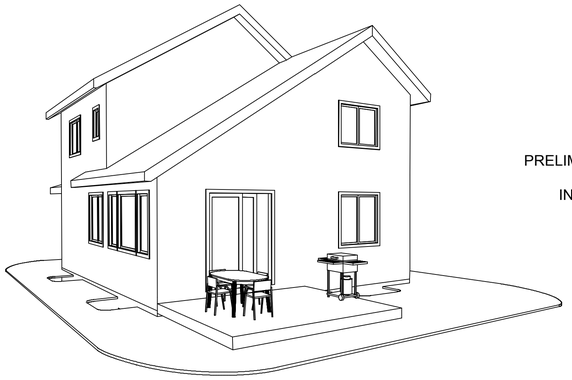
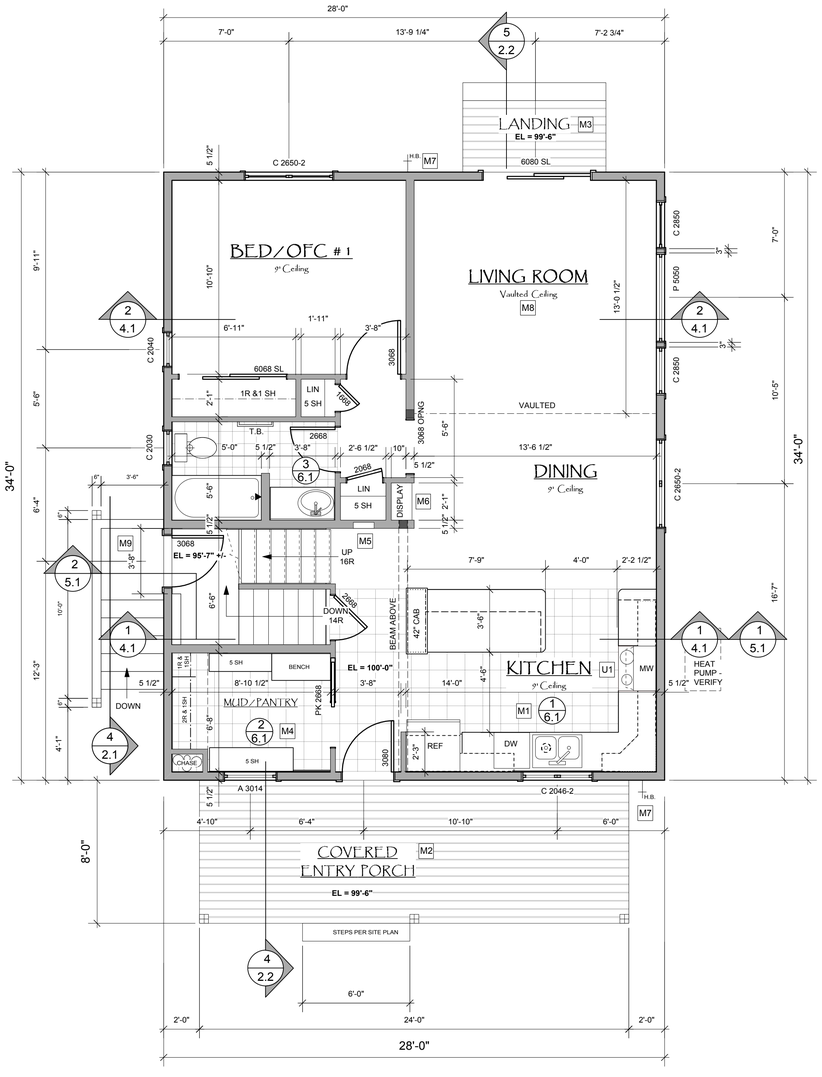


