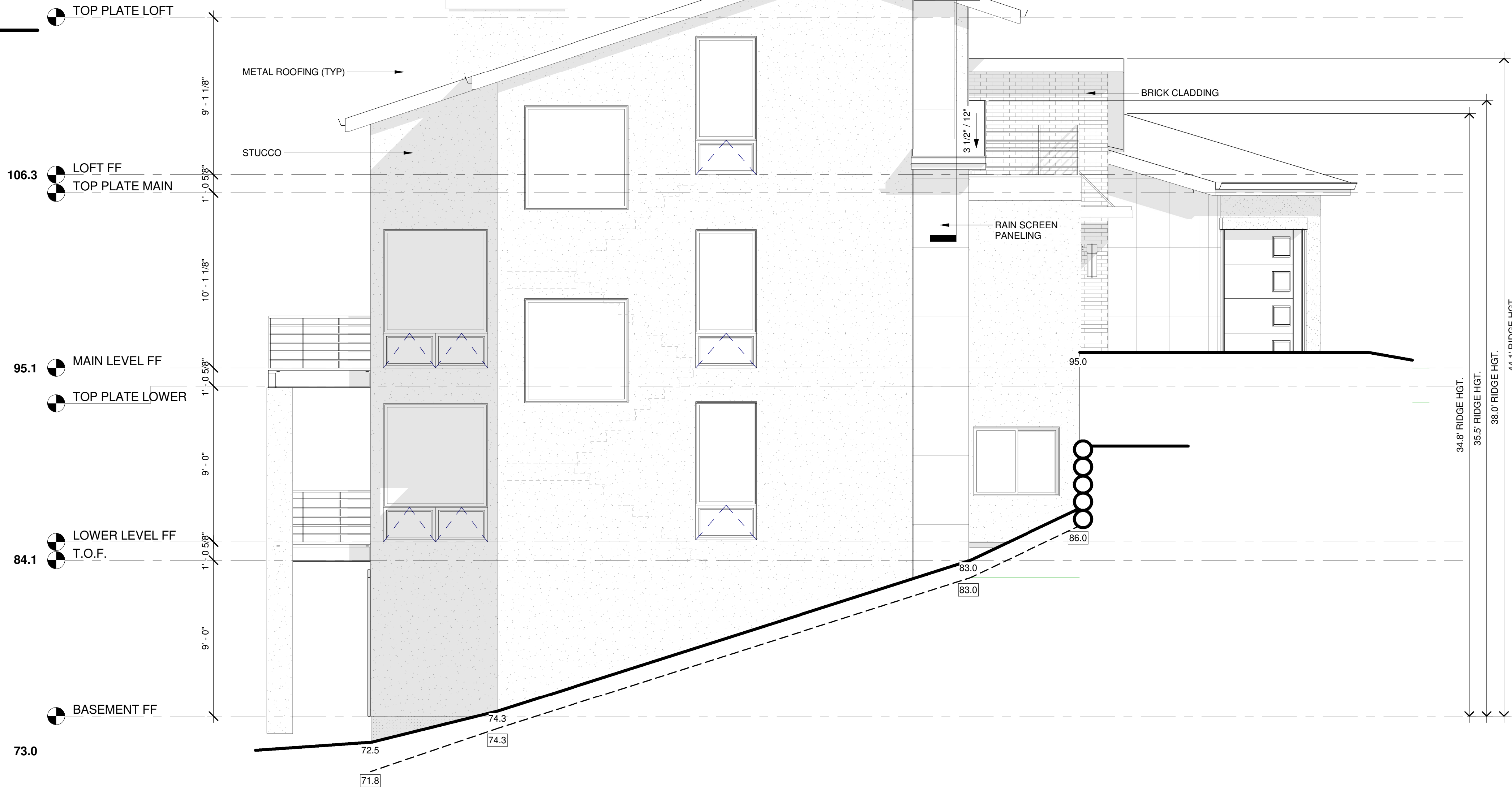


FRONT ELEVATION

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



LEFT ELEVATION

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

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 700sf OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2. SQ. FT. UPPER ROOF w/EQUAL SOFFIT-LEAVE OR 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.

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
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING

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

ASSEMBLY NOTES:

A	ROOF:
B	EXTERIOR GLAZING:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM: HEIGHT: 34"-38"
H	STAIRS: MAX RISER HEIGHT: 7-3/4" MIN TREAD DEPTH: 10" MIN HEADROOM: 80"
I	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ELEVATION NOTE SYMBOLS:

—	= FINISH GRADE LINE
- - -	= EXISTING GRADE LINE
86.0	= EXISTING GRADE ELEVATION
95.1	= FINISH GRADE ELEVATION

REVISIONS

LGA STUDIOS
201 E. Las Animas Street Suite 113
Colorado Springs, CO 80903
Phone: (719) 635-0880
Fax: (719) 694-2088
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
Palace Homes, Inc
1216 West Colorado Ave. #110
Colorado Springs, CO 80904
Ph: (719) 632-9635
Fax: (719) 632-9925
Email: info@palacehomesinc.com

THE BURLESON RESIDENCE
5** SUNRISE PEAK DR.
Project Number: (18-1630)

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

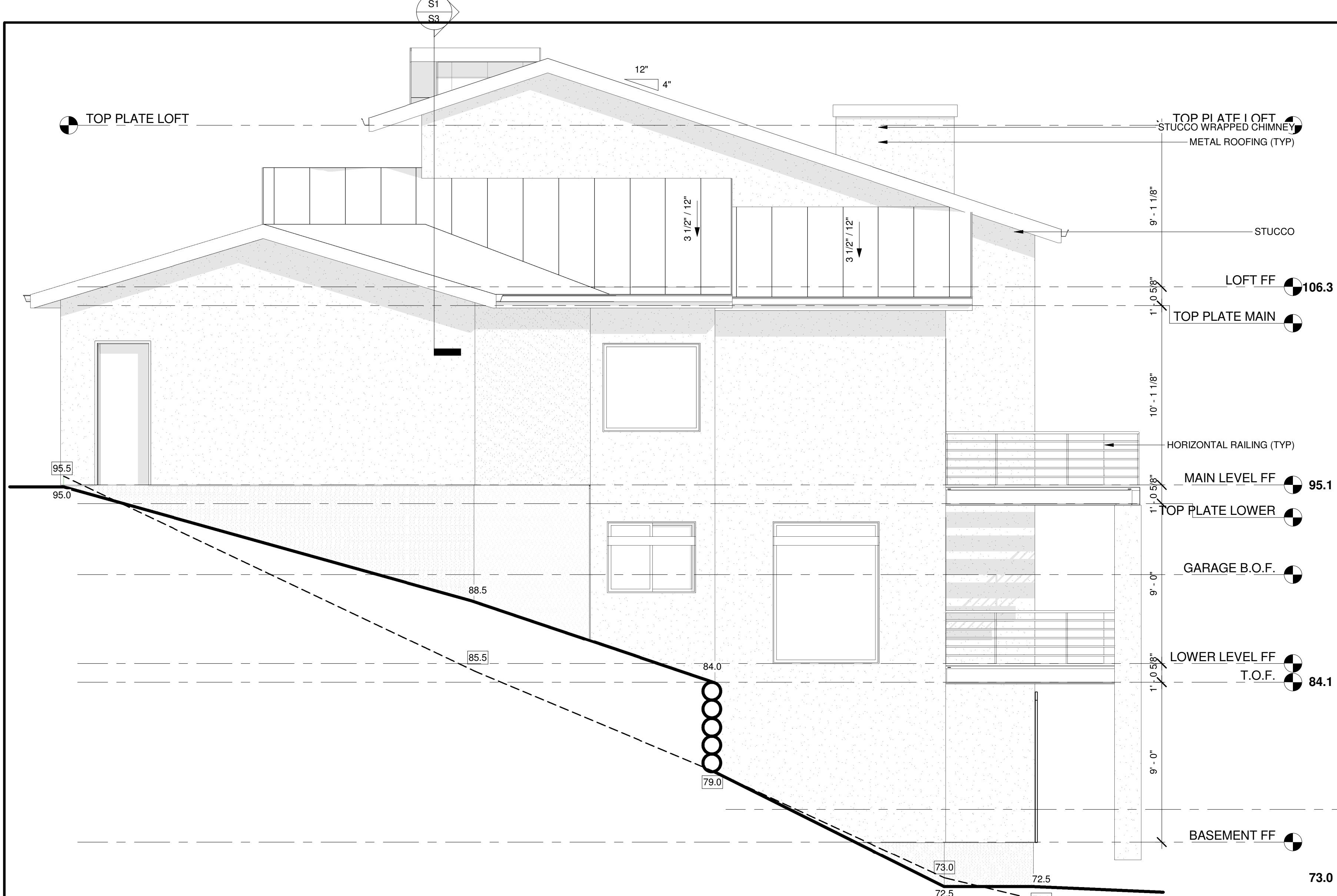
DRAWN BY: LR
CHECKED BY: LG, DS

PLOT: 10/12/2018

Sheet #
A8
OF 9 SHEETS

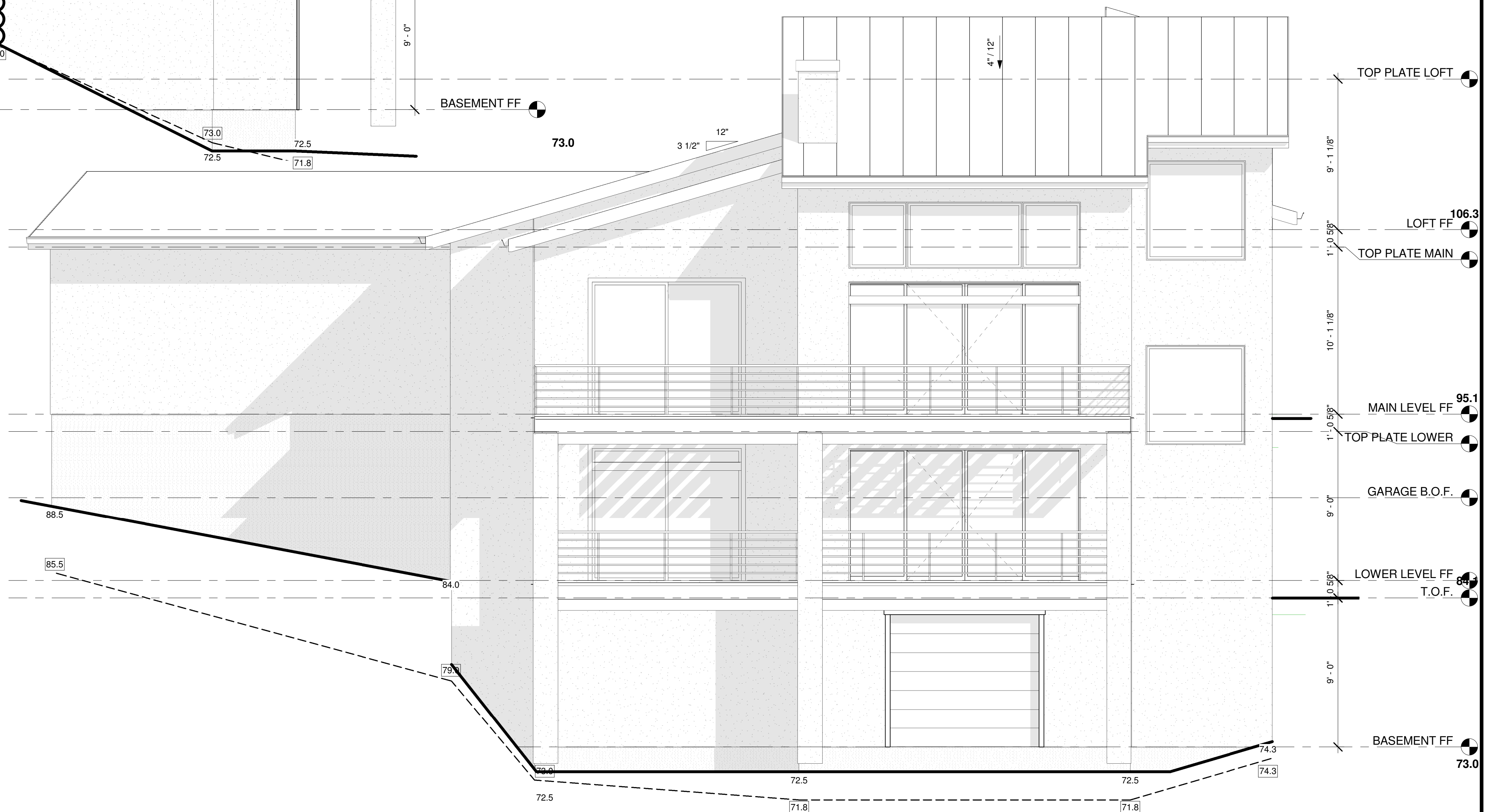
FRONT AND LEFT ELEVATIONS

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



RIGHT ELEVATION

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



REAR ELEVATION

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

REAR AND RIGHT ELEVATIONS

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

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 70% OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2. SQ. FT. UPPER ROOF w/EQUAL SOFFIT-LEAVE OR 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.

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
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING

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

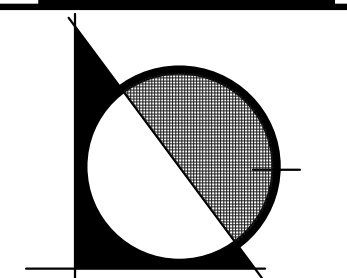
ASSEMBLY NOTES:

- A ROOF:
- B EXTERIOR GLAZING:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM: HEIGHT: 34"-38"
- H STAIRS: MAX RISER HEIGHT: 7-3/4" MIN TREAD DEPTH: 10" MIN HEADROOM: 80"
- I BASEMENT FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ELEVATION NOTE SYMBOLS:

- = FINISH GRADE LINE
- - - = EXISTING GRADE LINE
- 86.0 = EXISTING GRADE ELEVATION
- 95.1 = FINISH GRADE ELEVATION

REVISIONS



LGA STUDIOS
201 E. Las Animas Street Suite 113
Colorado Springs, CO 80904
Phone: (719) 635-0880
Fax: (719) 694-2088
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
Palace Homes, Inc
1216 West Colorado Ave. #110
Colorado Springs, CO 80904
Ph: (719) 632-9635
Fax: (719) 632-9925
Email: info@palacehomesinc.com

THE BURLESON RESIDENCE
5** SUNRISE PEAK DR.
Project Number: (18-1630)
PRELIMINARY REVIEW NOT FOR CONSTRUCTION

DRAWN BY: LR
CHECKED BY: LG, DS

PLOT: 10/12/2018

Sheet #
A9
OF 9 SHEETS

Copyright 2017 by LGA Studios. No part of this plan may be reproduced or transmitted in any form or by any means, electronically or mechanically, including photocopying, recording or any information retrieval system) without the written approval of LGA Studios and the client. No derivative works of this plan may be made without prior written permission. The walls of plans do not entitle the purchaser to use for additional construction beyond the scope of one building, unless approved in writing by LGA Studios.