

SHEET LIST

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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 FAMING 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 SOLEY 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 NED 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 21

SQUARE FOOTAGES

PRIMARY HOUSE: CONDITIONED		ADU: CONDITIONED		UNCONDITIONED :	
FIRST FLOOR	1800 SF	FIRST FLOOR	44 SF	GARAGE	626 SF
SECOND FLOOR.....	1490 SF	SECOND FLOOR.....	954 SF	FRONT STOOP.....	60 SF
TOTAL PRIMARY HOUSE.....	3290 SF	TOTAL ADU.....	998 SF	TOTAL	686 SF
TOTAL COMBINED HOUSE.....	4288 SF				

NOTE : SQUARE FOOTAGE MEASURED TO OUTSIDE FACE OF STUD

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F STREET HOUSES - LOT 21 HOUSE

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TITLE SHEET

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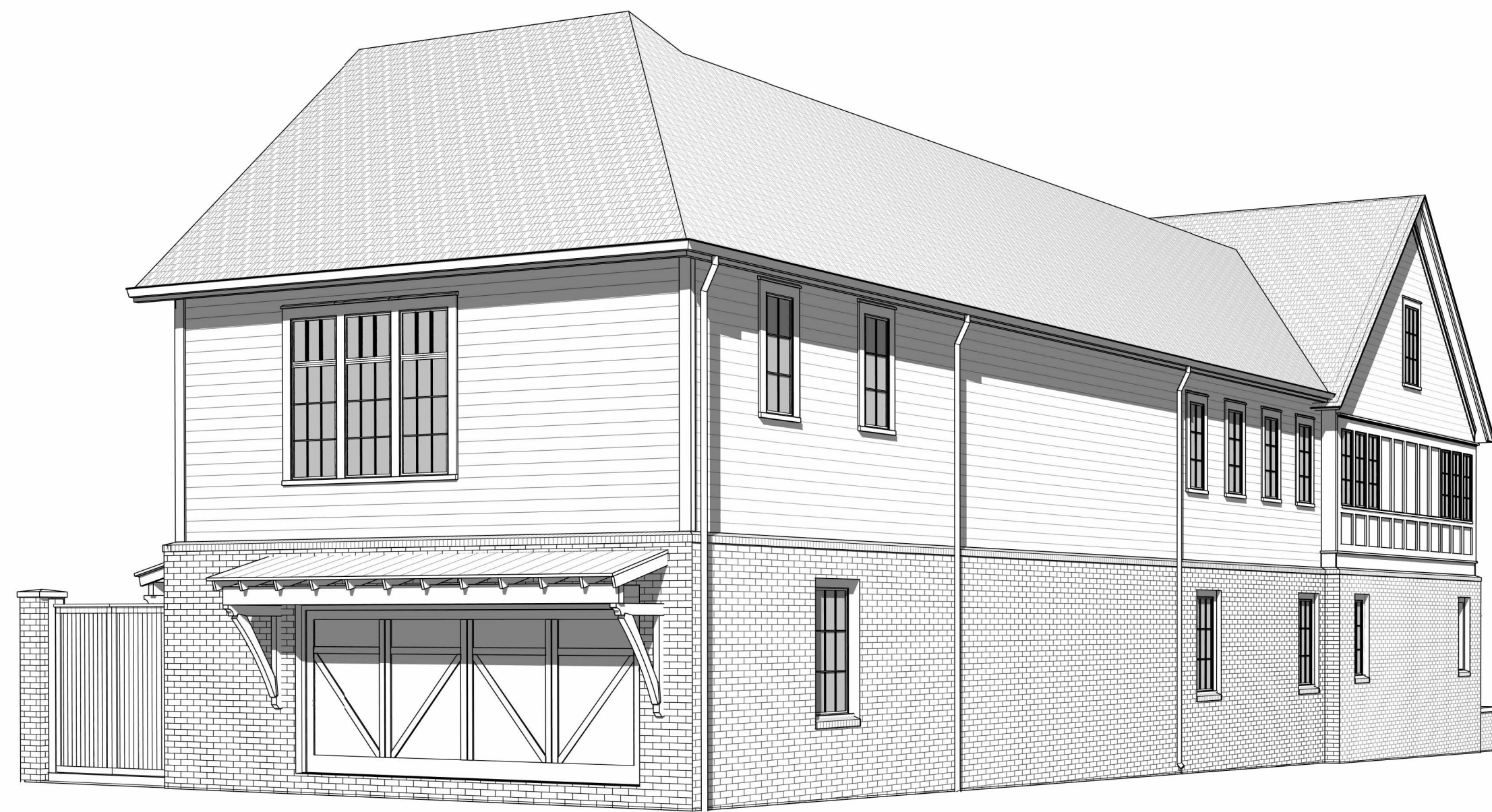
ADDENDUM A : 5 NOV. 2025
ADDENDUM B : 5 JAN. 2026
ADDENDUM C : 2 FEB. 2026



1 FRONT PERSPECTIVE B



4 FRONT PERSPECTIVE A



2 REAR PERSPECTIVE A



3 REAR PERSPECTIVE B

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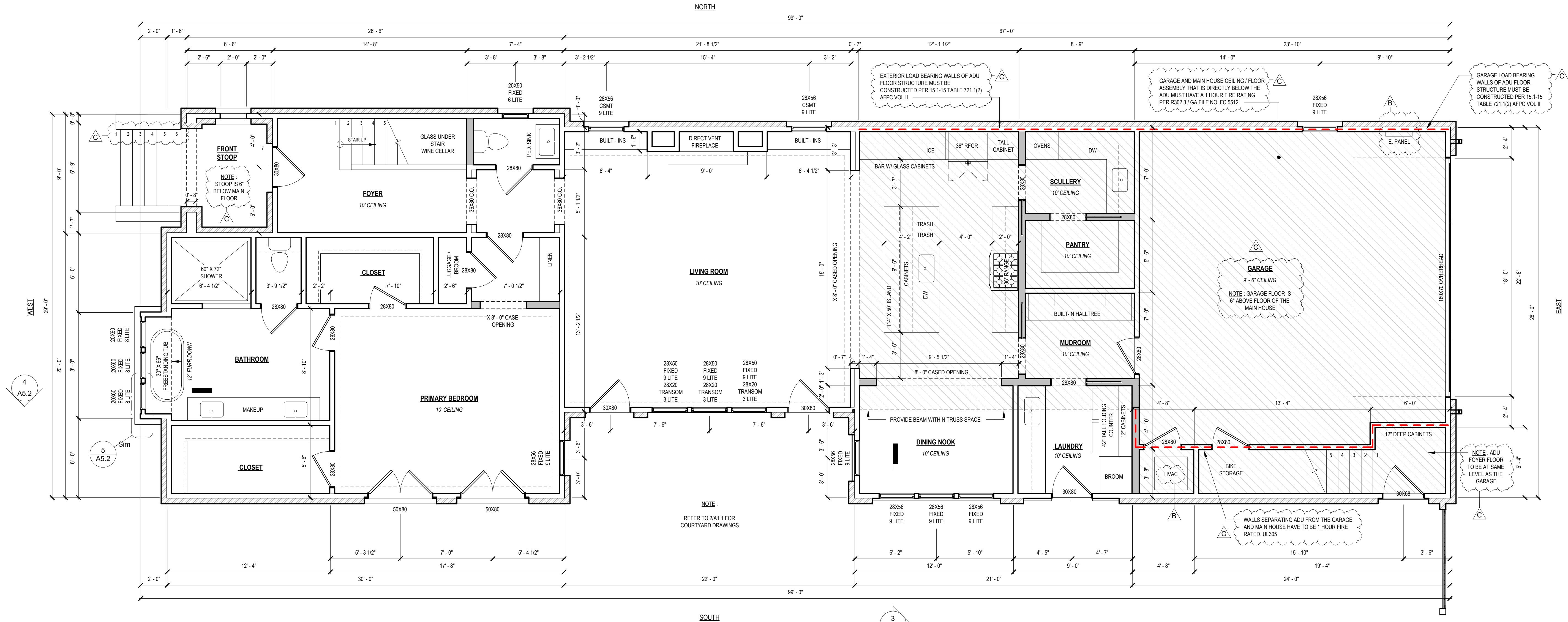
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PERSPECTIVES

A0.1

ADDENDUM A: 5 NOV. 2025
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NOTE :
ALL EXTERIOR WALLS TO BE 2X4
2X6 INTERIOR WALL
DOUBLE 2X4 WALL



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

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
- WHERE WINDOW OPENINGS ARE 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.

LOAD BEARING RATED WALL ASSEMBLY

15-1.15"
2x4" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE, INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TPE X GYPSUM WALLBOARD AND SHEATING, RESPECTIVELY, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. CAVITY TO BE FILLED WITH 3 1/2" MINERAL WOOL INSULATION

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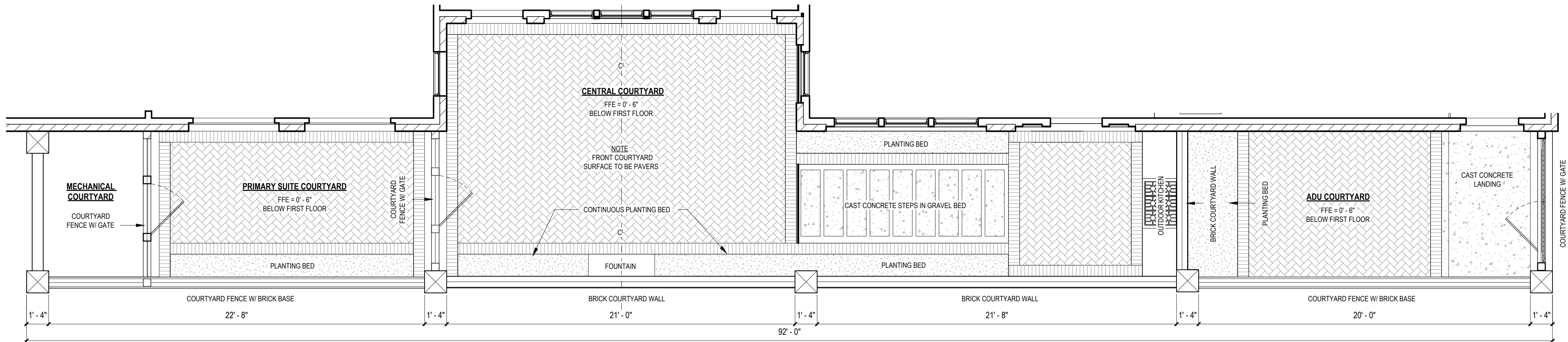
F STREET HOUSES - LOT 21 HOUSE

