

TURNER RESIDENCE

SINGLE FAMILY HOME

PERMIT SET

Foundation Provisions

- ☒ Engineered foundation design required
☐ **Phillip Hart**
Engineer
☐ **PE**
If adverse soil conditions revealed at building site, engineered foundation design may be required.
☐ Need TGF Certificate: Top of foundation elevation

ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY ONLY. ITEMS SHOWN IN PUBLIC R.O.W. MUST BE CLEARED WITH CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES
KEEP THESE PLANS ON THE JOB
CALL FOR INSPECTIONS

2/25/25

Patrick Pipes
BUILDING INSPECTOR

Engineer shall inspect and provide compliance letters for the Foundation and All Structural Elements. Compliance letters by Phillip Hart PE Due at Frame Inspection

- 1) All work shall comply with IRC/IECC 2018, NEC 2023, and the EOR's design and direction
- 2) HVAC appliances shall have installation instructions
- 3) ES report required for stucco lathe inspection



DESERT FOX HOMES DRAFTING → DESIGN
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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	INFO.	INFORMATION
ADJ.	ADJUSTABLE	INSUL.	INSULATION
ALT.	ALTERNATE	JST.	JOIST
A.B.	ANCHOR BOLTS	L.L.	LIVE LOAD
&	AND	LONGINT.	LONGITUDINAL
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
@	AT	O.C.	ON CENTER
BM.	BEAM	OPP.	OPPOSITE
BM. PKT.	BEAM POCKET	O/	OVER
BRG.	BEARING	PTD.	PAINTED
BLKG.	BLOCKING	PERF.	PERFORATED
BOT.	BOTTOM	PL.	PLYWOOD
B.F.	BOTTOM OF FOOTING	PLY.	PROPERTY LINE
BLDG.	BUILDING	PROP. LINE	REINFORCEMENT
B.O.	BY OWNER	REINF.	REDWOOD
CAB.	CABINET	RDWD.	REQUIRED
CLG.	CEILING	REQD.	RESILIENT
CL.	CENTER LINE	RESIL.	REVISED
C.T.	CERAMIC TILE	REV.	S.M.
CLR.	CLEAR	S.M.	SHEET METAL
COL.	COLUMN	SIM.	SIMILAR
CONC.	CONCRETE	S.F. OR SQ. FT.	SQUARE FEET
CONN.	CONNECTION	STD.	STANDARD
CONT.	CONTINUOUS	STL.	STEEL
DTL.	DETAIL	STDS.	STUDS
DBL.	DOUBLE	THK.	THICK
DWL.	DOWEL	TLT.	TOILET
E.W.	EACH WAY	T.F.	TOP OF FOOTING
ELEV. OR EL.	ELEVATION	T.P.	TOP OF PLATE
EXIST'G	EXISTING	T.L.	TOP OF LEDGE
EXT.	EXTERIOR	T.W.	TOP OF WALL
F.F.	FINISHED FLOOR	TOT.	TOTAL
F.D.	FLOOR DRAIN	T.B.	TOWEL BAR
FLR.	FLOOR	TRANSV.	TRANSVERSE
FTG.	FOOTING	TYP.	TYPICAL
FND.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
G.L.	GLU-LAM	VERT.	VERTICAL
GWB	GYPSON WALL BOARD	V.W.C.	VINYL WALL COVERING
G.S.	GAS STUB	W.C.	WATER CLOSET
HB.	HOSE BIB	W.H.	WATER HEATER
HT.	HEIGHT	W.P.	WATERPROOF
HK.	HOOK	W.R.	WATER RESISTANT
HORIZ.	HORIZONTAL	WIN.	WINDOW
HYD.	HYDRANT	W/	WITH
		WD.	WOOD

CONTACT INFORMATION

ARCHITECTURAL DESIGNER
Desert Fox Homes LLC
2867 Lobe Creek Ct.
Grand Junction, CO 81503
p:712.470.6275
Contact: Luke Keeble
Email: luke@desertfoxhomes.com

GENERAL CONTRACTOR:
Dahl Built Homes, LLC
p:970.640.4325
Contact: Greg Dahl
Email: dahlbulthomes@gmail.com

ENERGY COMPLIANCE PATHWAY

- ☐ GENERAL (PRESCRIPTIVE)
☒ UA ALTERNATIVE (RESCHECK)
☐ SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE)
☐ ENERGY RATING INDEX COMPLIANCE ALTERNATIVE (ER)

MECHANICAL VENTILATION

MECHANICAL VENTILATION METHOD (2018 IRC, CHAPT. 15, SEC. 1505):

- ☐ EXHAUST ONLY
☐ SUPPLY ONLY
☒ BALANCED

DEVICE TYPE:

- ☐ BATH, UTILITY ROOM FAN
☒ ENERGY/HEAT RECOVERY VENTILATION (ERV/HRV)
☐ RANGE HOOD

HVAC DUCT LOCATION:

- ☒ INSIDE THERMAL ENVELOPE
☐ OUTSIDE THERMAL ENVELOPE

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AS WELL AS ALL GUIDELINES AND SPECIFICATIONS FROM THE LOCAL BUILDING DEPT, PLANNING DEPT, AND ANY OTHER GOVERNING AGENCIES LAWS OR ORDANCES IN EFFECT DURING THIS PROJECT.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/BUILDER TO ENSURE THAT ALL INFORMATION IN THIS SET OF PLANS IS ACCURATE AND MEETS APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES AS WELL AS CONSTRUCTION INDUSTRY STANDARDS.
3. THE GENERAL CONTRACTOR/BUILDER AND SUBCONTRACTORS ARE CONSIDERED TO BE EXPERTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY DESERT FOX HOMES OF ANY DISCREPANCY, CONFLICTS, OR OMISSIONS THAT MAY BE DISCOVERED.
4. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
5. GENERAL CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
6. THESE PLANS A REPRESENTATIVE OF A FINISHED STRUCTURE. THE METHOD AND MEANS OF EXECUTING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/BUILDER.
7. THE GENERAL CONTRACTOR/BUILDER MUST VERIFY THE FIELD CONDITIONS IN RELATION TO THESE PLANS AND RELAY ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
8. ANY CHANGES TO THE CONSTRUCTION PLANS OR CONTRACT DOCUMENTS MADE BY ANYONE EXPECT THE ARCHITECTURAL DESIGNER (DESERT FOX HOMES LLC) ARE THE RESPONSIBILITY OF THE PERSON(S) MAKING OR AUTHORIZING THE CHANGES. THE ARCHITECTURAL DESIGNER WILL NOT BE RESPONSIBLE FOR CHANGES OR DEVIATIONS FROM THE PLANS MADE BY OTHERS.
9. GENERAL CONTRACTOR/BUILDER WILL TAKE RESPONSIBILITY IN NOTIFYING THE ARCHITECTURAL DESIGNER OF ANY MISSING DIMENSIONS OR DIMENSIONAL DISCREPANCIES.

AIR BARRIER METHOD

EXTERIOR METHOD:

- ☒ STRUCTURAL SHEATHING (ZIP SYSTEM, OX-IS, ETC.)
☐ HOUSE WRAP (TYVEK, GRIP-RIGHT, HOMEGUARD, ETC.)

INTERIOR METHOD:

- ☐ MANUALLY SEALED DRYWALL (CAULK, FOAM, GASKET, ETC.)
☐ AUTOMATED ATOMIZED SEALANT (AEROBARRIER, ETC.)

TYPICAL WINDOW & DOOR HEADER

HEADER SPAN:

- 0' TO 6':
- 6' TO 12':
- 12' TO 18':
- 18' OR GREATER:

MINIMUM MEMBER:

- (2) 2" x 10' HEM-FIR Grade 2
- (2) 9-1/2" LVL
- (2) 11-7/8" LVL
- CALLED OUT ON FLOOR PLAN

TYPICAL UNLESS NOTED OTHERWISE ON THE FLOOR PLAN
STRUCTURAL ENGINEERING, WHEN PROVIDED, SUPERCEDES THESE ARCHITECTURAL PLANS



DRAWING INDEX

GENERAL:

- A1 COVER SHEET - PROJECT INFO.
- A1.1 THERMAL ENVELOPE PLANS & SECTION DETAILS
- A1.2

ARCHITECTURAL:

- A2 OVERALL SITE PLAN
- A3 BASEMENT LEVEL PLAN
- A3.1 MAIN LEVEL PLAN
- A3.2 UPPER LEVEL PLAN
- A3.3 ROOF PLAN
- A4 EXTERIOR 3D VIEWS
- A5 ELEVATIONS
- A5.1 ELEVATIONS
- A5.2 BUILDING SECTION
- A6 SHOP PLANS
- A6.1 SHOP ELEVATIONS
- A6.2 SHOP 3D VIEWS

ZONING INFORMATION

ZONING: PUD (SITE SUITABLE FOR ZONING RSF-4 BASED ON SIZE AND DENSITY)

LOT SIZE: 2.11 ACRES

SETBACKS:

(50' SETBACKS SHOWN ON SITE PLANS; ADJUST PER ZONING DISTINCTION ONCE ACCEPTED BY COUNTY; SITE SUITABLE FOR ZONING RSF-4 BASED ON SIZE AND DENSITY)

STREET: 20'-0"
SIDE: 7'-0"
REAR: 20'-0"

MAX LOT COVERAGE: 50%

MAX BUILDING HEIGHT: 35'-0"

2018 IECC CODE NOTES:

CLIMATE ZONE: 5B, MESA COUNTY, CO

INSULATION:

- CEILINGS WITH ATTIC SPACES (R402.2.1) = R49/R38
- CEILINGS WITHOUT ATTIC SPACES (R402.2.2) = R30
- WOOD FRAME WALL (TABLE R402.1.2) = R20 OR R13 + 5
- FLOORS OVER UNCONDITIONED SPACE (R402.2.8) = R30
- BASEMENT WALLS (R402.2.9) = R15 OR R19
- SLAB-ON-GRADE FLOORS (R402.2.10) = R10
- CRAWL SPACE WALLS (R402.2.11) = R15 OR R19

FENESTRATIONS:

- WINDOWS, SLIDING GLASS DOORS, AND SWINGING DOORS WITH > 50% GLAZING = U-0.30 MAX
- SKYLIGHT = U-0.55 MAX

OTHER PRESCRIPTIVE REQUIREMENTS IF APPLICABLE:

DUCT INSULATION (R403.3.1)

- S & R IN ATTICS ≥ R-8 FOR DUCTS ≥ 3" DIAMETER AND ≥ R-6 FOR DUCTS < 3" DIAMETER. S & R DUCTS IN OTHER PORTIONS OF THE BUILDING ≥ R-6 FOR DUCTS 3" DIAMETER AND ≥ R-4.2 FOR DUCTS < 3" DIAMETER

DUCT TIGHTNESS TEST (R403.3.3)

- REQUIRED IF FURNACE OR ANY DUCT IS OUTSIDE OF THE THERMAL ENVELOPE

EAVE BAFFLE (R402.2.3)

- FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS.

