

1. THIS BUILDING IS TO BE ATTACHED TO A PERMANENT FOUNDATION, AND ONCE SO ATTACHED, IS NOT TO BE REMOVED.
- 2.THIS BUILDING MAY BE MIRRORED OR REVERSED.
- 3.THIS BUILDING MUST BE LOCATED ABOVE THE FLOOD PLAN.
- 4.THIS BUILDING IS TO BE LOCATED NO LESS THAN 5' FROM LINES OR ADJACENT STRUCTURES.
- 5.THIS BUILDING IS TO BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER, WHEN AVAILABLE.



203 INDUSTRIAL DRIVE
REDWOOD FALLS, MN
PH: (507)644-6600
FX.: (507)644-6601

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SITE ADDRESS:
GOLDEN VIEW TRAIL
CLARK, CO 80428

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE BUILDING MANUFACTURER AND HAVE NOT BEEN INSPECTED BY THE THIRD PARTY INSPECTION AGENCY:

1. RAMP, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM AND THE TIE DOWN AND/OR ANCHORING SYSTEM.
3. SITE INSTALLED FASTENING AT THE FLOOR AND ROOF RIDGE AT MARRIAGE LINES OF MULTI-UNIT BUILDINGS.
4. COMPLETION OF THERMAL ENVELOPE: INSTALLATION OF INSULATION AT FLOORS, CEILINGS AND END WALLS AT MARRIAGE LINES TO MINIMIZE AIR INFILTRATION. (ON SITE BY OTHERS)
5. INSTALLATION OF R-8 INSULATION ON ALL PIPING INSTALLED IN UN-CONDITIONED SPACES.
6. ATTIC VENTILATION.
7. ELECTRICAL CROSS-OVER CONNECTIONS BELOW FLOOR OR IN ATTIC WHERE MARRIAGE LINES OCCUR.
8. ELECTRICAL SERVICE, MAIN ELECTRICAL PANEL, AND FEEDERS TO SUB-PANELS LOCATED IN THE MODULAR BUILDING.
9. BUILDING DRAINS, CLEANOUTS AND HOOKUPS TO PLUMBING SYSTEM AND FINAL PLUMBING.
10. CRAWL SPACE LIGHT AND SWITCH.
11. HVAC SYSTEM: HVAC COMPANY IS RESPONSIBLE FOR ANY DAMAGE AND REPAIRS TO MODULAR COMPONENTS (ie. TRUSSES, ELECTRICAL CONDUCTORS, PLUMBING AND ATTIC INSULATION.)
12. ROOF COVERING (INSTALLED ON SITE BY OTHERS)
13. HVAC R-8 DUCT INSULATION.
14. METAL ROOFING AND INSTALLATION (ON SITE BY OTHERS).

COLORADO BUILDING CODES:
2018 IRC
2023 NEC
2021 IECC

8 CCR 1302-14 ADMINISTRATIVE RULES (FACTORY BUILT HOUSING)
STATE OF COLORADO DIVISION OF HOUSING

TYPE OF FIRE SUPPRESSION SYSTEM:
None required

ROOF LIVE LOAD (TCLL): 112.4 PSF
GROUND SNOW: 146 PSF
FLOOR LIVE LOAD: 40 PSF
CONSTRUCTION TYPE: WOOD FRAME VB
OCCUPANCY GROUP/LOAD: SINGLE FAMILY R3 / 7
WIND SPEED: 115 MPH-Vult (3 SEC.)
WIND EXPOSURE: C
SEISMIC CATEGORY: AS LISTED ON ATTACHED SEALED
ENGINEERED CALCULATIONS
CONDITIONED MODULAR SPACE: 1408 SQ. FT

WINDOW SCHEDULE								
ID	TYPE	RO WIDTH	RO HEIGHT	TEMPERED	QTY	EGRESS	REMARKS	U-VALUE
P1-36"X36"	CASEMENT	3'-0 1/4"	3'-0 1/4"	YES	1	NO	-	0.27
CA1-36"X36"	CASEMENT	3'-0 1/4"	3'-0 1/4"	YES	1	NO	-	0.27
CA1-36"X36"	CASEMENT	3'-0 1/4"	3'-0 1/4"	NO	1	NO	-	0.27
T1-72"X12"	TRANSOM	6'-0 1/4"	1'-0 1/4"	NO	4	NO	-	0.27
G1-72"X60"E	GLIDING	6'-0 1/4"	5'-0 1/4"	NO	1	YES	-	0.29
G1-72"X60"E	GLIDING	6'-0 1/4"	5'-0 1/4"	NO	2	YES	-	0.27
G1-72"X60"E	GLIDING	6'-0 1/4"	5'-0 1/4"	YES	1	YES	-	0.27
G1-72"X60"E	GLIDING	6'-0 1/4"	5'-0 1/4"	NO	1	YES	WOCD	0.27
G1-72"X60"E	GLIDING	6'-0 1/4"	5'-0 1/4"	YES	1	YES	WOCD	0.27

DOOR SCHEDULE-EXTERIOR*						
ID	TYPE	MATERIAL	SIZE	REMARKS	U-VALUE	QTY
6068	SLIDER	VINYL	6'-0 1/4" x 6'-8 1/4"	W/ TRANSOM	0.30	1

*=ALL EXTERIOR DOORS THAT CONTAIN GLAZING SHALL BE TEMPERED; UNLESS THE OPERABLE PANEL OF OF A SWINGING OR SLIDING DOOR MEETS THE EXCEPTIONS OF R308.4.1

NOTES:
PRIMARY EGRESS DOOR ON LOWER LEVEL SUPPLIED AND
INSTALLED ON SITE BY OTHERS.

WINDOW ASSEMBLY
 -VINYL — DOUBLE PANE—LOW E
 -TEMPERED WINDOWS WILL BE LABELED ON PLANS WHERE NECESSARY AND LISTED IN THE
 TEMPERED SECTION OF THE WINDOW SCHEDULE.
 -WINDOW OPENING CONTROL DEVICES (WOC'S)AS REQUIRED PER R312.2 WILL BE LABELED AT
 INDIVIDUAL WINDOWS ON PLANS AS WELL AS LISTED IN THE REMARKS SECTION OF THE WINDOW
 SCHEDULE.