11 SEP 2025

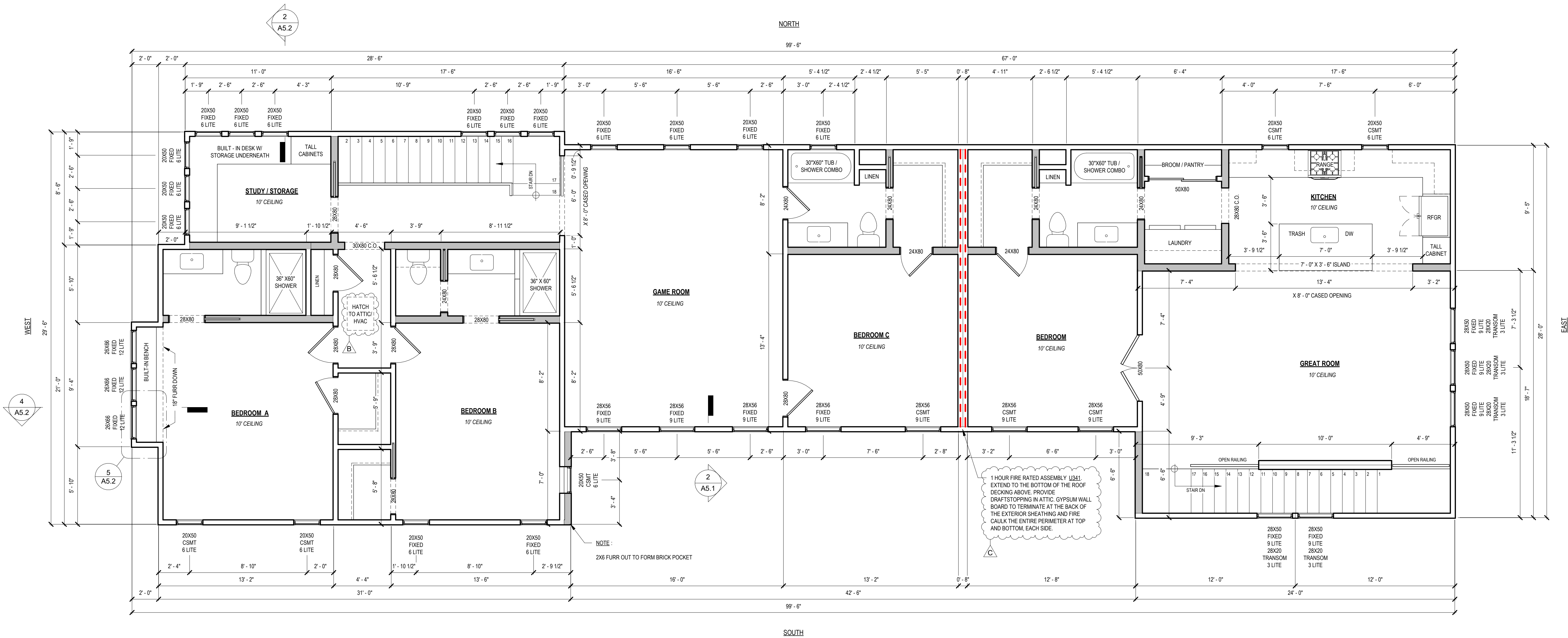
FIRST FLOOR
PLAN

A1.0

ADDENDUM A : 5 NOV. 2025
ADDENDUM B : 5 JUN. 2026
ADDENDUM C : 2 FEB. 2026



2 COURTYARD PLAN
1/4" = 1'-0"



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

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F STREET HOUSES - LOT 21 HOUSE

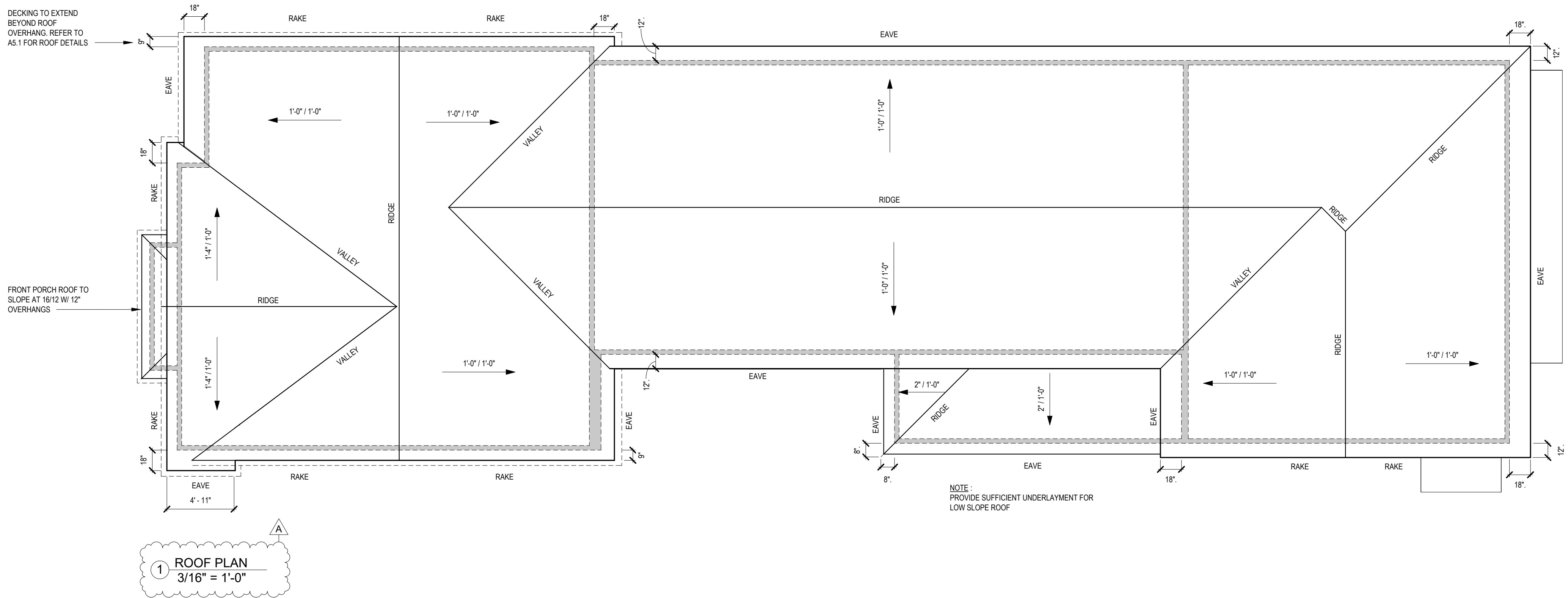
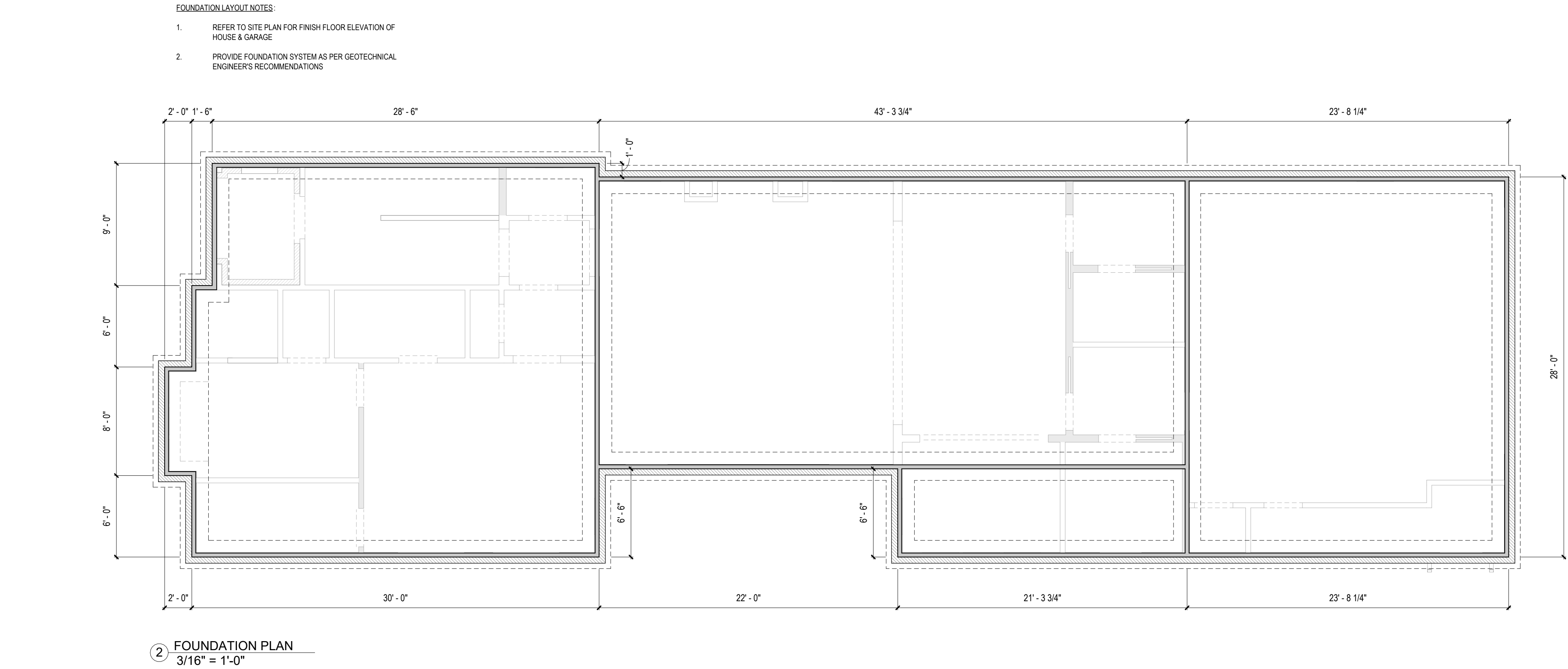
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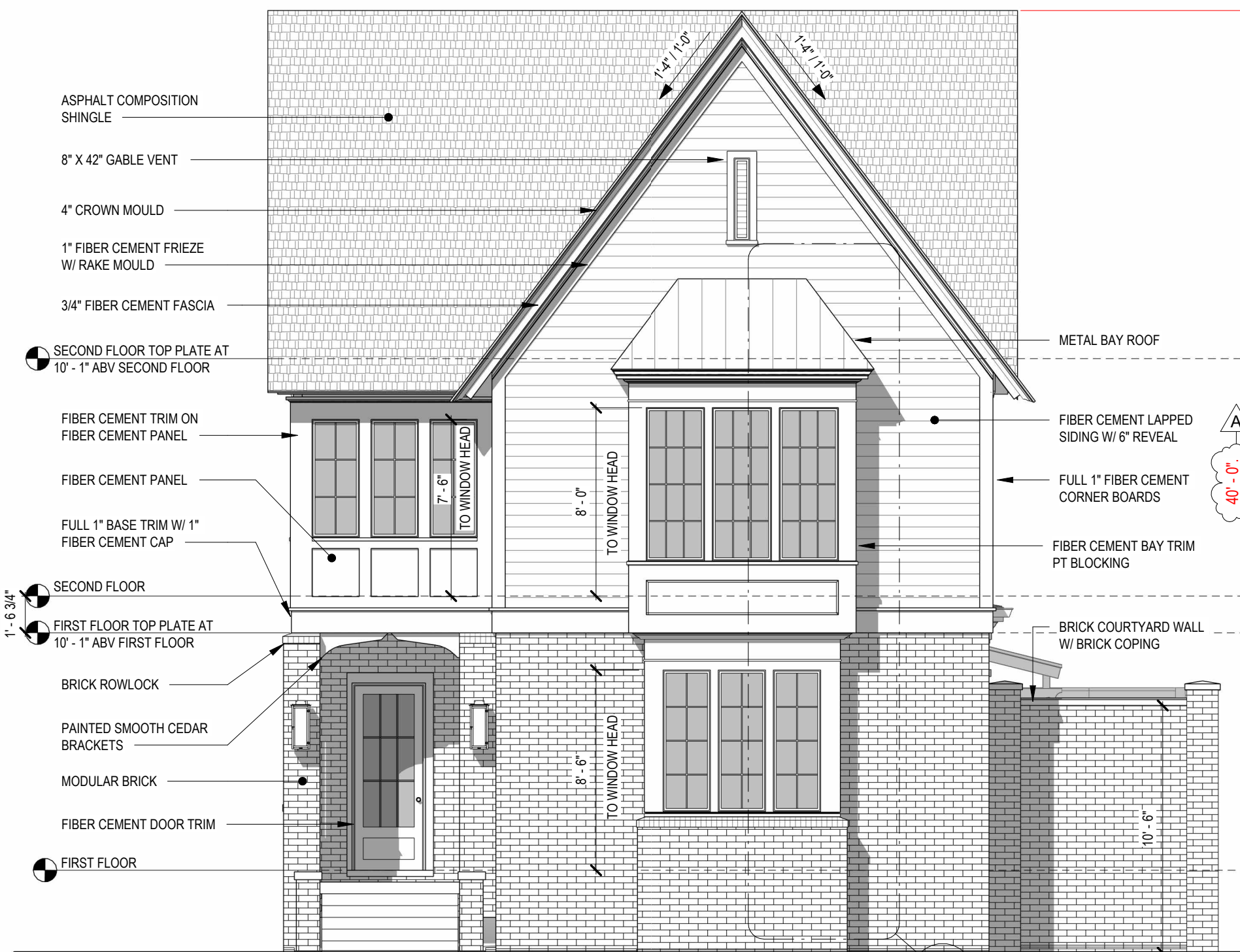
11 SEP 2025

