OWNER REVIEW PLAN SET I

PREPARED FOR DARROLL BENNETT AND ANNE PAGE SITE ON LOT 3, BLOCK 3, VISTA BUTTES SUBDIVISION, ALBANY COUNTY, WY

PROJECT CONTACTS

GENERAL CONTRACTOR:

PHONE:

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CIVIL ENGINEERING AND CONSTRUCTION SURVEYING

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STRUCTURAL ENGINEER:

TRUSS PLANS BY TRUSS MANUFACTURE AND BY WYOMING P.E. T.B.D

OWNERS ASSOCIATION: VISTA BUTTES HOA

ELECTRICIAN:

PHONE:

PHONE:

HVAC CONTRACTOR:

PHONE:

PLUMBING CONTRACTOR:

PHONE:

CABINET CONTRACTOR:

PHONE:

PLAN SET SUMMARY

ARCHITECTURAL

A.050 - PROJECT COVER SHEET

- A.100 SITE PLAN
- A.150 LANDSCAPE PLAN A.200 - FIRST FLOOR PLAN
- A.300 BASEMENT FLOOR PLAN
- A.500 EAST AND WEST ELEVATION PLANS
- A.550 SOUTH AND NORTH ELEVATION PLANS
- A.700 ROOF PLAN OVERVIEW A.800 - SECTION PLAN(S) (NOT INCLUDED)

ELECTRICAL

E.100 - FIRST FLOOR ELECTRICAL PLAN E.200 - BASEMENT ELECTRICAL PLAN

MECHANICAL/PLUMBING

M.100 - HVAC AND PLUMBING NOTES (NOT INCLUDED)

STRUCTURAL & FRAMING

S.100 - FOUNDATION PLAN

S.200 - FIRST FLOOR JOIST PLAN (NOT INCLUDED)

TRUSS PLAN(S)

DESIGN AND BUILT BY - TBD

FIRST FLOOR AREA = ---- SQFT GARAGE AREAS = ---- SQFT BASEMENT AREA = ---- SQFT

GENERAL NOTES

- 1. THE OWNER, CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION. THEY WILL NOTIFY THE OWNER AND FINAL DRAFT STUDIO OF ANY DISCREPANCY PRIOR TO
- CONSTRUCTION. 2. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL CONFORM TO THE CURRENT LOCAL AND
- INTERNATIONAL BUILDING CODES THAT APPLY. 3. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK MUST BE DONE BY LICENSED AND INSURED CONTRACTORS. THEY OWNER MAY PERFORM WORK ON THE PROJECT IF ALLOWED BY LOCAL BUILDING
- **DEPARTMENT** 4. ALL EXTERIOR HOUSE WALLS ARE 2X6 - 9' TALL WALL THAT ARE TYPICAL (TYP) WALL CONSTRUCTION, ALL
- INTERIOR WALLS ARE 2X4 AND 2X6 WALL CONSTRUCTION. GARAGE WALL HEIGHTS MAY VARY DEPENDING ON FINAL GARAGE FOUNDATION HEIGHT
- AFTER FINAL GRADE IS DETERMINED. 5. ALL WINDOWS SIZES AND LOCATIONS SHOW MAY NOT BE FINAL. ALL CONTRACTORS SHALL USE THE WINDOW MANUFACTURE ROUGH OPENINGS CUT SHEET WHEN CONSTRUCTING HOUSE WALLS.

SITE NOTES

1. PLEASE REFERENCE ANY EXISTING FOR GEO-TECHNICAL REPORTS SURROUNDING SOIL CONDITIONS. 2. DRAINAGE PLAN WITH ELEVATIONS SHALL BE PROVIDED BY GENERAL CONTRACTOR AS DEFERRED SUBMITTAL IF REQUIRED BY BUILDING DEPARTMENT PRIOR TO EXCAVATION AND PLACEMENT OF FOOTING AT FINAL ELEVATION FROST DEPTH.