ATTIC HATCHES (R402.2.4)

- ACCESS DOORS TO ATTIC MUST BE WEATHER-STRIPPED AND INSULATED

2018 IRC CODE NOTES

1. STAIRS:
 - A. STAIRCASE SHALL BE A MINIMUM OF 36" WIDE.
 - B. HANDRAILS ARE NOT TO PROJECT MORE THAN 3.5" INTO EACH SIDE OF THE STAIRWAY WIDTH. STRINGERS OR TRIM AND OTHER PROJECTIONS ARE LIMITED TO 1.5" EACH SIDE.
 - C. TOP OF HANDRAILS SHOULD BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREAD.
 - D. WALLS AND SOFFIT UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
 - E. HANDRAILS ON OPEN SIDE OF STAIR MUST ALLOW A 4" DIA. SPHERE TO PASS THROUGH.
2. HARDWIRED CO2 & SMOKE DETECTORS W/ A BATTERY BACKUP ARE REQUIRED IN EACH SLEEPING ROOM & ADJOINING AREA. MINIMUM ONE DETECTOR PER STORY & BASEMENT. SMOKE DETECTORS MUST BE INTERCONNECTED & AUDIBLE FROM ALL SLEEPING ROOMS.
3. A ONE HOUR OCCUPANCY SEPARATION WILL BE REQUIRED ON A GARAGE WHEN CONSTRUCTION W/ R-3. THE SEPARATION MAY BE LIMITED TO THE INSTALLATION OF MATERIALS APPROVED FOR AND HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE SIDE ONLY AND A SELF CLOSING, TIGHT FITTING 1-3/8" SOLID DOOR IS REQUIRES IF CONNECTED TO DWELLING UNIT.
4. PROVIDE A FLOOR DRAIN IN THE UTILITY/MECHANICAL ROOM.
5. SLOPE GRADE FROM FOUNDATION STARTING 6" FROM TOP OF FOUNDATION DOWN 6" IN 10'-0".

REFER TO LOCAL BUILDING CODES FOR FURTHER INFORMATION

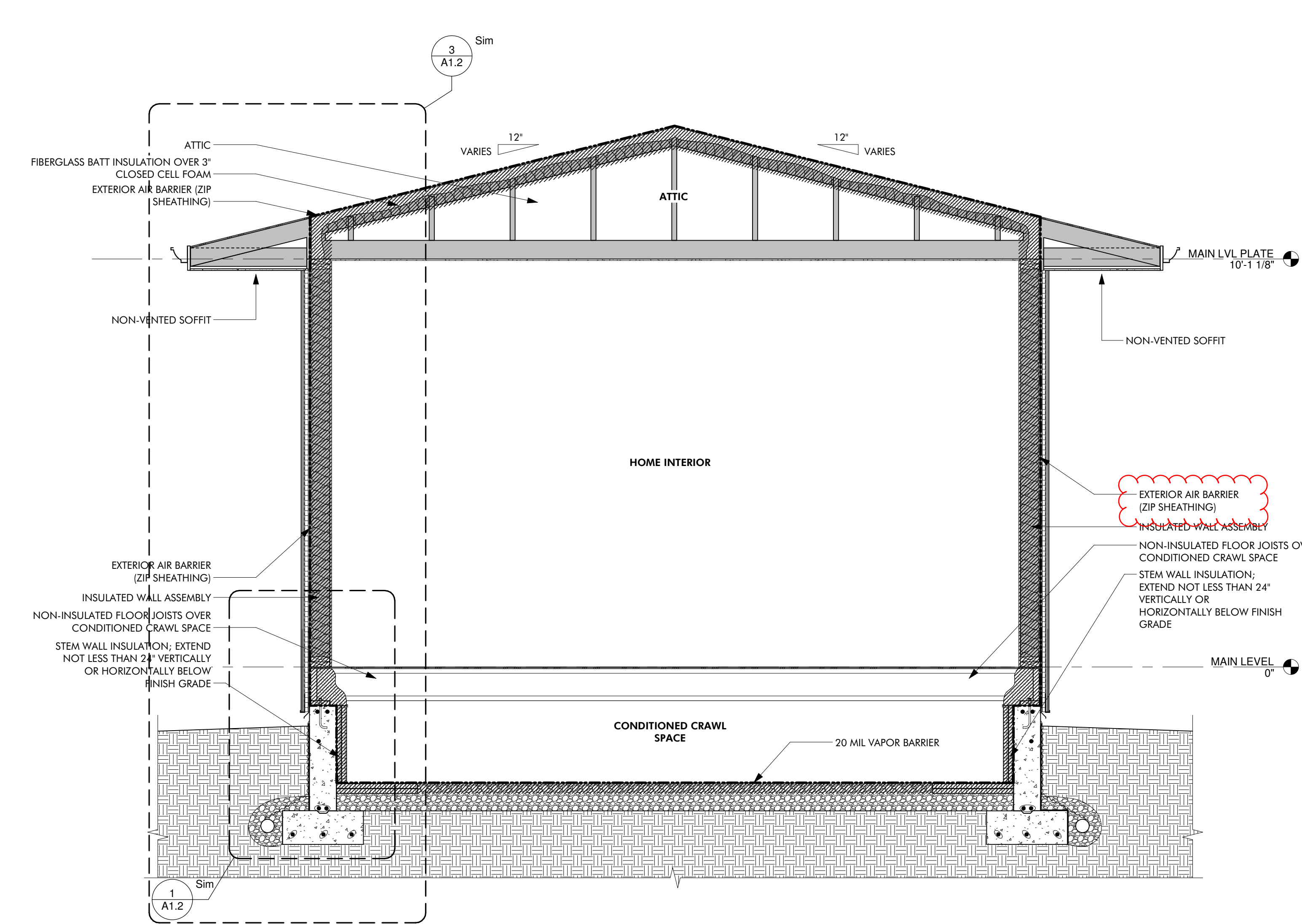
Job Site:

2216 RIMROCK RD
GRAND JUNCTION, CO 81507

COVER SHEET -
PROJECT INFO.

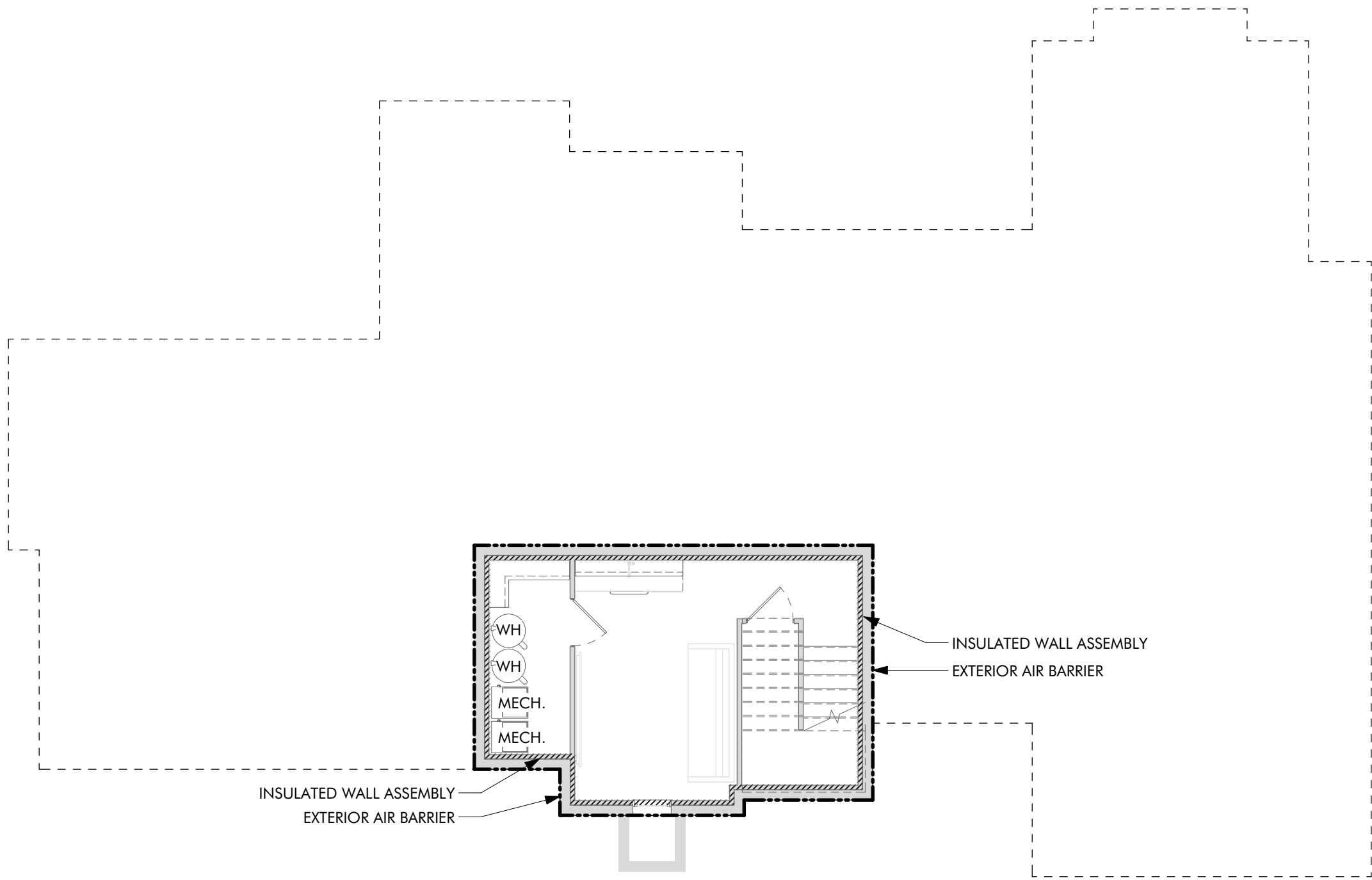
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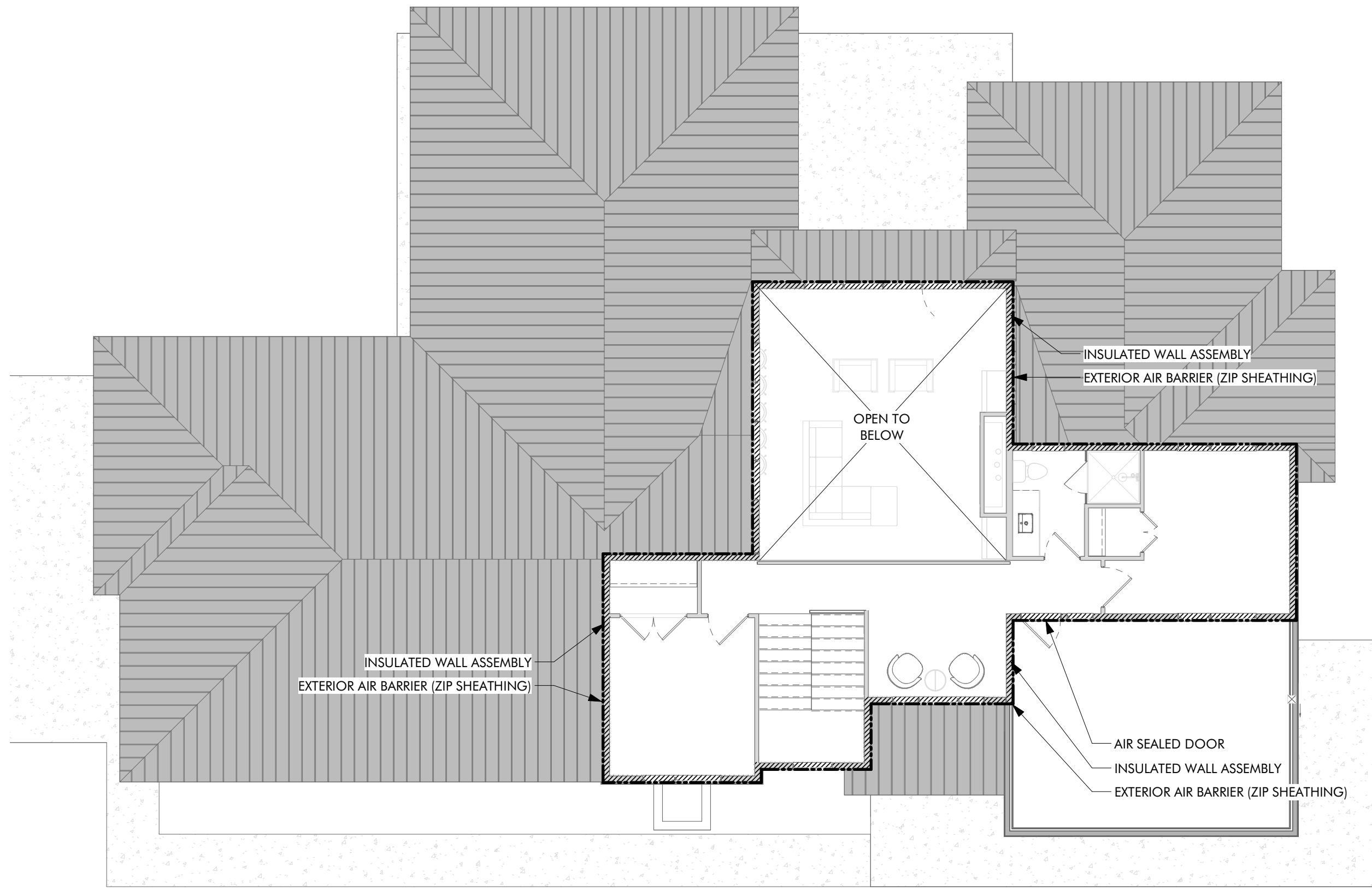


