

ALL SUBS SEE NOTES ON PAGES 11-12

USE PRESCRIPTIVE METHOD
R-50 in attic, R-21 in walls
R-10 (2") rigid insulation against foundation
.34 U-Factor in windows



FRONT VIEW



BACK VIEW

FRONT ELEVATIONS

JANUARY 1, 2024

Drawn By: Mont Poulsen 435-512-5852

Plan name: THE COLORADO

Scale:

1/4" = 1'

Page #

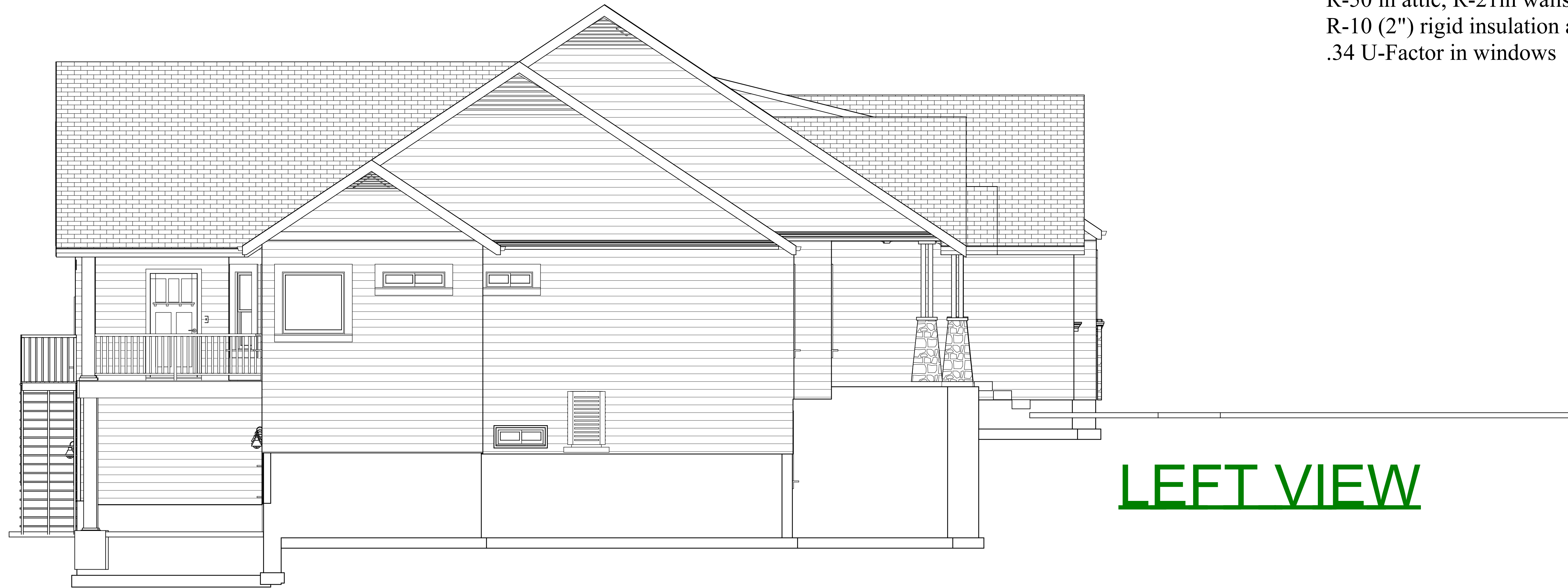
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LEFT VIEW

SEE TRUSS
NOTES



RIGHT VIEW

SIDE ELEVATIONS

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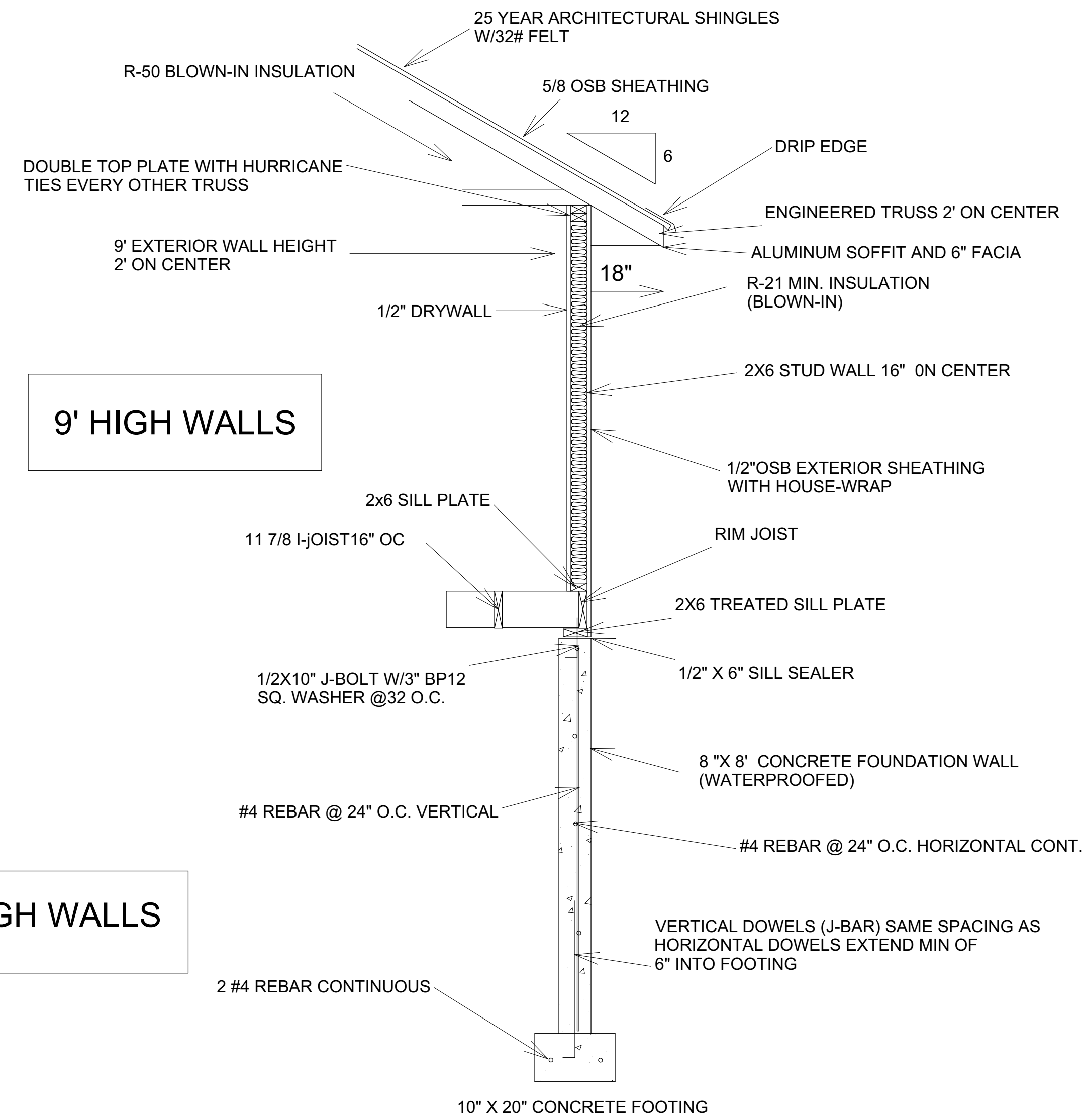
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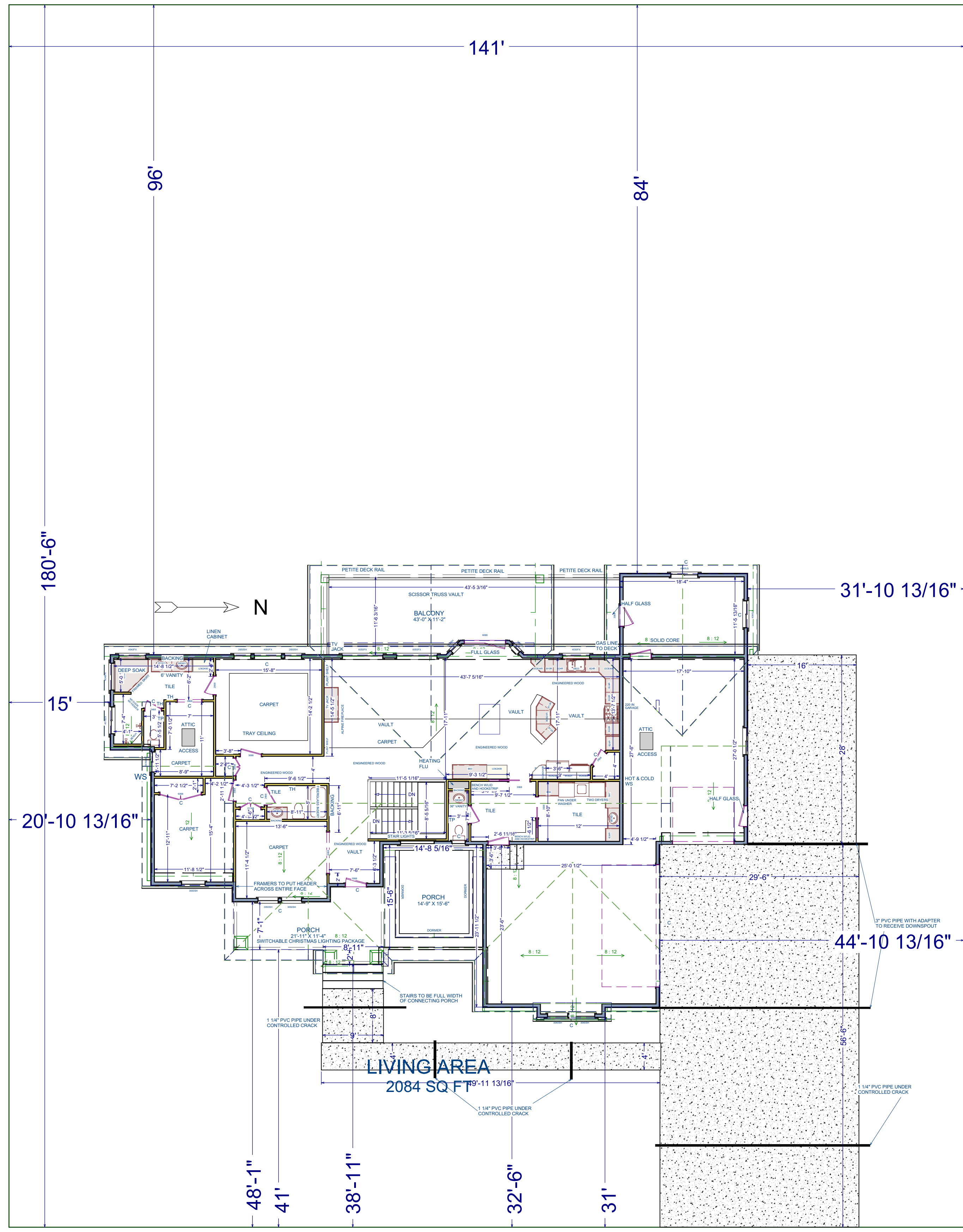
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EXTERIOR WALL SECTION
 9' HIGH FOUNDATION WALLS



