



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: November 20, 2018

REGARDING: 20857 DUNHILL DR, #50-22-32-402-004 (PZ18-0055)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Chris Ketzler/Toll Brothers

#### Variance Type

Dimensional

#### Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Beck Road and North of Eight Mile Road
Parcel #:	50-22-32-402-004

#### Request

The applicant is requesting a 2% variance from the City of Novi Zoning Ordinance Section 3.1.2 to allow the 27% proposed lot coverage for a new home, 25% allowed. This property is zoned Single Family Residential (R-1).

### II. STAFF COMMENTS:

*Proposed new structure exceeds lot coverage restrictions by 2%, Home Owner's Association approval provided.*

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ18-0055**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
- (b) The property is unique because \_\_\_\_\_.
- (c) Petitioner did not create the condition because \_\_\_\_\_.

- \_\_\_\_\_.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.
  - (e) The relief if consistent with the spirit and intent of the ordinance because\_\_\_\_\_.
  - (f) The variance granted is subject to:
    - 1. \_\_\_\_\_.
    - 2. \_\_\_\_\_.
    - 3. \_\_\_\_\_.
    - 4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ18-0055**, sought by \_\_\_\_\_, for\_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

- (a) The circumstances and features of the property including\_\_\_\_\_ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because\_\_\_\_\_.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.
- (d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

OCT 10 2018

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>		Application Fee: <u>250.00</u>	
PROJECT NAME / SUBDIVISION <u>Dunhill Park</u>		Meeting Date: <u>11/20/18</u>	
ADDRESS <u>20857 Dunhill Drive</u>	LOT/SIUTE/SPACE # <u>4</u>	ZBA Case #: <u>PZ 18-0055</u>	
SIDWELL # <u>50-22-32-402-004</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>Beck and 8 mile</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>CKetzler@tollbrothers.com</u>	
NAME <u>Chris Ketzler</u>		CELL PHONE NO. <u>248-909-8369</u>	
ORGANIZATION/COMPANY <u>Toll Brothers</u>		TELEPHONE NO. <u>248-380-9611</u>	
ADDRESS <u>18088 Shagbark Dr.</u>		FAX NO. <u>NIA</u>	
CITY <u>Northville</u>	STATE <u>MI</u>	ZIP CODE <u>48168</u>	
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>CKetzler@tollbrothers.com</u>	
NAME <u>Chris Ketzler for Toll Brothers</u>		CELL PHONE NO. <u>248-909-8369</u>	
ORGANIZATION/COMPANY <u>Toll Brothers</u>		TELEPHONE NO. <u>248-380-9611</u>	
ADDRESS <u>18088 Shagbark Dr.</u>		FAX NO. <u>NIA</u>	
CITY <u>Northville</u>	STATE <u>MI</u>	ZIP CODE <u>48168</u>	
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<input type="checkbox"/> R-A <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.1.5</u> Variance requested <u>Lot Coverage 27%</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
<b>B. DRAWINGS</b> <b>1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>			



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL    USE    SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING    ADDITION TO EXISTING HOME/BUILDING    SIGNAGE

ACCESSORY BUILDING    USE    OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

  
\_\_\_\_\_  
Applicant Signature

10/9/14  
\_\_\_\_\_  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

  
\_\_\_\_\_  
Property Owner Signature

10/9/14  
\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



cityofnovi.org

**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
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**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:

COVERAGE OF PROPOSED STRUCTURE EXCEEDS THE LOT SIZE COVERAGE RESTRICTIONS

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:

## Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

ALLOWABLE LOT COVERAGE FOR A STRUCTURE IS 25%. WE ARE AT 27% WITH THE PROPOSED STRUCTURE

## Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

THE PROPOSED STRUCTURE FITS IN THE AREA GOVERNING THE SETBACK REQUIREMENTS BUT EXCEEDS THE LOT COVERAGE RESTRICTIONS

## Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

THE REQUESTED VARIANCE WILL ACCOMMODATE THE AMOUNT OF AREA NEEDED FOR THE STRUCTURE AND WILL BE THE MINIMUM AMOUNT NEEDED FOR THE PROPERTY AND WILL NOT EXCEED.

## Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

THE VARIANCE WILL ALLOW ADDITIONAL SQUARE FOOTAGE TO A 2 STORY IN A NEIGHBORHOOD OF SIMILAR SIZE HOMES. THE ADDED SQUARE FOOTAGE WILL ADD VALUE AND ENJOYMENT TO THE PROPERTY AND SURROUNDING PROPERTIES

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROTHERS, INC. AND ARE COPYRIGHTED. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR 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 WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR 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.

# THE HENLEY

**LATERAL BRACING**

THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.

FOR OSB + DRYWALL ATTACHMENT SEE A4L1 DETAIL SHEET

THE WHOLE SET WILL BE USED FOR CONSTRUCTION.

Jed Gibson, AIA  
 Patricia Brubaker, AIA  
 Rafael Da Silva, AIA  
 Jeremy Greene, AIA  
 Brian Morgan, AIA  
 Timothy O'Neill, AIA  
 David Ruggles, AIA  
 Jeffrey Gow, AIA  
 Jill Voitchek, AIA

**TOLLARCHITECTURE**

PHILADELPHIA · ORLANDO  
 DALLAS · LOS ANGELES · SEATTLE

250 Gibraltar Road, Horsham, PA 19044  
 P 215-293-5300 | F 215-293-5314

A Toll Brothers Company

SHEET REVISION INFO

1/AO-181196 09/21/2018  
 J.BERRY/TOLLARCH

SET REVISION INFO

.....

PRODUCT LINE

**SIGNATURE**

MODEL/PROJECT NAME

**HENLEY**

ELEVATION NAME

**COUNTRY MANOR**

DRAWN BY - S+T

CHECKED BY - TOLL ARCH

SHEET DATE - 8/21/2018

SHEET DESCRIPTION

**RESchecks**

SHEET NUMBER

**C1**

SERIAL NUMBER

1015.0

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION

**REScheck Software Version 4.6.3**

## Compliance Certificate

Project **Henley Model**

Energy Code: **2015 IECC**  
 Location: **Northville, Michigan**  
 Construction Type: **Single-family**  
 Project Type: **New Construction**  
 Conditioned Floor Area: **5,405 ft2**  
 Glazing Area: **15%**  
 Climate Zone: **5 (6466 HDD)**  
 Permit Date: **09/04/2018**  
 Permit Number: **0004**

Construction Site: Dunhill Park, 20857 Dunhill Drive, Northville, MI 48168  
 Owner/Agent: Toll Brothers, Inc.  
 Designer/Contractor: Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19022

Compliance: **Passes using UA trade-off**  
 Compliance: **0.2% Better Than Code** Maximum UA: **857** Your UA: **855**  
 The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

### Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Basement Wall - Conc.: Solid Concrete or Masonry Wall height: 8.5' Depth below grade: 7.5' Insulation depth: 8.0'	2,419	0.0	11.0	0.057	134
Basement window: Vinyl/Fiberglass Frame:Double Pane with Low-E	16			0.300	5
Sliding Door: Glass	48			0.340	16
1st floor 2x6: Wood Frame, 16" o.c.	1,892	18.0	0.0	0.062	91
1st floor window: Vinyl/Fiberglass Frame:Double Pane with Low-E	297			0.300	89
1st floor door: Glass	123			0.340	42
2nd floor 2x6: Wood Frame, 16" o.c.	1,733	18.0	0.0	0.062	91
2nd floor window: Vinyl/Fiberglass Frame:Double Pane with Low-E	261			0.300	78
Knee Wall: Wood Frame, 16" o.c.	523	18.0	0.0	0.062	32
Band Joist: Wood Frame, 16" o.c.	668	19.0	0.0	0.060	40
Wall 2x4-Garage/walkout bay: Wood Frame, 16" o.c.	141	13.0	0.0	0.082	10
Garage Man Door: Solid	18			0.200	4
Wall 2x6-Garage: Wood Frame, 16" o.c.	245	18.0	0.0	0.062	15
2x6 balloon framed: Wood Frame, 16" o.c.	1,001	18.0	0.0	0.062	47
balloon framed windows: Vinyl/Fiberglass Frame:Double Pane with Low-E	192			0.300	58

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Door: Solid	56			0.200	11
Flat Ceiling: Raised or Energy Truss	3,169	44.0	0.0	0.022	70
Sloped Ceiling: Cathedral Ceiling	232	30.0	0.0	0.034	8
Floor Over Garage: All-Wood Joist/Truss:Over Unconditioned Space	435	30.0	0.0	0.033	14

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.3 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Project Notes:  
 Model: Henley Country Manor  
 Options: 001, 018, 022, 026024, 075, 109, 162, 194, 312, 379, 510, 529, 687, 810, 9000, 90004002, 90004009, 90004010

**REScheck Software Version 4.6.3**

## Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software  
 Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] <sup>1</sup>	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] <sup>1</sup>	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] <sup>2</sup>	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO4] <sup>1</sup>	Conditioned basement wall insulation R-value. Where interior insulation is used, verification may need to occur during insulation inspection. Not required in warm-humid locations in Climate Zone 3.	R- _____ R- _____	R- _____ R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [FO5] <sup>1</sup>	Conditioned basement wall insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.9 [FO6] <sup>1</sup>	Conditioned basement wall insulation depth of burial or distance from top of wall.	_____ ft	_____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] <sup>2</sup>	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] <sup>2</sup>	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] <sup>1</sup>	Door U-factor.	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.3.6, 402.5 [FR2] <sup>1</sup>	Glazing U-factor (area-weighted average).	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] <sup>1</sup>	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] <sup>1</sup>	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] <sup>1</sup>	Fenestration that is not site built is listed and labeled as meeting AAMA (WDM/CSA 101) (S-2)/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] <sup>2</sup>	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.1 [FR12] <sup>1</sup>	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3.5 [FR15] <sup>1</sup>	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] <sup>2</sup>	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] <sup>1</sup>	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] <sup>2</sup>	Hot water pipes are insulated to ≥R-3.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [FR19] <sup>2</sup>	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] <sup>2</sup>	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.6 [IN1] <sup>1</sup>	Floor insulation R-value.	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.7 [IN2] <sup>1</sup>	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] <sup>1</sup>	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] <sup>1</sup>	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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# THE HENLEY

## LATERAL BRACING

THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.

FOR OSB + DRYWALL ATTACHMENT SEE A4L1 DETAIL SHEET

THE WHOLE SET WILL BE USED FOR CONSTRUCTION.

Jed Gibson, AIA  
 Patricia Brubaker, AIA  
 Rafael Da Silva, AIA  
 Jeremy Greene, AIA  
 Brian Morgan, AIA  
 Timothy O'Neill, AIA  
 David Ruggles, AIA  
 Jeffrey Gow, AIA  
 Jill Voitchek, AIA

**TOLLARCHITECTURE**  
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 250 Gibraltar Road, Havsham, PA 19044  
 P 215-293-5300 | F 215-293-5314  
 A Toll Brothers Company

SHEET REVISION INFO  
 1/AO-181196 09/21/2018  
 J.BERRY/TOLLARCH  
 SET REVISION INFO  
 .....

PRODUCT LINE  
 SIGNATURE  
 MODEL/PROJECT NAME  
 HENLEY  
 ELEVATION NAME  
 COUNTRY MANOR

DRAWN BY - S+T  
 CHECKED BY - TOLL ARCH  
 SHEET DATE - 8/21/2018

SHEET DESCRIPTION  
 RESchecks  
 SERIAL NUMBER  
 1015.0

CIA

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11] <sup>1</sup>	Ceiling insulation R-value.	R- <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R- <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12] <sup>1</sup>	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft <sup>2</sup> .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [F12] <sup>2</sup>	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [F13] <sup>1</sup>	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [F17] <sup>1</sup>	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 = _____	ACH 50 = _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.3 [F14] <sup>1</sup>	Duct tightness test result of <=4 cfm/100 ft <sup>2</sup> across the system or <=3 cfm/100 ft <sup>2</sup> without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	_____ cfm/100 ft <sup>2</sup>	_____ cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2 [F17] <sup>1</sup>	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____ cfm/100 ft <sup>2</sup>	_____ cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [F124] <sup>1</sup>	Air handler leakage designated by manufacturer at <=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [F19] <sup>1</sup>	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [F110] <sup>2</sup>	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [F111] <sup>2</sup>	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: Henley Model Report date: 09/21/18  
 Data filename: C:\Vault\Communities\Michigan\Dunhill Park\Lots\0004\ResCheck Lot 0004 AO 177811.rck Page 8 of 10

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [F125] <sup>2</sup>	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [F126] <sup>2</sup>	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [F128] <sup>2</sup>	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [F129] <sup>2</sup>	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [F130] <sup>2</sup>	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [F131] <sup>2</sup>	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [F16] <sup>1</sup>	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [F123] <sup>3</sup>	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: Henley Model Report date: 09/21/18  
 Data filename: C:\Vault\Communities\Michigan\Dunhill Park\Lots\0004\ResCheck Lot 0004 AO 177811.rck Page 9 of 10

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [F17] <sup>2</sup>	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [F118] <sup>3</sup>	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:



## 2015 IECC Energy Efficiency Certificate

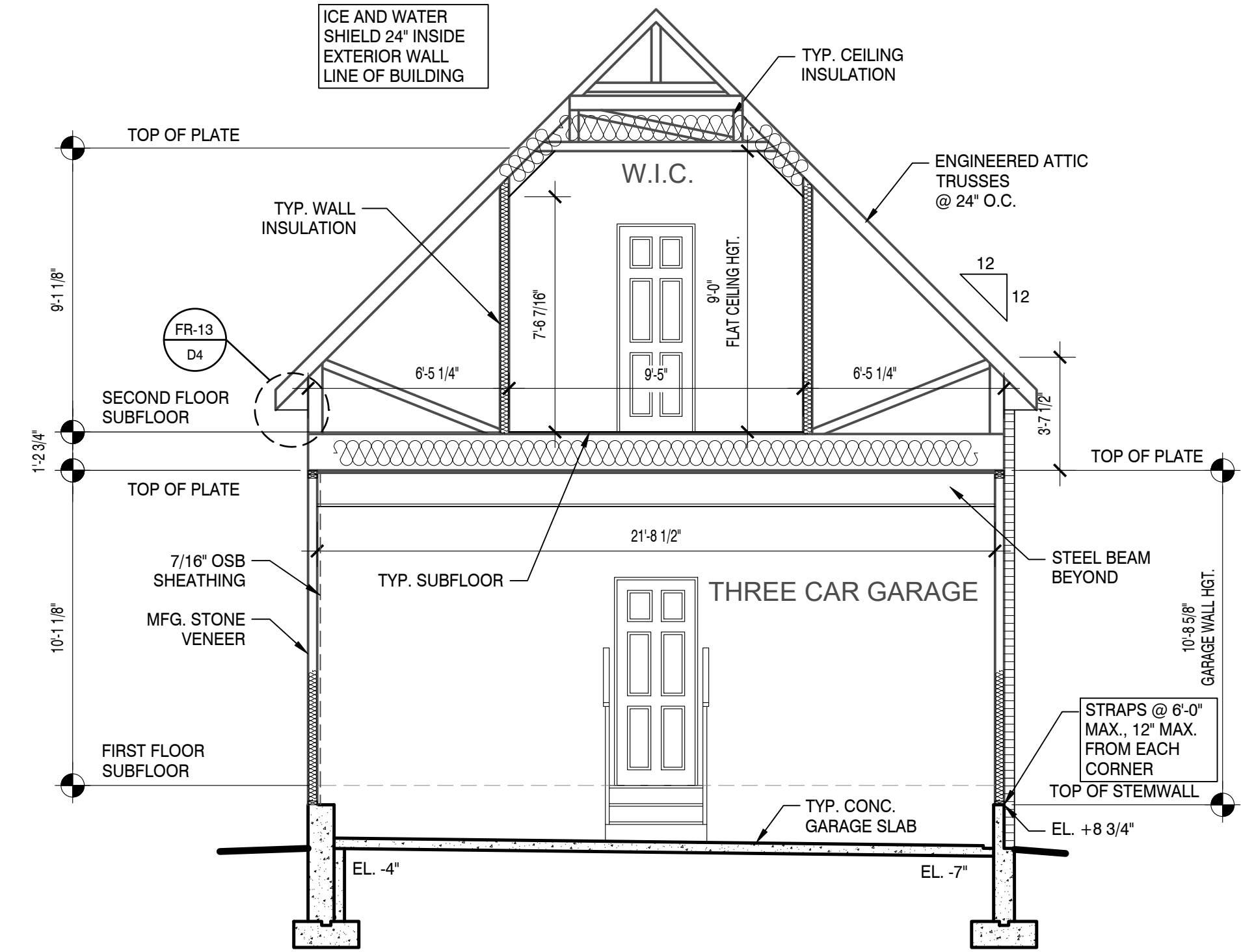
Insulation Rating	R-Value
<b>Above-Grade Wall</b>	<b>18.00</b>
<b>Below-Grade Wall</b>	<b>11.00</b>
<b>Floor</b>	<b>30.00</b>
<b>Ceiling / Roof</b>	<b>44.00</b>
<b>Ductwork (unconditioned spaces):</b>	
Glass & Door Rating	U-Factor SHGC
<b>Window</b>	<b>0.30</b>
<b>Door</b>	<b>0.34</b>
Heating & Cooling Equipment	Efficiency
<b>Heating System:</b> _____	_____
<b>Cooling System:</b> _____	_____
<b>Water Heater:</b> _____	_____
<b>Name:</b> _____	<b>Date:</b> _____

Comments

1



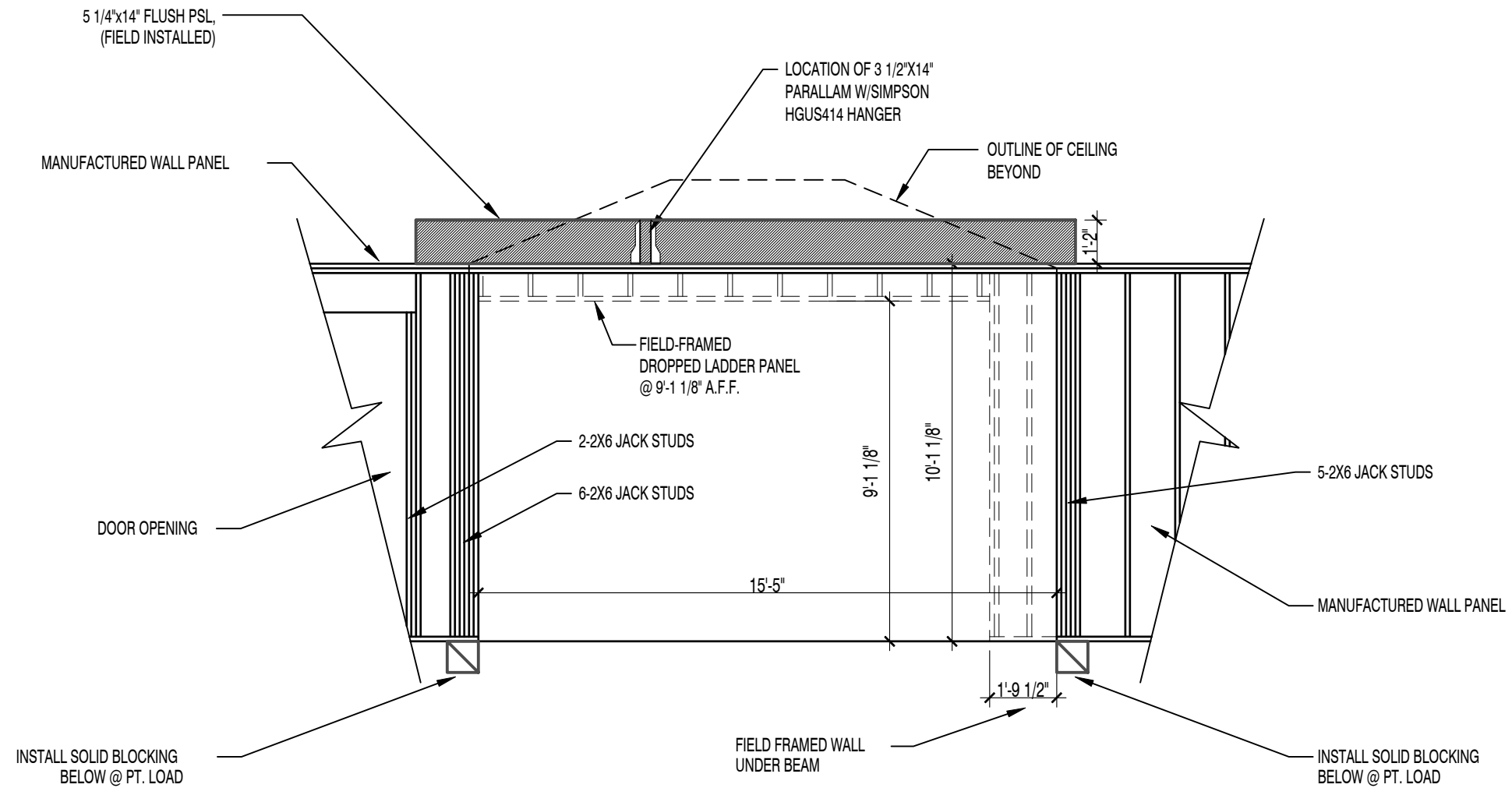
DATE: Friday, September 21, 2018 - 2:54:15 PM  
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**A BUILDING SECTION**

