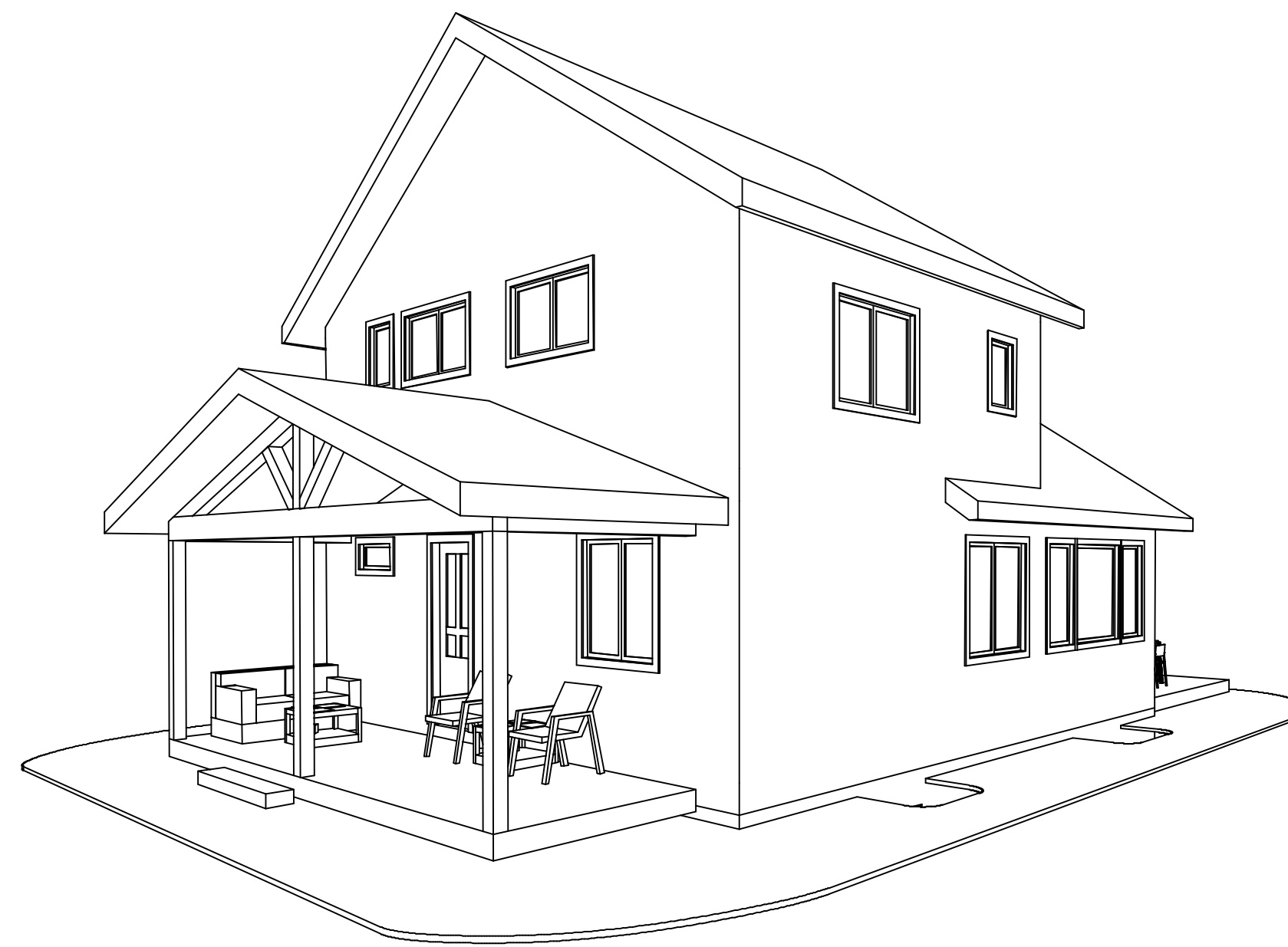
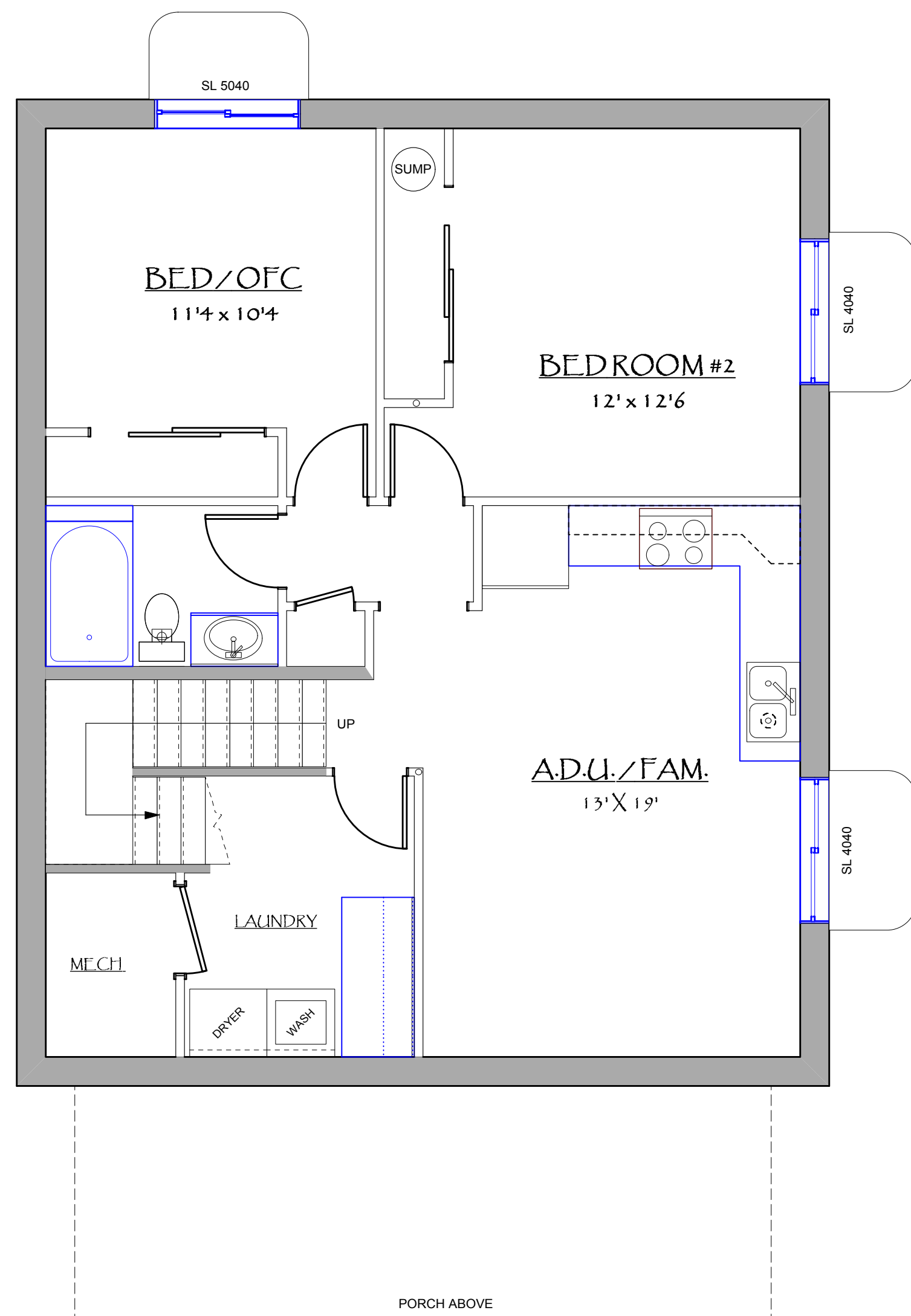


