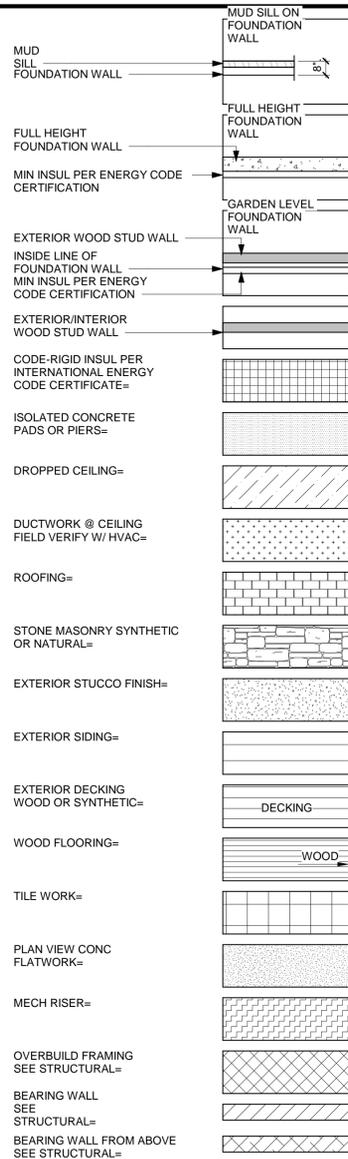
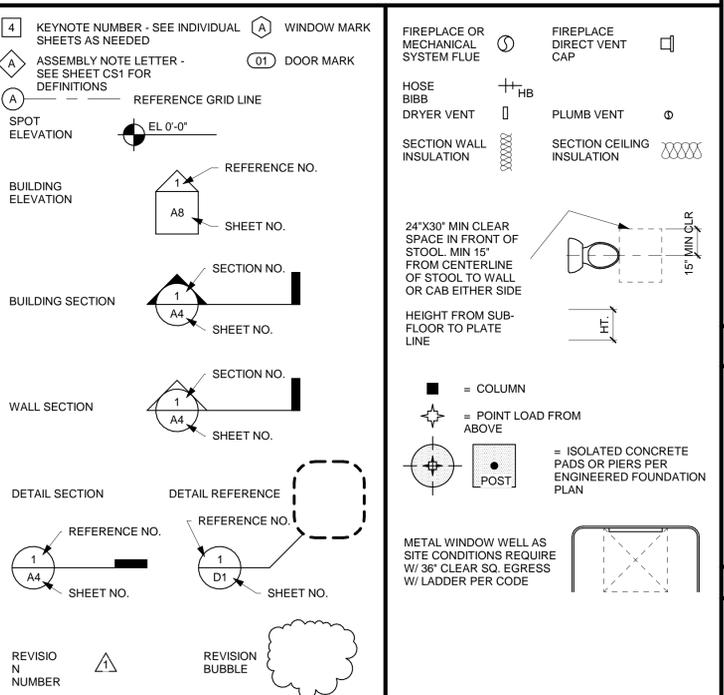


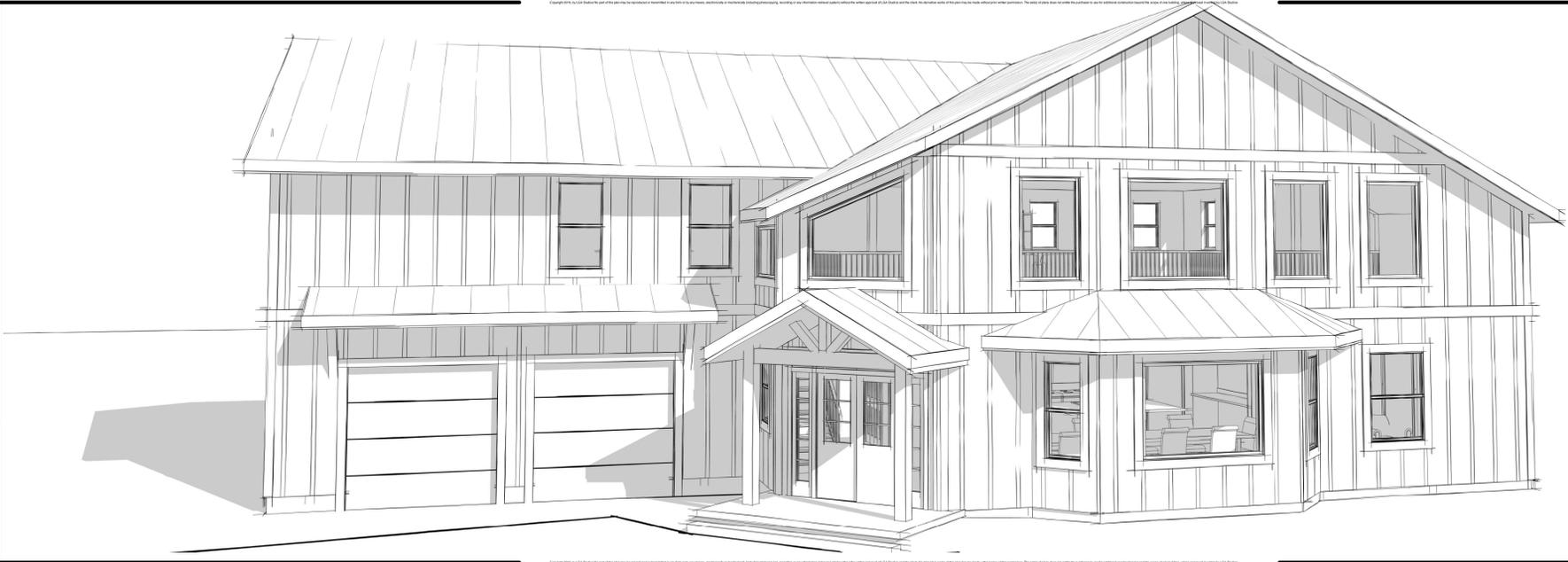
COMMON HATCHES



COMMON SYMBOLS



MARSHALL RESIDENCE



SQUARE FOOTAGE

| AREA SCHEDULE | |
|----------------------|----------------|
| Name | Area |
| COVERED PORCH | 93 SF |
| GARAGE | 787 SF |
| MAIN LEVEL FINISHED | 1880 SF |
| UPPER LEVEL FINISHED | 1792 SF |
| TOTAL | 4552 SF |

COMMON ABBREVIATIONS

| | |
|--------------|-------------------------------|
| AFF | = ABOVE FINISH FLOOR |
| B.C. | = BOTTOM CHORD |
| BRG | = BEARING |
| RTM | = BOTTOM |
| Q OR COL | = CENTERLINE |
| CAB | = CABINET |
| CANT | = CANTILEVER |
| CLG BRK | = CEILING BREAK |
| CLR CONC | = CLEARANCE CONCRETE |
| (D) | = DROPPED |
| DV | = DIRECT VENT |
| EA | = EACH |
| EE | = EACH END |
| ELEC | = ELECTRICAL |
| (F) | = FLUSH |
| FF | = FINISH FLOOR |
| FLR | = FLOOR |
| FND | = FOUNDATION |
| (FV) | = FIELD VERIFY |
| GLB | = GLULAM BEAM |
| GYP | = GYPSUM |
| H/HR | = HEADER |
| HB | = HOSE BIBB |
| HGR/HNGR | = HANGER |
| HGT | = HEIGHT |
| ICC | = INTERNATIONAL CODE COUNCIL |
| INSUL | = INSULATION |
| JST/JSTS | = JOIST/JOISTS |
| K | = KING STUD |
| LVL | = LAMINATED VENEER LUMBER |
| MFG | = MANUFACTURER |
| MAX | = MAXIMUM |
| MIN | = MINIMUM |
| ML | = MICRO LAM |
| O.C. | = ON CENTER |
| FOI | = OWNER FURNISH/OWNER INSTALL |
| G.H. | = OVERHANG |
| P.T. | = PLATE LINE |
| # PSF | = POUNDS PER SQUARE FOOT |
| REQ'D | = REQUIRED |
| R.S. | = ROUGH SAWN |
| SHWR | = SHOWER |
| SF or SQ.FT. | = SQUARE FEET or SQUARE FOOT |
| T | = TRIMMER |
| TBD | = TO BE DETERMINED |
| TOF | = TOP OF FOUNDATION |
| TOW | = TOP OF WALL |
| TYP | = TYPICAL |
| U.N.O. | = UNLESS NOTED OTHERWISE |
| VL | = VERSALAM |
| VTR | = VENT THROUGH ROOF |
| WP | = WEATHER PROTECTED |

ASSEMBLY NOTES (REFERENCES TO SPECIFIC SPECIFICATION SECTIONS ARE FOR MAJOR ASSEMBLY ELEMENTS. OTHER SPECIFICATION SECTIONS MAY ALSO APPLY. SEE SHEET SS1.)

| ASSEMBLY NUMBER | ASSEMBLY CATEGORY | PRODUCT SPECIFICATION REFERENCE |
|-----------------|------------------------------|--|
| A | ROOF: | Roof: Standing Seam Metal Roofing on ice and water shield underlayment and 7/16" sheathing OR 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 7000' and above, provide required ice and water shield starting at the eave and continuing to a point 24" inside the exterior wall line. Provide insulation per attached IECC requirements. Refer to Specification Sections 061000, 061700, 072100, 076200 and 073112, or 076113. |
| B | FASCIA/SOFFIT: | Fascia/Soffit: 2x8 rough sawn cedar fascia board over 2x sub-fascia, 6" gutter and down spouts w/ minimum 3'-0" extensions @ grade. 3/8" smooth ACX plywood soffit on 2x ledgers with backer at buttocks and 2x framing 24" O.C. Provide soffit vents as required by code. Refer to Specification Sections 061000 and 076200. |
| C | EXTERIOR WALL: | Exterior Wall: 2x6 wood studs 16" O.C., double top plates w/ 48" minimum laps. Exterior solidly sheathed. Batt insulation, vapor barrier (warm side). Finish interior face w/ 1/2" gypsum board. Exterior face, 7/16" OSB sheathing. Vertical Medal Siding TBD, field verify w/ contractor over vapor retarder. Install per Mfg specs. Provide insulation per attached IECC requirements. Refer to Specification Sections 047200, 061000, 061700, 072100, 072500, 074626, 092116. |
| D | EXTERIOR WALL BALLOON FRAME: | Exterior Wall (balloon frame): 2x6 wood studs per IRC code to bottom chord of factory built trusses or rafters. Balance of material matching specified exterior wall note above. Provide insulation per attached IECC. Refer to Specification Sections 047200, 061000, 061700, 072100, 07500, 074626. |
| E | FRAMED FLOOR SYSTEM: | Framed Floor System: 23/32" T&G sub-floor on 1"-Joist framing system with joist mfg's OSB rim joist. Refer to Floor Framing Plans. Refer to Specification Sections 061000, 061700 and 072100. |
| F | NOT USED | NOT USED |
| G | RAILING SYSTEM: | Railing System: 36" high rail system w/ maximum 4" openings. Handrail grip surface to conform to IRC Code. Handrails shall be provided on a min of one side of continuous treads of a run of four or more risers running continuously the entire flight at a vertical distance of 34" min to 36" max from stair nosing. Refer to Specification Sections 057300 and 061000. |
| H | STAIRS: | Stairs: 7 3/4" maximum rise, 10" minimum run. 36" minimum wide. Provide handrails as required by the IRC Code. Provide 18" minimum landing at either side of exterior door when door is not used as the required exit. Lay out any curved stair sections as indicated. Refer to Specification Sections 061000. |
| I | BASEMENT FOUNDATION WALL: | Basement/Foundation Wall: Concrete foundation wall with fluid applied dampproofing per IRC section R406.1 dampproofing from top of the footing to the finish grade. Provide Stucco skim coat at exposed portions of exterior face. At basement walls finish interior face with 2x4 furring, insulate per IECC certificate, vapor barrier (warm side) beneath 1/2" gypsum board. Refer to Specification Sections 033000, 061000, 071113, 072100, 092116, and to engineered stamped foundation design for concrete reinforcement. |
| J | SLAB ON GRADE: | Slab-on-Grade: 4" thick concrete with welded wire fabric reinforcement over prepared sub-grade and vapor barrier as recommended by Soils Engineer. Provide 1/2" expansion material at perimeter of slab and at all penetrations. Control joints as indicated or not less than 12 feet on center each way. Refer to Specification Sections 033000 310000 and 0334600. |
| K | PERIMETER DRAIN SYSTEM: | Perimeter Drain System: Perforated perimeter drain system set in free draining gravel wrapped in geo-textile fabric. Daylight to headwall as indicated or drain to sump pumped to storm drain. Refer to Specification Section 334600. |