PROTECTIVE COVENANT REVIEW NOTES

1. THIS PROJECT IS TO BE BUILT IN THE VISTA BUTTES SUBDIVISION IN ALBANY COUNTY, WYOMING. THE NOTES IN THESE PLANS SHOULD BE USED TO ASSIST THE PROJECT TO CONFORM WITH THE DECLARATIONS OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF VISTA BUTTES SUBDIVISION AND REVIEW BY THE ARCHITECTURAL CONTROL COMMITTEE PER ARTICLE FOUR OF THE DECLARATION.

2. THE LOCATION OF THE WELL, WASTE WATER, AND UTILITIES PER ARTICLE FIVE REQUIREMENTS IS ON SHEET

3. THE DESCRIPTION AND SPECIFICATIONS SHEET INDICATING THE SPECIFIC COLOR OF ALL EXTERIOR FINISHES AND MATERIALS AND ROOFING MATERIALS WILL BE PROVIDED TO THE ARCHITECTURAL CONTROL COMMITTEE BY THE OWNER AND NOT FINAL DRAFT STUDIO AS A DEFERRED SUBMITTAL PRIOR TO FINISH WORK BEING PERFORMED.

4. THE SETBACKS AND ORIENTATION ARE INDICATED ON SHEET A.100.

5. LANDSCAPING DESIGN AND DETAILS ARE NOT CONTAINED WITHIN THIS PLAN SET.

FOUNDATION NOTES

1. SEE SHEETS S.100 FOR FOUNDATION PLAN.

FRAMING NOTES

- 1. ALL EXTERIORS WALLS ARE TO BE TYPICAL 9' TALL- 2X6, 16" OC. TYP.
- 2. ALL INTERIORS WALLS ARE TO BE TYPICAL 9' TALL- 2X6 AND 2X4, 16" OC. TYP. 3. FOR FLOOR JOIST DETAILS SEE SHEET S.100.
- 4. FOR ROOF AND ATTIC FRAMING DETAILS SEE SHEET
- 5. ALL FLOOR SHEATHING IS 3/4" T&G TO BE GLUED AND RINGSHANK NAILED. 6. ALL EXTERIOR WALL SHEATHING TO BE 1/2" PLYWOOD
- 7. ALL ROOF SHEATHING TO BE 5/8" OSB

ELECTRICAL NOTES

- 1. CONTRACTOR IS TO COMPLY WITH THE REQUIREMENT OF THE STATE OF WYOMING, ALBANY REGARDING ALL ELECTRICAL HOOKUPS AND PERMITTING.
- 2. USE 300AMP SERVICE FROM EXISTING LOT SERVICE OR GREATER AS REQUIRED FOR LOADS. 3. USE #12 GROUNDED WIRE OR WHAT CODE REQUIRES.
- 4. BATH CEILING CENTERED LIGHTS AND MEDICINE CABINET LIGHTS ARE TO BE _____. KITCHEN CEILING LIGHTS ARE AND UNDER CABINET LIGHTS ARE
- LAUNDRY CLOSET AND PANTRY CLOSET LIGHTS ARE TO BE FLUORESCENT.
- 6. USE INCANDESCENT DIMMERS ON ALL OTHER CEILING CHANDELIER'S AND WALL LIGHTS. GARAGE LIGHTS ARE TO BE FLUORESCENT.
- 7. PRE-WIRE FOR VARIABLE SPEED CEILING FANS IN THE GREAT ROOM AND BEDROOMS.
- 8. WALL SWITCHES AND RECEPTACLES TO BE OFFSET 5" FROM TRIM NEXT TO ALL DOORS/WINDOWS. 9. OUTSIDE WALL LIGHTS TO BE CONTROLLED BE PHOTO
- CELLS WITH SWITCH OVERRIDES IN GARAGE. 10. PHONE AND RG-6 COAXIAL CABLE AS SHOWN ON SHEETS E.100. IN BEDROOMS BOTH SHOULD OCCUPY ONE FACEPLATE. RG-6 CABLE TO TERMINATE IN ATTIC FOR
- HOOKUPS TO ATTIC ANTENNA. 11. HOUSE TO BE WIRED FOR FUTURE AUDIO/VIDEO CONNECTION BETWEEN ENTERTAINMENT WALL WHERE
- WALL PHONE IS INDICATED. 12. FRONT DOOR BELL THROUGH WALL. 13. INSTALL ALL WALL SCONCES AT 6' FROM FLOOR. 14. INSTALL WHITE DESIGNER STYLE FOR ALL ALL
- (CONTROLLERS FROM ____ 15. WIRE FOR SECURITY SYSTEM AND REMOTE PHONE/INTERNET ACCESS.

