

# MURPHY GARAGE/APT

1320 N. NEVADA  
COLORADO SPRINGS, COLORADO

## GENERAL ARCHITECTURAL NOTES

- GENERAL CONTRACTOR SHALL REFER TO ALL APPLICABLE CONSTRUCTION PROCEDURES AS PROVIDED IN THE SUPPLEMENTAL CONDITIONS TO THE CONTRACT AND AS STATED BELOW.
- BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADVISING THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- AS A MINIMUM STANDARD, ALL WORK AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- INSTALL ALL MANUFACTURER'S ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED AND REVIEWED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE PROJECT SCHEDULE AND DEADLINES, AND FOR ADVISING THE ARCHITECT OF ALL LONG LEAD TIME ITEMS AND SHALL SUBMIT ORDER COMMITMENTS OF SUCH LONG LEAD TIME ITEMS TO THE ARCHITECT WITH DELIVERY DATES.
- INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF THE WORK.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN IN ALL CASES. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DETAILS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE CONSTRUCTION FLOOR DURING ALL PHASES OF THE CONSTRUCTION FOR USE BY ALL TRADES.
- DIMENSIONS INDICATED ARE FROM FACE OF WALL TO FACE OF WALL UNLESS OTHERWISE INDICATED. DIMENSIONS INDICATED FOR MASONRY ARE NOMINAL.
- WELDING SHALL BE PERFORMED IN THE SHOP BY AN APPROVED FABRICATOR OR CERTIFIED WELDER UNDER THE SUPERVISION OF THE SPECIAL INSPECTOR.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE LOCATION OF CONSTRUCTION TRAFFIC FOR THIS PROJECT.
- CONSTRUCTION SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS PER THE BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- "L" NUMBERS SHOWN ON THESE DOCUMENTS ARE BASED ON THE LATEST ISSUE OF THE UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY.
- SIZE, PLACEMENT, AND ORIENTATION OF FRAMING MEMBERS ON STRUCTURAL DRAWINGS OVERRIDE SIZE, PLACEMENT, AND ORIENTATION OF FRAMING MEMBERS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- PLUMBING, MECHANICAL, OR ELECTRICAL CONTRACTORS SHALL NOT PENETRATE OR CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
- PROTECT ALL EXISTING FIXTURES, SITE CONSTRUCTION, CONCRETE AND OTHER SUCH EXISTING FINISHES SCHEDULED TO REMAIN. ALL DAMAGE TO THESE AREAS SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL.
- PROVIDE SOLID 2X WOOD BLOCKING WITHIN STUD WALLS AT ALL ANCHORAGE LOCATIONS OF CABINETS, DOOR STOPS, TOILET ROOM ACCESSORIES AND OTHER WALL ANCHORAGE ITEMS. ANCHORAGE THROUGH GYPSUM BOARD ALONE IS NOT ACCEPTABLE.
- MECHANICAL CONTRACTOR SHALL FURNISH AND GENERAL CONTRACTOR SHALL INSTALL ACCESS DOORS IN FINISH WORK AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS ASSOCIATED WITH THE WORK AS INCLUDED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL, BEFORE COMMENCING WORK, VERIFY GRADES, LINES, LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN LISTING TO THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL NOT PROCEED UNTIL SUCH ERRORS OR INCONSISTENCIES ARE CORRECTED.

ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS

## CONTACT LIST

**OWNER**  
TIM AND MARCIE MURPHY  
1320 N. NEVADA  
COLORADO SPRINGS, COLORADO

**DESIGNER**  
IRELAND DEAN DESIGNS, LLC  
692 BELMONT PLACE  
CASTLE PINES, CO 80608  
TELEPHONE: 719-576-1000  
EMAIL: GALEB@IRELAND-DEAN.COM

**STRUCTURAL ENGINEER**  
SUNDQUIST DESIGN GROUP, INC.  
ATTN: TRU JOE SUNDQUIST, P.E.  
P.O. BOX 616  
CONIFER, CO 80433  
303-686-2222  
EMAIL: JOE@SUNDQUISTDESIGN.COM

## SYMBOL KEY AND LEGEND

X	ROOM NAME / NUMBER	[Pattern]	NEW METAL STUD PARTITION
[Symbol]	SECTION	[Pattern]	MASONRY WALL - CMU
[Symbol]	EXTERIOR ELEVATION	[Pattern]	MASONRY WALL - BRICK
[Symbol]	DETAIL	[Pattern]	WOOD
[Symbol]	KEY NOTE	[Pattern]	RIGID INSULATION
[Symbol]	DOOR NUMBER	[Pattern]	BATT INSULATION
[Symbol]	WINDOW NUMBER	[Pattern]	CONCRETE
[Symbol]	ARCH. REF. ELEVATION	[Pattern]	GYPSUM BOARD
[Symbol]	REVISION NUMBER	[Pattern]	METAL
[Symbol]	GRID REFERENCE	[Pattern]	PLYWOOD
[Symbol]	WALL TYPE	[Pattern]	EXTERIOR INSULATION SYSTEM
[Symbol]		[Pattern]	EARTH OR COMPACTED FILL

## VICINITY MAP



## PROJECT DATA

**JURISDICTION:**  
PIKES PEAK REGIONAL BUILDING DEPARTMENT  
2680 INTERNATIONAL CIR  
COLORADO SPRINGS, CO 80901  
TELEPHONE: 719-337-2880

**BUILDING CODE:** INTERNATIONAL RESIDENTIAL CODE: 2015  
NEC 2017  
IFC 2015  
IFC 2018  
IMC 2015  
ACCESSIBILITY/ICC/ANSI A117.1 2009  
ENERGY: IECC 2015  
PIKES PEAK REGIONAL BUILDING CODE 2017

**DESIGN CRITERIA:** SEE STRUCTURAL DRAWINGS

**BUILDING CONSTRUCTION TYPE:** V-B

**OCCUPANCY CLASSIFICATION:** GROUP R - RESIDENTIAL

**BUILDING AREA:**  
GARAGE ONLY 444 SQ. FT.  
1ST FLOOR LIVING ONLY 336 SQ. FT.  
2ND FLOOR LIVING 490 SQ. FT.  
TOTAL OVERALL SQUARE FOOTAGE 1270 SQ. FT.

**SPRINKLER SYSTEM:** NOT PROVIDED

SEE SHEET A1.0 FOR ADDITIONAL IRC REQUIREMENTS

## DRAWING INDEX

**ARCHITECTURAL**

A0.0 COVER SHEET  
A1.0 SITE PLAN AND NOTES  
A2.0 FIRST AND SECOND FLOOR PLANS  
A2.1 FIRST AND SECOND FLOOR REFLECTED CEILING PLANS  
A3.0 ROOF PLAN  
A4.0 EXTERIOR BUILDING ELEVATIONS  
A5.0 BUILDING SECTIONS  
A5.1 BUILDING SECTIONS  
A6.0 WALL SECTIONS  
A7.0 DOOR AND WINDOW SCHEDULES AND TYPES  
A9.0 DETAILS

**STRUCTURAL**

1 OF 4 FOUNDATION/FRAMING PLAN  
2 OF 4 FOUNDATION PLAN AND DETAILS  
3 OF 4 1ST FLOOR FRAMING PLAN  
4 OF 4 ROOF FRAMING PLAN

ALL ELECTRICAL, MECHANICAL AND PLUMBING TO BE DESIGN BUILT. COORDINATE WITH OWNERS ON ALL APPLICABLE PLUMBING FIXTURES, LOW VOLTAGE AND LIGHT FIXTURES TO BE PROVIDED

CONSTRUCTION DOCUMENTS

GARAGE

1320 N. NEVADA AVE  
COLORADO SPRINGS, CO 80903

DATE: 01/21/2023  
OWNER REVIEW FOR PERMIT

PROJECT #: 21.029  
DRAWN BY: SA  
DESIGNED BY: SDA  
CHECKED BY: SDA

A.O.O

THIS PLAN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT, ENGINEER, AND ARCHITECT-ENGINEER AND NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF IRELAND DEAN DESIGNS, LLC