PLOT MAP SCALE - 1/10" = 1'

PLOT PLAN AND
 WALL SECTION

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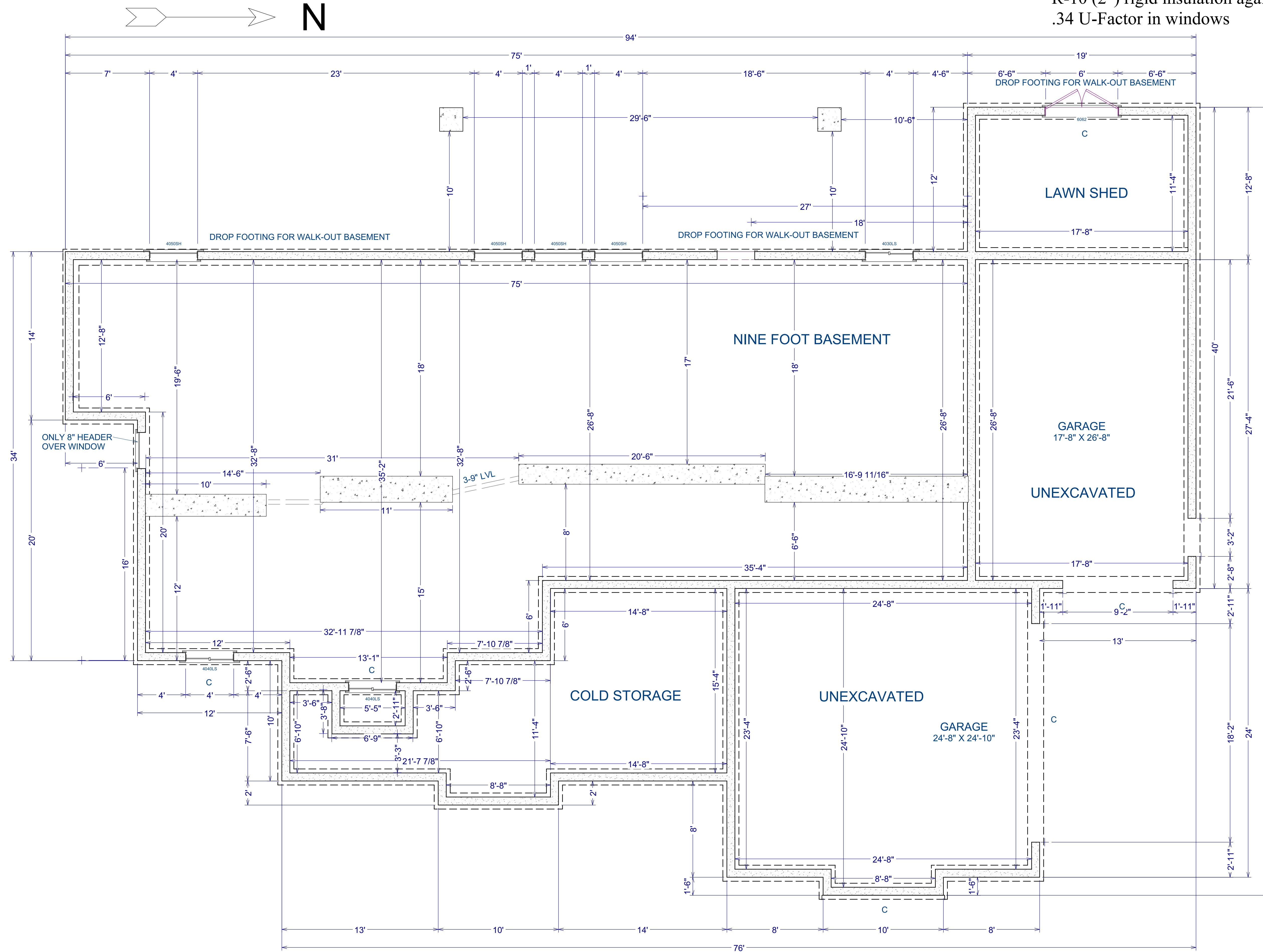
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LIVING AREA
2277 SQ FT

