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PROJECT NOTES:

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 FLINTLOCK LTD, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

GENERAL NOTES

- IF THE OWNER 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 OWNER.
- CONTRACTOR SHALL HAVE ALL UTILITIES, ABOVE GROUND & UNDERGROUND, LOCATED. CONTRACTOR SHALL HAVE ALL PROPOSED UTILITY LOCATIONS VERIFIED PRIOR TO CONSTRUCTION.
- CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. 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).
- 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 CLASSIC AMERICAN HOUSE, LLC, 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.
- ALL DIMENSIONS TO FACE OF STUD, FACE OF BRICK, OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
- DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- SLOPE ALL GRADES AWAY FROM BUILDING.
- 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.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.



BOOMERANG COTTAGE

BRIARTOWN COTTAGES

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 FAYETTEVILLE AR 72701
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Project Number

8 JULY 2020

TITLE SHEET

A0



① FRONT PERSPECTIVE A



② FRONT PERSPECTIVE B



④ REAR PERSPECTIVE B



③ REAR PERSPECTIVE A

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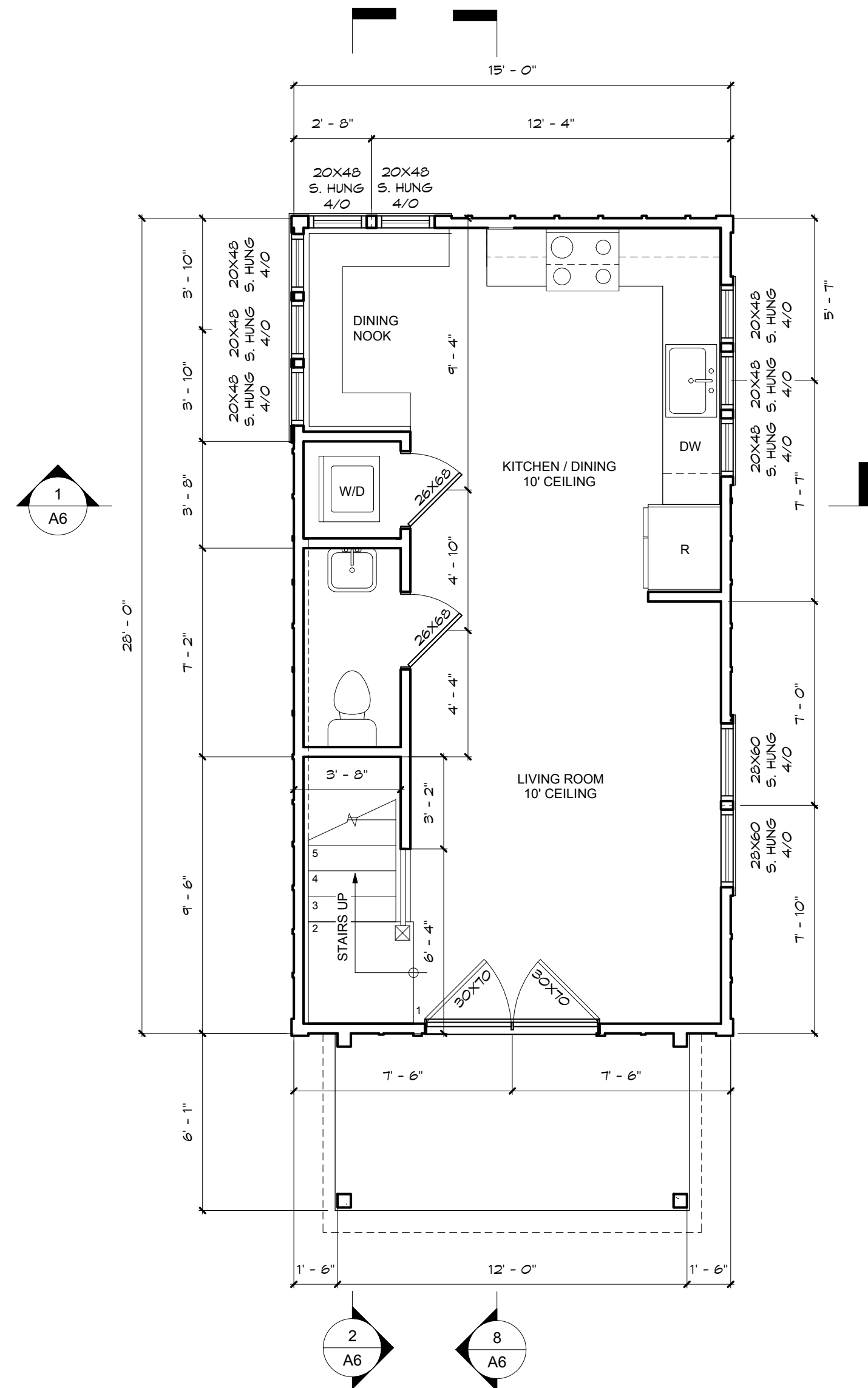
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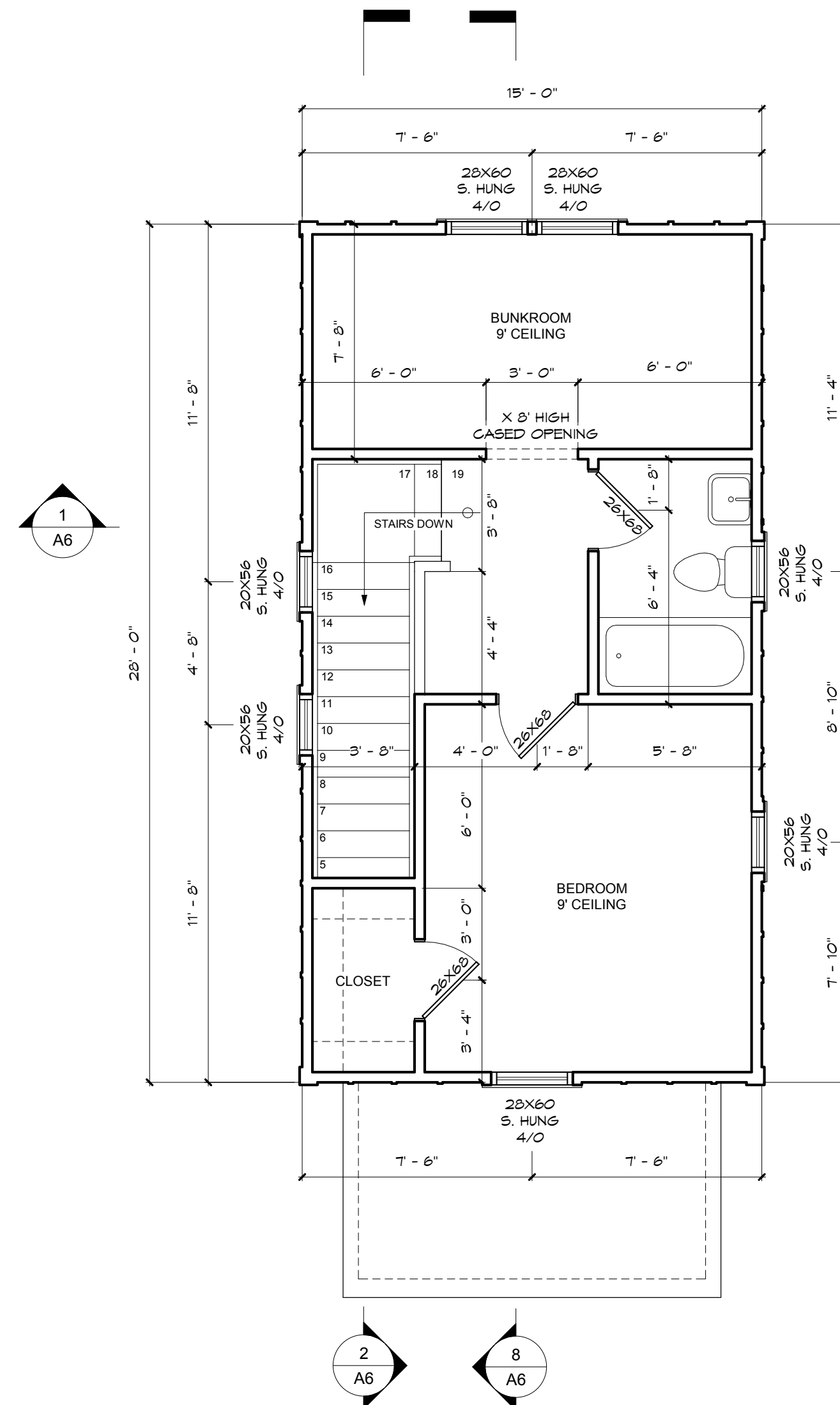
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PERSPECTIVES

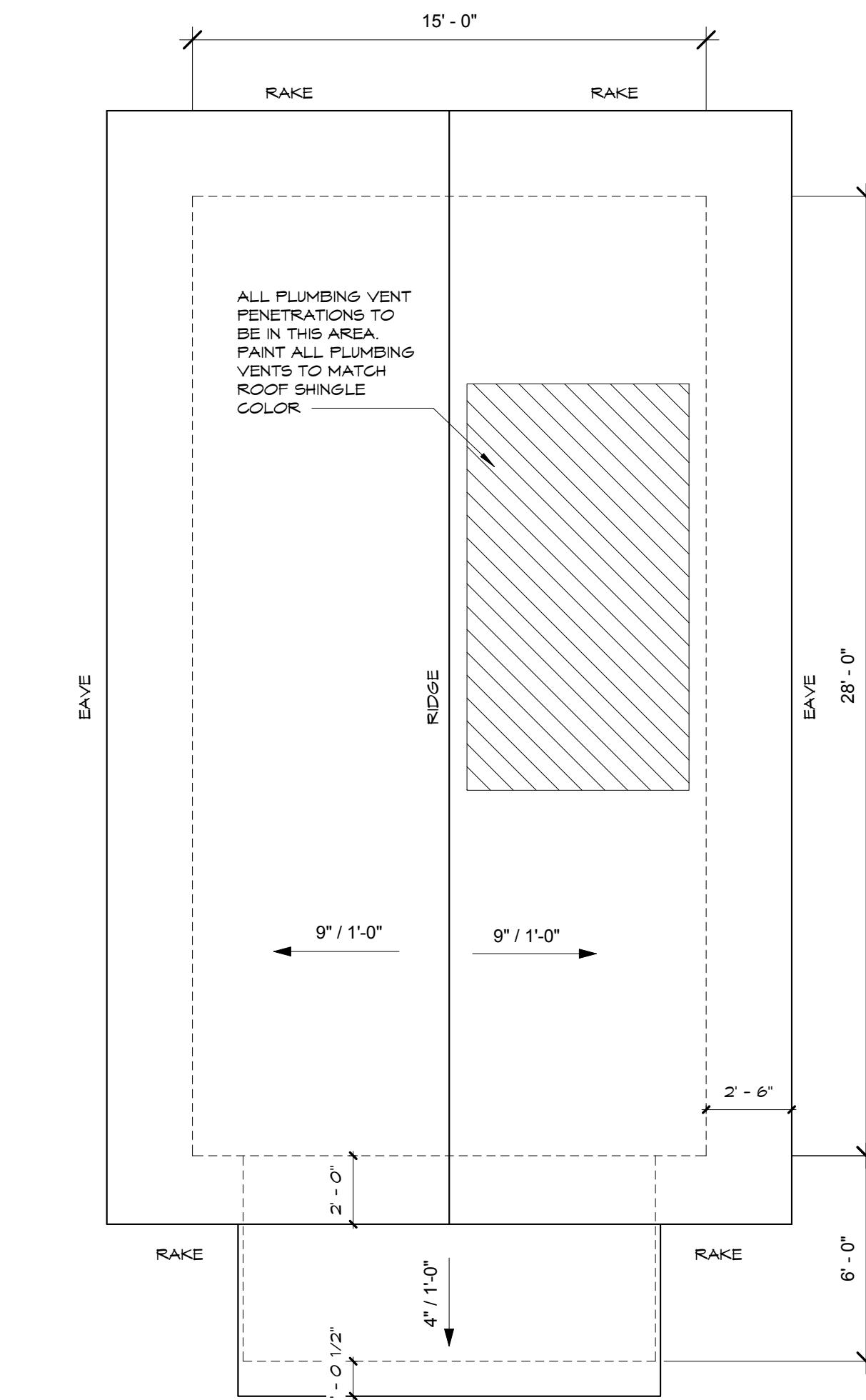
A1



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



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



3 ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES:

- AT CASSED OPENING, JAMB AND HEADER TRIM TO MATCH INTERIOR DOOR TRIM.
- DOOR SIZES ARE NOTED ON DOOR SWINGS. 30X60 REFERS TO A DOOR THAT IS 3'-0" WIDE AND 6'-0" TALL. 30X90 REFERS TO A WINDOW THAT IS 3'-0" WIDE AND 9'-0" TALL.
- INSTALL BATHROOM ACCESSORIES AS DIRECTED BY ARCHITECT. PROVIDE 2X BLOCKING BEHIND GYPSUM BOARD AT ALL HANDRAILS, CABINETS, CLOSET RODS, & ALL OTHER WALL MOUNTED ACCESSORIES.
- 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 HVAC & WATER HEATER PLATFORMS AND ACCESS PANELS AS DIRECTED BY HVAC & PLUMBING SUBCONTRACTORS.
- PROVIDE 16 SEER HEAT PUMP. PLACE SUPPLY DUCTS IN 2ND TRUSSES WITHIN THE INSULATED ENVELOPE OF THE HOUSE. PROVIDE A LOW RETURN ON FIRST FLOOR AND A RETURN ON THE SECOND FLOOR AND INSTALL A SEASONAL DAMPER.
- PROVIDE MINIMUM R13 WALL INSULATION, R30 CEILING INSULATION, AND R10 SLAB INSULATION. CAULK AND SEAL ALL CRACKS.
- PROVIDE TEMPERED WINDOWS AT LOCATION REQUIRED BY I.R.G. 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 ARCHITECT PRIOR TO BEGINNING FRAMING.
- PROVIDE COMPLETE CABINET DRAWINGS FOR APPROVAL BY ARCHITECT.
- PROVIDE PRESSURE TREATED SILL AT ALL CONCRETE SLABS. THICKEN SLAB AT ALL INTERIOR LOAD BEARING WALLS.
- EXTERIOR FRAME WALLS TO BE 2X4' AT 16" ON CENTER, UNLESS INDICATED OTHERWISE. INTERIOR WALLS TO BE 2X4 AT 16" ON CENTER, UNLESS INDICATED OTHERWISE.
- WALLS CONTAINING PLUMBING PIPES GREATER THAN 2 1/2" DIAMETER TO BE 2X6 STUDS.
- INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD SLICK FINISH.

