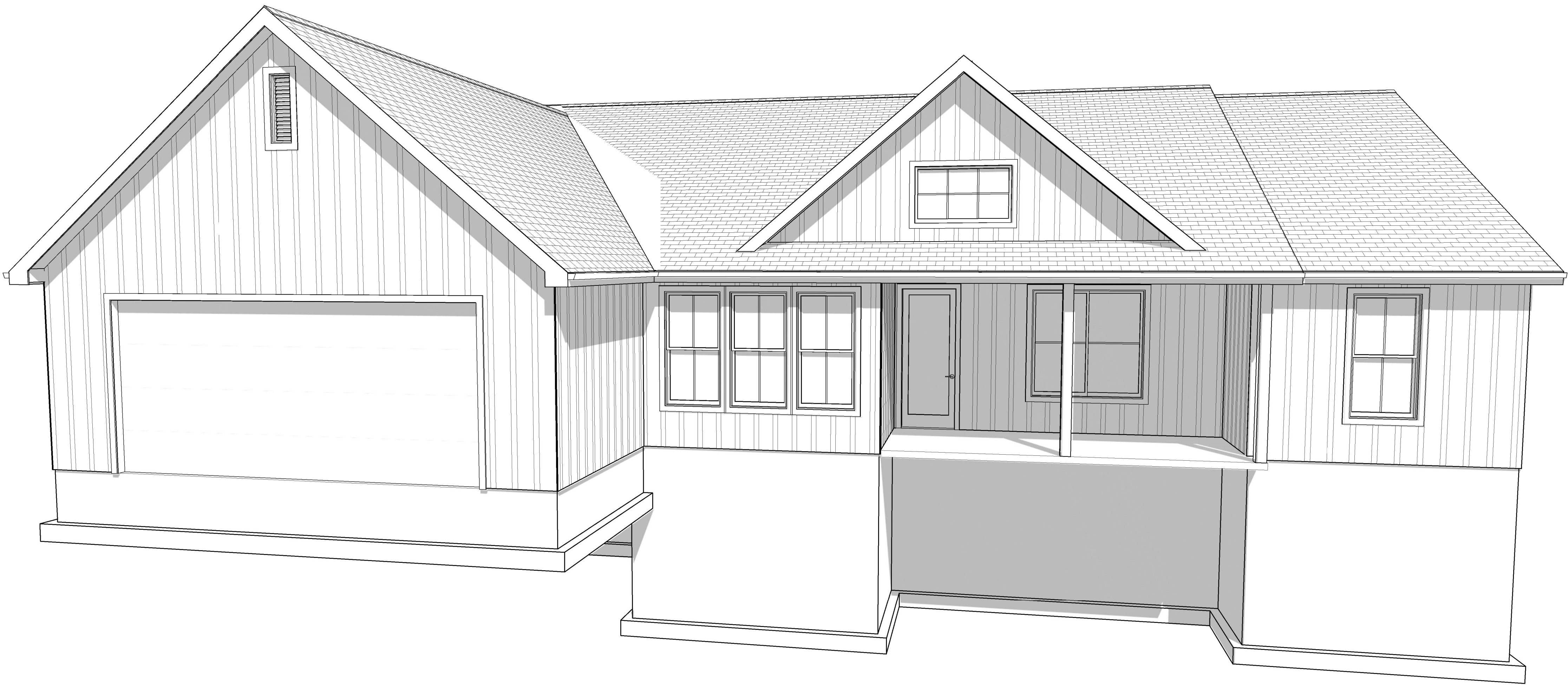


ROHMANN OLD SORREL SPEC

LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET,
CEDAR CITY, UT

3D CONCEPT RENDERING

N.T.S.



A-00 COVER SHEET

SCALE: 1/4"=1'

SHEETS

SHEET NO.	SHEET NAME
A-00	COVER SHEET
C-100	SITE PLAN
A-100	MAIN FLOOR PLAN
A-101	UNFINISHED BASEMENT
A-200	FRONT & REAR ELEVATIONS
A-201	SIDE ELEVATIONS
A-202	SECTION VIEWS
E-100	MAIN FLOOR ELECTRICAL LAYOUT
E-101	BASEMENT ELECTRICAL LAYOUT
S-100	STRUCTURAL NOTES
S-100	FOUNDATION PLAN
S-101	FLOOR FRAMING
S-102	ROOF PLAN
D-100	DETAILS
D-101	DETAILS

PROJECT INFORMATION

OWNER:	KYLE ROHMANN
PROJECT ADDRESS:	LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT
DESIGNER:	JORDAN BRAUN
BUILDER:	TBD

DESIGN CRITERIA: 2021 IRC

ROOF:	30 PSF SNOW LOAD *8 PSF TOP CHORD DEAD LOAD *7 PSF BOTTOM CHORD DEAD LOAD *5 PSF NET WIND UPLIFT
FLOOR:	40 PSF LIVE LOAD *20 PSF TOP CORD DEAD LOAD *5 PSF BOTTOM CHORD DEAD LOAD
SOIL:	*1,500 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH:	2'6"
SEISMIC ZONE:	D
WIND:	115 MPH (115 MPH 3 SEC GUST), EXPOSURE B.
GROUND SNOW LOAD:	43 PSF

GENERAL NOTES & SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2021 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2021 IEC AND 2021 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY GCE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY GCE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING IN ELECTRONIC FORM, PREPARED BY GCE ARE FOR THE SOLE USE OF ROHMANN OLD SORREL SPEC AT LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT. THESE PLANS SHALL NOT BE RE-USED WITHOUT APPROVAL OF GCE. ANY UNAUTHORIZED MODIFICATIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR SHALL VOID STAMP AND/OR PLANS AND BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO GCE. GCE SHALL BE DEEMED THE AUTHOR OF THE PLAN AND OWNER OF THE ELECTRONIC FILES. ANY UNAUTHORIZED MODIFICATION OF THE PLANS BY THE CLIENT AND/OR CONTRACTOR SHALL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO GCE.

