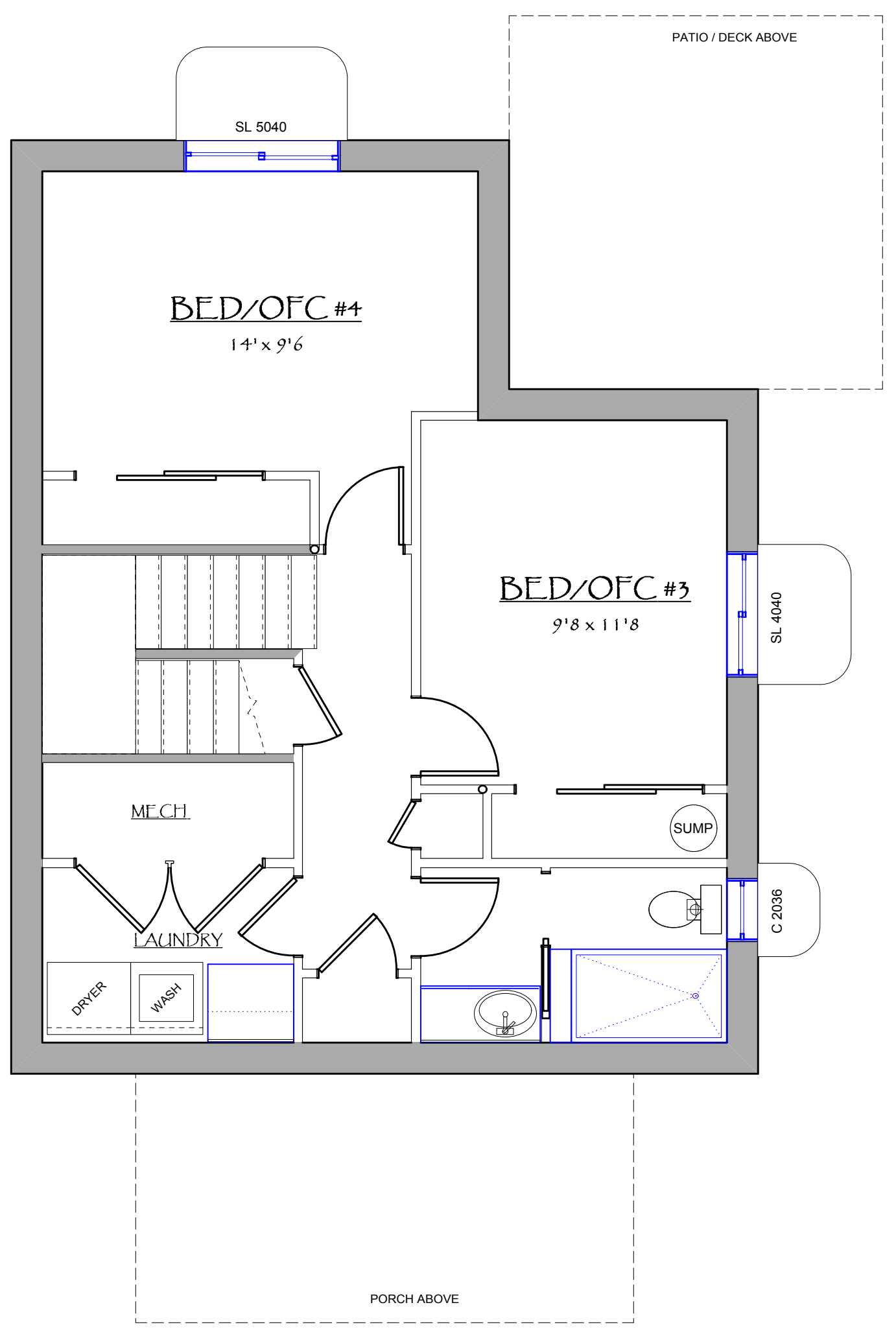