A7A Scale: 1/4" = 1'-0"

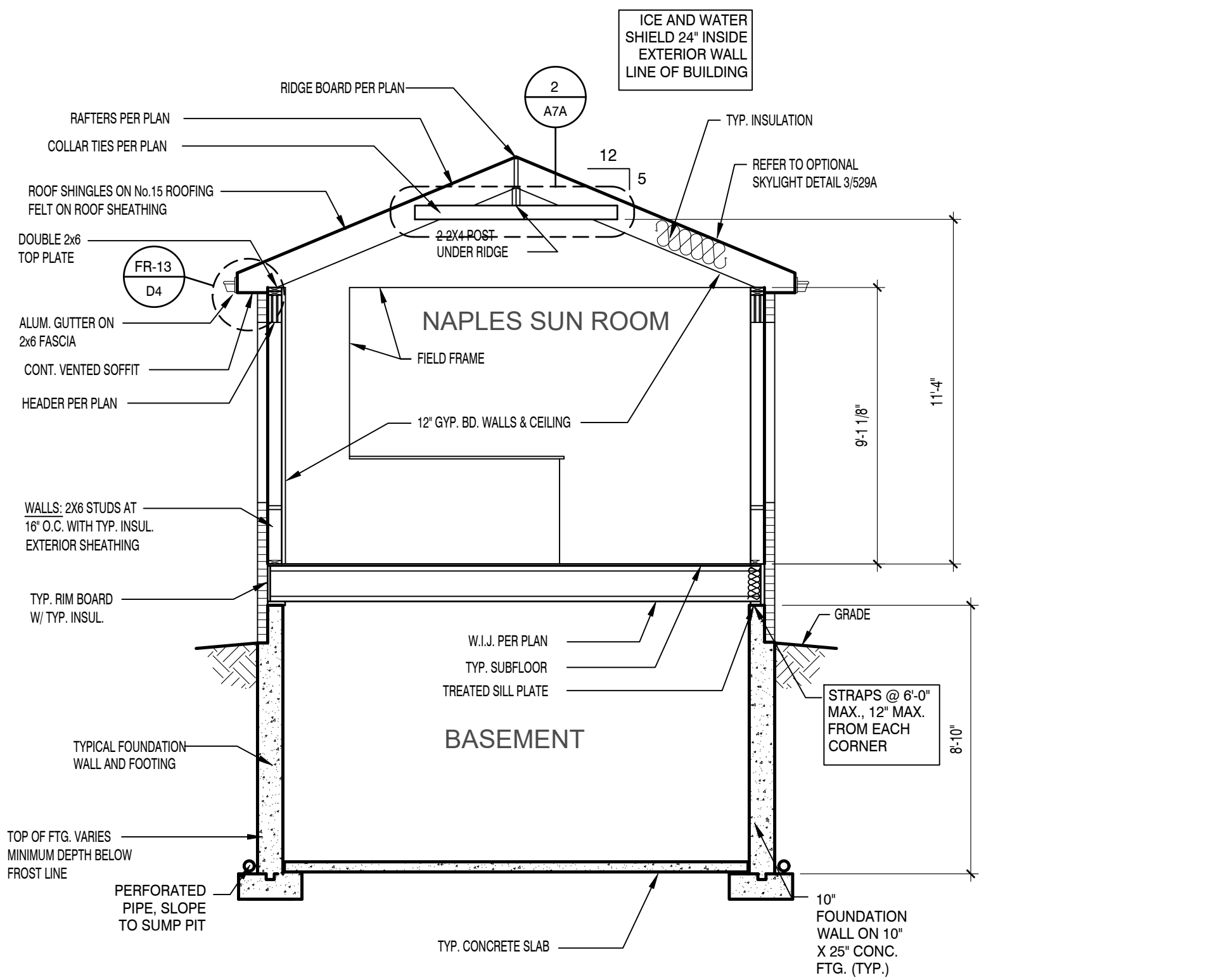
COUNTRY MANOR



**1 FIELD FRAMED WALL DETAIL (SUNROOM)**

A7A Scale: 1/2" = 1'-0"

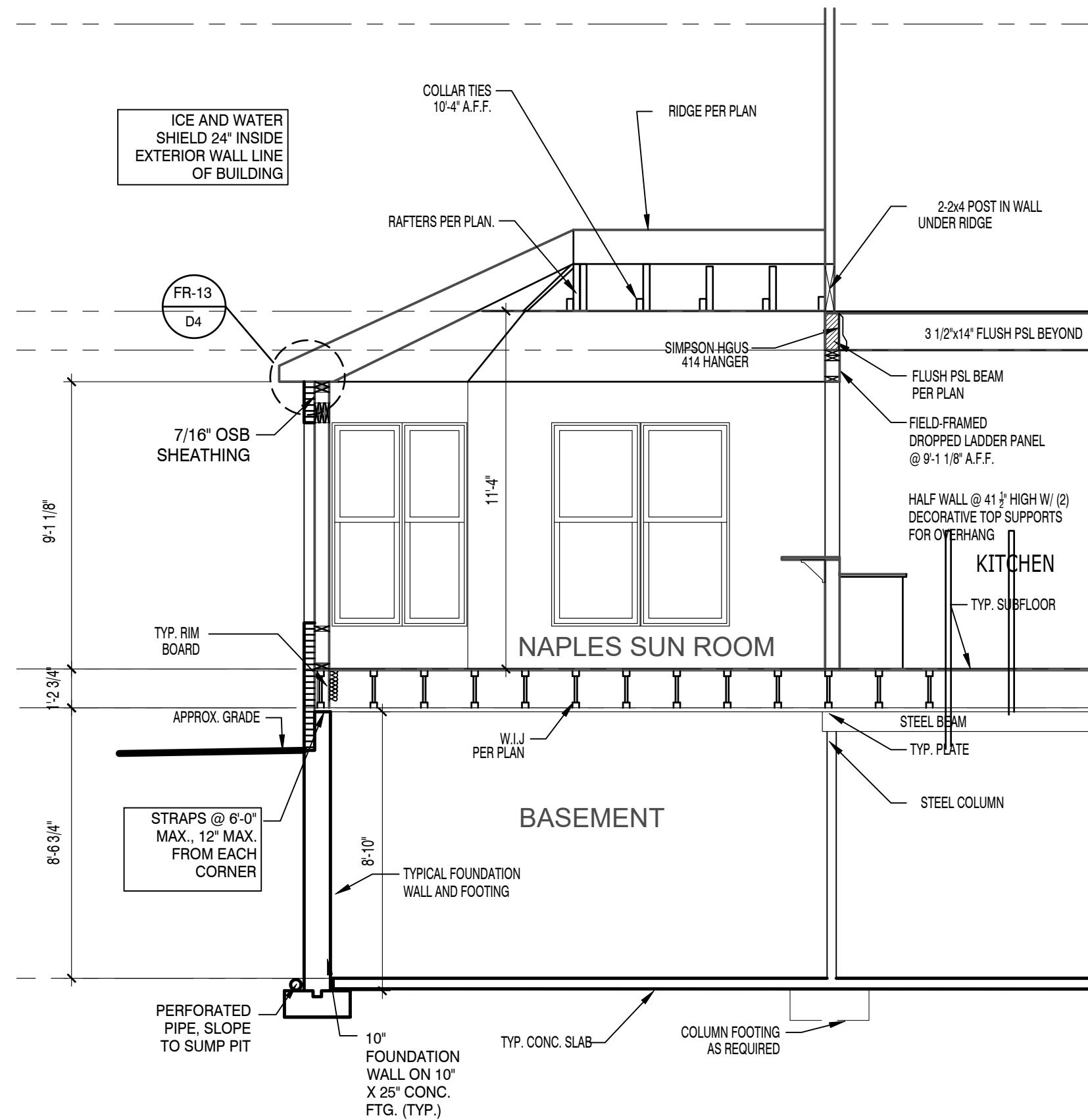
COUNTRY MANOR



**B PARTIAL BUILDING SECTION THRU NAPLES SUN ROOM**

A7A Scale: 1/4" = 1'-0"

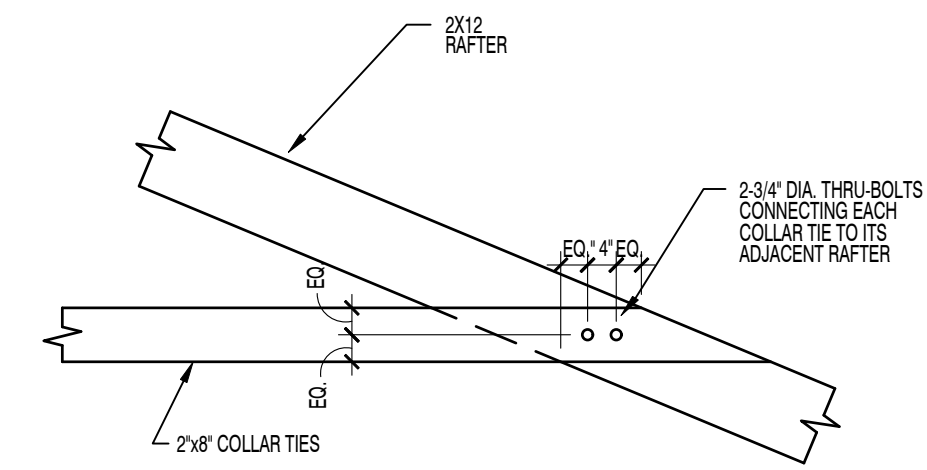
COUNTRY MANOR



**C PARTIAL BUILDING SECTION THRU NAPLES ROOM**

A7A Scale: 1/4" = 1'-0"

COUNTRY MANOR



**2 COLLAR TIE DETAIL**

A7A Scale: 1/2" = 1'-0"

COUNTRY MANOR

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION  
BUILDING SECTIONS

DRAWN BY - S+T  
CHECKED BY - TOLL ARCH  
SHEET DATE - 8/21/2018

PRODUCT LINE  
SIGNATURE  
MODEL/PROJECT NAME

SHEET REVISION INFO  
.....  
SET REVISION INFO  
.....

**TOLLARCHITECTURE**  
PHILADELPHIA · ORLANDO  
DALLAS · LOS ANGELES · SEATTLE

Jed Gibson, AIA  
Patricia Brubaker, AIA  
Rafael Da Silva, AIA  
Jeremy Greene, AIA  
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Timothy O'Neill, AIA  
David Ruggles, AIA  
Jeffrey Gow, AIA  
Jill Voitchek, AIA