REAR & SOUTH VIEW

PERSPECTIVE VIEWS ARE SHOWN FOR BASIC REFERENCE  
THEY ARE NOT TO SCALE OR COMPLETE / ACCURATE  
IN EVERY DETAIL. SEE DRAWINGS AND SPECS FOR MORE INFO.



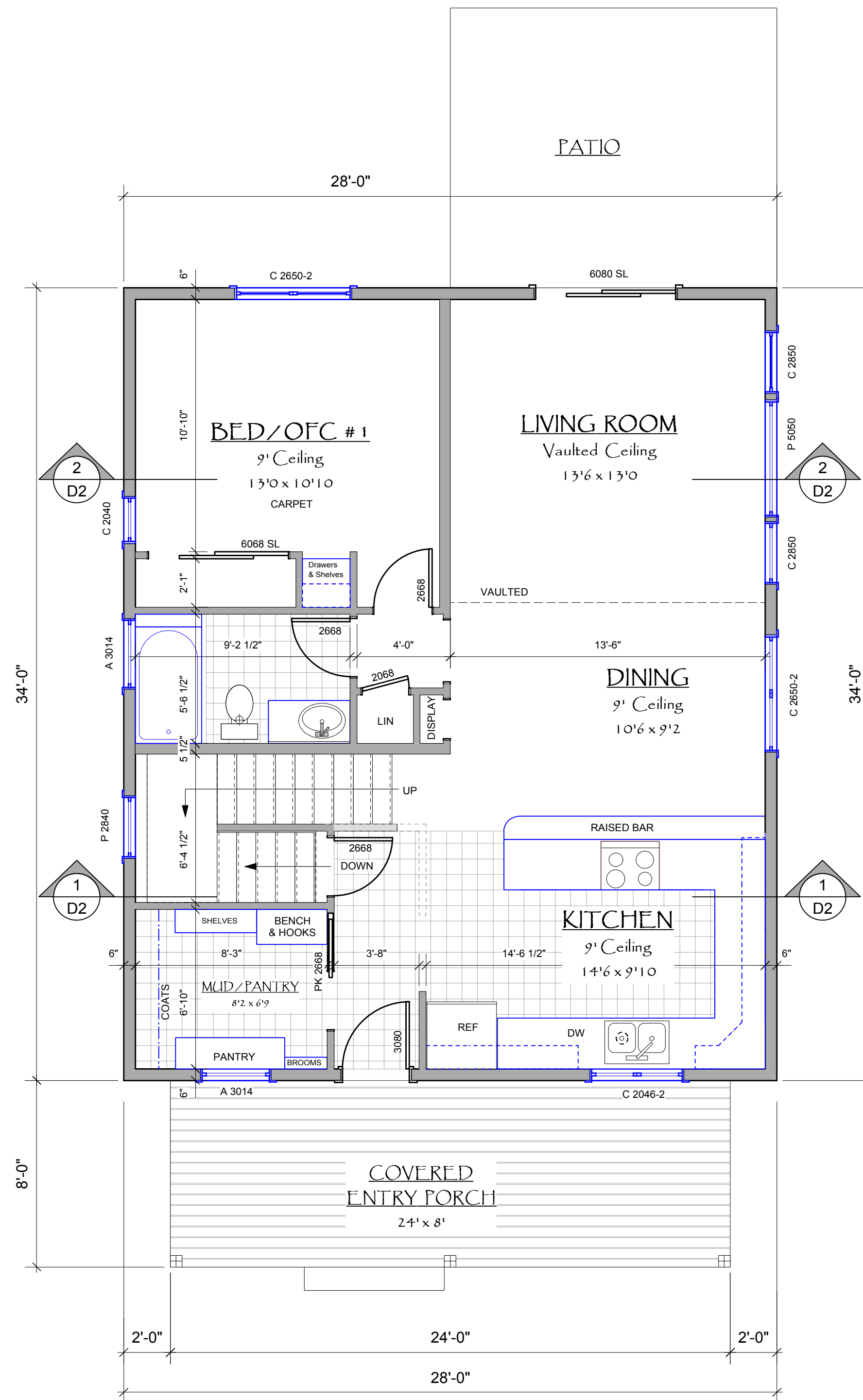
FRONT & SOUTH VIEW



OPTIONAL FINISH  
UNFINISHED BASEMENT STANDARD  
EXCEPT STAIRS & LAUNDRY SPACE AS REQ'D BY CODE

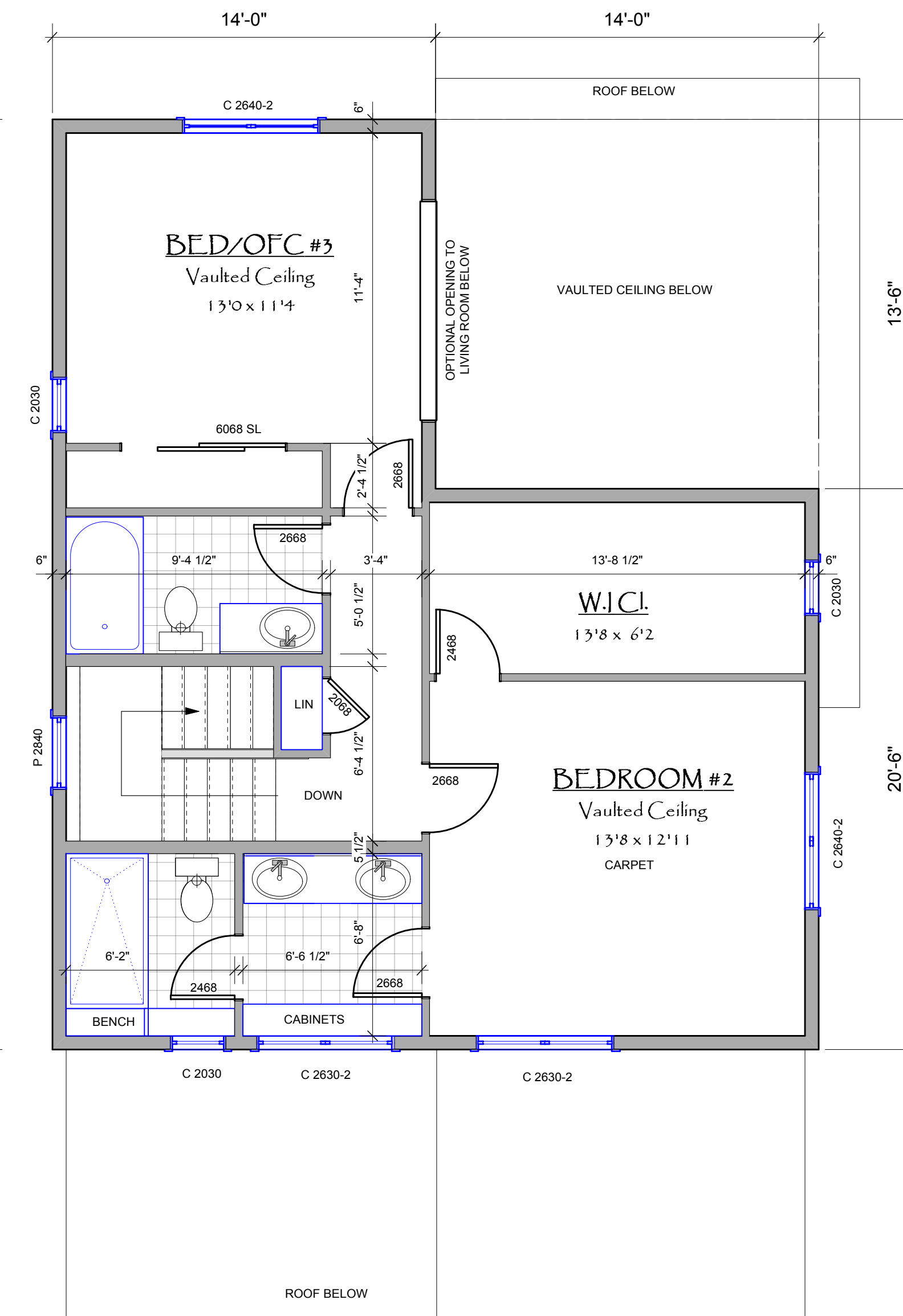
1 LOWER PLAN - PONDEROSA  
Scale: 1/4" = 1'-0"

TOTAL AREA = 952



2 MAIN PLAN - PONDEROSA  
Scale: 1/4" = 1'-0"

FINISHED AREA = 952  
COVERED PORCH = 192 SQ. FT.



3 UPPER PLAN - PONDEROSA  
Scale: 1/4" = 1'-0"

FINISHED AREA = 713

SYSTEM NOTES

GENERAL NOTES

THE FOLLOWING NOTES ARE INTENDED TO PROVIDE ADDITIONAL CLARIFICATION TO THE FLOOR PLANS. THEY ARE NOT COMPREHENSIVE. SEE PROJECT MANAGER FOR MORE INFORMATION.