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FOOTING AND
FOUNDATION

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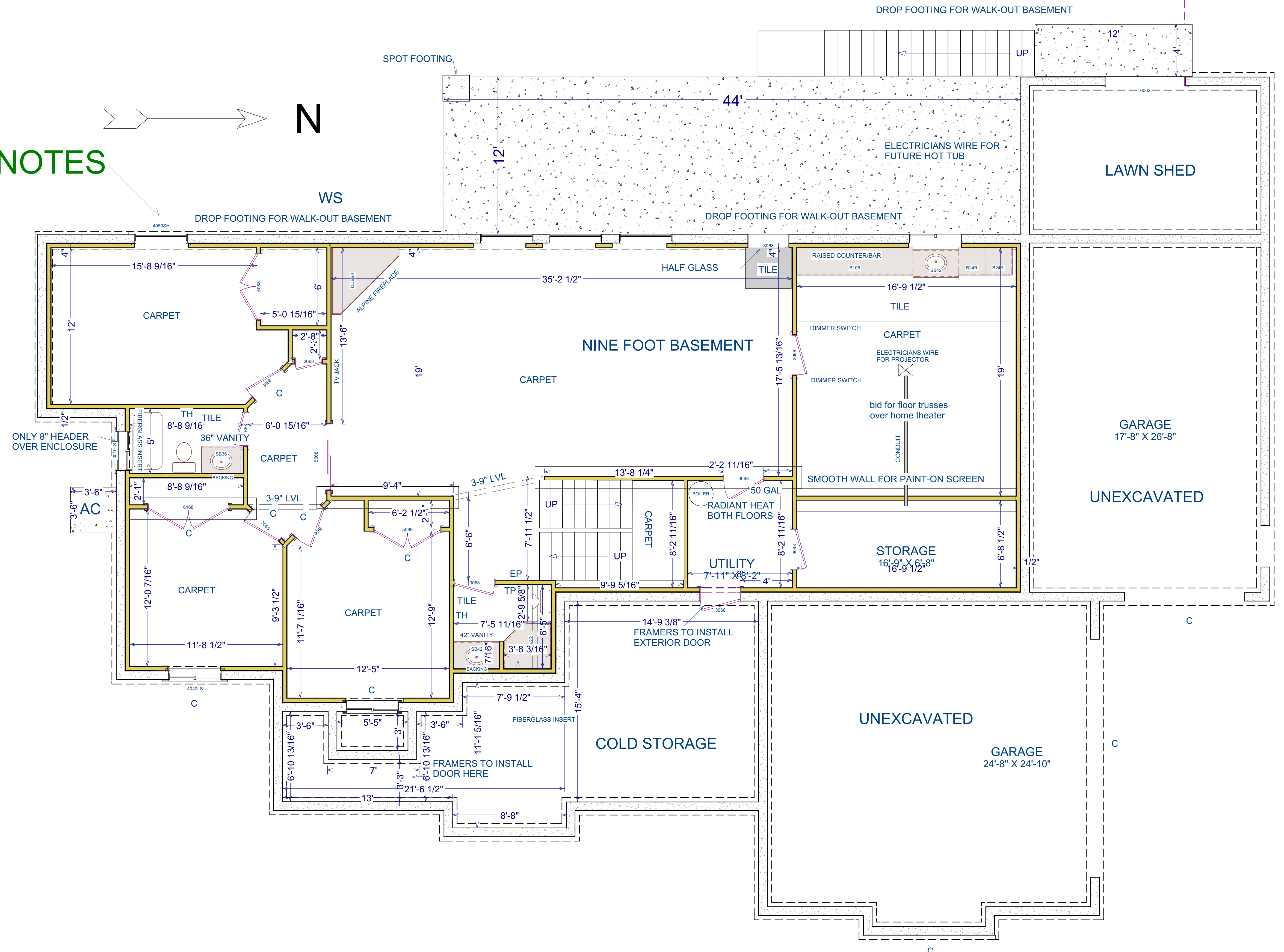
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SEE WINDOW NOTES



LIVING AREA
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BASEMENT
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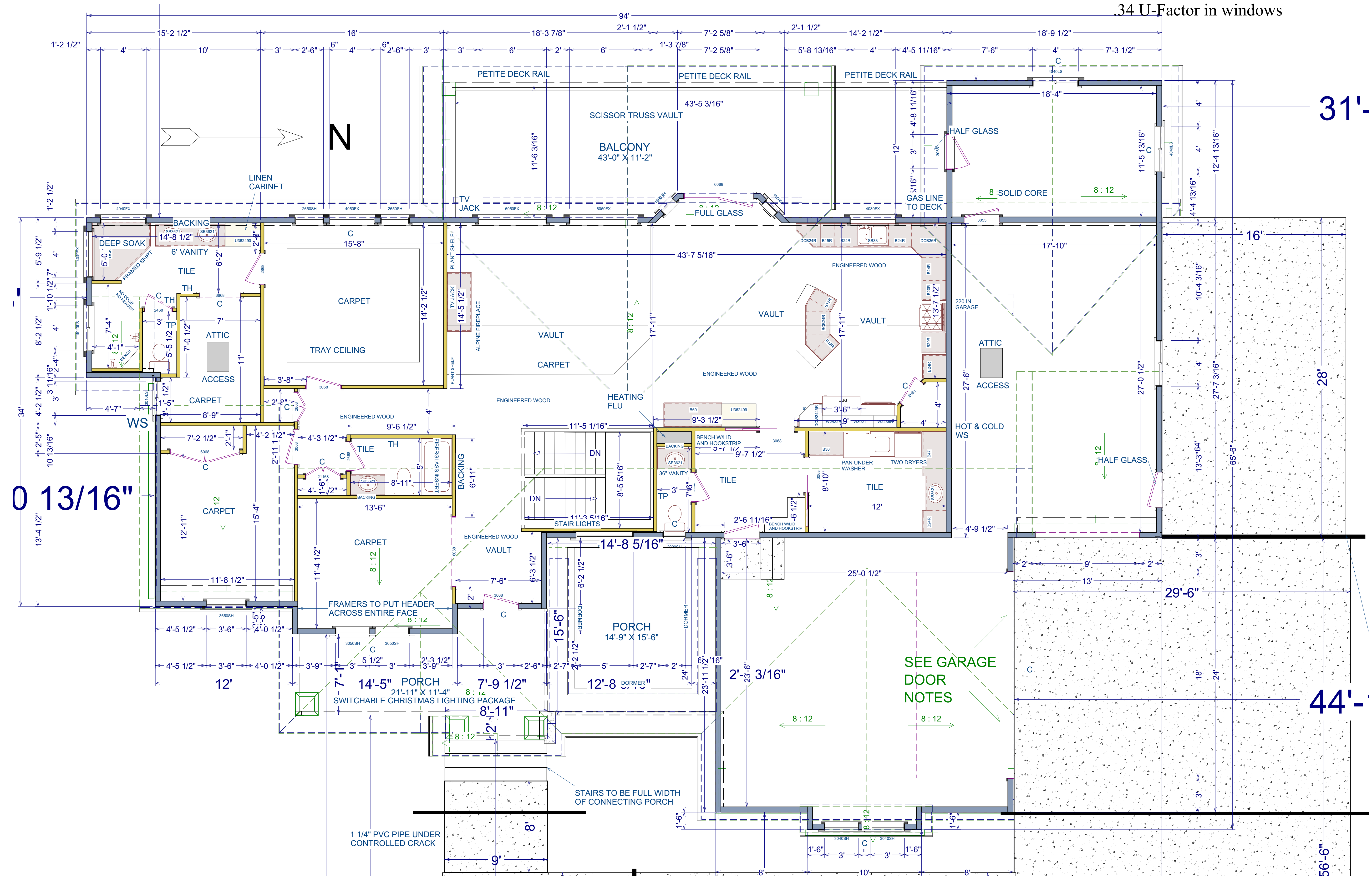
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0 13/16"

