

**THE**  
**MT.BACHELOR W BSMT**  
**COLLECTION**  
*by*  
**Toll Brothers**  
*America's Luxury Home Builder™*

#### ABBREVIATIONS

1R1S	ONE ROD, ONE SHELF	HDR	HEADER
2R2S	TWO RODS, TWO SHELVES	HF	HEM FIR
5S	5 SHELVES	HGT	HEIGHT
AB	ANCHOR BOLT	HT	HEIGHT
ABV	ABOVE	IN	INCH
AFF	ABOVE FINISH FLOOR	JT	JOINT
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
AYC	ALASKAN YELLOW CEDAR	MTL	METAL
BB	BOX BEAM	NAO	NOTCH AROUND OPENING
BF	BOTTOM FLUSH	NB	NON-BEARING
BLDG	BUILDING	NO	NUMBER
BLKG	BLOCKING	NS	NEAR SIDE
BM	BEAM	OC	ON CENTER
BOT	BOTTOM	OPP	OPPOSITE
BP	BOTTOM PLATE	PSF	POUNDS PER SQUARE FOOT
BRG	BEARING	PSI	POUNDS PER SQUARE INCH
BTWN	BETWEEN	PT	PRESSURE TREATED
BSMT	BASEMENT	RAF	RAFTER
B/W	BOTTOM OF WALL	REF	REFERENCE
CANT	CANTILEVER	REINF	REINFORCEMENT
CJ	CONTROL JOINT	REQD	REQUIRED
CLG.	CEILING	SF	SQUARE FOOT
CLJ	CEILING JOIST	SIM	SIMILAR
CLR	CLEAR	SPF	SPRUCE PINE FIR
CMU	CONCRETE MASONRY UNIT	SSD	SEE STRUCTURAL DRAWINGS
COL	COLUMN	STD	STANDARD
CONC	CONCRETE	STL	STEEL
CONN	CONNECTION	SYP	SOUTHERN YELLOW PINE
CONST	CONSTRUCTION	T	TILE
CONT	CONTINUOUS	TEMP	TEMPERED
CTR	CENTER	TF	TOP FLUSH
D	DRYER	THK	THICK
DB	DROP BEAM	TJ	TRIPLE JOIST
DET	DETAIL	T.O.	TOP OF
DF	Douglas Fir (South)	T.O.BM	TOP OF BEAM
DFL	Douglas Fir Larch	T.O.C.	TOP OF CONCRETE
DIM	dimension	T.O.P.	TOP OF PLATE
DJ	double joist	T.O.PAD	TOP OF GRADED PAD
DIA	diameter	T.O.S.	TOP OF STEEL
DN	down	T.O.SLAB	TOP OF SLAB
DS	down spout	T.O.S.F.	TOP OF SUB FLOOR
DW	dish washer	T.O.W.	TOP OF WALL
EA	each	TP	TOP PLATE
EF	each face	TR	TRIPLE RAFTER
EJ	expansion joint	TS	PIPE STEEL
ELECT	electric	TYP	TYPICAL
ELEV	elevation	UNO	UNLESS NOTED OTHERWISE
EN	edge nailing	UPA	UNDER POST ABOVE
EQ	equal	UWA	UNDER WALL ABOVE
ES	each side	V	VINYL
EW	each way	VERT	VERTICAL
FB	flush beam	VIF	VERIFY IN FIELD
FG	fiberglass	W	WASHER
FIN	finish	W/	WITH
FL	floor	WC	WESTERN CEDAR
FLSHG	flashing	WP	WATERPROOF
FND	foundation	WT	WEIGHT
FP	fireplace	WWF	WELDED WIRE FABRIC
FT	foot	SHN	SHINGLE ELEVATION
FTG	footing	SHR	SHINGLE ELEVATION
GA	gauge	FRM	FARMHOUSE ELEVATION
GALV	galvanized	NWC	NW CONTEMPORARY
GLB	glulam beam	ELEVATION	ELEVATION
GR	grade		
GYP	gypsum wall board		
H	hardwood		
HDG	hot-dipped galvanized		

#### CODES

DESIGNED PER:	2017 OREGON RESIDENTIAL SPECIALTY CODE (ARCHITECTURAL)
ENGINEERED PER:	2017 OREGON RESIDENTIAL SPECIALTY CODE
BUILDING CODES:	2017 OREGON FIRE CODE 2017 OREGON PLUMBING SPECIALTY CODE 2017 OREGON ELECTRICAL SPECIALTY CODE (2017 NEC W/OREGON AMENDMENTS)

OCCUPANCY SEPARATION:	GARAGE FROM DWELLING PER R302.6-R-3/U-1
CONSTRUCTION TYPE:	TYPE V, NON-RATED

#### PROJECT TEAM

##### CONTRACTOR / BUILDER

TOLL BROTHERS, INC  
NORTHWEST DIVISION  
4800 MEADOWS ROAD, SUITE 334B  
LAKE OSWEGO, OR. 97035

PHONE: (425) 829-1566  
CONTACT: JJ PORTLOCK

##### ARCHITECT

TOLL ARCHITECTURE  
NORTHWEST REGION STUDIO  
2557 SW GRAPEVINE PARKWAY,  
SUITE #100  
GRAPEVINE, TX 76051

PHONE: (817) 329-6710  
CONTACT: MICHAEL CLERKIN

##### STRUCTURAL ENGINEER

TOLL ARCHITECTURE  
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#### SF CALCULATIONS

SHINGLE ELEVATION	
BASEMENT:	920 SF
FIRST FLOOR:	1349 SF
SECOND FLOOR:	1829 SF

TOTAL DWELLING:	4098 SF
2-CAR GARAGE:	421 SF
PORCH:	127 SF
COVERED BALCONY:	124 SF
COVERED OUTDOOR LIVING:	220 SF
LUXURY OUTDOOR LIVING:	220 SF

#### STANDARD OPTION

- 026097 - UPGRADE INTERIOR DOORS - SECOND FLOOR - TO 8'
- 047175 - FREE-STANDING MASTER SOAKING TUB
- 106081 - 42" LINEAR FIREPLACE
- 026036 - UPGRADE INTERIOR DOORS - FIRST FLOOR - TO 8'
- 047258 - TUB AND SHOWER TILE WALLS IN LIEU OF STANDARD
- 047367 - MUDSET TILE SHOWER PAN IN LIEU OF STANDARD AT MASTER BATH

#### CUSTOM OPTION

- 026044 - OBSCURE GLASS FOR MASTER BATH WINDOWS
- 047246 - HOT/COLD HOSE BIBB IN LIEU OF STANDARD HOSE BIBB
- 047261 - MUDSET TILE SHOWER PAN WITH TILE WALLS IN LIEU OF STANDARD
- 114 - OBSCURE GLASS FOR SECONDARY BATH WINDOWS
- 201 - OPEN RAILING IN LIEU OF PAINTED HALF WALL
- 90228004 - INSTALL 8' TALL GARAGE DOOR
- 90228005 - INSTALL 4 CAN LIGHTS IN THE MASTER BEDROOM
- 90228006 - INSTALL 4 CAN LIGHTS IN THE GREAT ROOM
- 90228008 - REMOVE WALL AT FOYER AS SEEN IN MT. BACHELOR MODEL
- 90228009 - MOVE DOOR FOR BEDROOM 4 UP TO FRONT OF HALLWAY FOR MAIN LEVEL EN SUITE
- 90228010 - ADDITIONAL WINDOWS AS SHOWN AT MT.BACHELOR MODEL
- 90228011 - POWDER BATH + CLOSET ILO WINE ROOM
- 90228013 - 8' SLIDER ILO STANDARD SLIDER
- 90228014 - RECTANGULAR ISLAND AS SHOWN IN MT.BACHELOR MODEL
- 90228016 - REMOVE MASTER BATH WALL
- 90228017 - BUILD OUT TV WALL IN LOFT FOR HALL SIDE STORAGE
- 90228018 - OPEN RAILING ILO PAINTED HALF WALL AT BASEMENT
- 90228020 - WET BAR W/O UPPER CABINETS
- 90228021 - 8' DOORS IN BSMT
- 90228024 - ADDITIONAL FIXED WINDOW AT LOFT TO MATCH EXISTING
- 90228025 - MODIFIED OUTDOOR LIVING OPTION
- 90228026 - DELETE LINEN AT MASTER ADD TO BED 2 CLOSET WITH LARGER BIPASS DOORS/CENTERED OPENING
- 90228027 - DELETE LINEN CLOSET ON MAIN ADD TO BED 4 CLOSET WITH LARGER BIPASS DOORS/CENTERED OPENING
- 90228028 - SWAP WASHER/DRYER LOCATION WITH LAUNDRY SINK

#### SHEET INDEX

ARCHITECTURAL DRAWINGS	
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	STRUCTURAL GENERAL NOTES
EN-1	2017 OREGON RESIDENTIAL SPECIALTY CODE

A-0	FOUNDATION PLAN
A-1	BASEMENT FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4.0	BASEMENT FLOOR FRAMING PLAN
A-4.1	FIRST FLOOR FRAMING PLAN
A-4.2	SECOND FLOOR FRAMING PLAN
A-4R	ROOF FRAMING PLAN
A-5	ELEVATIONS
A-5A	ELEVATIONS
A-7	SECTIONS
WB-0	BASEMENT FLOOR WALL BRACING PLAN
WB-1	FIRST FLOOR WALL BRACING PLAN
WB-2	SECOND FLOOR WALL BRACING PLAN

D-1	ARCHITECTURAL DETAILS
D-2	ARCHITECTURAL DETAILS
D-3	ARCHITECTURAL DETAILS
D-4	ARCHITECTURAL DETAILS
D-5	ARCHITECTURAL DETAILS
D-6A	ARCHITECTURAL DETAILS
D-8	FOUNDATION DETAILS
D-9	FOUNDATION DETAILS
D-10	FLOOR AND ROOF FRAMING DETAILS
D-11	FLOOR AND ROOF FRAMING DETAILS
D-12	SHEARWALL DETAILS
D-13	DECK FRAMING DETAILS
D-14	PORTAL FRAME DETAILS
D-15	SECTION DETAILS

SHINGLE	
BACHELOR W BSMT	
ELEVATION NAME	
SCALE	
SHEET DATE - 08.06.20	
11x17 SHEET 1/8"=1'-0" 22x34 SHEET 1/4"=1'-0"	

#### RIGHT HAND SET

#### AO# 217019

#### LOT# 0228

#### TOLL BROTHERS AT THOMPSON WOODS - 12117 NW FERNLEAF LN

#### TOOLARCHITECTURE

#### PHILADELPHIA, ORLANDO

#### DALLAS - LOS ANGELES - SEATTLE

## GENERAL NOTES

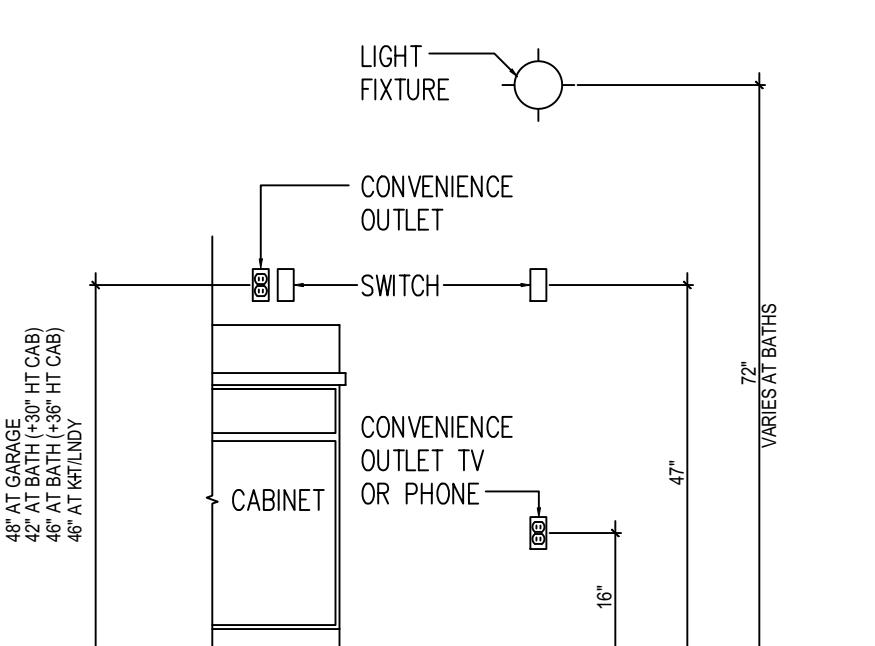
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
- ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF 2017 OREGON RESIDENTIAL SPECIALTY CODE & OTHER LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO: INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL AND GAS CODE, IEC / OREGON STATE CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE OREGON STATE BUILDING CODE COUNCIL (SBCC).
- THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT, THEREFORE IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR THE QUALITY CONTROL AND THE CONSTRUCTION STANDARDS FOR THIS PROJECT.
- REFER TO DEVELOPER/BUILDER FOR SOILS REPORT INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION.
- THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (O.P.S.C. SECTION 1007 E)
- AN EXPANSION TANK SHALL BE INSTALLED IN REQUIRED PER O.P.S.C. SECTION 1007(C).
- NOT USED.
- UNDER-FLOOR INSPECTION REQUIRED PRIOR TO LAYING OUT SUB-FLOOR.
- CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH THE OREGON RESIDENTIAL SPECIALTY CODE, CHAPTER 3.
- SECTION R302.1 OF THE 2017 ORSC GOVERNS USE OF FIRE RATED WALLS RELATIVE TO BUILDING SEPARATION DISTANCES. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1. TOLL BROTHERS INC. HAS SPECIFICALLY INSTRUCTED ARCHITECT NOT TO INCLUDE FIRE RATED WALL DESIGNATIONS ON THESE DOCUMENTS WHERE ARCHITECT WOULD HAVE OTHERWISE SHOWN THEM IN COMPLYING WITH THE ORSC REQUIREMENTS. IN CONSIDERATION OF ARCHITECT'S ELIMINATION OF SUCH FIRE WALL DESIGNATIONS, UPON SUBMITTING THESE DOCUMENTS FOR BUILDING PERMIT, TOLL BROTHERS, INC. ASSUMES SOLE RESPONSIBILITY FOR DETERMINING IF SUCH WAIVERS AREA VALID AND IN AFFECT IN THE PROJECTS JURISDICTION AT THE TIME OF CONSTRUCTION AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH SUBSEQUENT CHANGES TO THESE DOCUMENTS AND/OR WITH ANY CONSTRUCTION CHANGES THAT MAY BE REQUIRED.
- PROJECTIONS, INCLUDING ROOF OVERHANGS LESS THAN 3 FEET TO THE PROPERTY LINES SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION EXCEPTION: ROOF OVERHANGS SHALL BE PERMITTED TO NOT BE 1-HR. FIRE RESISTIVE RATED PROVIDED FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AND NO VENT OPENINGS ARE PROVIDED. IRC TABLE R302.1 AMENDED BY 2017 ORSC. IN THE EVENT SOLID BLOCKING IS EMPLOYED TO MEET THE FIRE SEPARATION DISTANCE PROJECTION REQUIREMENT AS DIRECTED IN ORSC TABLE 302.1, ALTERNATE VENTILATION CALCULATIONS MUST BE PROVIDED ON THE PLAN OR IN THE FIELD TO ACCOMMODATE THE LOSS OF VENTILATION.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF  $\frac{1}{2}$  INCH. A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE ALLOWED IF THE SITE IS ACCESSED BY A PRIVATE ROAD AND ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY.

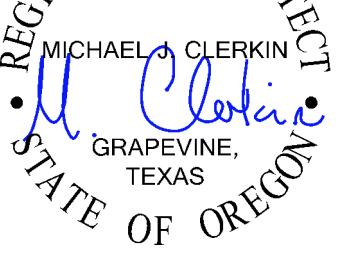
### SITE NOTES

- THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.

### MEP NOTES

- ALL EXHAUST FANS MUST VENT TO THE EXTERIOR AND DUCT WORK SHALL HAVE A SMOOTH, NON COMBUSTIBLE, NON-ABSORBENT SURFACE. REFERENCE 2017 ORSC (M1501.1).
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS. REFERENCE 2017 ORSC M1502.3.
- A READILY ACCESSIBLE, AUTOMATIC OR MANUAL SHUT-OFF SWITCH AND THERMOSTAT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR REGULATING SPACE TEMPERATURES SHALL BE PROVIDED FOR REDUCING THE ENERGY REQUIRED FOR HEATING AND COOLING DURING PERIODS OF NONUSE OF REDUCED NEED. REF 2017 ORSC N105.3.4.
- DOMESTIC HOT WATER PIPING LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-3. REF 2017 ORSC N106.2.
- ALL SHOWERS AND LAVATORIES TO BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT THE TOTAL WATER FLOW PER OPSC OR 2.5 GPM (MAX). TOILETS TO BE 1.6 GALLONS PER FLUSH (MAX).
- OUTDOOR AIR INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
  - CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.
  - WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES, OR FLAMMABLE VAPORS
  - A HAZARDOUS OR UNSANITARY LOCATION
  - A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN
  - CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET
  - ATTIC, CRAWL SPACES, OR GARAGES.
- WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLATION OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, INSTALLATION OF GRILLES, TRANSOMS, OR SIMILAR MEANS WHERE PERMITTED BY THE IRC. DOORS SHALL BE UNDERCUT TO A MINIMUM OF ONE-HALF INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.
- PROVIDE 4" DIA. SMOOTH METAL DRYER VENT W/BACKDRAFT DAMPER TO EXTERIOR AS SHOWN ON PLAN. VENT RUN SHALL COMPLY WITH MFR. SPECIFICATIONS AND THE 2017 ORSC SECTION M1502. SEE DETAIL EXT-17/D-3
- ALL TUBS AND SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL PER OPSC.
- BATHTUBS AND WHIRLPOOL TUBS SHALL BE PROVIDED WITH A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 UNDER THE OPSC.



REVIEWED FOR CODE COMPLIANCE VALID PERMIT The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction				
DATE 09/17/20 BLDG-2008452				
CITY USE				
<b>REGISTERED ARCHITECT</b> 11885 MICHAEL CLERKIN GRAPEVINE, TEXAS STATE OF OREGON 				
<b>REGISTERED PROFESSIONAL ENGINEER</b> 93768PE JULY 11, 2018 TEFISTO C. SARALDE 				
EXPIRES: JUNE 30, 2022				
<b>TOLLARCHITECTURE</b> <table border="1"> <tr> <td>2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Division of Toll Brothers</td> </tr> </table>		2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Division of Toll Brothers		
2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Division of Toll Brothers				
<b>RIGHT HAND SET</b>	<b>AO# 217019</b>	<b>LOT# 0228</b>	<b>TOLL BROTHERS AT THOMPSON WOODS - 12177 NW FERNLEAF LN</b>	
<b>GENERAL NOTES</b>	<b>DRAWN BY - AL</b>	<b>CHECKED BY - DIN</b>	<b>MODEL/PROJECT NAME BACHELOR W BSMT</b>	<b>SET REVISION INFO</b>
			ELEVATION NAME <b>SHINGLE</b>	
				SET REVISION INFO
<b>SHEET DESCRIPTION</b>	<b>SHEET DATE - 08.06.20</b>		<b>SCALE</b>	
<b>SHEET NUMBER</b>	<b>C-2</b>		11X17 SHEET 1/8=1'-0" 22X34 SHEET 1/4=1'-0"	
<b>SHEET NUMBER</b>	<b>1015.0</b>			
SHEET NUMBER				



# 2017 OREGON STATE ENERGY EFFICIENCY REQUIREMENTS (2017 OREGON RESIDENTIAL SPECIALTY CODE)

**TABLE N1101.1(1)  
PRESCRIPTIVE ENVELOPE REQUIREMENTS**

BUILDING COMPONENT	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE <sup>b</sup>
WALL INSULATION - ABOVE GRADE	U-0.059 <sup>c</sup>	R-21 INTERMEDIATE <sup>c</sup>
WALL INSULATION - BELOW GRADE <sup>e</sup>	C-0.063	R-15/R-21
FLAT CEILINGS <sup>f</sup>	U-0.021	R-49
VAULTED CEILINGS <sup>g</sup>	U-0.033	R-30 RAFTER OR R-30A <sup>h</sup> SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB EDGE PERIMETER	F-0.520	R-15
HEATED SLAB INTERIOR <sup>i</sup>	N/A	R-10
WINDOWS	U-0.30	U-0.30
WINDOW AREA LIMITATION <sup>j,k</sup>	N/A	N/A
SKYLIGHTS <sup>j</sup>	U-0.50	U-0.50
EXTERIOR DOORS <sup>m</sup>	U-0.20	U-0.20
EXTERIOR DOORS WITH > 2.5 FT <sup>2</sup> GLAZING <sup>n</sup>	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	N/A	R-8

FOR SI: 1 INCH = 25.4 mm, 1 SQUARE FOOT = 0.0929 m<sup>2</sup>, 1 DEGREE = 0.0175 RAD, N/A = NOT APPLICABLE.

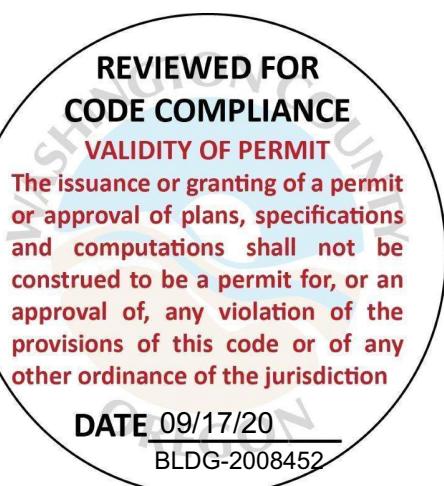
- a. AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM CONFORMANCE TO THE REQUIRED U-FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-FACTORS CONTAINED IN TABLE N1104.1(1).
- b. R-VALUES USED IN THIS TABLE ARE NOMINAL FOR THE INSULATION ONLY IN STANDARD WOOD FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.
- c. WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD FRAMED, CONCRETE, OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.
- d. THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3.5 INCHES (90 mm).
- e. BELOW-GRADE WOOD, CONCRETE, OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DO NOT INCLUDE THOSE PORTIONS OF SUCH WALLS THAT EXTEND MORE THAN 24 INCHES (609.6 mm) ABOVE GRADE. R-21 FOR INSULATION IN FRAMED CAVITY; R-15 CONTINUOUS INSULATION.
- f. INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS DORMERS, BAY WINDOWS, OR SIMILAR ARCHITECTURAL FEATURES TOTALING MORE THAN 150 SQUARE FEET (13.9 m<sup>2</sup>) IN AREA MAY BE REDUCED TO NOT LESS THAN R-21. WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R-49 INSULATION INSTALLED TO MINIMUM 6 INCHES DEPTH AT TOP PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR.
- g. VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).
- h. A = ADVANCED FRAME CONSTRUCTION. SEE SECTION N1104.6.
- i. HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS (BOTH ON AND BELOW GRADE) THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB.
- j. SLIDING GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH SECTION NF1111.2, ITEM 3 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH THERMAL BREAK ALUMINUM OR WOOD, OR VINYL, OR FIBERGLASS FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.
- k. REDUCED WINDOW AREA MAY NOT BE USED AS A TRADE-OFF CRITERION FOR THERMAL PERFORMANCE OF ANY COMPONENT. EXCEPTION: TABLE N1101.1(2), ENVELOPE MEASURE 6: CALCULATION ALLOWS BASELINE CASE 15 PERCENT OF TOTAL WALL AREA AS WINDOW WHEN DESIGN CASE UTILIZES WINDOW AREA OF LESS THAN 15 PERCENT.
- l. SKYLIGHT AREA INSTALLED AT 2 PERCENT OR LESS OF TOTAL HEATED SPACE FLOOR AREA SHALL BE DEEMED TO SATISFY THIS REQUIREMENT WITH VINYL, WOOD, OR THERMALLY BROKEN ALUMINUM FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS. SKYLIGHT U-FACTOR IS TESTED IN THE 20-DEGREE (0.35 RAD) OVERHEAD PLANE IN ACCORDANCE WITH NFRC STANDARDS.
- m. A MAXIMUM OF 28 SQUARE FEET (2.6 m<sup>2</sup>) OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 0.54 OR LESS.
- n. GLAZING THAT IS EITHER DOUBLE PANE WITH LOW-E COATING ON ONE SURFACE, OR TRIPLE PANE SHALL BE DEEMED TO COMPLY WITH THIS U-0.30 REQUIREMENT.

**TABLE N1101.1(2)  
ADDITIONAL MEASURES**

ENVELOPE ENHANCEMENT MEASURES (SELECT ONE)	HIGH EFFICIENCY WALLS	
	EXTERIOR WALLS - U-0.045/R-21 CAVITY INSULATION + R-5 CONTINUOUS	
2	UPGRADED FEATURES	
	EXTERIOR WALLS - U-0.057/R-23 INTERMEDIATE OR R-21 ADVANCED FRAMED FLOORS - U-0.026/R-38 AND WINDOWS - U-0.28 (AVERAGE UA)	
3	UPGRADED FEATURES	
	EXTERIOR WALLS - U-0.055/R-23 INTERMEDIATE OR R-21 ADVANCED FLAT CEILING <sup>e</sup> - U-0.017/R-60 AND FRAMED FLOORS - U-0.026/R-38	
4	SUPER INSULATED WINDOWS and ATTIC OR FRAMED FLOORS	
	WINDOWS - U-0.022 (TRIPLE PANE LOW-E) AND FLAT CEILING <sup>e</sup> - U-0.017/R-60 OR FRAMED FLOORS - U-0.026/R-38	
5	AIR SEALING HOME AND DUCTS	
	MANDATORY AIR SEALING OF ALL WALL COVERINGS AT TOP PLATE AND AIR SEALING CHECKLIST <sup>f</sup> AND MECHANICAL WHOLE BUILDING VENTILATION SYSTEM WITH RATES MEETING M1503 OR ASHRAE 62.2 AND ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE <sup>g</sup> OR ALL DUCTS SEALED WITH MASTIC <sup>b</sup>	
6	HIGH EFFICIENCY THERMAL ENVELOPE UA <sup>g</sup>	
	PROPOSED UA IS 8% LOWER THAN THE CODE UA	
A	HIGH EFFICIENCY HVAC SYSTEM <sup>h</sup>	
	GAS-FIRED FURNACE OR BOILER AFUE 94% OR AIR SOURCE HEAT PUMP HSPF 9.5/15.0 SEER COOLING OR GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED	
B	DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE	
	ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE <sup>d</sup> CANNOT BE COMBINED WITH MEASURE 5	
C	DUCTLESS HEAT PUMP	
	DUCTLESS HEAT PUMP HSPF 10.0 IN PRIMARY ZONE OF DWELLING	
D	HIGH EFFICIENCY WATER HEATER <sup>i</sup>	
	NATURAL GAS/PROPANE WATER HEATER WITH UEF 0.85 OR ELECTRIC HEAT PUMP WATER HEATER TIER 1 NORTHERN CLIMATE SPECIFICATION PRODUCT	

FOR SI: 1 SQUARE FOOT = 0.093 m<sup>2</sup>, 1 WATT PER SQUARE FOOT = 10.8 W/m<sup>2</sup>

- a. APPLIANCES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.
- b. ALL DUCT JOINTS AND SEAMS SEALED WITH LISTED MASTIC; TAPE IS ONLY ALLOWED AT APPLIANCE OR EQUIPMENT CONNECTIONS (FOR SERVICE AND REPLACEMENT). MEET SEALING CRITERIA OF PERFORMANCE TESTED COMFORT SYSTEMS PROGRAM ADMINISTERED BY THE BONNEVILLE POWER ADMINISTRATION (BPA).
- c. RESIDENTIAL WATER HEATERS LESS THAN 55 GALLON STORAGE VOLUME.
- d. A TOTAL OF 5 PERCENT OF AN HVAC SYSTEM'S DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE CONDITIONED SPACE. DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE SHALL HAVE INSULATION INSTALLED AS REQUIRED IN THIS CODE.
- e. THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NO GREATER THAN U-0.026.
- f. CONTINUOUS AIR BARRIER. ADDITIONAL REQUIREMENT FOR SEALING OF ALL INTERIOR VERTICAL WALL COVERING TO TOP PLATE FRAMING. SEALING WITH FOAM GASKETS, CAULK, OR OTHER APPROVED SEALANT LISTED FOR SEALING WALL COVERING MATERIAL TO STRUCTURAL MATERIAL (EXAMPLE: GYPSUM BOARD TO WOOD STUD FRAMING).
- g. TABLE N1104.1(1) STANDARD BASE CASE DESIGN, CODE UA SHALL BE AT LEAST 8 PERCENT LESS THAN THE PROPOSED UA. BUILDINGS WITH FENESTRATION LESS THAN 15 PERCENT OF THE TOTAL VERTICAL WALL AREA MAY ADJUST THE CODE UA TO HAVE 15 PERCENT OF THE WALL AREA AS FENESTRATION.



The issuance or granting of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction

DATE 09/17/20  
BLDG-2008452

CITY USE  
REGISTERED ARCHITECT  
MICHAEL CLERKIN  
GRAPENVILLE,  
TEXAS  
STATE OF OREGON

REGISTERED PROFESSIONAL ENGINEER  
TOM FISTO C. SARALE  
JULY 11, 2018  
EXPIRES: JUNE 30, 2022

TOLLARCHITECTURE  
PHILADELPHIA - ORLANDO  
DALLAS - LOS ANGELES - SEATTLE  
2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
P 817-329-6710  
A Division of Toll Brothers

SHEET DESCRIPTION	DRAWN BY AL	CHECKED BY - DIN	SHEET DATE - 08.06.20	SCALE	SHEET NUMBER
2017 OREGON RESIDENTIAL SPECIALTY CODE SERIAL NUMBER	EN-1		11X17 SHEET 1/8=-1'-0" 22X34 SHEET 1/4=-1'-0"		1015.0

DATE: Thursday, August 13, 2020 - 12:29:10 pm

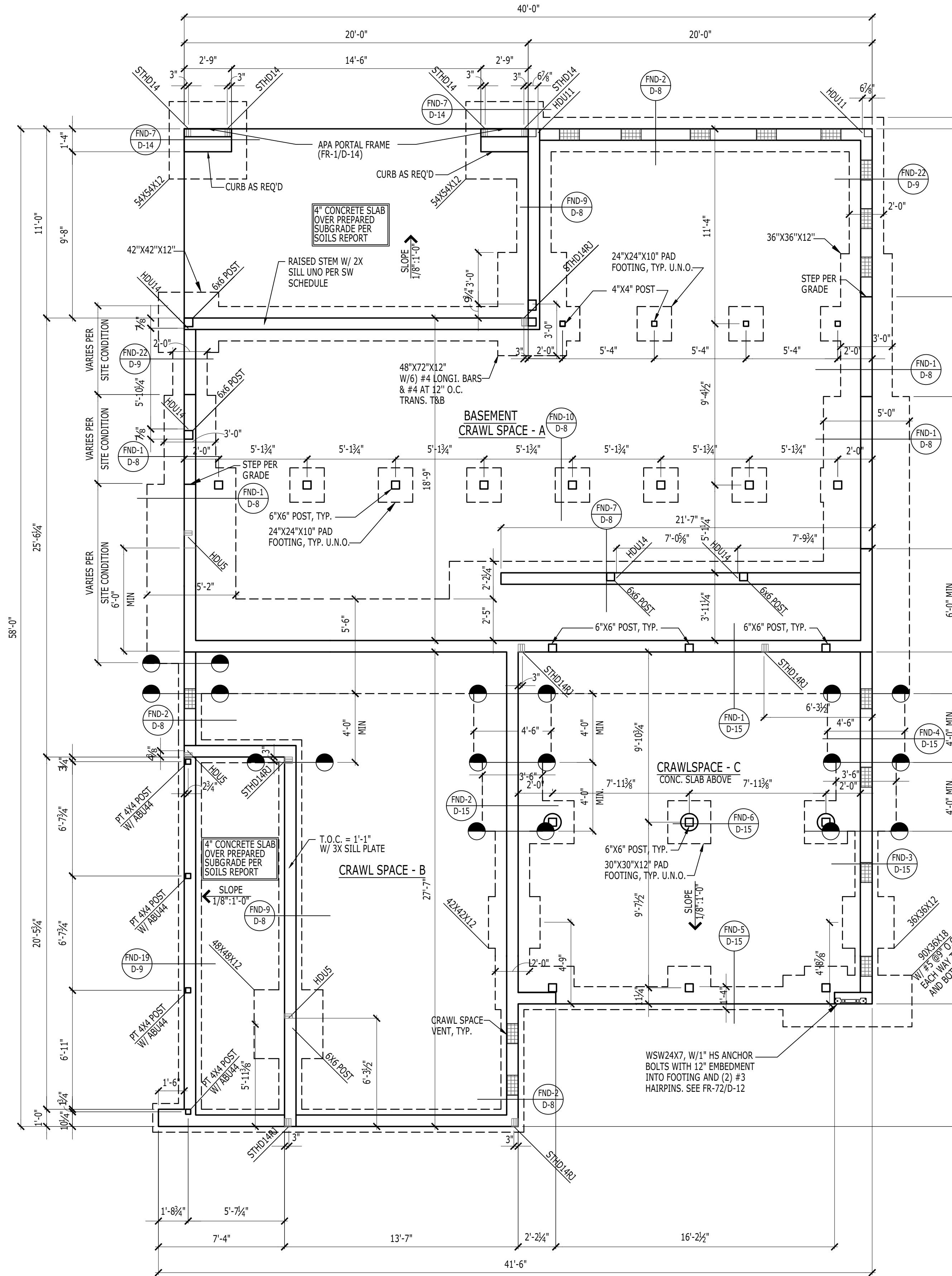


TABLE M1507.3.3(1) (CONTINUOUSLY OPERATING SYSTEMS)

MINIMUM VENTILATION RATES FOR DWELLINGS FOUR STORIES OR LESS									
FLOOR AREA (SQ. FT.)	0	1	2	3	4	5	6	7	>7
< 1500	30	30	45	45	60	60	75	75	90
1501 TO 3000	45	45	60	60	75	75	90	90	105
3001 TO 4500	60	60	75	75	90	90	105	105	120
4501 TO 6000	75	75	90	90	105	105	120	120	135
6001 TO 7500	90	90	105	105	120	120	135	135	150
> 7501	105	105	120	120	135	135	150	150	165

NUMBER OF BEDROOMS

FLOOR AREA (SQ. FT.)	0	1	2	3	4	5	6	7	>7
< 1500	30	30	45	45	60	60	75	75	90
1501 TO 3000	45	45	60	60	75	75	90	90	105
3001 TO 4500	60	60	75	75	90	90	105	105	120
4501 TO 6000	75	75	90	90	105	105	120	120	135
6001 TO 7500	90	90	105	105	120	120	135	135	150
> 7501	105	105	120	120	135	135	150	150	165

\* WHOLE HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FRESH-AIR INTEGRATED, FORCED AIR FURNACE. SEE REFERENCE TABLE M1507.3.3(1) FOR VENTILATION CAPACITY.

2017 OREGON RESIDENTIAL SPECIALTY CODE, TABLE M1507.3.3(1)

MINIMUM VENTILATION RATES FOR DWELLINGS FOUR STORIES OR LESS

NUMBER OF BEDROOMS

FLOOR AREA (SQ. FT.)	0	1	2	3	4	5	6	7	>7
< 1500	30	30	45	45	60	60	75	75	90
1501 TO 3000	45	45	60	60	75	75	90	90	105
3001 TO 4500	60	60	75	75	90	90	105	105	120
4501 TO 6000	75	75	90	90	105	105	120	120	135
6001 TO 7500	90	90	105	105	120	120	135	135	150
> 7501	105	105	120	120	135	135	150	150	165

VENTILATION NOTES

-AF103.5.2.1 VENTILATION.  
CRAWL SPACES SHALL BE PROVIDED WITH VENTS TO THE EXTERIOR OF THE BUILDING THAT COMPLY WITH SECTION R408.1 OF 2017 ORSC. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA.

-AF103.5.2.2 VENTILATION OPENINGS.  
VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.2. OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY STOP THE VENTILATION SHALL NOT BE PERMITTED.

-AF103.5.2.3 BUILDING TIGHTNESS.  
DWELLINGS SHALL BE TESTED WITH A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS AND FOUND TO EXHIBIT NO MORE THAN 5.0 AIR CHANGES PER HOUR. A MECHANICAL EXHAUST, SUPPLY, OR COMBINATION VENTILATION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES SPECIFIED IN TABLE M1507.3.3(1) OR ASHRAE 62.2 SHALL BE INSTALLED WITHIN THE DWELLING UNIT.

CRAWL SPACE VENT  
BLOCK OUT

1. CRAWLSPACE VENTILATION PER ARCHITECTURAL SHEETS
2. DO NOT LOCATE VENT WITHIN TANK WALL WITHOUT REVIEW BY EOR.
3. CONTRACTOR TO LOCATE VENTS TO AVOID BUNDLED STUDS/POSTS/POINT LOADS FROM ABOVE PER PLAN OR TO AVOID CONFLICT W/HOLDOWNS PER PLAN.
4. SILL PLATE TO BE CONTINUOUS OVER VENT OPENING. (ENSURE SILL PLATE EXTENDS MIN. 12" PAST OPENING).
5. LOCATE VENTS CENTERED BETWEEN JOISTS.
6. PROVIDE ANCHOR BOLTS PER SHEAR WALL SCHEDULE, @ EACH SIDE OF OPENING. (LOCATE NO CLOSER THAN 6" FROM PLATE SPLICE).
7. VENT OPENING TO BE 14" MAX.

- INDICATES THE NUMBER OF JACK STUDS REQUIRED

- FOOTING CENTERED ON POST (L X W X T)

- 4X4 POST TYP. UNO

- 14"X8" CRAWL SPACE VENT

- LOW SIDE BTM OF FTG STEP

- TANK WALL (TOP OF WALL, NOT TO STEP WITHIN HATCHED REGION)

- HOLDOWN BY SIMPSON (STHD/HDU/HD, TYP)

-#4 x 36" BAR @ 24" CENTERED HORIZONTALLY ON JOINT

- BAR CLEARANCE

- 4D (2 1/2" MIN)

- RADIUS 4D FOR #8 AND SMALLER

- 5D FOR #9, #10 AND #11 BARS

- 6D FOR #14 AND #18 BARS

- SLAB PER PLAN

- 10 (1" MIN)

- CONSTRUCTION JOINT

- SAWCUT OR PREMOLDED JOINT

- SLAB PER PLAN

- CONTROL JOINT

- NOTES:

1. REFERENCE NOTE 3 BELOW OR PLAN FOR CONSTRUCTION / CONTROL JOINT LOCATIONS.

2. USE EARLY-ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

3. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.

FOUNDATION NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR STANDARD CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
2. FOUNDATION DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE STEM WALL/FACE OF STUD OR CENTER OF INDIVIDUAL FOOTING.
3. PROVIDE FOOTING DRAINS AROUND PERIMETER OF BUILDING.
4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES.
5. PROVIDE #4 CORNER BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN. REFER TO DETAIL FND-16/D-9
6. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE HDG PER ASTM A653 (G185) OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
7. REFER TO DETAIL FND-4/D-8 FOR TYPICAL FOOTING STEP. (WHERE APPLICABLE)
8. REFER TO DETAIL FND-20/D-9 FOR TYPICAL PONY WALL DETAIL. (WHERE APPLICABLE)
9. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS FND-15/D-9, FND-23/D-9 AND FND-26/D-11 FOR INSTALLATION.

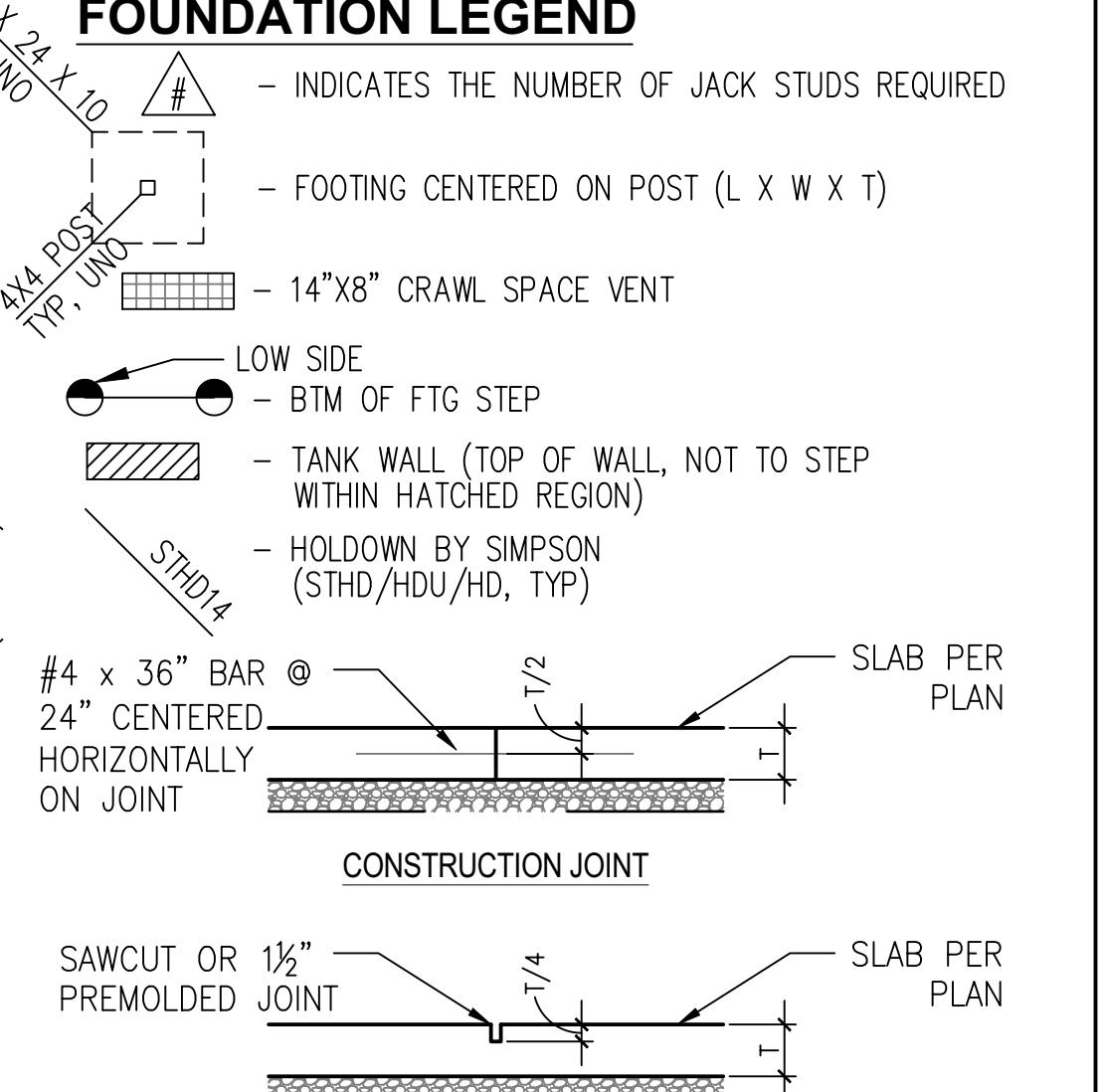
HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14(RJ)	-	-	2-2X OR 3X
HDU2	5/8" TR	RE: FND-23	2-2X OR 3X
HDU5	5/8" TR	RE: FND-23	2-X
HDU11	1" TR	RE: FND-23	3-2X
HDU14	1" TR	RE: FND-23	6X6
HD19	1 1/4" TR	RE: FND-23	6X6

- NOTE:  
 1. ALL THREADED RODS (TR) SHALL BE ASTM F1554 (36 KSI) UNO.  
 2. ALL MATERIAL BY SIMPSON OR EQ (EXCEPT THREADED ROD).  
 3. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
 4. RJ=RIM JOIST APPLICATION.

SILL ANCHORAGE

1. ALL MATERIAL BY SIMPSON OR EQ (EXCEPT J-BOLT AND THREADED ROD).
2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALL J-BOLTS AND THREADED RODS SHALL BE ASTM F1554 (36 KSI) UNO.
4. USE 3" X 3" X 1 1/4" HDG PLATE WASHER. WASHER SHALL EXTEND TO WITHIN 1/2" OF EXTERIOR PLATE EDGE. AT (2) SIDED SW'S PER WB PLAN W/ 2X6 STUDS USE 4"X4"X1/4" HGR PLATE WASHER

FOUNDATION LEGEND



- NOTES:  
 1. REFERENCE NOTE 3 BELOW OR PLAN FOR CONSTRUCTION / CONTROL JOINT LOCATIONS.  
 2. USE EARLY-ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.  
 3. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.

RIGHT HAND SET AO# 217019	LOT# 0228	TOLL BROTHERS AT THOMPSON WOODS - 12177 NW FERNLEAF LN
FOUNDATION FLOOR PLAN	DRAWN BY - AL	CHECKED BY - DIN
SHEET DESCRIPTION	SHINGLE	SET REVISION INFO
SHEET NUMBER	A-0	SCALE
SHEET NUMBER	1015.0	11X7 SHEET 1/8=1'-0" 22X34 SHEET 1 1/4=1'-0"

REVIEWED FOR CODE COMPLIANCE VALIDITY OF THE DRAWINGS
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction
DATE 09/17/20 BLDG-2008452
CITY USE

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# FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
  2. ALL WALLS SHALL BE 2X4 AND "SHADED" WALLS SHALL BE 2X6 U.N.O. IN THE FLOOR, FRAMING, & WALL BRACING PLANS HEREIN.
  3. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° (U.N.O.)
  4. BOTTOM PLATES @ FIRST FLOOR/BASEMENT WALLS SHOULD BE PRESSURE TREATED.
  5. ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 (U.N.O.) AND ALL UNDER-PINNING (WHERE OCCURS) SHALL BE 2x6 MINIMUM @ 16" O.C.
  6. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
  7. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER ORSC (R308.1).
  8. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH ORSC (R301.2 & TABLE 301.2(1)) REGARDING ALL PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL PER CLIMATE ZONE MARINE 4C.
  9. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS DOES NOT EXCEED 3, WITH A MAXIMUM STAIR RISER HEIGHT OF 7.75" PER ORSC (R311.3.2).
  10. ALL STAIRS/STEPS SHALL HAVE MIN. 10.0" TREADS & MAX. 7.75" RISERS PER ORSC (R311.7.5.2.) MINIMUM HEADROOM OF 6'-8" ABOVE STAIRWAYS PER ORSC (R311.7.2).
  11. ALL BALUSTERS AND RAIL SPACES SHOULD BE SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. TYP. AT ALL HANDRAILS/GUARDRAILS.
  12. HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING (H) OF 34"-38" ABOVE NOSING, NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS. SEE DETAIL **FR-23** & **FR-24/D-3**
  13. GUARDRAILS SHALL HAVE FINISHED RAILING (H) OF 37" ABOVE SUB FLOOR. NAILERS SHOULD BE INSTALLED. CALCULATIONS AND DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH ORSC (R311.7.8). SEE DETAIL **FR-24/D-3**
  14. TANKLESS WATER HEATER – COMBUSTION AIR VENT TO OUTSIDE & PRESSURE RELIEF VALVE TO OUTSIDE. ORSC (CHAPTER 24) & OPSC (505.4–505.6).
  15. F.A.U. – PROVIDE +18" HT WOOD PLATFORM @ GARAGE. COMBUSTION AIR VENT TO OUTSIDE PER ORSC (G2408 AND G2409). (IF APPLICABLE)
  16. WASHER SPACE PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE.
  17. DRYER SPACE. PROVIDE SMOOTH METAL VENT TO EXTERIOR. VENT RUN SHALL COMPLY W/MFR. SPECIFICATIONS AND ORSC (M1502). SEE DETAIL **EXT-17/D-3**
  18. PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. REFER **EXT-101/D-3** TYP. DETAIL SHEET.
  19. FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS SHALL COMPLY WITH ORSC (R311).
  20. EGRESS WINDOW: MAX. SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR PER ORSC (R310.2.3); MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET PER ORSC (R310.2.1); MIN. NET CLEAR HEIGHT OPENING SHALL BE 24" AND MIN. NET CLEAR WIDTH OPENING SHALL BE 20" PER ORSC (R310.2.1).
  21. WINDOW FALL PROTECTION REQUIRED FOR OPERABLE WINDOWS WITH SILLS LESS THAN 24" ABOVE FINISHED FLOOR ON THE INTERIOR SIDE AND GREATER THAN 72" ABOVE FINISHED GRADE ON THE EXTERIOR SIDE PER ORSC (R312.2.1).
  22. GARAGES SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD ON CEILING AND 1/2" GYPSUM BOARD ON WALLS WITH A MIN. 20 MINUTE FIRE RATED SELF CLOSING DOOR. UNDERSIDE OF ALL STAIRS TO RECEIVE MIN. 1/2" GYPSUM BOARD PER 2107 ORSC (R302.6).
  23. TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
  24. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER ORSC (R307.2).
  25. ALL TUBS & SHOWERS; 120 DEGREE HOT WATER LIMITATION MIXING VALVES COMPLYING WITH ASSE 1070 CR OR CSA B125.3 ARE REQUIRED FOR TUBS PER UPC 409.1.
  26. BUILT-IN DOUBLE OVEN OR BUILT-IN OVEN/MICROWAVE ABOVE (VERIFY VENTILATION & DIMENSIONS W/ MFR, 50 CFM MIN). REF. ORSC (M1504.1).
  27. RANGE W/ HOOD, LIGHT AND FAN ABOVE, VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER (150 CFM MIN) PER ORSC (1507.4).
  28. SOURCE SPECIFIC FAN SIZES SHALL BE AS FOLLOWS: TOILET ROOMS ARE REQUIRED TO BE PROVIDED WITH A MINIMUM OF 50CFM WHEN THERE ARE NO BATHING FIXTURES WITHIN THE BATHROOM. BATHROOMS WITH BATHING FIXTURES ARE REQUIRED TO HAVE A MINIMUM OF AN 80 CFM FAN (OR 20 CFM CONTINUOUS RUN EXHAUST); AND KITCHENS ARE REQUIRED TO A MINIMUM OF 150 CFM FAN VELOCITY. SECTION M1503.5 REQUIRES A MAKE-UP AIR SYSTEM IF THE STOVE HOOD EXHAUST RATES CAN EXCEED 400 CFM.
  29. WALL AND/OR PROJECTIONS LESS THAN 3 FEET TO PROPERTY LINES: PROJECTIONS, INCLUDING ROOF OVERHANGS LESS THAN 3 FEET TO THE PROPERTY LINES SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION. EXCEPTION: ROOF OVERHANGS SHALL BE PERMITTED TO NOT BE 1 HR. FIRE RESISTIVE RATED PROVIDED FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AND NO VENT OPENINGS ARE PROVIDED PER ORSC (R302.1).