SECOND FLOOR PLAN

A1.1

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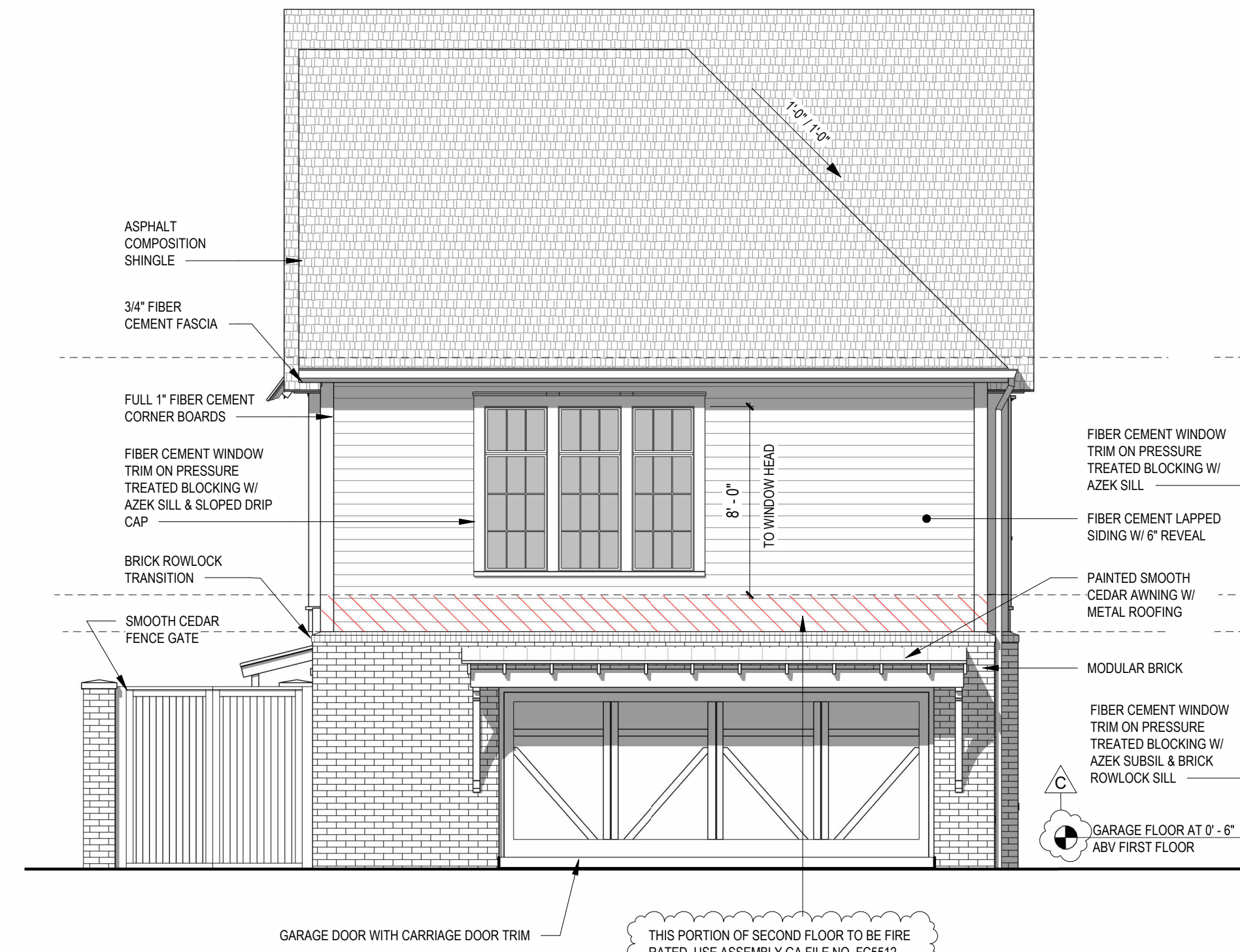




1 FRONT ELEVATION - WEST
3/16" = 1'-0"



2 COURTYARD ELEVATION - SOUTH
3/16" = 1'-0"



3 REAR ELEVATION - EAST
3/16" = 1'-0"



4 ALLEY ELEVATION - NORTH
3/16" = 1'-0"

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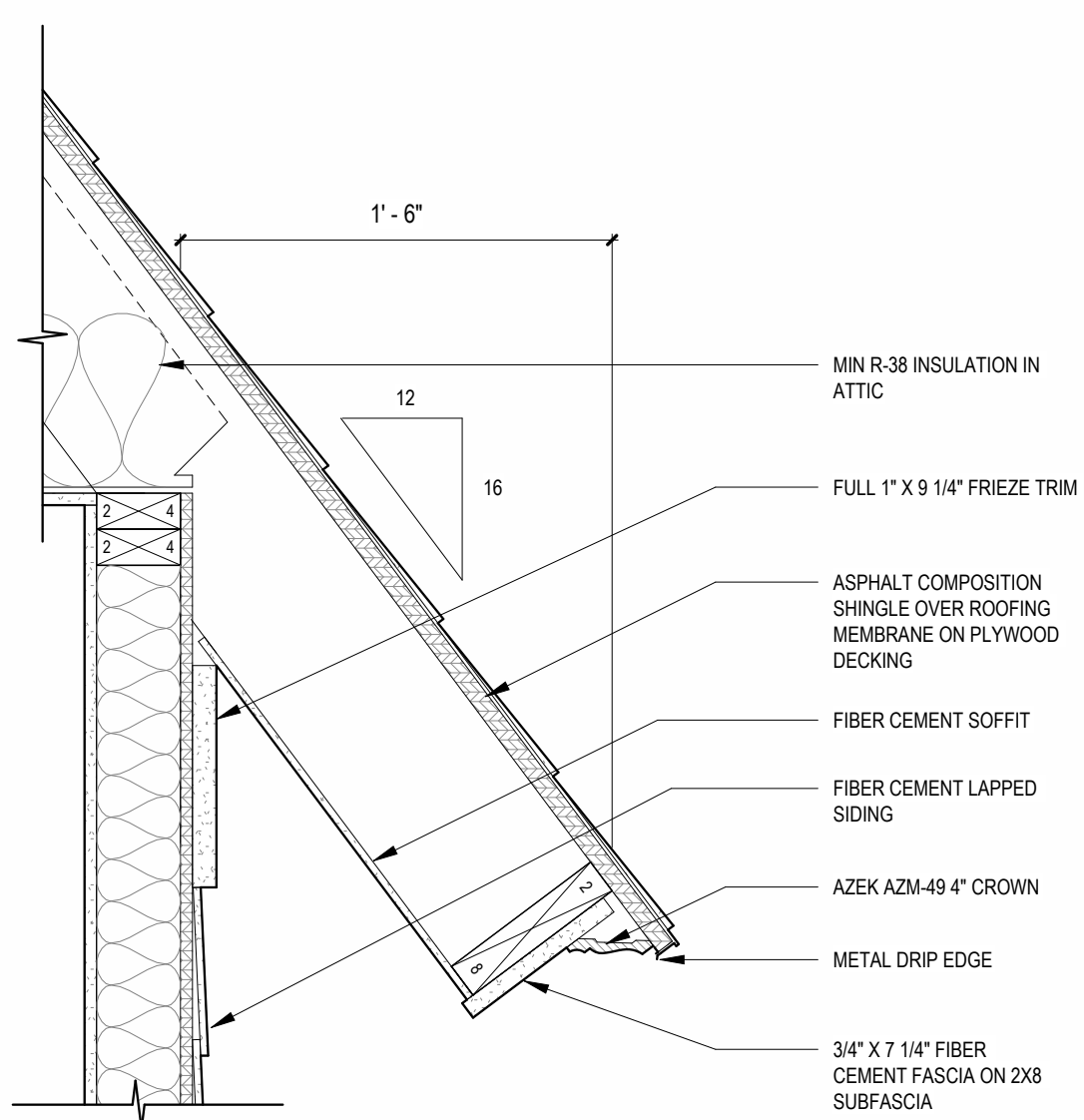
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ELEVATIONS