CODE INFORMATION

| | | |
|--|---|--|
| <p>LOADING</p> <p>WIND LOAD: 130 MPH EXPOSURE "C"</p> <p>ROOF LOADS: LIVE LOAD= 40# PSF DEAD LOAD= 15# PSF</p> <p>FLOOR LOADS: LIVE LOAD= 40# PSF DEAD LOAD= 10# PSF</p> <p>DECK LOADS: LIVE LOAD= 40# PSF DEAD LOAD= 15# PSF LEDGER= 66# PSF</p> | <p>CODE COMPLIANCE:</p> <p>2017 (PPRBC) PIKES PEAK REGIONAL CODE 2015 (IRC) INTERNATIONAL RESIDENTIAL CODE 2015 (IBC) INTERNATIONAL BUILDING CODE 2015 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IMC) INTERNATIONAL MECHANICAL CODE 2015 (IPC) INTERNATIONAL PLUMBING CODE 2017 (NEC) NATIONAL ELECTRICAL CODE</p> <p>CODE INFORMATION:</p> <p>2017 Edition of The Pikes Peak Regional Building Code (2011 PPRBC) 2015 IRC (*) 2015 IBC (*) 2015 IECC (*) 2015 IMC (*) 2015 IFGC (*) 2015 IPC (*) 2017 NEC (**)</p> <p>(*) As amended by 2017 PPRBC (**) Or the latest edition adopted by The State of CO.</p> <p>Note: 2017 PPRBC can be viewed at www.pprbc.org</p> | <p>BUILDING TYPE:</p> <p>OCCUPANCY R3 & U CONSTRUCTION TYPE V-B</p> |
|--|---|--|

CONSULTANTS

CONTRACTOR - OWNER:

The Hotz Company
3010 Snow Mountain Heights
Colorado Springs, CO 80921
justinandsara@gmail.com
Phone: 719.331.3884
Fax: 719.484.0107

STRUCTURAL ENGINEER:

MIBAR ENGINEERING LTD.
6825 SILVER PONDS HEIGHTS # 101
COLORADO SPRINGS, CO 80908
PHONE: (719) 487-0812

SHEET SCHEDULE

- CS-1 COVER SHEET
- SS1 SPECIFICATIONS
- SP1 SITE PLAN
- A1 FOUNDATION LAYOUT PLAN
- A2 MAIN LEVEL FLOOR PLAN
- A3 UPPER LEVEL FLOOR PLAN
- A4 ROOF RIDGE PLAN
- A5 SECTIONS
- A6 FRONT AND LEFT ELEVATIONS
- A7 REAR AND RIGHT ELEVATIONS
- A8 3D VIEWS
- S1 UPPER LEVEL FLOOR FRAMING PLAN
- S2 ROOF FRAMING PLAN

GENERAL NOTES:

- 1) GENERAL CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS AND OWNER SHALL FAMILIARIZE THEMSELVES & VERIFY ALL NOTES, SPECIFICATIONS, DIMENSIONS AND DRAWINGS SHOWN ON THESE DOCUMENTS PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THOSE PARTIES TO REPORT ANY CHANGES OR DISCREPANCIES TO THE DESIGNER. QUESTIONS REGARDING THESE DOCUMENTS INCLUDING INTERPRETATION, DIMENSIONS, NOTES, SCALE AND OTHER SIMILAR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY IN WRITING. FAILURE TO DO ANY OF THE ABOVE SHALL RELIEVE THE DESIGNER OF ANY ERRORS. DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES NOT NOTED IN WRITING TO THESE DRAWINGS AND SPECIFICATIONS.
- 2) ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED & USED PER MFG SPECS. & ICC-UL REPORTS.
- 3) DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.
- 4) UNLESS NOTED OTHERWISE ALL FOUNDATION WALLS ARE 8".
- 5) UNLESS NOTED OTHERWISE ALL EXTERIOR WOOD STUD FRAMED WALL ARE 1/2".
- 6) UNLESS NOTED OTHERWISE ALL INTERIOR WOOD STUD FRAMED WALLS ARE 3 1/2".
- 7) UNLESS NOTED OTHERWISE ALL ANGLES ARE 45° OR 90°.
- 8) UNLESS NOTED OTHERWISE ALL WINDOW AND DOOR HEADER HEIGHTS ARE AT 80" AND 96".
- 9) WINDOWS & DOORS ARE NOTED IN NOMINAL FEET & INCHES. EXAMPLE: 2668 = 2'-6" X 6'-8"

COMMON SPECIFIC NOTES:

- 1 FLOOR LINE ABOVE
- 2 DECK LINE ABOVE
- 3 WALL LINE BELOW
- 4 CEILING BREAK
- 5 2x6 INTERIOR STUD WALL
- 6 NOT USED
- 7 **SITE WORK**
NOTE: SEE SITE PLAN FOR SPECIFIC DRIVE & WALKWAY INFORMATION
- 8 NOT USED
- 9 NOT USED
- 10 **GLAZING**
TEMP GLASS DOOR & ENCLOSURE @ DOOR
- 11 LOWER GLASS UNITS SHALL BE 9 SQ. FT. OF GLAZING OR LESS
- 12 WINDOW SILL SHALL BE MIN 10" ABOVE TUB DRAIN STANDING SURFACE OR WINDOW SILL SHALL BE MIN 60" ABOVE TREAD/LANDING SURFACE
- 13 NOTE: GLAZING ADJACENT AND WITHIN A 24" ARC OF A DOOR IN THE CLOSED POSITION SHALL BE TEMP GLASS
- 14 NOT USED
- 15 **FIRE PROTECTION**
PROVIDE MINIMUM 1/2" GYP BD UNDER STAIRS
- 16 PROVIDE 5/8" TYPE "X" GYP BD (TO BE ATTACHED AT 16" O.C. PER CODE SEPARATION REQUIREMENTS) AT ENTIRE GARAGE CEILING & WALLS ADJACENT TO LIVING AREA. WRAP BEAMS & ALL COLUMNS, AND UNDERSIDE OF ALL CANTILEVERS
- 17 EGRESS WINDOWS SHALL HAVE EGRESS HARDWARE AND A MIN CLEAR NET OPENING OF 3.7 SF & A CLEAR NET OPERABLE HEIGHT DIM OF 24" MIN & A CLEAR OPERABLE WIDTH OF 20" MIN & A FINISHED SILL HEIGHT OF NOT MORE THAN 44" AFF.
- 18 NOT USED
- 19 **FINISHES**
ALL FURRED CEILING SHALL BE LIMITED TO MAX 8" WIDE & MIN 6'-8" FINISHED SOFFIT W/ 7'-6" MIN CEILING HEIGHT AS PER LOCAL CODE
- 20 NOT USED
- 21 NOT USED
- 22 **FIREPLACES**
DIRECT VENT ZERO CLR GAS FIREPLACE W/ APPROVED ICC
- 23 TWO-WAY DIRECT VENT ZERO CLR GAS FIREPLACE W/ APPROVED ICC, OR UL LISTED
- 24 FLUSH HEARTH
- 25 **CASEWORK**
SEE CABINET MFG DETAILS FOR SPECIFIC CABINET LAYOUT & DIMENSIONS
- 26 SEE CABINET CLOSET DETAILS FOR SPECIFIC CABINET LAYOUTS, SHELVING, CUBBIES, MICS & DIMENSIONS
- 27 **PLUMBING**
CUSTOM MUD SET SHOWER. SEE FLOOR PLAN FOR SPECIFIC DIMENSIONS.
- 28 30"x60" TUB/SHOWER
- 29 42"x72" TUB
- 30 42"x34" SHOWER
- 31 LAUNDRY TUB / UTILITY SINK
- 32 WASHER/DRYER
- 33 DRYER DUCT SHALL NOT EXCEED 25' LENGTH SHALL BE REDUCED 2 1/2" FOR EACH 45° BEND & 5" FOR EACH 90° BEND. EXHAUST SHALL NOT PENETRATE EXTERIOR WALL WITHIN 3' OF ANY OPENINGS
- 34 PROVIDE 100 SQ. IN. MIN. MAKE-UP AIR DOOR NEEDS TO BE LOUVERED OR GRILLED. MAKE-UP AIR FOR DRYER, MUST COME FROM AN AREA 500 SQ. FT. OR LARGER - OR PROVIDE GRILL ABOVE DOOR
- 35 **INSULATION**
NOT USED
- 36 PROVIDE INSULATION AS NOTED IN THE ASSEMBLY NOTES AND AS SHOWN ON THE ATTACHED "INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE"
- 37 NOT USED
- 38

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

THE HOTZ COMPANY

3010 Snow Mountain Heights
Colorado Springs, CO. 80921
719.331.3884
justinandsara@gmail.com

THE MARSHALL RESIDENCE

13285 BRENTWOOD DR

Project Number: 19-1747

Released for Permit

12/16/2019 11:12:21 AM

PIKES PEAK REGIONAL BUILDING DEPARTMENT

shejley CONSTRUCTION

DRAWN BY: CDGPs

CHECKED BY: LGA

PLOT: 11/6/2019

Sheet #

CS-1

OF 1 SHEETS

TABLE OF CONTENTS

DIVISION 05 BUILDING REQUIREMENTS

DIVISION 01 GENERAL REQUIREMENTS

DIVISION 02 EXISTING CONDITIONS

DIVISION 03 CONCRETE

DIVISION 04 MASONRY

DIVISION 05 METALS

DIVISION 06 WOOD AND PLASTICS

DIVISION 07 THERMAL AND MOISTURE PROTECTION

DIVISION 08 OPENINGS

DIVISION 09 FINISHES

DIVISION 10 SPECIALTIES

DIVISION 11 EQUIPMENT

DIVISION 12 FURNISHINGS

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 14 CONVEYING EQUIPMENT

DIVISION 22 PLUMBING

DIVISION 23 MECHANICAL

DIVISION 26 ELECTRICAL

DIVISION 32 EARTHWORK

DIVISION 32 EXTERIOR IMPROVEMENTS

DIVISION 33 UTILITIES

DIVISION 00 CONTRACTING REQUIREMENTS

00 7000 General Conditions of the Contract

1.1 Notify the Designer of any conflicts between these specifications and other Contract Documents prior to performance of any work. In the event of unresolved conflict between or within documents, the item of highest quality or greatest extent of work as determined by the Contractor, shall apply and be performed by the Contractor.