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ROHMANN OLD SORREL SPEC AT LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT.



#(435) 586-9592

590 N. 800 W. CEDAR CITY, UT 84721

COVER SHEET
ROHMANN OLD SORREL SPEC
FOR
KYLE
ROHMANN

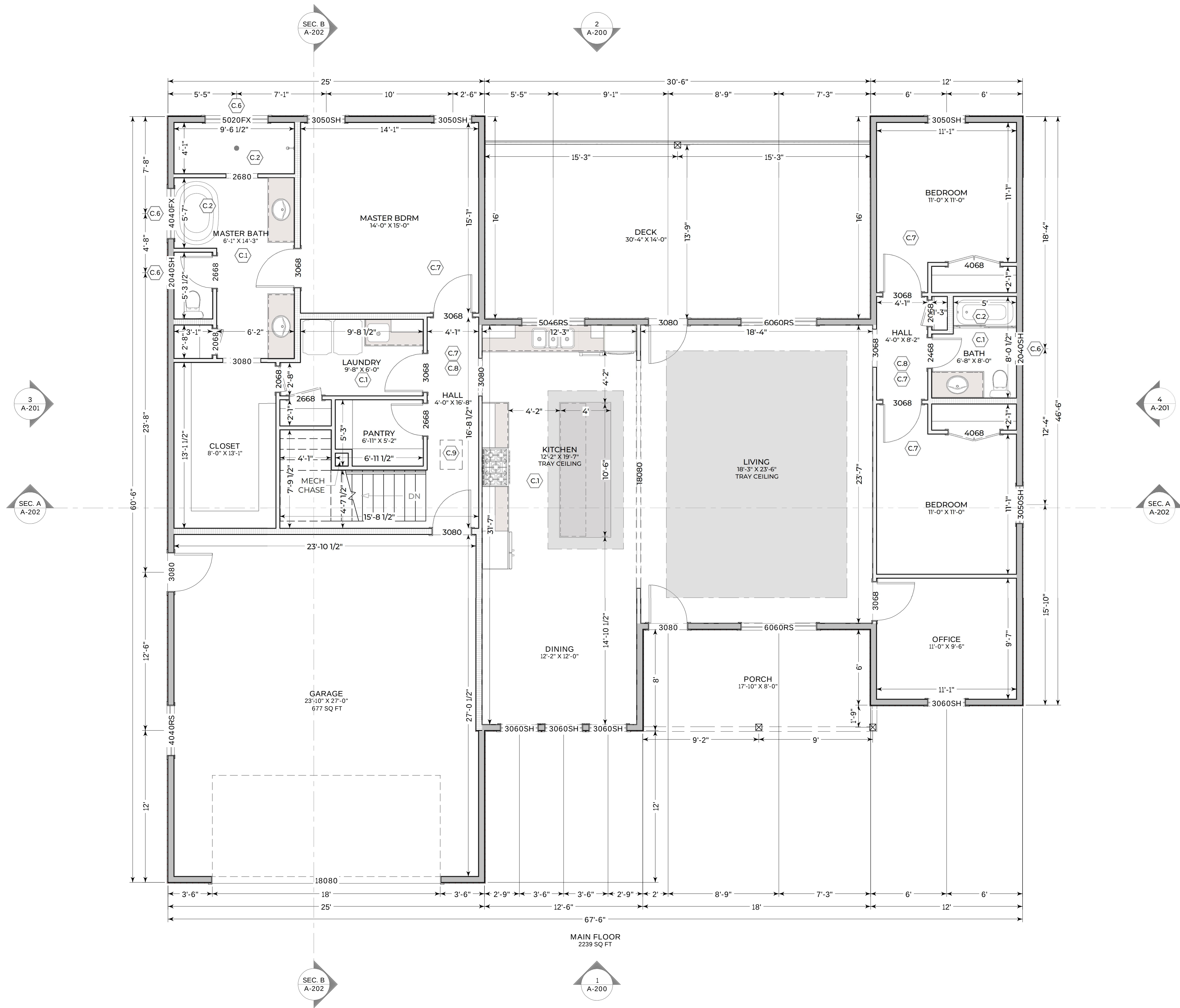
LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE
1/4"= 1'

DRAWN BY
JORDAN BRAUN

DATE
5/26/2026

SHEET NO.
A-00



A-100 MAIN FLOOR PLAN

SCALE: 1/4"=1'

CONSTRUCTION NOTES

- C.1 ALL OUTLETS IN AREA TO BE GFCI
- C.2 INSTALL INSULATION AND VAPOR BARRIER BEHIND TUB/SHOWER ON EXTERIOR WALLS BEFORE INSTALLATION.
- C.3 PROVIDE (2) SEISMIC STRAPS TOP THIRD & BOTTOM THIRD OF WATER HEATER. PROVIDE HAMMER PROTECTION & THERMAL EXPANSION REG. ON WATER HEATER.
- C.4 FURNACE TO BE HARD WIRED
- C.5 18" HIGH PLATFORM AND/OR BOLLARDS FOR CRASH PROTECTION (N/A)
- C.6 WINDOW TO BE TEMPERED GLASS
- C.7 SMOKE DETECTOR
- C.8 CARBON MONOXIDE DETECTOR
- C.9 ATTIC ACCESS
- C.10 CRAWL SPACE ACCESS (N/A)

