

C Left Side Elevation - North  
A-8 SCALE: 1/4"=1'-0"



D Rear Elevation - East  
A-8 SCALE: 1/4"=1'-0"

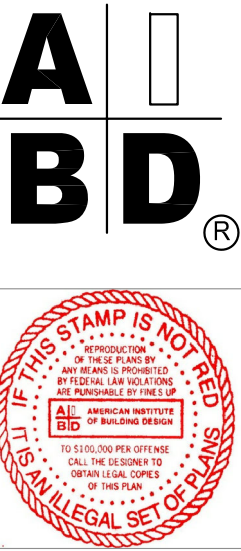
Square Footage:	
Main Level	1,492 sf
Lower Level	1,290 sf
Total Heated	2,782 sf
LL Unfinished	185 sf
Garage	744 sf
Deck/Porch	734 sf

#### GENERAL NOTES TO ELEVATIONS

- E-1** ROOFING MATERIAL: CLASS 'A' FIBERGLASS REINFORCED ASPHALT SHINGLES (LESS THAN 240# BETWEEN OCT-MAY) ON UNDERLAYMENT AND 7 16" SHEATHING OVER FACTORY BUILT TRUSSES OR RAFTERS w/ SPECIFIED INSULATION. NOTE FOR ELEVATIONS 7,000' AND ABOVE, PROVIDE REQUIRED ICE AND WATER SHIELD STARTING AT THE EVE AND CONTINUING TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. PROVIDE INSULATION PER ATTACHED IECC REPORT.
- E-2** STUCCO MATERIAL: 5/8" STUCCO APPLIED OVER METAL OR FIBERGLASS LATH OVER 2 LAYERS OF GRADE D BUILDING WRAP (OR A WATER RESISTIVE VAPOR PERMEABLE BARRIER), OVER 1/2" PLYWOOD SHEATHING, PROVIDE A RAINSCREEN GAP DRAINAGE MAT BETWEEN THE 2 LAYERS OF GRADE D WRAP. AT FOAM BUILD OUT TRIM PROVIDE 2x4 VERTICAL STRAPPING ON TOP OF THE FOAM, SCREW THROUGH THE FOAM INTO STUDS. STUCCO COLORS AND STYLE AS SELECTED BY OWNER.
- E-3** FASCIA: PROVIDE 1x10 & 1x4 EXTERIOR GRADE MAINTENANCE FREE FASCIA w/ 2x6 SUBFASCIA AND MAINTENANCE FREE SOFFITS. PROVIDE SOFFIT VENTING FOR VENTILATION. PROVIDE METAL DRIP FLASHING UNDER ROOFING ON TOP OF FASCIA, OR AS RECOMMENDED BY ROOFING MANUFACTURER, PROVIDE AN ICE AND WATER SHIELD FROM THE OVER HANG EAVE TO 24" INSIDE THE HEATED WALL SPACE.
- E-4** WINDOW AND DOOR TRIM: NON AS SHOWN ON PLAN.
- E-5** LINE OF FOUNDATION WALLS AND FOOTINGS BELOW GRADE.
- E-6** CONCRETE PORCH AND PATIOS CONCRETE TO BE SLOPED AWAY FROM BUILDING A MIN. 1/8"/FT.
- E-7** ALL EXTERIOR FINISHES SHALL BE A MINIMUM OF 6" FROM ANY FINISHED GRADE MATERIAL (INCLUDES STONE AND MORTAR).
- E-8** PROVIDE 5" GUTTERS AND DOWNSPOUTS WITH MAINTENANCE FREE FINISHES. DOWNSPOUTS UNDERGROUND 10' FROM FOUNDATION.
- E-9** WINDOW WELLS REQUIRED AT ALL WINDOWS BELOW FINISH GRADE.
- E-10** LINE OF FINISH GRADE.
- E-11** ALL DRAINAGE FROM THE ROOF, CONCRETE PORCHES AND GROUND SHALL BE IN A MANNER TO SLOPE ALL DRAINAGE AWAY FROM THE BUILDING FOOTPRINT AND FOUNDATION. SLOPE AWAY FROM THE BUILDING A MINIMUM OF 10% IN 10 FEET. PROVIDE POSITIVE DRAINAGE ON SITE WITH DRAINAGE SWALES AS NEEDED IN HIGHER GROUND ELEVATIONS ON SITE.
- E-12** PROVIDE MINIMUM 29 GAUGE GALVANIZED FLASHING AT ALL ROOFING TO WALL CONNECTIONS AND AT ALL REQUIRED POTENTIAL WATER PENETRATIONS AT WALLS AND ROOFING VALLEYS AND RIDGES.
- E-13** 10"x10" POSTS, 8" x 12" BEAMS AND 6" x 10" TIMBER FRAME AT GABLE ENDS ARE EXTERIOR GRADE CEDAR.
- E-14** CONCRETE RETAINING WALLS. HEIGHT OF RETAINING NOT TO EXCEED 48", OR ENGINEERED AS PART OF THE FOUNDATION DESIGN.
- E-15** STONE VENEERS AS SELECTED BY OWNERS.

partial structure is above 30 feet, please provide average grade to determine height restrictions.

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A-5	Main Level Plan
A-6	Roof Drainage Plan
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A-8	Elevations
A-9	Building Sections
A-10	Sections & Details
S-1	Main Level Floor Framing
S-2	Roof Framing



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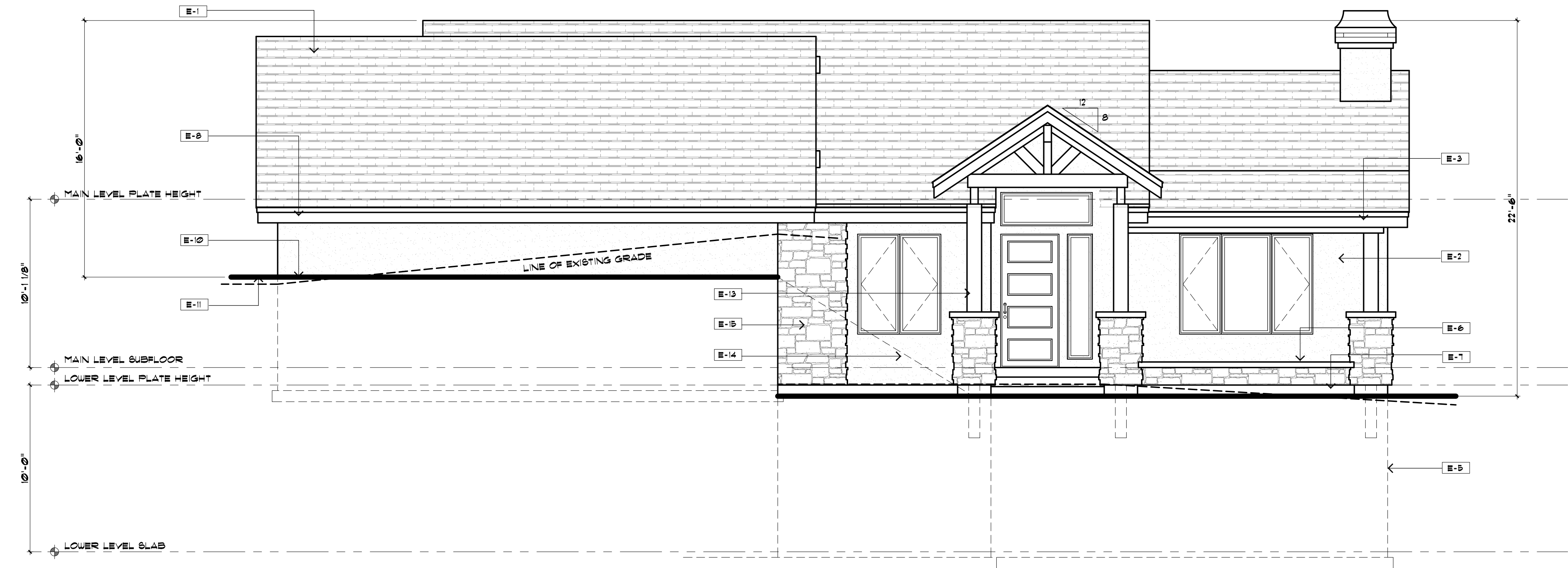
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Contractor: **Palace Custom Homes**  
Affordable • Unique • Great! (for you!)  
GORDON STEGENER  
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Colorado Springs, CO 80904  
(719) 632-9655

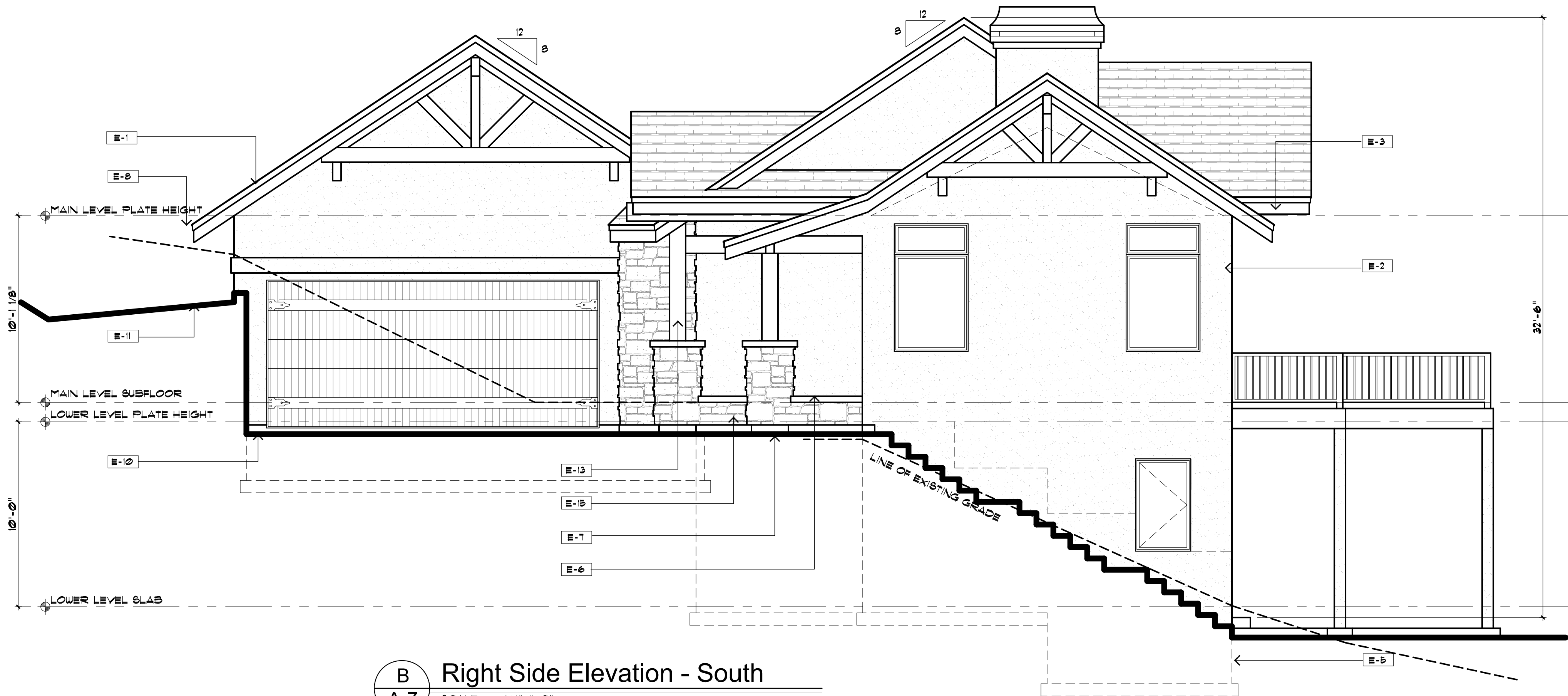
Revisions:


Plan Number: **R-20180601**  
Sheet Title: **ELEVATIONS**  
Date: **10.01.2018**  
Sheet No: **A-8**  
Of 10 Sheets





A Front Elevation - West  
A-7 SCALE: 1/4" = 1'-0"



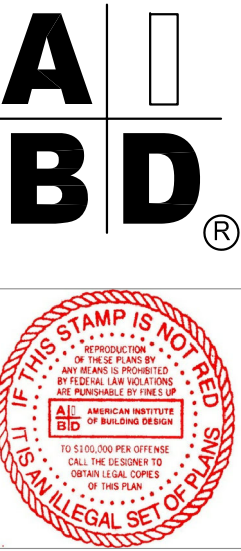
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