THERMAL ENVELOPE SECTION
1/2" = 1'-0" **4**

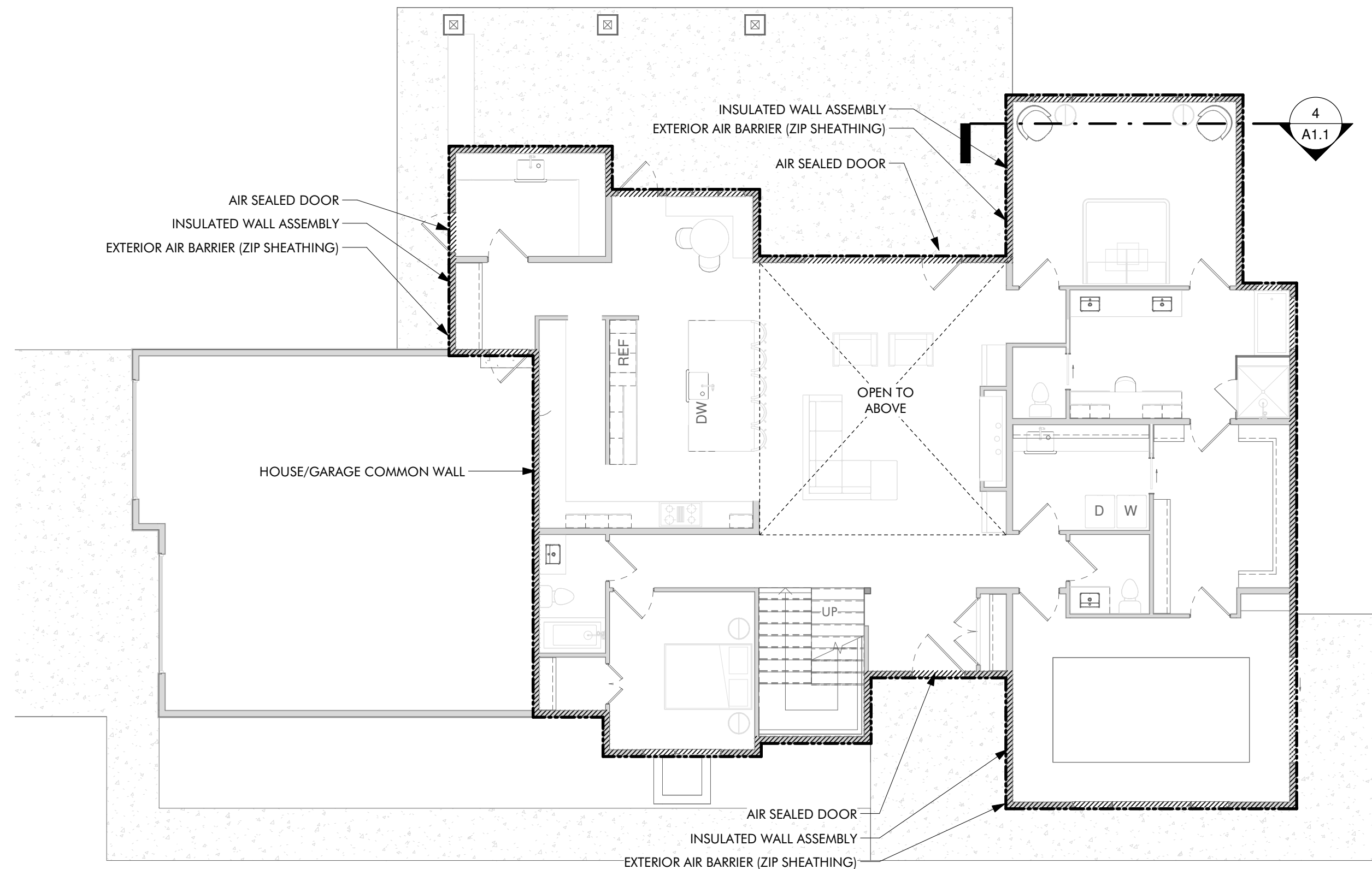
THERMAL ENVELOPE KEY:	
	INSULATED ASSEMBLY
	EXTERIOR AIR BARRIER



THERMAL ENVELOPE PLAN - BASEMENT
1/8" = 1'-0" **1**



THERMAL ENVELOPE PLAN - UPPER
1/8" = 1'-0" **3**



THERMAL ENVELOPE PLAN - MAIN
1/8" = 1'-0" **2**

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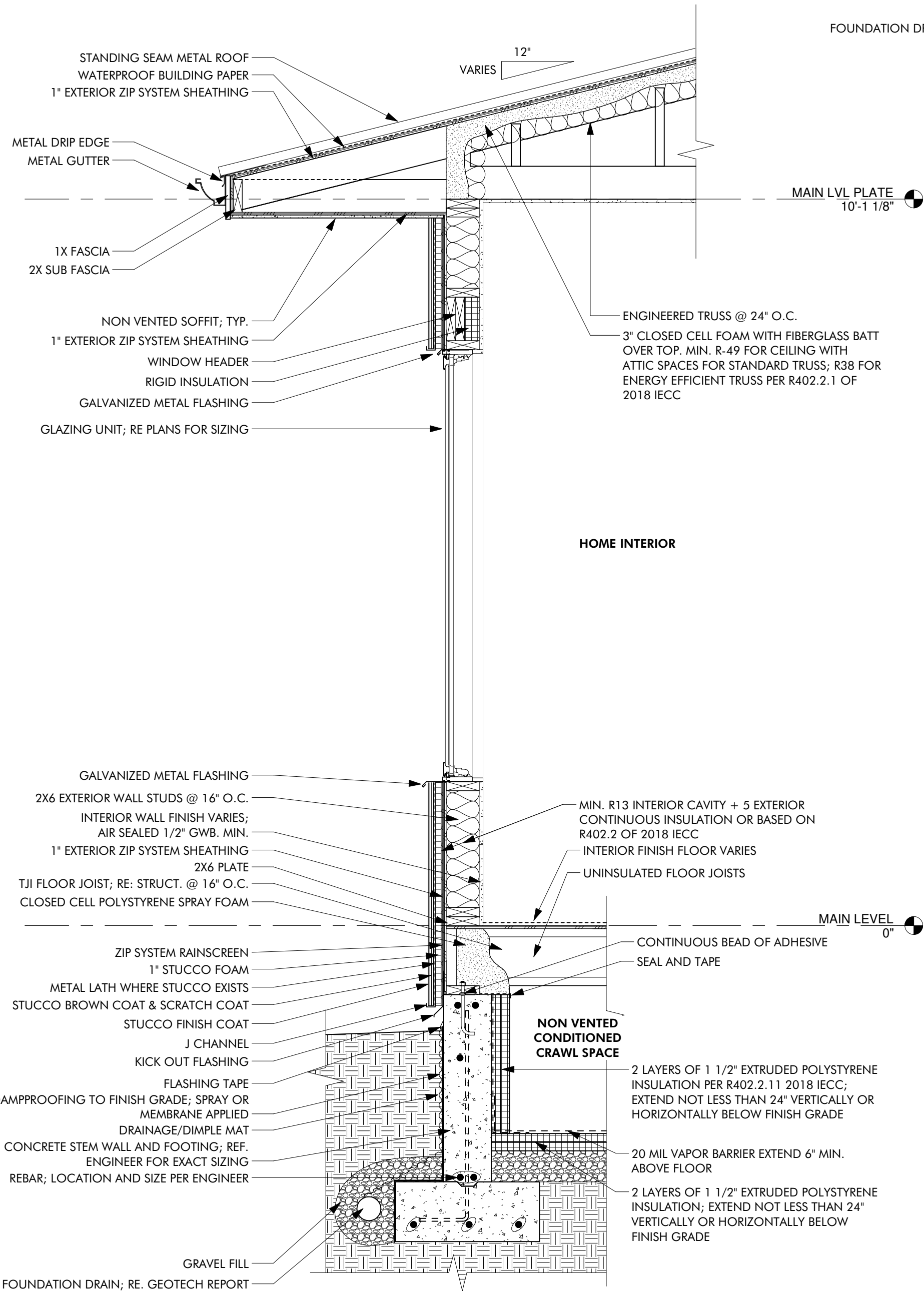
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THERMAL ENVELOPE
PLANS & SECTION