MAIN FLOOR
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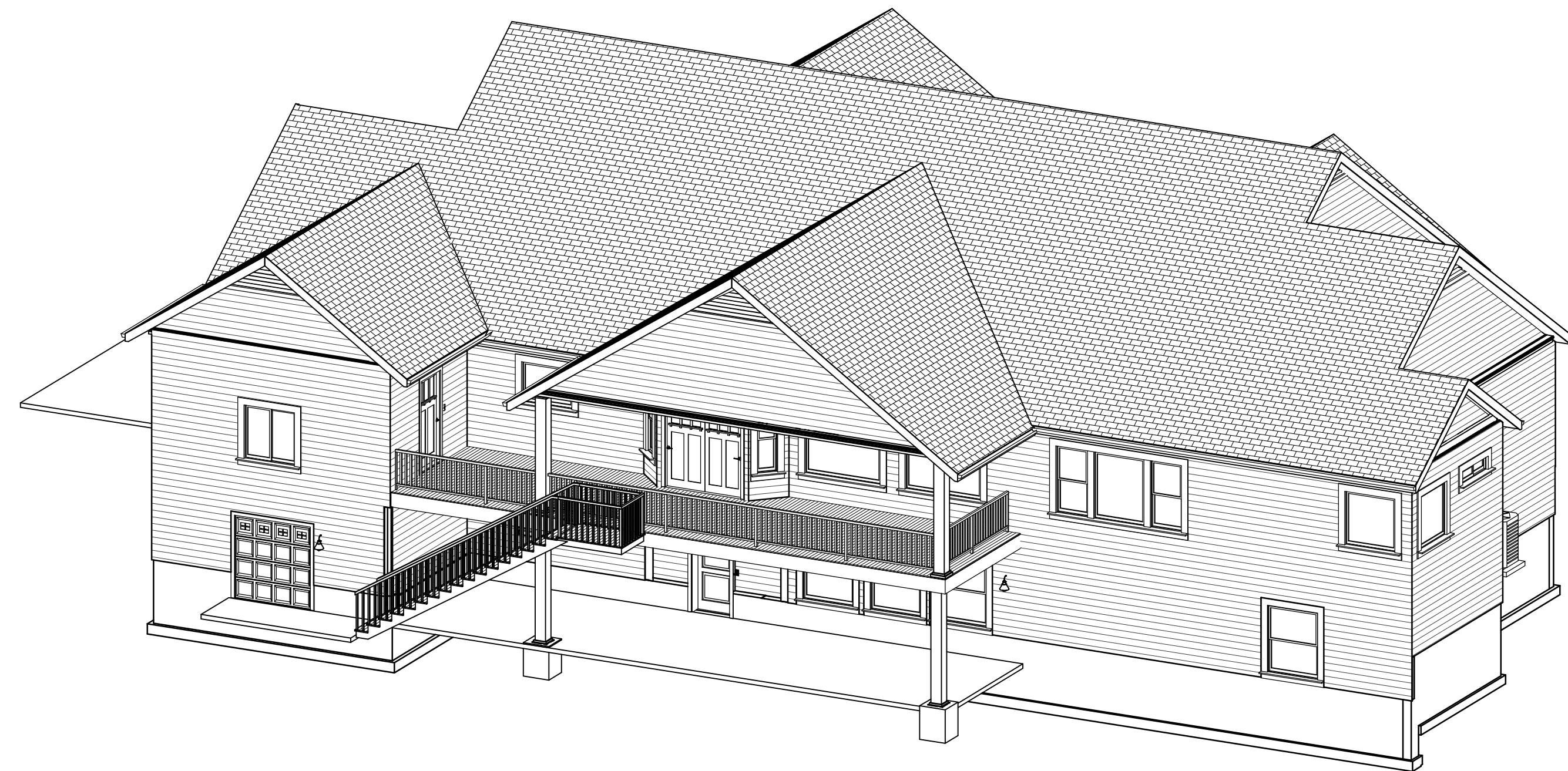
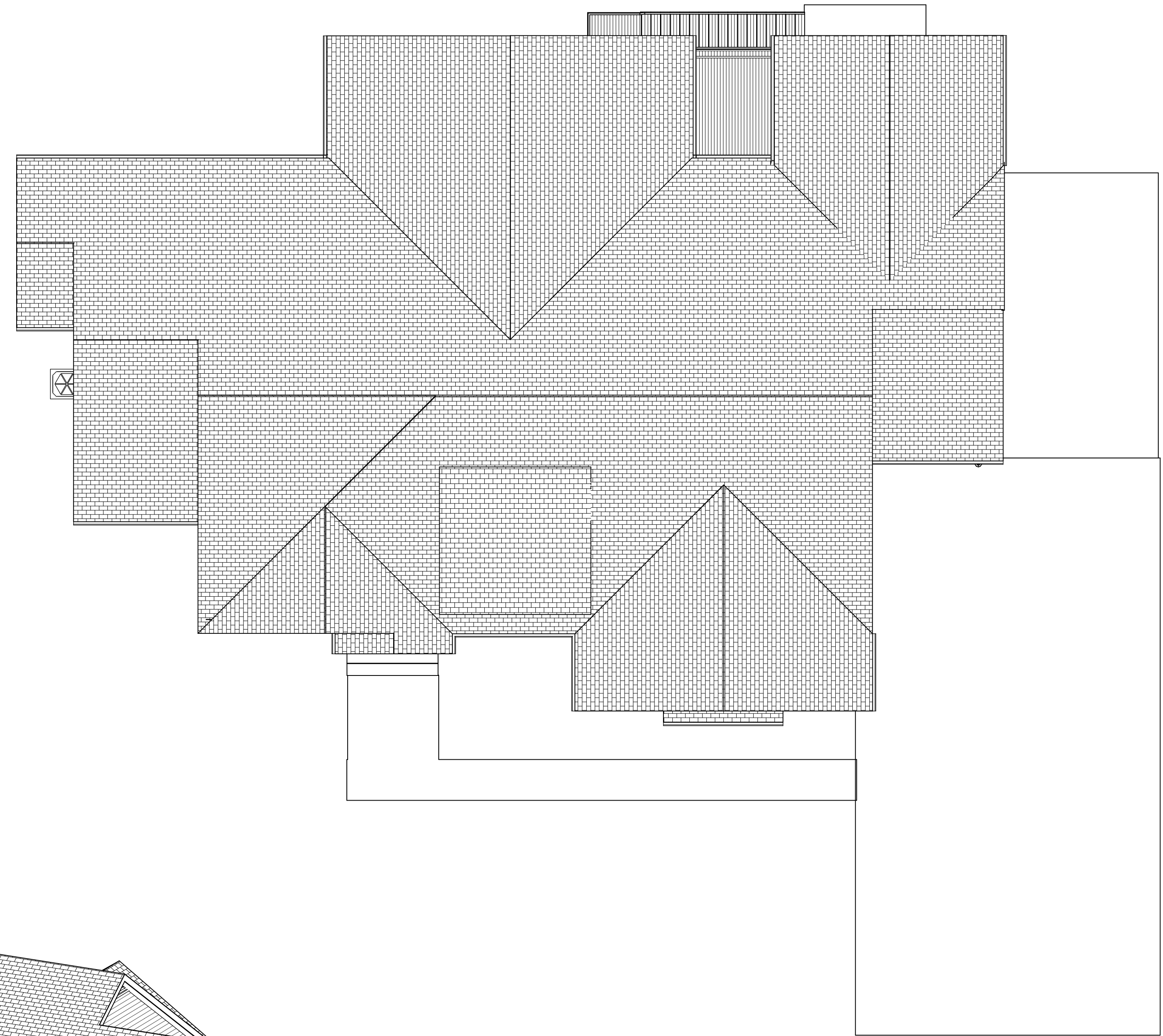
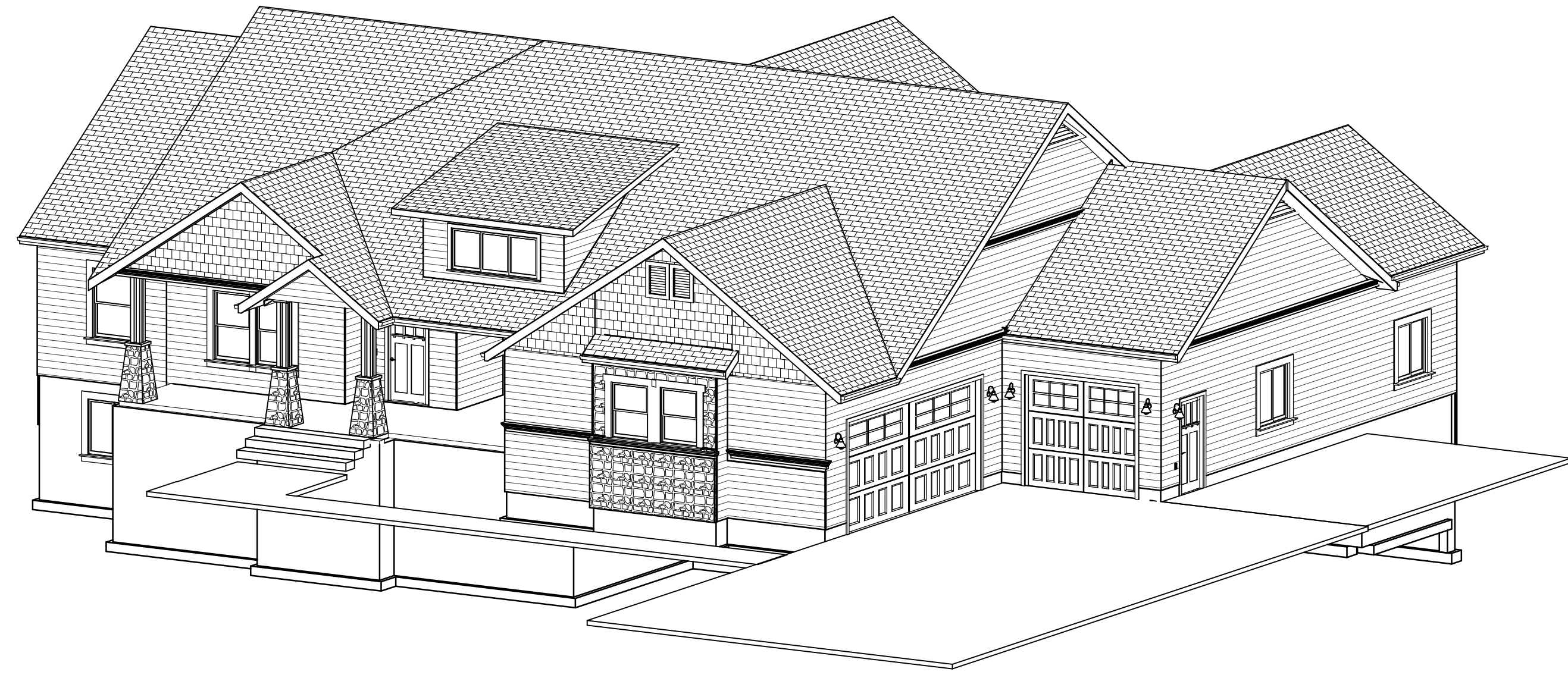
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3-D VIEWS