REAR & SOUTH VIEW

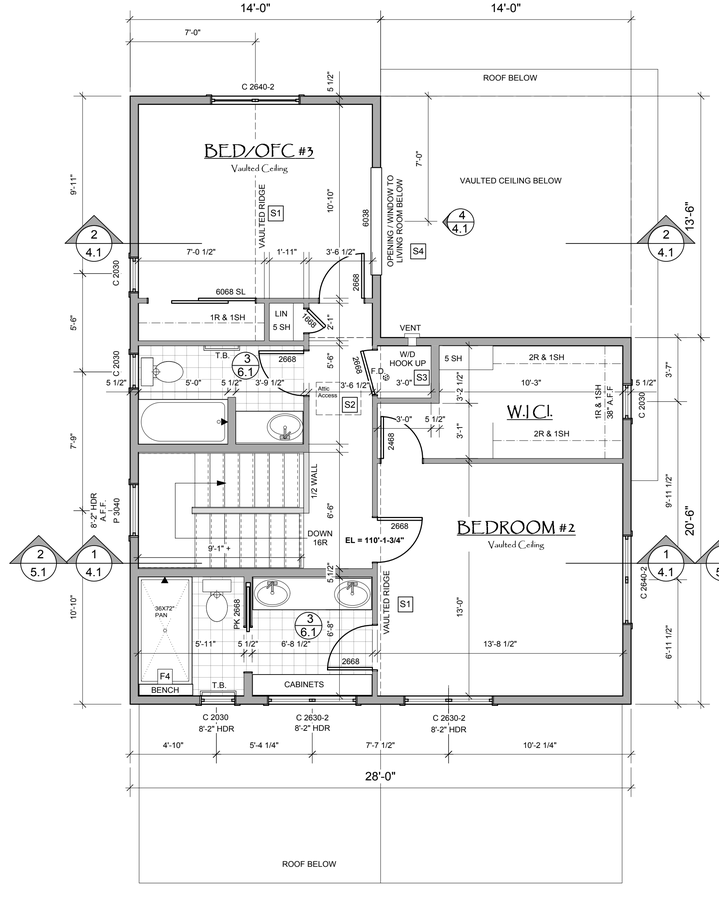
PRELIMINARY PERSPECTIVE VIEWS ARE SHOWN FOR BASIC REFERENCE
THEY ARE NOT TO SCALE OR COMPLETE / ACCURATE
IN EVERY DETAIL. SEE DRAWINGS AND SPECS FOR MORE INFO.

FRONT & SOUTH VIEW



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

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



3 UPPER FLOOR PLAN
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 CONT. 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 VINYL OR CLAD WOOD. SEE P.M. LOW-E GLASS TYPICAL. 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

TYPICAL HEADER HEIGHTS FOR WINDOWS SHALL ALIGN WITH DOORS U.N.O. -
- 6'-8" DOORS = 6'-10" +/-
- 8'-0" DOORS = 8'-2" +/-
VERIFY WITH DOOR SUPPLIERS AND ADJUST AS NEEDED.

DOORS

GENERIC SIZE DESIGNATIONS ARE GIVEN IN FEET AND INCHES - WIDTH X HEIGHT (EX. 2668 = 2'-6" X 6'-8"). JAMBS TO BE KERFED TO RECEIVE BULLNOSE DRYWALL RETURNS. NO CASING OR TRIM. SEE SPEC'S FOR MATERIALS & DETAILS

TYPICAL FINISHES/DETAILS

- F1 FLOOR FINISHES & SPECIFICATIONS TO BE VERIFIED WITH P.M AND OWNER. PROVIDE UNDERLAYMENT AS REQ'D AND TRANSITIONS AS NEEDED.
- F2 CLOSET ROD & SHELF COMPONENTS ARE IDENTIFIED FOR REFERENCE. SEE PROJECT SPECIFICATIONS FOR MATERIAL AND DIMENSIONAL DETAILS.
- F3 PROVIDE BLOCKING AT TOILET AND SHOWER FOR FUTURE GRAB BARS. SEE DETAILS.
- F4 LEDGE / BENCH AT SHOWER (16" A.F.F.) W/ WATERPROOF CAP
- F5 36" HIGH 1/2 WALL WITH WOOD CAP. SEE DETAIL.

MAIN LEVEL

ASSEMBLIES

- M1 SEE SEPARATE KITCHEN PLANS & ELEVATIONS. EXACT CABINET LAYOUT AND MATERIAL SPECIFICATIONS SHALL BE DETERMINED BY THE P.M. & SUPPLIER.
- M2 FRONT PORCH DECKS TO BE COMPOSITE 2X6 DECKING OVER FIRE TREATED 2X JOISTS HUNG FROM HOUSE LEDGER AND FRONT BEAM SPANNING BETWEEN CONC. PIERS & PADS. PROVIDE FRONT STEPS & RAILING AS NEEDED BASED ON SITE GRADE. SEE ENG. DRAWINGS.
- M3 BACK LANDING / STEPS TO GRADE - LANDSCAPE TIES AT PERIMETER ON COMPACTED SOIL. COMPOSITE DECKING ON LANDING. RAIL IF NEEDED FOR CODE (30" +)
- M4 SEE DETAILS FOR PANTRY & MUD ROOM STORAGE ELEMENTS INCLUDING BUILT-IN SHELVING, BENCH, RODS & HOOKS, ETC.
- M5 NICHO ART NOOK - SEE DETAILS
- M6 BUILT IN CABINET & SHELF - SEE DETAILS
- M7 FREEZE PROTECTED HOSE BIBBS FRONT & REAR. VERIFY LOCATIONS
- M8 OPTIONAL T&G WOOD PANELLED CEILINGS IN VAULTED ROOMS. SEE P.M. FOR DETAILS
- M9 COVERED SIDE ENTRY WELL & DOOR FOR A.D.U. SEE LOWER LEVEL NOTES & DETAILS

UPPER LEVEL

ASSEMBLIES

- S1 VAULTED CEILINGS TYPICAL. SEE BUILDING SECTIONS & ROOF PLANS
- S2 22" X 30" ATTIC ACCESS HATCH ABOVE. INCLUDE WEATHERSTRIPPING AND INSULATE TO R49 MIN. PROVIDE LIGHT.
- S3 CLOSET FOR STACKABLE WASHER / DRYER. PROVIDE PLUMBING AND ELECTRICAL. INSTALL WATERPROOF PAN WITH FLOOR DRAIN. PROVIDE WALL VENT TO EXTERIOR.
- S4 FRAMED OPENING BETWEEN BEDROOM AND LIVING ROOM BELOW.