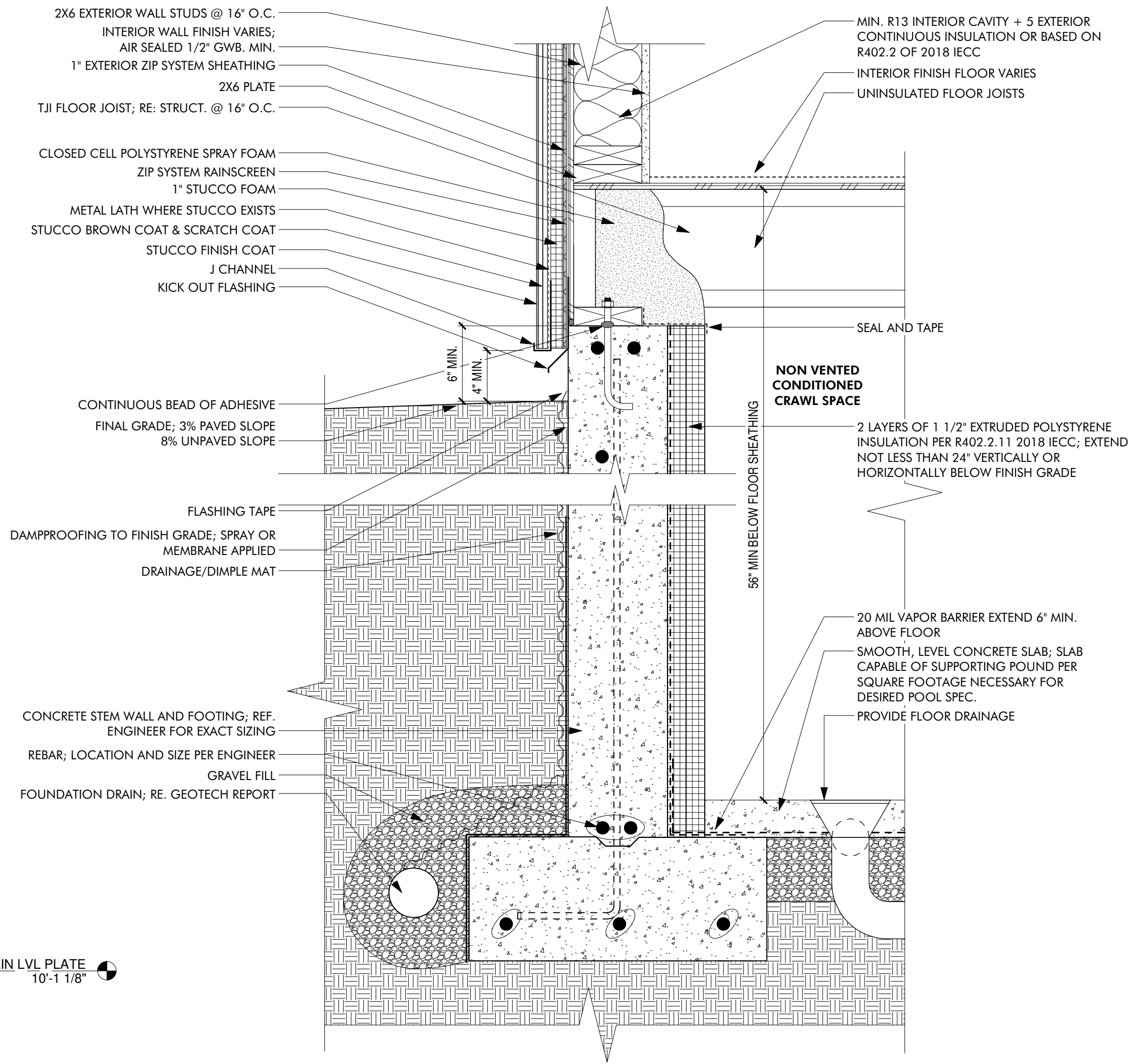
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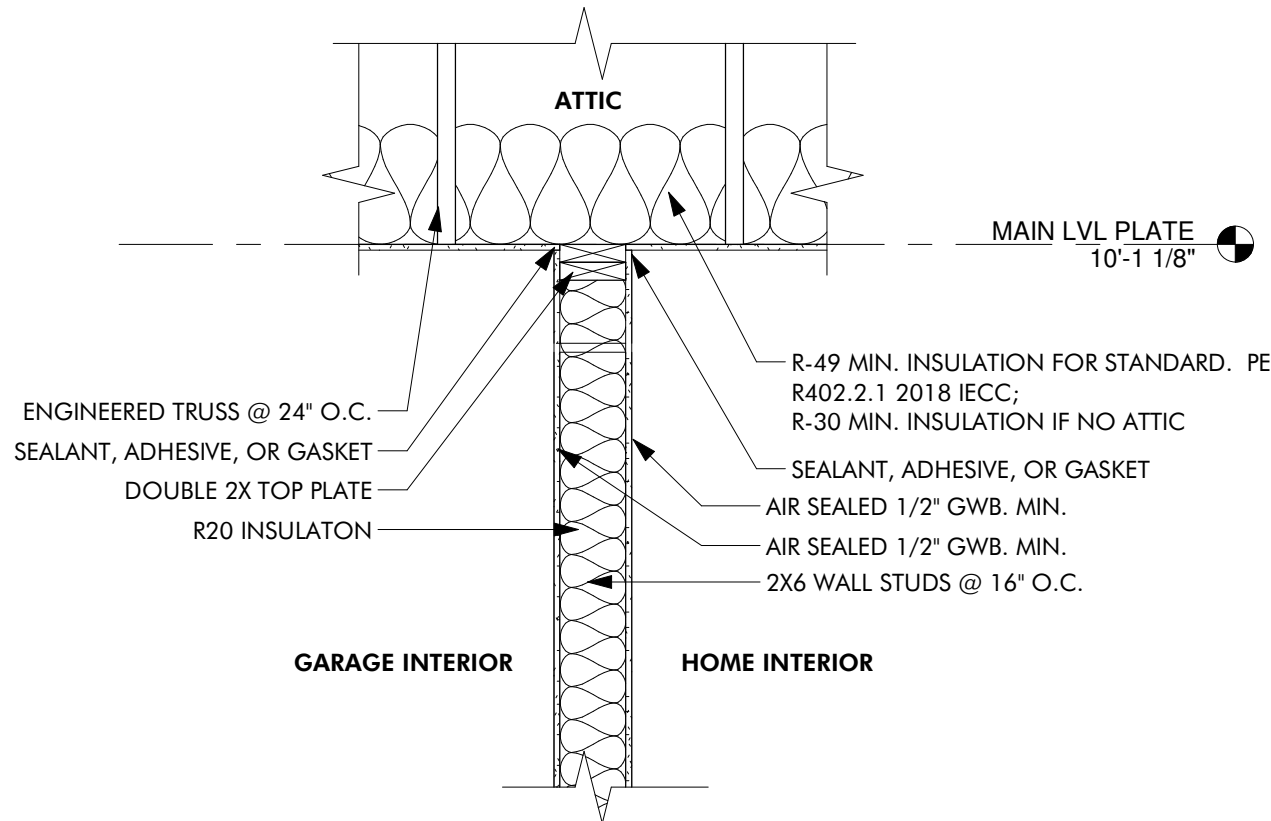
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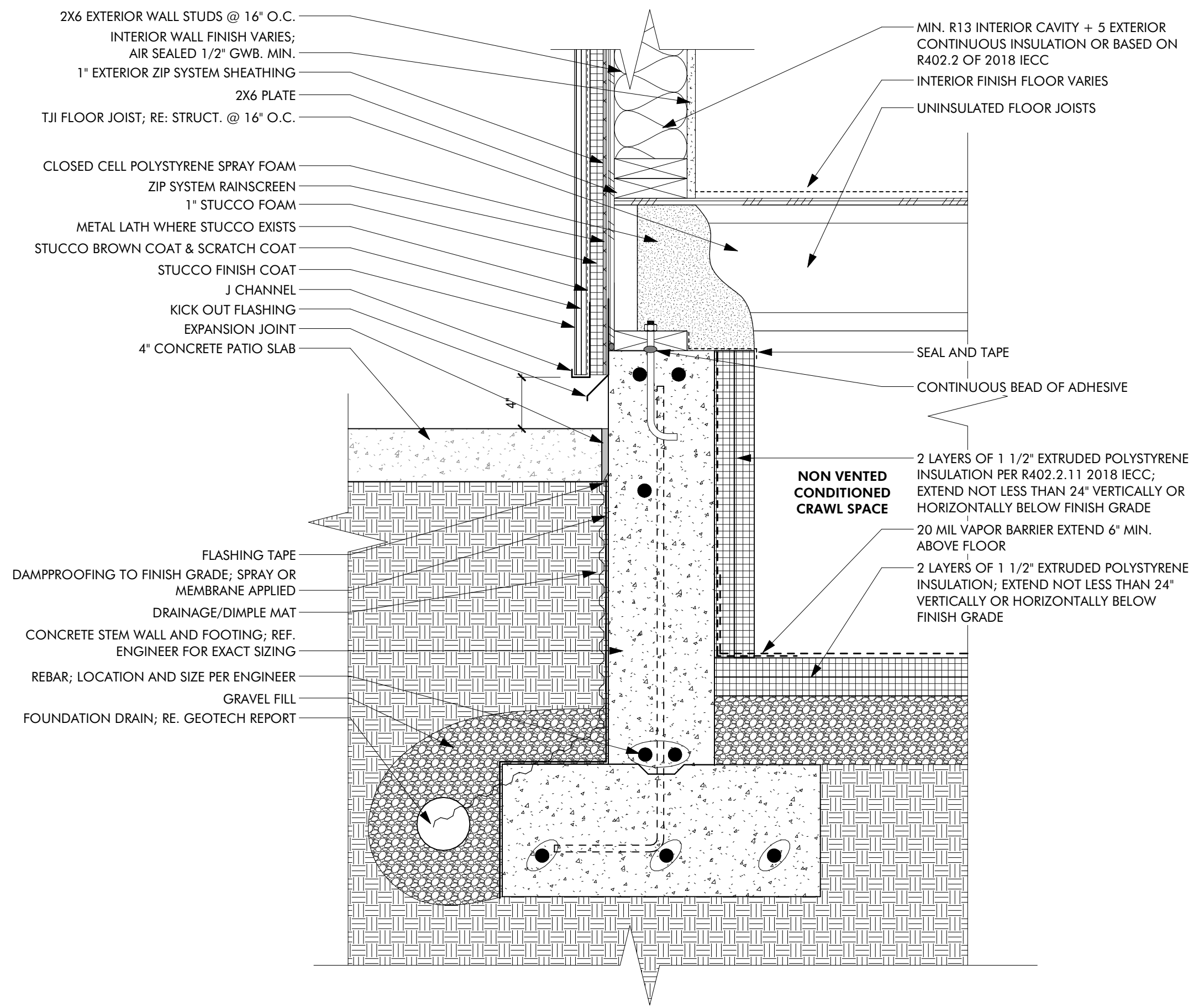
TYPICAL WALL SECTION
3/4" = 1'-0" **3**



