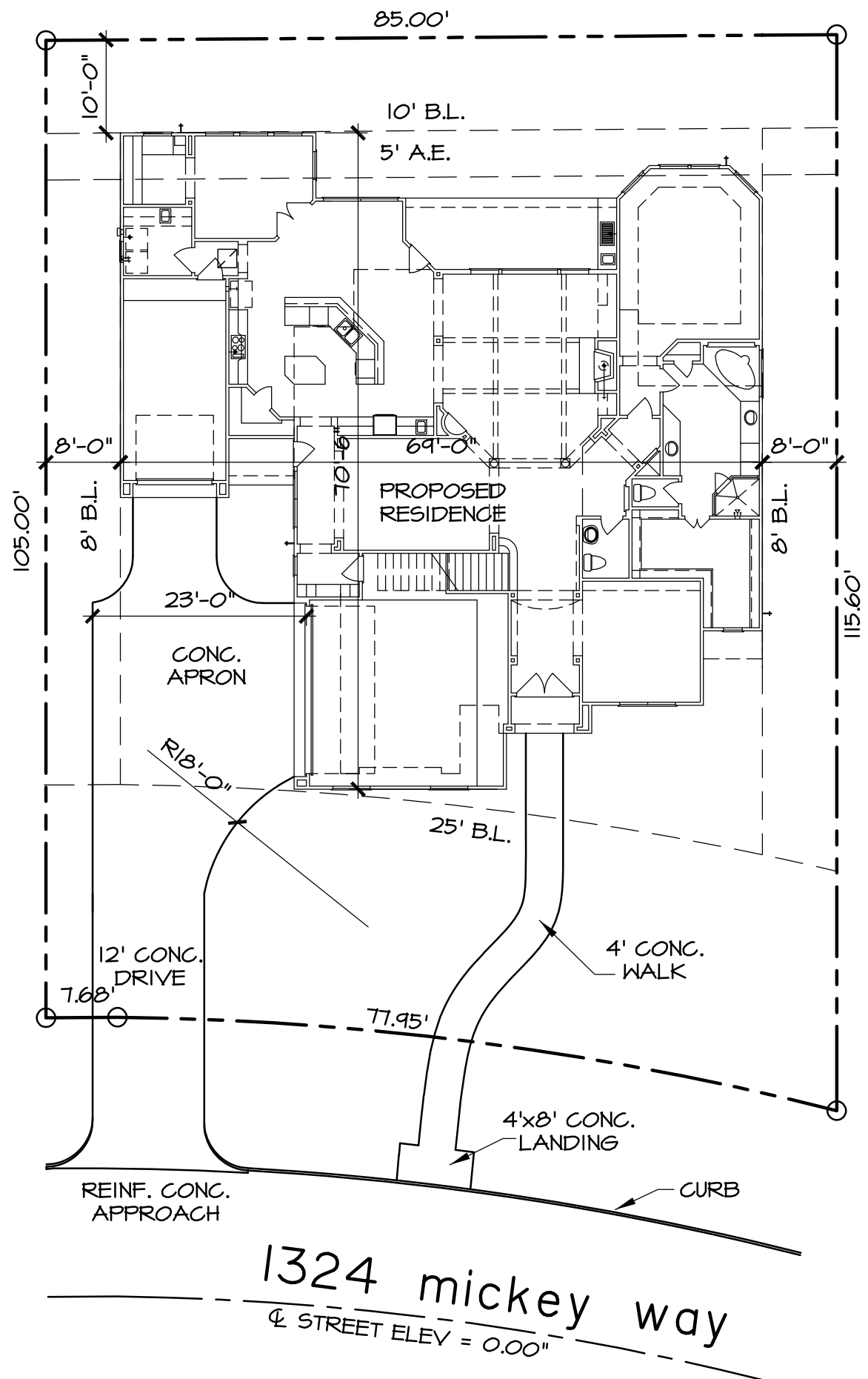




REFERENCE:
 VERIFY SETBACKS
 D.B.:
 DATE
 JOB #



COVERAGE BREAKDOWN

LOT AREA	9 2 1 4 SQ. FT.
HOUSE PAD	3 6 4 0 SQ. FT.
DRIVE/WALK	1 0 1 3 SQ. FT.
TOTAL COV.	4 6 5 3 SQ. FT.
PERC. COV.	5 0 %

lot 4
 block a
 section 1
 forest retreat

note:

- OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.
- 4' PUBLIC WALK AS PER SUBDIVISION
- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE. ABOVE INFORMATION IS BASED ON AN ASSUMED MANHOLE COVER ELEVATION OF +14". ACTUAL SITE VERIFICATION BY BUILDER SHALL BE REQUIRED.
- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

site plan

SCALE: 1/16" = 1'-0"

PLAN NO. 4630	FLYSHEET
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Hillcrest Builders