**GENERAL NOTES**

1. PROVIDE TOTAL INSTALLATION TO MEET REQUIREMENT OF NEC.
2. VERIFY LOCATIONS OF ALL LIGHTS AND OUTLETS WITH OWNERS.
3. PROVIDE GRADE FAULT PROTECTION (GFP) FOR BATH, KITCHEN, GARAGE AND EXTERIOR OUTLETS.
4. PROVIDE P.C. LIGHT IN ATTIC AREAS.
5. SMOKE DETECTORS SHALL BE PROVIDED AS PER THE IRC.
6. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL STATE AND LOCAL CODES. REQUIRE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. ALL REFERENCE TO IRC SECTIONS HEREIN REFER TO THE 2019 IRC.
7. THE PROJECT MANAGER SUPERINTENDENT AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR / PROJECT MANAGER IS TO PROVIDE:
  - A. EXACT SPECIFICATIONS
  - B. COLOR SELECTION
  - C. FIELD SUPERVISION
9. FOUNDATION DESIGN AND SOILS REPORT BY COLORADO REGISTERED ENGINEER SHALL BE ON HAND AT THE TIME OF INSPECTION. DIMENSIONS TAKE PRECEDENCE OVER DRAIN INFORMATION, DO NOT SCALE.
10. ALL DIMENSIONS ARE TO FACE OF STUDS.
11. MINIMUM INSULATION VALUES:
  - R-25 EXTERIOR WALLS (BATT)
  - R-49 ROOF AREAS (BLOWN OR BATT) OR CATHEDRAL ROOF AREAS (BLOWN OR BATT)
  - R-40 FLOOR JOISTS ABOVE UNHEATED AREAS / CANTILEVERS (BATT)
  - R-15 EXTERIOR WALLS (ENCAPSULATED INSULATION)
  - F. PROVIDE 2" DEEP RYHM R-10 PERIMETER RIGID INSULATION AT SLAB ON GRADE CONDITIONS WHERE REQUIRED BY LOCAL CODES.
12. INSULATE ALL CANTILEVERED SLABS WITH BATT INSULATION AND SEALTH THE UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.
13. ALL WINDOWS ARE TO BE WEATHER STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL TO BE VINYL.
14. PROVIDE TEMPERED GLASS WHEN:
  - A. WITHIN A 24" ARC OF DOORS OR OTHER AREAS SUBJECT TO HUMAN IMPACT.
  - B. USE IN INGRESS OR EGRESS DOORS
  - C. PLACED LESS THAN 8' APT.
  - D. PER IRC
15. BATHROOMS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE TO IRC
16. ANY STAIR WITH ENCLOSED USABLE SPACE UNDERNEATH IS TO BE 1 HOUR FIRE PROTECTED BY CONSTRUCTION THE WALLS AND SOFFITS OF THE ENCLOSURE WITH 5/8" TYPE 'X' GYP. BD.
17. MINIMUM CORRIDOR WIDTH IS TO BE 36" CLEAR.
18. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS ABOVE GRADE ARE TO BE WEATHER STRIPPED.
19. CHANGED IN ELEVATIONS AT DOORS DUE TO LANDINGS OR STAIR TREATMENTS ARE TO BE MEASURED FROM THE TOP OF DOOR THRESHOLDS AND SHOULD NOT EXCEED 1 1/2" MAXIMUM. THRESHOLD HEIGHT TO BE 1" MAXIMUM.
20. STAIR CONSTRUCTION:
  - A. 1 3/4" RISERS (MAX)
  - B. 10" TREADS (MIN)
  - C. WIDTH NOT LESS THAN 36" CLEAR
  - D. HEAD ROOM NOT LESS THAN 6'-8" CLEAR AT ALL OBSTRUCTIONS
  - E. HANDRAILS - BETWEEN 34" - 38" TO TOP PER IRC R301. GRIPABLE DIMENSION SHOULD BE 1 1/2" TO 2" IN DIAMETER.
  - F. GUARDRAILS - NOT LESS THAN 36" TO TOP. INTERMEDIATE RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (PER IRC)
21. PROVIDE 36" MINIMUM CLEAR SPACE FOR ALL LANDINGS INTERIOR AND EXTERIOR PER IRC.
22. ANY TUB AND SHOWER ENCLOSURES TO BE CONSTRUCTED WITH 1/2" WATER RESISTANT DRYWALL AND ALL FIXTURE PENETRATIONS ARE TO BE FULLY SEALED.
23. PROVIDE FLOOR BLOCKING, WALL BLOCKING, ROOF BLOCKING, AND FIRE BLOCKING PER 2019 IRC.
24. FIRESTOP ALL POCKET DOORS AND FLUES.
25. ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING.
26. ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETE WORK COMPLETELY WATERPROOF. FLASHING SHALL BE BREAK FORWED TO SHARP LINES AND FITTED TO DETAILS. FLASHING AND COUNTER-FLASHING AT ALL FLASHING SHALL BE BREAK FORWED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONNECTIONS. GLUE FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS AND ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURER'S APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES.
27. ALL TUB AND SHOWER ENCLOSURES TO BE CONSTRUCTED WITH 1/2" WATER RESISTANT DRYWALL AND ALL FIXTURE PENETRATIONS ARE TO BE FULLY SEALED.
28. PROVIDE A MINIMUM CLEARANCE OF 6" FROM EPS/STONE TO TOP OF GRADE PER IRC.
29. PROVIDE DAMPROOFING OR WATER PROOFING OF ALL FOUNDATIONS PER SPECIFICATIONS AND IRC.
30. SLOPE ALL CONCRETE EXTERIOR FLOORWORK 1/8" PER FOOT (MIN) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE.
31. GALVANIZED DOWNSPOUTS TO HAVE 4'-6" BUT IN NO EVENT LESS THAN 4'-0" ADJUSTABLE EXTENSION (TYPICAL).
32. SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER IRC. LINK THE AUDIO SIGNAL TO ALL UNITS.
33. IN BATHROOMS CONTAINING A BATH-TUB OR SHOWER COMBINATION THEREOF, LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL (M) VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED.
34. IN BATHROOMS WHICH CONTAIN ONLY A WATER CLOSET OR LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION A MECHANICAL (M) RECIRCULATING FAN IS TO BE CONNECTED TO LIGHT SWITCH FOR ROOM.
35. I.P. GAS BURNING APPLIANCES ARE NOT PERMITTED IN BATHROOMS OR CRAWLSPACES.
36. VENT ALL EXHAUST FANS AND DRYERS TO EXTERIOR PER LOCAL CODES.
37. PROVIDE ATTIC VENTILATION. ATTIC VENTS, SEE ARCHITECTURAL PLANS FOR STANDARD AND SPECIAL SHAPED VENTS AND VENTING REQUIREMENTS. OPENINGS OF VENTS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING PER SECTION IRC R606. PROVIDE SOFFIT VENTILATION PER IRC.
38. ALL SURFACES THAT DEFINE THE HORIZONTAL OR VERTICAL SEPARATION BETWEEN THE GARAGE AND HOUSE ARE TO BE PROTECTED (WRAPPED) WITH 5/8" TYPE 'X' GYP. BD. INCLUDING ALL HORIZONTAL AND VERTICAL STRUCTURAL SUPPORT MEMBERS SUPPORTING THE SEPARATION.
39. ALL CEILING HEIGHTS SHOULD CONFORM TO SECTION IRC R305 AND SHALL INCLUDE AN ADDITIONAL AND REASONABLE ALLOWANCE FOR FINISHES WEATHER OR NOT SUCH SHALL BE PROVIDED HEREIN, WHICH WILL BE DENIED TO BE AN AMOUNT NOT LESS THAN ONE INCH GREATER THAN THE AMOUNTS LISTED IN IRC.
40. REPAIR ALL CRACKS, HOLES AND OTHER PENETRATIONS OR DAMAGED AREAS IN THE EXTERIOR SHEATHING WITH SHEATHING TAPE OR OTHER ACCEPTABLE METHODS PER IRC 462 IMMEDIATELY PRIOR TO PLACING ANY EXTERIOR FINISHES. INSTALLERS BIDDING IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS AND TO IRC.
41. PROVIDE CARBON MONOXIDE DETECTORS PER LORIGREN AND JOHNSON FAMILIES CARBON MONOXIDE SAFETY ACT (CRS. 38-65)

**VICINITY MAP**



- SLOPE GRADES MIN OF 10% FOR 10'-0" FROM THE PROPOSED BUILDING STRUCTURE. EXTEND ALL ROOF DRAINAGE/DOWNSPOUTS A MIN OF 3'-0" FROM PROPOSED STRUCTURE.
- CONTRACTOR TO REFERENCE SOILS INVESTIGATION REPORT FOR PREPARATION OF SOILS UNDER SLABS AND FOUNDATION.
- CONTRACTOR TO PROVIDE OPEN HOLE INSPECTIONS AS NOTED IN SOILS REPORT. ENTECH ENGINEERING REPORT # 212101
- PROVIDE CONTINUOUS FOUNDATION DRAIN DAYLIGHT DOWN SLOPE. RE: DTL 1/4A-D
- SITE CONSTRUCTION ACCESS, PROVIDED VEHICLE TRACKING PAD PER JURISDICTION REQUIREMENTS. REFERENCE EROSION AND SEDIMENT CONTROL MANUAL.

