**SEIRRA VALLEY - 2 BEDROOM**

**VALENCY DR.**

**LOVELAND CO 80537**

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### 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-OCCUPANCY: R

**BUILDING CODE:** 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)

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### GENERAL NOTES

1. **DIMENSIONS:** The dimensions given over drawings do not scale. All dimensions given on plans are to be used as is unless otherwise noted. All framing walls unless otherwise indicated on plans.

2. **ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES:** Secure all required permits and approvals prior to any construction.

3. **INCOMPLETE DETAIL IN ACCORDANCE WITH 2012 IRC R3110:**
   - **A:** MIN 2 1/2 IN ALL EXTERIOR WALLS (R-24 PROVIDED)
   - **B:** MIN 2 1/2 IN ALL ROOF AND WALLS (R-19 PROVIDED)
   - **C:** MIN 2 1/2 IN ALL ROOF AND WALLS (R-19 PROVIDED)
   - **D:** MIN 2 1/2 IN ALL ROOF AND WALLS (R-19 PROVIDED)

4. **ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ABOVE GRADE TO BE WEATHER STRIPPED.

5. **ALL WINDOWS PER ELEVATION. MANUFACTURER SELECTED BY BUILDER, WINDOW SASH GLASS TO BE TEMPERED.

6. **ALL SMOKE DETECTORS TO BE INTERCONNECTED AND COMPLY WITH IRC R313.

7. **ALL TacNo. SHALL HAVE INTERMEDIATE RAMPS OR OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 5 IN DIAMETER CANNOT PASS THROUGH PER IRC R312.**

8. **ALL SMOKE DETECTORS TO BE INTERCONNECTED AND COMPLY WITH IRC R313.**

9. **ALL WINDOWS TO BE ELEVATION. MANUFACTURER SELECTED BY BUILDER, WINDOW SASH GLASS TO BE TEMPERED.**

10. **FLOOR AND ROOF TRUSS LAYOUT INDICATED IS FOR REFERENCE ONLY. COMPLIANCE WITH BUILDER SPECIFICATIONS AND CODE PERMITS IS REQUIRED.**

11. **PROVIDE SUMP PIT WITH MAINTENANCE ACCESS AND CORRESPONDING ELECTRICAL TO BUILDER PER BUILDER SPECIFICATIONS.**

12. **ALL TUB AND SHOWER ENCLOSURES TO HAVE 1/2 IN FIBER-CEMENT OR GLASS-MAT CHRYSLER SHEET FOR BUILDER SPECIFICATIONS.**

13. **ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, IF REQUIRED.**

14. **FLOOR AND WALLS TO BE FRAMED WITH 2X6 STUDS.**

15. **CONTRACTOR TO FIELD VERIFY LOCATION OF DOWNSPOUTS PRIOR TO INSTALLATION.**

16. **GUARDRAILS SHALL HAVE INTERMEDIATE RAMPS OR OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4 IN DIAMETER CANNOT PASS THROUGH PER IRC R312.**

17. **ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.**

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### VICINITY MAP

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### PROJECT DIRECTORY

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**SEIRRA VALLEY - 2 BEDROOM**

**VALENCY DR.**

**LOVELAND CO 80537**

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**BUILDING SET**

**03.21.2017**

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**CLIENT:** HABITAT FOR HUMANITY

**Structural Engineer:** CDS Engineering Corporation

**CONTACT:** CDS Engineering Corporation

**PERMITS:**

BP-23-008216

Reviewed for Code Compliance. Stamped plans shall be on file for inspections.

Subject to field inspections.

Work shall comply with 2012 IRC. ECC:

617-622-9676
PLUMBING NOTES
1. INSTALL PVC WASTE SYSTEM
2. INSTALL PEX WATER SUPPLY SYSTEM
3. INSTALL PRESSURE BALANCING VALVE
4. INSTALL DRAINAGE SYSTEM
5. INSTALL EXTERIOR FALL COODS
6. INSTALL 1 CRAWL SPACE STAINLESS STEEL TRIM FOR FURNACE CONDENSATE PUMP
7. INSTALL 2 CRAWL SPACE STAINLESS STEEL TRIM WITH CORROSION RESISTANT INLET & OUTLET & STANDARDS CHROME FAUCET (30% OFF)
8. ALL TOILETS SHOULD BE MID RISE, LOW FLOW TOILET WITH SEAT, COLOR WHITE
9. TUB SHOWER SHALL BE 16" X 36" CONCRETE COMBINED TUB / SHOWER, STANDARD CHROME TRIM, COLOR WHITE
10. BATH VAPOR SHOWER, COLOR WHITE WITH STANDARD CHROME FAUCET
11. STANDARD HASHMARK VAPOR BOX WITH HARDWARE ARROW

ROOF NOTES
1. ALL DOOR SCHEDULE TO HOURLY 7-8 DESIGN
2. 30 YEAR LAMINATED ASPHALT SHingles
3. 8 X 4 TRIM ON ALL CORNERS
4. 6 X 4 TRIM ON ALL SHADERS
5. ALL-FACED 2 X 6 WITH METAL CLADDING
6. ALL ROOF TRIM TO BE ENDED FOR BC 2012
7. ALL ROOF TRIM TO BE ENDED FOR BC 2012
8. INSTALL 4 X 8 TOWER (#10 COLLS) INSTALL 1/2" X 1/2" X 8" #10 TAPPING W/ 1/2" TAPPING NAIL
9. INSTALL ALL ROOF TRIM TO BE ENDED FOR BC 2012
10. 1/2" X 1/2" X 8" #10 TAPPING W/ 1/2" TAPPING NAIL
11. INSTALL ALL ROOF TRIM TO BE ENDED FOR BC 2012
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Window Schedule - 2 Bed

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<th>No.</th>
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<th>FLOOR PLAN &amp; ROOF PLAN</th>
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ELEVATION NOTES

1. All downspouts to have 5'-0" kicker
2. 30 year laminated shingles
3. 5/4x4 trim on all corners
4. 5/4x4 trim on all windows
5. All fascias 2x6 w/vinyl cladding

1/4" = 1'-0"

1. 2 BEDROOM - FRONT ELEVATION
2. 2 BEDROOM - LEFT ELEVATION
3. 2 BEDROOM - BACK ELEVATION
4. 2 BEDROOM - RIGHT ELEVATION

2, 3, 4 BEDROOM - LEFT ELEVATION

SEIRRA VALLEY
VALLEY DR.
LOVELAND CO 80537

1. ALL DOWNSPOUTS TO HAVE 5'-0" KICKER
2. 30 YEAR LAMINATED ASPHALT SHINGLES
3. 5/4X4 TRIM ON ALL CORNERS
4. 5/4X4 TRIM ON ALL WINDOWS
5. ALL FASCIAS 2X6 WITH VINYL CLADDING

2 BEDROOM

2 BEDROOM
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 COMPLY WITH 2012 IRC R313.

4. SMOKE DETECTORS SHALL BE LOCATED PER 2012 IRC.
- 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 trusses or other point loads.
- Non-bearing headers could be 2x2x10 HF, or better (1T, 1K).

<table>
<thead>
<tr>
<th>Over 6'-0”</th>
<th>Up to 8'-0”</th>
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<tr>
<td>2x12 HF#2, or better</td>
<td>2x12 HF#2, or better</td>
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Note: Contractor to verify all dimensions prior to construction. An open hole observation is required.

= Simpson STHD14 shown at approximate location.