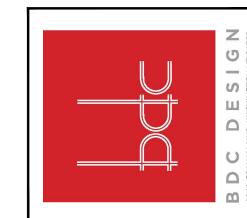
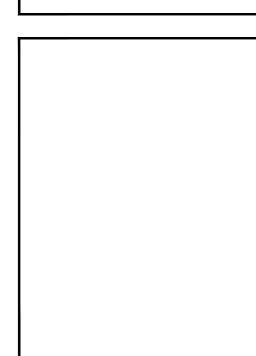
JONES SLEDHAUS

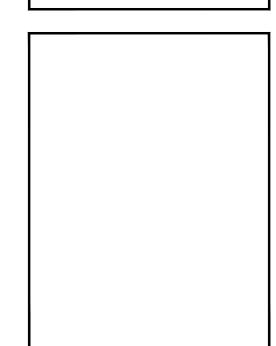
28935 YELLOW JACKET DR. OAKCREEK, COLORADO

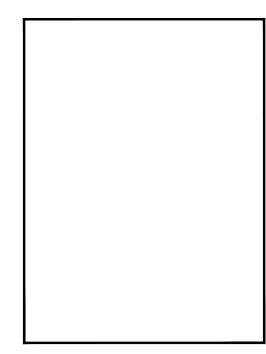












TITLE **SHEET**

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CONTACT INFORMATION

OWNER STEPHAN JONES

KEB HOMES, LLC DBA IRONTOWN HOMES 1947 N. CHAPPEL DRIVE

SPANISH FORK, UT 84660 TEL: (801) 798-9005 FAX: (801) 798-9015

STRUCTURAL

MODULAR

FACTORY

State of Colorado **Division of Housing** Oct 11 2022

LOCAL INSPECTION ITEMS REQUIRED

McNEIL ENGINEERING 8610 SOUTH SANDY PARKWAY

SUITE 200 SANDY, UT 84070 TEL: (801) 255-7700

BUILDING DESIGN

BDC DESIGN, LLC PO BOX 1321 1141 GRAHAM MNR WASHINGTON, UT 84780 TEL: (435) 627-6641

PROJECT INFORMATION

JONES SLEDHAUS - STANDARD PROJECT NAME: PROJECT ADDRESS: 28935 YELLOW JACKET DR.

OAK CREEK, CO PARCEL NUMBER:

ZONING DISTRICT: LOT SIZE:

NEW BUILDING COVERAGE: NOT REQUIRED FIRE SUPPRESSION SYSTEM:

FIRE SEPARATION DISTANCE: 5 FEET MINIMUM

DESIGN CRITERIA

WINTER DESIGN TEMP.:

STRUCTURAL

ROOF SNOW LOAD:

FLOOR LIVE LOAD:

WIND DESIGN SPEED:

SEISMIC DESIGN CATEGORY:

D

BUILDING INFORMATION

CONSTRUCTION TYPE: V-B

OCCUPANCY CLASS: R3

NUMBER OF STORIES: 1 STORY

BUILDING HEIGHT: 12'-2 1/2" (MAX. RIDGE HEIGHT ABOVE T.O. FOUND. STEM WALL)

GOVERNING CODES: 2018 IRC, 2017 NEC, 2015 IECC,

FLOOR AREA: (SQ. FT.)

MAIN FLOOR AREA:

185 STORAGE LOFT FLOOR AREA:

572

PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILING LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL

OR BEAMS UNLESS OTHERWISE NOTED.

SHEET INDEX

S0.00 GENERAL NOTES

S1.01 ROOF FRAMING PLANS

S5.00 STRUCTURAL DETAILS

GENERAL NOTES

A2.0 FLOOR PLANS, ROOF PLAN & SCHEDULES

A5.0 ELECTRICAL, MECHANICAL & PLUMBING PLANS

A3.0 BUILDING ELEVATIONS & SECTIONS

S1.00 FLOOR FRAMING/FOUNDATION PLAN

T1.0 TITLE SHEET

MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, CABINETRY, COUNTERTOPS, SHELVES AND CLOSET RODS.

DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS EXPLICITLY. CONFIRM

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS,

UNLESS OTHERWISE NOTED. SECTION AND ELEVATIONS DIMENSIONS ARE TO TOP CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES

WITH DESIGNER BEFORE PROCEEDING IF CONFLICT ARISE.

DEVICES, FIXTURES AND EQUIPMENT SHALL BE FOLLOWED.

VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND UTILITY

LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK.

PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF R310. CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS MEET THESE REQUIREMENTS PRIOR TO ORDERING.
- LANDINGS AT EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF R311.3.
- 10. STAIRS SHALL MEET THE REQUIREMENTS OF SECTION R311.7 AND LAYOUT SHALL BE VERIFIED THAT IT MEETS CODE BY CONTRACTOR AND FRAMING SUB CONTRACTOR PRIOR TO CONSTRUCTION OF STAIRS.

