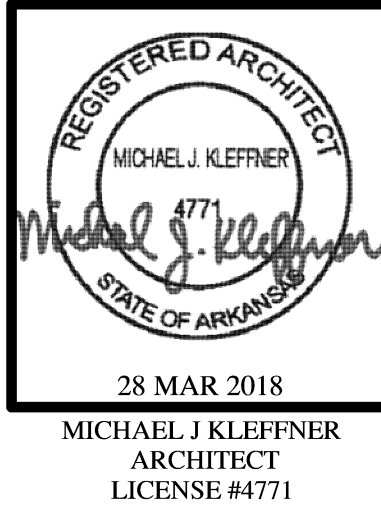


VALLEY SPRINGS COTTAGES

Little Rock,

Arkansas



VALLEY SPRINGS COTTAGES
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS



WALLACE ARCHITECTS, L.L.C.

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1ST ISSUE
28 MAR 2018

REVISIONS

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SHEET NO.
0.0M

JOB NO.
3522

PROJECT INFORMATION

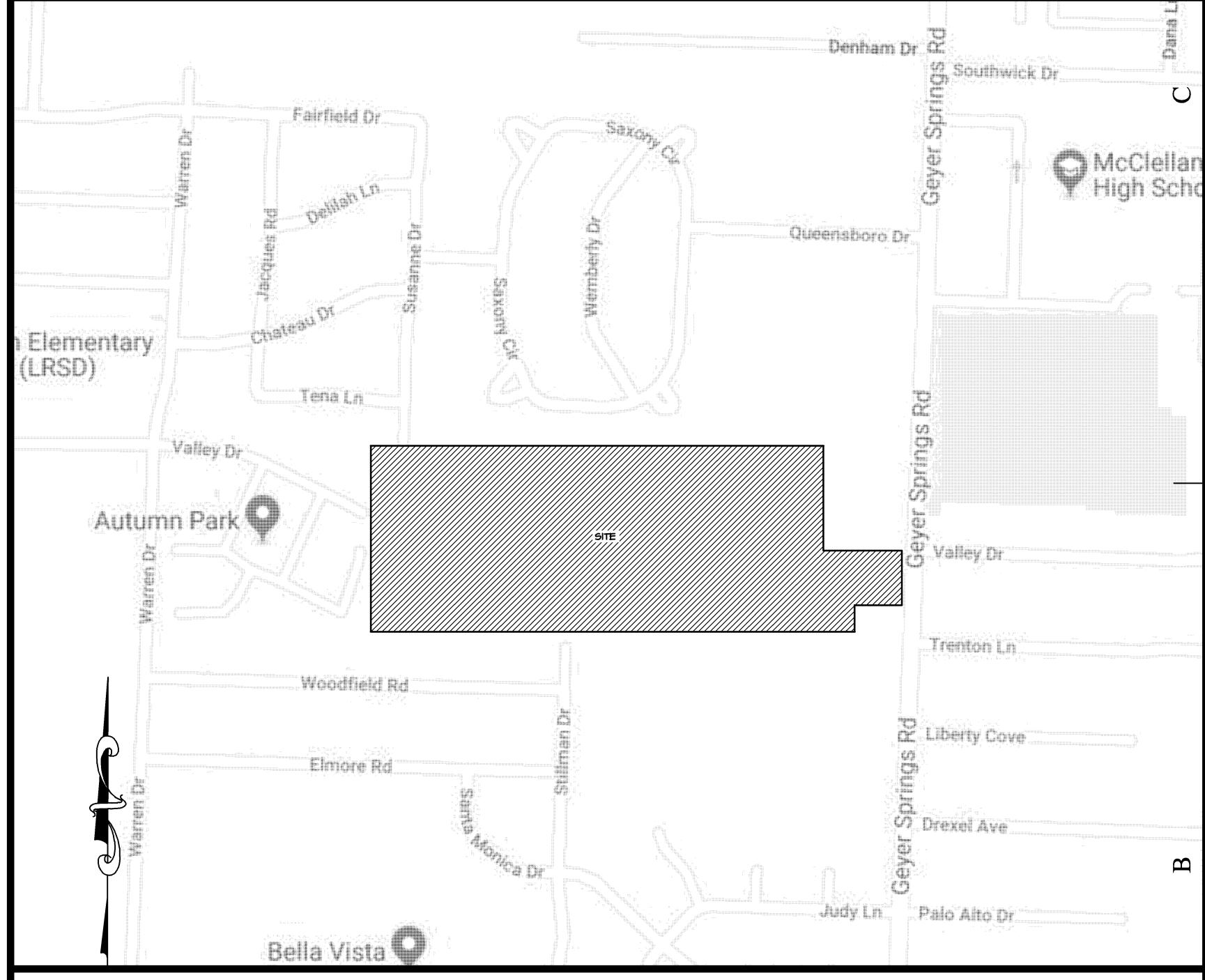
SITE DATA					
SITE ZONING:	(SEE CIVIL)				
SITE SIZE:	(SEE CIVIL)				
SITE DENSITY:	(SEE CIVIL)				
NO. OF PARKING SPACES:	(SEE CIVIL)				
BUILDING DATA					
DWELLING UNITS	IN COMPLIANCE WITH	SQUARE FEET	QTY	SUBTOTAL	
3-BR TYP TYPE "A"	ADFA (LEVEL 1)	1,267	19	24,073	SF
3-BR ACC TYPE "A"	UFAS/AUSH (LEVEL 5)	1,267	2	2,534	SF
3-BR A/V TYPE "A"	ADFA/A/V (LEVEL 1)	1,267	1	1,267	SF
3-BR TYP TYPE "B"	ADFA (LEVEL 1)	1,266	20	25,320	SF
3-BR ACC TYPE "B"	UFAS/AUSH (LEVEL 5)	1,266	2	2,532	SF
DWELLING UNIT AREA:			TOTAL SF =	55,726	SF
NON-DWELLING AREA:				15,721	SF
TOTAL BUILDING AREA:				71,447	SF
CODES AND REGULATIONS					
BLDG. CODE:	2012 AR FIRE PREVENTION CODE (AFPC)				
ELECT. CODE:	2014 NEC				
PLUMBING CODE:	2006 ARKANSAS PLUMBING CODE				
MECHANICAL CODE:	2010 ARKANSAS MECHANICAL CODE				
FIRE CODE:	2012 AR FIRE PREVENTION CODE (AFPC)				
ACCESSIBILITY:	UFAS & ADFA @ LIVING UNITS				
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES				

INDEX TO DRAWINGS

MASTER SET	
0.0M	MASTER COVER SHEET
A5D1.0	ARCHITECTURAL SITE DETAILS
CIVIL (BY CROCKETT ENGINEERING CONSULTANTS)	
CE 0	CIVIL COVER SHEET
CE 1	INITIAL EROSION CONTROL PLAN - SHEET 1 OF 2
CE 2	INITIAL EROSION CONTROL PLAN - SHEET 2 OF 2
CE 3	GRADING PLAN - SHEET 1 OF 2
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CE 5	FINAL EROSION CONTROL PLAN - SHEET 1 OF 2
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CE 14	STORM SEWER DETAILS
CE 15	STORM SEWER DETAILS CONT. & STREET AND SIDEWALK DETAILS
CE 16	EROSION CONTROL DETAILS
HOUSE "A"	
0.0A	SEE COVER SHEET 0.0A
HOUSE "B"	
0.0B	SEE COVER SHEET 0.0B
COMMUNITY BUILDING	
0.0C	SEE COVER SHEET 0.0C

ARCHITECT'S JOB NO. 3522

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE, SUITE 208, COLUMBIA, MO 65201

BY: _____ DATE: _____

OWNER: VALLEY SPRINGS COTTAGES, LP
1900 E. LARK LN. NIXA, MO 65714

BY: _____ DATE: _____

CONTRACTOR: SCI - SALTER CONSTRUCTION INC.
201 LEE ANDREW LANE, CONWAY, AR 72034

BY: _____ DATE: _____

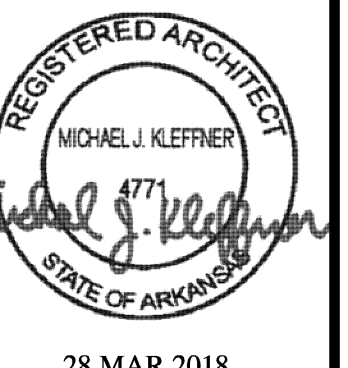
ADFA REPRESENTATIVE:
900 W. CAPITAL AVE, LITTLE ROCK, AR 72034

BY: _____ DATE: _____

PM: RP
PC: RP

PLAN SET NO. _____

ISSUE SET



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P. 573-2567-200

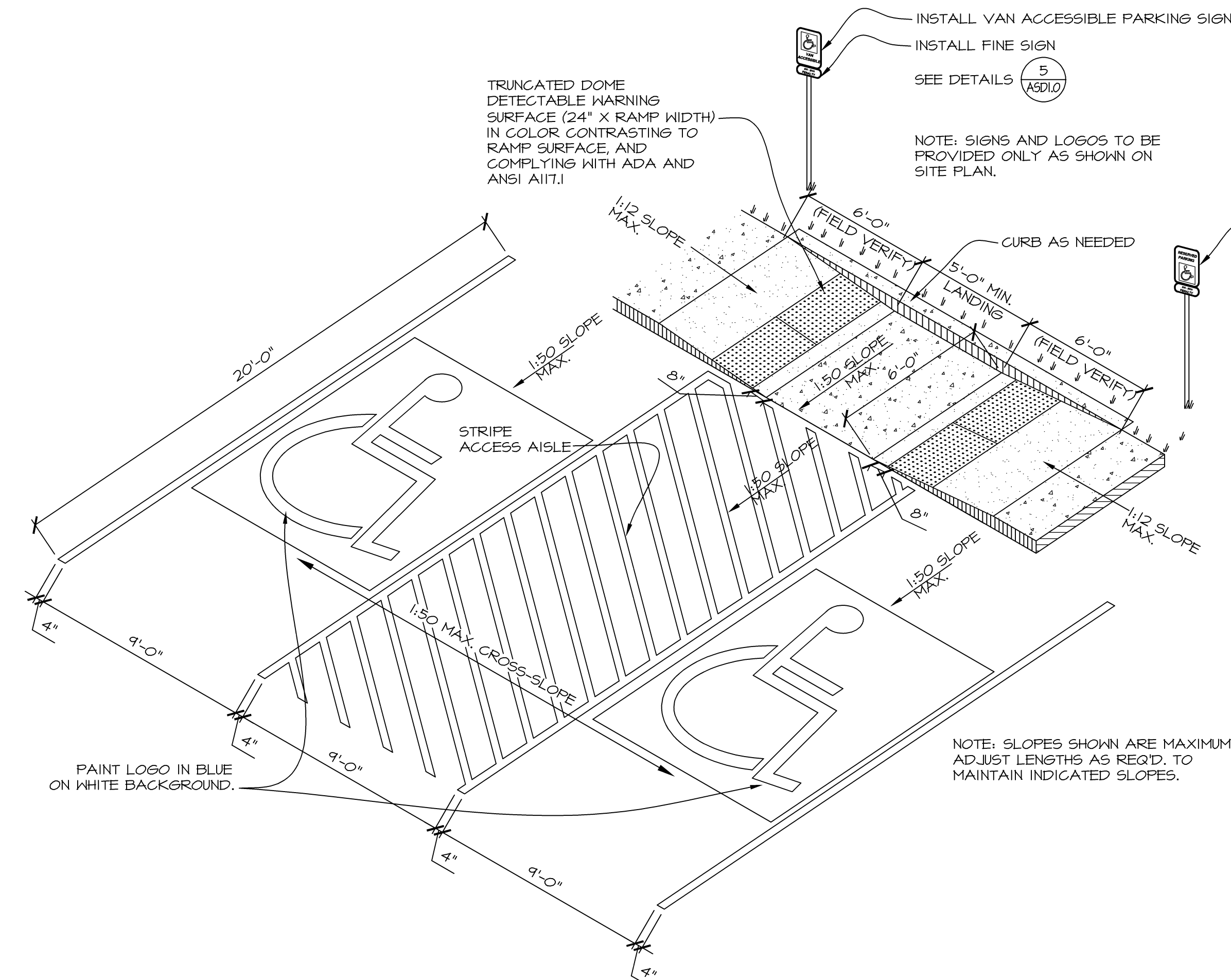
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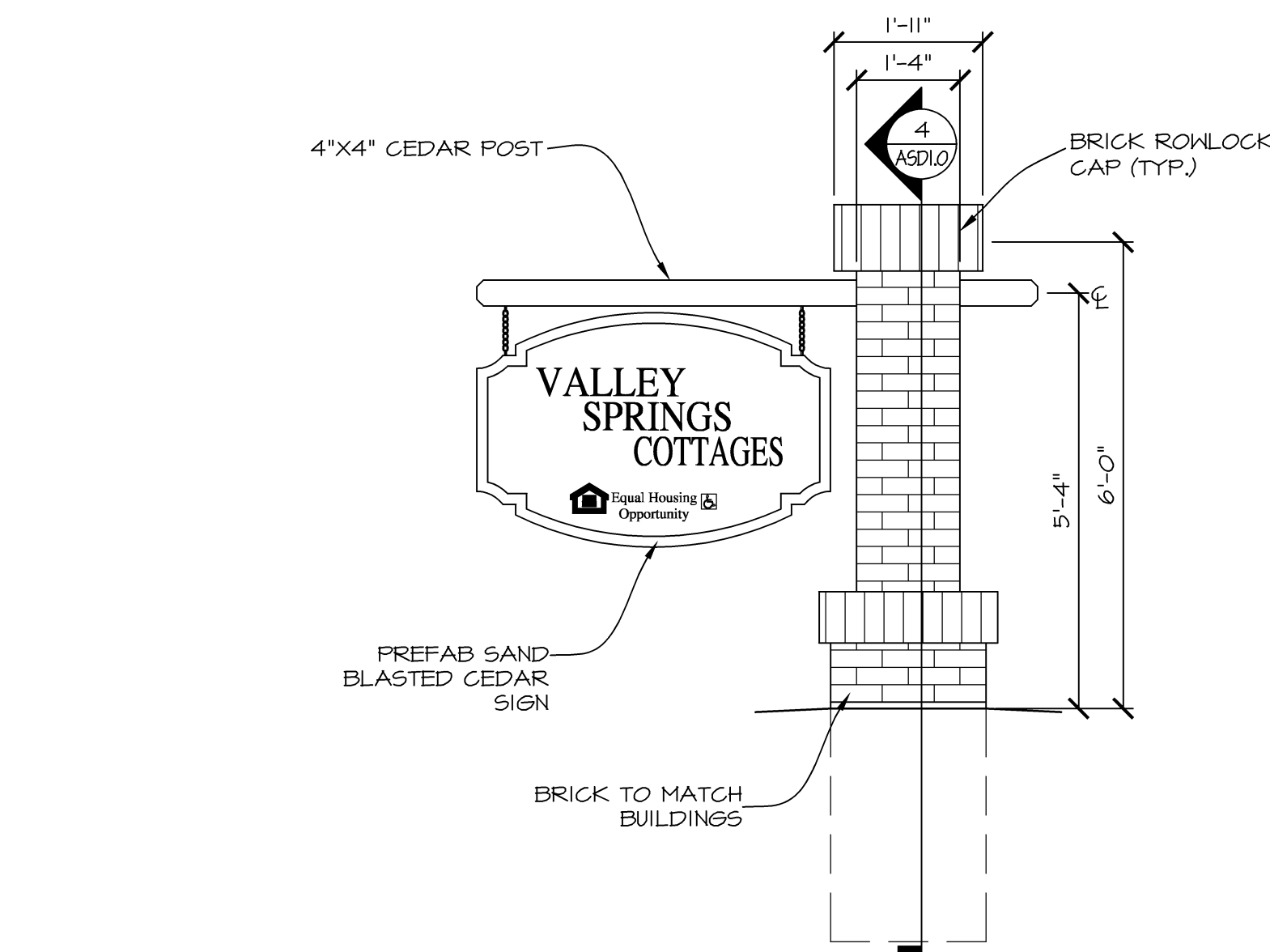
JOB NO.
3522



ACCESSIBLE PARKING AREA DETAIL

SCHEMATIC

1 ASD1.0



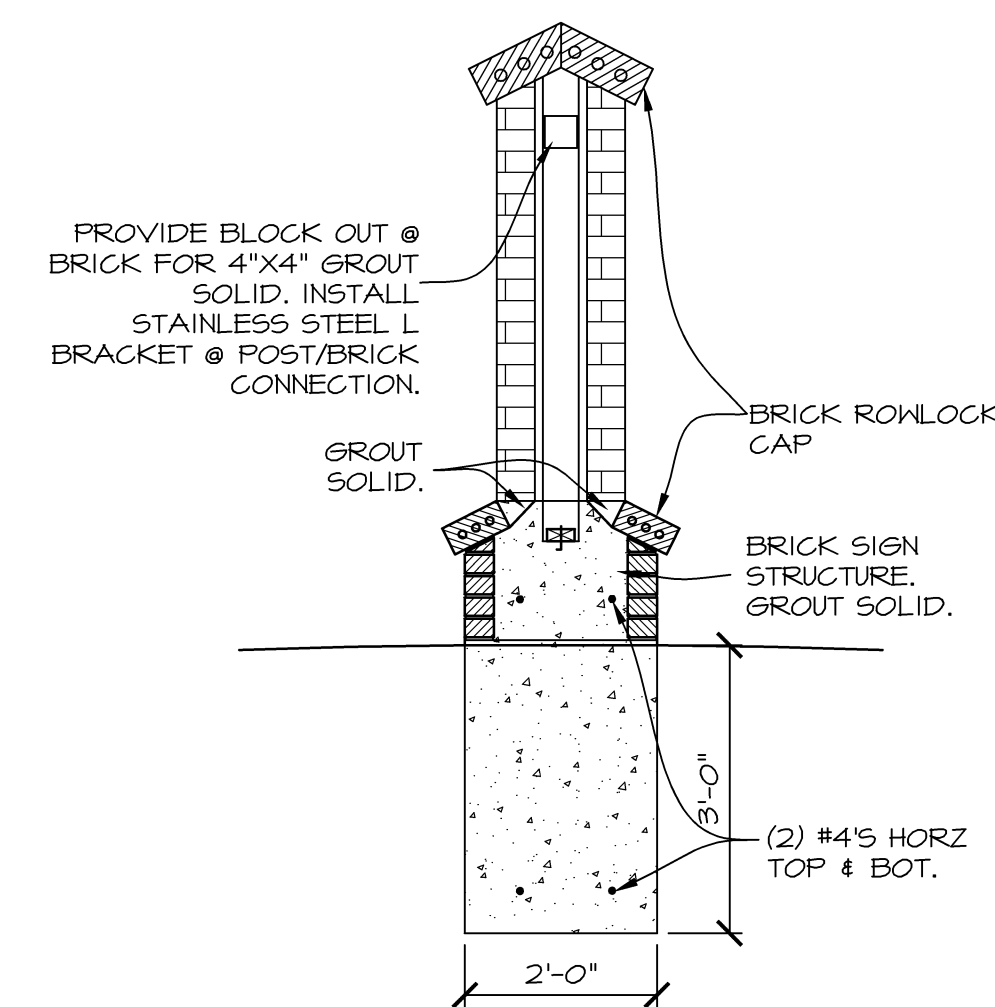
SIGN NOTES:

- 1) REQUIRES OWNER APPROVAL PRIOR TO ORDERING.
- 2) SIGN TO BE ONE SIDED.

PROJECT MONUMENT SIGN

SCALE: 1/2" = 1'-0"

3 ASD1.0



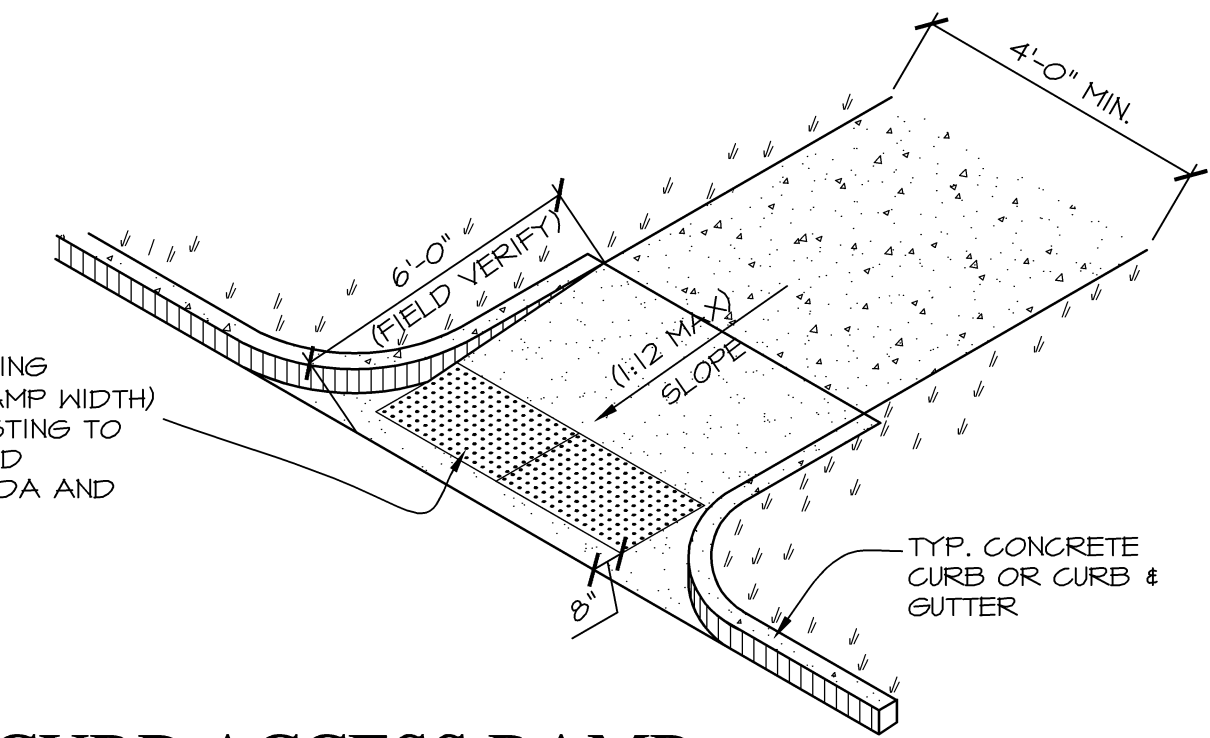
SIGN SECTION

SCALE: 1/2" = 1'-0"

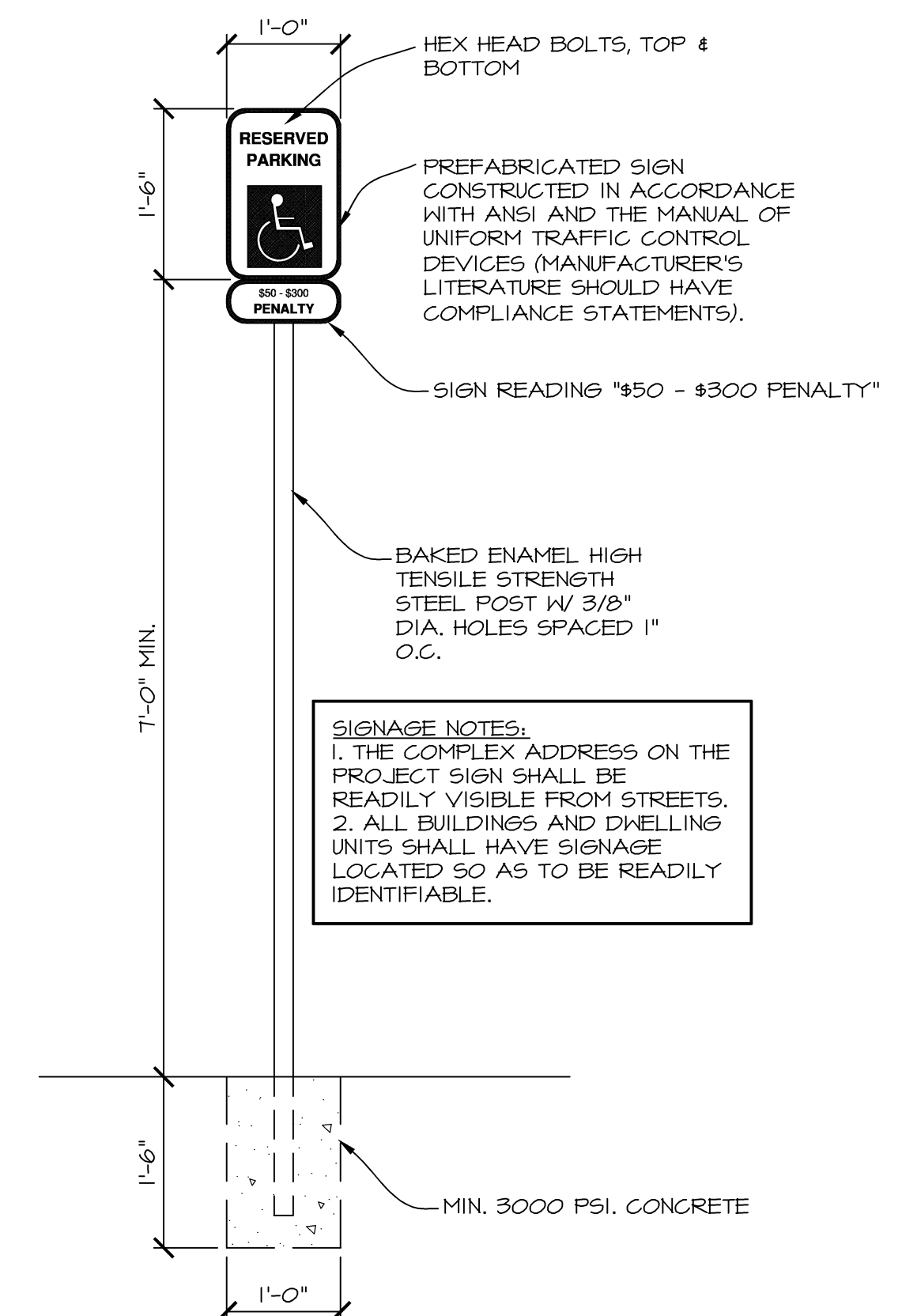
4 ASD1.0

SINGLE CURB ACCESS RAMP

SCHEMATIC



2 ASD1.0



ACCESSIBLE PARKING SIGN

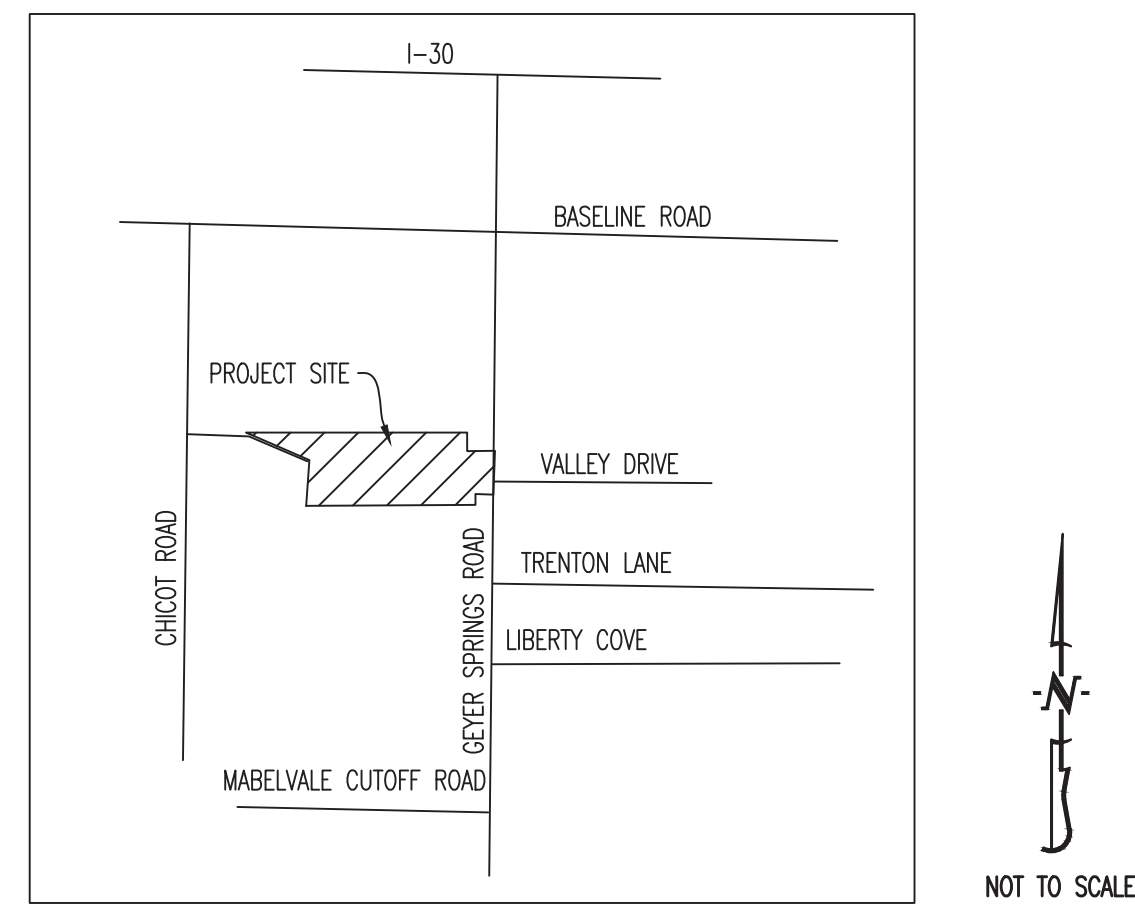
SCALE: 3/4" = 1'-0"

5 ASD1.0

ISSUE SET

VALLEY SPRINGS COTTAGES

LOCATION MAP



PROJECT BENCHMARK:

BM #1 - TOP OF EXISTING SANITARY SEWER MANHOLE, LOCATED APPROX. 103' N-NW OF THE INTERSECTION OF GEYER SPRINGS AND STILLMAN DRIVE/VALLEY SPRINGS DRIVE.
ELEVATION = 269.98

FLOOD PLAIN STATEMENT:

A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE MAP, PANEL NUMBER 05119C0461G EFFECTIVE DATE 07-06-2015.

LEGAL DESCRIPTION:

PART OF THE NORTH HALF (N1/2), NORTH HALF (N1/2), SOUTHEAST QUARTER (SE1/4), SECTION 1, TOWNSHIP ONE (1) SOUTH, RANGE THIRTEEN (13) WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF SAID NORTH HALF (N1/2), NORTH HALF (N1/2), SOUTHEAST QUARTER (SE1/4), (WHICH IS ALSO THE CENTER OF SECTION 1), THENCE SOUTH 87°50'04" EAST A DISTANCE OF 190.10 FEET TO A FOUND #4 REBAR, SAID POINT BEING THE POINT OF BEGINNING, THENCE SOUTH 87°50'04" EAST AND ALONG THE SOUTH LINE OF ALLENDALE MANOR SUBDIVISION A DISTANCE OF 827.48 FEET TO A FOUND #4 REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF ALLENDALE SUBDIVISION, THENCE SOUTH 89°07'41" EAST ALONG THE SOUTH BOUNDARY OF ALLENDALE SUBDIVISION A DISTANCE OF 975.62 FEET TO A FOUND #4 REBAR IN CONCRETE MARKING THE SOUTHEAST CORNER OF ALLENDALE SUBDIVISION, THENCE SOUTH 87°17'30" EAST A DISTANCE OF 192.07 FEET TO A FOUND #4 REBAR, THENCE SOUTH 02°49'48" WEST A DISTANCE OF 188.09 FEET TO A FOUND ONE INCH PIPE, THENCE SOUTH 87°33'49" EAST A DISTANCE OF 228.21 FEET TO A FOUND #4 REBAR, THENCE SOUTH 89°07'49" EAST A DISTANCE OF 260.40 FEET TO A FOUND #4 REBAR MARKING THE 40 FOOT RIGHT-OF-WAY OF GEYER SPRINGS ROAD, THENCE SOUTH 02°35'12" WEST ALONG THE RIGHT-OF-WAY OF GEYER SPRINGS ROAD A DISTANCE OF 62.60 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.25 FEET, A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 34.63 FEET, AND A CHORD BEARING OF SOUTH 46°49'34" WEST TO A POINT ON THE NORTH RIGHT-OF-WAY OF VALLEY DRIVE, THENCE SOUTH 89°17'32" EAST AND ALONG THE NORTH RIGHT-OF-WAY OF VALLEY DRIVE A DISTANCE OF 10.00 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 15.25 FEET, A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 15.01 FEET, AND A CHORD BEARING OF NORTH 73°11'14" EAST, THENCE SOUTH 2°35'12" WEST AND ALONG THE 40 FOOT RIGHT-OF-WAY OF GEYER SPRINGS ROAD A DISTANCE OF 70.06 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 16.90 FEET, A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 16.58 FEET, AND A CHORD BEARING OF NORTH 69°52'43" WEST TO THE SOUTH RIGHT-OF-WAY OF VALLEY DRIVE, THENCE NORTH 89°17'50" WEST AND ALONG THE SOUTH RIGHT-OF-WAY OF VALLEY DRIVE A DISTANCE OF 10.00 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 40.05 FEET, A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.90 FEET, AND A CHORD BEARING OF SOUTH 43°21'20" EAST TO THE 40 FOOT RIGHT-OF-WAY OF GEYER SPRINGS ROAD, THENCE SOUTH 02°35'12" WEST AND ALONG THE 40 FOOT RIGHT-OF-WAY OF GEYER SPRINGS ROAD A DISTANCE OF 181.49 FEET TO A SET #4 REBAR AND ORANGE PLASTIC CAP MARKED "ARK PLS 1531", THENCE NORTH 87°53'28" WEST AND ALONG THE NORTH LINE OF LOT 1 MUNFORD ADDITION A DISTANCE OF 139.91 FEET TO A FOUND #4 REBAR AND ORANGE CAP MARKED "RLS 1203", THENCE SOUTH 02°25'54" WEST ALONG THE WEST LINE OF LOT 1 MUNFORD ADDITION A DISTANCE OF 124.93 FEET TO A FOUND #4 REBAR AND ORANGE CAP MARKED "RLS 1203", SAID POINT BEING ON THE SOUTH LINE OF SAID NORTH HALF (N1/2), NORTH HALF (N1/2), SOUTHEAST QUARTER (SE1/4), THENCE NORTH 87°56'16" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N1/2), NORTH HALF (N1/2), SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 1785.98 FEET TO A FOUND #4 REBAR, THENCE NORTH 02°07'13" EAST A DISTANCE OF 449.81 FEET TO A FOUND #4 REBAR, THENCE NORTH 63°08'57" WEST A DISTANCE OF 419.01 FEET TO A FOUND #4 REBAR, SAID POINT BEING A POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 176.64 FEET, A RADIUS OF 409.89 FEET, A CHORD DISTANCE OF 175.27 FEET, AND A CHORD BEARING OF NORTH 75°29'21" WEST, THENCE ALONG SAID ARC A DISTANCE OF 176.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 28.0 ACRES.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON ARKANSAS STATE PLANE, NORTH ZONE, GRID BEARINGS (ZONE 0301).

GENERAL NOTES:

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF LITTLE ROCK STREET AND DRAINAGE FACILITIES IMPROVEMENTS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "LITTLE ROCK WATER RECLAMATION AUTHORITY STANDARDS AND SPECIFICATIONS" (CURRENT EDITION).

THE CITY DETAILS SHOWN ON THIS SET OF PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

THIS LOT CONTAINS APPROXIMATELY 28.00 ACRES.

THIS LOT IS ZONED R-2 AND MF24.

THE STORM SEWER NETWORK DESIGN FOR THIS PROJECT IS BASED ON OPEN CHANNEL FLOW; THEREFORE THE HYDRAULIC GRADE LINE IS AT OR LESS THAN THE CROWN OF THE PIPE.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS BEEN PERFORMED BY PALMERTON & PARRISH, INC. REFER TO PPI PROJECT REPORT NUMBER 247196.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF LITTLE ROCK.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL STREET PAVEMENT IS CENTERED WITHIN THE RIGHT-OF-WAY EXCEPT AS NOTED.

ELEVATIONS SHOWN ON THE PROFILE ARE CENTERLINE FINISHED GRADE.

A 5' SIDEWALK WILL BE CONSTRUCTED ADJACENT TO STILLMAN DRIVE WHERE SHOWN.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF LITTLE ROCK SPECIFICATIONS.

ALL SANITARY SEWER PIPE TO BE 8" PVC SDR 35 UNLESS OTHERWISE NOTED.

ALL SEWERLINES SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY, EDGE TO EDGE, FROM ANY WATERLINE AND AT LEAST 24 INCHES VERTICALLY BETWEEN THE OUTSIDE LIMITS OF THE SANITARY SEWER AND WATERLINE. FOR CONDITIONS OTHER THAN THOSE IDENTIFIED ABOVE, CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS.

ALL SEWER GREATER THAN 15 FEET IN DEPTH SHALL BE A MINIMUM OF SDR 26.

ALL HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

TOTAL DISTURBED AREA ON SITE = 11.98 AC.

ARKANSAS NOI LAND DISTURBANCE PERMIT NUMBER TO BE DETERMINED.

REVISION KEY			COVER	CE 1	CE 2	CE 3	CE 4	CE 5	CE 6	CE 7	CE 8	CE 9	CE 10	CE 11	CE 12	CE 13	CE 14	CE 15	CE 16	
REV #	DATE	COMMENTS																		
01	04/03/2018	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

SHEET INDEX:

CE 1 - INITIAL EROSION CONTROL PLAN - SHEET 1 OF 2

CE 2 - INITIAL EROSION CONTROL PLAN - SHEET 2 OF 2

CE 3 - GRADING PLAN - SHEET 1 OF 2

CE 4 - GRADING PLAN - SHEET 2 OF 2

CE 5 - FINAL EROSION CONTROL PLAN - SHEET 1 OF 2

CE 6 - FINAL EROSION CONTROL PLAN - SHEET 2 OF 2

CE 7 - UTILITY PLAN - SHEET 1 OF 2

CE 8 - UTILITY PLAN - SHEET 2 OF 2

CE 9A - STORM SEWER PROFILE - LINES 1-7

CE 9B - STORM SEWER PROFILE - LINE 8 & STREET AND SIDEWALK DETAILS CONT.

SHEET INDEX CONT.:

CE 10 - SANITARY SEWER PROFILE - LINES A-D

CE 11 - SITE PLAN - SHEET 1 OF 2

CE 12 - SITE PLAN - SHEET 2 OF 2

CE 13 - STREET PROFILE - STILLMAN DRIVE

CE 14 - STORM SEWER DETAILS

CE 15 - STORM SEWER DETAILS CONT. & STREET AND SIDEWALK DETAILS

CE 16 - EROSION CONTROL DETAILS

LEGEND OF SYMBOLS:

----	EXISTING CURB	FF-XXXX	MINIMUM FINISH FLOOR OF STRUCTURE
----	PROPOSED CURB	XXXXXX TC	PROPOSED TOP OF CURB ELEVATION
----	RIP RAP	XXXXXX TP	PROPOSED TOP OF PAVEMENT ELEVATION
----	EXISTING STRUCTURE	XXXXXX FD	PROPOSED FINISH GRADE ELEVATION
----	EXISTING TREELINE	XXXXXX TW	PROPOSED TOP OF WALL
----	PROPOSED TREELINE	XX	LOT NUMBER
----	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
----	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
----	PROPOSED WATERLINE	HP.	HIGH POINT
----	EXISTING GAS LINE	LP.	LOW POINT
----	PROPOSED GAS LINE	—	EXISTING SIGNS
----	EXISTING UNDERGROUND TELEPHONE	—	EXISTING POWER POLE
----	EXISTING UNDERGROUND CABLE TELEVISION	—	EXISTING GAS VALVE
----	EXISTING HIGH VOLTAGE ELECTRIC	—	EXISTING WATER VALVE
----	EXISTING OVERHEAD ELECTRIC	—	EXISTING GAS METER
----	EXISTING UNDERGROUND ELECTRIC	—	EXISTING WATER METER
----	EXISTING OVERHEAD ELEC. & TV	—	EXISTING FIRE HYDRANT
----	EXISTING OVERHEAD ELEC., TV & TELE.	—	MANHOLE
----	EXISTING SANITARY SEWER	—	EXISTING SANITARY SEWER LATERAL
----	PROPOSED SANITARY SEWER	—	PROPOSED SANITARY SEWER LATERAL
----	EXISTING MINOR CONTOUR	—	PROPOSED TRACER WIRE TEST STATION BOX
----	EXISTING MAJOR CONTOUR	—	EXISTING AIR CONDITIONER
----	PROPOSED MINOR CONTOUR	—	EXISTING TELEPHONE PEDESTAL
----	PROPOSED MAJOR CONTOUR	—	EXISTING ELECTRICAL TRANSFORMER
----	100 YEAR FLOOD PLAN	—	EXISTING ELECTRIC METER
----	FLOODWAY	—	EXISTING LIGHT POLE
----	ORDINARY HIGH WATER MARK	—	EXISTING GUY WIRE
----	STREAM SIDE BUFFER	—	
----	OUTER STREAM BUFFER	—	

OWNER:
N & G CONSTRUCTION INC.
P.O. BOX 1778
CONWAY, AR 72033

DEVELOPER
DHTC DEVELOPMENT, LLC
1900 E. LARK LANE
NIXA, MO 65714

PREPARED BY:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT
AR LICENSE - 15089

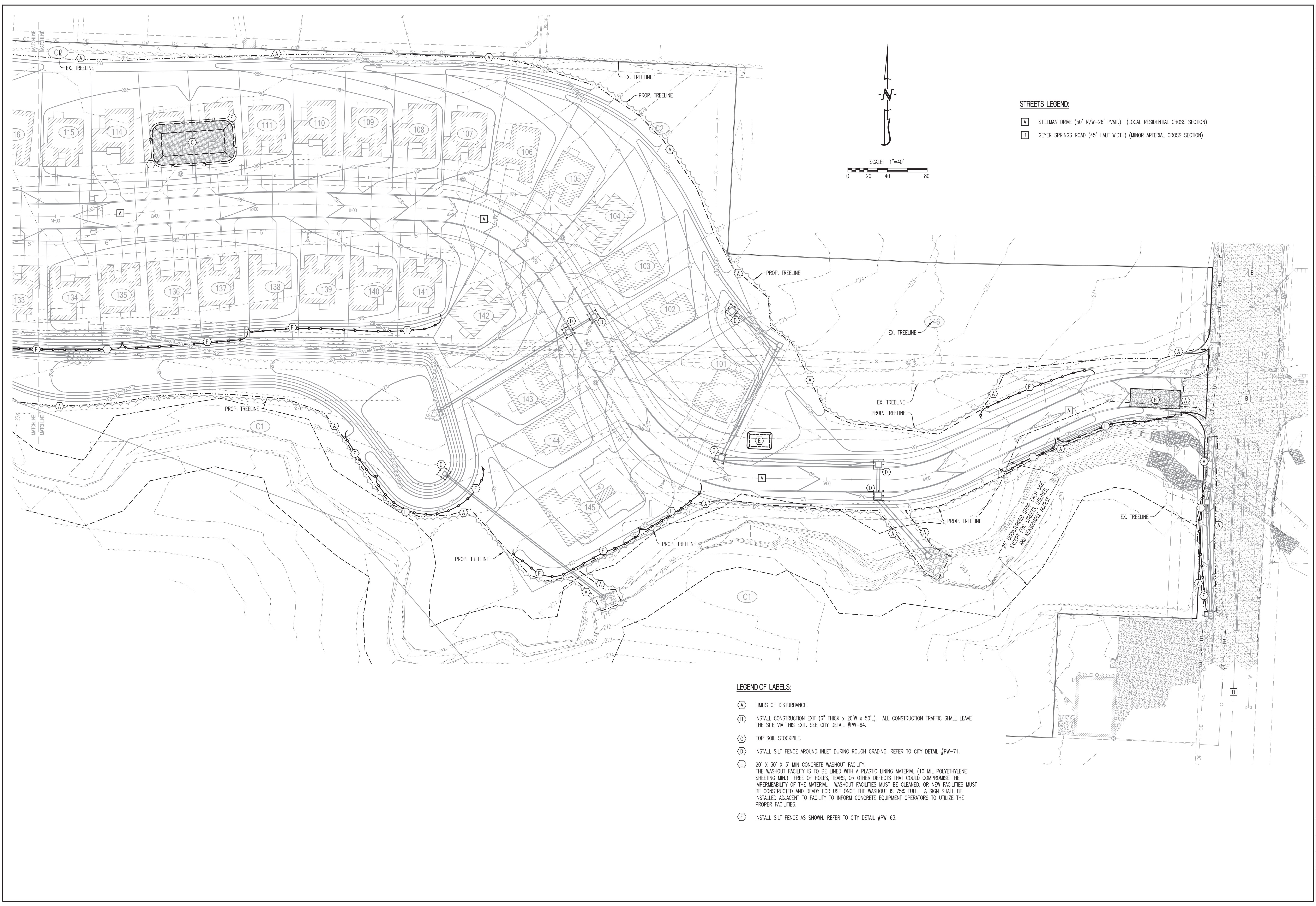
SITE/CIVIL ENGINEER:

CROCKETT

ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

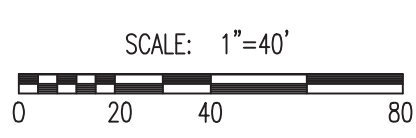
www.crockettengineering.com

Crockett Engineering Consultants, LLC
Arkansas Certificate of Authority
#2394



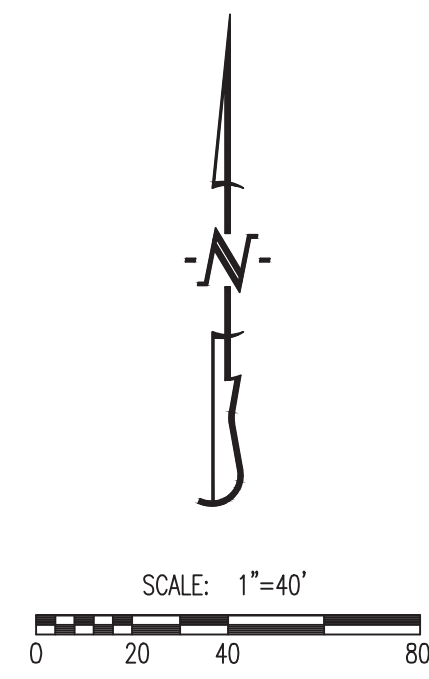
STREETS LEGEND:

- A** STILLMAN DRIVE (50' R/W-26' P.V.M.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- B** GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)



- LEGEND OF LABELS:**
- A** LIMITS OF DISTURBANCE.
 - B** INSTALL CONSTRUCTION EXIT (6" THICK x 20'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. SEE CITY DETAIL #PW-64.
 - C** TOP SOIL STOCKPILE.
 - D** INSTALL SILT FENCE AROUND INLET DURING ROUGH GRADING. REFER TO CITY DETAIL #PW-71.
 - E** 20' x 30' x 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - F** INSTALL SILT FENCE AS SHOWN. REFER TO CITY DETAIL #PW-63.

REVISIONS:	
NO.	DATE
ORIGINAL	04/03/2018
<small>THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY</small>  <small>TIMOTHY D. CROCKETT AR LICENSE - 15088</small>	
CROCKETT <small>ENGINEERING CONSULTANTS 1000 W. Wilson Blvd., Ste. 1 Springdale, AR 72761 Phone: (479) 467-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Member of the Crockett Group</small>	
OWNER: <small>DTC DEVELOPMENT, LLC 800 E. LARK LANE MOA, MO 65714</small>	
VALLEY SPRINGS COTTAGES LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST LITTLE ROCK, PULASKI COUNTY, ARKANSAS	
DRAWING INCLUDES:	
INITIAL EROSION CONTROL PLAN SHEET 1 OF 2	
DESIGNED:	ATG
DRAWN:	ATG
PROJECT NO.:	170132
SHEET:	CE 1

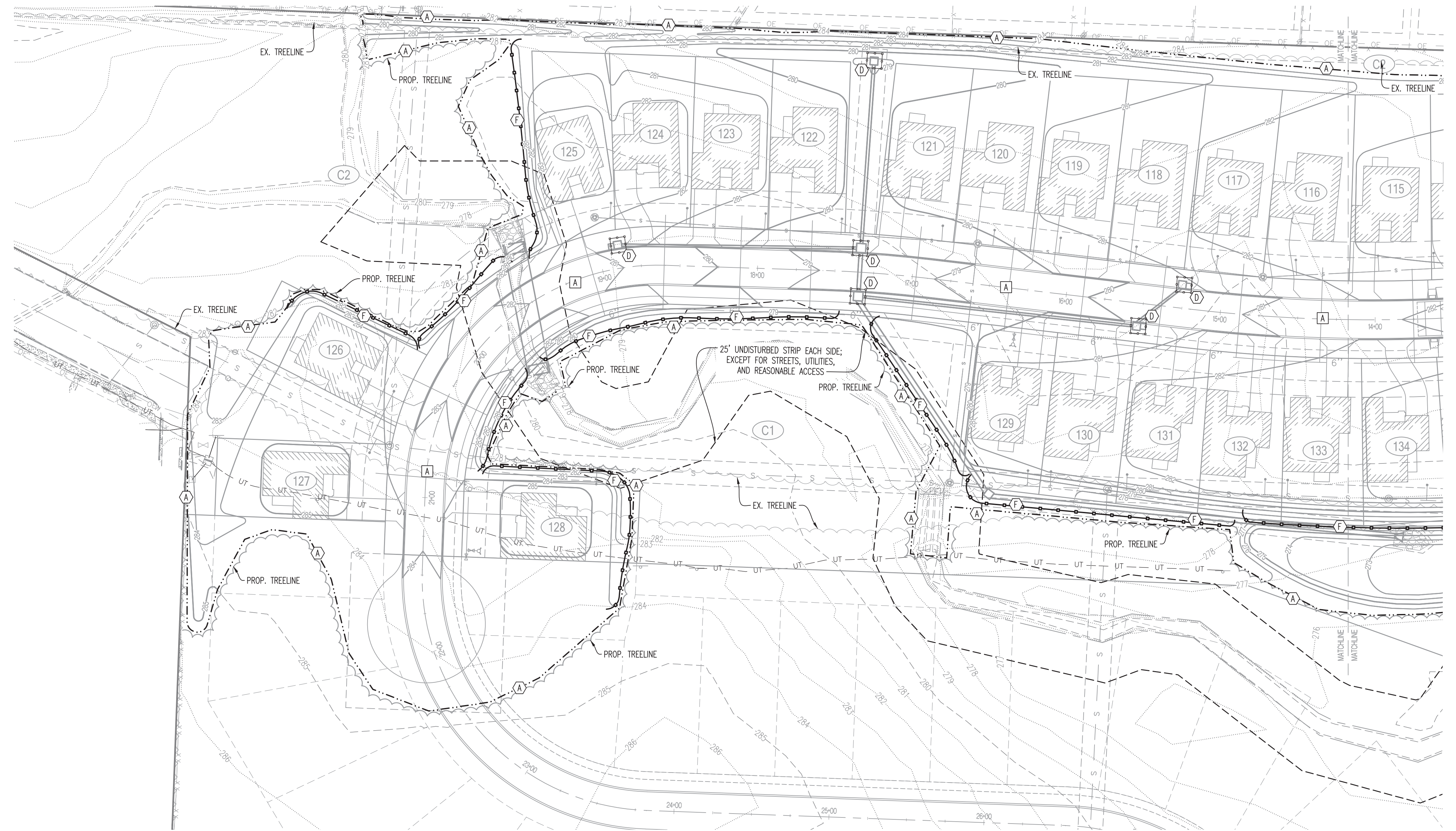


STREETS LEGEND:

- A** STILLMAN DRIVE (50' R/W-26' P.V.M.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- B** GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

LEGEND OF LABELS:

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- B** INSTALL CONSTRUCTION EXIT (6" THICK x 20'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. SEE CITY DETAIL #PW-64.
- C** TOP SOIL STOCKPILE.
- D** INSTALL SILT FENCE AROUND INLET DURING ROUGH GRADING. REFER TO CITY DETAIL #PW-71.
- E** 20' x 30' x 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- F** INSTALL SILT FENCE AS SHOWN. REFER TO CITY DETAIL #PW-63.



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT
AR LICENSE - 15068B

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Wilson Blvd., Ste. 100
Little Rock, AR 72205
(501) 467-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Member of Crockett Group

DTC DEVELOPMENT, LLC
800 E. LARK LANE
NWA, MO 65714

OWNER:

VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:

INITIAL EROSION
CONTROL PLAN
SHEET 2 OF 2

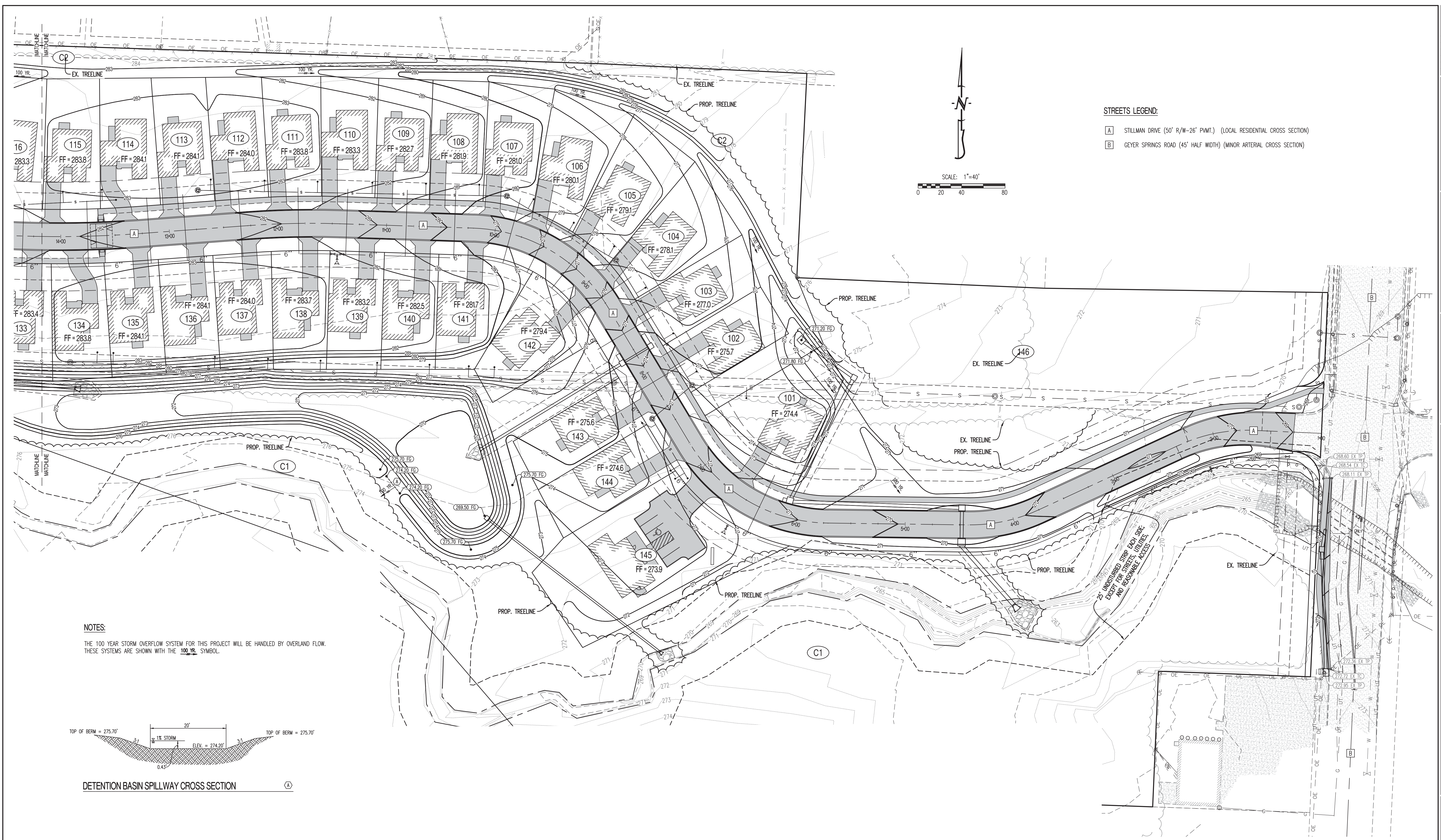
DESIGNED: ATG

DRAWN: ATG

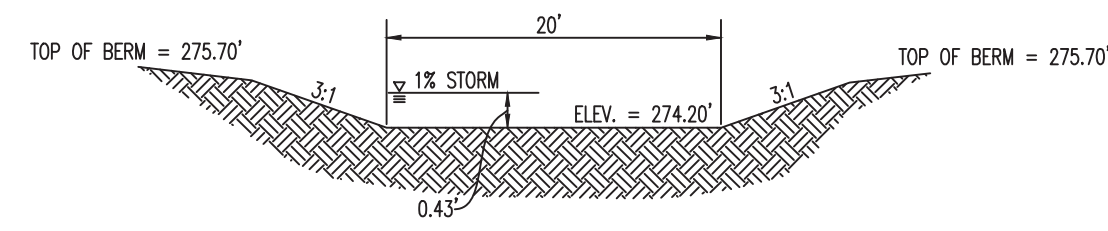
PROJECT NO: 170132

SHEET:

CE 2

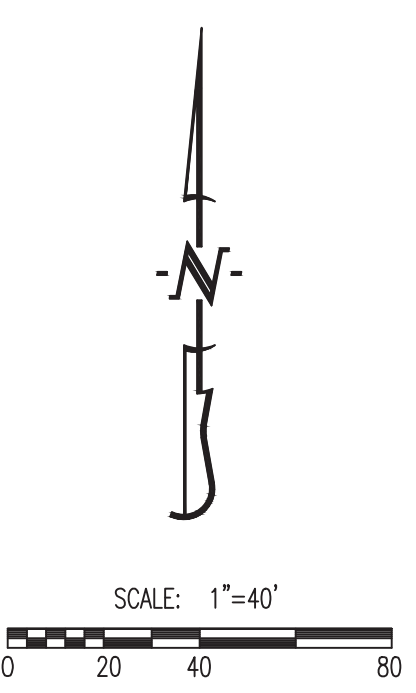


NOTES:
 THE 100 YEAR STORM OVERFLOW SYSTEM FOR THIS PROJECT WILL BE HANDLED BY OVERLAND FLOW. THESE SYSTEMS ARE SHOWN WITH THE 100 YR. SYMBOL.

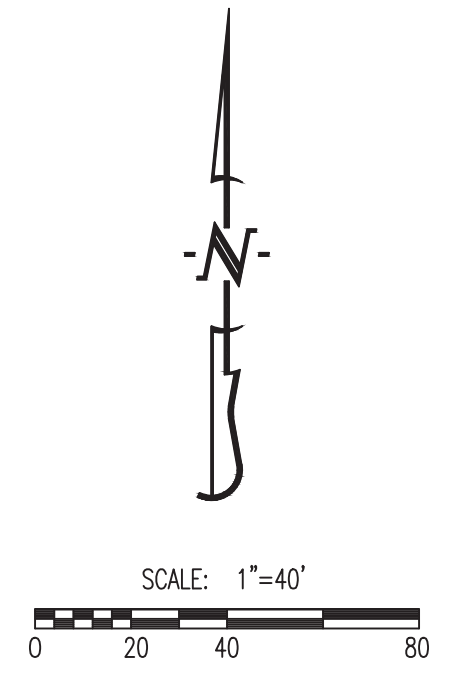


DETENTION BASIN SPILLWAY CROSS SECTION

STREETS LEGEND:
 [A] STILLMAN DRIVE (50' R/W-26' P.W.M.) (LOCAL RESIDENTIAL CROSS SECTION)
 [B] GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

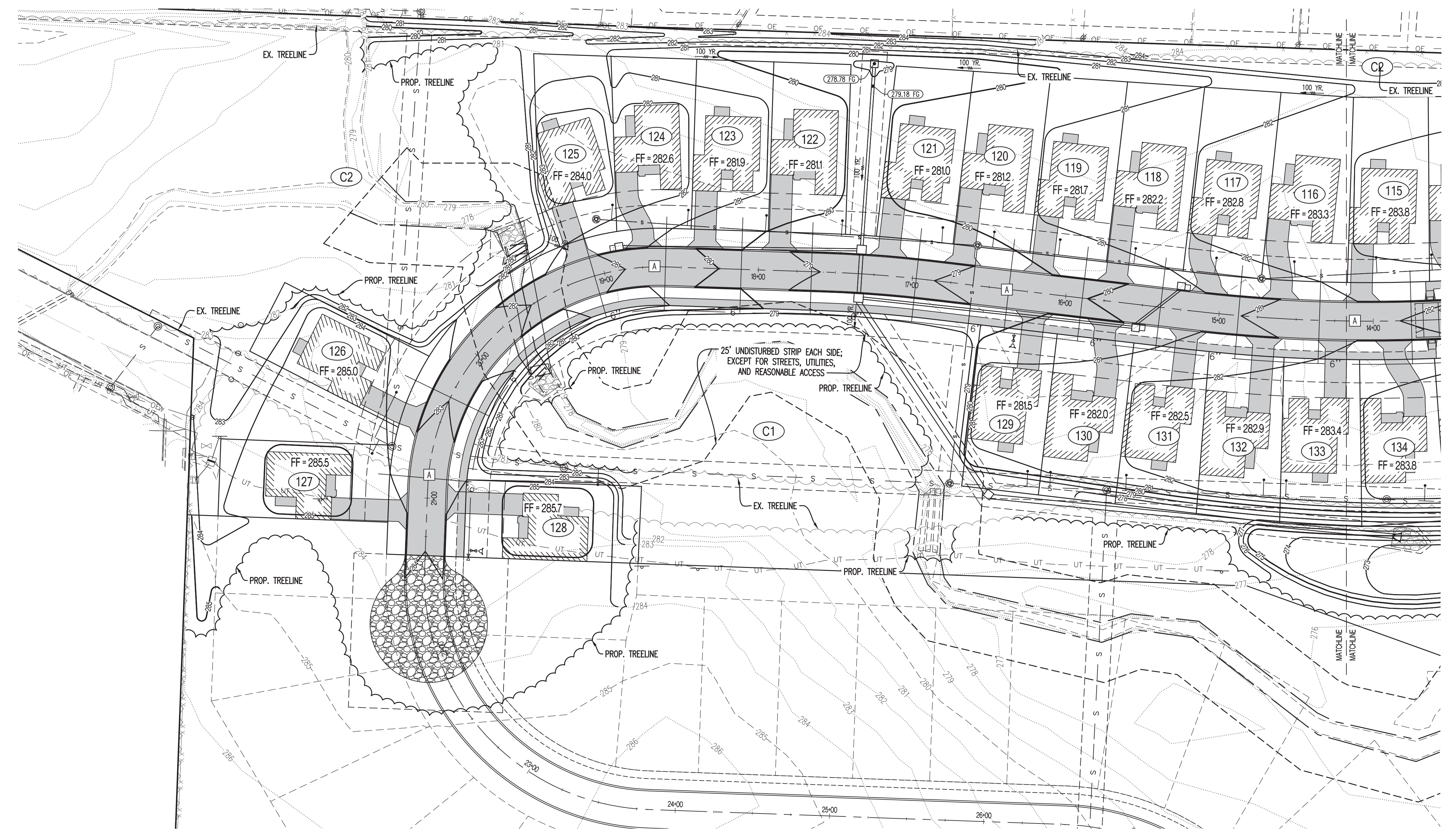


REVISIONS:	
NO.	DATE
ORIGINAL	04/03/2018
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
TIMOTHY D. CROCKETT AR LICENSE - 150889	
SITE/CIVIL ENGINEER ENGINEERING CONSULTANTS 1000 W. Wilson Blvd., Suite 1 Conway, AR 72034 Phone: (501) 467-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Licensed Subcontractor of Architecture #2294	
OWNER: DFC DEVELOPMENT, LLC 800 E. LARK LANE MOA, MO 65714	
VALLEY SPRINGS COTTAGES LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST LITTLE ROCK, PULASKI COUNTY, ARKANSAS	
DRAWING INCLUDES:	
GRADING PLAN SHEET 1 OF 2	
DESIGNED:	ATG
DRAWN:	ATG
PROJECT NO.:	170132
SHEET:	CE 3



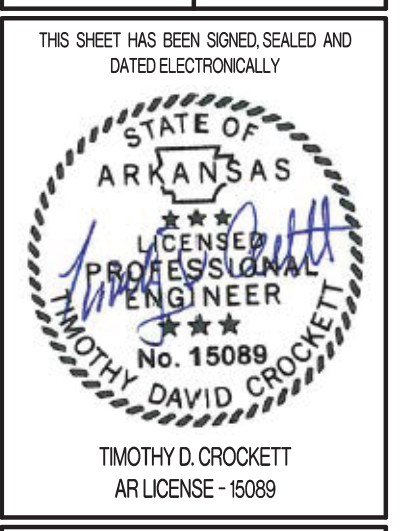
- STREETS LEGEND:**
- [A] STILLMAN DRIVE (50' R/W-26' P.W.M.T.) (LOCAL RESIDENTIAL CROSS SECTION)
 - [B] GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

NOTES:
 THE 100 YEAR STORM OVERFLOW SYSTEM FOR THIS PROJECT WILL BE HANDLED BY OVERLAND FLOW. THESE SYSTEMS ARE SHOWN WITH THE 100 YR. SYMBOL.



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018



CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. Wilson Blvd., Suite 1
 Conway, AR 72032
 (501) 467-0292
 www.crockettengineering.com
 Crockett Engineering Consultants, LLC
 Licensed Professional Engineer
 #2284

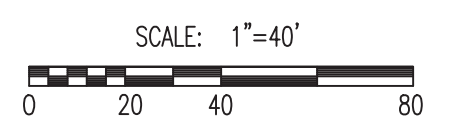
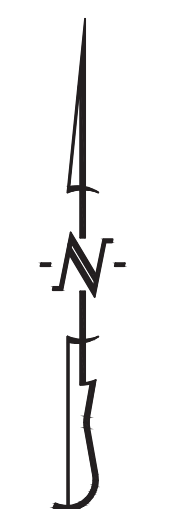
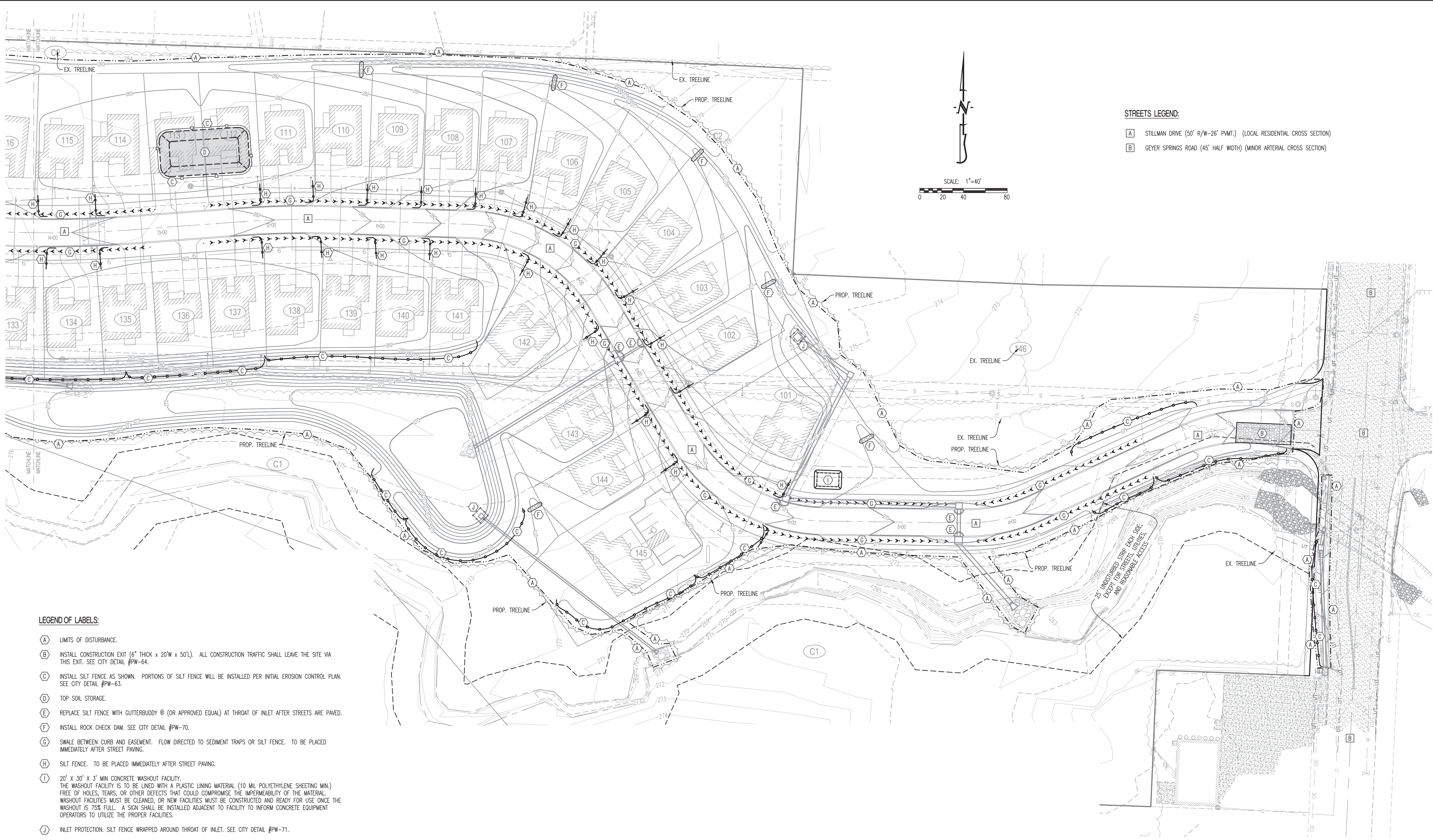
OWNER:
 DFC DEVELOPMENT, LLC
 800 E. LARK LANE
 MOBILE, MO 65714

VALLEY SPRINGS COTTAGES
 LOCATED IN
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:

GRADING PLAN
 SHEET 2 OF 2

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO: 170132
 SHEET:
 CE 4

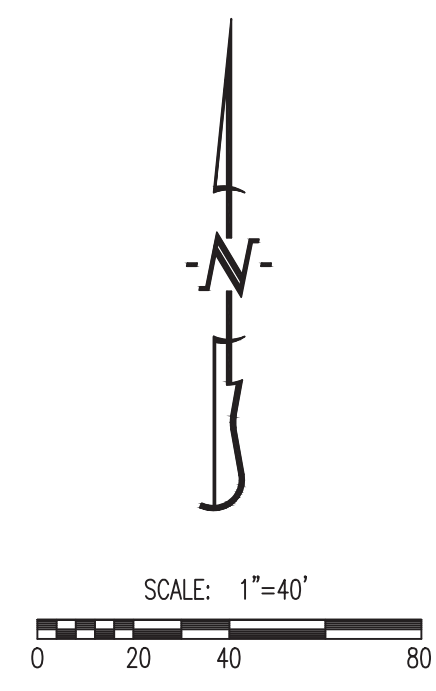


- STREETS LEGEND:**
- A STILLMAN DRIVE (50' R/W-26' P.W.T.) (LOCAL RESIDENTIAL CROSS SECTION)
 - B GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

- LEGEND OF LABELS:**
- (A) LIMITS OF DISTURBANCE.
 - (B) INSTALL CONSTRUCTION EXIT (6" THICK x 20'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. SEE CITY DETAIL #PW-64.
 - (C) INSTALL SILT FENCE AS SHOWN. PORTIONS OF SILT FENCE WILL BE INSTALLED PER INITIAL EROSION CONTROL PLAN. SEE CITY DETAIL #PW-63.
 - (D) TOP SOIL STORAGE.
 - (E) REPLACE SILT FENCE WITH GUTTERBUDDY® (OR APPROVED EQUAL) AT THROAT OF INLET AFTER STREETS ARE PAVED.
 - (F) INSTALL ROCK CHECK DAM. SEE CITY DETAIL #PW-70.
 - (G) SWALE BETWEEN CURB AND EASEMENT. FLOW DIRECTED TO SEDIMENT TRAPS OR SILT FENCE. TO BE PLACED IMMEDIATELY AFTER STREET PAVING.
 - (H) SILT FENCE. TO BE PLACED IMMEDIATELY AFTER STREET PAVING.
 - (I) 20' x 30' x 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - (J) INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET. SEE CITY DETAIL #PW-71.

25' UNDISTURBED STRIP EACH SIDE EXCEPT FOR STREETS, UTILITIES, AND REASONABLE ACCESS

REVISIONS:	
NO.	DATE
ORIGINAL	04/03/2018
<small>THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY</small>  TIMOTHY D. CROCKETT AR LICENSE - 15088	
SITE/CIVIL ENGINEER  CROCKETT <small>ENGINEERING CONSULTANTS 1000 W. Wilson Blvd., Suite 1 Conway, Arkansas 72032 Phone: (501) 467-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Licensed Under the Authority of the State of Arkansas</small>	OWNER: DFC DEVELOPMENT, LLC 800 E. LAKE LANE MOA, MO 65754
VALLEY SPRINGS COTTAGES LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST LITTLE ROCK, PULASKI COUNTY, ARKANSAS	
DRAWING INCLUDES:	
FINAL EROSION CONTROL PLAN SHEET 1 OF 2	
DESIGNED:	ATG
DRAWN:	ATG
PROJECT NO.:	170132
SHEET:	CE 5

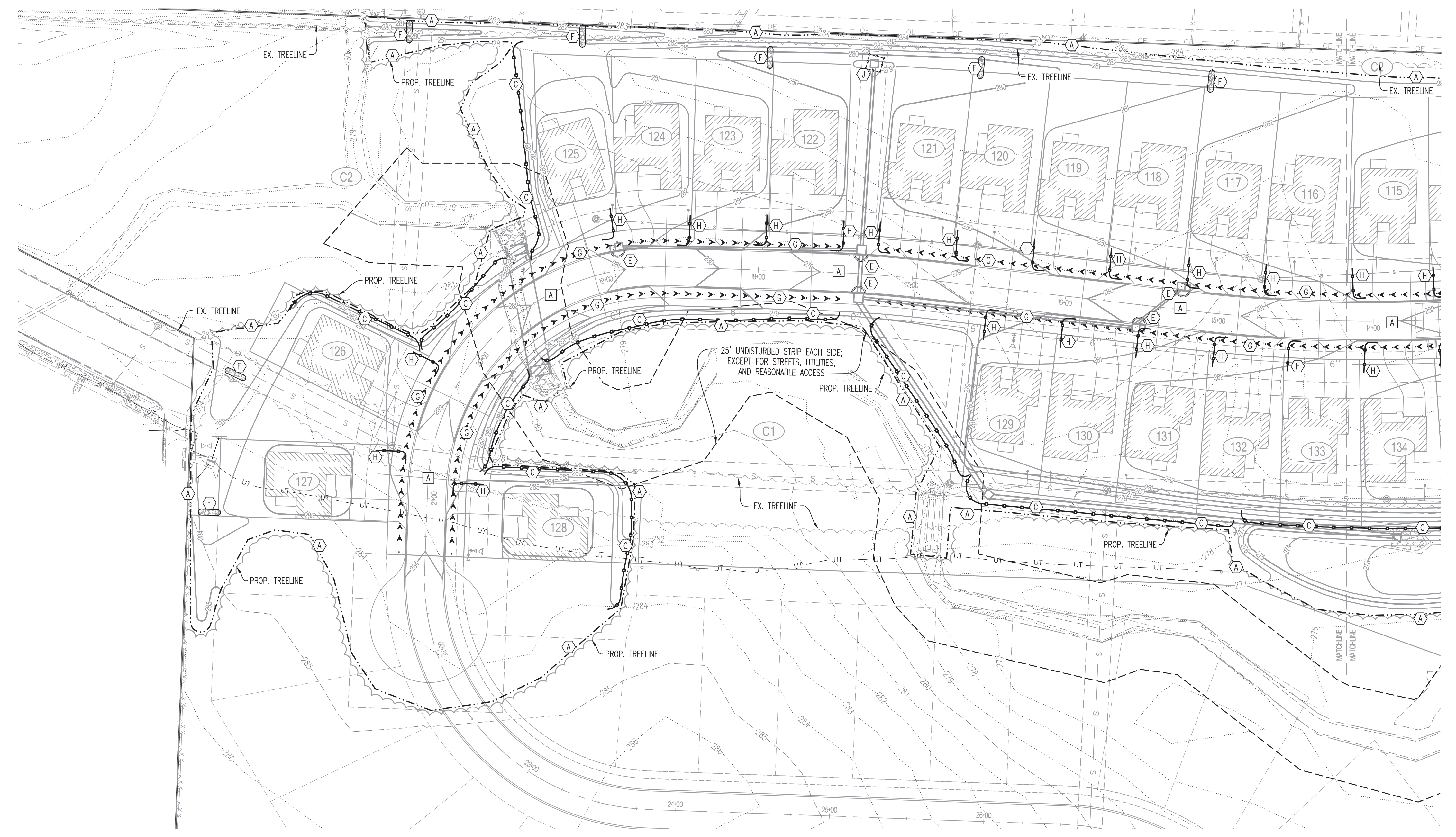


STREETS LEGEND:

- A** STILLMAN DRIVE (50' R/W-26' P.W.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- B** GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

LEGEND OF LABELS:

- A** LIMITS OF DISTURBANCE.
- B** INSTALL CONSTRUCTION EXIT (6" THICK x 20'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. SEE CITY DETAIL #PW-64.
- C** INSTALL SILT FENCE AS SHOWN. PORTIONS OF SILT FENCE WILL BE INSTALLED PER INITIAL EROSION CONTROL PLAN. SEE CITY DETAIL #PW-63.
- D** TOP SOIL STORAGE.
- E** REPLACE SILT FENCE WITH GUTTERBUDDY © (OR APPROVED EQUAL) AT THROAT OF INLET AFTER STREETS ARE PAVED.
- F** INSTALL ROCK CHECK DAM. SEE CITY DETAIL #PW-70.
- G** SWALE BETWEEN CURB AND EASEMENT. FLOW DIRECTED TO SEDIMENT TRAPS OR SILT FENCE. TO BE PLACED IMMEDIATELY AFTER STREET PAVING.
- H** SILT FENCE. TO BE PLACED IMMEDIATELY AFTER STREET PAVING.
- I** 20' x 30' x 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- J** INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET. SEE CITY DETAIL #PW-71.



REVISIONS:	
NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT
AR LICENSE - 15088

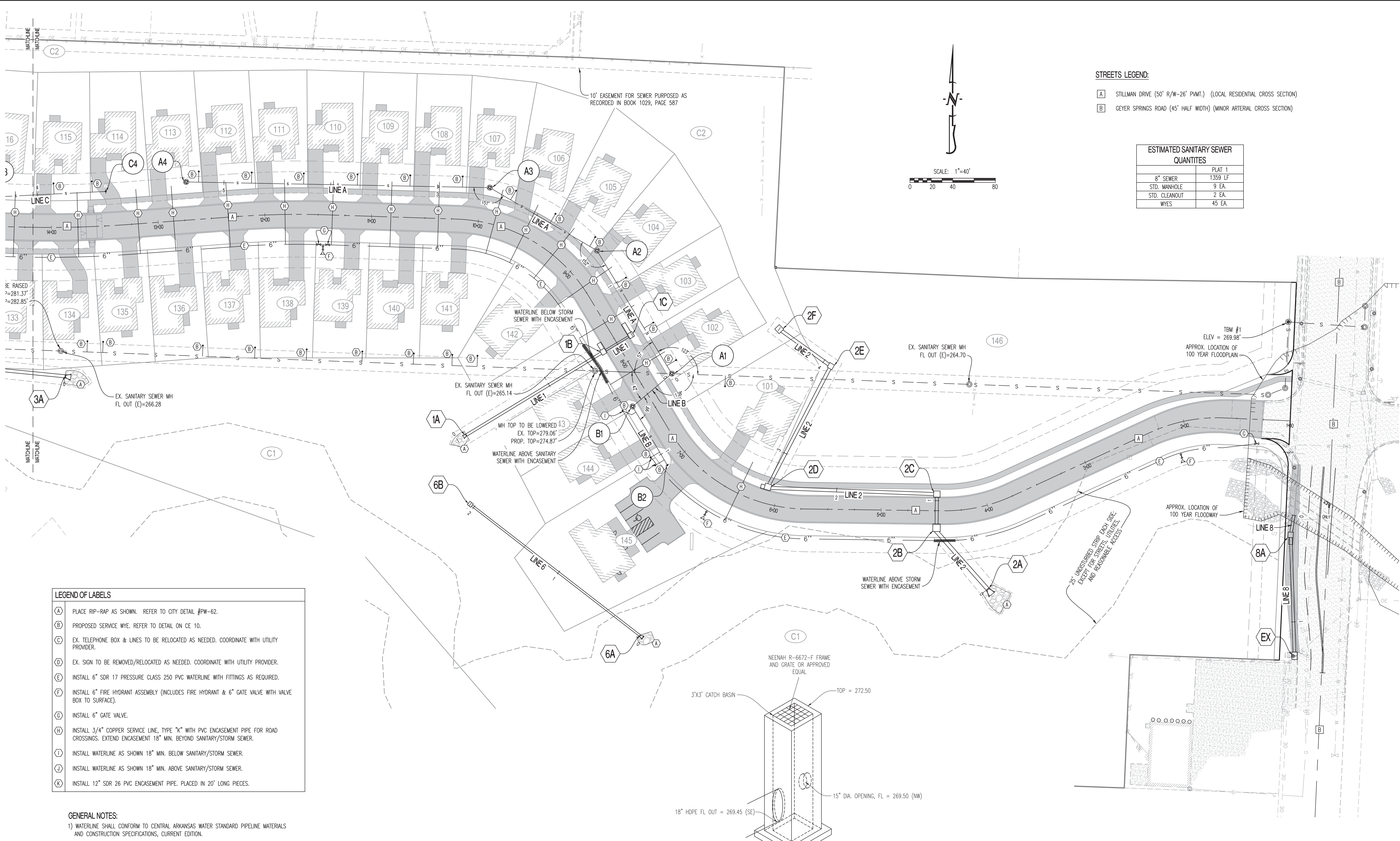
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Wilson Blvd., Suite 1
Little Rock, AR 72203
Phone: (501) 467-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Contract: 170132-01-0001-01

OWNER:
DTC DEVELOPMENT, LLC
800 E. LARK LANE
NWA, MO 65714

VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
FINAL EROSION CONTROL PLAN SHEET 2 OF 2

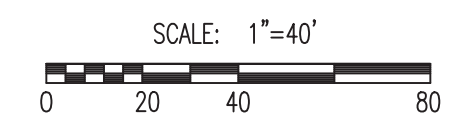
DESIGNED: ATG
DRAWN: ATG
PROJECT NO: 170132
SHEET: CE 6



STREETS LEGEND:

- [A] STILLMAN DRIVE (50' R/W-26' P.W.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- [B] GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

ESTIMATED SANITARY SEWER QUANTITIES	
8" SEWER	PLAT 1 1,359 LF
STD. MANHOLE	9 EA.
STD. CLEANOUT	2 EA.
WYES	45 EA.

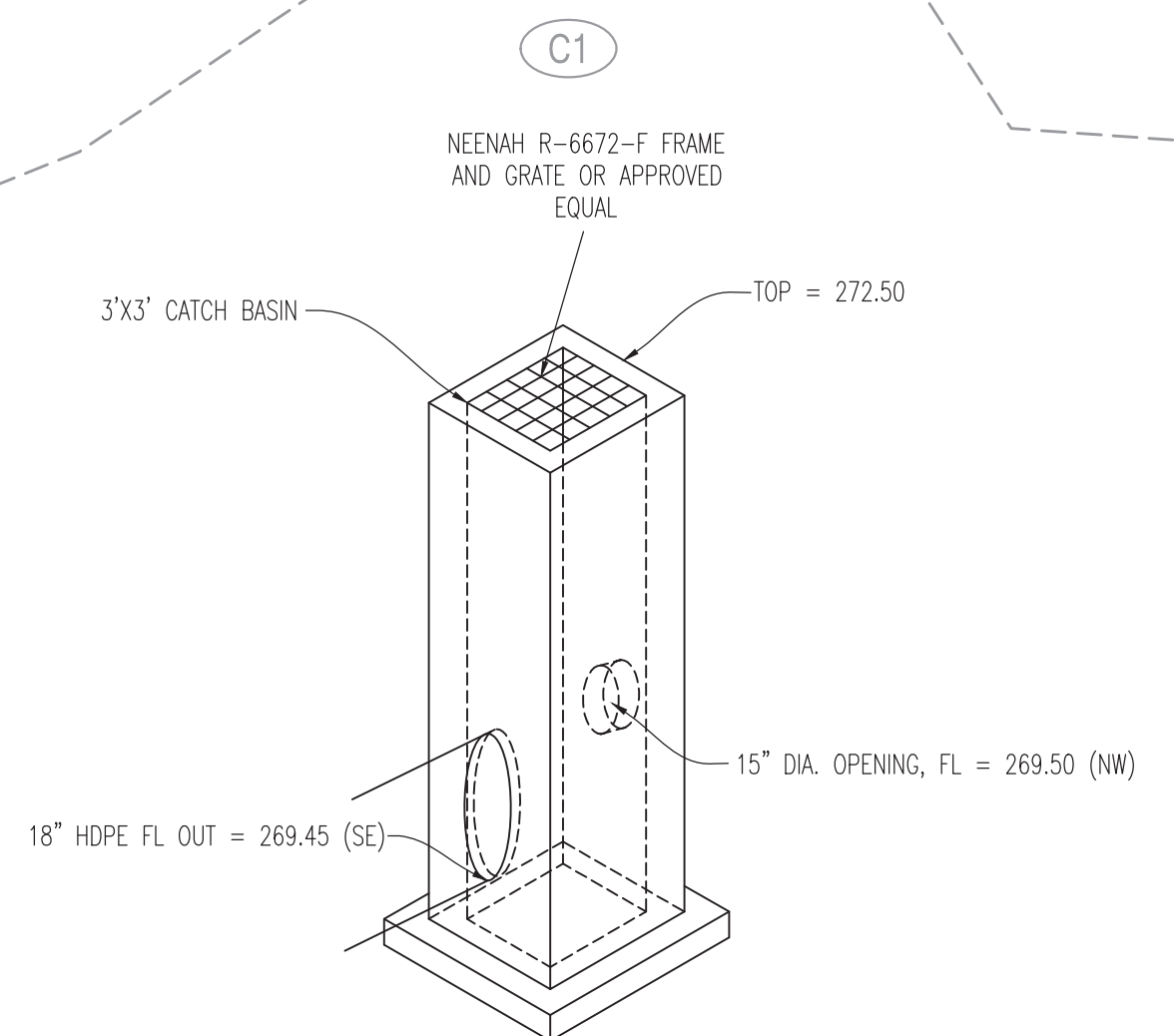


LEGEND OF LABELS

- (A) PLACE RIP-RAP AS SHOWN. REFER TO CITY DETAIL #PW-62.
- (B) PROPOSED SERVICE WYE. REFER TO DETAIL ON CE 10.
- (C) EX. TELEPHONE BOX & LINES TO BE RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDER.
- (D) EX. SIGN TO BE REMOVED/RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDER.
- (E) INSTALL 6" SDR 17 PRESSURE CLASS 250 PVC WATERLINE WITH FITTINGS AS REQUIRED.
- (F) INSTALL 6" FIRE HYDRANT ASSEMBLY (INCLUDES FIRE HYDRANT & 6" GATE VALVE WITH VALVE BOX TO SURFACE).
- (G) INSTALL 6" GATE VALVE.
- (H) INSTALL 3/4" COPPER SERVICE LINE, TYPE "K" WITH PVC ENCASUREMENT PIPE FOR ROAD CROSSINGS. EXTEND ENCASUREMENT 18" MIN. BEYOND SANITARY/STORM SEWER.
- (I) INSTALL WATERLINE AS SHOWN 18" MIN. BELOW SANITARY/STORM SEWER.
- (J) INSTALL WATERLINE AS SHOWN 18" MIN. ABOVE SANITARY/STORM SEWER.
- (K) INSTALL 12" SDR 26 PVC ENCASUREMENT PIPE. PLACED IN 20' LONG PIECES.

GENERAL NOTES:

- 1) WATERLINE SHALL CONFORM TO CENTRAL ARKANSAS WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, CURRENT EDITION.



NOTES:

1. CONCRETE SHALL BE CLASS E FOR BASES AND D FOR WALLS AND TOP.
2. REINFORCING STEEL SHALL BE GRADE 60.
3. STRUCTURES WHERE H>8' SHALL BE REINFORCED CONCRETE (#4 BARS AT 12" CTRS, BOTH WAYS AND #4 BARS DIAGONAL AT PIPE OPENINGS).