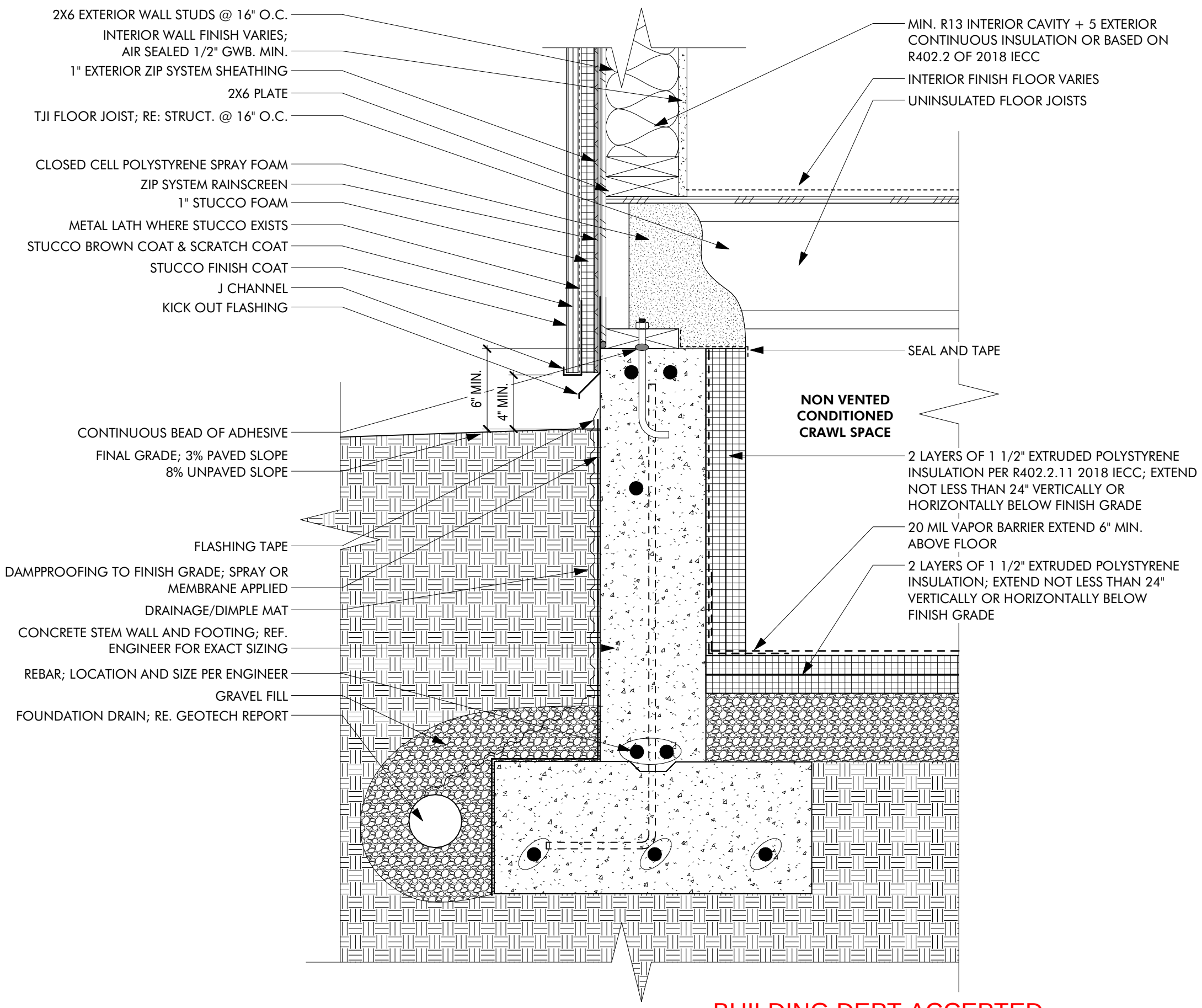
TYPICAL CRAWLSPACE AT POOL ROOM
1 1/2" = 1'-0" **5**



TYPICAL GARAGE WALL SECTION
3/4" = 1'-0" **4**



TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0" **1**



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DETAILS

Sheet Number:

A1.2



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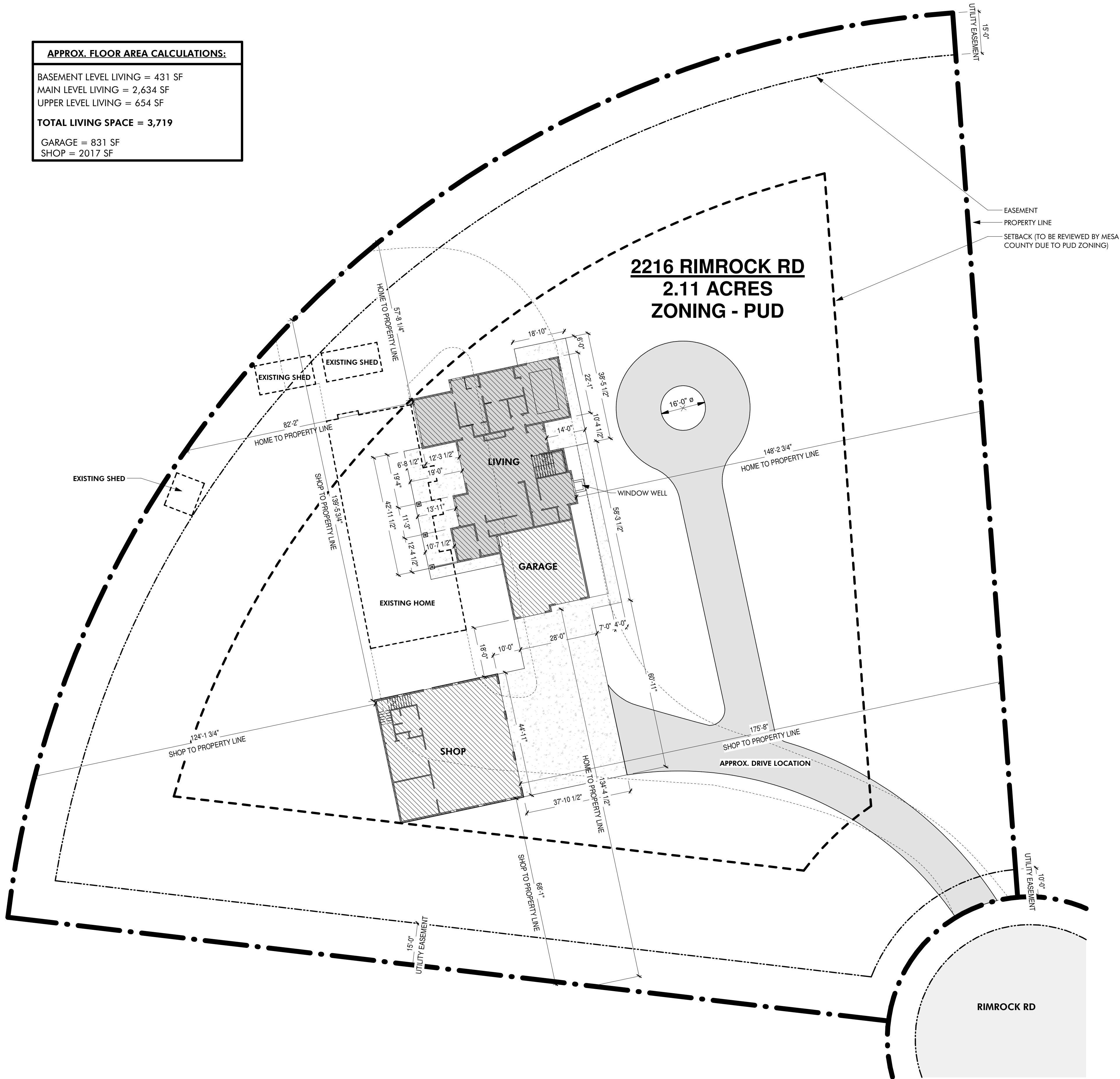
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OVERALL SITE PLAN

Sheet Number:

A2



APPROX. FLOOR AREA CALCULATIONS:
BASEMENT LEVEL LIVING = 431 SF
MAIN LEVEL LIVING = 2,634 SF
UPPER LEVEL LIVING = 654 SF
TOTAL LIVING SPACE = 3,719
GARAGE = 831 SF
SHOP = 2017 SF

Preliminary Only See Approved for Set Backs

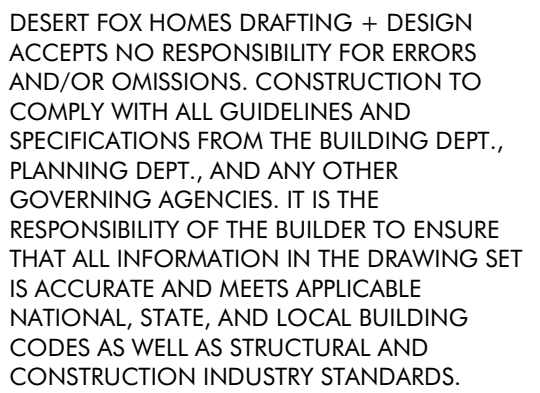


OVERALL SITE PLAN
1" = 20'-0"

1

<u>APPROX. FLOOR AREA CALCULATIONS:</u>	
BASEMENT LEVEL LIVING	= 431 SF
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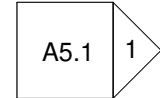
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BASEMENT LEVEL
PLAN

Sheet Number:

A3



R406 Damp Proofing

Note: No water, soil or waste pipe shall be installed in exterior walls or attics
P2603.5

Note: Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. All escape or rescue openings shall have a minimum net clear area of 5.7 sq. ft. The minimum net clear height is 23 inches and width is 20 inches. The maximum sill height is 44 inches from the finished floor to the bottom of the clear opening.

