

SEIRRA VALLEY - 2 BEDROOM

VALENCY DR. LOVELAND CO 80537

PERSPECTIVE



PROJECT INFORMATION

GENERAL NOTES

BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL CODE ADOPTIONS AND AMENDMENTS

BUILDING TYPE: SINGLE FAMILY DETACHED

OCCUPANCY: R-3

CONSTRUCTION: TYPE V NON-RATED

SQUARE FOOTAGE (EXTERIOR WALLS INCLUDED)

FIRST FLOOR (GOSS SQ FT)	1,010 SF
CRAWL SPACE (GROSS SQ FT)	1,010 SF
FRONT PORCH	37 SF

SHEET INDEX	
Sheet #	Sheet Name
A1	COVER SHEET
A2	FOUNDATION PLAN
A3	FLOOR PLAN & ROOF PLAN
A4	ELEVATIONS
A5	SECTIONS AND DETAILS
A6	ELECTRICAL PLAN
S1	STRUCTURAL PLANS

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS GIVEN TO FACE OF STUDS UNLESS INDICATED OTHERWISE. 3-1/2" FRAME WALLS UNLESS OTHERWISE INDICATED ON PLANS.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- INSULATE PER THE FOLLOWING IN ACCORDANCE WITH 2012 IRC R316/N1102:
 - MIN R-19 IN ALL 2x6 EXTERIOR WALLS (**R-24 PROVIDED**)
 - MIN R-38 IN ALL ROOF AREAS (**R-49 PROVIDED**)
 - MIN R-21 JOIST SPACES ADJACENT TO UNHEATED AREAS (**R-24 PROVIDED**)
 - MIN 2-19 AGAINST CRAWSPACE WALLS (**R-19 PROVIDED**)
- ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ABOVE GRADE TO BE WEATHER STRIPPED.
- ALL TUB AND SHOWER ENCLOSURES TO HAVE 1/2" FIBER-CEMENT, OR GLASS-MAT GYPSUM BOARD PER BUILDER'S SPECIFICATIONS.
- PROVIDE GUTTERS AND DOWNSPOUTS WITH EXTENDERS. CONTRACTOR TO FIELD VERIFY LOCATION OF DOWNSPOUTS PRIOR TO INSTALLATION.
- GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4" DIAMETER CANNOT PASS THROUGH PER 2012 IRC R312.2
- ALL SMOKE DETECTORS TO BE INTERCONNECTED AND COMPLY WITH IRC R313. SMOKE DETECTORS SHALL BE LOCATED PER 2012 IRC R313.
- ALL WINDOWS PER ELEVATION. MANUFACTURER SELECTED BY BUILDER, WEATHER STRIPPED AND DOUBLE GLAZED. SLIDING GLASS DOORS TO BE TEMPERED GLASS. FENESTRATION U-FACTOR .35 MAX. (**.29 PROVIDED**)
- FLOOR AND ROOF TRUSS LAYOUT INDICATED IS FOR REFERENCE ONLY. COMPONENT SUPPLIER/FABRICATOR SHALL BE RESPONSIBLE FOR FINAL ENGINEERING AND COMPLIANCE WITH BUILDER'S WARRANTY SPECIFICATIONS AND CODE PERMITS.
- EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- SUMP PIT W/ MAINTENANCE ACCESS AND CORRESPONDING ELECTRICAL TO BE LOCATED AND PROVIDED BY BUILDER IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, IF REQUIRED.
- PROVIDE AN EXHAUST FAN IN BATHROOMS THAT DO NOT HAVE AN EXTERIOR OPENING. PER IRC M1507, TABLE 1507.3. DRYER VENTS INSTALLED PER IRC M1502.
- A SINGLE RISER WITH A 7 3/4" MAXIMUM HEIGHT, MEASURED FROM FINISHED FLOOR
- PROVIDE G.I. FLASHING AT ALL WINDOW AND DOOR HEADS, MATERIAL TRANSITIONS, ROOF TRANSITIONS, AND ROOF VALLEYS.
- ALL FOUNDATION WALLS SUBJECT TO DRAINAGE DETAILS (FOOTING DRAINS) AND DAMPPROOFING REQUIREMENTS PER THE FINAL SOILS REPORT.
- FRAMING CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL CABINETS AND CEILING FANS.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. MAX HEIGHT REDUCED TO 44" AT KITCHEN COUNTERTOP OR OTHER OBSTRUCTIONS 20" TO 25" IN DEPTH.
- WATER-RESISTANT GYPSUM PANELS SHALL BE INSTALLED AT WALLS AND CEILING SURROUNDING TUBS AND SHOWERS AND AS REQUIRED BY GOVERNING CODES.
- CONTRACTOR TO COORDINATE AND VERIFY ALL PLUMBING ROUGH-IN LOCATIONS. ALL PLUMBING WALL TO BE FRAMED WITH 2X6 STUDS.
- CONTRACTOR TO FIELD VERIFY FINAL LOCATION OF ELECTRICAL OUTLETS AND FIXTURES WITH BUILDER PRIOR TO ROUGH-IN. REFER TO ELECTRICAL PLANS.

PROJECT DIRECTORY



CLIENT:
HABITAT FOR HUMANITY
1154 2ND ST. SE
LOVELAND, CO 80537
PH: 970-622-9676



Structural Engineer:
CDS Engineering Corporation
165 2nd Street S.W.
CASTLE ROCK, CO 80104
PH: (970) 667-8010
CONTACT: rgreenwald@cds-eng.net

VICINITY MAP

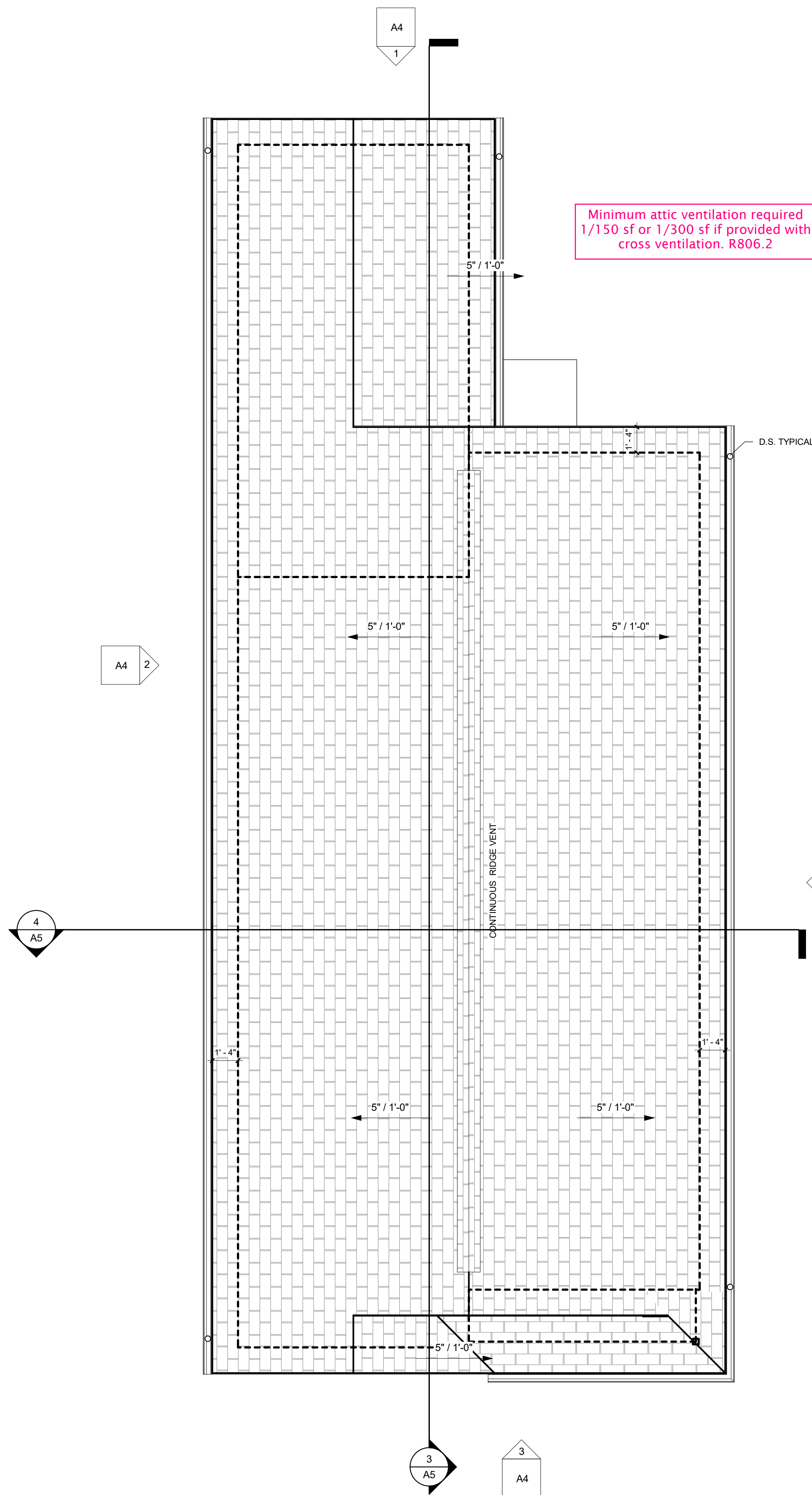


Permit # **BP-20-00836**
Reviewed for Code Compliance. Stamped
Plans Shall be on site for Inspections.
Subject to Field Inspections
Work Shall Comply with 2012 IRC, IECC,
and 2017 NEC