250 Gibraltar Road, Horsham, PA 19044  
P 215-293-5300 | F 215-293-5314

A Toll Brothers Company

ELEVATION NAME  
**HENLEY**

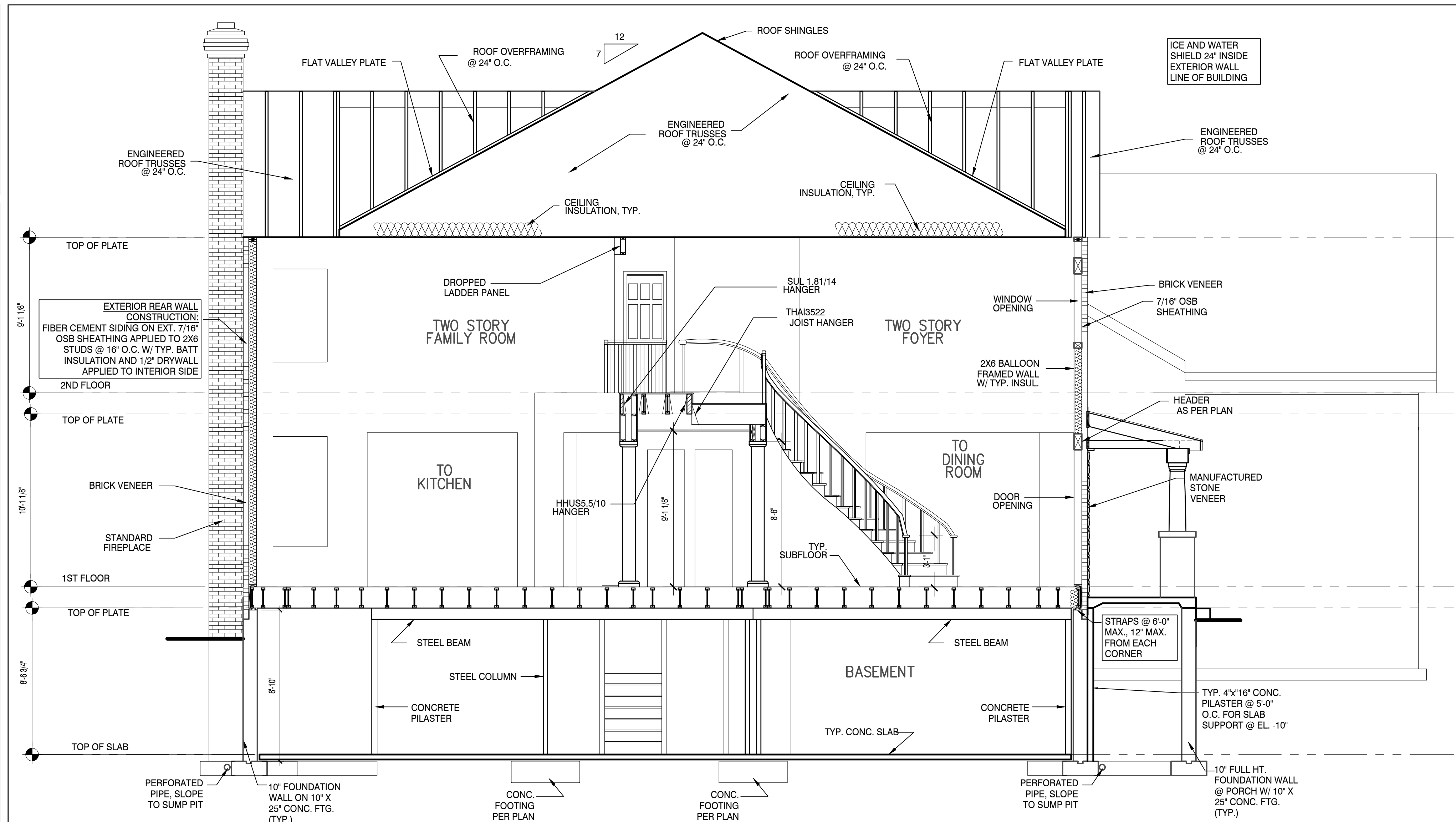
ELEVATION NAME  
**COUNTRY MANOR**

SHEET NUMBER  
**A7A**

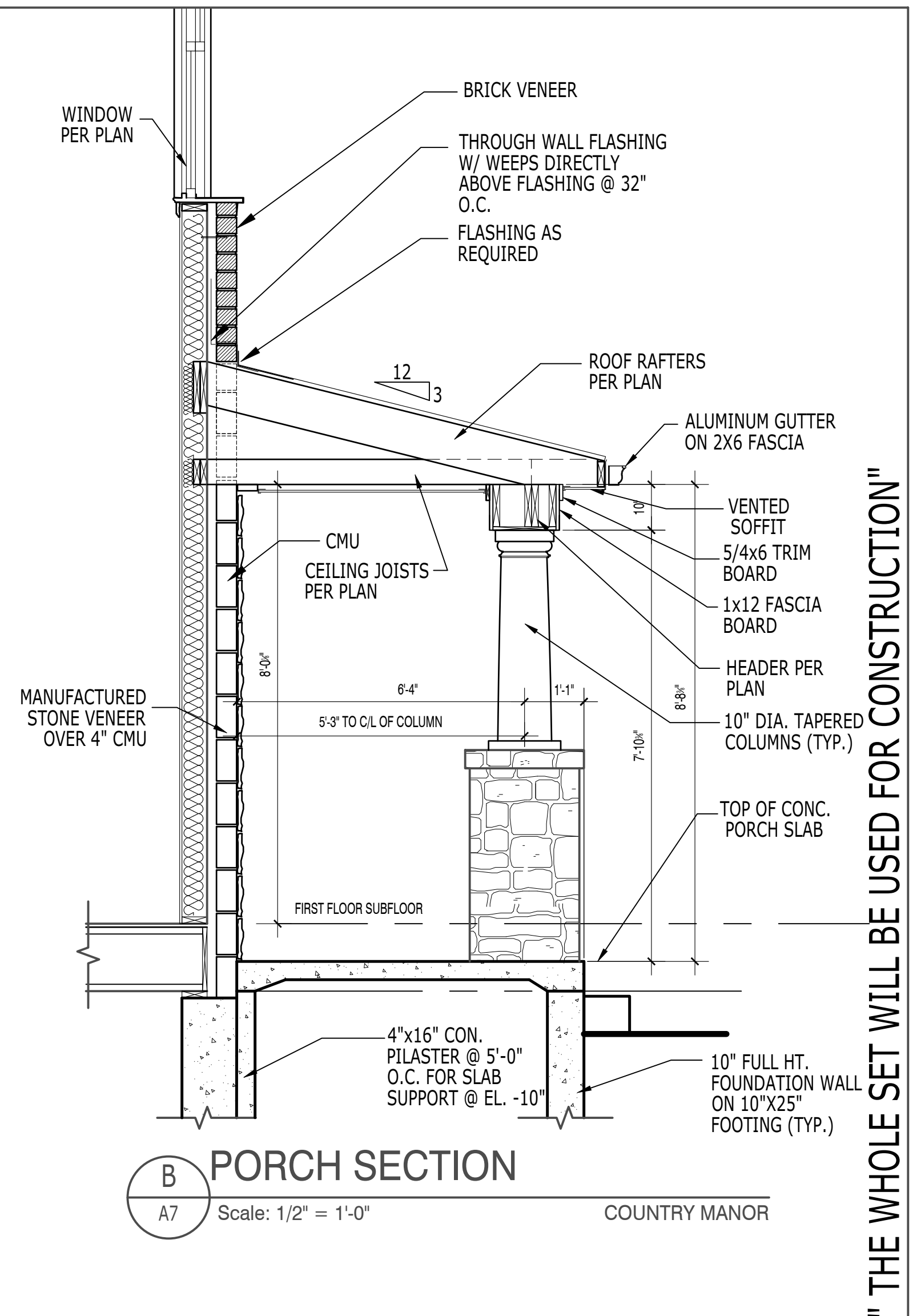
SERIAL NUMBER 1015.0

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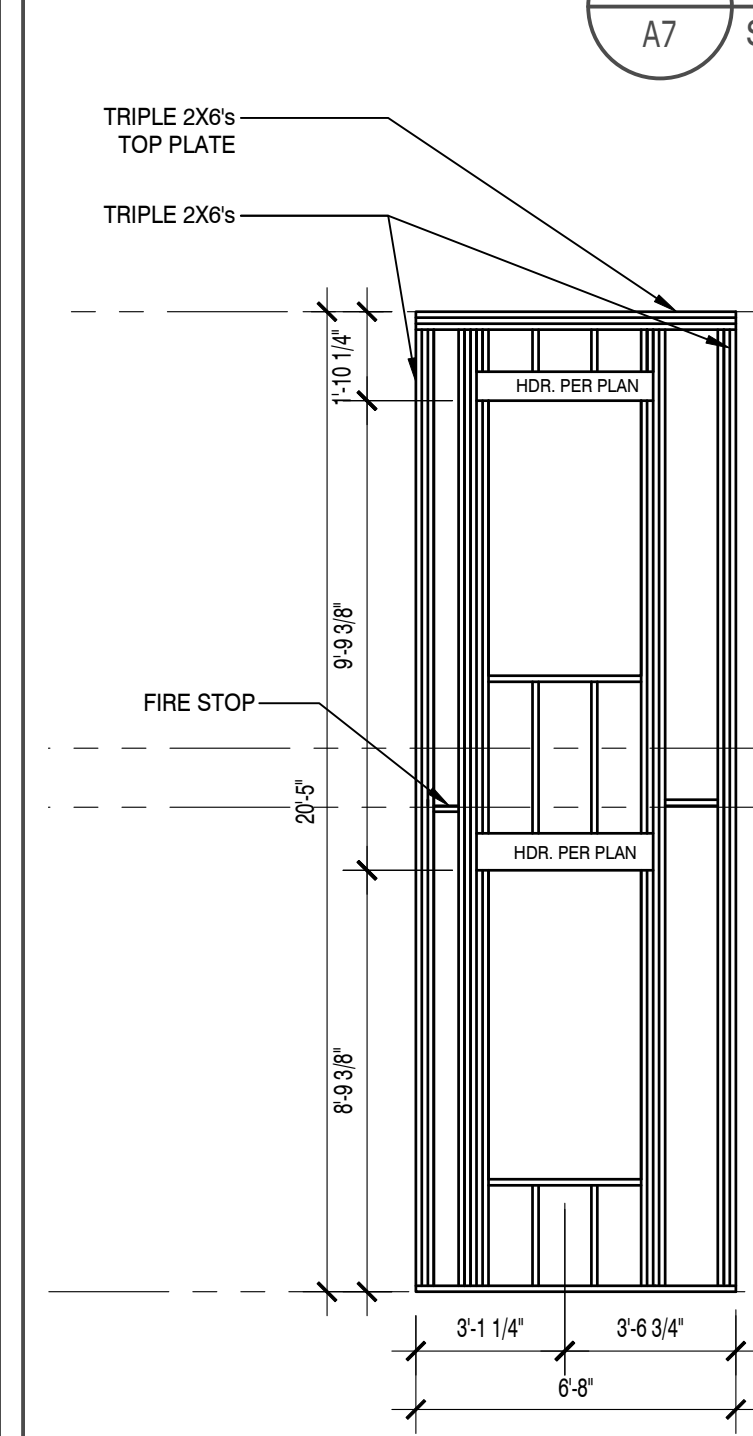
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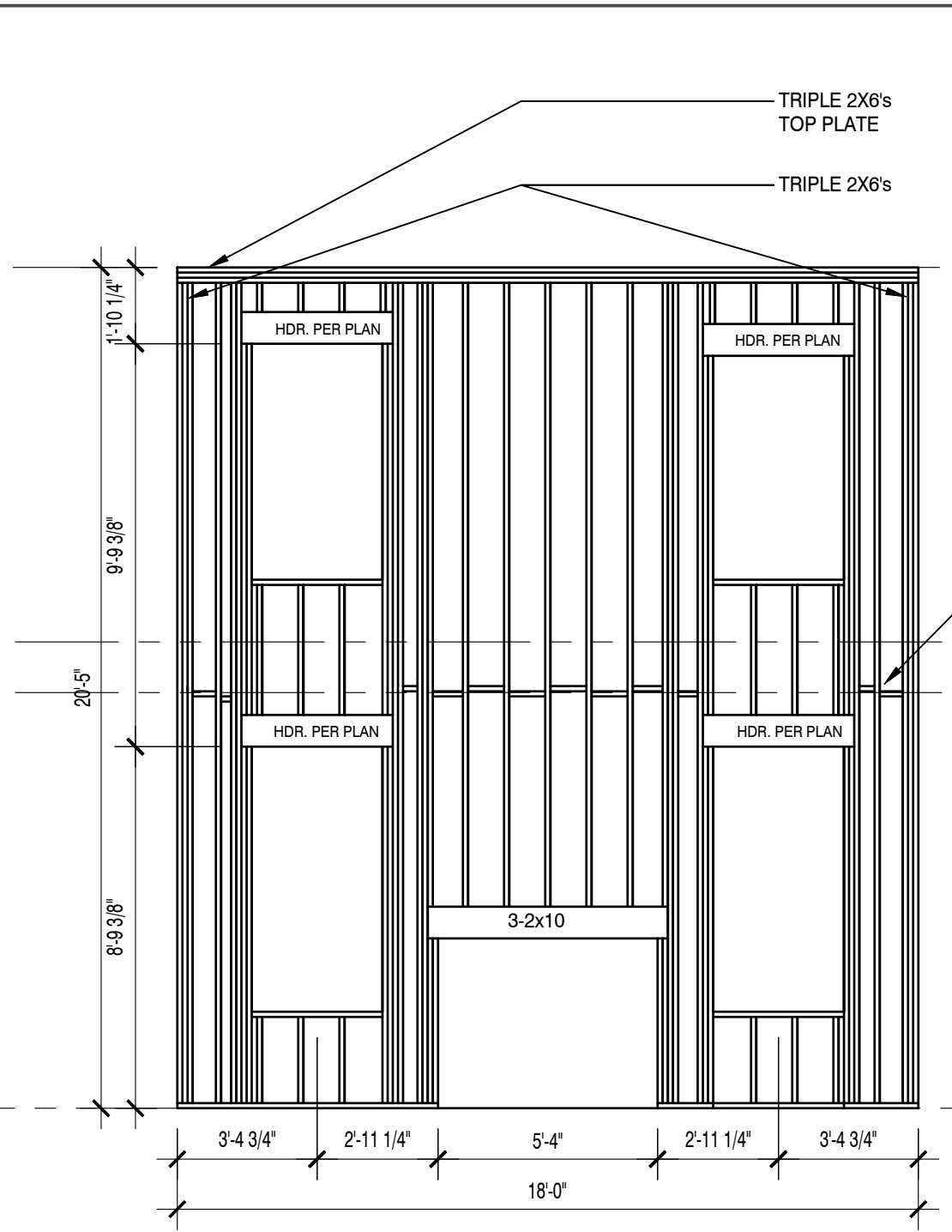
**A BUILDING SECTION**  
A7 Scale: 1/4" = 1'-0"



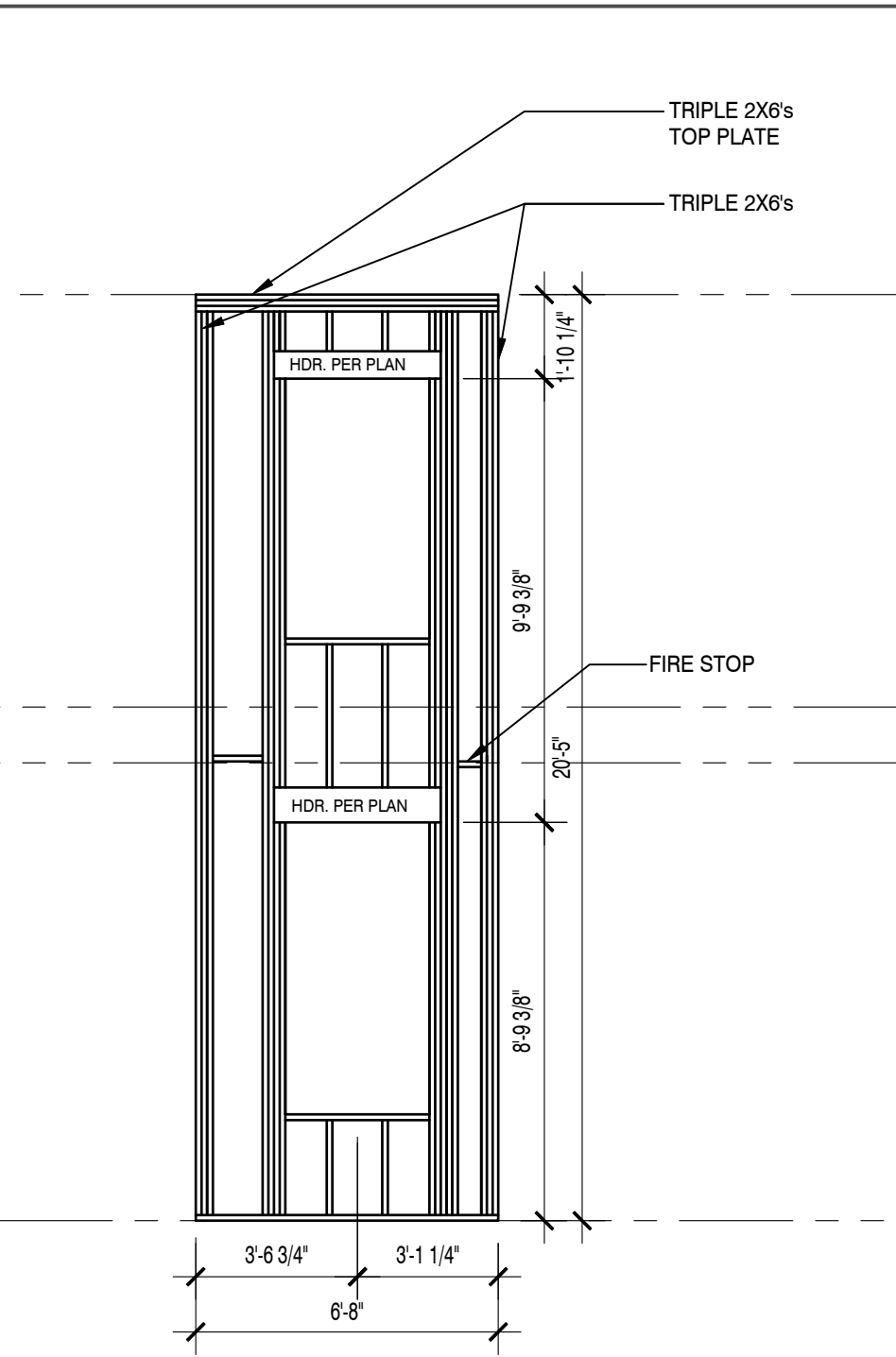
**B PORCH SECTION**  
A7 Scale: 1/2" = 1'-0"



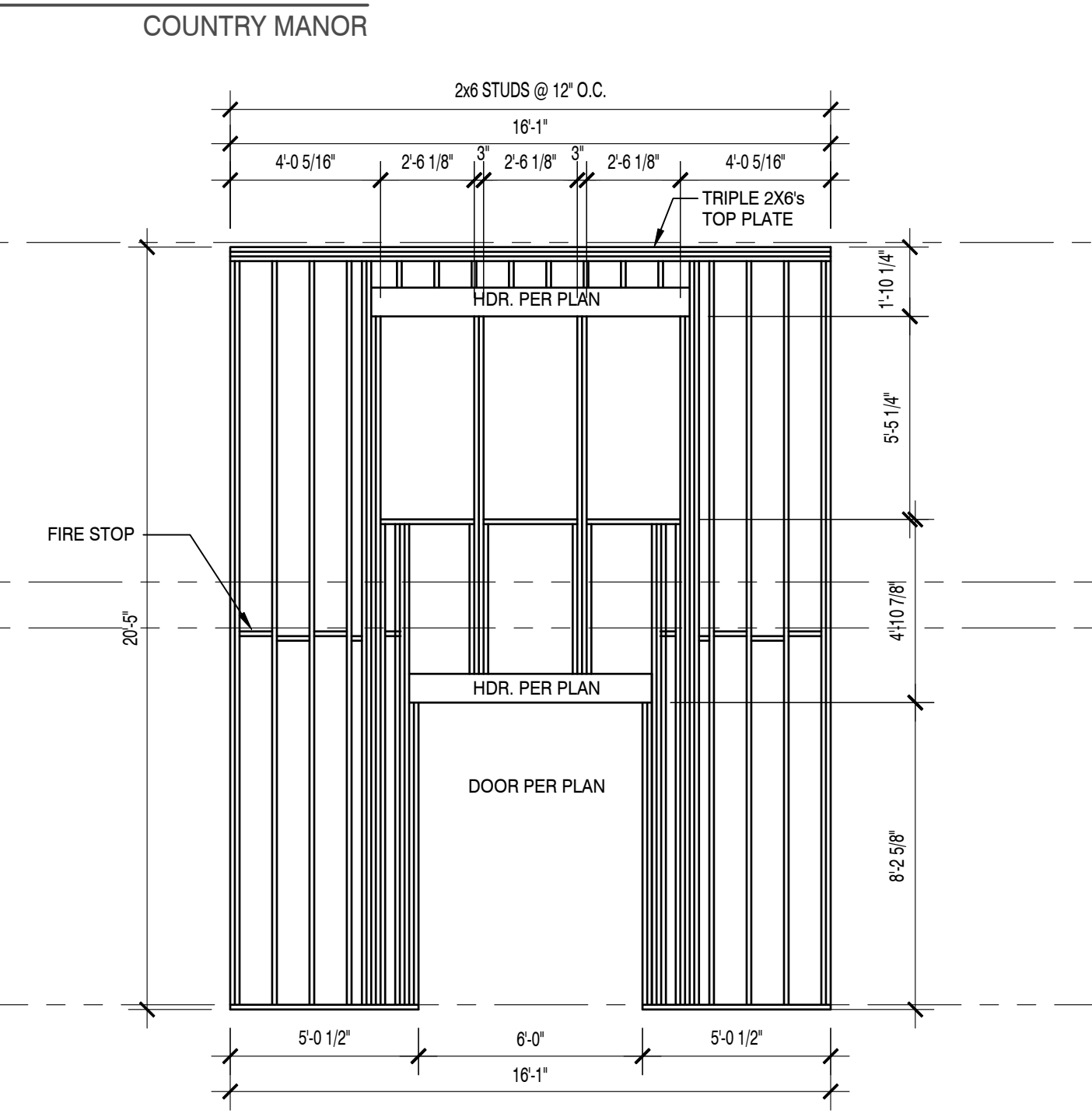
**1 BALLOON FRAME WALL**  
A7 Scale: 1/4" = 1'-0" COUNTRY MANOR



**2 REAR BALLOON FRAME WALL**  
A7 Scale: 1/4" = 1'-0" COUNTRY MANOR



**3 BALLOON FRAME WALL**  
A7 Scale: 1/4" = 1'-0" COUNTRY MANOR



**4 FRONT BALLOON FRAME WALL**  
A7 Scale: 1/4" = 1'-0" COUNTRY MANOR

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

JED GIBSON, AIA PATRICIA BRUBAKER, AIA RAFAEL DA SILVA, AIA JEREMY GREENE, AIA BRIAN MORGAN, AIA TIMOTHY O'NEILL, AIA DAVID RUGGLES, AIA JEFFREY GOW, AIA JILL VOITCHECK, AIA	
<b>TOLLARCHITECTURE</b> PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 250 Gibraltar Road, Horsham, PA 19044 P 215-293-5300   F 215-293-5314 A Toll Brothers Company	
SHEET REVISION INFO	SET REVISION INFO
PRODUCT LINE	SIGNATURE
	MODEL/PROJECT NAME
	<b>HENLEY</b>
	ELEVATION NAME
	<b>COUNTRY MANOR</b>
DRAWN BY - S+T	CHECKED BY - TOLL ARCH
	SHEET DATE - 8/21/2018
SHEET DESCRIPTION	
<b>BUILDING SECTIONS</b>	
SHEET NUMBER	<b>A7</b>
SERIAL NUMBER	1015.0

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DATE: Friday, September 21, 2018 - 2:54:10 PM

**2012/15 IRC | ATTIC VENTILATION CALCULATIONS**

MODEL: **HENLEY** ELEVATION: **COUNTRY MANOR**  
 DATE: **9/21/2018** PREPARED BY: **J. BERRY**

APPLICATION	MANUFACTURER	NET FREE AREA	
SOFFIT (STD)	CERTAINTED*	5.9	SQ. IN. / PLF <a href="#">link</a>
SOFFIT (UPGRADE)	CERTAINTED**	10	SQ. IN. / PLF <a href="#">link</a>
EDGE VENT (48" EA.)	OWENS CORNING VENTURE	10	SQ. IN. / PLF <a href="#">link</a>
RIDGE VENT (STD)	COBRA EXHAUST VENT	14.1	SQ. IN. / PLF <a href="#">link</a>
RIDGE VENT (UPGRADE)	COBRA SNOW COUNTRY	18	SQ. IN. / PLF <a href="#">link</a>
ROOF VENTS	GAF MASTER FLOW	60	SQ. IN. EA. <a href="#">link</a>
WALL LOUVER	VARIES		Specify Size and NFA below
	*Value Soffit		
	**Triple 3-1/3" Invisibly Vented Soffit or approved equal		

**A. TOTAL AREA TO BE VENTILATED:** 3514.6 X 144 = 506102.4 SQ. IN.  
 (UNDER SINGLE ROOF AREA)

R806.2 MINIMUM AREA	REQUIRED VENTS, SQ. IN.	PROVIDED VENTS, SQ. IN.
<b>B. TOTAL VENT</b>		
A / 150		NOT USED
or		
A / 300 OF TOTAL AREA VENTILATED PROVIDED AT LEAST 40% BUT NOT MORE THAN 50% IS LOCATED NO MORE THAN 3 FEET BELOW RIDGE:	1687.0	LINEAR FT. OF SOFFIT X AREA VENT
<b>C. VENTS AT SOFFIT</b>		
(A / 300 x 50%)		
SOFFIT (STD) w/ SIDING or STONE	164.4 X 5.9 =	970.0
SOFFIT (STD) w/ BRICK or CROWN - FLUSH TO SOFFIT	54.2 X 2.95 =	159.9
SOFFIT (STD) w/ BRICK AND CROWN - CROWN LOWERED 1" FOR AIR FLOW ("attached only")	X 2.95 =	0.0
SOFFIT (STD or UPGRADE) w/ BRICK AND CROWN - FLUSH TO SOFFIT ("detached only")	23.4 X 0 =	0.0
SOFFIT (UPGRADE) w/ SIDING or STONE	X 10 =	0.0
SOFFIT (UPGRADE) w/ BRICK or CROWN - FLUSH TO SOFFIT	X 5 =	0.0
SOFFIT (UPGRADE) w/ BRICK AND CROWN - CROWN LOWERED 1" FOR AIR FLOW ("attached")	X 5 =	0.0
EDGE VENT	X 10 =	0.0
WALL LOUVER - 18"x16" ("attached only")	X 65 =	0.0
<b>TOTAL VENT AT SOFFIT</b>	843.5 MIN. <=	SUM OF C = 1129.9
<b>D. VENTS 3 FT OR MORE ABOVE SOFFIT</b>		
(A / 300 x 40%)		
RIDGE VENT (STD)	= 70 X 14.1 =	987.0
RIDGE VENT (UPGRADE)	= X 18 =	0.0
ROOF LOUVERS	= X 60 =	0.0
<b>TOTAL VENTS NO MORE THAN 3 FT BELOW RIDGE</b>	674.8 MIN. <=	SUM OF D = 987.0
<b>E. COMBINATION OF SOFFIT &amp; VENTS NO MORE THAN 3 FT BELOW RIDGE</b>		
(A / 300)	1687.0 MIN. <=	(C + D) = 2116.9
<b>F. PERCENTAGE OF VENTS NO MORE THAN 3 FT BELOW RIDGE</b>	40% < VENT < 50%	(D / E) = 46.6%
<b>G. PERCENTAGE OF SOFFIT</b>	50% < VENT < 60%	(C / E) = 53.4%

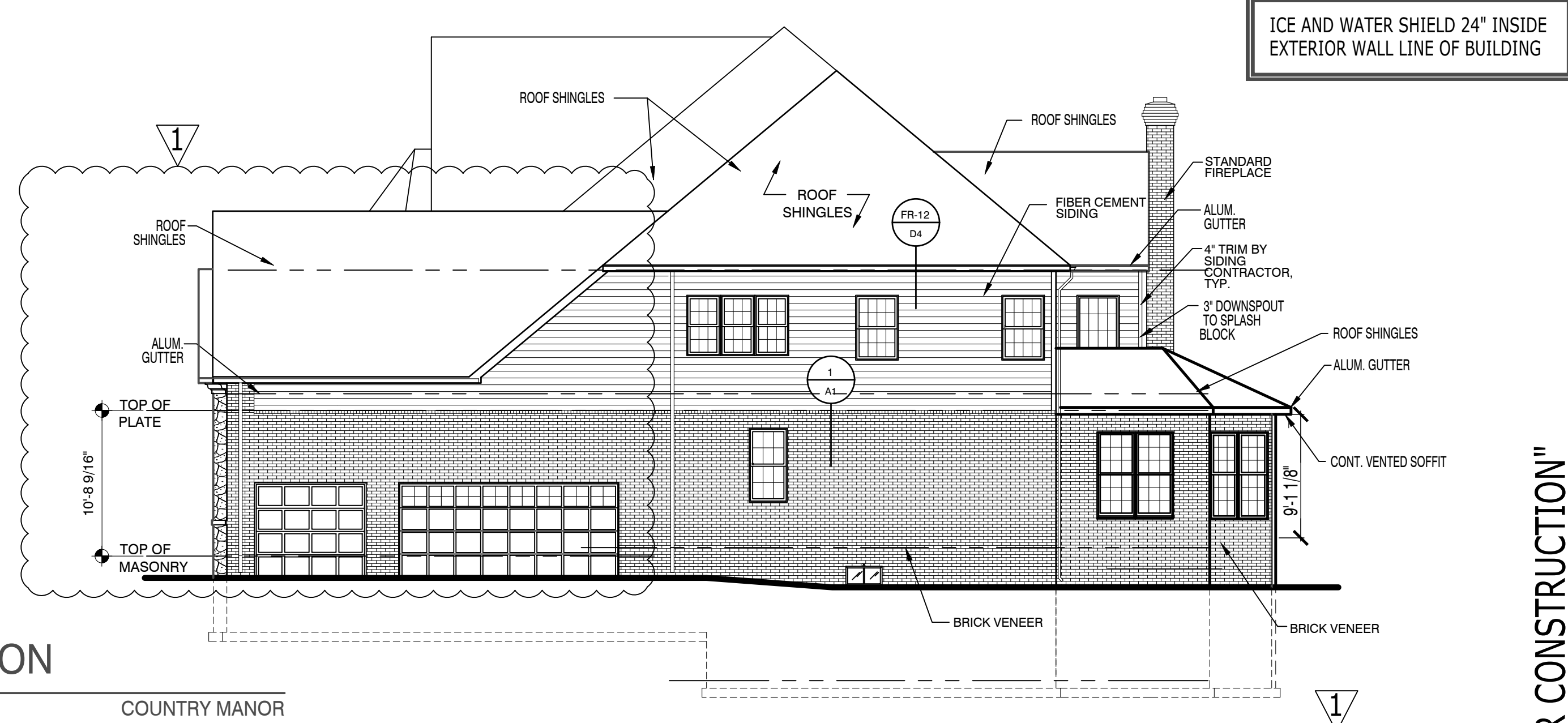
**2012/15 IRC | ATTIC VENTILATION CALCULATIONS**

