

ELEVATION NOTES

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

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

AIRWAYS 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"

ENERAL NOTES:

ALL CONSTRUCTION, PLUMBING, ELECTRICAL, AND
MECHANICAL WILL COMPLY TO THE IRC 2018.

THE OWNER, AND OR CONTRACTOR, IS RESPONSIBLE TO
VERIFY THAT THESE PLANS MEET THE MINIMUM REQUIREMENTS
OR THE AREA IN WHICH THE HOME IS TO BE BUILT.

ALL ROOF AND SITE WATER TO DRAIN TO STREET OR
APPROVED SITE DRAINAGE POINT.

EXPOSED PLYWOOD AT ROOF OVERHANGS TO BE CC-X OR
ETTER.

CONSTRUCTION SHALL COMPLY WITH ALL COVENANTS,
CONDITIONS AND/OR RESTRICTIONS RECORDED AGAINST THE
ND.

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND
REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY
FFENSIVE 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.

PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATT IC
D LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY
FROM PUBLIC VIEW (AT THE REAR OF HOME) AND SHALL BE
RIME D AND PAINTED TO MATCH ROOF COLOR.

PROVIDE ATTIC VENTILATION PER LOCAL CODE
EQUIREMENTS.

EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT
L CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS,
ROJECTIONS AND PENETRATIONS AS REQUIRED BY
APPROVED CONSTRUCTION PRACTICES.

. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC
ENTILATIONS/ROOF VENTS PER LOCAL GOVERNING CODE.
STALL CONTINUOUS RIDGE VENTILATION AND PAINT TO
MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT
VERHANGS.

CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER PRIOR
O INSTALL.



② SOUTH ELEVATION
1/4" = 1'-0"



① NORTH 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 :

#	Description:	Date:
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DRAWING ISSUANCE NOT FOR CONSTRUCTION



drawn by : Author

plot date : 1/8/2022
8:48:22 PM

checked by : Checker

stamp :

scale :

1/4" = 1'-0"

project number :

Project Number

ELEVATIONS

sheet no. :