**LEGAL DESCRIPTION**

N 50 FT OF S 250 FT OF E 2 BLK 214 ADD 1 COLO SPGS

ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS



ARCHITECTURE, PLANNING & INTERIOR DESIGN  
604 S. WILLOW PLACE  
COLORADO SPRINGS, CO 80906  
P: 703.988.8884

ARCHITECT OF RECORD

CONSTRUCTION DOCUMENTS

**GARAGE**

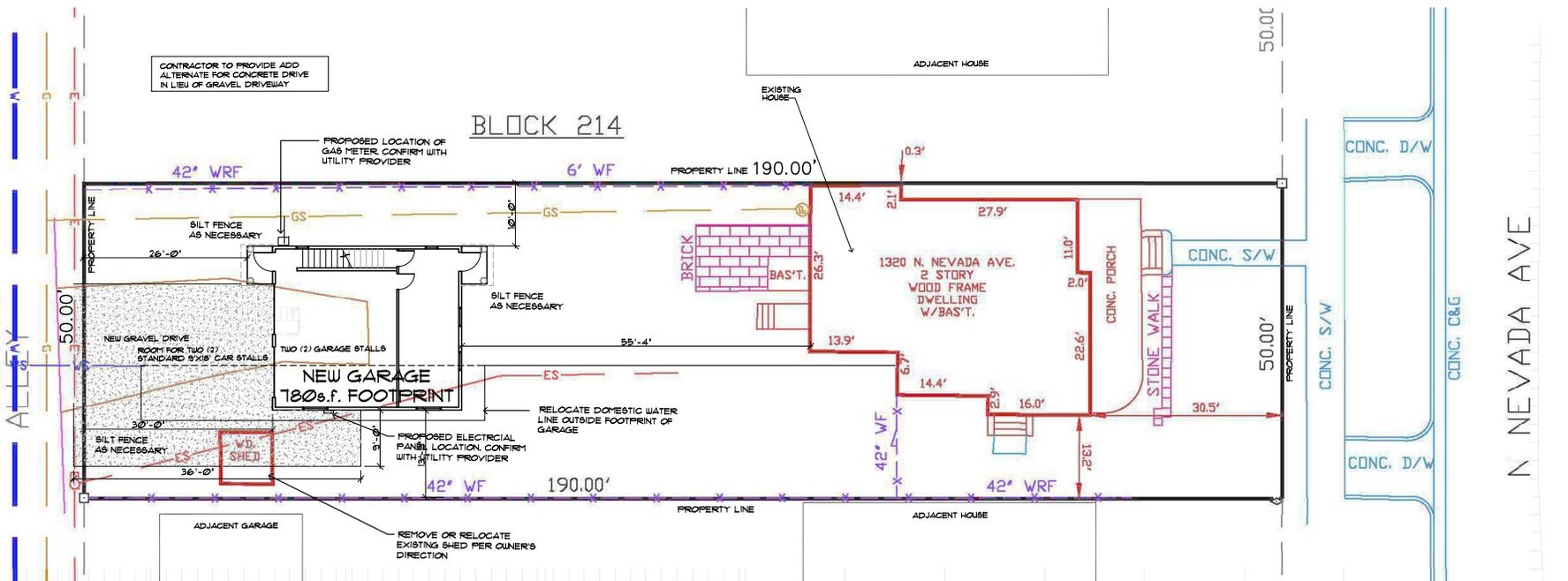
1320 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903

DATE: 01-21-2022  
OWNER REVIEW: 04-25-22  
FOR PERMIT

PROJECT #: 21-029  
DRAWN BY: KA  
DESIGNED BY: SDA  
CHECKED BY: SDA

SITE PLAN

A.1.0



**1 PLOT PLAN**  
SCALE: 1" = 100'-0"  
NORTH

**SITE DATA**

1320 NORTH NEVADA AVENUE, COLORADO SPRINGS, CO 80903  
LOT SIZE: 9,500 SQ. FT. + 0.218 ACRES  
EXISTING HOUSE 1324 SQ. FT. FOOTPRINT, NEW GARAGE 180 SQ. FT. FOOTPRINT + TOTAL 2,104 SQ. FT. FOOTPRINT  
22% FOOTPRINT LOT COVERAGE  
NEW GARAGE ROOF PEAK HEIGHT IS 21'-0" - EXISTING HOUSE ROOF PEAK APPROXIMATELY 26'-0"  
OWNER: TIM AND MARIE MURPHY, 1320 N. NEVADA AVE, COLO SPRGS, CO 80903 - 719-262841

**LEGEND**

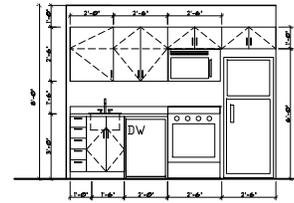
- A** NEW WOOD STUD FRAMED WALLS 2x6 @ 16" O.C. AT W/ BATT INSULATION (R-7.5) MIN. EXTERIOR AND PLUMBING WALLS.
- B** NEW WOOD STUD FRAMED PARTITION 2x4 @ 16" O.C. W/ GYP. BOARD FINISH BOTH SIDES

**GENERAL NOTES**

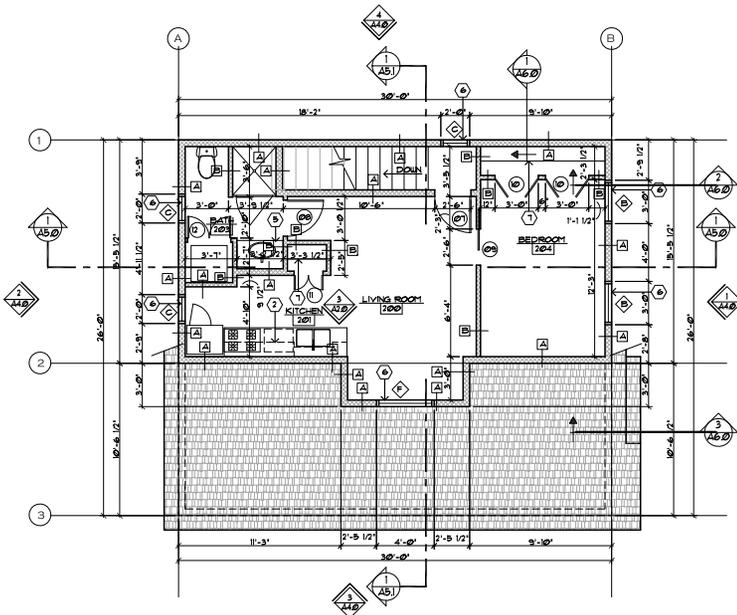
1. ALL DIMENSIONS PROVIDED ARE FROM F.O.S. TO F.O.S.
2. SEE SHEET A10 FOR ADDITIONAL CODE REQUIREMENTS.
3. PROVIDE MOISTURE RESISTANT GYP BOARD AT ALL WET LOCATIONS.
4. CONTRACTOR TO COORDINATE WITH OWNER ON ALL FINISHES TO BE PROVIDED.
5. CONTRACTOR TO COORDINATE WITH OWNER ON ALL APPLIANCES AND CABINETRY TO BE PROVIDED.
6. ALL ELECTRICAL MECHANICAL AND PLUMBING TO BE DESIGN BUILD. COORDINATE WITH OWNERS ON ALL APPLIANCES, PLUMBING FIXTURES, LOW VOLTAGE AND LIGHT FIXTURES TO BE PROVIDED.
7. ALL CONCRETE FOUNDATION WALLS TO BE PROVIDED WITH SPRAY ON DAMP-PROOFING.

