

ELEVATION NOTES

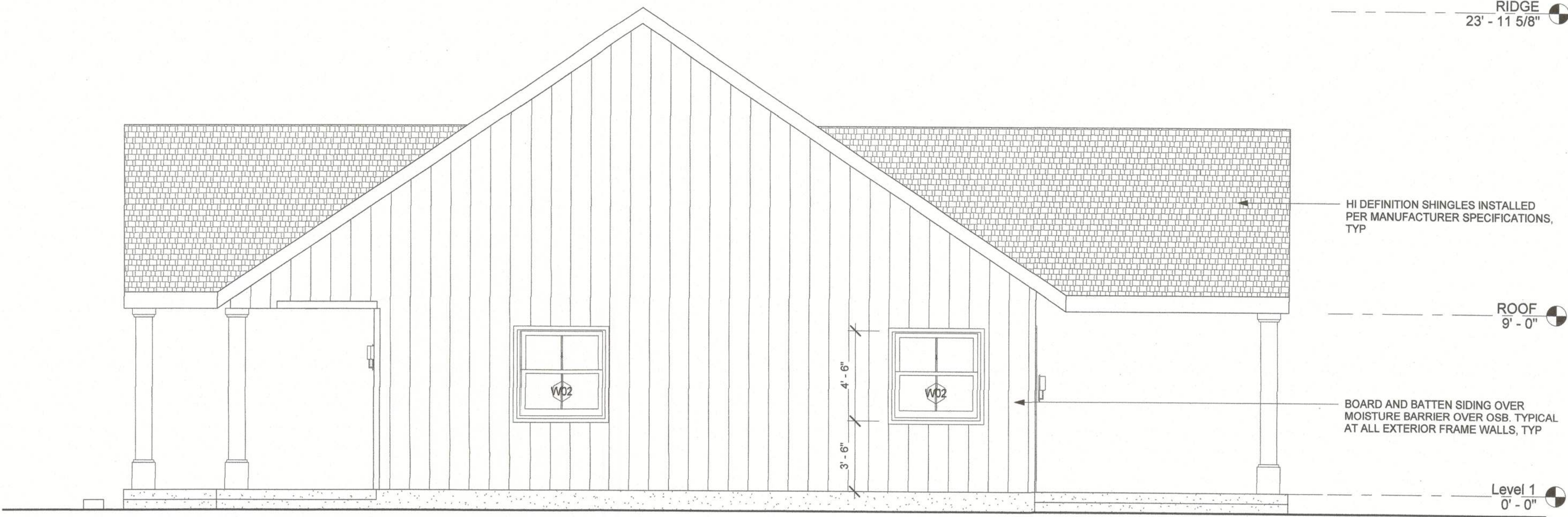
- ALL WINDOWS TO BE:
- ALUMINUM
  - DARK BRONZE FINISH
  - DUAL GLAZED
  - LOW E CLEAR GLASS

- BEDROOM ESCAPE WINDOWS TO MEET FOLLOWING CONDITIONS:
- OPERABLE AREA TO BE MIN 5.7 SQ FT
  - MIN 24" HIGH, MIN 20" WIDE
  - MAX SILL HEIGHT 44"

- STAIRWAYS TO MEET FOLLOWING CONDITIONS:
- MAX RISE 8"
  - MIN TREAD 10"
  - MIN WIDTH 36"
  - MIN HEAD ROOM 6'-8"
  - HANDRAIL 34" - 38" ABOVE STAIR NOSING
  - HANDRAIL GRIP SURFACE MIN 1-1/4", MAX 2"

GENERAL NOTES:

1. ALL CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL WILL COMPLY TO THE IRC 2018.
2. THE OWNER, AND OR CONTRACTOR, IS RESPONSIBLE TO VERIFY THAT THESE PLANS MEET THE MINIMUM REQUIREMENTS FOR THE AREA IN WHICH THE HOME IS TO BE BUILT.
3. ALL ROOF AND SITE WATER TO DRAIN TO STREET OR APPROVED SITE DRAINAGE POINT.
4. EXPOSED PLYWOOD AT ROOF OVERHANGS TO BE CC-X OR BETTER.
5. CONSTRUCTION SHALL COMPLY WITH ALL COVENANTS, CONDITIONS AND/OR RESTRICTIONS RECORDED AGAINST THE LAND.
6. GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
7. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATT IC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW (AT THE REAR OF HOME) AND SHALL BE PRIME D AND PAINTED TO MATCH ROOF COLOR.
8. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
9. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- 10 . CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS/ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
11. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER PRIOR TO INSTALL.



1 EAST ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"

Modern House  
DESIGN

approved for the owner by :	
approved for the architect by : Approver	
ISSUE : CONCEPT DESIGN DRAWING	Issue Date
REVISIONS :	
<div><div></div><div>Description:</div></div>	<div><div></div><div>Date:</div></div>

DRAWING ISSUANCE NOT FOR CONSTRUCTION	
<div><div>N</div><div></div></div>	
drawn by : Author	plot date : 1/8/2022 8:48:24 PM
checked by : Checker	
stamp :	

scale :	1/4" = 1'-0"
project number :	Project Number

ELEVATIONS

sheet no. :	
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