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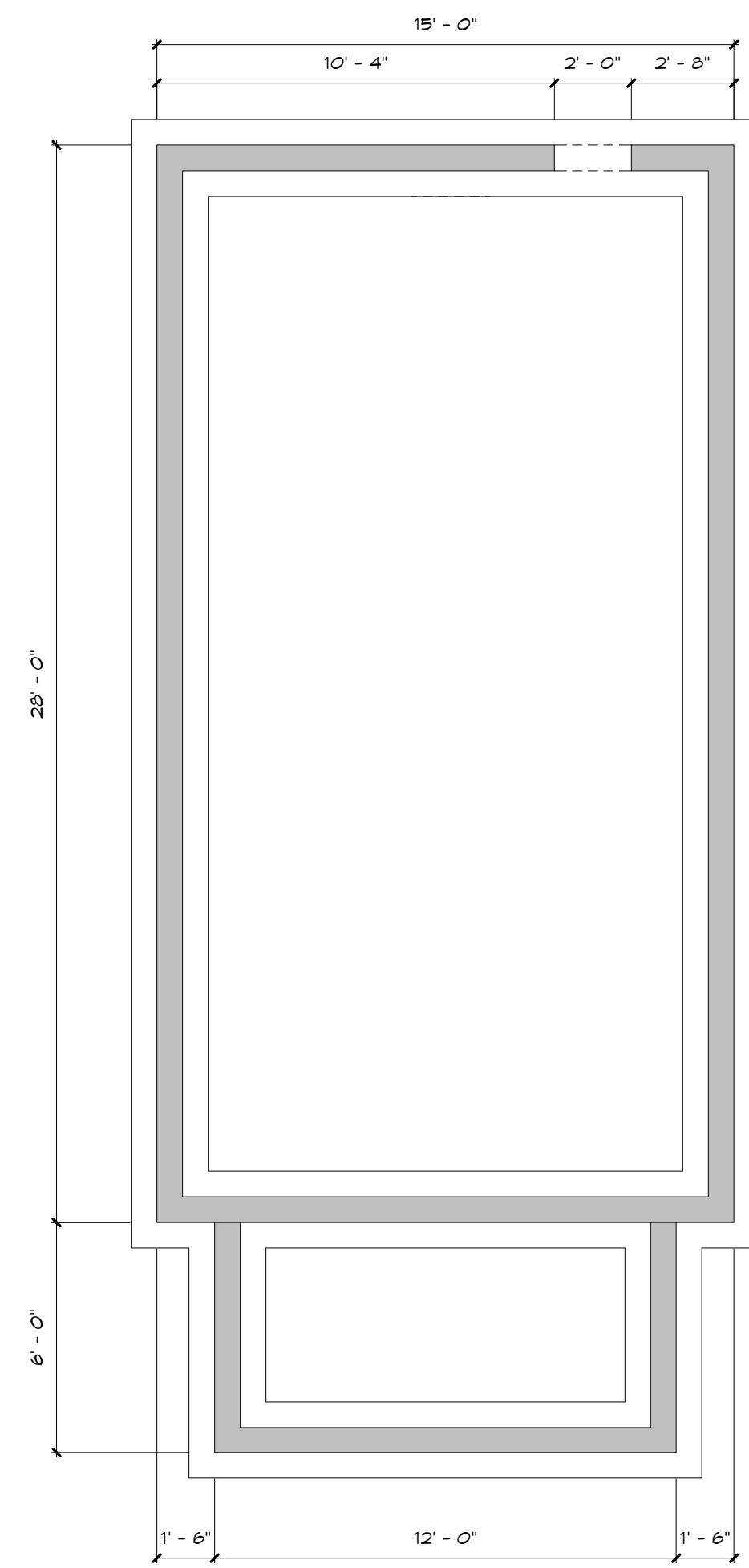
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FLOOR PLANS

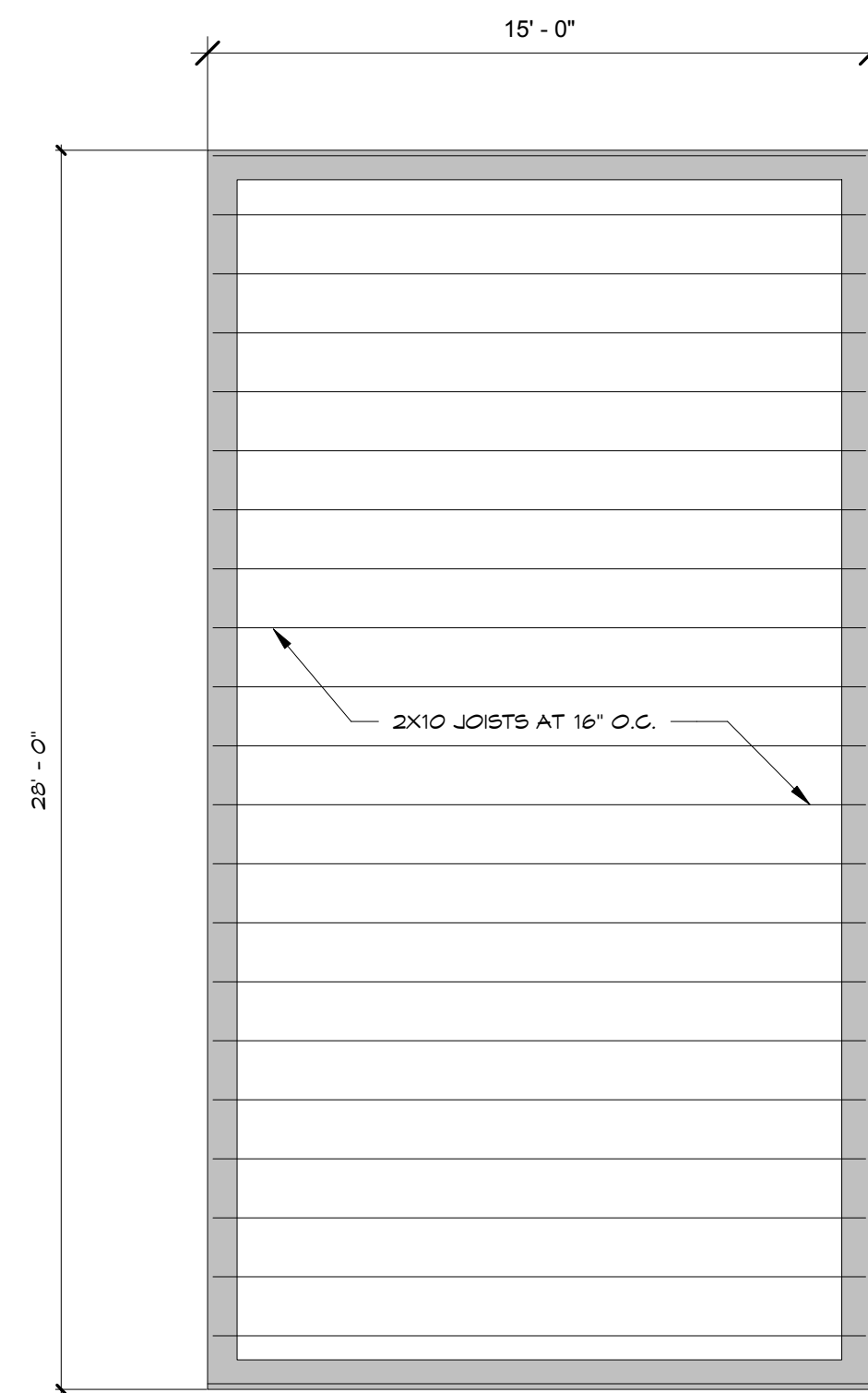
A2

- FOUNDATION LAYOUT NOTES:**
- REFER TO SITE PLAN FOR FINISH FLOOR ELEVATION OF HOUSE
 - PROVIDE FOUNDATION SYSTEM AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATION

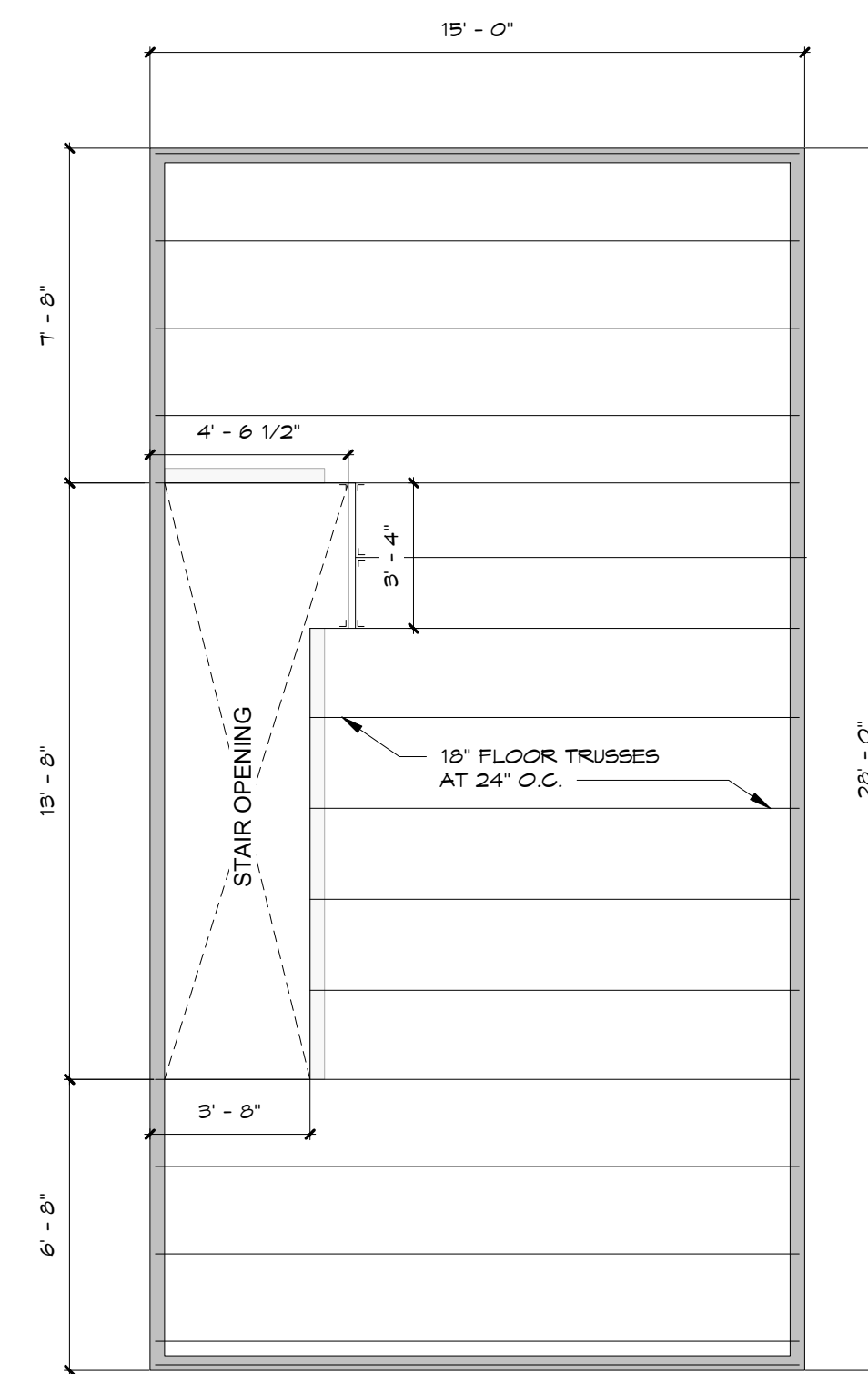


① FOUNDATION PLAN
1/4" = 1'-0"

- FLOOR FRAMING PLAN NOTES:**
- PROVIDE CHASES FOR DUCT RUNS WITHIN THE TRUSS WEB.
 - INSTALL FUR DOWN'S OF CEILING JOISTS TO CREATE CEILING HEIGHTS AS NOTED ON THE FLOOR PLANS.
 - 1 1/8" FLOOR DECKING
 - SECOND FLOOR TRUSSES AT 24" O.C.
 - FIRST FLOOR JOISTS AT 16" O.C.

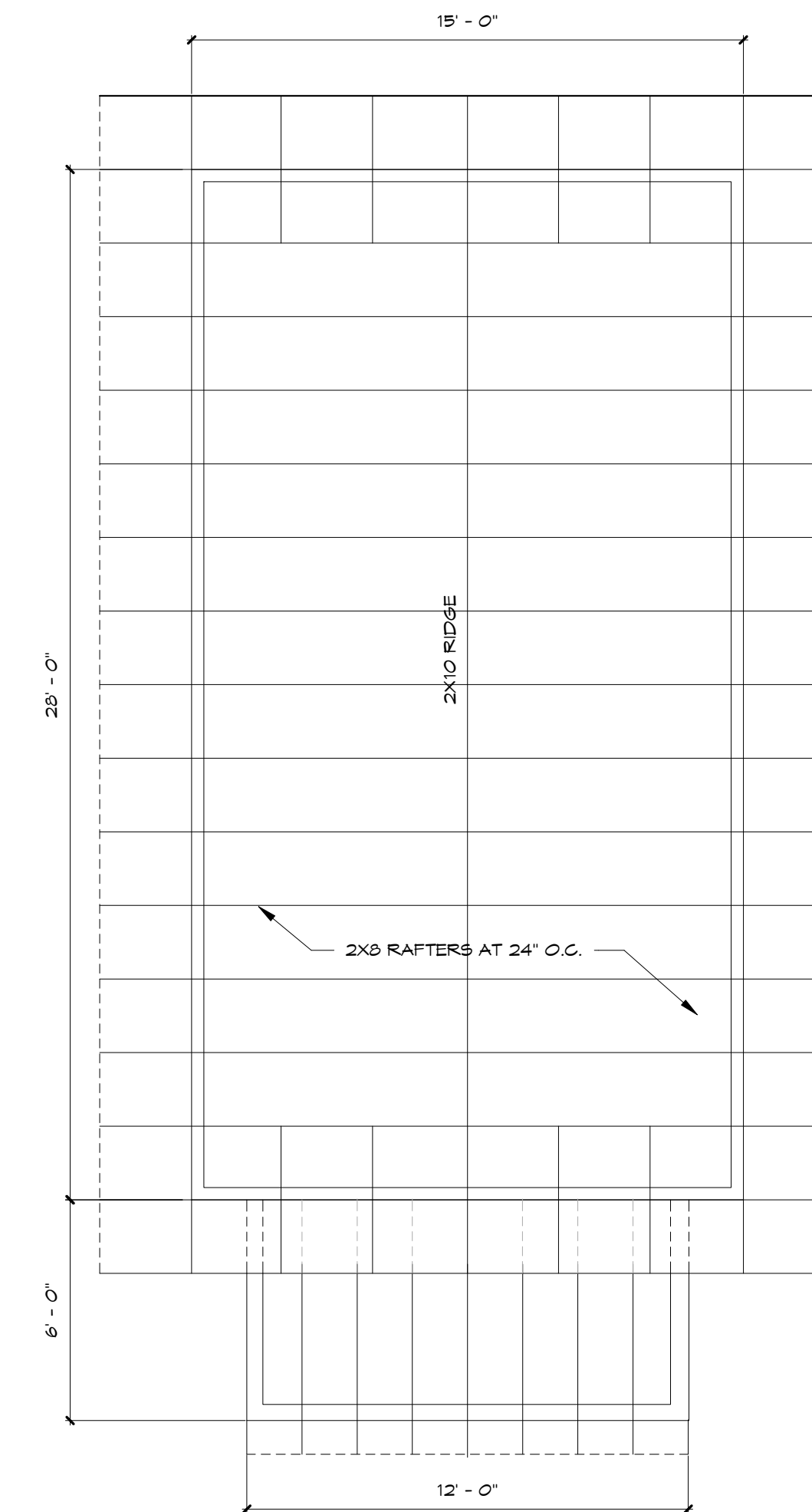


② FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



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

- ROOF FRAMING PLAN NOTES:**
- PROVIDE CEILING JOISTS AS NECESSARY TO CREATE CEILING HEIGHTS NOTED ON FLOOR PLAN.
 - 1/2" PLYWOOD ROOF DECKING.
 - REFER TO RAKE, SOFFIT, & FASCIA DETAILS FOR OVERHANG, RAFTER CUTS, & BLOCKING.