WALL LEGEND

	INTERIOR 2X6
	INTERIOR 2X4
	EXTERIOR 2X6
	EXTERIOR 2X4
	CONCRETE FOUNDATION

DRAWING SYMBOLS

- 1 A-200 EXTERIOR ELEVATION
- SEC. A A-200 BUILDING SECTION

ADDITIONAL NOTES

- TOP PLATES**
DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STUD WALLS. THE DOUBLE PLATES SHALL OVERLAP AT THE CORNERS AND AT INTERSECTIONS WITH OTHER EXTERIOR OR INTERIOR WALLS. DOUBLE PLATES SHALL BE LAP-SPLICED WITH END JOINTS OFFSET IN ACCORDANCE WITH THE MINIMUM REQUIREMENT
- MECHANICAL NOTES**
BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.
- PLUMBING NOTES**
BACK WATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MAIN HOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIBLE.
- GENERAL NOTES**
TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.
- DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING IN ELECTRONIC FORM, PREPARED BY GCE ARE FOR THE SOLE USE OF ROHMANN OLD SORREL SPEC AT LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT. THESE PLANS SHALL NOT BE RE-USED WITHOUT APPROVAL OF GCE. ANY UNAUTHORIZED MODIFICATIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR SHALL VOID STAMP AND/OR PLANS AND BE AT THE CLIENTS SOLE RISK AND WITHOUT LIABILITY TO GCE. GCE SHALL BE DEEMED THE AUTHOR OF THE PLAN AND OWNER OF THE ELECTRONIC FILES. ANY UNAUTHORIZED MODIFICATION OF THE PLANS BY THE CLIENT AND/OR CONTRACTOR SHALL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO GCE.

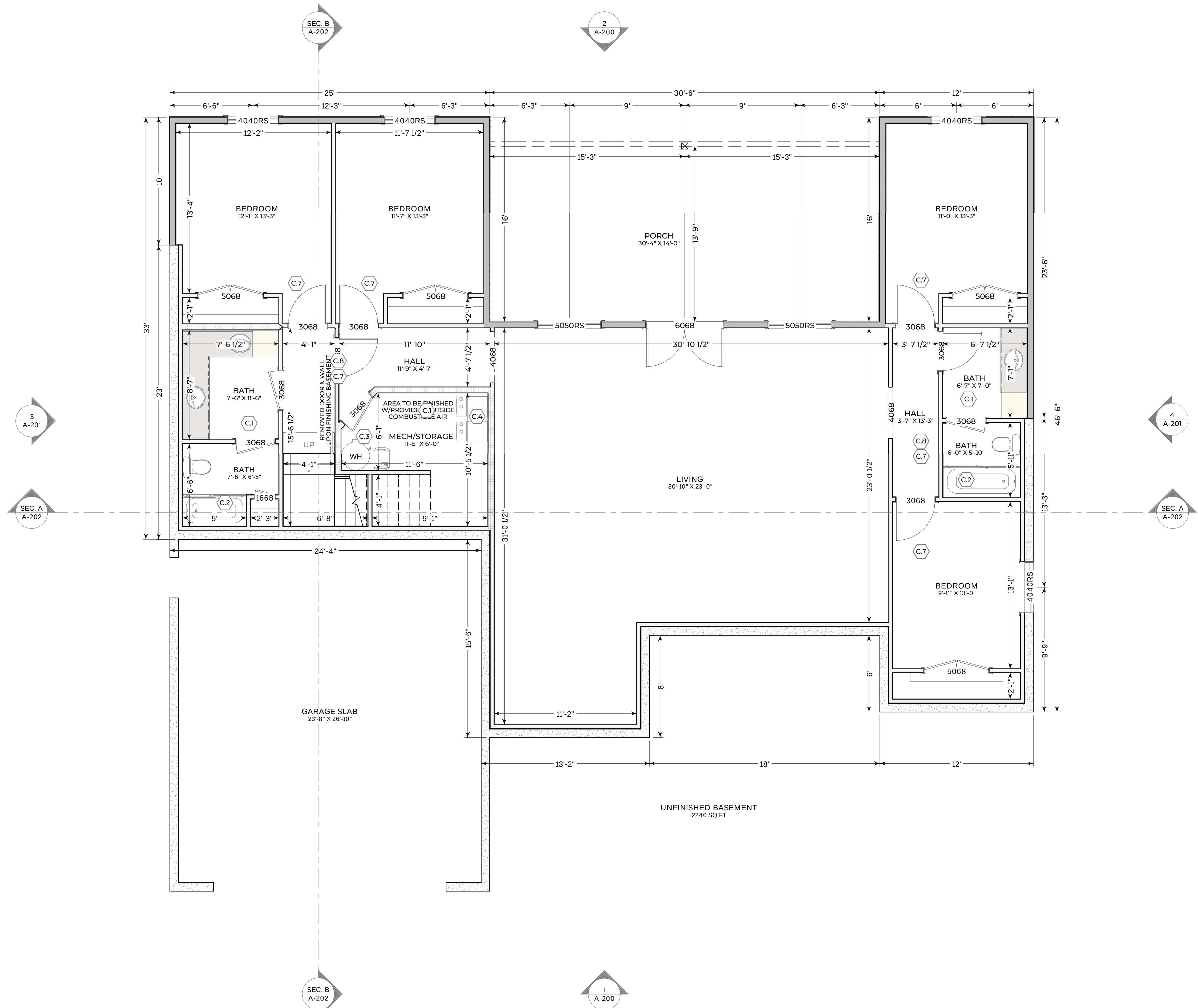
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ROHMANN OLD SORREL SPEC AT LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT.

