

SHEET LIST

- A0.0

TITLE SHEET
- A0.1

PERSPECTIVES
- A1.1

THIRD FLOOR, ROOF & FOUNDATION
- A2.0

ELEVATIONS
- A5.1

DETAILS
- A5.2

BAY DETAILS
- A5.3

SUN PORCH DETAILS

PROJECT NOTES:

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE ARCHITECTURAL PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

CONSTRUCTION SAFETY NOTE

ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS. THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

GENERAL NOTES

1.

IF THE DEVELOPER CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES OF CHANGES TO THESE PLANS AND SPECIFICATIONS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, SUCH CHANGES BECOME WHOLLY THE RESPONSIBILITY OF THE DEVELOPER.
2.

CONTRACTOR SHALL HAVE ALL UTILITIES, ABOVE GROUND & UNDERGROUND, LOCATED. CONTRACTOR SHALL HAVE ALL PROPOSED UTILITY LOCATIONS VERIFIED PRIOR TO CONSTRUCTION.
3.

CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. CONTRACTOR TO CAREFULLY REVIEW ALL DRAWINGS, DETAILS, SPECIFICATIONS, & MANUFACTURER'S WRITTEN RECOMMENDATIONS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT IN WRITING IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).
4.

THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR AND OWNER ASSUME ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS. THE GENERAL CONTRACTOR AND OWNER SHALL NOTIFY ROBERT SHARP ARCHITECT, INC. IN WRITING IN THE FORM OF A WRITTEN RFI OF ANY DISCREPANCIES OR PROBLEMS, OBSERVED OR PERCEIVED, WITHIN THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK.
5.

ALL DIMENSIONS TO FACE OF STUD, FACE OF BRICK, OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
6.

DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
7.

SLOPE ALL GRADES AWAY FROM BUILDING.
8.

OWNER SHALL HIRE A QUALIFIED GENERAL CONTRACTOR TO PERFORM ALL WORK. ALL WORK TO BE IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ALL MATERIALS SHALL BE STORED AND INSTALLED AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
9.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
10.

WHERE APPLICABLE, DEFERRED ENGINEERED STAMP, WOOD TRUSS WITH DESIGNED UPLIFT RESISTANCE DETERMINED AND SUBMITTED TO CITY OF BENTONVILLE PRIOR TO INSTALLATION. TRUSS PLANS MUST BE ON JOB SITE FOR FRAMING INSPECTIONS. REF R802.0.1 AND R802.11.1
11.

CONCRETE ENCASED GROUND ENFORCED AND WILL NEED TO BE IN PLACE FOR FOOTING INSPECTION NEC 250.52(A)(3)
12.

ANY DEVIATIONS OF THE PLANS THAT WERE SUBMITTED AND APPROVED MUST BE RESUBMITTED AND APPROVED PRIOR TO ANY CHANGES OR WORK BEING PERFORMED ON THE PROJECT.



F STREET HOUSES - LOT 18

SQUARE FOOTAGES

CONDITIONED :

FIRST FLOOR.....642 SF

SECOND FLOOR.....1271 SF

THIRD FLOOR.....1160 SF

TOTAL3073 SF

UNCONDITIONED :

GARAGE427 SF

FRONT STOOP.....35 SF

REAR BALCONY.....120 SF

TOTAL582 SF

NOTE : SQUARE FOOTAGE MEASURED TO OUTSIDE FACE OF STUD

COURTYARD BUILDING & BLOCK LLC.

100 W. CENTER ST

FAYETTEVILLE AR

STE 300

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PHONE : 479.442.0229

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F STREET HOUSES - LOT 18 HOUSE

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11 SEP 2025

TITLE SHEET

A0.0

ADDENDUM A : 5 NOV. 2025



1 FRONT PERSPECTIVE A



3 REAR PERSPECTIVE A



4 REAR PERSPECTIVE B



2 FRONT PERSPECTIVE B

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F STREET HOUSES - LOT 18 HOUSE

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11 SEP 2025

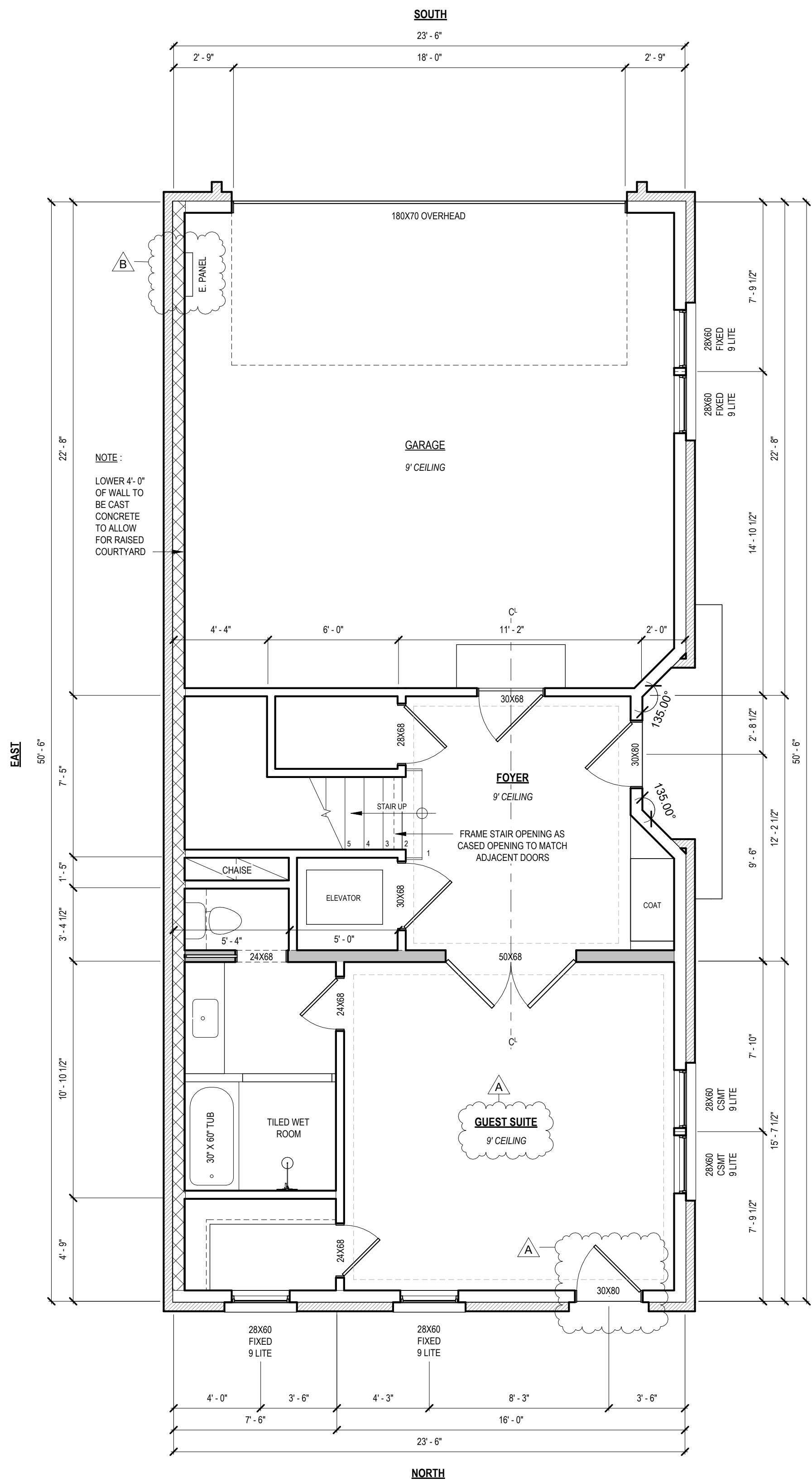
PERSPECTIVES

A0.1

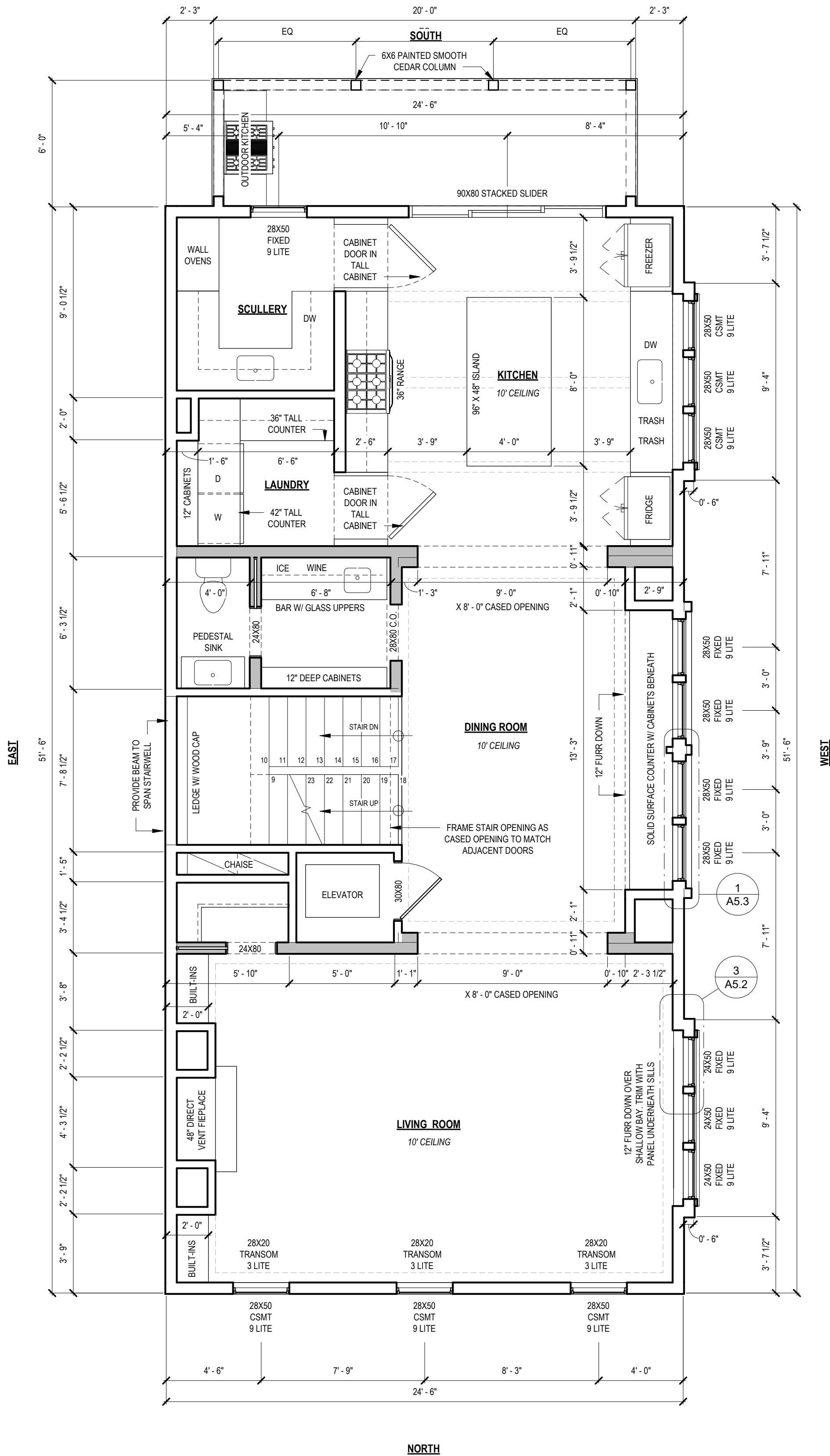
ADDENDUM A: 5 NOV. 2025

FLOOR PLAN NOTES:

- AT CASED OPENING, JAMB AND HEADER TRIM TO MATCH INTERIOR DOOR TRIM.
- DOOR SIZES ARE NOTED ON DOOR SWINGS. 30X68 REFERS TO A DOOR THAT IS 3'-0" WIDE AND 6'-8" TALL. 30X50 REFERS TO A WINDOW THAT IS 3'-0" WIDE AND 5'-0" TALL.
- INSTALL BATHROOM ACCESSORIES AS DIRECTED BY OWNER
PROVIDE 2X BLOCKING BEHIND GYPSUM BOARD AT ALL HANDRAILS, CABINETS, CLOSET RODS, & ALL OTHER WALL MOUNTED ACCESSORIES.
- PROVIDE HVAC & WATER HEATER PLATFORMS AND ACCESS PANELS AS DIRECTED BY HVAC & PLUMBING SUBCONTRACTORS.
- STAIR TO BE EQUAL RISERS, RISERS DO NOT EXCEED 7 1/2". TREADS TO BE 10 1/2" WITH 3/4" NOSING. CALCULATE FLOOR FINISHES SO THAT ALL RISERS ARE EQUAL AFTER INSTALLATION OF FLOOR FINISHES.
- PROVIDE HIGH EFFICIENCY (MINIMUM 90% AFUE) GAS FURNACE. PLACE SUPPLY DUCTS IN 2ND AND 3RD FLOOR TRUSSES WITHIN THE INSULATED ENVELOPE OF THE HOUSE. PROVIDE A LOW RETURN ON SECOND FLOOR AND A RETURN ON THE THIRD AND INSTALL A SEASONAL DAMPER.
- COORDINATE ALL INTERIOR FINISHES AND TRIM WITH OWNER.
- PPROVIDE MINIMUM R19 WALL INSULATION, R38 CEILING INSULATION, AND R10 SLAB INSULATION. CALK AND SEAL ALL CRACKS.
- PROVIDE TEMPERED WINDOWS AT LOCATION REQUIRED BY I.R.C. LATEST ADDITION.
- ADJUST FRAMING AS NECESSARY FOR TUB AND SHOWER ENCLOSURES, DOOR AND WINDOW TRIM, CABINETS, APPLIANCES AND ANY OTHER ITEM THAT HAS CLEARANCE REQUIREMENTS.
- SET INTERIOR DOOR LOCATIONS TO ALLOW 6" OF WALL SPACE ON EACH SIDE OF THE DOOR FOR TRIM, UNLESS INDICATED OTHERWISE. CENTER DOORS AS INDICATED ON PLANS. AT AREAS WHERE DOOR CASING TRIM MUST BE RIPPED DOWN, SET DOOR SO THAT DOOR CASING TRIM IS OF EQUAL WIDTH ON EACH SIDE OF THE DOOR. ROUGH-IN ELECTRICAL BOXES TO ALLOW 4" OF DOOR CASING ON EACH SIDE OF DOOR.
- COORDINATE ALL APPLIANCE DIMENSIONS WITH OWNER PRIOR TO BEGINNING FRAMING.
- UPPER WALL CABINETS IN KITCHEN TO BE 42" HIGH UNLESS NOTED OTHERWISE.
- PROVIDE COMPLETE CABINET DRAWINGS FOR APPROVAL BY OWNER.
- PROVIDE PRESSURE TREATED SILLS AT ALL CONCRETE SLABS. THICKEN SLAB AT ALL INTERIOR LOAD BEARING WALLS.
- EXTERIOR FRAME WALLS TO BE 2X6" AT 16" ON CENTER, UNLESS INDICATED OTHERWISE. INTERIOR WALLS TO BE 2X4" AT 16" ON CENTER, UNLESS INDICATED OTHERWISE.
- INTERIOR WALLS & CEILINGS TO HAVE 1/2" GYPSUM BOARD.
- WALLS CONTAINING PLUMBING PIPES GREATER THAN 2 1/2" DIAMETER TO BE 2X6 STUDS.
- EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED UNDER SECTION R310.1 SHALL BE OPERATIONAL FROM THE INSIDE OF THE BEDROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- WHERE WINDOW OPENINGS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR, AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW THE EXTERIOR OF THE BUILDING, FALL PROTECTION IS REQUIRED UNDER SECTION 312.2.1
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE, AND MEETS THE FOLLOWING CONDITIONS: WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, AND WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE
- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FLOOR DRAINS SHALL NOT BE INSTALLED IN ROOMS CONTAINING AIR HANDLING MACHINERY WHERE SUCH ROOM IS USED AS A PLENUM, REF SECTION 314.2.4.1
- EXTERIOR WALLS OF WOOD FRAMING CONSTRUCTION ADJACENT TO STAIRS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R602.3. THE STUDS FOR EXTERIOR WALLS MUST BE CONTINUOUS FROM THE SUPPORT AT THE BOTTOM TO THE SUPPORT AT THE TOP OF THE WALL.



1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

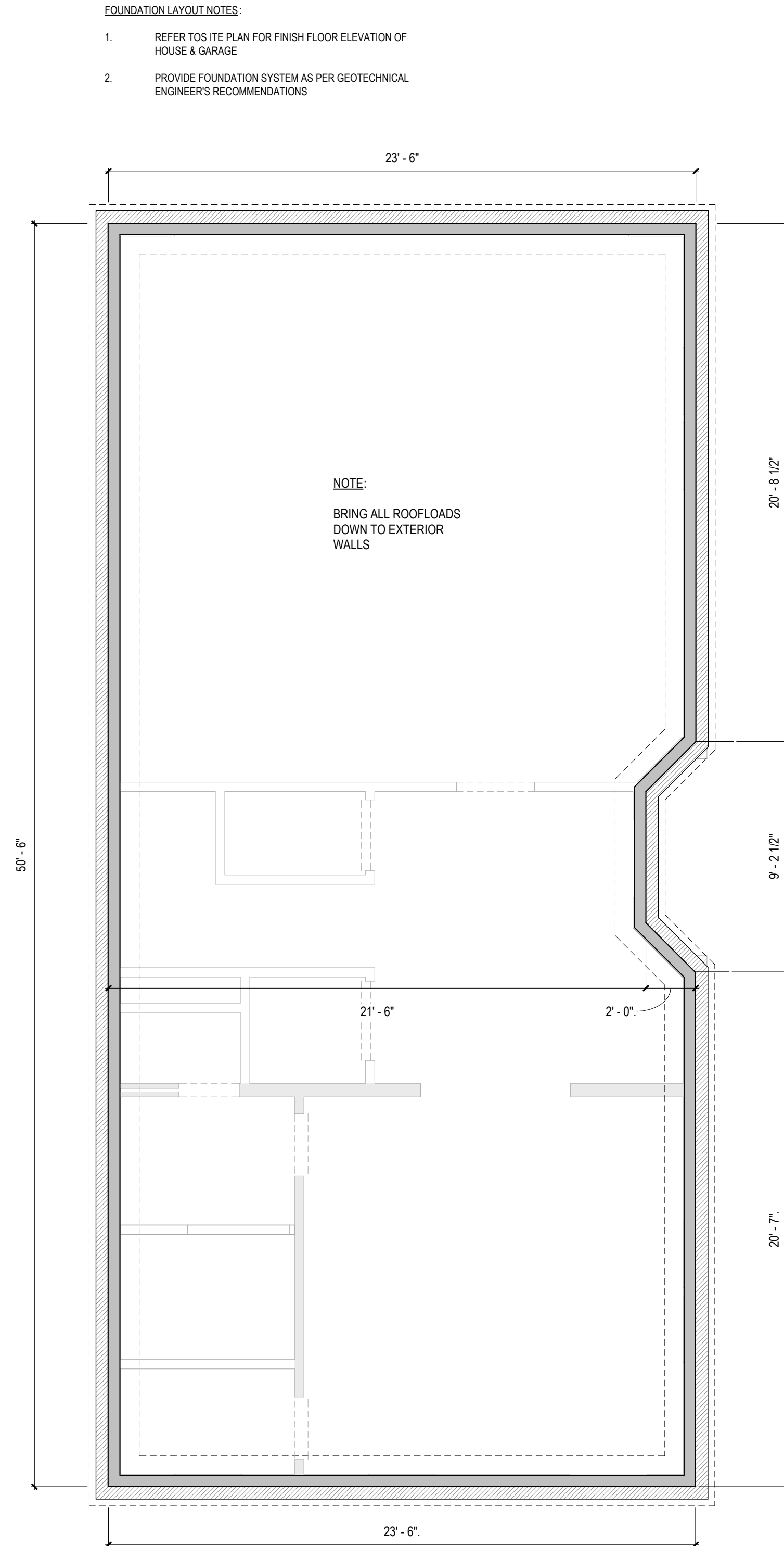
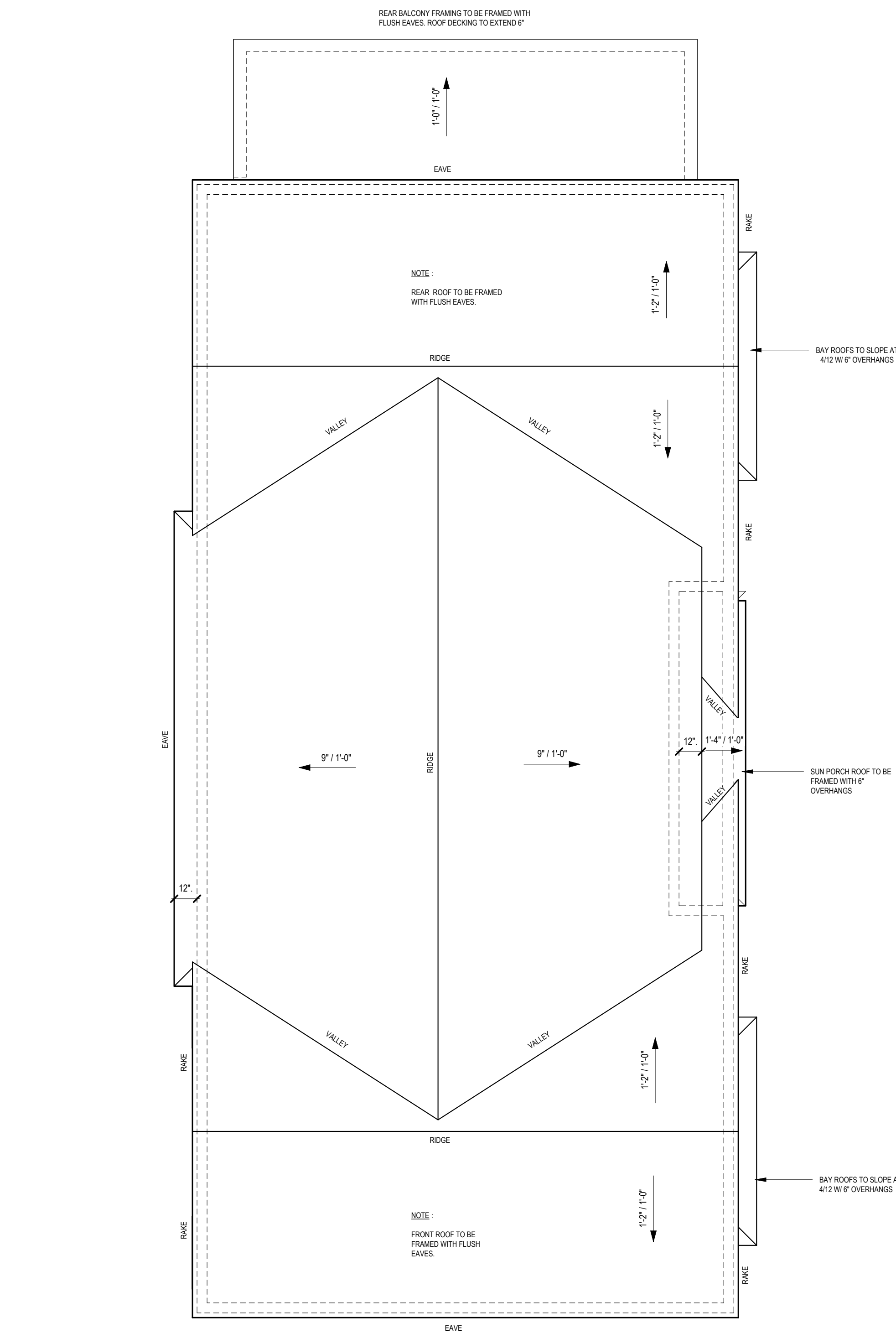
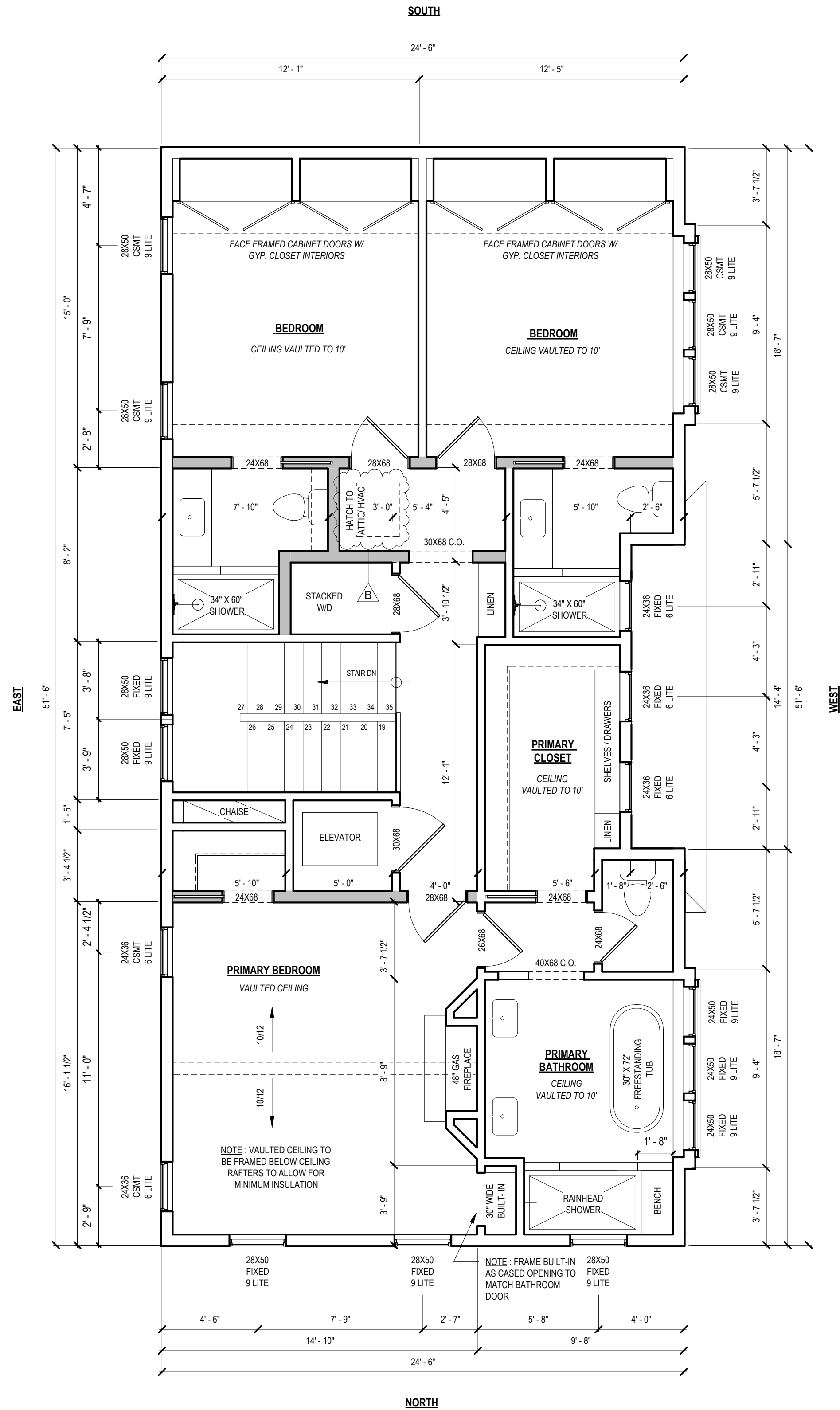