— PROVIDE WINDOW WELL. MINIMUM 9 SF INTERIOR. MINIMUM INTERIOR DIMENSION 3'-0"; PROVIDE LADDER IF WINDOW WELL IS GREATER THAN 44" BELOW GRADE

— FOUNDATION WALL THICKNESS PER STRUCT.
RE FOUNDATION DRAWINGS; PROVIDE 2X4 FUR WALL TYP.

— STORAGE UNDER STAIR

— EXTERIOR F.O.F. ABOVE

BASEMENT LEVEL PLAN

BUILDING DEPT ACCEPTED

1

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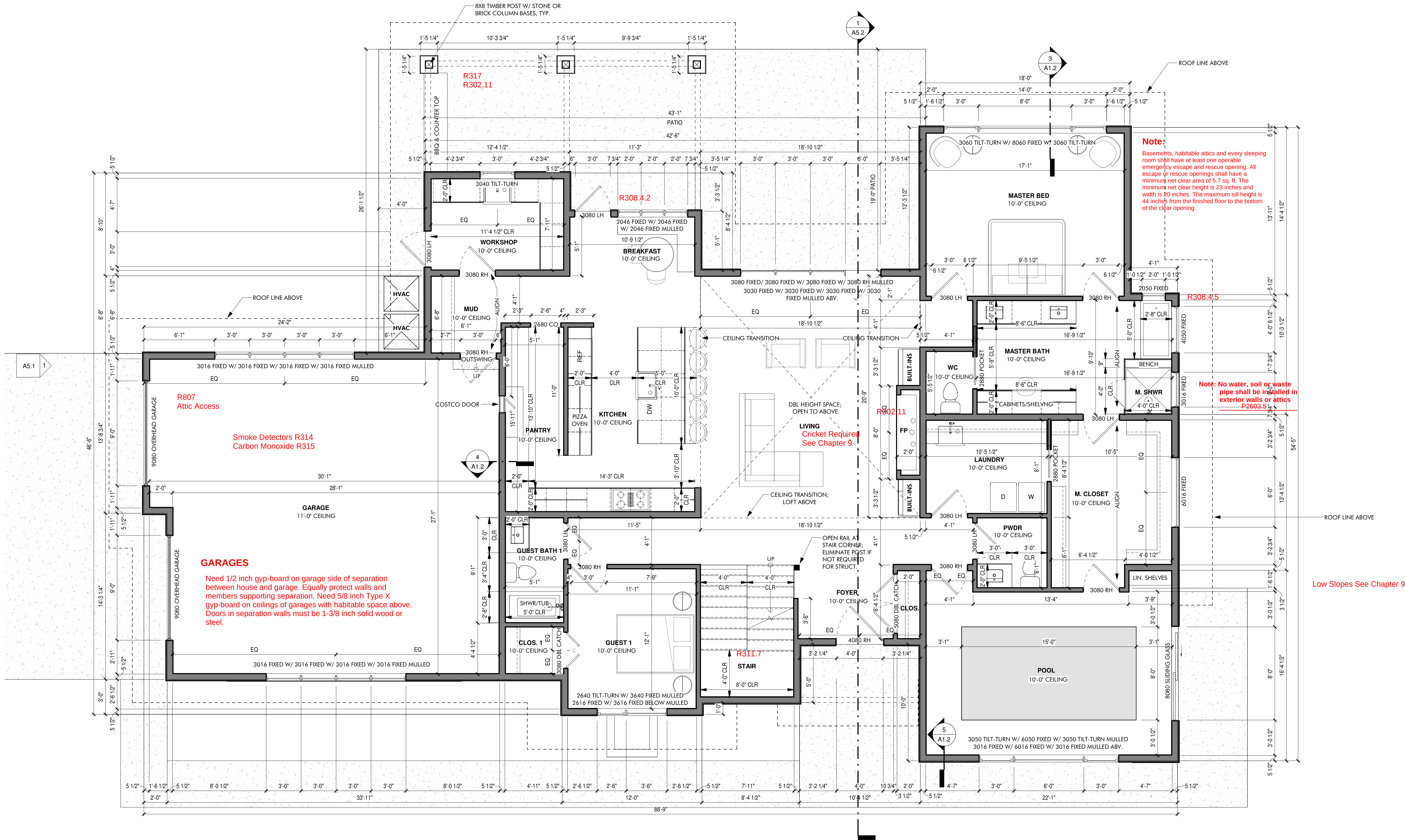
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MAIN LEVEL PLAN

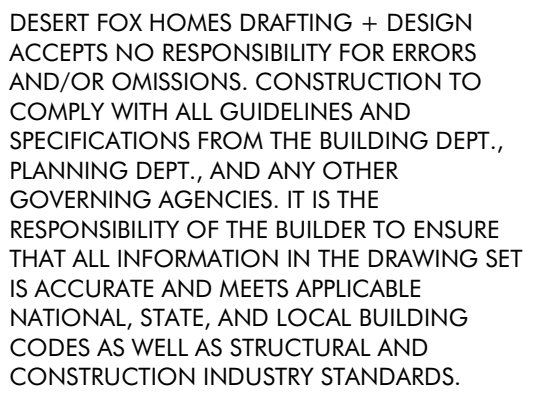
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UPPER LEVEL PLAN

Sheet Number:

A3.2



UPPER LEVEL
1/4" = 1'-0"

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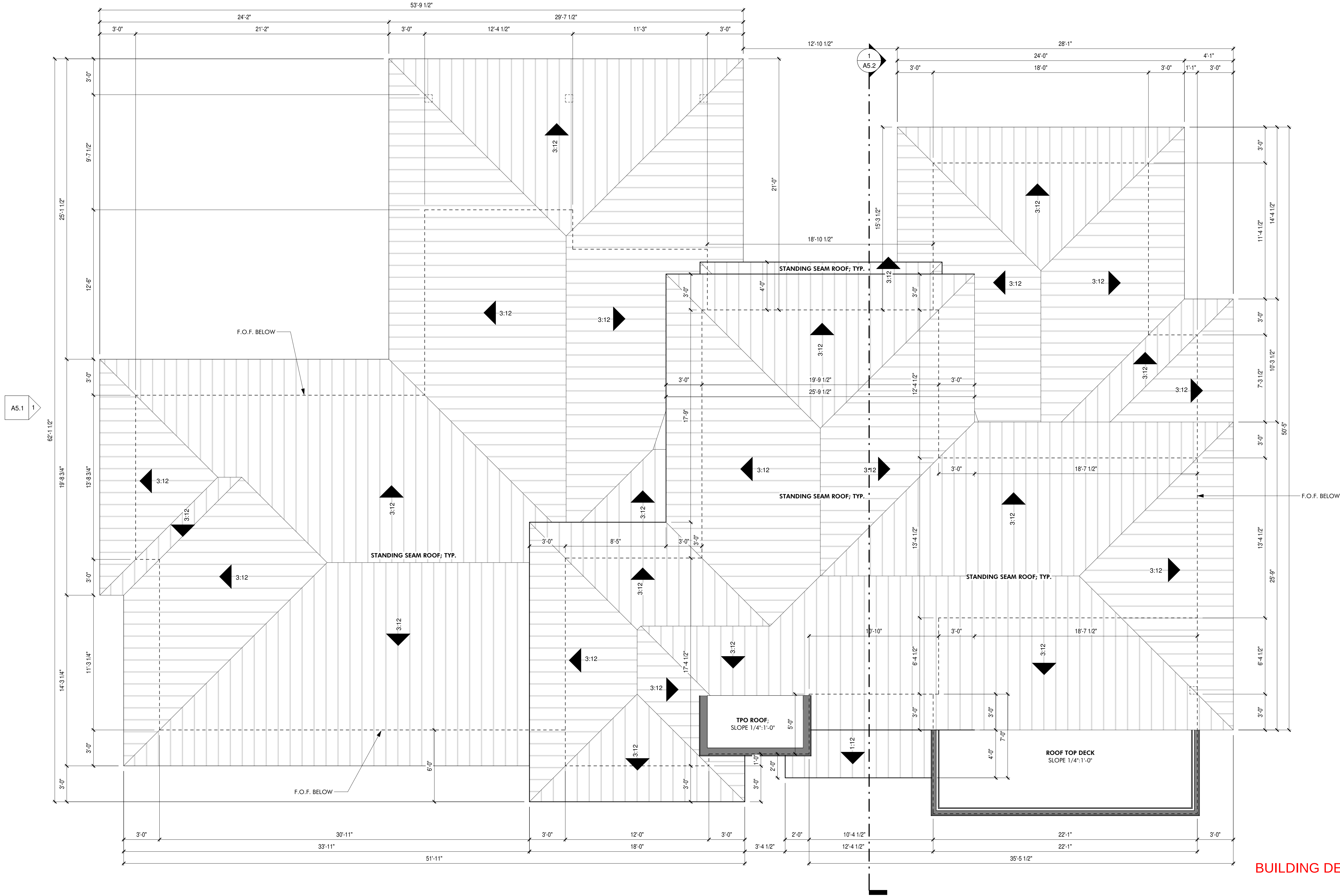
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ROOF PLAN

Sheet Number:

A3.3

A5
2



BUILDING DEPT ACCEPTED

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

1

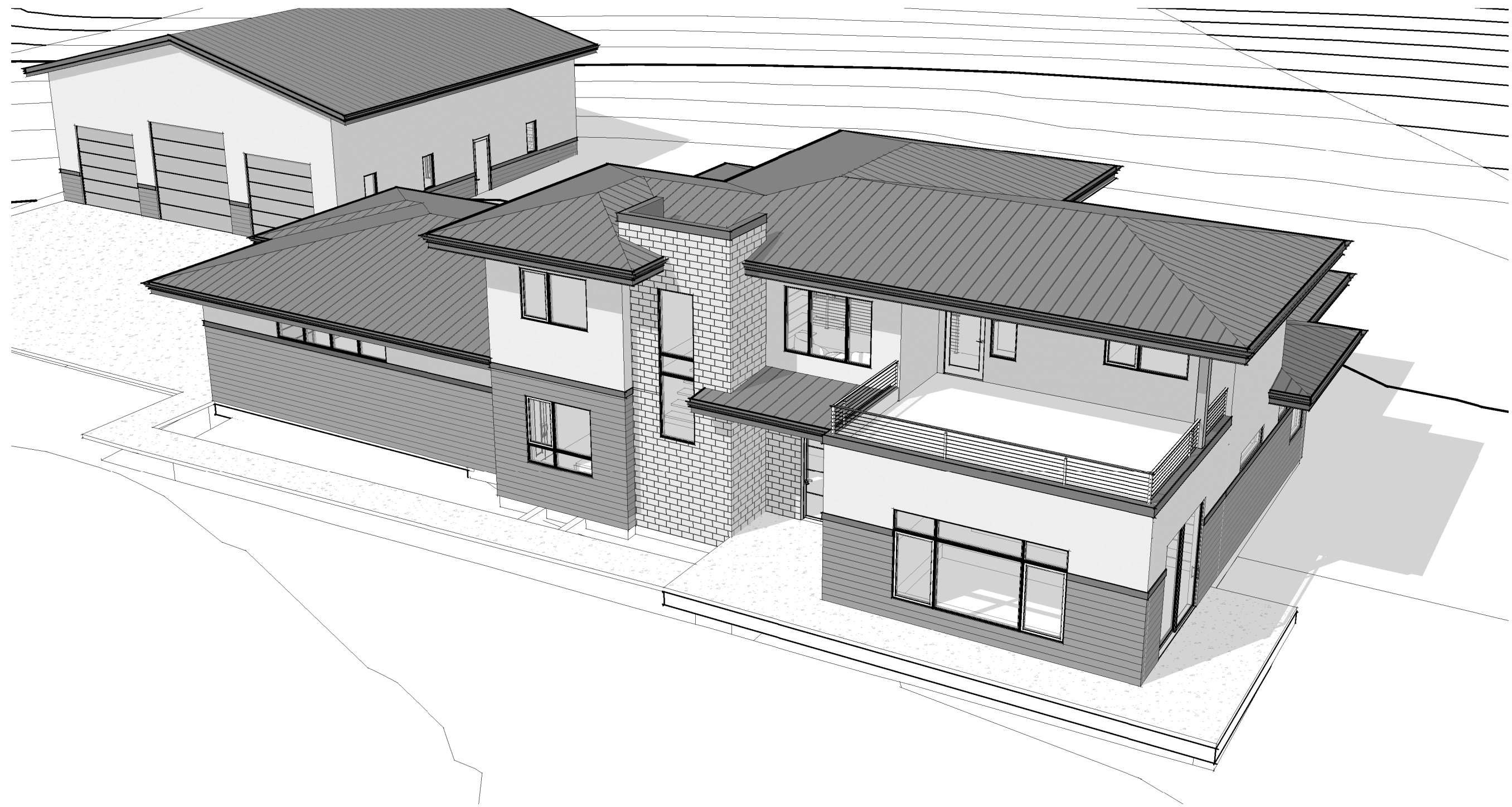


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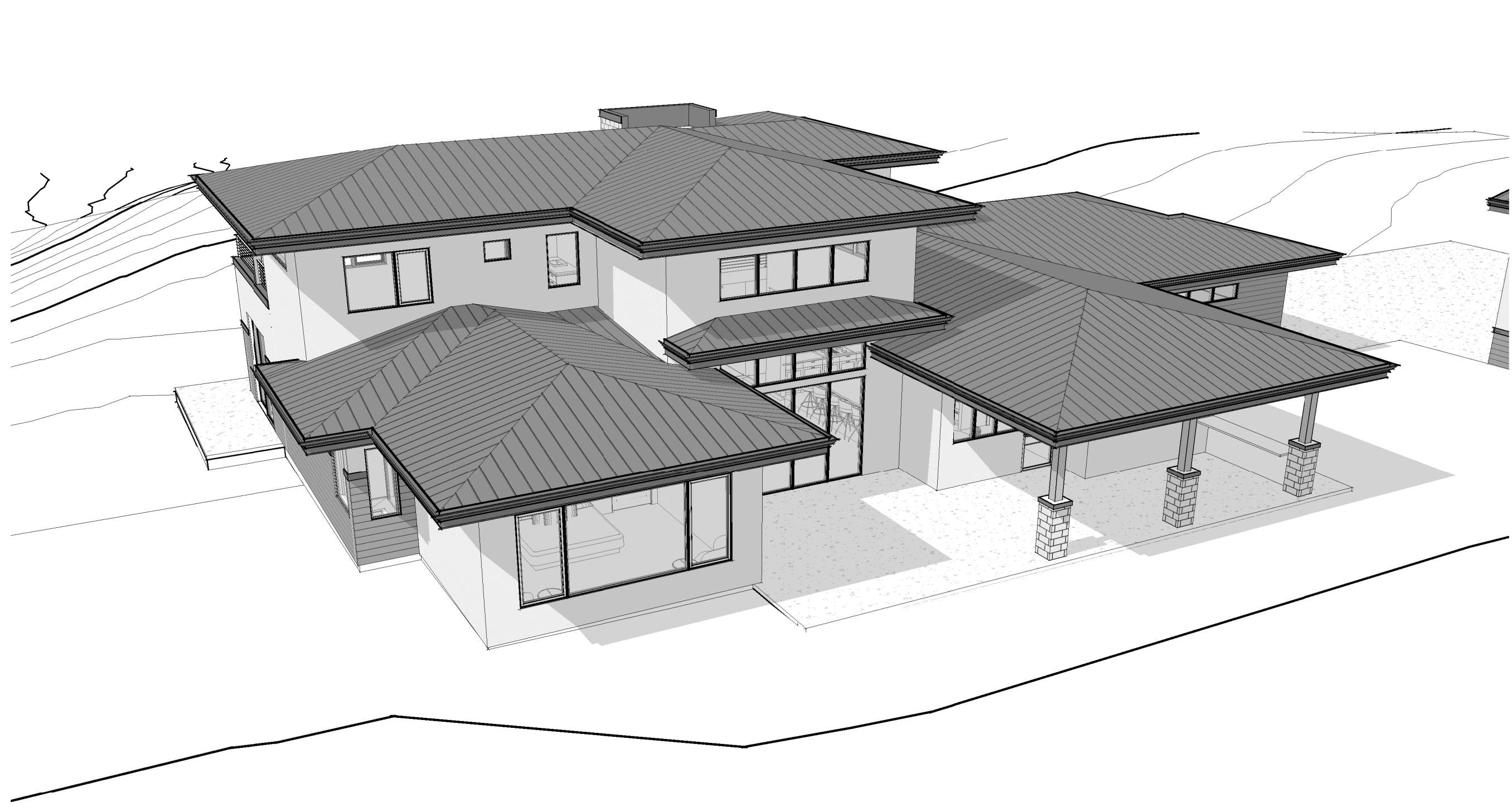
PERMIT SET
NOVEMBER 5, 2024
Revisions



**TURNER RESIDENCE
SINGLE FAMILY HOME
PERMIT SET**



3D VIEW- FRONT FROM ABOVE 6



3D VIEW - REAR FROM ABOVE 5



3D VIEW - REAR 2 4



3D VIEW - REAR 1 3



3D VIEW - FRONT 1 1



BUILDING DEPT ACCEPTED

3D VIEW - FRONT 2 2

Job Site:
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EXTERIOR 3D VIEWS

Sheet Number:

A4



DESERT FOX HOMES DRAFTING + DESIGN
ACCEPTS NO RESPONSIBILITY FOR ERRORS
AND/OR OMISSIONS. CONSTRUCTION TO
COMPLY WITH ALL GUIDELINES AND
SPECIFICATIONS FROM THE BUILDING DEPT.,
PLANNING DEPT., AND ANY OTHER
GOVERNING AGENCIES. IT IS THE
RESPONSIBILITY OF THE BUILDER TO ENSURE
THAT ALL INFORMATION IN THE DRAWING SET
IS ACCURATE AND MEETS APPLICABLE
NATIONAL, STATE, AND LOCAL BUILDING
CODES AS WELL AS STRUCTURAL AND
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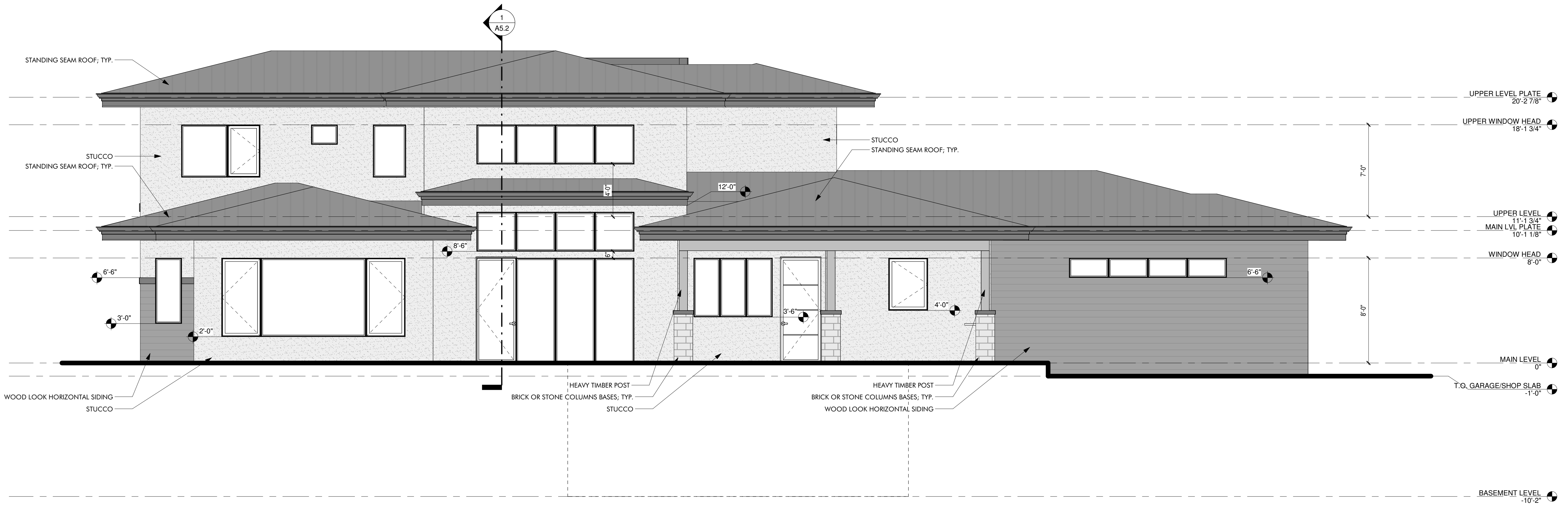
TURNER RESIDENCE SINGLE FAMILY HOME PERMIT SET