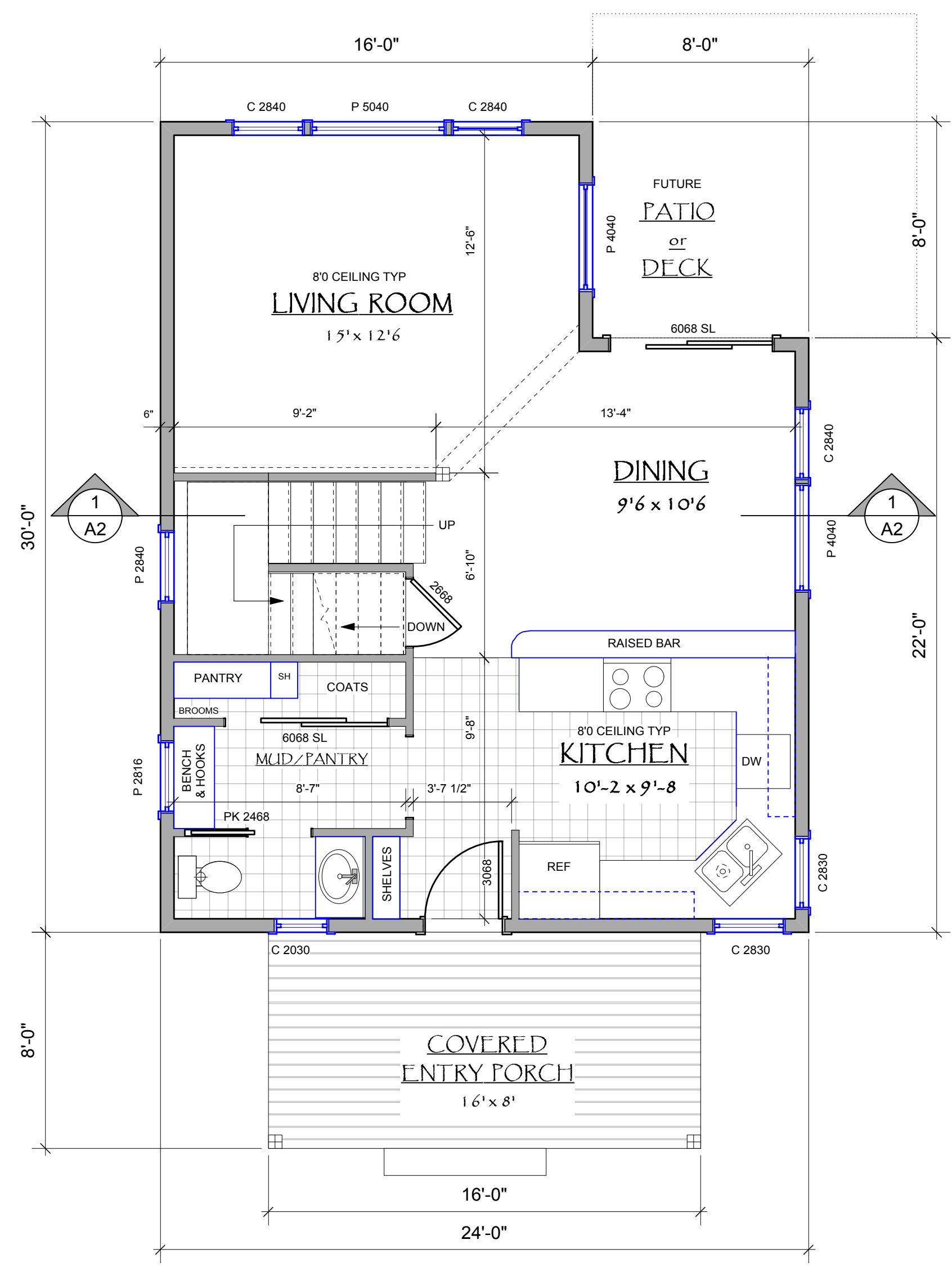