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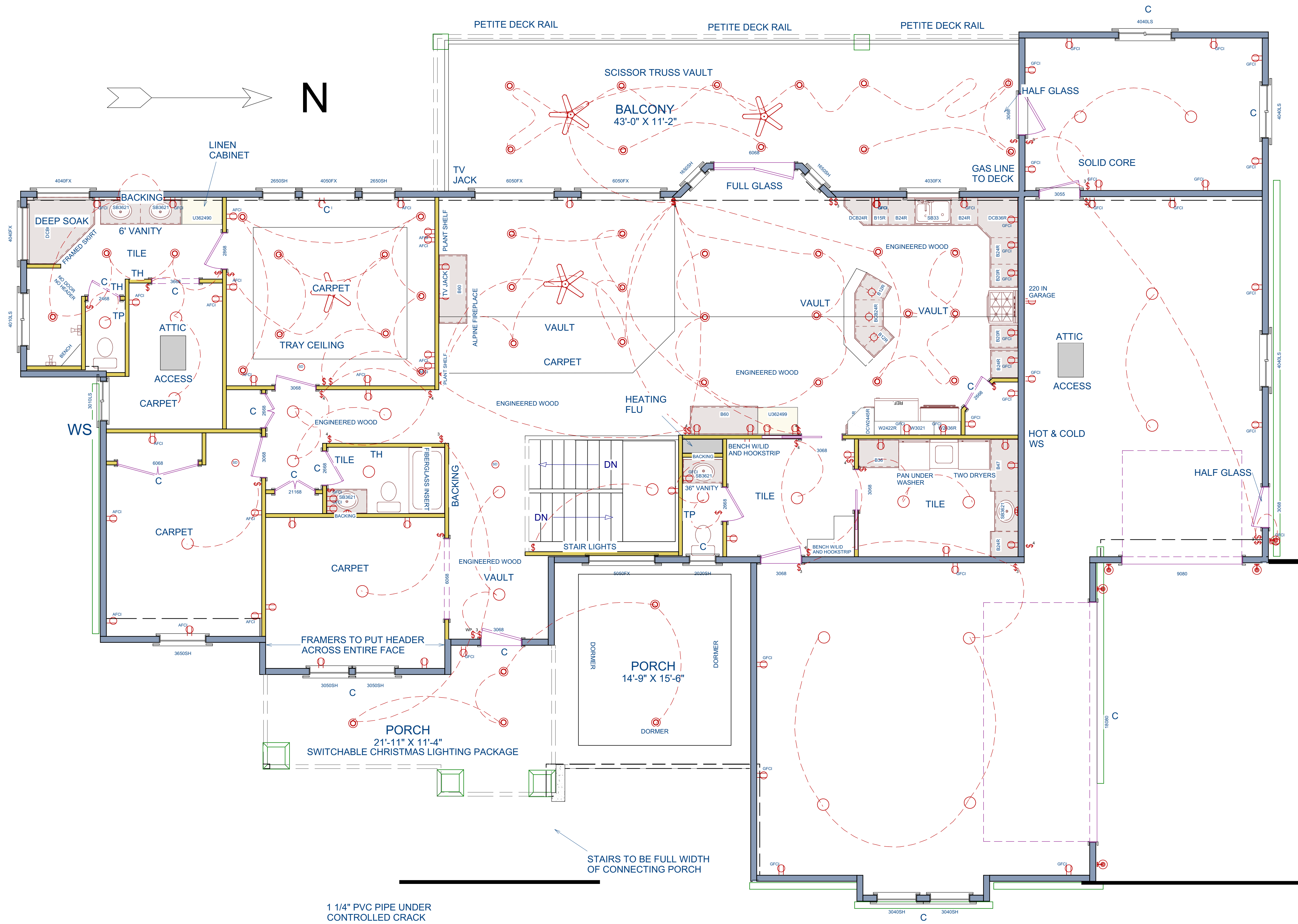
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MAIN FLOOR
ELECTRICAL