1.2 All trades shall perform their work within the recognized standards of the specific industry, as required by manufacturer of specific materials, and as specified herein.

1.3 Deviation from the drawings and/or specifications shall relieve Designer of any error that shall occur. Failure to obtain such written authorization places all responsibility for the variation on the contractor.

1.4 The Contractor and each major Subcontractor will supply to the Owner original liability and workers compensation insurance forms as evidence of current coverage. No work will start without appropriate insurance.

1.5 A lien release will be provided by the contractor and each subcontractor and supplier as a condition of final payment for supplies provided and work performance of the Contract Documents are that each Contractor, under the terms of his Contract, shall take such actions as necessary to provide labor, materials, supplies, equipment, transportation, facilities, and appurtenances thereto which are indicated or reasonably implied by each Drawing and each section of the Specifications, all of which are collectively necessary and required for the execution of the work, identified and described by the Contract Documents.

1.7 All Contractors and/or Subcontractors responsible for a portion of the Work defined by these Contract Documents shall, jointly and separately, coordinate their various portions of work so as scheduling, installation procedures, and all related matters.

1.8 Before starting a section of work the Contractor and/or his Subcontractor shall carefully examine all preparatory work that has been executed to receive his work. By whatever means required, he shall ensure that his work and adjacent related work will finish to proper contours, planes, and levels. He shall promptly notify the Contractor of any defects or imperfections in preparatory work which will in any way offset satisfactory completion of his work. Absence of such notification will be construed as an acceptance of preparatory work, and later claims of defects therein will not be recognized.

1.9 Under no condition shall work proceed prior to preparatory work having been completed, cured, dried, and/or otherwise made satisfactory to receive such related work. Responsibility for timely installation of all materials rests solely with the Contractor who will maintain coordination at all times.

DIVISION 1 GENERAL REQUIREMENTS

01 1000 Summary of Work

01 GENERAL

1.1 The Project includes Drawings and Specifications by Larry Gilland Associates, Inc. -dba LGA Studios (The Designer) and Consultants.

1.2 The Project includes all grading, excavation, site-work, utilities, foundations, complete building envelope and finishes, plumbing, mechanical and electrical systems. All elements of the complete Project as illustrated on the Drawings.

1.3 The Contractor is responsible for the general performance of the subcontractors and trades people. Including, but not limited to, any necessary training.

01 4100 Regulatory Requirements

01 GENERAL

1.1 All work shall be done according to the requirements of the current International Residential Code, & current PRBC including current editions of the NEC, IMC, IPC, and IECC, as required by local jurisdiction.

01 5000 Temporary Facilities and Controls

01 GENERAL

1.1 Provide all temporary facilities, services, and controls required for completion of the work.

02 PRODUCTS

2.1 Provide, but not limited to the following: Power, Lighting, Temporary Heat and Enclosures, Telephone (cell), Water, Sanitary Facilities, Protective Facilities, Scaffolding, Construction Fencing, Daily Clean-up and Transport of Rubbish to licensed disposal facility.

01 7410 Final Cleaning

01 GENERAL

1.1 The entire work inside and out, the entire premises, shall be in first-class, clean condition upon completion before being accepted by the Owner. All surfaces shall be carefully and thoroughly cleaned and all construction facilities and temporary controls removed.

01 7700 Contract Closeout

01 GENERAL

1.1 Inspection Certificates: Contractor shall secure all certificates from any local governing body having jurisdiction indicating that the work is in strict accordance with applicable codes and deliver same to the to the Owner.

1.2 Provide Evidence of Payments and Release of Liens.

1.3 Maintenance Manuals: Furnish in hard-cover three-ring binder complete literature, operating instructions, and technical data on all systems or equipment requiring same including, but not limited to, mechanical and electrical systems.

DIVISION 3 CONCRETE

03 3000 Cast-in-Place Concrete

01 GENERAL

1.1 Refer to Engineered Foundation Plan (by others) for Concrete and Reinforcing specifications.

1.2 Reference Standards: Follow ACI 301, latest edition, except as modified by these specifications.

1.3 Submittals: Provide mix designs for each Type of Concrete indicated and product data for under-slab vapor retarder.

02 PRODUCTS

2.1 Mix design intended for exterior use (exposed to extreme temperature changes) shall incorporate high levels of air entrainment (6% +/- 1-(2%).

2.2 Unload and store reinforcing bars so they will be kept free of mud.

2.3 Use of Fly-Ash will be considered. Utilize to the extent indicated in approved mix designs.

2.4 Under-Slab Vapor Retarder: Stego Industries LLC, "Stego Wrap", 15 mil, with all necessary accessories for a complete tight installation. Or other approved substitution.

03 EXECUTION

3.1 Install Under-Slab Vapor Retarder beneath concrete slabs-on-grade. The subgrade has been properly prepared and prior to slab installation installation. Complete seams in the material, penetrations, and continuous placement in accordance with manufacturer's written direction.

3.2 Support welded wire fabric to the center of all the slabs during the placement of concrete.

3.3 Concrete flat work shall meet broom tolerance of 1/4" in 10'.

3.4 All exterior flatwork shall be finish finished and sloped to drain.

3.5 Where Concrete Slab or Ceramic Tile is to be applied to concrete flatwork, do not apply curing compound. Utilize wet curing methods only.

3.6 Where stained concrete is indicated, apply minimum two coats concrete stain and sealer to areas indicated as recommended by manufacturer.

3.7 Control joints shall be cut into interior slabs not less than 12" O.C. each way, in pattern as indicated, or as otherwise indicated in soils report.

3.8 The Testing Lab will be hired directly by the Owner/GC. Costs of concrete testing by the Testing Lab will be paid by the Owner/GC.

03 5400 Cast Underlayment

01 GENERAL

1.1 Do not install underlayment until floor penetrations and peripheral work are complete.

1.2 During the curing process, ventilate spaces to remove excess moisture and maintain heat as require by product manufacturer.

02 PRODUCTS

2.1 Gypsum Underlayment: Maxxon Corporation, Guy-Crete.

2.2 Sound Mat (optional): 1/4" acoustical underlayment mat, Maxxon Corp., Acoustical II.

03 EXECUTION

3.1 Verify that substrate surfaces are clean, dry, uniform do not contain petroleum bi-products, or other compounds detrimental to underlayment material bond to substrate.

3.2 Install gypsum underlayment over sound mat in accordance with manufacturer's written instructions.

3.3 Once underlayment starts to set, prohibit foot traffic until final set has been reached.

DIVISION 5 METALS

05 1200 Structural Steel

01 GENERAL

1.1 All detailing, fabrication and erection shall conform to AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", and the AISC "Code of Standard Practice for Steel Buildings and Bridges", all related matters.

1.2 Beam connections not detailed in the drawings shall be designed by a steel fabricator in accordance with Tables 1 and II of Part 4 of the AISC Manual for Steel Construction", eighth edition. Beam reactions not shown on plans or details shall be computed from the design loads shown on the drawings.

02 PRODUCTS

2.1 Conform to the "Standard Specifications for Structural Steel" ASTM Designation A-36 latest edition unless noted otherwise on plans.

2.2 Steel pipes shall conform to ASTM 501 Fy = 36 ksi, or ASTM A-53, types "E" or "S", grade B, Fy = 36 ksi. Steel tubing shall conform to ASTM A-500, grade B, Fy = 46 ksi. All structural steel shall conform to ASTM A36 except pipe columns shall conform to ASTM A53 (grade B) or A501.

2.2 Adjustable pipe columns to be 11 GA minimum and be load rated for 14,800 lbs. minimum at 7'0" height, U.O.N.

03 EXECUTION

3.1 Shop connections shall be welded unless noted otherwise on plans.

3.2 Field connections shall be made with 3/4" DIA. ASTM A-307 bolts unless noted as A-325 or higher strength bolts on plans

3.3 Connections noted as A-325 or higher strength shall be made with ASTM A-325 friction type high strength bolts.

3.4 Equivalent welded connections may be substituted for bolted connections with engineer's approval.

3.5 All welding shall be done by a certified welder and shall conform to "AWS Structural Welding Code" (AWSD D11) latest edition.

3.6 Weld sizes not otherwise shown shall be (min) continuous 3/16" fillet weld, or equal to the thickness of the thinner material, whichever is less.

3.7 All welding shall be done with AWSA5.1 or A5.5 E70 XX Electrode.

05 7300 Ornamental Railings

01 GENERAL

1.1 Provide railings capable of withstanding the effects of gravity loads and the following loads and stresses

1.2 Submittals: Provide Shop Drawings for review by Designer.

02 PRODUCTS

2.1 All materials, connections, dimensions, details, and installation.

2.1 Steel and Iron; Tubing: ASTM A 500 (cold formed).

Bars: Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010.

Plates, Shapes, and Bars: ASTM A 36/A 36M.

Castings: Either gray or malleable iron, ASTM A 48/A 48M, Class 30 or ASTM A 47/A 47M.

2.2 Provide all shapes, sizes, and accessories as required for complete installation of the indicated railing system.

2.3 Finish: All components shall be first prepared and shop primed to comply with SSPC-SP 6 "Commercial Blast Cleaning" and SSPC-PA 1. Galvanizing: Prior to shop priming hot-dip galvanize exterior railings and complying with ASTM A123, for galvanizing steel and iron products.

DIVISION 6 WOOD AND PLASTICS

06 1000 Rough Carpentry

01 GENERAL

1.1 All wood framing shall conform to the "National Design Specification for Wood Construction" Latest Edition. As recommended by the "National Forest Products Association" & current addition of the Western Grading Rules.

DECK FRAMING - California Redwood #2 (or better), Western Cedar #2 (or better).

EXTERIOR POSTS - Redwood #2

PRESSURE TREATED elements above grade - AWWA U1, Use Category UC3B, Commodity Specification A using waterborne preservation to 0.25lb/cu ft. retention. Kiln dry lumber after preservation treatment to maximum moisture content of 19 percent.

PRESSURE TREATED elements below grade - AWWA U1, Use Category UC4A, Commodity Specification A using waterborne preservation to 0.4lb/cu ft. retention. Provide Preservation for field application to cut surfaces as recommended by manufacturer of factory treatment chemicals for brush-application in the field. Do not use lumber or plywood treated with chromated copper arsenate (CCA) in exposed exterior applications subject to leaching.

2.2 ROOF AND WALL SHEATHING/FLOOR PANELS: Conform to American Plywood Association's current product standard specification and shall be performance rated by the American Plywood Association to the grades specified. Each sheet shall be identified with the appropriate trademark of the "American Plywood Association" latest edition.

2.3 ROOF AND WALL SHEATHING: 7/16" OS, APA rated, 48/24 span panel index, exposure 1.

2.4 RATED FLOOR PANELS: 23/32" thickness, APA rated, 48/24 span panel index, exposure 1 rated sturdy-floor T & G panels. Glue and nail to joists at plywood panel edges and along intermediate framing members. Fasteners, glue, and accessories as recommended by manufacturer.