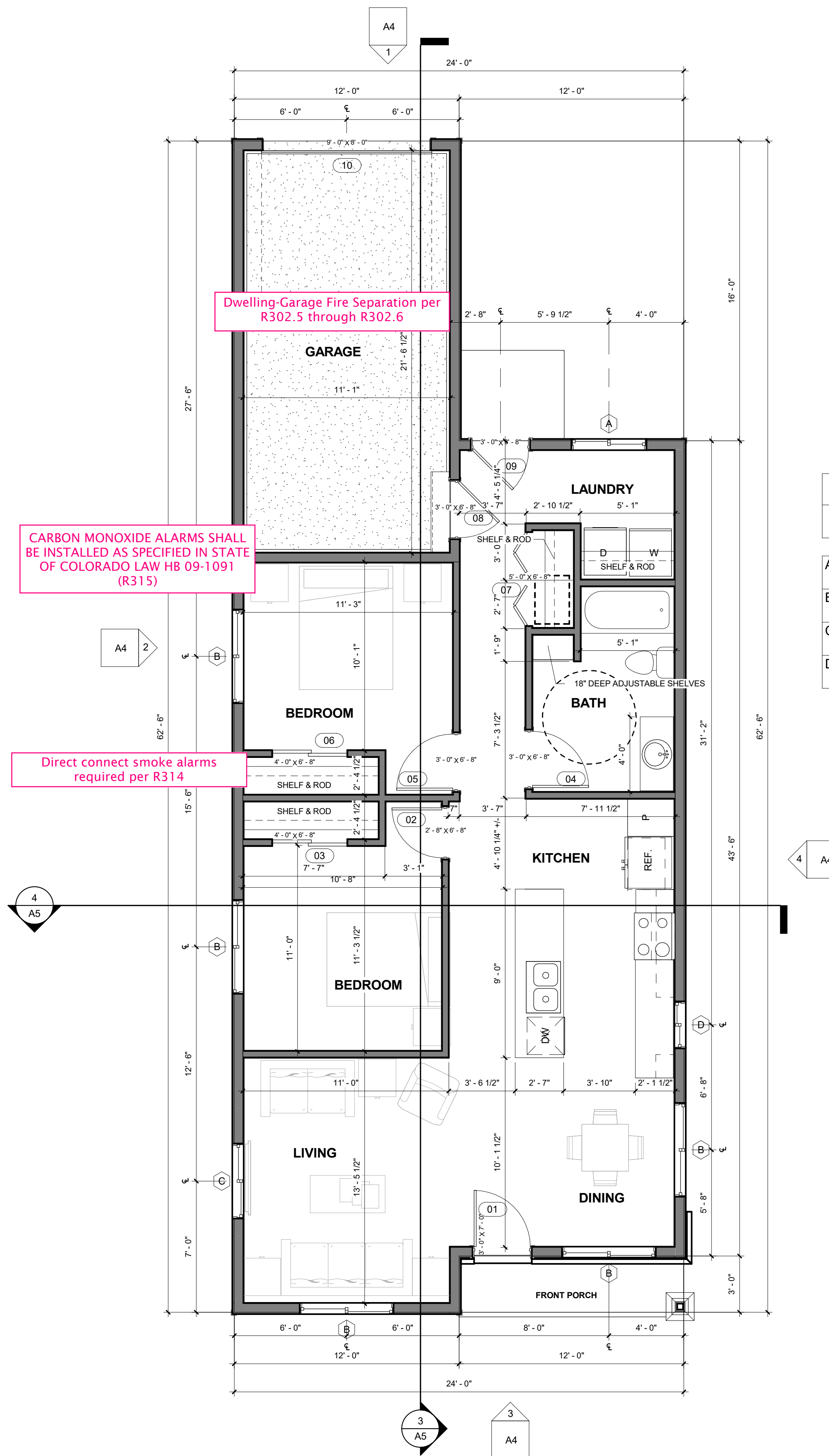


BUILDING SET
03.21.2017

SHEET **A1**



2 2 BEDROOM ROOF PLAN
1/4" = 1'-0"



1 2 BEDROOM FLOOR PLAN
1/4" = 1'-0"

PLUMBING NOTES

1. INSTALL PVC WASTE SYSTEM
2. INSTALL PEX WATER SUPPLY SYSTEM
3. INSTALL PVR PRESSURE RELIEVING VALVE
4. INSTALL DISHWASHER
5. INSTALL 2 EXTERNAL SILL COCKS
6. INSTALL 1 CRAWL SPACE STANDPIPE DRAIN (FOR FURNACE CONDENSATE PUMP)
7. KITCHEN SINK TO BE 8" EXTRA DEEP DOUBLE STAINLESS STEEL BOWL WITH DISPOSAL & STANDARD CHROME FAUCET WITH SPRAYER
8. ALL TOILETS SHALE BE MID RISE, LOW FLOW TOILET WITH SEAT, COLOR WHITE
9. TUB/SHOWER SHALE BE 1 PIECE FIBERGLASS COMBINATION TUB / SHOWER, STANDARD CHROME TRIM KIT, COLOR WHITE
10. BATH VANITY SHALE BE 19" LAVATORY, COLOR WHITE WITH STANDARD CHROME FAUCET
11. STANDARD WASHER, VALVE BOX WITH HAMMER ARRESTOR

ROOF NOTES

1. ALL DOWN SPOUTS TO HAVE 5'-0" KICKER
2. 30 YEAR LAMINATED ASPHALT SHINGLES
3. 5/4 X 4 TRIM ON ALL CORNERS
4. 5/4 X 4 TRIM ON ALL WINDOWS
5. ALL FASCIAS 2 X 6 WITH METAL CLADDING
6. ALL ROOF AREAS TO DRAIN INTO GUTTERS AND DOWNSPOUTS.
7. ALL ROOF AREAS TO BE VENTED PER IBC 2012
8. PROVIDE METAL DRIPS AND CONCEALED WALL AND VALLEY FLASHING INSTALLED PER MFR'S SPECS.
9. INSTALL ALL ROOFING MATERIALS IN ACCORDANCE W/ MFR'S SPECS, AND/OR CODE REQUIREMENTS.

Window Schedule - 2 Bed

Type Mark	Width	Height	Sill Height	Head Height	Count	Glazing	Comments
A	4' - 0"	4' - 0"	3' - 0"	7' - 0"	1	U-VALUE .29	Slider Vinyl Double Pane Low E Window
B	5' - 0"	4' - 0"	3' - 0"	7' - 0"	5	U-VALUE .29	Slider Vinyl Double Pane Low E Window
C	4' - 0"	1' - 6"	5' - 6"	7' - 0"	1	U-VALUE .29	Slider Vinyl Double Pane Low E Window
D	2' - 6"	3' - 6"	3' - 6"	7' - 0"	1	U-VALUE .29	Slider Vinyl Double Pane Low E Window

Door Schedule - 2 Bed

Door Number	Width	Height	Comments
01	3' - 0"	7' - 0"	
02	2' - 8"	6' - 8"	
03	4' - 0"	6' - 8"	
04	3' - 0"	6' - 8"	
05	3' - 0"	6' - 8"	
06	4' - 0"	6' - 8"	
07	5' - 0"	6' - 8"	
08	3' - 0"	6' - 8"	
09	3' - 0"	6' - 8"	HALF LITE
10	9' - 0"	8' - 0"	

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LOVELAND CO 80537

2 BEDROOM

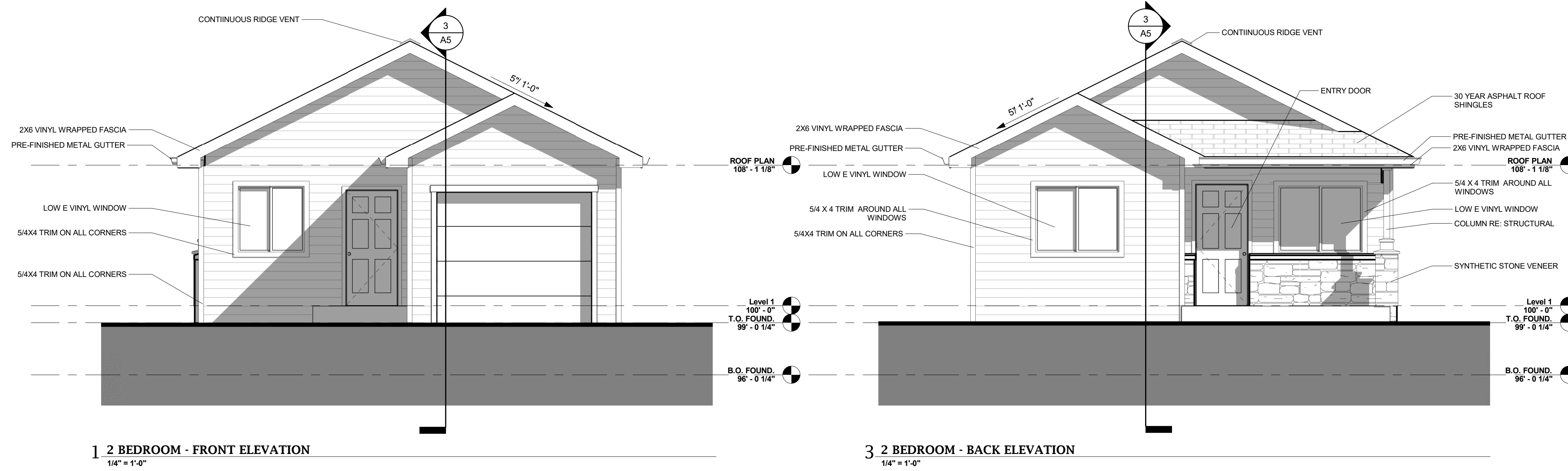
No.	Date	Issue

Date 03.21.2017

Title FLOOR PLAN & ROOF PLAN

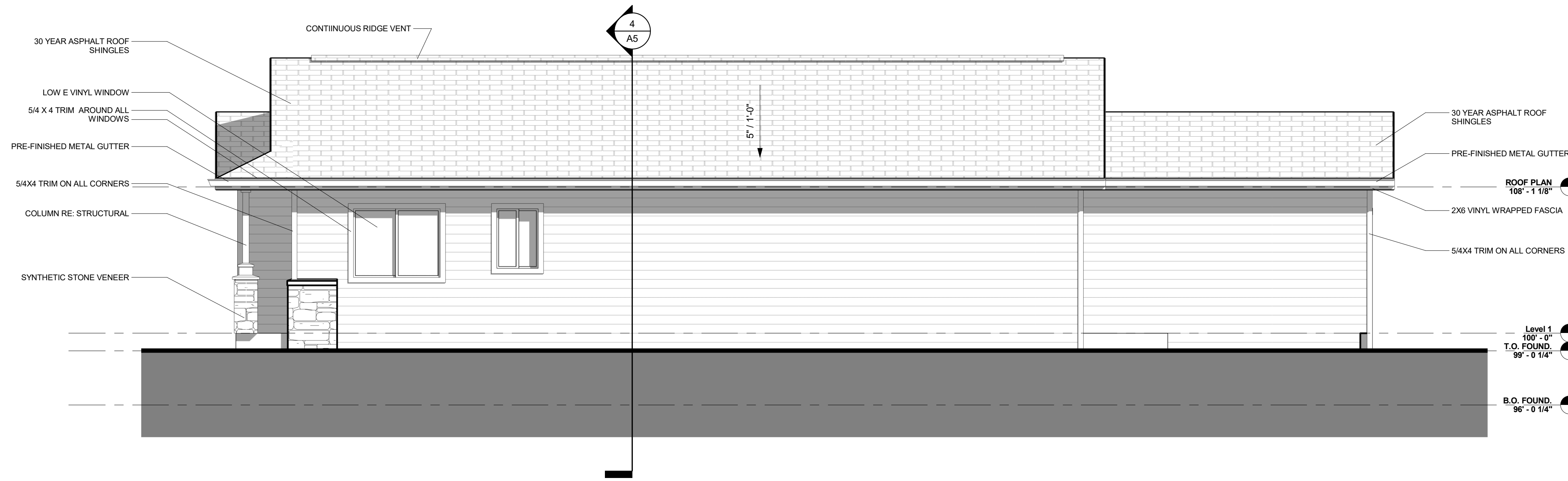
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A3