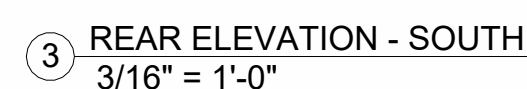
2 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

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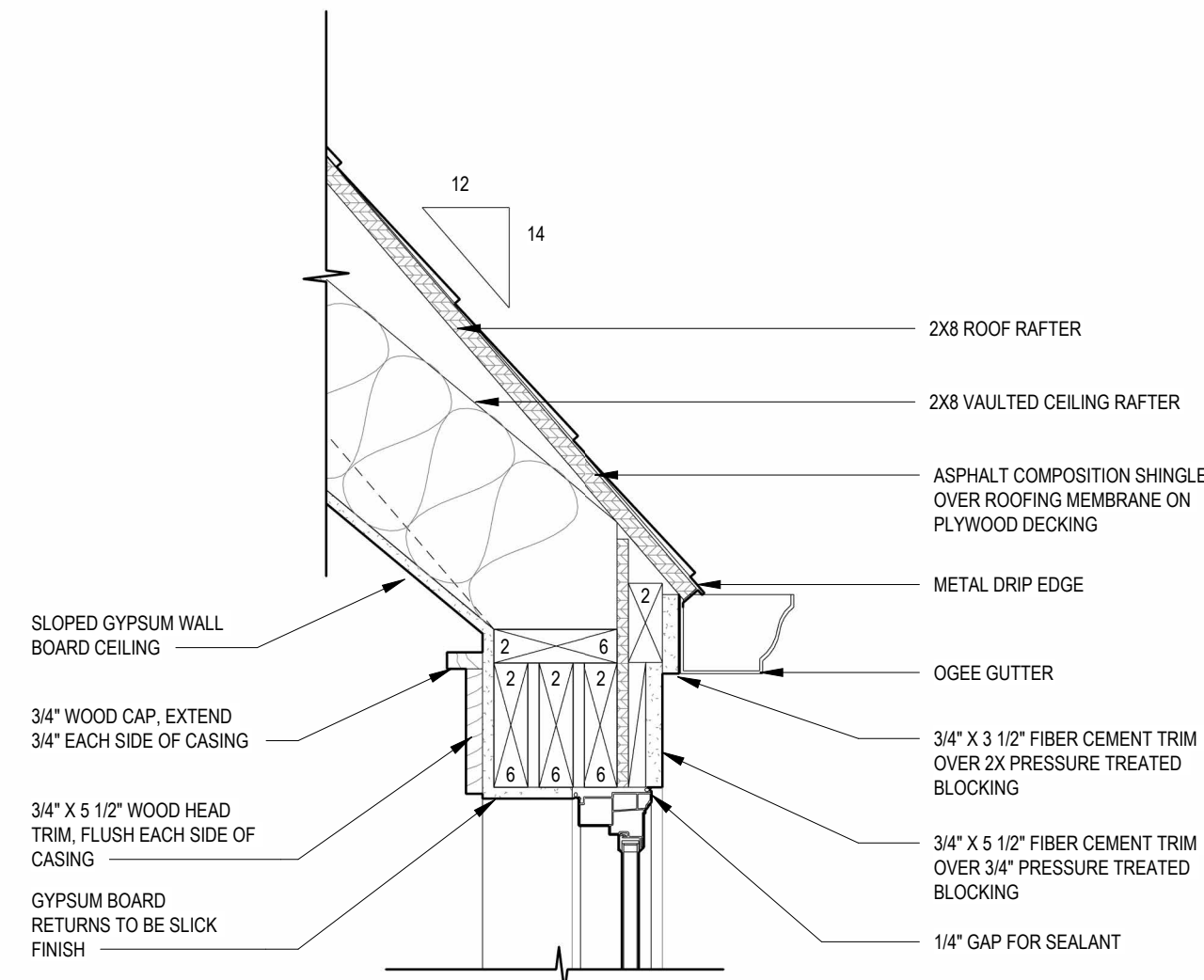
F STREET HOUSES - LOT 18 HOUSE	
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11 SEP 2025
FIRST & SECOND FLOOR PLANS
A1.0
ADDENDUM A: 5 NOV. 2025 ADDENDUM B: 5 JAN. 2026 ADDENDUM C: 2 FEB. 2026

