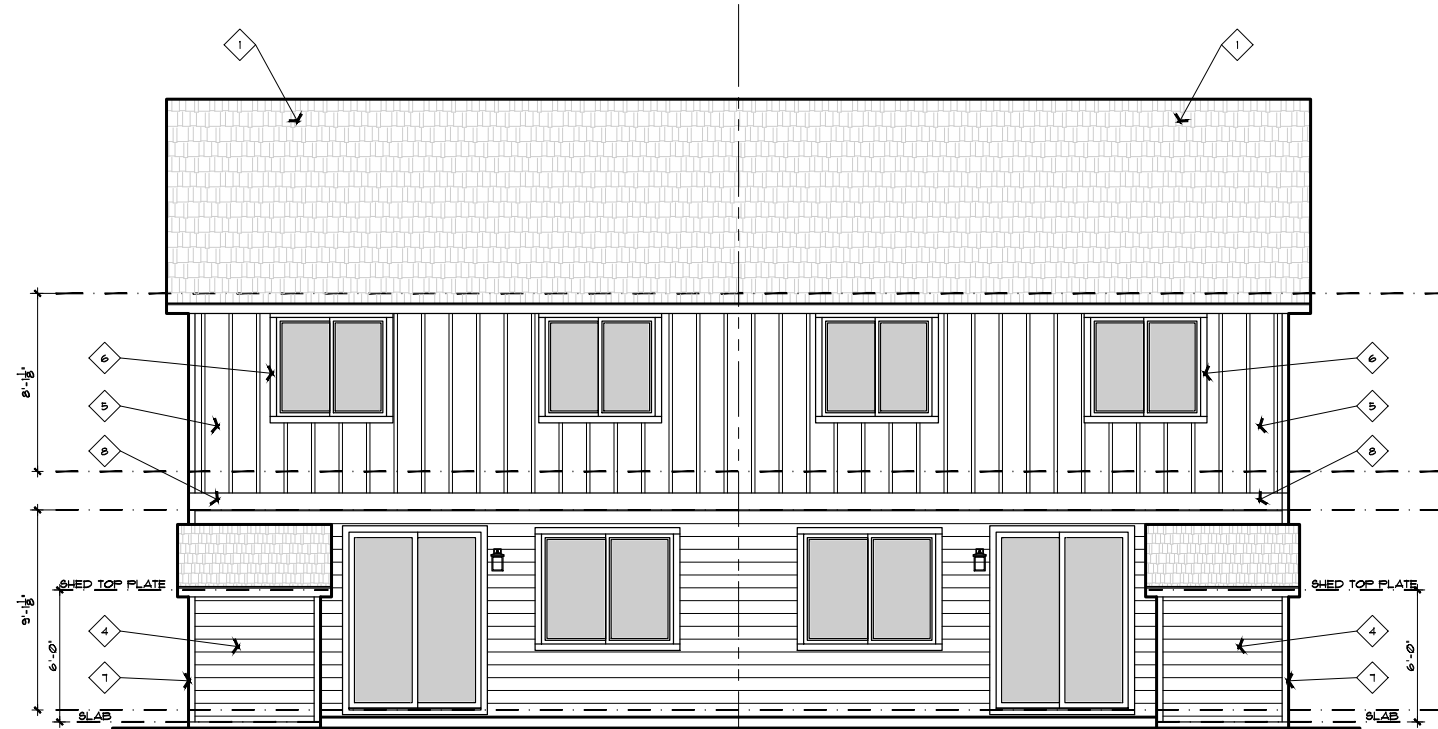
**SPEC LEVEL - 3000**  
**1722FG2**  
**DAWSON**  
**FARMHOUSE G**  
 MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722FG2**  
**DAWSON**  
**FARMHOUSE G**  
 MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1A**

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R3 1x3 TRIM ON 2x8.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
5. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C. OVER 7/16" OSB WALL SHEATHING.
6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 2@ GA. 1" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
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11. DECORATIVE VENT.

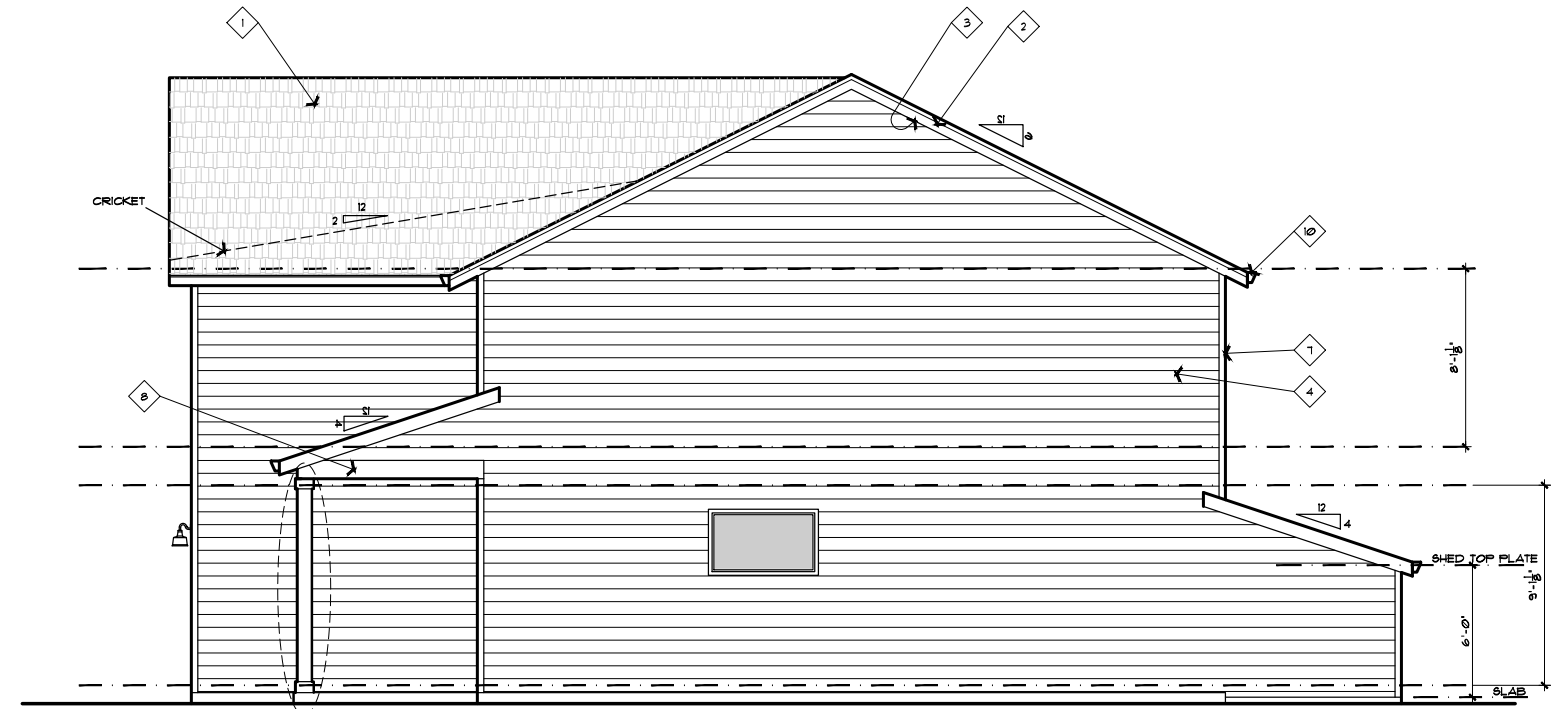


GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	481 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	21.3%

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	481 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	21.3%

**REAR ELEVATION**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 1000  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/16  
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**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

**1722FG2  
 DAWSON  
 FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722FG2  
 DAWSON  
 FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1B**

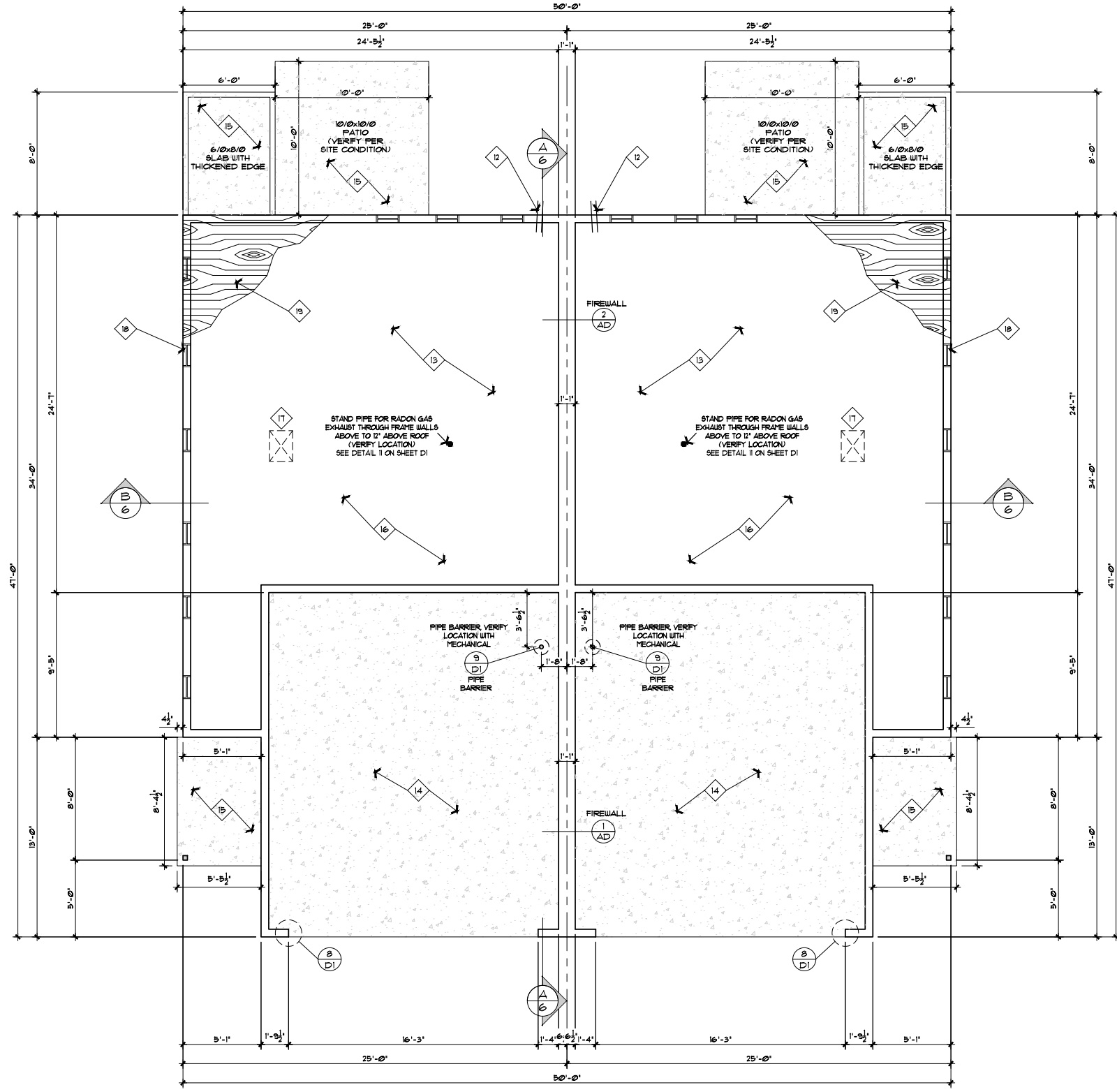
**FOUNDATION PLAN KEYNOTES**

12. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
13. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12" MIN.
14. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11' O.C. EACH WAY.
15. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
16. ENGINEERED FLOOR JOISTS - SEE ENGINEERING.
17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
18. 18"x8" SCREENED FOUNDATION VENTS. MAINTAIN 12" FROM HOLDDOWNS AS SPECIFIED ON ENGINEERING SHEETS.
19. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" ASPHALT SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	8.1
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	8.1
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

**NOTE:**  
FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS



1722FG2 DAWSON (FARMHOUSE G)  
1722FG2 DAWSON (FARMHOUSE G)  
FOUNDATION PLAN  
1/4" = 1'-0"

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/16

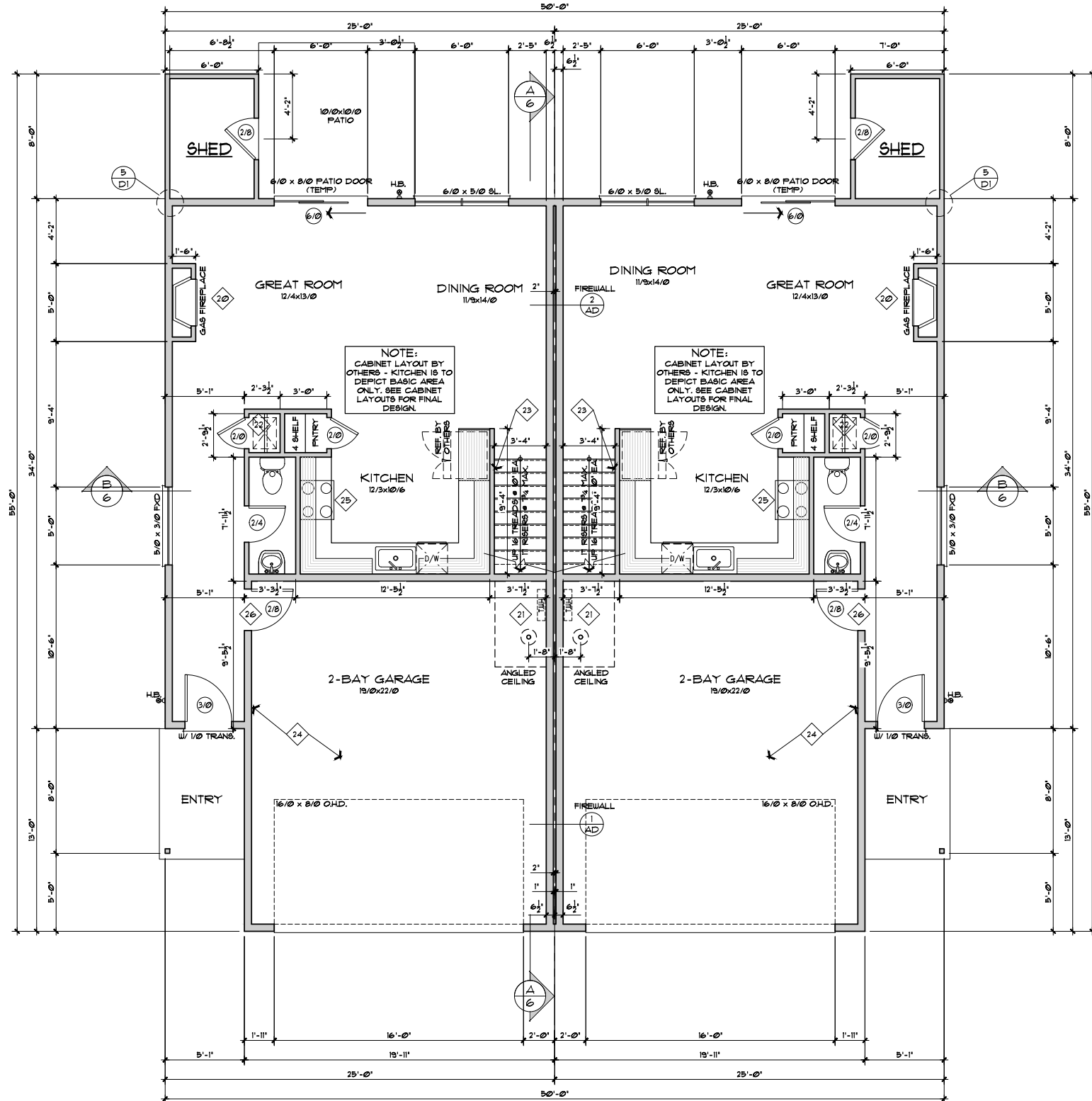
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**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SPEC LEVEL - 3000	
<b>1722FG2 DAWSON FARMHOUSE G</b>	
MAIN LEVEL:	662 SQ FT
UPPER LEVEL:	1060 SQ FT
TOTAL LIVING:	1722 SQ FT
GARAGE:	439 SQ FT
ENTRY:	46 SQ FT
<b>1722FG2 DAWSON FARMHOUSE G</b>	
MAIN LEVEL:	662 SQ FT
UPPER LEVEL:	1060 SQ FT
TOTAL LIVING:	1722 SQ FT
GARAGE:	439 SQ FT
ENTRY:	46 SQ FT

**MAIN FLOOR KEYNOTES**

- 20. MANUFACTURED DIRECT VENT, GAS, UL LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 21. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 5'-0" MIN. ABOVE FINISHED FLOOR.
- 22. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 23. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 24. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 25. MICRO HOOD OR RANGE HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
- 26. DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



1722FG2 DAWSON (FARMHOUSE G)

1722FG2 DAWSON (FARMHOUSE G)

**MAIN FLOOR PLAN**

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 250-7500

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/16

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

**1722FG2 DAWSON FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**1722FG2 DAWSON FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**3**

**UPPER FLOOR KEYNOTES**

- 21. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH CEILING W/ INSULATED COVER.
- 28. 42" HIGH HALF WALL WITH WOOD CAP.
- 29. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 30. INSTALL STALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
- 31. DOOR GOING FROM FURNACE INTO HOME SHALL BE A SOLID CORE DOOR.
- 32. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
- 33. INSTALL 42x36 FIBERGLASS ONE-PIECE SHOWER ENCLOSURE.
- 34. INSTALL RECESSED WASHER/DRYER HOOKUP.
- 35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/4"  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

**1722FG2 DAWSON FARMHOUSE G**

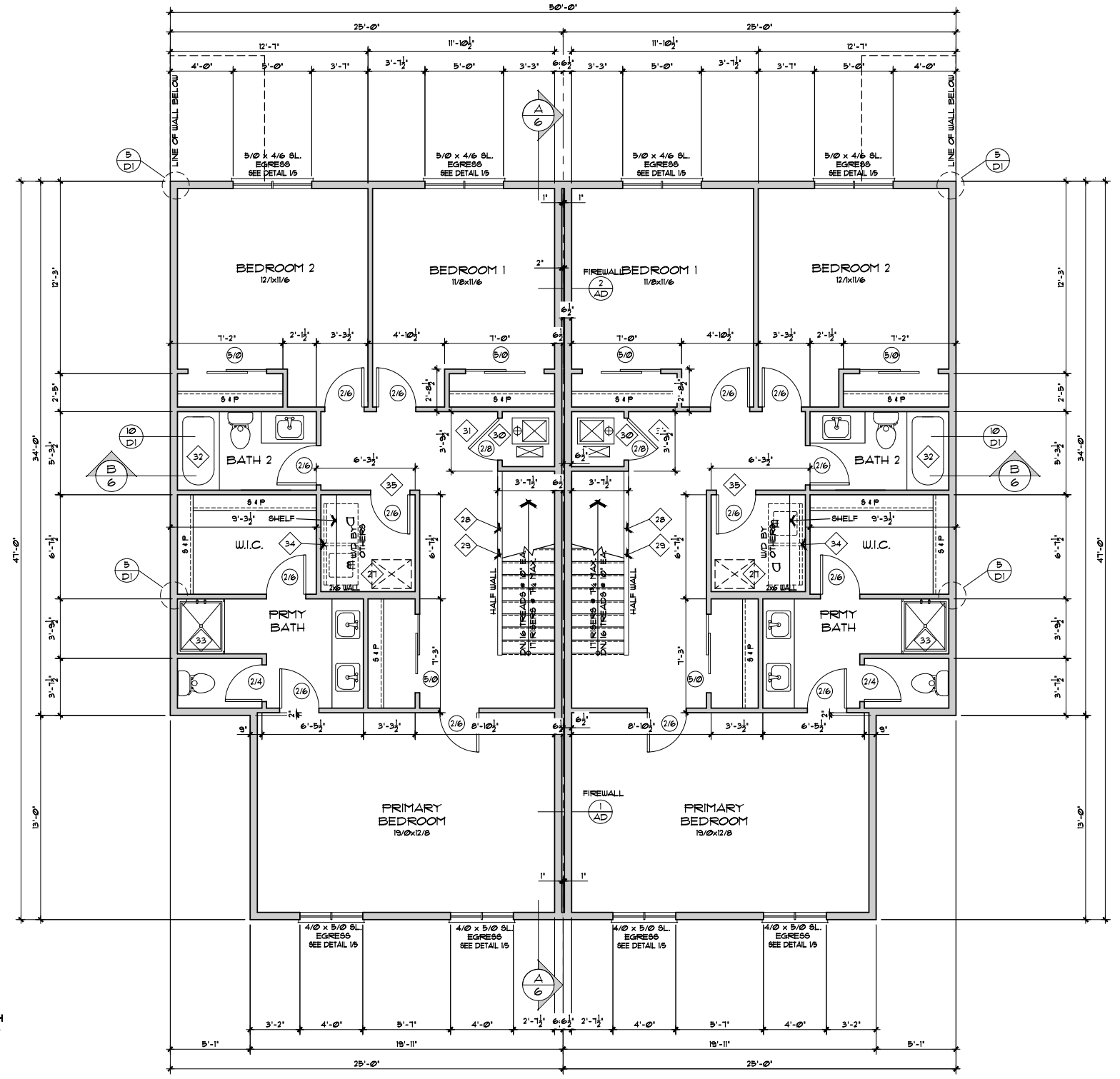
MAIN LEVEL: 662 SQ FT  
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 TOTAL LIVING: 1722 SQ FT

**1722FG2 DAWSON FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT

GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**4**



1722FG2 DAWSON (FARMHOUSE G)      1722FG2 DAWSON (FARMHOUSE G)

**UPPER FLOOR PLAN**

1/4" = 1'-0"

D2

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/6

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

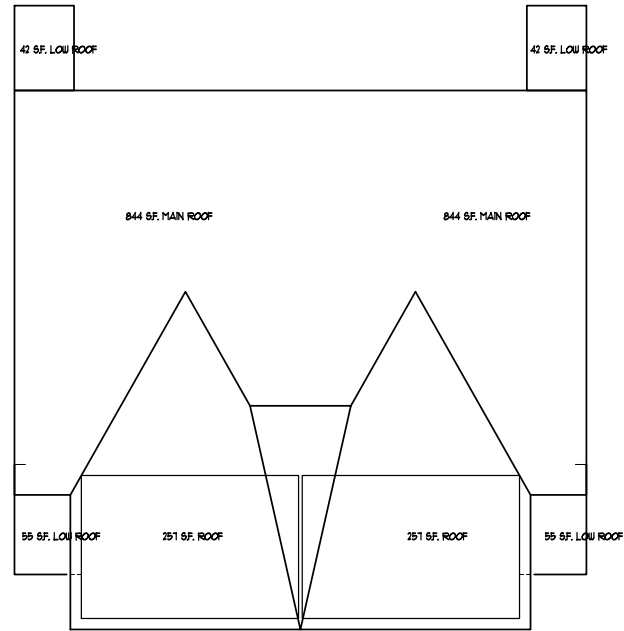
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 DAWSON  
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 DAWSON  
 FARMHOUSE G**

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 ENTRY: 46 SQ FT

**5**



**ATTIC VENTING  
 AREA**  
 1/8" = 1'-0"

**DAWSON**  
 ATTIC VENTILATION PER IRC (R806.2)

NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.

CALCULATION:  
 STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = \_\_\_\_\_ (SQUARE FOOTAGE OF VENTS REQUIRED).  
 STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = \_\_\_\_\_ (CONVERTS SQ. FT. INTO SQ. IN).  
 STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = \_\_\_\_\_ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES)).  
 STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS-  
 FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED.  
 FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.

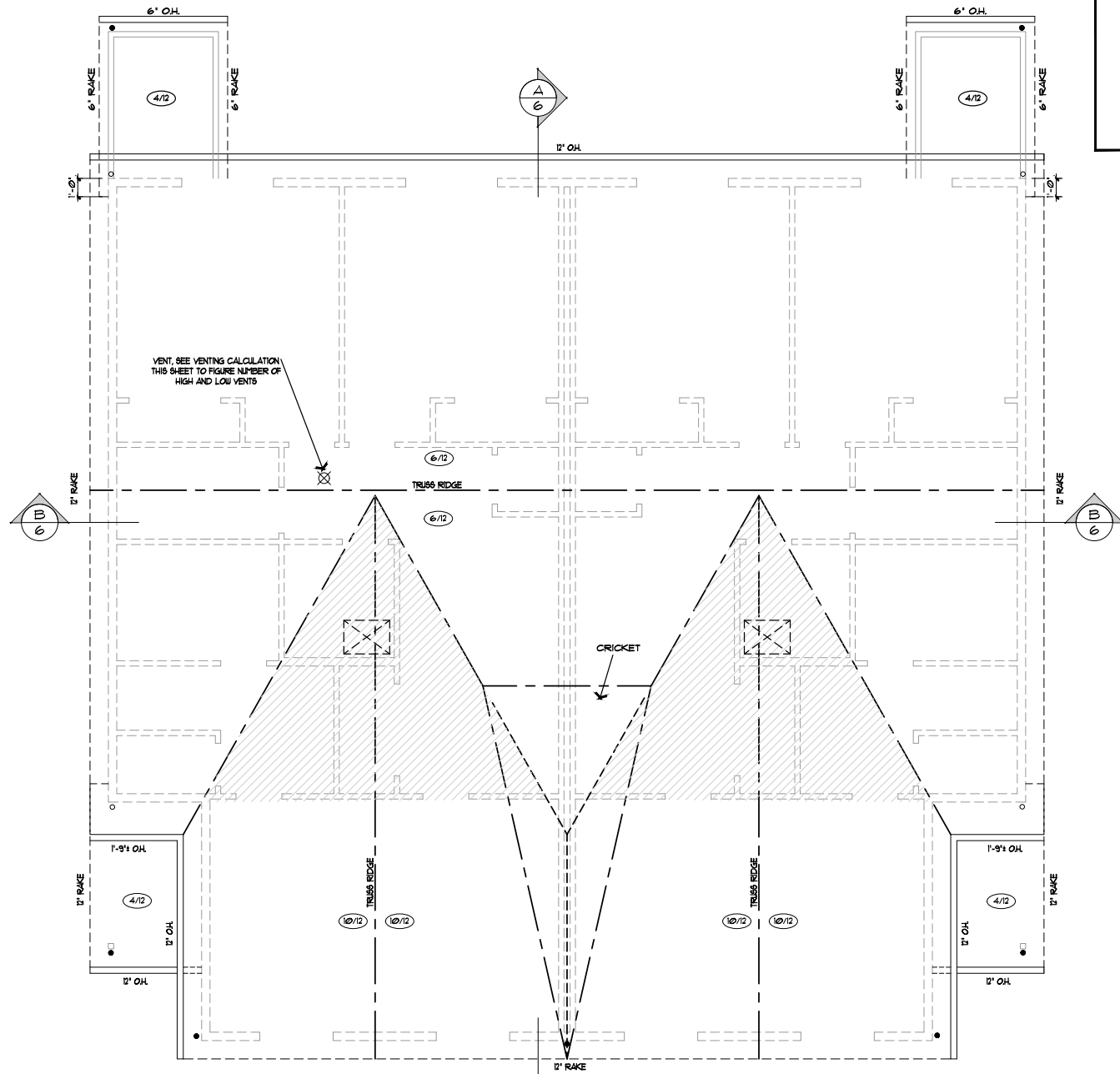
UPPER ROOF AREA =	844 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 2.81 * 144 = 405.12 / 2 = 202.56 / 50 = 4.05 <b>4 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 2.81 * 144 = 405.12 / 2 = 202.56 / 20 = 10.13 <b>11 LOW VENTS REQ'D</b>
GABLE ROOF AREA =	257 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.86 * 144 = 123.36 / 2 = 61.68 / 50 = 1.23 <b>2 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.86 * 144 = 123.36 / 2 = 61.68 / 20 = 3.08 <b>3 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	97 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.32 * 144 = 46.56 / 2 = 23.28 / 50 = 0.47 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.32 * 144 = 46.56 / 2 = 23.28 / 20 = 1.16 <b>2 LOW VENTS REQ'D</b>

**DAWSON**  
 ATTIC VENTILATION PER IRC (R806.2)

NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.

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 STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS-  
 FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED.  
 FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.

UPPER ROOF AREA =	844 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 2.81 * 144 = 405.12 / 2 = 202.56 / 50 = 4.05 <b>4 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 2.81 * 144 = 405.12 / 2 = 202.56 / 20 = 10.13 <b>11 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	257 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.86 * 144 = 123.36 / 2 = 61.68 / 50 = 1.23 <b>2 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.86 * 144 = 123.36 / 2 = 61.68 / 20 = 3.08 <b>3 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	97 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.32 * 144 = 46.56 / 2 = 23.28 / 50 = 0.47 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.32 * 144 = 46.56 / 2 = 23.28 / 20 = 1.16 <b>2 LOW VENTS REQ'D</b>



**1722FG2 DAWSON  
 (FARMHOUSE G)**

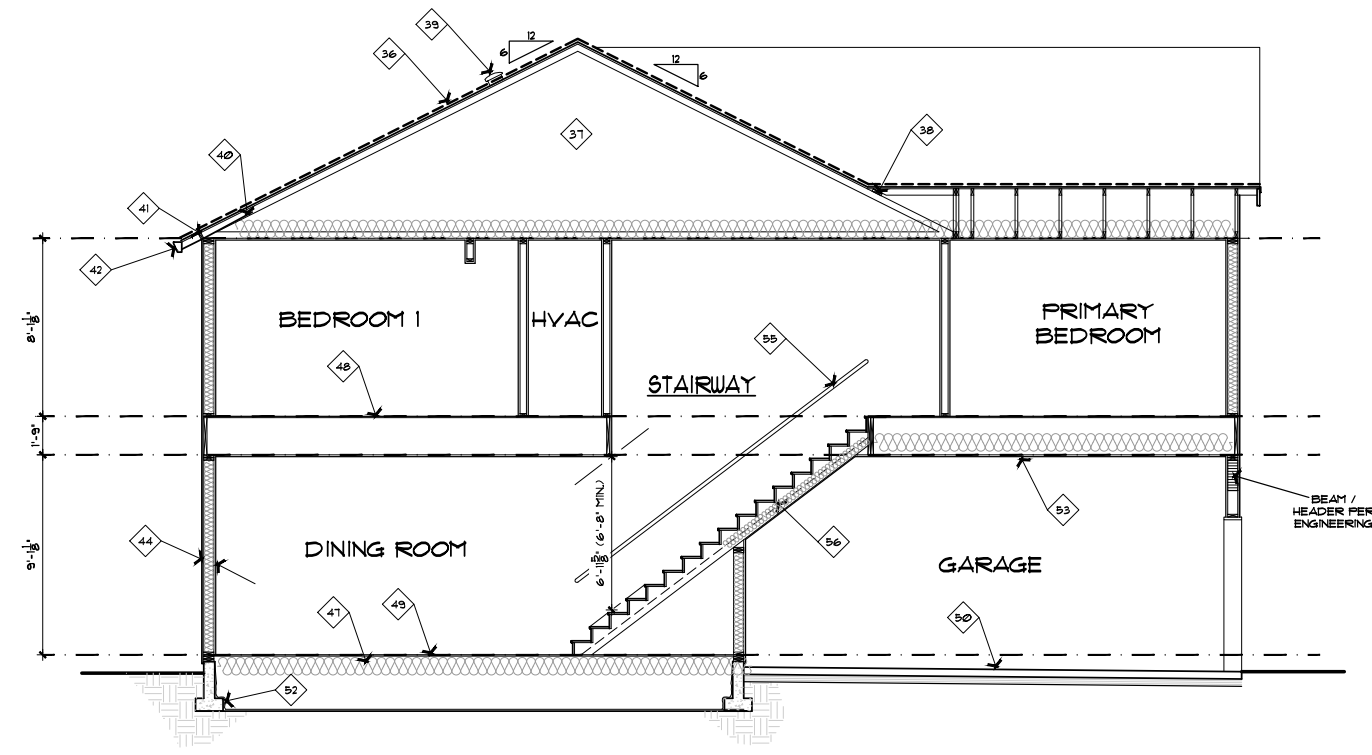
**ROOF FRAMING PLAN NOTES:**

- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL SEISMIC ANCHOR PER ENGINEER AT EACH TRUSS.
- INDICATES ROOF BEARING ON WALLS BELOW.
- INDICATES ROOF BEARING ON BEAMS BELOW.
- INDICATES ROOF FRAMED OVER ROOF BELOW WITH VALLEY RAFTERS LAID FLAT OVER 2" x 6" BLOCKING BETWEEN TRUSSES BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
- INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
- INDICATES ROOF SLOPE.

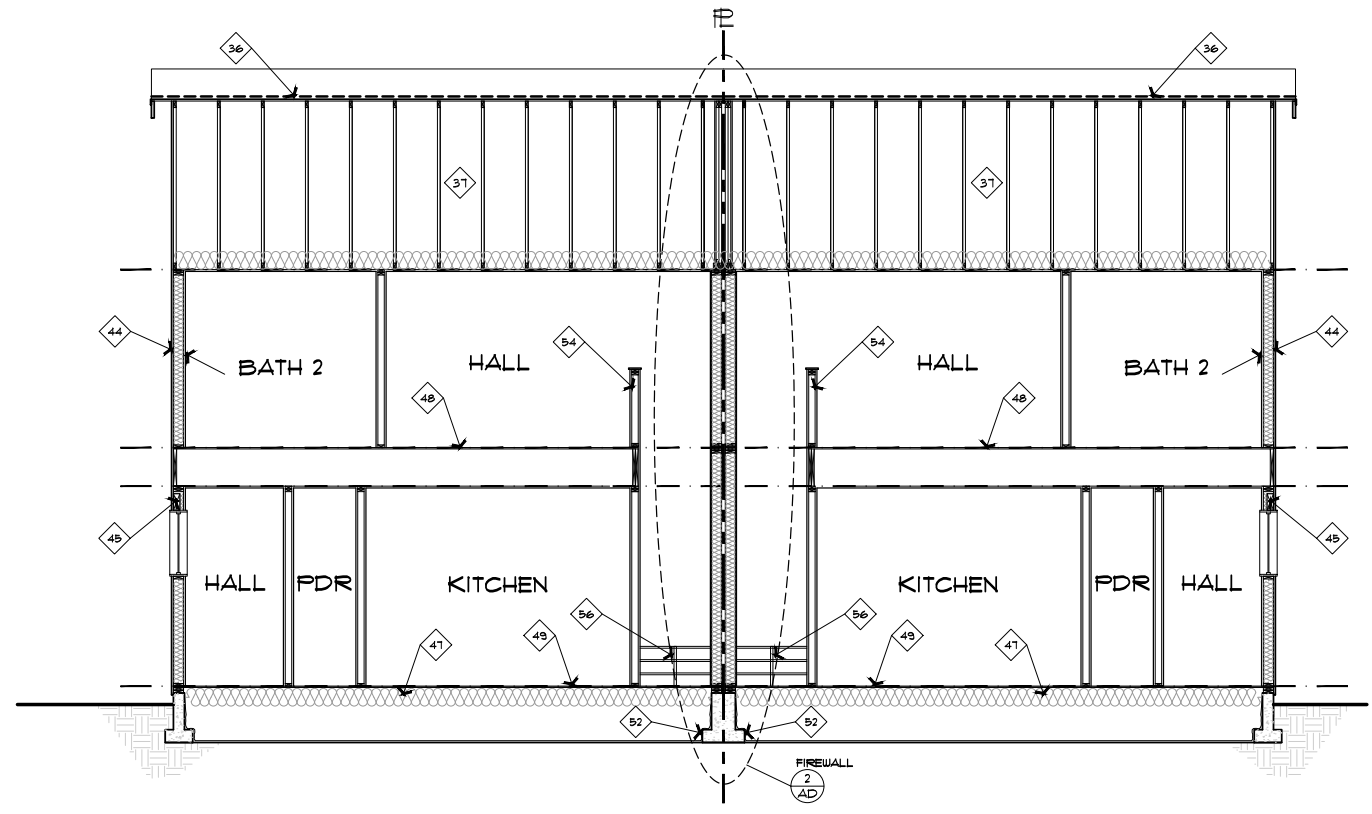
**ROOF FRAMING PLAN**  
 1/4" = 1'-0"

**BUILDING SECTION KEYNOTES**

- 36. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 3/8" AS FELT ON 1/8" OSB ROOF SHEATHING (MIN. APA RATED 24/0).
- 37. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
- 38. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
- 39. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
- 40. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
- 41. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
- 42. GUTTERS (TYPICAL).
- 43. SOFFITS @ COVERED AREAS; SOFFIT BD. ON TRUSS BOTTOM CHORD OR CEILING JOISTS.
- 44. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON BUILDING WRAP (SEE DETAIL 4/D1) ON 1/2" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH (INSULATION PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 45. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) D.F.-L. WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
- 46. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
- 47. UNDER FLOOR INSULATION: (INSULATION PER GENERAL NOTES).
- 48. UPPER LEVEL (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- 49. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
- 50. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
- 51. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
- 52. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP BEAMS 12". EXTEND UP WALLS 12" MIN.
- 53. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 54. 42" HIGH HALF WALL WITH WOOD CAP.
- 55. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEVEL POST. SEE DETAIL 13 ON SHEET D1.
- 56. 2x TREADS AND 1x RISERS ON (3) 2x12 STRINGERS.



**A**  
**6** BUILDING SECTION 1/4" = 1'-0"



**B**  
**6** BUILDING SECTION 1/4" = 1'-0"

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/4" = 1'-0"

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000  
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**6**

OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN 1/6

**NOTE:**  
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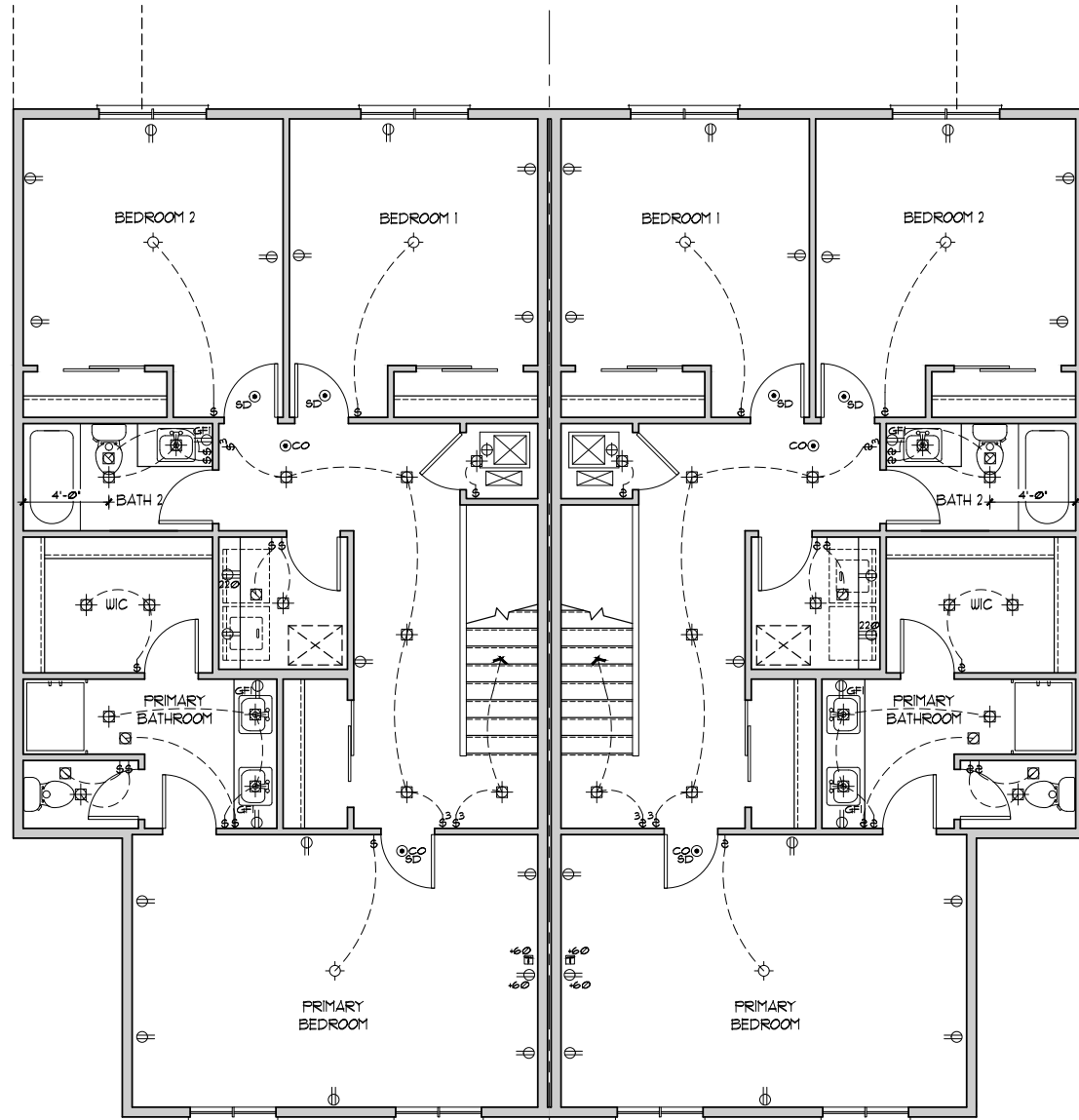
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**1722FG2  
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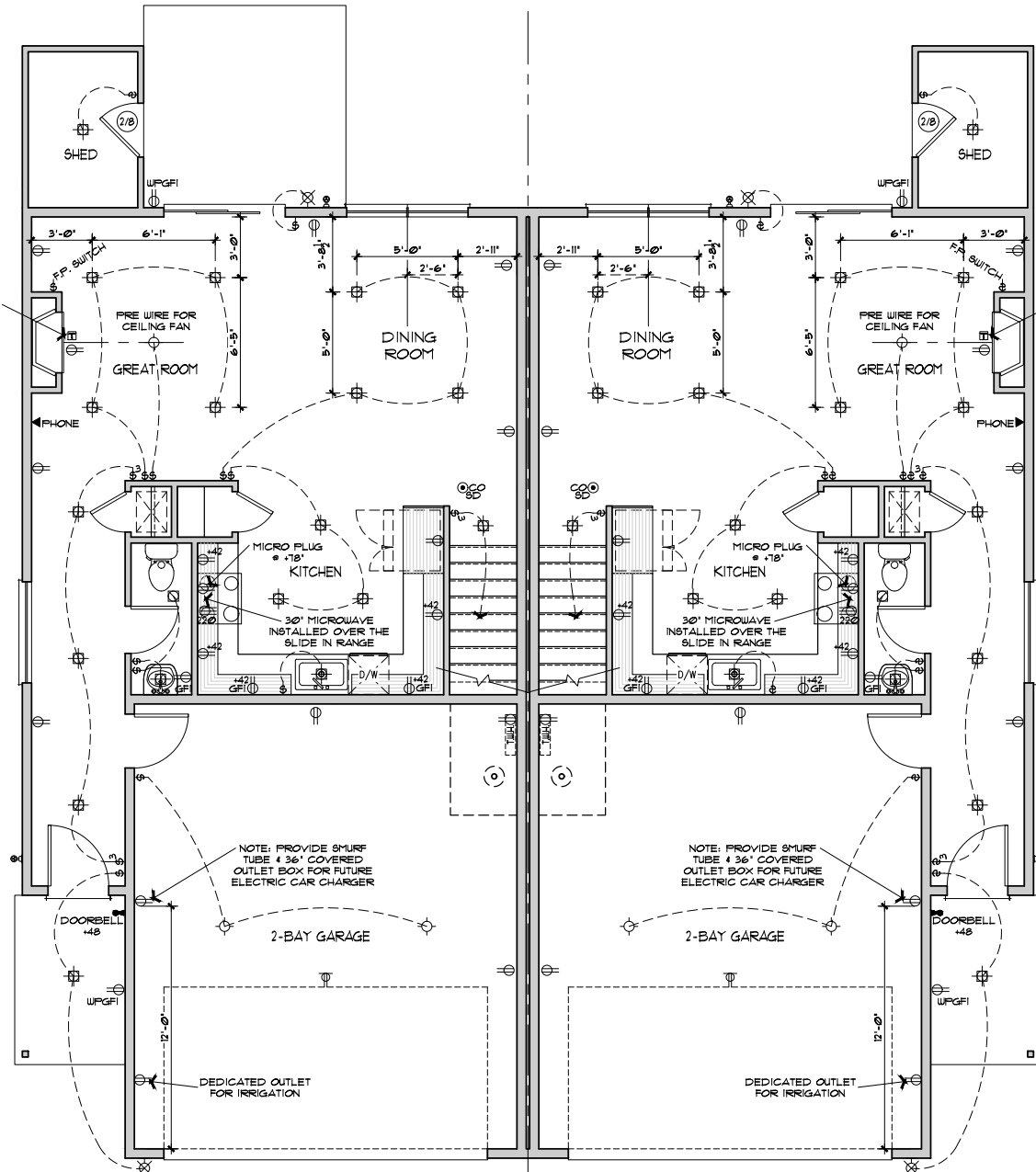
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**7**



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

**ELECTRICAL LEGEND**

<ul style="list-style-type: none"> <li>⊕ DOWNLIGHT (LED)</li> <li>⊗ WALL MOUNTED (LED)</li> <li>⊖ WALL SCONCE (LED)</li> <li>⊕ SURFACE MOUNTED (LED)</li> <li>⊕ HANGING FIXTURE (PER SPEC)</li> <li>⊕ TWO WAY SWITCH</li> <li>⊕ THREE WAY SWITCH</li> <li>⊕ FOUR WAY SWITCH</li> <li>⊕ ELECT. SUB PANEL</li> <li>⊕ TELEVISION OUTLET</li> <li>⊕ TELEPHONE OUTLET</li> <li>DB DOOR BELL</li> </ul>	<ul style="list-style-type: none"> <li>⊕ SMART PANEL</li> <li>⊕ DUPLEX OUTLET</li> <li>⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET</li> <li>⊕ 1/2 USB-1/2 HOT DUPLEX OUTLET</li> <li>⊕ CEILING MOUNTED DUPLEX OUTLET</li> <li>⊕ 220V OUTLET</li> <li>⊕ 110 V. WALL OUTLET (GFI + GROUND FAULT INSULATED)</li> <li>⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)</li> <li>⊕ 110 V. SMOKE DETECTOR - HARDWIRED TO HOUSE POWER, INTERCONNECTED AND WITH BATTERY BACKUP POWER.</li> <li>⊕ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.</li> </ul>	<p><b>ELECTRICAL NOTES:</b></p> <ul style="list-style-type: none"> <li>• ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.</li> <li>• ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.</li> <li>• PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:             <ul style="list-style-type: none"> <li>- THE DOOR TO A KITCHEN</li> <li>- THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER</li> <li>- THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.</li> </ul> </li> </ul> <p><b>MECHANICAL VENTILATION NOTES:</b></p> <ul style="list-style-type: none"> <li>• ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)</li> <li>• EXHAUST FAN RATES, (MIN.) (M1505.4)             <ul style="list-style-type: none"> <li>- KITCHENS: 100 CFM</li> <li>- TOILET ROOMS: 50 CFM</li> <li>- BATHROOMS: 80 CFM</li> <li>- UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.</li> </ul> </li> <li>• CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PRESSURIZED METHOD) PER TABLE (M1505.4.3)</li> <li>• INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2">DWELLING UNIT FLOOR AREA (sq. Ft.)</th> <th colspan="4">NUMBER OF BEDROOMS</th> </tr> <tr> <th>0-1</th> <th>2-3</th> <th>4-5</th> <th>6-7</th> </tr> </thead> <tbody> <tr> <td>&lt;1500 sq. Ft.</td> <td>30</td> <td>45</td> <td>60</td> <td>75</td> </tr> <tr> <td>1501 - 3,000 sq. Ft.</td> <td>45</td> <td>60</td> <td>75</td> <td>90</td> </tr> <tr> <td>3,001 - 4,500 sq. Ft.</td> <td>60</td> <td>75</td> <td>90</td> <td>105</td> </tr> <tr> <td>4,501 - 6,000 sq. Ft.</td> <td>75</td> <td>90</td> <td>105</td> <td>120</td> </tr> </tbody> </table>	DWELLING UNIT FLOOR AREA (sq. Ft.)	NUMBER OF BEDROOMS				0-1	2-3	4-5	6-7	<1500 sq. Ft.	30	45	60	75	1501 - 3,000 sq. Ft.	45	60	75	90	3,001 - 4,500 sq. Ft.	60	75	90	105	4,501 - 6,000 sq. Ft.	75	90	105	120
DWELLING UNIT FLOOR AREA (sq. Ft.)	NUMBER OF BEDROOMS																														
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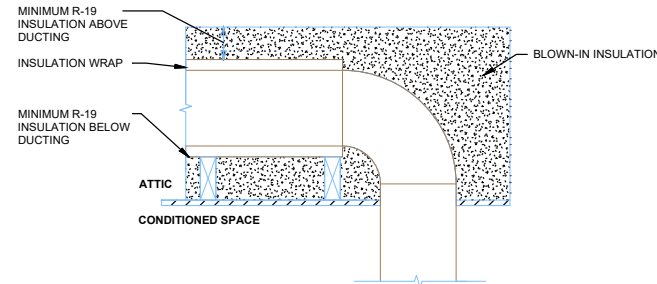
Plan: Dawson Farmhouse							
Table N1104.1(1) per N1101.1							
BUILDING COMPONENTS	STANDARD BASE CASE			PROPOSED ALTERNATIVE			
	Areas	U-factor	Areas xU	R-value	Areas	U-factor	Areas xU
Flat Ceilings	1060	0.021	22.260	49	1060.000	0.025	26.500
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1560	0.059	92.040	23	1560.000	0.052	81.120
Underfloor	1060	0.033	34.980	38	1060.000	0.027	28.620
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	181	0.270	48.870	3	181.000	0.280	50.680
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft <sup>2</sup> glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>205.950</b>	<b>PROPOSED UA =</b>			<b>194.720</b>
				<b>Compliant?</b>			<b>YES</b>

TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	6"	15	6"	no limit	3
125	7"	70	7"	no limit	3
	6"	4	6"	40	3
160	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC  
**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>3</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%  
 a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.  
**ADDITIONAL ENERGY NOTES**  
 Air Sealing Home and Ducts:  
 • Mandatory air sealing of all wall coverings at top plate and air sealing checklist  
 • Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.  
 • Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.  
 • All ducts and air handlers contained within building envelope or  
 • No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

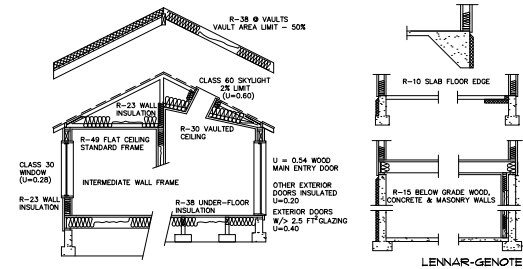
TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 2" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC: 95% MIN. AFUE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.



1722FG2 AUTUMN SUNRISE PLAN\_V16

Official Stamp Area

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

**1722FG2  
 DAWSON  
 FARMHOUSE G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

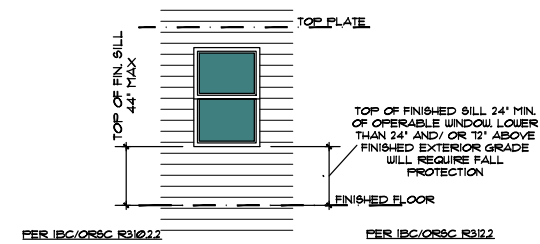
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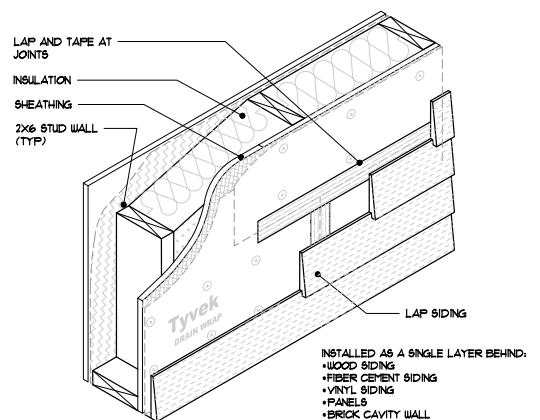
**8**

1  
DI  
DETAIL NOT USED

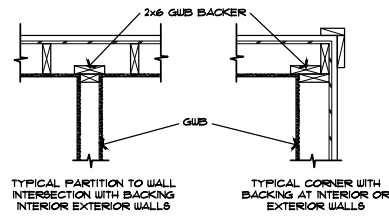
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DI  
DETAIL NOT USED



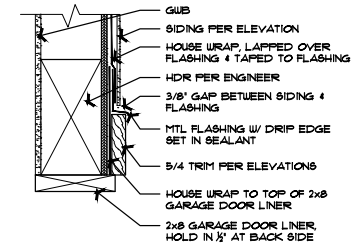
3  
DI  
INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



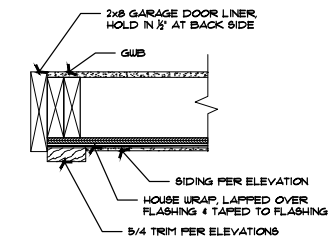
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DI  
DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



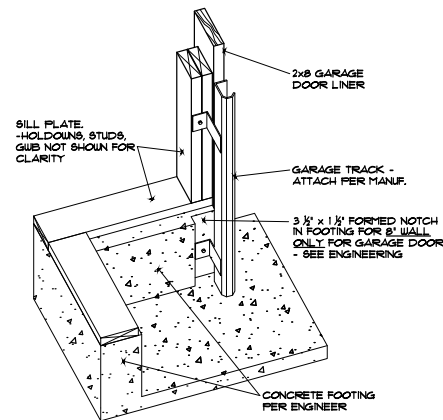
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DI  
TYP. WALL FRAMING DETAIL SCALE: NTS



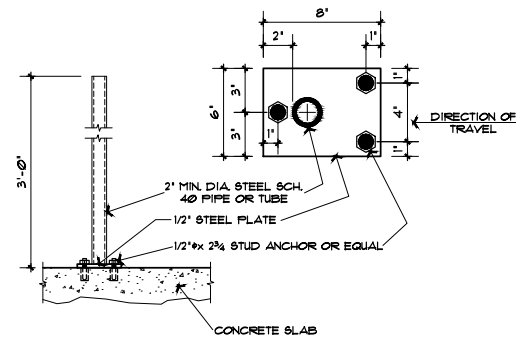
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DI  
GAR. DOOR LINER @ HDR SCALE: NTS



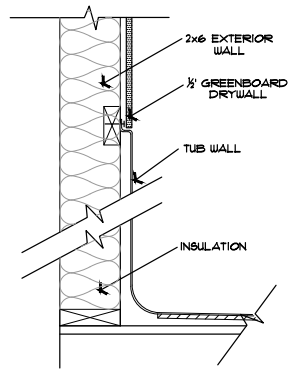
7  
DI  
GAR. DOOR LINER @ JAMB SCALE: NTS



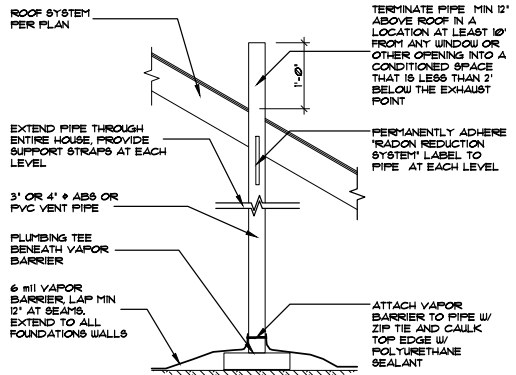
8  
DI  
NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



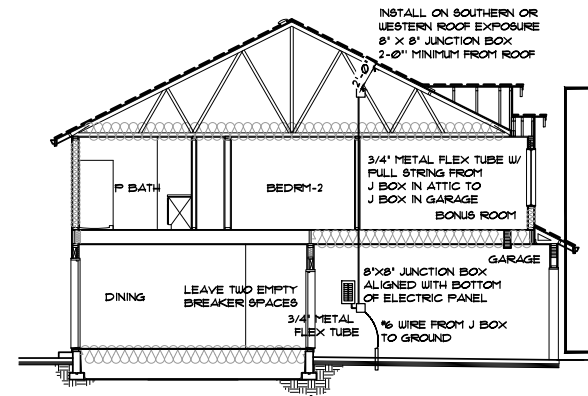
9  
DI  
BARRIER DETAIL SCALE: NTS BOLLARD-7A



10  
DI  
TYP. @ FIBERGLASS TUB/SHOWER @ EXT. WALL SHOULDER DETAIL SCALE: NTS



11  
DI  
RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: REF-3.4 RADON-1



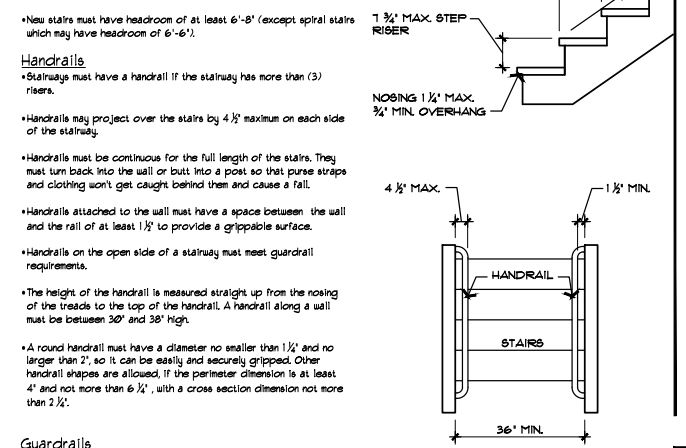
12  
DI  
SOLAR PREWIRE DIAGRAM SCALE: NTS

**Stair Width**  
New stairways must be at least 36" wide from wall to wall above the handrail (except spiral stairs which must be at least 26" wide from center post to outside edge of tread).

**Risers and Treads**  
If you are building a new standard residential stairway (not a spiral), each step (or riser) can't be more than 1 3/4" high.  
Treads are the flat surfaces that you step onto. For new stairs, the treads have to be a minimum of 10" deep from front to back (not counting the part underneath the nosing of the tread above). The exposed edge of the tread is called the nosing, and the nosing must stick out at least 3/4", but not more than 1 1/2".  
The steps in a flight of stairs have to be even so that people don't trip. The code allows only 3/8" difference between the largest and the smallest rise, and only 3/8" difference between the largest and smallest tread measured from front to back.

**Headroom**  
Headroom is the distance, measured vertically (plumb, straight up and down), between the ceiling or any projection from the ceiling such as a beam, and a sloped line formed by placing a straight-edge along the nose of the stair treads.  
New stairs must have headroom of at least 6'-8" (except spiral stairs which may have headroom of 6'-6").

**Handrails**  
Stairways must have a handrail if the stairway has more than (3) risers.  
Handrails may project over the stairs by 4 1/2" maximum on each side of the stairway.  
Handrails must be continuous for the full length of the stairs. They must turn back into the wall or butt into a post so that purse straps and clothing won't get caught behind them and cause a fall.  
Handrails attached to the wall must have a space between the wall and the rail of at least 1 1/2" to provide a grippable surface.  
Handrails on the open side of a stairway must meet guardrail requirements.  
The height of the handrail is measured straight up from the nosing of the treads to the top of the handrail. A handrail along a wall must be between 30" and 38" high.  
A round handrail must have a diameter no smaller than 1 1/2" and no larger than 2", so it can be easily and securely gripped. Other handrail shapes are allowed, if the perimeter dimension is at least 4" and not more than 6 1/2", with a cross section dimension not more than 2 1/2".



13  
DI  
STAIR/ RAIL DETAIL SCALE: 1/4" STAIR-RAIL CODE

**LENNAR**  
2103 NE 129th STREET  
SUITE 1000  
VANCOUVER, WASHINGTON 98666  
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1722FG2 AUTUMN SUNRISE PLAN V16

**NOTE:**  
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**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

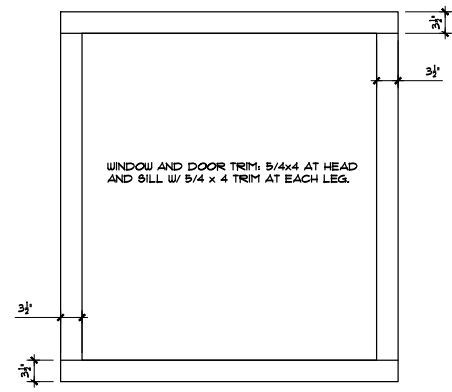
**SPEC LEVEL - 3000**  
1722FG2  
DAWSON FARMHOUSE G

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ENTRY: 46 SQ FT

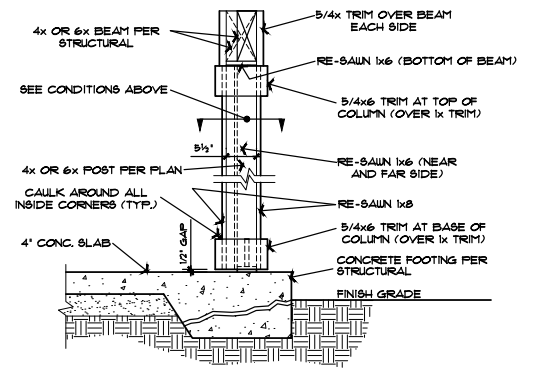
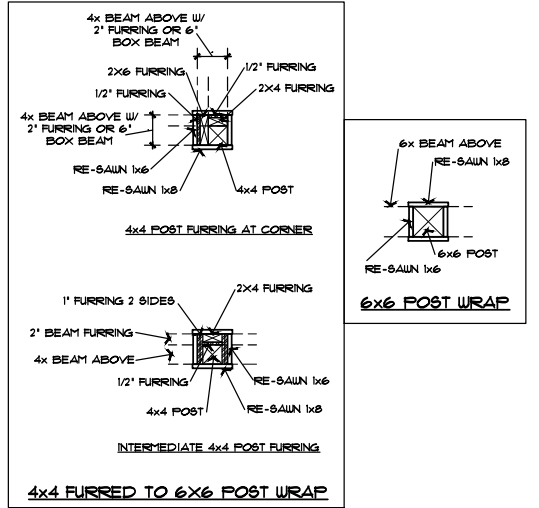
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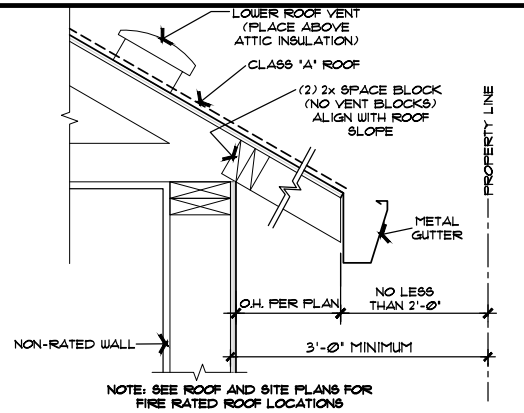
**D1**



1  
D2 WINDOW TRIM DETAIL NT6



4  
D2 COLUMN WRAP DETAIL SCALE: 3/4"=1'-0" LENAR COL-C



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

2  
D2 DETAIL NOT USED

5  
D2 DETAIL NOT USED

8  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED

6  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED

11  
D2 DETAIL NOT USED

12  
D2 DETAIL NOT USED

**LENNAR**  
2103 NE 129th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
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OFFICIAL STAMP AREA

1722FG2 AUTUMN SUNRISE PLAN V16

NOTE:  
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AUTUMN SUNRISE  
Tualatin, Oregon

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FARMHOUSE G

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ENTRY: 46 SQ FT

**D2**

OFFICIAL STAMP AREA

1722FG2\_AUTUMN SUNRISE PLAN\_MG

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AUTUMN SUNRISE  
Tualatin, Oregon

SPEC LEVEL - 3000

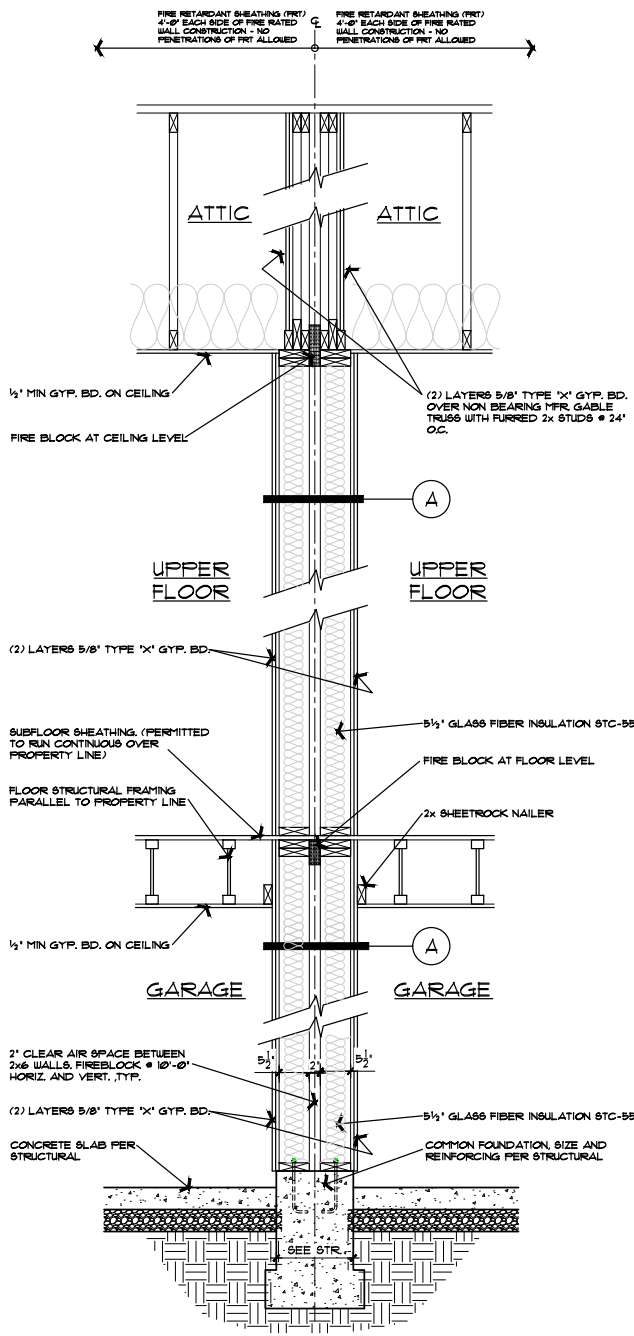
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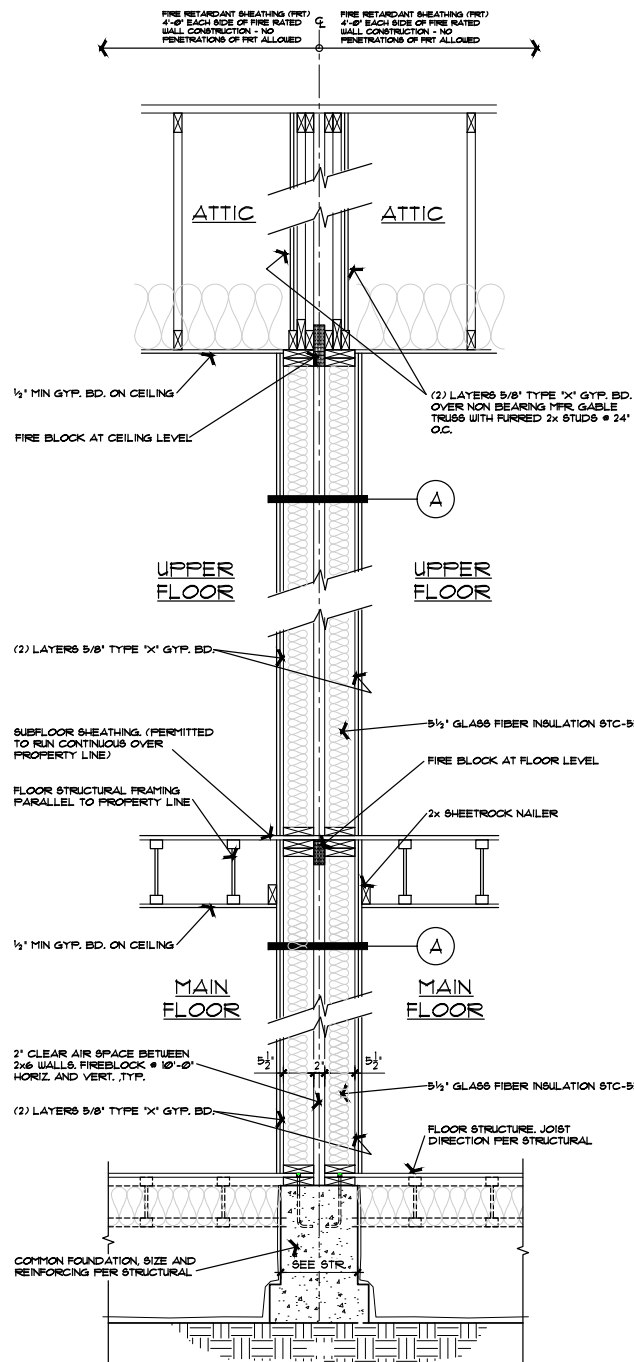
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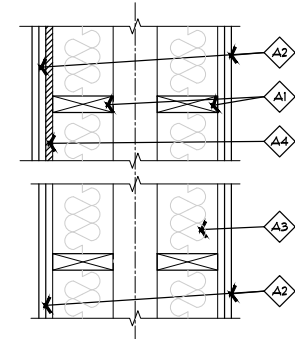
**AD**



**1**  
**AD**  
2-HOUR FIREWALL PER GA-600 WP 3820  
PARALLEL CONDITION AT GARAGE SLAB  
SCALE: 3/4" = 1'  
FRU-3



**2**  
**AD**  
2-HOUR FIREWALL PER GA-600 WP 3820  
PARALLEL CONDITION AT JOISTED MAIN  
SCALE: 3/4" = 1'  
FRU-4



CONSTRUCTION ASSEMBLY	
GA-600/2012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER, 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, @205° SHANK, 1/4" HEADS, 24" O.C.
A3	FACE LAYER, 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @100° SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 8" O.C. HORIZONTAL BRACINGS REQUIRED AT MID HEIGHT (LOAD BEARINGS)
A4	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE	
SOUND RATING: 55 TO 59 STC	

**A**  
**PARTY WALL ASSEMBLY**  
DOUBLE ROW 2x6 STUD WALL  
SCALE: 1/2" = 1'  
FRU-A WALL 6

**NOTE:**  
PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
1. CONCEALED STUD WALL AND FURRED SPACES.  
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.  
**FIRE BLOCK CONSTRUCTION:**  
SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**REBELL FIREBLOCKING MATERIALS:**  
FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25.4-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 0.9-INCH (22.9 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, BATTS OR BLANKET OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E118 OR UL 263, FOR THE SPECIFIC APPLICATION, THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

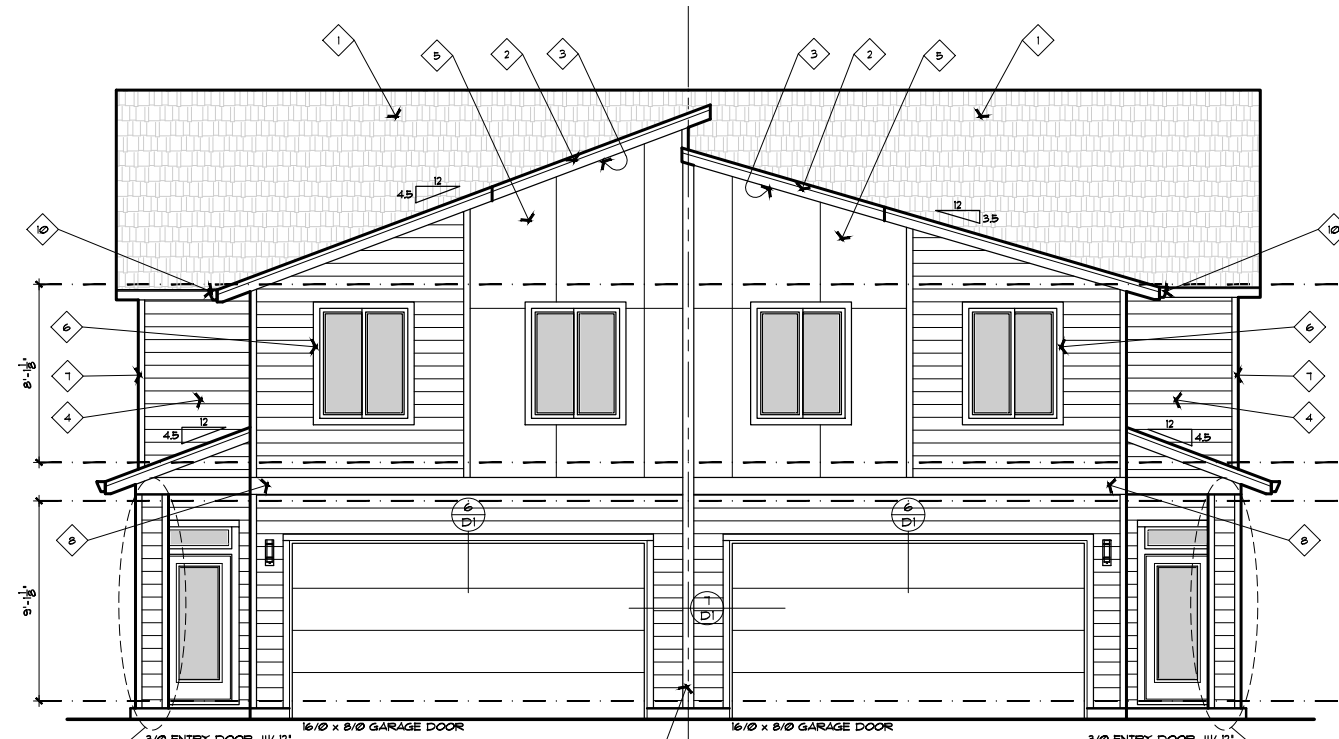
JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND OR SHEAR, SMALL GAPS SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, SUBJECT TO LOCAL APPROVAL.

FRU-NOTES

### ELEVATION KEYNOTES

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
5. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL BEAMS OVER 1/16" OSB WALL SHEATHING.
6. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 4 ALL AROUND, SEE DETAIL/D2.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. VERTICAL TRIM: 5/4x6
10. GUTTERS (TYPICAL).
11. KEYNOTE NOT USED.

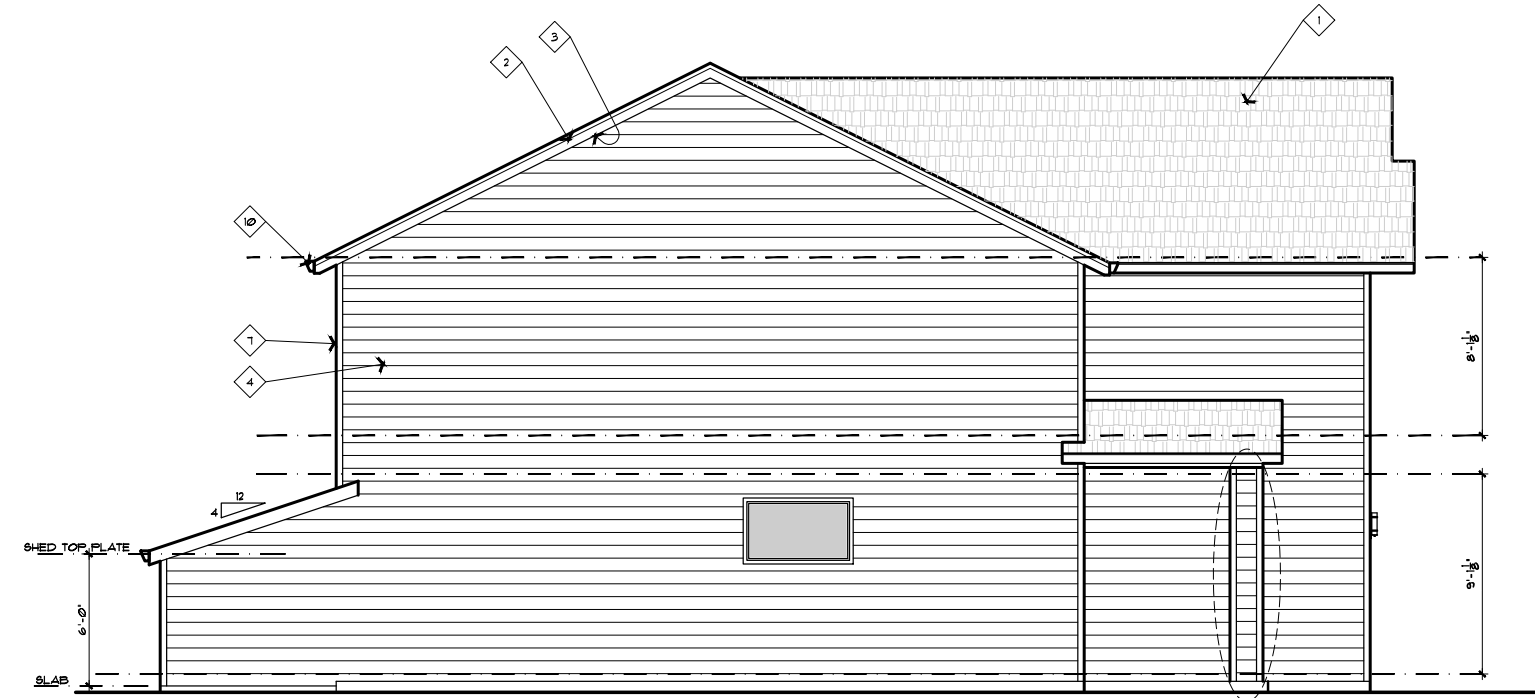


FRONT ELEVATION

1/4" = 1'-0"

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	468 SQ. FT.
GLAZING AREA	43 SQ. FT.
GLAZING PERCENTAGE (8% MINIMUM)	9.18%

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	468 SQ. FT.
GLAZING AREA	43 SQ. FT.
GLAZING PERCENTAGE (8% MINIMUM)	9.18%



LEFT SIDE ELEVATION

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
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OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN\_MVG


**NOTE:**

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 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

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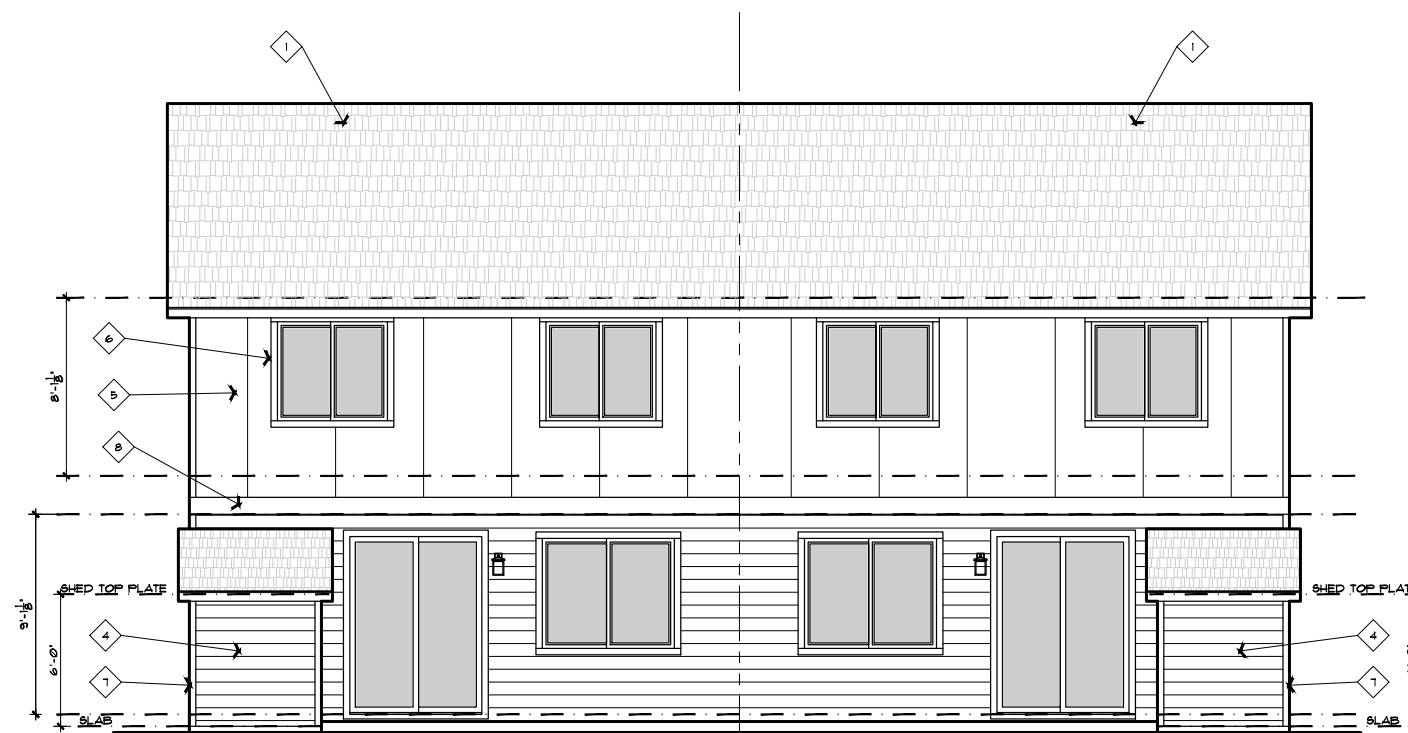
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**1A**

**ELEVATION KEYNOTES**

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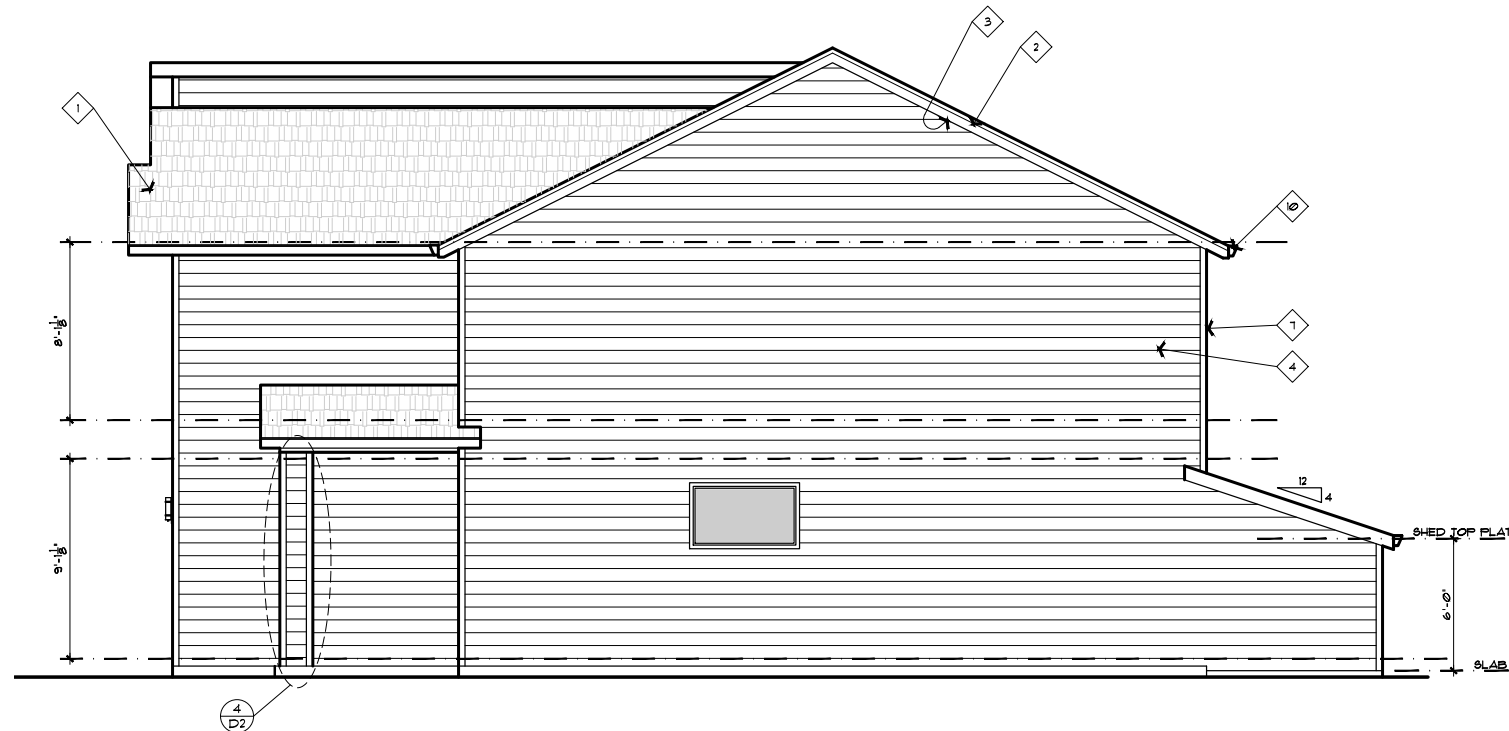


GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	491 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	27.3%

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	491 SQ. FT.
GLAZING AREA	123 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	27.3%

**REAR ELEVATION**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**LENNAR**  
 2103 NE 129th STREET  
 SUITE 100  
 VANCOUVER, WASHINGTON 98666  
 OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

1722MG2\_AUTUMN SUNRISE PLAN\_MG

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE:**

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**1B**



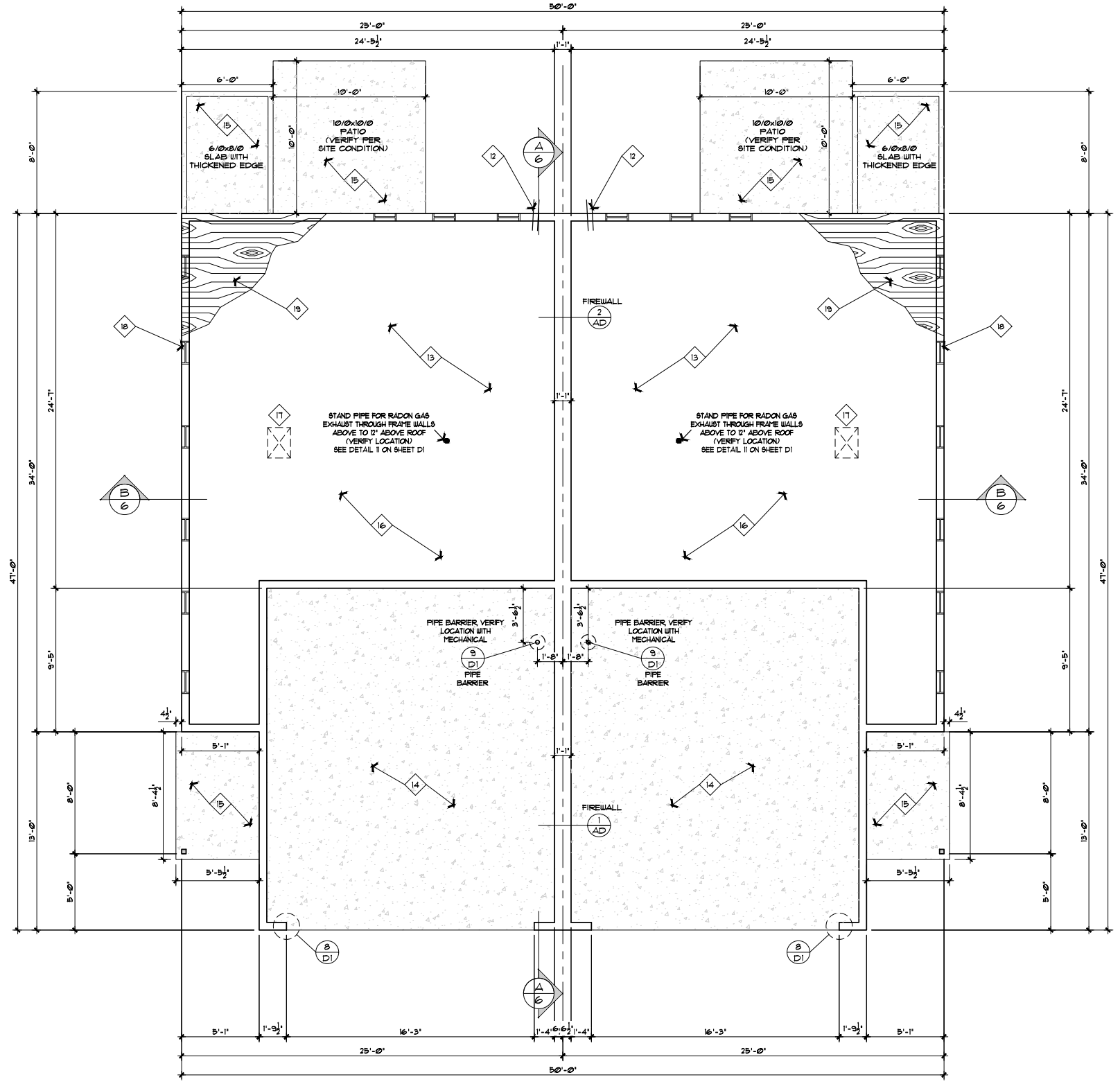
**FOUNDATION PLAN KEYNOTES**

- 12. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
- 13. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12" MIN.
- 14. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11' O.C. EACH WAY.
- 15. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
- 16. ENGINEERED FLOOR JOISTS - SEE ENGINEERING.
- 17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 18. 18"x8" SCREENED FOUNDATION VENTS. MAINTAIN 12" FROM HOLDDOWS AS SPECIFIED ON ENGINEERING SHEETS.
- 19. MAIN FLOOR (TYPICAL): APA RATED TAG SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" ASPHALT SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

FOUNDATION VENTING SCHEDULE	
VENTED CRAWLSPACE AREA =	608 SQ. FT.
<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.1
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

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<small>(PER R408.1 CODE) CALCULATION USED: TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED).*</small>	
AREA/150 =	4.05
• 144 =	583.68
/ 12 =	48.1
REQUIRED FOUNDATION VENTS NEEDED =	9 REQ'D

**NOTE:**  
FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS



1722MG2 DAWSON (MODERN G)  
FOUNDATION PLAN  
1/4" = 1'-0"

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN VEG

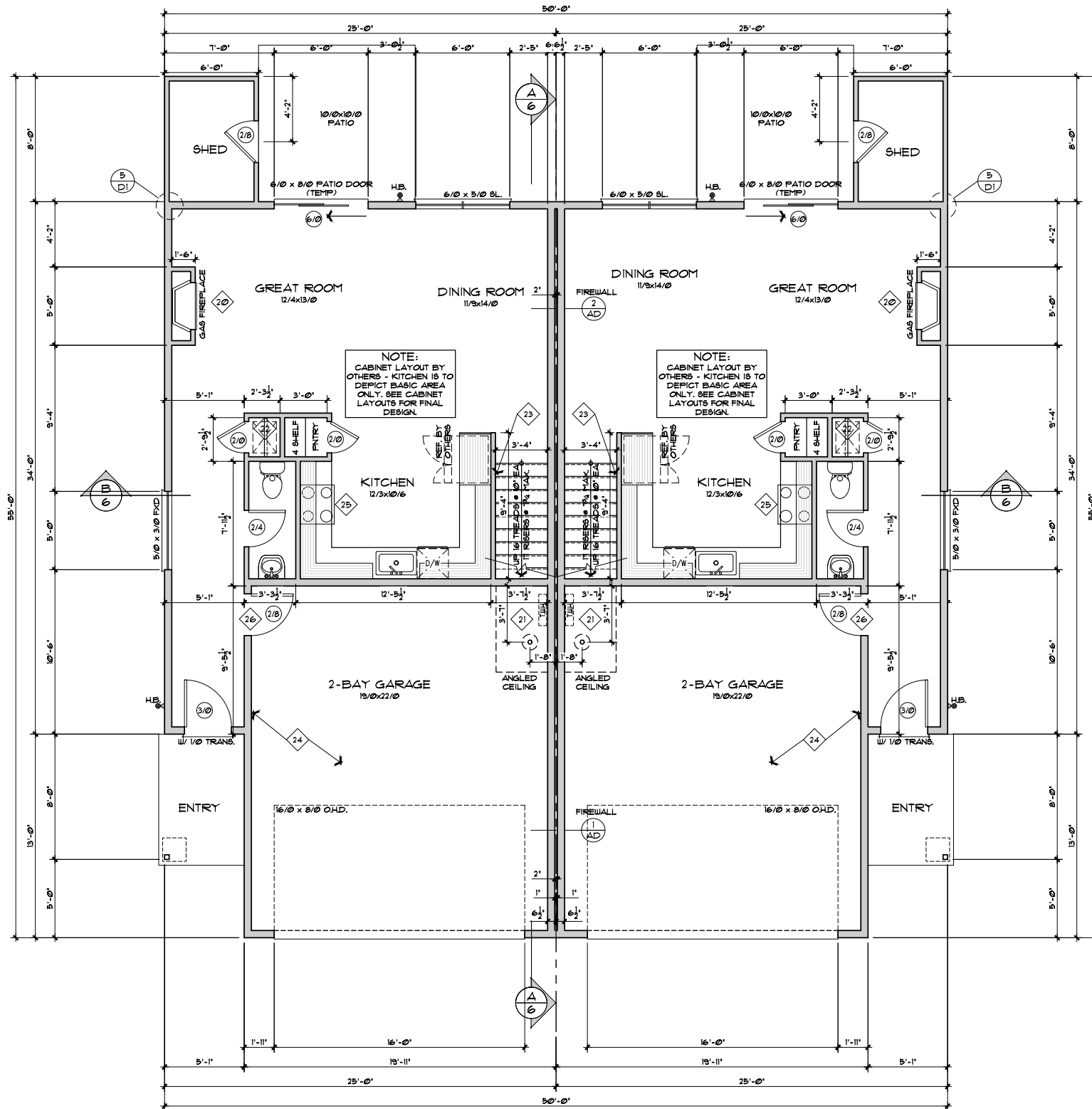
**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SPEC LEVEL - 3000	
1722MG2 DAWSON MODERN G	
MAIN LEVEL:	662 SQ FT
UPPER LEVEL:	1060 SQ FT
TOTAL LIVING:	1722 SQ FT
GARAGE:	439 SQ FT
ENTRY:	46 SQ FT
1722MG2 DAWSON MODERN G	
MAIN LEVEL:	662 SQ FT
UPPER LEVEL:	1060 SQ FT
TOTAL LIVING:	1722 SQ FT
GARAGE:	439 SQ FT
ENTRY:	46 SQ FT

**MAIN FLOOR KEYNOTES**

- 20. MANUFACTURED DIRECT VENT, GAS, UL LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 21. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 5'-0" MIN. ABOVE FINISHED FLOOR.
- 22. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
- 23. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS TO WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
- 24. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE "X" GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 25. MICRO HOOD OR RANGE HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
- 26. DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



1722MG2 DAWSON (MODERN G)      1722MG2 DAWSON (MODERN G)

- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DUUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT GARAGE WALLS UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL CASHER CLASS 35 UNLESS NOTED OTHERWISE.