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Ph: (507) 644-6600
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COVER SHEET

NS5254

DRAWN BY: ML

DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

CUSTOMER: FINCH

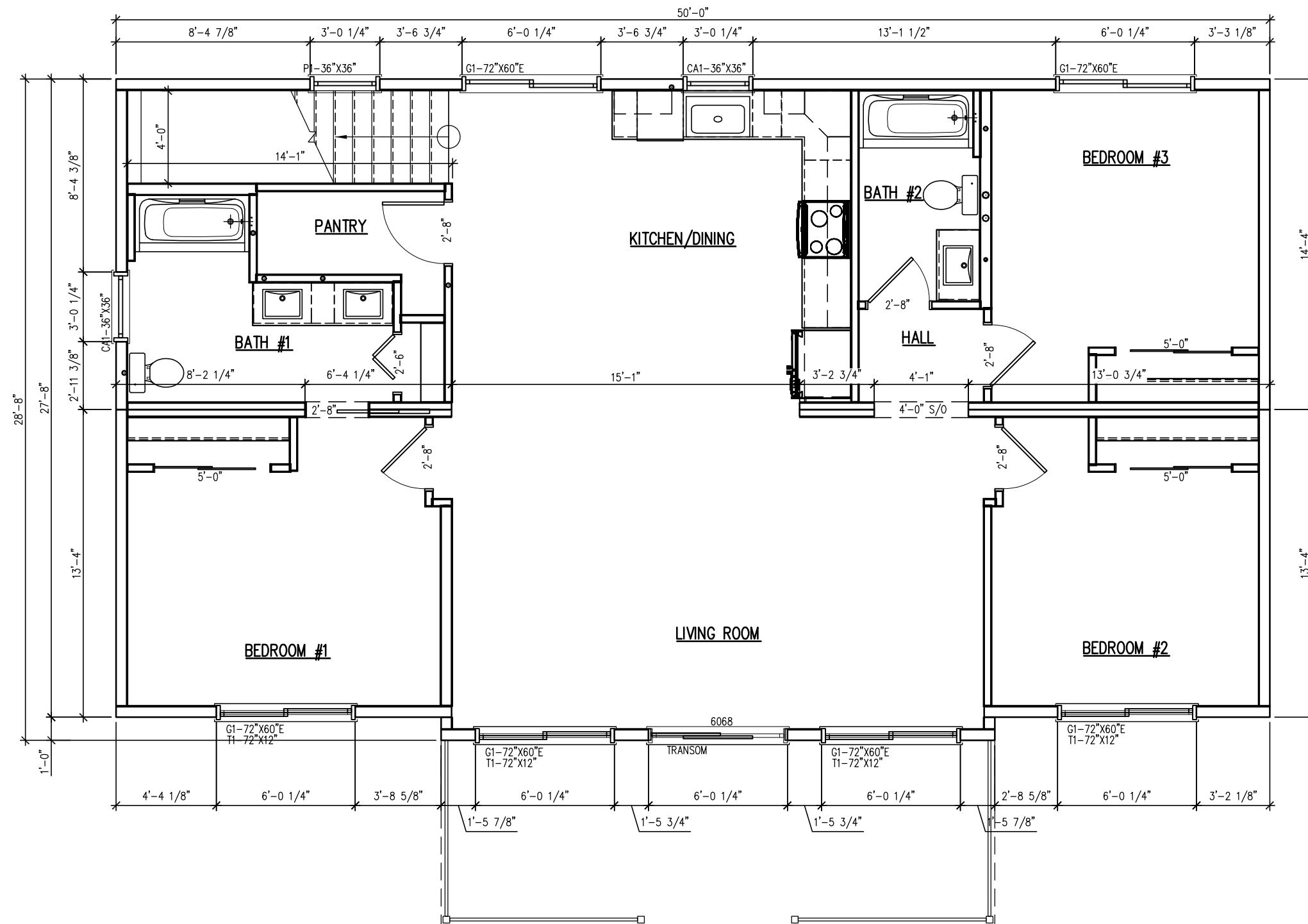
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DATE: X

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MAIN LEVEL BRACING PLAN

NS5254

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DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