MAIN & UPPER FLOORS

TYPICAL ASSEMBLIES & COMPONENTS

WALLS

EXTERIOR FRAME WALLS - 2 X 6 STUDS @ 24" O.C. TYP. W/ 5/8" INTERIOR DRYWALL, BLOWN CAVITY INSULATION, EXTERIOR 2" FOAM INSULATION & O.S.B. SHEATHING, FIBER REINFORCED CEMENTITIOUS STUCCO WITH ACRYLIC FINISH COAT TYP.

INTERIOR PARTITIONS - 2 X 4 STUDS @ 16" O.C. W/ 1/2" TYP. DRYWALL EACH SIDE, BULLNOSE CORNER BEAD TYP. 3-1/2" FRAME DIMENSION UNLESS NOTED OTHERWISE.

WINDOWS

ALL WINDOWS TO BE HIGH PERFORMANCE COMPOSITE UNLESS NOTED OTHERWISE. LOW-E GLASS TYPICAL. (U-20) HIGH SHGC FOR SOUTH ORIENTATION. SEE ENERGY SPECIFICATIONS.

SIZE DESIGNATIONS ARE GIVEN IN FEET & INCHES - WIDTH X HEIGHT (X # PANES) (EX - C-2640-2 = 2 PANE CASEMENT WINDOW 2'-6" W X 4'-0" H)

TYPE DESIGNATIONS - C = CASEMENT / SL = SLIDING / F = FIXED / A = AWNING / P = PICTURE / TR = TRANSOM

DRYWALL RETURNS 3 SIDES WITH WOOD SILL AND APRON TYP.

MANUFACTURER SHALL SUBMIT WINDOW SCHEDULE FOR APPROVAL & INSTALLATION SCHEDULE SHALL VERIFY EGRESS WINDOWS AND TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY CODE.

SEE ELEVATIONS FOR DESIGNATION OF OPERABLE UNITS

DOORS

GENERIC SIZE DESIGNATIONS ARE GIVEN IN FEET & INCHES - WIDTH X HEIGHT (EX 2068 = 2'-0" X 6'-8"). JAMBS TO BE KEFED TO RECEIVE BULLNOSE DRYWALL RETURNS. NO CASING OR TRIM. SEE SPECS FOR MATERIALS & DETAILS.

TYPICAL FINISHES / DETAILS

- F1 KITCHEN DESIGN AS SHOWN ON PLAN IS DIAGRAMATIC. EXACT CABINET LAYOUT AND MATERIAL SPECIFICATIONS SHALL BE DETERMINED BY THE P.M. & SUPPLIER.
- F2 MAIN FLOOR FINISHES & SPECIFICATIONS TO BE VERIFIED WITH P.M. AND OWNER. PROVIDE UNDERLAMENT AS REQ'D AND TRANSITIONS AS NEEDED.
- F3 ALL CLOSET COMPONENTS, PANTRY & MUD ROOM STORAGE ELEMENTS T.B.D. PROVIDE ALLOWANCE FOR BUILT-IN SHELVING, RODS & HOOKS, ETC.
- F4 PROVIDE BLOCKING AT TOILET AND SHOWER FOR FUTURE GRAB BARS.
- F5 SEE SPECS FOR SHOWER, TUB, VANITY & TOILET DETAILS.

PORCH DECKS & PATIOS

FRONT PORCH DECKS TO BE P.T. 2X8 DECKING OVER P.T. 2X8 JOISTS HUNG FROM HOUSE LEDGER AND FRONT P.T. WOOD BEAM SPANNING BETWEEN CONC. PIERS & PADS. PROVIDE FRONT STEPS AS NEEDED BASED ON SITE GRADE.

BACK DECK / PATIO AREAS TO BE FINISHED WITH COMPACTED GRAVEL AND BASIC LANDING / STEPS TO GRADE. OPTION FOR FINISHED DECK IN AREA INDICATED.

LOWER LEVEL

TYPICAL ASSEMBLIES

- L1 WALL SYSTEM - 8" CAST IN PLACE REINFORCED CONCRETE WALLS OVER SPREAD FOOTINGS. SEE SOIL ENGINEER FOR STRUCTURAL FILL REQUIREMENTS & DRAINAGE DETAILS.
- L2 5" REINFORCED CONCRETE FLOOR SLAB TYP.
- L3 UNFINISHED BASEMENT STANDARD. WALLS AND DOORS SHOWN FOR OPTIONAL FINISH. PLUMBING FIXTURES SHOWN FOR REFERENCE IN LOCATING ROUGH-IN WASTE PIPING.
- L4 LOWER LEVEL BATH AND LAUNDRY DRAINS TO BE INSTALLED WITH WASTE PIPING LOCATED TO SUMP BASIN (LOCATION T.B.D.) AND EXTING BUILDING. PROVIDE LIFT STATION PUMP AND ELECTRICAL SERVICE. SEE SPECIFICATIONS.
- L5 SUMP PIT FOR FOUNDATION DRAIN TYPICAL. SITE VERIFY LOCATION, INCL. ELEC. PROVIDE PUMP AND PIPING TO EXTERIOR OUTLET ABOVE GRADE.
- L6 METAL WINDOW WELLS STANDARD INCLUDING EGRESS LADDER AS REQ'D.
- L7 ANY INTERIOR PARTITIONS SHALL BE DESIGNED FOR POTENTIAL SLAB MOVEMENT. SEE "FLOATING" WALL DETAIL. CONNECT ALL WALLS TO CEILING BLOCKING & JOISTS.