STRUCTURE 6B

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

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TIMOTHY D. CROCKETT
AR LICENSE - 15088

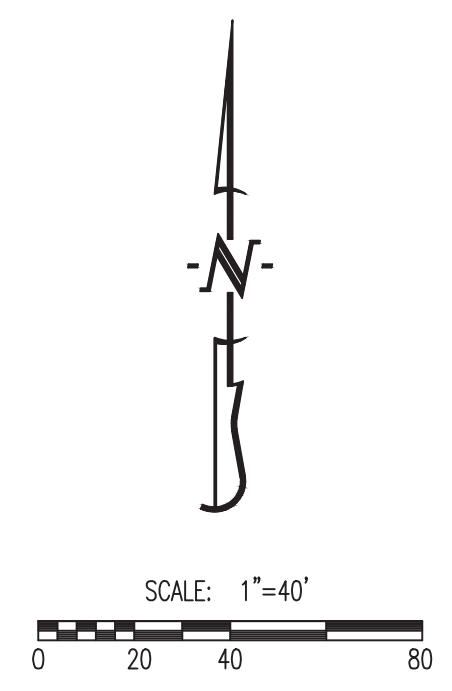
CROCKETT ENGINEERING
ENGINEERING CONSULTANTS
1000 W. Wilson Blvd., Suite 1
Columbia, MO 65203
Phone: (635) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
A Limited Liability Company of Missouri
#2294

OWNER:
DTC DEVELOPMENT, LLC
800 E. LARK LANE
MOA, MO 65754

LOCATED IN
VALLEY SPRINGS COTTAGES
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
UTILITY PLAN
SHEET 1 OF 2

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET: CE 7

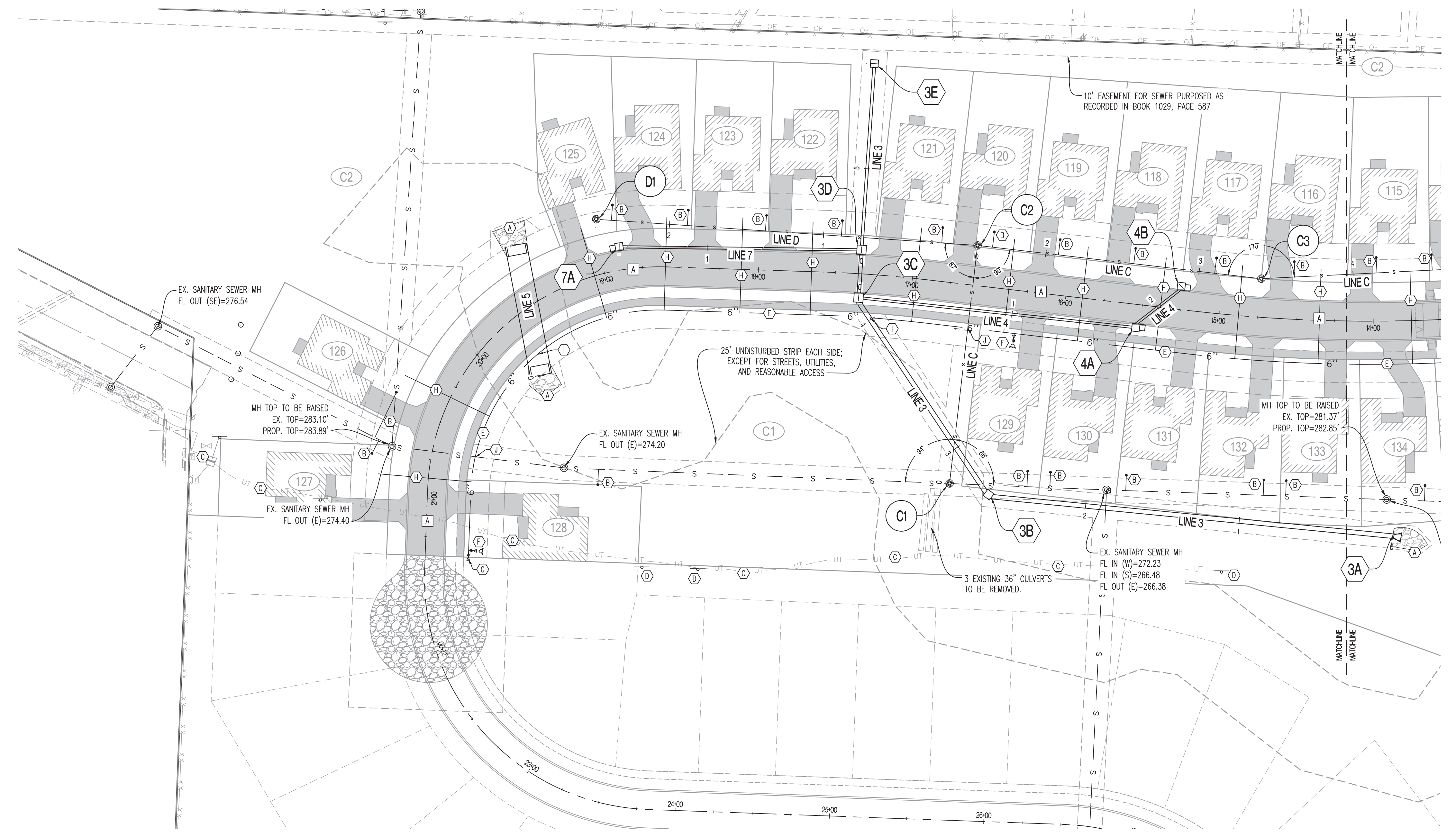


- STREETS LEGEND:**
- A** STILLMAN DRIVE (50' R/W-26' PVMT.) (LOCAL RESIDENTIAL CROSS SECTION)
 - B** GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

- LEGEND OF LABELS**
- (A)** PLACE RIP-RAP AS SHOWN. REFER TO CITY DETAIL #PW-62.
 - (B)** PROPOSED SERVICE WYE. REFER TO DETAIL ON CE 10.
 - (C)** EX. TELEPHONE BOX & LINES TO BE RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDER.
 - (D)** EX. SIGN TO BE REMOVED/RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDER.
 - (E)** INSTALL 6" SDR 17 PRESSURE CLASS 250 PVC WATERLINE WITH FITTINGS AS REQUIRED.
 - (F)** INSTALL 6" FIRE HYDRANT ASSEMBLY (INCLUDES FIRE HYDRANT & 6" GATE VALVE WITH VALVE BOX TO SURFACE).
 - (G)** INSTALL 6" GATE VALVE.
 - (H)** INSTALL 3/4" COPPER SERVICE LINE, TYPE "K" WITH PVC ENCASEMENT PIPE FOR ROAD CROSSINGS. EXTEND ENCASEMENT 18" MIN. BEYOND SANITARY/STORM SEWER.
 - (I)** INSTALL WATERLINE AS SHOWN 18" MIN. BELOW SANITARY/STORM SEWER.
 - (J)** INSTALL WATERLINE AS SHOWN 18" MIN. ABOVE SANITARY/STORM SEWER.
 - (K)** INSTALL 12" SDR 26 PVC ENCASEMENT PIPE. PLACED IN 20' LONG PIECES.

GENERAL NOTES:

- 1) WATERLINE SHALL CONFORM TO CENTRAL ARKANSAS WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, CURRENT EDITION.



36" TALL x 144" WIDE PRECAST BOX CULVERT NOTES:

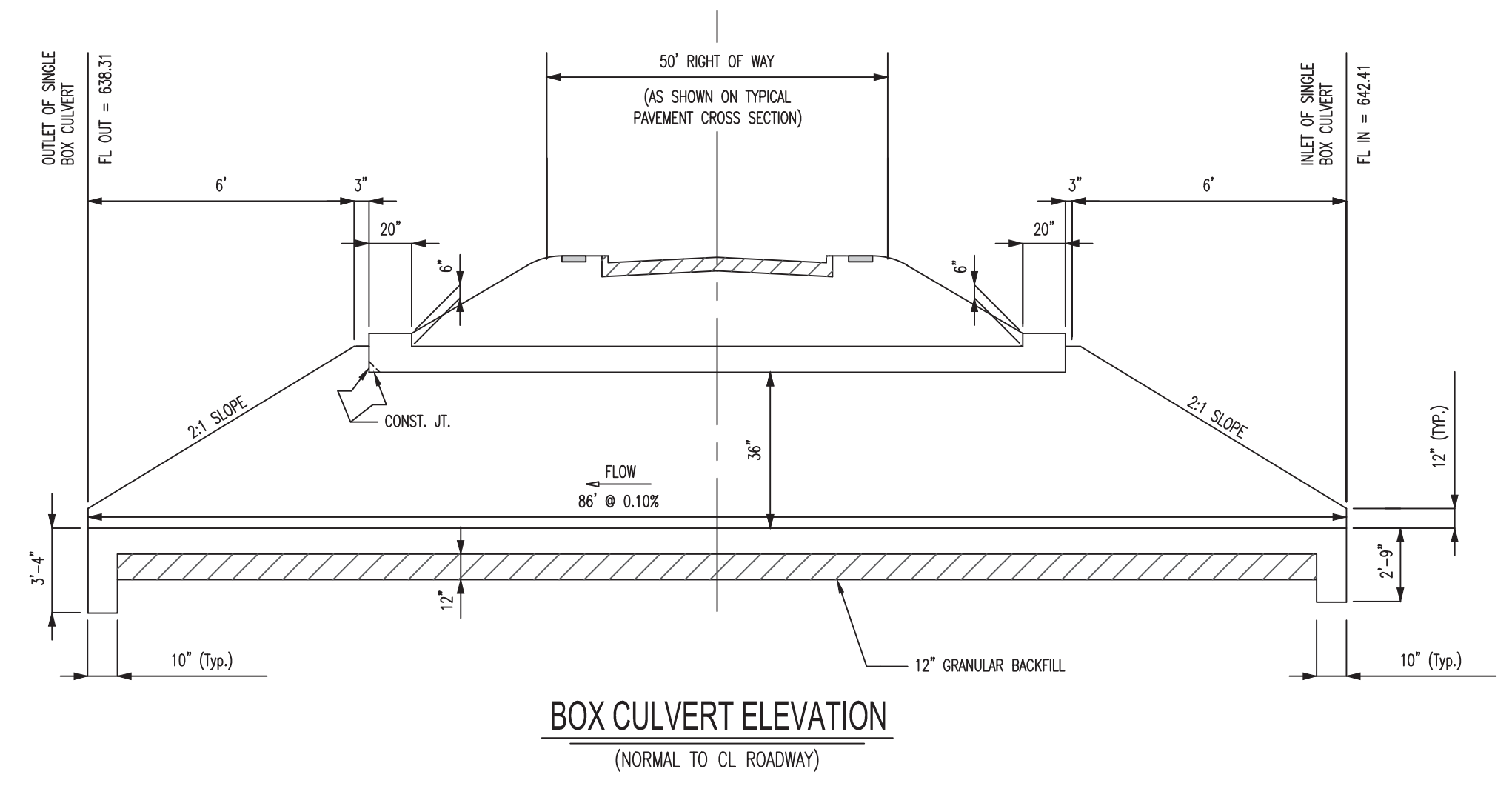
DESIGN SPECIFICATIONS: AASHTO - 1996 LOAD FACTOR DESIGN

DESIGN UNIT STRESSES: CLASS B-1 CONCRETE $f'c = 4,000$ PSI
REINFORCING STEEL (GRADE 60), $FY = 60,000$ PSI

ALL DIMENSIONS SHOWN ARE IN INCHES (IN.) UNLESS OTHERWISE NOTED.

THIS DRAWING IS NOT TO SCALE. FOLLOW DIMENSIONS.

CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS FOR REVIEW PRIOR TO CASTING OF BOX CULVERT.

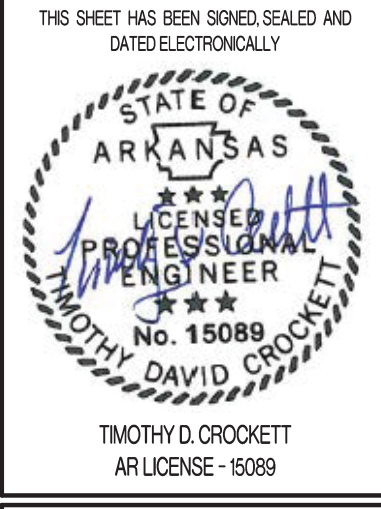


NOTE:

SLOPE IN GENERAL SHALL CONFORM TO NATURAL STREAM GRADIENT.

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018



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Crockett Engineering Consultants, LLC
Member of Crockett Group

OWNER:
DTC DEVELOPMENT, LLC
800 E. LARK LANE
NWA, MO 65714

VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

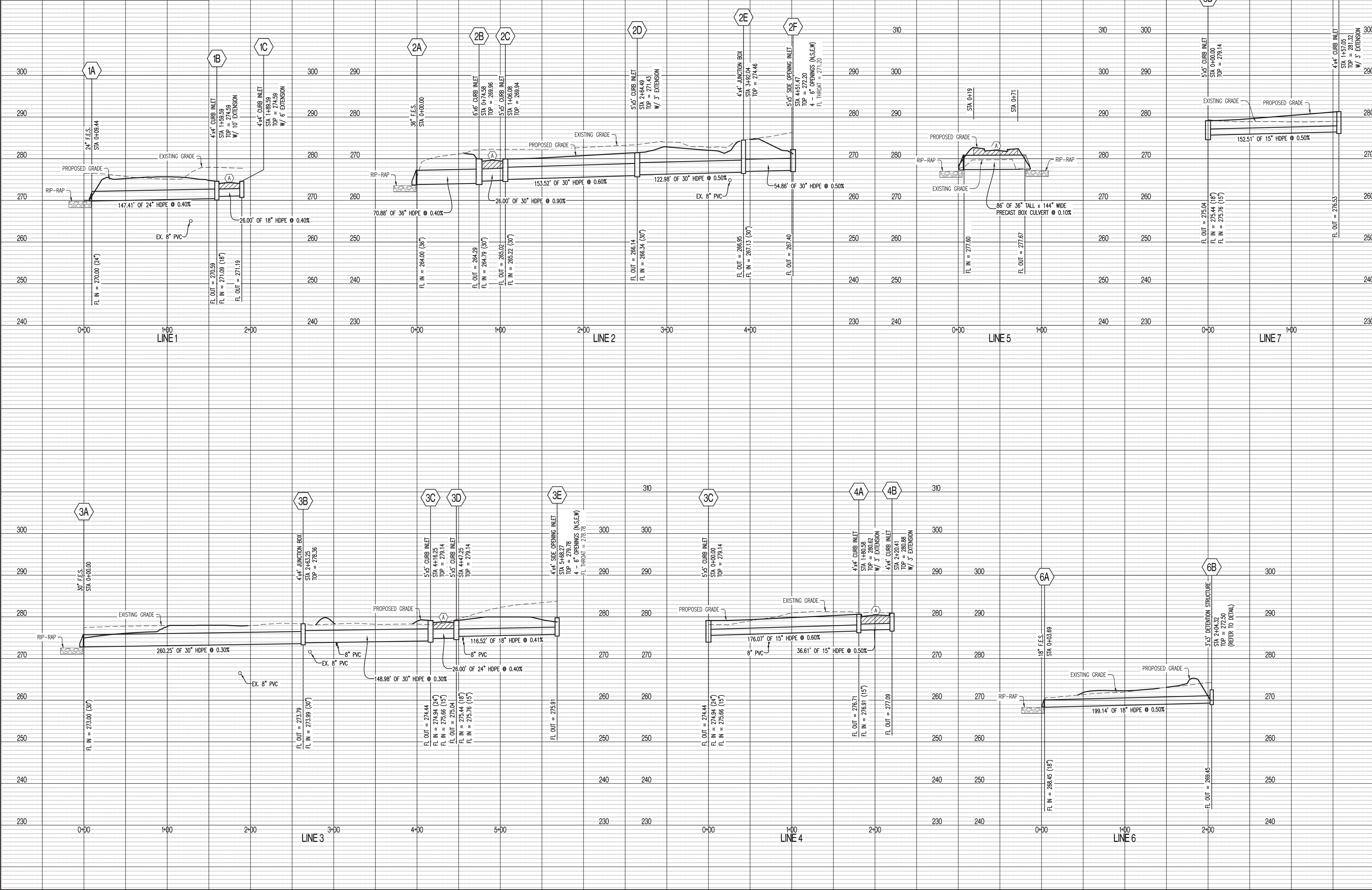
DRAWING INCLUDES:

UTILITY PLAN
SHEET 2 OF 2

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET: CE 8

SCALE:
HORIZ 1" = 50'
VERT 1" = 10'

LEGEND OF LABELS:
 (A) REFER TO CITY PIPE EMBEDMENT DETAIL #PW-26 FOR UNDER ROADWAY BACKFILL.
 (B) COMPACTED EARTH FILL.



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

TIMOTHY D. CROCKETT
AR LICENSE - 15088

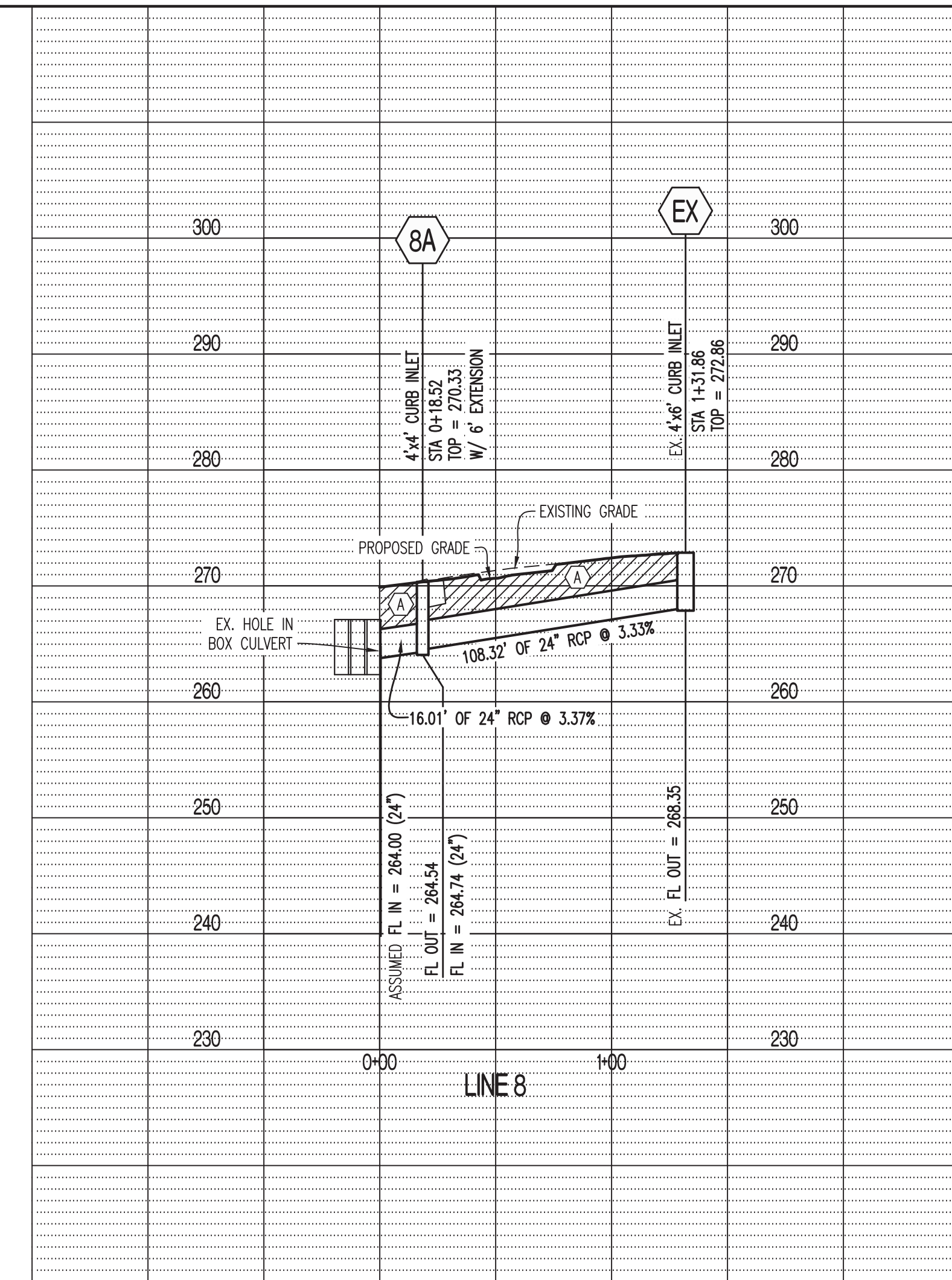
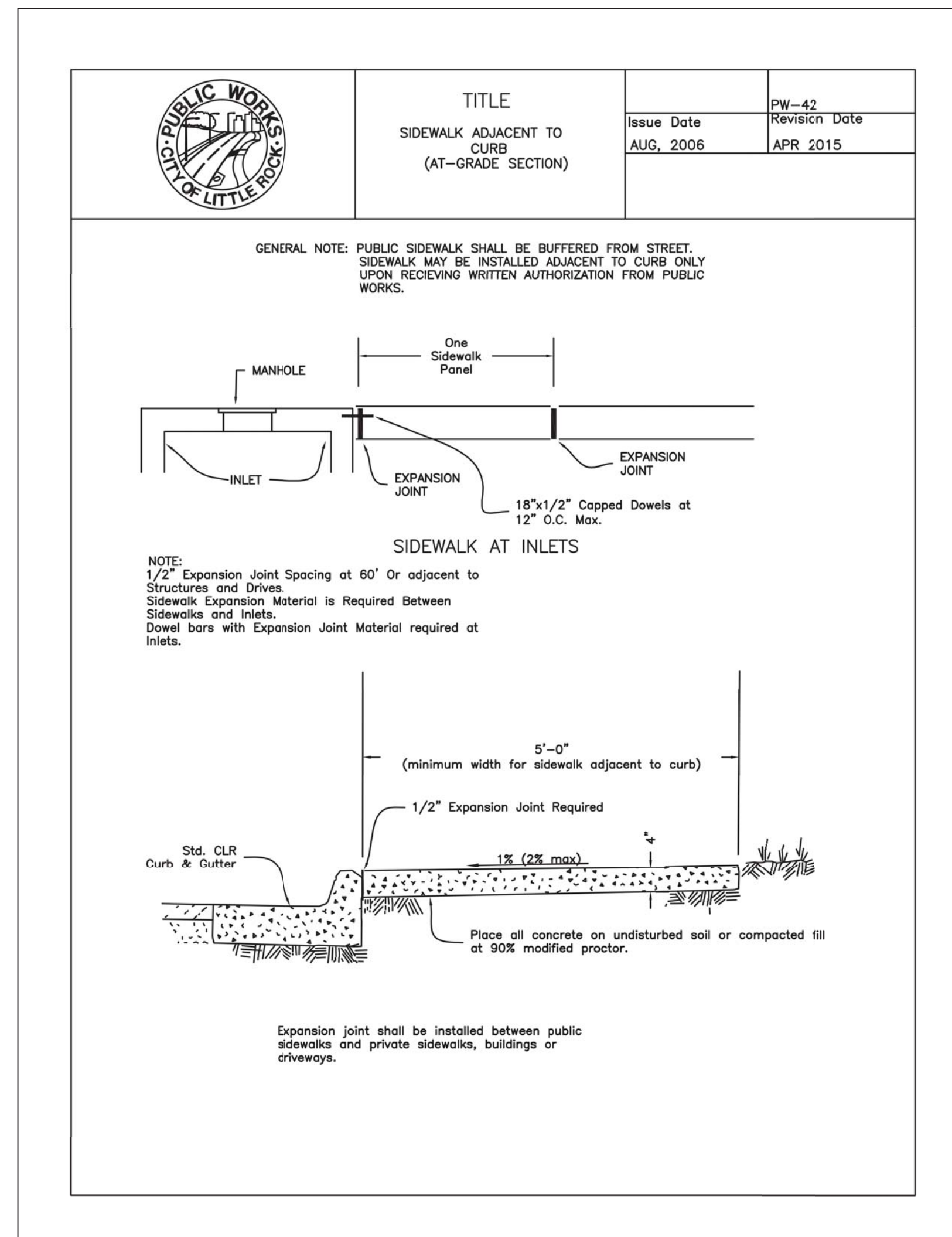
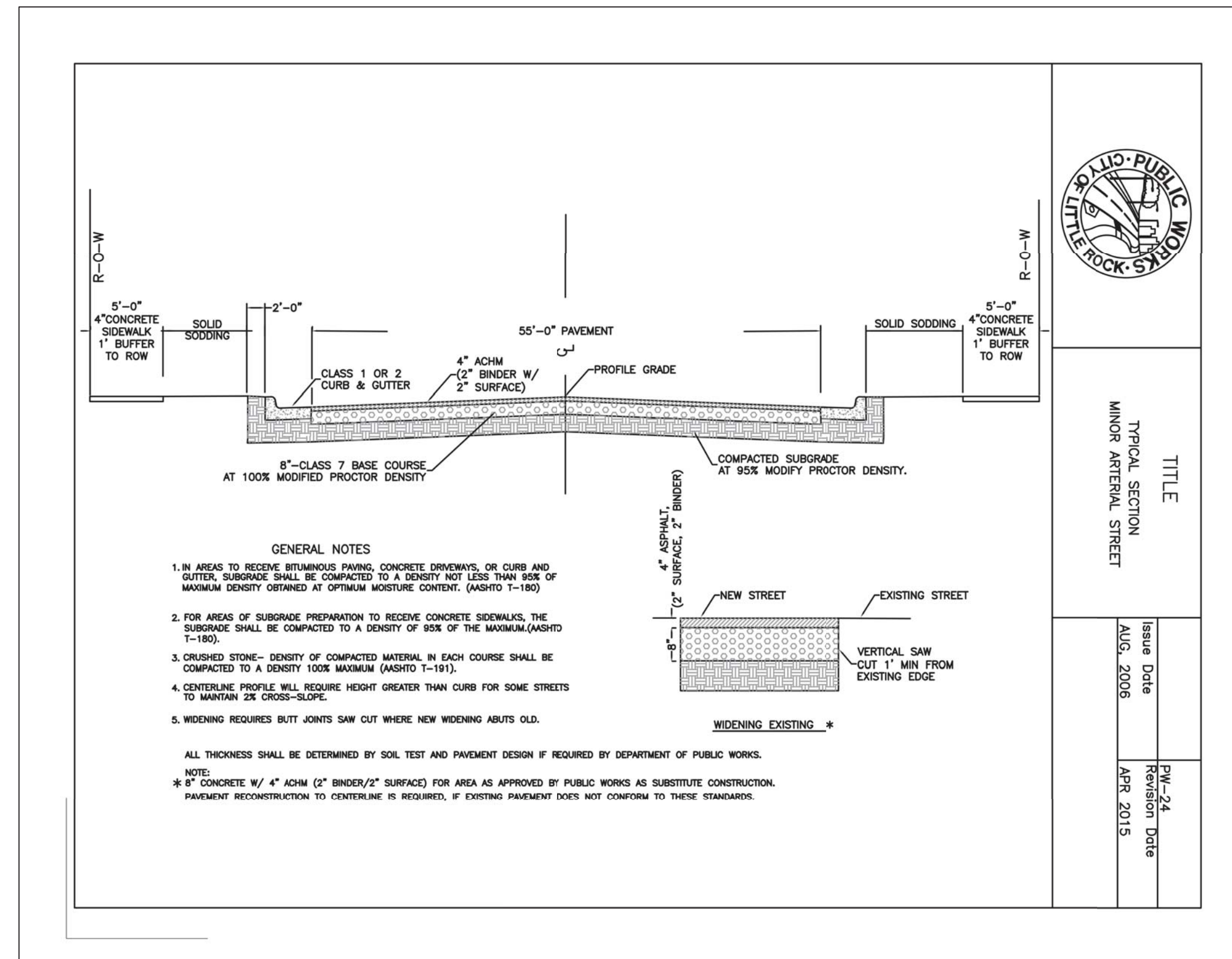
CROCKETT
ENGINEERING CONSULTANTS
1000 E. LARK LANE
NWA, MO 65714
www.crockettengineering.com
Arkansas Certificate of Authority #2394

OWNER: DFC DEVELOPMENT, LLC
800 E. LARK LANE
NWA, MO 65714

VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
STORM SEWER PROFILE
LINES 1-7

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET: CE 9A



SCALE:
HORIZ 1" = 50'
VERT 1" = 10'

LEGEND OF LABELS:

- (A) REFER TO CITY PIPE EMBEDMENT DETAIL #PW-26 FOR UNDER ROADWAY BACKFILL.
- (B) COMPACTED EARTH FILL.

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2016



OWNER:
DHTC DEVELOPMENT, LLC
1000 E. LARK LANE
NWA, MO 65714

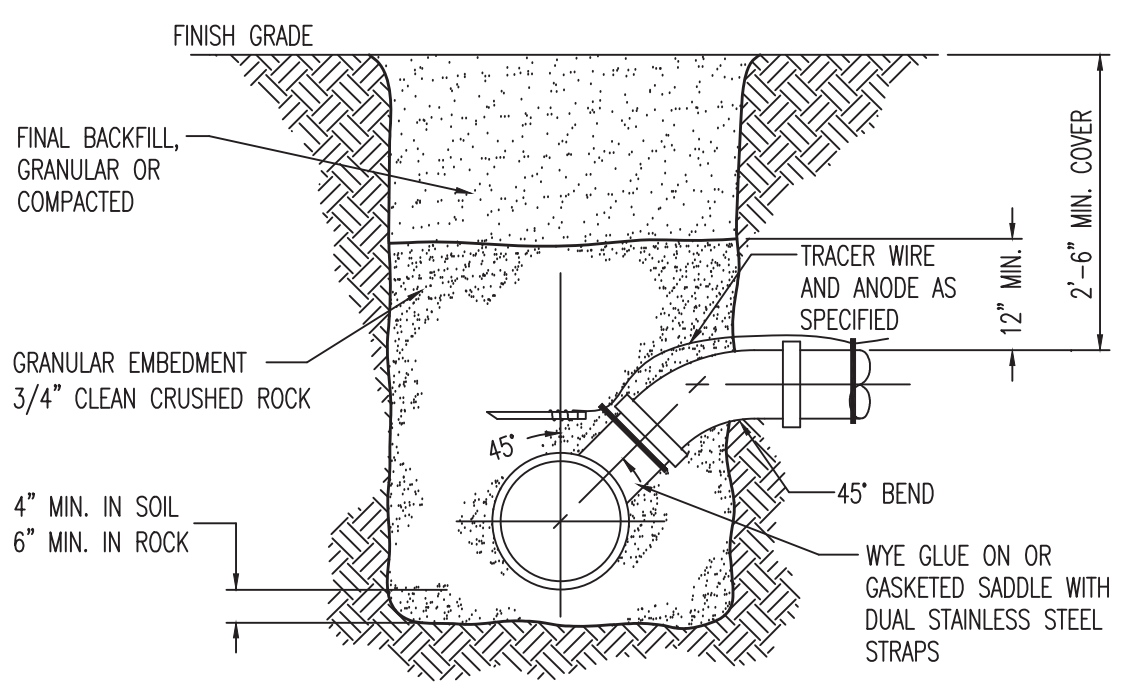
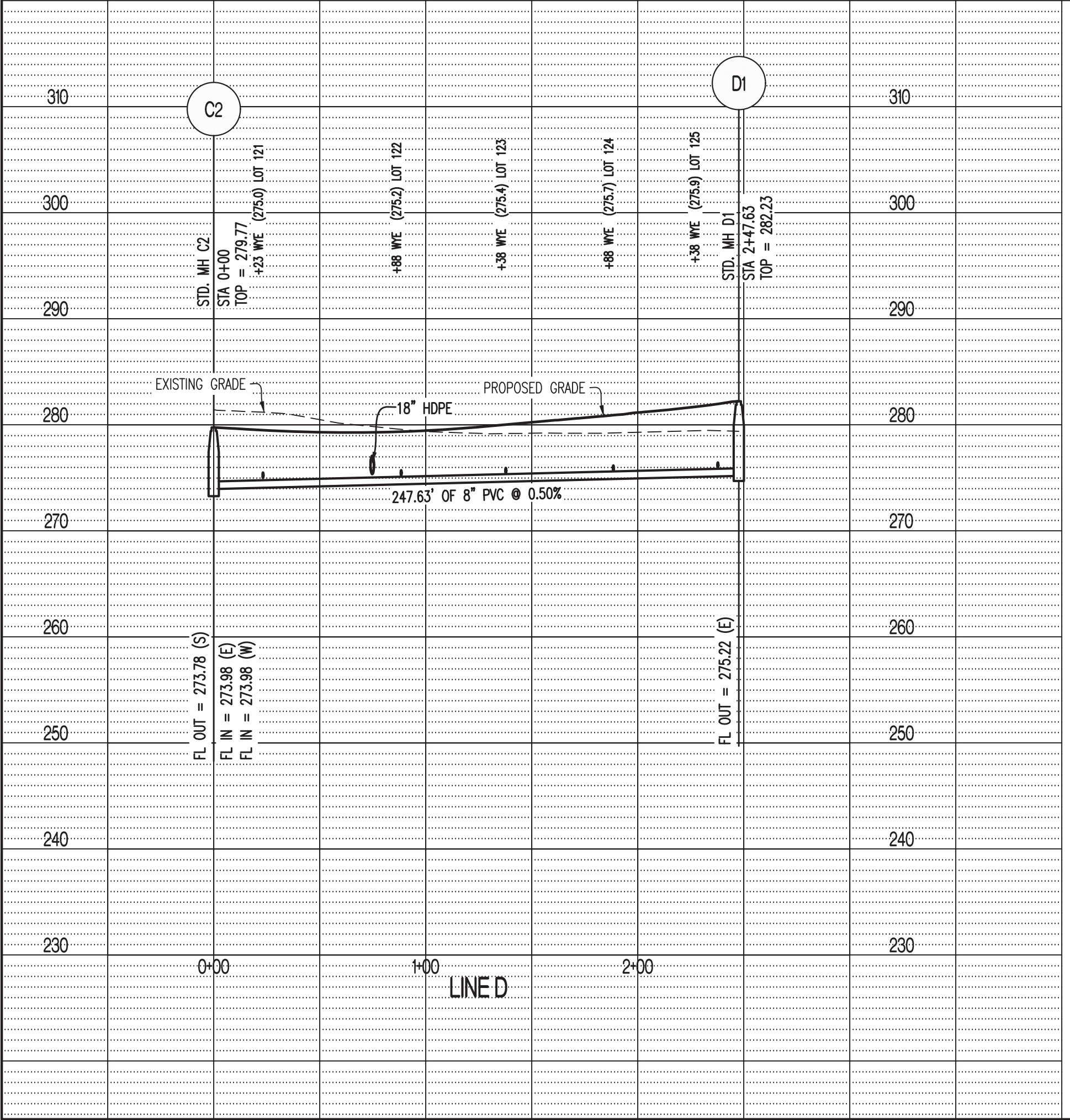
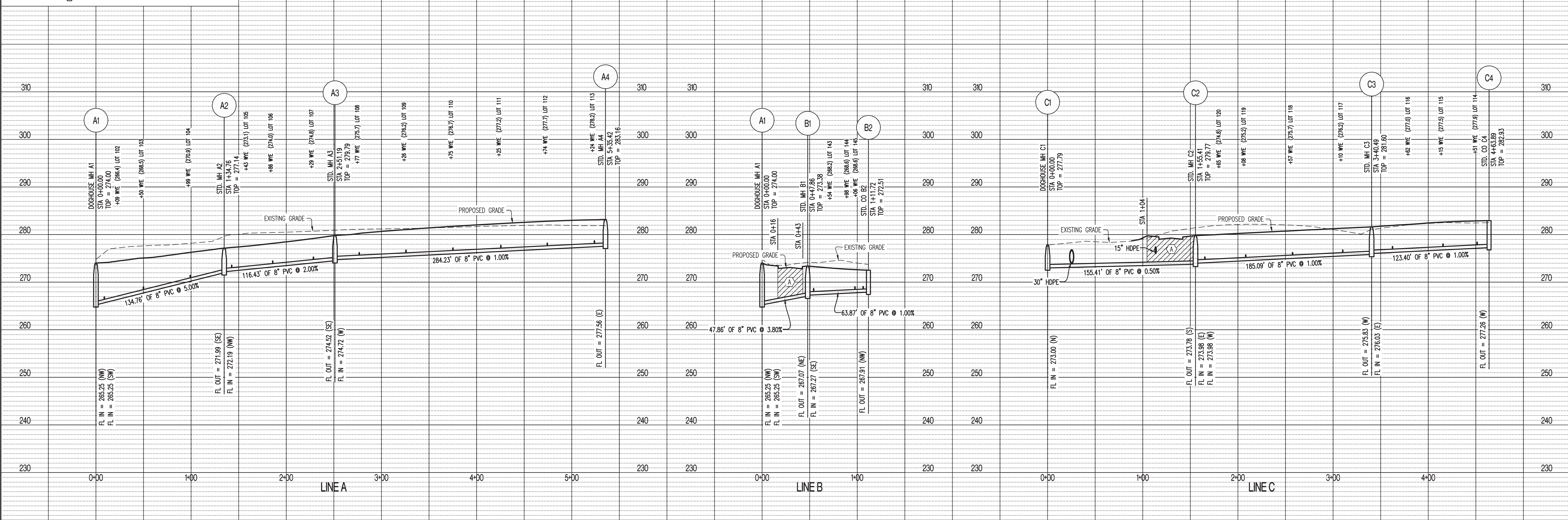
VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
STORM SEWER PROFILE
LINE 8
&
STREET AND SIDEWALK
DETAILS CONT.

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET:
CE 9B

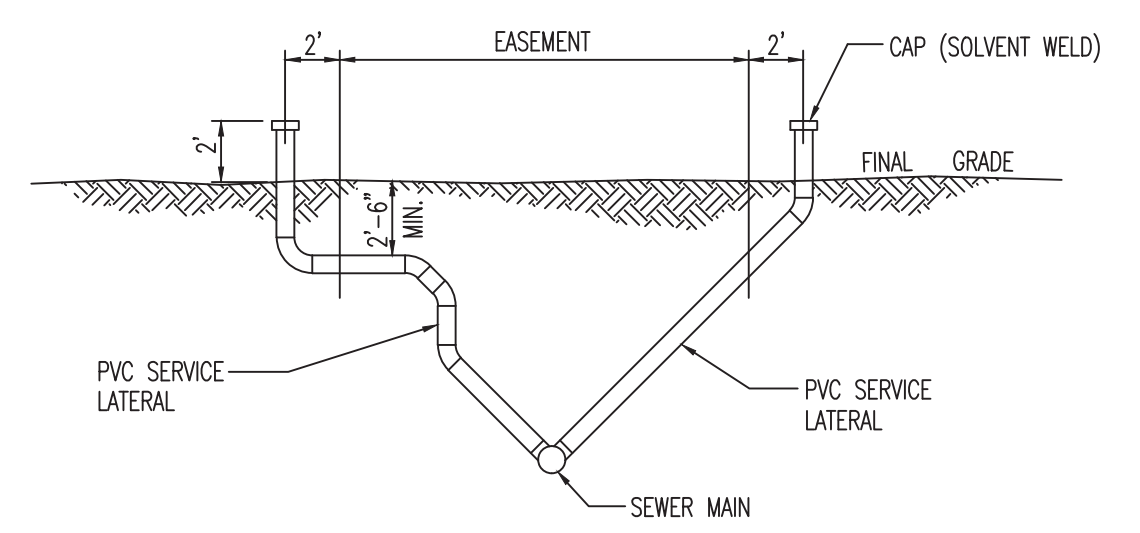
SCALE: HORIZ 1" = 50'
VERT 1" = 10'

LEGEND OF LABELS:
 (A) REFER TO CITY PIPE EMBEDMENT DETAIL #PW-26 FOR UNDER ROADWAY BACKFILL.
 (B) COMPACTED EARTH FILL

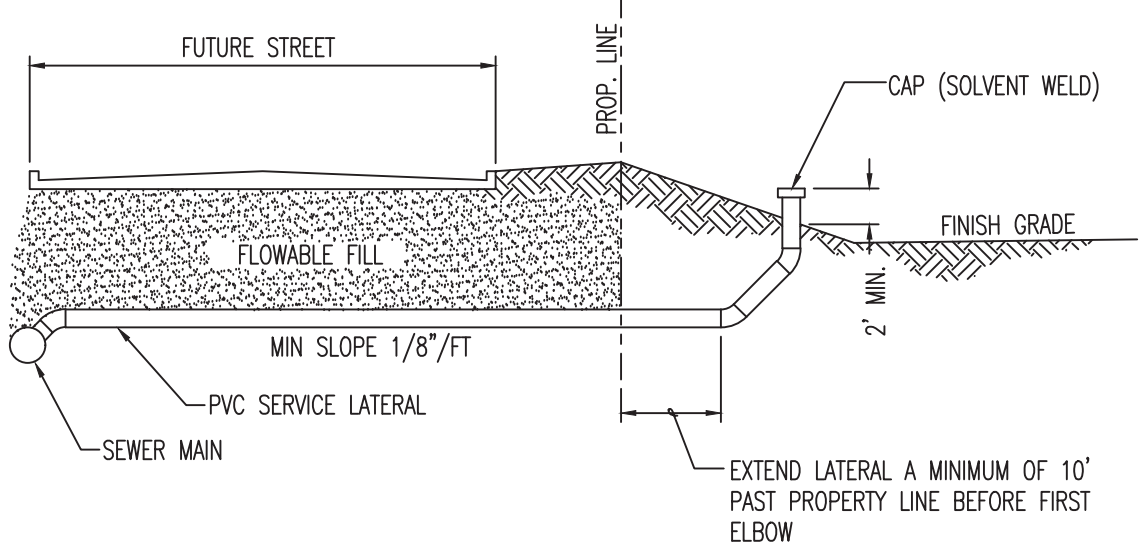


NOTES:
 1. VCP PIPES SHALL NOT BE TAPPED. REPLACE SECTION OF VCP WITH PVC AND FITTING.

STANDARD SERVICE CONNECTION DETAIL (13)



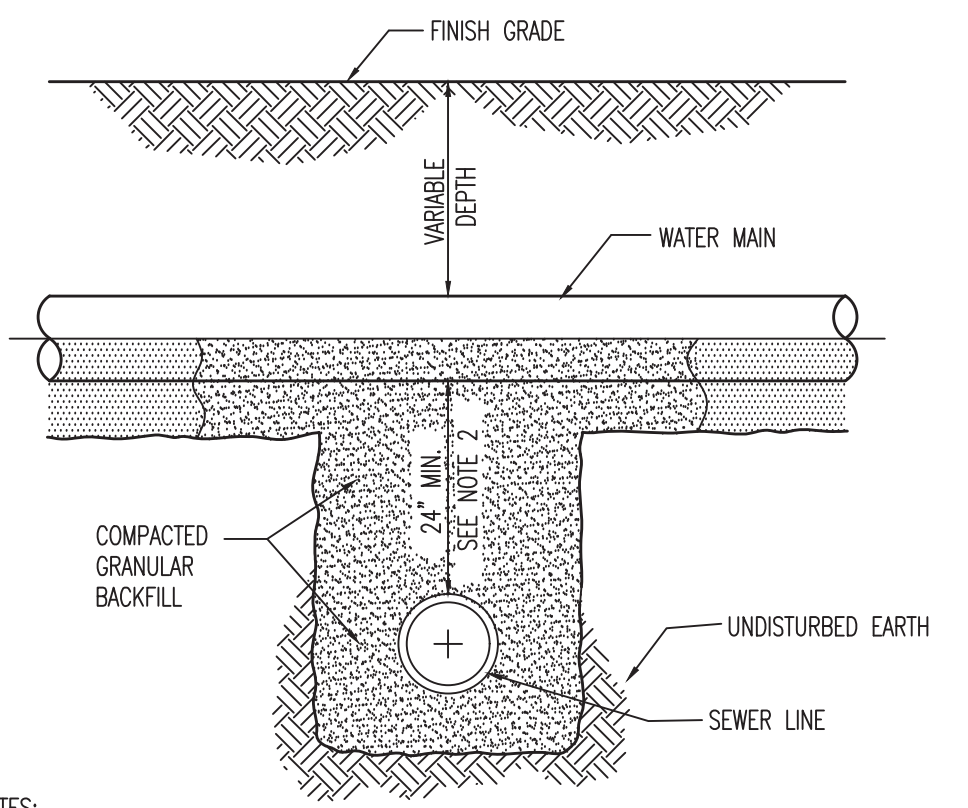
SERVICE LATERAL EXTENSION FROM DEEP SEWER



SERVICE LATERAL EXTENSION UNDER FUTURE STREETS

NOTE:
 THIS DETAIL IS FOR USE WHENEVER LATERALS ARE EXTENDED FROM THE SEWER MAIN DURING NEW CONSTRUCTION. IN ALL CASES WHEN SERVICE LATERALS ARE EXTENDED THE PIPE SHALL EXTEND A MINIMUM OF TWO (2) FEET ABOVE THE PROPOSED FINAL GRADE AND SHALL BE FITTED WITH A CAP THAT IS SOLVENT WELDED IN PLACE.

LATERAL EXTENSION FOR NEW CONSTRUCTION (15)



- NOTES:
- SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION THAT IS NO LESS THAN 24 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.
 - THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER LINE CROSSES BELOW THE WATER LINE. CROSSINGS IN WHICH THE SEWER LINE IS ABOVE THE WATER LINE WILL ONLY BE APPROVED ON A CASE BY CASE BASIS.
 - THE CROSSING SHALL BE ARRANGED SO THAT THE ENDS OF A FULL JOINT OF PIPE WILL BE EQUIDISTANT FROM THE WATER MAIN AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - IF THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND SEWER MAIN IS LESS THAN 18 INCHES, THE SEWER MAIN SHALL BE D.I.P. OR PRESSURE RATED PVC PIPE WITH A PRESSURE RATING THAT IS EQUAL TO OR GREATER THAN THE WATER MAIN. THE D.I.P. OR PRESSURE RATED P.V.C. MUST BE EXTENDED A DISTANCE 10 FEET ON BOTH SIDES OF THE WATER MAIN. THE TRANSITION BETWEEN PIPE MATERIALS SHALL BE ACCOMPLISHED WITH A RESTRAINED MECHANICAL TYPE JOINT OR FITTING. FLEXIBLE TYPE (FERRO) FITTINGS ARE NOT ACCEPTABLE.
 - PRESSURE SEWER LINE AND WATER LINE CROSSINGS SHALL BE REVIEWED ON A CASE BY CASE BASIS.

GRAVITY SEWER AND WATER LINE CROSSING (20)

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT
 AR LICENSE - 50089

SITE/CIVIL ENGINEER

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 Crockett Engineering Consultants, LLC
 Arkansas Certificate of Authority #2394

OWNER:
 DHTC DEVELOPMENT, LLC
 1000 E. LARK LANE
 MO, MO 65714

VALLEY SPRINGS COTTAGES
 LOCATED IN
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

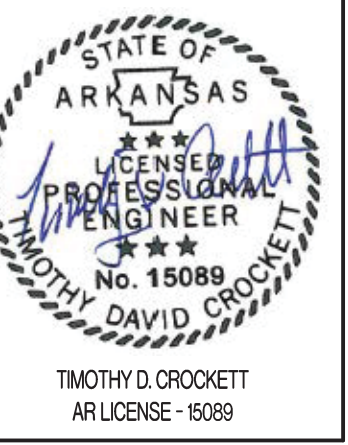
DRAWING INCLUDES:
 SANITARY SEWER PROFILE LINES A-D

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO.: 170132
 SHEET: CE 10

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

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 Crockett Engineering Consultants, LLC
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 0434

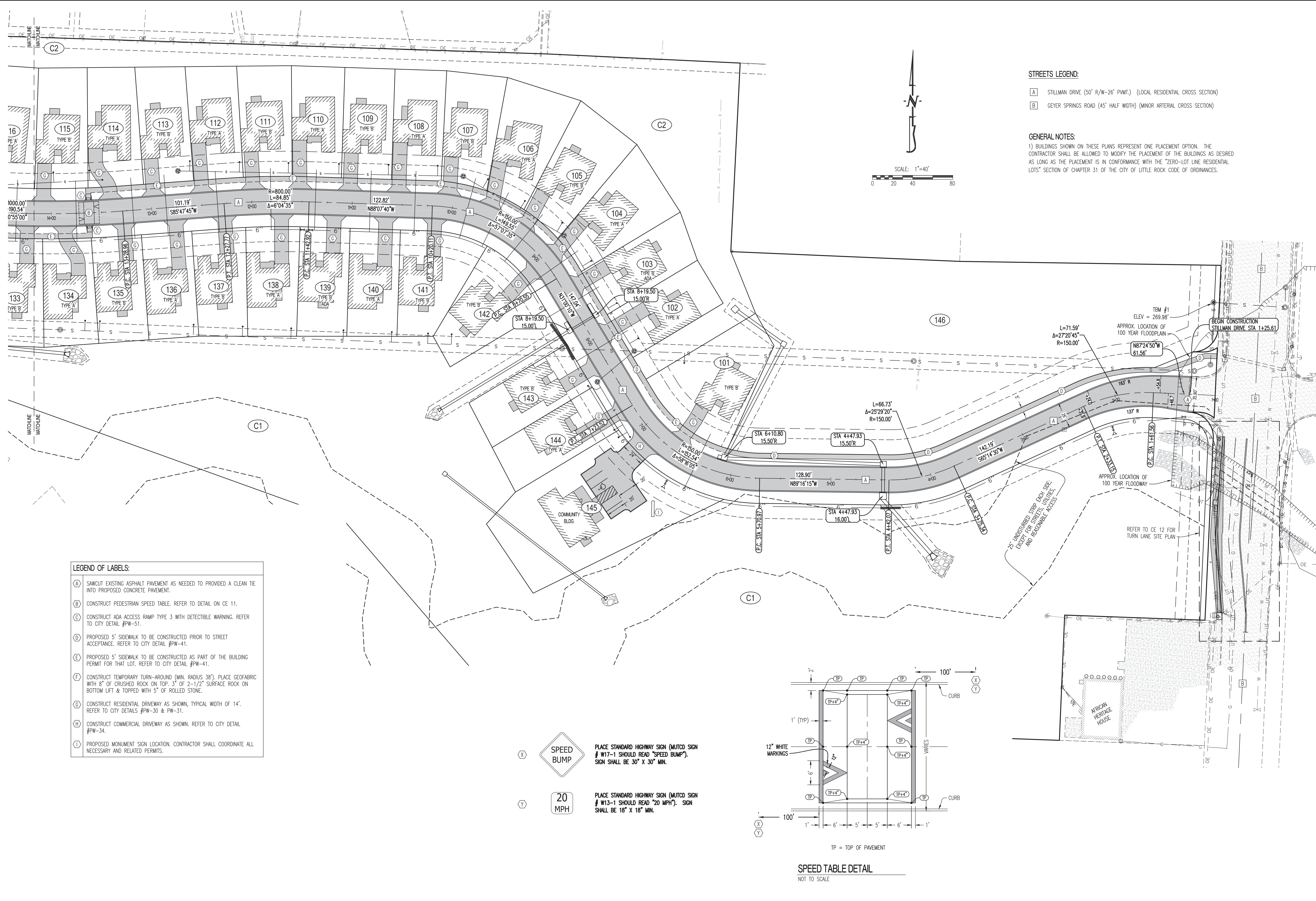
OWNER:
 DHC DEVELOPMENT, LLC
 1800 E. LARK LANE
 NWA, MO 65714

VALLEY SPRINGS COTTAGES
 LOCATED IN
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:

SITE PLAN
 SHEET 1 OF 2

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO.: 170132
 SHEET: CE 11

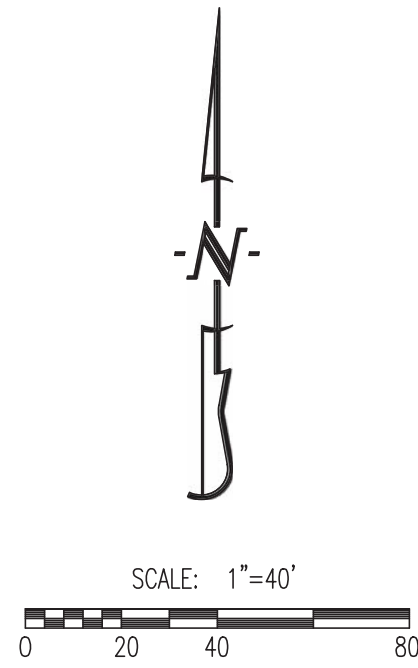


STREETS LEGEND:

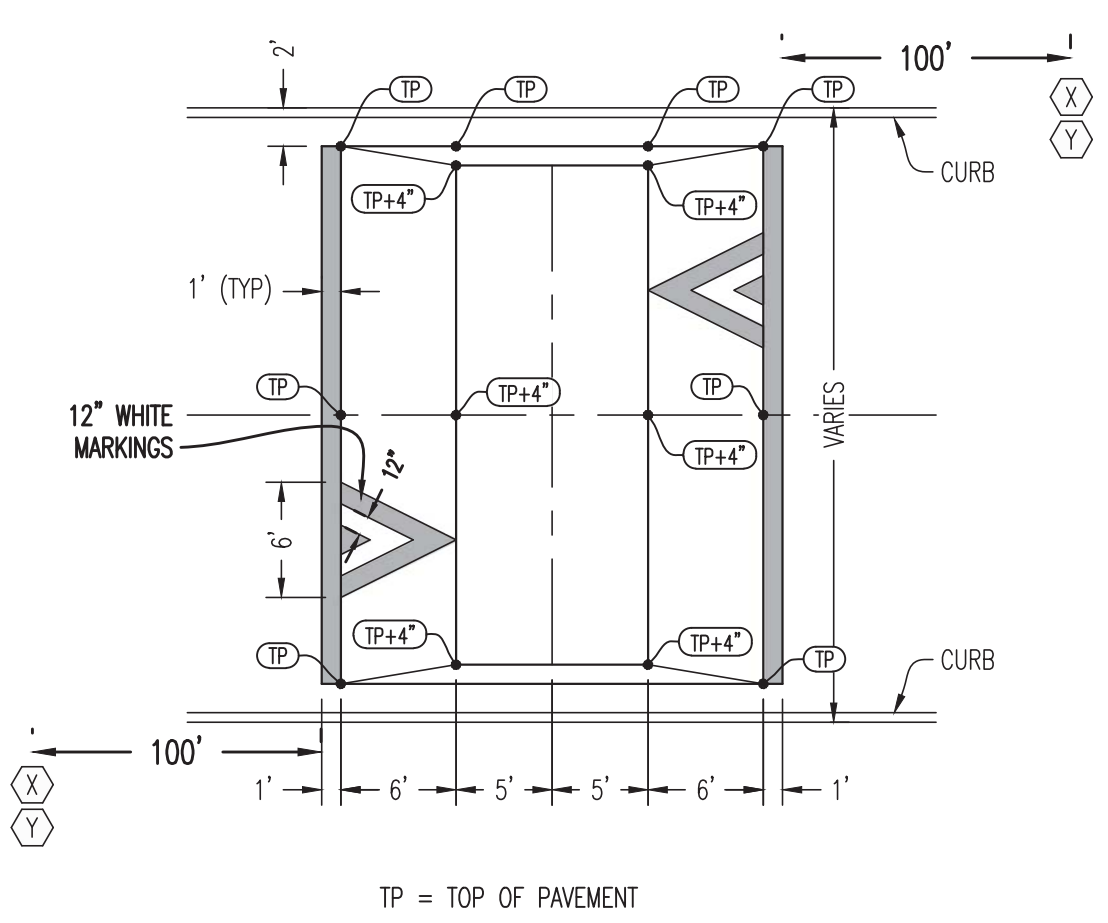
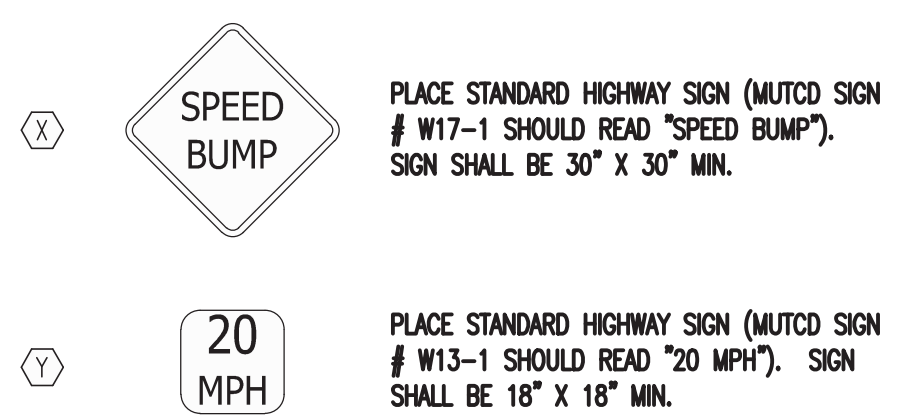
- A STILLMAN DRIVE (50' R/W-26" P.W.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- B GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

GENERAL NOTES:

1) BUILDINGS SHOWN ON THESE PLANS REPRESENT ONE PLACEMENT OPTION. THE CONTRACTOR SHALL BE ALLOWED TO MODIFY THE PLACEMENT OF THE BUILDINGS AS DESIRED AS LONG AS THE PLACEMENT IS IN CONFORMANCE WITH THE "ZERO-LOT LINE RESIDENTIAL LOTS" SECTION OF CHAPTER 31 OF THE CITY OF LITTLE ROCK CODE OF ORDINANCES.



- LEGEND OF LABELS:**
- (A) SAWCUT EXISTING ASPHALT PAVEMENT AS NEEDED TO PROVIDED A CLEAN TIE INTO PROPOSED CONCRETE PAVEMENT.
 - (B) CONSTRUCT PEDESTRIAN SPEED TABLE. REFER TO DETAIL ON CE 11.
 - (C) CONSTRUCT ADA ACCESS RAMP TYPE 3 WITH DETECTIBLE WARNING. REFER TO CITY DETAIL #PW-51.
 - (D) PROPOSED 5' SIDEWALK TO BE CONSTRUCTED PRIOR TO STREET ACCEPTANCE. REFER TO CITY DETAIL #PW-41.
 - (E) PROPOSED 5' SIDEWALK TO BE CONSTRUCTED AS PART OF THE BUILDING PERMIT FOR THAT LOT. REFER TO CITY DETAIL #PW-41.
 - (F) CONSTRUCT TEMPORARY TURN-AROUND (MIN. RADIUS 38'). PLACE GEOFABRIC WITH 8" OF CRUSHED ROCK ON TOP, 3" OF 2-1/2" SURFACE ROCK ON BOTTOM LIFT & TOPPED WITH 5" OF ROLLED STONE.
 - (G) CONSTRUCT RESIDENTIAL DRIVEWAY AS SHOWN, TYPICAL WIDTH OF 14'. REFER TO CITY DETAILS #PW-30 & PW-31.
 - (H) CONSTRUCT COMMERCIAL DRIVEWAY AS SHOWN. REFER TO CITY DETAIL #PW-34.
 - (I) PROPOSED MONUMENT SIGN LOCATION. CONTRACTOR SHALL COORDINATE ALL NECESSARY AND RELATED PERMITS.



SPEED TABLE DETAIL
 NOT TO SCALE

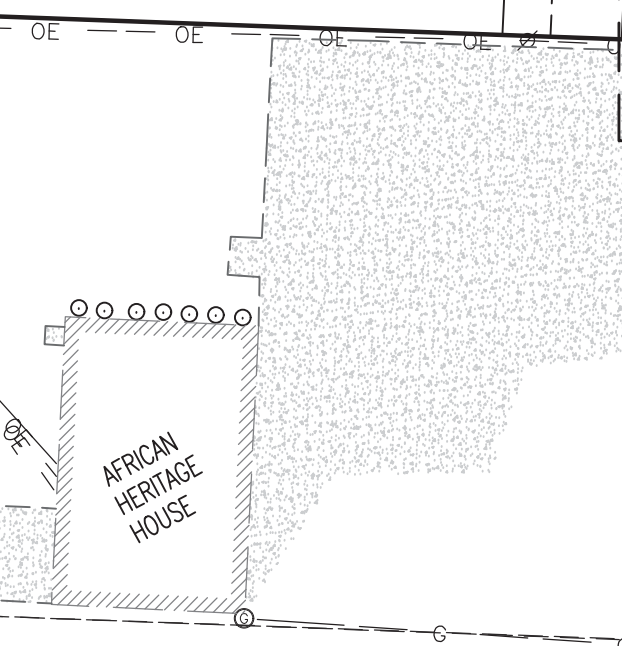
25' UNDISTURBED STRIP EACH SIDE EXCEPT FOR STREETS, UTILITIES, AND REASONABLE ACCESS

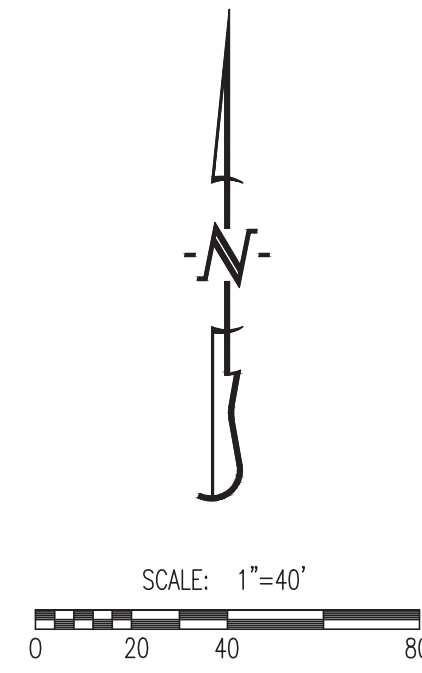
REFER TO CE 12 FOR TURN LANE SITE PLAN

TBM #1
 ELEV = 269.98'
 APPROX. LOCATION OF 100 YEAR FLOODPLAIN

BEGIN CONSTRUCTION STILLMAN DRIVE STA 1+25.61

APPROX. LOCATION OF 100 YEAR FLOODWAY





STREETS LEGEND:

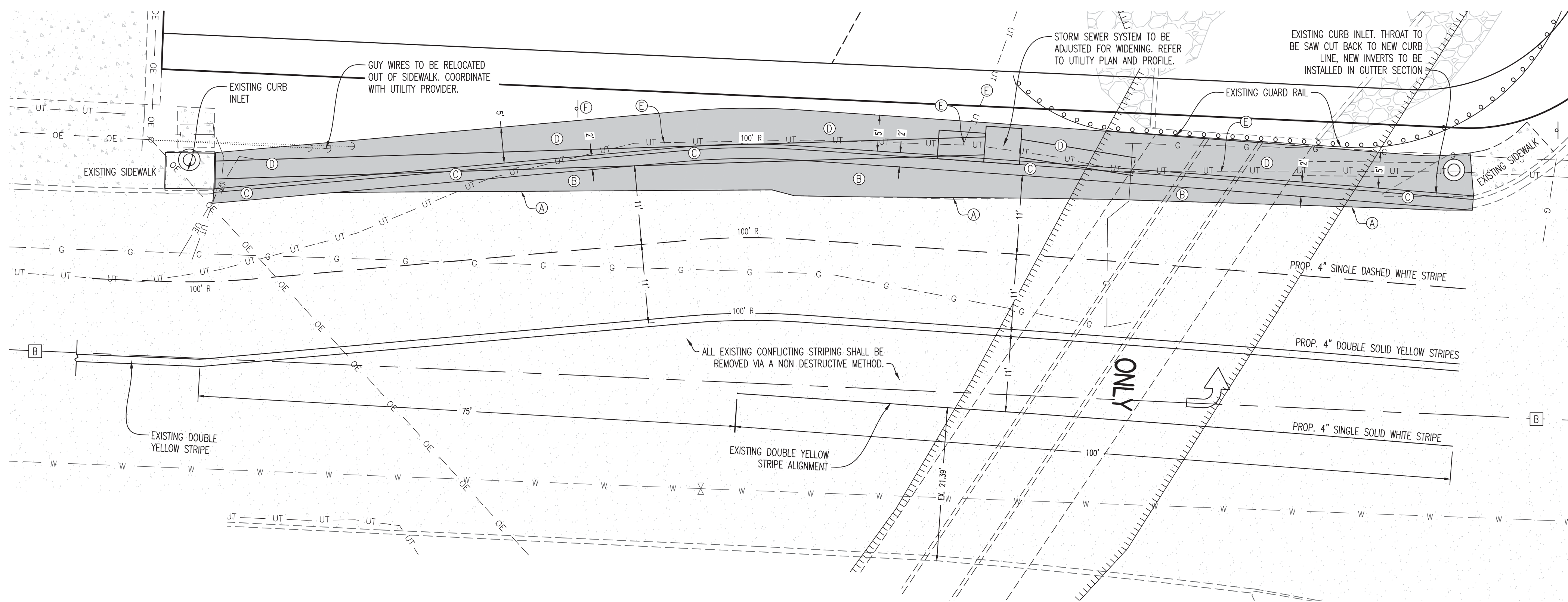
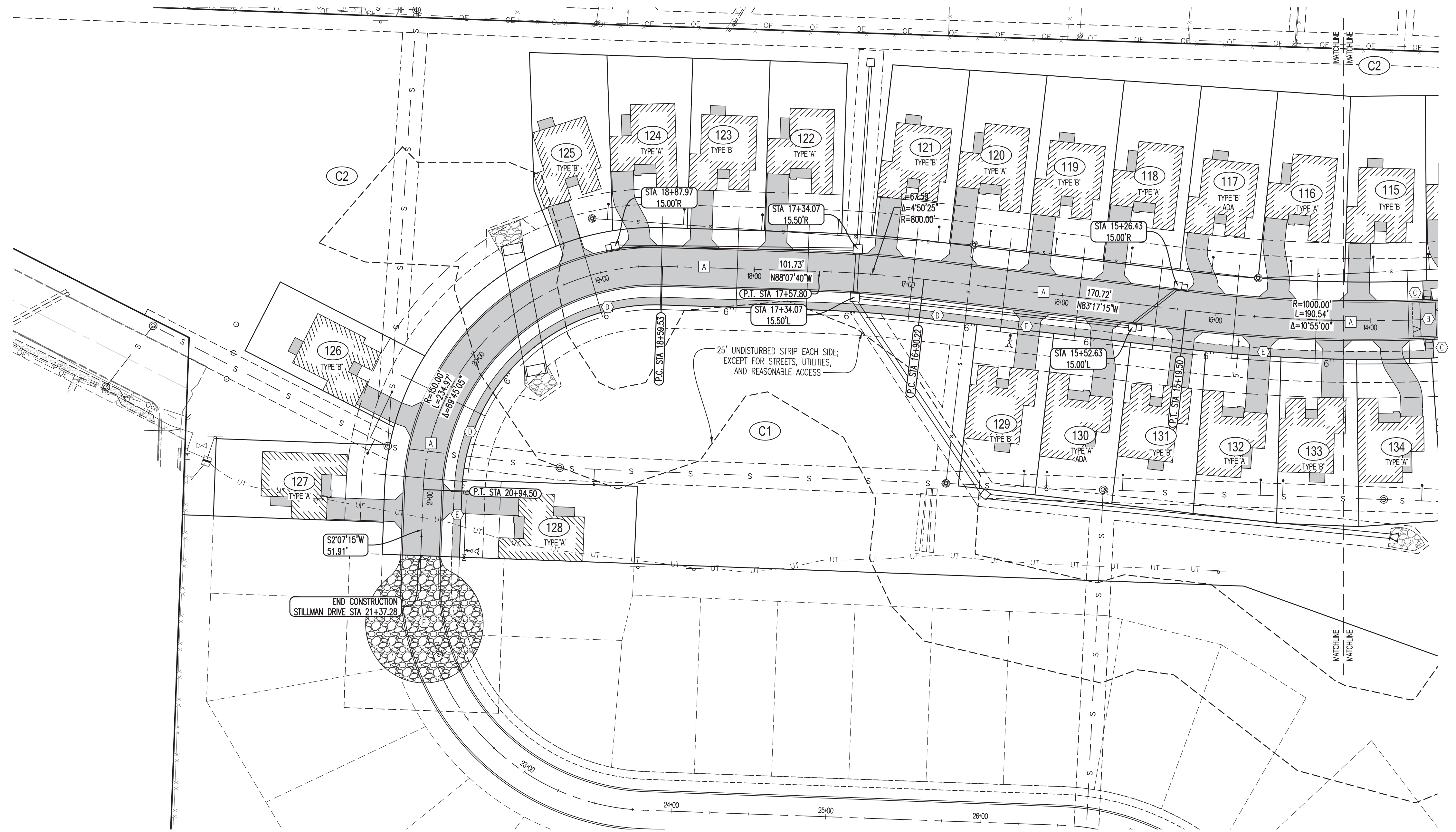
- [A] STILLMAN DRIVE (50' R/W-26' P.W.M.T.) (LOCAL RESIDENTIAL CROSS SECTION)
- [B] GEYER SPRINGS ROAD (45' HALF WIDTH) (MINOR ARTERIAL CROSS SECTION)

GENERAL NOTES:

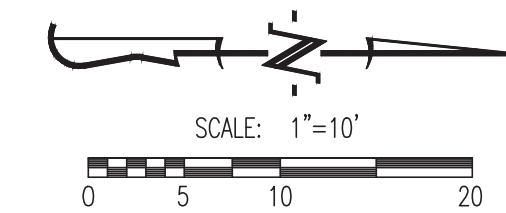
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- (H) CONSTRUCT COMMERCIAL DRIVEWAY AS SHOWN. REFER TO CITY DETAIL #PW-34.
- (I) PROPOSED MONUMENT SIGN LOCATION. CONTRACTOR SHALL COORDINATE ALL NECESSARY AND RELATED PERMITS.



GEYER SPRINGS TURN LANE



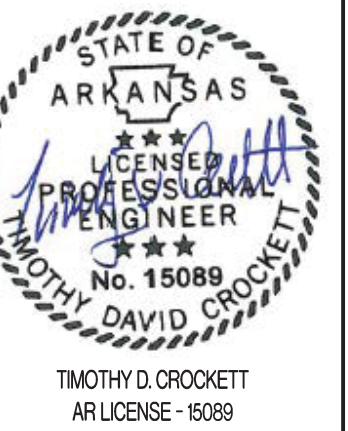
LEGEND OF LABELS:

- (A) SAWCUT EXISTING ASPHALT PAVEMENT AS NEEDED TO PROVIDED A CLEAN TIE INTO PROPOSED PAVEMENT.
- (B) WIDEN EXISTING DRIVING LANE OF GEYER SPRINGS WITH 4" ASPHALTIC WEARING SURFACE ON 8" BASE. REFER TO CITY DETAIL #PW-24. SLOPE AWAY FROM CENTERLINE OF GEYER SPRINGS @ 2%.
- (C) INSTALL 2' CURB AND GUTTER SECTION AS SHOWN. REFER TO CITY DETAIL #PW-29.
- (D) INSTALL 5' WIDE SIDEWALK ADJACENT TO CURB AS SHOWN. REFER TO CITY DETAIL #PW-42. SLOPE TOWARDS CENTERLINE OF GEYER SPRINGS @ 1% MIN. TO 2% MAX. DOWEL INTO EXISTING SIDEWALK ON THE NORTH AND SOUTH WITH #4 x 1'-6" @ 2' O.C. WITH 4" EPOXY EMBEDMENT INTO EXISTING SIDEWALK.
- (E) MISCELLANEOUS UTILITIES TO BE LOWERED AND/OR RELOCATED. CONTRACTOR TO COORDINATE ANY RELOCATIONS/LOWERING WITH UTILITY PROVIDER.
- (F) SPEED LIMIT SIGN TO BE RELOCATED.

REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATE/ELECTRONICALLY



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 Crockett Engineering Consultants, LLC
 Arkansas Certificate of Authority
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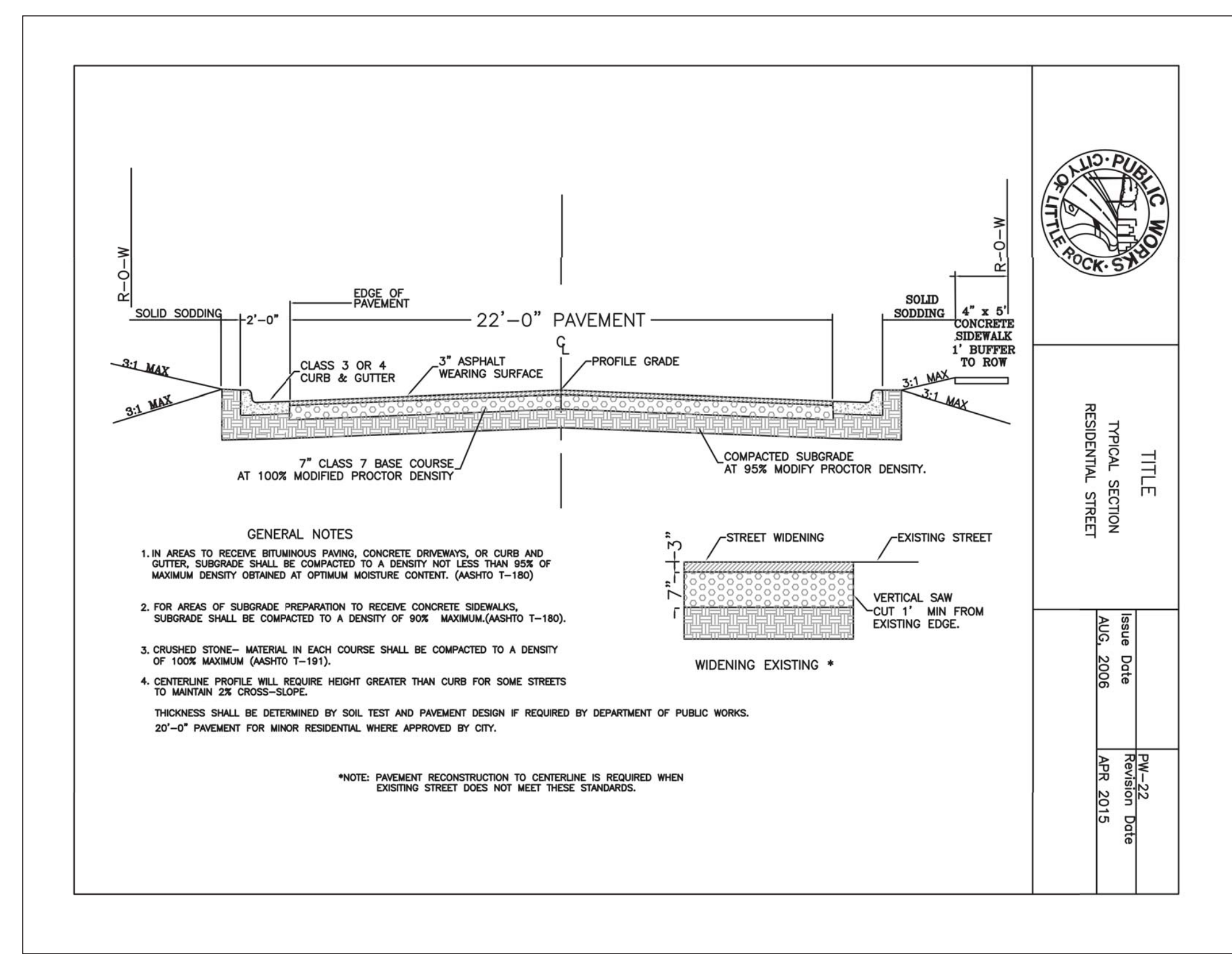
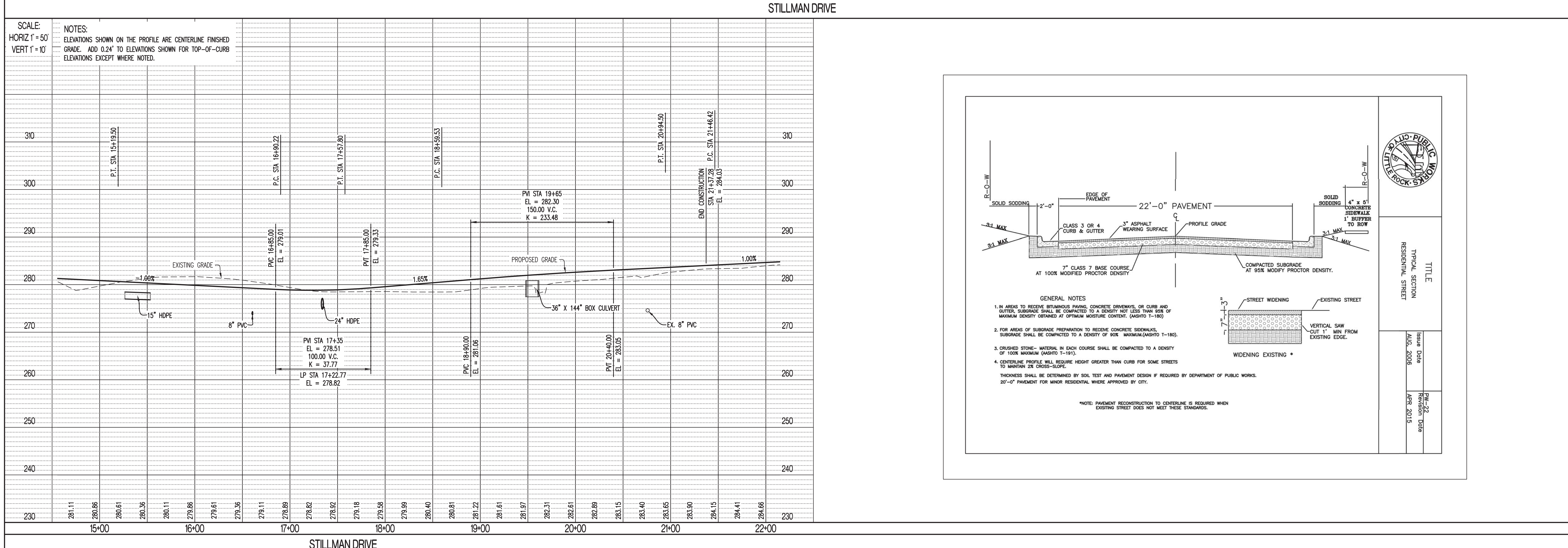
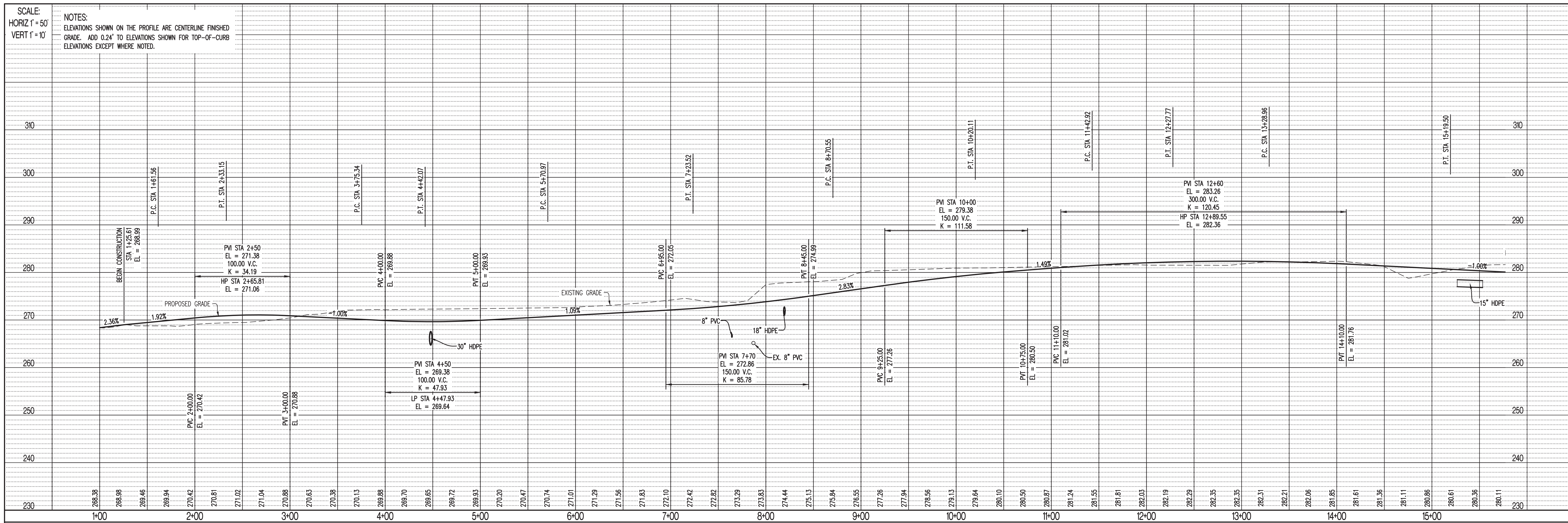
OWNER:
 DHC DEVELOPMENT, LLC
 1800 E. LARK LANE
 NWA, MO 65714

VALLEY SPRINGS COTTAGES
 LOCATED IN
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:

SITE PLAN
 SHEET 2 OF 2

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO.: 170132
 SHEET: CE 12



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED SEALED AND DATED PROFESSIONALLY

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 15089
 TIMOTHY D. CROCKETT
 AR LICENSE - 15089

