

5 | **ROOF PLAN**
A3.0 | SCALE: 1/8" = 1'-0"

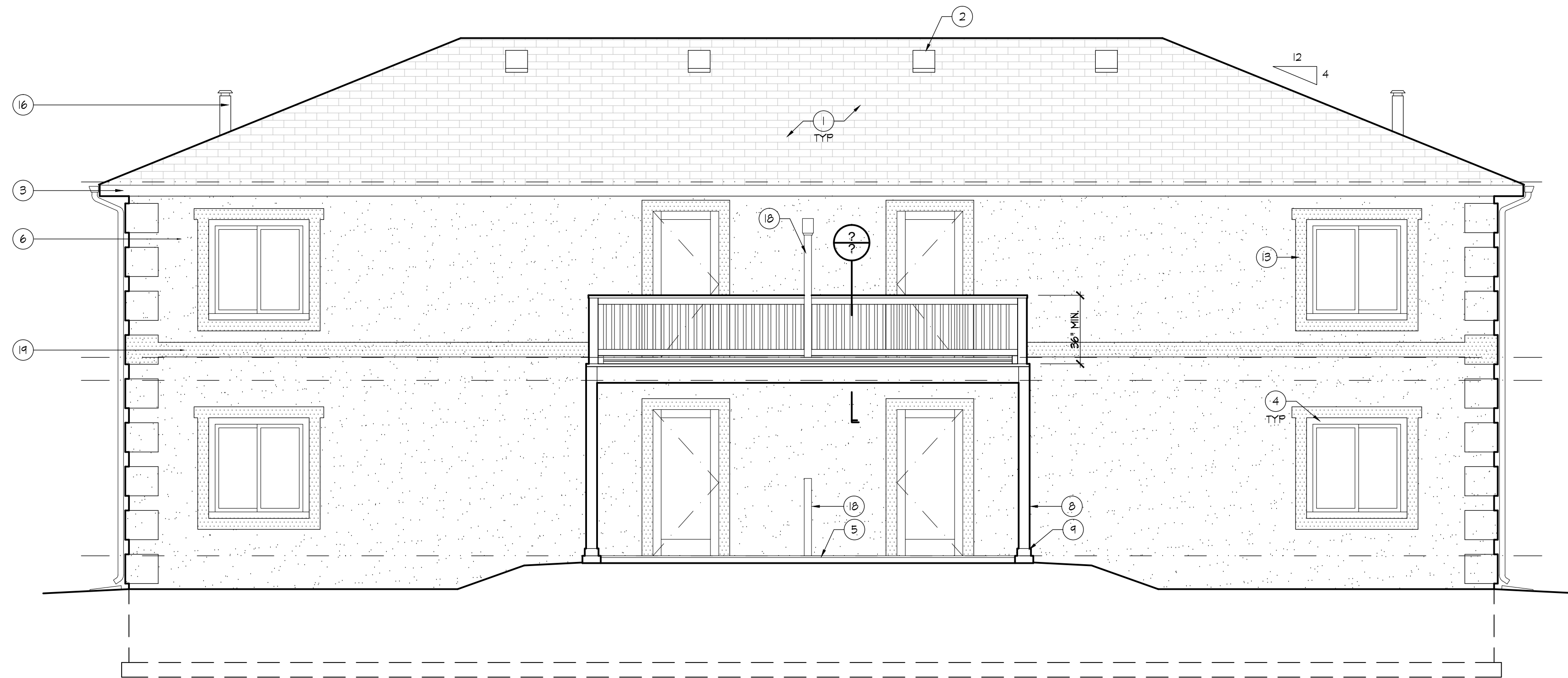
ROOFING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED. THE REQUIRED VENTILATION SHALL BE MAINTAINED.
2. RIDGE VENT VENTILATION AREA MUST BE EQUAL TO OR EXCEED SOFFIT FREE VENTILATION AREA.
3. FOR ELEVATIONS ABOVE 1000 FT. ELEVATION PROVIDE ICE & WATER SHIELD UNDERLAYMENT CONTINUOUS FROM EDGE OF ROOF / EAVE TO A POINT 2'-0" INSIDE EXTERIOR WALL LINE.
4. ALL ROOFING MATERIAL TO BE CLASS A PER CITY OF COLORADO SPRINGS ORDINANCE 02-114.
5. MINIMUM ATTIC VENTING REQUIREMENT: 1 SQUARE FOOT OF VENT FOR EVERY 150 SQUARE FEET OF ROOF AREA.
6. PROVIDE INSULATION STOPS AND OR BAFFLES AS REQUIRED SO AS NOT TO OBSTRUCT FREE AIR MOVEMENT FOR PROPER VENTILATION PER CODE.
7. ASPHALT SHINGLES WEIGHING LESS THAN 240 LBS. PER SQUARE CAN ONLY BE INSTALLED FROM MAY 1ST TO OCTOBER 31ST.
8. ASPHALT SHINGLE ROOFS TO HAVE MINIMUM UNDERLAYMENT OF TYPE 15 FELT.
9. VALLEYS ON ASPHALT SHINGLE ROOFS TO BE MINIMUM 36" TYPE 15 FELT UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY. VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED SHEET EXTENDING AT LEAST 8" FROM CENTER LINE EACH WAY WITH SECTIONS OVERLAPPING A MINIMUM OF 4" (OR VALLEY HAS NOVEN SHINGLE). ALL OTHER FLASHING TO BE MINIMUM OF 28 GAUGE GALVANIZED METAL.
10. RIDGE VENTS, COLOR TO MATCH ROOF.
11. GUTTERS AND DOWN SPOUTS, DOWN SPOUT LOCATIONS ARE SCHEMATIC, VERIFY LOCATION WITH FIELD SUPERINTENDENT. DOWN SPOUTS SHALL HAVE MINIMUM 3'-0" TIP-OUT EXTENSIONS.