GO CIVIL
ENGINEERING

590 N. 800 W. CEDAR CITY, UT 84721
#(435) 566-9592

MAIN FLOOR PLAN
FOR
KYLE
ROHMANN
LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE 1/4"=1'
DRAWN BY JORDAN BRAUN
DATE 5/26/2026
SHEET NO. A-100



CONSTRUCTION NOTES

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- C.2 INSTALL INSULATION AND VAPOR BARRIER BEHIND TUB/SOWER ON EXTERIOR WALLS BEFORE INSTALLATION.
- C.3 PROVIDE (2) SEISMIC STRAPS TOP THIRD & BOTTOM THIRD OF WATER HEATER. PROVIDE HAMMER PROTECTION & THERMAL EXPANSION REG. ON WATER HEATER.
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- C.5 18" HIGH PLATFORM AND/OR BOLLARDS FOR CRASH PROTECTION (N/A)
- C.6 WINDOW TO BE TEMPERED GLASS
- C.7 SMOKE DETECTOR
- C.8 CARBON MONOXIDE DETECTOR
- C.9 ATTIC ACCESS
- C.10 CRAWL SPACE ACCESS (N/A)

WALL LEGEND

	INTERIOR 2X6
	INTERIOR 2X4
	EXTERIOR 2X6
	EXTERIOR 2X4
	CONCRETE FOUNDATION

DRAWING SYMBOLS

- 1 A-200 EXTERIOR ELEVATION
- SEC. A A-202 BUILDING SECTION

ADDITIONAL NOTES

- TOP PLATES**
DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STUD WALLS. THE DOUBLE PLATES SHALL OVERLAP AT THE CORNERS AND AT INTERSECTIONS WITH OTHER EXTERIOR OR INTERIOR WALLS. DOUBLE PLATES SHALL BE LAP-SPLICED WITH END JOINTS OFFSET IN ACCORDANCE WITH THE MINIMUM REQUIREMENT
- MECHANICAL NOTES**
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- PLUMBING NOTES**
BACK WATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MAN HOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIBLE.
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ROHMANN OLD SORREL SPEC AT LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT.

UNFINISHED BASEMENT
FOR
KYLE
ROHMANN

LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE
1/4"=1'

DRAWN BY
JORDAN BRAUN

DATE
5/26/2026

SHEET NO.
A-101

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1/ A-200 FRONT ELEVATION
SCALE: 1/4"=1'



2/ A-200 REAR ELEVATION
SCALE: 1/4"=1'

A-200 FRONT & REAR ELEVATIONS

SCALE: 1/4"=1'

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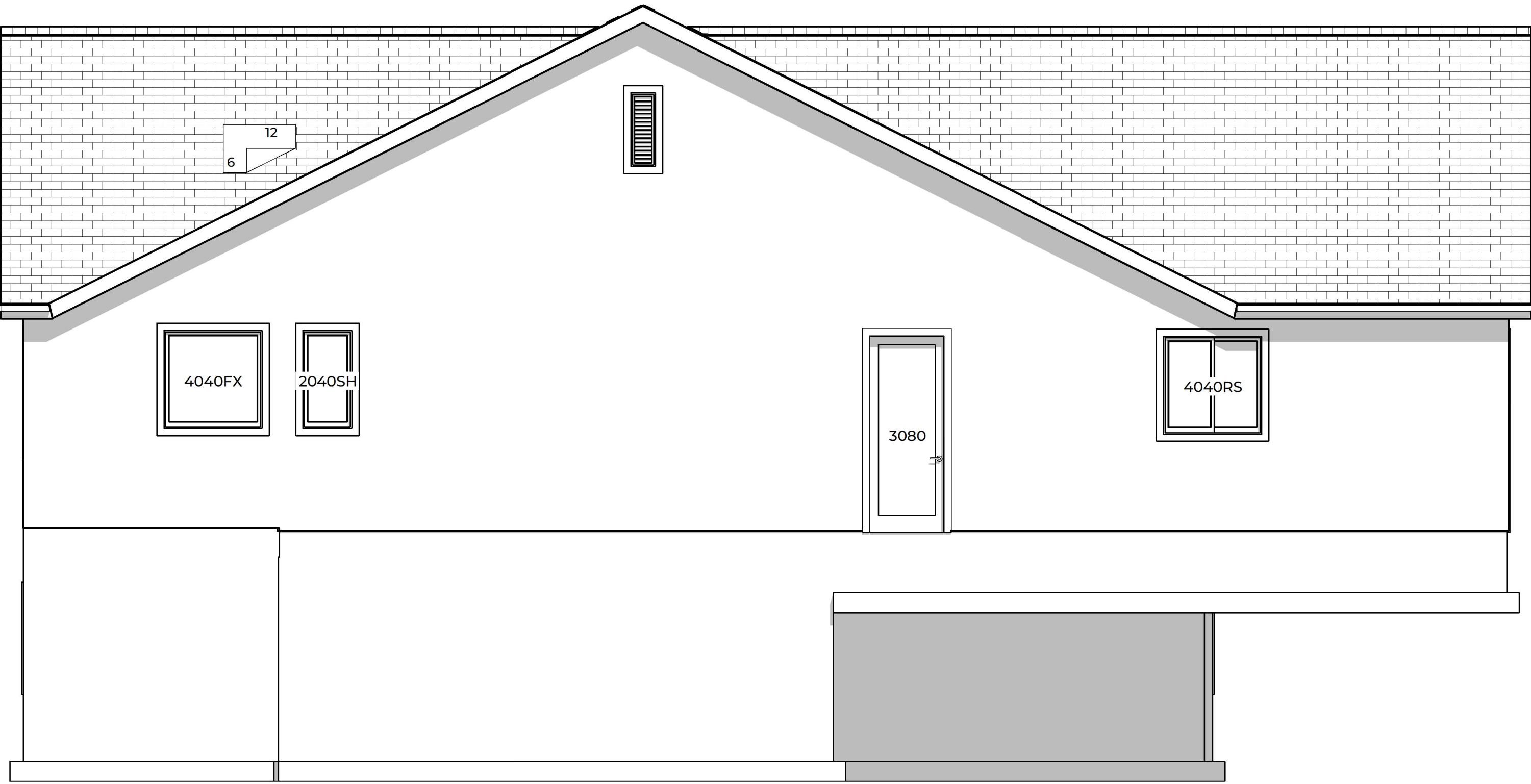