③ ROOF PLAN FRAMING
1/4" = 1'-0"

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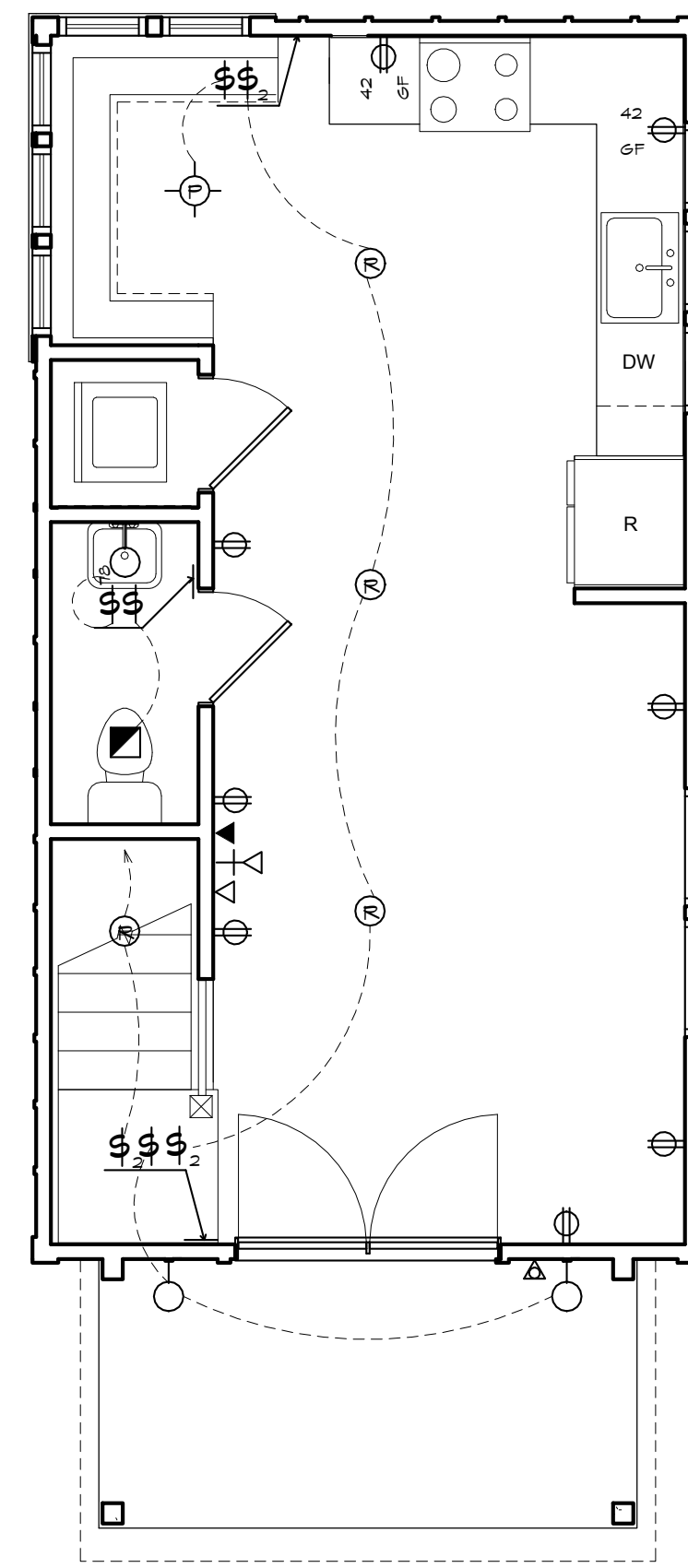
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FRAMING AND FOUNDATION PLANS

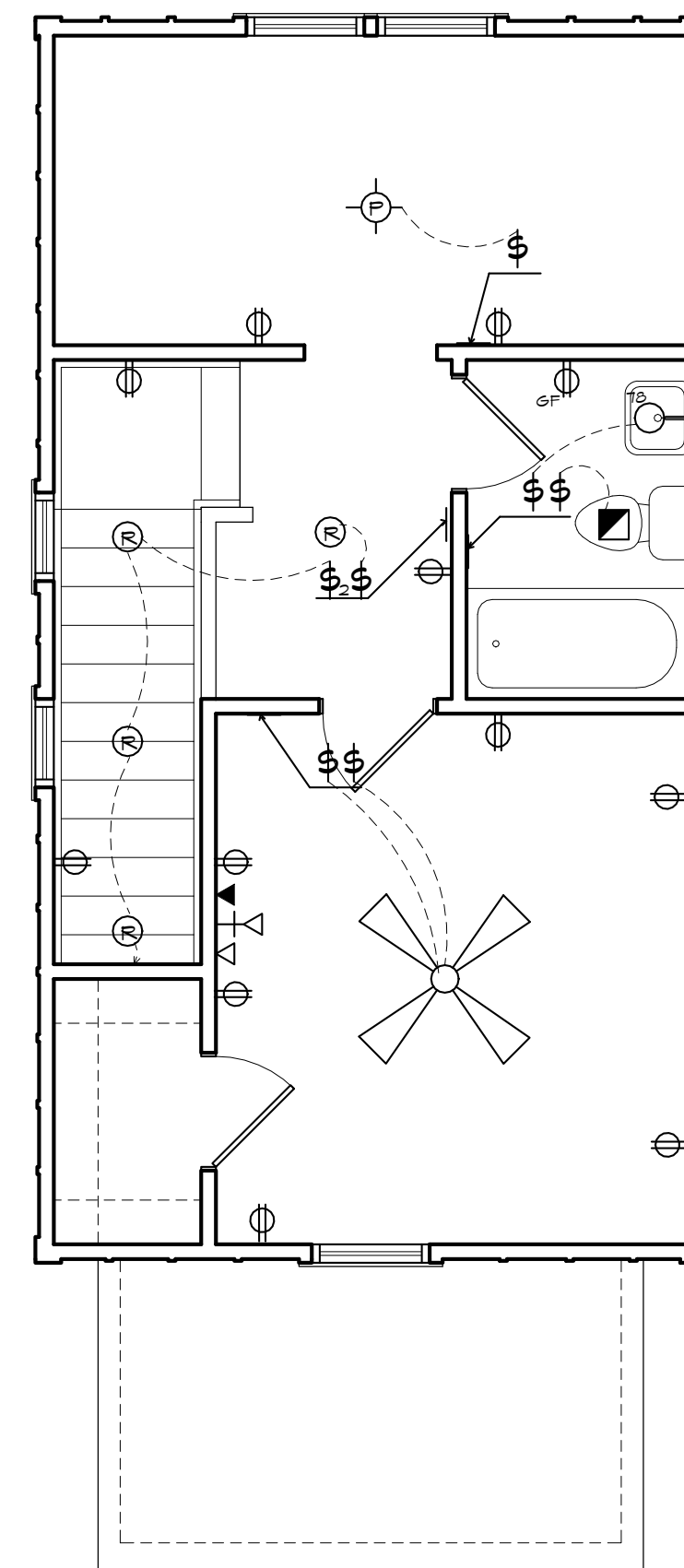
A3

ELECTRICAL & LIGHTING NOTES

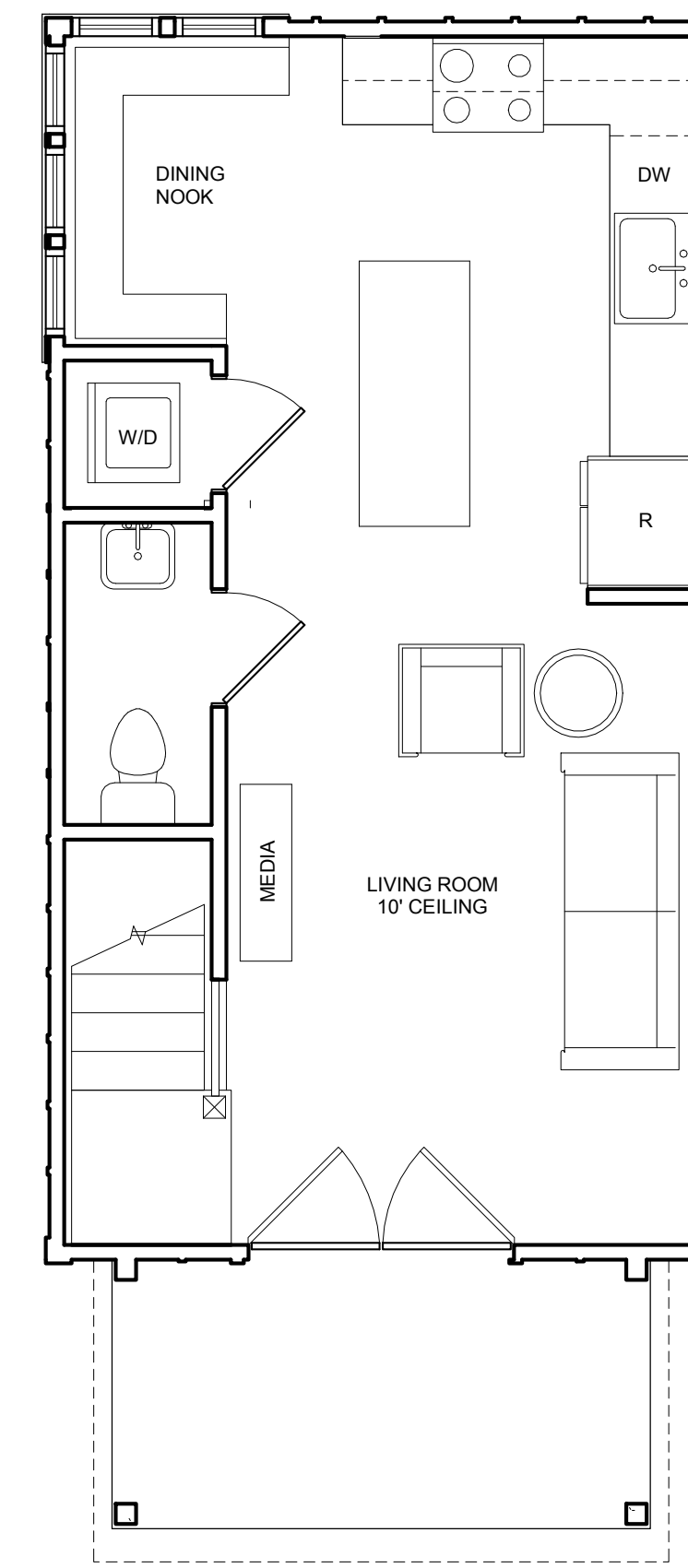
- ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL POWER, AND LIGHTING COMPONENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
- COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR.
- COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETS WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
- ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
- ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
- BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
- LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH ARCHITECT.
- LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH ELECTRICAL UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH ARCHITECT.
- PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES, INCLUDING RANGE REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
- BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLES WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
- BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON PLANS.
- PROVIDE LIGHTING WITHIN ALL ATTIC AND CRAWL SPACES. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
- RECEPTACLES ABOVE COUNTERTOPS IN KITCHEN SHALL BE STAINLESS STEEL SWITCHPLATES WITH BLACK DEVICES. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
- SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE DETECTORS AND ALARMS SHALL BE INTERCONNECTED.
- PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
- PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
- ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND THE BUILDER.