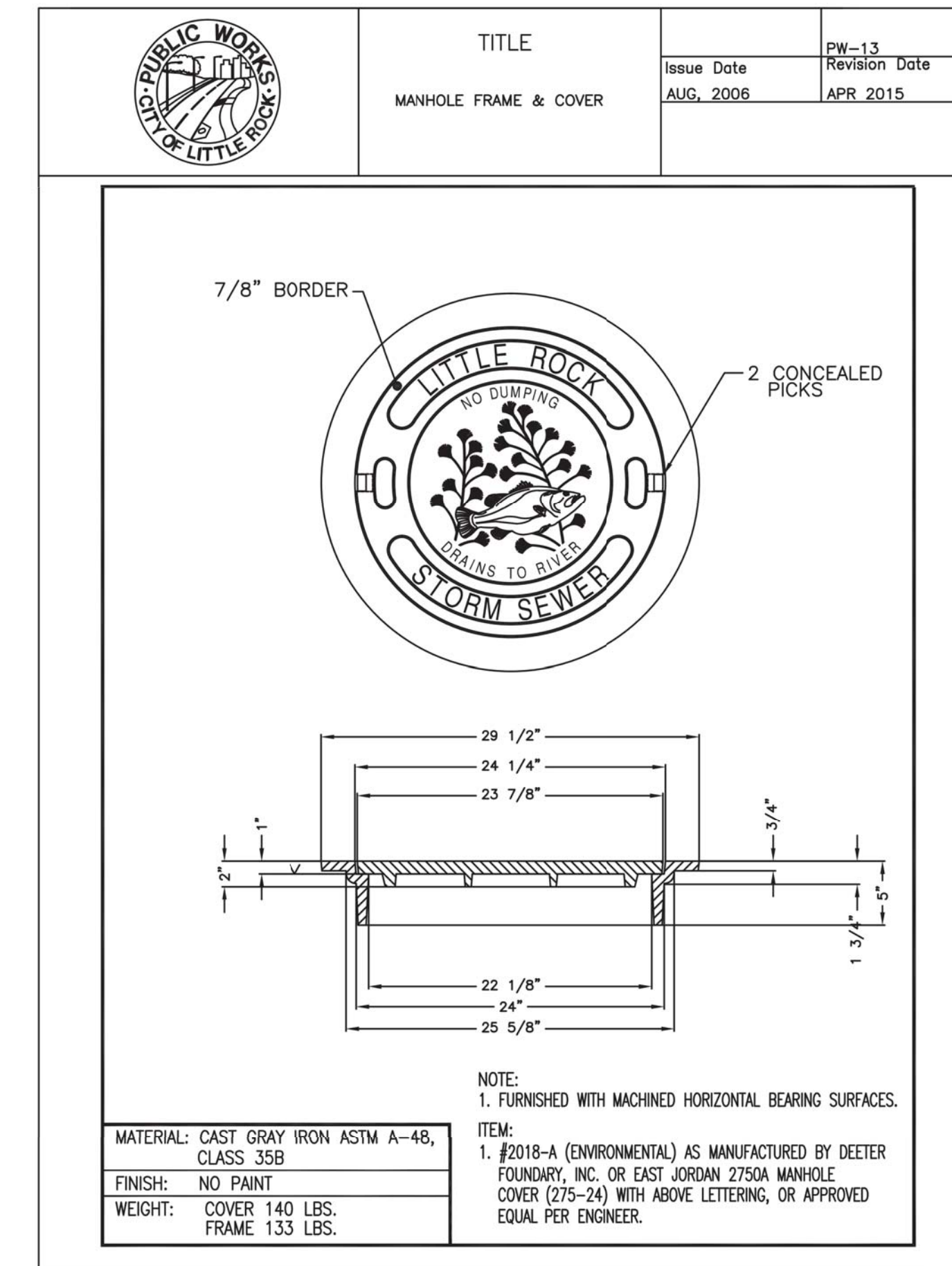
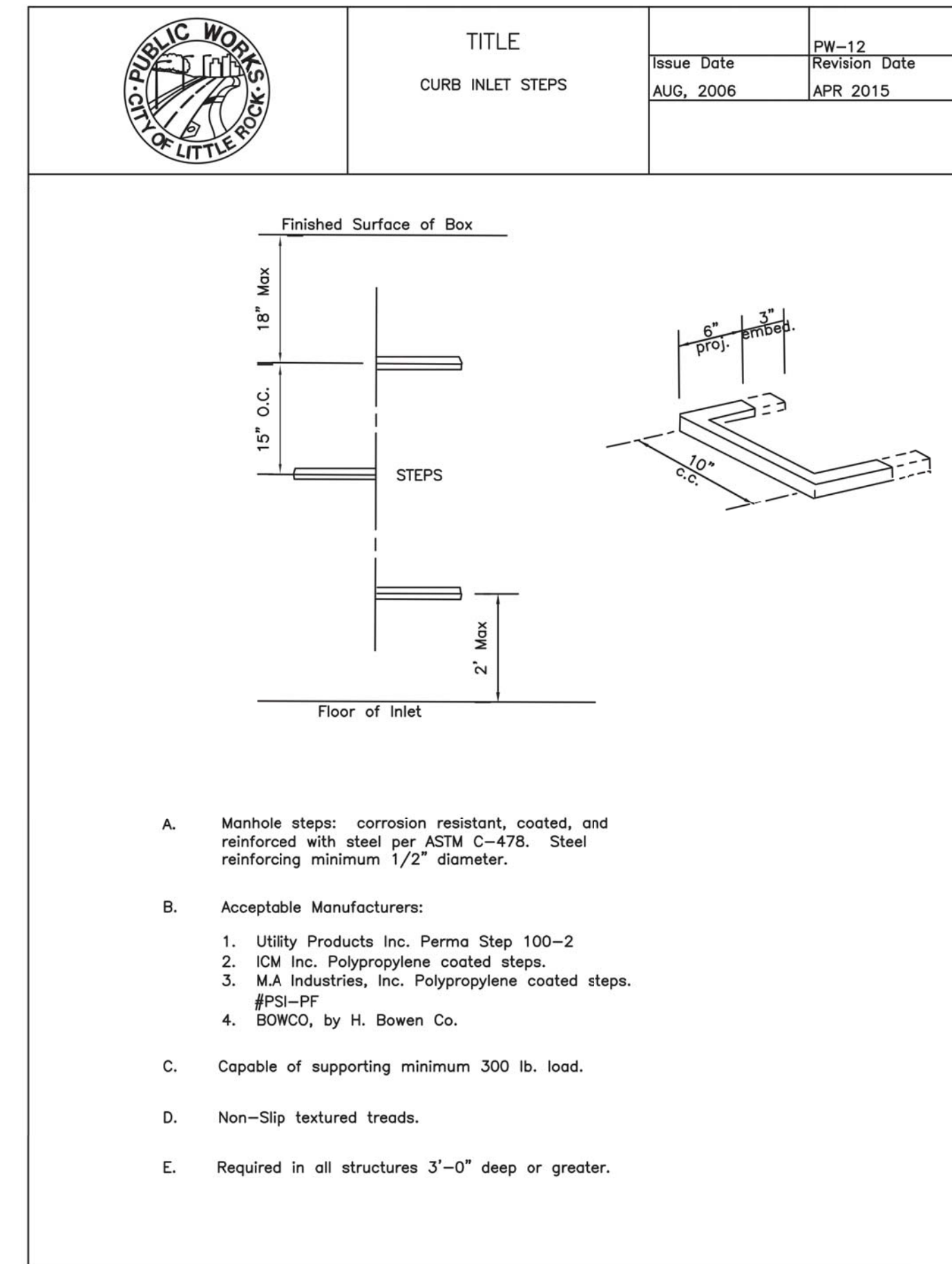
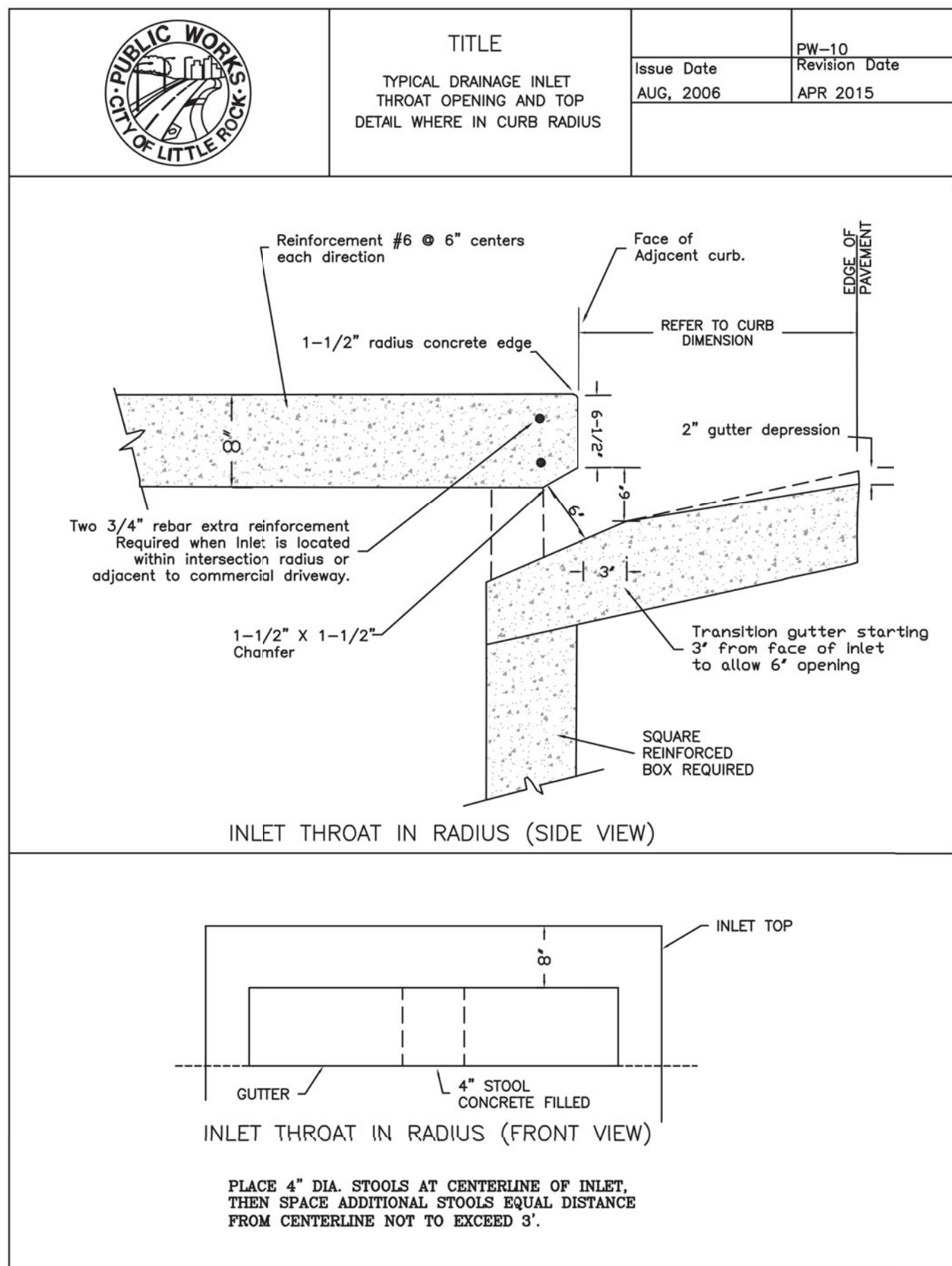
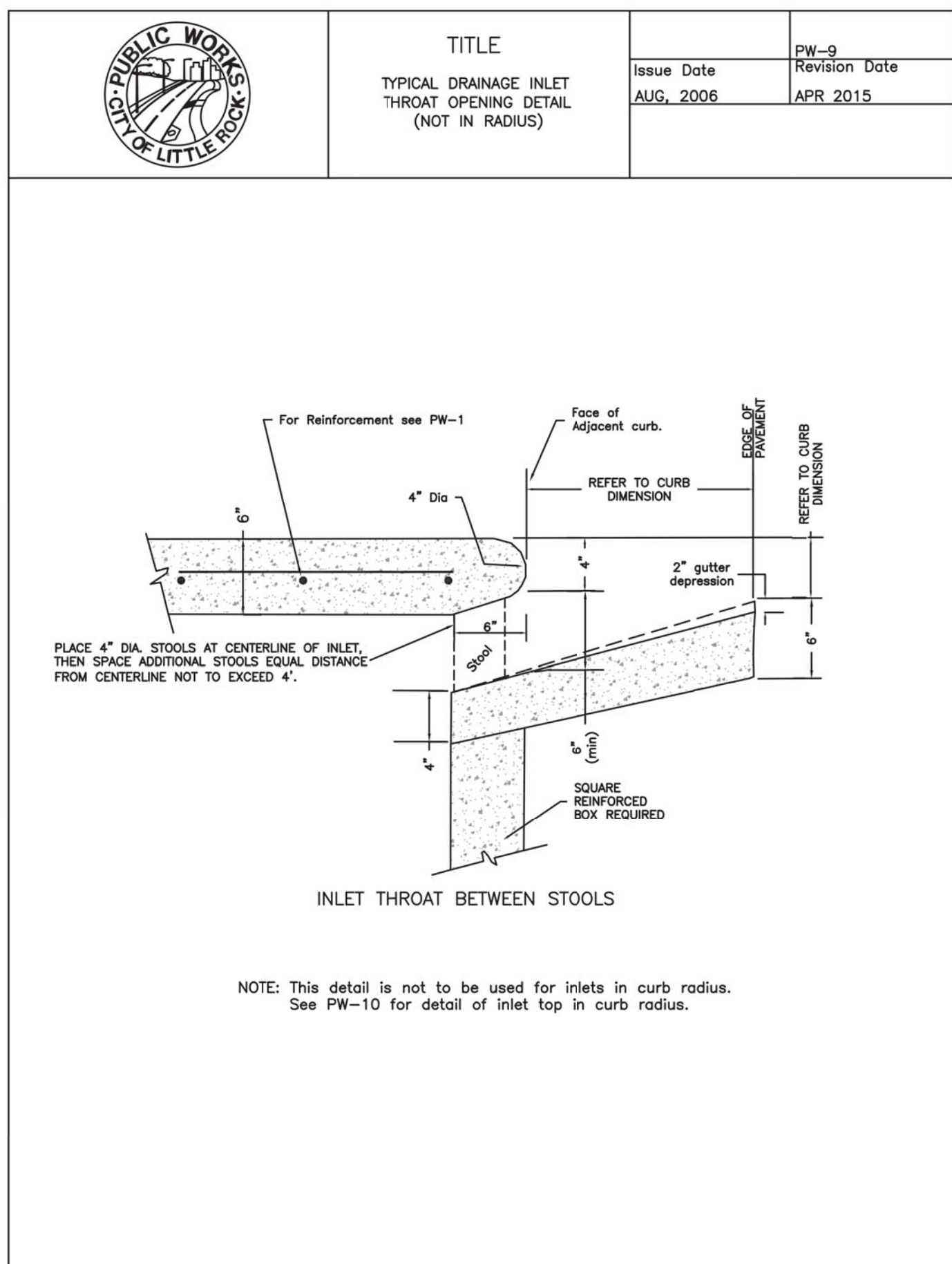
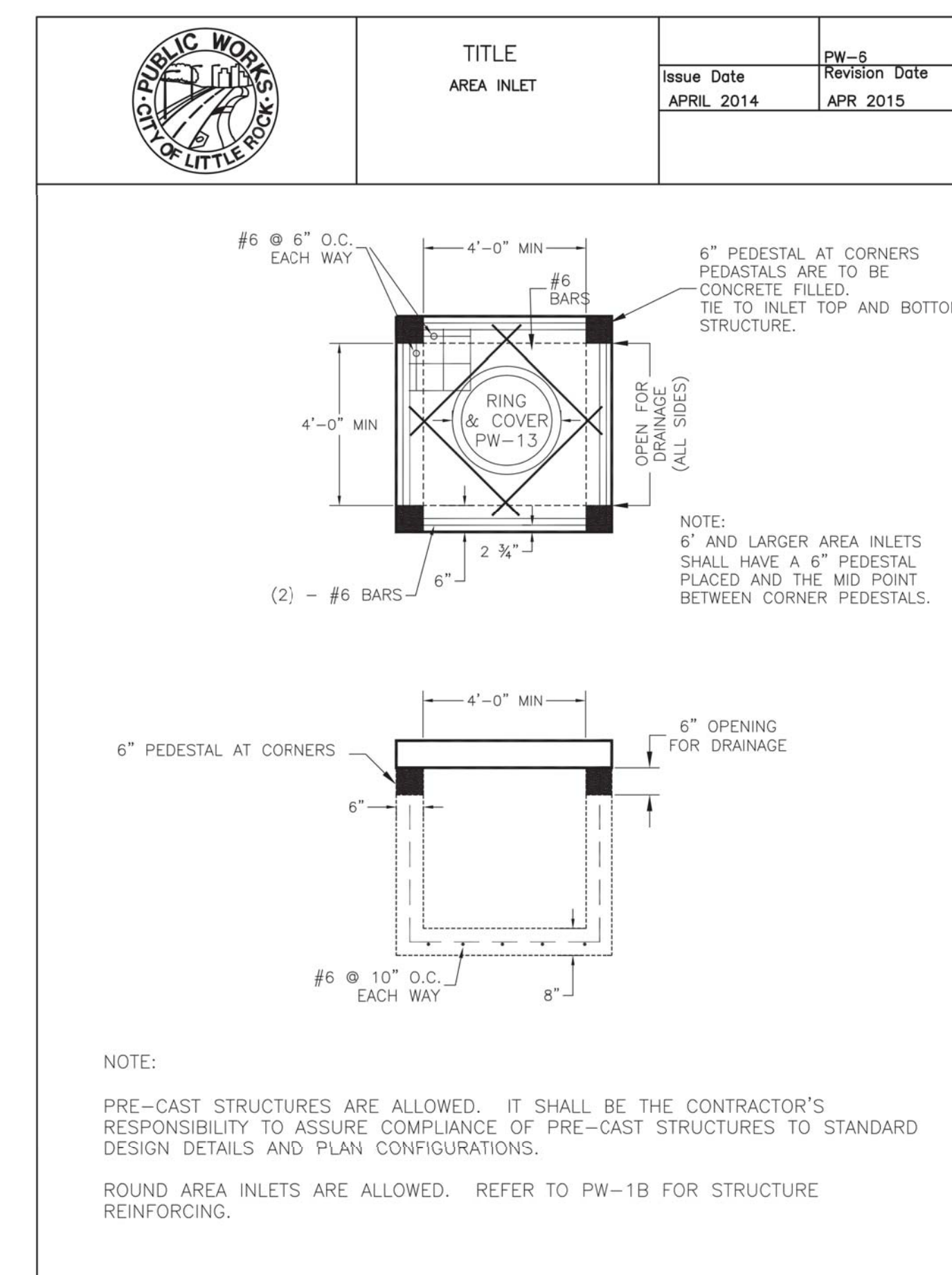
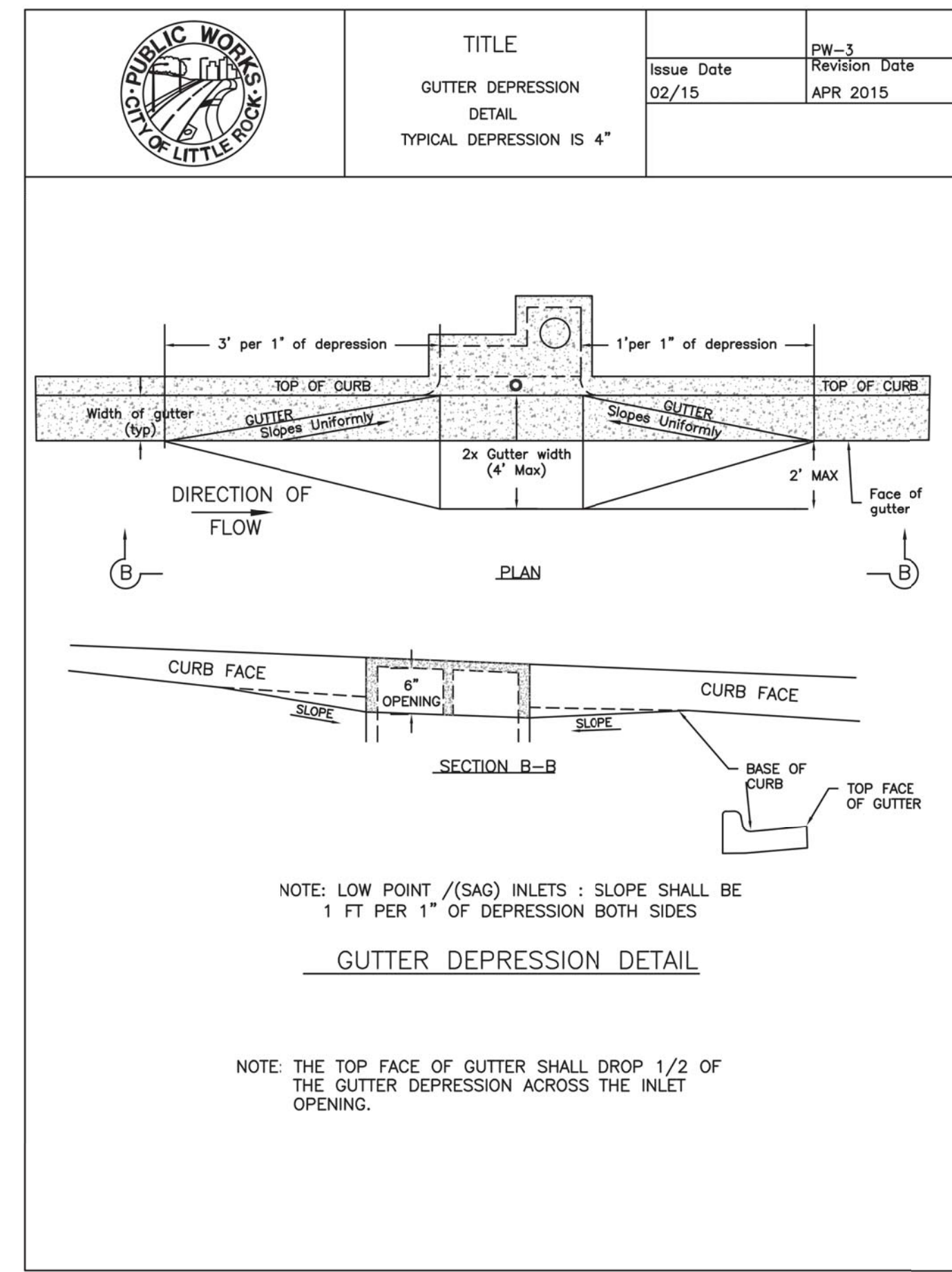
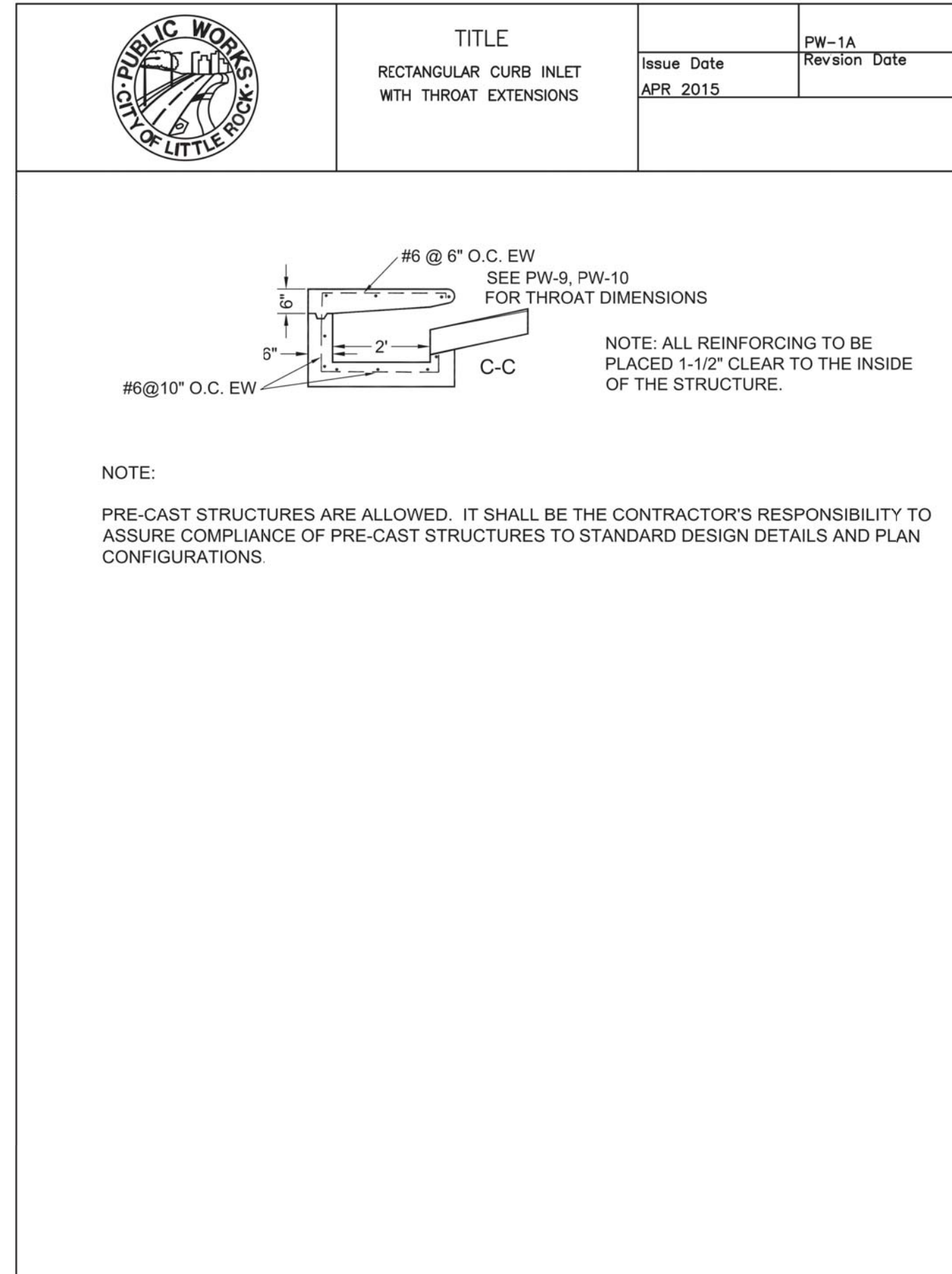
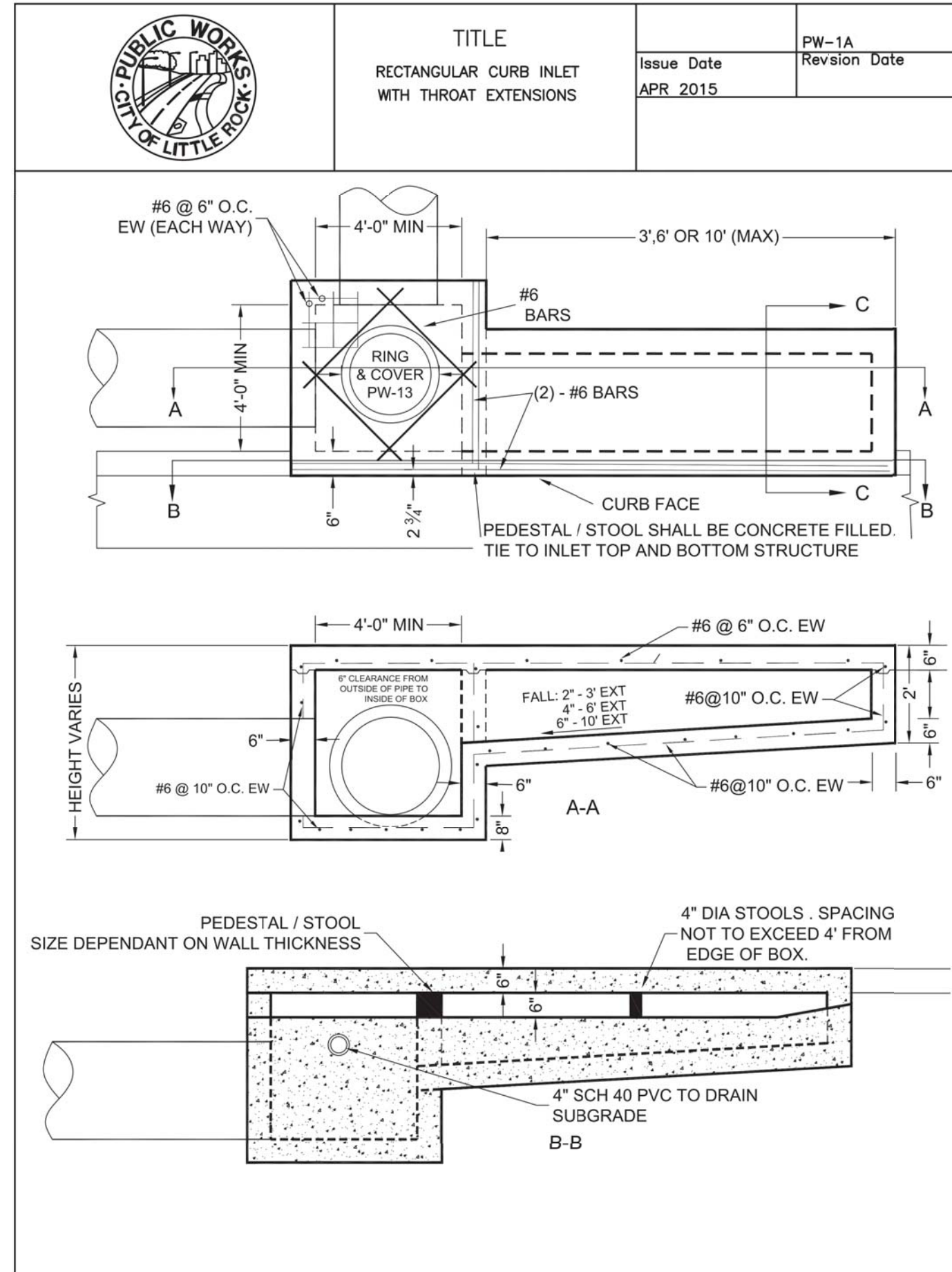
SITE/CIVIL ENGINEER
CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. Wilson Blvd., Ste. 300
 Conway, Missouri 65732
 (417) 345-0474
 www.crockettingeering.com
 Crockett Engineering Consultants, LLC
 Arkansas Certified of Authority
 12324

OWNER:
 DTIC DEVELOPMENT, LLC
 1802E LARK LANE
 NWA, MO 65714

VALLEY SPRINGS COTTAGES
 LOCATED IN
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
 STILLMAN DRIVE PROFILE

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO: 170132
 SHEET: CE 13



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT
AR LICENSE - 15088

SITE/CIVIL ENGINEER
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COLUMBIANA, MISSOURI 65030
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Crockett Engineering Consultants, LLC
Arkansas Certificate of Authority
0434

OWNER:
DHC DEVELOPMENT, LLC
800E LARK LANE
MOA, MO 65714

VALLEY SPRINGS COTTAGES

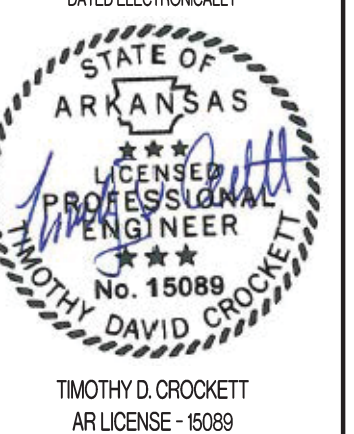
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
STORM SEWER DETAILS

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET:
CE 14

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATE ELECTRONICALLY



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www.crockettengineering.com
Crockett Engineering Consultants, LLC
Arkansas Certificate of Authority
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OWNER:
DHC DEVELOPMENT, LLC
1800E LARK LANE
NOA, MO 65714

VALLEY SPRINGS COTTAGES
LOCATED IN
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWING INCLUDES:
STORM SEWER DETAILS
CONT.
&
STREET AND SIDEWALK
DETAILS

DESIGNED: ATG
DRAWN: ATG
PROJECT NO.: 170132
SHEET: CE 15

TITLE		Issue Date	PW-26 Revision Date
DRAINAGE PIPE BACKFILL		AUG. 2006	APR 2015

OUTSIDE ROADWAY / SIDE DRAIN BEDDING

OUTSIDE ROADWAY / SIDE DRAIN BEDDING

* SEE PUBLIC WORKS STANDARD SPECIFICATIONS FOR TRENCH WIDTH AND DEPTH REQUIRED FOR STORM DRAIN APPLICATIONS.

TITLE		Issue Date	PW-26 Revision Date
DRAINAGE PIPE BACKFILL		AUG. 2006	APR 2015

UNDER ROADWAY / CROSS DRAIN BEDDING

NOTE: Backfill above crown may be select backfill when approved by Public Works Department with density testing, two-year maintenance bond. See (PW-27)

* SEE PUBLIC WORKS STANDARD SPECIFICATIONS FOR TRENCH WIDTH AND DEPTH REQUIRED FOR STORM DRAIN APPLICATIONS.

TITLE		Issue Date	PW-27 Revision Date
TRENCH BACKFILL REQUIREMENTS (NEW STREETS)		JAN. 2003	APR 2015

The City will allow Contractor to backfill utility and storm drain installations under a planned new street with select material or approved borrow material providing Engineer of Record and Contractor comply with following:

- * Engineer of Record must submit a request in writing to Department of Public Works. Letter must note agreement with conditions of this memorandum.
- * Trench backfill with other than aggregate per current City standard is not allowed in cuts of existing street, on projects where street construction is a partial widening (boundary street widening), or a street extension less than 300 feet in length. Locations must be approved prior to start of construction.
- * A one year maintenance bond shall be provided and shall cover all construction associated with project (curbs, base, ACHM surface, drainage inlets, storm drain, sidewalks, and other improvements in right-of-way).
- * Trenches shall be a minimum of eighteen inches in width to allow for proper compaction.
- * Aggregate material (Class 7) shall be placed to subgrade elevation per PW-25.
- * Material used for backfilling shall be free of frozen material, trash, lumber, broken concrete having a dimension larger than two inches, or other debris. Such material shall be capable of being compacted to a density of not less than ninety-five (95) percent of maximum density, at optimum moisture, obtained in laboratory in accordance with AASHTO-Designation T-180. All tests are to be at expense of Developer or Contractor.
- * A letter certifying compaction of backfill in trenches shall be furnished for a minimum of every third lift with eight inch lifts maximum (one test per two feet of fill). Test locations shall be spaced no further than one hundred feet, one per street crossing, or as required by Engineer of Record or City staff.
- * Failure to provide satisfactory density testing of backfill for each trench will require one of three options of Contractor: A. Removal and re-compaction with certified testing. B. A maintenance bond for five (5) years shall be furnished for total project. C. A 3000 psi seven inch thick concrete cap two feet wider than trench may be installed below base course similar to Public Works Standard Detail PW-25.

TITLE		Issue Date	PW-29 Revision Date
CURB & GUTTER SECTIONS RESIDENTIAL & COLLECTOR STREETS		AUG. 2006	APR 2015

UPRIGHT CLASS 3

Install 1/2" Bituminous Expansion Joint Material At 100' Max. Intervals Or At Tie Ins To Boxes, Radius Returns Or Driveway Aprons. Control Joints 15' Max. O.C.
Joint Sealant Shall be Sonneborn SL2 Self Leveling Urethane as Manufactured by Chemrx or Equivalent.

TITLE		Issue Date	PW-41 Revision Date
SIDEWALK DETAILS		APR 2015	

SIDEWALK MEANDER WITH GRASS BUFFER

SIDEWALK MEANDER ADJACENT TO CURB

NOTES:
1. THE EFFECTIVE LENGTH OF THE SIDEWALK MEANDER IS TO BE CENTERED ON THE OBSTRUCTION.
2. THE MINIMUM CLEAR WIDTH PARALLEL TO THE PATH OF TRAVEL TO PASS THE OBSTRUCTION SHALL BE 3 FEET.

TITLE		Issue Date	PW-41 Revision Date
SIDEWALK DETAILS		AUG. 2006	APR 2015

EXPANSION DETAIL

NOTE:
(1) 1/2" Expansion Joint Spacing at 60' Or adjacent to Structures and Drives.
(2) Sidewalk Expansion Material is Required Between Sidewalk and Curb.
(3) Dowel bars with Expansion Joint Material required at inlets. See PW-42.

Expansion joint shall be installed between public and private sidewalk, buildings or driveways.

TITLE		Issue Date	PW-48 Revision Date
ACCESS RAMP (GENERAL NOTES & RAMP CRITERIA)		AUG. 2006	APR 2015

- THE SLOPE OF THE RAMP SHALL NOT EXCEED 1:12 (8.33%). CONTRACTORS SHOULD FORM RAMPS AT A GRADE LOWER THAN 8.33% TO ALLOW ROOM FOR CONSTRUCTION TOLERANCES, POURING AND FINISHING RAMPS WITHOUT THE AID OF A DIGITAL LEVEL IN CHECKING GRADES IS DISCOURAGED, BECAUSE CONTRACTORS WILL BE REQUIRED TO REMOVE ANY RAMP WITH GRADES EXCEEDING REQUIREMENTS SHOWN IN STANDARD DETAILS. RAMP SURFACE SHALL BE COURSE BROOMED TRANSVERSE TO THE SLOPE. GROOVES/JOINTS ARE NOT TO BE INSTALLED IN THE RAMP SURFACE.
- THE MINIMUM THICKNESS OF RAMPS, SIDEWALKS AND LANDING AREAS SHALL BE 4 INCHES. CONCRETE TO BE MINIMUM 3000 P.S.I. EXPOSED AGGREGATE CONCRETE SHALL NOT BE USED ON SURFACE RAMPS. WIRE REINFORCEMENT IS NOT REQUIRED IN RAMPS OR SIDEWALKS UNLESS SPECIFICALLY STATED IN DESIGN PLANS.
- THE MAXIMUM RAMP AND LANDING CROSS-SLOPE SHALL BE 2.0% UNLESS THE STREET GRADE EXCEEDS 2.0%, THEN THE CROSS-SLOPE OF THE RAMP SHALL MATCH THE STREET RUNNING GRADE. DO NOT PROVIDE TRANSITIONAL WARPS IN THE GUTTER, RAMP SURFACE OR LANDING AREA. THE STREET RUNNING GRADE IS MEASURED DIRECTLY IN FRONT OF THE RAMP WITH A 4 FOOT DIGITAL LEVEL AND IS THE GRADE OF THE STREET PERPENDICULAR TO THE RAMP RUNNING SLOPE WHERE THE ASPHALT ABUTS THE GUTTER.
- GUTTER SHALL NOT EXCEED 5.0% DIRECTLY IN FRONT OF A CURB RAMP. NO LIP OR VERTICLE SEPARATION SHALL BE INSTALLED BETWEEN THE GUTTER AND THE RAMP.
- THE MINIMUM RAMP WIDTH SHALL BE 4 FEET. A THREE FOOT WIDE RAMP IS ACCEPTABLE ONLY IN THE CASE OF AN OBSTRUCTION AND WITH PUBLIC WORKS WRITTEN APPROVAL. CURB RAMPS, SIDEWALKS, MEDIAN CUTS AND CROSSWALKS SHALL BE ALIGNED UNLESS NOT POSSIBLE TO AD IMPAIRED USERS.
- RAMP SIDE FLARES SHALL NOT EXCEED 10.0% RELATIVE TO THE STREET. (EXAMPLE: IF THE STREET SLOPE IS 5.0% THEN THE SIDE FLARE SLOPE MAY BE UP TO 15.0% ON THE LOW SIDE TO ALLOW THE FLARE TO MATCH CURB HEIGHT IN A REASONABLE DISTANCE. THE SIDE FLARE SLOPE ON THE HIGH SIDE OF THE RAMP WOULD REMAIN AT 10.0% OR LESS GRADE SINCE IT WILL MATCH CURB HEIGHT QUICKLY).
- A MINIMUM 3 FOOT LONG SIDEWALK TRANSITION SHALL BE PROVIDED WHEN MATCHING CURB RAMP/LEVEL LANDING TO EXISTING SIDEWALKS WITH CROSS SLOPE EXCEEDING 2.0%. ADDITIONAL TRANSITION LENGTH MAY BE REQUIRED WHEN MATCHING TO EXISTING SIDEWALK WITH SEVERE CROSS SLOPE.
- MEDIAN CUTS SHALL BE 6 FEET WIDE FOR TWO-WAY PEDESTRIAN TRAFFIC ALIGNED WITH CROSSING. MEDIAN CUT CROSS SLOPE SHALL BE MAXIMUM 2.0% OR MATCH STREET GRADE WHEN ROADWAY SLOPE EXCEEDS 2.0%.
- RAMP LENGTH IS LIMITED TO 15 FEET.

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF CURB.

TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN.

DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT THE WHEELS TO ROLL BETWEEN DOMES.

DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

DETECTABLE WARNING DEVICE SHALL BE ON THE AHTD QUALIFIED PRODUCTS LIST FOR CAST-IN-PLACE TACTILE PANELS (ADA DETECTABLE WARNING).

FIRST CHOICE	SECOND TYPE
TYPE 1 CORNER LOCATIONS WITH WALK ADJACENT TO CURB BOTH NEW CONSTRUCTION AND ALTERATIONS	TYPE 5 TANGENT LOCATIONS (ALTERATIONS ONLY)
TYPE 2 CORNER LOCATIONS WITH WALK OFFSET FROM CURB A DISTANCE INSUFFICIENT TO ALLOW REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS)	
TYPE 3 CORNER LOCATIONS WITH WALK OFFSET FROM CURB A DISTANCE SUFFICIENT TO ALLOW REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS)	
TYPE 4 TANGENT LOCATIONS (BOTH NEW CONSTRUCTION AND ALTERATIONS)	

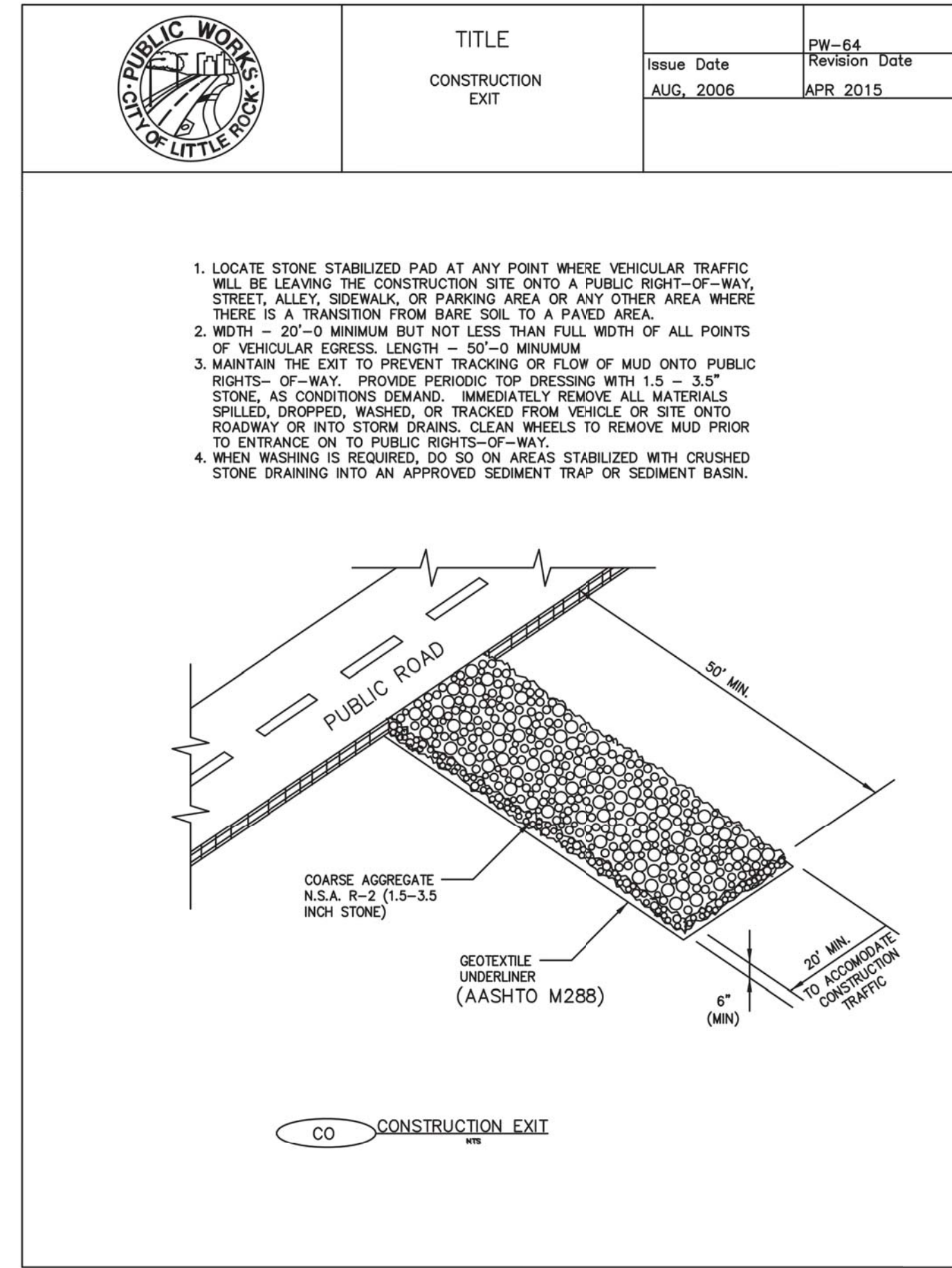
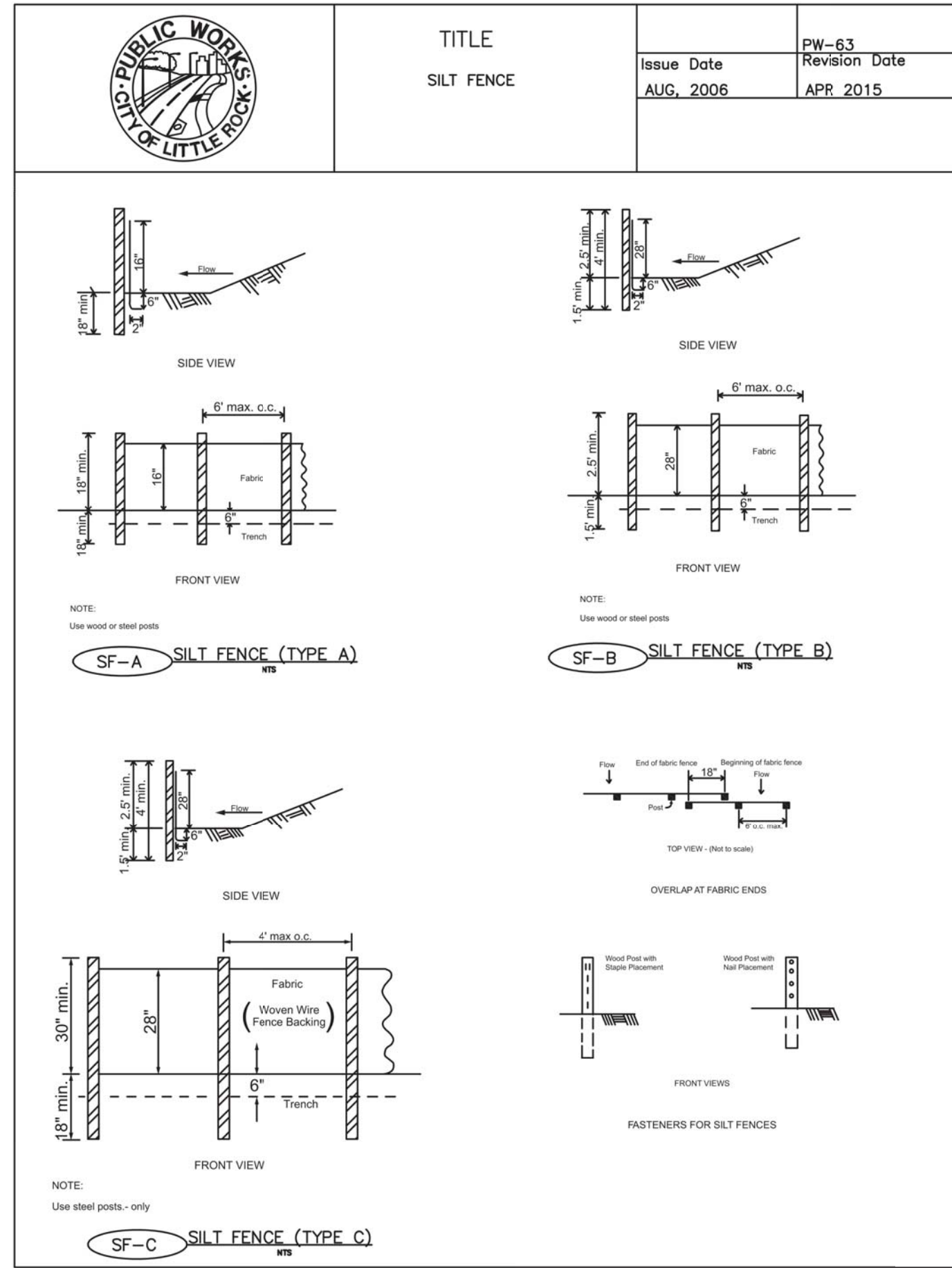
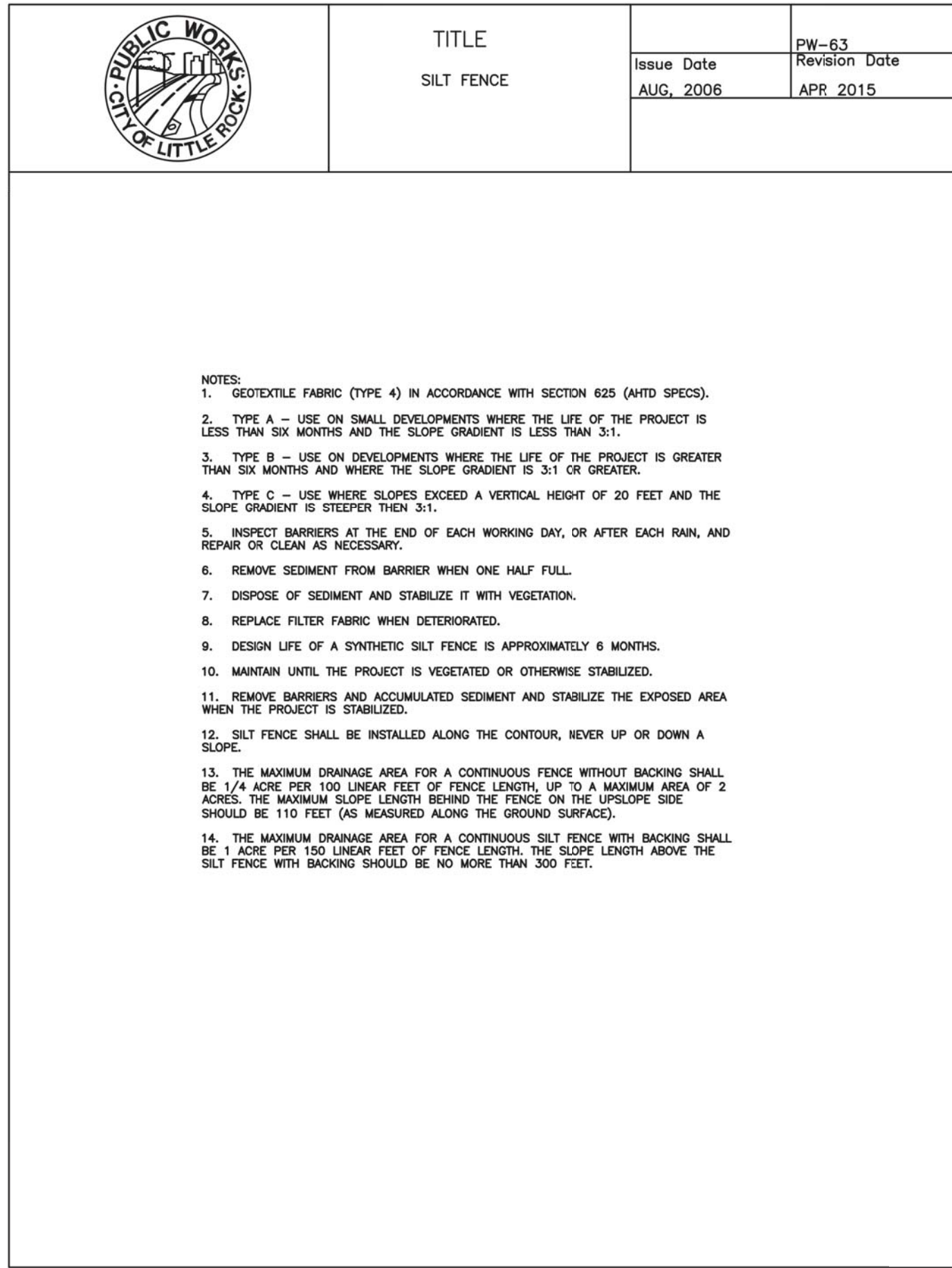
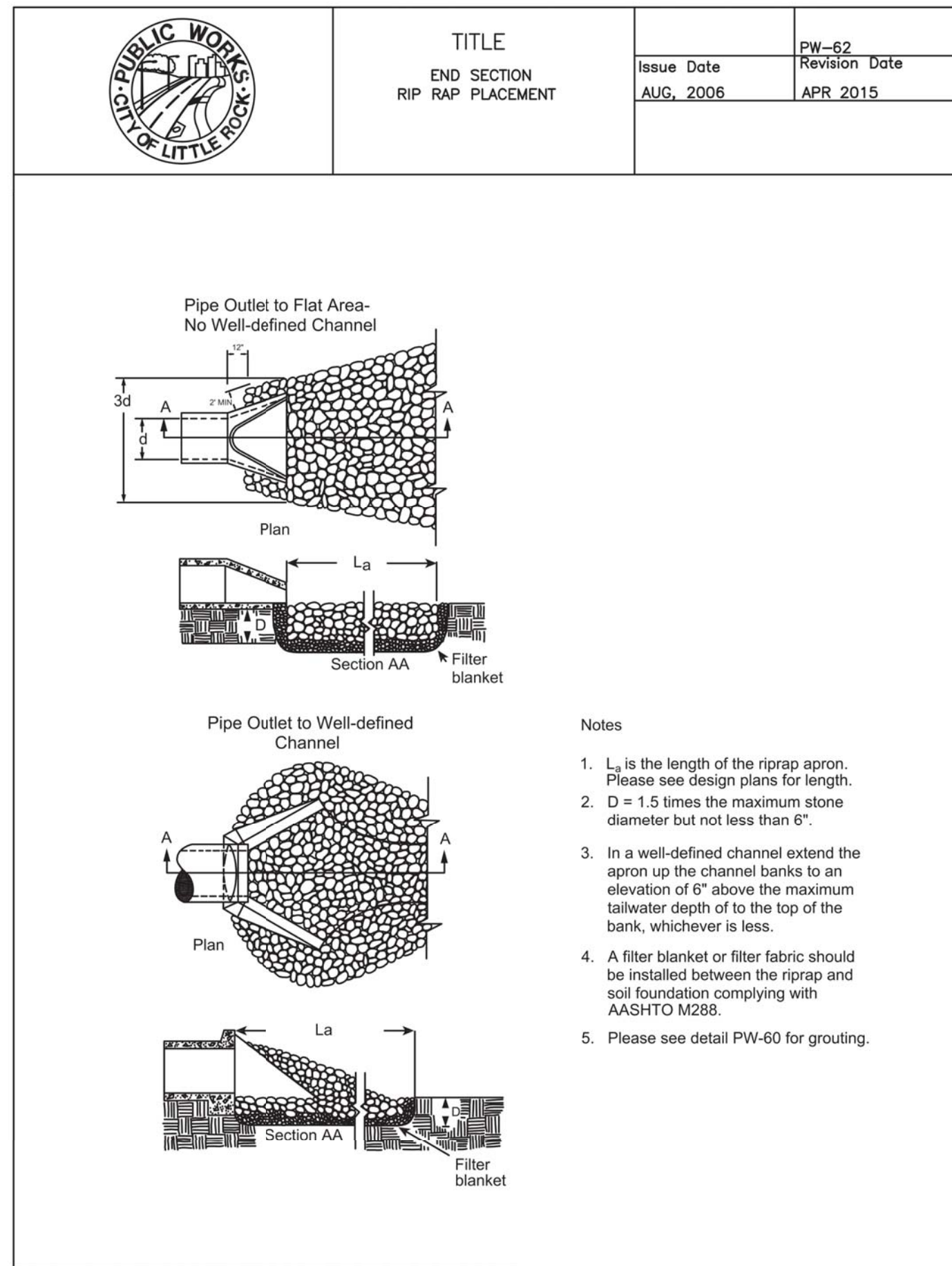
TITLE		Issue Date	PW-51 Revision Date
ACCESS RAMP TYPE 3 EXPANSION JOINT ALTERNATE 1		AUG. 2006	APR 2015

TYPE 3 RAMP PLAN

EXPANSION JOINT ALTERNATE 1

SECTION A-A

LEGEND:
Ⓐ SEE NOTE "A" ON PW-48
Ⓑ SEE NOTE "C" ON PW-48
Ⓒ SEE NOTE "D" ON PW-48
Ⓓ SEE NOTE "G" ON PW-48
[Symbol] DENOTES ACCESS RAMP UNIT PAY AREA



TEMPORARY STABILIZATION

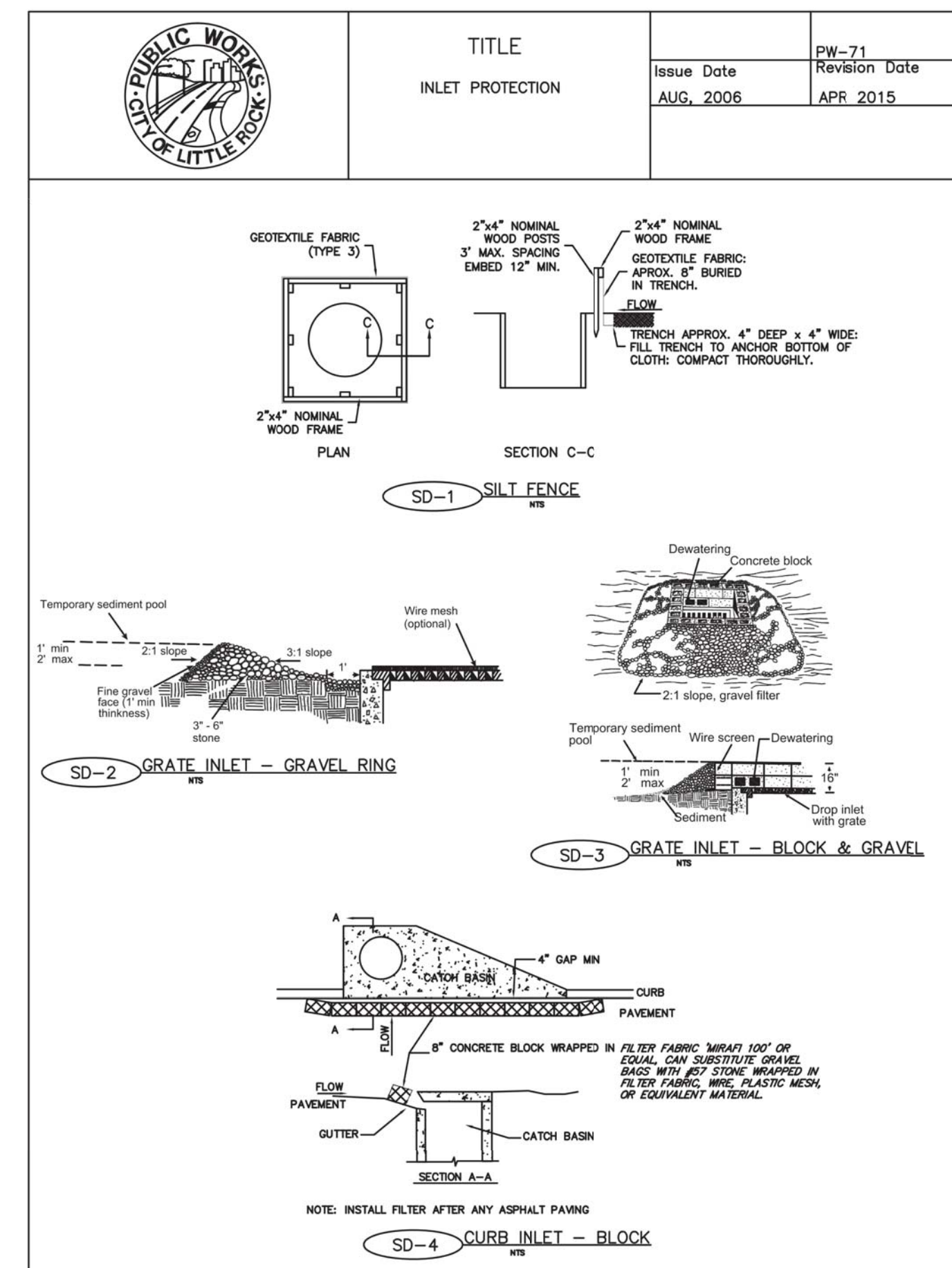
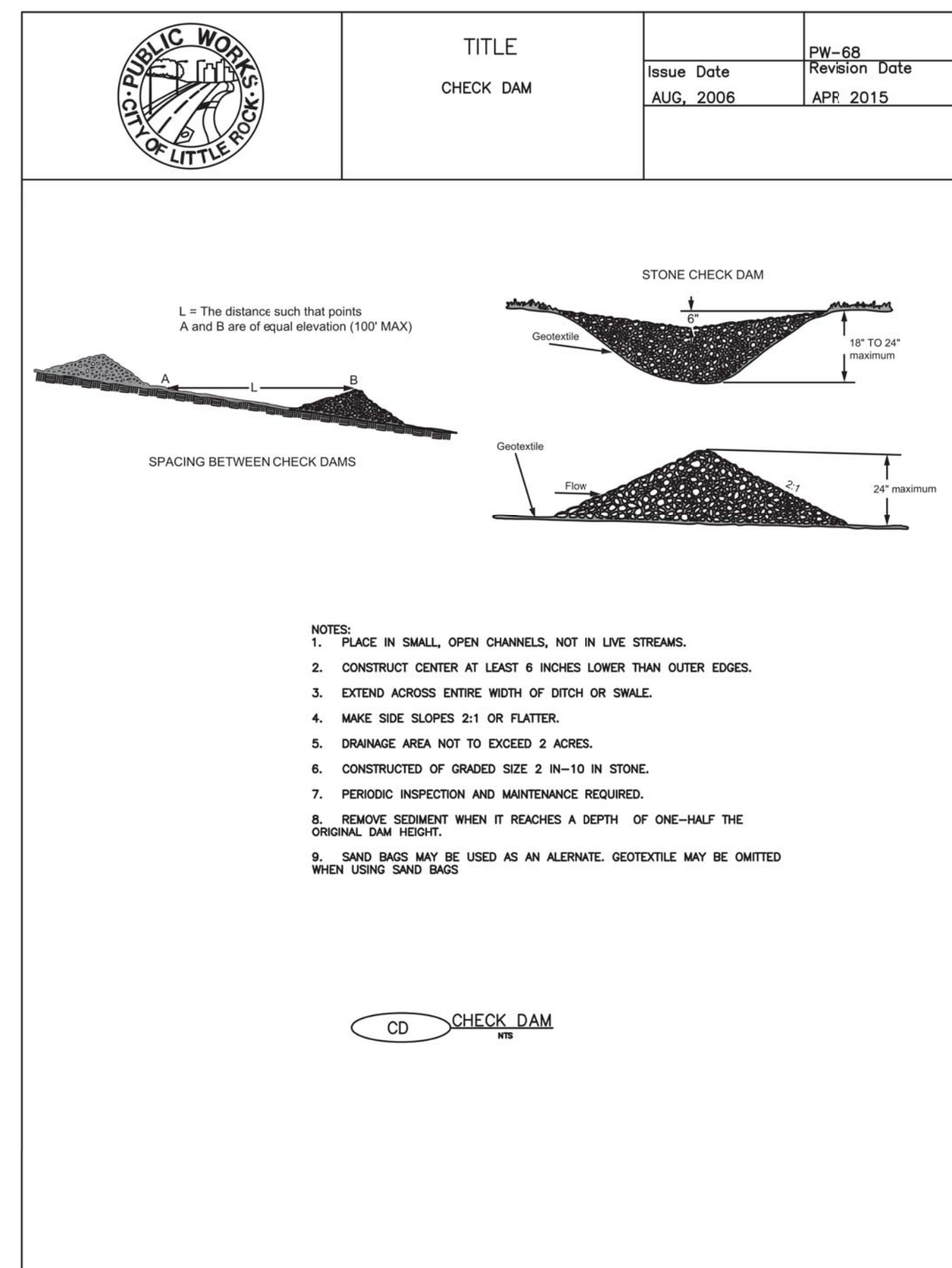
SPECIES	RATE / 1000 SF.	PLANTING DATES
STRAW MULCH	92 LB.	ANY TIME FOR TEMPORARY COVER.

TEMPORARY GRASSING

SPECIES	RATE / ACRE	PLANTING DATES	FERTILIZER	RATE / ACRE	MULCH RATE
MILLET	50 LB	JAN 21 TO AUG 14	10-20-10	500 LB	REFER TO TS-1
RYE	100 LB	AUG 15 TO JAN 20	10-20-10	500 LB	TS-1

PERMANENT GRASSING

SPECIES	RATE / ACRE	PLANTING DATES	FERTILIZER	RATE / ACRE	MULCH RATE
BERMUDA GRASS (UNHULLED)	5 LB.	MARCH 1	10-20-10	800 LB.	REFER TO TS-1
BERMUDA GRASS (HULLED)	10 LB.	TO JUNE 15			
LESPEDEZA (KORBE)	10 LB.				
BERMUDA GRASS (UNHULLED)	5 LB.	JUNE 16	10-20-10	800 LB.	
BERMUDA GRASS (HULLED)	10 LB.	TO AUGUST 31			
BERMUDA GRASS (UNHULLED)	20 LB.	SEPTEMBER 1	10-20-10	800 LB.	
WHEAT	15 LB.	TO FEBRUARY 29			



REVISIONS:

NO.	DATE
ORIGINAL	04/03/2018

THIS SHEET HAS BEEN SIGNED, SEALED AND DATE/STAMPED ELECTRONICALLY

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 No. 15088
 TIMOTHY D. CROCKETT
 AR LICENSE - 65089

SITE/CIVIL ENGINEER
CROCKETT
 ENGINEERING CONSULTANTS
 1800 E. LARK LANE
 COLLETON, MISSOURI 65020
 (314) 447-0792
 www.crockettengineering.com
 Crockett Engineering Consultants, LLC
 Arkansas Certificate of Authority
 0404

OWNER:
 DHC DEVELOPMENT, LLC
 1800 E. LARK LANE
 NOA, MO 65714

LOCATED IN
VALLEY SPRINGS COTTAGES
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 13 WEST
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

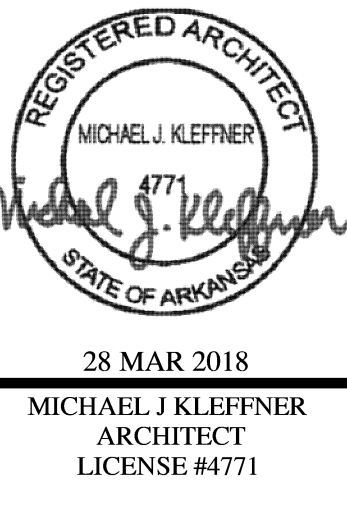
DRAWING INCLUDES:
 EROSION CONTROL
 DETAILS

DESIGNED: ATG
 DRAWN: ATG
 PROJECT NO.: 170132
 SHEET: CE 16

VALLEY SPRINGS COTTAGES

Little Rock,

Arkansas



VALLEY SPRINGS COTTAGES
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS



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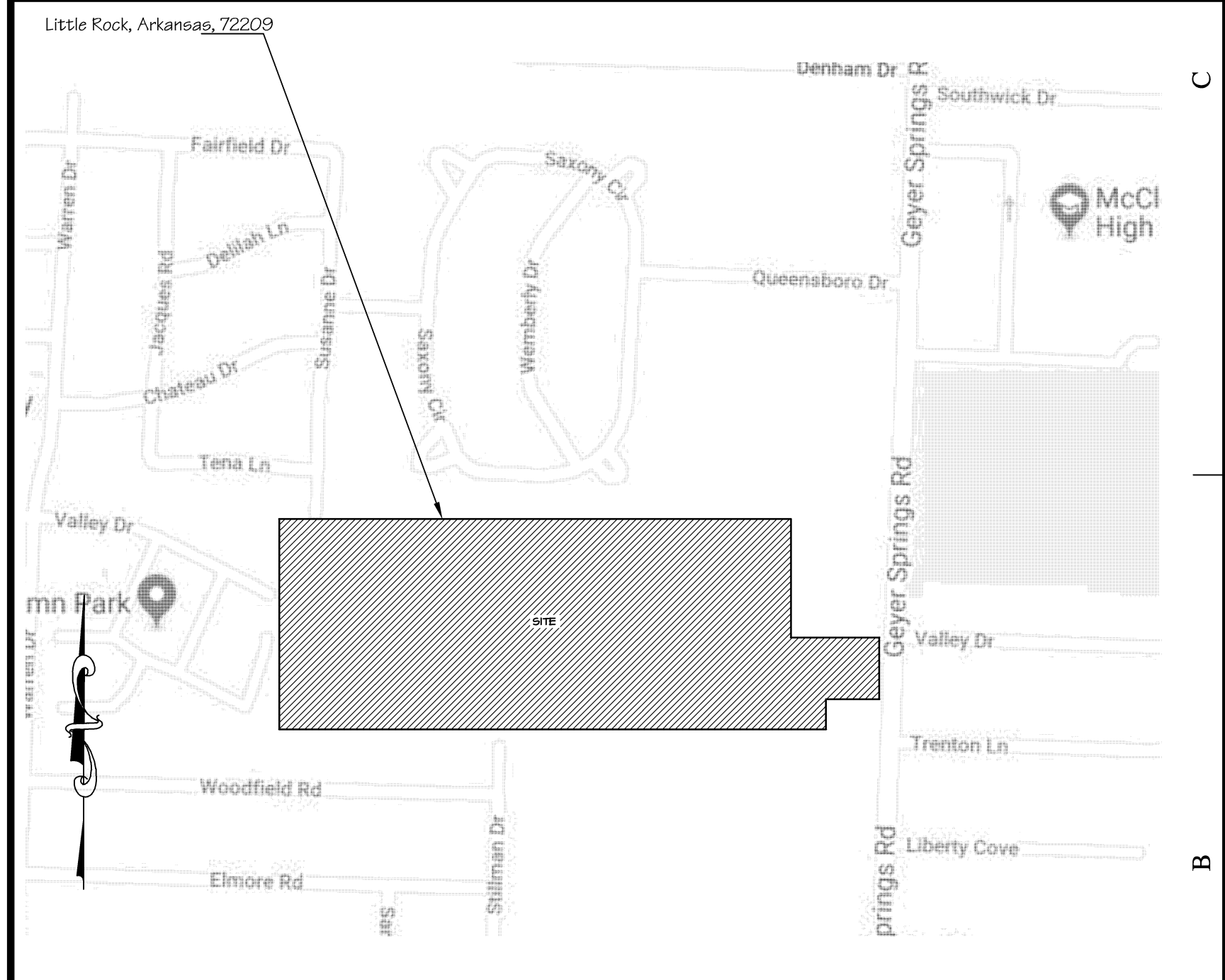
JOB NO.
3522

PROJECT INFORMATION

INDEX TO DRAWINGS

ARCHITECT'S JOB NO. 3522

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: _____ DATE: _____

OWNER: VALLEY SPRINGS COTTAGES, LP
1900 E. LARK LN. NIXA, MO 65714
BY: _____ DATE: _____

CONTRACTOR: SCI - SALTER CONSTRUCTION INC.
201 LEE ANDREW LANE, CONWAY, AR 72034
BY: _____ DATE: _____

ADFA REPRESENTATIVE:
900 W. CAPITOL AVE, LITTLE ROCK, AR 72207
BY: _____ DATE: _____

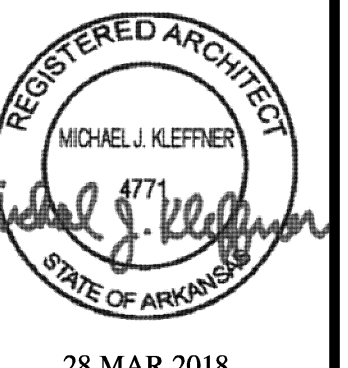
SITE DATA				
SITE ZONING:	(SEE CIVIL)			
SITE SIZE:	(SEE CIVIL)			
SITE DENSITY:	(SEE CIVIL)			
NO. OF PARKING SPACES:	(SEE CIVIL)			
BUILDING DATA				
DWELLING UNITS	IN COMPLIANCE WITH	SQUARE FEET	QTY	SUBTOTAL
3-BR TYP. TYPE "A"	ADFA (LEVEL 1)	1,267	19	24,073 SF
3-BR ACC TYPE "A"	UFAS/AUSH (LEVEL 5)	1,267	2	2,534 SF
3-BR AV TYPE "A"	ADFA/AV (LEVEL 1)	1,267	1	1,267 SF
DWELLING UNIT AREA:			TOTAL SF =	27,874 SF
NON-DWELLING AREA:				6,204 SF
TOTAL BUILDING AREA:				34,078 SF
CODES AND REGULATIONS				
BLDG. CODE:	2012 AR FIRE PREVENTION CODE (AFPC)			
ELECT. CODE:	2014 NEC			
PLUMBING CODE:	2006 ARKANSAS PLUMBING CODE			
MECHANICAL CODE:	2010 ARKANSAS MECHANICAL CODE			
FIRE CODE:	2012 AR FIRE PREVENTION CODE (AFPC)			
ACCESSIBILITY:	UFAS & ADFA @ LIVING UNITS			
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES			
BUILDING CODE DATA				
USE GROUP:	R3			
CONSTRUCTION TYPE:	VB			
EXTERIOR WALL CONSTRUCTION:	-			
OTHER CONSTRUCTION:	-			
TOTAL ALLOW. AREA:	UNLIMITED SF PER FLOOR PER 2012 IBC, TABLE 503			
TOTAL ACTUAL AREA:	1,267 SF PER BUILDING			
TOTAL ALLOW. HEIGHT & FLOORS:	40'-0" / 3 STORIES			
TOTAL ACTUAL HEIGHT & FLOORS:	20'-6" / 1 STORIES			
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN			
SPRINKLER SYSTEM:	NONE REQUIRED, NONE PROVIDED			

COVER SHEET	
0.0B	COVER SHEET
ARCHITECTURAL & STRUCTURAL	
S1.0A	FOUNDATION, FLOOR POUR PLAN, DETAILS & NOTES
A1.0A	DIMENSION PLANS, DOOR SCHEDULE, & NOTES
A1.1A	CLEAR FLOOR SPACE PLAN
A2.0A	TRUSS PROFILES AND NOTES
A2.1A	ROOF PLAN, ROOF FRAMING PLAN, AND NOTES
A3.0A	EXTERIOR ELEVATIONS
A4.0A	WALL SECTIONS AND DETAILS
A6.0A	FINISH PLANS AND SCHEDULE
A7.0A	INTERIOR ELEVATIONS
MECHANICAL, ELECTRICAL & PLUMBING	
M1.0A	TYP. 3-BR MECHANICAL SCHEDULE, DETAILS AND NOTES
E1.0A	TYP. 3-BR ELECTRICAL SCHEDULE, DETAILS AND NOTES
P1.0A	TYP. 3-BR PLUMBING SCHEDULE, DETAILS AND NOTES

PM: RP
PC: RP

PLAN SET NO. _____

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LICENSE #4771

VALLEY SPRINGS COTTAGES

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
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Columbia, MO
P 573-2567-200

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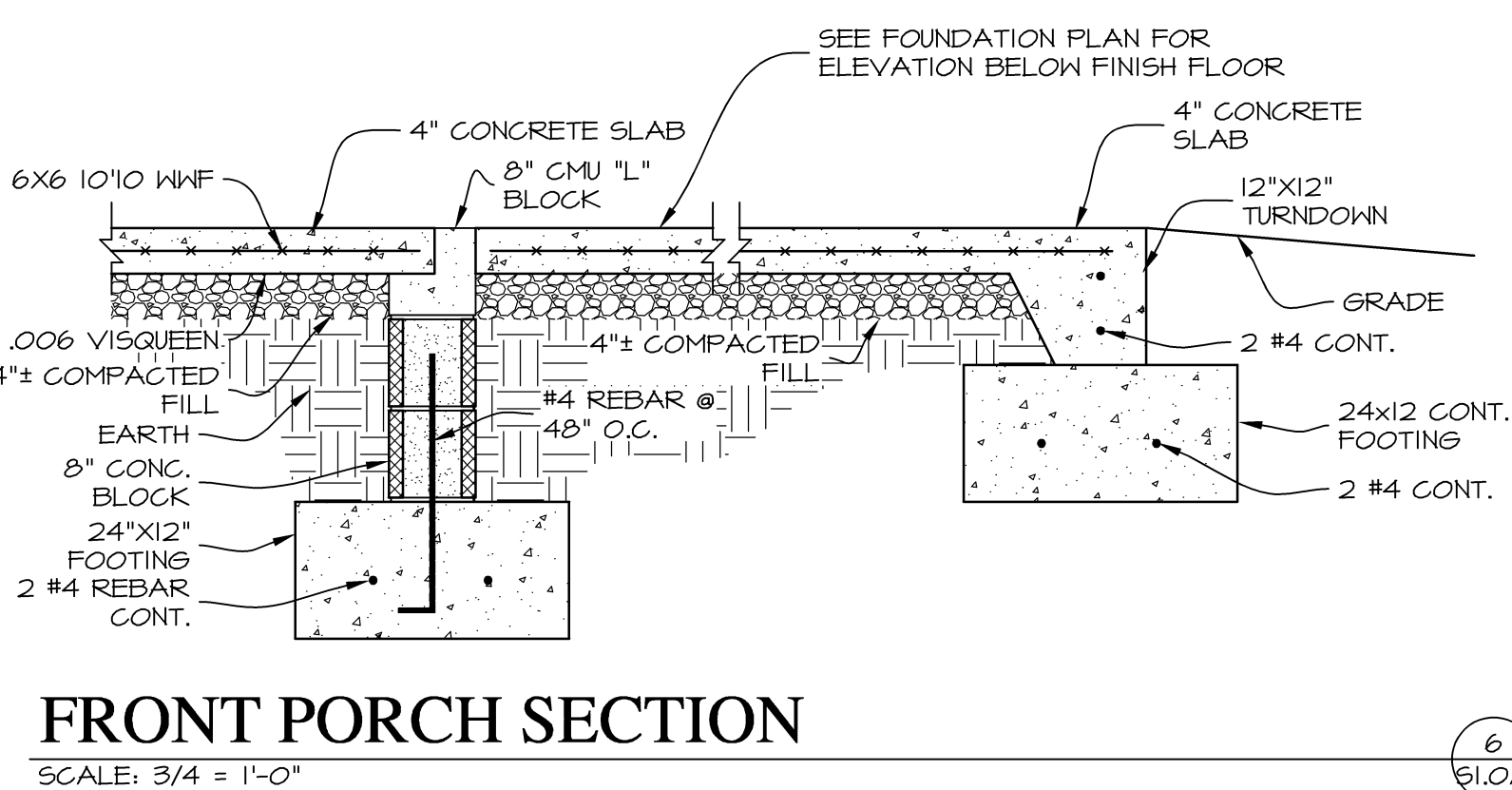
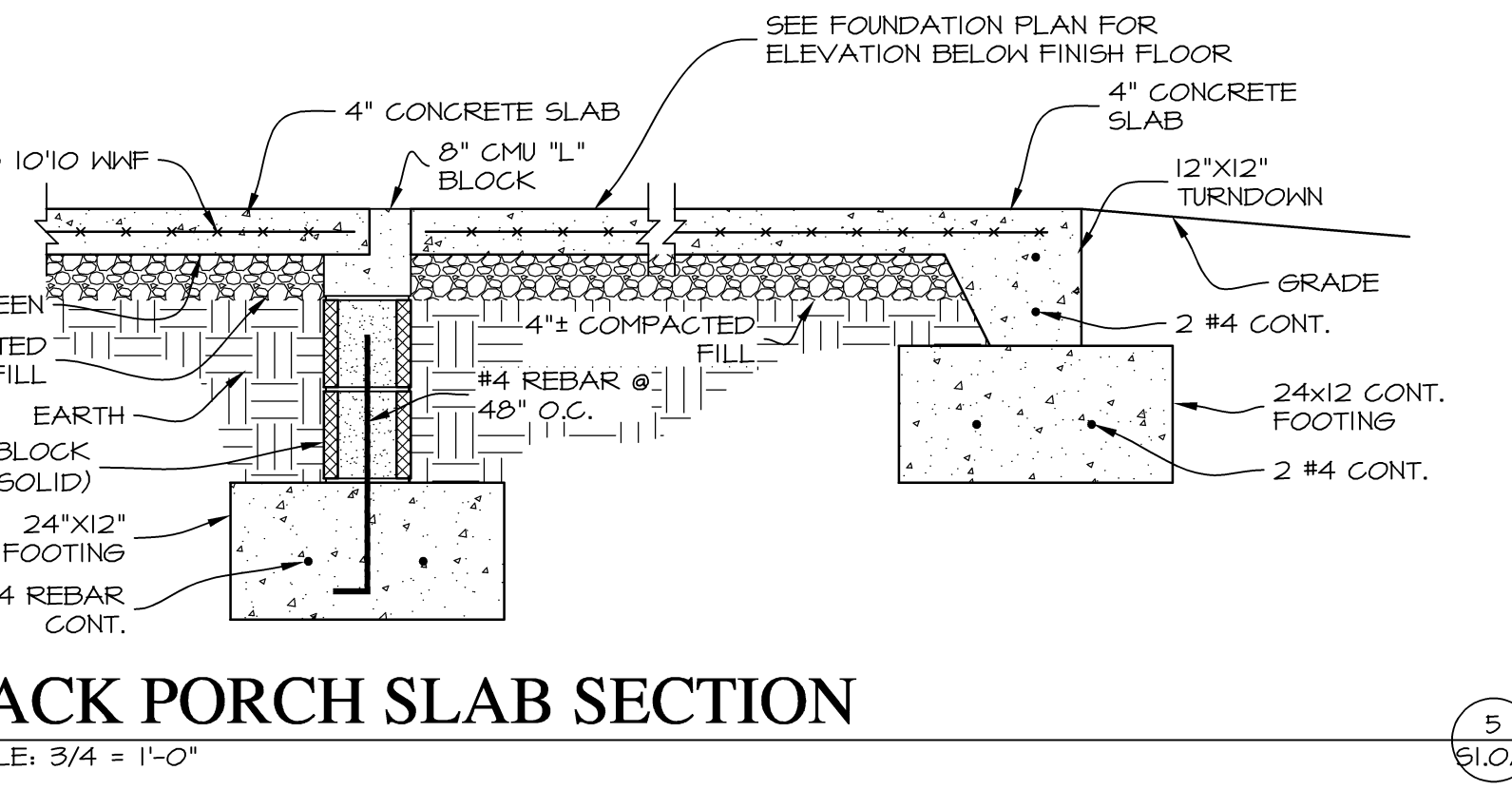
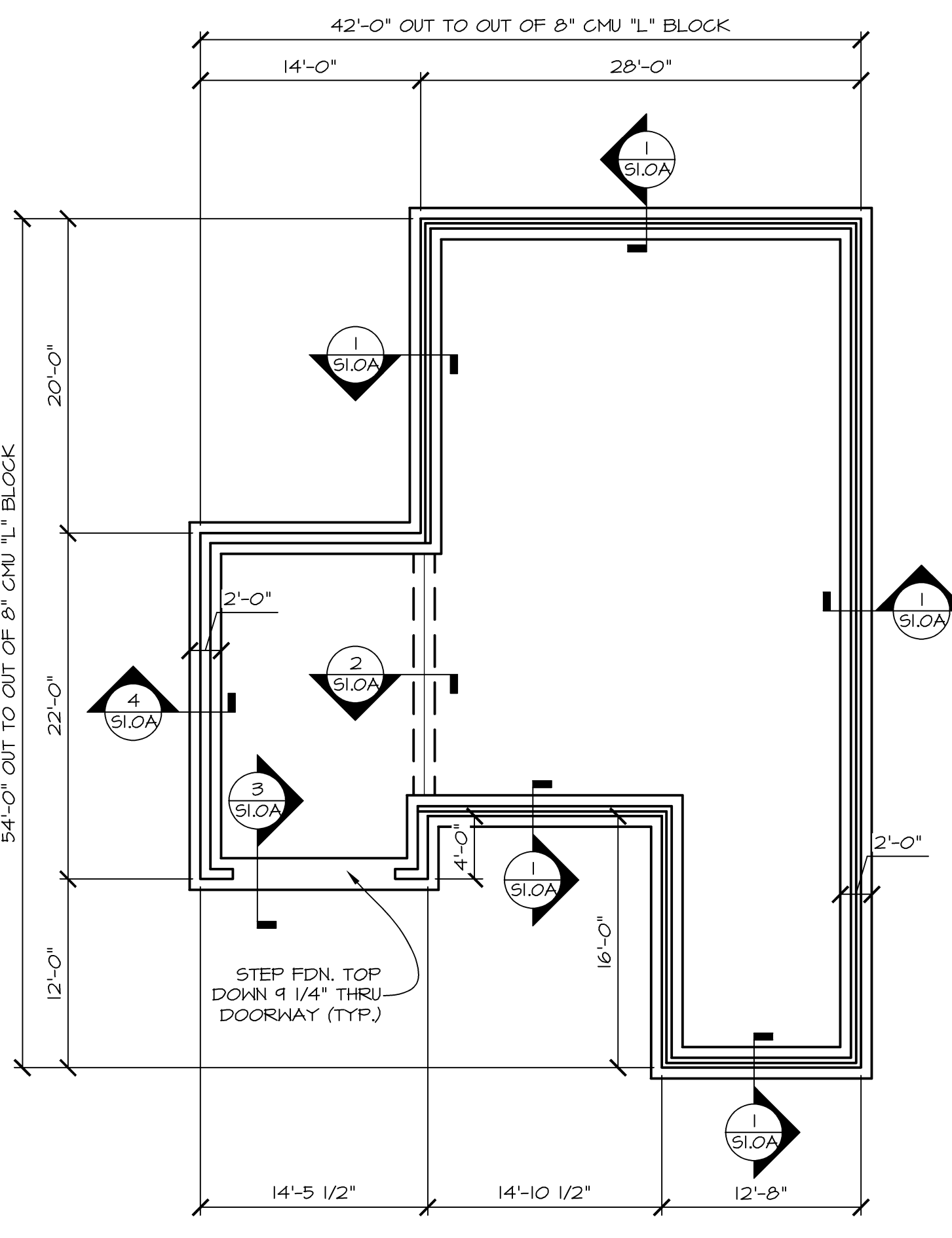
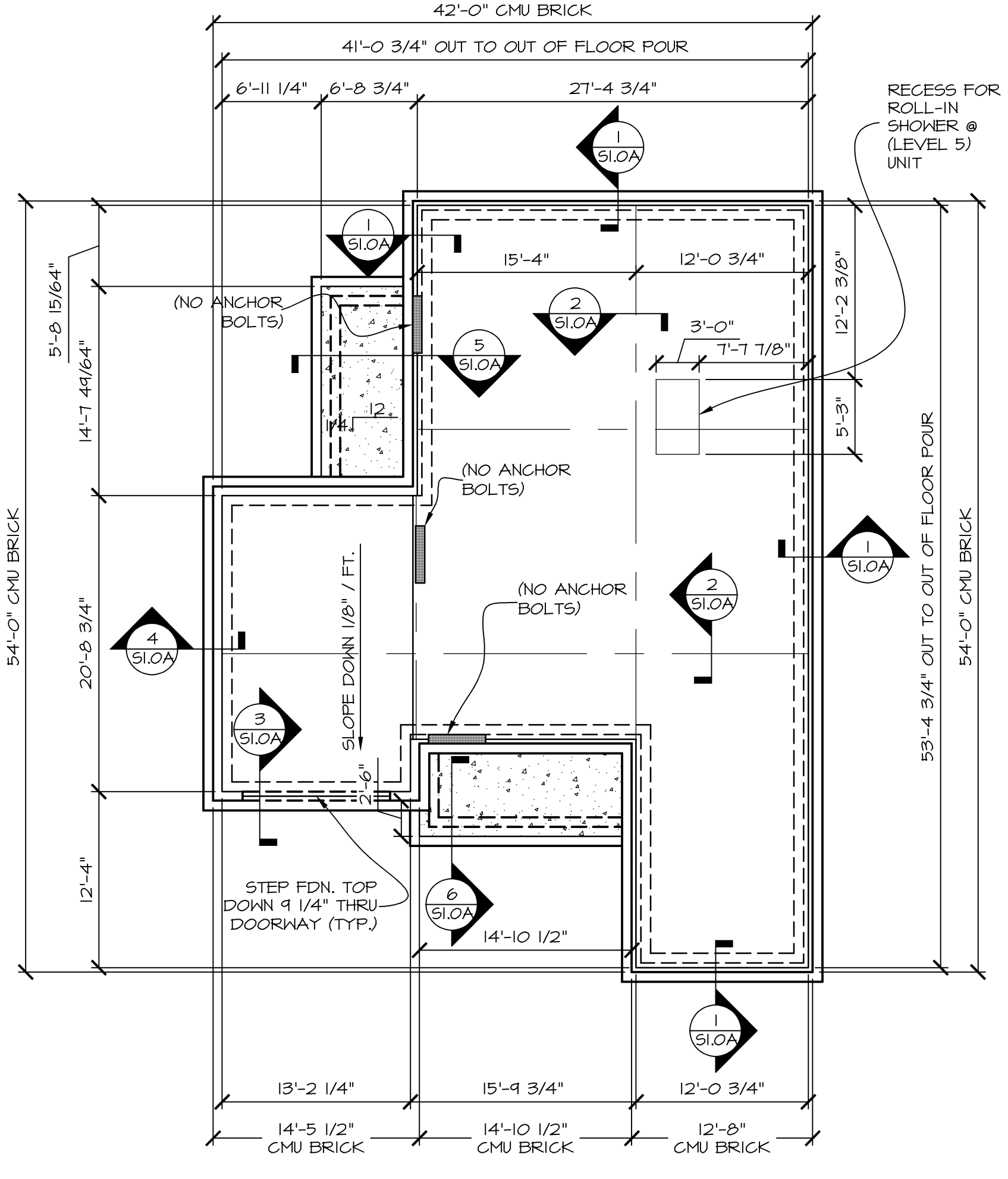
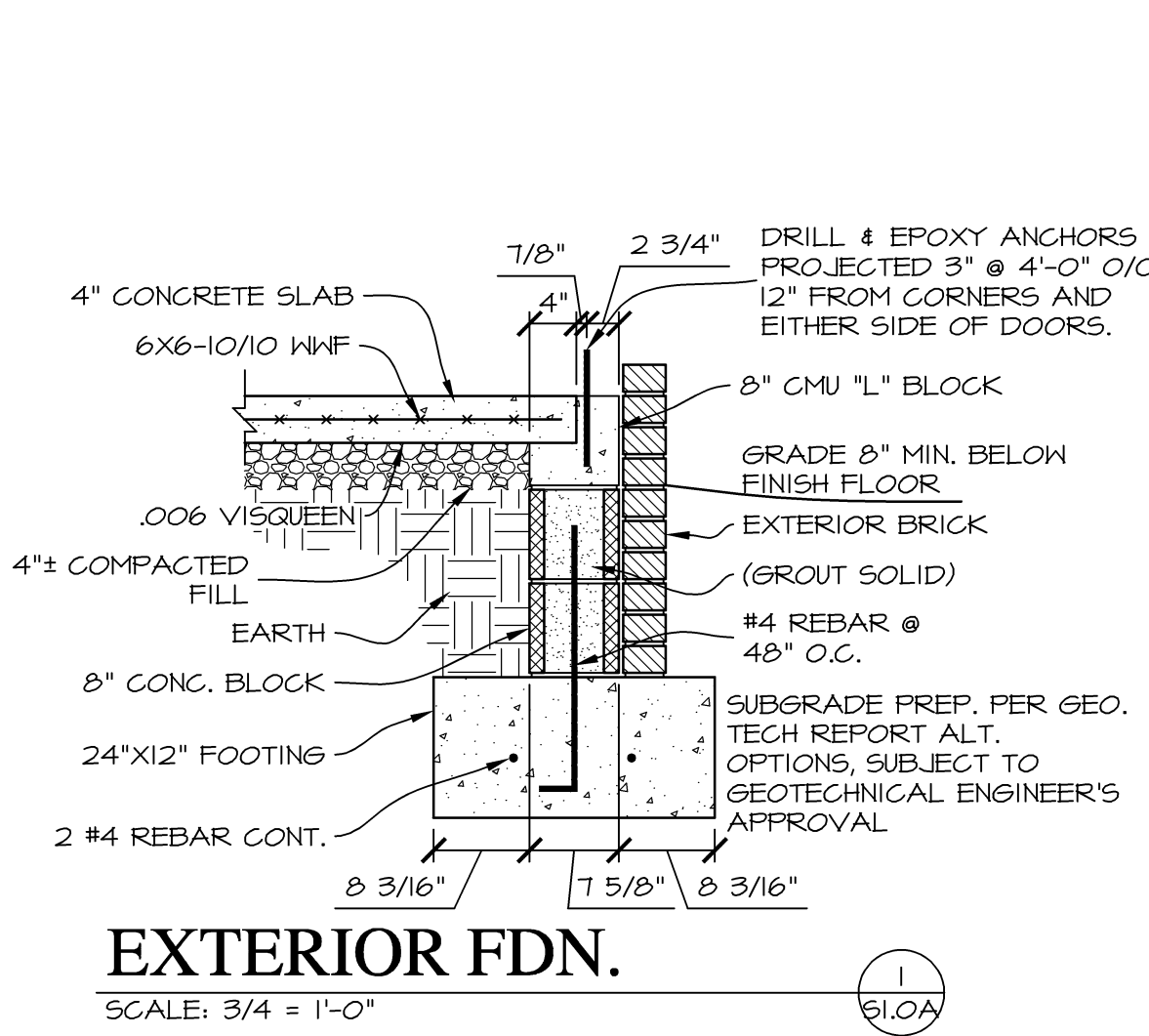
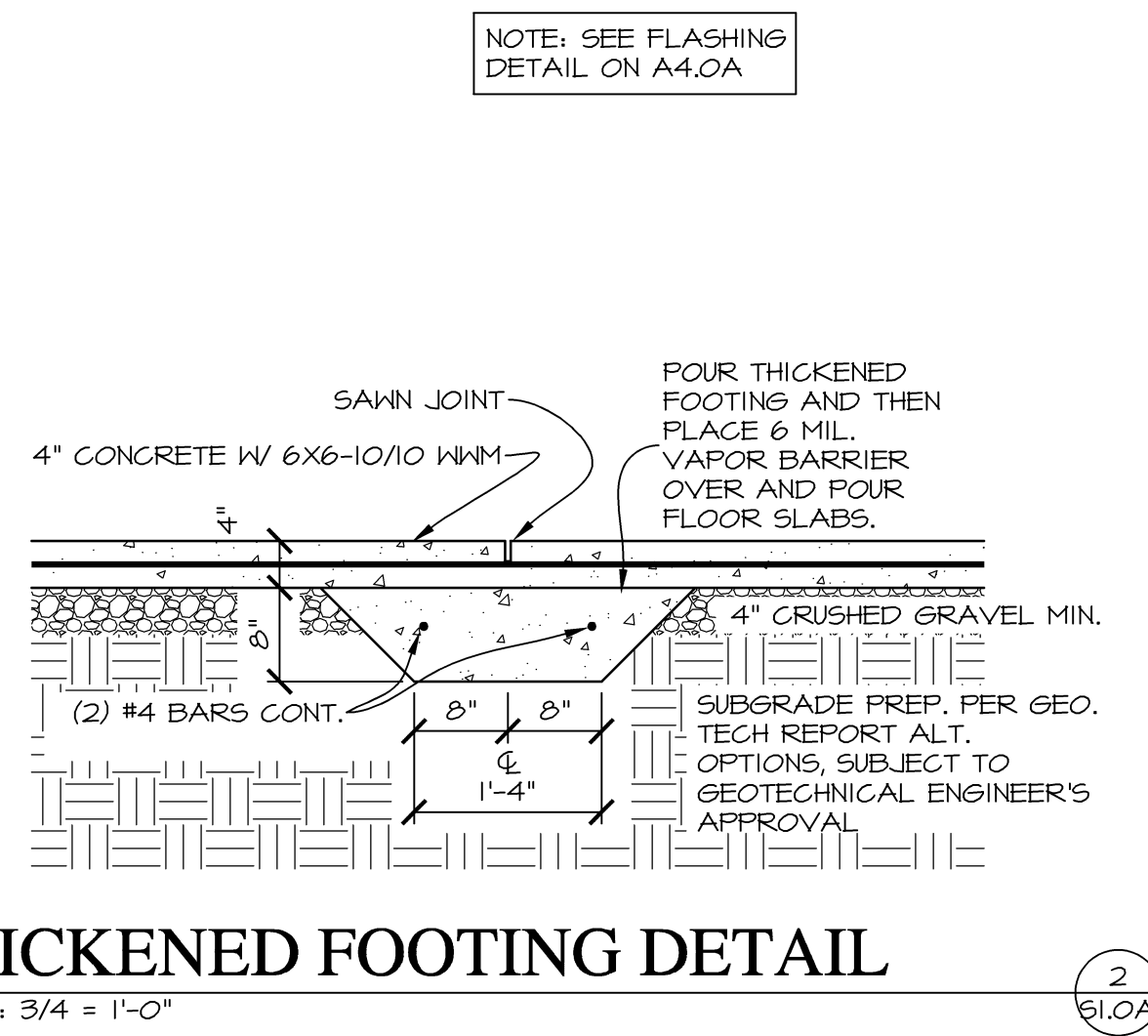
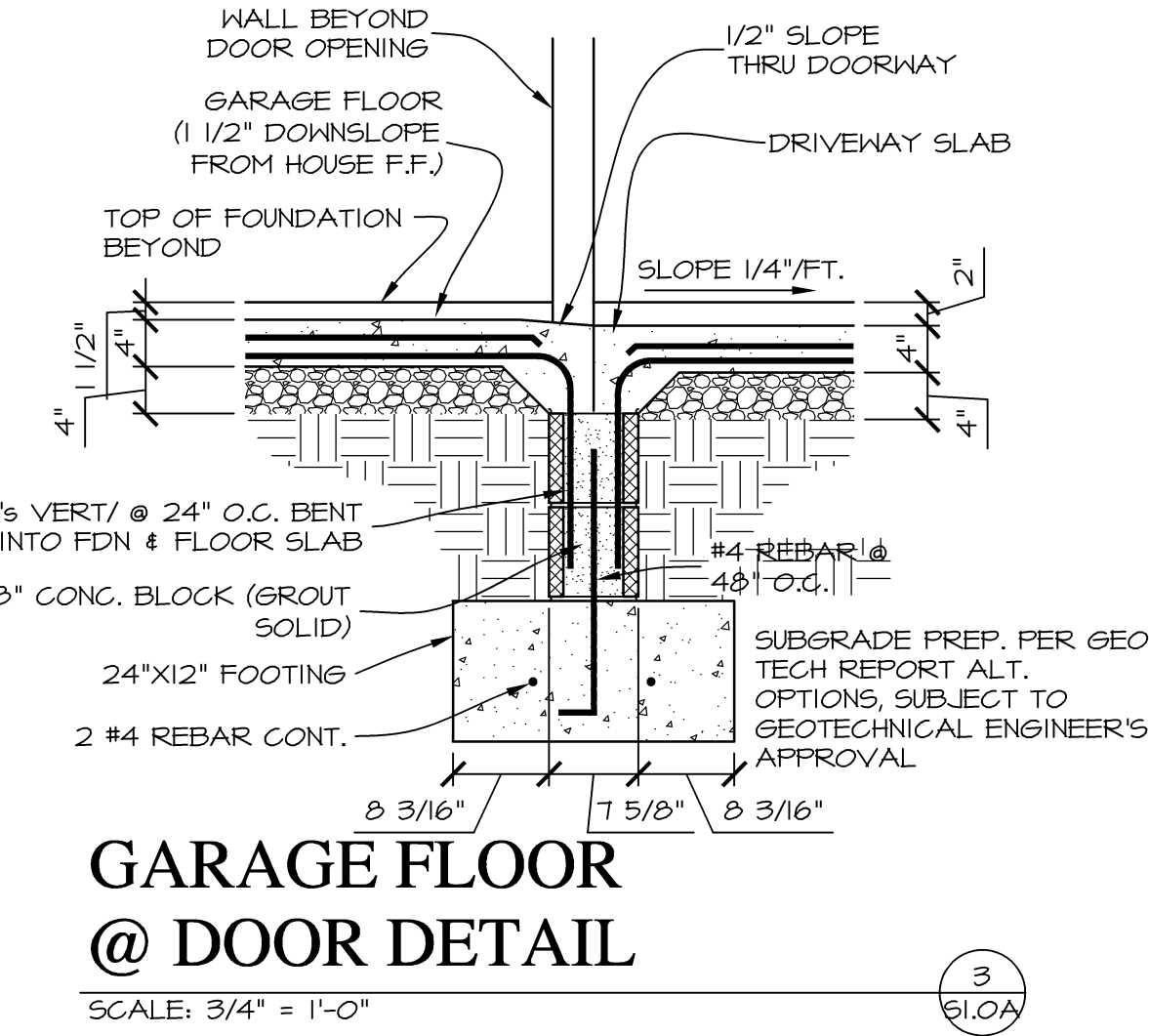
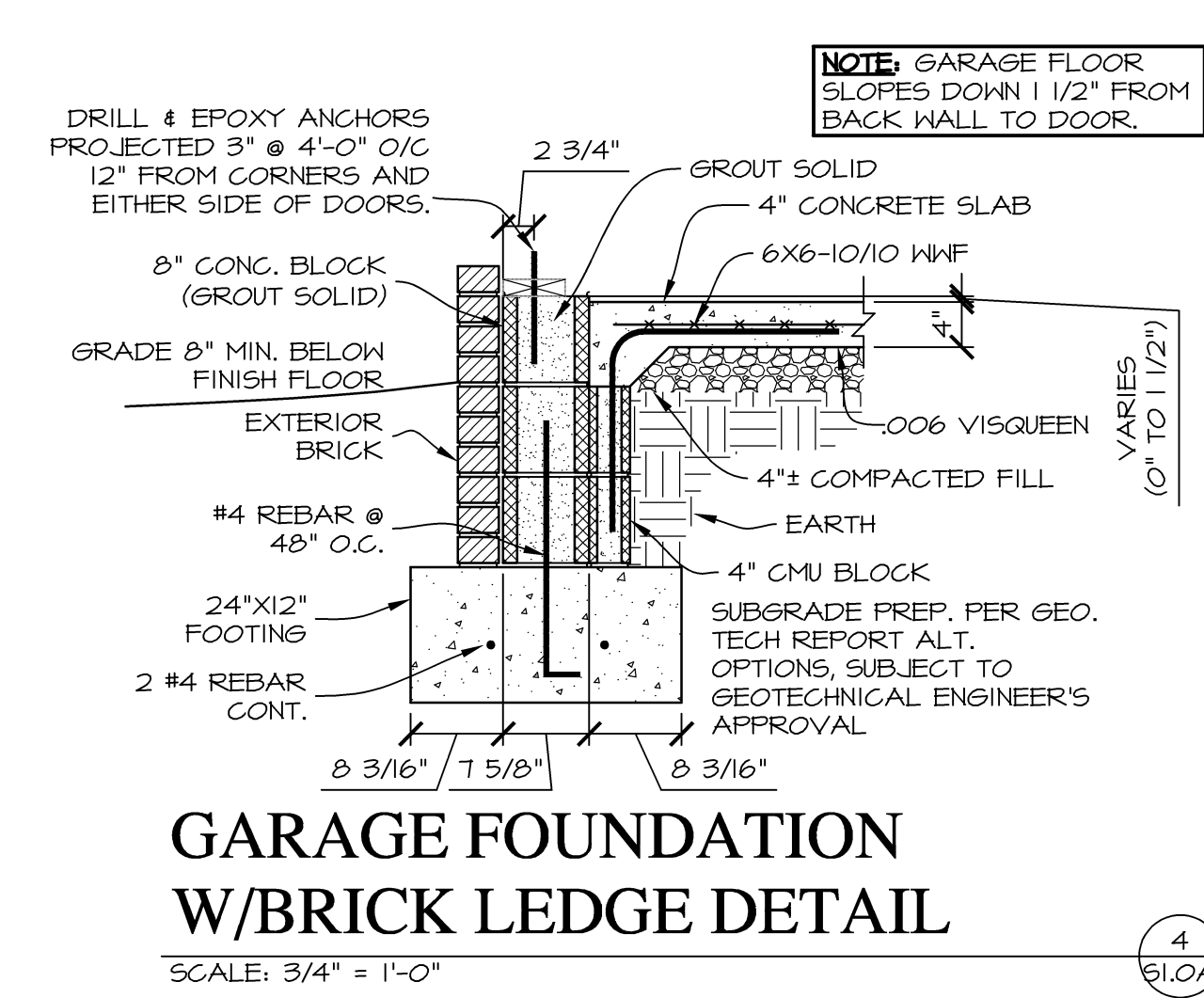
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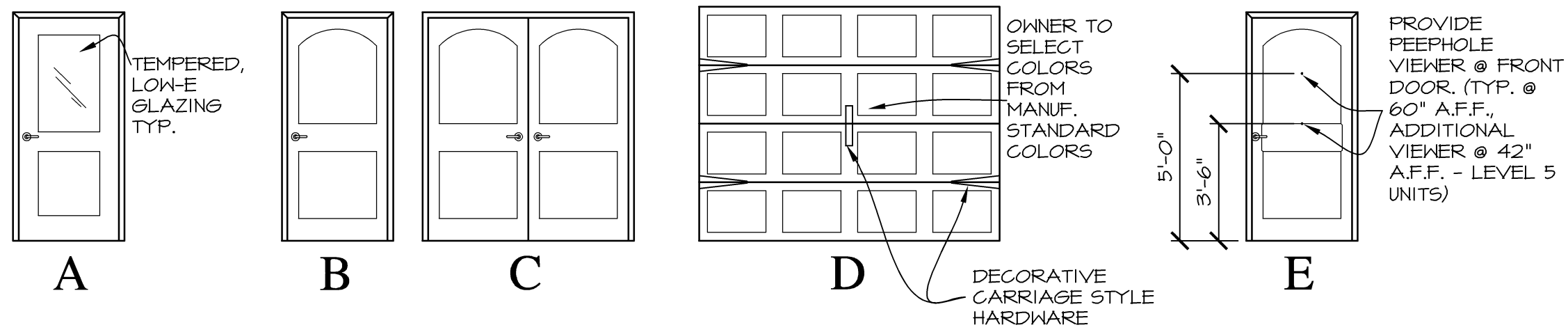
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DOOR SCHEDULE

MARK	SIZE	ELEV.	MATL.	GLAZING	REMARKS
①	3'-0" X 6'-8" X 1 3/4"	E	INSUL. METAL, 2-PANEL W/WOOD FRAME	NONE	COMPRESSION WEATHERSTRIP, ACCESSIBLE THRESHOLD
②	3'-0" X 6'-8" X 1 3/4"	A	INSUL. METAL W/WOOD FRAME	INSUL. LOW-E TEMPERED	COMPRESSION WEATHERSTRIP, ACCESSIBLE THRESHOLD
③	3'-0" X 6'-8" X 1 3/8"	B	MASONITE HC 2-PANEL	NONE	
④	3'-0" X 6'-8" X 1 3/4"	B	INSUL. METAL, 2-PANEL W/WOOD FRAME	NONE	COMPRESSION WEATHERSTRIP, ACCESSIBLE THRESHOLD
⑤	PR. 2'-6" X 6'-8" X 1 3/8"	C	MASONITE HC 2-PANEL	NONE	
⑥	2'-6" X 6'-8" X 1 3/8"	B	MASONITE HC 2-PANEL	NONE	
⑦	10'-0" X 7'-0" X 1 3/4"	D	INSUL. METAL	NONE	OVERHEAD DOOR W/TRACK, OPENER & WEATHER STRIPPING, DECORATIVE HARDWARE
⑧	1'-8" X 6'-8" X 1 3/8"	B	MASONITE HC 2-PANEL	NONE	
⑨	1'-6" X 6'-8" X 1 3/8"	B	MASONITE HC 2-PANEL	NONE	
⑩	PR. 2'-3" X 6'-8" X 1 3/8"	C	MASONITE HC 2-PANEL	NONE	

NOTE: ALL DOORS @ ALL UNITS TO HAVE LEVER HANDLE HARDWARE.