2.5 WET-USE ADHESIVES are to be used in the manufacturer of all members subject to weather.

2.6 COMPOSITE LUMBER DECK shall be Wood/Plastic composite material specifically manufactured for exterior deck applications, ICC listed and approved (submit ICC Evaluation report). Pre-finished material, color and texture as selected by the Owner. As manufactured by Trex, TimberTech, Trex, TimberTech, or approved manufacturer. Refer to section 01 2500 for Product Substitution Procedures.

03 EXECUTION

3.1 Multiple members (2 or more) shall be nailed together.

3.2 Nails to be as indicated on structural drawings or as code requires.

3.3 Provide solid blocking at all unsupported panel edges. Solid blocking shall be (min) nominal 2" wide x 4" deep.

3.4 Floor and roof sheathing panels shall be placed with 8"0" dimension perpendicular to joist framing, stagger joints. Panels to be continuous over (2) or more spans. Panel end joints shall occur over framing. Allow spacing @ panel ends and panel edges as recommended by panel manufacturer.

3.5 Nailing shall be in accordance with I.R.C. Tables R602.3, as shown on drawings, or as specified by manufacturer (Simpson Strong Tie, BC).

3.6 Sheath all exterior walls per I.R.C. Section R703, or as noted.

3.7 Blocking: Block joist rim joint or solid blocking under all bearing points. Blocking under posts larger than 2 - 2 x 4's must be full area of post.

3.8 Composite Lumber: Install as recommended by the manufacturer and the ICC evaluation report.

06 1700 Prefabricated Wood Trusses and Structural Wood

01 GENERAL

1.1 Certified Wood: Materials shall be produced from wood obtained from forests certified by as FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship"

02 PRODUCTS

2.1 Glued-Laminated Structural Members: All Glued-Laminated structural members shall be fabricated with Douglas Fir Lumber. Laminated members shall be detailed and fabricated in accordance with the standard specifications for the design and fabrication of structural glued laminated lumber.

2.2 Laminated Veneer Lumber: Versa-lam by Boise Cascade Corporation, conform to current values set forth by manufacturer.

2.3 Prefabricated Wood Trusses: Trusses shall be in accordance with BCS "Guide to Good Practice for Handling, Installation & Bracing of Metal Plate Connected Wood Trusses" and for loads required by local jurisdiction. Trusses shall be installed in strict accordance with the manufacturer's specifications. Provide calculations with seal and signature of design engineer.

2.4 Joint Systems: All plywood web joists, joist bridging, blocking and all accessories shall be furnished by Boise Cascade Corporation or Weyerhaeuser TJI, installed in strict accordance with the manufacturer's recommendations, and as shown on plans.

2.5 Wet-use adhesives are to be used in the manufacturer of all members exposed to weather.

03 EXECUTION

3.1 Install all Prefabricated Wood Trusses and Structural Wood members as recommended by the manufacturer and as required by code jurisdiction.

06 2000 Finish Carpentry

01 GENERAL

1.1 Includes interior standing and running trim, frames and jambs as required.

02 PRODUCTS

2.1 Base, Window and Door Casing: As selected by Owner, see schedule.

2.2 Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Start running joints and stagger in adjacent and related members. Joints shall be tight fitting. Open joints on painted trim may be filled. Open joints in stained/clear finished trim must be replaced.

3.2 Install with finish nails, countersink, and filled (matching compound when stained and clear finished).

3.3 As a minimum standard to all Finish Carpentry Work, installation shall be according to AWI Quality Standards, Custom Grade, Section 1700, Table T-4 Installation Standards (Standing and Running Trim).

3.4 Extent of Painted versus Stained and Sealed Trim to as selected by the Owner.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

07 1113 Bituminous Dampproofing

01 GENERAL

1.1 Bituminous Dampproofing at exterior side of foundation walls where below grade and atop full width of footings. Extend dampproofing from top of footings up to within 4 inches of finish grade.

02 PRODUCTS

2.1 Hydrocide 800 Non-Fibrous Emulsion by Sonneborn or acceptable equivalent.

03 EXECUTION

3.1 Examine surfaces to assure conditions are satisfactory for application of materials.

3.2 Brush down surfaces to remove loose scale, fins, dust, and any other substances that would affect proper performance of the dampproofing product.

07 1416 Fluid Applied Waterproofing

01 GENERAL

1.1 Submittal: Product data, Manufacturer's installation instructions, and 1-year material/5-year Installation Warranty executed in Owner's name.

02 PRODUCTS

2.1 Perform Work in accordance with NRCA Roofing and Waterproofing Manual.

b. Provide all conditioner, flashing, and related accessories for a complete installation.

03 EXECUTION

3.1 Install fluid-applied waterproofing in accordance with manufacturer's written instructions.

3.2 Apply in 3 coats to achieve 60 mil total dry membrane thickness after full cure.

3.3 Adhere protection/drainage panels to membrane with compatible adhesive, recommended by membrane manufacturer.

07 2100 Building Insulation

01 GENERAL

1.1 Provide types and application of insulation as indicated. Submit ICC Certificate and Procedure for each type as listed below.

1.2 Submittals: Product Data and written instructions for installation by Manufacturer for each type of installation material indicated.

02 PRODUCTS

2.1 Batt Insulation: Fiberglass batts or blanket with kraft face and flanges, or un-faced, as noted. Widths to fit stud/truss spacing. Minimum R-value as follows (and per ICC Certificate):

1-1/2" thick material rated R-13 for 3-5/8" stud walls.

b. 6" thick material rated R-19 for 6" stud walls and floors.

c. 10" thick material rated R-38 for roofed applications.

1.1 Rigid Board Insulation: Extruded Polystyrene Board Insulation: ASTM C578, Type IV; Extruded polystyrene board with natural skin surface, thickness as indicated on drawings.

1.2 Sprayed/foamed-in-Place Insulation: HFC-blown type closed Cell Foam: Certain Teed CertaSpray Closed Cell Foam. Medium-density, MDI-based polyurethane thermoset rigid foam with an in-place core density of 9.9-9.2pcf. Or approved substitute.

1.3 Sprayed/Celulose Fiber Insulation: ASTM C177, 2 lb./cu. ft. in accordance with ASTM D1622, maximum moisture absorption 15 percent by weight, and Flame spread and Smoke Developed Index of 10/0, in accordance with ASTM E84.

1.4 Insulation Batt: Extruded polystyrene corrugated insulation batts to maintain cavity roof airflow.

1.6 At gaps between window and door frames and framed openings in exterior walls continuously fill gap with non-foamed material or with acrylic roe caulk.

02 EXECUTION

2.1 Blanket or batt Insulation: Fit tight to adjoining work and adjoining insulation so that a completely light enclosure free from open joints, holes, cracks, and voids, is achieved. Attach insulation in place in a manner ensuring stability and to eliminate sagging.

2.2 Place continuous vapor barrier on conditioned interior side of wall where un-faced insulation is utilized. Tightly seal/cape all lap joints and penetrations through vapor retarder.

2.3 For each type of insulation and accessory required, install according to written direction of manufacturer.

07 2500 Weather Barriers

01 GENERAL

1.1 Submittals: Product Data and Written Installation Instructions by the manufacturer.

02 PRODUCTS

2.1 Tyvek Stuccowrap or House Wrap. Install with fasteners and as required by manufacturer. Apply to exterior face of sheathing (before application of paper-backed lath at Stucco areas).

2.2 Fluid-Applied Membrane Air Barriers: Carlisle Coatings & Waterproofing Vapor-Permeable Baritech VP, or DuPont Permeable Tyvek Fluid-Applied VB.

03 EXECUTION

3.1 Apply product according to specific written directions of manufacturer.

07 3113 Fiberglass Reinforced Asphalt Shingles

01 GENERAL

1.1 Warrantee: Manufacturer's standard limited 40 year warrantee 3608 or greater dimensional asphalt shingles.

2.1 Asphalt roofing: With all accessory trim pieces, furring and underlayment, 110 mph Wind Resistance, and UL Class "A" Fire Resistance; glass fiber mat base; chemically colored/UV resistant mineral surface granules across entire face of shingle; shake shingle style. Color as selected by Owner from manufacturer's standard.

2.2 Self-Adhered Underlayment (Ice and Water Damming Shield): Self-Adhered rubberized asphalt waterproofing membrane, minimum of 40 mils thick, 36" wide rolls, Class A rated, complying with ASTM D1970, as manufactured by Owens-Corning, W. R. Grace, or Protecto-Wrap.

2.3 Roofing Underlayment: DuPont Roofliner or other approved substitute (asphalt impregnated felt not allowed).

03 EXECUTION

3.1 Install Ice and Water Shield full width of roll at eaves and valleys.

3.2 Install roofing underlayment over entire field of roof beneath shingles.

07 4626 Siding and Exterior Trim-Engineered Wood

01 GENERAL

1.1 Alternative siding and trim products will be considered. Forward proposal in writing to the General Contractor. Do not proceed without written approval of the General Contractor.

02 PRODUCTS

2.1 Siding: Louisiana Pacific: ABT (engineered wood) siding, 1/2"x9-1/2" x12' textured, factory primed, field paint.

2.2 "Shingle" siding: Louisiana Pacific ABT siding, Shake shingle Lap, 7/16" thickness, factory primed, field paint.

2.3 Soffits: Louisiana Pacific SmartSoft, cut to width (12") textured, factory primed, field paint.

2.4 Smooth Trim: Louisiana Pacific SmartSide trim/fascia board, textured, 3/4 inch thickness, width as indicated, factory primed, field paint.

2.5 Moisture Barrier: Refer to Section 07 2500 Weather Barriers.

03 EXECUTION

3.1 Applying siding according to manufacturers' instructions, over moisture barrier.

a. Refer to drawing details for batten drainage plane over moisture barrier, beneath siding.

3.2 Apply trim as indicated and as recommended by the manufacturer.

1.2 Concealed Panel Clips: Two piece, floating, self-centering, galvanized steel, UL-90 listed clips, in accordance with manufacturer's design of system and in manufacturer's approved shop drawings.

1.3 Clip fasteners: Galvanized steel as indicated in manufacturer's design and approved shop drawings.

1.4 Self-Adhered Underlayment (Ice and Water Damming Shield): Self-adhered rubberized asphalt waterproofing membrane, 36" wide rolls, 40 mils thick minimum, Class A rated, as manufactured by W. R. Grace, Protecto-Wrap, or Owens-Corning.

1.5 Underlayment: DuPont Roofliner or other approved substitute (30# asphalt impregnated felt not allowed).

1.6 Snow Guards: Provide Snow Guards at eaves over walks and entrance doors. Type as recommended by metal roofing manufacturer.

1.7 Unless indicated otherwise on the drawings, workmanship and details shall comply with SMACNA standards and approved shop drawings.

2.2 Construct joints watertight and allow for expansion.

2.3 Install Ice and Water Shield full width of roll at eaves and valleys.

2.4 Install 30 pound felt underlayment over entire field of roof.

2.5 Roofing System, Flashings and Trim: Install system in accordance with manufacturer's approved shop drawings and instructions. Locate fixed panel points as indicated on approved shop drawings.