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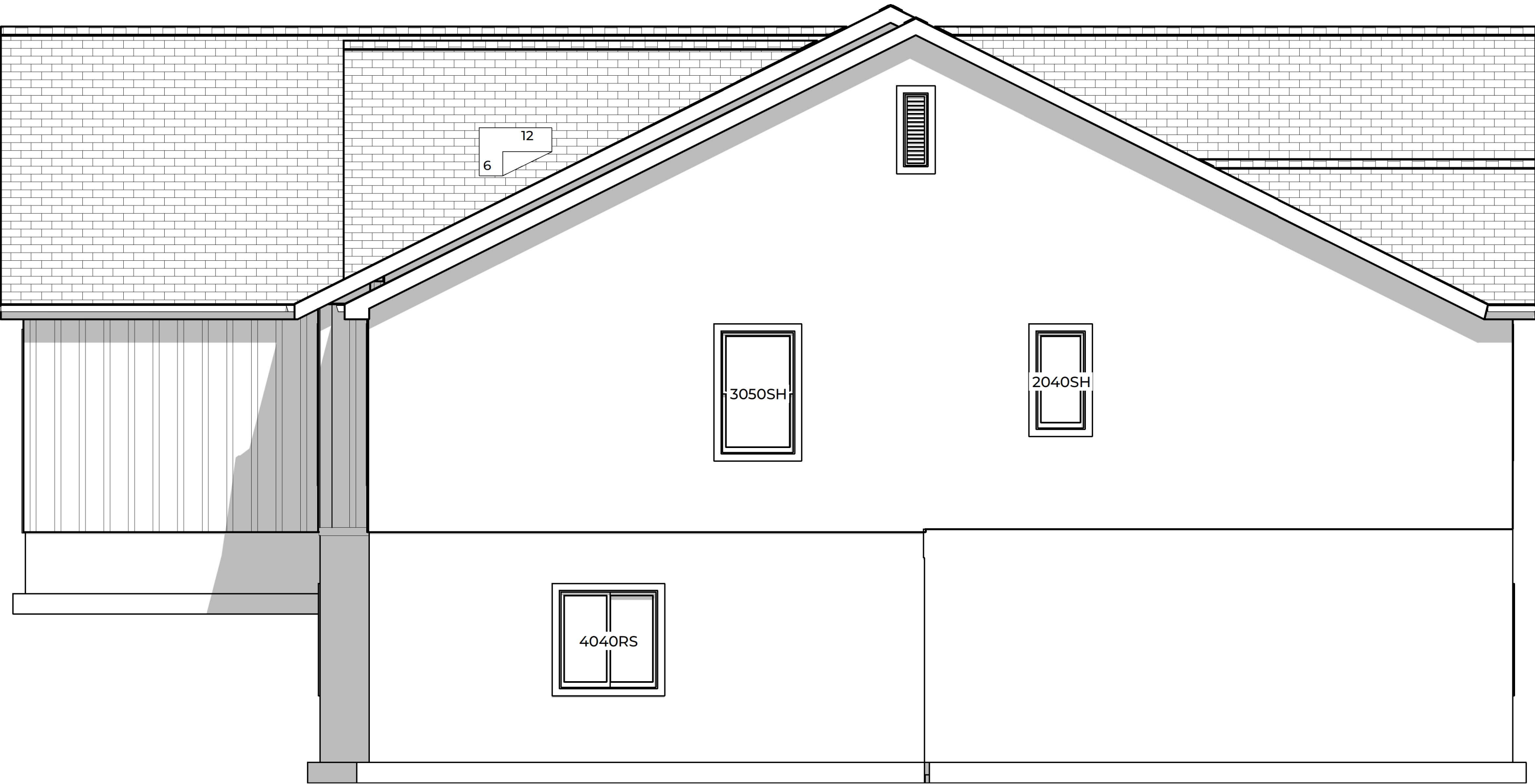
FRONT & REAR ELEVATIONS
ROHMANN OLD SORREL SPEC
FOR
KYLE
ROHMANN
LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE 1/4"= 1'
DRAWN BY JORDAN BRAUN
DATE 5/26/2026
SHEET NO. A-200



3/ A-201 SIDE ELEVATION

SCALE: 1/4"=1'



4/ A-201 SIDE ELEVATION

SCALE: 1/4"=1'

A-201 SIDE ELEVATIONS

SCALE: 1/4"=1'

