

GENERAL FLOOR PLAN NOTES

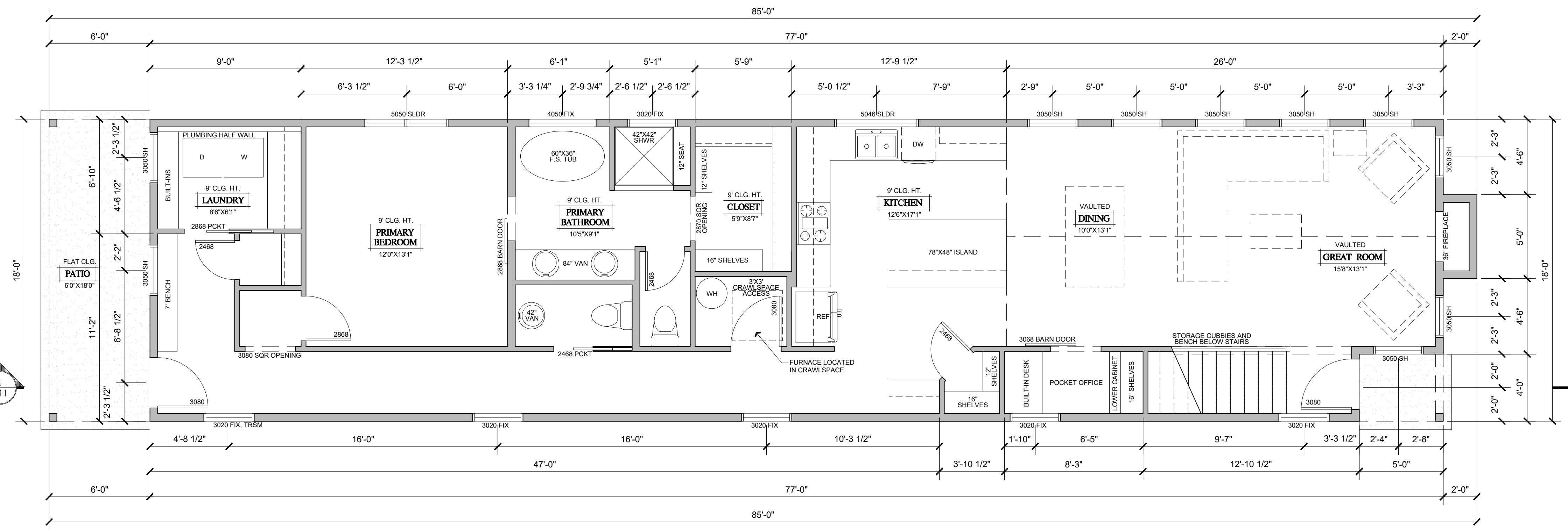
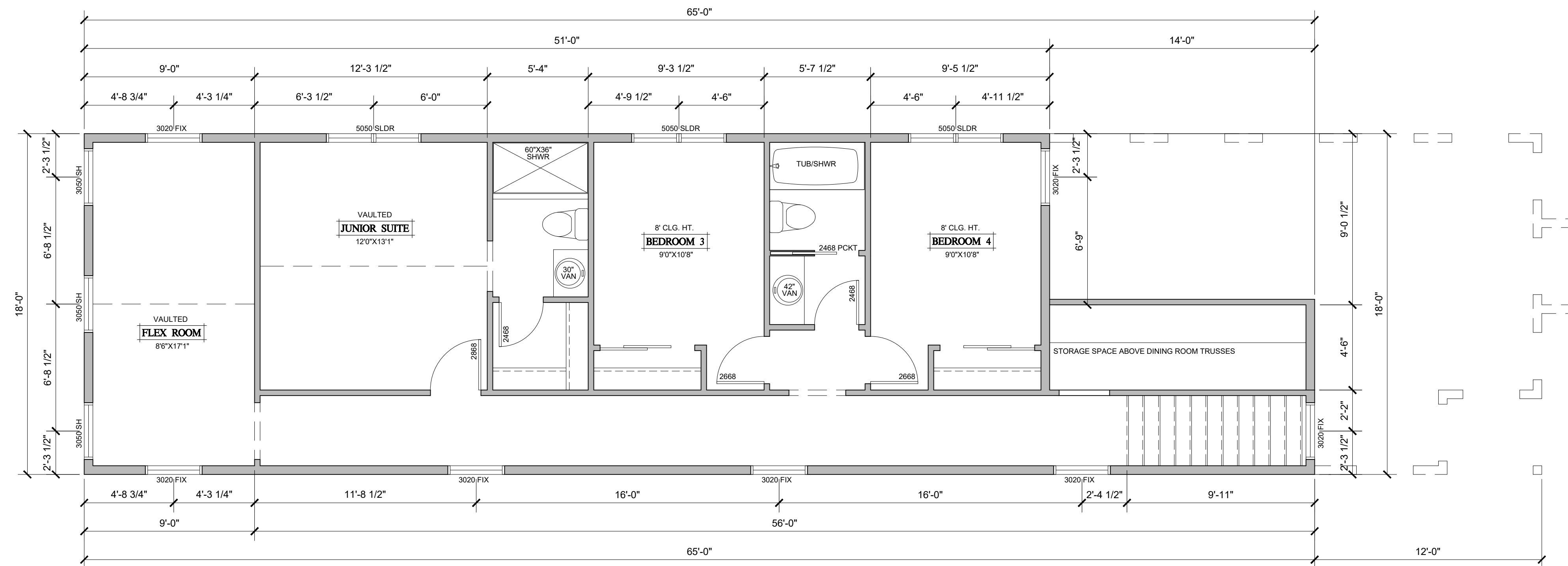
1. ALL NEW EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. U.O.N. WITH INSULATION, VAPOR BARRIER, AND SHEATHING PER CODE, TYPICAL.
2. ALL INTERIOR WALLS TO BE 2X4 STUDS U.O.N.
3. WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
4. CEILING HEIGHT MAY VARY DUE TO STRUCTURAL ISSUES.
5. ALL WINDOWS AND DOORS TO BE CENTERED IN ROOM U.N.O.
6. ALL WINDOW HEADER HEIGHTS SHALL BE 8'-0" U.N.O.
7. OWNER TO SELECT ALL FINISHES FOR FLOORS, WALLS, CEILINGS, DOORS, TRIM, CABINETS, TOPS, ELEC & PLUMBING FIXTURES, ETC. AS REQUIRED, WITH THE BUILDER TO COORDINATE.
8. STRUCTURAL FLOOR AND ROOF SYSTEMS PER OWNER, BUILDER AND ENGINEER, TYPICAL.
9. GARAGE FINISH REQUIREMENTS: INSULATE PER CODE AND APPLY 5/8" FIRECODE TYPE 'X' GYPSUM BOARD TO ALL WALLS ADJACENT TO LIVABLE SPACE. INSULATE GARAGE CEILINGS PER CODE AND APPLY 5/8" FIRECODE TYPE 'X' GYPSUM BOARD WHERE LIVABLE SPACE OCCURS ABOVE THE GARAGE. WRAP ALL STRUCTURAL AND MECHANICAL COMPONENTS IN GARAGES TO CREATE CONTINUOUS FIRE RATED ASSEMBLY. PROVIDE SOLID CORE DOOR (MINIMUM 20 MINUTE RATING) WITH SPRING LOADED SELF CLOSING HINGES WITH TIGHT FITTING WEATHER-STRIPPING AT HOUSE TO GARAGE DOOR OPENING.
10. STAIRWAYS ARE TO CONFORM TO SECTION R311.5 OF THE IRC. TOP OF STAIR HANDRAILS TO BE MINIMUM 34" TO A MAXIMUM OF 38" ABOVE THE STAIR NOSING AND SHOULD BE CONTINUOUS THE FULL LENGTH OF THE STAIR RUN. HANDRAILS TO BE A MINIMUM OF 1-1/2" TO A MAXIMUM OF 2" IN DIAMETER SPACED 1-1/2" FROM THE WALL TERMINATING IN NEWEL POSTS OR RETURN TO WALL. MINIMUM HEADROOM CLEARANCE MEASURED ABOVE THE STAIR NOSING IS 6'-8". ALL GUARDRAILS TO BE MINIMUM 36" ABOVE THE FINISHED FLOOR OR STAIR NOSING. OPEN RAILINGS TO HAVE A MAXIMUM CLEAR OPENING OF 4" BETWEEN SPINDLES. RISERS NOT TO EXCEED 7-3/4" IN HEIGHT AND TREADS TO BE A MINIMUM OF 10".
11. ALL WORK TO COMPLY WITH LOCAL CODES AND ORDINANCES, TYPICAL.