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front elevation

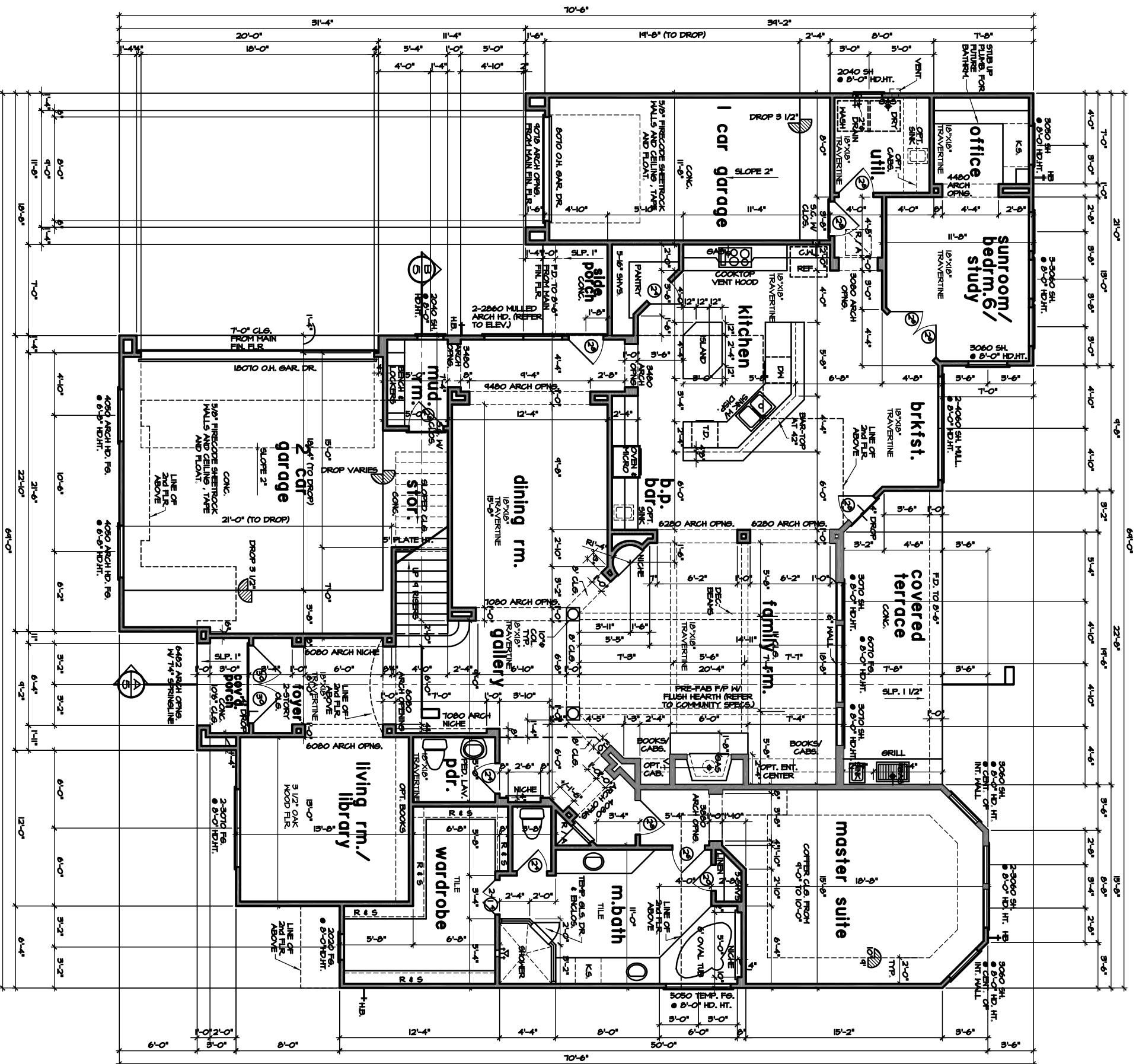
SCALE 1/4" = 1'-0"

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unless otherwise noted

- CARPET FLOORS
- WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR
- 9'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1-3/4" H.C. INTERIOR DOORS (6 PANEL)
- 1-3/4" H.C. INTERIOR DOORS (6 PANEL)
- 6'-0" DOOR HT. AT FIRST FLOOR (SEE ELEVATION)
- 6'-0" DOOR HT. AT SECOND FLOOR
- SINGLE HUNG ALUMINUM WINDOWS WITH DIVIDED LITE
- 6'-0" HEADER HT. AT FIRST FLOOR
- 6'-0" HEADER HT. AT SECOND FLOOR
- ALL BEDROOM WINDOWS TO BE 44" AFF. (MAX)
- 24" HIGH x 20" WIDE (MIN) OPENING WITH
- 51 SQ. FT. (MIN) NET CLEAR OPENING
- MEN DOORS ARE USED FOR EMERGENCY EGRESS,
- WITHOUT THE USE OF KEYS OR TOOLS
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE
- SAFETY GLASS IN COMPLIANCE WITH RCOS (IRC 2000)
- ALL EGRESS DOORS SHALL HAVE LOOKS ALLOWING EGRESS
- WITHOUT THE USE OF A KEY AND HEED NOTED
- SHIRTS HANGERS BEHIND DOORS SHALL BE LIMITED TO THREE
- HANGERS PER DOOR. ALL HANGERS SHALL BE
- INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT
- MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
- LOCATIONS TO COMPLY WITH RC. 2000.
- LOCATE GAS WATER HEATER IN ATTIC. ADV. LOAD BEARING
- INSTALLATION MUST COMPLY WITH MANUF. INSTRUCTIONS.
- AND ALL APPL. COPIES
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS
- THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH
- RCOS (IRC 2000)
- 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF
- WITHIN A 10'-0" RADIUS
- ALL PERMANENT FIRE EXITS TO BE UL & IRC 2000 APPROVED
- BE A COMPLY WITH MANUF. INSTRUCTIONS
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN
- BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED
- HANDRAILS TO BE 34" TO 38" AOV. NOSE OF TREAD
- ALL STAIRS SHALL COMPLY WITH RC. 2000
- ALL STAIRS AND HANDRAILS SHALL COMPLY WITH
- RC. 2000
- ALL STAIRS AND HANDRAILS SHALL BE DESIGNED
- FOR 200 LBS./SQ. FT. LIVE LOAD PER RC. 2004 (IRC 2000)
- GUARDRAILS TO BE 36" AFF. (MIN) WITH BALUSTERS
- ALL STAIRS SHALL COMPLY WITH RC. 2000
- SHALL BE NOT MORE THAN 2 5/8" IN CROSS
- SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE
- AN EASY GRIPPING SURFACE PER RC. 2000
- ENCLOSED STAIRS SHALL COMPLY WITH RC. 2000
- SIZE AND NUMBER OF NAILS CONNECTING HOOD MEMBERS
- SHALL COMPLY WITH RC. 2000 TABLE R602.1 (I) & (J)
- (OR REF. TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING
- (30" x 34" ROYS) SHALL COMPLY WITH RC. 2000
- UNUSUAL LOADS SHALL BE INDICATED ON THE PLAN
- UNUSUAL DISTRIBUTED LIVE LOAD ON AN AREA OF 4 SQ.
- INCHES, WHICHEVER PRODUCES THE GREATEST STRESS