2.6 Install Snow Guards as recommended by the manufacturer. Do not fasten through metal roofing unless approved by the roofing manufacturer.

07 6200 Flashing and Sheet Metal

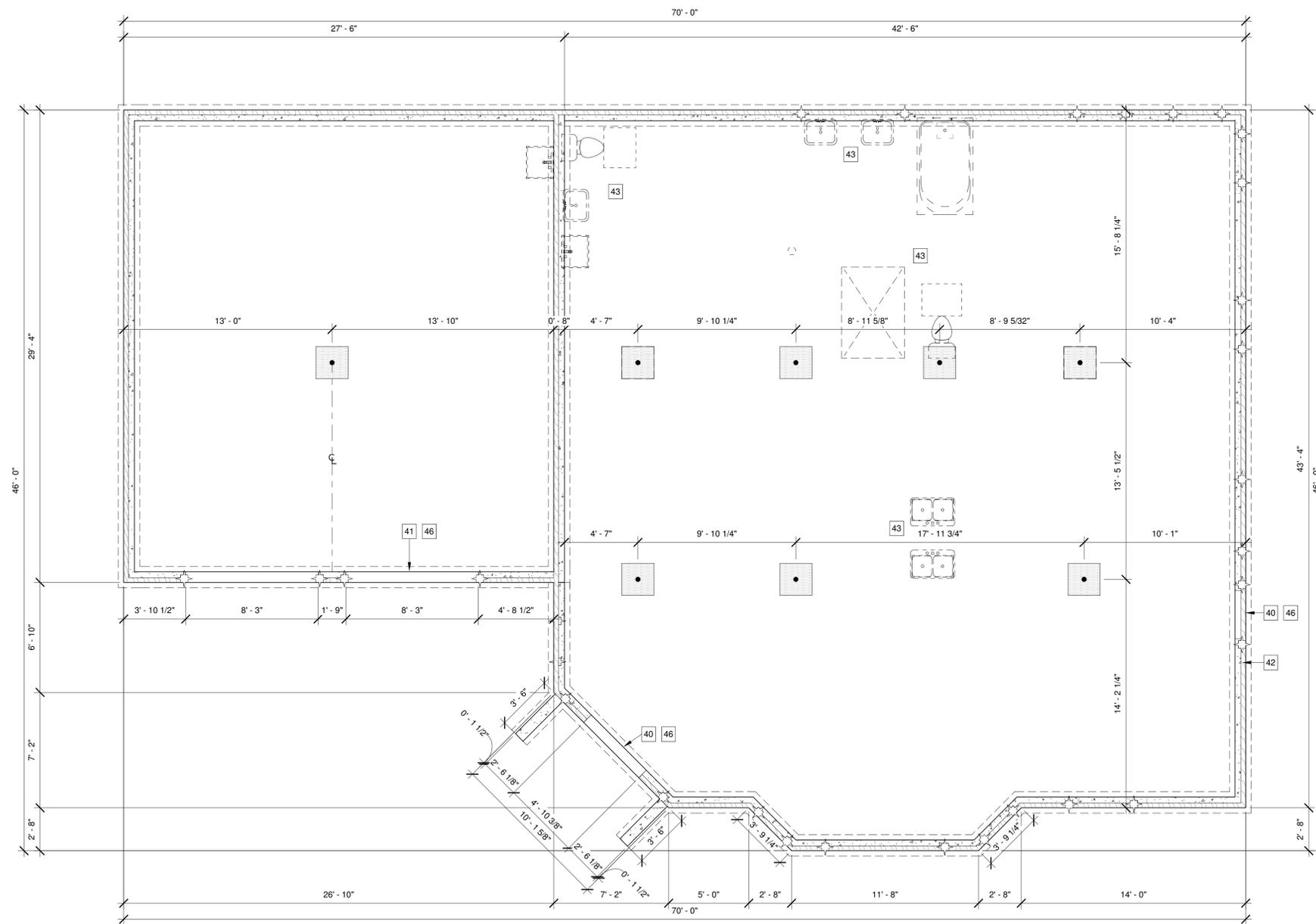
01 GENERAL

1.1 Comply with recommendations of "Architectural Sheet Metal Manual", latest edition, as published by Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA).

02 PRODUCTS

2.1 Galvanized Iron: 24 gauge ASTM A361, hot-dip type. Mill finished, ready for job painting.

2.2 Optional: Where exposed to view,



GENERAL FOUNDATION NOTES:

1. 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.
2. 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.
3. SEE PLUMBING AND MECHANICAL CONTRACTORS FOR ANY REQUIRED PENETRATIONS.
4. INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION.
5. PROVIDE 3" MINIMUM BEARING AT BEAM POCKETS (TYP).
6. FIELD VERIFY ACTUAL WALKOUT LOCATION WITH SITE PLAN AND AT SITE PER EXISTING SITE CONDITIONS.
7. PROVIDE MINIMUM PERIMETER FOUNDATION INSULATION AS REQUIRED PER CODE. SEE ATTACHED PIKES PEAK BUILDING DEPARTMENT INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE.

ASSEMBLY NOTES:

| | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | NOT USED |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL: |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET "CS1" AND SPECIFICATIONS SHEET "S1"

SPECIFIC FOUNDATION NOTES:

- 40 DROP TOP OF WALL 8" @ DOOR & POUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH
- 41 DROP TOP OF WALL 8" @ DOOR & POUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH
- 42 2X4 MUD SILL W/ 1/2" DIA X 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS w/MIN. 7" EMBEDMENT w/2 PER PIECE MIN
- 43 DASHED LINES INDICATE R.I. PLUMBING FIXTURES
- 46 FIELD VERIFY BLOCKOUTS IN FOUNDATION AS NEEDED W/ CONTRACTOR PRIOR TO POURING FOUNDATION WALL
- 48 PROVIDE BLOCK OUTS AS NEEDED IN STEPPED FOUNDATION WALL FOR NOTED WINDOWS.

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

REVISIONS

LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0680
Fax: (719) 694-2088
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
THE HOTZ COMPANY
3010 Snow Mountain Heights
Colorado Springs, CO. 80921
719.537.3684
justinandlara@gmail.com

THE MARSHALL RESIDENCE
13285 BRENTWOOD DR
Project Number: 19-1747

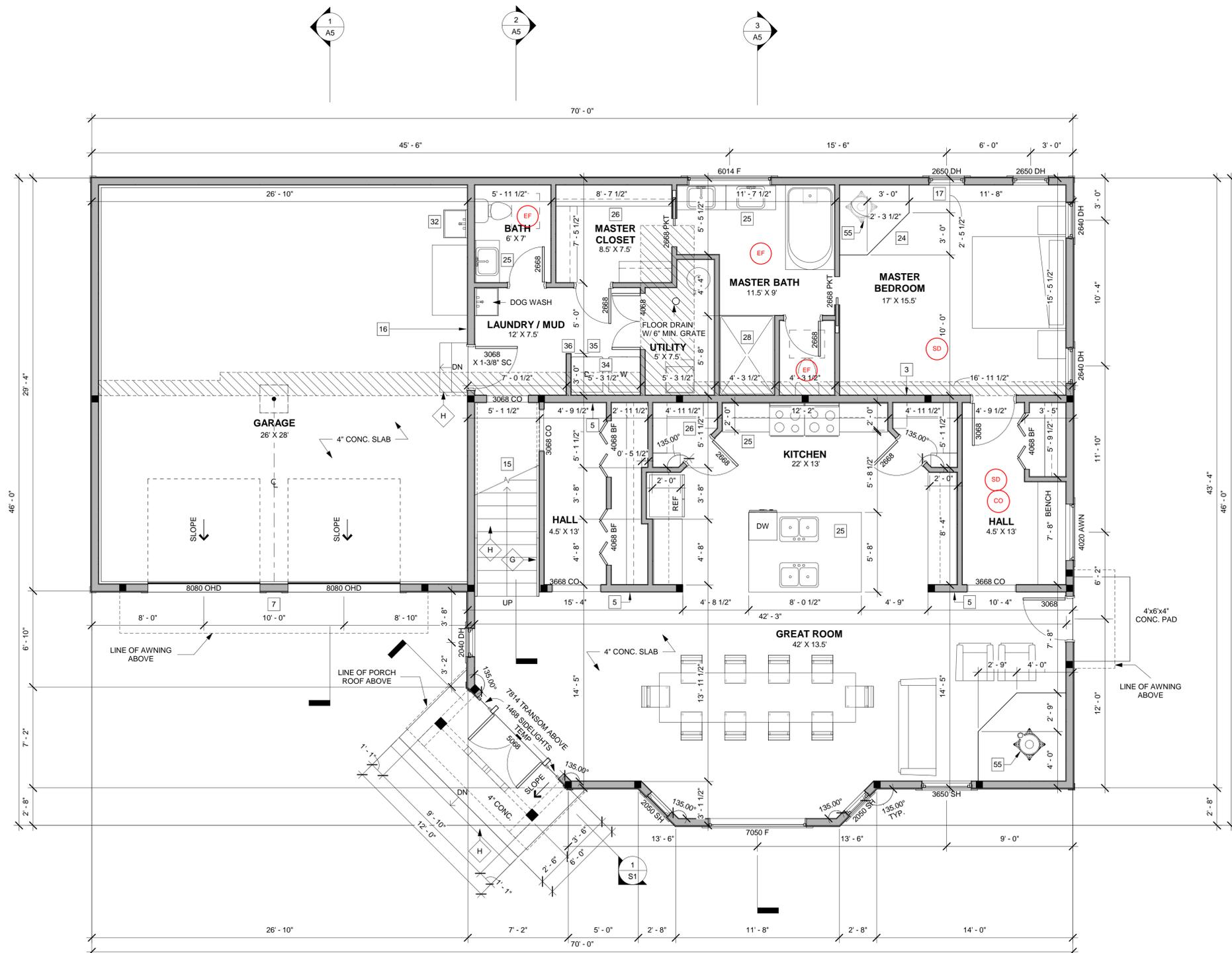
Released for Permit
12/16/2019 11:12:22 AM
REGIONAL
shelley
CONSTRUCTION

DRAWN BY: CDGPS
CHECKED BY: LGA

PLOT: 12/11/2019

Sheet #
A1
OF 8 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 sets 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.



NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2015 IRC G2407.

NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.

NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATION.

GENERAL MAIN LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 9'-1 1/8".
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

- (F) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL
- (SMOKE ALARM) 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 | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | NOT USED |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL: |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

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

SPECIFIC MAIN LEVEL NOTES:

- (55) WOOD STOVE W/ APPROVED ICC OR UL LISTED. PROVIDE ALL INSTALLATION CLEARANCES AND CHIMNEY PIPES PER MFG SPECS.

