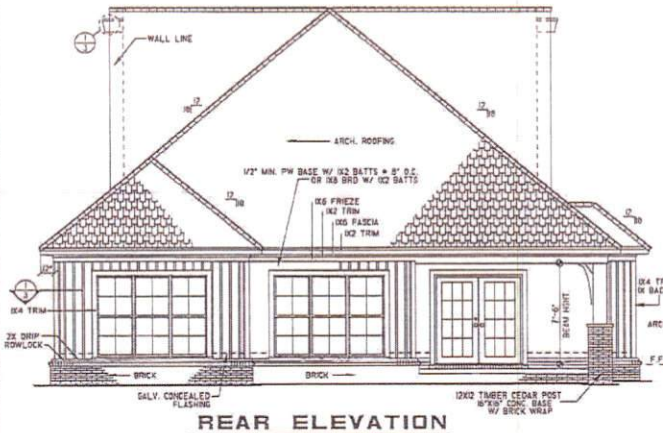
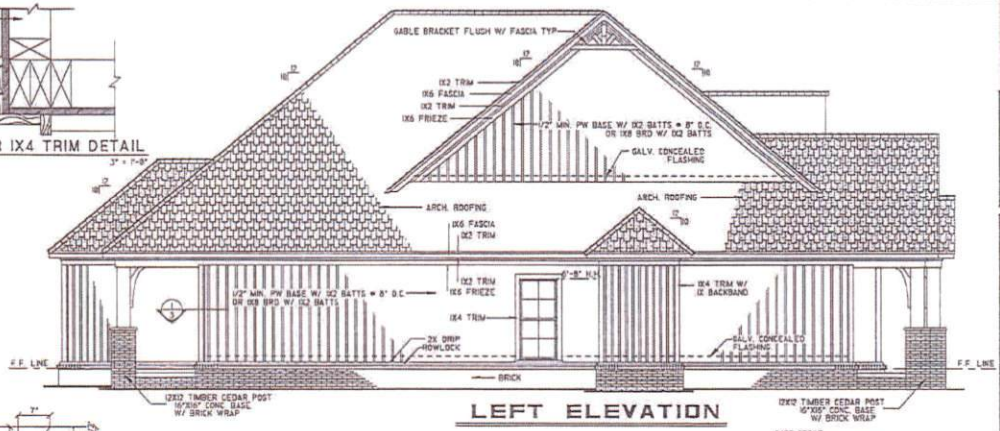
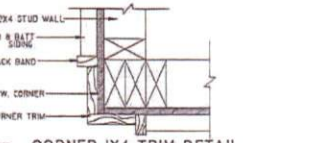
FRONT ELEVATION



