





- 1.1 Refer to 09 2116 Gypsum Board partitions and ceilings for drywall Surface product to be utilized in place of primer for areas requiring level 5 drywall finish.
- 2.0 EXECUTION
- 2.1 Apply one coat of primer and two finish coats of paint to all painted surfaces. Omit field primer where surface is factory primed.
- 2.2 Apply one coat stain and two coats clear polyurethane finish to selected interior trim.
- 2.3 Make all necessary surface preparation, testing, and sample preparation to insure successful coverage and performance.
- 2.4 Sand finishes on wood and metal surfaces between coats as necessary to assure smoothness and adhesion of subsequent coats.
- 2.5 Furnish and lay drop cloths or mask off areas where painting is being done to protect floors and adjacent work from damage during painting and finish operation.

**DIVISION 10 SPECIALTIES**

- 10 2800 Toilet Accessories**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Toilet Accessories (toilet paper holders, paper towel dispensers, towel bars, mirrors, medicine cabinets) as selected by Owner.
  - 3.0 EXECUTION
  - 3.1 Provide solid blocking as required for mounting of selected toilet accessories.
- 10 3100 Manufactured Fireplaces**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Provide Fireplace and Stove units as shown on plans. Gas log, rear/top vent or direct vent as indicated (ICC listed and approved). As selected by Owner.
  - 2.2 Provide pre-finished chimney crown as manufactured by Chimney King, specific style as shown.
  - 2.3 Selected style must be listed and labeled for use with the specific factory built chimney system utilized with the fireplace.
  - 3.0 EXECUTION
  - 3.1 Install fireplace unit, flue, and chimney crown as recommended by the manufacturer and for specific conditions and systems indicated.

**DIVISION 11 EQUIPMENT**

- 11 3100 Appliances**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Kitchen Appliances: As selected by the Owner -- all Energy Star
  - 3.0 EXECUTION
  - 3.1 Set appliances true and level according to manufacturer's written instructions.
  - 3.2 Provide all necessary power and plumbing connections.

**DIVISION 12 FURNISHINGS**

- 12 3200 Wood Casework**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Casework shall be as selected by the Owner.
  - 2.2 Kitchen countertops shall be as selected by the Owner.
  - 3.0 EXECUTION
  - 3.1 Set casework accurately in place, level, and secure to floor and walls. Provide connecting and attaching devices, closures, and trim members as required. Install items complete. Scribe and closely fit casework to adjacent work. Fasten base cabinets securely to base and to floor.
  - 3.2 Adjust casework and hardware so that doors and drawers operate smoothly without warp or bind.

**DIVISION 13 SPECIAL CONSTRUCTIONS -None Required-**

**DIVISION 14 CONVEYING SYSTEMS -None Required-**

**DIVISION 22 PLUMBING**

- 22 0000 Plumbing Fixtures and Equipment**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Refer to Plumbing Plan, fixtures as selected by the Owner.
  - 3.0 EXECUTION
  - 3.1 Shall comply with local code.

**DIVISION 23 HEATING, VENTILATION, AND AIR-CONDITIONING**

- 23 0000 Mechanical Equipment**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Refer to Mechanical Plans for Heating, and Air-Conditioning Equipment per Schedule and Notes by mechanical contractor.
  - 3.0 EXECUTION
  - 3.1 Shall comply with local codes and shall be installed using duct sealing practices as ascribed in Chapter 12, Builders Guide to Cold Climates, Revised 2006 Joe Lstiburek.

**DIVISION 26 ELECTRICAL**

- 26 0000 Basic Electrical Requirements**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 2.1 Refer to Electrical Plans for Plan notes and Schedules.
  - 2.2 Lighting Fixtures as selected by the Owner.
  - 3.0 EXECUTION
  - 3.1 Coordinate with Owner for Computer, TV and other data cabling to be included.

**DIVISION 31 EARTHWORK**

- 31 0000 Earthwork**
- 1.0 GENERAL
  - 1.1 The Soils Engineer will be hired directly by the Owner/GC. Costs of earthwork testing and oversight by the Soils Engineer will be paid by the Owner/GC.
  - 2.0 PRODUCTS
  - 2.1 On-Site or Imported fill and backfill Materials as acceptable to the soils engineer.
  - 3.0 EXECUTION
  - 3.1 In addition to required compaction of fill and backfill materials, compact bottom of all footing excavations to the satisfaction of the Soils Engineer using a vibratory compactor immediately prior to forming.
  - 3.2 Cut and fill areas as indicated or required to finish grades indicated. Leave graded surface clean, free from rubbish and large clods, and smooth. Grading Tolerances as follows:  
Sub-grade Below Footings, Floor Slab, Sidewalk, & Paving: Tolerance +/- 0.02 (1/4")  
Sub-grade Under All Other Areas Disturbed by Site Grading: Tolerance +/- 0.1" (1-1/4")
  - 3.3 Final Finish Grades: All landscape areas, Tolerance +/-0.1" (1-1/4")  
a. Complete with imported or stockpiled topsoil to depth and grade indicated on site plan.
  - 3.4 Import or export material necessary to achieve finish grades indicated on drawings at no additional cost to the Owner.
  - 3.5 Unsuitable or excess material including cobbles and boulders shall be disposed of off-site.
- 31 2113 Radon Venting**
- 1.0 GENERAL
  - 1.1 Submit Shop drawings and Product Data of design and layout of under-slab Radon Venting System for review and approval.  
a. Utilize perforated ABS piping.  
b. Refer to drawings for detail.
  - 2.0 PRODUCTS
  - 3.0 EXECUTION

**DIVISION 32 EXTERIOR IMPROVEMENTS**

- 32 0000 Planting and Irrigation**
- 1.0 GENERAL
  - 2.0 PRODUCTS
  - 3.0 EXECUTION
- 32 1413 Precast Concrete Unit Paving**
- 1.0 GENERAL
  - 1.1 Provide concrete paver units, sand setting and sand joint filler.
  - 1.2 Related Requirements: Section 31 0000 Earthwork, for preparation of soil substrate.
  - 1.3 Submittals:  
a. Product data for paver units.  
b. Samples: Submit two samples of each pave type.  
c. Manufacturer's installation instructions: Indicate substrate requirements and installation methods.
  - 2.0 PRODUCTS
  - 2.1 Interlocking Concrete Pavers: The design is based on the following product: Pavestone Concrete Pavers. Also acceptable, subject to compliance with specified requirements:  
a. Hanover Architectural Products, Inc.  
b. Oldcastle
  - 2.2 Concrete Pavers: hydraulically pressed concrete, complying with ASTM C936.
  - 2.3 Sand for setting Bed: Clean washed natural sand or crushed stone complying with the gradation requirements of ASTM C533 for fine aggregate.
  - 2.4 Sand for Joints: Fine washed sand with 100 percent passing No.16 sieve and not more than 10 percent passing No. 200 sieve.
  - 3.0 EXECUTION
  - 3.1 Verify that substrate is level or to correct gradient, smooth, capable of supporting pavers and imposed loads, ready to receive paver installation.
  - 3.2 Treat soil with herbicide to retard plant growth.
  - 3.3 Spread setting bed sand, dampen and compact, place paver units, and work sand into paver joints according to written instructions of manufacturer.
  - 3.4 Cut paver units at edges, joints, and changes in direction with masonry saw.
  - 3.5 Tamp and level paver units with mechanical vibrator until units are firmly bedded, level, and to correct elevation and gradients. Do not tamp unrestrained edges.

**DIVISION 33 UTILITIES**

- 33 0000 Utilities**
- 1.0 GENERAL
  - 1.1 Perform all Utility Extension work in accordance with Local Utilities Provider standard specifications and details.
  - 1.2 Tap fees will be paid directly by the Contractor for services as designed and shown on drawings. Contractor shall pay all over permit and construction related fees.
  - 2.0 PRODUCTS
  - 3.0 EXECUTION
- 33 4600 Sub-drainage Systems**
- 1.0 GENERAL
  - 1.1 Coordinate installation of system with Soils Engineer. Allow Soils Engineer to observe field conditions prior to layout, excavation, and installation.
  - 2.0 PRODUCTS
  - 2.1 PVC or HDPE single wall pipe. Perforated pipe at foundation drain system. Solid pipe outside of drainage areas for connection to outfall.
  - 3.0 EXECUTION
  - 3.1 Provide grade cleanouts at each major change in direction or as indicated on Drawings.
  - 3.2 Refer to referenced Subsurface Soil Investigation for sub-drain detail.
  - 3.3 Outfall to sump or daylight, as required.