MODEL: **HENLEY** ELEVATION: **FIRST FLOOR**  
 DATE: **9/21/2018** PREPARED BY: **J. BERRY**

APPLICATION	MANUFACTURER	NET FREE AREA	
SOFFIT (STD)	CERTAINTED*	5.9	SQ. IN. / PLF <a href="#">link</a>
SOFFIT (UPGRADE)	CERTAINTED**	10	SQ. IN. / PLF <a href="#">link</a>
EDGE VENT (48" EA.)	OWENS CORNING VENTURE	10	SQ. IN. / PLF <a href="#">link</a>
RIDGE VENT (STD)	COBRA EXHAUST VENT	14.1	SQ. IN. / PLF <a href="#">link</a>
RIDGE VENT (UPGRADE)	COBRA SNOW COUNTRY	18	SQ. IN. / PLF <a href="#">link</a>
ROOF VENTS	GAF MASTER FLOW	60	SQ. IN. EA. <a href="#">link</a>
WALL LOUVER	VARIES		Specify Size and NFA below
	*Value Soffit		
	**Triple 3-1/3" Invisibly Vented Soffit or approved equal		

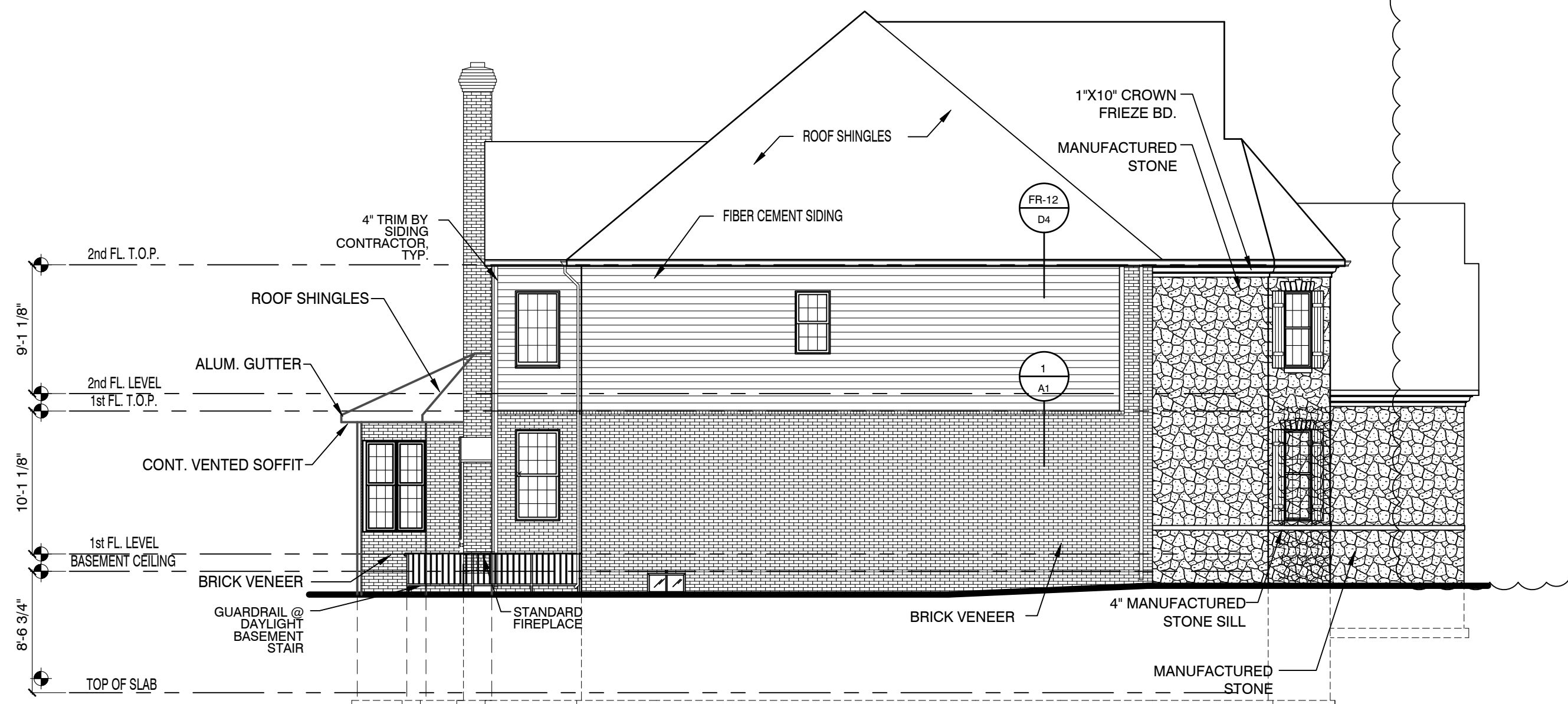
**A. TOTAL AREA TO BE VENTILATED:** 241 X 144 = 34704 SQ. IN.  
 (UNDER SINGLE ROOF AREA)

R806.2 MINIMUM AREA	REQUIRED VENTS, SQ. IN.	PROVIDED VENTS, SQ. IN.
<b>B. TOTAL VENT</b>		
A / 150		NOT USED
or		
A / 300 OF TOTAL AREA VENTILATED PROVIDED AT LEAST 40% BUT NOT MORE THAN 50% IS LOCATED NO MORE THAN 3 FEET BELOW RIDGE:	115.7	LINEAR FT. OF SOFFIT X AREA VENT
<b>C. VENTS AT SOFFIT</b>		
(A / 300 x 50%)		
SOFFIT (STD) w/ SIDING or STONE	43 X 5.9 =	253.7
SOFFIT (STD) w/ BRICK or CROWN - FLUSH TO SOFFIT	X 2.95 =	0.0
SOFFIT (STD) w/ BRICK AND CROWN - CROWN LOWERED 1" FOR AIR FLOW ("attached only")	X 2.95 =	0.0
SOFFIT (STD or UPGRADE) w/ BRICK AND CROWN - FLUSH TO SOFFIT ("detached only")	X 0 =	0.0
SOFFIT (UPGRADE) w/ SIDING or STONE	X 10 =	0.0
SOFFIT (UPGRADE) w/ BRICK or CROWN - FLUSH TO SOFFIT	X 5 =	0.0
SOFFIT (UPGRADE) w/ BRICK AND CROWN - CROWN LOWERED 1" FOR AIR FLOW ("attached")	X 5 =	0.0
EDGE VENT	X 10 =	0.0
WALL LOUVER - 18"x16" ("attached only")	X 65 =	0.0
<b>TOTAL VENT AT SOFFIT</b>	57.8 MIN. <=	SUM OF C = 253.7
<b>D. VENTS 3 FT OR MORE ABOVE SOFFIT</b>		
(A / 300 x 40%)		
RIDGE VENT (STD)	= 5 X 14.1 =	70.5
RIDGE VENT (UPGRADE)	= X 18 =	0.0
ROOF LOUVERS	= 2 X 60 =	120.0
<b>TOTAL VENTS NO MORE THAN 3 FT BELOW RIDGE</b>	46.3 MIN. <=	SUM OF D = 190.5
<b>E. COMBINATION OF SOFFIT &amp; VENTS NO MORE THAN 3 FT BELOW RIDGE</b>		
(A / 300)	115.7 MIN. <=	(C + D) = 444.2
<b>F. PERCENTAGE OF VENTS NO MORE THAN 3 FT BELOW RIDGE</b>	40% < VENT < 50%	(D / E) = 42.9%
<b>G. PERCENTAGE OF SOFFIT</b>	50% < VENT < 60%	(C / E) = 57.1%



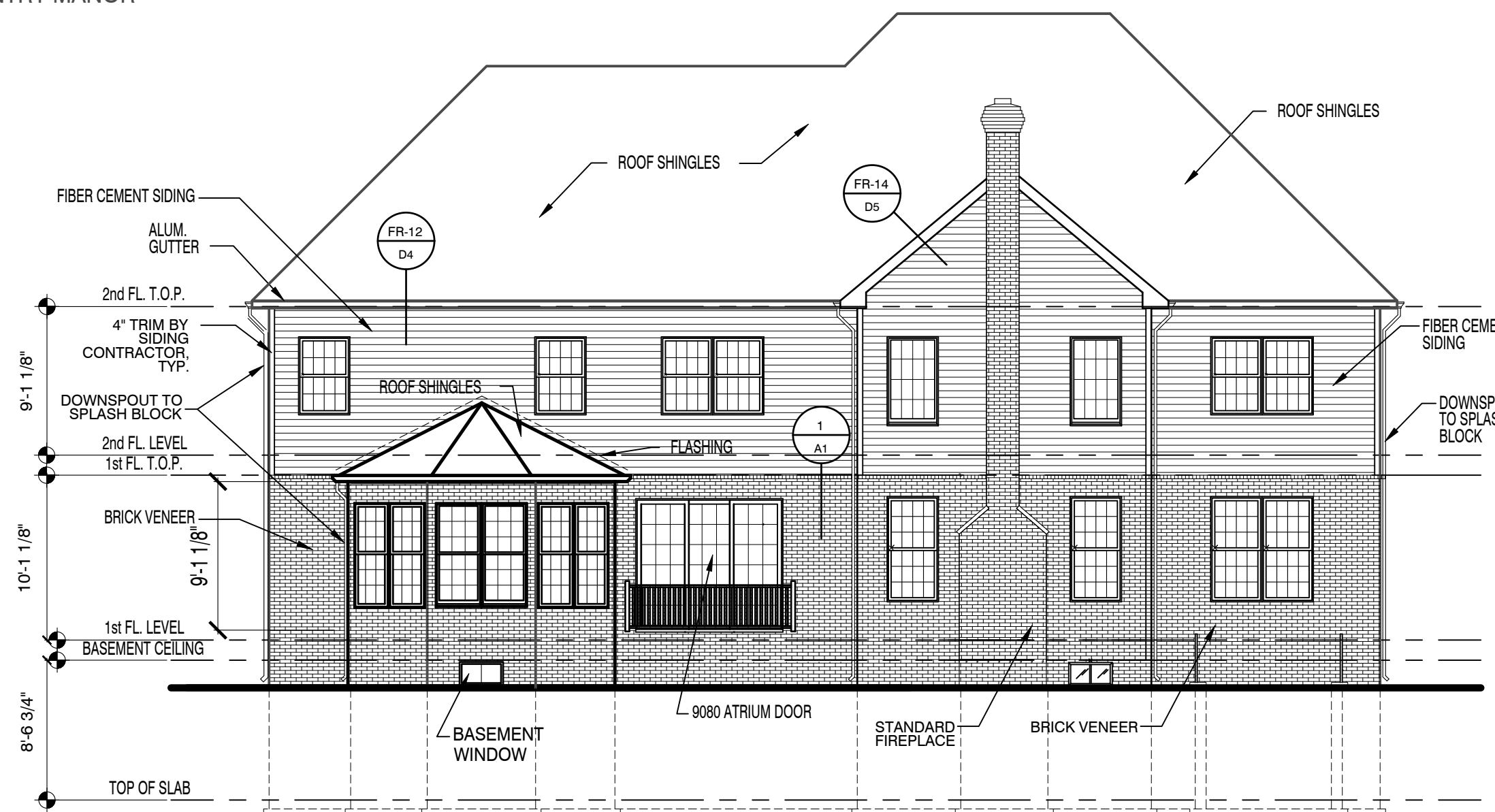
**SIDE ELEVATION**

Scale: 1/8" = 1'-0" COUNTRY MANOR



**SIDE ELEVATION**

Scale: 1/8" = 1'-0" COUNTRY MANOR



**REAR ELEVATION**

Scale: 1/8" = 1'-0" COUNTRY MANOR

ICE AND WATER SHIELD 24" INSIDE EXTERIOR WALL LINE OF BUILDING

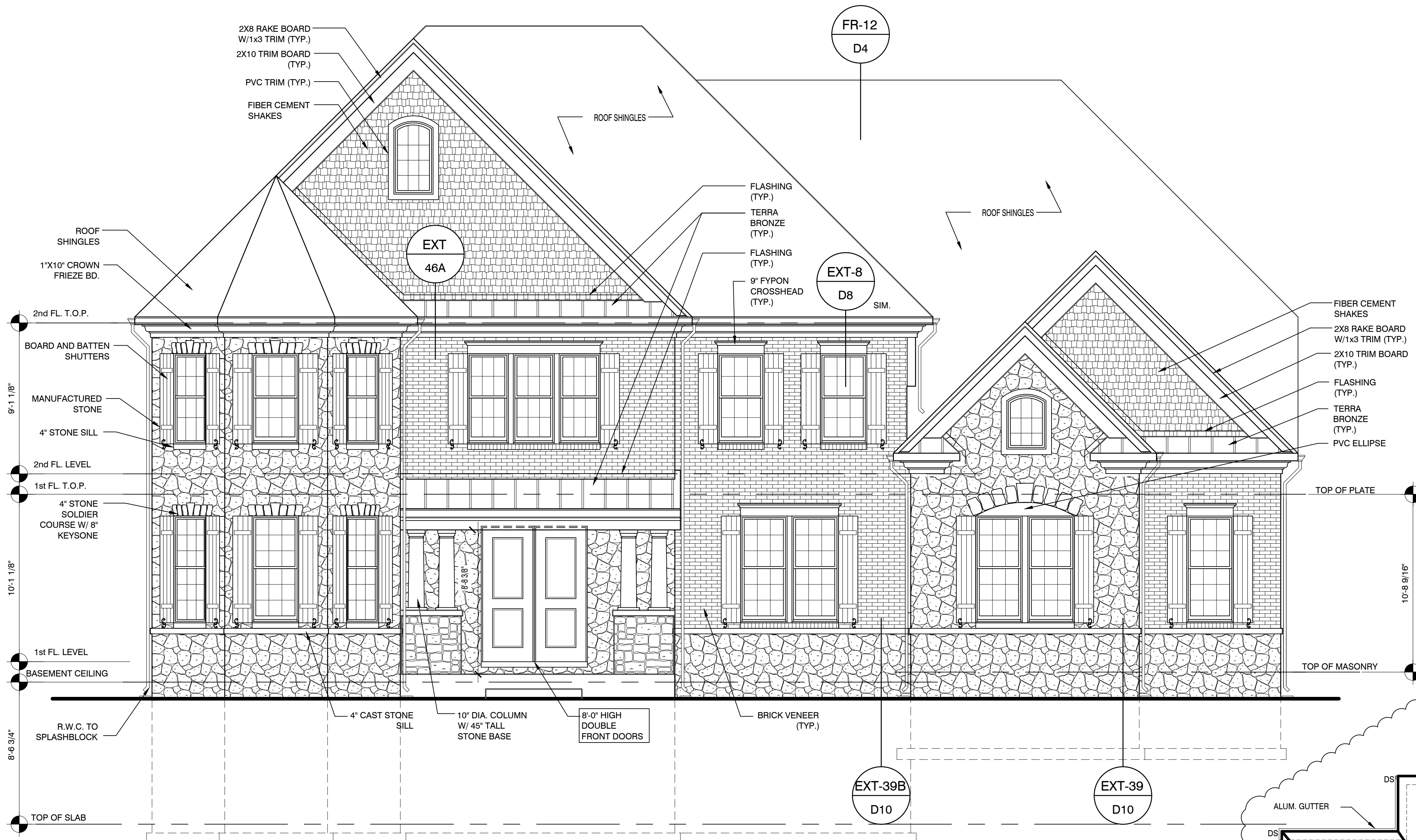
RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

<p>Jed Gibson, AIA                  Patricia Brubaker, AIA                  Rafael Da Silva, AIA                  Jeremy Greene, AIA                  Brian Morgan, AIA                  Timothy O'Neill, AIA                  David Ruggles, AIA                  Jeffrey Gow, AIA                  Jill Voitchek, AIA</p>	
<p><b>TOLLARCHITECTURE</b>                  PHILADELPHIA · ORLANDO                  DALLAS · LOS ANGELES · SEATTLE                  250 Gibraltar Road, Horsham, PA 19044                  P 215-293-5300   F 215-293-5314                  A Toll Brothers Company</p>	
<p>SHEET REVISION INFO                  1/AO-181196 09/21/2018</p>	<p>SET REVISION INFO                  ....</p>
<p>PRODUCT LINE                  SIGNATURE                  MODEL/PROJECT NAME  <b>HENLEY</b>                  ELEVATION NAME  <b>COUNTRY MANOR</b></p>	<p>DRAWN BY - S+T                  CHECKED BY - TOLL ARCH                  SHEET DATE - 8/21/2018</p>
<p>SHEET DESCRIPTION                  SIDE &amp; REAR ELEVATIONS</p>	<p>SHEET NUMBER  <b>A5A</b>                  SERIAL NUMBER                  1015.0</p>

DATE: Friday, September 21, 2018 - 2:56:08 PM

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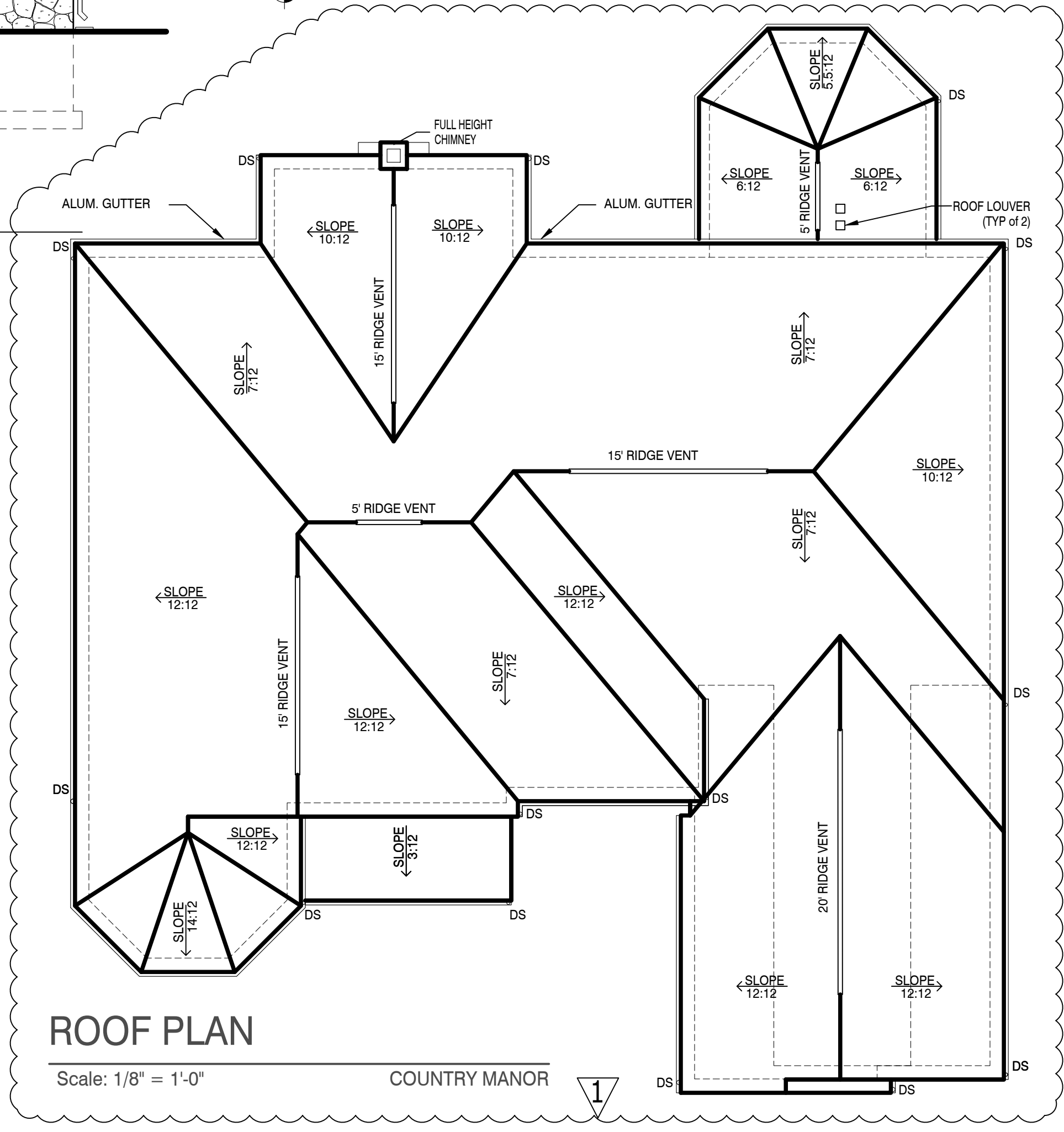
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**FRONT ELEVATION**