CLIMATE

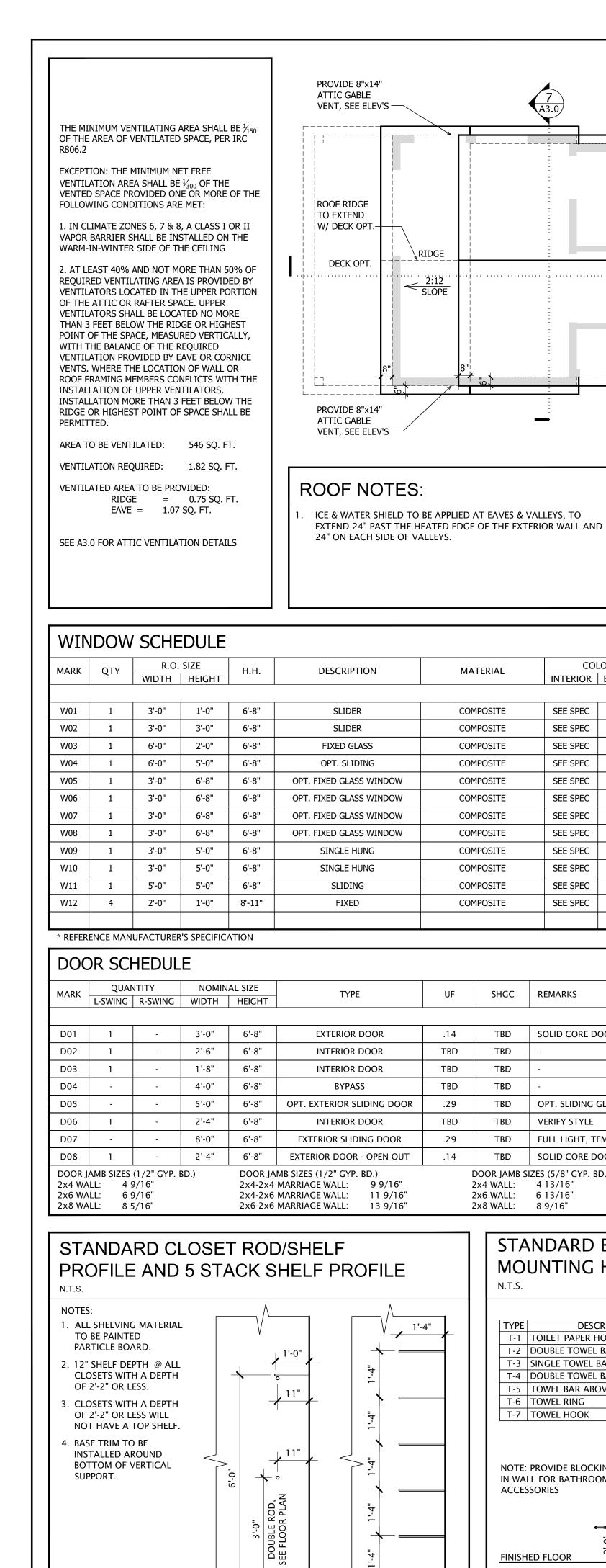
-15

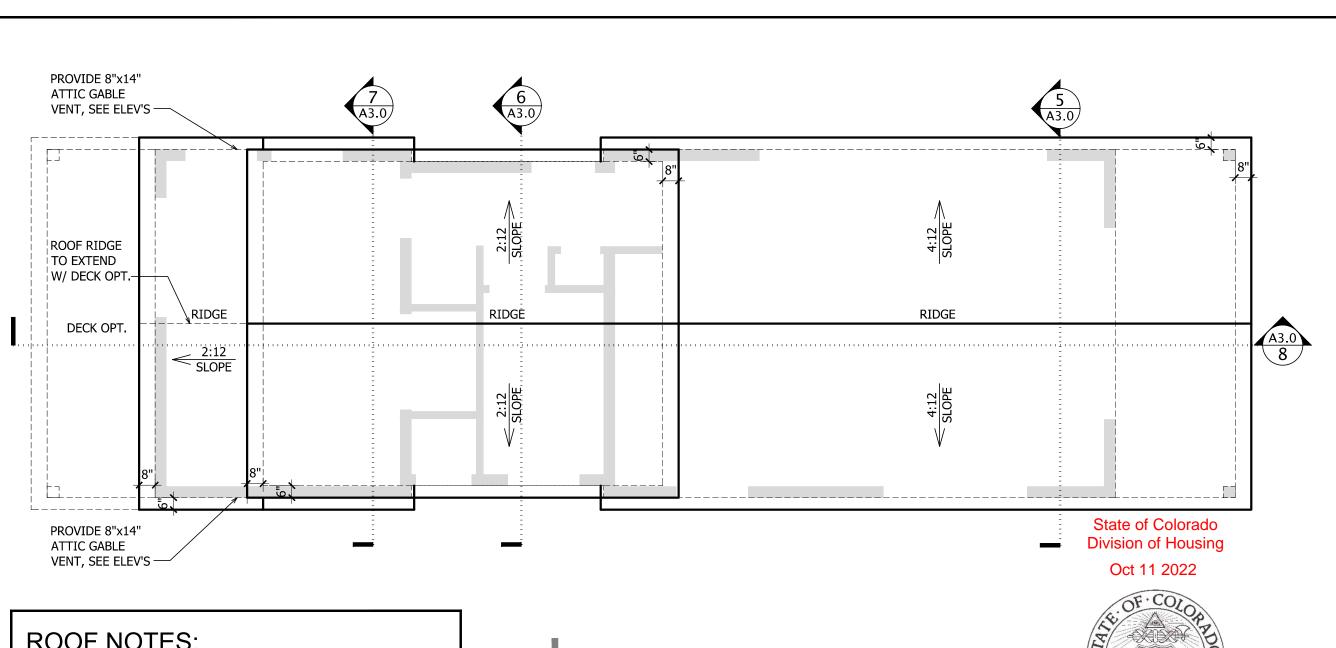
CLIMATE ZONE:

(101 PSF) 40 PSF

115 MPH

T1.0





4 ROOF PLAN

A2.0 SCALE: 1/4" = 1'-0"

CLEAR

SOLID CORE DOOR, FIBERGLASS, INSULATED (R-7 MIN.)

OPT. SLIDING GLASS DOOR, FULL LIGHT, TEMPERED

SOLID CORE DOOR, FIBERGLASS, INSULATED (R-7 MIN.)

TEMPERED

SEE SPEC

SEE SPEC

SEE SPEC

SEE SPEC

YES

YES

YES

YES

SEE SPEC

SEE SPEC

YES

DOOR JAMB SIZES (5/8" GYP. BD.)