UPPER FLOOR PLAN

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

UPPER FLOOR AREA:

935 S.F.



MAIN FLOOR PLAN

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

MAIN FLOOR AREA:
FRONT PORCH AREA:
REAR PATIO AREA:
CRAWLSPACE AREA:

1,376 S.F.
20 S.F.
108 S.F.
1,376 S.F.



BUILDER INFO:

Company:
Builder:
Phone:
Email:

PROJECT INFORMATION:

PALMER RESIDENCE
919 N. El Paso St.
Colorado Springs, CO 80903

SHEET TITLE:

MAIN AND UPPER FLOOR PLAN

DESIGNER INFO:

JP Design, LLC
Jason Pederson, AIA
jason@jpedesignhomes.com

DATE: SUBD-23-0028
SCALE: 1/8" = 1'-0"
STATUS: Construction

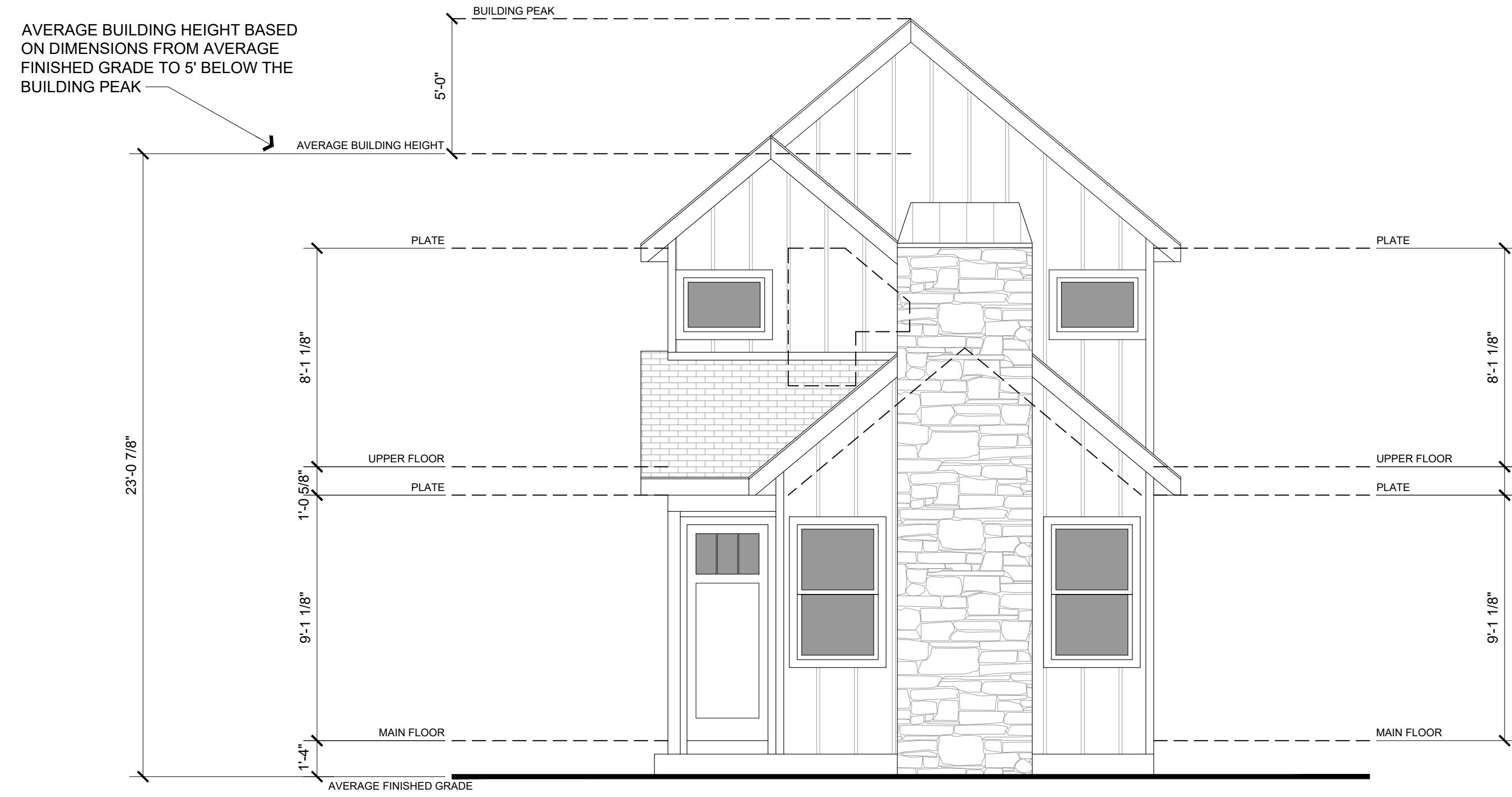
All design, drawings, arrangements and details are the property of JP DESIGN, LLC. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.

SHEET:



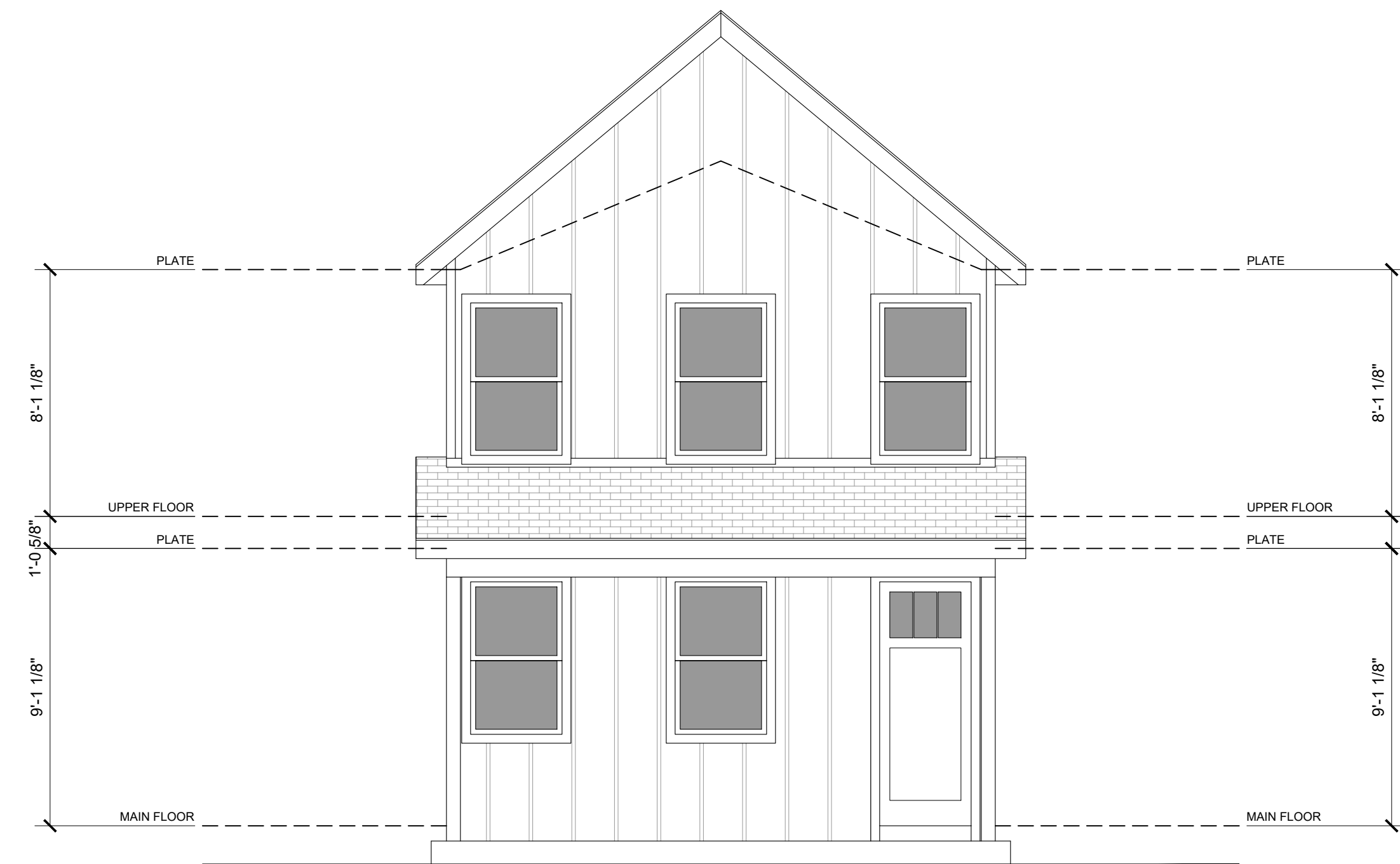
GENERAL ELEVATION NOTES

1. BUILDER TO VENT ALL ROOFS PER CODE.
2. PROVIDE ALL FLASHING AS REQUIRED FOR WEATHER TIGHT CONSTRUCTION. INSTALL AND DETAIL PER SMACNA STANDARDS.
3. SLOPE GRADE AWAY FROM FOUNDATION PER SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION DRAINAGE AND SLABS.
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND PER CODES, BUILDER TO COORDINATE.
5. WINDOW ROUGH OPENINGS TO BE VERIFIED WITH WINDOW SUPPLIER AND BUILDER TO COORDINATE.
6. BUILDER TO COORDINATE ALL EXTERIOR LIGHTING.
7. PROVIDE TEMPERED GLASS AT ALL SIDELIGHTS, EXTERIOR DOORS HAVING GLAZING AND WINDOWS AS REQUIRED BY LOCAL CODES, TYPICAL, BUILDER TO COORDINATE.
8. BUILDER TO PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED. PAINT TO MATCH ADJACENT SURFACES, BUILDER TO COORDINATE.



FRONT ELEVATION

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



REAR ELEVATION

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



BUILDER INFO:
Company:
Builder:
Phone:
Email:

PROJECT INFORMATION:
PALMER RESIDENCE
919 N. El Paso St.
Colorado Springs, CO 80903

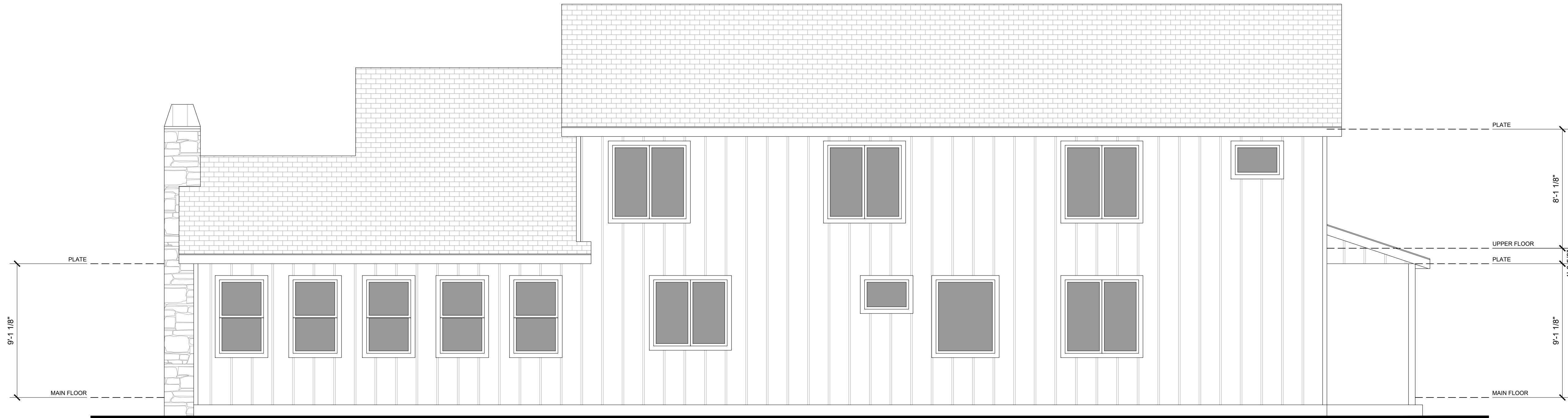
SHEET TITLE:
FRONT AND REAR BUILDING ELEVATIONS

DESIGNER INFO:
JP Design, LLC
Jason Pederson, AIBD
jason@jpedesignhomes.com

DATE: SUBD-23-0028
SCALE: 1/8" = 1'-0"
STATUS: Construction
All design, drawings, arrangements and items shown herein are the property of JP DESIGN, LLC. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.

SHEET:



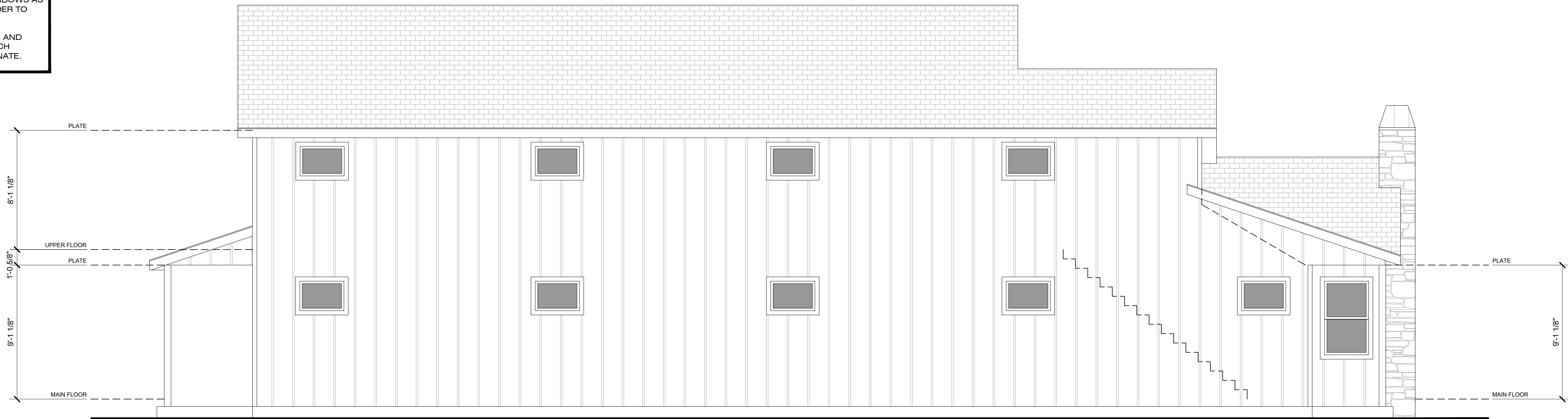


RIGHT ELEVATION

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

GENERAL ELEVATION NOTES

1. BUILDER TO VENT ALL ROOFS PER CODE.
2. PROVIDE ALL FLASHING AS REQUIRED FOR WEATHER TIGHT CONSTRUCTION. INSTALL AND DETAIL PER SMACNA STANDARDS.
3. SLOPE GRADE AWAY FROM FOUNDATION PER SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION DRAINAGE AND SLABS.
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND PER CODES, BUILDER TO COORDINATE.
5. WINDOW ROUGH OPENINGS TO BE VERIFIED WITH WINDOW SUPPLIER AND BUILDER TO COORDINATE.
6. BUILDER TO COORDINATE ALL EXTERIOR LIGHTING.
7. PROVIDE TEMPERED GLASS AT ALL SIDELIGHTS, EXTERIOR DOORS HAVING GLAZING AND WINDOWS AS REQUIRED BY LOCAL CODES, TYPICAL, BUILDER TO COORDINATE.
8. BUILDER TO PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED. PAINT TO MATCH ADJACENT SURFACES, BUILDER TO COORDINATE.