bath schedule

- THE FLOORS (AT NET AREAS)
- THE WALLS AT THE SECONDARY BATHS)
- SYNTHETIC MARBLE COUNTER TOPS AND GRASSIES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE THERMALLY
- SAFETY GLASS AND MUST COMPLY WITH RCOS (IRC 2000)
- SHOWER STALLS AND TUBS (WITH SHOWER HEADS) SHALL
- BE NOT LESS THAN 72" ADV. DRAIN INLET OVER
- CONCRETE BACKBOARD
- ALL PLUMBING FIXTURES SHALL BE SPACED PER
- RC. 2002 (IRC 2000)

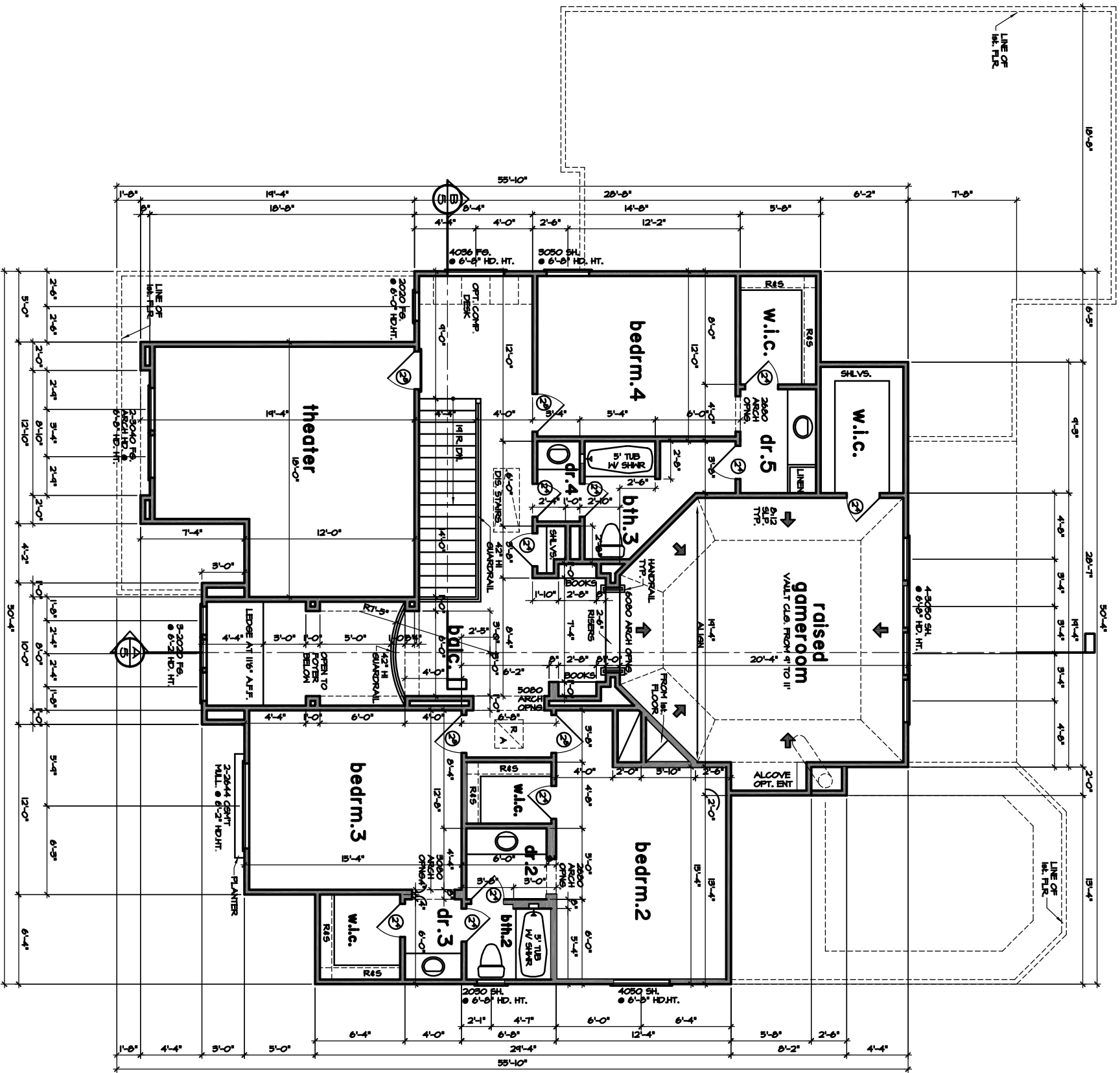
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square footage

FIRST FLOOR	26114
SECOND FLOOR	20111
LIVING AREA	4690
PORCHES	66
GARAGES	184
COVERED TERRACE	184
TOTAL COVERED AREA	56511