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
THE HOTZ COMPANY
3010 Snow Mountain Heights
Colorado Springs, CO. 80921
719.331.3884
justinandrsara@gmail.com

THE MARSHALL RESIDENCE
13285 BRENTWOOD DR
Project Number: 19-1747

Released for Permit
12/16/2019 11:12:22 AM
REGIONAL CONSTRUCTION
shelley

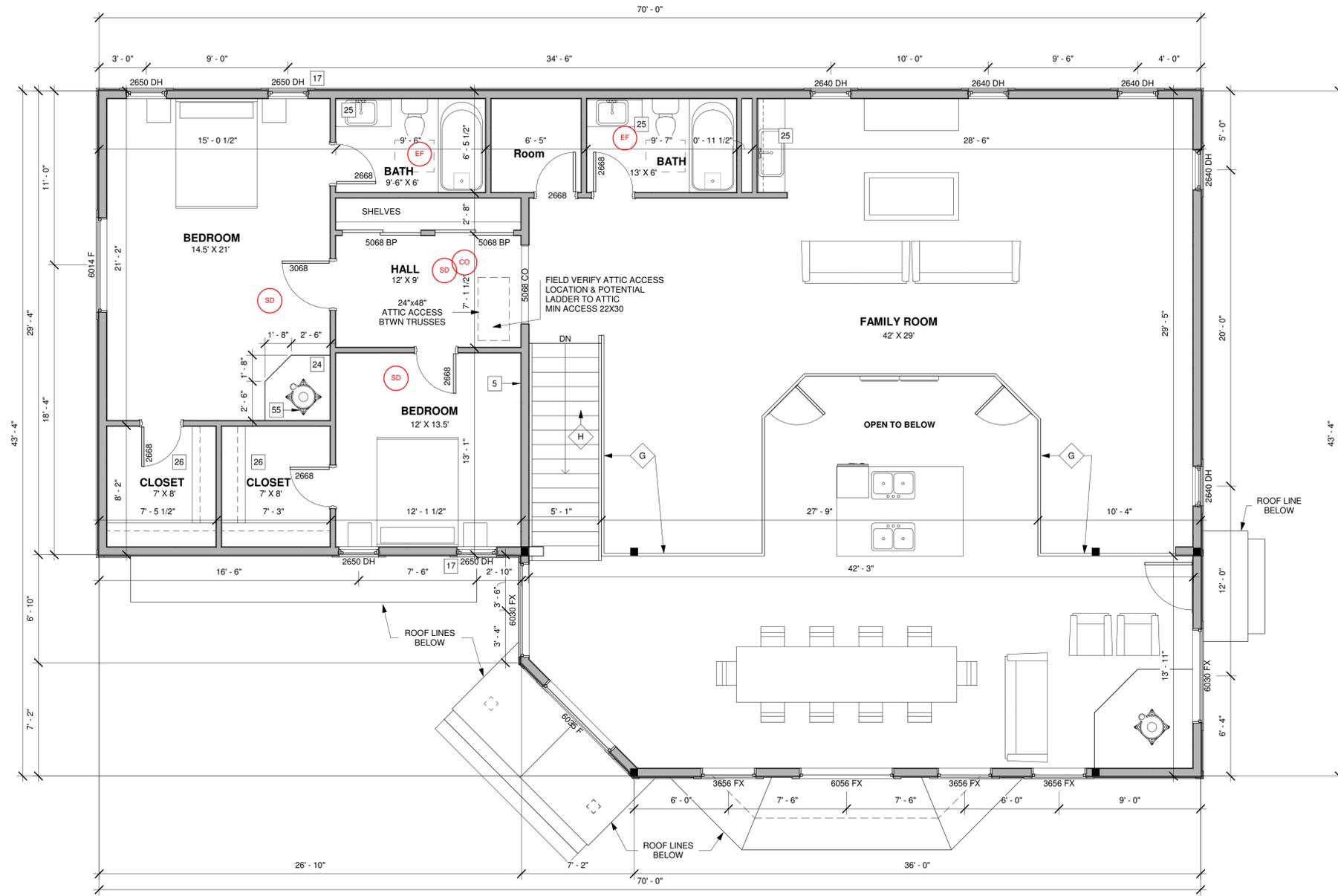
DRAWN BY: CDGPs
CHECKED BY: LGA

PLOT: 11/6/2019

Sheet #
A2
OF 8 SHEETS

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

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 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 does not include the purchaser to use for additional construction beyond the scope of one building, unless approved in writing by LGA Studios.



NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2015 IRC G2407.

NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.

NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATION.

GENERAL UPPER LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 8'-1 1/8".
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

ASSEMBLY NOTES:

| | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | NOT USED |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL: |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET S1 AND SPECIFICATIONS SHEET S11

SPECIFIC UPPER LEVEL NOTES:

- 55 WOOD STOVE W/ APPROVED ICC OR UL LISTED. PROVIDE ALL INSTALLATION CLEARANCES AND CHIMNEY PIPES PER MFG SPECS.

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
THE HOTZ COMPANY
 3010 Snow Mountain Heights
 Colorado Springs, CO. 80921
 719.537.3684
 justinsandra@gmail.com

THE MARSHALL RESIDENCE
 13285 BRENTWOOD DR
 Project Number: 19-1747

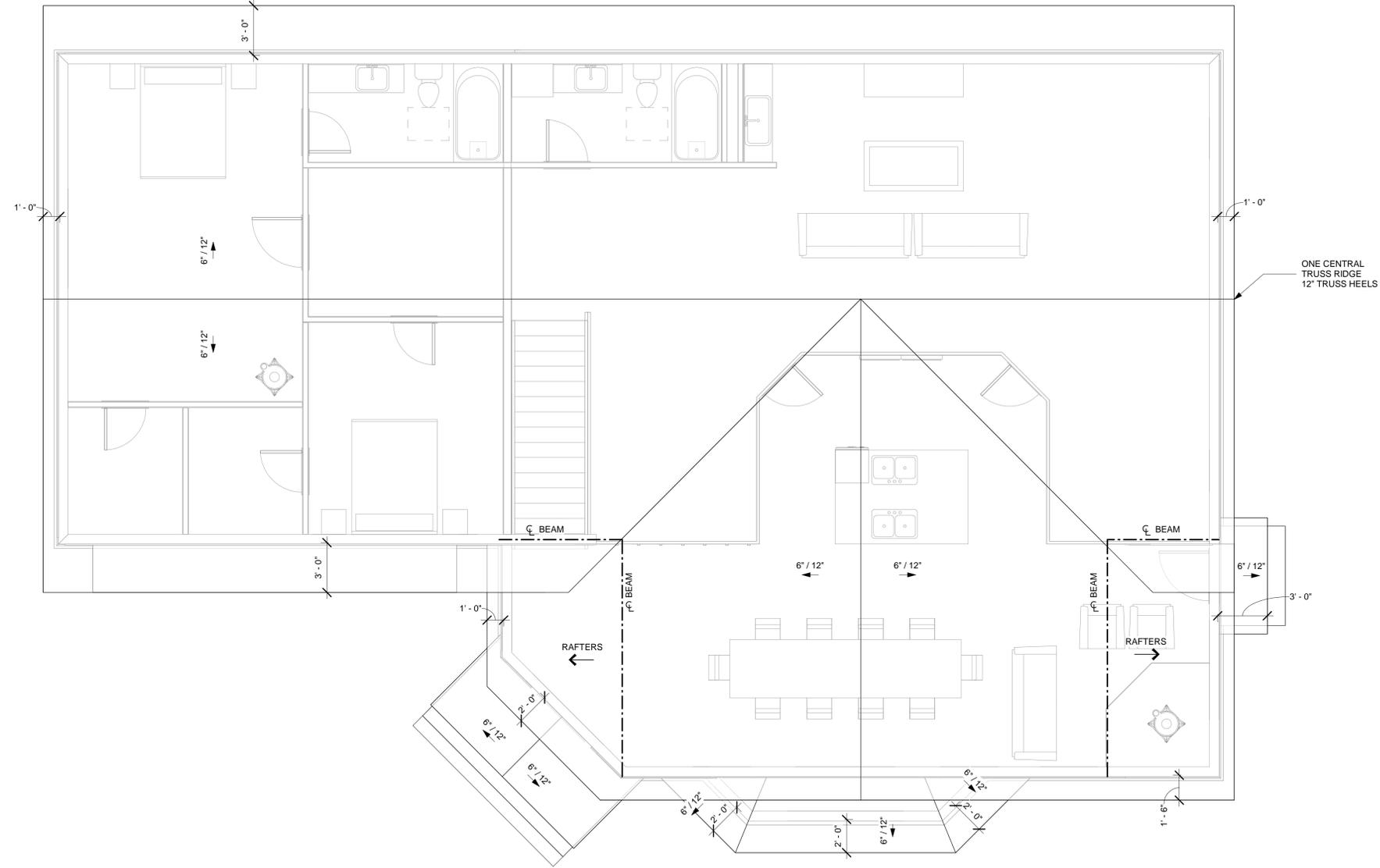
Released for Permit
 12/16/2019 11:12:22 AM
 REGIONAL
 CONSTRUCTION
 Shelley

DRAWN BY: CDGPS
 CHECKED BY: LGA

PLOT: 12/11/2019

Sheet #
A3
 OF 8 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 setting of plans does not entitle the purchaser to use for additional construction beyond the scope of one building, unless approved in writing by LGA Studios.



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 does not entitle the purchaser to use for additional construction beyond the scope of one building, unless approved in writing by LGA Studios.

ROOF RIDGE PLAN

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

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
THE HOTZ COMPANY
 3010 Snow Mountain Heights
 Colorado Springs, CO. 80921
 719.331.3884
 justinandlara@gmail.com

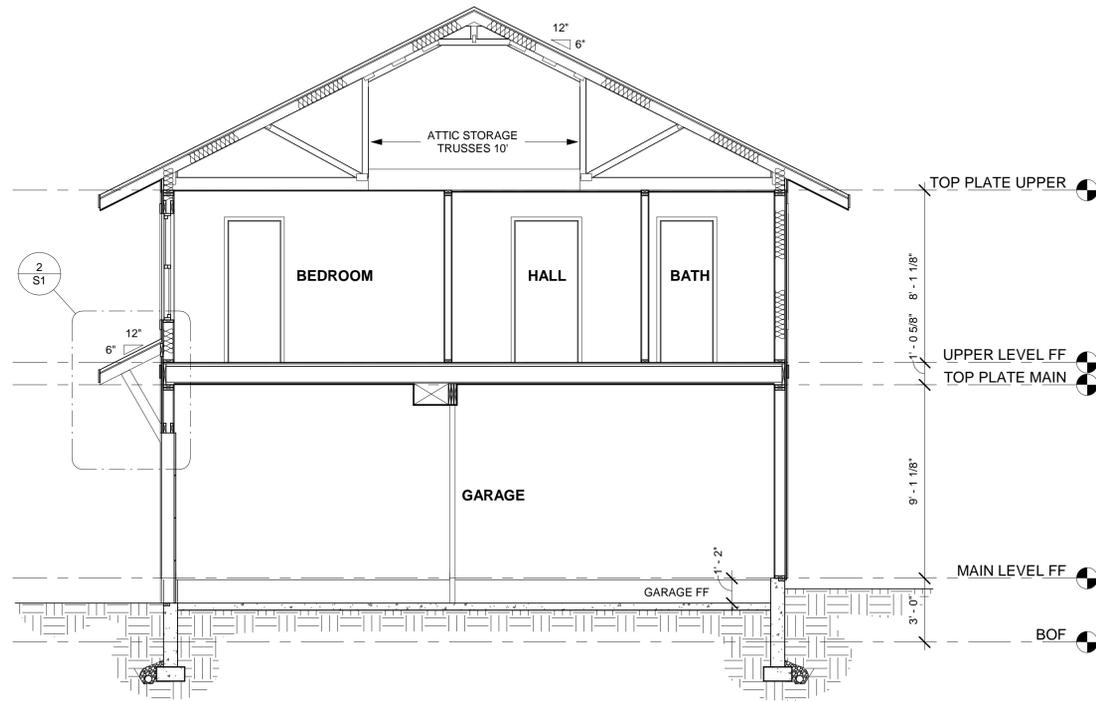
THE MARSHALL RESIDENCE
 13285 BRENTWOOD DR
 Project Number: 19-1747