UTILITIES / EQUIPMENT

- U1 ELECTRIC INDUCTION RANGE WITH CONVECTION OVEN TYP. PROVIDE VENT HOOD DUCTED TO EXTERIOR. SEE SPECS CO SUPPLIER.
- U2 ELECTRICAL LIGHT FIXTURES, SWITCHES, OUTLETS, FANS, ETC. ARE NOT SHOWN AT THIS DESIGN STAGE. PROVIDE ALLOWANCE FOR ALL ELECTRICAL COMPONENTS. SEE P.M. FOR ADDITIONAL INFO INCLUDING COMPONENT SPECIFICATIONS.
- U3 H.V.A.C. INITIAL SPECIFICATIONS INCLUDE -  
- AIR SOURCE HEAT PUMP WITH CENTRAL AIR HANDLER DUCTED DELIVERY & RETURNS.  
- EXTERIOR CONDENSER UNIT LOCATION T.B.D.  
- HEAT PUMP WATER HEATER (HPWH) TYP. VERIFY TYPE & (INT. OR EXT. CONDENSER)  
- SEPARATE HEAT RECOVERY VENTILATOR (HRV) WITH FLEX DUCTING TO BATHS, ETC.  
EXACT PRODUCT AND SYSTEM COMPONENTS ARE T.B.D.
- U4 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL ROOMS AS DESIGNATED BY LOCAL CODE. SEE PLAT REQUIREMENTS.
- U5 SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE. VERIFY ALL LOCATIONS

STRUCTURAL

- S1 STRUCTURAL ENGINEERING HAS YET TO BE IMPLEMENTED. BASIC ASSUMPTIONS FOR STRUCTURAL ASSEMBLIES ARE SHOWN IN TYPICAL WALL DETAIL, AND WILL BE UPDATED / MODIFIED DURING ENGINEERING DESIGN.

FIELD NOTES

DATE: 1-24-2024

DRAWN BY:  
M. WORSWICK

NOTES

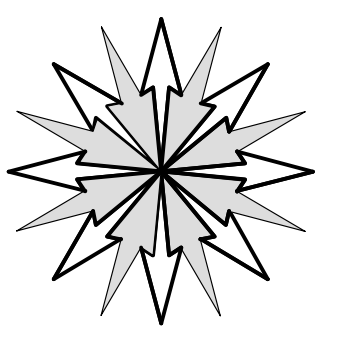
PRELIMINARY PLANS FOR ESTIMATING & PROFESSIONAL COORDINATION. NOT FOR PERMIT OR CONSTRUCTION.

ENGINEER

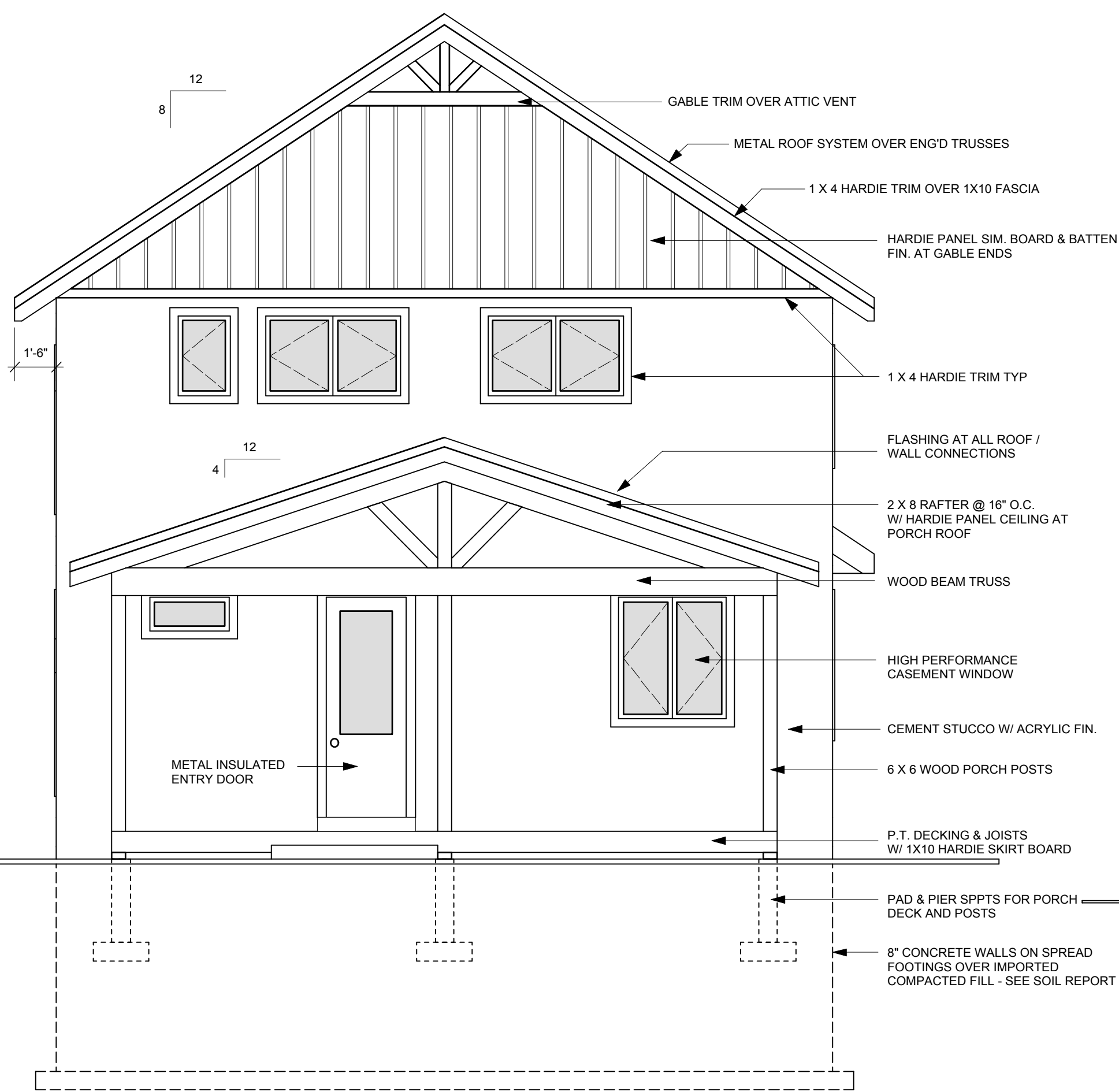
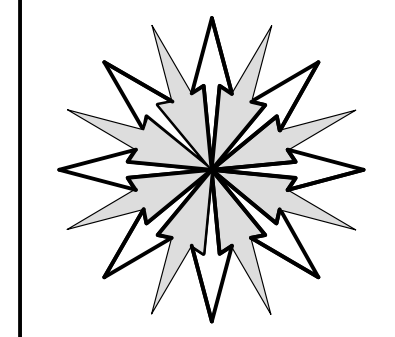
TO BE BUILT BY