END OF OUTLINE SPECIFICATION-LGA STUDIOS

**REVISIONS**



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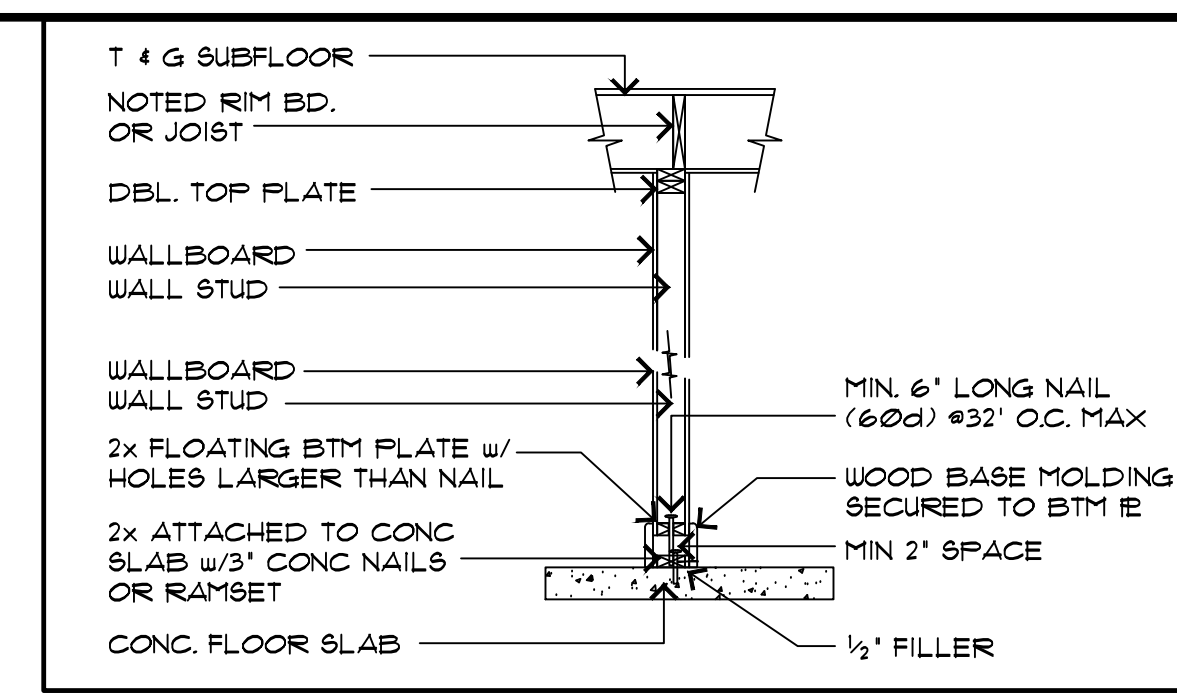
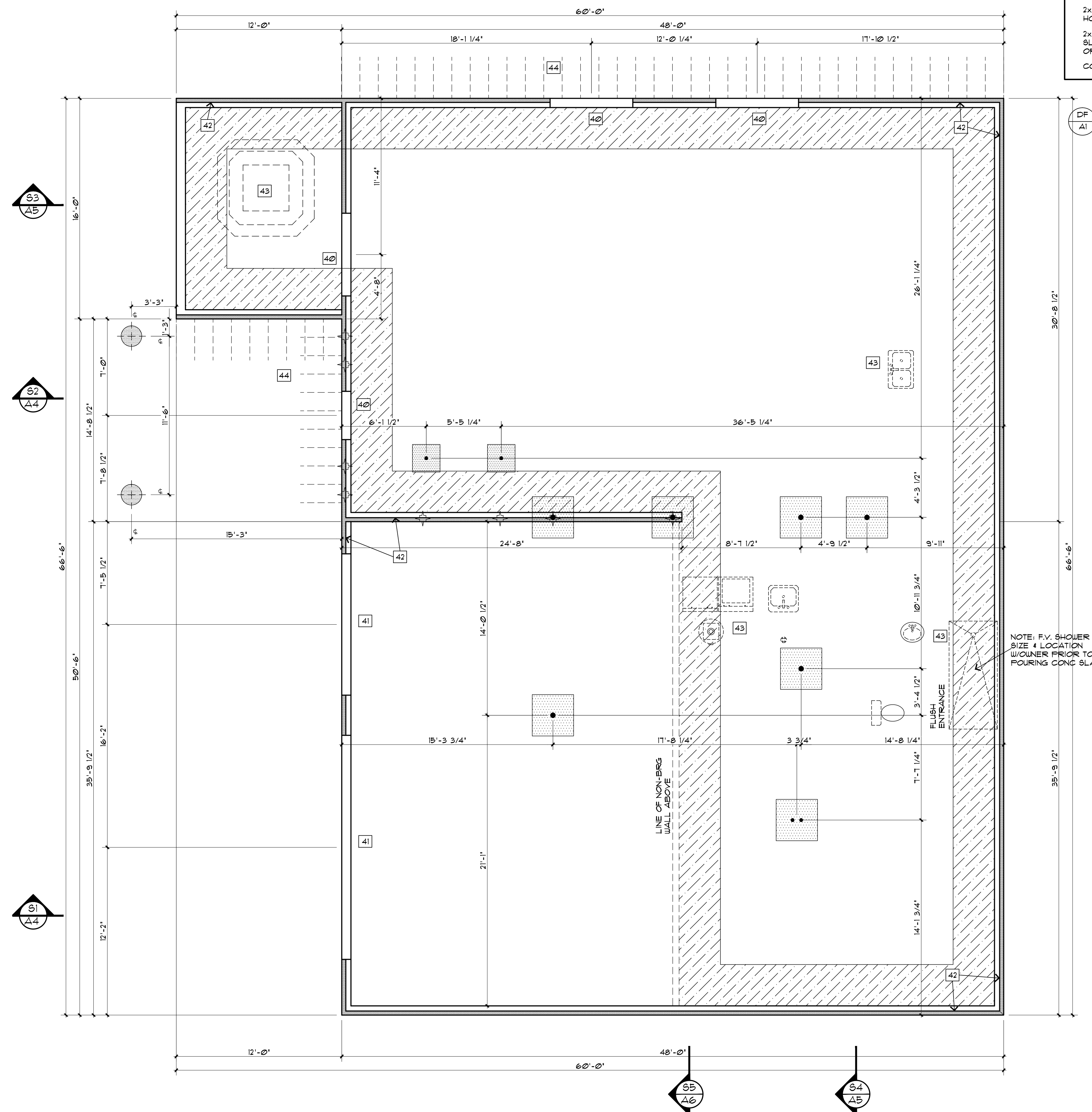
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SPECIFICATIONS

Sheet #  
**SS2**  
OF 2 Sheets

**SPECIFICATIONS** NO SCALE



**TYP FLOATING WALL DETAIL**  
SCALE 1/2"=1'

- GENERAL FOUNDATION NOTES:**
- FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED SOILS ENGINEER. DESIGN & SOILS REPORT TO BE ON HAND AT TIME OF INSPECTION AND/OR SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF PLAN CHECK. DESIGN BY AN ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY LGA STUDIOS, INC. IT SHALL BE ADVISED THAT ALL ENGINEERING SHOWN ON THE PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER AND DISCREPANCIES REPORTED TO THE DESIGNER. FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF ERRORS.
  - ALL GRADES SHALL SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 10% OR 1" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, AND FOUNDATION DRAINAGE. STEP FOUNDATION AS PER GRADE CONDITIONS AS SHOWN ON THE ELEVATIONS AND MAY NEED SOME ADJUSTMENT AT SITE.
  - SEE PLUMBING AND MECHANICAL CONTRACTORS FOR ANY REQUIRED PENETRATIONS.
  - INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION.
  - PROVIDE MINIMUM PERIMETER FOUNDATION INSULATION AS REQUIRED PER CODE. SEE ATTACHED PILES PEAK REGIONAL BUILDING DEPARTMENT INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE.

- ASSEMBLY NOTES:**
- |   |                              |
|---|------------------------------|
| A | ROOF:                        |
| B | FASICA/SOFFIT:               |
| C | EXTERIOR WALL:               |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM:         |
| F | EXTERIOR DECK SYSTEM:        |
| G | RAILING SYSTEM:              |
| H | STAIRS:                      |
| I | FOUNDATION WALL:             |
| J | SLAB ON GRADE:               |
| K | PERIMETER DRAIN SYSTEM:      |
- ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET C51 AND SPECIFICATIONS SHEET 951

- SPECIFIC FOUNDATION NOTES:**
- 40 DROP TOP OF WALL 6" @ DOOR & FOUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH
  - 41 DROP TOP OF WALL 8" @ DOOR & FOUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH
  - 42 2X4 MUD SILL w/ 1/2" x 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS w/MIN. 1" EMBEDMENT w/2 PER PIECE MIN
  - 43 DASHED LINES INDICATE R.I. PLUMBING FIXTURES
  - 44 #4 REBAR @ 16" O.C. (FROM FOUNDATION WALL INTO SLAB ON GRADE MIN. 36") EXPOSED SLABS TO BE ANCHORED TO FROST PROTECTED FOUNDATION AND SHALL BE APPROVED BY A FOUNDATION ENGINEER

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET C51 FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

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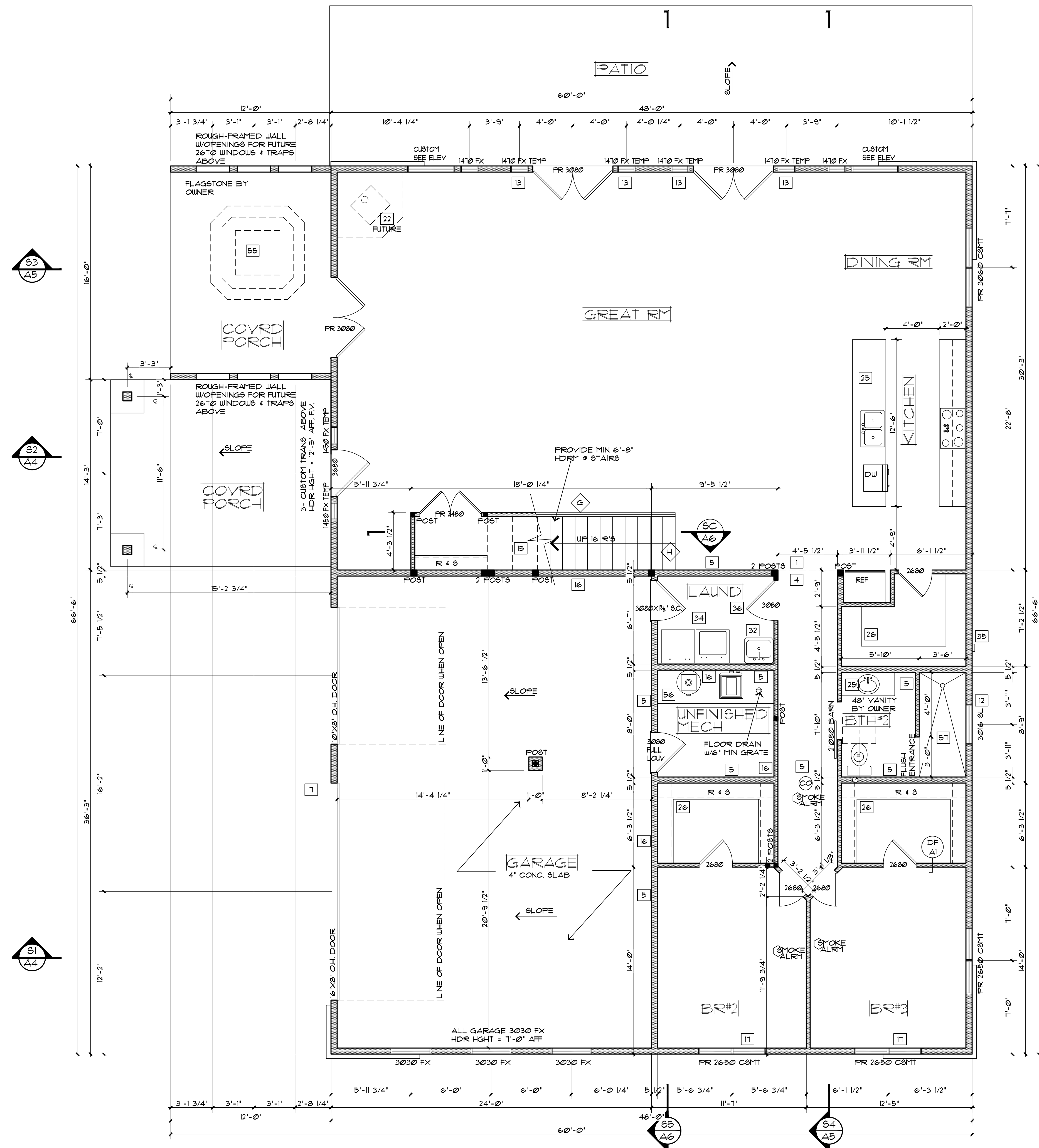
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PLOT 12/30/20

FOUNDATION LAYOUT PLAN

Sheet #  
**A1**  
OF 8 Sheets

**FOUNDATION LAYOUT PLAN** SCALE 1/4"=1'-0"



**GENERAL MAIN LEVEL NOTES:**

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 9'-1 1/2'.
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.
- PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED APPLIANCES PER 2015-IFGC 304.
- PROVIDE HEAT SOURCE TO ALL HABITABLE LOCATIONS.