LEFT ELEVATION

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

BUILDER INFO:

Company:
Builder:
Phone:
Email:

PROJECT INFORMATION:

PALMER RESIDENCE
919 N. El Paso St.
Colorado Springs, CO 80903

SHEET TITLE:

**LEFT AND RIGHT
BUILDING ELEVATIONS**

DESIGNER INFO:

JP Design, LLC
Jason Pederson, AIBD
jason@jpedesignhomes.com

DATE: SUBD-23-0028
SCALE: 1/8" = 1'-0"
STATUS: Construction

All design, drawings, specifications and items herein are the property of JP DESIGN, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.

SHEET:

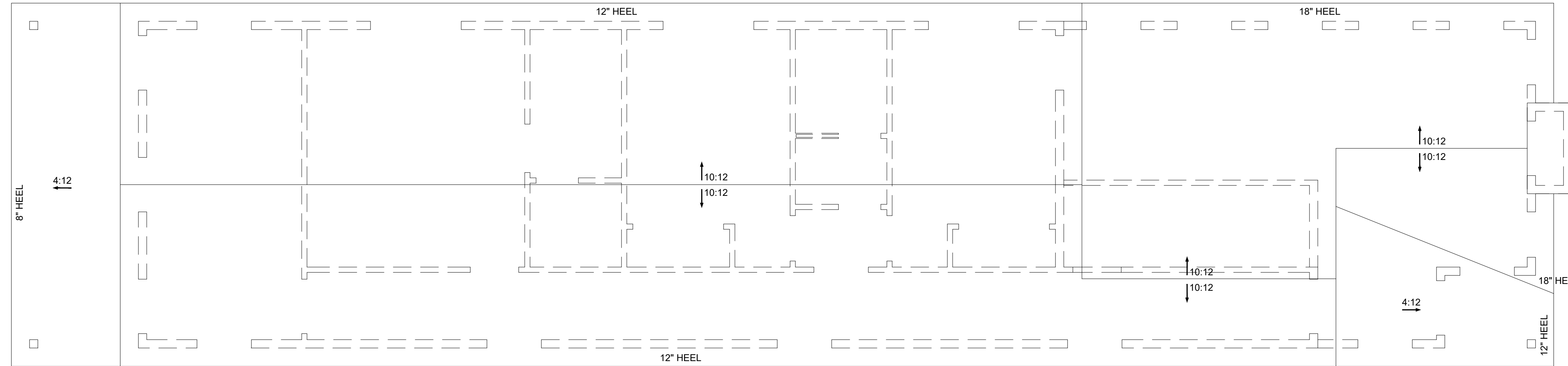


GENERAL ROOF PLAN NOTES

1. ROOF COVERING SHALL BE LOCALLY APPROVED MATERIAL ON FELTS (BUILDER TO VERIFY FELT WT. WITH MANUFACTURER) ON EXTERIOR GRADE ROOF SHEATHING PER CODE.
2. BUILDER TO VENT ALL ROOFS PER LOCAL CODES.
3. PROVIDE ALL FLASHING PER SMACNA STANDARDS AS REQUIRED, BUILDER TO COORDINATE.
4. AS MUCH AS POSSIBLE, ALL ROOF PENETRATIONS SUCH AS FLUES, PLUMBING VENTS, ROOF VENTS, ETC. SHALL OCCUR ON THE BACKSIDE OF ALL RIDGES AWAY FROM STREET VIEW.
5. PAINT ALL VENTS, FLUES, ETC. TO MATCH ROOF COVERING, TYPICAL.
6. BUILDER TO PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED. PAINT TO MATCH ADJACENT SURFACES, BUILDER TO COORDINATE.
7. ROOFING VARIES PER SITE. BUILDER TO COORDINATE ROOFING MATERIAL AND FELT WT. PROVIDE ICE & WATER SHIELD UNDERLAYMENT AT LOCATIONS ABOVE 7000 FT. ELEVATION - CONTINUOUS FROM EDGE OF ROOF / EAVE TO A POINT 2'-0" INSIDE EXTERIOR WALL LINE.

ROOF VENTING CALCULATION

ROOF AREA = 1902 S.F.
 1:300 = 6.34 S.F. x 144 SQ.IN. = 913 SQ.IN. REQUIRED
 EAVE VENTING: 50% = CONTINUOUS
 ROOF VENTING: >50% = 457 SQ.IN. REQUIRED
 ROOF VENTING: >50% = 477 SQ.IN. PROVIDED
 RV-53 ROOF VENTS = 53 SQ.IN. EACH
 9 RV-53 REQUIRED IN UPPER 50% OF ROOF



ROOF PLAN

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

BUILDING SECTION

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



BUILDER INFO:
 Company:
 Builder:
 Phone:
 Email:

PROJECT INFORMATION:
PALMER RESIDENCE
 919 N. El Paso St.
 Colorado Springs, CO 80903