2x4-2x4 MARRIAGE WALL:

2x4-2x6 MARRIAGE WALL: 2x6-2x6 MARRIAGE WALL:

GRIDS

NO

NO

NO

NO

11 13/16"

13 13/16"

QUANTITY

1

SHGC

.33

.33

.33

REMARKS

DUAL PANE LoE

.33 DUAL PANE LOE

.31 .33 DUAL PANE LOE, EGRESS /2

.33 DUAL PANE LoE

DUAL PANE LOE, MULL TO ADJACENT

DUAL PANE LoE, MULL TO ADJACENT

DUAL PANE LOE, MULL TO ADJACENT

FRAMING

UTILITY VAULT &

ACCESS DETAIL

A2.0 SCALE: 1/2" = 1'-0"

ACCESS OPENING -

FOUND. WALL-

R-20 BOARD

INSULATION

THRU FOUND. WALL

U-F

.31

.31

.31

.31

.31

COLOR

INTERIOR | EXTERIOR

SEE SPEC | SEE SPEC

MATERIAL

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

COMPOSITE

SHGC REMARKS

VERIFY STYLE

4 13/16"

6 13/16"

FULL LIGHT, TEMPERED

STANDARD BATHROOM

DESCRIPTION

MOUNTING HEIGHTS

T-2 DOUBLE TOWEL BAR (BOTTOM)

T-5 TOWEL BAR ABOVE TUB OR TOILET

T-1 TOILET PAPER HOLDER

T-4 DOUBLE TOWEL BAR (TOP)

Γ-3 | SINGLE TOWEL BAR

NOTE: PROVIDE BLOCKING

IN WALL FOR BATHROOM

ACCESSORIES

T-6 TOWEL RING

T-7 TOWEL HOOK

TBD

TBD

TBD

TBD

TBD

TBD

TBD

2x8 WALL: 8 9/16"

N.T.S.

2x6 WALL:

APPŔOVED PLANS

Subject to field inspection

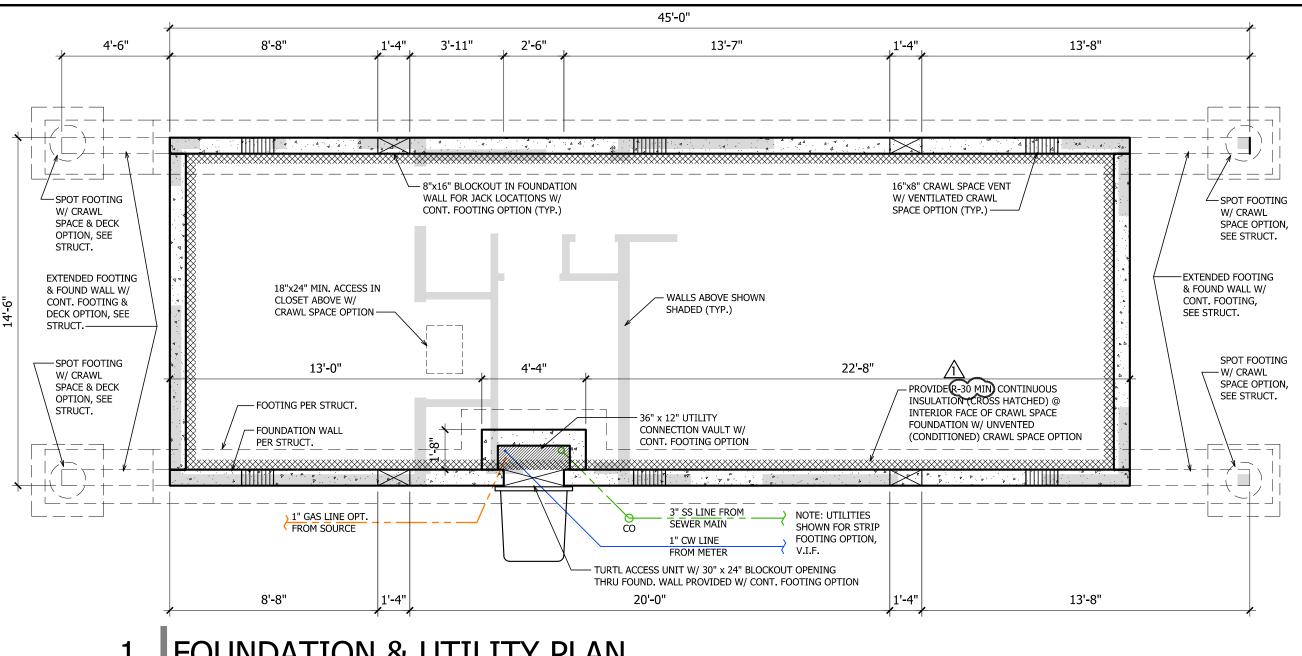
Note: Product illustration shows optional 6" elevation ring. Unit height without elevation ring is 26.62". All other dimensions remain the same