**MAIN FLOOR PLAN**      1/4" = 1'-0"

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN\_MFG

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**  
**1722MG2 DAWSON MODERN G**  
 MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT  
 GARAGE: 439 SQ FT  
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**1722MG2 DAWSON MODERN G**  
 MAIN LEVEL: 662 SQ FT  
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OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN\_MG

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

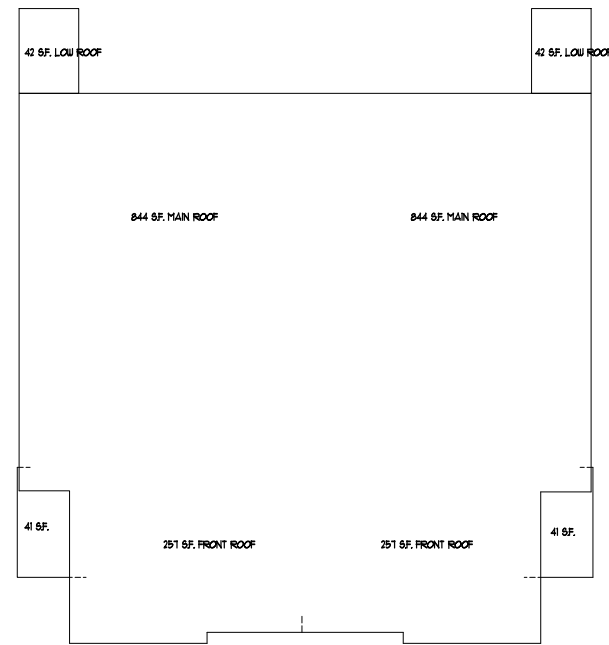
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 DAWSON  
 MODERN G**

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 DAWSON  
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 ENTRY: 46 SQ FT

**5**



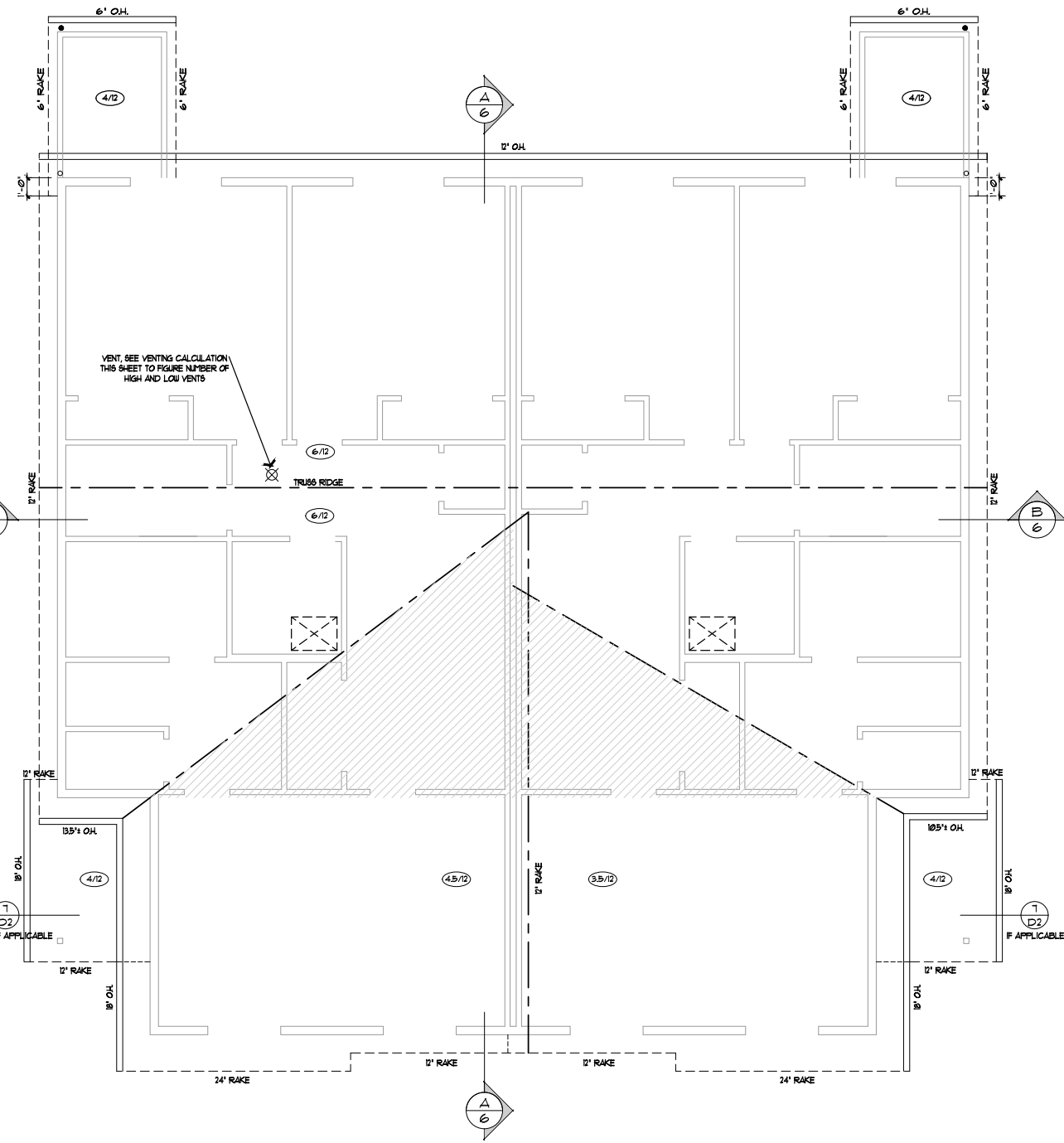
**ATTIC VENTING  
 AREA**  
 1/8" = 1'-0"

**DAWSON**

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	844 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=2.81 * 144=405.12 / 2 =202.56 / 50 =4.05 <b>4 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=2.81 * 144=405.12 / 2 =202.56 / 20 =10.13 <b>11 LOW VENTS REQ'D</b>
FRONT ROOF AREA =	257 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.86 * 144=123.36 / 2 =61.68 / 50 =1.23 <b>2 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.86 * 144=123.36 / 2 =61.68 / 20 =3.08 <b>3 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	83 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300=0.28 * 144=39.84 / 2 =19.92 / 50 =0.40 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300=0.28 * 144=39.84 / 2 =19.92 / 20 =1.00 <b>1 LOW VENTS REQ'D</b>

**DAWSON**

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
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FRONT ROOF AREA =	257 S.F.
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1722MG2 DAWSON  
 (MODERN G)

1722MG2 DAWSON  
 (MODERN G)

**ROOF FRAMING PLAN NOTES:**

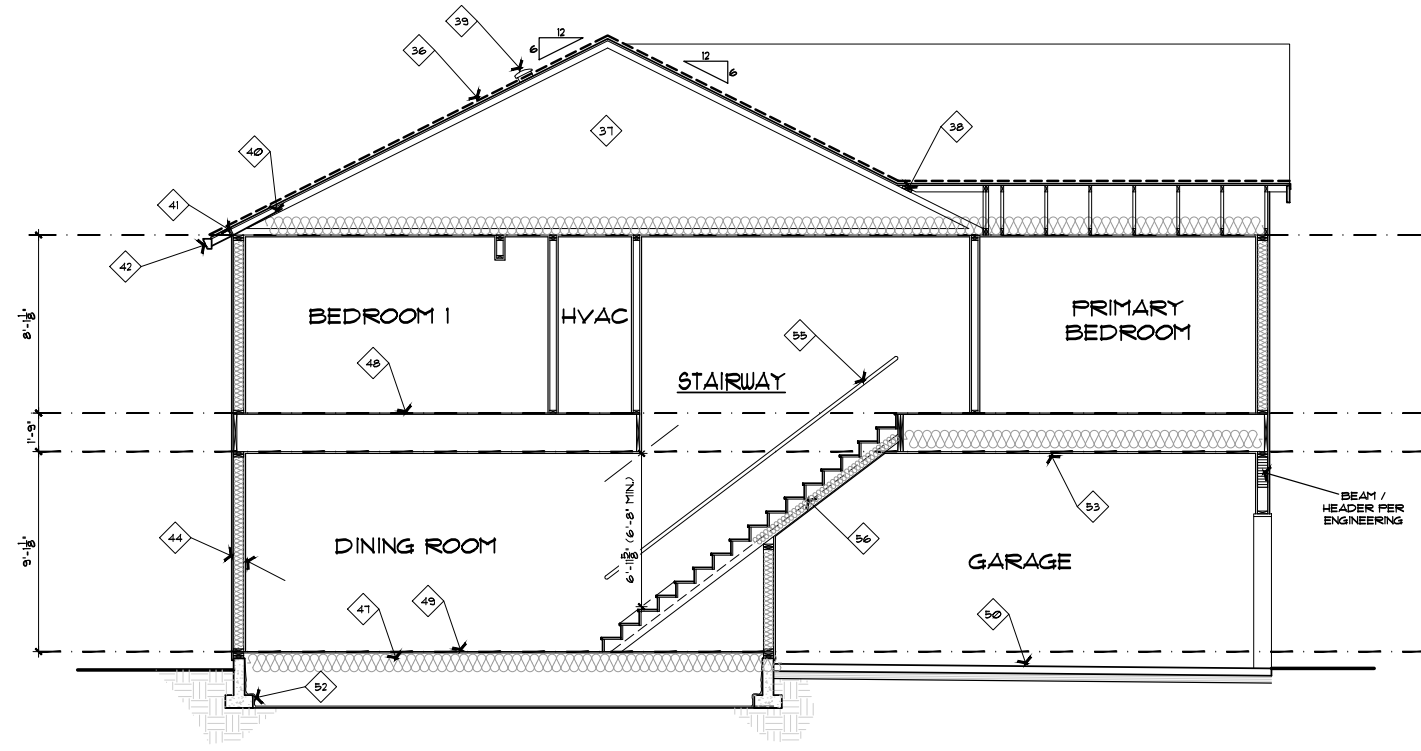
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL SEISMIC ANCHOR PER ENGINEER AT EACH TRUSS.
- INDICATES ROOF BEARING ON WALLS BELOW.
- INDICATES ROOF BEARING ON BEAMS BELOW.
- INDICATES ROOF FRAMES OVER ROOF BELOW WITH VALLEY RAFTERS.
- LAI D FLAT OVER 2" x SOLID BLOCKING BETWEEN TRUSSES BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
- INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
- INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
- INDICATES ROOF SLOPE.

**ROOF FRAMING PLAN**

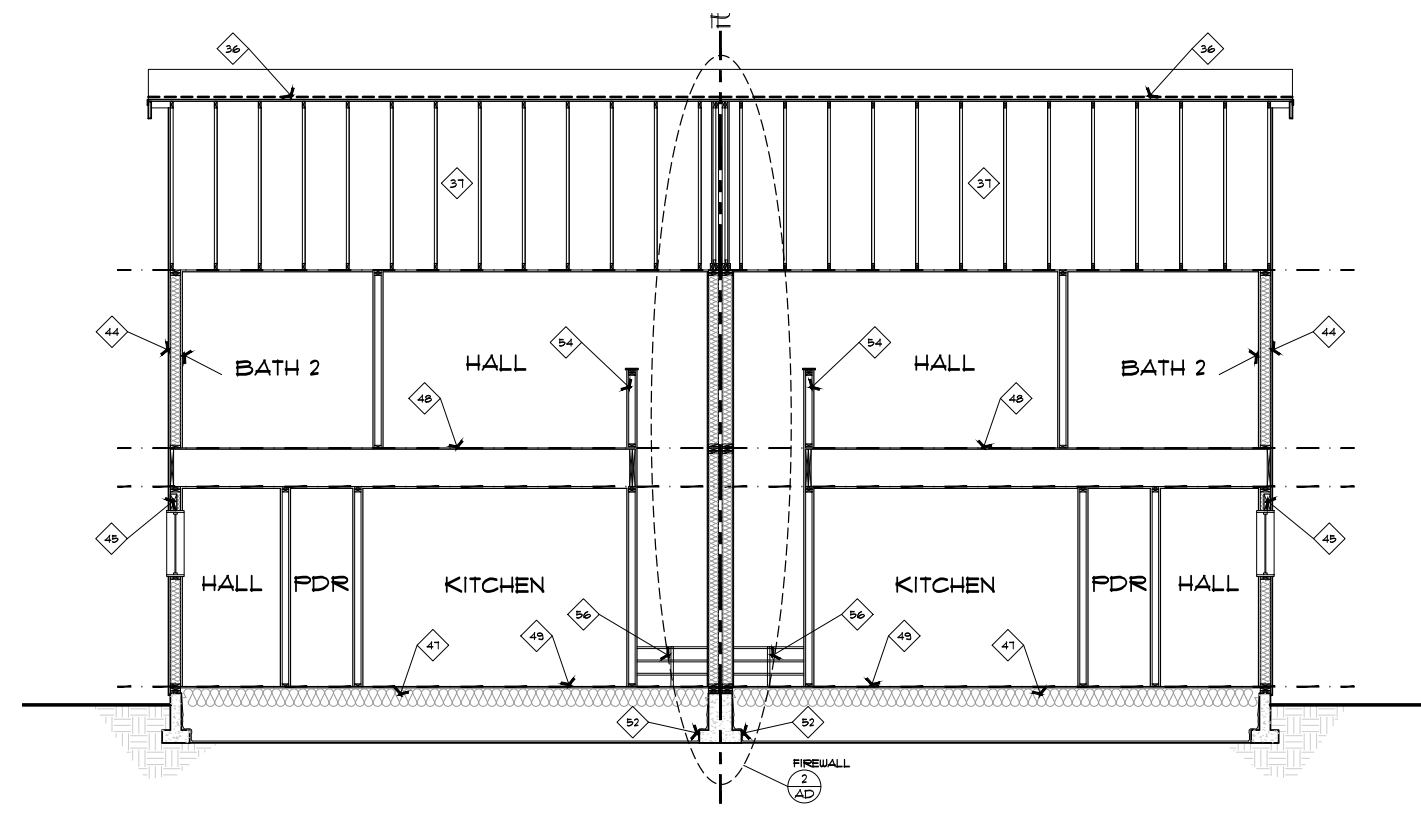
1/4" = 1'-0"

**BUILDING SECTION KEYNOTES**

- 36. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 3/8" A.S. FELT ON 1/2" OSB ROOF SHEATHING (MIN. APA RATED 24/0).
- 37. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
- 38. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
- 39. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
- 40. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
- 41. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
- 42. GUTTERS (TYPICAL).
- 43. SOFFITS @ COVERED AREAS: SOFFIT BD. ON TRUSS BOTTOM CHORD OR CEILING JOISTS.
- 44. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON BUILDING WRAP (SEE DETAIL 4/D) ON 15/32" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH (INSULATION PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 45. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
- 46. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
- 47. UNDER FLOOR INSULATION: (INSULATION PER GENERAL NOTES).
- 48. UPPER LEVEL (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- 49. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5# SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
- 50. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
- 51. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
- 52. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP BEAMS 12". EXTEND UP WALLS 12" MIN.
- 53. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/FIRE TAPE. WRAP EXPOSED BEAMS.
- 54. 42" HIGH HALF WALL WITH WOOD CAP.
- 55. 34" TO 36" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEVEL POST. SEE DETAIL 13 ON SHEET D1.
- 56. 2x TREADS AND 1x RISERS ON (3) 2x12 STRINGERS.



**A** BUILDING SECTION 1/4" = 1'-0"



**B** BUILDING SECTION 1/4" = 1'-0"

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN 1/6

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS.

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000  
**1722MG2**  
**DAWSON**  
**MODERN G**  
 MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT  
**1722MG2**  
**DAWSON**  
**MODERN G**  
 MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**6**

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN 1/4"

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

**1722MG2  
 DAWSON  
 MODERN G**

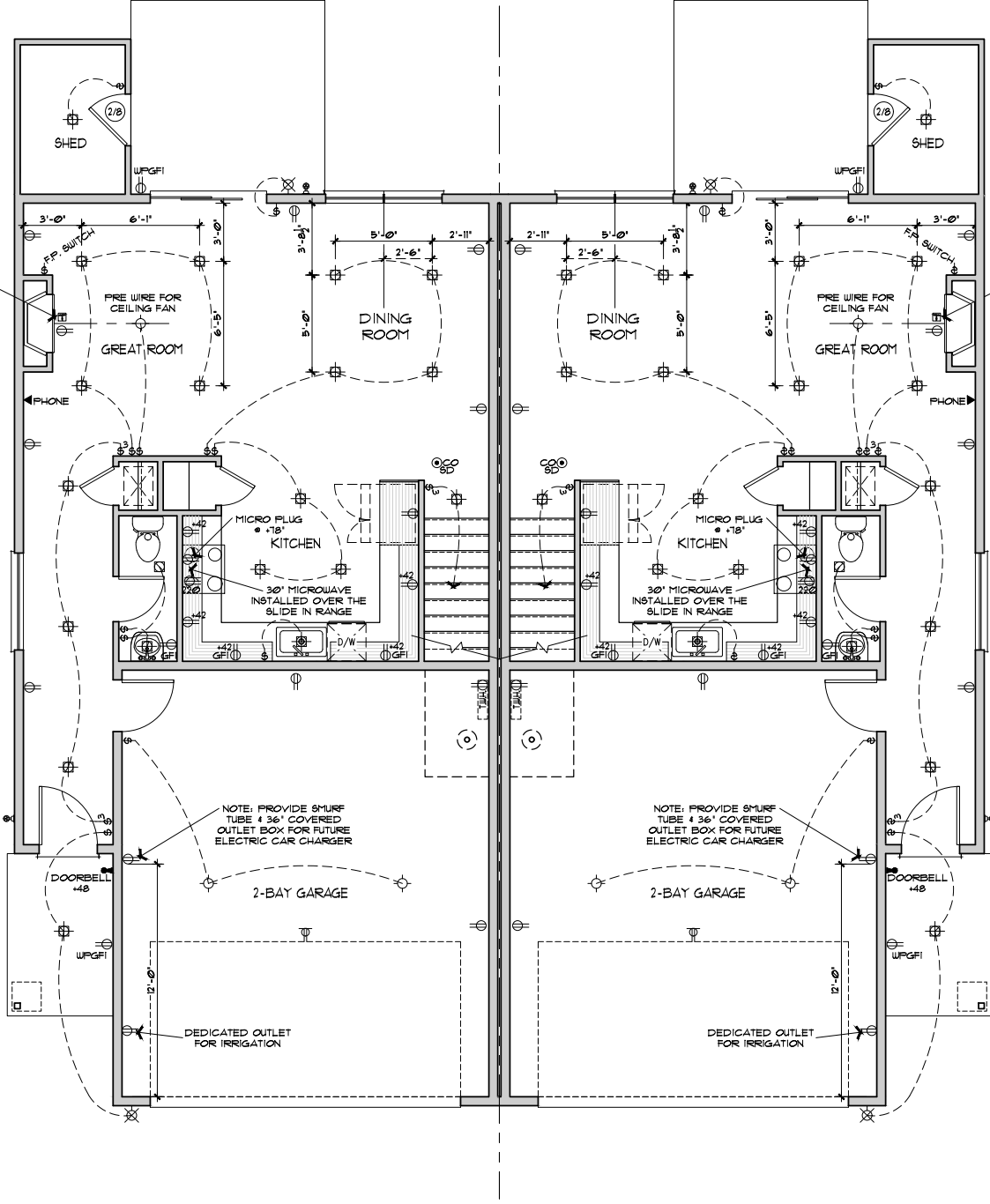
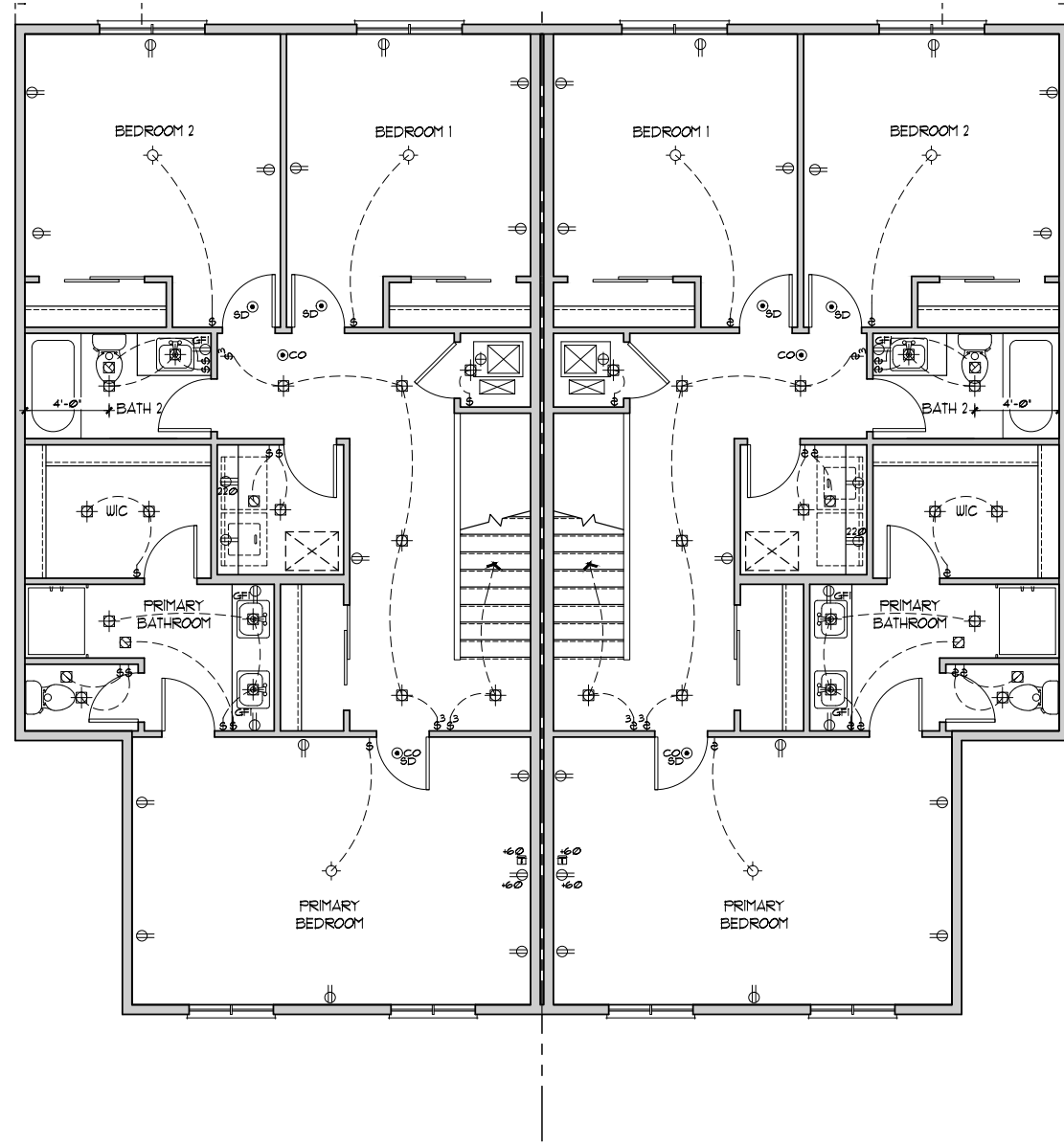
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**1722MG2  
 DAWSON  
 MODERN G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1722 SQ FT

GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

**7**



NOTE: PROVIDE SMURF TUBE & RECESSED OUTLET 12" FOR WALL-MOUNT FLATSCREEN ABOVE FIREBOX

NOTE: PROVIDE SMURF TUBE & RECESSED OUTLET 12" FOR WALL-MOUNT FLATSCREEN ABOVE FIREBOX

NOTE: PROVIDE SMURF TUBE & 3/4" COVERED OUTLET BOX FOR FUTURE ELECTRIC CAR CHARGER

NOTE: PROVIDE SMURF TUBE & 3/4" COVERED OUTLET BOX FOR FUTURE ELECTRIC CAR CHARGER

**ELECTRICAL LEGEND**

⊕	DOWNLIGHT (LED)	⊕	SMART PANEL
⊗	WALL MOUNTED (LED)	⊕	DUPLEX OUTLET
⊕	WALL SCONCE (LED)	⊕	1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
⊕	SURFACE MOUNTED (LED)	⊕	1/2 USB-1/2 HOT DUPLEX OUTLET
⊕	HANGING FIXTURE (PER SPEC)	⊕	CEILING MOUNTED DUPLEX OUTLET
⊕	RECESSED EXHAUST FAN	⊕	220V OUTLET
⊕	TWO WAY SWITCH	⊕	110 V. WALL OUTLET (GFI + GFI GROUND FAULT INSULATED)
⊕	THREE WAY SWITCH	⊕	FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
⊕	FOUR WAY SWITCH	⊕	110 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER INTERCONNECTED AND WITH BATTERY BACKUP POWER
⊕	ELECT. SUB PANEL	⊕	110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER INSTALLED WITHIN 15'-0" OF ANY BEDROOM.
⊕	TELEVISION OUTLET		
⊕	TELEPHONE OUTLET		
⊕	DOOR BELL		

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES. (MIN) (M1505.4)
  - KITCHENS: 100 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DWELLING UNIT FLOOR AREA (Sq. Ft.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1,500 Sq. Ft.	30	45	60	75
1,501 - 3,000 Sq. Ft.	45	60	75	90
3,001 - 4,500 Sq. Ft.	60	75	90	105
4,501 - 6,000 Sq. Ft.	75	90	105	120

Plan: Dawson Modern							
Table N1104.1(1) per N1101.1							
BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1060	0.021	22.260	49	1060.000	0.025	26.500
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1560	0.059	92.040	23	1560.000	0.052	81.120
Underfloor	1060	0.033	34.980	38	1060.000	0.027	28.620
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	181	0.270	48.870	3	181.000	0.280	50.680
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft <sup>2</sup> glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>205.950</b>		<b>PROPOSED UA =</b>		<b>194.720</b>
					<b>Compliant?</b>		<b>YES</b>

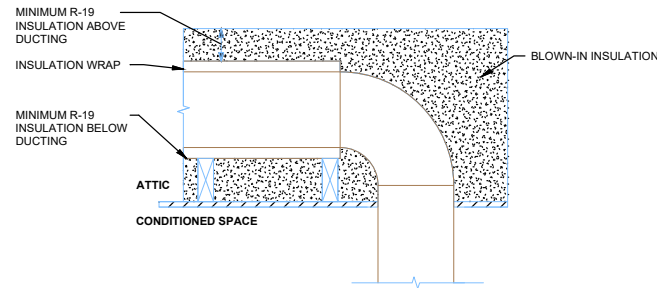
**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC

**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%

**ADDITIONAL ENERGY NOTES**

**Air Sealing Home and Ducts:**

- Mandatory air sealing of all wall coverings at top plate and air sealing checklist
- Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.
- Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4, in 2021 ORSC R303.4.
- All ducts and air handlers contained within building envelope or
- No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 1/2" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC, 95% MIN. AFUE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

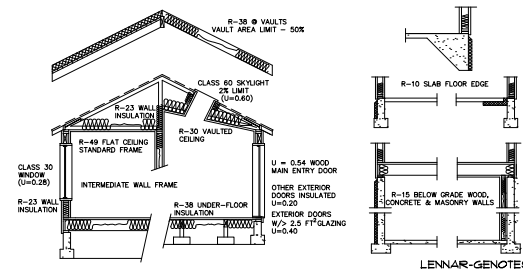


TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	6"	15	6"	no limit	3
125	7"	70	7"	no limit	3
	6"	4	6"	40	3
160	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN\_MVG

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SPEC LEVEL - 3000

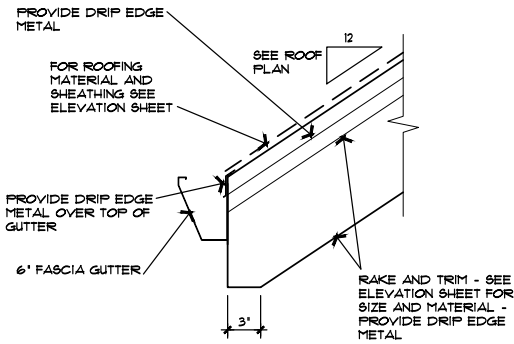
**1722MG2  
 DAWSON  
 MODERN G**

MAIN LEVEL: 662 SQ FT  
 UPPER LEVEL: 1060 SQ FT  
 TOTAL LIVING: 1,722 SQ FT  
 GARAGE: 439 SQ FT  
 ENTRY: 46 SQ FT

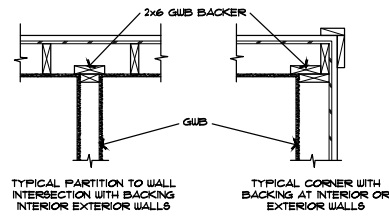
**1722MG2  
 DAWSON  
 MODERN G**

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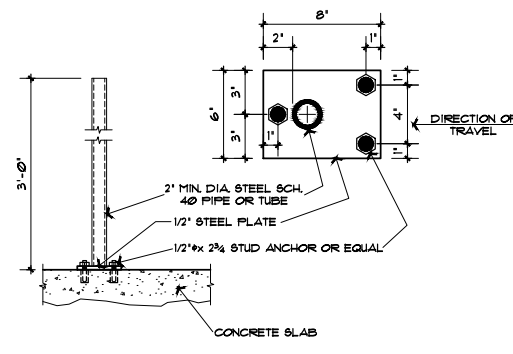
**8**



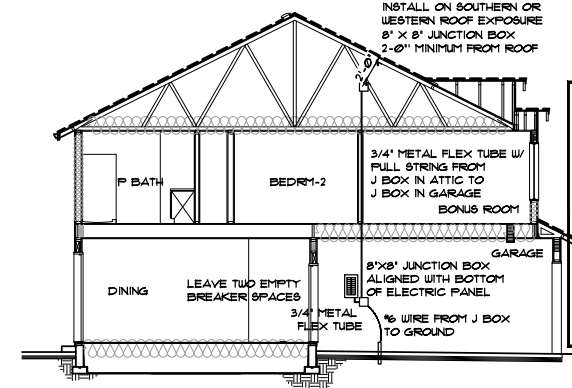
1 RAKE DETAIL SCALE: NTS ROOF-6A



5 TYP. WALL FRAMING DETAIL SCALE: NTS

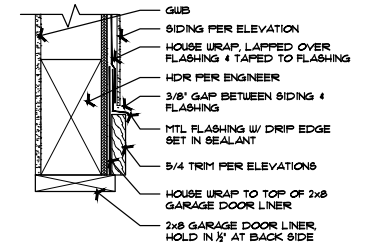


9 BARRIER DETAIL SCALE: NTS BOLLARD-7A

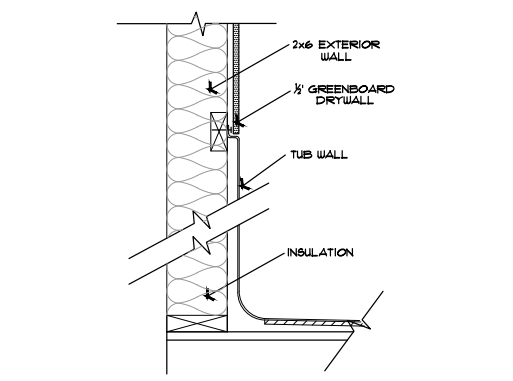


12 SOLAR PREWIRE DIAGRAM SCALE: NTS

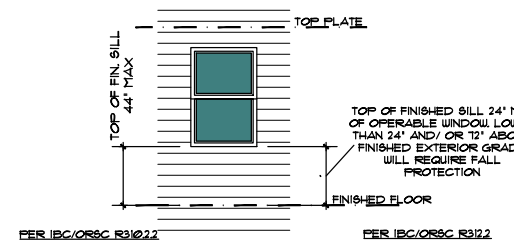
DETAIL NOT USED



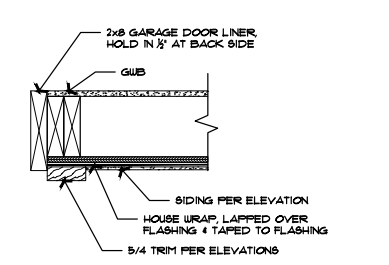
6 GAR. DOOR LINER @ HDR SCALE: NTS



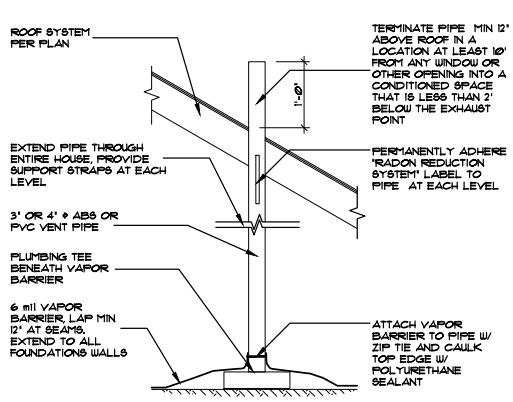
10 TYP. @ FIBERGLASS TUB/SHOWER @ EXT. WALL SCALE: NTS



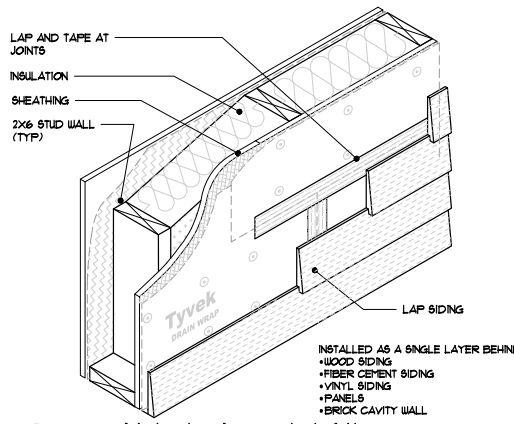
3 INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



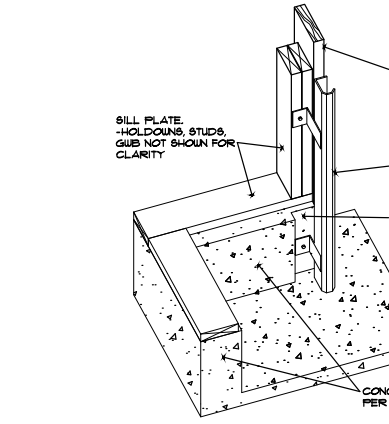
7 GAR. DOOR LINER @ JAMB SCALE: NTS



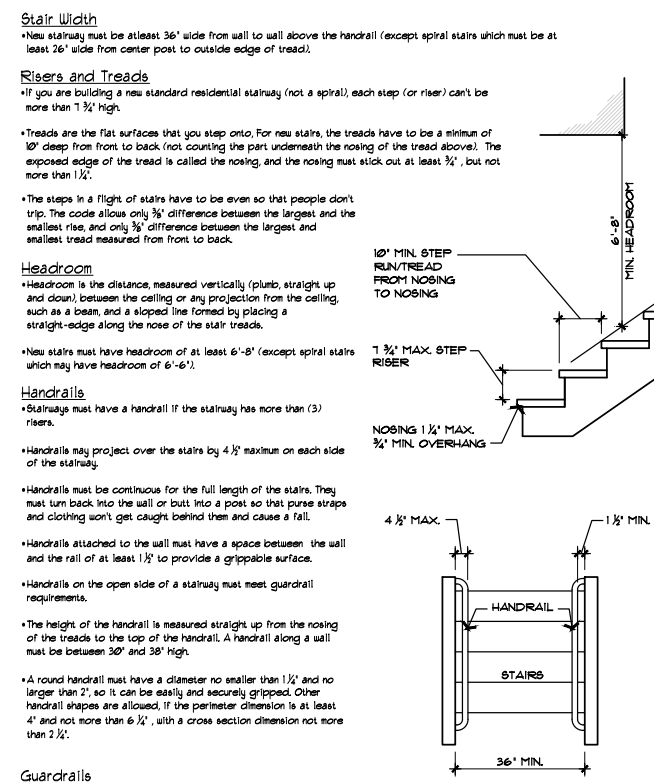
11 RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1



4 DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



8 NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



13 STAIR/ RAIL DETAIL SCALE: 1/4\"/>

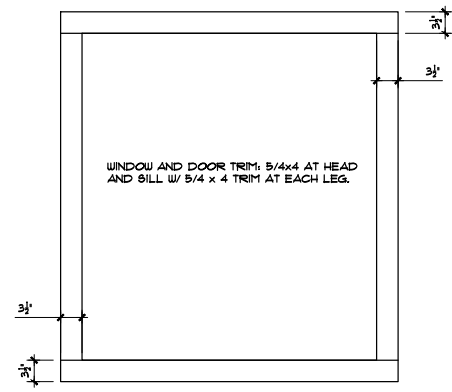
**LENNAR**  
2103 NE 12th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7800

1722MG2 AUTUMN SUNRISE PLAN V16  
**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

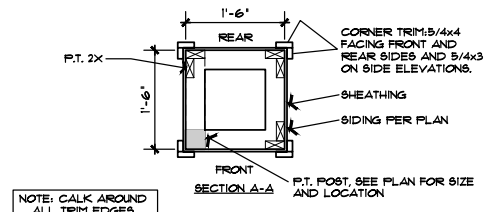
**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SPEC LEVEL - 3000**  
**1722MG2 DAWSON MODERN G**  
MAIN LEVEL: 662 SQ FT  
UPPER LEVEL: 1060 SQ FT  
TOTAL LIVING: 1722 SQ FT  
GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

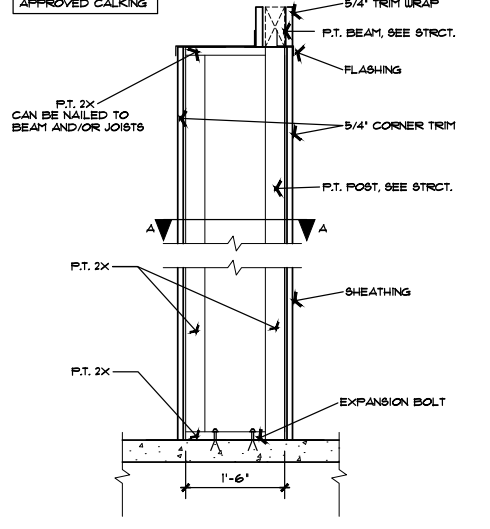
**1722MG2 DAWSON MODERN G**  
MAIN LEVEL: 662 SQ FT  
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**D1**



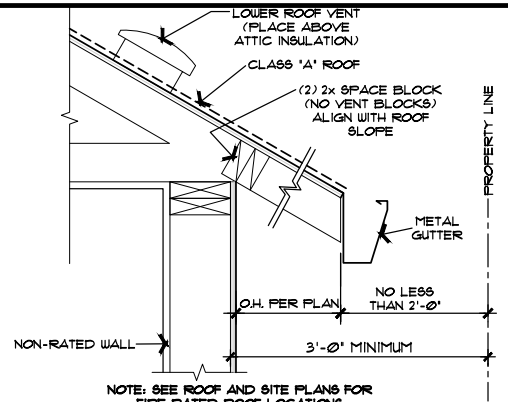
1  
D2 WINDOW TRIM DETAIL NT6



NOTE: CALK AROUND ALL TRIM EDGES WITH LENNAR APPROVED CALKING



4  
D2 PORCH COLUMN DETAIL SCALE: 3/4"=1'-0" LENNAR COL-D2



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

**LENNAR**  
2103 NE 129th STREET  
SUITE 100  
VANCOUVER, WASHINGTON 98666  
OFFICE PHONE: (360) 258-7500

OFFICIAL STAMP AREA

1722MG2 AUTUMN SUNRISE PLAN - IUG

NOTE:  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SPEC LEVEL - 3000  
1722MG2  
DAWSON  
MODERN G  
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GARAGE: 439 SQ FT  
ENTRY: 46 SQ FT

**D2**

2  
D2 DETAIL NOT USED

5  
D2 DETAIL NOT USED

8  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED

6  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED

11  
D2 DETAIL NOT USED

12  
D2 DETAIL NOT USED



OFFICIAL STAMP AREA

1722MG2\_AUTUMN SUNRISE PLAN\_MXD

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

SPEC LEVEL - 3000

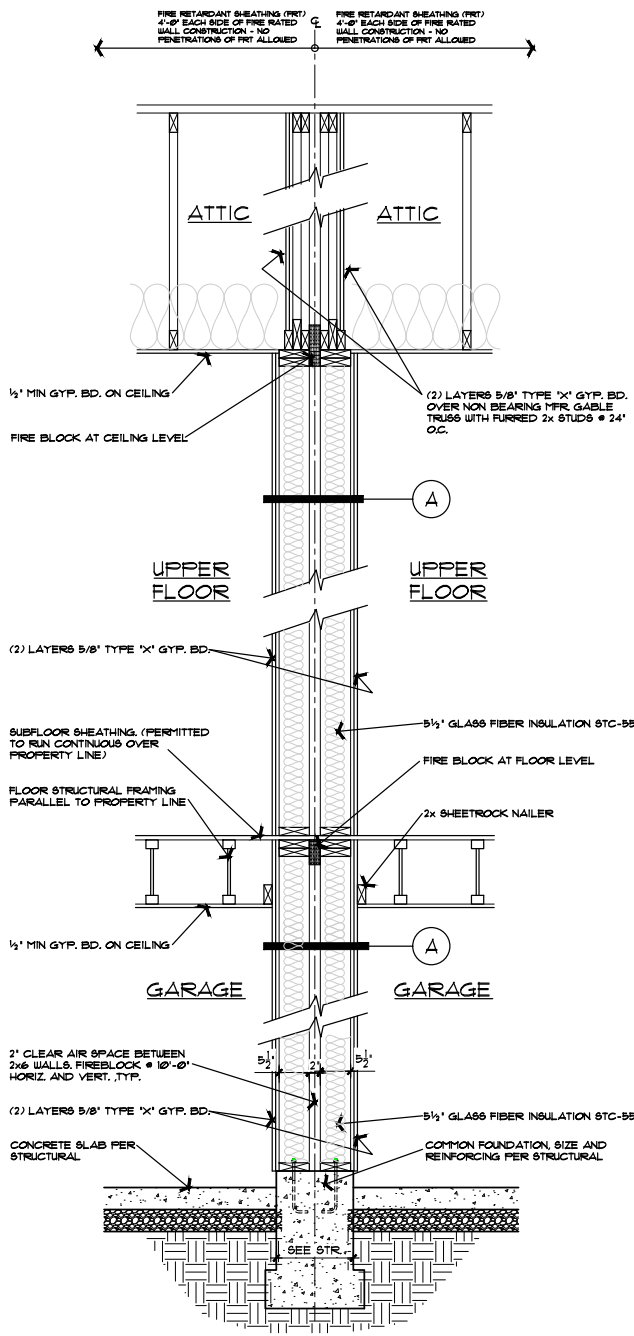
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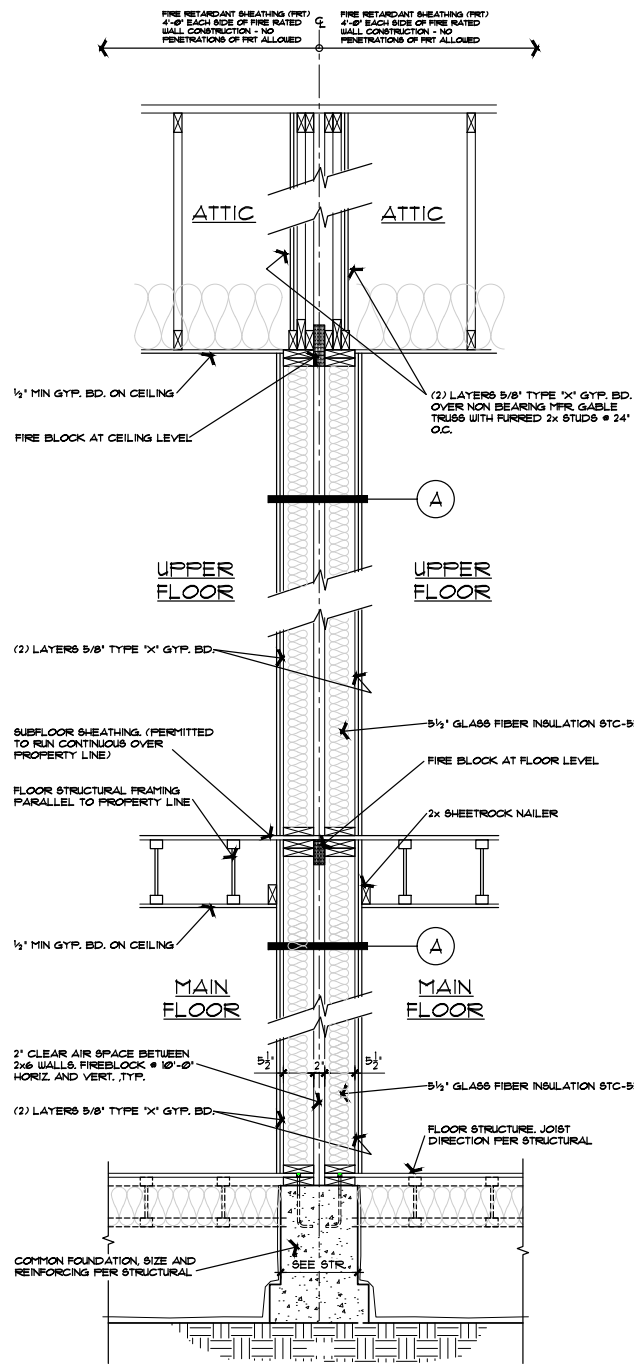
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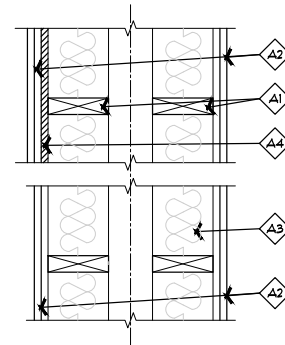
**AD**



2-HOUR FIREWALL PER GA-600 WP 3820  
PARALLEL CONDITION AT GARAGE SLAB  
SCALE: 3/4" = 1'  
FRU-3



2-HOUR FIREWALL PER GA-600 WP 3820  
PARALLEL CONDITION AT JOISTED MAIN  
SCALE: 3/4" = 1'  
FRU-4



CONSTRUCTION ASSEMBLY	
GA-600/2012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WF 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, Ø.085" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, Ø.100" SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE	
SOUND RATING: 55 TO 59 STC	

**A PARTY WALL ASSEMBLY**  
DOUBLE ROW 2x6 STUD WALL  
SCALE: 1/2" = 1'  
(GA FILE NO. WF3850)  
PSA-A WALL 6

**NOTE:**  
PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
1. CONCEALED STUD WALL AND FURRED SPACES.  
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT U.N.O.  
FIRE BLOCK CONSTRUCTION SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**5202.11 FIREBLOCKING MATERIALS:**  
FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER, TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, Ø5-INCH (12.7 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, BATTIS OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E19 OR UL 263, FOR THE SPECIFIC APPLICATION, THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

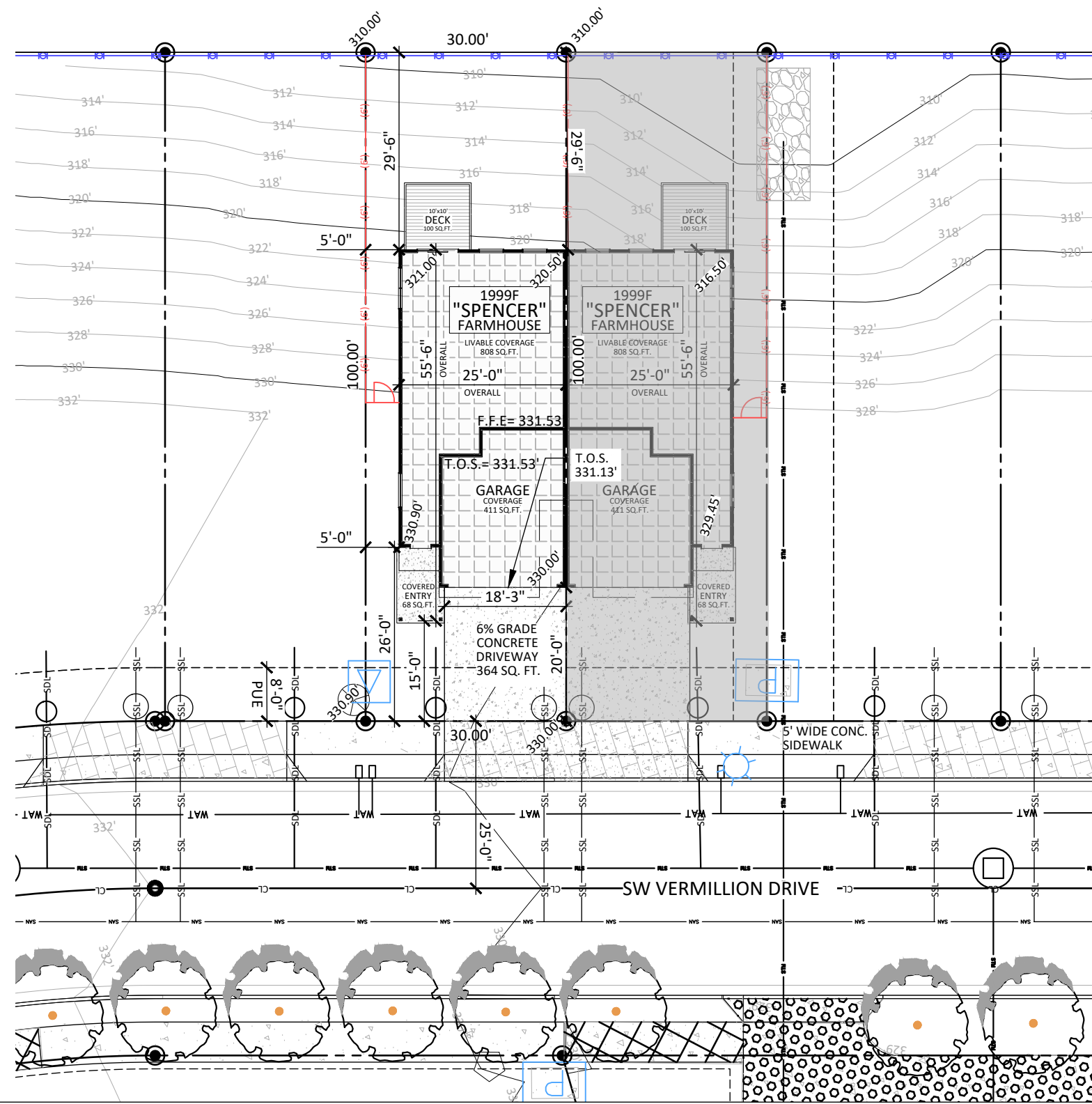
**NOTE:**  
ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

PSA-NOTES

- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | -----   | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | ---     | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| □       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊗       | WATER VALVE           | ⊗       | DOUBLE CHECK VALVE       |
| ⚡       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⚙       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| □       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⚙       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊙       | PROPERTY PINS         | △       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ▬▬▬     | RETAINING WALL           |
| ⚙       | POWER JUNCTION BOX    | ◇       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊗       | COMMUNICATIONS JB POT    |
| ⊗       | AMUR MAACKIA          | ⤴       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



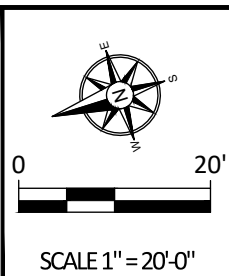
331.53	F.F.E.
331.20	T.O.W.
329.03	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	808 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	68 SQ.FT.
COVERED PATIO:	0 SQ.FT.
UNCOVERED DECK:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1751 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1287 SQ.FT.</b>

<b>ZONING:</b> RML	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	29'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>43%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>29'-1"</b>



**DRAWN:**  
 05-05-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

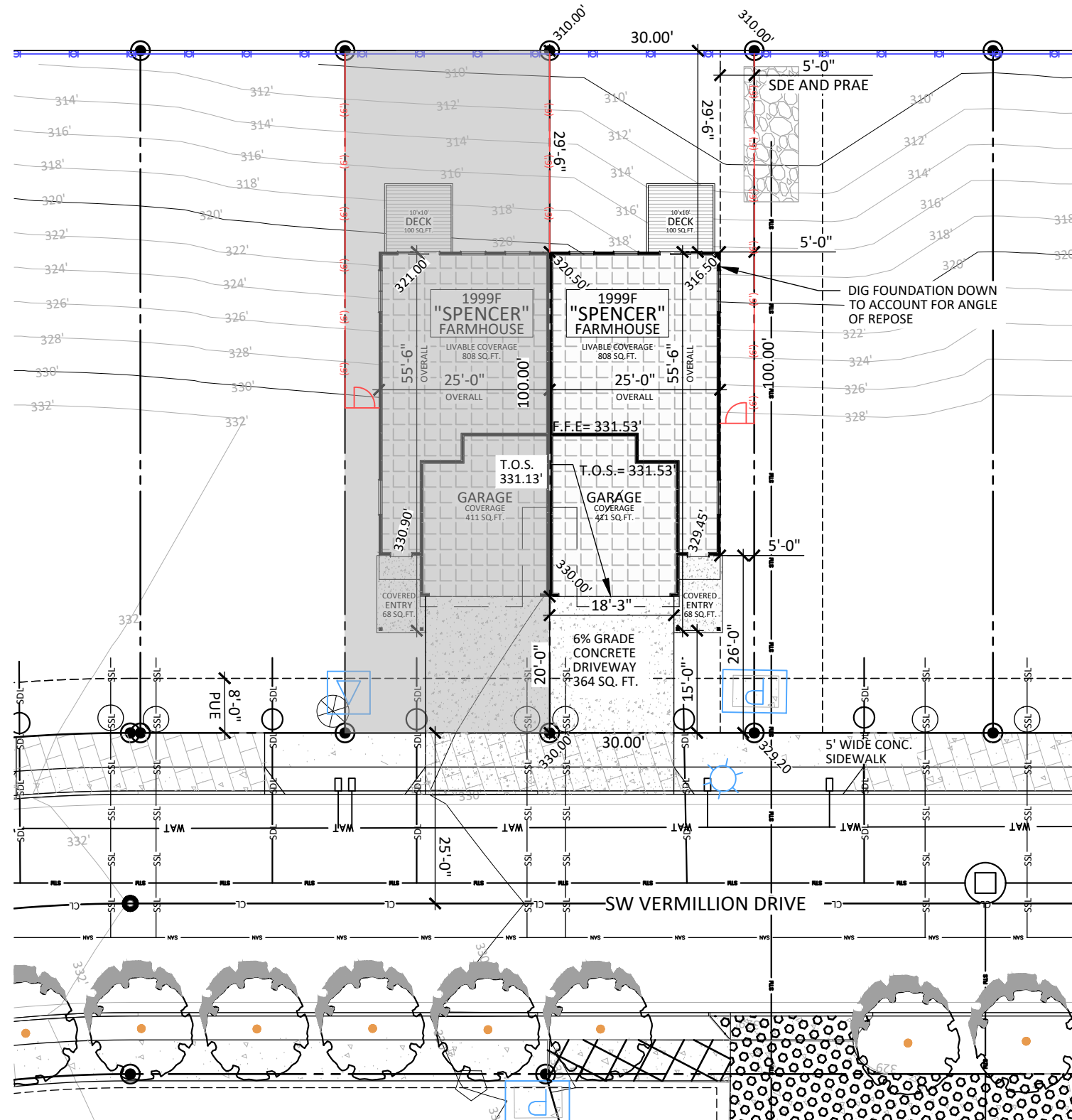
**TYPICAL SPENCER SITE PLAN ON A SLOPING LOT**

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- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

- REFERRING TO SDE AND PRAE**
- STORMWATER EASEMENT TO CITY OF TUALATIN
  - PRIVATE ACCESS EASEMENT TO HOA

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
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| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | -----   | SETBACKS                 |
| —       | EXISTING FENCE 1      | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| ⊕       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⊕       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⊕       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
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| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | ⊕       | VISIBILITY TRIANGLES     |
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| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
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| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



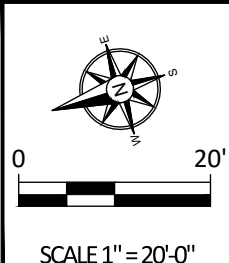
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329.03	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

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UNCOVERED DECK:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1751 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1287 SQ.FT.</b>

ZONING: RML	REQUIRED	PROPOSED
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	29'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>43%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>29'-1"</b>



**DRAWN:**  
05-05-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL SPENCER SITE PLAN ON A SLOPING LOT**



**PRIOR TO CONSTRUCTION**

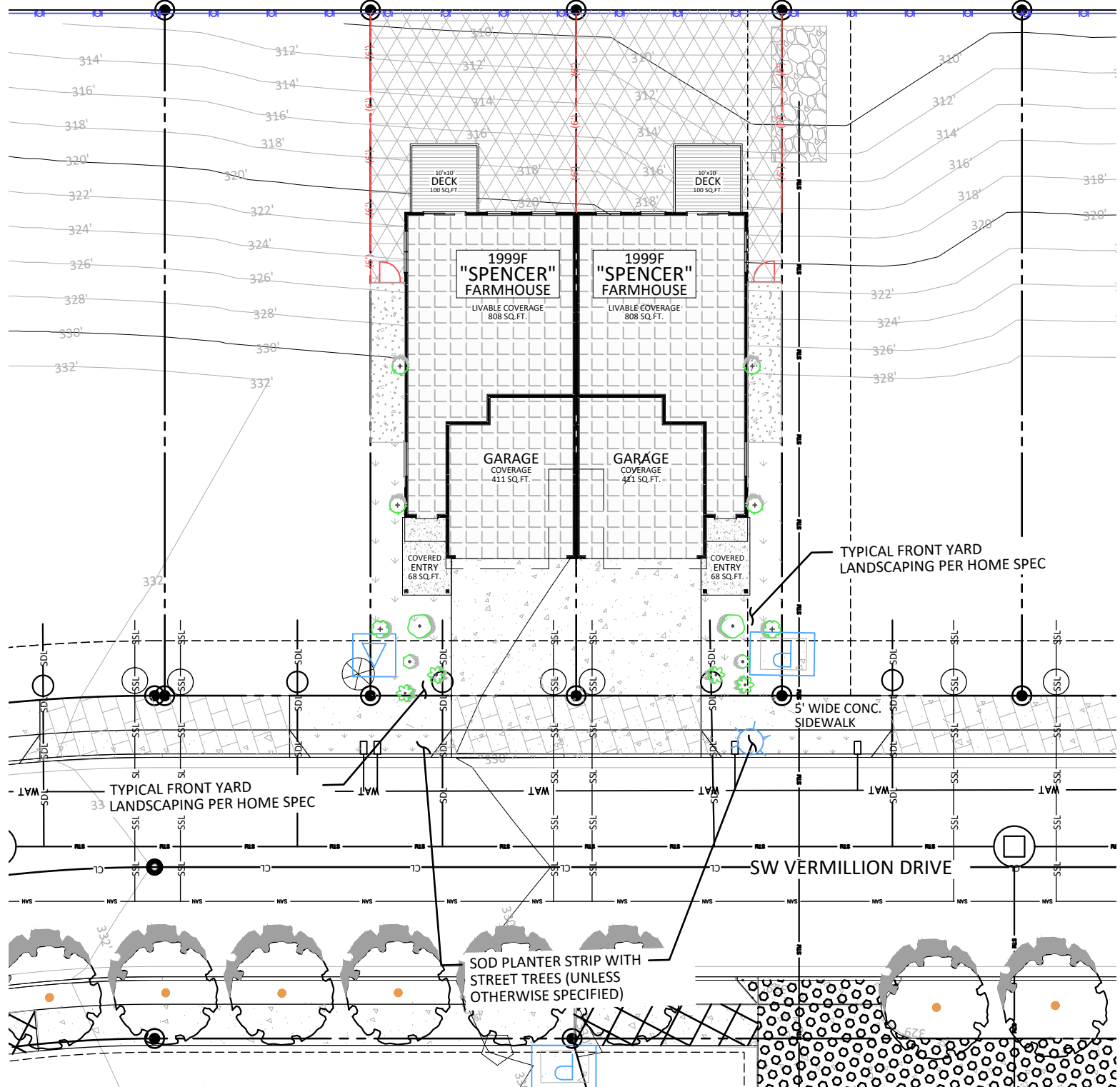
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
- PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

	SANITARY SEWER		PROPOSED 6' FENCE
	SANITARY LATERAL		EASEMENT
	STORM DRAIN		PROPERTY LINE
	STORM LATERAL		WATER LINE
	EXISTING FENCE 1		SETBACKS
	EXISTING FENCE 2		R.O.W. €
	FIRE HYDRANT		AIR RELEASE VALVE
	WATER METER		WATER BLOWOFF
	WATER VALVE		DOUBLE CHECK VALVE
	SIGN		SANITARY SEWER CLEAN OUT
	STREET LIGHT		SANITARY SEWER MANHOLE
	CATCH BASIN		STORM DRAIN CLEAN OUT
	ADA RAMP		STORM DRAIN MANHOLE
	PROPERTY PINS		VISIBILITY TRIANGLES
	POWER VAULT		RETAINING WALL
	POWER JUNCTION BOX		COMMUNICATIONS RISER
	COMMUNICATIONS VAULT		COMMUNICATIONS JB POT
	AMUR MAACKIA		GATE
	AMERICAN YELLOWWOOD		CAPITAL CALLERY PEAR
	SKYROCKET ENGLISH OAK		EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

	#2 ACCENT SHRUB
	#1 IN-FILL SHRUBS/GROUNDCOVER
	#1 ACCENT GRASS
	B&B SHRUB
	COLUMNAR EVERGREEN SHRUB
	BARK
	SOD LAWN (TYP)
	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

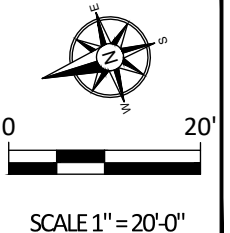


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

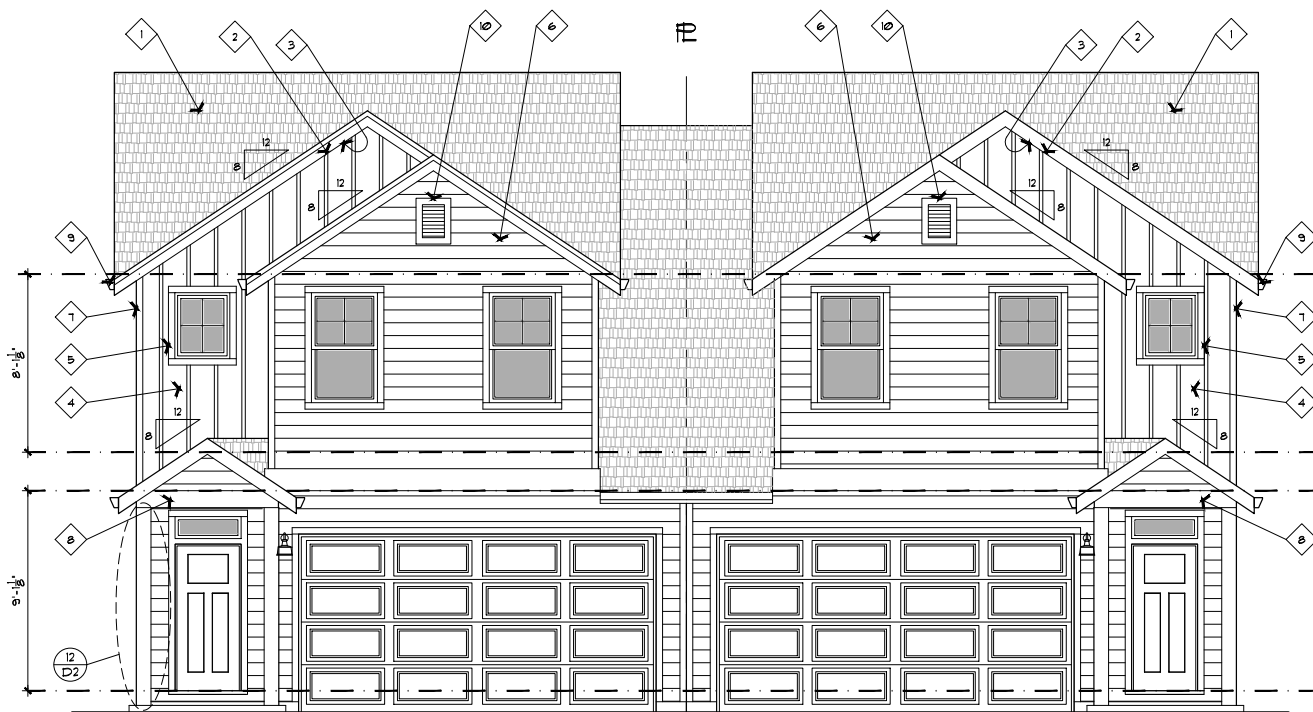
**LANDSCAPE PLAN FOR ALL SPENCER PLANS ON SLOPING LOTS**



DRAWN:  
07-05-2023 MHR  
 REVISIONS:

**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

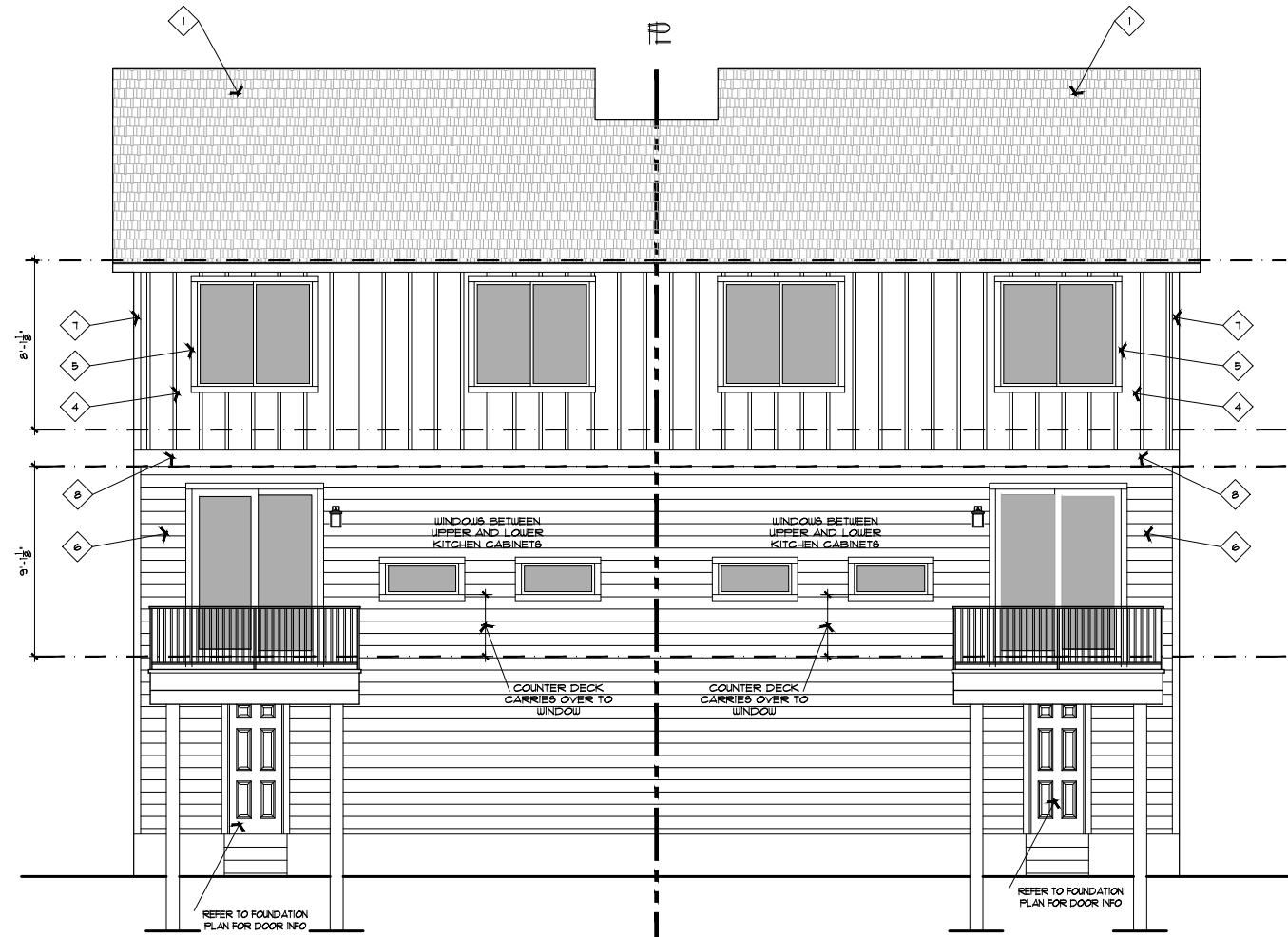
CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN



GLAZING TABLE (FRONT ONLY)		GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	485 SQ. FT.	FACADE WALL AREA	485 SQ. FT.
GLAZING AREA	40.5 SQ. FT.	GLAZING AREA	40.5 SQ. FT.
GLAZING PERCENTAGE	8.350%	GLAZING PERCENTAGE	8.350%

SLOPE LOT  
**FRONT ELEVATION**

1/4" = 1'-0"



GLAZING TABLE (REAR ONLY)		GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	459 SQ. FT.	FACADE WALL AREA	459 SQ. FT.
GLAZING AREA	113.50 SQ. FT.	GLAZING AREA	113.50 SQ. FT.
GLAZING PERCENTAGE (2% MINIMUM)	24.72%	GLAZING PERCENTAGE (2% MINIMUM)	24.72%

SLOPE LOT  
**REAR ELEVATION**

1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
  2. VERGE BOARD (TYPICAL): 1x3 TRIM ON 2x8 VERGE BOARD.
  3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
  4. SIDING (WHERE SHOWN): PANEL 1/2 BATTENS AT 16" O.C.
  5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
  6. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
  7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
  8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 1" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
  9. GUTTERS (TYPICAL).
  10. 12x18 LOUVERED VENT.

01/23/23 AUTUMN SUNRISE PLAN M&D DSC  
 5/16/23 PLAN CLARIFICATION 1 DSC  
 6/12/23 PLAN CHANGE 2 DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**1A**

01/23/23 AUTUMN SUNRISE PLAN M/G DSC  
 5/16/23 PLAN CLARIFICATION #1 DSC  
 6/12/23 PLAN CHANGE #2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**

SPEC LEVEL - 3000

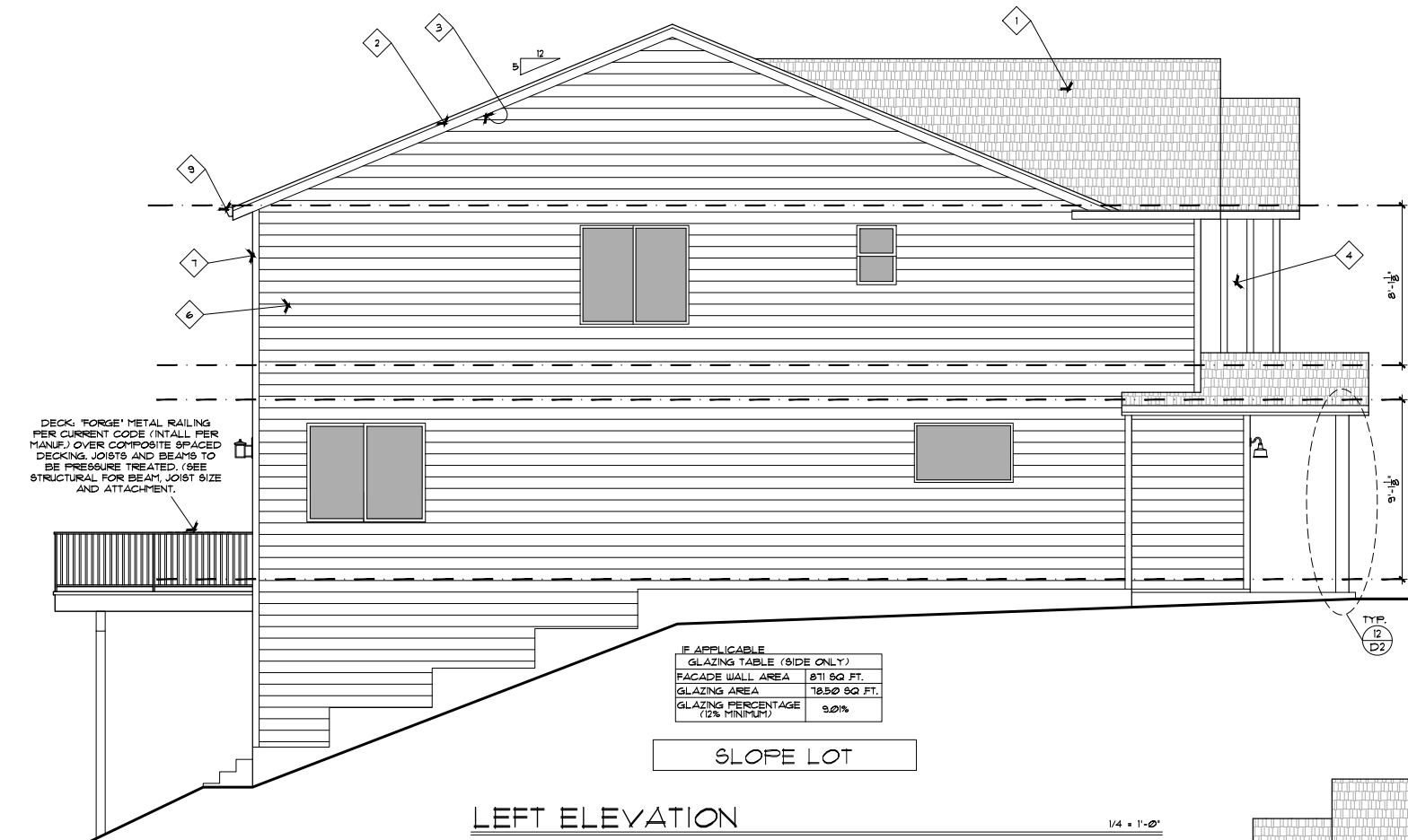
1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE 411 SQ. FT.  
 FR- COVERED PORCH 68 SQ. FT.

1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

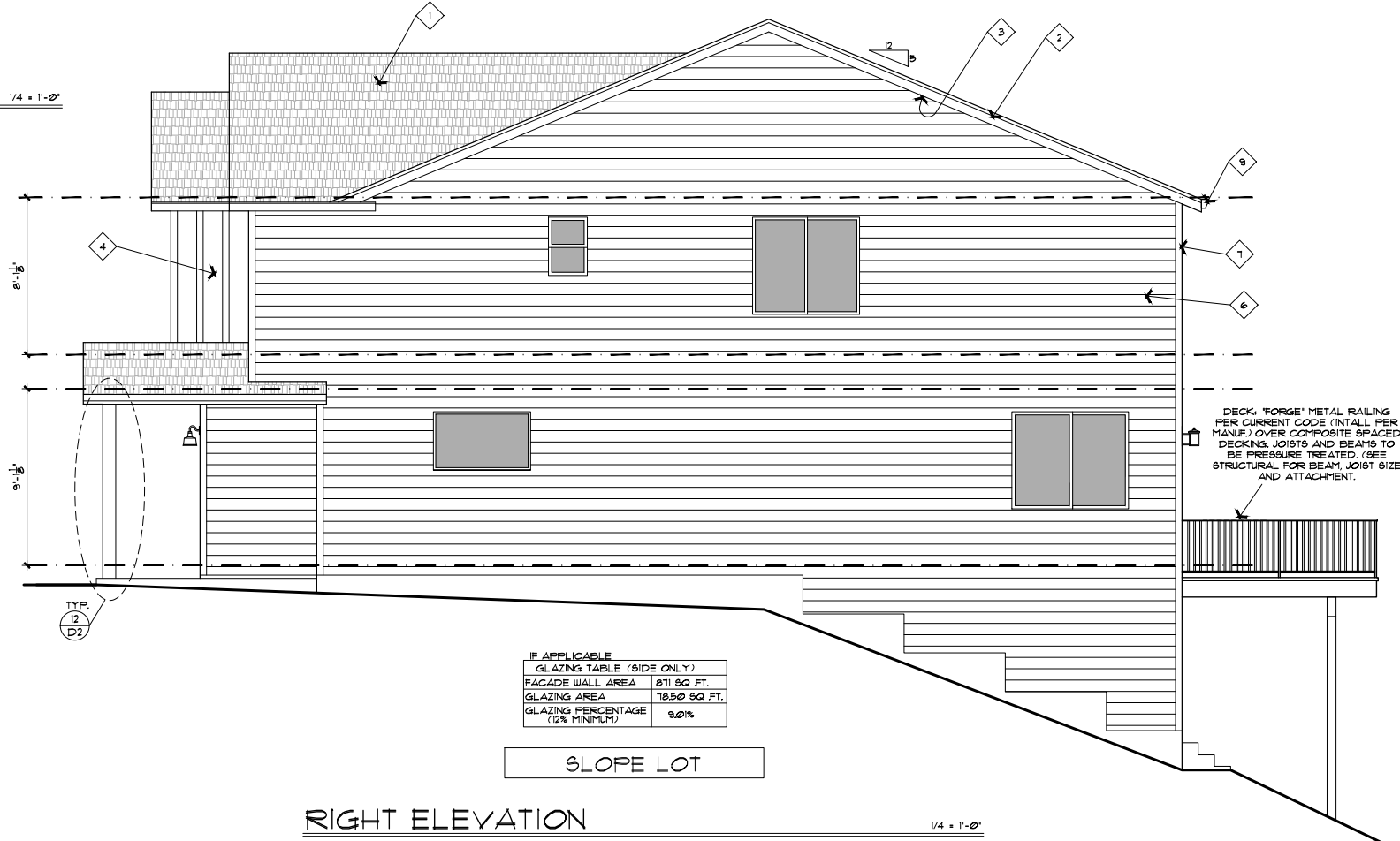
GARAGE 411 SQ. FT.  
 FR- COVERED PORCH 68 SQ. FT.

**1B**



LEFT ELEVATION 1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
  2. VERGE BOARD (TYPICAL): 1/2" x 3" TRIM ON 2x8 VERGE BOARD.
  3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
  4. SIDING (WHERE SHOWN): PANEL 1/2" x 3" BATTENS AT 16" O.C.
  5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
  6. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING 1/2" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
  7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
  8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 1" Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
  9. GUTTERS (TYPICAL).
  10. 12X18 LOUVERED VENT.