SHEET DESCRIPTION <b>BASEMENT FLOOR PLAN</b>		DRAWN BY - AL  MICHAEL J. CLERKIN GRAPEVINE, TEXAS	MODEL/PROJECT NAME  <b>BACHELOR W BSMT</b>	SHEET REVISION INFO ----- ----- ----- -----
SHEET NUMBER <b>A-1</b>	SHEET NUMBER <b>A-1</b>	CHECKED BY - DN  JULY 11, 2018 TOM FISTO C. SARALDE	ELEVATION NAME  <b>SHINGLE</b>	SET REVISION INFO ----- ----- ----- -----
		SHEET DATE - 08.06.20	SCALE  11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"	
SERIAL NUMBER <b>1015.0</b>				

**TOLL ARCHITECTURE**

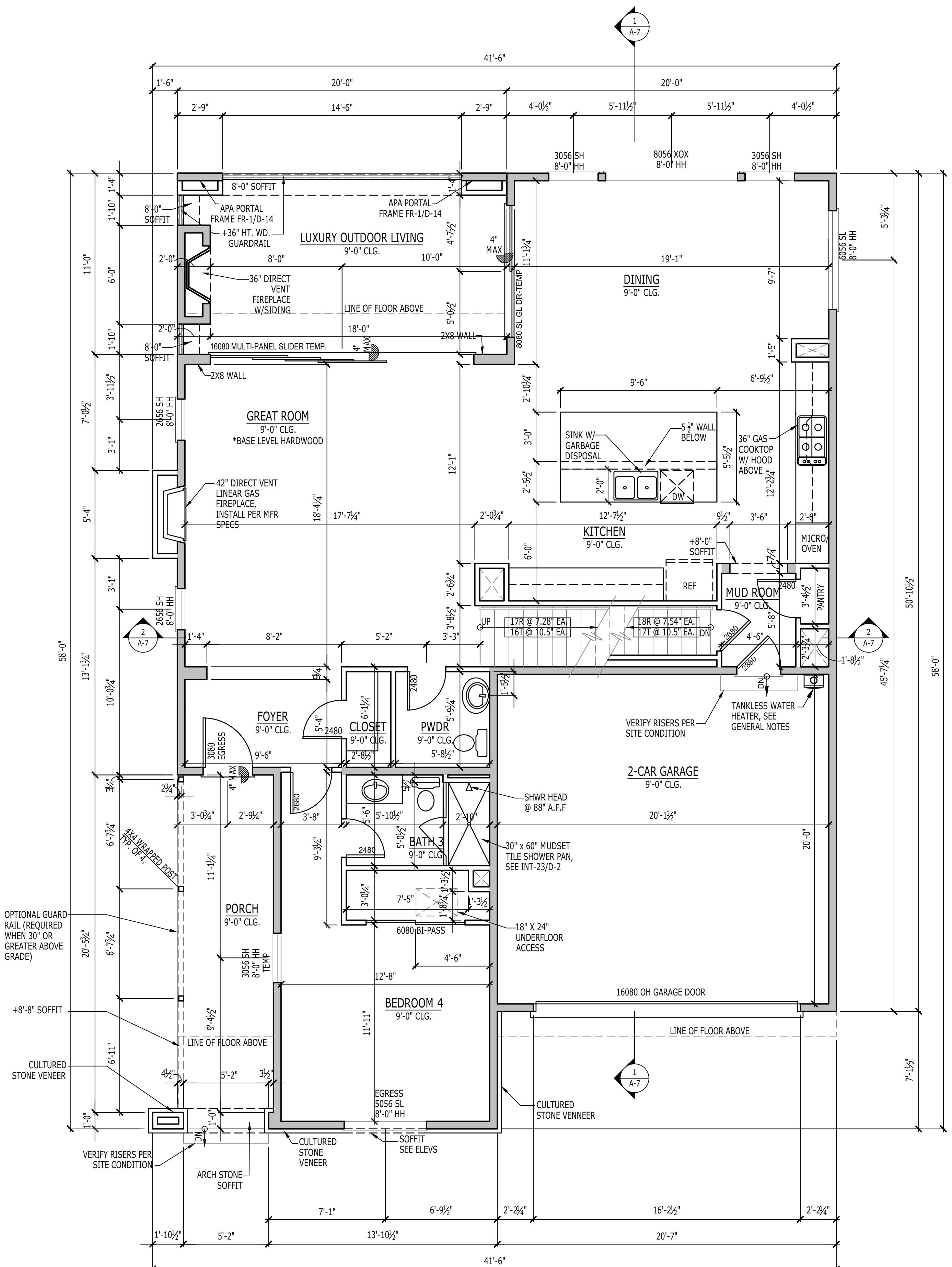
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2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
P 817-329-6710  
A Division of Toll Brothers

EXPIRES: JUNE 30, 2022

REGISTERED ARCHITECT  
11885  
MICHAEL J. CLERKIN  
GRAPEVINE,  
TEXAS  
OF OREGON

REGISTERED PROFESSIONAL ENGINEER  
93786PE  
Oregon  
JULY 11, 2018  
TOM FISTO C. SARALDE

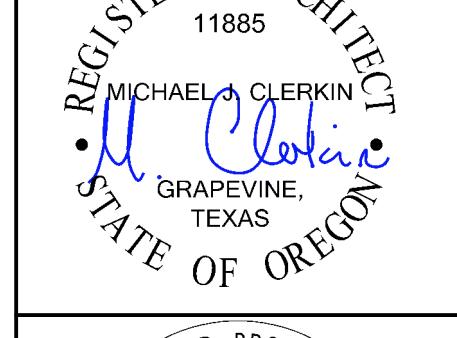
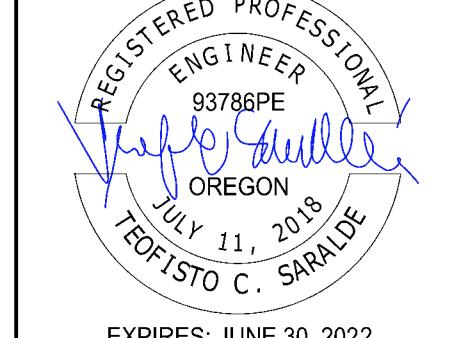


FIRST FLOOR PLAN

SHINGLE

## FLOOR PLAN GENERAL NOTES:

- ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
- ALL WALLS SHALL BE 2X4 AND "SHADED" WALLS SHALL BE 2X6 U.N.O. IN THE FLOOR, FRAMING, & WALL BRACING PLANS HEREIN.
- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° (U.N.O.).
- BOTTOM PLATES @ FIRST FLOOR/BASEMENT WALLS SHOULD BE PRESSURE TREATED.
- ALL WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 (U.N.O.) AND ALL UNDER-PINNING (WHERE OCCURS) SHALL BE 2x6 MINIMUM @ 16" O.C.
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER ORSC (R308.1).
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH ORSC (R301.2 & TABLE 301.2(1)) REGARDING ALL PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL PER CLIMATE ZONE MARINE 4C.
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM NUMBER OF STAIR RISERS DOES NOT EXCEED 3, WITH A MAXIMUM STAIR RISER HEIGHT OF 7.75" PER ORSC (R311.3.2).
- ALL STAIRS/STEPS SHALL HAVE MIN. 10.0" TREADS & MAX. 7.75" RISERS PER ORSC (R311.7.5.2), MINIMUM HEADROOM OF 6'-8" ABOVE STAIRWAYS PER ORSC (R311.7.2).
- ALL BALUSTERS AND RAIL SPACES SHOULD BE SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. TYP. AT ALL HANDRAILS/GUARDRAILS.
- HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING (H) OF 34"-38" ABOVE NOSING, NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS. SEE DETAIL **FR-23 & FR-24/D-3**
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- TANKLESS WATER HEATER - COMBUSTION AIR VENT TO OUTSIDE & PRESSURE RELIEF VALVE TO OUTSIDE. ORSC (CHAPTER 24) & OPSC (505.4-505.6).
- F.A.U. - PROVIDE +18" HT WOOD PLATFORM @ GARAGE. COMBUSTION AIR VENT TO OUTSIDE PER ORSC (G2408 AND G2409). (IF APPLICABLE)
- WASHER SPACE PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE.
- DRYER SPACE. PROVIDE SMOOTH METAL VENT TO EXTERIOR. VENT RUN SHALL COMPLY W/MFR. SPECIFICATIONS AND ORSC (M1502). SEE DETAIL **EXT-17/D-3**
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES. REFER **EXT-101/D-3** TYP. DETAIL SHEET.
- FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS SHALL COMPLY WITH ORSC (R311).
- EGRESS WINDOW: MAX. SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR PER ORSC (R310.2.3); MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET PER ORSC (R310.2.1); MIN. NET CLEAR HEIGHT OPENING SHALL BE 24" AND MIN. NET CLEAR WIDTH OPENING SHALL BE 20" PER ORSC (R310.2.1).
- WINDOW FALL PROTECTION REQUIRED FOR OPERABLE WINDOWS WITH SILLS LESS THAN 24" ABOVE FINISHED FLOOR ON THE INTERIOR SIDE AND GREATER THAN 72" ABOVE FINISHED GRADE ON THE EXTERIOR SIDE PER ORSC (R312.2.1).
- GARAGES SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD ON CEILING AND 1/2" GYPSUM BOARD ON WALLS WITH A MIN. 20 MINUTE FIRE RATED SELF CLOSING DOOR. UNDERSIDE OF ALL STAIRS TO RECEIVE MIN. 1/2" GYPSUM BOARD PER 2107 ORSC (R302.6).
- TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER ORSC (R307.2).
- ALL TUBS & SHOWERS, 120 DEGREE HOT WATER LIMITATION MIXING VALVES COMPLYING WITH ASSE 1070 CR OR CSA B125.3 ARE REQUIRED FOR TUBS PER UPC 409.1.
- BUILT-IN DOUBLE OVEN OR BUILT-IN OVEN/MICROWAVE ABOVE (VERIFY VENTILATION & DIMENSIONS W/ MFR, 50 CFM MIN). REF. ORSC (M1504.1).
- RANGE W/ HOOD, LIGHT AND FAN ABOVE, VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER (150 CFM MIN) PER ORSC (1507.4).
- SOURCE SPECIFIC FAN SIZES SHALL BE AS FOLLOWS: TOILET ROOMS ARE REQUIRED TO BE PROVIDED WITH A MINIMUM OF 50CFM WHEN THERE ARE NO BATHING FIXTURES WITHIN THE BATHROOM. BATHROOMS WITH BATHING FIXTURES ARE REQUIRED TO HAVE A MINIMUM OF AN 80 CFM FAN (OR 20 CFM CONTINUOUS RUN EXHAUST); AND KITCHENS ARE REQUIRED TO A MINIMUM OF 150 CFM FAN VELOCITY. SECTION M1503.5 REQUIRES A MAKE-UP AIR SYSTEM IF THE STOVE HOOD EXHAUST RATES CAN EXCEED 400 CFM.
- WALL AND/OR PROJECTIONS LESS THAN 3 FEET TO PROPERTY LINES: PROJECTIONS, INCLUDING ROOF OVERHANGS LESS THAN 3 FEET TO THE PROPERTY LINES SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION. EXCEPTION: ROOF OVERHANGS SHALL BE PERMITTED TO NOT BE 1 HR. FIRE RESISTIVE RATED PROVIDED FIRE BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AND NO VENT OPENINGS ARE PROVIDED PER ORSC (R302.1).

RIGHT HAND SET AO# 217019 LOT# 0228 TOLL BROTHERS AT THOMPSON WOODS - 12177 NW FERNLEAF LN		MODEL/PROJECT NAME <b>BACHELOR W BSMT</b>	SET REVISION INFO ELEVATION NAME <b>SHINGLE</b>
SHEET DESCRIPTION <b>FIRST FLOOR PLAN</b>	DRAWN BY - AL CHECKED BY - DIN SHEET DATE - 08.06.20	SCALE 11X17 SHEET 1/8=1'-0" 22X34 SHEET 1/4=1'-0"	
SHEET NUMBER <b>A-2</b>	SHEET NUMBER 1015.0	SHEET NUMBER 1015.0	
<div style="text-align: right;"> <span style="border: 1px solid black; border-radius: 50%; padding: 5px;">REVIEWED FOR CODE COMPLIANCE VALIDITY OF THE PERMIT</span>  <small>The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction</small>  <b>DATE 09/17/20</b>  <small>BLDG-2008452</small> </div>			
<div style="text-align: right;"> <span style="border: 1px solid black; border-radius: 50%; padding: 5px;">CITY USE</span>  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center;">  <p>MICHAEL CLERKIN STATE OF OREGON REGISTERED ARCHITECT TEOFISTO C. SARALE</p> </div> </div> <div style="width: 45%;"> <div style="text-align: center;">  <p>TERRY MULLER STATE OF OREGON REGISTERED PROFESSIONAL ENGINEER JULY 11, 2018 EXPIRES: JUNE 30, 2022</p> </div> </div> </div> </div>			
<div style="text-align: right;"> <span style="border: 1px solid black; border-radius: 50%; padding: 5px;">TOLLARCHITECTURE</span>  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE</p> </div> <div style="width: 45%;"> <p>2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 A Division of Toll Brothers</p> </div> </div> </div>			



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V, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY  
ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

# FLOOR FRAMING NOTES

1. REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR TYPICAL CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.
  2. DESIGN LOADS  
FLOOR LIVE LOAD = 40 PSF. DECK LIVE LOAD = 60 PSF.
  3. JOIST LOCATION AND SPACING PER PLAN.
  4. ALL BEAMS AND HEADERS SHALL BE SUPPORTED BY MIN ONE STUD BELOW EACH END, UNLESS NOTED OTHERWISE ON THE PLANS AS  WHICH INDICATES THE NUMBER OF STUDS BELOW EACH END, SEE TYPICAL HEADER DETAIL **FR-27/D-11**.
  5. ALL ENGINEERED MECHANICAL CONNECTIONS (HANGERS) SHALL BE SELECTED PER THE TABLE BELOW UNO.



7 USE

## TYPICAL JOIST HANGER SCHEDULE

TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU 4.28/11	IUS2.06/14	MIU 4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

## TYPICAL BEAM HANGER SCHEDULE

LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

**NOTE:**

1. ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON OR EQ.
  2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ALL POST ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH (VERTICAL GRAIN BLKG/CRUSH BLKG) TO TOP OF BEAM OR POST BELOW. BLOCKING SHALL MATCH WIDTH OF POST ABOVE AND FULL FLOOR DEPTH.

REFER TO WB SHEETS FOR SHEAR WALL DESIGNATIONS AND HOLD DOWN LOCATIONS.

LAMINATE ENGINEERED LUMBER OR SOLID SAWN MEMBERS/JOISTS. SIMILAR TO DETAIL **FR-69/D-11**, 2-PLY BEAM.

TYPICAL HEADER DETAIL **FR-27/D-11**.

SEE **FR-4/D-10** FOR DROPPED BEAM @ CUT PLATES DETAIL.

SEE SHEET D-12 FOR STRONG-WALL & MISC SHEAR-WALL DETAILS.

SEE **FR-5/D-10** FOR SHEAR/DRAG BEAM TO WALL PLATE CONNECTION.

NON BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

ALL MEMBERS IN FLOOR SYSTEM TO BE FRAMED FLUSH, UNLESS NOTED OTHERWISE.

ALL STRUCTURAL HEADERS TO BE ASSUMED LOW, UNLESS NOTED OTHERWISE.

PROVIDE BUNDLED STUDS TO MATCH NUMBERS AND LOCATION OF BUNDLED STUDS ABOVE.

BCI6000 JOISTS ARE AN EQUIVALENT SUBSTITUTE FOR TJI 210 JOIST CALLOUTS.

# FRAMING LEGEND

- INDICATES THE NUMBER OF JACK STUDS REQUIRED,  
CONT. TO FDN/BEAM (REFER TO NOTE 4)
- OVER-FRAMING BY OTHERS (OR PER **FR-64/D-11**)
- FAU EQUIPMENT PLATFORM (REFER TO MECHANICAL PLAN)
- TRUSS SPAN DIRECTION
- STEEL BEAM (BEAM SIZE VARIES PER PLAN)
- GIRDER TRUSS
- HEADER
- I-JOIST
- 1 3/4 LSL (SINGLE) BEAM
- GLULAM, LSL, PSL (3 1/8-7" WIDE) BEAM
- BEARING WALL
- STRAP (SEE **FR-25/D-11** AND/OR **FR-71/D-12**)
- LOW ROOF

SHEET DESCRIPTION	DRAWN BY - AL	MODEL/PROJECT NAME	SHEET REVISION INFO
RIGHT HAND SEI AO# 21/019	L0   # 0228	TOLL BROTHERS A.I THOMPSON WOODS - 121// NW FERNLEAF LN	1

BASEMENT FLOOR FRAMING PLAN		CHECKED BY - DN	SHEET DATE - 08.06.20	SCALE	11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"
SHEET NUMBER		A-4.0			
BACHELOR W BSMT		ELEVATION NAME	SHINGLE	SET REVISION INFO	2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Division of Toll Brothers
TOLL ARCHITECTURE		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE		EXPIRES: JUNE 30, 2022	
<p>MICHAEL J. CLERKIN GRAPEVINE, TEXAS</p> <p>JEFF S. MULLER TODD C. SARALDE JULY 11, 2018</p> <p>Michael J. Clerkin CLERKIN • REGISTERED ARCHITECT STATE OF OREGON • 11885</p> <p>Jeff S. Muller CLERKIN • REGISTERED PROFESSIONAL ENGINEER 93786PE</p>					
EXPIRES: JUNE 30, 2022					



# **FLOOR FRAMING NOTES**

- REFER TO STANDARD CONSTRUCTION DETAIL SHEETS FOR TYPICAL CONSTRUCTION DETAILS. VERIFY ALL DIMENSIONS WITH ARCH.

DESIGN LOADS

FLOOR LIVE LOAD = 40 PSF. DECK LIVE LOAD = 60 PSF.

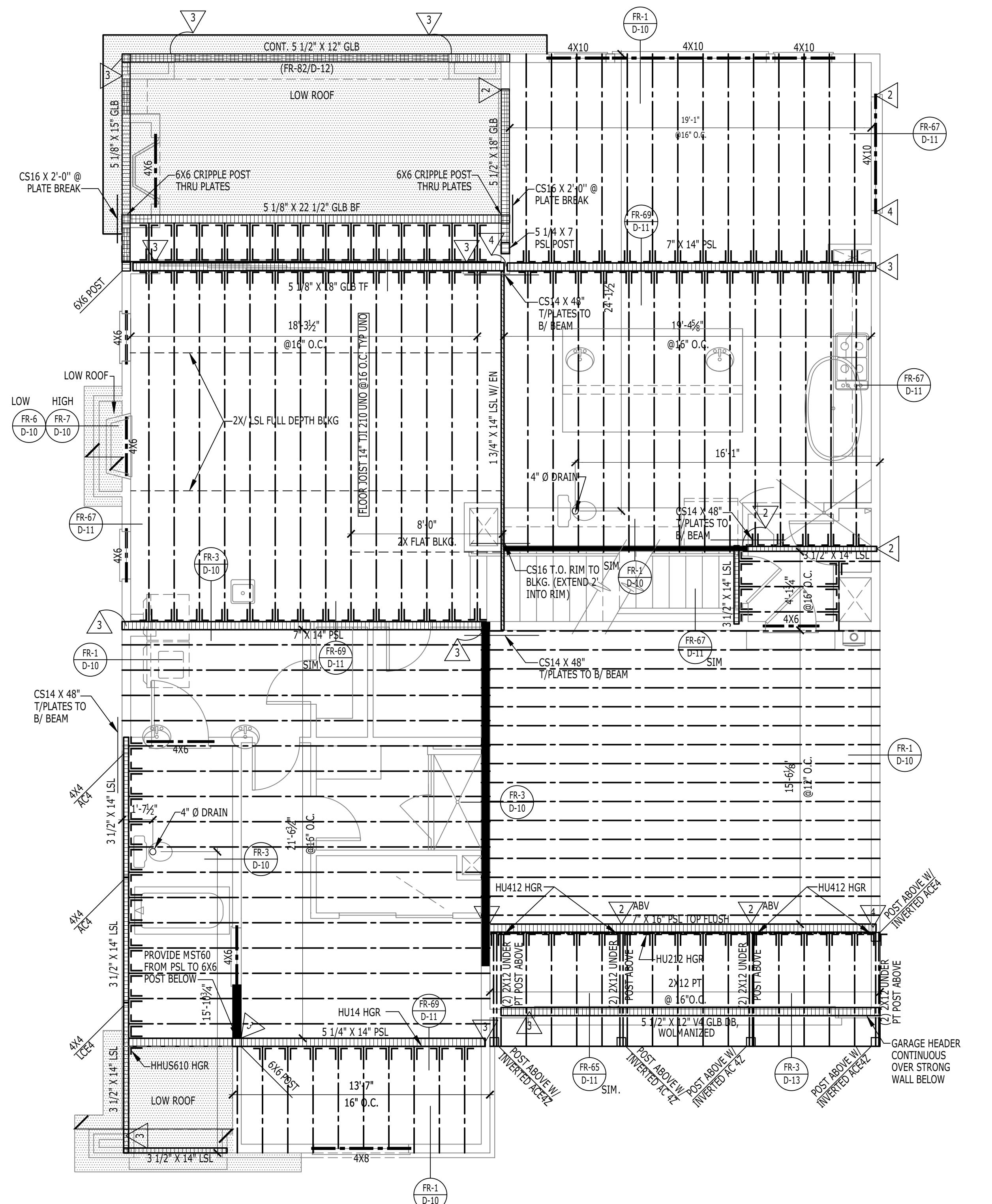
JOIST LOCATION AND SPACING PER PLAN.

ALL BEAMS AND HEADERS SHALL BE SUPPORTED BY MIN ONE STUD BELOW EACH END, UNLESS NOTED OTHERWISE ON THE PLANS AS  WHICH INDICATES THE NUMBER OF STUDS BELOW EACH END, SEE TYPICAL HEADER DETAIL **FR-27/D-11**.

ALL ENGINEERED MECHANICAL CONNECTIONS (HANGERS) SHALL BE SELECTED PER THE TABLE BELOW UNO.

**VALIDITY OF PERMIT**

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction



# SECOND FLOOR FRAMING PLAN

SHINGLE

# RAMMING LEGEND

- INDICATES THE NUMBER OF JACK STUDS REQUIRED, CONT. TO FDN/BEAM (REFER TO NOTE 4)
  - OVER-FRAMING BY OTHERS (OR PER **FR-64/D-11**)
  - FAU EQUIPMENT PLATFORM (REFER TO MECHANICAL PLAN)
  - TRUSS SPAN DIRECTION
  - STEEL BEAM (BEAM SIZE VARIES PER PLAN)
  - GIRDER TRUSS
  - HEADER
  - I-JOIST
  - 1 3/4 LSL (SINGLE) BEAM
  - GLULAM, LSL, PSL (3 1/8-7" WIDE) BEAM
  - BEARING WALL
  - STRAP (SEE **FR-25/D-11** AND/OR **FR-71/D-12**)
  - LOW ROOF

RIGHT HAND SET		AO# 217019	LOT# 0228	THOMPSON WOODS - 12177 NW FERNLEAF LN
SECOND FLOOR FRAMING PLAN		DRAWN BY - AL	MODEL/PROJECT NAME <b>BACHELOR W BSMT</b>	SHEET DESCRIPTION <b>SHINGLE</b>
		CHECKED BY - DN	SET REVISION INFO ----- ----- ----- -----	SET REVISION INFO ----- ----- ----- -----
		SHEET DATE - 08.06.20	SHEET DATE - 08.06.20	
		SCALE 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"		
		SHEET NUMBER <b>A-4.2</b>		SHEET NUMBER
				SERIAL NUMBER 1015.0



## EXTERIOR ELEVATION NOTES:

- REFER TO "STANDARD CONSTRUCTION DETAIL" BINDER FOR ALL DETAILS.
- ALL CANTILEVER AREAS MUST BE PROPERLY FINISHED AND SEALED ON UNDERSIDE.
- FLASHING TO BE INSTALLED AS REQUIRED.  
ALL FLASHING SHEET METAL, VENT STACKS & PIPES SHOULD BE COVERED TO MATCH MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROJECT.
- REFER TO DETAIL **EXT-21/D-4** FOR TYPICAL FLASHING AT WALL OPENINGS.
- REFER TO DETAIL **EXT-20 & 22/D-4** FOR TYPICAL WALL PENETRATIONS.
- SEE FLOOR PLANS FOR GLAZING INFORMATION.
- EXTERIOR FINISH SHALL BE AS NOTED ON ELEVATIONS, INSTALLED PER MFR'S SPECS OVER BUILDING PAPER (U.N.O.).
- STONE SHALL BE BY INSTALL PER MFR'S SPECIFICATIONS (WHERE APPLICABLE).
- CLOSED EXTERIOR SOFFITS & CEILINGS SHALL BE SMOOTH CEMENTITIOUS BOARD SIDING OVER BUILDING PAPER U.O.N.
- ALL MASONRY AND STONE VENEERS SHALL HAVE PRESSURE TREATED PLYWOOD BACKING. (WHERE APPLICABLE)
- HOUSE ADDRESS IDENTIFICATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ORSC (R319.1)
- IF PROVIDED, CHIMNEYS SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE HIGHEST PORTION OF THE BUILDING WITHIN 10'-0". A MINIMUM OF 3'-0" WHERE IT PENETRATES THE ROOF. CHIMNEYS SHALL BE FLASHED AS REQUIRED.
- FOR RAKE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-28/D-5**.
- FOR EAVE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-31/D-5**.
- WHEN WALLS AT RAISED FLOOR CONDITIONS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-22/D-1**
- WHEN WALLS AT SLAB FLOOR CONDITIONS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-21/D-1**
- WHEN WALLS AT CANTILEVERED FLOOR CONDITIONS (SUPPORTED BY FOUNDATION WALL) ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-30/D-5**
- WHEN WALLS AT CANTILEVERED FLOORS ARE < 3'-0" TO PROPERTY LINE AND SUPPORTING WALLS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-31/D-5**



CITY USE

REGISTERED ARCHITECT MICHAEL CLERKIN GRAPEVINE, TEXAS STATE OF OREGON	
REGISTERED PROFESSIONAL ENGINEER 93768PE JULY 11, 2018 TEREISTO C. SARALDE	
EXPIRES: JUNE 30, 2022	



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2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
P 817-329-6710  
A Division of Toll Brothers

EXPIRES: JUNE 30, 2022

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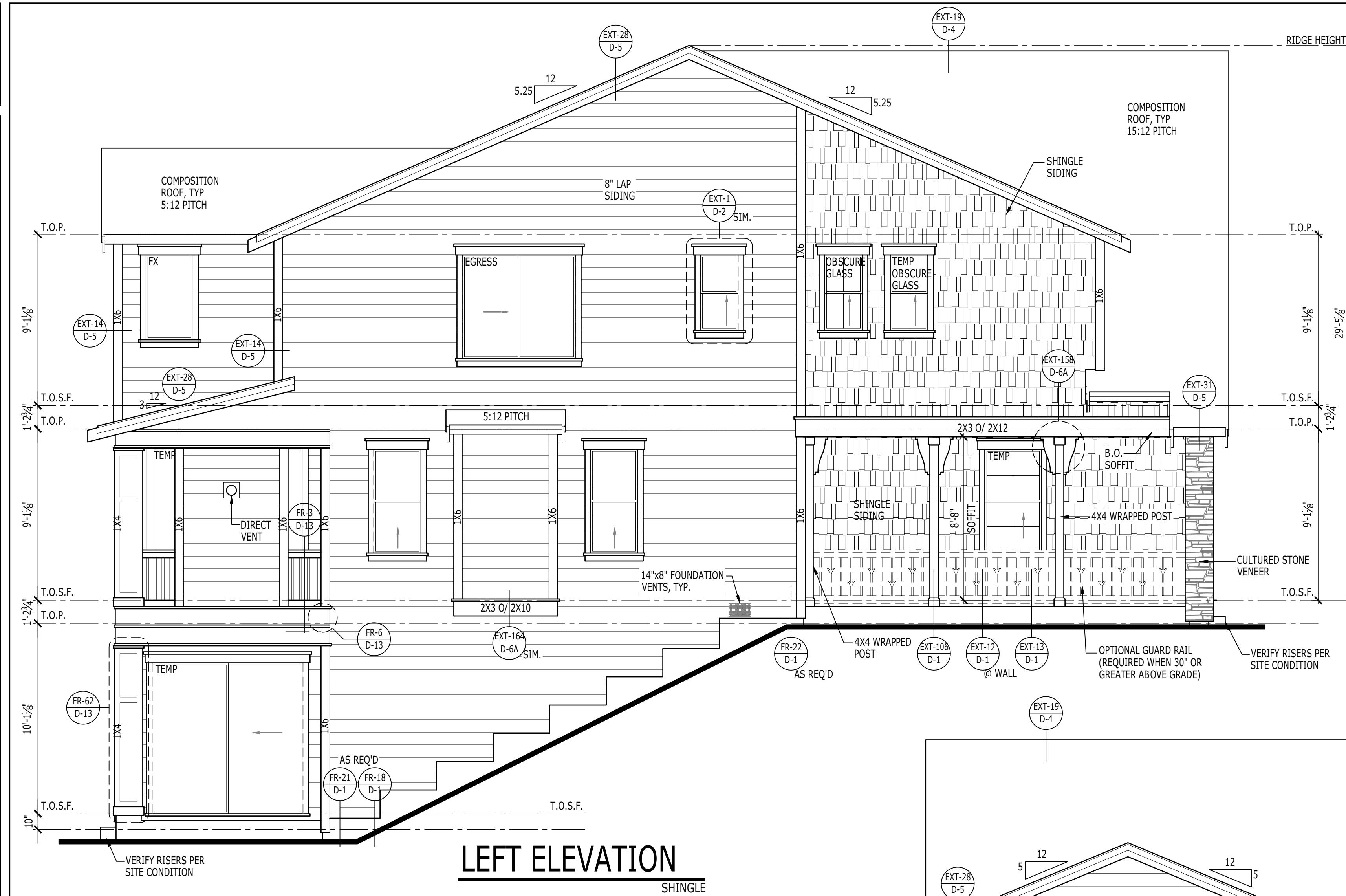
EXPIRES: JUNE 30, 2022

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## LEFT ELEVATION

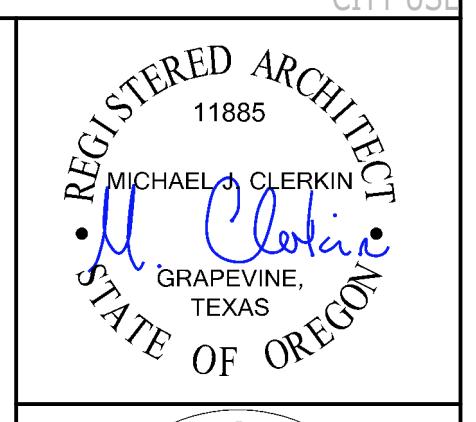
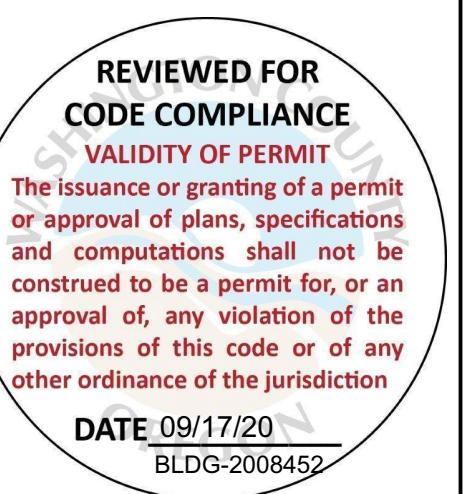
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# **REAR ELEVATION**

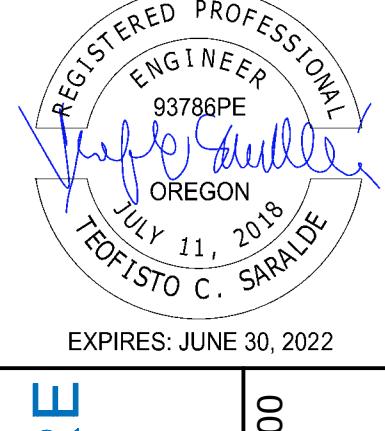
# **EXTERIOR ELEVATION NOTES:**

1. REFER TO "STANDARD CONSTRUCTION DETAIL" BINDER FOR ALL DETAILS.
  2. ALL CANTILEVER AREAS MUST BE PROPERLY FINISHED AND SEALED ON UndERSIDE.
  3. FLASHING TO BE INSTALLED AS REQUIRED.  
ALL FLASHING SHEET METAL, VENT STACKS & PIPES SHOULD BE COVERED TO MATCH MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROJECT.
  4. REFER TO DETAIL **EXT-21/D-4** FOR TYPICAL FLASHING AT WALL OPENINGS.
  5. REFER TO DETAIL **EXT-20** & **22/D-4** FOR TYPICAL WALL PENETRATIONS.
  6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
  7. EXTERIOR FINISH SHALL BE AS NOTED ON ELEVATIONS, INSTALLED PER MFR'S SPECS OVER BUILDING PAPER (U.N.O.).
  8. STONE SHALL BE BY INSTALL PER MFR'S SPECIFICATIONS (WHERE APPLICABLE).
  9. CLOSED EXTERIOR SOFFITS & CEILINGS SHALL BE SMOOTH CEMENTITIOUS BOARD SIDING OVER BUILDING PAPER U.O.N.
  10. ALL MASONRY AND STONE VENEERS SHALL HAVE PRESSURE TREATED PLYWOOD BACKING. (WHERE APPLICABLE)
  11. HOUSE ADDRESS IDENTIFICATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ORSC (R319.1)
  12. IF PROVIDED, CHIMNEYS SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE HIGHEST PORTION OF THE BUILDING WITHIN 10'-0". A MINIMUM OF 3'-0" WHERE IT PENETRATES THE ROOF. CHIMNEYS SHALL BE FLASHED AS REQUIRED.
  13. FOR RAKE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-28/D-5**.
  14. FOR EAVE PROJECTIONS AT EXTERIOR WALLS, SEE DETAIL **EXT-31/D-5**.
  15. WHEN WALLS AT RAISED FLOOR CONDITIONS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-22/D-1**
  16. WHEN WALLS AT SLAB FLOOR CONDITIONS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-21/D-1**
  17. WHEN WALLS AT CANTILEVERED FLOOR CONDITIONS (SUPPORTED BY FOUNDATION WALL) ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-30/D-5**
  18. WHEN WALLS AT CANTILEVERED FLOORS ARE < 3'-0" TO PROPERTY LINE AND SUPPORTING WALLS ARE < 3'-0" TO PROPERTY LINE, SEE DETAIL **FR-31/D-5**

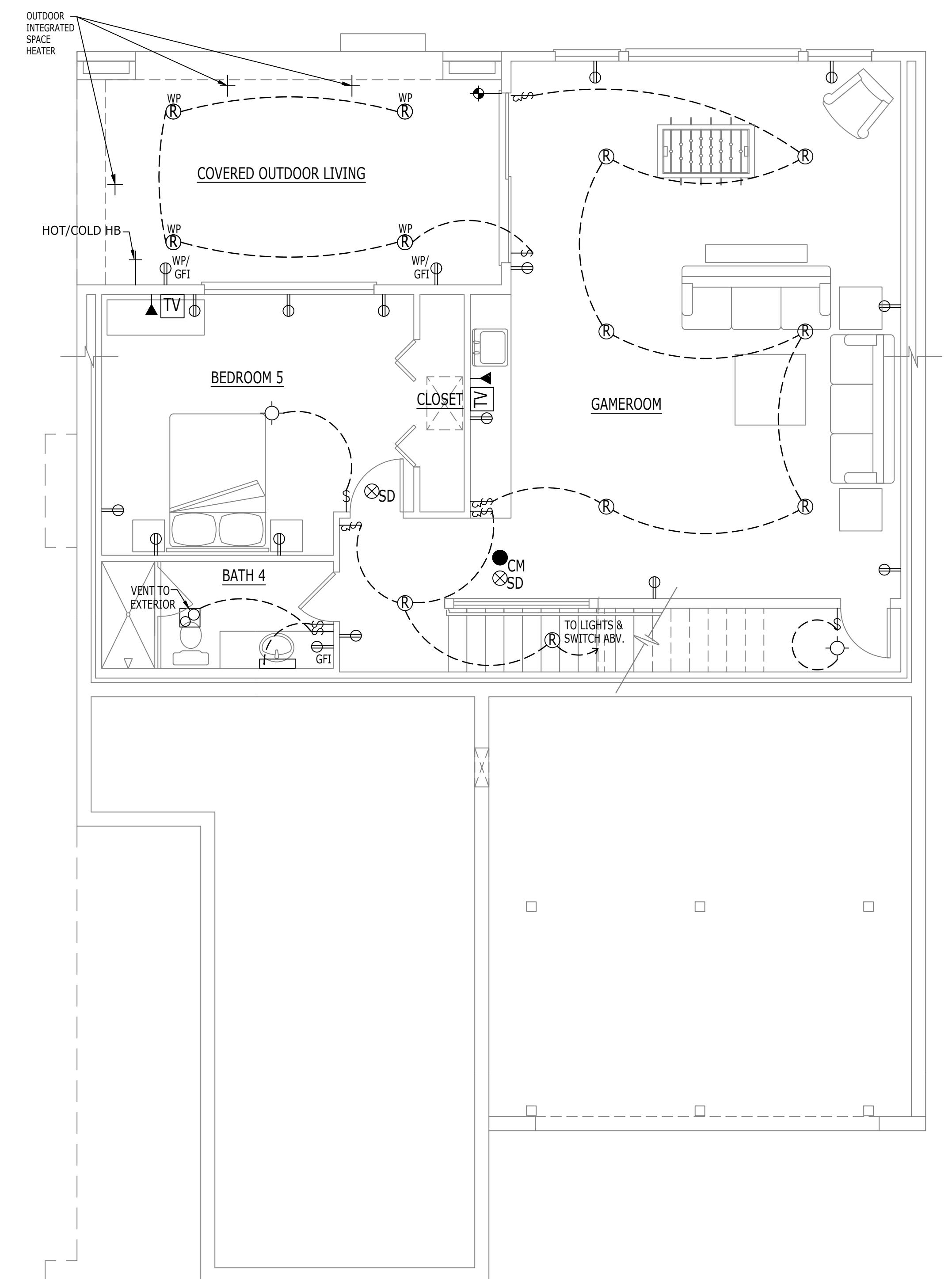


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RIGHT HAND SEI AO# 21/019 LOI # 0228 TOLL BROTHERS AT THOMPSON WOODS - 121// NW FERNLEAF LN		 EXPIRES: JUNE 30, 2022	
<b>ELEVATIONS</b> SHEET DESCRIPTION		<b>TOLL ARCHITECTURE</b> MODEL/PROJECT NAME BACHELOR W BSMT	
DRAWN BY - AL CHECKED BY - DN SHEET DATE - 08.06.20		SHEET REVISION INFO ELEVATION NAME SHINGLE	
SHEET NUMBER <b>A-5A</b>		SET REVISION INFO SHEET REVISION INFO 11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"	
SERIAL NUMBER 1015.0		PHILADELPHIA • ORLANDO DALLAS • LOS ANGELES • SEATTLE 2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Division of Toll Brothers	





## BASEMENT ELECTRICAL PLAN

SHINGLE

## M/E/P LEGEND:

\$	SWITCH
\$	3-WAY SWITCH
\$	4-WAY SWITCH
▲	DATA JACK
◀	TELEPHONE JACK
[TV]	T.V. CABLE JACK
◎	DOOR BELL
□	CHIME
⊗SD	110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
●CM	CARBON MONOXIDE DETECTOR
○SD/CM	SMOKE AND CARBON MONOXIDE COMBO
GFI	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
WP/GFI	WP/GFI DUPLEX RECEPTACLE
○	110V DUPLEX OUTLET
○	220V OUTLET
○	SPLIT DUPLEX 1/2 HOT
○	GARAGE DOOR OPENER
○	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
○	EXHAUST FAN - VENT TO EXTERIOR
○	COMBINATION LIGHT & EXHAUST FAN - VENT TO EXTERIOR
○	CEILING MOUNTED LIGHT FIXTURE
○	WP
○	WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
○	WALL SCONCE LIGHT FIXTURE
○	WP
○	WATERPROOF OR MOISTURE RESISTANT WALL SCONCE LIGHT FIXTURE
○	RECESSED INCANDESCENT LIGHT FIXTURE
○	WP
○	WATERPROOF OR MOISTURE RESISTANT RECESSED CAN LIGHT FIXTURE
□	WALL MOUNTED LIGHT FIXTURE
□	FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
○	PENDANT LIGHT FIXTURE
++	DUAL (HOT & COLD) WATER STUBS @ FIXTURE
◆	GAS STUB
EMP	ELECTRICAL MAIN PANEL
MEC	MEC (MASTER ELECTRONIC CONTROL) SUB PANEL
HB	HOSE BIB
CT	WHOLE HOUSE FAN CONTROL TIMER
①	THERMOSTAT

## ELECTRICAL GENERAL NOTES

- ELECTRICAL FIXTURES ARE SUBJECT TO CHANGE PER BUILDER OR HOMEOWNER BUT MUST MEET 2017 ORSC REQUIREMENTS.
- UNLESS NOTED OTHERWISE, SET THE BOTTOM OF WALL BOXES @ THE FOLLOWING HEIGHTS ABOVE SUBFLOOR:  
DUPLEX RECEPTACLES AND PHONE JACKS: 14"  
DUPLEX RECEPTACLES OVER COUNTER-TOPS AND BEHIND REFRIGERATORS: 48"  
DUPLEX RECEPTACLE FOR RANGE: 10"  
DUPLEX RECEPTACLE FOR MICROWAVE: 78"  
DUPLEX RECEPTACLE IN POWDER ROOMS OR OVER VANITIES: 38"  
SWITCHES AND OTHER WALL MOUNTED CONTROLS: 48"  
THERMOSTAT: 60"  
FIXTURES OVER VANITIES: 80"  
WALL SCONCES: 72"
- PROVIDE G.F.I. CIRCUITS IN KITCHENS, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, AND AT WHIRLPOOL, WHERE APPLICABLE, PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. KITCHEN G.F.I. RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER G.F.I. LOCATIONS.
- ALL EXTERIOR OUTLETS SHALL BE WATERPROOF, NEMA 3R FOAM LINERS PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES AND RECEPTACLES.
- REFER TO BUYERS DIAGRAM FOR TELEPHONE AND CABLE LOCATIONS.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY, DINING, LIVING, BED, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL BE TYPE IC RATED AND CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 75 PASCALS OR 1.57 PSI PRESSURE DIFFERENCE AND SHALL BE LABELED AND THE ANNUAL SPACE BETWEEN THE CEILING CUTOUT AND THE LIGHTING FIXTURE SHALL BE SEALED. ORSC (N1104.2.8)
- LIGHTS FIXTURES LABELED "WP" SHALL BE SUITABLE FOR WET OR DAMP LOCATIONS (PER NEC 410.4)
- PROVIDE A MINIMUM OF 2-20 AMP CIRCUITS TO KITCHEN COUNTERTOPS FOR SMALL APPLIANCES PER NEC 220.
- SEE DETAIL EXT-15/D-3 FOR TYPICAL UTILITY SERVICE.
- \* SMOKE ALARMS SHALL BE INSTALLED (PER ORSC SECTION R14).  
\* CARBON MONOXIDE ALARMS SHALL BE INSTALLED (PER ORSC SECTION R315).
- SOURCE SPECIFIC FAN SIZES SHALL BE LOCATED AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS WITHOUT BATHING FIXTURES, LAUNDRY ROOMS, ETC. 80 CFM MIN. @ BATHROOMS WITH BATHING FIXTURES. 150 CFM MIN. @ KITCHENS. ORSC (M1503.5).
- PROVIDE A FRESH-AIR DAMPER VENTING SYSTEM WITH EXHAUST FANS AT ALL BATHROOMS & LAUNDRY ROOMS (PER OWNER/BUILDER)
- ALL PERMANENTLY INSTALLED LAMPS IN EXTERIOR LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- HIGH EFFICACY LIGHTING: 75 PERCENT OF ALL INTERIOR LIGHTING SHALL BE HIGH EFFICACY FIXTURES.
- ALL MECHANICAL EXHAUST SYSTEMS MUST VENT TO THE EXTERIOR. THE AIR SHALL BE DISCHARGED TO A LOCATION FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT, OR CRAWLSPACE (ORSC M1501.1) AND OPENINGS SHALL COMPLY WITH ORSC (M1506.3).
- DRYER DUCT EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. ORSC (M1502.3).
- MECHANICAL/HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FORCED AIR FURNACE. ORSC (M1507). BUILDER/OWNER TO SPECIFY VENTILATION SYSTEM.
- FUEL GAS LIGHTING SYSTEMS (GAS FIREPLACES, STOVES, OVENS) SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. ORSC (G2433.2).

RIGHT HAND SET AO# 217019 LOT# 0228 TOLL BROTHERS AT THOMPSON WOODS - 12117 NW FERNLEAF LN

## TOLLARCHITECTURE

MODEL/PROJECT NAME BACHELOR W BSMT	SET REVISION INFO
ELEVATION NAME SHINGLE	SET REVISION INFO

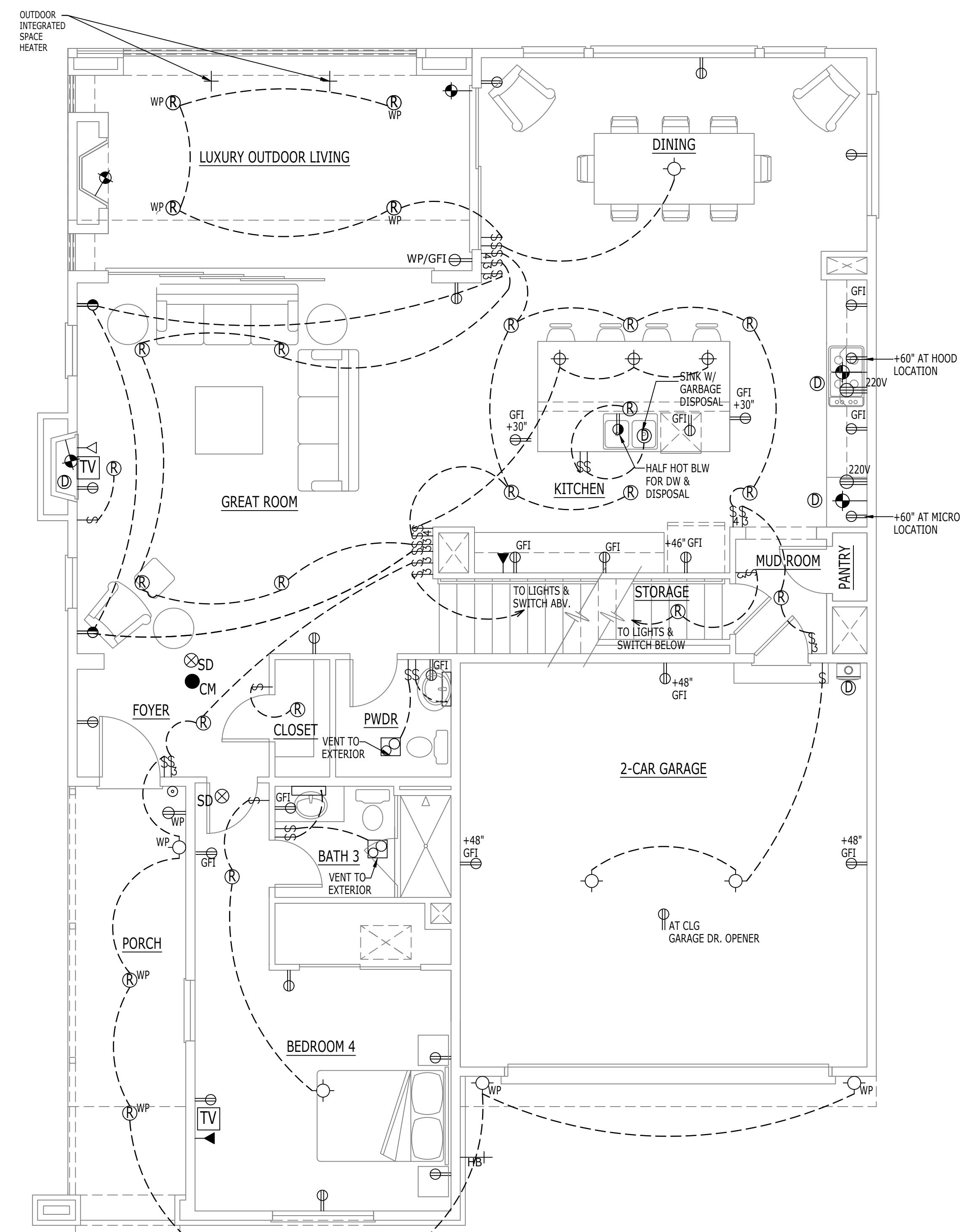
CITY USE  
MICHAEL CLERKIN  
11885  
GRAPEVINE,  
TEXAS  
STATE OF OREGON  
• REGISTERED ARCHITECT  
• CLERKIN

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## BASEMENT FLOOR ELECTRICAL PLAN

SHEET DESCRIPTION ELECTRICAL PLAN	DRAWN BY - AL	CHECKED BY - DIN	SHEET DATE - 08-06-20	SCALE
SERIAL NUMBER E-0	11X17 SHEET: 1'8"-1'-0" 22X34 SHEET: 1'4"-1'-0"			

1015.0



FIRST FLOOR ELECTRICAL PLAN

SHINGLE

## M/E/P LEGEND:

\$	SWITCH
\$3	3-WAY SWITCH
\$4	4-WAY SWITCH
▲	DATA JACK
◀	TELEPHONE JACK
TV	T.V. CABLE JACK
◎	DOOR BELL
□	CHIME
⊗SD	110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
●CM	CARBON MONOXIDE DETECTOR
○SDCM	SMOKE AND CARBON MONOXIDE COMBO
GFI	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
WP/GFI	WP/GFI DUPLEX RECEPTACLE
○	110V DUPLEX OUTLET
○	220V OUTLET
○	SPLIT DUPLEX ½ HOT
○	GARAGE DOOR OPENER
○	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
○	EXHAUST FAN - VENT TO EXTERIOR
○	COMBINATION LIGHT & EXHAUST FAN - VENT TO EXTERIOR
○	CEILING MOUNTED LIGHT FIXTURE
○	WP WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
○	WALL SCONCE LIGHT FIXTURE
○	WP WATERPROOF OR MOISTURE RESISTANT WALL SCONCE LIGHT FIXTURE
○	RECESSED INCANDESCENT LIGHT FIXTURE
○	WP WATERPROOF OR MOISTURE RESISTANT RECESSED CAN LIGHT FIXTURE
○	WALL MOUNTED LIGHT FIXTURE
○	FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
○	PENDANT LIGHT FIXTURE
+	DUAL (HOT & COLD) WATER STUBS @ FIXTURE
◆	GAS STUB
EMP	ELECTRICAL MAIN PANEL
MEC	MEC (MASTER ELECTRONIC CONTROL) SUB PANEL
HB	HOSE BIB
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①	THERMOSTAT

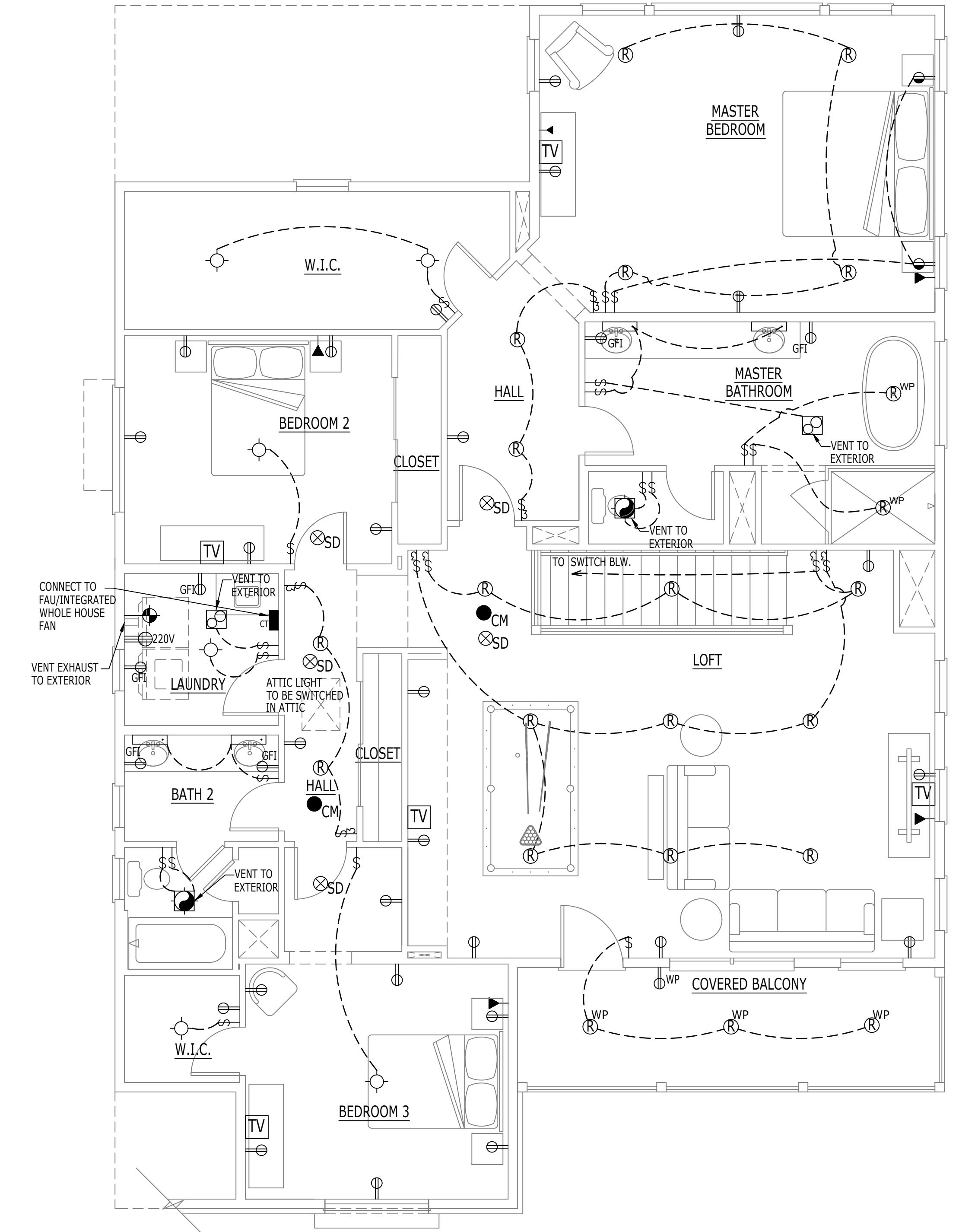
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RIGHT HAND SET AO# 217019 LOT# 0228 TOLL BROTHERS AT THOMPSON WOODS - 12117 NW FERNLEAF LN		MODEL/PROJECT NAME BACHELOR W BSMT	SET REVISION INFO	TOLL ARCHITECTURE	
SHEET DESCRIPTION FIRST FLOOR ELECTRICAL PLAN	DRAWN BY - AL	CHECKED BY - DIN	SHEET DATE - 08-06-20	SCALE	PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE 2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 A Division of Toll Brothers
SHEET NUMBER SERIAL NUMBER	E-1				