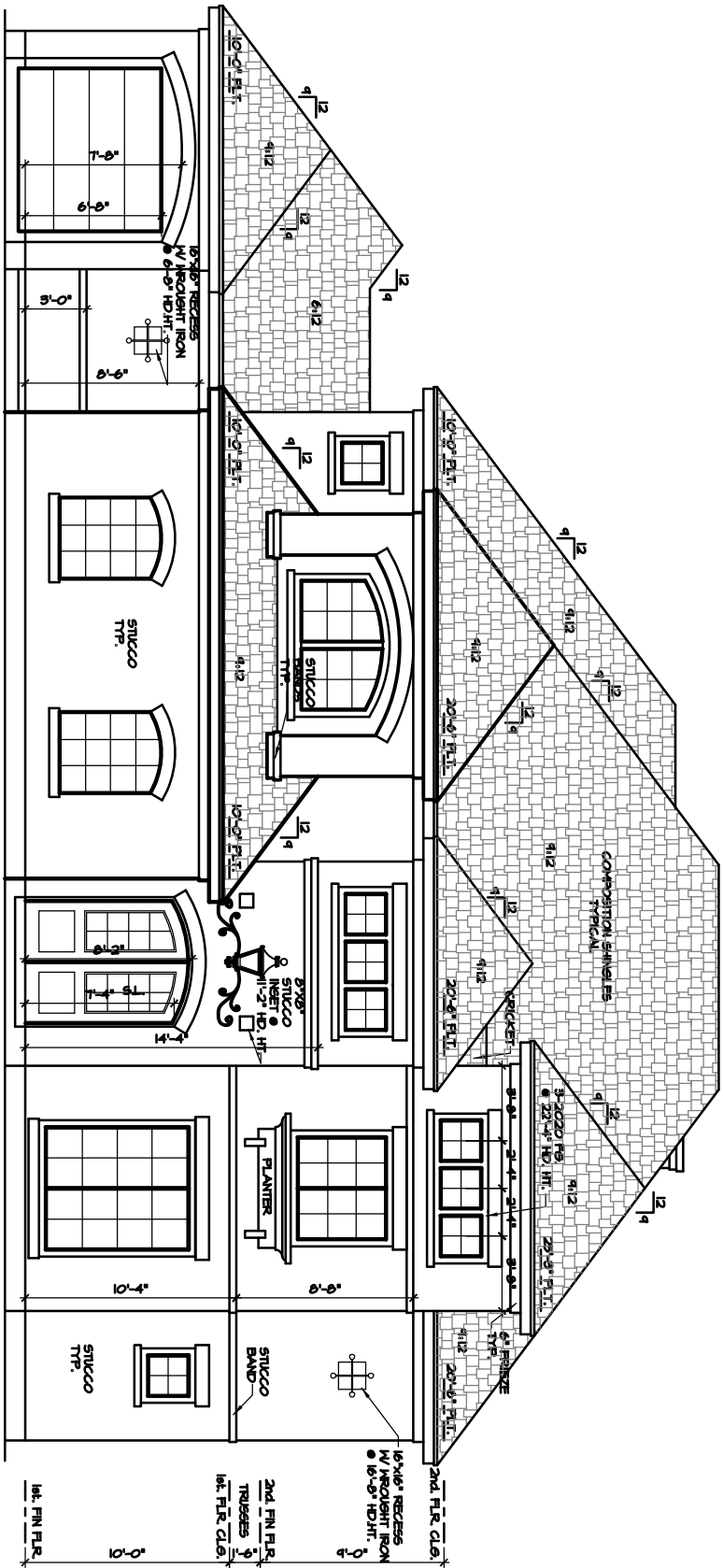
first floor plan

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



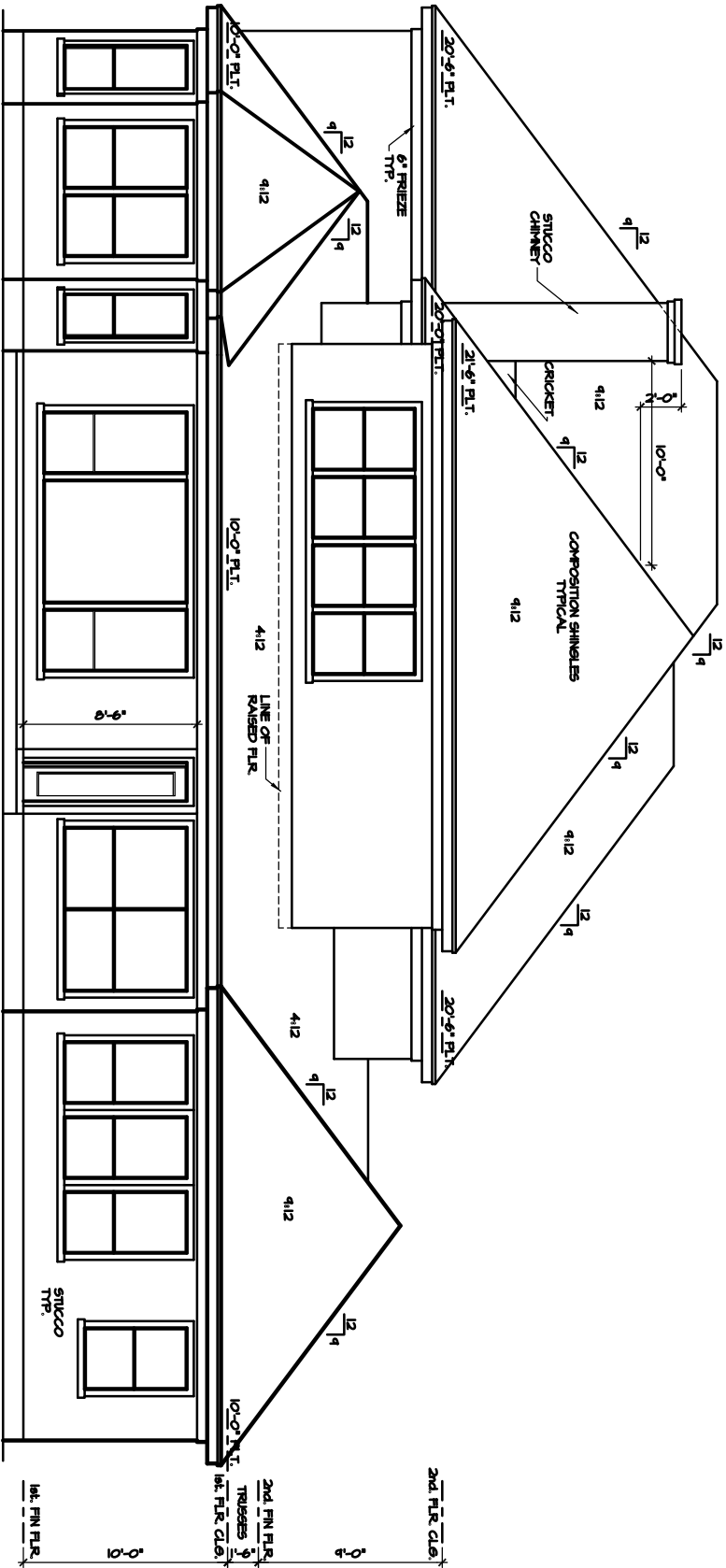
second floor plan

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



front elevation

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



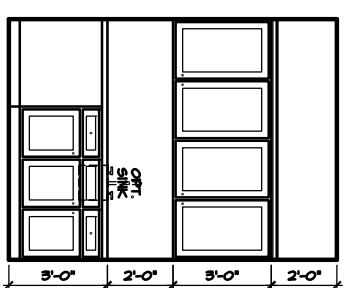
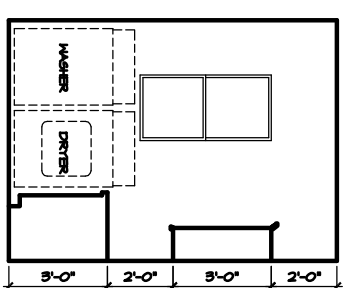
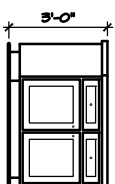
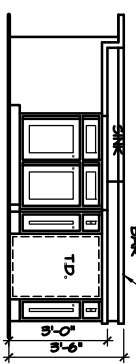
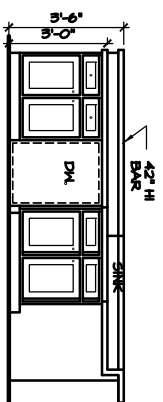
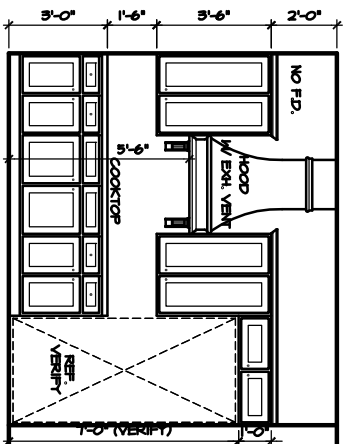
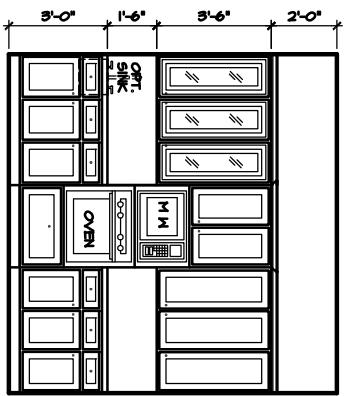
rear elevation

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