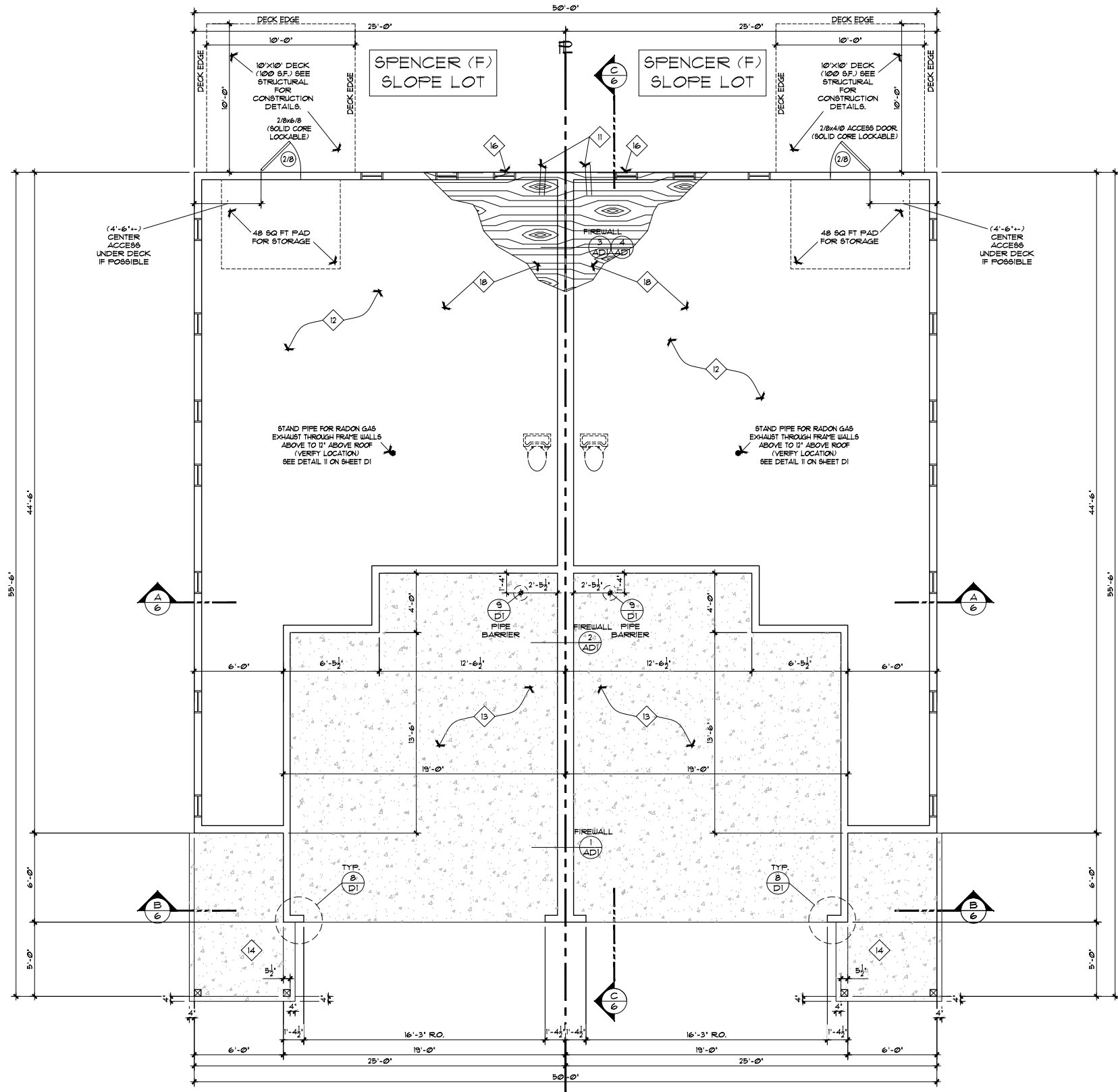


RIGHT ELEVATION 1/4" = 1'-0"



**FOUNDATION PLAN KEYNOTES**

11. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
12. 6 MIL BLACK POLYETHYLENE GROUND COVER, LAP BEAMS 12". EXTEND UP WALLS 12".
13. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
14. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
15. KEYNOTE NOT USED.
16. SCREENED FOUNDATION VENTS, FOR LOCATIONS SEE STRUCTURAL SHEETS.
17. KEYNOTE NOT USED.
18. MAIN FLOOR (TYPICAL). APA RATED TAG SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).



01/23/23 AUTUMN SUNRISE PLAN 116/1 DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 01/27/23 PLAN CHANGE 2 DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

1999F SPENCER F

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE

411 SQ. FT.	
FR. COVERED PORCH	68 SQ. FT.

1999F SPENCER F

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE

411 SQ. FT.	
FR. COVERED PORCH	68 SQ. FT.

**NOTE:**  
 FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS

FOUNDATION VENTING SCHEDULE

VENTED CRAWLSPACE AREA = 726 SQ. FT.

(PER R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED.)

AREA/150 = 4.84
* 144 = 696.96
/ 12 = 58.08

REQUIRED FOUNDATION VENTS NEEDED = 10 REQ'D

FOUNDATION VENTING SCHEDULE

VENTED CRAWLSPACE AREA = 726 SQ. FT.

(PER R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED.)

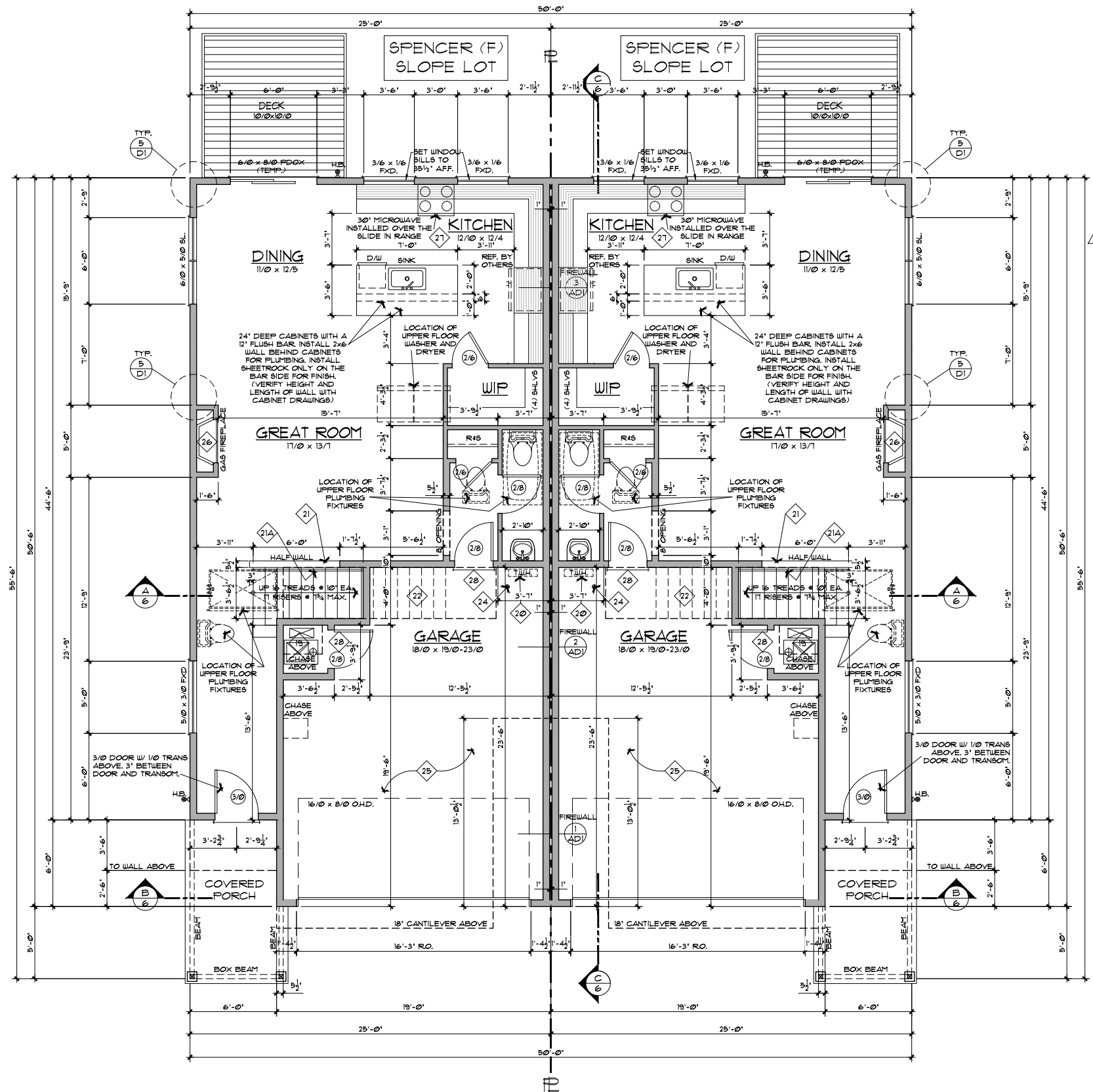
AREA/150 = 4.84
* 144 = 696.96
/ 12 = 58.08

REQUIRED FOUNDATION VENTS NEEDED = 10 REQ'D

**FOUNDATION PLAN**

1/4" = 1'-0"

- MAIN FLOOR PLAN KEYNOTES**
19. INSTALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
  20. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 94" MIN. ABOVE FINISHED FLOOR.
  21. 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL 13 ON SHEET D1.
  - 21A. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  22. APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
  23. KEYNOTE NOT USED.
  24. PIPE BARRIER SEE DETAIL 9/D1.
  25. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
  26. FIREPLACE: INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE), UL LISTED METAL FIREPLACE TO MANUF. SPECS.
  27. MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
  28. DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.



- FLOOR PLAN NOTES:**
- 1. DASHED LINE INDICATES INTERIOR BEARING WALLS.
  - 2. PROVIDE FULL BEARING, MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - 3. PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.M. (1ST FLOOR) OR 4x8 D.F.M. (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - 4. PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - 5. PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - 6. ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

01/23/23 AUTUMN SUNRISE PLAN M4/D5C  
 01/26/23 PLAN CLARIFICATION 1, D5C  
 01/27/23 PLAN CHANGE 2, D5C

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 SPEC LEVEL - 3000

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
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**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
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TOTAL	1999 SQ. FT.

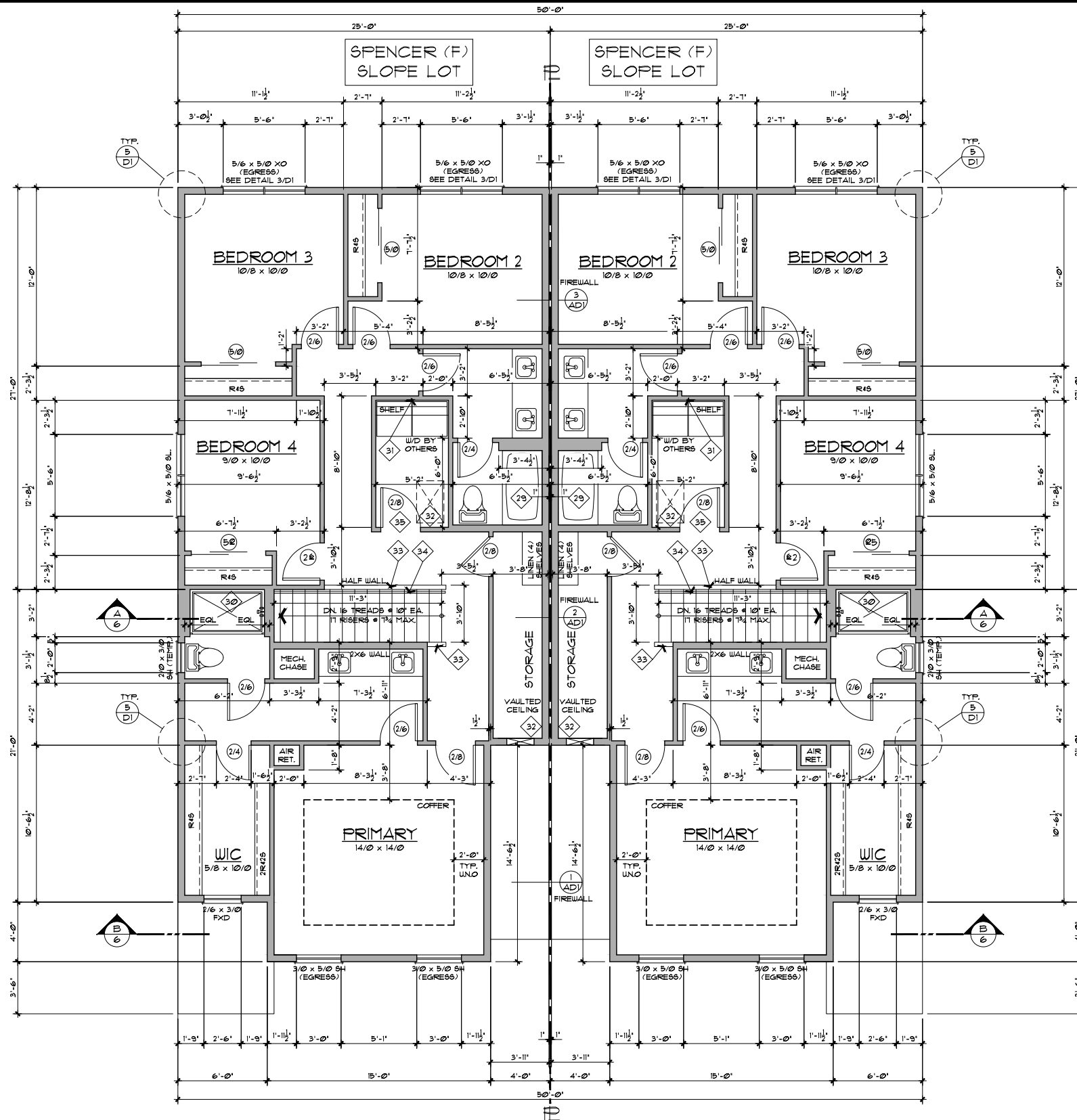
**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

**3**

**UPPER FLOOR KEYNOTES**

29. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
30. INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
31. INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
32. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/CEILING W/ INSULATED COVER.
33. 42" HIGH HALF WALL WITH WOOD CAP.
34. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



**FLOOR PLAN NOTES:**

- INDICATES INTERIOR BEARING WALLS.
- PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/ DEL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**UPPER FLOOR DESIGN**

1/4" = 1'-0"

**LENNAR**  
 11071 NE 95th STREET  
 SUITE 1170  
 VANCOUVER, WASHINGTON 98662  
 OFFICE PHONE: (360) 258-7900

01/23/23 AUTUMN SUNRISE PLAN M/G/ DSC  
 5/16/23 PLAN CLARIFICATION #1 DSC  
 6/12/23 PLAN CHANGE #2 DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**

**SPEC LEVEL - 3000**

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

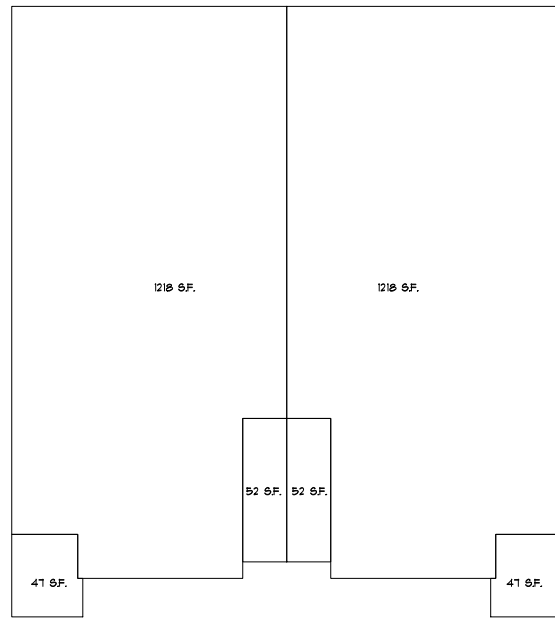
GARAGE 411 SQ. FT.  
 FR. COVERED PORCH 68 SQ. FT.

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE 411 SQ. FT.  
 FR. COVERED PORCH 68 SQ. FT.

**4**

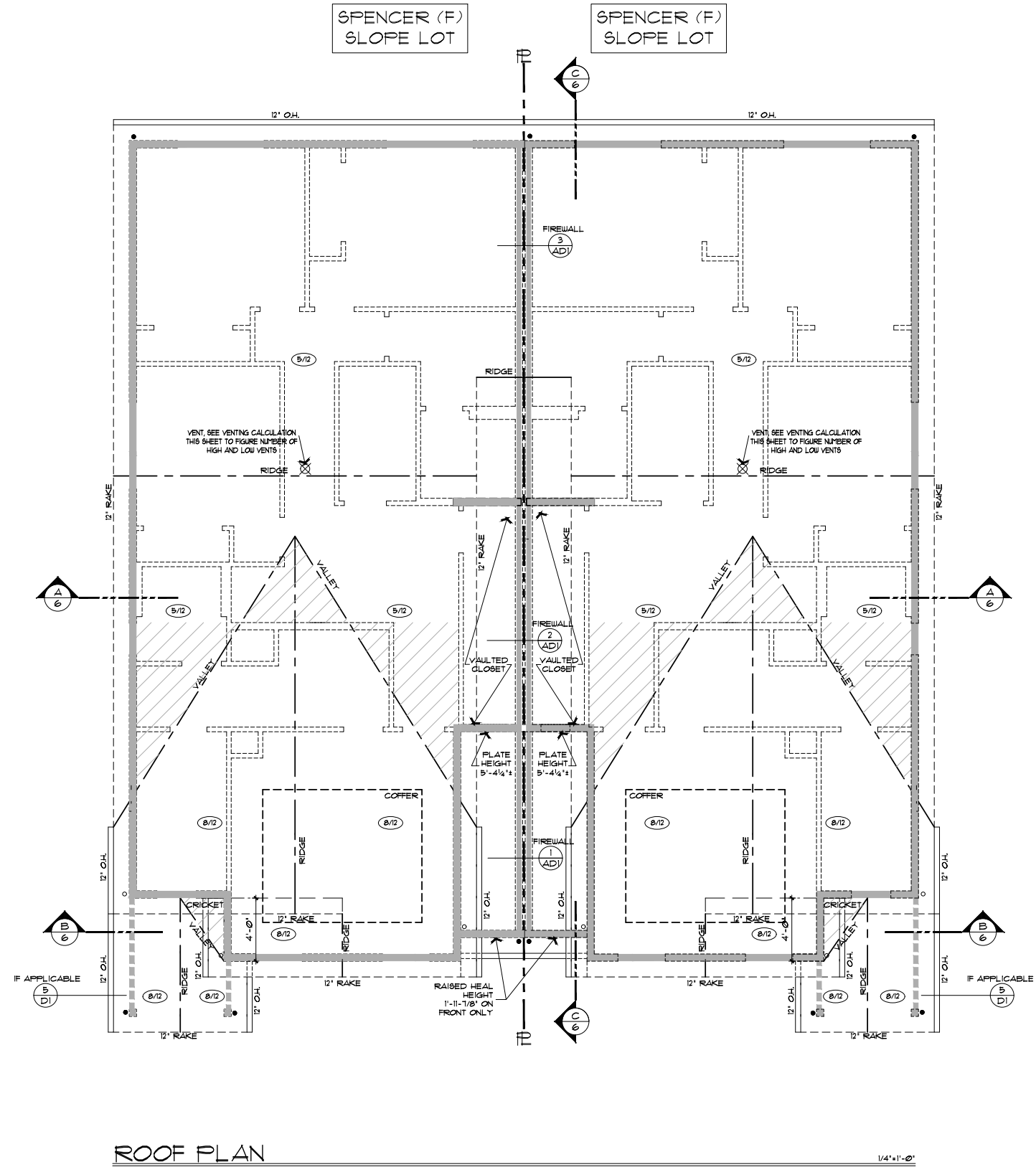


SPENCER (F)

SPENCER (F)

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED) STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN) STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES)) STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	$\text{AREA}/300 \times 4.06 \times 144 \div 584.64 \div 2 \div 292.32 \div 50 = 5.85$ <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	$\text{AREA}/300 \times 4.06 \times 144 \div 584.64 \div 2 \div 292.32 \div 20 = 14.62$ <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	$\text{AREA}/300 \times 0.17 \times 144 \div 24.96 \div 2 \div 12.48 \div 50 = 0.25$ <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	$\text{AREA}/300 \times 0.17 \times 144 \div 24.96 \div 2 \div 12.48 \div 20 = 0.62$ <b>1 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	$\text{AREA}/300 \times 0.16 \times 144 \div 22.56 \div 2 \div 11.28 \div 50 = 0.23$ <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	$\text{AREA}/300 \times 0.16 \times 144 \div 22.56 \div 2 \div 11.28 \div 20 = 0.56$ <b>1 LOW VENTS REQ'D</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT OR 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED) STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN) STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES)) STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
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ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	$\text{AREA}/300 \times 0.16 \times 144 \div 22.56 \div 2 \div 11.28 \div 50 = 0.23$ <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	$\text{AREA}/300 \times 0.16 \times 144 \div 22.56 \div 2 \div 11.28 \div 20 = 0.56$ <b>1 LOW VENTS REQ'D</b>



ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - INDICATES ROOF BEARING ON WALLS BELOW.
  - ▨ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▩ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

01/23/23 AUTUMN SUNRISE PLAN MUG DSC  
 01/26/23 PLAN CLARIFICATION #1 DSC  
 06/12/23 PLAN CHANGE #2 DSC

**NOTE:**  
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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

SLOPE LOT  
 SPEC LEVEL - 3000

1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

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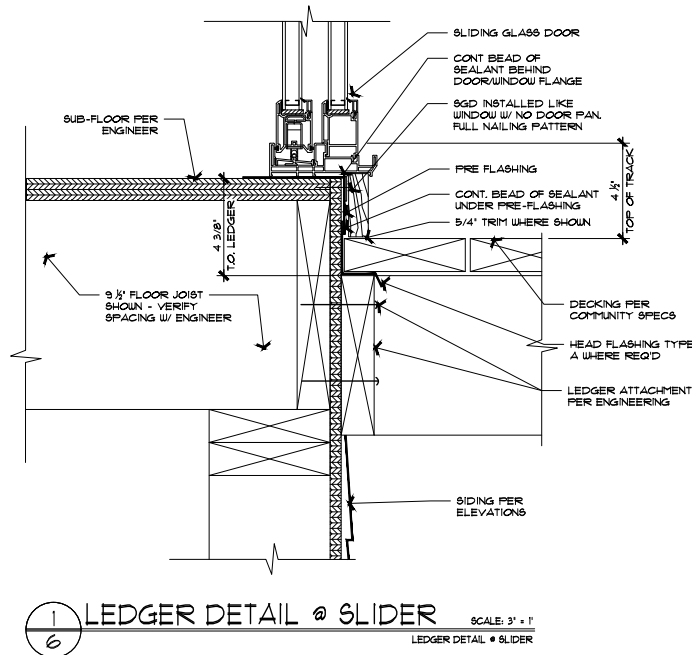
GARAGE	
411 SQ. FT.	
FR. COVERED PORCH	68 SQ. FT.

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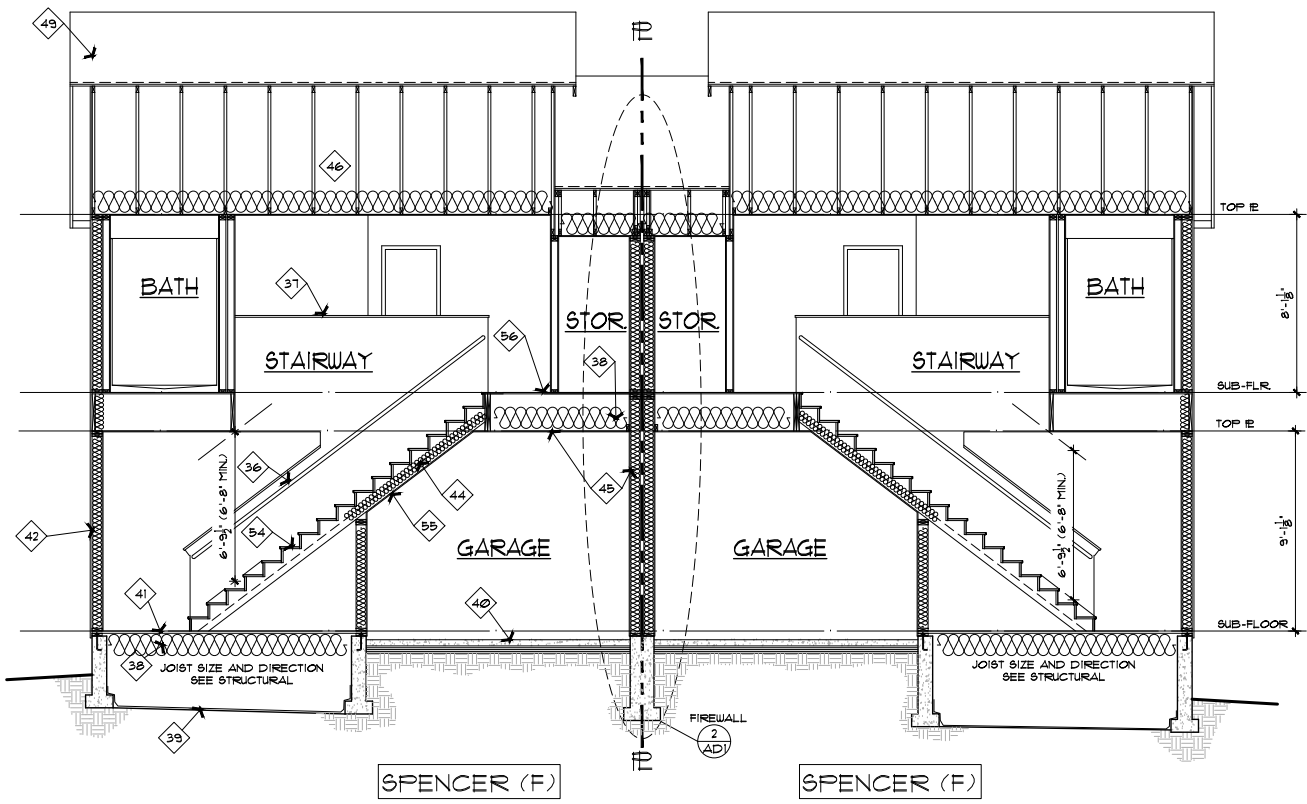
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**BUILDING SECTION KEYNOTES**

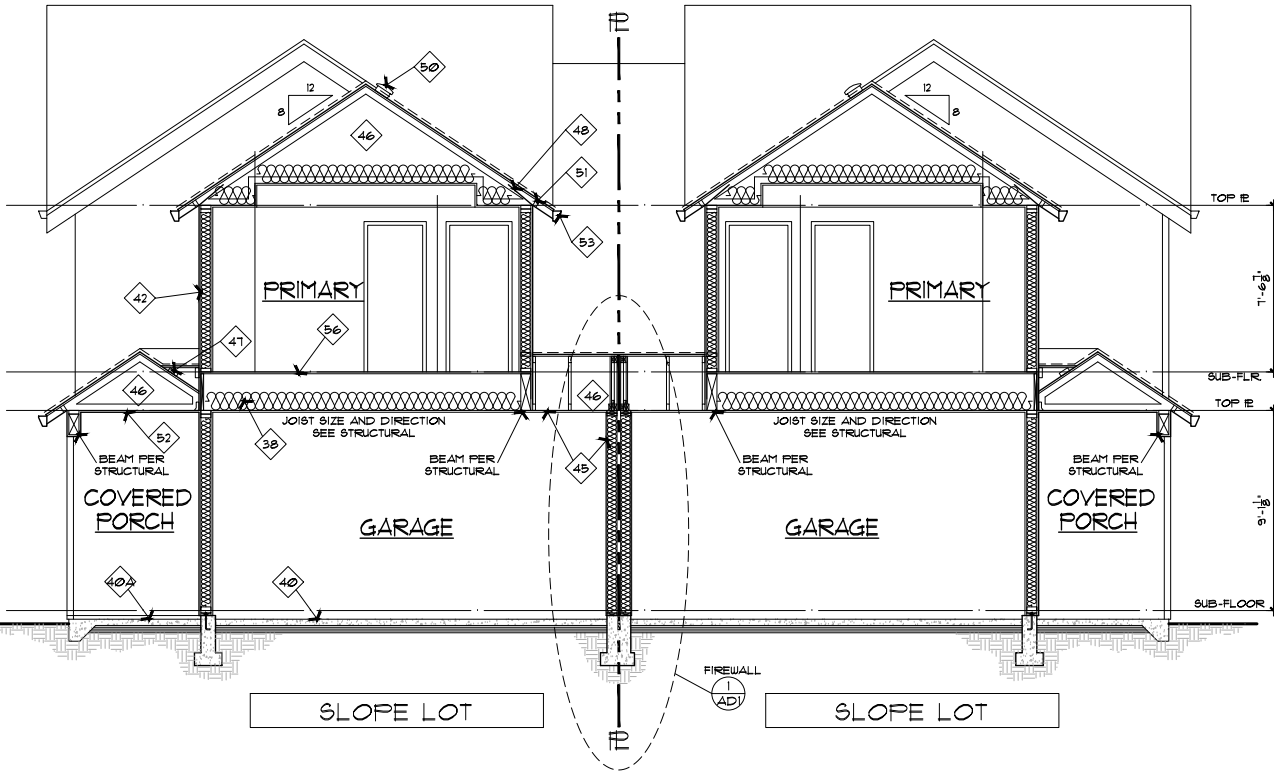
- 36. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. (SEE DETAIL 13/D1 FOR STAIR SPECS.)
  - 37. 42" HIGH HALF WALL WITH WOOD CAP.
  - 38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES).
  - 39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP BEAMS 12". EXTEND UP WALLS 12".
  - 40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
  - 41. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
  - 42. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON DRAIN WRAP (SEE DETAIL 4/D1) ON 5/32" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x8 STUDS # 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURER'S RECOMMENDATIONS.
  - 43. TYPICAL EXTERIOR HEADER. (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING # BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
  - 44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10" HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
  - 45. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE. FIRETAPE GARAGE WALLS AND CEILING.
  - 46. MANUFACTURED ROOF TRUSSES # 24" ON CENTER WITH BLOW IN INSULATION (R VALUE PER GENERAL NOTES) TRUSS MANUFACTURER TO SUPPLY. DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
  - 47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
  - 48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
  - 49. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 3/8" A.S. FELT ON 1/4" OSB ROOF SHEATHING APA RATED (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEEM ROOF INSTALLED PER MFR.
  - 50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
  - 51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
  - 52. SOFFITS & COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
  - 53. GUTTERS (TYPICAL).
  - 54. 2x TREADS & 1x RISERS ON (3) 2x12 STRINGERS.
  - 55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
  - 56. UPPER FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- \* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWINGS.



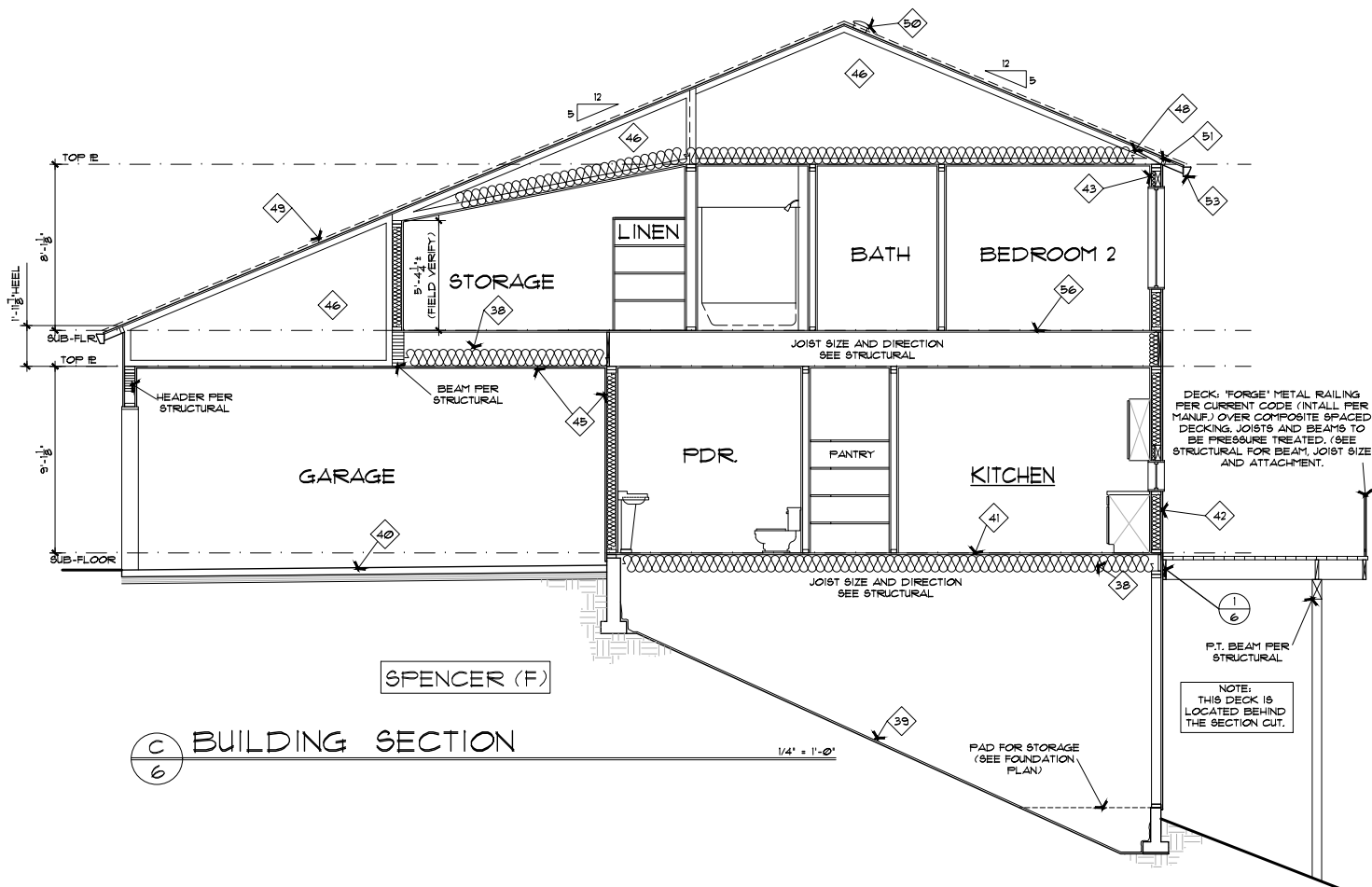
**1** LEDGER DETAIL @ SLIDER SCALE: 3" = 1' LEDGER DETAIL # SLIDER



**A** BUILDING SECTION SCALE: 1/4" = 1'-0"



**B** BUILDING SECTION SCALE: 1/4" = 1'-0"



**C** BUILDING SECTION SCALE: 1/4" = 1'-0"

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01/23/13 AUTUMN SUNRISE PLAN M&J D&C  
01/26/13 PLAN CLARIFICATION 1 D&C  
01/27/13 PLAN CHANGE 2 D&C

**NOTE:**  
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**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT**  
SPEC LEVEL - 3000

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**6**

01/23/23 AUTUMN SUNRISE PLAN MUG DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 06/12/23 PLAN CHANGE 2 DSC

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 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
**SPEC LEVEL - 3000**

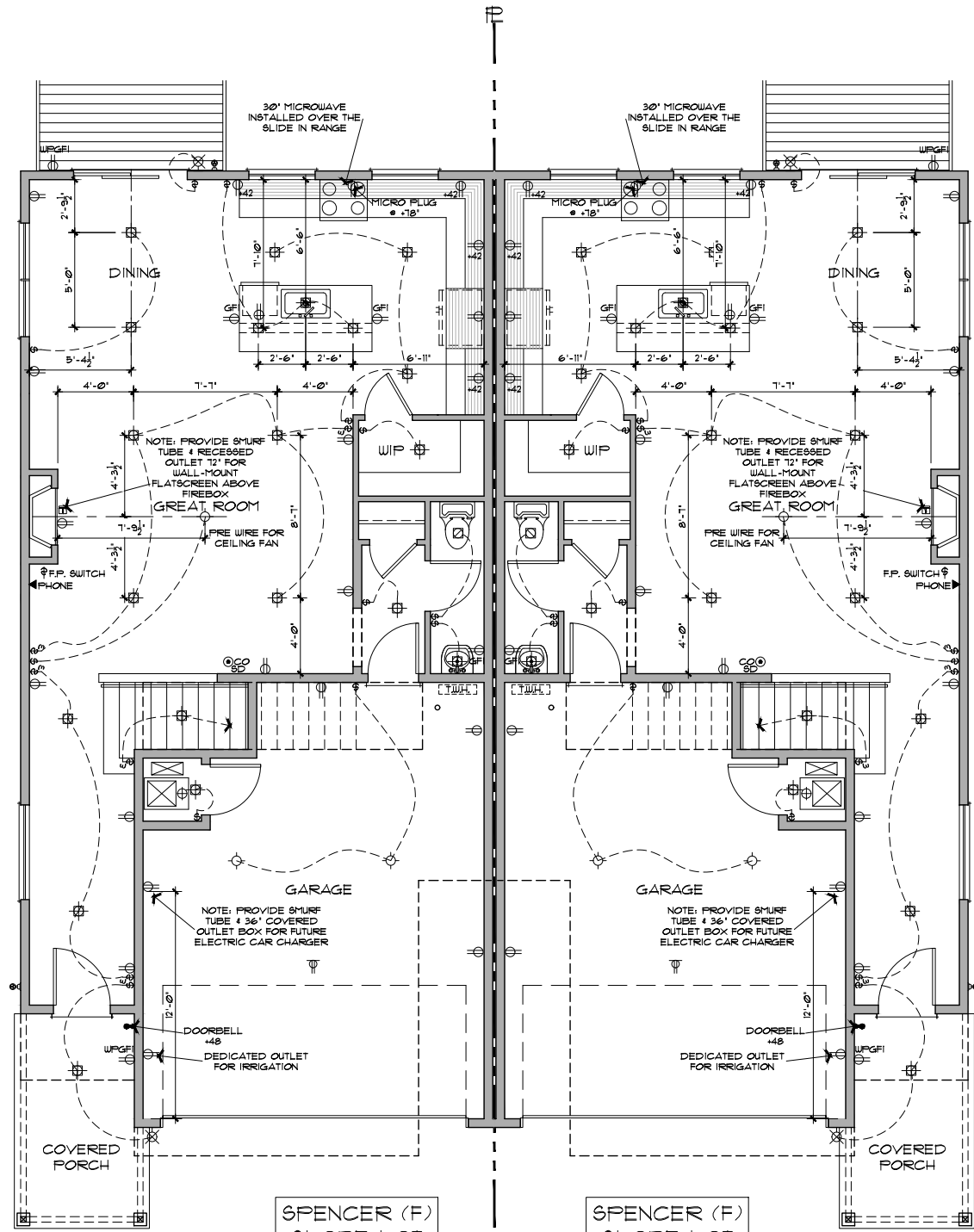
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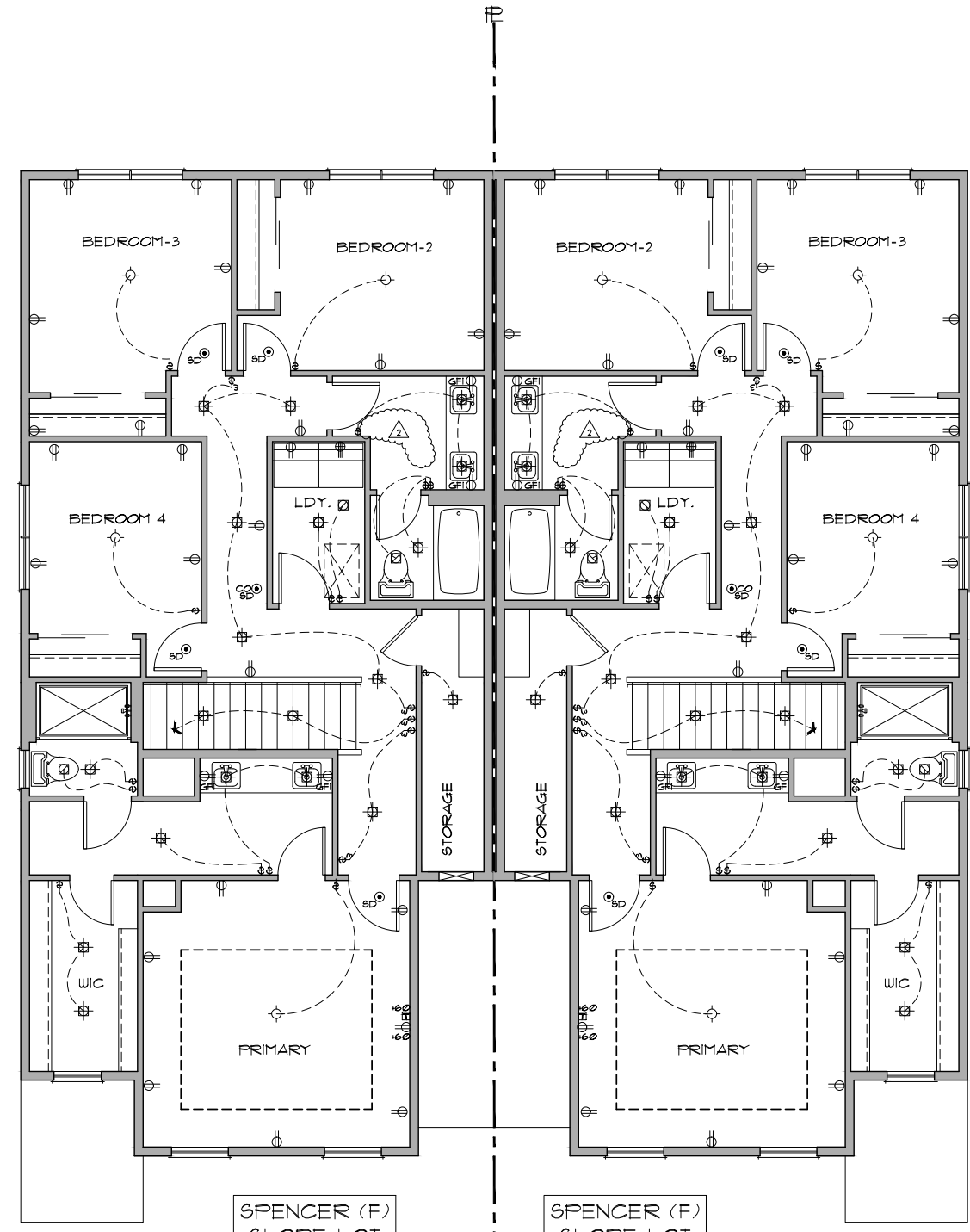
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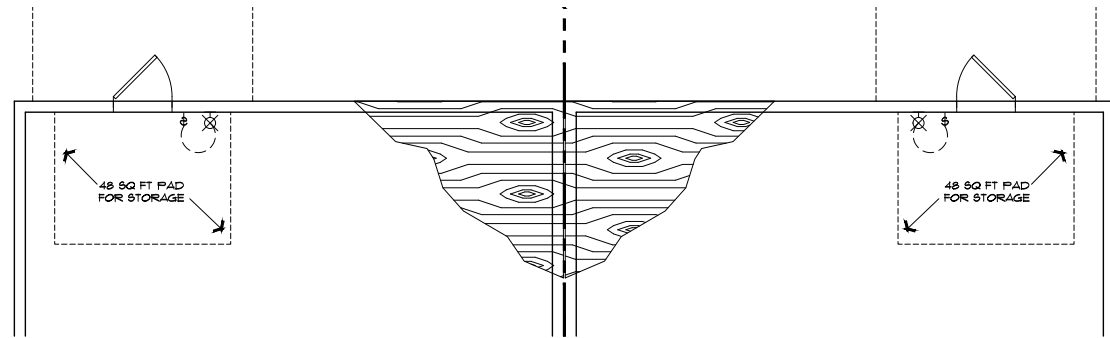
**7**



MAIN FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



CRAWL SPACE ELECTRICAL PLAN 1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊗ DOWNLIGHT (LED)
- ⊗ WALL MOUNTED (LED)
- ⊗ WALL SCONCE (LED)
- ⊗ SURFACE MOUNTED (LED)
- ⊗ HANGING FIXTURE (PER SPEC)
- ⊗ RECESSED EXHAUST FAN
- ⊗ TWO WAY SWITCH
- ⊗ THREE WAY SWITCH
- ⊗ FOUR WAY SWITCH
- ⊗ ELECT. SUB PANEL
- ⊗ TELEVISION OUTLET
- ⊗ TELEPHONE OUTLET
- ⊗ DOOR BELL
- ⊗ SMART PANEL
- ⊗ DUPLEX OUTLET
- ⊗ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
- ⊗ 1/2 150W-1/2 HOT DUPLEX OUTLET
- ⊗ CEILING MOUNTED DUPLEX OUTLET
- ⊗ 220V OUTLET
- ⊗ 120 V. WALL OUTLET (GFI + GFI)
- ⊗ GFI
- ⊗ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ⊗ 100 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER INTERCONNECTED AND WITH BATTERY BACKUP POWER.
- ⊗ 100 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER. INSTALLED WITHIN 15'-0" OF ANY BEDROOM.

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DUELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES. (MIN.) (M1505.4)
  - KITCHENS: 150 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DUELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1500 Sq. Ft.	30	45	60	75
1501 - 3,000 Sq. Ft.	45	60	75	90
3,001 - 4,500 Sq. Ft.	60	75	90	105
4,501 - 6,000 Sq. Ft.	75	90	105	120

**Plan: Spencer F**

**Table N1104.1(1) per N1101.1**

BUILDING COMPONENTS	STANDARD BASE CASE			PROPOSED ALTERNATIVE			
	Areas	U-factor	Areas xU	R-value	Areas	U-factor	Areas xU
Flat Ceilings	1191	0.021	25.011	49	1191.000	0.025	29.775
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1750	0.059	103.250	23	1750.000	0.052	91.000
Underfloor	1191	0.033	39.303	38	1191.000	0.027	32.157
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	229	0.270	61.830	3	229.000	0.280	64.120
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft <sup>2</sup> glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>237.194</b>		<b>PROPOSED UA =</b>		<b>224.852</b>
				<b>Compliant?</b>			<b>YES</b>

**TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING**

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	6"	15	6"	no limit	3
125	7"	70	7"	no limit	3
	6"	4	6"	40	3
160	7"	50	7"	100	3

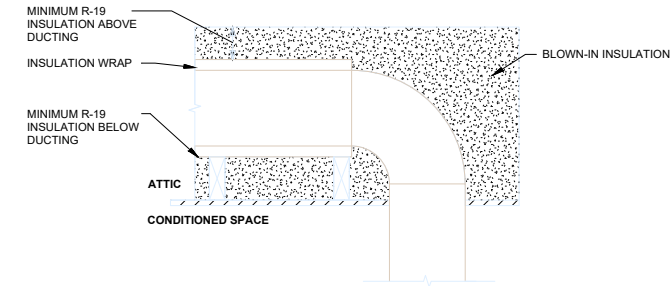
For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

**TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH**

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

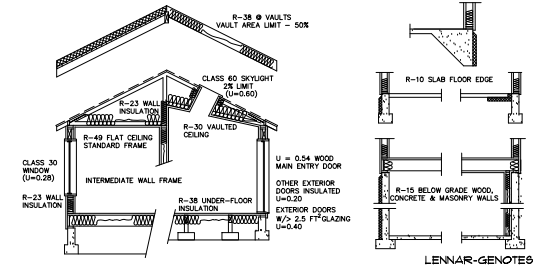
For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC  
**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>3</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%  
 a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.  
**ADDITIONAL ENERGY NOTES**  
 Air Sealing Home and Ducts:  
 • Mandatory air sealing of all wall coverings at top plate and air sealing checklist  
 • Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.  
 • Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.  
 • All ducts and air handlers contained within building envelope or  
 • No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

- LENNAR GENERAL NOTES AND SPECIFICATIONS**
- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
  - WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
  - ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
  - THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
  - INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
  - INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 12" ABOVE THE FLOOR.
  - CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
  - HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC; 95% MIN. AFUE FURNACE
  - HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.



01/23/23 AUTUMN SUNRISE PLAN M/G/ DSC  
 01/26/23 PLAN CLARIFICATION #1 DSC  
 01/27/23 PLAN CHANGE #2 DSC

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 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT  
 SPEC LEVEL - 3000**

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**1999F SPENCER F**

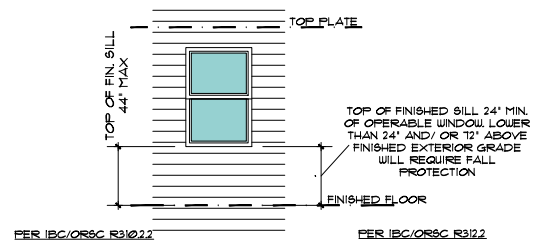
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**8**

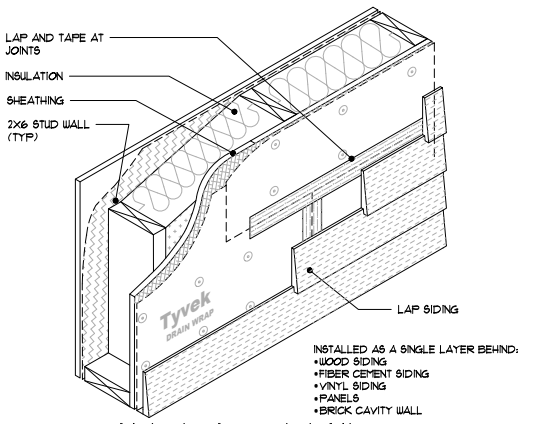


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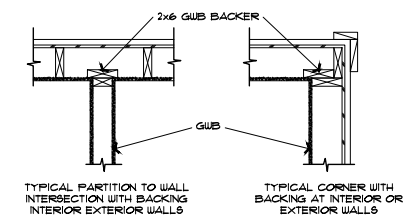
DETAIL NOT USED



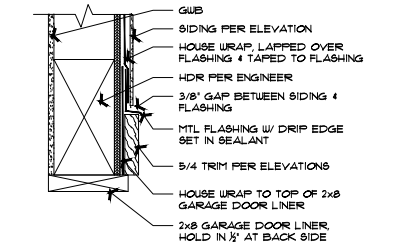
3 INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



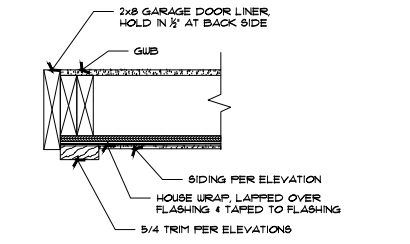
4 DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



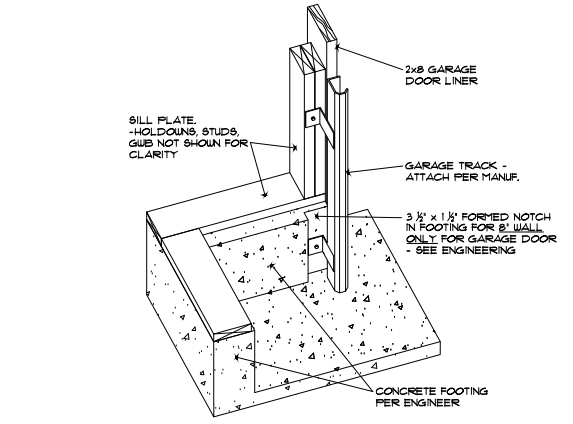
5 TYP. WALL FRAMING DETAIL SCALE: NTS



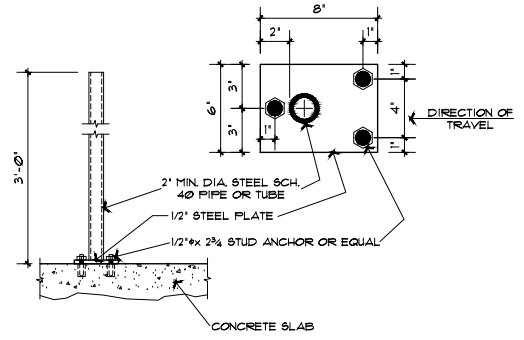
6 GAR. DOOR LINER @ HDR SCALE: NTS



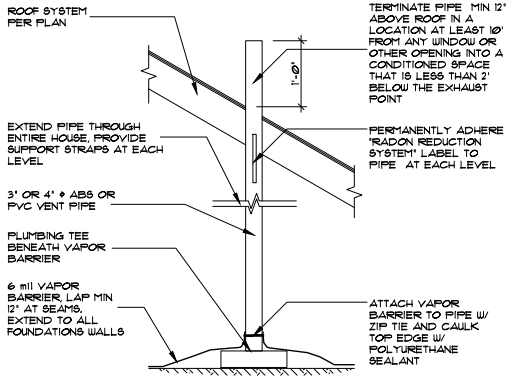
7 GAR. DOOR LINER @ JAMB SCALE: NTS



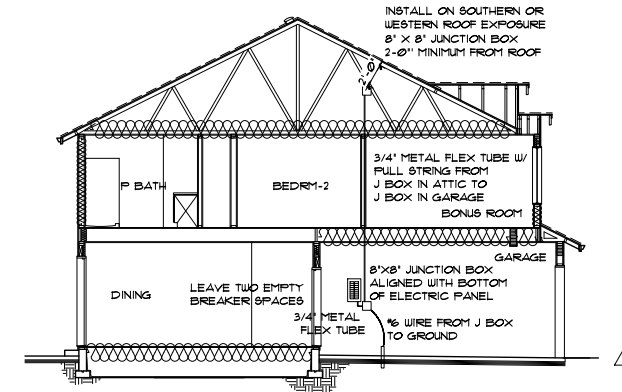
8 NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



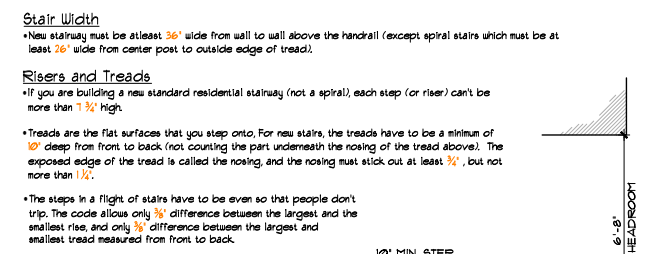
9 BARRIER DETAIL SCALE: NTS BOLLARD-2A



11 RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1



12 SOLAR PREWIRE DIAGRAM SCALE: NTS



13 STAIR/ RAIL DETAIL SCALE: 1/4\"/>

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01/23/23 AUTUMN SUNRISE PLAN M&J D&C  
3/16/23 PLAN CLARIFICATION 1, D&C  
6/12/23 PLAN CHANGE 2, D&C

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AUTUMN SUNRISE  
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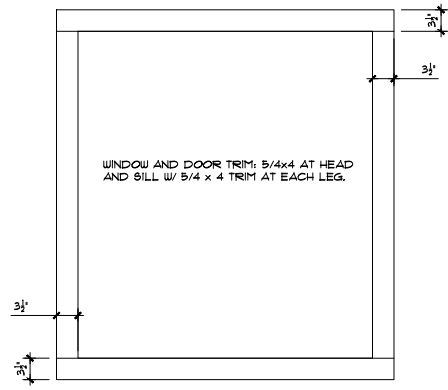
SLOPE LOT  
SPEC LEVEL - 3000

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1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**D1**



1  
D2 WINDOW TRIM DETAIL NTS

2  
D2 DETAIL NOT USED

4  
D2 DETAIL NOT USED

8  
D2 DETAIL NOT USED

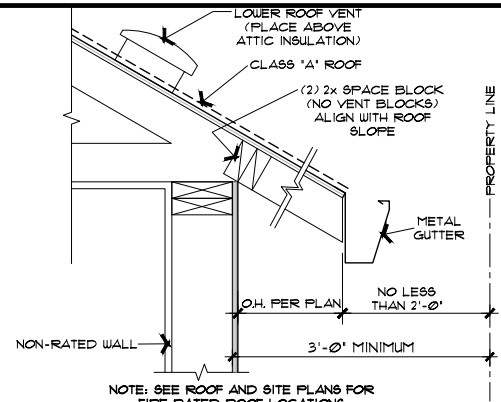
11  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED

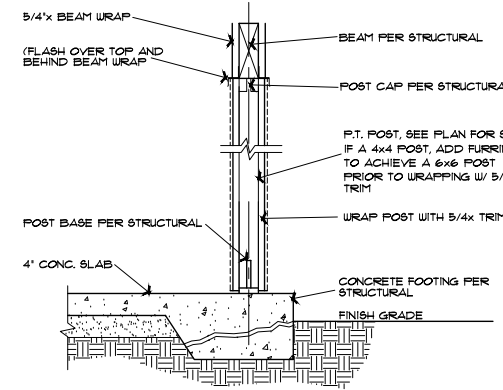
5  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-4J



12  
D2 PORCH COLUMN DETAIL SCALE: 3/4\"/>

**LENNAR**  
11071 NE 99th STREET  
SUITE 1170  
VANCOUVER, WASHINGTON 98662  
OFFICE PHONE: (360) 258-7500

01/23/23 AUTUMN SUNRISE PLAN M&D DC  
5/16/23 PLAN CLARIFICATION 1 DC  
6/12/23 PLAN CHANGE 2 DC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT  
SPEC LEVEL - 3000**

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**1999F SPENCER F**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

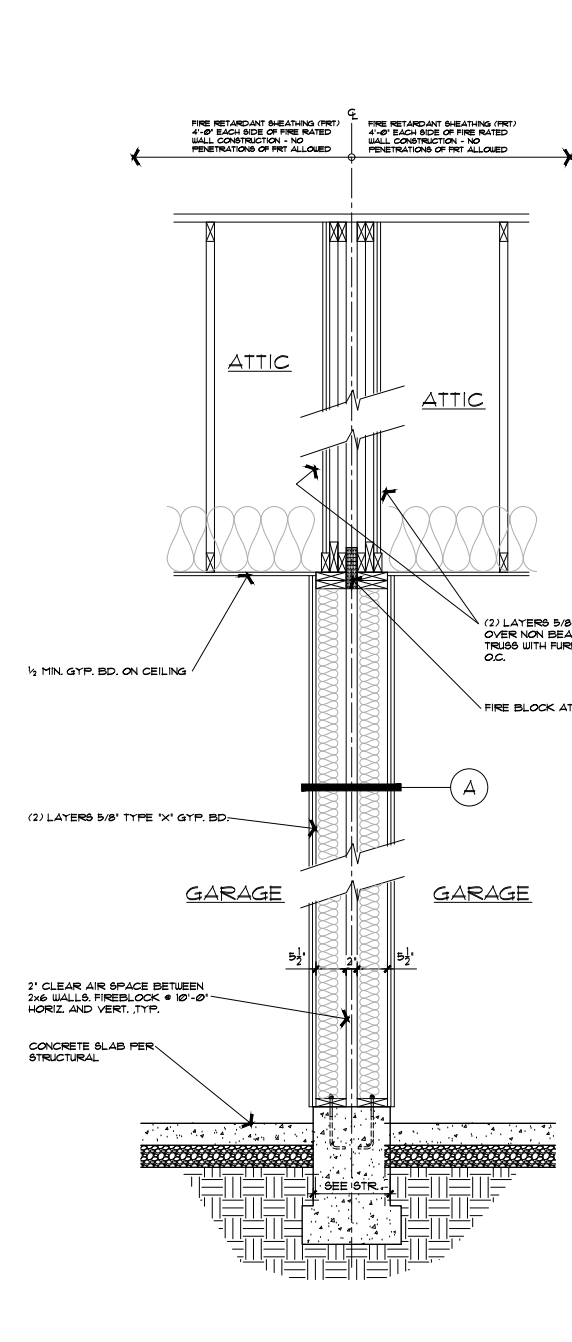
**D2**

01/23/23 AUTUMN SUNRISE PLAN M&M D&C  
 5/16/23 PLAN CLARIFICATION #1 D&C  
 6/12/23 PLAN CHANGE #2 D&C

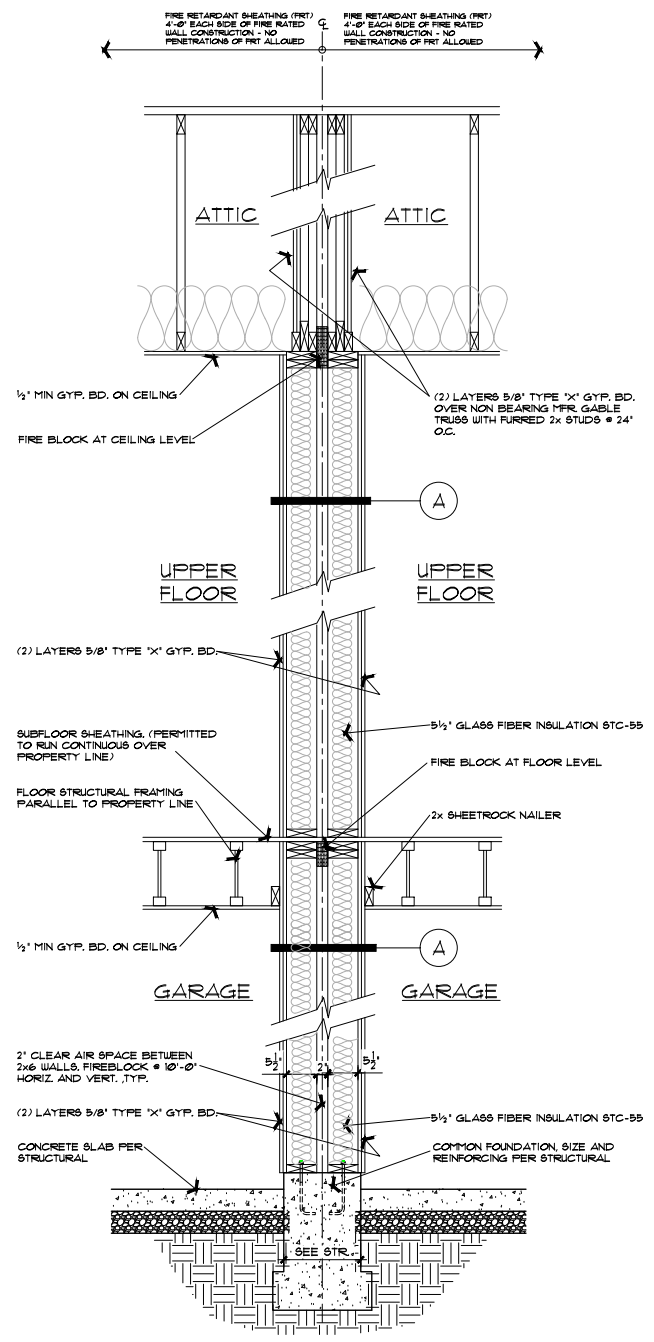
**NOTE:**

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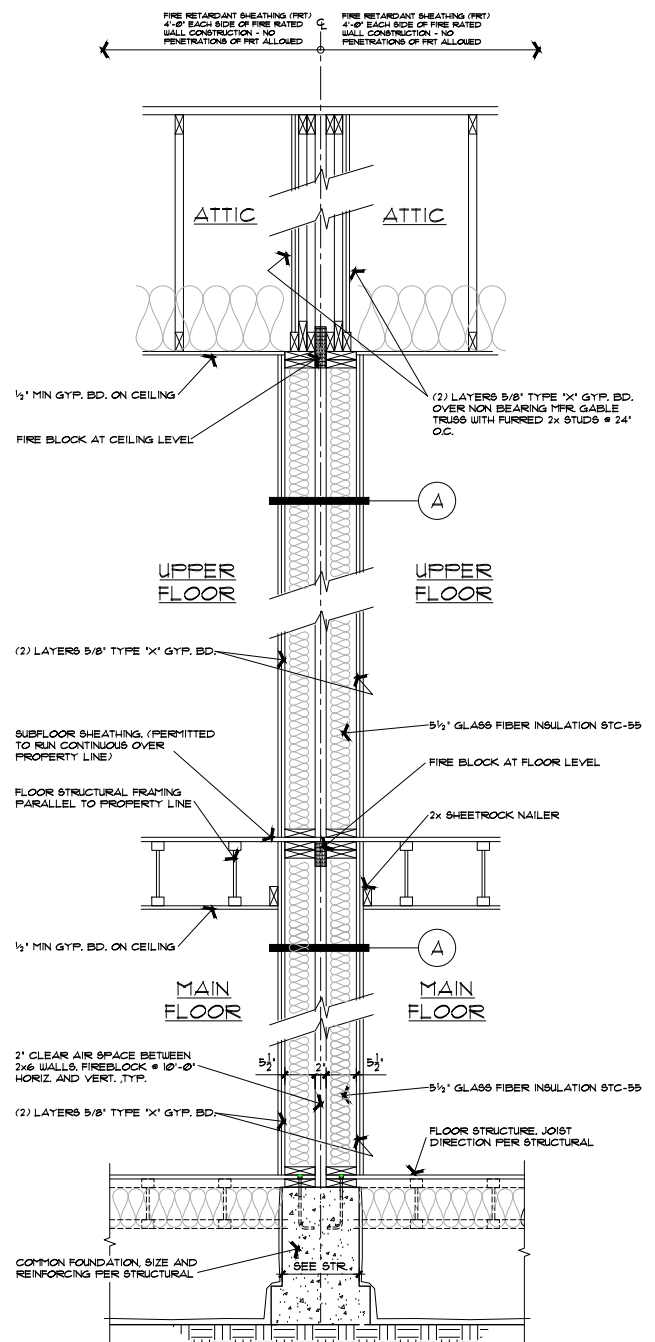
**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon



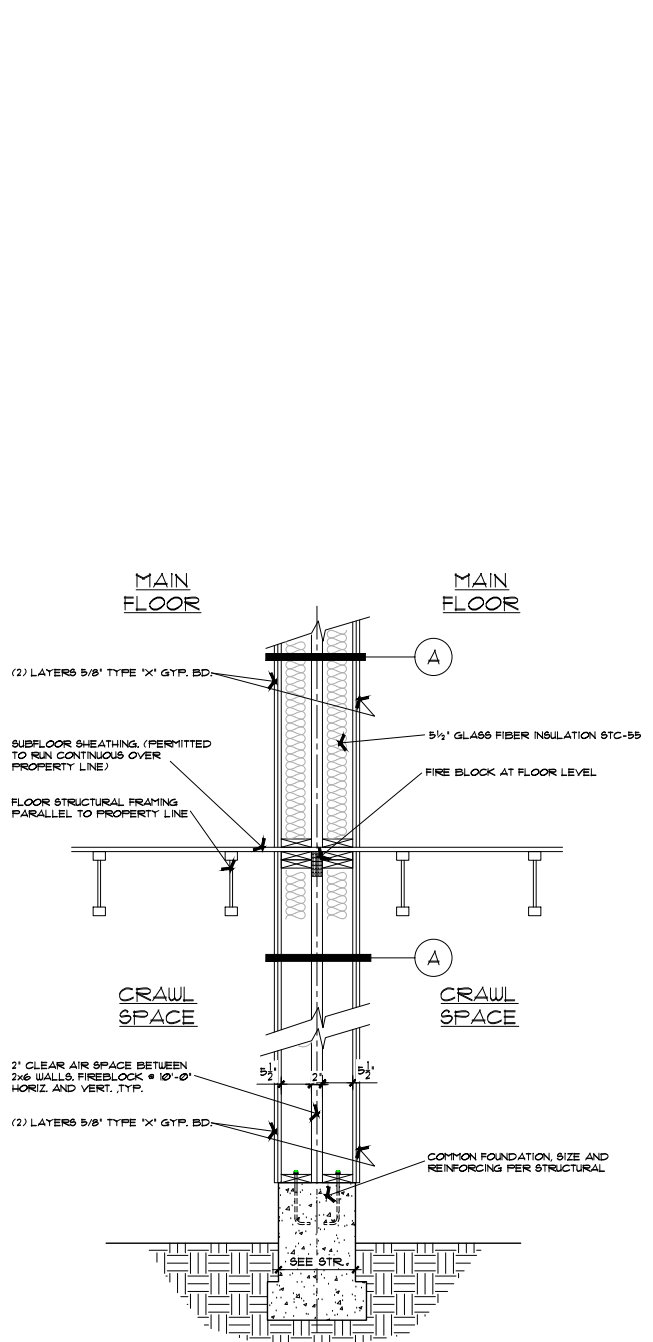
1  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PERP. TO COMMON PROPERTY LINE 1-STORY @  
 GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRW-1



2  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRW-3



3  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN  
 SCALE: 3/4" = 1'  
 FRW-4



4  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT CRAWL SPACE  
 SCALE: 3/4" = 1'  
 FRW-3L

NOTE:  
 SEE SHEET AD2 FOR  
 FIREWALL ASSEMBLY NOTES

**SLOPE LOT**

**SPEC LEVEL - 3000**

1999F SPENCER F

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

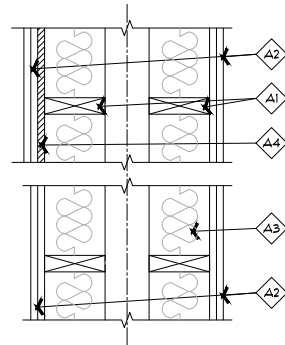
GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

1999F SPENCER F

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**AD1**



CONSTRUCTION ASSEMBLY	
GA-600202 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, Ø.095" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, Ø.100" SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING	
2 HOUR FIRE	
SOUND RATING	
55 TO 59 STC	

**A** PARTY WALL ASSEMBLY  
DOUBLE ROW 2x6 STUD WALL (GA FILE NO. WP3820)  
SCALE: 1/2" = 1' PWA-A WALL 6

**NOTE:**  
PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
1. CONCEALED STUD WALL AND FURRED SPACES.  
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.  
3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

**FIRE BLOCK CONSTRUCTION:**  
SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**R202.3.3 FIREBLOCKING MATERIALS:**  
FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (51-mm) NOMINAL LUMBER, TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 0.5-INCH (12.7 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, Batts OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E19 OR UL 263, FOR THE SPECIFIC APPLICATION, THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER, IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, SUBJECT TO LOCAL APPROVAL.

PWA-NOTES

**LENNAR**  
11071 NE 99th STREET  
SUITE 1170  
VANCOUVER, WASHINGTON 98662  
OFFICE PHONE: (360) 258-7500

01/23/23 AUTUMN SUNRISE PLAN M&G D&C  
5/16/23 PLAN CLARIFICATION #1 D&C  
6/12/23 PLAN CHANGE #2 D&C

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT**  
SPEC LEVEL - 3000

1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

GARAGE 411 SQ. FT.  
FR. COVERED PORCH 68 SQ. FT.

1999F SPENCER F	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.

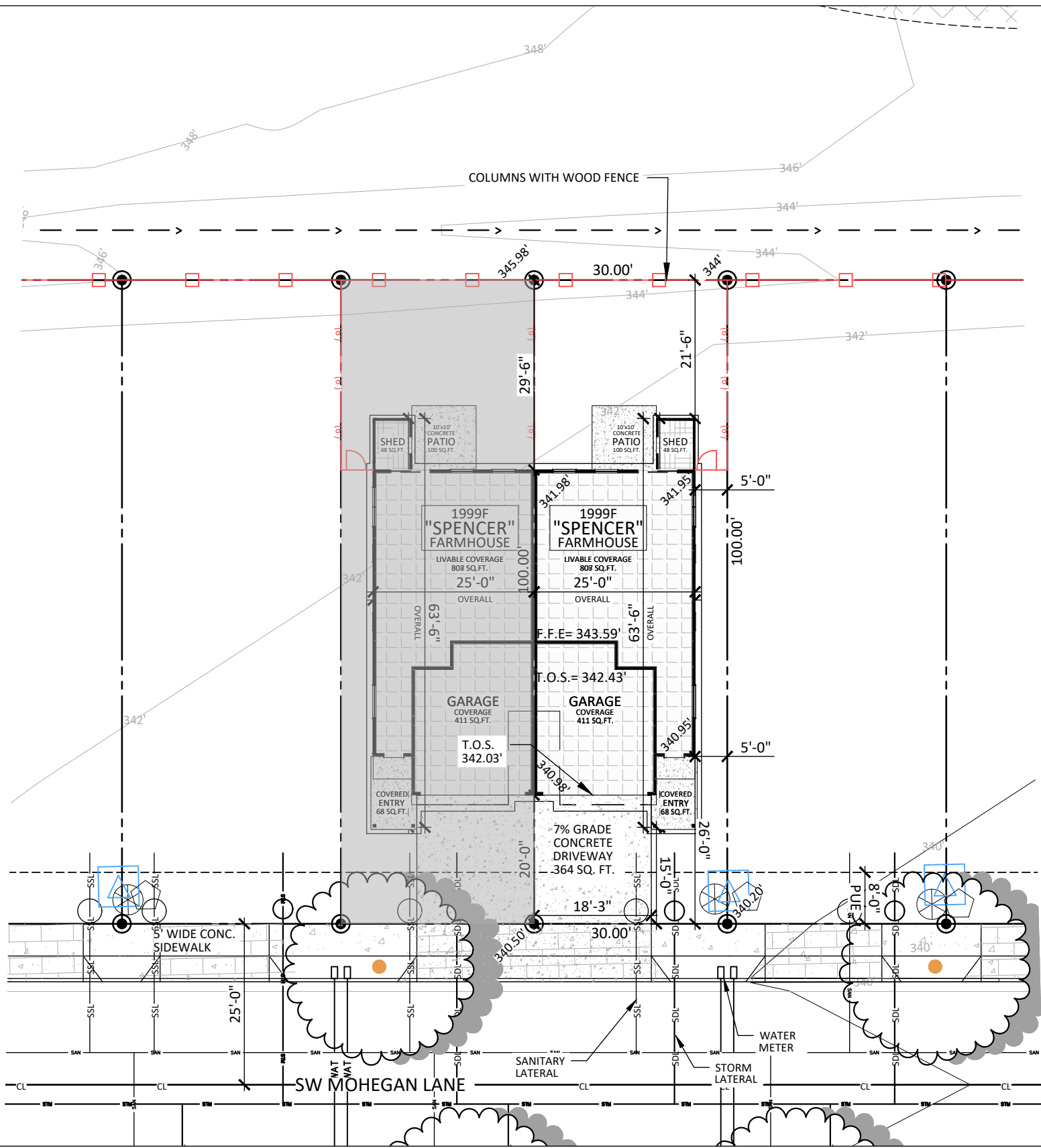
GARAGE 411 SQ. FT.  
FR. COVERED PORCH 68 SQ. FT.

**AD2**

- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| □       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⚡       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⚙       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| □       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | ⊕       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ⊕       | RETAINING WALL           |
| ⊕       | POWER JUNCTION BOX    | ⊕       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



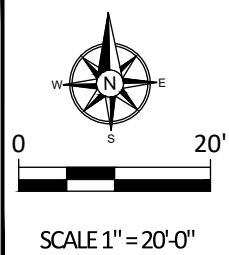
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	808 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	83 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
TOTAL IMPERVIOUS:	1814 SQ.FT.
TOTAL COVERED:	1350 SQ.FT.

ZONING: RML	REQUIRED	PROPOSED
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	21'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
MAX. BUILDING COVERAGE:	55%/90%	45%
MAX. BUILDING HEIGHT:	35'	29'-1"



DRAWN:  
 07-10-2023 MHR  
 REVISIONS:

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

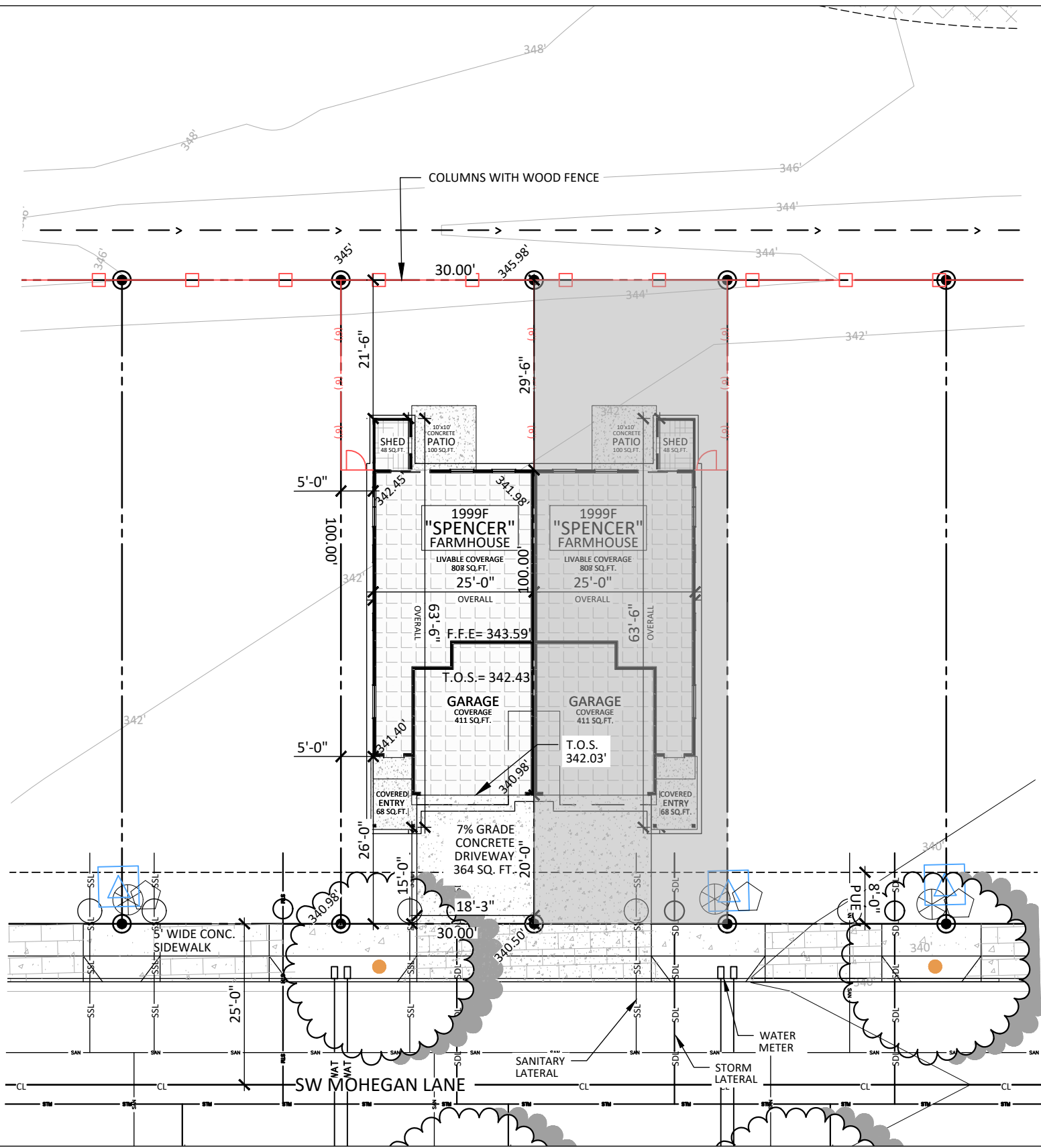
**TYPICAL SPENCER SITE PLAN ON A FLAT LOT**



- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |                       |                          |
|-----------------------|--------------------------|
| SANITARY SEWER        | PROPOSED 6' FENCE        |
| SANITARY LATERAL      | EASEMENT                 |
| STORM DRAIN           | PROPERTY LINE            |
| STORM LATERAL         | WATER LINE               |
| EXISTING FENCE 1      | SETBACKS                 |
| EXISTING FENCE 2      | R.O.W. €                 |
| FIRE HYDRANT          | AIR RELEASE VALVE        |
| WATER METER           | WATER BLOWOFF            |
| WATER VALVE           | DOUBLE CHECK VALVE       |
| SIGN                  | SANITARY SEWER CLEAN OUT |
| STREET LIGHT          | SANITARY SEWER MANHOLE   |
| CATCH BASIN           | STORM DRAIN CLEAN OUT    |
| ADA RAMP              | STORM DRAIN MANHOLE      |
| PROPERTY PINS         | VISIBILITY TRIANGLES     |
| POWER VAULT           | RETAINING WALL           |
| POWER JUNCTION BOX    | COMMUNICATIONS RISER     |
| COMMUNICATIONS VAULT  | COMMUNICATIONS JB POT    |
| AMUR MAACKIA          | GATE                     |
| AMERICAN YELLOWWOOD   | CAPITAL CALLERY PEAR     |
| SKYROCKET ENGLISH OAK | EUROPEAN HORNBEAM        |



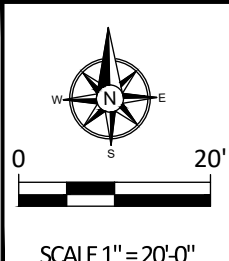
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	808 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	83 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1814 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1350 SQ.FT.</b>

<b>ZONING:</b> RML	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	21'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>45%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>29'-1"</b>



**DRAWN:**  
 07-10-2023 MHR  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL SPENCER SITE PLAN ON A FLAT LOT**

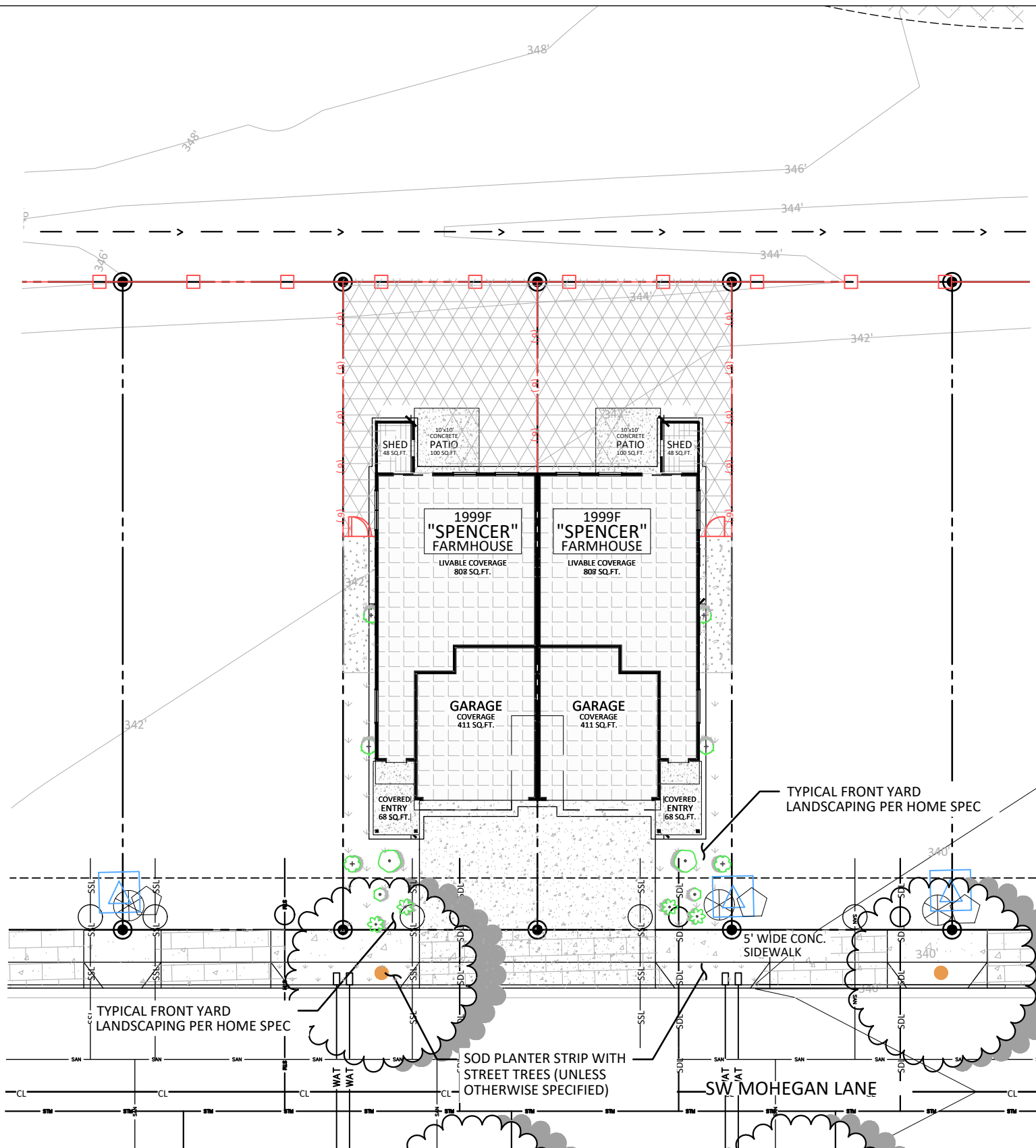
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  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	♂	AIR RELEASE VALVE
⊡	WATER METER	♀	WATER BLOWOFF
⊗	WATER VALVE	⊘	DOUBLE CHECK VALVE
⚡	SIGN	○	SANITARY SEWER CLEAN OUT
☀	STREET LIGHT	○	SANITARY SEWER MANHOLE
⊡	CATCH BASIN	○	STORM DRAIN CLEAN OUT
♿	ADA RAMP	⊡	STORM DRAIN MANHOLE
●	PROPERTY PINS	▴	VISIBILITY TRIANGLES
⊡	POWER VAULT	▬	RETAINING WALL
⊡	POWER JUNCTION BOX	⬠	COMMUNICATIONS RISER
⊡	COMMUNICATIONS VAULT	⊗	COMMUNICATIONS JB POT
⊗	AMUR MAACKIA	⤴	GATE
⊗	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊗	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

⊕	#2 ACCENT SHRUB
⊕	#1 IN-FILL SHRUBS/GROUNDCOVER
⊕	#1 ACCENT GRASS
⊕	B&B SHRUB
⊕	COLUMNAR EVERGREEN SHRUB
▨	BARK
▨	SOD LAWN (TYP)
▨	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

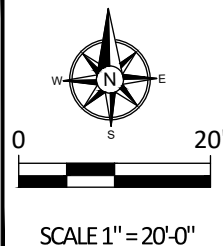


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**LANDSCAPE PLAN FOR ALL SPENCER PLANS ON FLAT LOTS**



DRAWN:  
07-10-2023 MHR  
 REVISIONS:

**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

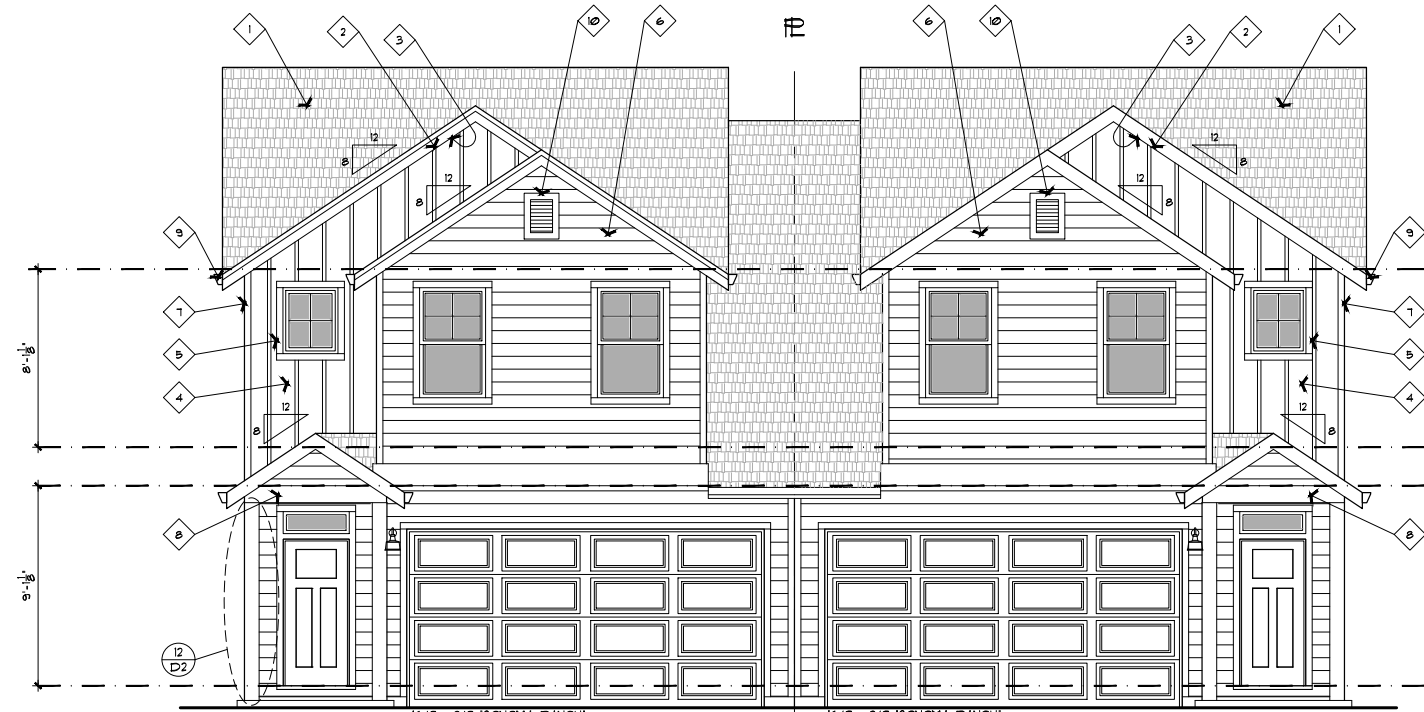
CITY OF TUALATIN, WASHINGTON CO., OREGON

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN



**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1/3 TRIM ON 2x8 VERGE BOARD.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): PANEL 1/2" BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 36 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. GUTTERS (TYPICAL).
10. 12X18 LOUVERED VENT.