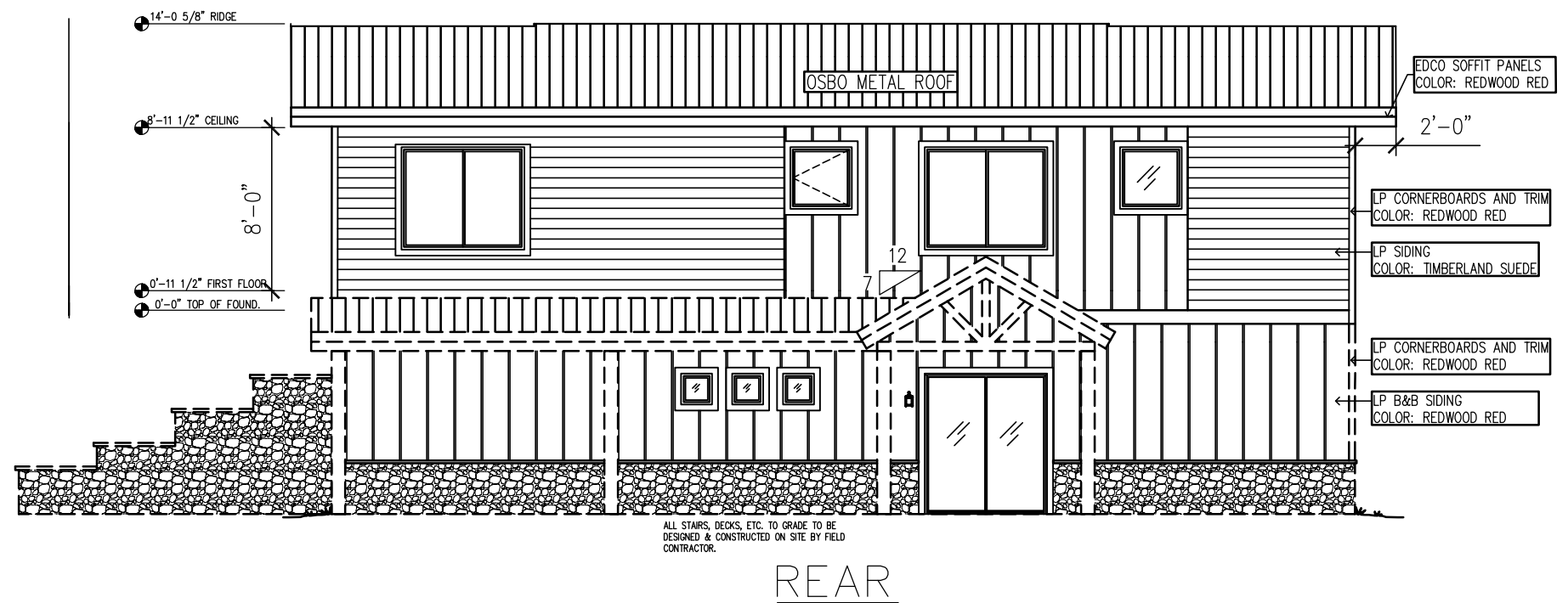
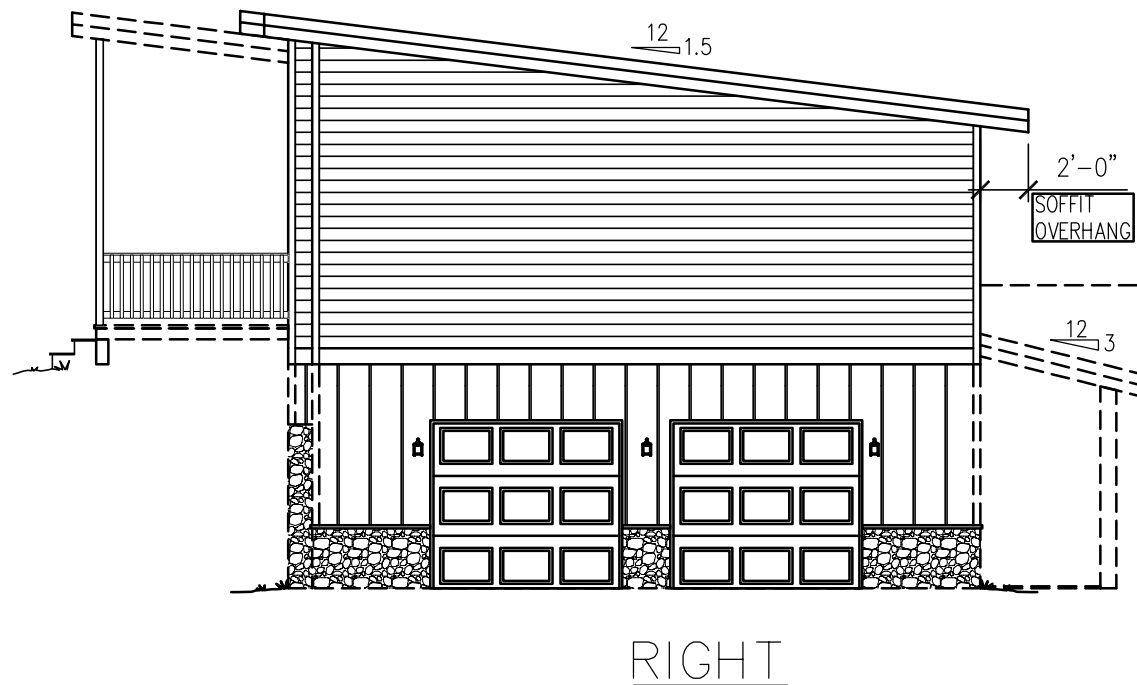
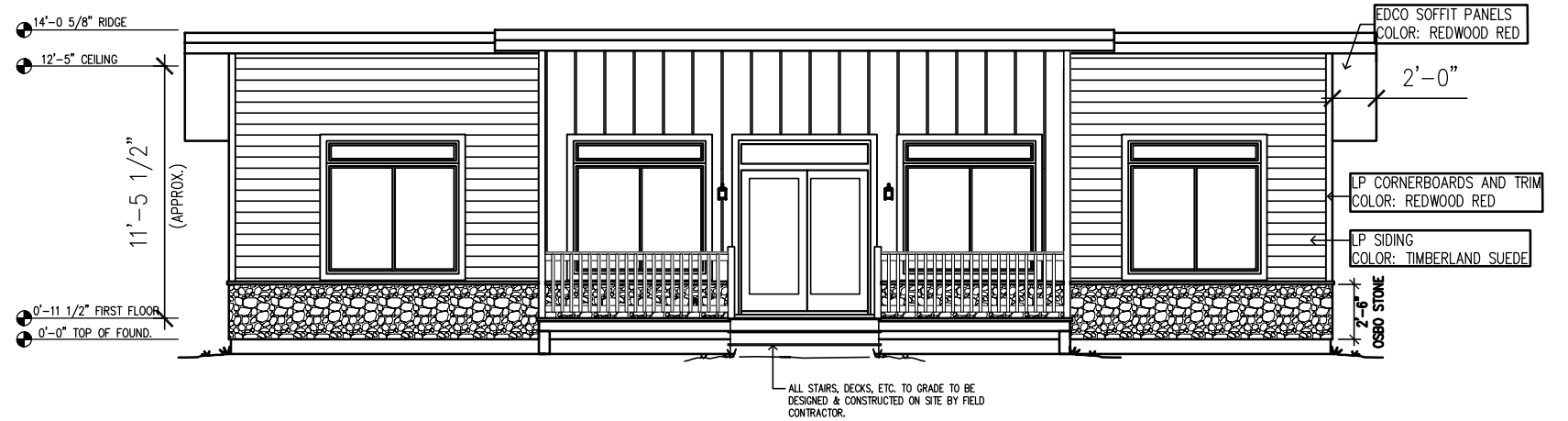
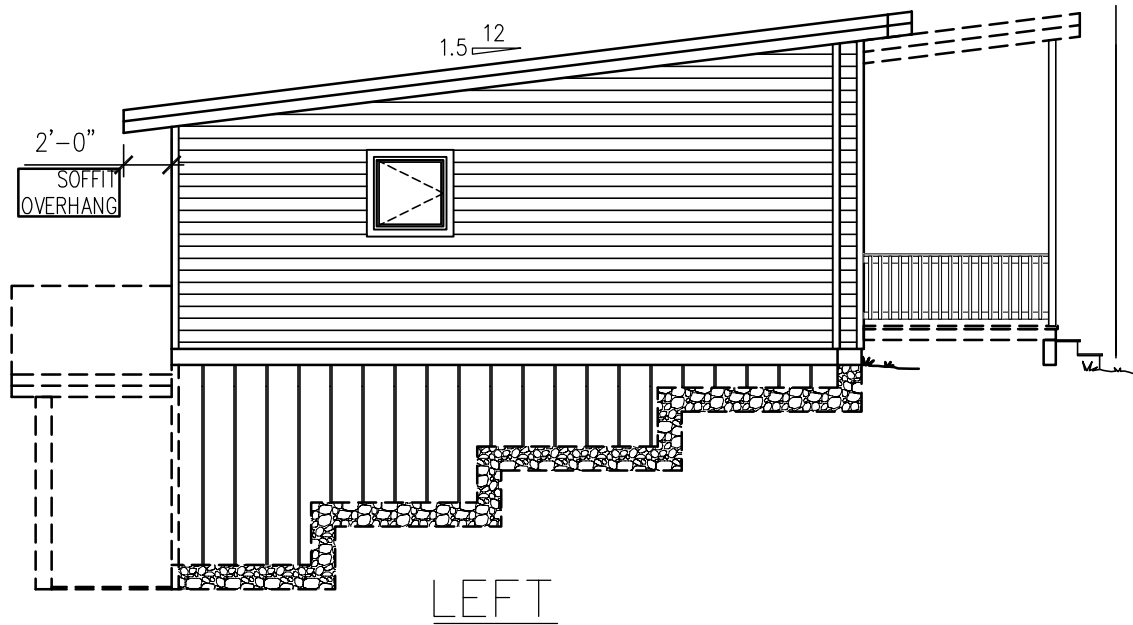
CUSTOMER: FINCH