- elevation notes**
- OVERHANGS TO BE 1'-4" FROM EXTERIOR FRAME AT 4:12
 - SLOPE OTHERS TO MATCH
 - FINISH INTERIOR CORNER WALL
 - PROVIDE SPARE ANCHORS AT CHIMNEYS TO COMPLY WITH RC 3000 WITH 1/2" GAP MAX.
 - SIDING RETIERS TO 5/16" CEMENT FIBER BOARD (M.M.).
 - GUTTERS AND DOWNSPOUTS PER BUILDER
 - REMOVE STEEL LINTEL AT ALL OPENINGS WITH BRICK ABOVE. REFER TO REAR DETAIL SHEET.

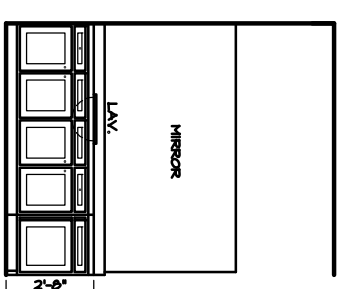
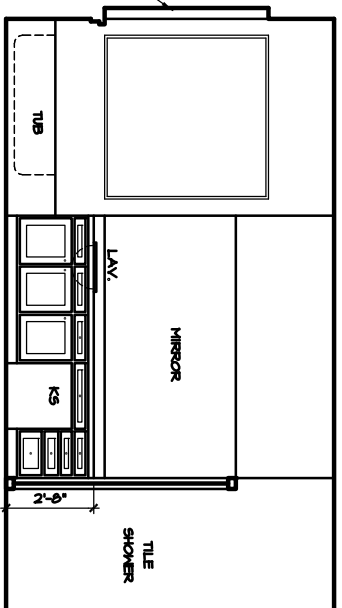
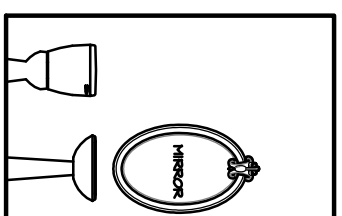
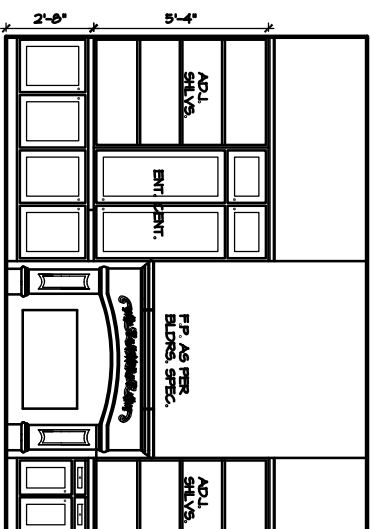
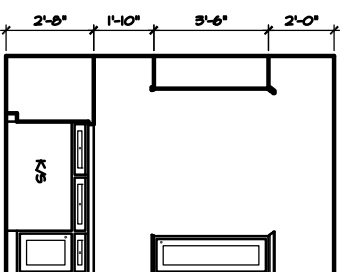
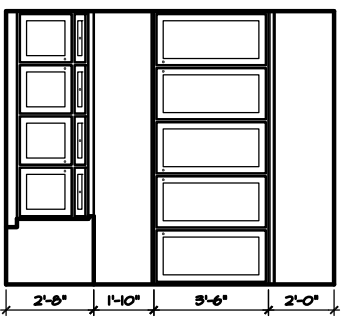
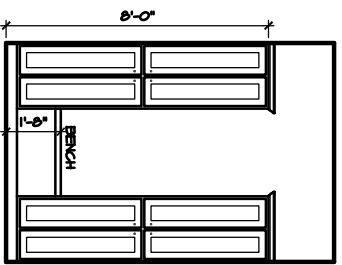
elevations