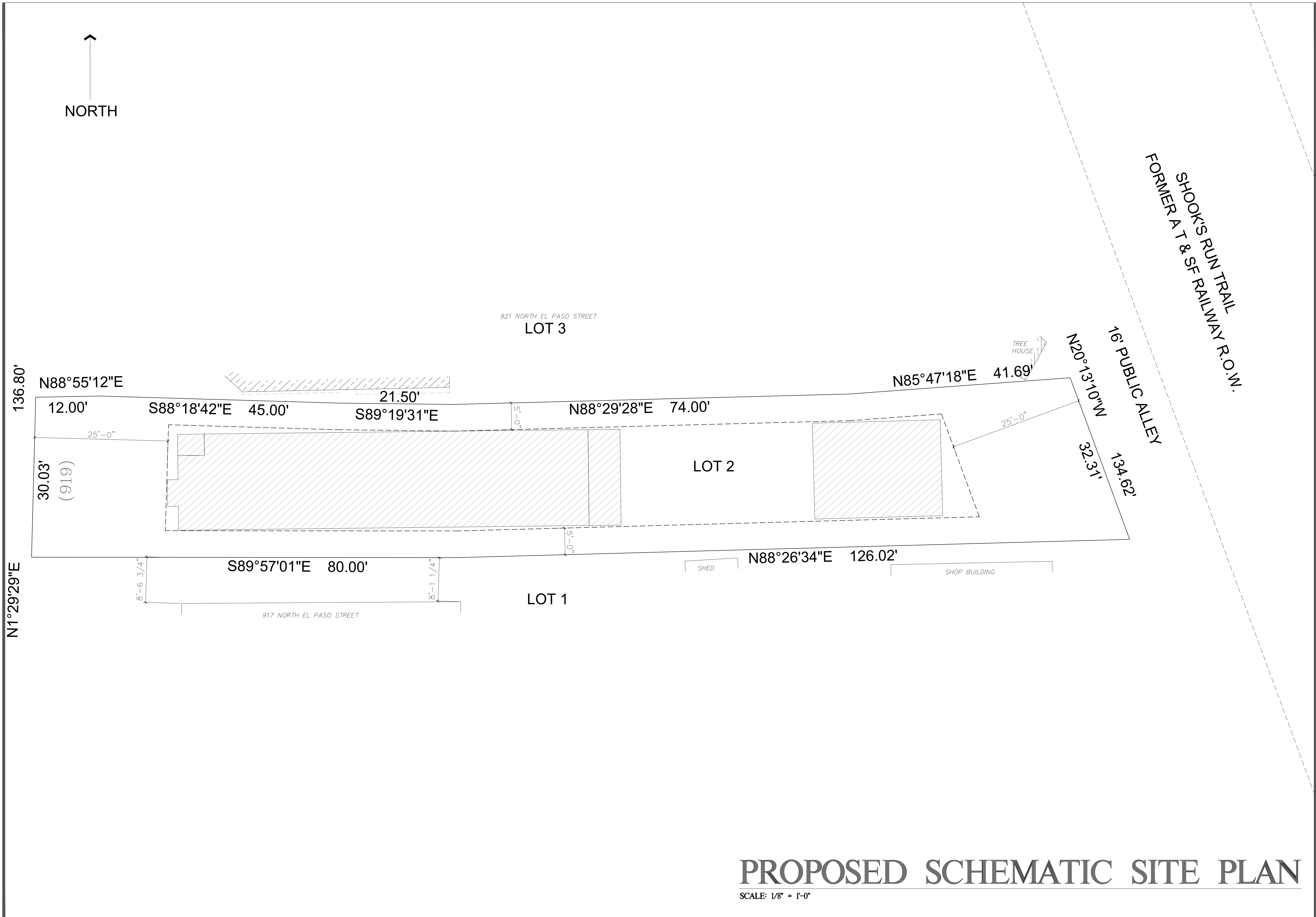
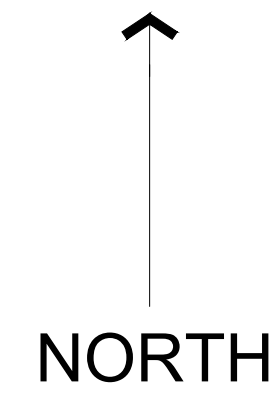
SHEET TITLE:
**ROOF PLAN AND
 BUILDING SECTION**

DESIGNER INFO:
 JP Design, LLC
 Jason Pederson, AIBD
 jason@jpedesignhomes.com

DATE: SUBD-23-0028
SCALE: 1/8" = 1'-0"
STATUS: Construction

SHEET:
A
3.1

All design, drawings, specifications and items shown here are the property of JP DESIGN, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.



DATE: SUBD-23-0028	DESIGNER INFO:	PROJECT INFORMATION:	BUILDER INFO:
SCALE: 1/8" = 1'-0"	JP Design, LLC Jason Pederson, AIBD jason@jpedesignhomes.com	PROPOSED SCHEMATIC PALMER CUSTOM SITE LAYOUT	Company: Builder: Phone: Email:
STATUS: Construction			
<small>All design, drawings, specifications and items shown here are the property of JP DESIGN, LLC. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.</small>			

PROPOSED SCHEMATIC SITE PLAN

SCALE: 1/8" = 1'-0"



GENERAL ROOF PLAN NOTES

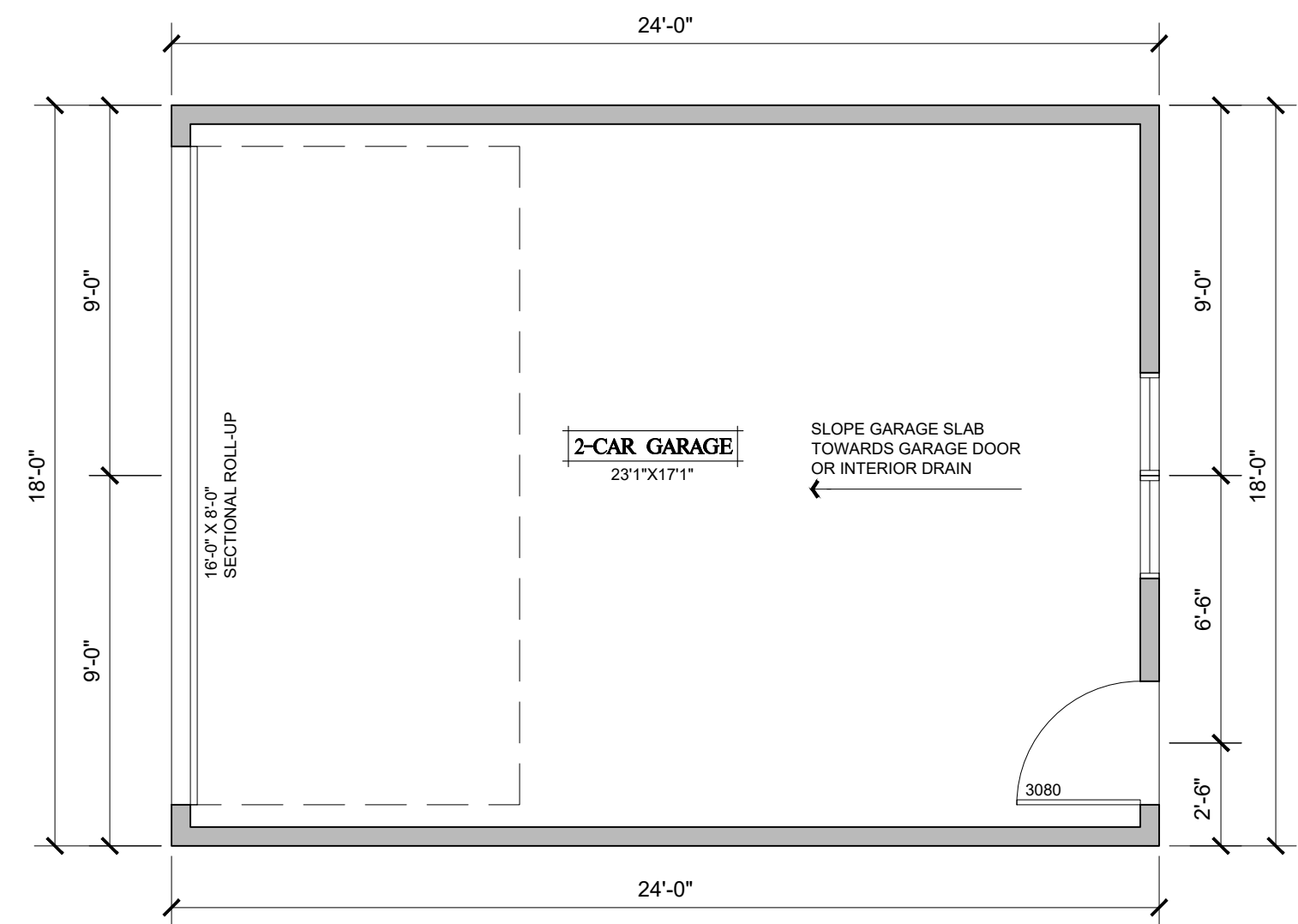
1. ROOF COVERING SHALL BE LOCALLY APPROVED MATERIAL ON FELTS (BUILDER TO VERIFY FELT WT. WITH MANUFACTURER) ON EXTERIOR GRADE ROOF SHEATHING PER CODE.
2. BUILDER TO VENT ALL ROOFS PER LOCAL CODES.
3. PROVIDE ALL FLASHING PER SMACNA STANDARDS AS REQUIRED. BUILDER TO COORDINATE.
4. AS MUCH AS POSSIBLE, ALL ROOF PENETRATIONS SUCH AS FLUES, PLUMBING VENTS, ROOF VENTS, ETC. SHALL OCCUR ON THE BACKSIDE OF ALL RIDGES AWAY FROM STREET VIEW.
5. PAINT ALL VENTS, FLUES, ETC. TO MATCH ROOF COVERING, TYPICAL.
6. BUILDER TO PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED, PAINT TO MATCH ADJACENT SURFACES, BUILDER TO COORDINATE.
7. ROOFING VARIES PER SITE. BUILDER TO COORDINATE ROOFING MATERIAL AND FELT WT. PROVIDE ICE & WATER SHIELD UNDERLAYMENT AT LOCATIONS ABOVE 7000 FT. ELEVATION - CONTINUOUS FROM EDGE OF ROOF / EAVE TO A POINT 2'-0" INSIDE EXTERIOR WALL LINE.