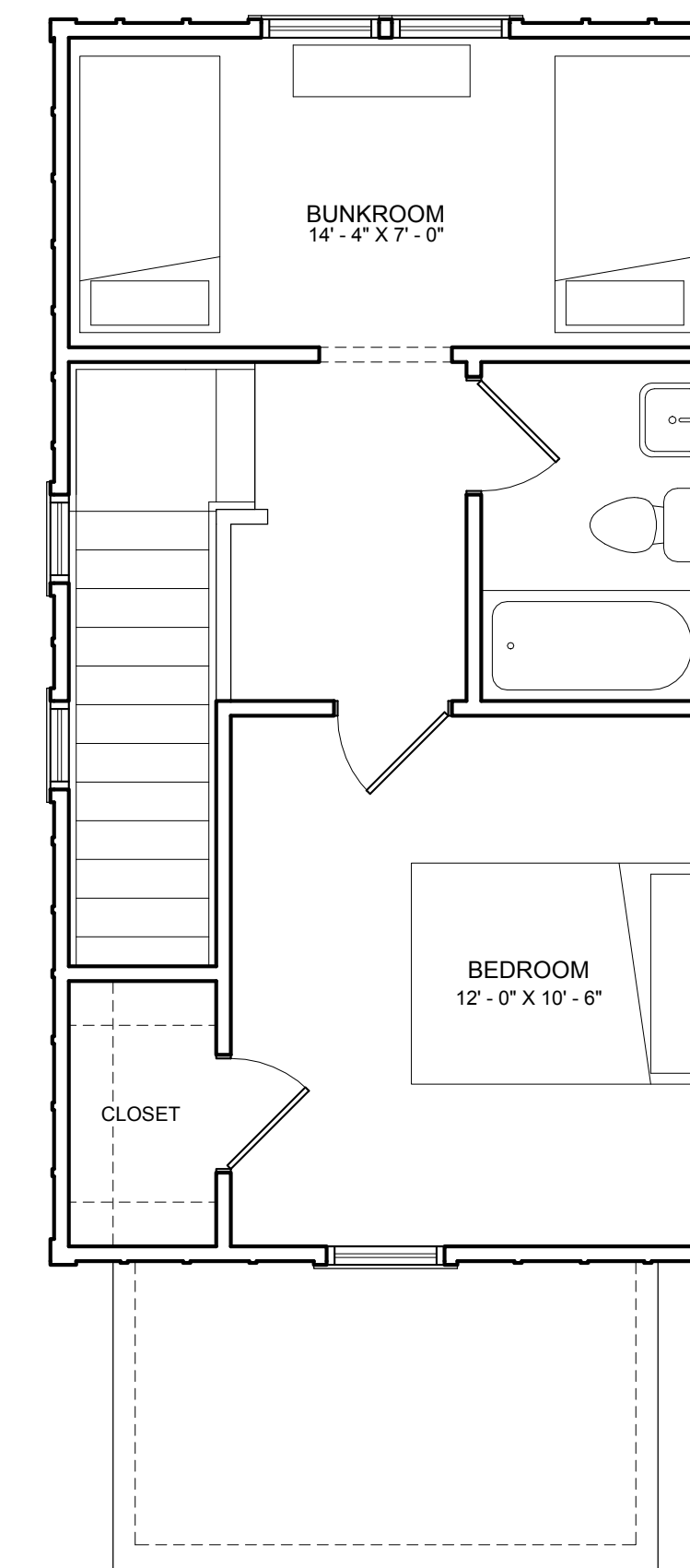
① FIRST FLOOR ELECTRICAL AND LIGHTING PLAN
1/4" = 1'-0"



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



③ FIRST FLOOR FURNITURE PLAN
1/4" = 1'-0"



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

ELECTRICAL LEGEND

⊕ SWITCH	⊕ WALL MOUNTED FIXTURE AT 18' A.F.F.
⊕ TWO WAY SWITCH	⊕ CEILING MOUNTED INCANDESCENT
⊕ RECEPTACLE, 18" A.F.F.	⊕ EXHAUST FAN / LIGHT
⊕ RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER PROTECTION	⊕ EXHAUST FAN
⊕ RECEPTACLE, 42" A.F.F.	⊕ SMOKE DETECTOR / ALARM
⊕ 1/2 HOT SWITCHED RECEPTACLE	⊕ THERMOSTAT
⊕ FLOOR MOUNTED RECEPTACLE	⊕ EXHAUST FAN / LIGHT
⊕ QUAD RECEPTACLE	⊕ PENDANT MOUNTED LIGHT
⊕ CEILING MOUNTED RECEPTACLE	⊕ RECESSED LIGHT
⊕ TELEPHONE	⊕ RECESSED DIRECTIONAL LIGHT
⊕ CABLE TV	⊕ CEILING MOUNTED SPEAKER
⊕ NETWORK / DATA	⊕ DOOR BELL CHIME
⊕ DOORBELL BUTTON	⊕ WALL MOUNTED SECURITY LIGHTS
⊕ GARAGE DOOR OPENER	⊕ CEILING FAN / LIGHT FIXTURE
⊕ UNDER COUNTER FLUORESCENT STRIP	

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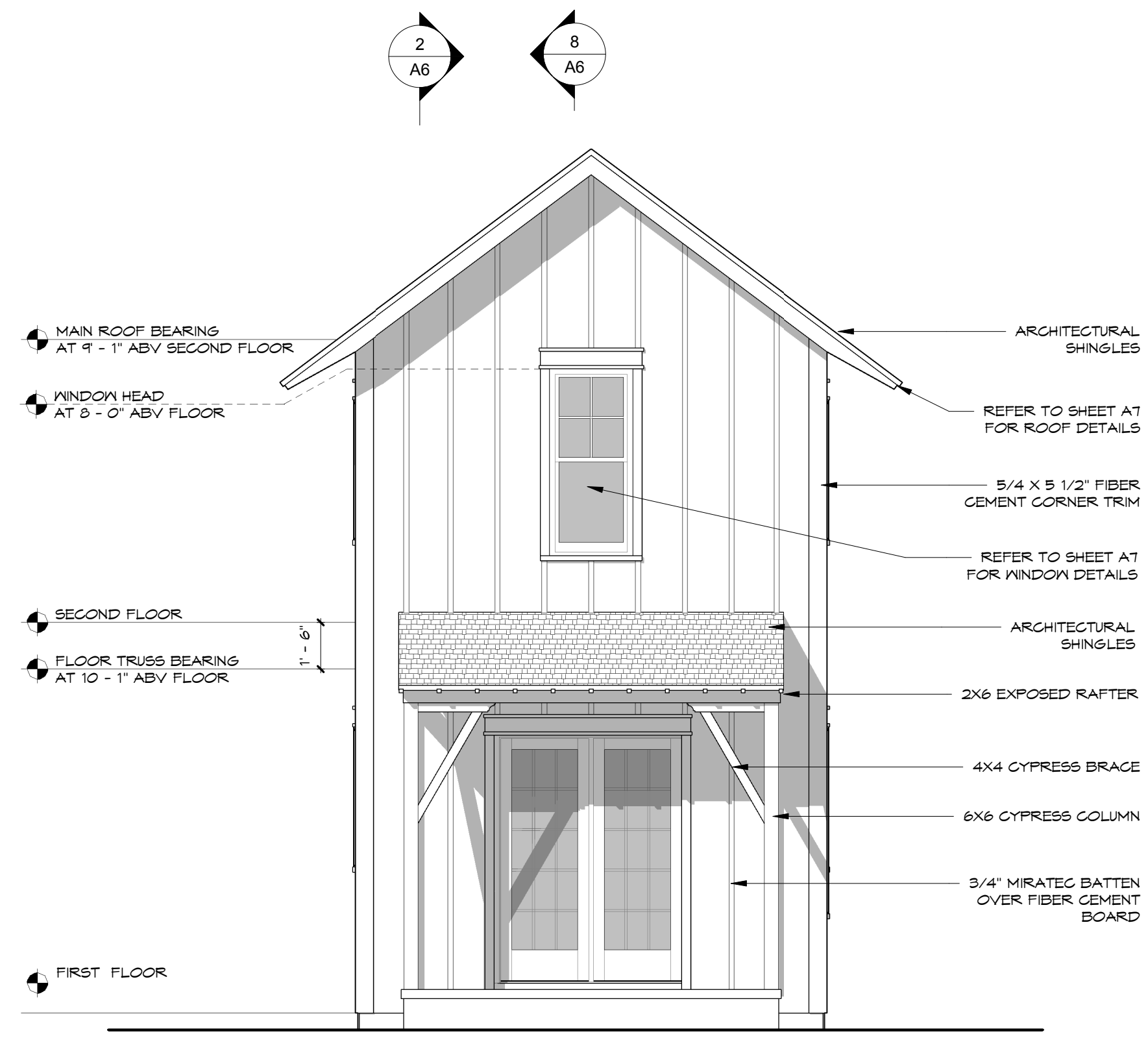
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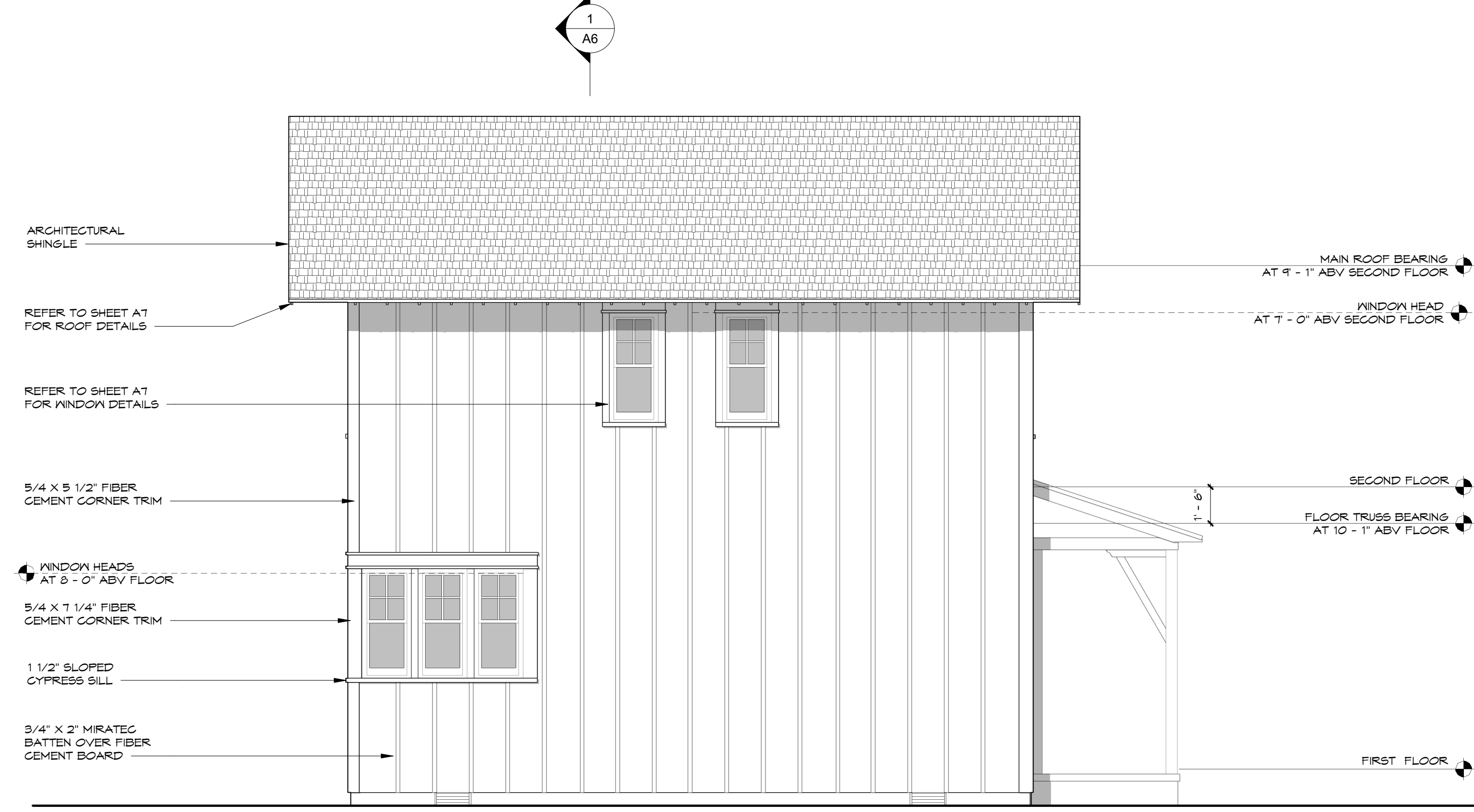
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ELECTRICAL & FURNITURE PLANS

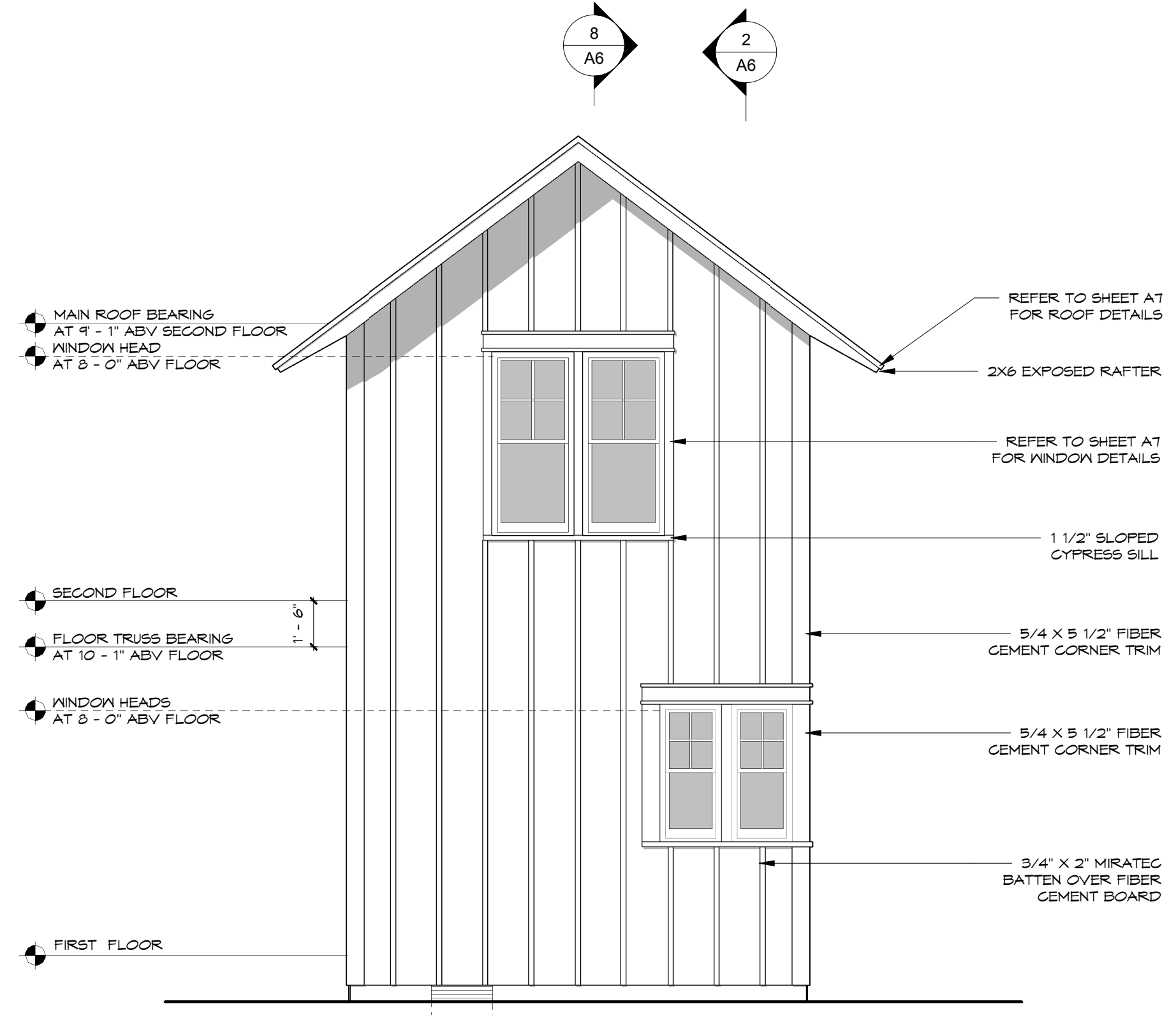
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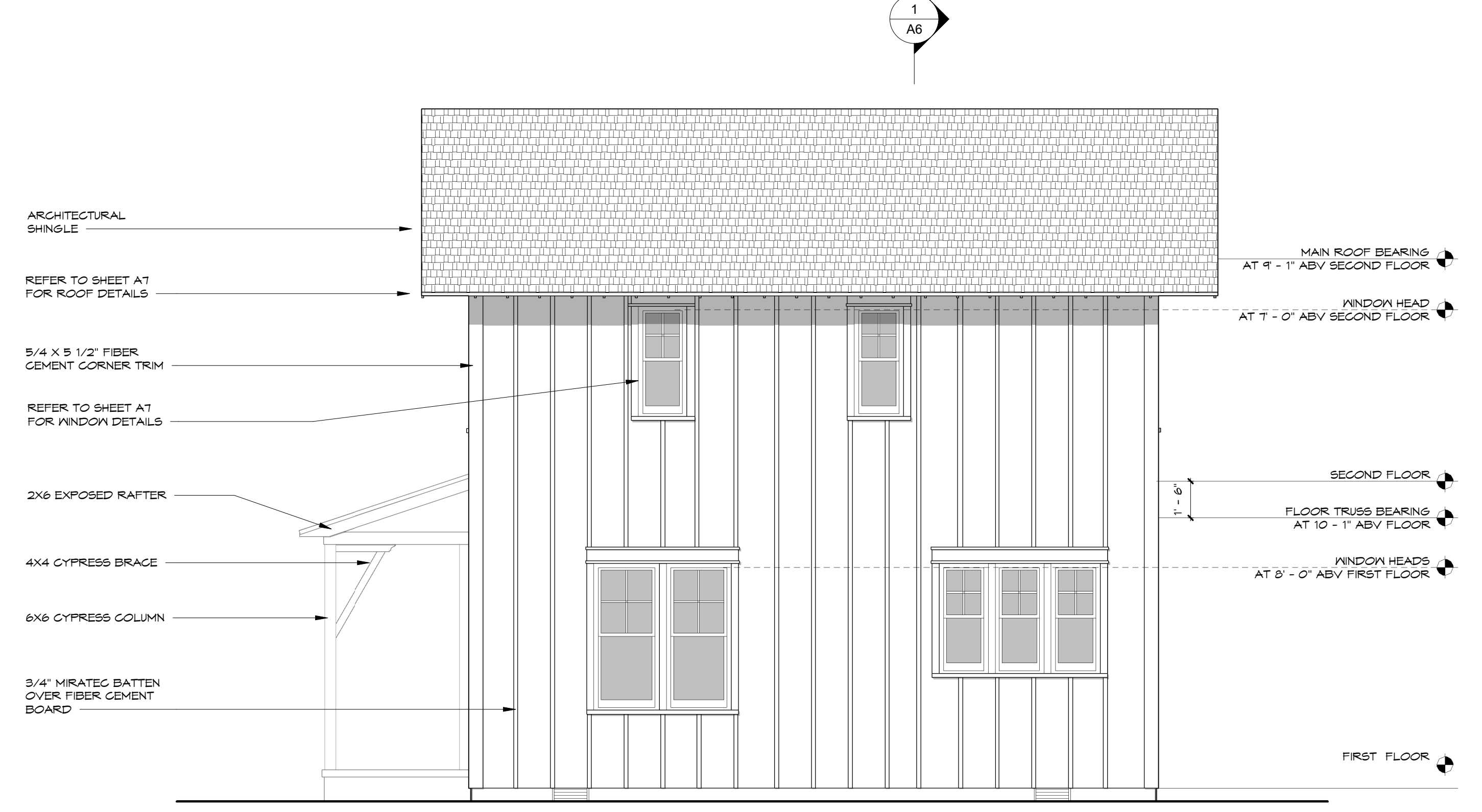
2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