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SCALE: $3/16" = 1' - 0"$

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A1.2



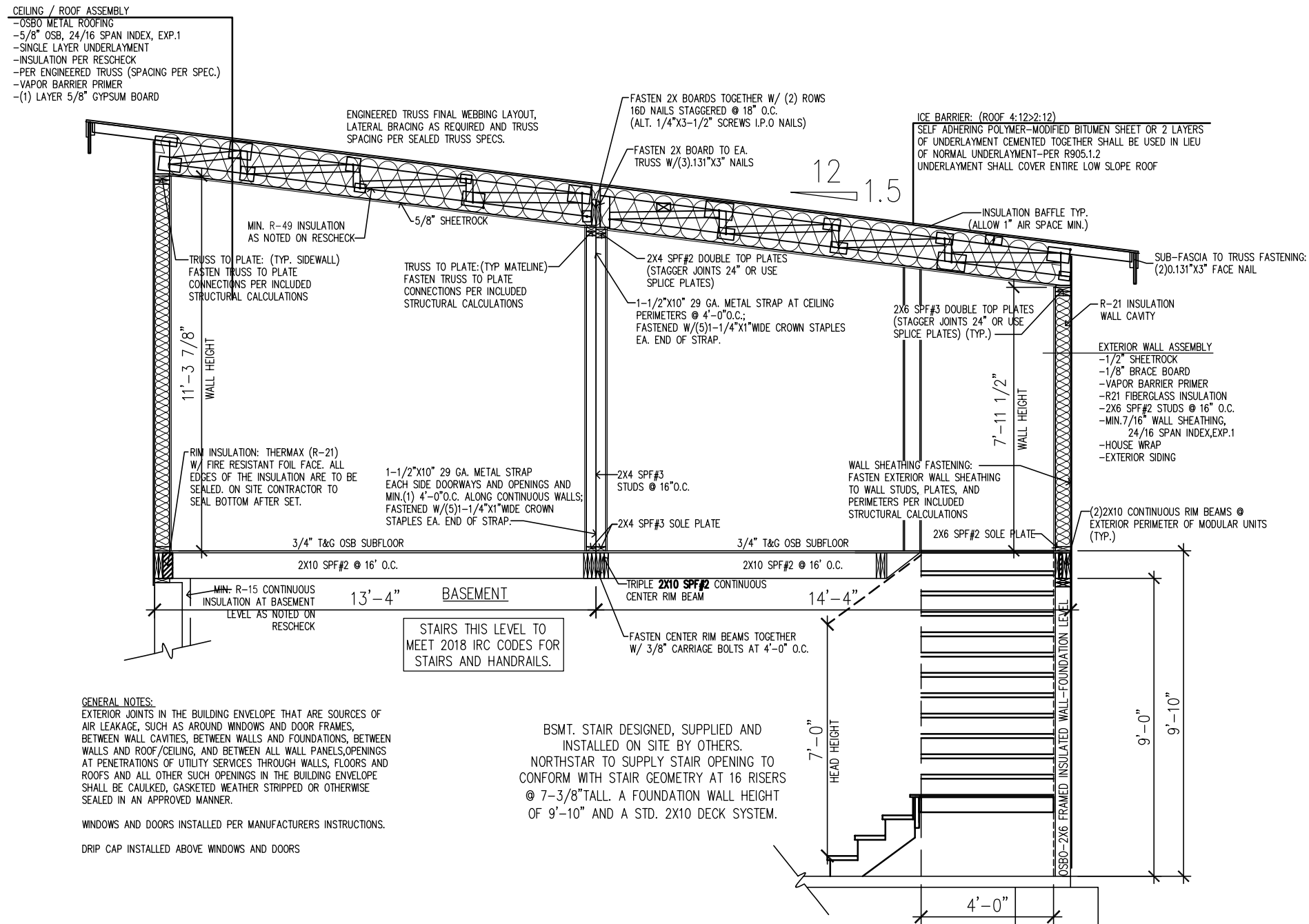
GENERAL NOTES:
SEE SHEET A1.1



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ELEVATIONS

NS5254	DEALER: ROCKY MOUNTAIN HOMES			PAGE:
DRAWN BY: MW	CUSTOMER: FINCH			A2.1
DATE: 5/16/24	REV: C	BY: ML	DATE: 8/26/24	SCALE: 1/8"=1'-0"



GENERAL NOTES:
 EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE, SUCH AS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF/CEILING, AND BETWEEN ALL WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED WEATHER STRIPPED OR OTHERWISE SEALED IN AN APPROVED MANNER.

WINDOWS AND DOORS INSTALLED PER MANUFACTURERS INSTRUCTIONS.

DRIP CAP INSTALLED ABOVE WINDOWS AND DOORS

BSMT. STAIR DESIGNED, SUPPLIED AND INSTALLED ON SITE BY OTHERS. NORTHSTAR TO SUPPLY STAIR OPENING TO CONFORM WITH STAIR GEOMETRY AT 16 RISERS @ 7-3/8" TALL. A FOUNDATION WALL HEIGHT OF 9'-10" AND A STD. 2X10 DECK SYSTEM.

GENERAL NOTES:

SEE SHEET A1.1



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MAIN HOUSE SECTION AT STAIR

NS5254

DRAWN BY: ML

DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

CUSTOMER: FINCH

REV: X

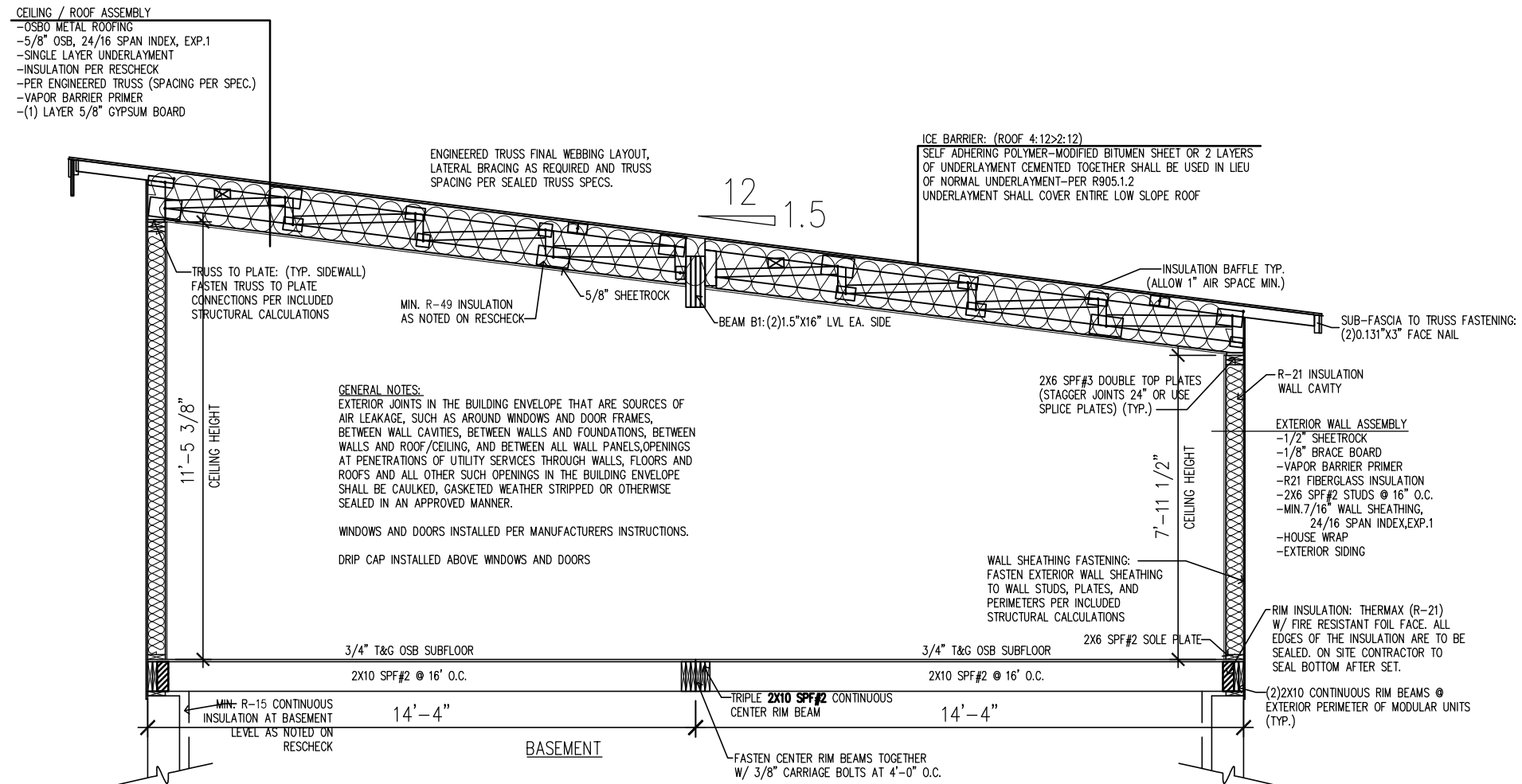
BY: X

DATE: X

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PAGE:

A2.2



GENERAL NOTES:

SEE SHEET A1.1



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MAIN HOUSE SECTION AT VAULT

NS5254

DRAWN BY: ML

DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

CUSTOMER: FINCH

REV: X

BY: X

DATE: X

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

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A2.3

ELECTRICAL CROSS OVER DETAIL

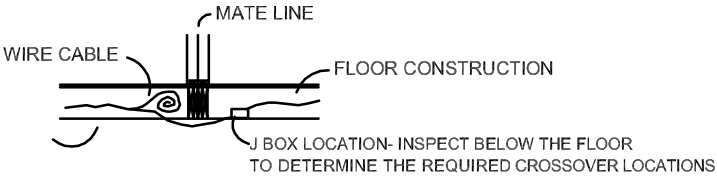
EXTEND THE COILED WIRE CAPBLE TO THE J BOX IN THE OTHER MODULE. CONNECT THE CABLE TO THE J BOX WITH A LISTED WIRE CONNECTOR. CONNECT EACH CONDUTOR TO THE CORRESPONDING CONDUCTOR BASED BASED ON EACH CONDUCTORS INSULATION COLOR (CONNECT BLACK TO BLACK, ETC) AND CONNECT THE GROUNDING WIRE TO BOTH THE GROUNDING WIRE(S) IN THE OTHER MODULE AND THE J BOX GROUNDING SCREW. IF MORE THAN ONE CIRCUIT IS TO BE CONNECTED IN THE SAME JUNCTION BOX, VERIFY THAT THE CORRECT CIRCUITS ARE BEING SPLICED TOGETHER BEFORE CONNECTING ANY WIRES TOGETHER.

THE DETAIL BELOW IS SHOWN FOR ELECTRICAL CROSS-OVER CONNECTIONS INSTALLED BELOW THE FLOOR SYSTEM. THESE SAME PROCEDURES SHOULD BE USED FOR ELECTRICAL CROSS OVER CONNECTIONS LOCATED IN THE ATTIC. INSPECT THE ATTIC NEAR THE MATE LINE FOR ALL SUCH REQUIRED ELECTRICAL CROSSOVER CONNECTIONS.

WIRE CONDUTORS REQUIRED TO BE CONNECTED TO THE J BOX IN OTHER MODULE TO COMPLETE THE ELECTRICAL CROSSOVER CONNECTION (EXTRA WIRE TO BE COILED AND INSTALLED IN FRAMING CAVITY AT FACTORY TO ENABLE ON SITE CROSSOVER CONNECTION)

USE "UL LISTED" WIRE TO TWIST CONNECTORS (I.E. WIRE NUTS) TO CONNECT THE CURRENT CARRYING CONDUCTORS TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE AN APPROVED CRIMP TYPE CONNECTOR (NON-REMOVABLE CONNETOR) TO CONNECT THE GROUNDING WIRES TOGETHER. SUPPORT ALL CIRCUITS AND/OR INSTALL LISTED CABLE STAPLES OR FASTENINGS WITHIN 6" OF THE J BOX.

RE-INSTALL THE JUNCTION BOX COVER PLATE AND TEST EACH CIRCUIT AS REQUIRED BY THE LOCAL BUILDING OFFICIAL (HAVE ALL WORK INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL BEFORE INSTALLING THE J BOX COVER OR TURNING ON THE POWER TO THE BUILDING OR CIRCUIT.)