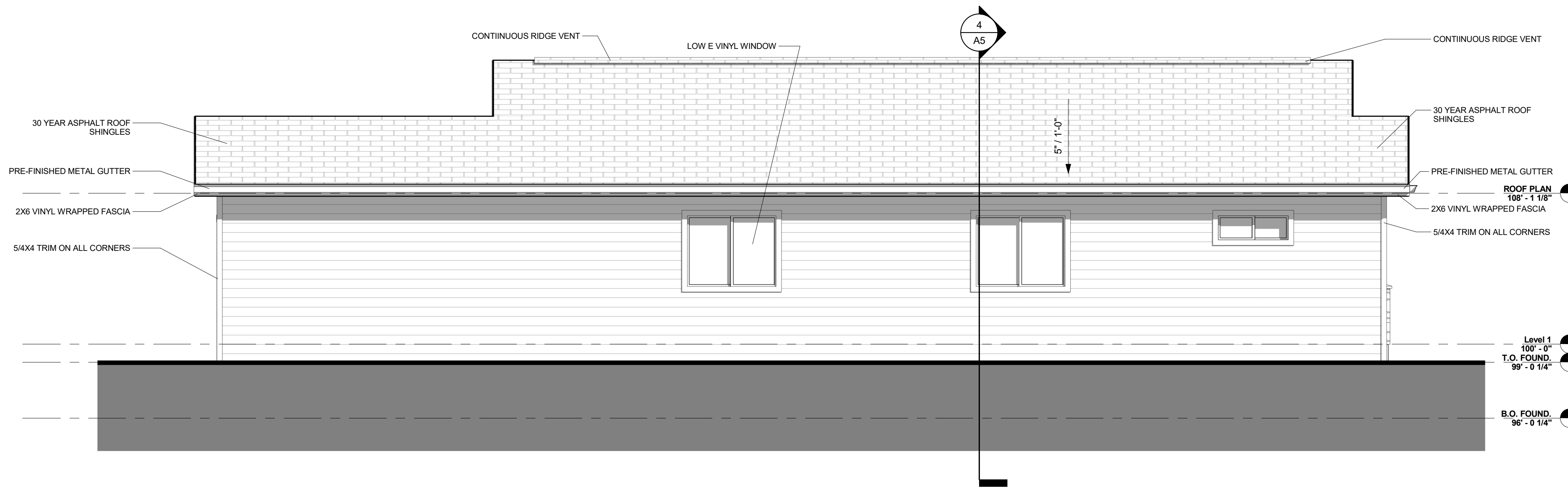


1 2 BEDROOM - FRONT ELEVATION
1/4" = 1'-0"

3 2 BEDROOM - BACK ELEVATION
1/4" = 1'-0"



4 2 BEDROOM - RIGHT ELEVATION
1/4" = 1'-0"



2 2 BEDROOM - LEFT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. ALL DOWN SPOUTS TO HAVE 5'-0" KICKER
2. 30 YEAR LAMINATED ASPHALT SHINGLES
3. 5/4 X 4" TRIM ON ALL CORNERS
4. 5/4 X 4" TRIM ON ALL WINDOWS
5. ALL FASCIAS 2 X 6 WITH VINYL CLADDING



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2 BEDROOM

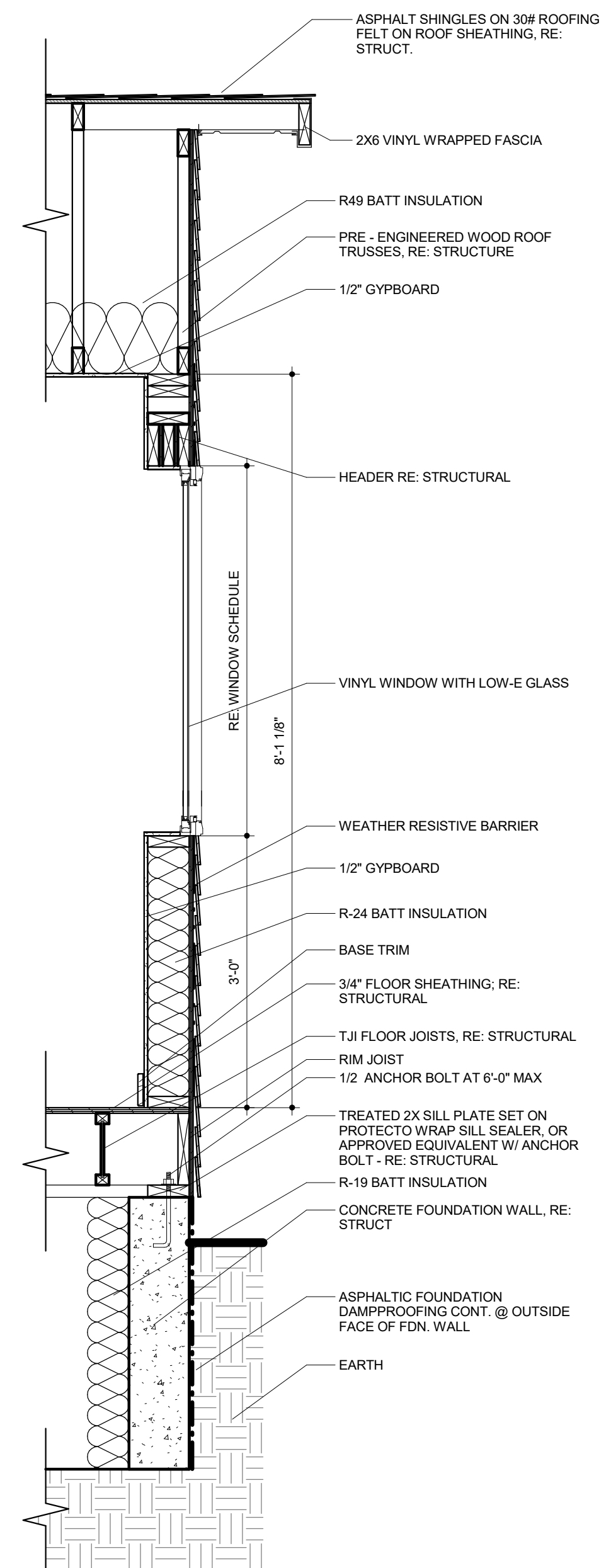
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Date 03.21.2017

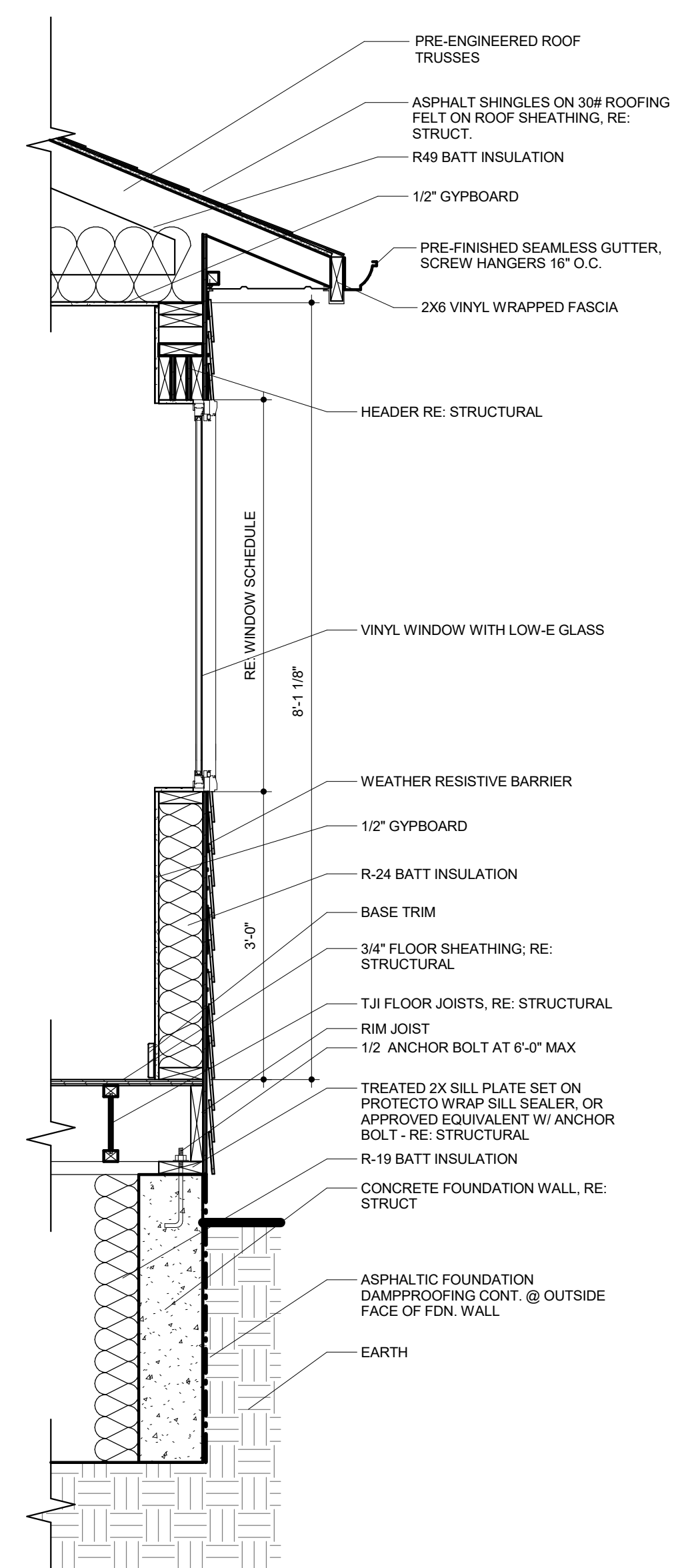
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Sheet Number 2 BEDROOM