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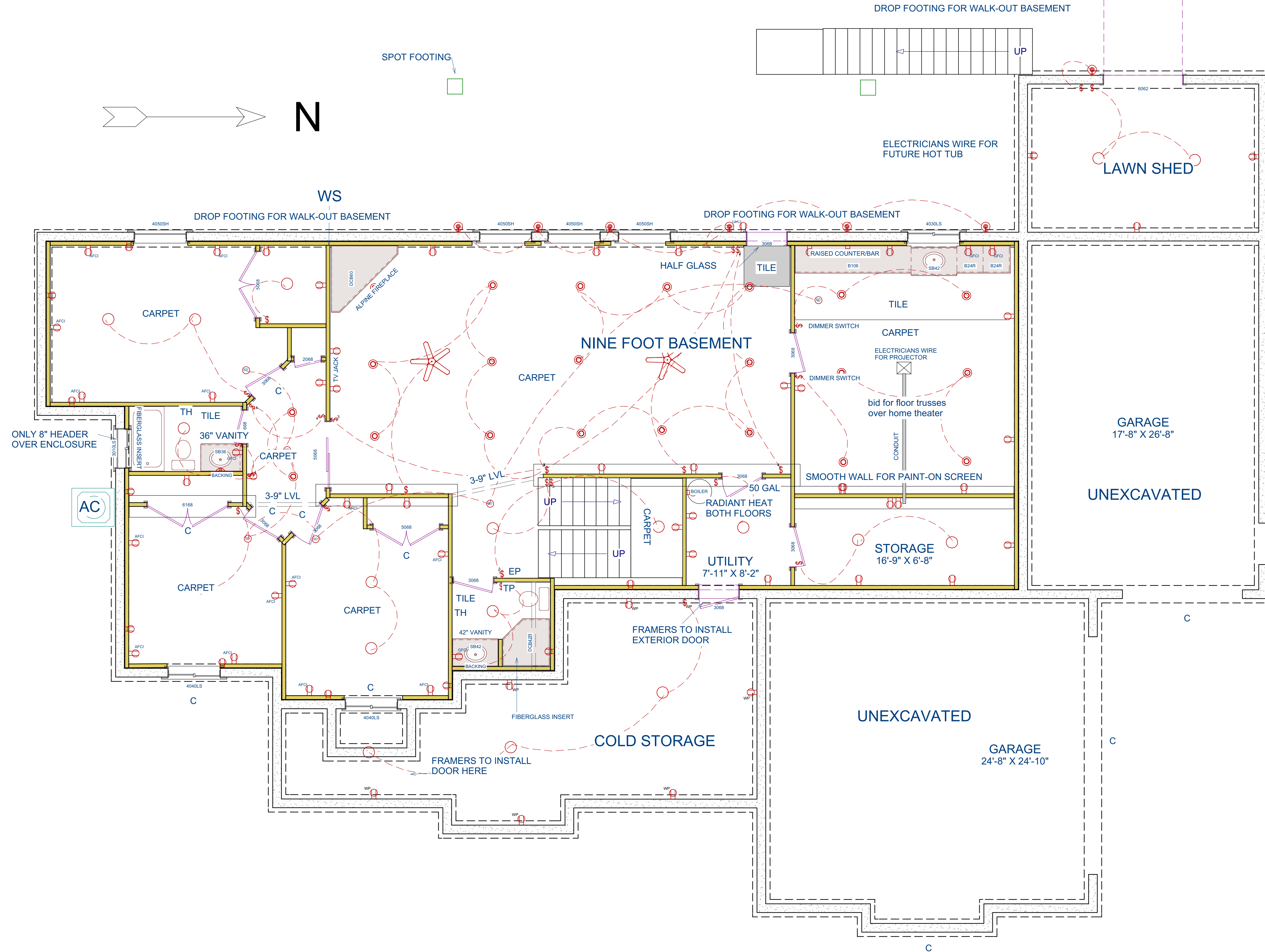
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LIVING AREA
2276 SQ FT

