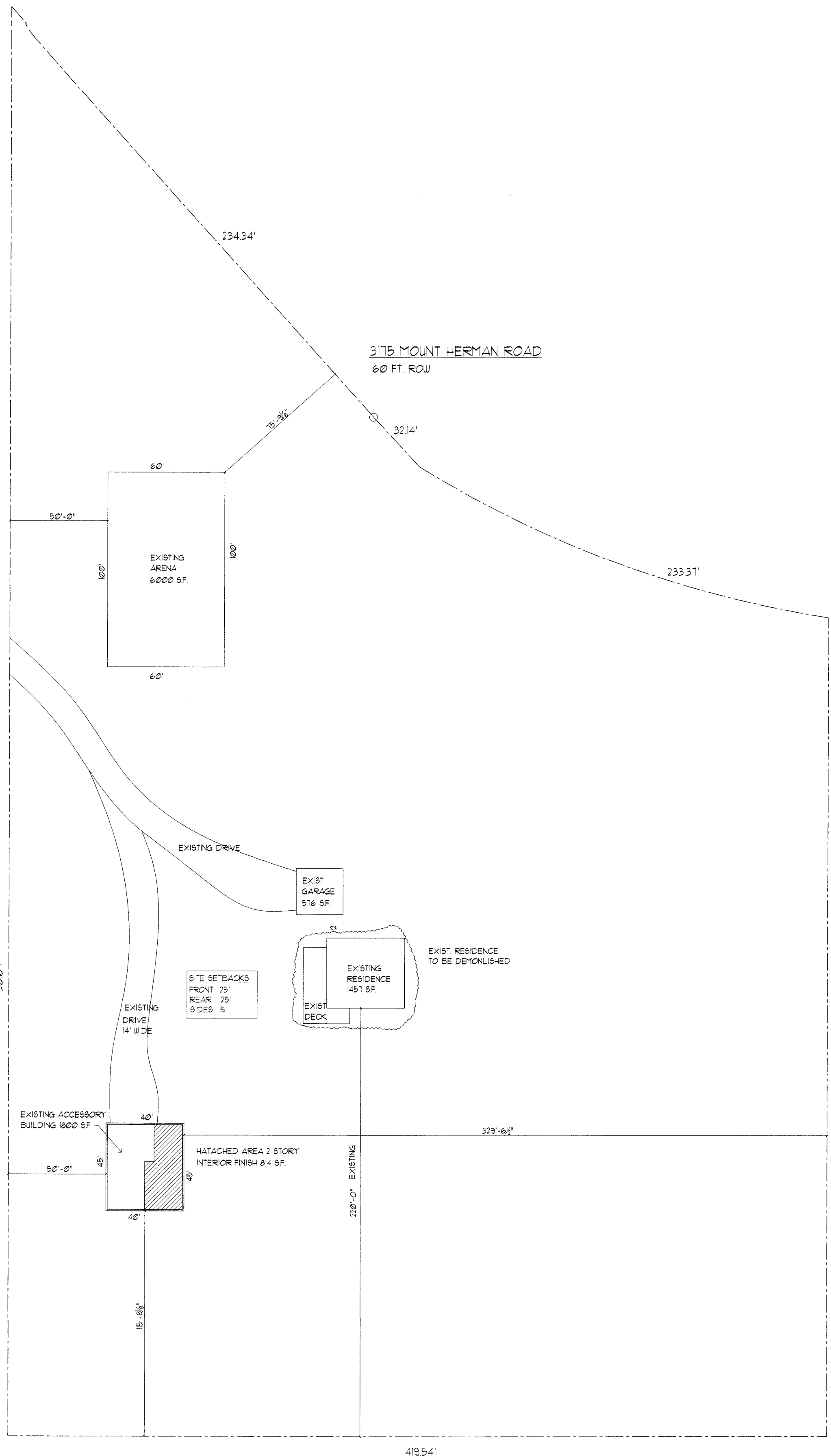
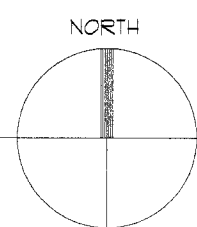
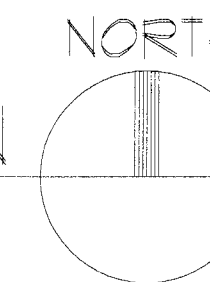


VICINITY MAP  
NOTE TO SCALE



BESQCP Not Required  
by *my* on *4/18/19*

SITE PLAN



**APPROVED**  
BY *my* DATE *4/18/19*  
**FOR PERMIT**  
NOTES: *1. 2008 necessary building converted to guest house 2. 2015 living space*  
EL PASO COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT

**DENIED**  
Planning and Community Development approval is contingent upon compliance with applicable notes on the recorded plat.  
An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.  
Diversion of blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.  
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