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 SHOWN SEPARATELY. SEE SPECIFICATIONS FOR EXACT ELECTRICAL COMPONENTS. SITE VERIFY ALL LOCATIONS MEET LOCAL CODE REQUIREMENTS.
- U3 H.V.A.C. SPECIFICATIONS INCLUDE -
  - AIR SOURCE HEAT PUMP WITH DUCTLESS DELIVERY. SEE MECHANICAL PLAN FOR LOCATIONS OF WALL CASSETTES, THERMOSTATS, ETC.
  - HOT WATER RECIRCULATION SYSTEM TO SINKS AND SHOWERS - SEE SPECS
  - ENERGY RECOVERY VENTILATOR (ERV) WITH FLEX DUCTING TO BATHS, ETC. SEE MECHANICAL PLAN AND SPECS FOR DUCT / VENT SIZES, LOCATIONS, ETC.
- U4 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL ROOMS AS DESIGNATED BY LOCAL CODE. SEE PLAT REQUIREMENTS AND VENDER LAYOUT DRAWINGS.
- U5 SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE. VERIFY ALL LOCATIONS
- U6 PROVIDE ROOF PENETRATION SYSTEM FOR FUTURE WOOD STOVE IN LIVING ROOM CEILING. VERIFY COMPONENTS AND EXACT LOCATION WITH INSTALLER. PROVIDE BLOCKING.

STRUCTURAL

- S1 SEE STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING DESIGN, SPECIFICATIONS, COMPONENTS, AND CONFIGURATIONS. SEE ROOF PLAN AND ENG TRUSS DRAWINGS FOR ROOF STRUCTURE DETAILS.

FIELD NOTES

DATE: 10-20-2025
DRAWN BY:
M. WORSWICK
NOTES
PRELIMINARY PLANS FOR ESTIMATING & PROFESSIONAL COORDINATION.
NOT FOR PERMIT OR CONSTRUCTION

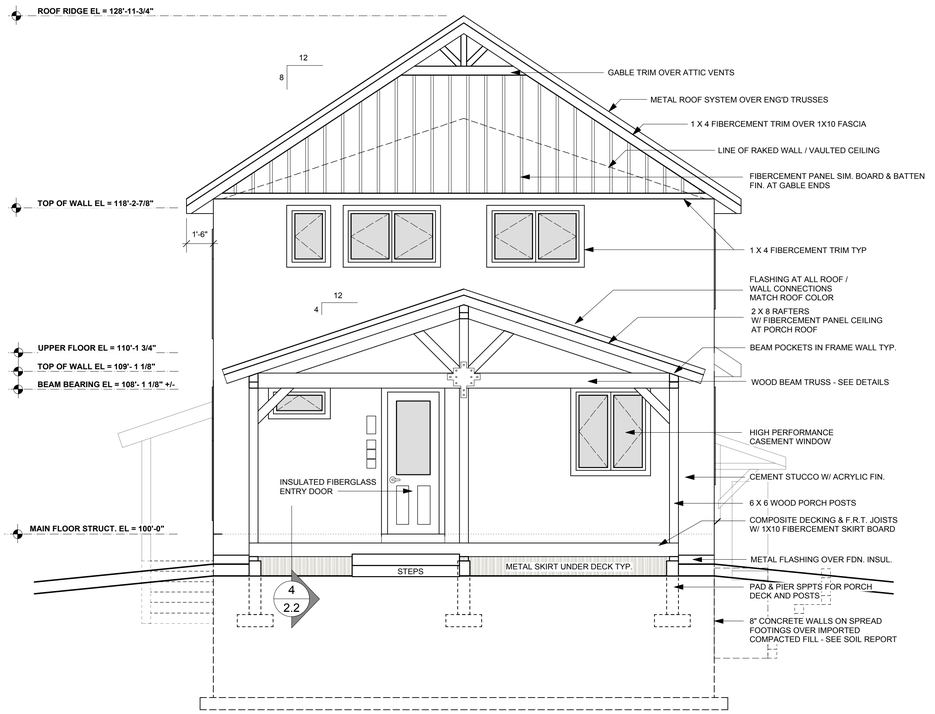
ENGINEER

TO BE BUILT BY
SUTTER HOMES
1315 MAIN AVE., SUITE 221
DURANGO, CO. 81301

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

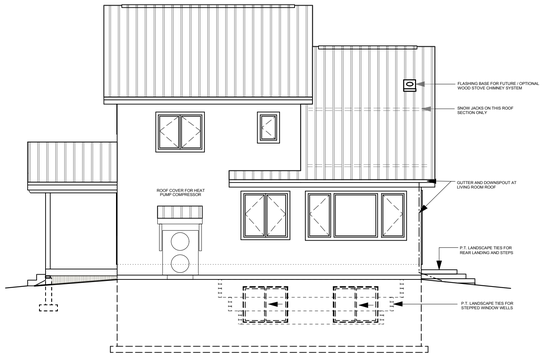
DEVELOPED BY
SYNERGY DESIGN
917 COTTONWOOD CIRCLE
GOLDEN, CO. 80401
(303) 522-5591