CITY USE  
REGISTERED ARCHITECT  
MICHAEL CLERKIN  
11885  
GRAPEVINE, TEXAS  
STATE OF OREGON  
Michael Clerkin, AIA

FIRST FLOOR ELECTRICAL  
PLAN  
SERIAL NUMBER  
1015.0



## SECOND FLOOR ELECTRICAL PLAN

SHINGLE

### M/E/P LEGEND:

\$	SWITCH
\$\$	3-WAY SWITCH
\$\$\$	4-WAY SWITCH
▲	DATA JACK
◀	TELEPHONE JACK
TV	T.V. CABLE JACK
◎	DOOR BELL
□	CHIME
SD	110V SMOKE DETECTOR INTERCONNECTED W/BATTERY BACK UP
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GFI	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
WP/GFI	WP/GFI DUPLEX RECEPTACLE
WP	110V DUPLEX OUTLET
220V	220V OUTLET
1/2 HOT	SPLIT DUPLEX 1/2 HOT
GD	GARAGE DOOR OPENER
⑤	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S SPECIFICATION
EX	EXHAUST FAN – VENT TO EXTERIOR
CL	COMBINATION LIGHT & EXHAUST FAN – VENT TO EXTERIOR
CLM	CEILING MOUNTED LIGHT FIXTURE
CLP	WATERPROOF OR MOISTURE RESISTANT CEILING MOUNTED LIGHT FIXTURE
WL	WALL SCONCE LIGHT FIXTURE
WPWL	WATERPROOF OR MOISTURE RESISTANT WALL SCONCE LIGHT FIXTURE
RL	RECESSED INCANDESCENT LIGHT FIXTURE
RPWL	WATERPROOF OR MOISTURE RESISTANT RECESSED CAN LIGHT FIXTURE
ML	WALL MOUNTED LIGHT FIXTURE
FL	FLUORESCENT STRIP LIGHT OR UNDER CABINET FIXTURE
P	PENDANT LIGHT FIXTURE
DH	DUAL (HOT & COLD) WATER STUBS @ FIXTURE
GS	GAS STUB
EMP	ELECTRICAL MAIN PANEL
MEC	MEC (MASTER ELECTRONIC CONTROL) SUB PANEL
HB	HOSE BIB
CT	WHOLE HOUSE FAN CONTROL TIMER
TH	THERMOSTAT

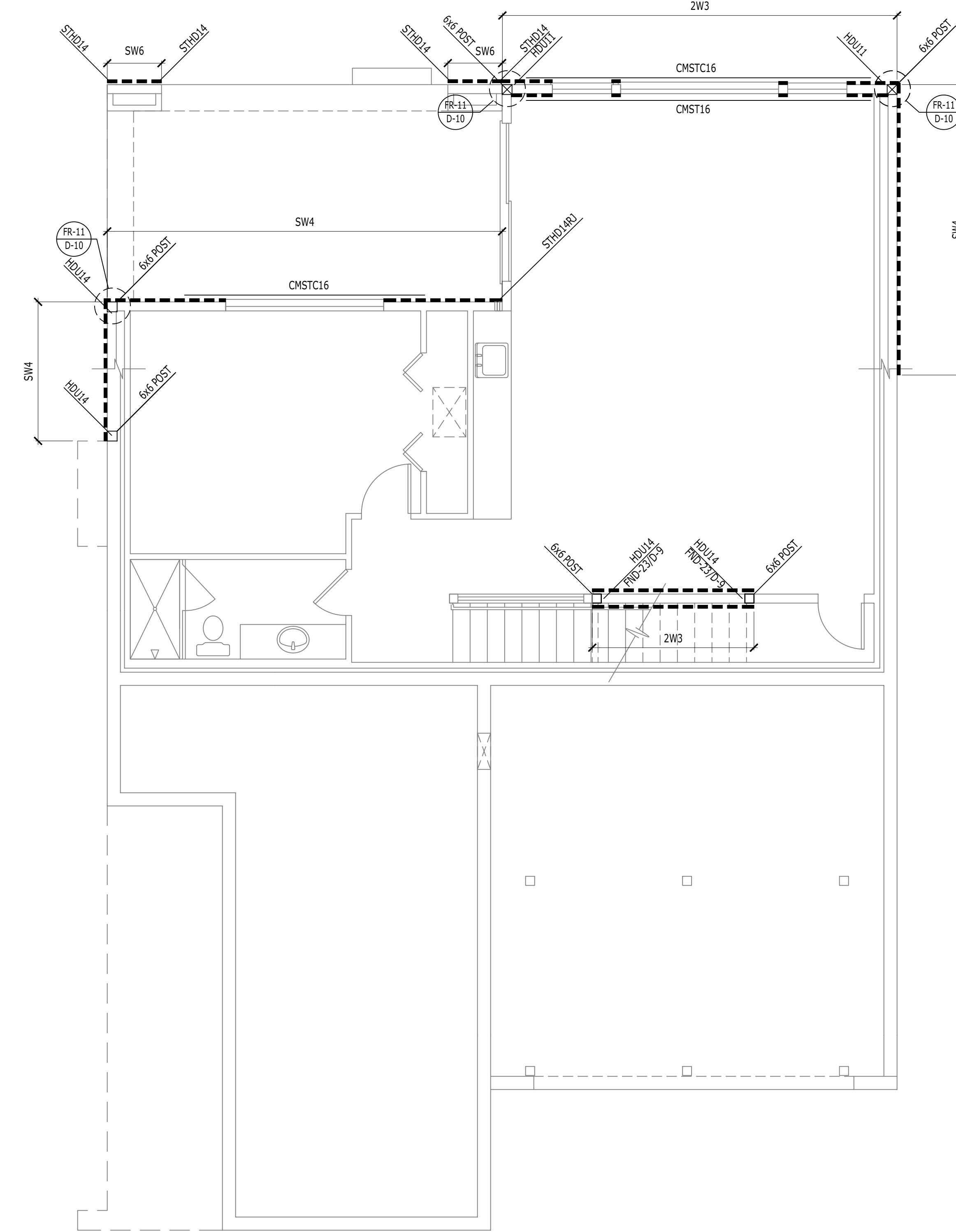
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12. SOURCE SPECIFIC FAN SIZES SHALL BE LOCATED AS FOLLOWS: 50 CFM MIN. TYPICAL @ BATHROOMS WITHOUT BATHING FIXTURES, LAUNDRY ROOMS, ETC. 80 CFM MIN. @ BATHROOMS WITH BATHING FIXTURES. 150 CFM MIN. @ KITCHENS. ORSC (M1503.5).
13. PROVIDE A FRESH-AIR DAMPER VENTING SYSTEM WITH EXHAUST FANS AT ALL BATHROOMS & LAUNDRY ROOMS (PER OWNER/BUILDER)
14. ALL PERMANENTLY INSTALLED LAMPS IN EXTERIOR LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
15. HIGH EFFICACY LIGHTING: 75 PERCENT OF ALL INTERIOR LIGHTING SHALL BE HIGH EFFICACY FIXTURES.
16. ALL MECHANICAL EXHAUST SYSTEMS MUST VENT TO THE EXTERIOR. THE AIR SHALL BE DISCHARGED TO A LOCATION FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT, OR CRAWLSPACE (ORSC M1501.1) AND OPENINGS SHALL COMPLY WITH ORSC (M1506.3).
17. DRYER DUCT EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. ORSC (M1502.3).
18. MECHANICAL/HOUSE VENTILATION TO BE PROVIDED BY MEANS OF A FORCED AIR FURNACE. ORSC (M1507). BUILDER/OWNER TO SPECIFY VENTILATION SYSTEM.
19. FUEL GAS LIGHTING SYSTEMS (GAS FIREPLACES, STOVES, OVENS) SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. ORSC (G2433.2).

RIGHT HAND SET	AO# 217019	LOT# 0228	TOLL BROTHERS AT THOMPSON WOODS - 12117 NW FERNLEAF LN	TOLL ARCHITECTURE
SHEET DESCRIPTION	DRAWN BY - AL	MODEL/PROJECT NAME	SHEET REVISION INFO	
SECOND FLOOR		BACHELOR W BSMT	... ... ...	
ELECTRICAL PLAN		ELEVATION NAME	SET REVISION INFO	
SERIAL NUMBER	E-2	SHINGLE	... ... ...	
SHEET NUMBER	1015.0	SCALE	11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"	

# BASEMENT WALL BRACING PLAN

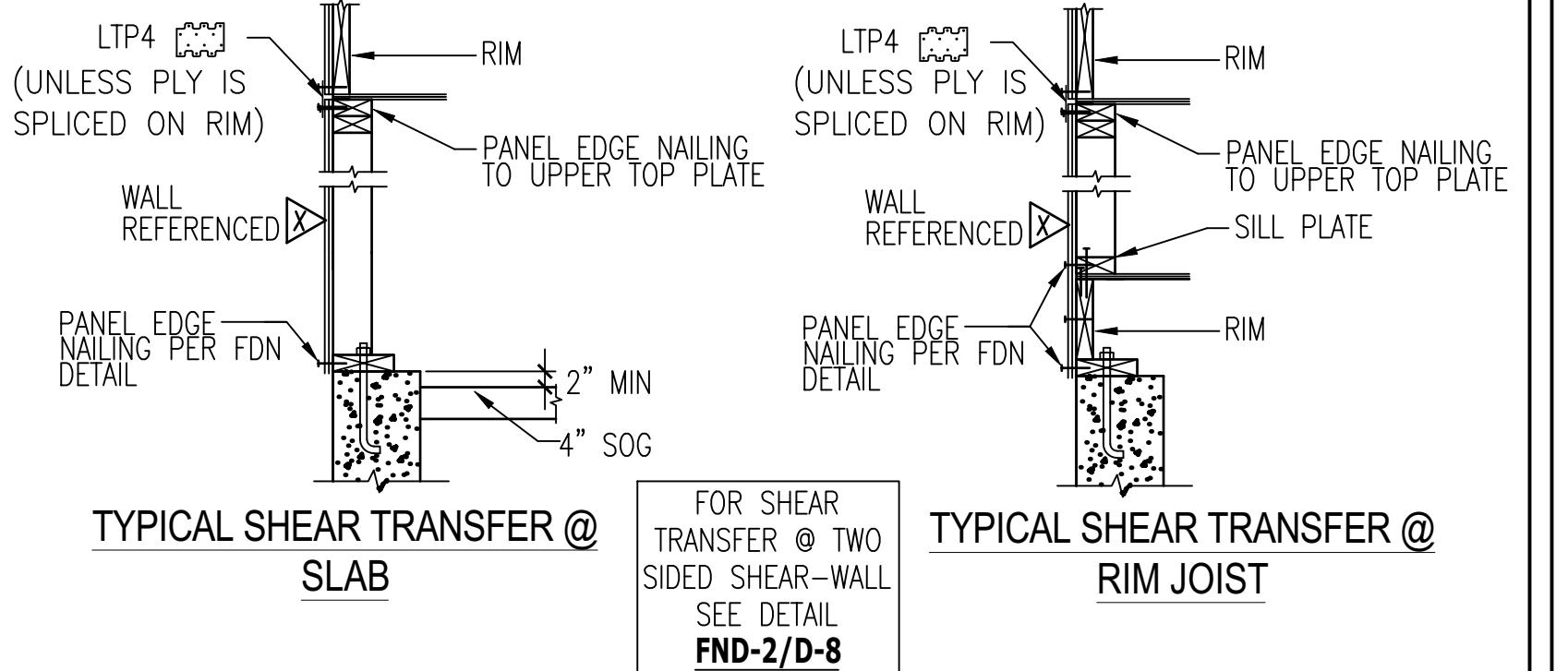
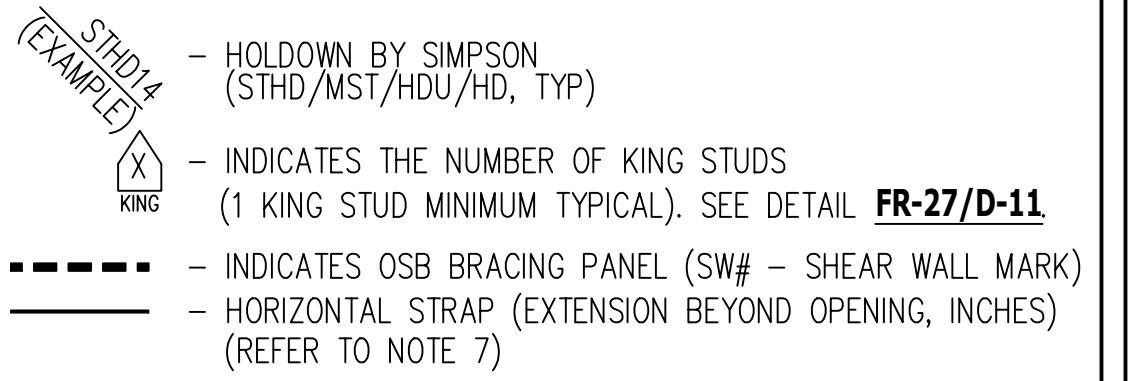
SHINGLE



# **WALL BRACING NOTES**

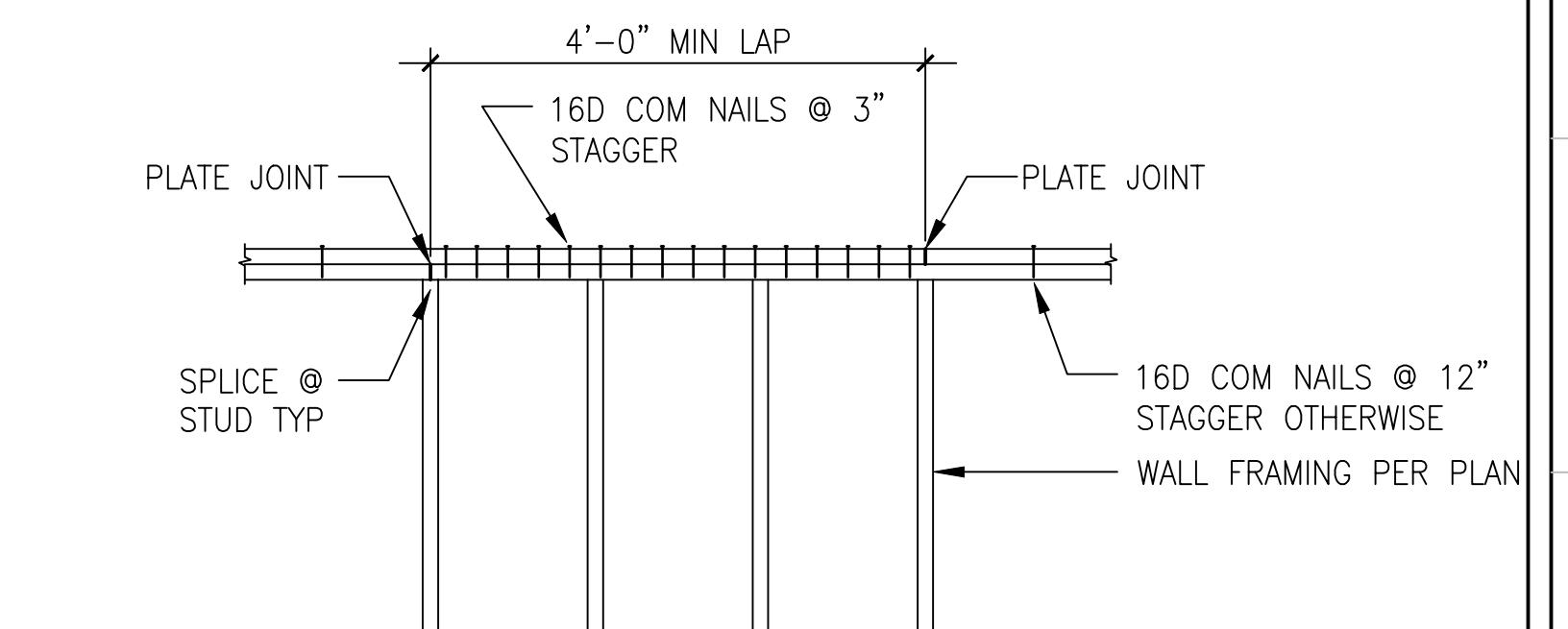
1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16"O.C ( $\leq 10'$ ), 2X6 @ 12"O.C ( $> 10'$  UNO PER PLAN).
  2. NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
  3. PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
  4. DO NOT PENETRATE STUDS LESS THAN 1 3/8"
  5. PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
  6. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131 $\phi$  x 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131x 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148x 1.5")
  7. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
  8. STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12** AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
  9. (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
  10. OPENING IN DIAPHRAGM PER **FR-71/D-12** STRAP TYPE PER PLAN, AS IT OCCURS.
  11. SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

# BRACING LEGEND



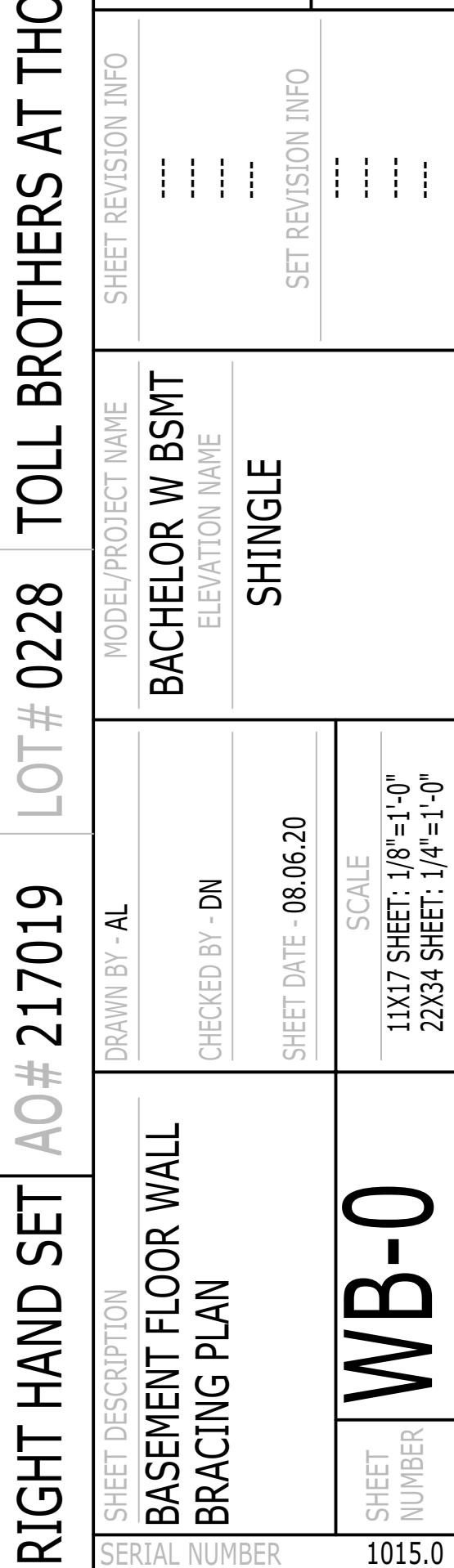
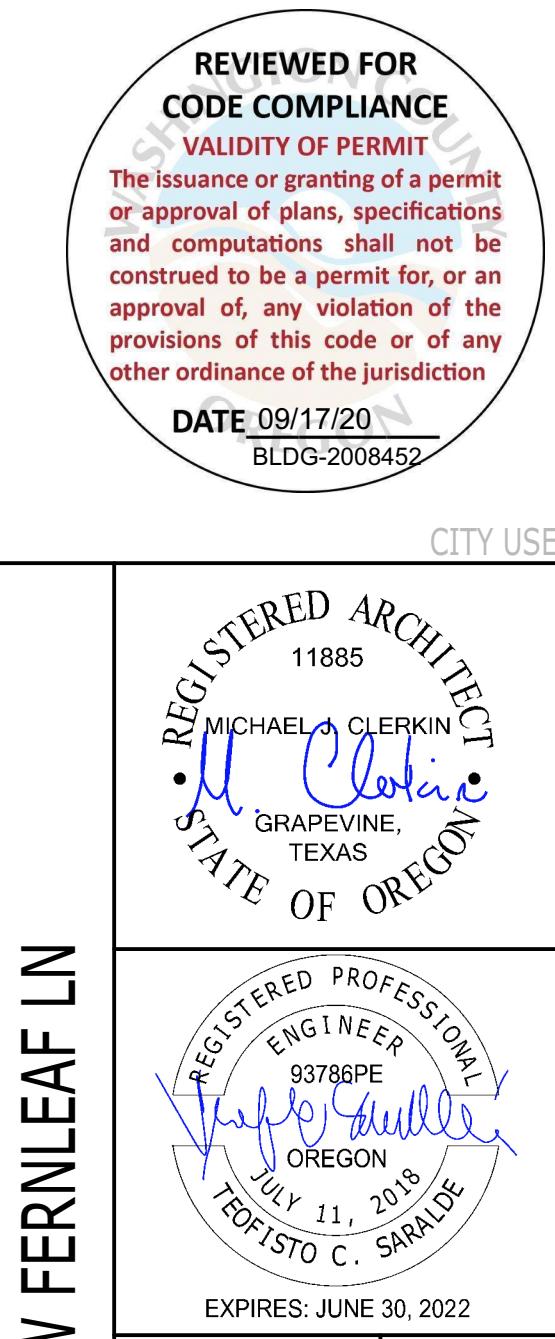
## TYPICAL SHEAR TRANSFER @ SLAB

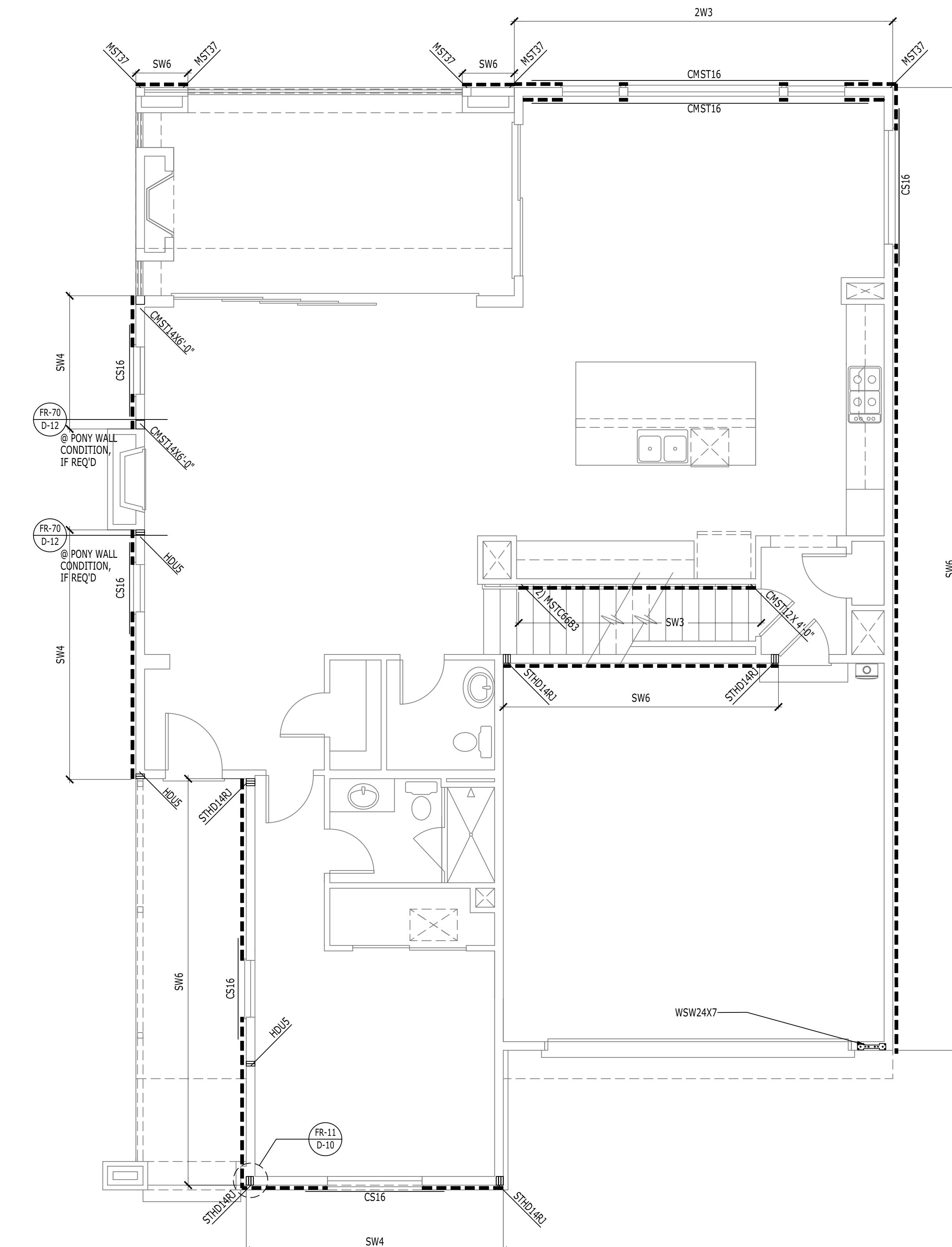
## TYPICAL SHEAR TRANSFER @ RIM JOIST



## ELEVATION TOP PLATE SPLICE

SHEAR WALL SCHEDULE      X=SW TYPE					RIM CONNECTION		
WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.





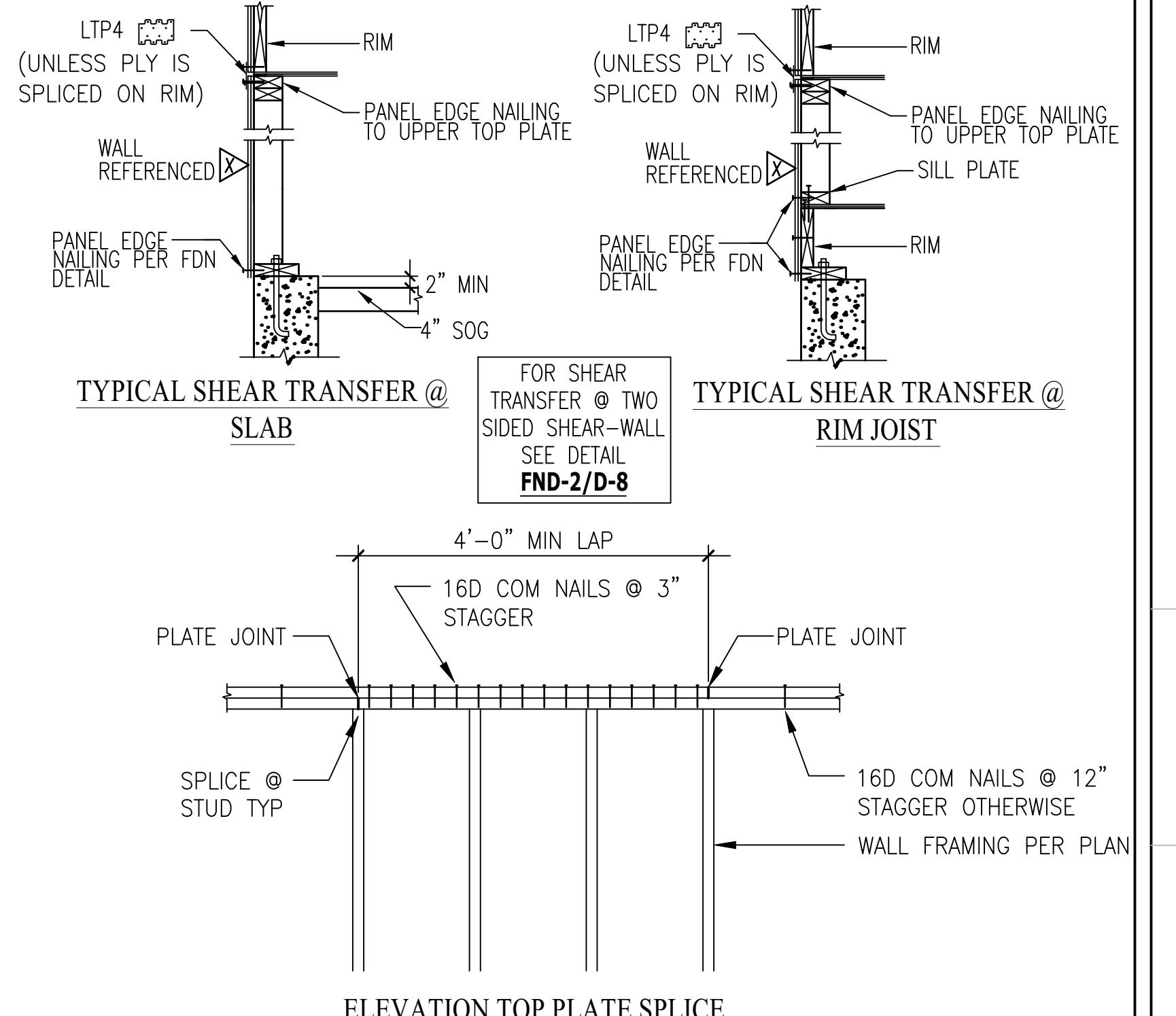
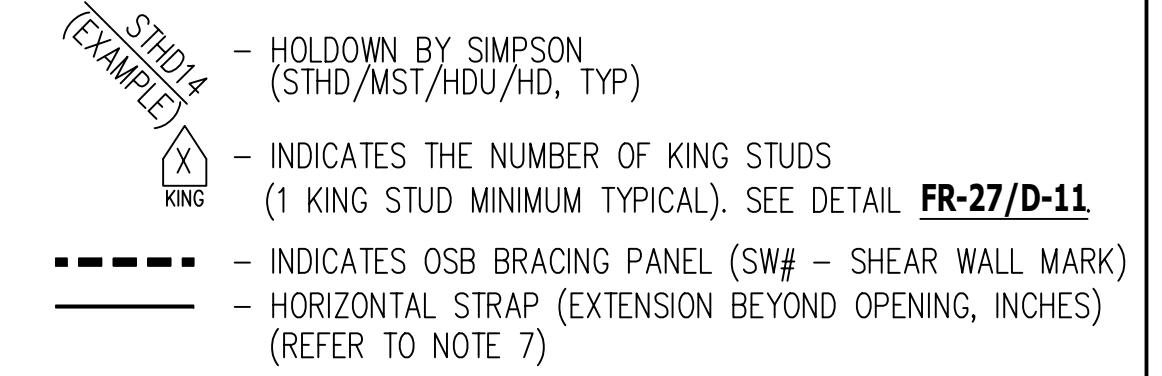
## FIRST FLOOR WALL BRACING PLAN

SHINGLE

## WALL BRACING NOTES

- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16" O.C. ( $\leq 10'$ ), 2X6 @ 12" O.C. ( $> 10'$  UNO PER PLAN).
- NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
- PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
- DO NOT PENETRATE STUDS LESS THAN 1 3/8"
- PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
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- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
- STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12**, AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
- (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
- OPENING IN DIAPHRAGM PER **FR-71/D-12** STRAP TYPE PER PLAN, AS IT OCCURS.
- SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

## BRACING LEGEND



SHEAR WALL SCHEDULE  = SW TYPE						RIM CONNECTION		
WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" EMBED 7"	AT MUD SILL / PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148" x 3 1/4")	
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.	
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.	
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.	
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.	
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.	
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.	
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.	

NOTE: FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

RIGHT HAND SET AO# 217019 LOT# 0228 TOLL BROTHERS AT THOMPSON WOODS - 12177 NW FERNLEAF LN		MODEL/PROJECT NAME <b>BACHELOR W BSMT</b>	SHEET REVISION INFO ... ...
FIRST FLOOR WALL BRACING PLAN		ELEVATION NAME <b>SHINGLE</b>	SET REVISION INFO ... ...
DRAWN BY - AL	CHECKED BY - DIN	SHEET DATE - 08.06.20	SCALE 11X17 SHEET 1/8=1'-0" 22X34 SHEET 1/4=1'-0"
SHEET DESCRIPTION <b>FIRST FLOOR WALL BRACING PLAN</b>	SHEET NUMBER <b>WB-1</b>	SERIAL NUMBER 1015.0	

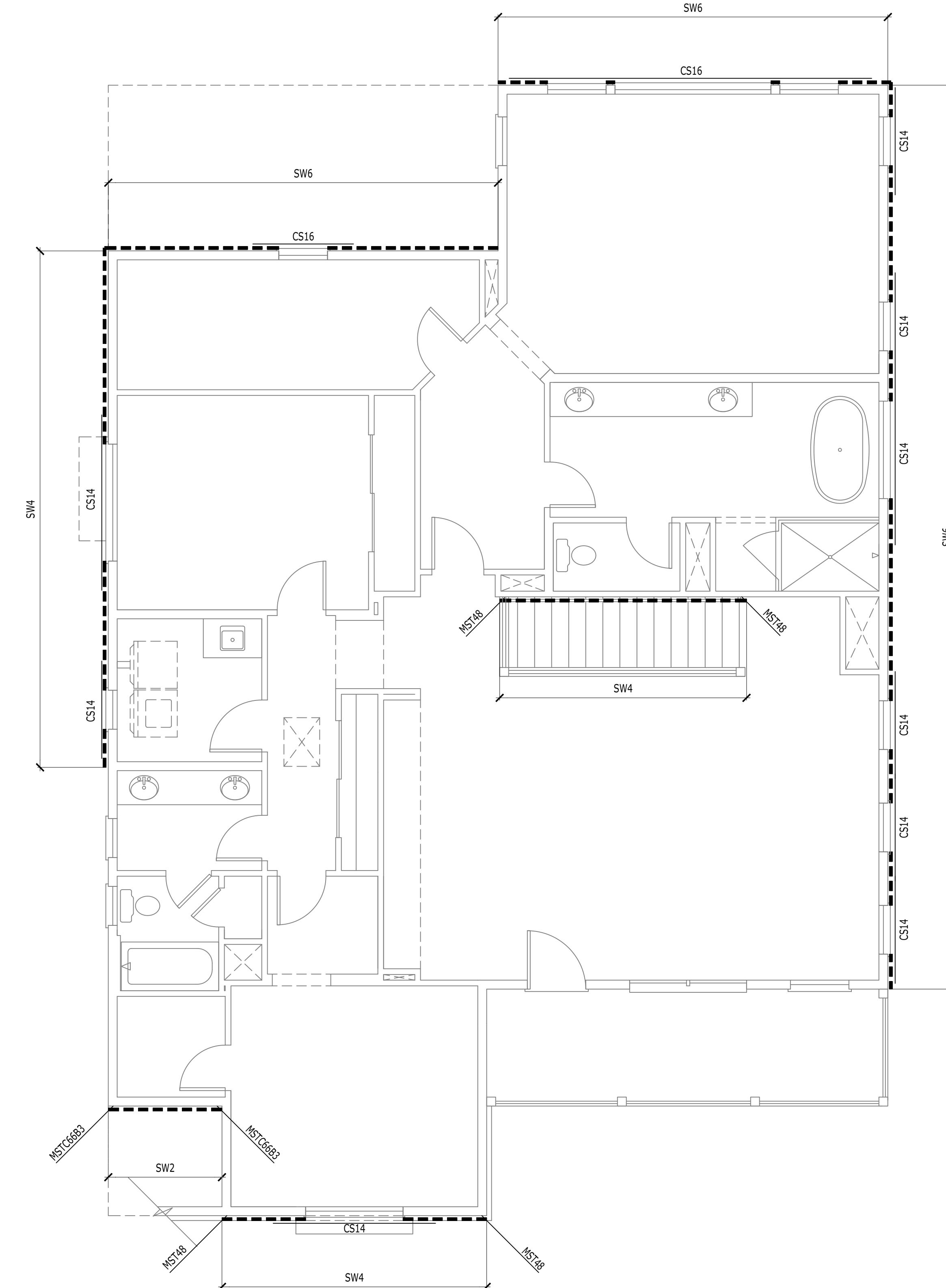
REVIEWED FOR CODE COMPLIANCE  
VALIDITY OF PERMIT  
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction

DATE 09/17/20  
BLDG-2008452

CITY USE  
MICHAEL CLERKIN  
GRAPENEVE,  
TEXAS  
STATE OF OREGON  
TOM FISTO C. SARALDE  
REGISTERED PROFESSIONAL ENGINEER  
93768PE  
JULY 11, 2018  
A Division of Toll Brothers

## SECOND FLOOR WALL BRACING PLAN

SHINGLE

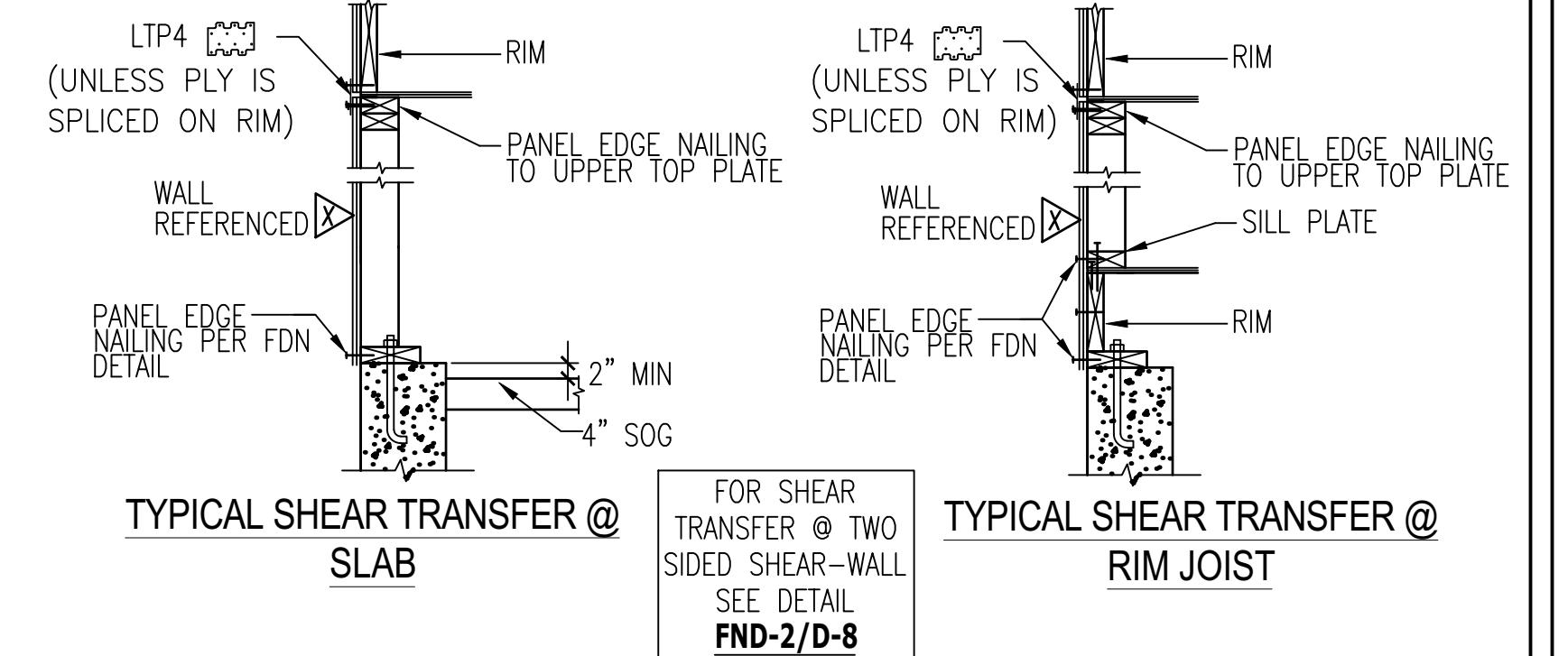


## WALL BRACING NOTES

- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. TYPICAL WALL STUDS: 2X6 @ 16" O.C. ( $\leq 10'$ ), 2X6 @ 12" O.C. ( $> 10'$ ) UNO PER PLAN.
- NAIL INTERMEDIATE SUPPORTS AT 12" O.C.
- PROVIDE PANEL EDGE NAILING IN EACH MULTIPLE STUD SPECIFIED AT END OF WALL, MIN (2) 2X END STUDS.
- DO NOT PENETRATE STUDS LESS THAN 1 3/8"
- PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. (2)2x STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3x STUDS. (2)2x STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131" x 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131" x 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148" x 1.5")
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO DETAIL **FR-25/D-11** FOR FRAMING AROUND WINDOW.
- STRAP HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT. REFER TO DETAILS **FND-23/D-9**, **FND-26/D-11**, **FR-70/D-12**, AND **FR-75/D-12** FOR INSTALLATION. SEE SHEET A-0 FOR HOLDOWN SCHEDULE.
- (2)2x AT END OF SHEARWALLS SHALL BE NAILED W/ (2) ROWS 10d COMMON AT 6" O.C., ADJ. NAILS ON OPPOSITE FACE W/ ROW SPACING AT 2".
- OPENING IN DIAPHRAGM PER **FR-71/D-12** STRAP TYPE PER PLAN, AS IT OCCURS.
- SEE SHEET **D-12** FOR STRONG-WALLS, 1/2 HEIGHT CONCRETE WALLS & MISC SHEAR-WALL DETAILS.

## BRACING LEGEND

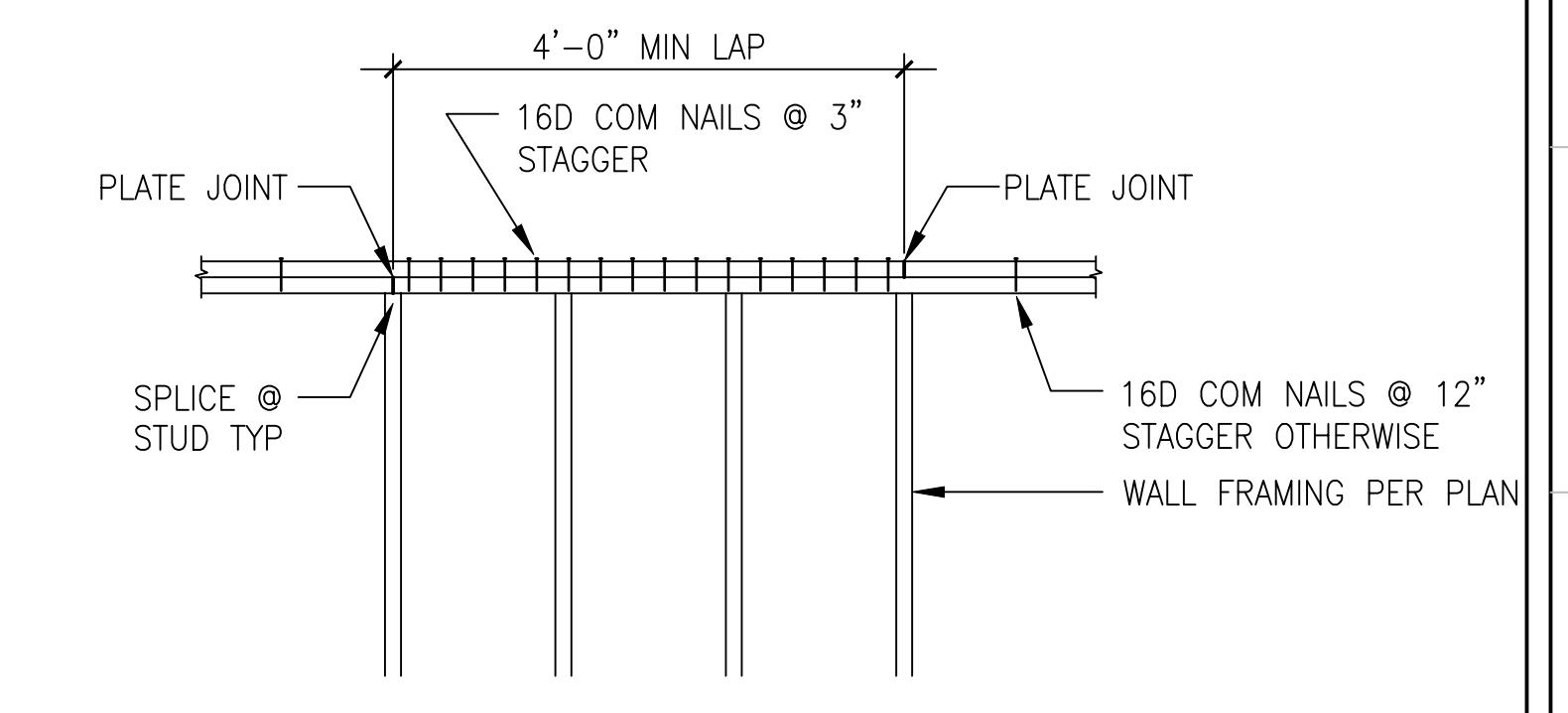
- EXAMPLE:**
- STUD#** - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
  - KING** - INDICATES THE NUMBER OF KING STUDS (1 KING STUD MINIMUM TYPICAL). SEE DETAIL **FR-27/D-11**.
  - - INDICATES OSB BRACING PANEL (SW# - SHEAR WALL MARK)
  - - HORIZONTAL STRAP (EXTENSION BEYOND OPENING, INCHES) (REFER TO NOTE 7)



TYPICAL SHEAR TRANSFER @ SLAB

FOR SHEAR TRANSFER @ TWO SIDED SHEAR-WALL SEE DETAIL **FND-2/D-8**

TYPICAL SHEAR TRANSFER @ RIM JOIST



ELEVATION TOP PLATE SPLICE

### SHEAR WALL SCHEDULE $\triangleright = \text{SW TYPE}$

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" EMBED 7"	AT MUD SILL / PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148" x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTE: FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



CITY USE	
REGISTERED ARCHITECT MICHAEL CLEKIN GRAPEVINE, TEXAS STATE OF OREGON	
REGISTERED PROFESSIONAL ENGINEER TOM FISTO C. SARALDE JULY 11, 2018	
EXPIRES: JUNE 30, 2022	

TOLL ARCHITECTURE	
PHILADELPHIA - ORLANDO	DALLAS - LOS ANGELES - SEATTLE
2557 Southwest Grapevine Pkwy Suite 100	Grapevine, TX 76051
A Division of Toll Brothers	

RIGHT HAND SET AO# 217019	LOT# 0228	TOLL BROTHERS AT THOMPSON WOODS - 12177 NW FERNLEAF LN
MODEL/PROJECT NAME BACHELOR W BSMT	SET REVISION INFO	
ELEVATION NAME SHINGLE	SET REVISION INFO	
DRAWN BY - AL CHECKED BY - DIN SHEET DATE - 08.06.20	SCALE 11X17 SHEET 1/8=1'-0" 22X34 SHEET 1/4=1'-0"	
SECOND FLOOR WALL BRACING PLAN	SCALE 11X17 SHEET 1/8=1'-0" 22X34 SHEET 1/4=1'-0"	
SHEET NUMBER <b>WB-2</b>	SHEET NUMBER 1015.0	
SERIAL NUMBER		

REVIEWED FOR  
CODE COMPLIANCE  
VALIDITY OF PERMIT

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction

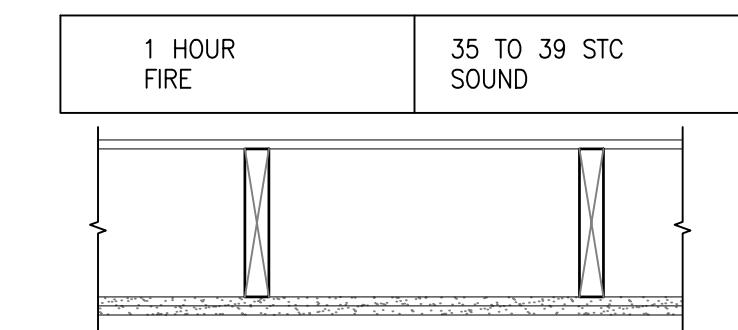
DATE 09/17/20  
BLDG-2008452

CITY USE

GA FILE NO. FC 5406  
FROM: GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

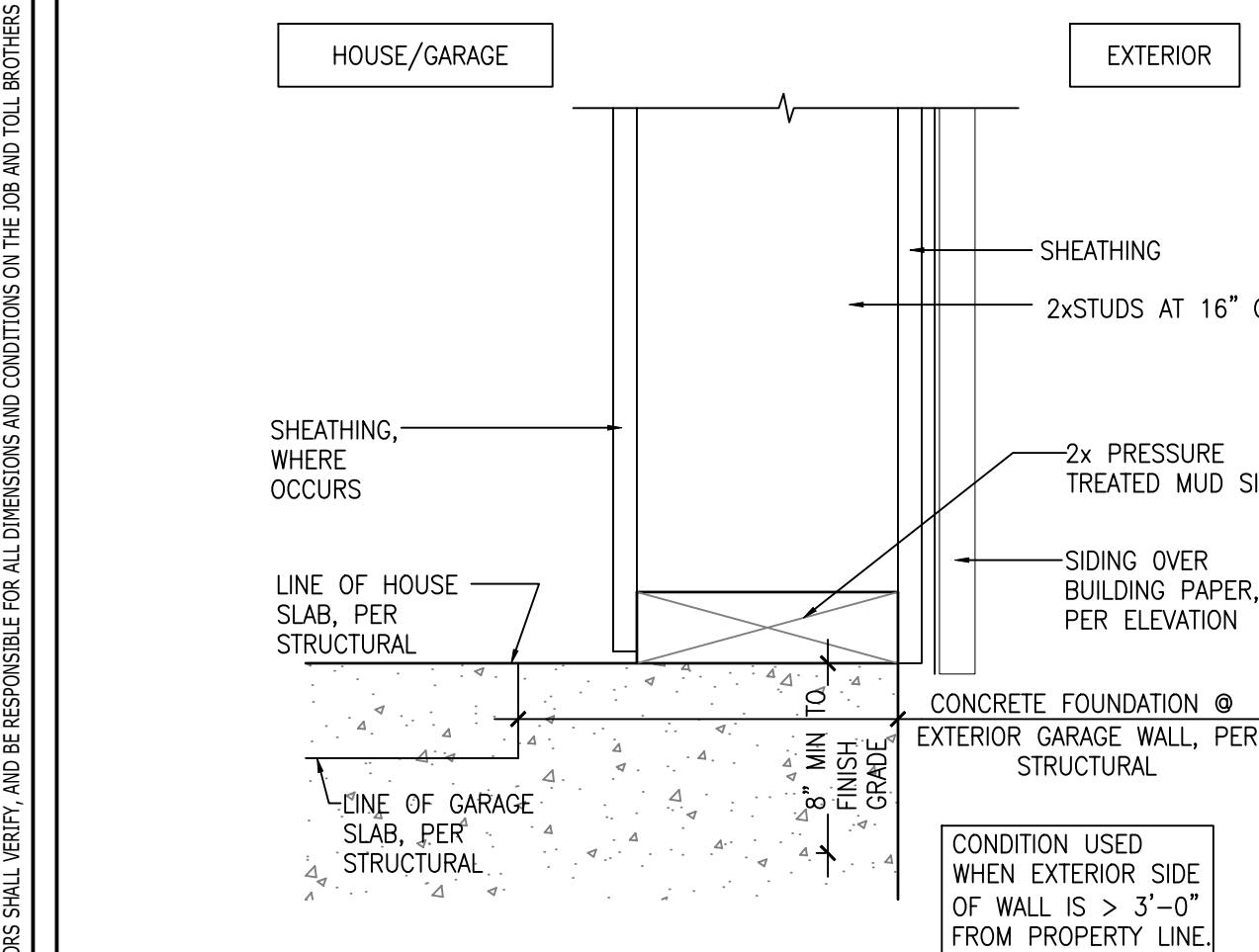
#### WOOD JOISTS, GYPSUM WALLBOARD

BASE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10 WOOD JOISTS 24" O.C. WITH 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE 'W' OR 'S' DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1 1/2" TYPE 'G' DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOISTS. JOINTS OFFSET 24" FROM BASE LAYER JOISTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