PREFAB TURTL

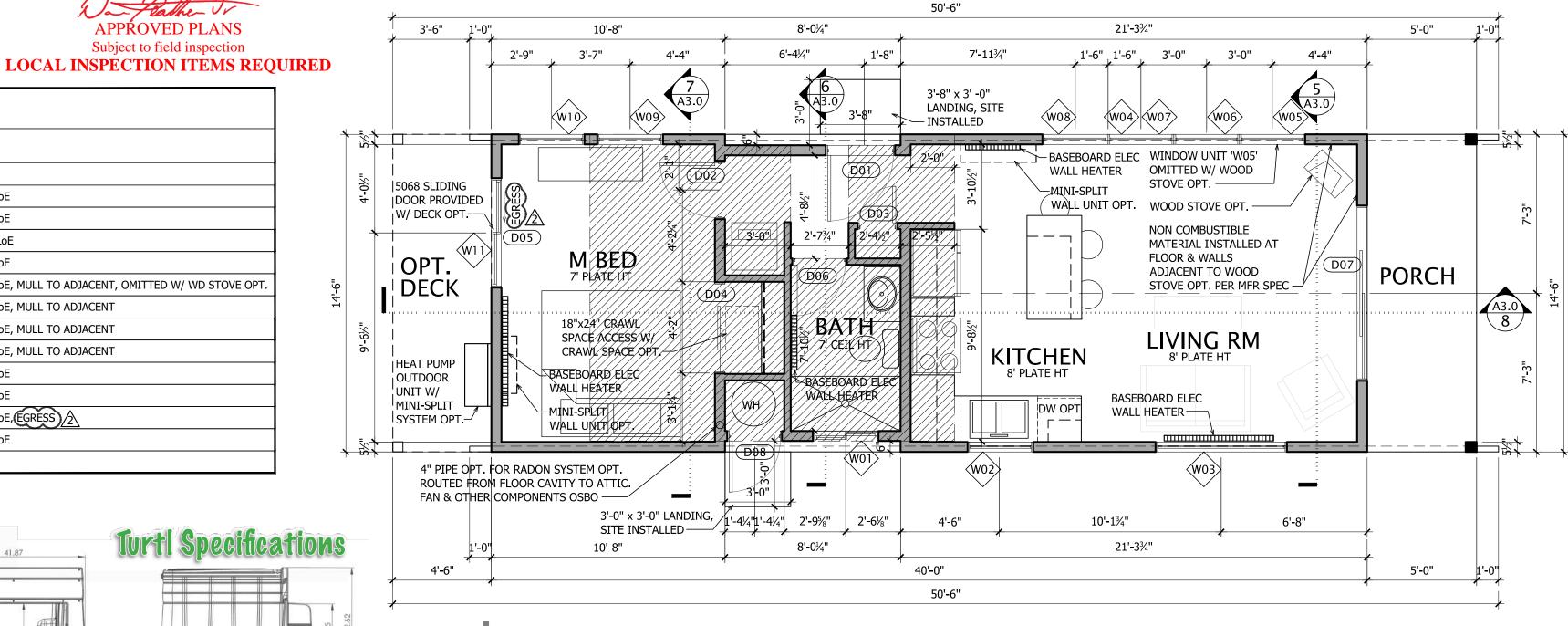
ACCESS UNIT,

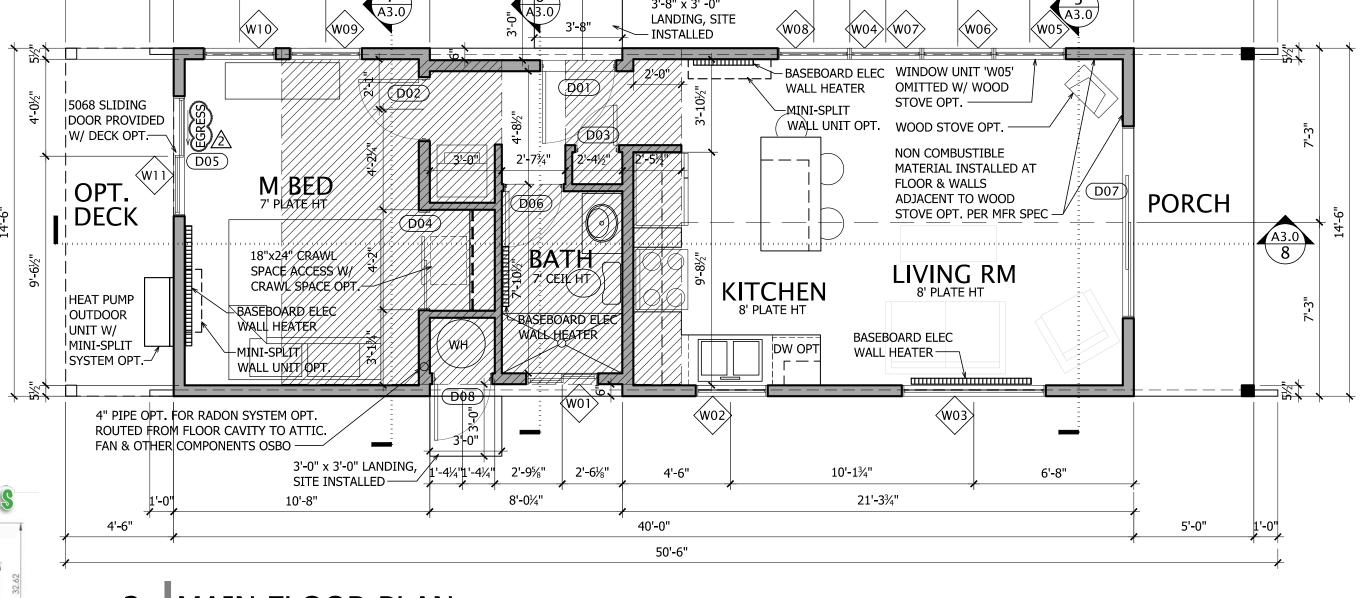
SEE SPEC ABOVE

DUAL PANE LoE, MULL TO ADJACENT, OMITTED W/ WD STOVE OPT



FOUNDATION & UTILITY PLAN A2.0 SCALE: 1/4" = 1'-0"





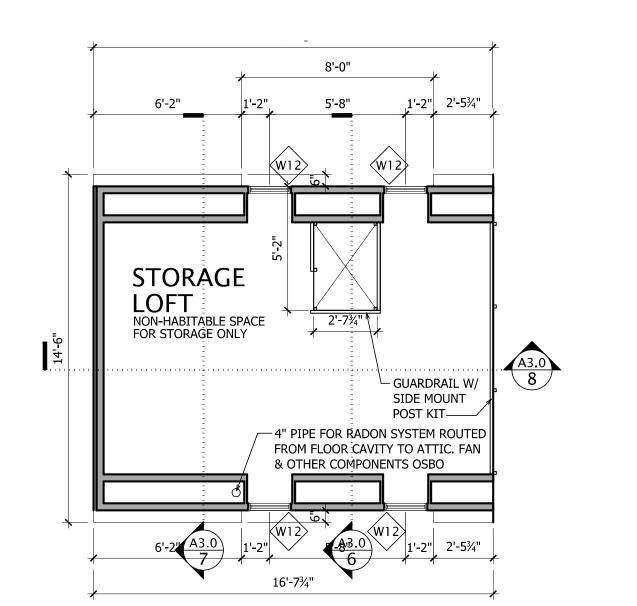
FLOOR AREA: 185 SQ. FT.



3 LOFT FLOOR PLAN

A2.0 SCALE: 1/4" = 1'-0"

A2.0 SCALE: 1/4" = 1'-0" FLOOR AREA: 572 SQ. FT. COVER PORCH AREA: 72 SQ. FT.



UNVENTED CRAWLSPACE OPTION - PER IRC R408.3

UNDER-FLOOR SPACE

VENTILATION

TOTAL VENTILATION REQUIRED:

TOTAL VENT AREA PROVIDED:

(16"x8"=0.65 SQ. FT. NET AREA MIN.)