**SPECIFIC ELECTRIC NOTES/SYMBOLS:**

- (E) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL.
- (S) SMOKE HARDWIRED & INTERLOCK SMOKE ALARM DETECTOR W/BATTERY BACK-UP
- (CO) CARBON MONOXIDE DETECTOR

**NOTES:**  
ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION W/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS

**ASSEMBLY NOTES:**

A	ROOF:
B	FABICA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

**SPECIFIC MAIN LEVEL NOTES:**

- BB FUTURE HOT TUB
- BB NOTE: BOILER & WATER HEATER TO SET ATOP PLATFORM THAT IS A MIN. 10' AFF.
- B1 CUSTOM ACCESSIBLE SHOWER W/FLUSH ENTRANCE. F.V. SIZE W/OOWNER
- B2 NOT USED
- B3 NOT USED

**NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.**

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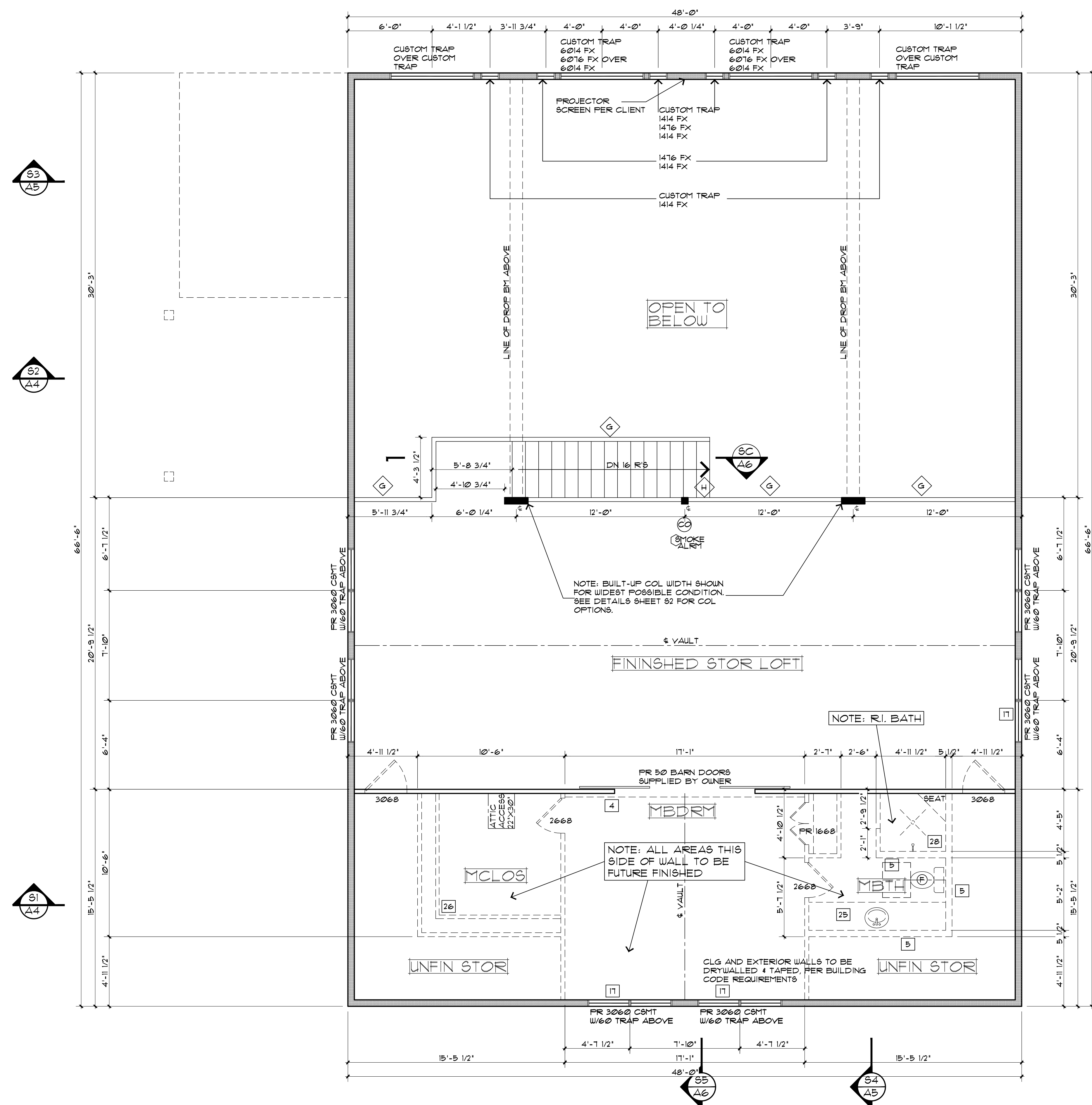
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PLOT 01/08/21

MAIN LEVEL FLOOR PLAN

Sheet #  
**A2**  
OF 8 Sheets

**MAIN LEVEL FLOOR PLAN** SCALE 1/4"=1'-0"



**UPPER LEVEL FLOOR PLAN** SCALE 1/4"=1'-0"

**GENERAL UPPER LEVEL NOTES:**

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 8'-1 1/2'.
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.
- PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED APPLIANCES PER 2009-IFGC 304/11 RBC 304.4.2.
- PROVIDE HEAT SOURCE TO ALL HABITABLE LOCATIONS.

**SPECIFIC ELECTRIC NOTES/SYMBOLS:**

- (E) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL.
- (SM) SMOKE HARDWIRED & INTERLOCK SMOKE ALARM DETECTOR w/BATTERY BACK-UP
- (CO) CARBON MONOXIDE DETECTOR

**NOTES:**

ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.

**ASSEMBLY NOTES:**

- (A) ROOF:
- (B) FINISH/OFFIT:
- (C) EXTERIOR WALL:
- (D) EXTERIOR WALL BALLOON FRAME:
- (E) FRAMED FLOOR SYSTEM:
- (F) EXTERIOR DECK SYSTEM:
- (G) RAILING SYSTEM:
- (H) STAIRS:
- (I) FOUNDATION WALL:
- (J) SLAB ON GRADE:
- (K) PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET (S1) AND SPECIFICATIONS SHEET (S1)

**SPECIFIC UPPER LEVEL NOTES:**

- (61) NOT USED
- (62) NOT USED
- (63) NOT USED
- (64) NOT USED
- (65) NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET (S1) FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