**SHEET KEY NOTES**

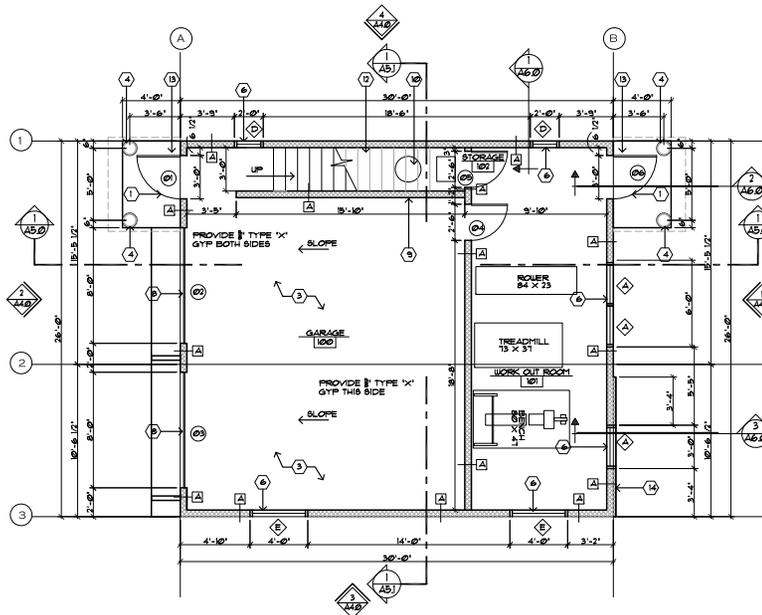
- (1) EXTERIOR ENTRANCE DOOR STYLE TO BE SELECTED BY OWNER
- (2) COUNTER TOP AND CABINETS AS SELECTED BY OWNER
- (3) CONCRETE SLAB ON GRADE, SLOPE 1/4" PER FOOT MIN. RESTRUCTURAL
- (4) 8" TAPERED WOOD COLUMN, RE: STRUCTURAL
- (5) COUNTER TOP AND VANITY AS SELECTED BY THE OWNER
- (6) SINGLE WINDOW, RE: SHEET A10 AND NOTE NORTH END DESIGN STANDARDS.
- (7) SHELVING AND RODS AS SELECTED BY OWNER.
- (8) OVER HEAD SECTIONAL GARAGE DOOR, RE: SHEET A10
- (9) ACCESS DOOR TO WATER HEATER UNDER STAIRS.
- (10) PROPOSED HYAC UNIT LOCATION UNDER STAIRS.
- (11) DECORATIVE COLUMN WRAP
- (12) PROVIDE 1/2" TYPE 'X' GYP BD FINISH AT UNDERSIDE OF STAIR.
- (13) CONCRETE STOOP AT ENTRY DOOR.
- (14) 2" OVERHANGING TO CREATE GABLE ELEMENT RE: ELEVATIONS



**3 KITCHEN CABINETRY ELEV**  
SCALE: 3/8" = 1'-0"



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LEGEND**

-  CEILING MOUNT FAN AND FIXTURE
-  DECORATIVE EXTERIOR WALL MOUNT FIXTURE
-  WALL MOUNT FIXTURE
-  CAN LIGHT
-  CEILING MOUNT, FIXTURE
-  BATH FAN

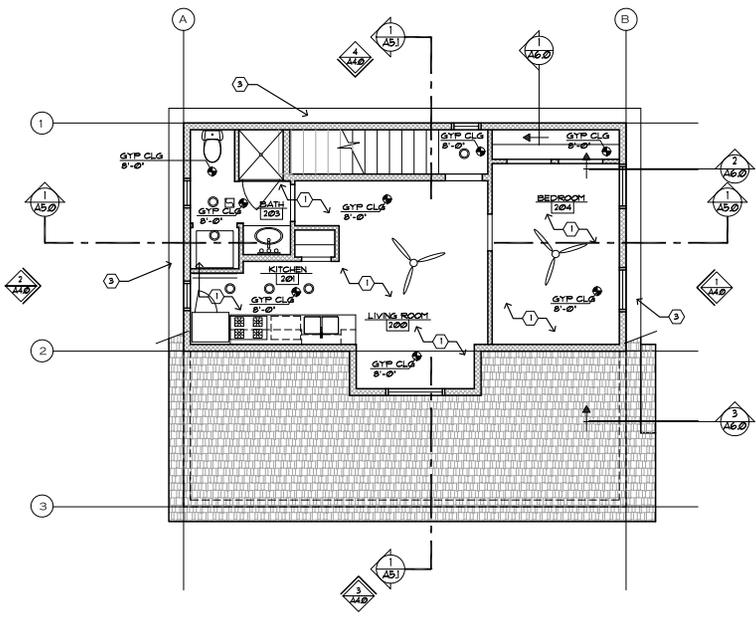
**KEY NOTES**

- ① GYP BOARD CEILING
- ② 1" TYP 'X' GYP BOARD CEILING
- ③ EXTERIOR SOFFIT BOARD
- ④ EDGE OF SOFFIT
- ⑤ CANOPY ABOVE GARAGE DOOR, RE: A3.0
- ⑥ CANOPY KICKER BRACE, RE: 2/A3.0

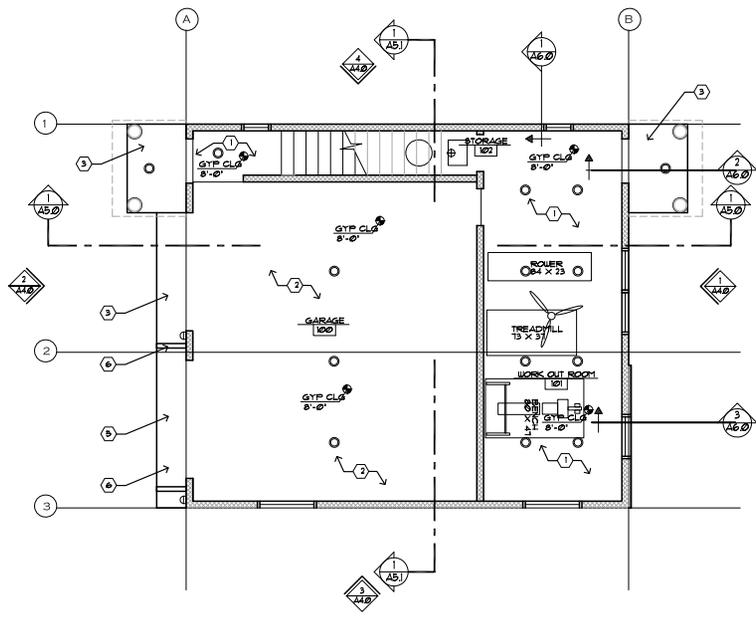
**GENERAL NOTES**

1. FIXTURES TO BE SELECTED BY OWNER.
2. CONTRACTOR TO DO A WALK THROUGH WITH OWNER TO VERIFY ALL ELECTRICAL, DATA AND LIGHTING LOCATIONS.
3. EXTERIOR SOFFIT BOARD PAINTED TO MATCH SIDING.

CONTRACTOR TO COORDINATE AN OWNER WALK THROUGH AT THE TIME OF ELEC ROUGH-IN TO VERIFY OUTLET, SWITCH AND LIGHT LOCATIONS.



**2 SECOND FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**1 FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

CONSTRUCTION DOCUMENTS

**GARAGE**

1320 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903

DATE	DESCRIPTION
01-13-2022	OWNER REVIEW
01-20-22	DATE PRINT

PROJECT #:	21-0229
DRAWN BY:	KAJ
DESIGNED BY:	SDA
CHECKED BY:	SDA

FIRST AND SECOND REFLECTED CEILING PLANS

### SHEET KEY NOTES

- 1 NEW ASPHALT SHINGLE ROOF TO MATCH HOUSE.
- 2 COLLUPN BELOW.
- 3 CONT SOFFIT VENT.
- 4 LINE OF WALL BELOW.
- 5 PRE-FINISHED METAL DOWN SPOUT.
- 6 4" PRE-FINISHED METAL GUTTER.
- 7 ROOF BOX VENT. PAINT TO MATCH ROOFING.