UNDER-FLOOR AREA:

VENTS PROVIDED:

SECTION N1102.2.11.

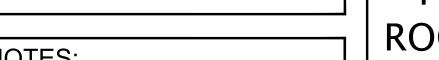
FIREBLOCKING SHALL BE PROVIDED:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING & FLOOR LEVELS AND HORIZONTALLY AT 10'-0" MAX. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND

HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS. AT OPENINGS AROUND VENTS, PIPES, DUCTS, WIRES, ETC. AT CEILING AND FLOOR LEVELS.

ALL EGRESS WINDOWS SHALL HAVE A MAX. FINISHED SILL HEIGHT WITHIN 44" OF

A FLOOR LANDING MUST BE PROVIDED ON EACH SIDE OF EACH EXTERIOR





509 SQ. FT.

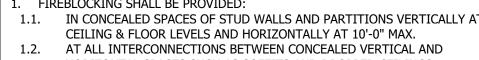
3.33 SQ. FT.

3.9 SQ. FT.

1 CU. FT. VENTILATION PER 150 SQ. FT. OF UNDER FLOOR AREA REQUIRED - PER R408

PROVIDE CONDITIONED AIR SUPPLY SIZED TO DELIVER 11 CFM MINIMUM, INCLUDING

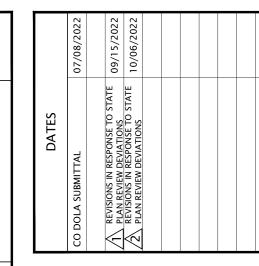
CRAWLSPACE PERIMETER WALLS TO BE INSULATED IN ACCORDANCE WITH 2015 IRC



FLOOR, A MIN. NET CLEAR OPENING AREA OF 5.7 SQ. FT., A MIN. NET CLEAR OPENABLE WIDTH OF 20" & A MIN. NET CLEAR OPENABLE HEIGHT OF 24".

DOOR WITH A MIN. DIMENSION OF 36" IN DIRECTION OF TRAVEL FOR THE REQUIRED EXIT DOOR. - R311.4

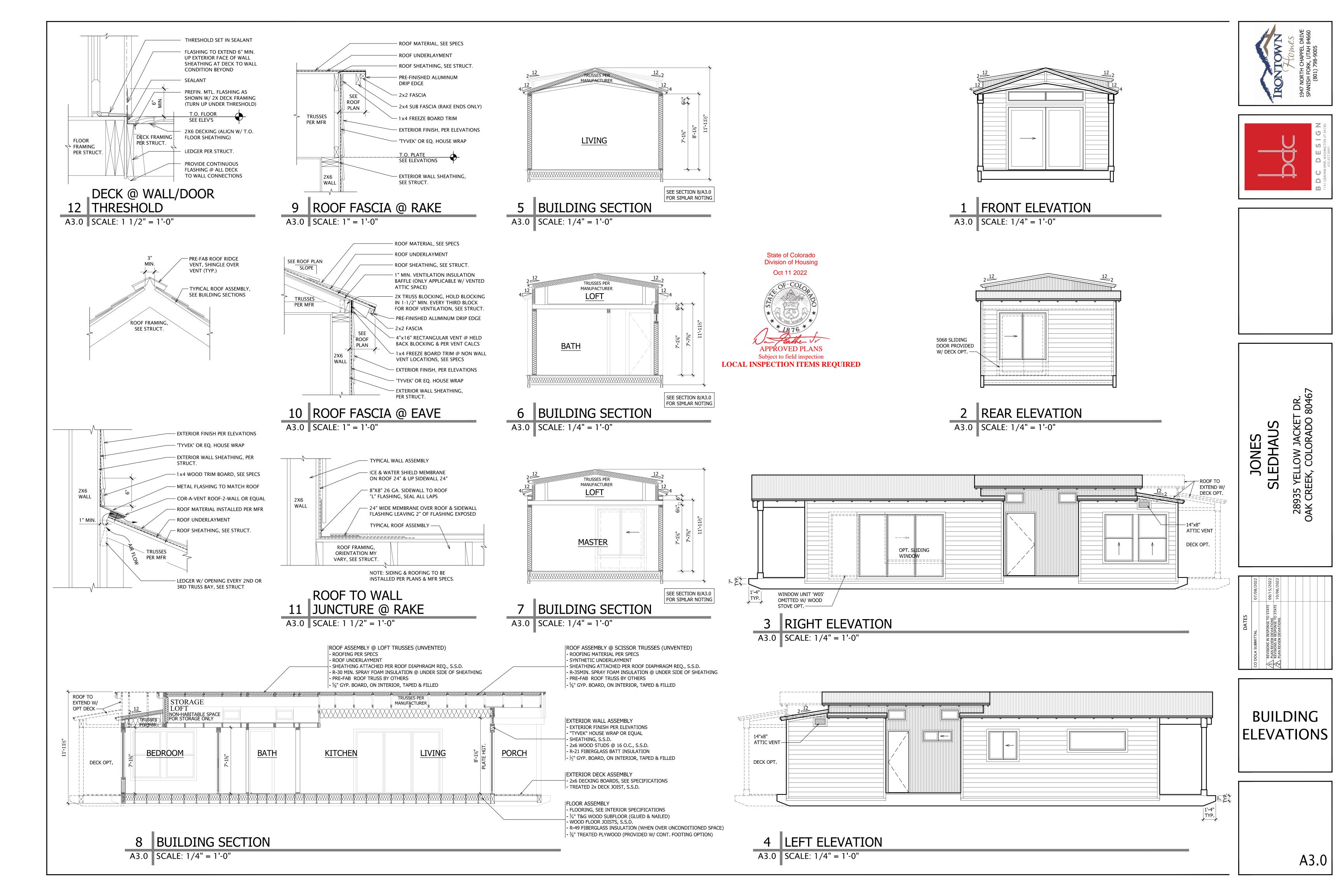
4. THE FIRST 5 FEET OF PIPING TO STORAGE WATER HEATERS SHALL BE INSULATED.