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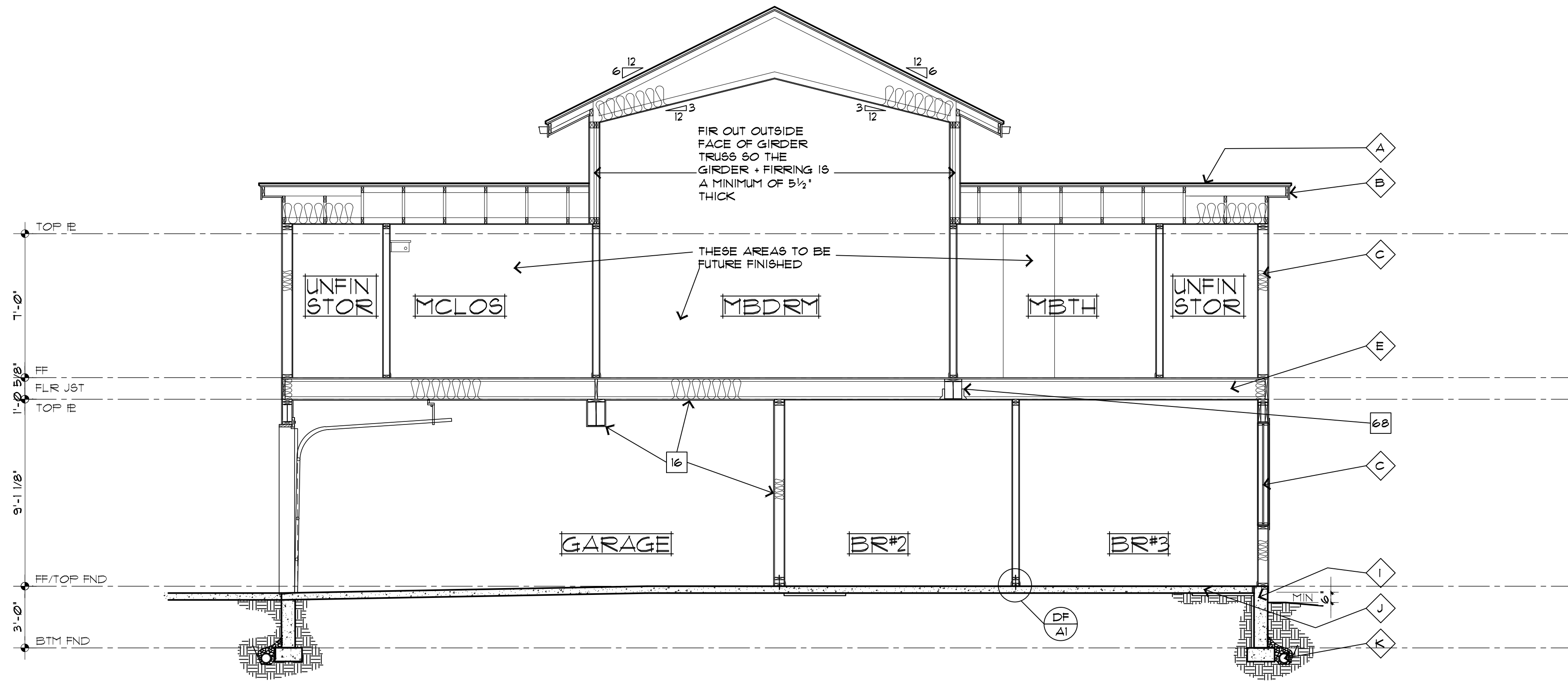
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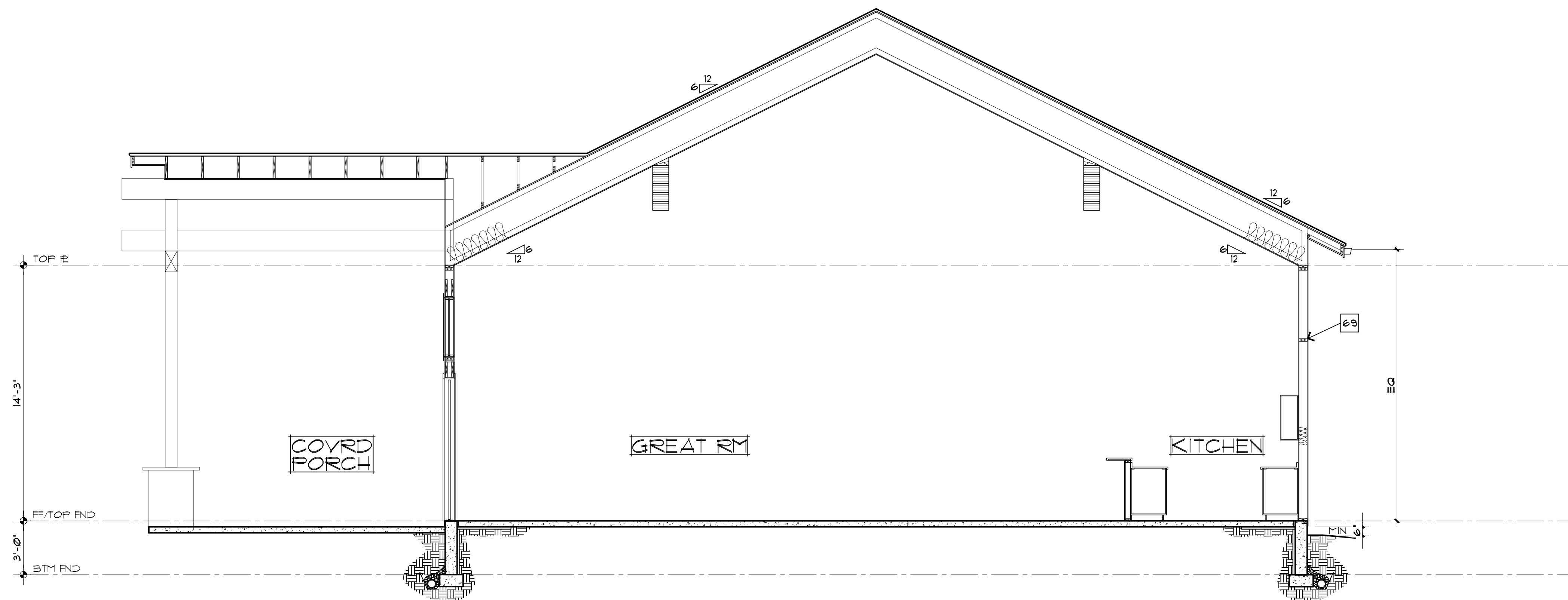
UPPER LEVEL FLOOR PLAN

Sheet #  
**A3**  
OF 8 Sheets



**SECTION S1**

SCALE 1/4"=1'-0"



**SECTION S2**

SCALE 1/4"=1'-0"

**GENERAL SECTION NOTES:**

- UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S1/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
- SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
- ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
- SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURER, OR TYPE.

**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 FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CSI' AND SPECIFICATIONS SHEET 'S1'

**SPECIFIC SECTION NOTES:**

- 61 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 62 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 63 FIRE BLOCKING AS REQ'D PER CODE
- 70 NOT USED
- 71 NOT USED
- 72 NOT USED
- 73 NOT USED
- 74 NOT USED
- 75 NOT USED

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

**SECTION NOTE SYMBOLS:**

- EARTH MATERIAL = [Hatch Pattern]
- CONCRETE = [Hatch Pattern]

**REVISIONS**

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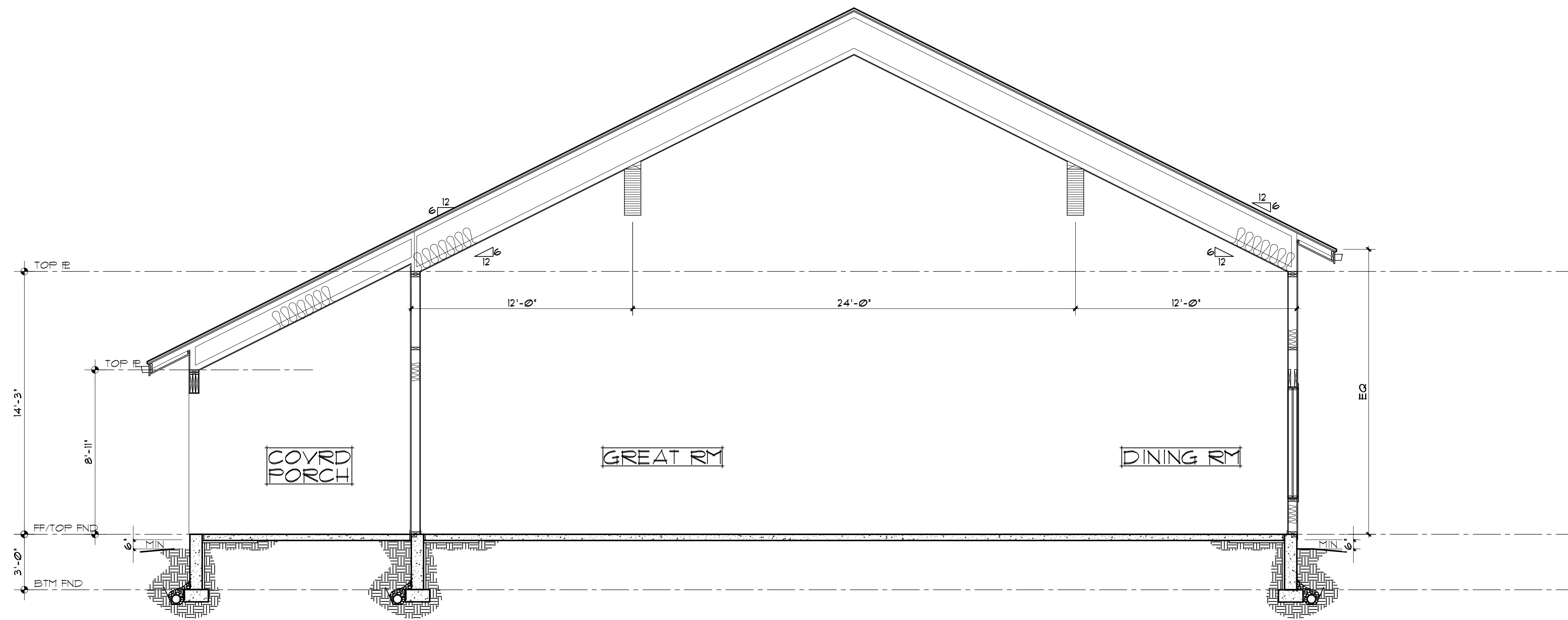
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PLOT 12/30/20

BUILDING SECTIONS  
S1 & S2

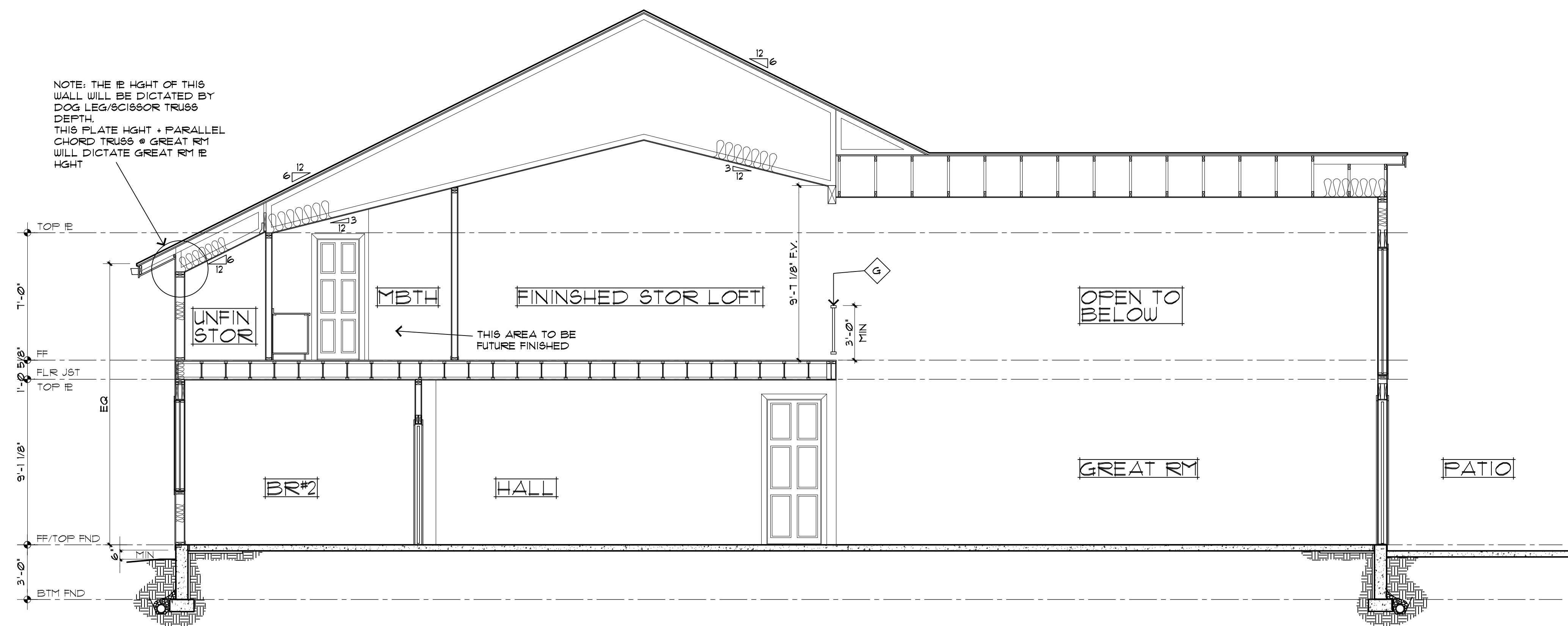
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**A4**  
OF 8 Sheets

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**SECTION S3**

SCALE 1/4"=1'-0"



**SECTION S4**

SCALE 1/4"=1'-0"

**GENERAL SECTION NOTES:**

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S1/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURER, OR TYPE.