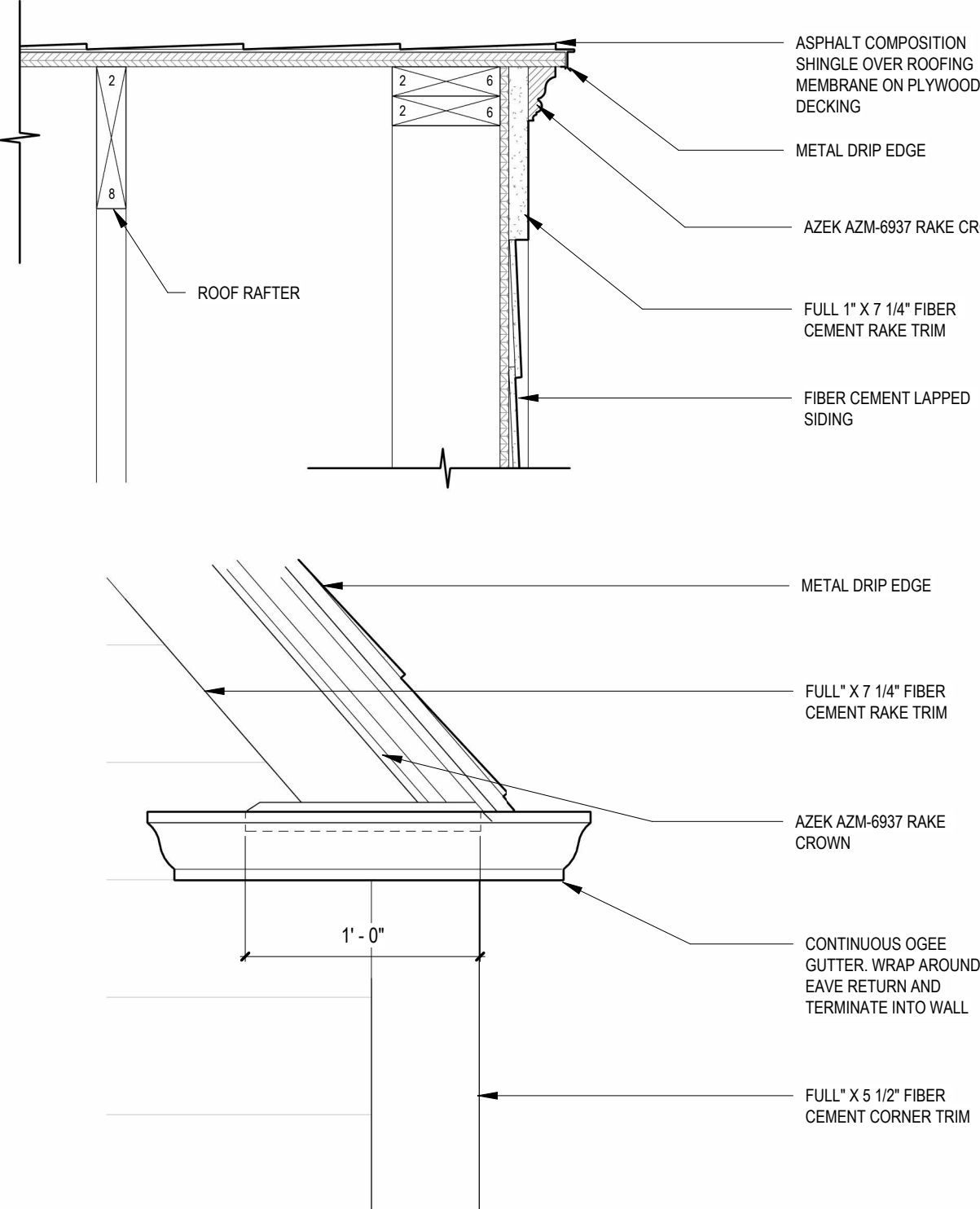




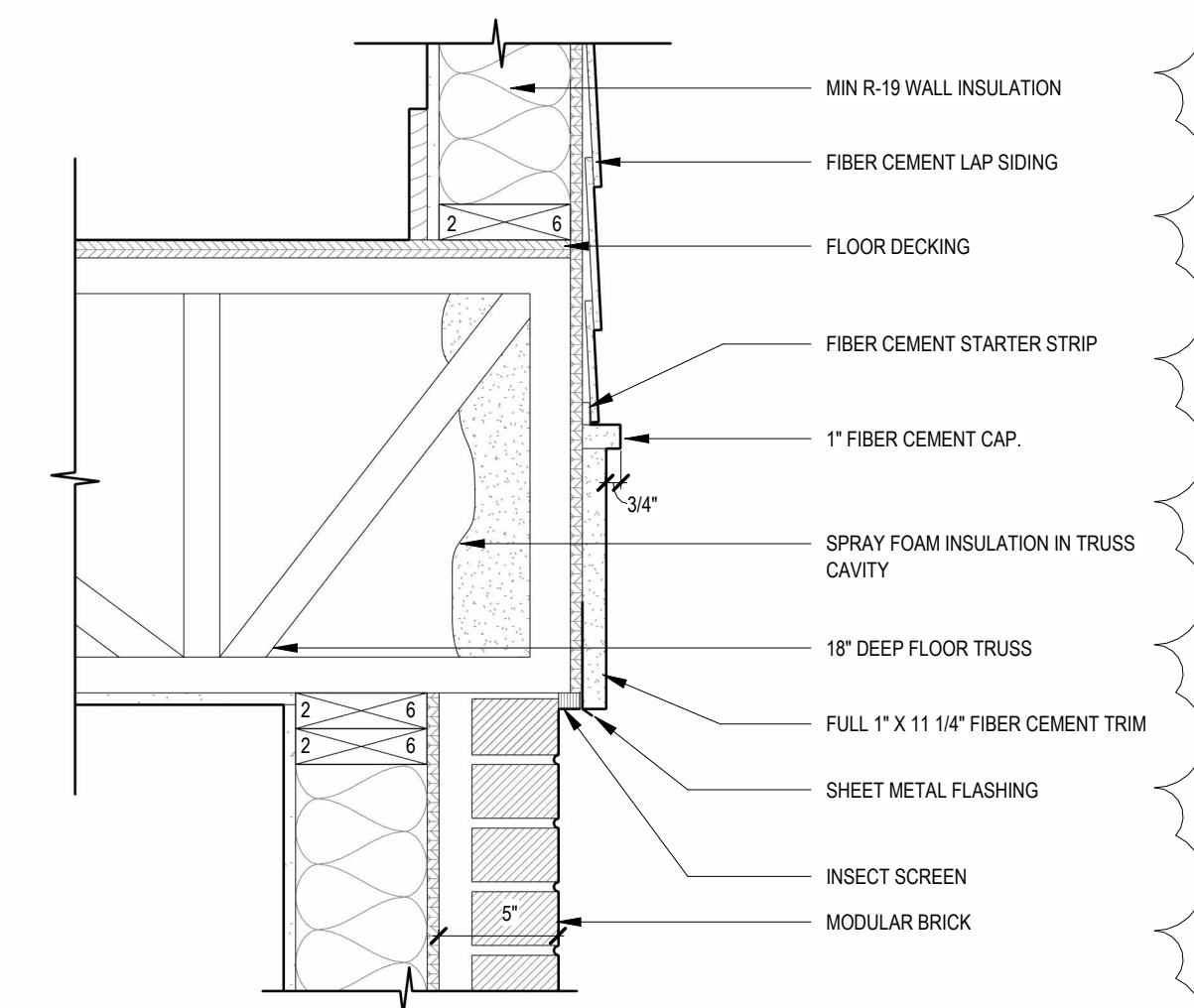
ADDENDUM A : 5 NOV. 2021
ADDENDUM B : 9. JAN. 2022
ADDENDUM C : 2. FEB. 2022



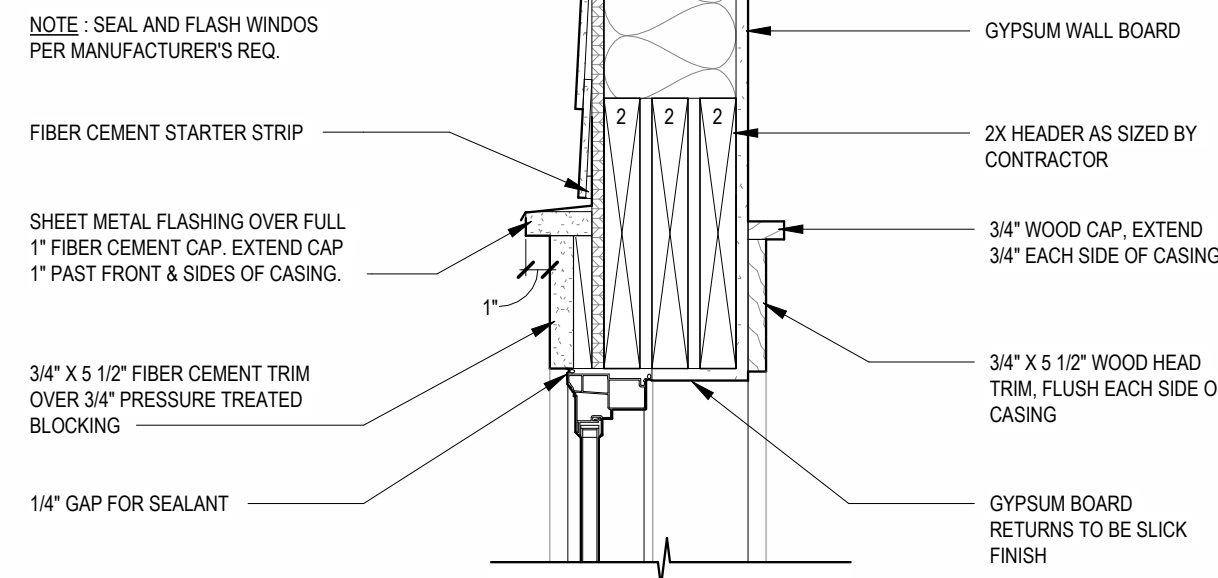
2 FLUSH EAVE & WINDOW HEAD DETAIL
1 1/2" = 1'-0"



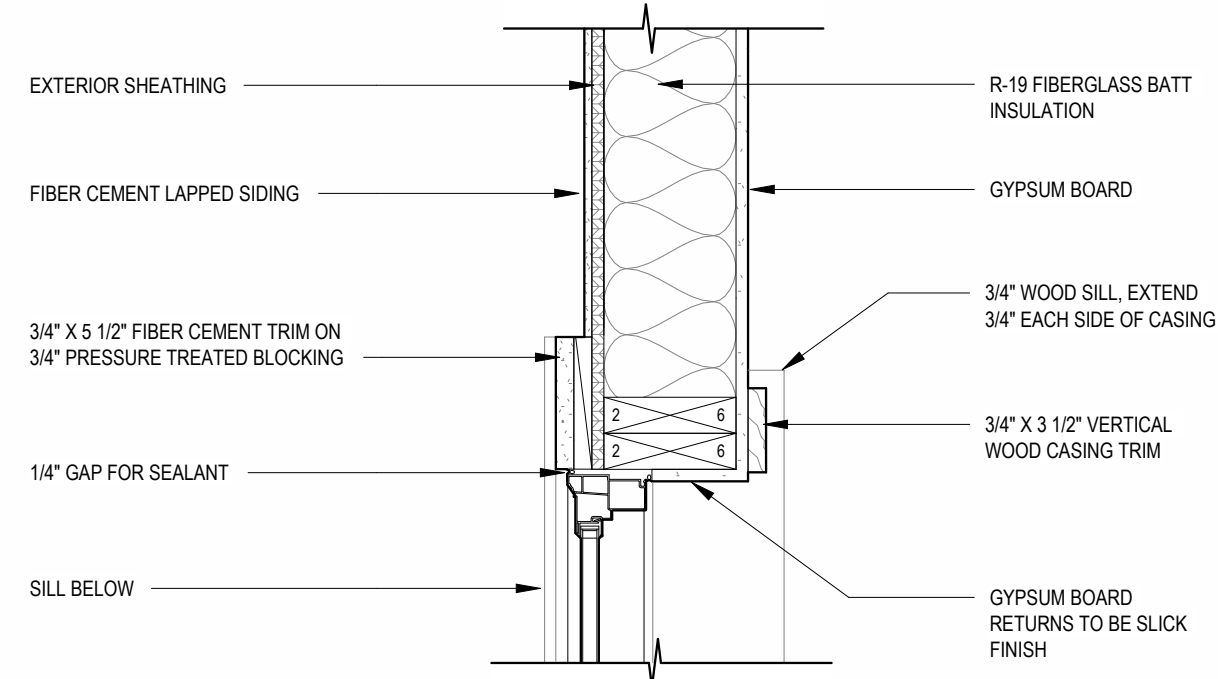
5 ROOF RAKE DETAIL
1 1/2" = 1'-0"



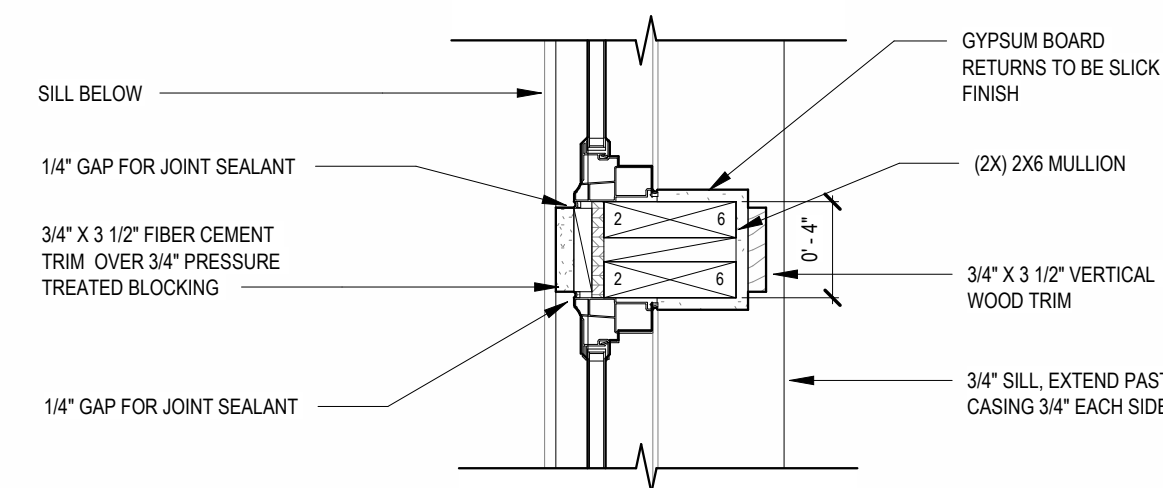
1 BRICK TRANSITION DETAIL
1 1/2" = 1'-0"