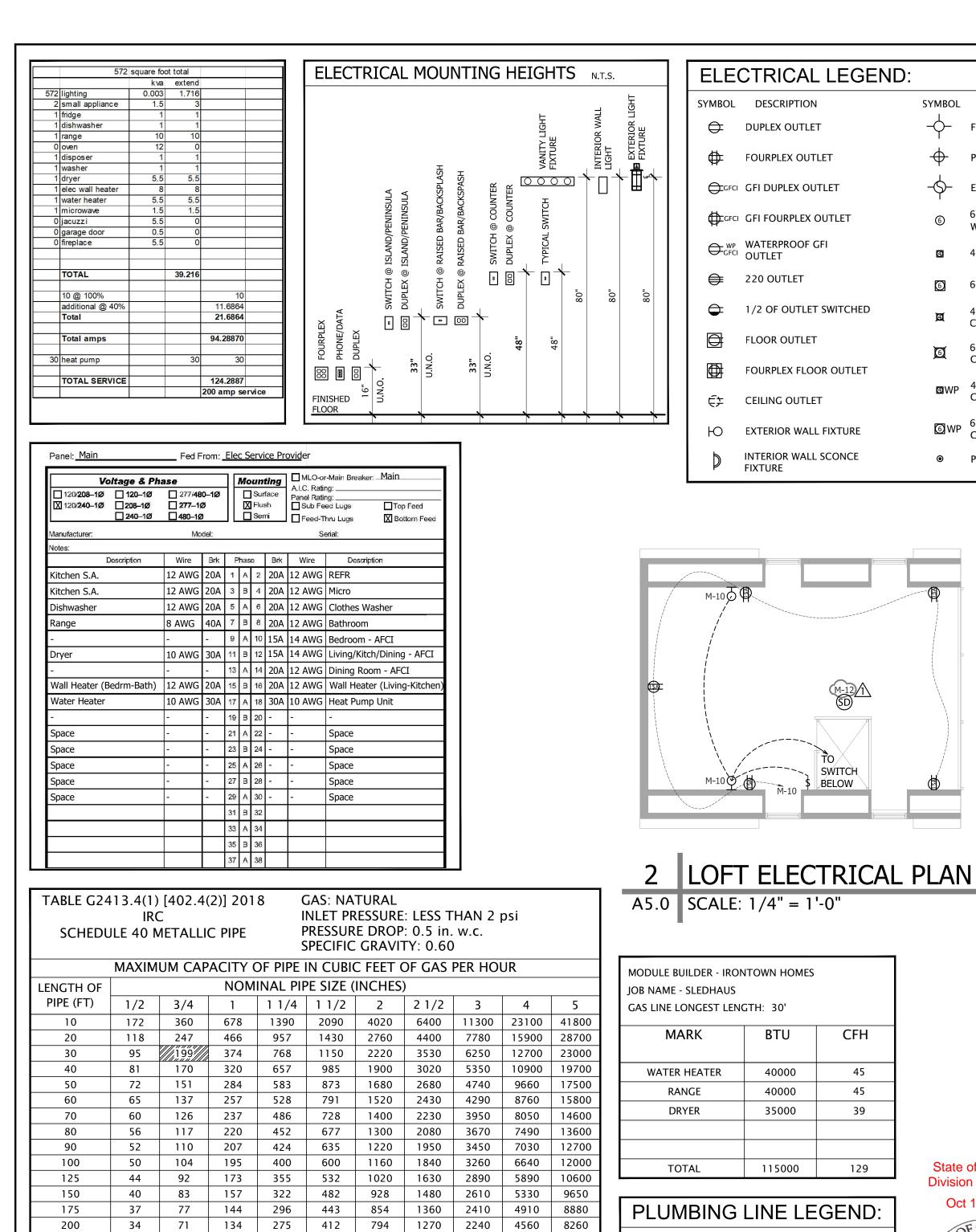


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FLOOR PLANS, **ROOF PLAN** & SCHED'S