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

COUNTRY MANOR



**ROOF PLAN**

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

COUNTRY MANOR

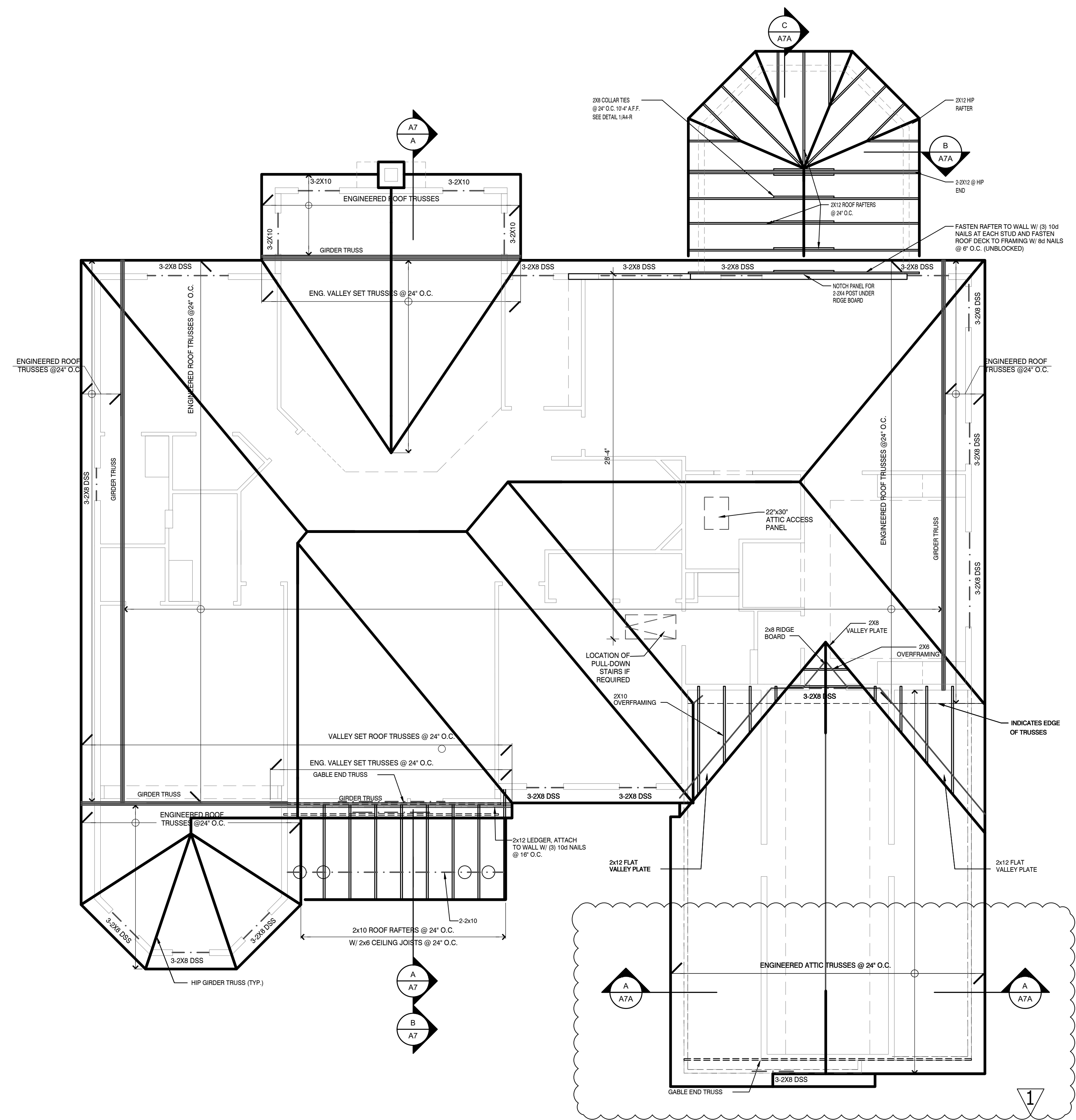
ICE AND WATER SHIELD 24" INSIDE EXTERIOR WALL LINE OF BUILDING

**RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"**

JED GIBSON, AIA PATRICIA BRUBAKER, AIA RAFAEL DA SILVA, AIA JEREMY GREENE, AIA BRIAN MORGAN, AIA TIMOTHY O'NEILL, AIA DAVID RUGGLES, AIA JEFFREY GOW, AIA JILL VOITCHECK, AIA	
<b>TOLLARCHITECTURE</b> PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 250 Gibraltar Road, Horsham, PA 19044 P 215-293-5300   F 215-293-5314 A Toll Brothers Company	
SHEET REVISION INFO 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH	SET REVISION INFO ....
PRODUCT LINE <b>SIGNATURE</b> MODEL/PROJECT NAME <b>HENLEY</b>	ELEVATION NAME <b>COUNTRY MANOR</b>
DRAWN BY - S+T CHECKED BY - TOLL ARCH SHEET DATE - 8/21/2018	SHEET DESCRIPTION <b>FRONT ELEVATION &amp; OVERALL ROOF PLAN          W/ ATTIC VENT CALCS</b>
SERIAL NUMBER <b>A5</b>	SHEET NUMBER <b>1015.0</b>

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**ROOF FRAMING PLAN**

Scale: 3/16" = 1'-0"

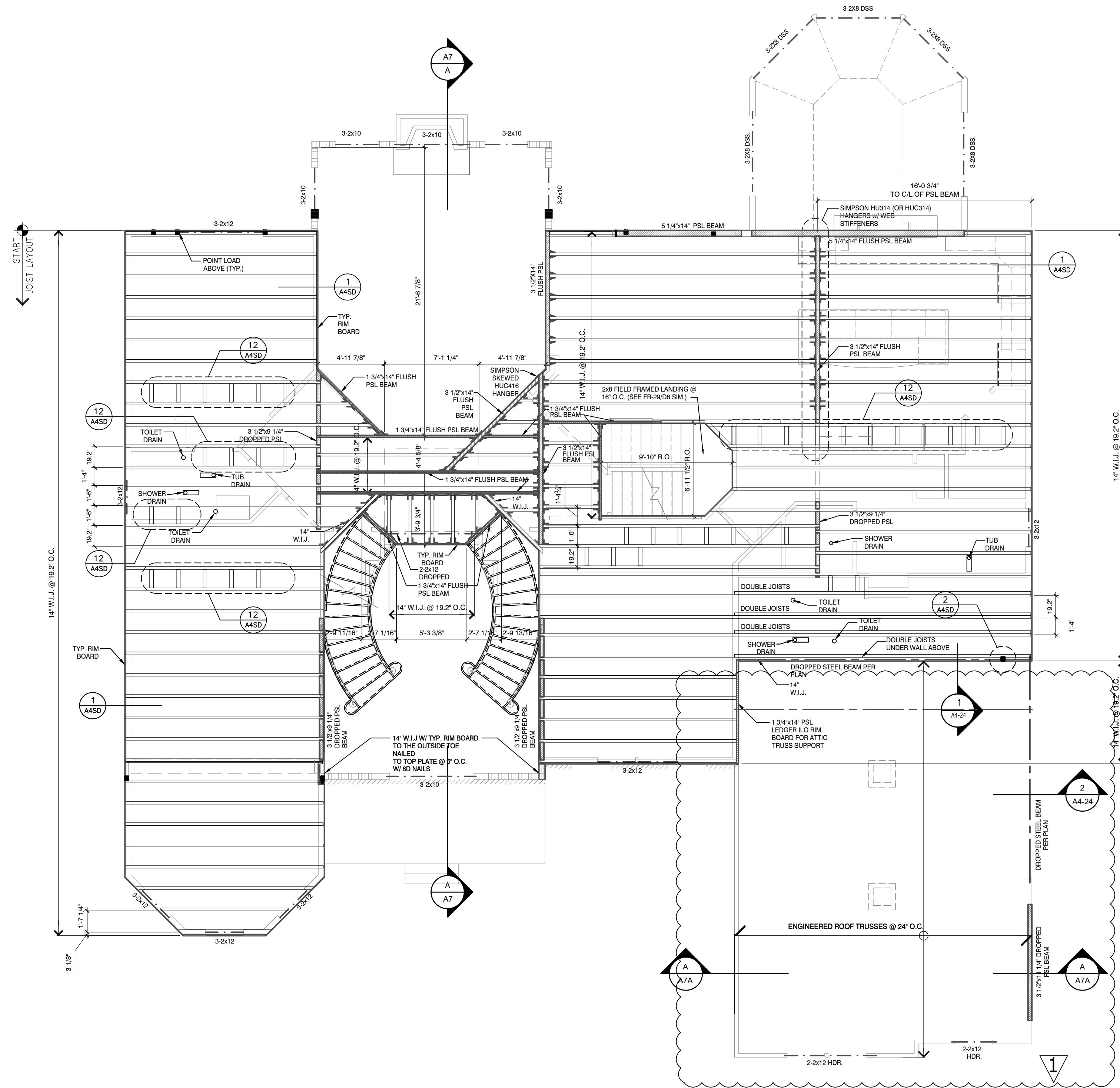
COUNTRY MANOR

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION <b>ROOF FRAMING PLAN</b>	SHEET REVISION INFO 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE 250 Gibraltar Road, Horsham, PA 19044 P 215-293-5300   F 215-293-5314 A Toll Brothers Company	Jed Gibson, AIA Patricia Brubaker, AIA Rafael Da Silva, AIA Jeremy Greene, AIA Brian Morgan, AIA Timothy O'Neill, AIA David Ruggles, AIA Jeffrey Gow, AIA Jill Voitchek, AIA
	PRODUCT LINE <b>SIGNATURE</b> MODEL/PROJECT NAME <b>HENLEY</b> ELEVATION NAME <b>COUNTRY MANOR</b>	SET REVISION INFO .....	
DRAWN BY - S+T CHECKED BY - TOLL ARCH SHEET DATE - 8/21/2018			
SHEET NUMBER <b>A4-R</b>	SERIAL NUMBER 1015.0		

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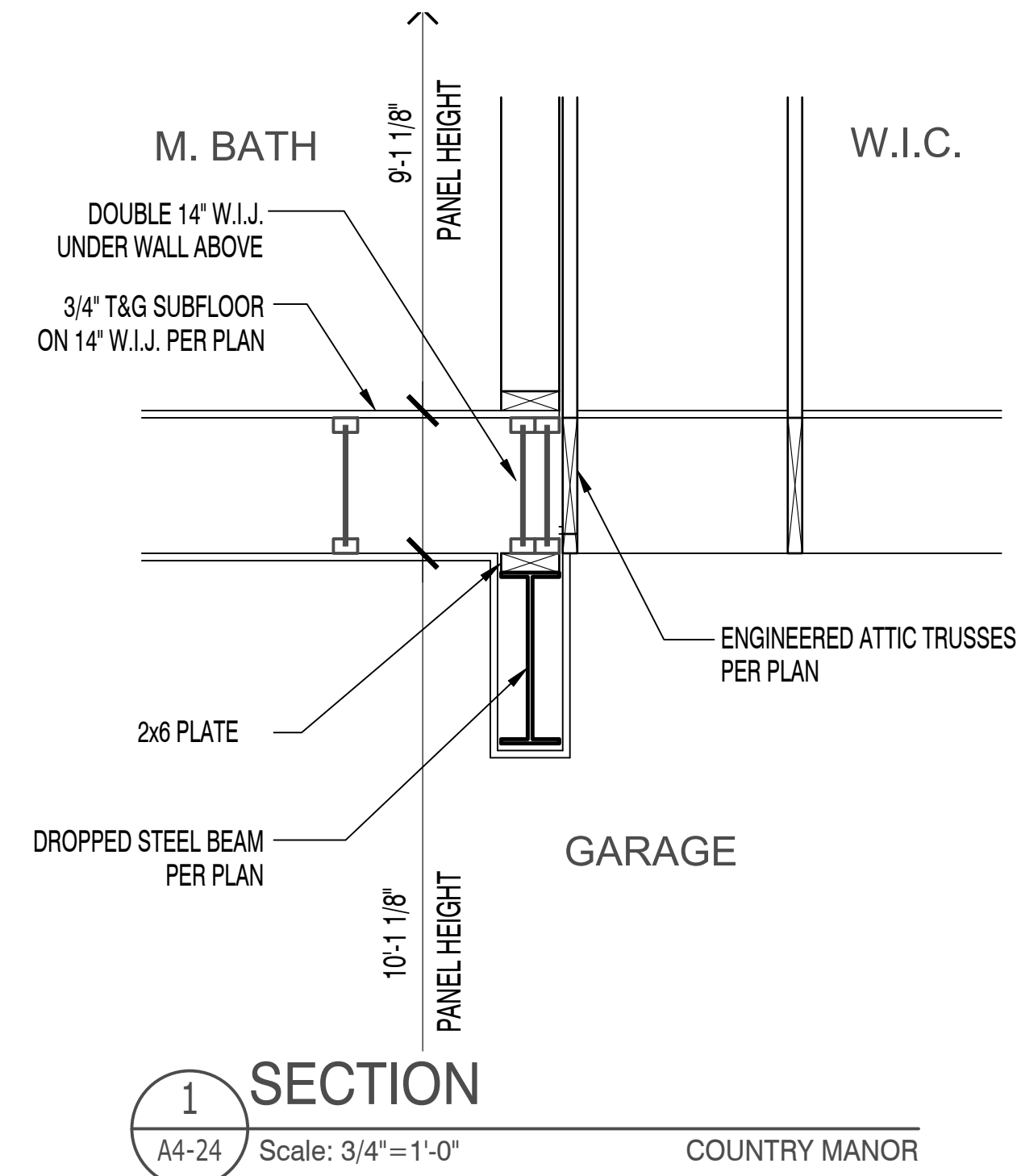
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**SECOND FLOOR FRAMING PLAN**

Scale: 3/16" = 1'-0"

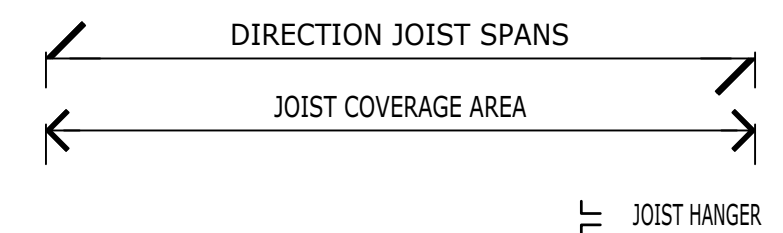
COUNTRY MANOR



**1 SECTION**  
A4-24 Scale: 3/4" = 1'-0"

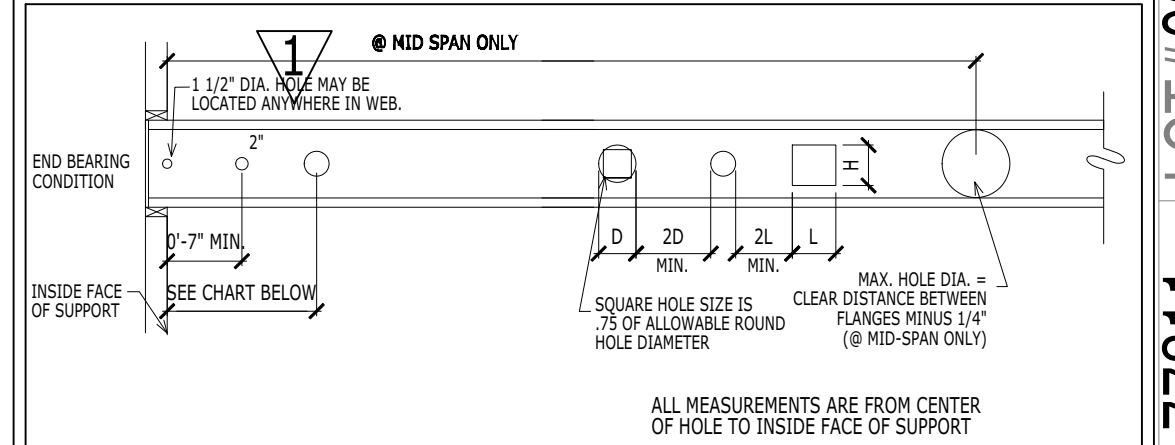
COUNTRY MANOR

**FRAMING LEGEND**



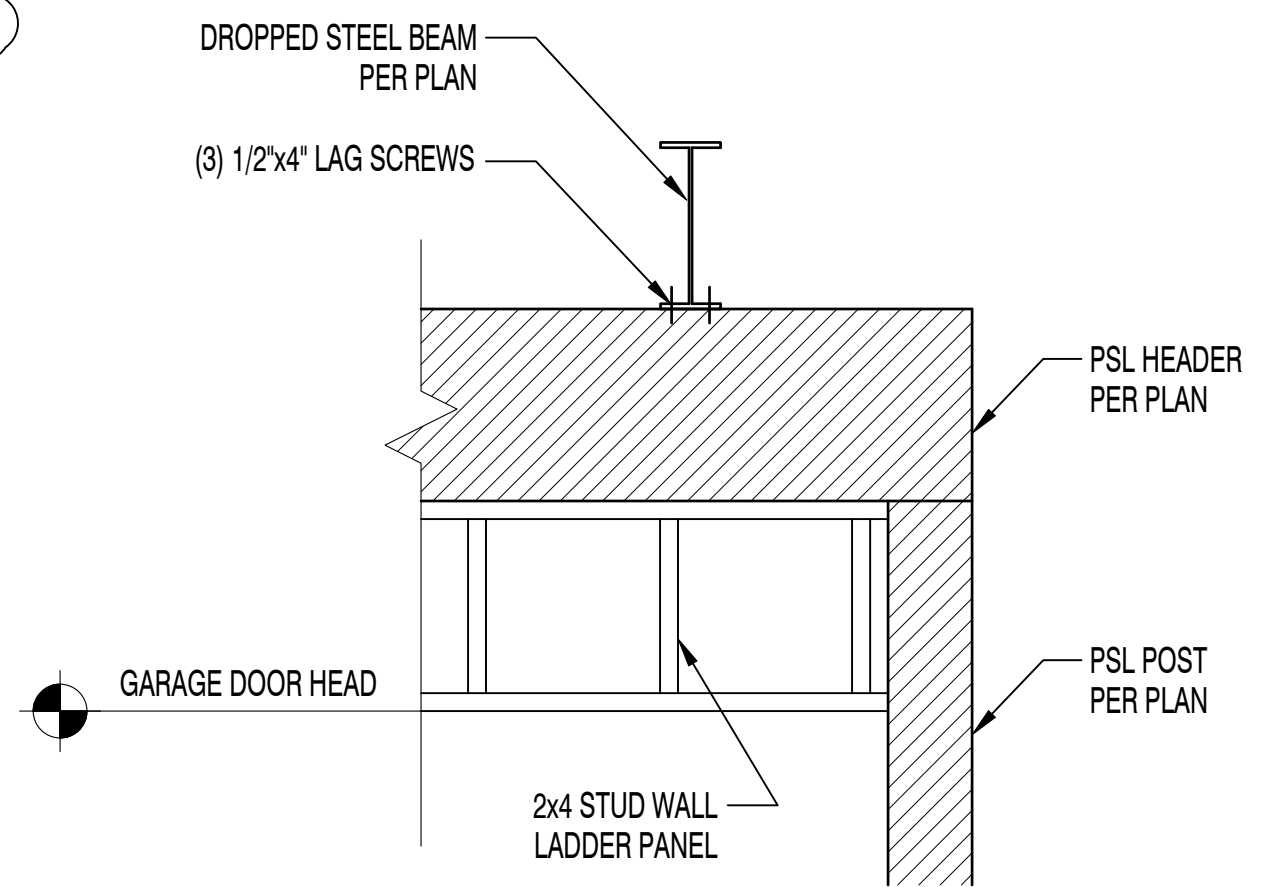
HANGER SCHEDULE	
JOIST MEMBER	SIMPSON HANGER OR APPROVED EQUIVALENT
14" 16" JSI TOP MOUNT	ITS2, 56/174, 111314, 111316, SINGLE TOP MOUNT
9 1/4" 14" 18" JSI FACE MOUNT	IUS2, 56/9/5, IUS2, 56/14, IUS2, 56/16, 101310, 101314, 101316
2 - 9 1/4" JSI - DBL FACE MOUNT	HU310-2
2 - 14" JSI - DBL TOP MOUNT	MIT314-2
2 - 16" JSI - DBL TOP MOUNT	MIT5, 12/16
1 3/4" x 14" & 3/4" x 16" PSL	HU14, HU14 SINGLE PSL HANGER
3 1/2" x 14" PSL (S 1/3")	HU416 FACE MOUNT, (HU5412 IF LOAD PERMITS)
3 1/2" x 18" PSL (S 1/3")	HU418 FACE MOUNT, (HU5412 IF LOAD PERMITS)
5 1/4" x 14" & 18" PSL	HU418, 5-10
14" SKEWED JSI RH/LH	SUR/L310
14" SKEWED JSI RH/LH	SUR/L310
1 3/4" x 14" & 16" SKEWED PSL RH/LH	SUR/L1, 81/11 RH/LH
18" WJ TOP MOUNT	MI1418
18" WJ FACE MOUNT	MIUS, 56/18
18" WJ DBL TOP MOUNT	B7, 12/18
1 3/4" x 18" PSL	HU14, HU14 SINGLE PSL HANGER

**W.I.J. HOLE CUTTING CRITERIA FOR INTERNATIONAL BEAMS I-JOISTS**



**NOTES**  
 1) HOLE LOCATIONS ARE BASED ON SIMPLE SPAN DESIGNS WITH UNIFORM LOADING OF UP TO 40 PSF LIVE LOAD & 15 PSF DEAD LOAD, AND UP TO 24" O.C. SPACING  
 NOTE: FOR OTHER ACCEPTABLE ALTERNATE JOISTS PER GN SHEETS, USE MANUFACTURER'S HOLE CUTTING CRITERIA.  
 2) HOLES MAY BE POSITIONED VERTICALLY ANYWHERE IN THE WEB. DIMENSIONS EQUAL TO .75 OF THE EQUIVALENT ROUND HOLE MAY BE USED AT THE SAME LOCATIONS AT THE LOCATIONS SHOWN IN EXAMPLE: A 10" DIA. HOLE IS EQUIVALENT TO A 0.75 X 10 = 7 1/2" SQUARE HOLE WHICH MAY BE LOCATED AS SHOWN ABOVE FOR A 10" DIA. HOLE  
 3) MULTIPLE HOLES MUST BE SPACED TO ALLOW WEB BOARD EQUAL TO AT LEAST TWO TIMES THE DIAMETER OF THE LARGEST HOLE BETWEEN THEM.