GENERAL HOUSE NOTES

- CONTRACTOR SHALL FURNISH & INSTALL ADDRESS NUMBERS FOR EACH UNIT.
- CERTIFICATION OF R-50 CEILING INSULATION MUST BE POSTED IN ATTIC.
- PROVIDE FLOORING TRANSITION STRIPS AS NECESSARY. (COLOR SELECTED BY OWNER)
- COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING WITH ROD AT 5'-8" A.F.F. & 48" @ ACCESSIBLE UNITS.
- PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS, ALL CABINETS, AND ALL SOFFITS IN ALL UNITS.
- AT ACCESSIBLE UNITS - INSTALL GRAB BARS WITH ROUND HEAD SCREWS.
- CONTRACTOR SHALL INSTALL BLINDS AT ALL WINDOWS (SEE SPECS.).
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING EXTERIOR DOORS, INTERIOR DOORS, GARAGE DOORS AND DOOR HARDWARE.
- ENTRY DOORS SHALL COMPLY WITH UFAS ACCESSIBILITY REQUIREMENTS.
- PROVIDE THRESHOLD AT ALL ACCESSIBLE UNIT ENTRY DOORS AND TYPICAL MAIN ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.
- AT ACCESSIBLE UNITS - PROVIDE 1 SET SHELF/ROD BRACKET FOR BEDROOM CLOSETS @ 48" A.F.F.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT "WET" OR "DAMP" LOCATIONS
- INSTALL SOUND BATT INSULATION AROUND ALL INTERIOR BATHROOM & BEDROOM WALLS.

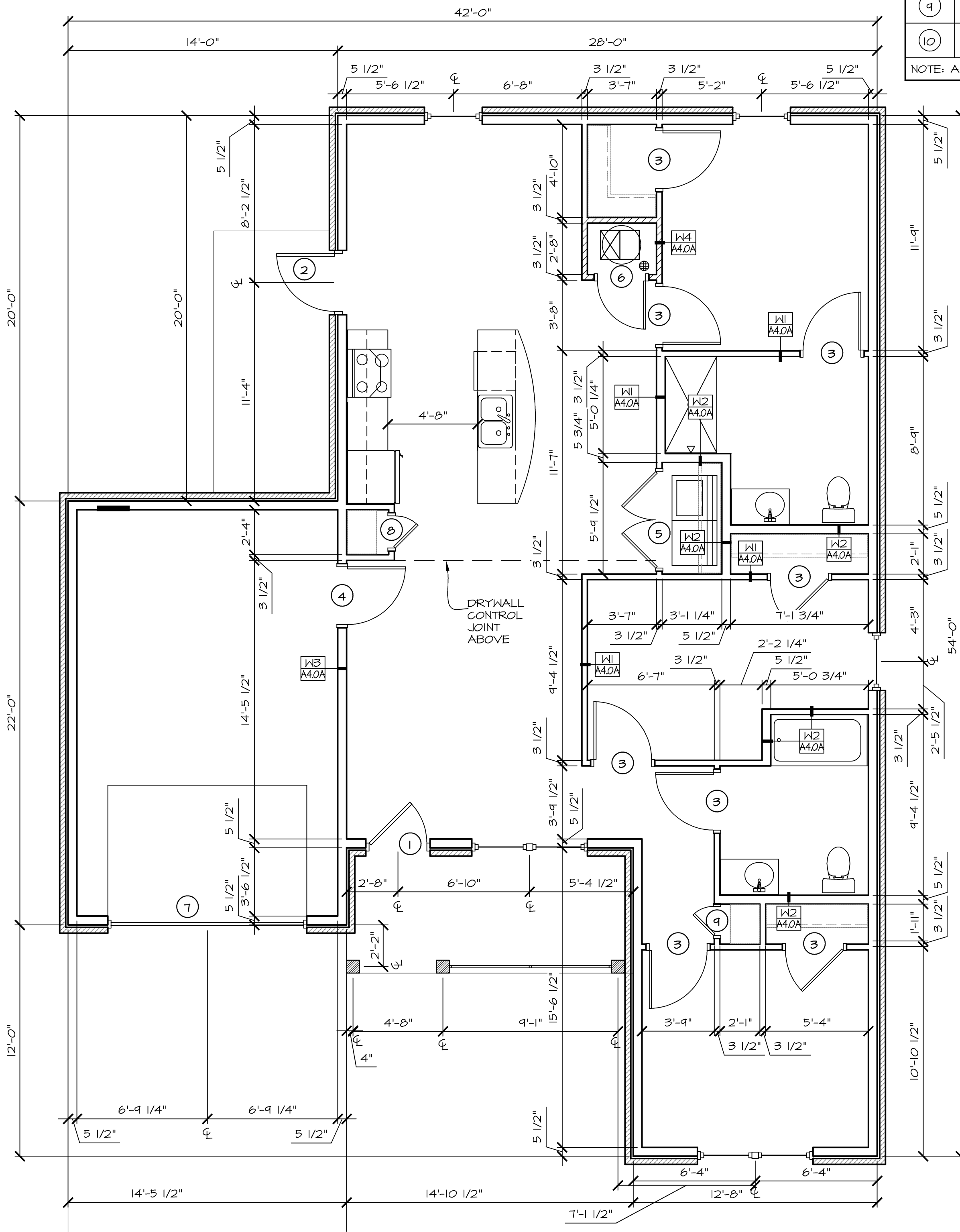
ALL THRESHOLDS SHALL BE SET IN A BED OF CAULK FOR THEIR ENTIRE LENGTH. CAULK SHALL RUN FROM THE INSIDE OF THE OUTSIDE THRESHOLD EDGE TO THE INSIDE OF THE INSIDE THRESHOLD EDGE. ON THE OUTSIDE, THE THRESHOLD SHALL BE CAULKED FOR ITS ENTIRE LENGTH WHERE IT MEETS THE SLAB.

NOTE: ALL DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.

NOTE: ADD BLOCKING FOR GRAB BARS IN LVL 5 UNITS AND FUTURE GRAB BARS IN ALL OTHER UNITS.

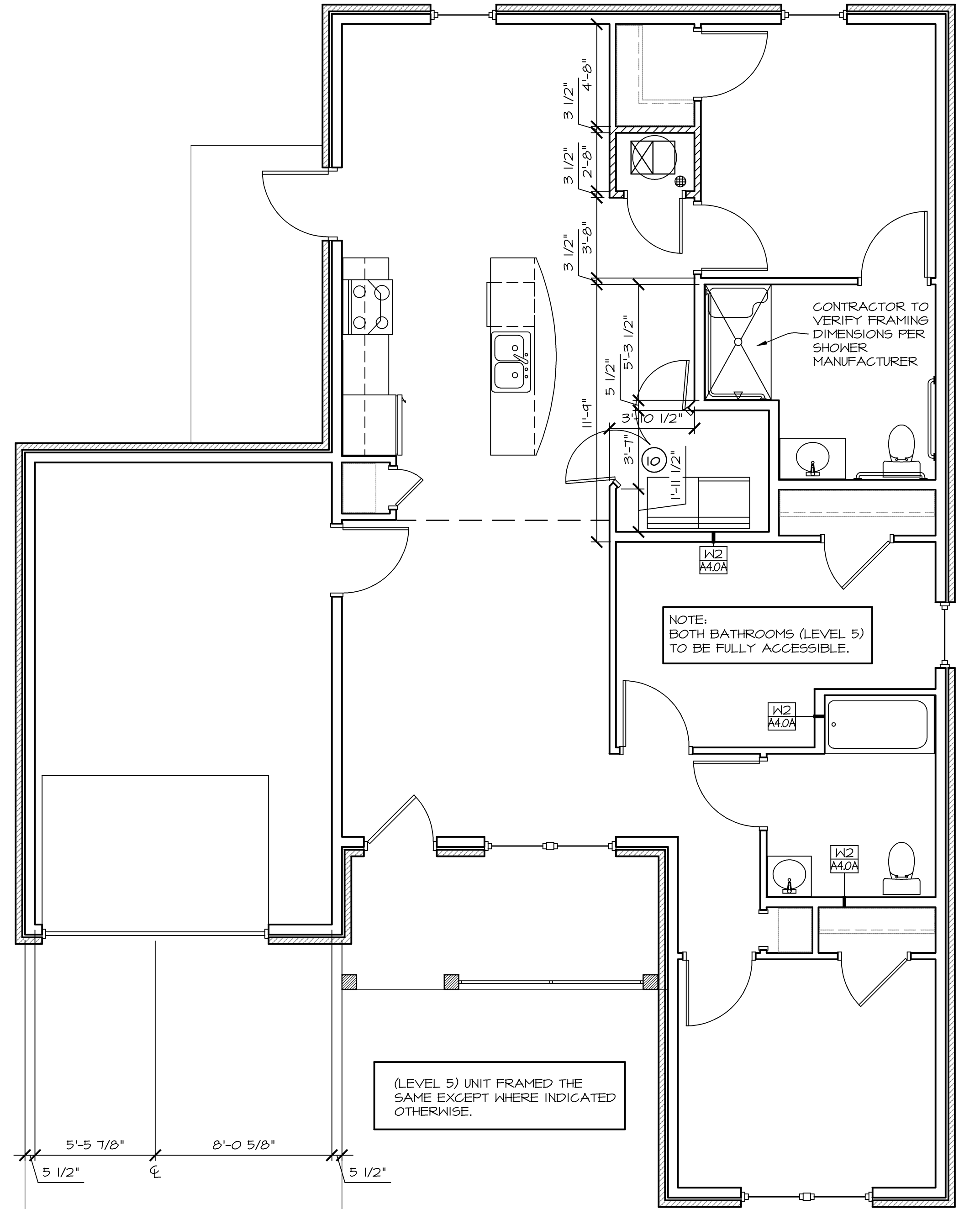
CAULKING NOTES

- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER, SUITABLE FILM OR SOLID MATERIAL:
- ALL JOINTS, SEAMS AND PENETRATIONS.
 - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 - UTILITY PENETRATIONS.
 - WALLS AND CEILING SEPARATING THE GARAGE FROM CONDITIONS SPACES.
 - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
 - ATTIC ACCESS OPENINGS.
 - RIM JOIST JUNCTIONS.
 - OTHER SOURCES/LOCATIONS OF INFILTRATION.



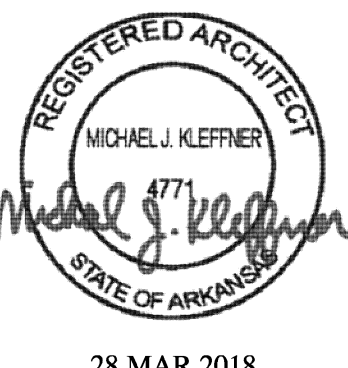
TYP. 3-BR TYPE A UNIT (LEVEL 1) DIMENSION PLAN

SCALE: 1/4" = 1'-0" 1:267 SF



ACC. 3-BR TYPE A UNIT (LEVEL 5) DIMENSION PLAN

SCALE: 1/4" = 1'-0" 1:267 SF



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
 ARCHITECTS L.L.C.
 Columbia, MO
 P. 573-2567-200

WALLACE ARCHITECTS, L.L.C.

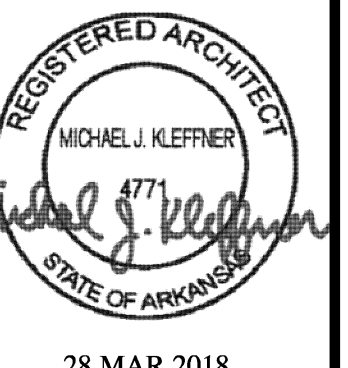
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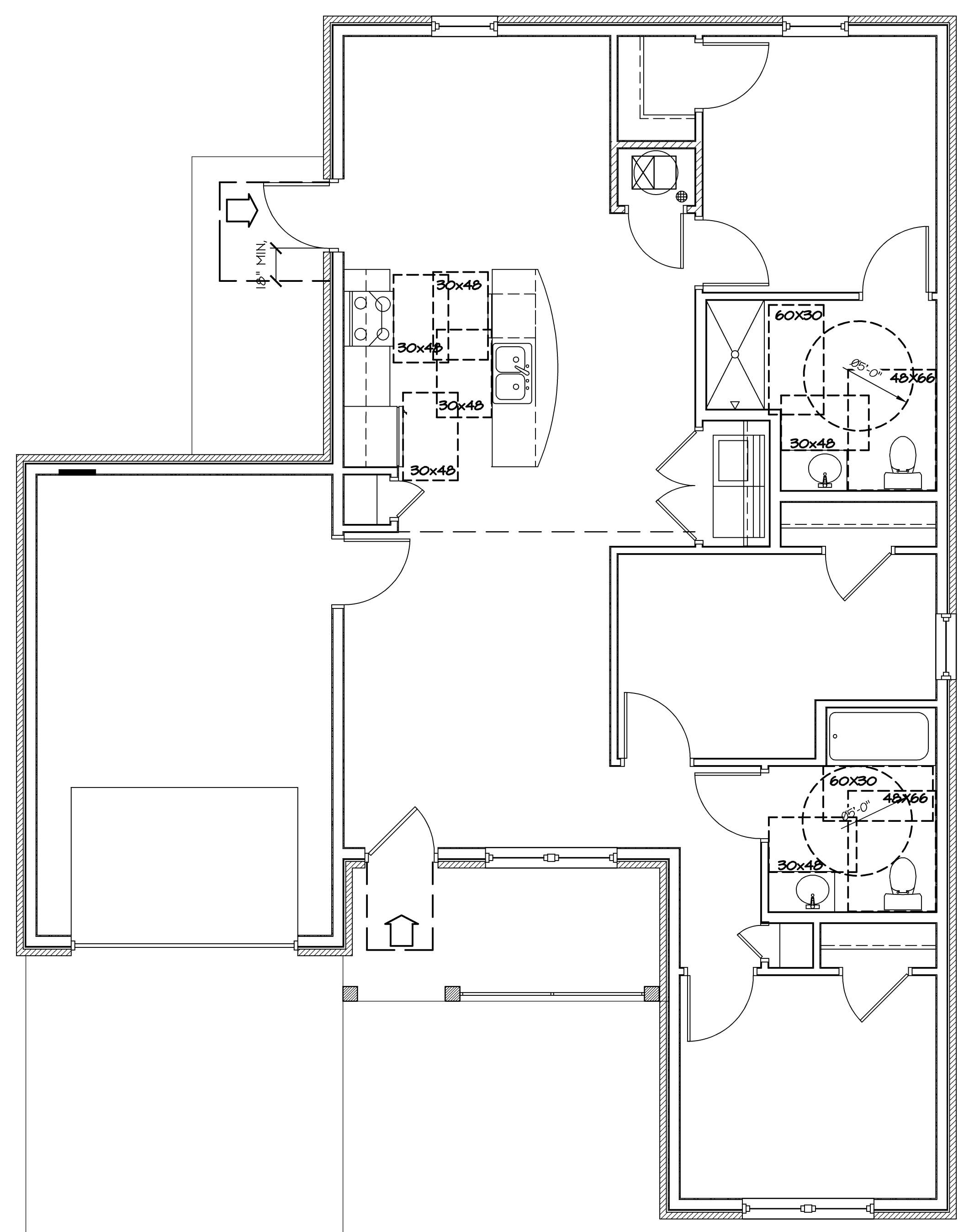
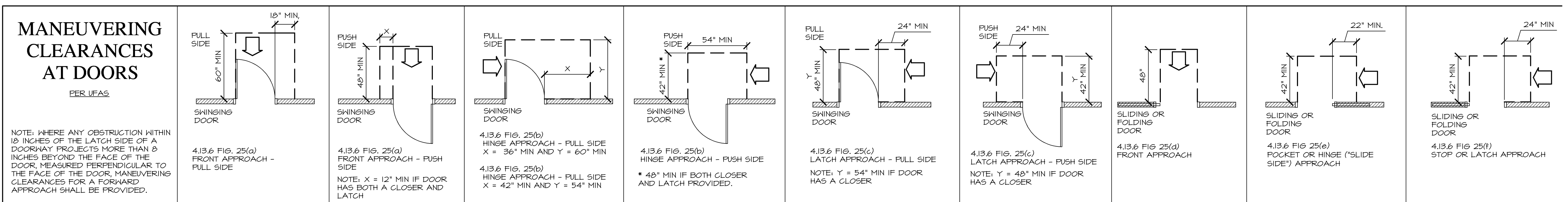
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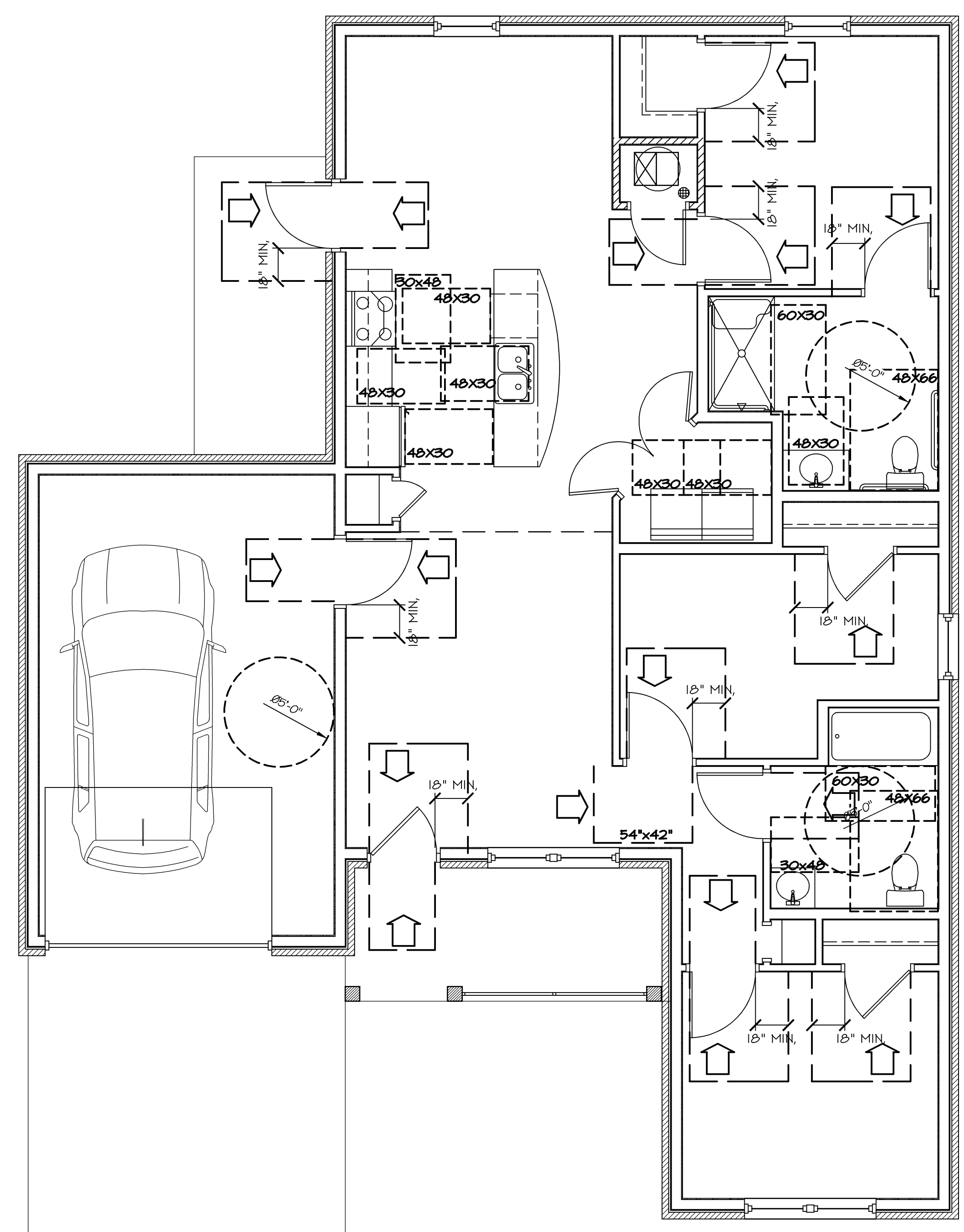
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JOB NO.
3522

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TYP. 3-BR TYPE A UNIT (LEVEL 1) CLEAR FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"



ACC. 3-BR TYPE A UNIT (LEVEL 5) CLEAR FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"

D
C
B
A

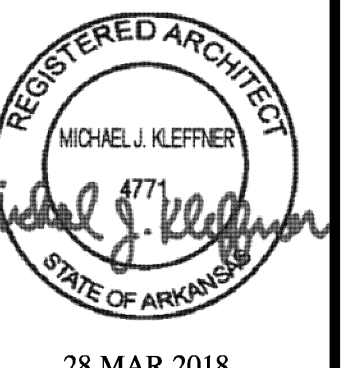
D
C
B
A

2

3

4

5



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ATTIC VENTILATION:

SOFFIT PROVIDE CONTINUOUS VENTING SOFFIT PANELS

RIDGE PROVIDE RIDGE VENTS TO EQUAL SQUARE INCH FREE AREA AS VENTS NOTED ON ELEVATIONS.

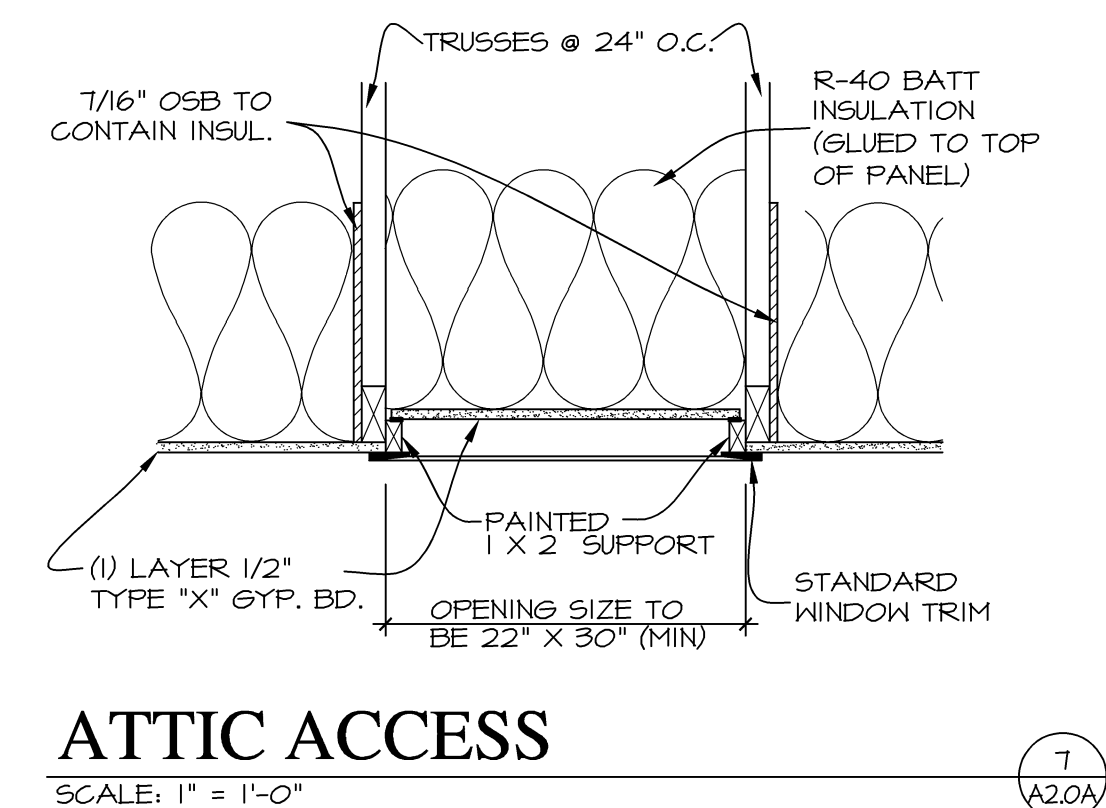
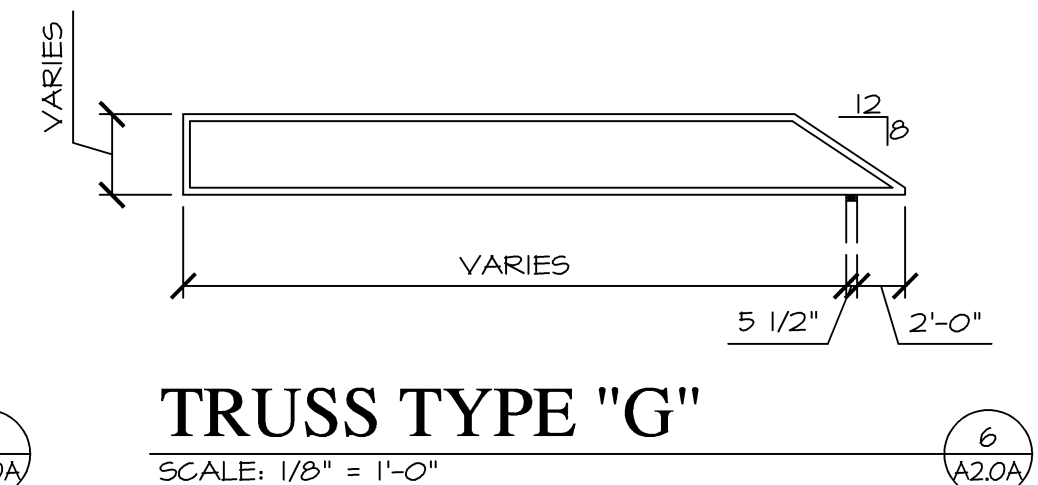
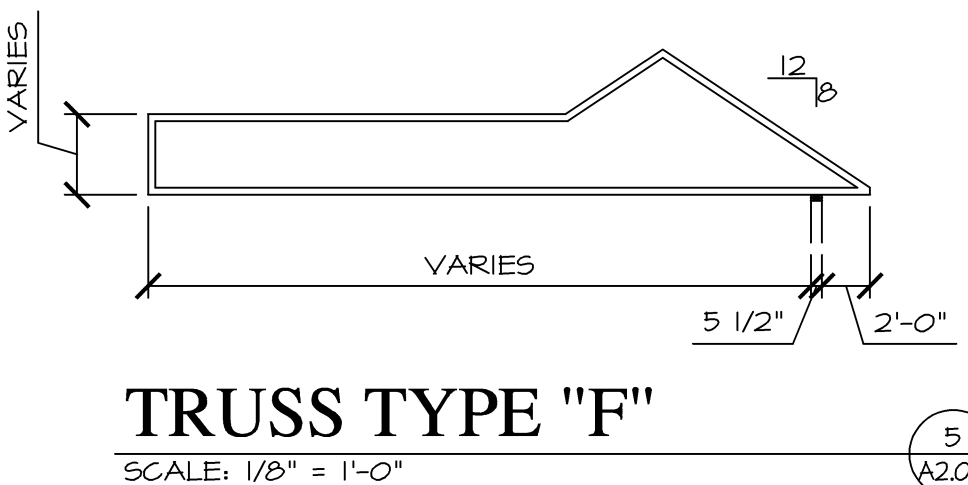
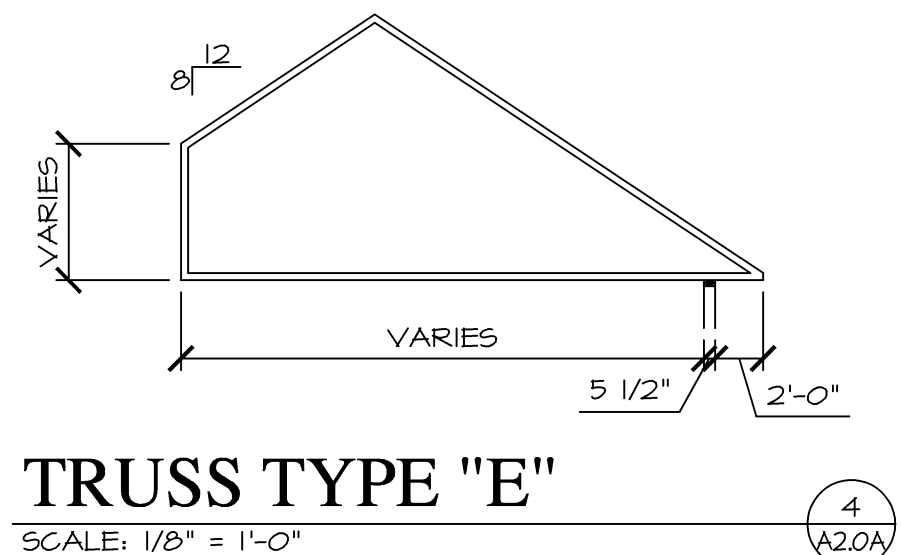
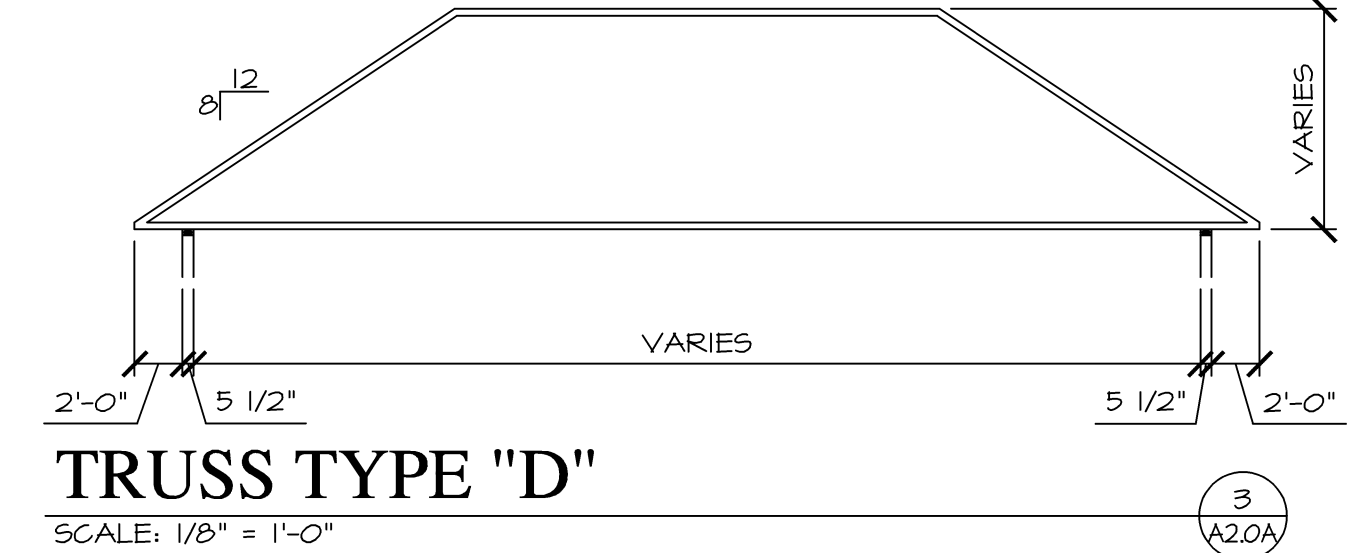
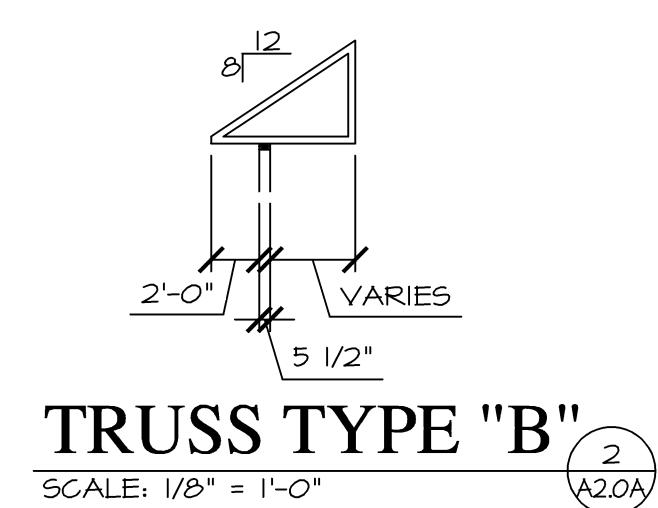
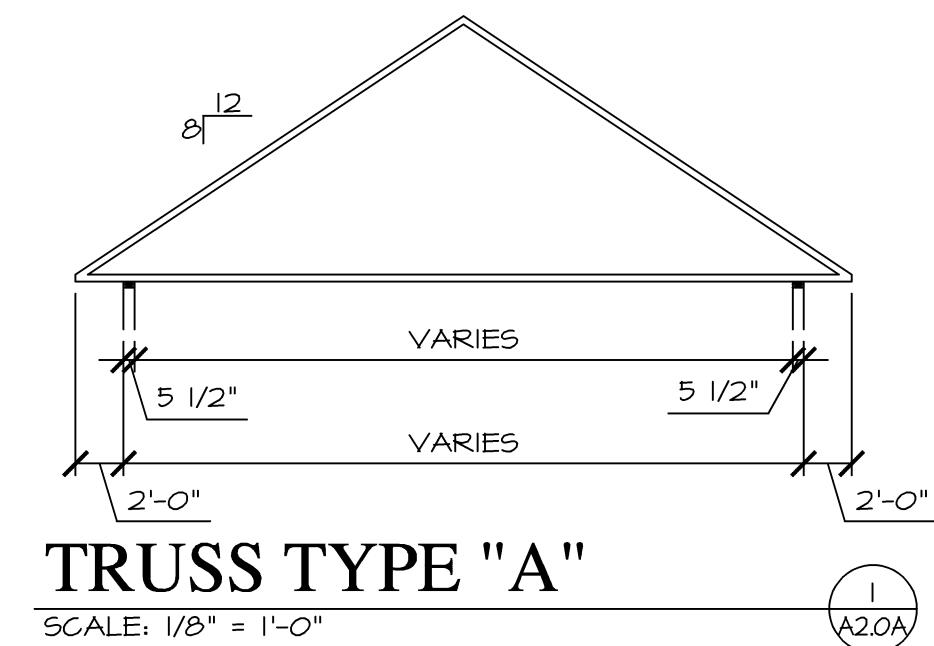
ROOF FRAMING NOTES:

- ALL TRUSSES SHALL BE SPACED @ 24" O/C MAXIMUM.
- WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
- CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
- EACH TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
- TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH ARKANSAS (RECIPROCAL) PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.
- ROOF LOADING

LIVE LOAD	20 PSF
SNOW/WIND LOAD	20 PSF (90 MPH WINDS)
TRUSS TOP CHORD DEAD LOAD	10 PSF
TRUSS BOTTOM CHORD DEAD LOAD	10 PSF
ROOF/CEILING DEAD LOAD	
SHINGLES	3.0 PSF
1/2" PLYWOOD	2.0 PSF
TRUSS	3.0 PSF
12" INSULATION	2.0 PSF
5/8" GYP. BD.	2.6 PSF
MISC., ELEC., MECH.	2.0 PSF

GENERAL NOTES

- ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM). CONTRACTOR OPTION TO FIELD FRAME.
- TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
- ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O/C (W/DROPPED TOP CHORD) PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
- VERIFY FLOOR TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS (SHEETS M1.0 & P1.0)
- TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE DOOR & WINDOW HEADERS AS DETAILED ON SHEET A4.0



ISSUE SET

ATTIC VENTILATION:
 SOFFIT PROVIDE CONTINUOUS VENTING SOFFIT PANELS

RIDGE: PROVIDE RIDGE VENTS TO EQUAL SQUARE INCH FREE AREA AS VENTS NOTED ON ELEVATIONS.

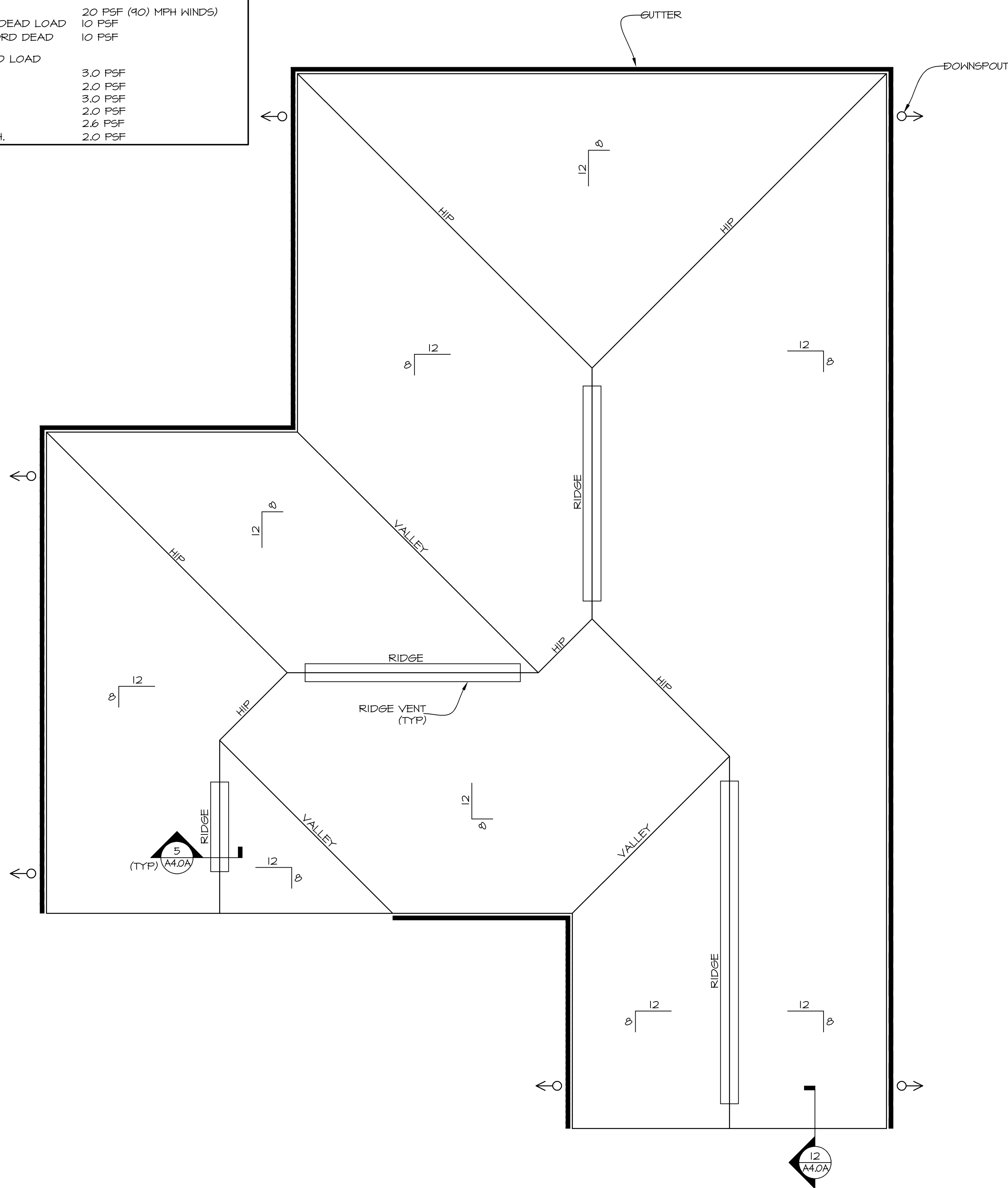
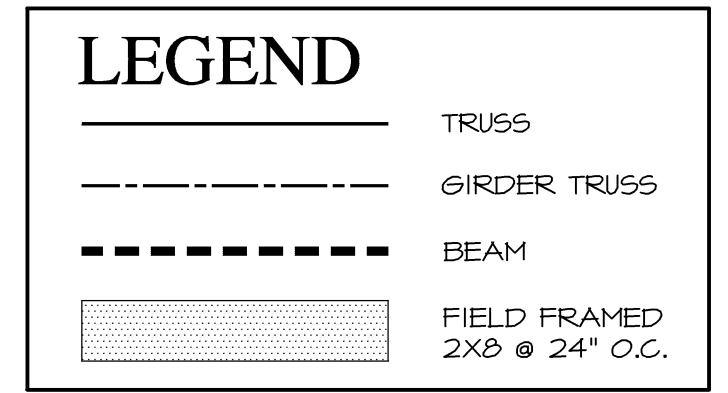
ROOF FRAMING NOTES:

- ALL TRUSSES SHALL BE SPACED @ 24" O/C MAXIMUM.
- WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
- CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
- EACH TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
- TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH ARKANSAS (RECIPROCAL) PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.
- ROOF LOADING

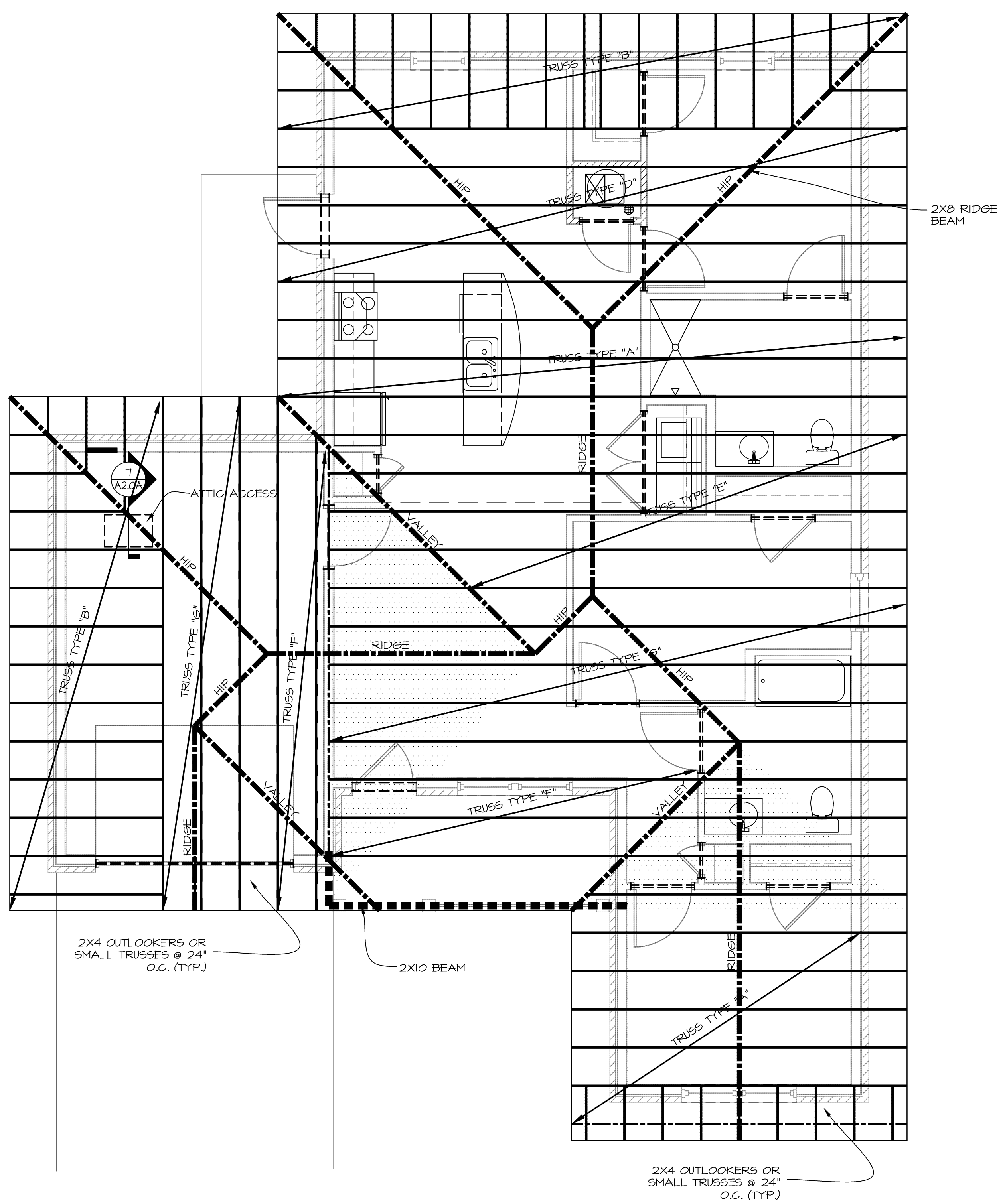
LIVE LOAD	20 PSF
SNOW/WIND LOAD	20 PSF (90 MPH WINDS)
TRUSS TOP CHORD DEAD LOAD	10 PSF
TRUSS BOTTOM CHORD DEAD LOAD	10 PSF
LOAD	
ROOF/CEILING DEAD LOAD	
SHINGLES	3.0 PSF
1/2" PLYWOOD	2.0 PSF
TRUSS	3.0 PSF
12" INSULATION	2.0 PSF
5/8" GYP. BD.	2.6 PSF
MISC., ELEC., MECH.	2.0 PSF

GENERAL NOTES

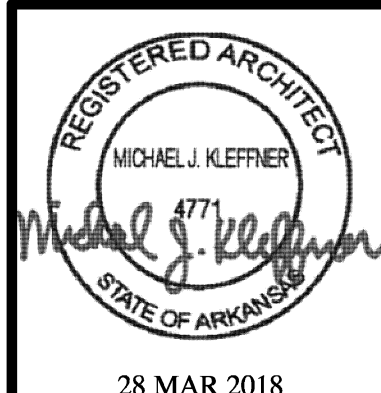
- ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM). CONTRACTOR OPTION TO FIELD FRAME.
- TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
- ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O/C (W/DROPPED TOP CHORD) PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
- VERIFY FLOOR TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS (SHEETS M1.0 & P1.0)
- TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE DOOR & WINDOW HEADERS AS DETAILED ON SHEET A4.0



TYP. 3-BR TYPE A UNIT ROOF PLAN
 SCALE: 1/4" = 1'-0"



TYP. 3-BR TYPE A UNIT ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



28 MAR 2018
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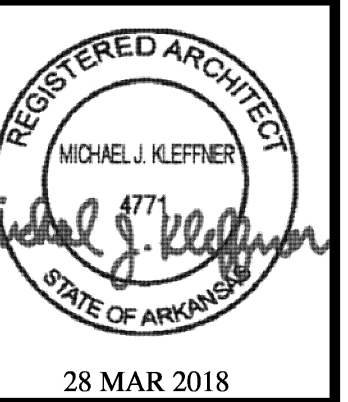
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A2.1A

JOB NO.
 3522

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GENERAL ATTIC VENTILATION NOTES

- TOTAL FREE AREA SHALL EQUAL 1/50 OF ATTIC AREAS W/50% OF VENT AREA @ RIDGE AND 50% @ SOFFITS.
- SPECIFIED RIDGE VENT LENGTHS BASED ON 10 SQ. IN. FREE AREA/LINEAL FOOT. ADJUST LENGTH AS REQ'D ON FREE AREA OF SPECIFIC VENTILATOR USED.
- SPECIFIED VENTILATION POD QUANTITY BASED ON 50 SQ. IN. FREE AREA PER POD. ADJUST QUANTITY AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATION POD USED.

BUILDING ATTIC VENT

1675 SF ATTIC SPACE	
REQUIRED ROOF VENT	= 8045 SQ. IN.
REQUIRED SOFFIT VENT	= 804 SQ. IN.
TOTAL REQUIRED VENT	= 1608 SQ. IN.

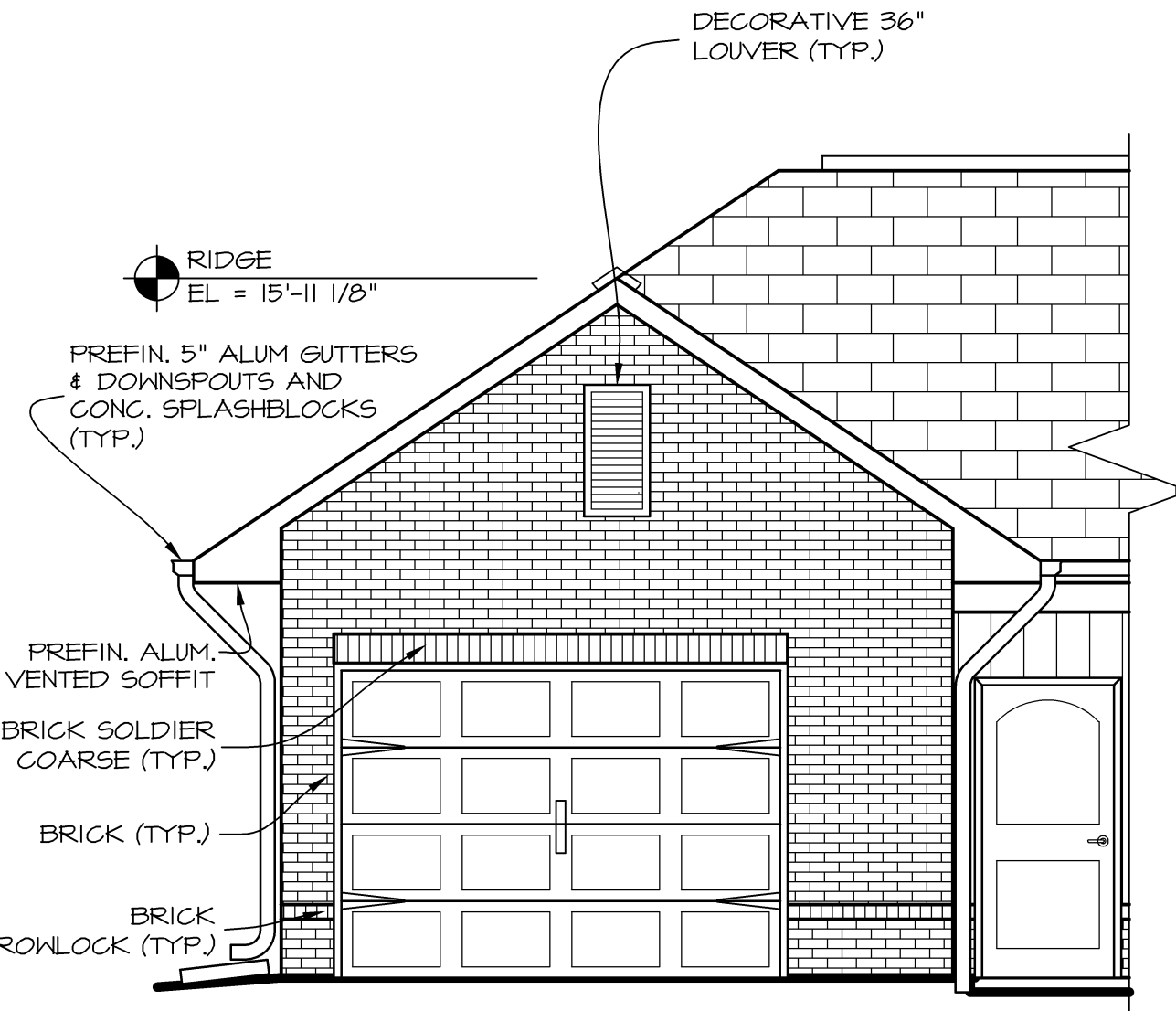
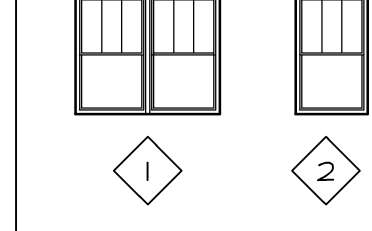
WINDOW SCHEDULE

TAG	UNIT SIZE	GLAZING	HARDWARE	REMARKS
1	PR. 3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED LOW 'E' GLASS; W/MUNTINS; U-FACTOR LESS THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF LESS THAN 0.30	STD	SINGLE-HUNG WITH SCREENS, ENERGY STAR
2	3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED LOW 'E' GLASS; W/MUNTINS; U-FACTOR OF LESS THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF LESS THAN 0.30	STD	SINGLE-HUNG WITH SCREENS, ENERGY STAR

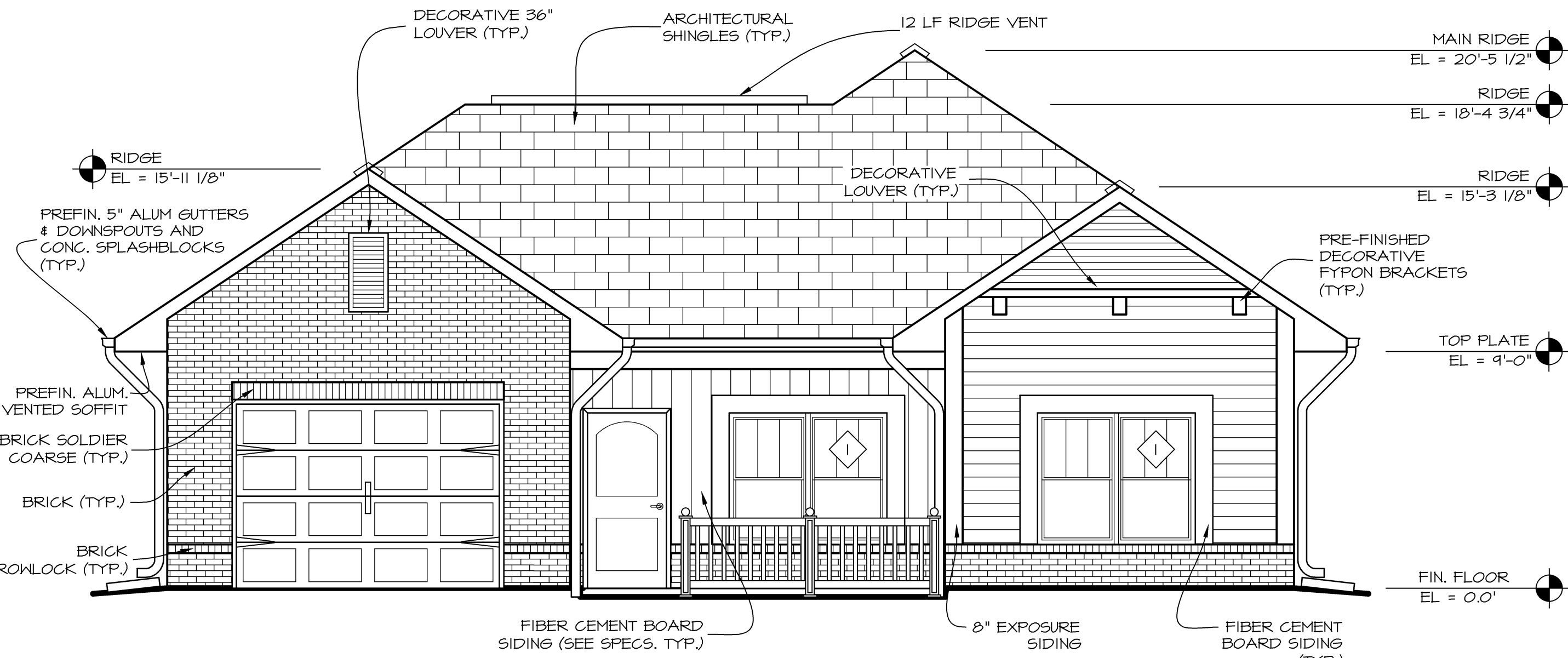
NOTE: CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.7 SQ. FT. (MIN) WITH MIN. CLEAR HEIGHT OF 24" AND A CLEAR WIDTH OF 20".

NOTE: REFER TO EXTERIOR ELEVATIONS AND WINDOW DETAILS FOR SPECIFIC MASONRY OR SIDING DETAILS AROUND WINDOW OPENINGS.

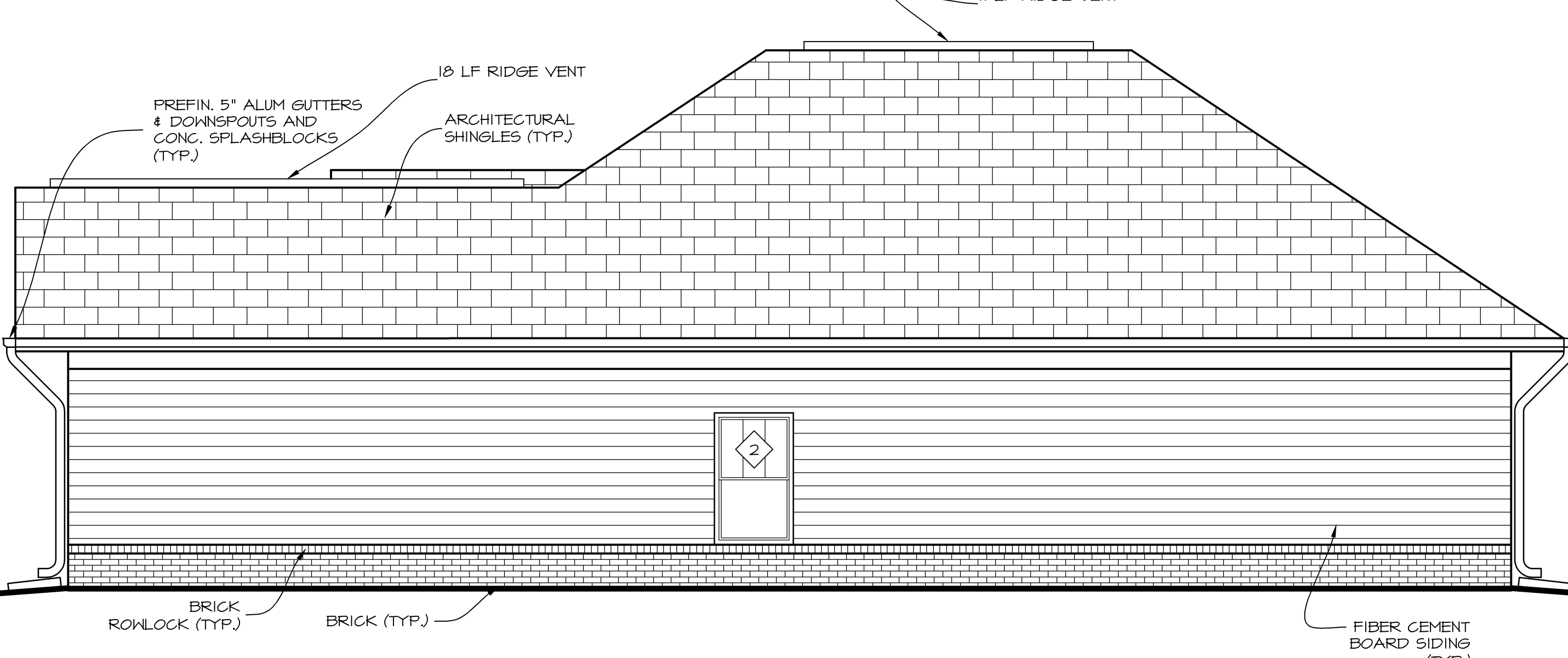
NOTE: FRAMES AND SASHES SHALL BE WOOD, VINYL-CLAD WOOD, OR EXTRUDED VINYL



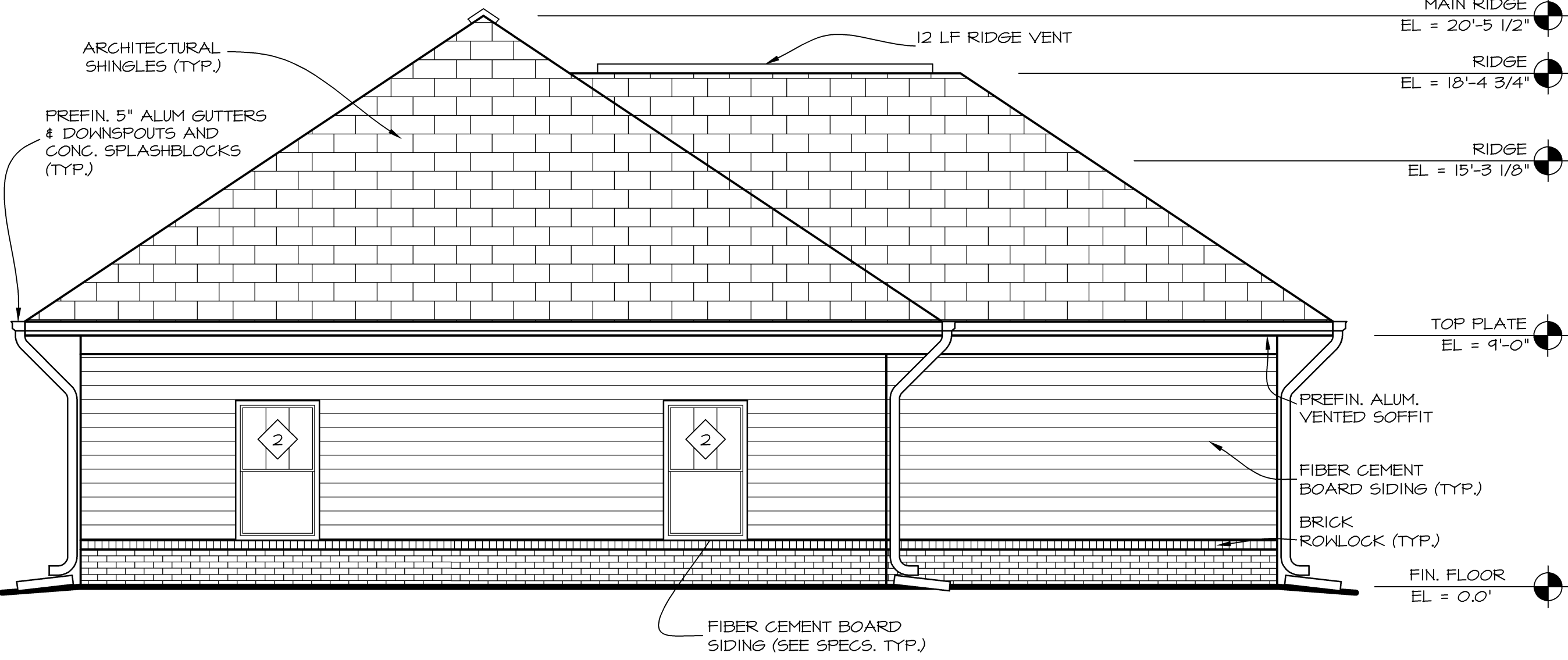
ACC GARAGE ELEVATION TYPE A
SCALE: 1/4" = 1'-0"



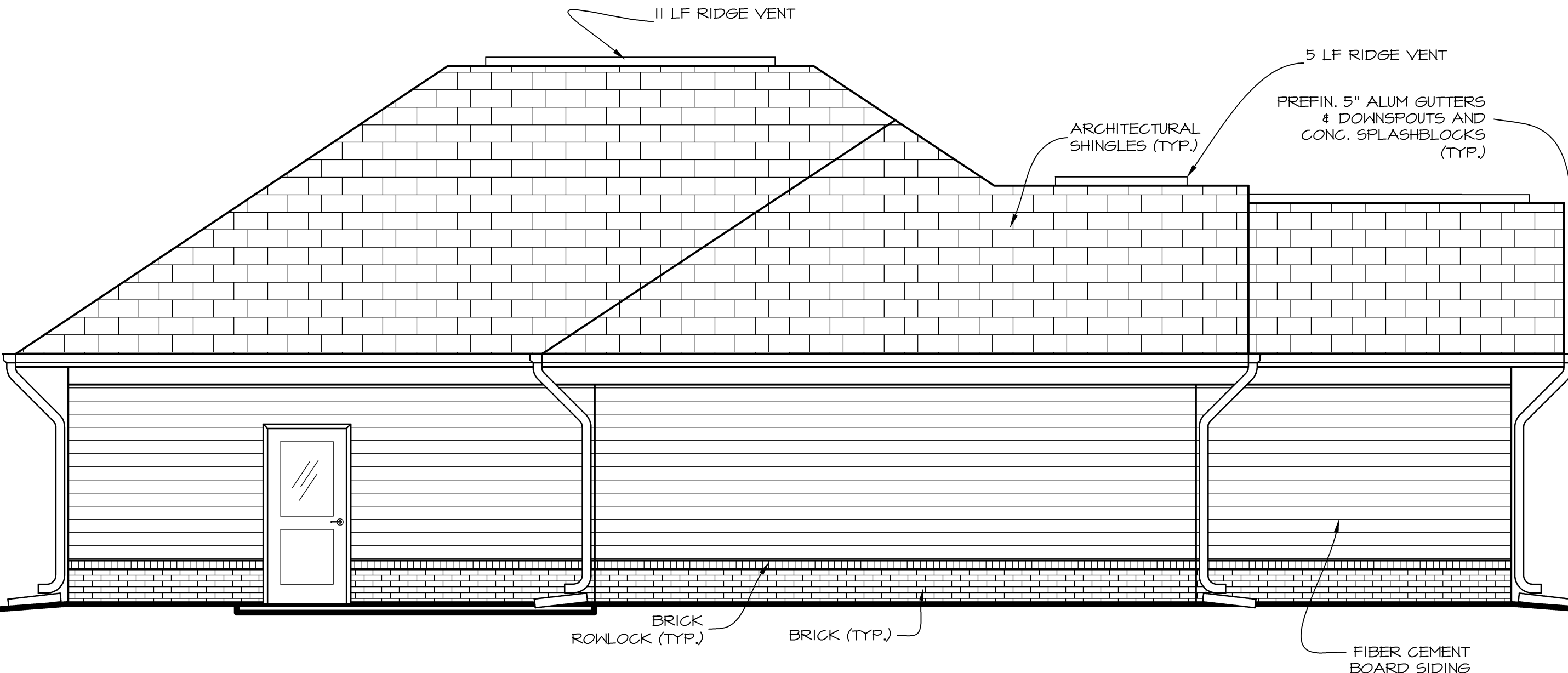
FRONT ELEVATION TYPE A
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION TYPE A
SCALE: 1/4" = 1'-0"



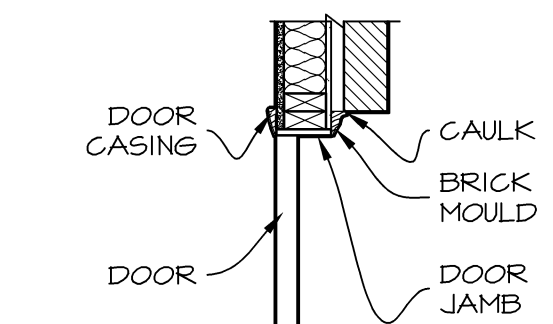
REAR ELEVATION TYPE A
SCALE: 1/4" = 1'-0"



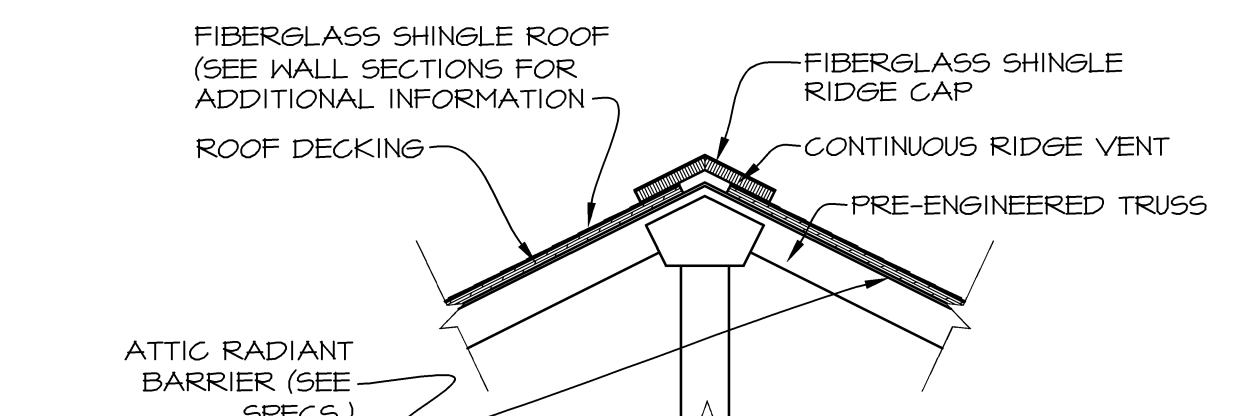
LEFT SIDE ELEVATION TYPE A
SCALE: 1/4" = 1'-0"

ISSUE SET

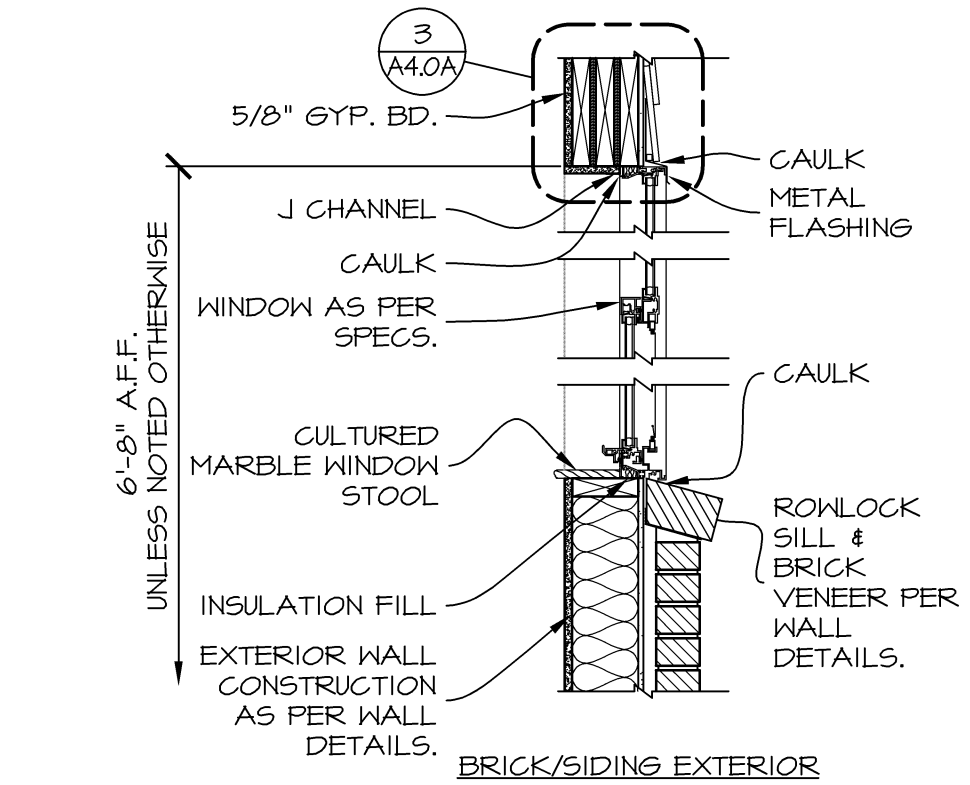
EXTERIOR DOOR JAMB DETAIL @ WAINSCOT - PLAN DETAIL
SCALE: 3/4" = 1'-0"



ROOF VENT DETAIL
SCALE: 3/4" = 1'-0"



WINDOW DETAIL
SCALE: 3/4" = 1'-0"



HEADER DETAIL
SCALE: 1" = 1'-0"

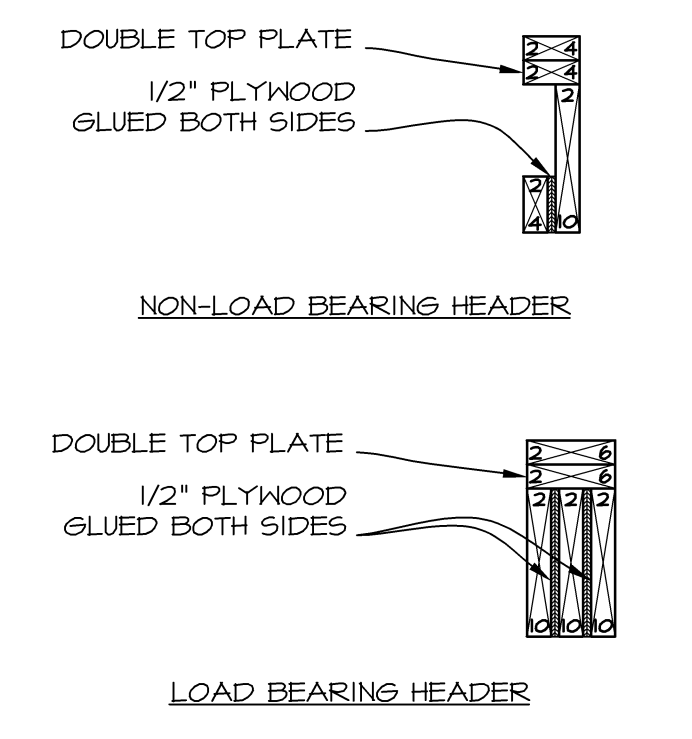
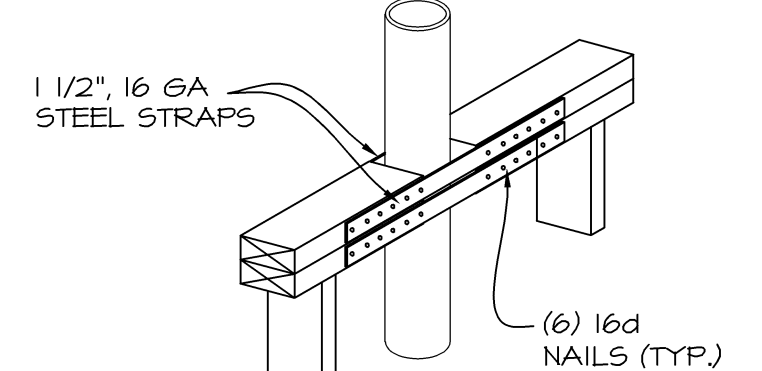
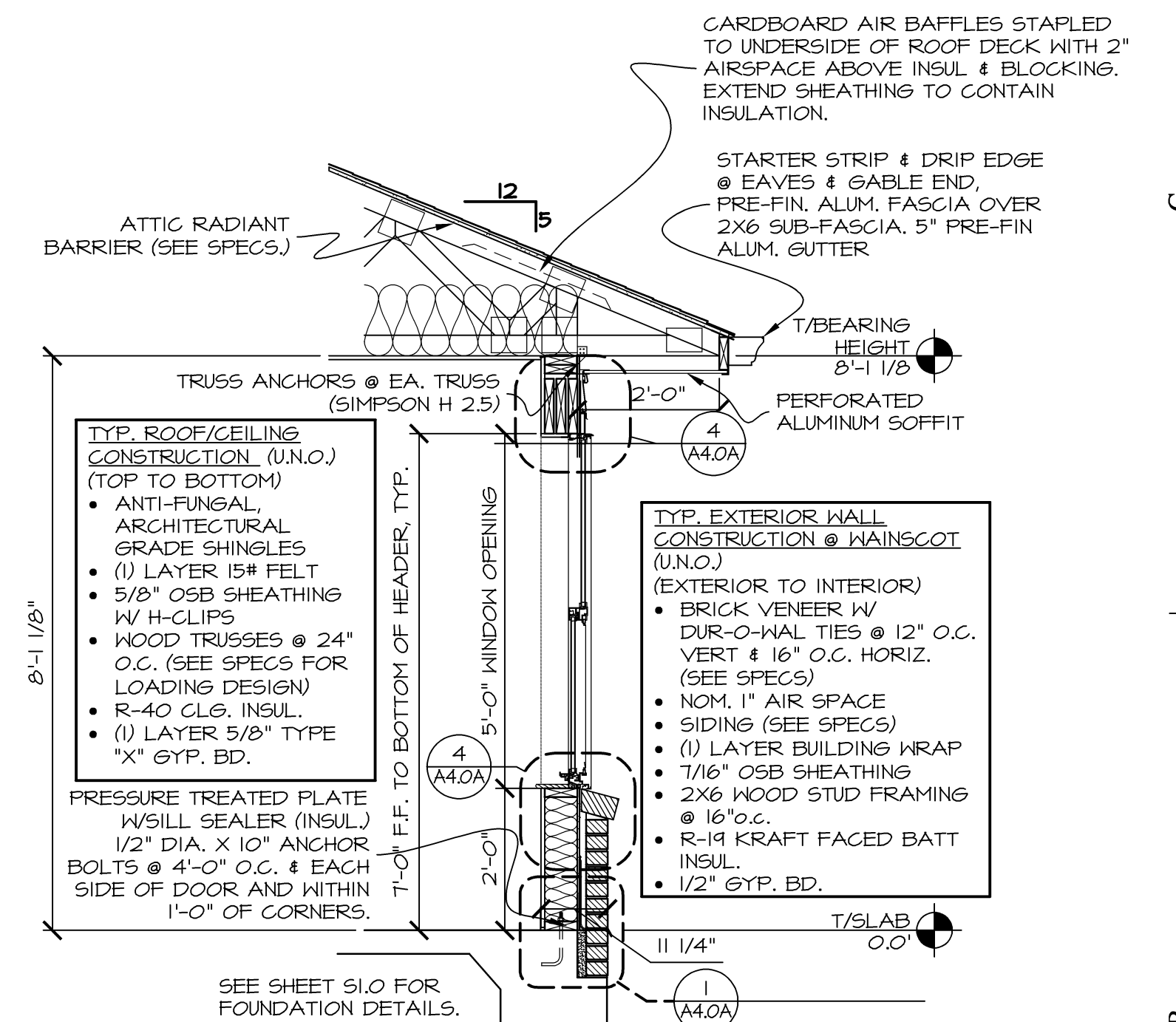
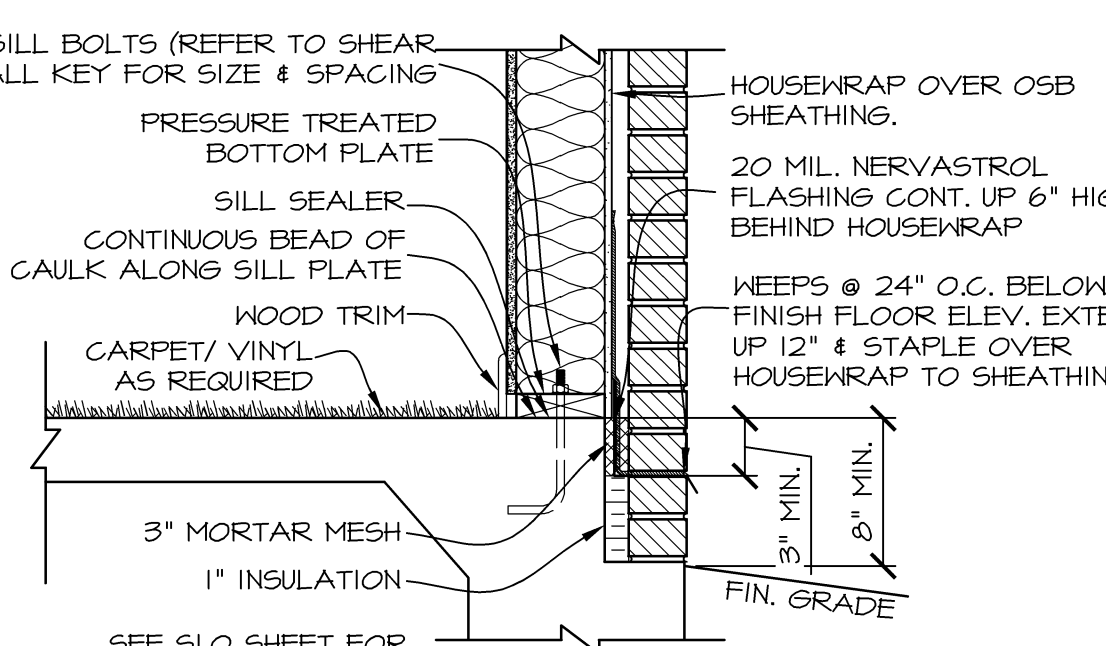


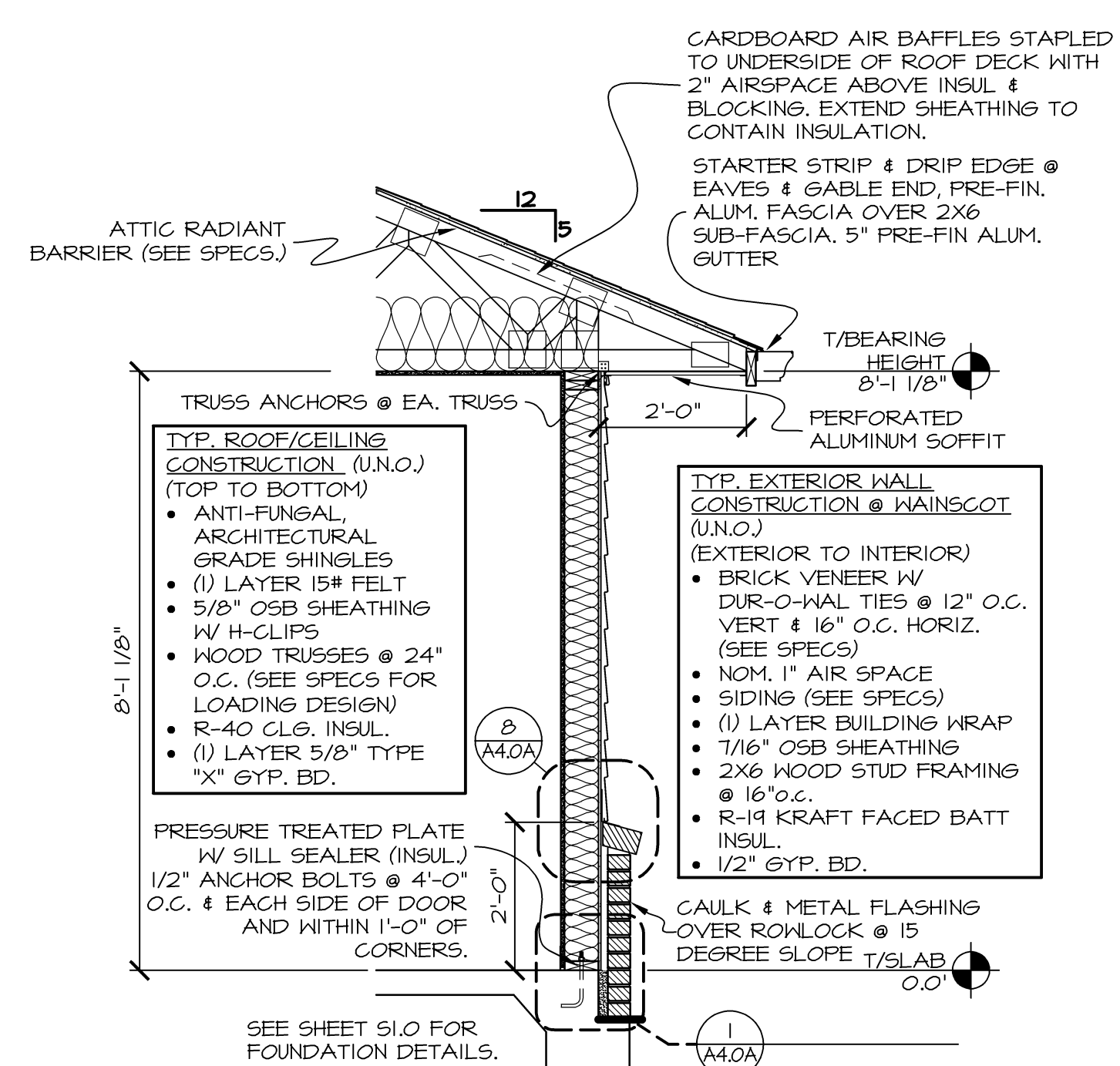
PLATE CUT DETAIL
SCALE: 1" = 1'-0"



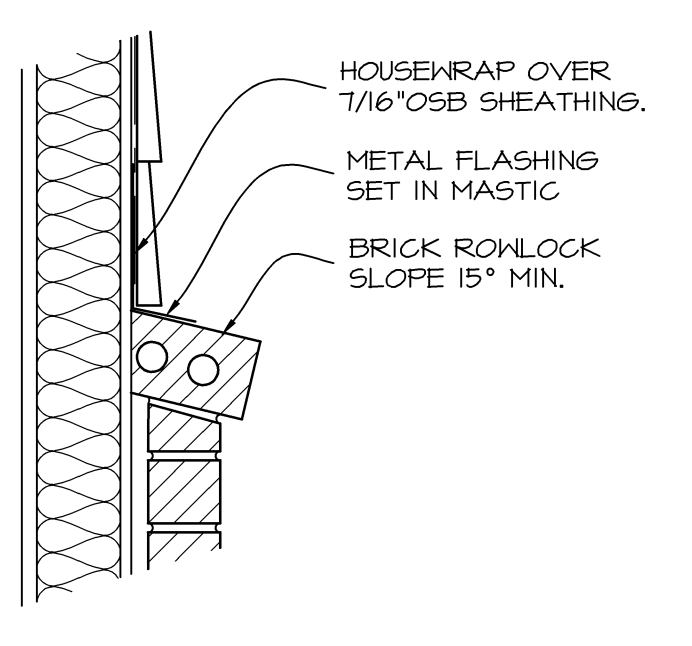
FLASHING DETAIL
SCALE: N.T.S.