**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 | FOUNDATION WALL:             |
| J | SLAB ON GRADE:               |
| K | PERIMETER DRAIN SYSTEM:      |
- ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET 001

**SPECIFIC SECTION NOTES:**

- 67 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 68 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 69 FIRE BLOCKING AS REQ'D PER CODE
- 70 NOT USED
- 71 NOT USED
- 72 NOT USED
- 73 NOT USED
- 74 NOT USED
- 75 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES & CORRESPONDING ASSEMBLY NOTES.

**SECTION NOTE SYMBOLS:**

- EARTH MATERIAL =
- CONCRETE =

**REVISIONS**

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**THE HAMILTON RESIDENCE**  
12910 BLACK LANE  
COMPUTER FILE # 20-1828

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REGIONAL Building Department  
shelley  
**CONSTRUCTION**

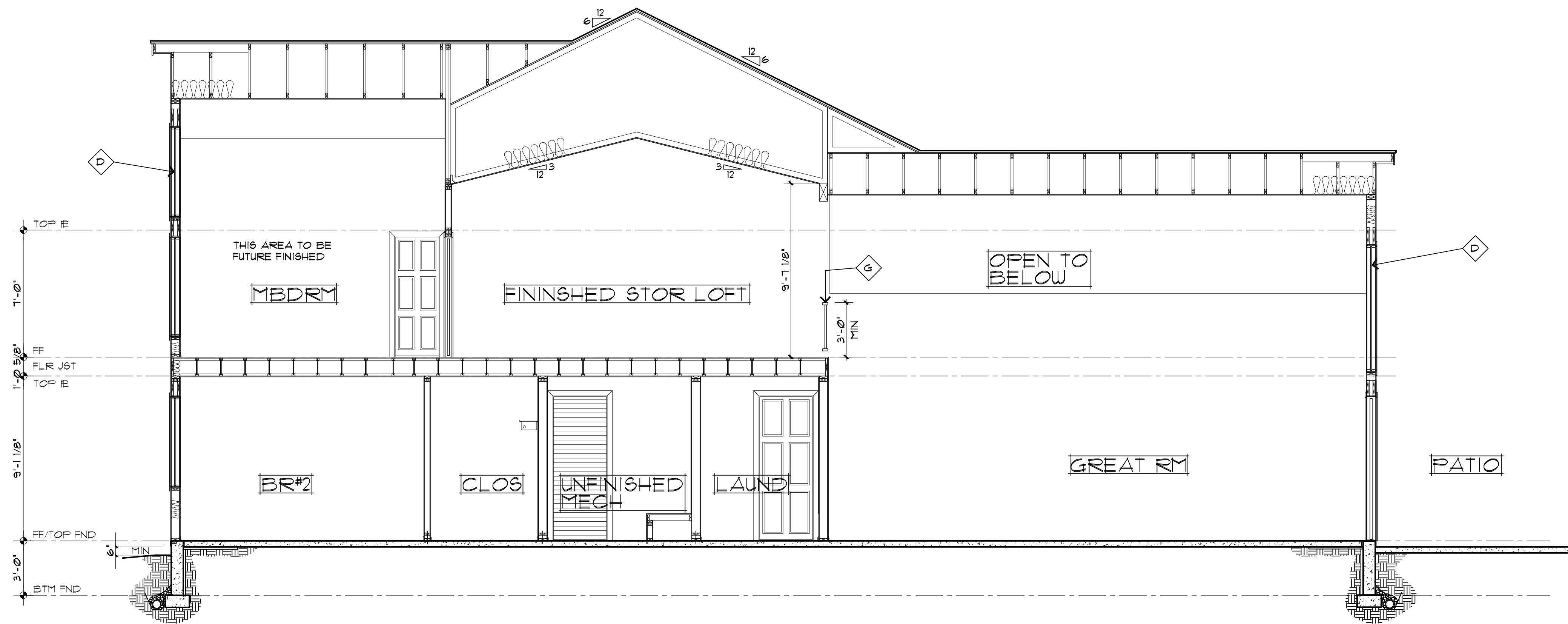
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PLOT 12/30/20

BUILDING SECTIONS  
S3 & S4

Sheet #  
**A5**  
OF 8 Sheets

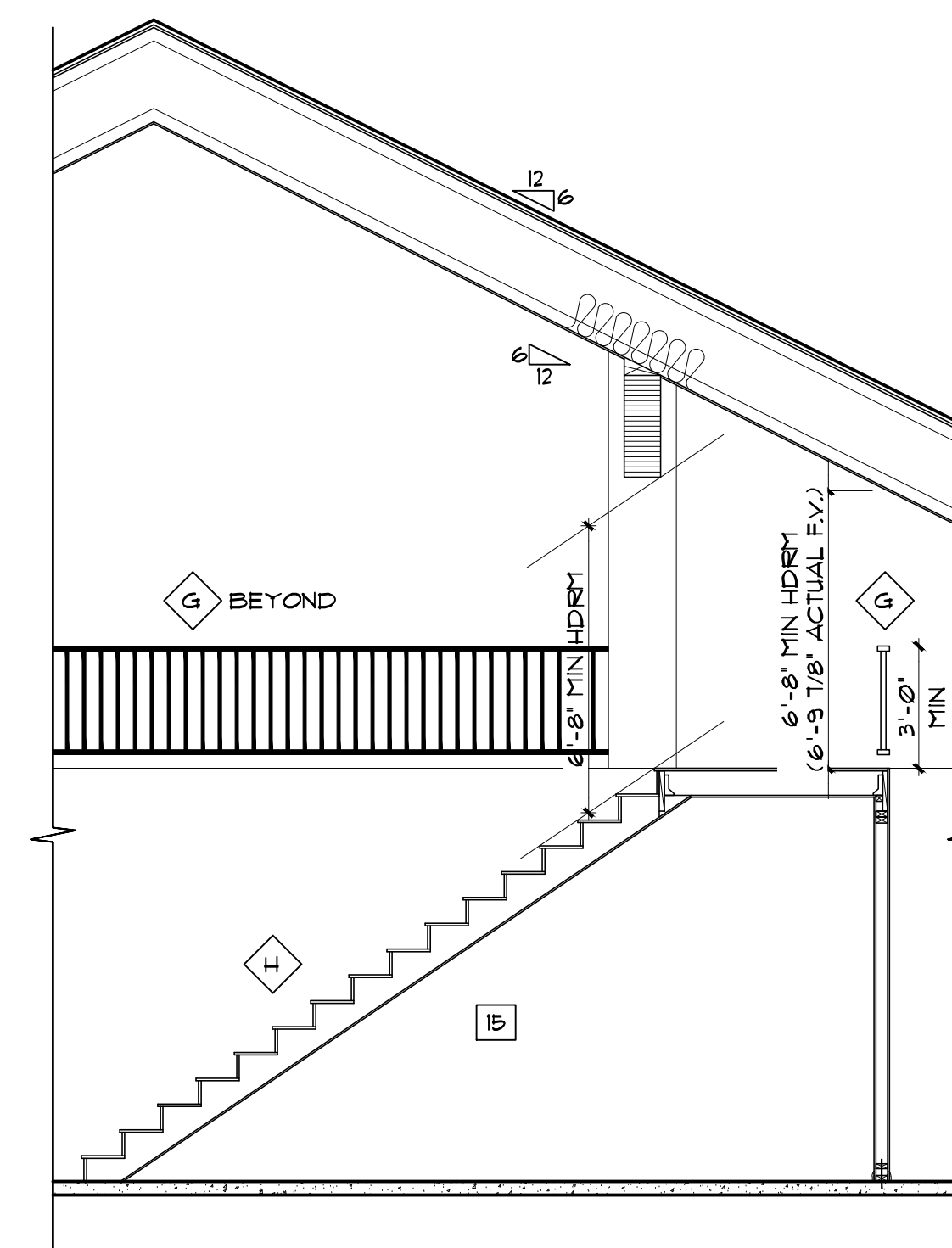
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### SECTION S5

SCALE 1/4"=1'-0"



### SECTION SC

SCALE 1/4"=1'-0"

#### GENERAL SECTION NOTES:

- UNLESS OTHERWISE NOTED, ALL SECTIONS ARE TYPICAL. SEE SECTION S1/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
- SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
- ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
- SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURER, OR TYPE.

#### ASSEMBLY NOTES:

- A ROOF:
- B FASICA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM:
- H STAIRS:
- I FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS1' AND SPECIFICATIONS SHEET 'S91'

#### SPECIFIC SECTION NOTES:

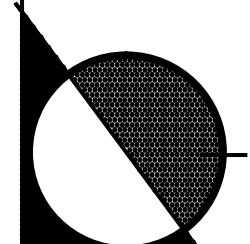
- 67 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 68 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 69 FIRE BLOCKING AS REQ'D PER CODE
- 70 NOT USED
- 71 NOT USED
- 72 NOT USED
- 73 NOT USED
- 74 NOT USED
- 75 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES & CORRESPONDING ASSEMBLY NOTES.

