



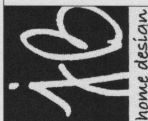
RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

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RIGHT SIDE AND REAR ELEVATIONS

CONTENTS: SCALE: 1/4"=1'-0"

DATE: PROJECT NO. PROJECT TITLE:

CROSEN ADDITION

| ISSUE | DATE     | DESCRIPTION  |
|-------|----------|--------------|
| 001   | 01/24/24 | PROPOSED SET |

SHEET NO.

A=13

General Notes

1. CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN IRC 2012 TABLE R404.1(1) OR R404.1(2), TABLES R404.1(3) AND R404.1(4) AND SHALL ALSO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION R402.2
2. ALL FOUNDATION WALL ANCHORAGE SHALL COMPLY TO SECTION R403.1.6 OF THE 2012 IRC. PROVIDE P.T. WOOD SILL PLATE ANCHORED TO THE FOUNDATION WALL WITH ANCHOR BOLTS SPACED A MAX. OF 6'-0" O.C. ANCHOR BOLTS SHALL ALSO BE LOCATED WITHIN 1'-0" OF THE ENDS OF EACH PLATE SECTION. BOLTS SHALL BE MIN 1/2" DIA. AND SHALL EXTEND A MIN 7" INTO THE CONCRETE. INTERIOR BEARING WALL SILL PLATES ON SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A GALVANIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.
3. ALL FASTENERS AND CONNECTORS USED WITH TREATED LUMBER SHALL MEET ASTM A-123, ASTM A-653, CLASS 155.

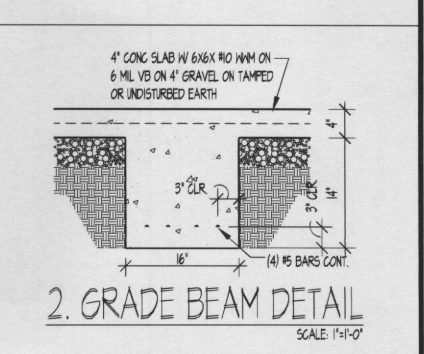
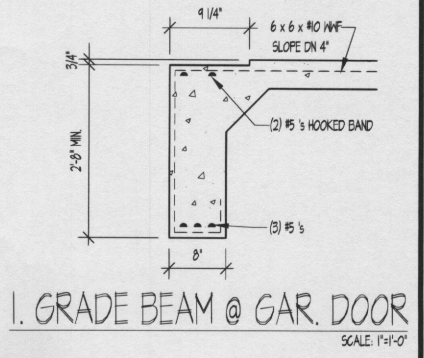
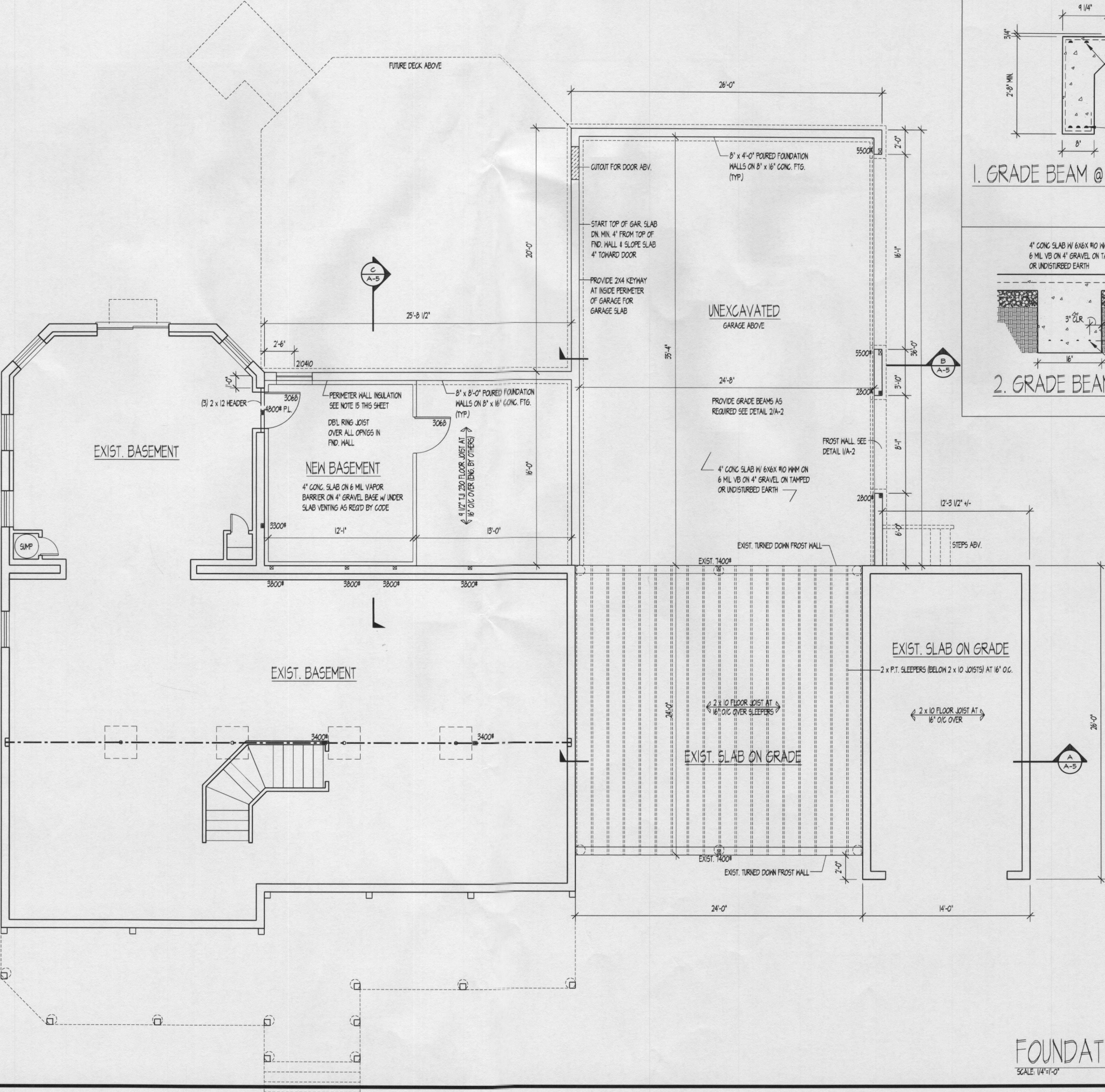
General Structural Notes

1. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTIONS "CONSTRUCTION MANUAL" AND SHALL BE FURNISHED WITH IDENTIFICATION OF GRADE, SPECIES AND MOISTURE CONTENT AT THE TIME OF SURFACING.
2. ALL PRESSURE TREATED LUMBER IS TO MEET THE AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) STANDARD AWPA C1 AND AWPA C2
3. TRUSSES ARE TO ADHERE TO TPI PUBLICATION HB-91 "RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES."
4. ALL NAILING TO BE IN ACCORDANCE WITH IRC 2012 TABLE 2304.9.1 "FASTENING TABLE."
5. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 GRADE 50
6. ALL STRUCTURAL PIPE USED AS COLUMNS SHALL BE STANDARD GRADE ASTM A-53 STEEL WITH Fy=35KSI

7. ALL STRUCTURAL BOLTS FOR STEEL CONNECTIONS SHALL BE ASTM A325-N 5/8" DIA. (MIN) TIGHTENED BY "TURN OF THE NUT" METHOD.

Foundation Notes

1. UNLESS OTHERWISE NOTED, ALL CONC. FOOTINGS TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. PROVIDE TWO #4 REBAR CONTINUOUS AT ALL FOOTINGS AS SHOWN IN THE DRAWINGS.
3. ALL INTERIOR CONCRETE SLABS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
4. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL BE PROVIDED WITH EXPANSION JOINTS AND 6x6x10 MIN REINFORCING.
5. PROVIDE 4" GRAVEL BED WITH 6 MIL VAPOR BARRIER AT ALL INTERIOR SLABS.
6. ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
7. PROVIDE A MINIMUM OF 3/8" PORTLAND CEMENT PARGING ON EXTERIOR FOUNDATION WALLS AND ASPHALT WATERPROOFING BELOW GRADE.
8. PROVIDE 2"x6" PRESSURE TREATED MINIMUM SILL PLATES WITH SILL SEALANTS AT ALL BEARING CONDITIONS SECURED AT MINIMUM 6'-0" O.C. AND AT ALL CORNERS.
9. ALL STEEL LINTELS AT MASONRY BEARING CONDITIONS TO HAVE BEAM POCKETS WITH 8" SOLID MASONRY UNDER AND 4" MINIMUM FIRE SEPARATION.
10. PROVIDE 4" CONTINUOUS DRAIN TILE ALONG THE OUTSIDE BUILDING PERIMETER AND/OR 4" CONTINUOUS DRAIN TILE INSIDE FOOTING AT EACH UNIT FOUNDATION. BOTH TO DRAIN TO POSITIVE OUTFALL OR SUMP.
11. PROVIDE 3/4" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER UNDER SLAB TO POSITIVE OUTFALL OR SUMP.
12. PROVIDE FREEZE-PROOF HOSE BIBS AT FRONT AND REAR.
13. FOOTINGS AND STRUCTURAL FOUNDATIONS ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. IF LESS THAN MINIMUM BEARING CAPACITY EXISTS, IT IS THE CONTRACTORS' AND OWNERS RESPONSIBILITY TO NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY.
14. PROVIDE 2"x24" (R-10) RIGID PERIMETER INSULATION AT SLAB CONDITIONS WHEN SLAB IS WITHIN 12" OF FINISHED GRADE.
15. PROVIDE 3 1/2" KRAFT FACED R-13 FIBERGLASS BATT INSULATION AT FINISHED FRAME WALLS IN LOWER LEVEL. PROVIDE 3 1/2" FOIL FACED R-11 FIBERGLASS BATT INSULATION WITH MINIMUM FLAME SPREAD OF 25 AT UNFINISHED EXTERIOR WALLS ON PRESSURE TREATED Furring STRIPS AT MASONRY.