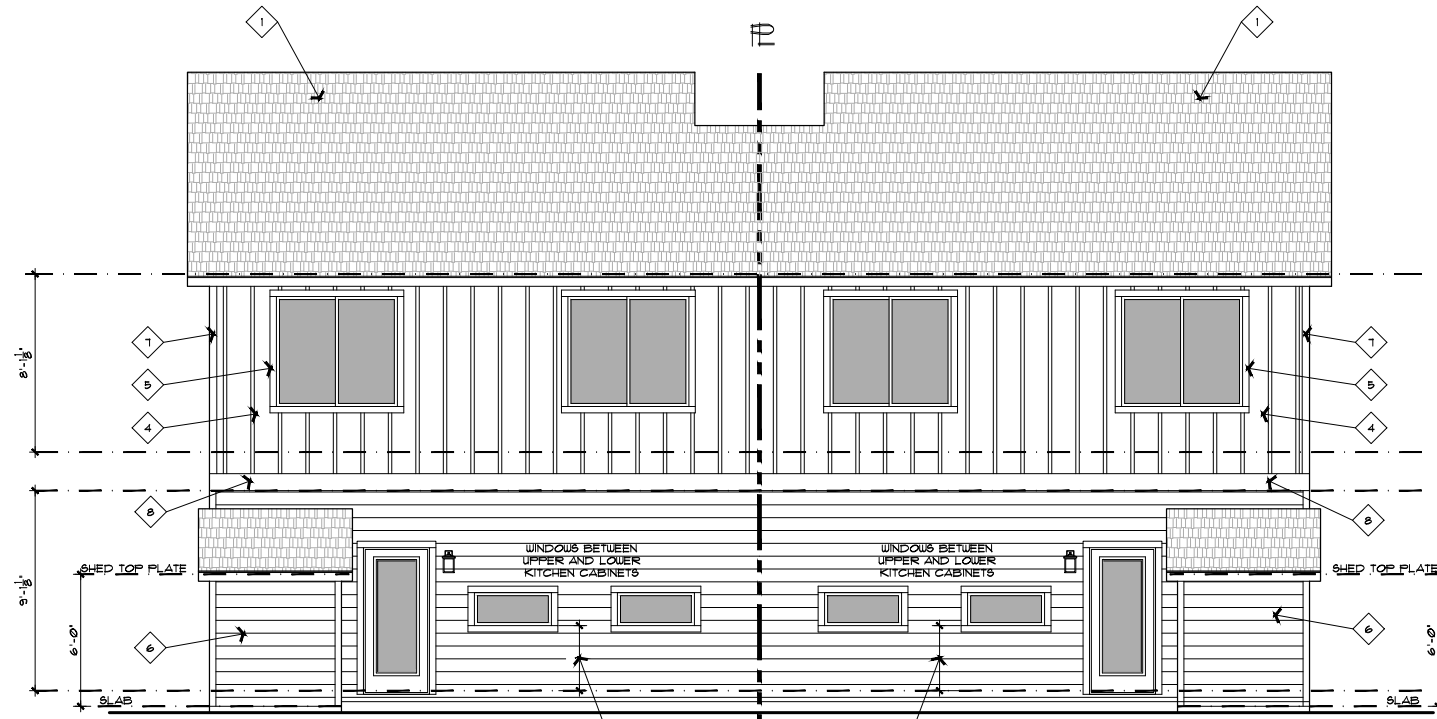


GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	485 SQ. FT.
GLAZING AREA	40.5 SQ. FT.
GLAZING PERCENTAGE	8.350%

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	485 SQ. FT.
GLAZING AREA	40.5 SQ. FT.
GLAZING PERCENTAGE	8.350%

**FRONT ELEVATION**

1/4" = 1'-0"



GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	459 SQ. FT.
GLAZING AREA	85.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	18.6%

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	459 SQ. FT.
GLAZING AREA	85.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	18.6%

**REAR ELEVATION**

1/4" = 1'-0"

01/07/23 AUTUMN SUNRISE PLAN MUG DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE 411 SQ. FT.  
 FR. COVERED PORCH 68 SQ. FT.

1999FG2 SPENCER FG

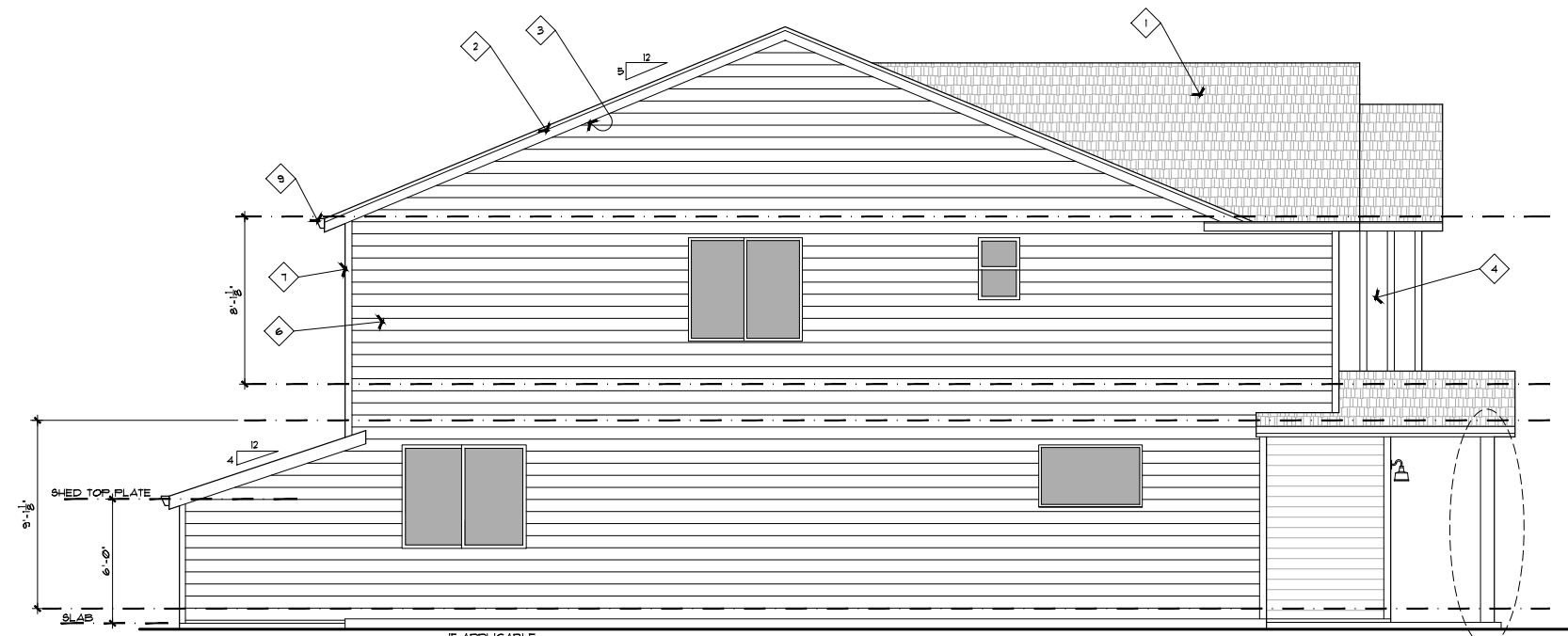
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE 411 SQ. FT.  
 FR. COVERED PORCH 68 SQ. FT.

**1A**

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1/3 TRIM ON 2x8 VERGE BOARD.
3. SIDING TRANSITION BOARD: 2x2 TRIM BOARD. PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): PANEL W/ 1/3 BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/8" OSB WALL SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. GUTTERS (TYPICAL).
10. 12X18 LOUVERED VENT.

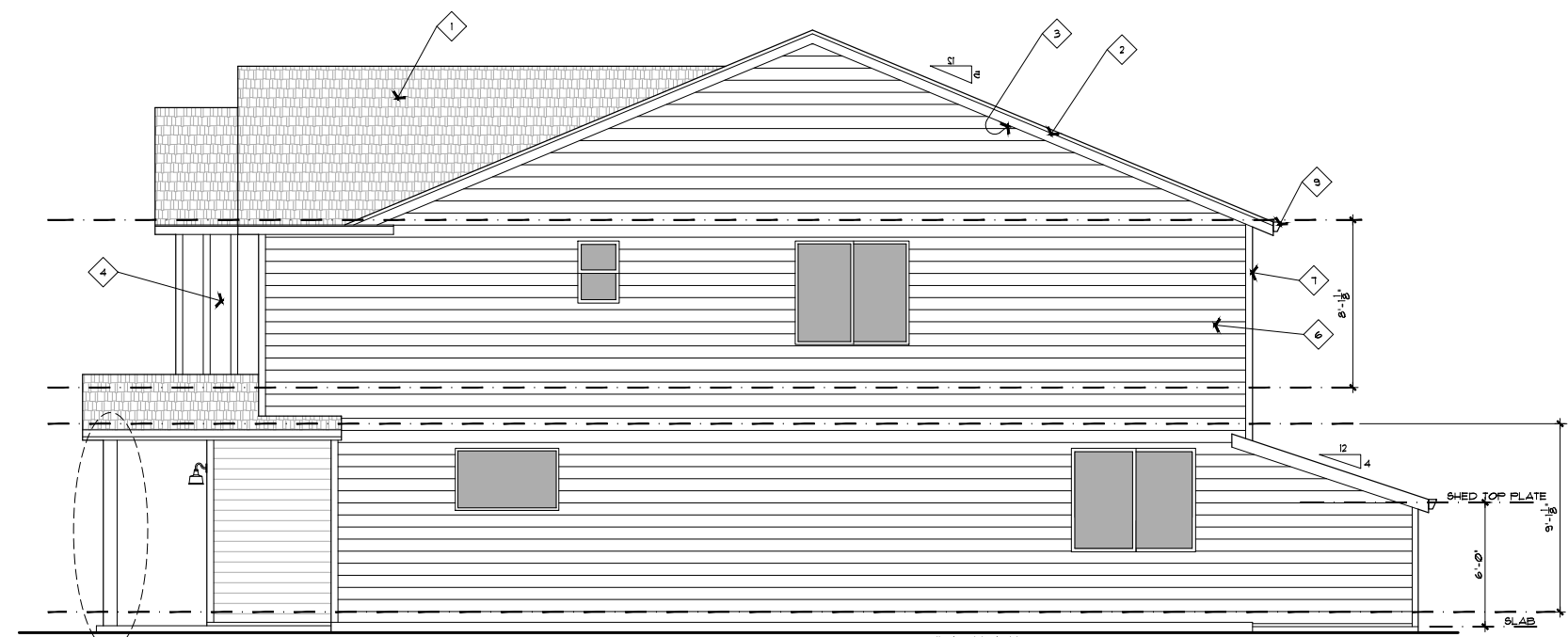


IF APPLICABLE GLAZING TABLE (SIDE ONLY)	
FACADE WALL AREA	871 SQ. FT.
GLAZING AREA	1850 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	9.01%

SPENCER (FG)

LEFT ELEVATION

1/4" = 1'-0"



IF APPLICABLE GLAZING TABLE (SIDE ONLY)	
FACADE WALL AREA	871 SQ. FT.
GLAZING AREA	1850 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	9.01%

SPENCER (FG)

RIGHT ELEVATION

1/4" = 1'-0"

01/07/23 AUTUMN SUNRISE PLAN MUG DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE	411 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.

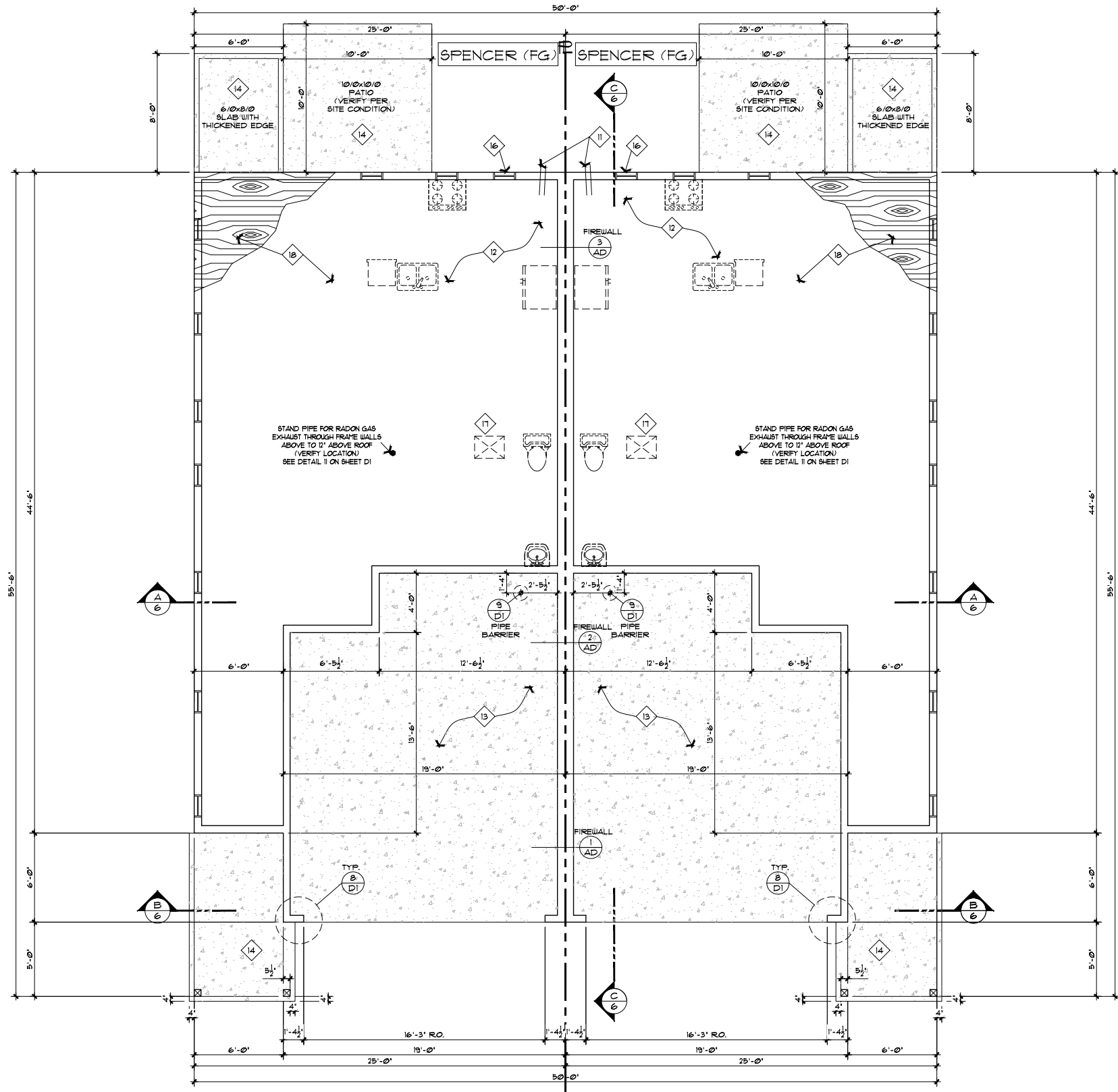
1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE	411 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.

**1B**

**FOUNDATION PLAN KEYNOTES**

11. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
12. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
13. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
14. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
15. KEYNOTE NOT USED.
16. SCREENED FOUNDATION VENTS. FOR LOCATIONS SEE STRUCTURAL SHEETS.
17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
18. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).



01/07/23 AUTUMN SUNRISE PLAN MUG DSC

**NOTE :**

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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE

GARAGE	411 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE

GARAGE	411 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.

**2**

**NOTE:**  
 FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS

**FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 726 SQ. FT.

(PER R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

AREA/150	= 4.84
• 144	= 696.96
/ 12	= 58.08

REQUIRED FOUNDATION VENTS NEEDED = 10 REQ'D

**FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 726 SQ. FT.

(PER R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

AREA/150	= 4.84
• 144	= 696.96
/ 12	= 58.08

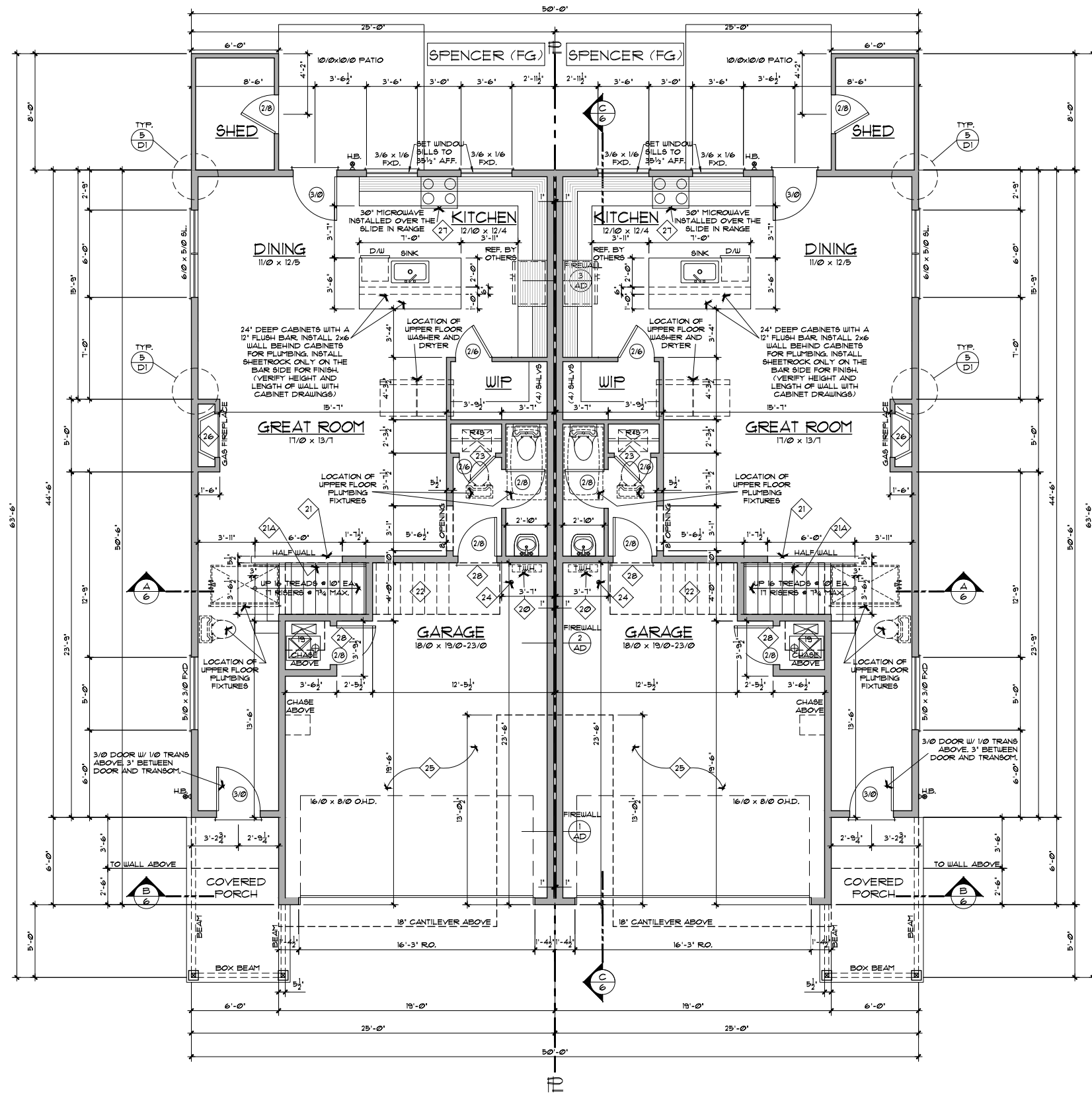
REQUIRED FOUNDATION VENTS NEEDED = 10 REQ'D

**FOUNDATION PLAN**

1/4" = 1'-0"

**MAIN FLOOR PLAN KEYNOTES**

19. INSTALL MINIMUM 85% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
20. WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 54" MIN. ABOVE FINISHED FLOOR.
21. 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL B3 ON SHEET D1.
- 21A. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL B3 ON SHEET D1.
22. APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
23. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
24. PIPE BARRIER SEE DETAIL 9/D1.
25. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
26. FIREPLACE: INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE), U.L. LISTED METAL FIREPLACE TO MANUF. SPECS.
27. MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
28. DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.



- FLOOR PLAN NOTES:**
- 1. DASHED LINE INDICATES INTERIOR BEARING WALLS.
  - 2. PROVIDE RULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - 3. PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.M (1ST FLOOR) OR 4x8 D.F.M (2ND FLOOR) W/DBL 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - 4. PROVIDE 2x6 STUDS AT 16" O.C. WITH R-22 BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - 5. PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - 6. ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**MAIN FLOOR DESIGN**

1/4" = 1'-0"

**LENNAR**  
 11071 NE 99th STREET  
 SUITE 1170  
 VANCOUVER, WASHINGTON 98662  
 OFFICE PHONE: (360) 258-7900

01/07/23 AUTUMN SUNRISE PLAN MFG D5C

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

GARAGE

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

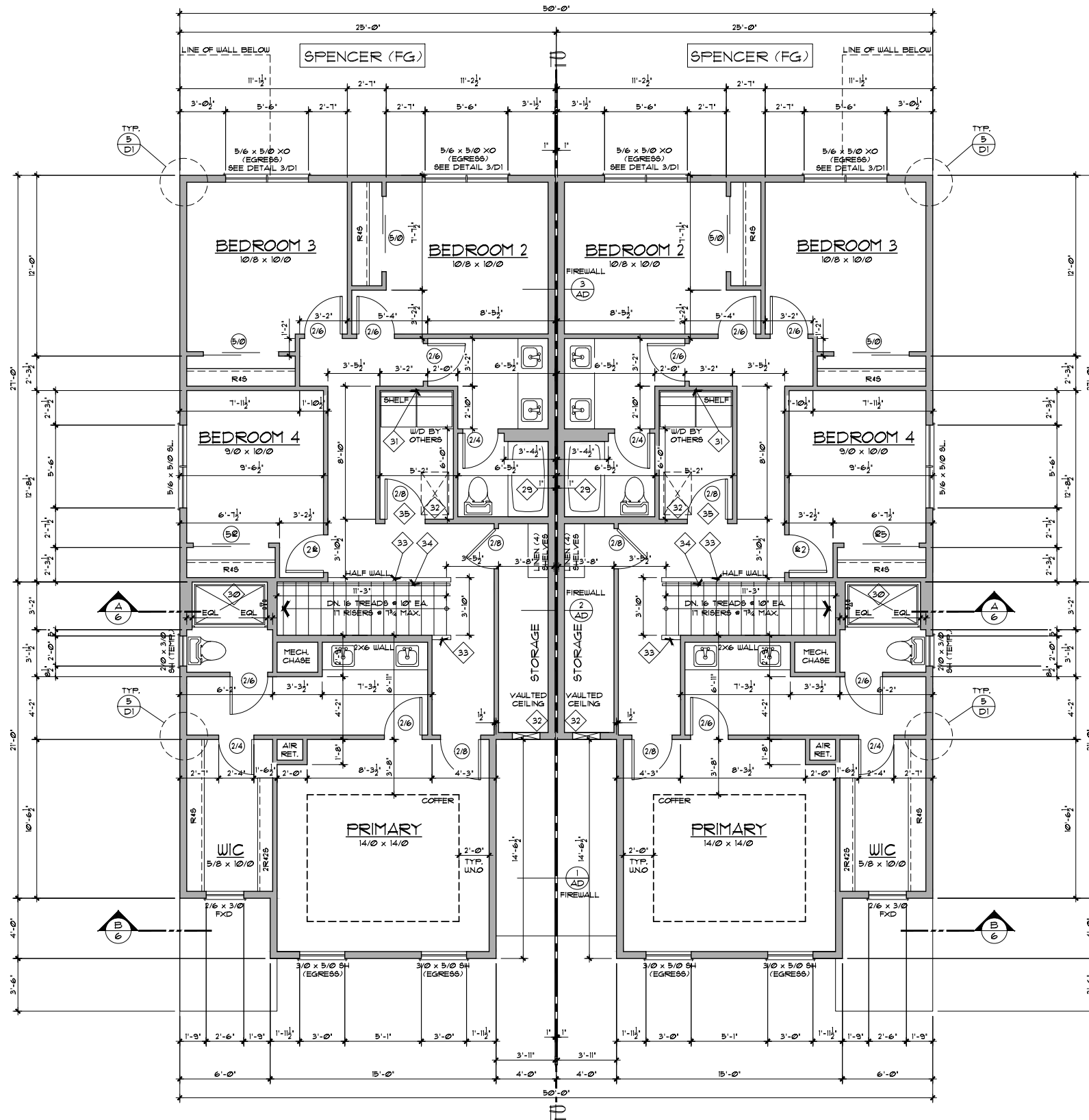
GARAGE

GARAGE	411 SQ. FT.
FR- COVERED PORCH	68 SQ. FT.

**3**

**UPPER FLOOR KEYNOTES**

29. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
30. INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
31. INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
32. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/ CEILING W/ INSULATED COVER.
33. 42" HIGH HALF WALL WITH WOOD CAP.
34. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



**FLOOR PLAN NOTES:**

- ▬▬▬▬▬ INDICATES INTERIOR BEARING WALLS.
- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/ DEL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS @ 16" O.C. WITH R-23 BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS @ 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**UPPER FLOOR DESIGN**

1/4" = 1'-0"

**LENNAR**  
 11071 NE 95th STREET  
 SUITE 1170  
 VANCOUVER, WASHINGTON 98662  
 OFFICE PHONE: (360) 258-7900

07/07/23 AUTUMN SUNRISE PLAN MFG/DSC

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

**1999FG2 SPENCER FG**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

**GARAGE**

411 SQ. FT.
FR. COVERED PORCH 68 SQ. FT.

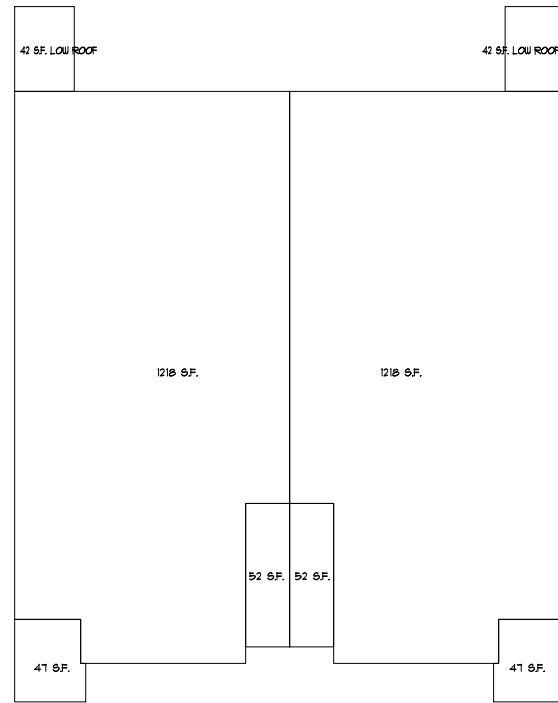
**1999FG2 SPENCER FG**

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

**GARAGE**

411 SQ. FT.
FR. COVERED PORCH 68 SQ. FT.

**4**

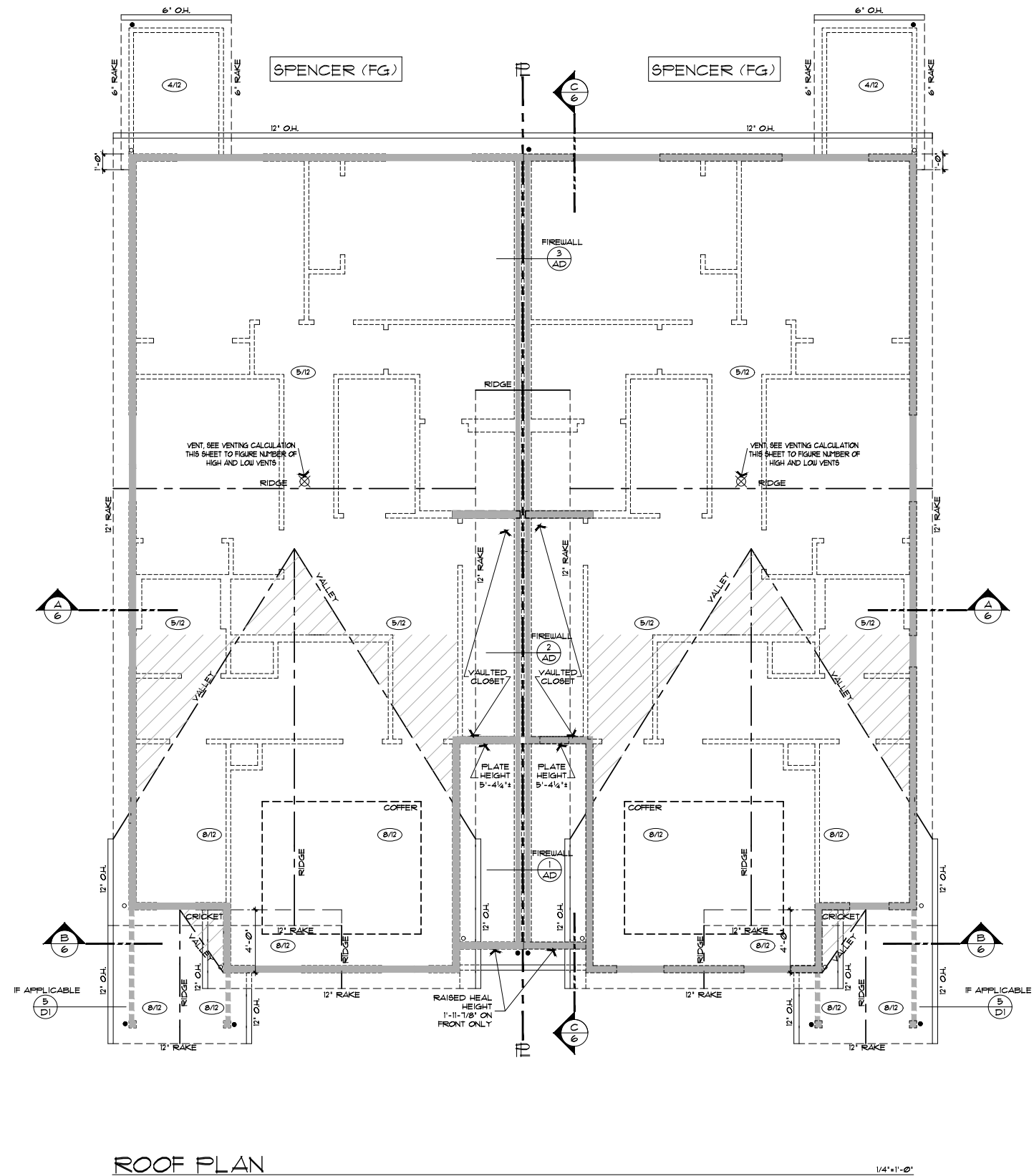


SPENCER (FG)

SPENCER (FG)

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 20 = 14.62 <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 20 = 0.62 <b>1 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 50 = 0.23 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQ'D</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 20 = 14.62 <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 20 = 0.62 <b>1 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 50 = 0.23 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQ'D</b>



ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - INDICATES ROOF BEARING ON WALLS BELOW.
  - ▨ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▩ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2X3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2X3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

01/07/23 AUTUMN SUNRISE PLAN MUG/DSC

**NOTE:**

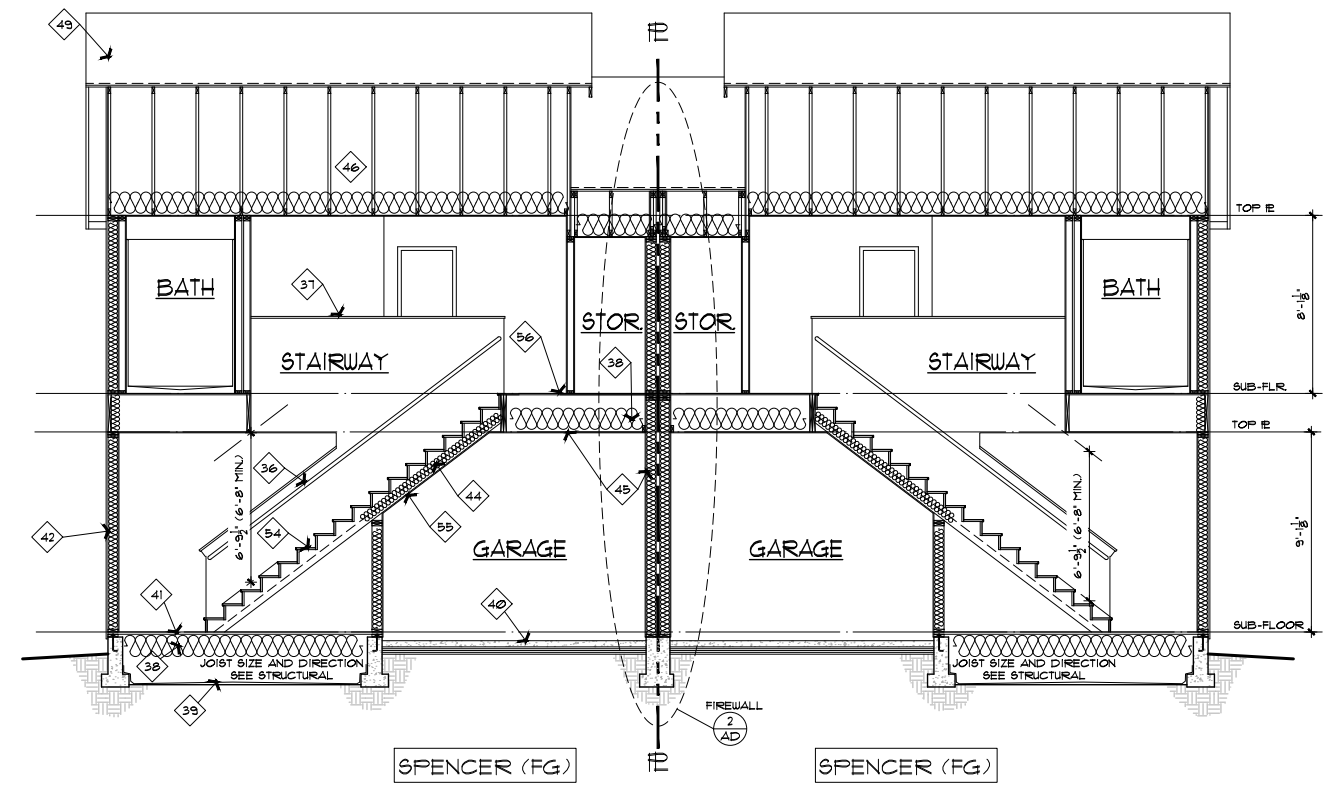
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

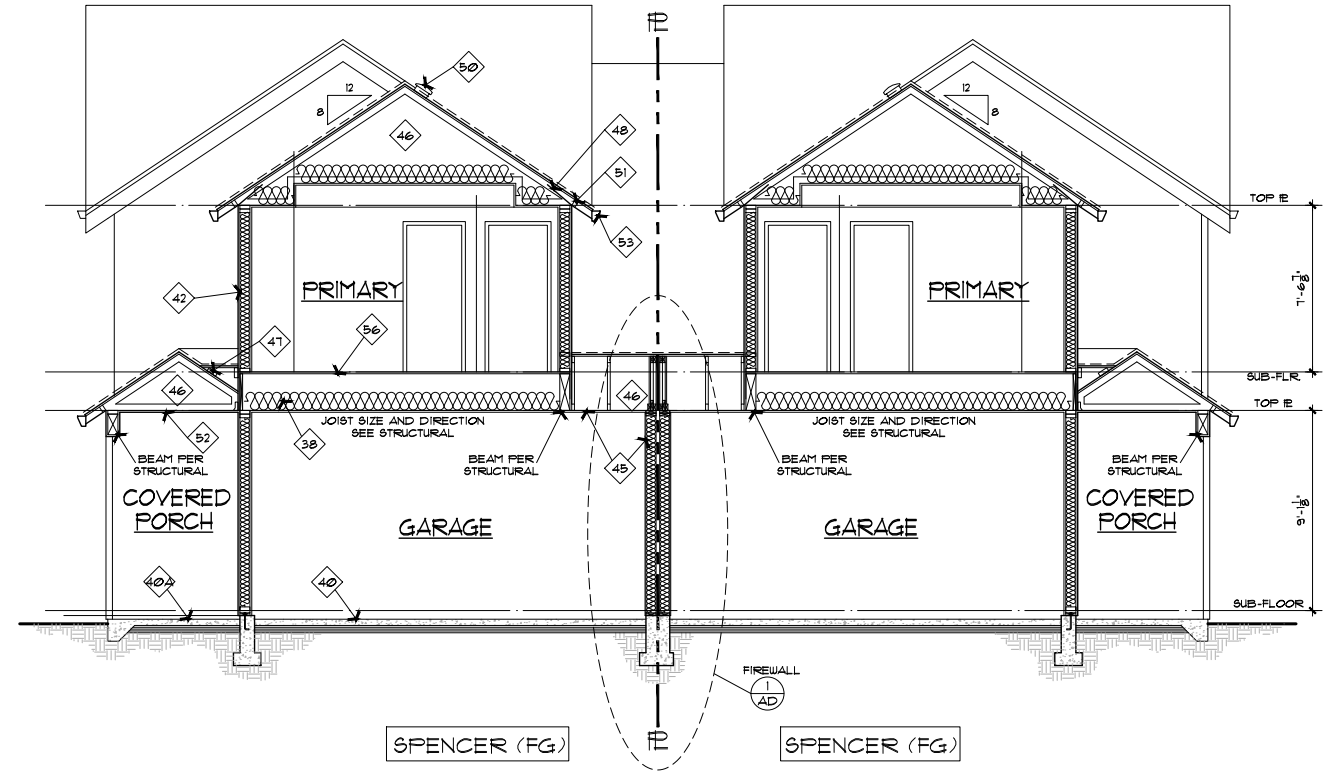
**SPEC LEVEL - 3000**

1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE 411 SQ. FT.	
FR. COVERED PORCH 68 SQ. FT.	
1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE 411 SQ. FT.	
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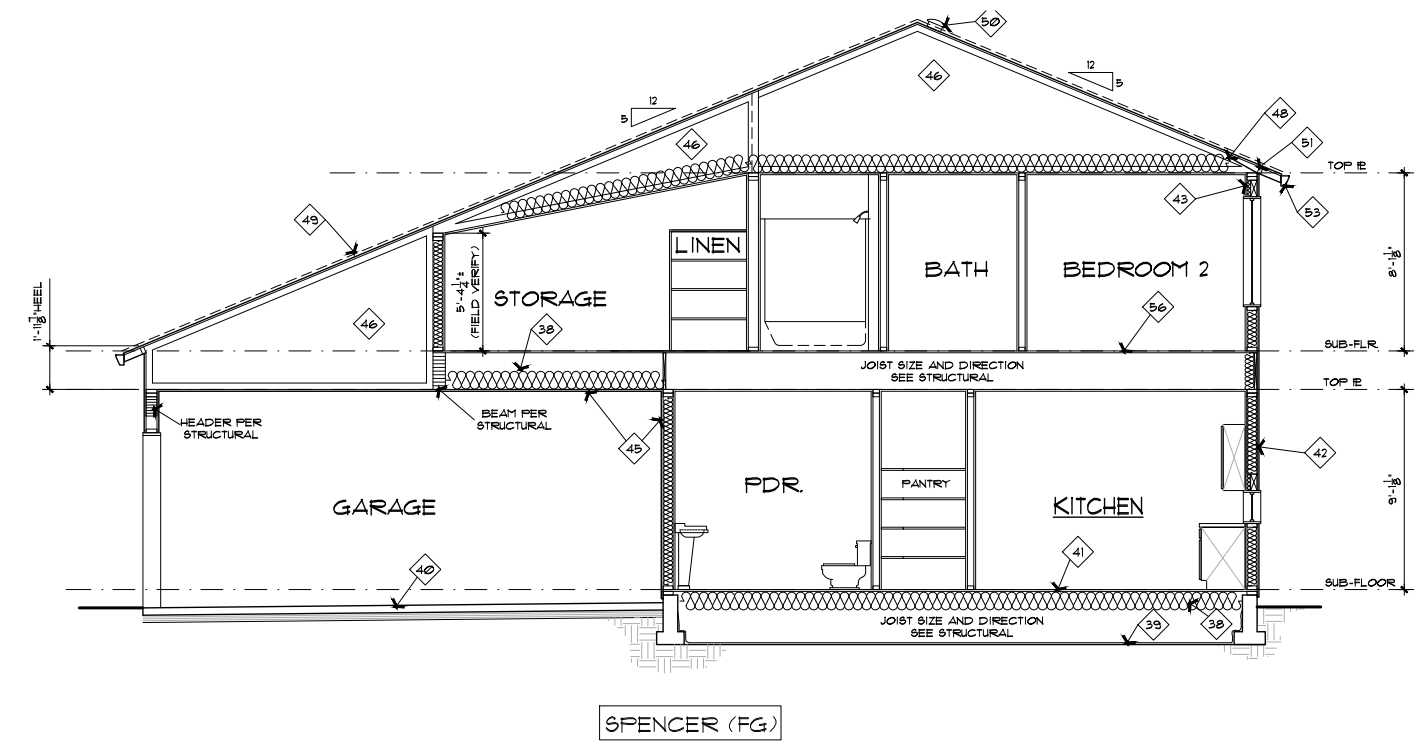
- BUILDING SECTION KEYNOTES**
36. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. (SEE DETAIL 13/D1 FOR STAIR SPECS.)
  37. 42" HIGH HALF WALL WITH WOOD CAP.
  38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES).
  39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOORS. INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
  41. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 55# SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
  42. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON DRAIN WRAP (SEE DETAIL 4/D1) ON 5/8" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURER'S RECOMMENDATIONS.
  43. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L, WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
  44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10" HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
  45. APPLY 5/8" TYPE X GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE. FIRETAPE GARAGE WALLS AND CEILING.
  46. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES Laterally IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
  47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
  48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
  49. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30# AS FELT ON 1/16" OSB ROOF SHEATHING APA RATED (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEEM ROOF INSTALLED PER MFR.
  50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
  51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
  52. SOFFITS @ COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
  53. GUTTERS (TYPICAL).
  54. 2x TREADS & 1x RISERS ON (3) 2x12 STRINGERS.
  55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
  56. UPPER FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- \* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWING.



**A BUILDING SECTION** 1/4" = 1'-0"



**B BUILDING SECTION** 1/4" = 1'-0"



**C BUILDING SECTION** 1/4" = 1'-0"

1999FG2 AUTUMN SUNRISE PLAN PLAN DSC

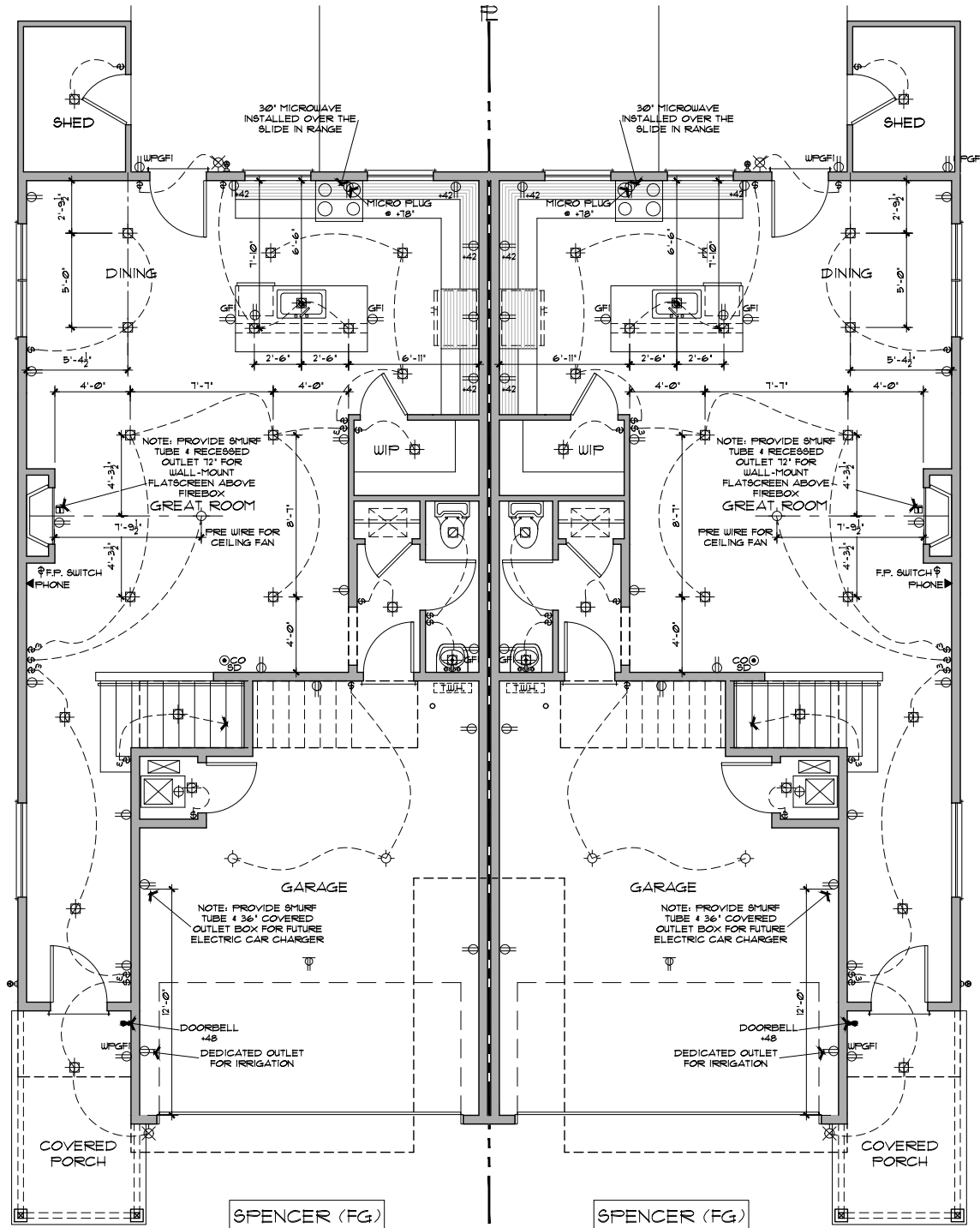
**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

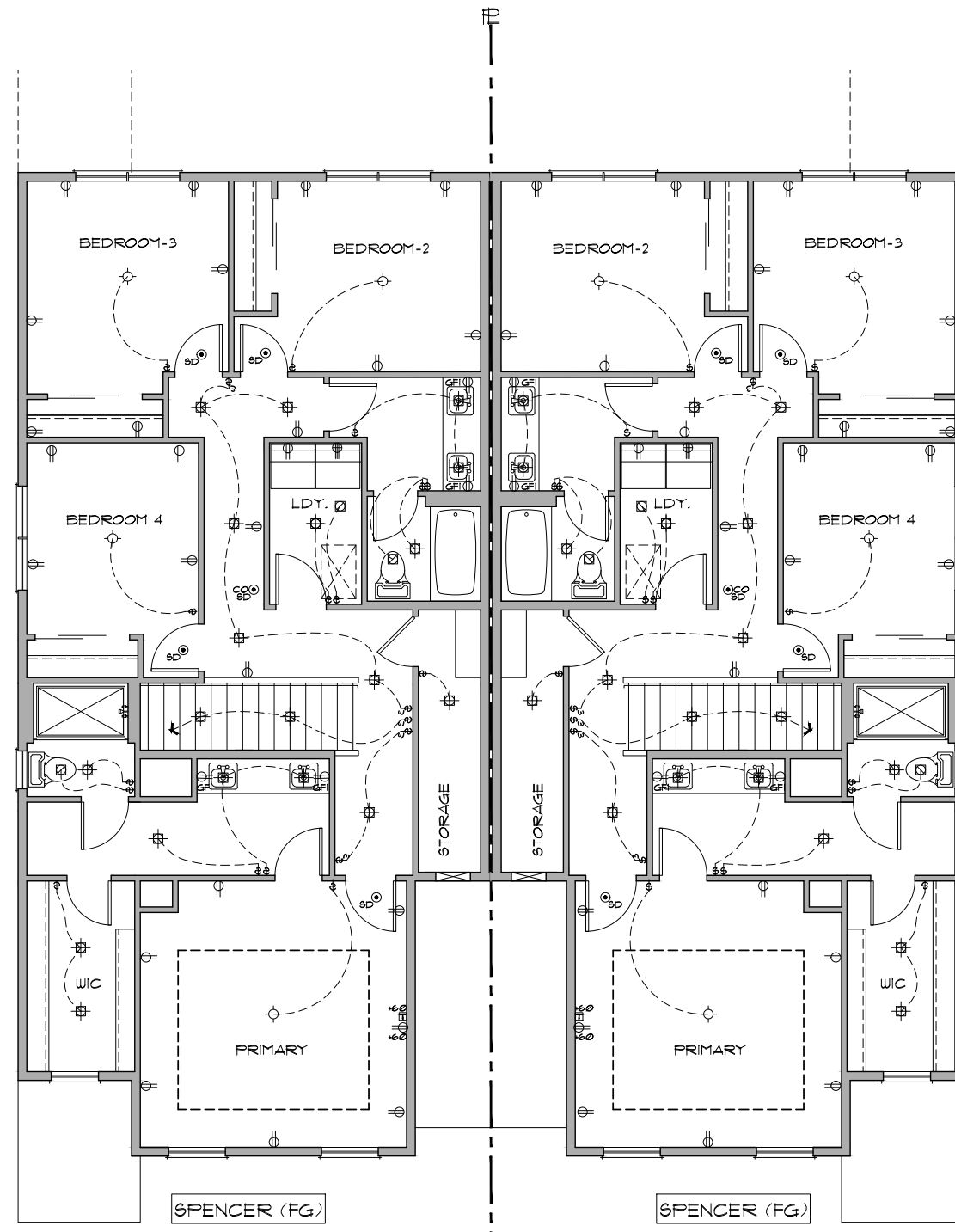
<b>1999FG2 SPENCER FG</b>	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.
<b>1999FG2 SPENCER FG</b>	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	999 SQ. FT.
GARAGE	411 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.





MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

- ELECTRICAL LEGEND**
- ⊕ DOWNLIGHT (LED)
  - ⊗ WALL MOUNTED (LED)
  - ⊖ WALL SCONCE (LED)
  - ⊙ SURFACE MOUNTED (LED)
  - ⊕ HANGING FIXTURE (PER SPEC)
  - ⊖ RECESSED EXHAUST FAN
  - ⊕ TWO WAY SWITCH
  - ⊖ THREE WAY SWITCH
  - ⊕ FOUR WAY SWITCH
  - ⊖ ELECT. SUB PANEL
  - ⊕ TELEVISION OUTLET
  - ⊖ TELEPHONE OUTLET
  - ⊕ DOOR BELL
  - ⊕ SMART PANEL
  - ⊖ DUPLEX OUTLET
  - ⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
  - ⊖ 1/2 120-1/2 HOT DUPLEX OUTLET
  - ⊕ CEILING MOUNTED DUPLEX OUTLET
  - ⊖ 220V OUTLET
  - ⊕ 100 V. WALL OUTLET (GFI & GROUND FAULT INSULATED)
  - ⊖ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
  - ⊕ 100 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER INTERCONNECTED AND WITH BATTERY BACKUP POWER
  - ⊖ 100 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.

- ELECTRICAL NOTES:**
- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
  - ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
  - PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
    - THE DOOR TO A KITCHEN
    - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.
- MECHANICAL VENTILATION NOTES:**
- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
  - EXHAUST FAN RATES, (MIN) (M1505.4)
    - KITCHENS: 150 CFM
    - TOILET ROOMS: 50 CFM
    - BATHROOMS: 80 CFM
    - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
  - CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
  - INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW
- | DUELLING UNIT FLOOR AREA (SQ. FT.) | NUMBER OF BEDROOMS |     |     |     |
|------------------------------------|--------------------|-----|-----|-----|
|                                    | 0-1                | 2-3 | 4-5 | 6-7 |
| < 1500 Sq. Ft.                     | 30                 | 45  | 60  | 75  |
| 1501 - 3,000 Sq. Ft.               | 45                 | 60  | 75  | 90  |
| 3,001 - 4,500 Sq. Ft.              | 60                 | 75  | 90  | 105 |
| 4,501 - 6,000 Sq. Ft.              | 75                 | 90  | 105 | 120 |

01/07/23 AUTUMN SUNRISE PLAN PLUG DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

1999FG2 SPENCER FG

MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.

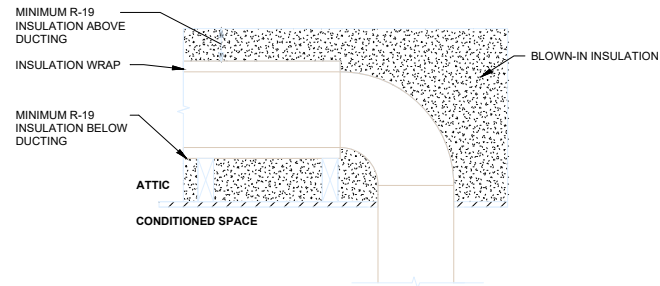
GARAGE 411 SQ. FT.  
 FR. COVERED PORCH 68 SQ. FT.

**7**

**Plan: Spencer F**  
**Table N1104.1(1) per N1101.1**

BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1191	0.021	25.011	49	1191.000	0.025	29.775
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.033	0.000
Intermediate wood-framed walls	1750	0.059	103.250	23	1750.000	0.052	91.000
Underfloor	1191	0.033	39.303	38	1191.000	0.027	32.157
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	229	0.270	61.830	3	229.000	0.280	64.120
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft2 glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>237.194</b>		<b>PROPOSED UA =</b>		<b>224.852</b>
				<b>Compliant?</b>			<b>YES</b>

ADDITIONAL MEASURES
Selected from TABLE N1101.1(2) 2021 ORSC
<b>1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup></b>
High Efficiency HVAC System: a. Gas-Fired furnace or boiler AFUE 94%
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
ADDITIONAL ENERGY NOTES
Air Sealing Home and Ducts: <ul style="list-style-type: none"> <li>Mandatory air sealing of all wall coverings at top plate and air sealing checklist</li> <li>Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.</li> <li>Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4, in 2021 ORSC R303.4.</li> <li>All ducts and air handlers contained within building envelope or</li> <li>No HVAC Ducts to be located in the crawl space.</li> </ul>



**BURIED DUCT DETAIL**

TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS <sup>a</sup>
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	7"	15	6"	no limit	3
125	6"	15	6"	no limit	3
	7"	70	7"	no limit	3
	8"	4	6"	40	3
160	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

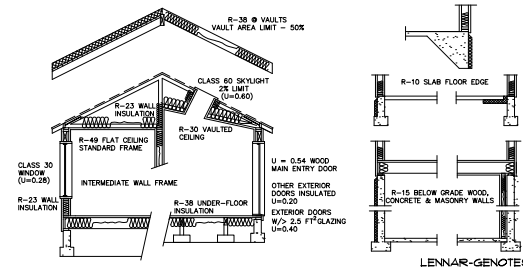
TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.

**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 1/2" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC, 95% MIN. AFUE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.



01/07/23 AUTUMN SUNRISE PLAN MUG/DSC

Blank lines for notes or revisions.

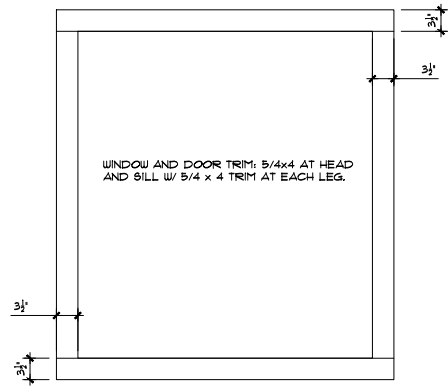
**NOTE :**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SPEC LEVEL - 3000**

1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE	411 SQ. FT.
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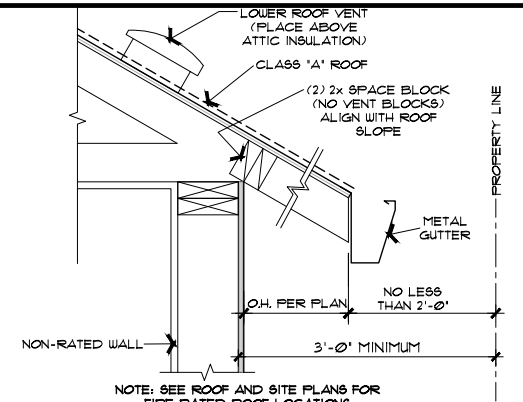
1 WINDOW TRIM DETAIL NTS

2 D2  
DETAIL NOT USED

4 D2  
DETAIL NOT USED

8 D2  
DETAIL NOT USED

11 D2  
DETAIL NOT USED



7 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-4J

5 D2  
DETAIL NOT USED

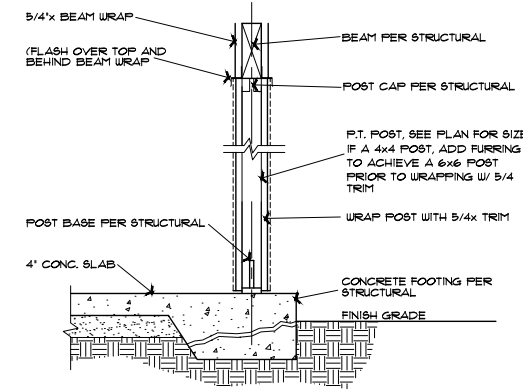
9 D2  
DETAIL NOT USED

10 D2  
DETAIL NOT USED

3 D2  
DETAIL NOT USED

6 D2  
DETAIL NOT USED

10 D2  
DETAIL NOT USED



12 PORCH COLUMN DETAIL SCALE: 3/4"=1'-0" LENNAR COL-1A1

01/07/23 AUTUMN SUNRISE PLAN M&J D2C

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**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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AUTUMN SUNRISE  
Tualatin, Oregon

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1999FG2 SPENCER FG	
MAIN LEVEL	808 SQ. FT.
UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE	
FR- COVERED PORCH	68 SQ. FT.

**D2**

07/07/23 AUTUMN SUNRISE PLAN MUG/DSC

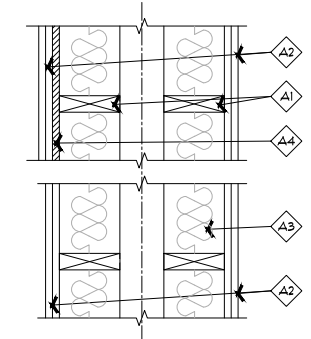
**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

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UPPER LEVEL	191 SQ. FT.
TOTAL	1999 SQ. FT.
GARAGE 411 SQ. FT.	
FR. COVERED PORCH 68 SQ. FT.	

**AD**



CONSTRUCTION ASSEMBLY	
GA-600/2012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 8d CO. ON SEPARATE PLATES 1" MIN. APART WITH 8d COATED NAILS, 1 7/8" LONG, @20S' SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @100' SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 8" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING	2 HOUR FIRE
SOUND RATING	55 TO 59 STC

**A PARTY WALL ASSEMBLY**  
**DOUBLE ROW 2x6 STUD WALL**  
 SCALE: 1/2" = 1'  
 (GA FILE NO. WP3820) FUA-A WALL 6

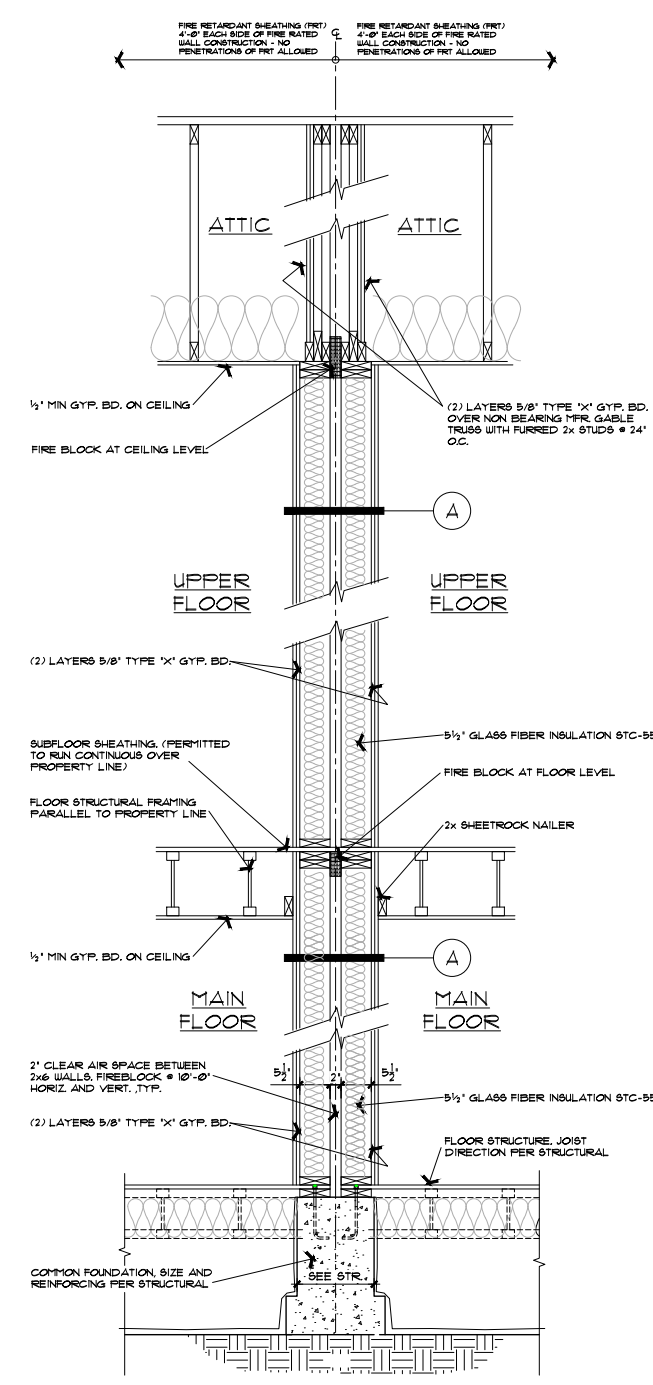
**NOTE:**  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

**FIRE BLOCK CONSTRUCTION:**  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

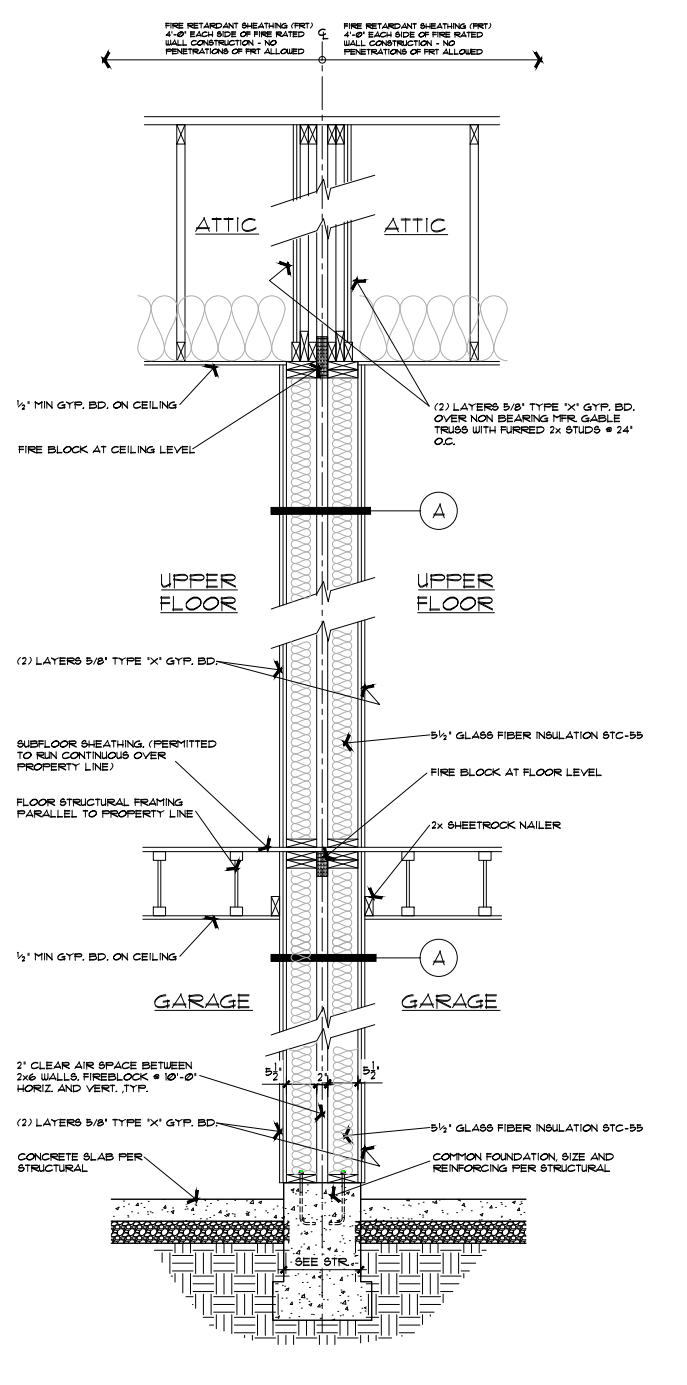
**3302ULFIREBLOCKING MATERIALS:**  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 0.5-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, Batts OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

**JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.**

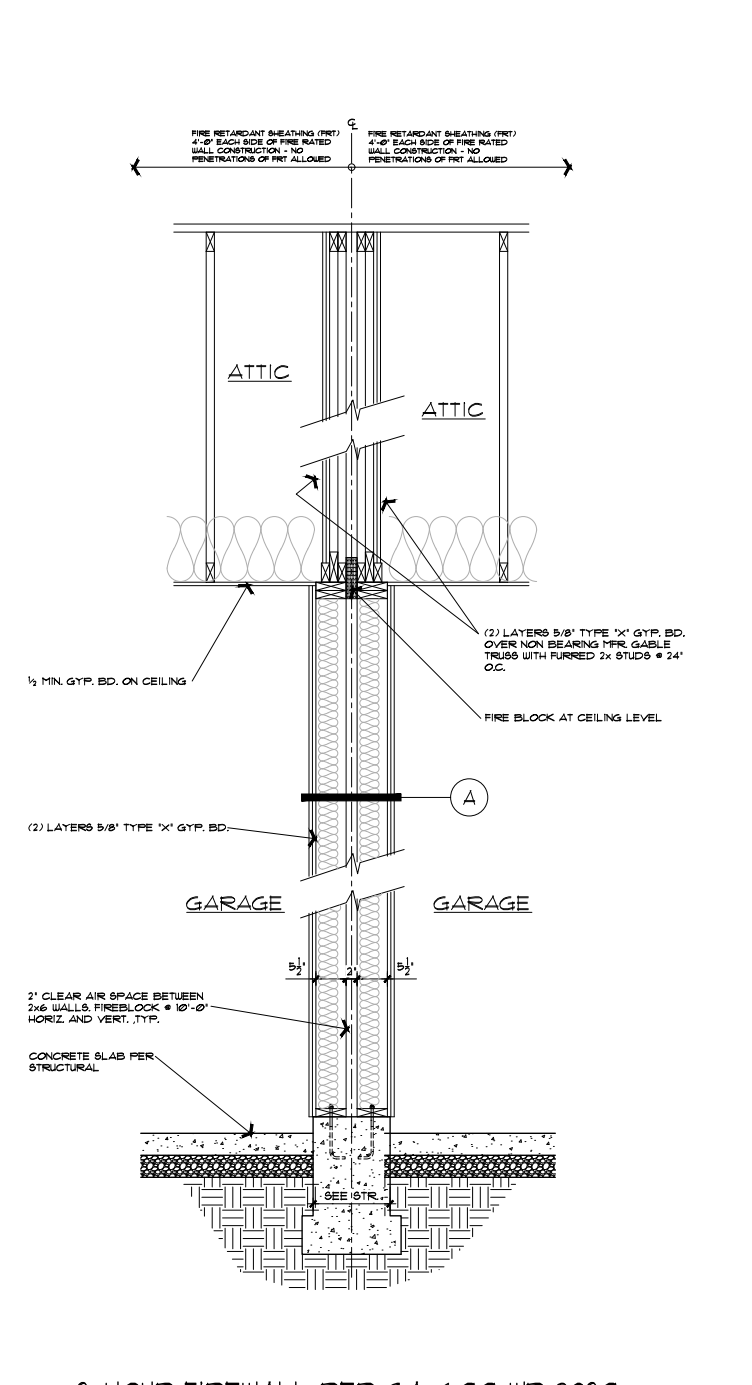
**NOTE:**  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.



**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PARALLEL CONDITION AT JOISTED MAIN**  
 SCALE: 3/4" = 1'  
 FRU-4



**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PARALLEL CONDITION AT GARAGE SLAB**  
 SCALE: 3/4" = 1'  
 FRU-3



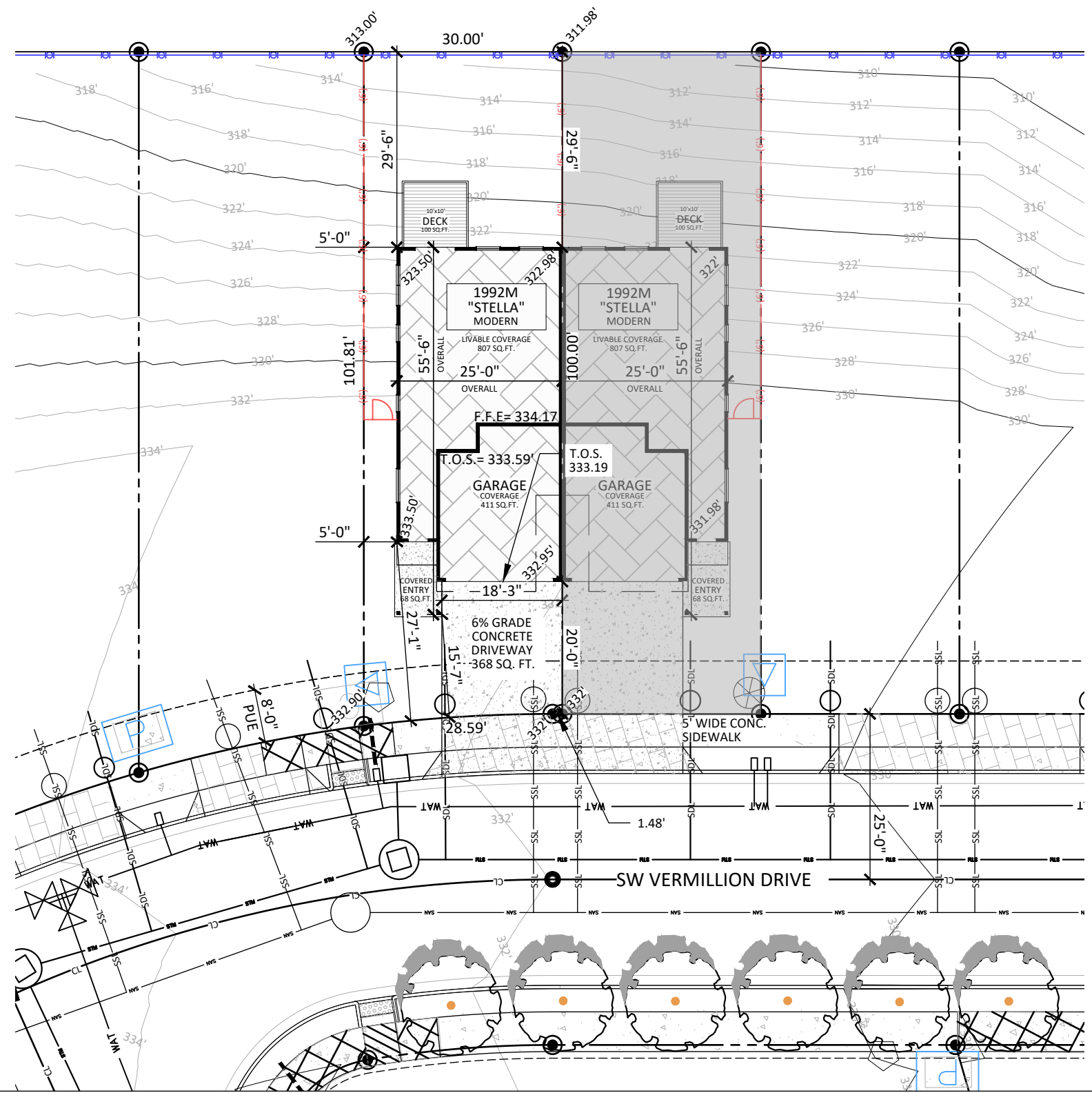
**2-HOUR FIREWALL PER GA-600 WP 3820**  
**PERP. TO COMMON PROPERTY LINE 1-STORY @**  
**GARAGE SLAB**  
 SCALE: 3/4" = 1'  
 FRU-1



- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| ⊕       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⊕       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⊕       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| ⊕       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | ⊕       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ⊕       | RETAINING WALL           |
| ⊕       | POWER JUNCTION BOX    | ⊕       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



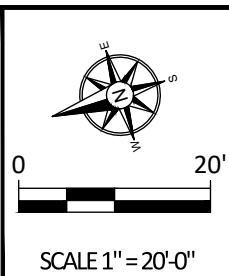
334.17	F.F.E.
333.84	T.O.W.
331.67	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	807 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	368 SQ.FT.
COVERED ENTRY:	68 SQ.FT.
COVERED PATIO:	0 SQ.FT.
UNCOVERED DECK:	100 SQ.FT.
TOTAL IMPERVIOUS:	1754 SQ.FT.
TOTAL COVERED:	1286 SQ.FT.

ZONING: RML	REQUIRED	PROPOSED
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-7"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	29'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
MAX. BUILDING COVERAGE:	55%/90%	43%
MAX. BUILDING HEIGHT:	35'	28'-4"



DRAWN:  
 04-19-2023 AMC  
 REVISIONS:

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

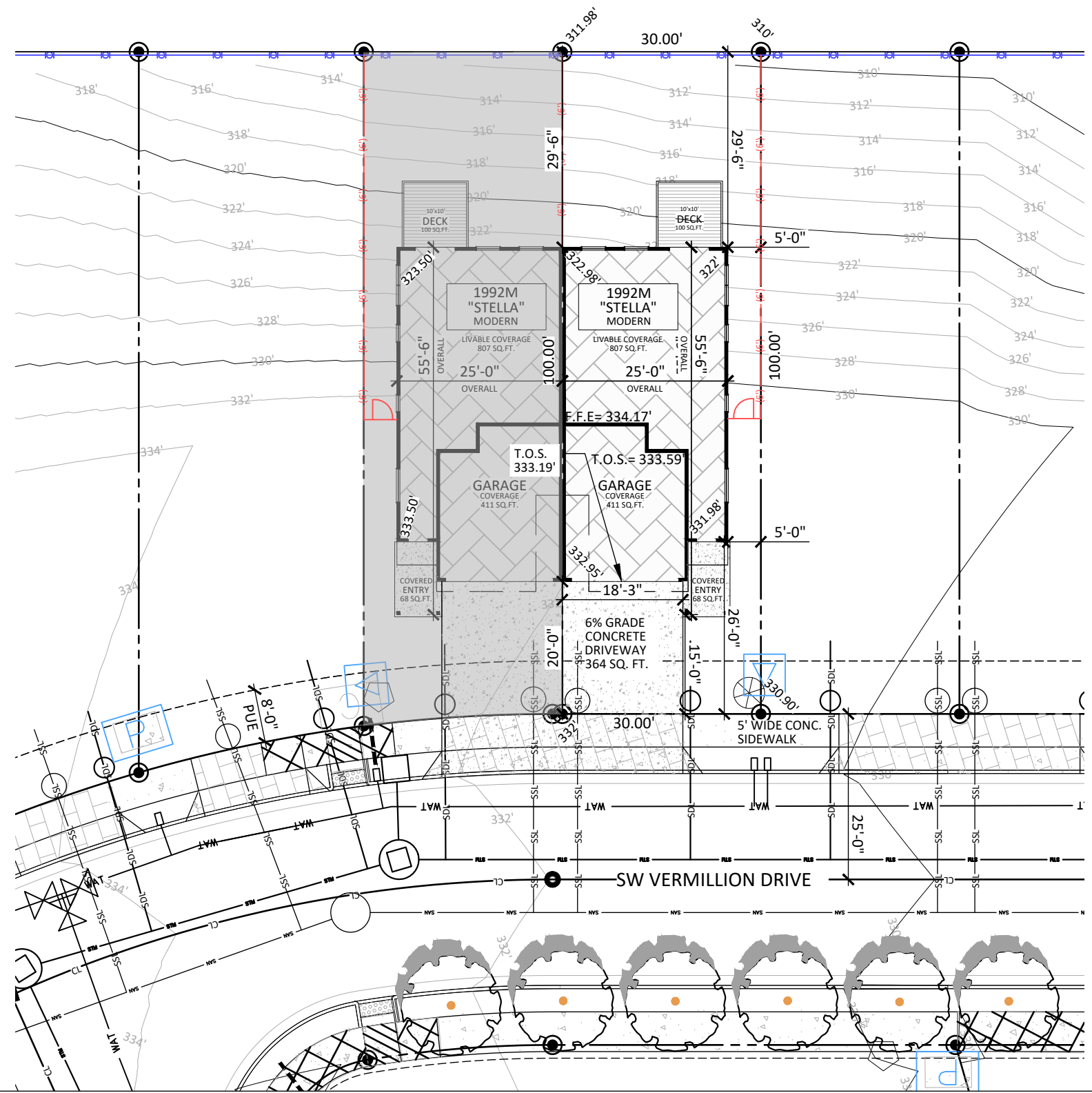
**TYPICAL STELLA SITE PLAN ON A SLOPING LOT**



- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | -----   | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | ---     | R.O.W. €                 |
| ⊕       | FIRE HYDRANT          | ⊕       | AIR RELEASE VALVE        |
| □       | WATER METER           | ⊕       | WATER BLOWOFF            |
| ⊕       | WATER VALVE           | ⊕       | DOUBLE CHECK VALVE       |
| ⚡       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⚙       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| □       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⊕       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊕       | PROPERTY PINS         | △       | VISIBILITY TRIANGLES     |
| ⊕       | POWER VAULT           | ▬▬▬     | RETAINING WALL           |
| ⊕       | POWER JUNCTION BOX    | ◇       | COMMUNICATIONS RISER     |
| ⊕       | COMMUNICATIONS VAULT  | ⊕       | COMMUNICATIONS JB POT    |
| ⊕       | AMUR MAACKIA          | ⊕       | GATE                     |
| ⊕       | AMERICAN YELLOWWOOD   | ⊕       | CAPITAL CALLERY PEAR     |
| ⊕       | SKYROCKET ENGLISH OAK | ⊕       | EUROPEAN HORNBEAM        |



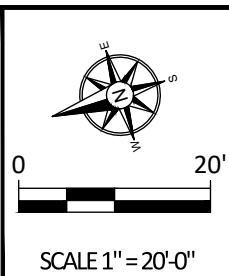
334.17	F.F.E.
333.84	T.O.W.
331.67	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	807 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	68 SQ.FT.
COVERED PATIO:	0 SQ.FT.
UNCOVERED DECK:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1750 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1286 SQ.FT.</b>

<b>ZONING:</b> RML	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	29'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>	<b>55%/90%</b>	<b>43%</b>
<b>MAX. BUILDING HEIGHT:</b>	<b>35'</b>	<b>28'-4"</b>



**DRAWN:**  
 04-19-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL STELLA SITE PLAN ON A SLOPING LOT**

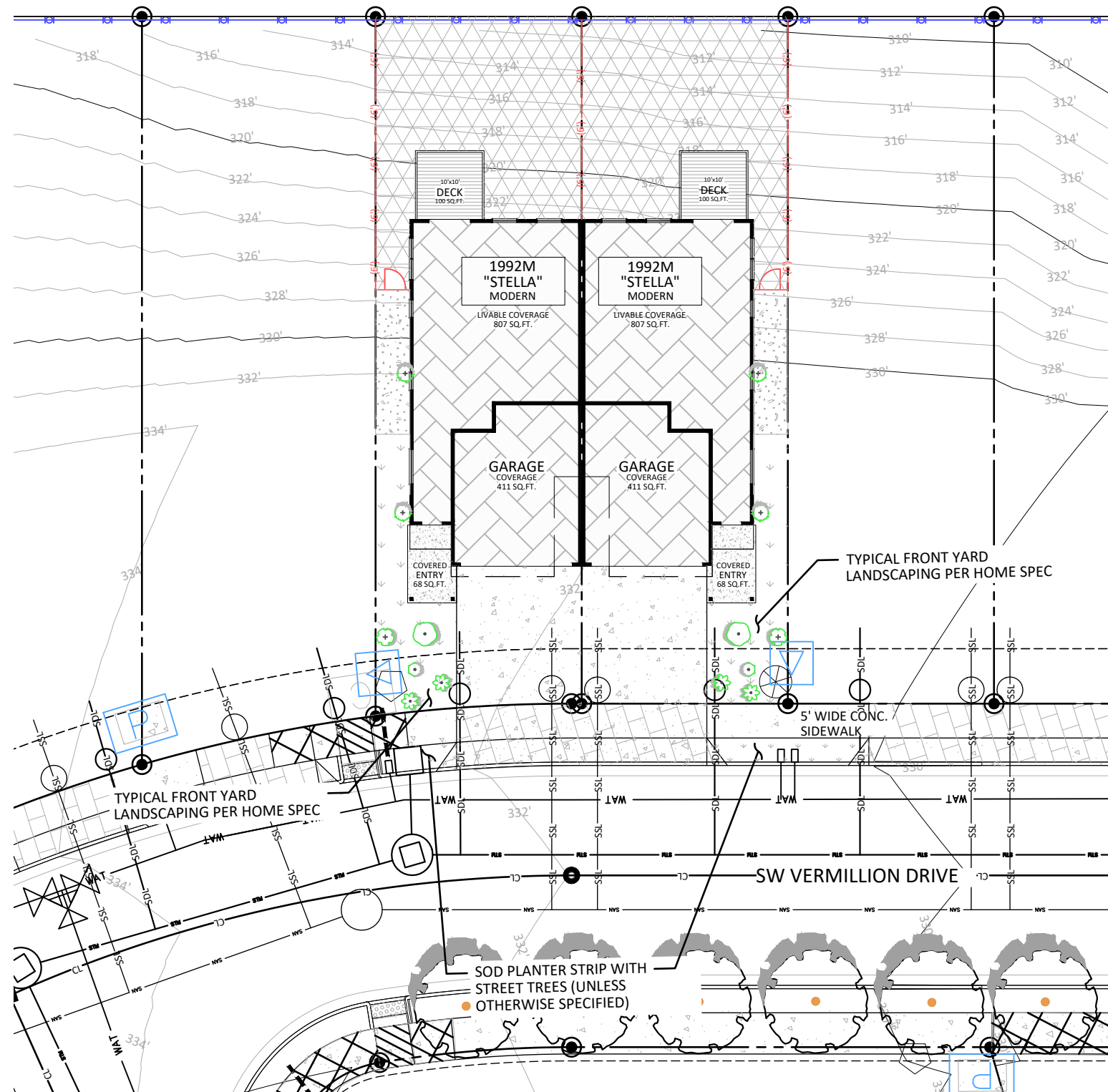
- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	♂	AIR RELEASE VALVE
⊡	WATER METER	♀	WATER BLOWOFF
⊗	WATER VALVE	⊞	DOUBLE CHECK VALVE
⚡	SIGN	○	SANITARY SEWER CLEAN OUT
⚙	STREET LIGHT	○	SANITARY SEWER MANHOLE
⊡	CATCH BASIN	○	STORM DRAIN CLEAN OUT
⊡	ADA RAMP	⊡	STORM DRAIN MANHOLE
⊙	PROPERTY PINS	△	VISIBILITY TRIANGLES
⊡	POWER VAULT	▬	RETAINING WALL
⊡	POWER JUNCTION BOX	⬠	COMMUNICATIONS RISER
⊡	COMMUNICATIONS VAULT	⊗	COMMUNICATIONS JB POT
⊗	AMUR MAACKIA	⤴	GATE
⊙	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊙	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

⊕	#2 ACCENT SHRUB
⊕	#1 IN-FILL SHRUBS/GROUNDCOVER
⊕	#1 ACCENT GRASS
⊕	B&B SHRUB
⊕	COLUMNAR EVERGREEN SHRUB
▨	BARK
▨	SOD LAWN (TYP)
▨	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

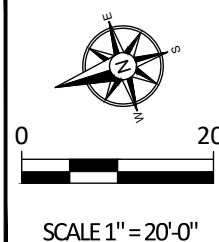


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**LANDSCAPE PLAN FOR ALL STELLA PLANS ON SLOPING LOTS**



DRAWN:  
07-05-2023 MHR  
 REVISIONS:

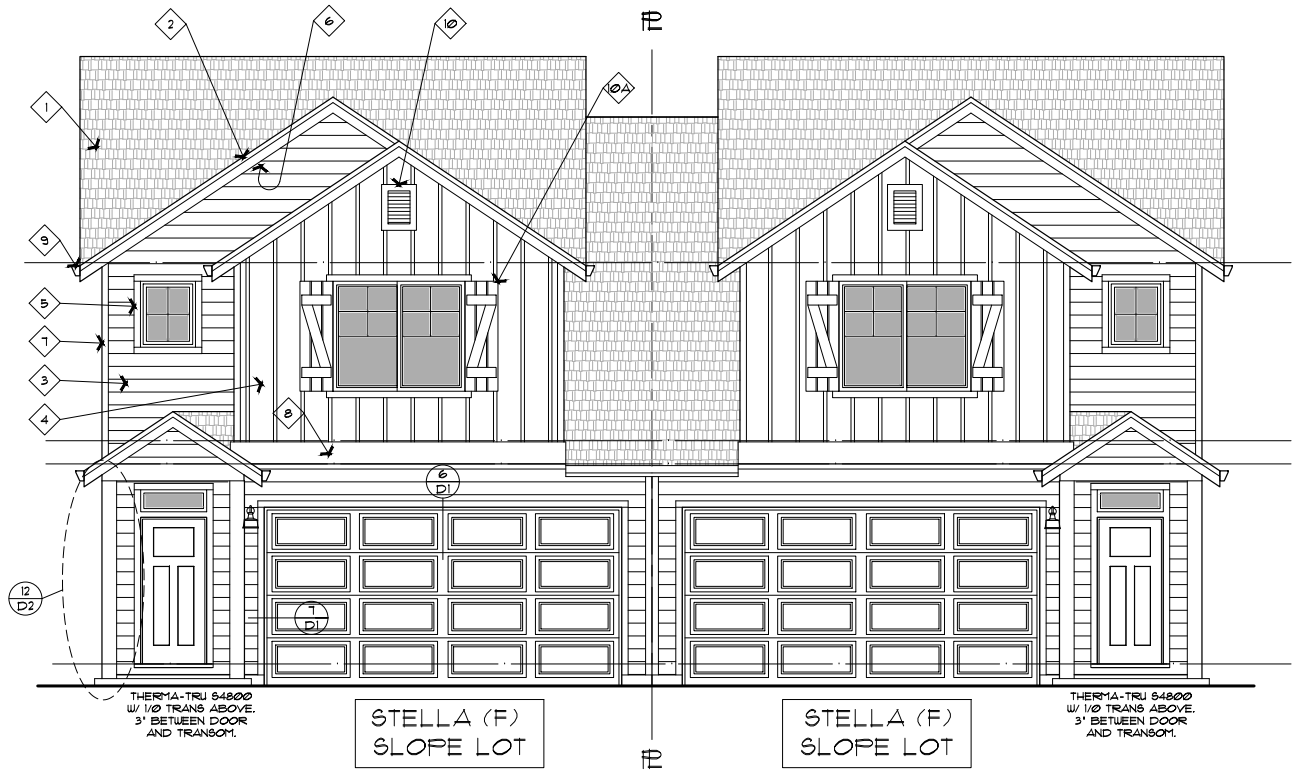
**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

CITY OF TUALATIN, WASHINGTON CO., OREGON

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL HARDIE LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 1/2" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. GUTTERS (TYPICAL).
10. 12x18 LOUVERED VENT.
- 10A. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x4 HORIZONTAL BOARDS x HEIGHT OF WINDOW.