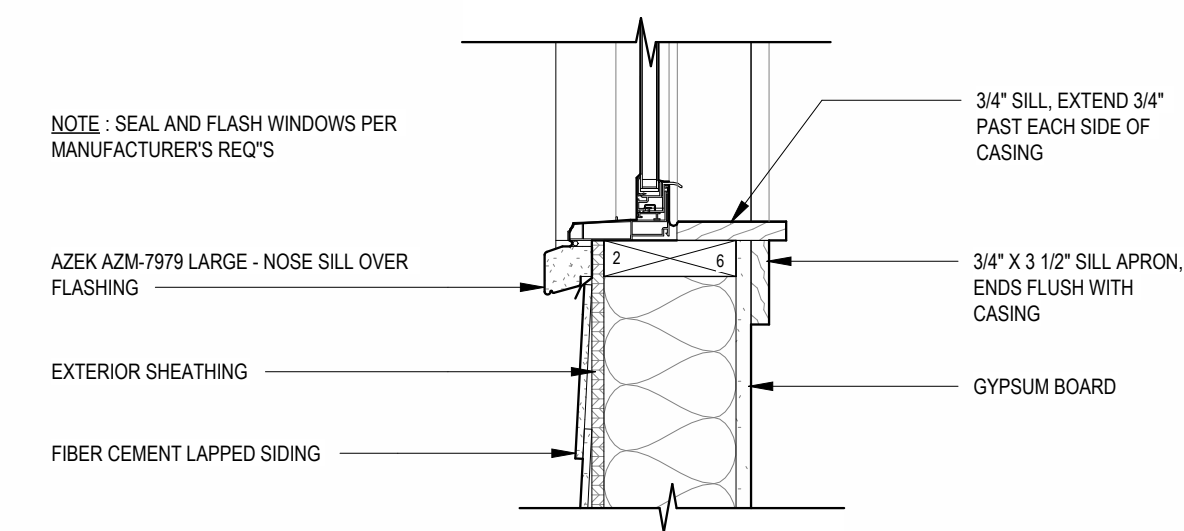
WINDOW HEAD DETAIL AT LAP SIDING



WINDOW JAMB DETAIL AT LAP SIDING

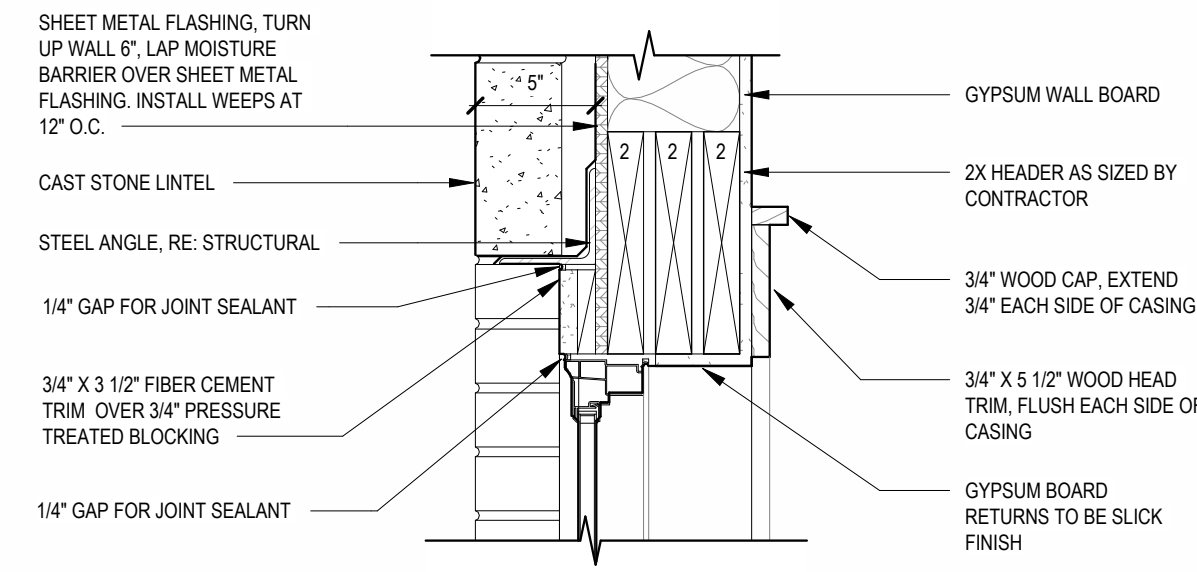


WINDOW MULLION DETAIL AT LAP SIDING

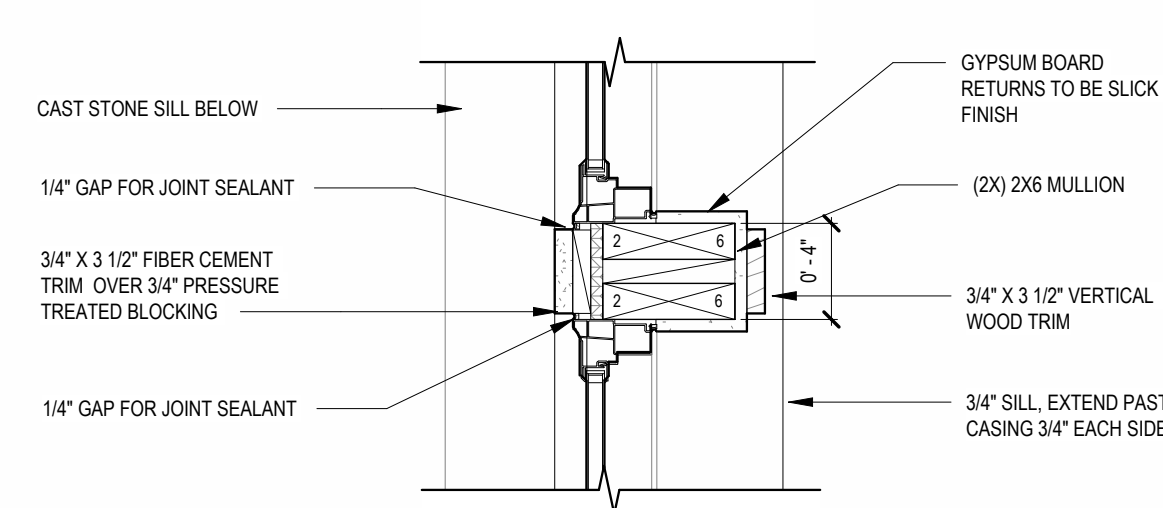


WINDOW SILL DETAIL AT SIDING

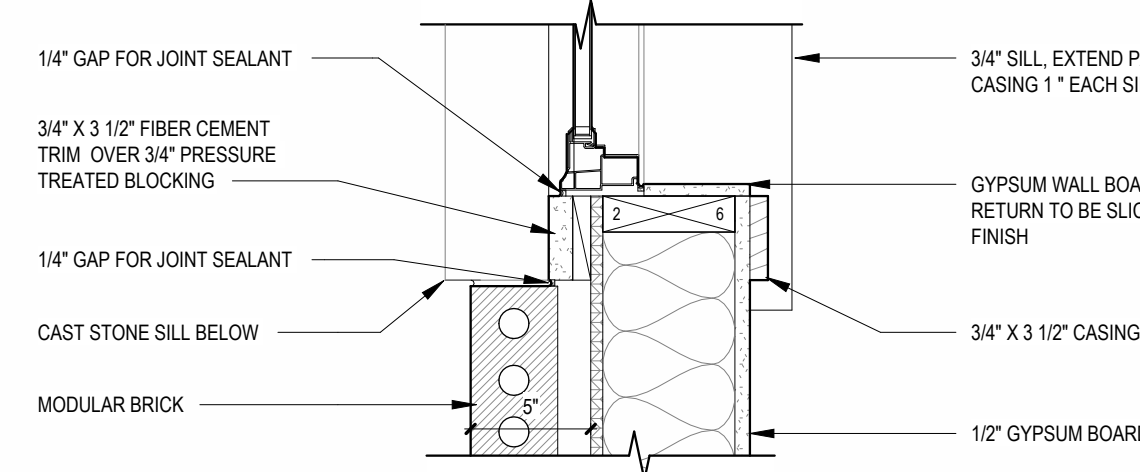
7 WINDOW DETAILS
1 1/2" = 1'-0"



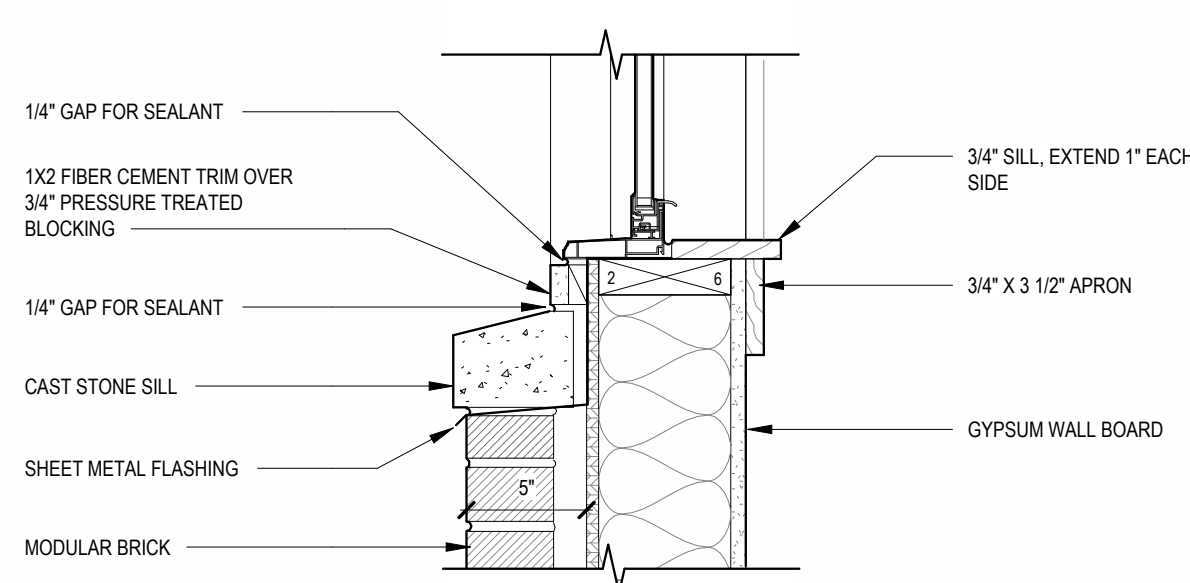
WINDOW HEAD DETAIL AT BRICK



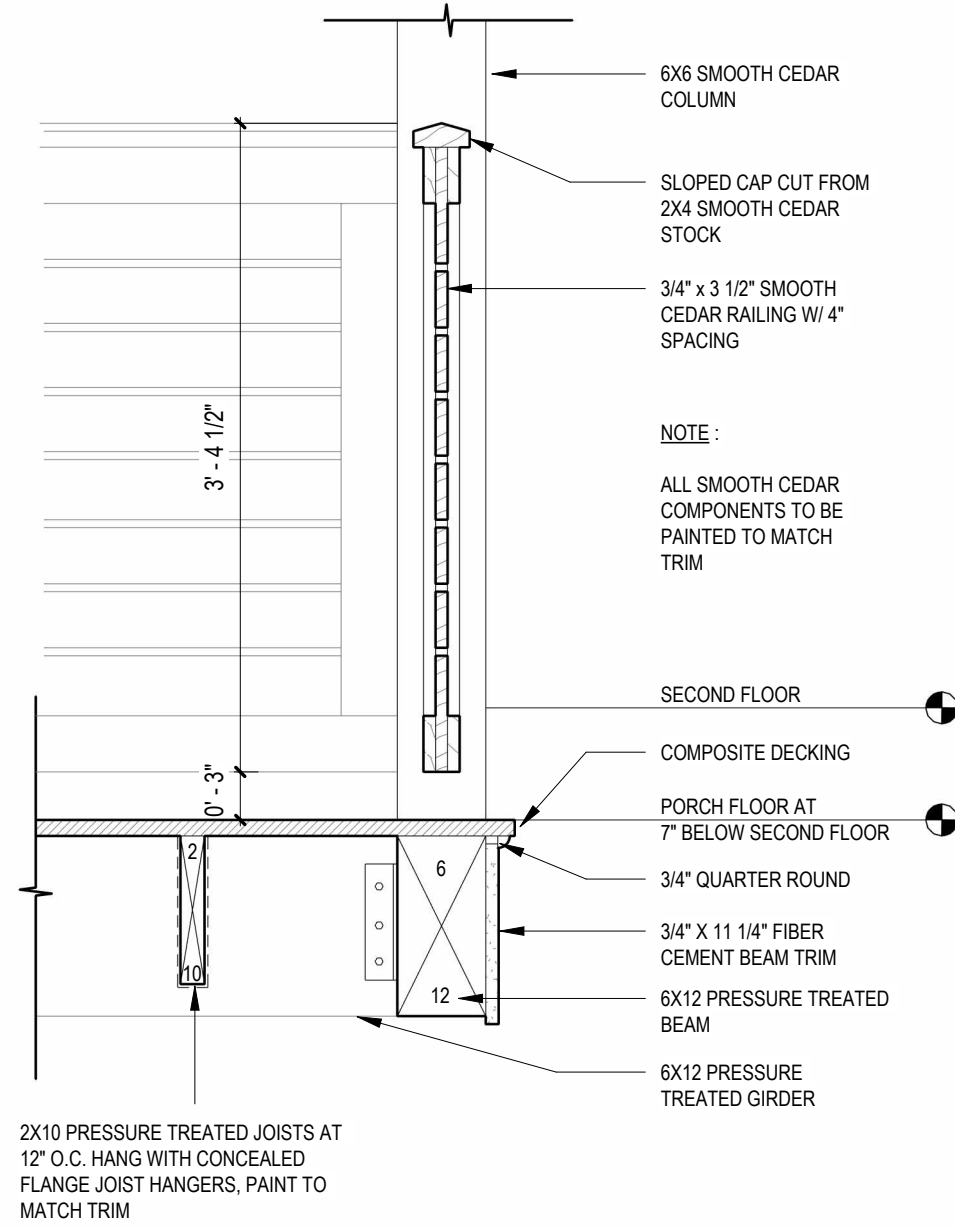
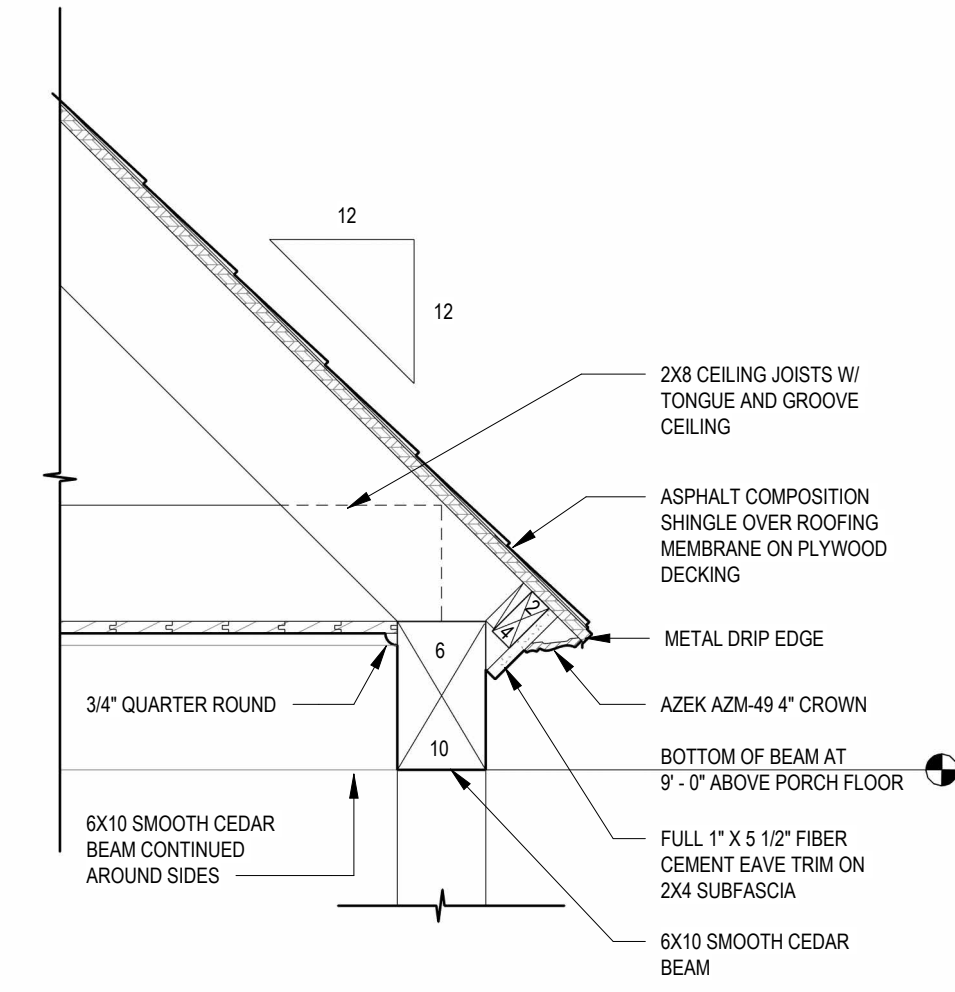
WINDOW MULLION DETAIL AT BRICK