Released for Permit
 12/16/2019 11:12:22 AM
 REGIONAL CONSTRUCTION
 shalley

DRAWN BY: CDGPs
 CHECKED BY: LGA

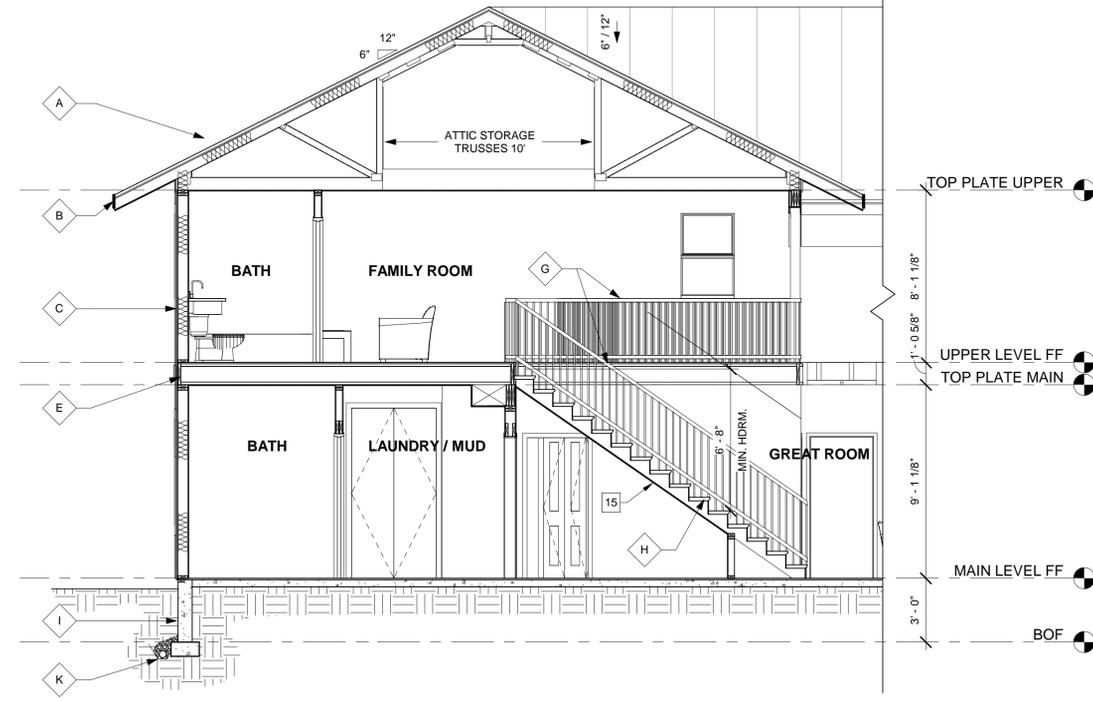
PLOT: 11/6/2019

Sheet #
A4
 OF 8 SHEETS



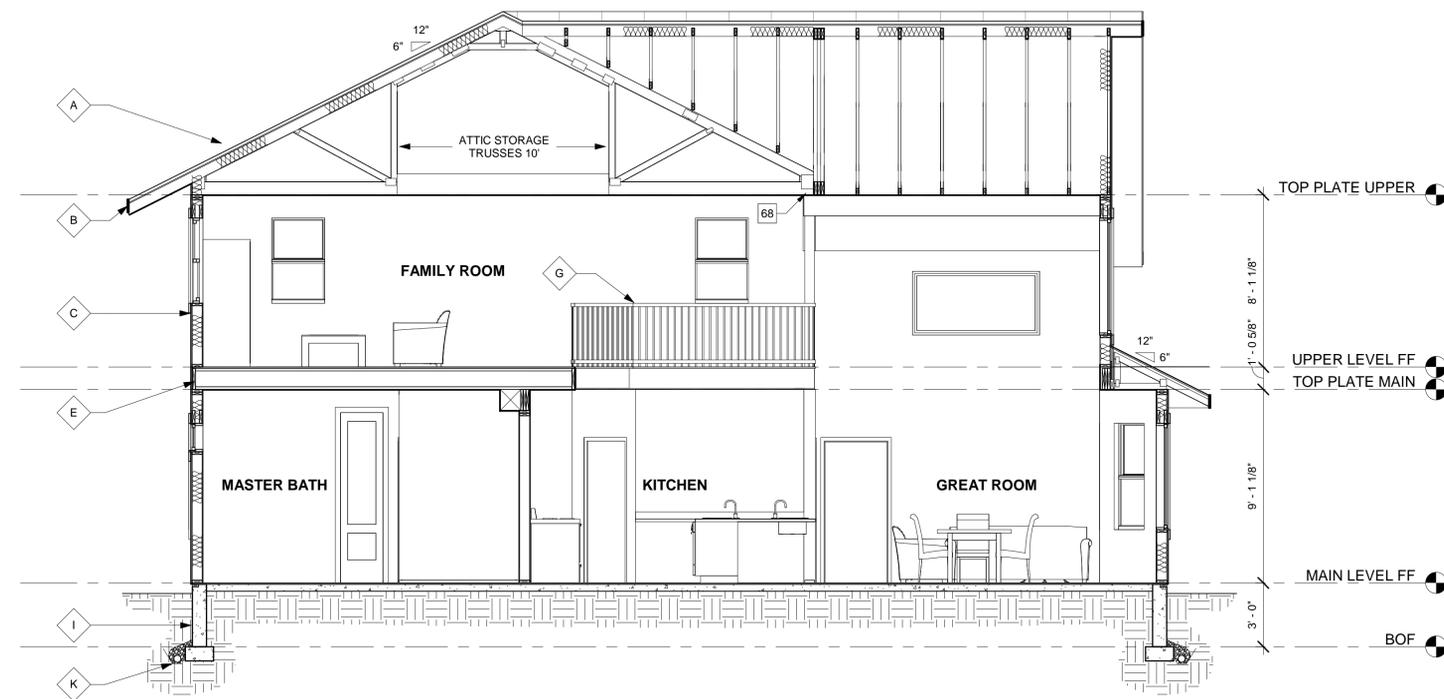
SECTION 1

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



SECTION 2

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



SECTION 3

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

GENERAL SECTION NOTES:

- UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S2/A5 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, MANUFACTURERE OR TYPE.

ASSEMBLY NOTES:

- A ROOF:
- B FASCIA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F NOT USED
- G RAILING SYSTEM:
- H STAIRS:
- I BASEMENT FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

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

SPECIFIC SECTION NOTES:

- 66 NOT USED
- 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

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

SECTION NOTE SYMBOLS:

- [Hatched Pattern] = EARTH MATERIAL
- [Dotted Pattern] = CONCRETE

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
THE HOTZ COMPANY
 3010 Snow Mountain Heights
 Colorado Springs, CO. 80921
 719.331.3884
 justinandrsara@gmail.com

THE MARSHALL RESIDENCE
 13285 BRENTWOOD DR
 Project Number: 19-1747

Released for Permit
 12/16/2019 11:12:22 AM

REGIONAL CONSTRUCTION
 shelley

DRAWN BY: CDGPs
 CHECKED BY: LGA

PLOT: 11/6/2019

Sheet #
A5
 OF 8 SHEETS

SECTIONS

SCALE: AS INDICATED

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 2015 IRC R806.2, 8.3 SQ. FT. UPPER ROOF w/EQUAL SOFFIT-EAVE OR 17.8 SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
4. ICE AND SNOW SHIELD ENTIRE ROOF

ASSEMBLY NOTES:

| | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | NOT USED |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL: |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

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

SPECIFIC ELEVATION NOTES:

- 80 2x6 CORNER TRIM
- 81 2x8 TRIM TYP BAND AROUND HOUSE
- 82 NOT USED
- 85 2x6 WINDOW AND DOOR TRIM
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING
- 88 VERTICAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR

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

ELEVATION NOTE SYMBOLS:

— = FINISH GRADE LINE

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
THE HOTZ COMPANY
3010 Snow Mountain Heights
Colorado Springs, CO. 80921
719.331.3884
justinandrsara@gmail.com

THE MARSHALL RESIDENCE
13285 BRENTWOOD DR
Project Number: 19-1747

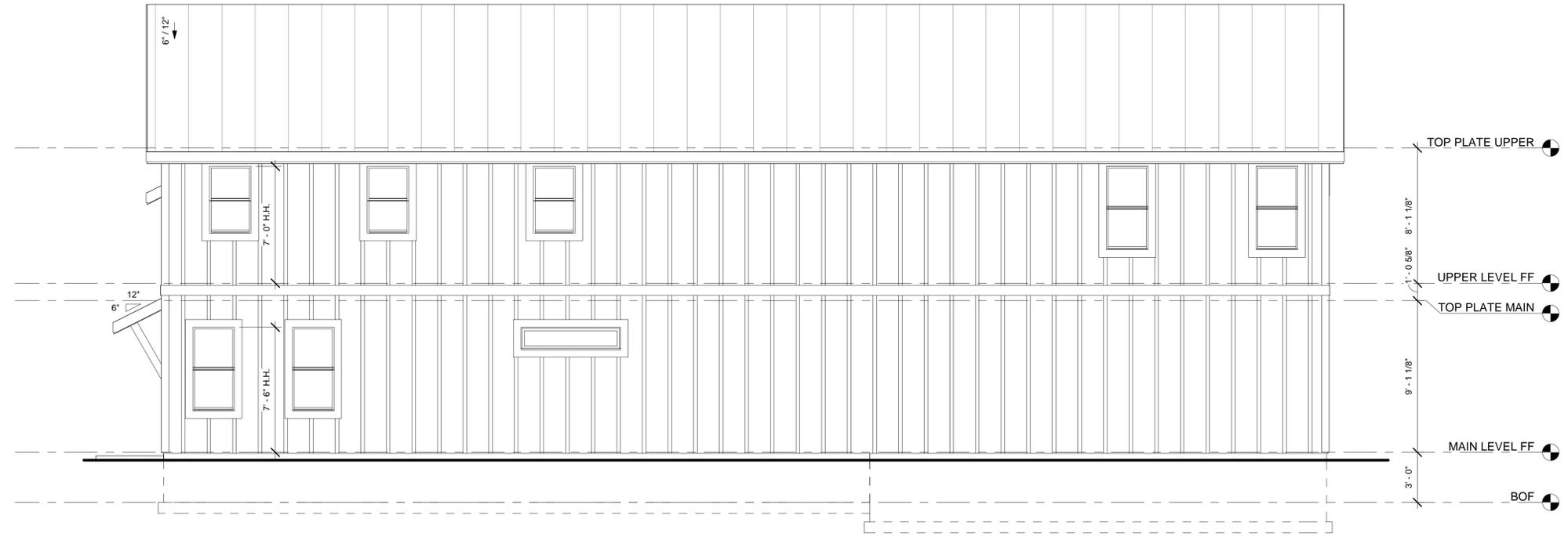
Released for Permit
12/16/2019 11:12:22 AM