PONDEROSA MODEL  
DESIGNED FOR  
HEARTWOOD COHOUSING PHASE II  
BAYFIELD, LA PLATA COUNTY, CO

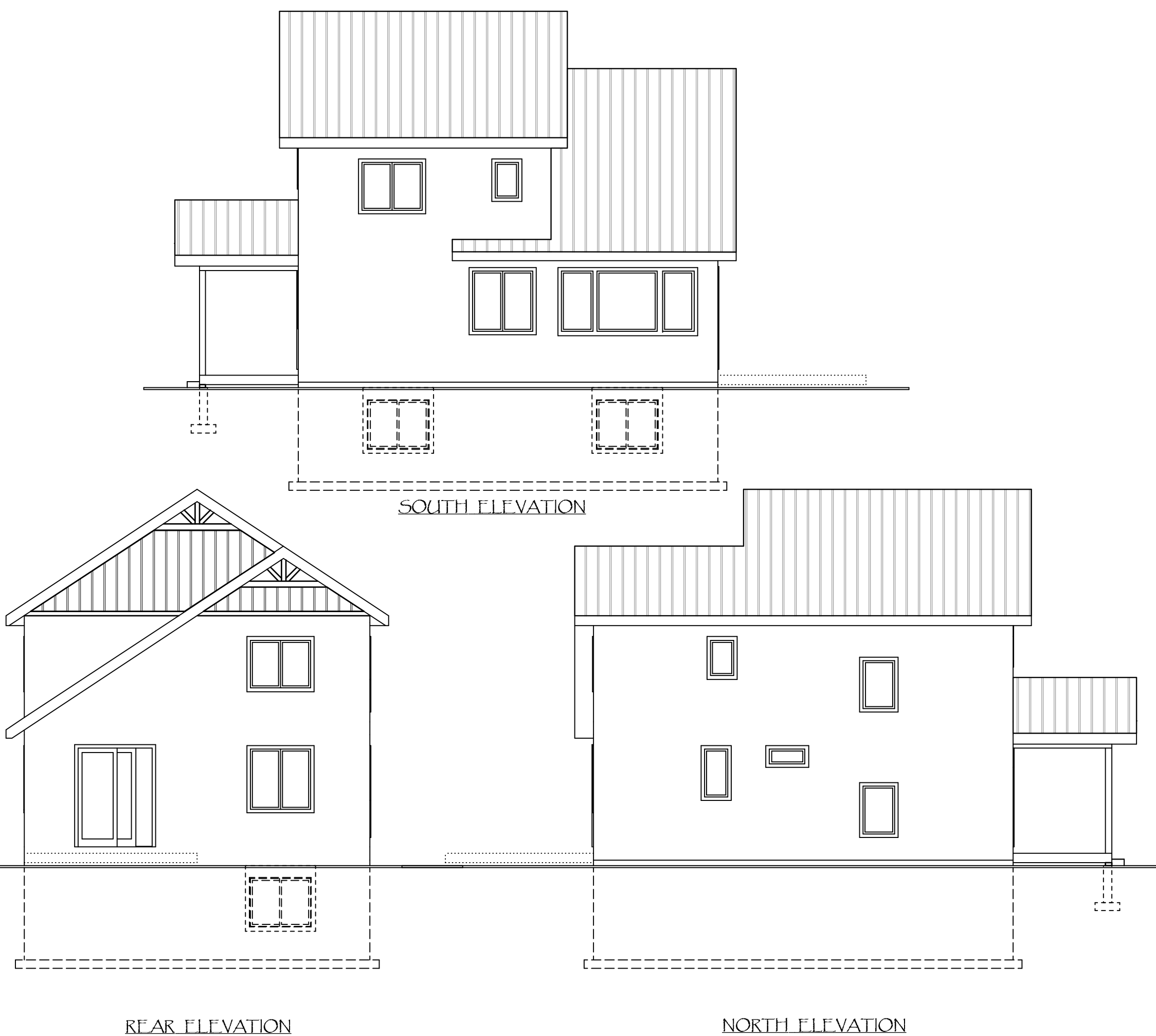
DEVELOPED BY  
SYNERGY DESIGN  
917 COTTONWOOD CIRCLE  
GOLDEN, CO, 80401  
(303) 522-5591