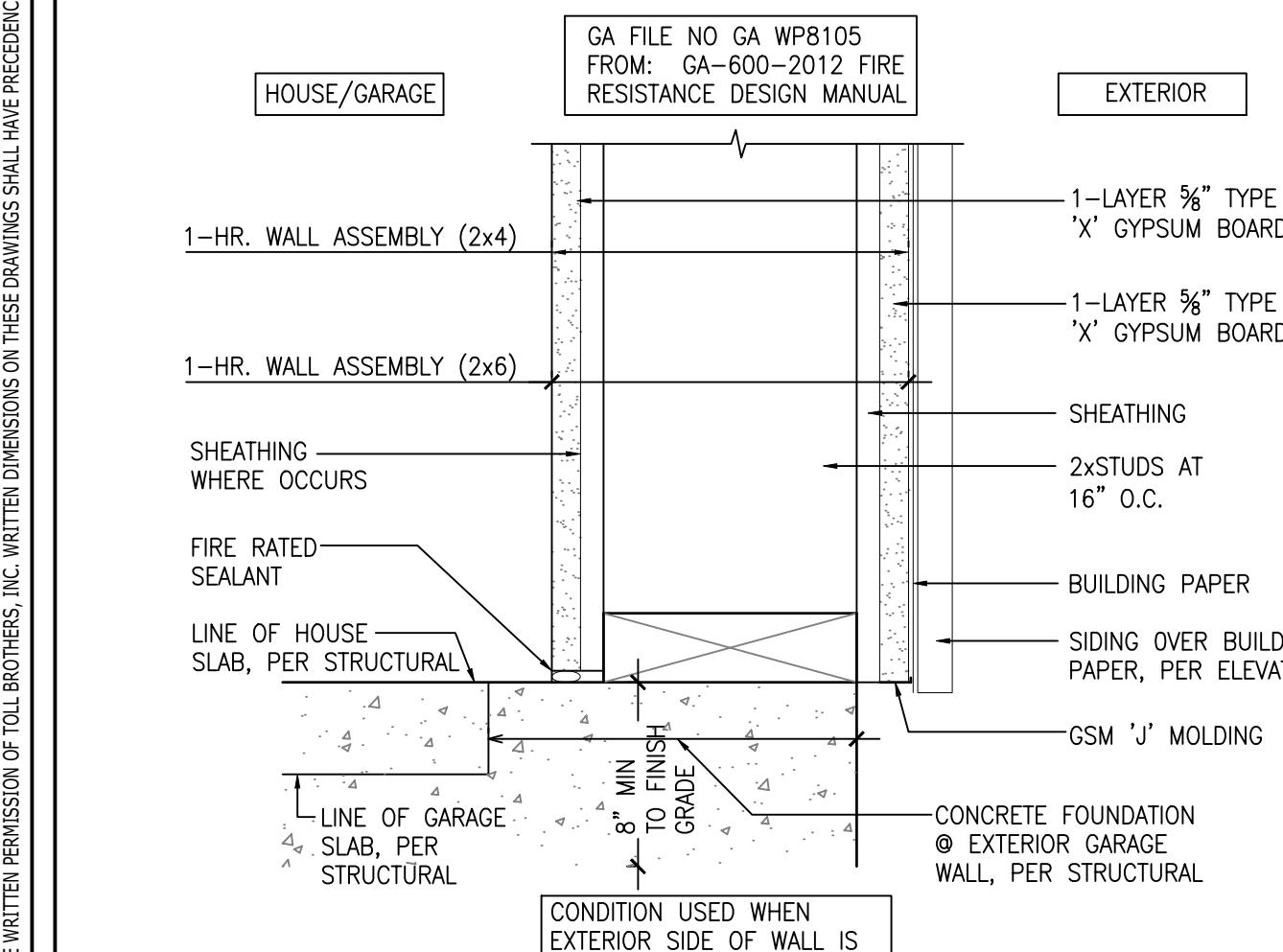


APROX. WEIGHT: 5 PSF  
FIRE TEST: FM FC 172, 2-25-72  
ITS, 8-6-98  
SOUND TEST: ESTIMATED  
SEE PLANS FOR FINISH MATERIALS

FR-13 1-HR FIRE RATED WOOD JOISTS FLOOR/CEILING  
D-1 SCALE: NTS



FR-18 WALL SILL PLATE - (TYPICAL)  
D-1 SCALE: 3"=1'-0"



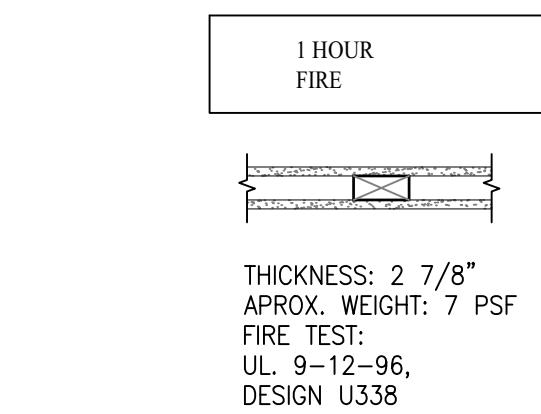
FR-21 1-HR EXTERIOR WALL W/ SLAB FLOOR @ SILL  
D-1 SCALE: 3"=1'-0"



GA FILE NO. WP 3640 FROM:  
GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

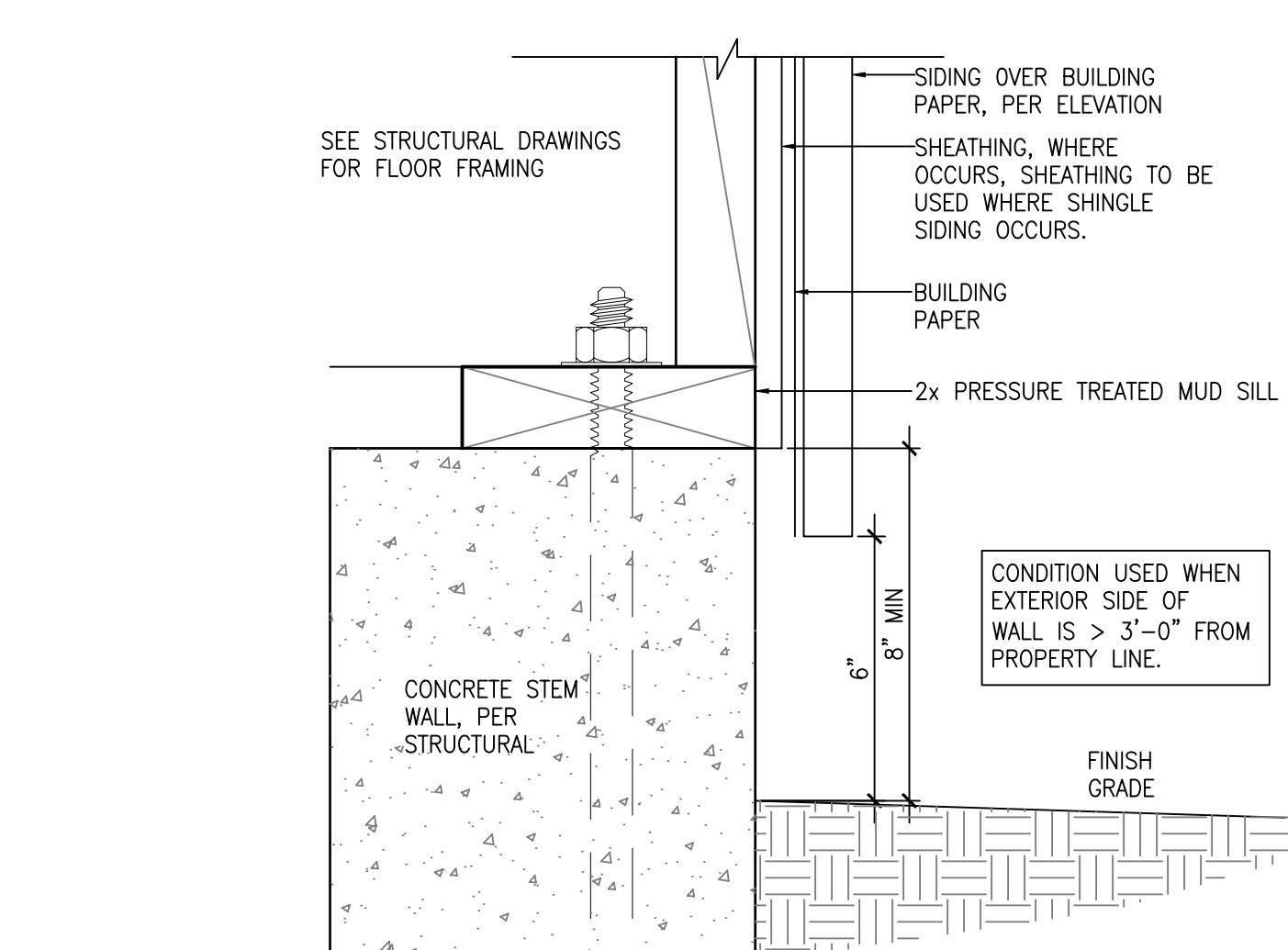
#### GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2x3 OR 2x4 WOOD STUDS, TURNED FLAT WISE, 24" O.C. WITH 6d CEMENT-COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (NLB)

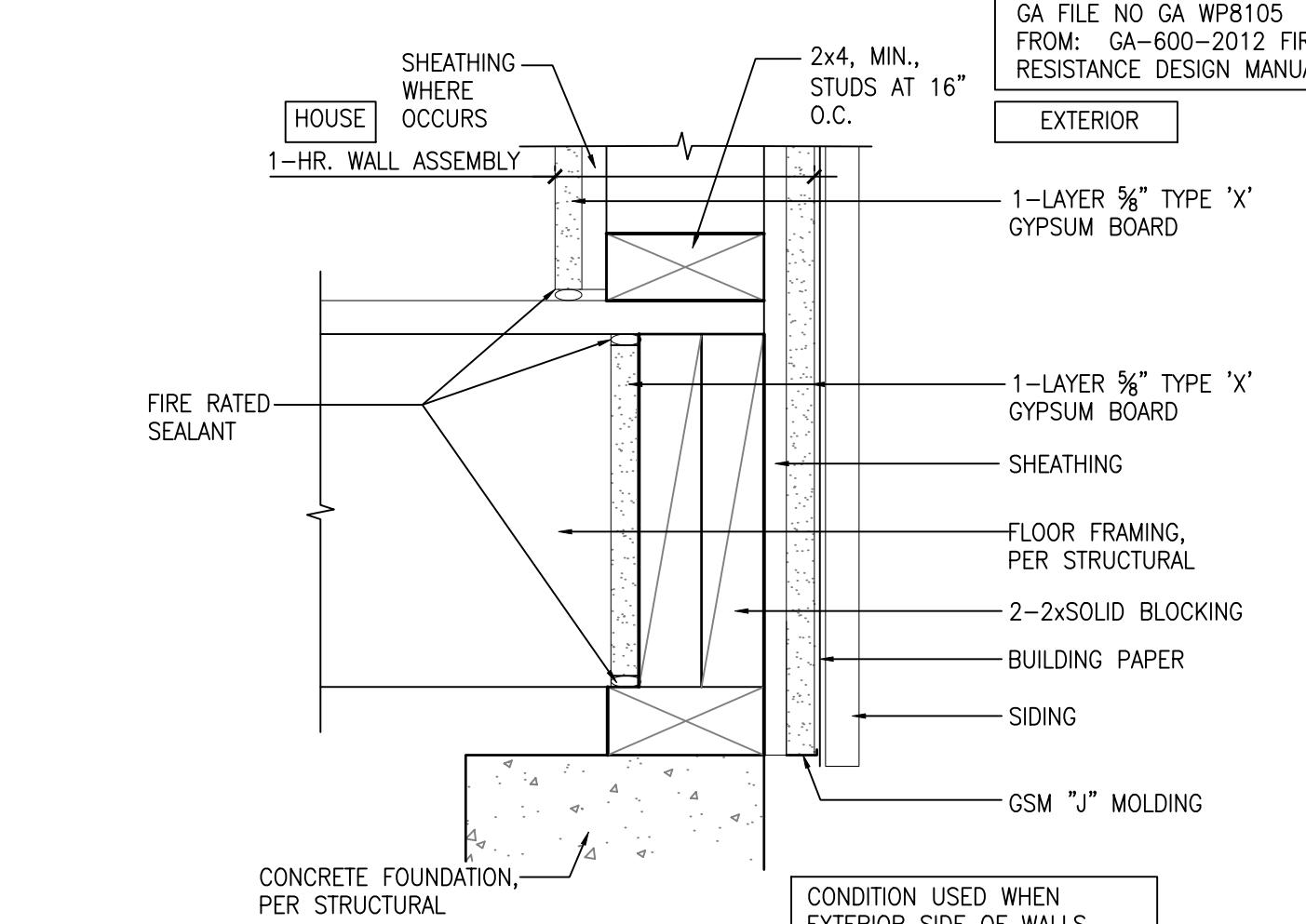


THICKNESS: 2 7/8"  
APROX. WEIGHT: 7 PSF  
FIRE TEST: UL 9-12-96,  
DESIGN U338  
UL DESIGN U338

FR-14 1-HR FIRE RATED WOOD FRAMED WALLS/PARTITIONS  
D-1 SCALE: NTS



FR-19 WALL SILL PLATE @ CONCRETE STEM WALL  
D-1 SCALE: 3"=1'-0"



FR-22 1-HR EXTERIOR WALL W/ RAISED FLOOR @ SILL  
D-1 SCALE: 3"=1'-0"



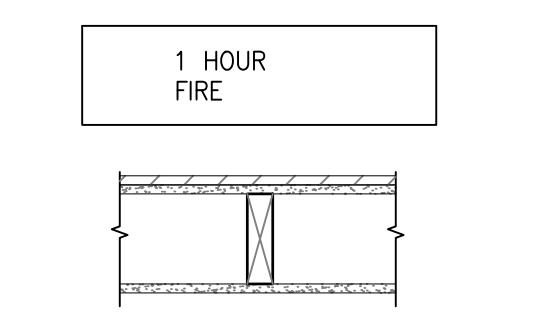
GA FILE NO. WP 8105  
FROM: GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

#### GYPSUM WALLBOARD, WOOD STUDS

EXTERIOR SIDE: ONE LAYER 48" WIDE 8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2x4 WOOD STUDS 24" O.C. WITH 1 3" CALZINIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR STUDS TO BE ATTACHED THROUGH SHEATHING TO STUDS.

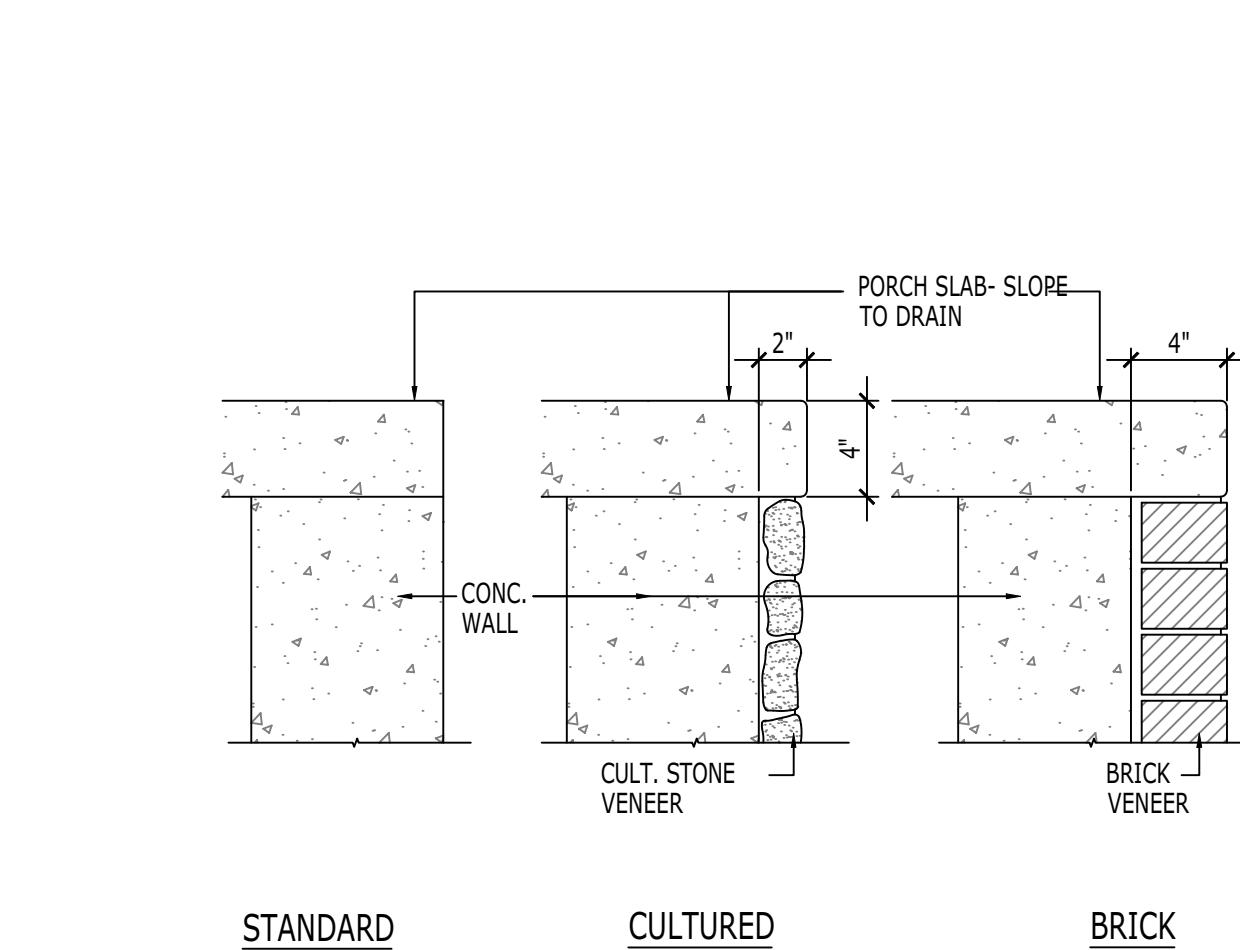
INTERIOR SIDE: ONE LAYER 8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1 6" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD-BEARING)

SEE PLANS FOR SHEAR WALL LOCATIONS & FINISH MATERIALS

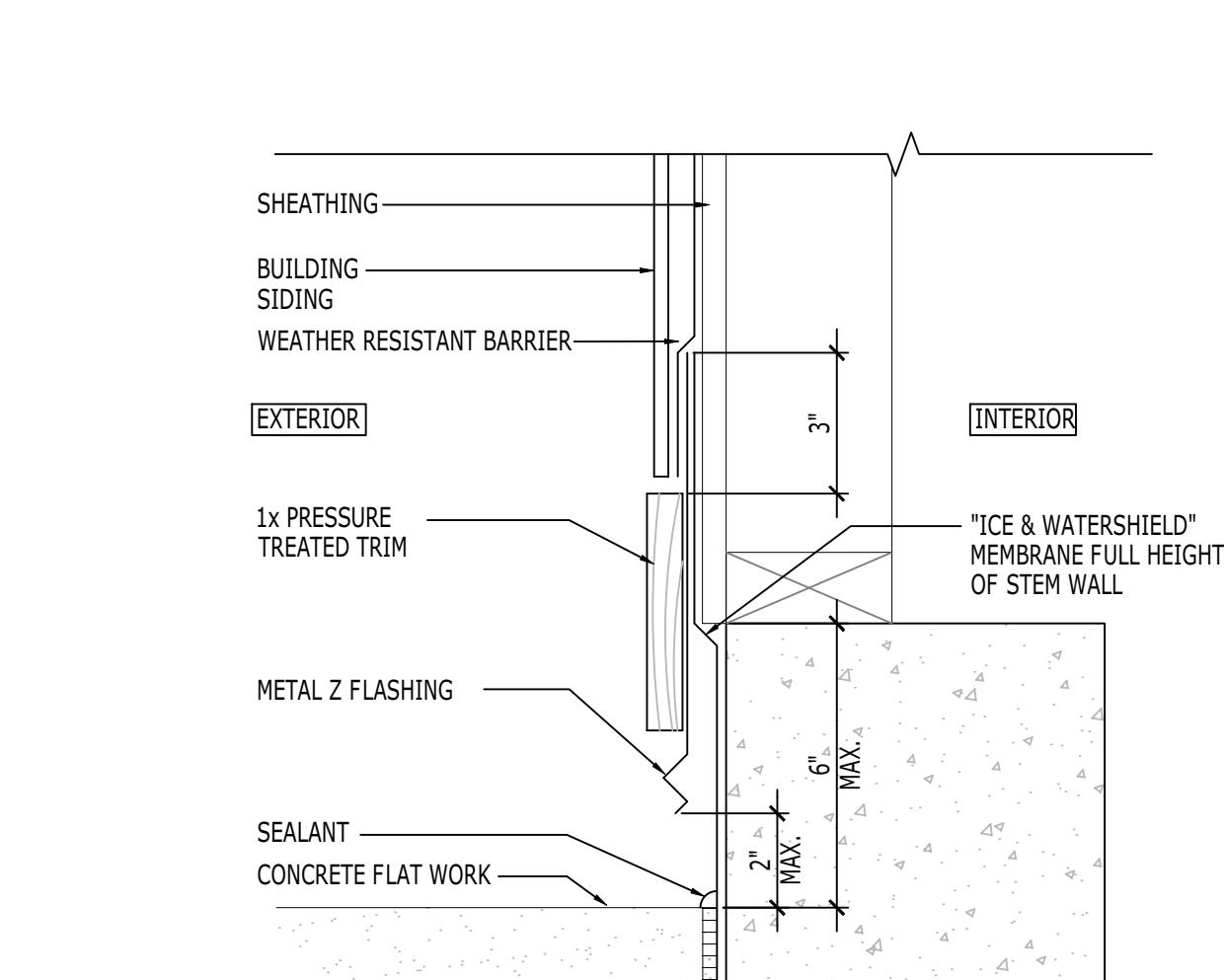


THICKNESS: VARIES  
APROX. WEIGHT: 7 PSF  
FIRE TEST: SEE WP 8105  
(UL R3501-47, -48, 9-17-65,  
UL DESIGN U309;  
UL R1319-129, 7-22-70,  
UL DESIGN U314)

FR-15 1-HR FIRE RATED WOOD STUDS LOAD-BEARING  
D-1 SCALE: NTS



EXT-13 PORCH SLAB EDGE  
D-1 SCALE: 1 1/2"=1'-0"



EXT-12 PORCH EDGE @ WALL  
D-1 SCALE: 3"=1'-0"



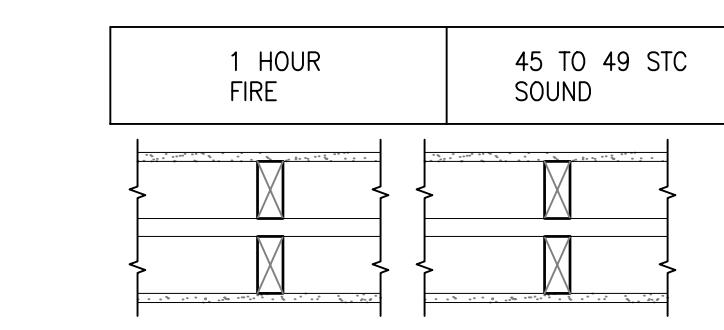
GA FILE NO. WP 3370  
FROM: GA-600-2012 FIRE RESISTANCE DESIGN MANUAL

#### GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE 2x4 WOOD STUDS SPACED 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.

JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT (LOAD-BEARING)

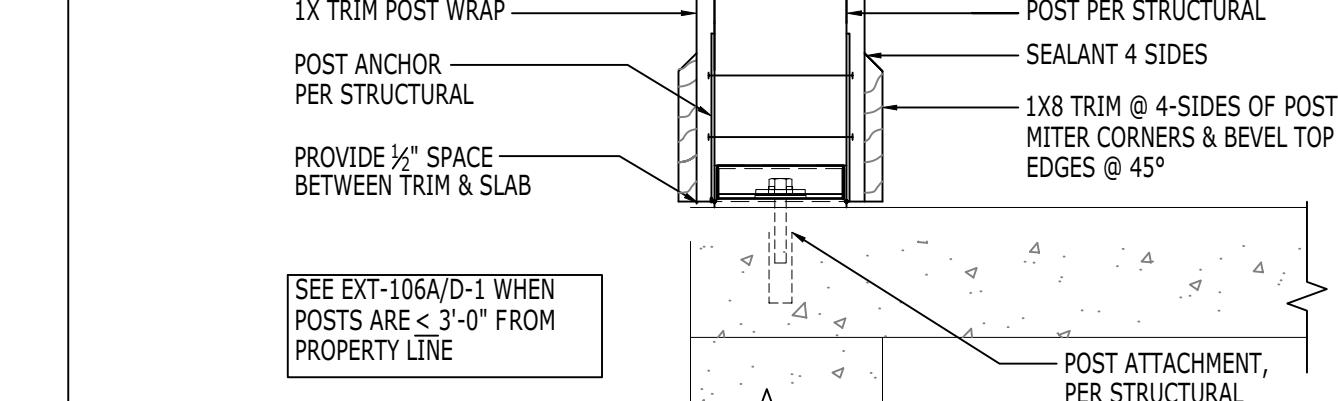
SEE PLANS FOR SHEAR WALL LOCATIONS & FINISH MATERIALS



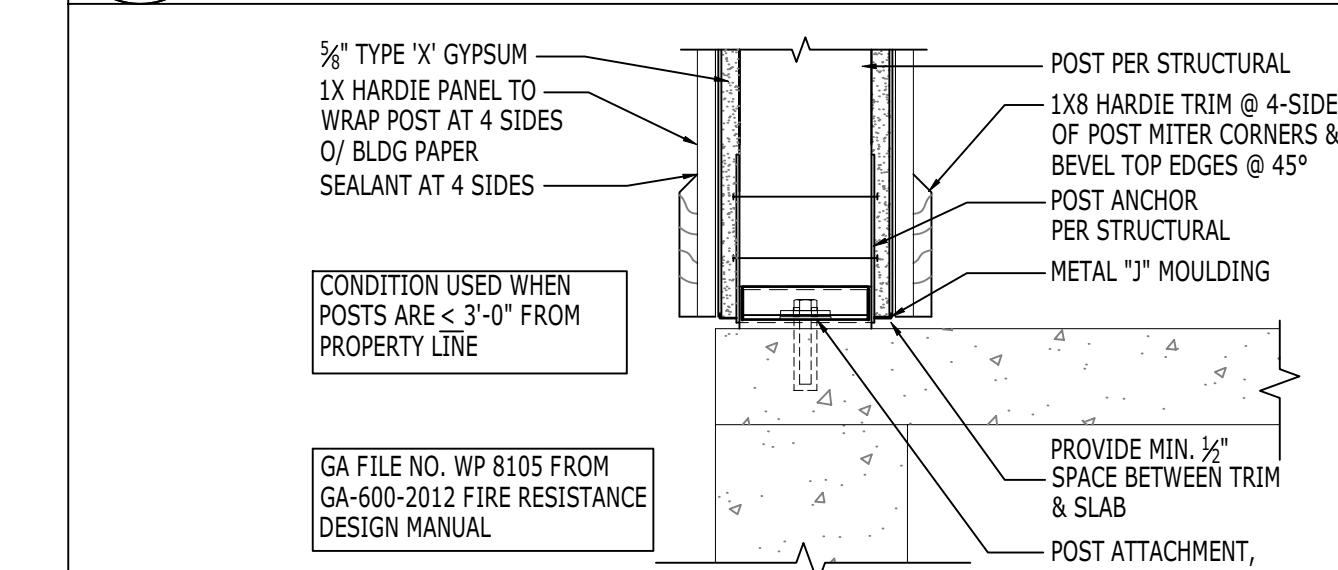
1 HOUR FIRE  
45 TO 49 STC  
SOUND

INTERIOR WALL  
THICKNESS: 9 1/2"  
APROX. WEIGHT: 8 PSF  
FIRE TEST: SEE WP 3605  
(UL R1319-4, 6, 6-17-52;  
UL R2717-39, 1-20-66;  
UL R3501-52, 3-15-66;  
UL DESIGN U305;  
ULC DESIGN W301;  
UL R4024, 10-31-68;  
NRCC TL-93-261;  
IRC-IR-761, 3/98)

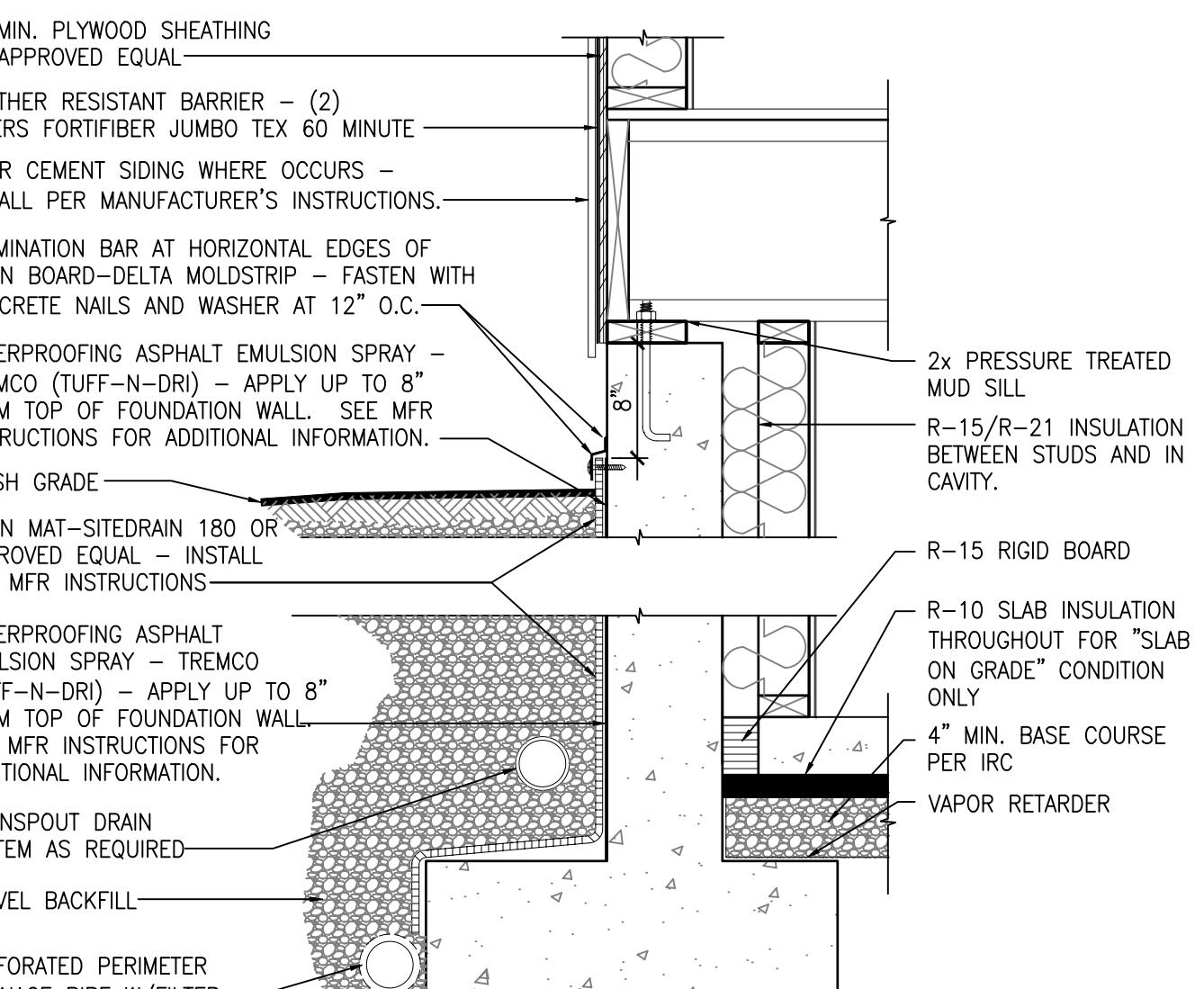
SOUND TEST:  
FR-16 1-HR FIRE RATED WOOD STUDS LOAD-BEARING  
D-1 SCALE: NTS



EXT-106 POST DETAIL @ BASE (TYPICAL)  
D-1 SCALE: 1 1/2"=1'-0"



EXT-106A 1-HR FIRE RATED POST DETAIL @ BASE  
D-1 SCALE: 1 1/2"=1'-0"



R/L HAND SET  
ARCHITECTURAL DETAILS  
SHEET DESCRIPTION  
SERIAL NUMBER  
D-1

TOLL ARCHITECTURE  
PHILADELPHIA, ORLANDO  
DALLAS, LOS ANGELES, SEATTLE  
2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
A Toll Brothers Company

ALL  
ELEVATION NAME  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
11x17 SHEET 1/8"=1'-0"  
22x34 SHEET 1/4"=1'-0"

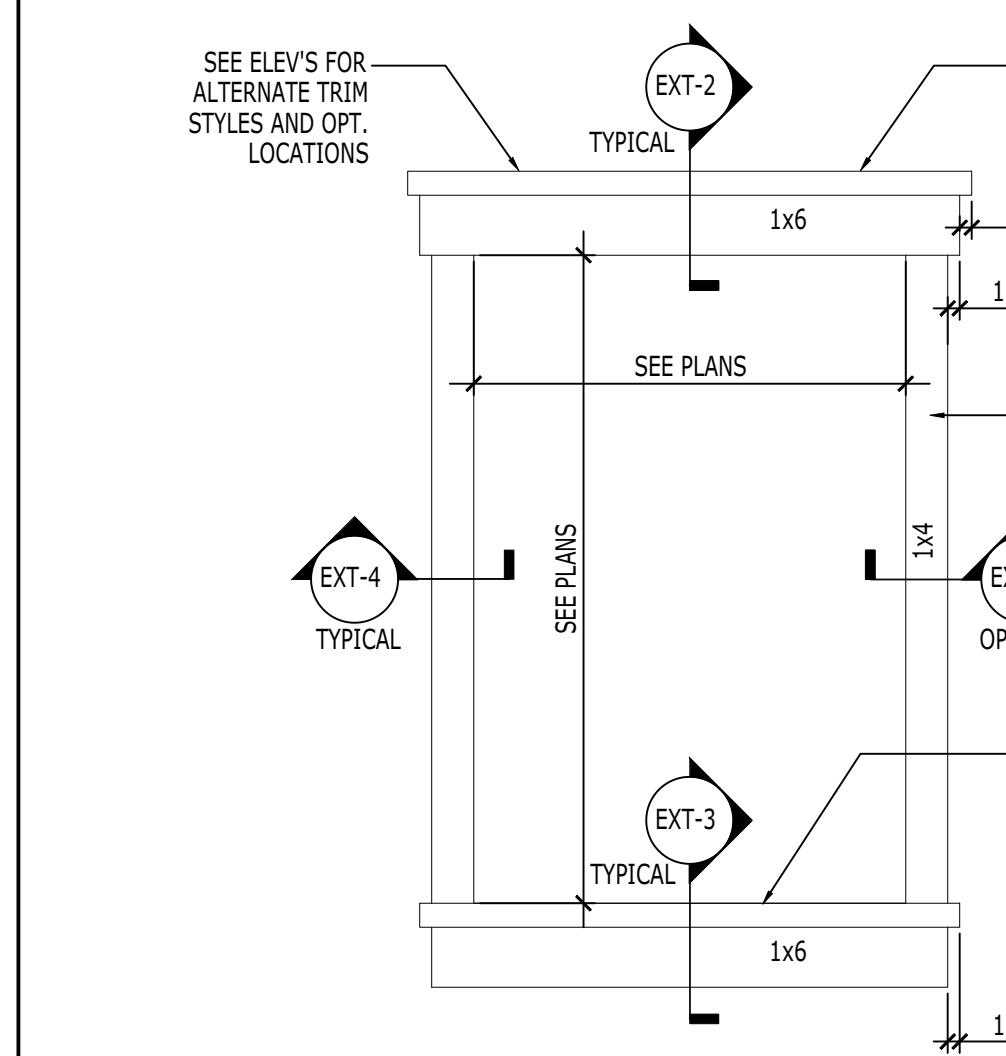
REGISTRATION  
11885  
MICHAEL CLERKIN  
CLERKIN  
GRAPEVINE,  
TEXAS  
STATE OF OREGON  
REGISTERED PROFESSIONAL  
ENGINEER  
93768PE  
JULY 11, 2018  
TERISTO C. SARALE  
EXPIRES: JUNE 30, 2022

ALL  
ELEVATION NAME  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
11x17 SHEET 1/8"=1'-0"  
22x34 SHEET 1/4"=1'-0"

ALL  
ELEVATION NAME  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
11x17 SHEET 1/8"=1'-0"  
22x34 SHEET 1/4"=1'-0"

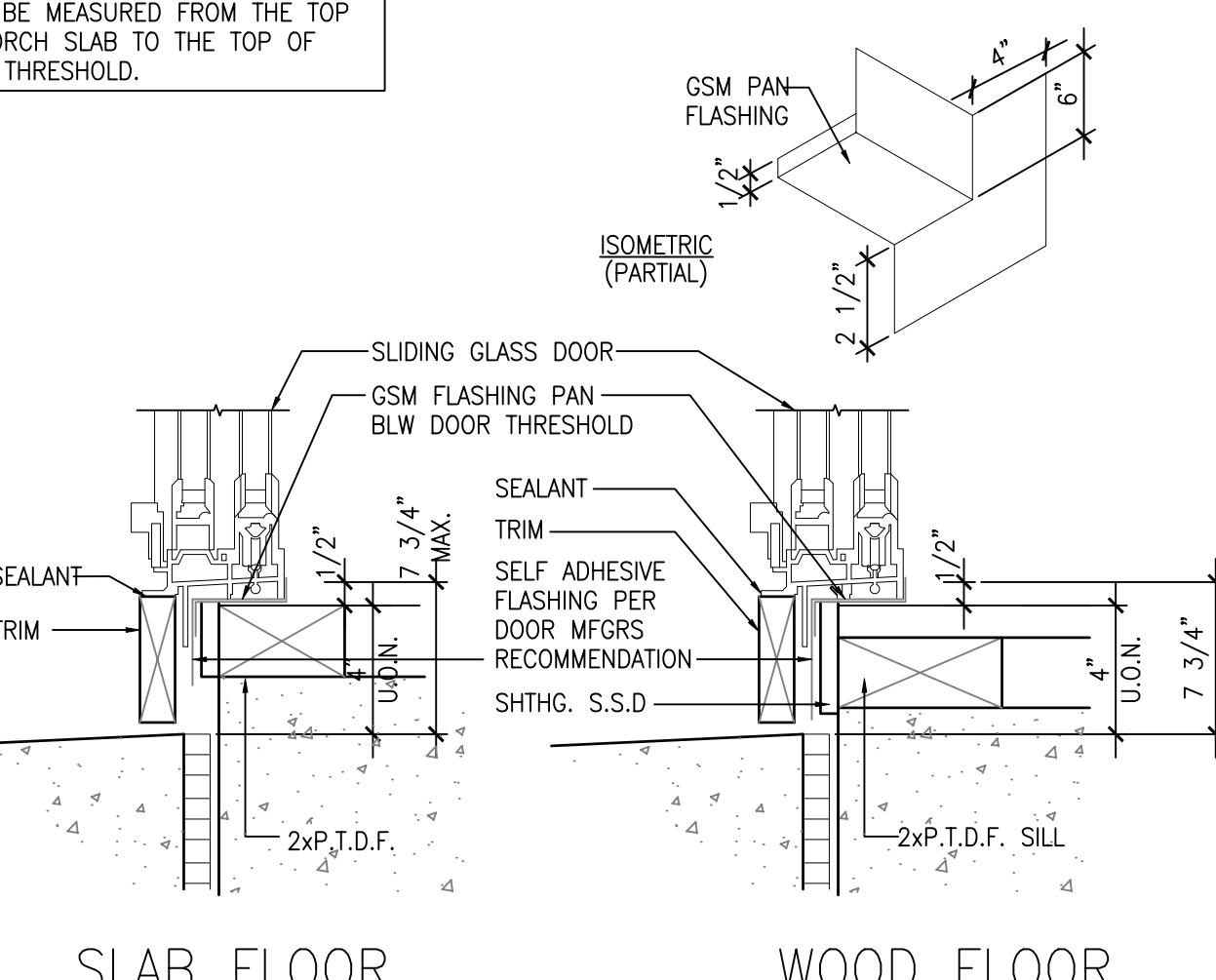
SHEET NUMBER  
SERIAL NUMBER  
D-1

DATE: Thursday, November 07, 2019 - 3:18:26 pm  
ALL DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REFERENCED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, OWNED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT, AND IN NO EVENT SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE DB, AND TO BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.



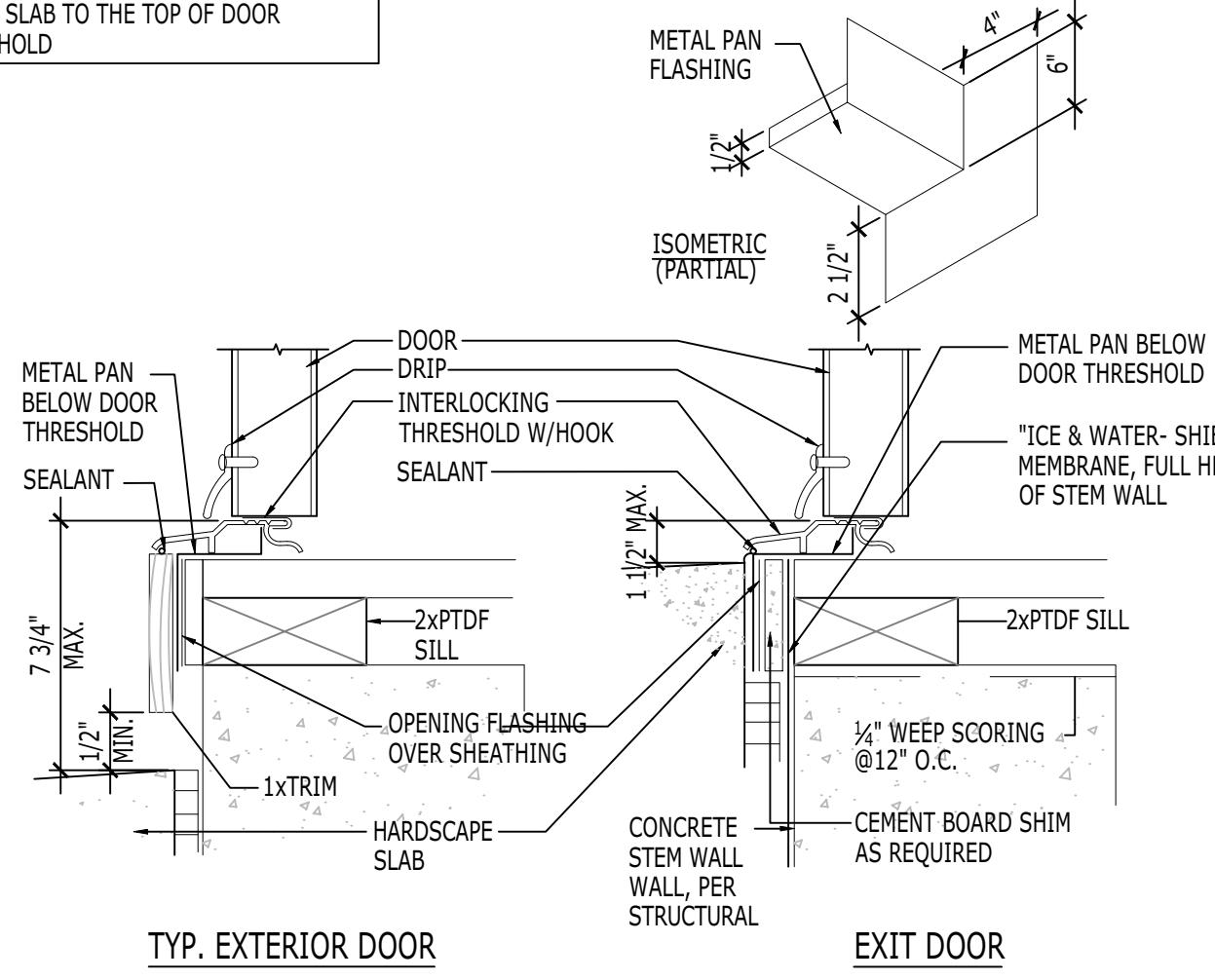
**EXT-1** WINDOW TRIM - (TYPICAL)  
D-2 SCALE: 3/4"=1'-0"

THE MAXIMUM STEP DOWN AT AN EXIT DOOR OR A TYPICAL EXTERIOR DOOR MUST BE MEASURED FROM THE TOP OF PORCH SLAB TO THE TOP OF DOOR THRESHOLD.

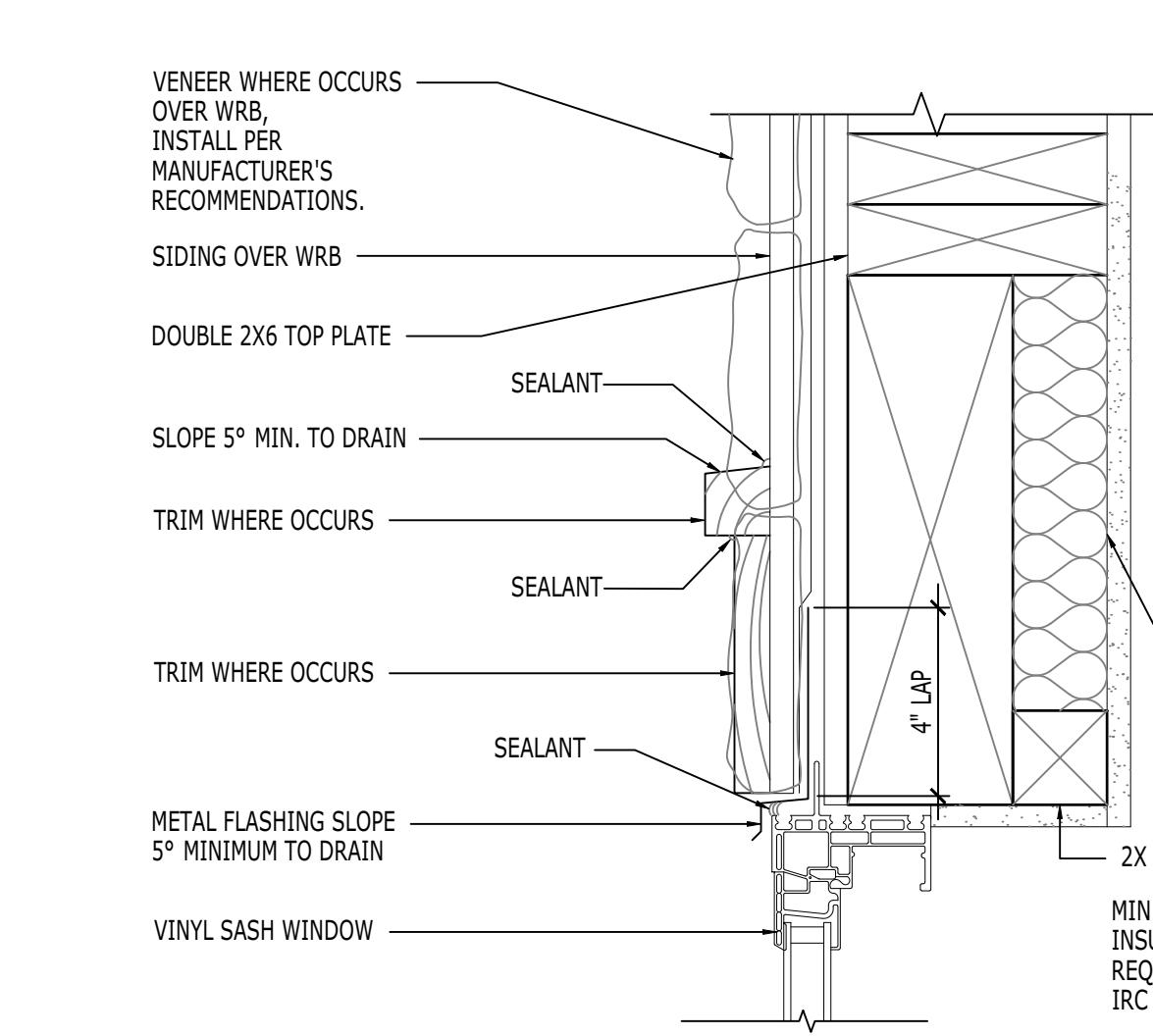


**EXT-207** SLIDING DOOR SILL  
D-2 SCALE: 3"=1'-0"

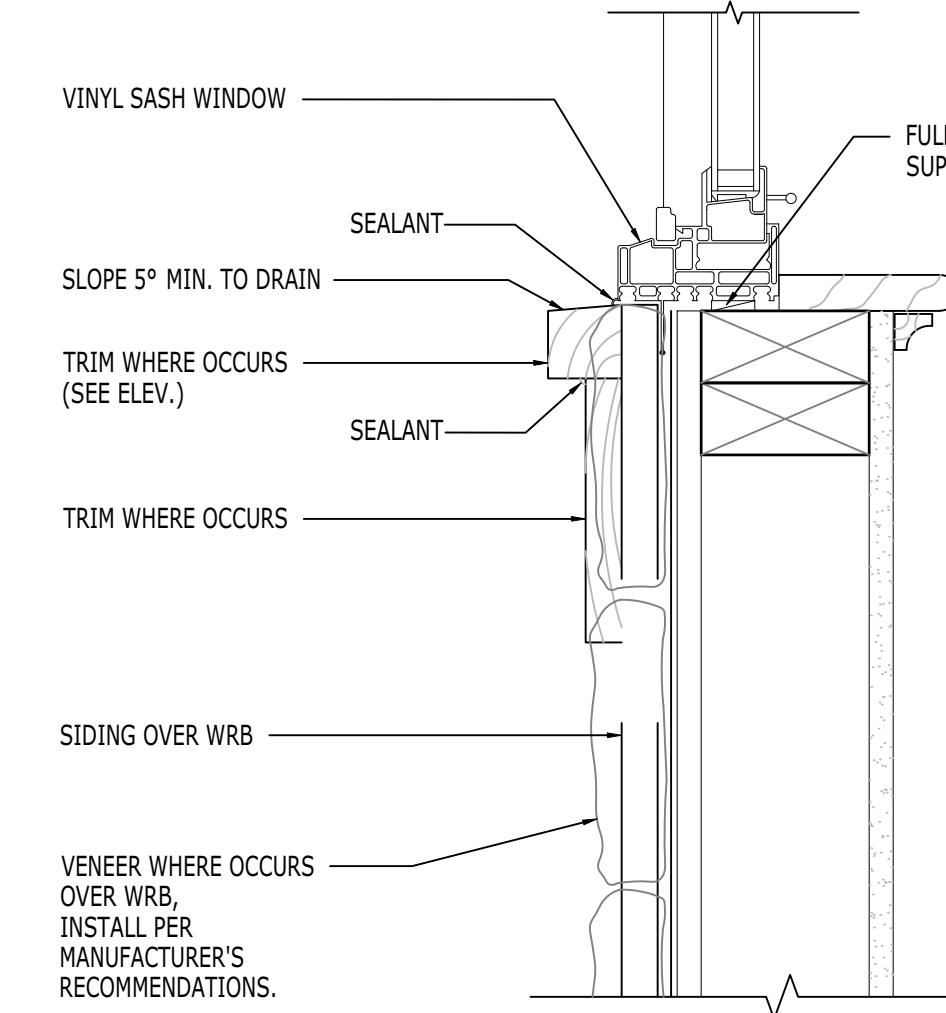
THE MAXIMUM STEP DOWN AT AN EXIT DOOR OR A TYPICAL EXTERIOR DOOR MUST BE MEASURED FROM THE TOP OF PORCH SLAB TO THE TOP OF DOOR THRESHOLD.