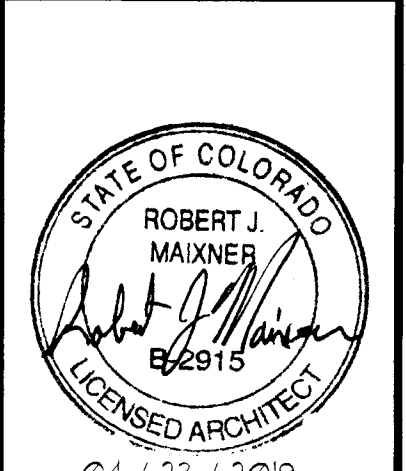
SCALE: 1" = 40' - 0"  
ZONE: RR-5  
3175 MOUNT HERMAN ROAD  
NLY 5.004 OF TRACTS 1B-17B  
PANORAMIC ACRES AS FOLG  
COM AT SW COR OF TRACT 1B,  
TH NLY ON WAY LN 130.81 FT  
FOR ROB, CONT NLY 68421 FT,  
ANG R ON A CUR TO L 48111 FT  
TO INTERSEC ELY OF TRACT 1B,  
SLY ON SD ELY LN 420.31 FT, TH  
ANG R N STRAIGHT LN 4954 FT TO ROB  
MONUMENT  
EL PASO COUNTY  
COLORADO 80131  
PARCEL SIZE: 9 ACRES  
SCHEDULE NO. 1220 01 003  
LOT COVERAGE  
EXIST GARAGE ACCESSORY 1 ARENA:  
83'6" / 175'00" X 100' / 385'

Released for Permit  
APR 26 2019  
MA  
RBD Construction

REVISIONS	BY

DARLENE JOHNSON  
3175 Mount Herman Rd, Monument, CO 80132  
Proposed Interior Remodel

RJM Designs  
Robert J Maixner  
Architect  
(719) 660-6183 maxrjcdesigns.com



SQUARE FOOTAGE

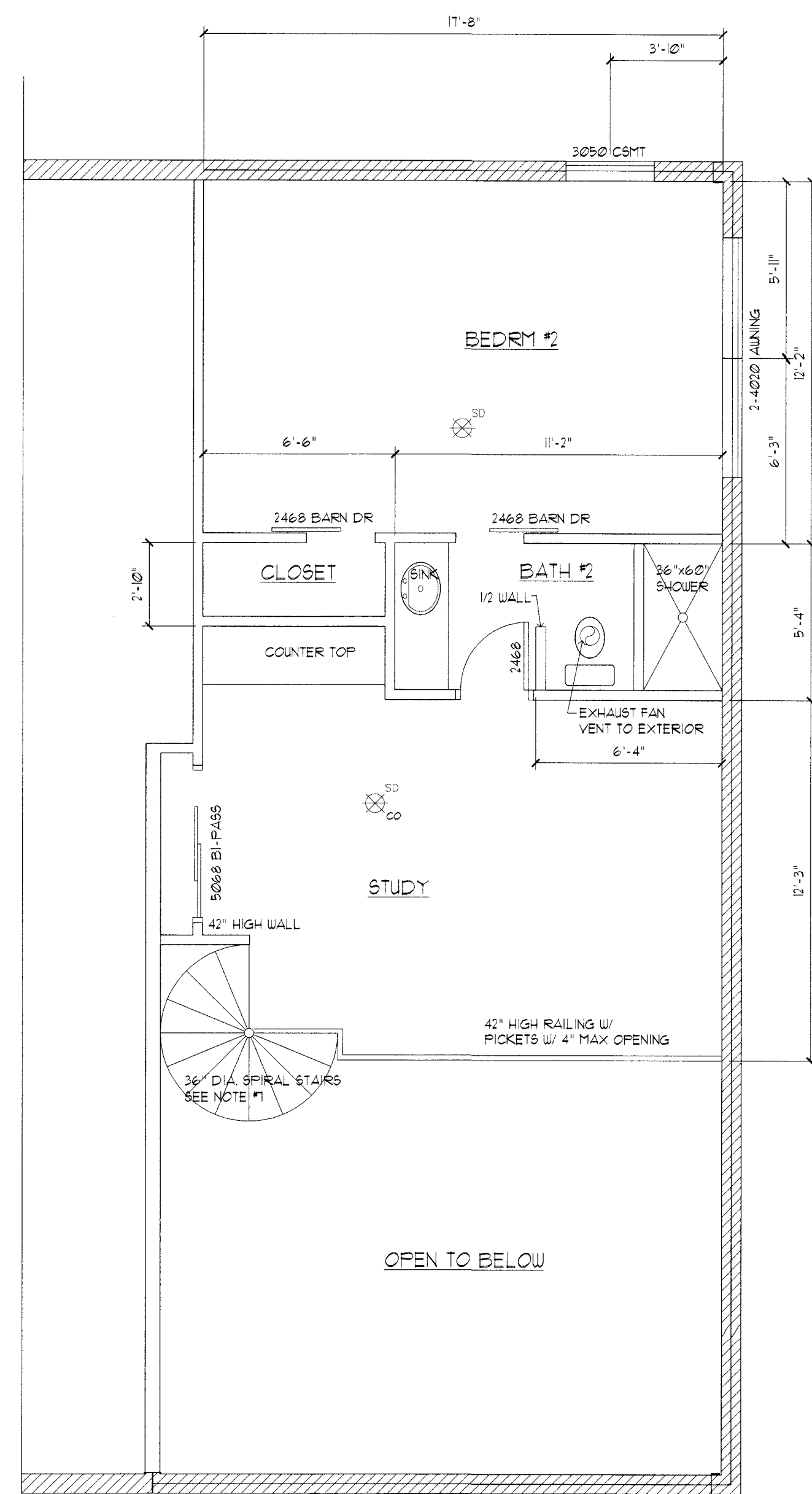
Main Level Living	814 SF
Upper Level Living	568 SF