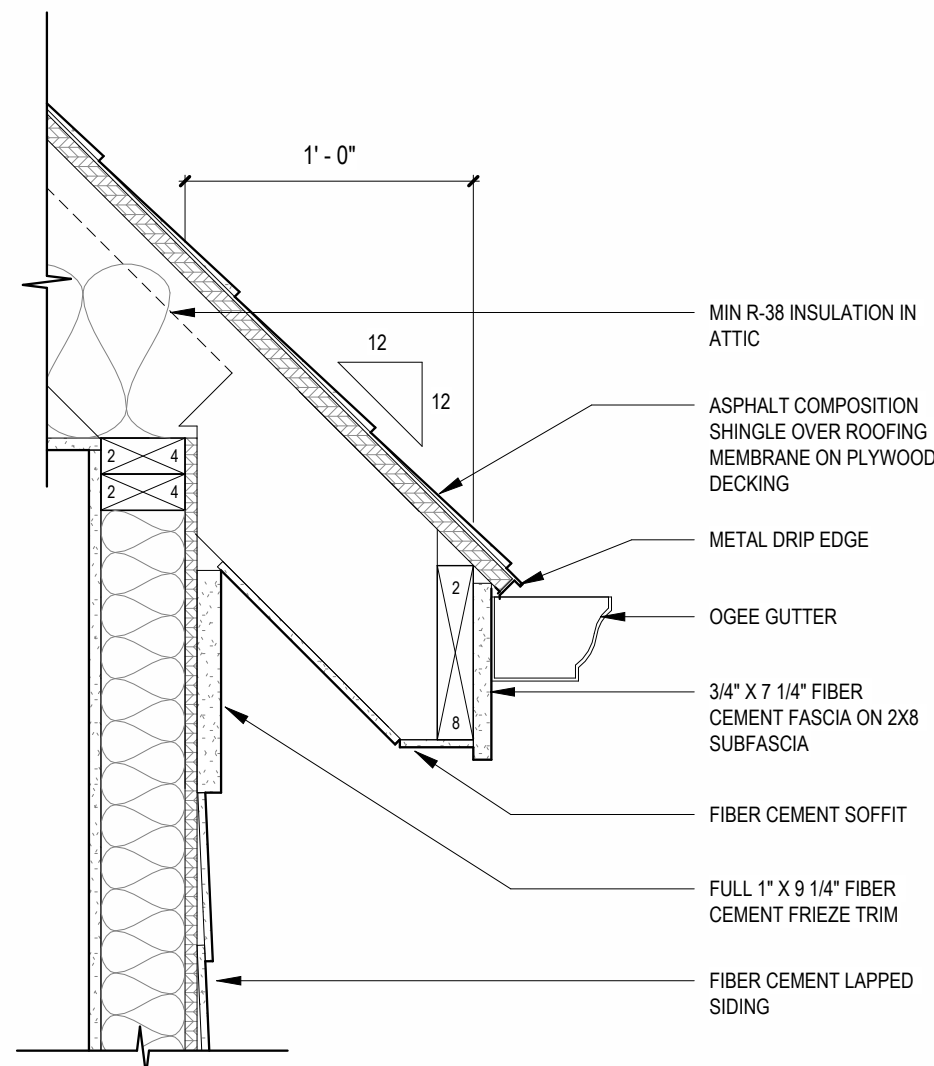
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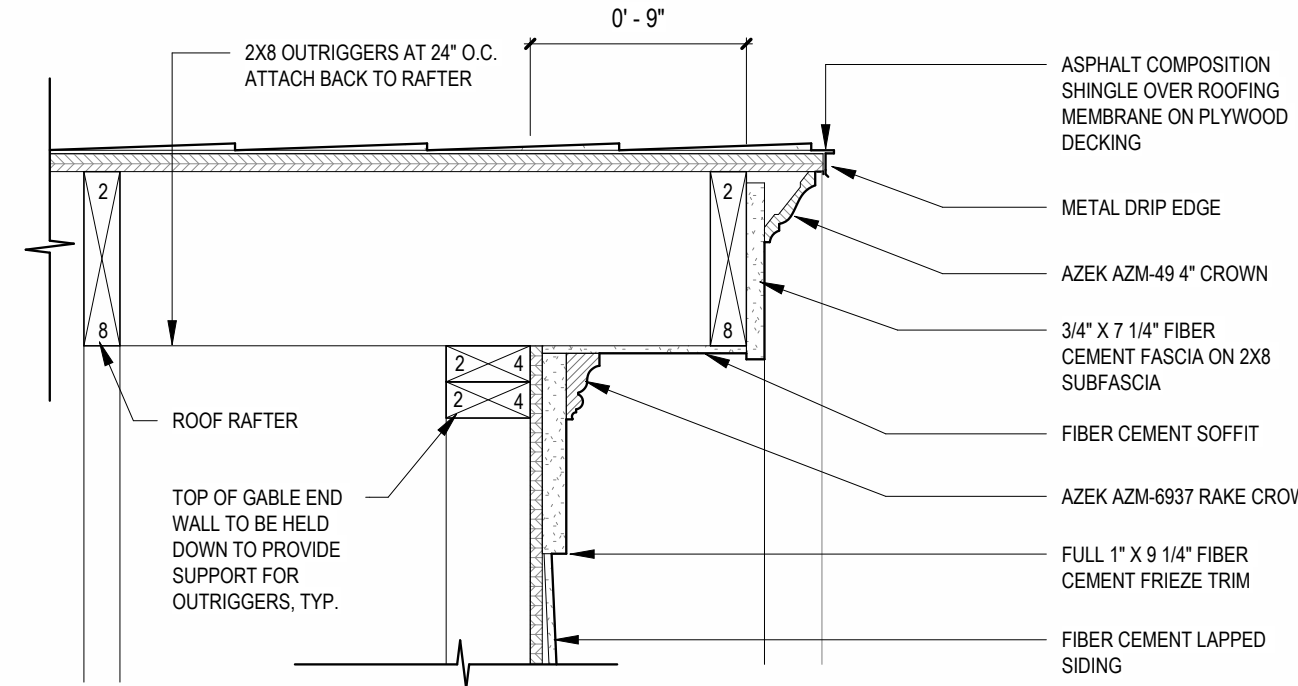