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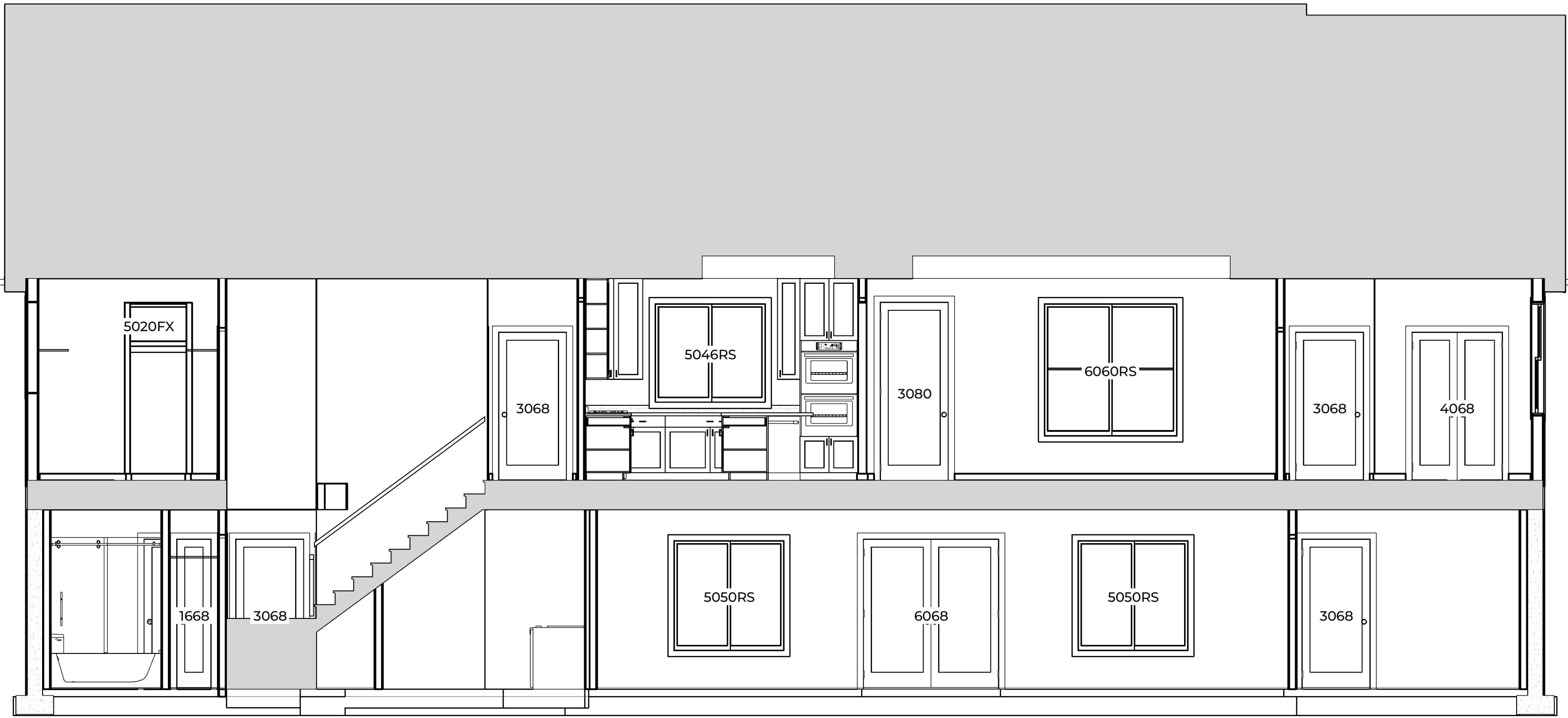
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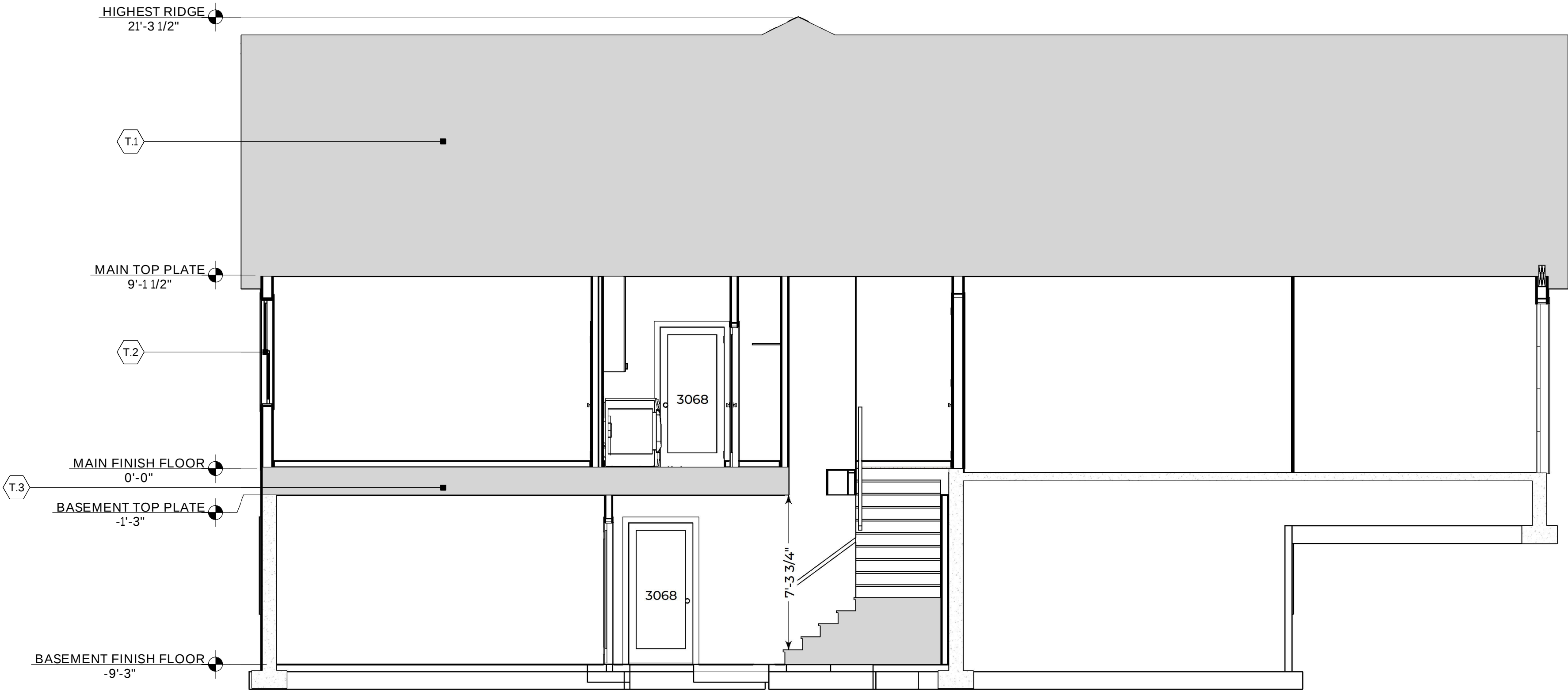
SIDE ELEVATIONS
ROHMANN OLD SORREL SPEC
FOR
KYLE
ROHMANN
LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE 1/4"= 1'
DRAWN BY JORDAN BRAUN
DATE 5/26/2026
SHEET NO. A-201