STELLA (F)  
SLOPE LOT

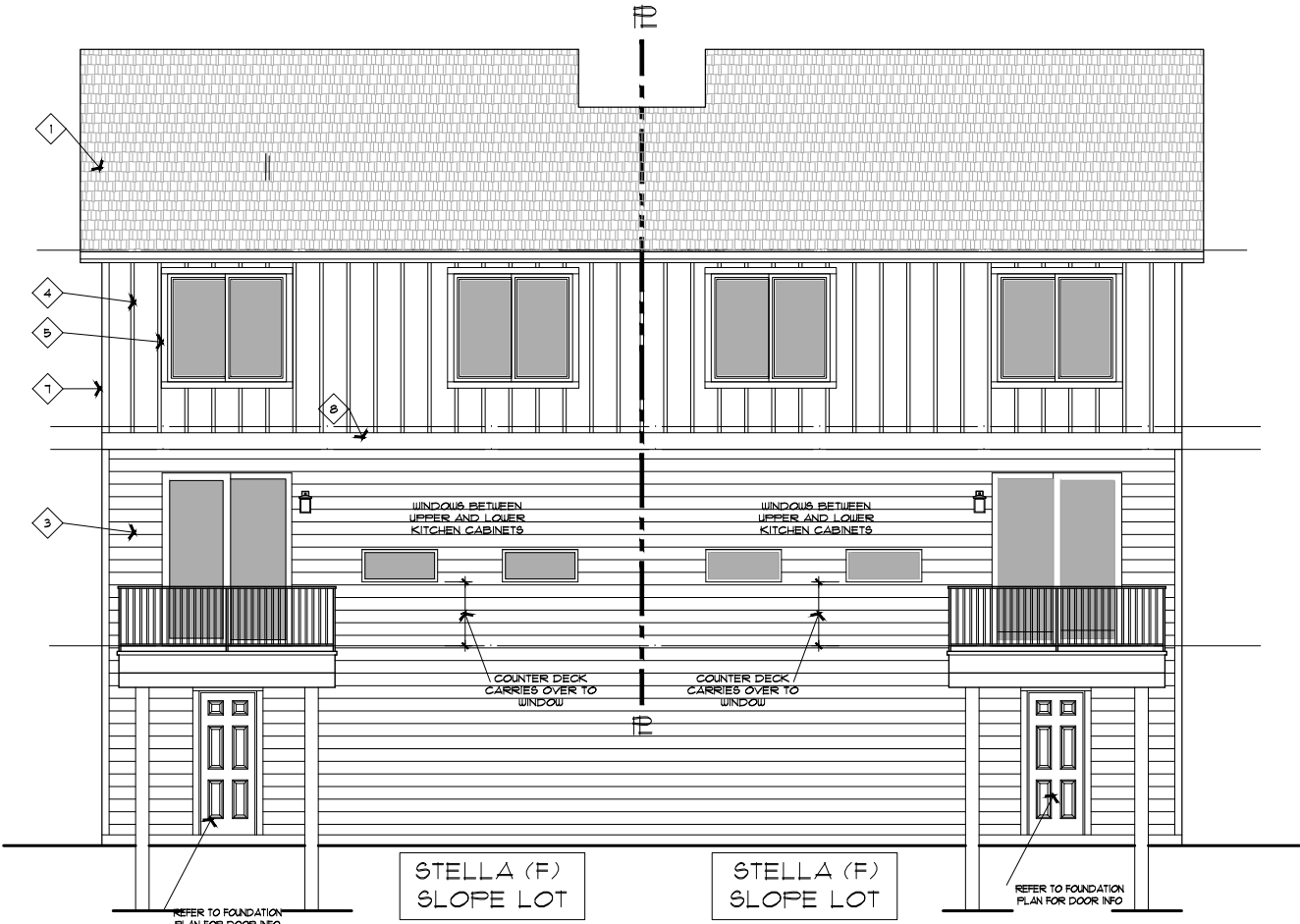
STELLA (F)  
SLOPE LOT

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	401 SQ. FT.
GLAZING AREA	405 SQ. FT.
GLAZING PERCENTAGE (8% MINIMUM)	9.9%

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	401 SQ. FT.
GLAZING AREA	405 SQ. FT.
GLAZING PERCENTAGE (8% MINIMUM)	9.9%

FRONT ELEVATION

1/4" = 1'-0"



STELLA (F)  
SLOPE LOT

STELLA (F)  
SLOPE LOT

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	113.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	25.6%

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	113.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	25.6%

REAR ELEVATION

1/4" = 1'-0"

01/23/23 AUTUMN SUNRISE PLAN M&V DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 06/12/23 PLAN CHANGE 2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**

STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

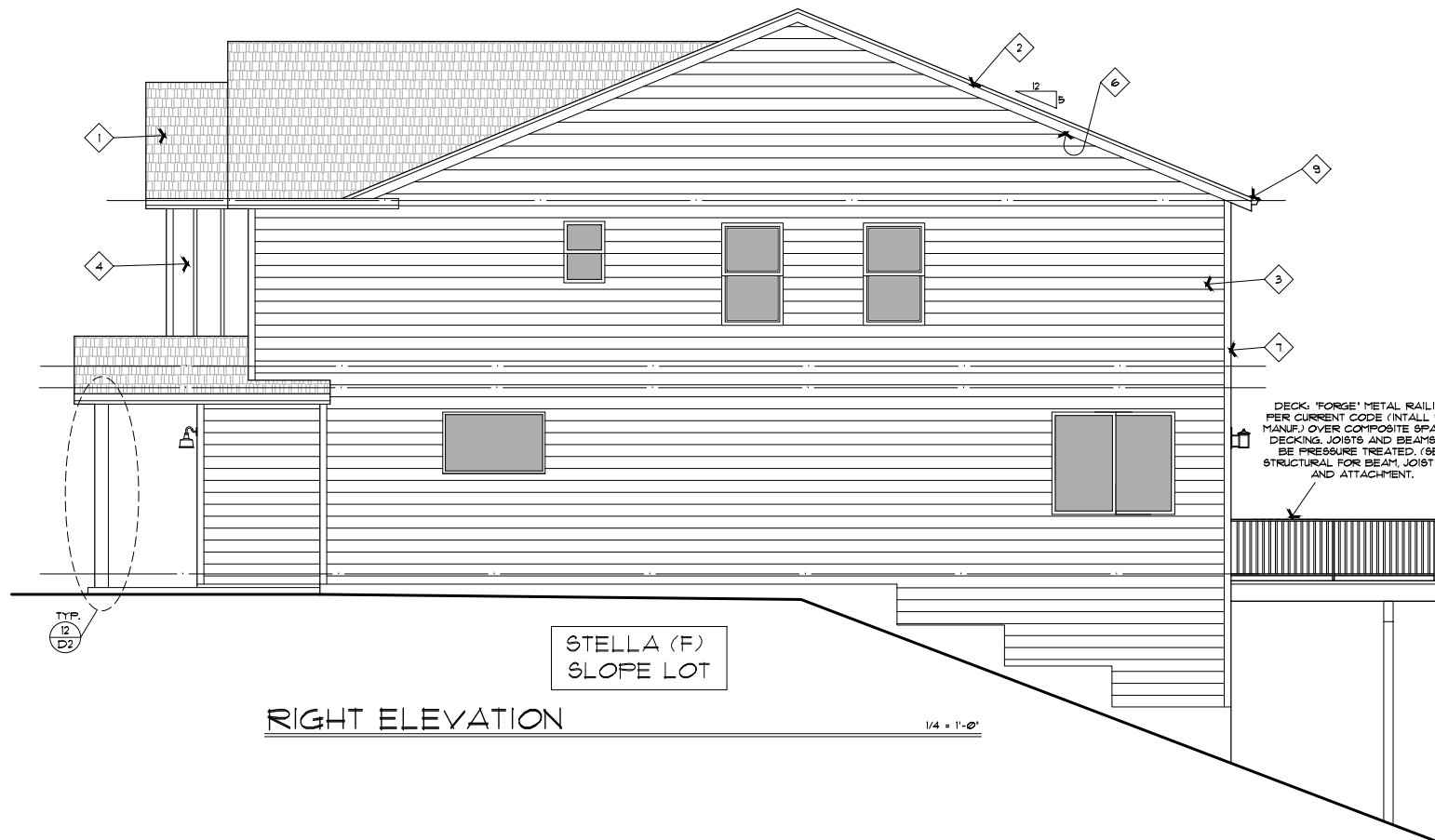
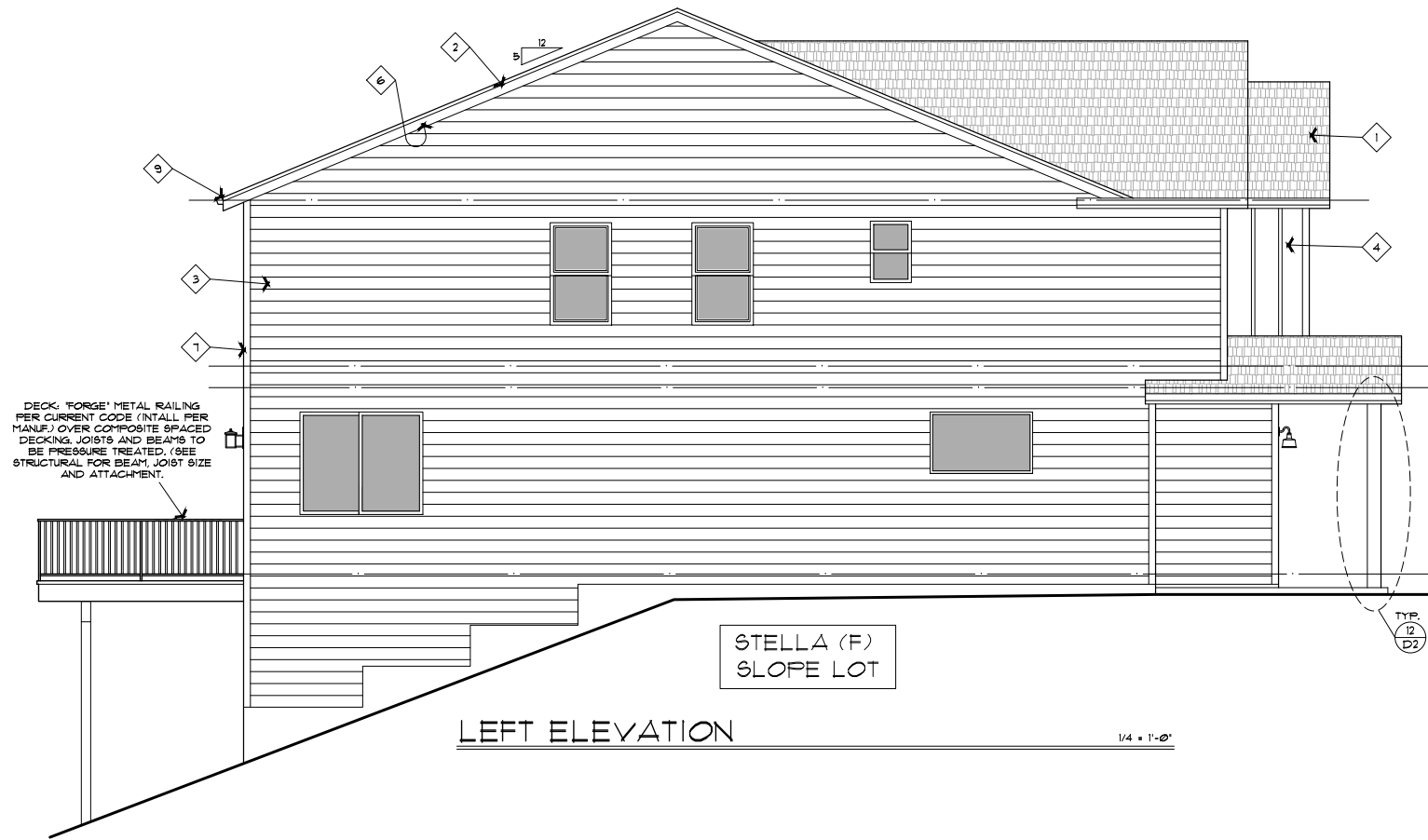
STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1A**

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL HARDIE LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. GUTTERS (TYPICAL).
10. 12X18 LOUVERED VENT.
- 10A. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x4 HORIZONTAL BOARDS x HEIGHT OF WINDOW.



01/23/23 AUTUMN SUNRISE PLAN M6/D6C  
 5/16/23 PLAN CLARIFICATION 1\_D6C  
 6/12/23 PLAN CHANGE 2\_D6C

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1B**

01/23/23 AUTUMN SUNRISE PLAN M/G/DSC  
 5/16/23 PLAN CLARIFICATION 1 DSC  
 6/12/23 PLAN CHANGE 2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

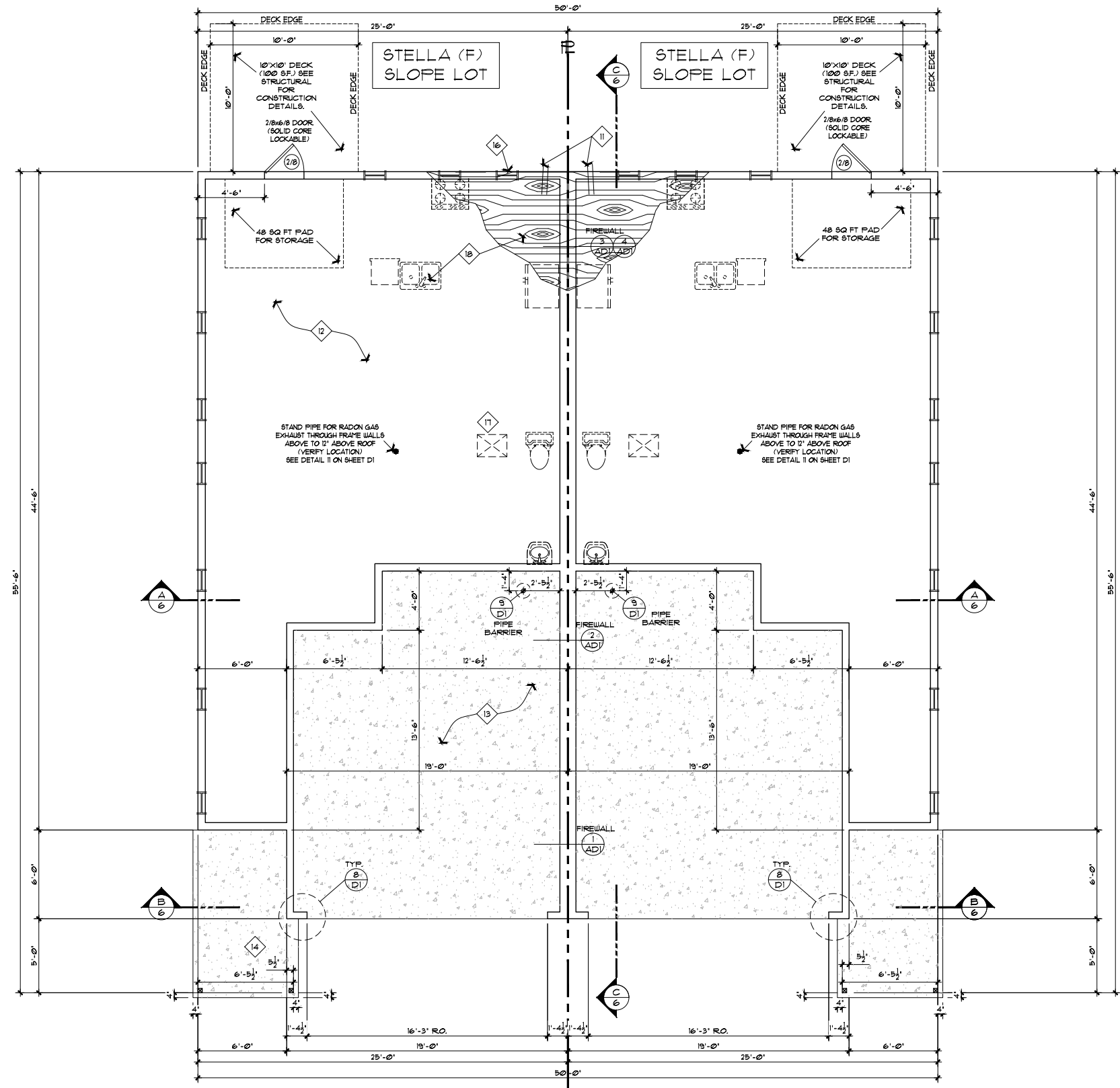
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

2



- FOUNDATION PLAN KEYNOTES**
- PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
  - 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  - 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
  - KEYNOTE NOT USED.
  - SCREENED FOUNDATION VENTS. FOR LOCATIONS SEE STRUCTURAL SHEETS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 1" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

NOTE:  
 FOR FOUNDATION  
 CONSTRUCTION  
 DETAILS SEE  
 STRUCTURAL SHEETS

**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R4081 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 50 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

126 SF / 50 = 4.84
4.84 x 144 = 696.96
696.96 / 12 = 58.08

REQUIRED FOUNDATION VENTS NEEDED = 10

**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R4081 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 50 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

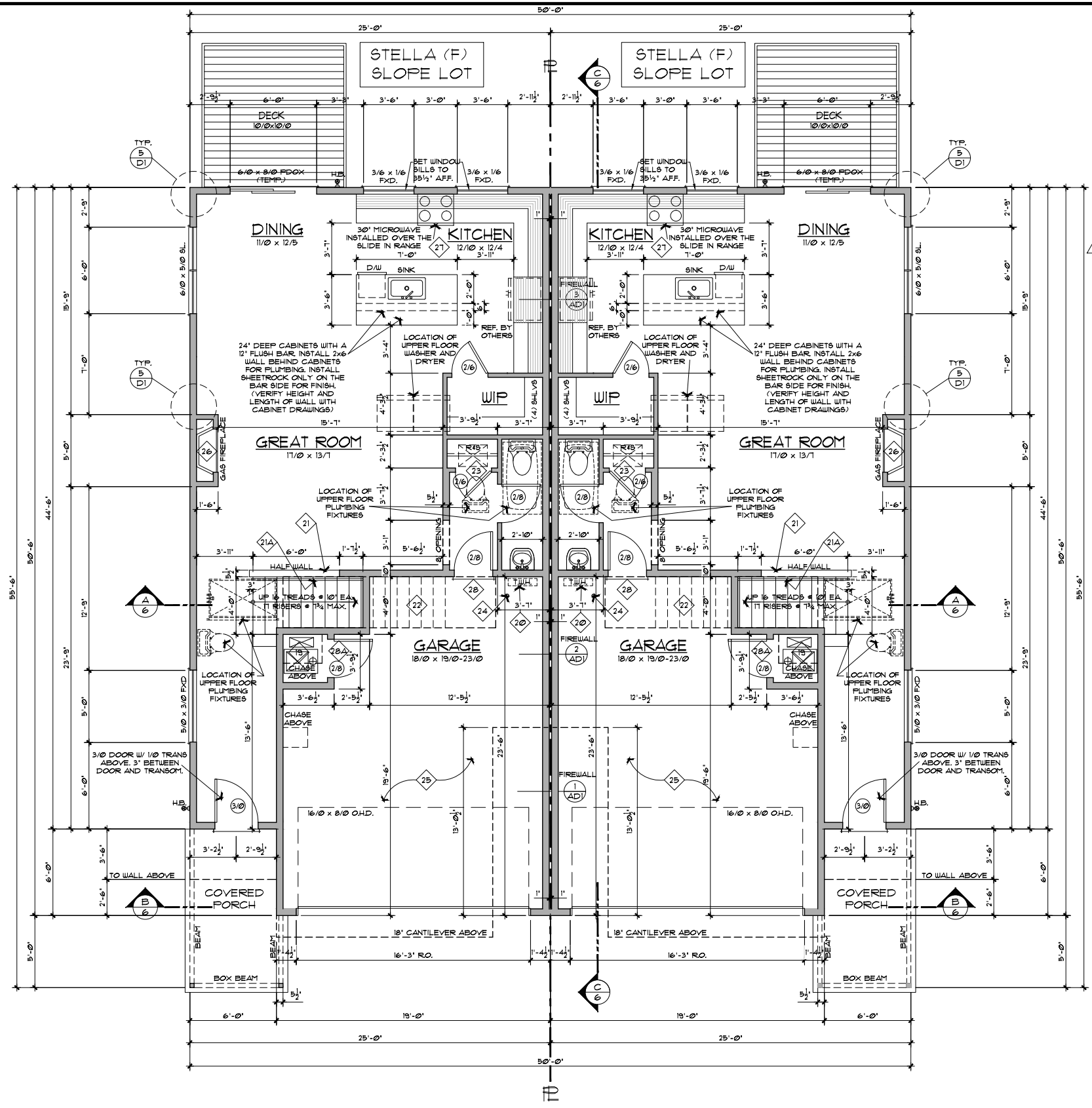
126 SF / 50 = 4.84
4.84 x 144 = 696.96
696.96 / 12 = 58.08

REQUIRED FOUNDATION VENTS NEEDED = 10

FOUNDATION PLAN

1/4" = 1'-0"

- MAIN FLOOR PLAN KEYNOTES**
- INSTALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
  - WALL MOUNTED GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 54" MIN. ABOVE FINISHED FLOOR.
  - 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL 13 ON SHEET D1.
  - 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEVEL POST. SEE DETAIL 13 ON SHEET D1.
  - APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - PIPE BARRIER SEE DETAIL 9/D1.
  - APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
  - FIREPLACE: INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE) U.L. LISTED METAL FIREPLACE TO MANUF. SPECS.
  - MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
  - DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.
  - FURNACE DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM 4" AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F. (1ST FLOOR) OR 4x8 D.F. (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**LENNAR**  
 11071 NE 95th STREET  
 SUITE 1170  
 VANCOUVER, WASHINGTON 98662  
 OFFICE PHONE: (360) 258-7900

01/23/23 AUTUMN SUNRISE PLAN M&D DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 02/12/23 PLAN CHANGE 2 DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

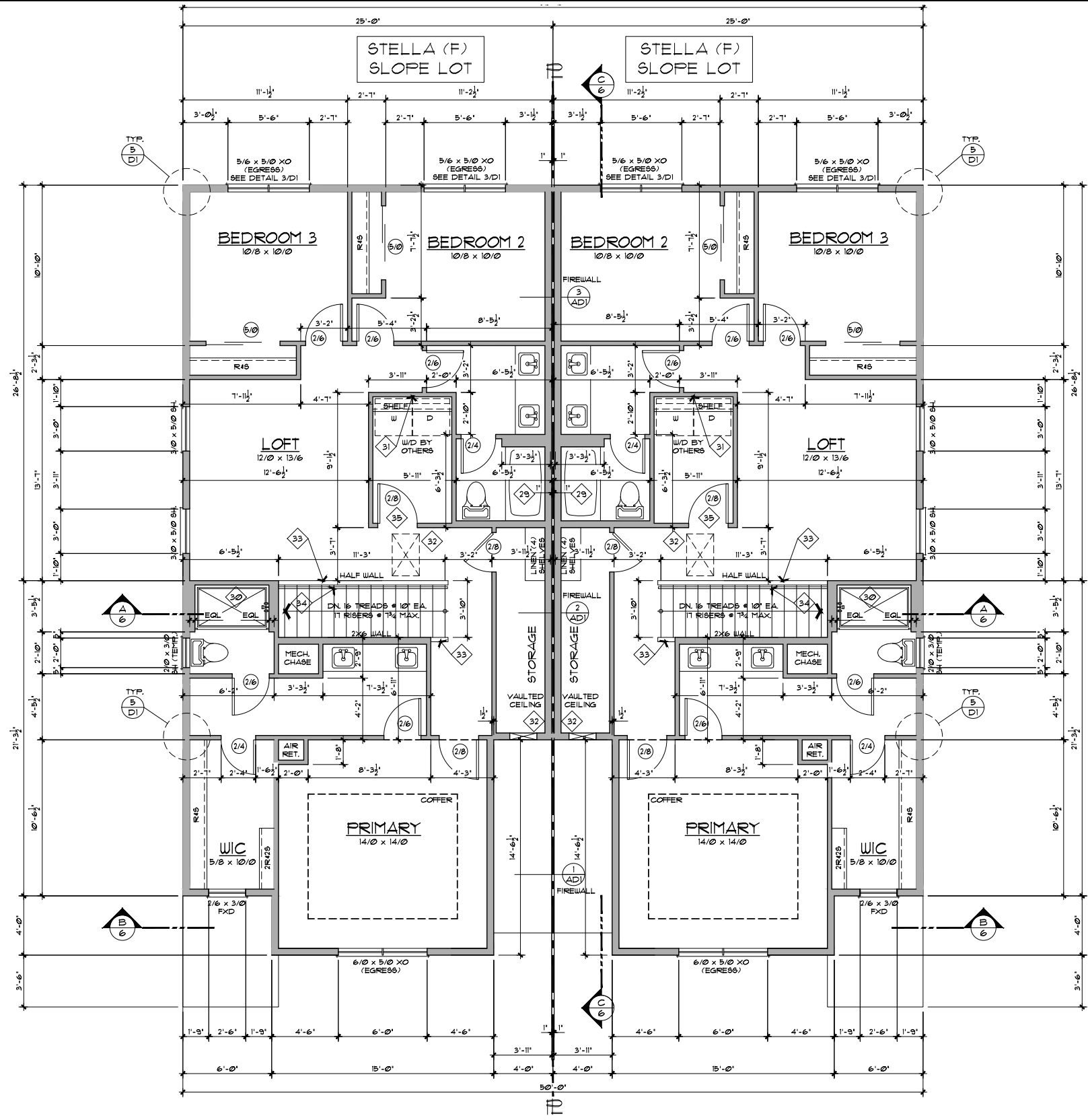
**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

3



- UPPER FLOOR KEYNOTES**
29. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
  30. INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
  31. INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
  32. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/ CEILING w/ INSULATED COVER.
  33. 42" HIGH HALF WALL WITH WOOD CAP.
  34. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/ DEL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

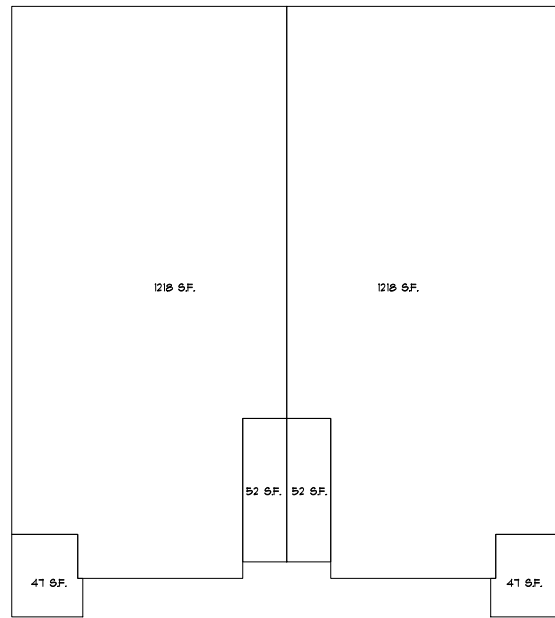
01/23/23 AUTUMN SUNRISE PLAN M4/ D5C  
 5/16/23 PLAN CLARIFICATION 1 D5C  
 6/12/23 PLAN CHANGE 2 D5C

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.
GARAGE	
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.
STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.
GARAGE	
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**4**

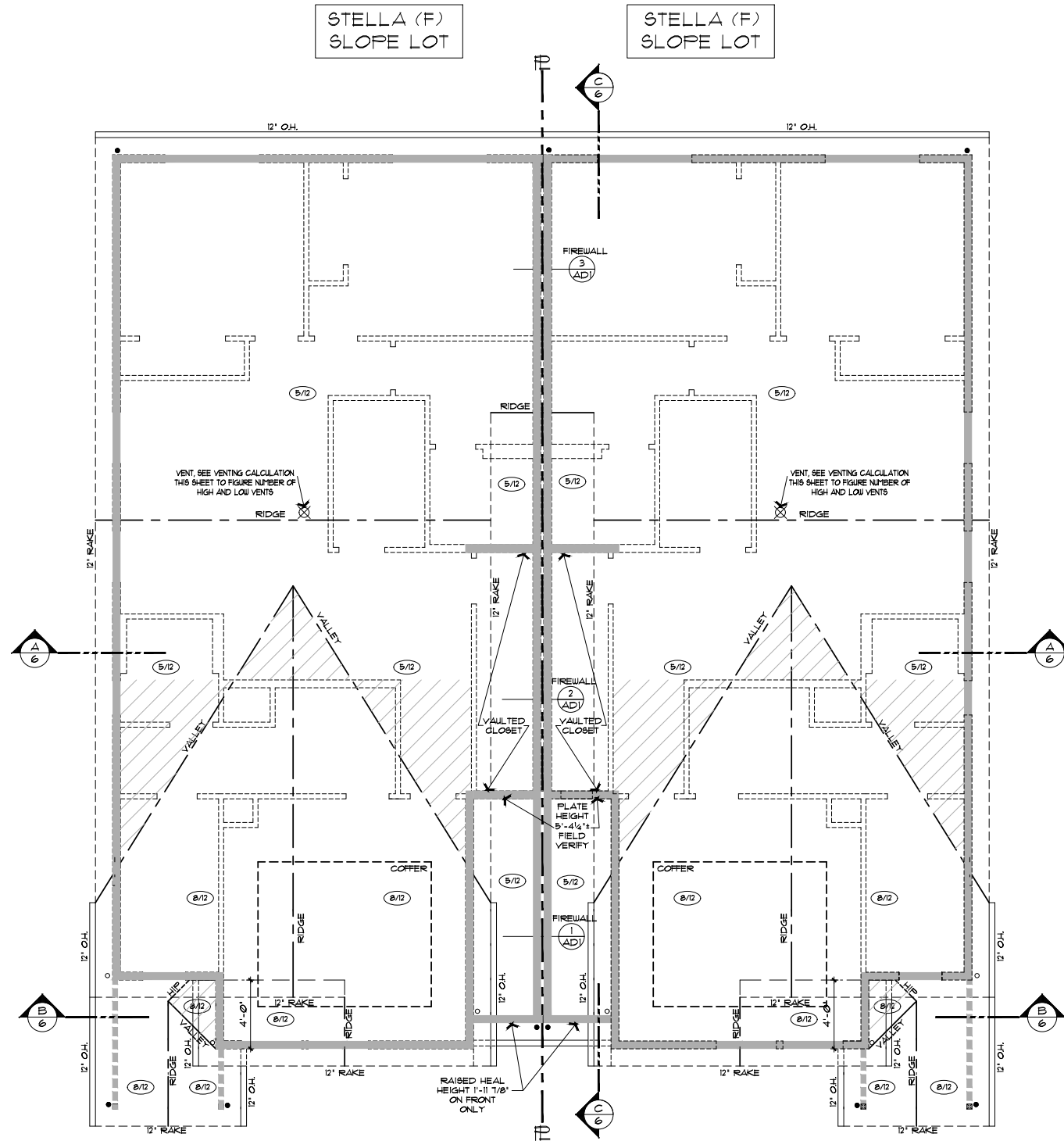


STELLA (F)

STELLA (F)

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 * 144 = 584.64 / 2 = 292.32 / 20 = 14.62 <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 24.96 / 2 = 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 * 144 = 24.96 / 2 = 12.48 / 20 = 0.62 <b>1 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 22.56 / 2 = 11.28 / 50 = 0.23 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQ'D</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 * 144 = 584.64 / 2 = 292.32 / 20 = 14.62 <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 24.96 / 2 = 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQ'D</b>
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ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 * 144 = 22.56 / 2 = 11.28 / 50 = 0.23 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQ'D</b>



ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON WALLS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

01/23/13 AUTUMN SUNRISE PLAN M/G/DSC  
 5/16/13 PLAN CLARIFICATION #1 DSC  
 6/12/13 PLAN CHANGE #2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

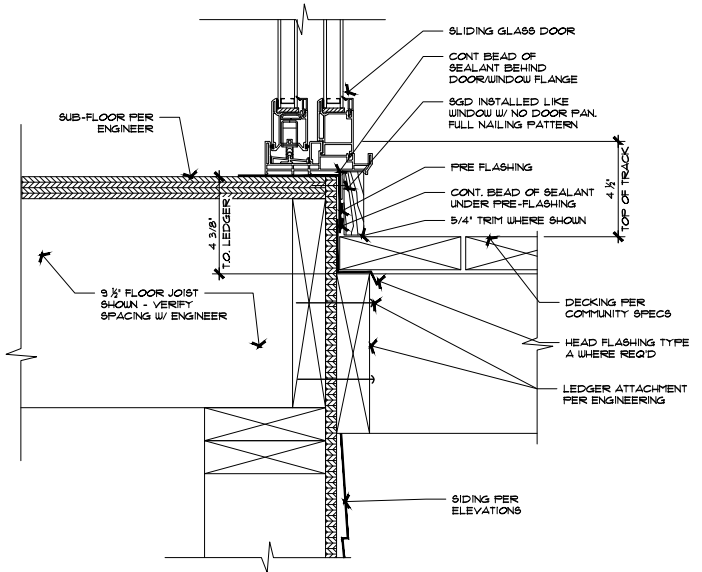
**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

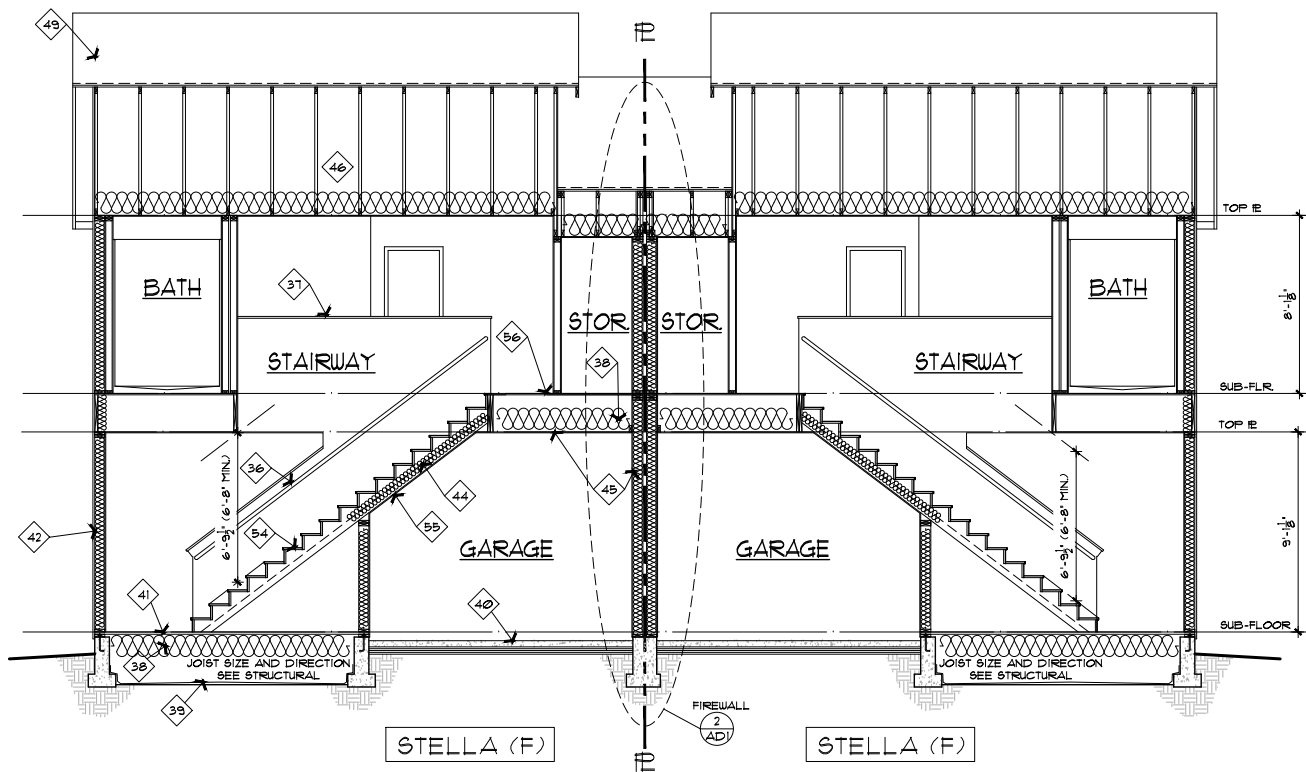
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**BUILDING SECTION KEYNOTES**

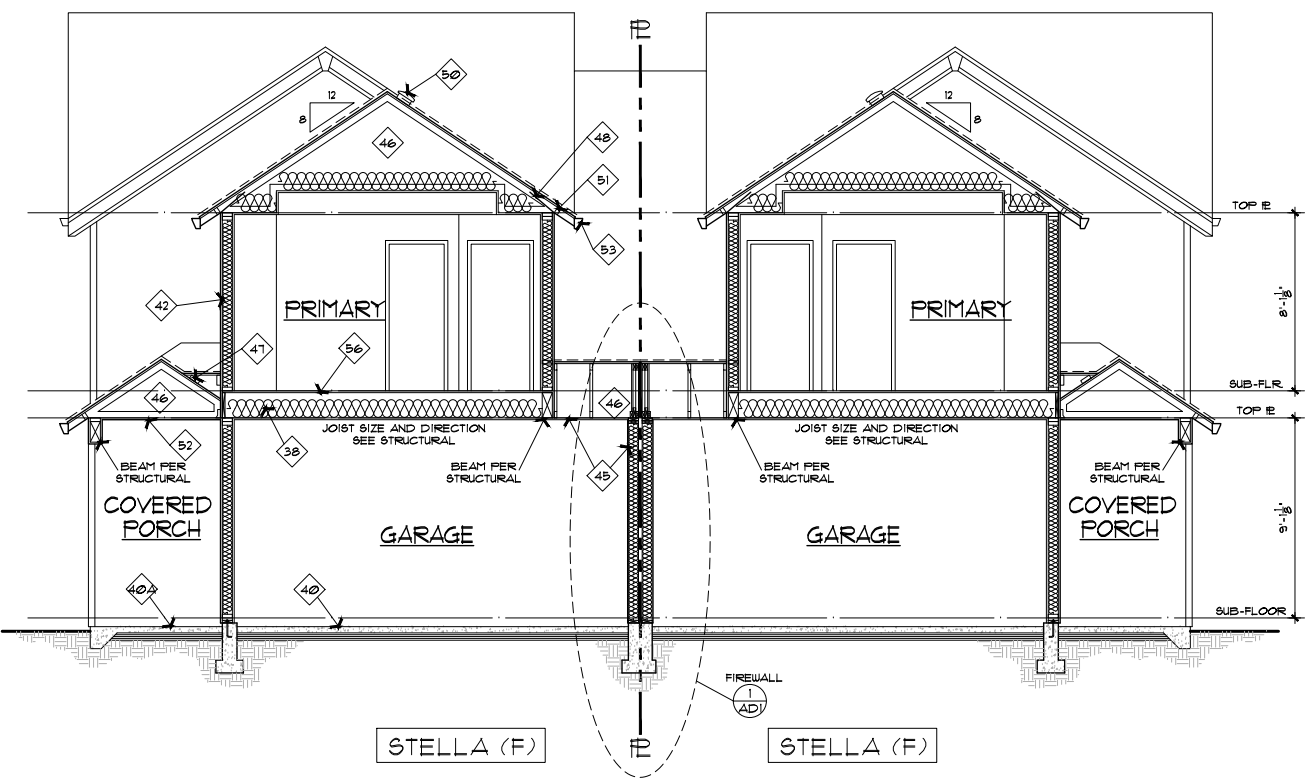
- 36. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEUEL POST. (SEE DETAIL 13/D) FOR STAIR SPECS.)
  - 37. 42" HIGH HALF WALL WITH WOOD CAP.
  - 38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES).
  - 39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  - 40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
  - 41. MAIN FLOOR (TYPICAL). APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 8" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND 1/2" BETWEEN GIRDERS AND GROUND.
  - 42. EXTERIOR WALL (TYPICAL). SIDING AS NOTED ON ELEVATIONS ON TYVEK DRAIN WRAP (SEE DETAIL 4/D) ON 1/2" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURERS RECOMMENDATIONS.
  - 43. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
  - 44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10" HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
  - 45. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE, FIRETAPE GARAGE WALLS AND CEILING.
  - 46. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES Laterally IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
  - 47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
  - 48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
  - 49. ROOFING (TYPICAL). ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30" AS FELT ON 1/2" OSB ROOF SHEATHING APA RATED (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEEM ROOF INSTALLED PER MFR.
  - 50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/60th OF ATTIC.
  - 51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
  - 52. SOFFITS @ COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
  - 53. GUTTERS (TYPICAL).
  - 54. 2x TREADS & 1x RISERS ON (3) 2x12 STRINGERS.
  - 55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
  - 56. UPPER FLOOR (TYPICAL). APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- \* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWING.



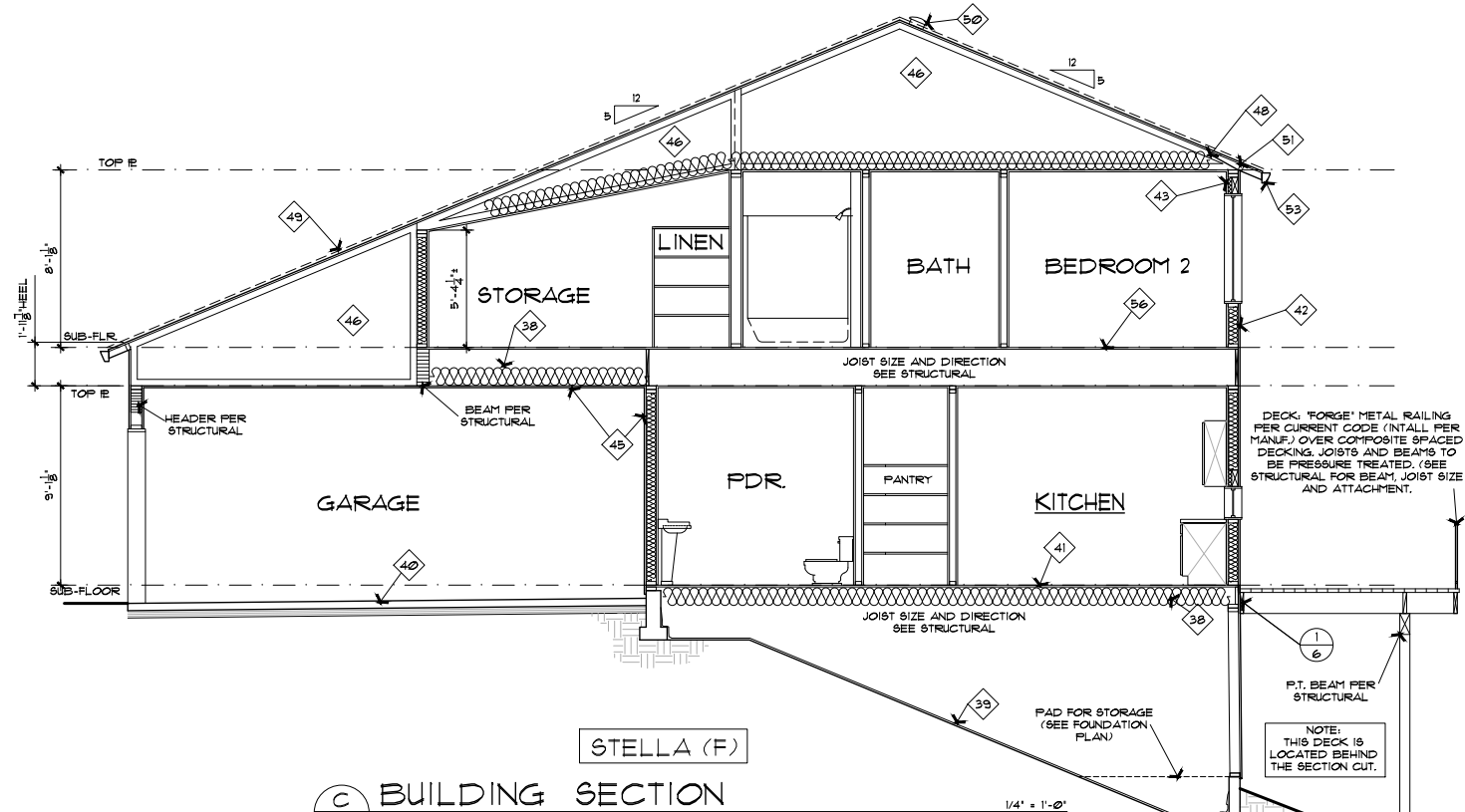
**LEDGER DETAIL @ SLIDER** SCALE: 3" = 1'  
 LEDGER DETAIL @ SLIDER



**A BUILDING SECTION** 1/4" = 1'-0"



**B BUILDING SECTION** 1/4" = 1'-0"



**C BUILDING SECTION** 1/4" = 1'-0"

01/23/23 AUTUMN SUNRISE PLAN M&P DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 01/27/23 PLAN CHANGE 2 DSC

**NOTE:**

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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

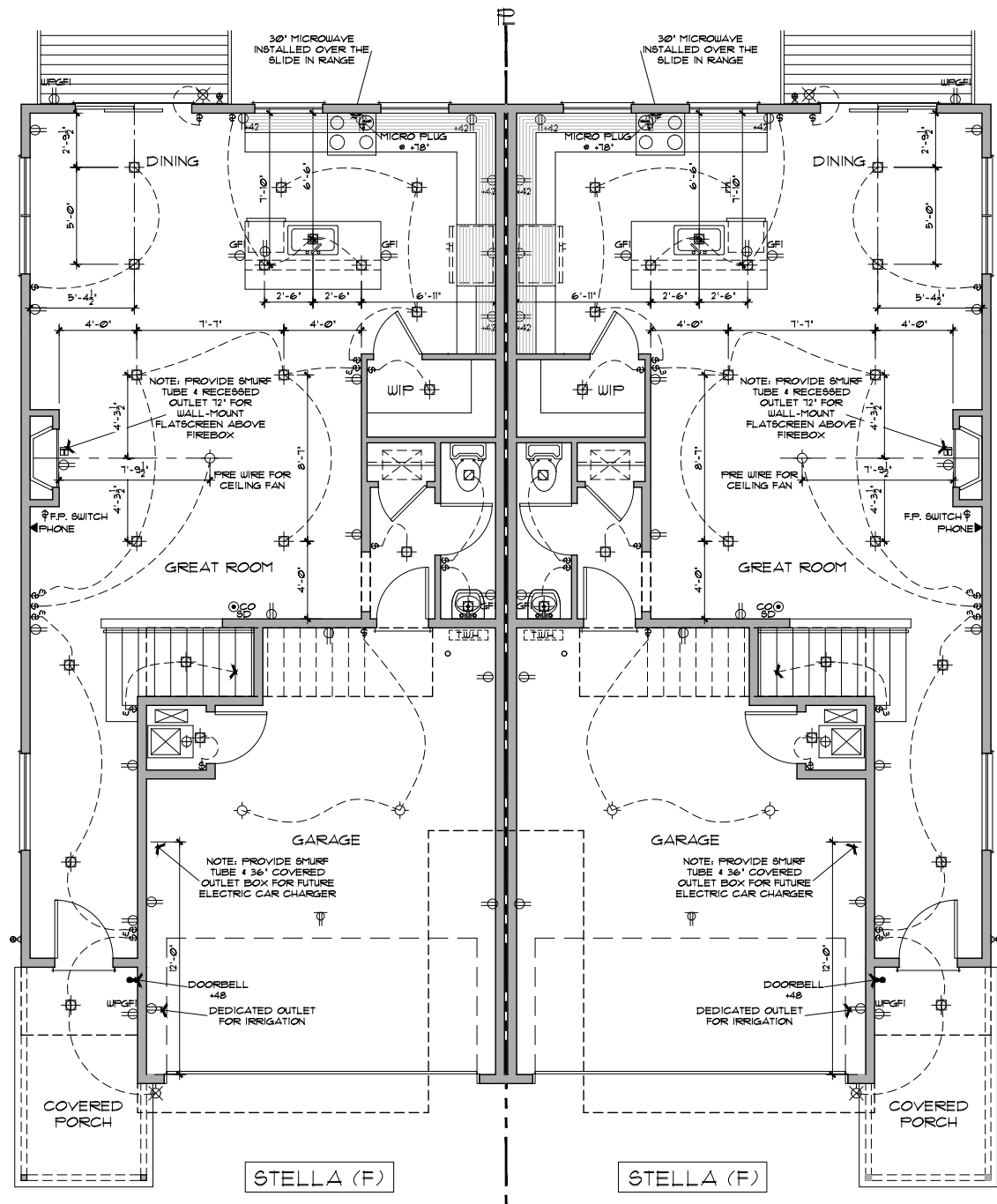
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	994 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	994 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

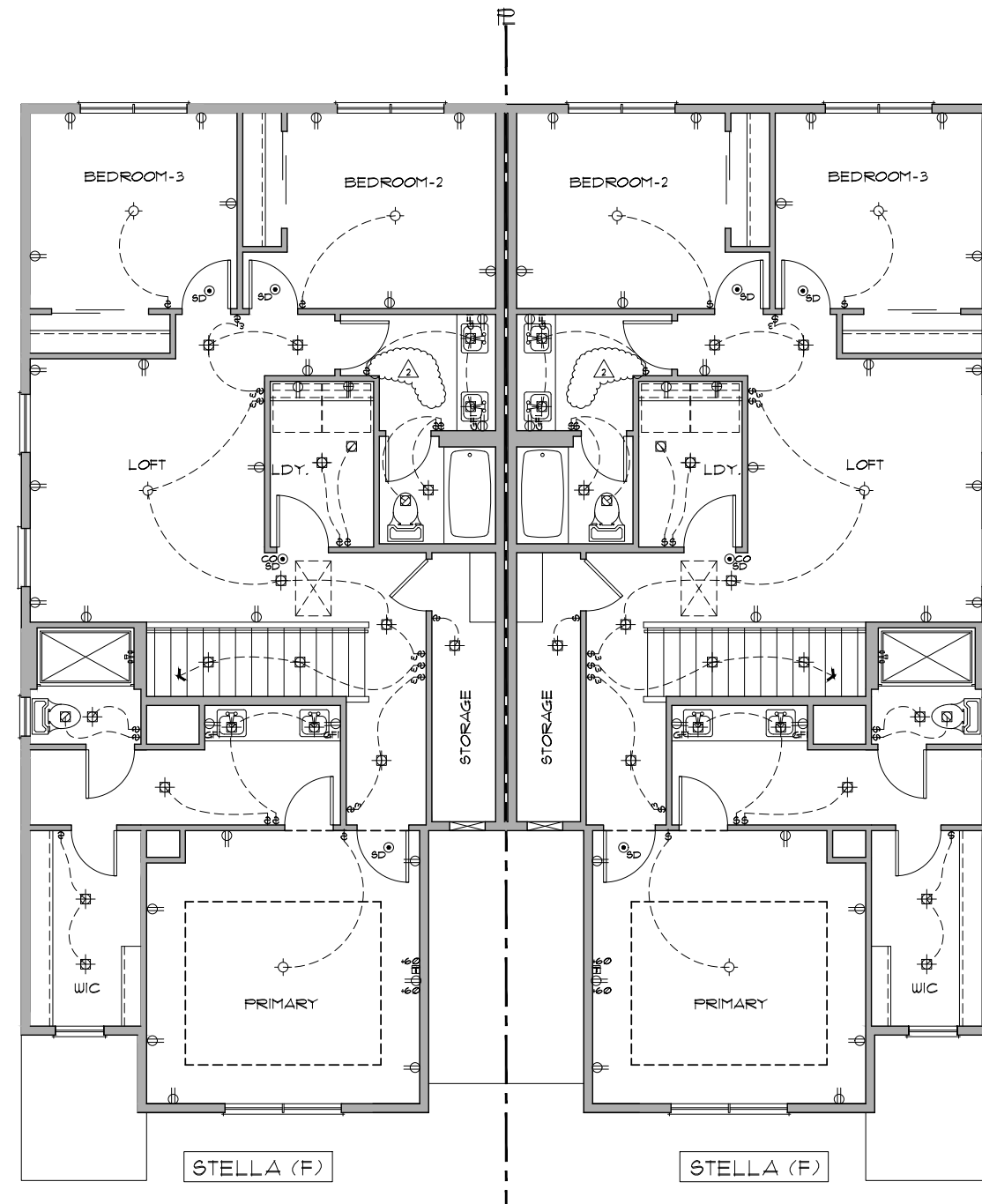
DECK: "FORGE" METAL RAILING PER CURRENT CODE (INSTALL PER MANUF.) OVER COMPOSITE SPACED DECKING. JOISTS AND BEAMS TO BE PRESURE TREATED. (SEE STRUCTURAL FOR BEAM, JOIST SIZE AND ATTACHMENT.)

NOTE: THIS DECK IS LOCATED BEHIND THE SECTION CUT.



MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

01/23/23 AUTUMN SUNRISE PLAN M&V DSC  
 01/26/23 PLAN CLARIFICATION 1 DSC  
 01/27/23 PLAN CHANGE 2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

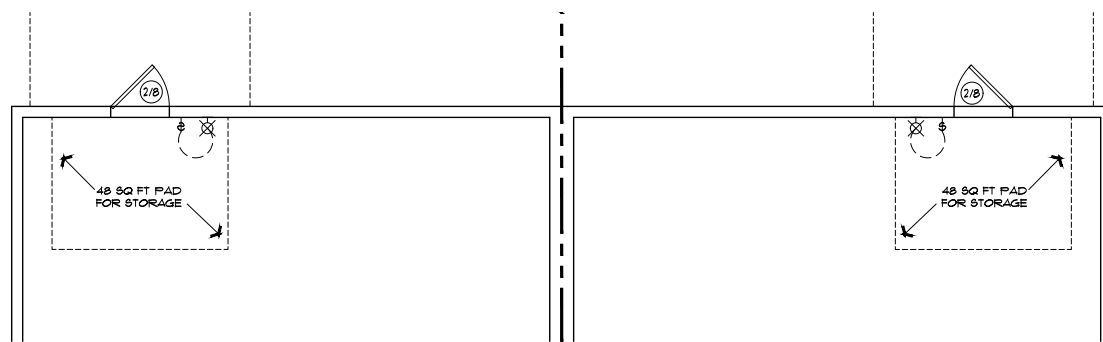
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**7**



CRAWL SPACE ELECTRICAL PLAN

1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊕ DOWNLIGHT (LED)
- ⊗ WALL MOUNTED (LED)
- ⊖ WALL SCONCE (LED)
- ⊙ SURFACE MOUNTED (LED)
- ⊕ HANGING FIXTURE (PER SPEC)
- ⊖ RECESSED EXHAUST FAN
- ⊕ TWO WAY SWITCH
- ⊖ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊖ ELECT. SUB PANEL
- ⊕ TELEVISION OUTLET
- ⊖ TELEPHONE OUTLET
- ⊕ DOOR BELL

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS, WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS, (M1505.2)
- EXHAUST FAN RATES, (MIN) (M1505.4)
  - KITCHENS, 150 CFM
  - TOILET ROOMS, 50 CFM
  - BATHROOMS, 80 CFM
  - UTILITY ROOM, 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DWELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1500 SQ. FT.	30	45	60	75
1501 - 3000 SQ. FT.	45	60	75	90
3001 - 4500 SQ. FT.	60	75	90	105
4501 - 6000 SQ. FT.	75	90	105	120

**TABLE M1505.4.3**

Plan: Stella							
BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1136	0.021	23.856	49	1136.000	0.021	23.856
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.034	0.000
Intermediate wood-framed walls	2745	0.059	161.955	23	2745.000	0.055	150.975
Underfloor	1136	0.033	37.488	38	1136.000	0.026	29.536
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	268	0.270	72.360	3	268.000	0.280	75.040
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft2 glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>303.459</b>		<b>PROPOSED UA =</b>		<b>287.207</b>
				<b>Compliant?</b>			<b>YES</b>

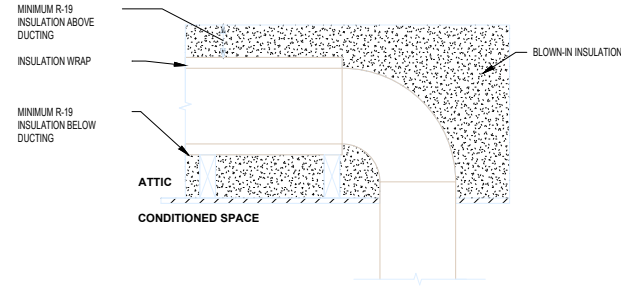
**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC

**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

**ADDITIONAL ENERGY NOTES**

Air Sealing Home and Ducts:  
 • Mandatory air sealing of all wall coverings at top plate and air sealing checklist  
 • Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.  
 • Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.  
 • All ducts and air handlers contained within building envelope or  
 • No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

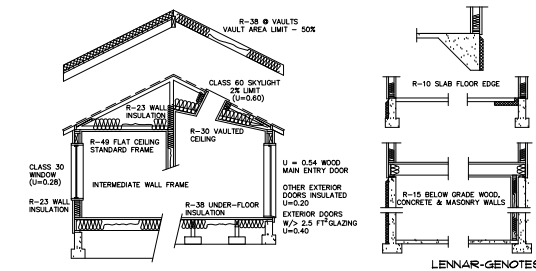
FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS =
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	7"	15	6"	no limit	3
125	6"	70	7"	no limit	3
	7"	4	6"	40	3
	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.



**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 12' ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC 95% MIN. ARIE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

01/23/23 AUTUMN SUNRISE PLAN M/G/DSC  
 5/16/23 PLAN CLARIFICATION #1 DSC  
 6/12/23 PLAN CHANGE #2 DSC

**NOTE :**

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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
<b>TOTAL</b>	<b>1004 SQ. FT.</b>

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

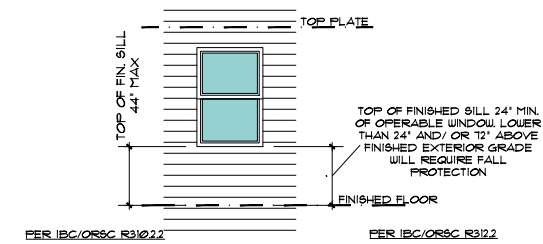
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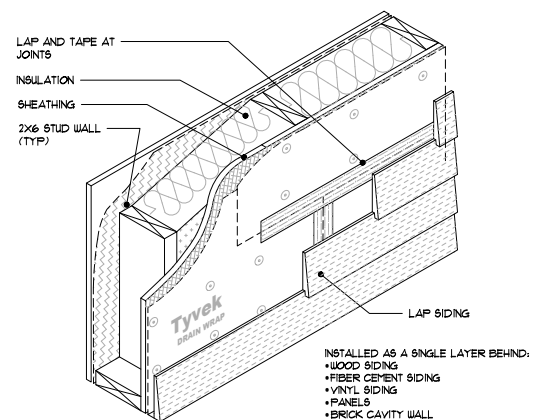
**8**

1  
DI  
DETAIL NOT USED

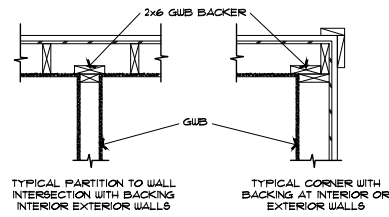
2  
DI  
DETAIL NOT USED



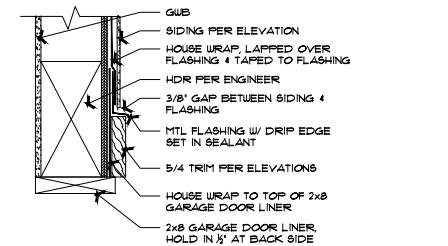
3  
DI  
INGRESS/EGRESS SCALE: NONE LENNAR EGRESS



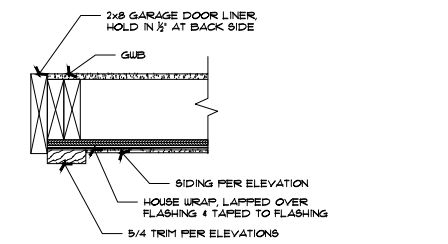
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DI  
DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



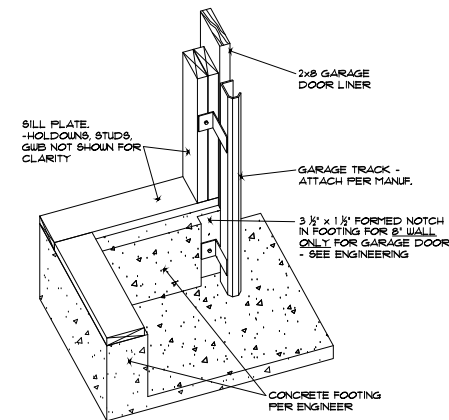
5  
DI  
TYP. WALL FRAMING DETAIL SCALE: NTS



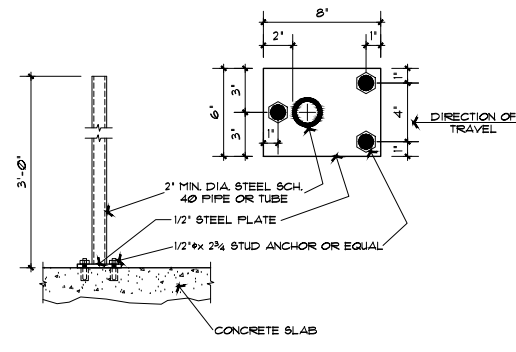
6  
DI  
GAR. DOOR LINER @ HDR SCALE: NTS



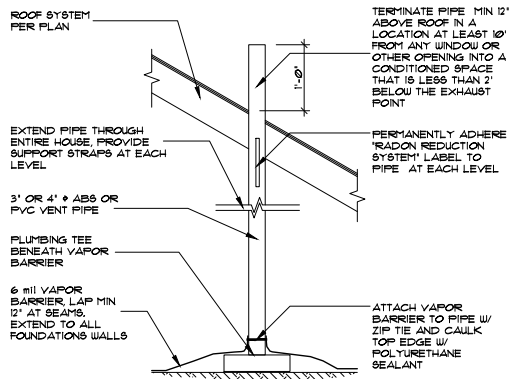
7  
DI  
GAR. DOOR LINER @ JAMB SCALE: NTS



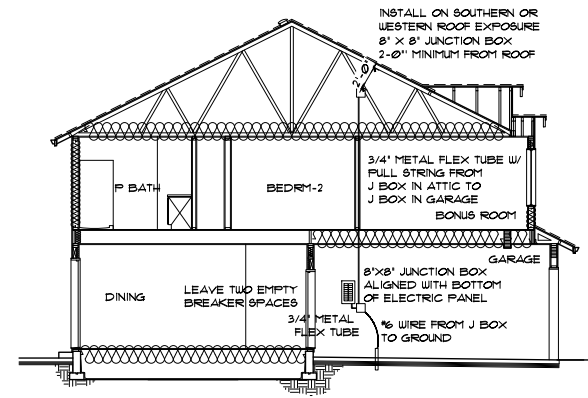
8  
DI  
NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



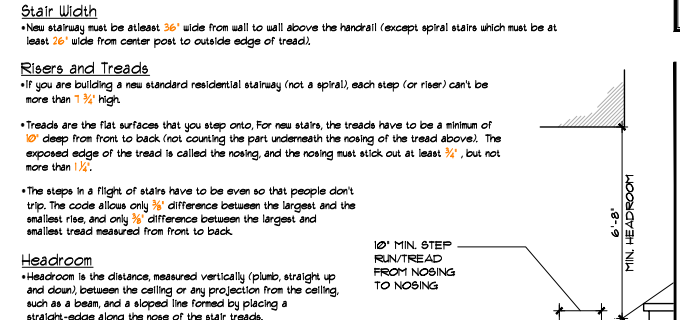
9  
DI  
BARRIER DETAIL SCALE: NTS BOLLARD-7A



11  
DI  
RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1 SCALE: REF: 3-4



12  
DI  
SOLAR PREWIRE DIAGRAM SCALE: NTS



13  
DI  
STAIR/ RAIL DETAIL SCALE: 1/4" STAIR-RAIL CODE

**LENNAR**  
11071 NE 99th STREET  
SUITE 1170  
VANCOUVER, WASHINGTON 98662  
OFFICE PHONE: (360) 258-7900

01/23/23 AUTUMN SUNRISE PLAN M&J D&C  
01/26/23 PLAN CLARIFICATION 1, D&C  
06/12/23 PLAN CHANGE 2, D&C

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

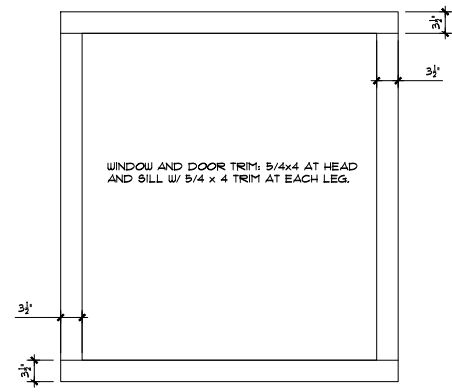
**SLOPE LOT**  
STELLA 1802F-GARAGE RIGHT - 3000  
STELLA 1802F-GARAGE LEFT - 3000

STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

STELLA F	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**D1**

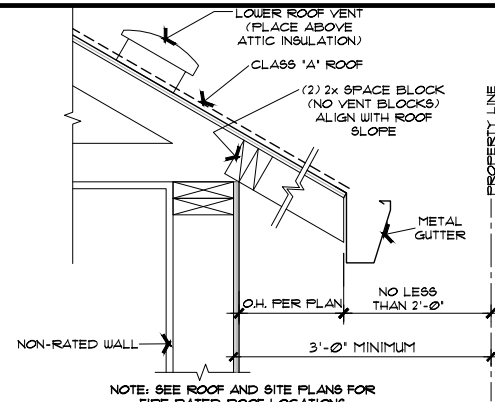




1  
D2 WINDOW TRIM DETAIL NT6

2  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

4  
D2 DETAIL NOT USED

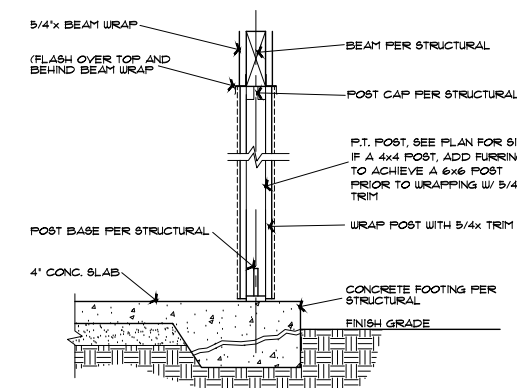
5  
D2 DETAIL NOT USED

6  
D2 DETAIL NOT USED

8  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED



12  
D2 PORCH COLUMN DETAIL SCALE: 3/4\"/>

11  
D2 DETAIL NOT USED

**LENNAR**  
1107 NE 99th STREET  
SUITE 1170  
VANCOUVER, WASHINGTON 98662  
OFFICE PHONE: (360) 258-7900

01/23/23 AUTUMN SUNRISE PLAN MUG DSC  
5/16/23 PLAN CLARIFICATION 1 DSC  
6/12/23 PLAN CHANGE 2 DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**SLOPE LOT**

STELLA 1802F-GARAGE RIGHT - 3000  
STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

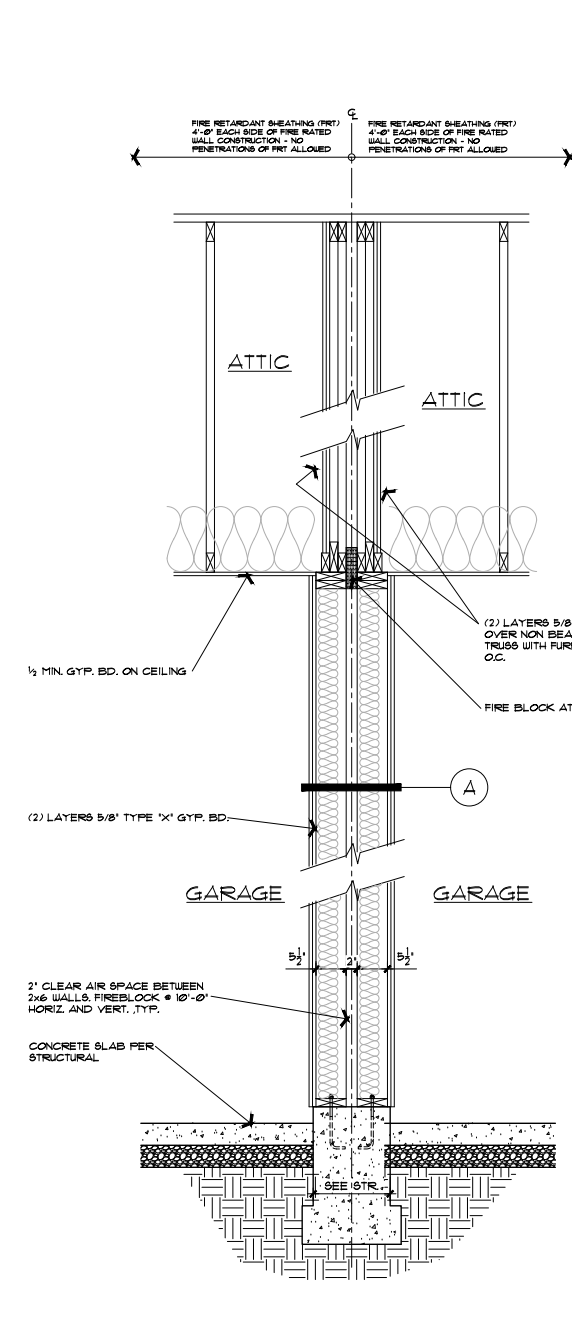
**D2**

01/23/23 AUTUMN SUNRISE PLAN M&D DSC  
 5/16/23 PLAN CLARIFICATION #1 DSC  
 6/12/23 PLAN CHANGE #2 DSC

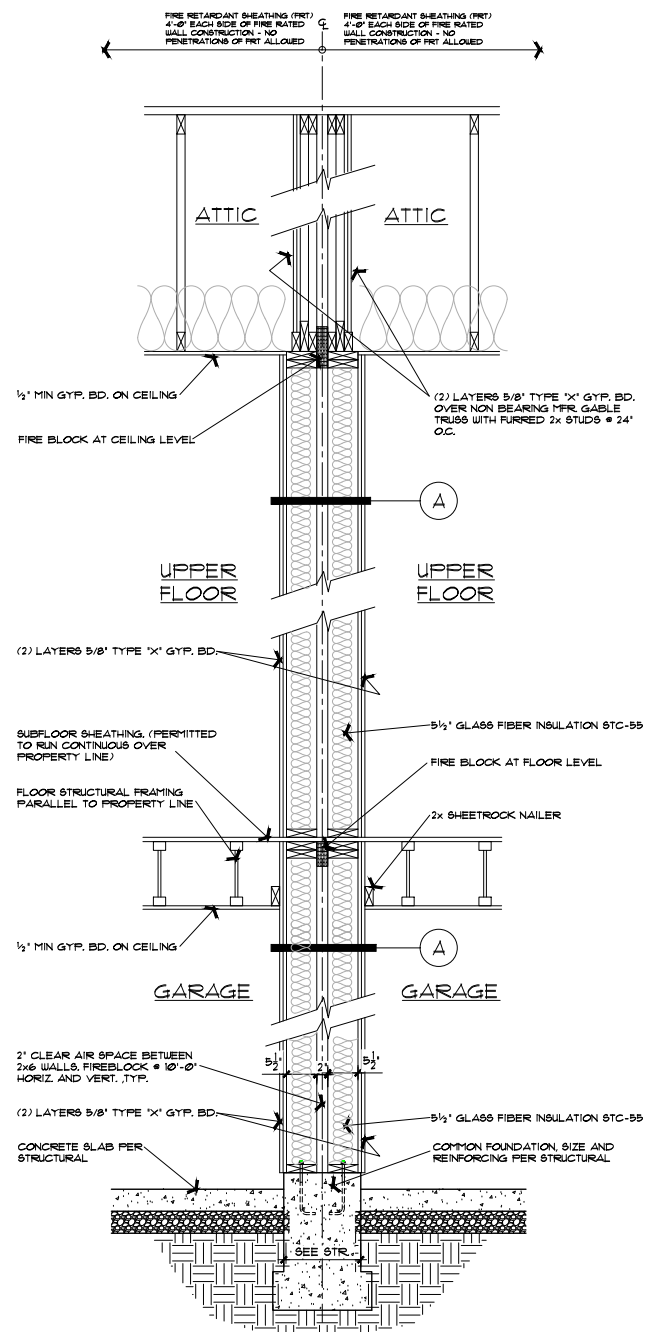
**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

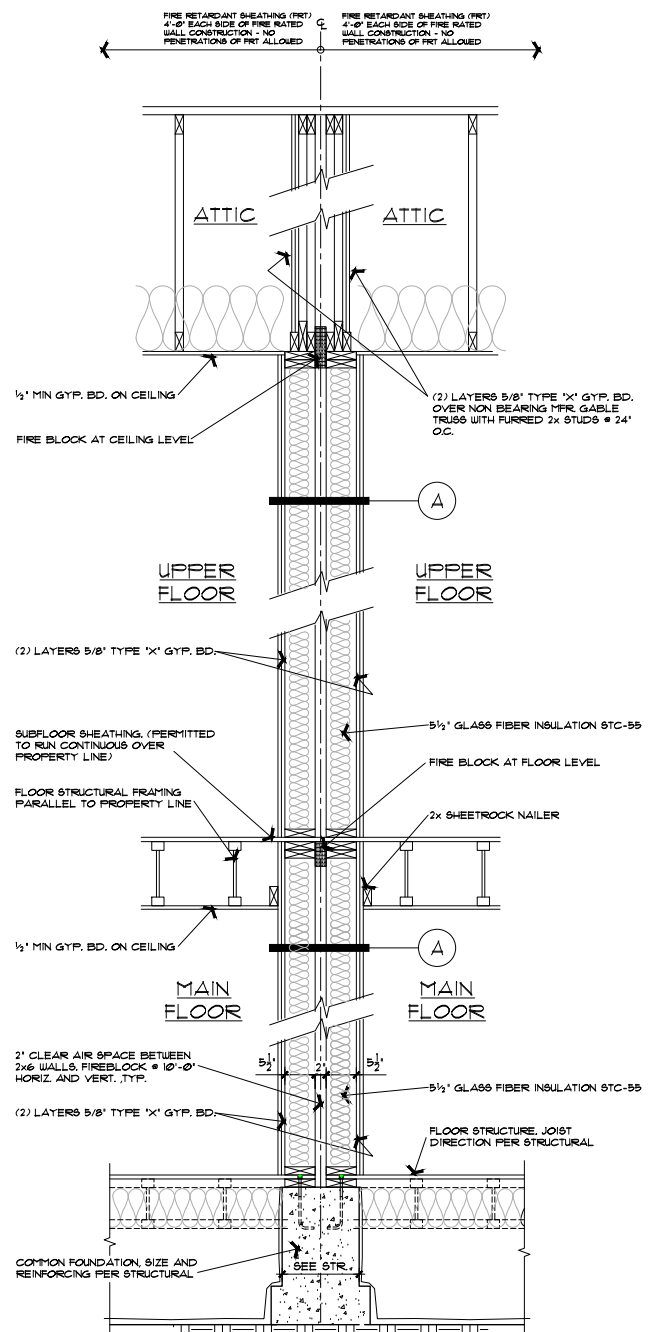
**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon



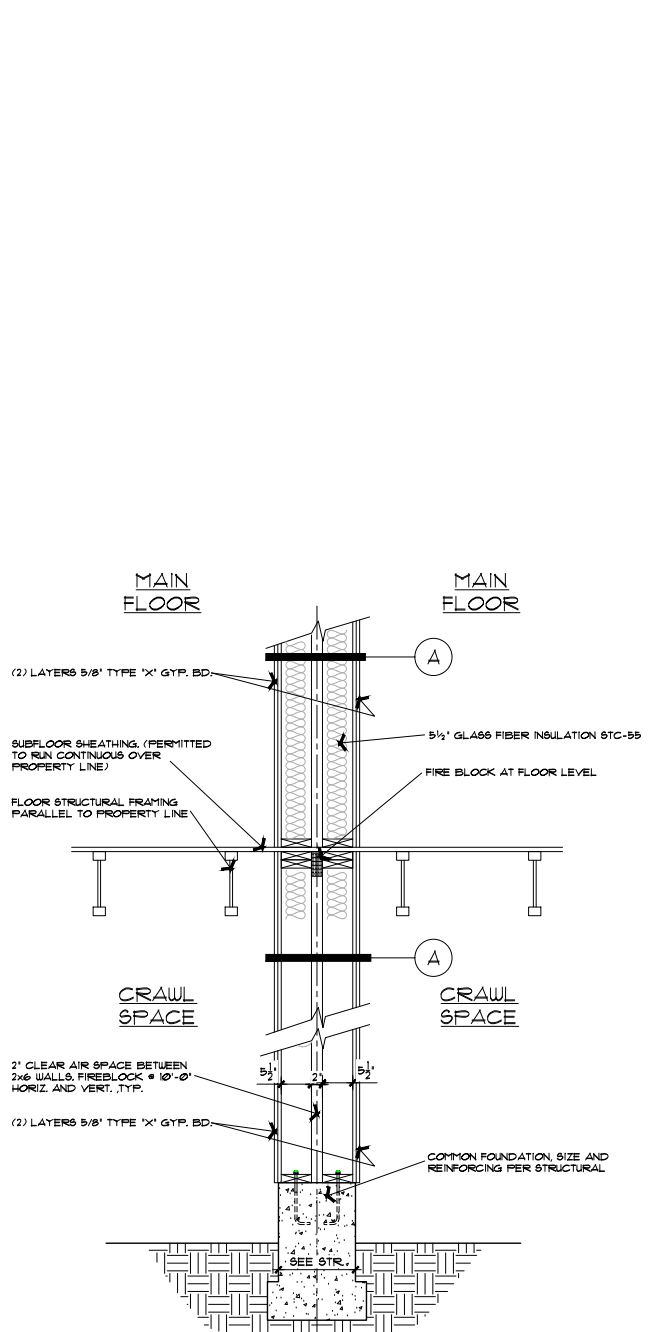
1  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PERP. TO COMMON PROPERTY LINE 1-STORY @  
 GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRW-1



2  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRW-3



3  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN  
 SCALE: 3/4" = 1'  
 FRW-4



4  
 AD1  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT CRAWL SPACE  
 SCALE: 3/4" = 1'  
 FRW-3L

NOTE:  
 SEE SHEET AD2 FOR  
 FIREWALL ASSEMBLY NOTES

**SLOPE LOT**

STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

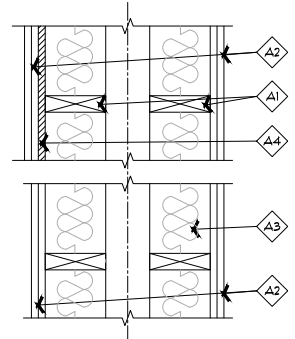
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**AD1**



CONSTRUCTION ASSEMBLY	
GA-6002012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 7/8" LONG, @.005" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @.100" SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 8" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING	2 HOUR FIRE
SOUND RATING	55 TO 59 STC

**A PARTY WALL ASSEMBLY**  
 DOUBLE ROW 2x6 STUD WALL (GA FILE NO. WP3820)  
 SCALE: 1/4" = 1' PWA-A WALL 6

**NOTE:**  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

**FIRE BLOCK CONSTRUCTION:**  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**R302.11 FIREBLOCKING MATERIALS**  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 0.9-INCH (22.9-mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) GIBBY BOARD, Batts OR BLANKET OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

PH-NOTES

01/23/13 AUTUMN SUNRISE PLAN MUG/DSC  
 5/16/13 PLAN CLARIFICATION #1 DSC  
 6/12/13 PLAN CHANGE #2 DSC

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**SLOPE LOT**  
 STELLA 1802F-GARAGE RIGHT - 3000  
 STELLA 1802F-GARAGE LEFT - 3000

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

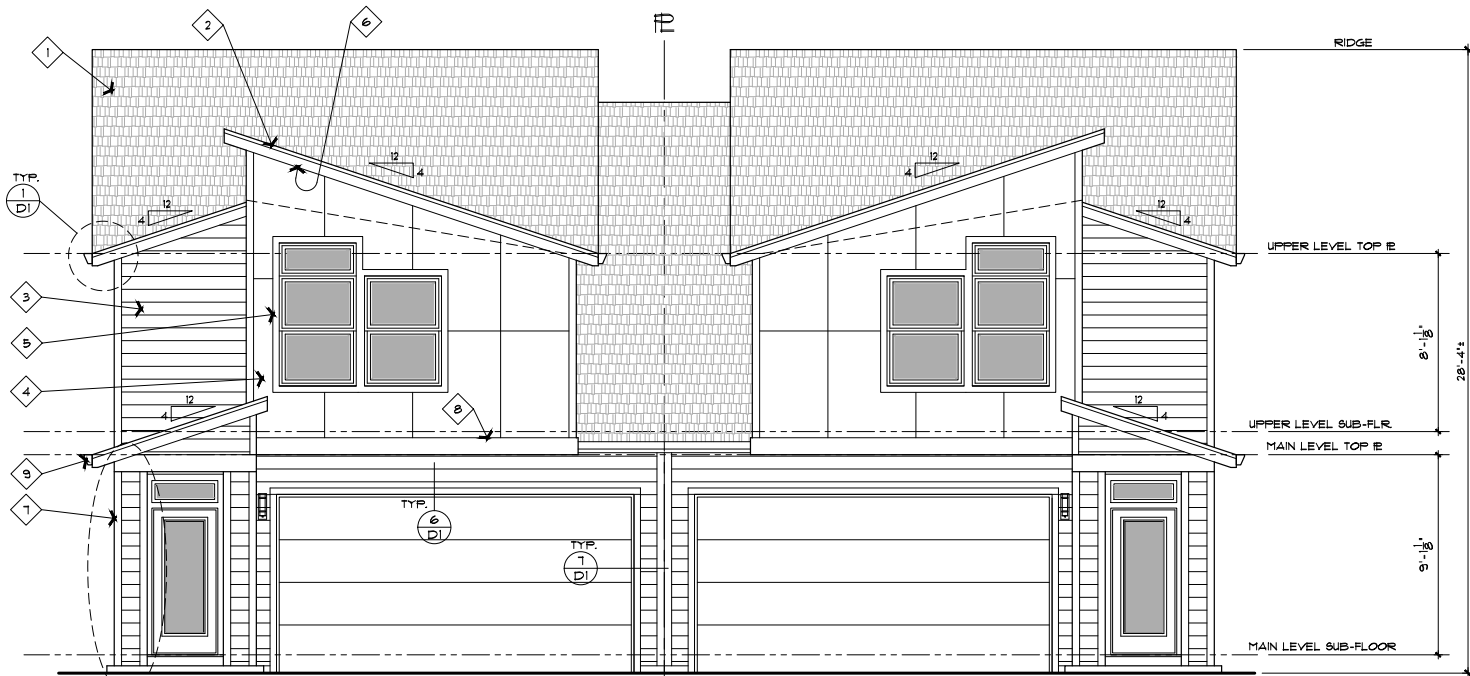
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA F**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**AD2**



STELLA (M)

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	431 SQ. FT.
GLAZING AREA	6325 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	14.41%

STELLA (M)

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	431 SQ. FT.
GLAZING AREA	6325 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	14.41%

FRONT ELEVATION

1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
  2. VERGE BOARD (TYPICAL): R8 1x3 TRIM ON 2x8 VERGE BOARD.
  3. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/6" OSB WALL SHEATHING.
  4. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL SEAMS OVER 1/6" OSB WALL SHEATHING.
  5. WINDOW DOOR TRIM (FRONT AND ENHANCED SIDE ONLY): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
  6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
  7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
  8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 1" FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
  9. GUTTERS (TYPICAL).
  10. KEYNOTE NOT USED.



