

NOTE: FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT PROVIDED AS PART OF THE PLAN. ACTUAL FURNITURE MAY BE DIFFERENT THAN SHOWN.

GENERAL ELEVATION NOTES:

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN TOWARD ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE FAST BACK FILL AREAS APPROX 7" OF VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2015 IRC R806.2, 8.5/265 SQ. FT. UPPER ROOF w/EQUAL SOFFIT- EAVES OR 12.1/333 SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT w/96" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.
5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

- | | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | EXTERIOR DECK SYSTEM: |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL: |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |
- ALL ASSEMBLY AND FINISH NOTES REFER TO SPECIFICATIONS AND SPECIFICATIONS SHEET S51

SPECIFIC ELEVATION NOTES:

- 80 NOT USED
- 81 NOT USED
- 82 NOT USED
- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY w/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION
- 84 FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION
- 85 WINDOW AND DOOR TRIM. 2X6 TOP MEMBER AND 2X4 BOTTOM MEMBER
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING
- 87 NOT USED
- 88 VERTICAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

ELEVATION NOTE SYMBOLS:

- = FINISH GRADE LINE
- - - = EXISTING GRADE LINE
- 01 = EXISTING GRADE ELEVATION
- 01 = FINISH GRADE ELEVATION
- TOW-07 = TOP OF FOUNDATION WALL ELEVATION
- MO=08 = MAIN LEVEL FINISH FLOOR ELEVATION

REVISIONS

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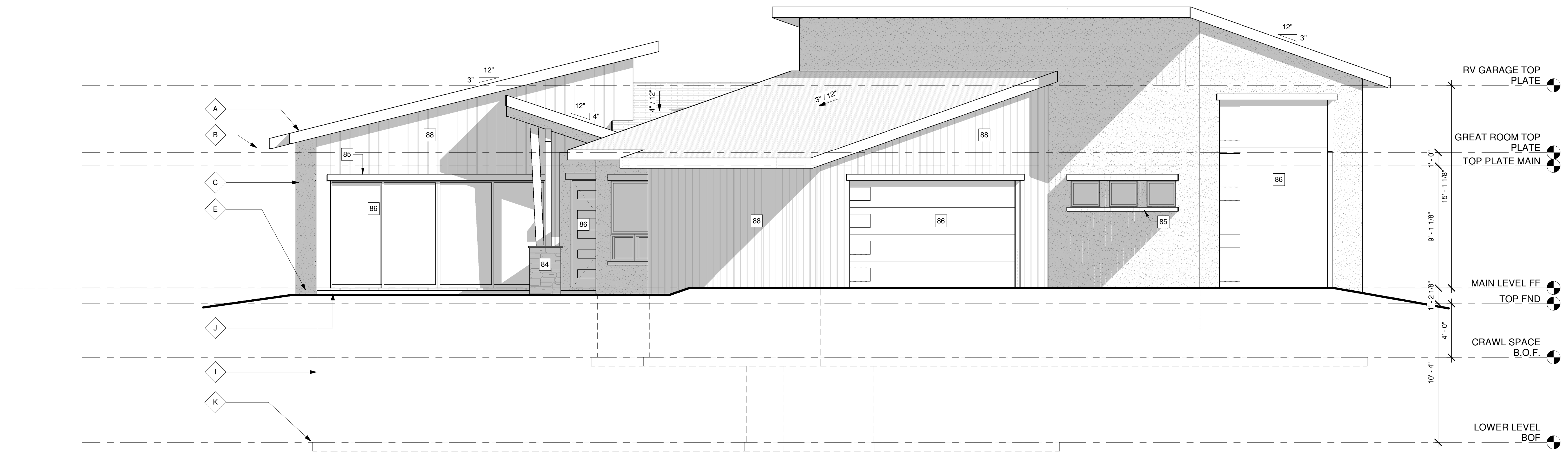
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CHECKED BY: LGA