DEPTH (IN.)	CIRCULAR HOLE DIAMETER (IN.)									
	2"	3"	4"	5"	6"	7"	8"	9"	10"	
9.5" (I8400)	0'-7"	1'-9"	2'-11"	4'-3"	5'-7"	7"	8"	9"	10"	
14" (I8600)	0'-7"	0'-8"	1'-9"	3'-1"	4'-5"	5'-10"	7'-7"			
16" (I8800)	0'-7"	0'-8"	1'-4"	2'-8"	4'-1"	5'-6"	7'-0"	8'-6"		
18" (I8800)	0'-7"	1'-8"	2'-3"	3'-3"	4'-2"	5'-3"	6'-5"	7'-8"	8'-11"	



**2 GARAGE HEADER DETAIL**  
A4-24 Scale: 3/4" = 1'-0" COUNTRY MANOR

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - "THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

**TOLLARCHITECTURE**  
 PHILADELPHIA · ORLANDO  
 DALLAS · LOS ANGELES · SEATTLE  
 250 Gibraltar Road, Horsham, PA 19044  
 P 215-293-5300 | F 215-293-5314  
 A Toll Brothers Company

**SIGNATURE**  
 MODEL/PROJECT NAME: HENLEY  
 ELEVATION NAME: COUNTRY MANOR

**SHEET REVISION INFO**  
 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH  
 SET REVISION INFO: .....

**PRODUCT LINE**  
 COUNTRY MANOR

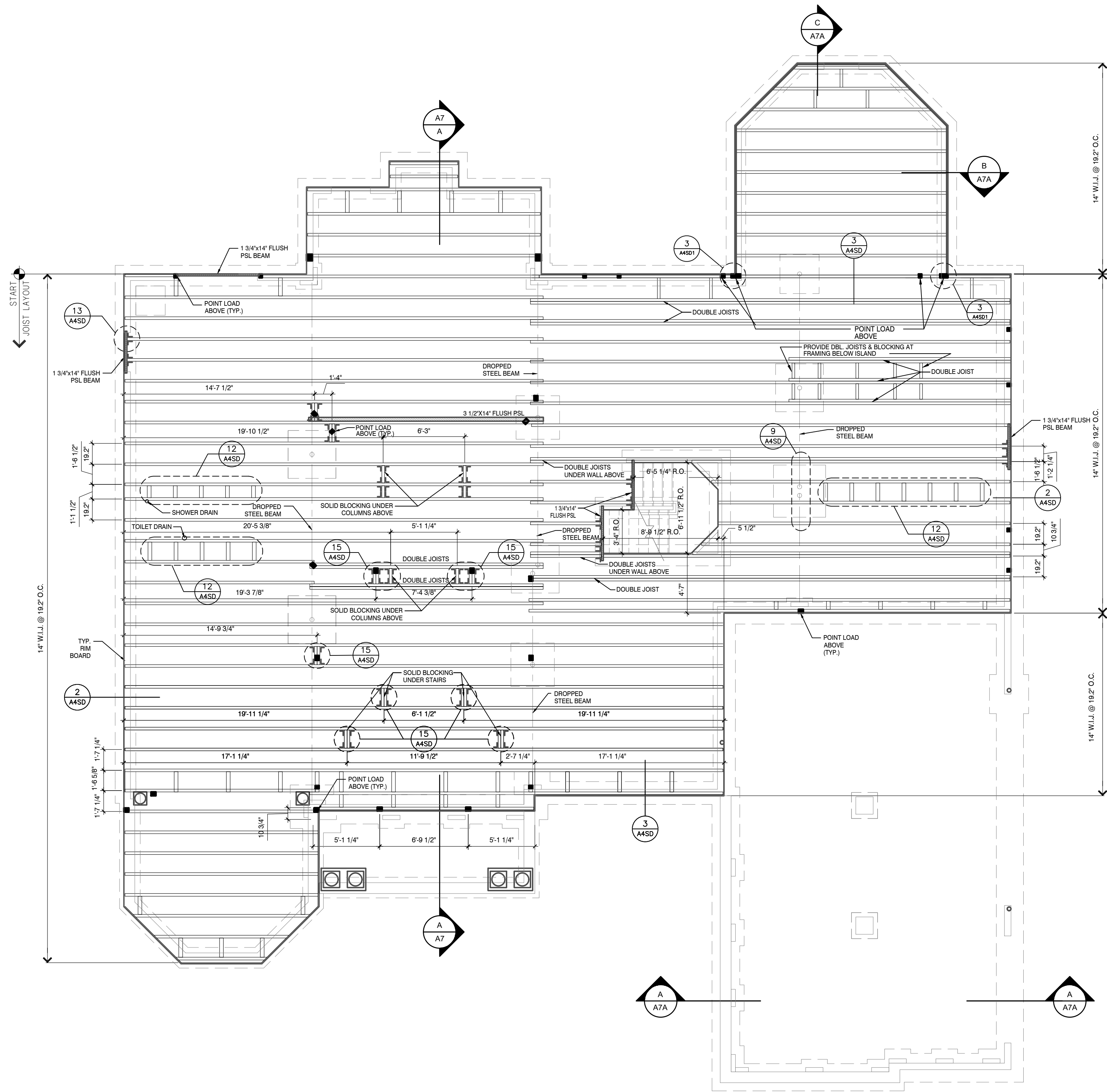
**DRAWN BY** - S+T  
**CHECKED BY** - TOLL ARCH  
**SHEET DATE** - 8/21/2018

**SHEET DESCRIPTION**  
 SECOND FLOOR FRAMING PLAN

**SHEET NUMBER**  
 1015.0

Jed Gibson, AIA  
 Patricia Brubaker, AIA  
 Rafael Da Silva, AIA  
 Jeremy Greene, AIA  
 Brian Morgan, AIA  
 Timothy O'Neill, AIA  
 David Ruggles, AIA  
 Jeffrey Gow, AIA  
 Jill Voitchek, AIA

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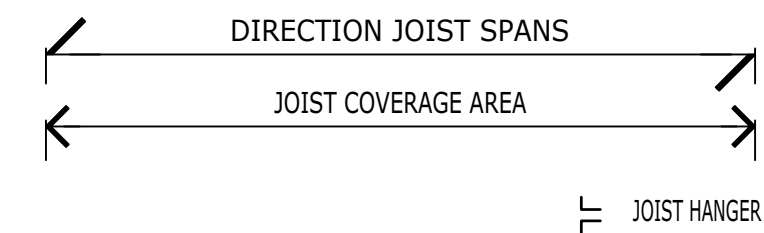


**FIRST FLOOR FRAMING PLAN**

Scale: 3/16" = 1'-0"

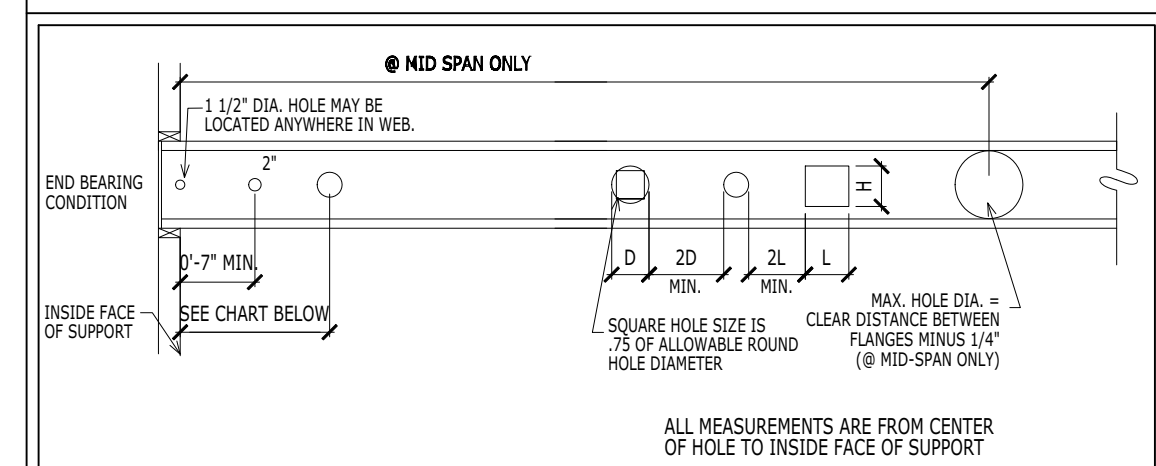
COUNTRY MANOR

**FRAMING LEGEND**



HANGER SCHEDULE	
JOIST MEMBER	SIMPSON HANGER OR APPROVED EQUIVALENT
14" 16" JSI TOP MOUNT	ITS2 56/14, ITT314, ITT316, SINGLE TOP MOUNT
9 1/4" 14" 18" JSI FACE MOUNT	IUS2 56/9.5, IUS2 56/14, IUS2 56/16, IUT310, IUT314, IUT316
2 - 9 1/4" JSI - DBL FACE MOUNT	HU310-2
2 - 14" JSI - DBL TOP MOUNT	MIT314-2
2 - 16" JSI - DBL TOP MOUNT	MIT5 12/16
1 3/4" x 14" & 1 3/4" x 16" PSL	HU14 SINGLE PSL HANGER
3 1/2" x 14" PSL (3 1/2")	HU416 FACE MOUNT, (HU5412 IF LOAD PERMITS)
3 1/2" x 18" PSL (3 1/2")	HU418 FACE MOUNT, (HU5412 IF LOAD PERMITS)
5 1/4" x 14" & 18" PSL	HHUS 5-10
14" SKEWED JSI RH/LH	SUR/L310
14" SKEWED JSI RH/LH	SUR/L310
1 3/4" x 14" & 16" SKEWED PSL RH/LH	SUR/L1 81/11 RH/LH
18" WJ TOP MOUNT	MI1418
18" WJ FACE MOUNT	MIUS 56/18
18" WJ DBL TOP MOUNT	B7 12/18
1 3/4" x 18" PSL	HU14 SINGLE PSL HANGER

**W.I.J. HOLE CUTTING CRITERIA FOR INTERNATIONAL BEAMS I-JOISTS**



- NOTES**
- HOLE LOCATIONS ARE BASED ON SIMPLE SPAN DESIGNS WITH UNIFORM LOADING OF UP TO 40 PSF LIVE LOAD & 15 PSF DEAD LOAD, AND UP TO 24" O.C. SPACING. NOTE: FOR OTHER ACCEPTABLE ALTERNATE JOISTS PER GN SHEETS, USE MANUFACTURER'S HOLE CUTTING CRITERIA.
  - HOLE MAY BE POSITIONED VERTICALLY ANYWHERE IN THE WEB. DIMENSIONS EQUAL TO .75 OF THE EQUIVALENT ROUND HOLE MAY BE USED AT THE SAME LOCATIONS AT THE LOCATIONS SHOWN IN EXAMPLE: A 10" DIA. HOLE IS EQUIVALENT TO A 0.75 X 10 = 7 1/2" SQUARE HOLE WHICH MAY BE LOCATED AS SHOWN ABOVE FOR A 10" DIA. HOLE
  - MULTIPLE HOLES MUST BE SPACED TO ALLOW WEB BOARD EQUAL TO AT LEAST TWO TIMES THE DIAMETER OF THE LARGEST HOLE BETWEEN THEM.

DEPTH (IN.)	CIRCULAR HOLE DIAMETER (IN.)									
	2"	3"	4"	5"	6"	7"	8"	9"	10"	
9.5" (I8400)	0'-7"	1'-9"	2'-11"	4'-3"	5'-7"	7"	8"	9"	10"	
14" (I8600)	0'-7"	0'-8"	1'-9"	3'-1"	4'-5"	5'-10"	7'-7"			
16" (I8800)	0'-7"	0'-8"	1'-4"	2'-8"	4'-1"	5'-6"	7'-0"	8'-6"		
18" (I8800)	0'-7"	1'-8"	2'-3"	3'-3"	4'-2"	5'-3"	6'-5"	7'-8"	8'-11"	

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - "THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION

FIRST FLOOR FRAMING PLAN

SHEET NUMBER

A4-14

1015.0

DRAWN BY - S+T

CHECKED BY - TOLL ARCH

SHEET DATE - 8/21/2018

PRODUCT LINE

SIGNATURE

MODEL/PROJECT NAME

HENLEY

ELEVATION NAME

COUNTRY MANOR

SHEET REVISION INFO

SET REVISION INFO

**TOLLARCHITECTURE**

PHILADELPHIA · ORLANDO  
DALLAS · LOS ANGELES · SEATTLE

250 Gibraltar Road, Horsham, PA 19044  
P 215-293-5300 | F 215-293-5314

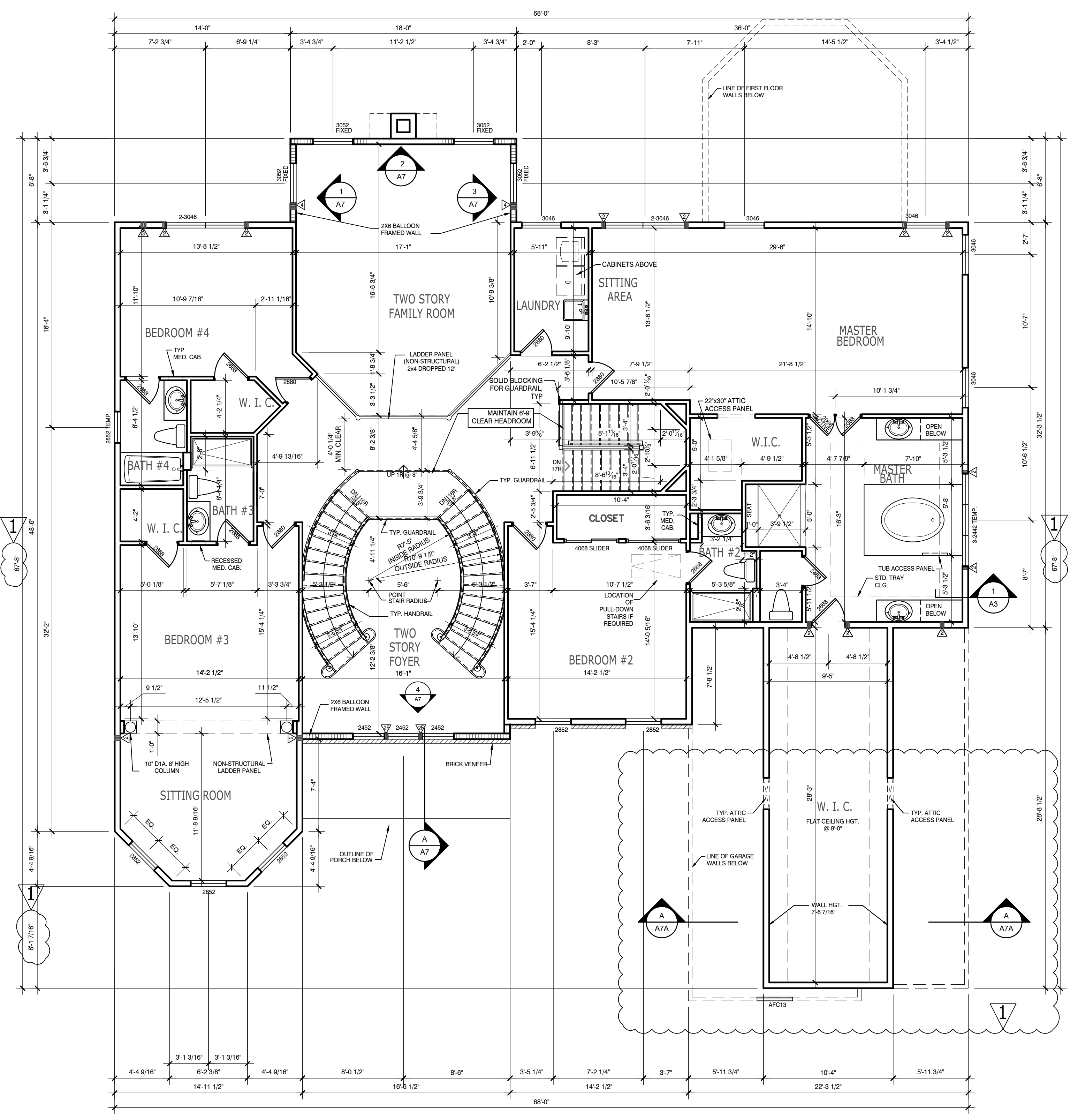
A Toll Brothers Company

- Jed Gibson, AIA
- Patricia Brubaker, AIA
- Rafael Da Silva, AIA
- Jeremy Greene, AIA
- Brian Morgan, AIA
- Timothy O'Neill, AIA
- David Ruggles, AIA
- Jeffrey Gow, AIA
- Jill Voitchek, AIA

DATE: Friday, September 21, 2018 - 2:54:03 PM

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**SECOND FLOOR PLAN**

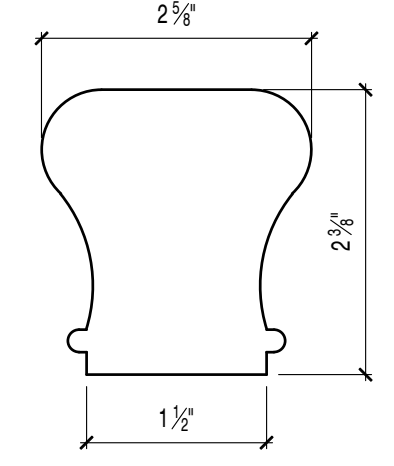
Scale: 3/16" = 1'-0"

COUNTRY MANOR

**LATERAL BRACING**  
THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.  
FOR OSB + DRYWALL ATTACHMENT SEE A4L1 DETAIL SHEET

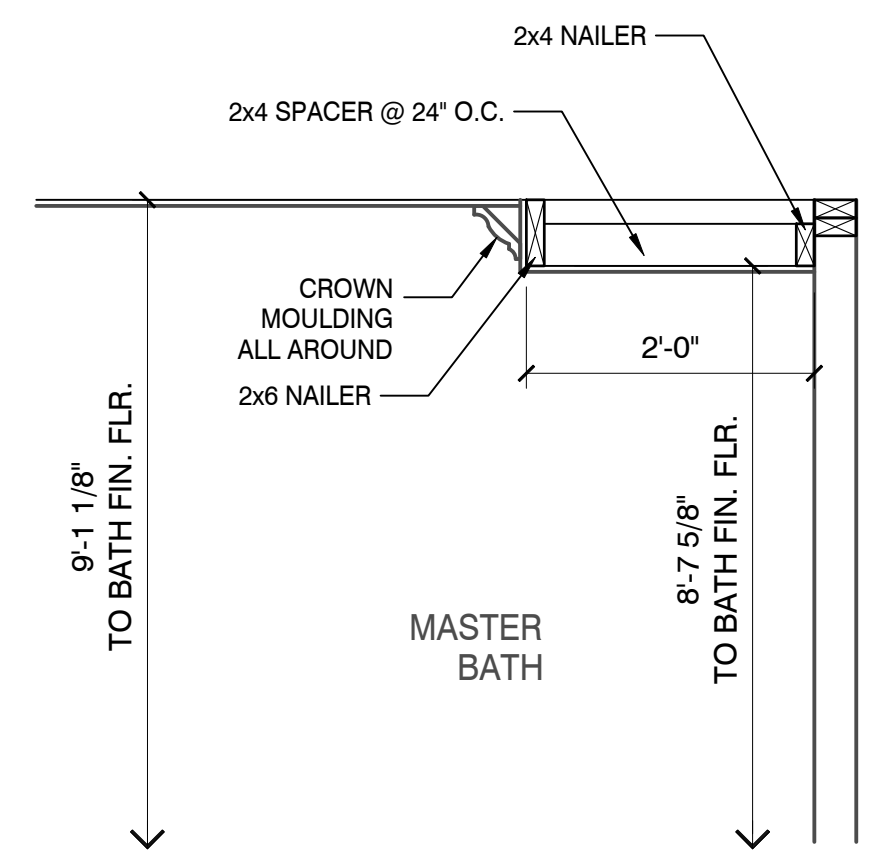
**UPGRADED KWIKSET INTERIOR HARDWARE PACKAGE**

**AREA CALCULATIONS:**  
FIRST FLOOR AREA = 2,966 S.F.  
GARAGE AREA = 879 S.F.  
FIRST FLOOR AREA - HABITABLE = 1,956 S.F.  
SECOND FLOOR AREA = 2,480 S.F.  
SECOND FLOOR AREA - HABITABLE = 1,166 S.F.  
TOTAL AREA (1ST + 2ND) = 5,446 S.F.  
TOTAL AREA - HABITABLE = 3,122 S.F.