PERSPECTIVE VIEWS ARE SHOWN FOR BASIC REFERENCE
THEY ARE NOT TO SCALE OR COMPLETE / ACCURATE
IN EVERY DETAIL. SEE DRAWINGS AND SPECS FOR MORE INFO.

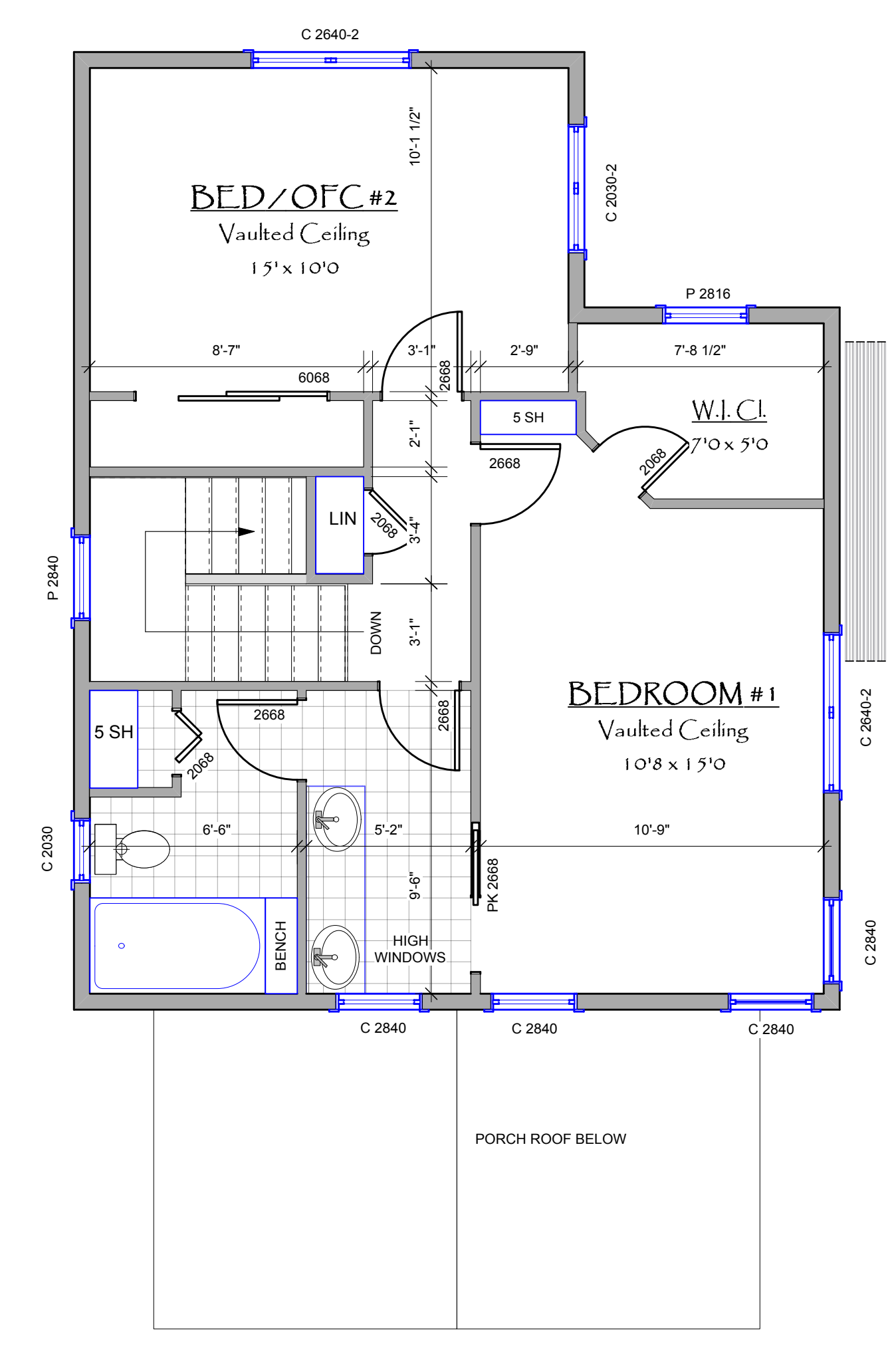


OPTIONAL FINISHED BASEMENT / UNFINISHED STANDARD

1 LOWER PLAN - PINON
Scale: 1/4" = 1'-0"
FINISHED AREA = 656 SQ. FT.



2 MAIN PLAN - PINON
Scale: 1/4" = 1'-0"
FINISHED AREA = 656 SQ. FT.
COVERED PORCH = 144 SQ. FT.



3 UPPER PLAN - PINON
Scale: 1/4" = 1'-0"
FINISHED AREA = 604 SQ. FT.

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. (1/20) HIGH SHGC FOR SOUTH ORIENTATION. SEE ENERGY SPECIFICATIONS.

