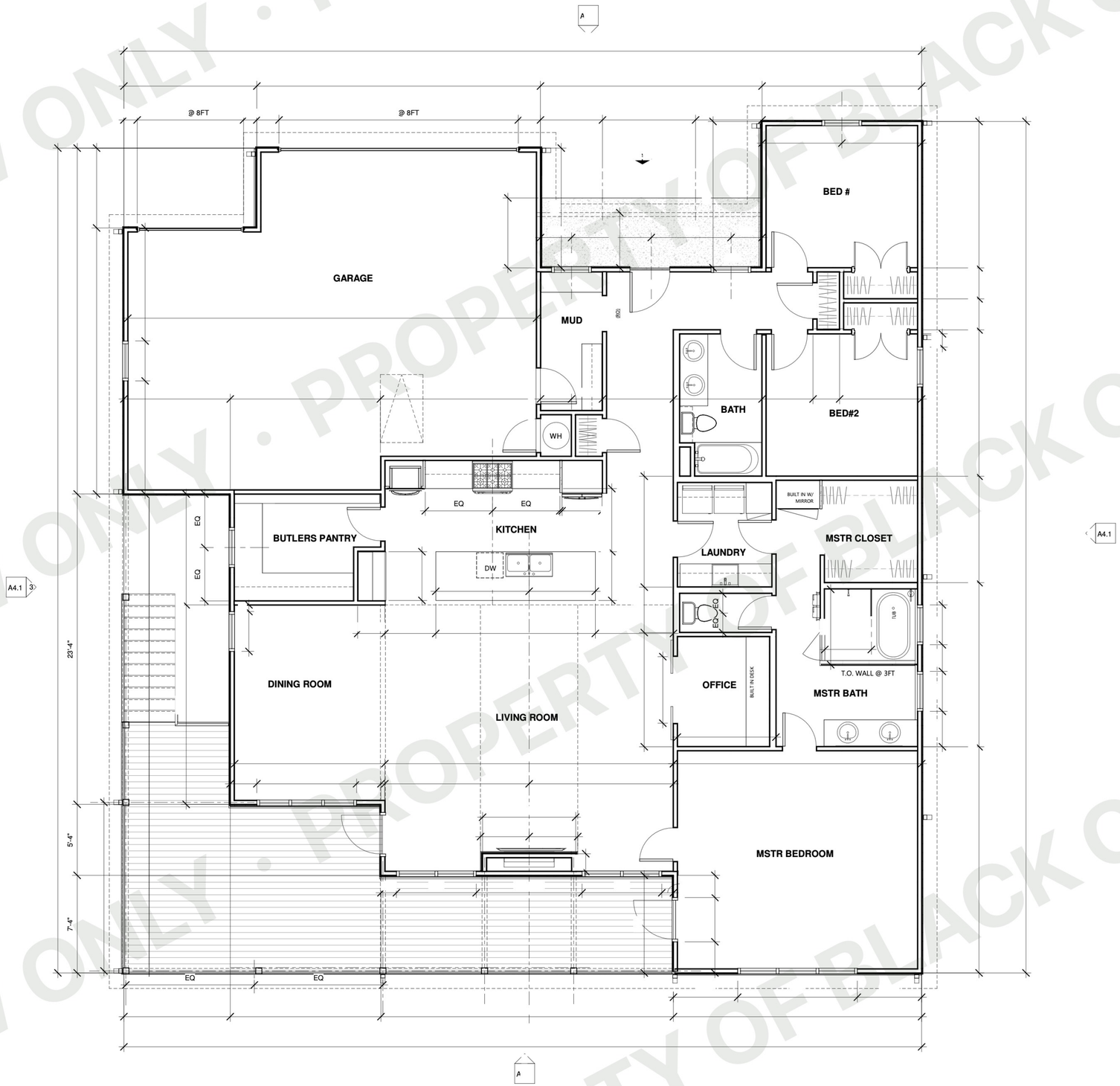


2,232 SQFT (FIRST FLOOR)
720 SQFT GARAGE
460 SQFT BACK PATIO

FIRST FLOOR- DIMENSION PLAN

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.
2. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
3. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR ANY NEW ADDITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
6. ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CLIENT WITH APPROVAL BY THE OWNER UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION DOCUMENTS.
7. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE STRUCTURAL ENGINEER/ARCHITECT FOR VERIFICATIONS, RESPONSES AND SUBMISSIONS.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE ITEMS AS DIRECTED BY CONSTRUCTION MANAGER DURING PRE-CONSTRUCTION MEETING.
9. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURERS WARRANTIES WILL BE HONORED.
10. ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
13. THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.