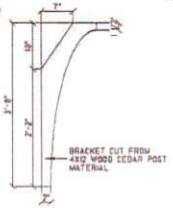
REAR ELEVATION



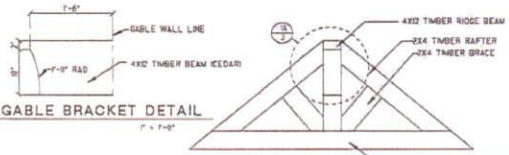
LEFT ELEVATION



2 CORNER IX4 TRIM DETAIL



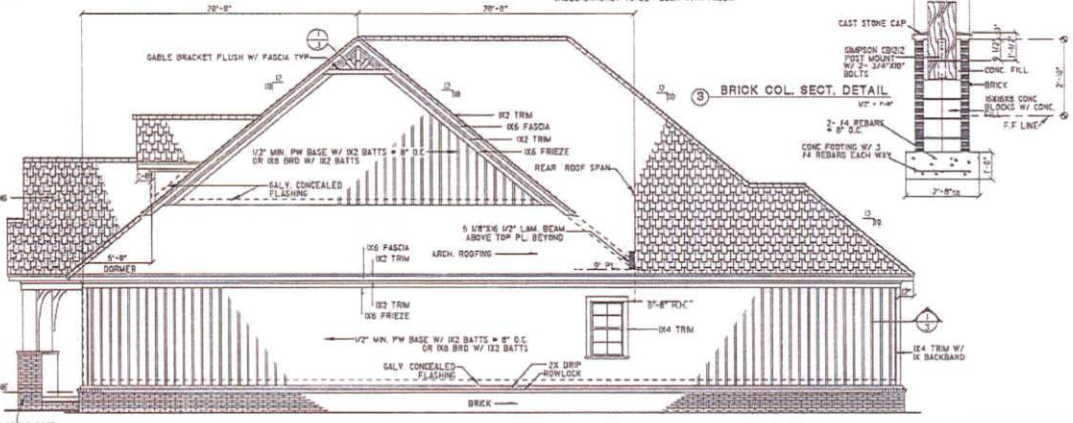
4 36" BRACKET DETAIL



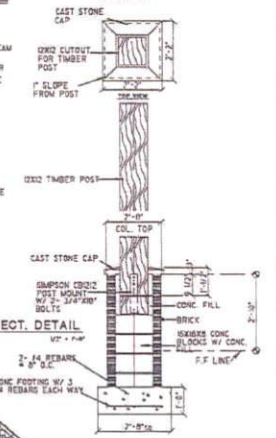
IA GABLE BRACKET DETAIL

1 GABLE BRACKET DETAIL

GABLE BRACKET TO BE FLUSH WITH FASCIA



RIGHT ELEVATION



3 BRICK COL. SECT. DETAIL

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

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MICHAEL E. NELSON P.E.D. Cert. No. 28-184

MEN DESIGNS

REVISIONS	BY
	24x36

ELEVATIONS / NOTES

MEN5326R

SUMMER PLAC COTTAGE

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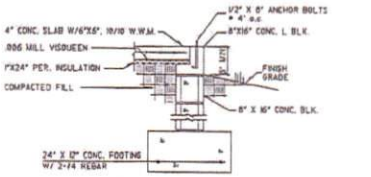
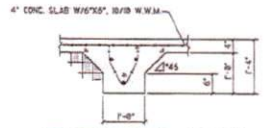
DATE	7-9-21
SCALE	1/4" = 1'-0"
BUILDER	
JOB	MEN5326R
DRAWN BY	MW/AT

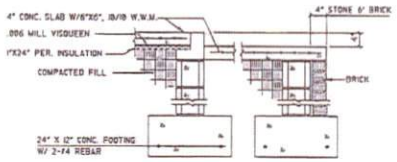
G S



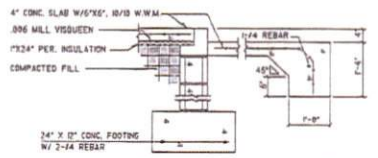
① FOUNDATION DETAIL
3/4" = 1'-0"



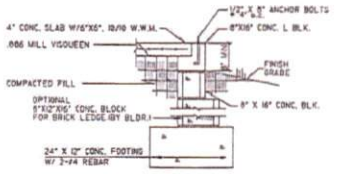
② BEARING FTG DETAIL
3/4" = 1'-0"