A-202 SECTION VIEW A

SCALE: 1/4"=1'



A-202 SECTION VIEW B/THERMAL ENVELOPE

SCALE: 1/4"=1'

A-202 SECTION VIEWS

SCALE: 1/4"=1'

THERMAL ENVELOPE NOTES

VALUES NOTED ARE MINIMUM REQUIRED

- T.1 R-49 FIBERGLASS ROOF INSULATION
- T.2 R-20 FIBERGLASS WALL INSULATION
- T.3 R-38 FIBERGLASS FLOOR INSULATION

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SECTION VIEWS
ROHMANN OLD SORREL SPEC
FOR
KYLE
ROHMANN

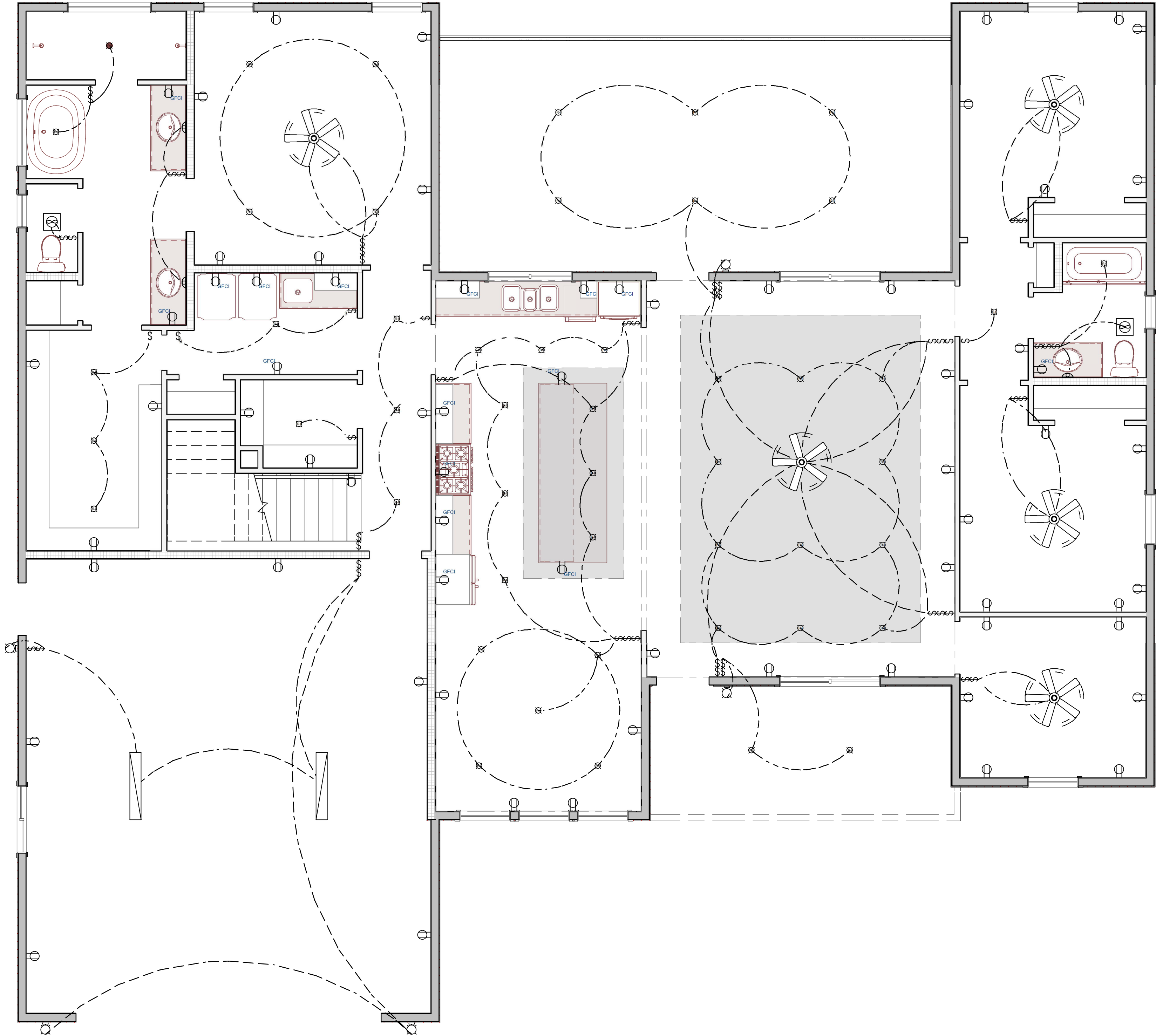
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SCALE
1/4"= 1'