- STAIRWAYS: A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROTECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/4" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
- 1) STAIRS SHALL HAVE MAXIMUM RISE OF 8 1/4". IF OPEN RISERS ARE USED, THE OPENING MUST BE LESS THAN 4".
  - 2) STAIRS SHALL HAVE MINIMUM TREAD WIDTH OF 9". WINDERS: A MINIMUM TREAD WIDTH OF 11" IS REQUIRED AT A POINT MEASURE 12" FROM THE NARROW SIDE.
  - 3) GUARDRAIL HEIGHT SHALL BE 37" ABOVE FINISHED FLOOR AND CAN NOT BE CONSTRUCTED TO CREATE A LADDER EFFECT.
  - 4) HANDRAIL HEIGHT SHALL BE 36" ABOVE STAIR NOSING. HANDRAIL CROSS SECTION HAS BEEN INCREASED FROM 2 1/2" TO 2 3/8".
  - 5) HEADROOM CLEARANCE SHALL BE NO LESS THAN 6'-9" AT ANY POINT ALONG STAIRS.
  - 6) BALLUSTERS SHALL BE SPACED SO NO OBJECT 4" IN DIA. OR LARGER CAN PASS THROUGH THEM.

**HAND RAIL CROSS SECTION**  
Scale: N.T.S. COUNTRY MANOR



**1 SECTION**  
Scale: 3/4" = 1'-0" COUNTRY MANOR

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION <b>SECOND FLOOR PLAN</b>	SHEET REVISION INFO 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH	PRODUCT LINE <b>SIGNATURE</b> MODEL/PROJECT NAME <b>HENLEY</b>	SET REVISION INFO .....
SHEET NUMBER <b>A3</b>	ELEVATION NAME <b>COUNTRY MANOR</b>		
SERIAL NUMBER 1015.0			

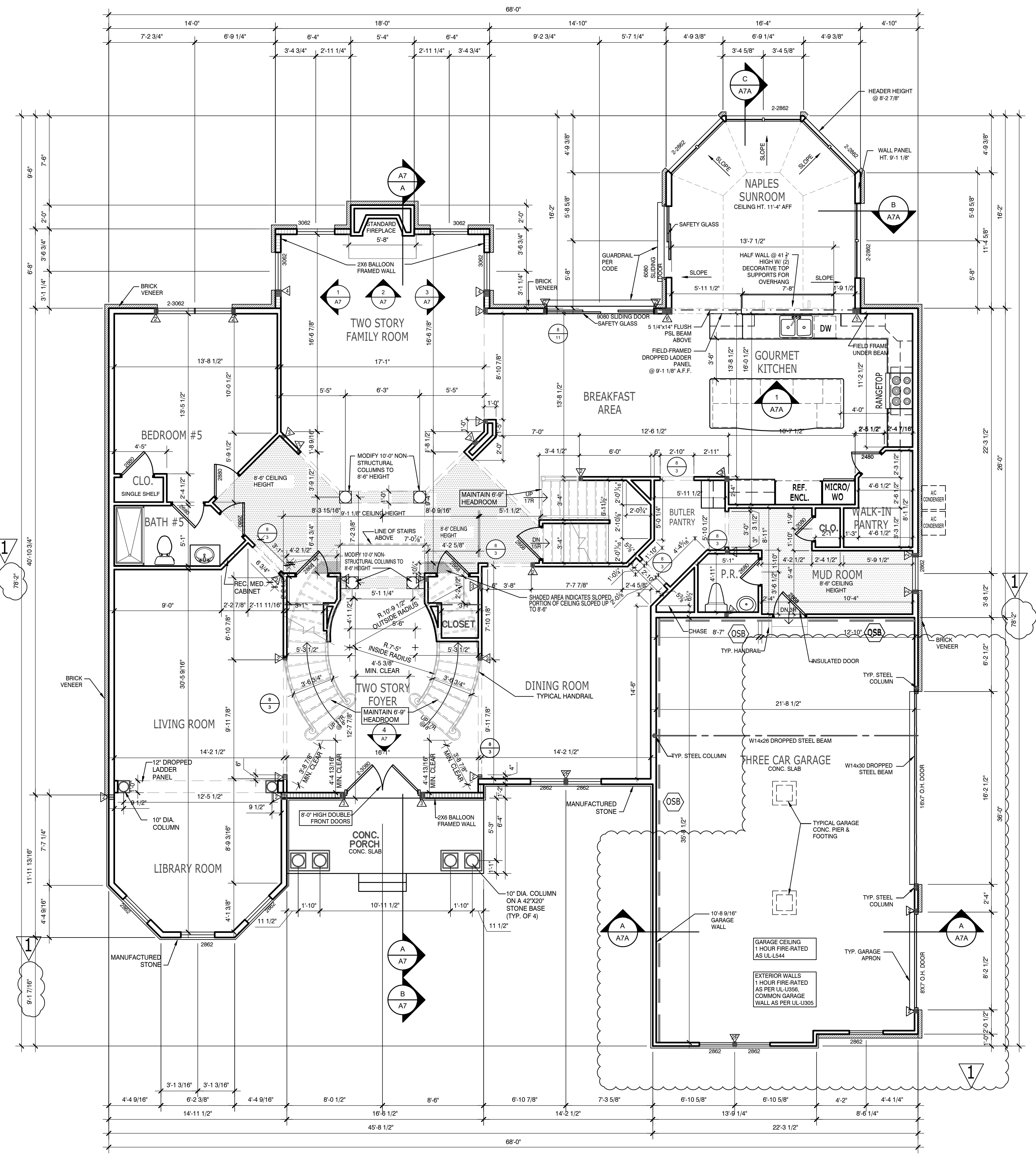
Jed Gibson, AIA  
Patricia Brubaker, AIA  
Rafael Da Silva, AIA  
Jeremy Greene, AIA  
Brian Morgan, AIA  
Timothy O'Neill, AIA  
David Ruggles, AIA  
Jeffrey Gow, AIA  
Jill Voitchek, AIA

**TOLLARCHITECTURE**  
PHILADELPHIA · ORLANDO  
DALLAS · LOS ANGELES · SEATTLE  
250 Gibraltar Road, Horsham, PA 19044  
P 215-293-5300 | F 215-293-5314  
A Toll Brothers Company



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**FIRST FLOOR PLAN**

Scale: 3/16" = 1'-0"

COUNTRY MANOR

**LATERAL BRACING**

THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.

FOR OSB + DRYWALL ATTACHMENT SEE A4L1 DETAIL SHEET

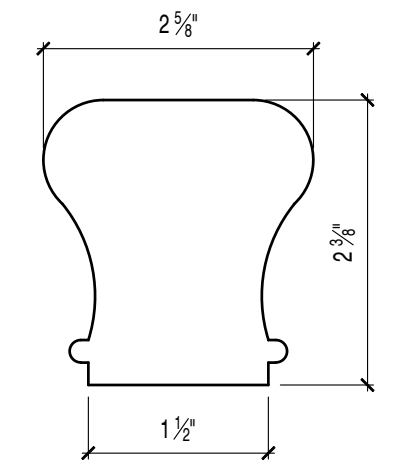
**UPGRADED KWIKSET INTERIOR HARDWARE PACKAGE**

**AREA CALCULATIONS:**

FIRST FLOOR AREA = 2,966 S.F.  
 GARAGE AREA = 879 S.F.  
 FIRST FLOOR AREA - HABITABLE = 1,956 S.F.

SECOND FLOOR AREA = 2,480 S.F.  
 SECOND FLOOR AREA - HABITABLE = 1,166 S.F.

TOTAL AREA (1ST + 2ND) = 5,446 S.F.  
 TOTAL AREA - HABITABLE = 3,122 S.F.



- HAND RAIL CROSS SECTION**  
 Scale: N.T.S. COUNTRY MANOR
- STAIRWAYS: A NOSING NOT LESS THAT 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROTECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/4" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
- 1) STAIRS SHALL HAVE MAXIMUM RISE OF 8 1/4". IF OPEN RISERS ARE USED, THE OPENING MUST BE LESS THAN 4"
  - 2) STAIRS SHALL HAVE MINIMUM TREAD WIDTH OF 9". WINDERS: A MINIMUM TREAD WIDTH OF 11" IS REQUIRED AT A POINT MEASURE 12" FROM THE NARROW SIDE.
  - 3) GUARDRAIL HEIGHT SHALL BE 37" ABOVE FINISHED FLOOR AND CAN NOT BE CONSTRUCTED TO CREATE A LADDER EFFECT.
  - 4) HANDRAIL HEIGHT SHALL BE 36" ABOVE STAIR NOSING. HANDRAIL CROSS SECTION HAS BEEN INCREASED FROM 2 1/2" TO 2 3/8"
  - 5) HEADROOM CLEARANCE SHALL BE NO LESS THAN 6'-9" AT ANY POINT ALONG STAIRS
  - 6) BALLUSTERS SHALL BE SPACED SO NO OBJECT 4" IN DIA. OR LARGER CAN PASS THROUGH THEM

**RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - "THE WHOLE SET WILL BE USED FOR CONSTRUCTION"**

**TOLLARCHITECTURE**  
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 A Toll Brothers Company

SHEET REVISION INFO  
 1/AO-181196 09/21/2018  
 J.BERRY/TOLLARCH

PRODUCT LINE  
 SIGNATURE  
 MODEL/PROJECT NAME  
**HENLEY**

SET REVISION INFO  
 \*\*\*\*\*

ELEVATION NAME  
**COUNTRY MANOR**

DRAWN BY - S+T  
 CHECKED BY - TOLL ARCH  
 SHEET DATE - 8/21/2018

SHEET DESCRIPTION  
**FIRST FLOOR PLAN**

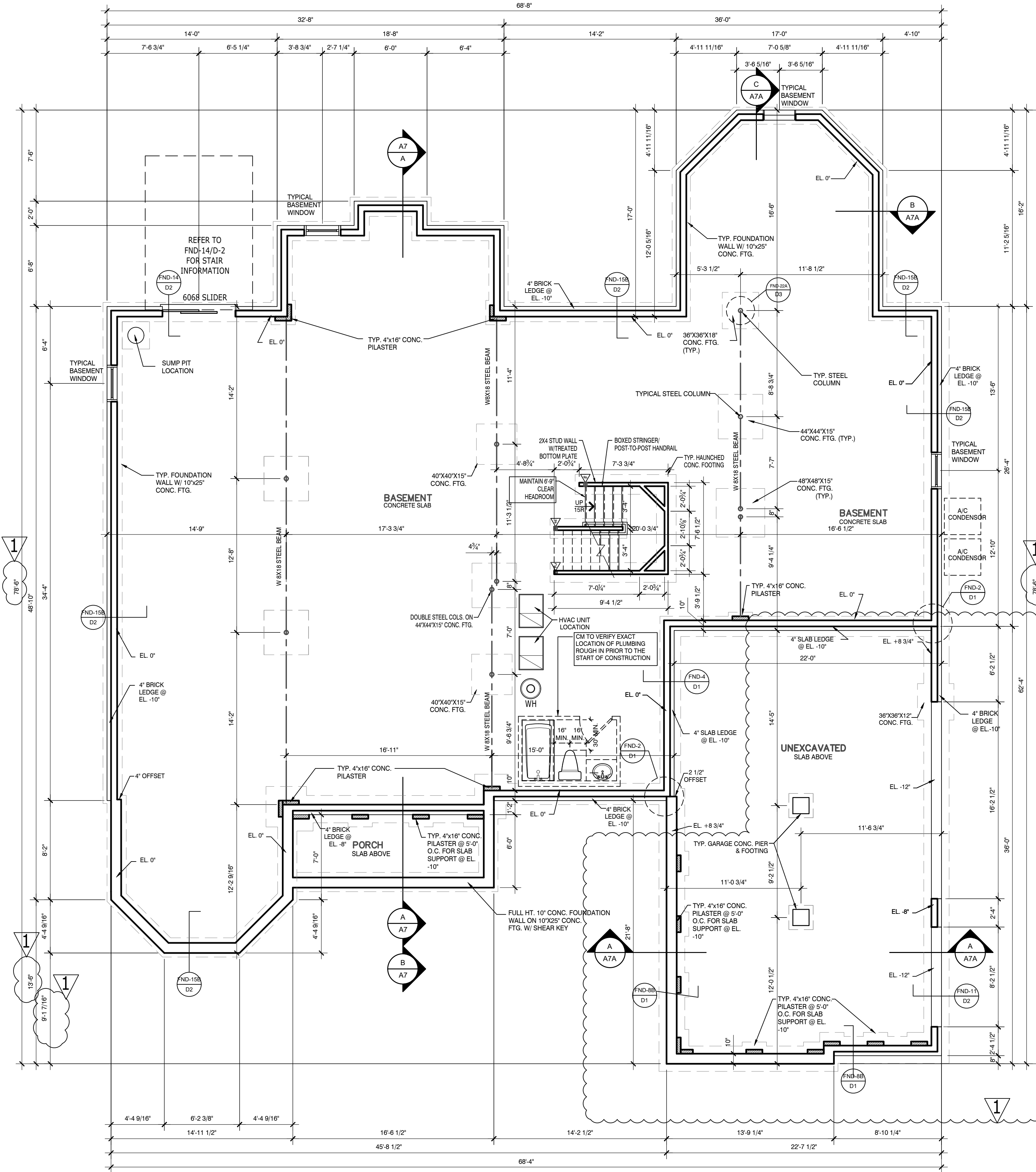
SHEET NUMBER  
**A2**

SERIAL NUMBER  
 1015.0

Jed Gibson, AIA  
 Patricia Brubaker, AIA  
 Rafael Da Silva, AIA  
 Jeremy Greene, AIA  
 Brian Morgan, AIA  
 Timothy O'Neill, AIA  
 David Ruggles, AIA  
 Jeffrey Gow, AIA  
 Jill Voitchek, AIA

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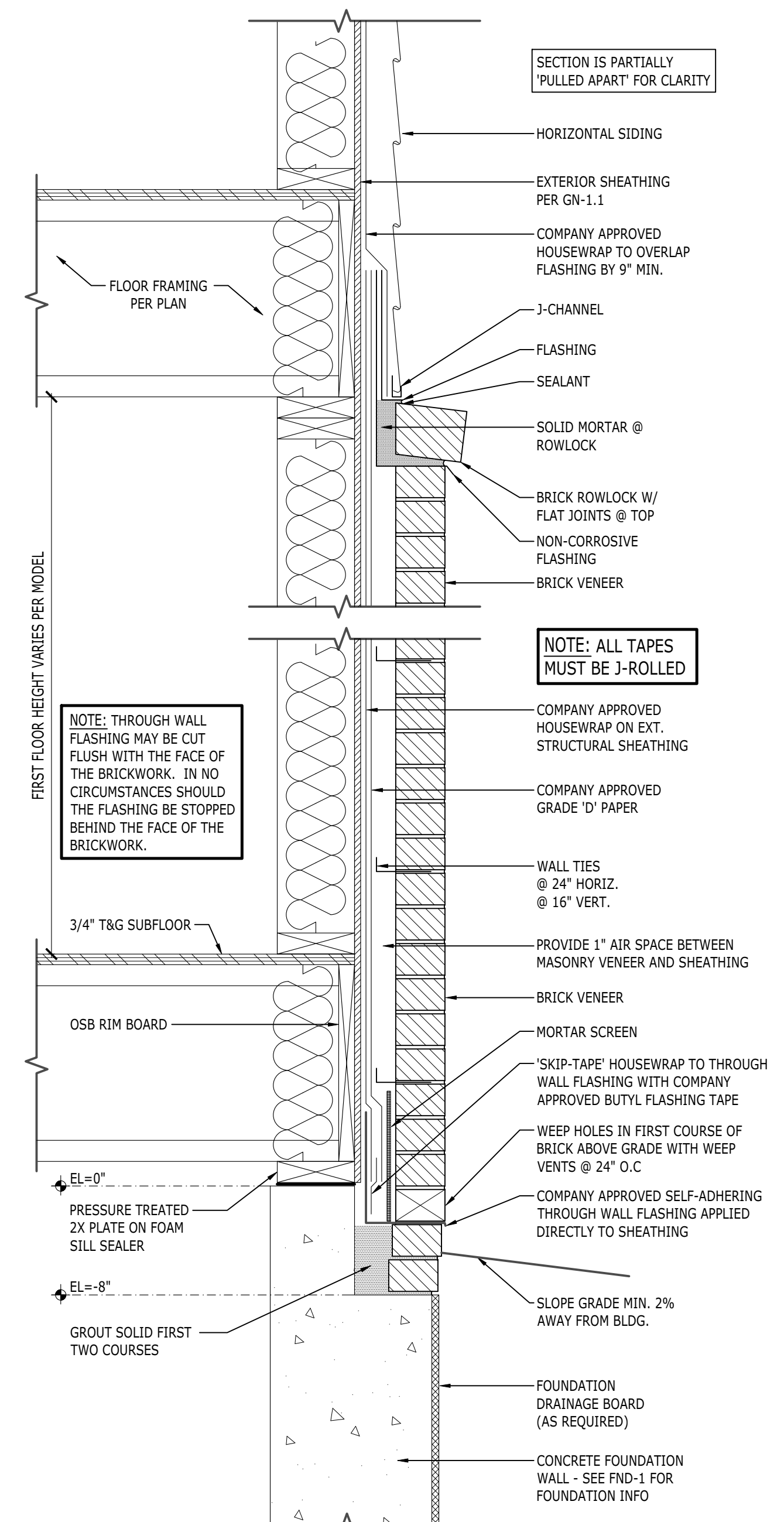
DATE: Friday, September 21, 2018 - 2:56:00 pm



**FOUNDATION PLAN**  
Scale: 3/16"=1'-0"

COUNTRY MANOR

**1 BRICK TO BELT DETAIL**  
Scale: 1 1/2"=1'-0" COUNTRY MANOR



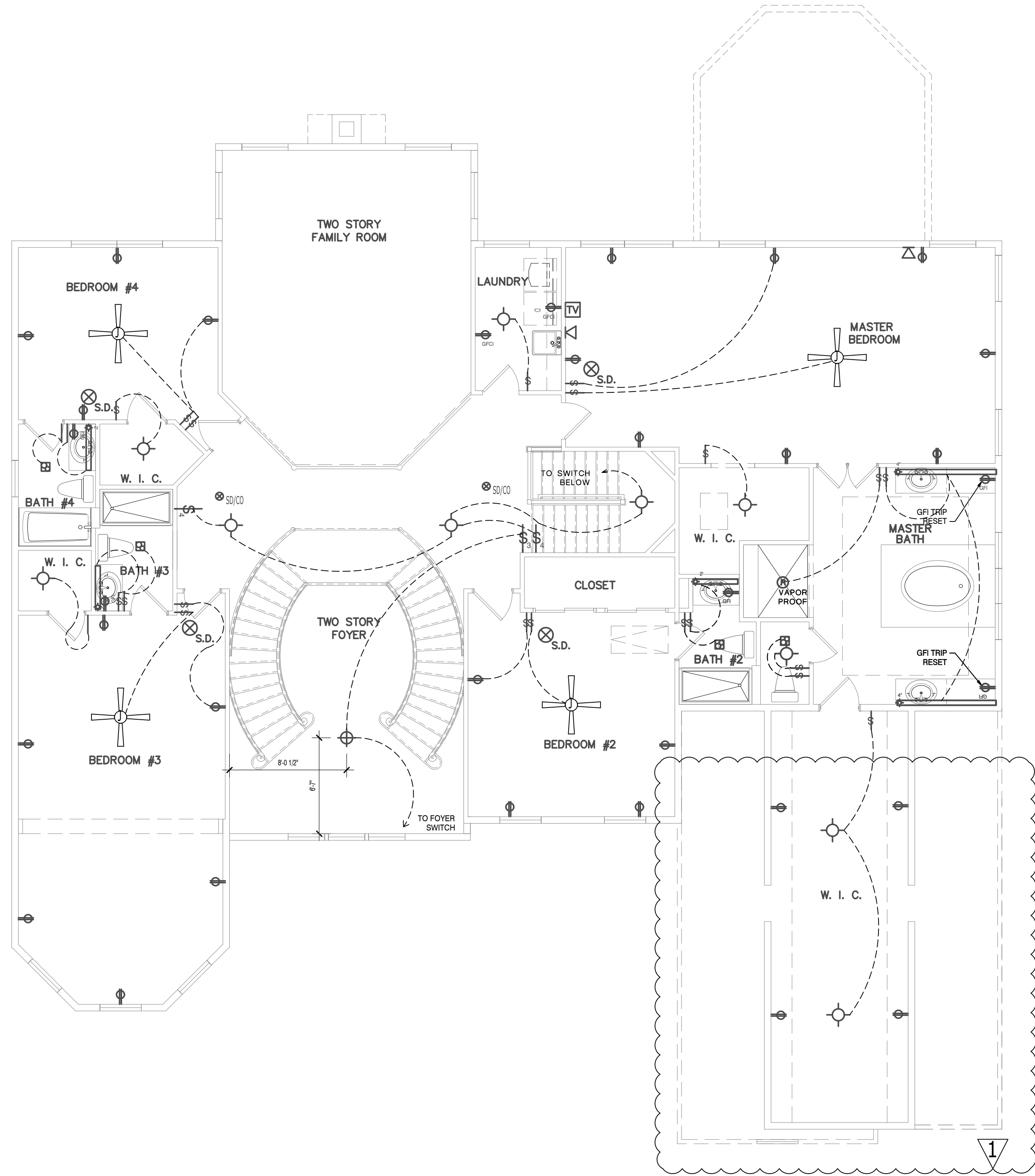
- HAND RAIL CROSS SECTION**  
Scale: N.T.S. COUNTRY MANOR
- 1) STAIRS SHALL HAVE MAXIMUM RISE OF 8 1/4". IF OPEN RISERS ARE USED, THE OPENING MUST BE LESS THAN 4"
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RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION <b>FOUNDATION PLAN</b>	SHEET REVISION INFO 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH	TOLLARCHITECTURE PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	Jed Gibson, AIA Patricia Brubaker, AIA Rafael Da Silva, AIA Jeremy Greene, AIA Brian Morgan, AIA Timothy O'Neill, AIA David Ruggles, AIA Jeffrey Gow, AIA Jill Voitchek, AIA
	PRODUCT LINE <b>SIGNATURE</b> MODEL/PROJECT NAME <b>HENLEY</b>	SET REVISION INFO .....	250 Gibraltar Road, Horsham, PA 19044 P 215-293-5300   F 215-293-5314 A Toll Brothers Company
DRAWN BY - S+T CHECKED BY - TOLL ARCH SHEET DATE - 8/21/2018	ELEVATION NAME <b>COUNTRY MANOR</b>		SHEET NUMBER <b>A1</b>
			SERIAL NUMBER 1015.0

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**SECOND FLOOR ELECTRICAL PLAN**

Scale: 3/16" = 1'-0"

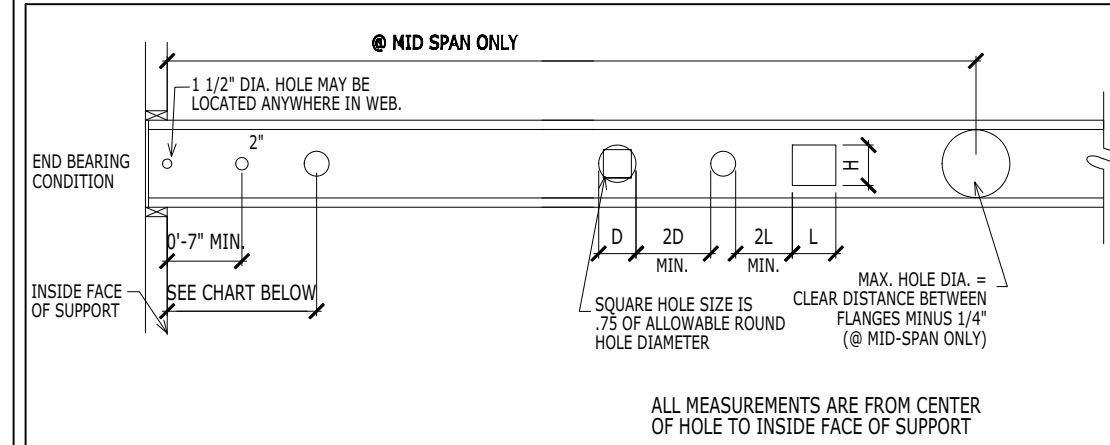
COUNTRY MANOR

**SMOKE DETECTORS TO BE ELECTRICALLY INTERCONNECTED WITH BATTERY BACKUP**

**ELECTRICAL LEGEND**

- SWITCH
- 3-WAY SWITCH
- DUPLEX RECEPTACLE
- GARAGE DOOR OPENER
- RECESSED INCANDESCENT LIGHT
- RECESSED EYEBALL FIXTURE
- CEILING FAN J. BOX W/ 4 CONDUCTOR WIRE
- CEILING HUNG FIXTURE
- SURFACE MOUNTED CEILING FIX.
- CEILING MOUNTED FIXTURE W/ PULL STRING
- REINFORCED JUNCTION BOX FOR STD. ELEC. FIX.
- JUNCTION BOX
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- DOOR BELL CHIMES
- DOOR BELL
- TELEPHONE OUTLET
- TELEVISION CABLE OUTLET
- EXTERIOR FLOOD LIGHT
- 2'x4' FLUORESCENT LIGHT
- WALL SCONCE (EX. LIGHT FIX.)
- WALL MOUNTED FIXTURE
- EXHAUST FAN (BY HVAC SUBCONTRACTOR)
- DISCONNECT FOR AIR CONDITIONING CONDENSER
- CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S REQS.
- FAN W/ 4 CONDUCTOR WIRE

**W.I.J. HOLE CUTTING CRITERIA FOR INTERNATIONAL BEAMS I-JOISTS**



**NOTES**  
 1) HOLE LOCATIONS ARE BASED ON SIMPLE SPAN DESIGNS WITH UNIFORM LOADING OF UP TO 40 PSF LIVE LOAD & 15 PSF DEAD LOAD, AND UP TO 24' O.C. SPACING  
 NOTE: FOR OTHER ACCEPTABLE ALTERNATE JOISTS PER GN SHEETS, USE MANUFACTURER'S HOLE CUTTING CRITERIA.  
 2) HOLES MAY BE POSITIONED VERTICALLY ANYWHERE IN THE WEB. DIMENSIONS EQUAL TO .75 OF THE EQUIVALENT ROUND HOLE MAY BE USED AT THE SAME LOCATIONS AT THE LOCATIONS SHOWN IN EXAMPLE : A 10" DIA. HOLE IS EQUIVALENT TO A 0.75 X 10 = 7 1/2" SQUARE HOLE WHICH MAY BE LOCATED AS SHOWN ABOVE FOR A 10" DIA. HOLE  
 3) MULTIPLE HOLES MUST BE SPACED TO ALLOW WEB BOARD EQUAL TO AT LEAST TWO TIMES THE DIAMETER OF THE LARGEST HOLE BETWEEN THEM.

CHART FOR SIMPLE SPANS WITHOUT SPECIAL LOADING CONDITIONS

DEPTH (IN.)	CIRCULAR HOLE DIAMETER (IN.)									
	2"	3"	4"	5"	6"	7"	8"	9"	10"	
9.5" (I8400)	0'-7"	1'-9"	2'-11"	4'-3"	5'-7"	7"	8"	9"	10"	
14" (I8600)	0'-7"	0'-8"	1'-9"	3'-1"	4'-5"	5'-10"	7'-7"			
16" (I8600)	0'-7"	0'-8"	1'-4"	2'-8"	4'-1"	5'-6"	7'-0"	8'-6"		
18" (I8800)	0'-7"	1'-8"	2'-3"	3'-3"	4'-2"	5'-3"	6'-5"	7'-8"	8'-11"	

RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION

SECOND FLOOR ELECTRICAL PLAN

DRAWN BY - S+T

CHECKED BY - TOLL ARCH

SHEET DATE - 8/21/2018

PRODUCT LINE

SIGNATURE

MODEL/PROJECT NAME

HENLEY

ELEVATION NAME

COUNTRY MANOR

SHEET REVISION INFO

1/AO-181196 09/21/2018

J.BERRY/TOLLARCH

SET REVISION INFO

.....

TOLLARCHITECTURE

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DALLAS · LOS ANGELES · SEATTLE

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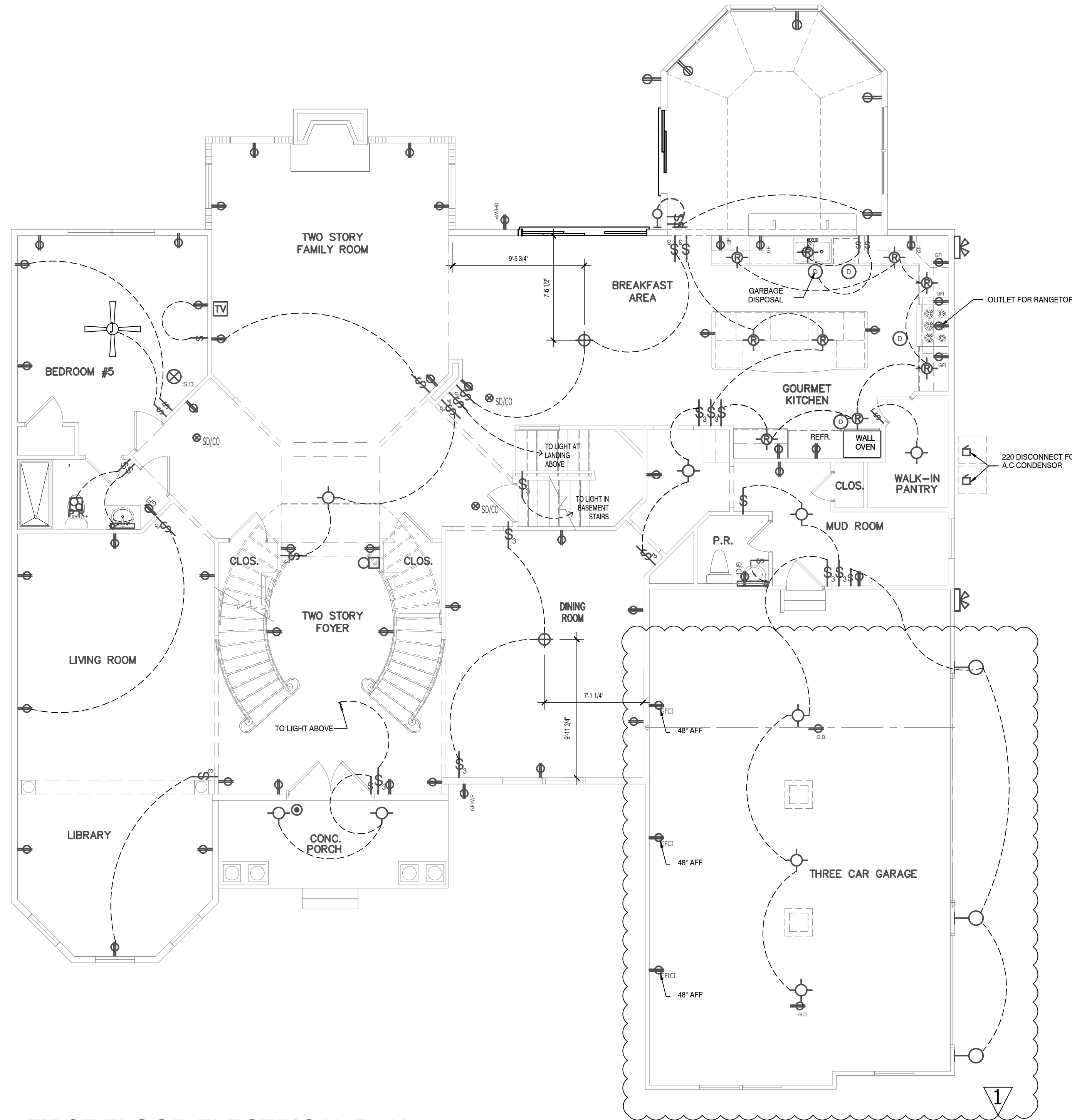
- Jed Gibson, AIA
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- Rafael Da Silva, AIA
- Jeremy Greene, AIA
- Brian Morgan, AIA
- Timothy O'Neill, AIA
- David Ruggles, AIA
- Jeffrey Gow, AIA
- Jill Voitchek, AIA

E3

SHEET NUMBER

SERIAL NUMBER 1015.0

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**FIRST FLOOR ELECTRICAL PLAN**

Scale: 3/16" = 1'-0"

COUNTRY MANOR

**SMOKE DETECTORS TO BE ELECTRICALLY INTERCONNECTED WITH BATTERY BACKUP**

**ELECTRICAL LEGEND**

- SWITCH
- 3-WAY SWITCH
- DUPLEX RECEPTACLE
- GARAGE DOOR OPENER
- RECESSED INCANDESCENT LIGHT
- RECESSED EYEBALL FIXTURE
- CEILING FAN J. BOX W/ 4 CONDUCTOR WIRE
- CEILING HUNG FIXTURE
- SURFACE MOUNTED CEILING FIX.
- CEILING MOUNTED FIXTURE W/ PULL STRING
- REINFORCED JUNCTION BOX FOR STD. ELEC. FIX.
- JUNCTION BOX
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- DOOR BELL CHIMES
- DOOR BELL
- TELEPHONE OUTLET
- TELEVISION CABLE OUTLET
- EXTERIOR FLOOD LIGHT
- 2'x4' FLUORESCENT LIGHT
- WALL SCONCE (EX. LIGHT FIX.)
- WALL MOUNTED FIXTURE
- EXHAUST FAN (BY HVAC SUBCONTRACTOR)
- DISCONNECT FOR AIR CONDITIONING CONDENSER
- CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S REQS.
- FAN W/ 4 CONDUCTOR WIRE

**W.I.J. HOLE CUTTING CRITERIA FOR INTERNATIONAL BEAMS I-JOISTS**

**NOTES**

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DEPTH (IN.)	CIRCULAR HOLE DIAMETER (IN.)									
	2"	3"	4"	5"	6"	7"	8"	9"	10"	
9.5" (I8400)	0'-7"	1'-9"	2'-11"	4'-3"	5'-7"	7"	8"	9"		
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RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION: **FIRST FLOOR ELECTRICAL PLAN**

SHEET NUMBER: **E2**

SERIAL NUMBER: 1015.0

DRAWN BY: S+T

CHECKED BY: TOLL ARCH

SHEET DATE: 8/21/2018

PRODUCT LINE: **SIGNATURE**

MODEL/PROJECT NAME: **HENLEY**

ELEVATION NAME: **COUNTRY MANOR**

SHEET REVISION INFO: 1/AO-181196 09/21/2018 J.BERRY/TOLLARCH

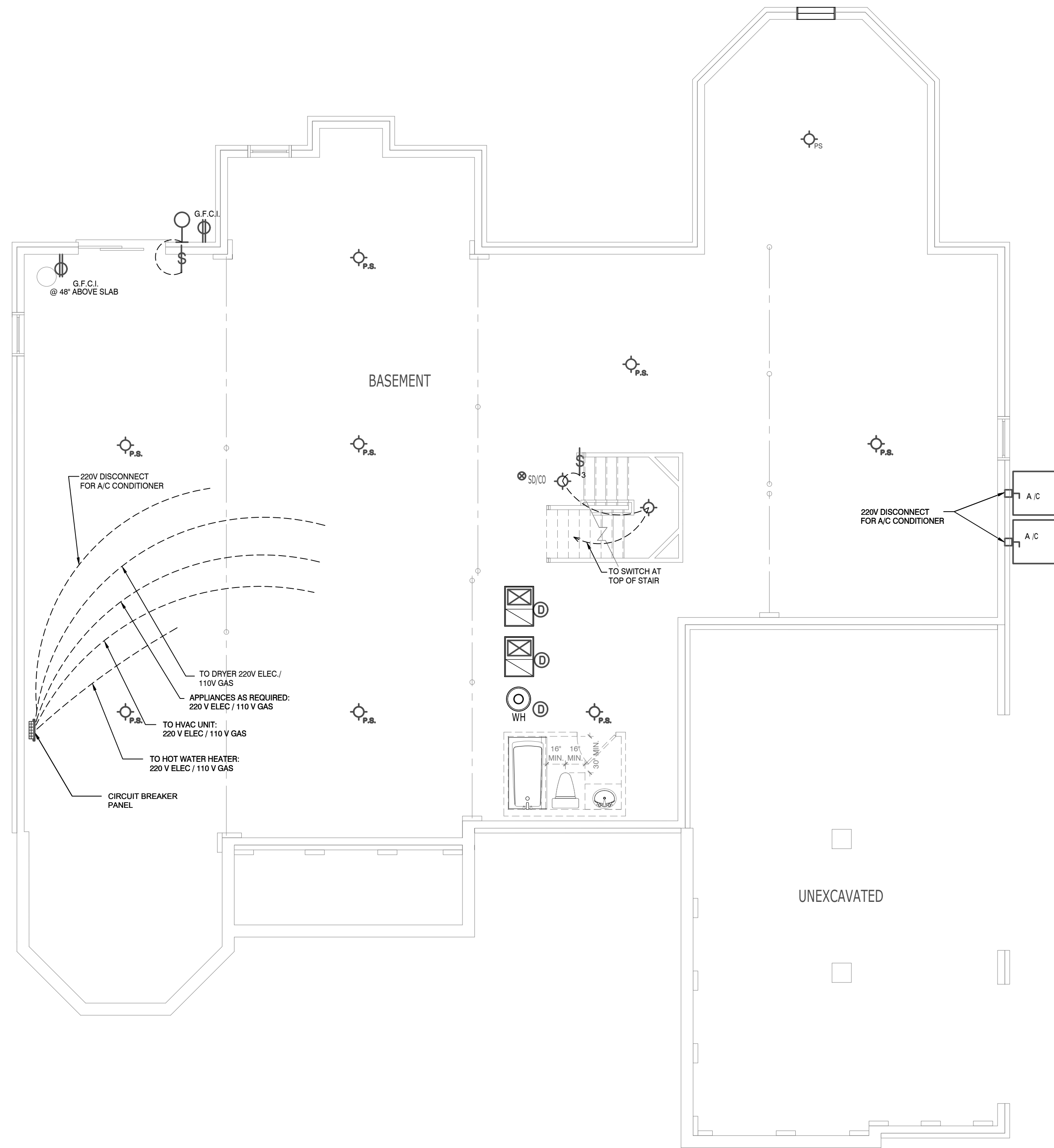
SET REVISION INFO: PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE

TOLLARCHITECTURE

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**BASEMENT ELECTRICAL PLAN**

Scale: 3/16" = 1'-0"

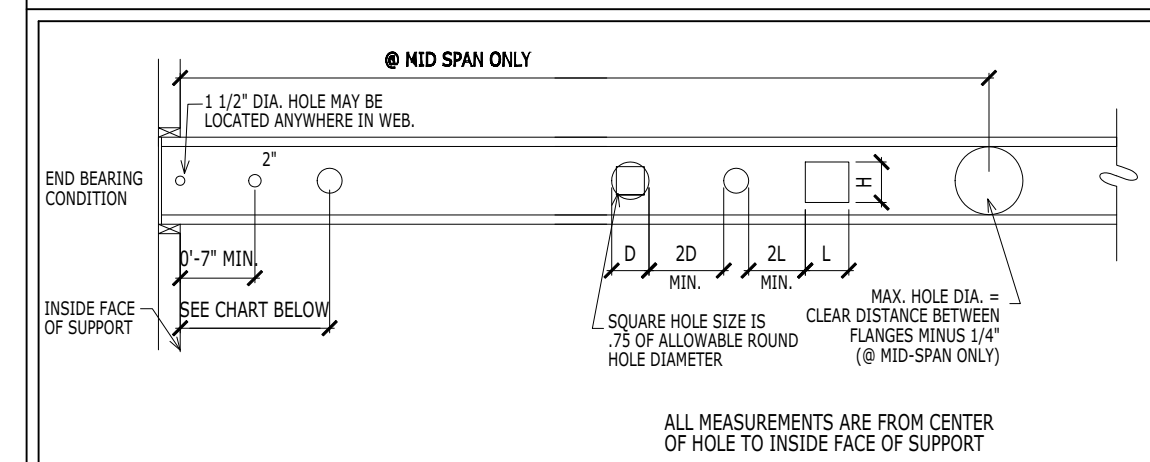
COUNTRY MANOR

**SMOKE DETECTORS TO BE ELECTRICALLY INTERCONNECTED WITH BATTERY BACKUP**

**ELECTRICAL LEGEND**

- SWITCH
- 3-WAY SWITCH
- DUPLEX RECEPTACLE
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RIGHT HAND SET AO# 177811 LOT#0004 DUNHILL PARK - " THE WHOLE SET WILL BE USED FOR CONSTRUCTION"

SHEET DESCRIPTION

BASEMENT LEVEL ELECTRICAL PLAN

DRAWN BY - S+T

CHECKED BY - TOLL ARCH

SHEET DATE - 8/21/2018

PRODUCT LINE

SIGNATURE

MODEL/PROJECT NAME

HENLEY

ELEVATION NAME

COUNTRY MANOR

SHEET REVISION INFO

....

SET REVISION INFO

....

**TOLLARCHITECTURE**

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**E1**

SHEET NUMBER

SERIAL NUMBER

1015.0