ROOF EAVE ON FRONT GABLES

5 ROOF EAVE DETAILS
1 1/2" = 1'-0"

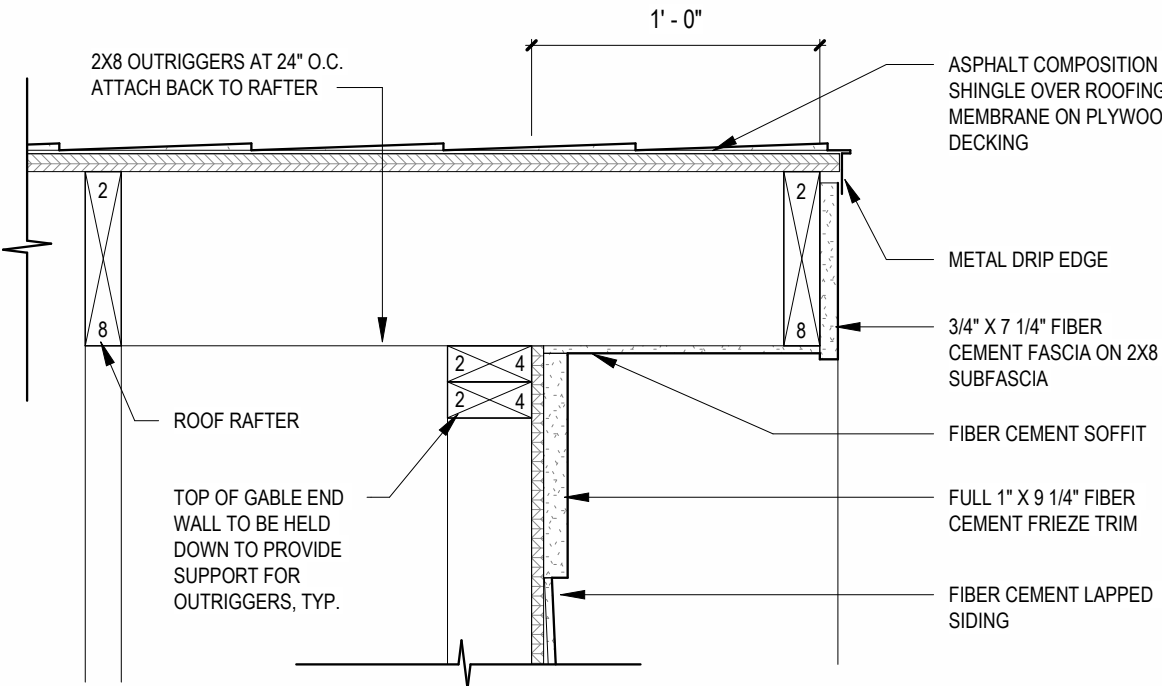


ROOF EAVE AT REAR & MIDDLE ROOF

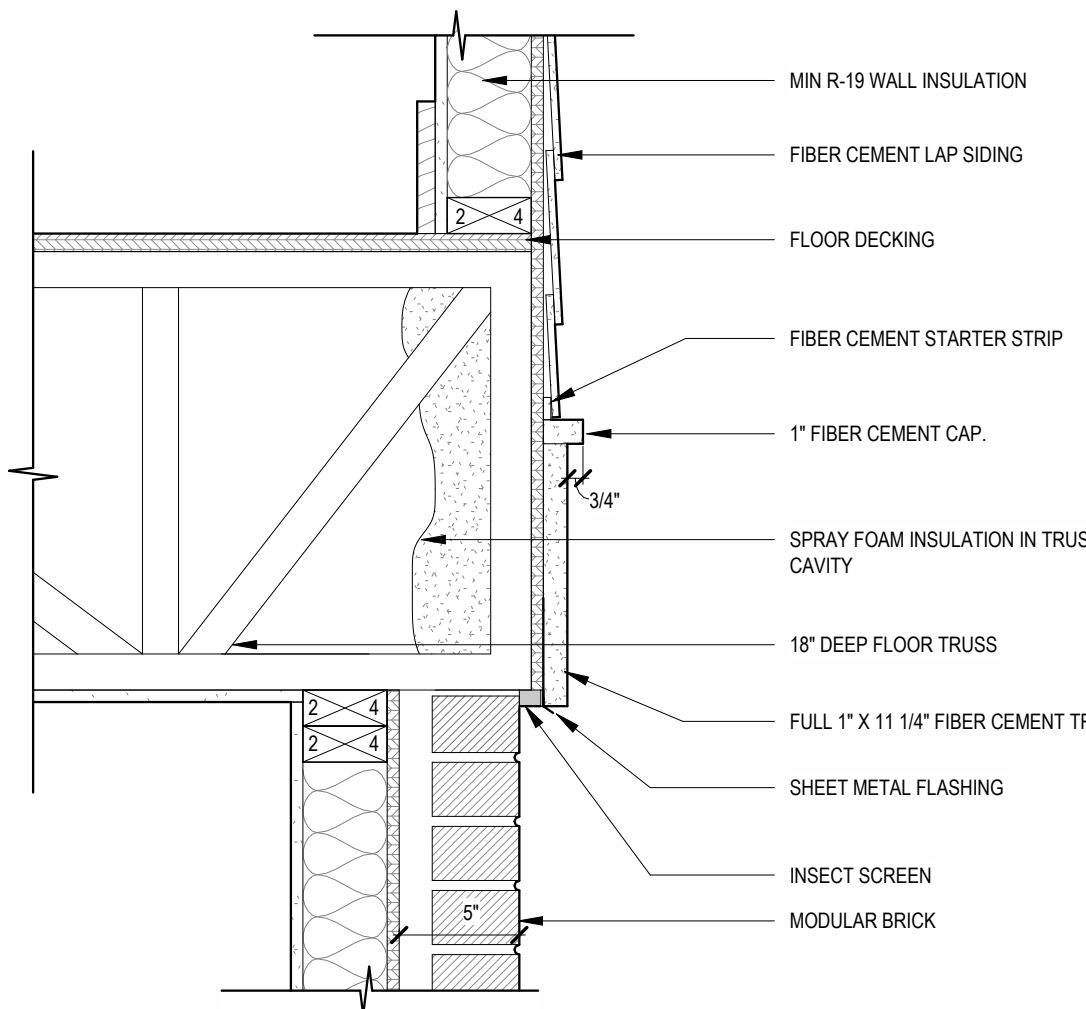


ROOF RAKE ON FRONT GABLES

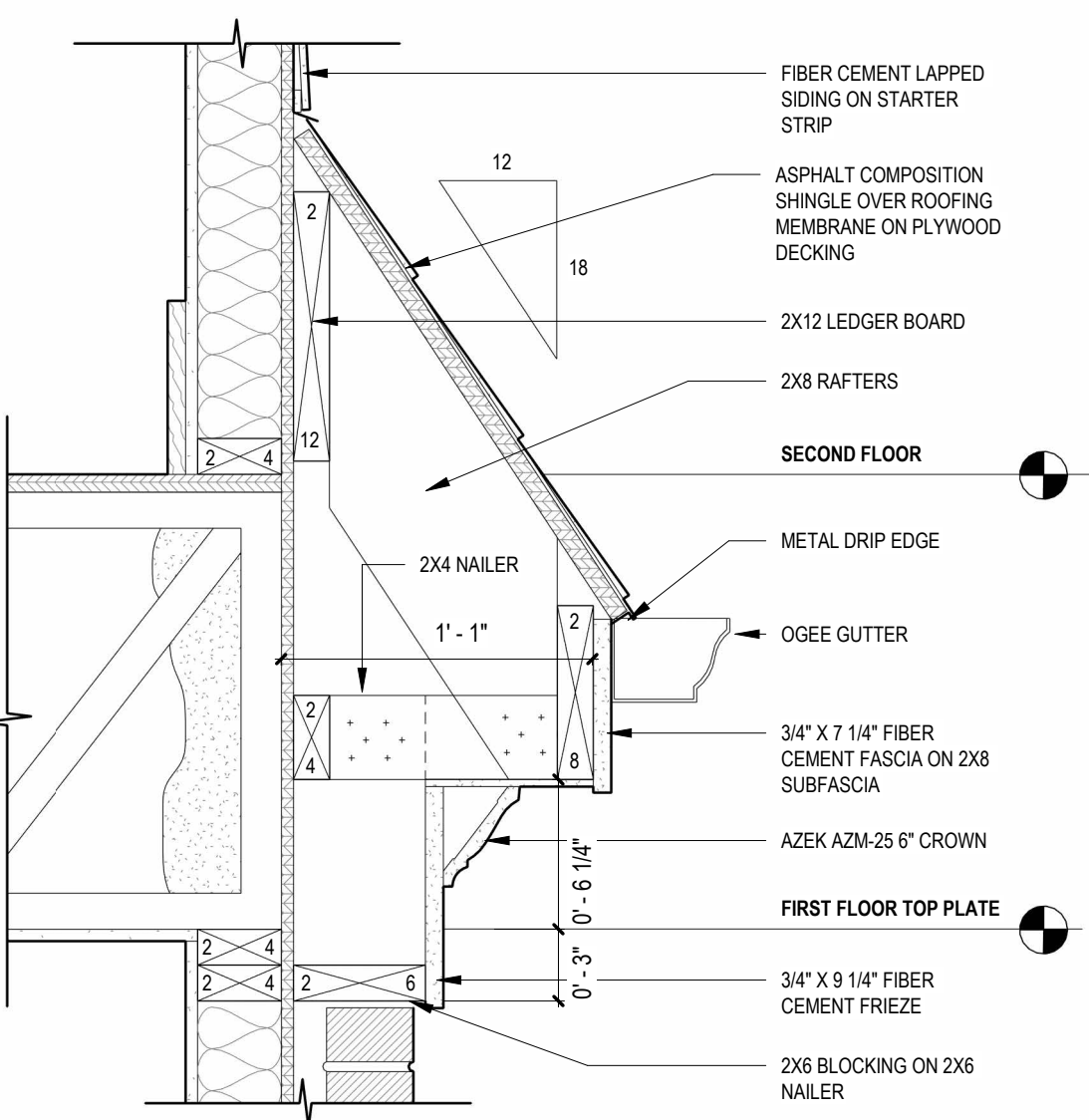
4 ROOF RAKE DETAILS
1 1/2" = 1'-0"



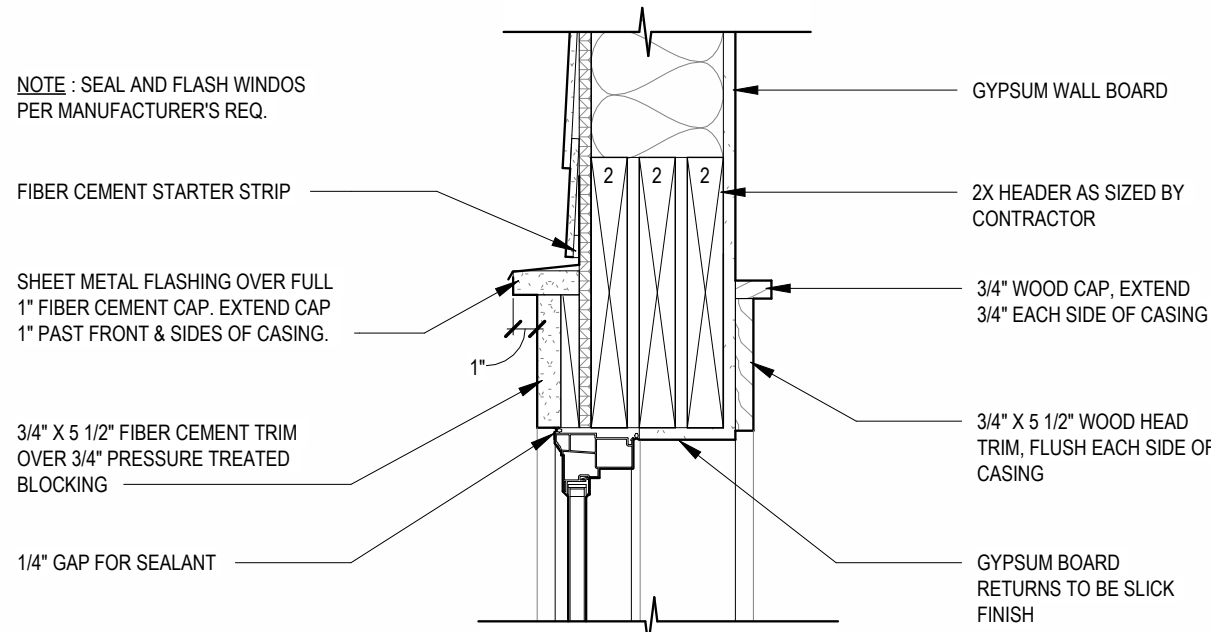
ROOF RAKE AT REAR ROOF



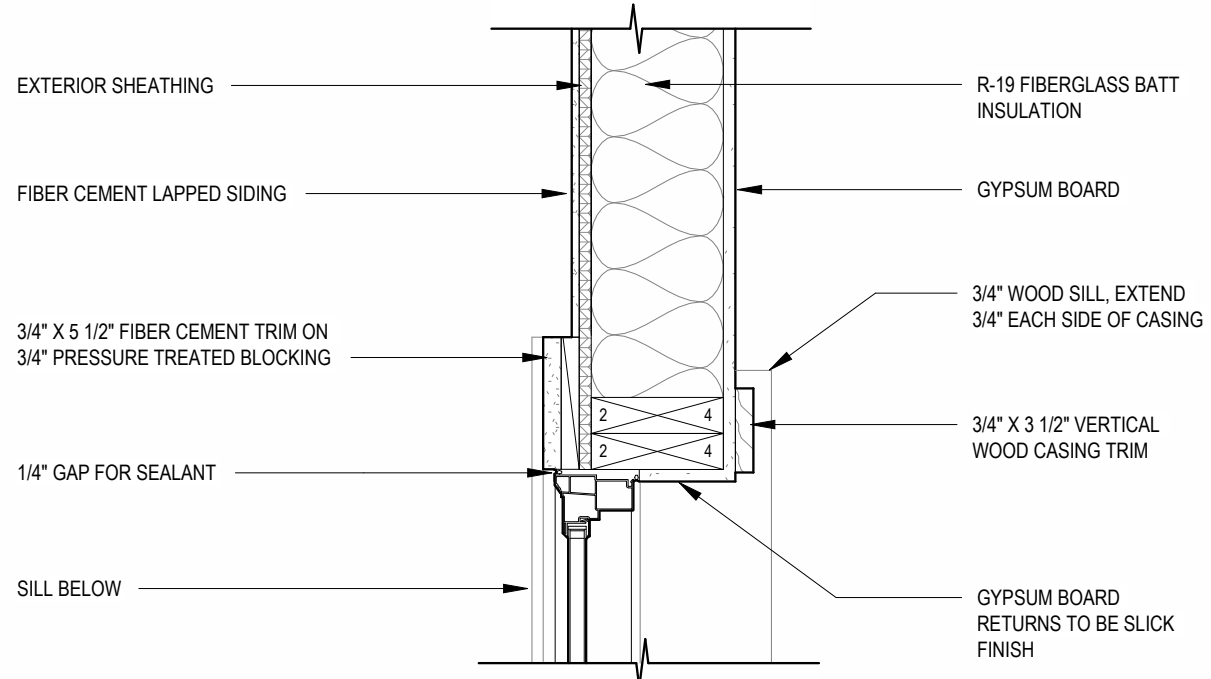
3 BRICK TRANSITION DETAIL
1 1/2" = 1'-0"



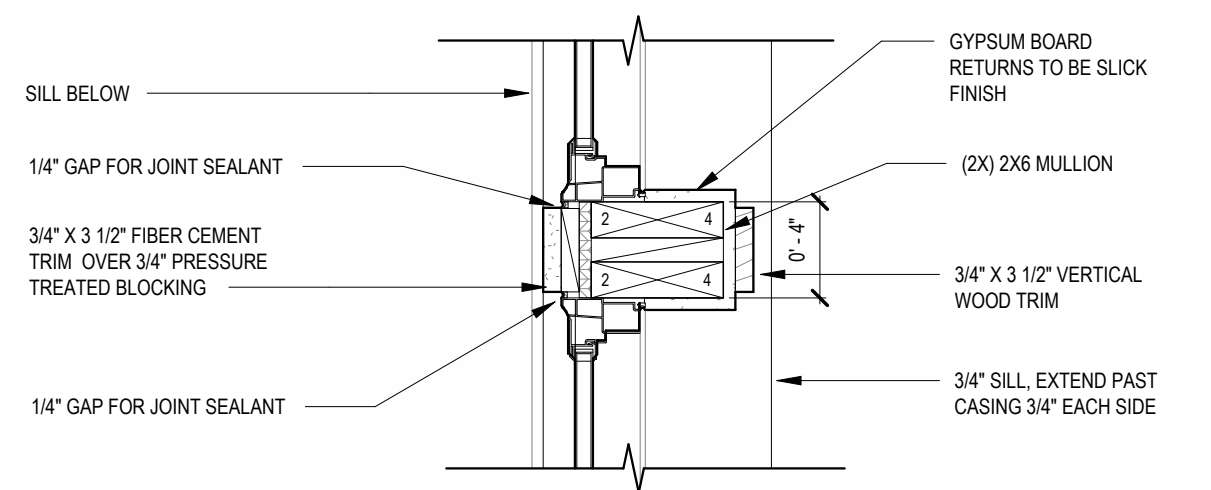
2 BRICK TRANSITION IN COURTYARD
1 1/2" = 1'-0"