### GENERAL NOTES

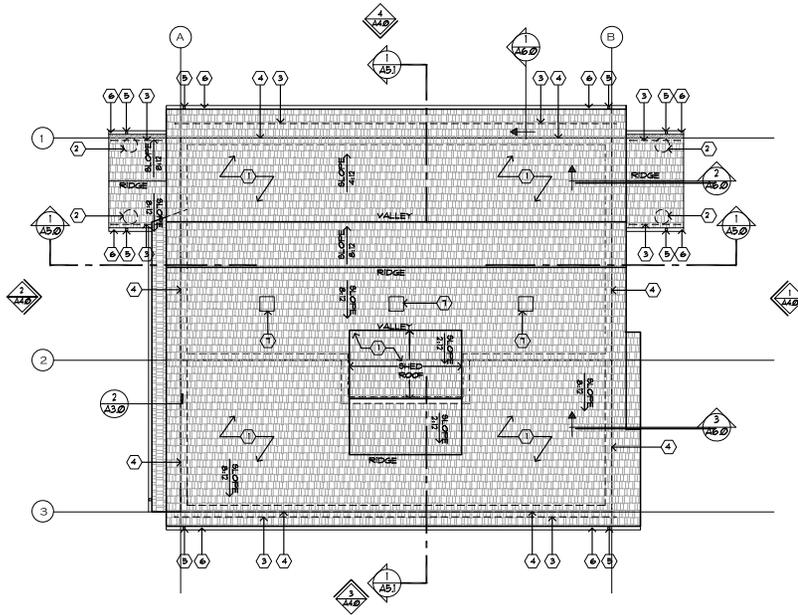
1. COORDINATE/LOCATE ALL DOWNSPOUT LOCATIONS WITH OWNER.
2. CUT ROOF SHEATHING NO LESS THAN AREA REQUIRED FOR VENTILATION. INSTALL VENTS PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE BLOCKING AROUND ALL CUT OPENINGS IN THE ROOF SHEATHING.
4. PROVIDE INSULATION BAFFLES AS REQUIRED TO ENSURE INSULATION DOES NOT BLOCK VENTILATION.

ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS

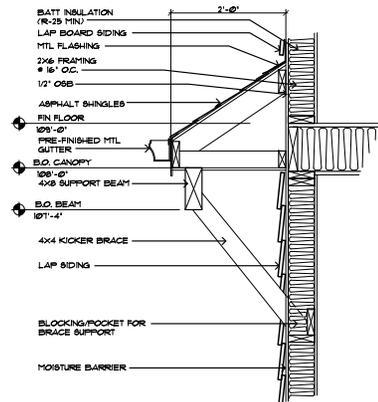
### ROOF ATTIC VENTILATION

ROOF ATTIC VENTILATION PROVIDED
4" LINEAL SOFFIT VENT 1440 LF X 18 SQIN/LF = 10800 SQ IN
BOX VENT = 3 X 180 SQIN/LF = 360 SQ IN
TOTAL OF 12300 SQ IN OF FREE AIR SPACE PROVIDED
REQUIRED
715 SF. OF ATTIC SPACE X 144 SQ IN/SF/SQ = 744 SQ IN REQUIRED

CONTRACTOR TO PROVIDE INSULATION BAFFLES AT EAVES AND RAFTER FRAMED CEILING TO ENSURE POSITIVE AIR FLOW AT ATTIC AND ABOVE INSULATION SPACES



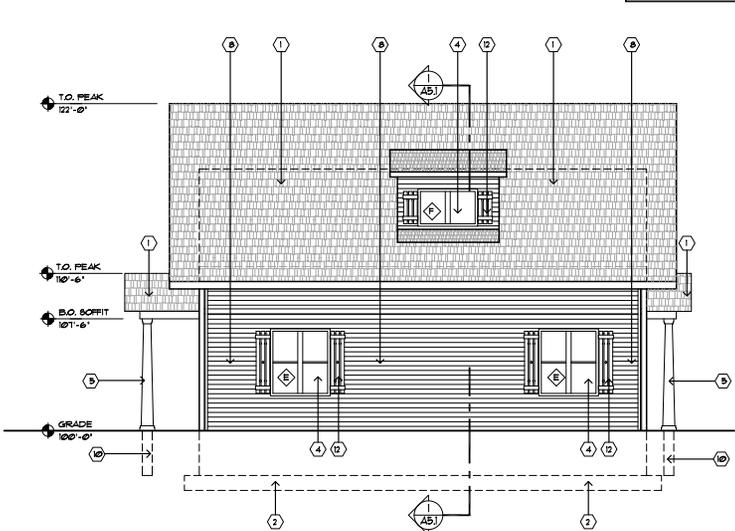
1 ROOF PLAN  
SCALE: 1/4" = 1'-0"



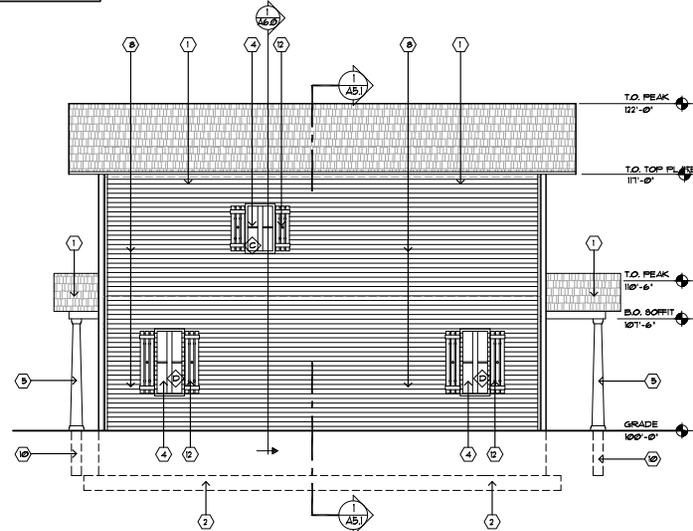
2 CANOPY DETAIL  
SCALE: 1" = 1'-0"

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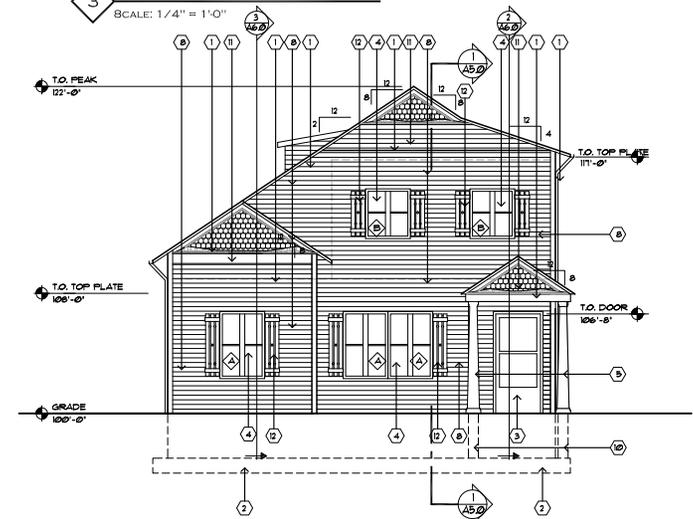
ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS.



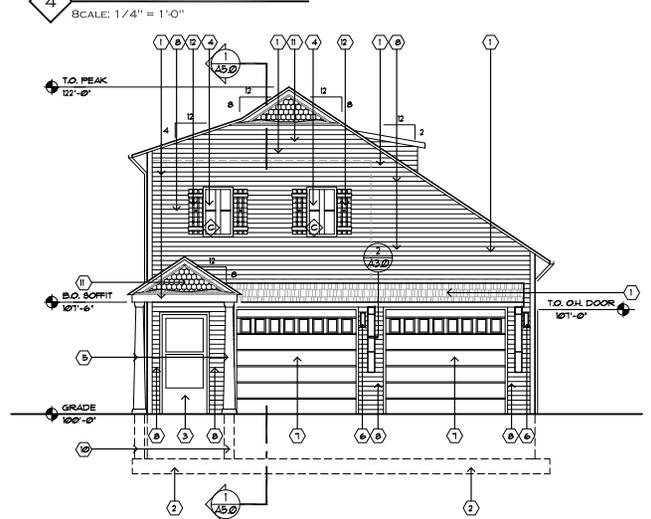
3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

SHEET KEY NOTES

- 1 NEW ASPHALT SHINGLE ROOF TO MATCH HOUSE.
- 2 CONCRETE FOUNDATION, REF. STRUCTURAL.
- 3 NEW EXTERIOR GLASS PANEL DOOR, SELECTED BY OWNERS.
- 4 NEW SINGLE HUNG WINDOWS TO MATCH HOUSE, REFERENCE A10.
- 5 NEW 8" DIA. TAPERED WOOD COLUMNS.
- 6 DECORATIVE EXTERIOR LIGHT, TO BE SELECTED BY OWNER.
- 7 NEW GARAGE DOOR, TO BE SELECTED BY OWNER.
- 8 NEW DECORATIVE WOOD PLANKS TO MATCH HOUSE, BENJAMIN MOORE, 2130-60, ICED SLATE.
- 9 NOT USED.
- 10 NEW CONCRETE PIER, RE. STRUCTURAL.
- 11 NEW SCALLOPED WOOD SIDING TO MATCH HOUSE, BENJAMIN MOORE 2068-40, CALIFORNIA LILAC, 2085-30, GYPSY LOVE, 2080-40, WILD PINK, 2081-30, STRAWBERRY SORBET.
- 12 NEW DECORATIVE WOOD SHUTTERS TO MATCH THE HOUSE, BENJAMIN MOORE, 212-30, STONE BROWN.