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BASEMENT
ELECTRICAL

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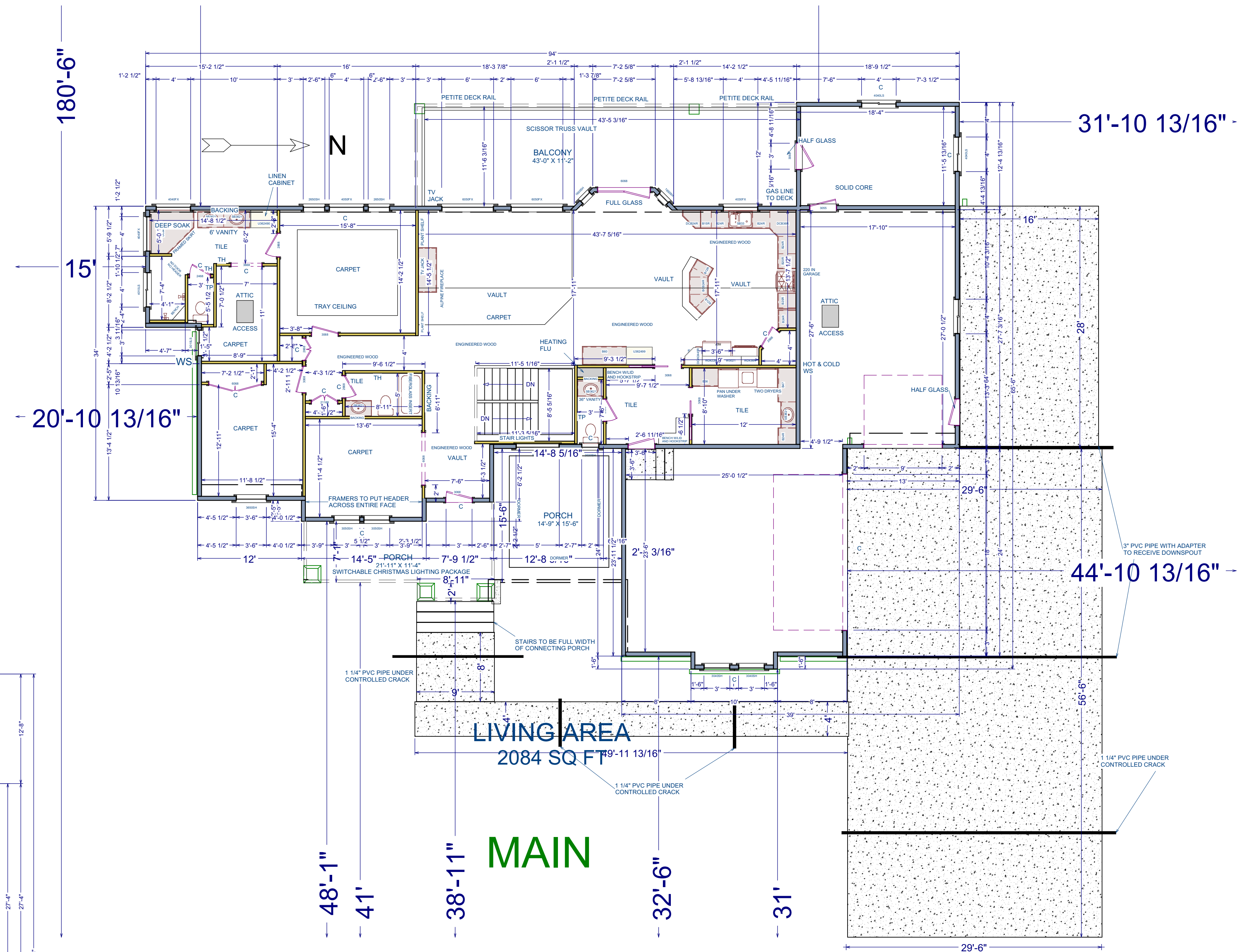
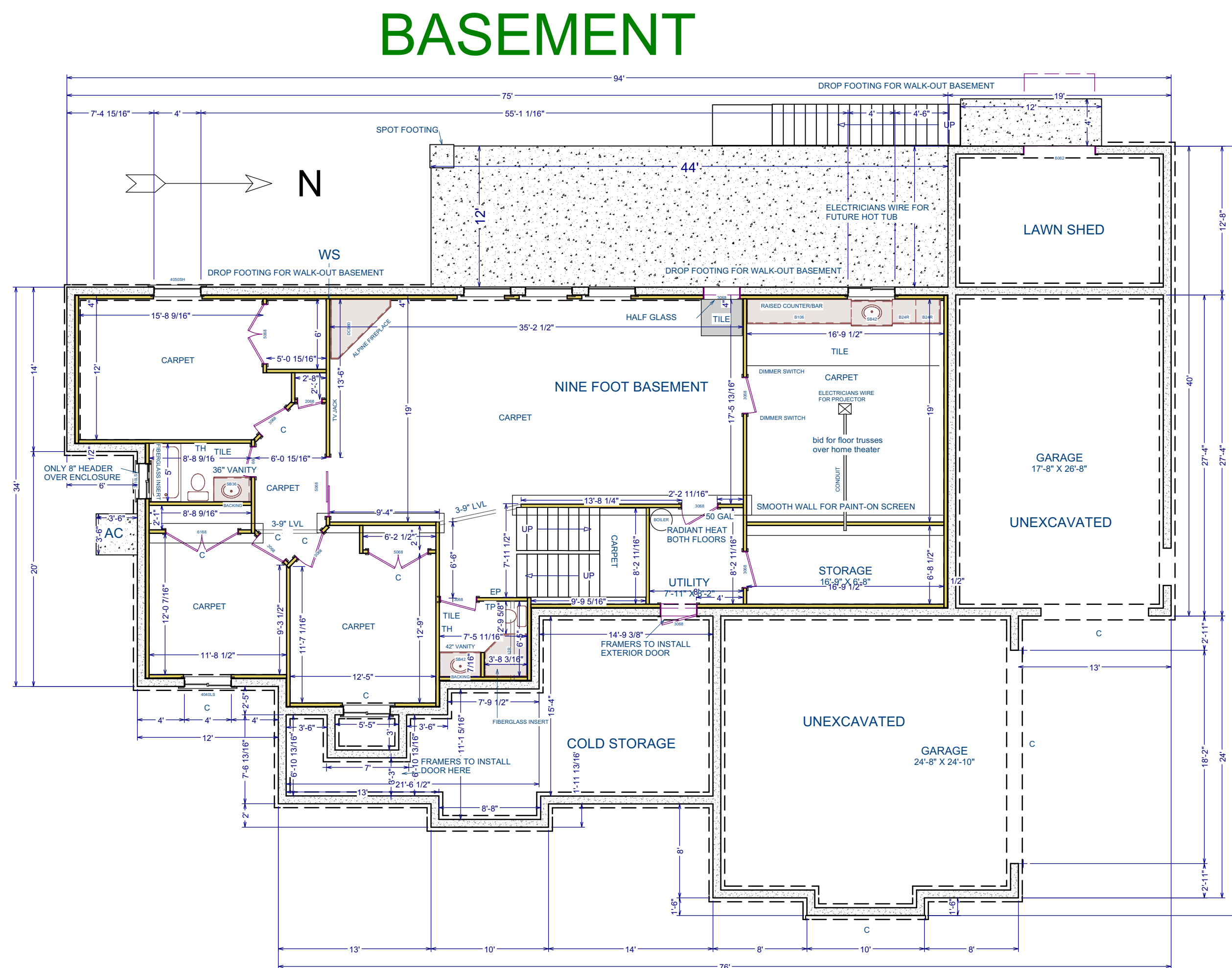
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1/8" SCALE



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FLATWORK AND
FLOORING

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NOTES TO EXCAVATION, FOOTING AND FOUNDATION WORKERS

NOTICE STEPS IN FOOTING AND 9' WALLS

BID FOUNDATION FOR 8' AND 9' WALLS

DROP FOOTING IN BACK FOR WALK-OUT BASEMENT

NOTICE LAWN SHED IN FOUNDATION BEHIND GARAGE

NOTICE COLD STORAGE ON PLANS

FOUNDATION UNDER FRONT DOOR OF HOUSE TO BE 2' ABOVE CURB UNLESS OTHERWISE NOTED

HIGH SIDE OF DRIVEWAY TO HAVE LESS THAN 6" RISE FROM TOP OF CURB TO FRONT OF HOUSE AND TO BE 8" BELOW TOP OF FOUNDATION WALL

EXCAVATOR, FOOTING, AND FOUNDATION WORKERS TO INSTALL ALL SPOT FOOTINGS

SEWER AND WATER TO BE INSTALLED AT TIME OF EXCAVATION

IF A TUB IS ON AN OUTSIDE WALL, PUT ONLY 8" WINDOW HEADER ABOVE TUB IN BASEMENT BATH

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PLEASE PUT CONTROLLED CRACKS EVERY 7' IN ALL FLATWORK AND EVERY FIVE FEET IN ALL SIDEWALKS

PUT PVC PIPE UNDER WALKS AND DRIVEWAY AS SPECIFIED ON PLANS *ESPECIALLY FOR DOWNSPOUTS*

NOTES TO FLATWORKERS

FRONT STEPS TO BE AS WIDE AS FRONT PART OF PORCH AS PER PLAN

RADIANT HEAT IN BASEMENT FLOOR

SEPARATE BID TO POUR BACK PATIO ALL THE WAY TO SOUTH END OF HOUSE

SEPARATE BID TO POUR 16' WIDE PARKING PAD ON NORTH SIDE OF THIRD GARAGE

NOTE AND BID SEPERETELY ALL STEPS AND SLABS ON BOTH FLOORS, GARAGES, EXTERIORS AND ALL PORCHES AND STEPS (SEE ALL VIEWS)

FLATWORKER TO BID CUTTING AND REMOVAL OF GUTTER AND POURING APPROACH

DOOR STYLE - 5 PANEL

HINGE COLOR - BRUSHED NICKEL

GLASS IN DOORS AND INTERNAL BLINDS AS PER PLAN

FRONT DOOR TO BE STAIN GRADE

PLUMBING NOTES

PLUMBER TO RUN 2 1" LINES FROM UTILITY ROOM OUTSIDE FOR FUTURE SPRINKLER SYSTEM MANIFOLDS LOCATED AT SE CORNER OF HOUSE AND SW CORNER OF HOUSE

NOTICE BOILER SYSTEM FOR IN FLOOR RADIANT HEAT **BOTH** FLOORS

BLACK POLYMER SINK IN MAIN FLOOR KITCHEN

BRUSHED NICKEL FINISHES

WHITE OVAL BATHROOM SINKS

SHOWERS IN FAMILY BATHS ARE INSERTS.