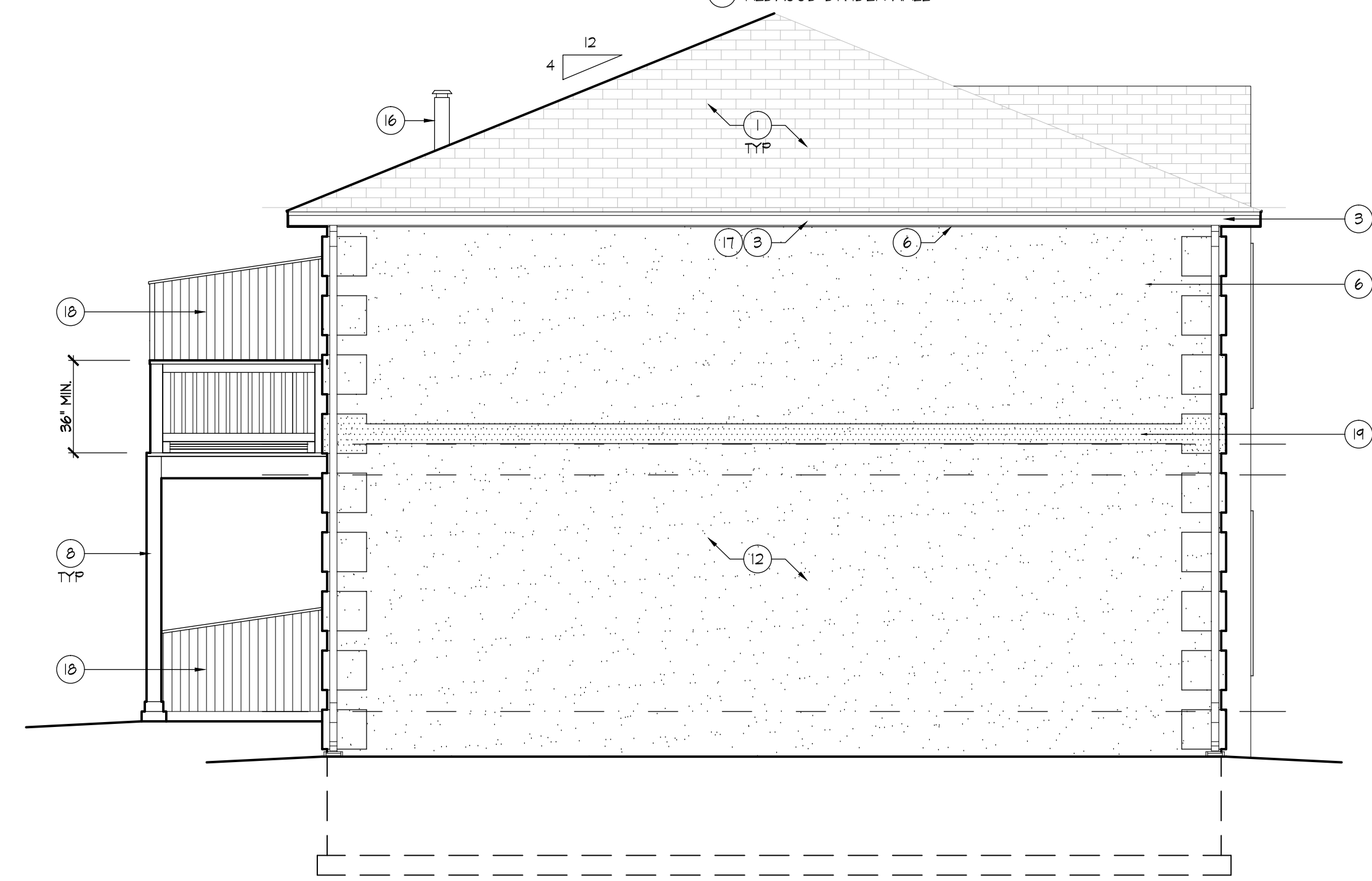
ELEVATION NOTES

1. ASPHALT SHINGLE ROOFING. ASPHALT SHINGLES WEIGHING LESS THAN 240 LBS. PER SQUARE CAN ONLY BE INSTALLED FROM MAY 1ST THROUGH OCTOBER 31ST. ROOF AND VENTS PER MANUFACTURER.
2. 1x8 FACIA TRIM, TYP.
3. PROVIDE 1/2" FLASHING ABOVE ALL WINDOW AND DOOR HEAD TRIM AND ALL HORIZONTAL TRIM BOARDS.
4. CONCRETE PORCH SLAB, SLOPE TO DRAIN.
5. STUCCO FINISH, TYP.
6. DECORATIVE STUCCO BAND, TYP.
7. WRAP STRUCTURAL 4x4 POST COLUMNS WITH 4/4x8 TRIM, PAINT.
8. 4/4x6 DECK COLUMN BASE TRIM, PAINT.
9. 4/4x2 DECK COLUMN GAP TRIM, PAINT.
10. FUR OUT STRUCTURAL SUPPORT BEAM TO +/- 8" AND WRAP WITH 4/4x2 TRIM EACH SIDE & 4/4x8 ON BOTTOM, PAINT. RECESS BOTTOM TRIM MINIMUM 1/2" TO CREATE DRIP.
11. STUCCO FINISH, TYP.
12. 1x4 VINYL DOOR AND WINDOW TRIM SURROUND, TYP.
13. VINYL SHINGLE SIDING AT GABLES.
14. 12x18 DECORATIVE (NON VENTING) GABLE VENT WITH VINYL 1x4 TRIM SURROUND.
15. MECHANICAL EQUIPMENT FLUE WITH TERMINATION GAP.
16. CONTINUOUS GUTTER WITH DOWNSPOUT AND SPLASH BLOCK OR 'KICK-OUTS' AT GRADE TO DIRECT WATER AWAY FROM STRUCTURE.
17. REDWOOD DIVIDER WALL.