Job Site:
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GRAND JUNCTION, CO 81507

ELEVATIONS

Sheet Number:

A5

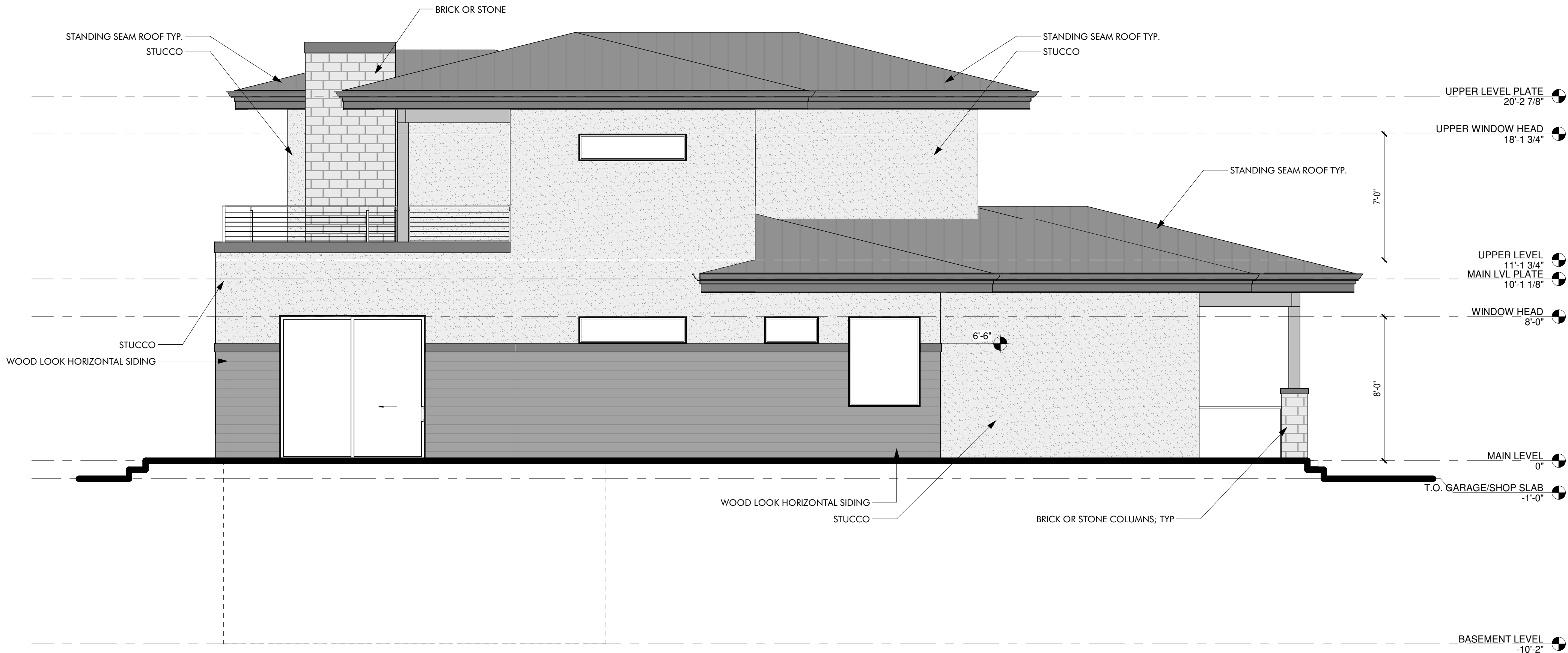


WEST ELEVATION 2
1/4" = 1'-0"

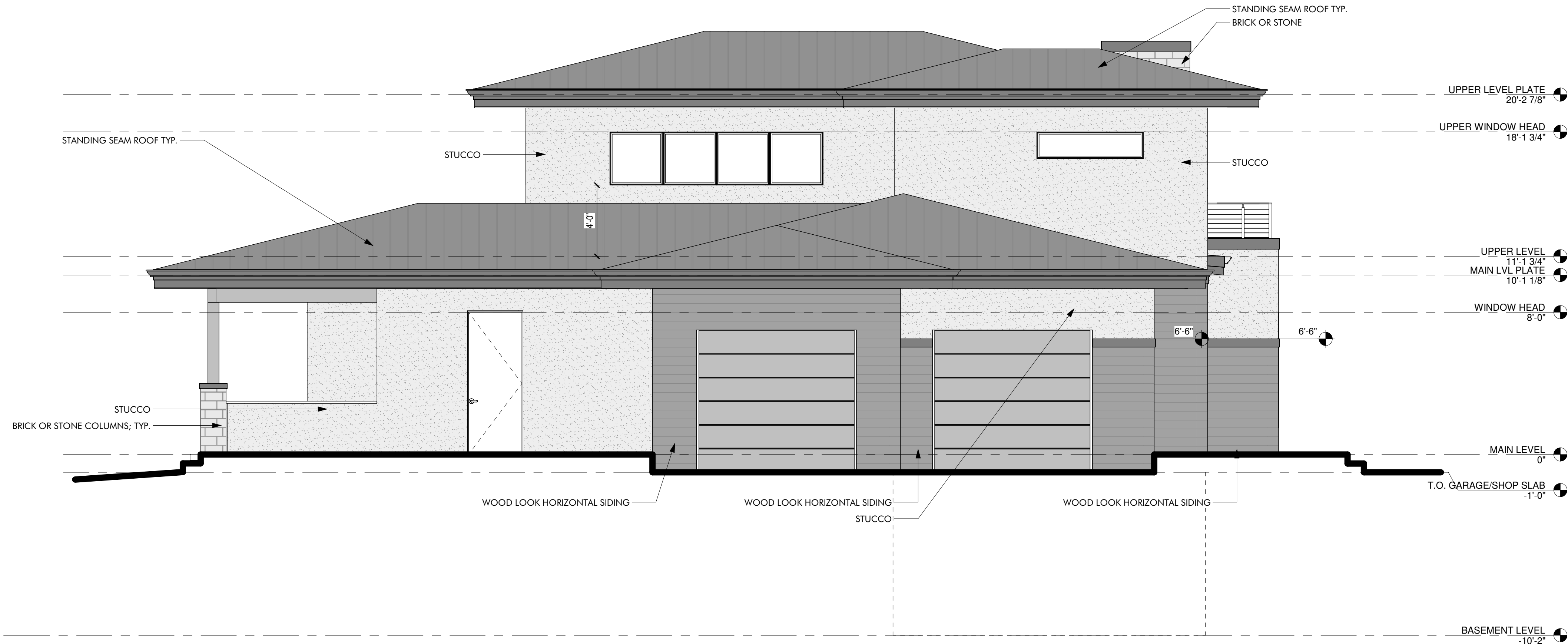


EAST ELEVATION 1
1/4" = 1'-0"

BUILDING DEPT ACCEPTED



NORTH ELEVATION 2
1/4" = 1'-0"



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

BUILDING DEPT ACCEPTED



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TURNER RESIDENCE SINGLE FAMILY HOME PERMIT SET

Job Site:
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ELEVATIONS

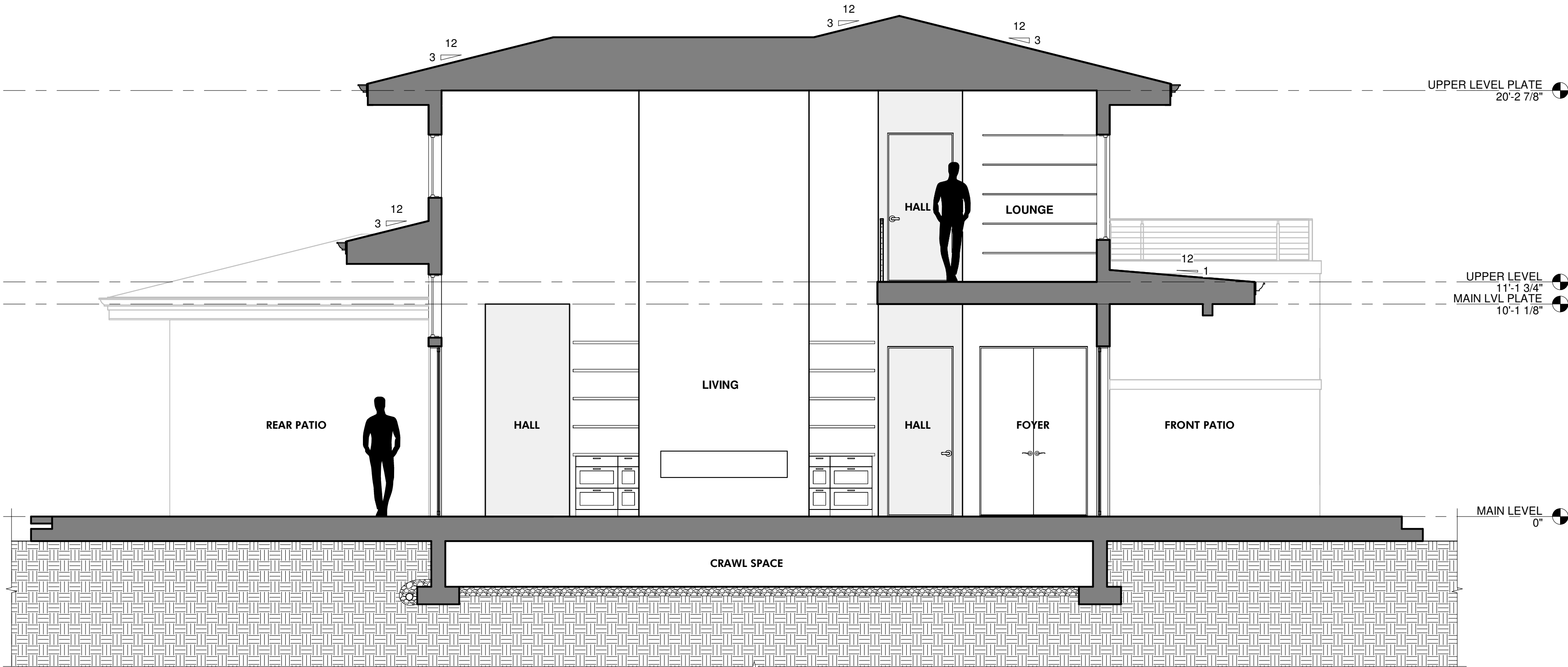
Sheet Number:

A5.1



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BUILDING SECTION
1/4" = 1'-0"

1

TURNER RESIDENCE
SINGLE FAMILY HOME
PERMIT SET

Job Site:
2216 RIMROCK RD
GRAND JUNCTION, CO 81507

BUILDING SECTION

Sheet Number:

A5.2

BUILDING DEPT ACCEPTED