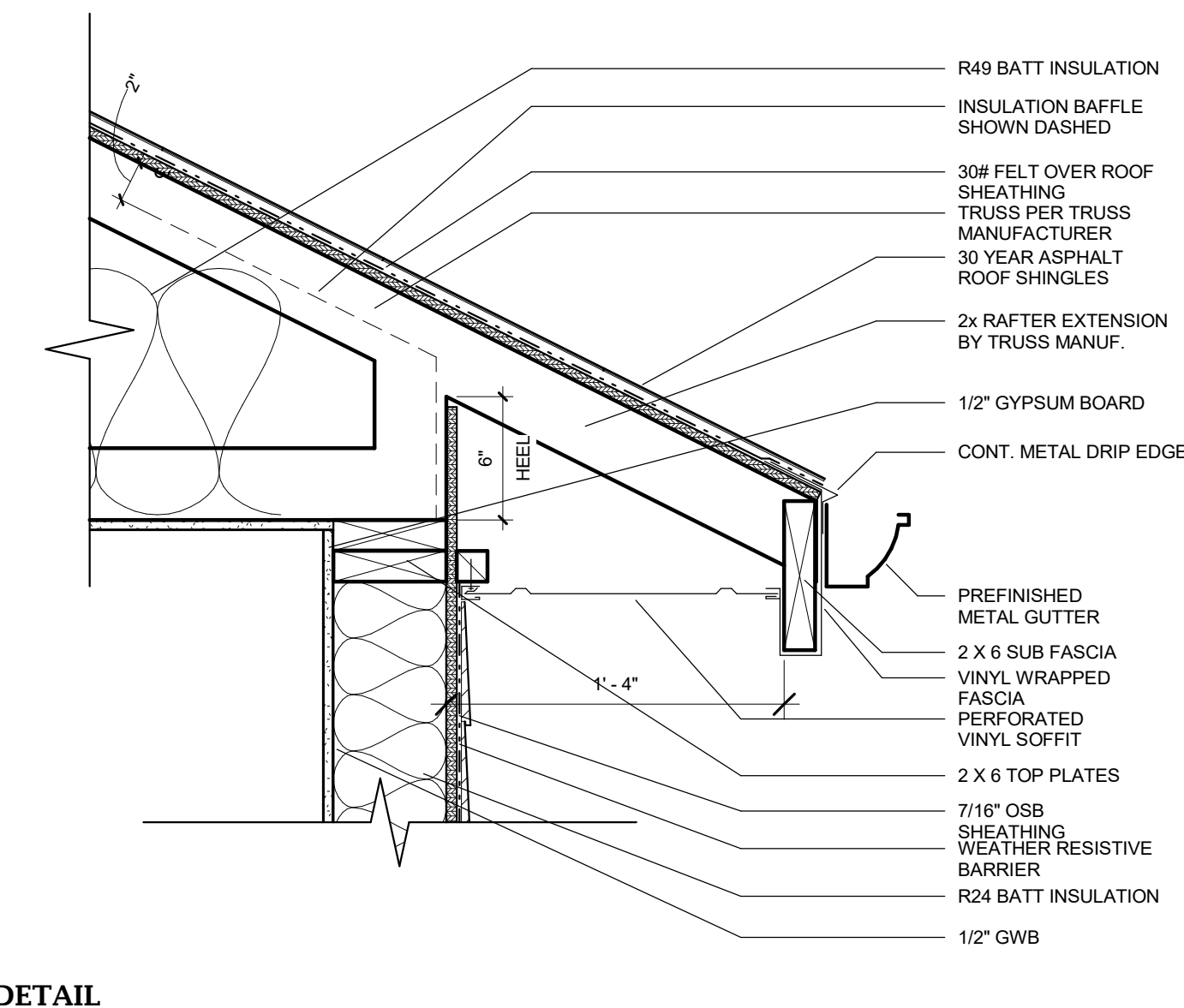
A4



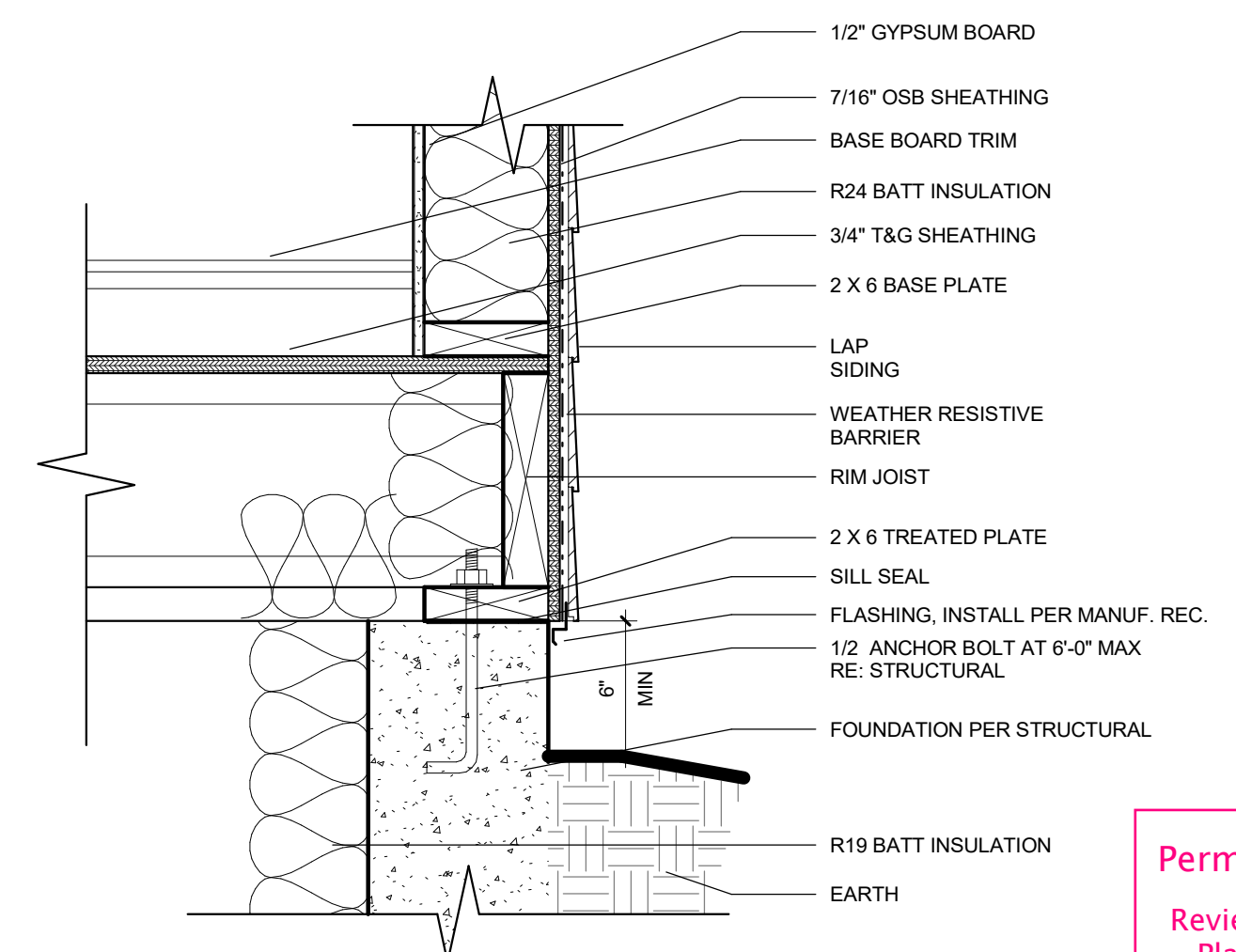
6 WALL SECTION 2
3/4" = 1'-0"