ROOF VENTING CALCULATION

ROOF AREA = 1902 S.F.
 1:300 = 6.34 S.F. x 144 SQ. IN. = 913 SQ. IN. REQUIRED
 EAVE VENTING: 50% = CONTINUOUS
 ROOF VENTING: 50% = 457 SQ. IN. REQUIRED
 ROOF VENTING: >50% = 477 SQ. IN. PROVIDED
 RV-53 ROOF VENTS = 53 SQ. IN. EACH
 9 RV-53 REQUIRED IN UPPER 50% OF ROOF

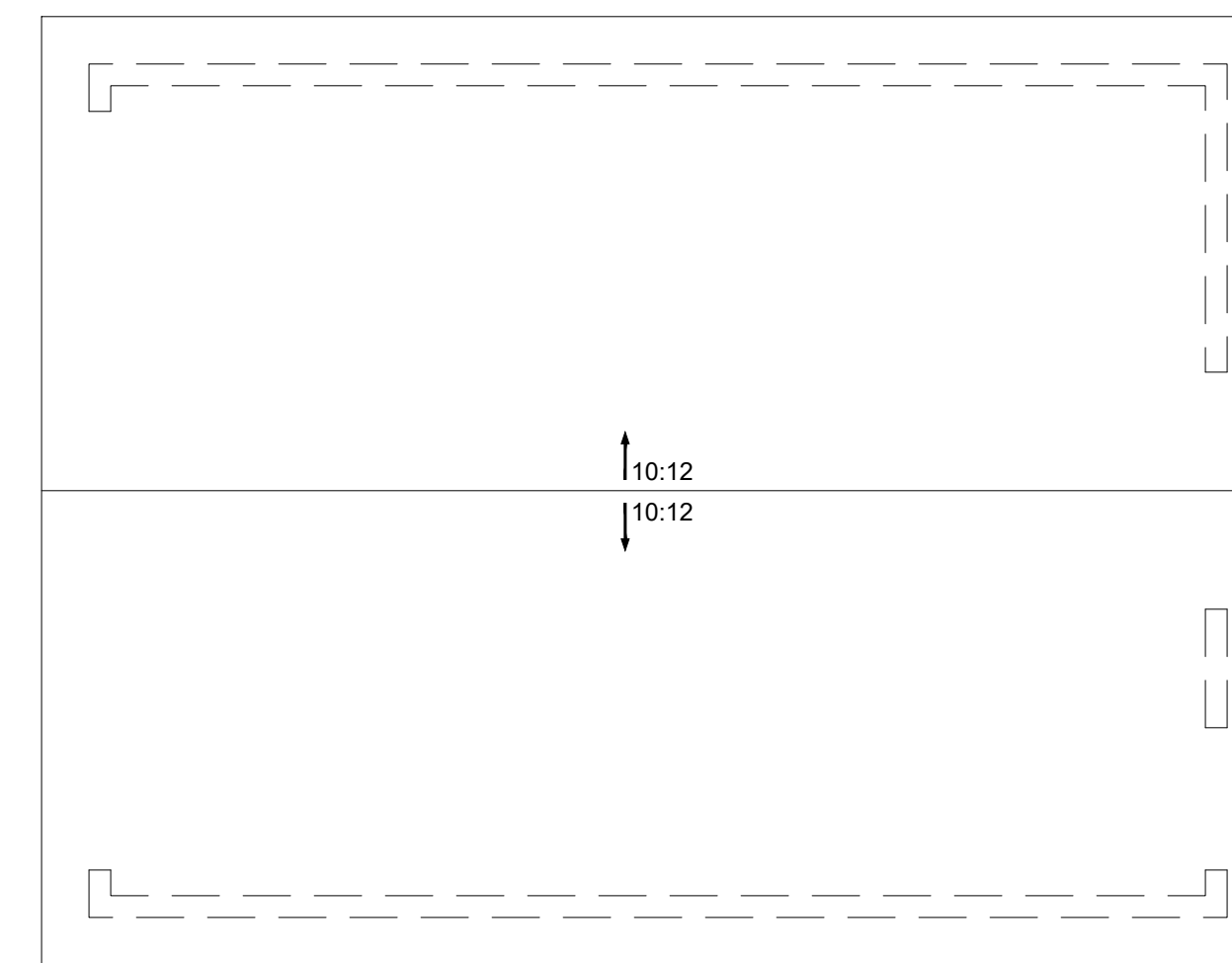
GENERAL FLOOR PLAN NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, U.O.N. WITH INSULATION, VAPOR BARRIER, AND SHEATHING PER CODE, TYPICAL.
2. ALL INTERIOR WALLS TO BE 2X4 STUDS U.O.N.
3. WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
4. CEILING HEIGHT MAY VARY DUE TO STRUCTURAL ISSUES.
5. ALL WINDOWS AND DOORS TO BE CENTERED IN ROOM U.N.O.
6. ALL WINDOW HEADER HEIGHTS SHALL BE 8'-0" U.N.O.
7. OWNER TO SELECT ALL FINISHES FOR FLOORS, WALLS, CEILINGS, DOORS, TRIM, CABINETS, TOPS, ELEC & PLUMBING FIXTURES, ETC. AS REQUIRED, WITH THE BUILDER TO COORDINATE.
8. STRUCTURAL FLOOR AND ROOF SYSTEMS PER OWNER, BUILDER AND ENGINEER, TYPICAL.
9. GARAGE FINISH REQUIREMENTS: INSULATE PER CODE AND APPLY 5/8" FIRECODE TYPE "X" GYPSUM BOARD TO ALL WALLS ADJACENT TO LIVABLE SPACE. INSULATE GARAGE CEILINGS PER CODE AND APPLY 5/8" FIRECODE TYPE "X" GYPSUM BOARD WHERE LIVABLE SPACE OCCURS ABOVE THE GARAGE. WRAP ALL STRUCTURAL AND MECHANICAL COMPONENTS IN GARAGES TO CREATE CONTINUOUS FIRE RATED ASSEMBLY. PROVIDE SOLID CORE DOOR (MINIMUM 20 MINUTE RATING) WITH SPRING LOADED SELF CLOSING HINGES WITH TIGHT FITTING WEATHER-STRIPPING AT HOUSE TO GARAGE DOOR OPENING.
10. STAIRWAYS ARE TO CONFORM TO SECTION R311.5 OF THE IRC. TOP OF STAIR HANDRAILS TO BE MINIMUM 34" TO A MAXIMUM OF 38" ABOVE THE STAIR NOSING AND SHOULD BE CONTINUOUS THE FULL LENGTH OF THE STAIR RUN. HANDRAILS TO BE A MINIMUM OF 1-1/2" TO A MAXIMUM OF 2" IN DIAMETER SPACED 1-1/2" FROM THE WALL TERMINATING IN NEWEL POSTS OR RETURN TO WALL. MINIMUM HEADROOM CLEARANCE MEASURED ABOVE THE STAIR NOSING IS 6'-8". ALL GUARDRAILS TO BE MINIMUM 36" ABOVE THE FINISHED FLOOR OR STAIR NOSING. OPEN RAILINGS TO HAVE A MAXIMUM CLEAR OPENING OF 4" BETWEEN SPINDLES. RISERS NOT TO EXCEED 7-3/4" IN HEIGHT AND TREADS TO BE A MINIMUM OF 10".
11. ALL WORK TO COMPLY WITH LOCAL CODES AND ORDINANCES, TYPICAL.