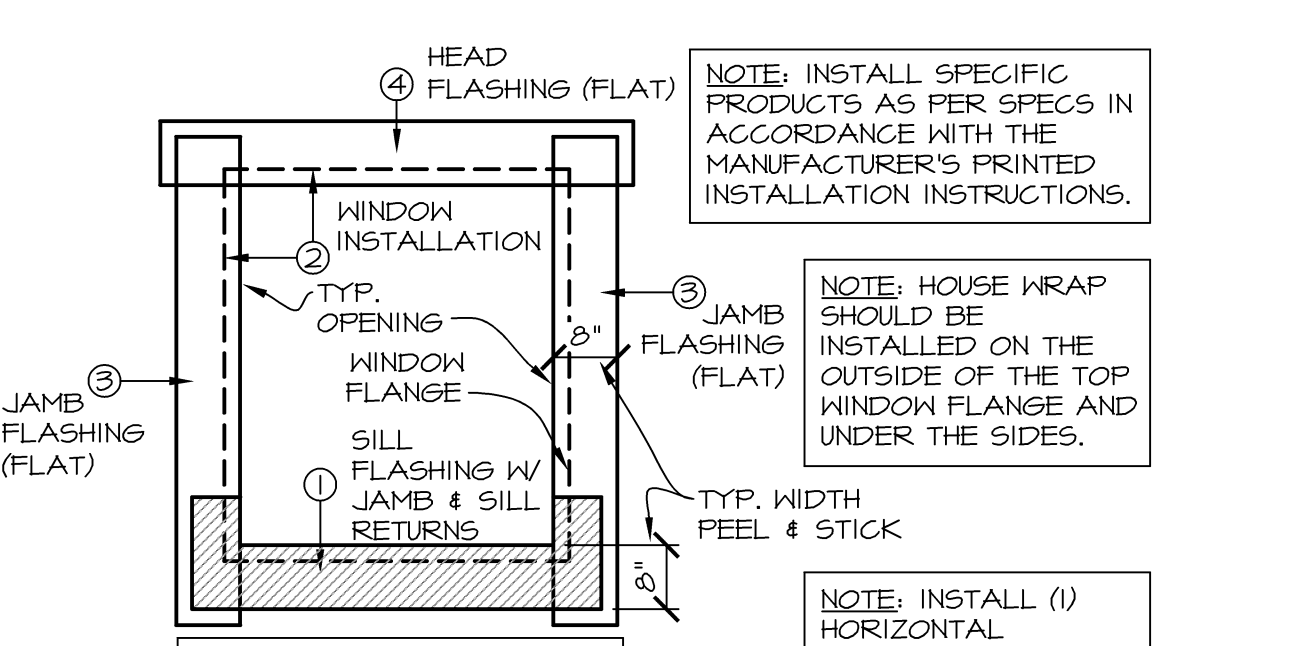
WALL SECTION @ WINDOW W/SIDING
SCALE: 1/2" = 1'-0"



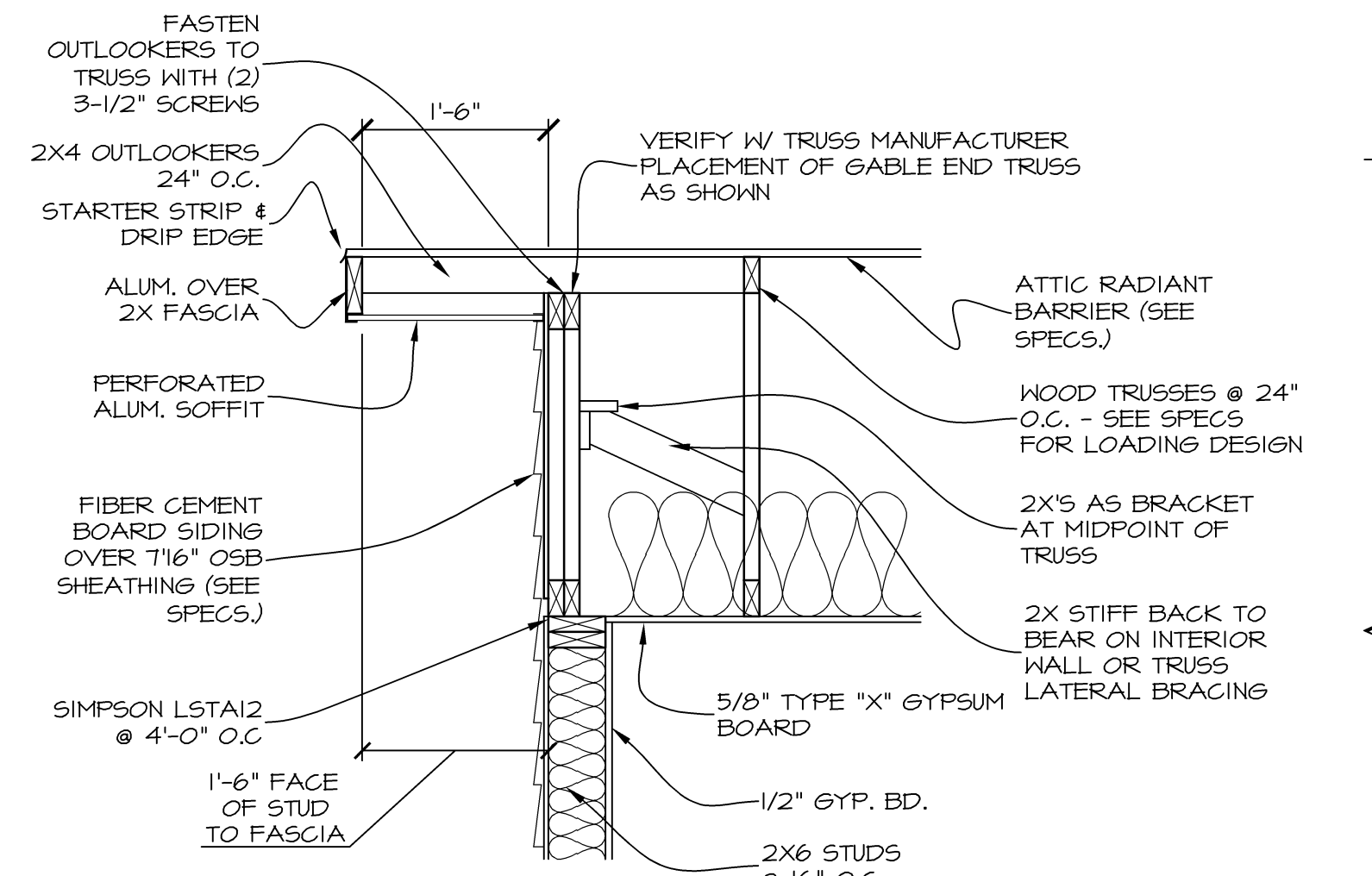
WALL SECTION BRICK/SIDING
SCALE: 1/2" = 1'-0"



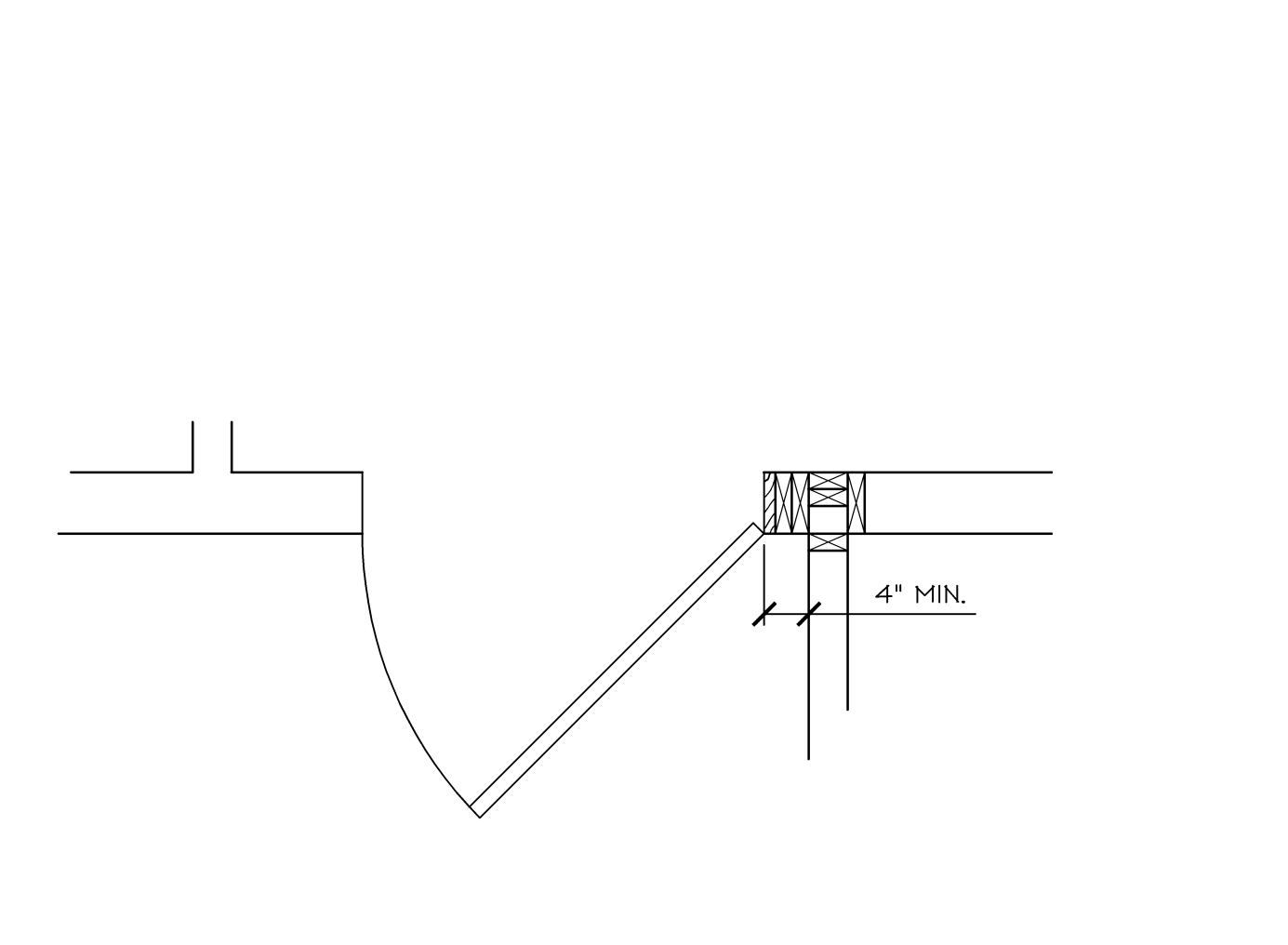
WALL FLASHING DETAIL
SCALE: N.T.S.



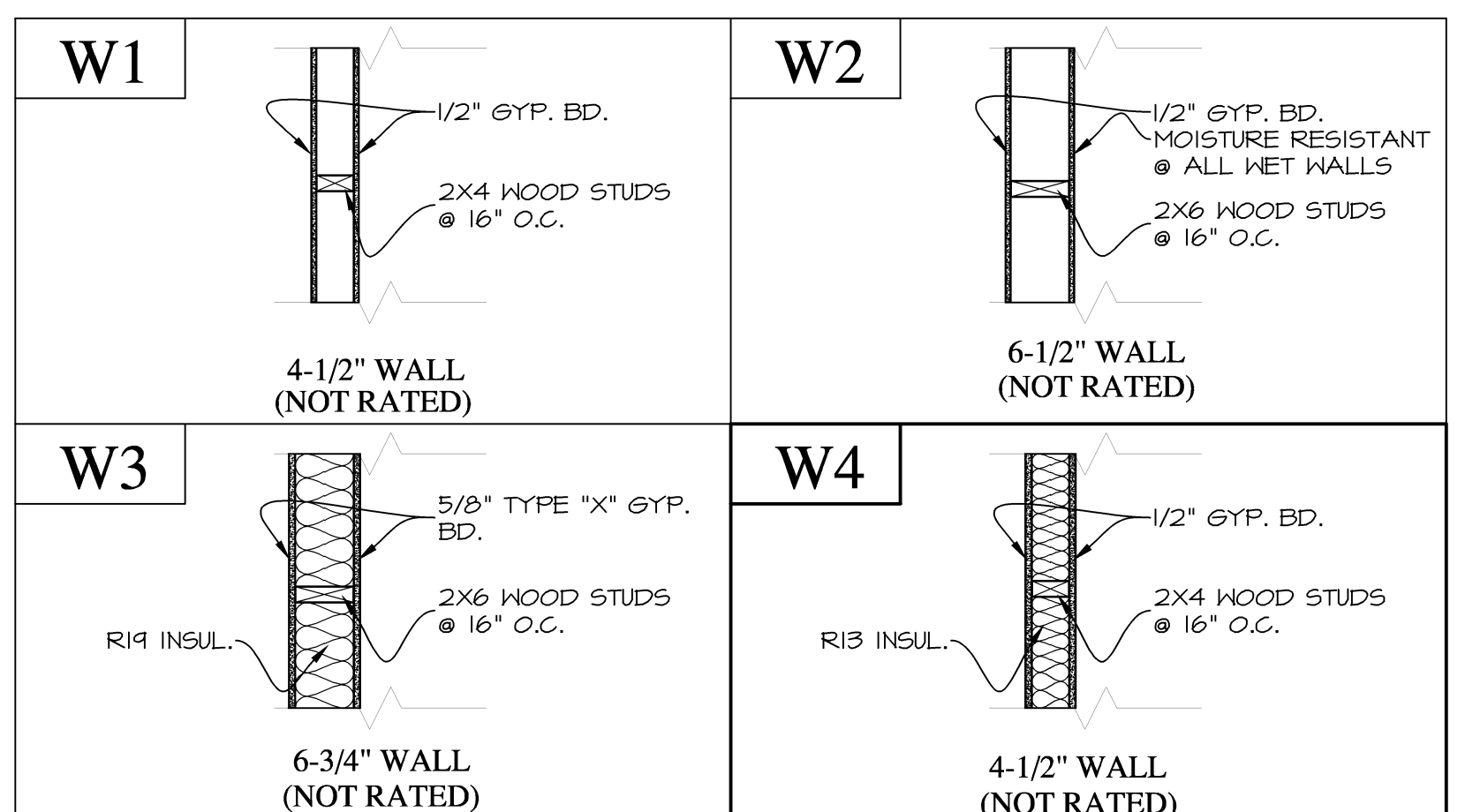
WINDOW FLASHING
SCHEMATIC

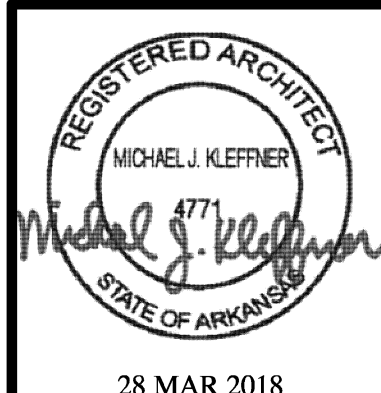


ROOF RAKE SECTION
SCALE: 3/4" = 1'-0"



TYP. DOOR FRAMING DETAIL
SCALE: 3/4" = 1'-0"





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FINISH LEGEND

ROOM FINISH

FLOOR ——— WAINSCOT ——— CEILING

BASE ——— WALLS

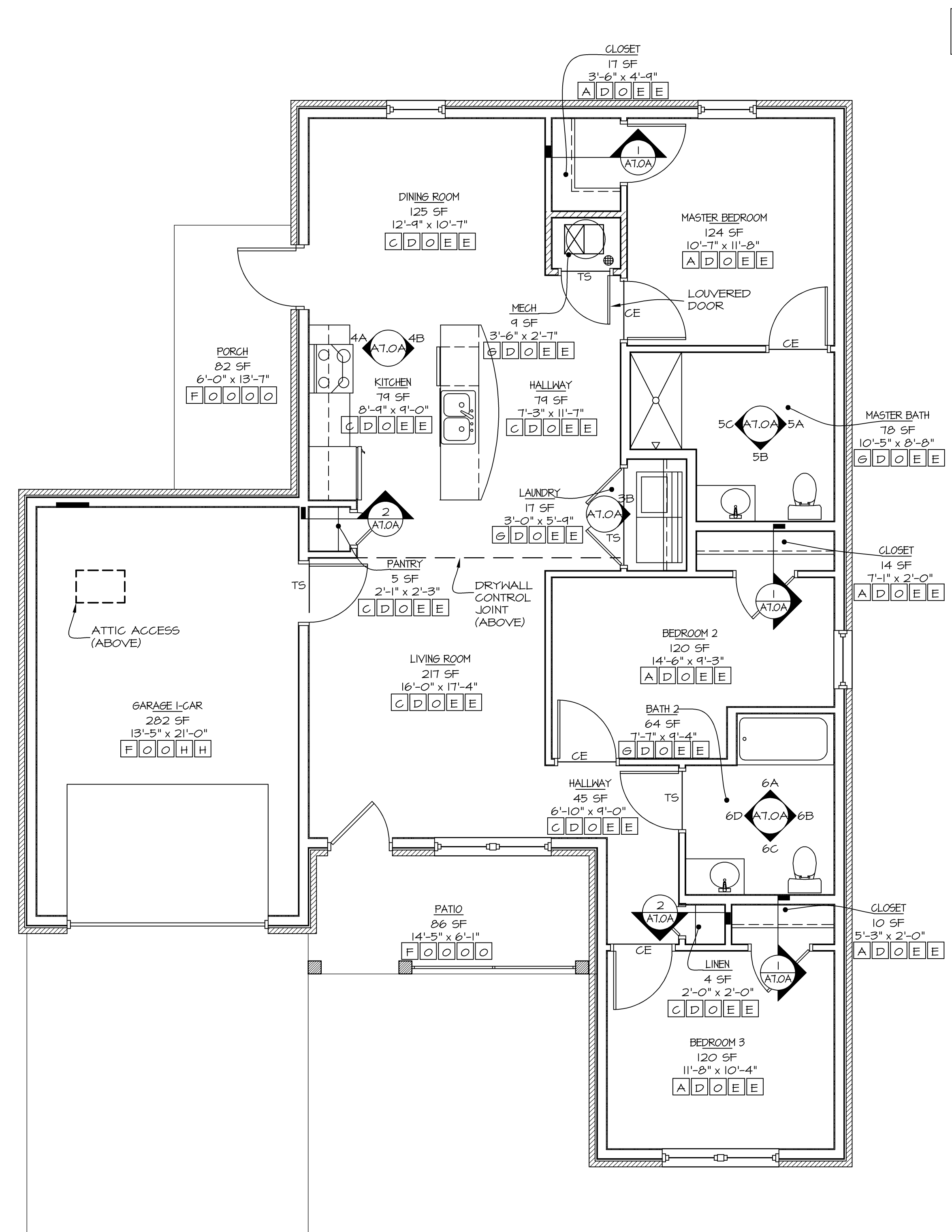
SPECIFIC WALL FINISH

ARROW DENOTES WALL RECEIVING A SPECIAL FINISH AND/OR MATERIAL

A LETTER IN EACH OF THE SQUARES ABOVE DENOTES THE FINISH AND / OR MATERIAL AS LISTED IN THE SCHEDULE.

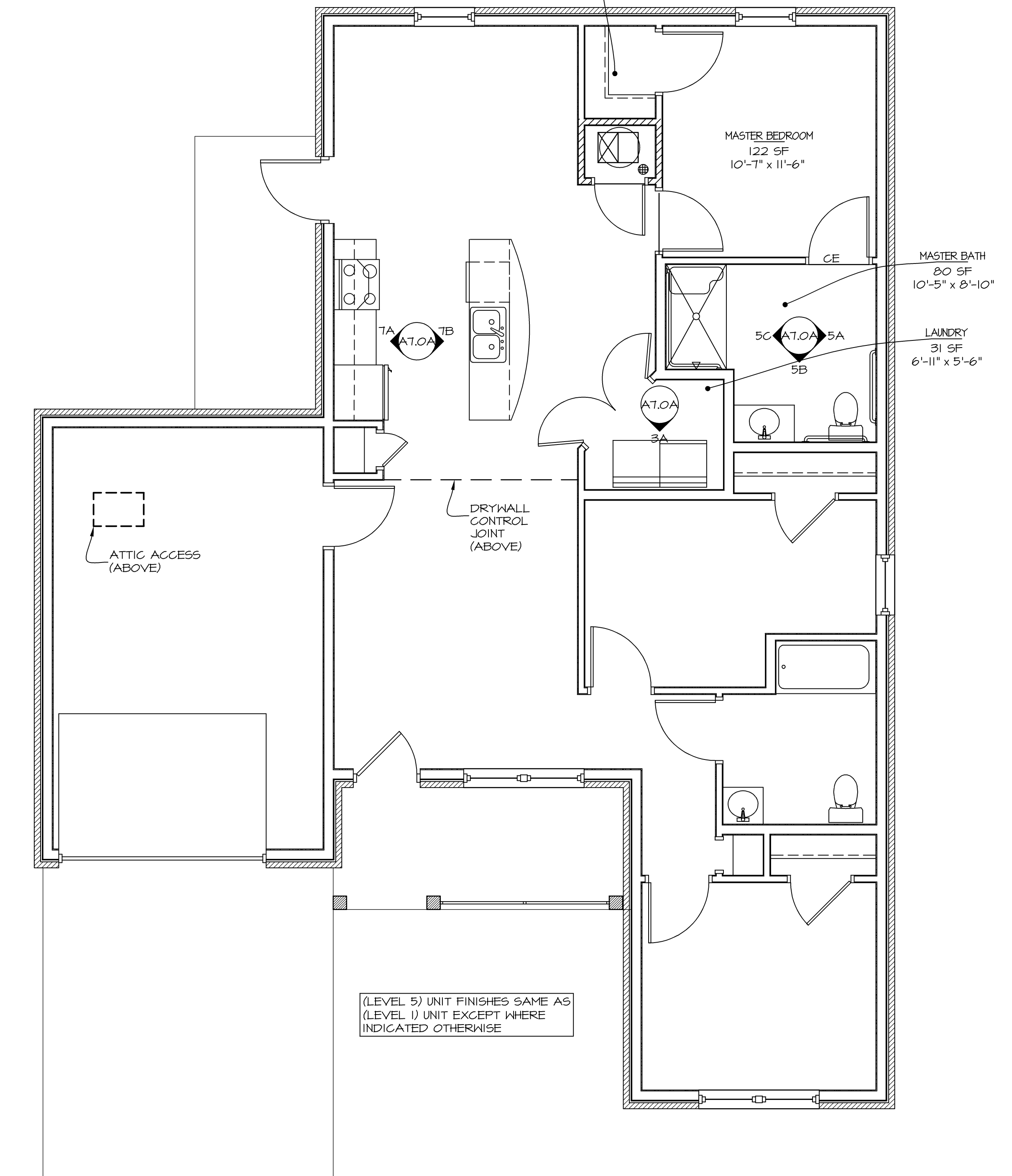
MARK	FINISH AND / OR MATERIAL
O	NONE OR NO ADDITIONAL FINISH
A	CARPET
B	VINYL BASE
C	VINYL PLANK FLOORING
D	WOOD BASE
E	PAINTED "KNOCK DOWN" TEX. FIN. GYP. BD.
F	SEALED CONCRETE
G	SHEET VINYL
H	PAINTED GYP. BD.
C.E.	- CARPET EDGE
T.S.	- TRANSITION STRIP

- ### UNIT FINISH NOTES
- 1) SEAL EXPOSED CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
 - 2) PRIME & PAINT WALLS BEHIND MILLWORK.
 - 3) SUBMIT SAMPLES OF FLOOR TRANSITIONS FOR APPROVAL OF COLOR & TYPE.
 - 4) ROOM DIMENSIONS ARE FROM FINISH SURFACES, ROUNDED TO THE NEAREST INCH.
 - 5) ALL UNITS REQUIRE C-STYLE BATHROOM & KITCHEN HARDWARE AT CABINET DOORS & DRAWERS, BRUSHED NICKEL FINISH.



NOTE: INSULATE MECHANICAL CLOSET WALLS PER ADFB

NOTE: BOTH BATHROOMS (LEVEL 5) ARE TO BE FULLY ACCESSIBLE



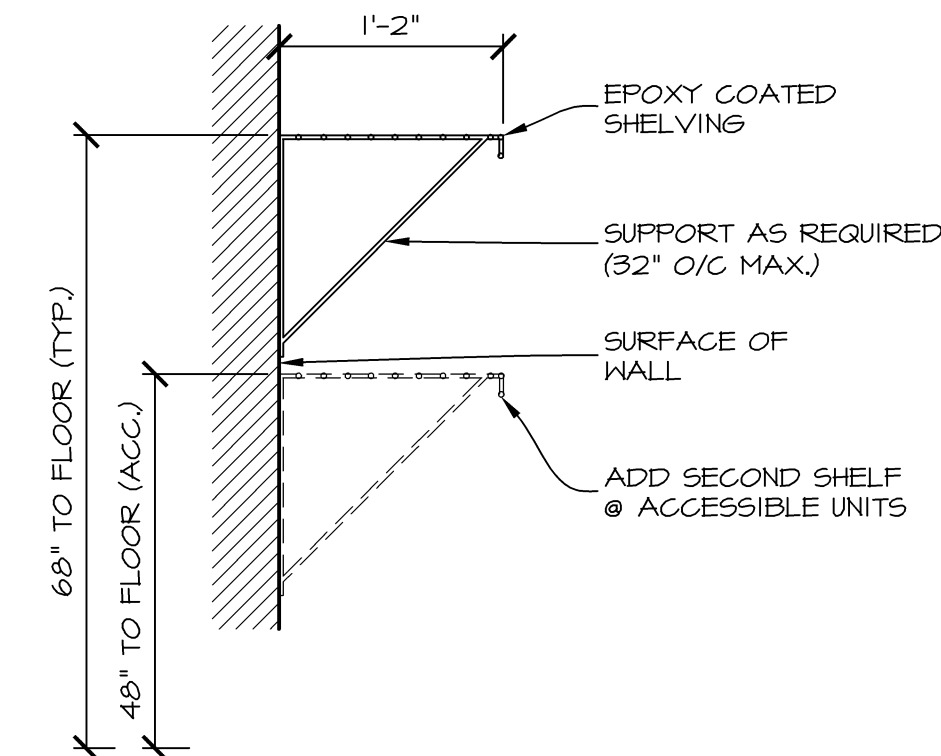
TYP. 3-BR TYPE A UNIT (LEVEL 1) FINISH PLAN

SCALE: 1/4" = 1'-0" 1,267 SF

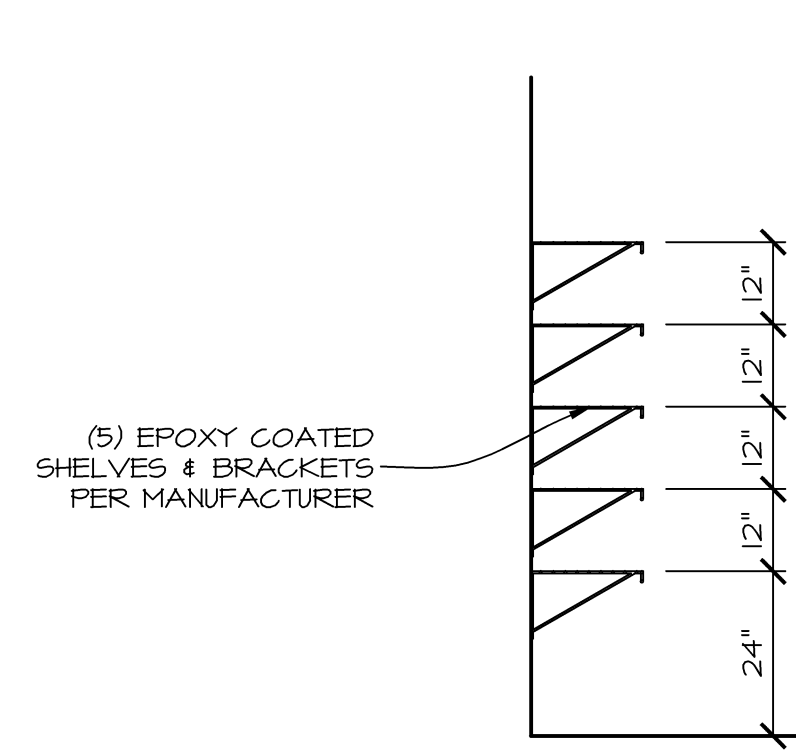
ACC. 3-BR TYPE B UNIT (LEVEL 5) FINISH PLAN

SCALE: 1/4" = 1'-0" 1,267 SF

ISSUE SET

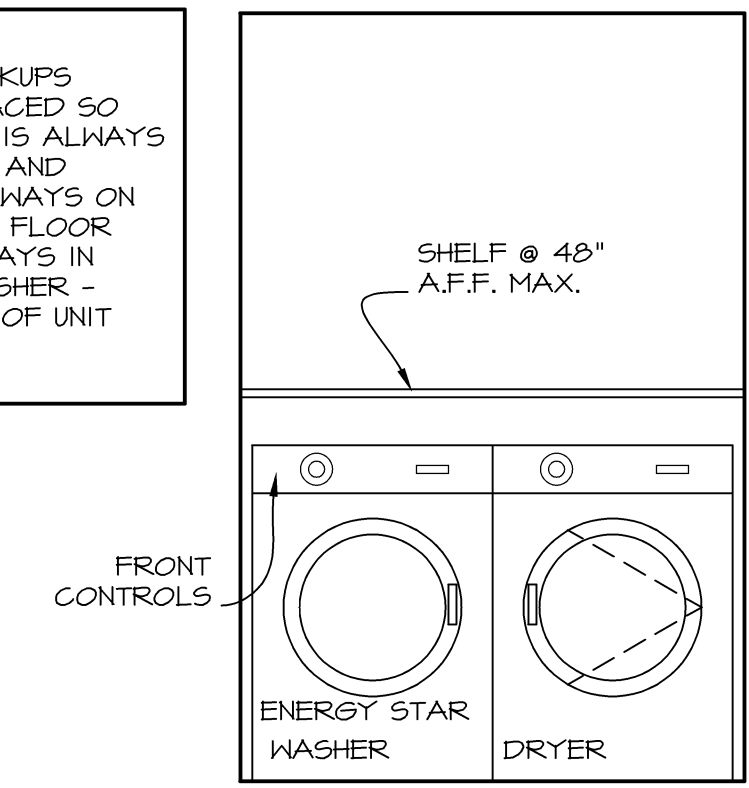


CLOSET SHELF DETAIL
SCALE: 1" = 1'-0"
1
A7.0A



SHELVING DETAIL
SCALE: 1/2" = 1'-0"
2
A7.0A

NOTE:
LAUNDRY HOOKUPS SHALL BE PLACED SO THAT DRYER IS ALWAYS ON THE RIGHT AND WASHER IS ALWAYS ON THE LEFT AND FLOOR DRAIN IS ALWAYS IN FRONT OF WASHER - REGARDLESS OF UNIT ORIENTATION.

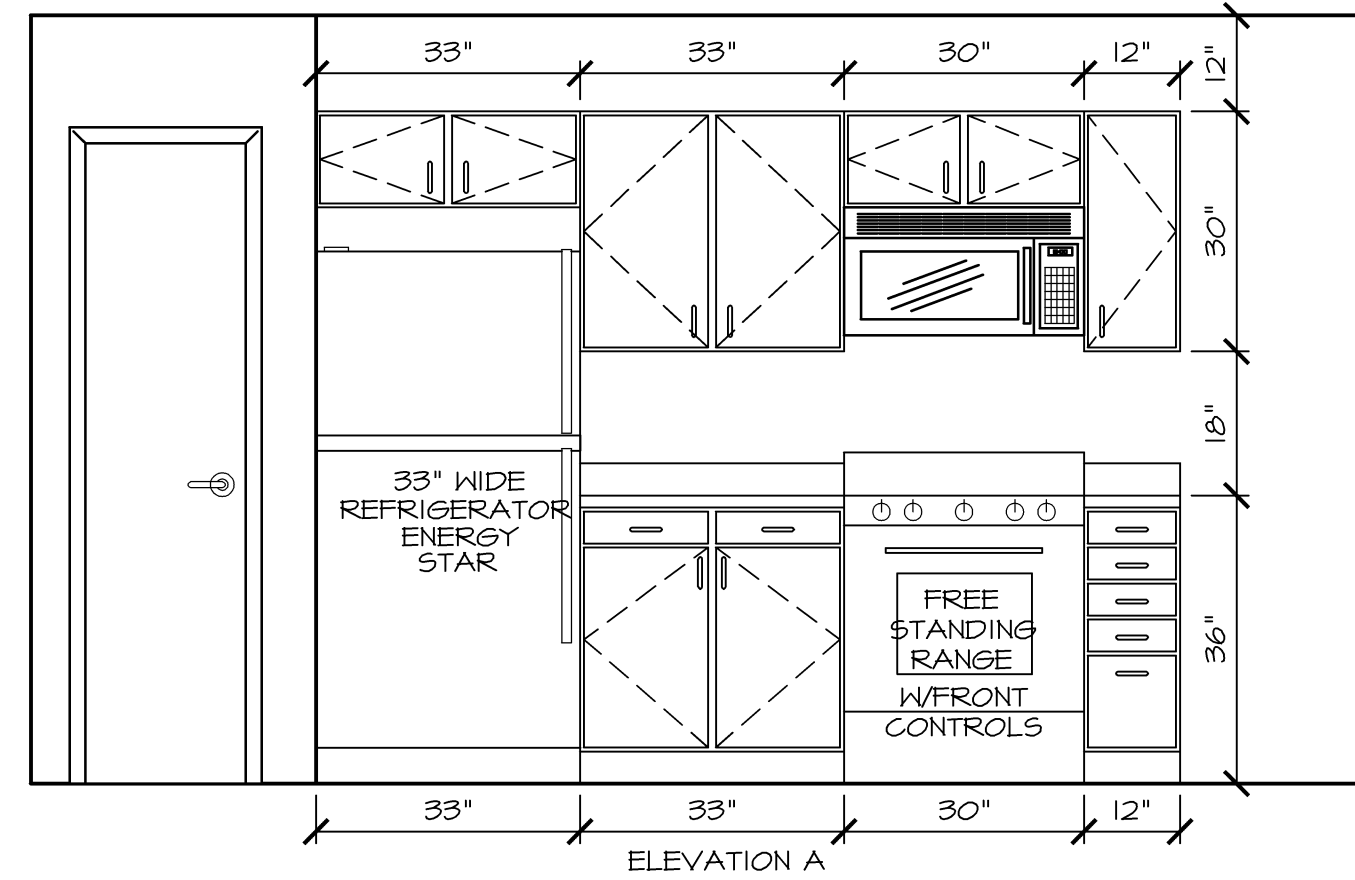


ELEVATION A
FRONT LOAD WASHER AND DRYER SET IN ACCESSIBLE UNITS

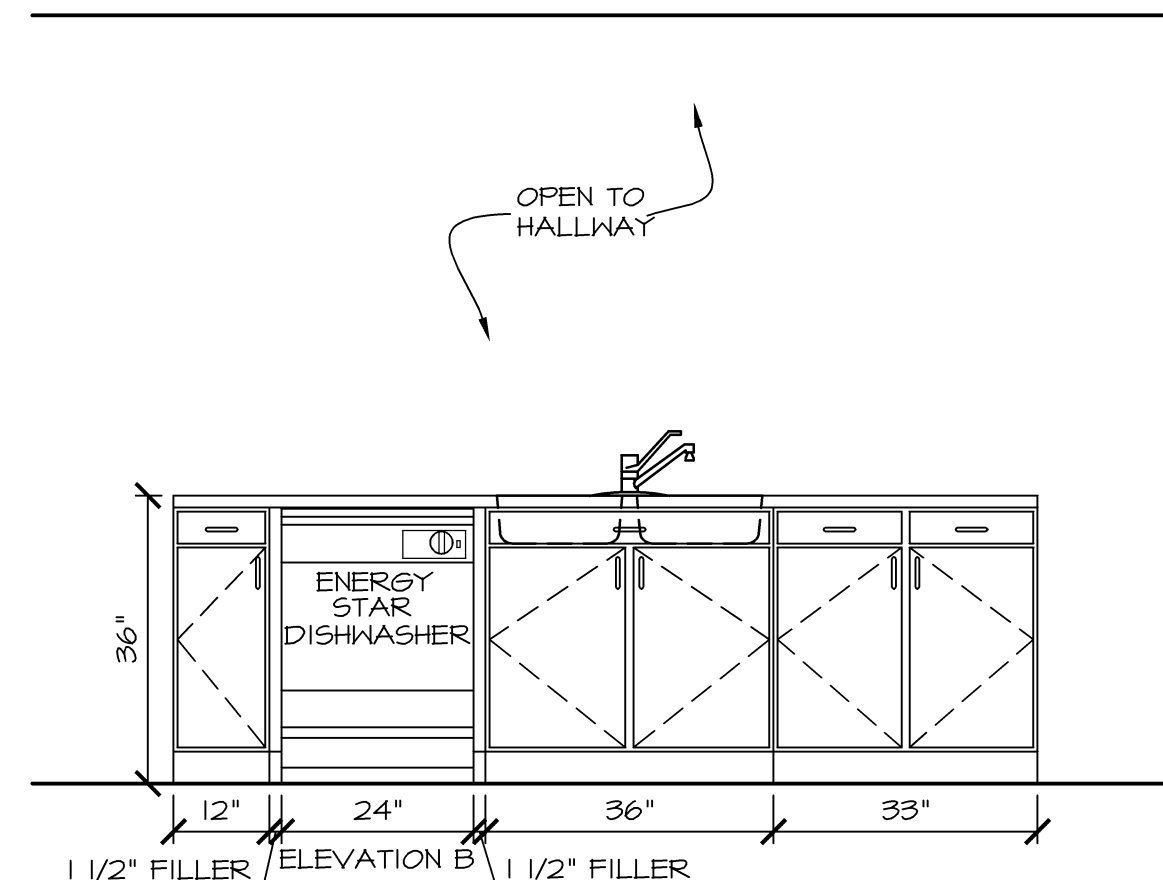


ELEVATION B
TOP LOAD WASHER AND DRYER SET IN TYPICAL UNITS

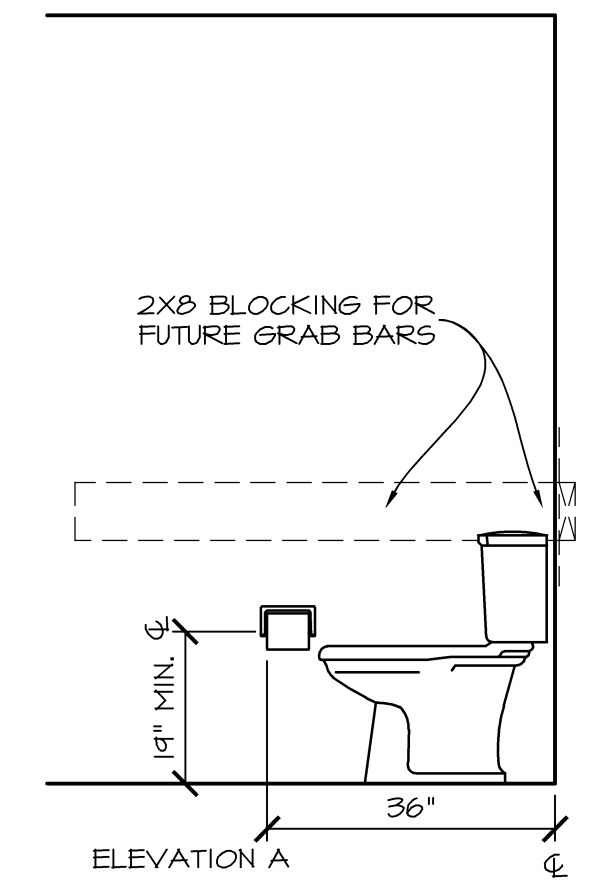
WASHER/DRYER PLACEMENT
SCALE: 1/2" = 1'-0"
3
A7.0A



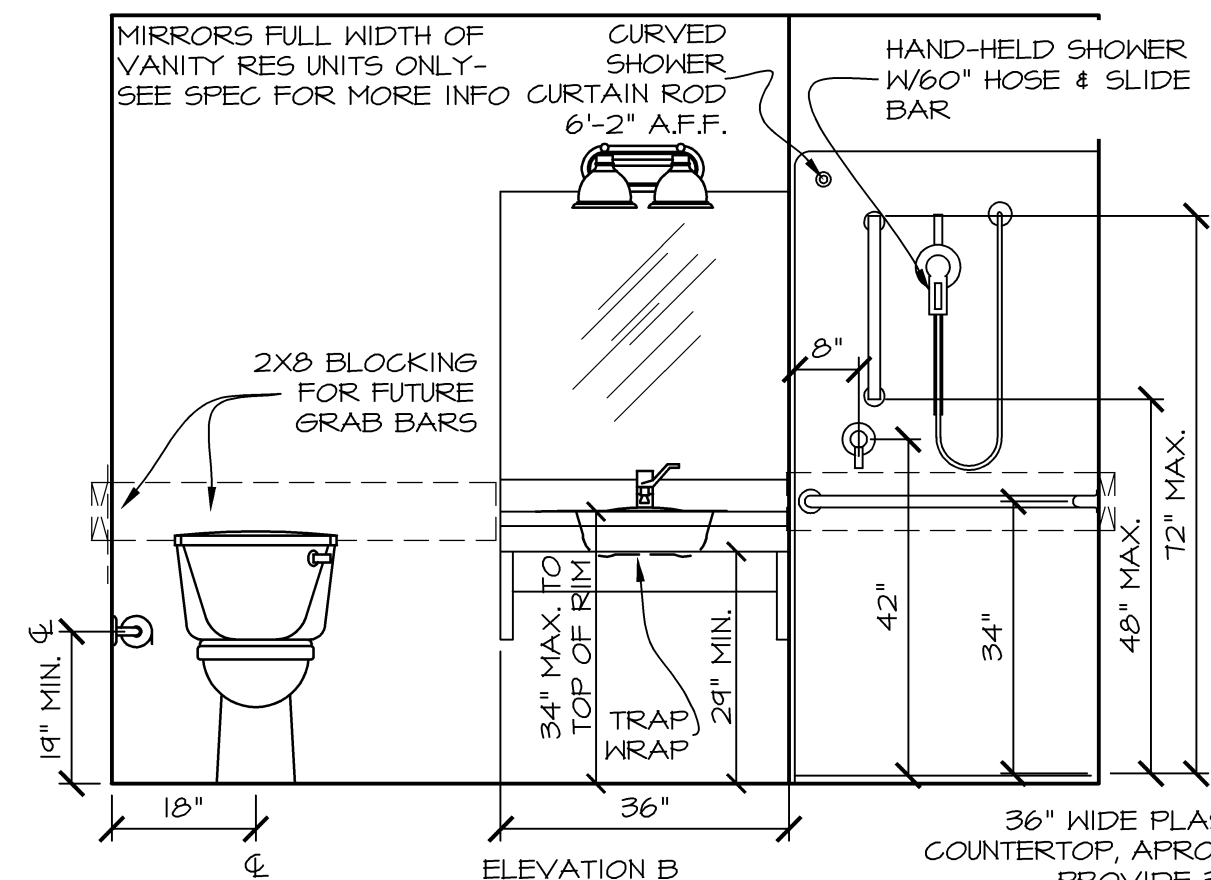
TYP. 3-BR TYPE A UNIT KITCHEN ELEVATIONS
SCALE: 1/2" = 1'-0"
4
A7.0A



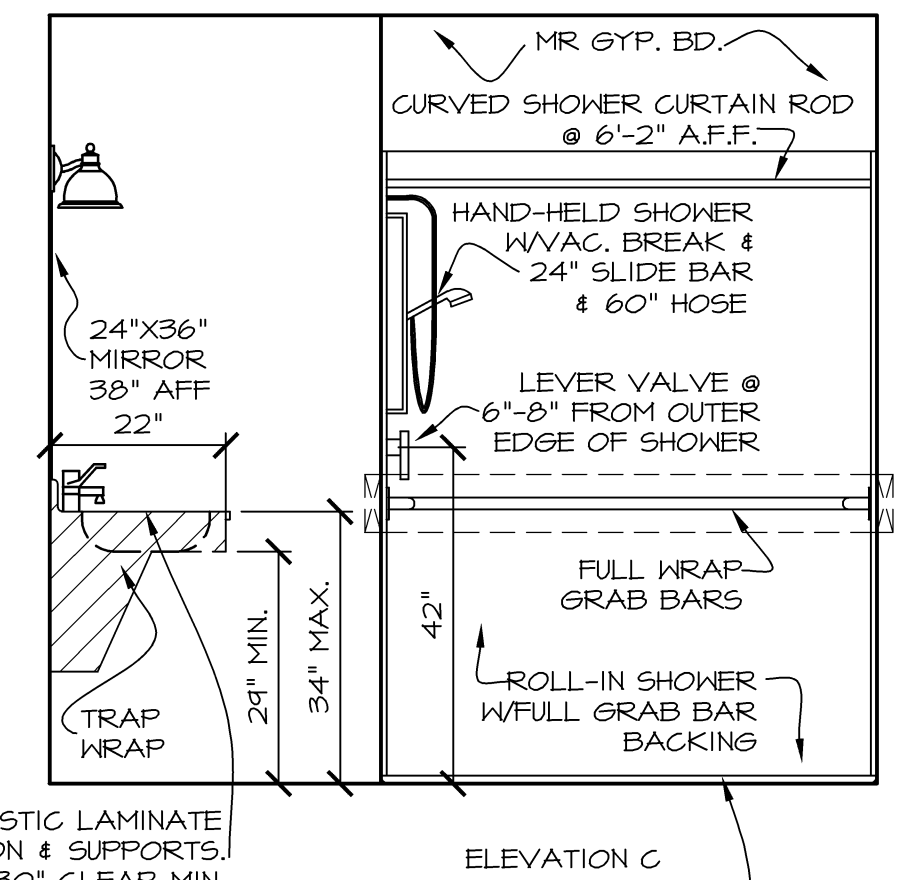
ELEVATION B
1 1/2" FILLER



ELEVATION A
SCALE: 1/2" = 1'-0"
5
A7.0A

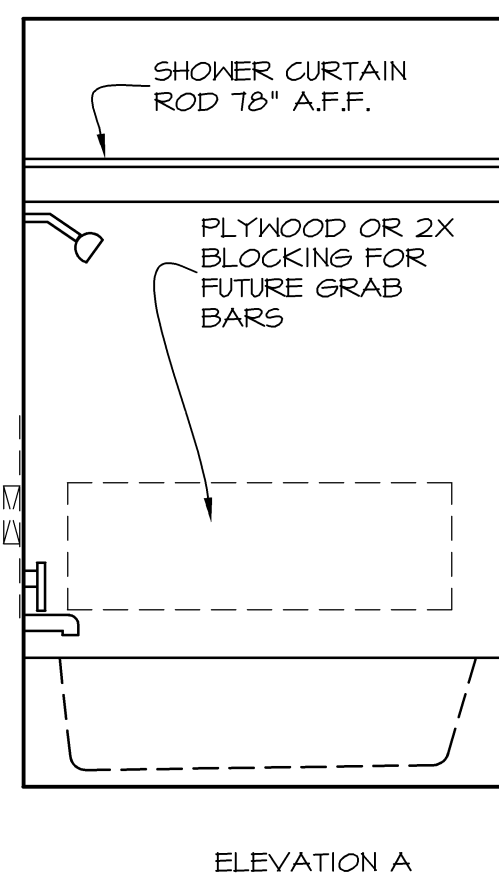


ELEVATION B
36" WIDE PLASTIC LAMINATE COUNTERTOP, APRON & SUPPORTS. PROVIDE 30" CLEAR MIN.

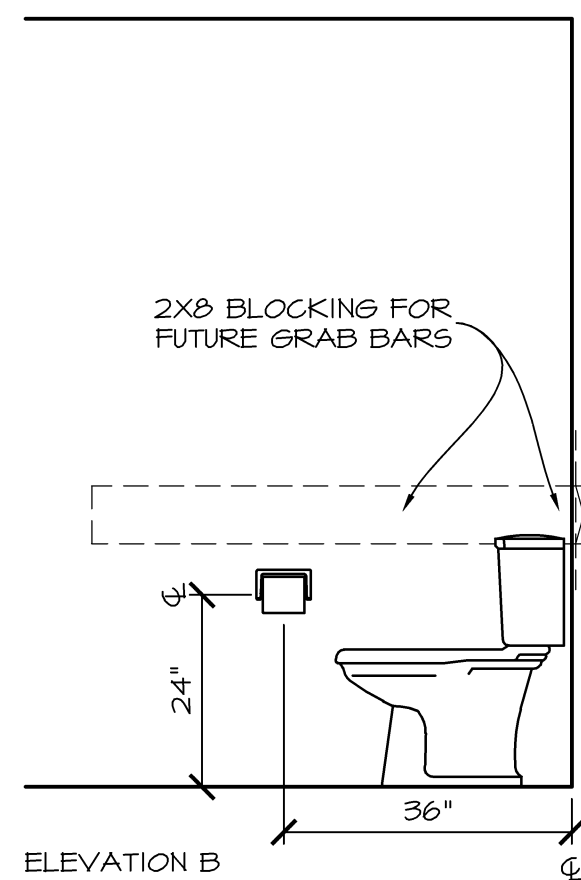


ELEVATION C
1/2" MAX. W/ 1:2 BEVEL @ THRESHOLD

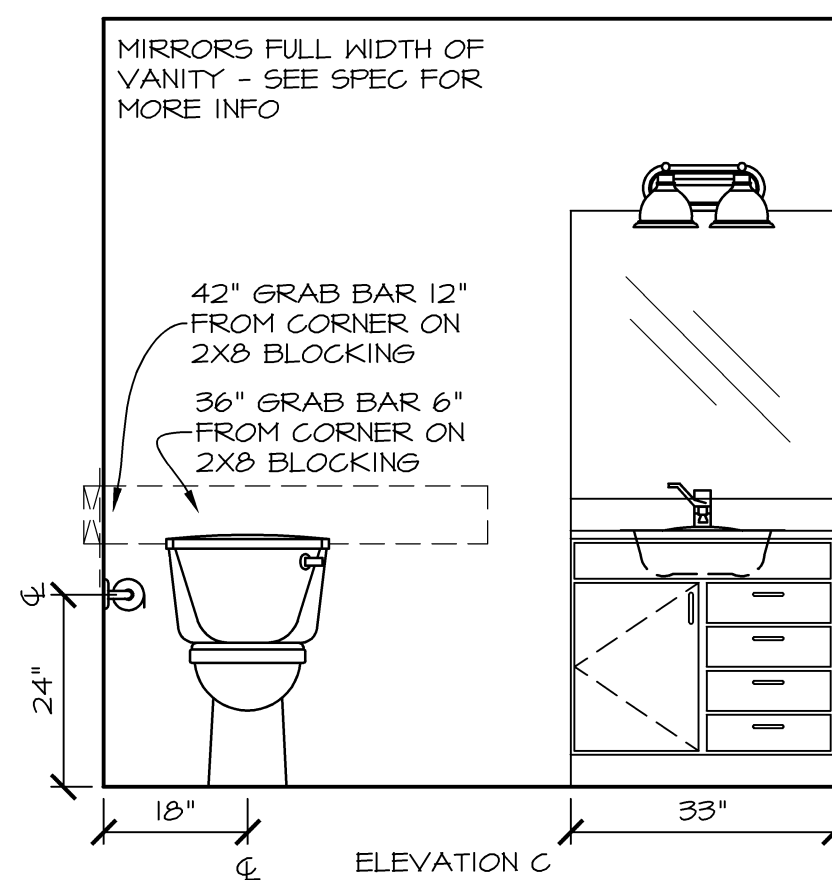
ACC. 3-BR TYPE A UNIT MASTER BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0"
(LEVEL 5 ACC UNIT)
5
A7.0A



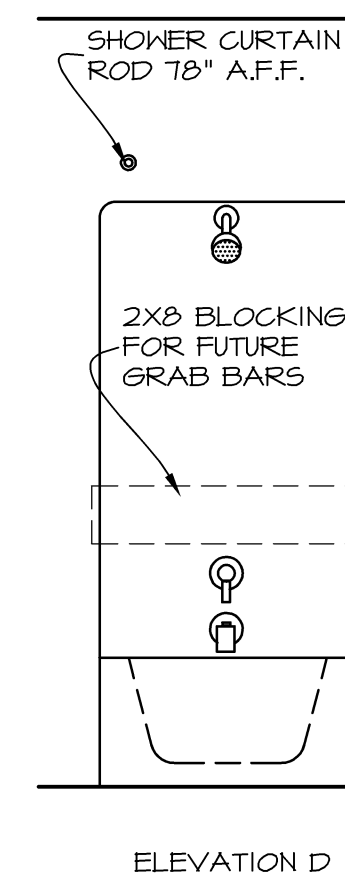
ELEVATION A



ELEVATION B

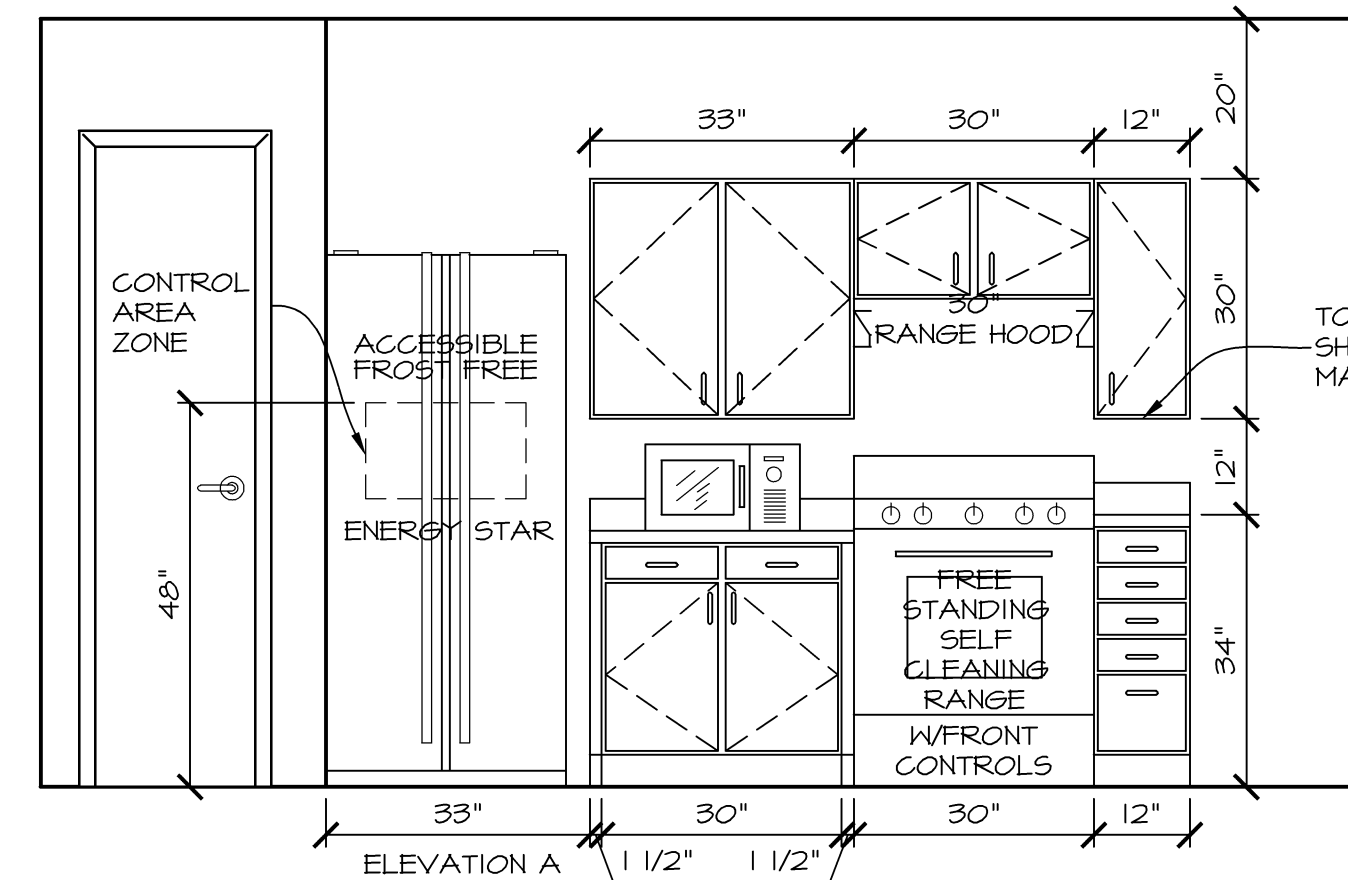


ELEVATION C

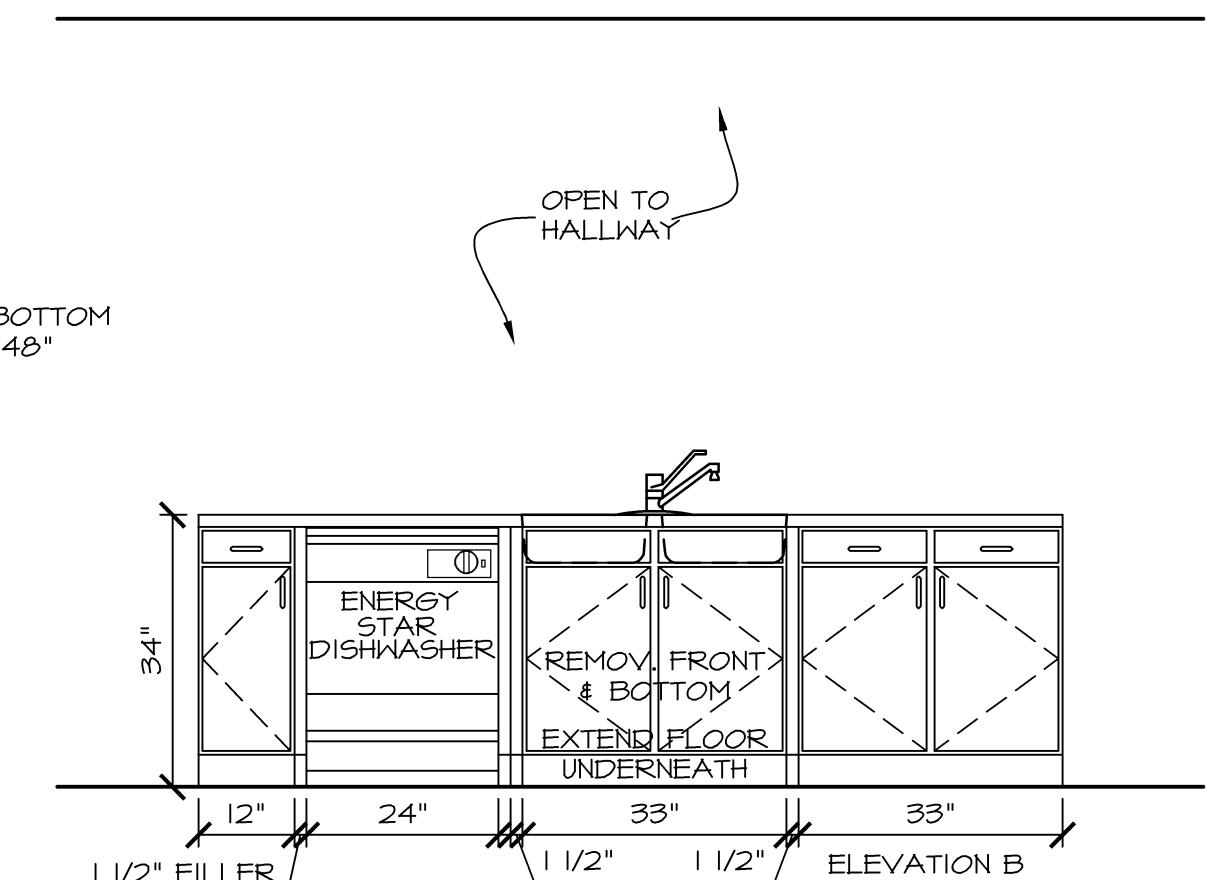


ELEVATION D

TYP. 3-BR TYPE A UNIT BATH 2 ELEVATIONS
SCALE: 1/2" = 1'-0"
6
A7.0A

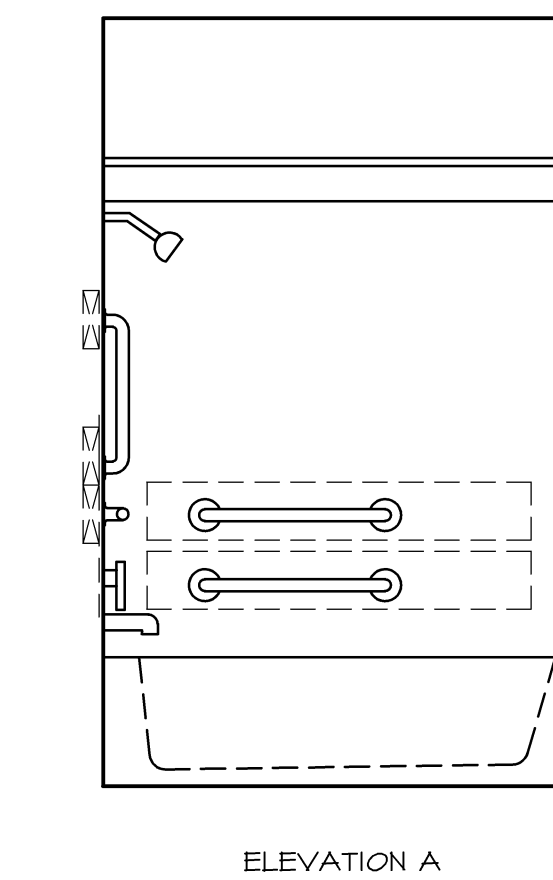


ELEVATION A

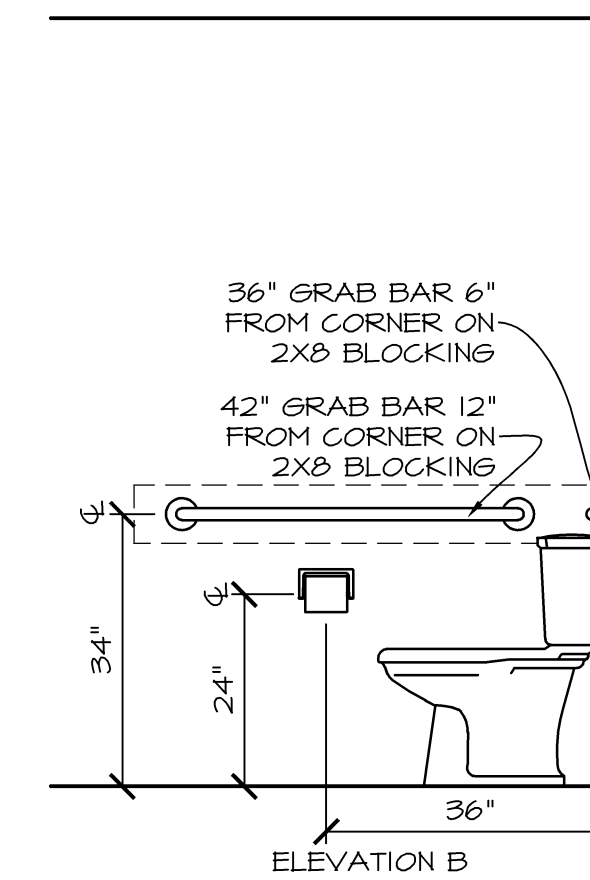


ELEVATION B
1 1/2" FILLER

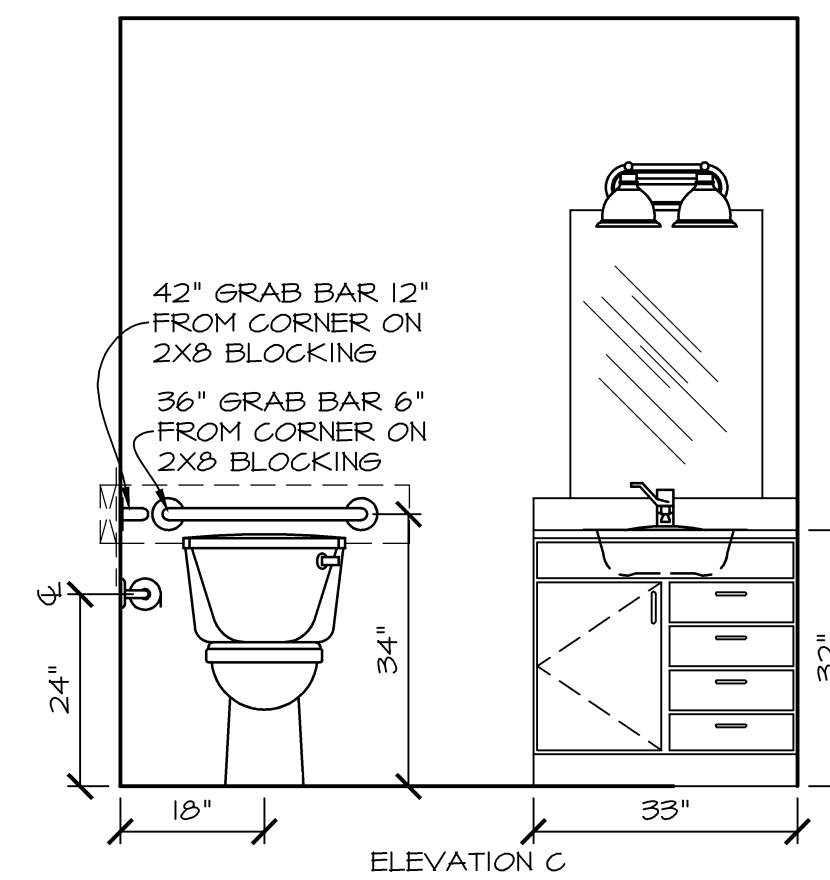
ACC. 3-BR TYPE A UNIT KITCHEN ELEVATIONS
SCALE: 1/2" = 1'-0"
7
A7.0A



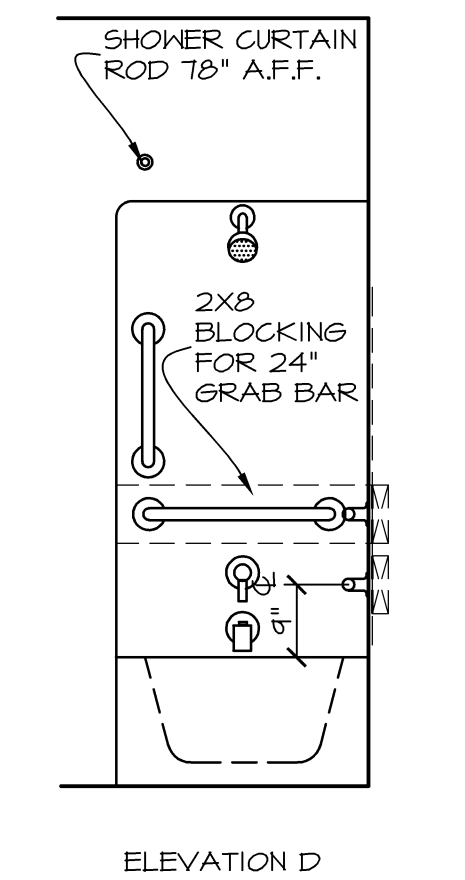
ELEVATION A



ELEVATION B

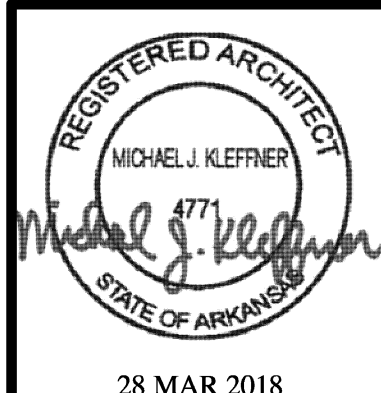


ELEVATION C



ELEVATION D

ACC. 3-BR TYPE A UNIT BATH 2 ELEVATIONS
SCALE: 1/2" = 1'-0"
8
A7.0A



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HVAC EQUIPMENT SCHEDULE

MARK	MWFR	MODEL#	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ 0.5" ESP	ELEC. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS	FILTERS	SAFETY SWITCH	STAT WIRE
FI	GOODMAN	AWJF SERIES	12.0	-	8.2 HSPF	UPFLOW ELECTRIC	1000	240V, 1φ, 10A	-	-	-	-	PROSELECT PST5TTP52	R-410A REFRIGERANT AZ-20 SUVA 9100	AMERICAN AIR FILTER: STRATA DENSITY SIZE AS REQ'D	RECTORSEAL SAFETY-T-SWITCH MODEL 552	HONEYWELL: PART # 4716
HPI	GOODMAN	GS214 O30IK	-	-	-	-	-	240V, 1φ, 30A	30,000	2.5	14.5 SEER MIN.	AIR SOURCE HEAT PUMP UNIT	-	ENERGY STAR RATED	-	-	-

NOTE: HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE SAME WITH THE ELECTRICAL CONTRACTOR.

PENETRATION NOTE:

ALL PENETRATIONS OF FLOORS, WALLS, AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

FIRESTOP CAULKING NOTE:

PROVIDE FIRESTOP CAULKING / SEALING OF ALL MECHANICAL PENETRATIONS @ FIRE RATED WALLS AND CEILING PER A SPECIFIC FIRESTOP SYSTEM / PRODUCT.

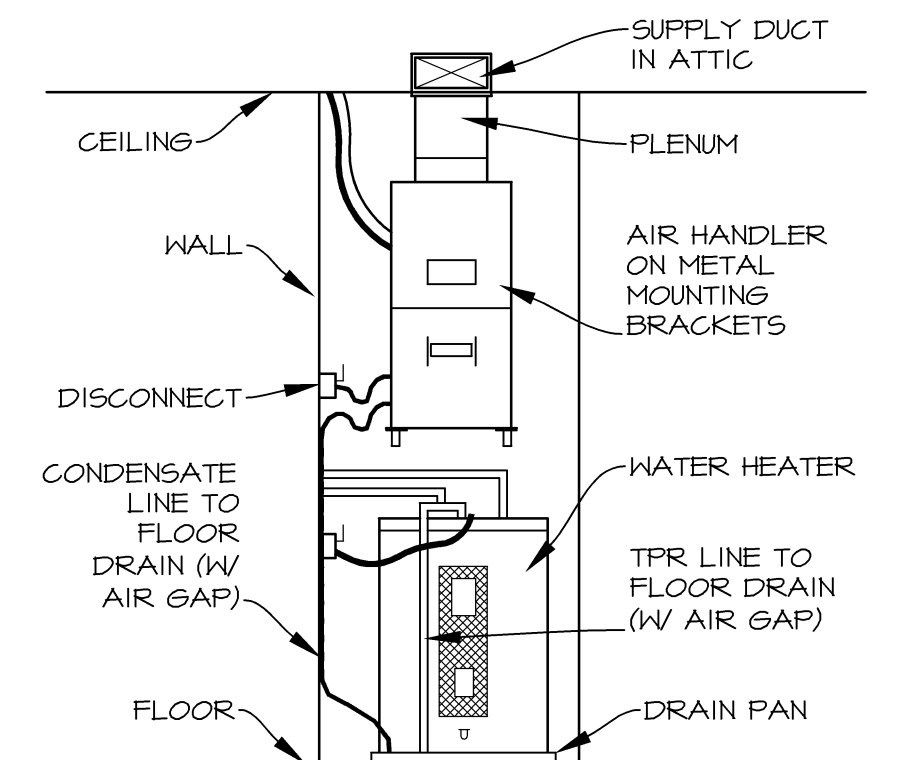
HVAC EQUIPMENT

EXHAUST FAN EF-1	EXHAUST FAN/LIGHT - NUVENT T03 MODEL: NXT03, 70 CFM, SIDE WALL INSTALLATION, 3" DUCT
REGISTERS AND GRILLES	
(A)	CEILING / WALL SUPPLY - METAL FAB INC. MF5CR-W3 SERIES, 3-WAY REGISTER, FINISH WHITE. SEE DRAWING FOR CFM AND LOCATION.
(B)	CEILING / WALL RETURN AIR - METAL FAB INC. WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS. SEE PLAN FOR SIZE AND LOCATION.
EXHAUST FAN WALL LOUVER:	
BUILDER'S BEST, MODEL 110341	
DRYER VENT ROOF CAP:	
BUILDER'S BEST, MODEL 111153, FOR 4" DIA. DUCT	
MICROWAVE/RANGE HOOD - RH-1:	
RECIRCULATING. SEE EQUIPMENT SPECIFICATIONS.	
DRYER BOX:	
THE DRYER BOX, MODEL 350	
SUPPLY PLENUM:	
DIMENSIONS PER PLANS, ASTM-A653 CS TYPE B GALVANIZED STEEL, G-30 COATING, L.F.Q. CHEMICAL TREATMENT, 28 GA	
DRYER & EXHAUST DUCT:	
M&M MANUFACTURING COMPANY, SIZE PER APPLIANCE BEING SERVED, ROUND SNAPLOCK PIPE, ASTM-A653 CS B GALVANIZED STEEL, 28 GA	
FLEX DUCT:	
ATCO FLEXIBLE DUCT SYSTEMS, MODEL # UPC #031, UL 181, CLASS 1 AIR DUCT	
STANDARD CEILING BOOTS:	
M&M MANUFACTURING COMPANY, PART # 203R (SIZE), 90 DEGREE ANGLE WALL STACK BOOT, 30 GA. ASTM-A653 CS B GALVANIZED STEEL	
STANDARD SIZE REGISTER BOX:	
W/O TABS OR RAILS, PART # 651, ASTM-A653 CS B GALVANIZED STEEL, DIMENSIONS AS REQ'D	
WALL ACCESS RETURN LOUVERED PANEL:	
GOODMAN, SIZE PER DRAWINGS, GALVANIZED STEEL	
LINE SET:	
JMF, EZ-PULL LINE SET, UV RESISTANT, R410 APPROVED, MEETS ASTM E84, PLAIN END 1/4"-1 1/8", 1/2" WALL R3.3	

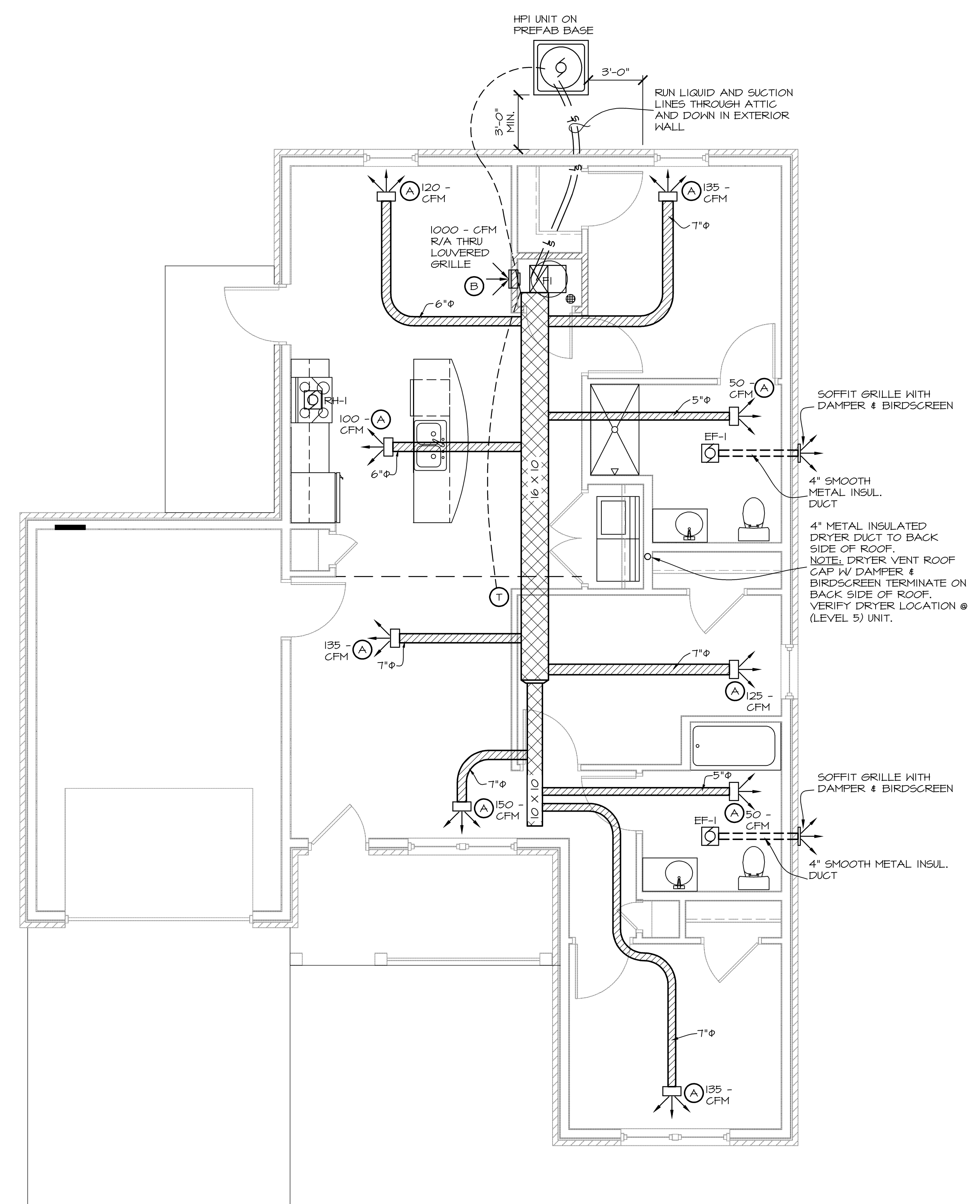
NOTES

- SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED WITH R-8 VALUE INSULATION AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
- FURNISH AND INSTALL ALL REQUIRED FRESH AIR MAKE-UP PIPING FROM FURNACES, LIQUID AND SUCTION LINES FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY CODES AND/OR INDICATED ON PLANS.
- INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
- PROVIDE WALL TRANSFER GRILLES FOR RETURN AIR FROM BEDROOMS.
- DUCTWORK SHALL BE RUN IN ATTIC.
- OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION.
- ALL DUCTWORK IN ATTIC SHALL BE INSULATED WITH R-8 VALUE INSULATION.
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED TO A MINIMUM OF R-4 - INSULATION SHALL HAVE EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 FERMS (ASTM E 96).
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
- ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE W/ ARKANSAS STATE AMENDMENTS.
- ALL CONNECTIONS AND JOINTS IN DUCTS SHALL BE SEALED WITH UL 181 DUCT TAPE/MASTIC/GASKET
- HVAC CONTRACTOR SHALL VERIFY INSTALLATION/MODIFICATIONS TO MEET DESIGN REQUIREMENTS WHEN REQUIRED.
- HVAC CONTRACTOR SHALL PROVIDE MANUAL "J" CALCULATIONS FOR EQUIPMENT SIZING VERIFICATION WHEN REQUIRED.

LEGEND	
	SUPPLY AIR GRILLE
	EXHAUST FAN
	FLEX DUCT (6' MAX. LENGTH)
	RIGID DUCT
	SMOOTH METAL INSUL. DUCT
	LOUVERED VENT W/ BIRDSCREEN



MECH. RM. SCHEMATIC
SCALE: N.T.S.



TYP. 3-BR HOUSE A (LEVEL 1) HVAC PLAN
SCALE: 1/4" = 1'-0" HOUSE A (LEVEL 5) SIMILAR

ISSUE SET

PLUMBING SCHEDULE

MARK	ITEM	MFGR.	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	TUB/SHOWER	STERLING	61030110	SCRENDRIVER STOPS	1/2"	2"	1 1/2"	30" X 60" ONE-PIECE FIBERGLASS TUB/SHOWER WITH SLIP RESISTANT BOTTOM, PFISTER POSI-TEMP TRIM KIT CONTROL, PFISTER #694-0300 VALVE. ALL TUB/SHOWER UNITS SHALL BE FLAT BACK PROFILE W/FACORY INSTALLED BACKING. INSTALL ABA, CLASSIC TRIM STOP.
2	WATER CLOSET	PROFLO	PF1501WH	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	3"	3"	STANDARD VITREOUS CHINA BOWL & TANK W/CLOSED FRONT SEAT, & LID, JONES STEPHENS BRAND C004WD.
3	LAVATORY	HDRAPRO	LAV01T	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	VITREOUS CHINA, SELF RIMMING @ ACCESSIBLE UNITS. LEVER HANDLE VALVE EQUAL TO PRICE PFISTER 143-6100. WRAP PIPES @ ACCESSIBLE UNITS
4	KITCHEN SINK	DAYTON	6E23321	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, PFISTER #134-4444 LEVER HANDLE W/SH/VEL-SPRAY AERATOR, SPRAY, STRAINER, 4-HOLE STAINLESS STEEL DOUBLE BOWL SINK 33" X 22", 20 GAUGE, TYPE 302 W/GARBAGE DISPOSAL, 6.5" DEPTH TRAP WRAP & REAR DRAIN @ LEVEL 5 UNITS.
5	WATER HEATER	BRADFORD WHITE	RE240L6	WHEEL HANDLE STOPS & ESCUTCHEON	3/4"	-	-	ELECTRIC 40 GALLON, WITH DUAL 4500W HEATING ELEMENTS, WITH PRESSURE RELIEF TO FLOOR DRAIN, PROVIDE & INSTALL WITH THERMAL EXPANSION TANK SPACE AS REQUIRED BY MANUFACTURER. MIN. ENERGY EFFICIENCY FACTOR = 0.95. WATER HEATER PAN EQUAL TO WATER-TITE #6694.
6	FLOOR DRAIN	GRESLINE	-	TRAP PRIMER	-	2"	1 1/2"	SCHEDULE 40 PVC WITH ROUND PVC GRATE, DEEP SEAL TRAP, BACKWATER VALVE, CONCEALED CLEANOUT.
7	CLEAN OUT	ZURN	-	-	-	2"	2"	MATCH PIPE SIZE
8	WASHER BOX	DU-ALL	W2102	LEVER HANDLE VALVES	1/2"	3"	1 1/2"	RECESSED INTO WALL. INSTALL HAMMER ARRESTORS
9	WATER CLOSET (ACCESS. LEVEL 5 UNIT)	PROFLO	PF1503KH	-	1/2"	3"	3"	ELONGATED VITREOUS CHINA BOWL & TANK W/CLOSED FRONT SEAT, & LID, LOCATE FLUSH HANDLE ON ENTRY SIDE OF ROOM. JONES STEPHENS BRAND SEAT - C004WD.
10	HOSE BIBB	WOODFORD	MODEL 17	-	3/4"	-	-	WOODFORD BOTTOM BRACKET WALL ANCHOR, 14" FREEZEPROOF, ANTI-SIPHON TYPE WITH KNOB VALVE
11	ICE MAKER OUTLET BOX	FLOWTITE	XBPO5-2 (PEX)	-	1/2"	-	-	ROUND HIGH IMPACT POLYSTYRENE BOX WITH FACTORY INSTALLED FLOWTITE VALVE (1/2" X 1/4" COMPRESSION OUTLET), FOR PEX WITH FACE PLATE, 12" AFF.
12	GARBAGE DISPOSAL	EVERGRIND	E101	-	-	1 1/2"	1 1/2"	1/2 HP
13	NOT USED	-	-	-	-	-	-	-
14	ACCESSIBLE TRANSFER SHOWER	AQUATIC	F1364P	SCRENDRIVER STOPS	1/2"	2"	1 1/2"	60"X34" ONE-PIECE FIBERGLASS WITH SLIP RESISTANT BOTTOM, PFISTER POSI-TEMP TRIM KIT CONTROL, PFISTER #694-0300 VALVE W/PFISTER HAND HELD SHOWER ON SLIDE BAR - #016-300C. UNITS SHALL BE FLAT BACK PROFILE W/ FACTORY INSTALLED BACKING, GRAB BARS & SHOWER SEAT.

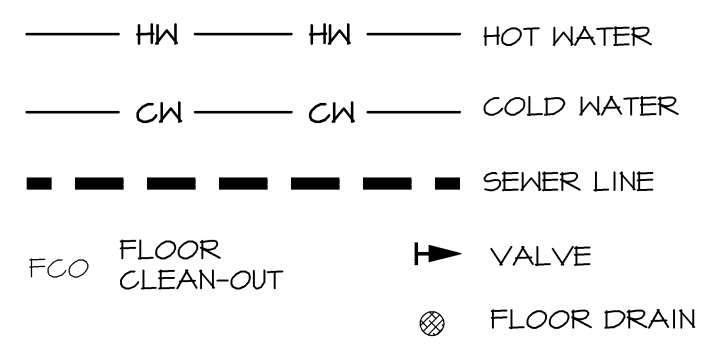
NOTE: CONTRACTOR SHALL INSTALL 1/2" MR GYP. BD. ABOVE & BESIDE TUB/SHOWER OVER LIP. INSTALL OVER 5/8" TYPE "X" GYP. BD. THAT IS REQUIRED FLOOR TO CEILING AT EXTERIOR WALLS... INSTALL IN LIEU OF 1/2" GYP. BD. AT INTERIOR WALLS

NOTE: ALL PLUMBING FAUCETS, LEVERS AND CONTROLS SHALL HAVE A BRUSHED NICKEL FINISH.

PENETRATION NOTE:

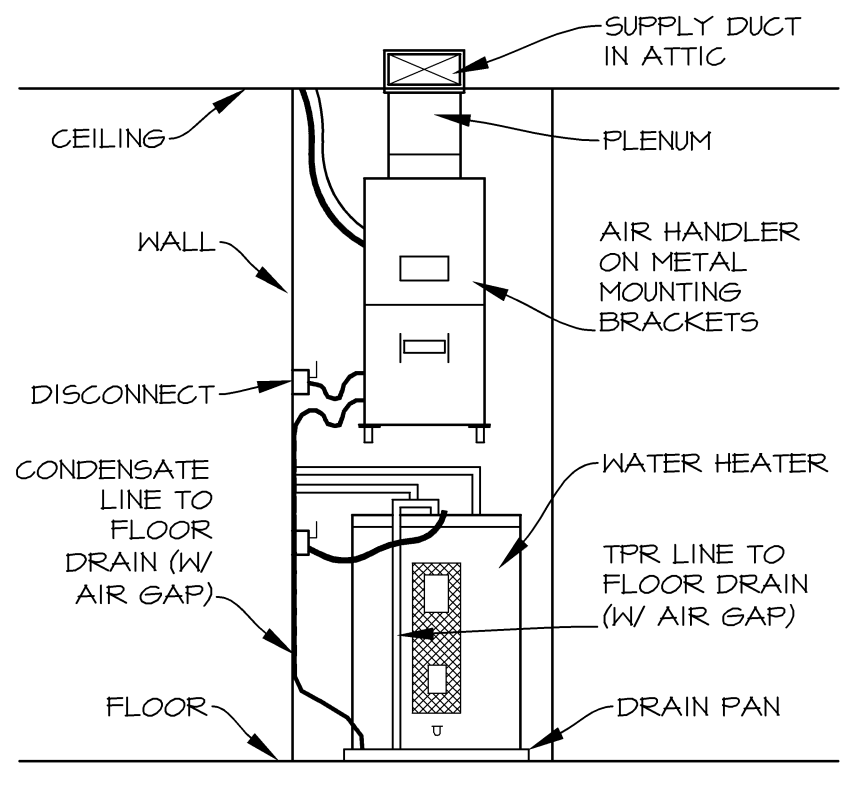
ALL PENETRATIONS OF FLOORS, WALLS, AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

PLUMBING LEGEND



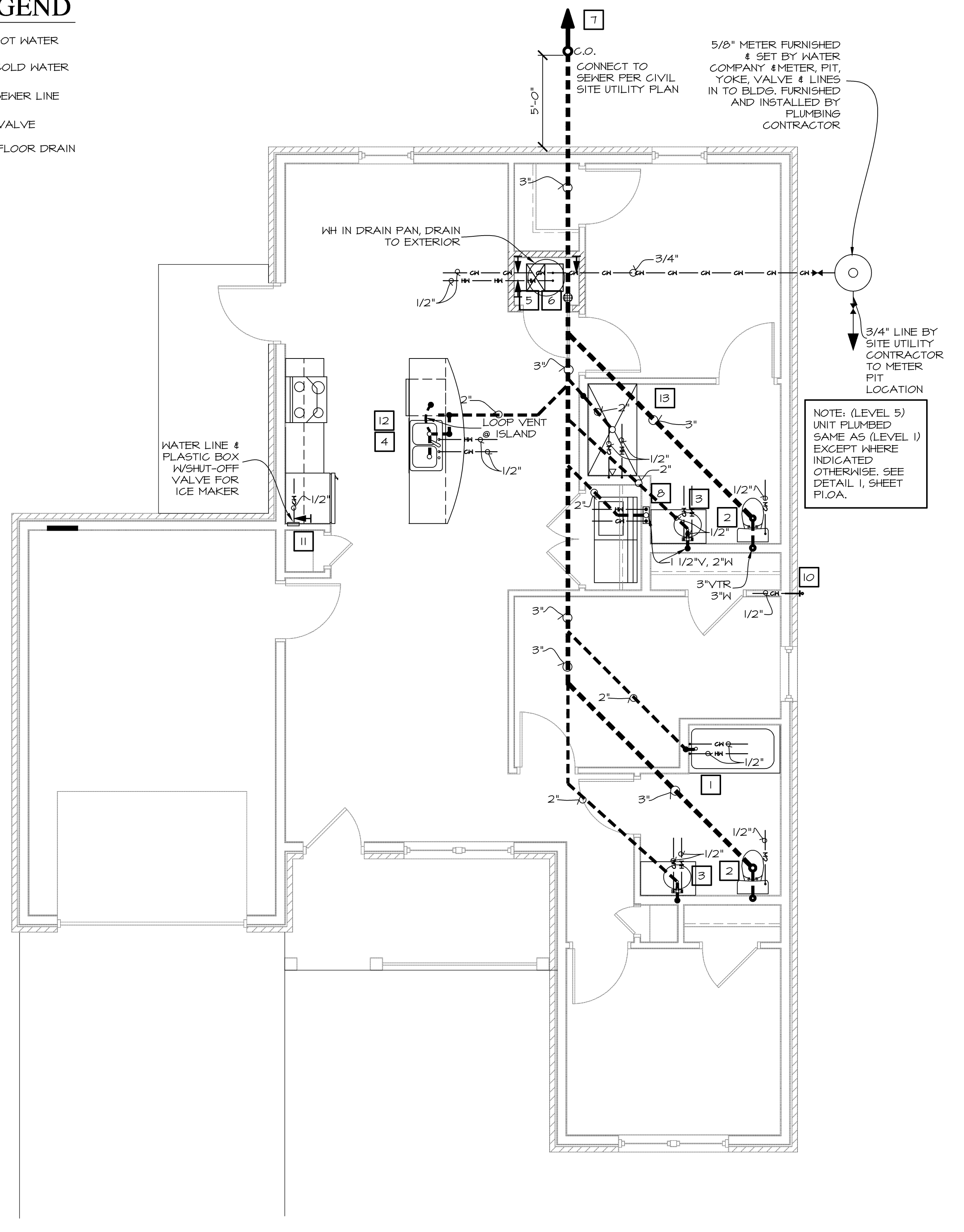
PLUMBING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES WITH CIVIL FOR ENTRANCE INTO EACH BUILDING.
- THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
- PLUMBING VENTS THRU ROOF SHALL BE OFFSET 3'-0" TO BACKSIDE OF ROOF.
- PLUMBING CONTRACTOR SHALL PROVIDE STOPS FOR FIXTURES.
- ALL MECHANICAL PLUMBING WORK TO BE IN ACCORDANCE/ COMPLIANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE W/ STATE AMENDMENTS.
- HOT AND COLD WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
- TUB FILLER SPOUT, CONTROL VALVE, & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
- FLOOR DRAIN SHALL BE TIED TO DRAIN SYSTEM. FLOOR DRAINS SHALL NOT BE LOCATED BELOW OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALLED APPLIANCES.
- WATER LINES (PEX) MAY BE LOCATED UNDER SLAB IN LIEU OF RUNNING THROUGH WALLS.
- WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
- BRING PEX PIPING UP THRU SLAB INTO WALL @ WATER HEATER AND INSTALL INTERIOR SHUT-OFF VALVE.
- PRESSURE-MIXING OR THERMOSTATIC-MIXING VALVES EQUIPPED WITH HIGH-LIMIT STOPS ADJUSTED TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES FAHRENHEIT SHALL BE PROVIDED FOR ALL TUB/SHOWERS AND SHOWERS.
- VISIBLE PEX WATER PIPES PENETRATING WALLS SHOULD TRANSITION TO HARD PIPE, IE TOILETS.
- PROVIDE REMOVABLE TUB SEAT (PER SPECS) FOR ACCESSIBLE UNIT.
- OFF-SET ACCESSIBLE UNIT SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 8" FROM OUTER EDGE OF TUB AND 42" A.F.F. FOR SHOWER (VALVE TO BE LEVER TYPE CONTROL).
- INSULATE EXPOSED PIPING BELOW KITCHEN SINK AND LAVATORY AT ACCESSIBLE UNITS ONLY.
- WATER CLOSETS SHALL BE NO CLOSER THAN 18" FROM CENTER LINE OF FIXTURE TO ADJACENT WALL OR VANITY CABINET AND SHALL HAVE A MINIMUM 21" CLEARANCE IN FRONT TO ANY OBSTRUCTION (TYP. UNITS).
- SHOWER HEADS SHALL NOT EXCEED 2.5 GALLON/ MINUTE (ARKANSAS GAP).
- 1/2" INSULATION IS REQUIRED AT ALL HOT WATER PIPES (ARKANSAS GAP).
- SEE CIVIL PLANS FOR LOCATION OF WATER METERS & PITS. PLUMBING CONTRACTOR TO CONNECT TO UTILITY PROVIDED STUB ON DUPLEX SIDE OF METER.
- ALL WATER PIPING WRAPPED WITH 1/2" INSULATION & INSULATED WHEN RUNNING IN ATTIC & EXTERIOR WALLS.