D 1.F

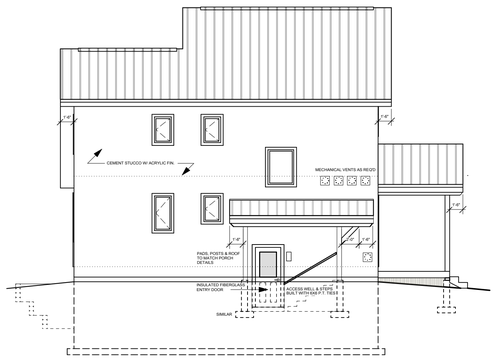


FRONT ELEVATION

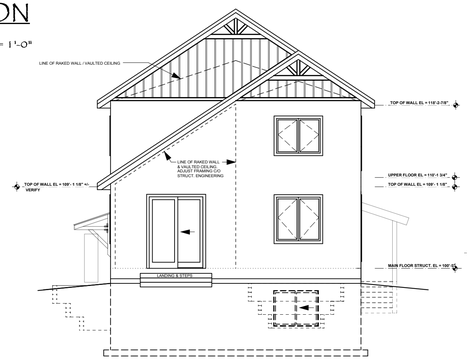
SCALE 1/4" = 1'-0"



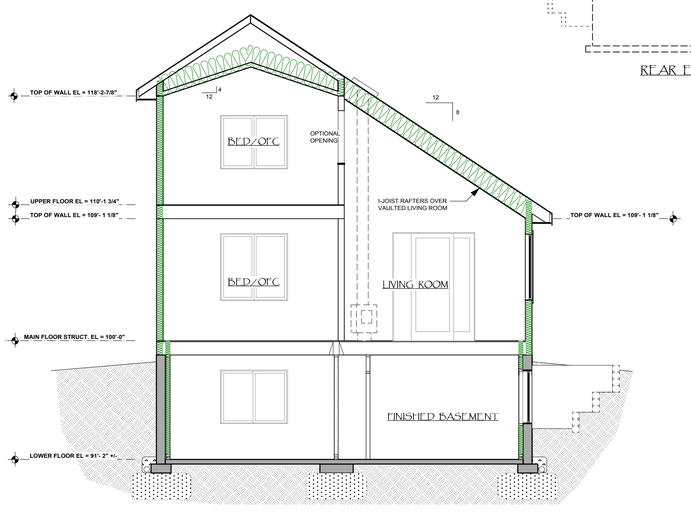
SOUTH ELEVATION



NORTH ELEVATION

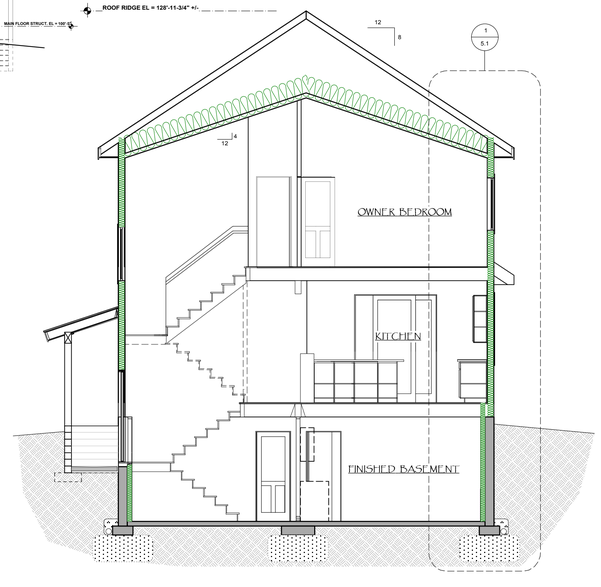


REAR ELEVATION