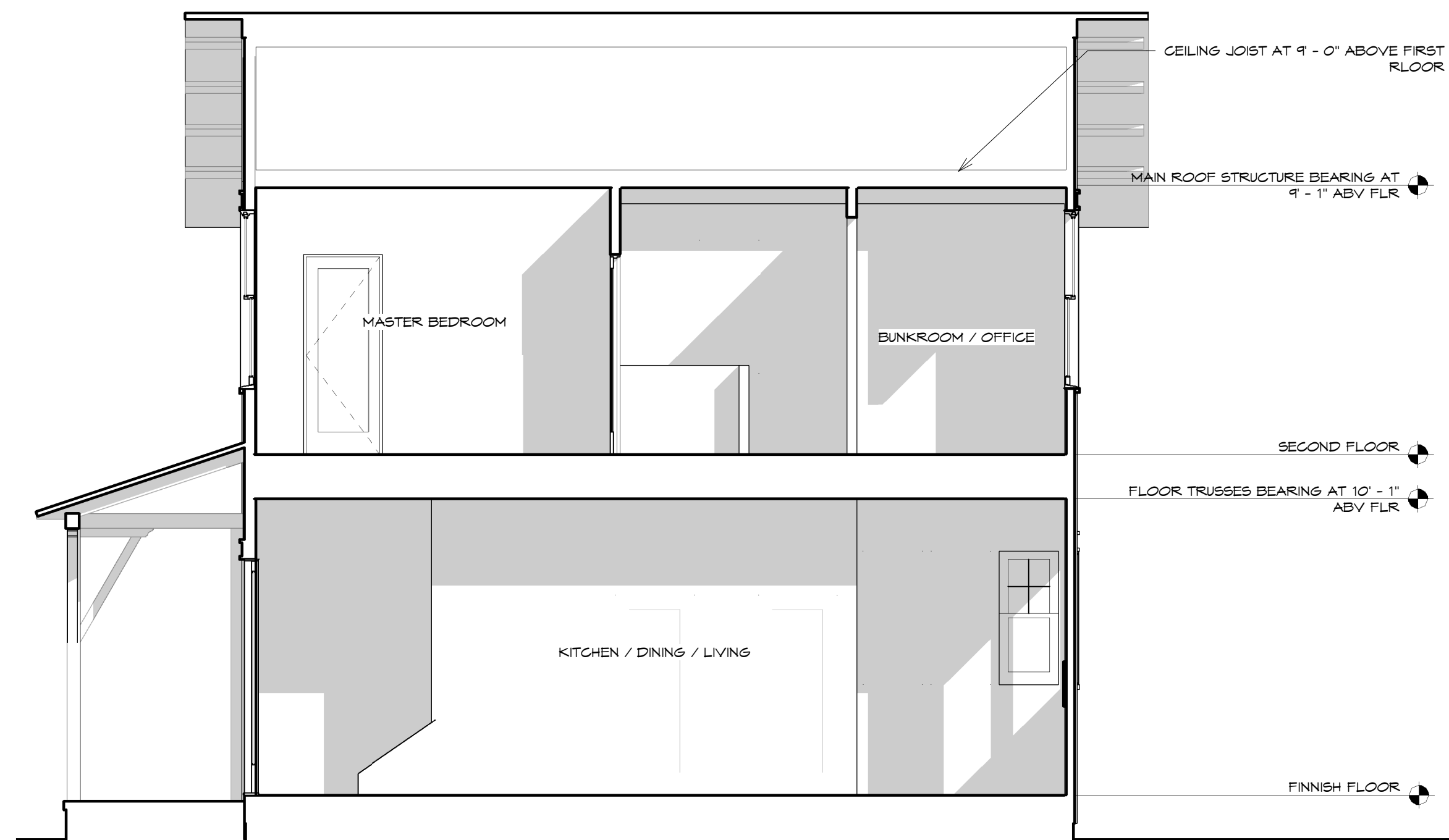
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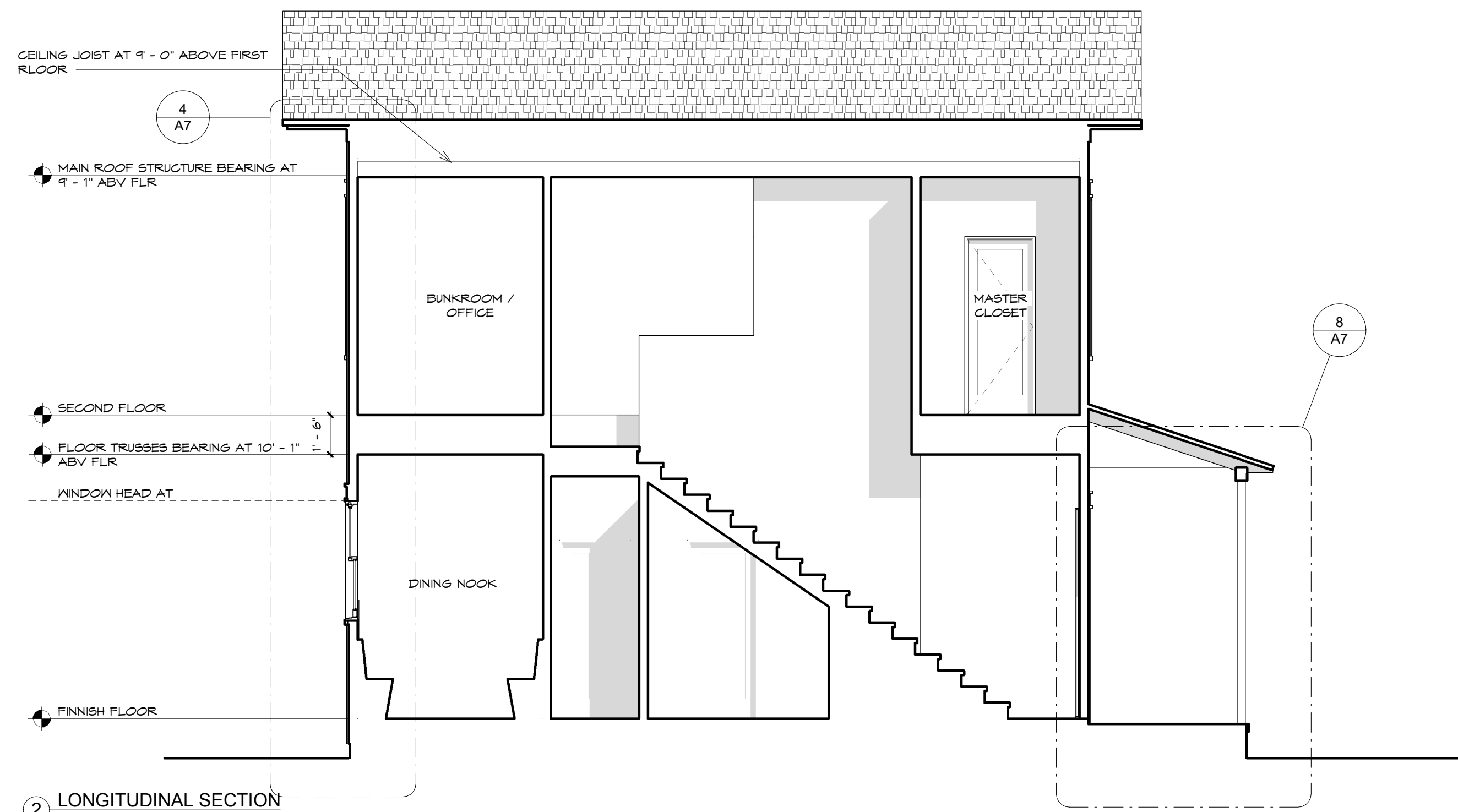
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ELEVATIONS

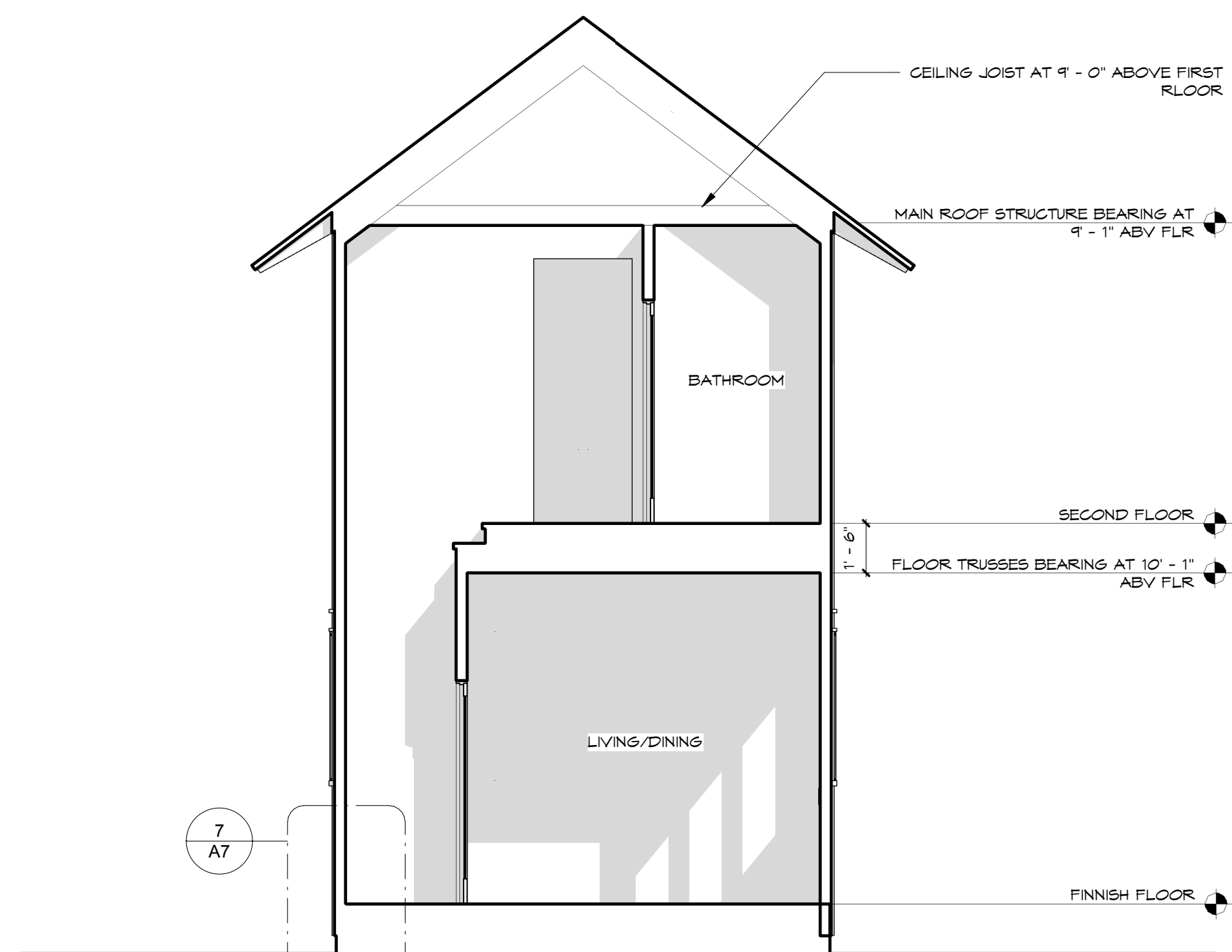
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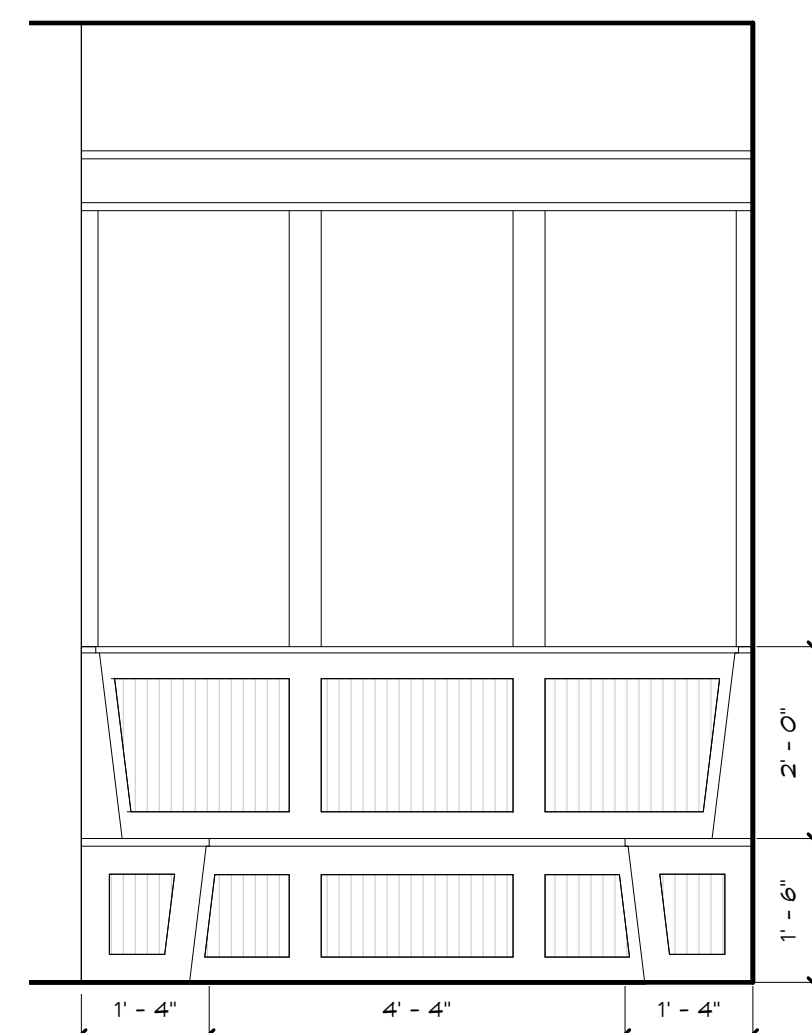
8 LONGITUDINAL SECTION B
1/4" = 1'-0"