SIZE DESIGNATIONS ARE GIVEN IN FEET & INCHES - WIDTH X HEIGHT (X # PANE) (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 AND INCHES - WIDTH X HEIGHT (EX. 2668 = 2'-6" X 6'-8"). JAMBS TO BE KERFEED 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. 2X6 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 ROUTED TO SUMP BASIN (LOCATION T.B.D.) AND EXITING BUILDING. PROVIDE LIFT STATION PUMP AND ELECTRICAL SERVICE. SEE SPECIFICATIONS.
- L5 SUMP PIT FOR FOUNDATION DRAIN TYPICAL. SITE VERIFICATION. 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 BEING BLOCKING & JOISTS.

UTILITIES / EQUIPMENT

- U1 ELECTRIC INDUCTION RANGE WITH CONVECTION OVEN TYP. PROVIDE VENT HOOD DUCTED TO EXTERIOR. SEE SPECS C/O 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 - 40GAL. 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 PLAN 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: 1-26-2024

DRAWN BY:
M.WORSWICK

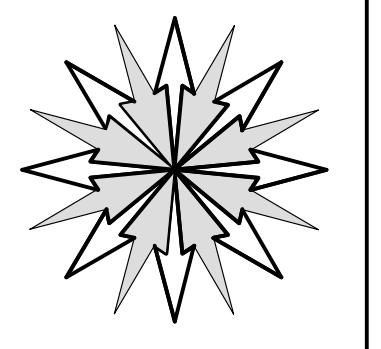
NOTES
PRELIMINARY PLANS FOR ESTIMATING & PROFESSIONAL COORDINATION. NOT FOR PERMIT OR CONSTRUCTION