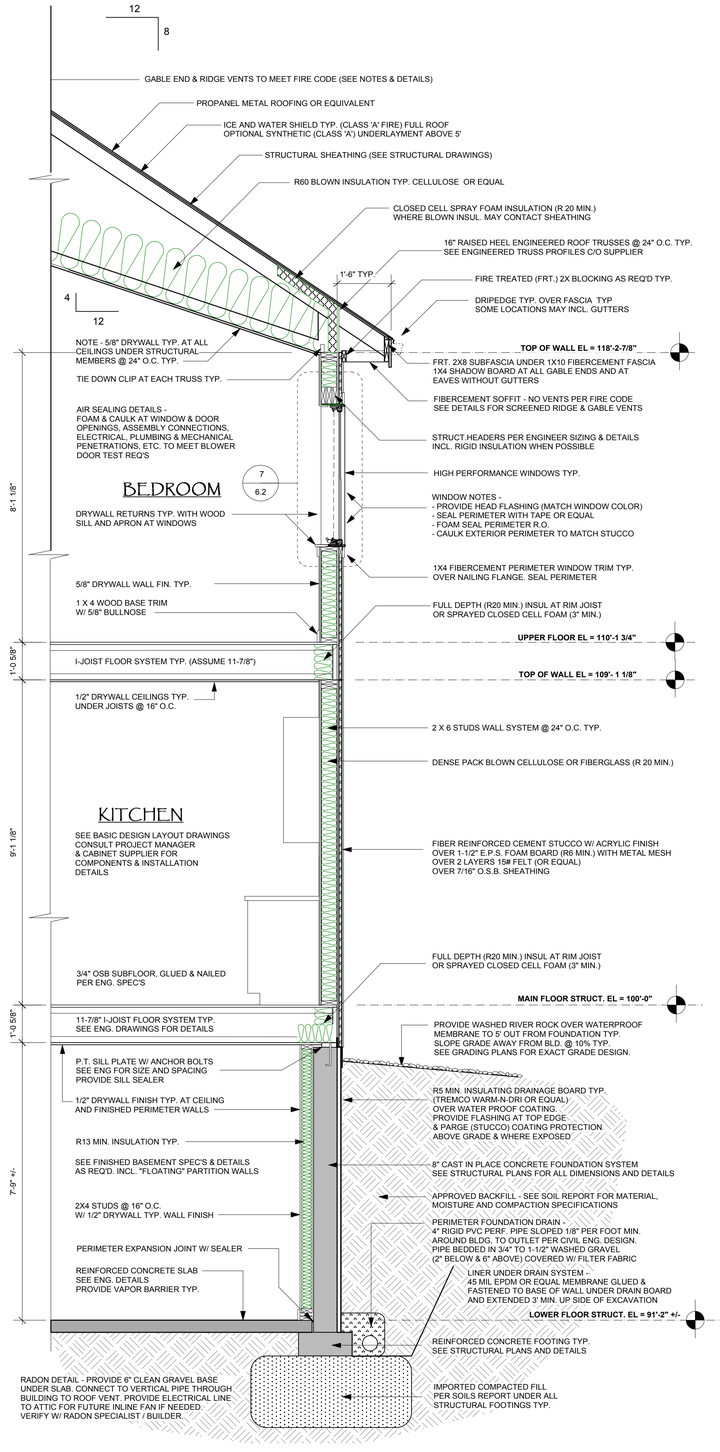
2 BUILDING SECTION

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



1 BUILDING SECTION

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



FINISHED BASEMENT

TYPICAL WALL SECTION

1

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