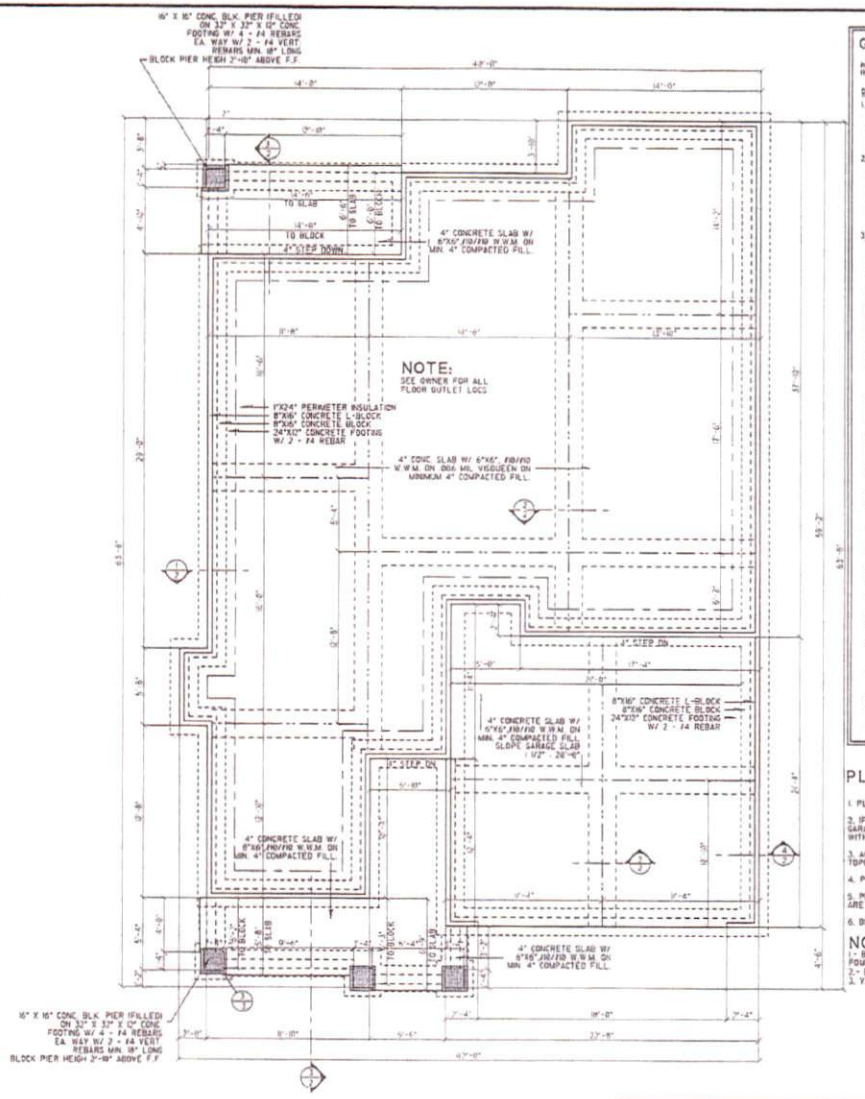
③ STEP DOWN DETAIL
3/4" = 1'-0"



④ OPT. STEP DOWN DETAIL
3/4" = 1'-0"



④ GARAGE FOUNDATION DETAIL
3/4" = 1'-0"



GENERAL NOTES:

In case of conflict between the General Notes below and the specifications the more rigid requirement shall govern unless amended in writing by the Engineer.

DESIGN DATA

1. Design Codes - (All latest editions unless noted)
   - American Concrete Institute (ACI)
   - American Institute of Steel Construction (AISC)
   - American Welding Society (AWS)
   - Southern Standard Building Code (SSBC)
   - American National Standards Institute, Inc. (ANSI A58.1-1982)
   - Minimum Design Loads for Buildings and Other Structures
2. Material Specifications and Design Stresses
   - Anchor Bolts and Embedded Steel ..... Fy = 36,000 psi (ASTM A36)
   - Structural Steel (ND) ..... Fy = 36,000 psi (ASTM A36)
   - Cast-in-place Concrete
   - Footings ..... f'c = 3,000 psi at 28-days
   - Interior slabs-on-grade ..... f'c = 3,000 psi at 28-days
   - Ext., exposed concrete (or entrained) ..... f'c = 4,000 psi at 28-days.
   - Reinforcing Steel
   - #2 and #3 bar ..... Fy = 40,000 psi (ASTM A615, Grade 40)
   - #4 and larger bars ..... Fy = 60,000 psi (ASTM A615, Grade 60)
3. Design Soil Bearing Pressures
   - Reference Soil and Foundation Investigation by Grubbs, Garner, & Hankyn, Inc. Consulting Engineers, Little Rock, AR.
   - Footings on natural soils are designed for a maximum soil bearing pressure of 2,000 psf.
   - Footings on compacted engineered fill are designed for maximum soil bearing pressure of 2,000 psf. If the soil at the footing bearing elevations shown is of questionable bearing value, the Engineer or Architect shall be notified immediately.
   - Prior to pouring excavations are completed and before placing concrete, the excavated area shall be inspected and approved by the Owner selected independent testing laboratory as specified.