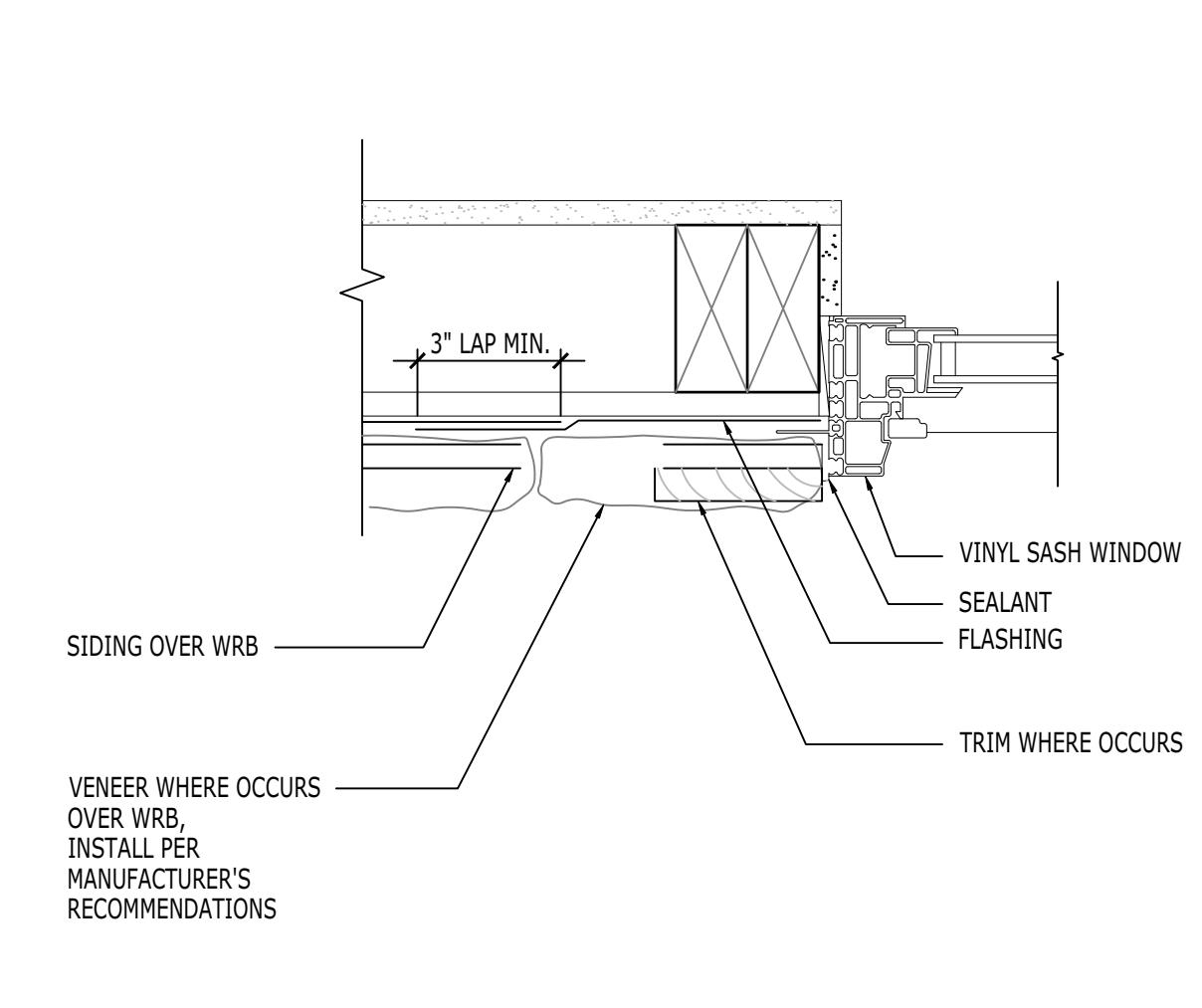
**EXT-9** INSWINGING DOOR SILL  
D-2 SCALE: 3"=1'-0"



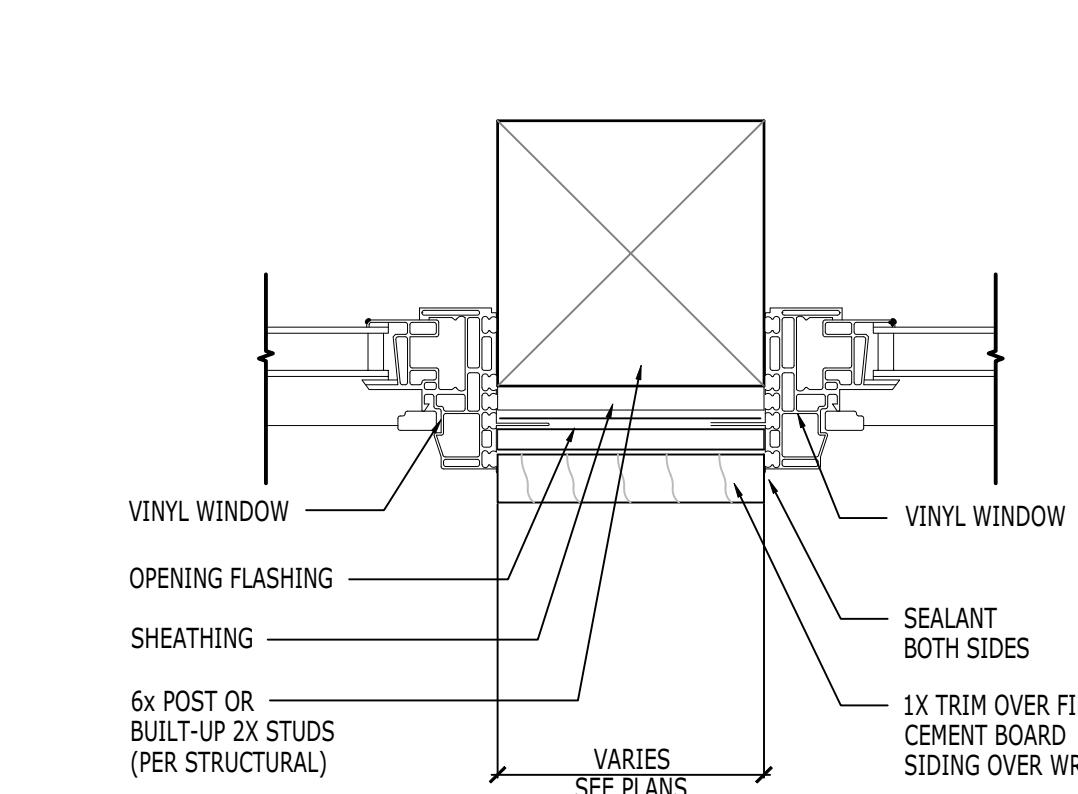
**EXT-2** WINDOW HEAD DETAIL - (TYPICAL)  
D-2 SCALE: 3"=1'-0"



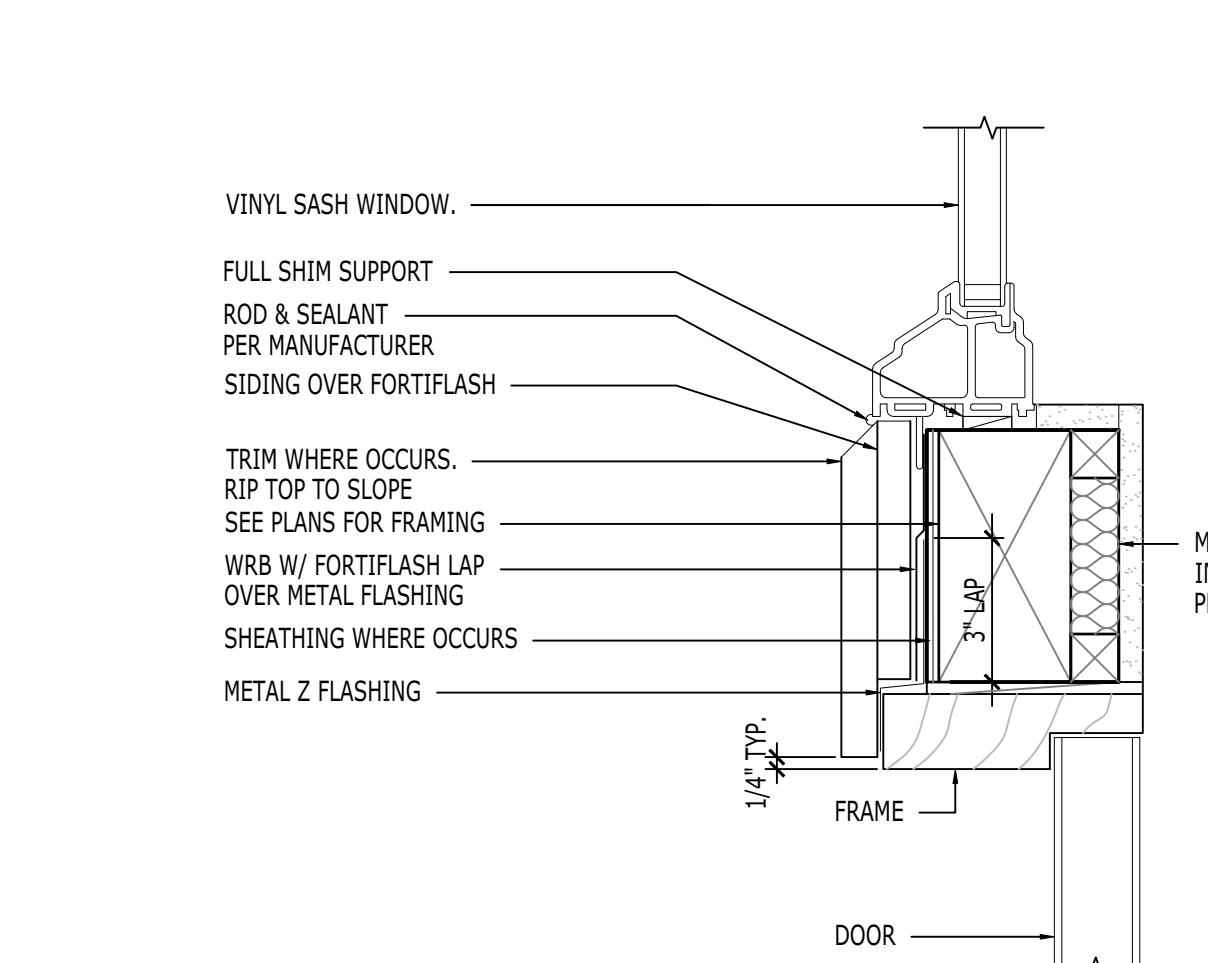
**EXT-3** WINDOW SILL DETAIL - (TYPICAL)  
D-2 SCALE: 3"=1'-0"



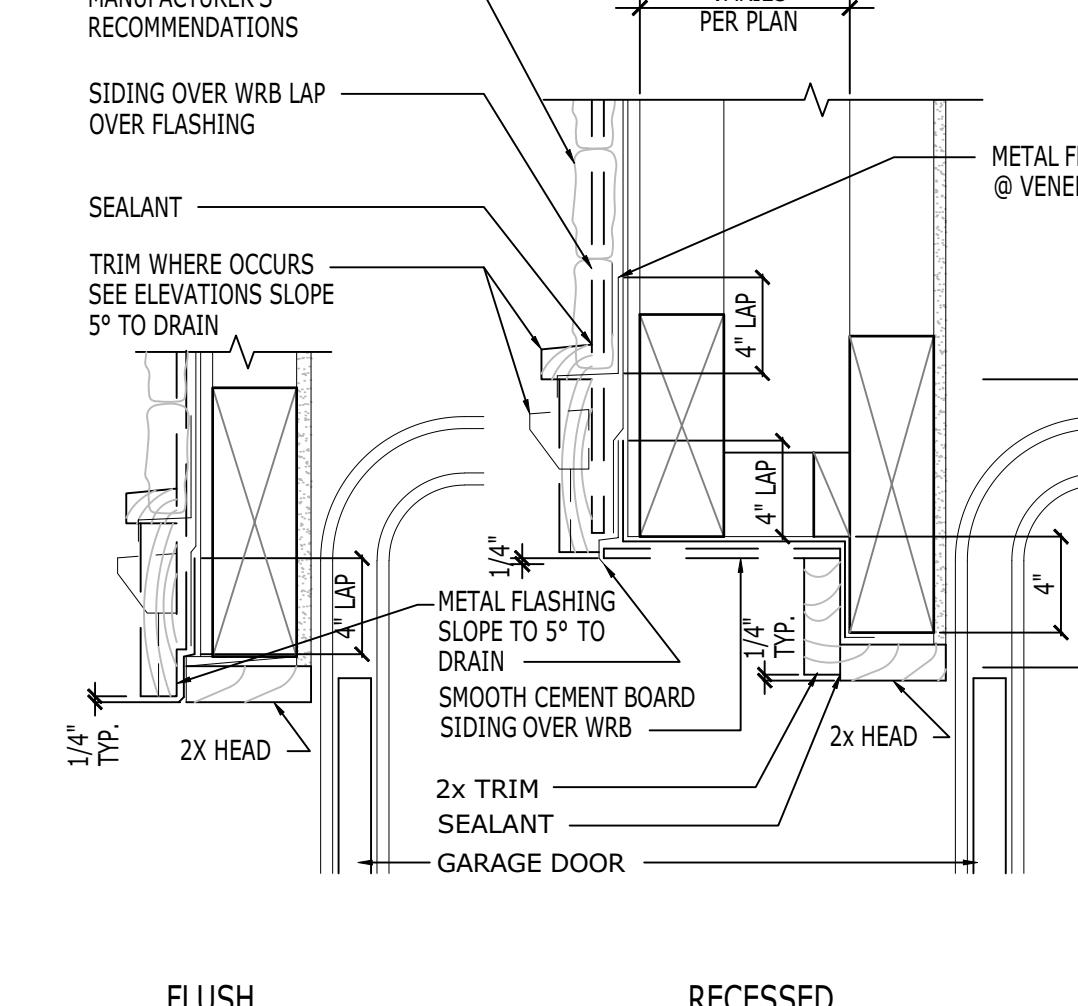
**EXT-4** WINDOW JAMB DETAIL - TYPICAL  
D-2 SCALE: 3"=1'-0"



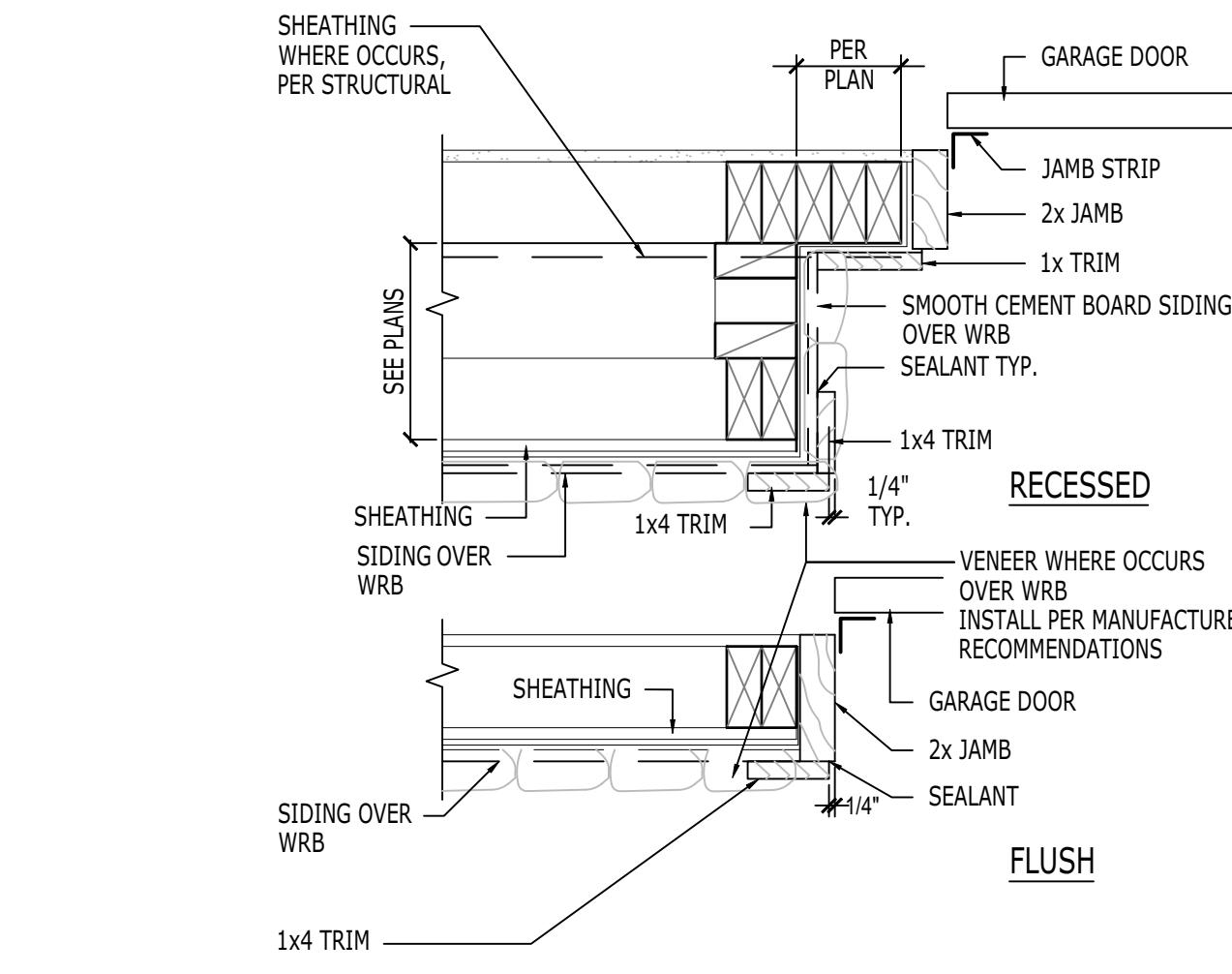
**EXT-6** MULLION BETWEEN WINDOWS - (TYPICAL)  
D-2 SCALE: 3"=1'-0"



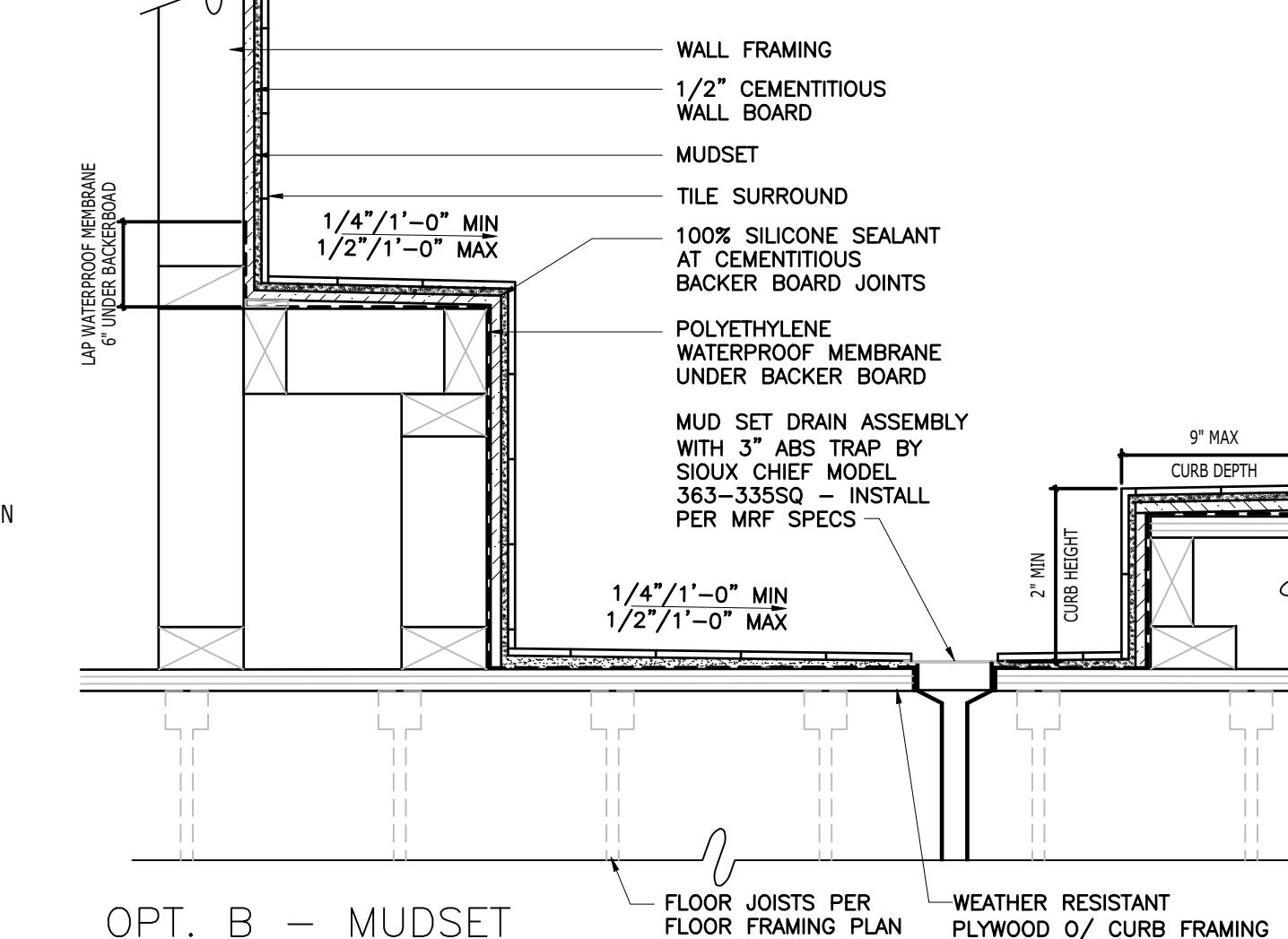
**EXT-7** TRANSOM DETAIL - (TYPICAL)  
D-2 SCALE: 3"=1'-0"



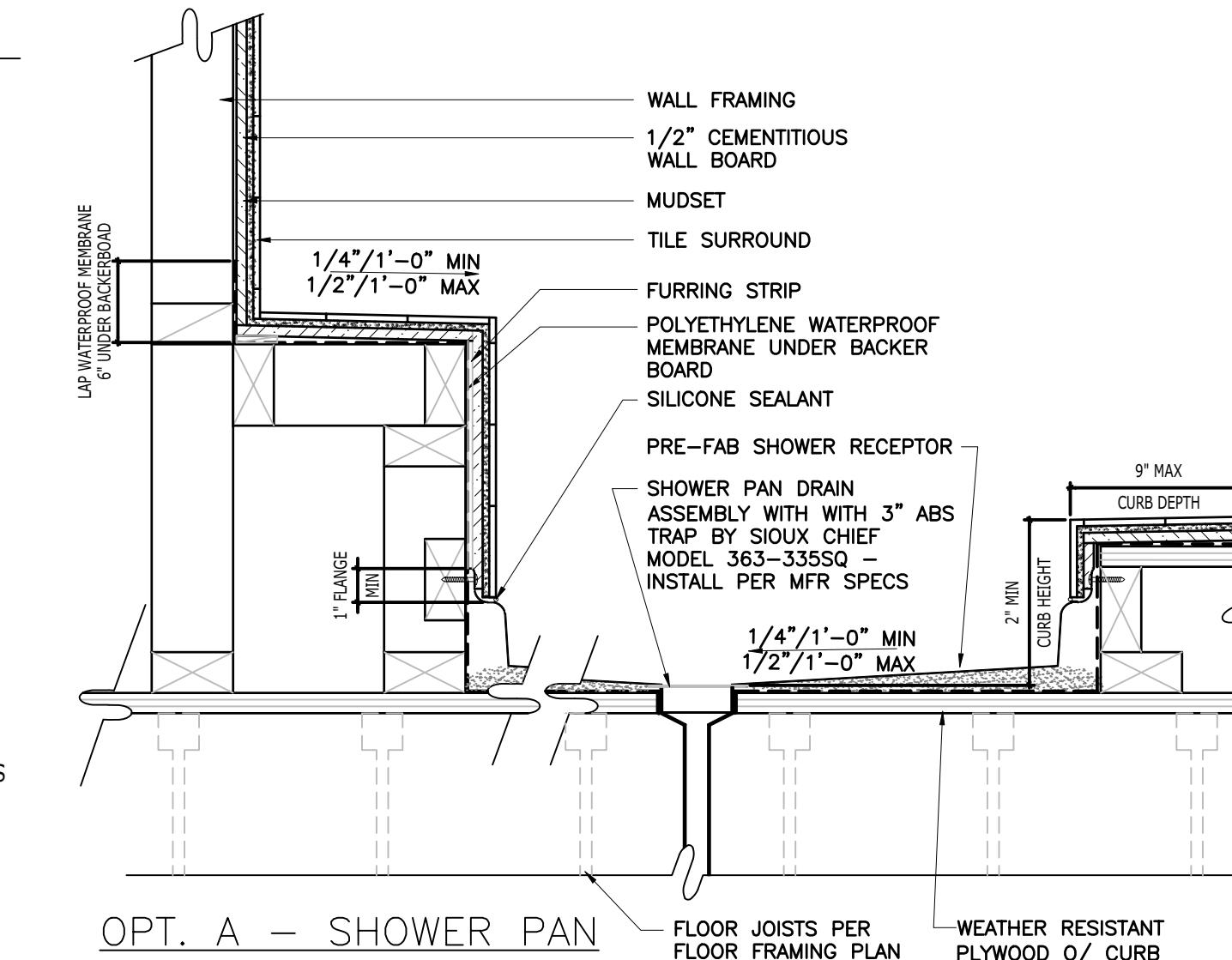
**EXT-10** GARAGE DOOR HEAD - (TYPICAL)  
D-2 SCALE: 1 1/2"=1'-0"



**EXT-11** GARAGE DOOR JAMB - (TYPICAL)  
D-2 SCALE: 1 1/2"=1'-0"



**OPT. B - MUDSET**



**OPT. A - SHOWER PAN**

## TOLL ARCHITECTURE

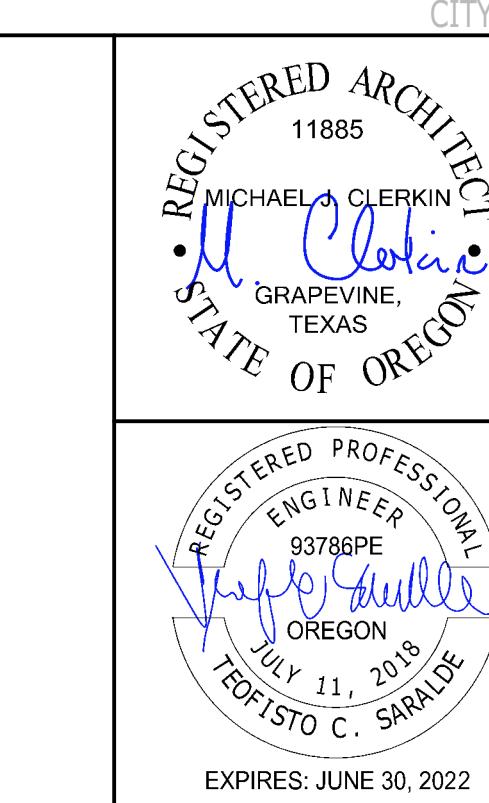
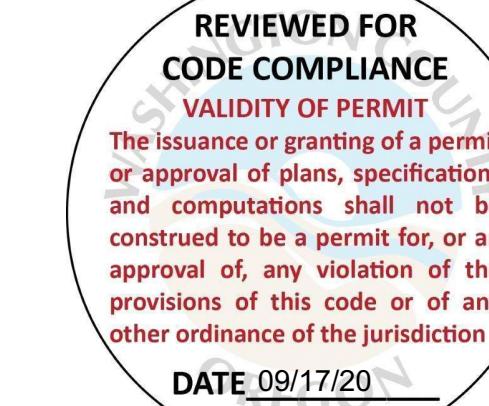
SET REVISION INFO  
SET REVISION INFO

MODEL/PROJECT NAME  
ELEVATION NAME

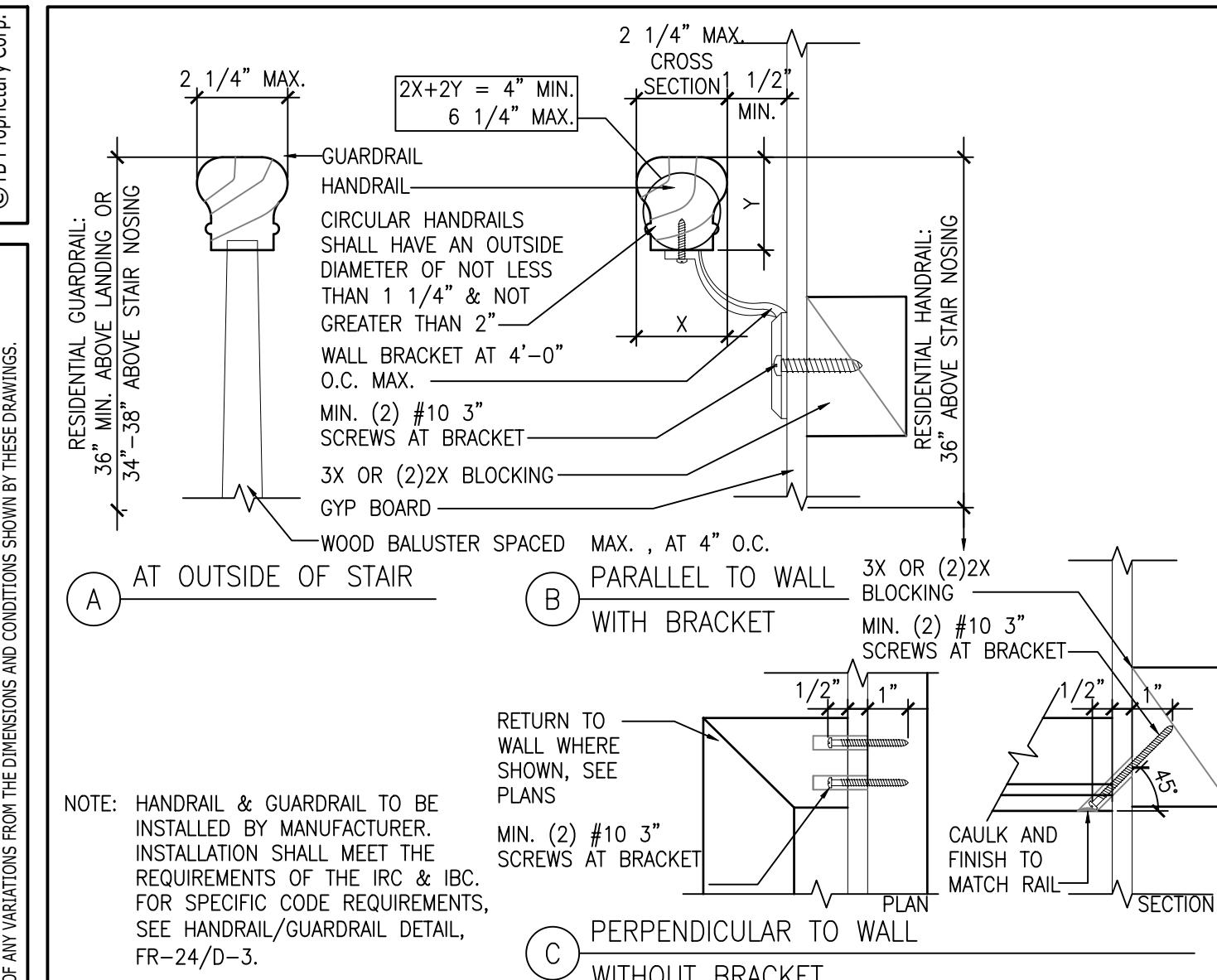
ALL  
ALL

R/L HAND SET  
ARCHITECTURAL DETAILS  
SHEET DESCRIPTION  
SHEET NUMBER  
SERIAL NUMBER

D-2  
11X7 SHEET 1/8"=1'-0"  
22X34 SHEET 1/4"=1'-0"

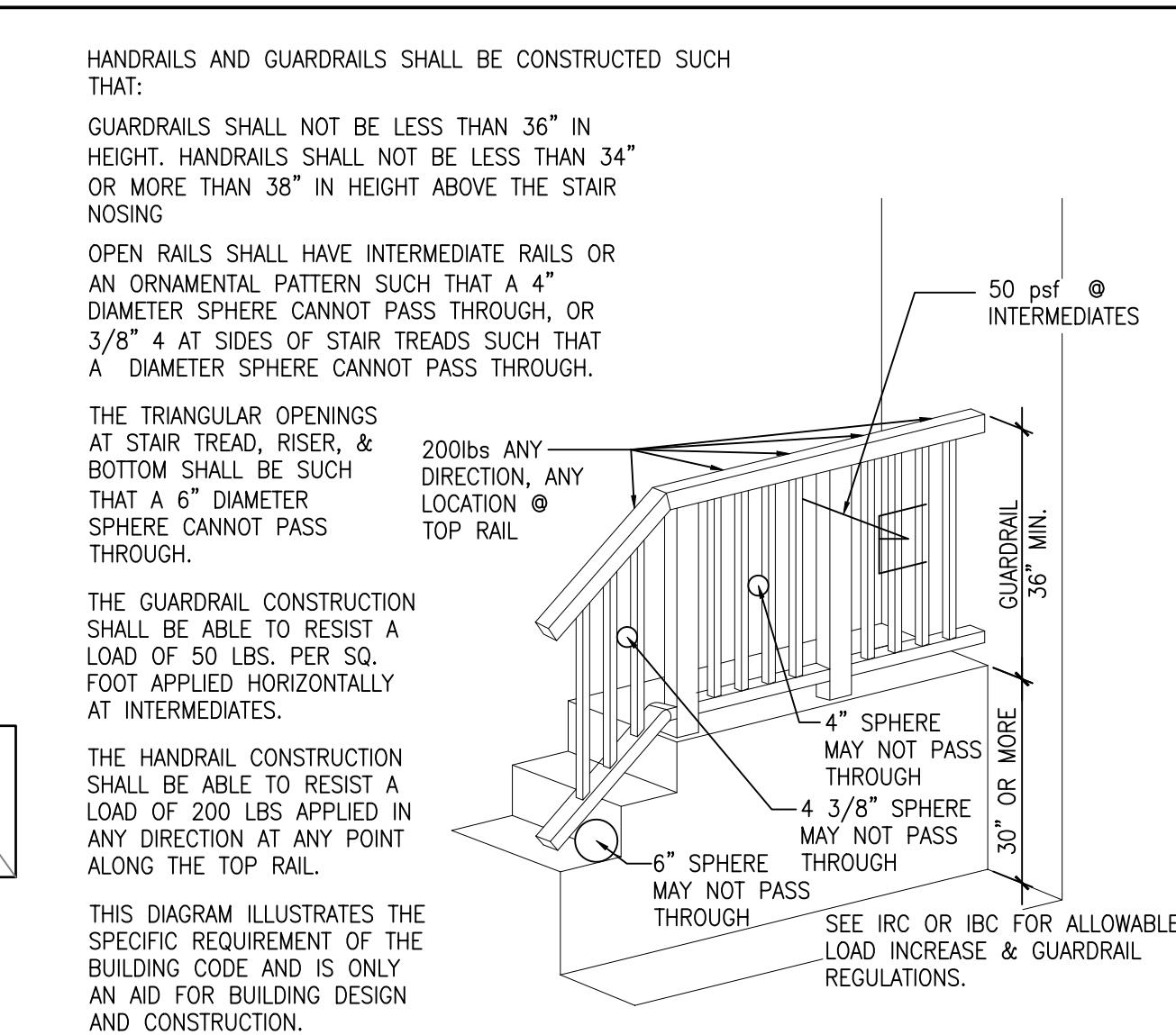


PHILADELPHIA - ORLANDO  
DALLAS - LOS ANGELES - SEATTLE  
2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
A Toll Brothers Company



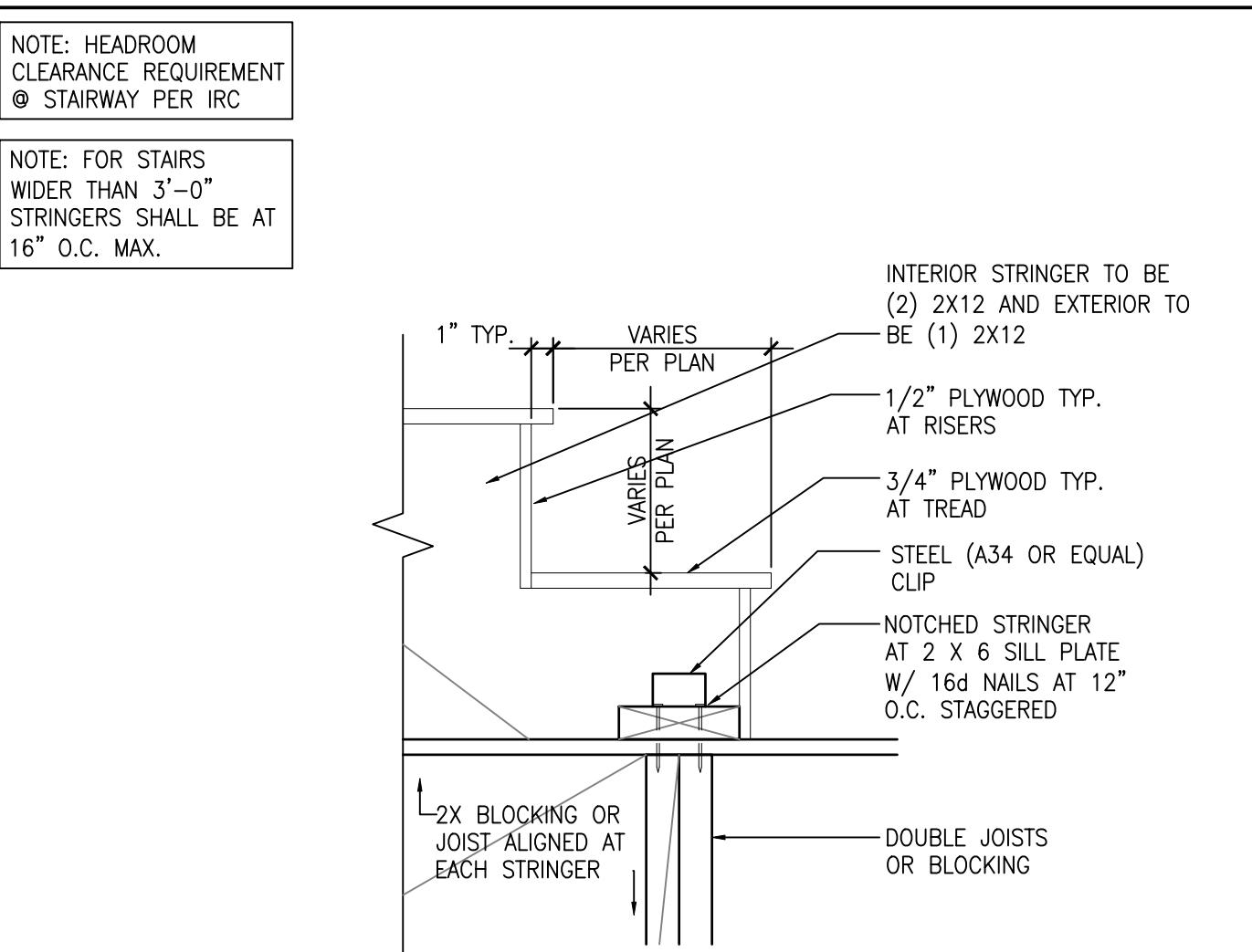
FR-23 HANDBRAIL/GUARDRAIL CONNECTIONS

D-3



FR-24 HANDBRAIL/GUARDRAIL

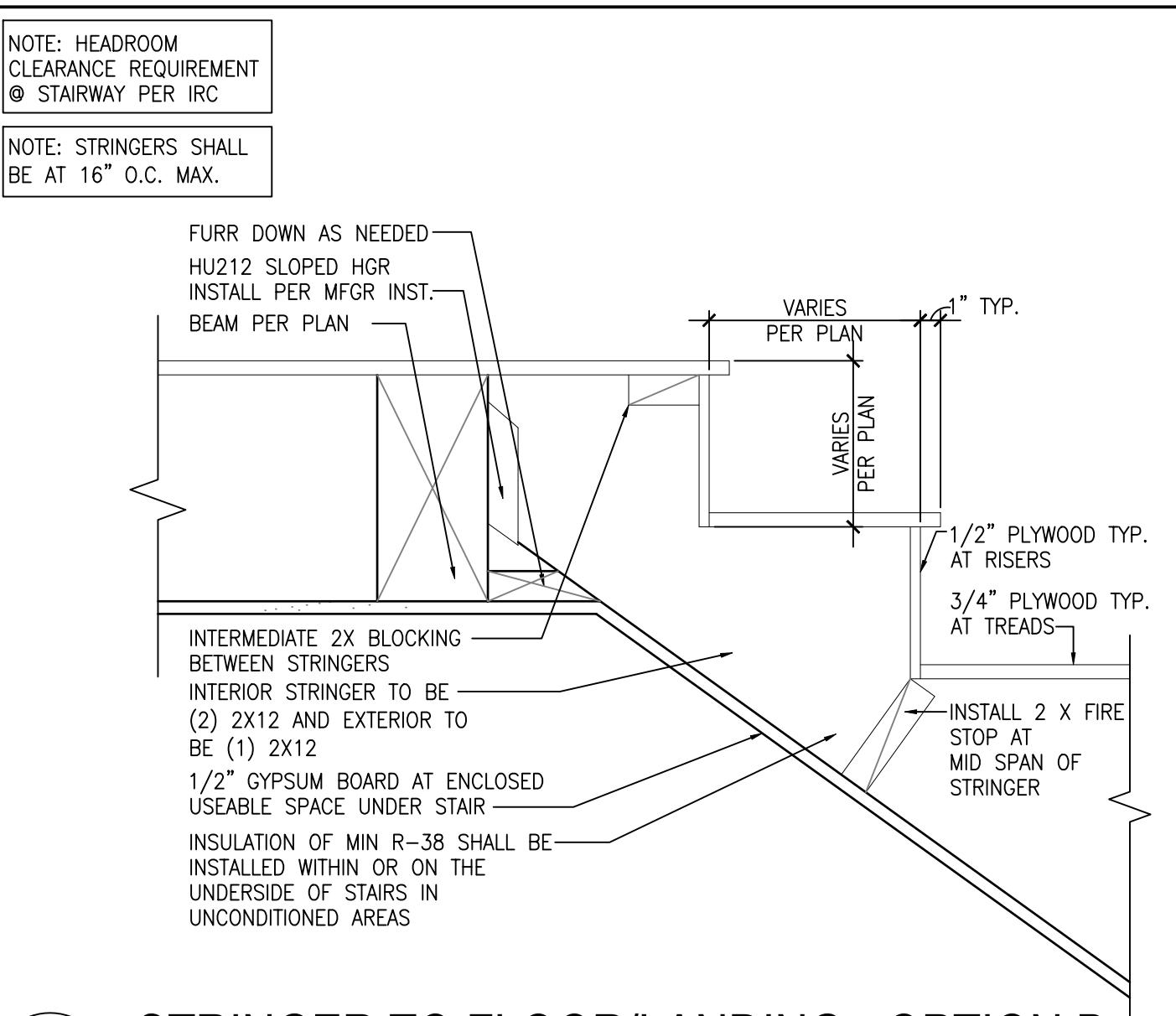
NTS



FR-25 STRINGER TO FLOOR - OPTION A

D-3

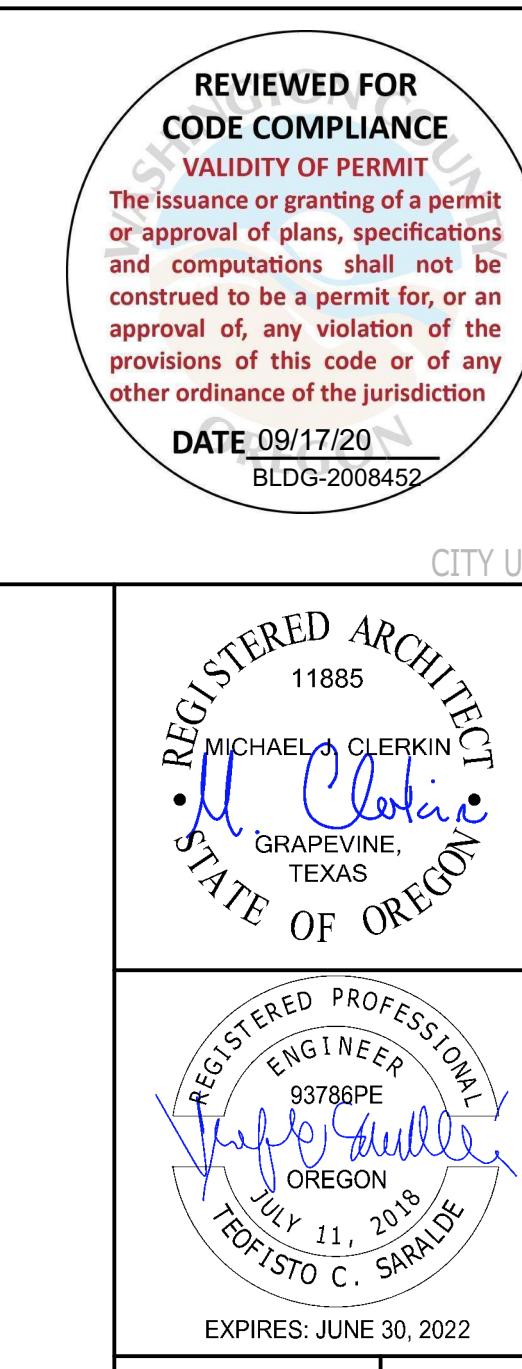
SCALE: 1 1/2"=1'-0"