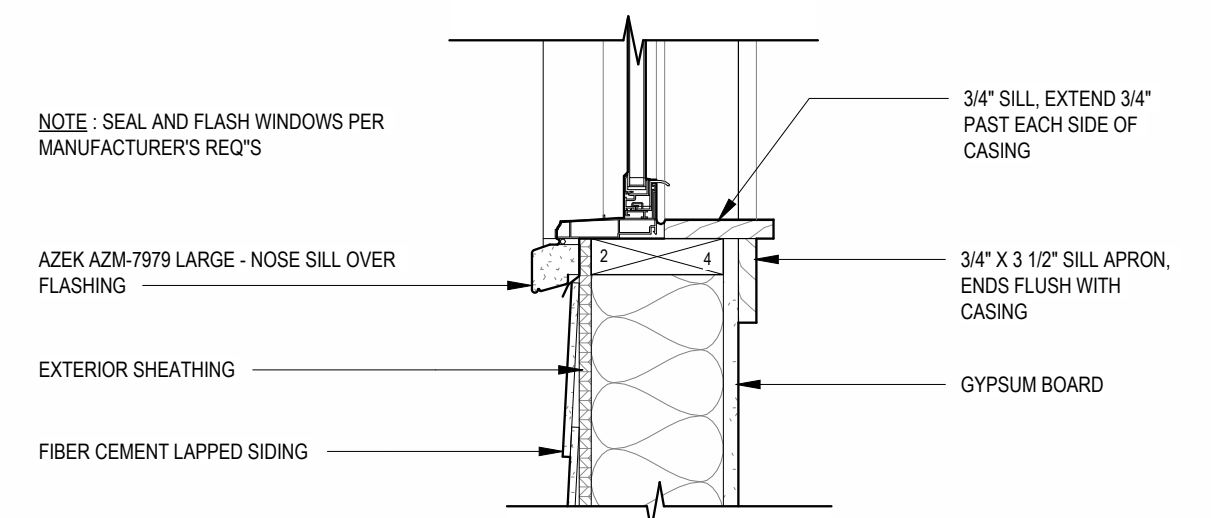
WINDOW HEAD DETAIL AT LAP SIDING



WINDOW JAMB DETAIL AT LAP SIDING



WINDOW MULLION DETAIL AT LAP SIDING

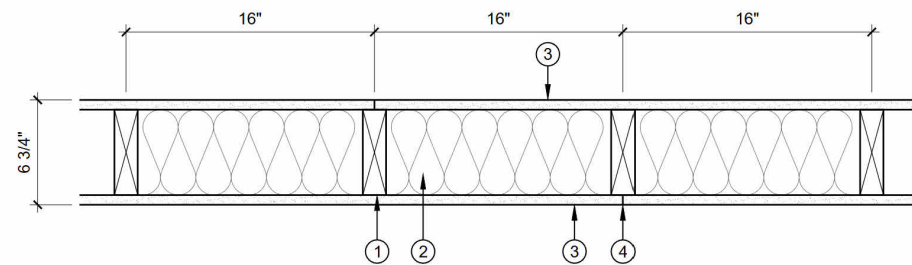


WINDOW SILL DETAIL AT LAP SIDING

1 WINDOW TRIM
1 1/2" = 1'-0"

U305 WALL ASSEMBLY

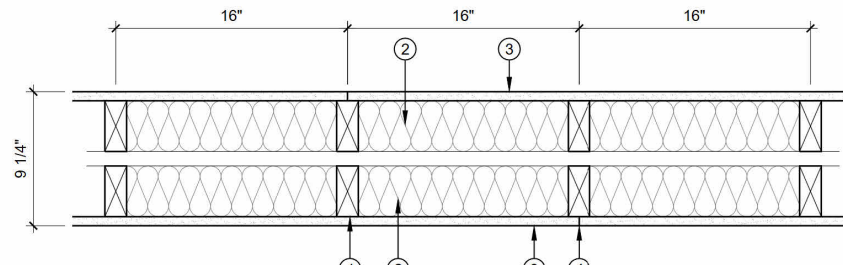
GARAGE & ADU SEPARATION WALL



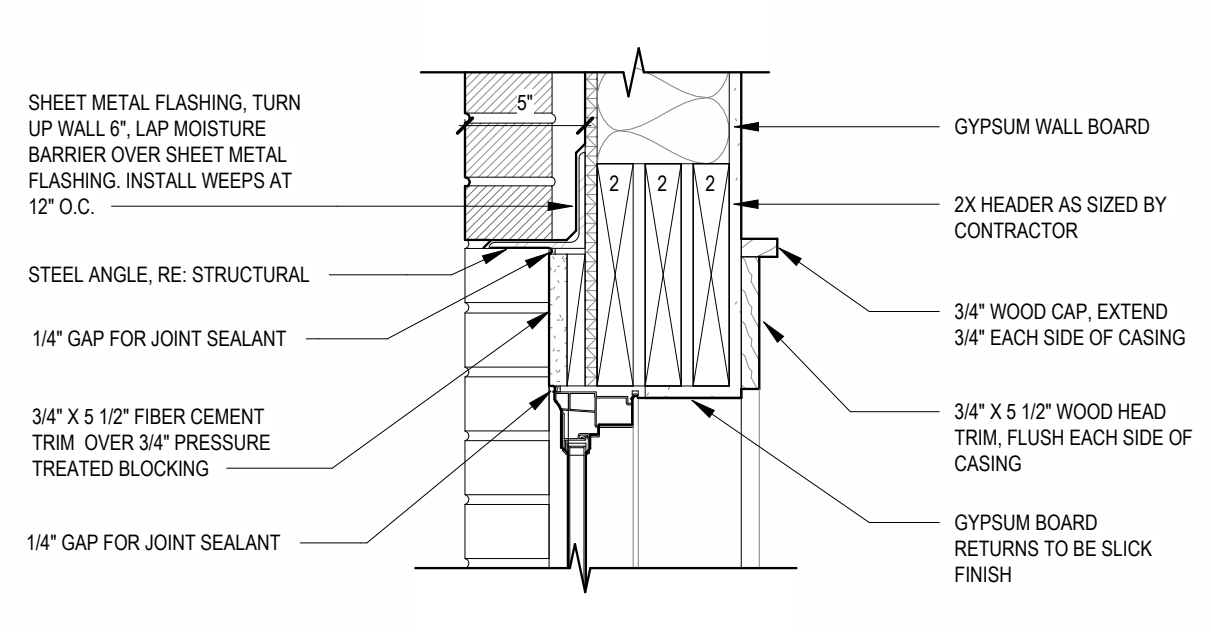
- MIN. 2x6 WOOD STUDS 16" O.C.
- 5-1/2" GLASS FIBER INSULATION
- 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-A, 48PC-C, FSK, FSK-C) APPLIED VERTICALLY OR HORIZONTALLY AND FASTENED WITH 1-7/8" 6d NAILS 7" O.C. OR 1-1/4" TYPE W SCREWS 8" O.C. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED 16" FROM OPPOSITE SIDE.
- JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS (OPTIONAL WHEN SQUARE EDGE BOARD IS USED)

U341 WALL ASSEMBLY

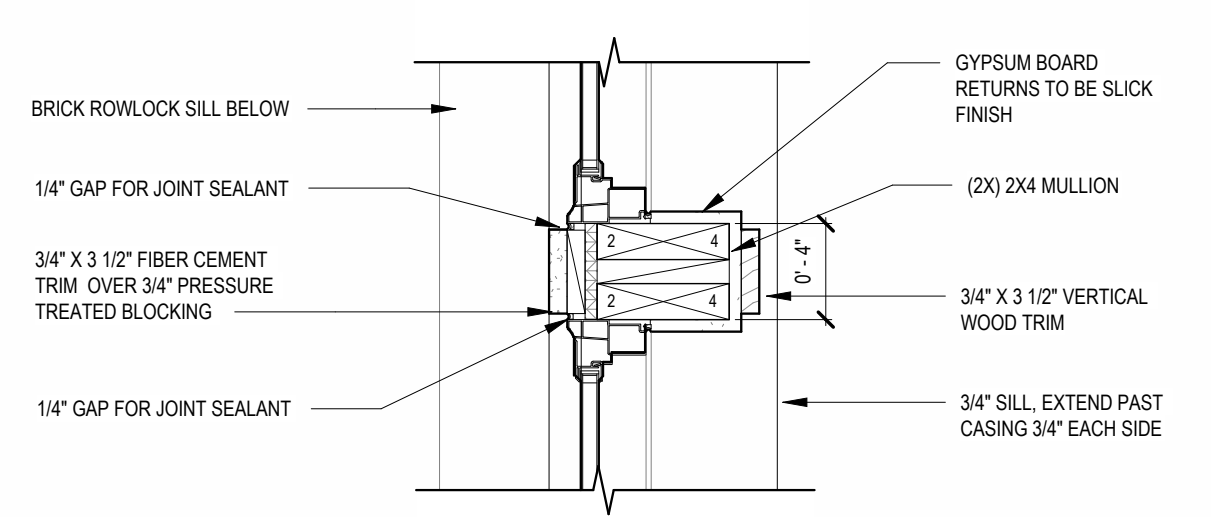
HOUSE & ADU SEPARATION WALL



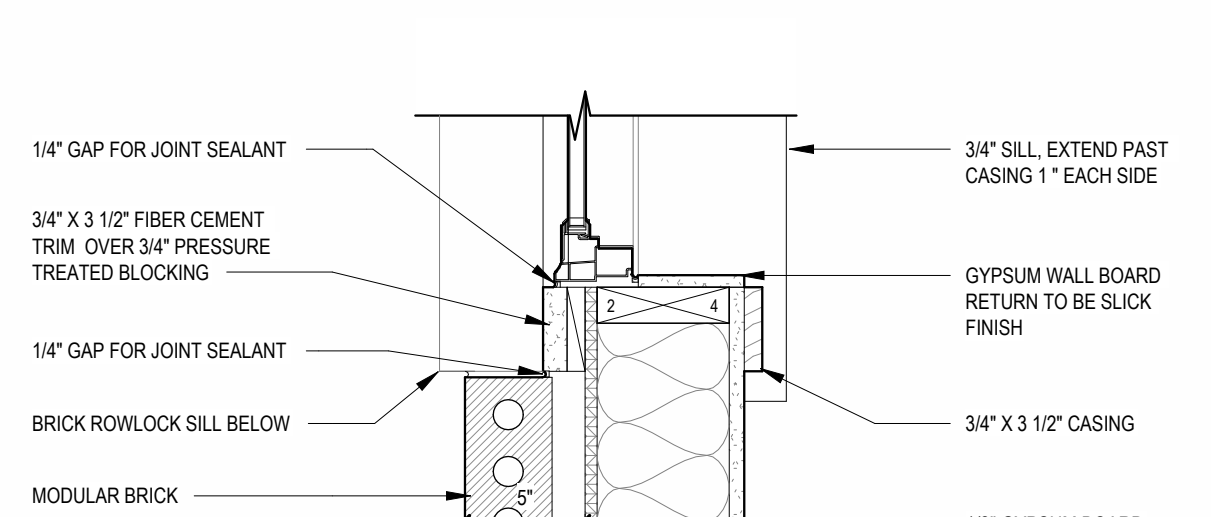
- DOUBLE ROW OF MIN. 2x4 WOOD STUDS 16" O.C.
- 3-1/2" GLASS FIBER INSULATION IN EACH ROW
- 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-A, 48PC-C, FSK, FSK-C) APPLIED VERTICALLY OR HORIZONTALLY AND FASTENED WITH 1-7/8" 6d NAILS 7" O.C. OR 1-1/4" TYPE W SCREWS 8" O.C. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED 16" FROM OPPOSITE SIDE.
- JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS.