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

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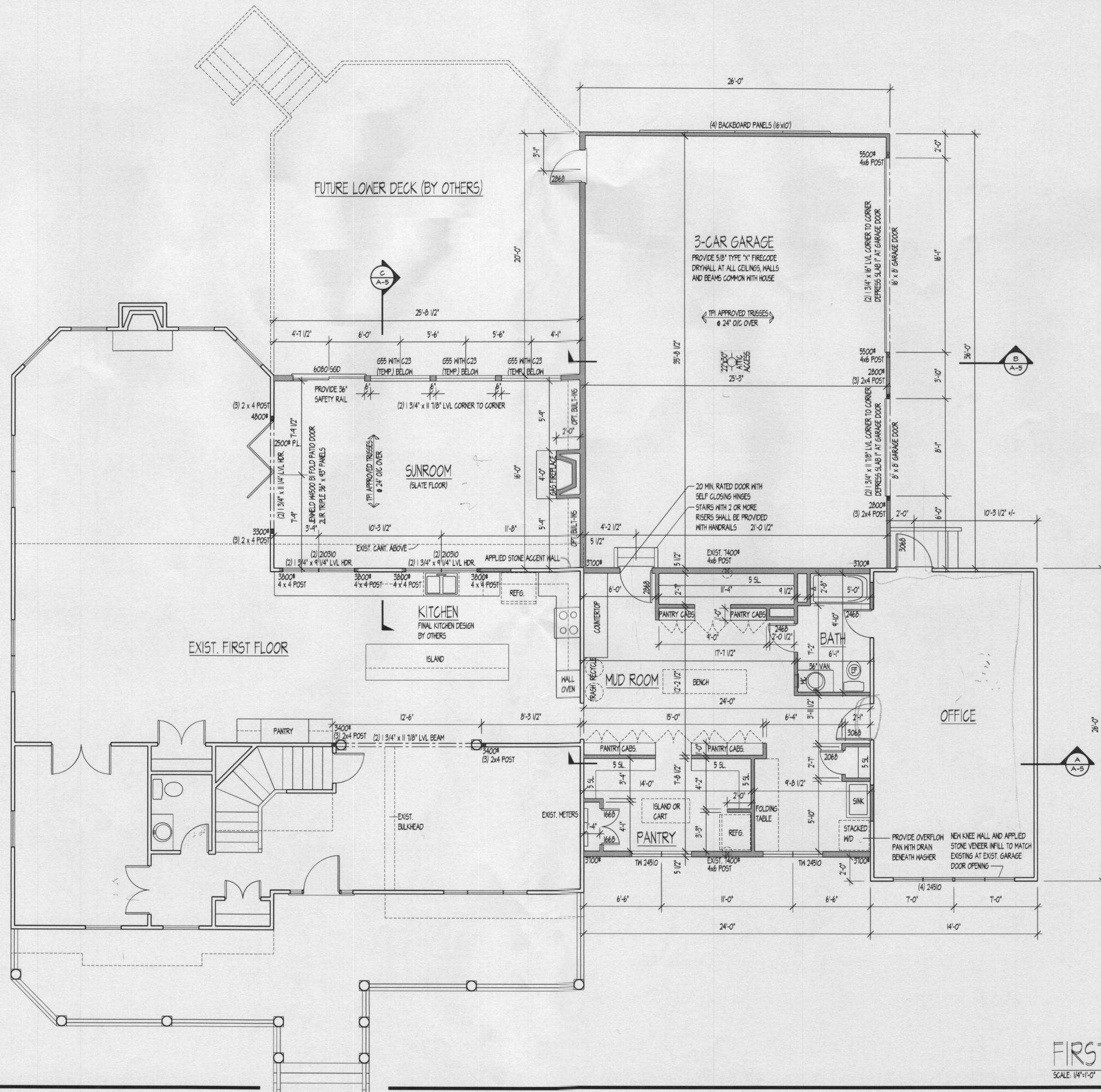