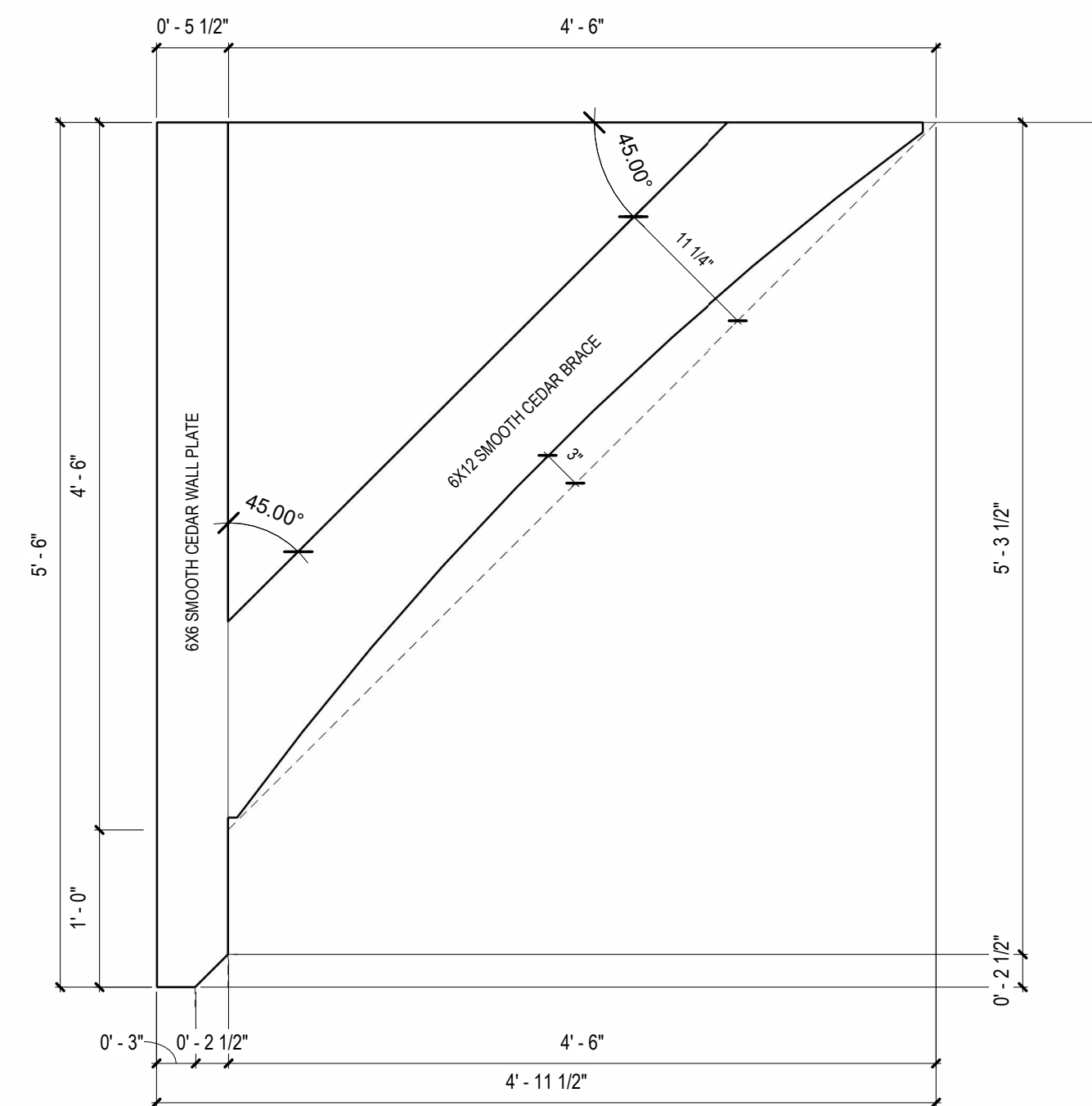
WINDOW JAMB DETAIL AT BRICK



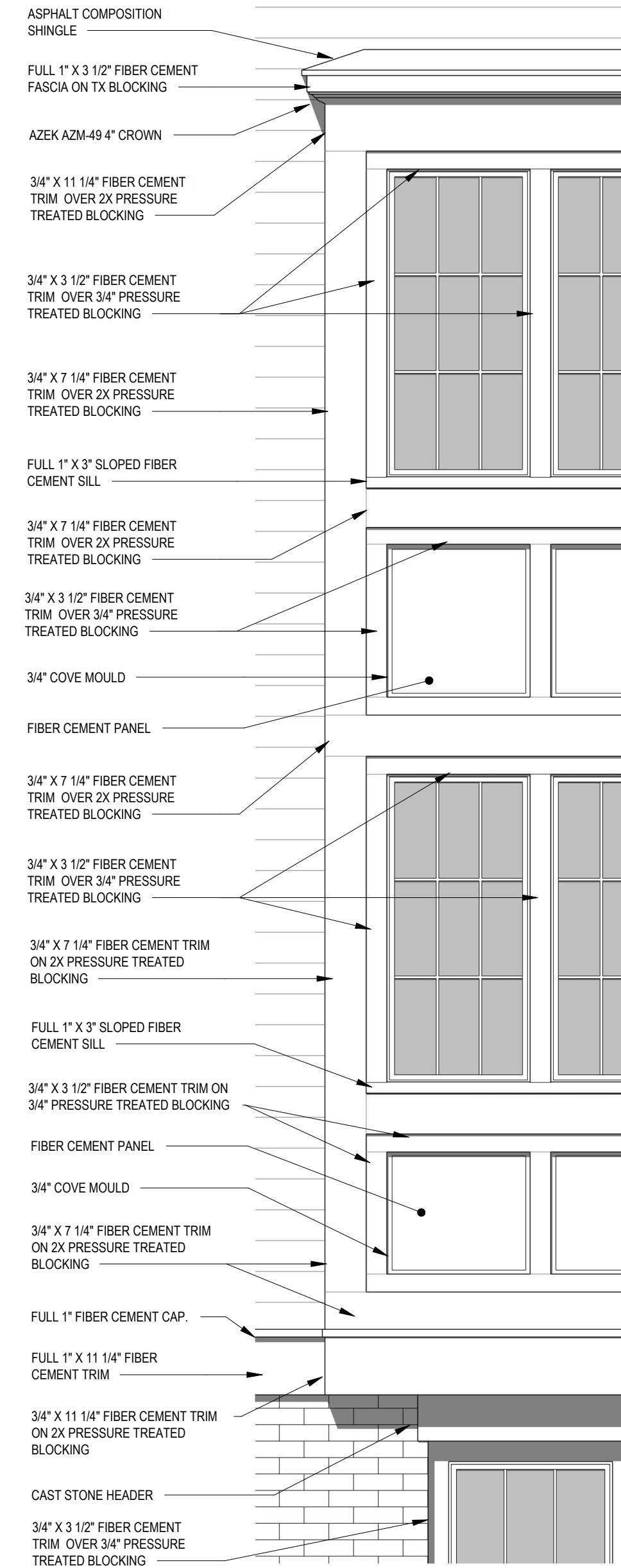
WINDOW SILL DETAIL AT BRICK



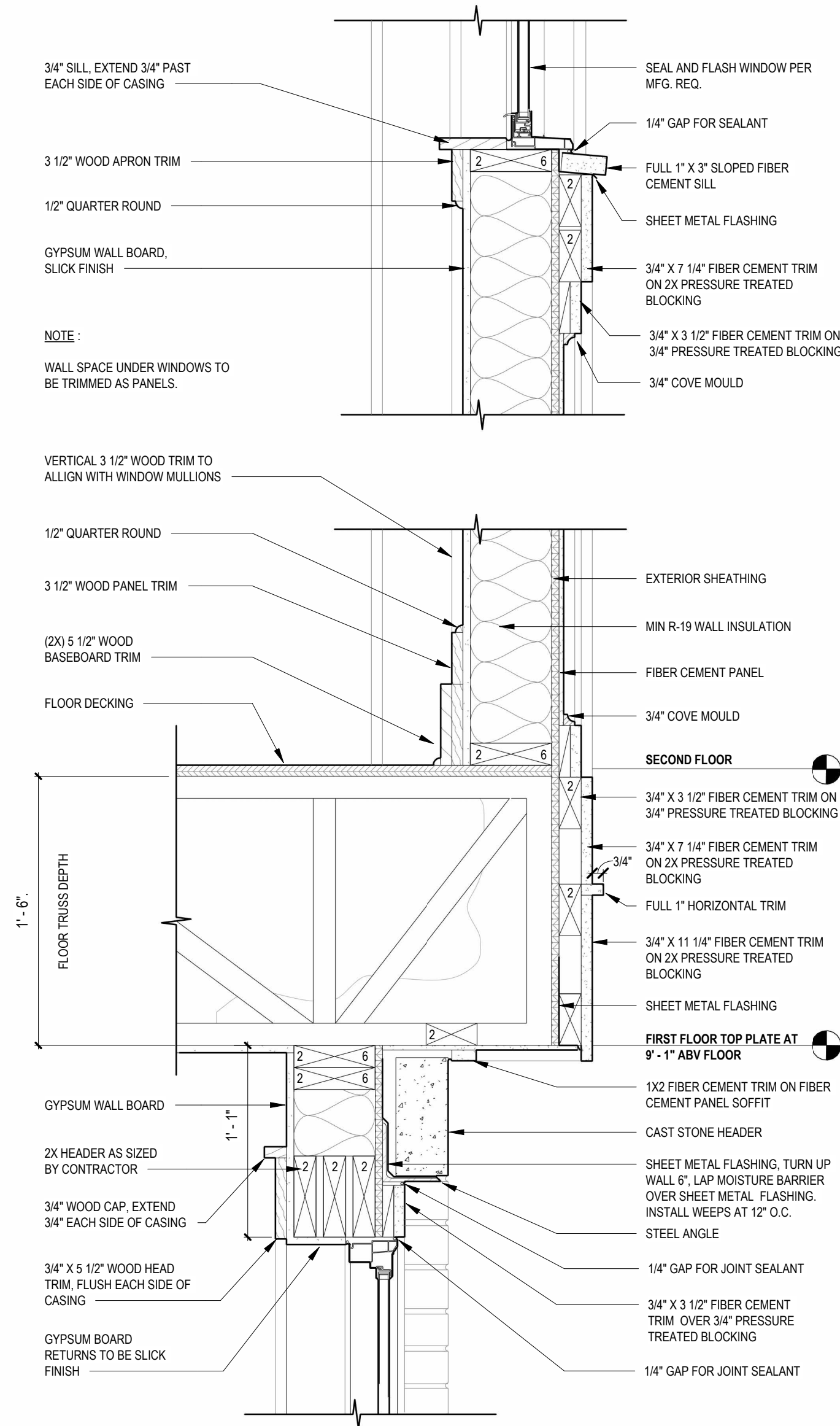
3 REAR BALCONY DETAILS
1" = 1'-0"