5 WALL SECTION 1
3/4" = 1'-0"

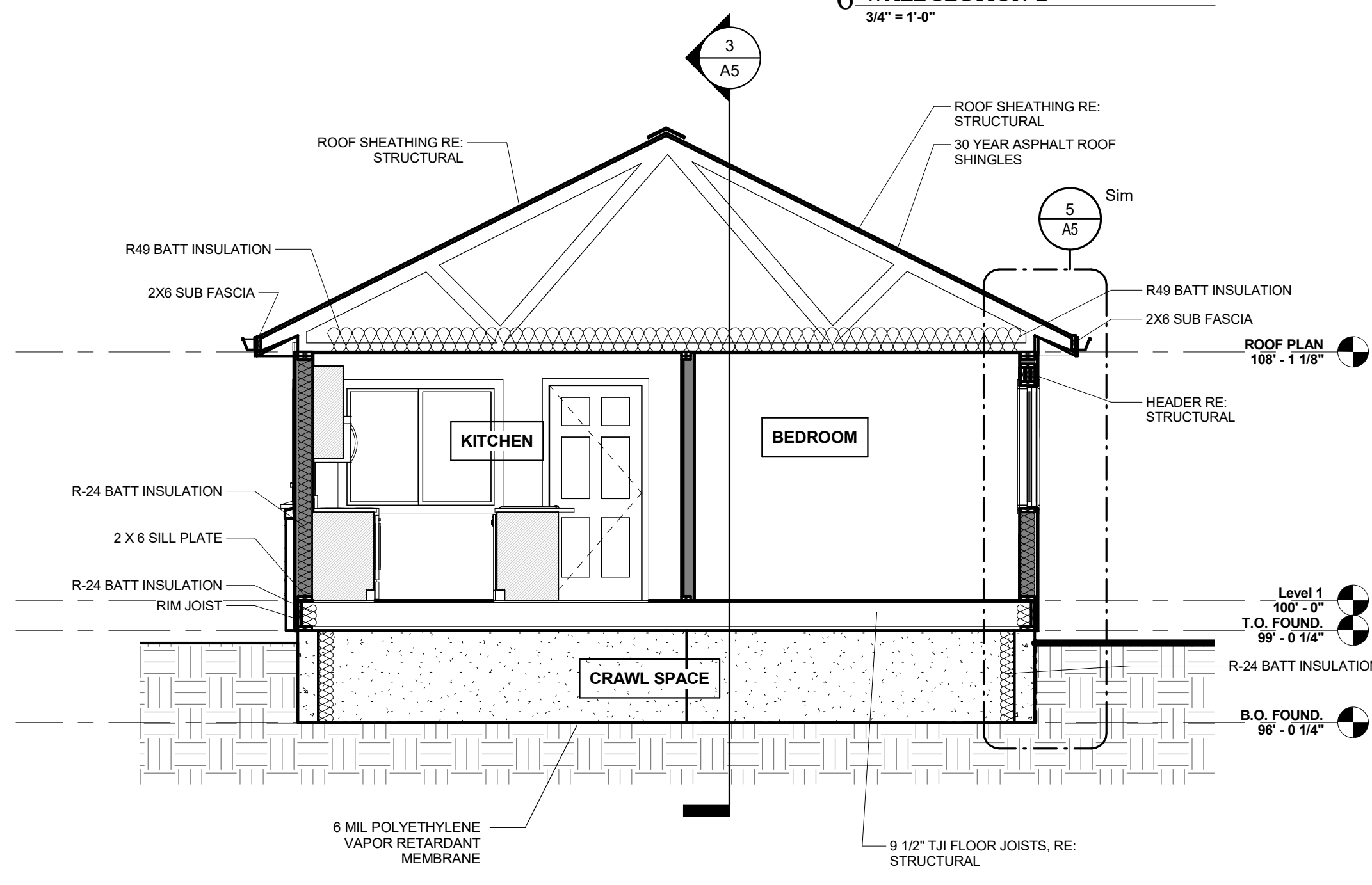


1 SOFFIT DETAIL
1 1/2" = 1'-0"

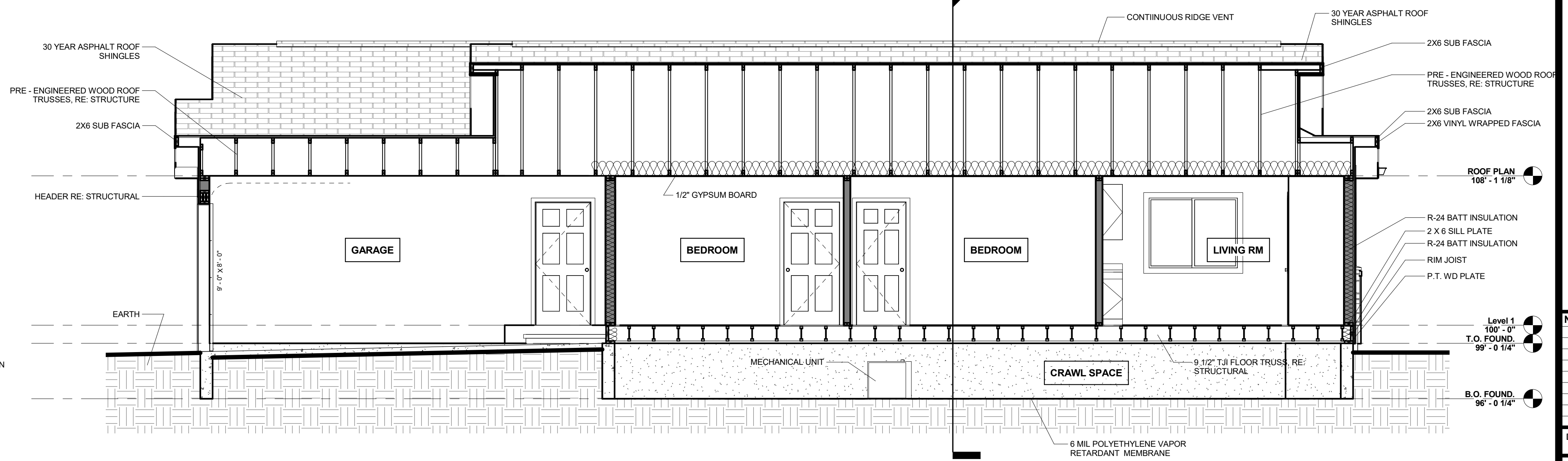


2 FOUNDATION / FLOOR ASSEMBLY
1 1/2" = 1'-0"

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4 BUILDING SECTION 1 - 2 BEDROOM
1/4" = 1'-0"



3 BUILDING SECTION 2 - 2 BEDROOM
1/4" = 1'-0"

2 BEDROOM











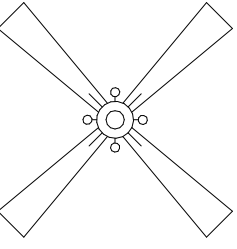
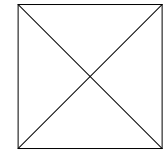













No.	Date	Issue

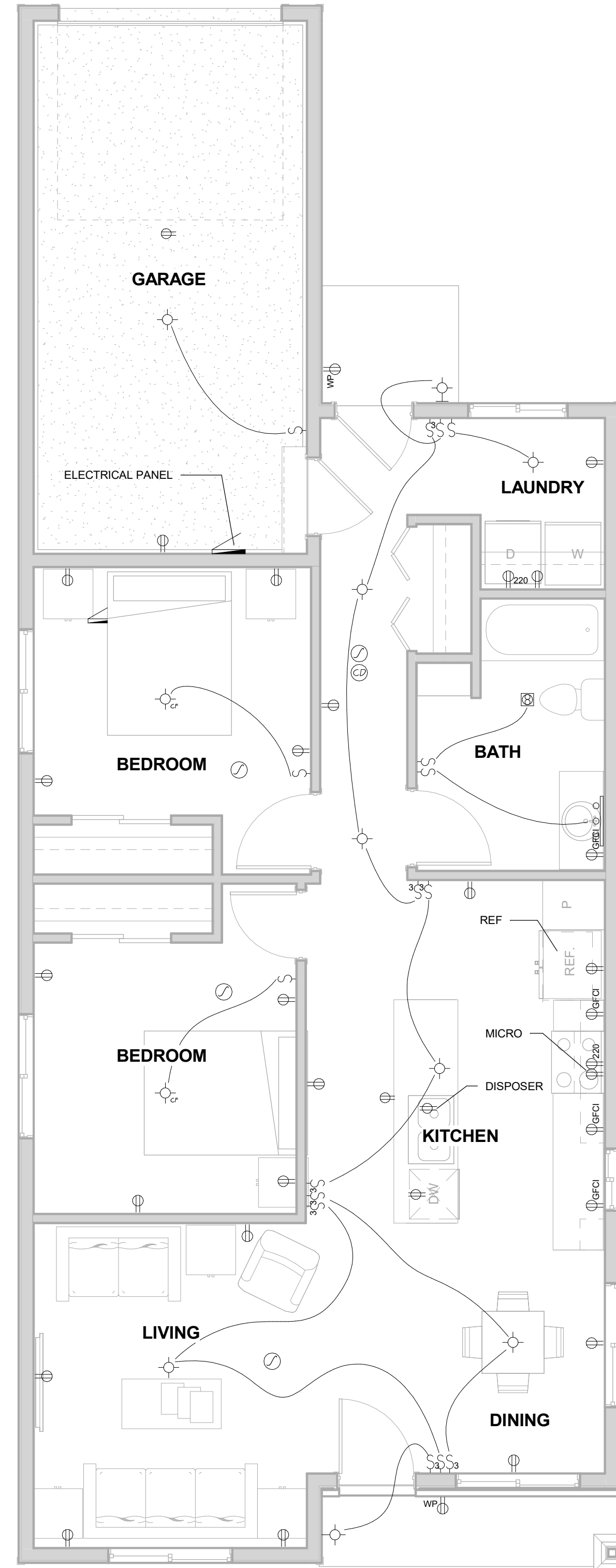
Date: 03.21.2017
Title: SECTIONS AND DETAILS
Sheet Number: A5

ELECTRICAL NOTES

1. SMOKE DETECTORS TO BE 110V RUN OFF LIGHTING CIRCUIT AND INTERCONNECTED. DETECTORS TO BE IN EACH BEDROOM, HALL, LIVING ROOM AND STAIR CORE WITH BATTERY BACKUP AND AUDIBLE SIGNAL.
2. FIELD VERIFY FINAL LOCATION OF OUTLETS AND FIXTURES WITH BUILDER PRIOR TO ROUGH-IN.
3. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND AND COMPLY WITH 2012 IRC R313.
4. SMOKE DETECTORS SHALL BE LOCATED PER 2012 IRC R313.

ELECTRICAL LEGEND

-  ELECTRICAL CIRCUIT PANEL BOX, RECESSED
-  RECESSED EXHAUST FAN
-  RECESSED INCANDESCENT DOWNLIGHT
-  RECESSED DIRECTIONAL SPOT
-  KEYLESS PORCELAIN FIXTURE
-  CEILING-MTD. INCANDESCENT, SURFACE
-  CEILING-MTD. INCANDESCENT, SURFACE PRE WIRE CEILING FAN (ALL CEILING FAN BOXES ARE SADDLE MOUNT)
-  PENDANT-MTD. INCANDESCENT, SURFACE
-  WALL-MTD. INCANDESCENT, SURFACE
-  WALL-MTD SCONCE, INCANDESCENT, SURFACE
-  WALL-MTD. INCANDESCENT, BATHROOM
-  PENDANT-MTD. CEILING FAN, (4) BLADE, 48"- UNLESS OTHERWISE NOTED - REVERSIBLE W/ VARIABLE SPEEDS (ALL CEILING FAN BOXES ARE SADDLE MOUNT)
-  MECHANICAL UNIT
-  SWITCH
-  3-WAY SWITCH
-  3-WAY SWITCH
-  CEILING FAN SWITCH
-  DIMMER SWITCH
-  DOORBELL
-  SMOKE DETECTOR
-  CARBON DIOXIDE DETECTOR
-  DUPLEX POWER OUTLET, 220V
-  DUPLEX POWER OUTLET, 110V
-  DUPLEX POWER OUTLET, GFI
-  DUPLEX POWER OUTLET, WEATHER-PROOF
-  TELEPHONE / DATA CONNECTIONS
-  TV JACK, COAXIAL FOR CABLE TV
-  WH WATER HEATER



1 ELECTRICAL PLAN
1/4" = 1'-0"

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 VALENCY DR.
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2 BEDROOM