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



kitchen

utility



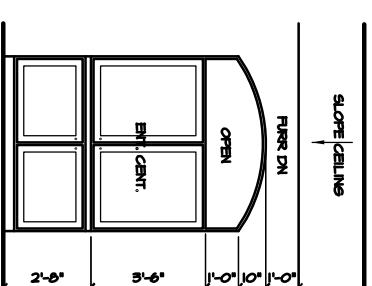
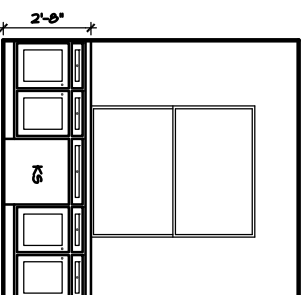
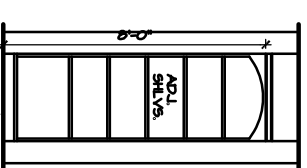
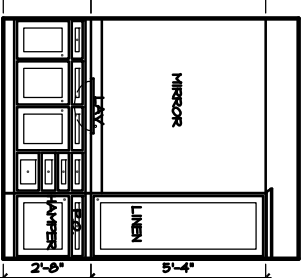
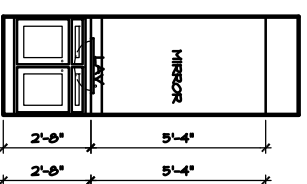
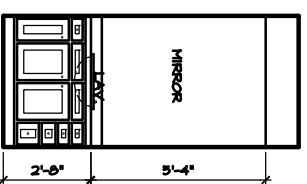
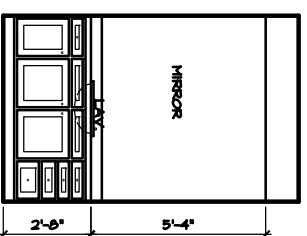
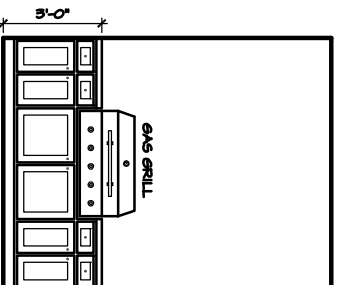
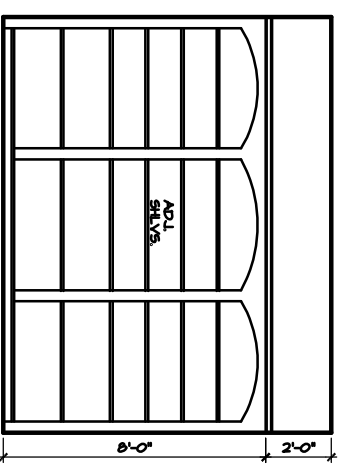
mud rm.

office

family rm.

pdr.