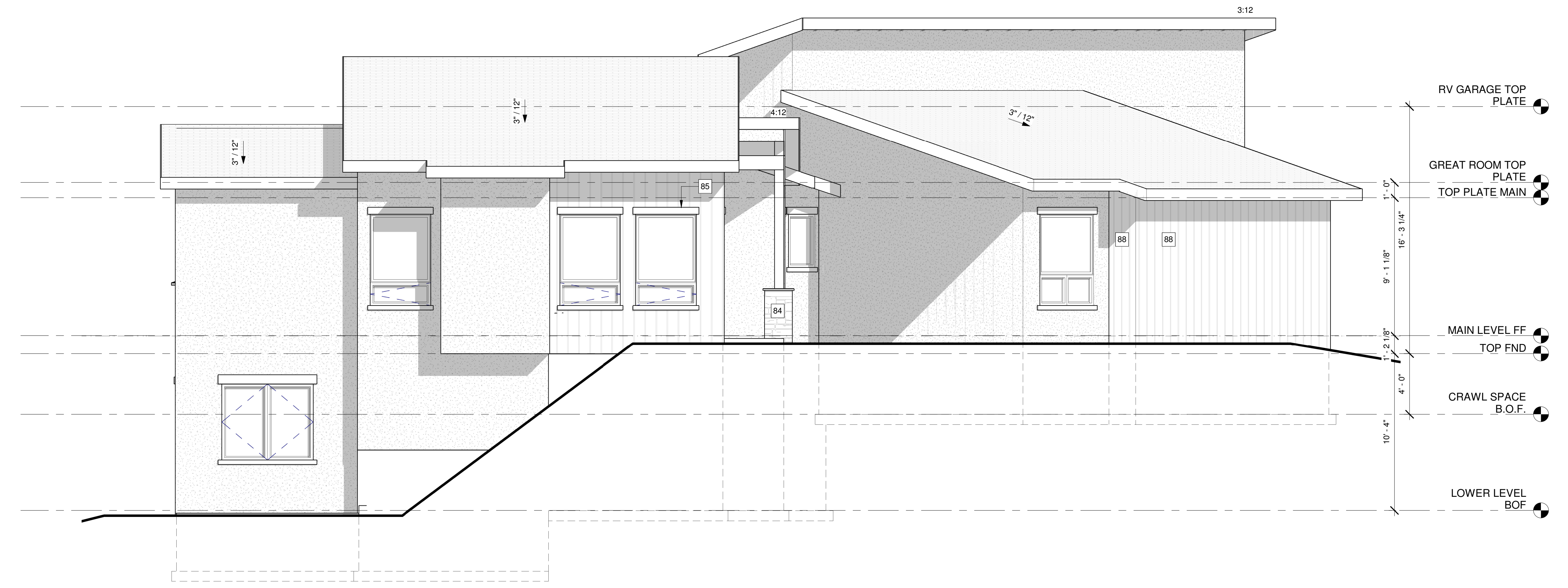
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FRONT ELEVATION

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



LEFT ELEVATION

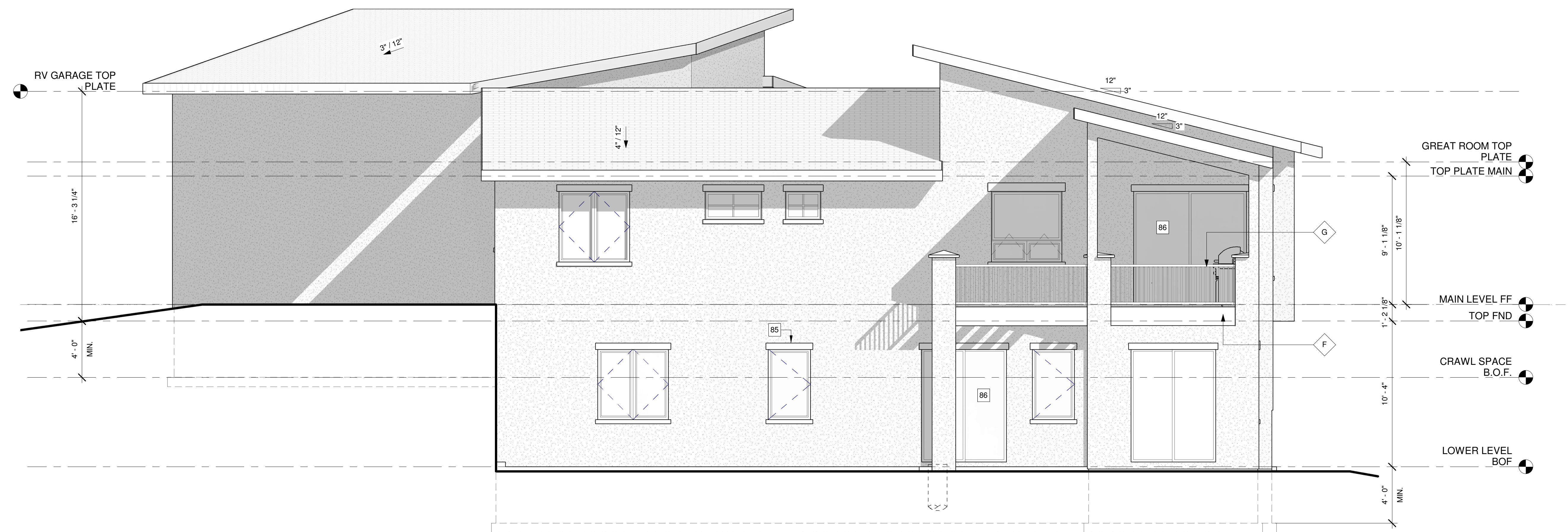
SCALE: 1/4" = 1' - 0"