No.	Date	Issue

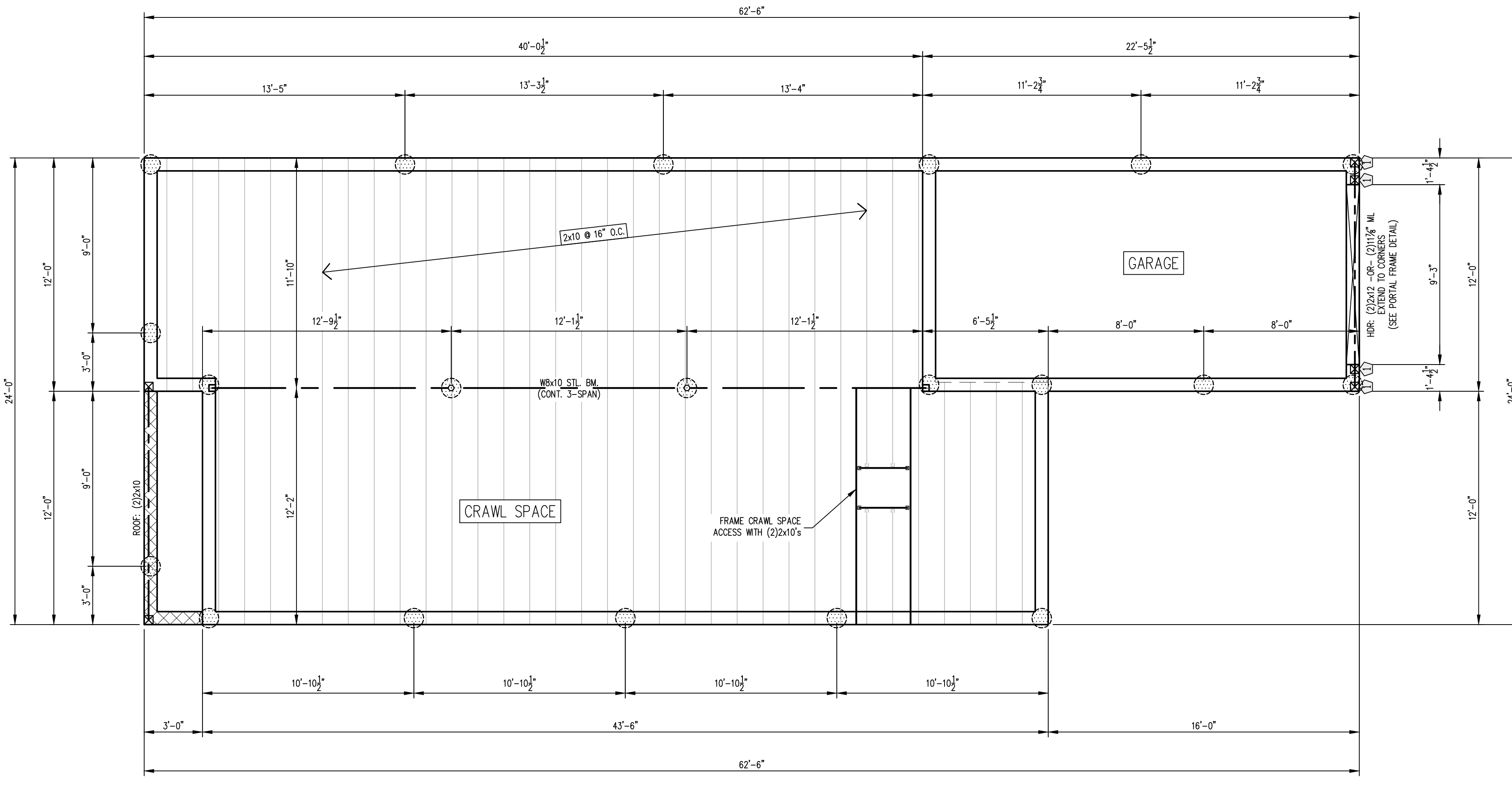
Date 03.21.2017

Title ELECTRICAL PLAN

Sheet Number

A6

2/13/2017 10:08:11 PM C:\Users\jmartinez\Documents\Habitat for Humanity\Seirra Valley\Projects\2454\2454_1.DWG



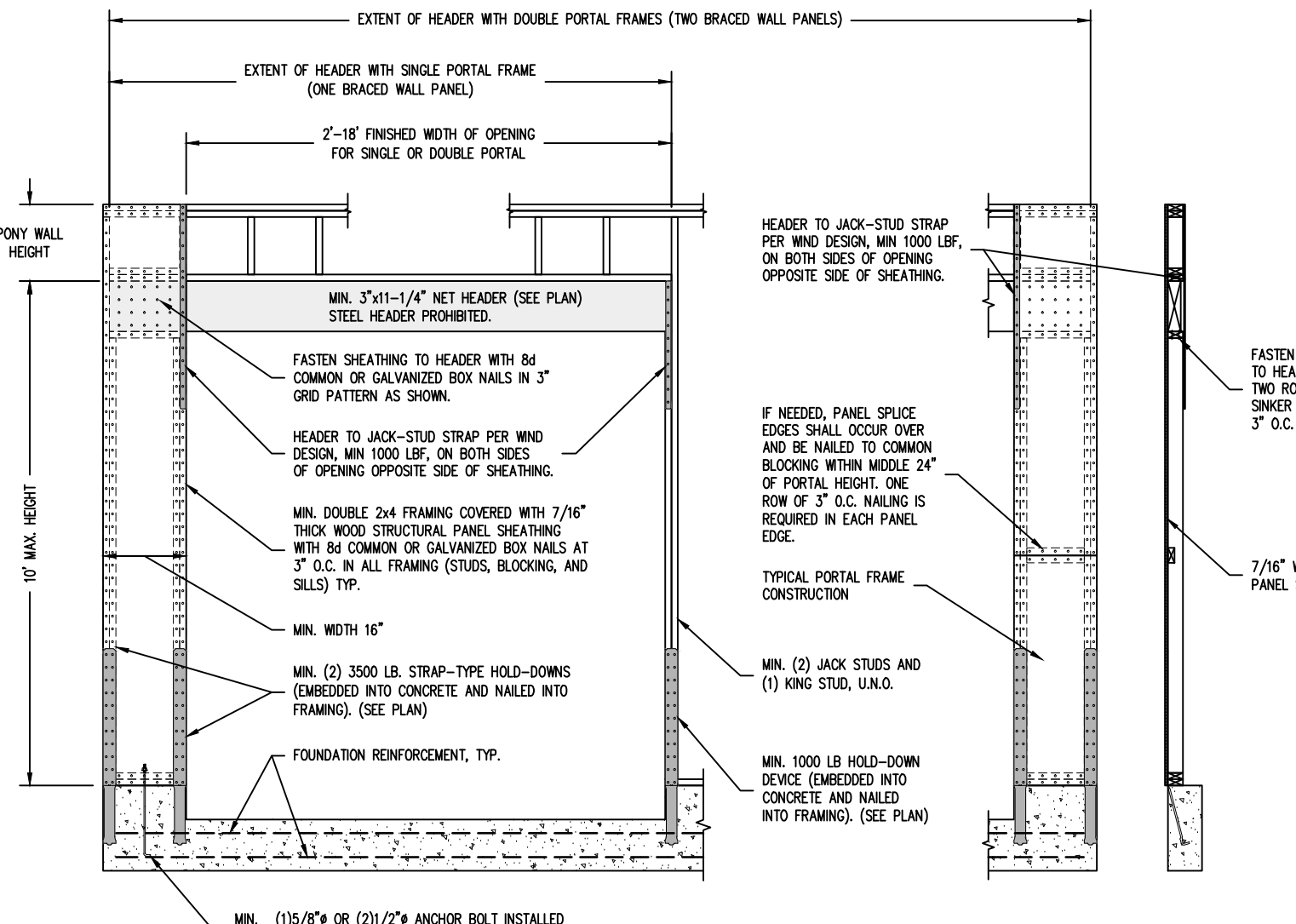
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. AN OPEN HOLE OBSERVATION IS REQUIRED.

① = SIMPSON STD14 SHOWN AT APPROXIMATE LOCATION

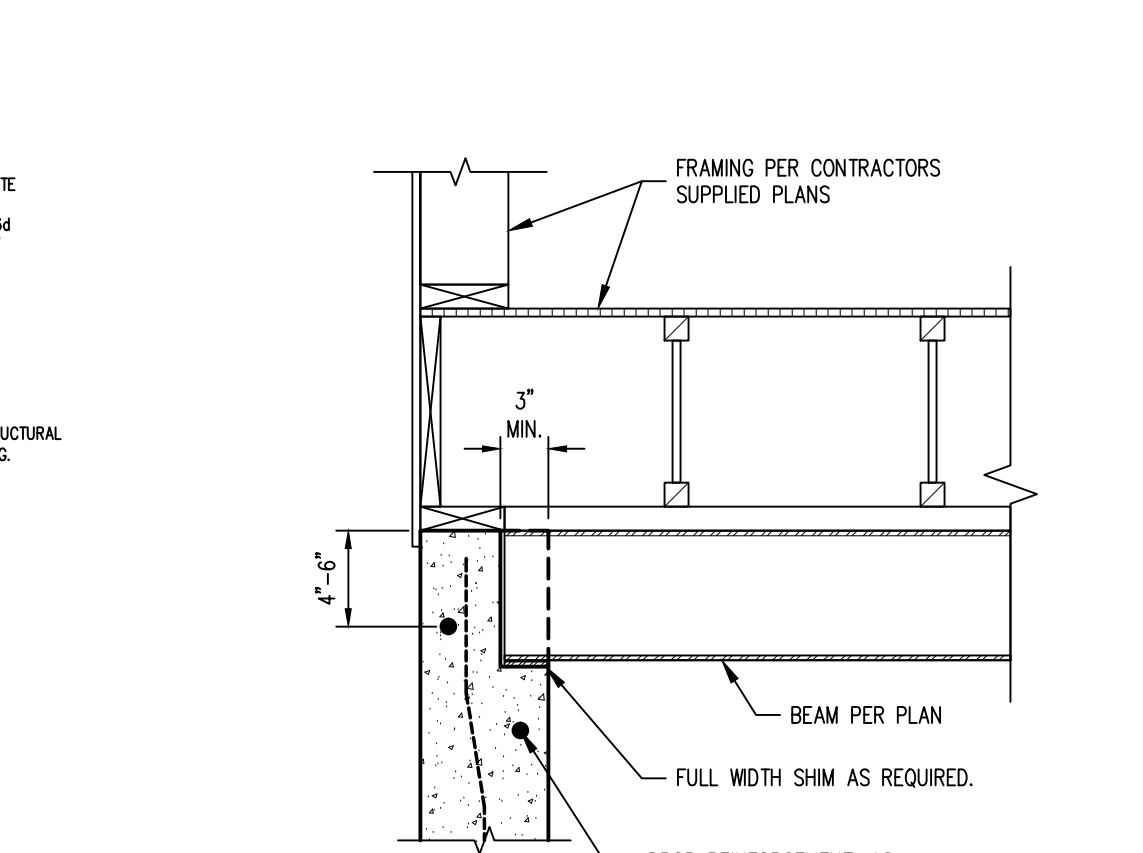
NOTE: THIS PLAN IS BASED ON A TRUSS LAYOUT BY: MCWEBB TRUSS

OPENING SIZE	MIN. HEADER SIZE	2x TRIMMERS	2x KINGS
UP TO 6'-0"	(2) 2x12 HF#2 OR BETTER	1	1
OVER 6'-0" UP TO 8'-0"	(2) 9 1/2" ML, (3) 2x12 HF#2 OR BETTER	2	2