(LEVEL 5) PARTIAL PLUMBING PLAN

SCALE: 1/4" = 1'-0"



TYP.3-BR HOUSE A (LEVEL 1) PLUMBING PLAN

SCALE: 1/4" = 1'-0" 3-BR HOUSE A (LEVEL 5) SAME EXCEPT WHERE NOTED OTHERWISE



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace ARCHITECTS L.L.C.
Columbia, MO
P. 573-2567-200

WALLACE ARCHITECTS, L.L.C.

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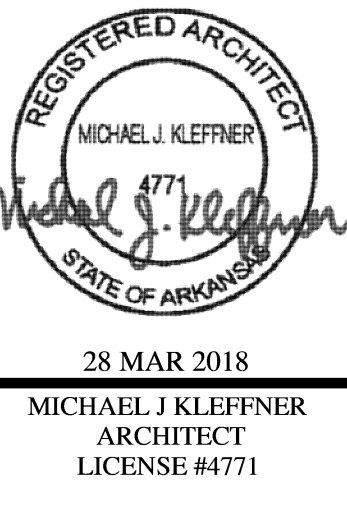
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VALLEY SPRINGS COTTAGES

Little Rock,

Arkansas



VALLEY SPRINGS COTTAGES
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS



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PROJECT INFORMATION

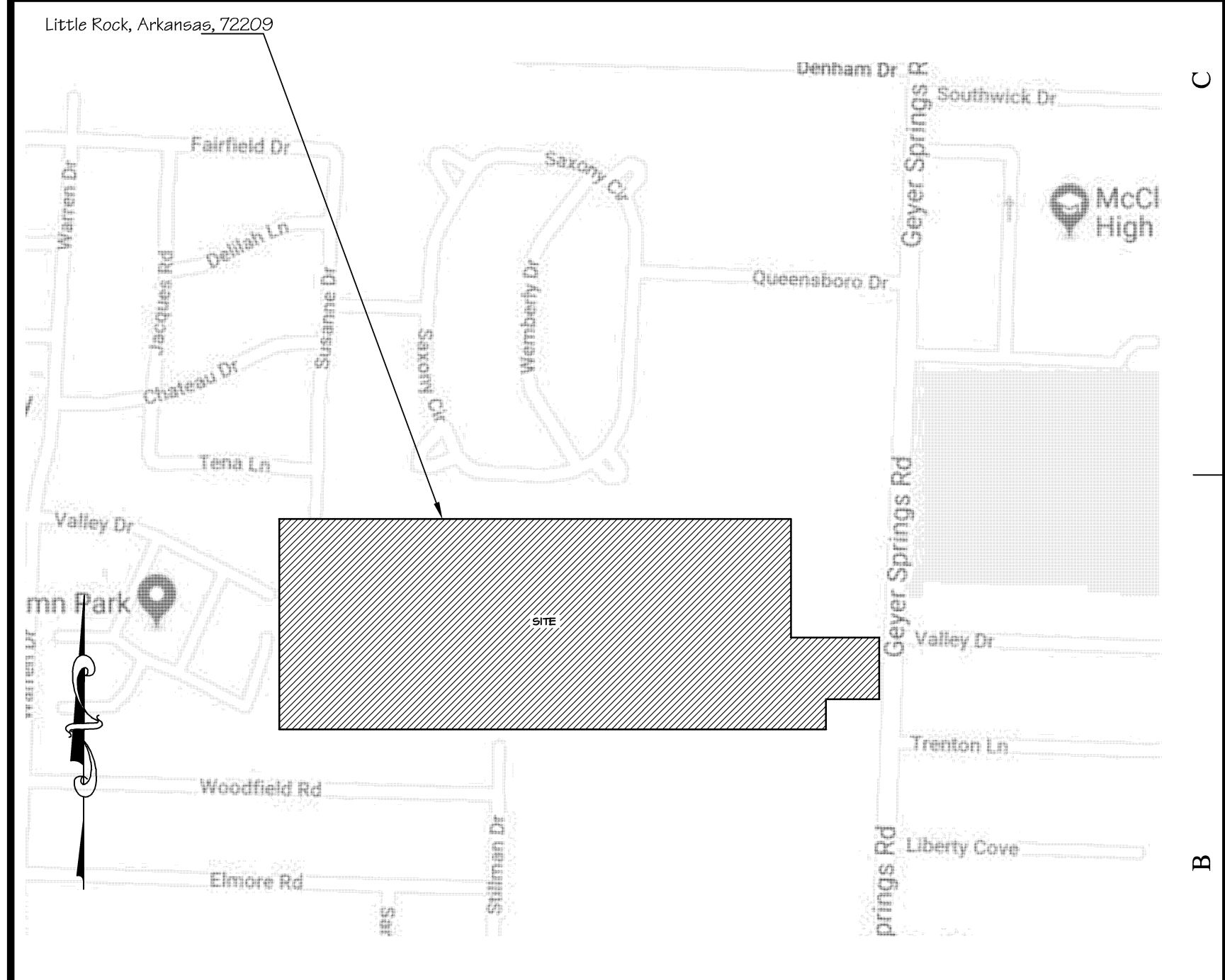
SITE DATA				
SITE ZONING:	(SEE CIVIL)			
SITE SIZE:	(SEE CIVIL)			
SITE DENSITY:	(SEE CIVIL)			
NO. OF PARKING SPACES:	(SEE CIVIL)			
BUILDING DATA				
DWELLING UNITS	IN COMPLIANCE WITH	SQUARE FEET	QTY	SUBTOTAL
3-BR TYP. TYPE "B"	ADFA (LEVEL 1)	1,266	20	25,320 SF
3-BR ACC TYPE "B"	UFAS/AUSH (LEVEL 5)	1,266	2	2,532 SF
DWELLING UNIT AREA:			TOTAL SF =	27,852 SF
NON-DWELLING AREA:				7,744 SF
TOTAL BUILDING AREA:				35,596 SF
CODES AND REGULATIONS				
BLDG. CODES:	2012 AR FIRE PREVENTION CODE (AFPC)			
ELECT. CODE:	2014 NEC			
PLUMBING CODE:	2006 ARKANSAS PLUMBING CODE			
MECHANICAL CODE:	2010 ARKANSAS MECHANICAL CODE			
FIRE CODE:	2012 AR FIRE PREVENTION CODE (AFPC)			
ACCESSIBILITY:	UFAS & ADFA @ LIVING UNITS			
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES			
BUILDING CODE DATA				
USE GROUP:	R-3			
CONSTRUCTION TYPE:	VB			
EXTERIOR WALL CONSTRUCTION:	-			
OTHER CONSTRUCTION:	-			
TOTAL ALLOW. AREA:	UNLIMITED SF PER FLOOR PER 2012 IBC, TABLE 503			
TOTAL ACTUAL AREA:	1,266 S.F. PER BUILDING			
TOTAL ALLOW. HEIGHT & STORIES:	40'-0" / 3 STORIES			
TOTAL ACTUAL HEIGHT & STORIES:	22'-5 1/2" / 3 STORIES			
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED/NONE TAKEN			
SPRINKLER SYSTEM:	NONE REQUIRED/NONE PROVIDED			

INDEX TO DRAWINGS

COVER SHEET	
0.0B	COVER SHEET
ARCHITECTURAL & STRUCTURAL	
S1.0B	FOUNDATION, FLOOR POUR PLAN, DETAILS & NOTES
A1.0B	DIMENSION PLANS, DOOR SCHEDULE, & NOTES
A1.1B	CLEAR FLOOR SPACE PLAN
A2.0B	ROOF AND ROOF FRAMING PLANS
A2.1B	ROOF AND ROOF FRAMING PLANS
A3.0B	EXTERIOR ELEVATIONS
A4.0B	WALL SECTIONS AND DETAILS
A6.0B	FINISH PLANS AND SCHEDULE
A7.0B	INTERIOR ELEVATIONS
MECHANICAL, ELECTRICAL & PLUMBING	
M1.0B	TYP. 3-BR MECHANICAL SCHEDULE, DETAILS AND NOTES
E1.0B	TYP. 3-BR ELECTRICAL SCHEDULE, DETAILS AND NOTES
P1.0B	TYP. 3-BR PLUMBING SCHEDULE, DETAILS AND NOTES

ARCHITECT'S JOB NO. 3522

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201

BY: _____ DATE: _____

OWNER: VALLEY SPRINGS COTTAGES, LP
1900 E. LARK LN. NIXA, MO 65714

BY: _____ DATE: _____

CONTRACTOR: SCI - SALTER CONSTRUCTION INC.
201 LEE ANDREW LANE, CONWAY, AR 72034

BY: _____ DATE: _____

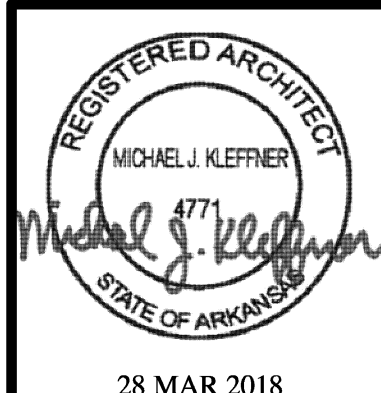
ADFA REPRESENTATIVE:
900 W. CAPITAL AVE., LITTLE ROCK, AR 72207

BY: _____ DATE: _____

PM: RP
PC: RP

PLAN SET NO. _____

ISSUE SET



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
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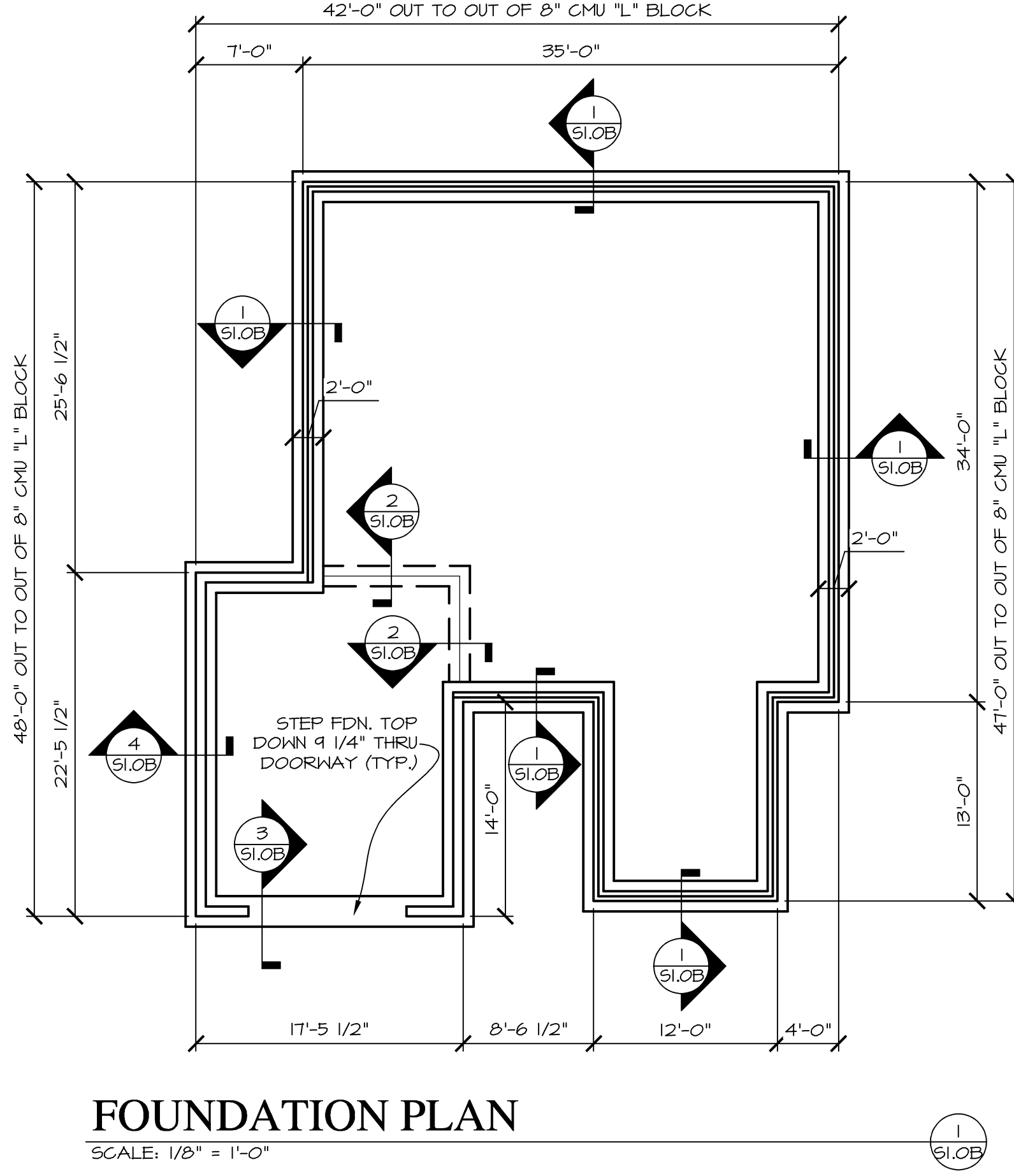
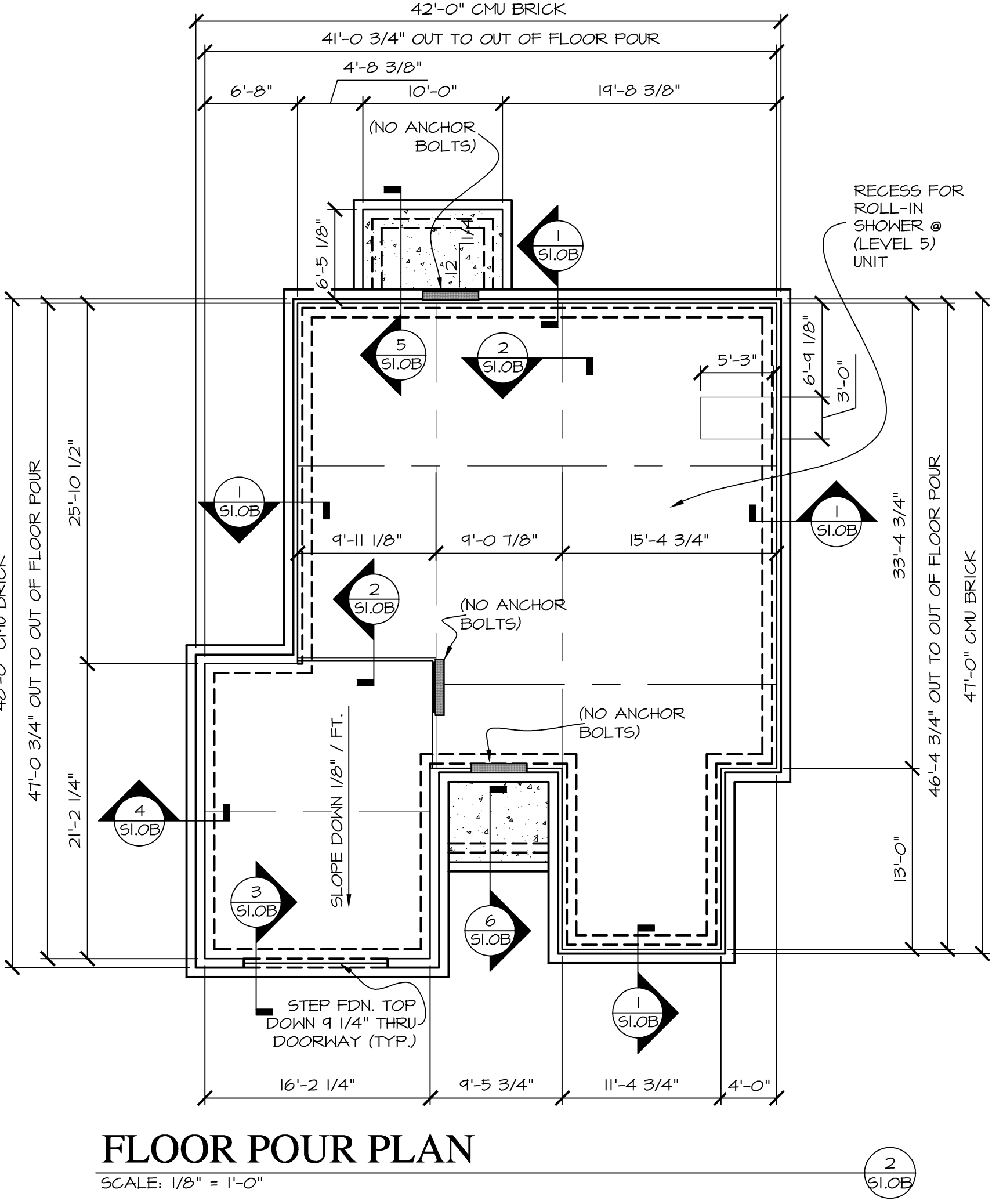
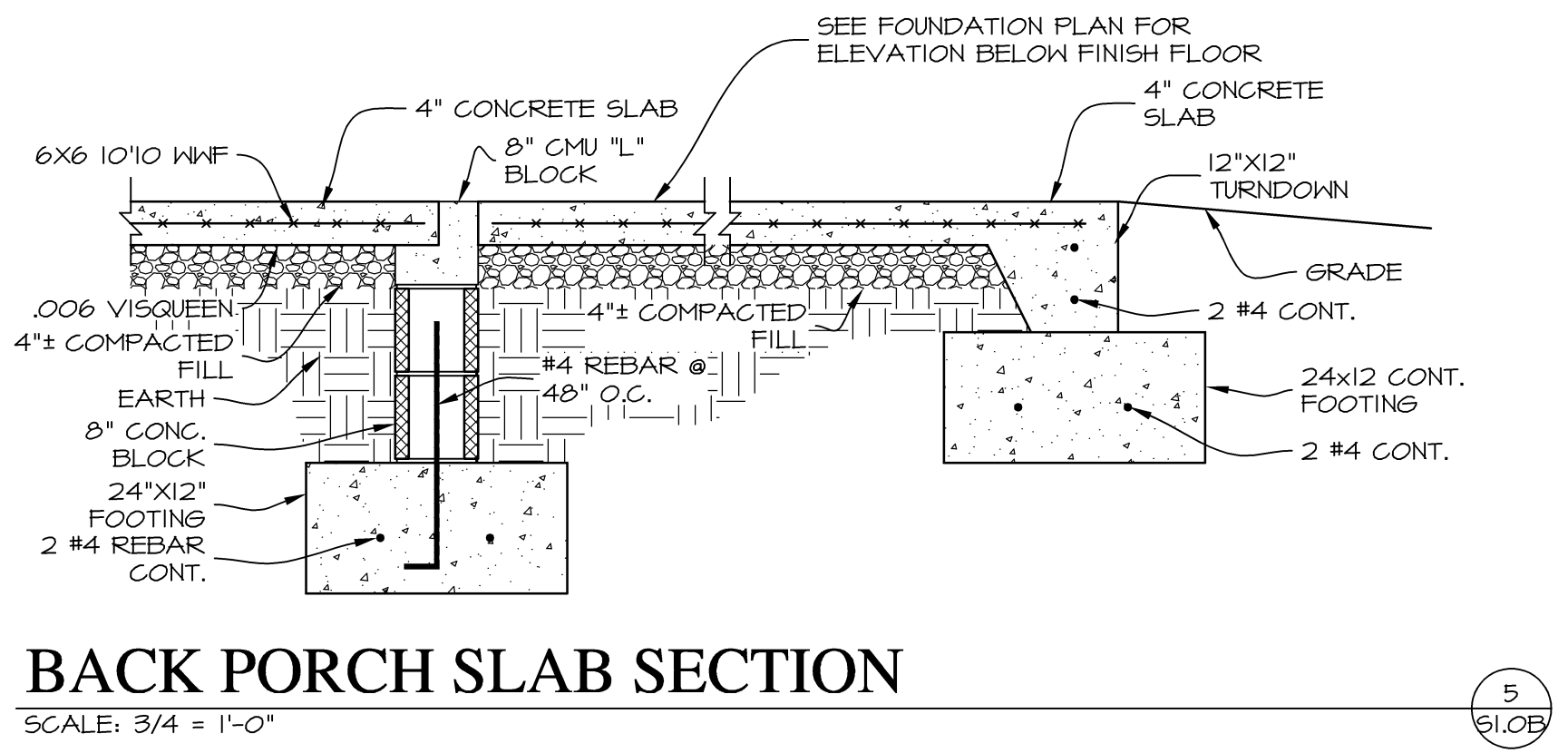
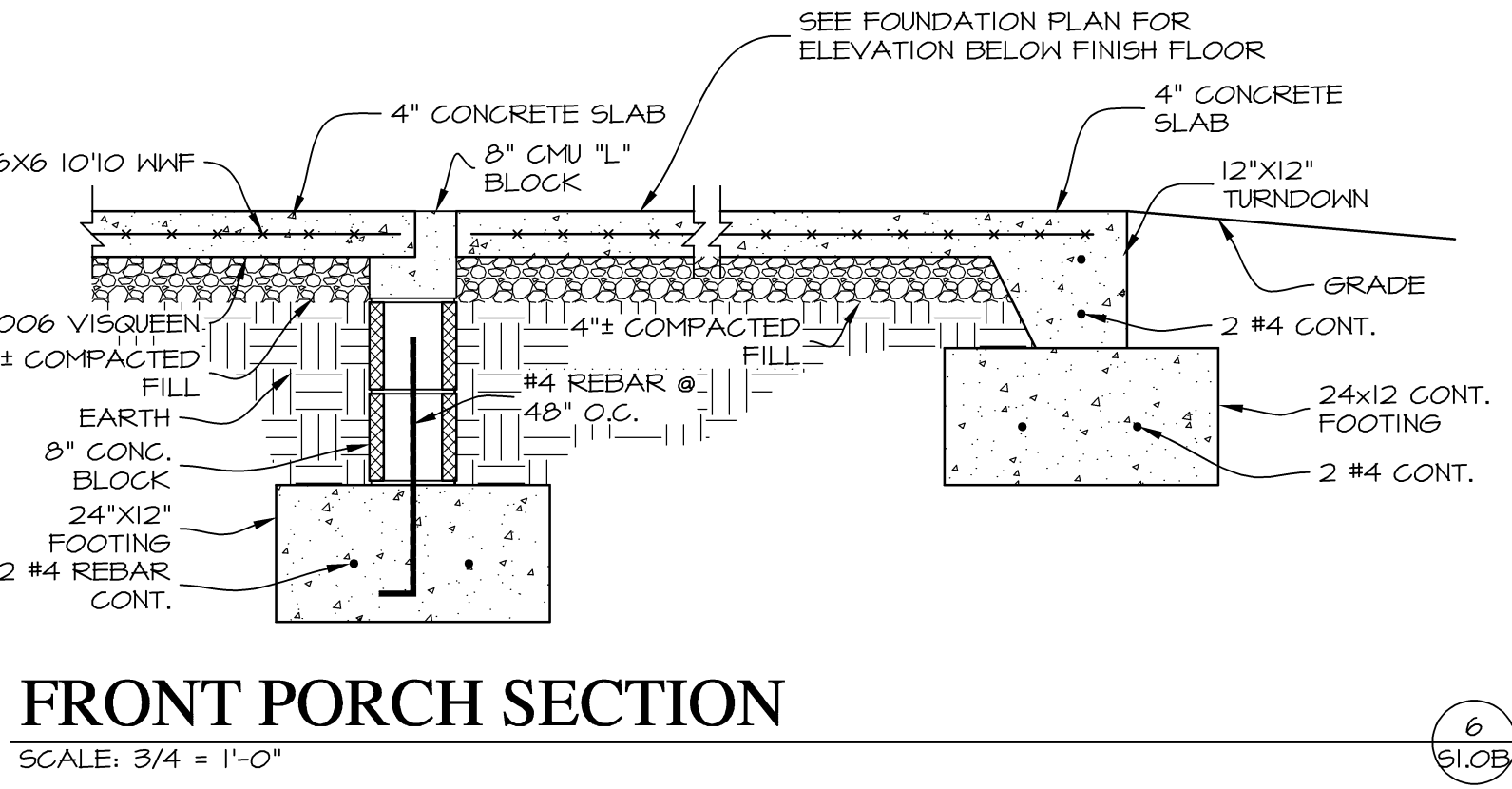
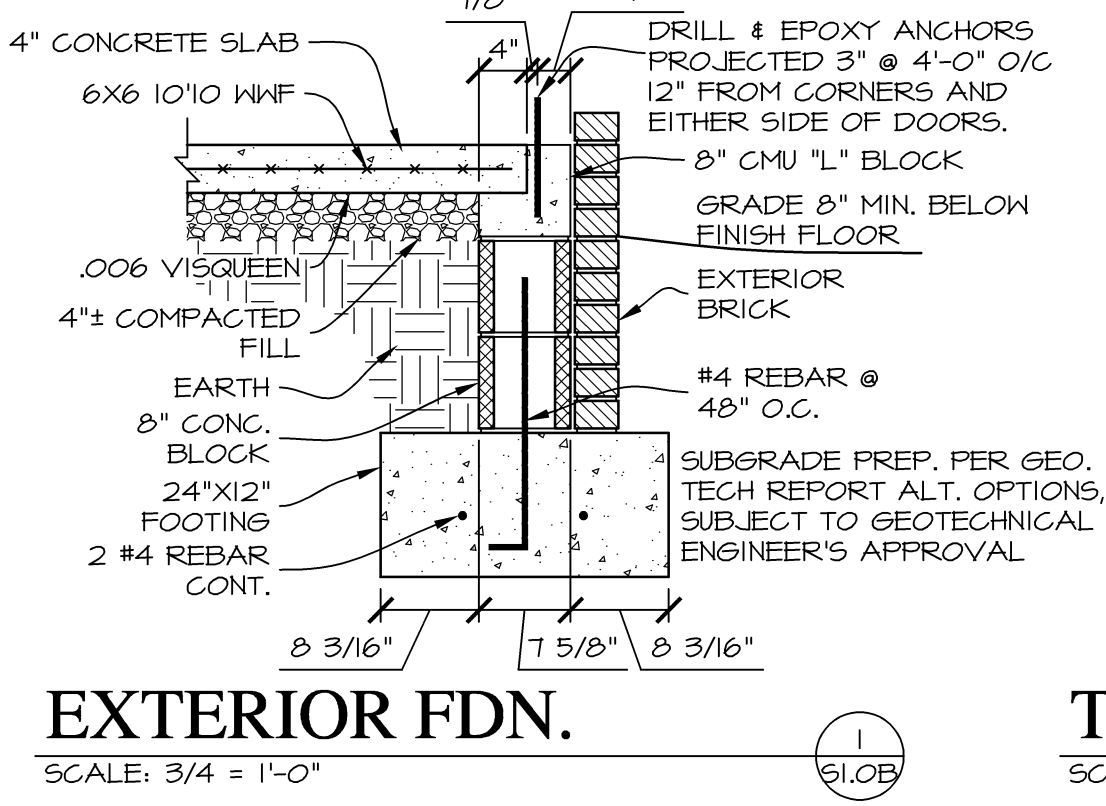
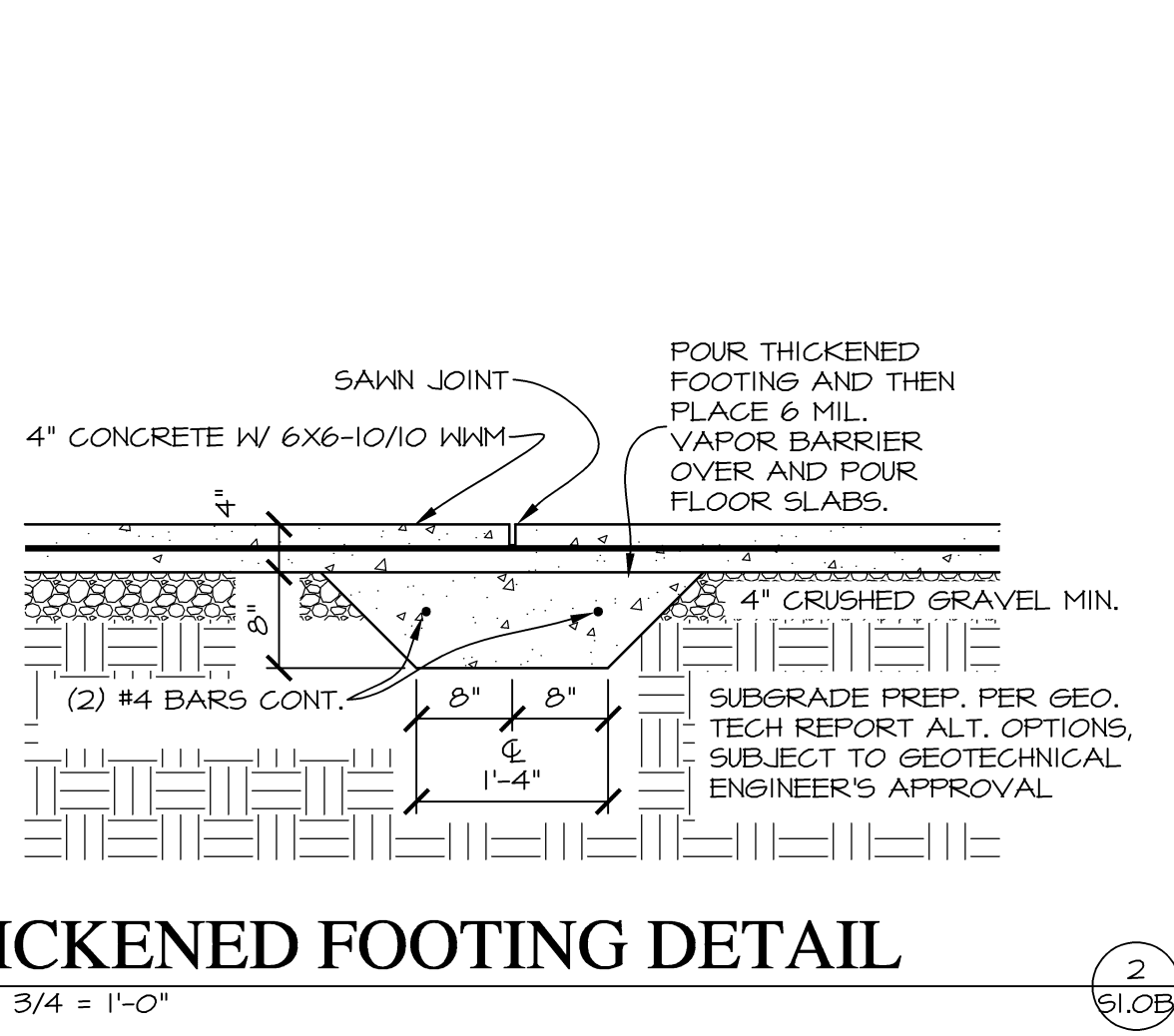
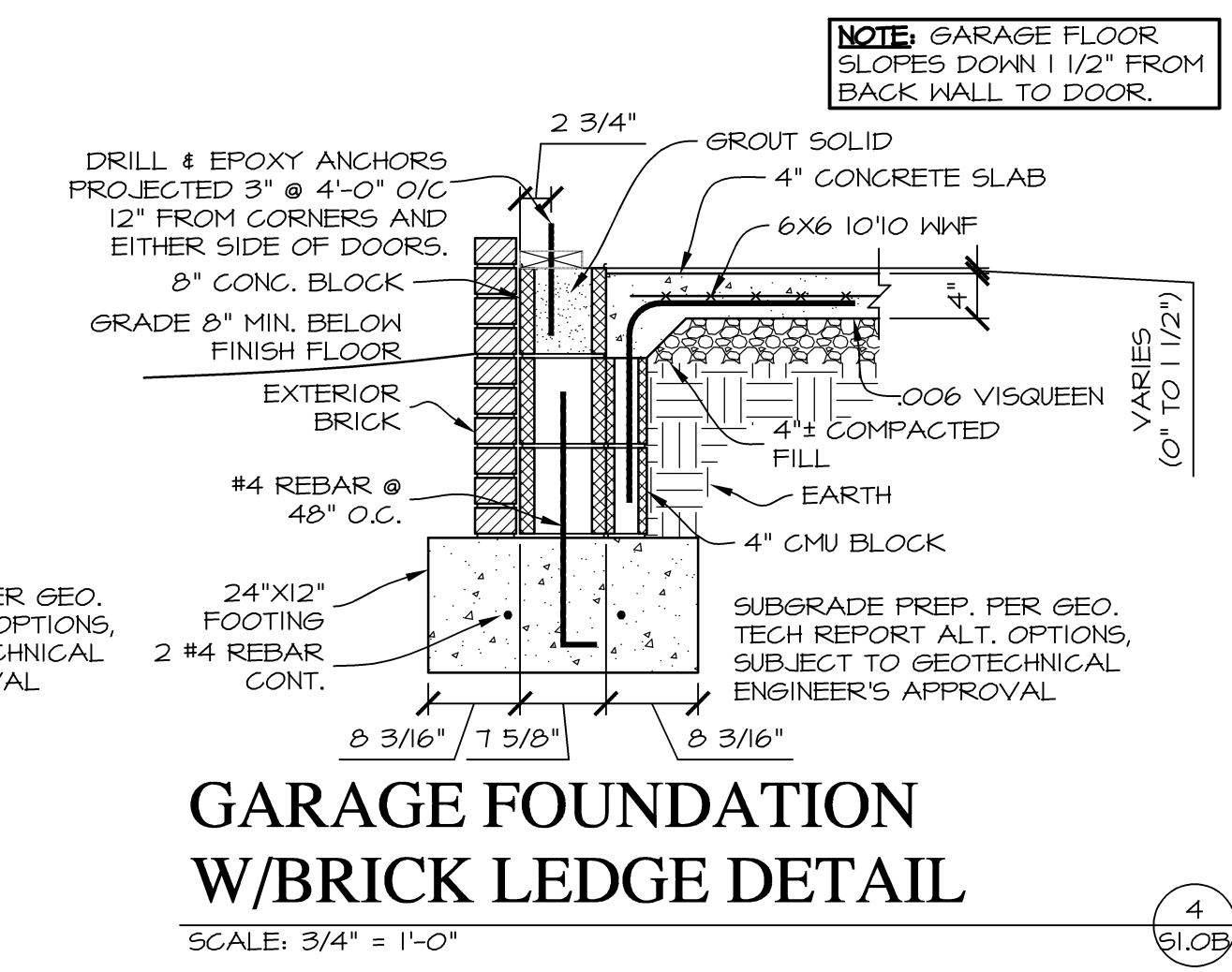
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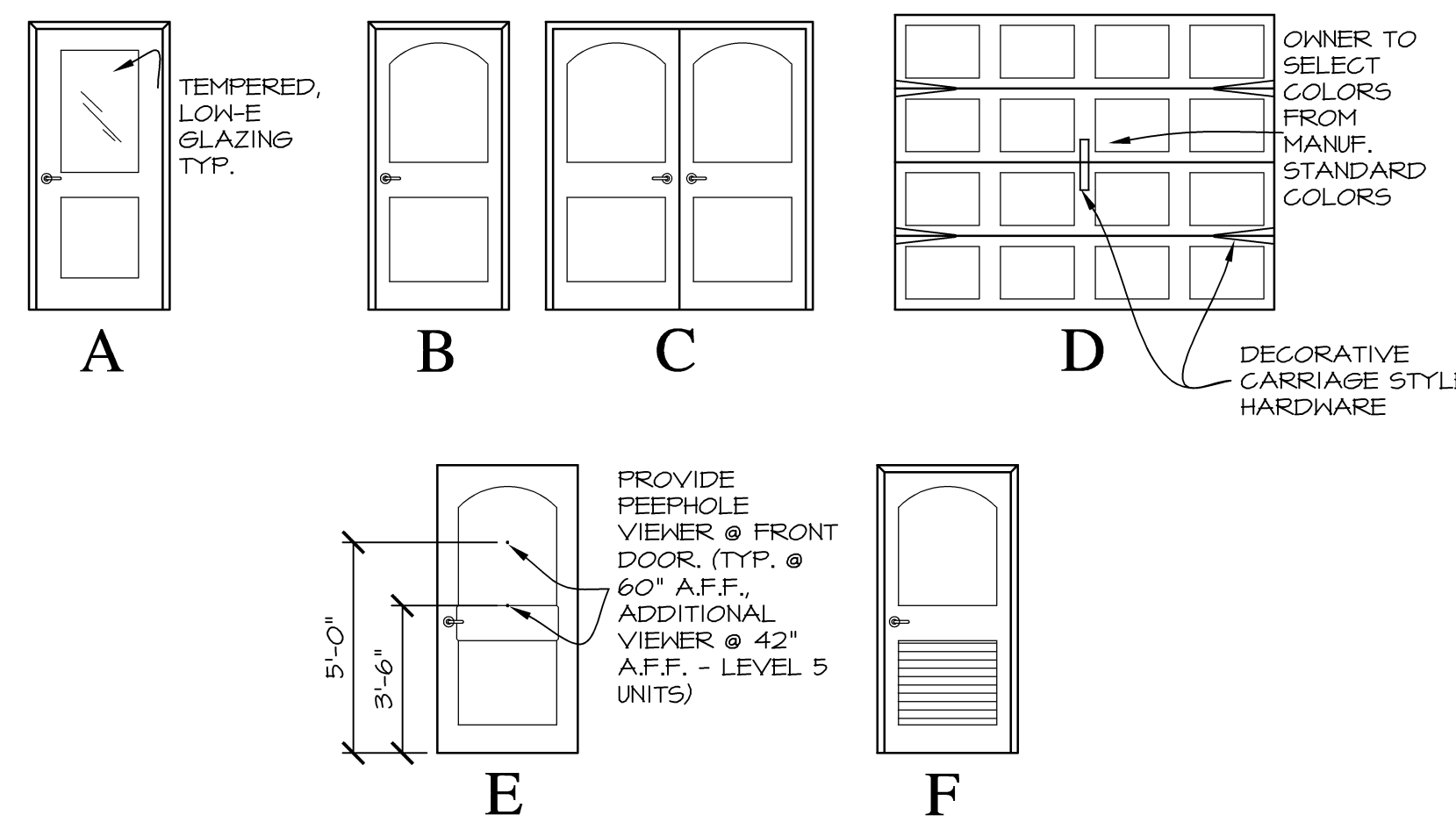
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GENERAL HOUSE NOTES

- 1) CONTRACTOR SHALL FURNISH & INSTALL ADDRESS NUMBERS FOR EACH UNIT.
- 2) CERTIFICATION OF R-50 CEILING INSULATION MUST BE POSTED IN ATTIC.
- 3) PROVIDE FLOORING TRANSITION STRIPS NECESSARY. (COLOR SELECTED BY OWNER)
- 4) COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING WITH ROD AT 5'-0" A.F.F.
- 5) PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS, ALL CABINETS, AND ALL SOFFITS IN ALL UNITS.
- 6) AT ACCESSIBLE UNITS - INSTALL GRAB BARS WITH ROUND HEAD SCREWS.
- 7) CONTRACTOR SHALL INSTALL BLINDS AT ALL WINDOWS (SEE SPEC'S).
- 8) REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING EXTERIOR DOORS, INTERIOR DOORS, GARAGE DOORS AND DOOR HARDWARE.
- 9) ENTRY DOORS SHALL COMPLY WITH UFAS ACCESSIBILITY REQUIREMENTS.
- 10) PROVIDE THRESHOLD AT ALL ACCESSIBLE UNIT ENTRY DOORS AND TYPICAL MAIN ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.
- 11) AT ACCESSIBLE UNITS - PROVIDE 1 SET SHELF/ROD BRACKET FOR BEDROOM CLOSETS @ 48" A.F.F.
- 12) PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT "WET" OR "DAMP" LOCATIONS
- 13) INSTALL SOUND BATT INSULATION AROUND ALL INTERIOR BATHROOM & BEDROOM WALLS.



DOOR SCHEDULE

MARK	SIZE	ELEV.	MATL.	GLAZING	REMARKS
1	3'-0" X 6'-8" X 1 3/4"	E	INSUL. METAL 2-PANEL W/WOOD FRAME	NONE	COMPRESSION WEATHERSTRIP, KEYSTONE DECORATIVE SAFETY TEMPERED GLASS, ACCESSIBLE THRESHOLD
2	3'-0" X 6'-8" X 1 3/4"	A	INSUL. METAL 2-PANEL W/WOOD FRAME	INSUL. LOW-E TEMPERED	COMPRESSION WEATHERSTRIP, ACCESSIBLE THRESHOLD @ ACCESSIBLE UNITS ONLY
3	3'-0" X 6'-8" X 1 3/8"	B	MASONITE 2-PANEL H.C.	NONE	
4	3'-0" X 6'-8" X 1 3/4"	B	INSUL. METAL 2-PANEL W/WOOD FRAME	NONE	COMPRESSION WEATHERSTRIP, ACCESSIBLE THRESHOLD
5	PR. 2'-6" X 6'-8" X 1 3/8"	C	MASONITE 2-PANEL H.C.	NONE	BI-PASS DOORS W/TRACK AND FLOOR GUIDE @ ACCESSIBLE UNIT ONLY
6	2'-4" X 6'-8" X 1 3/8"	F	MASONITE 2-PANEL H.C.	NONE	
7	10'-0" X 7'-0" X 1 3/4"	D	INSUL. METAL O.H. DOOR	NONE	WITH TRACK, OPENER, WEATHERSTRIP, & DECORATIVE HARDWARE
8	2'-0" X 6'-8" X 1 3/8"	B	MASONITE 2-PANEL H.C.	NONE	

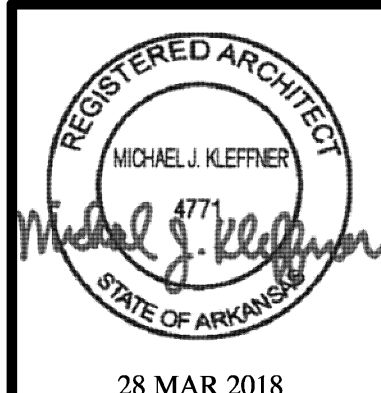
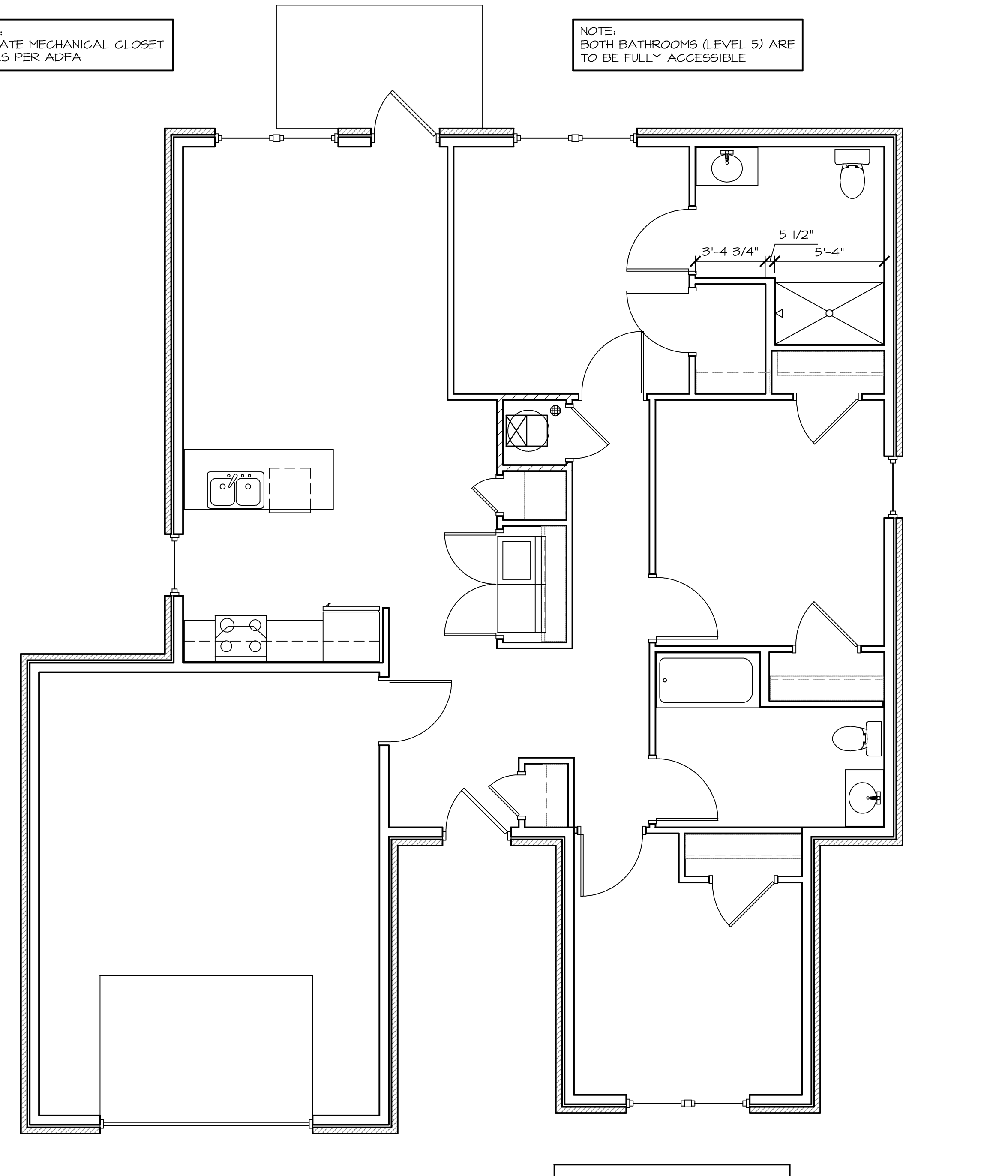
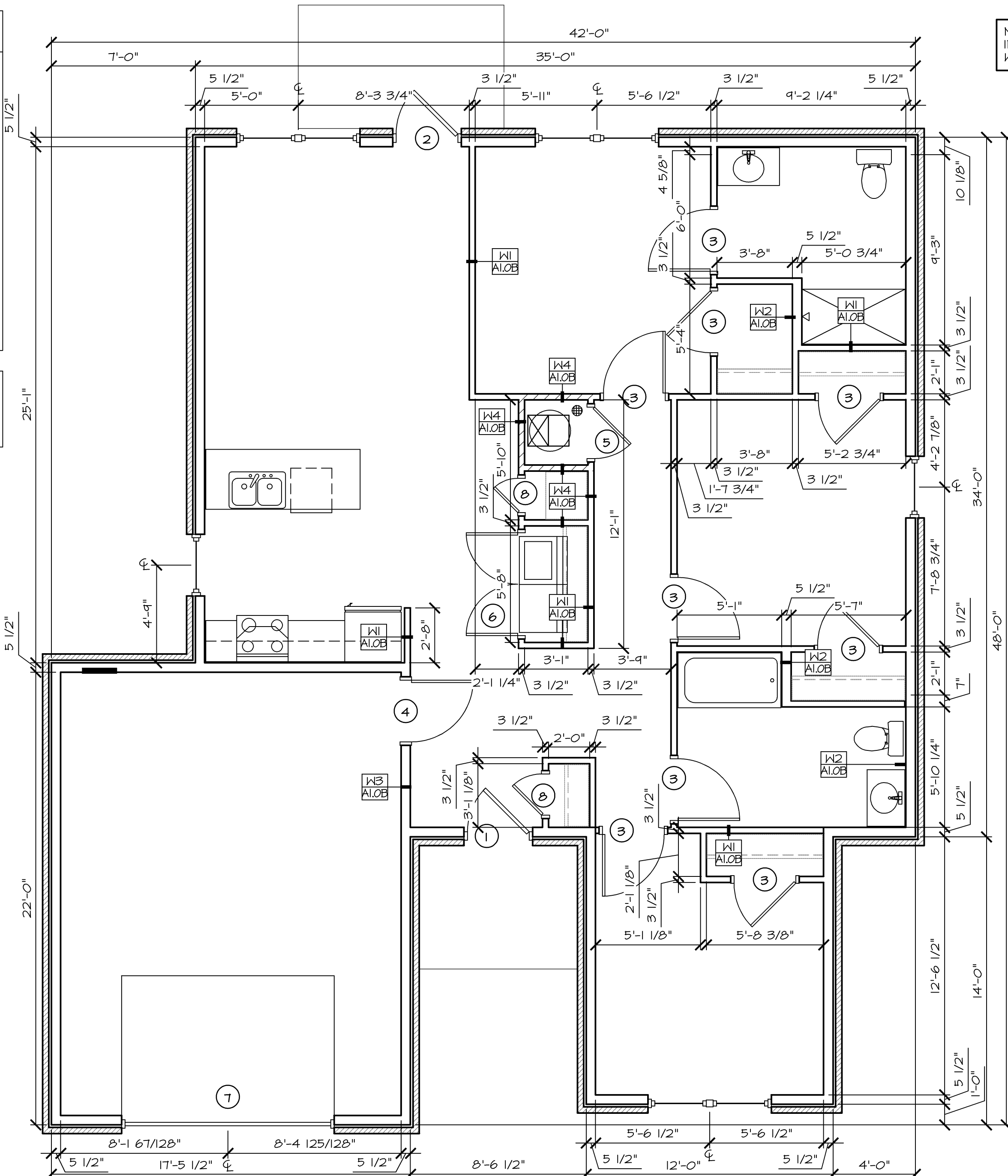
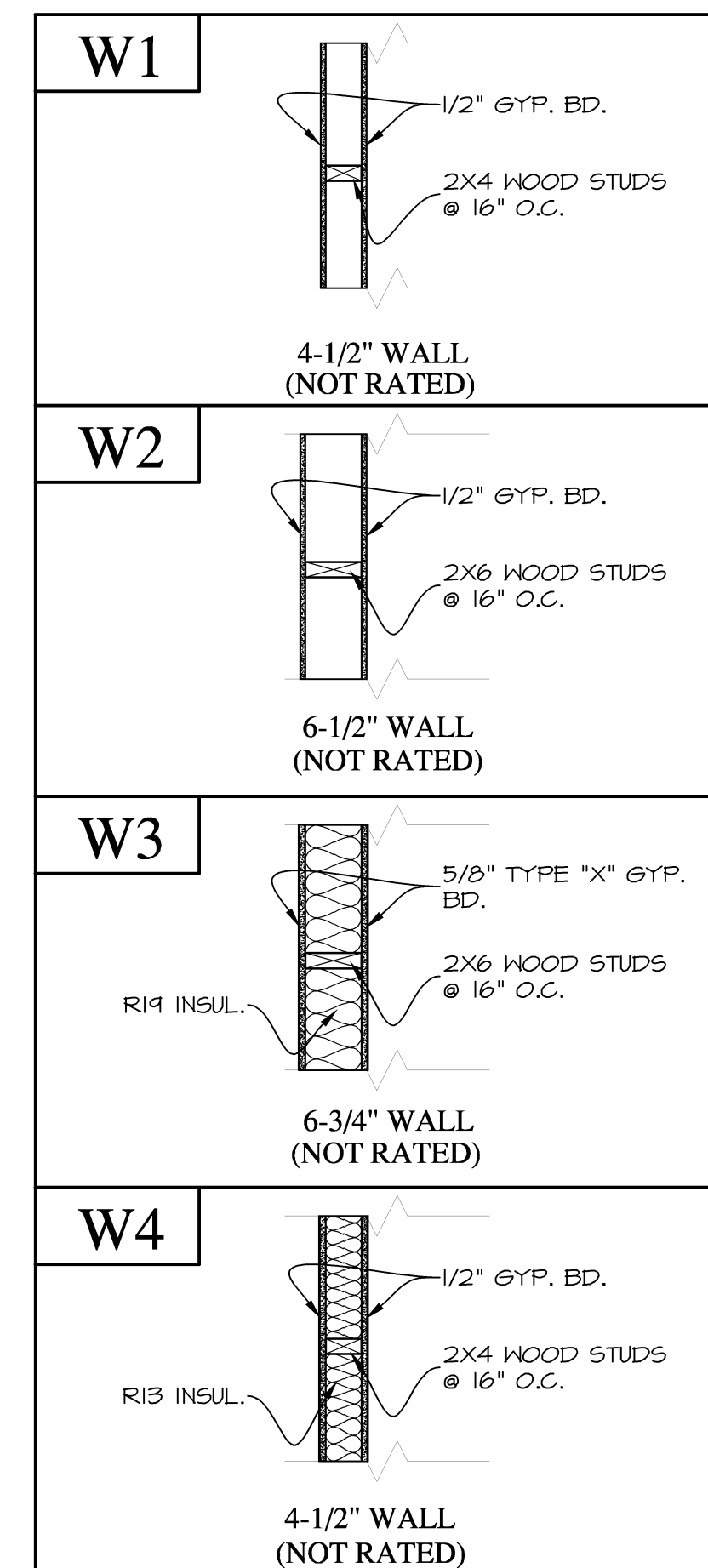
NOTE: ALL DOORS @ ALL UNITS TO HAVE LEVER HANDLE HARDWARE.

CAULKING NOTES

- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER, SUITABLE FILM OR SOLID MATERIAL:
- 1) ALL JOINTS, SEAMS AND PENETRATIONS.
 - 2) OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 - 3) UTILITY PENETRATIONS.
 - 4) WALLS AND CEILINGS SEPARATING THE GARAGE FROM CONDITIONS SPACES.
 - 5) BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
 - 6) ATTIC ACCESS OPENINGS.
 - 7) RIM JOIST JOINTS.
 - 8) OTHER SOURCES/LOCATIONS OF INFILTRATION.

ALL THRESHOLDS SHALL BE SET IN A BED OF CAULK FOR THEIR ENTIRE LENGTH. CAULK SHALL RUN FROM THE INSIDE OF THE OUTSIDE THRESHOLD EDGE TO THE INSIDE OF THE INSIDE THRESHOLD EDGE. ON THE OUTSIDE, THE THRESHOLD SHALL BE CAULKED FOR ITS ENTIRE LENGTH WHERE IT MEETS THE SLAB.

- NOTE: ALL DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
- NOTE: ADD BLOCKING FOR GRAB BARS IN LVL 5 UNITS AND FUTURE GRAB BARS IN ALL OTHER UNITS.



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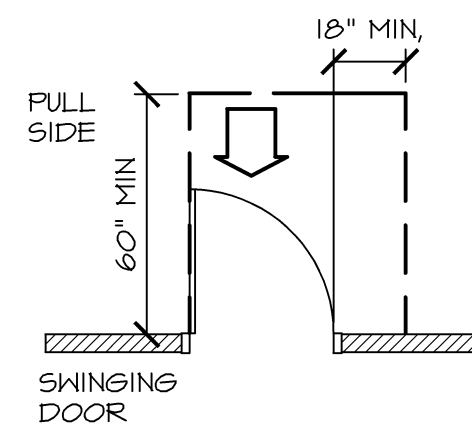
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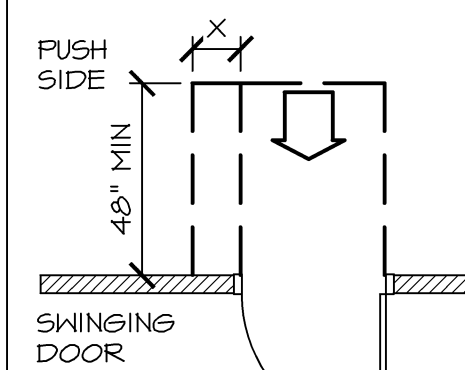
ISSUE SET

MANEUVERING CLEARANCES AT DOORS
PER UFAS

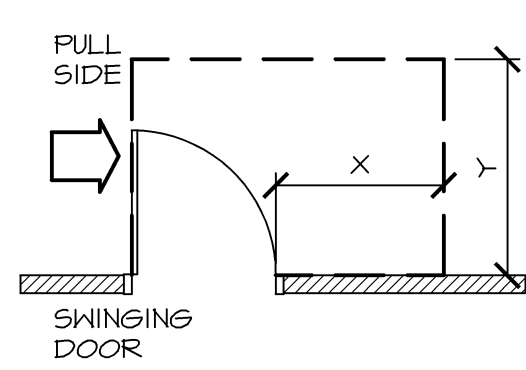
NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.



4.13.6 FIG. 25(a)
FRONT APPROACH - PULL SIDE

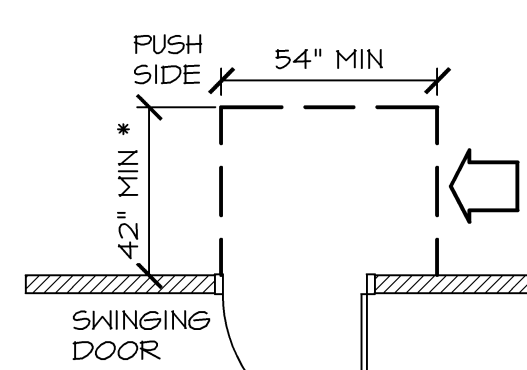


4.13.6 FIG. 25(a)
FRONT APPROACH - PUSH SIDE
NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH

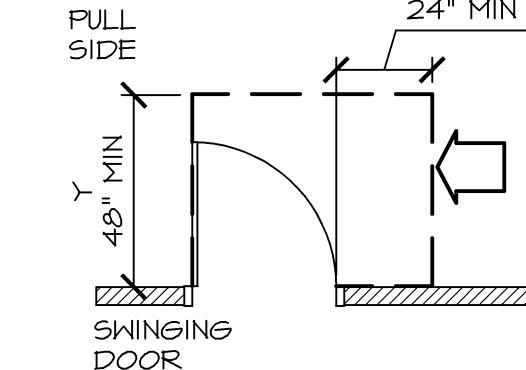


4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 36" MIN AND Y = 60" MIN

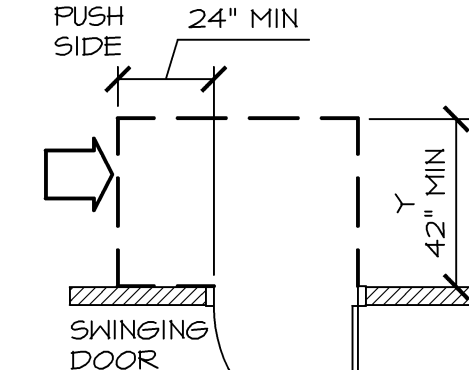
4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 42" MIN AND Y = 54" MIN



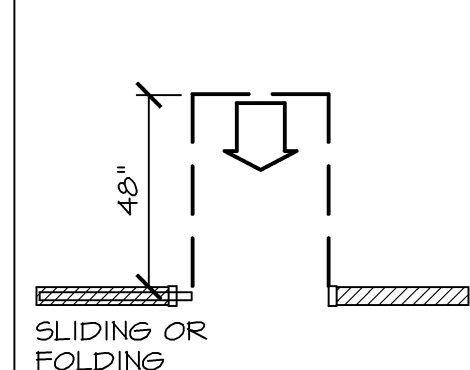
4.13.6 FIG. 25(b)
HINGE APPROACH - PUSH SIDE
* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



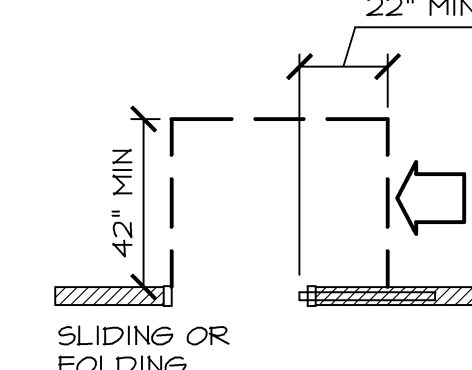
4.13.6 FIG. 25(c)
LATCH APPROACH - PULL SIDE
NOTE: Y = 54" MIN IF DOOR HAS A CLOSER



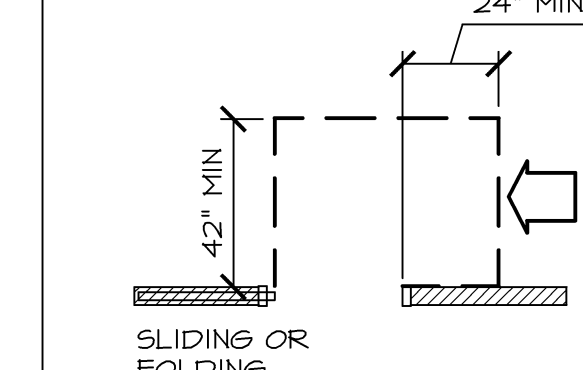
4.13.6 FIG. 25(c)
LATCH APPROACH - PUSH SIDE
NOTE: Y = 48" MIN IF DOOR HAS A CLOSER



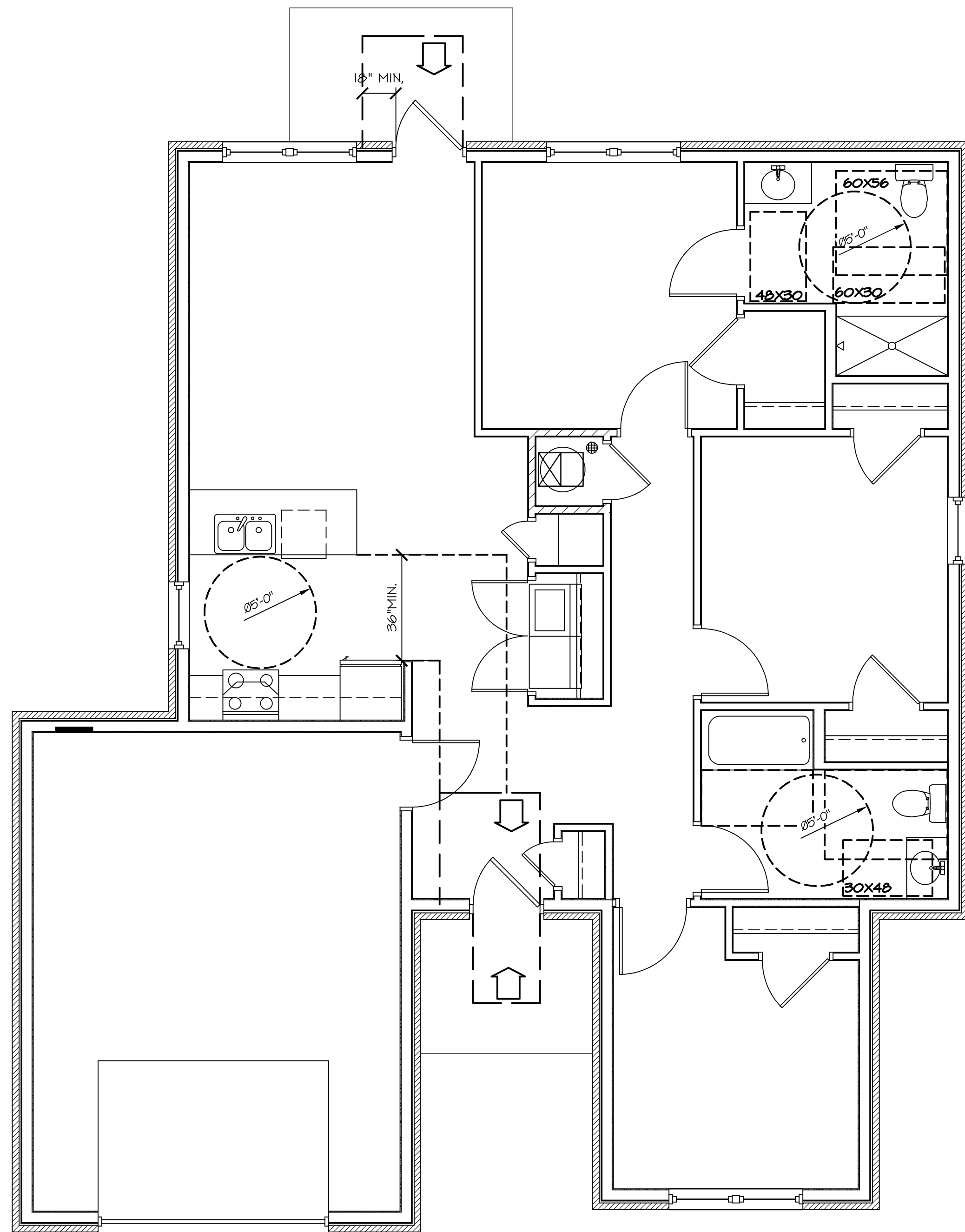
4.13.6 FIG 25(d)
FRONT APPROACH



4.13.6 FIG 25(e)
POCKET OR HINGE ('SLIDE SIDE') APPROACH



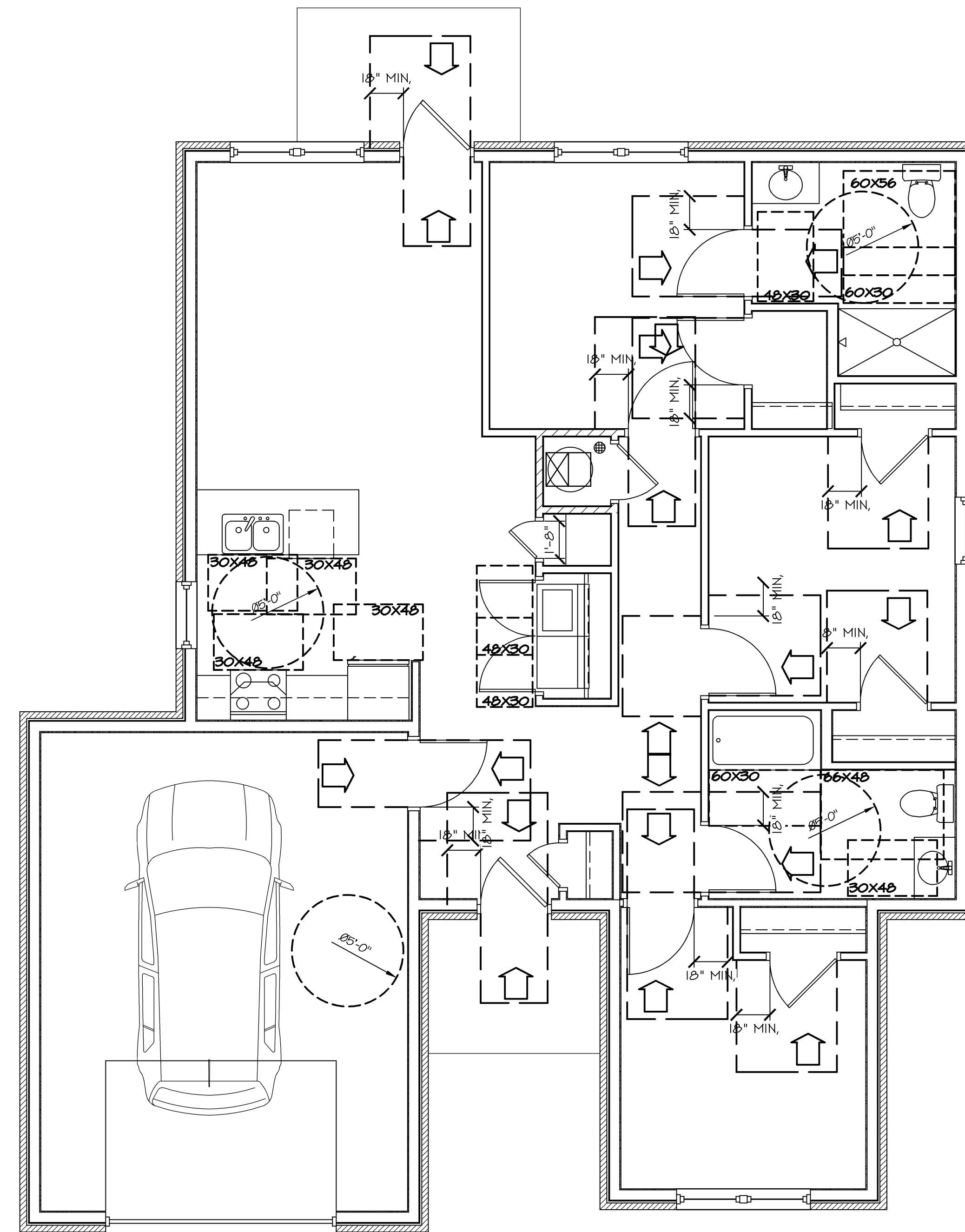
4.13.6 FIG 25(f)
STOP OR LATCH APPROACH



TYP. 3-BR TYPE B UNIT (LEVEL 1) CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

1
A1.1B



ACC. 3-BR TYPE B UNIT (LEVEL 5) CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

2
A1.1B



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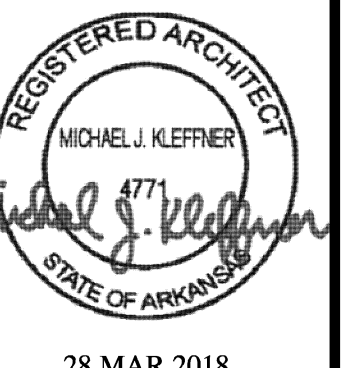
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ATTIC VENTILATION:

SOFFIT PROVIDE CONTINUOUS VENTING SOFFIT PANELS
VENTS

RIDGE PROVIDE RIDGE VENTS TO EQUAL SQUARE INCH FREE AREA AS
VENTS NOTED ON ELEVATIONS.

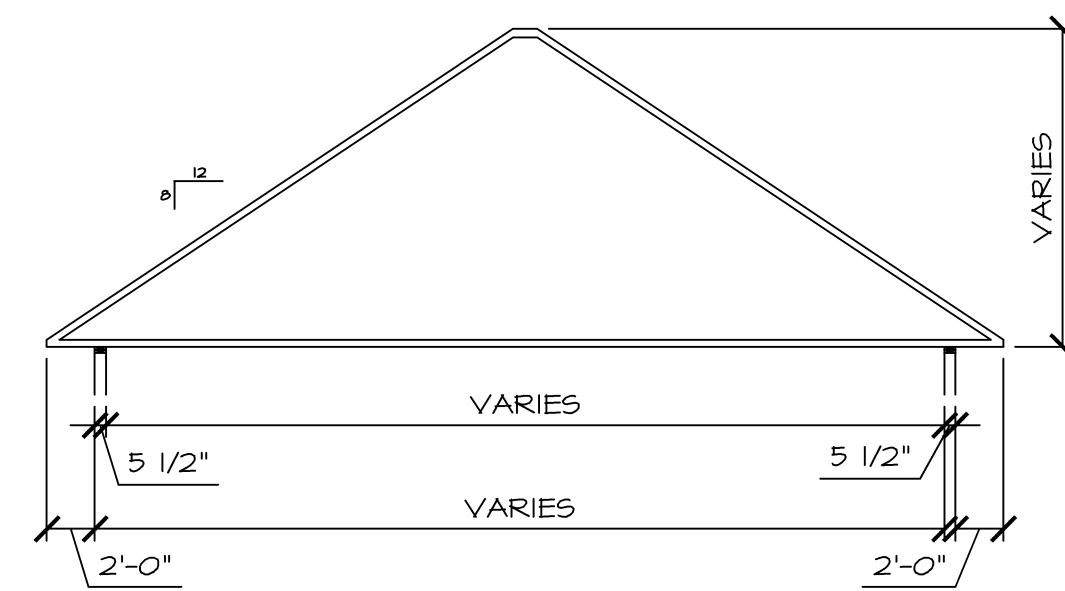
ROOF FRAMING NOTES:

- 1 ALL TRUSSES SHALL BE SPACED @ 24" O/C MAXIMUM.
- 2 WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
- 3 CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
- 4 EACH TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
- 5 TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH KANSAS PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.
- 6 ROOF LOADING

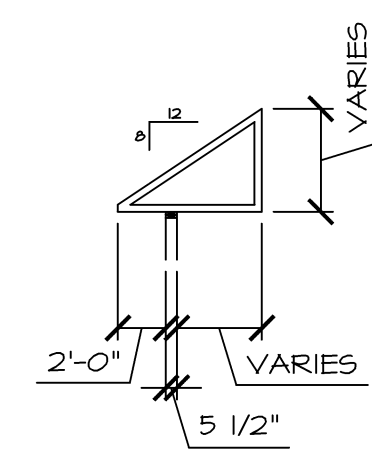
LIVE LOAD	20 PSF
SNOW/WIND LOAD	20 PSF (90 MPH WINDS)
TRUSS TOP CHORD DEAD LOAD	10 PSF
TRUSS BOTTOM CHORD DEAD LOAD	10 PSF
LOAD	
ROOF/CEILING DEAD LOAD	
SHINGLES	3.0 PSF
1/2" PLYWOOD	2.0 PSF
TRUSS	3.0 PSF
12" INSULATION	2.0 PSF
5/8" GYP. BD.	2.6 PSF
MISC., ELEC., MECH.	2.0 PSF

GENERAL NOTES

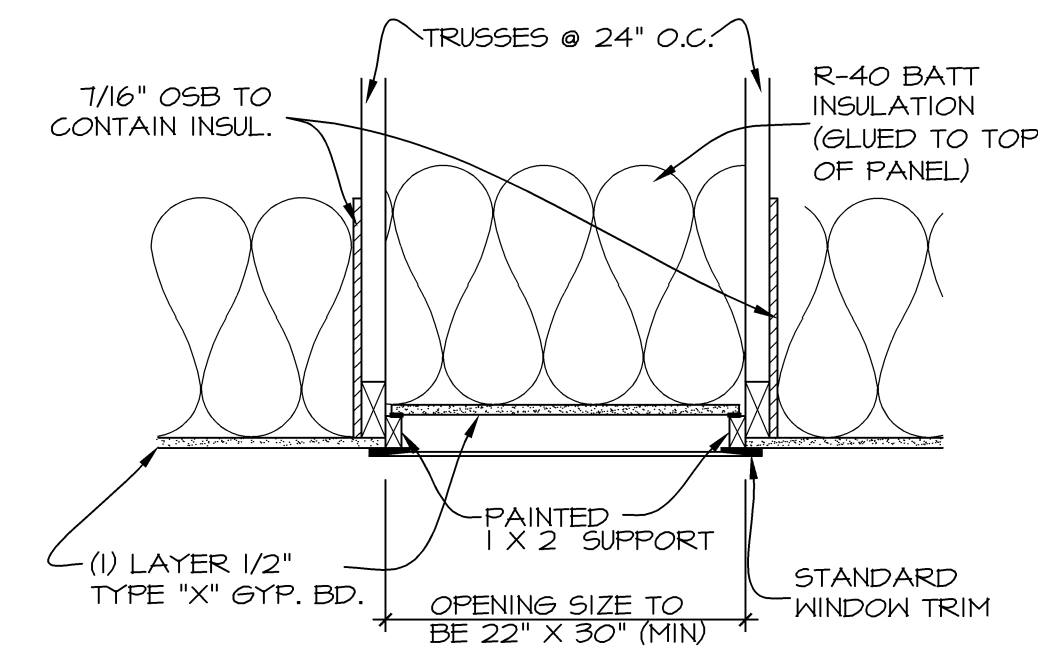
- 1 ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM). CONTRACTOR OPTION TO FIELD FRAME.
- 2 TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
- 3 ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O/C (W/DROPPED TOP CHORD) PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
- 4 VERIFY FLOOR TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS (SHEETS M1.0 & P1.0)
- 5 TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
- 6 PROVIDE DOOR & WINDOW HEADERS AS DETAILED ON SHEET A4.0



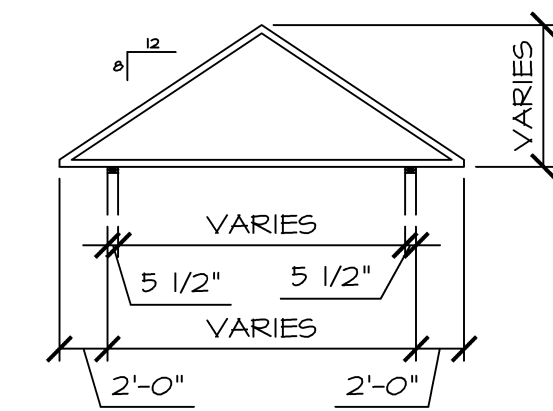
TRUSS TYPE "A"
SCALE: 1/8" = 1'-0" (1) A2.0B



TRUSS TYPE "B"
SCALE: 1/8" = 1'-0" (2) A2.0B



ATTIC ACCESS
SCALE: 1" = 1'-0" (3) A2.0B



TRUSS TYPE "D"
SCALE: 1/8" = 1'-0" (4) A2.0B

ISSUE SET

ATTIC VENTILATION:
 SOFFIT PROVIDE CONTINUOUS VENTING SOFFIT PANELS VENTS
 RIDGE PROVIDE RIDGE VENTS TO EQUAL SQUARE INCH FREE AREA AS VENTS NOTED ON ELEVATIONS.

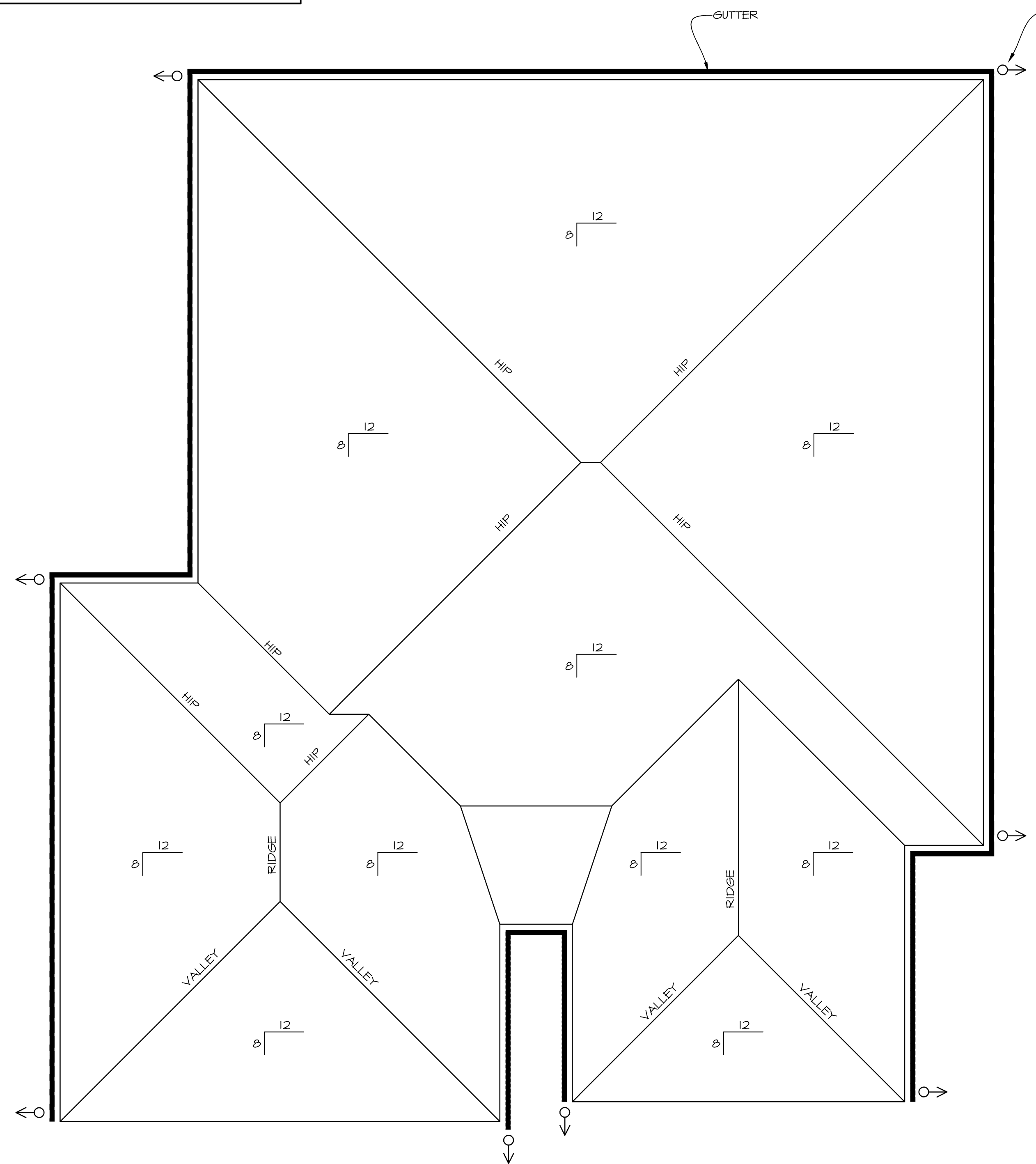
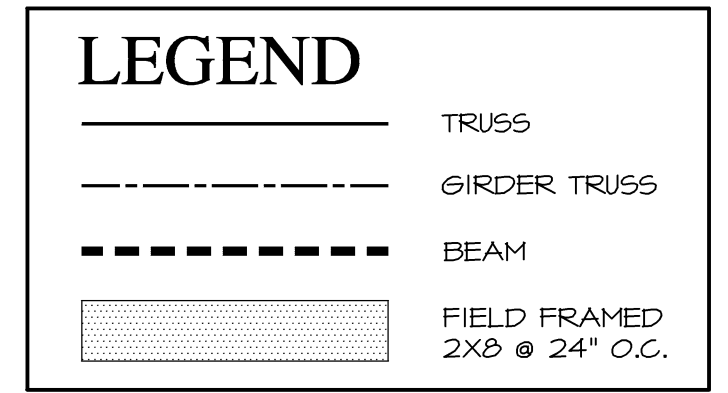
ROOF FRAMING NOTES:

- ALL TRUSSES SHALL BE SPACED @ 24" O/C MAXIMUM.
- WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
- CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
- EACH TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
- TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH KANSAS PROFESSIONAL ENGINEER'S SEAL, SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.
- ROOF LOADING

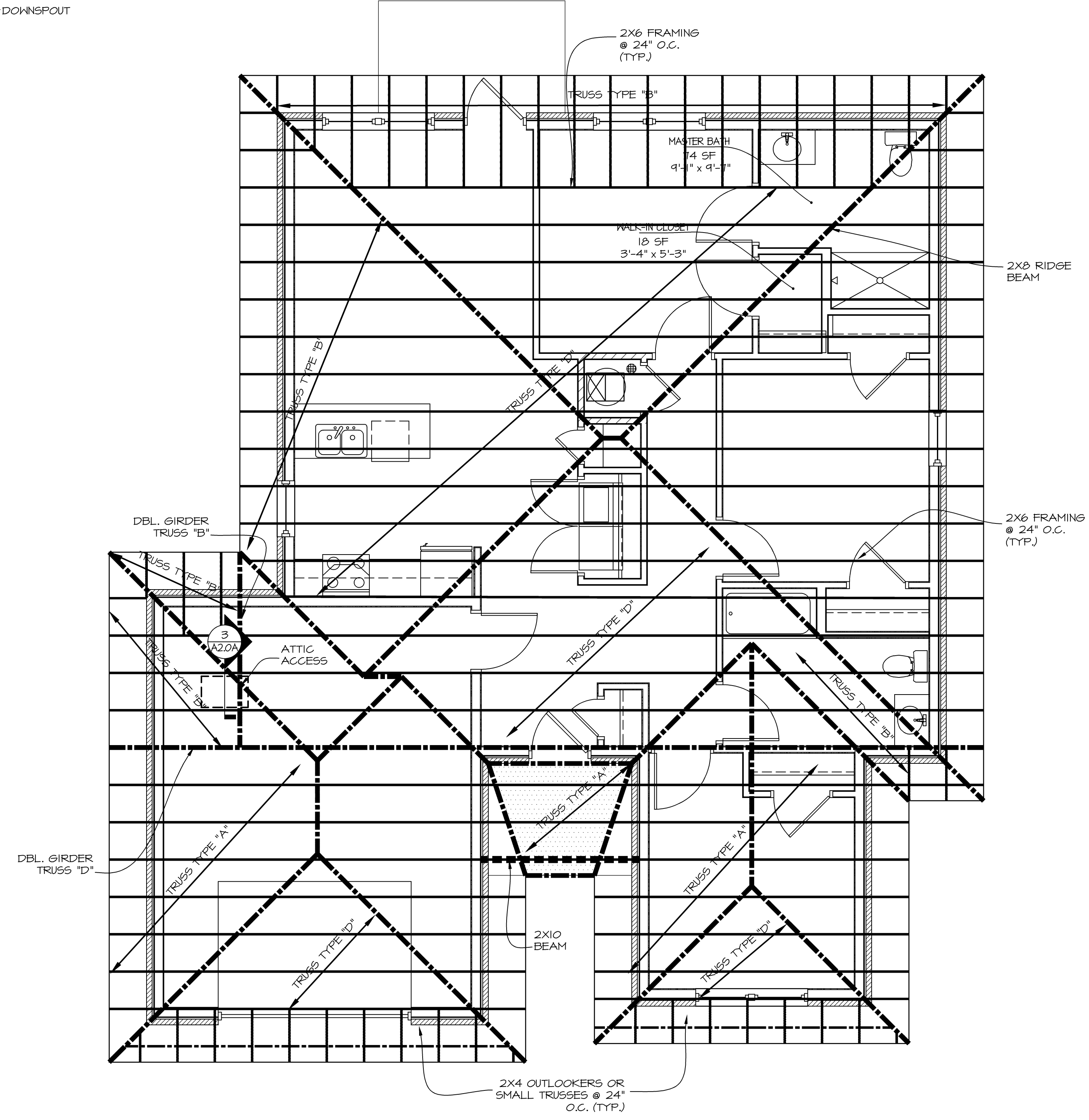
LIVE LOAD	20 PSF
SNOW/WIND LOAD	20 PSF (90 MPH WINDS)
TRUSS TOP CHORD DEAD LOAD	10 PSF
TRUSS BOTTOM CHORD DEAD LOAD	10 PSF
LOAD	
ROOF/CEILING DEAD LOAD	
SHINGLES	3.0 PSF
1/2" PLYWOOD	2.0 PSF
TRUSS	3.0 PSF
12" INSULATION	2.0 PSF
5/8" GYP. BD.	2.6 PSF
MISC., ELEC., MECH.	2.0 PSF

GENERAL NOTES

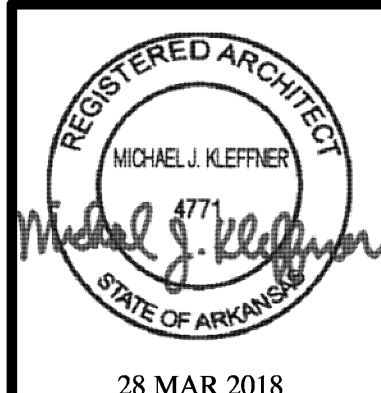
- ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM). CONTRACTOR OPTION TO FIELD FRAME.
- TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
- ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O/C (W/DROPPED TOP CHORD) PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
- VERIFY FLOOR TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS (SHEETS M1.0 & P1.0)
- TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE DOOR & WINDOW HEADERS AS DETAILED ON SHEET A4.0



TYP. 3-BR TYPE B UNIT ROOF PLAN
 SCALE: 1/4" = 1'-0"



TYP. 3-BR TYPE B UNIT ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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WINDOW SCHEDULE

TAG	UNIT SIZE	GLAZING	HARDWARE	REMARKS
1	PR. 3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED GLASS; INSUL. LOW "E" W/MUNTINS; U-FACTOR LESS THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF LESS THAN 0.30	STD	SINGLE-HUNG WITH SCREENS, ENERGY STAR
2	3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED GLASS; INSUL. LOW "E" W/MUNTINS; U-FACTOR OF LESS THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF LESS THAN 0.30	STD	SINGLE-HUNG WITH SCREENS, ENERGY STAR

NOTE: CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.7 SQ. FT. (MIN) WITH MIN. CLEAR HEIGHT OF 24" AND A CLEAR WIDTH OF 20".

NOTE: REFER TO EXTERIOR ELEVATIONS AND WINDOW DETAILS FOR SPECIFIC MASONRY OR SIDING DETAILS AROUND WINDOW OPENINGS.