FR-26 STRINGER TO FLOOR/LANDING - OPTION B

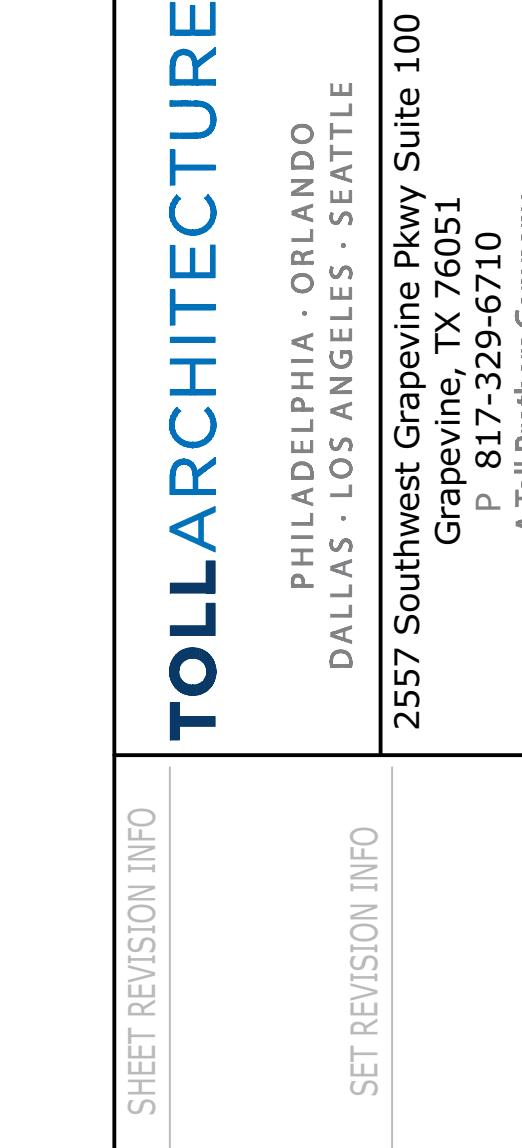
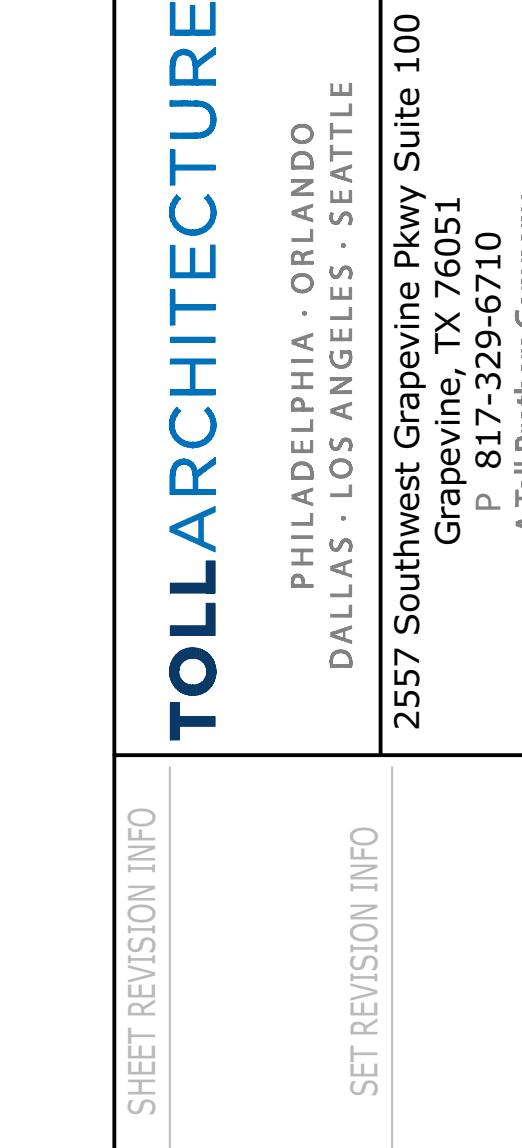
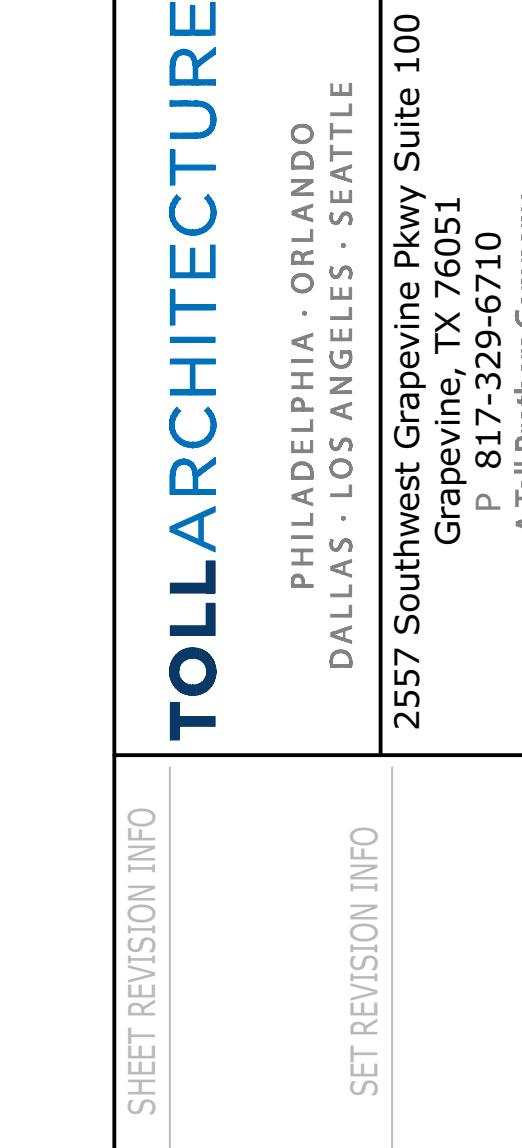
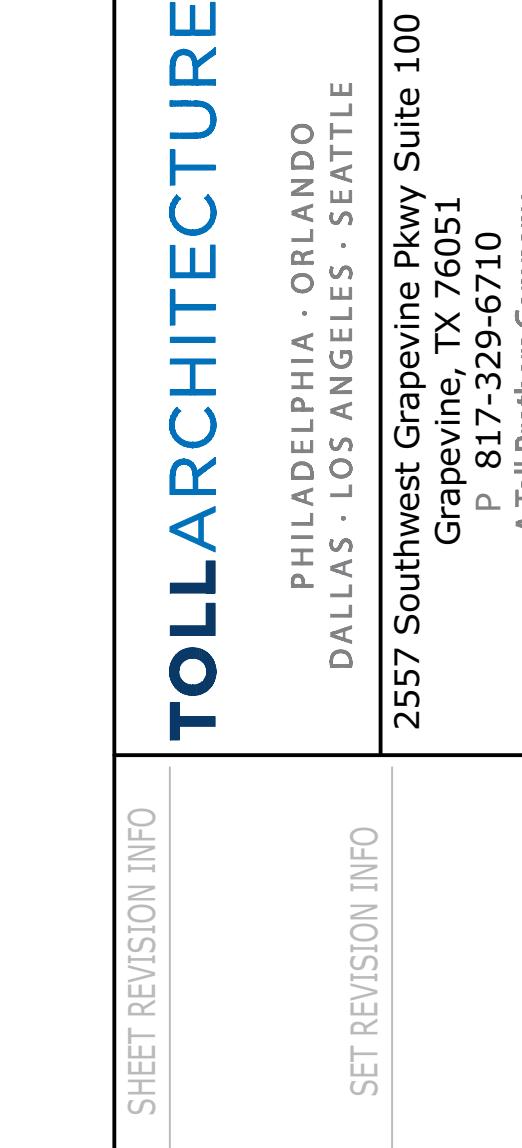
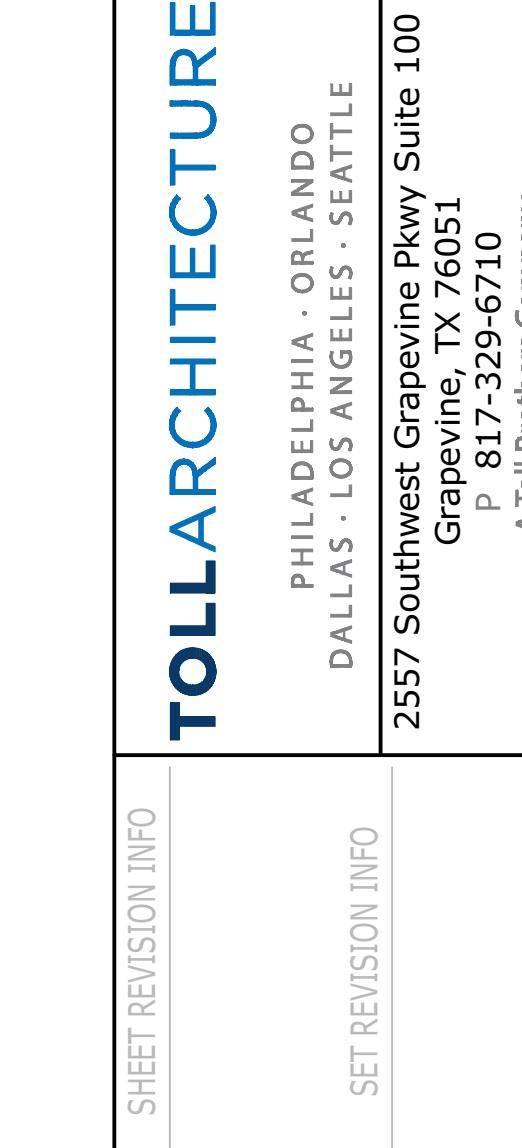
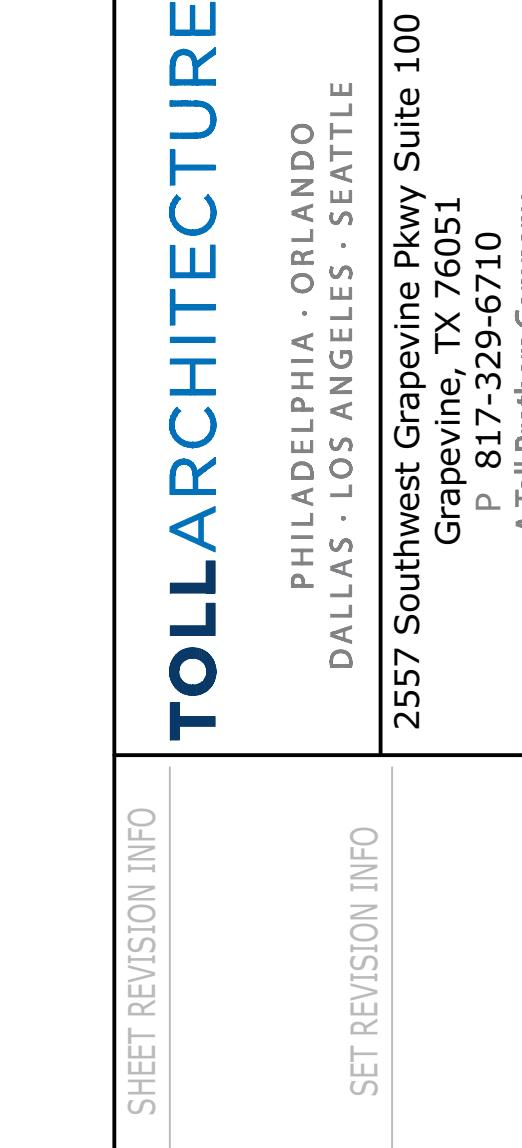
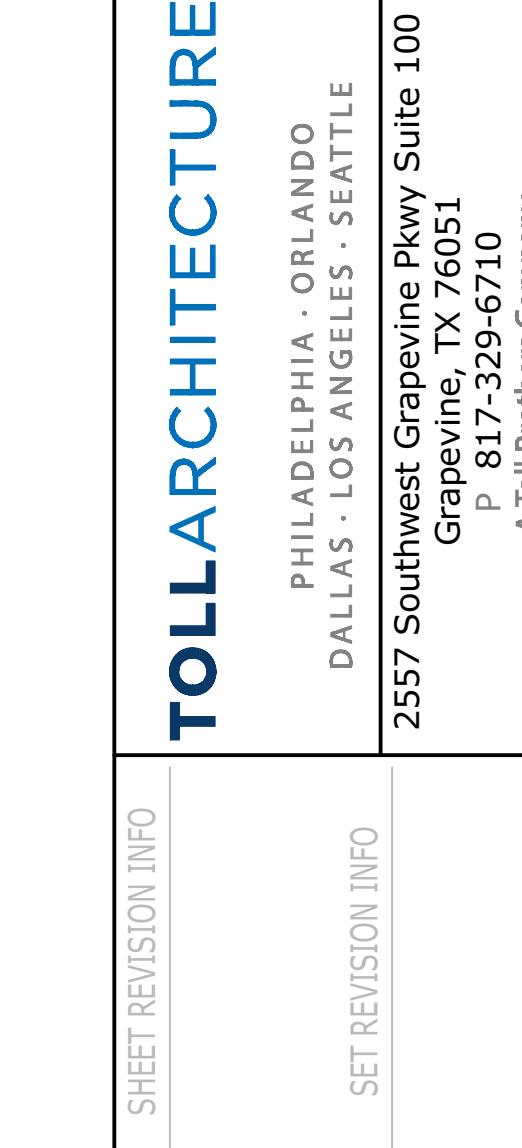
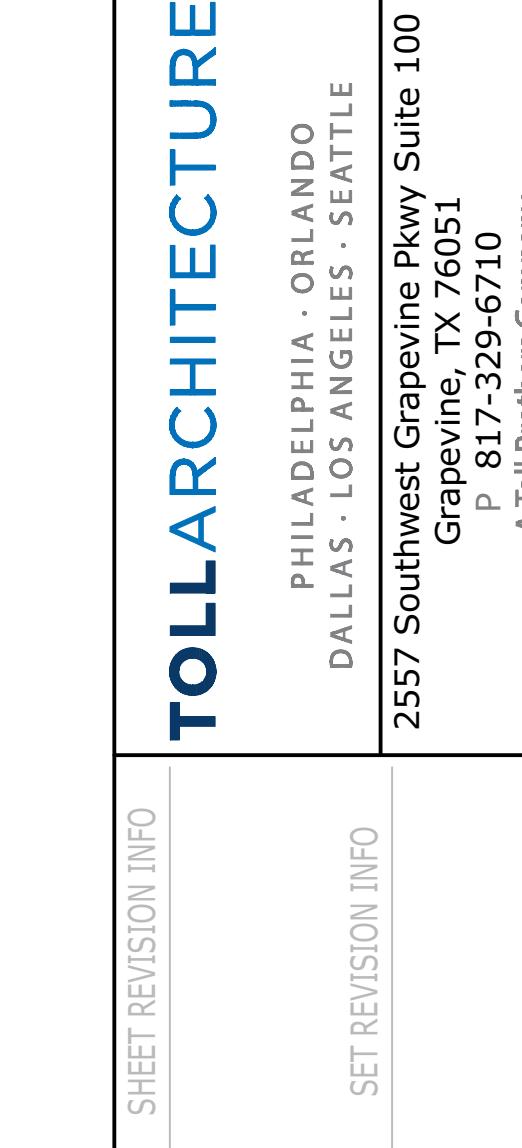
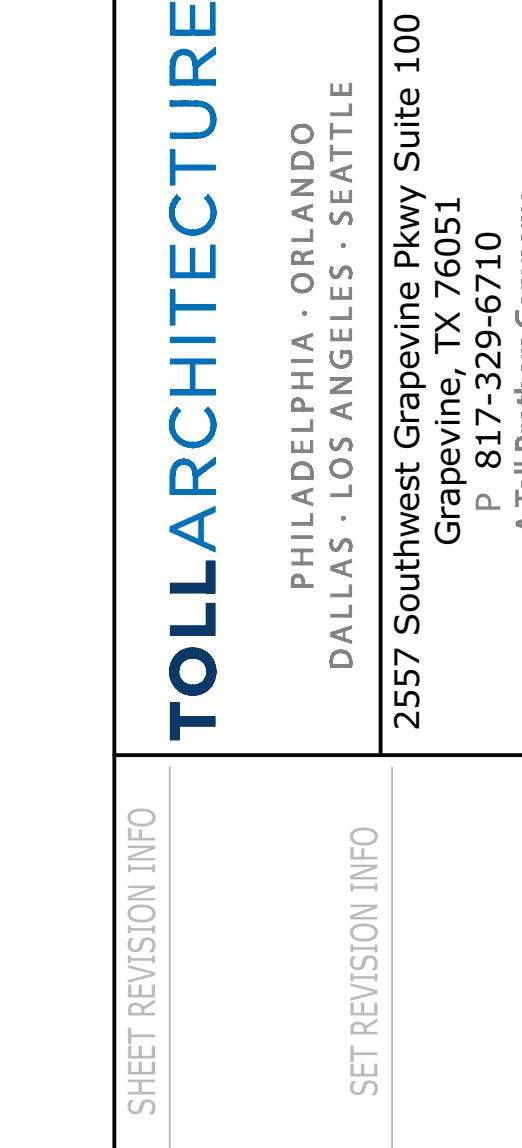
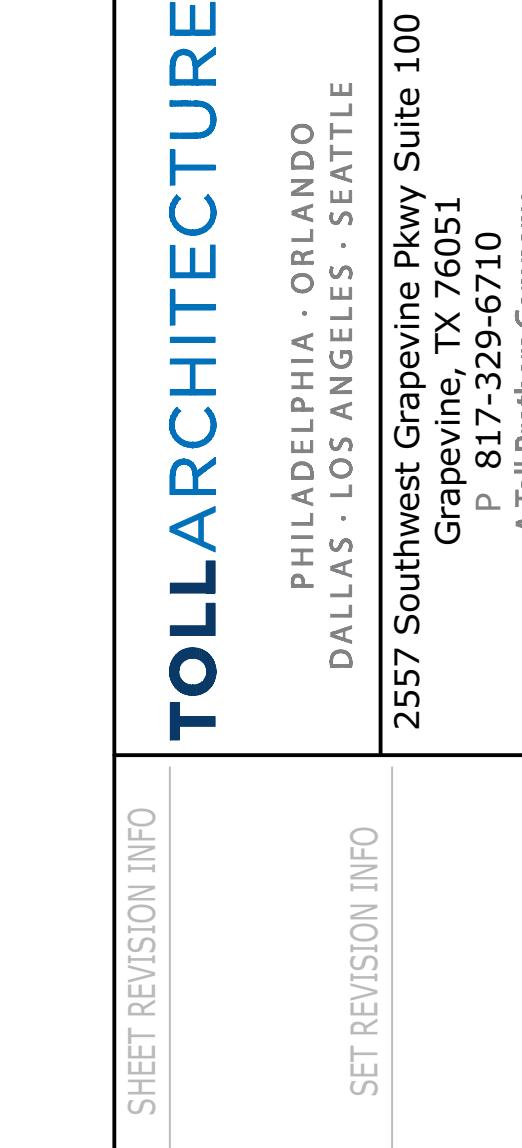
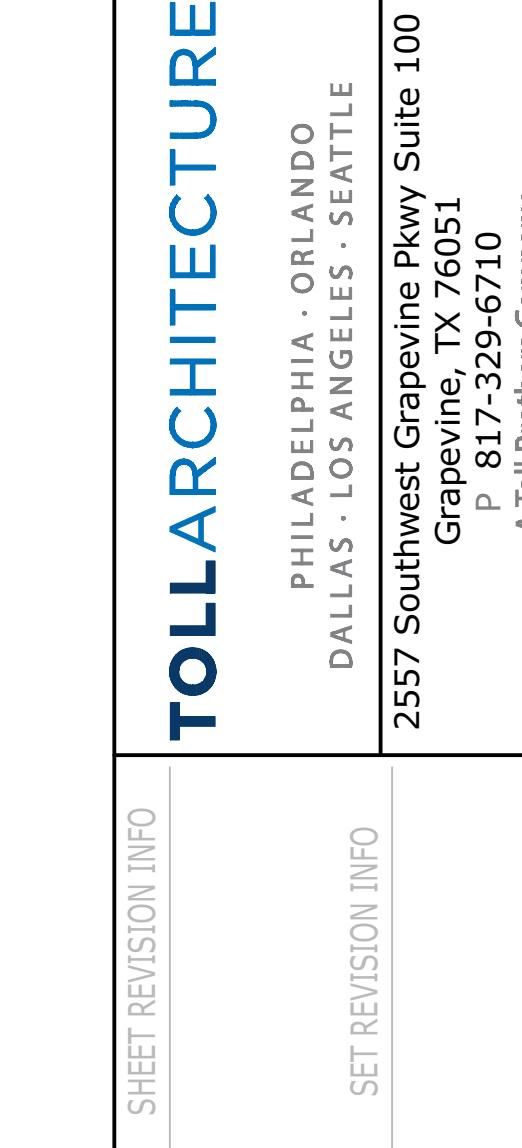
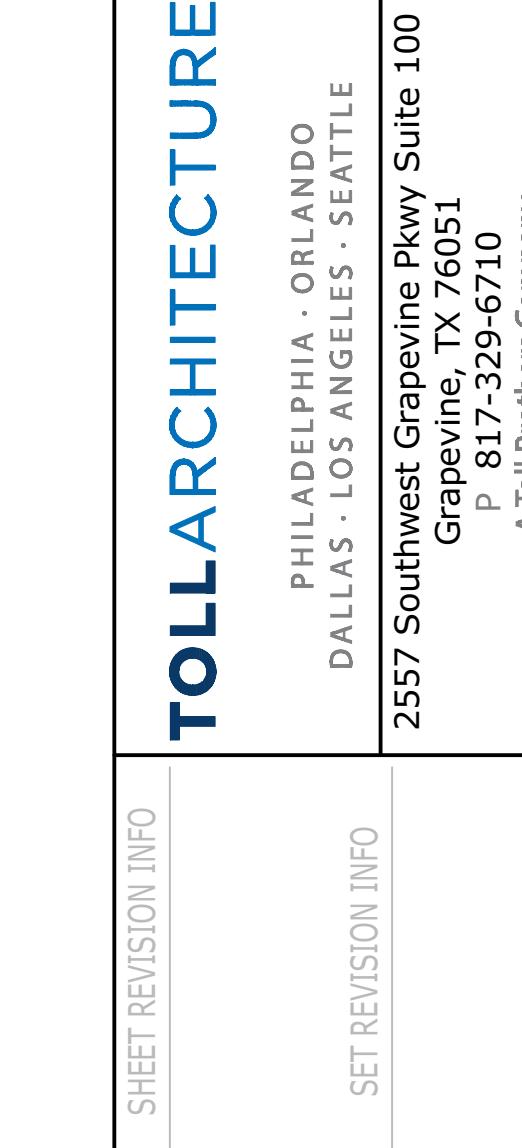
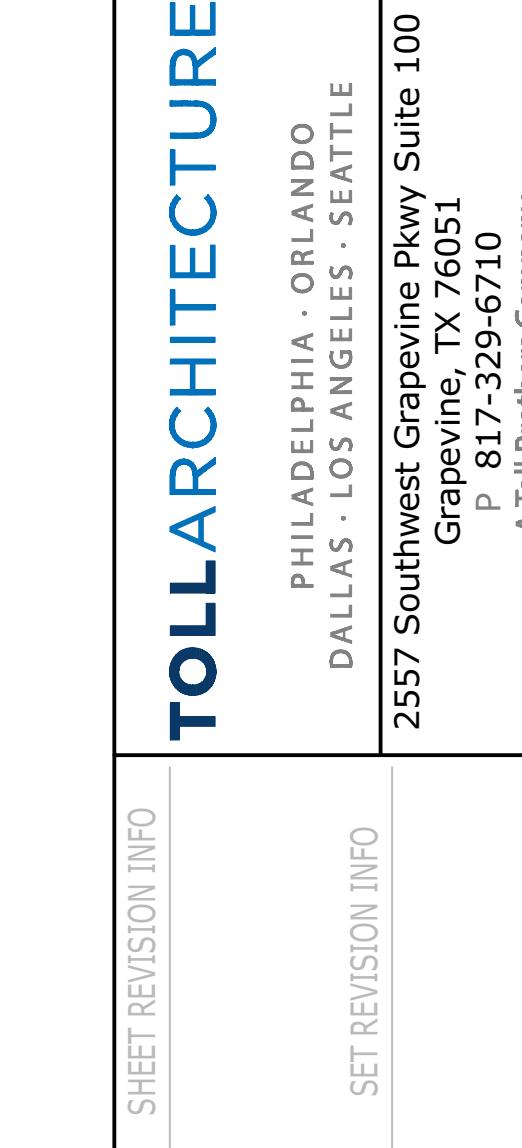
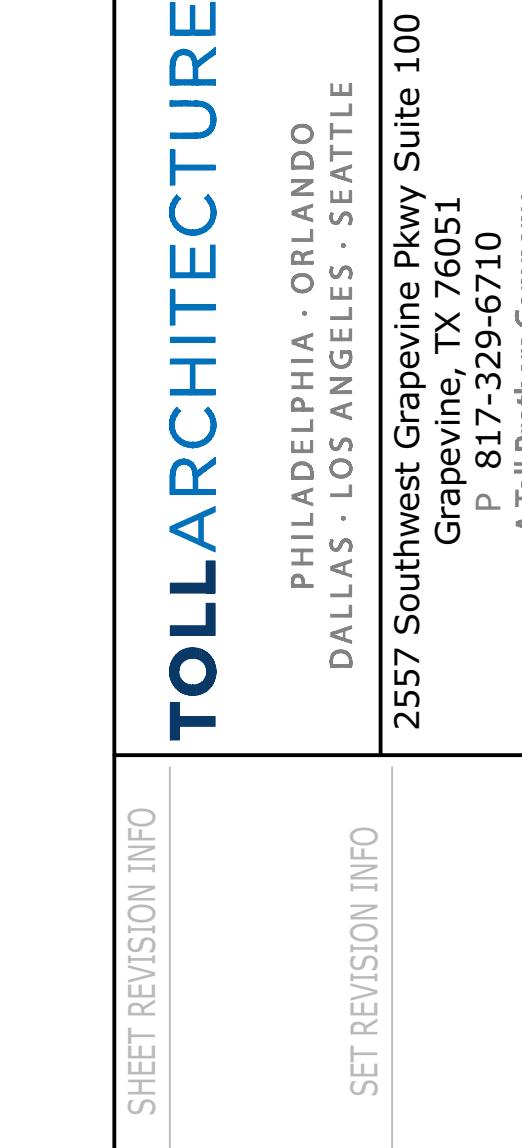
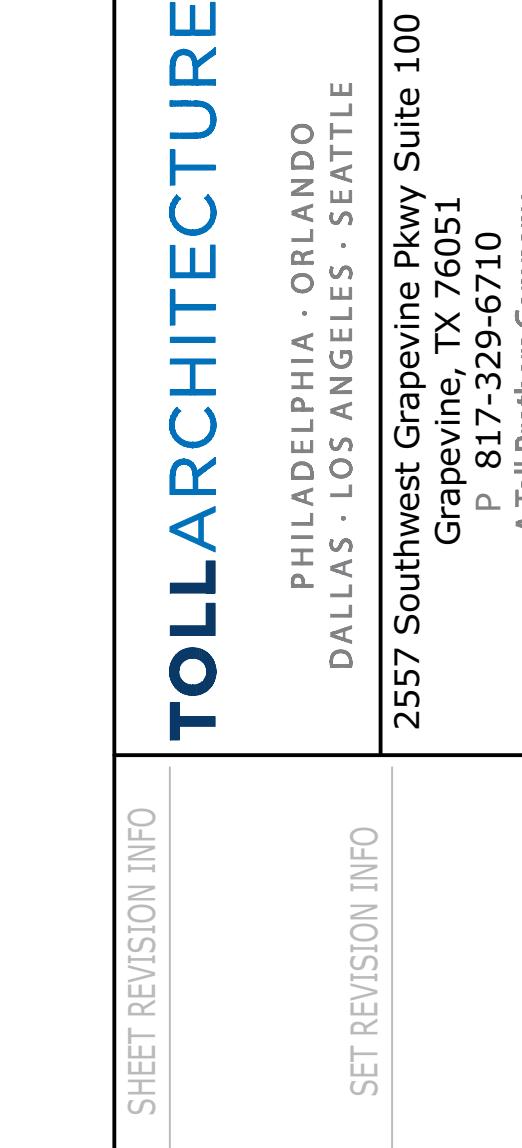
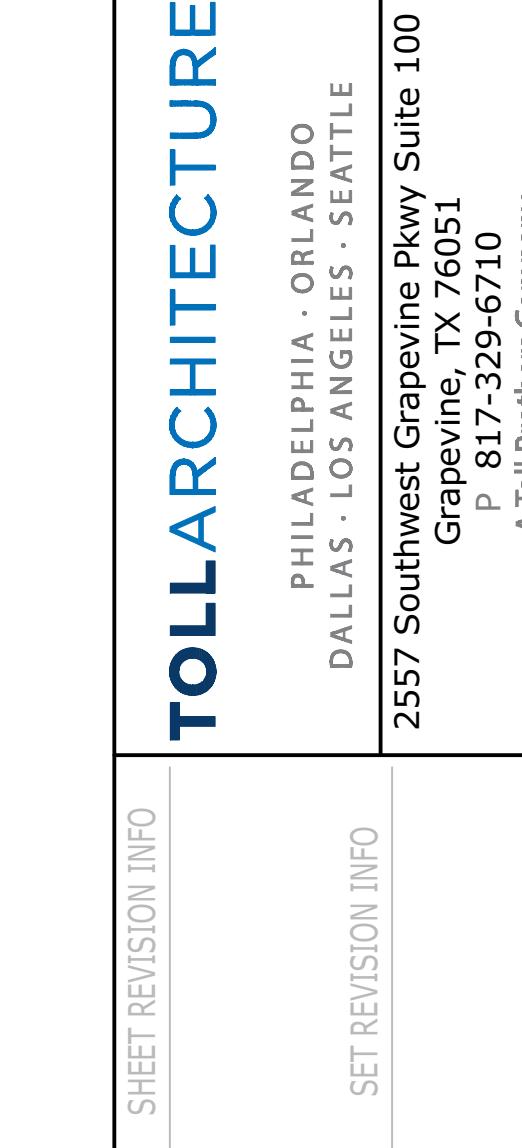
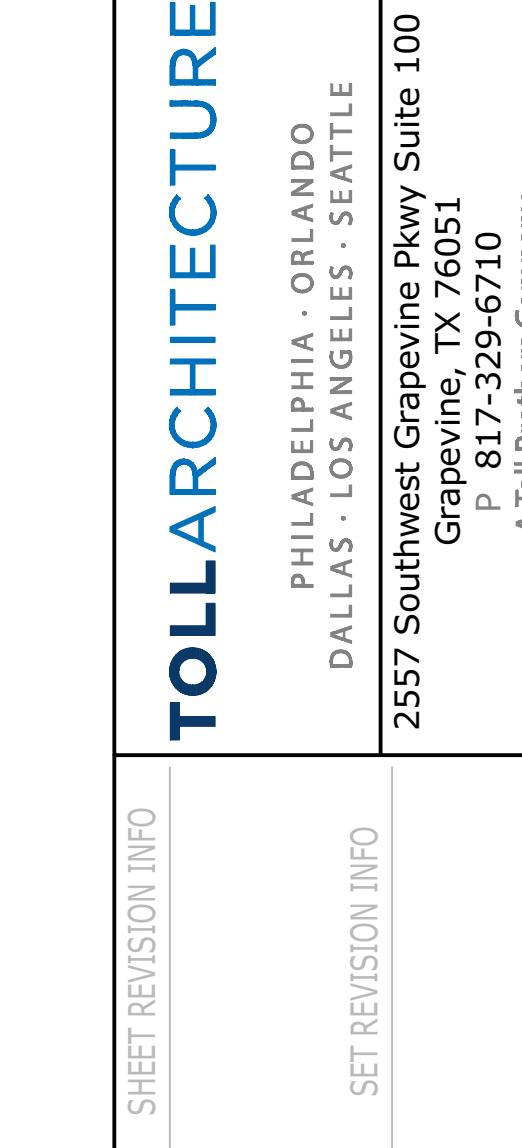
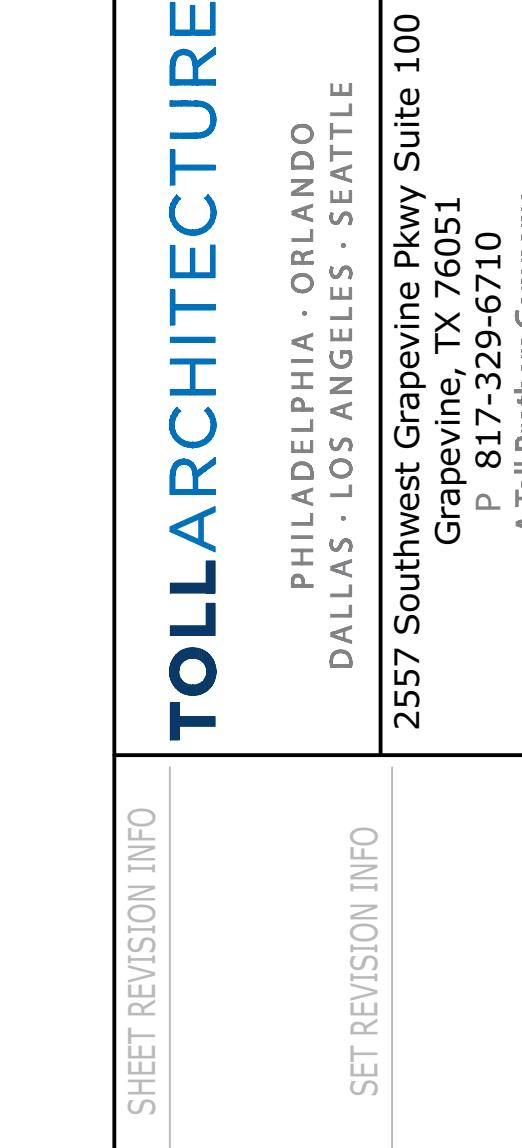
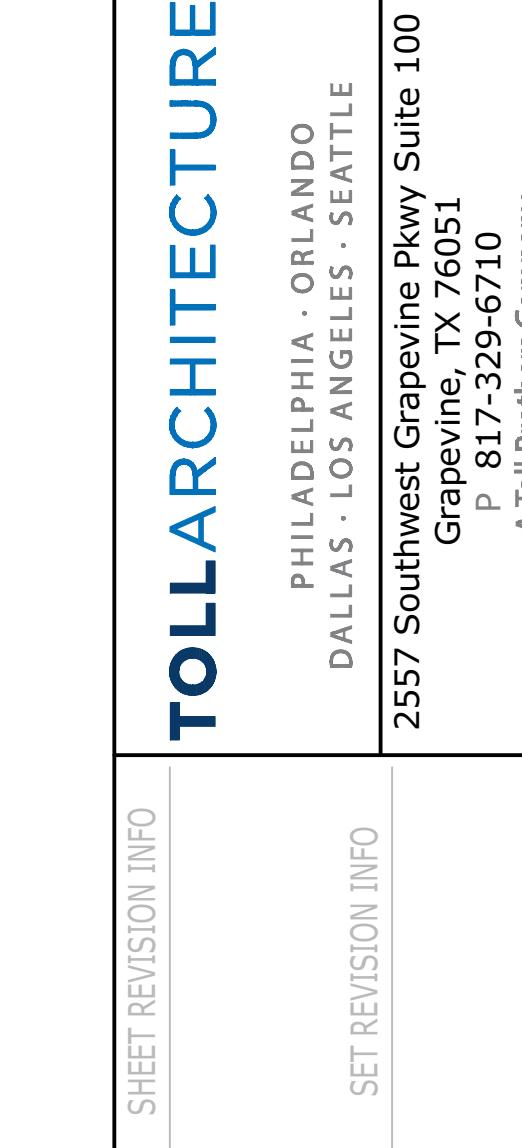
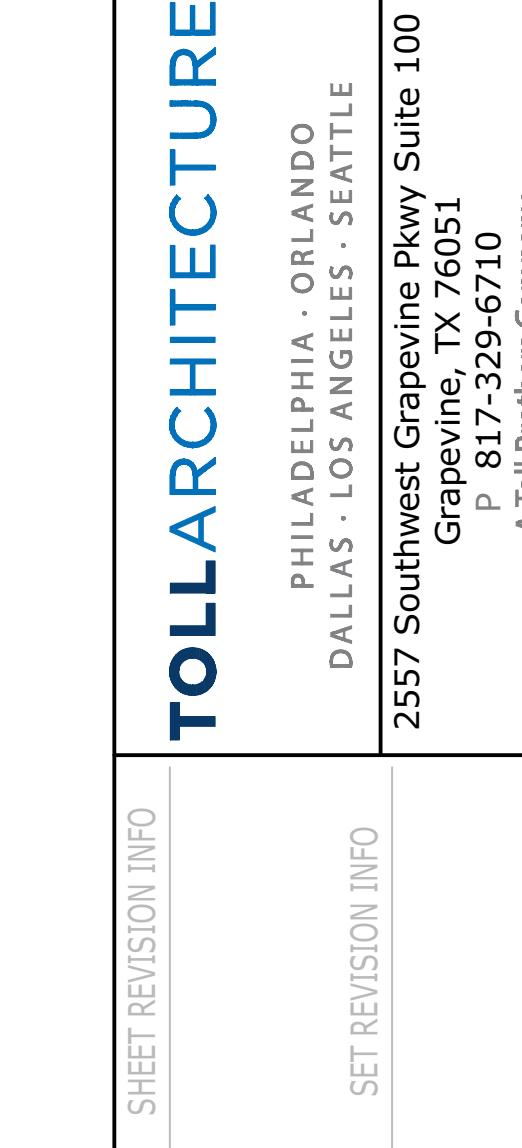
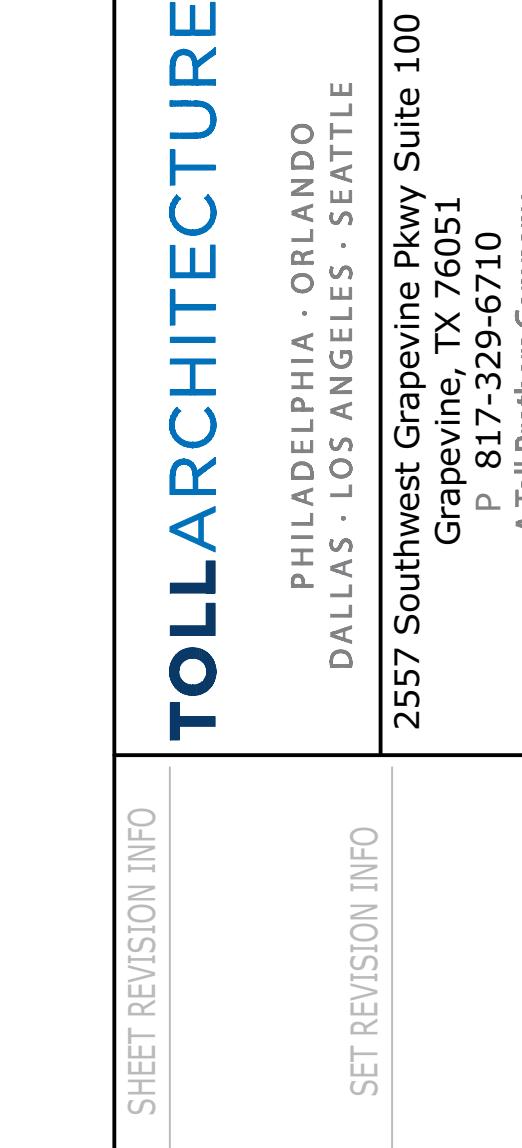
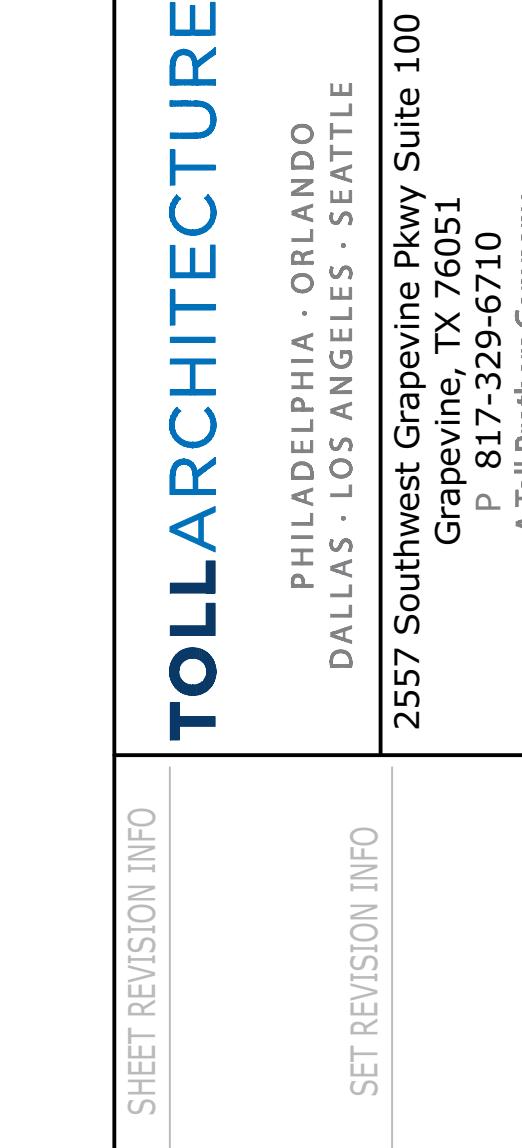
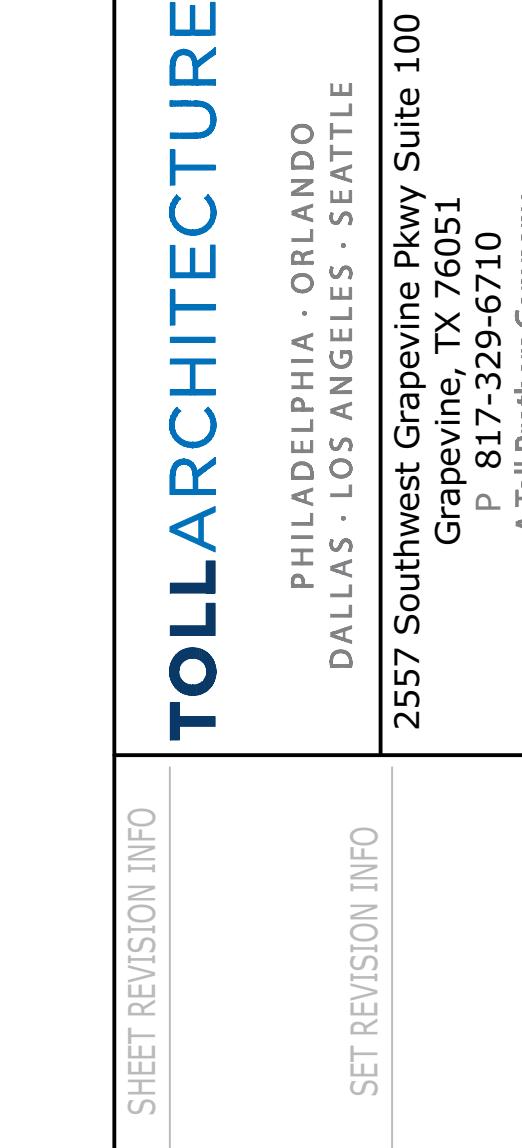
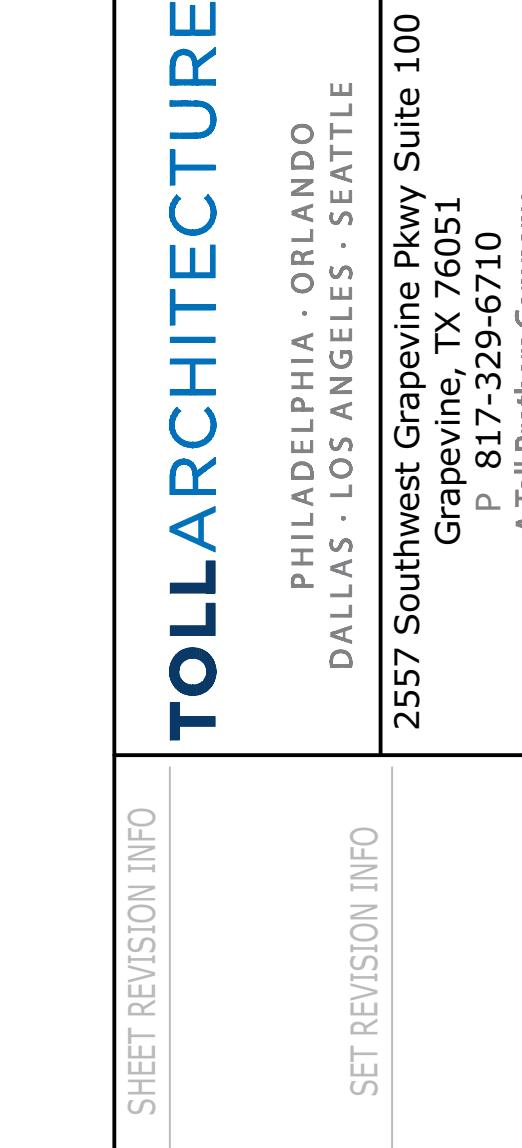
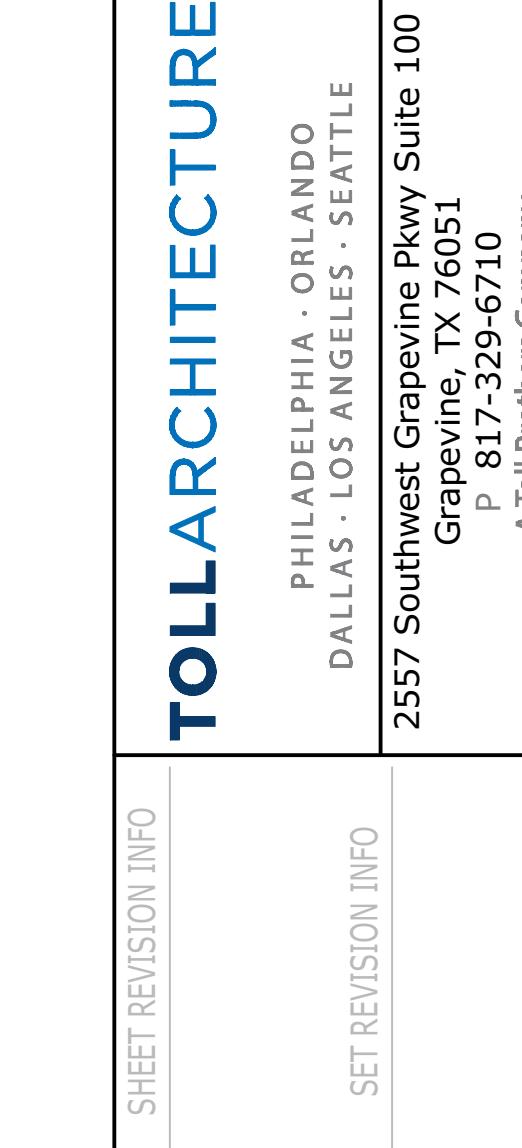
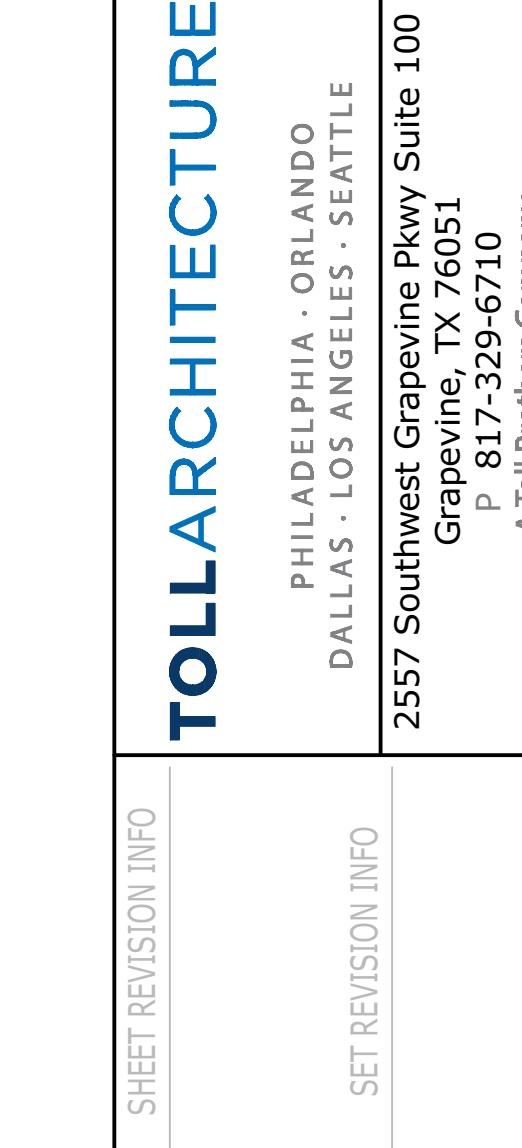
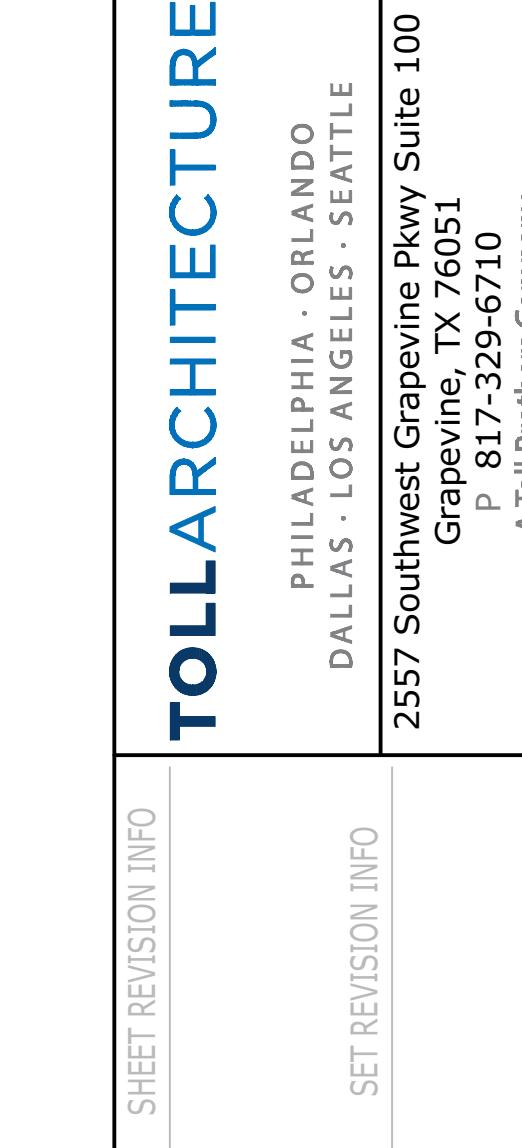
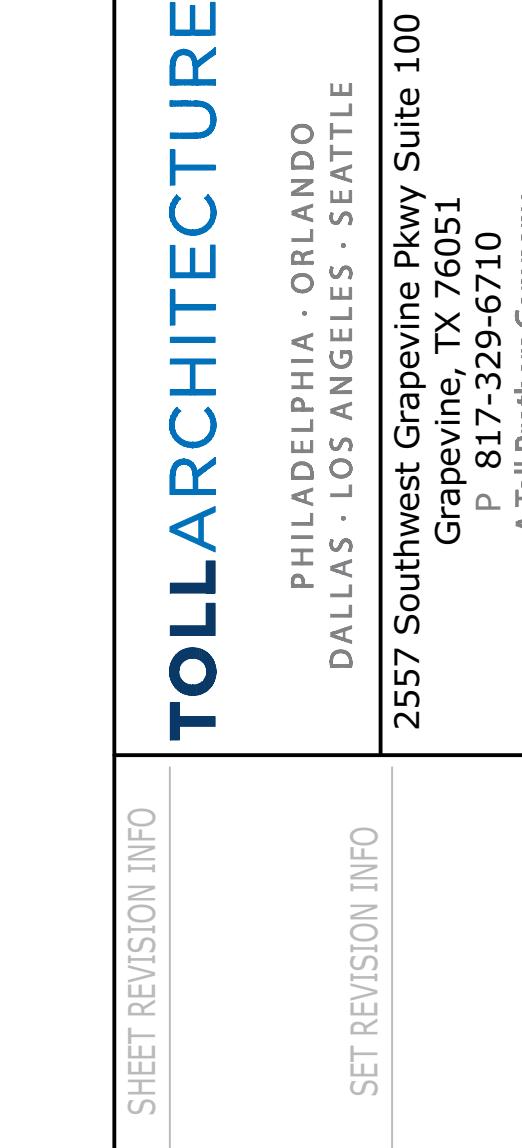
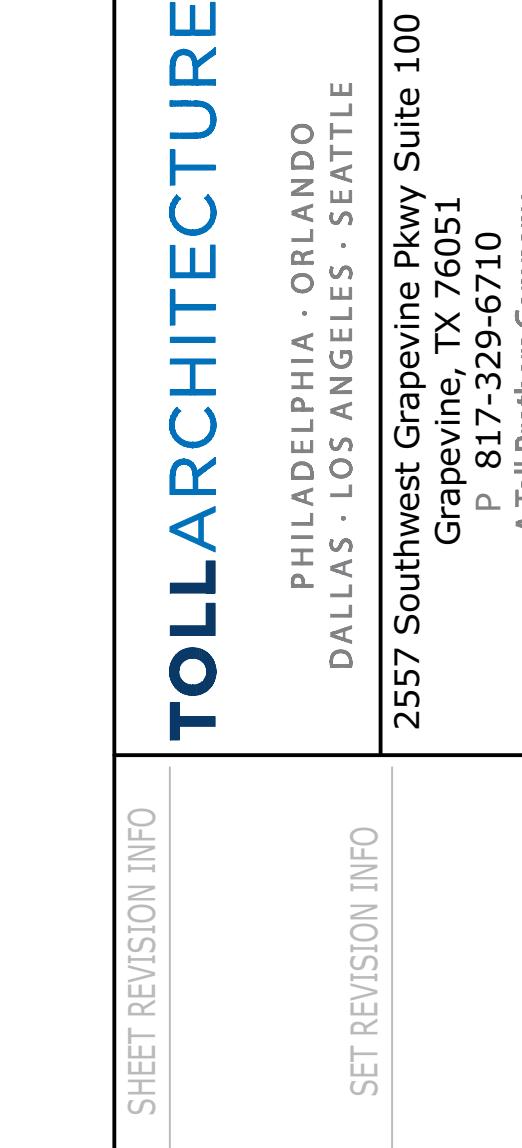
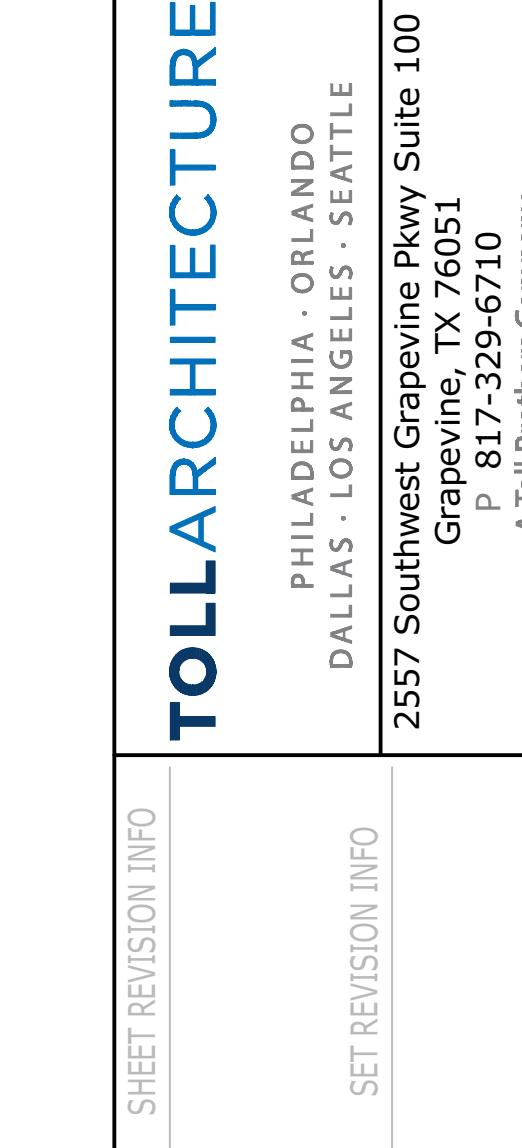
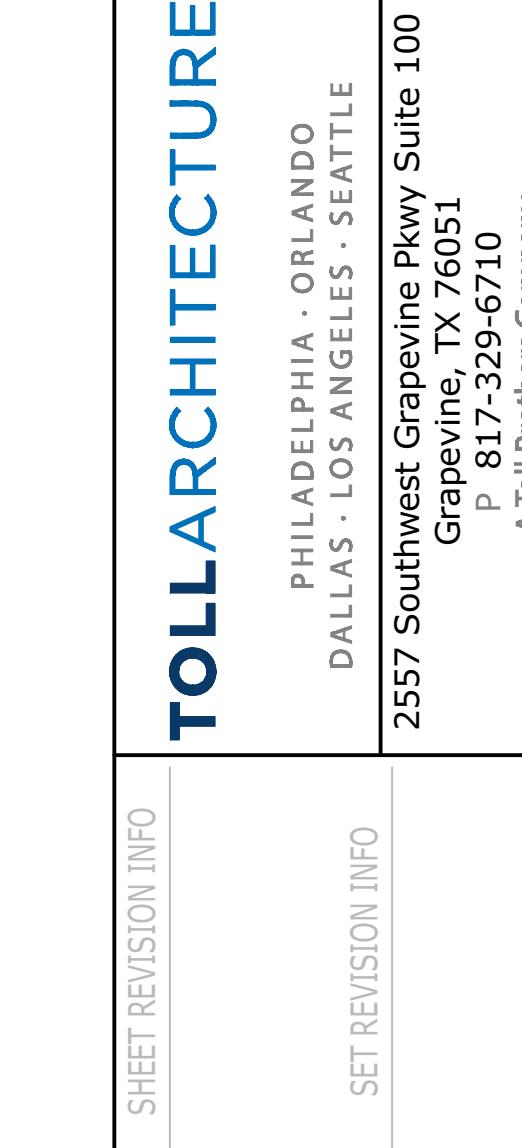
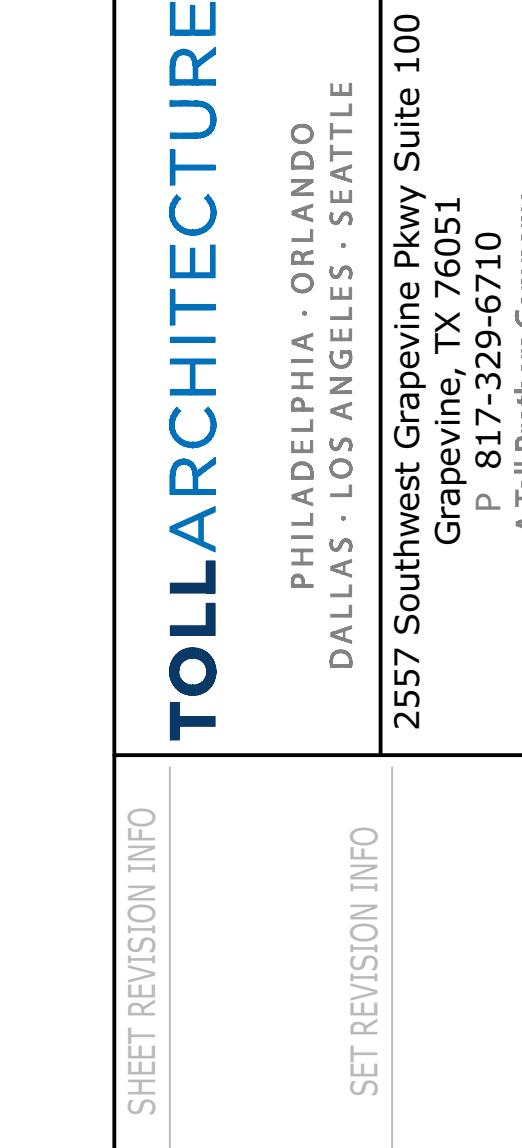
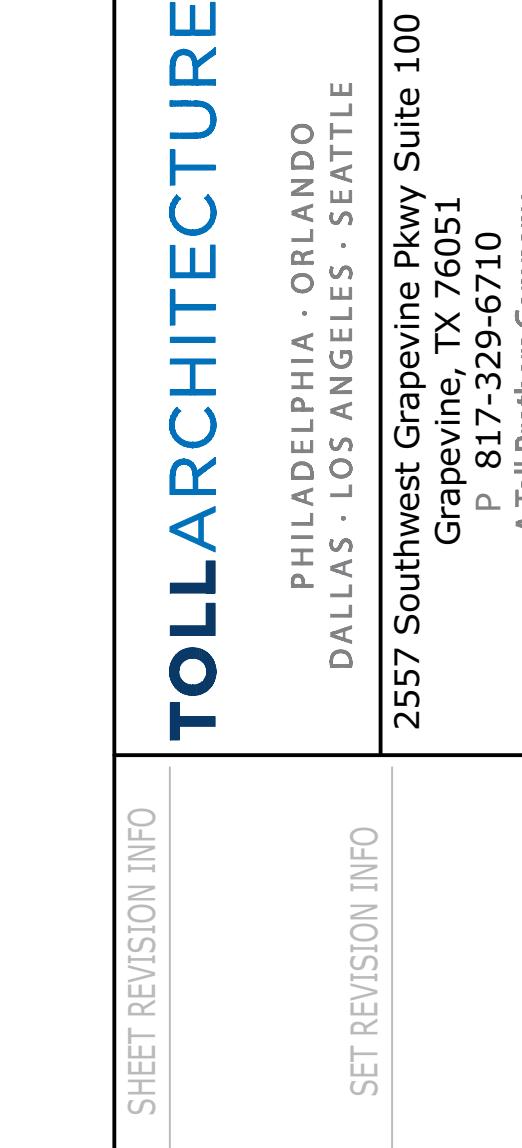
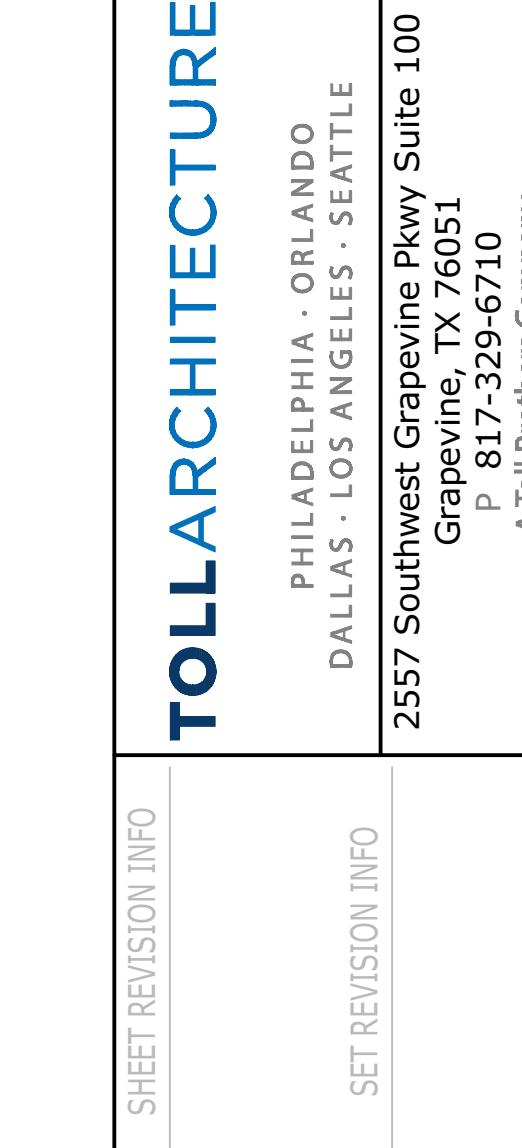
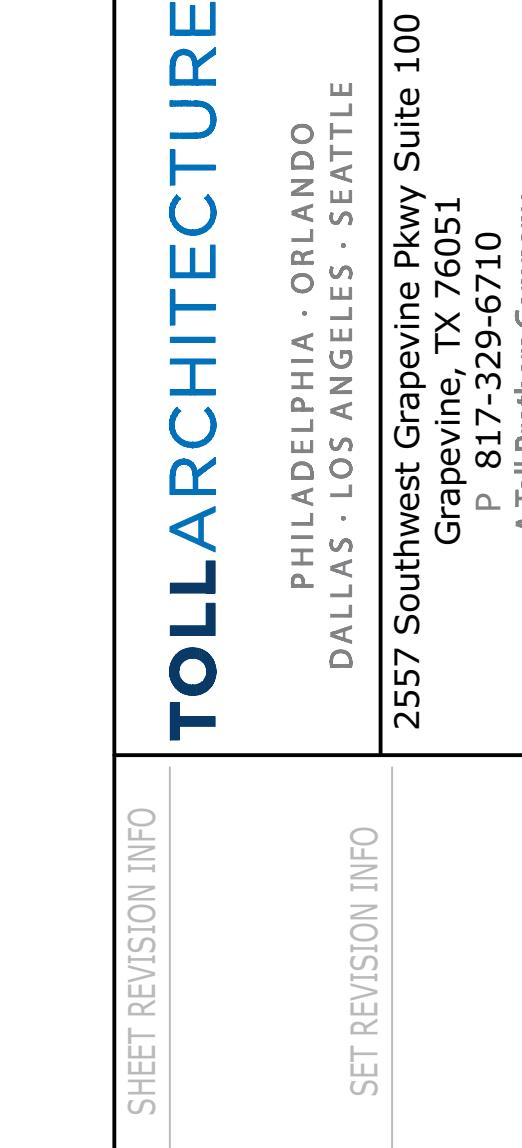
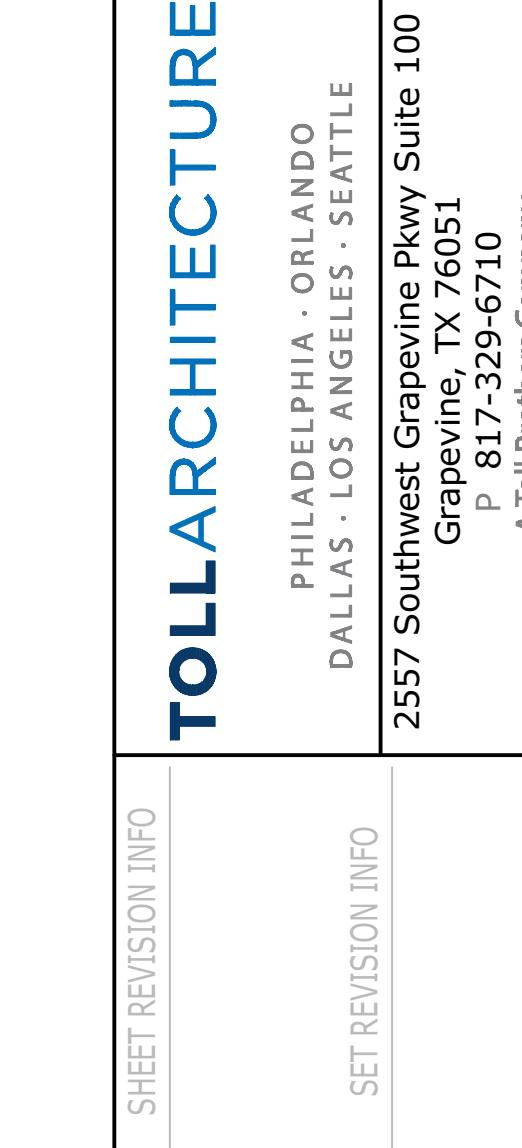
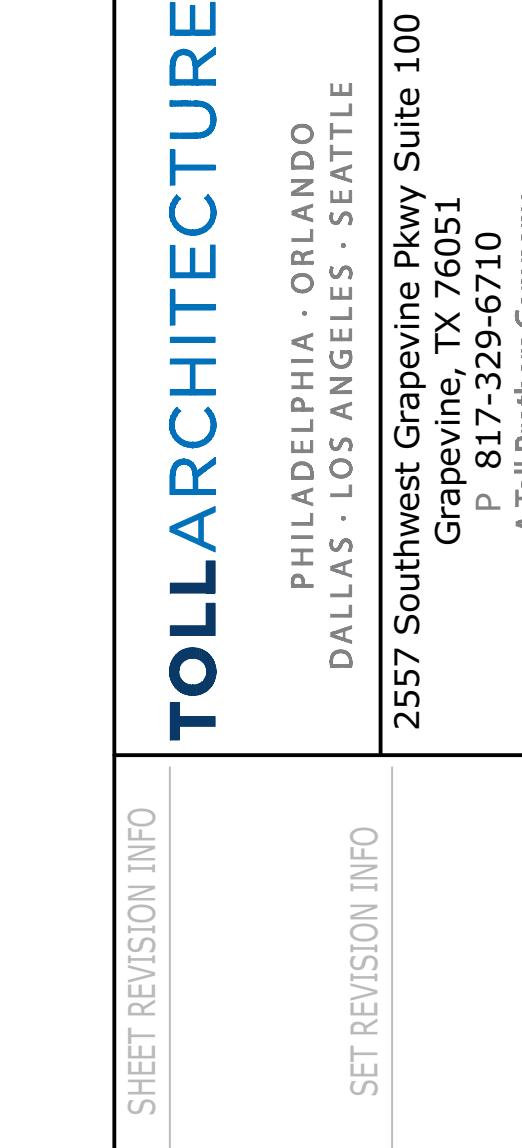
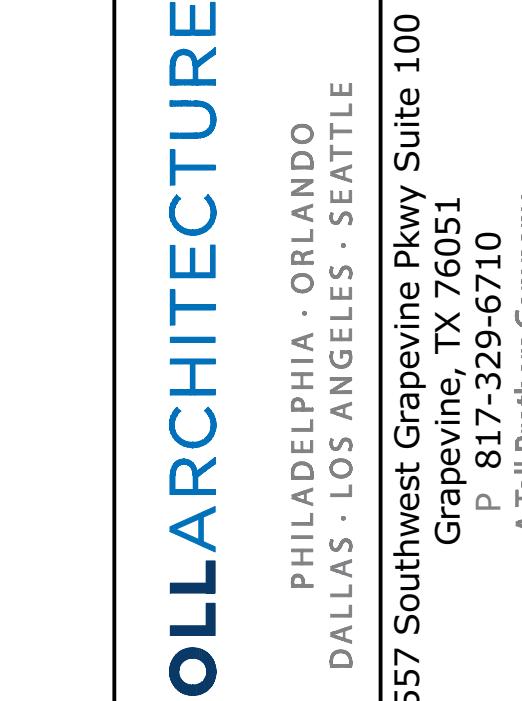
D-3