FRONT AND LEFT ELEVATIONS

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

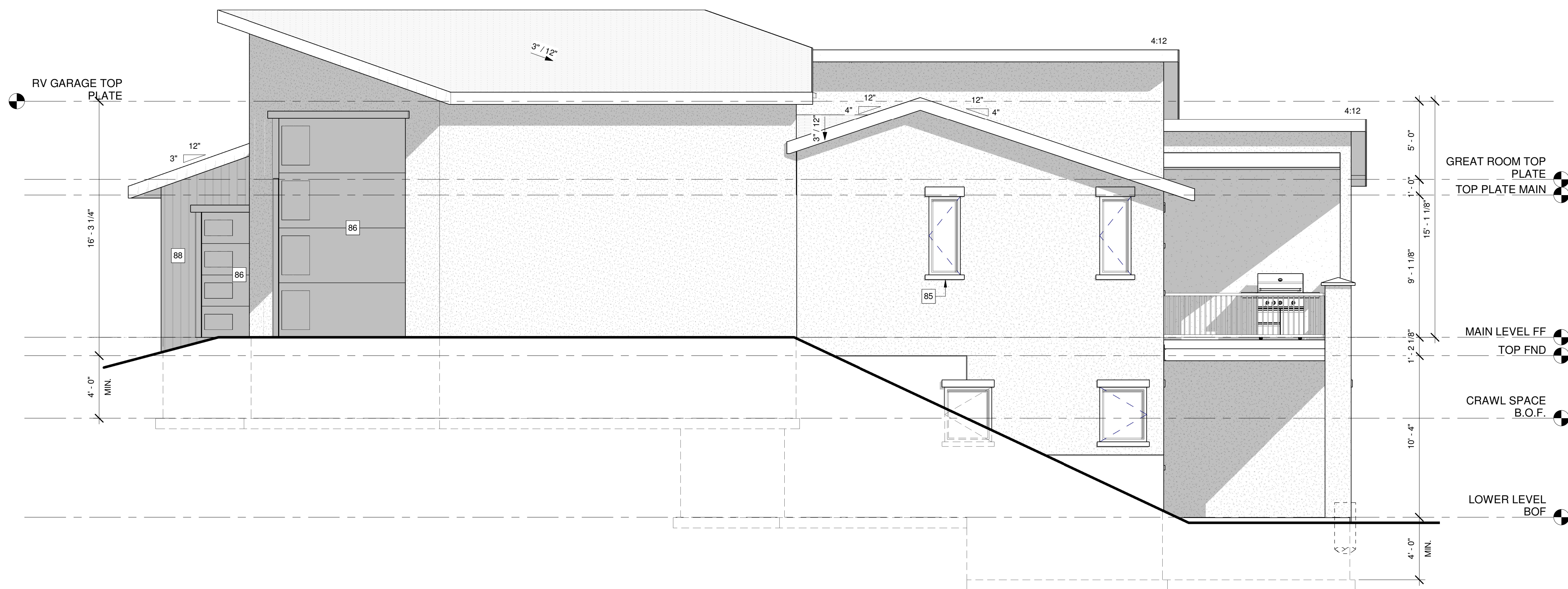
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REAR ELEVATION

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



RIGHT ELEVATION

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

REAR AND RIGHT ELEVATIONS

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

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GENERAL ELEVATION NOTES:

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 90° OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 70% OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE FAST BACK FILL AREAS APPROX 7" OF VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
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