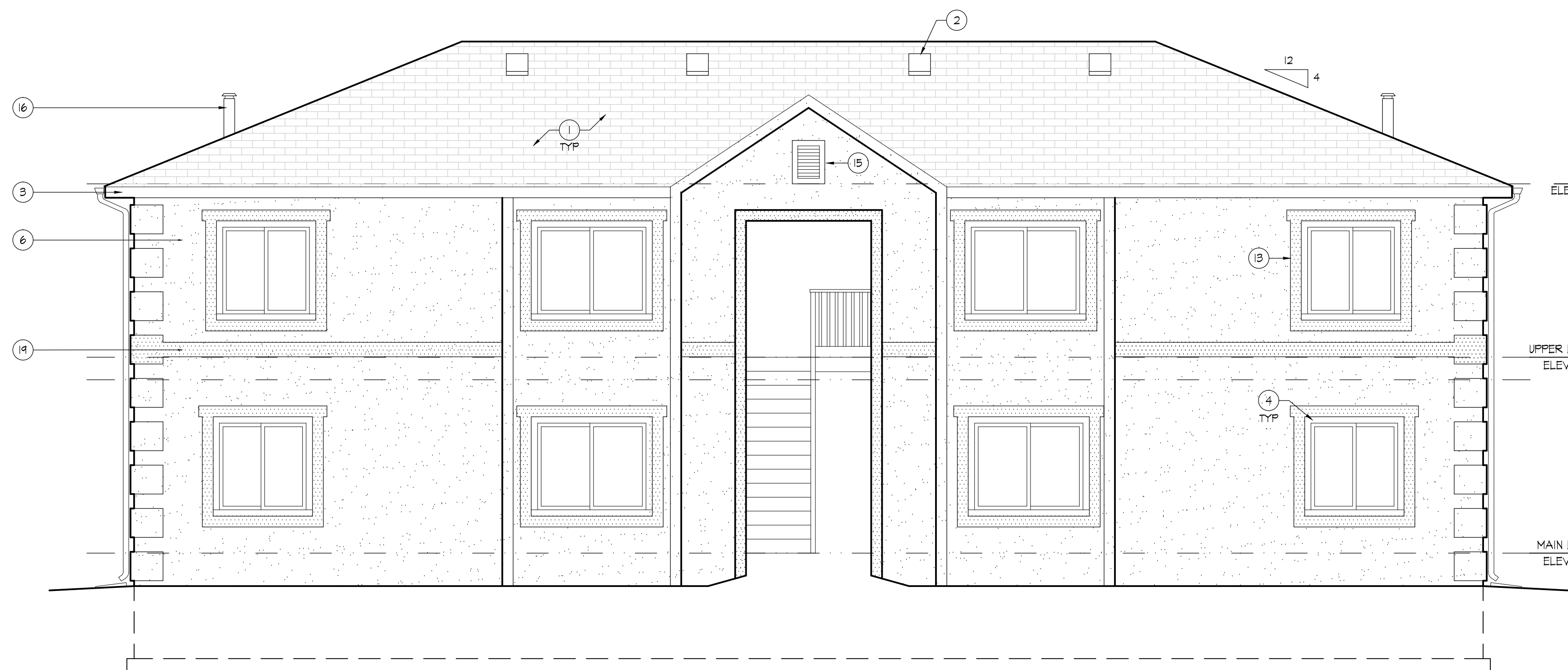
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 NOT FOR CONSTRUCTION



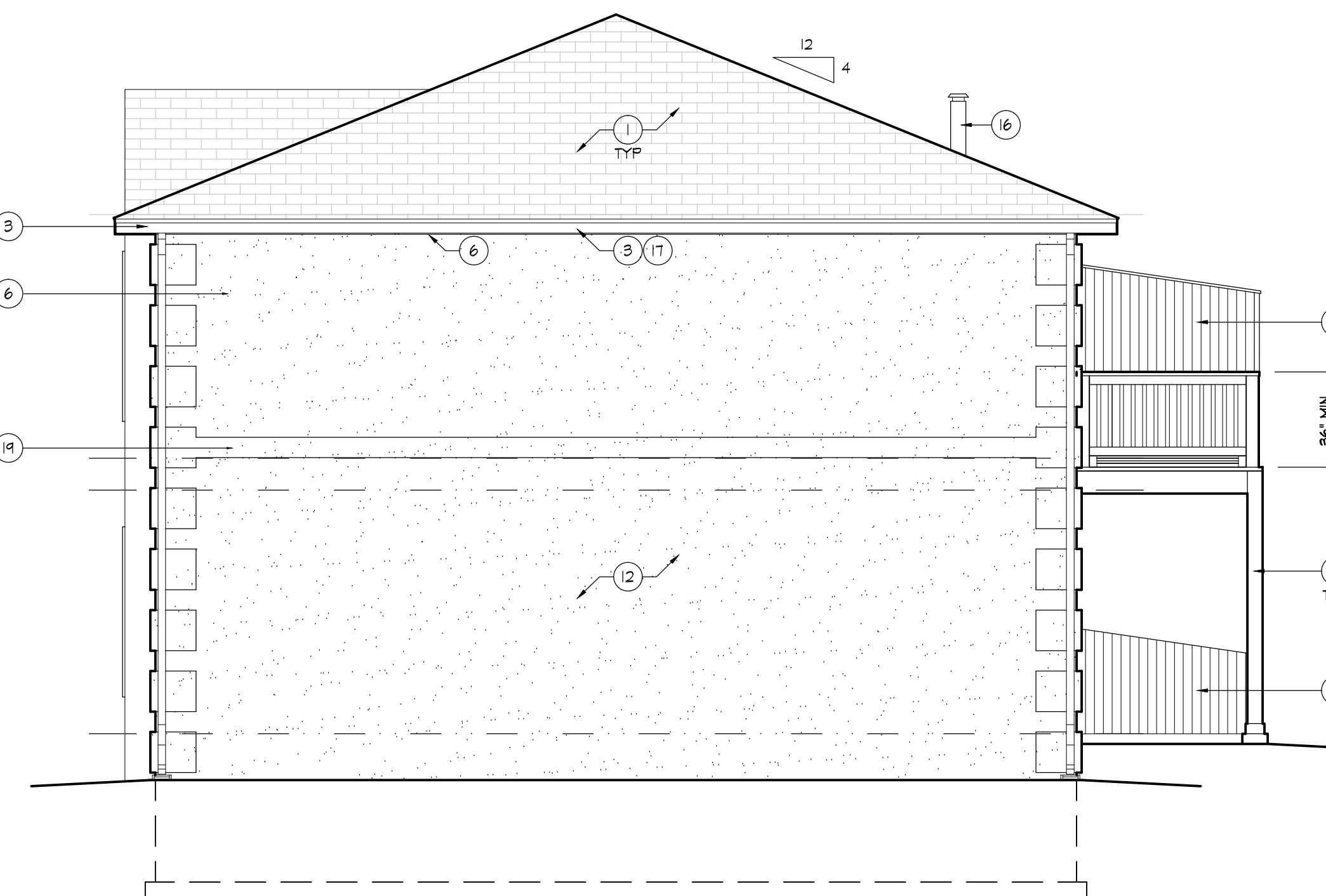
3 | **REAR ELEVATION**
A3.0 | SCALE: 1/4" = 1'-0"



4 | **SIDE ELEVATION**
A3.0 | SCALE: 1/4" = 1'-0"



1 | **FRONT ELEVATION**
A3.0 | SCALE: 1/4" = 1'-0"



2 | **SIDE ELEVATION**
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ROCKY MOUNTAIN
 COMMUNITY LAND TRUST



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 COLORADO SPRINGS, CO 80904
 Tel: 719.447.9300

TRAILSIDE MANOR
AFFORDABLE HOUSING
2 BEDROOM UNIT
 FOUNTAIN, COLORADO

DATE: 09.30.18

REVISIONS:	NO.	DATE

CHECKED: JAB

DRAWN BY: CAY / JAB

FILE NAME:
 200A-A2.DWG

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SHEET NO.

A3.0

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