DATE: 10-20-2025

DRAWN BY: M.WORSWICK

NOTES

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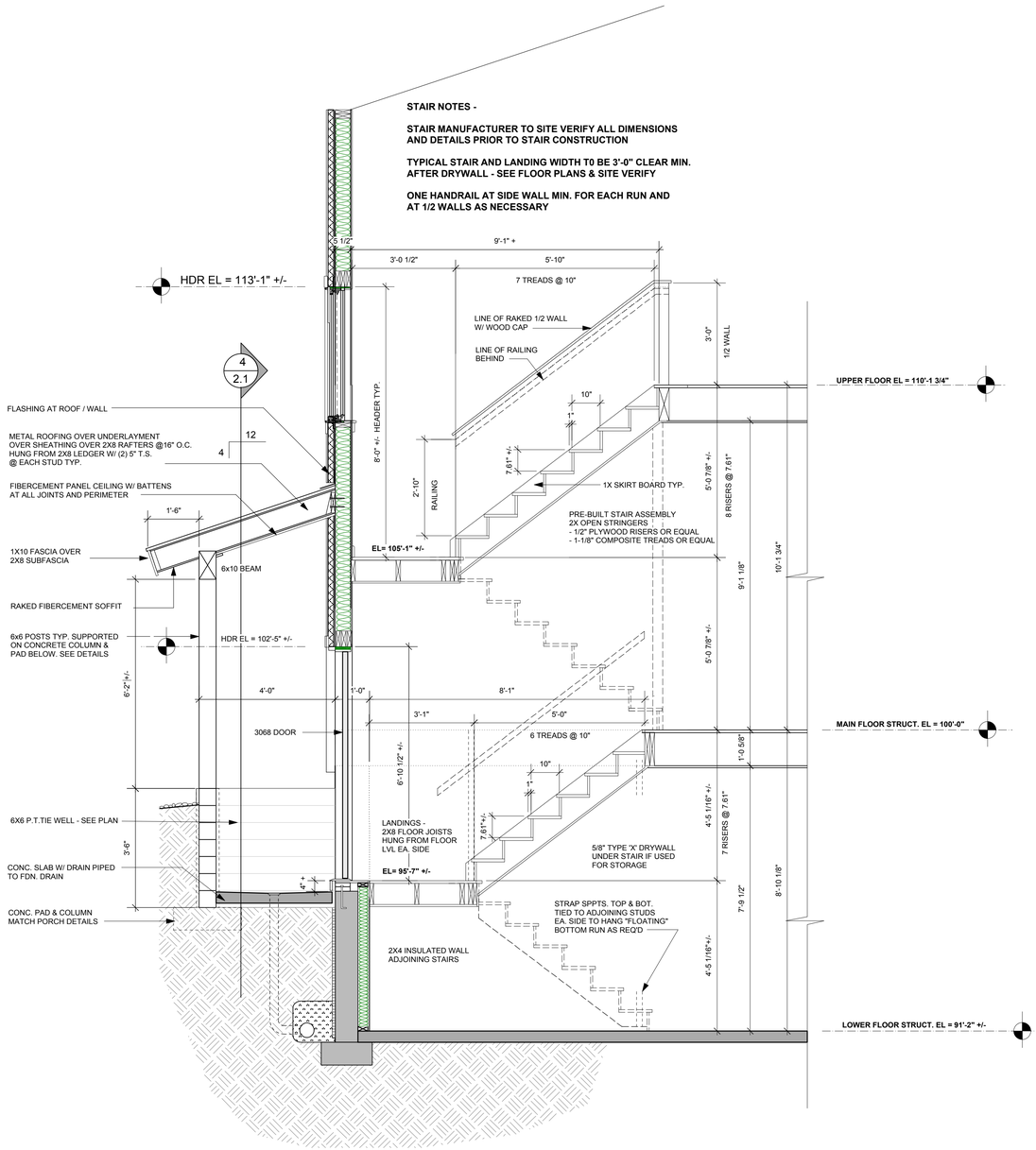
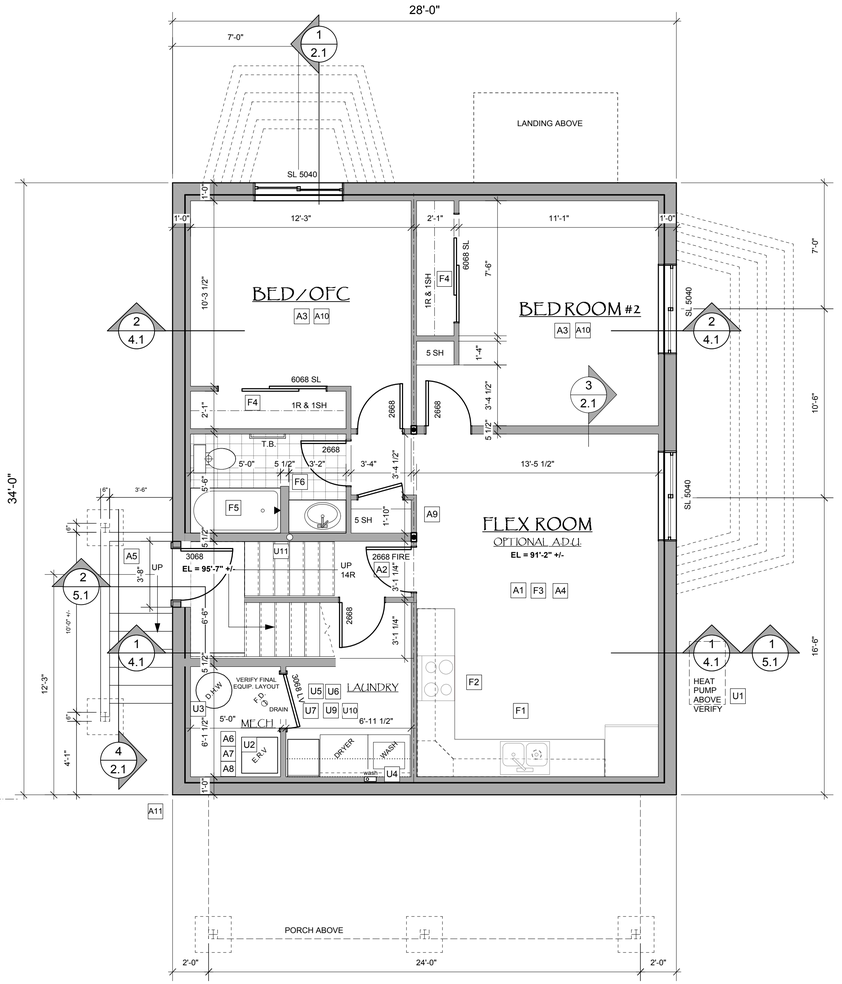


2 STAIR & A.D.U. ENTRY SECTION

Scale: 1/2" = 1'-0" VERIFY ALL DIM'S & DETAILS PRIOR TO CONST.