INDEX

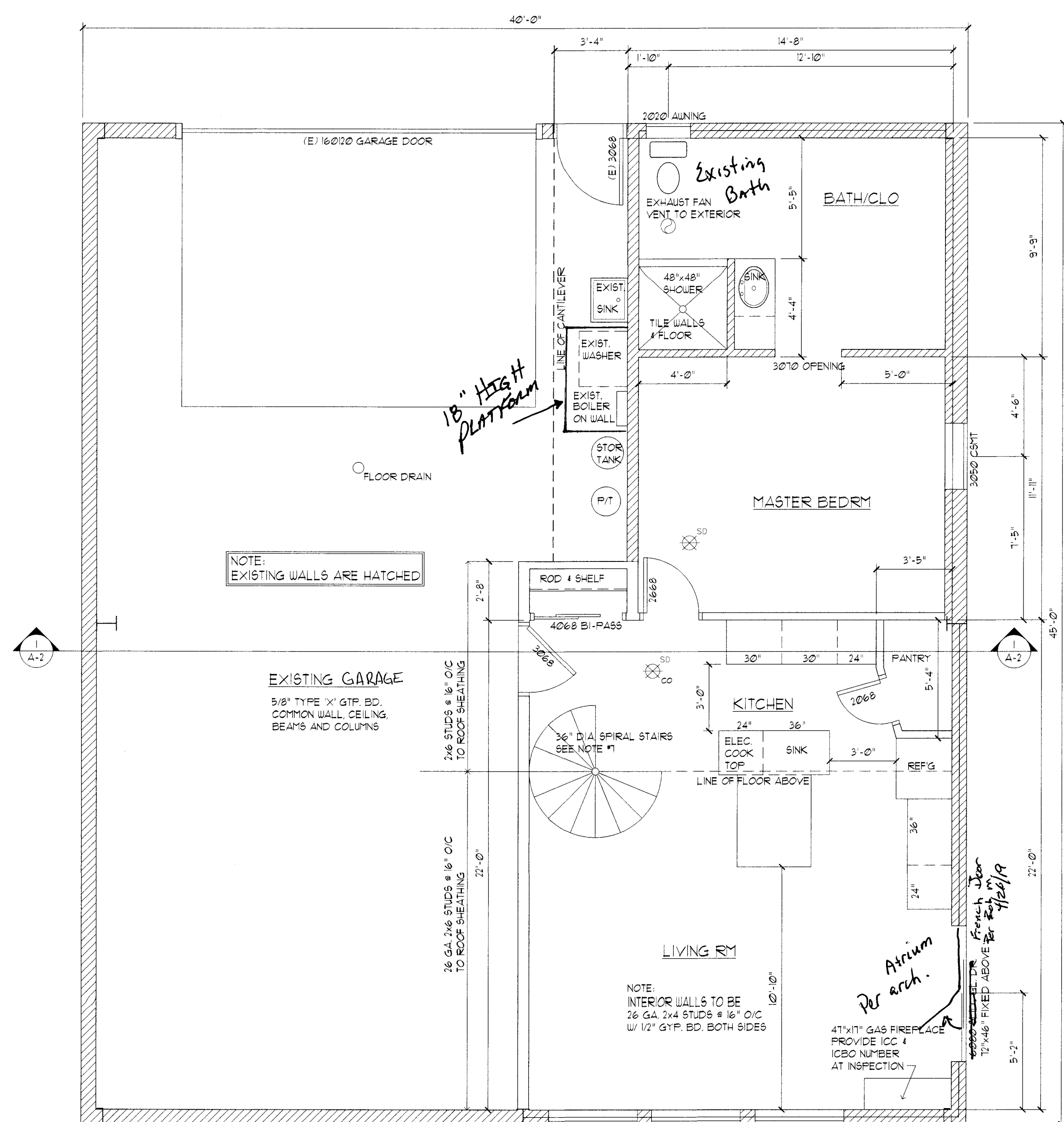
SD	Site Plan
A1	Floor Plans
A2	Elevations
	Floor Framing Plan
	Section