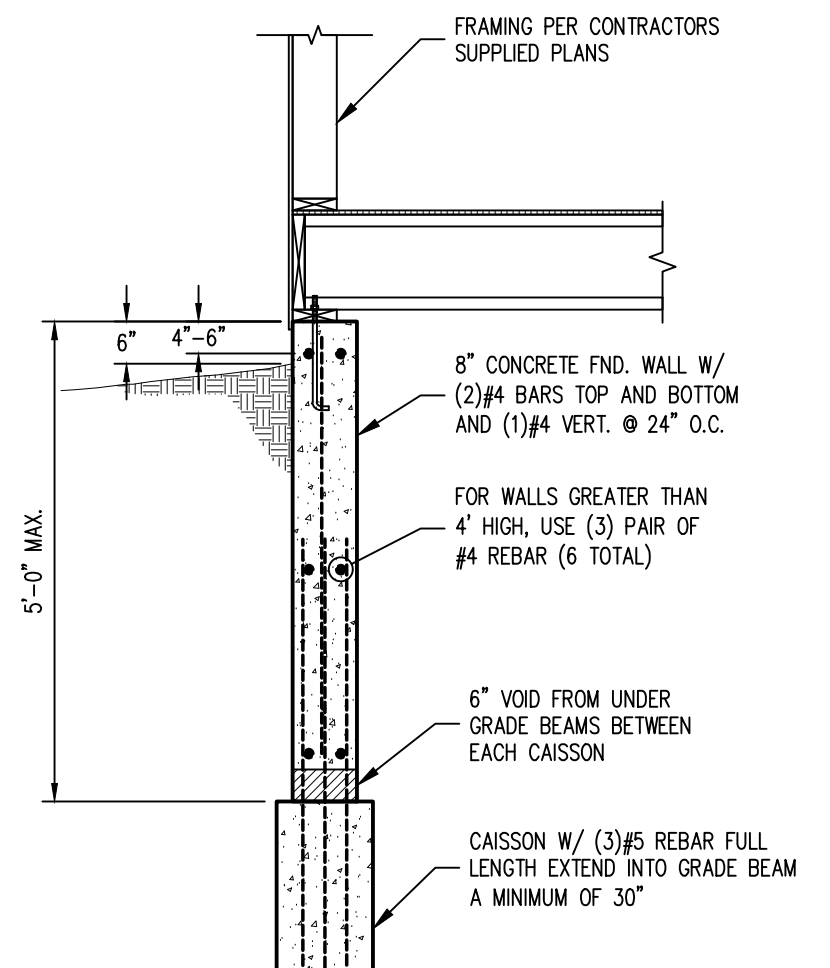
- ANY HEADERS OR COLUMNS SHOWN ON THIS PLAN SUPERSEDE THIS CHART.
 - ANY HEADERS THAT WILL BE BEARING BEAMS OR GIRDER TRUSSES THAT ARE NOT SHOWN ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. HEADERS MAY NOT BE DESIGNED TO SUPPORT GIRDER TRUSS, OR OTHER, POINT LOADS.
 - NON BEARING HEADERS COULD BE 2-2x10 HF, OR BETTER (1T, 1K)



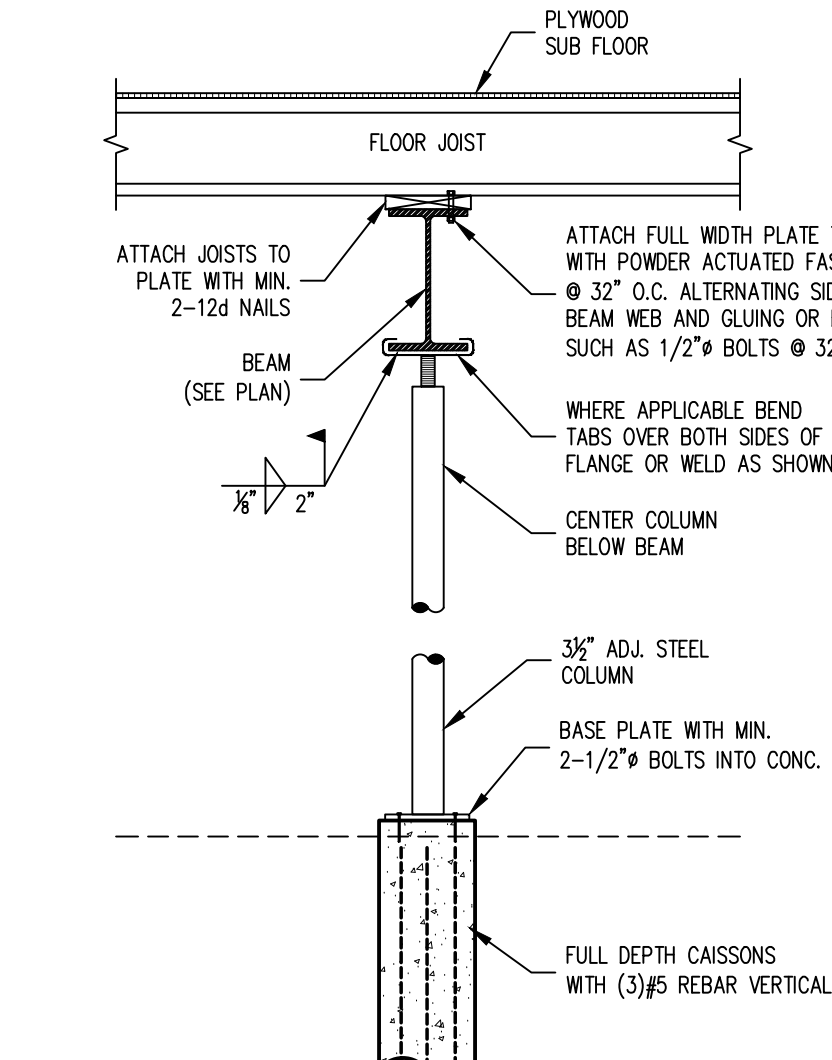
APA PORTAL FRAME DETAIL SCALE: N.T.S.



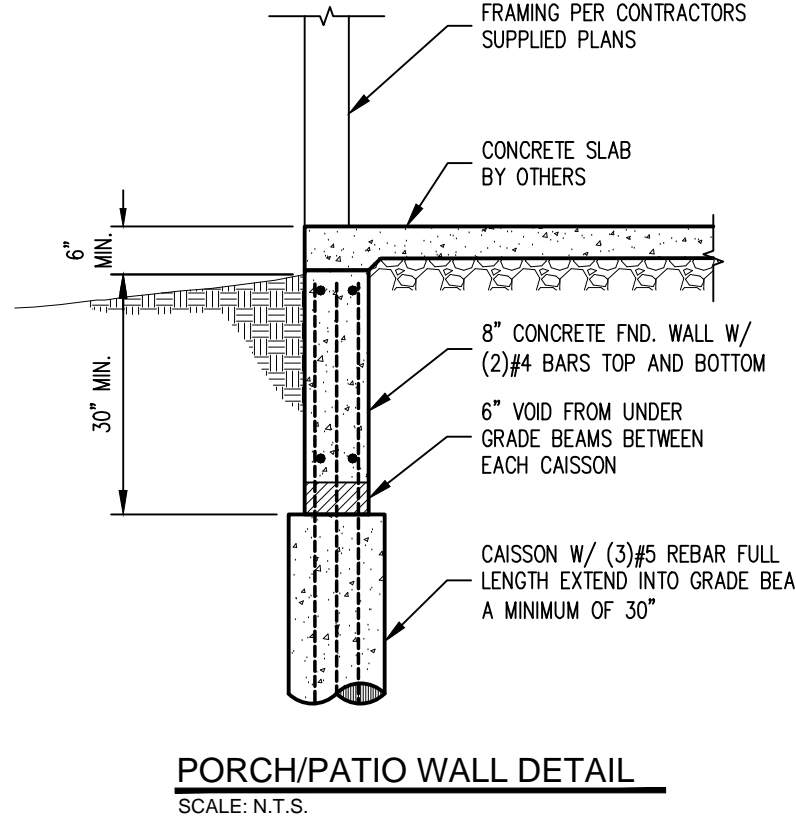
BEAM POCKET DETAIL SCALE: N.T.S.