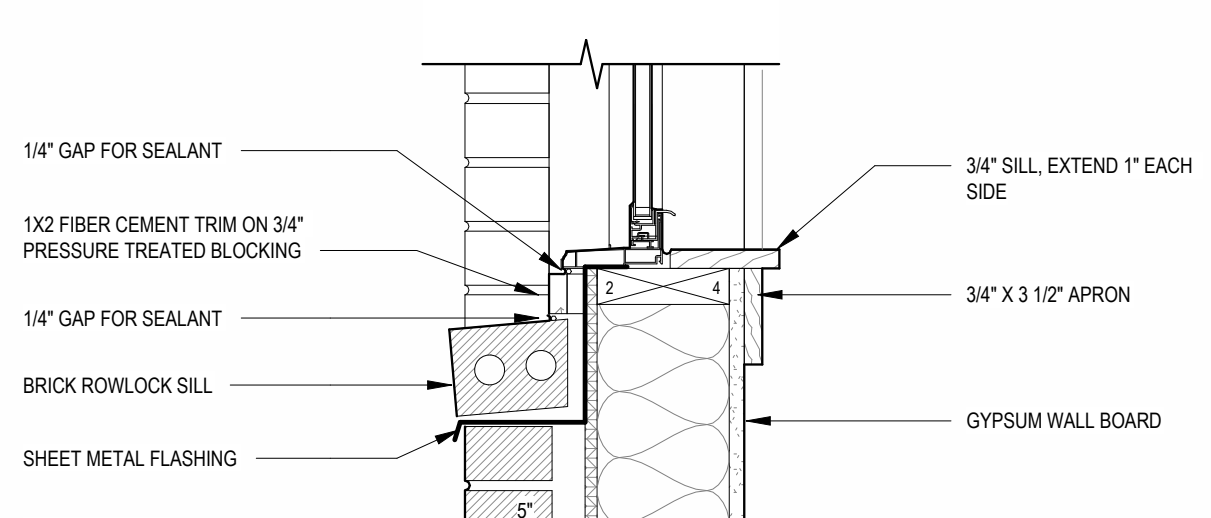
WINDOW HEAD DETAIL AT BRICK



WINDOW MULLION DETAIL AT BRICK



WINDOW JAMB DETAIL AT BRICK



WINDOW SILL DETAIL AT BRICK

FC 5512 FLOOR / CEILING ASSEMBLY

GARAGE & ADU SEPARATION WALL

GA FILE NO.	GENERIC	FLOOR-CEILING SYSTEMS, WOOD FRAMED
FC 5512		1 HOUR FIRE

GYPSUM BOARD, WOOD TRUSSES

Fire Design:

Base layer 1/2" type X gypsum wallboard or gypsum veneer base applied perpendicular to wood trusses 24" o.c. with 1-1/4" Type S screws 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied perpendicular to trusses with 1-7/8" Type S screws 12" o.c. and 1-1/2" Type G screws 12" o.c. placed 3" back from either side of end joints. Joints offset 24" from base layer joints.

Chord and web members fabricated from 2 x 4 lumber with 20 gals. steel connector plates having a minimum tooth length of 3/16". Plate design values based upon a safety factor of 4. Trusses have a minimum depth of 12".

19x35" T&G plywood with exterior glue applied at right angles to top of trusses with 6d common nails 6" o.c.

Plywood end joints staggered 48".

Approx. Ceiling Weight: 4 psf (Fire)

Fire Test: FM FC214-1 hour, 07-06-78

19x35" T&G plywood with exterior glue applied at right angles to top of trusses with 6d common nails 6" o.c.

Plywood end joints staggered 48".

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F STREET HOUSES - LOT 21 HOUSE