A2.0





244

168

159

251

239

19 | 39 | 74 | 152 | 228 | 438 | 699 | 1240 | 2520 | 4560

704

484

459 732

1120

771

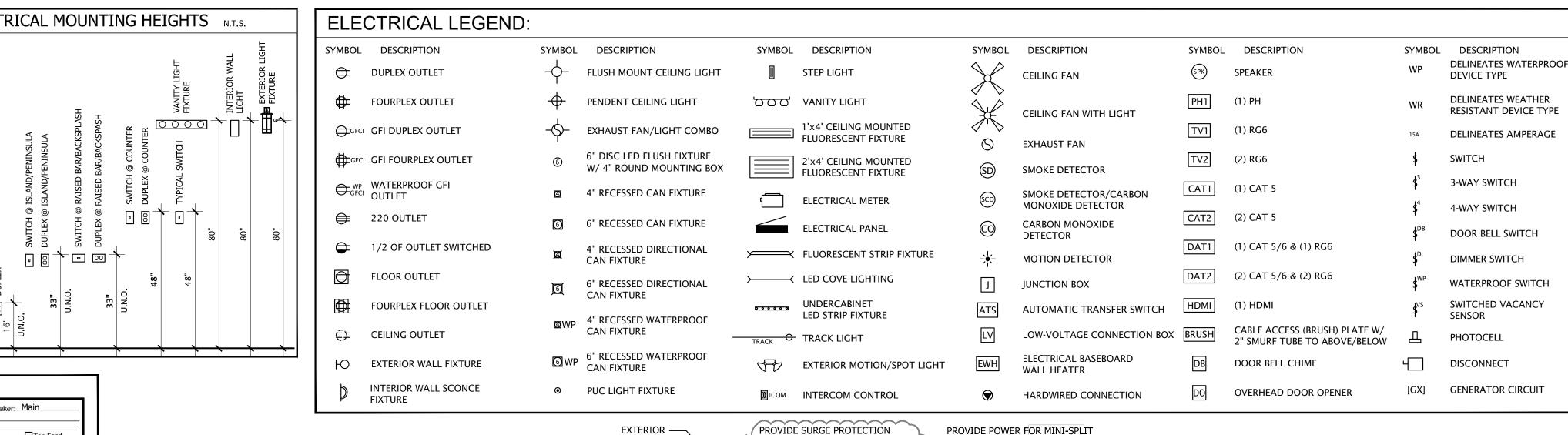
1360

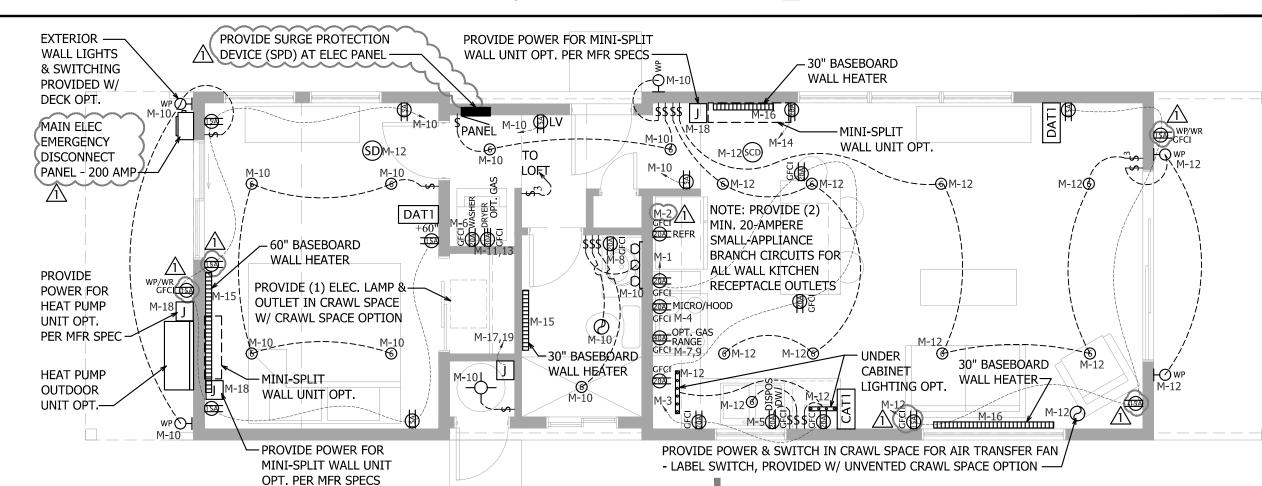
1290

2780

2640

250





MAIN FLOOR ELECTRICAL PLAN

A5.0 SCALE: 1/4" = 1'-0"

30" BASEBOARD ELEC WALL HEATER VENT CLOTHES DRYER THRU CEILING TO - 18K BTU MINI-SPLIT WALL EXTERIOR PER MFR SPEC UNIT OPT. INSTALLED PER WOOD STOVE FLUE VENT RETURN AIR TRANSFER GRILLE THRU WALL & UP TO ABOVE TO CRAWL SPACE (11 CFM MIN.) ROOF PER MFR SPEC -PROVIDED W/ UNVENTED CRAWL SPACE OPTION −¾" GAS/STUB OPT. FÓR CLOTHES DRYER HEAT PUMP - 60" BASEBOARD ELEC WALL HEATER OUTDOOR 4" EXHAUST FAN THRU CEILING UNIT OPT. - 9K BTU MINI-SPLIT WALL OPT. FOR RANGE TO EXTERIOR -State of Colorado UNIT OPT. INSTALLED PER MFR SPEC ¾<u>"</u> GAS OPT._ Division of Housing VENT HOOD THRU - 30" BASEBOARD CEILING & WALL TO WALL HEATER EXTERIOR PER MFR SPEC 60" BASEBOARD ~1" GAS LINE OPT WALL HEATER — FROM UTILITY VAULT BELOW -3" GAS STUB OPT VENT WATER HEATER $^{\!\!\!/}$ AIR TRANSFER EXHAUST FAN (11 CFM MIN.) IN FOR WATER HEATER THRU CEILING & WALL TO CRAWL SPACE W/ 4" DUCT TO FLOOR REG. EXTERIOR PER MFR SPEC -PROVIDED W/ UNVENTED CRAWL SPACE OPTION

MAIN FLOOR MECHANICAL PLAN

A5.0 | SCALE: 1/4" = 1'-0"

A5.0 | SCALE: 1/4" = 1'-0"

WASHER BOX BOX 1½"VTR---3"SS DROP TO 1"CW FROM UTILITY
VAULT BELOW PROVIDE WATER HEATER UTILITY VAULT 1½"VTR — PROVIDE WATER HEATER MAIN FLOOR PLUMBING WATER DISTRIBUTION PLAN MAIN FLOOR PLUMBING DRAIN & VENTING PLAN \sum THERMAL EXPANSION TANK -PAN W/ DRAIN ROUTED PROVIDE WATER HEATER PAN W/ TO EXTERIOR -

SWITCH

BELOW

CFH

45

45

39

129

Oct 11 2022

APPŘOVED PLANS

Subject to field inspection LOCAL INSPECTION ITEMS REQUIRED

DRAIN ROUTED TO EXTERIOR -

 BTU

40000

40000

35000

115000

HOT WATER

COLD WATER

VENT

SANITARY SEWER

5330

5030

4780

A5.0 | SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- LIGHTS, SMOKE DETECTORS, AND EXHAUST FANS ARE REQUIRED IN AREAS SHOWN. LOCATIONS FOR THESE ITEMS AND OUTLETS AND SWITCHES ARE TO BE LOCATED AND WIRED PER LOCAL CODE BY THE ELECTRICAL CONTRACTOR.
- UNDERGROUND ELECTRICAL SERVICE SHALL BE A MINIMUM 18" DEEP. AND INSTALLED IN 2" RIGID RISER AND ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN 1' OF PEDESTAL.
- BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE DEVICE AS REQUIRED BY NEC 210.12 AND LOCAL BUILDING CODE
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED TO HOUSE ON SEPARATE CIRCUIT AND SHALL HAVE BATTERY BACK-UP. SMOKE DETECTORS SHALL BE WIRED IN SERIES WITH CARBON MONOXIDE DETECTORS.
- ALL ELECTRICAL OUTLETS/RECEPTACLES TO BE TAMPER RESISTANT
- OUTLET BOXES SHALL NOT BE USED AS SOLE SUPPORT FOR CEILING FANS. SEE MANUFACTURER SPECIFICATIONS FOR INSTALLATION.
- SWITCHES IN THE SAME VICINITY SHALL BE PLACED IN THE SAME BOX W/ A SINGLE
- ALL EXTERIOR OUTLETS EXPOSED TO WEATHER SHALL HAVE WEATHERPROOF COVERS.
- ELECTRICAL PANEL-BOARDS MUST HAVE 30 INCH WIDTH, 36 INCH DEPTH AND 6 FEET 6 INCHES HEAD ROOM FOR PROPER CLEARANCE.
- 0. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, GARAGES, BATHROOMS, JETTED TUBS, UNFINISHED BASEMENTS, CRAWL SPACES AND OUTSIDE SPACES SHALL BE GFCI PROTECTED. - NEC 210.8(A)