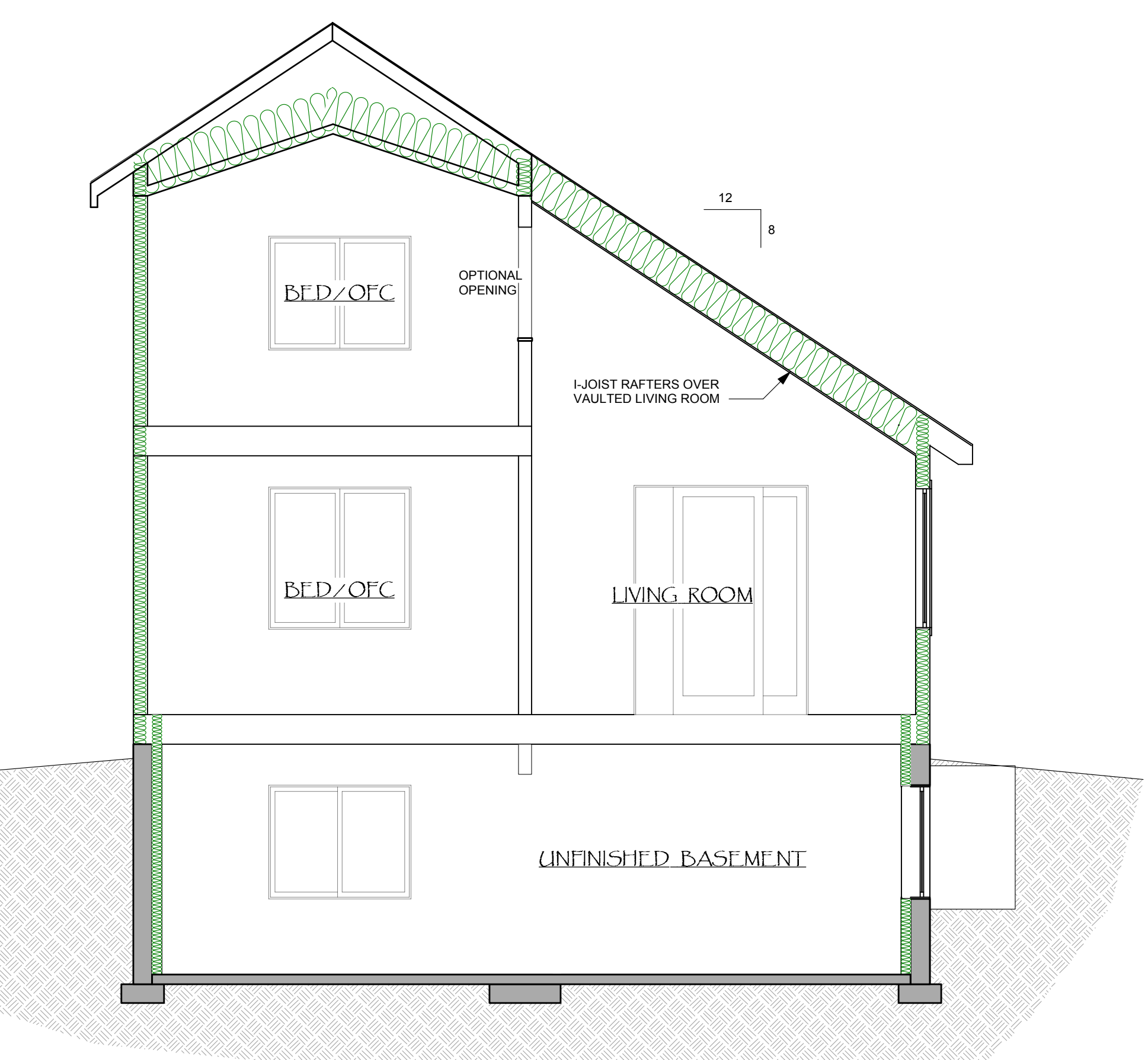
D1



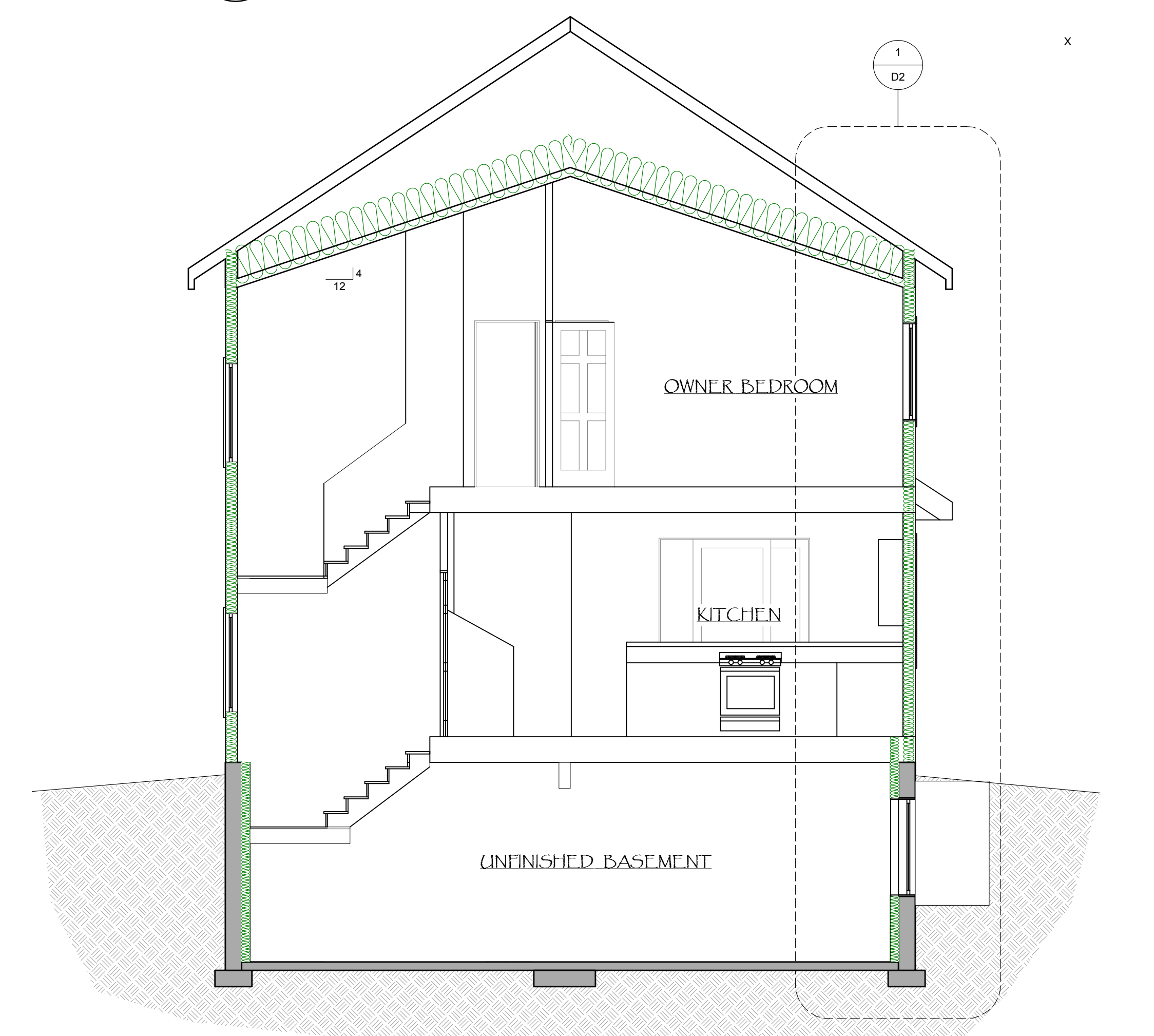
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