NOTE: FRAMES AND SASHES SHALL BE WOOD, VINYL-CLAD WOOD, OR EXTRUDED VINYL

1

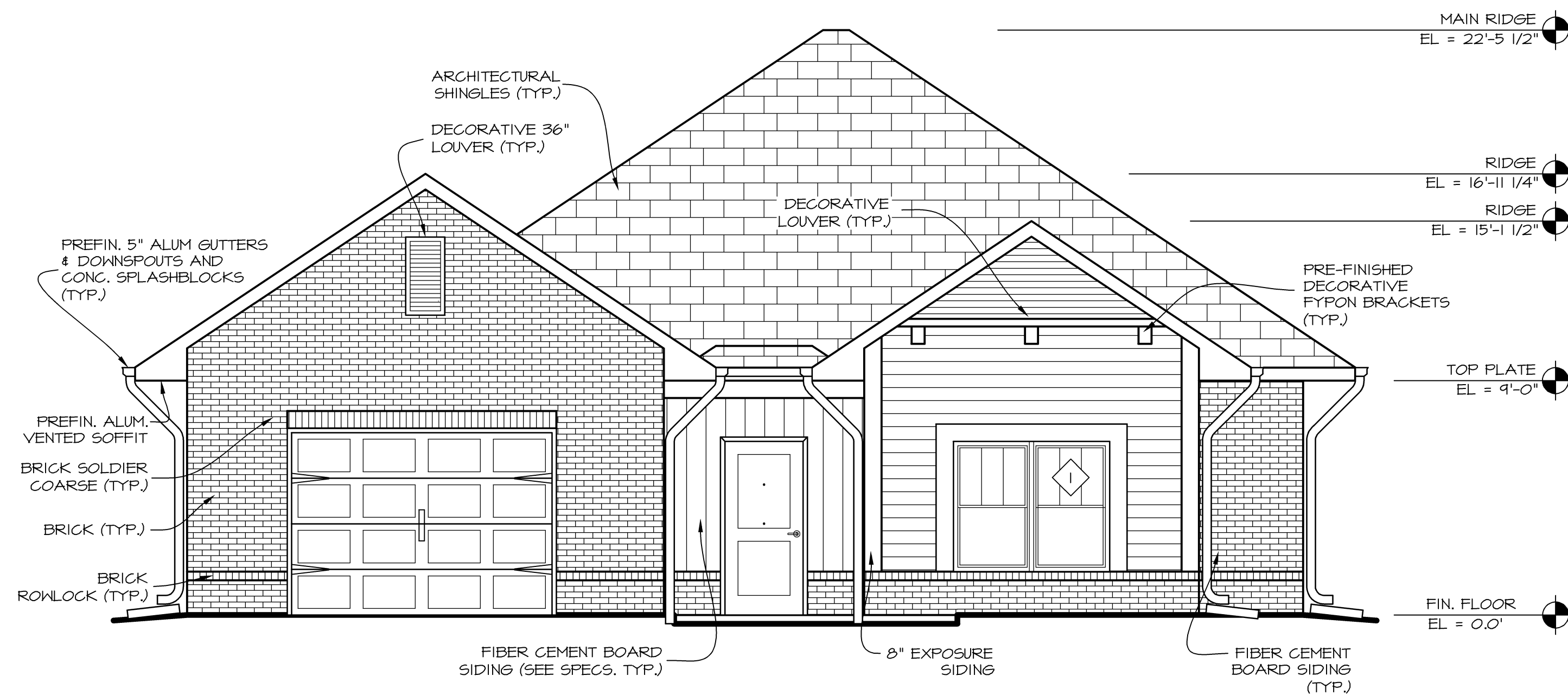
2

GENERAL ATTIC VENTILATION NOTES

- TOTAL FREE AREA SHALL EQUAL 1/50 OF ATTIC AREAS W/50% OF VENT AREA @ RIDGE AND 50% @ SOFFITS.
- SPECIFIED RIDGE VENT LENGTHS BASED ON 10 SQ. IN. FREE AREA/LINEAL FOOT. ADJUST LENGTH AS REQ'D ON FREE AREA OF SPECIFIC VENTILATOR USED.
- SPECIFIED VENTILATION POD QUANTITY BASED ON 50 SQ. IN FREE AREA PER POD. ADJUST QUANTITY AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATION POD USED.

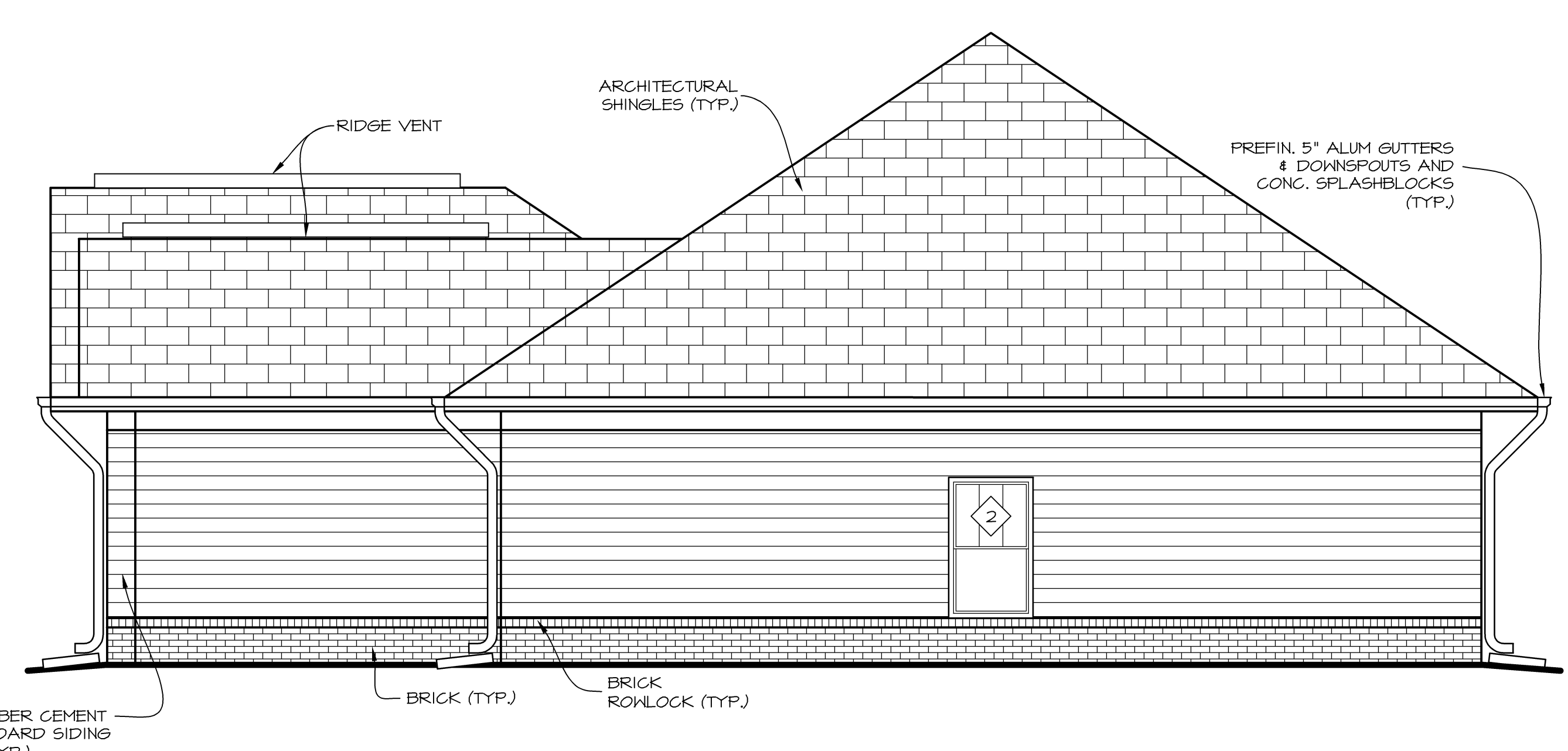
BUILDING ATTIC VENT

910 SF ATTIC SPACE	=	385.5 SQ. IN.
REQUIRED ROOF VENT	=	817.5 SQ. IN.
REQUIRED SOFFIT VENT	=	1635 SQ. IN.



FRONT ELEVATION TYPE B

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION TYPE B

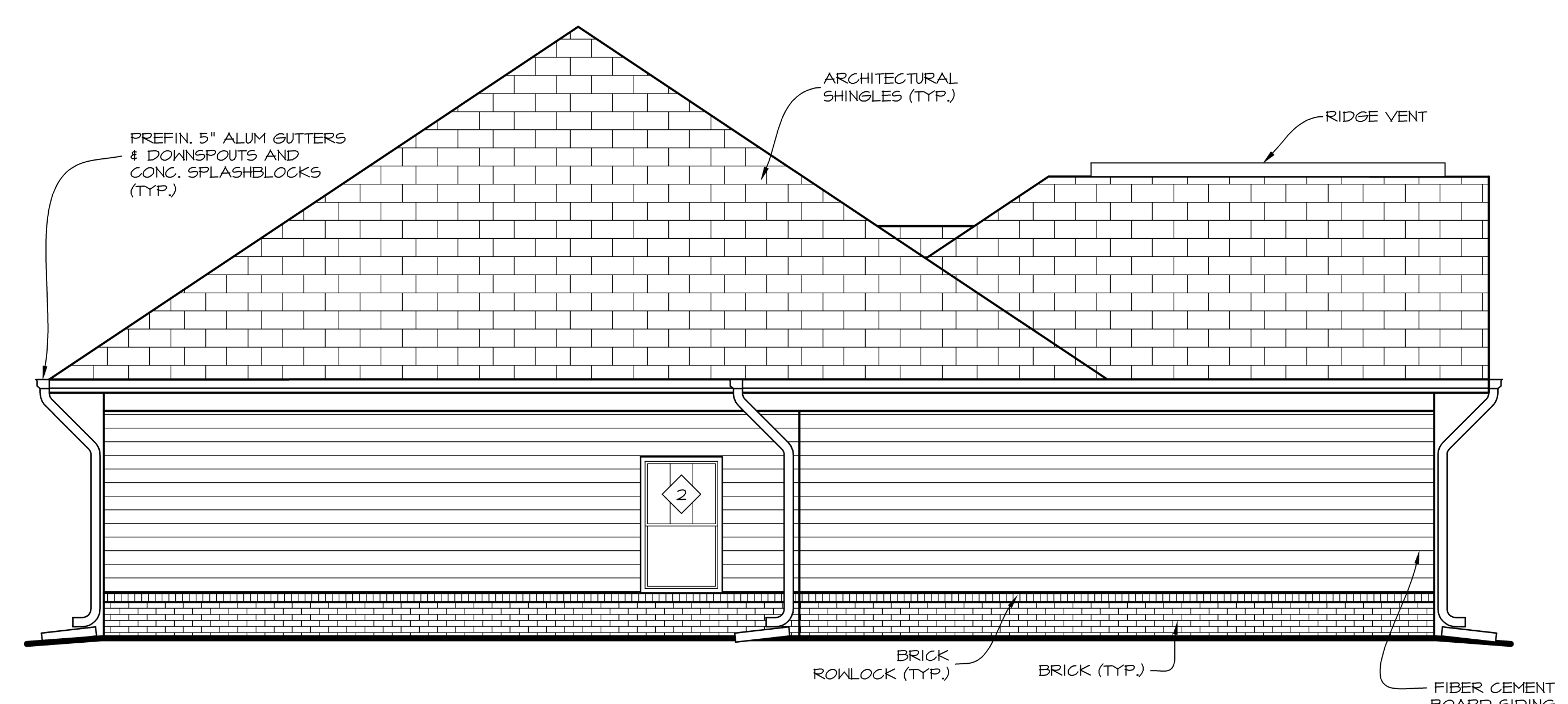
SCALE: 1/4" = 1'-0"

NOTE: DOUBLE PEEP HOLES ONLY REQUIRED @ LVL. 5 UNITS



REAR ELEVATION TYPE B

SCALE: 1/4" = 1'-0"



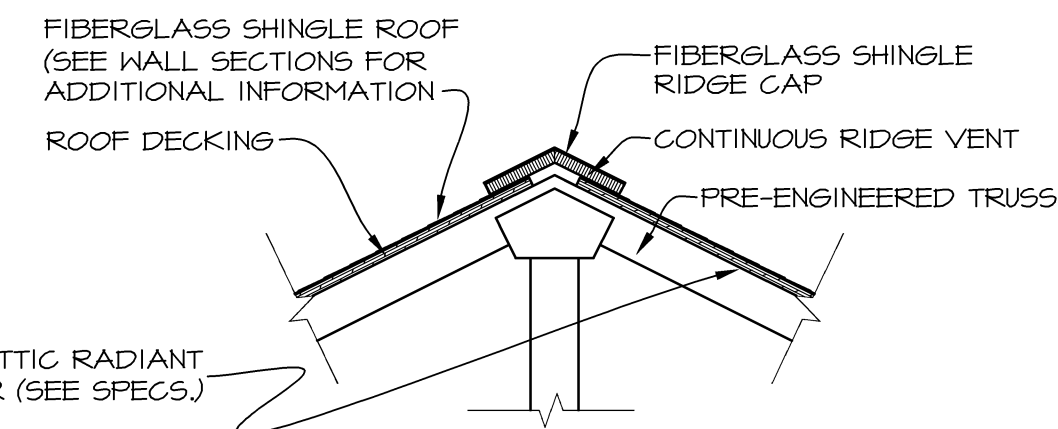
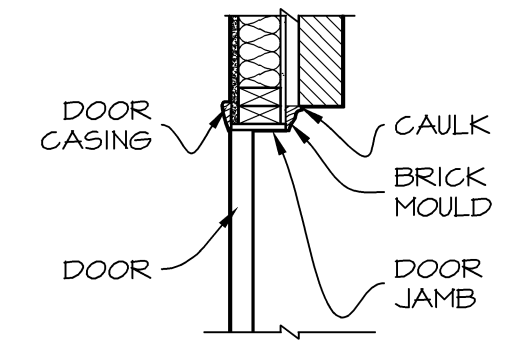
LEFT SIDE ELEVATION TYPE B

SCALE: 1/4" = 1'-0"

ISSUE SET

EXTERIOR
DOOR
JAMB DETAIL
@ WAINSCOT -
PLAN DETAIL

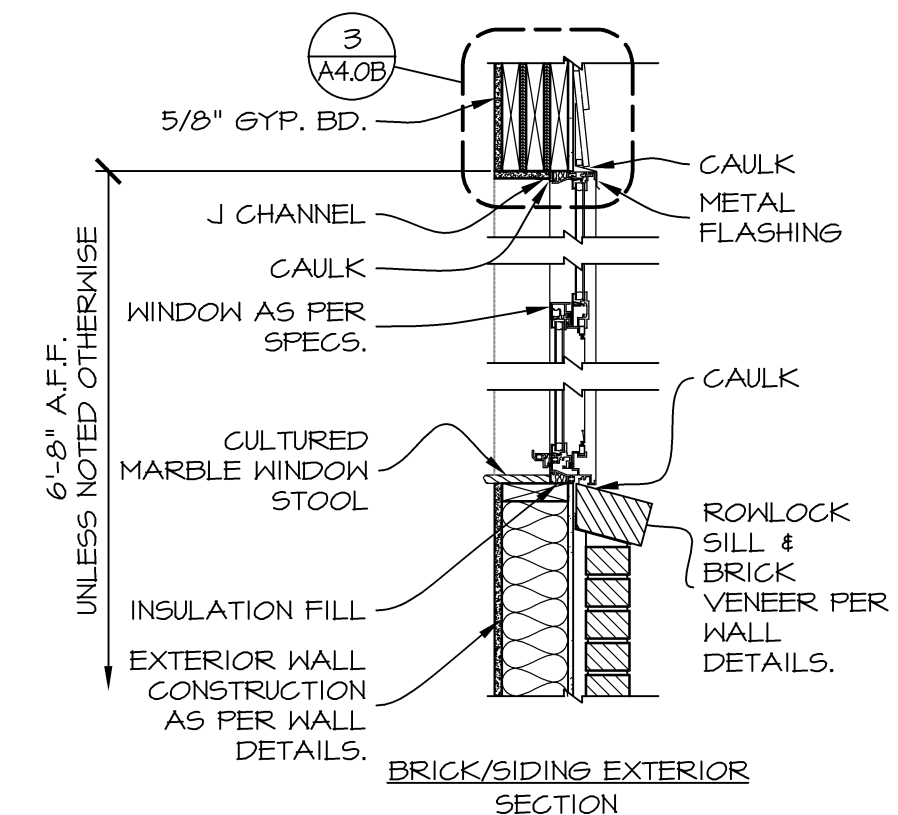
SCALE: 3/4" = 1'-0" (A4.0B)



NOTE: REFER TO EXTERIOR ELEVATION SHEET FOR ROOF VENTING REQUIREMENT AND PROPOSED LOCATION(S) OF RIDGE VENT MATERIAL

ROOF VENT DETAIL

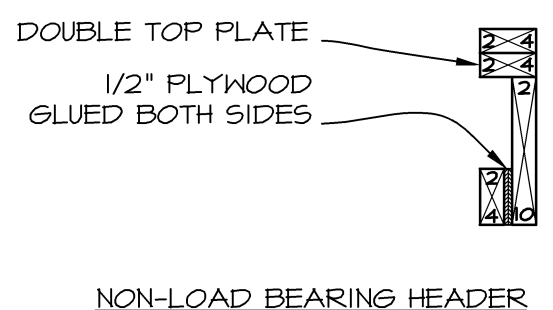
SCALE: 3/4" = 1'-0" (A4.0B)



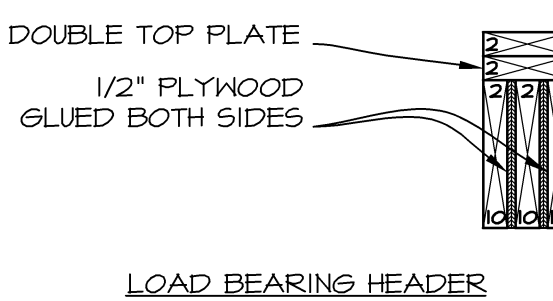
NOTE: FILL ALL VOIDS AROUND WINDOW UNITS W/INSULATION PRIOR TO GYP. BD. INSTALLATION

WINDOW DETAIL

SCALE: 3/4" = 1'-0" (A4.0B)



NON-LOAD BEARING HEADER



LOAD BEARING HEADER

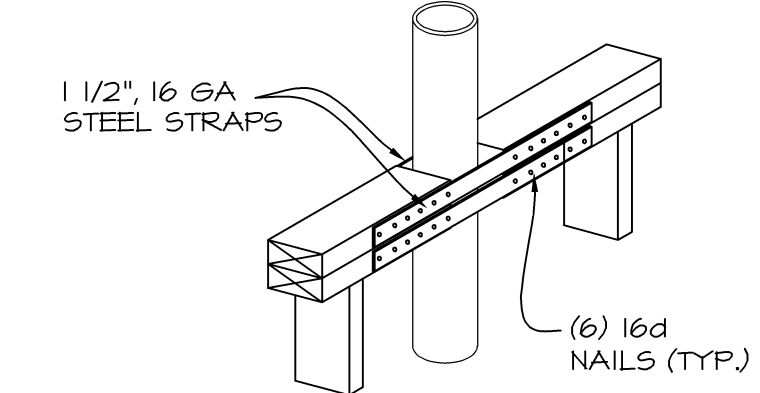
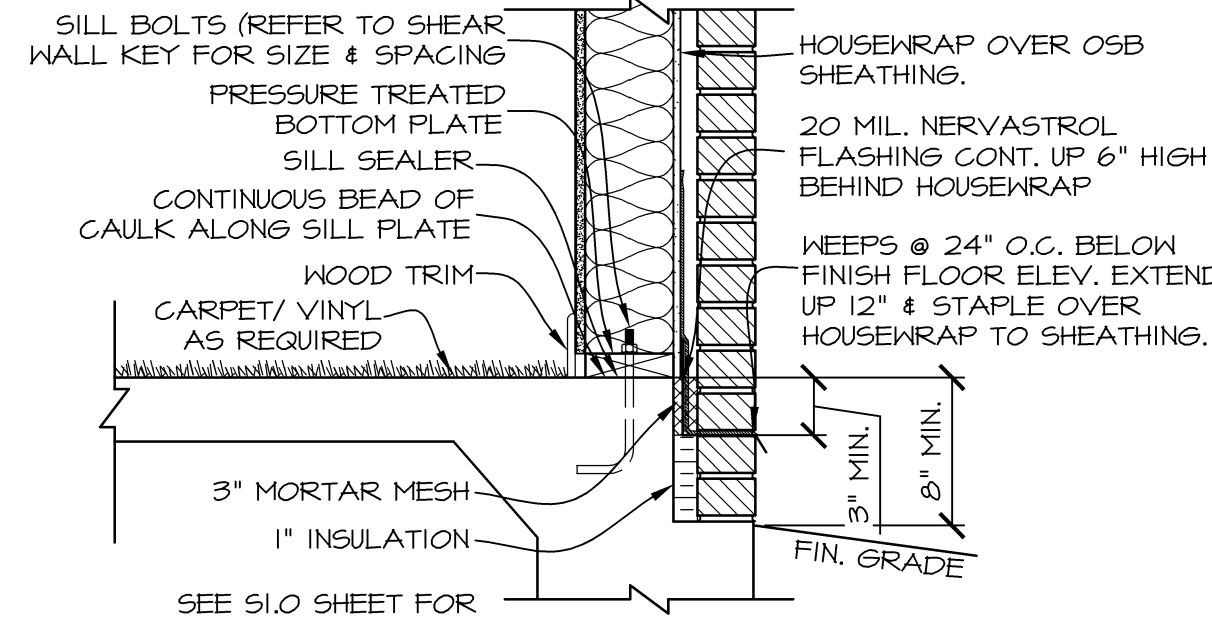


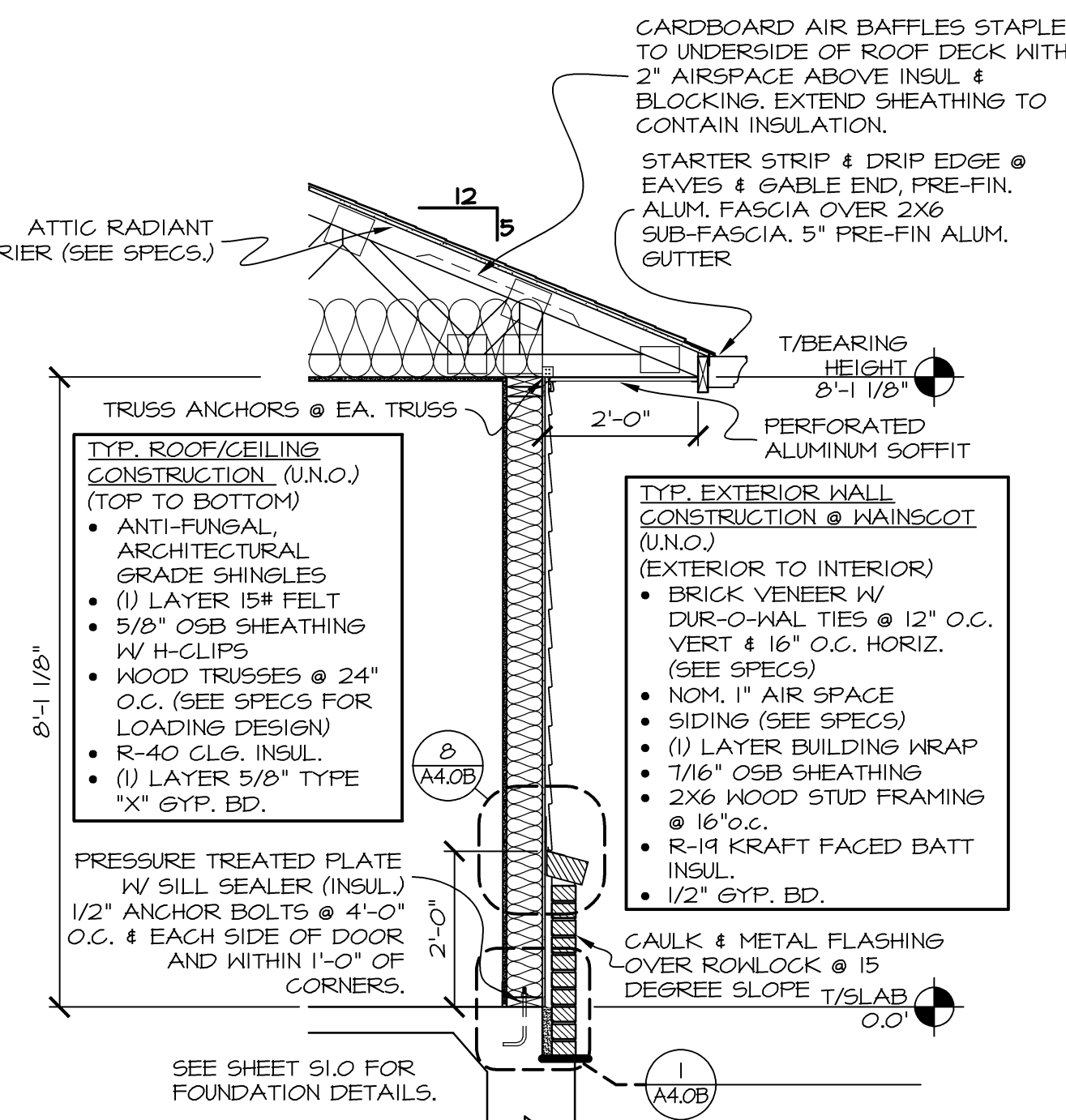
PLATE CUT DETAIL

SCALE: 1" = 1'-0" (A4.0B)



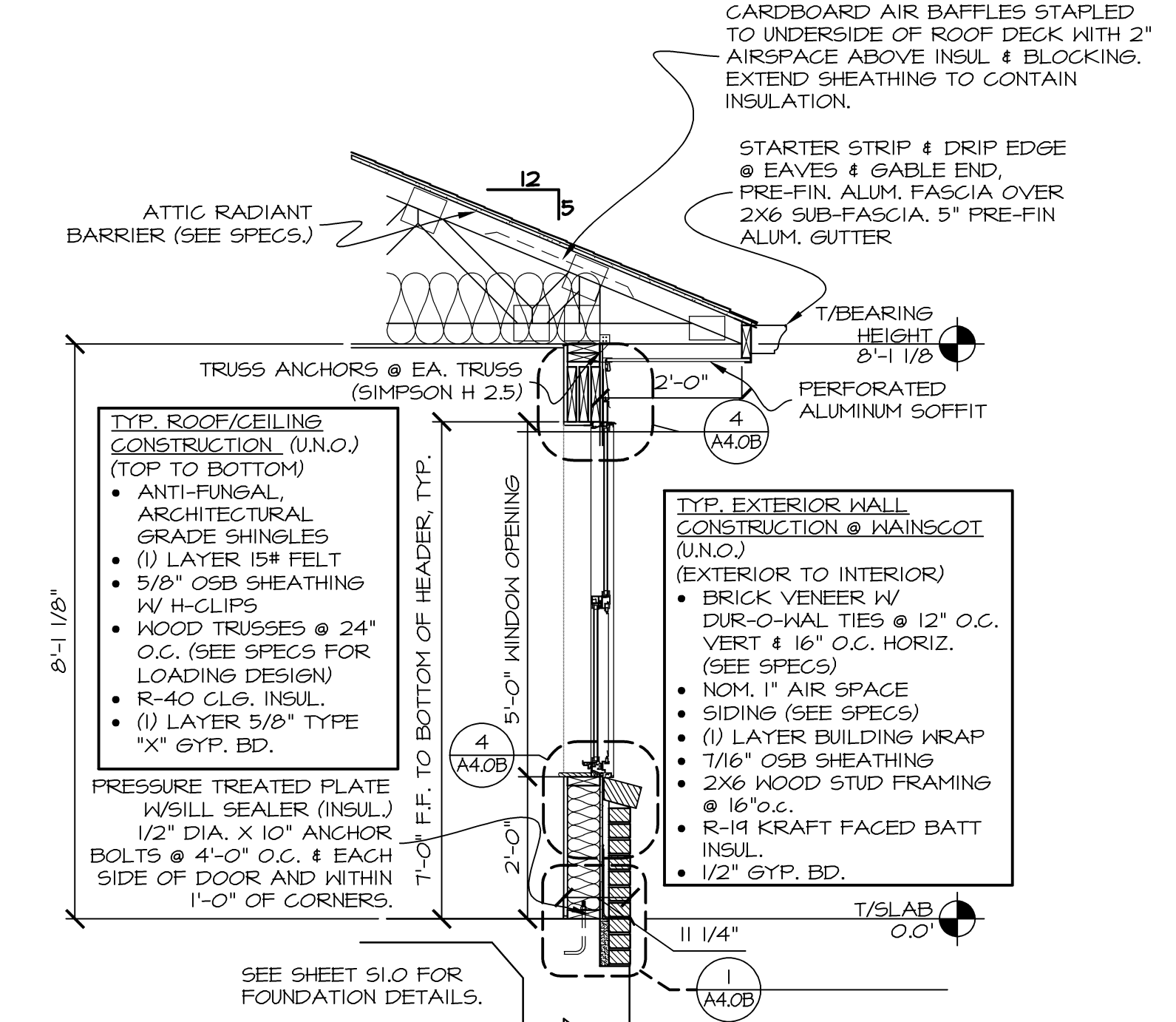
FLASHING DETAIL

SCALE: N.T.S. (A4.0B)



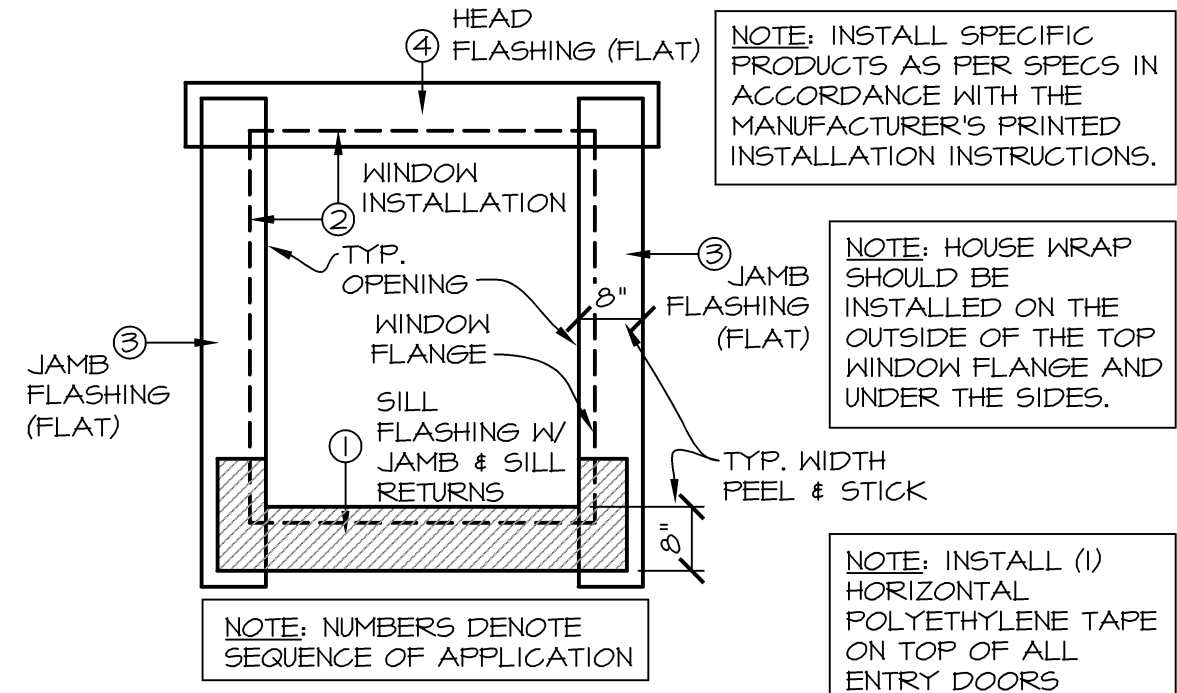
WALL SECTION BRICK/SIDING

SCALE: 1/2" = 1'-0" (A4.0B)



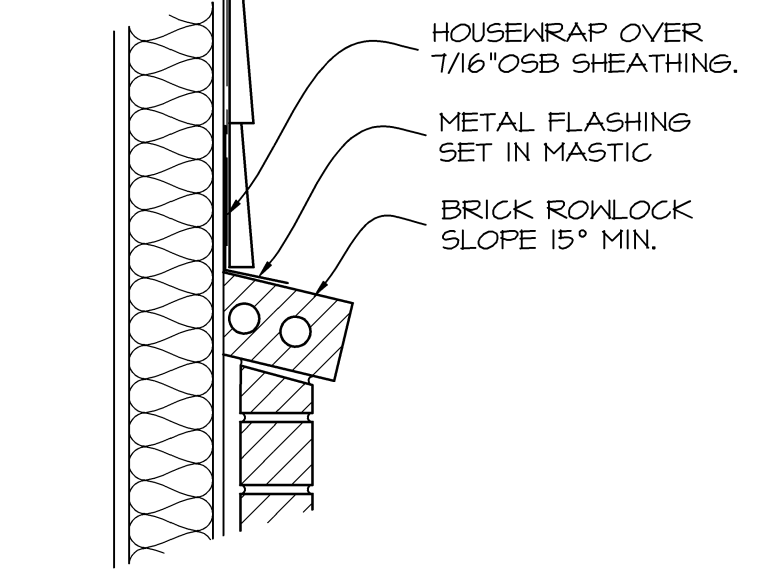
WALL SECTION @ WINDOW W/SIDING

SCALE: 1/2" = 1'-0" (A4.0B)



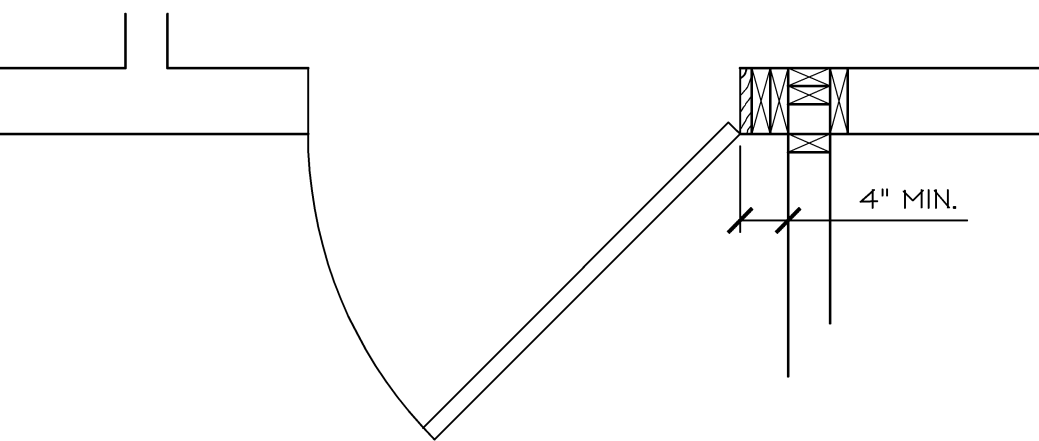
WINDOW FLASHING

SCALE: N.T.S. (A4.0B)



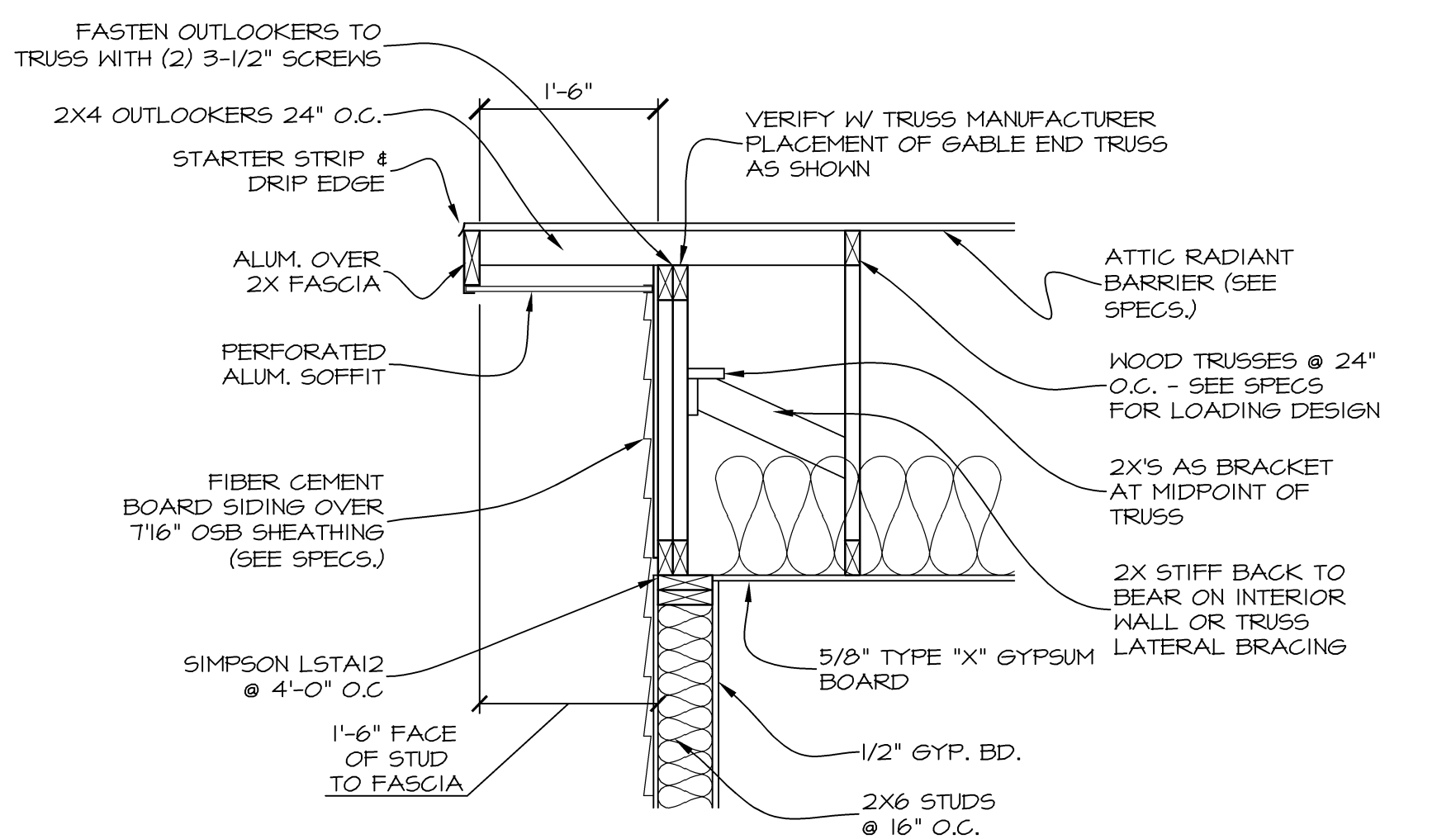
WALL FLASHING DETAIL

SCALE: N.T.S. (A4.0B)



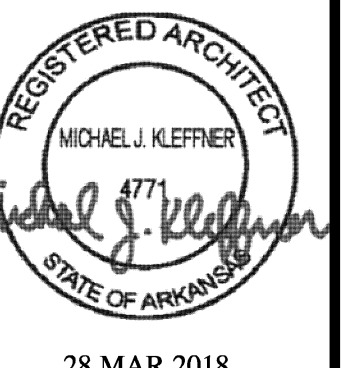
TYP. DOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0" (A4.0B)



ROOF RAKE SECTION

SCALE: 3/4" = 1'-0" (A4.0B)



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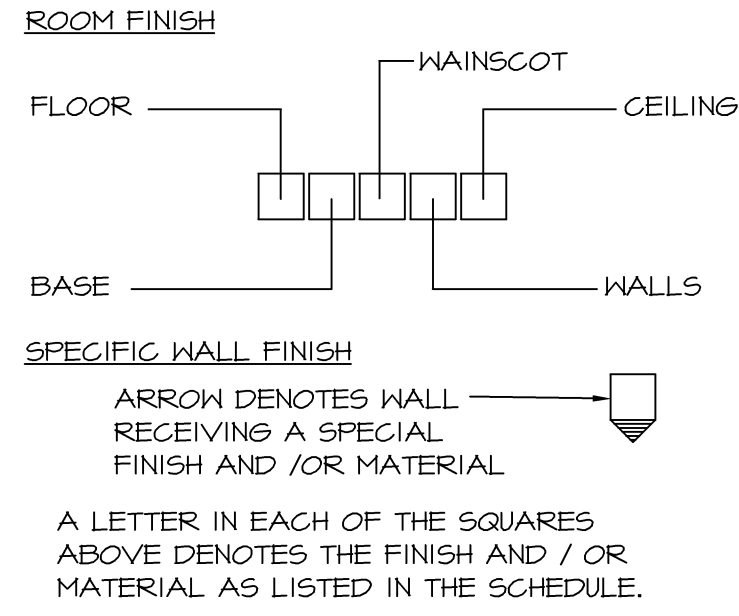
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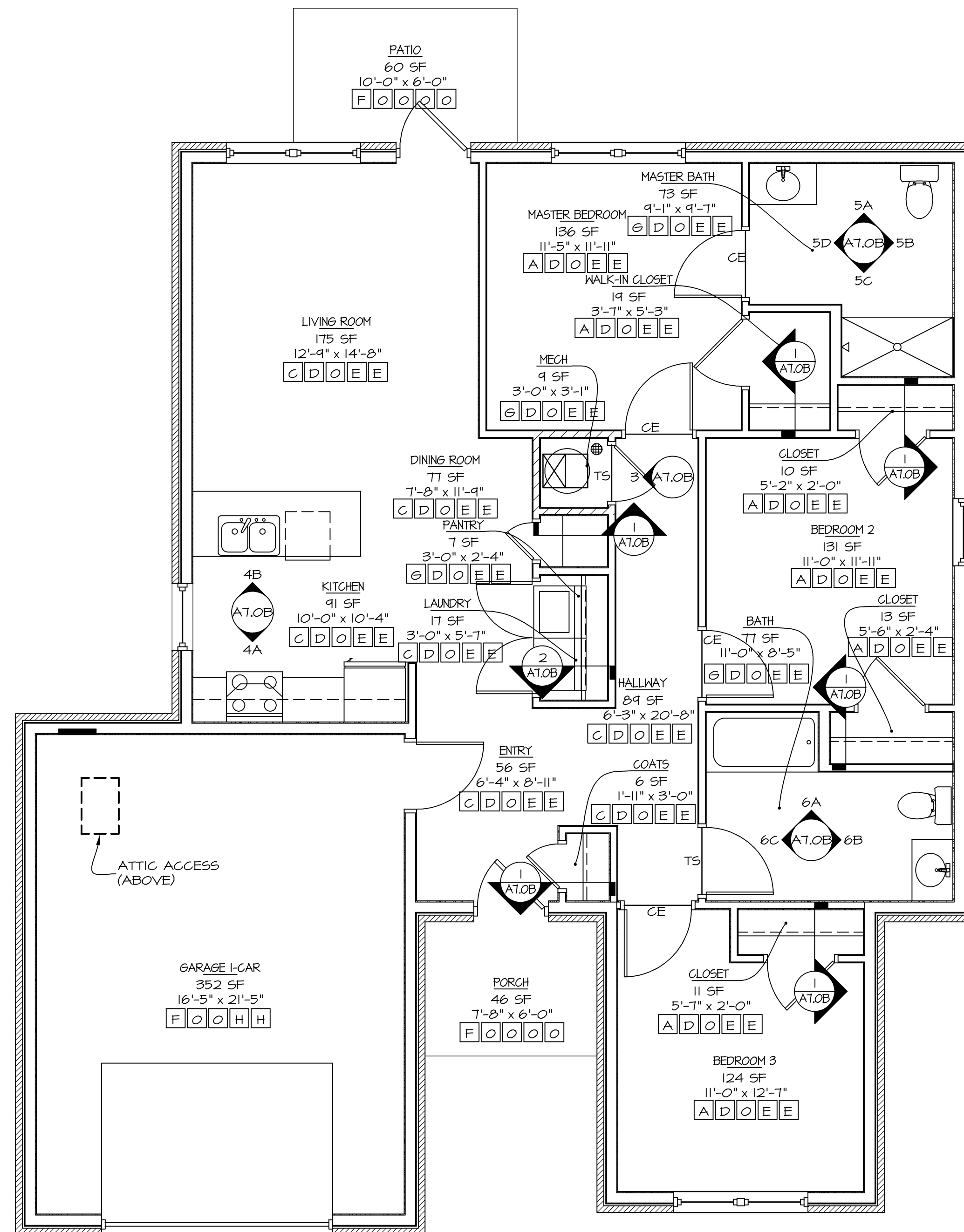
FINISH LEGEND



MARK	FINISH AND / OR MATERIAL
O	NONE OR NO ADDITIONAL FINISH
A	CARPET
B	VINYL BASE
C	VINYL PLANK FLOORING
D	WOOD BASE
E	PAINTED "KNOCK DOWN" TEX. FIN. GYP. BD.
F	SEALED CONCRETE
G	SHEET VINYL
H	PAINTED GYP. BD.
G.E.	CARPET EDGE
T.S.	TRANSITION STRIP

UNIT FINISH NOTES

- 1) SEAL EXPOSED CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
- 2) PRIME & PAINT WALLS BEHIND MILLWORK.
- 3) SUBMIT SAMPLES OF FLOOR TRANSITIONS FOR APPROVAL OF COLOR & TYPE.
- 4) ROOM DIMENSIONS ARE FROM FINISH SURFACES, ROUNDED TO THE NEAREST INCH.
- 5) ALL UNITS REQUIRE C-STYLE BATHROOM & KITCHEN HARDWARE AT CABINET DOORS & DRAWERS, BRUSHED NICKEL FINISH.

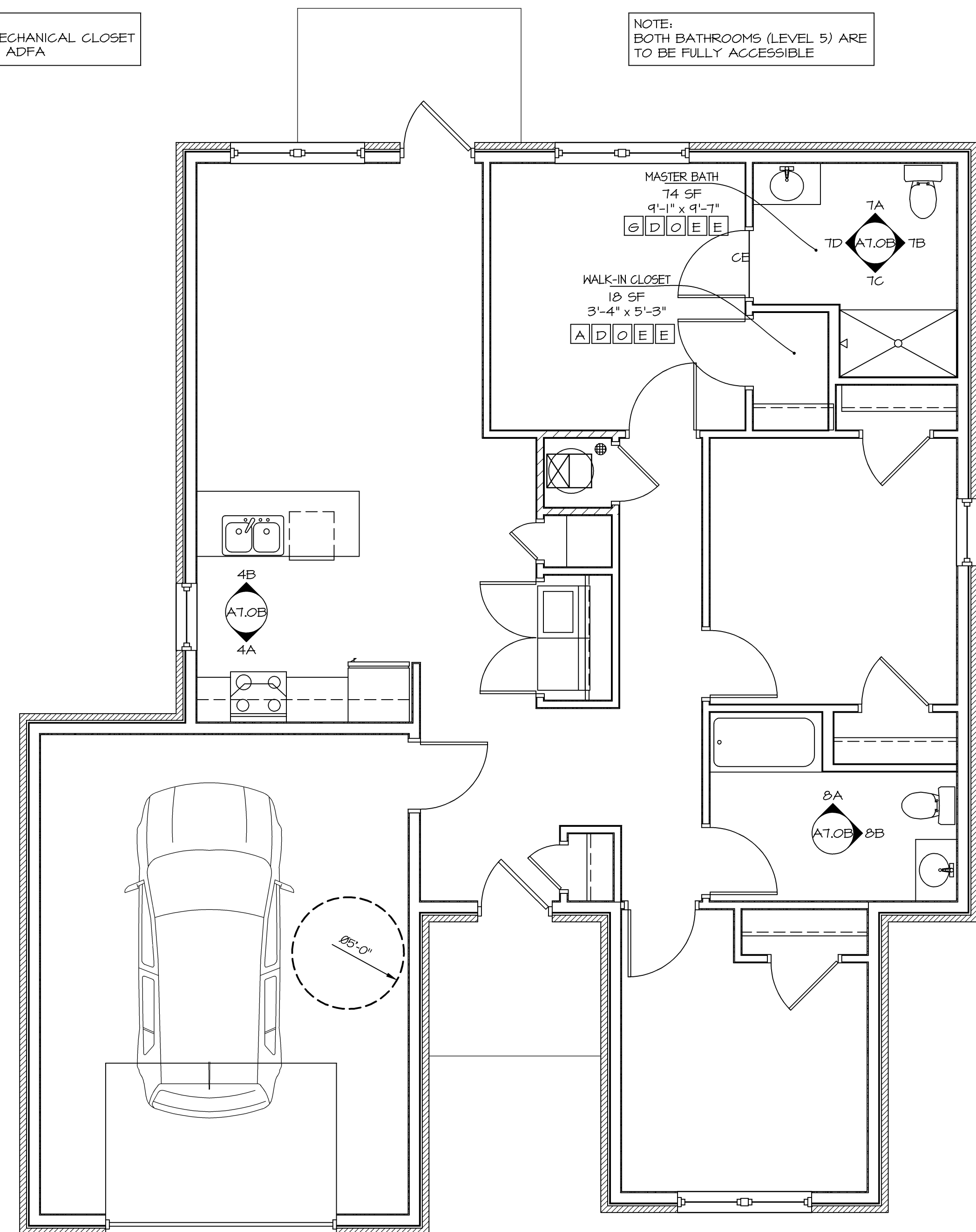


3-BR (LEVEL 1) TYPE B UNIT FINISH PLAN

SCALE: 1/4" = 1'-0" 1,266 SF

NOTE: INSULATE MECHANICAL CLOSET WALLS PER ADFA

NOTE: BOTH BATHROOMS (LEVEL 5) ARE TO BE FULLY ACCESSIBLE

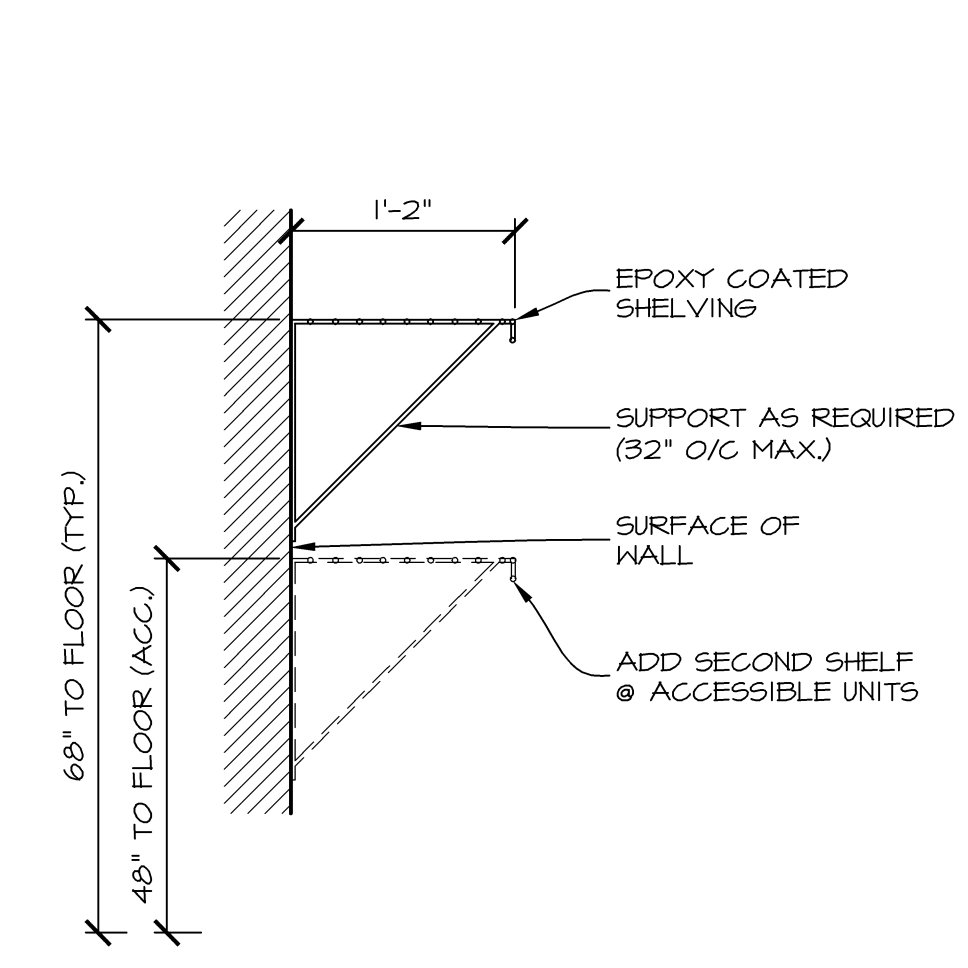


3-BR (LEVEL 5) TYPE B UNIT FINISH PLAN

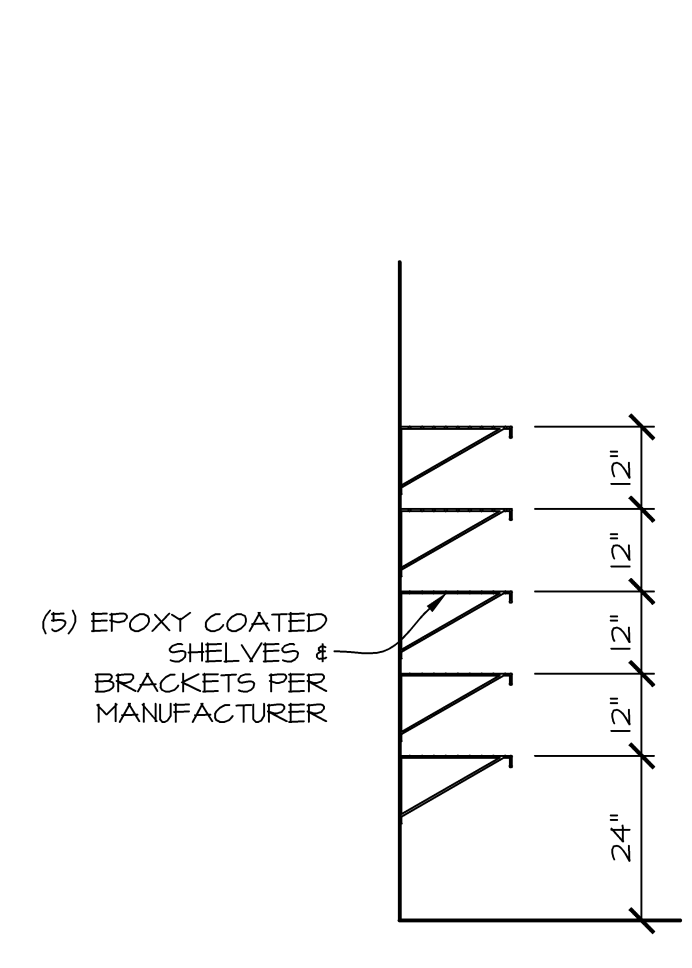
SCALE: 1/4" = 1'-0" 1,266 SF

(LEVEL 5) UNIT FINISHES SAME AS (LEVEL 1) UNIT EXCEPT WHERE INDICATED OTHERWISE.

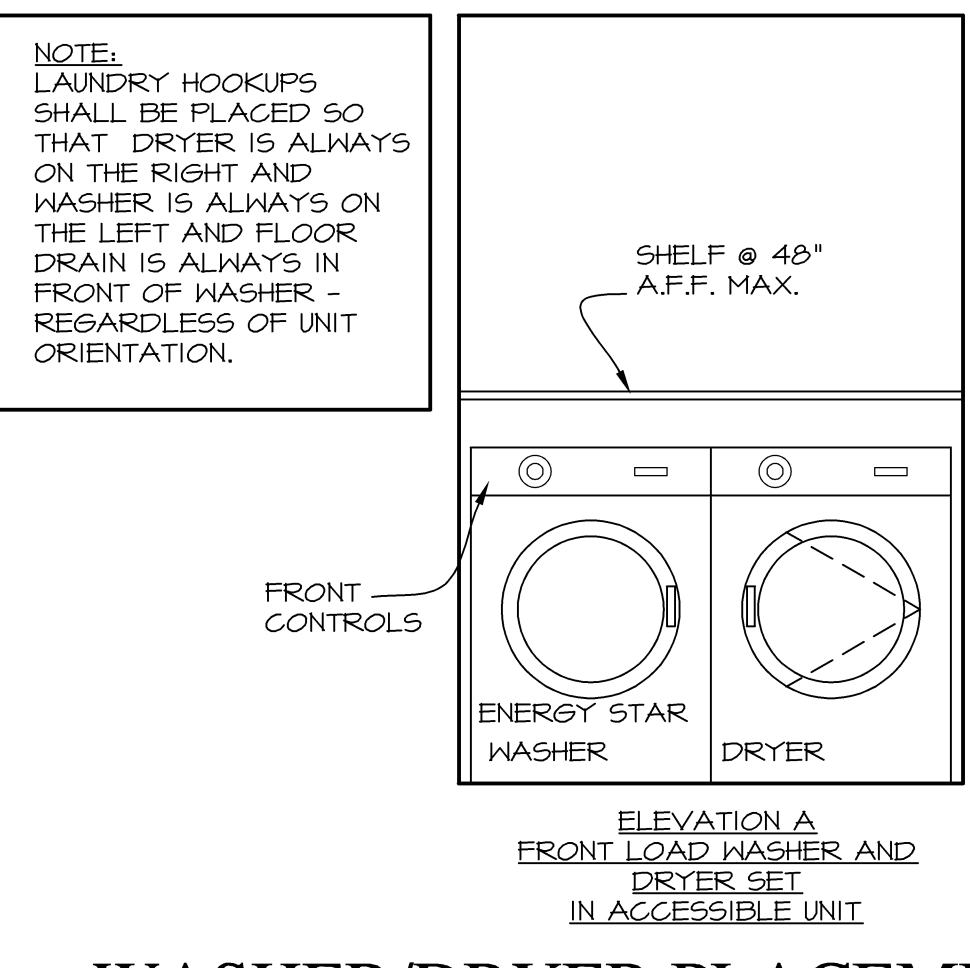
ISSUE SET



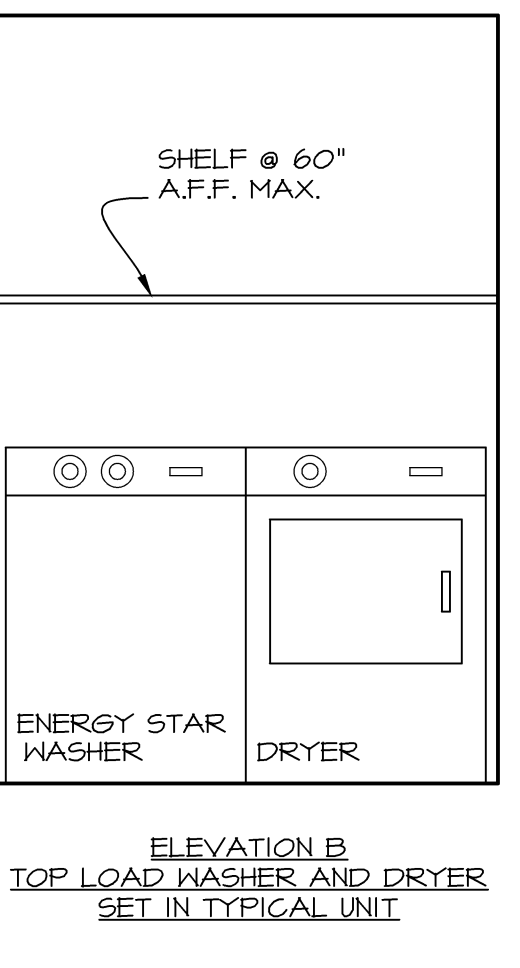
CLOSET SHELF DETAIL
SCALE: 1" = 1'-0"



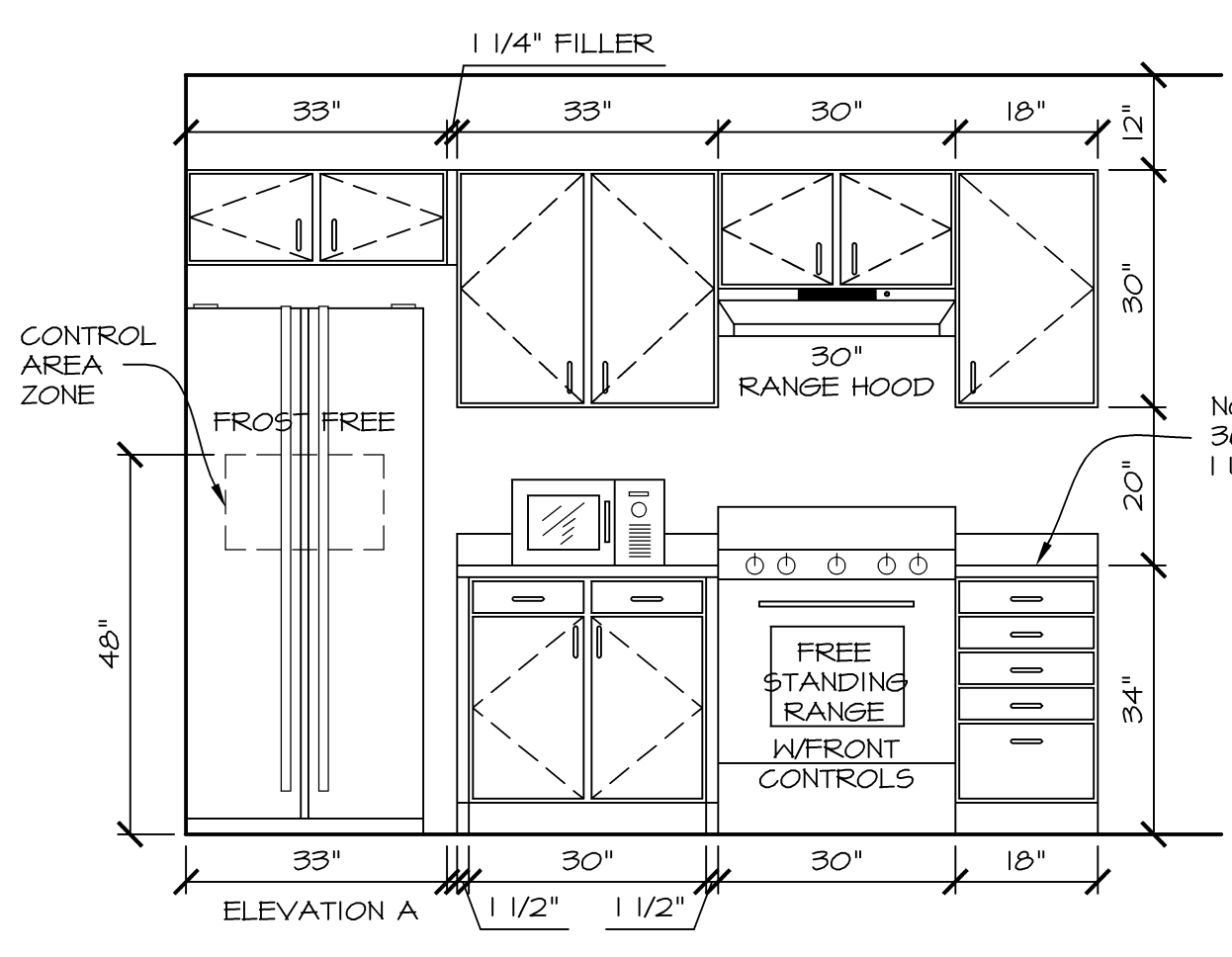
SHELVING DETAIL
SCALE: 1/2" = 1'-0"



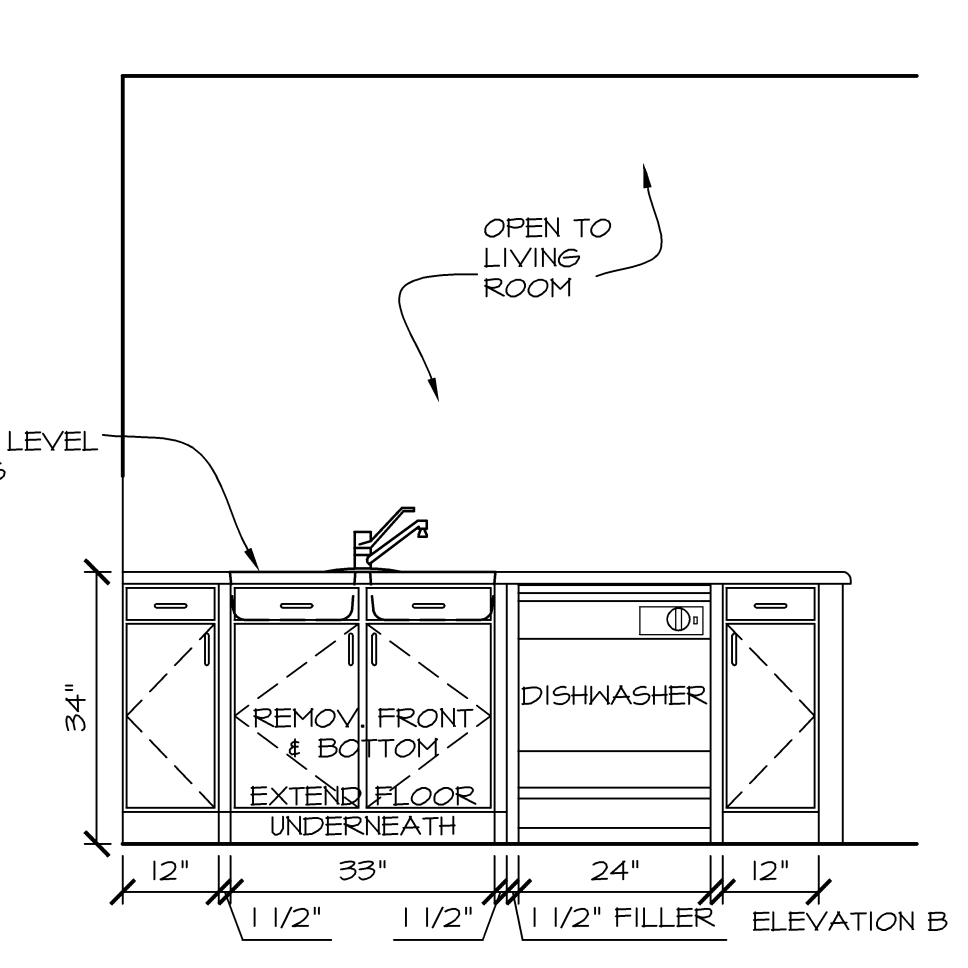
WASHER/DRYER PLACEMENT
SCALE: 1/2" = 1'-0"



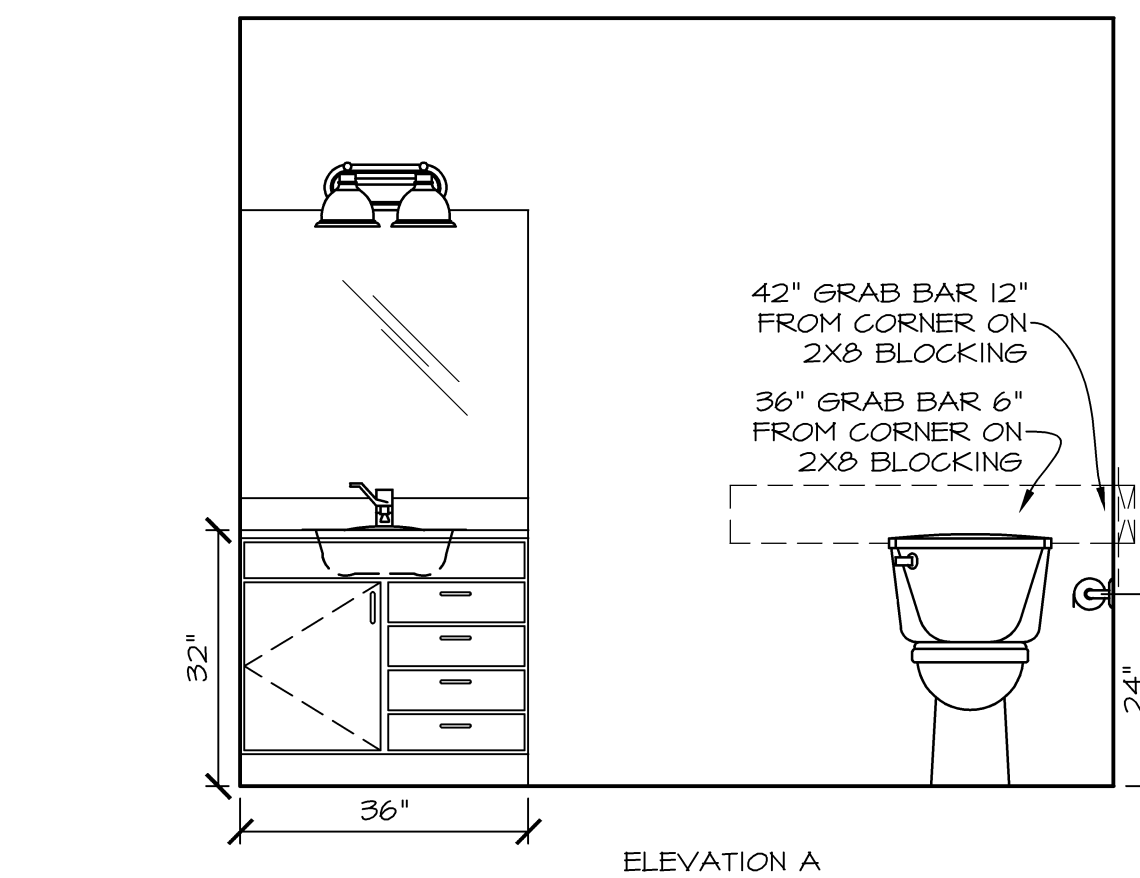
ELEVATION B
TOP LOAD WASHER AND DRYER SET IN TYPICAL UNIT



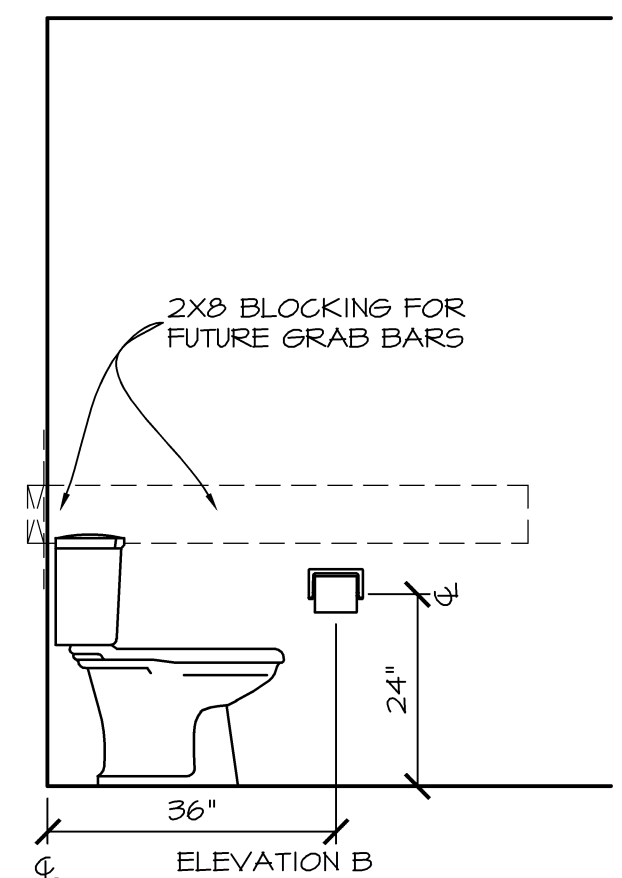
TYP. 3-BR TYPE B LEVEL 5 UNIT KITCHEN ELEVATIONS
SCALE: 1/2" = 1'-0"



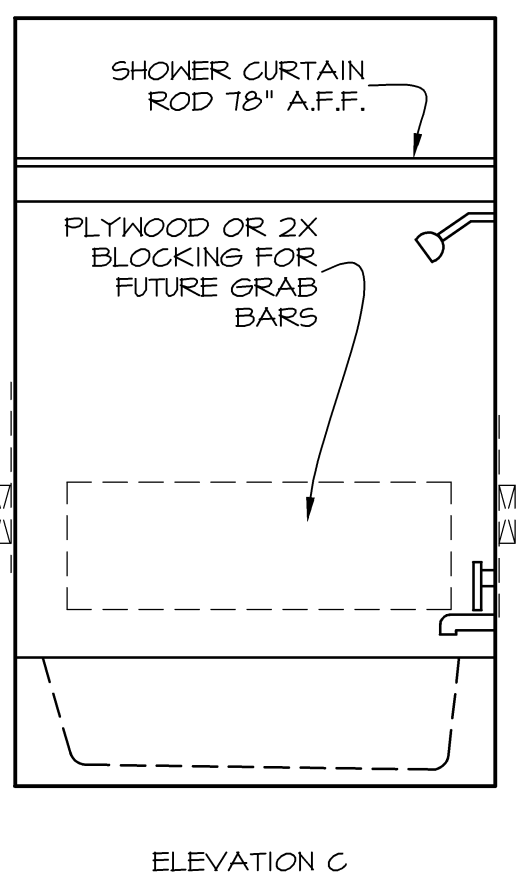
ELEVATION B



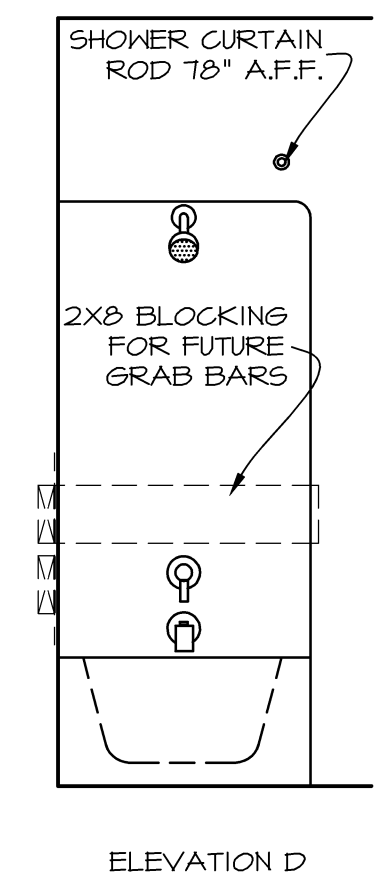
TYP. 3-BR TYPE A UNIT MASTER BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



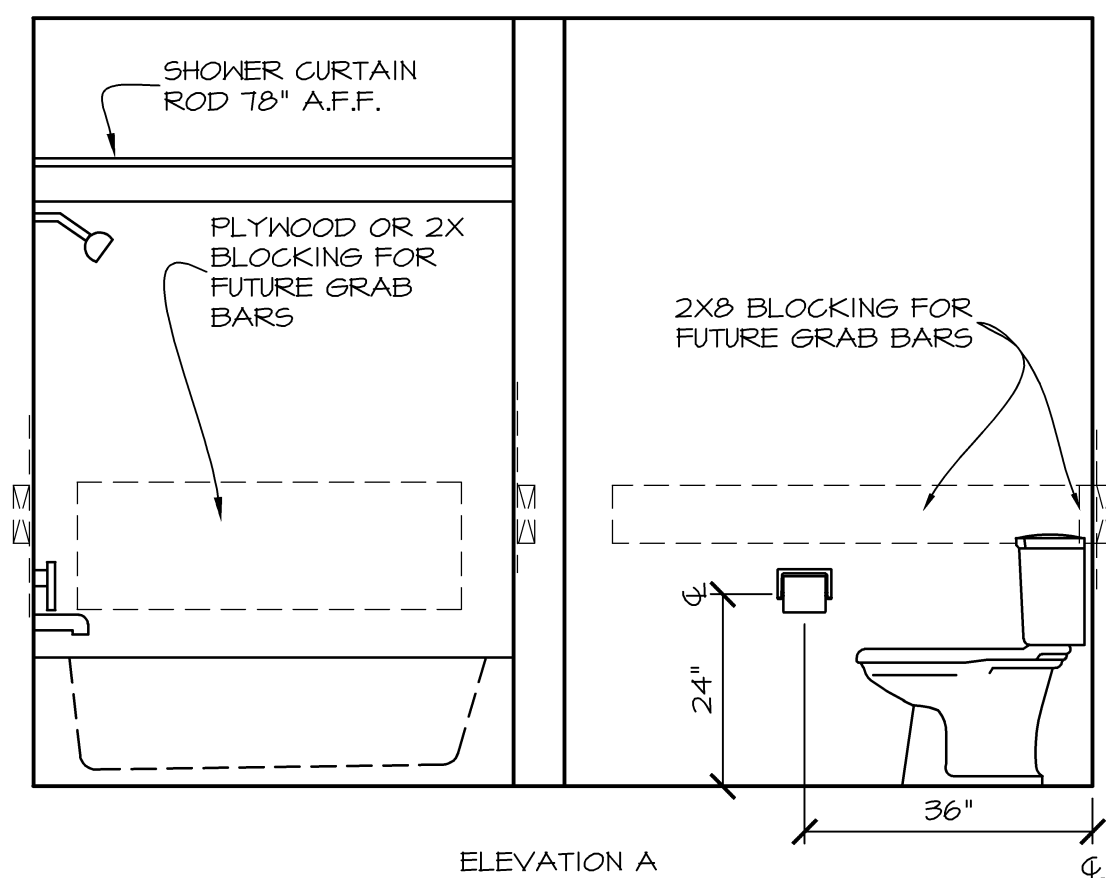
ELEVATION B



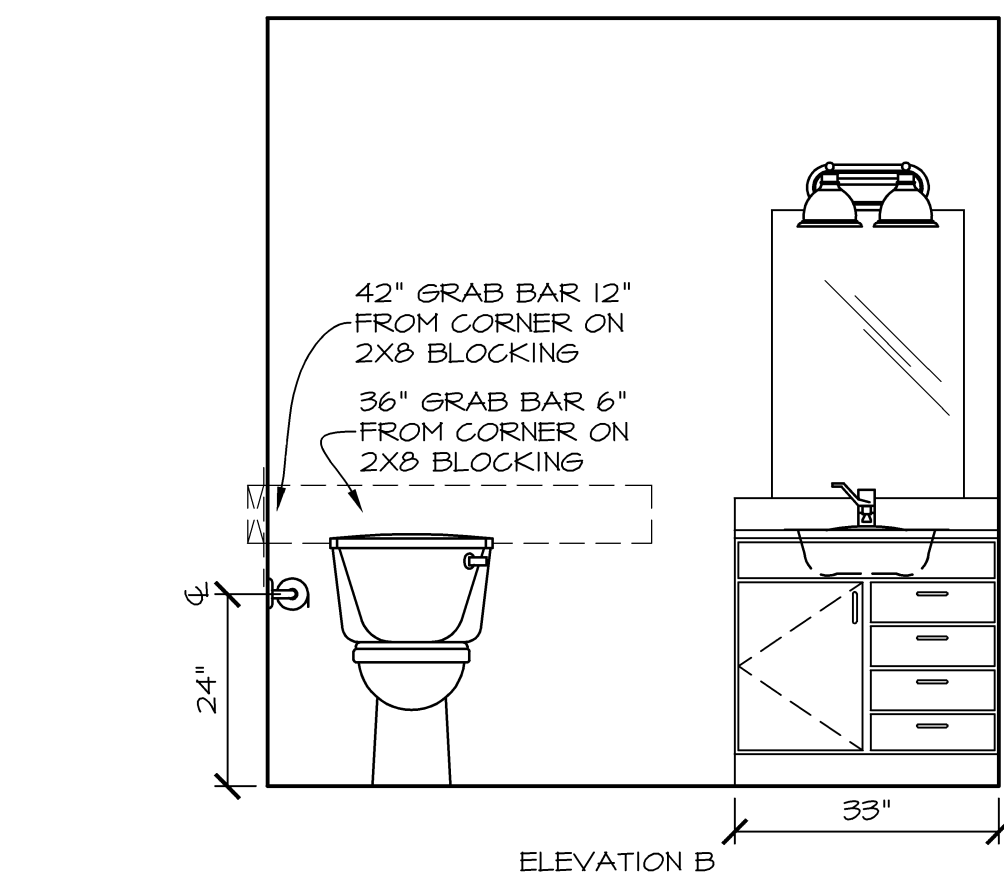
ELEVATION C



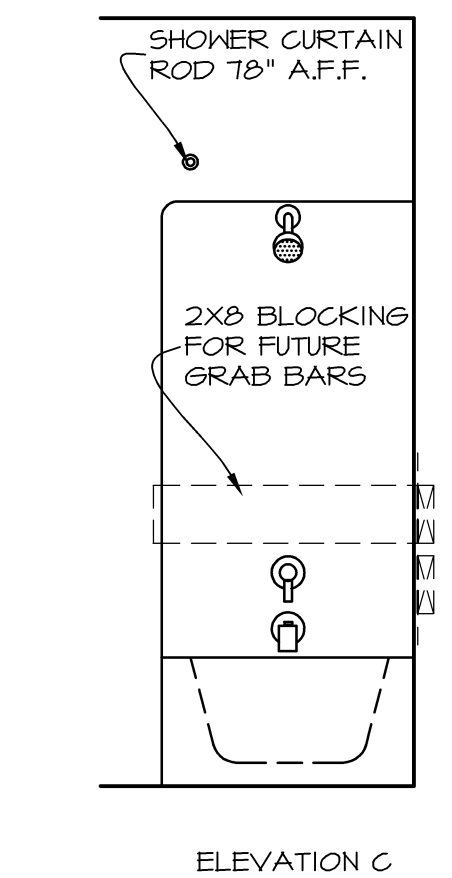
ELEVATION D



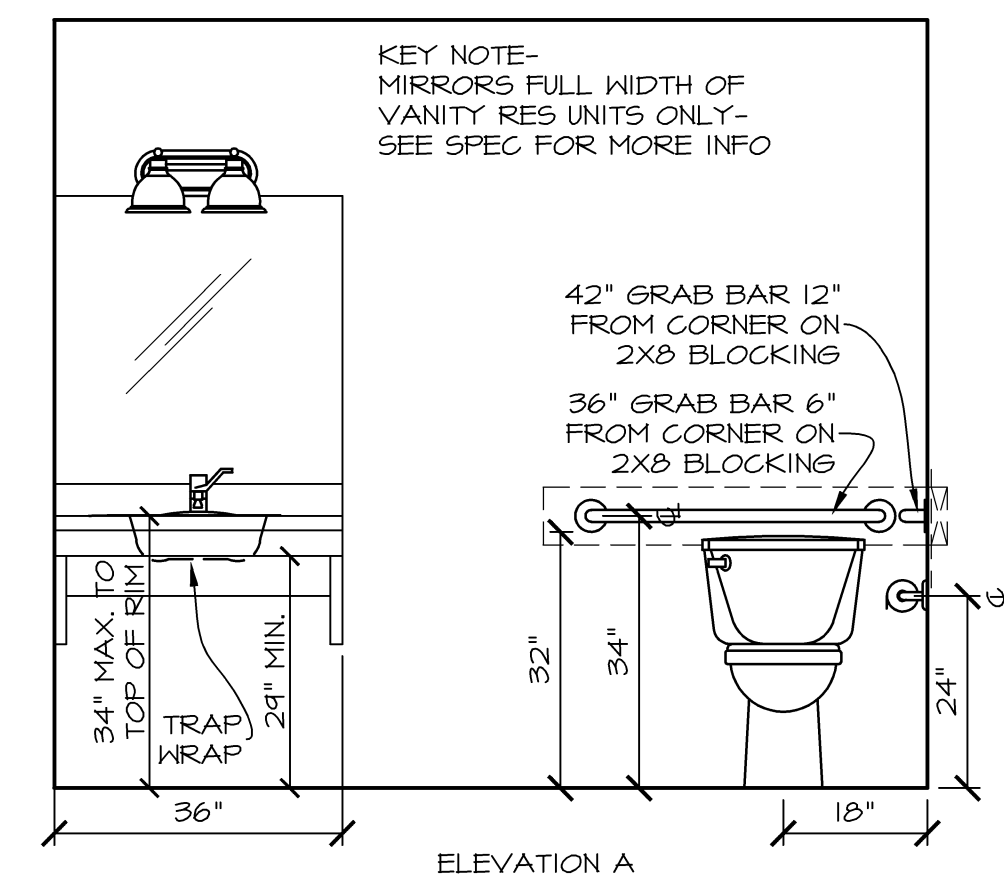
TYP. 3-BR TYPE A UNIT BATH 2 ELEVATIONS
SCALE: 1/2" = 1'-0"



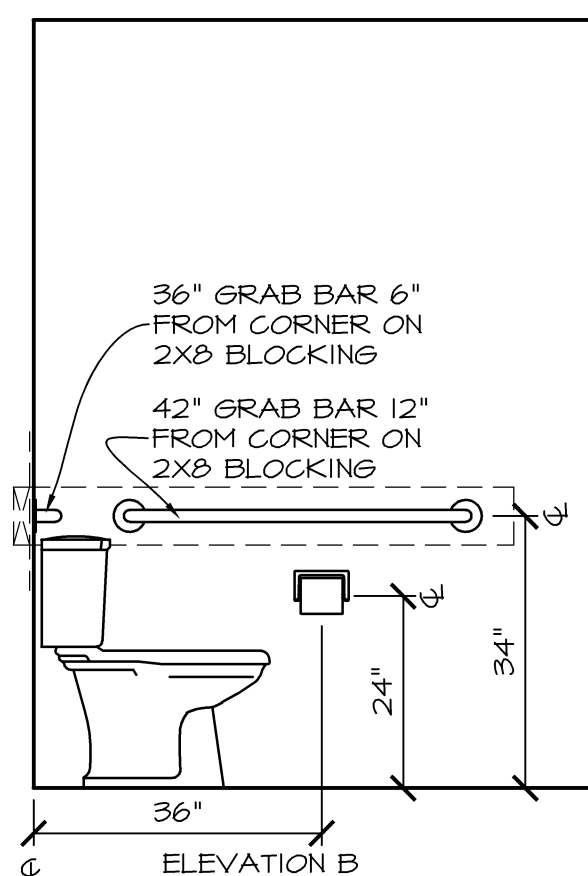
ELEVATION B



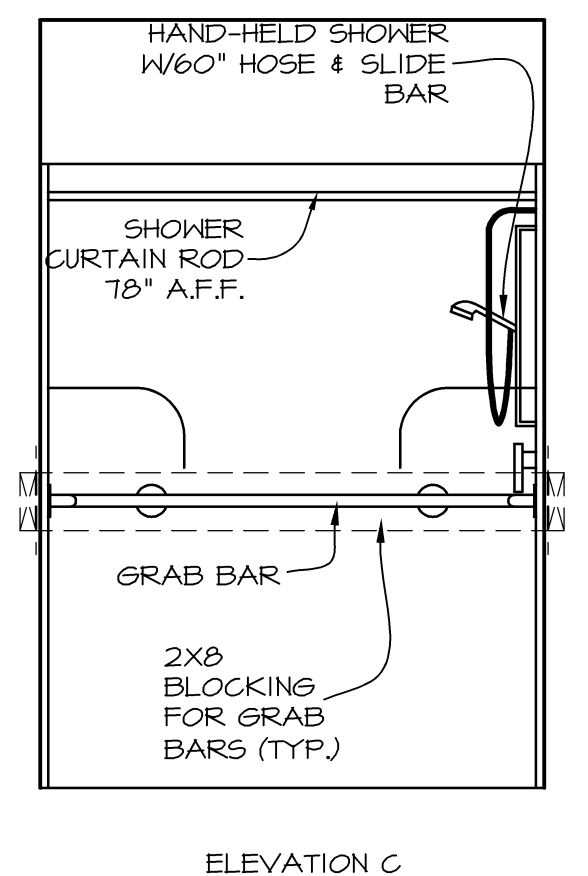
ELEVATION C



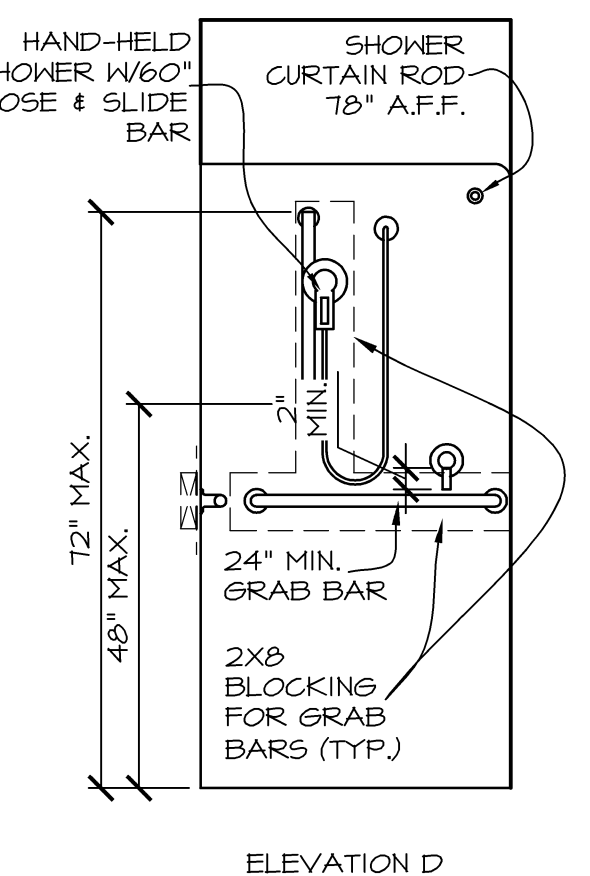
ACC. 3-BR TYPE B UNIT MASTER BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0" (LEVEL 5 ACC UNIT)



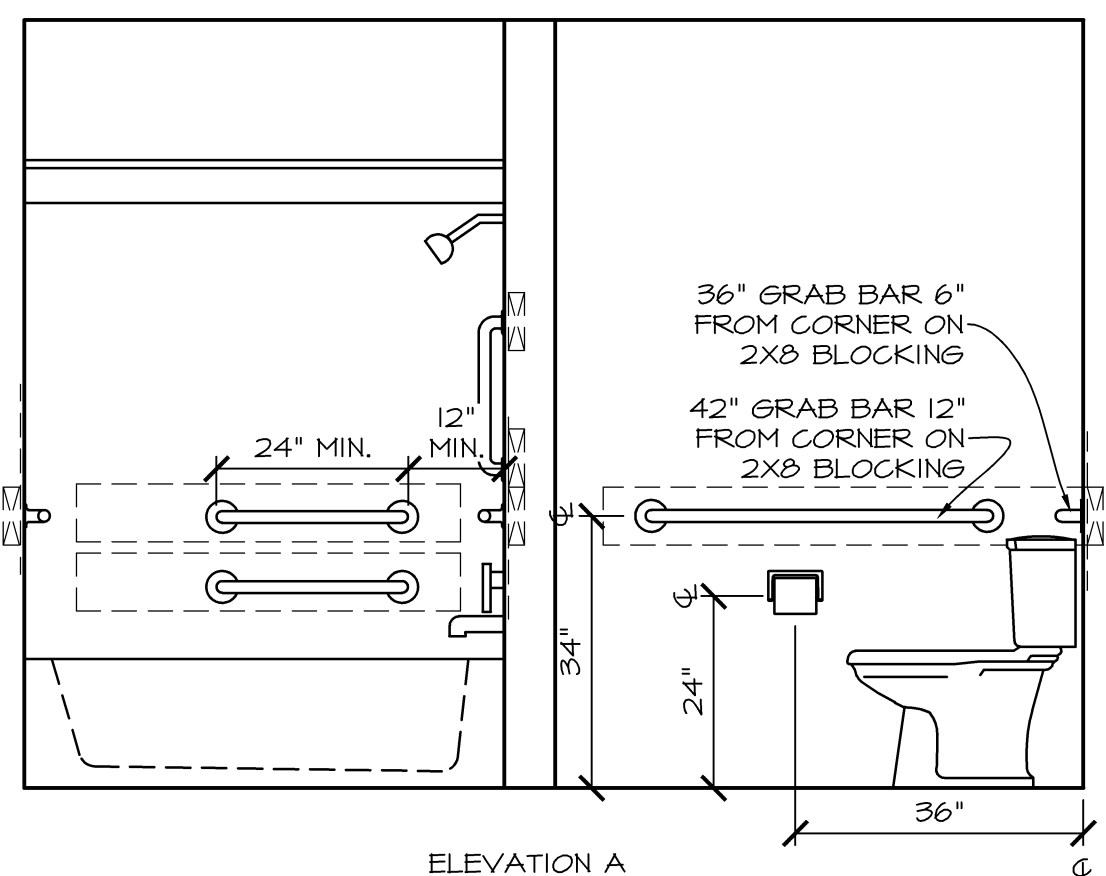
ELEVATION B



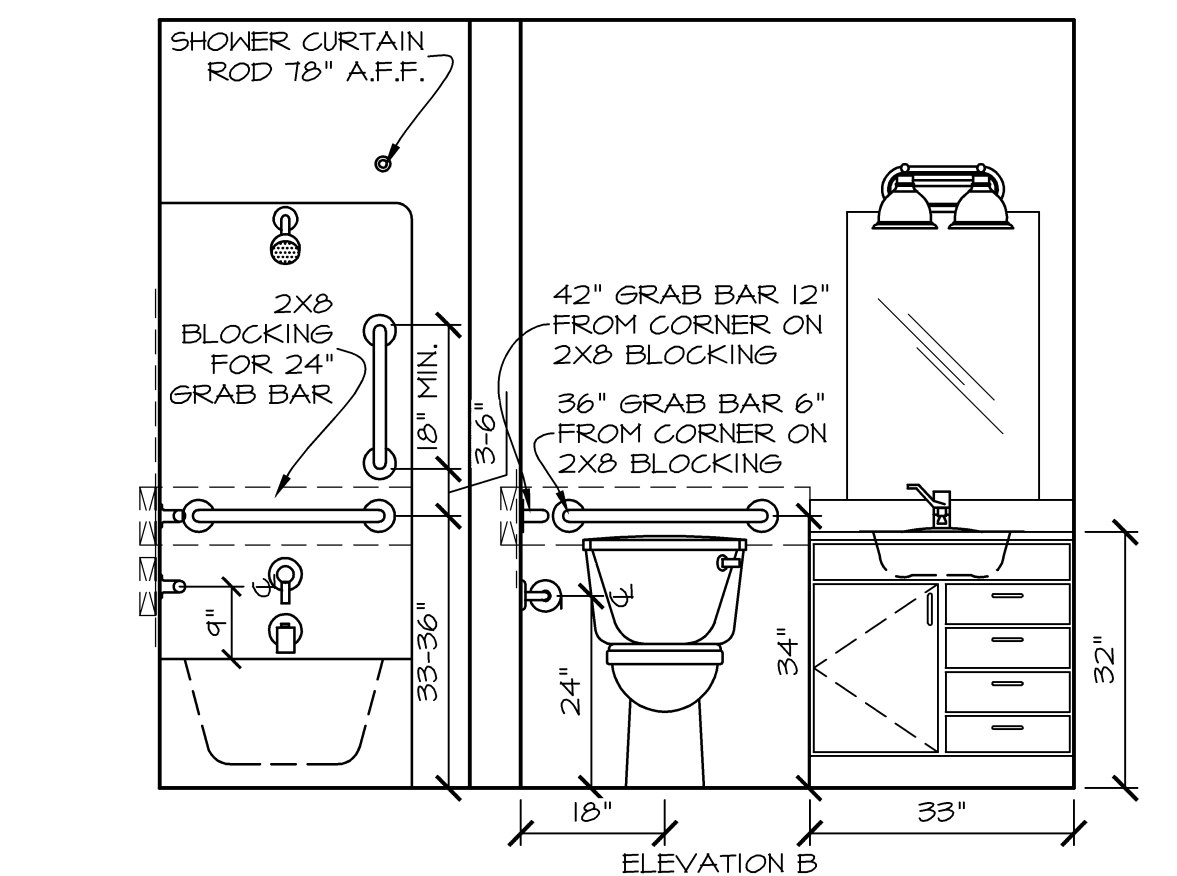
ELEVATION C



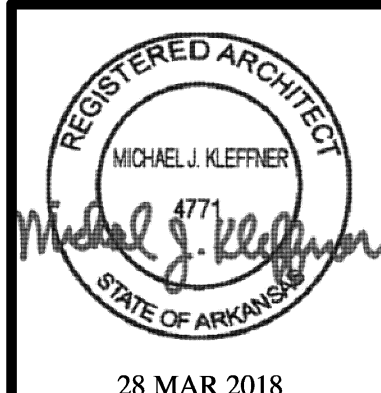
ELEVATION D



ACC. 3-BR TYPE B UNIT BATH 2 ELEVATIONS
SCALE: 1/2" = 1'-0" (LEVEL 5 ACC UNIT)



ELEVATION B



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P 573-2567-2200

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REVISIONS

SHEET NO.
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HVAC EQUIPMENT SCHEDULE

MARK	MWFR	MODEL#	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ 0.5" ESP	ELEC. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS	FILTERS	SAFETY SWITCH	STAT WIRE
FI	GOODMAN	AHUF SERIES	12.0	-	8.2 HSPF	UPFLOW ELECTRIC	1000	240V, 1φ, 70A	-	-	-	-	PROSELECT PST5TTP52	R-410A REFRIGERANT AZ-20 SUVA 9100	AMERICAN AIR FILTER, STRATA DENSITY SIZE AS REQ'D	RECTORSEAL SAFETY-T-SWITCH MODEL 552	HONEYWELL PART # 4716
HPI	GOODMAN	65Z14 0301K	-	-	-	-	-	240V, 1φ, 30A	30,000	2.5	14.5 SEER MIN.	AIR SOURCE HEAT PUMP UNIT	-	ENERGY STAR RATED	-	-	-

NOTE: HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE SAME WITH THE ELECTRICAL CONTRACTOR.