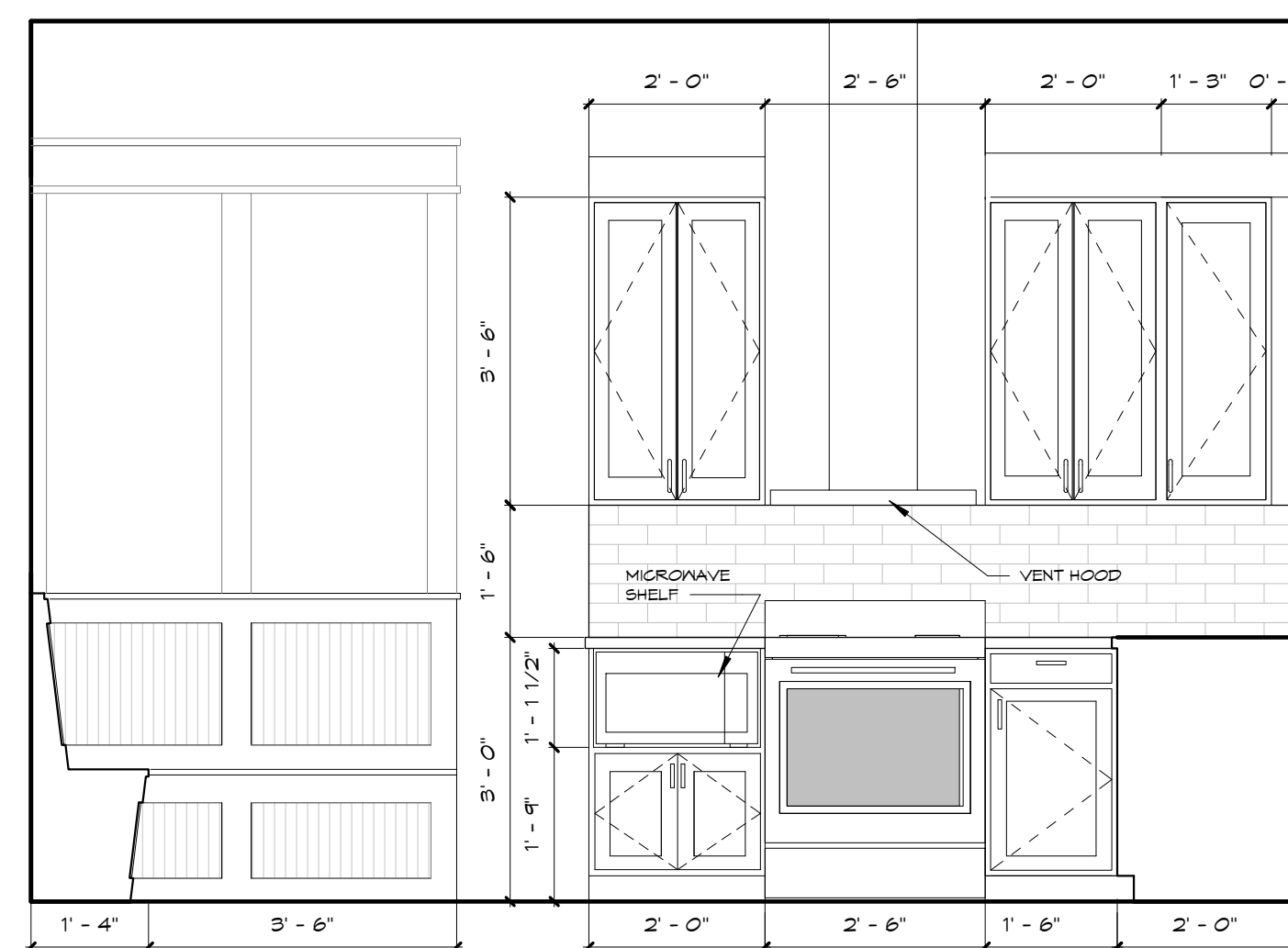
2 LONGITUDINAL SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"



3 BANQUETTE ELEVATION
1/2" = 1'-0"



4 KITCHEN AND BANQUETTE ELEVATION
1/2" = 1'-0"



5 KITCHEN ELEVATION
1/2" = 1'-0"

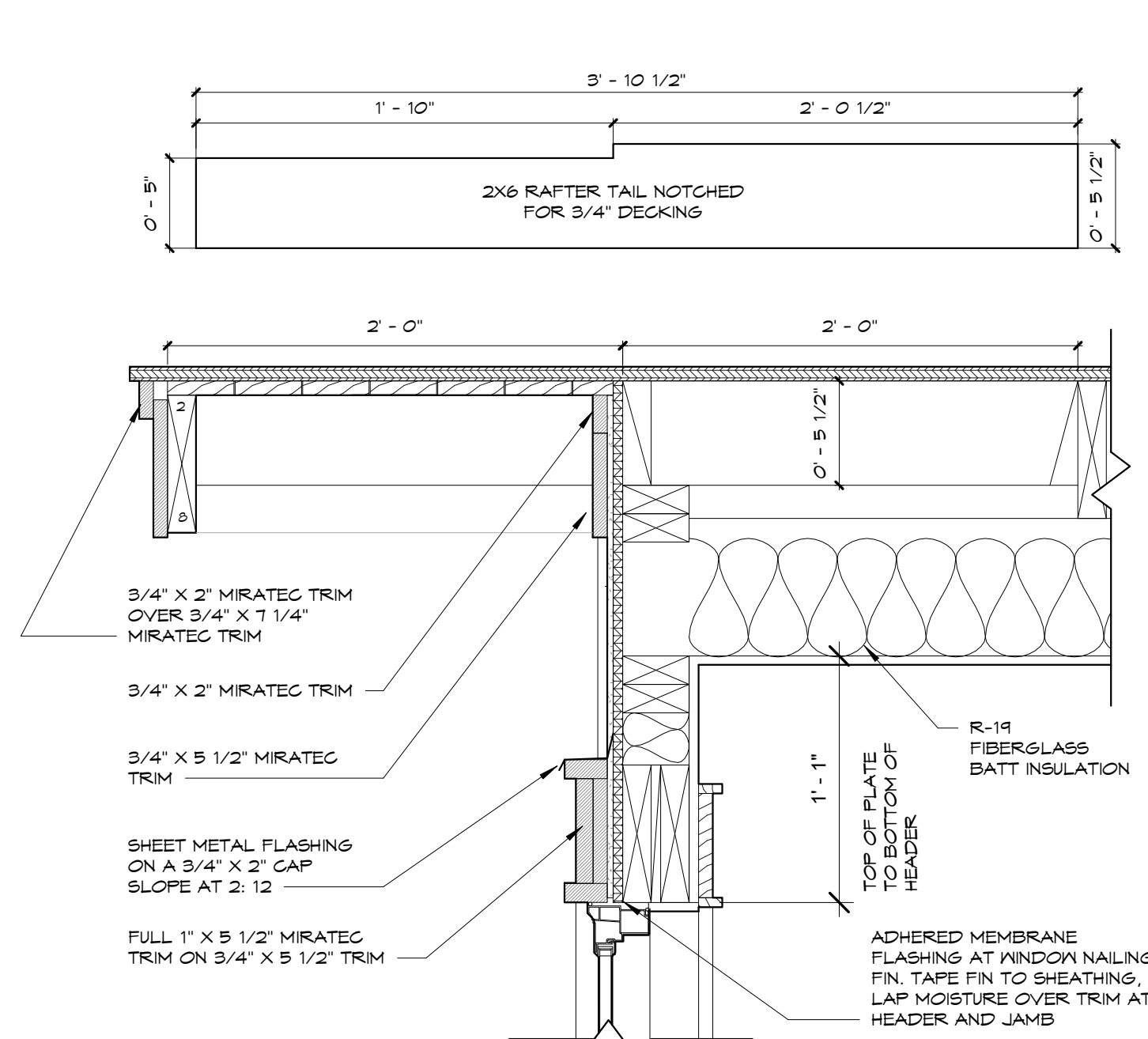
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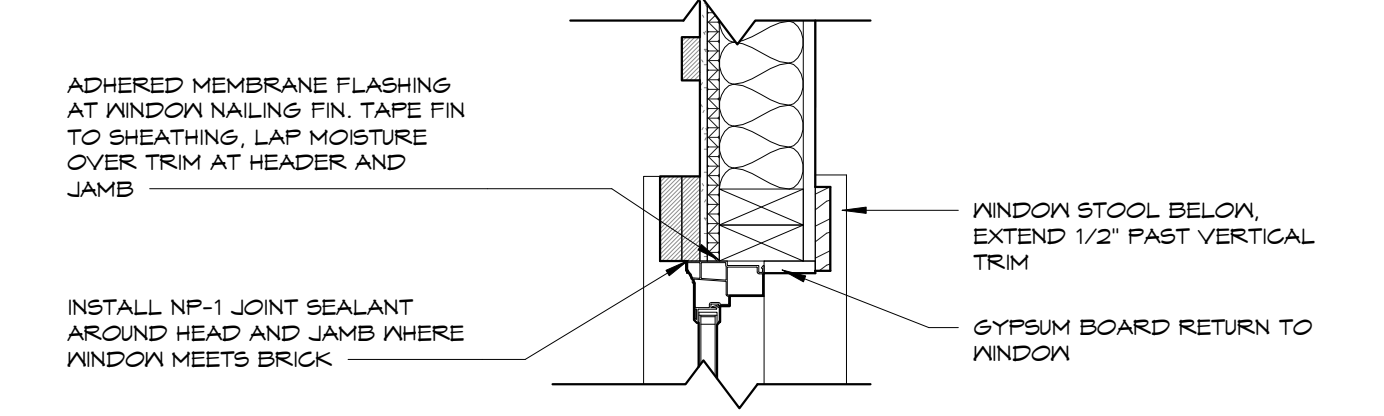
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SECTIONS &
INTERIOR
ELEVATIONS