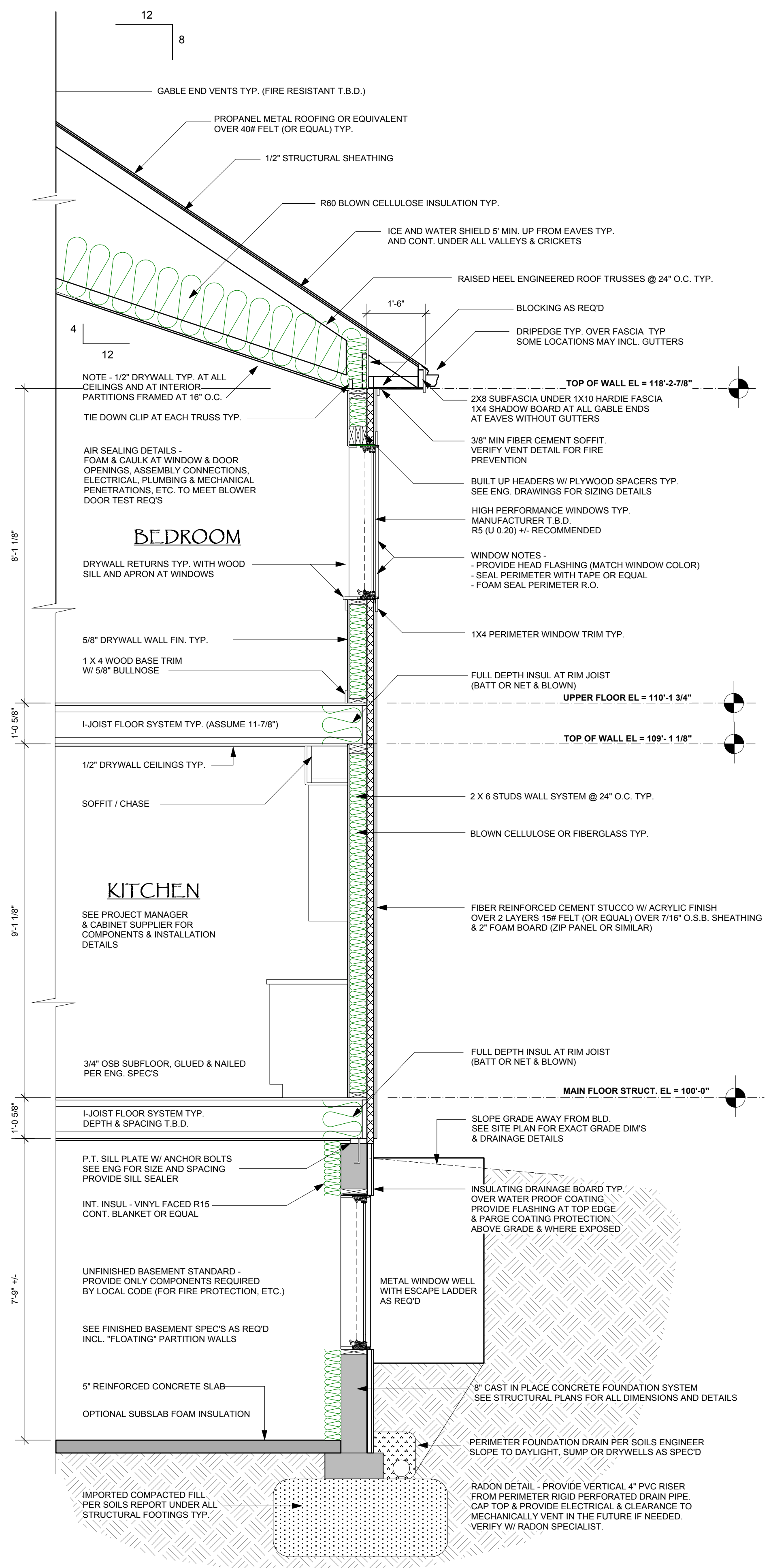
1 BUILDING ELEVATIONS  
Scale: 1/8" = 1'-0"



2 BUILDING SECTION  
Scale: 1/4" = 1'-0"



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



1 TYPICAL WALL SECTION  
Scale: 1/2" = 1'-0"