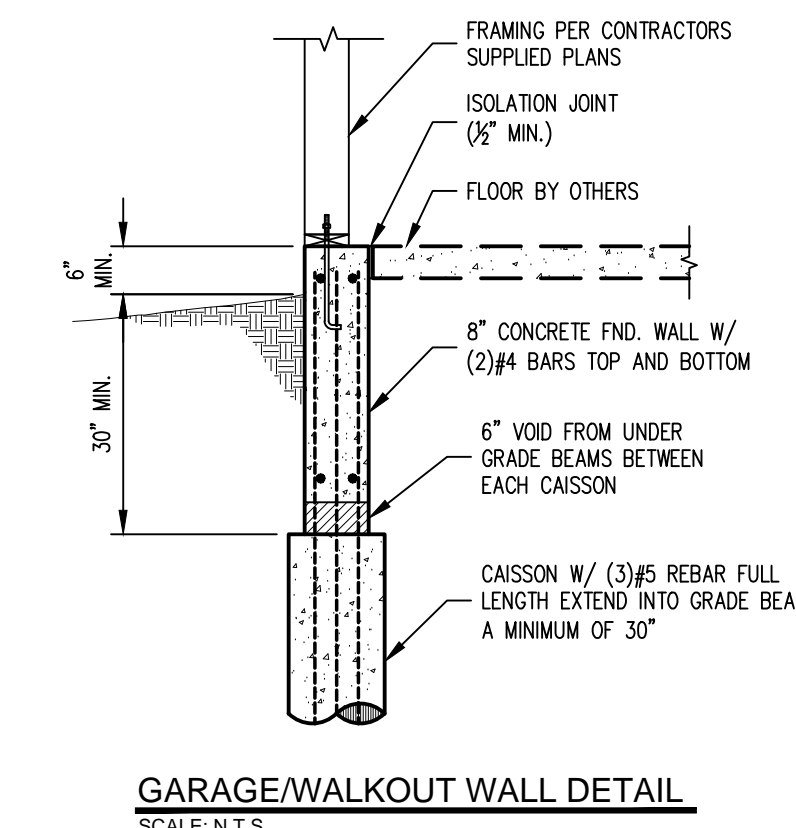
CRAWL SPACE DETAIL SCALE: N.T.S.



STEEL BEAM / INTERIOR CAISSON DETAIL SCALE: N.T.S.



PORCH/PATIO WALL DETAIL SCALE: N.T.S.



GARAGE/WALKOUT WALL DETAIL SCALE: N.T.S.

GENERAL NOTES

CODES
 All work shall conform to the requirements of the most recent codes and adopted amendments by local authorities. Codes included, but not limited to, are: the International Building Code (IBC); the International Residential Code (IRC); Portions of the American Concrete Institute (ACI) AC301, AC308 and AC308.2R; the American Institute of Steel Construction (AISC) Manual of Steel Construction; the American Forest and Paper Association/American Wood Council National Design Specifications (NDS); and the American Welding Society (AWS).
 If shear wall information is not shown, walls are to be constructed per the braced wall section of the IRC. Code revision in use: IRC, IBC 2015. Notify engineer immediately if a different revision is in use.

Report By: CDS Engineering Corp. #12-5936

Spread Footing Recommendations		Drilled Pier Recommendations	
Upper Soils	Lower Soils	Max. End Bearing Capacity	15 ksf
Max. N/A psf	Max. N/A psf	Side Shear	1500 psf
Min. N/A psf	Min. N/A psf	Minimum total length	25 ft

Equivalent Fluid Density 45 pcf (active)

It is the contractor's responsibility to read and understand all portions of the referenced soil report. Contact the geotechnical engineer, prior to construction, with questions regarding the soil report.

An open hole observation is required and shall be performed by, or under the direct supervision of, a qualified geotechnical engineer. It is the contractor/owner's responsibility to contact the geotechnical engineer, a minimum of 24 hours in advance, to schedule the open hole observation. Soil conditions which are inconsistent with the soil report may require additional evaluation or a foundation re-design. The owner/contractor is responsible for reporting any inconsistencies to the foundation engineer. All foundation elements shall bear a minimum of 30" below grade, or per local code, and shall bear on undisturbed, native soils or on structural fill acceptable to the geotechnical engineer and compacted per specifications set forth by approved testing methods. The bottom of foundations shall be placed at least 2 feet above the maximum seasonal groundwater level unless noted otherwise by the geotechnical engineer. Footing and foundation wall forms and reinforcement will be observed upon the contractor/owner's request, prior to the placement of concrete. All construction observations are an additional cost.

LOADS

Roof:	Live Load = 30 psf	Dead Load = 15 psf
Floor:	Live Load = 40 psf	Dead Load = 10 psf
Snow:	Ground Snow Load = 30 psf	
Wind:	Ultimate Wind Speed (Vult) = 110 mph, Exposure C	
Seismic:	Zone B	

MATERIALS
 Concrete: All concrete shall use Type II cement, an air content of 6% +/- 1% and a minimum 28-day strength (f'c) of 3000 psi, unless otherwise specified. Concrete shall be proportioned, placed and cured in accordance with all applicable sections of the current ACI codes.
 Concrete Reinforcement: Shall be deformed Grade 60, or better with the exception of #3 ties or stirrups which could be Grade 40. All reinforcing steel shall conform to ASTM A615. Reinforcement shall not be welded, where welding is specified, the steel shall conform to ASTM A706. Minimum concrete cover over reinforcing steel cast against and permanently exposed to earth is 3 inches. Minimum concrete cover over reinforcing steel exposed to earth or weather is 1 1/2 inches.
 Anchor Bolts: Shall be Grade 36 J-type bolt with a minimum 1/2" diameter and a minimum embedment into concrete or masonry of 7 inches. Projections above the concrete shall be such that a washer and nut can be placed and tightened over the sill plate. There shall be a minimum of 2 bolts per sill plate section with one bolt located not more than 12 inches from the end of a plate section or corner and spaced no more than 48" apart. Additional anchor bolt details shall be in accordance with the drawing.
 Structural Steel: Structural steel plates, angles, channels, wide flange and miscellaneous shapes shall conform to ASTM A36. Square and rectangular tube shapes shall conform to ASTM A500, Grade B. Standard and Adjustable steel pipe columns shall conform to ASTM A53, Grade B, Schedule 40. Pipe columns shall be 3" or 3 1/2" nominal diameter, unless noted otherwise (U.N.O.). Adjustable pipe columns shall have the threads exposed; 1" minimum and 3" maximum.
 Wood Products: Dimensional lumber shall be Hem Fir #2 or better unless noted otherwise on this plan. Laminated Veneer Lumber shall have a minimum allowable flexural stress (Fb) of 2,600 psi and a minimum modulus of elasticity (E) of 1,800,000 psi. Glue Laminated Lumber shall have a minimum allowable flexural stress (Fb) of 2,400 psi and a minimum modulus of elasticity (E) of 1,500,000 psi. Installation: Minimum beam bearing at wood framed walls or concrete walls shall be the full beam width by 3 inches unless noted otherwise on the plans. Minimum beam bearings shall be in accordance with applicable codes and/or manufacturer's recommendations. Lumber in contact with concrete or earth shall be pressure treated or foundation grade redwood. Install LVL beams in the longest practical lengths available, lap beams as needed per the manufacturer's specifications. Do not notch or bore beams, columns, joists, rafters or trusses unless shown on the drawings or approved in writing by the engineer. All bolts used in wood framing shall be installed with steel washers.

SLABS-ON-GRADE
 A slab on grade, if shown on this plan or in the details, shall not be mistaken as a recommendation to construct a slab on grade for this project. Slabs on grade, placed upon expansive soils, are not recommended for habitable spaces. Soils that are expansive may cause vertical slab movement resulting in damage to structural and/or non-structural items. Alternate methods of floor construction, and the potential risks, should be discussed between the contractor/owner and the geotechnical engineer. If slabs on grade are constructed, precautions shall be taken to minimize the risk of damage caused by slab movement. Slabs shall be free floating and isolated from grade beams, columns, plumbing or other support structures by use of a 1/2" isolation strip, minimum. All partition walls on slabs shall have a minimum 2" void space to allow for some vertical slab movement. The void space could be eliminated for suspended (structural) concrete slabs. Any areas with slab on grade construction, placed over expansive soils, should not be finished for a minimum of 3 years after substantial completion. Exterior slabs should not be doweled to the foundation when placed over expansive soils. Refer to the above referenced soils report for additional recommendations concerning slabs on grade.

BACKFILL
 The engineer does not have control or knowledge of specific site grading or backfill procedures. The engineer has not performed a lateral load analysis of foundation walls and will not be responsible for damage caused by earth and hydraulic pressures or improper backfill procedures. It is recommended that the first floor system be installed prior to backfilling to help support the foundation wall. The backfill shall be compacted and graded per the above referenced soils report. At minimum, the slope shall meet the requirements of the governing building code. Backfill may settle over time and should be maintained to ensure positive drainage away from the foundation walls.

GENERAL
 The dimensions shown on this plan are from building plans submitted to the engineer and shall be verified by the contractor/owner prior to construction. The contractor/owner shall carefully study and compare all dimensions and elevations indicated on this plan with the contract documents. The engineer shall be notified immediately of any discrepancy between the drawings or in the layout, of any error, inconsistency, or omission he may discover. The engineer shall not be liable to the contractor/owner for any damages resulting from such errors, inconsistencies, or omissions in the contract documents nor shall the contractor/owner take advantage of any error or omission in the drawings or the contract documents. Architectural portion of the plan is by the owner. Owner/contractor shall verify that this drawing conforms to the final architectural version. The contractor is responsible for the location of all utilities on the site, both horizontally and vertically. Engineer's seal pertains to the foundation only. No allowance is included for wind or other lateral loading on any above grade structure, unless noted otherwise. The above reference to the wind and seismic loading are for informational purposes only and do not imply any lateral load design recommendations. This plan may include a limited above grade structural review for gravity loads. This may include beams, headers, joists or columns. Calculations are performed with assumed truss bearing conditions. A final truss design shall be provided to and reviewed by CDS Engineering Corporation prior to construction. Any load carrying member not shown on this plan or any other framing requirements not shown on this plan shall be the responsibility of the contractor/owner. All framing and connections shall be in accordance with the conventional construction requirements of the UBC, IRC, applicable regulatory agencies, and adopted standards. Brick ledges, foundation steps, insets, beam pockets, basement windows, etc. may not be shown. Any crawl space or structural floor cavity shown on this plan does not include provisions for the control of mold growth or moisture levels. Environmental control provisions for these or other applicable areas is the responsibility of the contractor/owner. These plans and all associated work performed by CDS Engineering Corporation (ENGINEER) shall remain the property of the ENGINEER and may not be used by any other entity for any other endeavor without the written consent of the ENGINEER.

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For and on behalf of CDS Engineering, Corp.

DATE	BY	APP.	ISSUE
12/07/16	TSS	RRG	INITIAL ISSUE

FOUNDATION PLAN
 HABITAT FOR HUMANITY
 1784 VALENCY DRIVE, CITY OF LOVELAND,
 LARIMER COUNTY, COLORADO

DRAWING TITLE	CLIENT NAME	DATE	SCALE
FOUNDATION PLAN	HABITAT FOR HUMANITY	12/07/2016	1/4"=1'-0"