1 FINISHED LOWER LEVEL PLAN

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

TOTAL AREA = 952

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.

TYPICAL ASSEMBLIES & COMPONENTS

WINDOWS

ALL WINDOWS TO BE HIGH PERFORMANCE VINYL OR CLAD WOOD. SEE P.M. LOW-E GLASS TYPICAL. 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

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

NOTE - ALL BASEMENT WINDOWS TO BE INSTALLED INTO P.T. 2X WINDOW BUCKS IN CONCRETE FOUNDATION WALL.

DOORS

GENERIC SIZE DESIGNATIONS ARE GIVEN IN FEET AND INCHES - WIDTH X HEIGHT (EX. 2668 = 2'-6" X 6'-8"). JAMBS TO BE KERFED TO RECEIVE BULLNOSE DRYWALL RETURNS. NO CASING OR TRIM. SEE SPEC'S FOR MATERIALS & DETAILS

LOWER LEVEL - FINISHED

TYPICAL ASSEMBLIES

TYPICAL 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.

ANY INTERIOR PARTITIONS SHALL BE DESIGNED FOR POTENTIAL SLAB MOVEMENT. SEE "FLOATING" WALL DETAIL. CONNECT ALL WALLS TO CEILING BLOCKING & JOISTS.

TYPICAL FINISHES/DETAILS

- F1 KITCHEN LAYOUT AS OUTLINED ON PLAN IS DIAGRAMATIC AND OPTIONAL. ANY KITCHEN INSTALLATION SHALL MEET COUNTY REGULATIONS INCLUDING ADDITIONAL PERMITS FOR AN AUXILIARY DWELLING UNIT (ADU) IF APPLICABLE. EXACT CABINET LAYOUT AND MATERIAL SPECIFICATIONS SHALL BE DETERMINED BY THE P.M. & SUPPLIER.
- F2 IF AN A.D.U. IS PERMITTED, UTILITIES FOR AN ELECTRIC INDUCTION RANGE WITH CONVECTION OVEN SHALL BE INSTALLED. PROVIDE VENT HOOD DUCTED TO EXTERIOR. SEE SPECS C/O SUPPLIER.
- F3 FLOOR FINISHES & SPECIFICATIONS TO BE VERIFIED WITH P.M AND OWNER. PROVIDE UNDERLAYMENT AS REQ'D AND TRANSITIONS AS NEEDED.
- F4 ALL CLOSET STORAGE COMPONENTS SHALL BE VERIFIED BY PROJECT MANAGER. PROVIDE ALLOWANCE FOR BUILT-IN SHELVING, RODS & HOOKS, ETC.
- F5 PROVIDE BLOCKING AT TOILET AND SHOWER FOR FUTURE GRAB BARS.
- F6 SEE SPECS FOR SHOWER, TUB, VANITY & TOILET DETAILS

UTILITIES/EQUIPMENT

NOTE - BASIC EQUIPMENT IS IDENTIFIED ON THIS PLAN. REFER TO THE SEPARATE, MECHANICAL PLAN FOR SYSTEM DETAILS, VENT AND DUCT ROUTING, PRODUCT INFO, ETC.

ELECTRICAL LIGHT FIXTURES, SWITCHES, OUTLETS, FANS, ETC. ARE SHOWN SEPARATELY. SEE SPECIFICATIONS FOR EXACT ELECTRICAL COMPONENTS. SITE VERIFY ALL LOCATIONS MEET LOCAL CODE REQUIREMENTS.