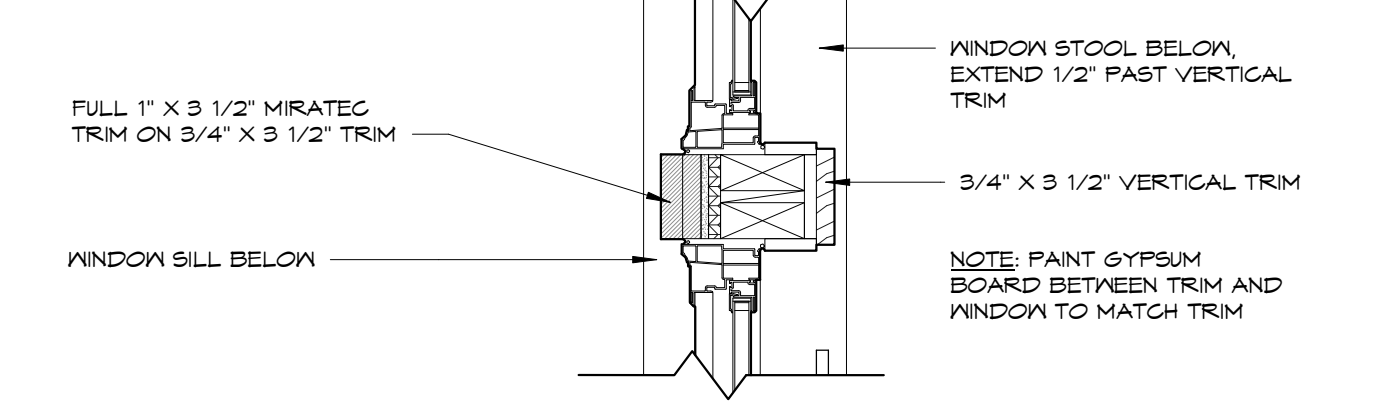
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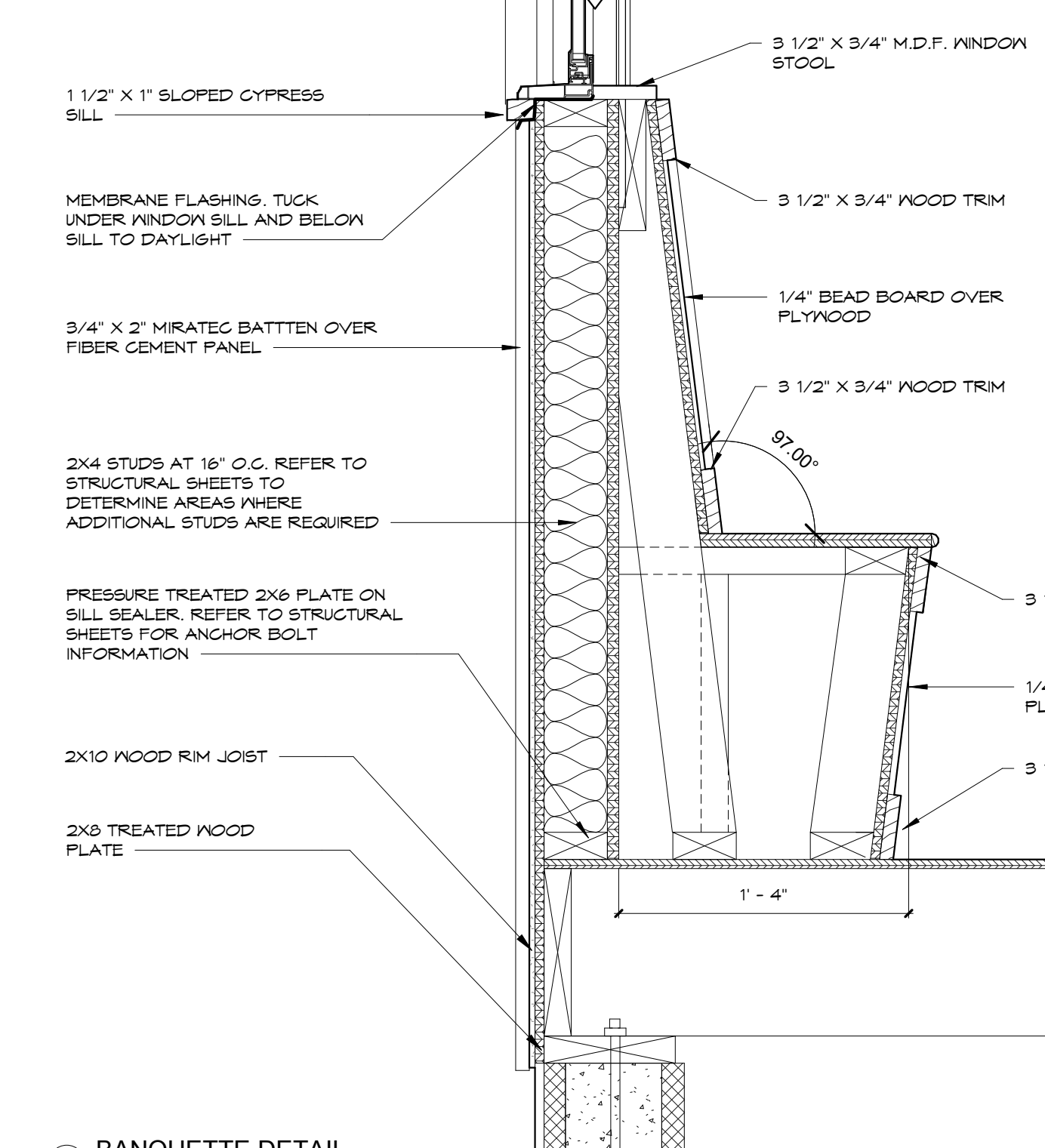
1 WINDOW HEAD AND RAKE DETAIL
1 - 1/2" = 1' - 0"



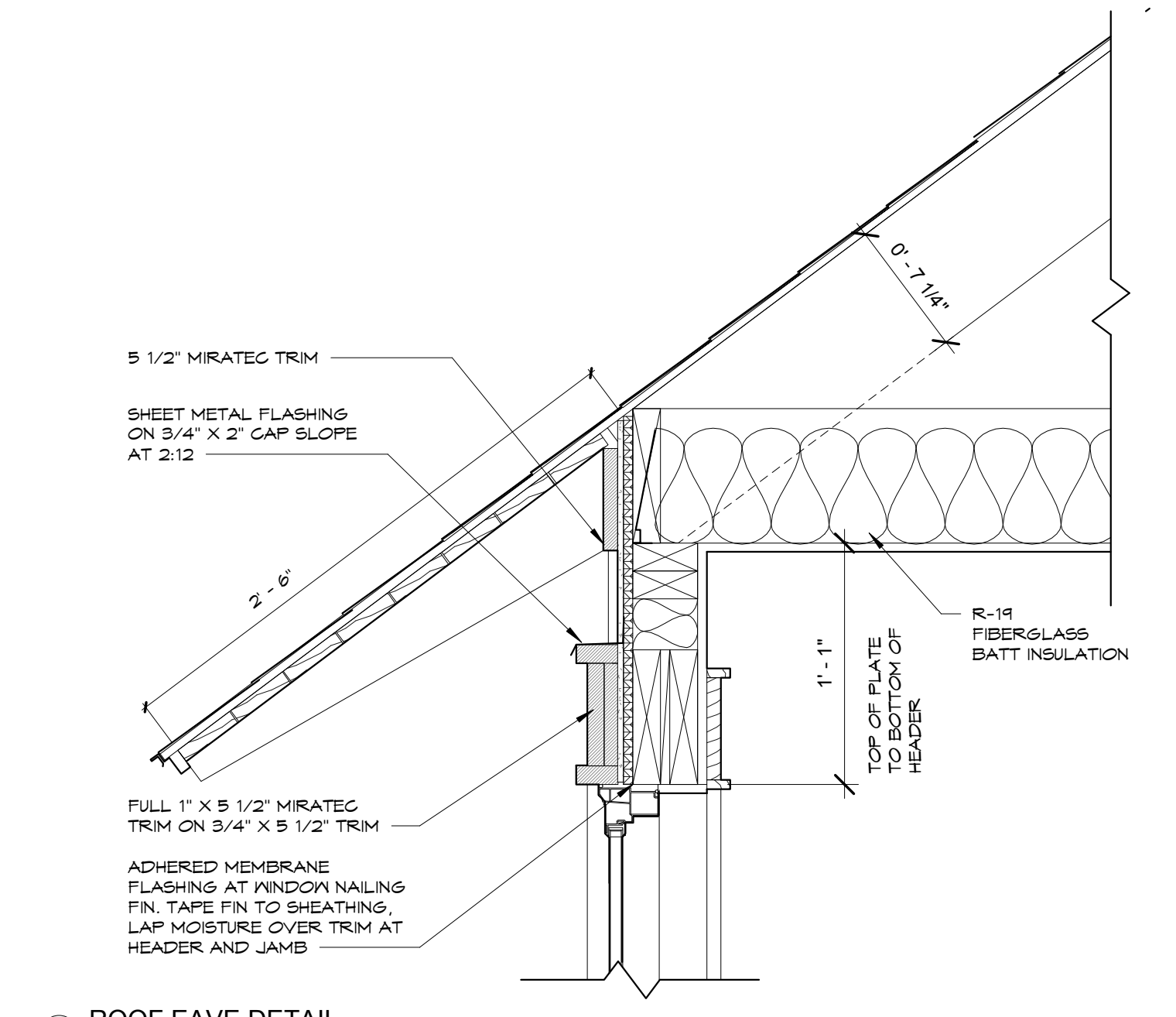
2 WINDOW JAMB DETAIL
1 - 1/2" = 1' - 0"



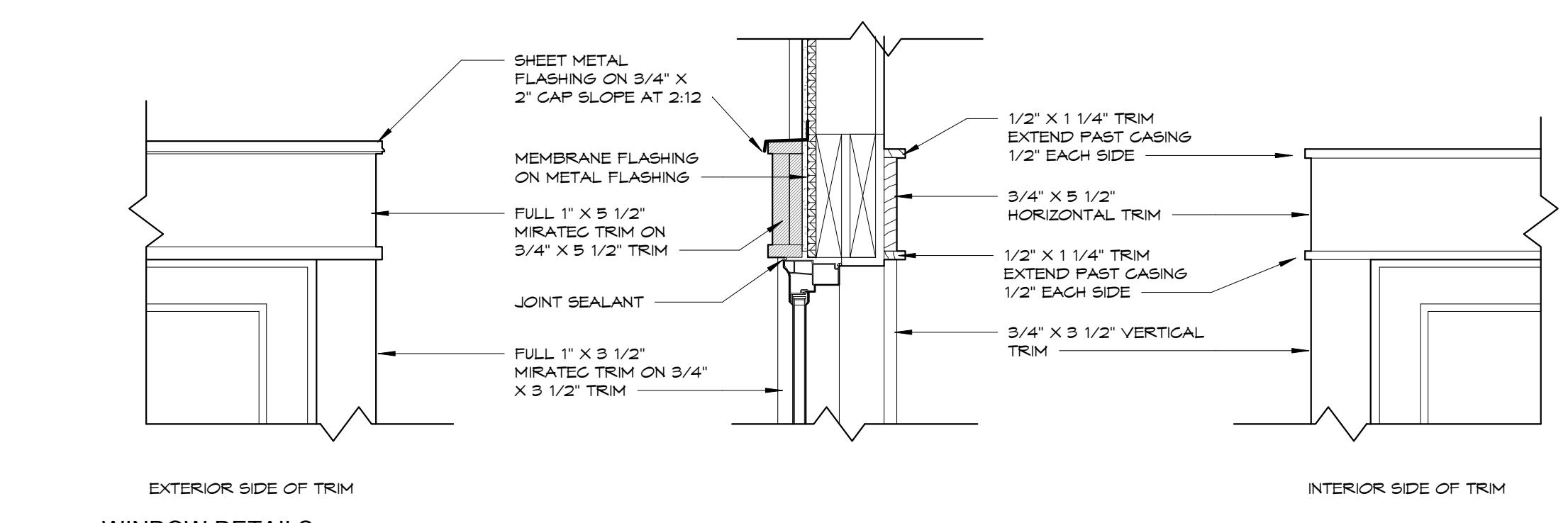
3 PLAN VIEW AT MULLION
1 - 1/2" = 1' - 0"



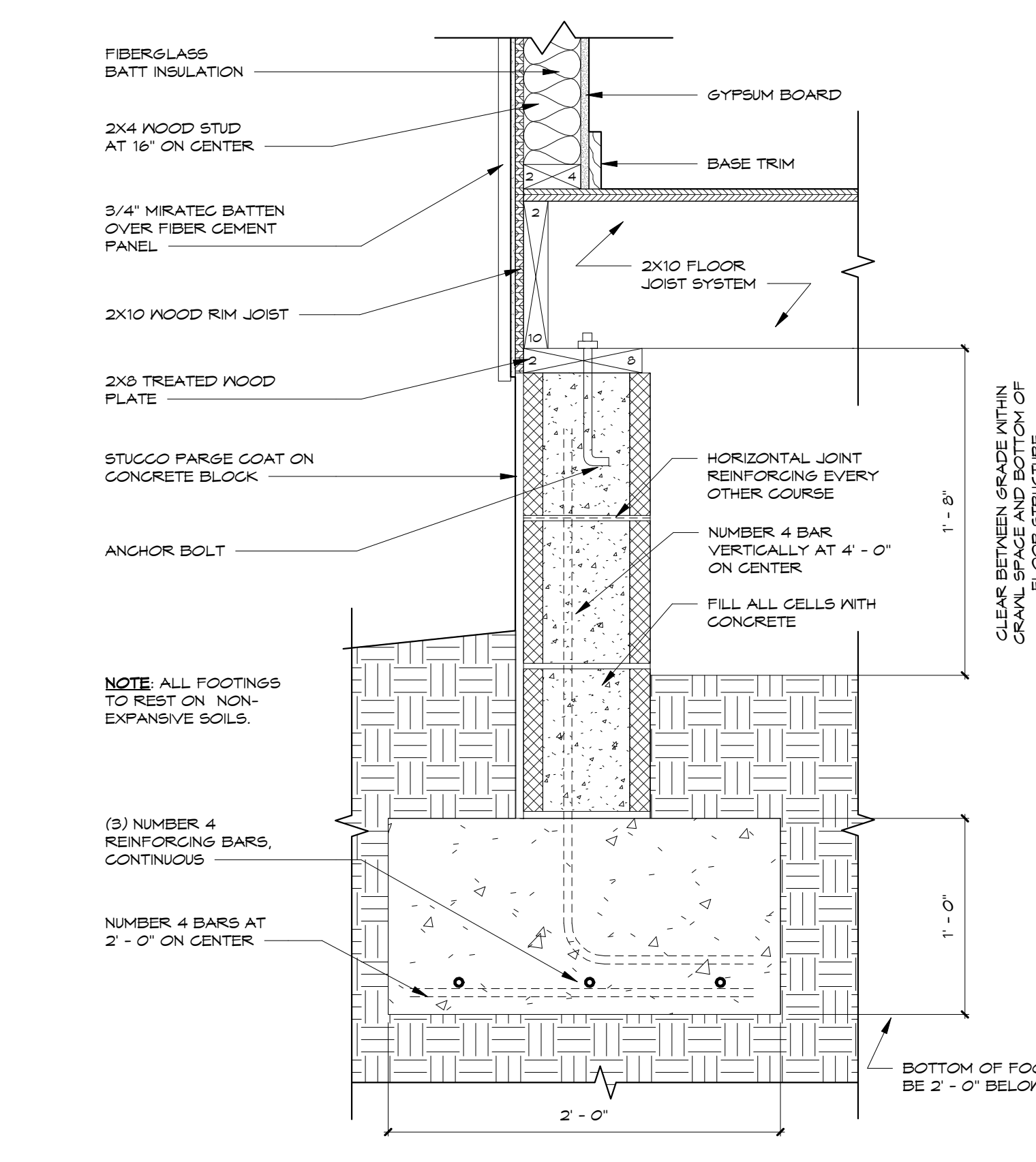
4 BANQUETTE DETAIL
1 1/2" = 1' - 0"