MASTER SHOWER TO HAVE DOUBLE SHOWER HEADS

MASTER TUB A DEEP SOAK TUB

ELONGATED TOILETS

SEPARATE BID FOR BOTH TYPICAL AND RAPID RECOVERY WATER HEATER

NOTICE KITCHEN SINK IN BASEMENT HOME THEATER

HOT WATER FROM BOILER (VERTEX GDHE-50?)

HOT/COLD WATER SPIGOT IN GARAGE

TRUSS NOTES

NOTICE TRAY CEILING IN MASTER BEDROOM. DISCUSS THE RAMIFICATIONS OF VAULTS IN GREAT ROOM AND KITCHEN KEEPING PITCH OF VAULT CENTERED IN THE ROOM

TRUSSES TO OVERHANG THE HOUSE 18"

BID (HOW MUCH EXTRA) TO RUN FLOOR TRUSSES ABOVE HOME THEATER FOR GREATER SPAN

NOTICE COVERED PORCHES AS PER PLANS

DESIGN TRUSS OVER DINING AREA WITH A SCISSOR TRUSS

DESIGN A SCISSOR TRUSS OVER BACK DECK

MAIN TRUSSES TO BE 6-7/12, OVERBUILDS TO BE 8-9/12

WINDOWS NOTES

NO GRIDS

BID TO SHOW COST DIFFERENCE BETWEEN COLORED AND WHITE WINDOWS

INSULATION NOTES

BLOWN-IN INSULATION

FINISH BASEMENT AS PER PLAN

SOUND WALLS AROUND ALL BATHROOMS, BEHIND MAIN FLOOR TV, AND BETWEEN HOME THEATER AND FAMILY ROOM

SEPARATE BID TO INSULATE GARAGES

EXTERIOR COVERING NOTES

HOME TO BE COVERED IN HARDIBOARD OR SIMILAR PRODUCT

ALL POSTS WRAPPED ON ALL FLOORS

DECKS FACE AND STAIR HORSES WRAPPED

TRIMS ON ALL CORNERS, AROUND WINDOWS AND DOORS AND INCLUDING ALL TRIM AS PER DRAWING

DRYWALL NOTES

BULLNOSE CORNERS

WHOLLY SMOOTHE FINISH

FINISH BASEMENT AS PER PLANS

USE PRESCRIPTIVE METHOD

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GARAGE DOOR NOTES

ALL GARAGE DOORS TO BE 8' HIGH

DOORS TO BE EIGHT PANEL UNLESS OTHERWISE NOTED

DOORS TO BE INSULATED WITH VINYL BACKING

GARAGE DOOR COLOR TO BE DETERMINED BY OWNER

NO WINDOWS IN GARAGE DOORS

3/4+ HORSE GARAGE DOOR OPENER

BELT DRIVE LIFT

KEYLESS ENTRY

NO EXTRA HARDWARE ON GARAGE DOORS

HVAC NOTES

IN-FLOOR HEATING **BOTH** FLOORS

HEATING WITH BOILER SYSTEM (VERTEX GDHE-50?)

BLACK PIPE TO KITCHEN OVEN, TWO FIREPLACES, BACK DECK

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FRAMING NOTES

FRAMERS TO BID TO FRAME 14" PONY WALL ON TOP OF FOUNDATION FOR 9" BASEMENT WALLS

NOTICE STEPPED AND DROPPED FOUNDATION AROUND THE HOUSE

Framers to install handrail in garage if needed

Framers to build necessary SKIRT for deep soaker tub

Bid to include installation of all windows, doors, HOUSE WRAP, and posts OR NOTIFY CONTRACTOR OF EXCEPTIONS

BID TO INCLUDE ALL NAILS, TOOLS, SCAFFOLDING, AND EQUIPMENT (INCLUDING CRANE) FOR THE FRAMING OF THE HOUSE

Put backing for mirrors, mantle, TVs, and towel hooks (Locations marked by TH). Please put backing to allow for the left towel hook 6' high, and the right towel hook one foot to the right and 5' 6" high.

NOTICE BACKING IN ENTRY WAY

Put backing for toilet paper holders 28" high in locations marked TP

C means to center the door or window from that view (As if you were standing where the C is).

Please remember both attic accesses with 18" high walls and OSB lid.

Garage walls not common with house to be 2x4

Framer to put OSB under pop-outs

If plans show fiberglass tub shower on outside wall use only 8" header over window

Main floor AND BASEMENT to have 9' ceilings.

ENTRY AND GREAT ROOM VAULTED, KITCHEN TBD. MASTER BEDROOM TO HAVE TRAY CEILING

NOTICE PLANT SHELF ON FIREPLACE WALL IN GREAT ROOM FRAME TO 18"-24" DEEP

FRAMER MUST INSTALL STUDS AGAINST VAULTED TRUSSES TO RECEIVE 3.5" INSULATION

Framer to install 2 cold storage doors in basement

FRAMER TO PUT HEADER ACROSS ENTIRE FACE OF FRONT ROOM WAL FOR FINE TUNING OF FRONT WINDOW

ALL BIRD-BLOCKING MUST COME WITHIN 1" OF ROOF SHEATHING
FRAMERS TO BUILD SUPPORTING WALLS TO HOLD B-DECKING FOR PORCH AREAS

FRAMER TO BUILD BEARING WALL IN COLD STORAGE TO SUPPORT B-DECKING
FRAMERS TO BID FRAMING BACK DECK AND STAIRS

FRAMERS BID TO INCLUDE FRAMING DECK AND STAIRS

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ELECTRICAL NOTES

Electrician to wire to code including AFCI breakers in bedroom, GFCI plugs in all areas required by code, and smoke detectors according to code.

Put a ceiling light and vanity light in each bath (Switched from same switch)
Center vanity light over sink

Each bath to have independent GFCI

Wire for garage opener

Please include switched Christmas lights in soffit, and switched plug by front door

Put an EXTERIOR light on each side of the garage door

MUST BE THREE STUDS BETWEEN LIGHT SWITCHES AND DOOR OPENINGS

Talk to builder about location of TV, Cable, and SATELLITE outlets

Bid to include stair lights

Breaker box on each floor?

Electrician to run power and breaker box to the shop sufficient to run a small shop including 220 power

Electrician to run power to the lawn shed under the shop

Switched plug in plant shelves

BID EXTRA FOR FRONT SOFFIT LIGHTING

BID TO INCLUDE DESIGNER RECEPTACLES

PLEASE VERIFY ALL ELECTRIACL CONNECTIONS AND LOCATIONS WITH HOMEOWNER

WIRE FOR TWO DRYERS IN LAUNDRY ROOM

UPGRADED FANS IN ALL BATHROOMS

ELECTRICIANS TO RUN CONDUIT FROM BASEMENT TO ATTIC FOR FUTURE RENOVATIONS

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TILE NOTES

TILE ON ALL BATHROOM FLOORS AND MUDROOM FLOOR

TILE BACKSPLASH AS PER DUSTIN'S HOME

BID TO TILE MASTER SHOWER AND DEEP SOAK TUB

DECK NOTES

BACK DECK TO BE TREX DECK OR SIMILAR

VINYL RAIL TO BE PETITE AS POSSIBLE

SEPARATE BID FOR WROUGHT IRON

PAINT NOTES

THREE TONE PAINT (SEMI-GLOSS TRIM, SATIN WALLS, FLAT CEILING

BID TO INCLUDE PAINTING BOTH SIDES OF EXTERIOR DOORS IN BROWN

BID TO INCLUDE STAINING FRONT DOOR

BID TO INCLUDE PAINTING HAND RAILS

SEPARATE BID TO FINISH GARAGES

NOTES

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