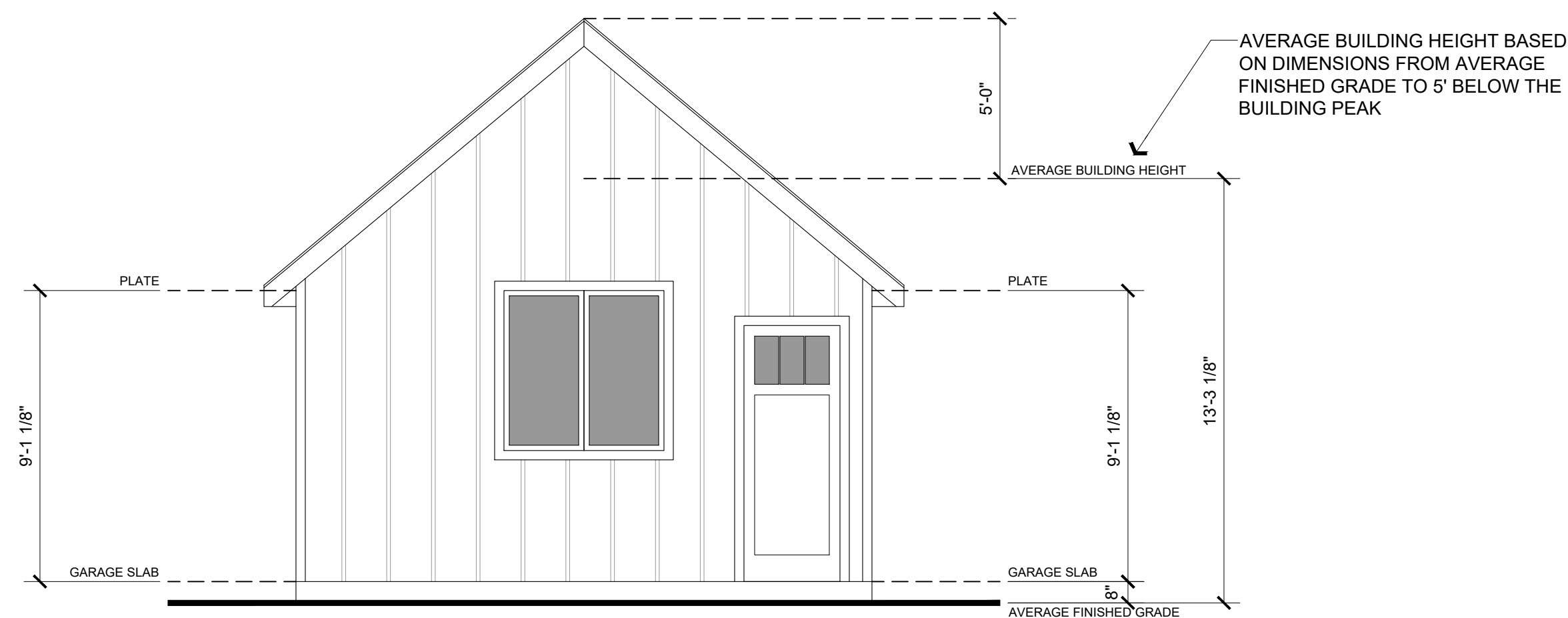
GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0" GARAGE FLOOR AREA: 432 S.F.