- U1 AIR SOURCE HEAT PUMP WITH DUCTLESS DELIVERY. RECOMMENDED EXTERIOR CONDENSER UNIT LOCATION SHOWN. VERIFY
- U2 ENERGY RECOVERY VENTILATOR (ERV) WITH DUCTING TO BATHS, ETC. PROVIDE AIR INTAKE AND EXHAUST VENTS. SEE MECHANICAL PLAN.
- U3 50 GALLON ELECTRIC / HEAT PUMP WATER HEATER. PROVIDE 220 V ELEC. & FLOOR DRAIN. HOT WATER RECIRCULATION SYSTEM TO BE INSTALLED. SEE SPECIFICATIONS.
- U4 PLUMBING HOOK UP FOR WASHING MACHINE
- U5 LOWER LEVEL BATH, MECH, AND LAUNDRY & SINK DRAINS TO BE ROUGHED IN WITH WASTE PIPING ROUTED BELOW SLAB AND FOUNDATION TO SEPTIC SYSTEM AS SPECIFIED IN CIVIL ENGINEERING DESIGN. SEE PLANS & SPECIFICATIONS.
- U6 FOUNDATION DRAIN TYPICAL. SEE DETAIL. SITE VERIFY CONNECTION TO OUTFALL PER CIVIL ENG. DESIGN
- U7 PV READY - PROVIDE CONDUIT AND PULL CORD FROM MECHANICAL ROOM TO ROOF ATTIC FOR POTENTIAL FUTURE WIRING OF SOLAR PANELS. SEE SPECS.
- U8 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL ROOMS AS DESIGNATED BY LOCAL CODE. SEE PLAT REQUIREMENTS & LOCATION LAYOUT BY SUPPLIER.
- U9 COORDINATE WITH PROJECT MANAGER REGARDING OPTIONAL SYSTEMS AND COMPONENTS, SUCH AS WHOLE HOUSE WATER FILTRATION EQUIPMENT, SOLAR INVERTER AND BATTERY STORAGE COMPONENTS, ETC. IDENTIFY LOCATIONS, ACCESS, FUTURE FRAME SUPPORT AS NEEDED.
- U10 SITE VERIFY MAIN WATER LINE LOCATION FOR CLEARANCES NEEDED FOR SHUT OFF, METER ACCESS IN NEEDED, SPRINKLER SYS. REQ'S, MAINTENANCE, ETC.
- U11 RADON PIPE IN WALL FROM BELOW SLAB THROUGH BUILDING TO ROOF VENT

STRUCTURAL

- S1 SEE STRUCTURAL ENGINEERING DRAWINGS FOR ALL FOUNDATION AND FRAMING DESIGN SPECIFICATIONS, COMPONENTS, AND CONFIGURATIONS.

AUXILIARY DWELLING UNIT (A.D.U)

THE FOLLOWING PROVISIONS SHALL BE MET FOR THE LOWER LEVEL TO QUALIFY AS AN ADU . VERIFY WITH LOCAL CODES AND REGULATIONS.

- A1 UNITS WILL BE BUILT AND FINISHED TO MEET THE CRITERIA IDENTIFIED IN THE 2015 IRC SECTION R302.3 FOR TWO-FAMILY DWELLINGS. FIRE PROTECTION OF WALL AND FLOOR ASSEMBLIES SHALL BE ADDRESSED BY EXCEPTION #1 - " A fire resistance rating of 1/2 hour shall be permitted in buildings equiped with an automatic sprinkler system installed in accordance with NFPA 13". SEE ATTACHED FIRE SUPPESSION DESIGN DRAWINGS FOR DETAILS.
- A2 A 20 MINUTE FIRE DOOR WITH AUTO CLOSING HINGES SHALL BE INSTALLED AT THE WALL SEPARATING THE A.D.U FROM THE REST OF THE BUILDING.
- A3 THE ADU SHALL HAVE A MAXIMUM NUMBER OF TWO BEDROOMS, EACH INCLUDING CODE COMPLIANT EGRESS WINDOWS
- A4 THE ADU IS SECONDARY IN SIZE AND FUNCTION TO THE PRIMARY DWELLING UNIT AND NOT MORE THAN 1200 SQ. FT.
  - MAIN DWELLING SIZE = 1665 SQ. FT. MAIN & UPPER LEVELS
  - ADU SIZE = 766 SQ. FT.
  - COMMON = 186 SQ. FT. STAIRWELL & MECHANICAL ROOM
- A5 THE ADU SHALL BE PROVIDED WITH A SEPARATE ENTRANCE FROM THAT SERVING THE PRIMARY DWELLING UNIT, EITHER FROM THE EXTERIOR OF THE BUILDING OR FROM A COMMON HALLWAY LOCATED WITHIN THE BUILDING.
- A6 THE ADU SHALL BE PROVIDED WITH ADEQUATE PROVISIONS FOR ELECTRICITY, WATER SUPPLY AND SEWAGE DISPOSAL
- A7 WATER SERVICE - THE PRIMARY AND ADU UNITS MAY SHARE A COMMON WATER SERVICE PROVIDED THERE ARE SEPARATE, ACCESSIBLE, MAIN SHUT OFF VALVES ALLOWING THE WATER TO BE TURNED OFF TO ONE UNIT WITHOUT AFFECTING THE OTHER (VERIFY)
- A8 ELECTRICAL - THE PRIMARY DWELLING AND ADU SHALL BOTH BE PROVIDED READY ACCESS TO THE SERVICE DISCONNECTING MEANS SERVING THE DWELLING UNIT
- A9 MECHANICAL (HEATING & COOLING) - SEPARATE CLIMATE CONTROLS SHALL BE PROVIDED
- A10 SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED BETWEEN UNITS PER SECTIONS R314 AND R315
- A11 THE ADU SHALL HAVE A SEPARATE HOUSE NUMBER (EX. UNIT B) FROM THE PRIMARY DWELLING UNIT. SEE PROJECT MANAGER FOR DETALS AND SIGNAGE LOCATION.

FIELD NOTES

DATE: 10-20-2025

DRAWN BY: M. WORSWICK

NOTES

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