master bath



library

cov'd terrace

drsg. 2

drsg. 3

drsg. 4

drsg. 5

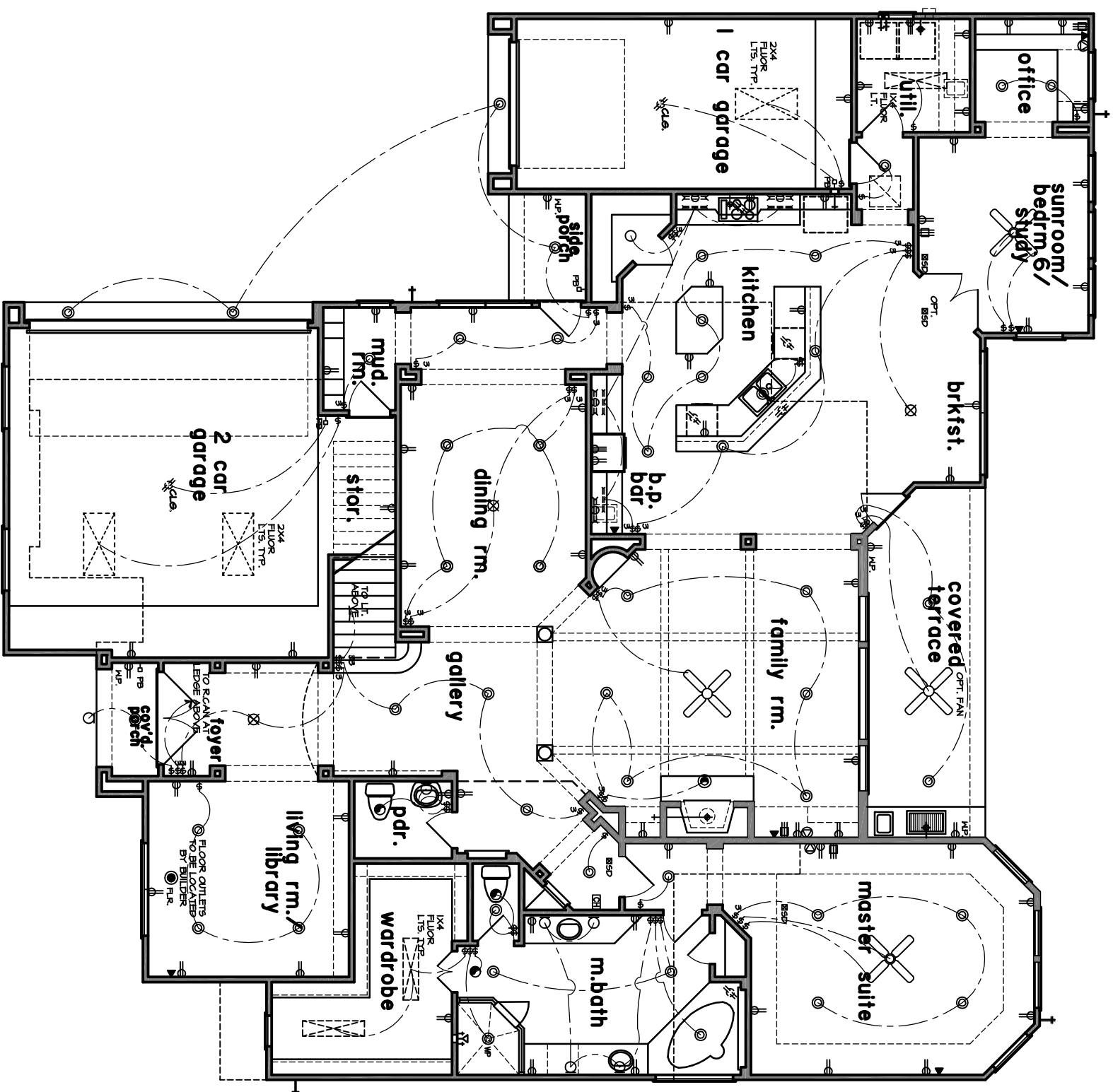
books

opt. comp. desk

game rm.

interior elevations

SCALE: 3/8" = 1'-0"



legend

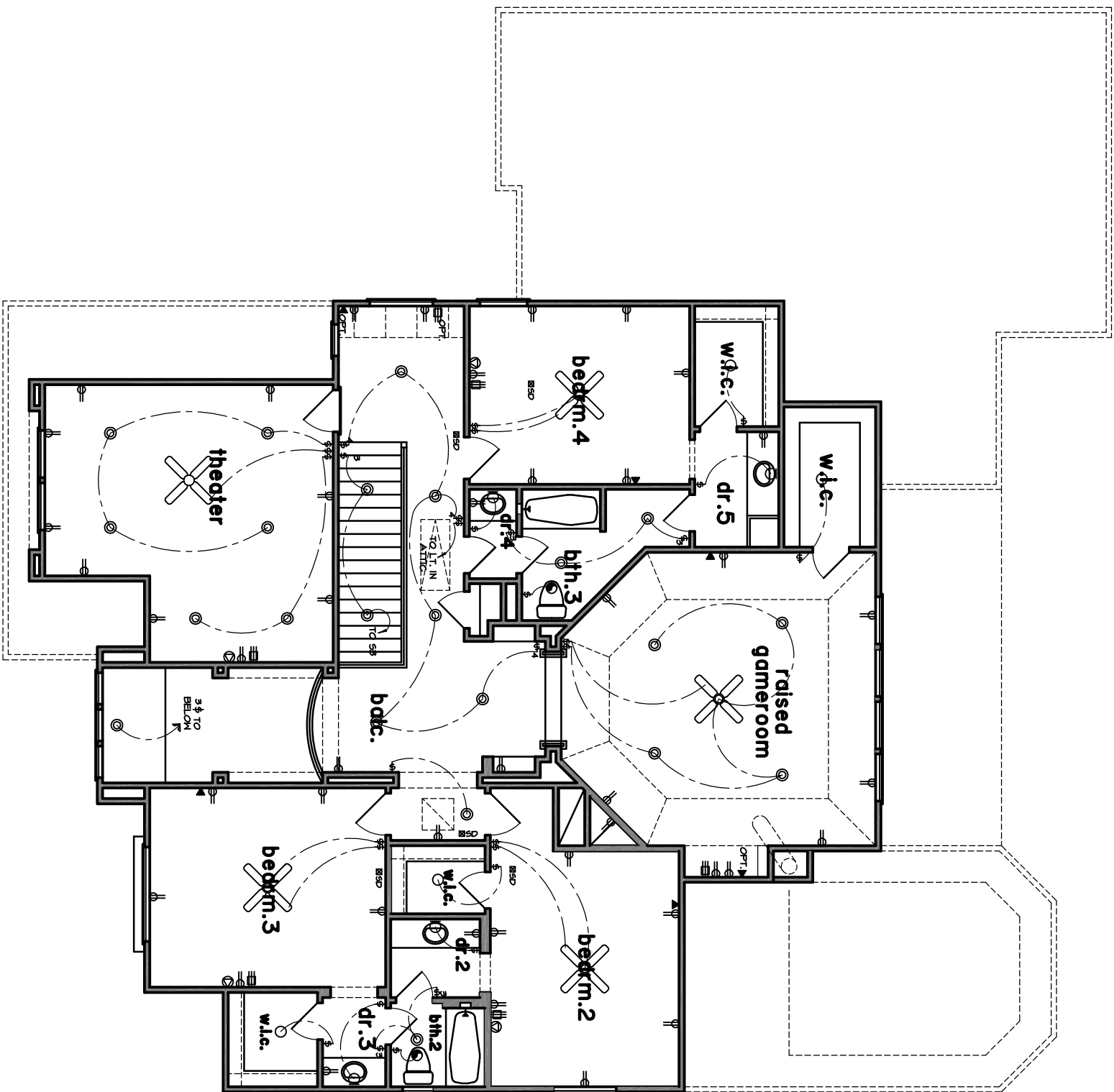
- ⊕ 110 VOLT RECEPTACLE
- ⊕ WATERPROOF RECEPTACLE
- ⊕ 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊕ 110 VOLT STRIP (UNDER COUNTER)
- ⊕ 110 VOLT IN FLOOR
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA
- ⊕ TELEPHONE OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ PUSH BUTTON
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ CHAIRS
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED HANGING FIXTURE
- ⊕ RECESSED CAN LIGHT
- ⊕ WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ PORCELAIN FIXTURE W/ ROLL CORD
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ FLUO LIGHTS
- ⊕ NETWORK DROP, ALLOW FOR TEL, CATV, CABLE
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ FLUORESCENT LIGHT PANEL
- ⊕ UNDER COUNTER FLUORESCENT LT.