ENGINEER

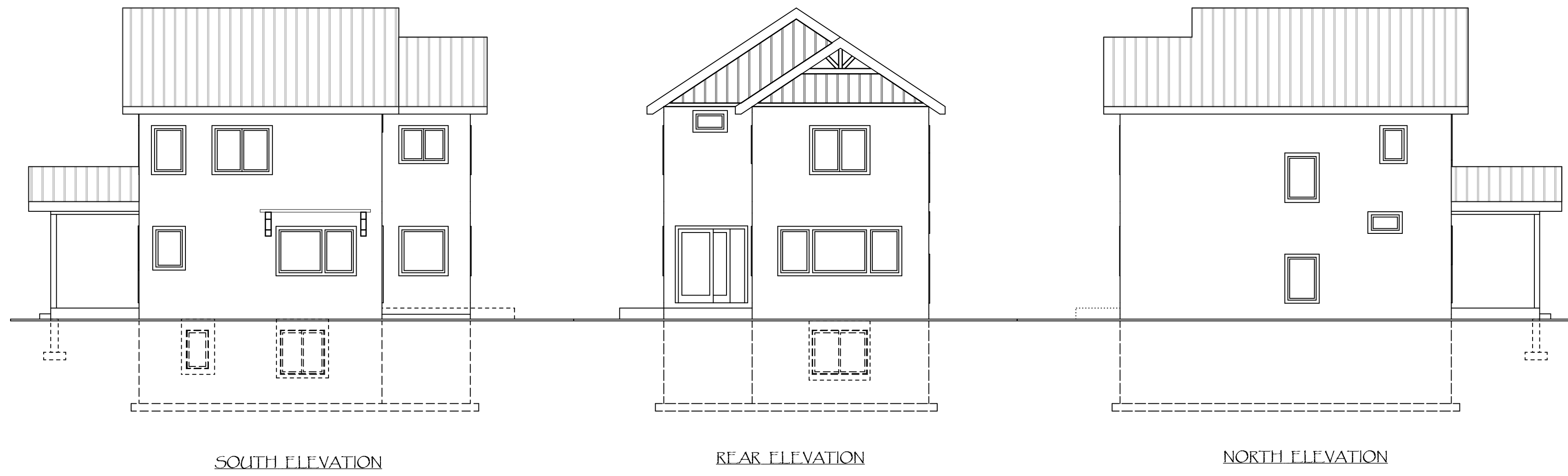
TO BE BUILT BY

PINON 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



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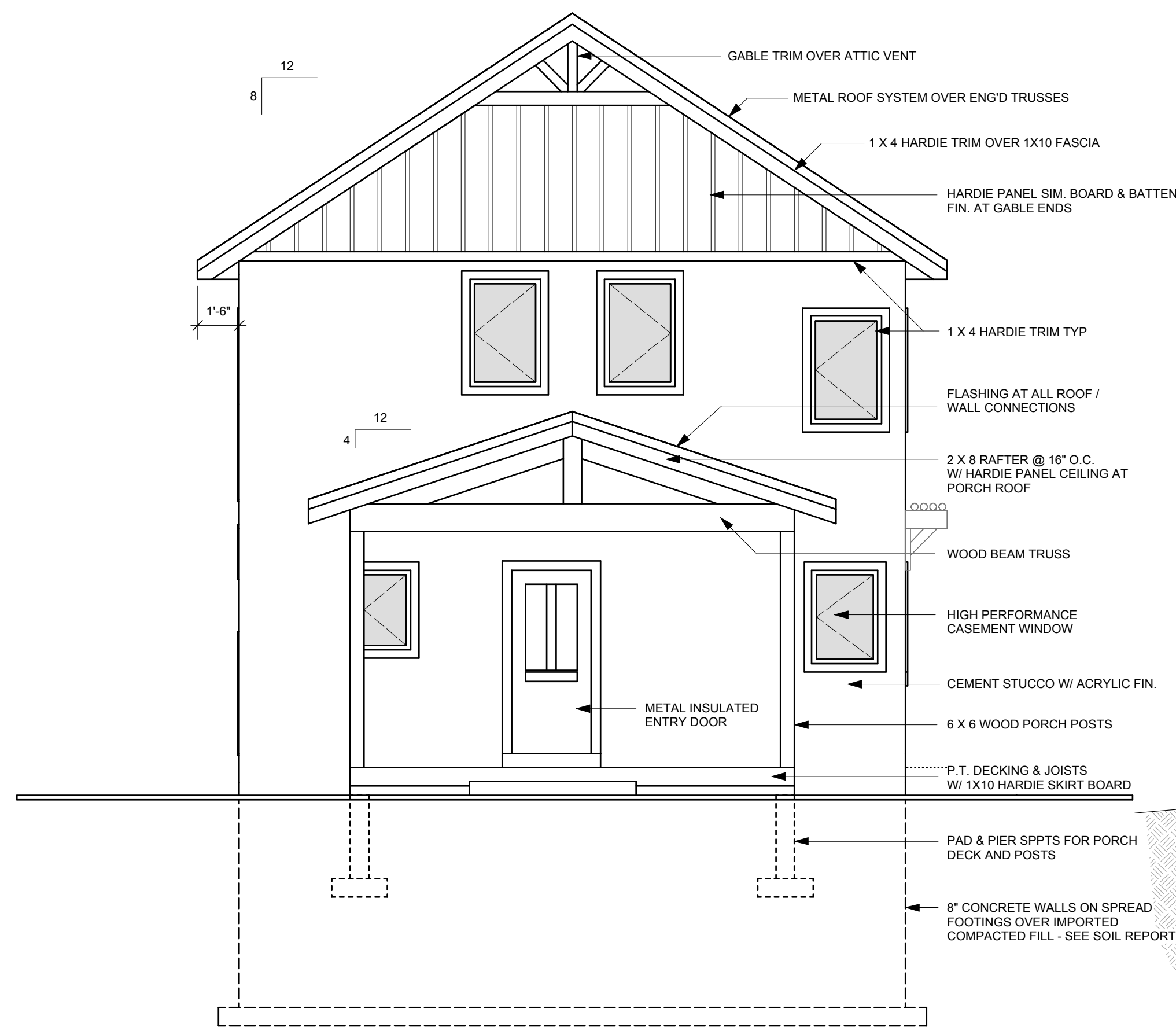


SOUTH ELEVATION

REAR ELEVATION

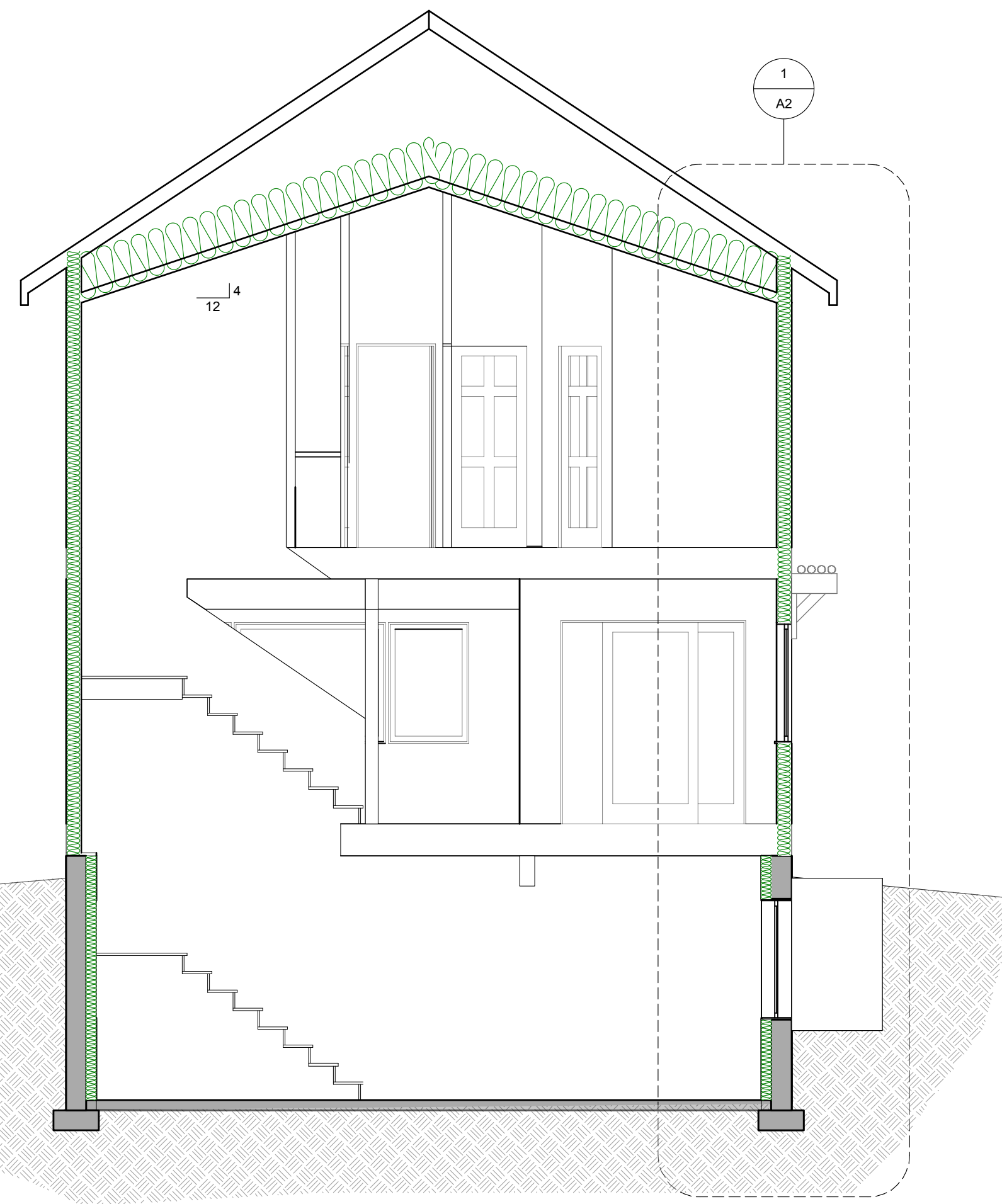
NORTH ELEVATION

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



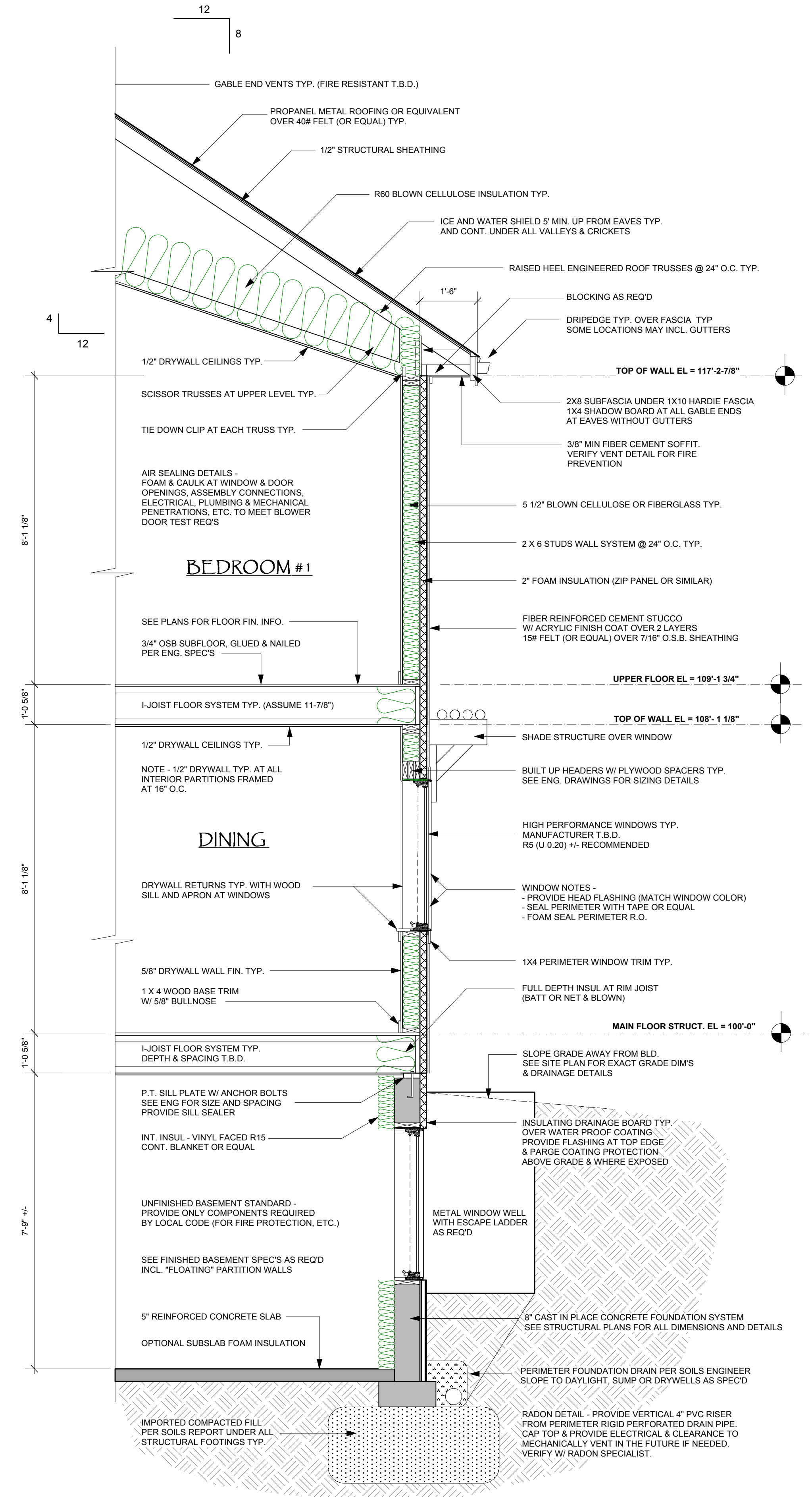
FRONT ELEVATION

SCALE 1/4" = 1'-0"



1 BUILDING SECTION

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



1 TYPICAL WALL SECTION

Scale: 1/2" = 1'-0"

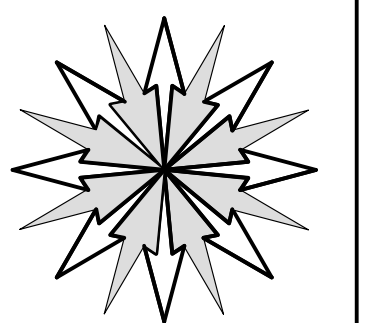
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