

PROCEDURES FOR OBTAINING ARC APPROVAL

Please submit plans and completed application form to the ARC Administrator at the Murrayhill Owners Association office. INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT REVIEW. Applicants will be notified as soon as review is complete.

If you have a question about the Architectural Review Committee process, please call the MOA office at 503-524-4429 or email us at admin@murrayhillowners.com.

Return all applications to the MOA office at 11010 SW Teal Blvd., Beaverton, OR 97007

DRAWING REQUIREMENTS

SITE PLAN

- scale 1/8" = 1'
- existing grade, 2' interval
- building outline
- finish grades, 2' interval
- north arrow
- trees to be cut
- trees to remain
- street names
- utility meters
- patios, decks, walks
- service yards
- fences, screens, details
- drainage patterns
- retaining walls
- setbacks, easements
- property lines, dimensions
- driveways,
- stairs

FLOOR PLANS

- scale 1/8" = 1' (minimum)
- doors, windows (size, operating type)
- room names
- stairways
- exterior lighting locations
- square feet by floor
- location of trash storage area

BUILDING ELEVATIONS

- scale 1/8" = 1' (minimum)
- roof and material
- siding material
- siding direction
- chimney chases
- window operation
- muntin bar pattern
- finish floor lines
- trim, corner boards
- railings, decks, stairs
- below decks screening
- vents and flues
- location, pattern of brick
- garage door size
- accurate finish grades

LANDSCAPE PLANS

- scale 1/8" = 1' (minimum)
 - planter areas, mulch
 - plant common name
 - plant botanical name
 - plant size at planting
 - mature size drawn to scale
 - north arrow
 - berms, grading
 - retaining walls
- NOTE: Approved plans are returned to owner, if owner is applicant. If applicant is other than owner, and owner wishes a copy of approved plans, please provide 3 copies of all materials sent in for review (plans, specifications, etc.).

EXTERIOR LIGHTING

Please submit 2 copies of the approved form including catalog cuts or legible copies from catalogs indicating all exterior light fixtures. Indicate overall height, material finishes and locations. See form titled "EXTERIOR LIGHTING" for additional information.

EXTERIOR COLORS

Please submit 2 copies of the approved form including samples of all exterior colors for each exterior material. Larger samples of actual color (mock-ups) on actual material or house may be required by the ARC prior to final approval. See form titled "EXTERIOR COLORS" for additional information.

EXTERIOR BRICK

Unless a brick sample is already on file with the ARC, please submit an actual sample of the proposed brick indicating the typical blend expected. See form titled "SIDING, BRICK, STONE" for additional information.

ITEMS TO REMEMBER

Both Preliminary Approval and Final Construction Approval are valid for 180 days. If construction has not begun in that time, a new application must be made, and will require a second fee.

All proposed construction on the lot must be completed within 270 days from the date construction is begun, unless otherwise approved by the ARC. Front yard landscaping must be completed within 90 days of completion of construction; back yard within 180 days.

Gas vents, flues: behind ridges, painted to match weathered roof color or tile/comp. roofing color.

Decks: underside screened if more than 24" to grade with lattice or landscaping. See standard detail.

Brick: standard size at wall veneer, econs at chimneys if separate from veneer by at least 3'.

Siding: overlaid waferwood or cedar, joints caulked or with matching joint covers. Stucco-like plywood panels may be acceptable if no panel edges are exposed and pattern of battens is regular and logical.

Garage doors: raised panel wood or embossed panel metal.

Please see Murrayhill CC&Rs as stated in section 5.3, Design Review Procedure for completion notice.