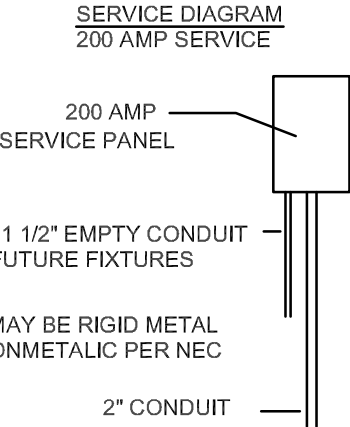
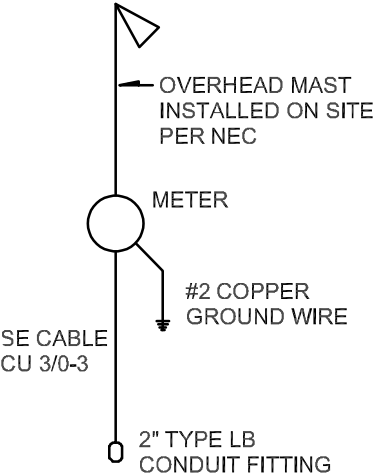
NOTE: ALTERNATE LOCATION FOR CROSSOVERS IN ATTIC NEAR ATTIC ACCESS

200 AMP PANEL REQUIRED
SEE ATTACHED SERVICE
LOAD CALCULATION SHEET

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NEC.
2. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACESIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKERS SHALL BE PERMITTED TO SERVE AS DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
3. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACESIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CRICUIT BREAKER.
4. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM, THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED BY AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC, BY LOCAL ELECTRICAL CONSULTANT.
5. THE MAIN ELECTRICAL PANEL, SERVICE DISCONNECT (MAIN CIRCUIT BREAKERS) AND FEEDERS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.
6. ALL CIRCUITS CROSSING OVER MODULAR MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, LOCATED IN THE FLOOR OR IN THE ATTIC.
7. ALL CIRCUITS TO BE COPPER NM EXCEPT HVAC AND RANGE CIRCUITS TO BE COPPER SE CABLE (75°C)
8. ATTIC ACCESS SHALL HAVE SWITCHED LIGHT AND OUTLET AT OR NEAR THE VICINITY OF THE ACCESS PANEL. TO ANY OF THE INSTALLED GENERAL LIGHTING CIRCUITS)
9. RECEPTACLES INSTALLED IN WET LOCATIONS MUST BE IN A WEATHERPROOF ENCLOSURE WITH INTEGRITY OF WHICH IS NOT AFFECTED WHEN THE ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
10. SMOKE DETECTORS MUST BE WIRED TO ACTIVATE ALL ALARMS SIMULTANEOUSLY IF ANY DETECTOR IS ACTIVATED. ALL SMOKE DETECTORS LOCATED WITHIN 20 FEET OF A COOKING APPLIANCE SHALL BE THE PHOTOELECTRIC TYPE.
11. ALL FANS MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING AND TERMINATE AT AN APPROVED VENT CAP.
12. PROVIDE TYPE "B" LIGHT FIXTURE & DUPLEX RECEPT IN CRAWL SPACE.

		Designation									
		NS5254-AB-CO									
CIRCUIT	Breaker	Wire Size	GFCI Recept	Circuit No.		GFCI Recept	Wire Size	Breaker	CIRCUIT		
Surge				1	2		12-2	20A	#1 Lights		
								AFCI			
Surge				3	4		12-2	20A	#2 Lights		
								AFCI			
Kitchen #5	20A	12-2	X	5	6	X	12-2	20A	Kitchen #6		
	AFCI							AFCI			
				7	8		12-2	20A	Dishwasher		
								Dual			
Range	40A	8-3		9	10		12-2	20A	Refrigerator		
	GFCI							Dual			
Microwave	20A	12-2		11	12		12-2	20A	Dining Room		
	Dual							AFCI			
Bed #1	20A	12-2		13	14		12-2	20A	Living Room		
	AFCI							AFCI			
Bed #2	20A	12-2		15	16	X	12-2	20A	Bath #1		
	AFCI							AFCI			
Bed #3	20A	12-2		17	18	X	12-2	20A	Bath #2		
	AFCI							AFCI			
Exterior GFCI	20A	12-2	X	19	20						
	AFCI										
Hall	20A	12-2		21	22						
	AFCI										
				23	24						
				25	26						
				27	28						
				29	30						
				31	32						
				33	34						
				35	36						
				37	38						
				39	40						



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ELECTRICAL NOTES AND SCHEDULES