#### SECTION NOTE SYMBOLS:

- EARTH MATERIAL =
- CONCRETE =

#### REVISIONS



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THE  
**HAMILTON RESIDENCE**  
12910 BLACK LANE  
COMPUTER FILE # 20-0828

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**CONSTRUCTION**

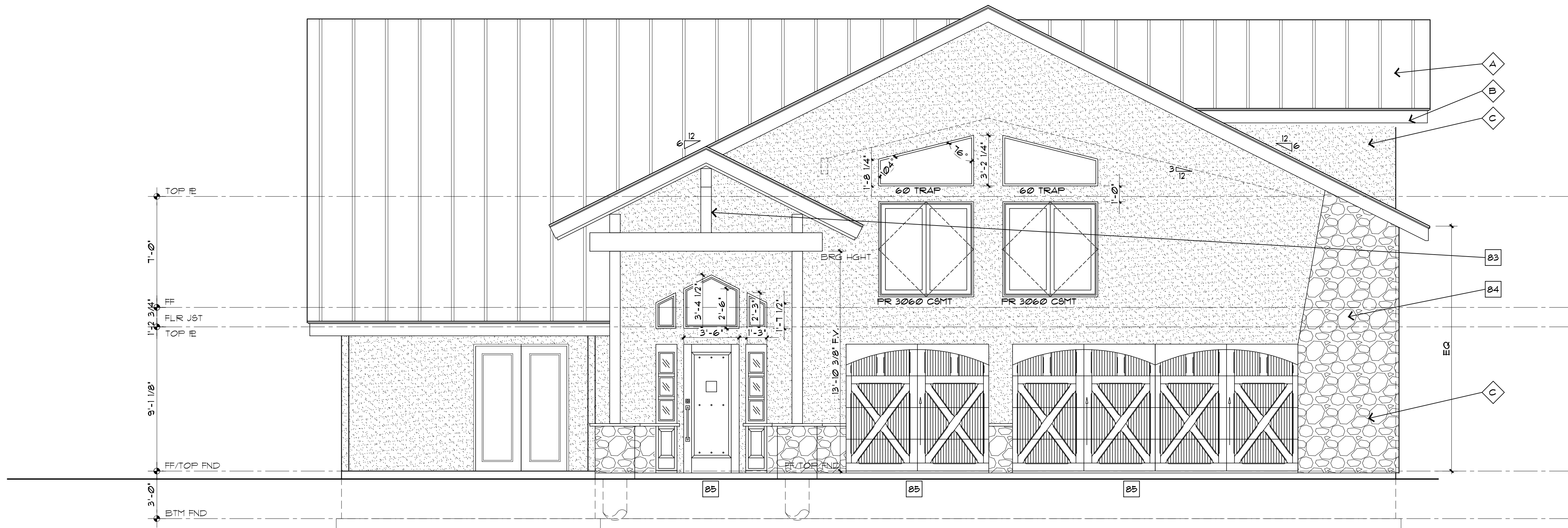
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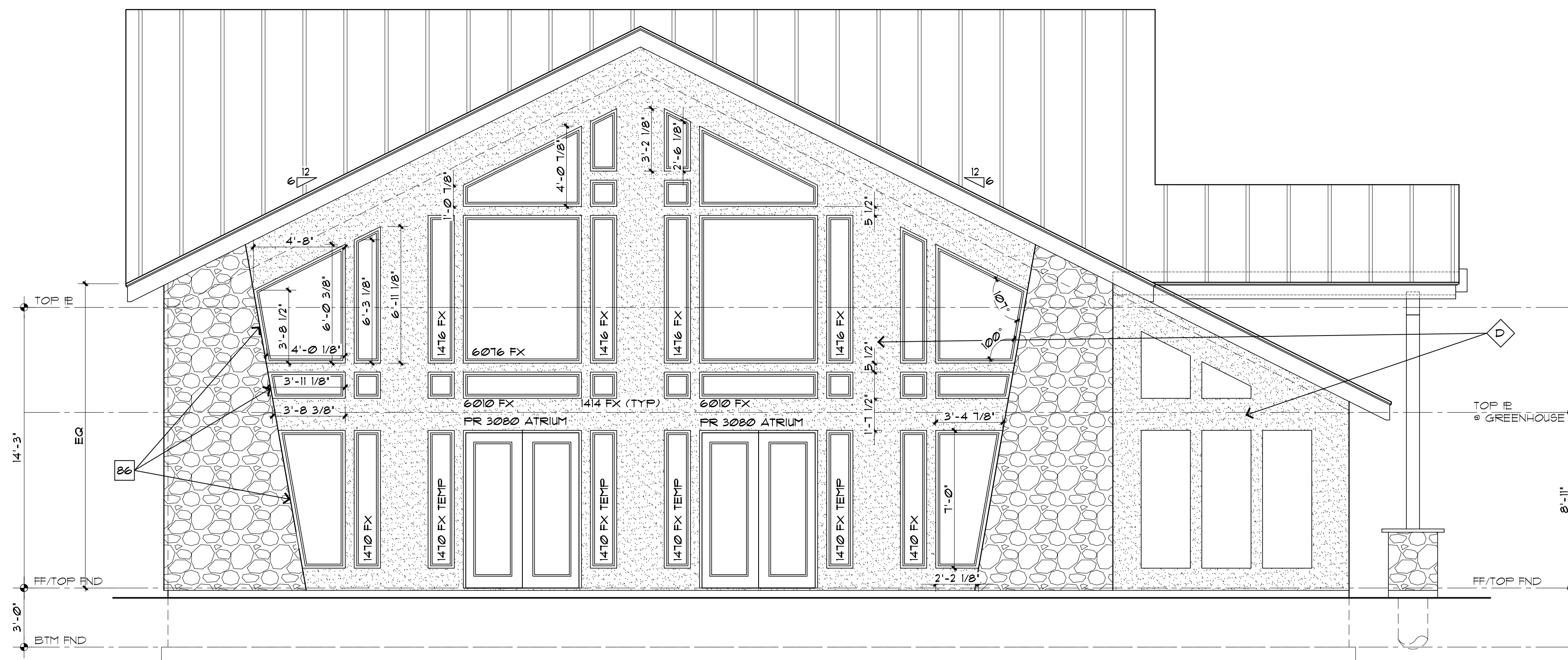
BUILDING SECTIONS  
S5 & SC

Sheet #  
**A6**  
OF 8 Sheets



# SOUTH ELEVATION

SCALE 1/4" = 1'-0"



# WEST 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 100% OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE FAST BACK FILL AREAS- APPROX 1'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2 1211 - SQ. FT. UPPER ROOF W/EQUAL SOFFIT-EAVE OR 2422 - 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/36" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.
5. ICE AND SNOW SHIELD REQUIRED ABOVE 1000 FEET ABOVE SEA LEVEL. FROM EAVE EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

48" MAX HIGH RETAINING WALLS ARE SHOWN FOR REFERENCE. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACKFILLING. IN ADDITION VERIFY W/ CONTRACTOR ACTUAL RETAINING WALL CONTRUCTION.

### ASSEMBLY NOTES:

- A ROOF:
- B FASICA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM:
- H STAIRS:
- I FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'S1' AND SPECIFICATIONS SHEET 'S1'

### SPECIFIC ELEVATION NOTES:

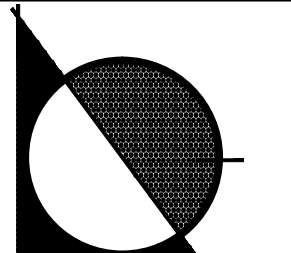
- B3 TIMBER TRUSS
- B4 FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION
- B5 DOOR SYMBOLS ARE REPRESENTATIONAL ONLY. VERIFY STYLE, MATERIAL AVAILABILITY W/MSG PRIOR TO ORDERING.
- B6 MAINTAIN MIN REQD DISTANCE BETWEEN STONE VENEER & WINDOW TO ALLOW FOR WATERPROOFING WINDOW PER MSG INSTRUCTIONS

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

### ELEVATION NOTE SYMBOLS:

- - - FINISH GRADE LINE
- - - EXISTING GRADE LINE
- Ø1 = EXISTING GRADE ELEVATION
- Ø1 = EXISTING GRADE ELEVATION
- TOU=Ø1 = TOP OF FOUNDATION WALL ELEVATION
- ML=Ø3 = MAIN LEVEL FINISH FLOOR ELEVATION

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### CONTRACTOR

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### THE HAMILTON RESIDENCE

12910 BLACK LANE  
COMPUTER FILE # 20-0828

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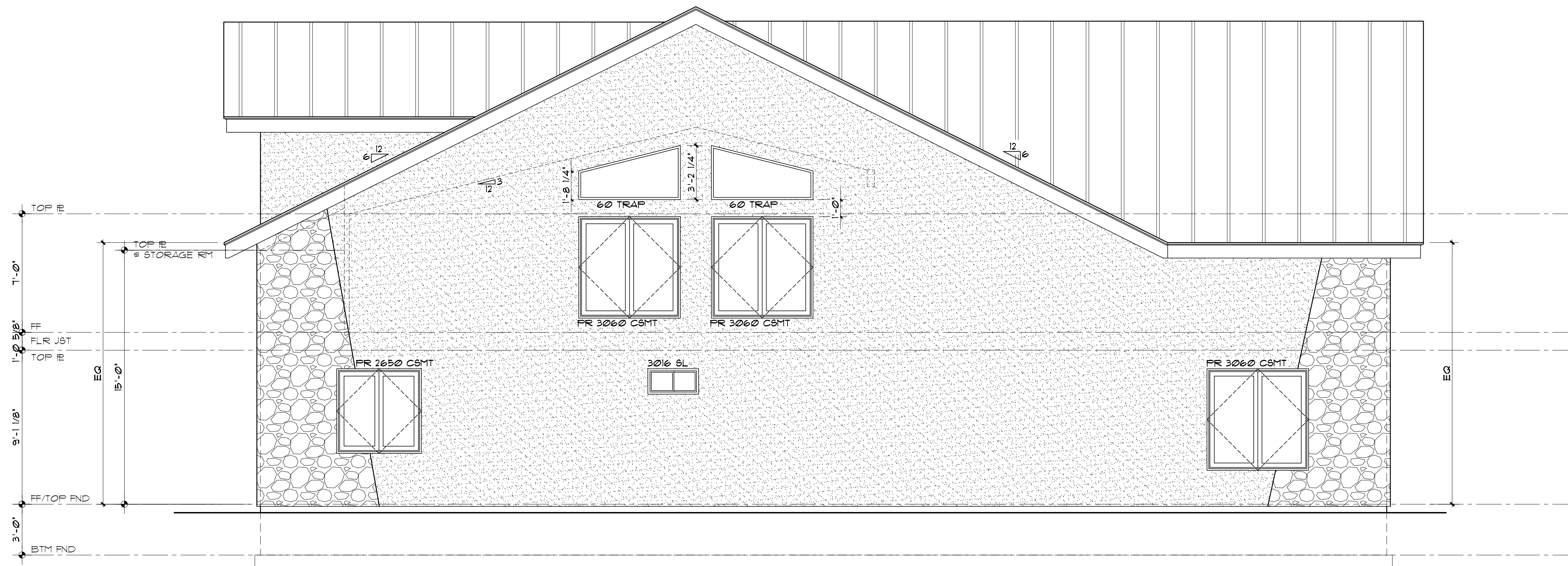
REGIONAL Building Department  
shelley  
CONSTRUCTION