notes

- SMOKE DETECTORS REQUIRE 10Y CONNECTION TO HOISE WIRING AND BATTERY BACKUP. MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
- VERIFY UNIT EXHAUST FAN TO OUTSIDE.
- PROVIDE SFI.L PROTECTION AS REQD.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH HANER HEATER AND AC UNIT LOCATION IN ATTIC.
- ALLOW FOR AC UNITS
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY MANUF.
- PROVIDE CIRCUITS FOR FUTURE POOL, AND REAR YARD LIGHTING
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FALLT INTERRUPTER AS PER THE NEC.

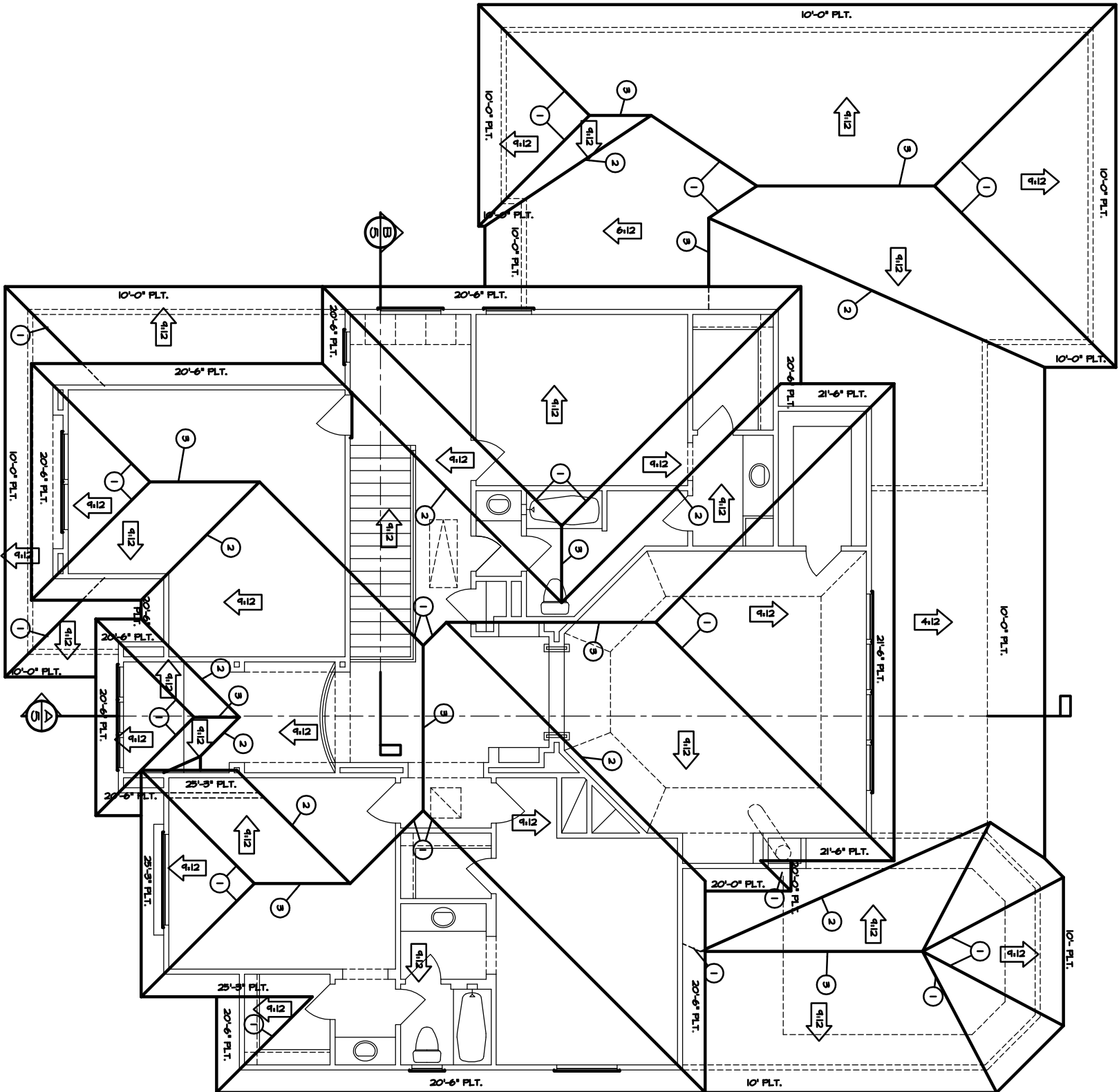
first floor electrical plan

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



second floor electrical plan

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



roof notes

- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- ROOF FITTINGS AS INDICATED HEREON.
- DOUBLE FRAMING AROUND CHIMNEYS, DOWNERS, SKYLITS, AND AIR VALVE ROOF OPENINGS.
- OUTLOOKERS TO BE 2x4 AT 18" O.C. NOTED.
- FLASHING TO BE 3/8" MIN. THICK.
- ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.

- 1 HIP
- 2 VALLEY
- 3 RIDGE
- 4 2x6 FURLIN
- 5 OUTLOOKERS
- 6 CRICKET
- 7 KICKOUTS

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roof plan

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