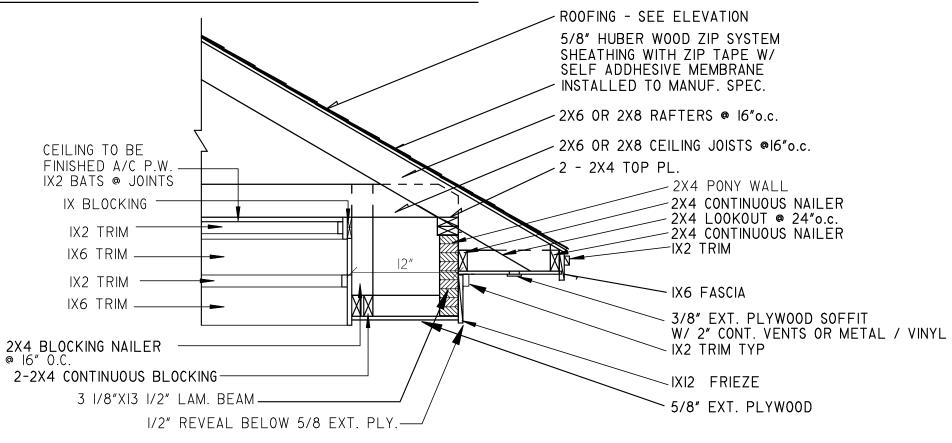
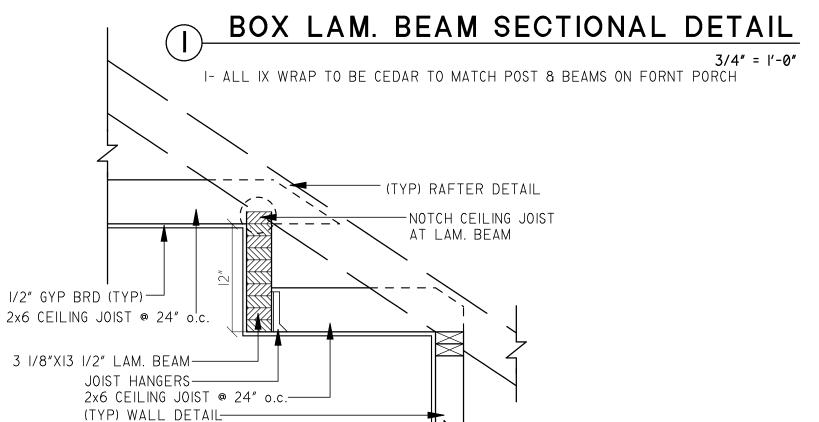
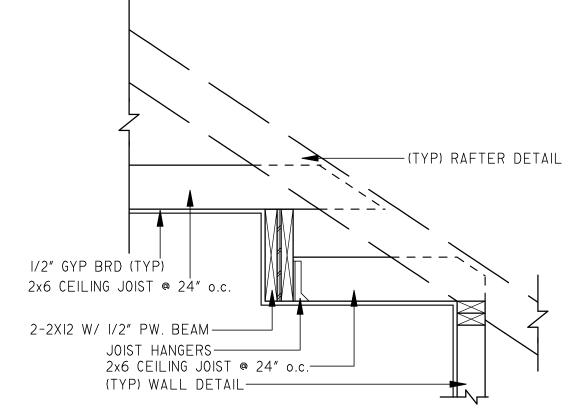


OPT. MASTER BATH





2 LAM. BEAM BOXED CEILING DETAIL



2XI2 BOXED CEILING DETAIL

FLOOR PLAN NOTES:

I. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

SILL HEIGHT OF 43" FROM FINISH FLOOR.

7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
8. CONTRACTOR SHALL FIELD VERIEY ALL CARINET.

8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH

IO. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

II. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

I5. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/I-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.

I6. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.

I7. ALL INTERIOR WALLS SHALL BE COVERED WITH I/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE I/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

FLOOR PLAN SPECIFICATIONS

GARAGE, STORA PORCHES: TOTAL: NOTE:

NOTE:

I.- ALL CEILINGS TO BE 9' UNLESS NOTED.

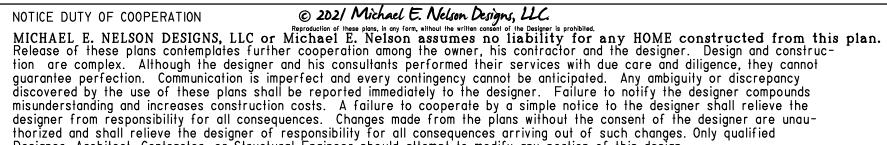
2.- BUILDER TO APPROVE 8 VERIFY ALL PLANS BEFORE CONSTRUCTION.

3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.

4.- HVAC 8 W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.

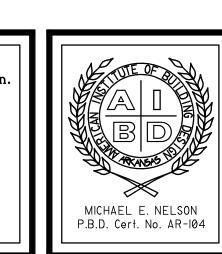
5.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES.
REFERENCE IRC SECTION G2419
6.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A
DOOR OR LOCATED WITHIN 60" OF FLOOR AT
BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM
ROOMS OR HOT TUBS SHALL BE TEMPERED
TO COMPLY WITH IRC SECTION R308.4.8
7.- NARROW WALL SHEARWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH
2006 IRC SECTION R602.10 BRACED WALL LINES. SAID SHEARWALLS MAY
ALSO BE CONTRUCTED USING SIMPSON STRONG TIE PRODUCTS. REFER TO
SIMPSON STRONG TIE FOR "STRONGWALL" APPLICATIONS. THIS MAY BE
REQUIRED TO MEET ANY CODE REQUIREMENTS FOR NARROW WALLS
NEXT TO GARAGE DOORS. CORRECT PRODUCT SELECTION IS SENSITVE TO
BOTH SEISMIC AND WIND ZONE PARAMETERS AND SHOULD BE VERIFIED
LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO THE NATURE OF THE
SIMPSON INSTALLATION PROCESS, THE DECISION TO USE THE "STRONG-WALL" SYSTEM SHALL BE MADE PRIOR TO FOILINDATION CONCRETE PLACE-

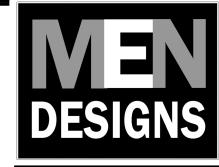
BOTH SEISMIC AND WIND ZONE PARAMETERS AND SHOULD BE VERTIFIED
LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO THE NATURE OF THE
SIMPSON INSTALLATION PROCESS, THE DECISION TO USE THE "STRONGWALL" SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACEMENT. SINCE THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC THE
MECHANICS TO MEET CODE REQUIREMENTS SHALL BE VERIFIED BY QUALIFIED PERSON(S) AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION.
SEE DETAILS I & 2 ON PAGE SSW2, SHEARWALL "GARAGE WALL OPTIONS".



thorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication or construction.





REVISIONS BY

24x36

MAIN FLOOR PLAN / NOTES

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UMMER PLAC COTTAG

A Signature Series of Home Plan

NATIONALLY PUBLISHED
JONESBORO, AR.

A CUSTOM DESIGN & PLAN MODIFICATION COMPANY

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870.931.5777

DATE
7-9-21

SCALE
1/4" = 1'-0"

BUILDER

JOB MEN5326R

DRAWN BY

MN/AT