STELLA (M)

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	1135 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	25.6%

STELLA (M)

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	1135 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	25.6%

REAR ELEVATION

1/4" = 1'-0"

2/23/23 AUTUMN SUNRISE PLAN 3000 MGJ DSC  
 3/4/23 PLAN CHANGE 1 ARCH-STRUCTURAL DSC  
 5/16/23 PLAN GLAZING/CLIMATE 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE RIGHT - 3000  
 STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

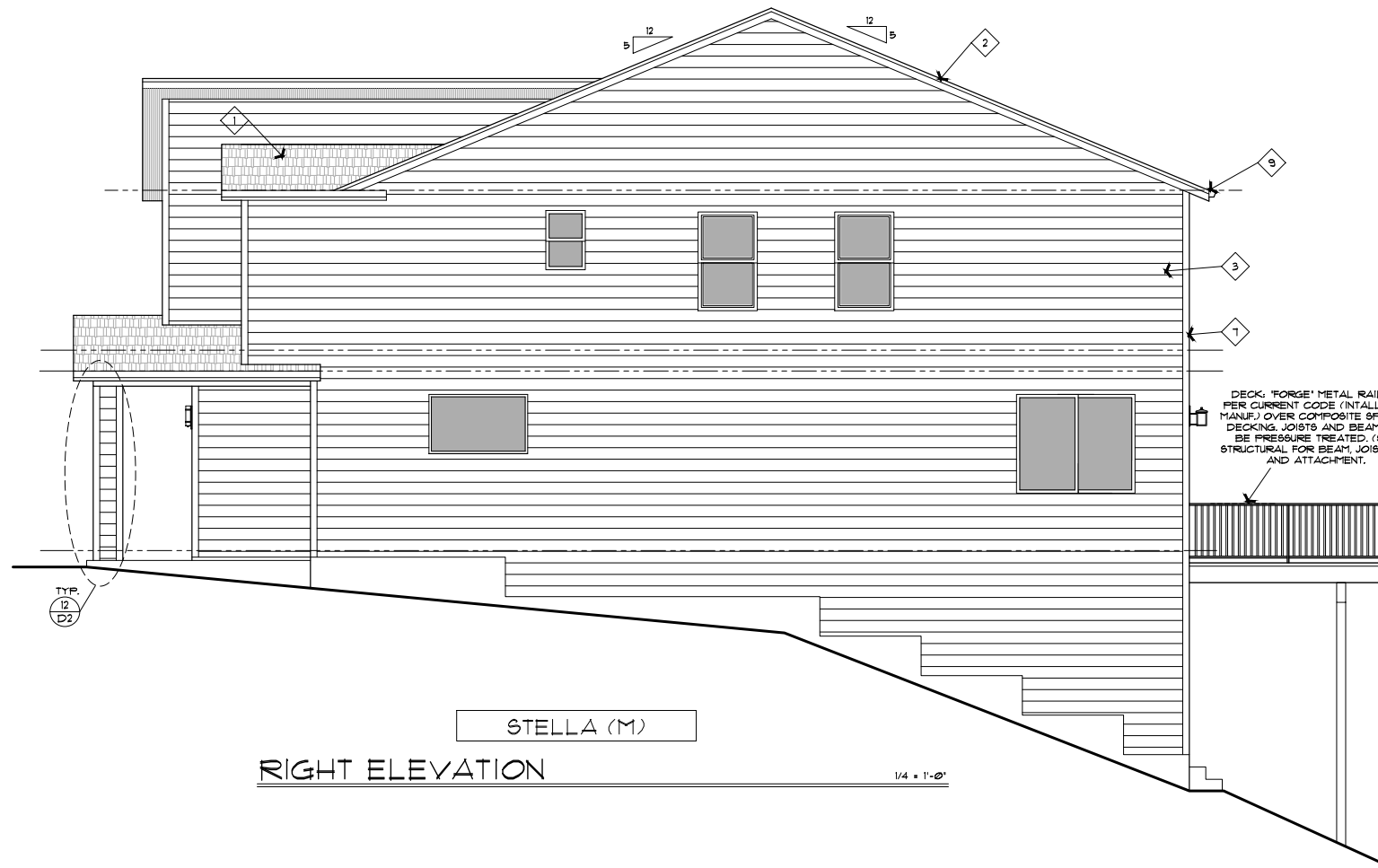
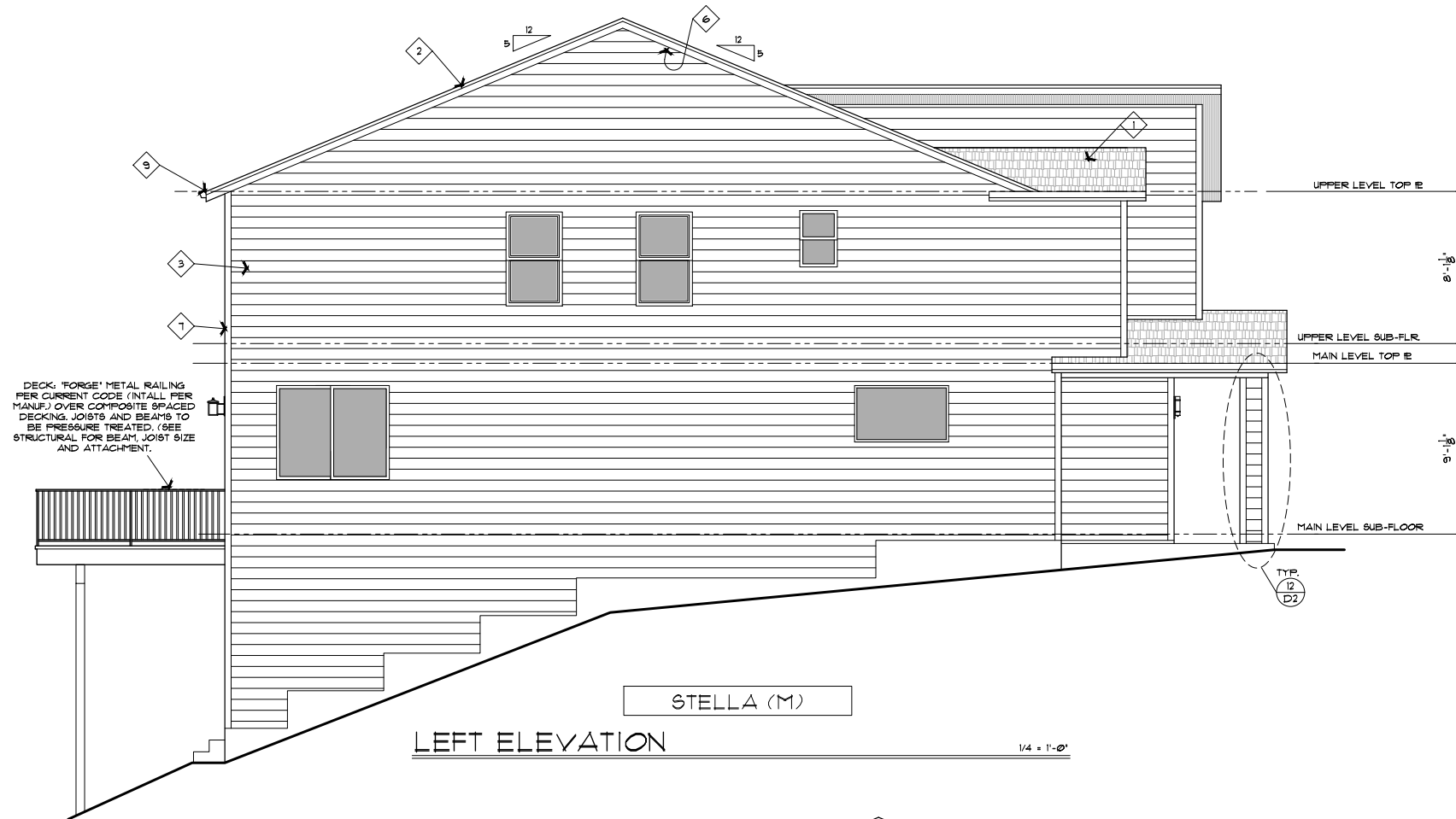
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1A**

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 1/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL BEAMS OVER 1/16" OSB WALL SHEATHING.
5. WINDOW DOOR TRIM (FRONT AND ENHANCED SIDE ONLY): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. GUTTERS (TYPICAL).
10. KEYNOTE NOT USED.



2/23/23 AUTUMN SUNRISE PLAN 3000\_H20\_D2C  
 3/4/23 PLAN CHANGE 1\_ARCH-STRUCTURAL\_D2C  
 5/16/23 PLAN CLARIFICATION 2\_D2C  
 6/17/23 PLAN CHANGE 3\_D2C

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE SI SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE RIGHT - 3000  
 STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1B**

2/23/23 AUTUMN SUNRISE PLAN 3000 HCU DSC  
 3/4/23 PLAN CHANGE 1 ARCH-STRUCTURAL DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE SI SHEETS

**SLOPE LOT**

STELLA 1902M-GARAGE RIGHT - 3000  
 STELLA 1902M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

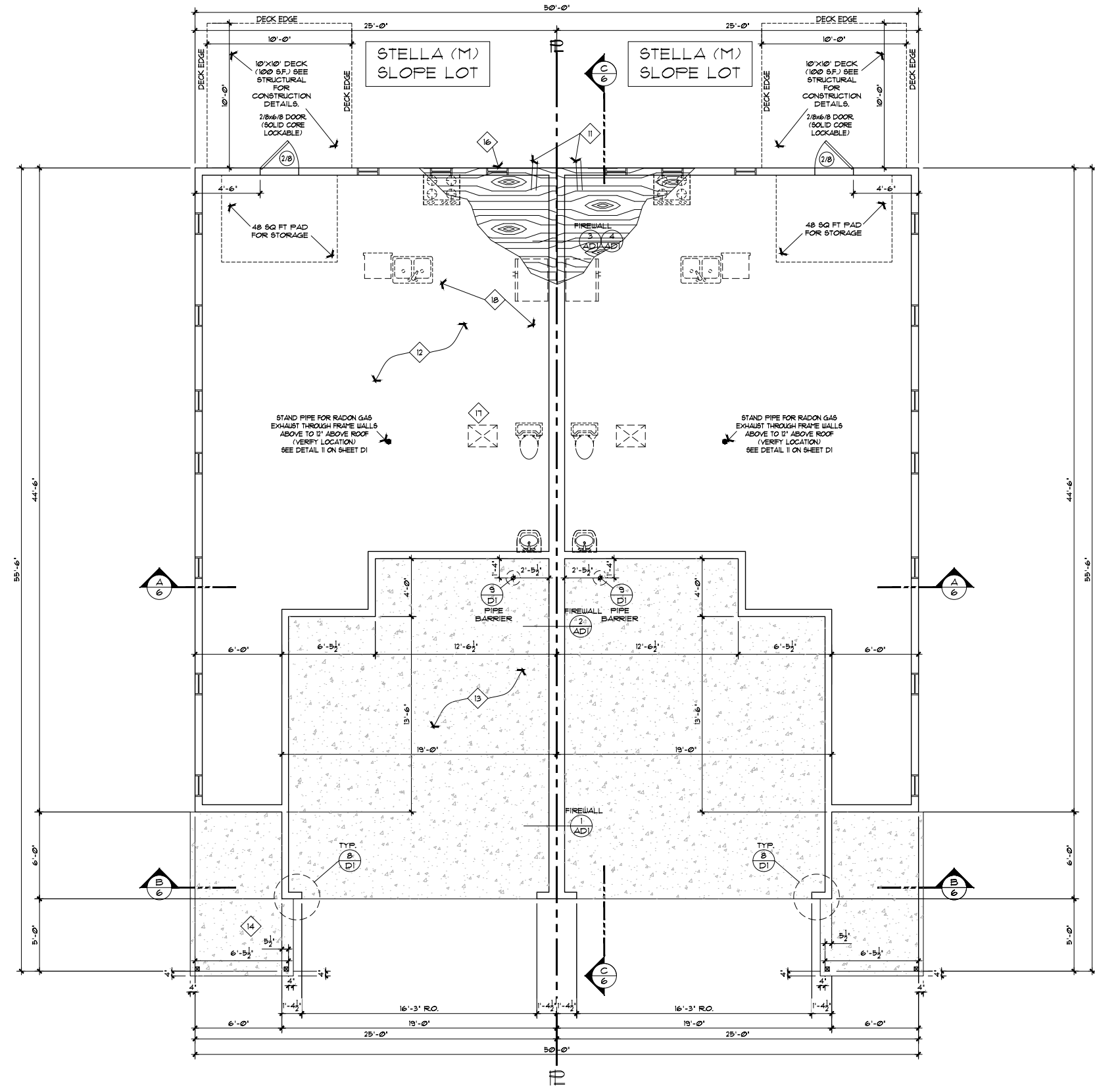
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**2**

- FOUNDATION PLAN KEYNOTES**
- PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
  - 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  - 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
  - KEYNOTE NOT USED.
  - SCREENED FOUNDATION VENTS. FOR LOCATIONS SEE STRUCTURAL SHEETS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

**NOTE:**  
 FOR FOUNDATION  
 CONSTRUCTION  
 DETAILS SEE  
 STRUCTURAL SHEETS



**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATINGS FOR FOUNDATION VENTS USED):

$$126 \text{ SF} / 150 = 0.84$$

$$0.84 \times 144 = 120.96$$

$$120.96 / 12 = 10.08$$

REQUIRED FOUNDATION VENTS NEEDED = 10

**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATINGS FOR FOUNDATION VENTS USED):

$$126 \text{ SF} / 150 = 0.84$$

$$0.84 \times 144 = 120.96$$

$$120.96 / 12 = 10.08$$

REQUIRED FOUNDATION VENTS NEEDED = 10

**FOUNDATION PLAN**

1/4"=1'-0"



2/23/23 AUTUMN SUNRISE PLAN 3000 H&D DSC  
 3/4/23 PLAN CHANGE 1 ARCH-STRUCTURAL DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

# LENNAR<sup>®</sup>

## AUTUMN SUNRISE

Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE IS SHEETS

### SLOPE LOT

STELLA 1802M-GARAGE RIGHT - 3000  
 STELLA 1802M-GARAGE LEFT - 3000

STELLA M	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

### STELLA M

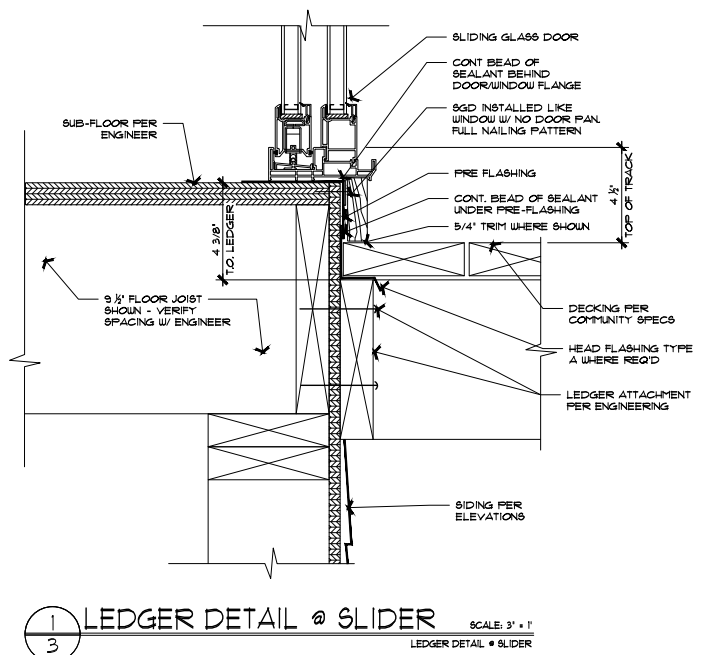
STELLA M	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

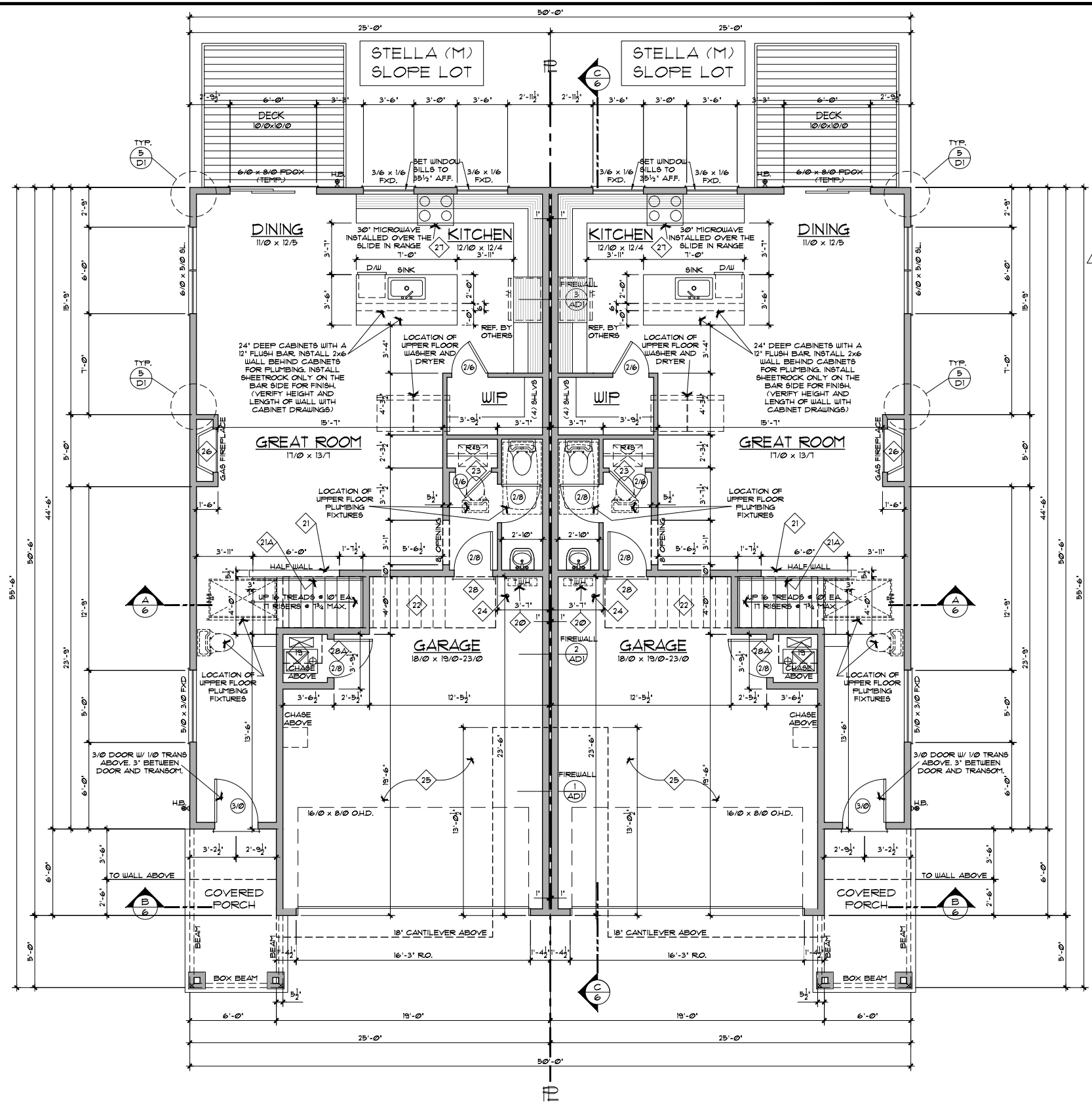
# 3

### MAIN FLOOR PLAN KEYNOTES

19. INSTALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
20. WALL MOUNTED GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 54" MIN. ABOVE FINISHED FLOOR.
21. 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL 13 ON SHEET D1.
- 21A. 3/4" TO 3/8" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
22. APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
23. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
24. PIPE BARRIER SEE DETAIL 9/D1.
25. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE "X" GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE WRAP EXPOSED BEAMS.
26. FIREPLACE. INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE) U.L. LISTED METAL FIREPLACE TO MANUF. SPECS.
27. MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
28. DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.
- 28A. FURNACE DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



**1** LEDGER DETAIL @ SLIDER SCALE: 3/4" = 1'  
**3** LEDGER DETAIL @ SLIDER

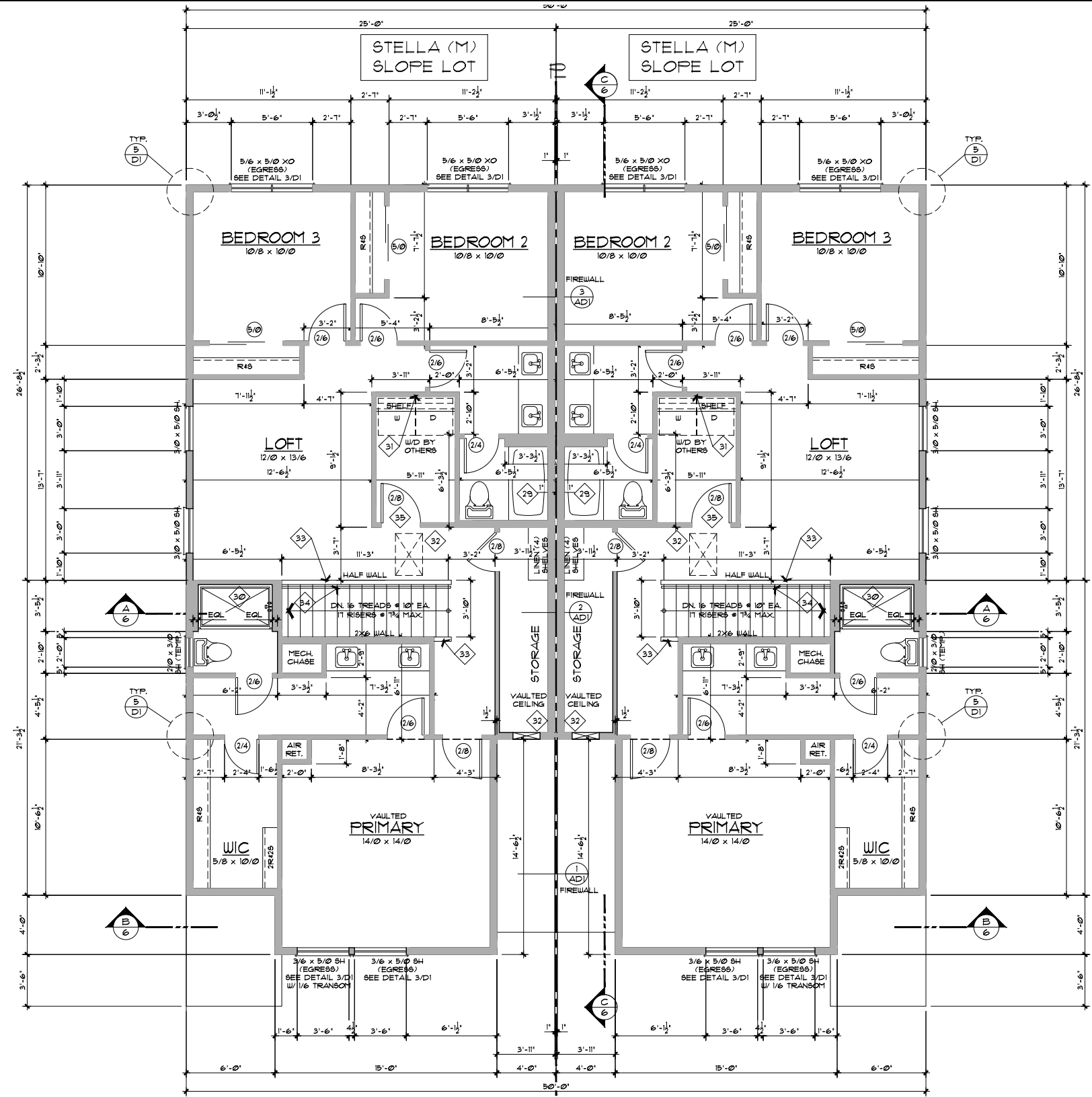


- FLOOR PLAN NOTES:**
- DASHED LINE INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16\"/>
  - PROVIDE 2x4 STUDS AT 16\"/>
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

### MAIN FLOOR DESIGN

1/4" = 1'-0"

- UPPER FLOOR KEYNOTES**
29. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
  30. INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
  31. INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
  32. PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/ CEILING W/ INSULATED COVER.
  33. 42" HIGH HALF WALL WITH WOOD CAP.
  34. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  35. INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR. SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



2/23/23 AUTUMN SUNRISE PLAN 3000 HCU DSC  
 5/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE RIGHT - 3000  
 STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

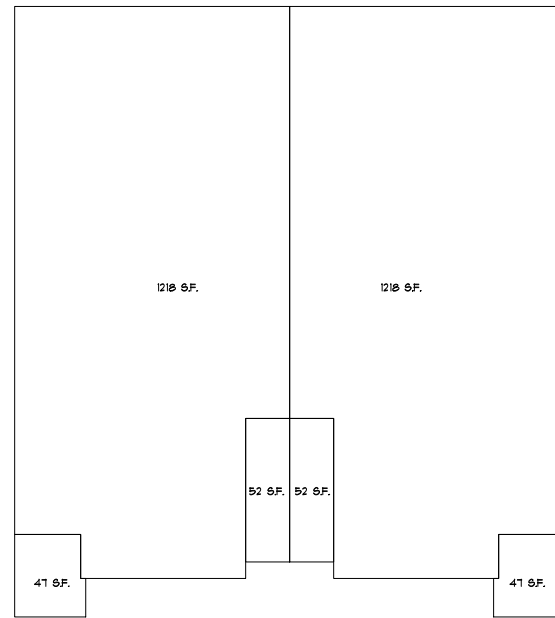
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**4**

- FLOOR PLAN NOTES:**
- DASHED LINE INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**UPPER FLOOR DESIGN**

1/4" = 1'-0"

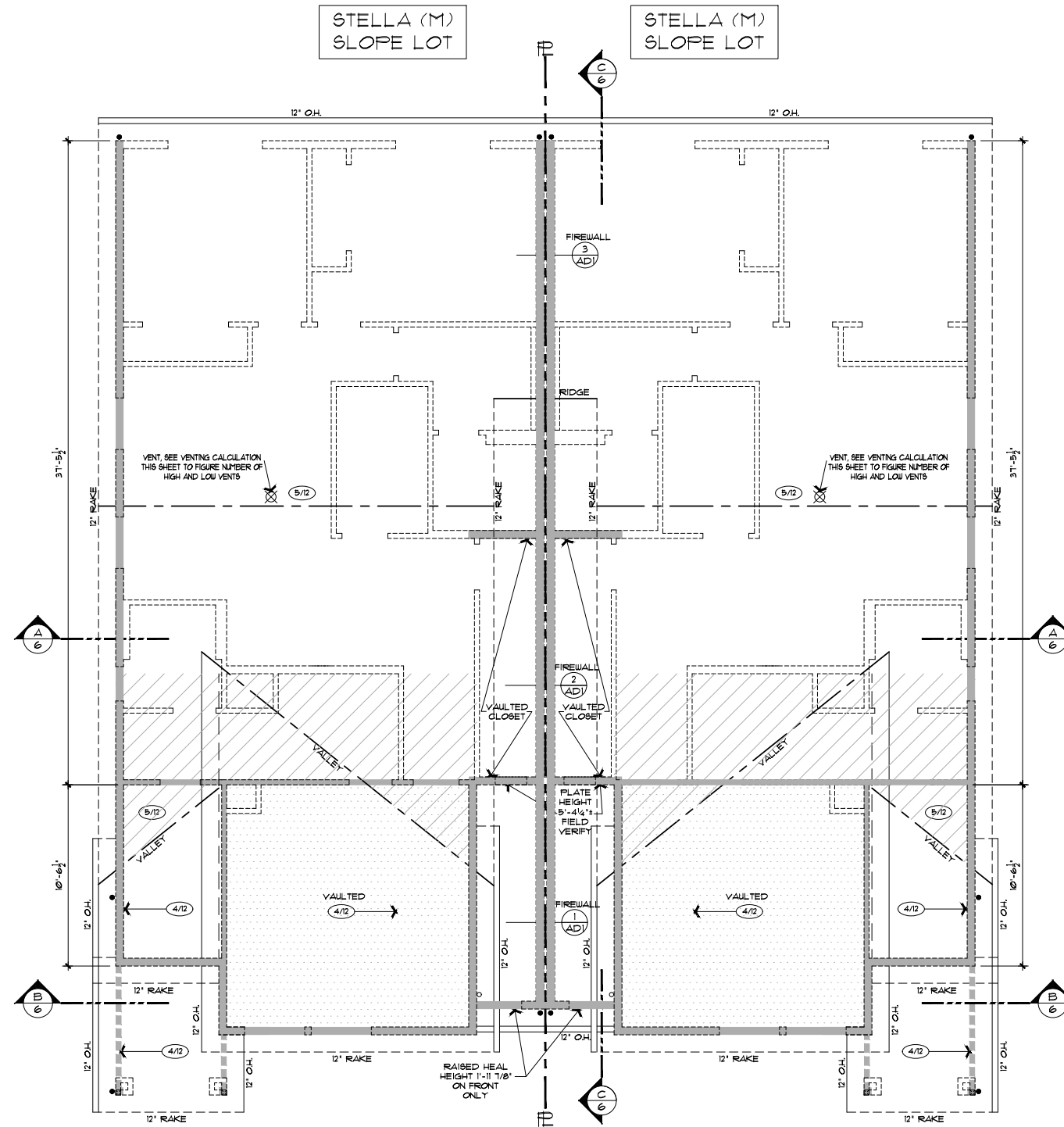


STELLA (M)

STELLA (M)

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED).	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS. FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 20 = 14.62 <b>15 LOW VENTS REQD</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.17 * 144 = 24.96 / 2 = 12.48 / 20 = 0.62 <b>1 LOW VENTS REQD</b>
ROOF/PORCH AREA =	47 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 50 = 0.23 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQD</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED).	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS. FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 = 4.06 * 144 = 584.64 / 2 = 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQD</b>
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TOTAL LOW VENT BLOCKS =	AREA/300 = 0.16 * 144 = 22.56 / 2 = 11.28 / 20 = 0.56 <b>1 LOW VENTS REQD</b>



ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON WALLS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

2/23/23 AUTUMN SUNRISE PLAN 3000 HIGH DRG.  
 3/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) DRG.  
 5/16/23 PLAN CLARIFICATION 2 DRG.  
 6/17/23 PLAN CHANGE 3 DRG.

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

NOTE:  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE SI SHEETS

**SLOPE LOT**

STELLA 1902M-GARAGE RIGHT - 3000  
 STELLA 1902M-GARAGE LEFT - 3000

STELLA M	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
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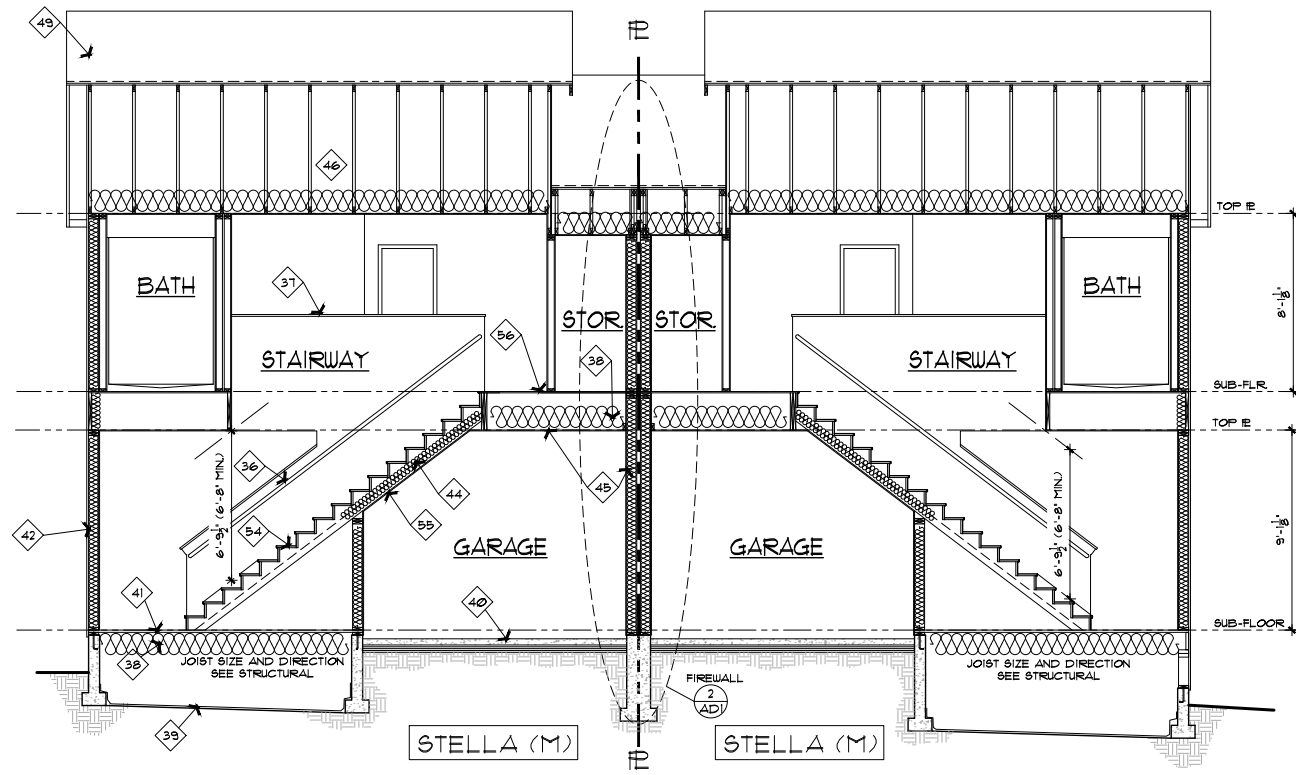
GARAGE	412 SQ. FT.
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COVERED PATIO	0 SQ. FT.

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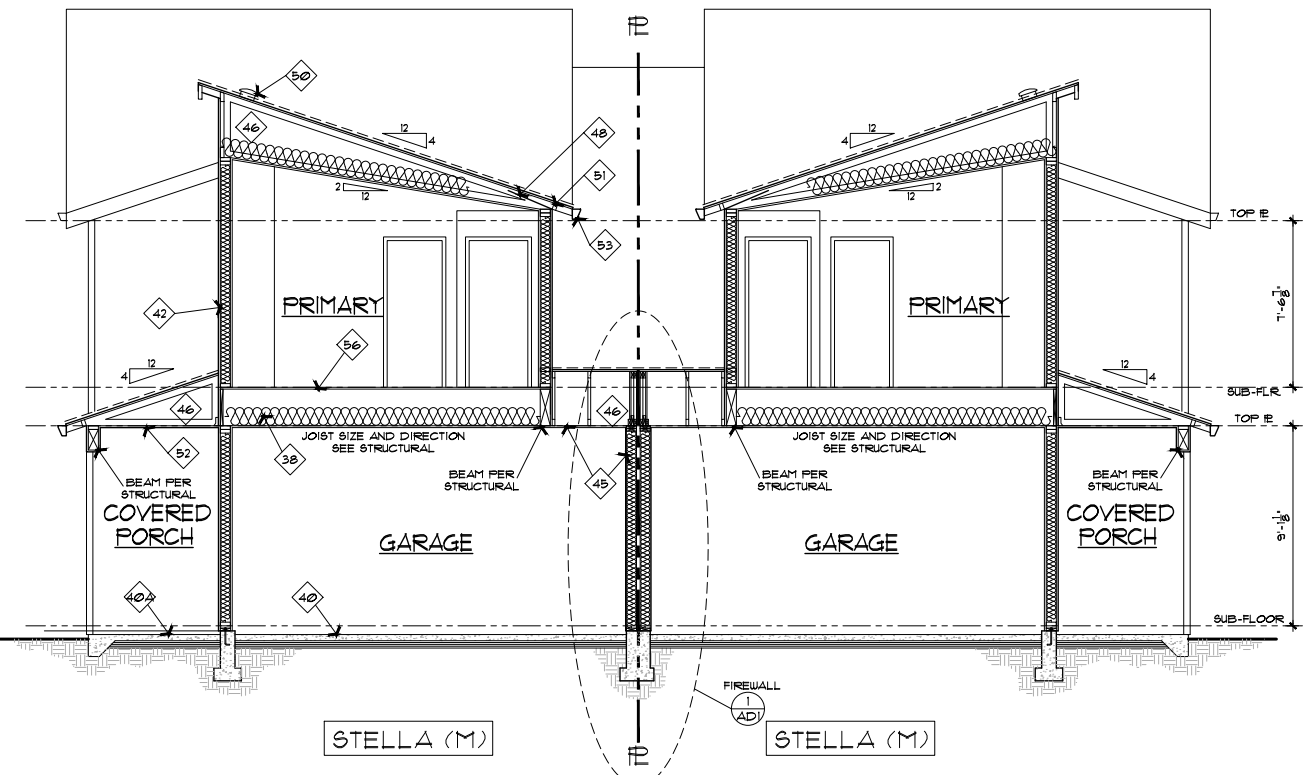
**BUILDING SECTION KEYNOTES**

- 36. 3/4" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. (SEE DETAIL 13/D) FOR STAIR SPECS.
- 37. 42" HIGH HALF WALL WITH WOOD CAP.
- 38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES).
- 39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
- 40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
- 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
- 41. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 18M SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
- 42. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON TYVEK DRAIN WRAP (SEE DETAIL 4/D) ON 5/32" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURERS' RECOMMENDATIONS.
- 43. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
- 44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
- 45. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE. FIRETAPE GARAGE WALLS AND CEILING.
- 46. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES Laterally IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
- 47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
- 48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
- 49. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30" AS FELT ON 1/4" OSB ROOF SHEATHING (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEEM ROOF INSTALLED PER MFR.
- 50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
- 51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
- 52. SOFFITS @ COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
- 53. GUTTERS (TYPICAL).
- 54. 2x TREADS & 1x RISERS ON (3) 2X12 STRINGERS.
- 55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
- 56. UPPER FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).

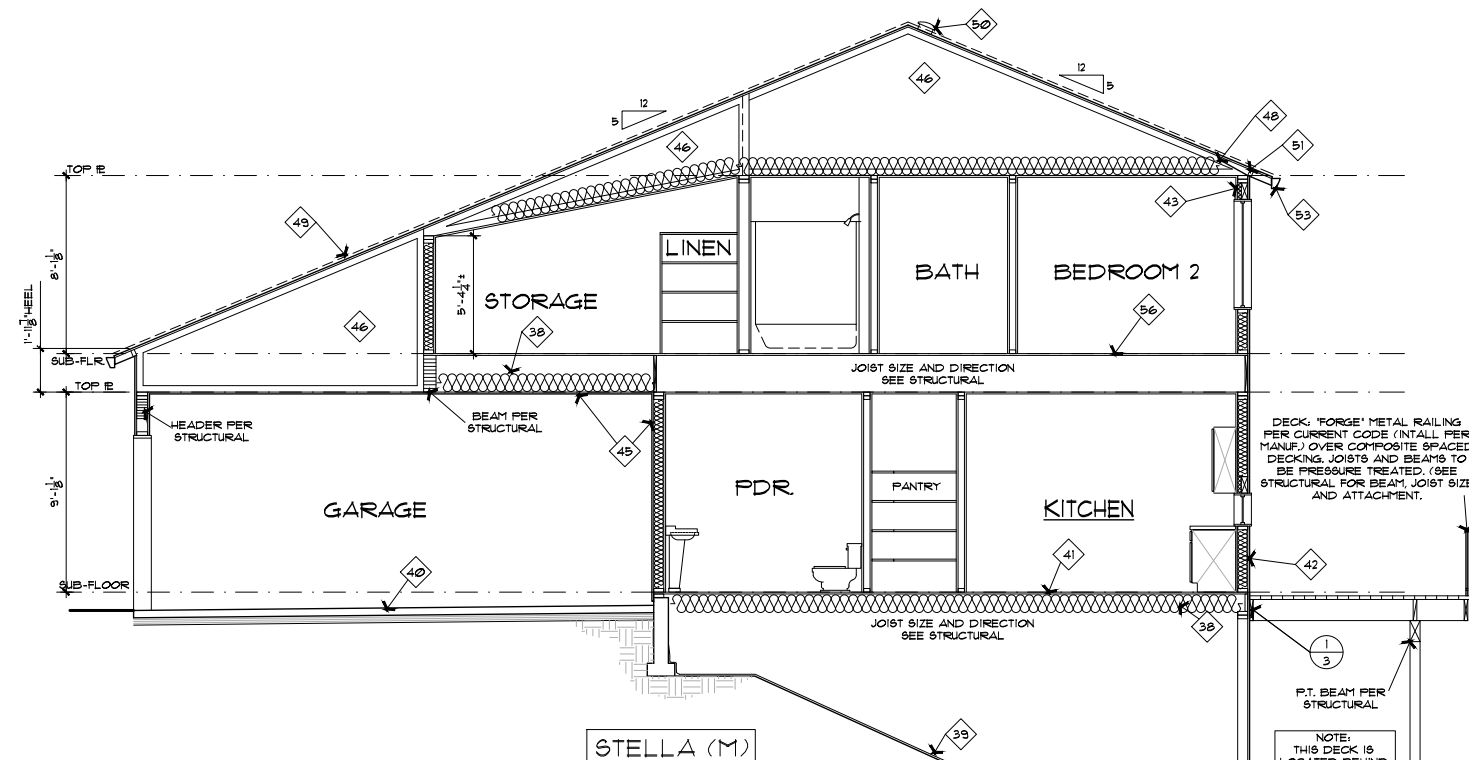
\* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWING.



**A BUILDING SECTION** 1/4" = 1'-0"



**B BUILDING SECTION** 1/4" = 1'-0"



**C BUILDING SECTION** 1/4" = 1'-0"

2/23/23 AUTUMN SUNRISE PLAN 3000 MFG DSC  
 3/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE FRONT - 3000  
 STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

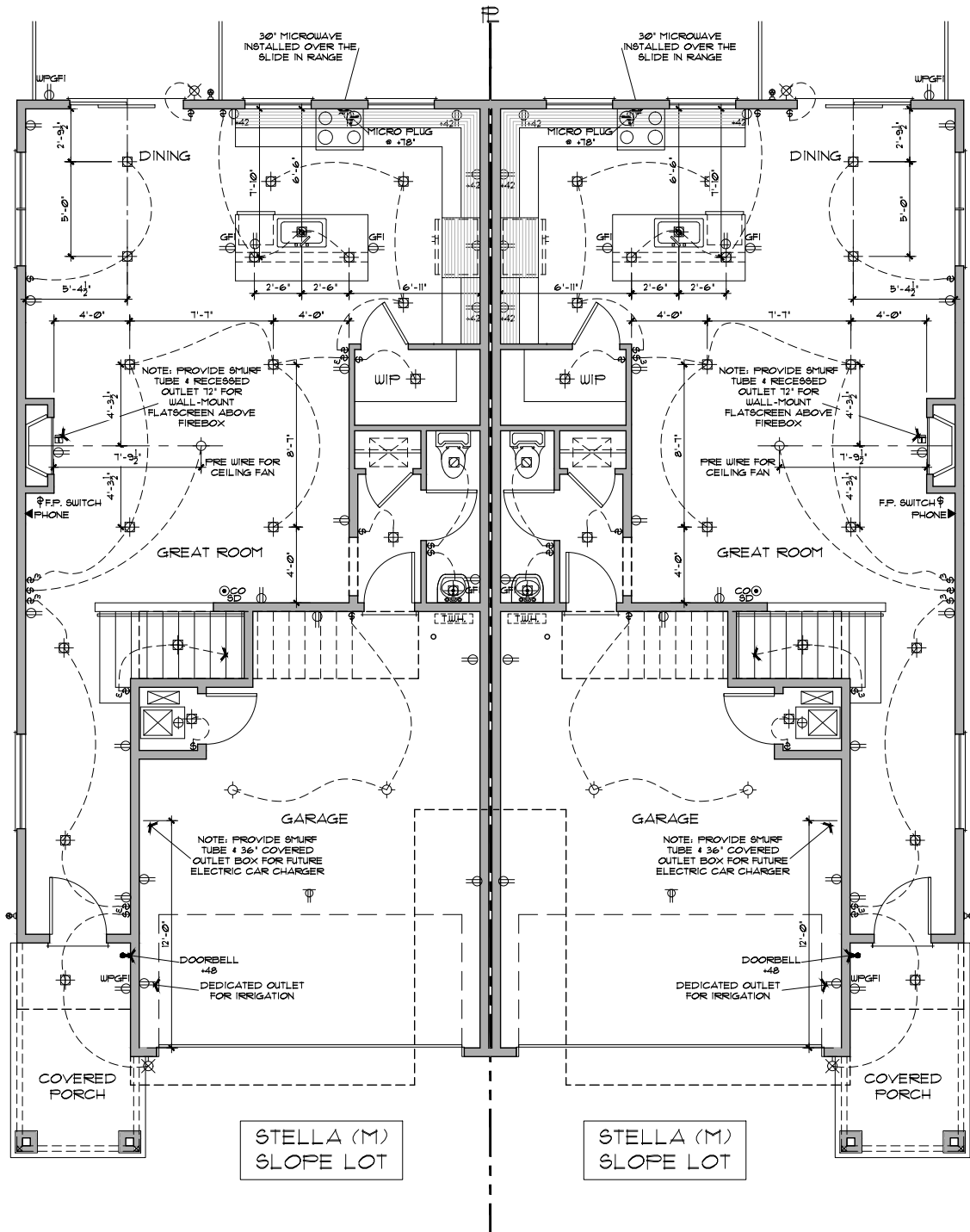
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

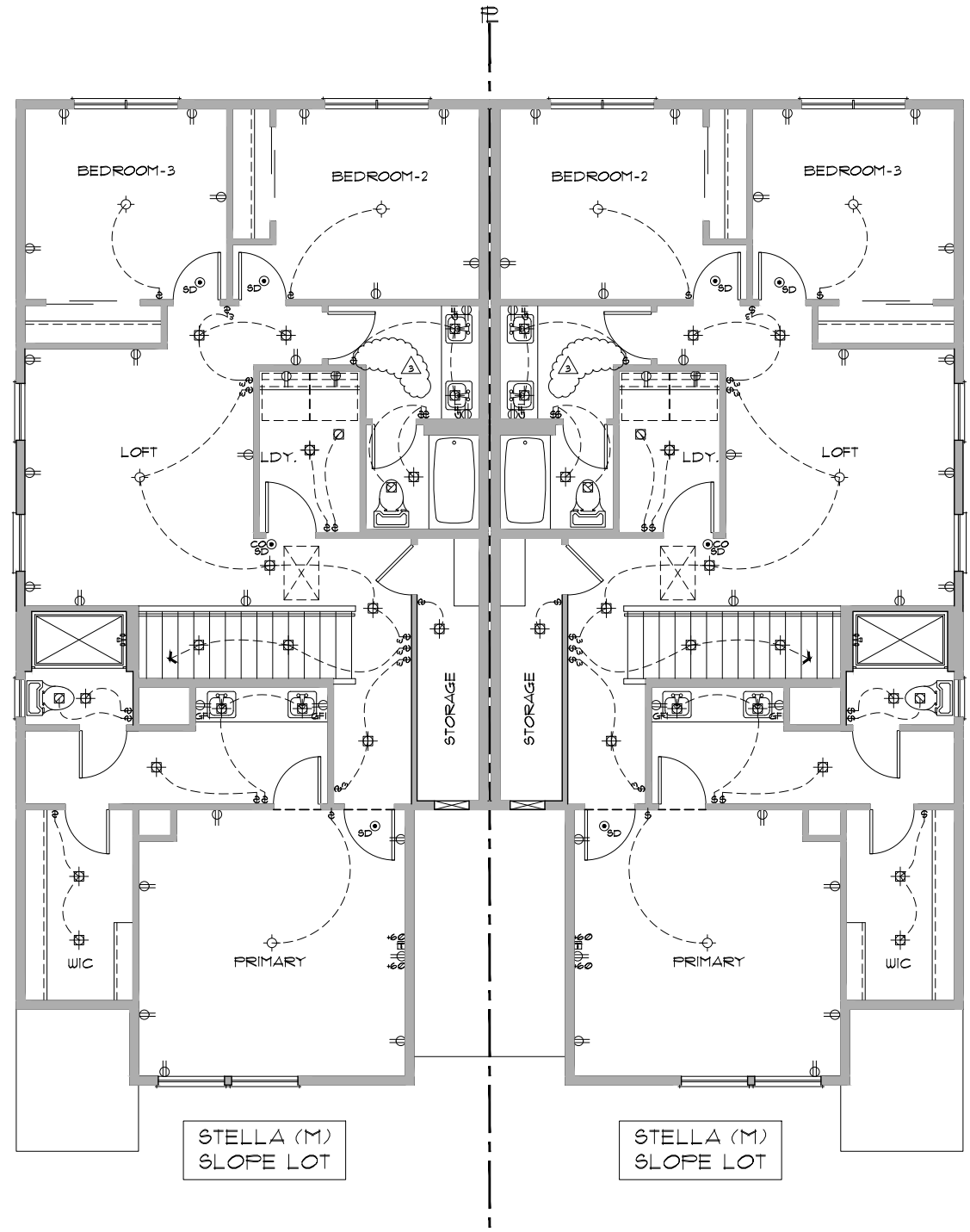
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**6**



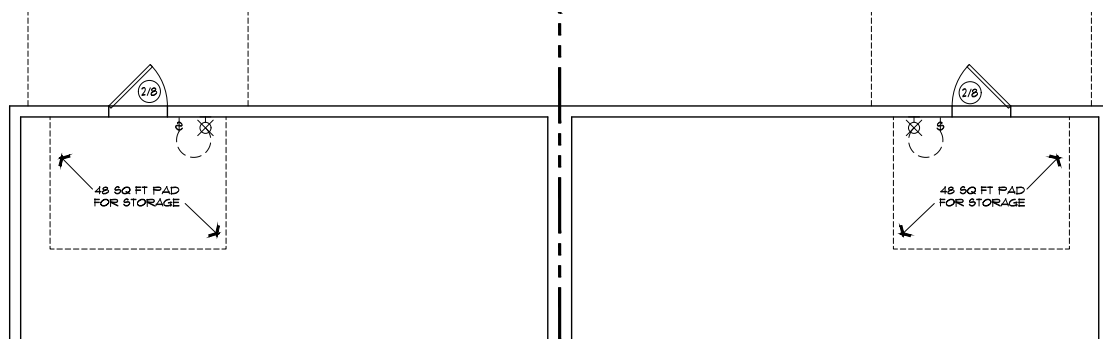
MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



CRAWL SPACE ELECTRICAL PLAN

1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊕ DOWNLIGHT (LED)
- ⊗ WALL MOUNTED (LED)
- ⊔ WALL SCONCE (LED)
- ⊙ SURFACE MOUNTED (LED)
- ⊕ HANGING FIXTURE (PER SPEC)
- ⊕ RECESSED EXHAUST FAN
- ⊕ TWO WAY SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ ELECT. SUB PANEL
- ⊕ TELEVISION OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ DB DOOR BELL
- ⊕ SMART PANEL
- ⊕ DUPLEX OUTLET
- ⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
- ⊕ 1/2 USB-1/2 HOT DUPLEX OUTLET
- ⊕ CEILING MOUNTED DUPLEX OUTLET
- ⊕ 220V OUTLET
- ⊕ 110 V. WALL OUTLET (GFI + GFI)
- ⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ⊕ 110 V. SMOKE DETECTOR - HARDWIRED TO HOUSE POWER, INTERCONNECTED AND WITH BATTERY BACKUP POWER.
- ⊕ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS, WHEN AN EXISTING DUELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.
- MECHANICAL VENTILATION NOTES:
  - ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1605.2)
  - EXHAUST FAN RATES, (MIN) (M1605.4)
    - KITCHENS: 100 CFM
    - TOILET ROOMS: 50 CFM
    - BATHROOMS: 80 CFM
    - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
  - CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1605.4.3)
  - INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DUELLING UNIT FLOOR AREA (sq. Ft.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1500 sq. Ft.	30	45	60	75
1501 - 3000 sq. Ft.	45	60	75	90
3001 - 4500 sq. Ft.	60	75	90	105
4501 - 6000 sq. Ft.	75	90	105	120

2/23/23 AUTUMN SUNRISE PLAN 3000 HIGH DSC  
 5/4/23 PLAN CHANGE 1 ARCH-STRUCTURAL DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

NOTE:  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE RIGHT - 3000  
 STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

**STELLA M**

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

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**STELLA M**

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

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Plan: Stella							
BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1136	0.021	23.856	49	1136.000	0.021	23.856
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.034	0.000
Intermediate wood-framed walls	2745	0.059	161.955	23	2745.000	0.055	150.975
Underfloor	1136	0.033	37.488	38	1136.000	0.026	29.536
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	268	0.270	72.360	3	268.000	0.280	75.040
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft2 glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>303.459</b>		<b>PROPOSED UA =</b>		<b>287.207</b>
				<b>Compliant?</b>			<b>YES</b>

**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC

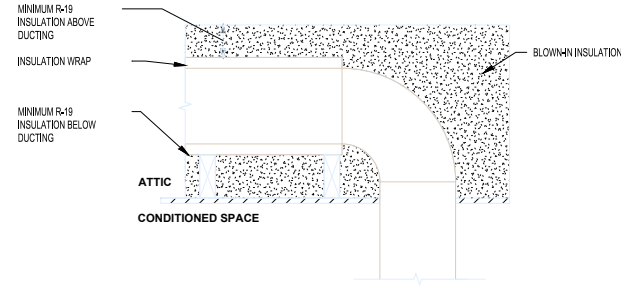
**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

**ADDITIONAL ENERGY NOTES**

**Air Sealing Home and Ducts:**

- Mandatory air sealing of all wall coverings at top plate and air sealing checklist
- Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.
- Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.
- All ducts and air handlers contained within building envelope or
- No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

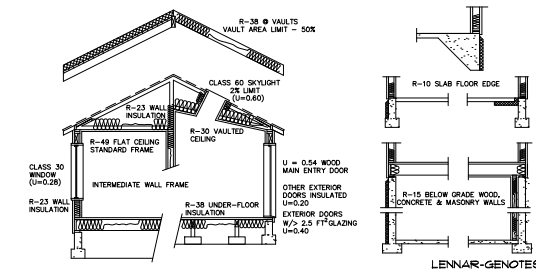
FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS =
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	7"	15	6"	no limit	3
125	6"	70	7"	no limit	3
	7"	4	6"	40	3
	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.



**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 12" ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC 95% MIN. ARIE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

2/23/23 AUTUMN SUNRISE PLAN 3000\_H2O\_DSC  
 3/4/23 PLAN CHANGE 1\_ARCH-STRUCTURAL\_DSC  
 5/16/23 PLAN CHANGE 2\_ARCH-STRUCTURAL\_DSC  
 6/17/23 PLAN CHANGE 3\_DSC

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 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

**SLOPE LOT**

STELLA 1902M-GARAGE RIGHT - 3000  
 STELLA 1902M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
<b>TOTAL</b>	<b>2,004 SQ. FT.</b>

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

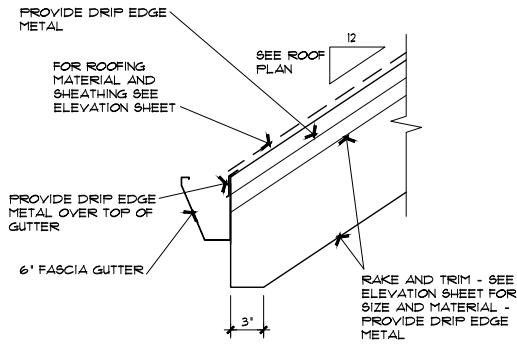
**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
<b>TOTAL</b>	<b>2,004 SQ. FT.</b>

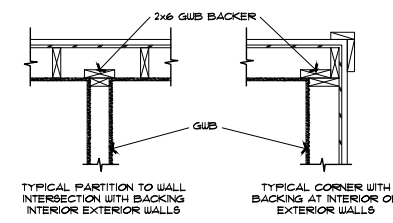
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**8**

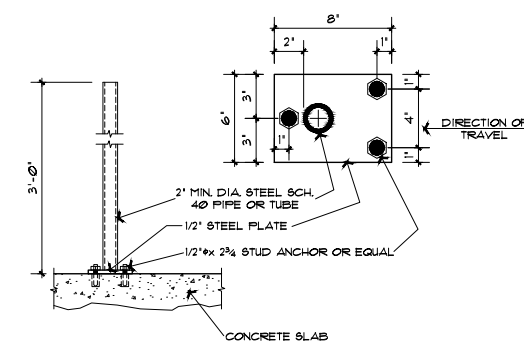




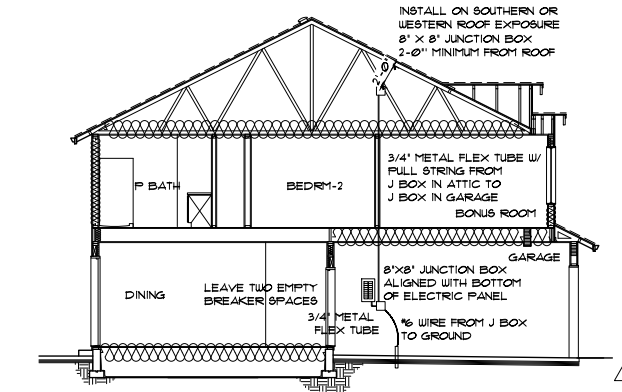
1 RAKE DETAIL SCALE: NTS ROOF-6A



5 TYP. WALL FRAMING DETAIL SCALE: NTS



9 BARRIER DETAIL SCALE: NTS BOLLARD-7A



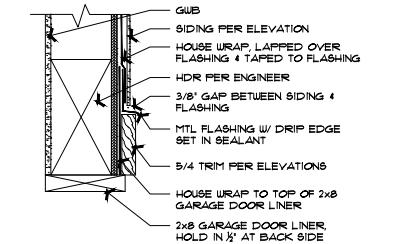
12 SOLAR PREWIRE DIAGRAM SCALE: NTS

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 3/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

DETAIL NOT USED

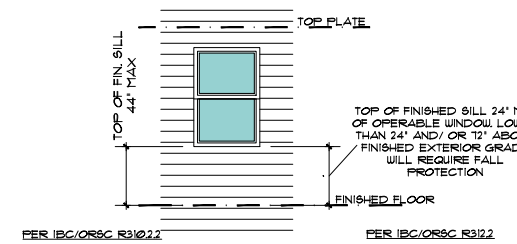
2 D1



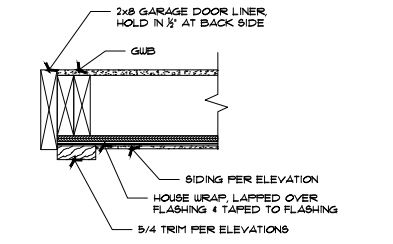
6 GAR. DOOR LINER @ HDR SCALE: NTS

DETAIL NOT USED

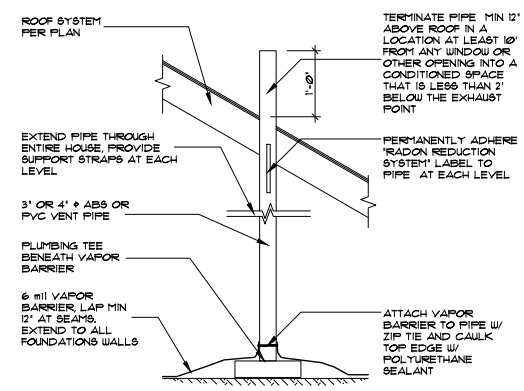
10 D1



3 INGRESS/EGRESS SCALE: NONE LENNAR EGRESS

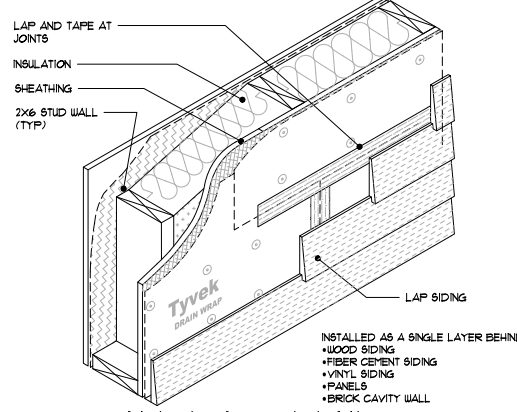


7 GAR. DOOR LINER @ JAMB SCALE: NTS

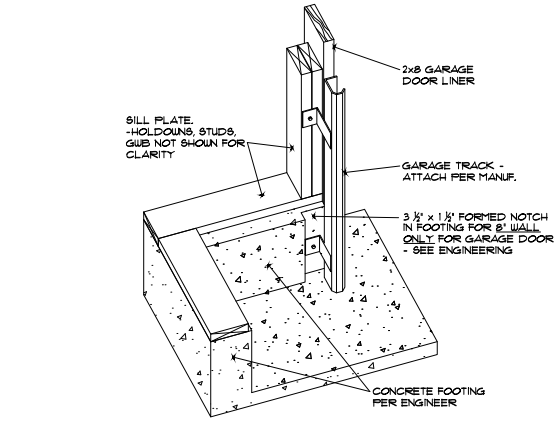


NOTES:  
 1. PROVIDE JUNCTION BOX IN ATTIC FOR FUTURE FAN.  
 2. PROVIDE JUNCTION BOX ON MAIN LEVEL FOR FUTURE WARNING DEVICE.  
 3. PROVIDE POLYURETHANE SEALANT AROUND ALL PIPE CONNECTIONS AND ALL FLOOR AND CEILING PENETRATIONS.  
 4. IF THE PIPE SHOULD NEED TO JOG HORIZONTALLY THROUGHOUT HOUSE, MAINTAIN MINIMUM 1/4":1" SLOPE OF PIPE.  
 5. PROVIDE (1) VENT PIPE FOR EVERY 2,000 SQ. FT. OF CRAWLSPACE.  
 6. EXTERIOR SURFACES OF CONCRETE WALLS BELOW GROUND SURFACE SHALL BE DAMP-PROOFED IN ACCORDANCE WITH LOCAL CODES.  
 7. DUCTWORK LOCATED IN CRAWLSPACES SHALL BE SEALED AT ALL SEAMS AND JOINTS IN ACCORDANCE WITH LOCAL CODES.  
 8. CRAWLSPACE ACCESS BETWEEN CONDITIONED SPACE AND CRAWLSPACE SHALL BE CLOSED, GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.  
 9. DUCTWORK LOCATED IN THE CRAWLSPACE SHALL BE PERFORMANCE TESTED TO DEMONSTRATE CONFORMANCE TO DUCT PERFORMANCE STANDARDS.

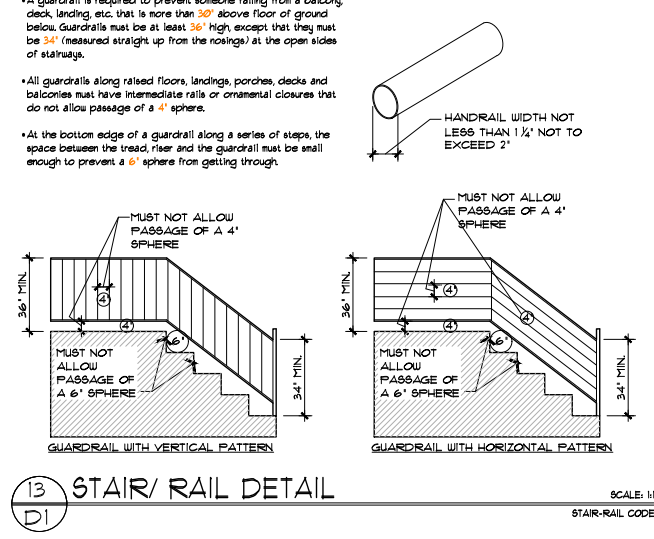
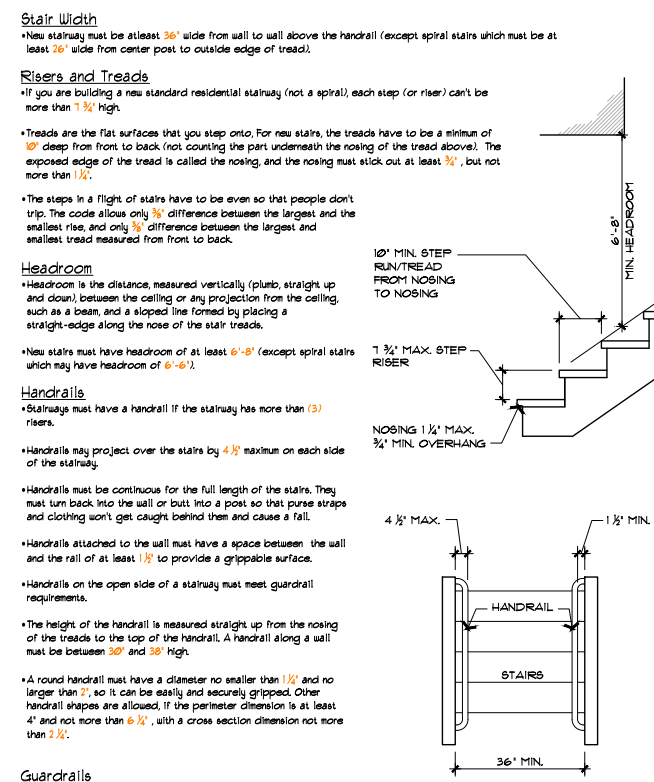
11 RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: NTS RADON-1



4 DRAIN WRAP DETAIL SCALE: NTS DRAIN WRAP



8 NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



13 STAIR/ RAIL DETAIL SCALE: 1/4" STAIR-RAIL CODE

**Stair Width**  
 • New stairways must be at least 36" wide from wall to wall above the handrail (except spiral stairs which must be at least 26" wide from center post to outside edge of tread).

**Risers and Treads**  
 • If you are building a new standard residential stairway (not a spiral), each step (or riser) can't be more than 1 3/4" high.  
 • Treads are the flat surfaces that you step onto. For new stairs, the treads have to be a minimum of 10" deep from front to back (not counting the part underneath the nosing of the tread above). The exposed edge of the tread is called the nosing, and the nosing must stick out at least 3/4", but not more than 1 1/2".

• The steps in a flight of stairs have to be even so that people don't trip. The code allows only 1/8" difference between the largest and the smallest rise, and only 3/8" difference between the largest and smallest tread measured from front to back.

**Headroom**  
 • Headroom is the distance, measured vertically (plumb, straight up and down), between the ceiling or any projection from the ceiling, such as a beam, and a sloped line formed by placing a straight-edge along the nose of the stair treads.  
 • New stairs must have headroom of at least 6'-8" (except spiral stairs which may have headroom of 6'-6").

**Handrails**  
 • Stairways must have a handrail if the stairway has more than (3) risers.  
 • Handrails may project over the stairs by 4 1/2" maximum on each side of the stairway.

• Handrails must be continuous for the full length of the stairs. They must turn back into the wall or butt into a post so that purse straps and clothing won't get caught behind them and cause a fall.

• Handrails attached to the wall must have a space between the wall and the rail of at least 1 1/2" to provide a grippable surface.  
 • Handrails on the open side of a stairway must meet guardrail requirements.

• The height of the handrail is measured straight up from the nosing of the treads to the top of the handrail. A handrail along a wall must be between 30" and 38" high.

• A round handrail must have a diameter no smaller than 1 1/2" and no larger than 2", so it can be easily and securely gripped. Other handrail shapes are allowed, if the perimeter dimension is at least 4" and not more than 6 1/2", with a cross section dimension not more than 2 1/2".

**Guardrails**  
 • A guardrail is required to prevent someone falling from a balcony, deck, landing, etc. that is more than 30" above floor of ground below. Guardrails that are less than 36" high, except that they must be 34" (measured straight up from the nosings) at the open sides of stairways.

• All guardrails along raised floors, landings, porches, decks and balconies must have intermediate rails or ornamental closures that do not allow passage of a 4" sphere.

• At the bottom edge of a guardrail along a series of steps, the space between the tread, riser and the guardrail must be small enough to prevent a 6" sphere from getting through.

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NOTE:  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE SI SHEETS

SLOPE LOT

STELLA 1902M-GARAGE RIGHT - 3000  
 STELLA 1902M-GARAGE LEFT - 3000

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

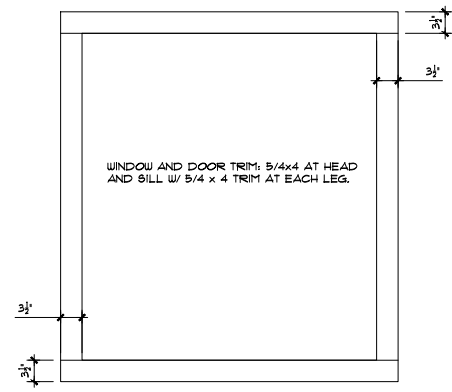
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

STELLA M

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

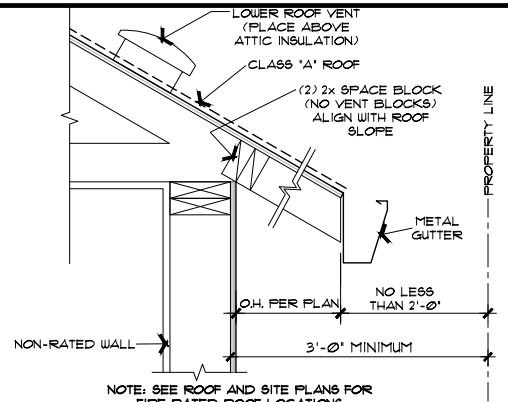
**D1**



1  
D2 WINDOW TRIM DETAIL NT6

2  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED

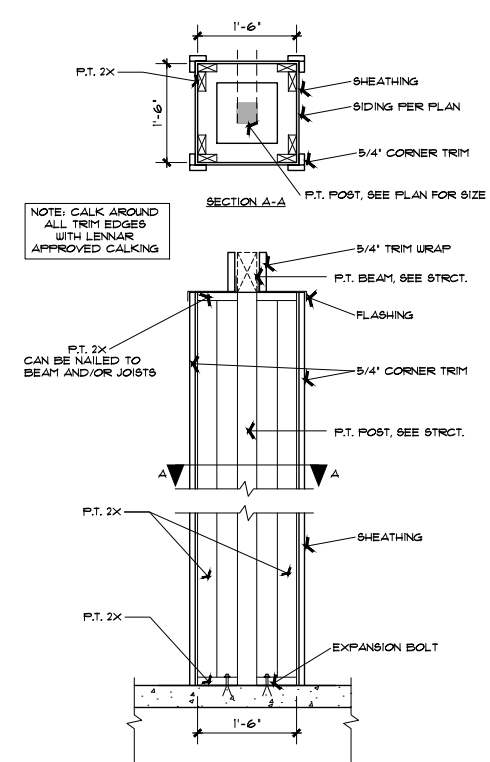


7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

8  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED



12  
D2 PORCH COLUMN DETAIL SCALE: 3/4"=1'-0" LENNAR COL-131

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5/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) D2C  
6/16/23 PLAN CLARIFICATION 2 D2C  
6/17/23 PLAN CHANGE 3 D2C

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Tualatin, Oregon

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE 'S' SHEETS

**SLOPE LOT**

STELLA 1902M-GARAGE RIGHT - 3000  
STELLA 1902M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

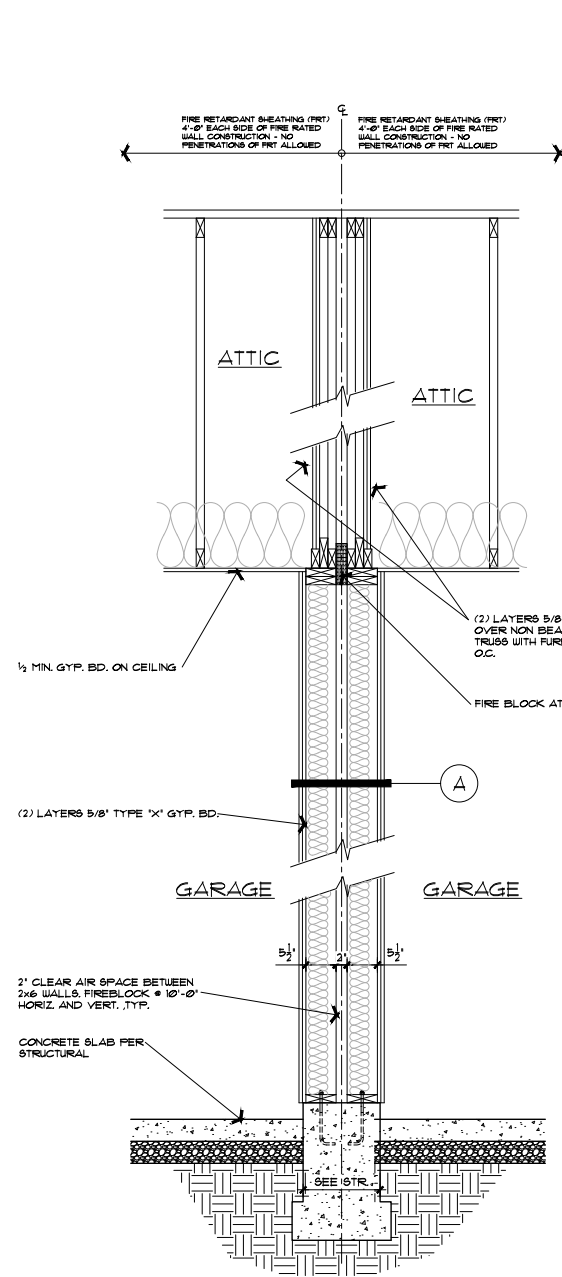
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

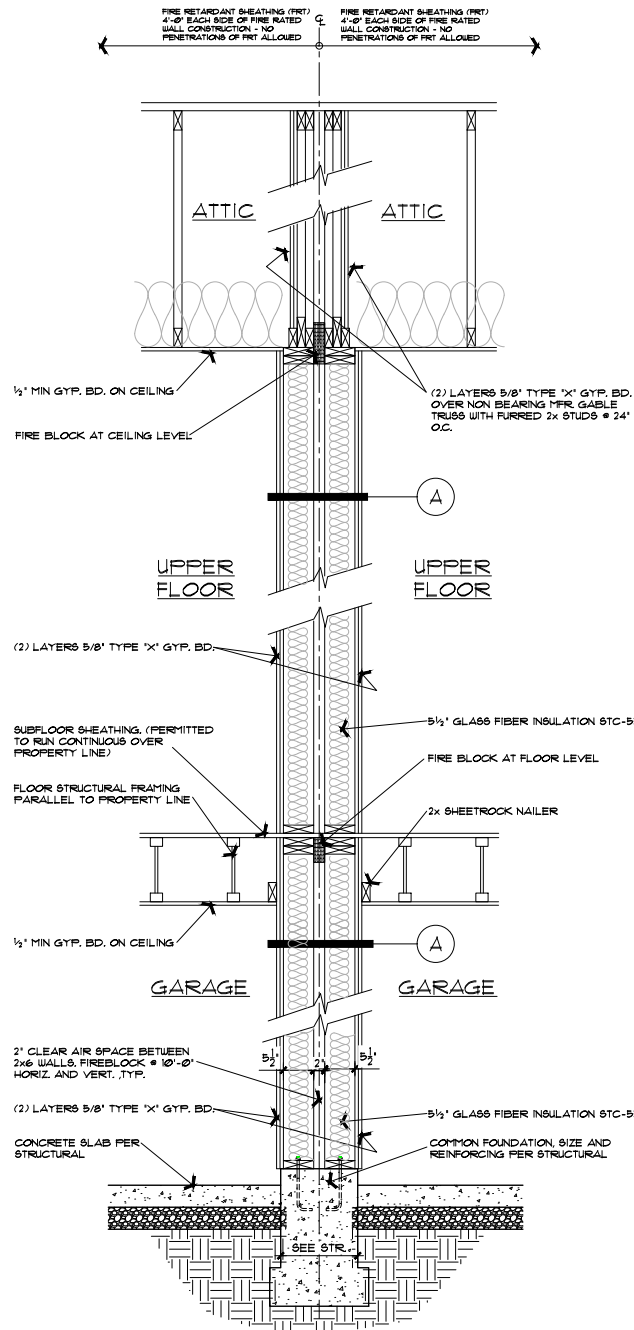
**D2**



2-HOUR FIREWALL PER GA-600 WP 3820  
 PERP. TO COMMON PROPERTY LINE 1-STORY @  
 GARAGE SLAB

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

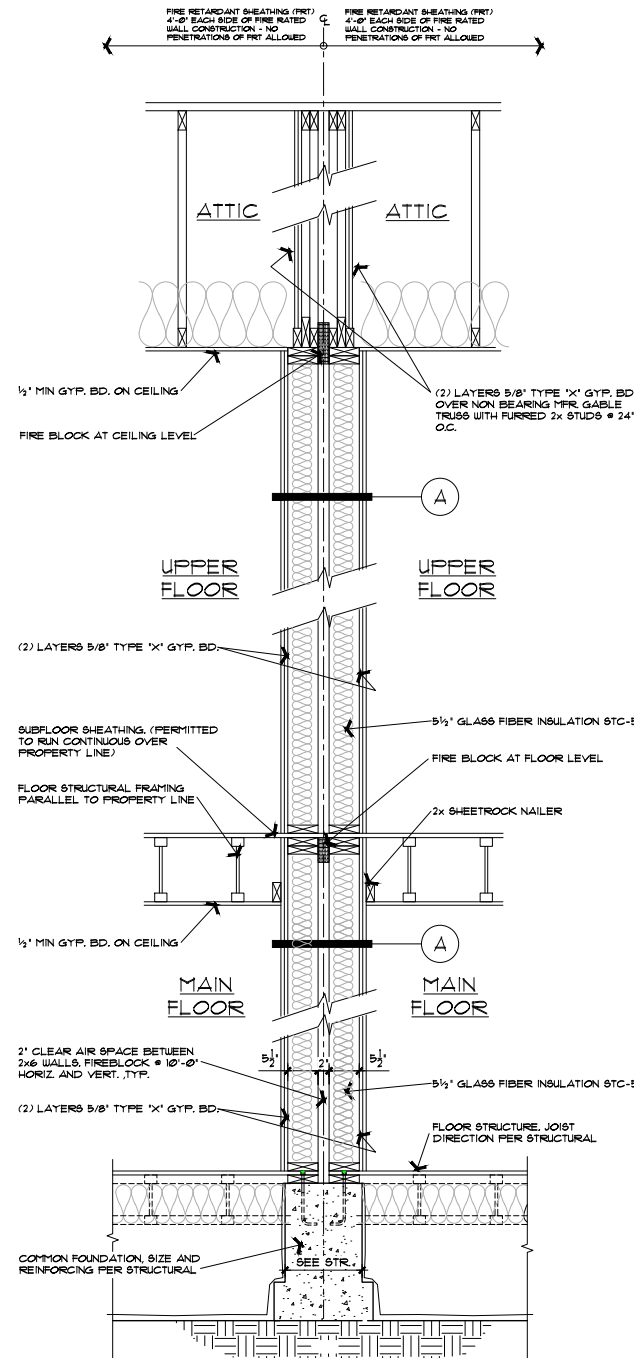
1  
 AD1



2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB

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

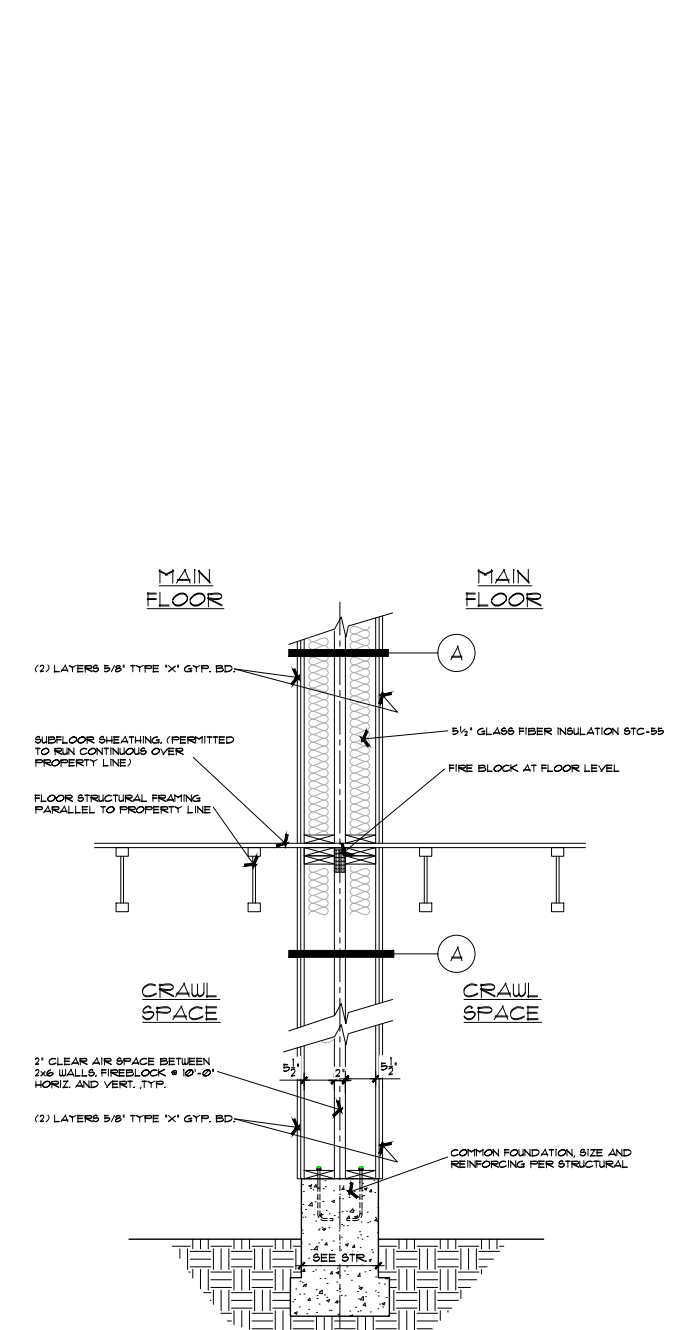
2  
 AD1



2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN

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

3  
 AD1



2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT CRAWL SPACE

SCALE: 3/4" = 1'  
 FRW-31

4  
 AD1

NOTE:  
 SEE SHEET AD2 FOR  
 FIREWALL ASSEMBLY NOTES

2/23/23 AUTUMN SUNRISE PLAN 3000 MGJ DSC  
 3/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL) DSC  
 5/16/23 PLAN CLARIFICATION 2 DSC  
 6/17/23 PLAN CHANGE 3 DSC

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NOTE:  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE 'S' SHEETS

**SLOPE LOT**

STELLA M 1922M-GARAGE RIGHT - 3000  
 STELLA M 1922M-GARAGE LEFT - 3000

STELLA M	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

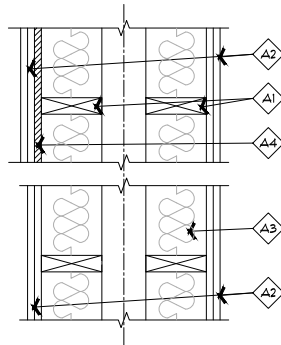
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

STELLA M	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**AD1**



CONSTRUCTION ASSEMBLY	
GA-6002012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WF 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, Ø.085" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, Ø.100" SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING	
2 HOUR FIRE	
SOUND RATING	
55 TO 59 STC	

**A PARTY WALL ASSEMBLY**  
DOUBLE ROW 2x6 STUD WALL (GA FILE NO. WF3820)  
SCALE: 1/2" = 1' PWA-A WALL 6

**NOTE:**  
PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
1. CONCEALED STUD WALL AND FURRED SPACES.  
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.  
3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT U.N.O.  
**FIRE BLOCK CONSTRUCTION:**  
SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

**§302.11 FIREBLOCKING MATERIALS**  
FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER, TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, Ø.5-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, BATT'S OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E19 OR UL 263, FOR THE SPECIFIC APPLICATION, THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

**NOTE:**  
ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, SUBJECT TO LOCAL APPROVAL.

PW-NOTES

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OFFICE PHONE: (360) 258-7900

2/23/23 AUTUMN SUNRISE PLAN 3000_MG1.DWG
5/4/23 PLAN CHANGE 1 (ARCH-STRUCTURAL).DWG
5/16/23 PLAN CLARIFICATION 2.DWG
6/17/23 PLAN CHANGE 3.DWG

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE IS SHEETS

**SLOPE LOT**

STELLA 1922M-GARAGE RIGHT - 3000  
STELLA 1922M-GARAGE LEFT - 3000

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1154 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA M**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1154 SQ. FT.
TOTAL	2,004 SQ. FT.