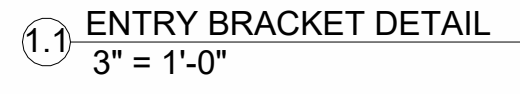
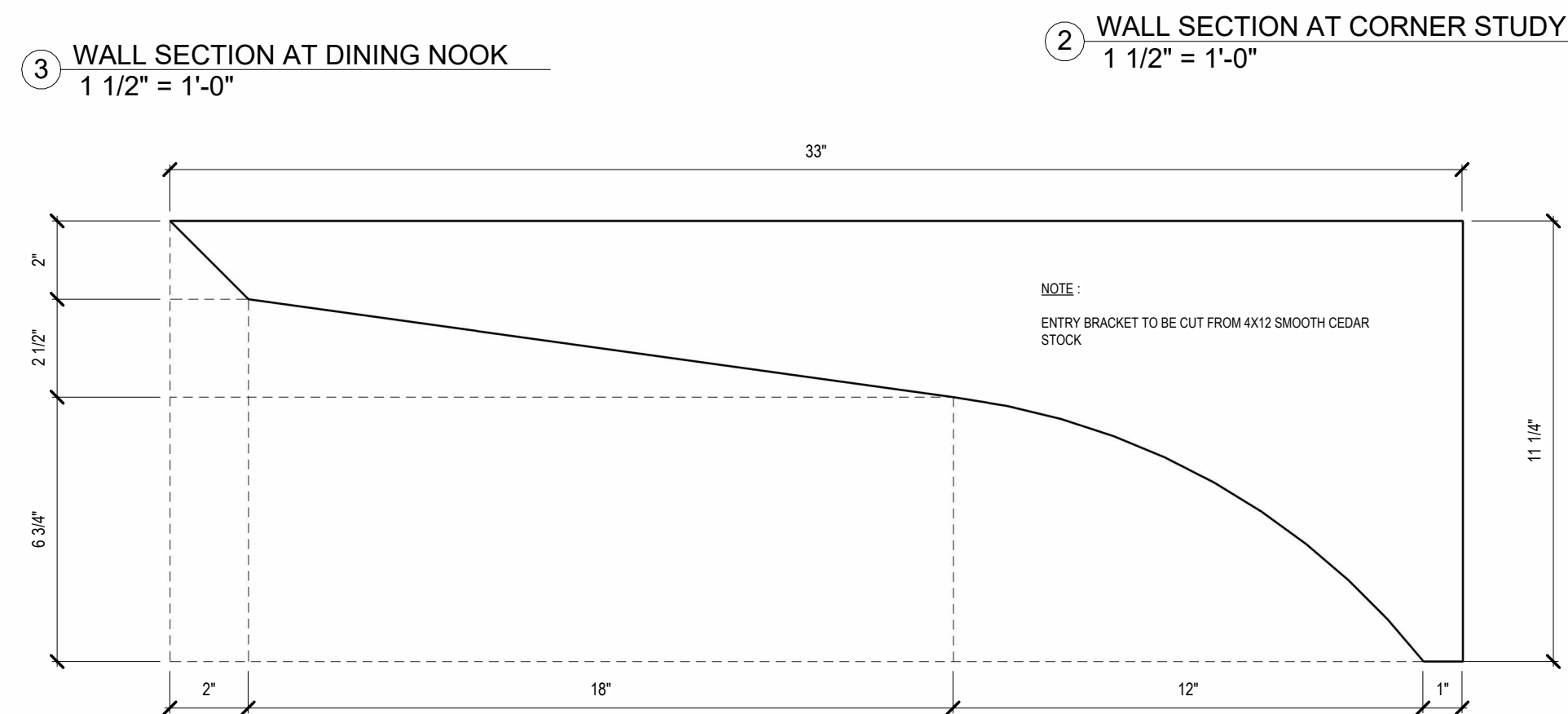
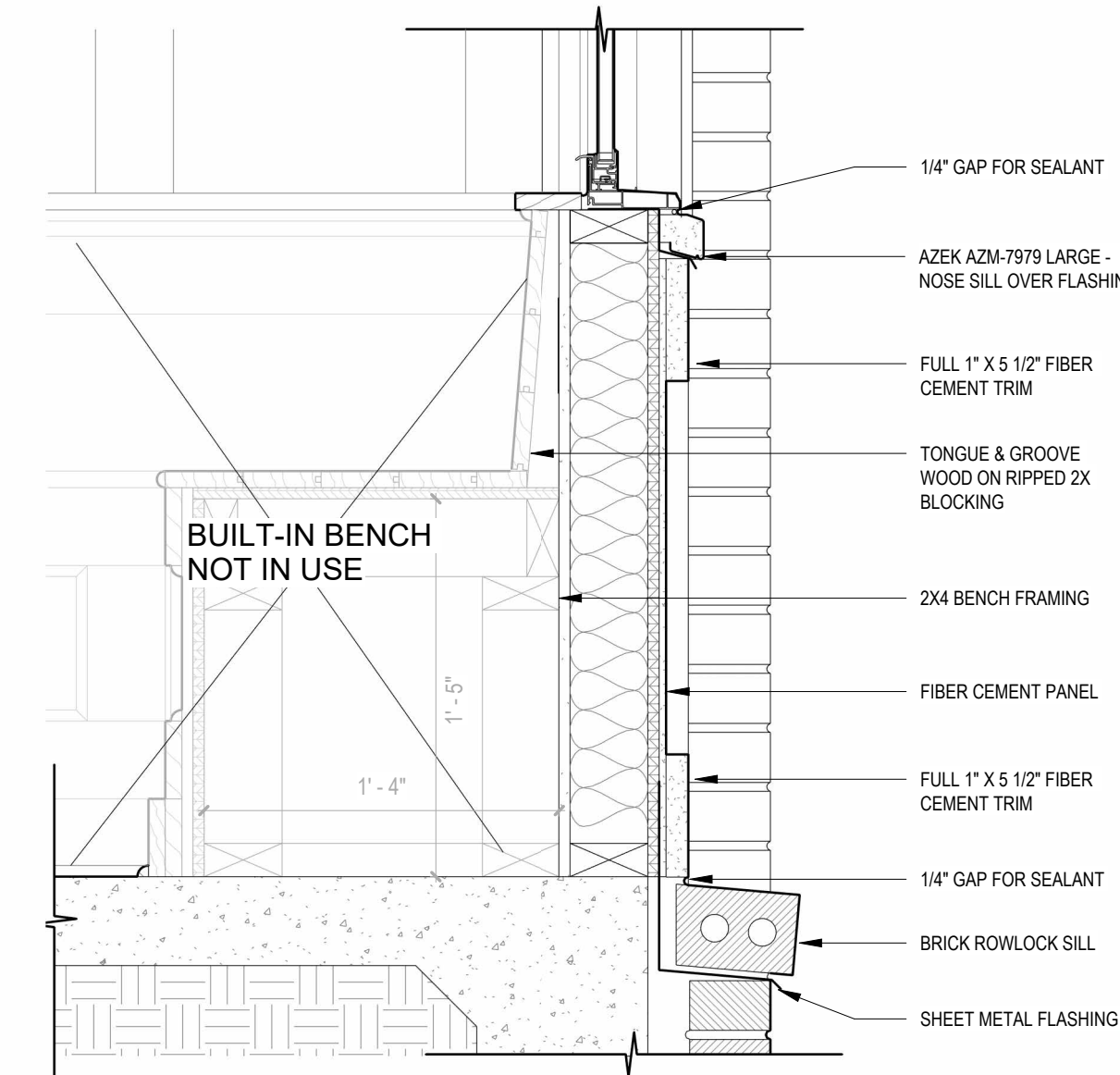
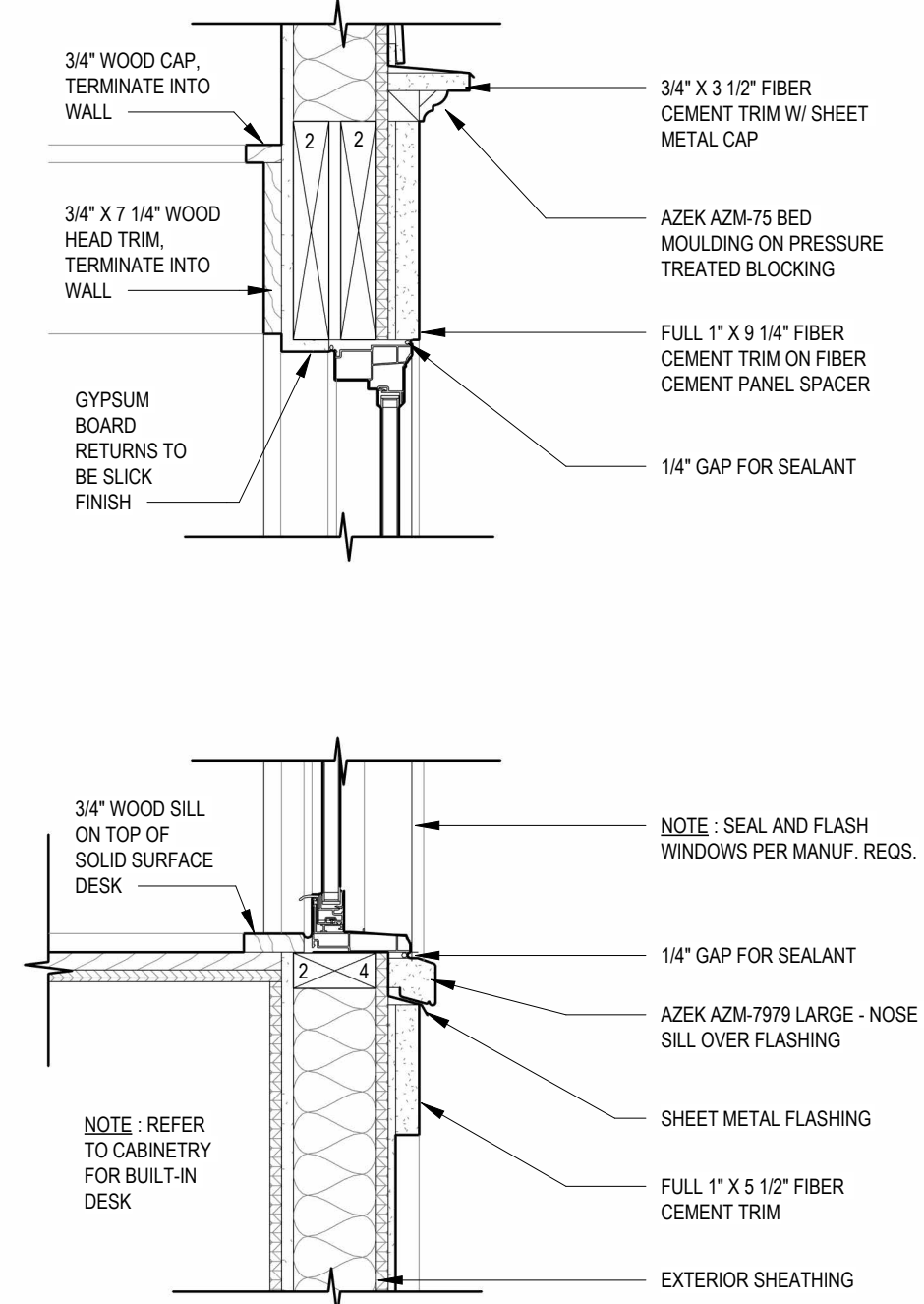
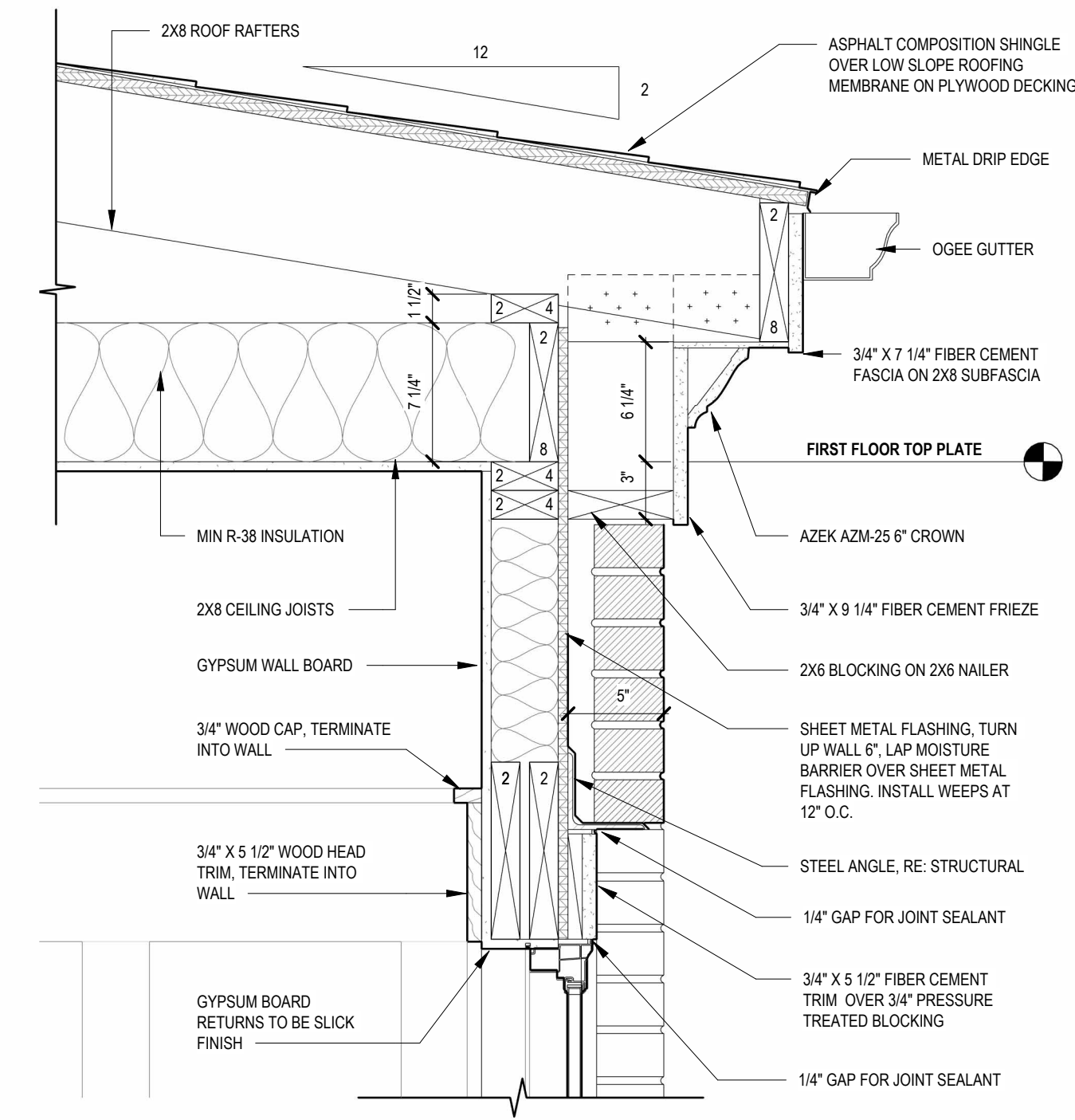
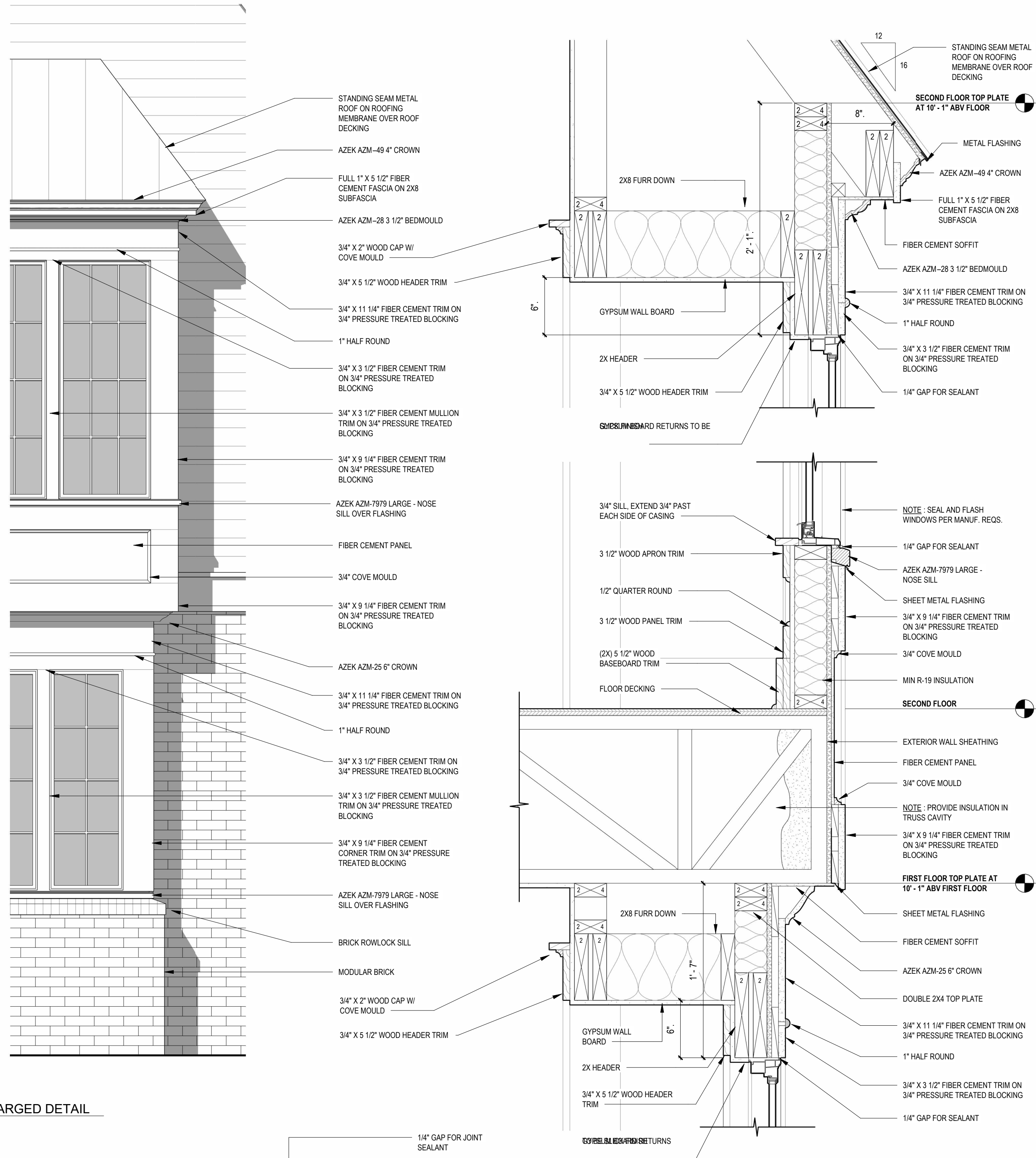
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DETAILS

A5.1

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11 SEP 2025

DETAILS

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