NS5254

DRAWN BY: ML

DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

CUSTOMER: FINCH

REV: X

BY: X

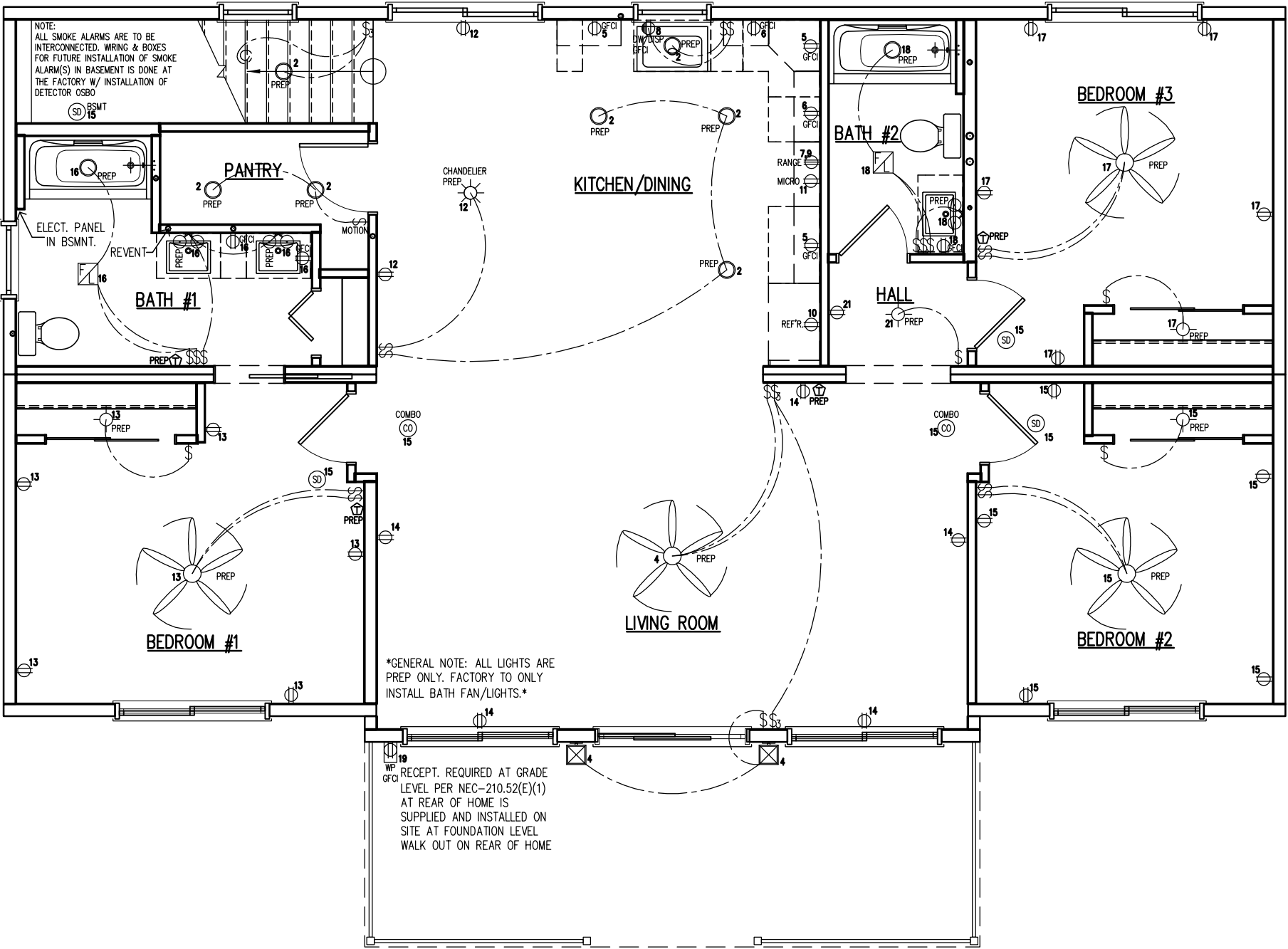
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
\$	SWITCH
\$	3-WAY SWITCH
⊖	120V DUPLEX RECEPTACLE
⊖	120V DUPLEX SPLIT RECEPTACLE
⊖	120V WEATHER PROOF GFCI DUPLEX RECEPTACLE
⊖	240V RECEPTACLE
⊖	VANITY WALL MOUNT LIGHT
⊖	EXHAUST FAN/LIGHT
•	PENDANT LIGHT
○	LED LIGHT
⊖	DIRECTIONAL RECESSED LIGHT
⊖	STANDARD LIGHT
☀	CHANDELIER LIGHT
⊖	WALL SCNCE
⊖	SMOKE DETECTOR
⊖	CO/SMOKE DETECTOR
—	UNDER CAB. LIGHT
⊖	EXTERIOR WALL LIGHT
⊖	JUNCTION BOX
⊖	WALL MOUNTED LIGHT
☀	CEILING FAN OR FAN/LIGHT-SEE PLAN FOR INFO
⊖	DOOR CHIMES
⊖	HUMIDISTAT
⊖	THERMOSTAT
⊖	TV
⊖	PHONE
●	FISHWIRE LOCATION

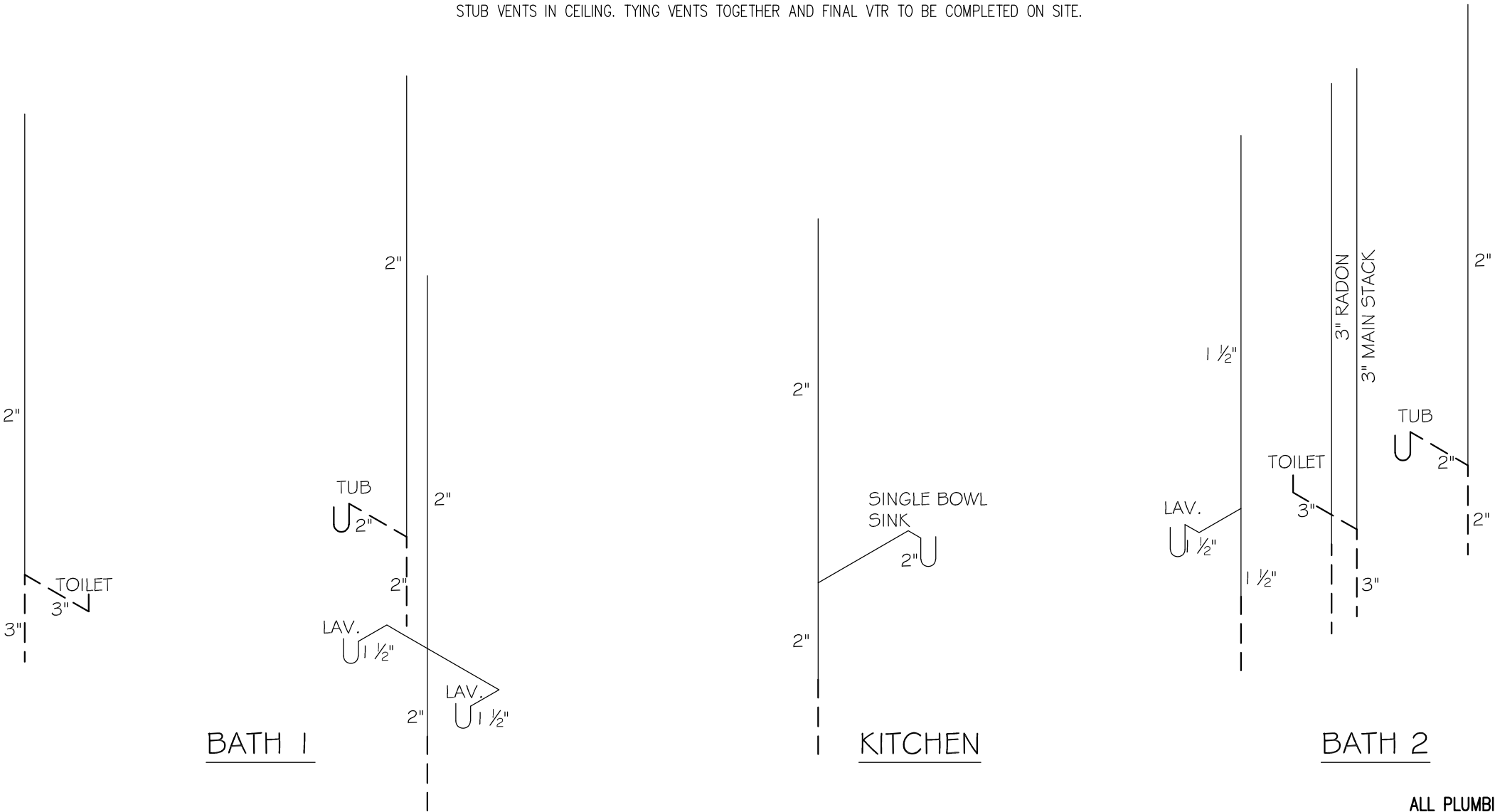


GENERAL NOTES:
SEE SHEET A1.1

SLOPE OF HORIZONTAL DRAINAGE PIPE	
SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2 1/2" OR LESS	1/4
3" TO 6"	1/8
8" OR LARGER	1/16

PIPE SUPPORT
PVC: HORIZONTAL=4', VERTICAL=10'

STUB VENTS IN CEILING. TYING VENTS TOGETHER AND FINAL VTR TO BE COMPLETED ON SITE.