MECHANICAL NOTES:

- PROVIDE DRAIN PAN, PRESSURE RELIEF VALVE AND SEISMIC STRAPPING AT WATER HEATER.
- BATHROOM EXHAUST FAN(S) SHALL HAVE 25 CFM MIN. INTERMITTENT EXHAUST RATE.
- EXHAUST FAN SYSTEMS TO HAVE BACKDRAFT OR AUTOMATIC DAMPERS.
- BATHROOM EXHAUST FAN(S) SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- VERIFY REQUIREMENTS FOR EACH APPLIANCE AND FIXTURE WITH MANUFACTURER'S SPECIFICATIONS.
- REFERENCE MANUAL J/D REPORTS FOR HEATING SYSTEM REQUIREMENTS AND CONFIRM FINAL SIZING.
- ALL VENTING, SIZING AND MODEL NUMBERS ARE SUBJECT TO CHANGE, DUE TO CONSTRUCTION OBSTACLES OR MANUFACTURERS CHANGES.
- ALL OPTIONAL GAS LINES TO BE ROUTED THROUGH FLOOR FRAMING U.N.O.
- PROVIDE OUTSIDE COMBUSTION AIR TO WATER HEATER ROOM PER MANUFACTURE SPECIFICATIONS.

PLUMBING NOTES:

- WATER DISTRIBUTION PIPING SHALL BE CROSS-LINKED POLYETHYLENE PLASTIC (PEX) OR EQUAL AND INSTALLED PER P2906.3
- ALL JOINTS AND CONNECTIONS FOR WATER DISTRIBUTION PIPING SHALL BE INSTALLED PER P2902.
- PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL COMPLY WITH THE APPLICABLE STANDARDS
- INDICATED IN IRC TABLE 2906.6. PIPE FITTING USED IN WATER SUPPLY SYSTEMS SHALL COMPLY WITH NSF 61.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED AS PER IRC P2903.5.
- WATER DISTRIBUTION PIPING TO BE ROUTED THRU FLOOR FRAMING U.N.O..
- PROVIDE DRAIN PAN, PRESSURE RELIEF VALVE, AND SEISMIC STRAPPING AT WATER HEATER.
- INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 SHALL BE APPLIED TO THE FOLLOWING PER IRC 1103.5.3:
- 7.1. PIPING $\frac{3}{4}$ " INCH AND LARGER IN NOMINAL DIAMETER.
- 7.2. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
- 7.3. PIPING FROM WATER HEATER TO A DISTRIBUTION MANIFOLD.
- 7.4. PIPING LOCATED UNDER A FLOOR SLAB
- 7.5. BURIED PIPING.

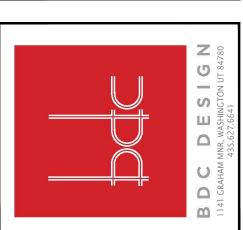
BE INSTALLED PER IRC P3002.

OF 3 INCHES OR MORE.

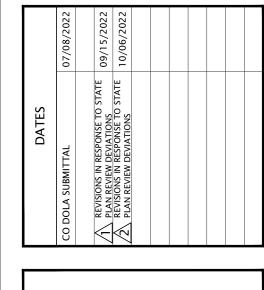
- HOSE BIB CONNECTIONS ARE TO BE EQUIPPED WITH AN ATMOSPHERIC OR PRESSURE TYPE VACUUM BREAKER PER IRC P2902.
- STRUCTURAL PIPING PROTECTION SHALL BE PROVIDED PER IRC P2603.
- 10. ALL PIPING SHALL BE SUPPORTED PER IRC P2605.
- 1. MINIMUM SEWAGE DRAIN LINE SIZE PER 2018 IRC TABLE P3005.4.2. DRAIN LINES WILL BE PROVIDED WITH CLEANOUT IN JOIST SPACE FOR FACTORY
 - 2. FLOOR CLEANOUT SHALL NOT BE LOCATED MORE THAN 20' FROM AN ACCESS DOOR, TRAP DOOR OR CRAWL HOLE.
 - 3. ALL DRAIN, WASTE AND VENT (DWV) PIPING SHALL BE ABS OR PVC AND SHALL
 - 4. ALL JOINTS AND CONNECTIONS IN THE DWV SYSTEM SHALL BE INSTALLED PER
- IRC P3003. 5. HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES NOT LESS THAN ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR 2 ½ INCH DIAMETER AND LESS, AND NOT LESS

THAN & UNIT VERTICAL IN 12 UNITS HORIZONTAL (1% SLOPE) FOR DIAMETER

- 6. VERIFY REQUIREMENTS FOR EACH APPLIANCE AND FIXTURE WITH MANUFACTURER'S SPECIFICATIONS.
- 7. ALL FACTORY INSTALLED DRAIN PIPE WILL TERMINATE AT BOTTOM OF FLOOR JOIST. ALL BASEMENT/UNDER HOUSE TIE INS BY SITE CONTRACTOR.
- 8. CONNECT ALL PLUMBING VENT PIPES IN ROOF FRAMING AND TRANSITION INTO 3" VTR A MINIMUM OF 12" BEFORE LEAVING THERMAL ENVELOPE.



JC SLEI



ELECTRICAL, **MECHANICAL** & PLUMBING **PLANS**

A5.0