GENERAL INFORMATION

1. All columns shall be centered on grid lines unless noted otherwise.
2. All column centers shall be centered on columns unless noted otherwise.
3. All wall footings shall be centered on walls unless noted otherwise.
4. For concrete reinforcing at corners, see typical corner bar detail.
5. For slab-on-grade construction joint detail, see typical slab-on-grade detail.
6. All fill material under structure shall be sandy clay or clayey sand exhibiting a liquid limit less than 35. Fill materials shall be placed in loose lifts not to exceed 8" and compacted to a density of not less than 95% of Standard Proctor Maximum Dry Density (ASTM D-698) at or slightly wet of optimum moisture content. In place moisture and density of each lift shall be determined by in-situ field tests prior to placing additional fill.
7. Where noted C.J. on plan, provide Keyed Joint in floor slab.
8. 6-mil polyethylene film vapor barrier shall be placed below all interior slabs-on-grade.
9. Provide a 4-inch clean medium to coarse sand or gravel compacted drainage fill below all interior slabs-on-grade.

CAST-IN-PLACE CONCRETE

1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing manual, latest edition.
2. Reinforcing steel shall be new and all bars over #2 shall be deformed.
3. Where reinforcing bars are shown continuous, lap bars 36-bar diameters or 24-bar diameters at tension or compression splices respectively (U.N.O.).
4. Provide suitable wire spacers, chairs, ties, etc., for supporting reinforcing steel in the proper position while placing concrete.
5. Concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be 3/4" for slabs, joists, and walls and 1-1/2" for beam stirrups and column ties or spirals.
6. Concrete protective covering for reinforcement at surfaces which will be exposed to the weather or be in contact with the ground shall be 2" for bars larger than #5 and 1-1/2" for #5 bars or smaller. Provide 3" cover below and at ends of footing bars.
7. Location and sizes of openings, sleeve, etc., required for other trades must be verified by these trades before placing concrete.

CONCRETE MASONRY UNITS

1. Place vertical reinforcing bars at corners, jambs of openings, below beam bearing, and in walls as indicated on the drawings.
2. Dowel vertical reinforcing bars out of the structure below with bars of the same size and spacing above.
3. Lap splice bars in masonry 40 bar diameters.
4. Place horizontal bars in 8" deep bond beam units at top of wall.
5. Continue bond beam units and reinforcing uninterrupted around corners and across wall intersections.
6. Metal masonry-course reinforcing shall be truss type conforming to ASTM A82, not less than 9 gauge, galvanized at exterior walls. Furnish material with prefabricated corners and tees. Reinforcing shall be used in all partitions, spaced 16" o.c., vertically, joints lapped 6". Place reinforcing in first bed joint above and below all concrete slabs and wall openings.
7. Load bearing concrete masonry units shall conform to ASTM C90, Grade N, Type I, with minimum average compressive strength on net area of 1100 psi and minimum net area compressive strength of individual units shall be 1,000 psi.
8. Non-load bearing concrete masonry units shall conform to ASTM C129, Type I.
9. Mortar shall be Type N conforming to property or proportion requirements of ASTM C476.
10. All masonry fill concrete shall have a minimum strength at 28-days f'c = 2,000 psi. maximum aggregate shall be 3/8" and shall be placed in maximum lifts of 4'-0".
11. All grout shall conform to ASTM C476, Fine Grout.

PLUMBING NOTES:

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP/OUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.
6. BUILDER TO LOCATE ALL HOSE BIBB LOCATIONS.

NOTE:
1.- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
2.- BUILDER TO VERIFY FOUNDATIONS DETAILS W/ LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN SLAB.

NOTE:
ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL. WHEN LAYING 8"X2"X16" COURSES, ALLOW 4" TO ALL EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEDGE.

NOTICE DUTY OF COOPERATION

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MICHAEL C. NELSON
P.E.D. Cert. No. AR-164

MEN DESIGNS

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MEN5326R

SUMMER PLAC COTTAGE

MEN DESIGNS by Michael E. Nelson
A Signature Series of Home Plans
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A CUSTOM DESIGN & PLAN MODIFICATION COMPANY

DATE	7-9-21
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