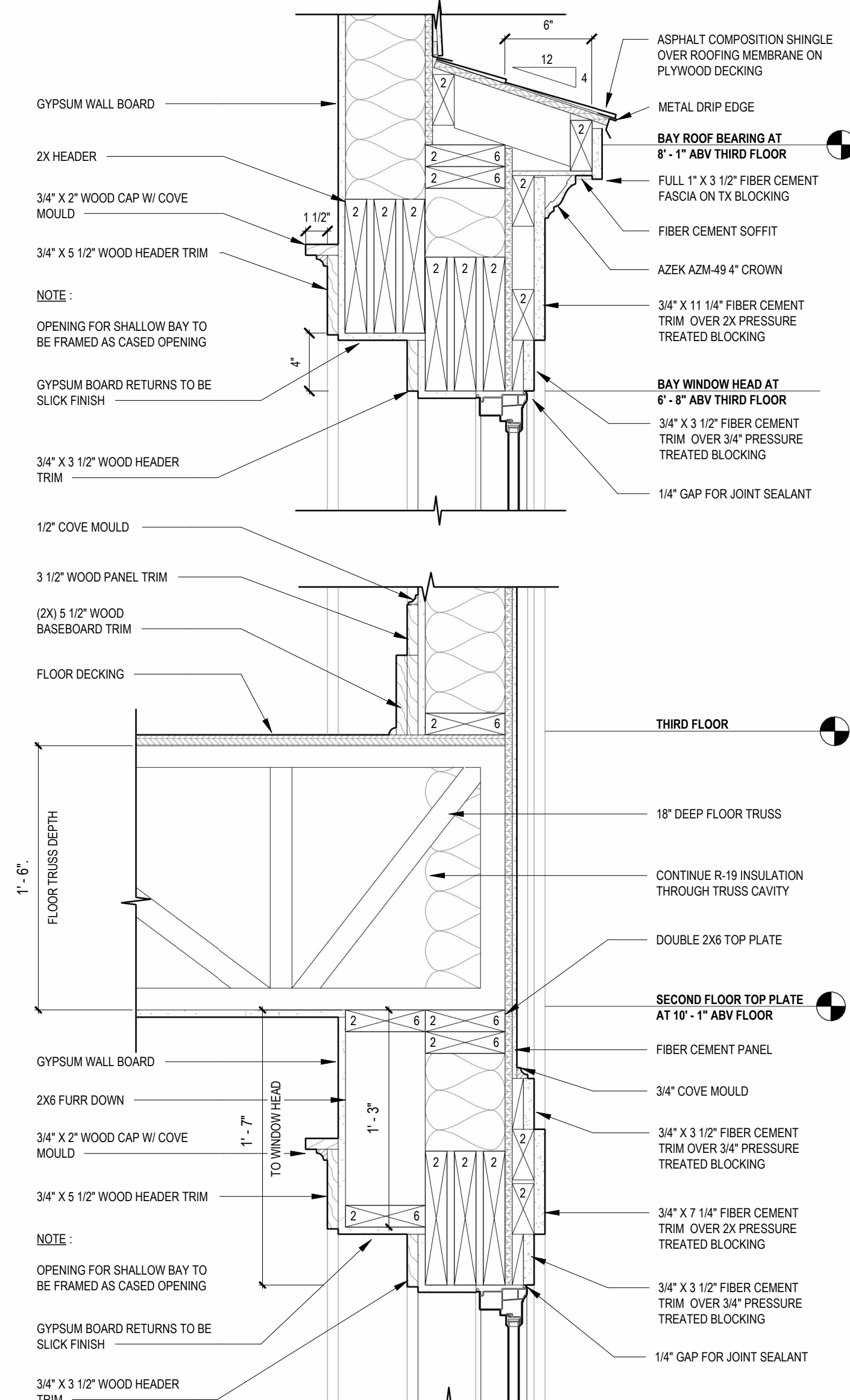
4 REAR BALCONY BRACKET
1" = 1'-0"



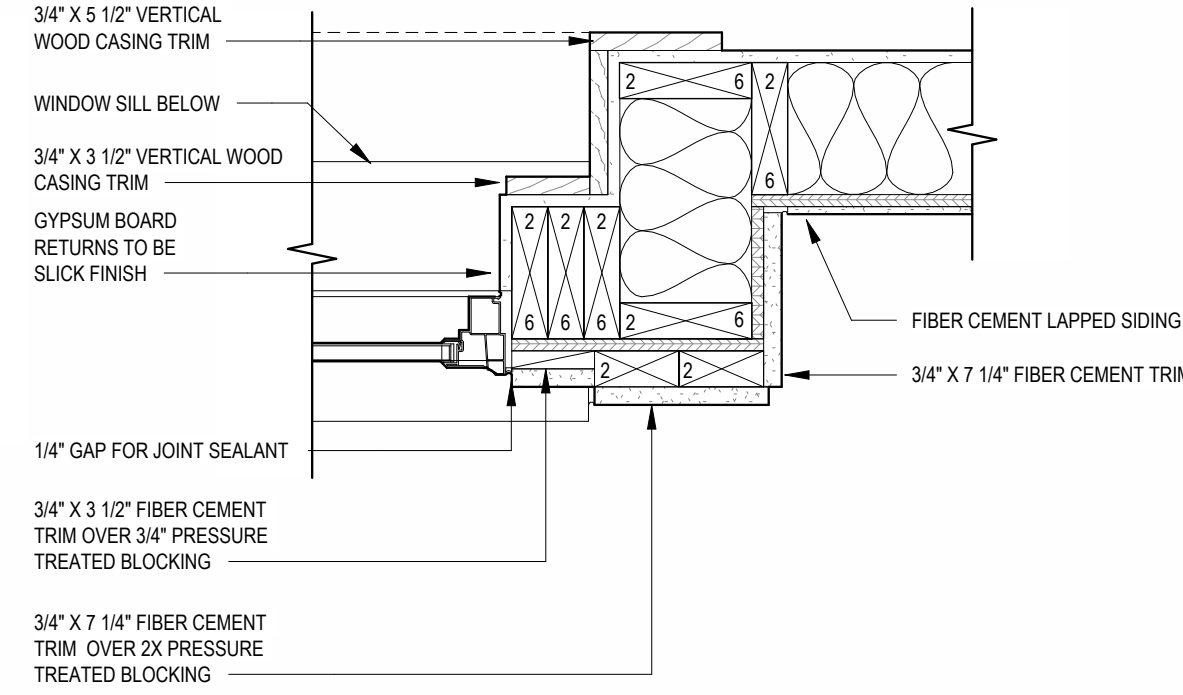
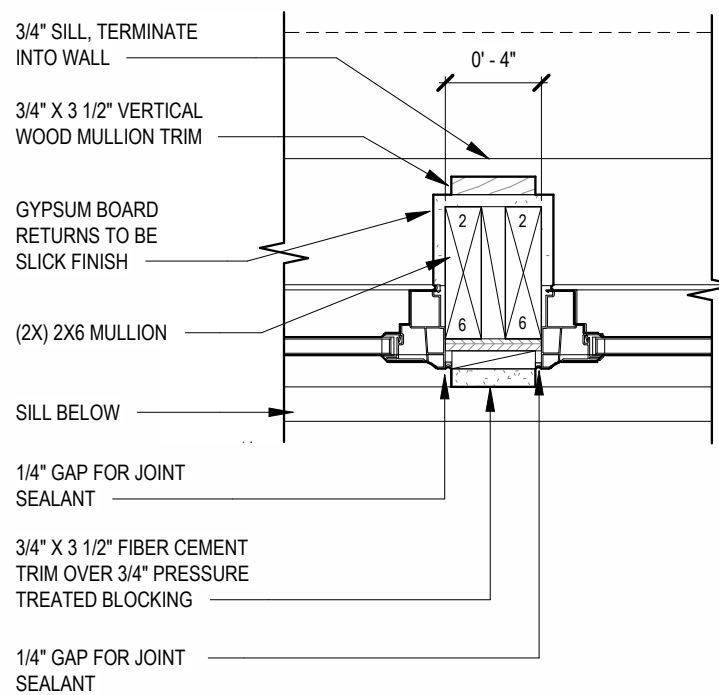
1 FRONT BAY ELEVATION
1/2" = 1'-0"



2 FRONT BAY WALL SECTION A
1 1/2" = 1'-0"



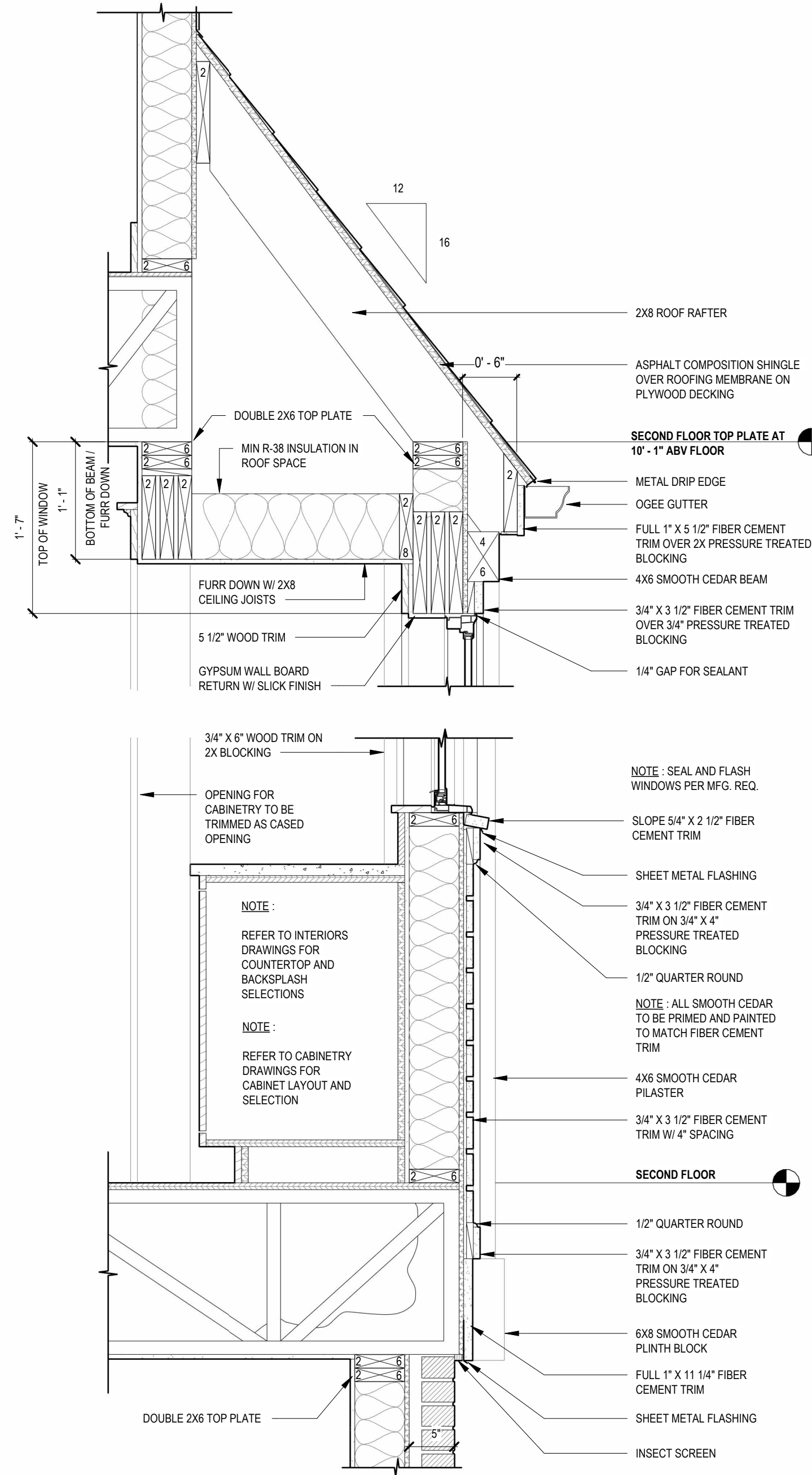
7 FRONT BAY WALL SECTION B
1 1/2" = 1'-0"