FOUNDATION PLAN  
CROSEN ADDITION

CONTENTS  
SCALE: 1/4"=1'-0"  
DATE: \_\_\_\_\_  
PROJECT TITLE: \_\_\_\_\_

| ISSUE | DATE     | DESCRIPTION    |
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| 001   | 01/24/24 | PERMITTING SET |

SHEET NO.  
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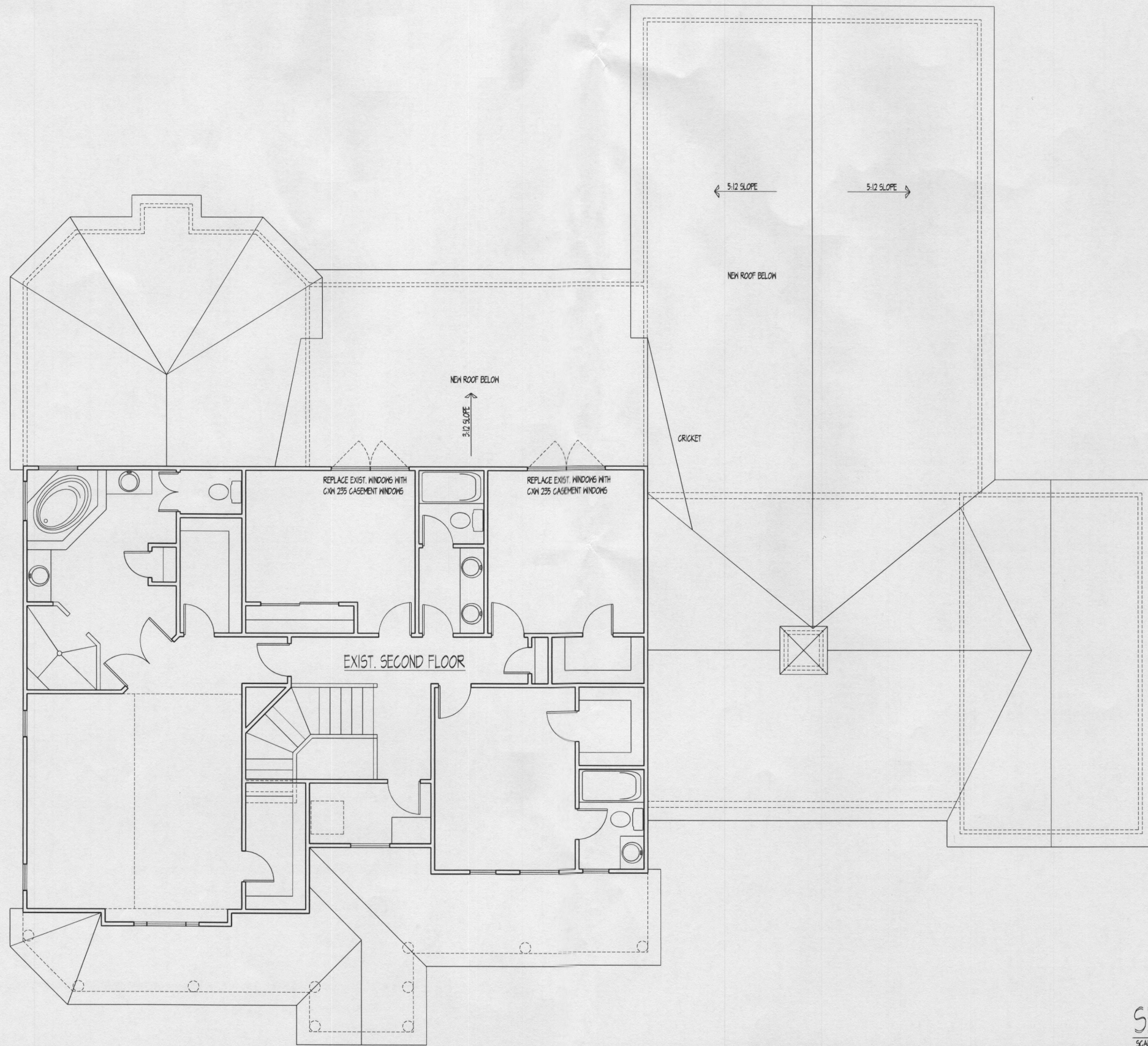
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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home design

| FIRST FLOOR PLAN  |                  | CROSEN ADDITION |               |
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**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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