

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

FLOOR PLAN NOTES:

1. AT CASED OPENING, JAMB AND HEADER TRIM TO MATCH INTERIOR DOOR TRIM.
2. DOOR SIZES ARE NOTED ON DOOR SCHEDULES. 30X84 REFERS TO A DOOR THAT IS 3'-0" WIDE AND 8'-0" TALL. 30X90 REFERS TO A WINDOW THAT IS 3'-0" WIDE AND 9'-0" TALL.
3. INSTALL BATHROOM ACCESSORIES AS DIRECTED BY OWNER. PROVIDE 2X BLOCASING BEHIND GYP/SM BOARD AT ALL HANDRAILS, CABINETS, GLOSET ROOFS, & ALL OTHER WALL MOUNTED ACCESSORIES.
4. PROVIDE HVAC WATER HEATER PLATFORMS AND ACCESS PANELS AS DIRECTED BY HVAC PLUMBING SUBCONTRACTORS.
5. STAIR TO BE EQUAL RISERS. RISERS DO NOT EXCEED 1 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.
6. PROVIDE HIGH EFFICIENCY (MINIMUM 80% AFUE) GAS FIREPLACE. PLACE SUPPLY DUCTS IN 2ND AND 3RD FLOOR TRIGGERS 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.
7. COORDINATE ALL INTERIOR FINISHES AND TRIM WITH OWNER.
8. PROVIDE MINIMUM R14 WALL INSULATION, R30 CEILING INSULATION, AND R10 SLAB INSULATION. CAULK AND SEAL ALL CRACKS.
9. PROVIDE TYPED WINDOW SCHEDULES AT LOCATION REQUIRED BY I.R.C. LATEST EDITION.
10. ADJUST FRAMING AS NECESSARY FOR TUB AND SHOWER ENCLOSURES, DOOR AND WINDOW TRIM, CABINETS, APPLIANCES AND ANY OTHER ITEM THAT HAS CLEARANCE REQUIREMENTS.
11. 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 KIPPED 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.
12. COORDINATE ALL APPLIANCE DIMENSIONS WITH OWNER PRIOR TO BEGINNING FRAMING.
13. UPPER WALL CABINETS IN KITCHEN TO BE 42" HIGH.
14. PROVIDE COMPLETE CABINET DRAWINGS FOR APPROVAL BY OWNER.
15. PROVIDE PRESSURE TREATED SILLS AT ALL CONCRETE SLABS. THICKEN SLAB AT ALL INTERIOR LOAD BEARING WALLS.
16. EXTERIOR FRAME WALLS TO BE 2X4 @ 16" ON CENTER, UNLESS INDICATED OTHERWISE. INTERIOR WALLS TO BE 2X4 @ 16" ON CENTER, UNLESS INDICATED OTHERWISE.
17. INTERIOR WALLS & CEILINGS TO HAVE 1/2" GYP/SM BOARD.
18. WALLS CONTAINING PLUMBING PIPES GREATER THAN 2 1/2" DIAMETER TO BE 2X4 STUDS.

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4TH AND B TOWNHOUSES
402-428 SW B STREET
BENTONVILLE AR

JOB NO. 20010
6.MAY.2021
FIRST FLOOR PLAN

A1.1



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

1
A3.1

1
A3.2

1
A3.3

1
A3.4

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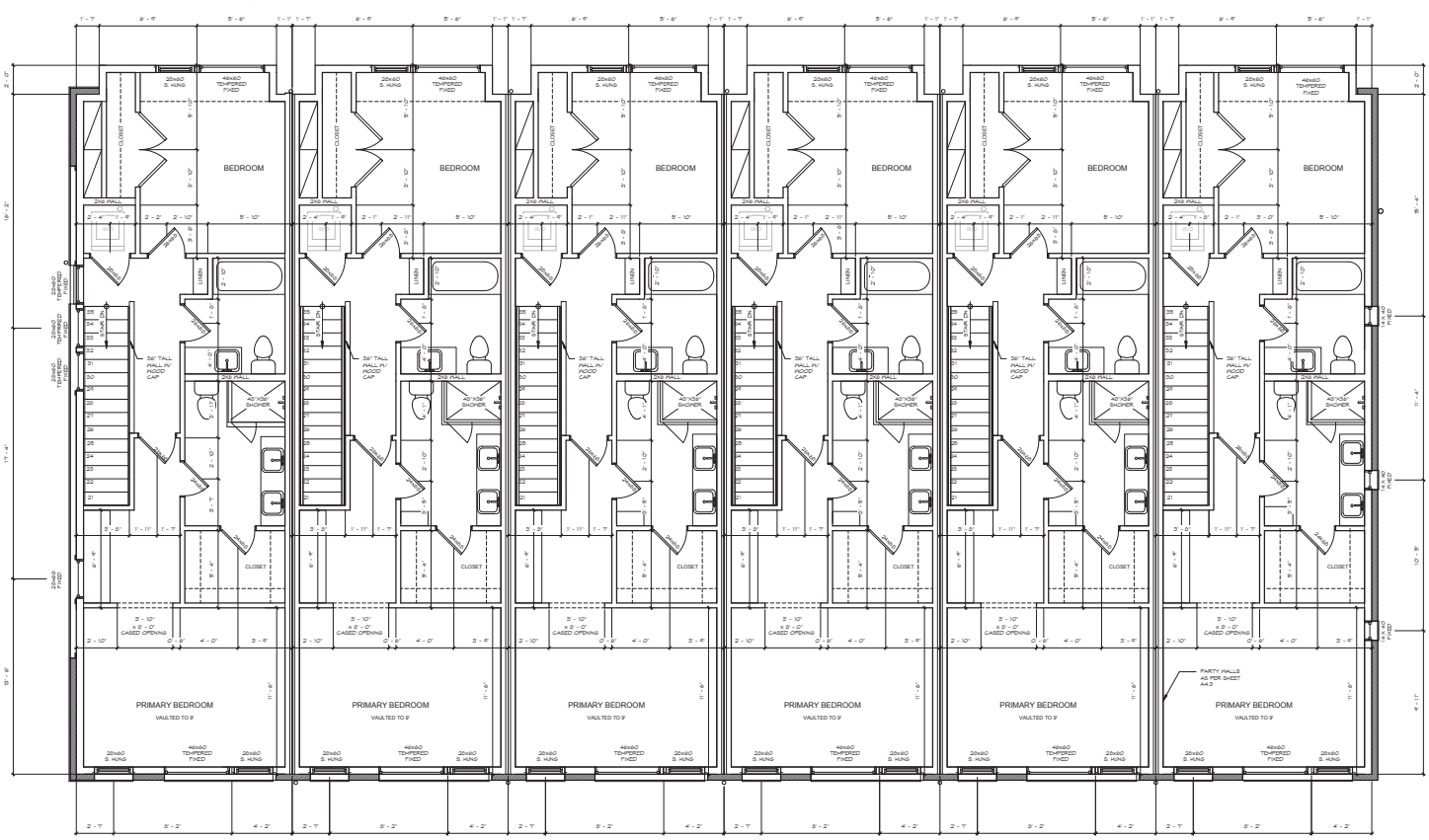
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4TH AND B TOWNHOUSES

402-428 SW B STREET
BENTONVILLE

JOB NO. 20010
6.MAY.2021
SECOND FLOOR
PLAN

A1.2



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

1
A3.1

1
A3.2

1
A3.3

1
A3.4

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4TH AND B TOWNHOUSES
402-428 SW B STREET
BENTONVILLE AR

JOB NO. 20010
6.MAY.2021
THIRD FLOOR PLAN
A1.3

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