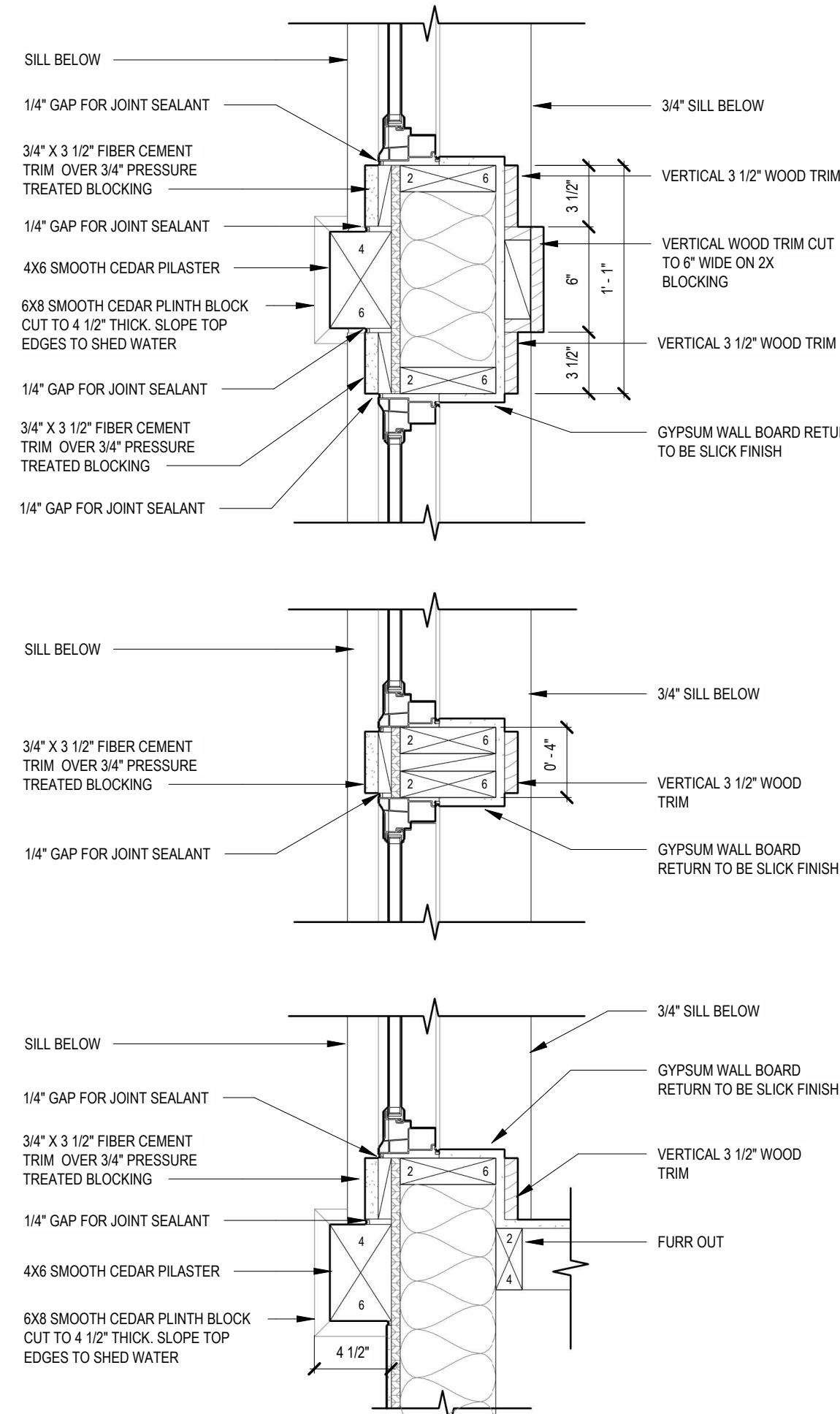
- ASPHALT COMPOSITION SHINGLE OVER ROOFING MEMBRANE ON PLYWOOD DECKING
- OGEE GUTTER
- FULL 1" X 5 1/2" FIBER CEMENT TRIM OVER 2X PRESSURE TREATED BLOCKING
- 4X6 SMOOTH CEDAR BEAM
- 3/4" X 3 1/2" FIBER CEMENT TRIM OVER 3/4" PRESSURE TREATED BLOCKING
- 4X6 SMOOTH CEDAR PILASTER
- NOTE: ALL SMOOTH CEDAR ELEMENTS TO BE PRIMED AND PAINTED TO MATCH FIBER CEMENT SIDING
- SLOPE 5/4" X 2 1/2" FIBER CEMENT TRIM
- 3/4" X 3 1/2" FIBER CEMENT TRIM ON 3/4" X 4" PRESSURE TREATED BLOCKING
- 1/2" QUARTER ROUND
- 3/4" X 3 1/2" FIBER CEMENT TRIM W/ 4" SPACING
- 6X8 SMOOTH CEDAR PLINTH BLOCK CUT TOP EDGE W/ SLOPE TO SHED WATER
- FULL 1" X 11 1/4" FIBER CEMENT TRIM
- SMOOTH CEDAR BRACKET CUT FROM 4X12 STOCK
- FULL 1" X 3 1/2" FIBER CEMENT TRIM, 1" DIMENSION FACING OUTWARD, CONTINUOUS AROUND DOOR TRIM.
- AZEK AZM-28 3 1/2" BEDMOULD ON FULL 1" X 7 1/4" FIBER CEMENT DOOR CASING
- FULL 1" X 5 1/2" FIBER CEMENT VERTICAL TRIM ON FIBER CEMENT PANEL
- FULL 1" X 5 1/2" FIBER CEMENT HORIZONTAL TRIM ON FIBER CEMENT PANEL
- 3/4" COVE MOULD
- FULL 1" X 7 1/4" FIBER CEMENT BASE TRIM ON FIBER CEMENT PANEL

③ SUN PORCH ENLARGED ELEVATION
1/2" = 1'-0"

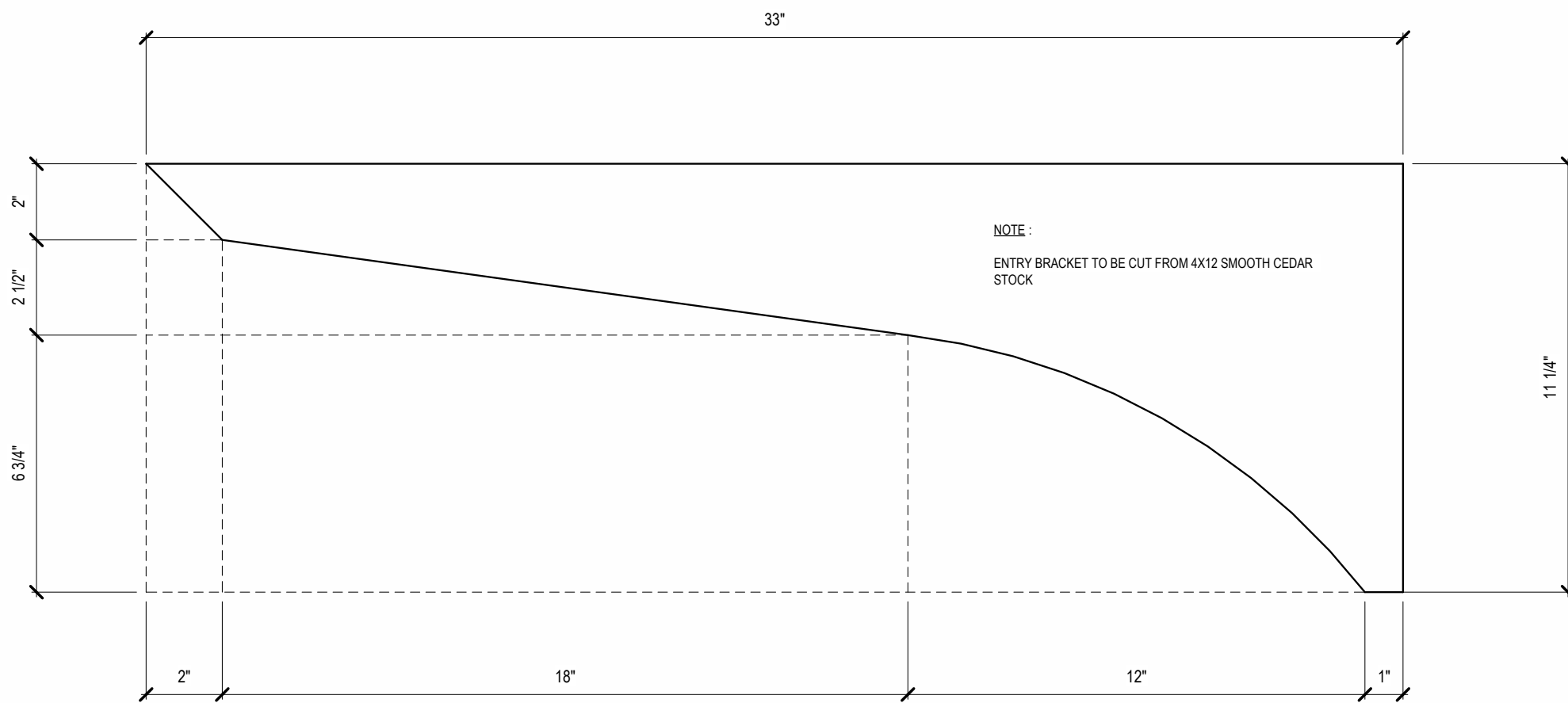


- 2X8 ROOF RAFTER
- ASPHALT COMPOSITION SHINGLE OVER ROOFING MEMBRANE ON PLYWOOD DECKING
- DOUBLE 2X6 TOP PLATE
- MIN R-38 INSULATION IN ROOF SPACE
- FURR DOWN W/ 2X8 CEILING JOISTS
- 5 1/2" WOOD TRIM
- GYPSUM WALL BOARD RETURN W/ SLICK FINISH
- 3/4" X 5" WOOD TRIM ON 2X BLOCKING
- OPENING FOR CABINETRY TO BE TRIMMED AS CASING OPENING
- NOTE: REFER TO INTERIORS DRAWINGS FOR COUNTERTOP AND BACKSPLASH SELECTIONS
- NOTE: REFER TO CABINETRY DRAWINGS FOR CABINET LAYOUT AND SELECTION
- 3/4" X 3 1/2" FIBER CEMENT TRIM
- 1/2" QUARTER ROUND
- 4X6 SMOOTH CEDAR PILASTER
- 3/4" X 3 1/2" FIBER CEMENT TRIM W/ 4" SPACING
- 1/2" QUARTER ROUND
- 3/4" X 3 1/2" FIBER CEMENT TRIM ON 3/4" X 4" PRESSURE TREATED BLOCKING
- 6X8 SMOOTH CEDAR PLINTH BLOCK
- FULL 1" X 11 1/4" FIBER CEMENT TRIM
- SHEET METAL FLASHING
- INSECT SCREEN
- DOUBLE 2X6 TOP PLATE
- NOTE: SEAL AND FLASH WINDOWS PER MFG. REQ.
- SLOPE 5/4" X 2 1/2" FIBER CEMENT TRIM
- 3/4" X 3 1/2" FIBER CEMENT TRIM ON 3/4" X 4" PRESSURE TREATED BLOCKING
- 1/2" QUARTER ROUND
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- 6X8 SMOOTH CEDAR PLINTH BLOCK
- FULL 1" X 11 1/4" FIBER CEMENT TRIM
- SHEET METAL FLASHING
- INSECT SCREEN

② SUN PORCH WALL SECTION
1" = 1'-0"



① DETAIL PLAN OF SUN PORCH
1 1/2" = 1'-0"



④ ENTRY BRACKET
3" = 1'-0"