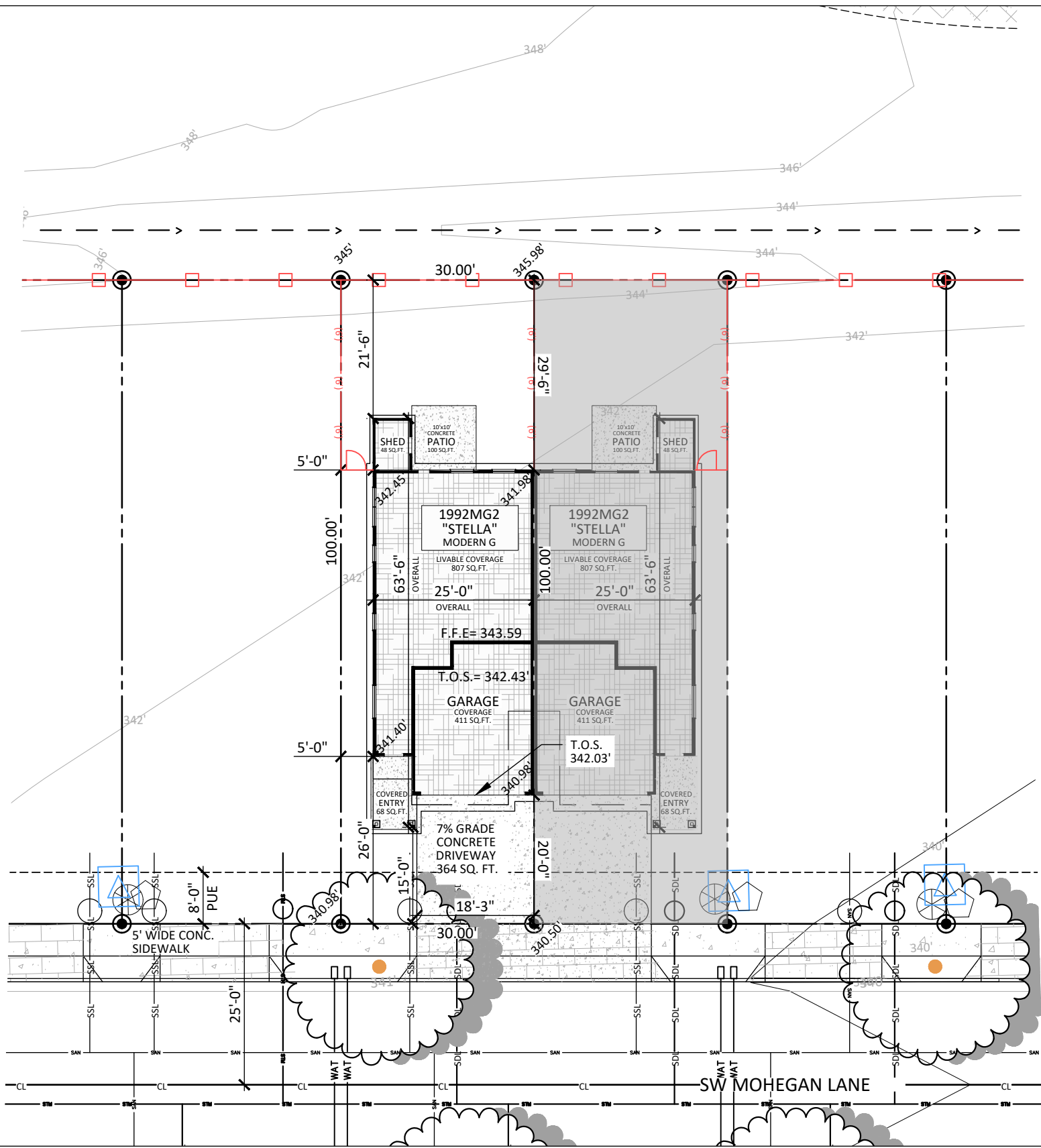
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**AD2**

- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊙	FIRE HYDRANT	⊙	AIR RELEASE VALVE
□	WATER METER	⊙	WATER BLOWOFF
⊗	WATER VALVE	⊗	DOUBLE CHECK VALVE
⚡	SIGN	○	SANITARY SEWER CLEAN OUT
⚙	STREET LIGHT	○	SANITARY SEWER MANHOLE
□	CATCH BASIN	○	STORM DRAIN CLEAN OUT
⚙	ADA RAMP	⊕	STORM DRAIN MANHOLE
⊙	PROPERTY PINS	△	VISIBILITY TRIANGLES
⊙	POWER VAULT	▬▬▬	RETAINING WALL
⊙	POWER JUNCTION BOX	◇	COMMUNICATIONS RISER
⊙	COMMUNICATIONS VAULT	⊗	COMMUNICATIONS JB POT
⊙	AMUR MAACKIA	⤴	GATE
⊙	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊙	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM



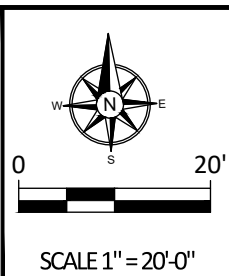
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	807 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	83 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
TOTAL IMPERVIOUS:	1813 SQ.FT.
TOTAL COVERED:	1349 SQ.FT.

ZONING: RML	REQUIRED	PROPOSED
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	29'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
MAX. BUILDING COVERAGE:		45%
MAX. BUILDING HEIGHT:	35'	28'-4"



DRAWN:  
04-20-2023 AMC  
REVISIONS:

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

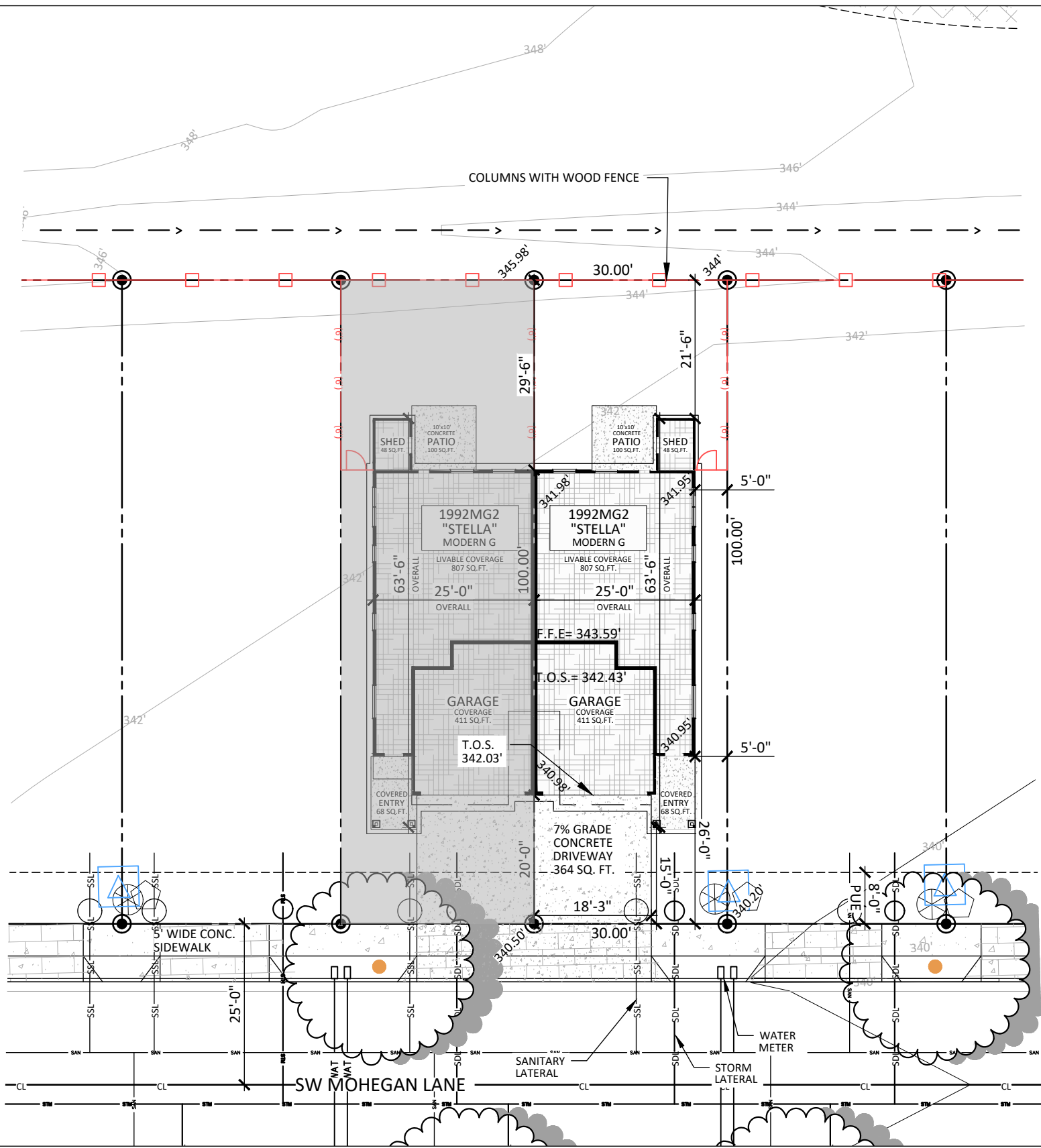
**TYPICAL STELLA SITE PLAN ON A FLAT LOT**



- PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES.
  - PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING OFFICIALS.

**SITE LEGEND:**

- |         |                       |         |                          |
|---------|-----------------------|---------|--------------------------|
| — SAN — | SANITARY SEWER        | — (6) — | PROPOSED 6' FENCE        |
| — SSL — | SANITARY LATERAL      | -----   | EASEMENT                 |
| — SD —  | STORM DRAIN           | -----   | PROPERTY LINE            |
| — SDL — | STORM LATERAL         | — WAT — | WATER LINE               |
| —       | EXISTING FENCE 1      | ---     | SETBACKS                 |
| —       | EXISTING FENCE 2      | — CL —  | R.O.W. €                 |
| ⊙       | FIRE HYDRANT          | ⊙       | AIR RELEASE VALVE        |
| □       | WATER METER           | ⊙       | WATER BLOWOFF            |
| ⊗       | WATER VALVE           | ⊗       | DOUBLE CHECK VALVE       |
| ⚡       | SIGN                  | ○       | SANITARY SEWER CLEAN OUT |
| ⚙       | STREET LIGHT          | ○       | SANITARY SEWER MANHOLE   |
| □       | CATCH BASIN           | ○       | STORM DRAIN CLEAN OUT    |
| ⚙       | ADA RAMP              | ⊕       | STORM DRAIN MANHOLE      |
| ⊙       | PROPERTY PINS         | △       | VISIBILITY TRIANGLES     |
| ⊙       | POWER VAULT           | ▬▬▬     | RETAINING WALL           |
| ⊙       | POWER JUNCTION BOX    | ◇       | COMMUNICATIONS RISER     |
| ⊙       | COMMUNICATIONS VAULT  | ⊗       | COMMUNICATIONS JB POT    |
| ⊙       | AMUR MAACKIA          | ⤴       | GATE                     |
| ⊙       | AMERICAN YELLOWWOOD   | ⊙       | CAPITAL CALLERY PEAR     |
| ⊙       | SKYROCKET ENGLISH OAK | ⊙       | EUROPEAN HORNBEAM        |



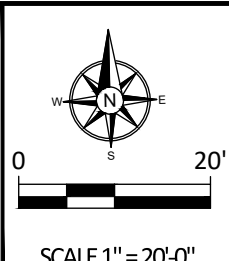
343.59	F.F.E.
343.26	T.O.W.
341.09	B.O.F.
EXCAVATE TO 30" BELOW FINISHED FLOOR ELEVATION.	

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**PROPOSED COVERAGE AREA:**

HOUSE:	807 SQ.FT.
GARAGE:	411 SQ.FT.
DRIVEWAY/WALK:	364 SQ.FT.
COVERED ENTRY:	83 SQ.FT.
SHED:	48 SQ.FT.
UNCOVERED PATIO:	100 SQ.FT.
<b>TOTAL IMPERVIOUS:</b>	<b>1813 SQ.FT.</b>
<b>TOTAL COVERED:</b>	<b>1349 SQ.FT.</b>

<b>ZONING:</b> RML	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONT/PORCH YARD SETBACK:	10' (FROM PL)	15'-0"
MIN. GARAGE SETBACK:	20' (FROM PL)	20'-0"
MIN. SIDE YARD SETBACK:	5' (FROM PL)	5'-0"
MIN. REAR YARD SETBACK:	10' (FROM PL)	21'-6"
MIN. STREET SIDE YARD SETBACK:	10' (FROM PL)	N/A
<b>MAX. BUILDING COVERAGE:</b>		45%
<b>MAX. BUILDING HEIGHT:</b>	35'	28'-4"



**DRAWN:**  
 04-20-2023 AMC  
**REVISIONS:**

**SITE PLAN**  
**AUTUMN SUNRISE**  
 CITY OF TUALATIN, WASHINGTON CO., OREGON  
 LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**TYPICAL STELLA SITE PLAN  
 ON A FLAT LOT**



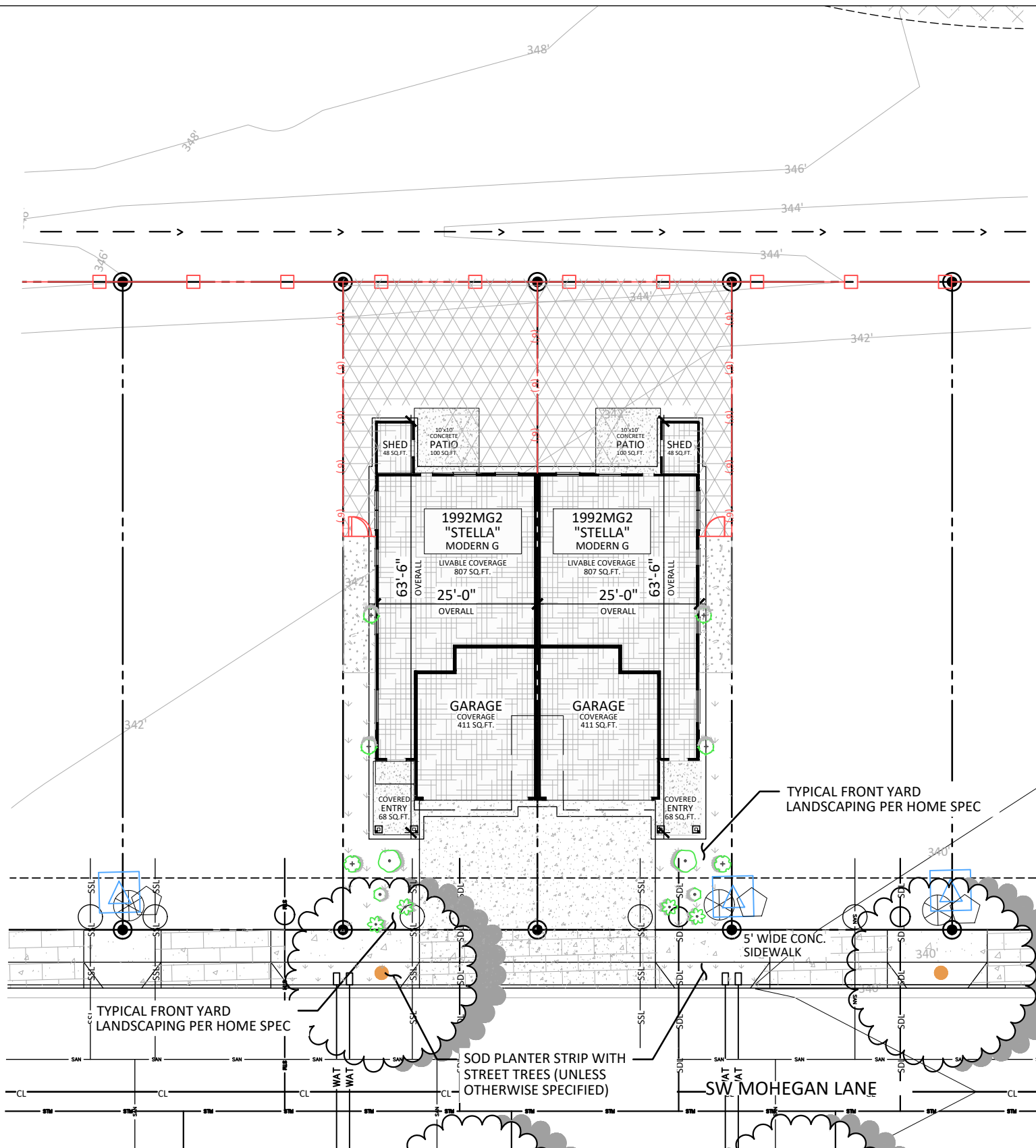
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**SITE LEGEND:**

— SAN —	SANITARY SEWER	— (6) —	PROPOSED 6' FENCE
— SSL —	SANITARY LATERAL	-----	EASEMENT
— SD —	STORM DRAIN	-----	PROPERTY LINE
— SDL —	STORM LATERAL	— WAT —	WATER LINE
—	EXISTING FENCE 1	---	SETBACKS
—	EXISTING FENCE 2	— CL —	R.O.W. €
⊕	FIRE HYDRANT	♂	AIR RELEASE VALVE
⊡	WATER METER	♀	WATER BLOWOFF
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⊙	AMERICAN YELLOWWOOD	⊙	CAPITAL CALLERY PEAR
⊙	SKYROCKET ENGLISH OAK	⊙	EUROPEAN HORNBEAM

**LANDSCAPE LEGEND:**

⊕	#2 ACCENT SHRUB
⊕	#1 IN-FILL SHRUBS/GROUNDCOVER
⊕	#1 ACCENT GRASS
⊕	B&B SHRUB
⊕	COLUMNAR EVERGREEN SHRUB
⊠	BARK
⊠	SOD LAWN (TYP)
⊠	JUTE MESH/COCONUT MATTING W/WILDFLOWER CLOVER/COVER

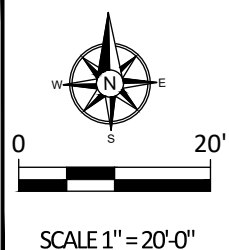


**NOTE: ALL LANDSCAPING AND IRRIGATION WILL MEET THE MINIMUM STANDARDS OF 73B.080 AND 73B.090**

- SEE SITE PLAN FOR LOT COVERAGE.
- A MINIMUM OF 80 SQ.FT. OF PRIVATE OUTDOOR AREA FOR EACH LOT IS REQUIRED.
- SEE ARCHITECTURAL PLANS FOR ENCLOSED STORAGE LOCATED IN THE CRAWLSPACE FOR SLOPING HOME SITES.

**LENNAR**  
 11807 N.E. 99TH STREET  
 SUITE 1170  
 VANCOUVER, WA 98682  
 OFFICE: 360.258.7900

**LANDSCAPE PLAN FOR ALL SPENCER PLANS ON FLAT LOTS**



DRAWN:  
07-10-2023 MHR  
 REVISIONS:

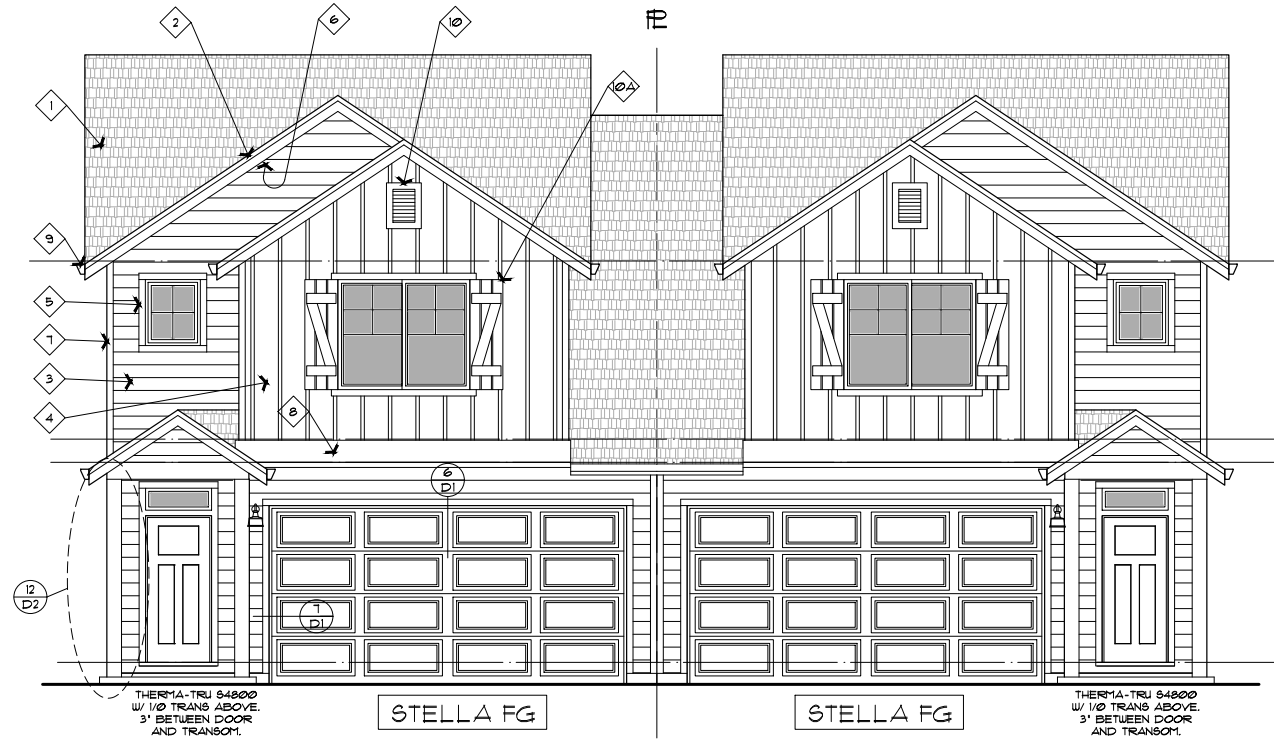
**TYPICAL LANDSCAPE PLAN  
 AUTUMN SUNRISE**

CITY OF TUALATIN, WASHINGTON CO., OREGON

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

**ELEVATION KEYNOTES**

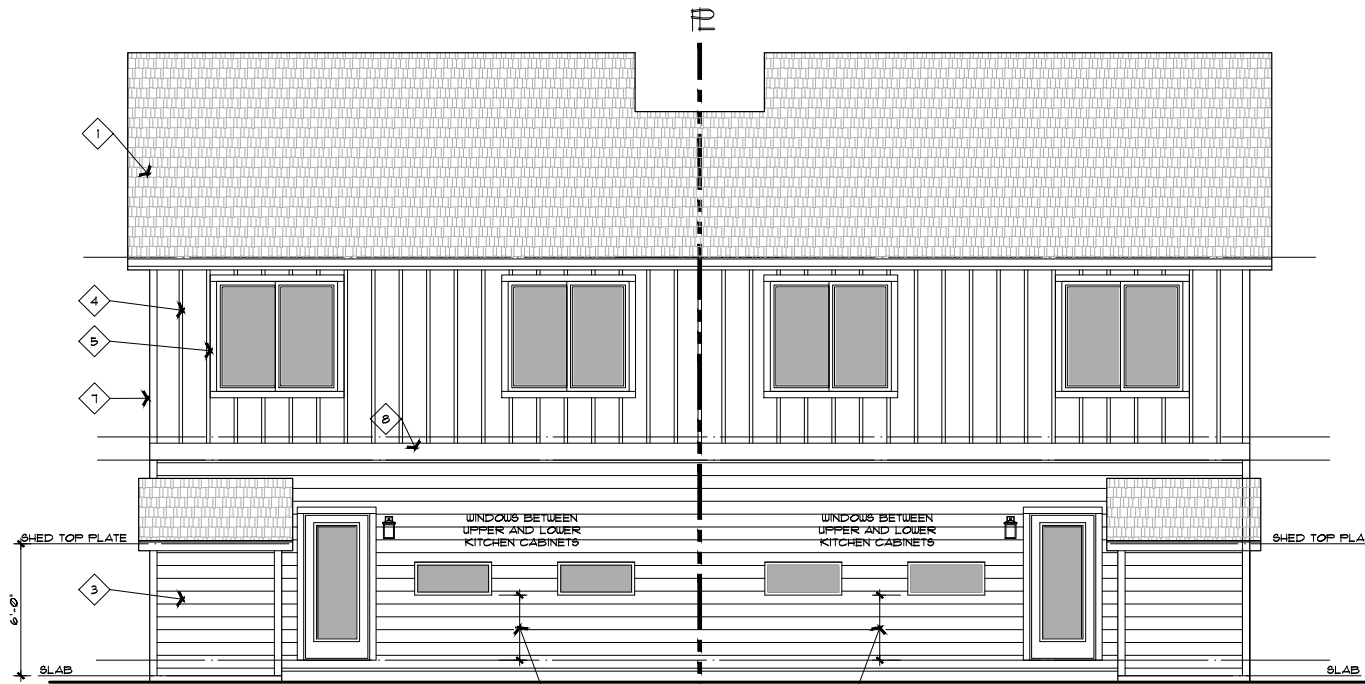
1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL HARDIE LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 12' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. GUTTERS (TYPICAL).
10. 12x18 LOUVERED VENT.
- 10A. SHUTTERS: (3) 1x6 VERTICAL BOARDS AND (2) 1x4 HORIZONTAL BOARDS x HEIGHT OF WINDOW.



STELLA FG		STELLA FG																	
<table border="1" style="width: 100%;"> <tr><td colspan="2">GLAZING TABLE (FRONT ONLY)</td></tr> <tr><td>FACADE WALL AREA</td><td>407 SQ. FT.</td></tr> <tr><td>GLAZING AREA</td><td>40.5 SQ. FT.</td></tr> <tr><td>GLAZING PERCENTAGE (8% MINIMUM)</td><td>9.9%</td></tr> </table>		GLAZING TABLE (FRONT ONLY)		FACADE WALL AREA	407 SQ. FT.	GLAZING AREA	40.5 SQ. FT.	GLAZING PERCENTAGE (8% MINIMUM)	9.9%	<table border="1" style="width: 100%;"> <tr><td colspan="2">GLAZING TABLE (FRONT ONLY)</td></tr> <tr><td>FACADE WALL AREA</td><td>407 SQ. FT.</td></tr> <tr><td>GLAZING AREA</td><td>40.5 SQ. FT.</td></tr> <tr><td>GLAZING PERCENTAGE (8% MINIMUM)</td><td>9.9%</td></tr> </table>		GLAZING TABLE (FRONT ONLY)		FACADE WALL AREA	407 SQ. FT.	GLAZING AREA	40.5 SQ. FT.	GLAZING PERCENTAGE (8% MINIMUM)	9.9%
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GLAZING PERCENTAGE (8% MINIMUM)	9.9%																		

**FRONT ELEVATION**

1/4" = 1'-0"



STELLA FG		STELLA FG																	
<table border="1" style="width: 100%;"> <tr><td colspan="2">GLAZING TABLE (REAR ONLY)</td></tr> <tr><td>FACADE WALL AREA</td><td>443 SQ. FT.</td></tr> <tr><td>GLAZING AREA</td><td>113.5 SQ. FT.</td></tr> <tr><td>GLAZING PERCENTAGE (12% MINIMUM)</td><td>25.6%</td></tr> </table>		GLAZING TABLE (REAR ONLY)		FACADE WALL AREA	443 SQ. FT.	GLAZING AREA	113.5 SQ. FT.	GLAZING PERCENTAGE (12% MINIMUM)	25.6%	<table border="1" style="width: 100%;"> <tr><td colspan="2">GLAZING TABLE (REAR ONLY)</td></tr> <tr><td>FACADE WALL AREA</td><td>443 SQ. FT.</td></tr> <tr><td>GLAZING AREA</td><td>113.5 SQ. FT.</td></tr> <tr><td>GLAZING PERCENTAGE (12% MINIMUM)</td><td>25.6%</td></tr> </table>		GLAZING TABLE (REAR ONLY)		FACADE WALL AREA	443 SQ. FT.	GLAZING AREA	113.5 SQ. FT.	GLAZING PERCENTAGE (12% MINIMUM)	25.6%
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GLAZING PERCENTAGE (12% MINIMUM)	25.6%																		

**REAR ELEVATION**

1/4" = 1'-0"

07/1/23 AUTUMN SUNRISE PLAN RUG/DSC

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA 002FG-GARAGE RIGHT - 3000  
 STELLA 002FG-GARAGE LEFT - 3000

<b>STELLA FG</b>	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA FG**

<b>STELLA FG</b>	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

1A

**ELEVATION KEYNOTES**

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL HARDIE LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): PANEL W/ 1x3 BATTENS AT 16" O.C.
5. WINDOW DOOR TRIM (ALL SIDES WHERE SHOWN): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. GUTTERS (TYPICAL).
10. 12X18 LOUVERED VENT.
- 10A. SHUTTERS: (3) 1X6 VERTICAL BOARDS AND (2) 1X4 HORIZONTAL BOARDS x HEIGHT OF WINDOW.



**LEFT ELEVATION**

1/4" = 1'-0"



**RIGHT ELEVATION**

1/4" = 1'-0"

07/1/23 AUTUMN SUNRISE PLAN RUG/DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA 002FG-GARAGE RIGHT - 3000  
 STELLA 002FG-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1194 SQ. FT.
TOTAL	2004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1B**

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA BRZFG-GARAGE RIGHT - 3000  
 STELLA BRZFG-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

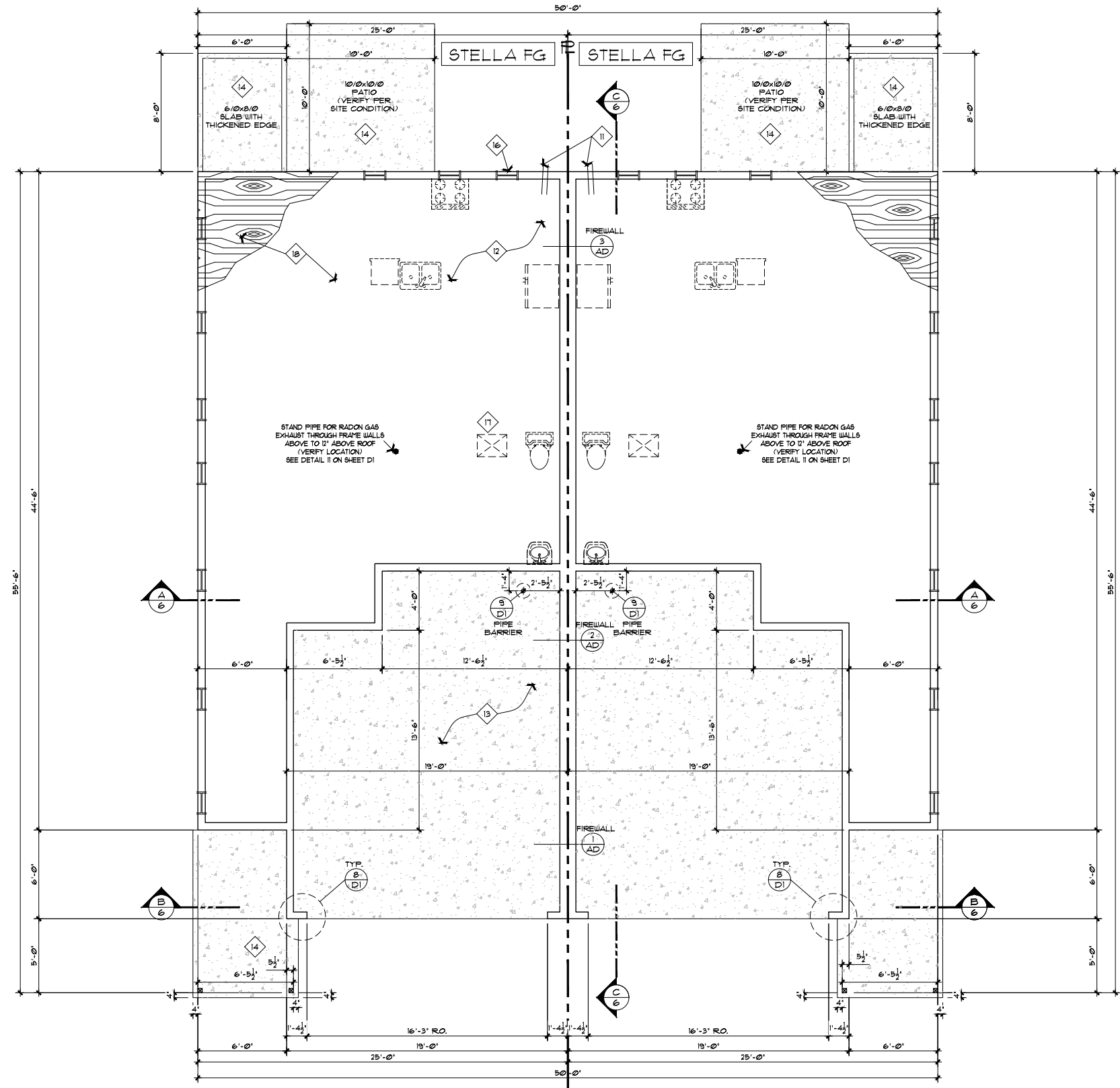
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
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MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

2



- FOUNDATION PLAN KEYNOTES**
- PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
  - 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  - 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
  - KEYNOTE NOT USED.
  - SCREENED FOUNDATION VENTS. FOR LOCATIONS SEE STRUCTURAL SHEETS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL. ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

NOTE:  
 FOR FOUNDATION  
 CONSTRUCTION  
 DETAILS SEE  
 STRUCTURAL SHEETS

**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R4081 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

126 SF / 150 = 0.84  
 0.84 x 144 = 120.96  
 120.96 / 12 = 10.08

REQUIRED FOUNDATION VENTS NEEDED = 10

**OREGON FOUNDATION VENTING SCHEDULE**

VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R4081 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATING FOR FOUNDATION VENTS USED):

126 SF / 150 = 0.84  
 0.84 x 144 = 120.96  
 120.96 / 12 = 10.08

REQUIRED FOUNDATION VENTS NEEDED = 10

FOUNDATION PLAN

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

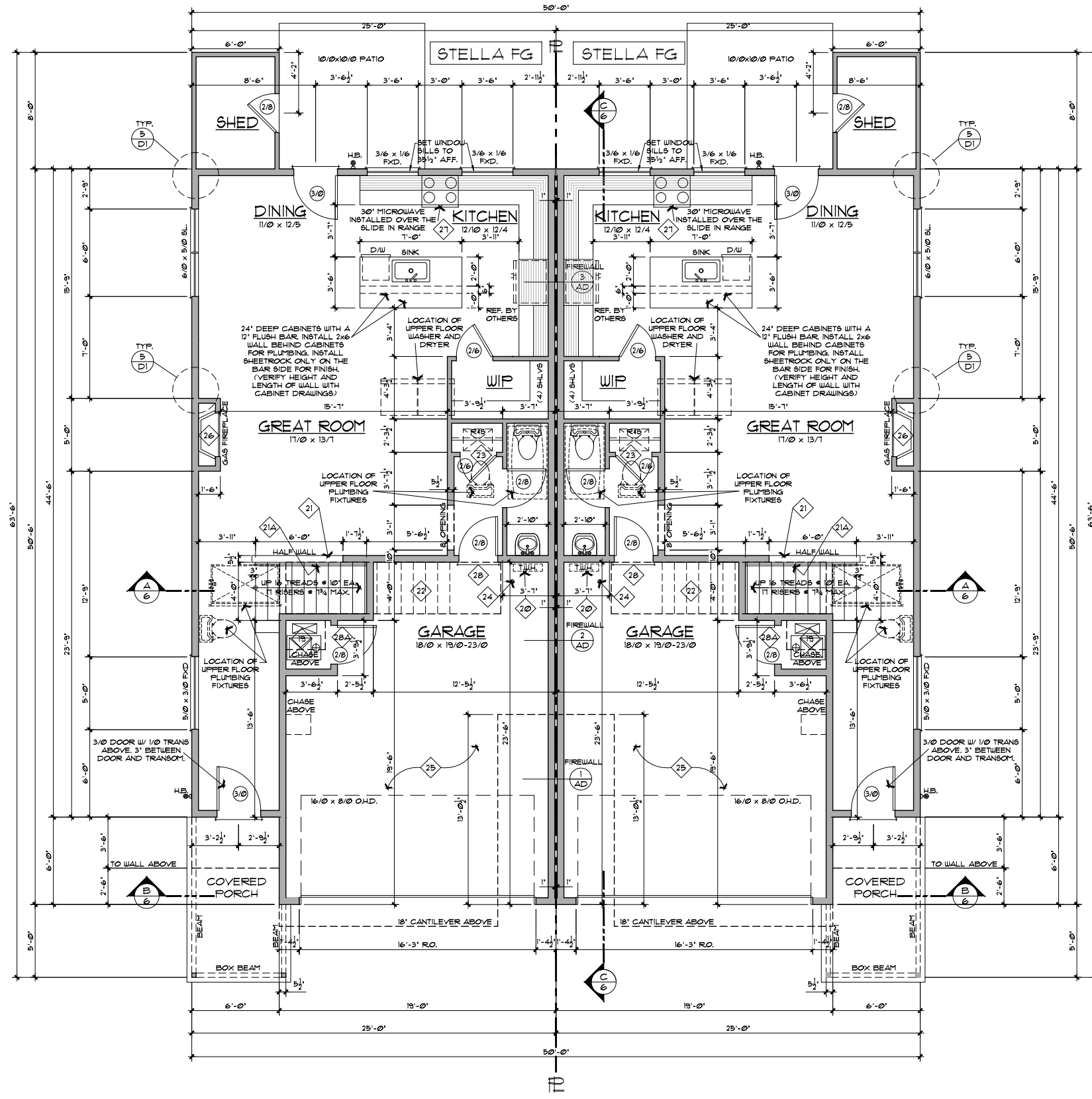
STELLA BRFG2-GARAGE RIGHT - 3000  
 STELLA BRFG2-GARAGE LEFT - 3000

STELLA FG	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.
STELLA FG	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	1004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

3

- MAIN FLOOR PLAN KEYNOTES**
- INSTALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
  - WALL MOUNTED GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 54" MIN. ABOVE FINISHED FLOOR.
  - 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL 13 ON SHEET D1.
  - 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  - APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - PIPE BARRIER SEE DETAIL 9/D1.
  - APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
  - FIREPLACE: INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE) U/L LISTED METAL FIREPLACE TO MANUF. SPECS.
  - MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
  - DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.
  - FURNACE DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F. (1ST FLOOR) OR 4x8 D.F. (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

07/23 AUTUMN SUNRISE PLAN PLG/DSC

**NOTE:**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA BRFGZ-GARAGE RIGHT - 3000  
 STELLA BRFGZ-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

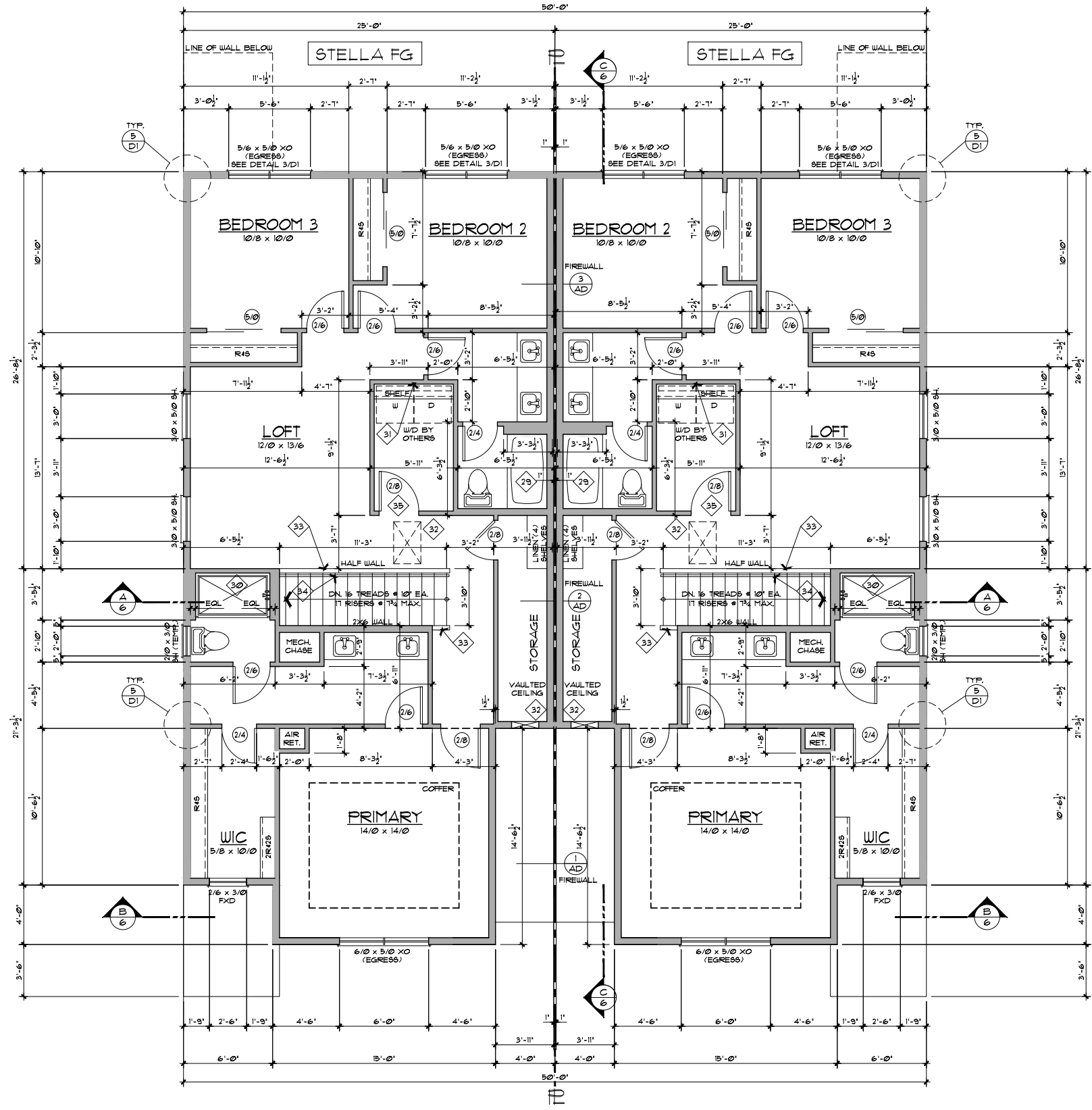
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UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

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COVERED PATIO	0 SQ. FT.

**4**

- UPPER FLOOR KEYNOTES**
- INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
  - INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
  - INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
  - PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/ CEILING w/ INSULATED COVER.
  - 42" HIGH HALF WALL WITH WOOD CAP.
  - 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  - INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/ DEL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**UPPER FLOOR DESIGN**

1/4" = 1'-0"

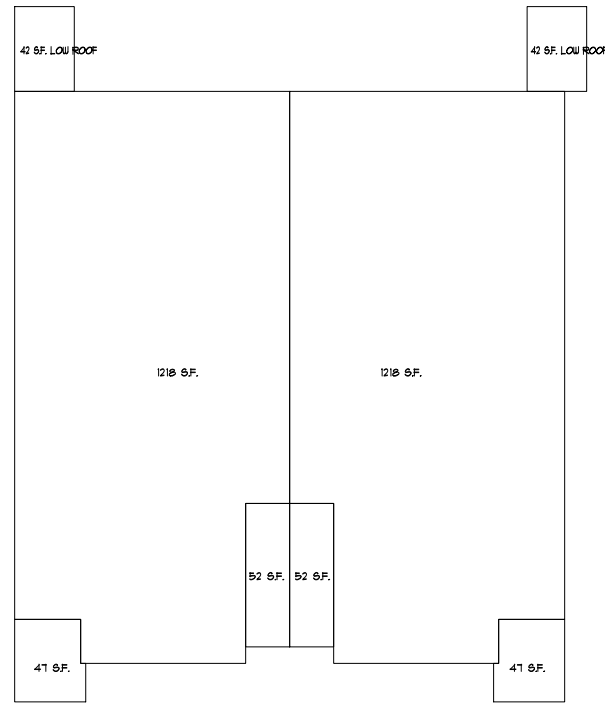


07/23 AUTUMN SUNRISE PLAN NUG/ DSC

**NOTE :**

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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

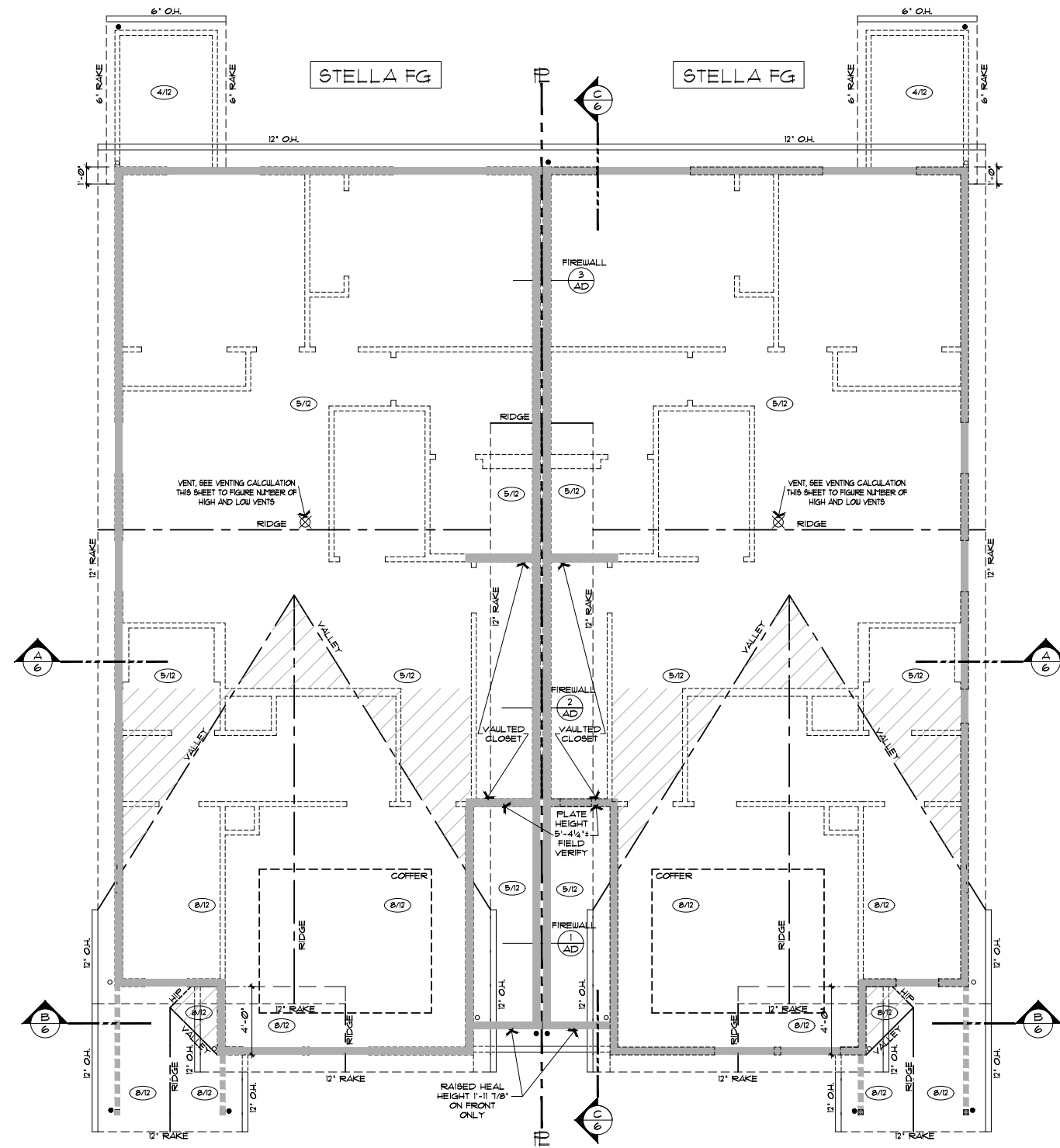


STELLA FG

STELLA FG

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED)	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS- FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.06 * 144 + 584.64 / 2 + 292.32 / 50 + 5.85 <b>6 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.06 * 144 + 584.64 / 2 + 292.32 / 20 + 14.62 <b>15 LOW VENTS REQ'D</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 50 + 0.25 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 20 + 0.62 <b>1 LOW VENTS REQ'D</b>
ROOF/PORCH AREA =	89 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 50 + 0.43 <b>1 HIGH VENTS REQ'D</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 20 + 1.07 <b>1 LOW VENTS REQ'D</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
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ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - ▨ INDICATES ROOF BEARING ON WALLS BELOW.
  - ▩ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▧ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

STELLA BRFG2-GARAGE RIGHT - 3000  
 STELLA BRFG2-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

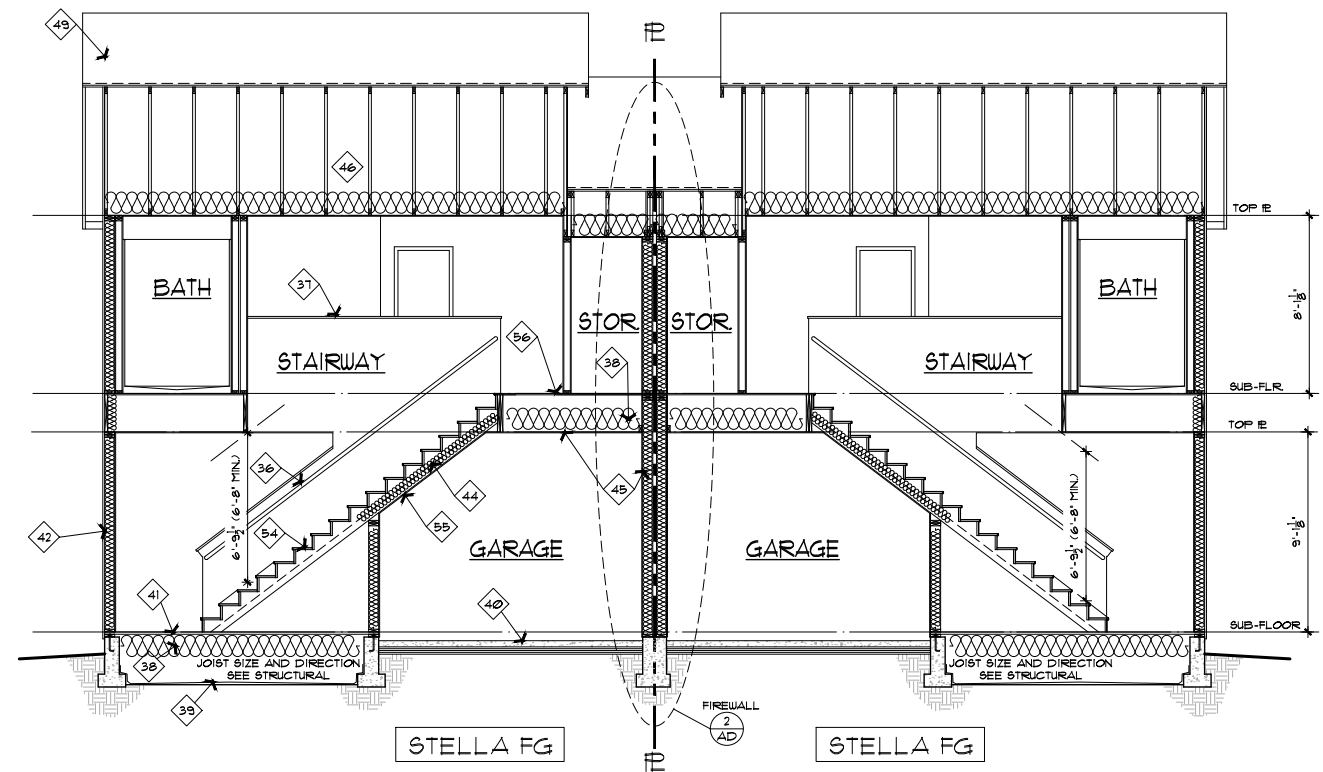
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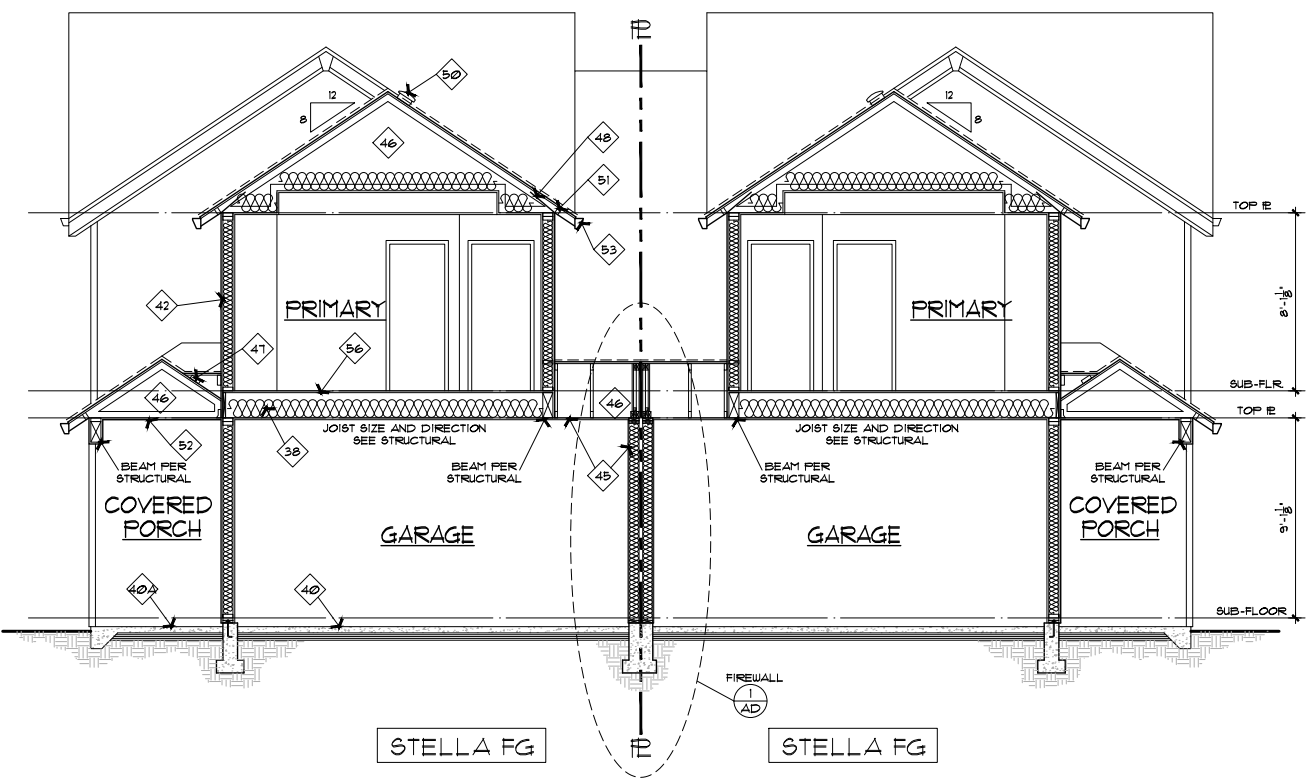
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**BUILDING SECTION KEYNOTES**

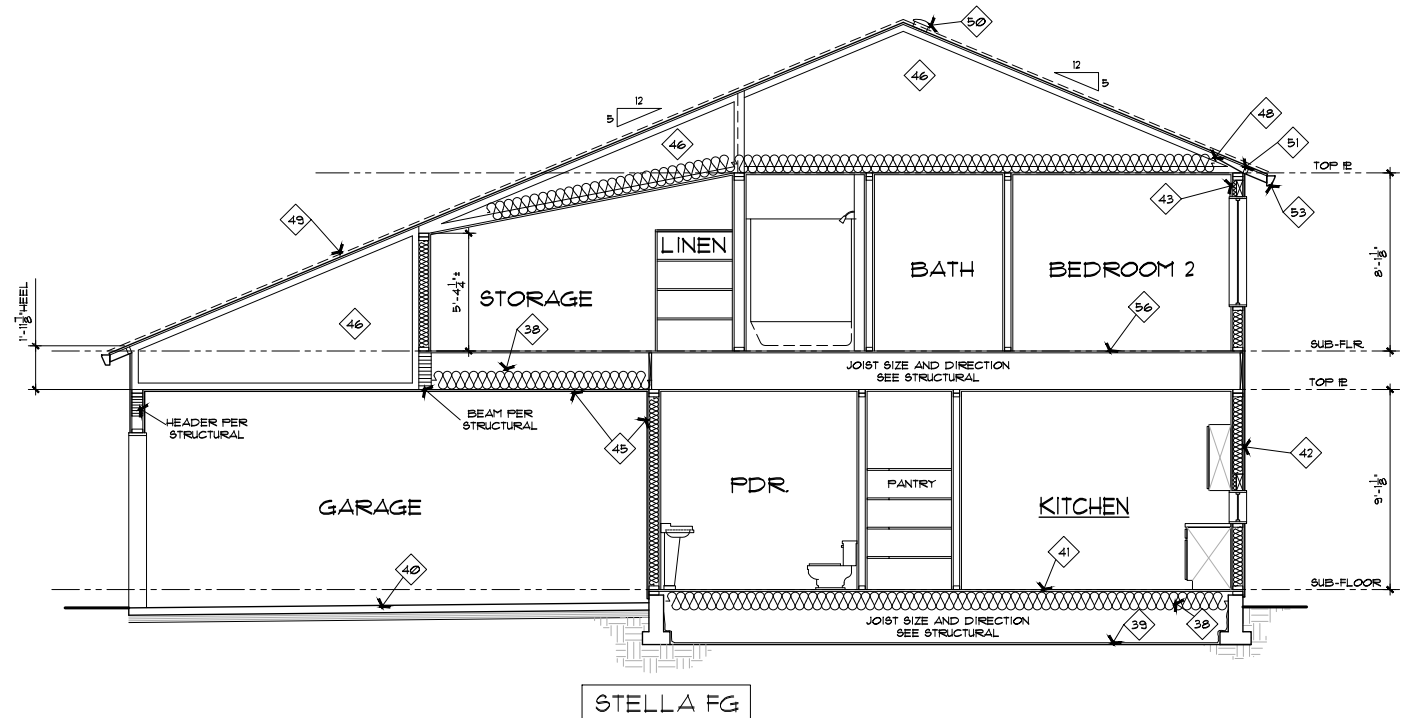
- 36. 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEUEL POST. (SEE DETAIL 13/D) FOR STAIR SPECS.)
  - 37. 42" HIGH HALF WALL WITH WOOD CAP.
  - 38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES).
  - 39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  - 40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
  - 41. MAIN FLOOR (TYPICAL). APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 8" CLEAR BETWEEN JOISTS AND/OR BEAMS AND GROUND 12" BETWEEN GIRDERS AND GROUND.
  - 42. EXTERIOR WALL (TYPICAL). SIDING AS NOTED ON ELEVATIONS ON TYVEK. DRAIN WRAP (SEE DETAIL 4/D) ON 1/2" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS @ 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURER'S RECOMMENDATIONS.
  - 43. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
  - 44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10" HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
  - 45. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE, FIRETAPE GARAGE WALLS AND CEILING.
  - 46. MANUFACTURED ROOF TRUSSES @ 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES Laterally IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
  - 47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
  - 48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
  - 49. ROOFING (TYPICAL). ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30" AS FELT ON 1/2" OSB ROOF SHEATHING APA RATED (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEEP ROOF INSTALLED PER MFR.
  - 50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/60th OF ATTIC.
  - 51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
  - 52. SOFFITS @ COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
  - 53. GUTTERS (TYPICAL).
  - 54. 2x TREADS & 1x RISERS ON (3) 2x12 STRINGERS.
  - 55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
  - 56. UPPER FLOOR (TYPICAL). APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- \* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWING.



**A BUILDING SECTION** 1/4" = 1'-0"



**B BUILDING SECTION** 1/4" = 1'-0"



**C BUILDING SECTION** 1/4" = 1'-0"

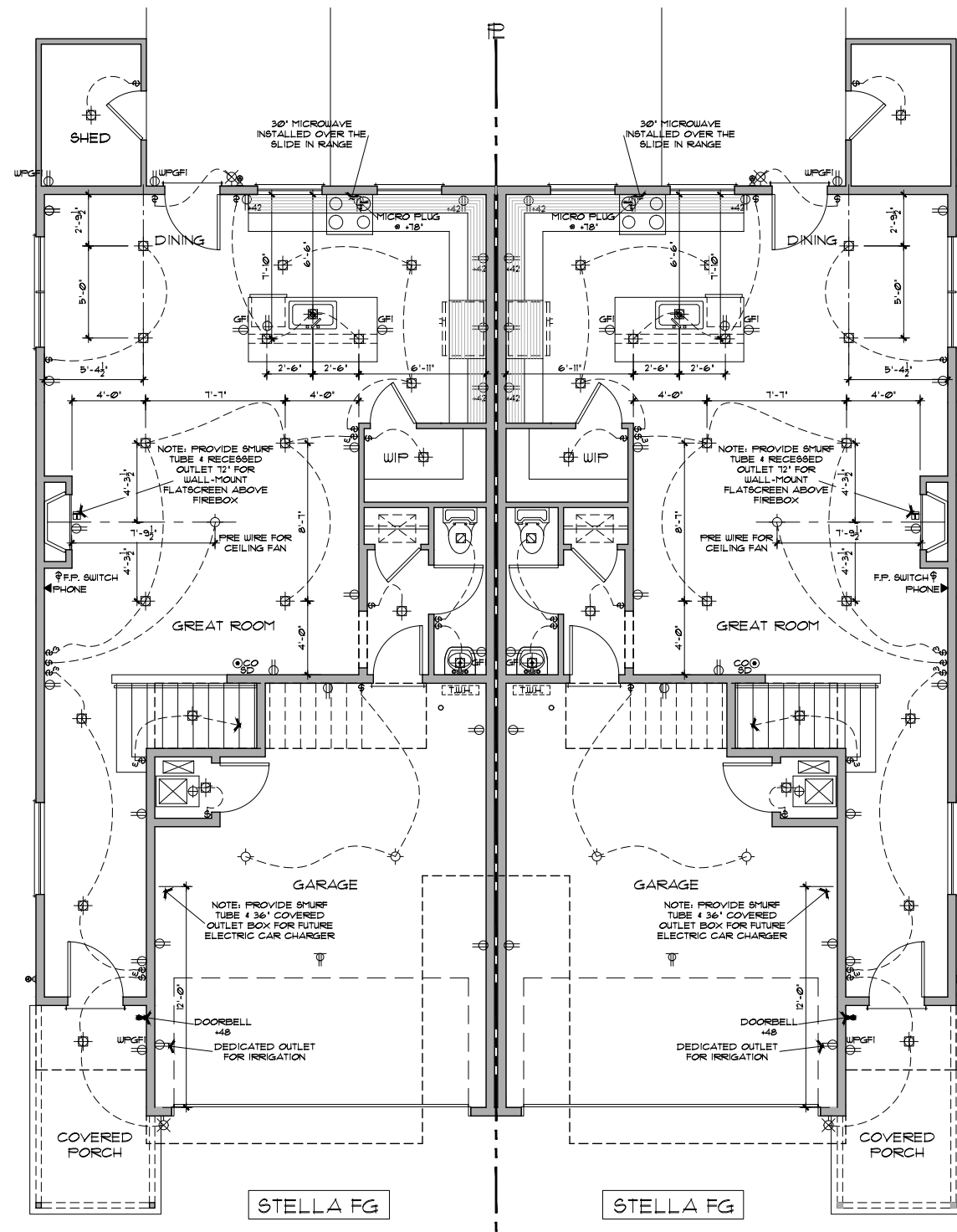
01/123 AUTUMN SUNRISE PLAN PLG/DSC

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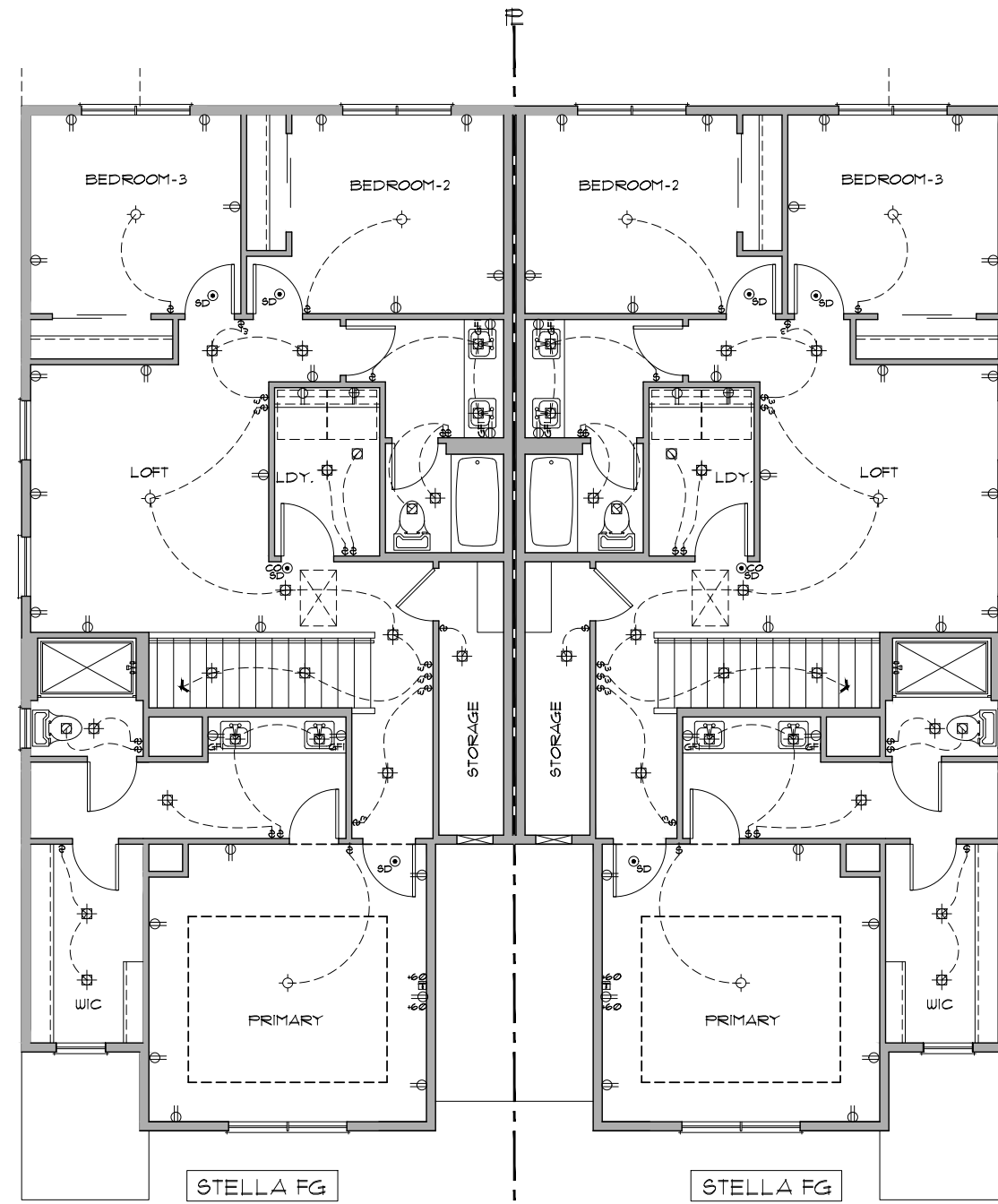
STELLA FG - GARAGE RIGHT - 3000	
STELLA FG - GARAGE LEFT - 3000	
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**6**



MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊙ DOWNLIGHT (LED)
- ⊗ WALL MOUNTED (LED)
- ⊖ WALL SCONCE (LED)
- ⊕ SURFACE MOUNTED (LED)
- ⊕ HANGING FIXTURE (PER SPEC.)
- ⊕ RECESSED EXHAUST FAN
- ⊕ TWO WAY SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ ELECT. SUB PANEL
- ⊕ TELEVISION OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ DOOR BELL
- ⊕ SMART PANEL
- ⊕ DUPLEX OUTLET
- ⊕ 1/2 SWITCHED-1/2 HOT DUPLEX OUTLET
- ⊕ 1/2 120-1/2 HOT DUPLEX OUTLET
- ⊕ CEILING MOUNTED DUPLEX OUTLET
- ⊕ 220V OUTLET
- ⊕ 110 V. WALL OUTLET (GFI & GROUND FAULT INSULATED)
- ⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ⊕ 110 V. SMOKE DETECTOR - HARDWARE TO HOUSE POWER INTERCONNECTED AND WITH BATTERY BACKUP POWER
- ⊕ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER. INSTALLED WITHIN 15'-0" OF ANY BEDROOM.

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
- THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES. (MIN) (M1505.4)
  - KITCHENS: 100 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 90 CFM PER TABLE BELOW

DUELLING UNIT FLOOR AREA (Sq. Ft.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
<1500 Sq. Ft.	30	45	60	75
1501 - 3,000 Sq. Ft.	45	60	75	90
3,001 - 4,500 Sq. Ft.	60	75	90	105
4,501 - 6,000 Sq. Ft.	75	90	105	120

07/13 AUTUMN SUNRISE PLAN NUG/DSC

**NOTE:**

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**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA 002FG-GARAGE RIGHT - 3000  
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**STELLA FG**

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7

Plan: Stella							
BUILDING COMPONENTS	STANDARD BASE CASE			R-value	PROPOSED ALTERNATIVE		
	Areas	U-factor	Areas xU		Areas	U-factor	Areas xU
Flat Ceilings	1136	0.021	23.856	49	1136.000	0.021	23.856
Vaulted Ceilings	0	0.033	0.000	30	0.000	0.034	0.000
Intermediate wood-framed walls	2745	0.059	161.955	23	2745.000	0.055	150.975
Underfloor	1136	0.033	37.488	38	1136.000	0.026	29.536
Slab edge	0	F = 0.52	0.000	10	0.000	F=0.52	0.000
Below-grade walls	0	C = 0.063	0.000	15	0.000	C = 0.063	0.000
Windows	268	0.270	72.360	3	268.000	0.280	75.040
Skylights	0	0.500	0.000	2	0.000	0.600	0.000
Exterior doors	39	0.200	7.800	5	39.000	0.200	7.800
Doors with > 2.5 ft2 glazing	0	0.400	0.000	2	0.000	0.400	0.000
<b>CODE UA =</b>			<b>303.459</b>		<b>PROPOSED UA =</b>		<b>287.207</b>
				<b>Compliant?</b>			<b>YES</b>

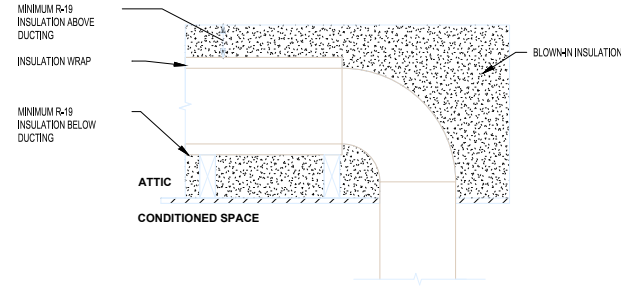
**ADDITIONAL MEASURES**  
 Selected from TABLE N1101.1(2) 2021 ORSC

**1 - HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup>**  
 High Efficiency HVAC System:  
 a. Gas-Fired furnace or boiler AFUE 94%

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

**ADDITIONAL ENERGY NOTES**

Air Sealing Home and Ducts:  
 • Mandatory air sealing of all wall coverings at top plate and air sealing checklist  
 • Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.  
 • Whole house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4. in 2021 ORSC R303.4.  
 • All ducts and air handlers contained within building envelope or  
 • No HVAC Ducts to be located in the crawl space.



**BURIED DUCT DETAIL**

TABLE M1506.2  
 PRESCRIPTIVE EXHAUST DUCT SIZING

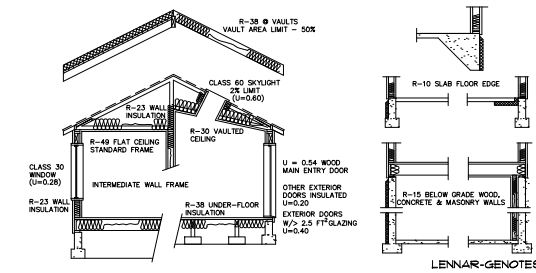
FAN TESTED CFM @ 0.10 in. W.G.	MINIMUM METAL FLEX (diameter)	MAXIMUM LENGTH (feet)	MINIMUM SMOOTH (diameter)	MAXIMUM LENGTH (feet)	MAXIMUM ELBOWS =
50	4"	25	4"	70	3
	5"	90	5"	100	3
	6"	no limit	6"	no limit	3
80	4" <sup>b</sup>	n/a	4"	20	3
	5"	15	5"	100	3
	6"	90	6"	no limit	3
100	5" <sup>b</sup>	n/a	5"	50	3
	6"	45	6"	no limit	3
	7"	15	6"	no limit	3
125	6"	70	7"	no limit	3
	7"	4	6"	40	3
	7"	50	7"	100	3

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm  
 a. For each additional elbow subtract 10 feet from length.  
 b. Metal flex ducts of this diameter are not permitted with fans of this size.

TABLE M1502.4.5.1  
 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
6" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS MITERED 45 DEGREE ELBOW	1 FOOT
8" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS MITERED 45 DEGREE ELBOW	9 INCHES
10" RADIUS MITERED 90 DEGREE ELBOW	1 FOOT 6 INCHES

For SI: 1 inch = 25.4 mm 1 foot = 304.8 mm 1 degree=0.0175 rad.



**LENNAR GENERAL NOTES AND SPECIFICATIONS**

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS PER LATEST ADOPTED EDITION.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE HOME DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE HOME DESIGNER BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENNAR HOMES.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 12' ABOVE THE FLOOR.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- HOUSE SHALL HAVE A HIGH EFFICIENCY HVAC 95% MIN. ARIE FURNACE
- HVAC DUCTING TO BE IN CONDITIONED SPACE. SINGLE STORY PLANS TO HAVE DUCTING BURIED IN THE ATTIC.

07/23 AUTUMN SUNRISE PLAN NUG/ DSC

**NOTE :**

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA BR2FG2-GARAGE RIGHT - 3000  
 STELLA BR2FG2-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
<b>TOTAL</b>	<b>994 SQ. FT.</b>

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA FG**

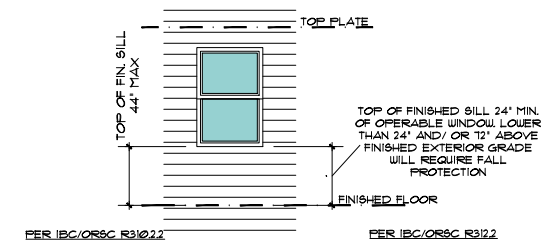
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
<b>TOTAL</b>	<b>994 SQ. FT.</b>

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

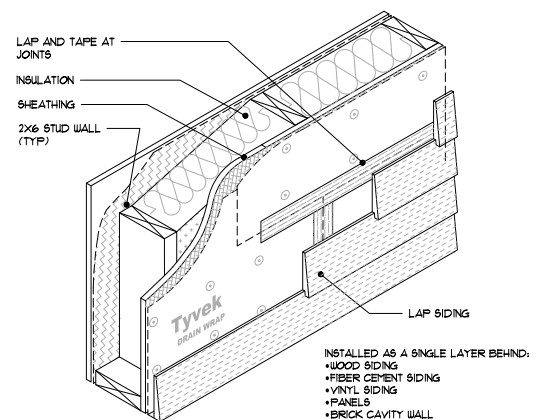
**8**

1  
D1  
DETAIL NOT USED

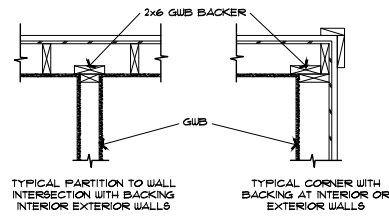
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D1  
DETAIL NOT USED



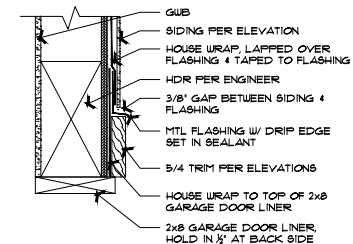
3  
D1  
INGRESS/EGRESS SCALE: NONE LNNAR EGRESS



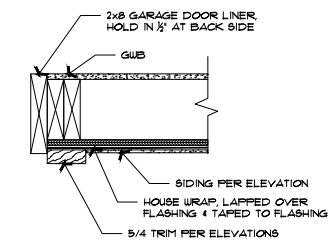
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D1  
DRAIN WRAP DETAIL SCALE: NTS LNNAR WRAP



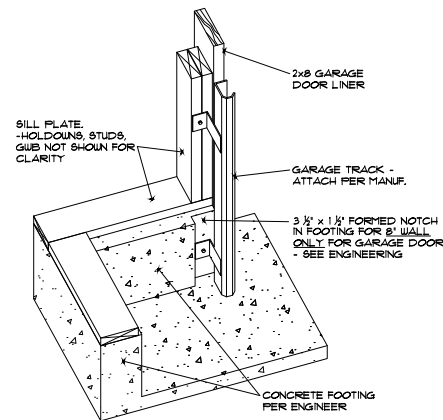
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D1  
TYP. WALL FRAMING DETAIL SCALE: NTS



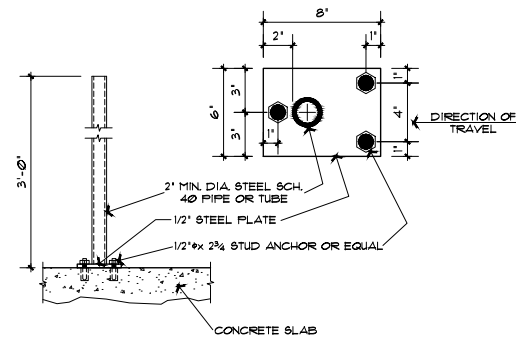
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D1  
GAR. DOOR LINER @ HDR SCALE: NTS



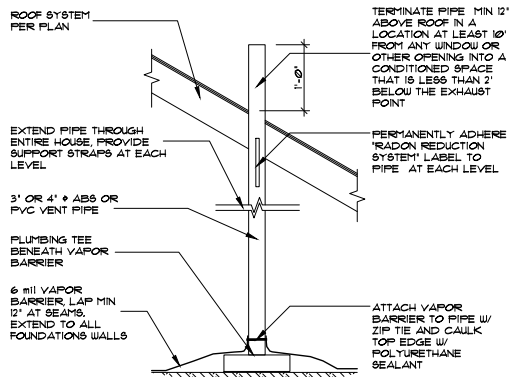
7  
D1  
GAR. DOOR LINER @ JAMB SCALE: NTS



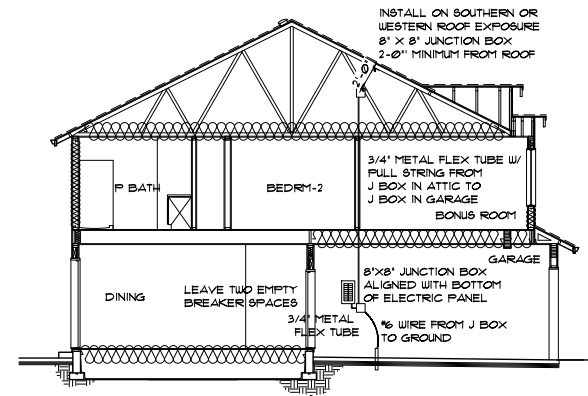
8  
D1  
NOTCH @ 8' PORTAL FRAME STEM WALL SCALE: NTS



9  
D1  
BARRIER DETAIL SCALE: NTS BOLLARD-7A

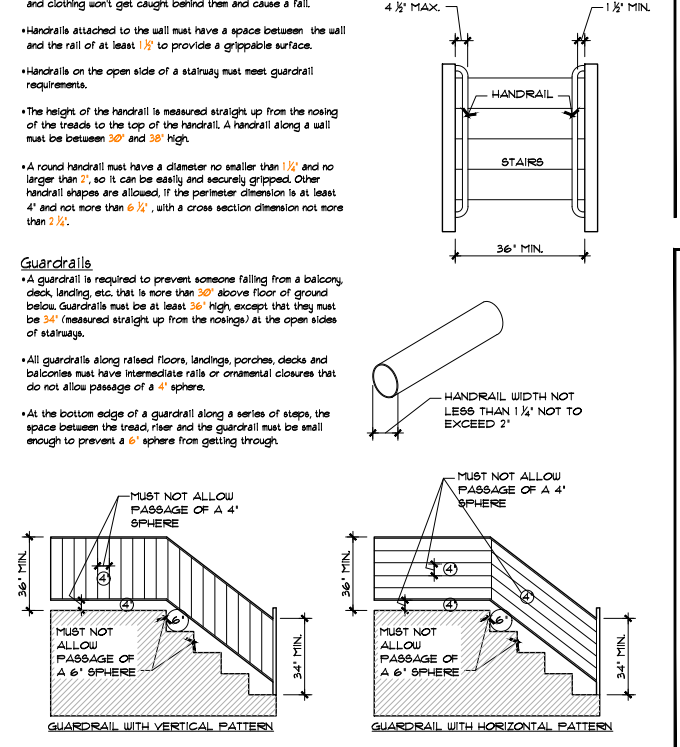


11  
D1  
RADON MITIGATION DETAIL - FOR CRAWL SPACE FOUNDATION SCALE: REF-3.4 RADON-1



12  
D1  
SOLAR PREWIRE DIAGRAM SCALE: NTS

**Stair Width**  
 • New stairways must be at least 36" wide from wall to wall above the handrail (except spiral stairs which must be at least 26" wide from center post to outside edge of tread).  
 • If you are building a new standard residential stairway (not a spiral), each step (or riser) can't be more than 1 3/4" high.  
 • Treads are the flat surfaces that you step onto. For new stairs, the treads have to be a minimum of 10" deep from front to back (not counting the part underneath the nosing of the tread above). The exposed edge of the tread is called the nosing, and the nosing must stick out at least 3/4", but not more than 1 1/2".  
 • The steps in a flight of stairs have to be even so that people don't trip. The code allows only 1/8" difference between the largest and the smallest rise, and only 3/8" difference between the largest and smallest tread measured from front to back.  
**Headroom**  
 • Headroom is the distance, measured vertically (plumb, straight up and down), between the ceiling or any projection from the ceiling, such as a beam, and a sloped line formed by placing a straight-edge along the nose of the stair treads.  
 • New stairs must have headroom of at least 6'-8" (except spiral stairs which may have headroom of 6'-6").  
**Handrails**  
 • Stairways must have a handrail if the stairway has more than (3) risers.  
 • Handrails may project over the stairs by 4 1/2" maximum on each side of the stairway.  
 • Handrails must be continuous for the full length of the stairs. They must turn back into the wall or butt into a post so that purse straps and clothing won't get caught behind them and cause a fall.  
 • Handrails attached to the wall must have a space between the wall and the rail of at least 1 1/2" to provide a grippable surface.  
 • Handrails on the open side of a stairway must meet guardrail requirements.  
 • The height of the handrail is measured straight up from the nosing of the treads to the top of the handrail. A handrail along a wall must be between 30" and 38" high.  
 • A round handrail must have a diameter no smaller than 1 1/2" and no larger than 2", so it can be easily and securely gripped. Other handrail shapes are allowed, if the perimeter dimension is at least 4" and not more than 6 1/2", with a cross section dimension not more than 2 1/2".  
**Guardrails**  
 • A guardrail is required to prevent someone falling from a balcony, deck, landing, etc. that is more than 30" above floor of ground below. Guardrails must be at least 36" high, except that they must be 34" (measured straight up from the nosings) at the open sides of stairways.  
 • All guardrails along raised floors, landings, porches, decks and balconies must have intermediate rails or ornamental closures that do not allow passage of a 4" sphere.  
 • At the bottom edge of a guardrail along a series of steps, the space between the tread, riser and the guardrail must be small enough to prevent a 6" sphere from getting through.



13  
D1  
STAIR/ RAIL DETAIL SCALE: 1/4" STAIR-RAIL CODE

**LNNAR**  
 11071 NE 99th STREET  
 SUITE 1170  
 VANCOUVER, WASHINGTON 98662  
 OFFICE PHONE: (360) 258-7900

01/13 AUTUMN SUNRISE PLAN NUG/DSC

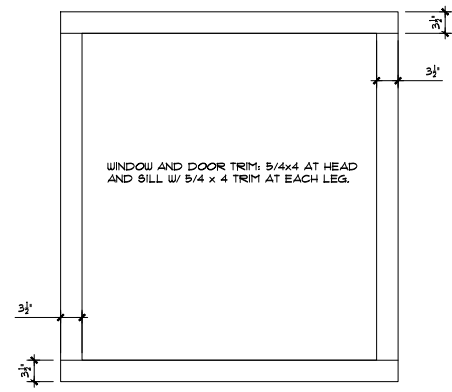
**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LNNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA BR2FG2-GARAGE RIGHT - 3000  
 STELLA BR2FG2-GARAGE LEFT - 3000

STELLA FG	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

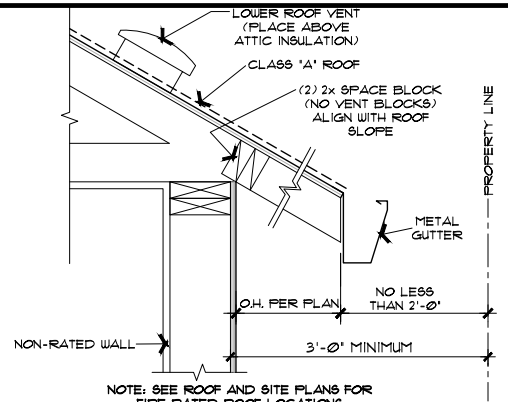
**D1**



1  
D2 WINDOW TRIM DETAIL NT6

2  
D2 DETAIL NOT USED

3  
D2 DETAIL NOT USED



7  
D2 FIRE RATED ROOF SCALE: N.T.S. ROOF FIRE-41

4  
D2 DETAIL NOT USED

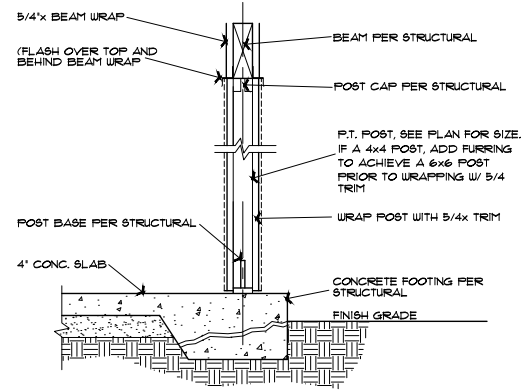
5  
D2 DETAIL NOT USED

6  
D2 DETAIL NOT USED

8  
D2 DETAIL NOT USED

9  
D2 DETAIL NOT USED

10  
D2 DETAIL NOT USED



12  
D2 PORCH COLUMN DETAIL SCALE: 3/4\"/>

07/23 AUTUMN SUNRISE PLAN NUG/DSC

**NOTE:**  
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

STELLA 002FG-GARAGE RIGHT - 3000  
STELLA 002FG-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	194 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**D2**



07/13 AUTUMN SUNRISE PLAN NUG/ DSC

**NOTE :**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

STELLA BRFG2-GARAGE RIGHT - 3000  
 STELLA BRFG2-GARAGE LEFT - 3000

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	1004 SQ. FT.

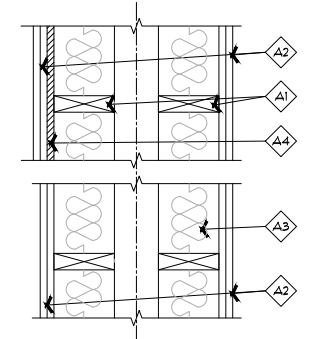
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**STELLA FG**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	1004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**AD**



**CONSTRUCTION ASSEMBLY**  
 GA-6002012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)

NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYERS: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, @200'S SHANK, 1/4" HEADS, 24" O.C. FACE LAYERS: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @100'S SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.

ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE  
 SOUND RATING: 55 TO 59 STC

**PARTY WALL ASSEMBLY**  
 DOUBLE ROW 2x6 STUD WALL  
 SCALE: 1/12" = 1'  
 (GA FILE NO. WP3820) PWA-B WALL 6

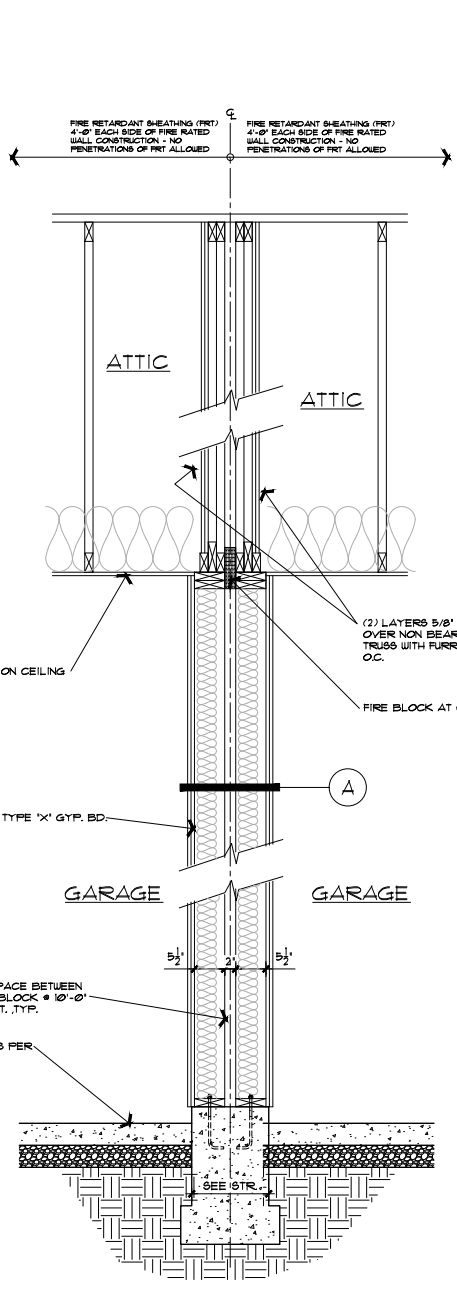
**NOTE:**  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

**FIRE BLOCK CONSTRUCTION:**  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

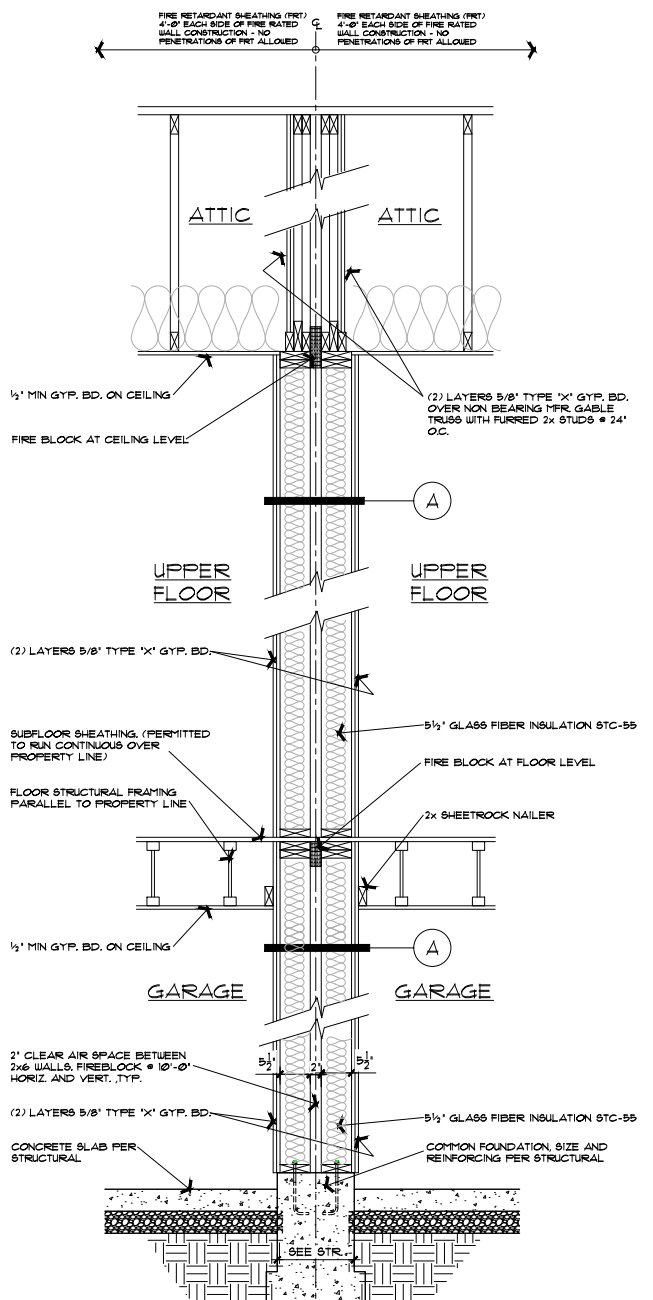
**R302(III) FIREBLOCKING MATERIALS:**  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 0.5-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED HILLBOARD, BATTIS OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION. THE INTEGRITY OF DRAFT STOPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

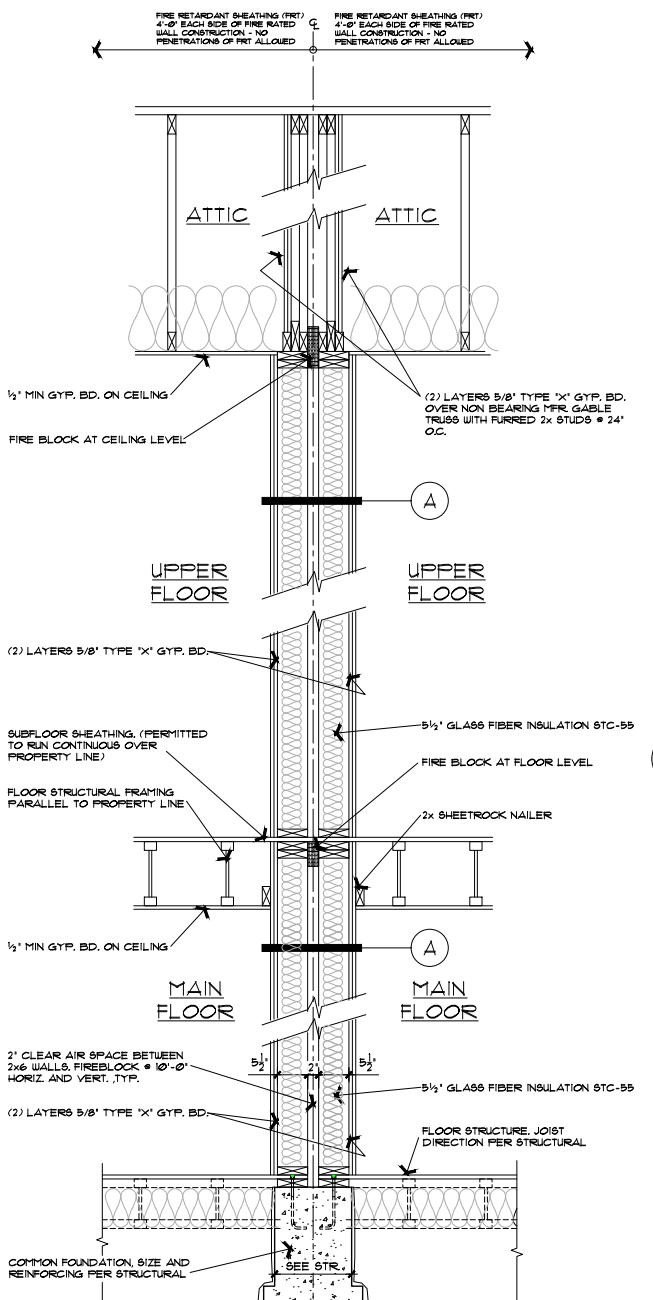
**NOTE:**  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, SUBJECT TO LOCAL APPROVAL.



**1 AD**  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PERP. TO COMMON PROPERTY LINE 1-STORY @  
 GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRU-1



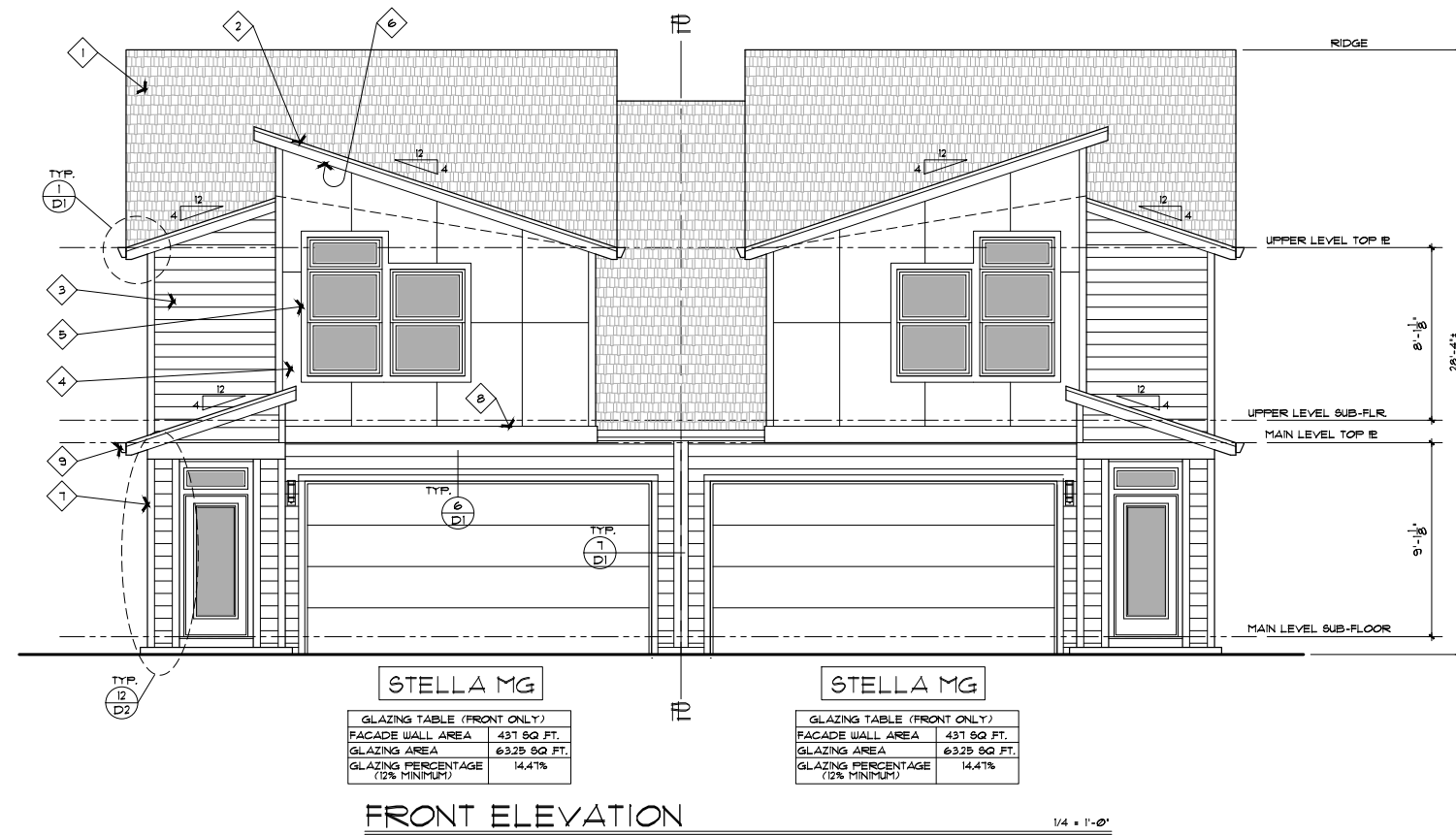
**2 AD**  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRU-3



**3 AD**  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN  
 SCALE: 3/4" = 1'  
 FRU-4

### ELEVATION KEYNOTES

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): R5 1x3 TRIM ON 2x8 VERGE BOARD.
3. SIDING (WHERE SHOWN): HORIZONTAL LAP SIDING W/ 1" EXPOSURE OVER 7/16" OSB WALL SHEATHING.
4. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL SEAMS OVER 7/16" OSB WALL SHEATHING.
5. WINDOW DOOR TRIM (FRONT AND ENHANCED SIDE ONLY): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 12' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ URB.
9. GUTTERS (TYPICAL).
10. KEYNOTE NOT USED.



**STELLA MG**

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	431 SQ. FT.
GLAZING AREA	6325 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	14.41%

**STELLA MG**

GLAZING TABLE (FRONT ONLY)	
FACADE WALL AREA	431 SQ. FT.
GLAZING AREA	6325 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	14.41%



**STELLA MG**

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	85.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	19.3%

**STELLA MG**

GLAZING TABLE (REAR ONLY)	
FACADE WALL AREA	443 SQ. FT.
GLAZING AREA	85.5 SQ. FT.
GLAZING PERCENTAGE (12% MINIMUM)	19.3%

17123 AUTUMN SUNRISE PLAN 3000 7/6/20 DC


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 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
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 INFORMATION REFER  
 TO THE 'S' SHEETS

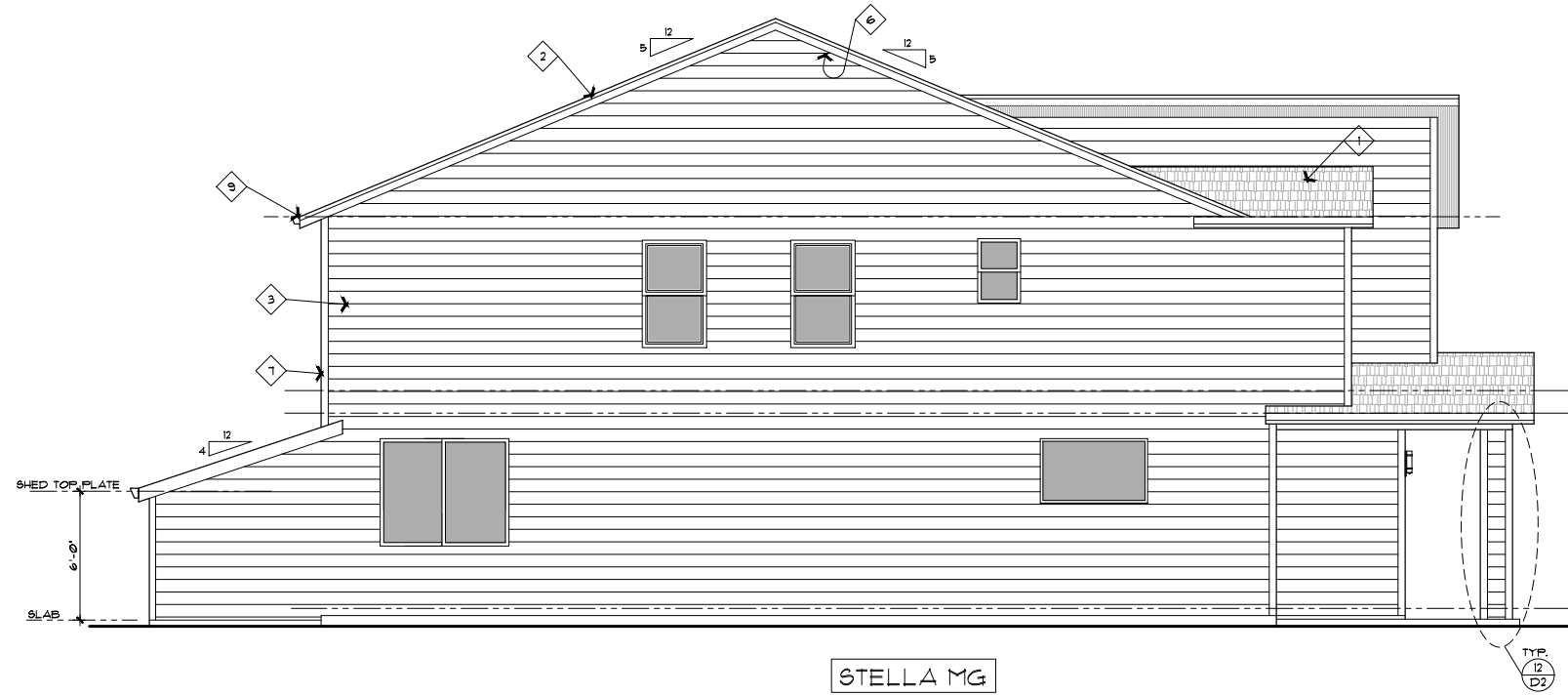
**STELLA BRIDGE-GARAGE RIGHT - 3000**  
**STELLA BRIDGE-GARAGE LEFT - 3000**

STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1154 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.
STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1154 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

1A

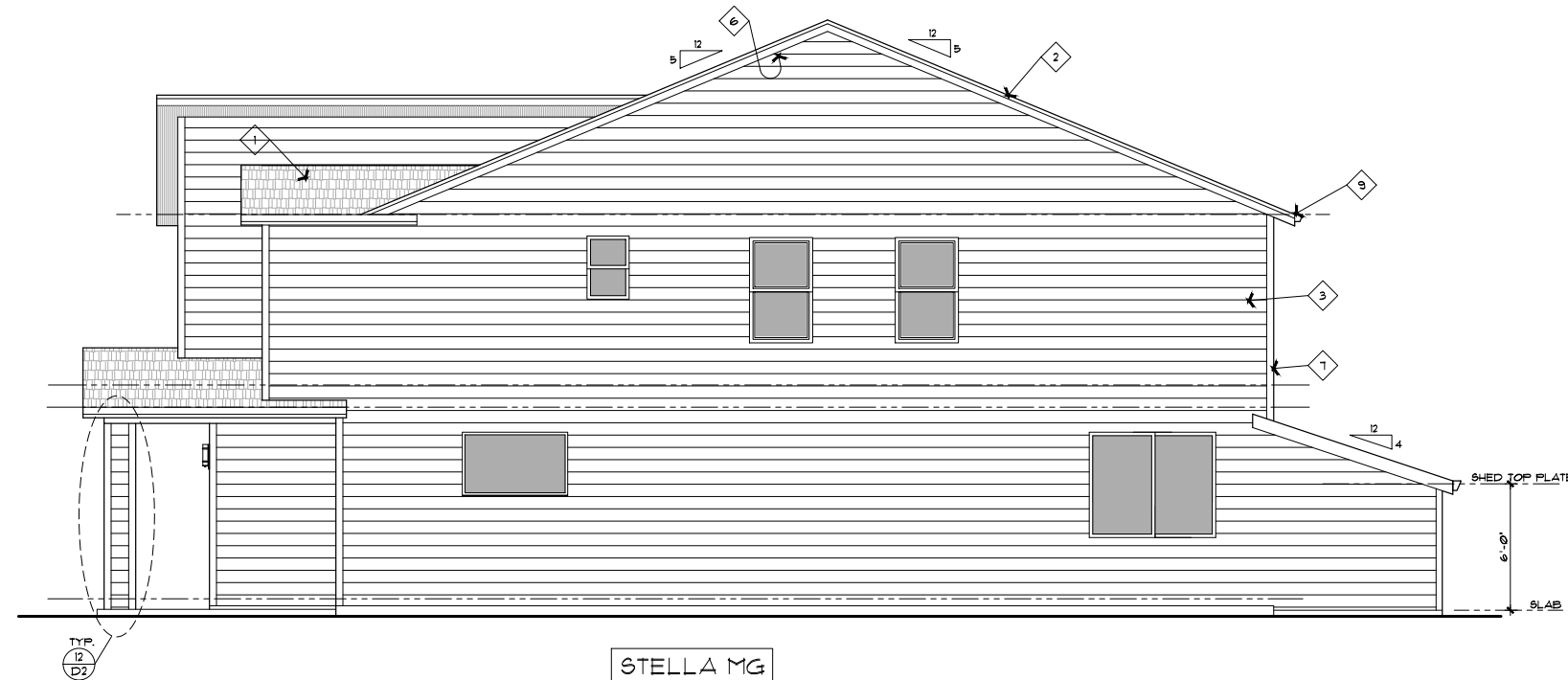
**ELEVATION KEYNOTES**

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4. SIDING (WHERE SHOWN): 48" PANEL SIDING WITH METAL BEAMS OVER 1/16" OSB WALL SHEATHING.
5. WINDOW DOOR TRIM (FRONT AND ENHANCED SIDE ONLY): 5/4 x 4 TRIM, SEE DETAIL 1 ON D2.
6. SIDING TRANSITION BOARD: 2x2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
7. CORNER TRIM (TYPICAL): 5/4x4 TRIM.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. GUTTERS (TYPICAL).
10. KEYNOTE NOT USED.



**LEFT ELEVATION**

1/4" = 1'-0"



**RIGHT ELEVATION**

1/4" = 1'-0"

T102 AUTUMN SUNRISE PLAN 3000 TUG D2C


**LENNAR**  
AUTUMN SUNRISE  
Tualatin, Oregon

**NOTE:**  
FOR ALL STRUCTURAL  
INFORMATION REFER  
TO THE 'S' SHEETS

**STELLA BRIDGE-GARAGE RIGHT - 3000**  
**STELLA BRIDGE-GARAGE LEFT - 3000**

<b>STELLA MODERN G</b>	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.
<b>STELLA MODERN G</b>	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**1B**

**FOUNDATION PLAN KEYNOTES**

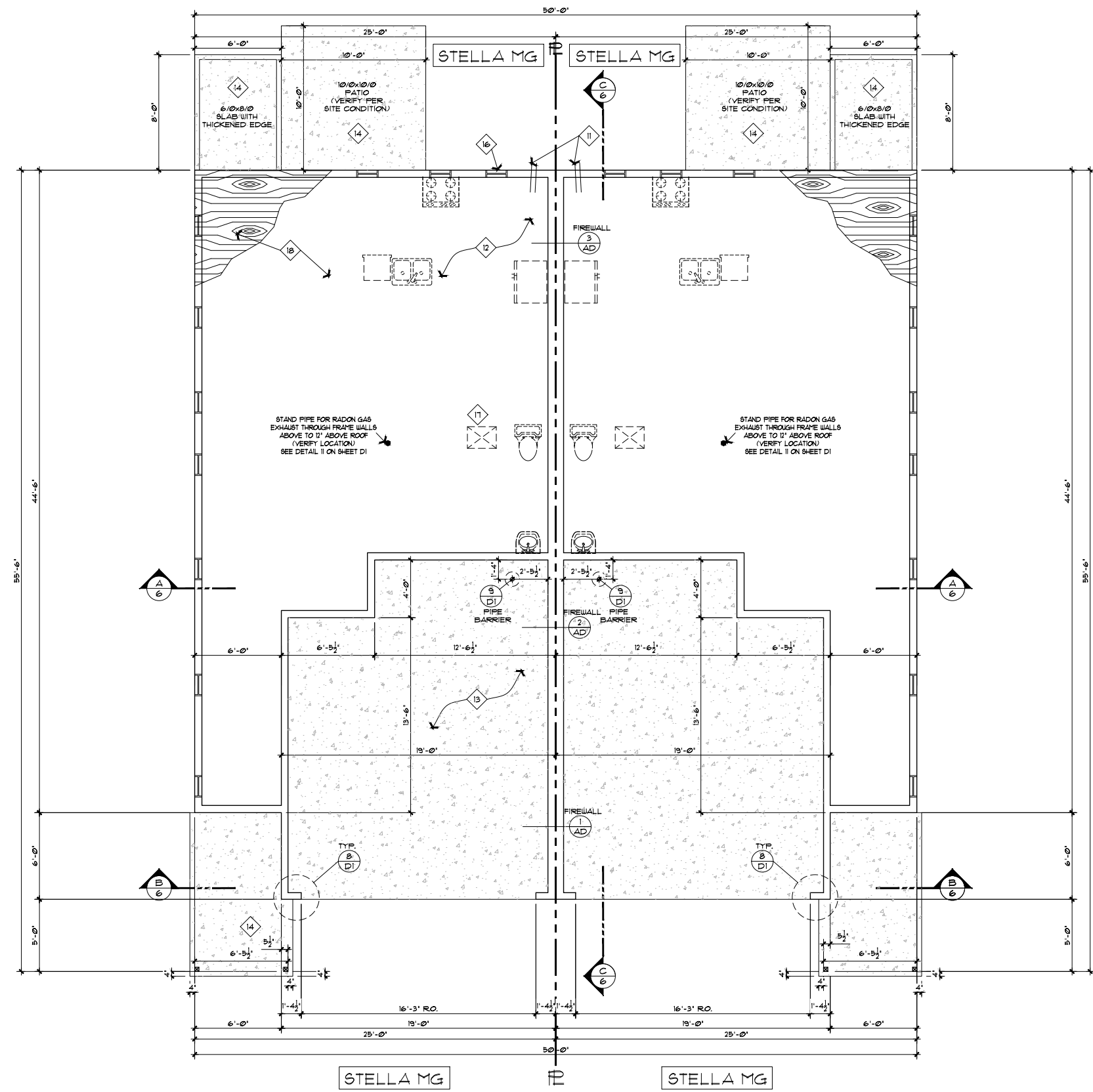
11. PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
12. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
13. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
14. 3 1/2" CONCRETE SLAB ON 4" MIN. CLEAN GRANULAR FILL.
15. KEYNOTE NOT USED.
16. SCREENED FOUNDATION VENTS. FOR LOCATIONS SEE STRUCTURAL SHEETS.
17. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
18. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 5/8" SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE 'S' SHEETS

STELLA BRONZE-GARAGE RIGHT - 3000	
STELLA BRONZE-GARAGE LEFT - 3000	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
<b>TOTAL</b>	<b>2,004 SQ. FT.</b>
GARAGE 412 SQ. FT.	
FR. COVERED PORCH 68 SQ. FT.	
COVERED PATIO 0 SQ. FT.	
STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
<b>TOTAL</b>	<b>2,004 SQ. FT.</b>
GARAGE 412 SQ. FT.	
FR. COVERED PORCH 68 SQ. FT.	
COVERED PATIO 0 SQ. FT.	

**NOTE:**  
 FOR FOUNDATION CONSTRUCTION DETAILS SEE STRUCTURAL SHEETS



**OREGON FOUNDATION VENTING SCHEDULE**  
 VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATINGS FOR FOUNDATION VENTS USED):

$$126 \text{ SF} / 150 = 4.84$$

$$4.84 \times 144 = 696.96$$

$$696.96 / 12 = 58.08$$

REQUIRED FOUNDATION VENTS NEEDED = 10

**OREGON FOUNDATION VENTING SCHEDULE**  
 VENTED CRAWLSPACE AREA = 126 SQ. FT.  
 (PER ORSC R408.1 CODE)  
 CALCULATION USED:  
 TAKE CRAWLSPACE AREA AND DIVIDE BY 150 AND THEN MULTIPLY BY 144 (TO CONVERT TO SQUARE INCHES) THEN DIVIDE BY 12 SQUARE INCHES (FOR CLEAR SQUARE INCH RATINGS FOR FOUNDATION VENTS USED):

$$126 \text{ SF} / 150 = 4.84$$

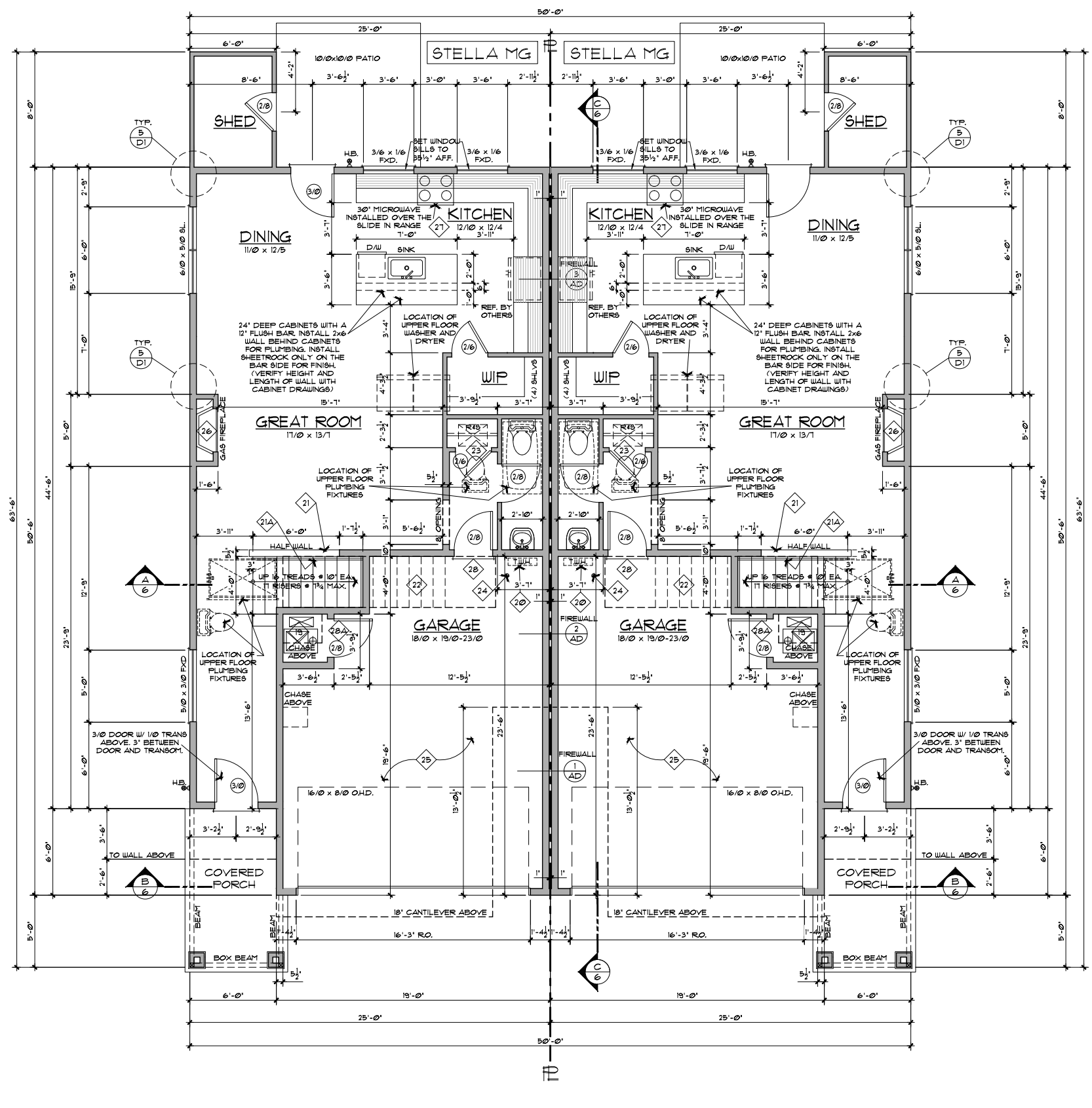
$$4.84 \times 144 = 696.96$$

$$696.96 / 12 = 58.08$$

REQUIRED FOUNDATION VENTS NEEDED = 10

FOUNDATION PLAN

- ◆ MAIN FLOOR PLAN KEYNOTES
- INSTALL MINIMUM 95% (AFUE) EFFICIENT GAS FURNACE W/ COMBUSTION AIR DIRECTLY FROM OUTDOORS.
  - WALL MOUNTED, GAS TANKLESS WATER HEATER. LOCATE BOTTOM OF TANKLESS WATER HEATER 34" MIN. ABOVE FINISHED FLOOR.
  - 42" HIGH HALF WALL WITH WOOD CAP. SEE DETAIL 13 ON SHEET D1.
  - 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  - APPLY 1/2" GYPSUM BOARD TO UNDER SIDE OF STAIRS.
  - PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS.
  - PIPE BARRIER SEE DETAIL 9/D1.
  - APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. FINISH W/ FIRE TAPE. WRAP EXPOSED BEAMS.
  - FIREPLACE: INSTALL 36" PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE) W/ LISTED METAL FIREPLACE TO MANUF. SPECS.
  - MICRO HOOD SHALL VENT TO THE OUTDOORS. CLEARANCES FROM COOKTOP TO HOOD SHOULD BE AT LEAST 24". DIRECT VENT.
  - DOOR GOING FROM GARAGE INTO HOME SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED SELF CLOSING DOOR.
  - FURNACE DOOR SHALL BE A SOLID CORE, 20 MINUTE FIRE RATED DOOR.



T103 AUTUMN SUNRISE PLAN 3000 MG/D1


- FLOOR PLAN NOTES:
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F. (1ST FLOOR) OR 4x8 D.F. (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

NOTE:  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE 'S' SHEETS

STELLA MODERN G - GARAGE RIGHT - 3000	
STELLA MODERN G - GARAGE LEFT - 3000	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.
STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

3

17023 AUTUMN SUNRISE PLAN 3000 TUG DSC

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE 'S' SHEETS

STELLA BRN2C2-GARAGE RIGHT - 3000  
 STELLA BRN2C2-GARAGE LEFT - 3000

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

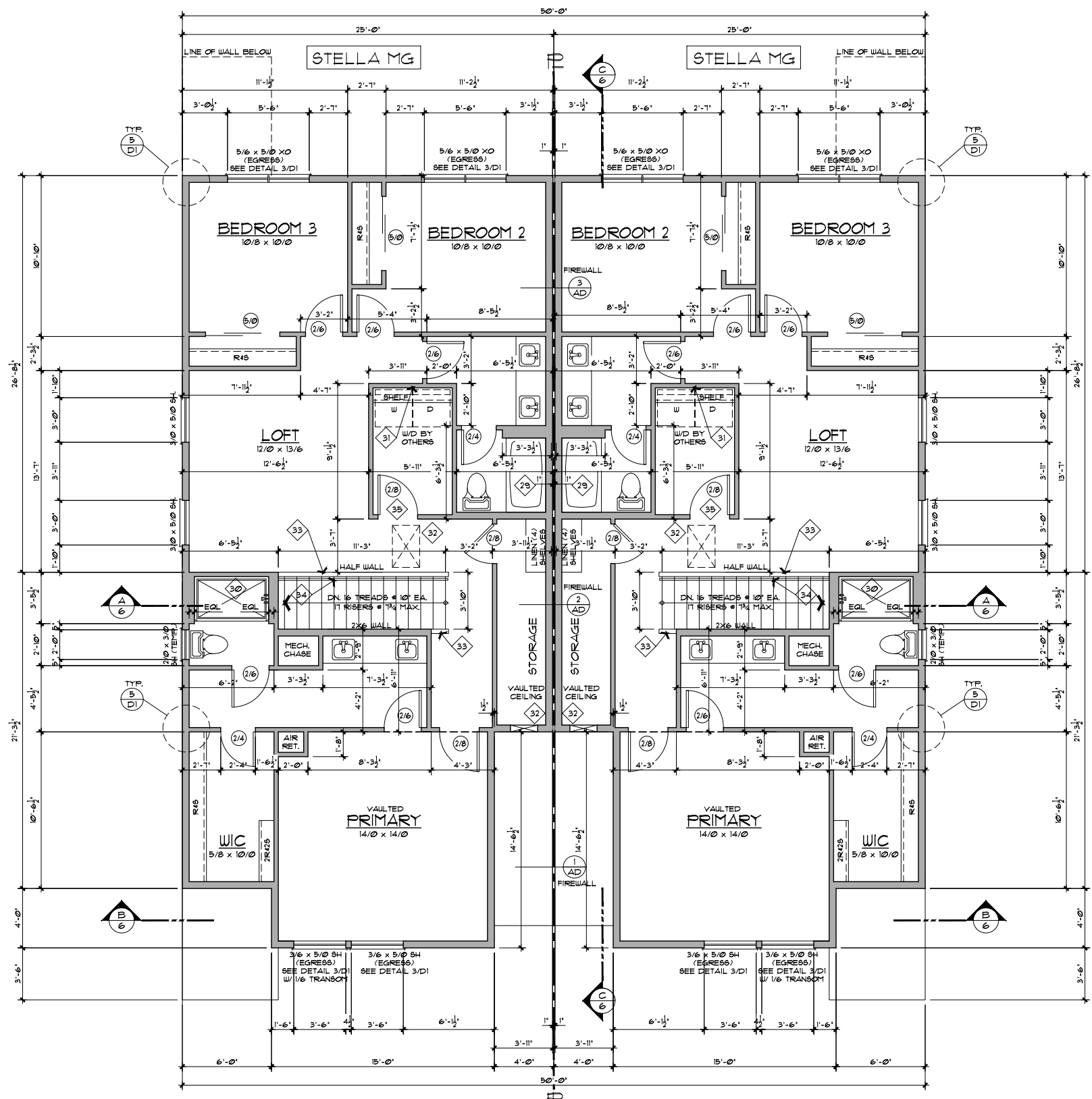
STELLA MODERN G

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	1184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**4**

- UPPER FLOOR KEYNOTES**
- INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
  - INSTALL 36"x60" FIBERGLASS ONE-PIECE SURROUND SHOWER.
  - INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
  - PROVIDE MINIMUM 22"x30" ATTIC ACCESS THROUGH WALL/ CEILING W/ INSULATED COVER.
  - 42" HIGH HALF WALL WITH WOOD CAP.
  - 34" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST. SEE DETAIL 13 ON SHEET D1.
  - INSTALL 100 SQUARE INCH VENT THROUGH THE WALL FOR DRYER EXHAUST MAKEUP AIR. SHEETROCK AND TAPE PENETRATION THROUGH WALL AND LOCATE WHERE IT CAN NOT BE OBSTRUCTED BY OBJECTS.



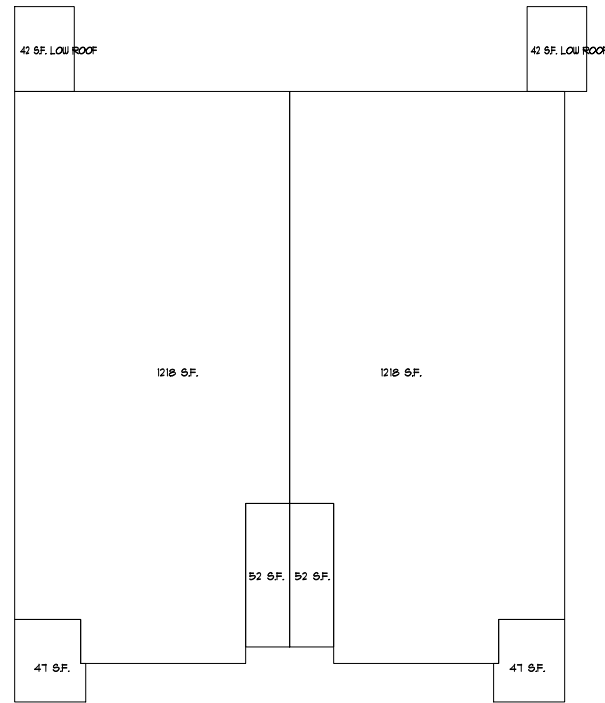
- FLOOR PLAN NOTES:**
- INDICATES INTERIOR BEARING WALLS.
  - PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
  - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x12 D.F.2 (1ST FLOOR) OR 4x8 D.F.2 (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
  - PROVIDE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).
  - PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
  - ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 40 UNLESS NOTED OTHERWISE.

UPPER FLOOR DESIGN

1/4" = 1'-0"



1/123 AUTUMN SUNRISE PLAN 3000 TUG DSC

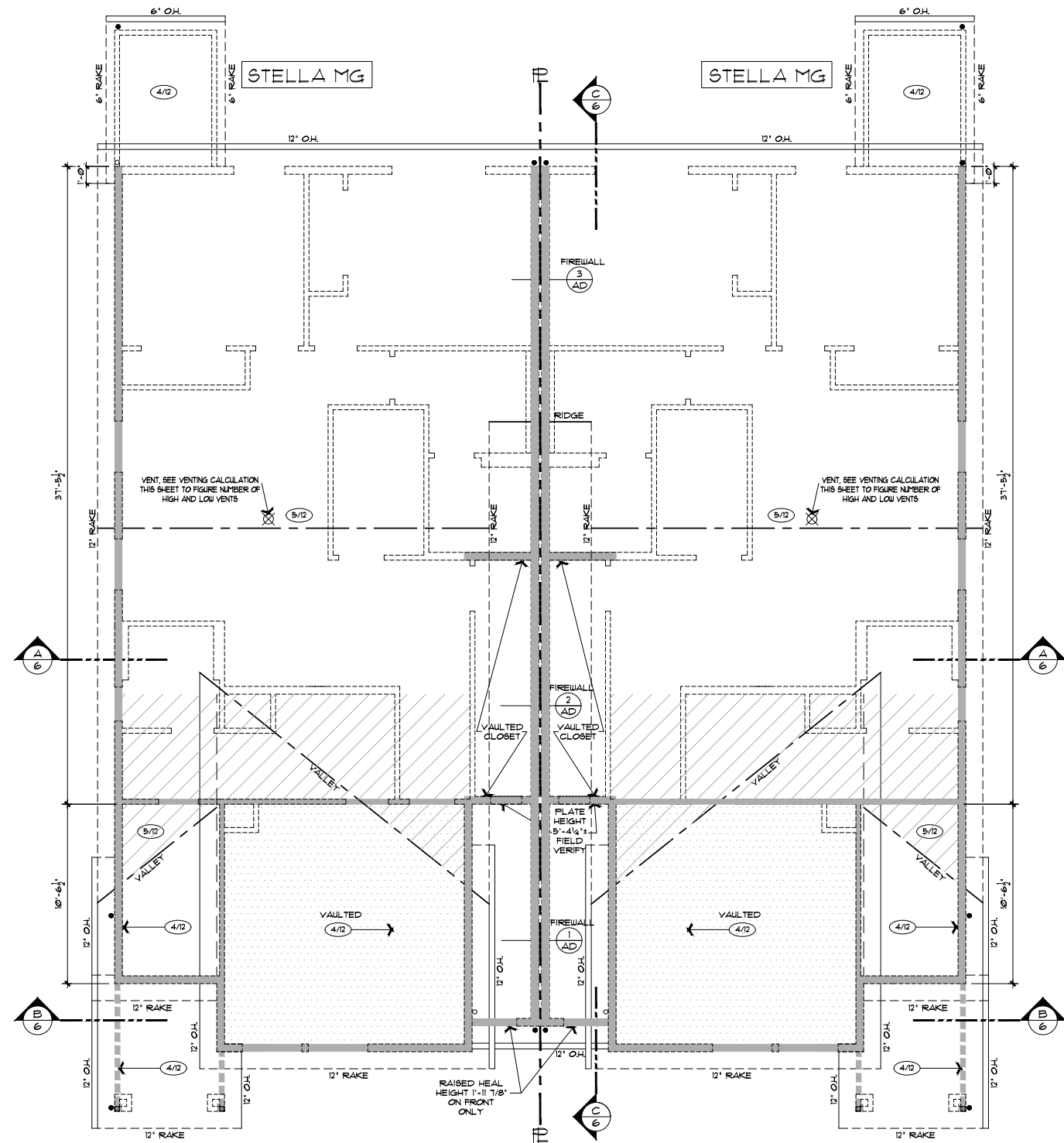


STELLA MG

STELLA MG

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED).	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS. FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 4.06 * 144 + 584.64 / 2 + 292.32 / 50 = 5.85 <b>8 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 4.06 * 144 + 584.64 / 2 + 292.32 / 20 = 14.62 <b>15 LOW VENTS REQD</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 20 = 0.62 <b>1 LOW VENTS REQD</b>
ROOF/PORCH AREA =	89 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 50 = 0.43 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 20 = 1.07 <b>1 LOW VENTS REQD</b>

ATTIC VENTILATION PER IRC (R806.2)	
NOTE: ATTIC VENTILATION IS FIGURED WITH 50% OF THE VENTS HIGH AND 50% LOW. (PACIFIC LUMBER ROOF TRUSS COMPANY SUPPLIES (LOW VENT) VENT BLOCKS WITH A 2X10 SLOT DR. 20 SQUARE INCHES OF VENTING PER BLOCK). UPPER VENTS HAVE A VENTING AREA OF 50 SQUARE INCHES PER VENT.	
CALCULATION: STEP 1. DIVIDE SQ. FOOTAGE OF ATTIC AREA BY 300 = _____ (SQUARE FOOTAGE OF VENTS REQUIRED).	
STEP 2. TAKE THE ANSWER TO STEP 1 AND MULTIPLY IT BY 144 = _____ (CONVERTS SQ. FT. INTO SQ. IN)	
STEP 3. TAKE THE ANSWER FROM STEP 2 AND DIVIDE IT BY 2 = _____ (THIS CALCULATES THE REQUIRED EQUAL VENTING AREA BETWEEN HIGH AND LOW ROOF AREAS (ANSWER IS IN SQUARE INCHES))	
STEP 4. FIGURE NUMBER OF VENTS REQUIRED FOR HIGH AND LOW VENTS. FOR HIGH VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 50 TO GET THE TOTAL NUMBER OF HIGH VENTS THAT ARE REQUIRED. FOR LOW VENTS YOU TAKE THE ANSWER FROM STEP 3 AND DIVIDE IT BY 20 TO GET THE TOTAL NUMBER OF LOW VENTS THAT ARE REQUIRED.	
UPPER ROOF AREA =	1,218 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 4.06 * 144 + 584.64 / 2 + 292.32 / 50 = 5.85 <b>6 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 4.06 * 144 + 584.64 / 2 + 292.32 / 20 = 14.62 <b>15 LOW VENTS REQD</b>
LOWER ROOF AREA =	52 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 50 = 0.25 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.17 * 144 + 24.96 / 2 + 12.48 / 20 = 0.62 <b>1 LOW VENTS REQD</b>
ROOF/PORCH AREA =	89 S.F.
TOTAL HIGH ROOF VENTS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 50 = 0.43 <b>1 HIGH VENTS REQD</b>
TOTAL LOW VENT BLOCKS =	AREA/300 + 0.30 * 144 + 42.72 / 2 + 21.36 / 20 = 1.07 <b>1 LOW VENTS REQD</b>



ROOF PLAN

- ROOF FRAMING PLAN NOTES:**
- PROVIDE MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. INSTALL A SEISMIC ANCHOR AT EACH TRUSS PER ENGINEER.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON WALLS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF BEARING ON BEAMS BELOW.
  - ▬▬▬▬▬ INDICATES ROOF STRUCTURE FRAMED OVER ROOF STRUCTURE BELOW WITH CONT. SHEATHING OVER LOWER STRUCTURE. PROVIDE VALLEY RAFTERS LAID FLAT OVER 2 X BLOCKING BETWEEN RAFTERS OR TRUSSES BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO ROOF BELOW.
  - INDICATES 2x3 G.I. DOWN SPOUT TO RAIN DRAIN BELOW.
  - ⊗ INDICATES 1" DIAMETER ROOF MOUNTED ATTIC VENTS.
  - (X/12) INDICATES ROOF SLOPE.

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

NOTE:  
 FOR ALL STRUCTURAL  
 INFORMATION REFER  
 TO THE 'S' SHEETS

STELLA BRONZE-GARAGE RIGHT - 3000  
 STELLA BRONZE-GARAGE LEFT - 3000

STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.

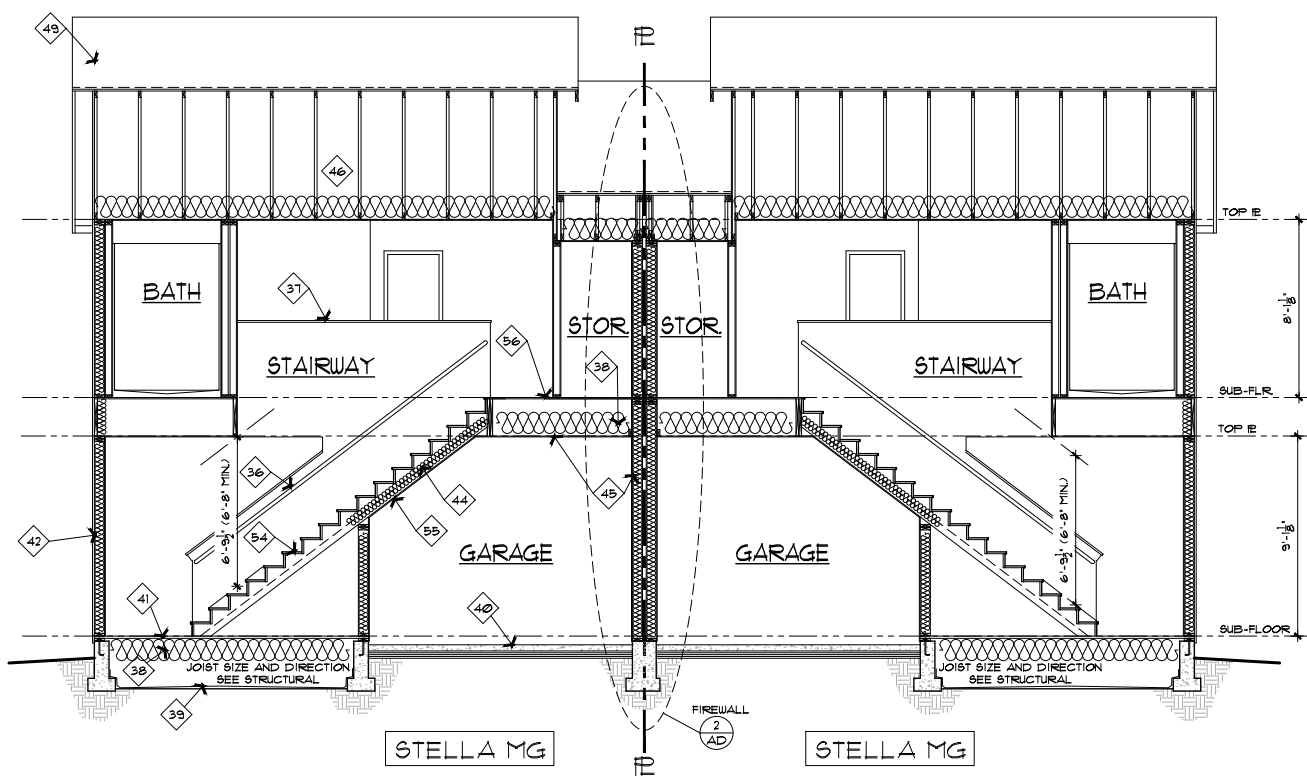
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

5

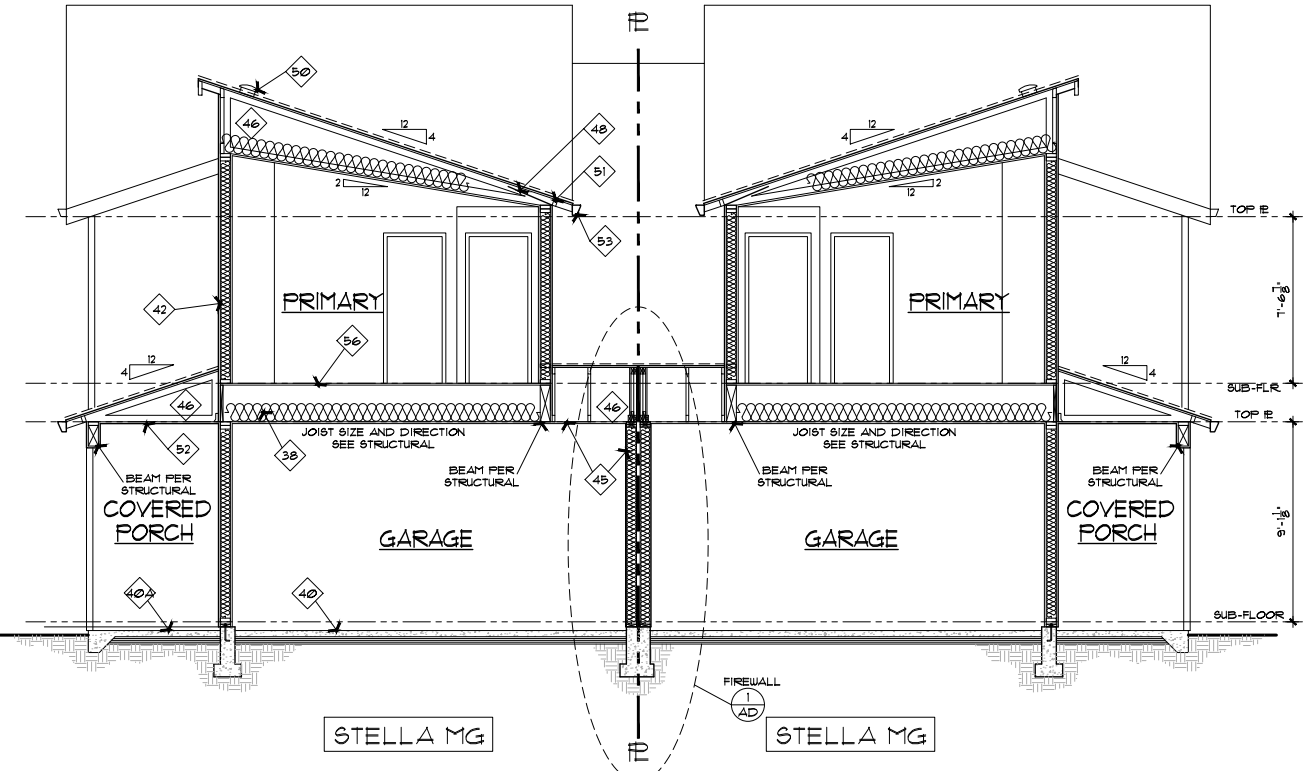
T1023 AUTUMN SUNRISE PLAN 3000 TUG DR

**BUILDING SECTION KEYNOTES**

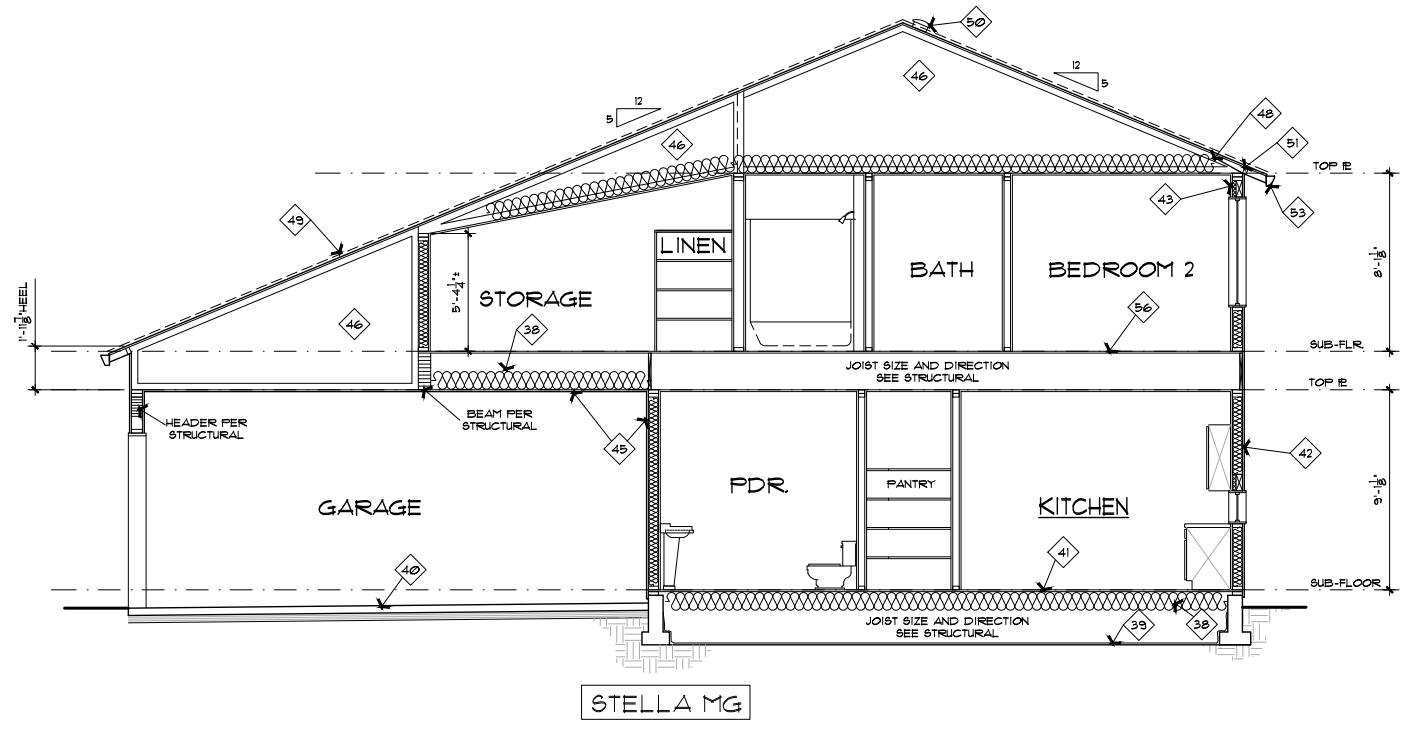
36. 3/4" TO 38" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON RAIL BRACKETS ON WALL RETURN ENDS TO WALL OR NEWEL POST. (SEE DETAIL 13/D) FOR STAIR SPECS.)
  37. 42" HIGH HALF WALL WITH WOOD CAP.
  38. UNDER FLOOR INSULATION: FIBERGLASS BATTS. (BATT R VALUE PER GENERAL NOTES.)
  39. 6 MIL BLACK POLYETHYLENE GROUND COVER. LAP SEAMS 12". EXTEND UP WALLS 12".
  40. 3 1/2" CONCRETE SLAB IN GARAGE ON MINIMUM 4" COMPACTED GRANULAR FILL. SLOPE 4" TO GARAGE DOOR(S). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
  - 40A. 3 1/2" CONCRETE SLAB ON 4" MINIMUM CLEAN GRANULAR FILL.
  41. MAIN FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED JOISTS (SEE ENGINEERING FOR SIZE AND SPACING) ON GIRDERS AND POSTS PER STRUCTURAL ON MINIMUM 18M SATURATED FELT ON CONCRETE FOOTINGS. MAINTAIN 18" CLEAR BETWEEN JOISTS AND OR BEAMS AND GROUND (12" BETWEEN GIRDERS AND GROUND).
  42. EXTERIOR WALL (TYPICAL): SIDING AS NOTED ON ELEVATIONS ON TYVEK DRAIN WRAP (SEE DETAIL 4/D) ON 5/32" OSB BOARD SHEATHING (MIN. APA RATING 24/0) ON 2x6 STUDS # 16" O.C. WITH INSULATION (INSULATION R VALUE PER GENERAL NOTES) AND 1/2" GYPSUM BOARD INTERIOR FINISH. APPLY WEATHER RESISTANT BARRIER PER MANUFACTURERS RECOMMENDATIONS.
  43. TYPICAL EXTERIOR HEADER: (PER STRUCTURAL) DF-L WITH DOUBLE 2x6 TOP PLATES & BLOCKING @ BOTTOM, UNLESS NOTED OTHERWISE. INSTALL RIGID INSULATION IN CAVITY.
  44. PROVIDE 2x FIRESTOPS 10" MAXIMUM ABOVE BOTTOM PLATE AT ALL STUD WALLS OVER 10' HIGH. INSTALL 3/4" PLYWOOD FIRESTOPS (OR OTHER APPROVED MATERIAL) AT CONCEALED SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
  45. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO CEILING IN GARAGE. APPLY 1/2" GYPSUM BOARD ON WALLS IN GARAGE. FIRETAPE GARAGE WALLS AND CEILING.
  46. MANUFACTURED ROOF TRUSSES # 24" ON CENTER WITH BLOWN IN INSULATION (R VALUE PER GENERAL NOTES). TRUSS MANUFACTURER TO SUPPLY DESIGNER AND BUILDING DEPARTMENT WITH TRUSS LAYOUT INCLUDING REQUIRED HANGERS AND ENGINEERED TRUSS DIAGRAMS PRIOR TO FABRICATION. SUPPORT TRUSSES LATERALLY IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS.
  47. FRAME ROOF OVER ROOF BELOW WITH VALLEY RAFTER LAID FLAT OVER SOLID 2x BLOCKING BETWEEN LOWER TRUSSES.
  48. MOISTURE RESISTANT INSULATION Baffles WHERE REQUIRED.
  49. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES ON 30" AS FELT ON 1/4" OSB ROOF SHEATHING APA RATED (24/0) AND (WHERE SHOWN ON ELEVATIONS) STANDING METAL SEAM ROOF INSTALLED PER MFR.
  50. INSTALL 1" DIAMETER ROOF 'JACK' TYPE VENTS NEAR RIDGE ON BACK SIDES OF ROOF PLANES. TOTAL FREE VENTING AREA TO EQUAL 1/600th OF ATTIC.
  51. INSTALL SCREENED 2x VENT AND SPACE BLOCKS. PROVIDE CORROSION RESISTANT MESH WITH OPENINGS LESS THAN 1/4" AT VENT SPACES.
  52. SOFFITS @ COVERED AREAS: PANEL BOARD ON TRUSS BOTTOM CHORD OR CEILING.
  53. GUTTERS (TYPICAL).
  54. 2x TREADS & 1x RISERS ON (3) 2x12 STRINGERS.
  55. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
  56. UPPER FLOOR (TYPICAL): APA RATED T&G SHEATHING ON ENGINEERED FLOOR JOISTS (SIZE & SPACING PER ENGINEER).
- \* NOTE: DUE TO THE ORIENTATION AND LOCATION OF THE SECTION CUT-LINES, KEYNOTES MAY NOT BE REFERENCED ON THE SECTION DRAWING.



**A BUILDING SECTION**  
 1/4" = 1'-0"



**B BUILDING SECTION**  
 1/4" = 1'-0"



**C BUILDING SECTION**  
 1/4" = 1'-0"

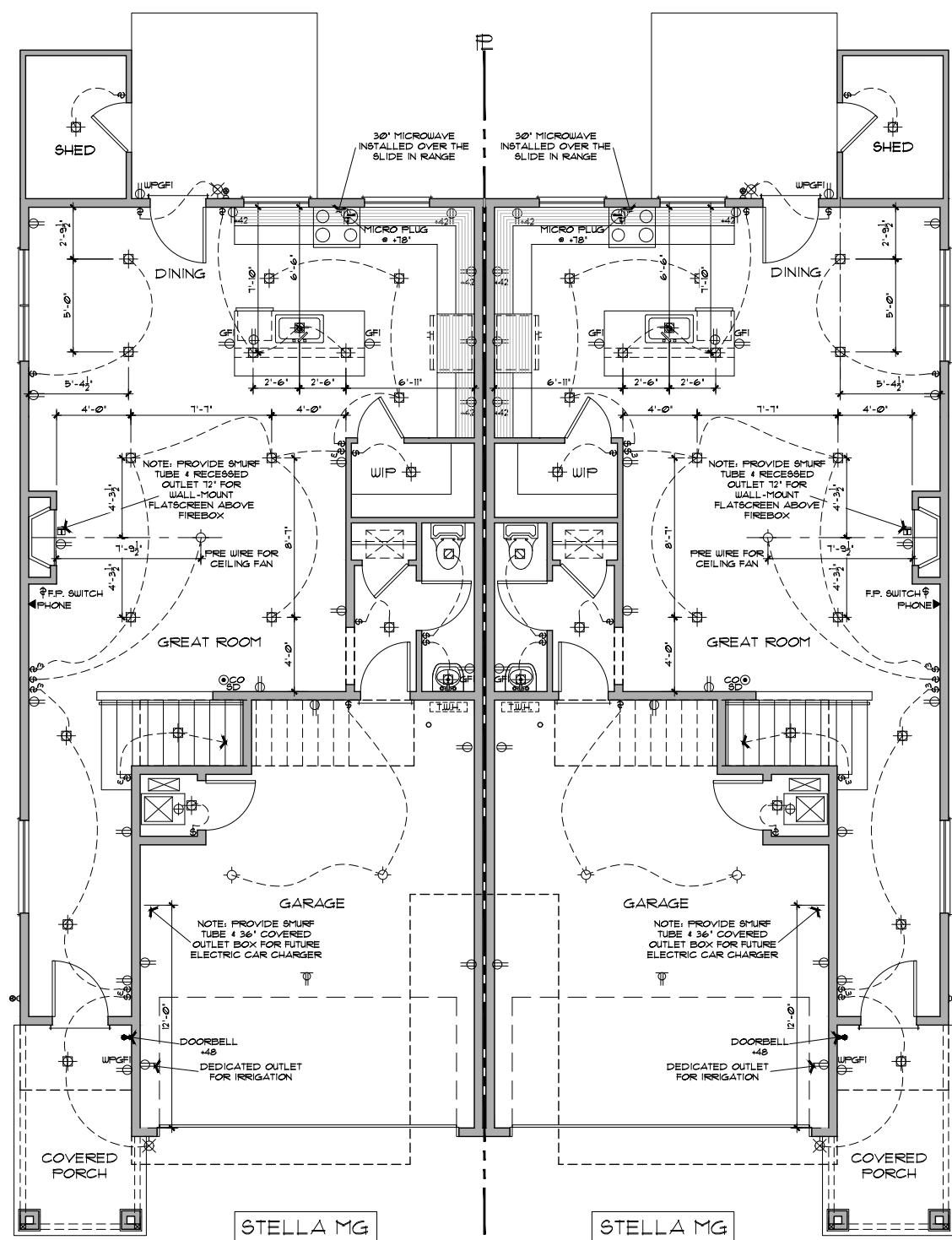
**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
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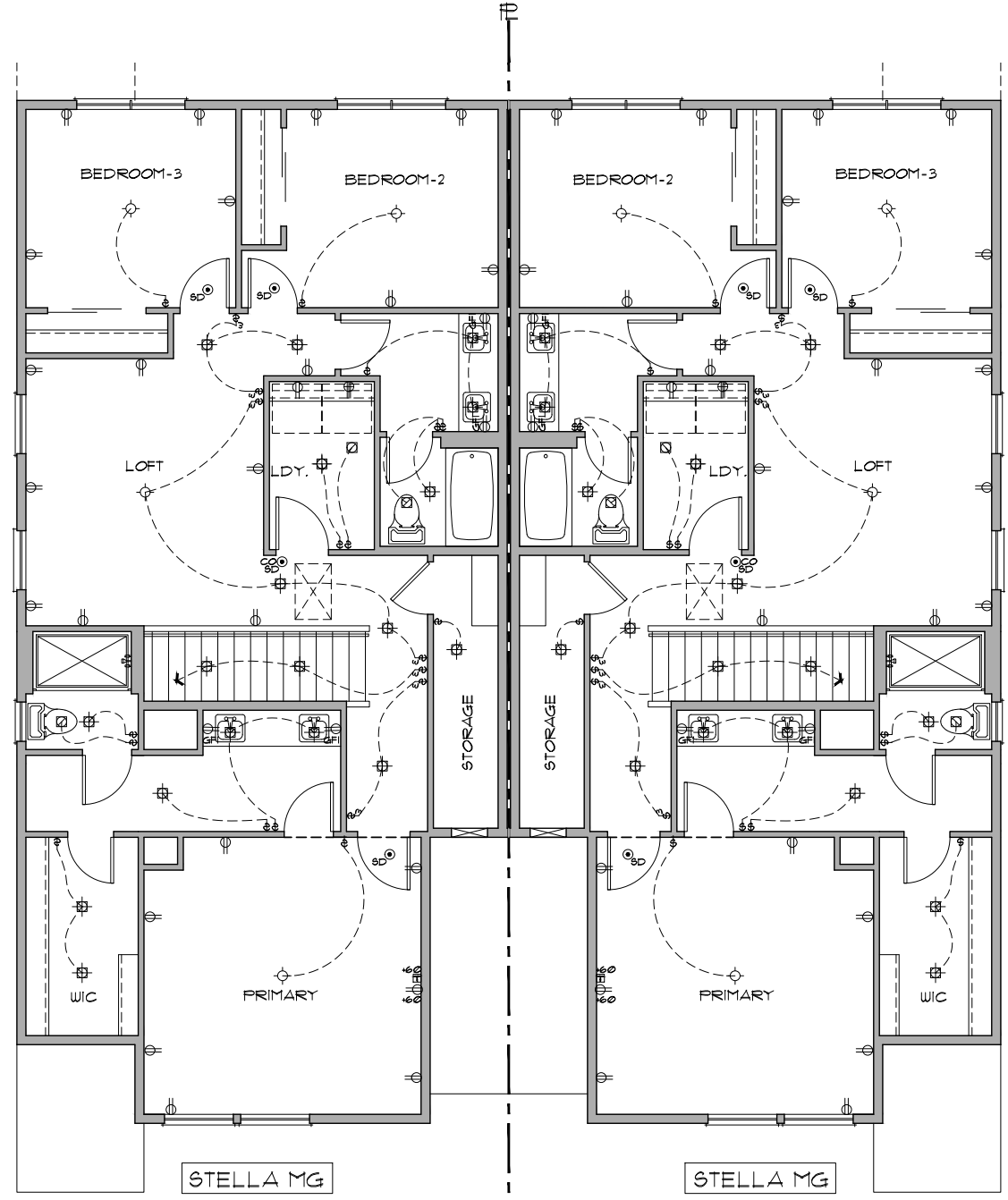
**STELLA BRONZE-GARAGE RIGHT - 3000**  
**STELLA BRONZE-GARAGE LEFT - 3000**

STELLA MODERN G	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.
<b>STELLA MODERN G</b>	
MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.
<b>STELLA MODERN G</b>	
GARAGE	412 SQ. FT.
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

**6**



**MAIN FLOOR ELECTRICAL PLAN** 1/4" = 1'-0"



**UPPER FLOOR ELECTRICAL PLAN** 1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊙ DOWNLIGHT (LED)
- ⊗ WALL MOUNTED (LED)
- ◇ WALL SCONCE (LED)
- ◇ SURFACE MOUNTED (LED)
- ⊕ HANGING FIXTURE (PER SPEC)
- ⊘ RECESSED EXHAUST FAN
- ⊘ TWO WAY SWITCH
- ⊘ THREE WAY SWITCH
- ⊘ FOUR WAY SWITCH
- ⊘ ELECT. SUB PANEL
- ⊘ TELEVISION OUTLET
- ⊘ TELEPHONE OUTLET
- DB DOOR BELL

- ⊘ SMART PANEL
- ⊘ DUPLX OUTLET
- ⊘ 1/2 SWITCHED-1/2 HOT DUPLX OUTLET
- ⊘ 1/2 USB-1/2 HOT DUPLX OUTLET
- ⊘ CEILING MOUNTED DUPLX OUTLET
- ⊘ 220V OUTLET
- ⊘ 110 V. WALL OUTLET (GFI - GFI GROUND FAULT INSULATED)
- ⊘ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ⊘ 110 V. SMOKE DETECTOR - HARDWIRED TO HOUSE POWER, INTERCONNECTED AND WITH BATTERY BACKUP POWER.
- ⊘ 110 V. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR INTERCONNECTED AND WITH BATTERY BACKUP POWER, INSTALLED WITHIN 15'-0" OF ANY BEDROOM.

**ELECTRICAL NOTES:**

- ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE I.C. LABEL.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
- PROVIDE ARC-FAULT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. WHEN AN EXISTING DWELLING UNIT BEDROOM CIRCUIT IS EXTENDED AND THE AFCI CIRCUIT BREAKERS ARE NOT AVAILABLE FOR THE EXISTING PANEL BOARD, THE USE OF AN AFCI RECEPTACLE INSTALLED IN THE FIRST RECEPTACLE LOCATION ON THE BRANCH CIRCUIT SHALL BE PERMITTED. IONIZATION SMOKE ALARMS SHALL NOT BE LOCATED CLOSER THAN 3' HORIZONTALLY FROM THE FOLLOWING:
  - THE DOOR TO A KITCHEN
  - THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER
  - THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, OUTSIDE THE FLOW FROM THOSE REGISTERS.

**MECHANICAL VENTILATION NOTES:**

- ALL EXHAUST FANS TO VENT DIRECTLY TO THE OUTSIDE VIA METAL DUCTS. (M1505.2)
- EXHAUST FAN RATES, (MIN.) (M1505.4)
  - KITCHENS: 150 CFM
  - TOILET ROOMS: 50 CFM
  - BATHROOMS: 80 CFM
  - UTILITY ROOM: 100 CFM - INTEGRATED W/ HVAC FOR WHOLE-HOUSE VENTILATION.
- CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (PREFERRED METHOD) PER TABLE (M1505.4.3)
- INTERMITTENT WHOLE-HOUSE VENTILATION OPTIONS BASED ON 50 CFM PER TABLE BELOW

DUELLING UNIT FLOOR AREA (sq. ft.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
< 1,500 sq. ft.	30	45	60	75
1,501 - 3,000 sq. ft.	45	60	75	90
3,001 - 4,500 sq. ft.	60	75	90	105
4,501 - 6,000 sq. ft.	75	90	105	120

17123 AUTUMN SUNRISE PLAN 3000 MFG DRG


**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

**NOTE:**  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE 'S' SHEETS

STELLA BRZM2-GARAGE RIGHT - 3000  
 STELLA BRZM2-GARAGE LEFT - 3000

**STELLA MODERN G**

MAIN LEVEL	810 SQ. FT.
UPPER LEVEL	184 SQ. FT.
TOTAL	2,004 SQ. FT.
GARAGE 412 SQ. FT.	
FR. COVERED PORCH	68 SQ. FT.
COVERED PATIO	0 SQ. FT.

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MAIN LEVEL	810 SQ. FT.
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TOTAL	2,004 SQ. FT.
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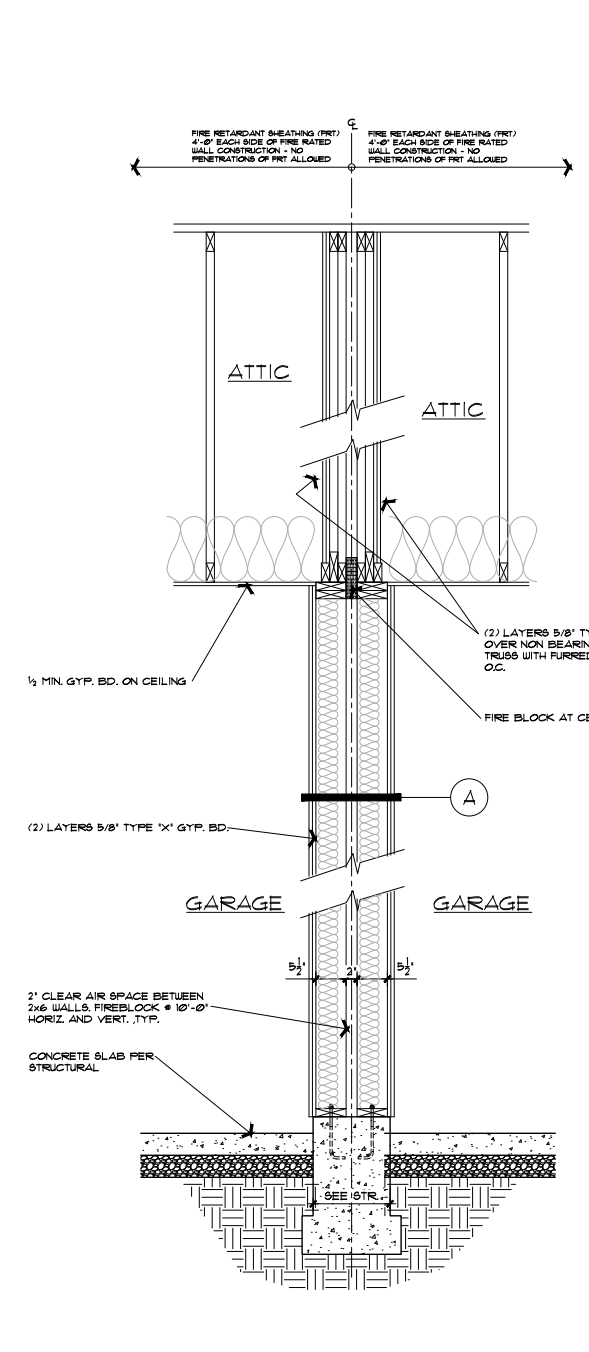
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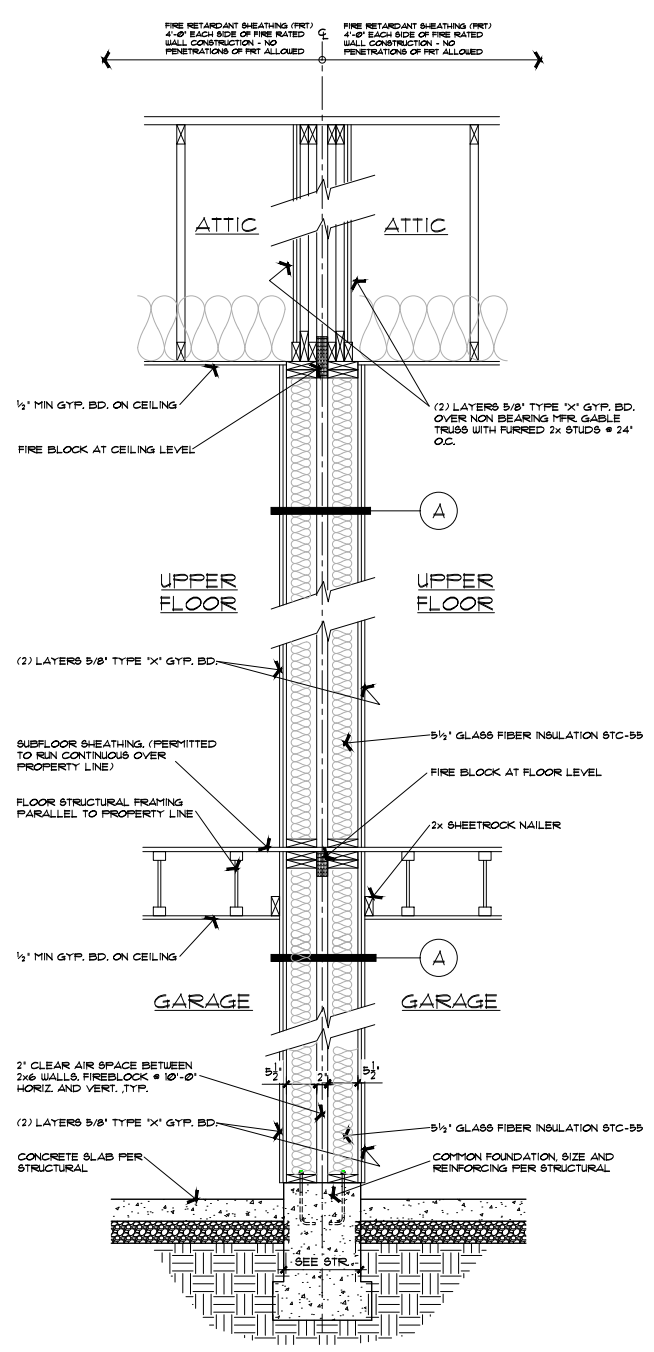




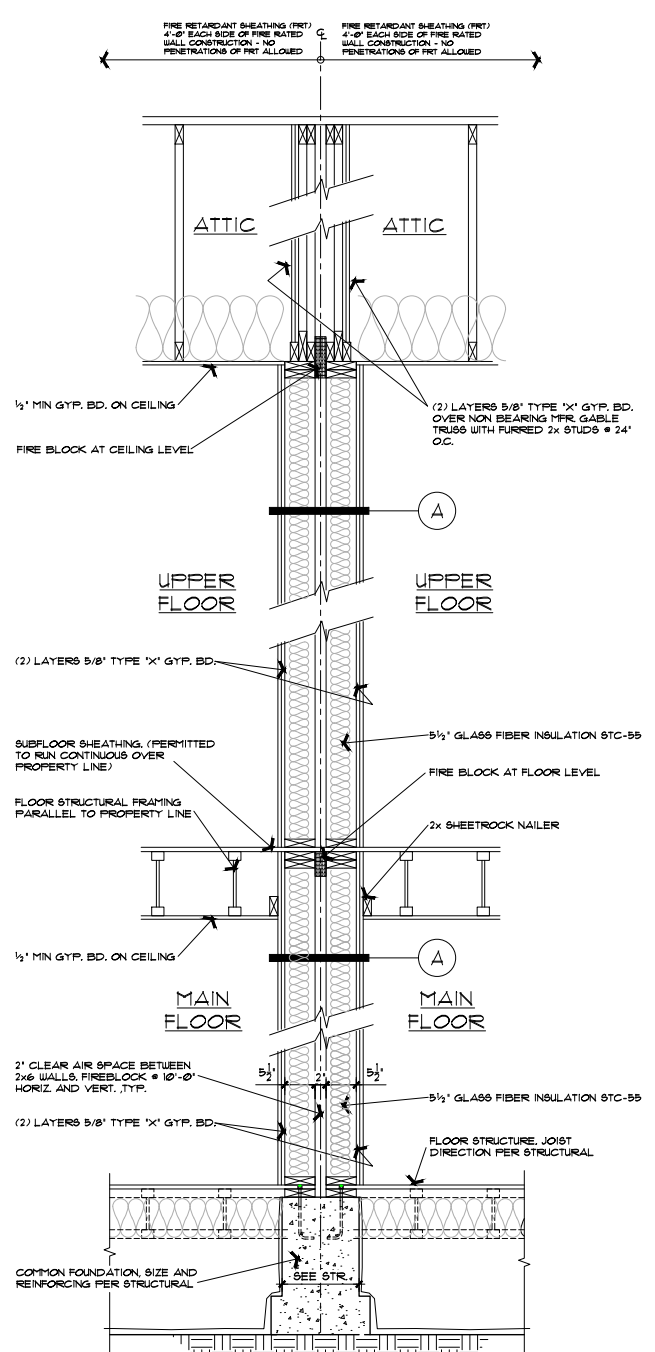




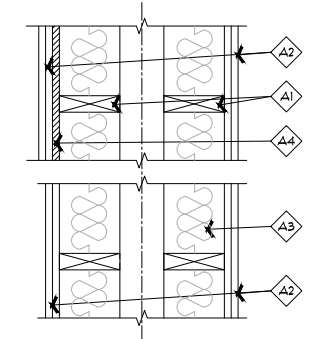
1  
AD  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PERP. TO COMMON PROPERTY LINE 1-STORY @  
 GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRU-1



2  
AD  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT GARAGE SLAB  
 SCALE: 3/4" = 1'  
 FRU-3



3  
AD  
 2-HOUR FIREWALL PER GA-600 WP 3820  
 PARALLEL CONDITION AT JOISTED MAIN  
 SCALE: 3/4" = 1'  
 FRU-4



CONSTRUCTION ASSEMBLY	
GA-600/2012 FIRE RESISTANCE DESIGN MANUAL (GA FILE NO. WP 3820)	
NOTES	DESCRIPTION
A1	2x6 STUDS @ 16" O.C. U.O.N.
A2	BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x6 WOOD STUDS WITH 6" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6d COATED NAILS, 1 1/8" LONG, @20S' SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 6d COATED NAILS, 2 3/8" LONG, @100' SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED AT 6" O.C. HORIZONTAL BRACING REQUIRED AT MID HEIGHT (LOAD BEARING)
A3	MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
A4	SHEAR PANEL (AS OCCURS) SEE STRUCTURAL SHEAR WALL PLAN.
ACTUAL FIRE RESISTANCE RATING: 2 HOUR FIRE	
SOUND RATING: 55 TO 59 STC	

A  
 PARTY WALL ASSEMBLY  
 DOUBLE ROW 2x6 STUD WALL  
 SCALE: 1/2" = 1'  
 (GA FILE NO. WP3820)  
 FRU-A WALL 6

NOTE:  
 PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL IN THE FOLLOWING LOCATIONS:  
 1. CONCEALED STUD WALL AND FURRED SPACES.  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SORFITS, DROP CEILING AND COVE CEILING.  
 3. ALL WOOD FRAMED PARTITIONS TO BE FRAMED 6" ABOVE SUSPENDED CEILING HEIGHT UNO.

FIRE BLOCK CONSTRUCTION:  
 SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.

3302 FIREBLOCKING MATERIALS  
 FIRE BLOCKING MATERIALS SHALL NOT BE LESS THAN 2-INCH (25-mm) NOMINAL LUMBER TWO THICKNESSES OF 1-INCH (25.4-mm) NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3-mm) WOOD STRUCTURAL PANELS, ONE THICKNESS OF 3/4-INCH (19.1-mm) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1-mm) PARTICLEBOARD, 3/8-INCH (12.1 mm) GYPSUM BOARD, 1/4-INCH (6.4 mm) CEMENT BASED MILLBOARD, BATTIS OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION THE INTEGRITY OF DRAFT STOPPS SHALL BE MAINTAINED.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO 1/4" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER 1/4" ARE NOT ACCEPTABLE.

NOTE:  
 ALL ASSEMBLIES ON THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON THE DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

**LENNAR**  
 AUTUMN SUNRISE  
 Tualatin, Oregon

NOTE:  
 FOR ALL STRUCTURAL INFORMATION REFER TO THE 'S' SHEETS

STELLA BRZMIGZ-GARAGE RIGHT - 3000  
 STELLA BRZMIGZ-GARAGE LEFT - 3000

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STELLA MODERN G

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TOTAL	2,004 SQ. FT.

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**AD**

# Siding

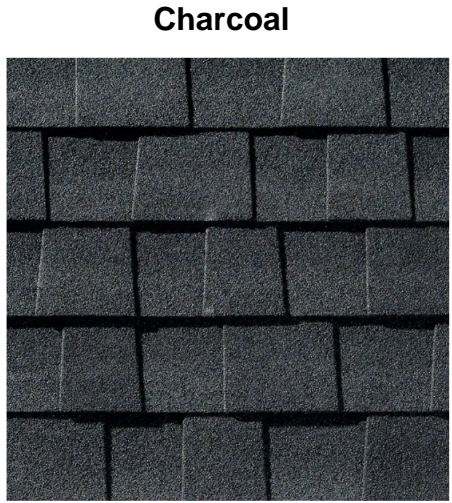
# Roofing

# Paint colors

JamesHardie  
Siding | Trim

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Achieve authentic character and UNCOMPROMISING PERFORMANCE.



## Timberline® NS Shingles

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.

All Hardie products/or equal cement based product for siding, BnB panels, Lap, Shingles, and trim

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH19**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**BR4**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**GT10**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**GY6**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH2**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH11**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH14**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH15**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH1**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH2**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR

SHERWIN-WILLIAMS HOMESCAPES™ Autumn Sunrise

**FH4**

1. LAP SIDING	SW 7024 Gray Stone
2. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
3. B&B LANSARD DOCK/ST SIDING	SW 7024 Gray Stone
4. ALL TRIM	SW 7024 Gray Stone
5. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
6. FRONT DOCK/ST SIDING	SW 7024 Gray Stone
7.	
8.	

LENNAR