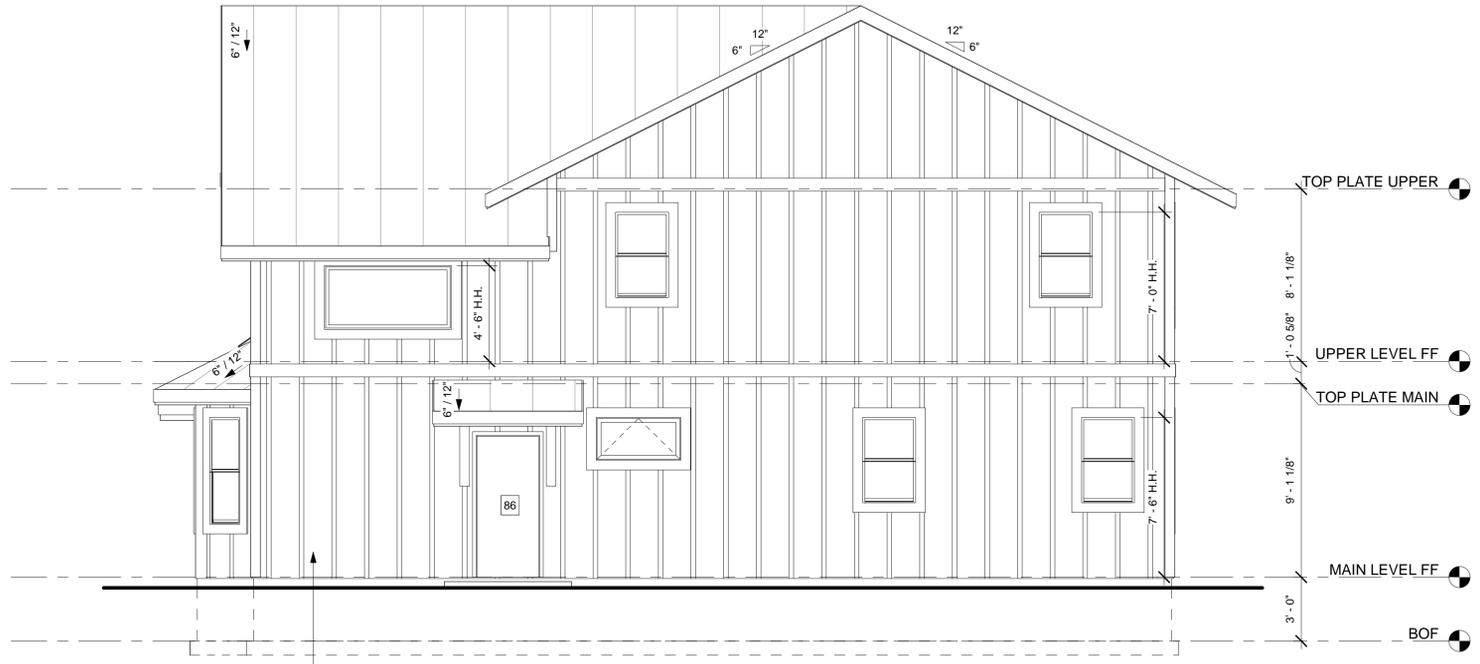
DRAWN BY: CDGPs
CHECKED BY: LGA

PLOT: 11/6/2019

Sheet #
A7
OF 8 SHEETS



REAR ELEVATION^{NORTH}
SCALE: 1/4" = 1' - 0"



RIGHT ELEVATION^{EAST}
SCALE: 1/4" = 1' - 0"

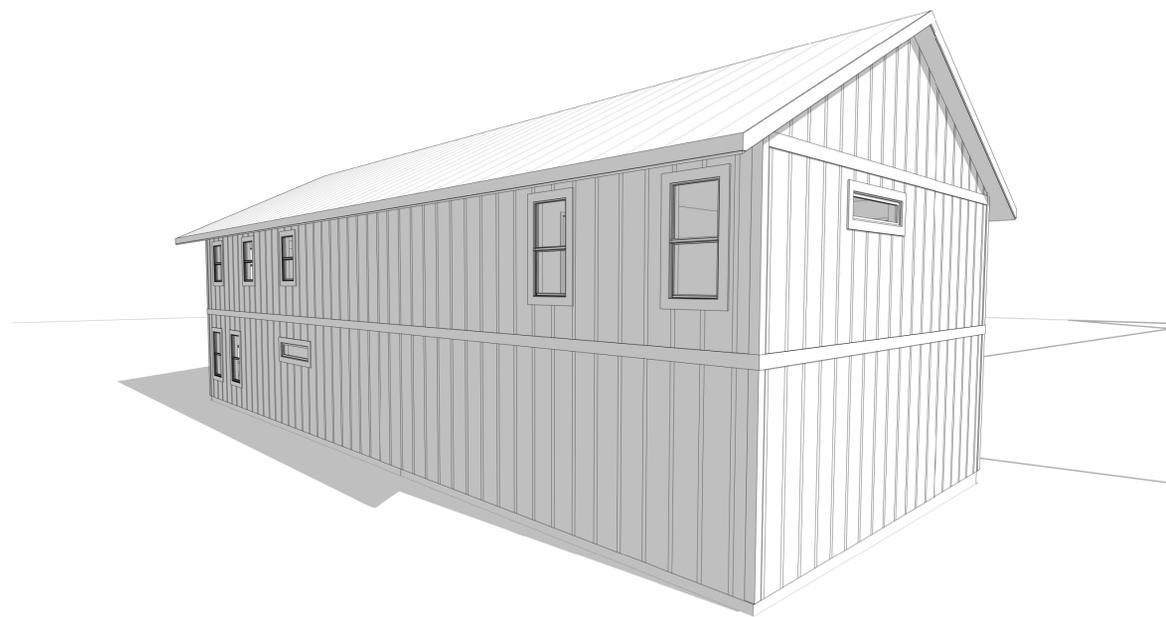
REAR AND RIGHT ELEVATIONS
SCALE: AS INDICATED

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 without the written approval of LGA Studios and the client. No derivative works of this plan may be made without prior written permission. The sets 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.

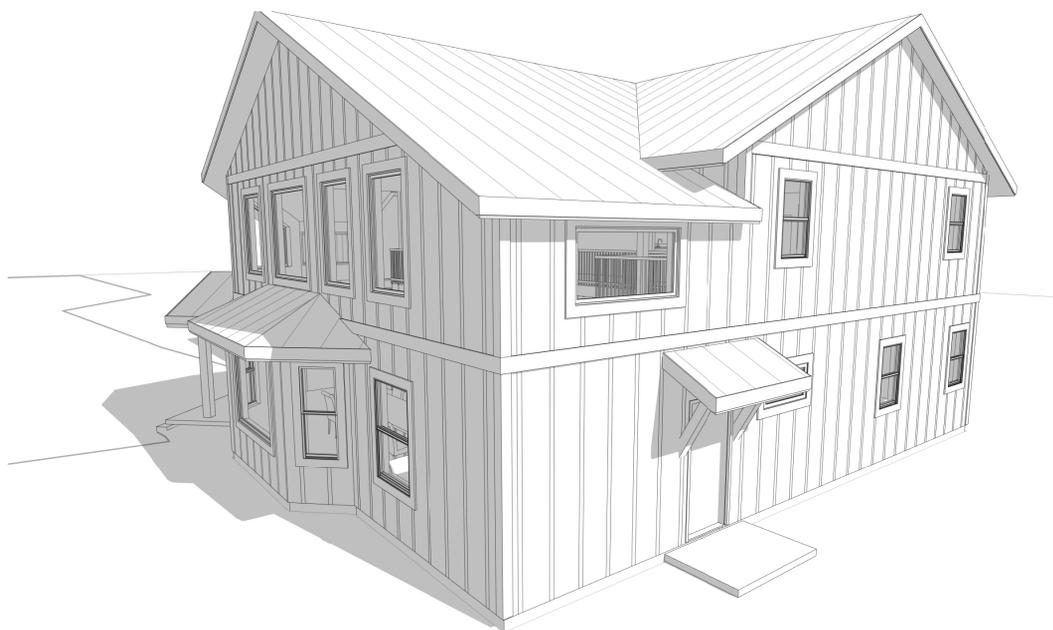
Copyright 2017, by LGA Studios. No part of this plan may be reproduced or transmitted in any form or by any means, electronically or mechanically, including photocopying, recording or any information without the written approval of LGA Studios and the client. No derivative works of this plan may be made without prior written permission. The sets 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.



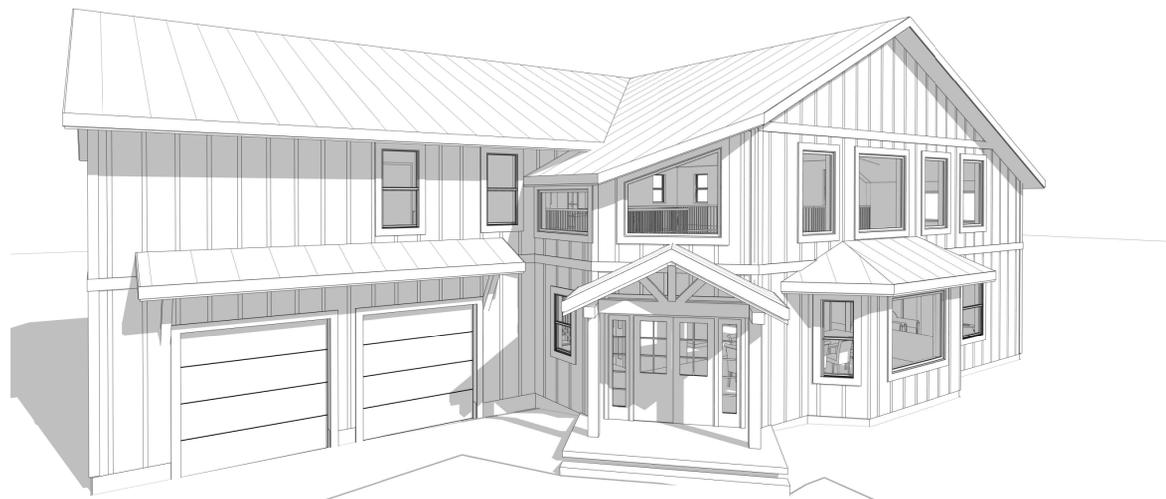
① 3D NE



② 3D NW

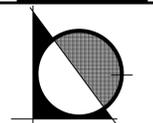


③ 3D SE



④ 3D SW

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
THE HOTZ COMPANY
 3010 Snow Mountain Heights
 Colorado Springs, CO. 80921
 719.331.3884
 justinandrsara@gmail.com

THE MARSHALL RESIDENCE
 13285 BRENTWOOD DR
 Project Number: 19-1747

Released for Permit
 12/16/2019 11:12:16 AM
 Pikes Peak REGIONAL
 CONSTRUCTION
 shelley

DRAWN BY: CDGPS
 CHECKED BY: LGA

PLOT: 11/6/2019

Sheet #
A8
 OF 8 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 work of plans does not entitle the purchaser to use for additional construction beyond the scope of one building, unless approved in writing by LGA Studios.

3D VIEWS

SCALE: