

# THE HILLCREST

## PLAN 1395

ELEV. '1' AREA		ELEV. '2' AREA		ELEV. '3' AREA	
Name	Area	Name	Area	Name	Area
FIRST FLOOR	715 SF	FIRST FLOOR	715 SF	FIRST FLOOR	715 SF
SECOND FLOOR	680 SF	SECOND FLOOR	680 SF	SECOND FLOOR	680 SF
HEATED	1395 SF	HEATED	1395 SF	HEATED	1395 SF
PORCH	47 SF	PORCH	47 SF	PORCH	112 SF
UNHEATED	47 SF	UNHEATED	47 SF	UNHEATED	112 SF

ELEV. '4' AREA		ELEV. '5' AREA		ELEV. '6' AREA	
Name	Area	Name	Area	Name	Area
FIRST FLOOR	715 SF	FIRST FLOOR	715 SF	FIRST FLOOR	715 SF
SECOND FLOOR	680 SF	SECOND FLOOR	680 SF	SECOND FLOOR	680 SF
HEATED	1395 SF	HEATED	1395 SF	HEATED	1395 SF
PORCH	47 SF	PORCH	112 SF	PORCH	45 SF
UNHEATED	47 SF	UNHEATED	112 SF	UNHEATED	45 SF

ABBREVIATIONS	INDEX
ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A.D. AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
BA BATHROOM	MFR MANUFACTURER
BD BOARD	MIN MINIMUM
BF BI-FOLD (DOOR)	MISC MISCELLANEOUS
BLDG BUILDING	N NORTH
BLK BLOCK (CMUs)	N.T.S. NOT TO SCALE
BLW BELOW	O.G.D. OVERHEAD GARAGE DOOR
BM BEAM	OH OVERHEAD
BP BI-PASS (DOOR)	OPR OPTIONAL
BOT BOTTOM	PAR PARALLEL
BTWN BETWEEN	P.B. PUSH BUTTON
CAB CABINET	PDR POWDER
CER CERAMIC	PEDESTAL
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PL PLATE
CL CLOSET OR CENTER LINE	PR PAPER
CL.G. CEILING	P.T. PRESSURE TREATED WOOD
CLR CLEAR	PVC POLYVINYL CHLORIDE PIPE
CMU CONCRETE MASONRY UNIT	P.V.M.T. PAYMENT
COL COLUMN	P.W. PRE-WIRE
CONC CONCRETE	PWD PLYWOOD
C CARPET	R RISER
CR CORROSION RESISTANT	RAP RETURN AIR GRILL
CSMT CASEMENT	REF REFERENCE
C.T. CERAMIC TILE	REFR REFRIGERATOR
D DRYER	REQ REQUIRED
DBL DOUBLE	S SOUTH
DH DOUBLE HUNG	SD SMOKE DETECTOR
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SIM SIMILAR
DR DOOR	SP SLOPE / SLIDING
DS DOWNSPOUT	SP SLOPE / SLOPE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	SAS SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.C. FLOOR CHANGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
F.FL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	U.N.O. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDW WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WI WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W.W.O. WITH OR WITHOUT
GF1 GROUND FAULT INTERRUPTER	WP WATERPROOF(ING)
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	# PROPERTY LINE
HB HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	& AND
HDR HEADER	℄ CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

### BUILDING CODE COMPLIANCE / PROJECT INFORMATION

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:  
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.  
2018 NORTH CAROLINA RESIDENTIAL CODE

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

PRODUCT:  
SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE:  
TYPE VB

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE GMD DESIGN GROUP CAROLINAS, INC. DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP CAROLINAS, INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

### GENERAL NOTES:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCRC SECTION R310.2.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES.)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

### BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY, WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT; WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE BEFORE PROCEEDING.

NCGS 83a-13(a) COMPLIANCE: CORPORATE OFFICER: DEAN GARDNER, ADDRESS: 1005 RUSSELL DRIVE, UNIT 6, HIGHLAND BEACH, FL 33487. SIGNATURE: *Dean Gardner*

PROJECT TITLE:

### THE HILLCREST

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO:

### COVER SHEET

SHEET TITLE:

PRINT DATE:

09.07.2022

SHEET NO:

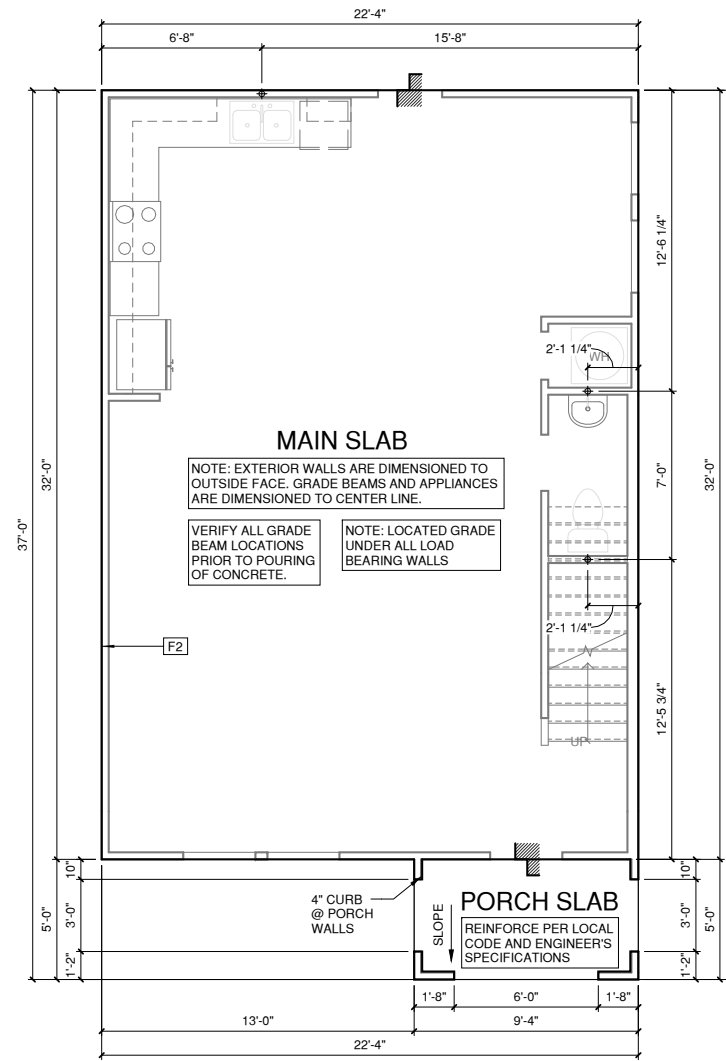
**NOTES FOR NORTH CAROLINA:**

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSWING DOORS. (PER NCRS SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCRS SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, PROTECT THE WATER HEATER WITH 3" DIA CONCRETE FILLED STEEL PIPE EMBEDDED INTO CONCRETE FOOTING.
- SOILS TREATMENT:  
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- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

**REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS**

**FOUNDATION KEYNOTE LEGEND**

F2 | LINE OF FRAMED WALL ABOVE



**SLAB PLAN '1'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NORTH CAROLINA OFFICE  
102 FOUNTAIN BROOK CIRCLE  
SUITE C  
CARY, NC 27511  
PHONE: (919) 320-3022

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**THE HILLCREST**

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CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SLAB PLAN '1'**

PRINT DATE:

09.07.2022

SHEET NO:

**0.1.1**

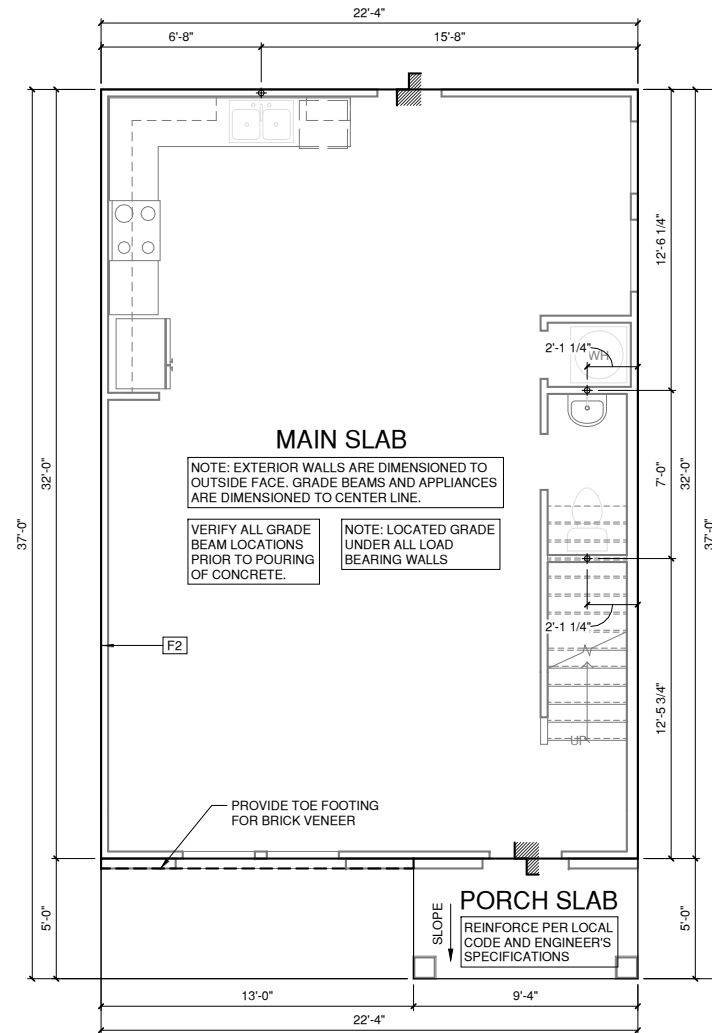
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- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

# REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS

**FOUNDATION KEYNOTE LEGEND**

F2	LINE OF FRAMED WALL ABOVE
----	---------------------------



**SLAB PLAN '2'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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SUITE C  
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CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SLAB PLAN '2'**

PRINT DATE:

09.07.2022

SHEET NO:

**0.1.2**

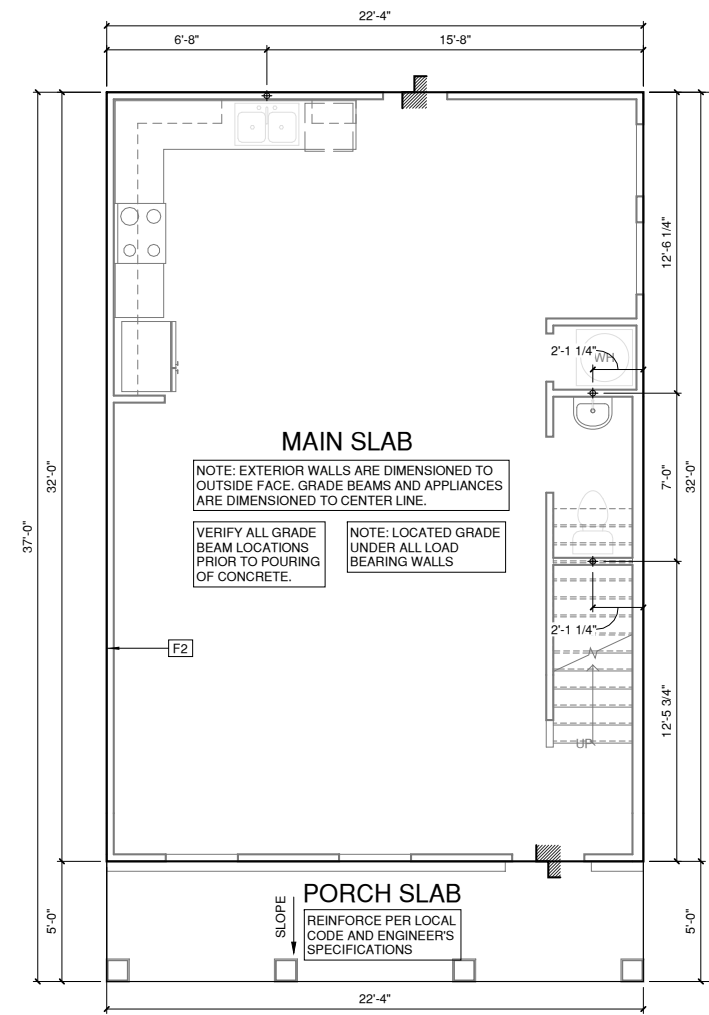
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F2 | LINE OF FRAMED WALL ABOVE



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**SLAB PLAN '3'**

PRINT DATE:

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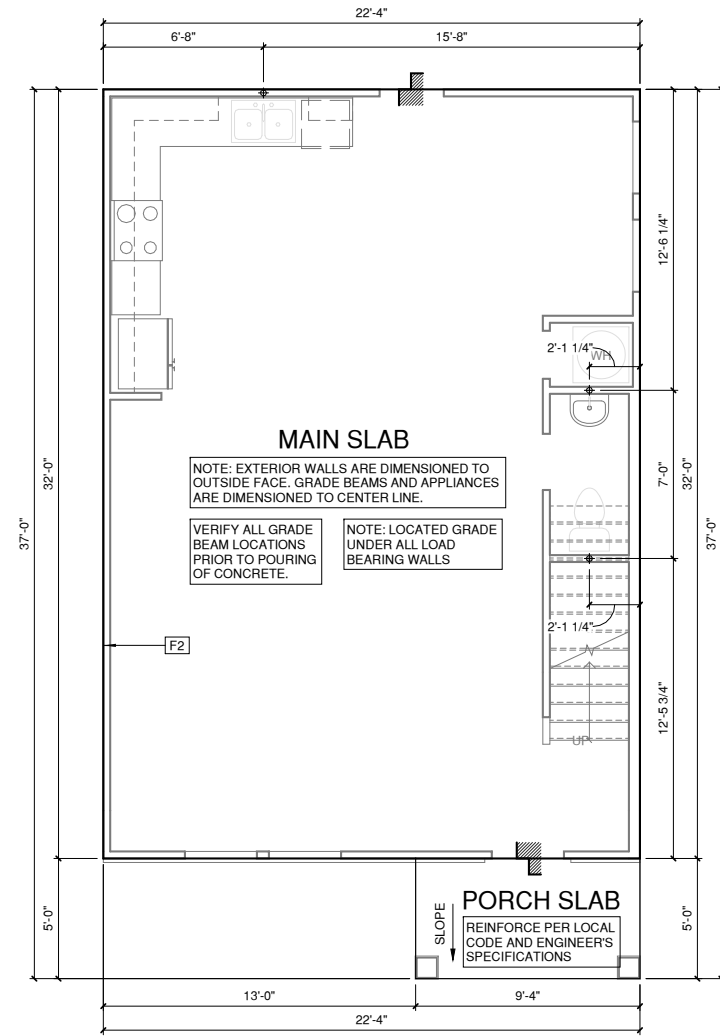
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**SLAB PLAN '4'**

PRINT DATE:  
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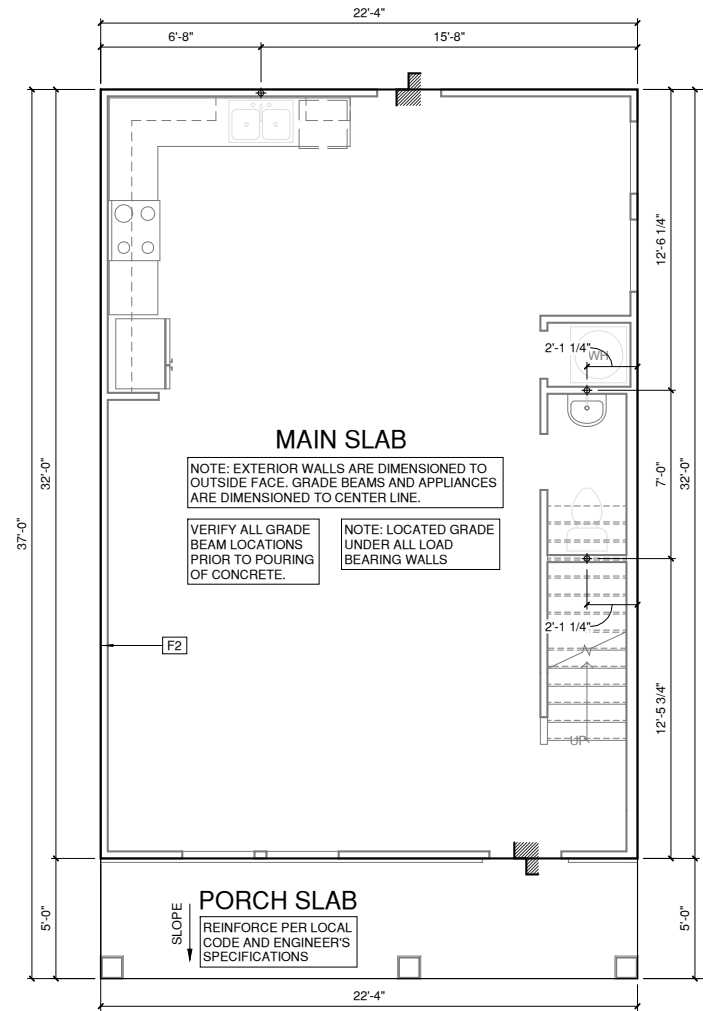
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- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSWING DOORS. (PER NCRS SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCRS SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, PROTECT THE WATER HEATER WITH 3" DIA CONCRETE FILLED STEEL PIPE EMBEDDED INTO CONCRETE FOOTING.
- SOILS TREATMENT:  
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.  
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO THE STANDARDS OF THE NC DEPT OF AGRICULTURE.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

**REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS**

**FOUNDATION KEYNOTE LEGEND**

F2 | LINE OF FRAMED WALL ABOVE



**SLAB PLAN '5'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:

PROJECT NO:

SHEET TITLE:

**SLAB PLAN '5'**

PRINT DATE:

09.07.2022

SHEET NO:

**0.1.5**

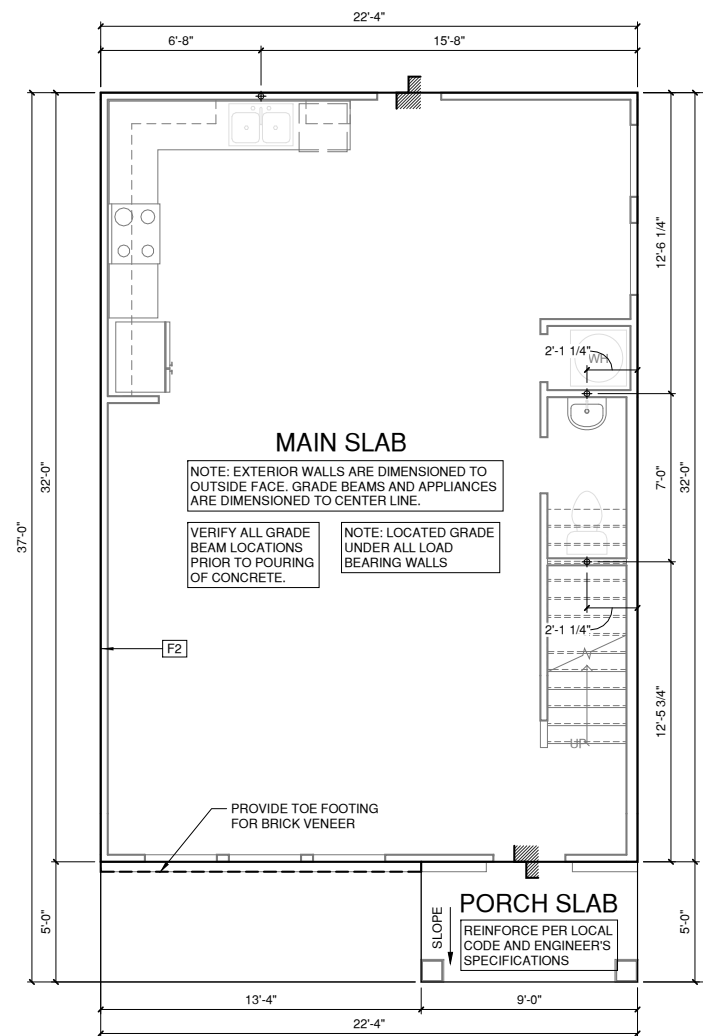
**NOTES FOR NORTH CAROLINA:**

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSWING DOORS. (PER NCRC SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, PROTECT THE WATER HEATER WITH 3" DIA CONCRETE FILLED STEEL PIPE EMBEDDED INTO CONCRETE FOOTING.
- SOILS TREATMENT:  
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(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO THE STANDARDS OF THE NC DEPT OF AGRICULTURE.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

# REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS

**FOUNDATION KEYNOTE LEGEND**

F2	LINE OF FRAMED WALL ABOVE
----	---------------------------



**1 SLAB PLAN '6'**  
 1/4" = 1'-0" AT 22'X34" LAYOUT    1/8" = 1'-0" AT 11' X 17' LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SLAB PLAN '6'**

PRINT DATE:

09.07.2022

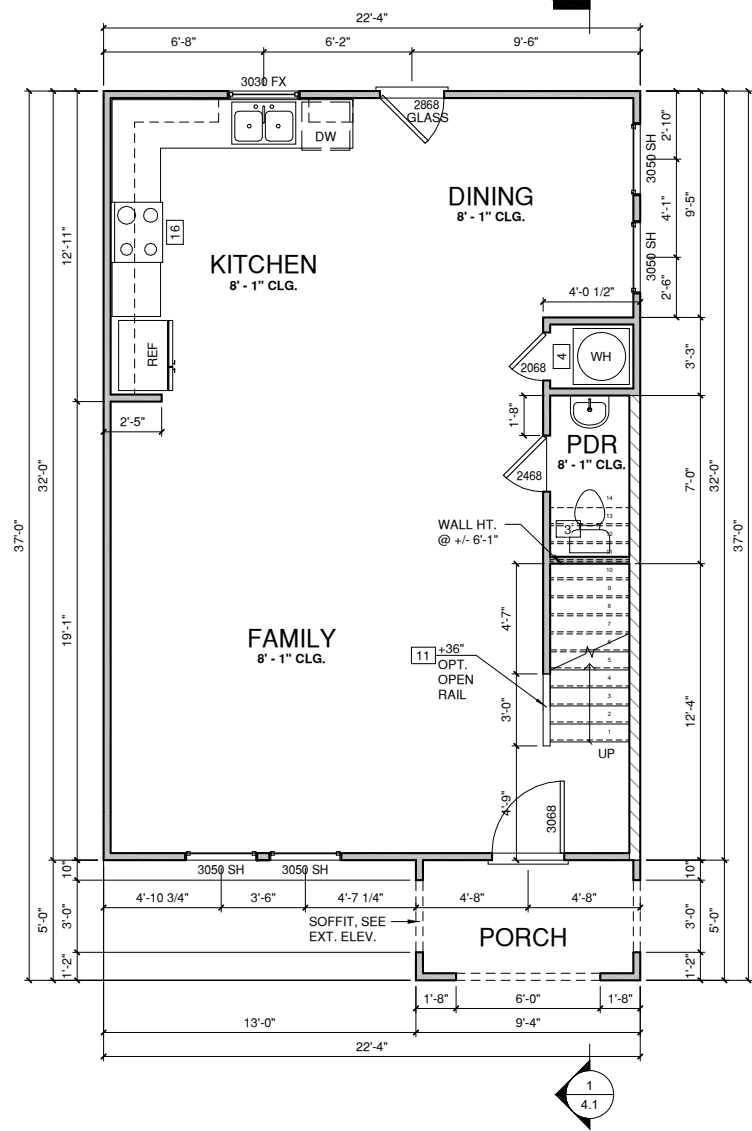
SHEET NO:

**0.1.6**



WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
4	GAS WATER HEATER ON 18" HIGH PLATFORM
8	ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES (25 1/2"X54" SIZE)
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



**FIRST FLOOR PLAN ELEV '1'**  
 1/4" = 1'-0" AT 22"X34" LAYOUT    1/8" = 1'-0" AT 11" X 17" LAYOUT



NORTH CAROLINA OFFICE  
 102 FOUNTAIN BROOK CIRCLE  
 SUITE C  
 CARY, NC 27511  
 PHONE: (919) 320-3022

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PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO.:

SHEET TITLE:  
**FIRST FLOOR PLAN '1'**

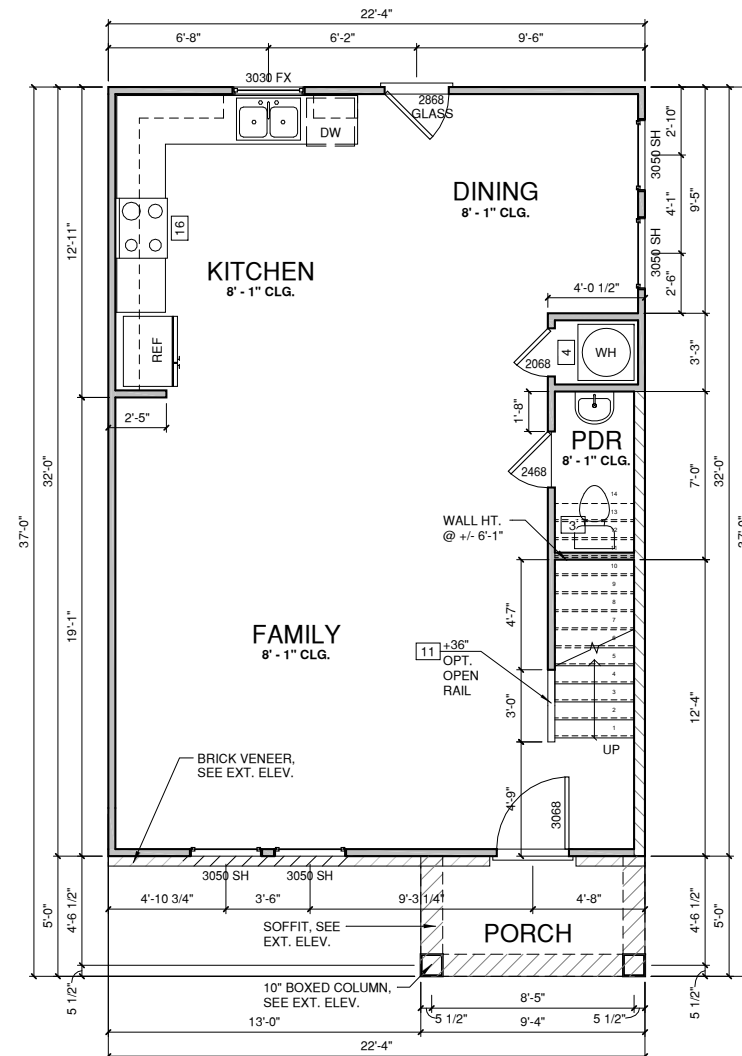
PRINT DATE:  
 09.07.2022

SHEET NO.:  
**1.1**



WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
4	GAS WATER HEATER ON 18" HIGH PLATFORM
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16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



**FIRST FLOOR PLAN ELEV '2'**  
 1/4" = 1'-0" AT 22"X34" LAYOUT    1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:  
**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:  
**GLENWOOD HOMES**

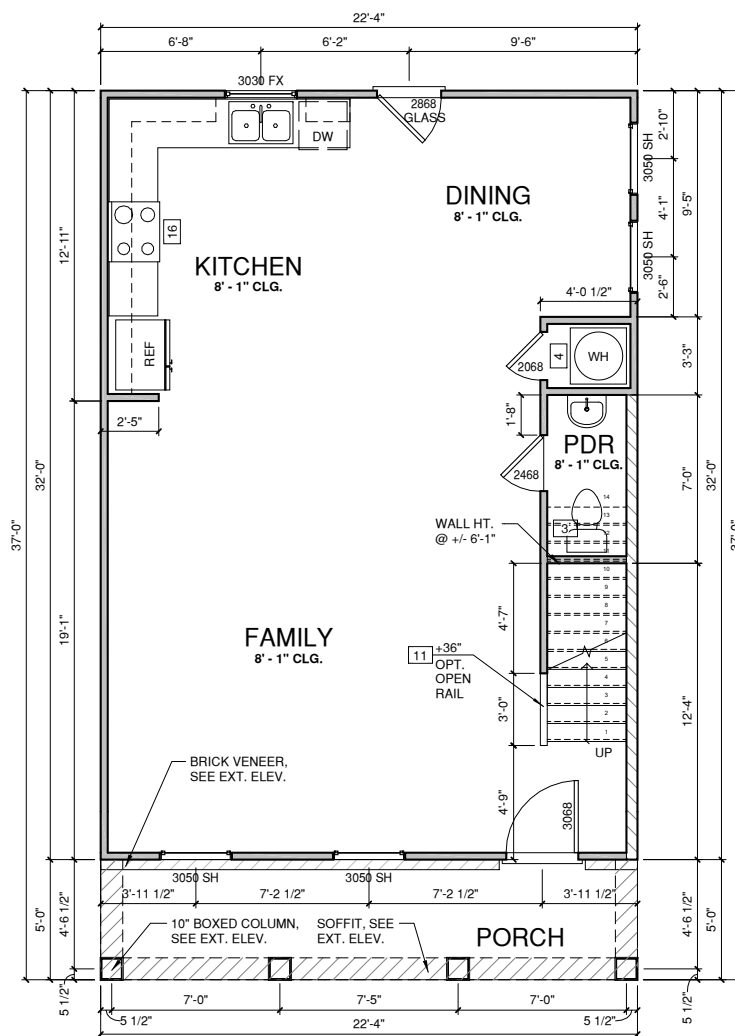
PROJECT NO:  
**FIRST FLOOR PLAN '2'**

PRINT DATE:  
09.07.2022

SHEET NO:  
**1.2**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
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11	HALF WALL, HEIGHT AS NOTED
14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



① FIRST FLOOR PLAN ELEV '3'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**FIRST FLOOR  
PLAN '3'**

PRINT DATE:

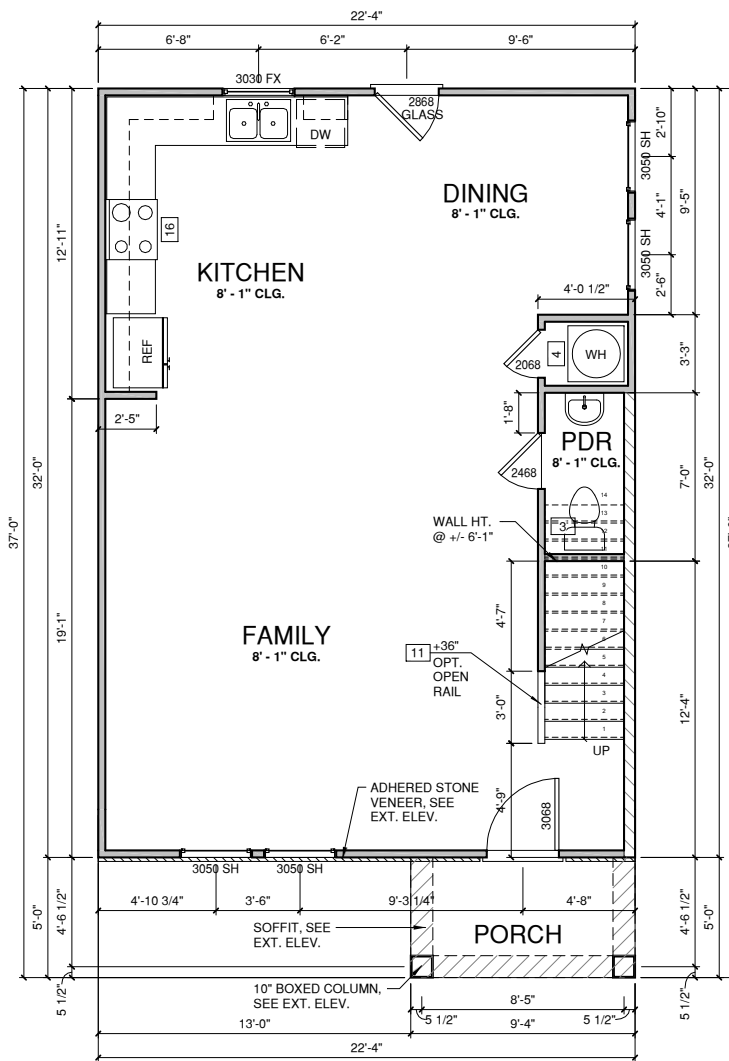
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SHEET NO:

**1.3**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
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20	EGRESS WINDOW: SIZE PER SECT. R310



**FIRST FLOOR PLAN ELEV '4'**  
 1/4" = 1'-0" AT 22"X34" LAYOUT    1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**FIRST FLOOR PLAN '4'**

PRINT DATE:

09.07.2022

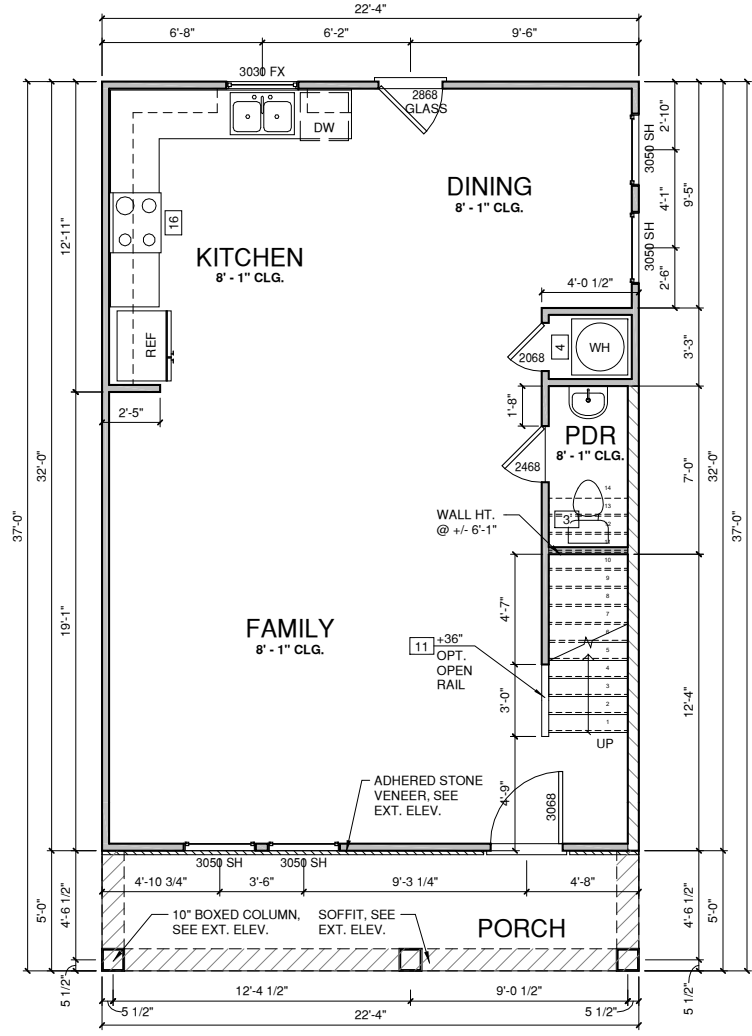
SHEET NO:

**1.4**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
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20	EGRESS WINDOW: SIZE PER SECT. R310



**FIRST FLOOR PLAN ELEV '5'**  
 1/4" = 1'-0" AT 22'X34" LAYOUT    1/8" = 1'-0" AT 11" X 17" LAYOUT



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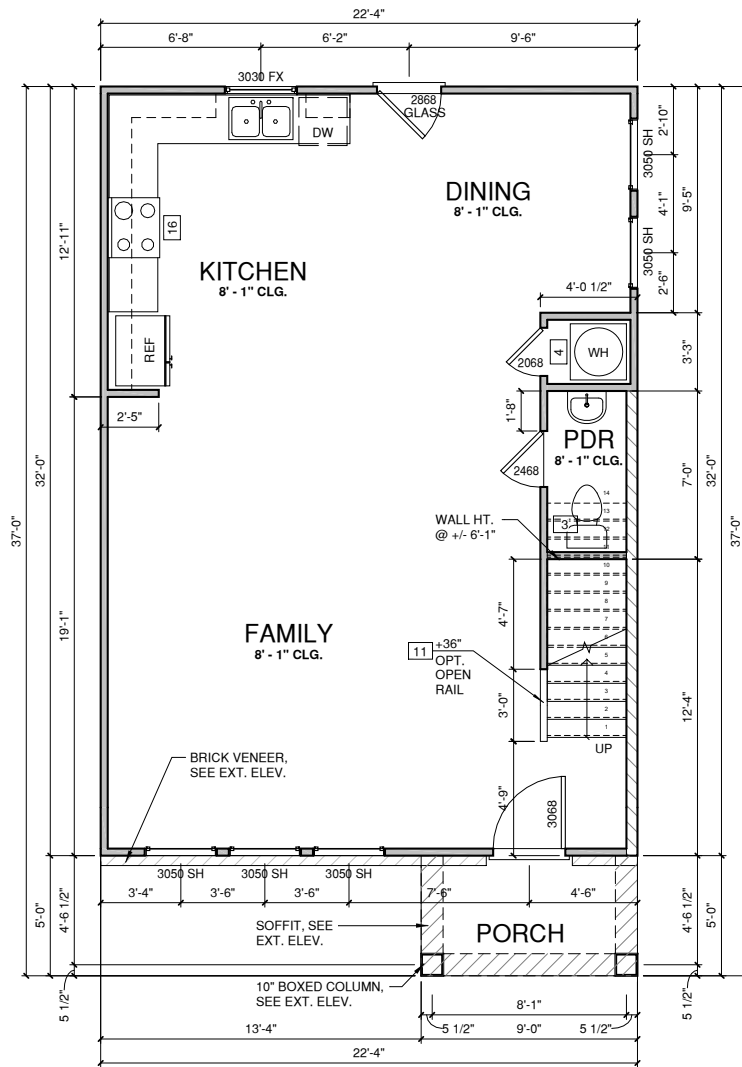
SHEET TITLE:  
**FIRST FLOOR  
 PLAN '5'**

PRINT DATE:  
 09.07.2022

SHEET NO:  
**1.5**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
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20	EGRESS WINDOW: SIZE PER SECT. R310



1 FIRST FLOOR PLAN ELEV '6'  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
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CLIENTS NAME:



PROJECT NO:

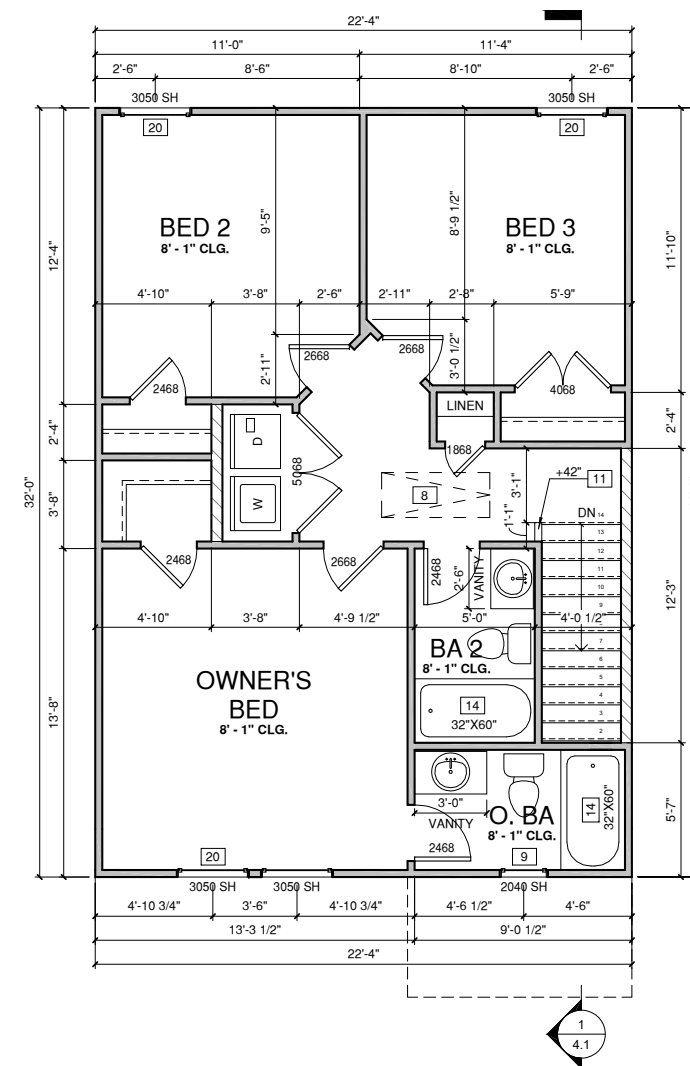
SHEET TITLE:  
**FIRST FLOOR  
 PLAN '6'**

PRINT DATE:  
 09.07.2022

SHEET NO:  
**1.6**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
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16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



**SECOND FLOOR PLAN ELEV '1'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SECOND FLOOR PLAN '1'**

PRINT DATE:

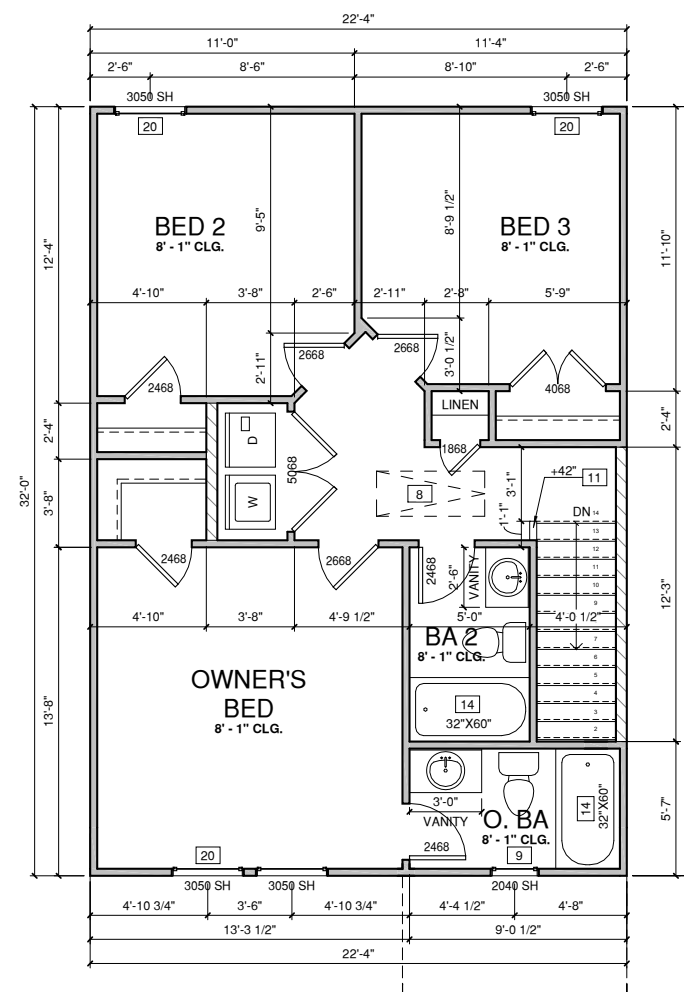
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SHEET NO:

**2.1**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
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14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



① SECOND FLOOR PLAN ELEV '2'  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SECOND FLOOR PLAN '2'**

PRINT DATE:

09.07.2022

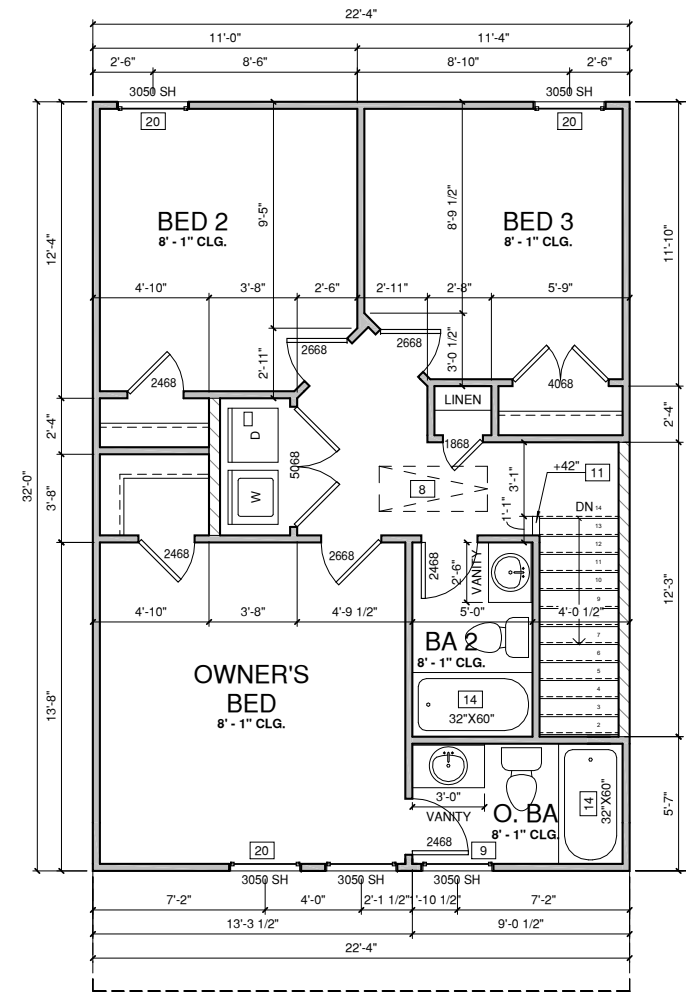
SHEET NO:

**2.2**



WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
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16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



1 SECOND FLOOR PLAN ELEV '3'  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SECOND FLOOR PLAN '3'**

PRINT DATE:

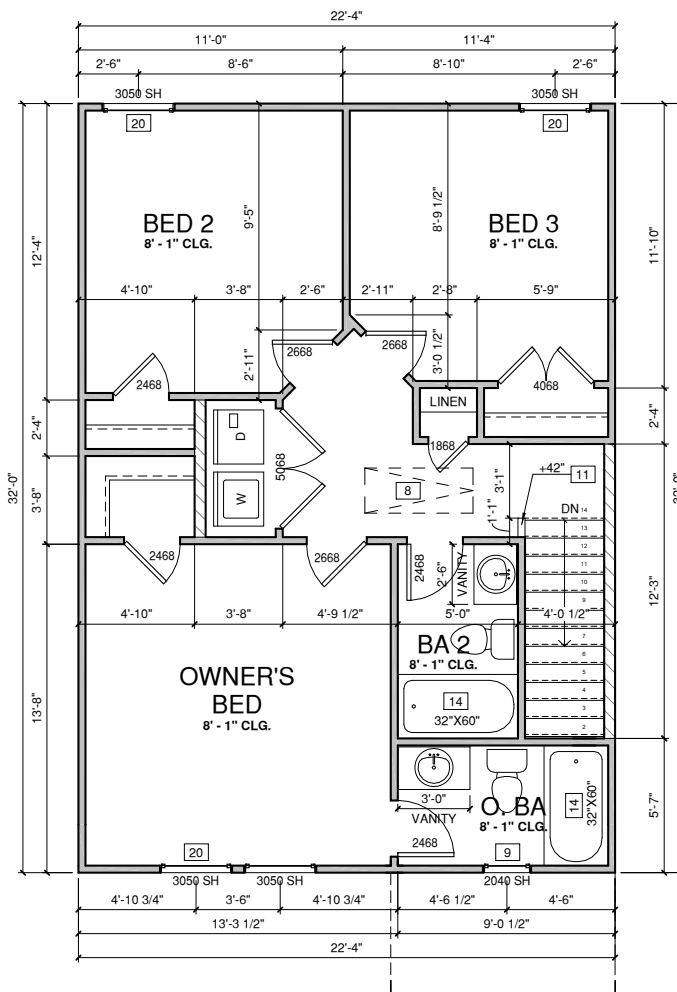
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SHEET NO:

**2.3**

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
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20	EGRESS WINDOW: SIZE PER SECT. R310



**SECOND FLOOR PLAN ELEV '4'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:









**SECOND FLOOR PLAN '4'**

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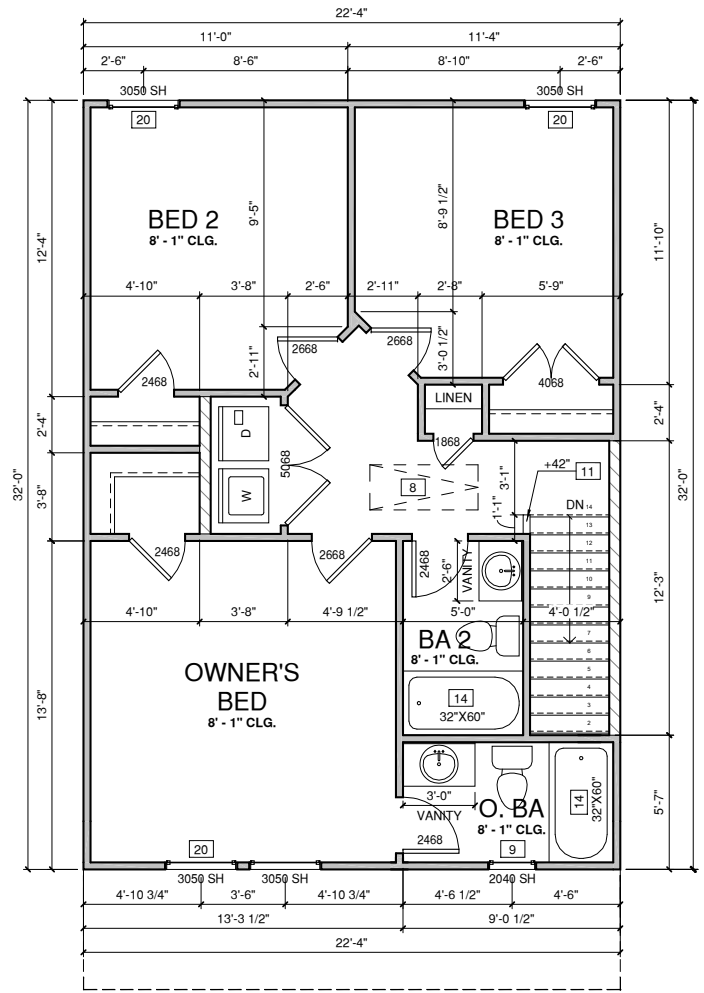
09.07.2022

SHEET NO:

**2.4**

WALL LEGEND	
 FULL HEIGHT 2X4 WOOD STUD PARTITION	 FULL HEIGHT 2X6 WOOD STUD PARTITION
 STONE VENEER	 DRYWALL OPENING HEIGHT AS NOTED ON PLAN
 BRICK VENEER	 FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
 STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	 FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
4	GAS WATER HEATER ON 18" HIGH PLATFORM
8	ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES (25 1/2"X54" SIZE)
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



1 SECOND FLOOR PLAN ELEV '5'  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



www.gmdesigngroup.com  
 NORTH CAROLINA OFFICE  
 102 FOUNTAIN BROOK CIRCLE  
 SUITE C  
 CARY, NC 27511  
 PHONE: (919) 320-3022

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PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

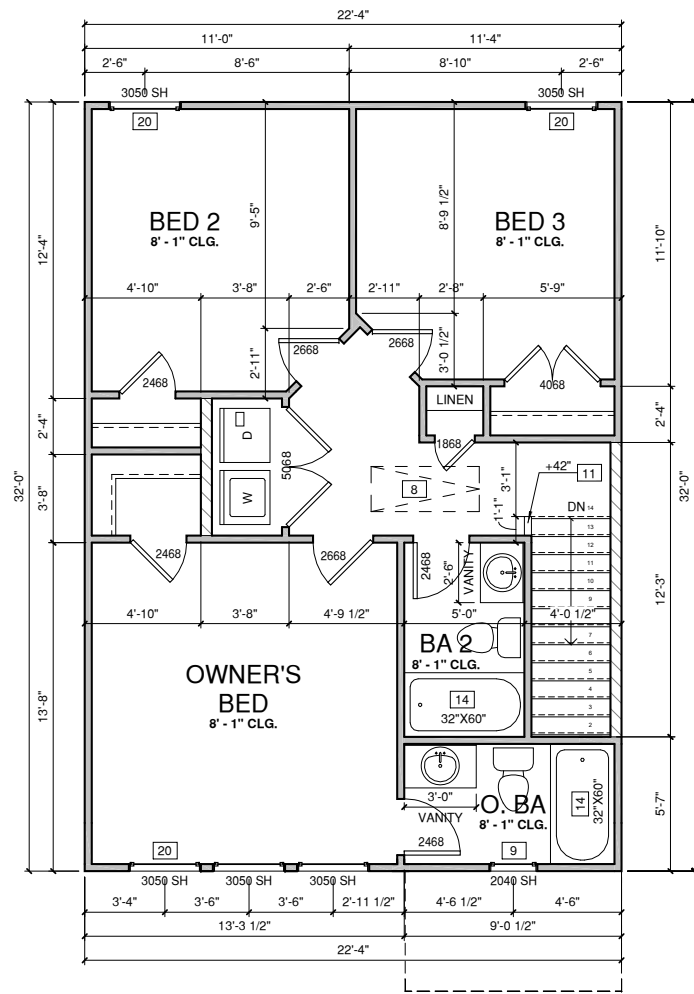
SHEET TITLE:  
**SECOND FLOOR PLAN '5'**

PRINT DATE:  
 09.07.2022

SHEET NO:  
**2.5**

WALL LEGEND	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STONE VENEER	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
BRICK VENEER	FULL HEIGHT POURED CONCRETE WALL, SIZE AS NOTED
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	FULL HEIGHT CMU WALL, SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
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11	HALF WALL, HEIGHT AS NOTED
14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
20	EGRESS WINDOW: SIZE PER SECT. R310



**SECOND FLOOR PLAN ELEV '6'**  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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PROJECT TITLE:

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PROJECT NO:

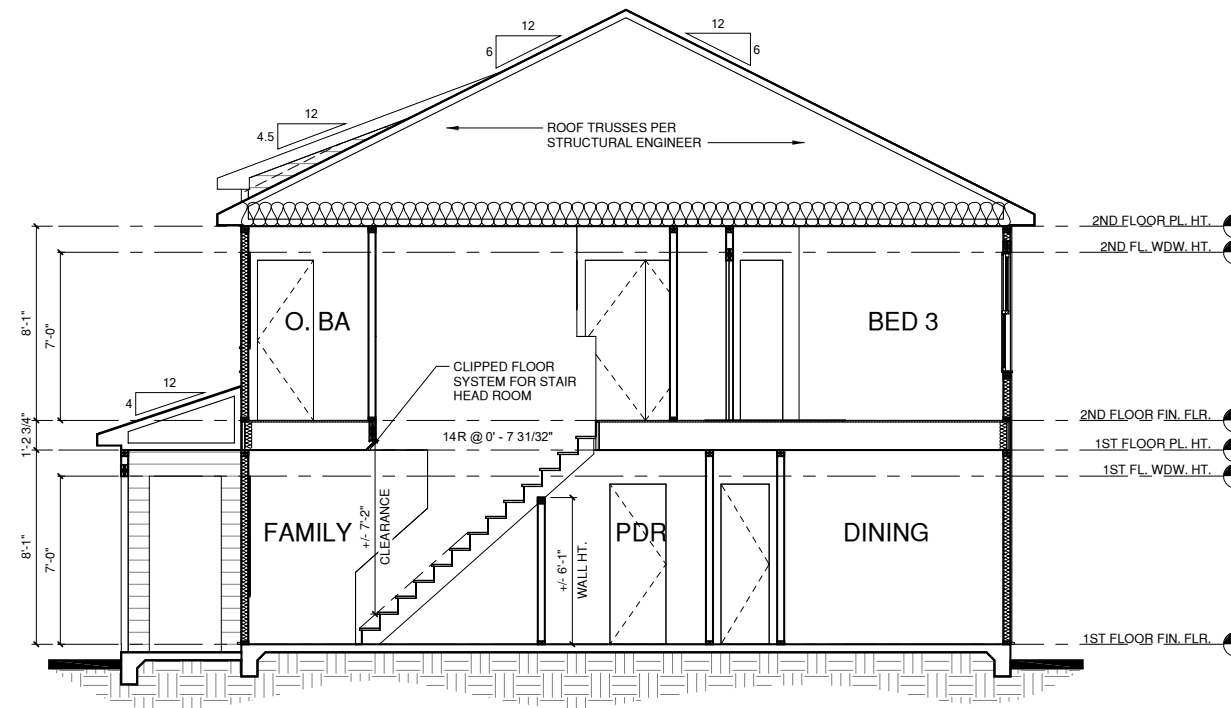
SHEET TITLE:  
**SECOND FLOOR PLAN '6'**

PRINT DATE:  
 09.07.2022

SHEET NO:  
**2.6**

INSULATION VALUES PER TABLE R402.1.2 OF THE 2018 NC ENERGY CONSERVATION CODE.

CLIMATE ZONE	FENESTRATION U-FACTOR	CEILING	WALLS	FLOOR	SLAB
ZONE 3	0.35	R-38	R-15	R-19	0
ZONE 4	0.35	R-38	R-15	R-19	R-10
ZONE 5	0.35	R-38	R-15	R-30	R-10



**BUILDING SECTION 1**  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
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CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SECTIONS**

PRINT DATE:

09.07.2022

SHEET NO:

**4.1**

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRC SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

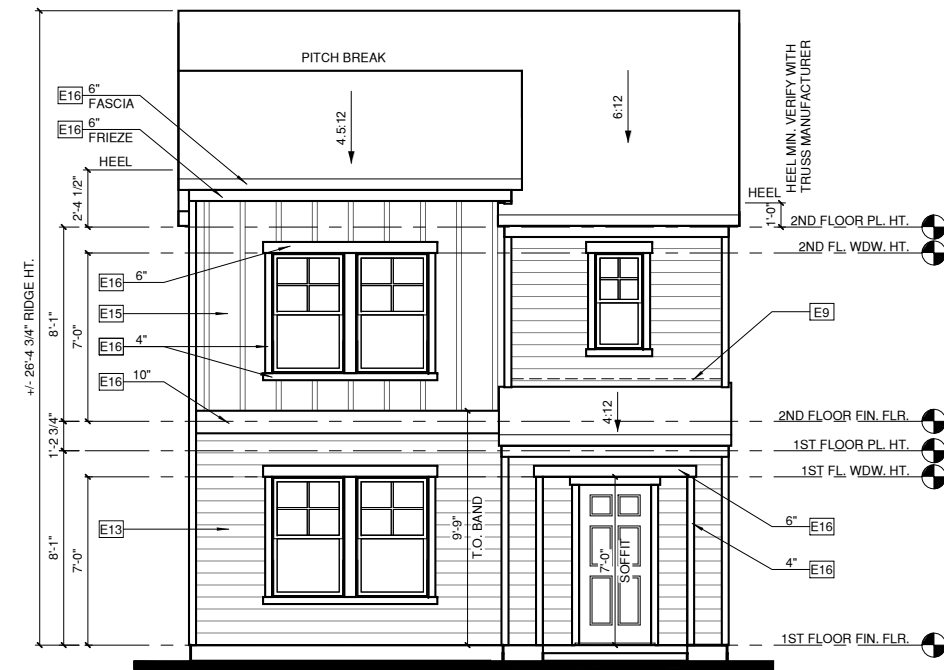
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
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E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT. SIZE AS NOTED
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E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED. PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



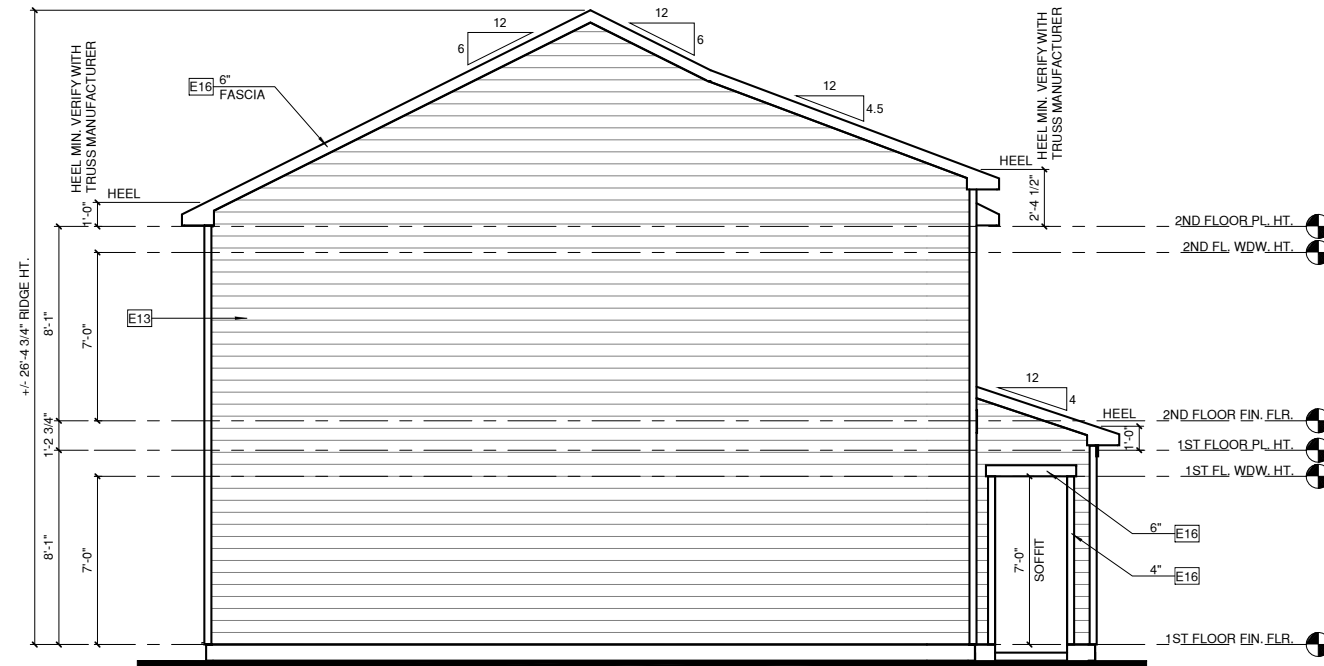
**1 FRONT ELEVATION '1'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

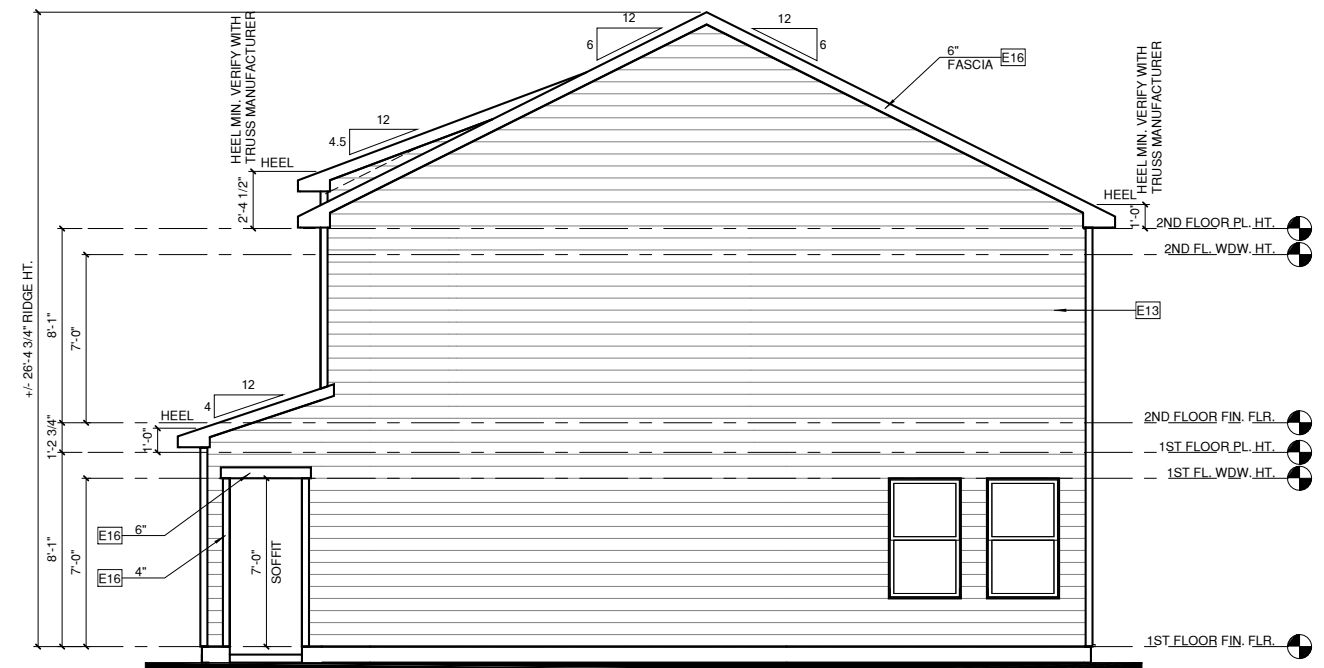


**2 REAR ELEVATION '1'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**LEFT ELEVATION '1'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**RIGHT ELEVATION '1'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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**NOTES:**

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

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2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

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WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

ENTRY DOOR: AS SELECTED BY BUILDER

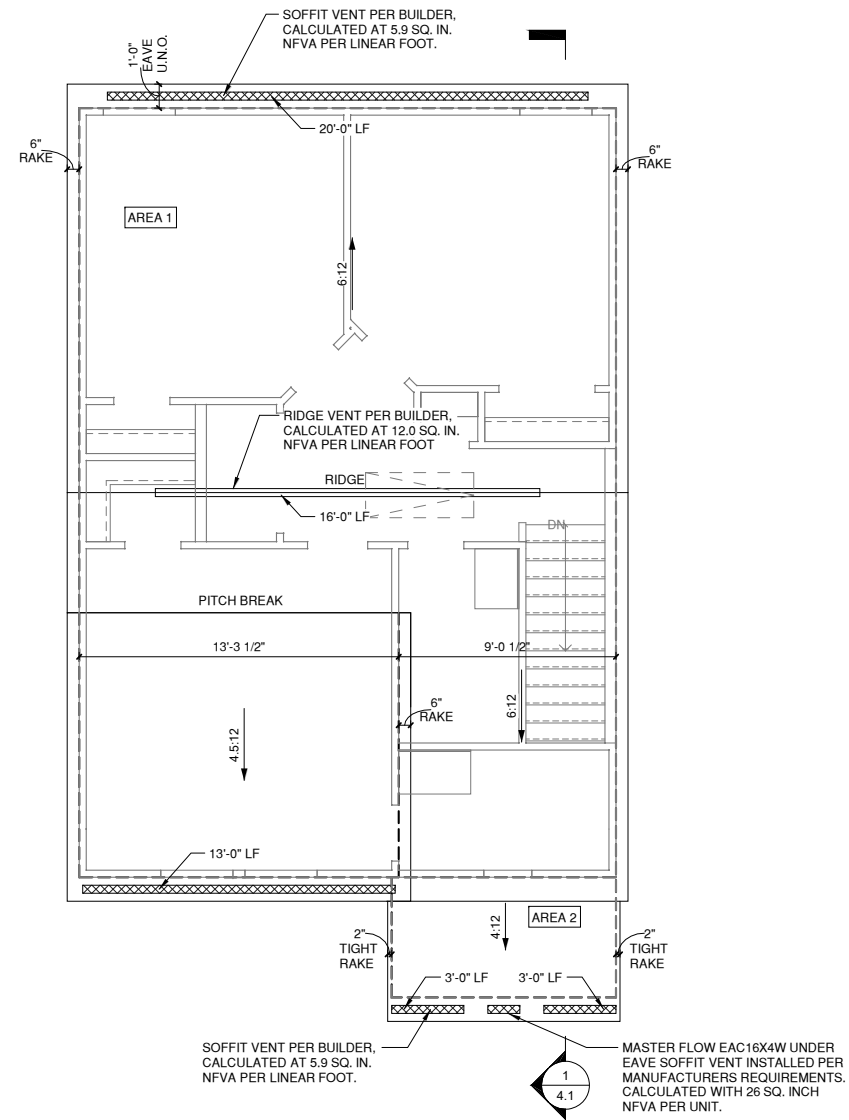
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E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED. PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.





**1 ROOF PLAN '1'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERMI INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>□ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>□ DASHED LINES INDICATE WALL BELOW.</li> <li>□ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>□ PITCHED ROOFS AS NOTED.</li> <li>□ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>□ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>	

ROOF VENT CALC. ELEV. '1'					
Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	793 SF	380.80 in <sup>2</sup>	0.00 in <sup>2</sup>	192.00 in <sup>2</sup>	194.70 in <sup>2</sup>
AREA 2	58 SF	0.00 in <sup>2</sup>	55.68 in <sup>2</sup>	0.00 in <sup>2</sup>	61.40 in <sup>2</sup>

PROJECT TITLE:

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**DESIGN DEVELOPMENT NOT FOR CONSTRUCTION**

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SHEET TITLE:

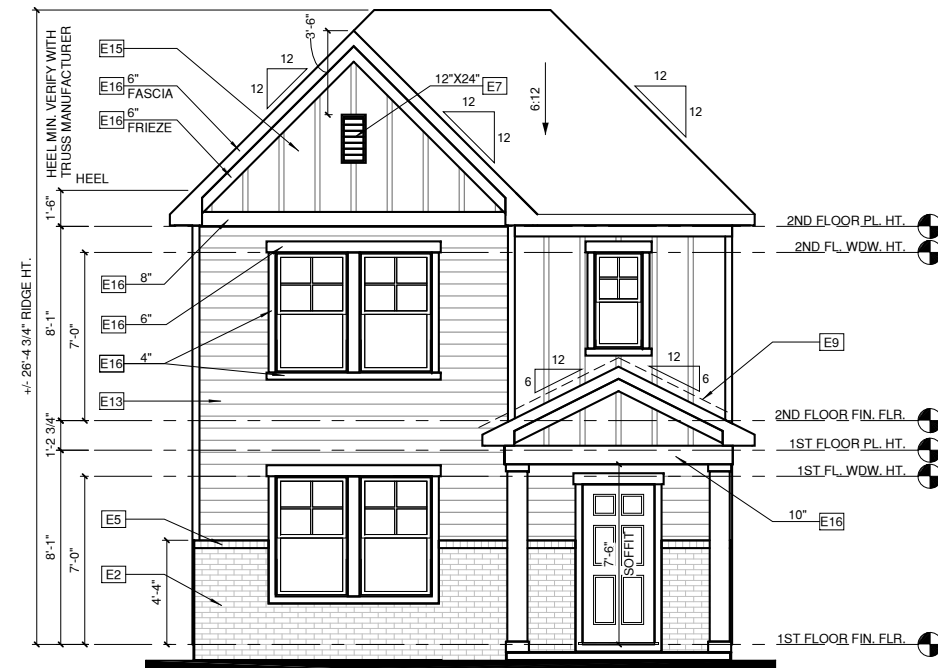
**ROOF PLAN '1'**

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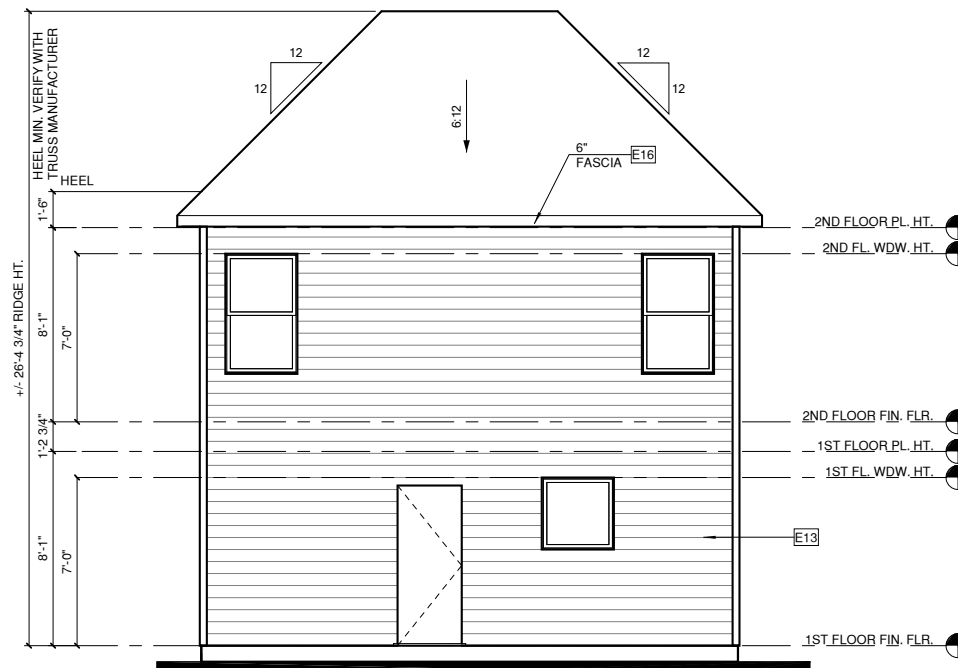
09.07.2022

SHEET NO:

**5.1.2**



**FRONT ELEVATION '2'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**REAR ELEVATION '2'**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRC SECTION R312.2.

**NOTES:**

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-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS; TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

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**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
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PROJECT TITLE:

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PROJECT NO:

SHEET TITLE:

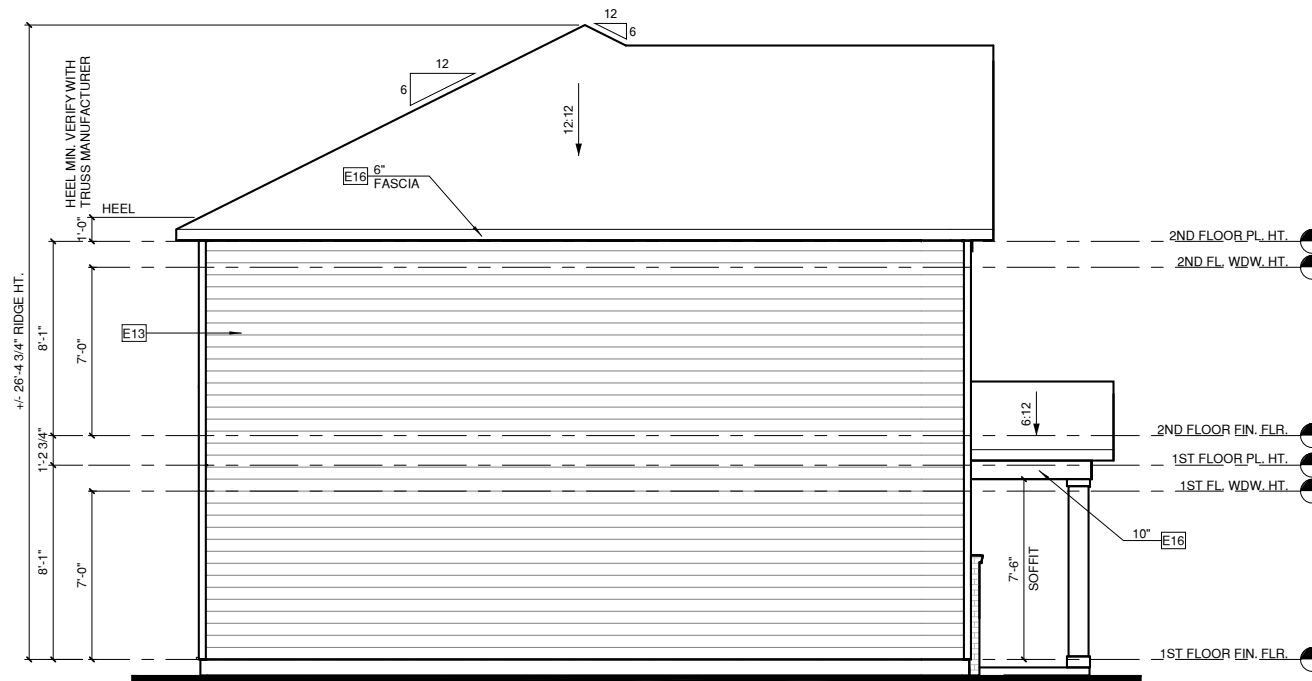
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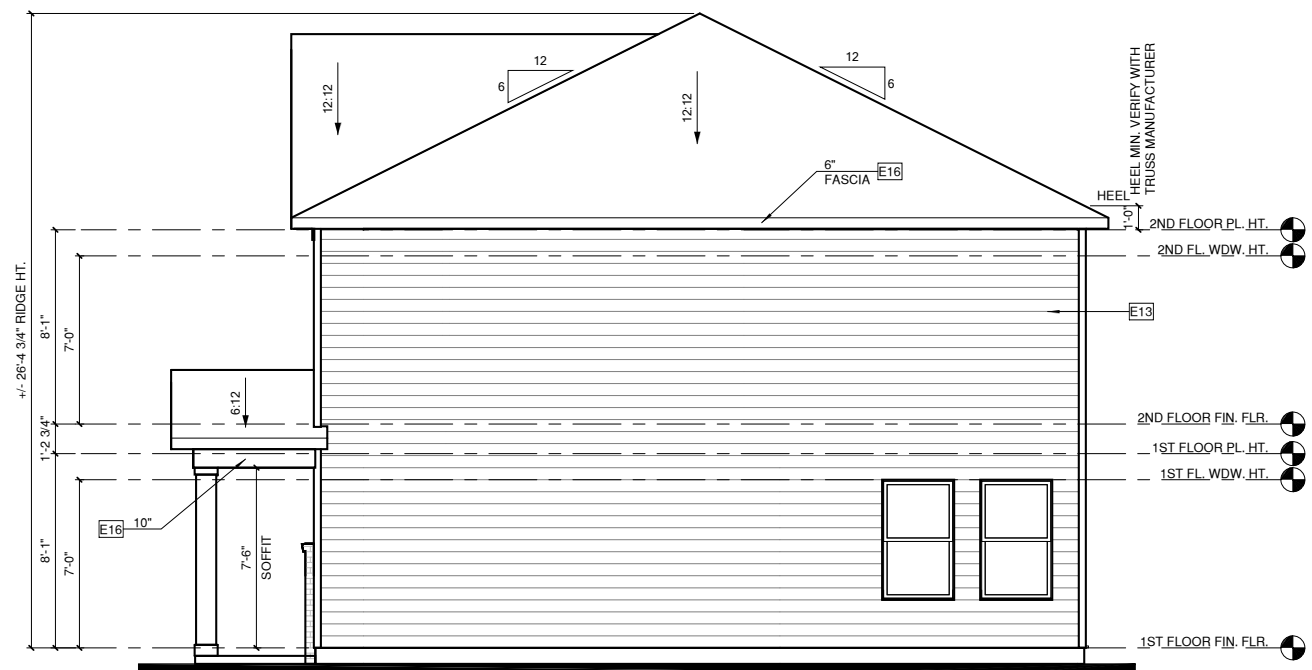
09.07.2022

SHEET NO:

**5.2**



**1 LEFT ELEVATION '2'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**2 RIGHT ELEVATION '2'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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PROJECT NO:

SHEET TITLE:

**ELEVATIONS '2'**

PRINT DATE:

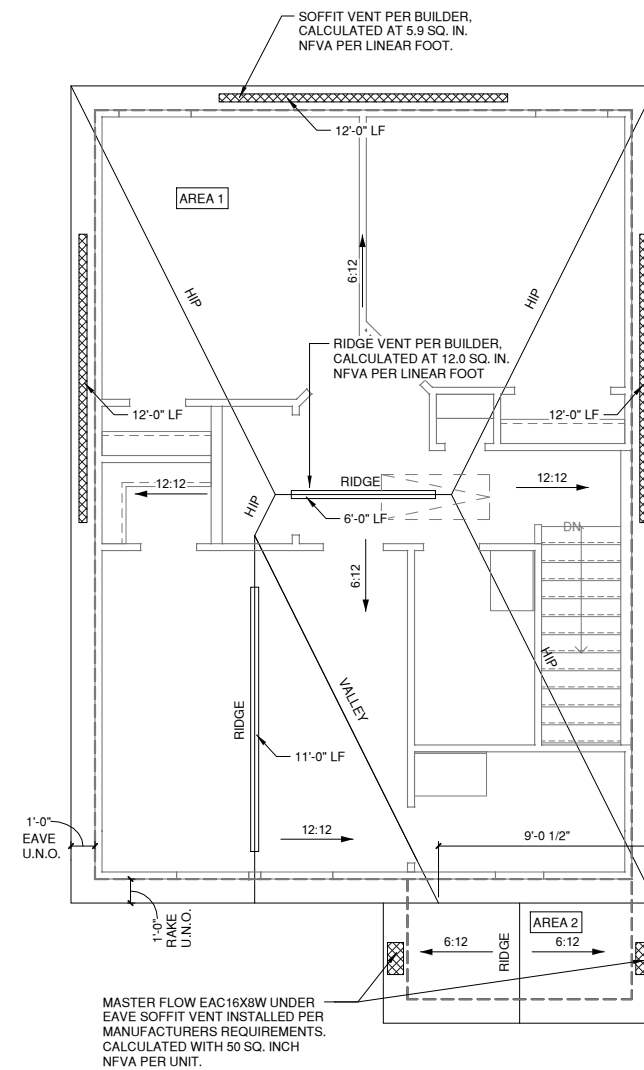
09.07.2022

SHEET NO:

**5.2.1**

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>☐ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>☐ DASHED LINES INDICATE WALL BELOW.</li> <li>☐ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>☐ PITCHED ROOFS AS NOTED.</li> <li>☐ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>☐ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>	

ROOF VENT CALC. ELEV. '2'					
Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	827 SF	397.12 in <sup>2</sup>	0.00 in <sup>2</sup>	204.00 in <sup>2</sup>	212.40 in <sup>2</sup>
AREA 2	68 SF	0.00 in <sup>2</sup>	65.28 in <sup>2</sup>	0.00 in <sup>2</sup>	100.00 in <sup>2</sup>



**1** ROOF PLAN '2'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17' LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**ROOF PLAN '2'**

PRINT DATE:

09.07.2022

SHEET NO:

**5.2.2**

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRC SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

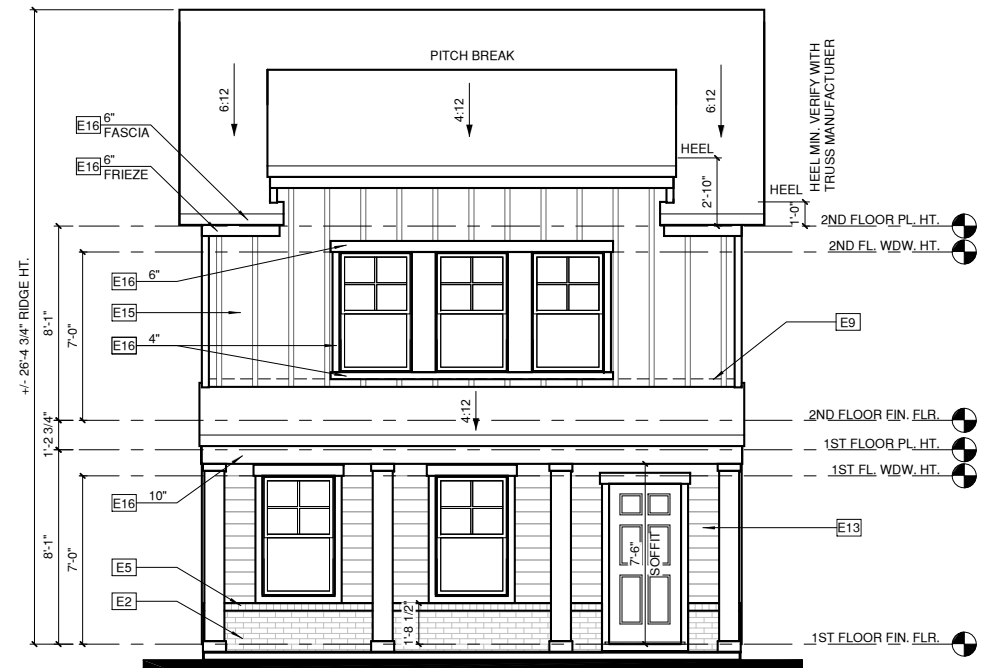
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



**FRONT ELEVATION '3'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**REAR ELEVATION '3'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

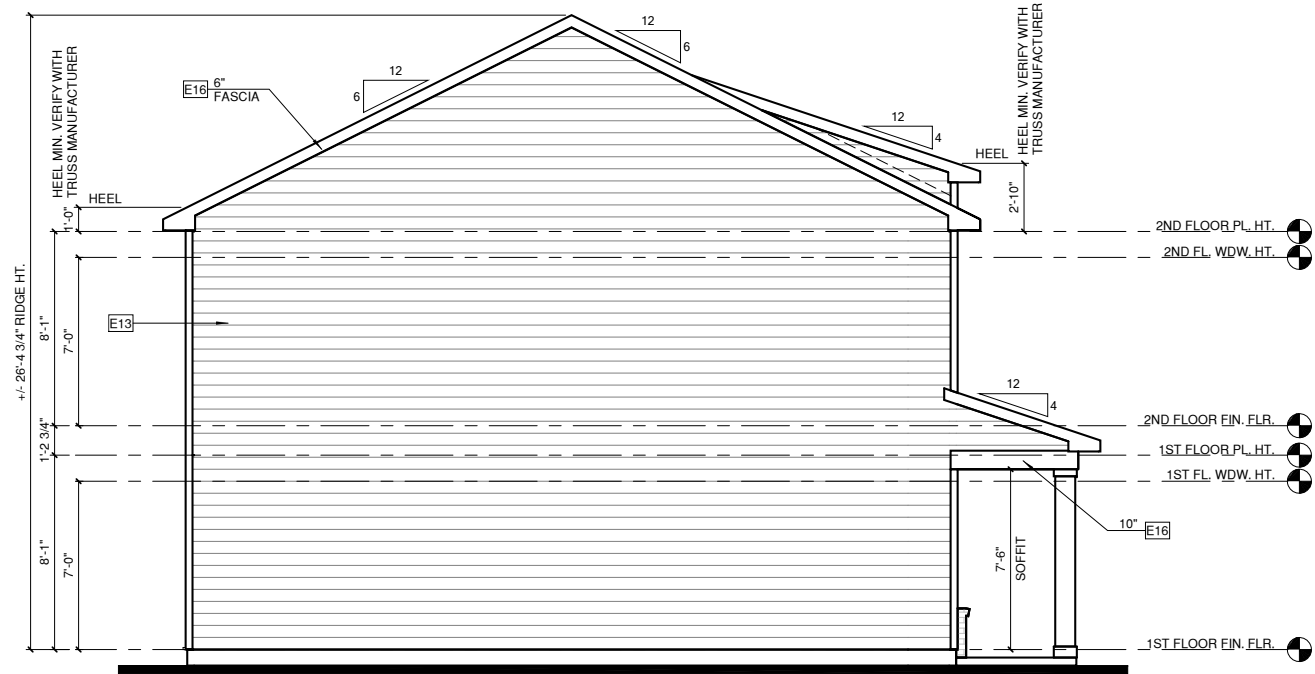
**ELEVATIONS '3'**

PRINT DATE:

09.07.2022

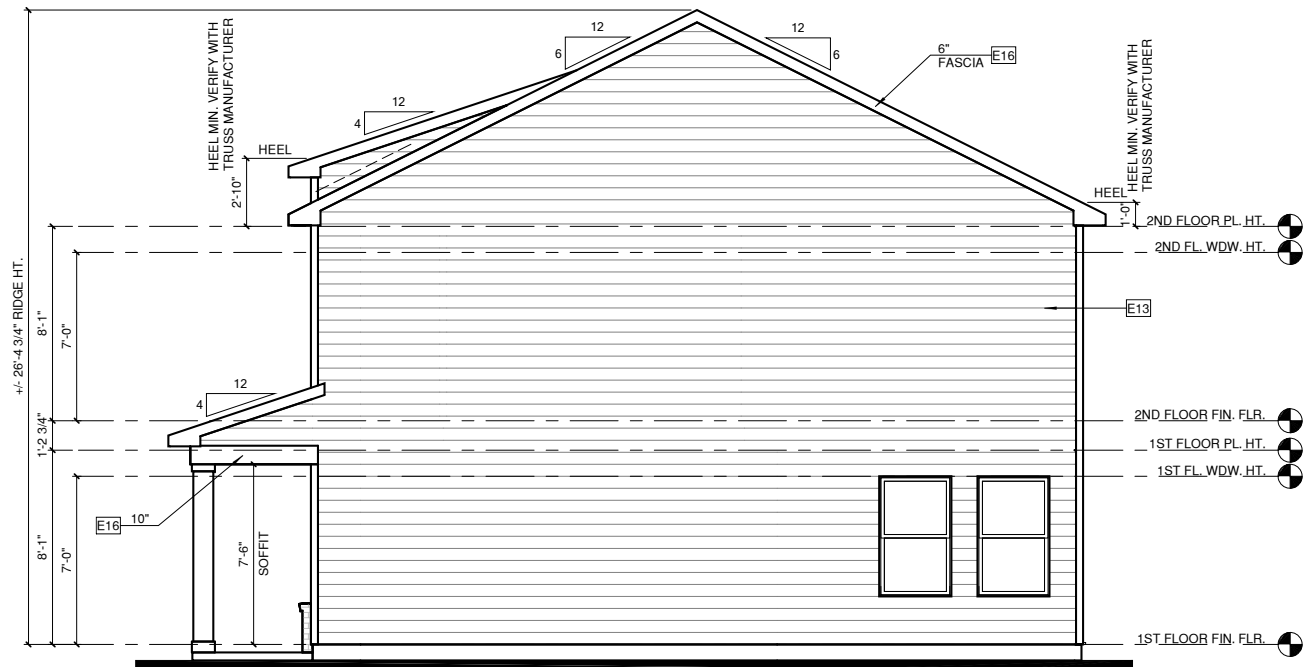
SHEET NO:

**5.3**



**LEFT ELEVATION '3'**

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**RIGHT ELEVATION '3'**

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRS SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**ELEVATIONS '3'**

PRINT DATE:

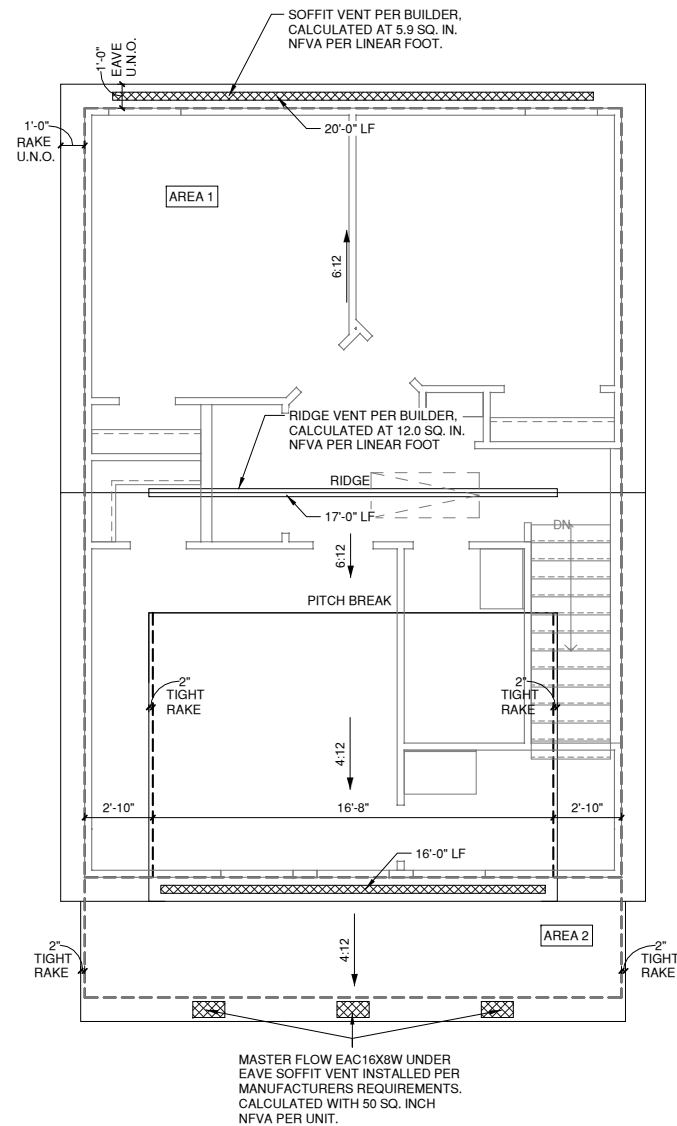
09.07.2022

SHEET NO:

**5.3.1**

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>□ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>□ DASHED LINES INDICATE WALL BELOW. LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>□ PITCHED ROOFS AS NOTED.</li> <li>□ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>□ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>	

ROOF VENT CALC. ELEV. '3'					
Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	827 SF	397.12 in²	0.00 in²	204.00 in²	212.40 in²
AREA 2	136 SF	0.00 in²	130.56 in²	0.00 in²	150.00 in²



**ROOF PLAN '3'**

① 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRCR SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

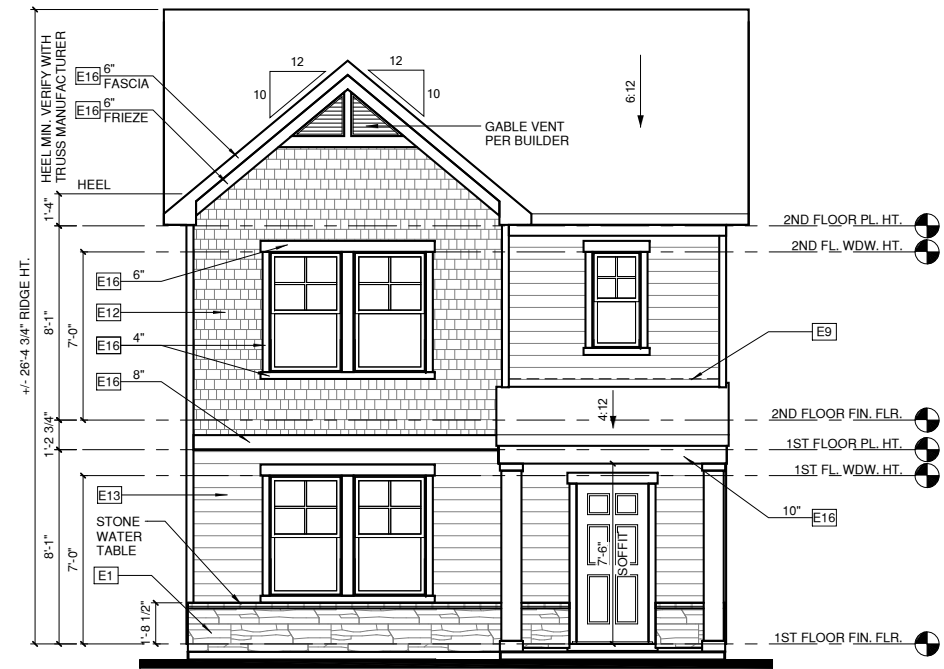
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

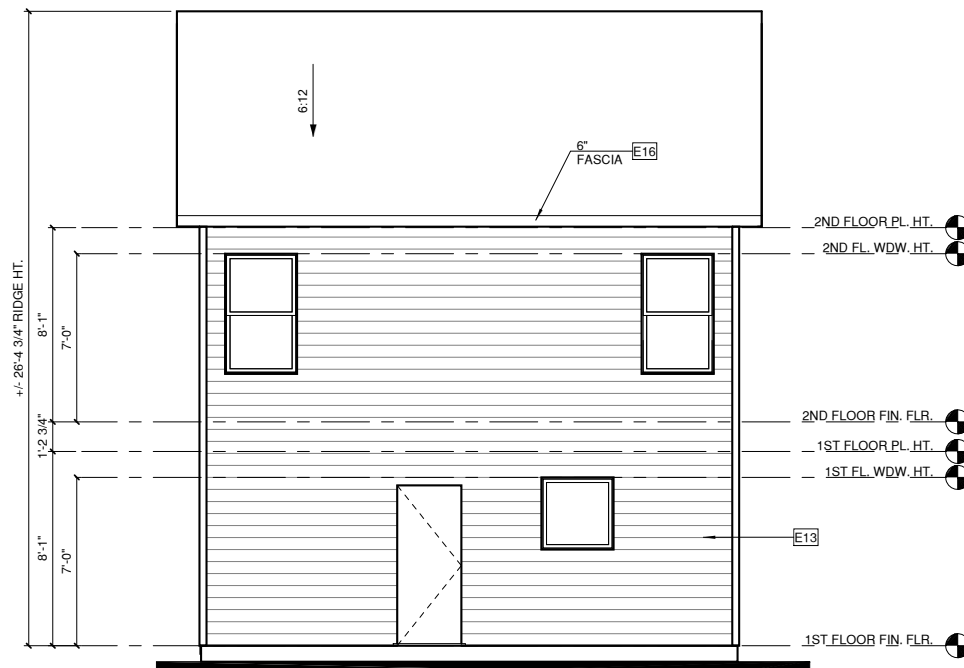
**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



**FRONT ELEVATION '4'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**REAR ELEVATION '4'**

2 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

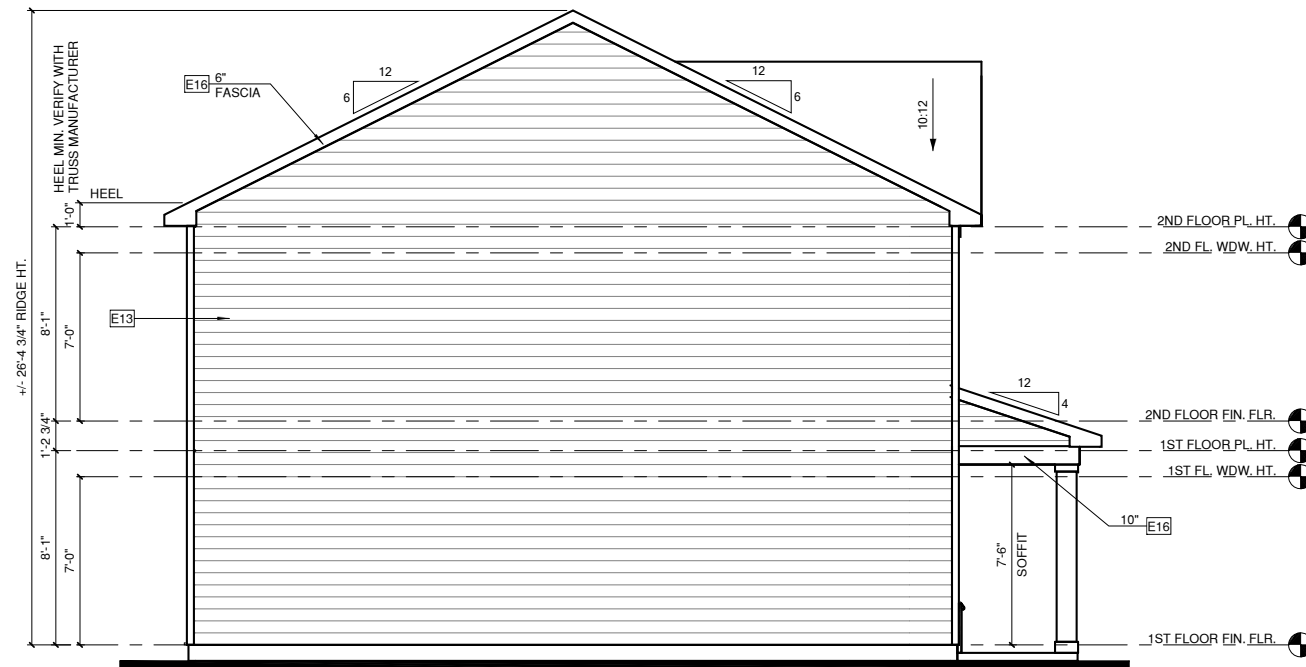
**ELEVATIONS '4'**

PRINT DATE:

09.07.2022

SHEET NO:

**5.4**



**LEFT ELEVATION '4'**  
① 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**RIGHT ELEVATION '4'**  
② 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRCR SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
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E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**ELEVATIONS '4'**

PRINT DATE:

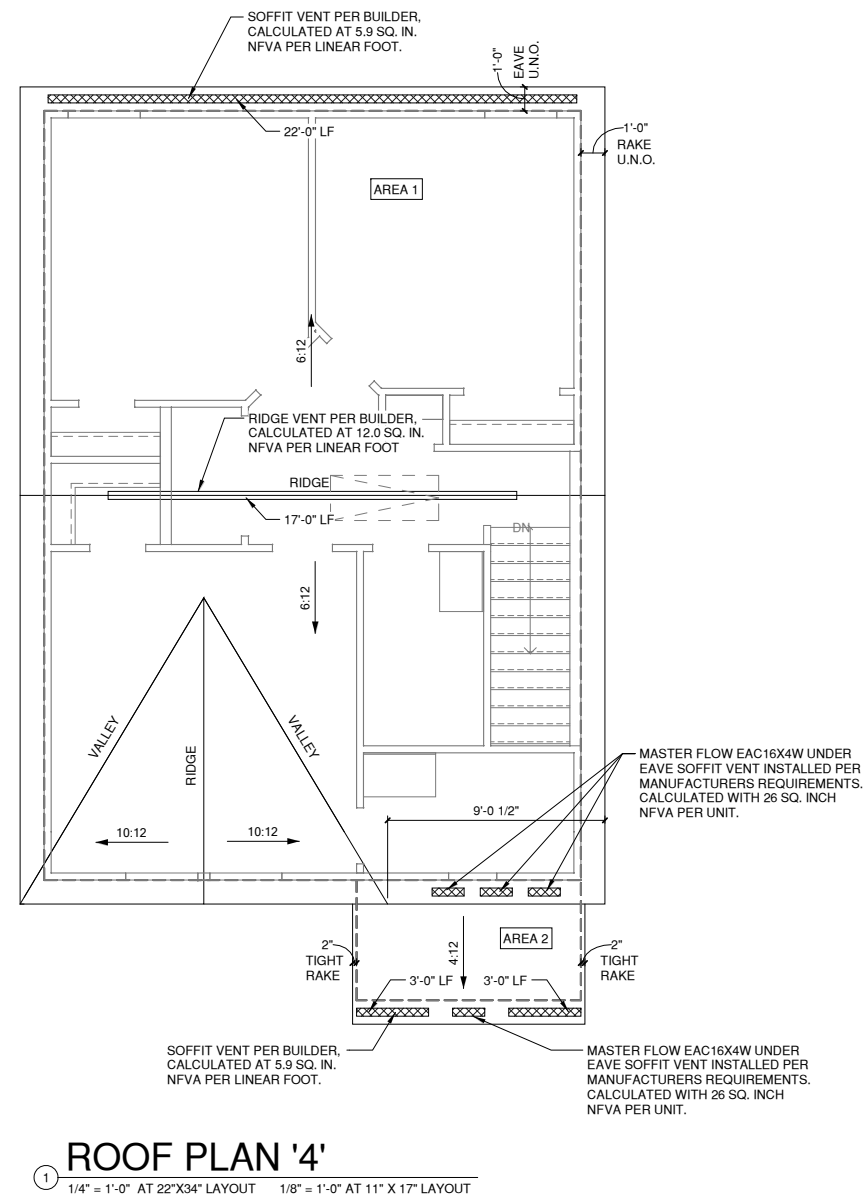
09.07.2022

SHEET NO:

**5.4.1**

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
NOTES:	
<ul style="list-style-type: none"> <li>□ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>□ DASHED LINES INDICATE WALL BELOW.</li> <li>□ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>□ PITCHED ROOFS AS NOTED.</li> </ul>	<ul style="list-style-type: none"> <li>□ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>□ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>

Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	827 SF	397.12 in <sup>2</sup>	0.00 in <sup>2</sup>	204.00 in <sup>2</sup>	207.80 in <sup>2</sup>
AREA 2	58 SF	0.00 in <sup>2</sup>	55.68 in <sup>2</sup>	0.00 in <sup>2</sup>	61.40 in <sup>2</sup>



ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRC SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

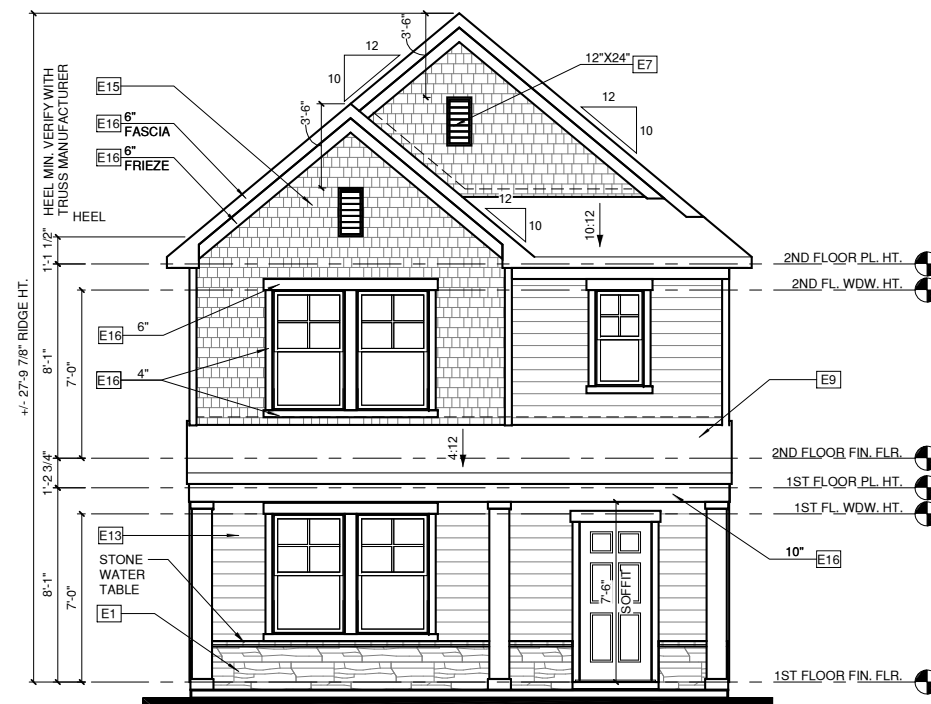
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

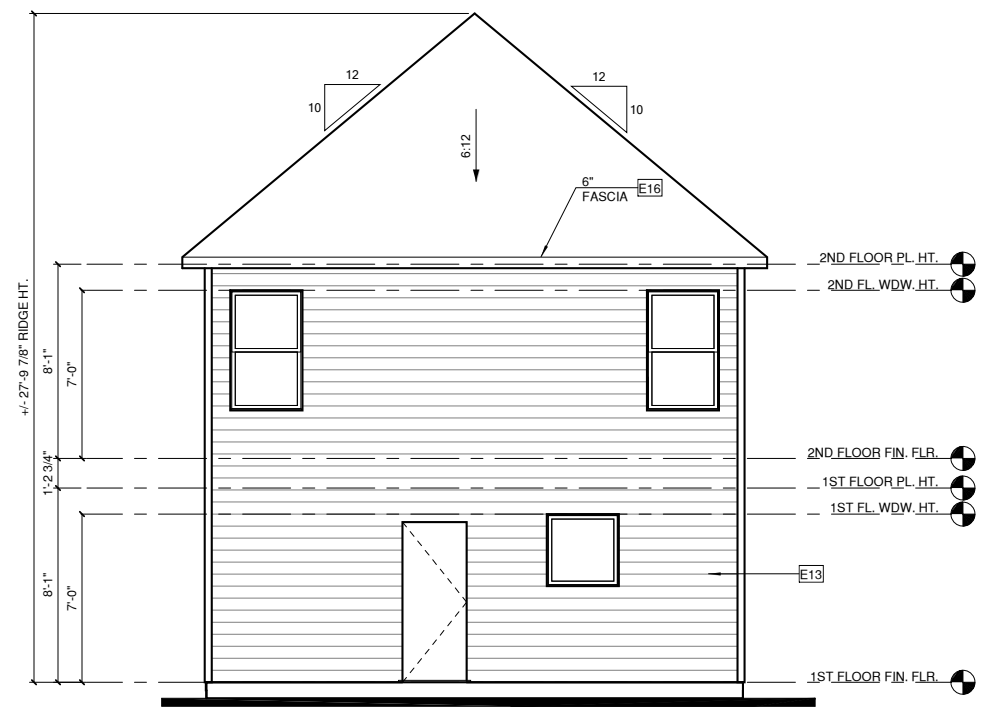
-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



**FRONT ELEVATION '5'**  
1 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



**REAR ELEVATION '5'**  
2 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

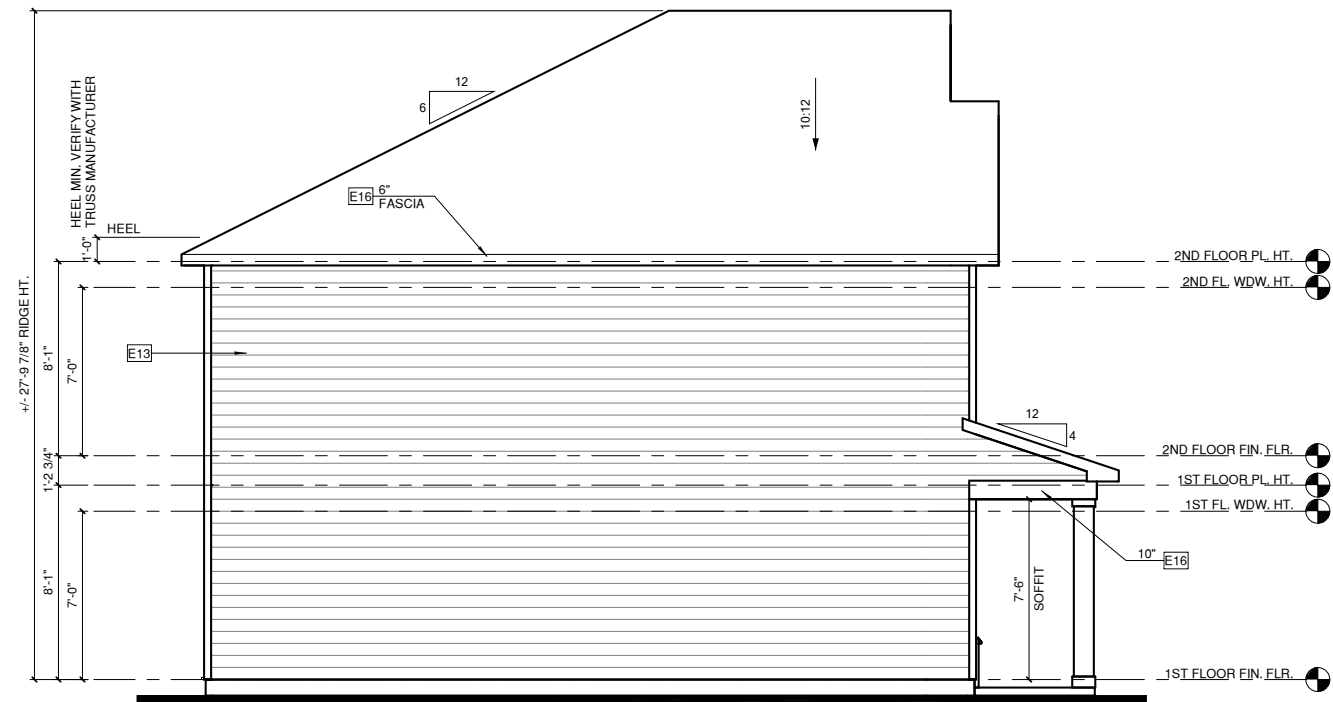
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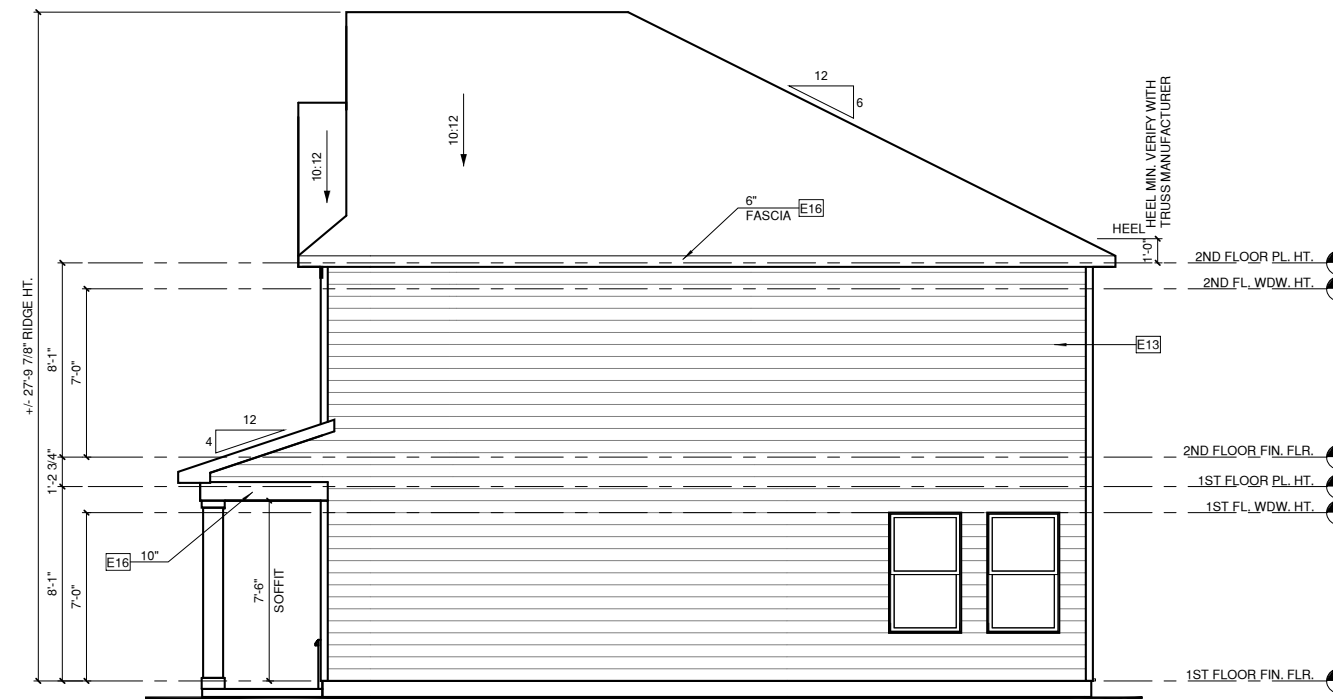
09.07.2022

SHEET NO:

**5.5**



**LEFT ELEVATION '5'**  
① 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**RIGHT ELEVATION '5'**  
② 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRS SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**ELEVATIONS '5'**

PRINT DATE:

09.07.2022

SHEET NO:

**5.5.1**

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

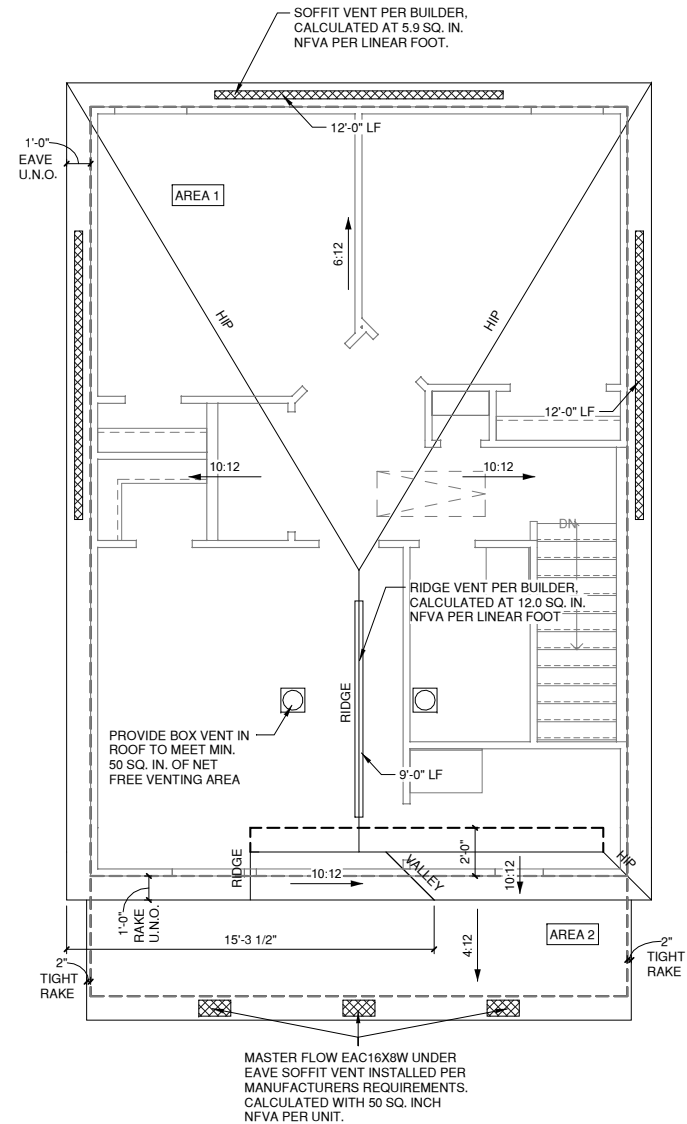
**ROOF PLAN '5'**

PRINT DATE:

09.07.2022

SHEET NO:

**5.5.2**

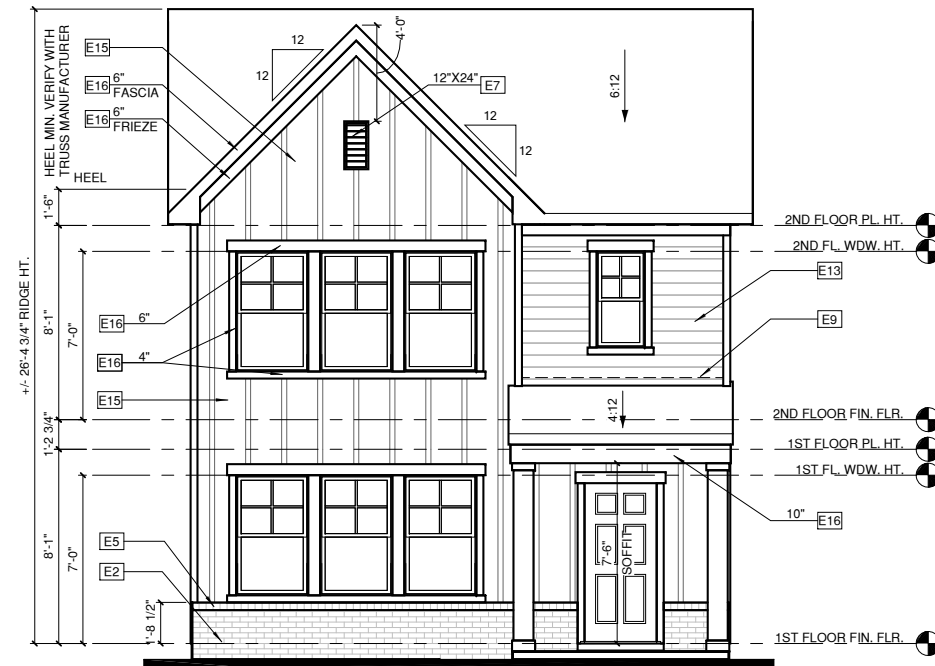


**ROOF PLAN '5'**

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>DASHED LINES INDICATE WALL BELOW.</li> <li>LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>PITCHED ROOFS AS NOTED.</li> </ul>	<ul style="list-style-type: none"> <li>TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>

ROOF VENT CALC. ELEV. '5'					
Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	827 SF	397.12 in <sup>2</sup>	0.00 in <sup>2</sup>	208 SF	212 SF
AREA 2	136 SF	0.00 in <sup>2</sup>	130.56 in <sup>2</sup>	0 SF	150 SF



**FRONT ELEVATION '6'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRC SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

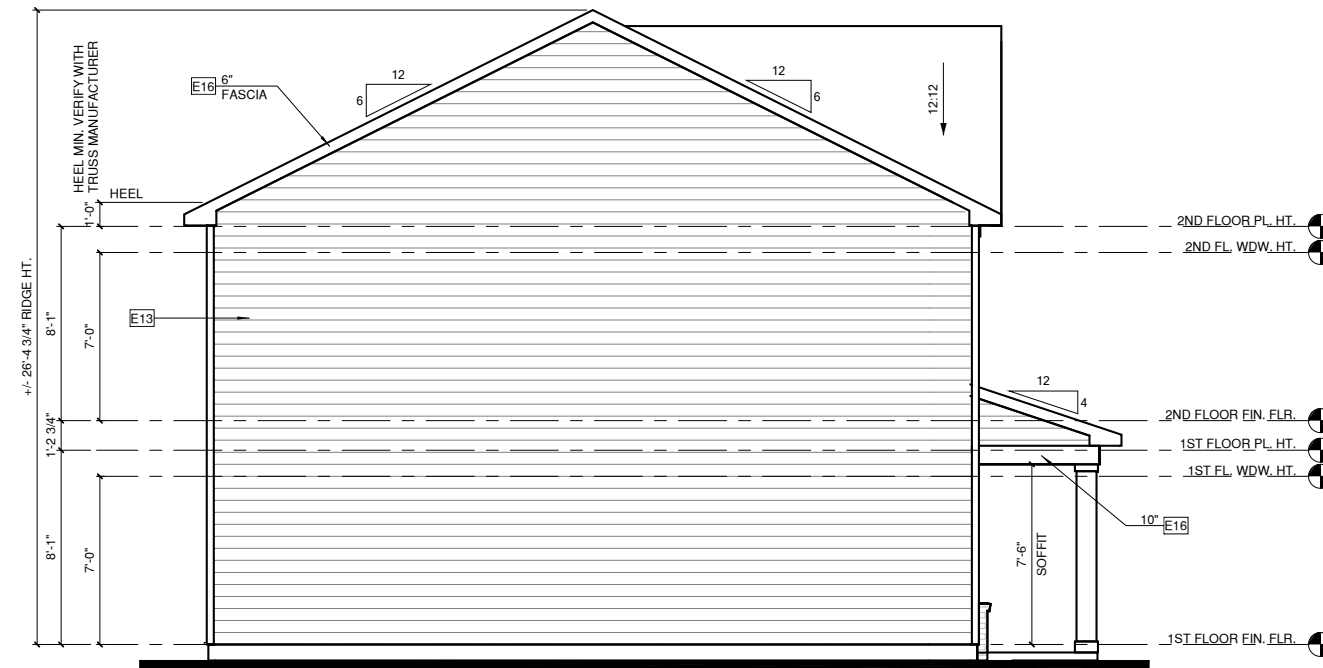
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E5	ROWLOCK COURSE
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E9	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



**REAR ELEVATION '6'**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT





**LEFT ELEVATION '6'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**RIGHT ELEVATION '6'**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NRC SECTION R312.2.

**NOTES:**

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R90S AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION KEYNOTE LEGEND**

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. PROVIDE CONT. FLASHING MIN. 4" ABOVE GRADE THROUGH MASONRY VENEER
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E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED, PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**ELEVATIONS '6'**

PRINT DATE:

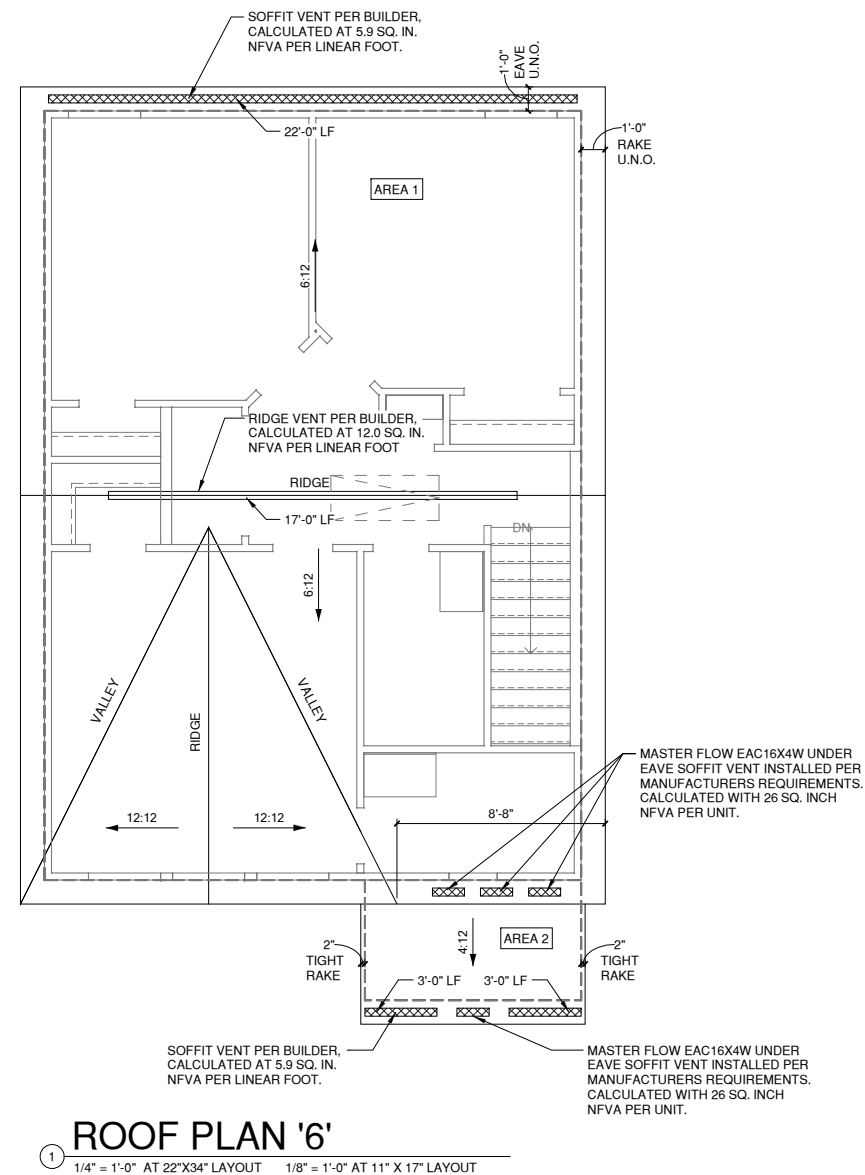
09.07.2022

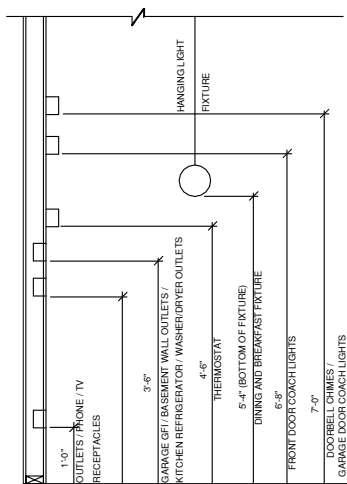
SHEET NO:

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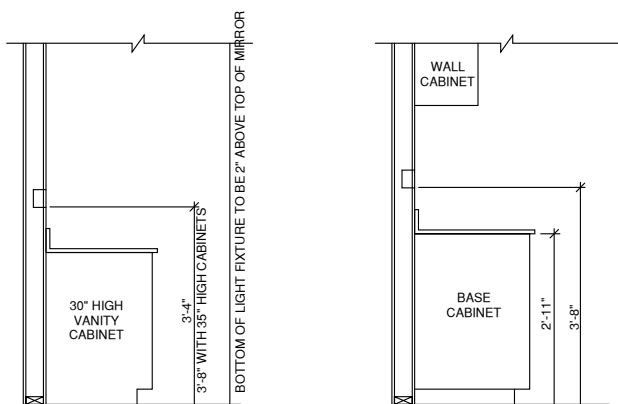
1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED DECORATIVE PROJECTIONS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>□ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>□ DASHED LINES INDICATE WALL BELOW.</li> <li>□ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>□ PITCHED ROOFS AS NOTED.</li> <li>□ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>□ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.</li> </ul>	

ROOF VENT CALC. ELEV. '6'					
Name	Area	1/300 (TOTAL REQ.)	1/150 (TOTAL REQ.)	PROVIDED HIGH	PROVIDED LOW
AREA 1	827 SF	397.12 in <sup>2</sup>	0.00 in <sup>2</sup>	204 SF	208 SF
AREA 2	56 SF	0.00 in <sup>2</sup>	53.76 in <sup>2</sup>	0 SF	61 SF





**STANDARD ELECTRICAL BOX HEIGHTS**



**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**

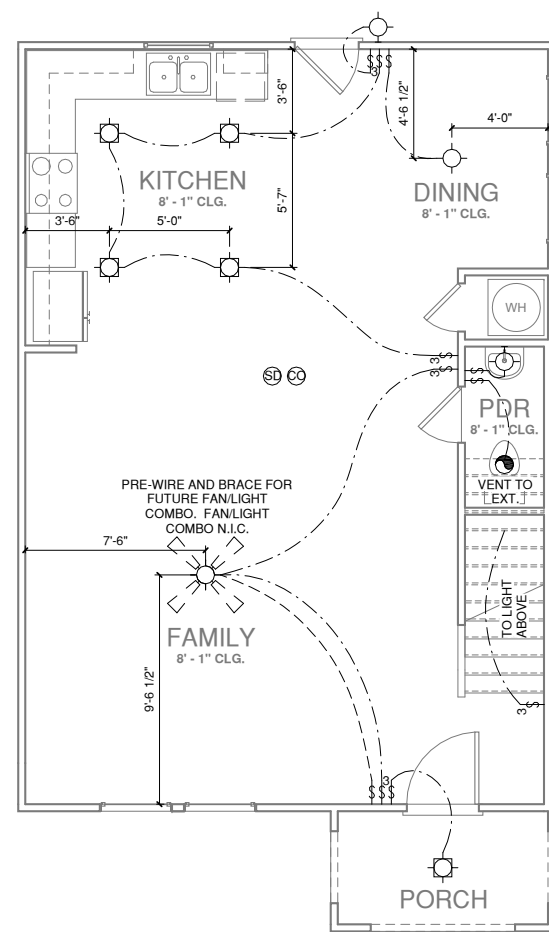
**SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

**NOTES:**

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAINING TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATOIN DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**LEGEND:**

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		SURFACE MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF
	220 VOLT OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



**FIRST FLOOR UTILITY PLAN '1'**  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**FIRST FLOOR UTILITY PLAN**

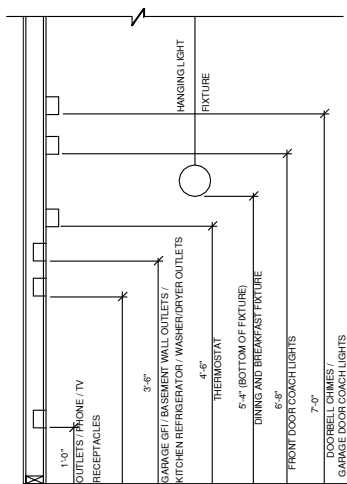
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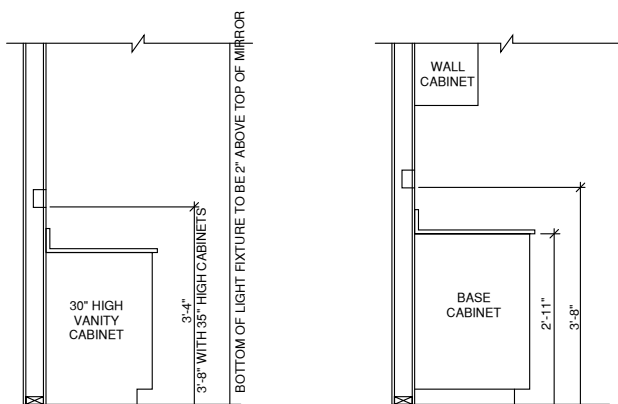
SHEET NO:

**6.1**

**DESIGN DEVELOPMENT NOT FOR CONSTRUCTION**



**STANDARD ELECTRICAL BOX HEIGHTS**



**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**

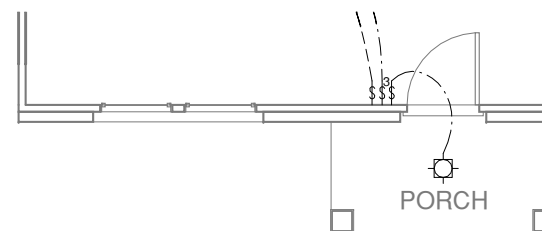
**SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

**NOTES:**

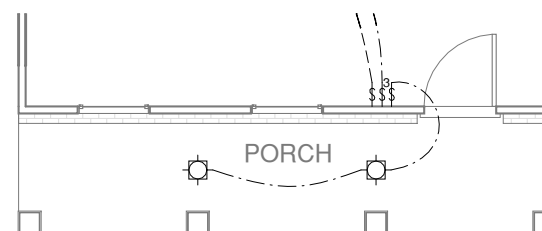
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
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- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAINING TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATOIN DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**LEGEND:**

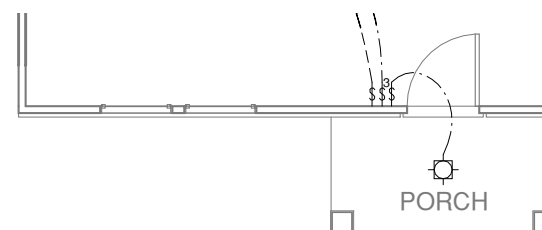
⊕	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	SURFACE MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF
⊕ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⊕	REINFORCED JUNCTION BOX	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊕	WALL SWITCH	⊙	FLUORESCENT LIGHT FIXTURE
⊕3	THREE-WAY SWITCH	⊙	TECH HUB SYSTEM
⊕4	FOUR-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CH	CHIMES	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	PUSHBUTTON SWITCH	⊕	GAS SUPPLY WITH VALVE
SD	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊕	HOSE BIBB
CD	CO2 DETECTOR	⊕	1/4" WATER STUB OUT
⊕	THERMOSTAT	⊕	WALL SCONCE
PH	TELEPHONE		
TV	TELEVISION		
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		



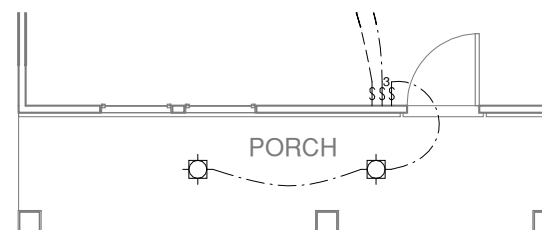
**1** FIRST FLOOR UTILITY PLAN '2'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



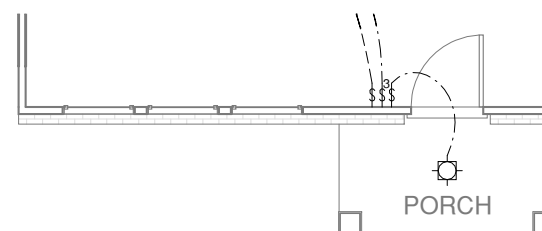
**2** FIRST FLOOR UTILITY PLAN '3'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**3** FIRST FLOOR UTILITY PLAN '4'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**4** FIRST FLOOR UTILITY PLAN '5'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



**5** FIRST FLOOR UTILITY PLAN '6'  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

**DESIGN DEVELOPMENT NOT FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

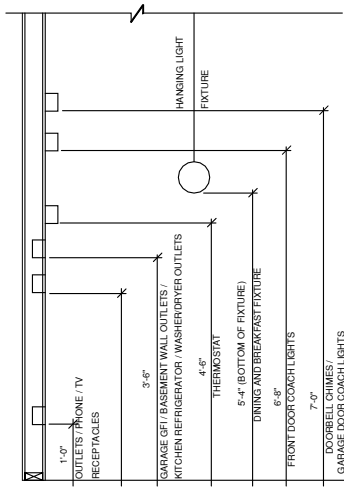
**FIRST FLOOR UTILITY PLAN OPTIONS**

PRINT DATE:

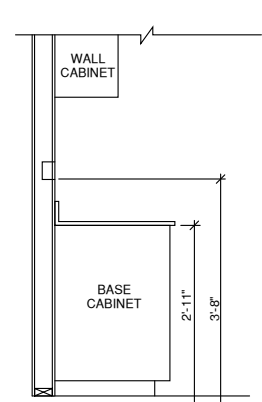
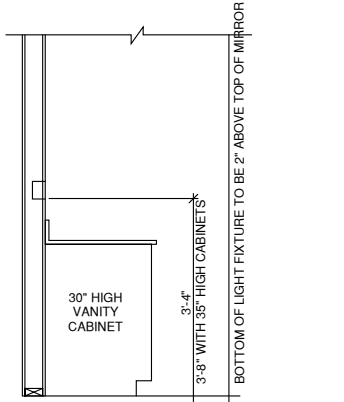
09.07.2022

SHEET NO:

**6.1.1**



**STANDARD ELECTRICAL BOX HEIGHTS**



**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**

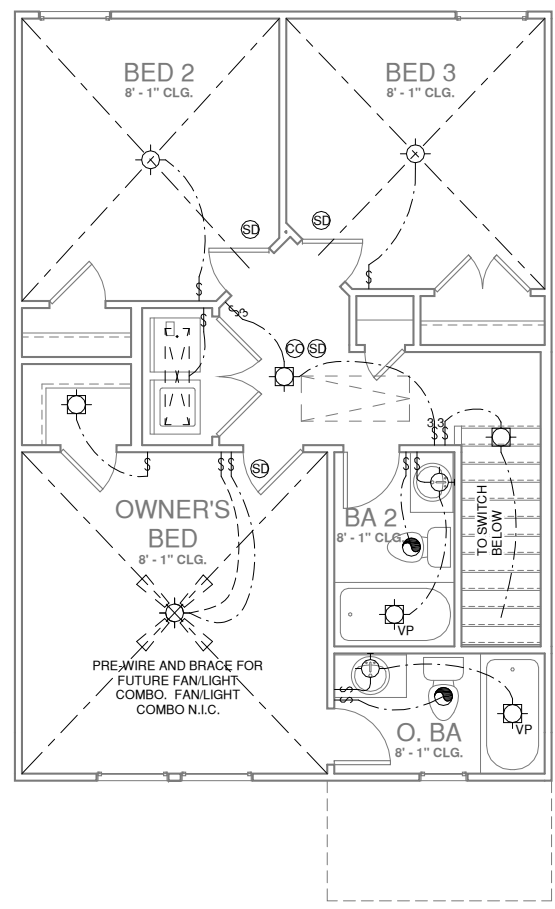
**SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

**NOTES:**

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAINING TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**LEGEND:**

⊕	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	SURFACE MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF
⊕ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
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CH	CHIMES	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	PUSHBUTTON SWITCH	⊙	GAS SUPPLY WITH VALVE
⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊙	HOSE BIBB
⊕	CO2 DETECTOR	⊙	1/4" WATER STUB OUT
⊕	THERMOSTAT	⊙	WALL SCONCE
PH	TELEPHONE		
TV	TELEVISION		
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		



**SECOND FLOOR UTILITY PLAN**  
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

PROJECT TITLE:

**THE HILLCREST**

CLIENTS NAME:



PROJECT NO:

SHEET TITLE:

**SECOND FLOOR UTILITY PLAN**

PRINT DATE:

09.07.2022

SHEET NO:

**6.2**

**DESIGN DEVELOPMENT NOT FOR CONSTRUCTION**