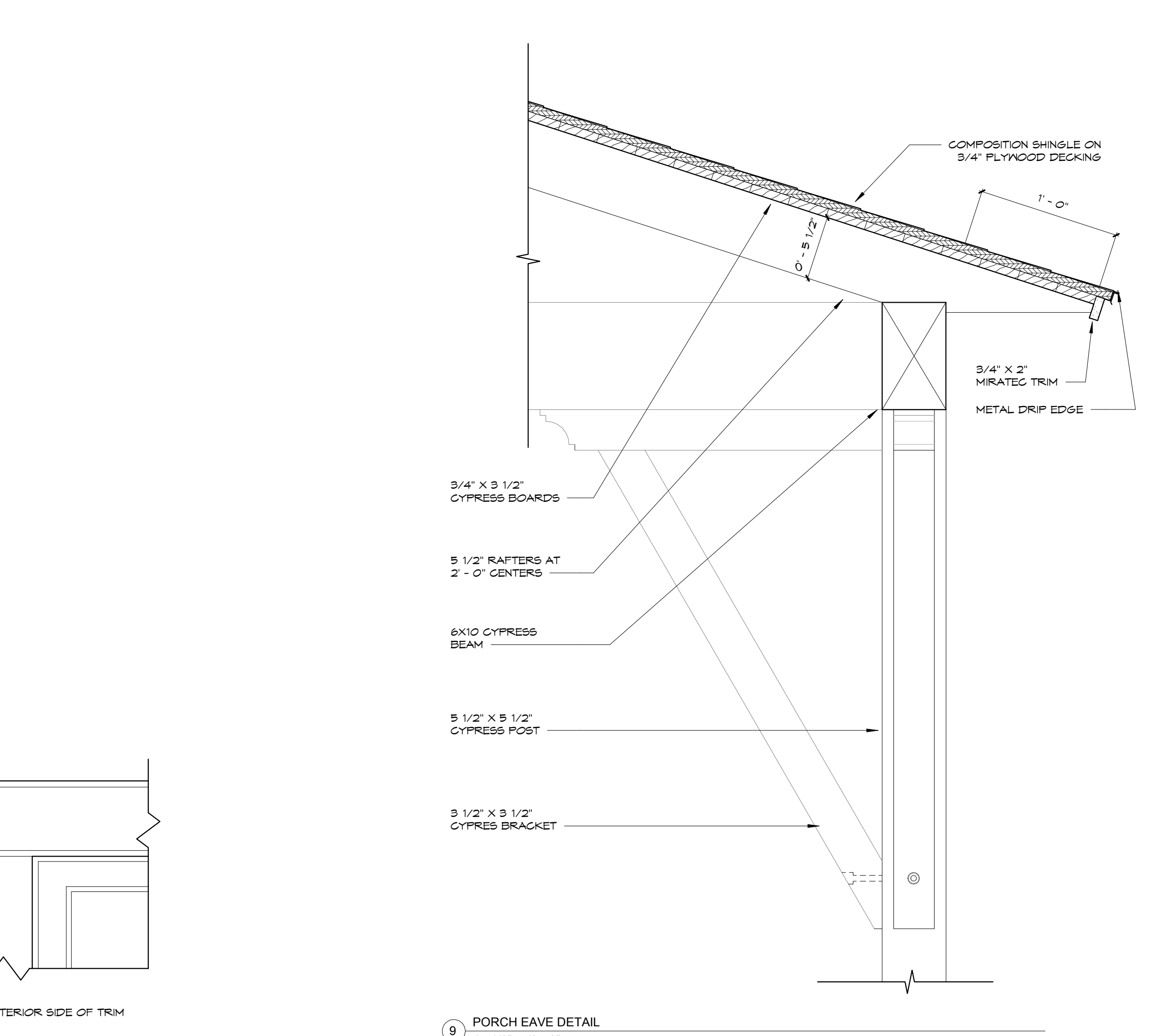
5 ROOF EAVE DETAIL
1 1/2" = 1' - 0"



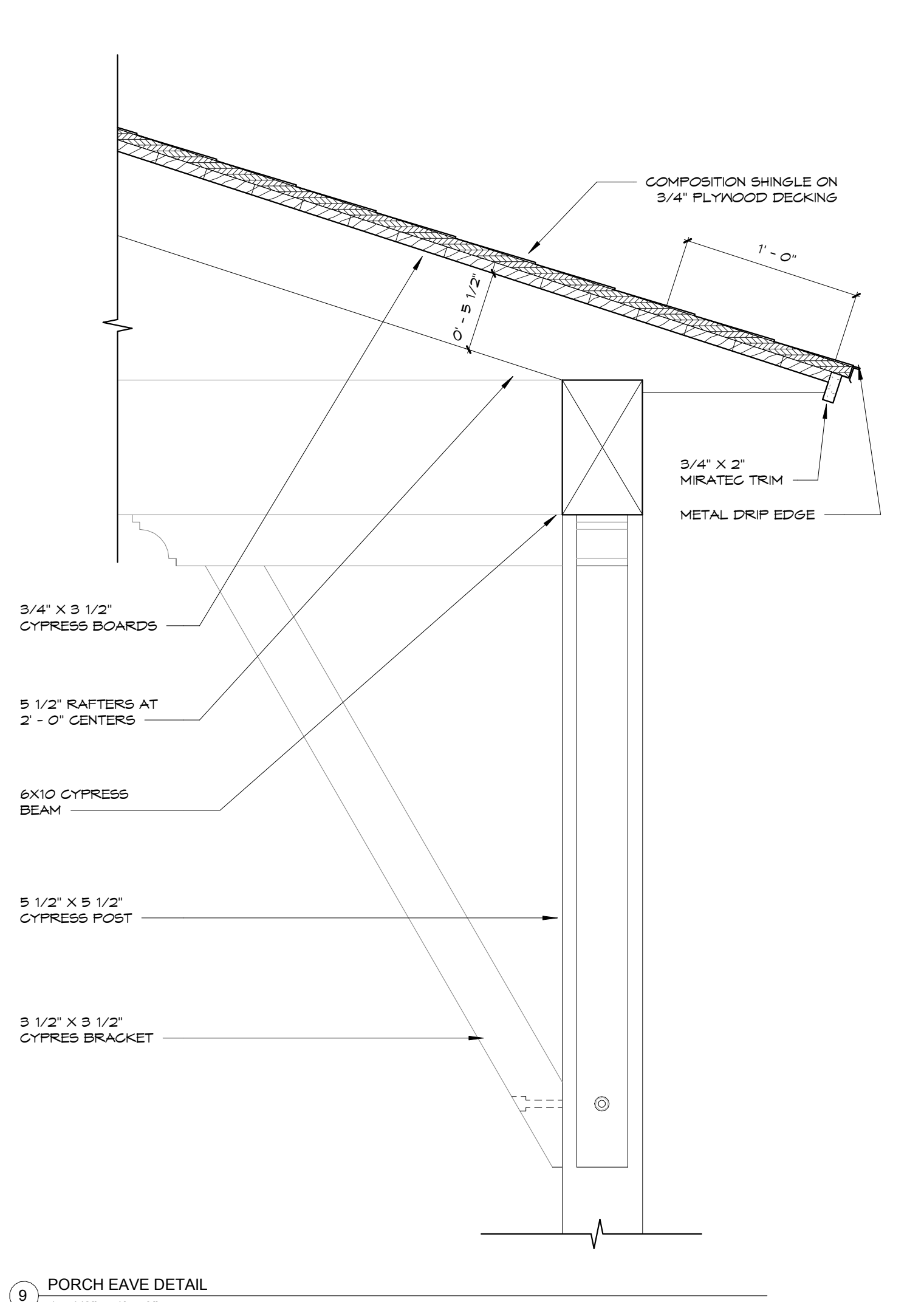
6 WINDOW DETAILS
1 1/2" = 1' - 0"



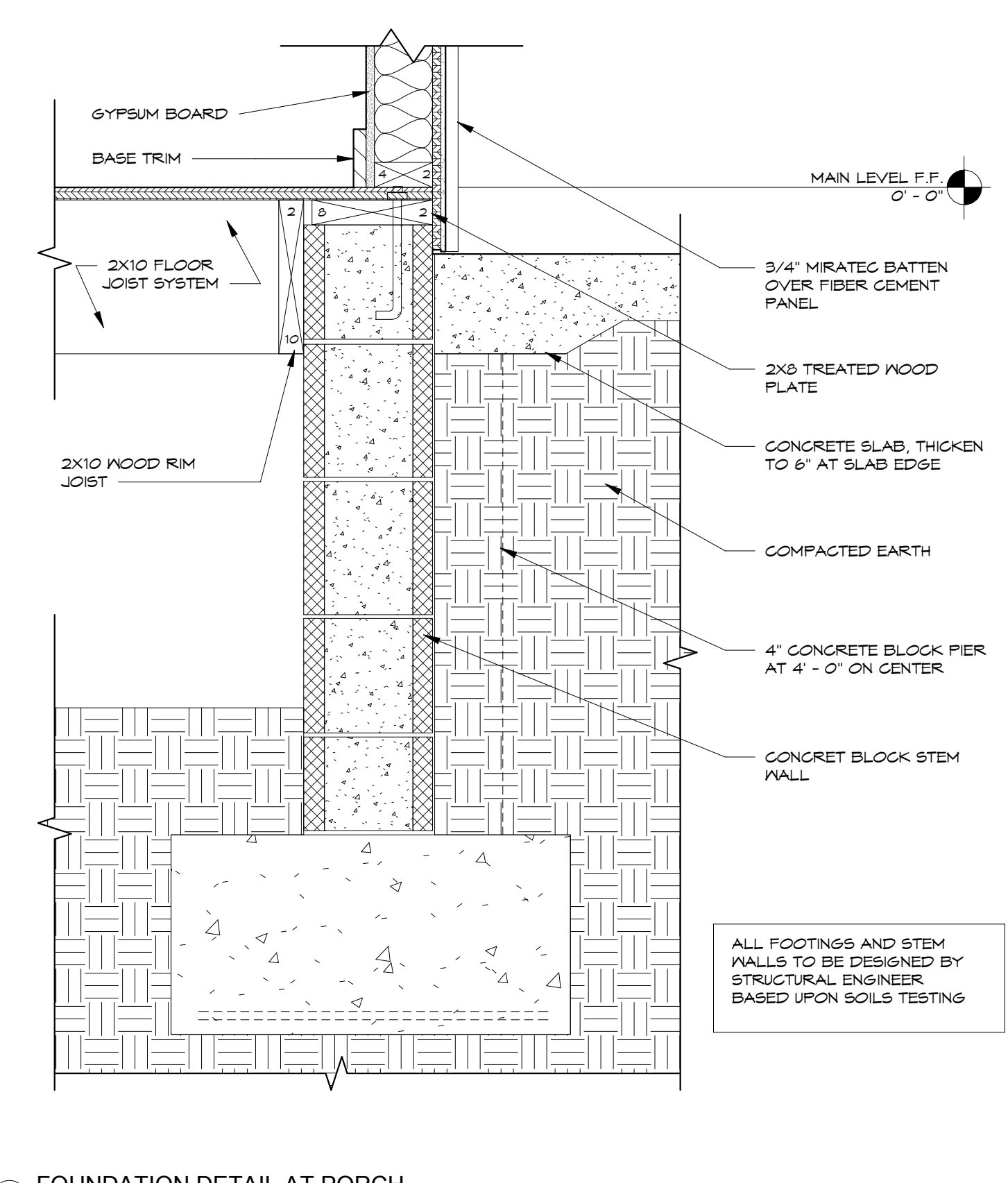
7 FOUNDATION DETAIL
1 1/2" = 1' - 0"



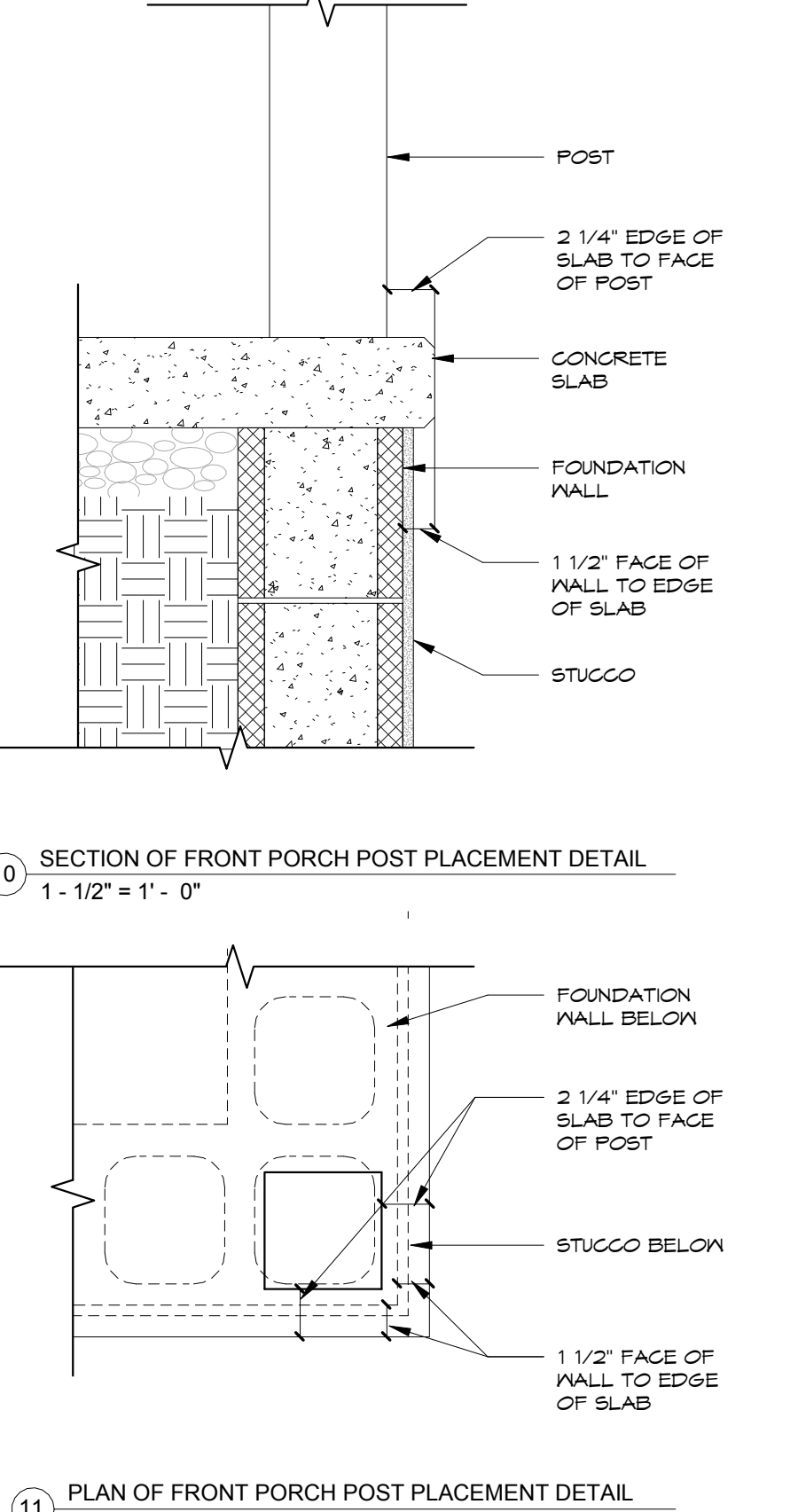
8 FOUNDATION DETAIL AT PORCH
1 1/2" = 1' - 0"



9 PORCH EAVE DETAIL
1 - 1/2" = 1' - 0"



10 SECTION OF FRONT PORCH POST PLACEMENT DETAIL
1 - 1/2" = 1' - 0"



11 PLAN OF FRONT PORCH POST PLACEMENT DETAIL
1 - 1/2" = 1' - 0"

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Project Number
8 JULY 2020

WALL SECTIONS & DETAILS

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