BLACK OAK Builders

TS DESIGN
SW HAYFIELD AVE.
BENTONVILLE AR 72713

Ridgeline - LH

809 Bella Vista Rd, Bentonville AR 72712

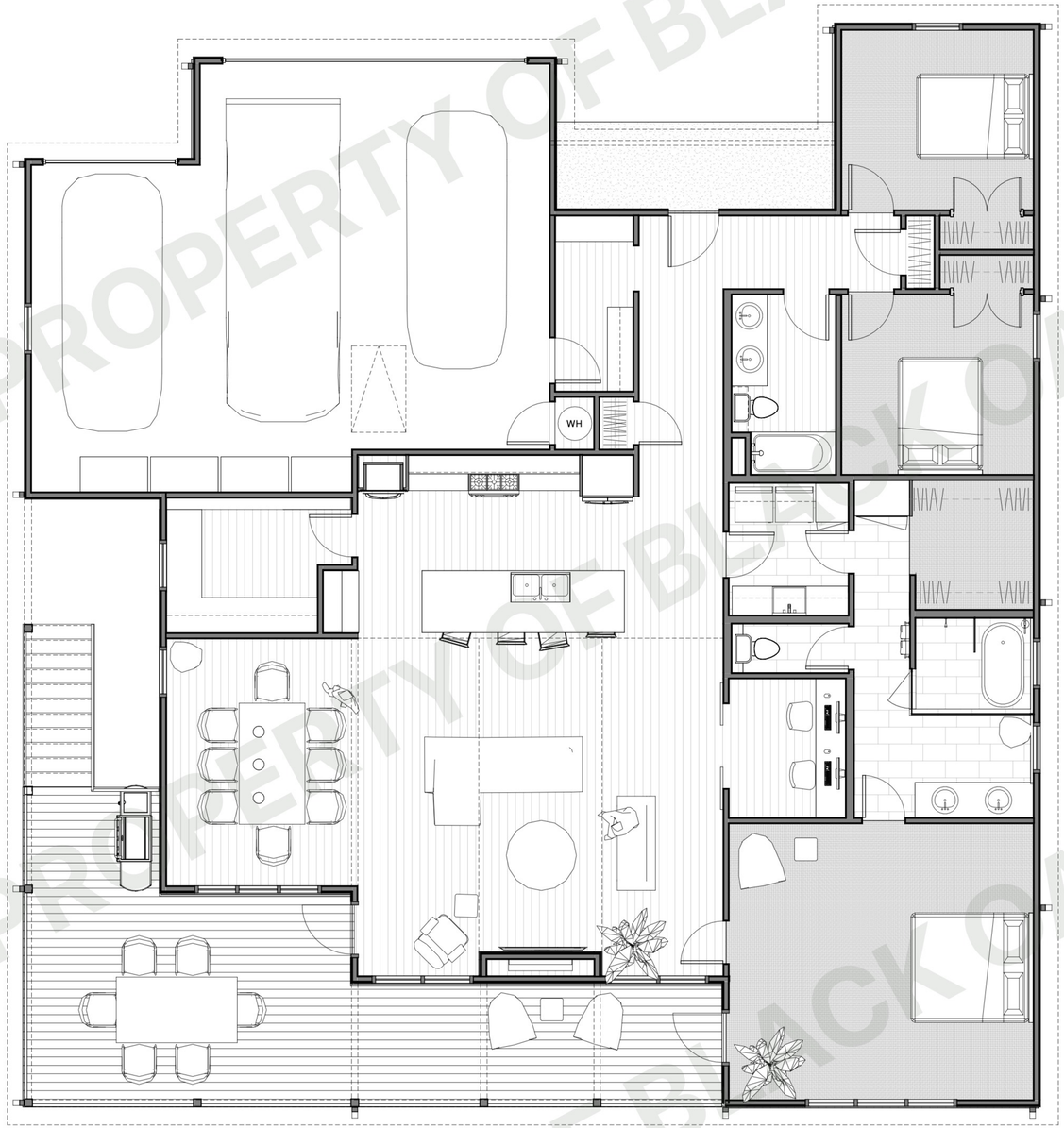
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FIRST FLOOR DIMENSION PLAN

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Spec plan: details such as shelving, built-ins, finishes, and dimensions can change from home to home. buildblackoak.com



1 FIRST FLOOR - FINISH PLAN

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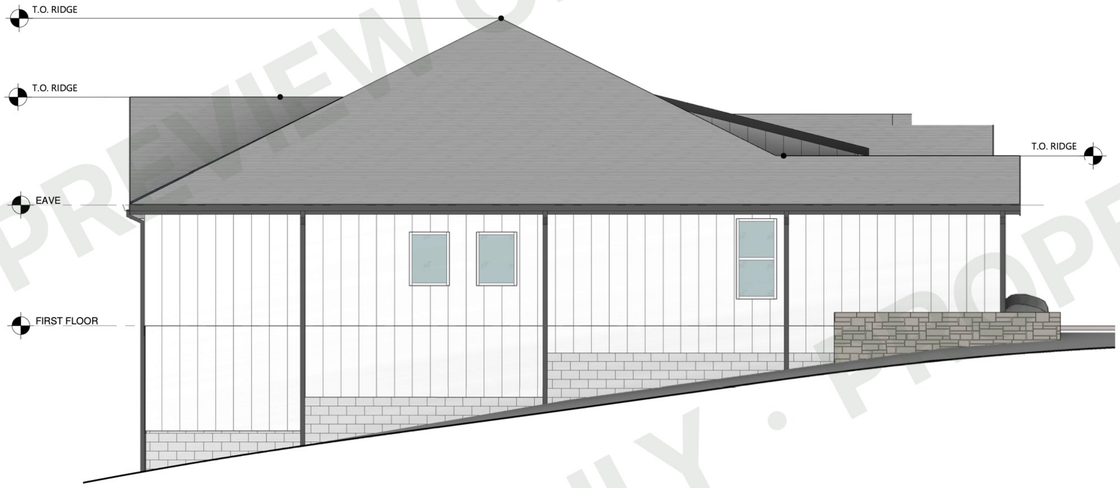
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FINISH PLAN

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Left Elevation



Rear Elevation



Right Elevation



Front Elevation

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BUILDING ELEVATIONS & DETAILS

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3D EXTERIOR

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3D INTERIOR

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