SWITCHES AND RECEPTACLES.

PLUMBING NOTES

- 1. USE PVC AND PEX TUBING FOR PLUMBING. 2. USE WATER-HAMMER PRECAUTIONS WHERE
- **NECESSARY** 3. USE 3/4" FOR MAIN SUPPLY LINES AND 1/2" FOR BRANCH LINES.
- 4. USE QUARTER TURN VALVES.
- 5. USE ANGLE-STOPS AT SINKS AND TOILETS.
- 6. KITCHEN AND WALL SINKS, AND WASHER SUPPLY LINES TO BE IN WALL.
- 7. SINGLE HANDLE SHOWER VALVES CONTROLLING VOLUME AND TEMPERATURE TO BE INSTALLED.
- 8. INSTALL SHOWER ELBOWS AT ____ IN HEIGHT 9. INSTALL HOSE SPIGOT WITH ONE IN FRONT AND ONE IN REAR OF HOUSE.
- 10. USE 4" SOIL STACKS AND 4" TOILET BENDS WITH CLEANOUTS IN BASEMENT SPACE HORIZONTAL RUNS, SEE
- S.100 FOR DETAILS. 11. USE FLEX GAS PIPE FOR FURNACE, , GAS RANGE, GAS DRYER, AND GAS BARBECUE STUB -OUT, SEE A.200 FOR DETAILED LOCATION.
- 12. USE AN IN-DIRECT WATER HEATER. 13. INSTALL CIRCULATING HOT WATER SUPPLY SYSTEM
- LINE ON TIMER. 14. PROVIDE FLOOR DRAIN IN MECHANICAL ROOM PER SHEET S.100.
- 15. PROVIDE WELL PUMP, 50 GAL WATER PRESSURE TANK, AND CONTROLS. 16. PROVIDE IN-LINE WATER FILTER.

EXTERIOR MATERIAL NOTES

1. SEE SHEETS A.500 AND A.550 FOR DETAILS. 2. THE DESCRIPTION AND SPECIFICATIONS SHEET INDICATING THE SPECIFIC COLOR OF ALL EXTERIOR FINISHES AND MATERIALS AND ROOFING MATERIALS WILL BE PROVIDED TO THE ARCHITECTURAL CONTROL COMMITTEE BY THE OWNER AND NOT FINAL DRAFT STUDIO AS A DEFERRED SUBMITTAL PRIOR TO FINISH

3. EXTERIOR CULTERED STONE MATERAIL BY BORAL AND IS PRO-FIT LEDGESTONE IN GRAY

CABINET NOTES

1. ALL CABINETS T.B.D.

WORK BEING PERFORMED.

2. CABINET DESIGN T.B.D. 3. ALL CABINET COUNTERTOP ARE TO BE SOLID SURFACES EXCEPT GRANITE WITH SOLID EDGE IN KITCHEN AND

MASTER BATH WITH GRANITE OR QUATZ MATERIAL

WINDOW NOTES

1. ALL WINDOWS ARE TO BE ANDERSON --- SERIES (TBD) OR EQUIVALENT.

- 2. ALL WINDOWS TO BE ENERGY STAR LOW-E RATED, DOUBLE PAIN ARGON FILLED (STANDARD). 3. ALL WINDOWS TO BE ALUMINUM EXTERIOR CLAD WITH COLOR OF EXTERIOR COLOR FINISH TO BE BLACK AS
- SELECTED BY OWNER. 4. ALL OPERABLE WINDOWS TO HAVE SCREENS. 5. ALL WINDOWS TO COME PRE-PRIMERED WHITE. 6. ALL OPERABLE WINDOWS HARDWARE TO BE ---

CASEMENT NOTES

1. 1X6 BASE AND 1X3 CASING TO BE USED. 2. CROWN MODELING IN BEDROOMS.