DRAWN	RJM
CHECKED	RJM
DATE	04 / 01 / 2019
JOB NO	15-116
SHEET NO	

SD



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



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

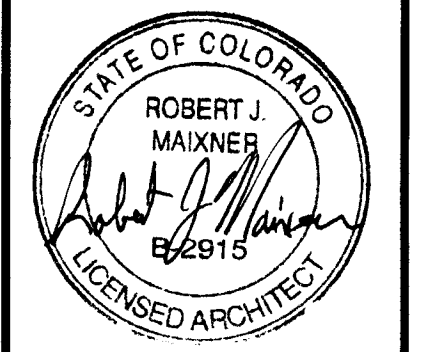
- GENERAL NOTES**
- FIELD VERIFY ALL DIMENSIONS, MATERIAL AND SITE CONDITIONS. CONSTRUCTION DIMENSIONS AND MATERIAL SHALL BE AS PER BUILDING CODE, 2015 IRC & 2017 FRRBC AND LOCAL GOVERNING CODES. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
  - OWNER/BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ROOF TRUSS SYSTEM DETAILS AND ENGINEERING.
  - ARCHITECT'S LIABILITY REGARDING ERRORS AND/OR OMISSIONS SHALL BE STRICTLY LIMITED TO THE ORIGINAL DRAWINGS.
  - PROVIDE EXTERIOR VENTING OF CLOTHING DRYER EXHAUST FANS, COOLING & HEATING EQUIPMENT. DON'T PLACE DRYER VENT WITHIN 36" OF ANY OPENING.
  - REBUILT SPIRAL STAIRWAYS: STAIRS SHALL HAVE A CLEAR WIDTH AT AND BELOW THE HANDRAIL IS NOT LESS THAN 26 INCHES AND THE WALKLINE RADIUS IS NOT LESS THAN 24 INCHES. EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 1/2 INCHES AT THE WALKLINE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NOT MORE THAN 8 1/2 INCHES. HEADROOM SHALL BE NOT LESS THAN 6 FEET 6 INCHES.

Released for Permit  
APR 26 2019  
MA  
RBD Construction

REVISIONS	BY

DARLENE JOHNSON  
3115 Mount Herman Rd., Monument, CO 80132  
Proposed Interior Remodel