DRAWN BY
JORDAN BRAUN

DATE
5/26/2026

SHEET NO.
A-202



E-100 MAIN FLOOR ELECTRICAL LAYOUT

SCALE: 1/4"=1'

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
6. ALL STAIRS WITH SIX OR MORE RISERS REQUIRE A LIGHT WITH OPERATING SWITCHES AT THE TOP AND BOTTOM OF STAIRS.
7. INSTALL 110 GCFI ELECTRICAL OUTLET WITHIN 25' OF AC UNIT.
8. PROVIDE WEATHER RESISTANT TYPE RECEPTACLE OUTLETS AT ALL EXTERIOR LOCATIONS.
9. PROVIDE A CONCRETE ENCASED ELECTRODE (UFER GROUND) AND WATER PIPE ELECTRODE (IF COPPER) FOR THE GROUNDING SYSTEM OF THE ELECTRICAL SERVICE.
10. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.

MAIN FLOOR ELECTRICAL LAYOUT
ROHMANN OLD SORREL SPEC

FOR
KYLE
ROHMANN

LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT



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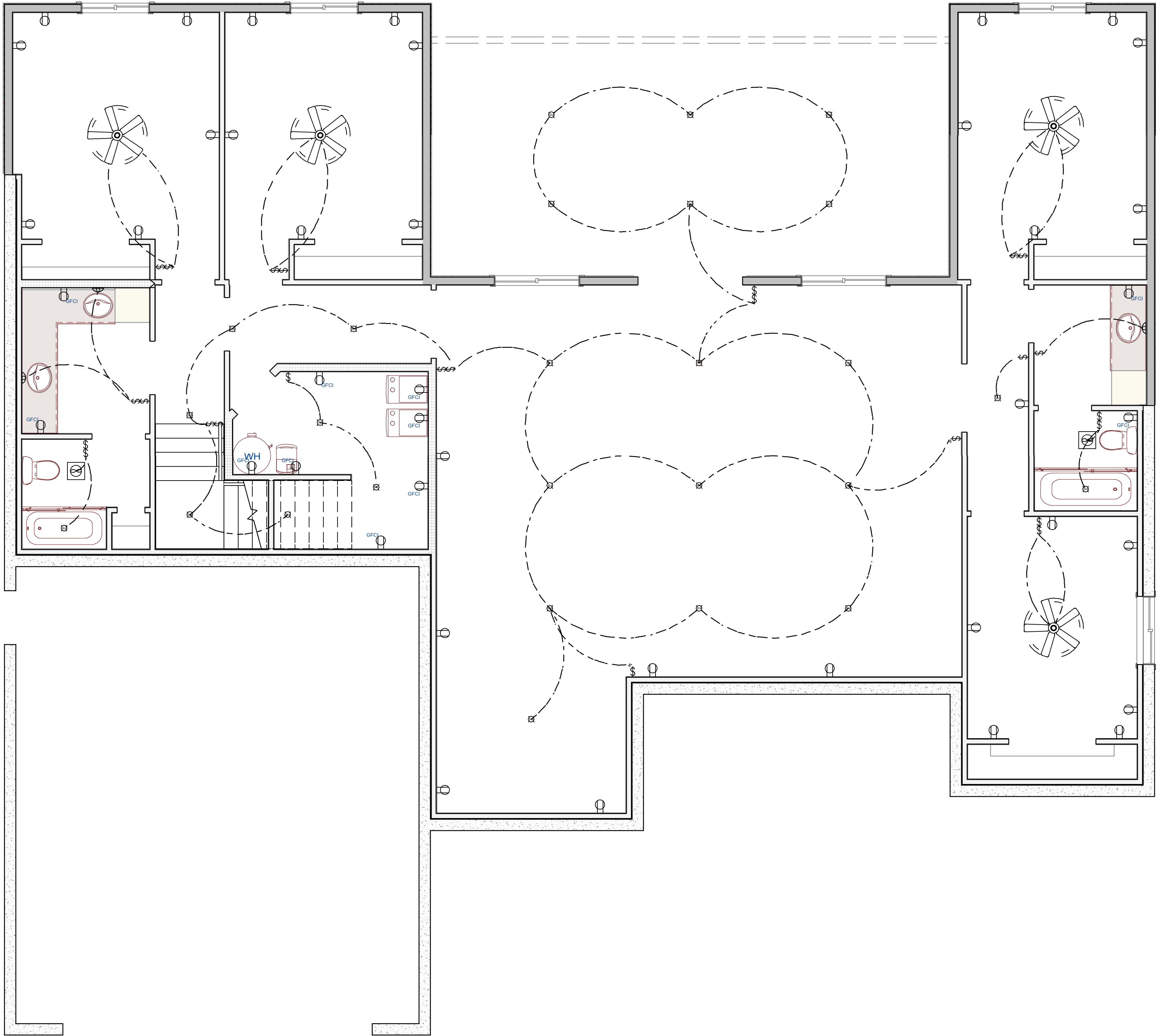
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SCALE
1/4"= 1'

DRAWN BY
JORDAN BRAUN

DATE
5/26/2026

SHEET NO.
E-100



ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY

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E-101 BASEMENT ELECTRICAL LAYOUT

SCALE: 1/4"=1'

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BASEMENT ELECTRICAL LAYOUT
ROHMANN OLD SORREL SPEC
FOR
KYLE
ROHMANN
LOT 136, OLD SORREL PHASE 5, 612 S. RENZE ADAMS STREET, CEDAR CITY, UT

SCALE
1/4"= 1'

DRAWN BY
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DATE
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SHEET NO.
E-101