CONTRACTOR TO VERIFY EXISTING COLORS ON HOUSE AND MATCH COLORS FOR NEW GARAGE.

PAINT COLORS

- BENJAMIN MOORE 2130-60, ICED SLATE, BASE PAINT
- BENJAMIN MOORE, 212-30, STONE BROWN, TRM 1 SHUTTERS PAINT
- BENJAMIN MOORE 2068-40, CALIFORNIA LILAC, SCALLOPED SIDING PAINT
- BENJAMIN MOORE 2085-30, GYPSY LOVE, SCALLOPED SIDING PAINT
- BENJAMIN MOORE 2080-40, WILD PINK, SCALLOPED SIDING PAINT
- BENJAMIN MOORE 2081-30, STRAWBERRY SORBET, SCALLOPED SIDING PAINT



ARCHITECTURE, PLANNING  
6912 WELFORD PLACE  
CATELIER, CO 80108  
P 702-978-6336

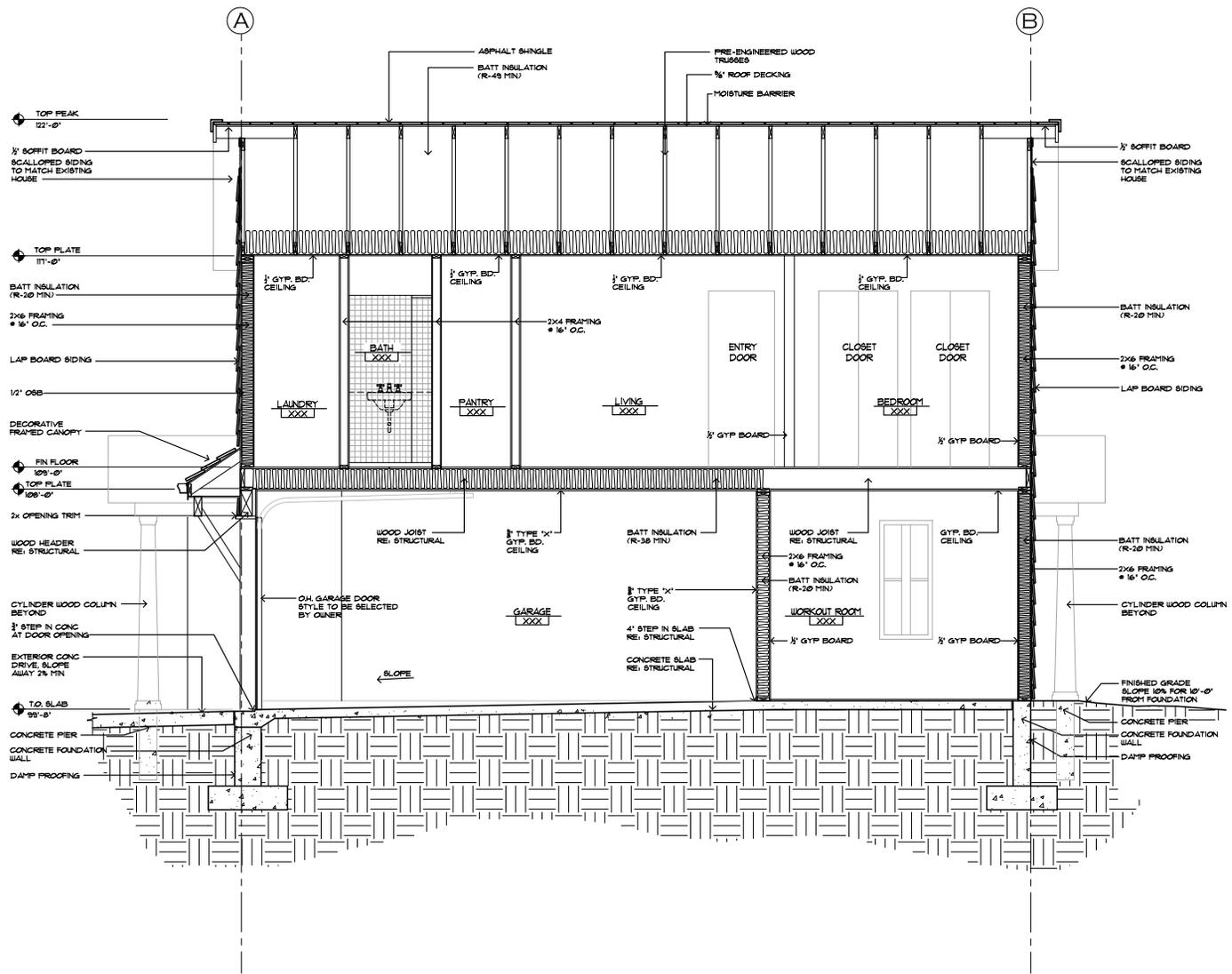
ARCHITECT OF RECORD

CONSTRUCTION DOCUMENTS  
GARAGE

1320 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903

DATE	DESCRIPTION	BY
04/25/24	FOR PERMIT	SDA

PROJECT # 21-020  
DRAWN BY: KA  
DESIGNED BY: SDA  
CHECKED BY: SDA

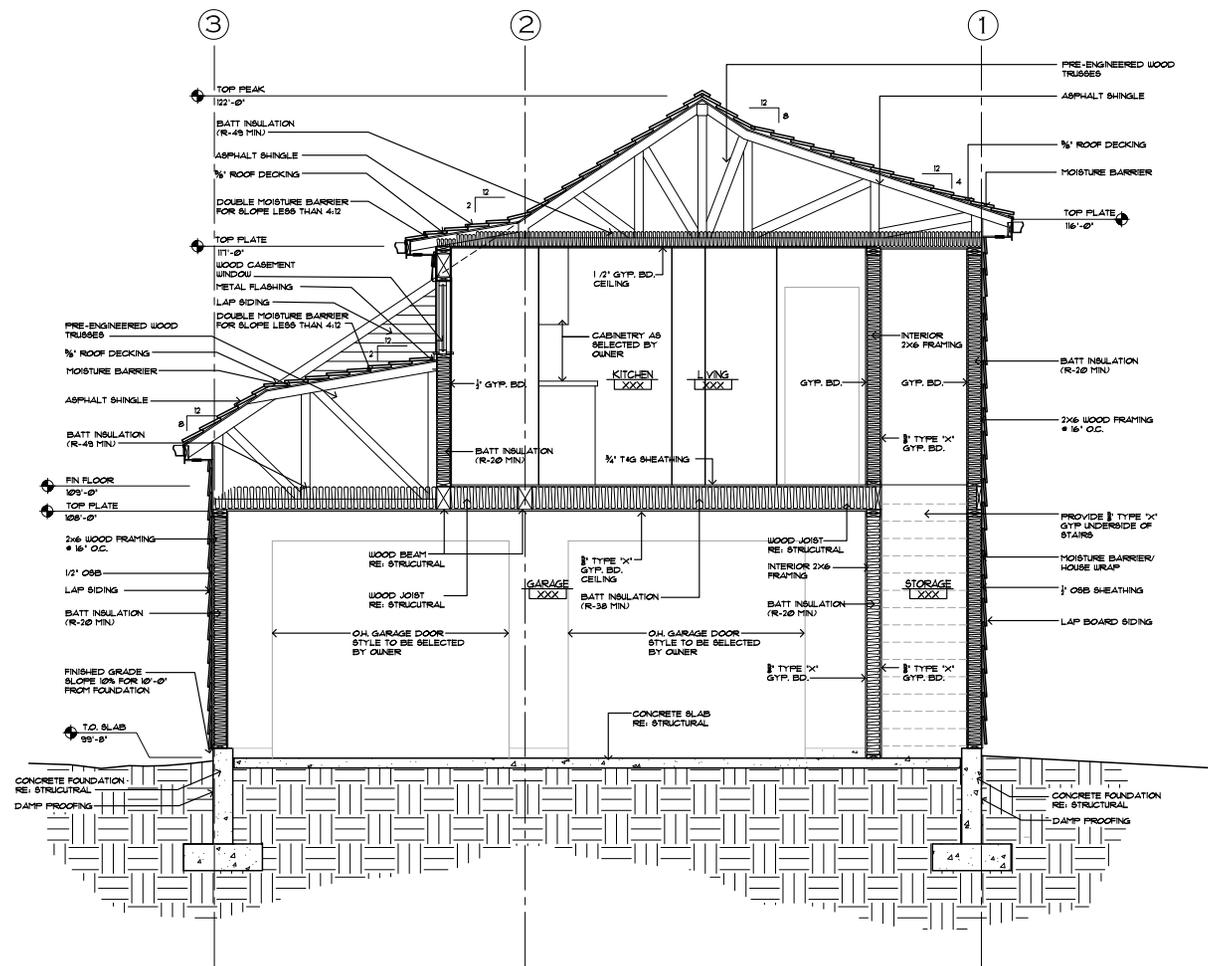