RJM Designs  
Robert J Maxner  
Architect  
(719) 660-6683 maxner@rjmdesign.com



**SQUARE FOOTAGE**

Main Level Living	814 SF
Upper Level Living	968 SF

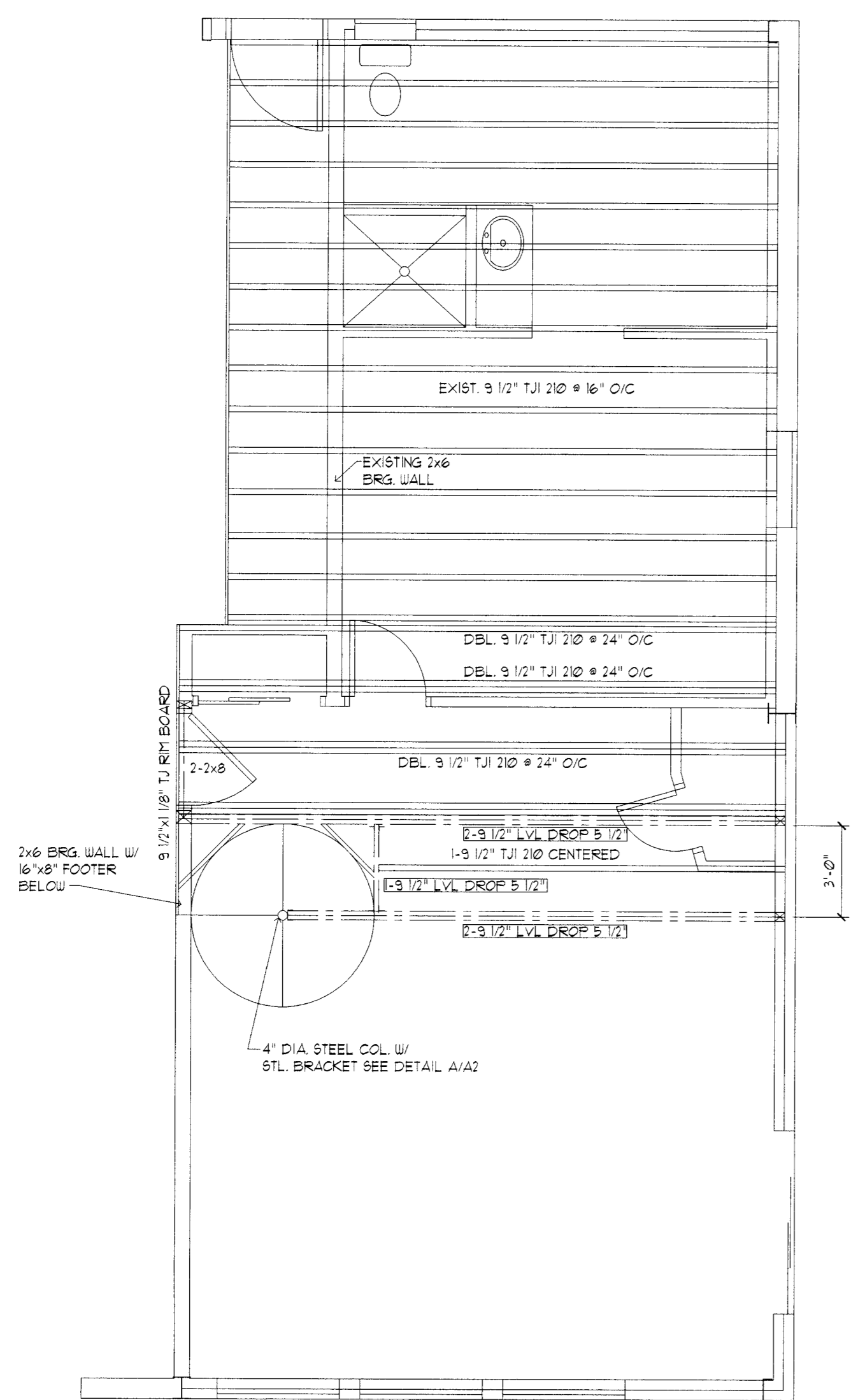
**INDEX**

SD	Site Plan
AF	Floor Plans
AE	Elevations
FP	Floor Framing Plan
	Section

DRAWN	RJM
CHECKED	RJM
DATE	04 / 23 / 2019
JOB NO.	18-116
SHEET NO.	

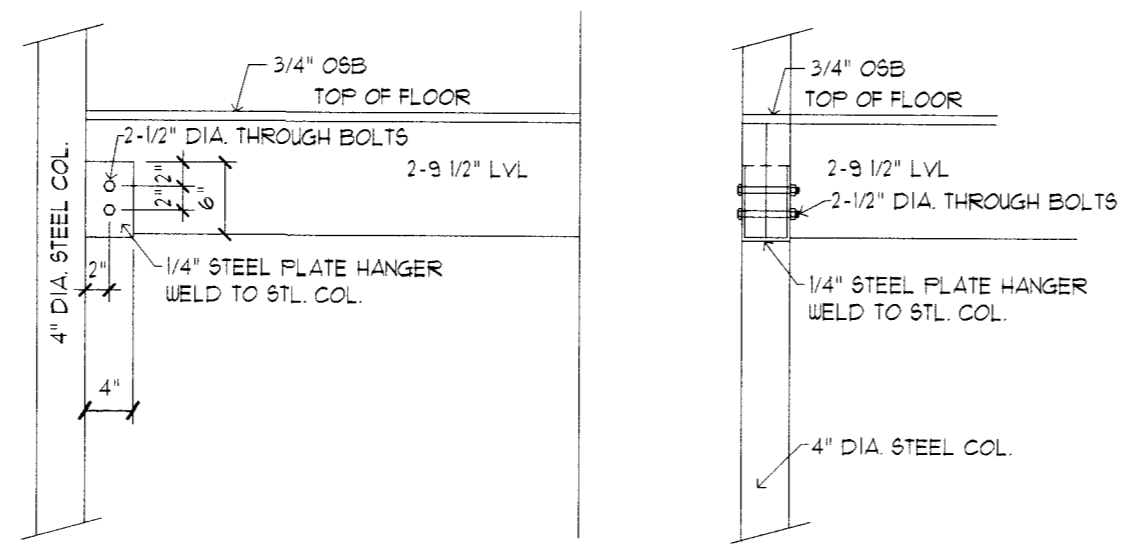
A-1

REVISION	BY

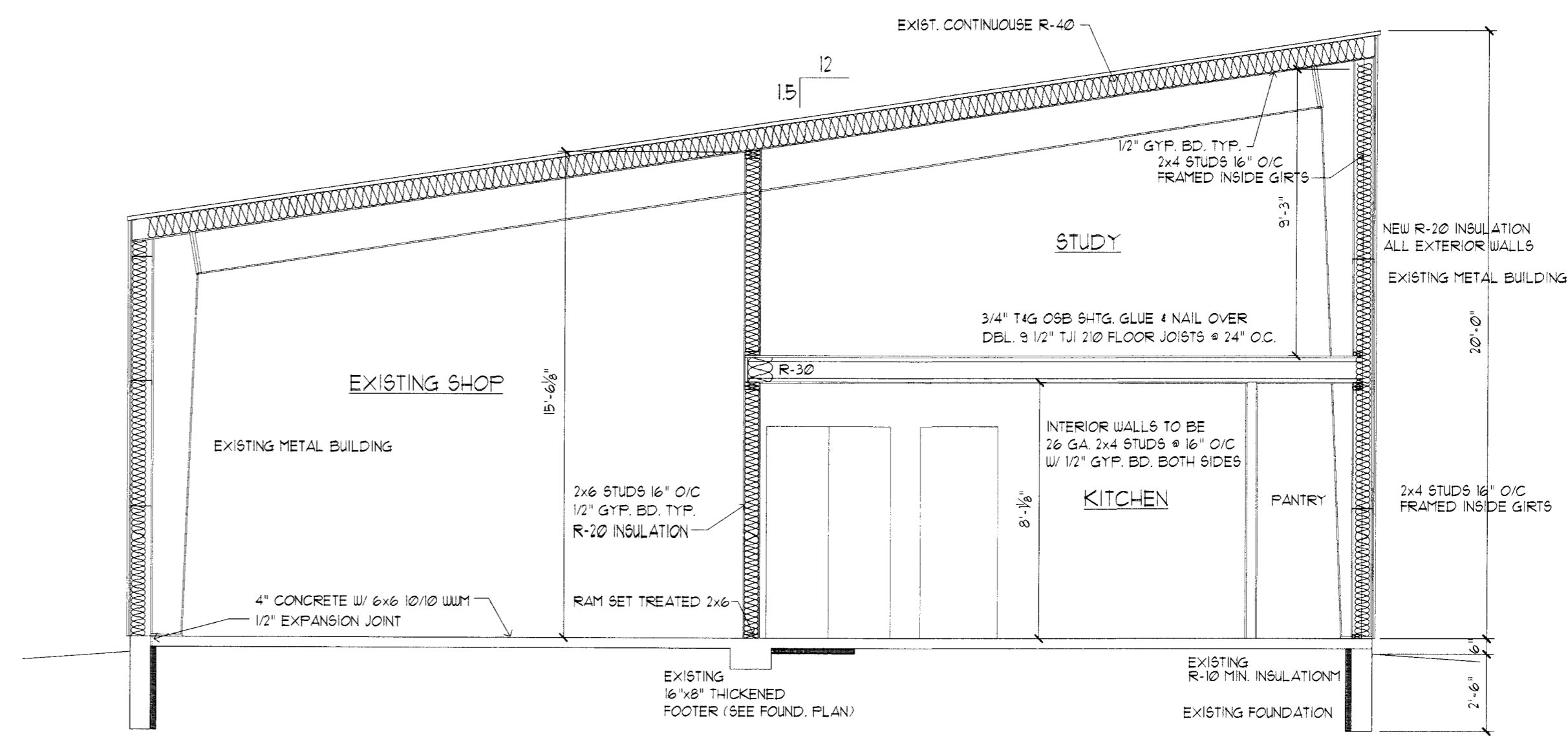


**FLOOR FRAMING**

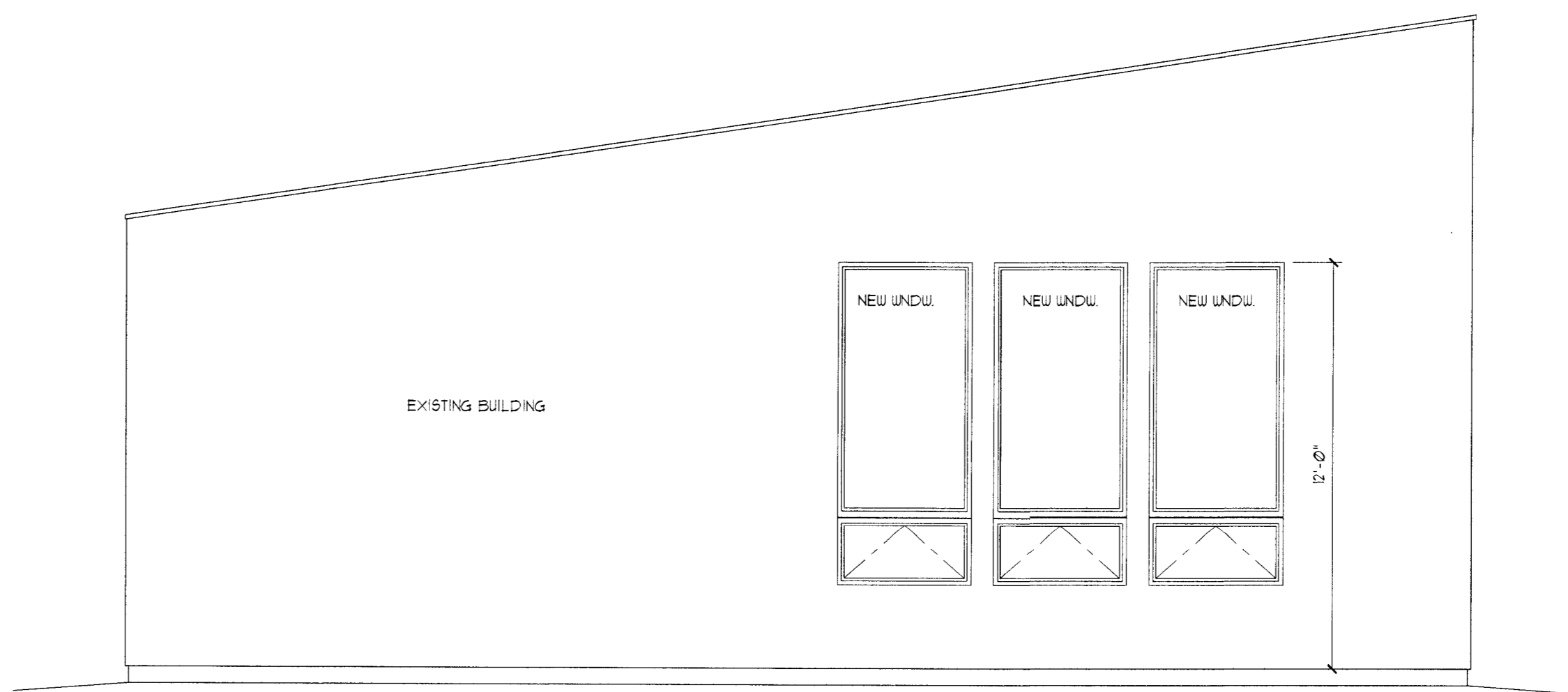
SCALE: 1/4" = 1'-0"  
 LIVE LOAD FL. 40 PSF DEAD LOAD 10 PSF  
 ALL DIMENSIONAL LUMBER SHALL BE HEM FIR #1 KD Fc=1250 MIN.



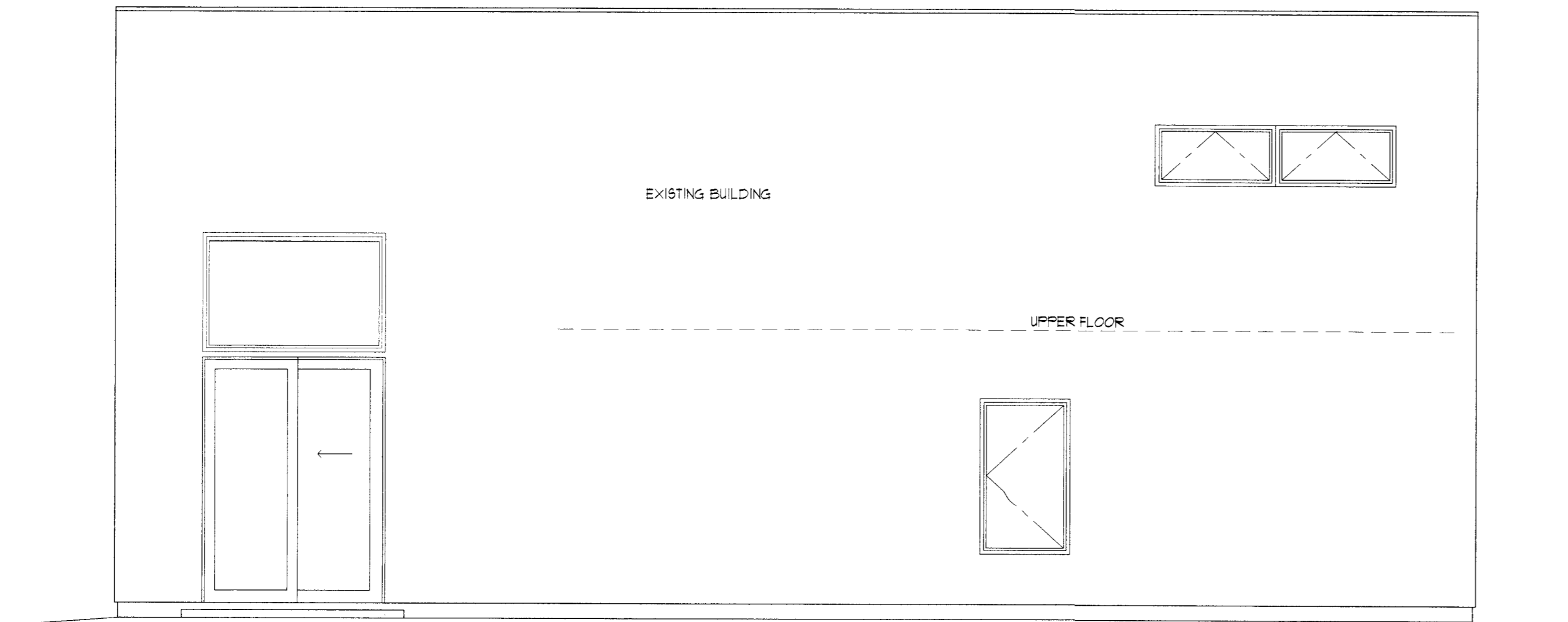
**DETAIL A-2**  
 SCALE: 1/4" = 1'-0"



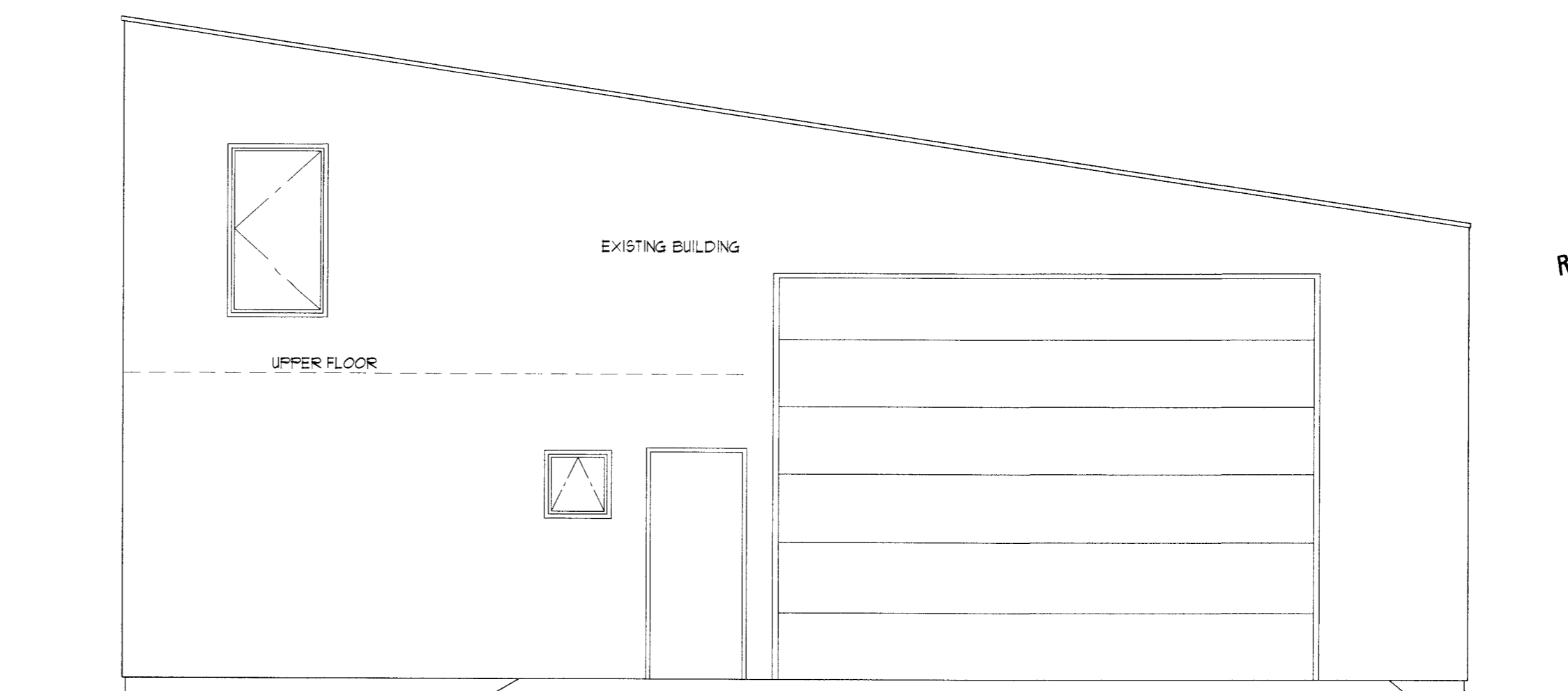
**SECTION A-2**  
 SCALE: 1/4" = 1'-0"



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



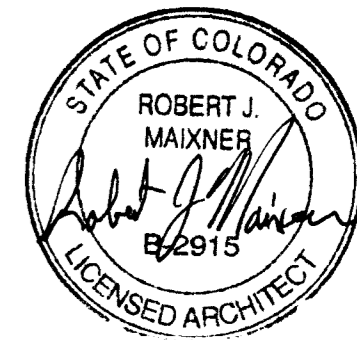
**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



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

**DARLENE JOHNSON**  
 3115 Mount Herman Rd, Monument, CO 80132  
 Proposed Interior Remodel

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 Robert J Maixner  
 Architect  
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04 / 23 / 2019

SQUARE FOOTAGE	
Main Level Living	814 SF
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 Section

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SHEET NO.	

A-2