COLOR/FINISH AS SELECTED BY OWNER.

HVAC NOTES

1. INSULATE ALL DUCT WORK WITH R6 MINIMUM WHERE REQUIRED FOR ENERGY CODE

2. ATTIC VENTILATION MUST MEET BLDG CODE/STANDARDS. ONE SQFT OF NET FREE VENTILATION AREA IS REQUIRE FOR EVERY 300 SQFT OF ATTIC AREA. SEE

ROOF PLAN A.700 FOR ROOF VENT DETAILS 3. 1ST FLOOR AND BASEMENT HEATING/COOLING TO BE CONDITIONED BY FORCED AIR FURNACE SYSTEM WHICH NEEDS TO HAVE AN EF RATING OF .89 OR HIGHER. THIS SYSTEM TO HAVE A CENTRAL AIR COOLING SYSTEM WITH A WHOLE-HOME HUMIDIFIER BUILT IN.

95% EFFICIENCY NATURAL PROPANE/NATURAL GAS ON-DEMAND HOT-WATER HEATER W/THRU-THE-WALL INTAKE AND EXHAUST. 5. KITCHEN HOOD EXHAUST SHALL BE SELECTED BY OWNER. SEE SHEET A.200 FOR DETAILS.

ROOF NOTES

1. USE GRACE ICE AND WATER SHIELD FOR MOISTURE PROTECTION ON VALLEY ALL ROOF AREAS. 2. USE 30 YEAR FIBERGLASS REINFORCED ASPHALT SHINGLES (T.B.D. BY OWNER), OWNER/CONTRACTOR TO PROVIDE SAMPLES TO HOA.

INSULATION NOTES

- 1. INSULATE ALL BEDROOM ROOM #2, INTERIOR WALLS & EXTERIORS WALLS, ALL GARAGE WALLS, PERIMETER OF FLOORS, AND ROOF.
- 2. WALLS INSULATION = R19 FORMALDEHYDE FREE BATT INSULATION. 3. ROOF INSULATION = R50 FORMALDEHYDE FREE
- BLOWN-IN CELLULOSE INSULATION. 4. RIM BOARD INSULATION = R30 FORMALDEHYDE FREE **BATT INSULATION**

FOUNDATION NOTES

1. FOR CONCRETE AND FOUNDATION SPECIFICATIONS AND DETAILS SEE SHEET S.100.

2. DRIVEWAY MAY NOT HAVE A GRADE OF LESS THAN ---

EXTERIOR AND INTERIOR DOOR NOTES

1. OWNER TO SELECT ALL EXTERIOR AND INTERIOR DOOR STYLES.

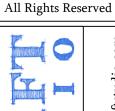
2. THE 3068 EXTERIOR DOORS IN MASTER BEDROOM SHALL BE GLASS DOORS.

FLOOR FINISH MATERIAL NOTES

1. BEDROOM #1 AND BEDROOM #2 SHALL HAVE KARASTAN CARPET IN MINERAL BROWN, NUMBER K8889/9789 2. BEDROOM #3, MASTER BEDROOM, MASTER CLOSET SHALL HAVE PHILADELPHIA COMMERCIAL, BLINK WARP IT VELVET 00540 (CARPET SQUARES).

3. ALL BATHROOMS SHALL HAVE RAPTURE BRAND TILE IN MYSTICAL.

4. ALL OTHER FLOORING WILL BE MOHAWK SOLIDTECH GRANDWOOD LUXURY VINYL PLANK IN CASTLE ROCK.



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A.050**COVER**

SHEET