ALL PLUMBING VENTS ARE STUBBED OFF IN ATTIC, AND THE PLUMBING VENT SYSTEM IS COMPLETED ON SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL.

CHANGE ALL VTR'S TO 3"; VTR PIPING FOR FREEZE PROTECTION EXTEND MIN. 12" ABOVE THE ROOF.

*WASHER STANDPIPE SHALL EXTEND NOT LESS THAN 18" BUT NOT GREATER THAN 42" ABOVE TRAP WEIR.

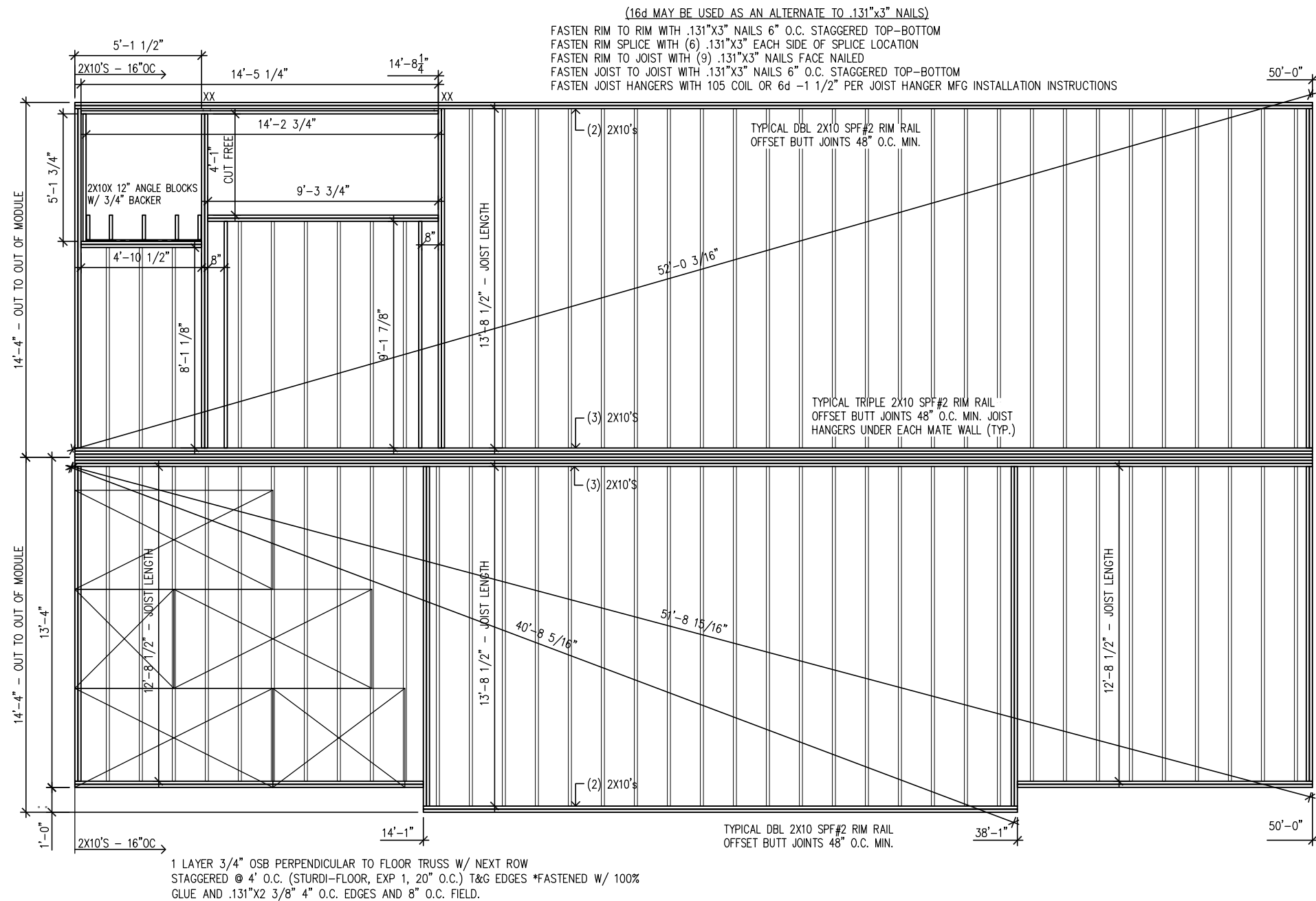
GENERAL NOTES:
SEE SHEET A1.1



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DWV LINES

NS5254	DEALER: ROCKY MOUNTAIN HOMES		
DRAWN BY: ML	CUSTOMER: FINCH		
DATE: 8/26/24	REV: X	BY: X	DATE: X
			SCALE: N.T.S.



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MAIN LEVEL FLOOR FRAMING

NS5254

DRAWN BY: ML

DATE: 8/26/24

DEALER: ROCKY MOUNTAIN HOMES

CUSTOMER: FINCH

REV: X

BY: X

DATE: X

SCALE: 3/16"=1'-0"

PAGE:

A7.1

LOAD CALCULATION

(220.82 - NEC 2023)



Building Type: 2 Box-Custom Home - NS5254

Air Conditioning (100%) *

Area

Watts or Volt-Amps

Central Electric Space Heating

0

x 0.65*

0

Less than 4 separately controlled
electric space heating units

0

x 0.65

0

Four or more separately controlled
electric space heating units

0

x 0.40

0

* Use the larger of the air-conditioning load or
the diversified demand of the heating load.

Other loads:

Area

Watts

Circuit

Wire size

General lighting (1st floor)

1408

x 3

4224

20A

12-2 W/G

General lighting (2nd floor)

0

x 3

0

20A

12-2 W/G

General lighting (Bsmt)

0

x 3

0

20A

12-2 W/G

Small appliances

5

x 1500

7500

20A

12-2 W/G

Range (at nameplate rating)

10400

40A

8-3 W/G

Dishwasher

1200

20A

12-2 W/G

Garbage disposal

700

20A

12-2 W/G

Fan/Light (2@150)

300

20A

12-2 W/G

0

SUB-TOTAL

24324

First 10 KW of other loads @ 100%

10000

Remainder of other loads @ .40%

14324

x .40

5729.6

Heat (Above)

0

TOTAL CALCULATED LOAD

15730

Required Service size

15730

240 =

65.54 amps

Installed Panel size

200 Amp Panel