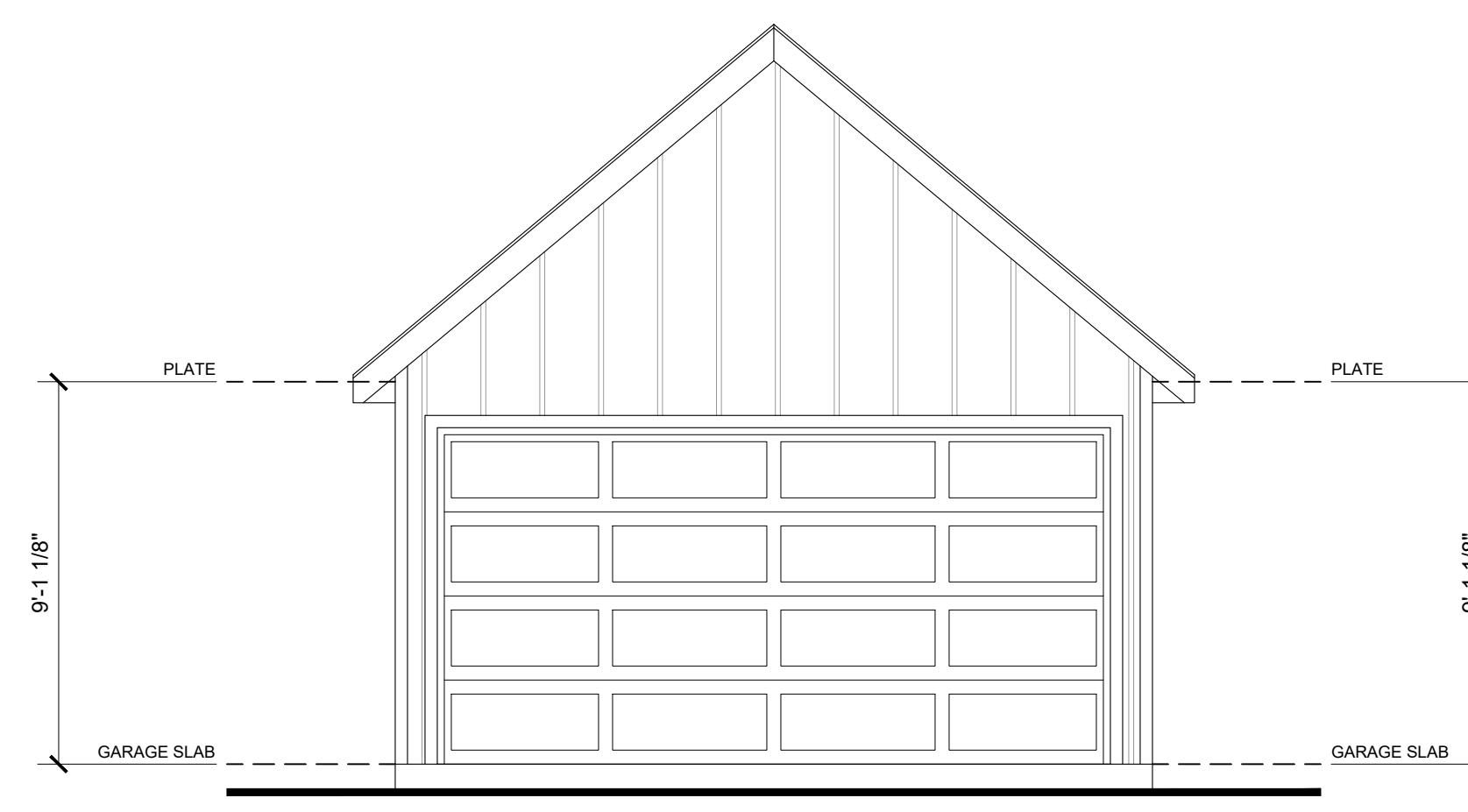


GARAGE ROOF PLAN

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



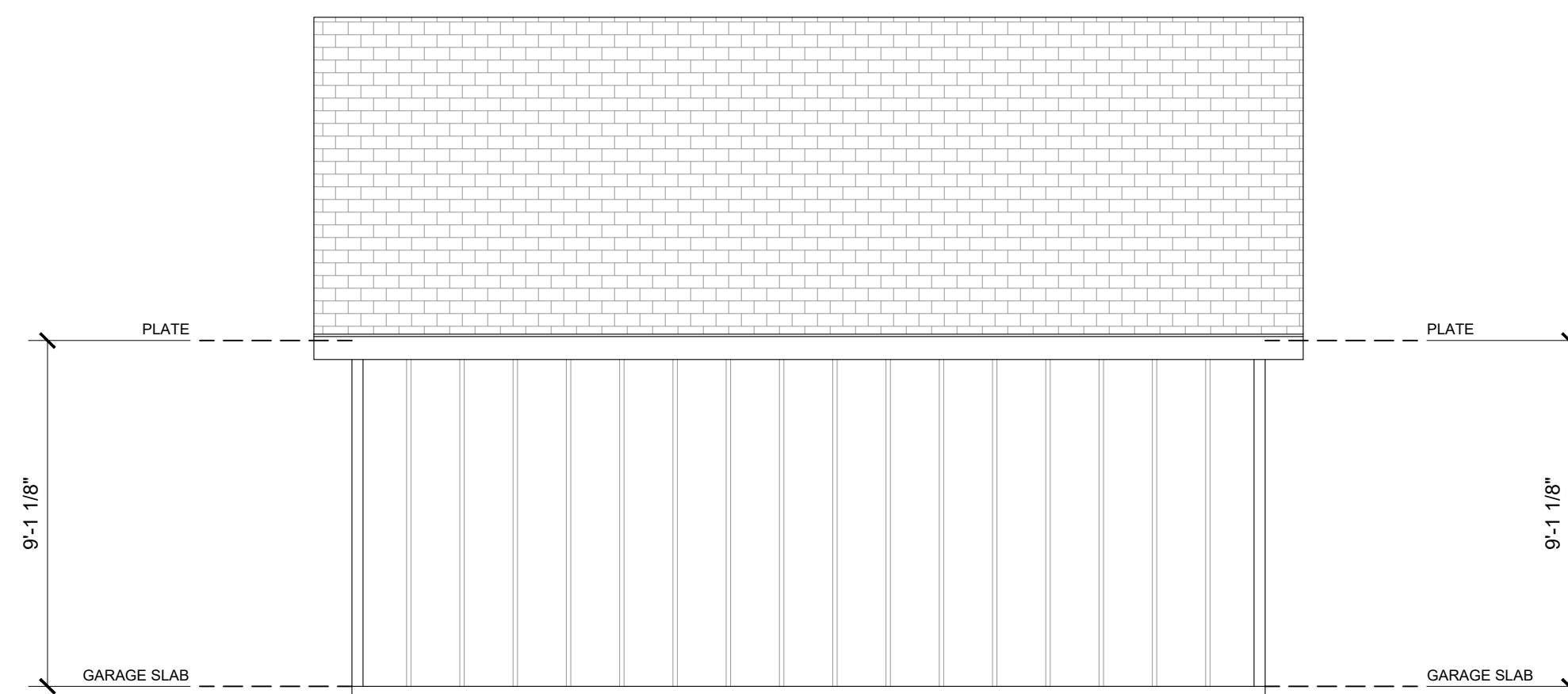
REAR



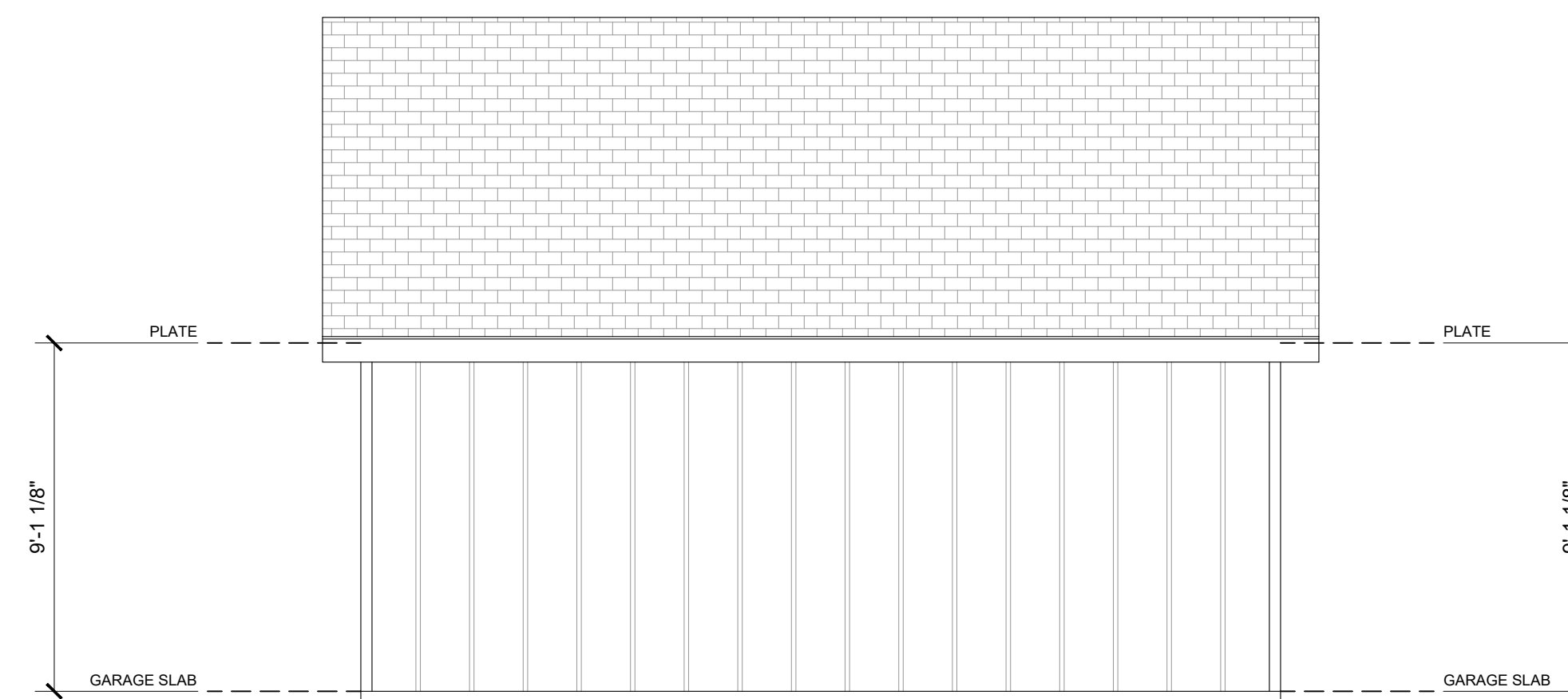
FRONT

GARAGE ELEVATIONS

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



RIGHT



LEFT



BUILDER INFO:

Company:
 Builder:
 Phone:
 Email:

PROJECT INFORMATION:

PALMER RESIDENCE
 919 N. El Paso St.
 Colorado Springs, CO 80903

SHEET TITLE:

DETACHED GARAGE PLANS

DESIGNER INFO:

JP Design, LLC
 Jason Pederson, AIBD
 jason@jpedesignhomes.com

DATE: SUBD-25-0028
 SCALE: 1/8" = 1'-0"
 STATUS: Construction

All design, drawings, annotations and details are the property of JP DESIGN, LLC. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JP DESIGN, LLC.

SHEET:

