

GENERAL NOTES

1. THESE PLANS WERE DESIGNED TO CONFORM WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE NATIONAL ELECTRIC CODE. DUE TO CONTINUOUS CHANGES IN BOTH LOCAL AND NATIONAL BUILDING CODES, ACCOMODATING ALL BUILDING RESTRICTIONS IS IMPOSSIBLE. THEREFORE, THESE PLANS ARE SUBJECT TO LOCAL REQUIREMENTS AND INTERPRETATIONS. IT BECOMES THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THESE PLANS COMPLY TO LOCAL CODE REQUIREMENTS.
2. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS. BECAUSE HERITAGE HOMES OF NEBRASKA, INC. CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR. IT IS THE OBLIGATION OF THE BUILDER TO VERIFY THE ACCURACY OF ALL DETAILS, DIMENSIONS, AND BE PERSONALLY RESPONSIBLE FOR THEM.
3. THE PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, AND ENGINEERING HAVE BEEN DEVELOPED BY HERITAGE HOMES OF NEBRASKA, INC. SOLELY FOR ITS USE IN PREPARING AND SUBMITTING CONSTRUCTION CONTRACTS. HERITAGE HOMES OF NEBRASKA, INC. MAKES NO WARRANTY OF ANY KIND, LIABILITY, OR RESPONSIBILITY WHATSOEVER FOR THE PROPERIETY, EFFICACY, OR FITNESS OF SUCH WORK WHEN USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE, EXCEPT WHEN COVERED BY HERITAGE HOMES OF NEBRASKA, INC. WARRANTIES ACCOMPANYING ITS OWN CONTRACTS.

BUILDING CODES

WOOD FRAME - UNPROTECTED
USE GROUP - SINGLE FAMILY
MIN. FIRE SEPARATION ≤ 5FT

8 CCR 1302-14 ADMIN. RULES	2021 IWUIC W/ AMENDMENTS
2018 IRC	2021 IRC
2018 IMC	2021 IMC
2018 IPC	2021 IPC
2023 NEC	2023 NEC
2015 IECC	2021 IECC

COLORADO ROUTT COUNTY

DESIGN LOADS

ROOF LIVE LOAD (Pg)	80	PSF
FLOOR LIVE LOAD	40.0	PSF
WIND LOAD (VULT)	115.0	MPH
EXPOSURE	C	
SEISMIC	B	

INDEX

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S2.1 CROSS SECTION

SQ. FOOTAGE

1ST FLOOR	1455	SQ FT.
2ND FLOOR	NA	SQ FT.
BASEMENT	NA	SQ FT.
TOTAL	1455	SQ FT.
GARAGE	430	SQ FT.

FRAMINGS SPECS.

1ST FLOOR WALLS	2X6
2ND FLOOR WALLS	NA
FOUNDATION WALLS	8"
1ST FLOOR HEIGHT	VARIES
2ND FLOOR HEIGHT	NA
FOUNDATION HEIGHT	4'

JOB STATUS

	DATE	DWN BY
PA		
A	9/13/24	IL
CO1	10/1/2024	IL
CO2		
CO3		
CO4		
CO5		
CO6		
CO7		

ELEVATION

1. ALL PORCHES, DECKS AND GARAGES ARE THE RESPONSIBILITY OF AN ON-SITE CONTRACTOR.
2. CONTINUOUS RIDGE AND SOFFIT VENTS ARE STANDARD.
3. VENT PIPES AND FLUES ARE TO BE EXTENDED THROUGH DORMERS AND GARAGE ROOFS BY ON-SITE CONTRACTOR.
4. ALL FINISHED GRADE LINES ON DRAWINGS ARE APPROXIMATE. FINAL GRADE MAY VARY.

FLOOR PLAN

1. EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING.
2. ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY AN ON-SITE CONTRACTOR.
3. 5/8" TYPE-X DRYWALL ON GARAGE SIDE OF ANY ADJOINING WALL.
4. GROUT FOR FLOOR TILE SUPPLIED BY HERITAGE HOMES OF NEBRASKA, INC., BUT APPLIED BY ON-SITE CONTRACTOR.

MECHANICAL/ELECTRICAL/PLUMBING

1. SWITCH, OUTLET, MECHANICAL, AND OTHER UTILITY LOCATIONS ARE APPROXIMATE.
2. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE ON-SITE PLUMBER HAS PROPERLY CHECKED AND TIGHTENED FITTINGS ON SUPPLY LINES, AND CONNECTIONS OF WASTE LINE FITTINGS PRIOR TO TURNING ON WATER.
3. INSTALL DRYER VENT MATERIAL ONSITE PER M1501.
4. 1/2" SUPPLY DROPS PROVIDED AT EACH FIXTURE. MINIMUM 3/4" DISTRIBUTION LINE REQUIRED BY ON-SITE CONTRACTOR.
5. ALL ELECTRICAL WORK IN BASEMENT DONE BY AN ON-SITE CONTRACTOR.
6. GROUND FAULT AND ARC FAULT PROTECTION PER NATIONAL ELECTRICAL CODE.
7. KITCHEN SMALL APPLIANCE CIRCUITS TO BE GFCI PROTECTED.
8. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SO THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PRIVATE GARAGES IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
9. FURNACE, BOILERS, WATER HEATERS, AND DUCTING ALL DESIGNED, PROVIDED, AND INSTALLED ON-SITE BY OTHERS UNLESS NOTED OTHERWISE.
10. ALL TUBS, TUBS/SHOWERS, AND SHOWERS ARE EQUIPPED WITH ANTI-SCALD 120 DEGREE MAX. MIXING VALVES.
11. COMPLETION OF THERMAL ENVELOPE RESPONSIBILITY OF ON-SITE CONTRACTOR.

FOUNDATION

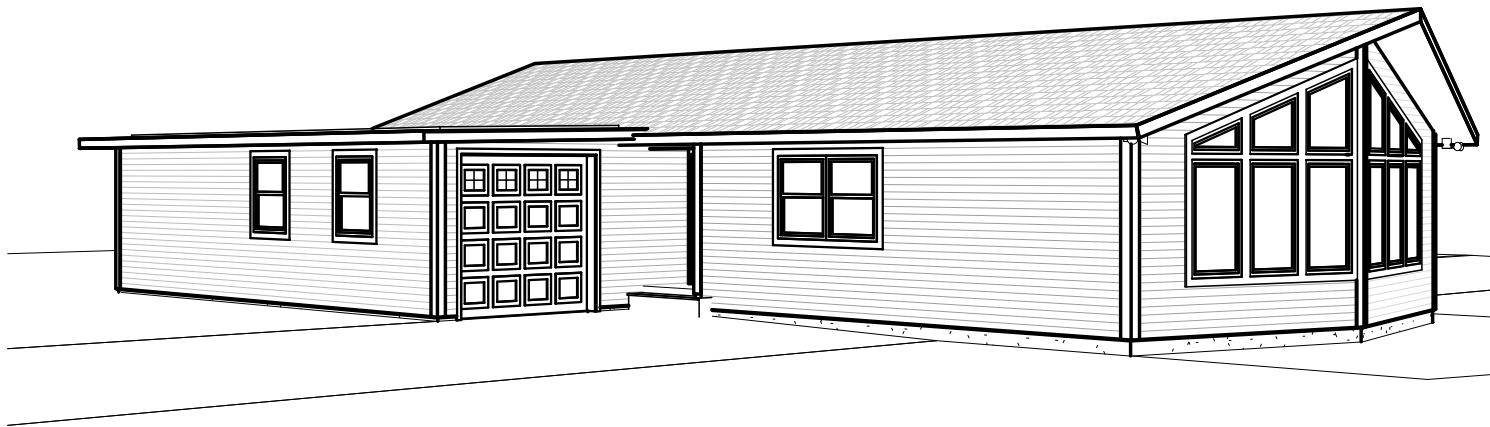
1. THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR.
3. FOUNDATION WALLS INSULATED TO MIN. R-10, EXCEPT FOR A CRAWL SPACE, UNLESS NOTED OTHERWISE.
4. INSULATE FLOOR SYSTEM TO R-30 WHEN ON A CRAWL SPACE UNLESS NOTED OTHERWISE.
5. FOR CRAWL SPACE FOUNDATIONS, INSTALL FOUNDATION VENTS TO PROVIDE VENTING PER INTERNATIONAL RESIDENTIAL CODE.
6. IN BASEMENT GARAGES, 5/8" TYPE-X DRYWALL IS REQUIRED ON WALLS AND CEILINGS WITH MINIMUM R-19 INSULATION IN CEILING UNLESS NOTED OTHERWISE.
7. IN BASEMENT GARAGES, STEEL BEAMS MUST BE PROTECTED BY MINIMUM 1/2" DRYWALL.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
LIGHTS		FANS		PLUG-IN OUTLETS	
	STANDARD LIGHT CFL LAMPS		CEILING FAN W/ LIGHT (2 SWITCHES PROVIDED) CFL LAMPS		110V OUTLET
	PULL-CHAIN LIGHT CFL LAMPS		CEILING FAN W/O LIGHT (1 SWITCH PROVIDED)		110V GFCI PROTECTED OUTLET
	6" LED SURFACE MOUNT LIGHT				110V WEATHER PROOF GFCI OUTLET
	4" LED SURFACE MOUNT LIGHT		BATHFAN W/ LIGHT MIN. 50 CFM - CFL LAMP		110V SWITCHED OUTLET
	6" EYEBALL RECESSED LIGHT LED LAMPS				110V 4-PLEX OUTLET
	6" RECESSED LIGHT LED LAMPS		EXHAUST FAN MIN. 50 CFM		110V FLOOR OUTLET
	4" RECESSED LIGHT LED LAMPS		ROUGH-IN ONLY CEILING FAN (2 SWITCHES PROVIDED)		220V OUTLET
	PENDANT LIGHT CFL LAMPS	SWITCHES		MISC.	
	CANISTER LIGHT				SMOKE/CO DETECTOR
	KITCHEN/DINING ROOM CHANDELIER - CFL LAMPS	S	SINGLE SWITCH		SMOKE DETECTOR
	STAIR CHANDELIER CFL LAMPS	S3	3-WAY SWITCH		THERMOSTAT
	CANTILEVER CHANDELIER CFL LAMPS	S4	4-WAY SWITCH		DOOR BELL CHIME
	LED UNDER CABINET LIGHT	SD	DIMMER SWITCH		ICE MAKER BOX
	4' TRACK LIGHTING CFL LAMPS	S3D	3-WAY DIMMER SWITCH		CAPPED HALF-WALL
	SCONCE LIGHT CFL LAMPS	ST	TIMER SWITCH		INSULATED WALL
	FLOOD LIGHT	SSS	TRI-PLEX SWITCH		TOWEL BAR
	ROUGH-IN ONLY LIGHT	S	CEILING FAN SWITCH		RECESSED MEDICINE CABINET
T.V. & PHONE OUTLETS		H.V.A.C.			WINDOW WHICH MEETS EGRESS REQUIREMENTS
	PULL WIRE		SINGLE RETURN AIR VENT		SAFETY GLASS
	TV WIRE		DOUBLE RETURN AIR VENT		OPENING CONTROL DEVICE
	PHONE WIRE		TOE KICK REGISTER		BRACED WALL PANEL (WSP) 48" TYP. UNO
	TV/PHONE WIRE		4X10 FLOOR REGISTER		BRACED WALL PANEL (GB) 96" TYP. UNO
	SPEAKER WIRE		2X12 FLOOR REGISTER		
			WALL STACK		



HERITAGE HOMES
OF NEBRASKA, INC.



HERITAGE
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HERITAGE HOMES BUILDER

FAIR & SQUARE CONSTRUCTION

BUILDER LOCATION

STEAMBOAT SPRINGS, CO

DESIGNED FOR

DOUG FINNEY

NEW HOME LOCATION

MILNER, CO

PLAN RETURN NOTICE & SIGNATURES

(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER

APPROVED AS FINAL BUILD PLAN

WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.

BUILDER SIGNATURE

DATE

CUSTOMER SIGNATURE

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7929

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10/1/24

SHEET NO.

A0.1

WINDOW SCHEDULE																
#	QUANTITY	MNFR.	MNFR. #	R.O. SIZE	EGRESS	S.G.	O.C.D.	U-VALUE	S.H.G.C.	LIGHT	VENT	TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
1	1	GERKIN	SH4260	42" x 60"	Yes	No	No	0.30	.22	13.3900	6.84	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
2	1	GERKIN	SH3636	36" x 36"	No	No	No	0.30	.22	6.1000	2.81	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
3	1	GERKIN	P7280	72" x 80"				0.30	0.23	32.5228	15.8900	PATIO DOOR	(3) SPF #2 2X6	(1)(1)	45 PSF	
4	6	GERKIN	CF3660	36" x 60"	No	<varies>	No	0.27	0.19	10.9600	0.0000	FIXED	(3) SPF #2 2X6	(1) (1)	75 PSF	
5	1	GERKIN	TSH7248	72" x 48"	No	No	No	0.30	.22	17.3000	8.16	TWIN SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
6	1	GERKIN	TSH7260	72" x 60"	Yes	No	No	0.30	.22	22.4000	11.44	TWIN SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
7	2	GERKIN	TRAP3618.46875	36" x 18.46875"	No	No	No	0.30	0.22	1.0833	0.0000	FIXED	(3) SPF #2 2X6	(1) (1)	X PSF	
8	2	GERKIN	TRAP3632.140625	36" x 32.140625"	No	No	No	0.30	0.22	3.8366	0.0000	FIXED	(3) SPF #2 2X6	(1) (1)	X PSF	
9	2	GERKIN	TRAP3645.8125	36" x 45.8125"	No	No	No	0.30	0.22	6.5900	0.0000	FIXED	(3) SPF #2 2X6	(1) (1)	X PSF	
10	1	GERKIN	SH2436	24" x 36"	No	Yes	No	0.30	.22	3.7100	1.7	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
11	2	GERKIN	SH3648	36" x 48"	No	No	No	0.30	.22	8.6500	4.08	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	SHIP LOOSE

EXTERIOR DOOR SCHEDULE																				
#	MNFR.	MNFR. #	R.O.	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	DEADBOLT	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	U-VALUE	SHGC	DOOR TYPE	GLAZING SQFT./TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
ED1	THERMA TRU	S206-LE	38.5" X 82"	LEFT	1	3' - 0"	6' - 8"	7 3/8"	No	HAWTHORNE	HANDLE SET (DB INCLUDED)	BRUSHED NICKEL	0.22	0.09	ENTRY	5.5	(3) SPF #2 2X6	(1)(1)	65 PSF	WITH EXTERIOR TRIM
ED2	THERMA TRU	210HD	34.5" X 82"	LEFT	1	2' - 8"	6' - 8"	7 3/8"	No	TUSTIN	LEVER	BRUSHED NICKEL	0.14	0.01	ENTRY	0.0	(3) SPF #2 2X6	(1)(1)	65 PSF	20 MIN SELF CLOSING STEEL DOOR
ED3				LEFT	1	2' - 6"	6' - 8"		No											O.S.B.O.

INTERIOR DOOR SCHEDULE												
#	MNFR	MNFR#	R.O. SIZE	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	NOTES
ID1	BAYER BUILT	OAK FLUSH	32" x 82.5"	LEFT	1	2' - 6"	6' - 8"	9 1/4"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID2	BAYER BUILT	OAK FLUSH	32" x 82.5"	LEFT	1	2' - 6"	6' - 8"	4 9/16"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID3	BAYER BUILT	OAK FLUSH	34" x 82.5"	RIGHT	1	2' - 8"	6' - 8"	9 1/4"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID4	BAYER BUILT	OAK FLUSH	30" x 82.5"	RIGHT	2	2' - 4"	6' - 8"	4 9/16"	TUSTIN	PRIVACY	BRUSHED NICKEL	
ID5	BAYER BUILT	OAK FLUSH	30" x 82.5"	RIGHT	1	2' - 4"	6' - 8"	4 9/16"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID6	BAYER BUILT	OAK FLUSH	26" x 82.5"	LEFT	1	2' - 0"	6' - 8"	9 1/4"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID7	BAYER BUILT	OAK FLUSH	20" x 82.5"	LEFT	1	1' - 6"	6' - 8"	4 9/16"	TUSTIN	PASSAGE	BRUSHED NICKEL	
ID8	BAYER BUILT	OAK FLUSH	74" x 82.5"	BI-FOLD	1	6' - 0"	6' - 8"	4 9/16"			BRUSHED NICKEL	
ID9	BAYER BUILT	OAK FLUSH	26" x 82.5"	RIGHT	1	2' - 0"	6' - 8"	4 9/16"	TUSTIN	PASSAGE	BRUSHED NICKEL	



HERITAGE HOMES BUILDER	FAIR & SQUARE CONSTRUCTION	BUILDER LOCATION	DESIGNED FOR	NEW HOME LOCATION
	STEAMBOAT SPRINGS, CO		DOUG FINNEY	MILNER, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

☐ REVISE & RESEND TO BUILDER
☐ APPROVED AS FINAL BUILD PLAN

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BUILDER SIGNATURE

CUSTOMER SIGNATURE

DATE

DATE

JOB NO.	7929
DATE REVISED	10/1/24
SHEET NO.	A0.2

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HERITAGE
HOMES

OF KANSAS, INC.

HERITAGE HOMES BUILDER

FAIR & SQUARE CONSTRUCTION

BUILDER LOCATION

STEAMBOAT SPRINGS, CO

DESIGNED FOR

DOUG FINNEY

NEW HOME LOCATION

MILNER, CO

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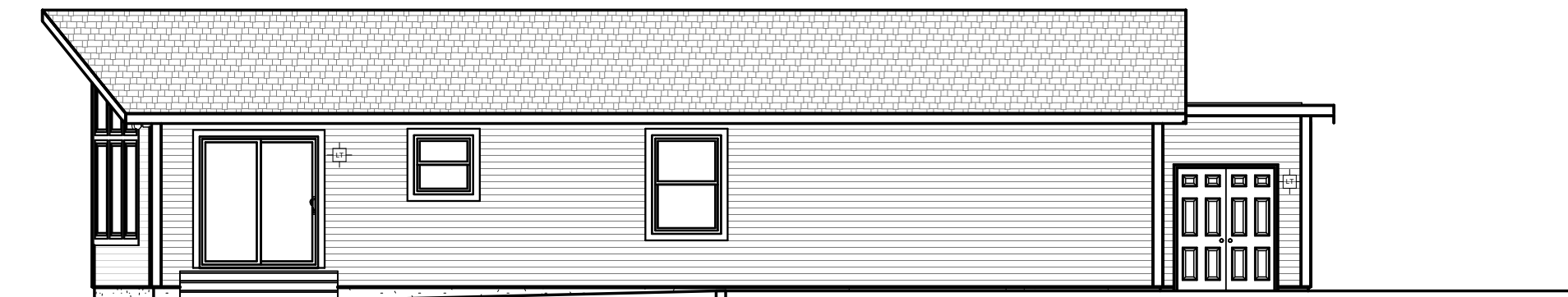
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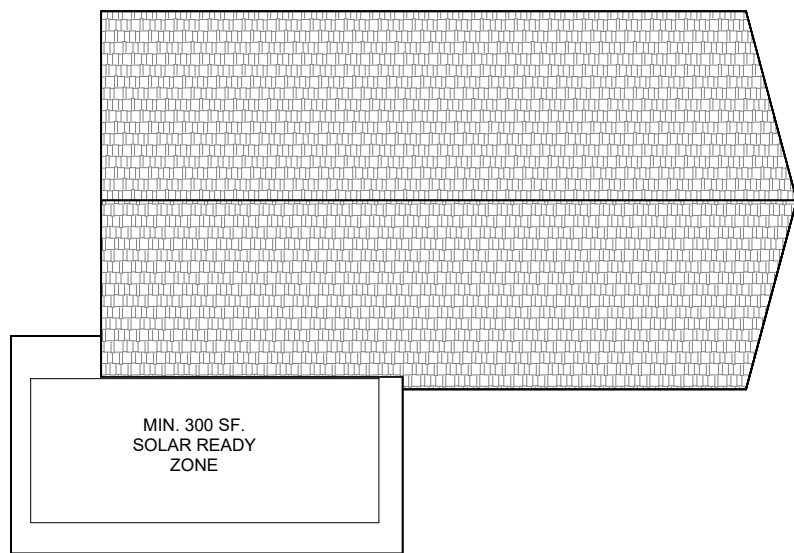
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A1.1



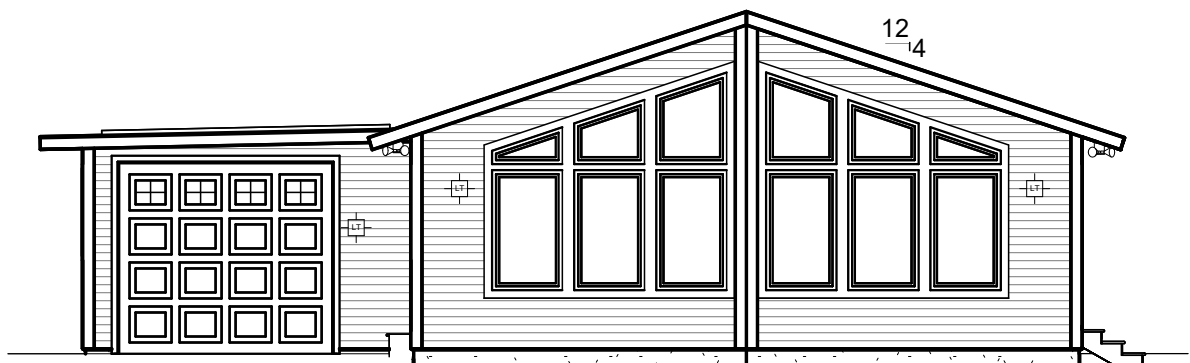
REAR ELEVATION
1/8" = 1'-0"



ROOF OVERVIEW
1/16" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

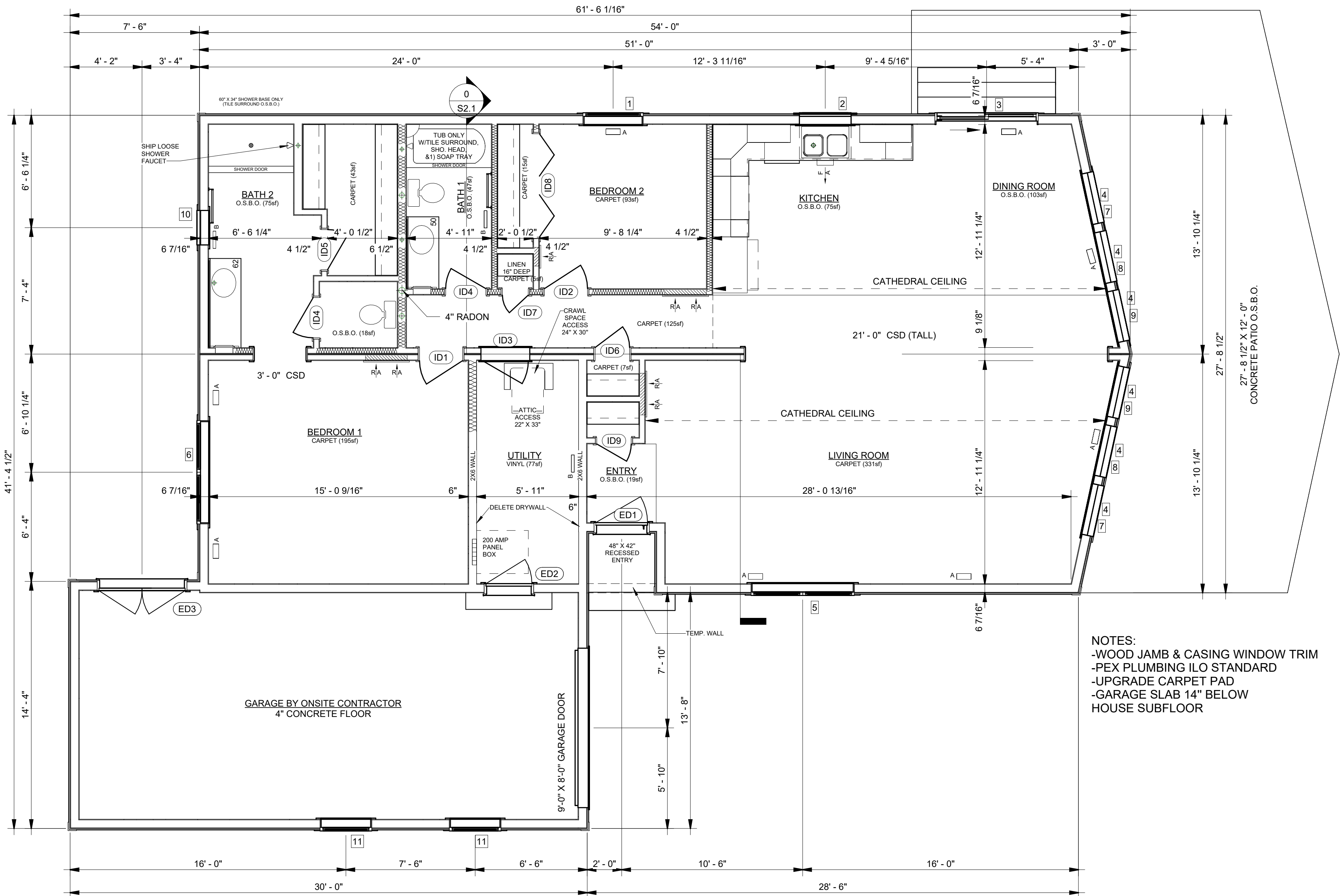
NORTHGATE IMPACT RESISTANT (I.R.) SHINGLES
19/32" O.S.B. SHEATHING
R-60 INSULATION
MEMBRANE ROOFING UNDERLAYMENT
(GRACE ICE & WATER SHIELD ENTIRE ROOF)

ON-SITE EPDM ROOFING ON GARAGE



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

VINYL SIDING & ACCESSORIES
3/4" FOAM INSULATION
VINYL WINDOWS W/1X4 WINDOW TRIM



NOTES:
-WOOD JAMB & CASING WINDOW TRIM
-PEX PLUMBING ILO STANDARD
-UPGRADE CARPET PAD
-GARAGE SLAB 14" BELOW
HOUSE SUBFLOOR



HERITAGE HOMES BUILDER
FAIR & SQUARE CONSTRUCTION
BUILDER LOCATION
STEAMBOAT SPRINGS, CO
DESIGNED FOR
DOUG FINNEY
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MILNER, CO

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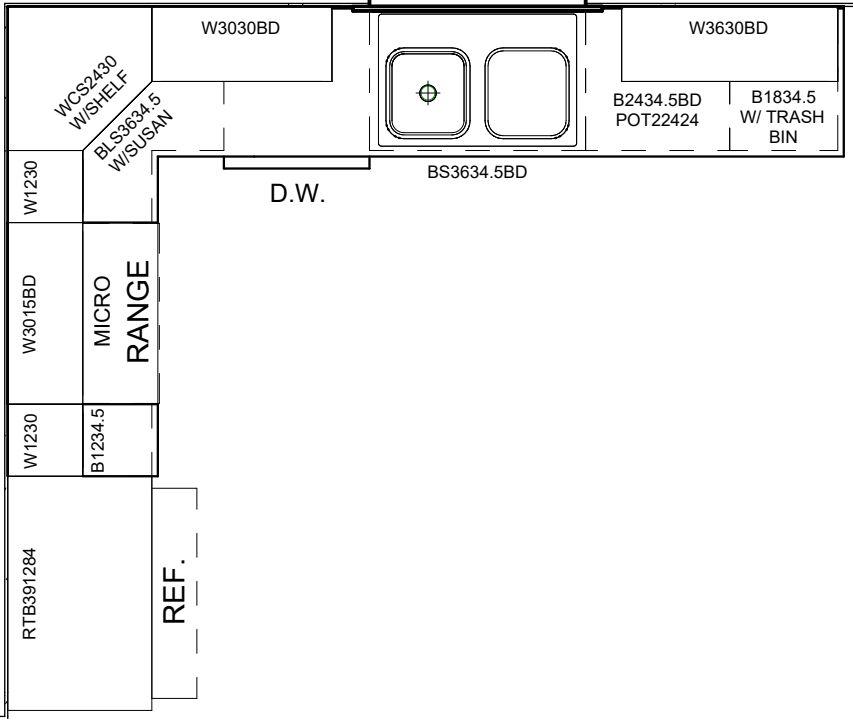
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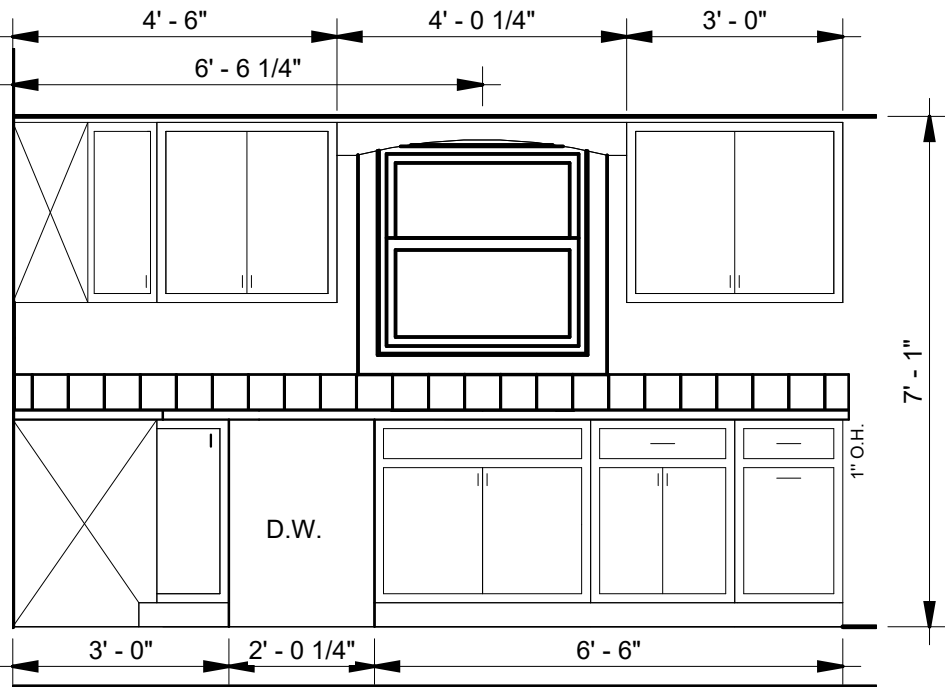


KITCHEN PERSPECTIVE

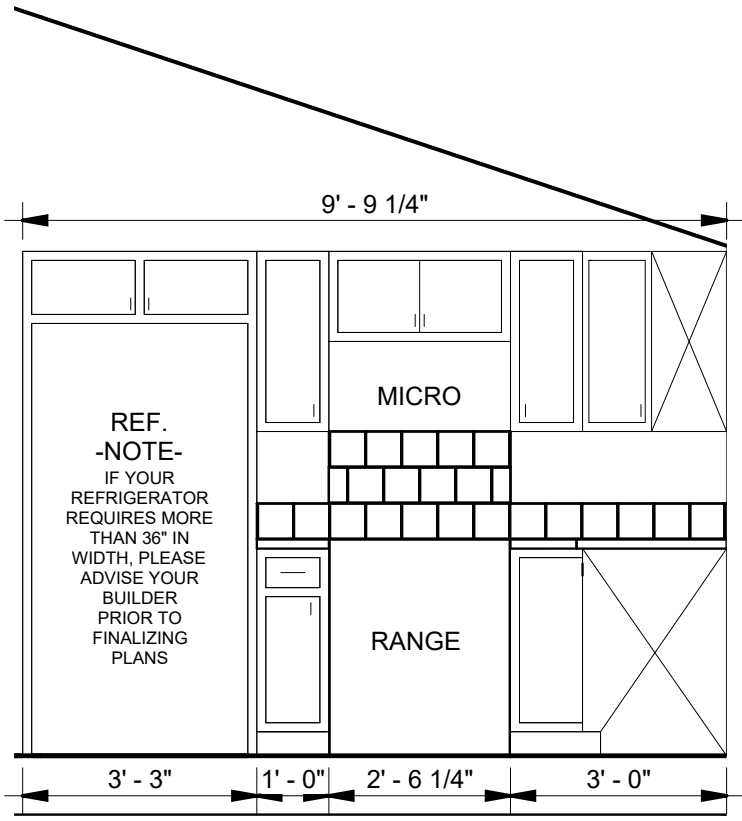
- KITCHEN NOTES:
- 3/4" SLAB CABINET DRAWER FRONTS
 - CRP10 CABINET DOORS
 - RED OAK KITCHEN CABINETS
 - LAMINATE COUNTER TOP
 - CERAMIC TILE BACKSPLASH
 - ARBOR SPOT RESIST STAINLESS KITCHEN FAUCET W/ PULL OUT SPRAY



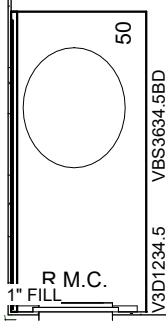
KITCHEN OVERVIEW
3/8" = 1'-0"



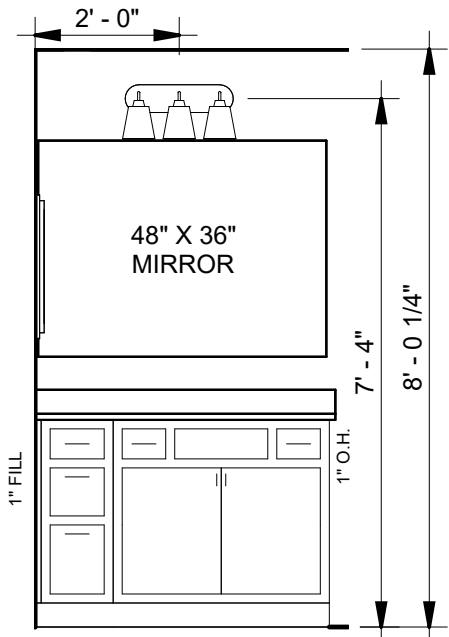
KITCHEN A
3/8" = 1'-0"



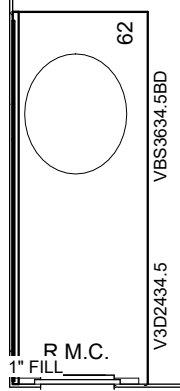
KITCHEN B
3/8" = 1'-0"



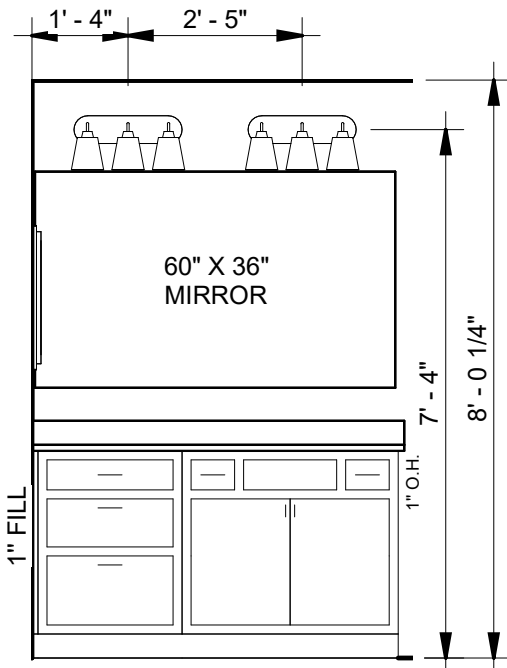
BATH 1 OVERVIEW
3/8" = 1'-0"



BATH 1
3/8" = 1'-0"



BATH 2 OVERVIEW
3/8" = 1'-0"



BATH 2
3/8" = 1'-0"

- BATHROOM NOTES:
- COMPOSITE VANITY TOP - BATH 1 & BATH 2
 - CRP10 CABINET DOORS
 - 3/4" SLAB CABINET DRAWER FRONTS
 - RED OAK VANITIES



HERITAGE HOMES BUILDER
FAIR & SQUARE CONSTRUCTION
STEAMBOAT SPRINGS, CO
DOUG FINNEY
MILNER, CO

BUILDER LOCATION
DESIGNED FOR
NEW HOME LOCATION

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A3.1



HERITAGE HOMES BUILDER
FAIR & SQUARE CONSTRUCTION
BUILDER LOCATION
STEAMBOAT SPRINGS, CO
DESIGNED FOR
DOUG FINNEY
NEW HOME LOCATION
MILNER, CO

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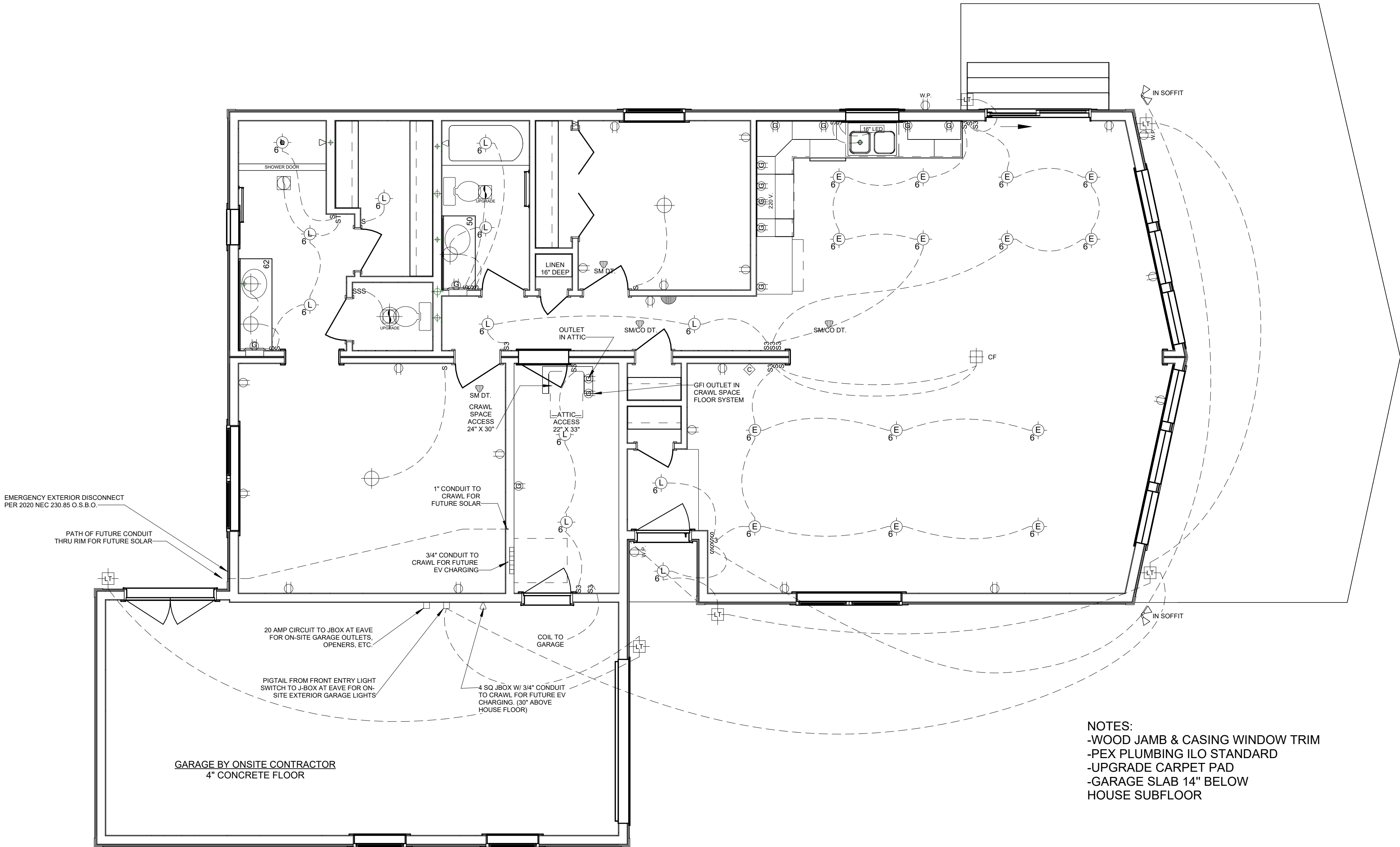
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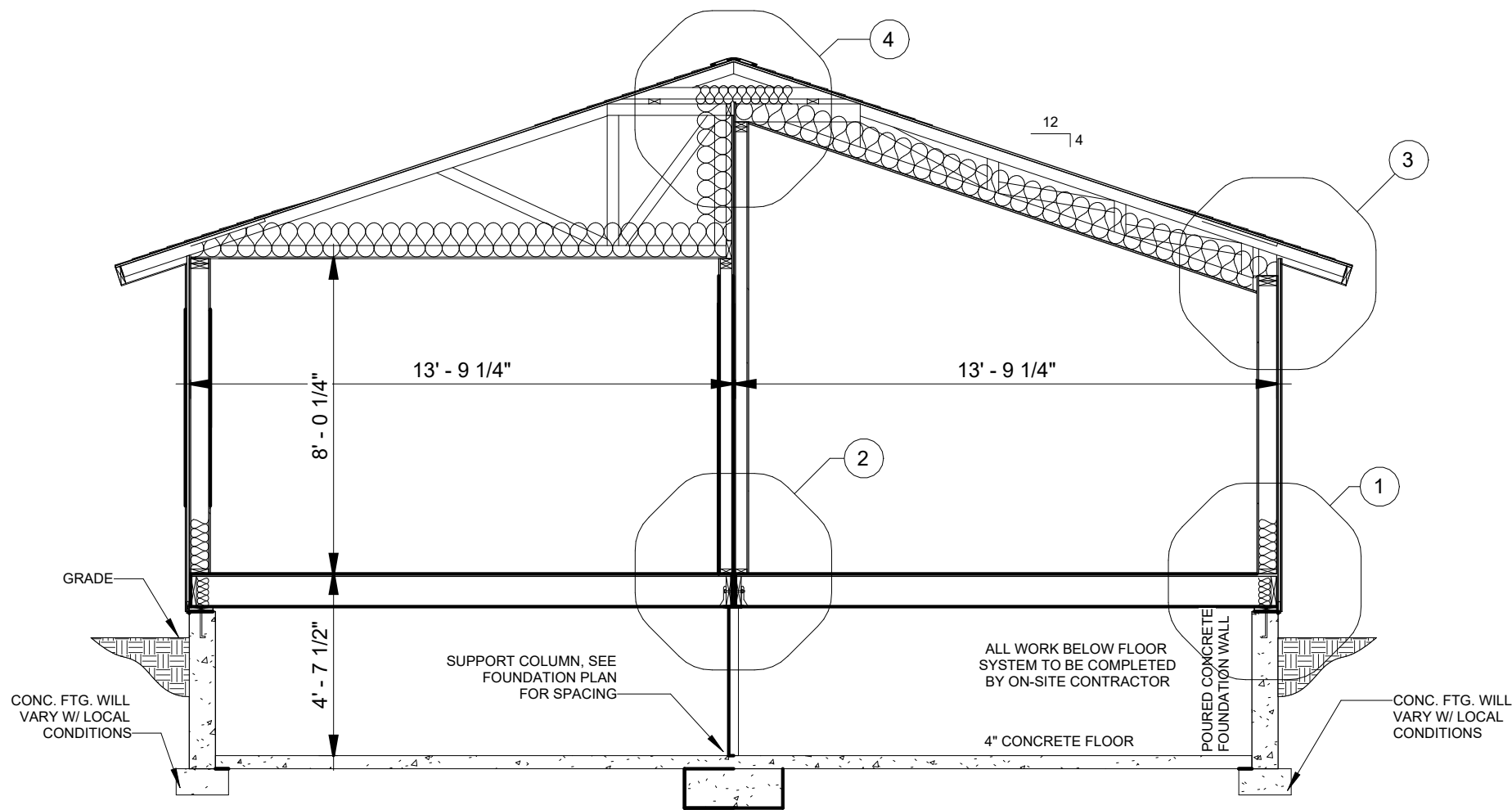
E1.1

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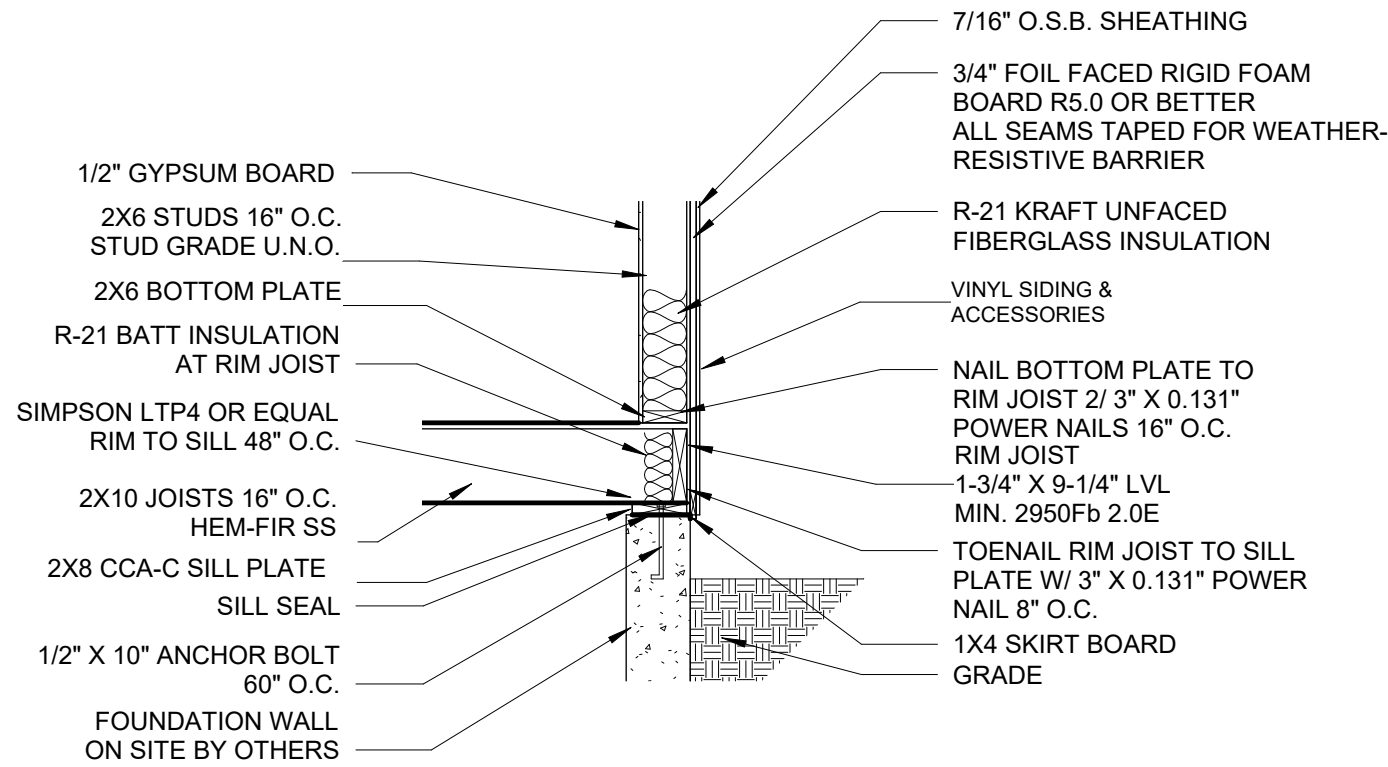


NOTES:
-WOOD JAMB & CASING WINDOW TRIM
-PEX PLUMBING ILO STANDARD
-UPGRADE CARPET PAD
-GARAGE SLAB 14" BELOW HOUSE SUBFLOOR

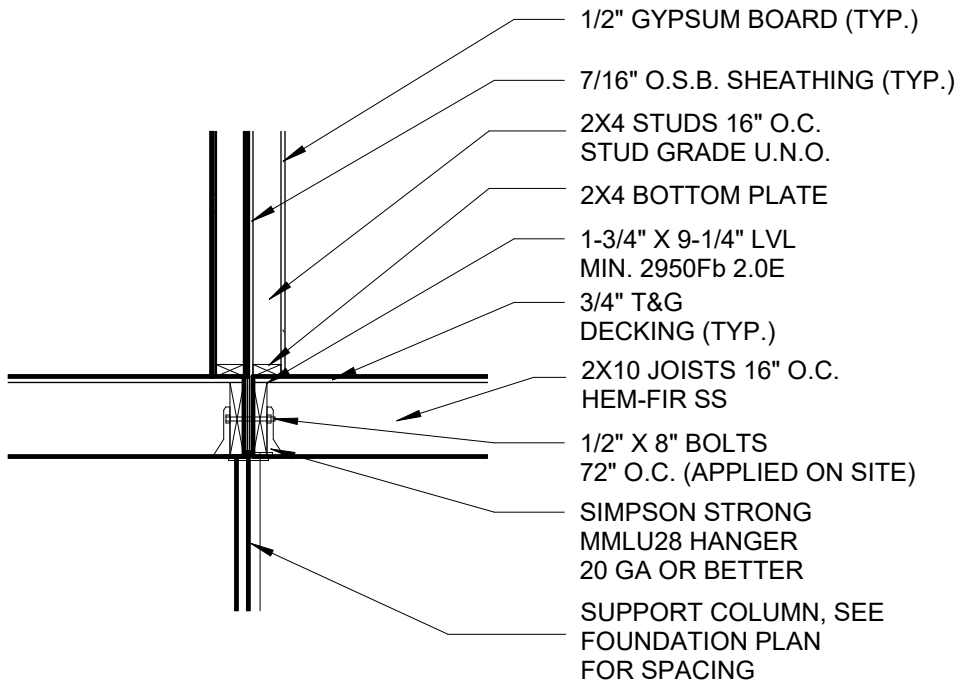
1ST FLOOR ELECTRICAL
1/4" = 1'-0"



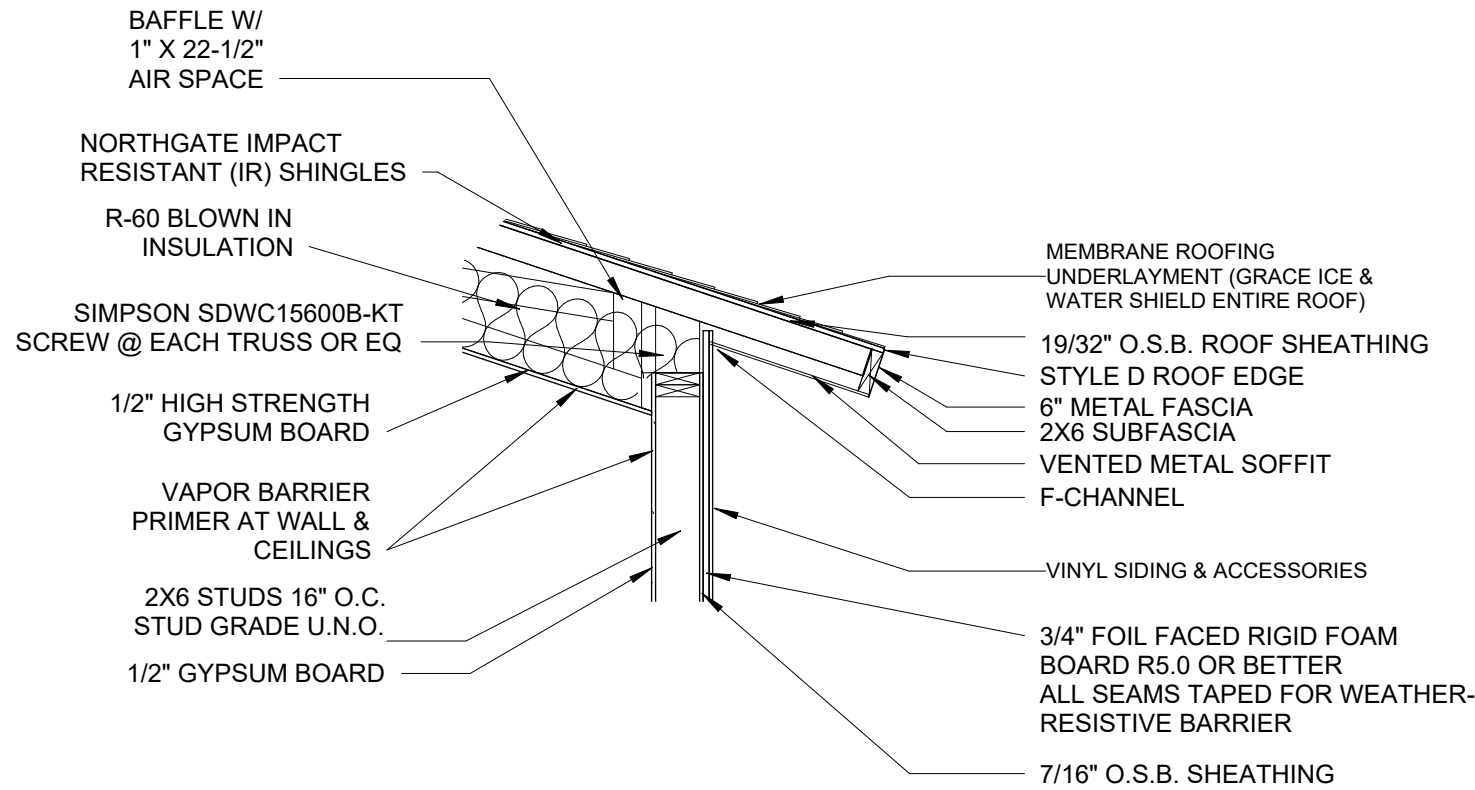
CROSS SECTION
1/4" = 1'-0"



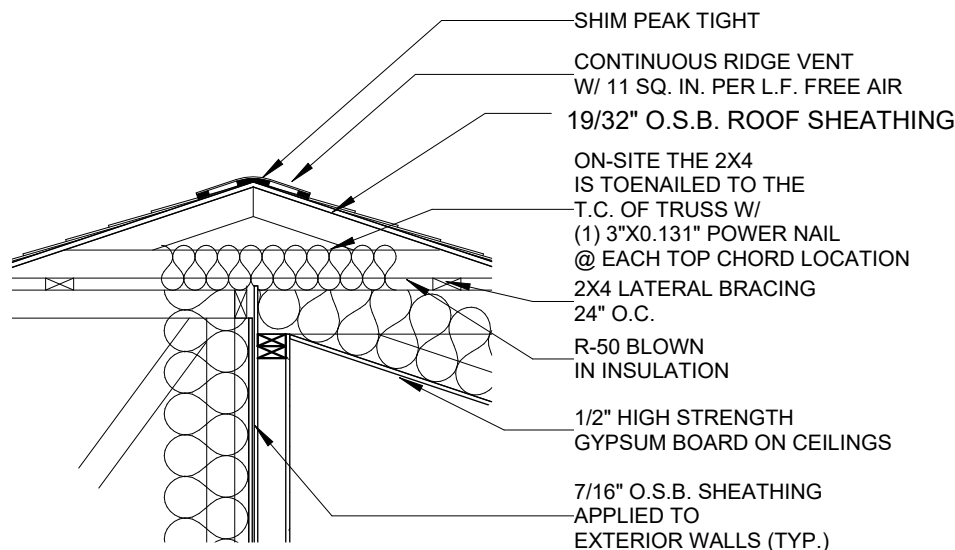
SILL DETAIL
1/2" = 1'-0"



2 - MATING WALL JOIST DETAIL
1/2" = 1'-0"



3 - TRUSS EAVE DETAIL
1/2" = 1'-0"



4 - RIDGE DETAIL
1/2" = 1'-0"



HERITAGE HOMES BUILDER

FAIR & SQUARE CONSTRUCTION

BUILDER LOCATION

STEAMBOAT SPRINGS, CO

DESIGNED FOR

DOUG FINNEY

NEW HOME LOCATION

MILNER, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER

APPROVED AS FINAL BUILD PLAN

WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.

BUILDER SIGNATURE

CUSTOMER SIGNATURE

DATE

DATE

JOB NO.

7929

DATE REVISED

10/1/24

SHEET NO.

S2.1

10/1/2024 2:59:04 PM