

GENERAL NOTES:

- A. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- B. APPLICABLE CODE 2015 INTERNATIONAL RESIDENTIAL CODE.
- C. DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- D. SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- E. ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER OR CONTRACTOR AS APPLICABLE.
- F. PROVIDE ICE AND WATER SHIELD AT ROOF EAVES AND VALLEYS EXTENDING 24" PAST THE EXTERIOR WALL LINE OF THE BUILDING FOR SEVERE CLIMATE CONDITIONS. SEE LOCAL CODES AND AS FOLLOWS:
- ARCHITECTURAL SHINGLES - R905.2.1
 - TILE ROOF - R905.3.3
 - METAL ROOF - R905.4.3.1
 - CEDAR SHAKES - R905.3.1.1
- G. SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- H. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.). ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- I. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC.
- J. PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC R703.4 AND R813.1).
- K. APPROVED NUMBERS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY IAW IRC SEC. R319.1.
- L. INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC R109.1.
- M. ALL WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL COMPLY WITH IAW IRC SEC. R703.1. DETAILS TO BE PROVIDED BY OWNER OR CONTRACTOR.
- N. ROOF VENTILATION AND ICE BARRIER DETAIL SEE GENERAL NOTES ON SHEET A-6.

KEYED NOTES:

- ① PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806.
- ② ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905.
- ③ PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
- ARCHITECTURAL SHINGLES - R905.2.1
 - TILE ROOF - R905.3.3
 - METAL ROOF - R905.4.3
 - CEDAR SHAKES - R905.3.1
- ④ PROVIDE 36" HIGH RAILING W/ BALLUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312).
- ⑤ APPLY BRICK AND STONE IAW IRC SEC. R703.
- ⑥ PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT

EXTERIOR MATERIALS

	CULTURED STONE ⑤
	HARDIESHINGLE
	HARDIEPANEL

ROOF MATERIALS

	30 YR. ARCHITECTURAL SHINGLES ②③
	METAL ROOF ②④

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REVISIONS

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DATE: DEC. 17, 2019
SCALE: NOTED
DRAWN BY: BTC
FILE NAME: 19098

DESIGNED FOR:

MR. AND MRS. WHIPPLE

THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF ONE RESIDENCE.
LOCATED AT: LOT 48, BOX ELDER SUBDIVISION, ALPINE UTAH
ANY OTHER USE OF THIS PLAN WITHOUT WRITTEN CONSENT OF J.C.D. IS PROHIBITED

CUSTOM HOME DESIGN
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JCD

SHEET
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FRONT ELEVATION

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