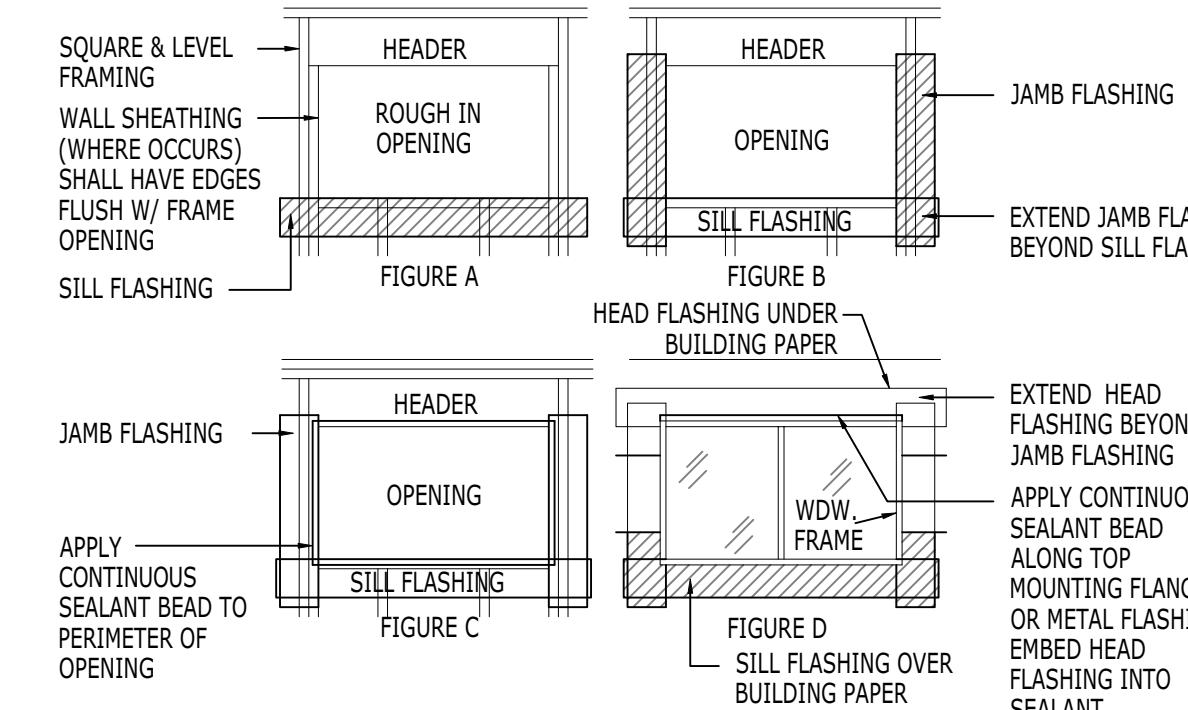
SCALE: 1 1/2"=1'-0"



CITY USE

EXPIRES: JUNE 30, 2022



**FLASHING OF EXTERIOR WALL OPENINGS**

INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATER TIGHT. PENETRATION FLASHING MATERIAL SHALL BE BARRIER COATED REINFORCED AND SHALL PROVIDE 4 HOUR MIN. PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D-179. SEALANT SHALL COMPLY TO FF TT-S-1657. USE 'FORTIFLASH' 25 BY 'FORTIFIBER' OR EQUAL OVER SOLID BACKING. FOR NAIL-ON-FLANGE TYPE FIXTURES A STRIP OF APPROVED FLASHING MATERIAL SHOULD BE AT LEAST 9" WIDE. FLASHING SHALL BE APPLIED IN A WEATHERBOARD FASHION AROUND THE FULL PERIMETER OF THE OPENING.

APPLY THE FIRST STRIP HORIZONTALLY IMMEDIATELY BELOW THE SILL UNDER THE WINDOW FLANGE, CUT IT SUITABLY LONG TO EXTEND PAST EACH SIDE OF THE WINDOW, SO THAT IT PROJECTS BEYOND THE VERTICAL FLASHING TO BE APPLIED LATER. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING BUT DO NOT FASTEN THE LOWER EDGE, SO THE WEATHER-RESISTIVE BARRIER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION. (SEE FIGURE A).

NEXT, FASTEN STRIPS OF FLASHING AT EACH VERTICAL EDGE (JAMB) OF THE OPENING. RUN THIS FLASHING BEYOND THE SILL FLASHING AND ABOVE WHERE THE HEAD FLASHING WILL INTERSECT. (SEE FIGURE B).

APPLY A CONTINUOUS SEAL TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE NEAR THE OUTER EDGE OR A CONTINUOUS SEAL TO THE PERIMETER OF THE OPENING AT A POINT TO ASSURE CONTACT WITH THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE. (SEE FIGURE C)

FOR FIXTURES WITH OUT A NAIL-ON-FLANGE THE FLASHING SHALL BE 12" MIN. WIDE AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB IN A WEATHERBOARD FASHION.

THE FIXTURE SHALL THEN BE INSTALLED.

NEXT, APPLY A CONTINUOUS SEAL AT THE TOP (HEAD) MOUNTING FLANGE OR G.S.M. HEAD FLASHING AND EMBED THE BOTTOM OF THE HEAD FLASHING OVER THE SEALANT AND THE MOUNTING FLANGE OR G.S.M. FLASHING. CUT THIS FLASHING SUITABLY LONG SO THAT IT WILL EXTEND BEYOND EACH JAMB FLASHING, FASTEN IN PLACE. (SEE FIGURE D)

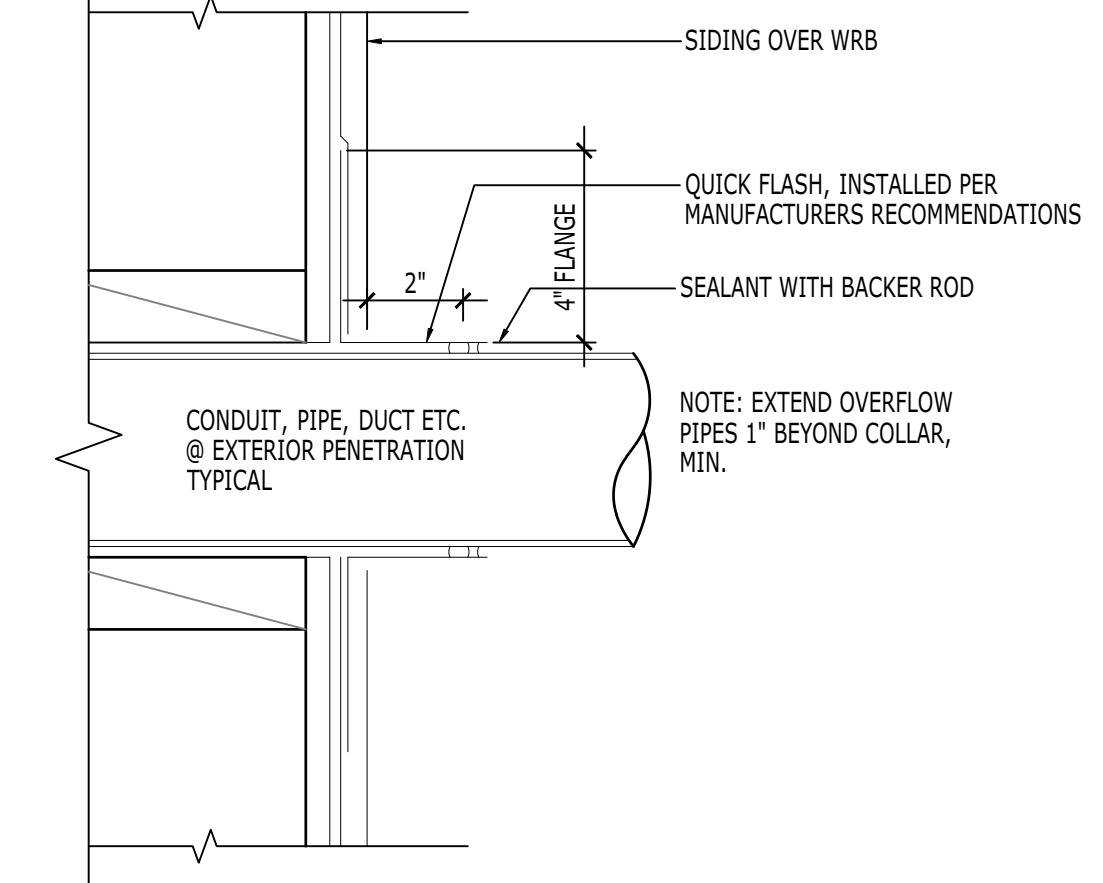
APPLY REMAINING WEATHER-RESISTIVE BARRIER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP, AND THE HEAD AND JAMB FLASHING BELOW.

BASED UPON INDUSTRY STANDARDS APPROVED BY THE WASHINGTON ASSOCIATION OF WINDOW MANUFACTURERS.

NOTE: SEALANT SHALL BE COMPATIBLE WITH THE FLASHING MATERIALS & WINDOW.

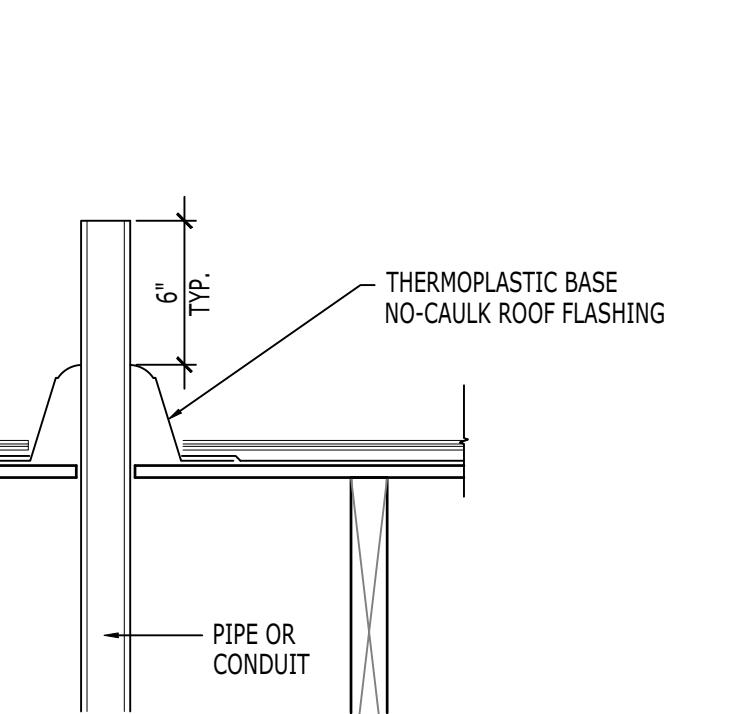
**EXT-18** **WOVEN VALLEY**  
**D4**

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



**EXT-19** **HIP/ RIDGE**  
**D4**

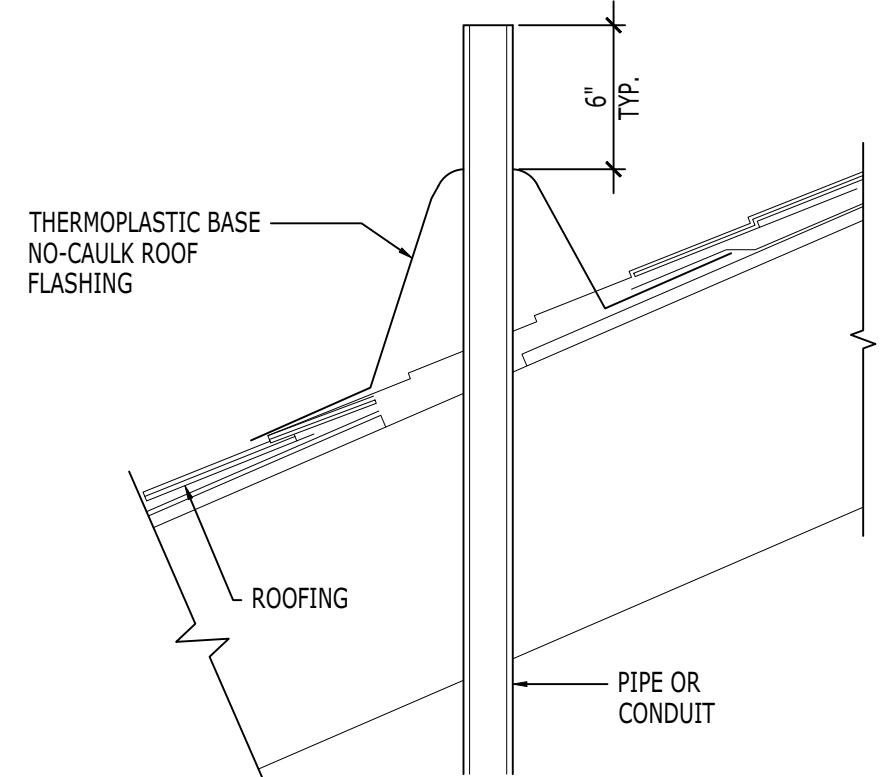
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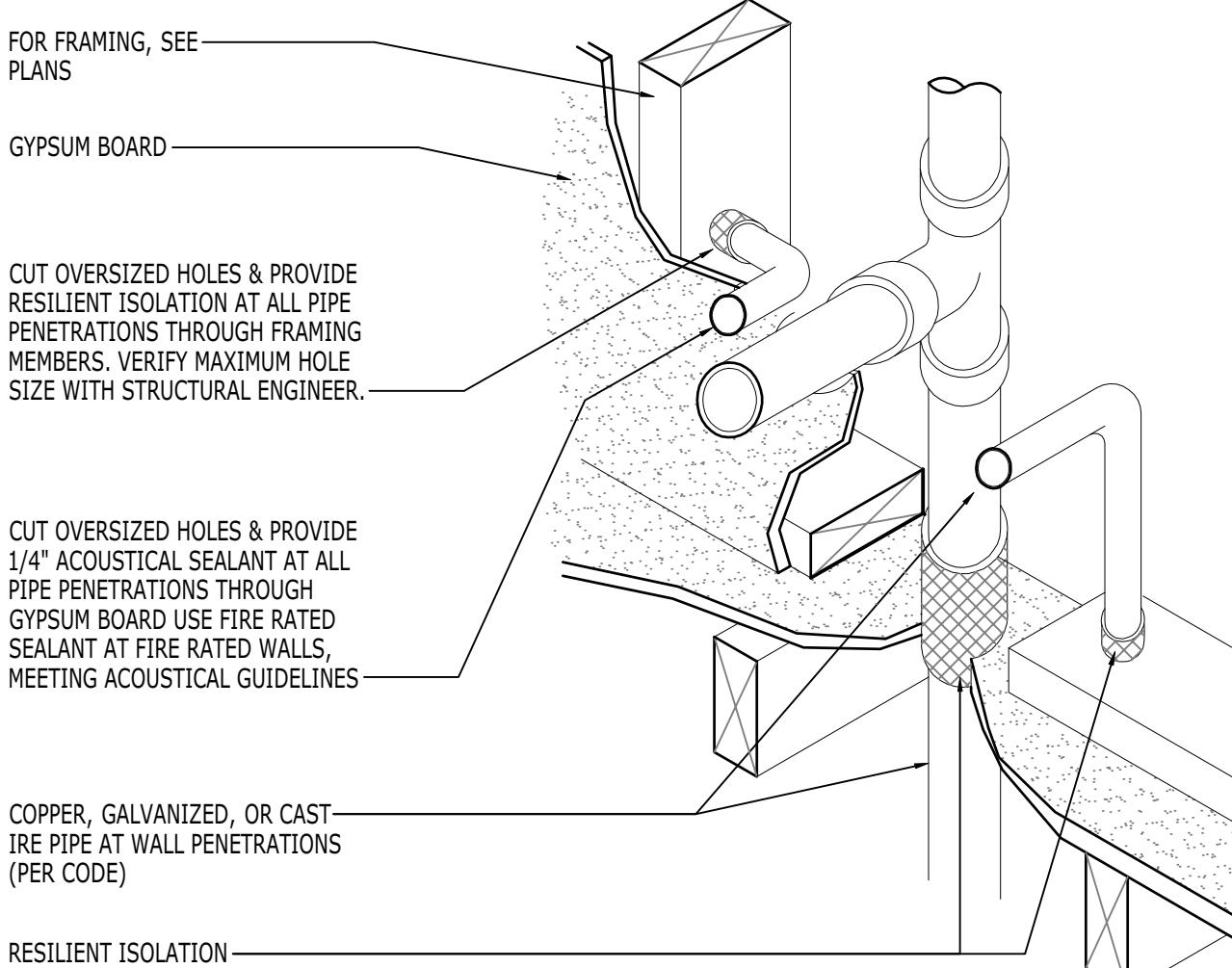
ISOMETRIC AT APEX

**EXT-20** **PENETRATION FLASHING - (TYPICAL)**  
**D4**

SCALE: 1"=1'-0"

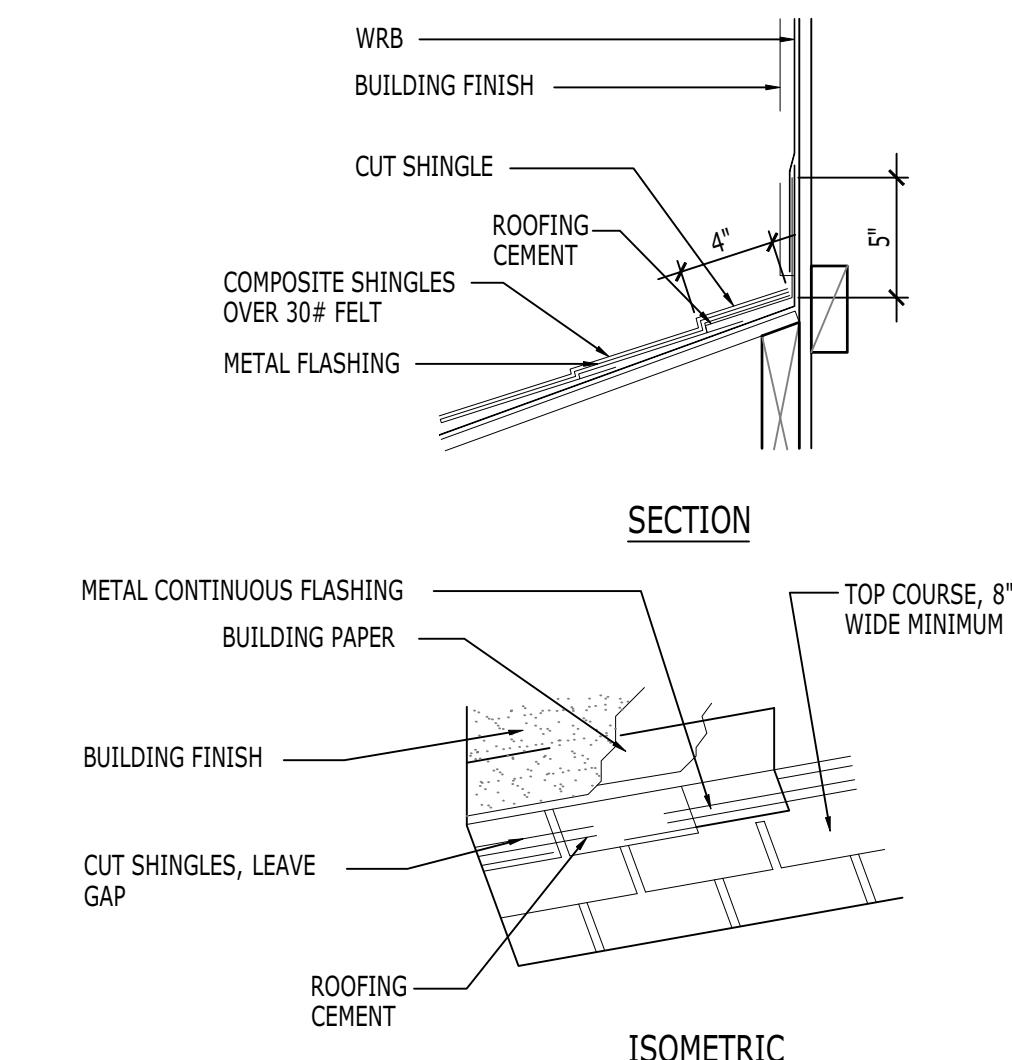


**EXT-21** **FLASHING OF EXTERIOR WALL OPENINGS**  
**D4**  
NTS



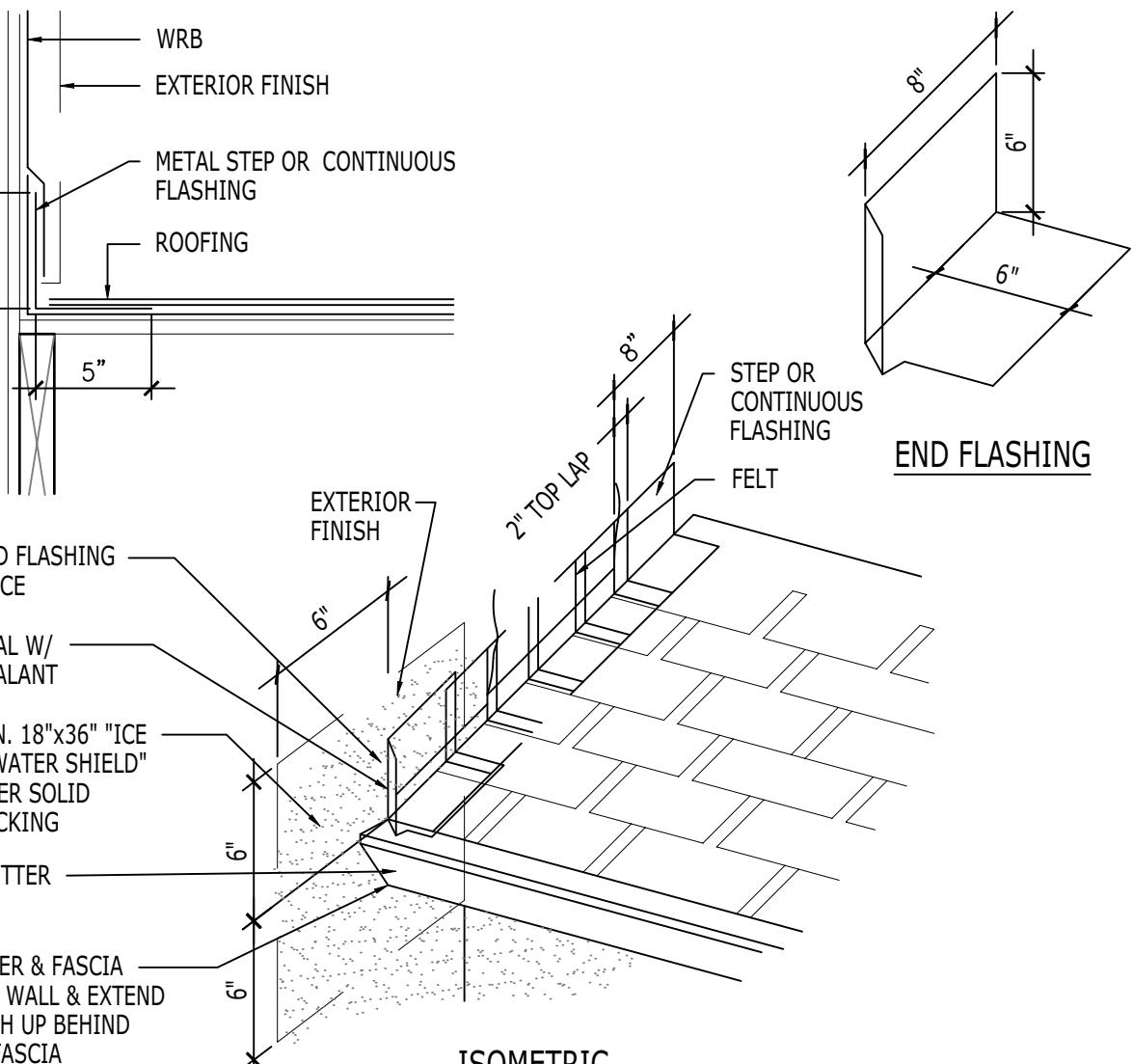
**EXT-22** **WALL / CEILING EXTERIOR PENETRATION**  
**D4**

SCALE: 3"=1'-0"



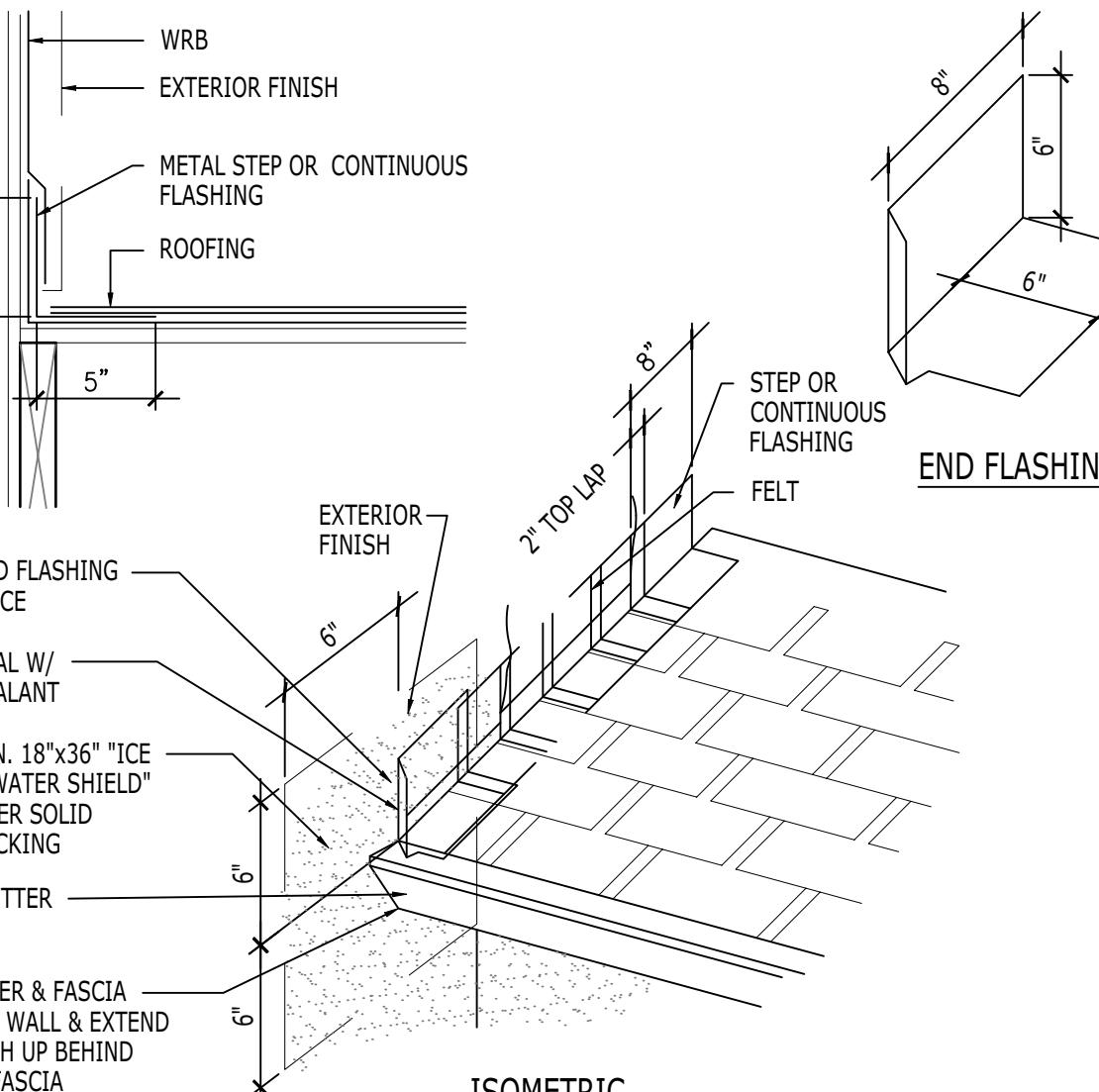
**EXT-23** **PIPE PENETRATION - OPTION A**  
**D4**

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



**EXT-24** **PIPE PENETRATION - OPTION B**  
**D4**

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



**EXT-102** **PLUMBING PENETRATIONS**  
**D4**

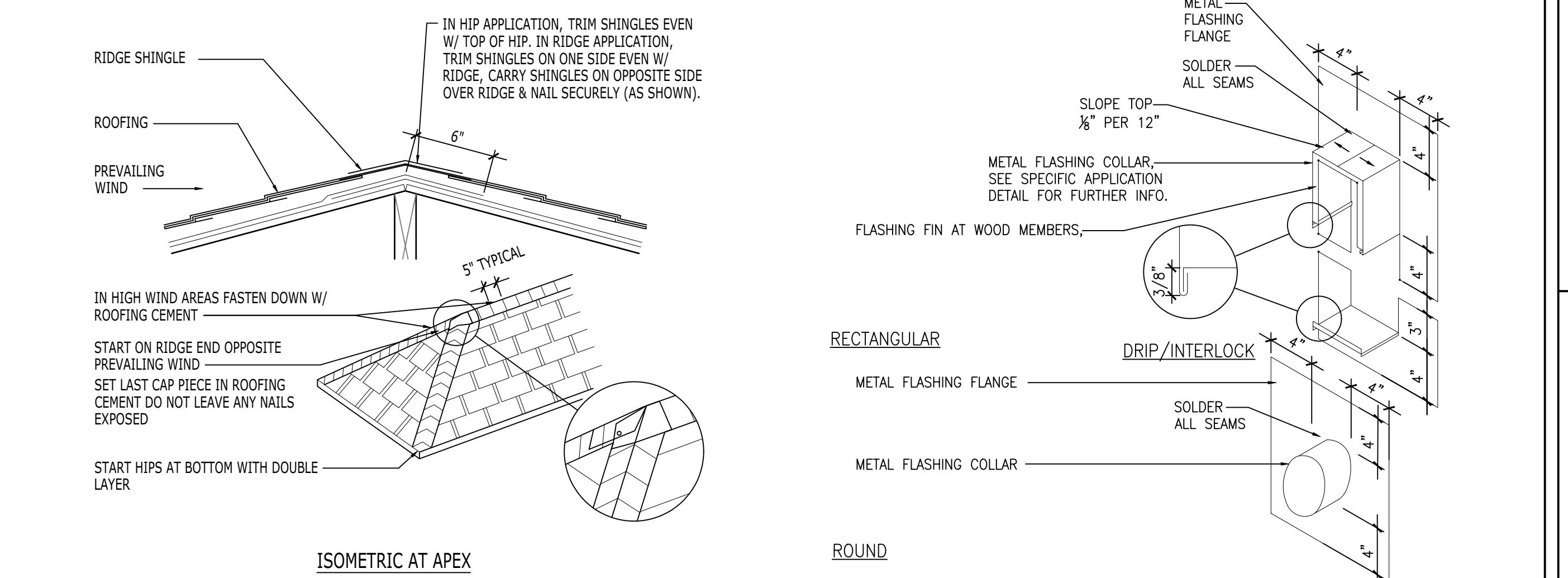
SCALE: 1"=1'-0"

**EXT-26** **ROOF PERPENDICULAR TO WALL**  
**D4**

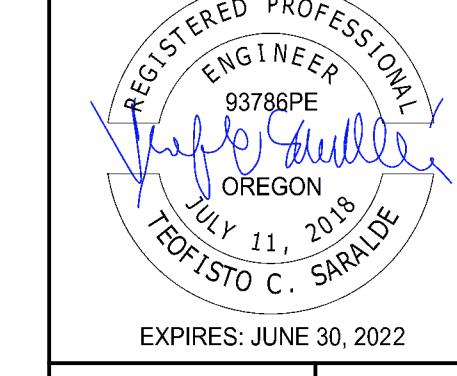
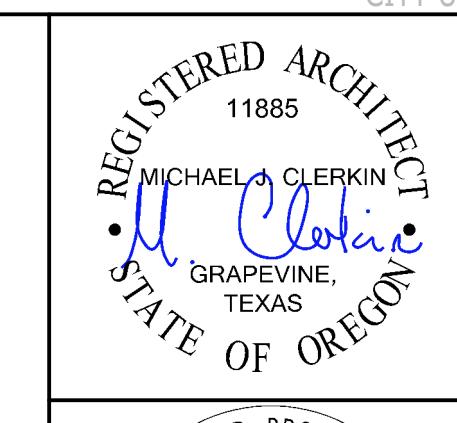
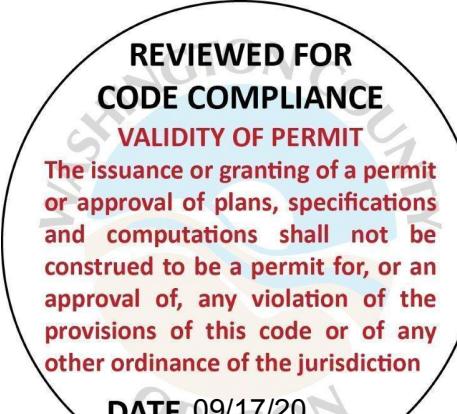
SCALE: 1 1/2"=1'-0"

**EXT-27** **ROOF PARALLEL TO WALL**  
**D4**

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

**TOLL ARCHITECTURE**

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2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
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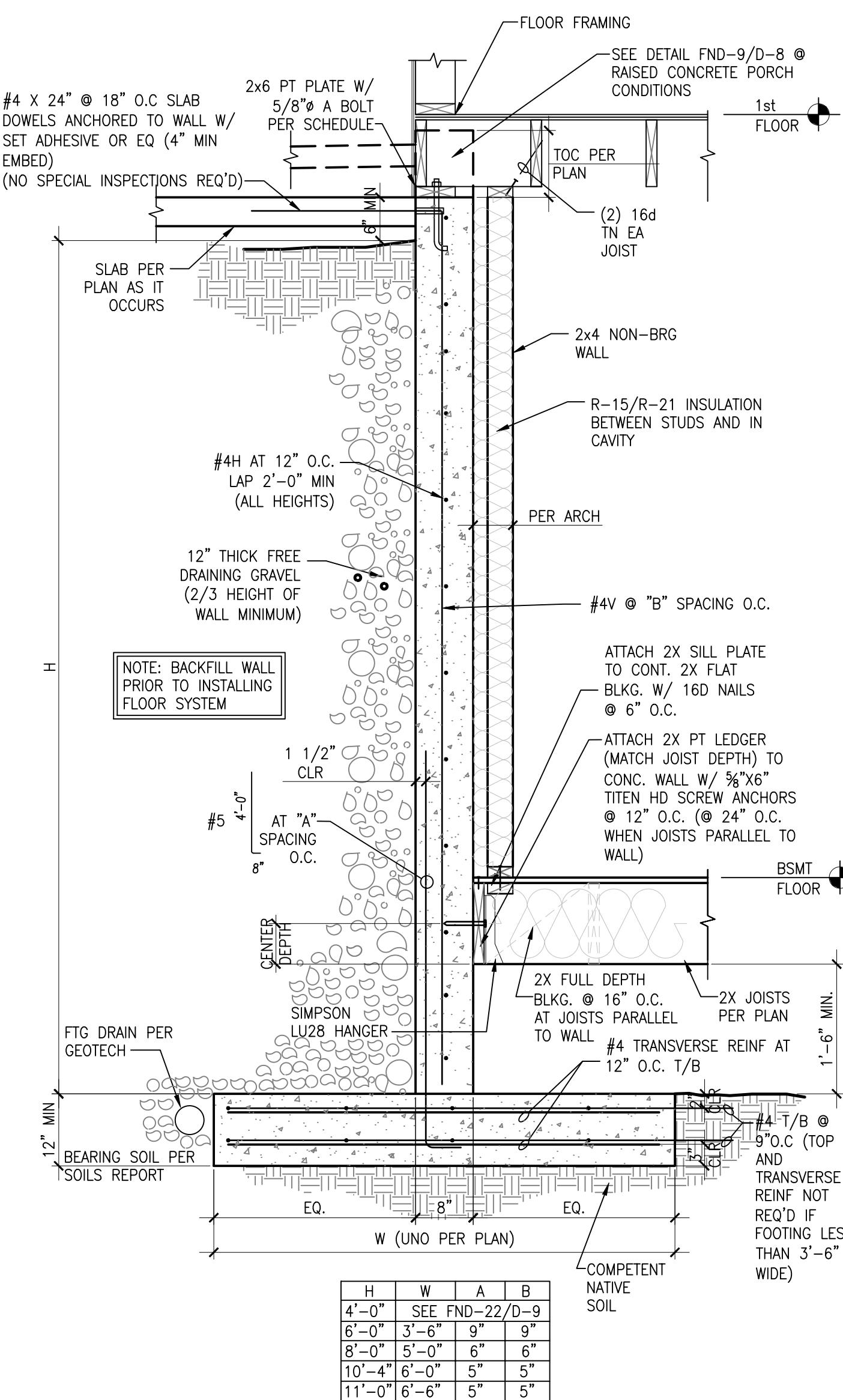


EXPIRES: JUNE 30, 2022

SHEET DESCRIPTION	DRAWN BY -	MODEL/PROJECT NAME	SET REVISION INFO
R/L HAND SET	D-4	ALL	ALL
ARCHITECTURAL DETAILS	CHECKED BY -	ELEVATION NAME	SET REVISION INFO
SHEET NUMBER	D-4	SCALE	11x17 SHEET 18=1'-0" 22x34 SHEET 14=1'-0"







### FOUNDATION SECTION

NOTE: BACKFILL WALL PRIOR TO INSTALLING FLOOR SYSTEM

ATTACH 2X PT LEDGER (MATCH JOIST DEPTH) TO CONC. WALL W/ 5/8" X 6" TITEN HD SCREW ANCHORS @ 12" O.C. (@ 24" O.C. WHEN JOISTS PARALLEL TO WALL)

ATTACH 2X SILL PLATE TO CONT. 2X FLAT BLKG. W/ 16D NAILS @ 6" O.C.

1 1/2" CLR

#5 AT "A" SPACING O.C.

8"

BSMT FLOOR

1'-0"

CENTER

DEPTH

1 1/2" CLR

12" MIN

BEARING SOIL PER SOILS REPORT

FTG DRAIN PER GEOTECH

1 1/2" CLR

12" MAX

H

W

A

R

4'-0" SEE FND-22/D-9

6'-0" 3'-6" 9" 9"

8'-0" 5'-0" 6" 6"

10'-4" 6'-0" 5" 5"

11'-0" 6'-6" 5" 5"

#4V @ "B" SPACING O.C.

ATTACH 2X PT LEDGER

(MATCH JOIST DEPTH)

TO CONC. WALL W/ 5/8" X 6"

TITEN HD SCREW ANCHORS

@ 12" O.C. (@ 24" O.C.)

WHEN JOISTS PARALLEL TO

WALL

ATTACH 2X SILL PLATE

TO CONT. 2X FLAT

BLKG. W/ 16D NAILS

@ 6" O.C.

1 1/2" CLR

#5 AT "A" SPACING O.C.

8"

BSMT FLOOR

1'-0"

CENTER

DEPTH

1 1/2" CLR

12" MIN

BEARING SOIL PER SOILS REPORT

FTG DRAIN PER GEOTECH

1 1/2" CLR

12" MAX

H

W

A

R

4'-0" SEE FND-22/D-9

6'-0" 3'-6" 9" 9"

8'-0" 5'-0" 6" 6"

10'-4" 6'-0" 5" 5"

11'-0" 6'-6" 5" 5"

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

(MATCH

JOIST

DEPTH)

TO

CONC.

WALL

W/

5/8"

A.