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PLOT 12/30/20

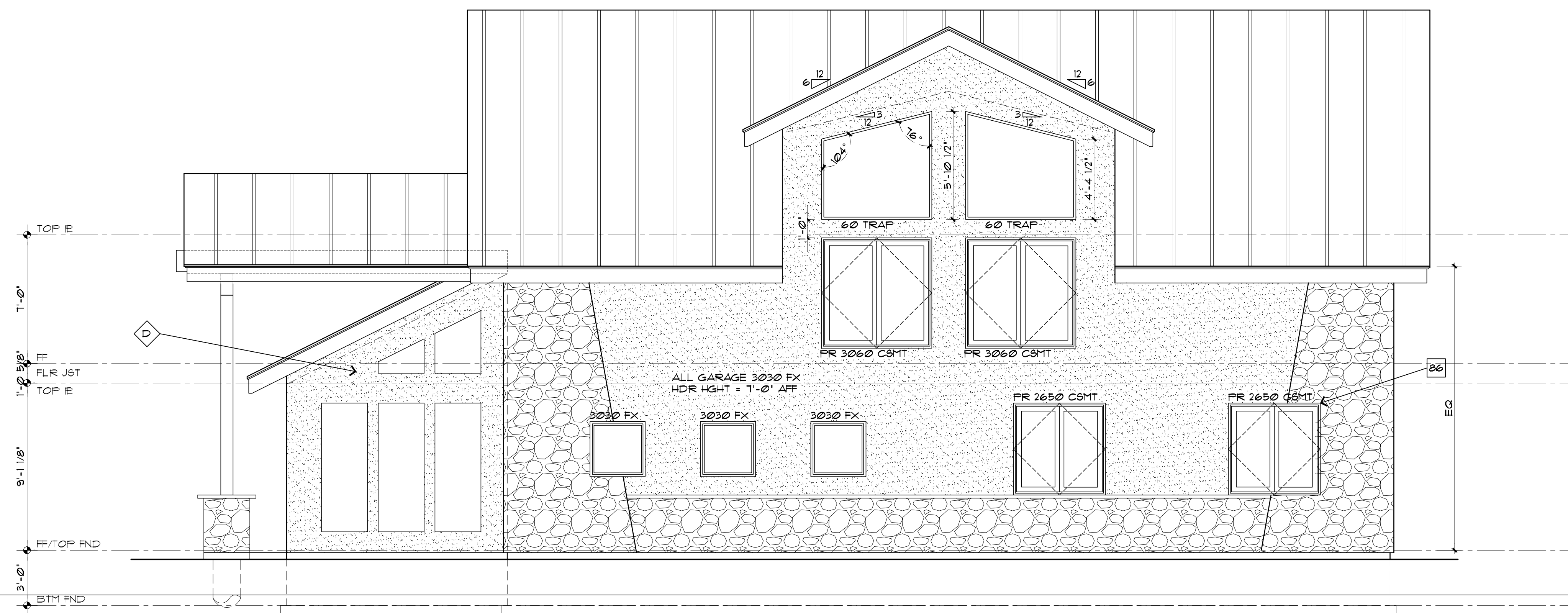
SOUTH & WEST ELEVATIONS

Sheet #  
**A7**  
OF 8 Sheets



# NORTH ELEVATION

SCALE 1/4" = 1'-0"



# EAST 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 100% OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TYPOTS THAT ALLOW FOR DRAINAGE FAST BACK FILL. AREAS-APPROX 1'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R306.2 1211 SQ. FT. UPPER ROOF W/EQUAL SOFFIT-EAVE OR 2422 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/36" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.
5. ICE AND SNOW SHIELD REQUIRED ABOVE 1000 FEET ABOVE SEA LEVEL. FROM EAVE EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

48" MAX HIGH RETAINING WALLS ARE SHOWN FOR REFERENCE. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACKFILLING. IN ADDITION VERIFY W/ CONTRACTOR ACTUAL RETAINING WALL CONTRUCTION.

### 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 FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS' AND SPECIFICATIONS SHEET 'SI'

### SPECIFIC ELEVATION NOTES:

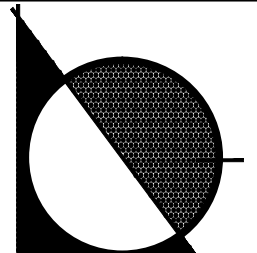
- 03 TIMBER TRUSS
- 04 FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION
- 05 DOOR SYMBOLS ARE REPRESENTATIONAL ONLY. VERIFY STYLE, MATERIAL & AVAILABILITY W/MEG PRIOR TO ORDERING.
- 06 MAINTAIN MIN REQD DISTANCE BETWEEN STONE VENEER & WINDOW TO ALLOW FOR WATERPROOFING WINDOW PER MEG INSTRUCTIONS

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

### ELEVATION NOTE SYMBOLS:

- FINISH GRADE LINE
- - - EXISTING GRADE LINE
- 01 EXISTING GRADE ELEVATION
- 01 EXISTING GRADE ELEVATION
- TOU=01 TOP OF FOUNDATION WALL ELEVATION
- ML=03 MAIN LEVEL FINISH FLOOR ELEVATION

### REVISIONS



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### THE HAMILTON RESIDENCE

12910 BLACK LANE  
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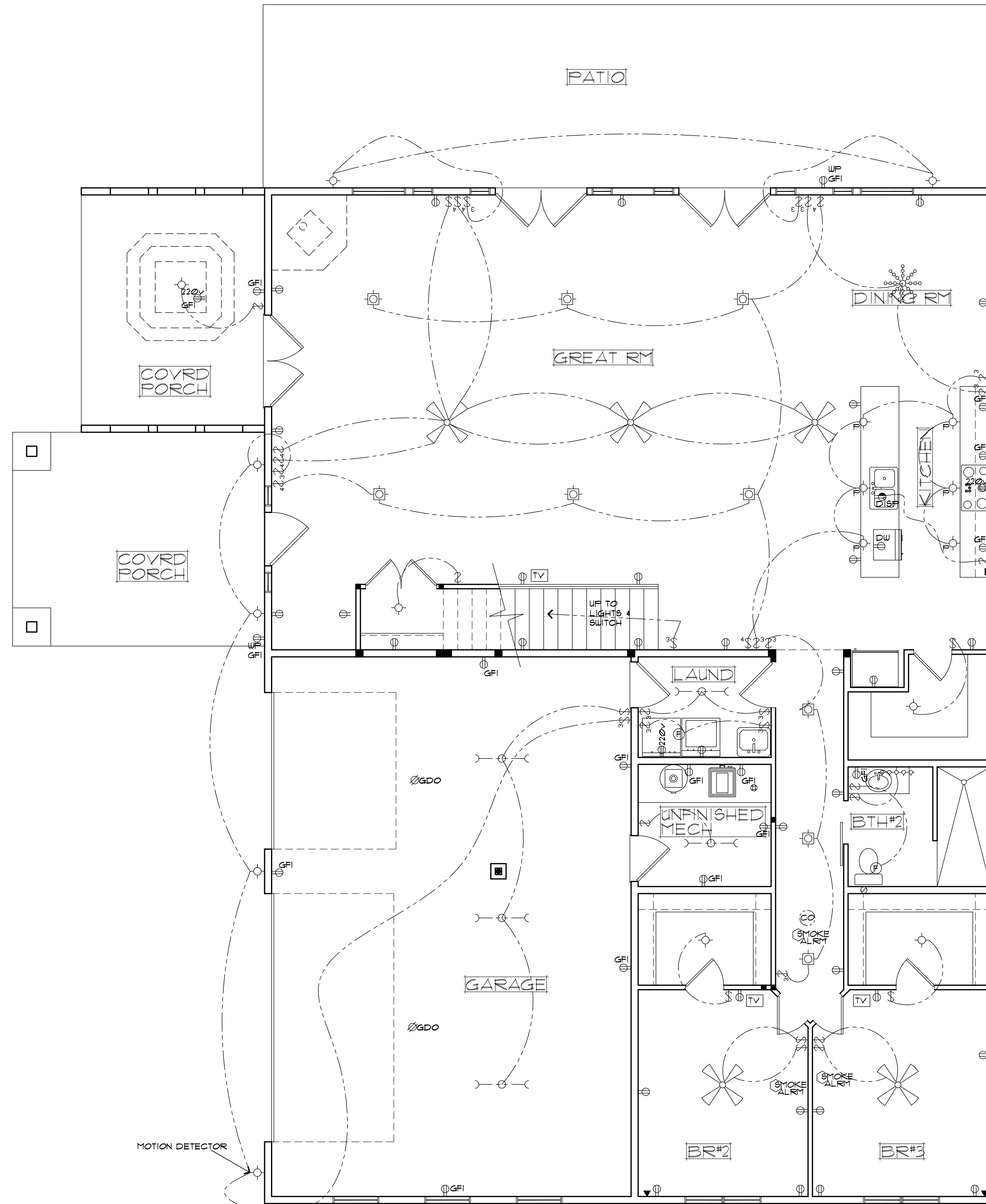
PLOT 12/30/20

NORTH & EAST ELEVATIONS

Sheet #

A8

OF 8 Sheets



**GENERAL ELECTRIC NOTES:**

1. ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/OWNER/CONTRACTOR. ANY ADJUSTMENTS SHALL BE MADE AT THE SITE AND WIRED PER NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.
2. BATH FANS VENTED THRU UNCONDITIONED SPACE MAX 2'-0" AND MIN R-6 INSULATION TYP.
3. SEE SPECIFICATIONS REGARDING CONTROL OF LIGHTING & SOUND SYSTEMS FOR ALLOWANCES. IF AN INTEGRATED SYSTEM WILL BE USED, SAID SYSTEM CONTRACTOR SHALL PROVIDE COMPREHENSIVE PLAN INCLUDING SWITCHING, SOUND AND AV WIRING PLANS.