CONTRACTOR TO REFERENCE SOILS INVESTIGATION REPORT FOR PREPARATION OF SOILS UNDER SLABS AND FOUNDATION

CONTRACTOR TO PROVIDE SEALANT AND FLASHING AT ALL MATERIAL TRANSITIONS TO ENSURE A WATER TIGHT APPLICATION

**1 SECTION**  
SCALE: 1/2" = 1'-0"

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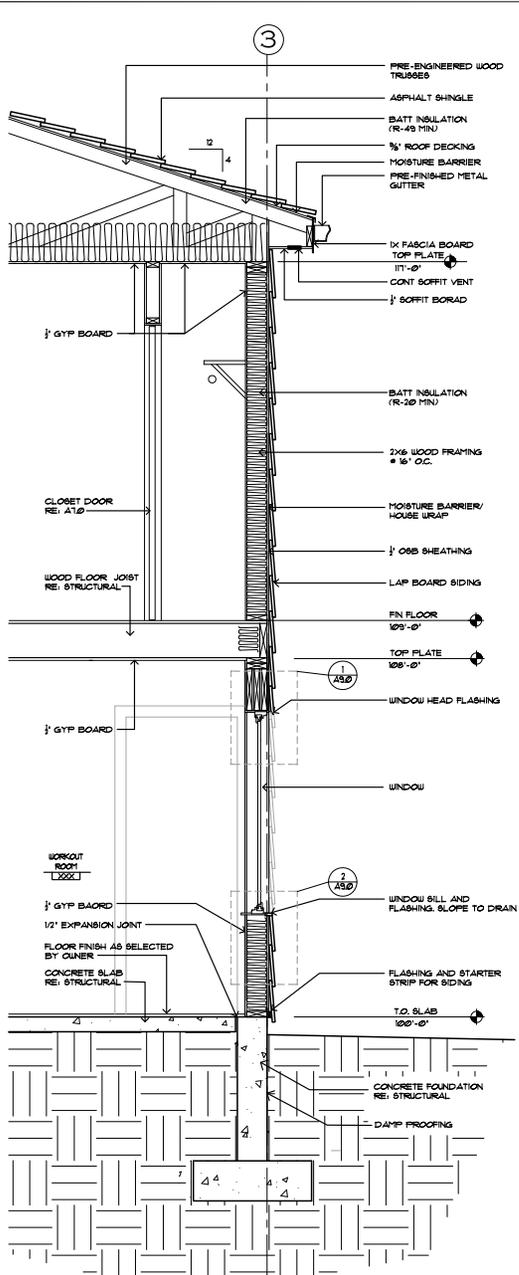
CONTRACTOR TO REFERENCE  
SOILS INVESTIGATION REPORT  
FOR PREPARATION OF SOILS  
UNDER SLABS AND  
FOUNDATION

CONTRACTOR TO PROVIDE  
SEALANT AND FLASHING AT  
ALL MATERIAL TRANSITIONS  
TO ENSURE A WATER TIGHT  
APPLICATION

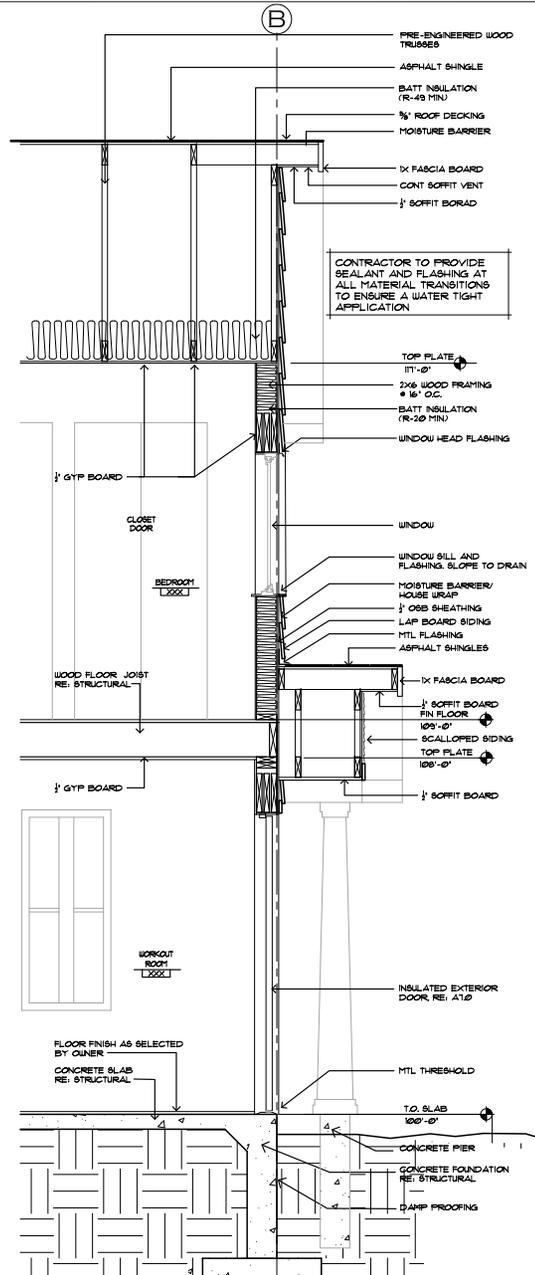
**SECTION 1**  
SCALE: 1/2" = 1'-0"

DATE PLANS ARE: 02/28/23  
DRAWN BY: KA  
CHECKED BY: SDA

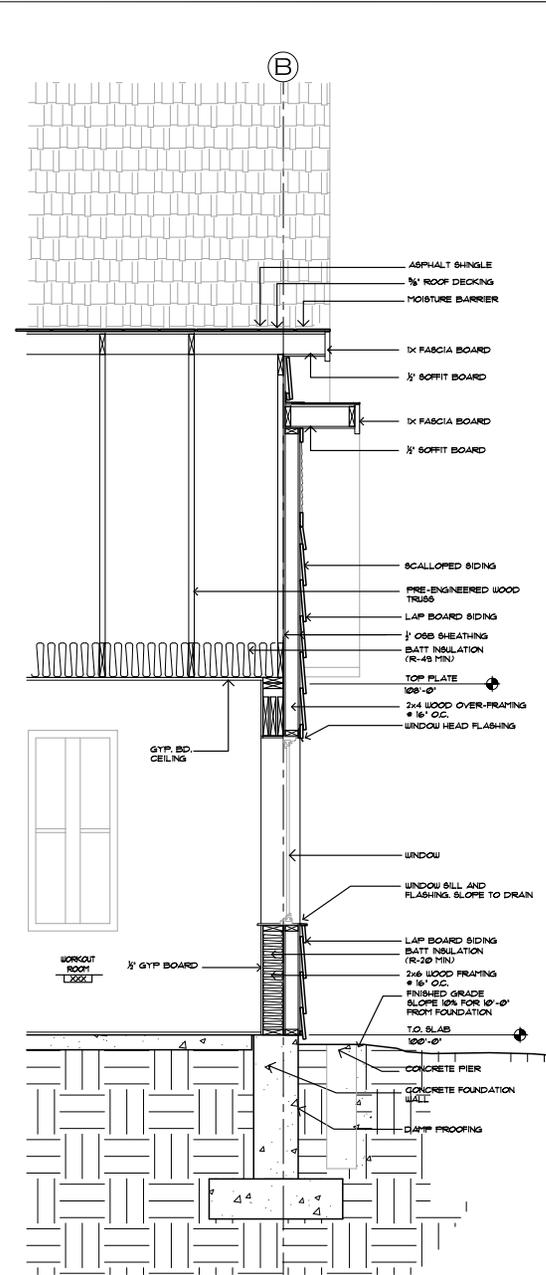
PROJECT #: 21-029  
DRAWN BY: KA  
DESIGNED BY: SDA  
CHECKED BY: SDA



1 WALL SECTION  
SCALE: 3/4" = 1'-0"



2 WALL SECTION  
SCALE: 3/4" = 1'-0"

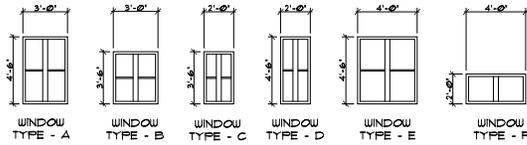


3 WALL SECTION  
SCALE: 3/4" = 1'-0"

CONTRACTOR TO PROVIDE SEALANT AND FLASHING AT ALL MATERIAL TRANSITIONS TO ENSURE A WATER TIGHT APPLICATION

DATE	DESCRIPTION	OWNER REVIEW	DATE
01.12.2022	OWNER REVIEW		
01.12.2022	OWNER REVIEW		

## WINDOW TYPES

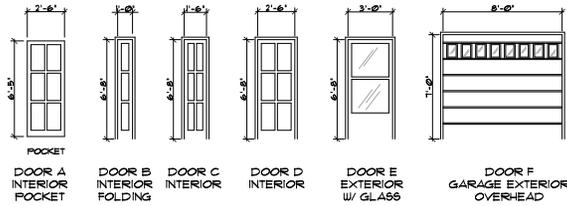


## GLAZING NOTES

1. PROVIDE TEMP GLAZING AT ALL WINDOWS LESS THAN 18" ABOVE FINISHED FLOOR OR EXTERIOR GRADE
2. PROVIDE MIN 30 GLAZING U-VALUE, RE A00
3. INTERIOR DOORS TO BE SINGLE PANEL, UNLESS OTHERWISE NOTED.
4. CONFIRM HARDWARE FINISH WITH OWNER

ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS

## DOOR TYPES



## DOOR TYPES TO BE SELECTED AND OR CONFIRMED BY OWNER

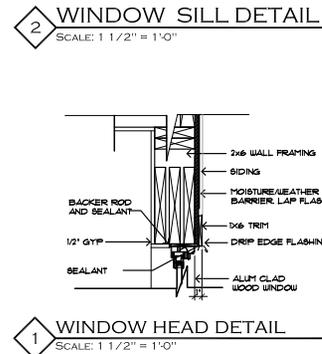
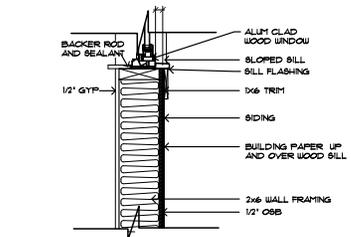
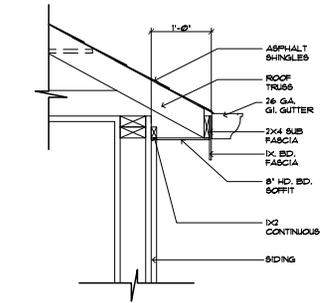
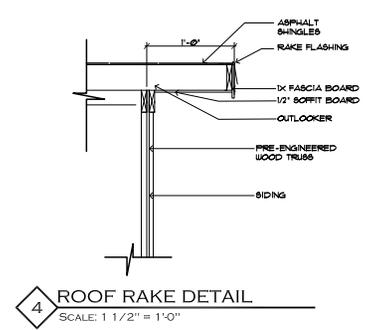
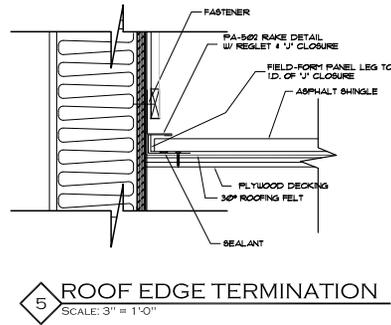
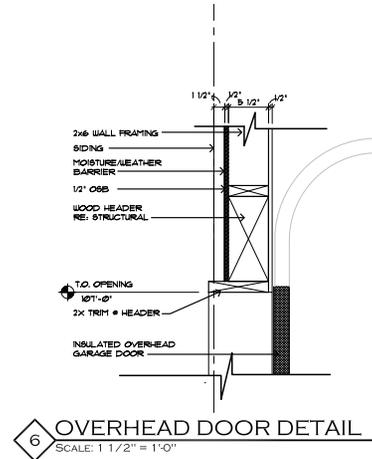
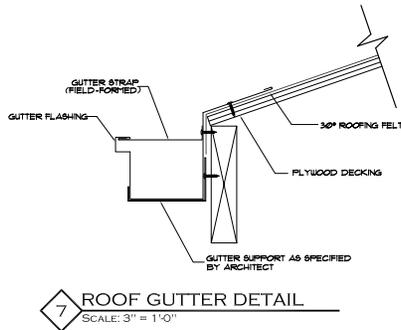
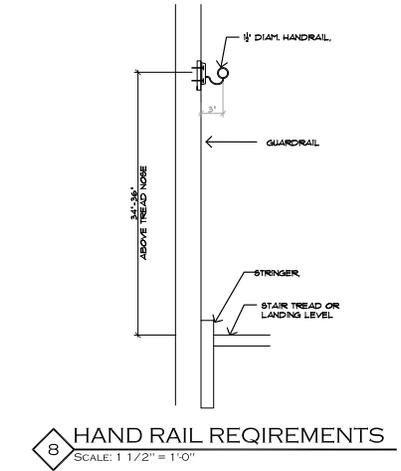
#	ROOM NAME	DOOR			FRAME		RATING	HDWR #	COMMENTS
		SIZE	THK	TYPE	MAT	MAT			
01	FRONT ENTRY	3068	1 3/4"	E	WD	WD		2	INSULATED DOOR
02	GARAGE OVERHEAD	8070	MANUF	F	MTL	MTL		1	INSULATED, SECT
03	GARAGE OVERHEAD	8070	MANUF	F	MTL	MTL		1	INSULATED, SECT
04	WORKOUT ROOM	2668	1 3/4"	D	WD	WD	20 MIN	4	
05	STORAGE	2668	1 3/4"	D	WD	WD		3	
06	REAR ENTRY	3068	1 3/4"	E	WD	WD		2	INSULATED DOOR
07	2ND FLOOR ENTRY	2668	1 3/4"	D	WD	WD	20 MIN	4	INSULATED DOOR
08	BATHROOM	2668	1 3/4"	D	WD	WD		4	
09	BEDROOM	2668	1 3/4"	A	WD	WD		6	POCKET
10	CLOSET	1668	1 3/4"	C	WD	WD		5	TWO - PAIR
11	PANTRY	1068	1 3/4"	B	WD	WD		5	PAIR
12	LAUNDRY	1668	1 3/4"	C	WD	WD		5	PAIR

## HARDWARE SCHEDULE

<b>GROUP 1</b>	
HARDWARE BY MANUFACTURER	
<b>GROUP 2 EXTERIOR</b>	
1 1/2 PAIR	HINGES
1 EACH	ENTRANCE LOCKSET
1 SET	LEATHER STRIPPING
1 EACH	ALUMINUM THRESHOLD
1 EACH	DOOR STOP, WALL
<b>GROUP 3 INTERIOR</b>	
1 1/2 PAIR	HINGES
1 EACH	STORAGE LOCKSET
1 EACH	DOOR STOP, WALL
<b>GROUP 4 INTERIOR</b>	
1 1/2 PAIR	HINGES
1 EACH	PRIVACY LOCKSET
1 EACH	DOOR STOP, WALL
<b>GROUP 5 INTERIOR PAIR</b>	
1 1/2 PAIR	HINGES
<b>GROUP 6 INTERIOR</b>	
1	SLIDE TRACK
1	POCKET
1 EACH	PRIVACY LOCKSET

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