BOLT

PER

SCHEDULE

NOTCH

SHEATHING

FOR

BOLT/NUT

NOTIFY

PRESERVE

TREATMENT

TO

CUT

EDGE

#4V

ATTACH

2X PT

LEDGER

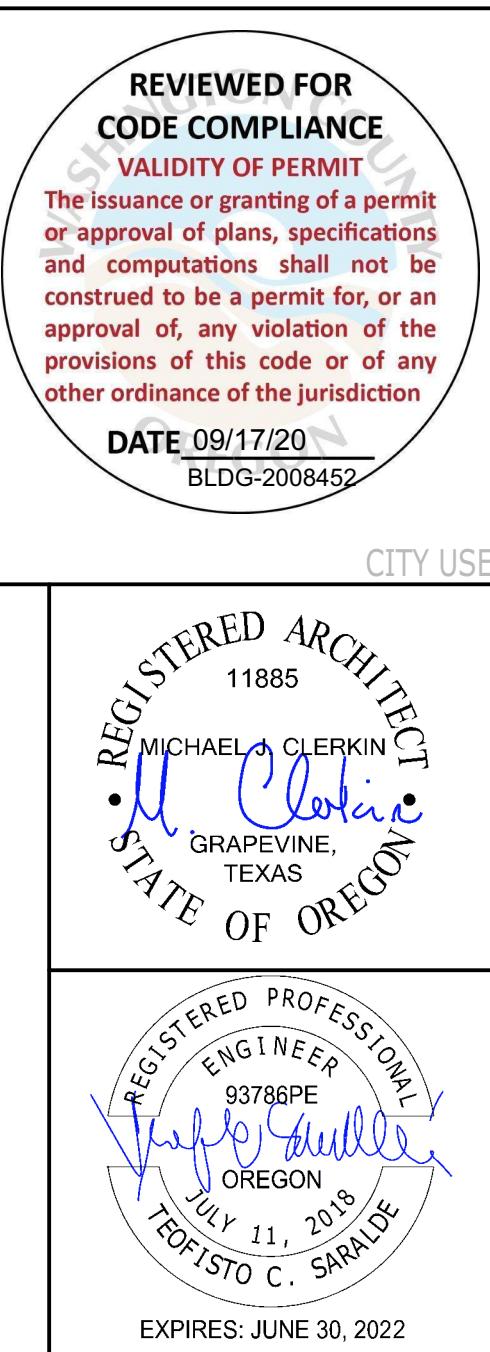
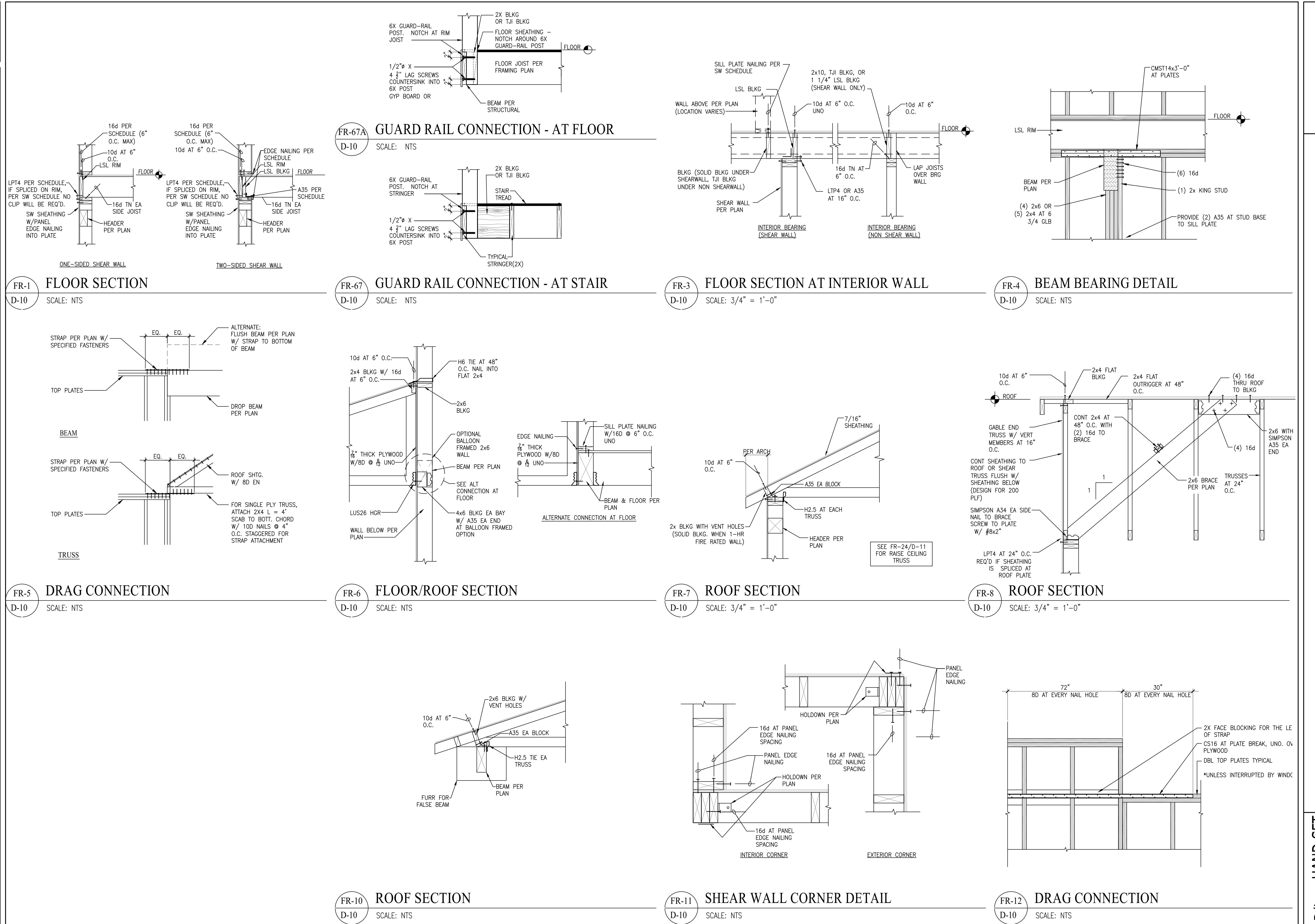
(MATCH

JOIST&lt;/div



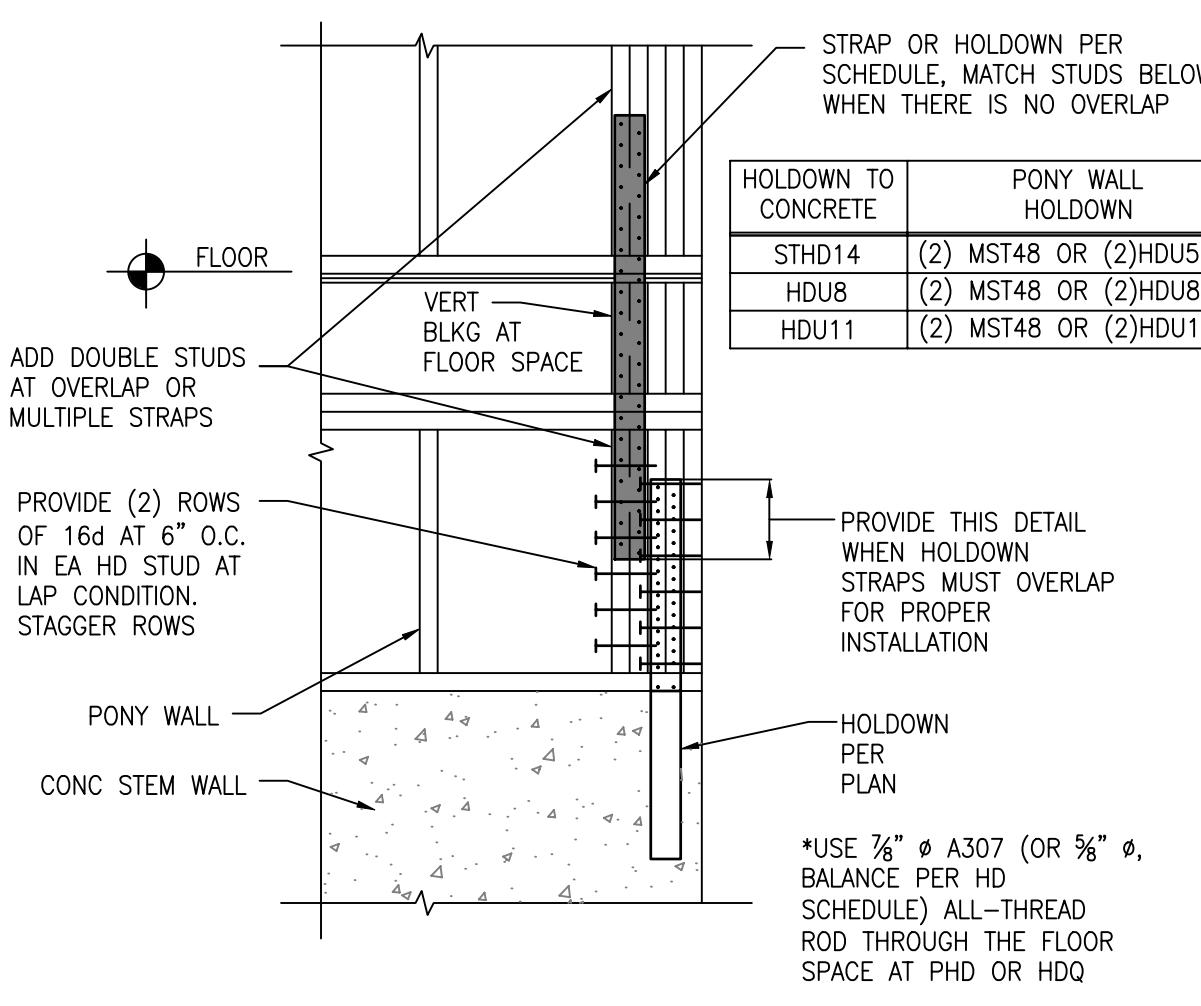
USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, EXCEPT AS PROVIDED IN THE CONTRACT. THE CONTRACTOR AGREES TO HOLD IN CONFIDENCE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DATE: Sunday, May 1, 2020 - 2:32:44 PM



SHEET NUMBER	SHEET DESCRIPTION	DRAWN BY - CHECKED BY - SHEET DATE -	MODEL/PROJECT NAME ELEVATION NAME	SHEET REVISION INFO SET REVISION INFO	TOLL ARCHITECTURE PHILADELPHIA • ORLANDO DALLAS • LOS ANGELES • SEATTLE	SERIAL NUMBER
<b>D-10</b>	<b>FLOOR AND ROOF FRAMING DETAILS</b>		<b>ALL</b>		2557 Southwest Grapevine Pkwy Suite 100 Grapevine, TX 76051 P 817-329-6710 A Toll Brothers Company	
			<b>ALL</b>		11X17 SHEET: 1/8"=1'-0" 22X34 SHEET: 1/4"=1'-0"	

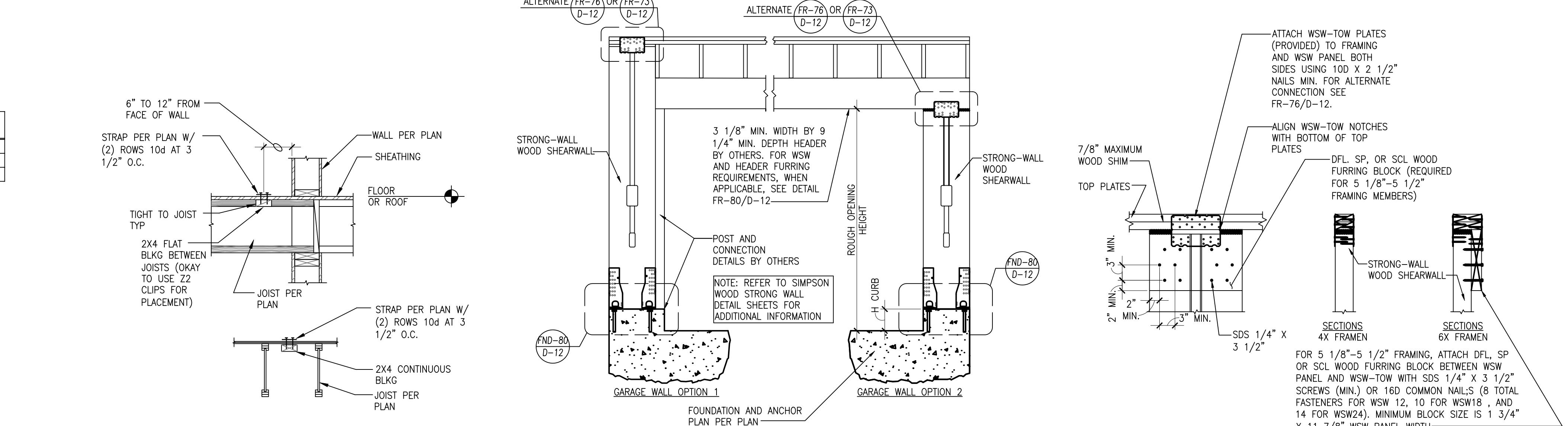




**OVERLAP STRAP DETAIL**

D-12

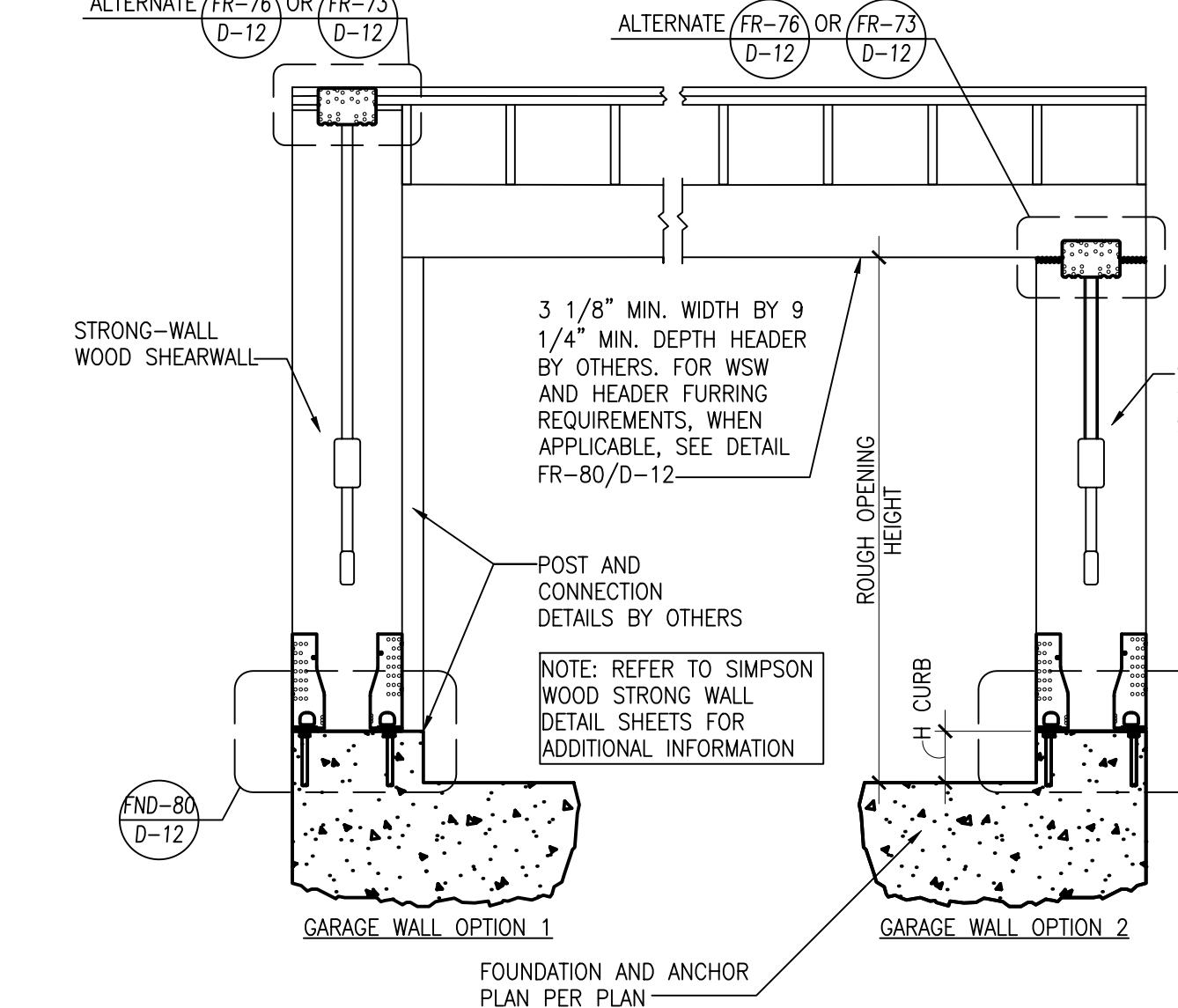
SCALE: NTS



**DIAPHRAGM STRAP DETAIL**

D-12

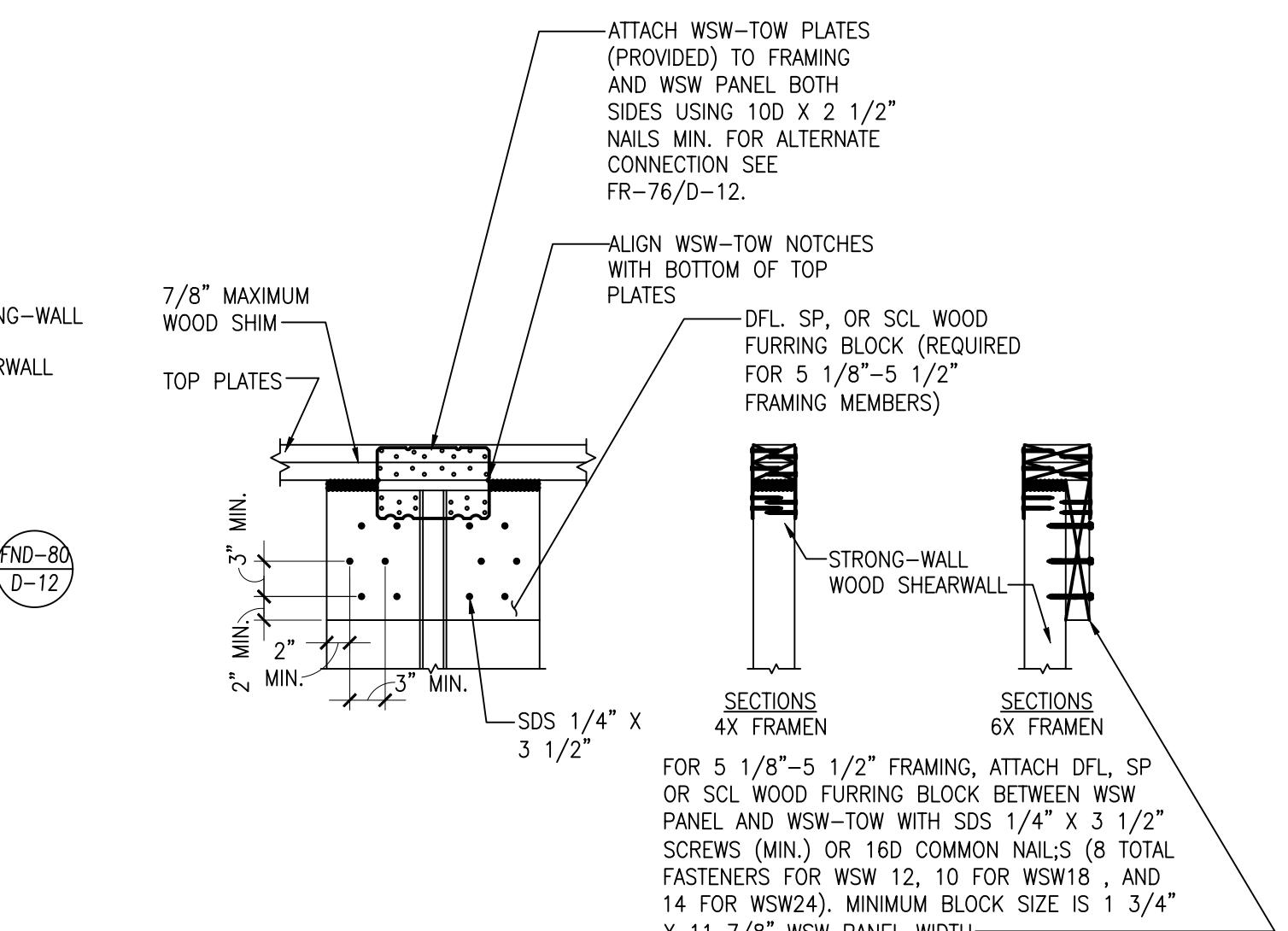
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**SIMPSON WOOD STRONG WALL DETAIL**

D-12

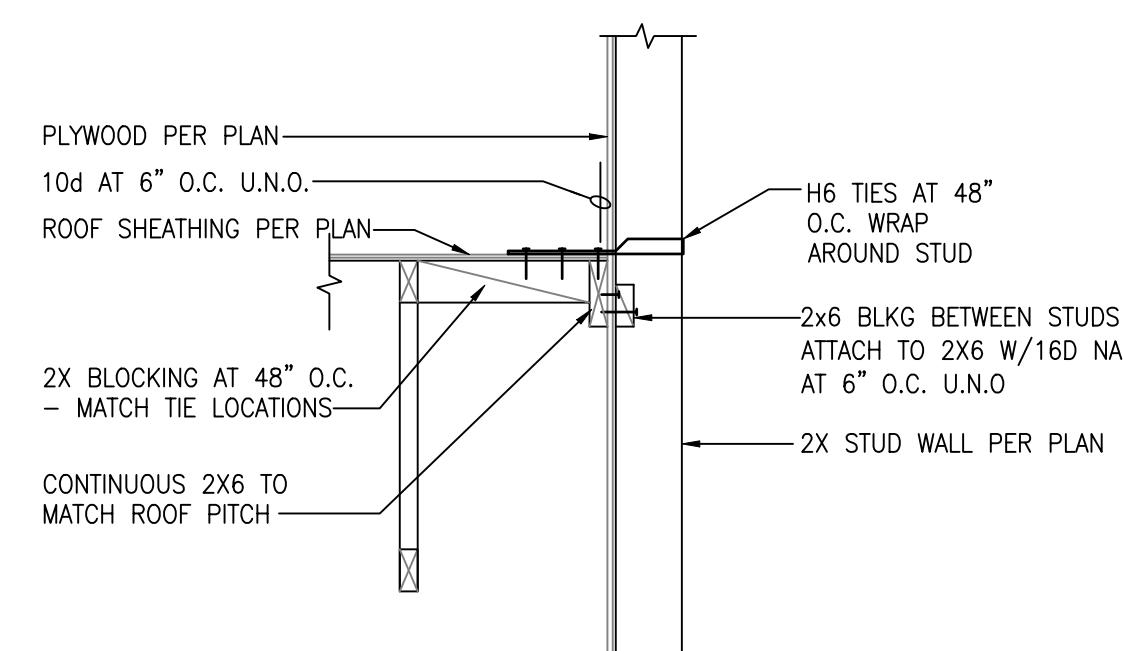
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**SWS CONNECTION DETAIL**

D-12

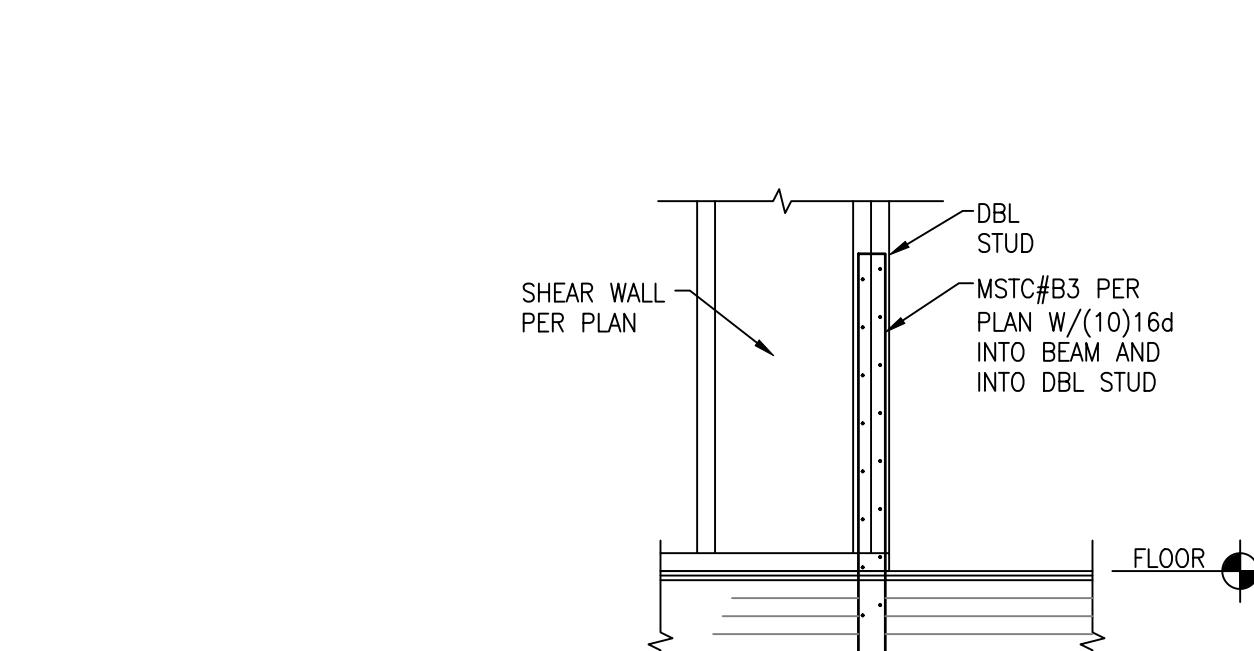
SCALE: NTS



**LOW ROOF SHEAR TRANSFER**

D-12

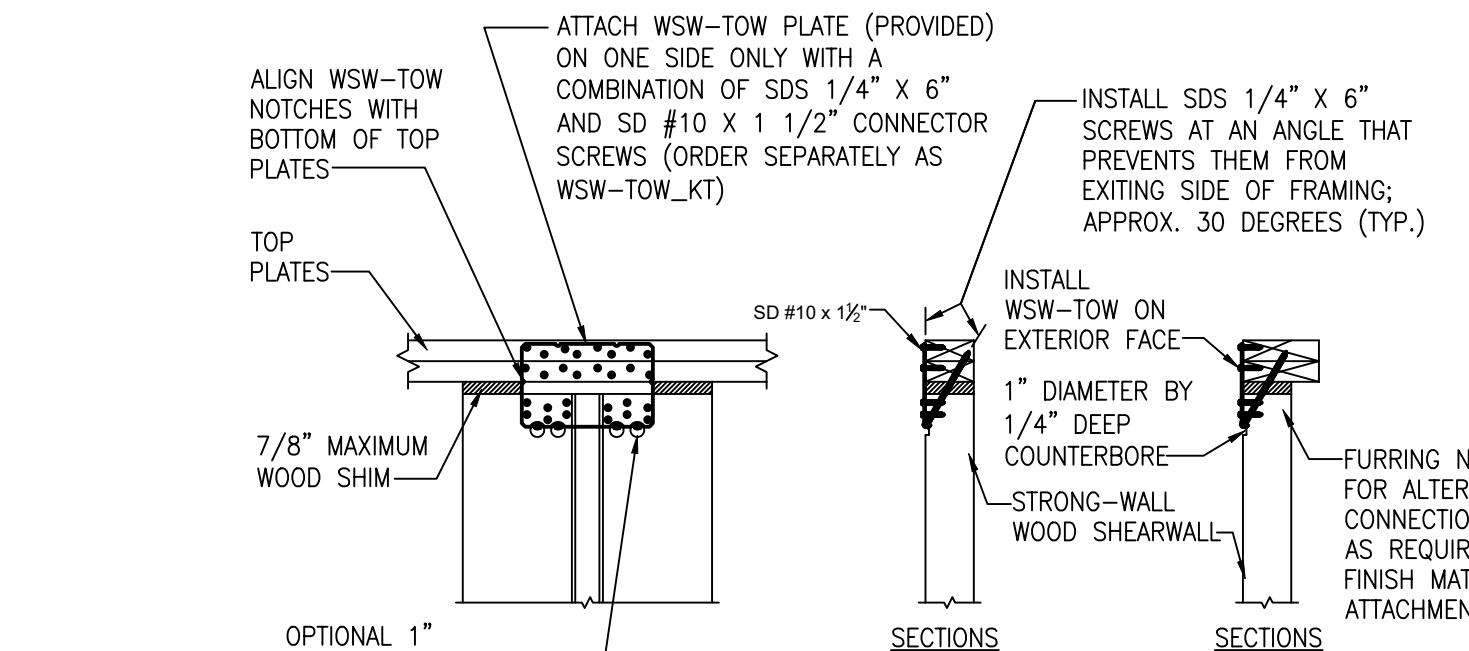
SCALE: NTS



**MST STRAP AT BEAM**

D-12

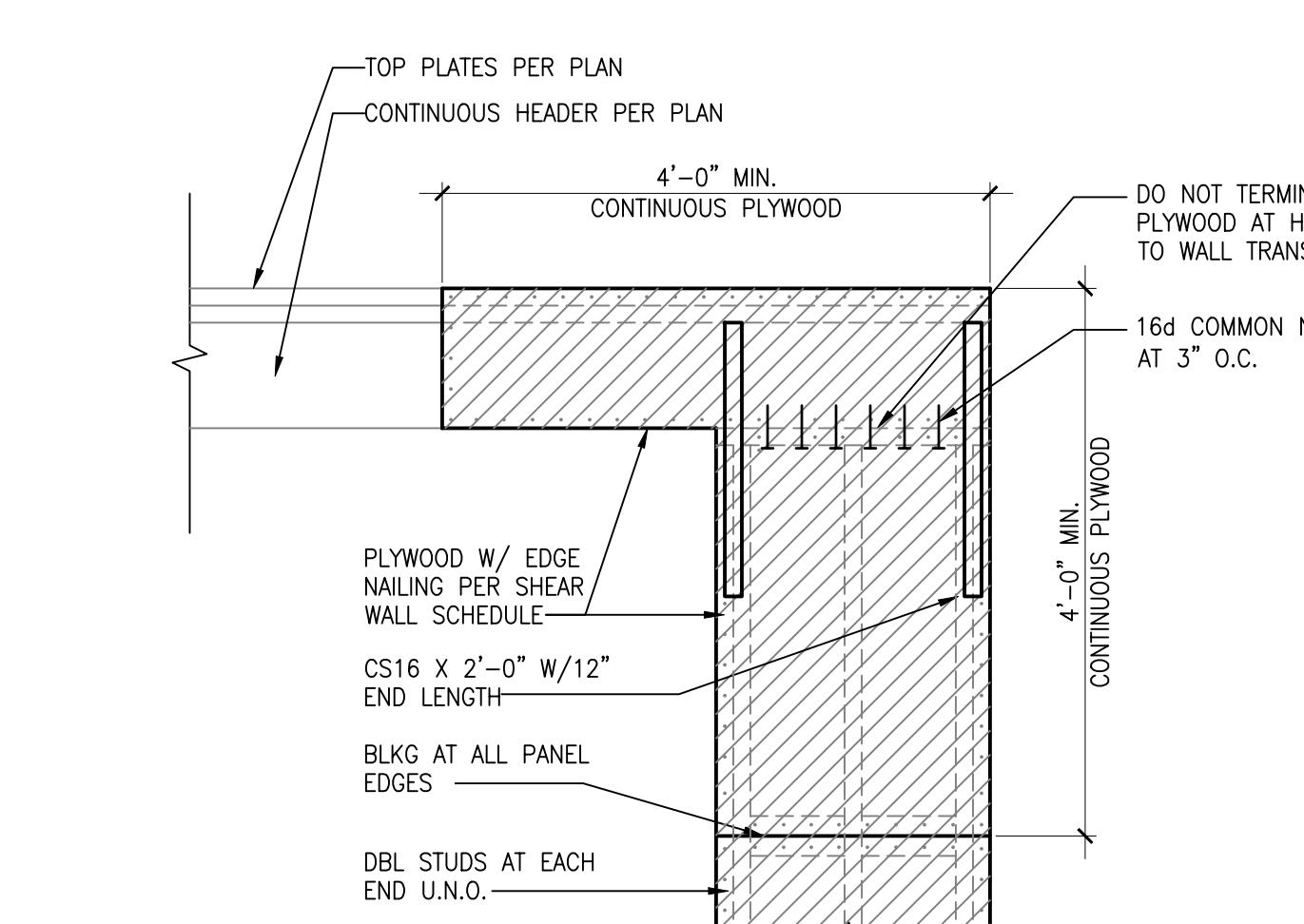
SCALE: 3/4" = 1'-0"



**SWS CONNECTION DETAIL**

D-12

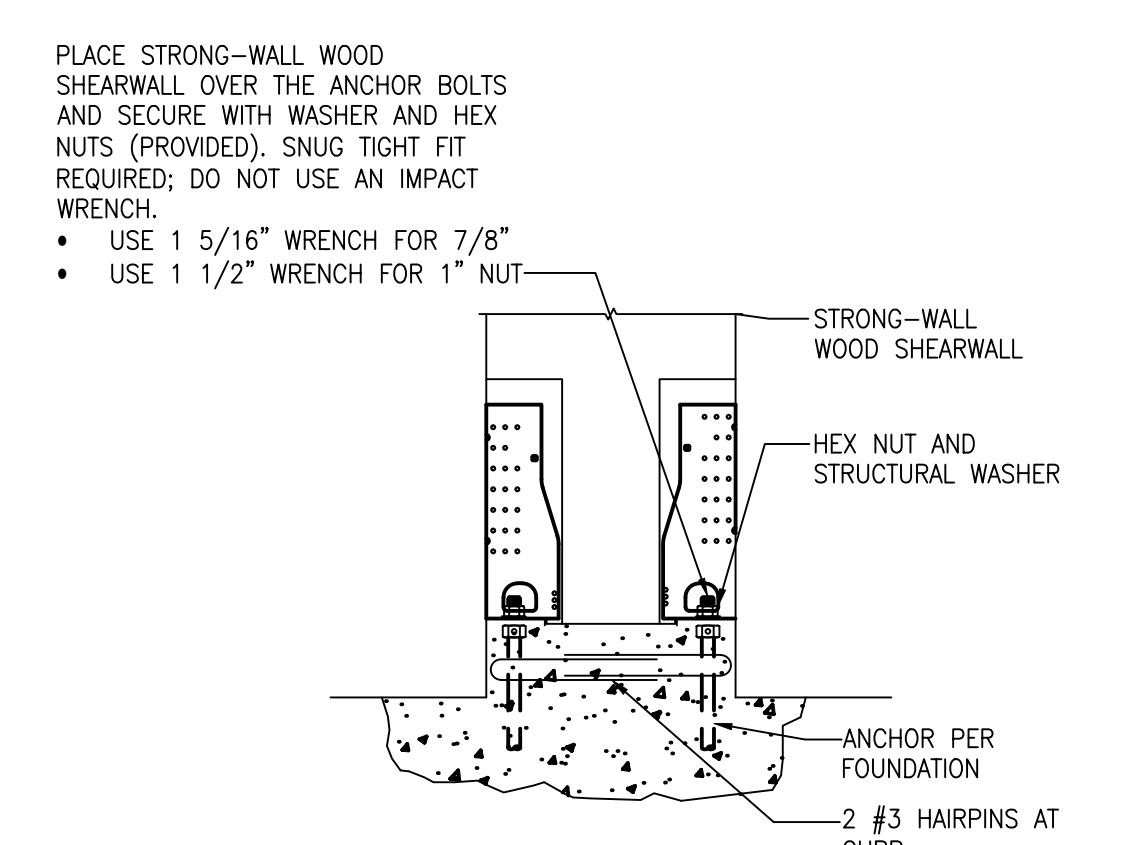
SCALE: NTS



**SHEAR TRANSFER @ CONTINUOUS HEADER**

D-12

SCALE: NTS



**SWS ANCHOR CONNECTION DETAIL**

D-12

SCALE: NTS

## TOLL ARCHITECTURE

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 Grapevine, TX 76051  
 A Toll Brothers Company

R/L	HAND SET	DRAWN BY -	MODEL/PROJECT NAME ALL	Sheet Revision Info
SHEET DESCRIPTION SHEARWALL DETAILS	SHEET NUMBER D-12	CHECKED BY -	ELEVATION NAME	SET Revision Info
				ALL

SCALE	11X17 SHEET 1/8=1'-0"
22X34 SHEET 1/4=1'-0"	

REVIEWED FOR  
CODE COMPLIANCE  
VALIDITY OF PERMIT  
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction

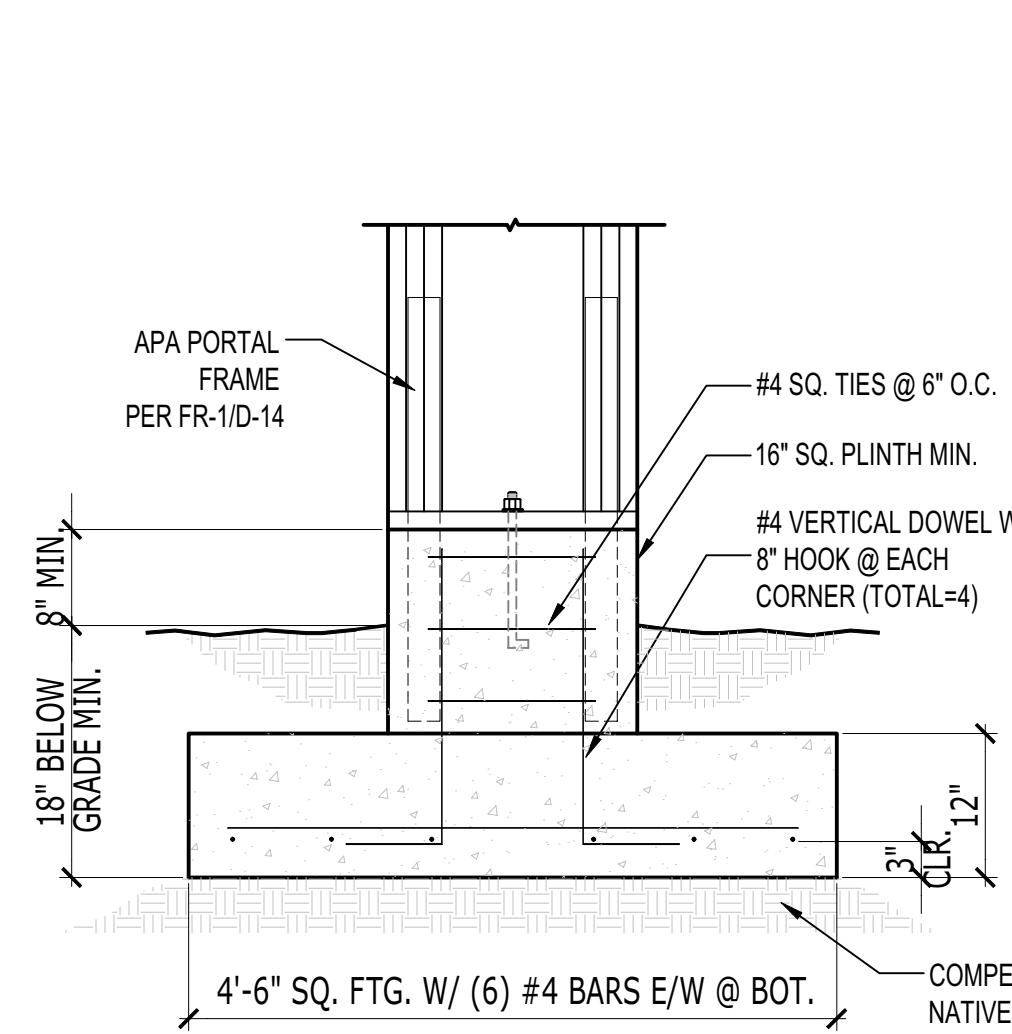
DATE 09/17/20  
 BLDG-2008452

CITY USE

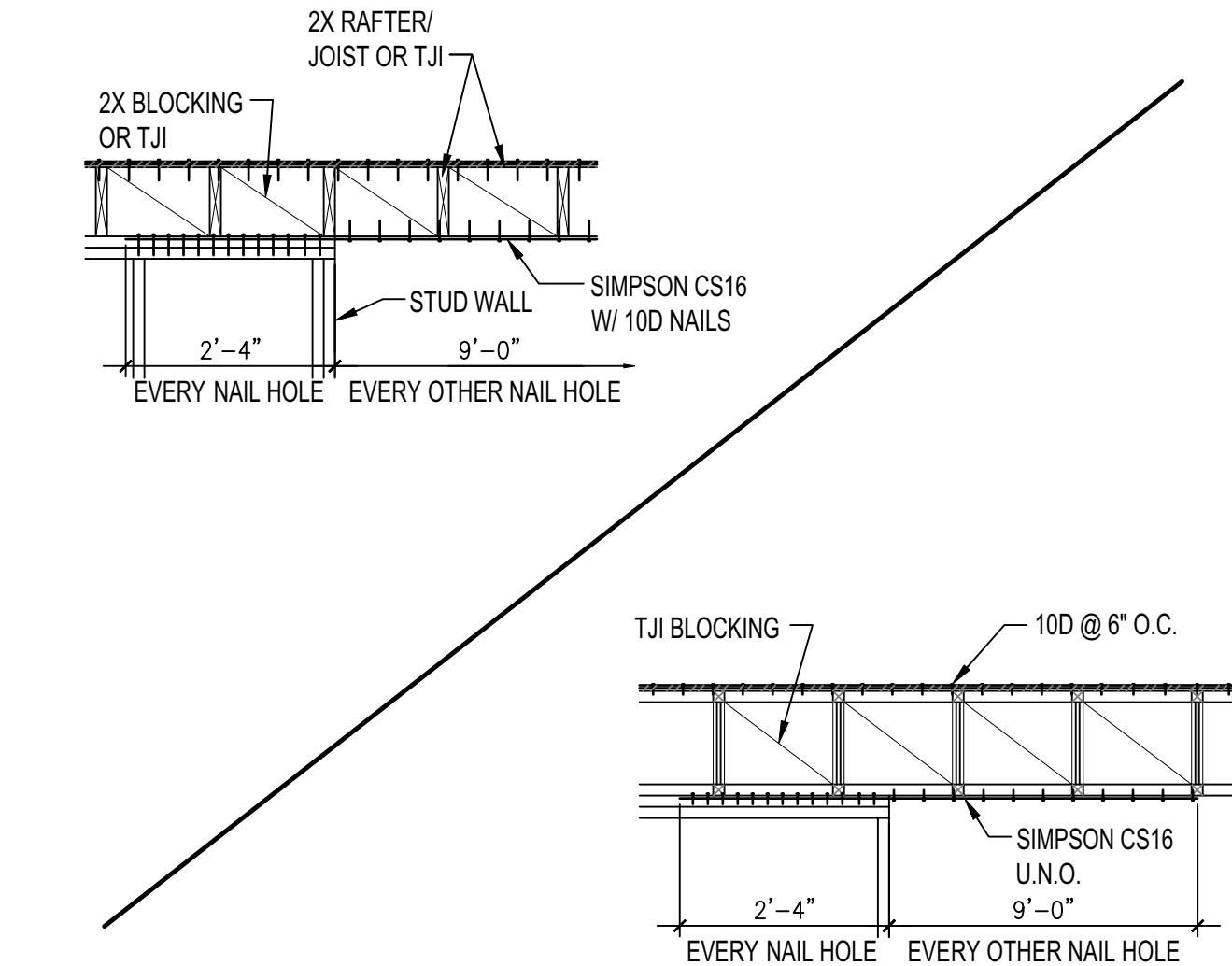
REGISTERED ARCHITECT  
MICHAEL CLERKIN  
CLERKIN  
GRAPEVINE,  
TEXAS  
STATE OF OREGON

REGISTERED PROFESSIONAL  
ENGINEER  
93768PE  
TERENISTO C. SARALDE  
JULY 11, 2018  
EXPIRES: JUNE 30, 2022

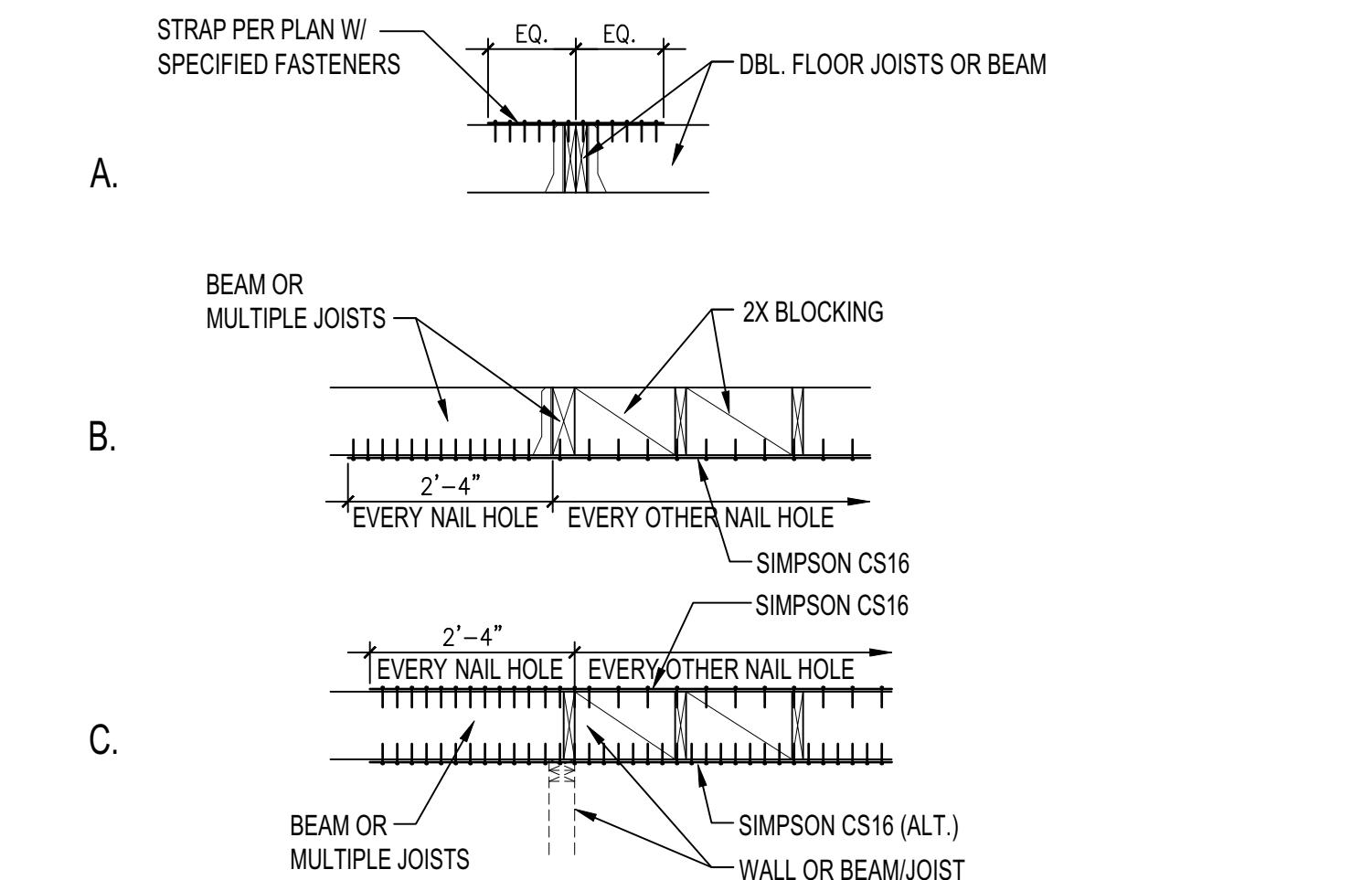




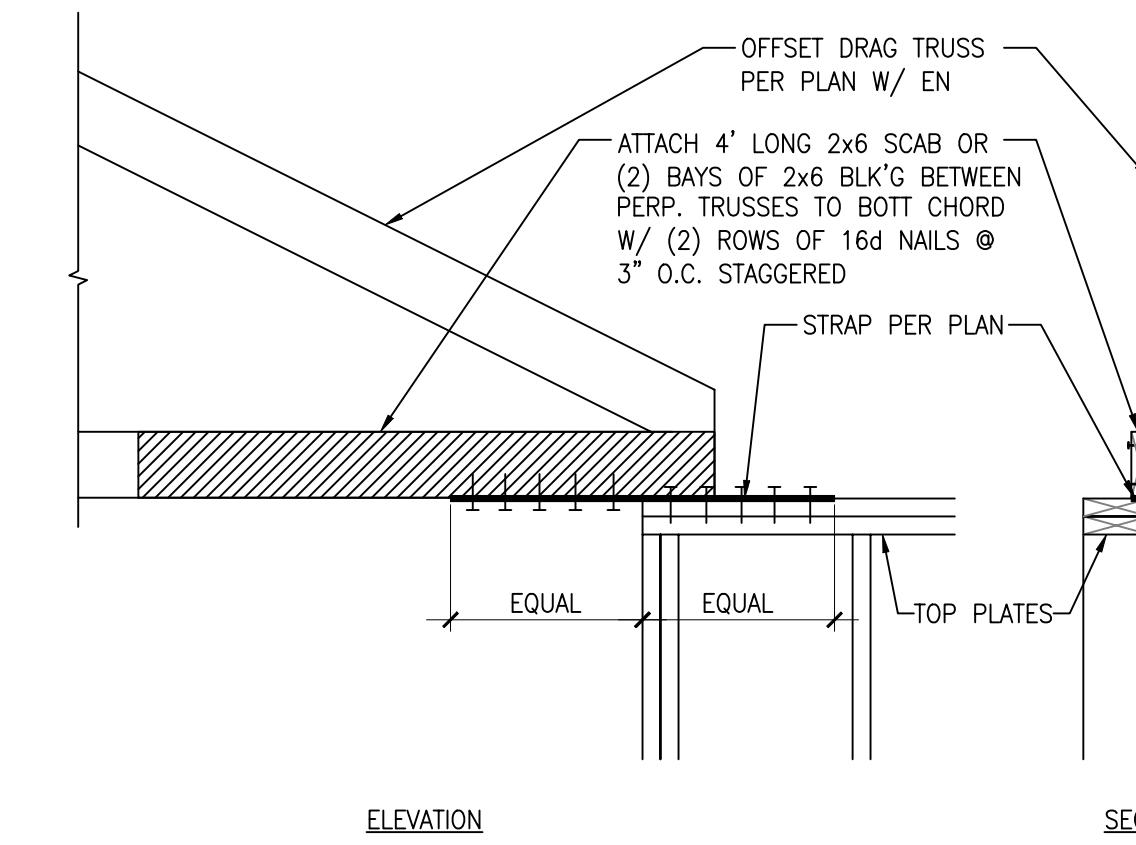
FND-7  
D-14 PAD FTG. FOR APA PORTAL FRAME  
SCALE: NTS



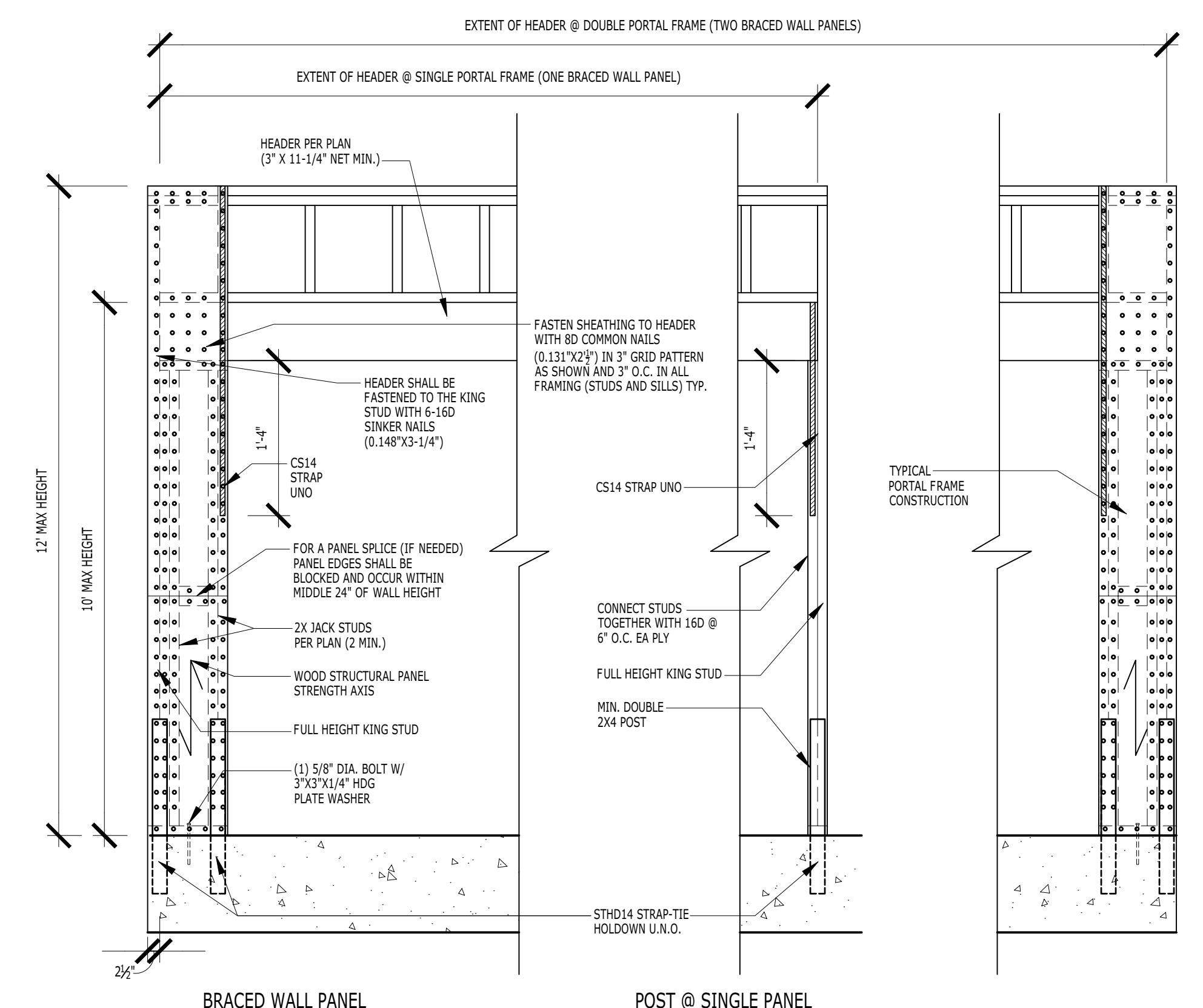
FR-6  
D-14 PERPENDICULAR DRAG STRUT  
SCALE: 1/2"=1'-0"



FR-4  
D-14 BEAM TO POST CONNECTION  
SCALE: 1"=1'-0"



FR-8  
D-14 OFFSET DRAG CONNECTION  
SCALE: NTS



FR-1  
D-14 APA PORTAL FRAME ELEVATION  
SCALE: NTS

R/L	HAND SET	DRAWN BY -	MODEL/PROJECT NAME ALL	Sheet Revision Info
PORTAL FRAME DETAILS		CHECKED BY -	Elevation Name	
		SHEET DATE -		
SHEET NUMBER <b>D-14</b>	SCALE 11X17 SHEET 1-1/8"=1'-0" 22X34 SHEET 1-1/4"=1'-0"	ALL		
SHEET NUMBER <b>D-14</b>	ALL			

REVIEWED FOR CODE COMPLIANCE VALIDITY OF PERMIT
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of the provisions of this code or of any other ordinance of the jurisdiction
DATE 09/17/20 BLDG-2008452
CITY USE
REGISTERED ARCHITECT MICHAEL CLERKIN GRAPENVILLE, TEXAS STATE OF OREGON S. • M. Clerkin, L.P.
REGISTERED PROFESSIONAL ENGINEER 93768PE TEREFISTO C. SARALDE JULY 11, 2018
EXPIRES: JUNE 30, 2022

PHILADELPHIA - ORLANDO  
DALLAS - LOS ANGELES - SEATTLE  
2557 Southwest Grapevine Pkwy Suite 100  
Grapevine, TX 76051  
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TOLL ARCHITECTURE