**SYMBOLS LEGEND**

- ⊖ SINGLE POLE SWITCH
- ⊖/⊖ DOUBLE POLE SWITCH (TWO-WAY)  
(1-LIGHT SWITCHES @ 2-PLACES)
- ⊖/⊖/⊖ FOUR-WAY SWITCH  
(1-LIGHT SWITCHES @ 3-PLACES)
- ⊖ REG. OUTLET
- ⊖/UP WEATHER PROTECTED OUTLET
- ⊖/220V 220 VOLT OUTLET
- ⊖/GDO OVER-HEAD GARAGE DOOR OUTLET
- ⊖/GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- ⊖/E EXHAUST FAN (VENT TO EXTERIOR)
- ⊖/TV CABLE TV ACCESS
- ⊖/CEILING FAN W/LIGHT (PROVIDE ADEQUATE SUPPORT)
- ⊖/SMOKE ALARM HARDWIRED & INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- ⊖/PENDANT LIGHT FIXTURE
- ⊖/CEILING MOUNTED LIGHT FIXTURE
- ⊖/WALL MOUNTED LIGHT FIXTURE
- ⊖/VANITY LIGHT BAR
- ⊖/FLUORESCENT LIGHT FIXTURE
- ⊖/CHANDELIER (PROVIDE ADEQUATE SUPPORT)
- ⊖/CAN LIGHT (LIGHT RECESSED IN THE CEILING OR SOFFIT)
- ⊖/DASHED LINES SHOWS WHICH SWITCHES CONNECT TO LIGHTS

**SPECIFIC ELECTRIC NOTES:**

- 104 PROVIDE MECHANICAL VENTILATION PER '15 IRC SECTION 303.1.1 AND PROVIDE ARTIFICIAL LIGHT PER '15 IRC SECTION R303.1.2
- 105 NOT USED
- 106 NOT USED
- 107 NOT USED
- 108 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & SWITCHES SEE GENERAL NOTE SHEET '02' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

**REVISIONS**

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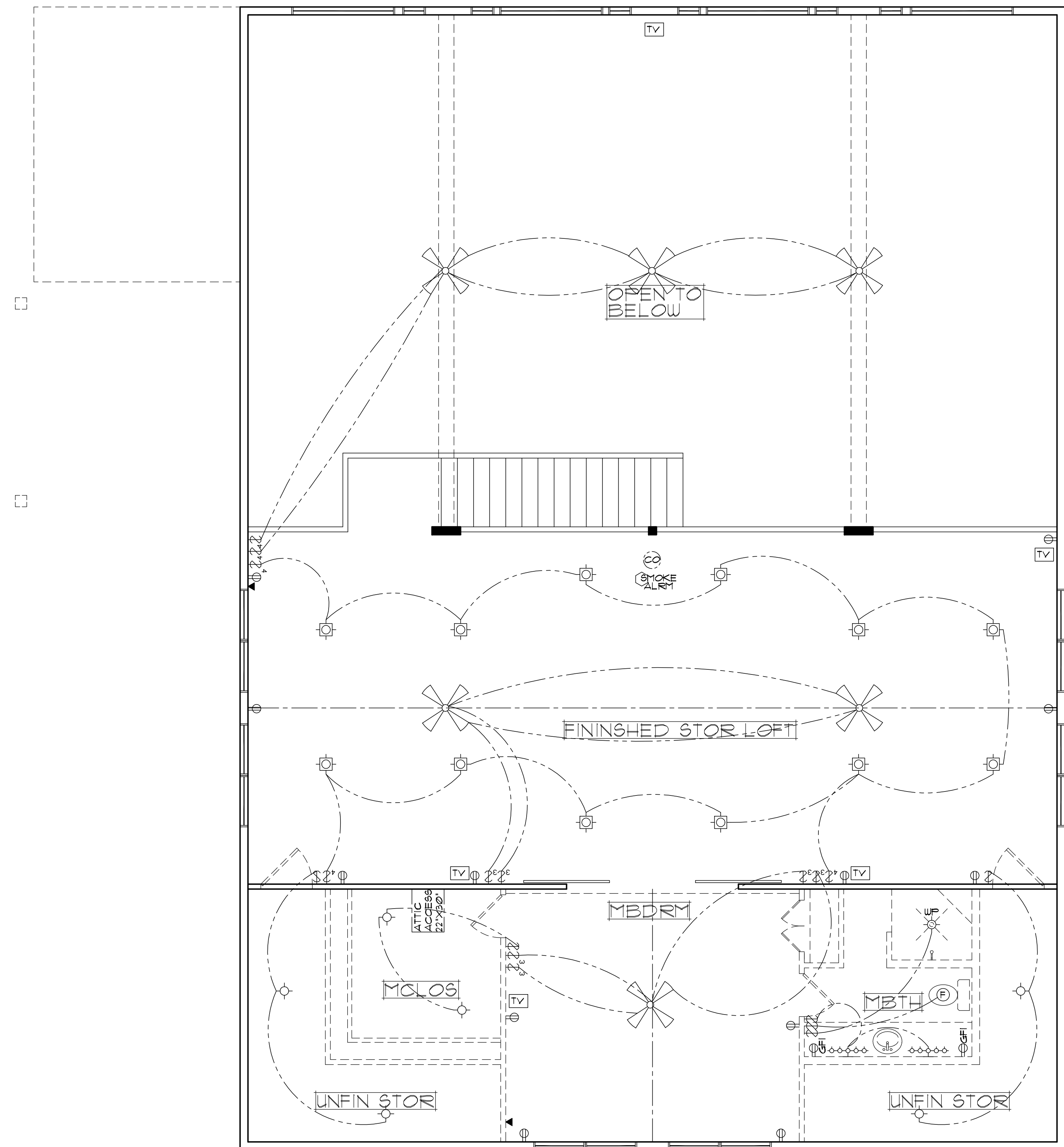
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PH: 719-243-1684

**THE HAMILTON RESIDENCE**  
12910 BLACK LANE  
COMPUTER FILE # 20-0828

**DRAWN BY JP**  
**CHECKED BY DMRS**  
**PLOT 12/30/20**  
**MAIN LEVEL ELECTRICAL PLAN**  
**Sheet #**  
**E1**  
**OF 2 Sheets**

EF/SD/CO ONLY

**MAIN LEVEL ELECTRICAL LAYOUT PLAN** SCALE 1/4"=1'-0"



**GENERAL ELECTRIC NOTES:**

1. ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/OWNER/CONTRACTOR. ANY ADJUSTMENTS SHALL BE MADE AT THE SITE AND WIRED PER NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.
2. BATH FANS VENTED THRU UNCONDITIONED SPACE MAX 2'-0" AND MIN R-6 INSULATION TYP.
3. SEE SPECIFICATIONS REGARDING CONTROL OF LIGHTING & SOUND SYSTEMS FOR ALLOWANCES. IF AN INTEGRATED SYSTEM WILL BE USED, SAID SYSTEM CONTRACTOR SHALL PROVIDE COMPREHENSIVE PLAN INCLUDING SWITCHING, SOUND AND AV WIRING PLANS.

**SYMBOLS LEGEND**

- ⊖ SINGLE POLE SWITCH
- ⊖⊖ DOUBLE POLE SWITCH (TWO-WAY) (1-LIGHT SWITCHES = 2-PLACES)
- ⊖⊖⊖ FOUR-WAY SWITCH (1-LIGHT SWITCHES = 3-PLACES)
- ⊖ REG. OUTLET
- ⊖⊖⊖ WEATHER PROTECTED OUTLET
- ⊖⊖⊖⊖ 220V 220 VOLT OUTLET
- ⊖⊖⊖⊖⊖ OVER-HEAD GARAGE DOOR OUTLET
- ⊖⊖⊖⊖⊖ GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- ⊖⊖⊖⊖⊖ EXHAUST FAN (VENT TO EXTERIOR)
- ⊖⊖⊖⊖⊖ NOTE: ALL EXHAUST FANS VENTED THROUGH UNCONDITIONED SPACE SHALL BE WRAPPED W/R6 MIN INSULATION w/25' MAX EXPOSED LENGTH
- ⊖⊖⊖⊖⊖ PHONE JACK
- ⊖⊖⊖⊖⊖ CABLE TV ACCESS
- ⊖⊖⊖⊖⊖ CEILING FAN w/LIGHT (PROVIDE ADEQUATE SUPPORT)
- ⊖⊖⊖⊖⊖ CARBON MONOXIDE DETECTOR
- ⊖⊖⊖⊖⊖ HARDWIRED & INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- ⊖⊖⊖⊖⊖ PENDANT LIGHT FIXTURE
- ⊖⊖⊖⊖⊖ CEILING MOUNTED LIGHT FIXTURE
- ⊖⊖⊖⊖⊖ WALL MOUNTED LIGHT FIXTURE
- ⊖⊖⊖⊖⊖ VANITY LIGHT BAR
- ⊖⊖⊖⊖⊖ FLUORESCENT LIGHT FIXTURE
- ⊖⊖⊖⊖⊖ CHANDELIER (PROVIDE ADEQUATE SUPPORT)
- ⊖⊖⊖⊖⊖ CAN LIGHT (LIGHT RECESSED IN THE CEILING OR BOFFIT)
- ⊖⊖⊖⊖⊖ DASHED LINES SHOWS WHICH SWITCHES CONNECT TO LIGHTS

**SPECIFIC ELECTRIC NOTES:**

- 104 PROVIDE MECHANICAL VENTILATION PER '15 IRC SECTION R303.1.1 AND PROVIDE ARTIFICIAL LIGHT PER '15 IRC SECTION R303.1.2
- 105 NOT USED
- 106 NOT USED
- 107 NOT USED
- 108 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & MATCHES SEE GENERAL NOTE SHEET (GSI) FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

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**THE HAMILTON RESIDENCE**  
12910 BLACK LANE  
COMPUTER FILE # 20-0828

**DRAWN BY JP**  
**CHECKED BY DMWS**  
**PLOT 12/30/20**

**UPPER LEVEL ELECTRICAL PLAN**

**Sheet #**  
**E2**  
**OF 2 Sheets**

EF/SD/CO ONLY

**UPPER LEVEL ELECTRICAL LAYOUT PLAN**

SCALE 1/4"=1'-0"

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