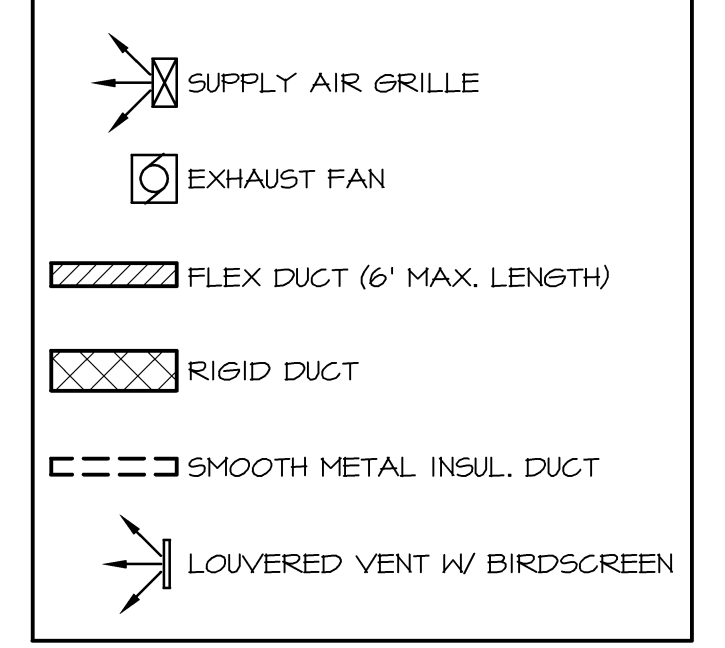
PENETRATION NOTE:

ALL PENETRATIONS OF FLOORS, WALLS, AND CEILING BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

FIRESTOP CAULKING NOTE:

PROVIDE FIRESTOP CAULKING / SEALING OF ALL MECHANICAL PENETRATIONS @ FIRE RATED WALLS AND CEILING PER A SPECIFIC FIRESTOP SYSTEM / PRODUCT.

LEGEND

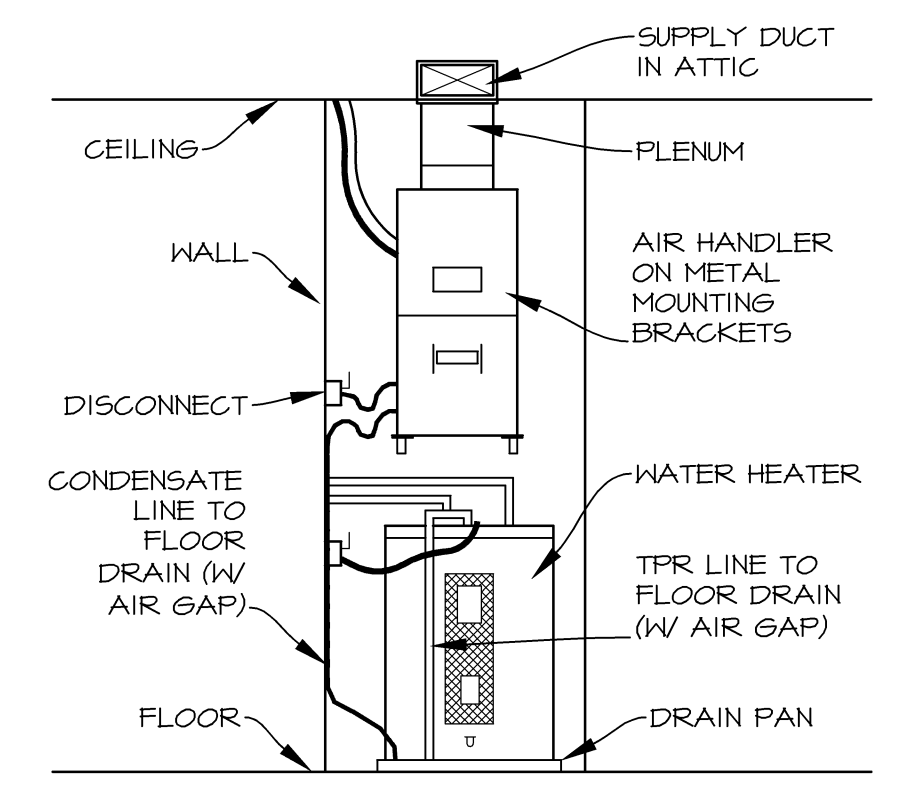


HVAC EQUIPMENT

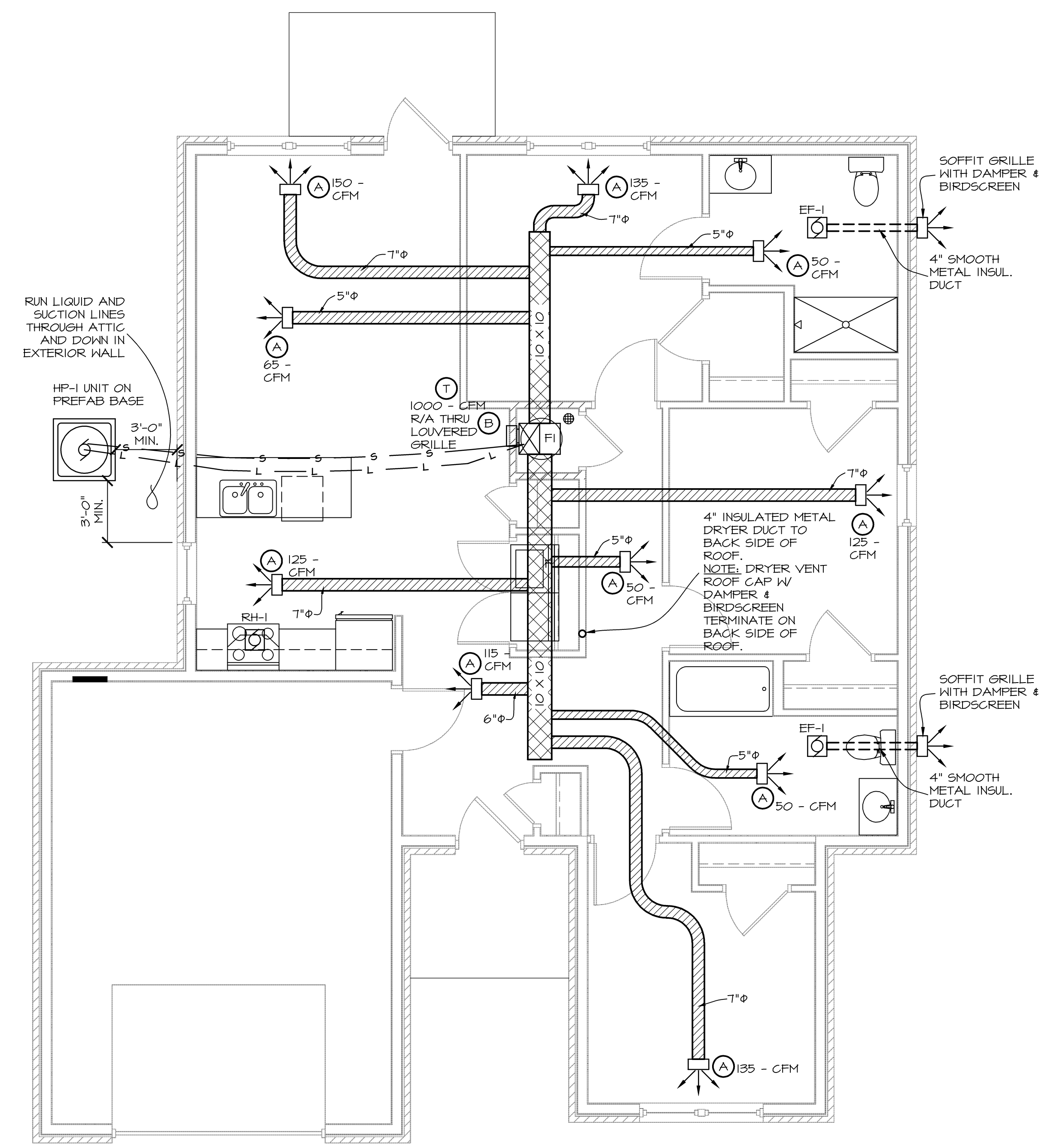
EXHAUST FAN EF-1	EXHAUST FAN/LIGHT - NUVENT T03 MODEL: NXT03, TO CFM, SIDE WALL INSTALLATION, 3" DUCT
REGISTERS AND GRILLES	
(A)	CEILING / WALL SUPPLY - METAL FAB INC. MFSCR-W3 SERIES, 3-WAY REGISTER, FINISH WHITE. SEE DRAWING FOR CFM AND LOCATION.
(B)	CEILING / WALL RETURN AIR - METAL FAB INC. WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS. SEE PLAN FOR SIZE AND LOCATION.
EXHAUST FAN WALL LOUVER:	
BUILDER'S BEST, MODEL 110341	
DRYER VENT ROOF CAP:	
BUILDER'S BEST, MODEL 111153, FOR 4" DIA. DUCT	
MICROWAVE/RANGE HOOD - RH-1:	
RECIRCULATING. SEE EQUIPMENT SPECIFICATIONS.	
DRYER BOX:	
THE DRYER BOX, MODEL 350	
SUPPLY PLENUM:	
DIMENSIONS PER PLANS, ASTM-A653 CS TYPE B GALVANIZED STEEL, G-30 COATING, L.F.G. CHEMICAL TREATMENT, 28 GA	
DRYER & EXHAUST DUCT:	
M&M MANUFACTURING COMPANY, SIZE PER APPLIANCE BEING SERVED, ROUND SNAPLOCK PIPE, ASTM-A653 CS B GALVANIZED STEEL, 28 GA	
FLEX DUCT:	
ATCO FLEXIBLE DUCT SYSTEMS, MODEL # UPC #031, UL 181, CLASS 1 AIR DUCT	
STANDARD CEILING BOOTS:	
M&M MANUFACTURING COMPANY, PART # 203R (SIZE), 90 DEGREE ANGLE WALL STACK BOOT, 30 GA, ASTM-A653 CS B GALVANIZED STEEL	
STANDARD SIZE REGISTER BOX:	
W/O TABS OR RAILS, PART # 651, ASTM-A653 CS B GALVANIZED STEEL, DIMENSIONS AS REQ'D	
WALL ACCESS RETURN LOUVERED PANEL:	
GOODMAN, SIZE PER DRAWINGS, GALVANIZED STEEL	
LINE SET:	
JMF, EZ-PULL LINE SET, UV RESISTANT, R410 APPROVED, MEETS ASTM E84, PLAIN END 1/4"-1 1/8", 1/2" WALL R3.3	

NOTES

- SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED WITH R-8 VALUE INSULATION AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
- FURNISH AND INSTALL ALL REQUIRED FRESH AIR MAKE-UP PIPING FROM FURNACES, LIQUID AND SUCTION LINES FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY CODES AND/OR INDICATED ON PLANS.
- INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
- PROVIDE WALL TRANSFER GRILLES FOR RETURN AIR FROM BEDROOMS.
- DUCTWORK SHALL BE RUN IN ATTIC.
- OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION.
- ALL DUCTWORK IN ATTIC SHALL HAVE R-8 INSULATION.
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED TO A MINIMUM OF R-4 - INSULATION SHALL HAVE EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERMS (ASTM E 96).
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
- ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE W/ ARKANSAS STATE AMENDMENTS.
- ALL CONNECTIONS AND JOINTS IN DUCTS SHALL BE SEALED WITH UL 181 DUCT TAPE/MASTIC/GASKET
- HVAC CONTRACTOR SHALL VERIFY INSTALLATION/MODIFICATIONS TO MEET DESIGN REQUIREMENTS WHEN REQUIRED
- HVAC CONTRACTOR SHALL PROVIDE MANUAL "J" CALCULATIONS FOR EQUIPMENT SIZING VERIFICATION WHEN REQUIRED.



MECH. RM. SCHEMATIC
SCALE: N.T.S.



TYP. 3-BR HOUSE B (LEVEL 1) HVAC PLAN
SCALE: 1/4" = 1'-0"
HOUSE B (LEVEL 5) SIMILAR

ISSUE SET

PLUMBING SCHEDULE

MARK	ITEM	MFGR.	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	TUB/SHOWER	STERLING	6103010	SCREWDRIIVER STOPS	1/2"	2"	1 1/2"	30" X 60" ONE-PIECE FIBERGLASS TUB/SHOWER WITH SLIP RESISTANT BOTTOM, PFISTER POSI-TEMP TRIM KIT CONTROL, PFISTER #684-0300 VALVE, ALL TUB/SHOWER UNITS SHALL BE FLAT BACK PROFILE W/FACORY INSTALLED BACKING. INSTALL AB4A, CLASSIC TRIM STOP.
2	WATER CLOSET	PROFLO	PF1501KH	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	3"	3"	STANDARD VITREOUS CHINA BOWL & TANK W/CLOSED FRONT SEAT, & LID, JONES STEPHENS BRAND COO4ND.
3	LAVATORY	HDRAPRO	LAV01T	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	VITREOUS CHINA, SELF RIMMING @ ACCESSIBLE UNITS. LEVER HANDLE VALVE EQUAL TO PRICE PFISTER 143-6100. WRAP PIPES @ ACCESSIBLE UNITS
4	KITCHEN SINK	DAYTON	6E23321	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, PFISTER 6134-4444 LEVER HANDLE W/SHWEL-SPRAY AERATOR, SPRAY, STRAINER, 4-HOLE STAINLESS STEEL DOUBLE BOWL SINK 33" X 22", 20 GAUGE, TYPE 302 W/GARBAGE DISPOSAL, 6.5" DEPTH TRAP WRAP & REAR DRAIN @ LEVEL 5 UNITS.
5	WATER HEATER	BRADFORD WHITE	RE240L6	WHEEL HANDLE STOPS & ESCUTCHEON	3/4"	-	-	ELEGTRIC 40 GALLON, WITH DUAL 4500W HEATING ELEMENTS, WITH PRESSURE RELIEF TO FLOOR DRAIN, PROVIDE & INSTALL WITH THERMAL EXPANSION TANK SPACE AS REQUIRED BY MANUFACTURER. MIN. ENERGY EFFICIENCY FACTOR = 0.95. WATER HEATER PAN EQUAL TO WATER-TITE 66690.
6	FLOOR DRAIN	GRESLINE	-	TRAP PRIMER	-	2"	1 1/2"	SCHEDULE 40 PVC WITH ROUND PVC GRATE, DEEP SEAL TRAP, BACKWATER VALVE, CONCEALED CLEANOUT.
7	CLEAN OUT	ZURN	-	-	-	2"	2"	MATCH PIPE SIZE
8	WASHER BOX	DU-ALL	W2702	LEVER HANDLE VALVES	1/2"	3"	1 1/2"	RECESSED INTO WALL. INSTALL HAMMER ARRESTORS
9	WATER CLOSET (ACCESS. LEVEL 5 UNIT)	PROFLO	PF1503KH	-	1/2"	3"	3"	ELONGATED VITREOUS CHINA BOWL & TANK W/CLOSED FRONT SEAT, & LID, LOCATE FLUSH HANDLE ON ENTRY SIDE OF ROOM. JONES STEPHENS BRAND SEAT - COO4ND.
10	HOSE BIBB	WOODFORD	MODEL 17	-	3/4"	-	-	WOODFORD BOTTOM BRACKET WALL ANCHOR, 14" FREEZEPROOF, ANTI-SIPHON TYPE WITH KNOB VALVE
11	ICE MAKER OUTLET BOX	FLOWTITE	XBPO5-2 (PEX)	-	1/2"	-	-	ROUND HIGH IMPACT POLYSTYRENE BOX WITH FACTORY INSTALLED FLOHTITE VALVE (1/2" X 1/4" COMPRESSION OUTLET), FOR PEX WITH FACE PLATE, 12" AFF.
12	GARBAGE DISPOSAL	EVERGRIND	EI01	-	-	1 1/2"	1 1/2"	1/2 HP
13	NOT USED	-	-	-	-	-	-	-
14	ACCESSIBLE TRANSFER SHOWER	AQUATIC	FI364P	SCREWDRIIVER STOPS	1/2"	2"	1 1/2"	60"X34" ONE-PIECE FIBERGLASS WITH SLIP RESISTANT BOTTOM, PFISTER POSI-TEMP TRIM KIT CONTROL, PFISTER 684-0300 VALVE W/PFISTER HAND HELD SHOWER ON SLIDE BAR - #016-300C. UNITS SHALL BE FLAT BACK PROFILE W/ FACTORY INSTALLED BACKING, GRAB BARS & SHOWER SEAT.

NOTE: CONTRACTOR SHALL INSTALL 1/2" MR GYP. BD. ABOVE & BESIDE TUB/SHOWER OVER LIP. INSTALL OVER 5/8" TYPE "X" GYP. BD. THAT IS REQUIRED FLOOR TO CEILING AT EXTERIOR WALLS... INSTALL IN LIEU OF 1/2" GYP. BD. AT INTERIOR WALLS

NOTE: ALL PLUMBING FAUCETS, LEVERS AND CONTROLS SHALL HAVE A BRUSHED NICKEL FINISH.

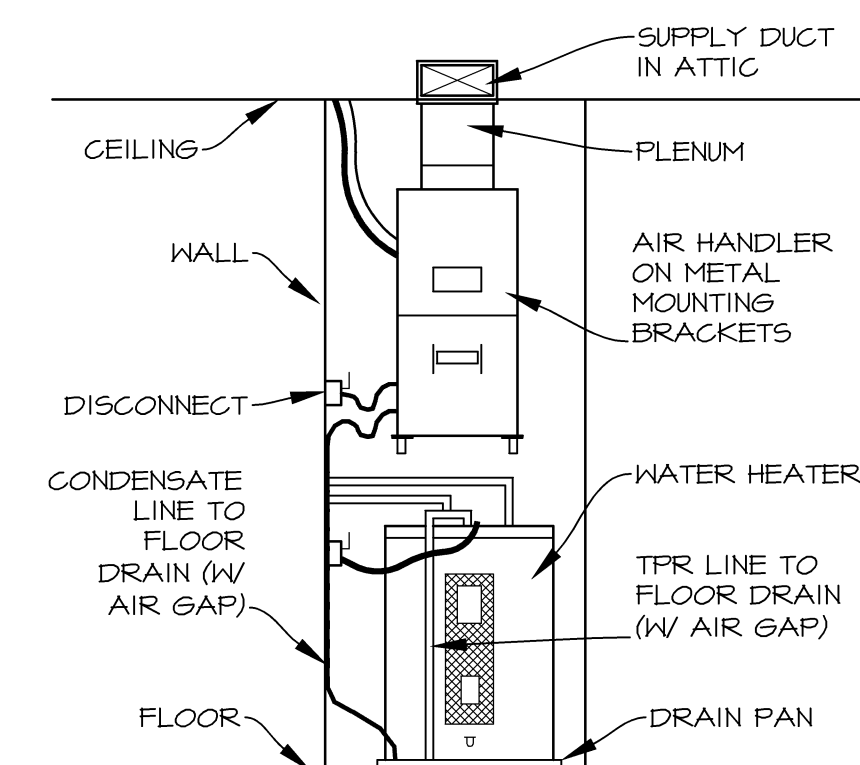
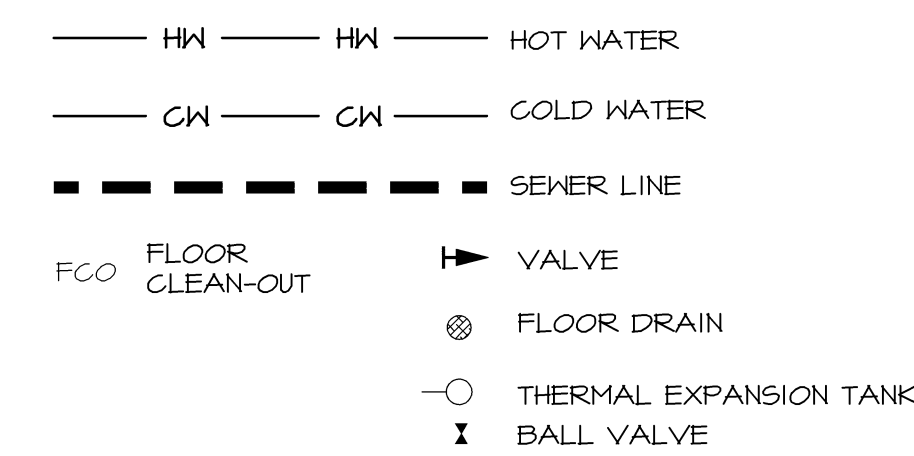
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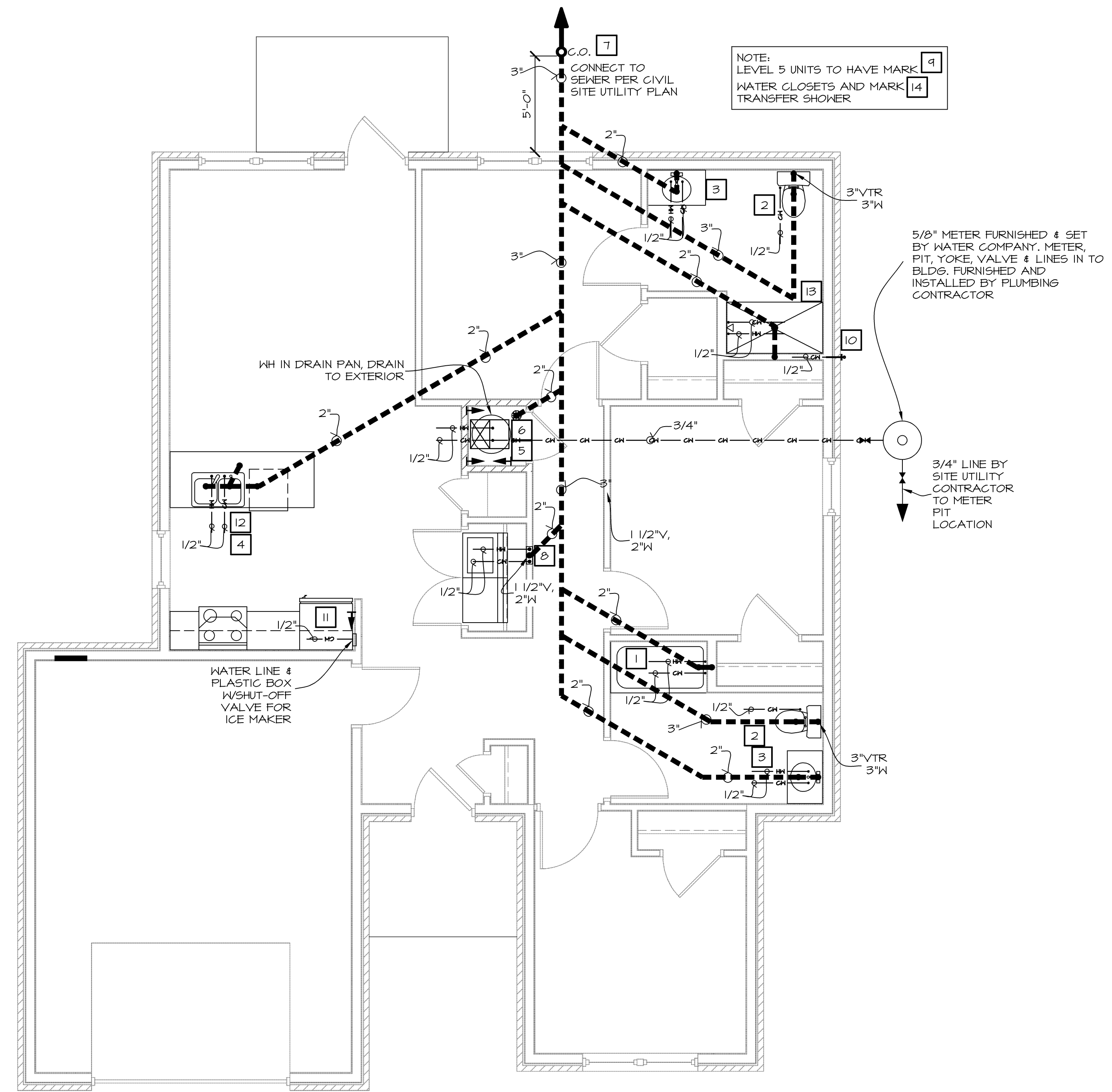
PLUMBING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES WITH CIVIL FOR ENTRANCE INTO EACH BUILDING.
- THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
- PLUMBING VENTS THRU ROOF SHALL BE OFFSET 3'-0" TO BACKSIDE OF ROOF.
- PLUMBING CONTRACTOR SHALL PROVIDE STOPS FOR FIXTURES.
- ALL MECHANICAL PLUMBING WORK TO BE IN ACCORDANCE/ COMPLIANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE W/ STATE AMENDMENTS.
- HOT AND COLD WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
- TUB FILLER SPOUT, CONTROL VALVE, & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
- FLOOR DRAIN SHALL BE TIED TO DRAIN SYSTEM. FLOOR DRAINS SHALL NOT BE LOCATED BELOW OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALLED APPLIANCES.
- WATER LINES (PEX) MAY BE LOCATED UNDER SLAB IN LIEU OF RUNNING THROUGH WALLS.
- WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
- BRING PEX PIPING UP THRU SLAB INTO WALL @ WATER HEATER AND INSTALL INTERIOR SHUT-OFF VALVE.
- PRESSURE-MIXING OR THERMOSTATIC-MIXING VALVES EQUIPPED WITH HIGH-LIMIT STOPS ADJUSTED TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES FAHRENHEIT SHALL BE PROVIDED FOR ALL TUB/SHOWERS AND SHOWERS.
- VISIBLE PEX WATER PIPES PENETRATING WALLS SHOULD TRANSITION TO HARD PIPE, IE TOILETS.
- PROVIDE REMOVABLE TUB SEAT (PER SPECS) FOR ACCESSIBLE UNIT.
- OFF-SET ACCESSIBLE UNIT SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 8" FROM OUTER EDGE OF TUB AND 42" A.F.F. FOR SHOWER (VALVE TO BE LEVER TYPE CONTROL).
- INSULATE EXPOSED PIPING BELOW KITCHEN SINK AND LAVATORY AT ACCESSIBLE UNITS ONLY.
- WATER CLOSETS SHALL BE NO CLOSER THAN 18" FROM CENTER LINE OF FIXTURE TO ADJACENT WALL OR VANITY CABINET AND SHALL HAVE A MINIMUM 21" CLEARANCE IN FRONT TO ANY OBSTRUCTION (TYP. UNITS).
- SHOWER HEADS SHALL NOT EXCEED 2.5 GALLON/ MINUTE (ARKANSAS GAP).
- 1/2" INSULATION IS REQUIRED AT ALL HOT WATER PIPES (ARKANSAS GAP).
- SEE CIVIL PLANS FOR LOCATION OF WATER METERS & PITS. PLUMBING CONTRACTOR TO CONNECT TO UTILITY PROVIDED STUB ON DUPLEX SIDE OF METER.
- ALL WATER PIPING WRAPPED WITH 1/2" INSULATION & INSULATED WHEN RUNNING IN ATTIC & EXTERIOR WALLS.

PLUMBING LEGEND



MECH. RM. SCHEMATIC
SCALE: N.T.S.



TYP. 3-BR HOUSE B (LEVEL 1) PLUMBING PLAN
SCALE: 1/4" = 1'-0" 3-BR HOUSE B (LEVEL 5) SAME EXCEPT WHERE NOTED OTHERWISE



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-2567-200

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Valley Springs Cottages
Little Rock, Pulaski County, Arkansas

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Revisions table with 5 rows and 2 columns: Description and Status.

SHEET NO. **E1.0B**
JOB NO. 3522

ELECTRICAL FIXTURE SCHEDULE

Table with 6 columns: MARK, MFG, PART #, LAMPS, MOUNT, REMARKS. Lists various light fixtures like CANARM, LEVITON, and HP-1.

NOTE: ALL LIGHT FIXTURES TO BE PROVIDED WITH LED (ENERGY STAR RATED LAMPS)

LIGHT FIXTURES AS SPECIFIED OR EQUAL FINISH STYLE.

NOTE: ELECTRICAL, CATV, & TELEPHONE SERVICE TO BE BROUGHT TO EXT. OF EACH UNIT AND CONNECTED THERE BY THE RESPECTIVE UTILITY PROVIDER.

TV SYSTEM NOTES:

- 1) ELEC. CONTR. SHALL SUPPLY AND INSTALL MATERIAL REQUIRED FOR A COMPLETE WORKING SYSTEM WITH UNDISTURBED RECEPTION TO EACH OUTLET.
2) SYSTEM IS TO BE PROPERLY GROUND FOR ADEQUATE LIGHTNING PROTECTION.
3) INSTALLATION SHALL CONFORM TO ARTICLES 800 AND 810 OF NATIONAL ELECTRICAL CODE.
4) ALL TV WIRING IS TO BE CONCEALED. PROVIDE 6"-0" OF CABLE AND CONNECTION (CAC-6 CF) AT EACH OUTLET.

VISUAL / HEARING IMPAIRED PROVISION

THE CONTRACTOR SHALL FURNISH & INSTALL EQUIPMENT FOR THE VISUAL / HEARING IMPAIRED AS FOLLOWS:

FURNISH & INSTALL SMOKE DETECTORS (SEE SHEET E1.0B AND SPECS.) WITH GENTEX TI09CG (110V, 9V) AUDIBLE / VISUAL FIRE ALARM SIGNALS OR EQUAL. INTERCONNECT TO EACH OTHER WITH THE UNIT.

FURNISH & INSTALL DOOR CHIME WITH A JENKINS MODEL BL-1 DOOR FLASHING MASTER UNIT OR EQUAL. INTERCONNECT WITH DOOR BELL.

PENETRATION NOTE:

ALL PENETRATIONS OF FLOORS, WALLS, AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

GFCI NOTE:

REMOVE EXISTING GFCI DEVICES AND COVERS AND REPLACE WITH NEW GFCI DEVICES AND COVERS AT 120 VOLT 15 OR 20 AMP CIRCUITS PER 2014 NEC AND 2012 IEBC.

AFCI NOTE:

AT NEW OR ALTERED 120 VOLT 15 OR 20 AMP CIRCUITS IN DWELLING UNITS, PROVIDE NEW DEVICES, COVERS AND AFCI PROTECTION PER 2014 NEC AND 2012 IEBC.

TAMPER RESISTANT NOTE:

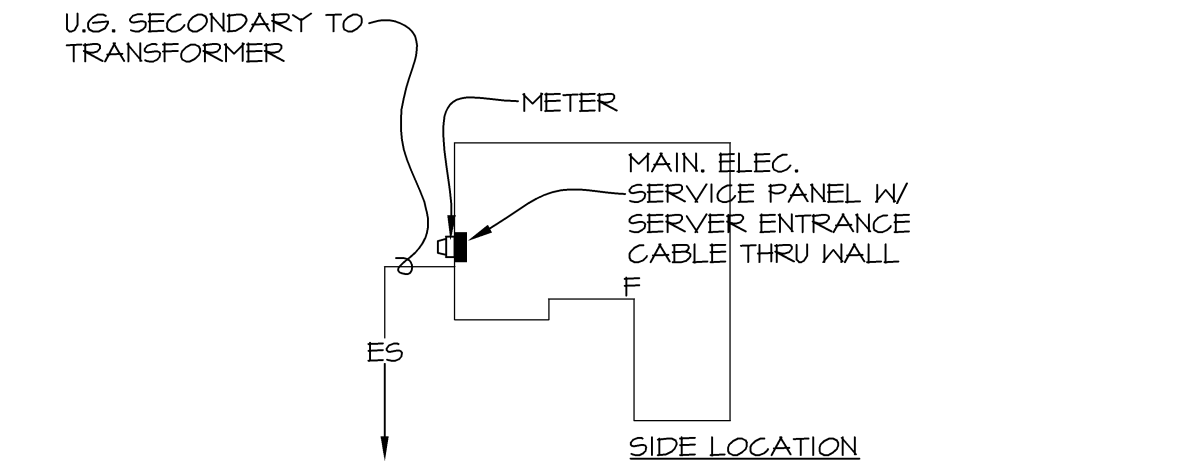
AT NEW OR ALTERED 120 VOLT 15 OR 20 AMP CIRCUITS IN DWELLING UNITS, PROVIDE TAMPER RESISTANT RECEPTACLE PROTECTION PER 2014 NEC AND 2012 IEBC.

ELECTRICAL NOTES:

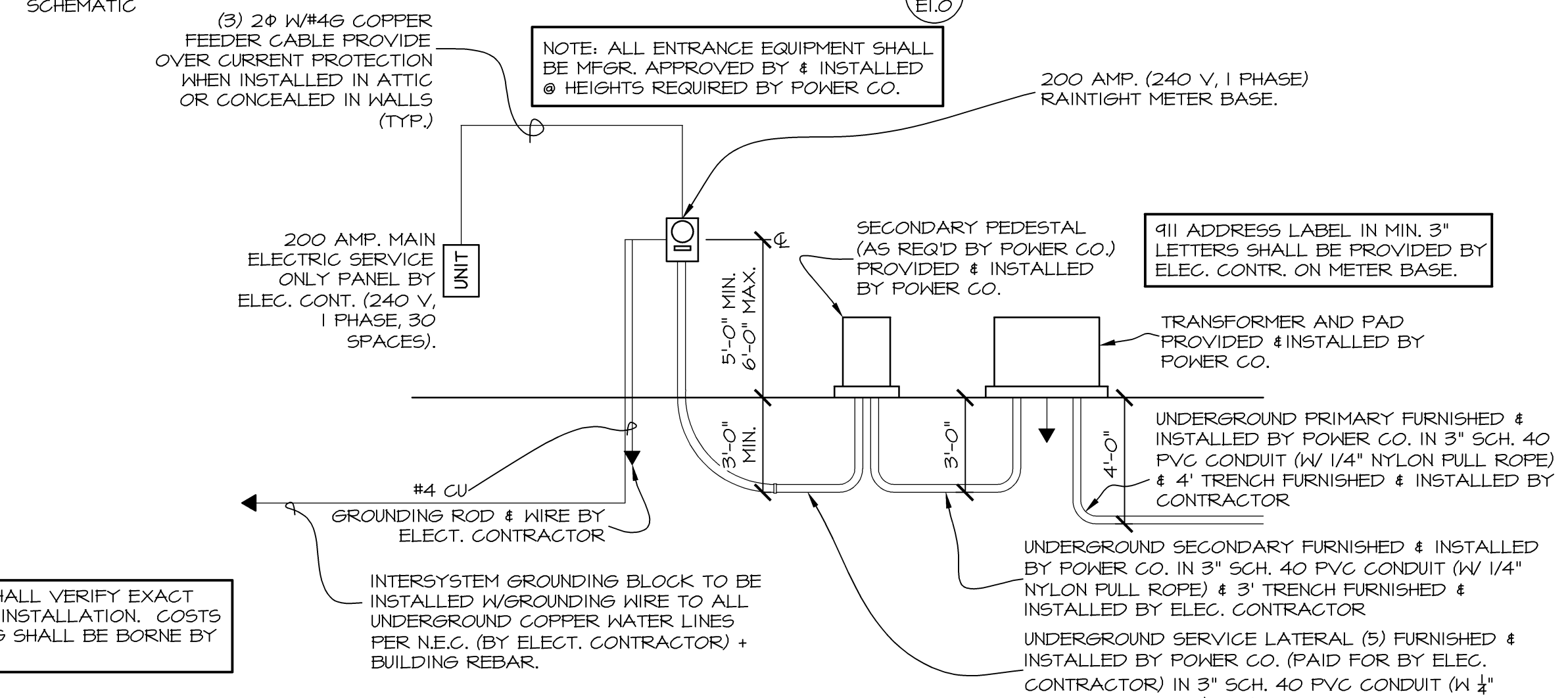
- 1) WIRING IN EXTERIOR WALLS SHALL BE SECURELY FASTENED TO SIDE OF STUDS IF RUN VERTICALLY.
2) PLACE ALL RECEPTACLES 15" A.F.F. EXCEPT AS NOTED OTHERWISE. PROVIDE ALL WHITE COVER PLATES.
3) PLACE ALL SWITCHES @ 44" A.F.F. PROVIDE WHITE SWITCH PLATES.
4) SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.
5) ALL WIRING DONE IS TO BE WITH COPPER WIRE. ALUMINUM WIRE IS NOT TO BE USED.
6) ELEC. CONTR. SHALL PROVIDE APT. ELEC. PANELS W/200 AMP MAIN LUG ONLY @ APTS. & 30 SINGLE POLE SPACES FOR ALL REQUIRED & FUTURE CIRCUITS (FOLLOW NAT. ELEC. CODE) ELEC. PANEL BOXES ARE TO BE COVERED WITH CABINET FRONT PANEL.
7) KITCHEN COUNTER TOP RECEPTACLES ARE TO BE ON TWO 20 AMP CIRCUITS.
8) ELEC. CONTR. IS RESPONSIBLE FOR OUTLETS SHOWN PREWIRED W/ELEC. BOX COVER PLATE & JUNCTION BOX AT BLDG. EXTERIOR. ELEC. CONTR. SHALL PROVIDE AND INSTALL ONE JACK PER TELEPHONE OUTLET SHOWN.
9) PROVIDE G.F.I. BREAKERS OR G.F.I. RECEPTACLE FEED-THRU CIRCUITS FOR PROTECTION OF OUTLETS AS REQ'D BY 2011 NEC, INCLUDING THE FOLLOWING: GARAGES, BATH, OUTDOOR, & KITCHEN. DISCONNECT & CAP ANY OUTLETS IN MEDICINE CABINETS OR CONNECT TO G.F.I. PROTECTED CIRCUIT. INSTALL ONLY GENERAL ELECTRIC BRAND RECEPTACLES.
10) REFER TO SITE UTILITY PLAN FOR ENTRANCE INFORMATION.
11) ELEC. CONTR. SHALL LABEL ALL CIRCUITS IN PANEL W/ROOMS & APPLIANCES.
12) SWITCHES TO BE 15 AMP, SILENT SWITCH, EQUAL TO HUBBELL I221-H.
13) ALL 120 VOLT RECEPTACLES SHALL BE TAMPER RESISTANT TYPE AS PER THE 2011 NEC.
14) SMOKE DETECTOR-FIREX #0440, EQUIPPED WITH DUAL CHAMBER IONIZATION, 85 DECIBEL TEST SWITCH, AND LED INDICATION LAMP, CONNECTED TO 120 VOLT A.C. CIRCUIT W/4 VOLT BACK-UP # CLG. J-BOX. SMOKE DETECTORS WITHIN EACH UNIT SHALL BE CONNECTED SO ALL ARE ACTIVATED IN UNISON. SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH OTHER UNITS.
15) RANGE WIRING TO BE 8/3 W/G, OR AS PERMITTED BY THE N.E.C. DRYER WIRING TO BE 10/3 W/G, OR AS PERMITTED BY THE N.E.C.
16) ELEC. CONTR. SHALL INSTALL POWER CORDS FOR ALL RANGES. POWER CORD IS BEING SUPPLIED BY APPLIANCE MANUFACTURER. ELECTRICAL CONTRACTOR SHALL ALSO INSTALL GARBAGE DISPOSALS AND DISHWASHER POWER CORDS SUPPLIED BY G.C..
17) ALL PENETRATIONS WITHIN RATED WALLS & CEILINGS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #F561IA OR EQUIVALENT.
18) ALL 120 VOLT CIRCUITS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER, PER THE 2012 IRC/2014 NEC.
19) DO NOT INSTALL ELECTRICAL BOXES BACK TO BACK IN 4" DWELLING UNIT SEPARATION WALLS. PROVIDE 24" HORIZONTAL SEPARATION IN ALL COMMON WALLS.
20) BATH FIXTURE SHALL BE LOCATED SO TUB AREA IS ADEQUATELY LIGHTED.
21) LAUNDRY RECEPTACLE SHALL BE ON A DEDICATED 20 AMP CIRCUIT
22) BATH ROOM RECEPTACLES SHALL BE ON A DEDICATED 20 AMP CIRCUIT OR PROVIDE (1) 20 AMP CIRCUIT PER BATHROOM IF ADDITIONAL NON RECEPTACLE LOADS ARE ON THE SAME CIRCUIT.
23) PROVIDE AN EXPOSED INTERSYSTEM GROUNDING TERMINATION AT THE GROUND ROD FOR TV, PHONE AND DATA.

ELECTRICAL LEGEND

- ONE WAY SWITCH
THREE WAY SWITCH
FOUR WAY SWITCH
120 V. RECEPTACLE
240 V. RECEPTACLE
TELEPHONE JACK
DATA JACK
TELEVISION JACK
KEYPAD
ELECTRICAL PANEL
CIRCUIT TO PANEL
J-BOX
DISCONNECT
EXHAUST FAN MOTOR
MOTOR CONNECTION
DOOR BELL BUTTON
DOOR CHIME
THERMOSTAT
LIGHT, WALL MOUNT
LIGHT, CEILING MOUNT INCANDESCENT
CEILING FAN
SMOKE DETECTOR, 10-YEAR, TAMPER PROOF
SMOKE DETECTOR W/STROBE
FIRE ALARM HORN STROBE
ARC FAULT CIRCUIT INTERRUPTER
GFI/GFCI
WEATHERPROOF
ELECTRICAL CONDUIT STUB UP
NOTE: SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.

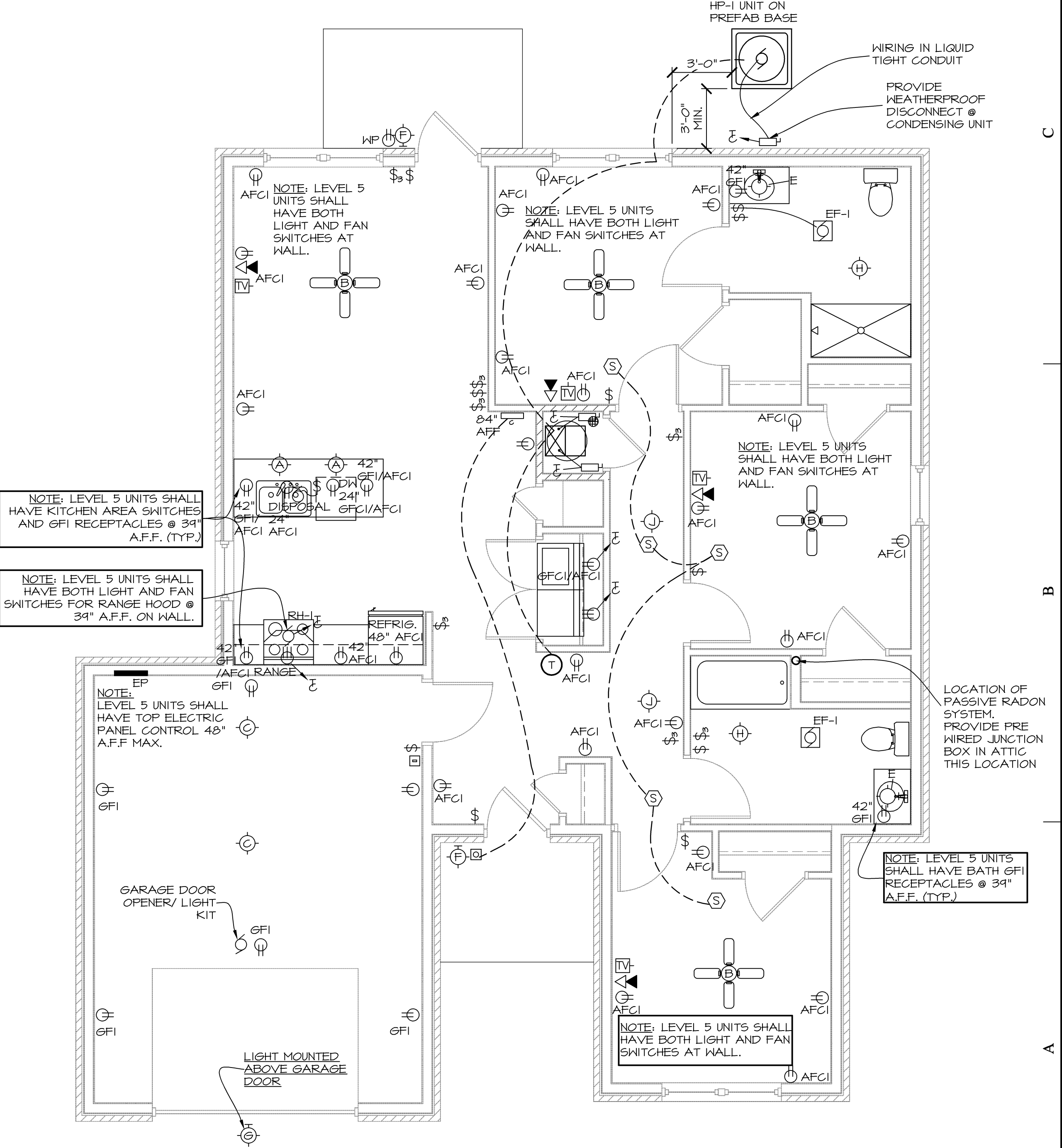


ELECTRICAL SERVICE PLAN



ELECTRICAL RISER DIAGRAM (REAR)

SCHMATIC



TYP. 3-BR HOUSE B (LEVEL 1) ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" 3-BR HOUSE B (LEVEL 1) SAME EXCEPT WHERE NOTED OTHERWISE

ISSUE SET

VALLEY SPRINGS COTTAGES COMMUNITY BLDG.

Little Rock,

Arkansas



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
 LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
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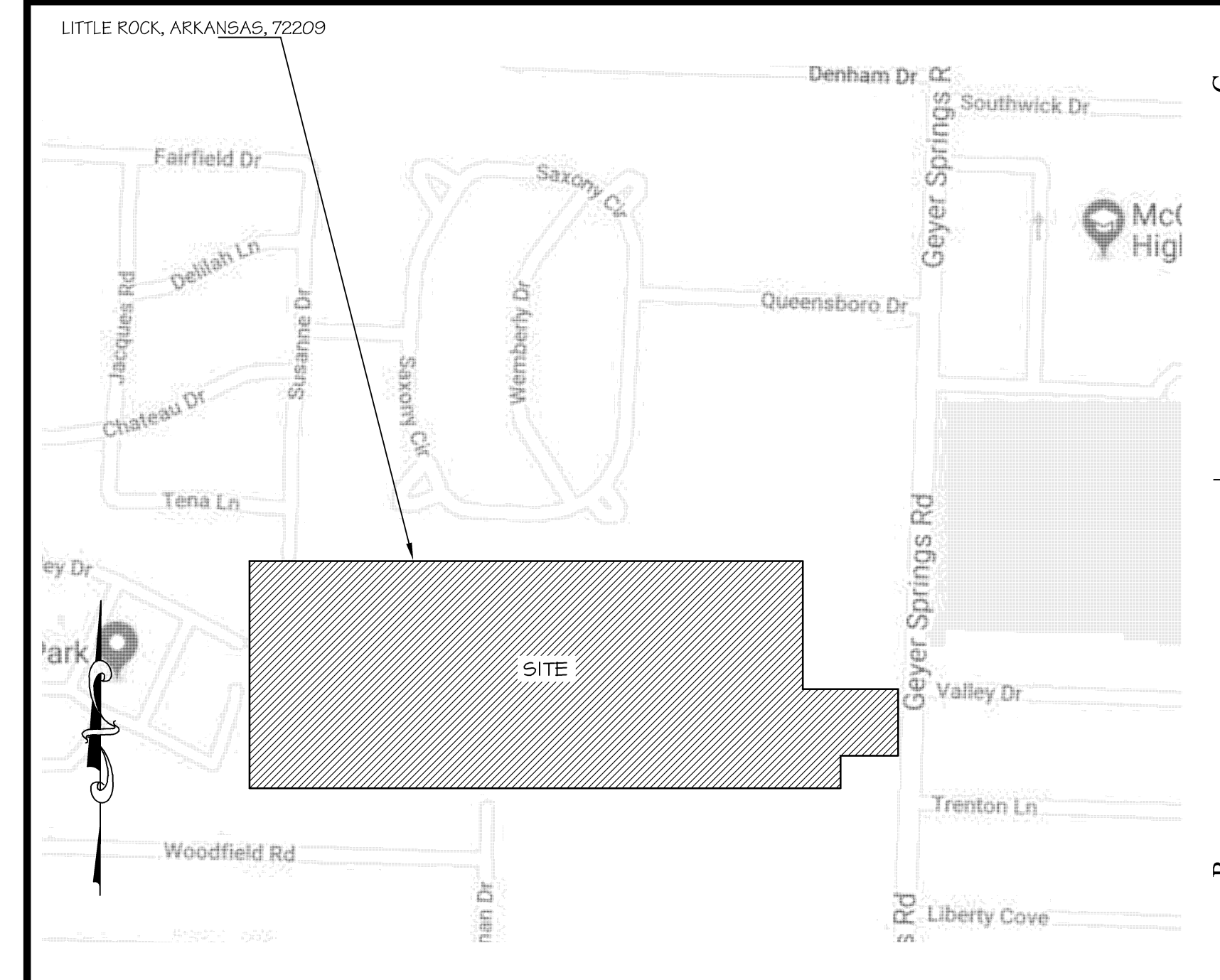
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ARCHITECT'S JOB NO. 3522

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: _____ DATE: _____

OWNER: VALLEY SPRINGS COTTAGES L.P.
1900 E. LARK LN. NIXA, MO 65714
BY: _____ DATE: _____

CONTRACTOR: SCI - SALTER CONSTRUCTION INC.
201 LEE ANDREW LANE, CONWAY, AR 72034
BY: _____ DATE: _____

ADFA REPRESENTATIVE:
900 W. CAPITOL AVE. LITTLE ROCK, AR 72201
BY: _____ DATE: _____

PM: MK
PC: RP

PLAN SET NO. _____

ISSUE SET

PROJECT INFORMATION

SITE DATA				
SITE ZONING:	R-3			
SITE SIZE:	15.14 ACRES			
SITE DENSITY:	(SEE CIVIL)			
NO. OF PARKING SPACES:	(SEE CIVIL)			
BUILDING DATA				
DWELLING UNITS	IN COMPLIANCE WITH	SQUARE FEET	QTY	SUBTOTAL
NON-DWELLING UNIT AREA:	-	1,773	TOTAL SF =	1,773 SF
TOTAL BUILDING AREA:				1,773 SF
CODES AND REGULATIONS				
BLDG. & RELATED CODES:	2012 AR FIRE PREVENTION CODE (AFPC)			
ELECT. CODE:	2014 NEC			
FIRE CODE:	2012 AR FIRE PREVENTION CODE (AFPC)			
ACCESSIBILITY:	ADA & ICC/ANSI A117.1 - 2009 AT OFFICE AND PUBLIC RESTROOMS; UFAS & ADFA @ LIVING UNITS			
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES			
BUILDING CODE DATA				
USE GROUP:	GROUP B OCCUPANCY			
CONSTRUCTION TYPE:	VB			
EXTERIOR WALL CONSTRUCTION:	1-HR RATED FROM INSIDE			
OTHER CONSTRUCTION:	LAUNDRY ROOM WALLS & CEILING 1-HR RATED			
TOTAL ALLOW. AREA:	9,000 SF PER FLOOR PER 2012 IBC, TABLE 503			
TOTAL ACTUAL AREA:	1,773 SF			
TOTAL ALLOW. HEIGHT & FLOORS:	40'-0" / (2) FLOOR PER 2012 IBC, TABLE 503			
TOTAL ACTUAL HEIGHT & FLOORS:	19'-0" (1) FLOOR			
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED			
OCCUPANT LOAD: NON-DWELLING UNITS				
	COMMUNITY ROOM = 422 SF/15 = (29) PERSONS			
	OFFICE = 202 SF/100 = (3) PERSONS			
	STORAGE = 55 SF/100 = (1) PERSONS			
	LIBRARY = 104 SF/100 = (4) PERSONS			
	MEETING ROOM = 225 SF/100 = (3) PERSONS			
	LAUNDRY ROOM = 120 SF/50 = (3) PERSONS			
	TOTAL = 43			
FIRE SUPPRESSION:	NOT REQUIRED/NOT PROVIDED			

INDEX TO DRAWINGS

COVER SHEET	
0.0C	COVER SHEET
ARCHITECTURAL & STRUCTURAL	
S1.0C	BUILDING FOUNDATION
A1.0C	COMMUNITY BLDG. DIMENSION PLAN
A1.1C	COMMUNITY BLDG. CLEAR FLOOR SPACE PLAN
A2.0C	BUILDING ROOF AND ROOF FRAMING PLAN
A3.0C	EXTERIOR ELEVATIONS
A4.0C	WALL SECTIONS AND DETAILS
A5.0C	U.L. DETAILS
A6.0C	COMMUNITY AREA FINISH PLAN AND SCHEDULE
A7.0C	INTERIOR ELEVATIONS
MECHANICAL, ELECTRICAL & PLUMBING	
M1.0C	MECHANICAL SCHEDULES, DETAILS AND NOTES
E1.0C	ELECTRICAL FLOOR PLAN, FIXTURE SCHEDULE, AND RISER DIAGRAM
E1.1C	ELECTRICAL SCHEDULES, DETAILS AND NOTES
P1.0C	PLUMBING SCHEDULES, DETAILS AND NOTES



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

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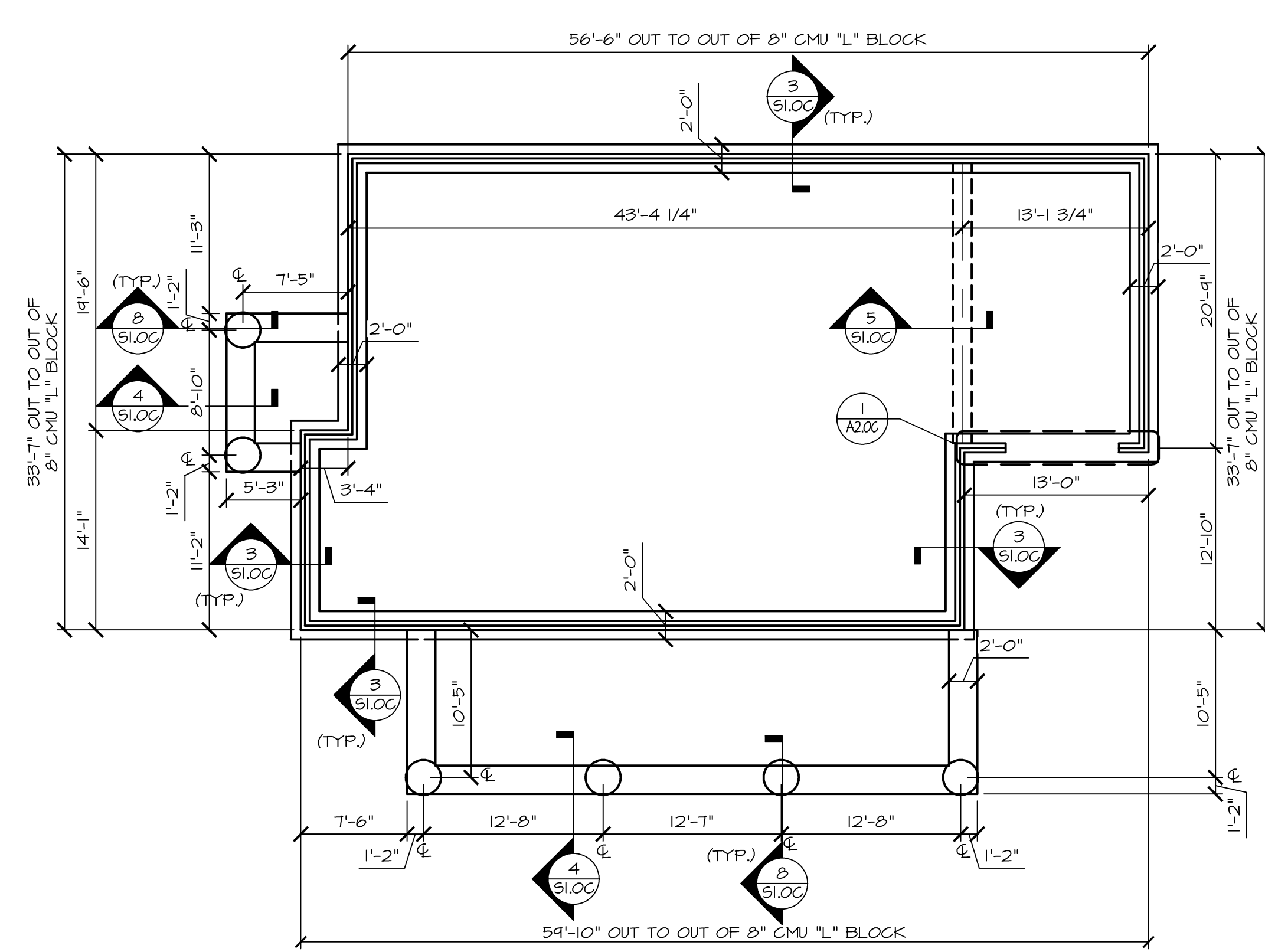
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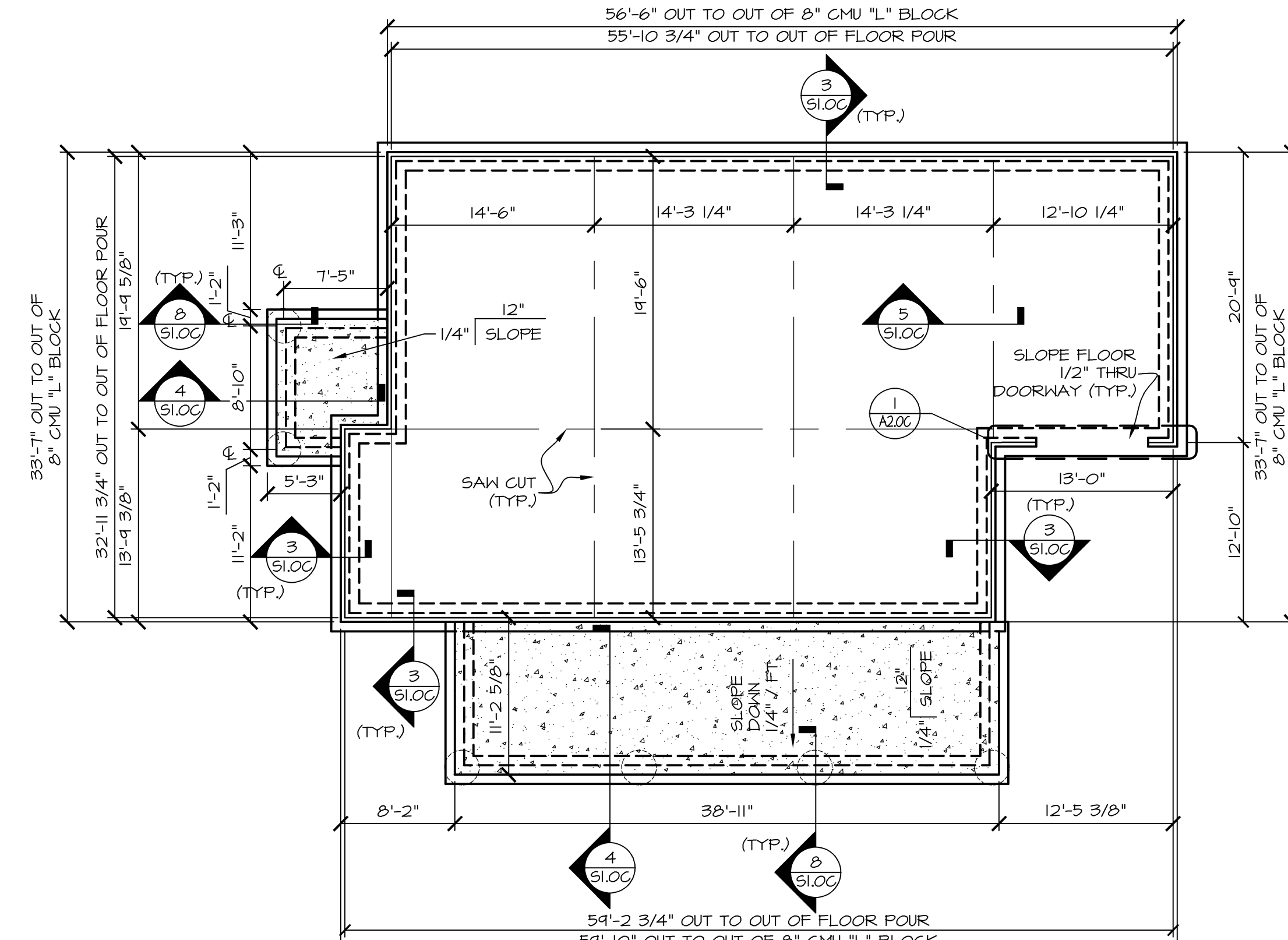
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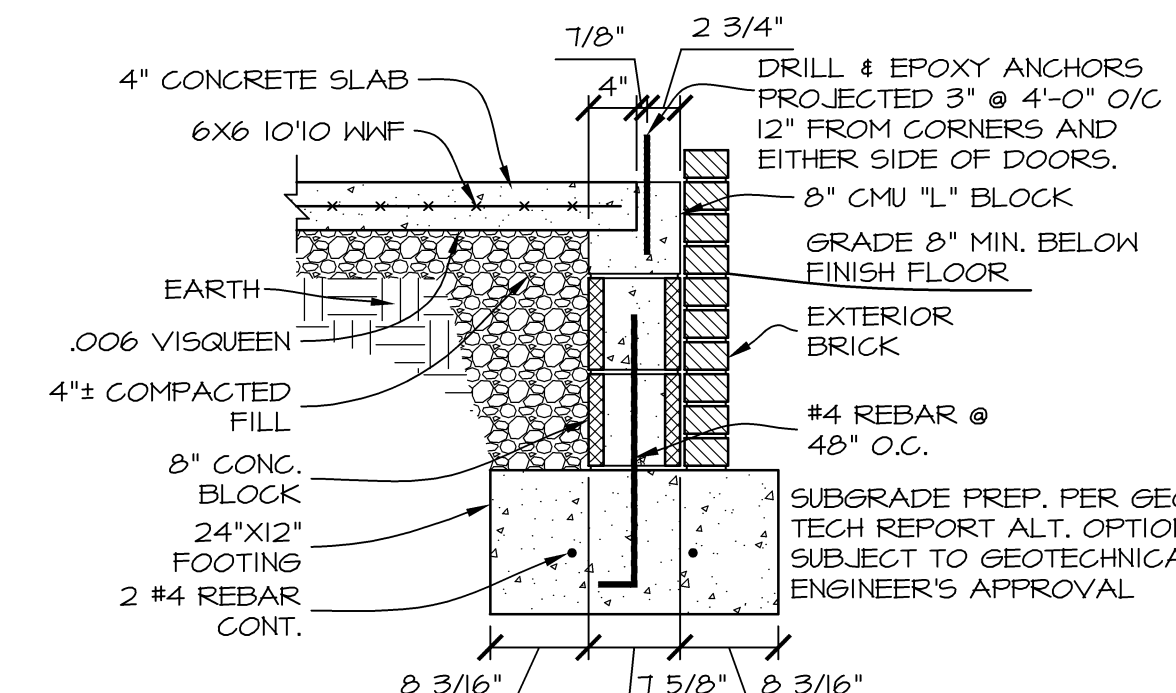
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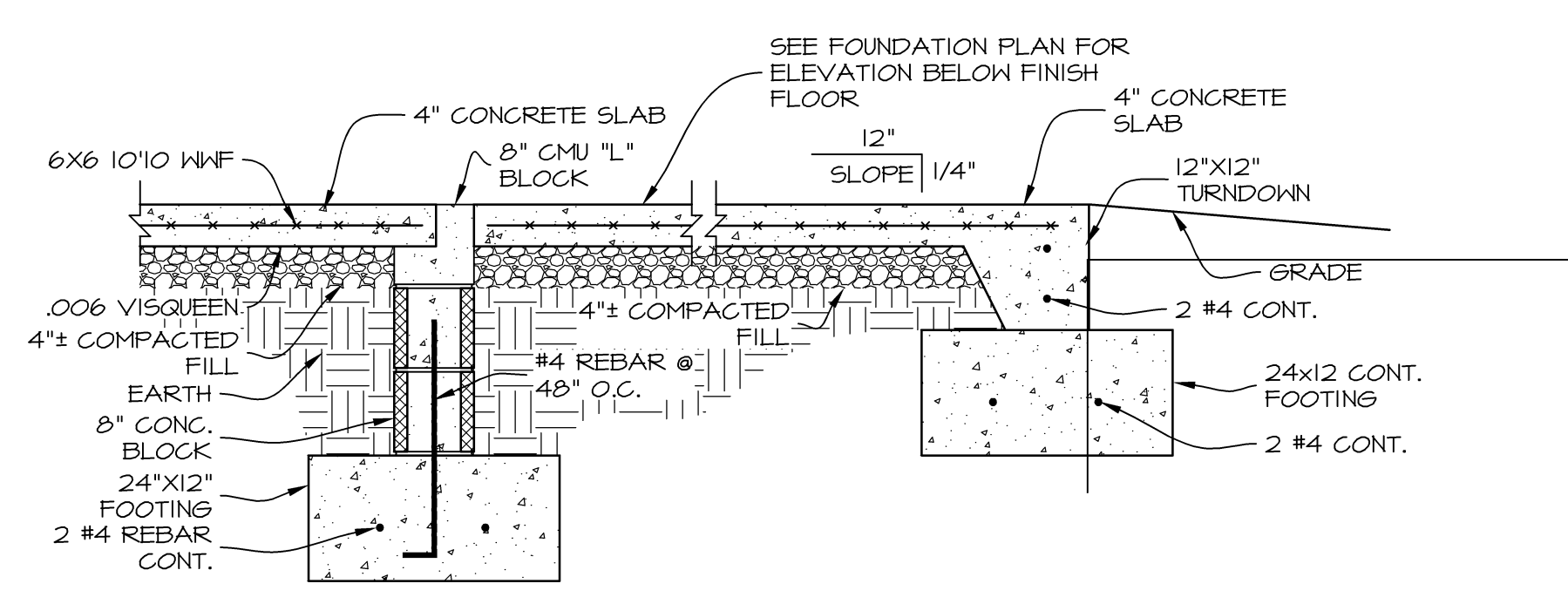
COMMUNITY BUILDING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



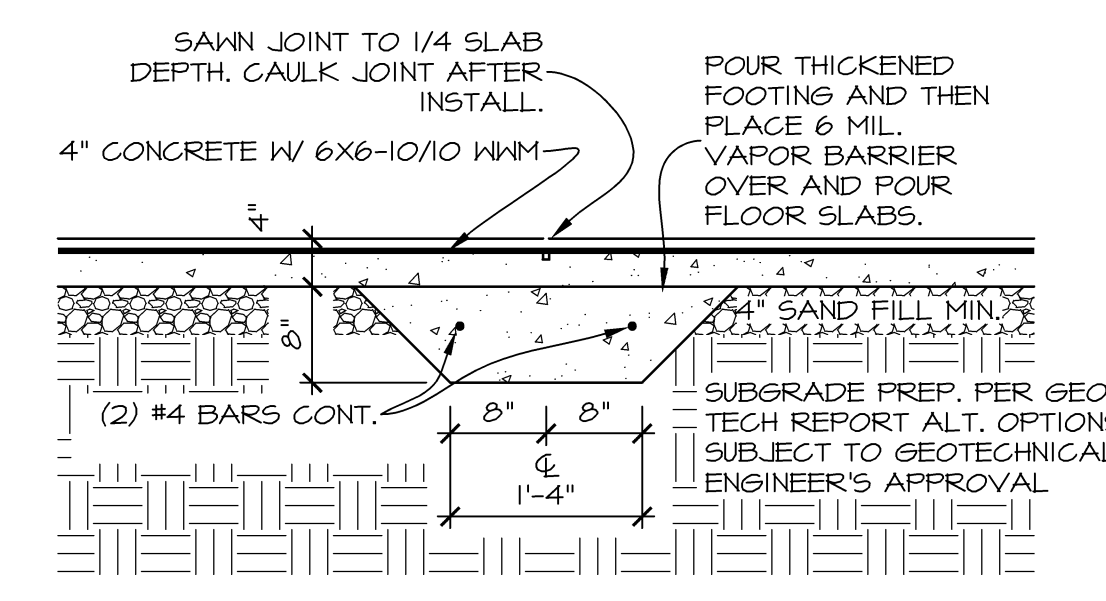
COMMUNITY BUILDING FLOOR POUR PLAN
SCALE: 1/8" = 1'-0"



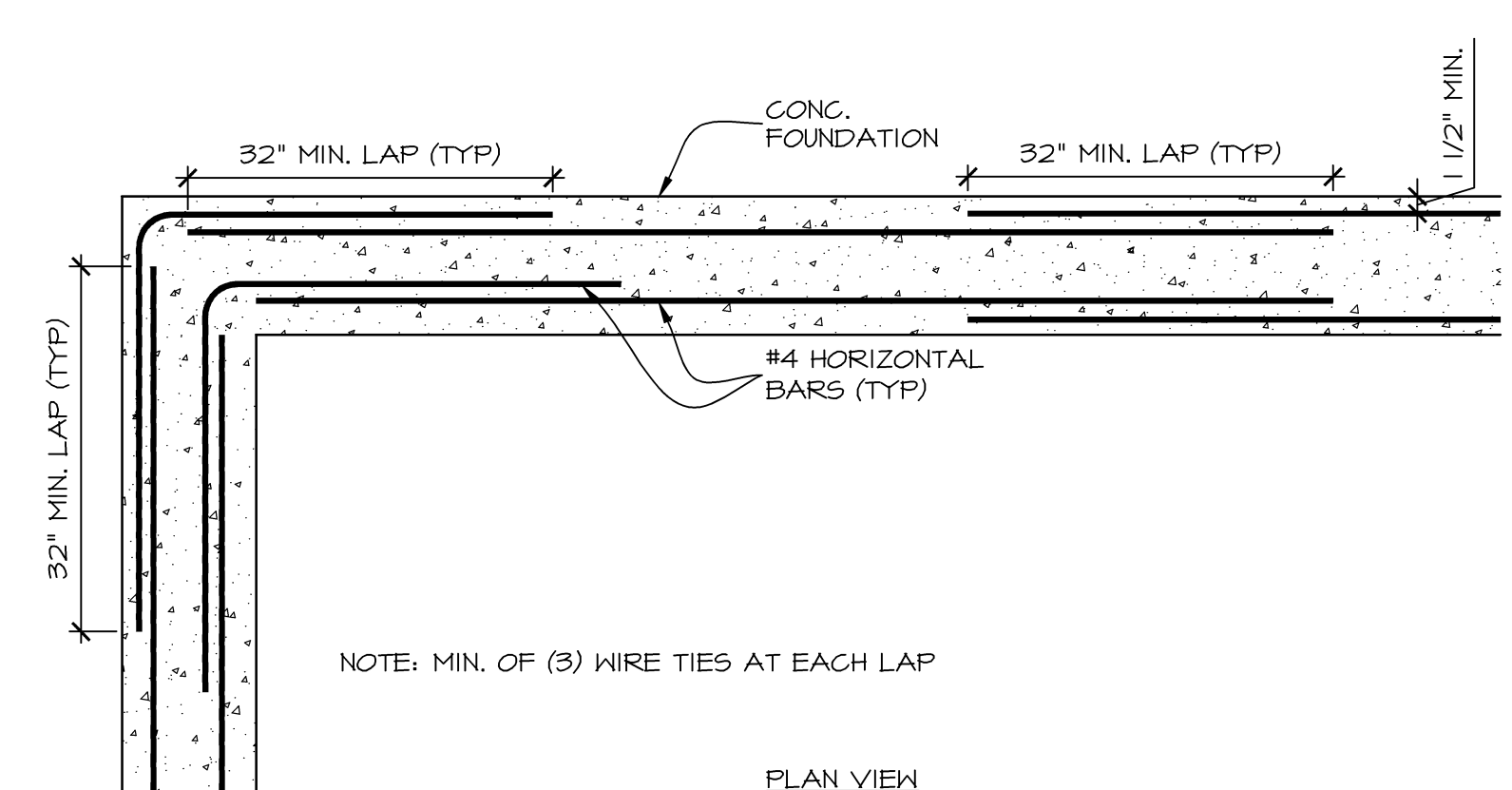
EXTERIOR FDN.
SCALE: 3/4" = 1'-0"



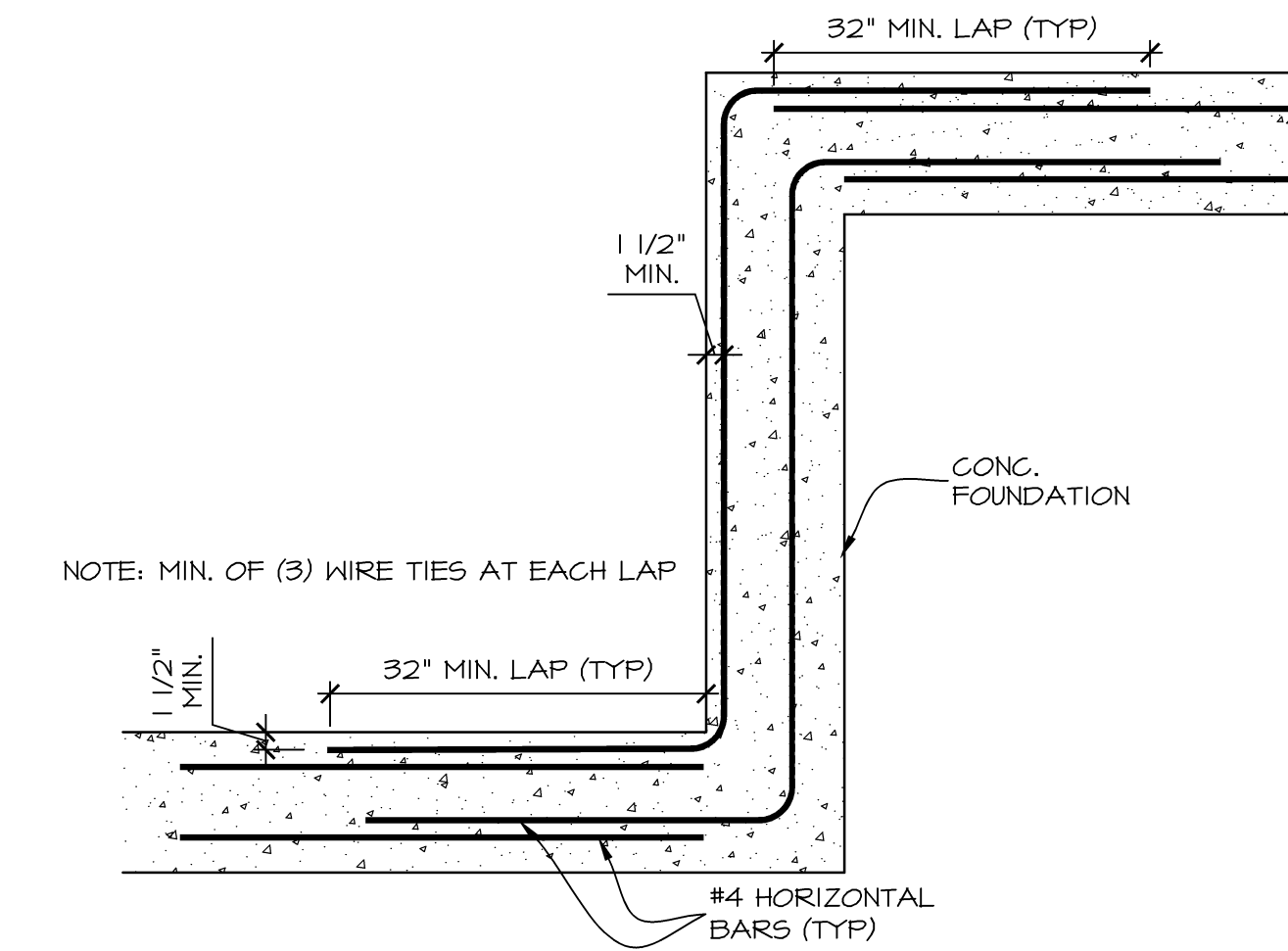
PORCH/SLAB SECTION
SCALE: 3/4" = 1'-0"



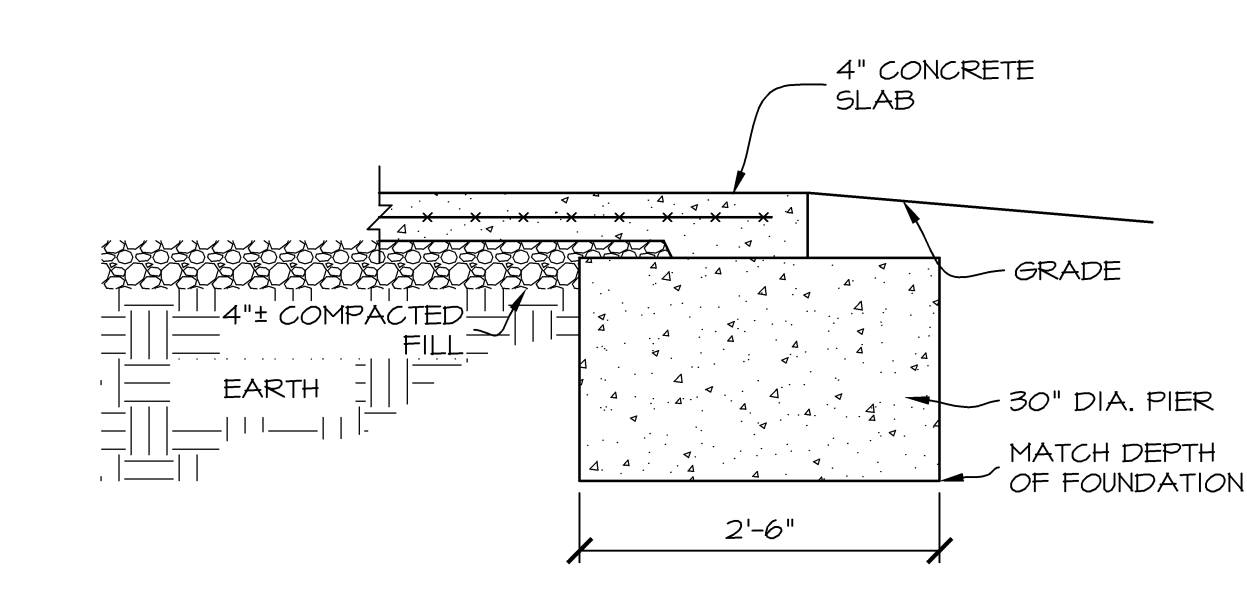
THICKENED FOOTING DETAIL
SCALE: 3/4" = 1'-0"



REINFORCEMENT LAP DETAIL
SCALE: 3/4" = 1'-0"

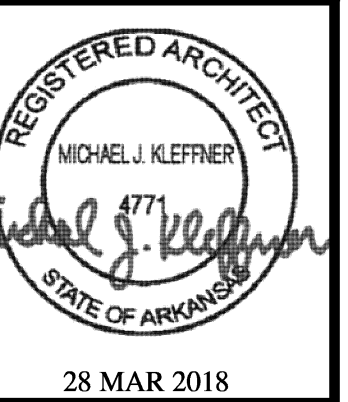


REINFORCEMENT LAP DETAIL #2
SCALE: 3/4" = 1'-0"



PORCH/PIER SECTION
SCALE: 3/4" = 1'-0"

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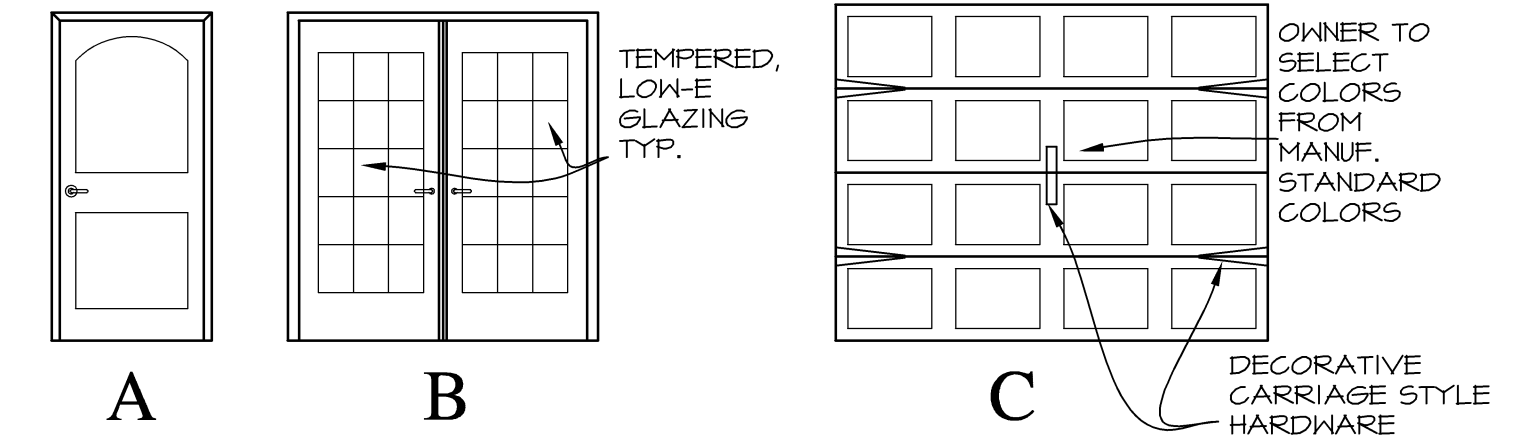
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WOOD FRAMING NOTE

STRICTLY ADHERE TO WOOD FASTENING SCHEDULE PER 2003 IBC, TABLE 2304.4.1

WALL NOTES

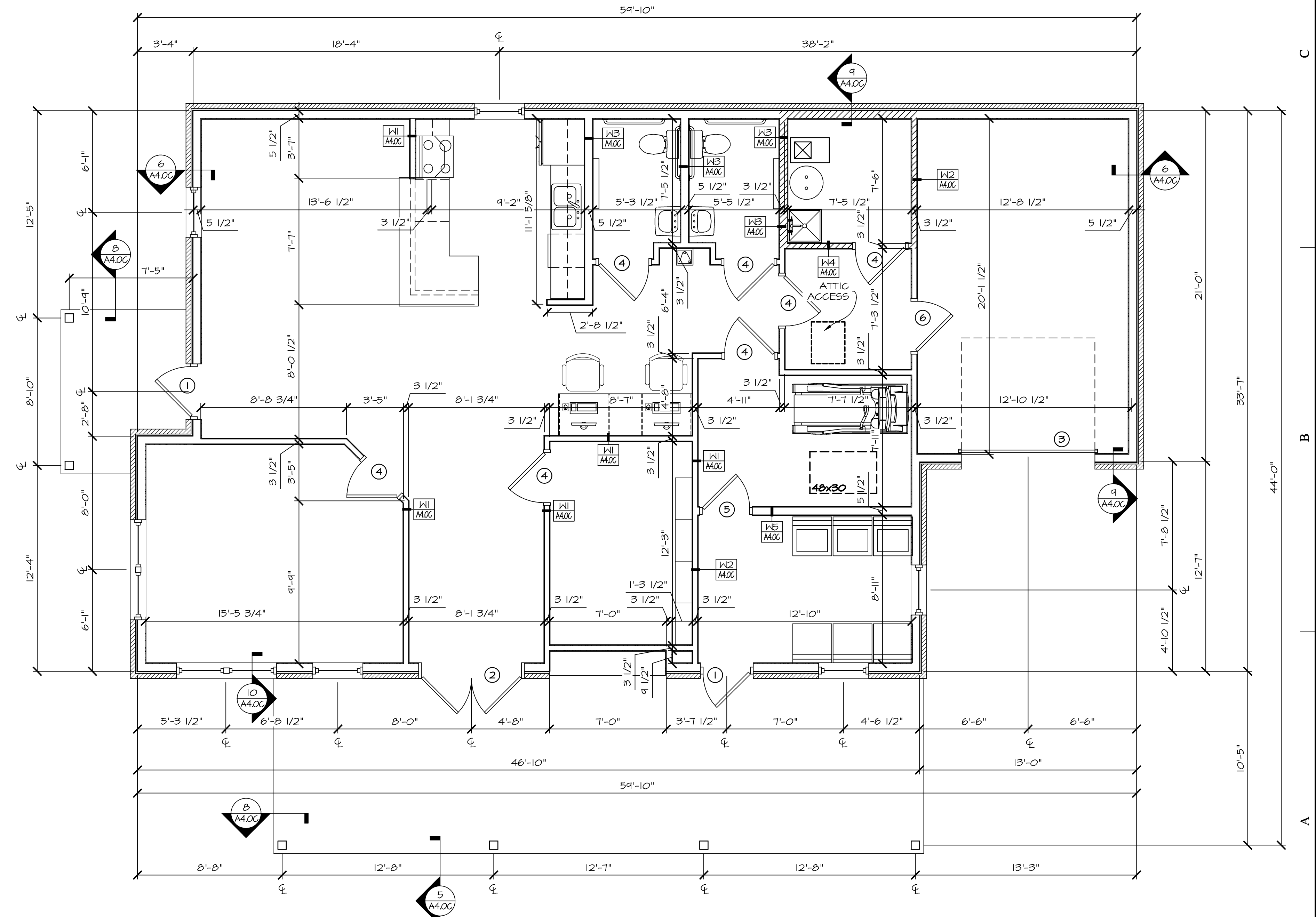
- 1) DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
- 2) PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS, ALL CABINETS, AND ALL SOFFITS.
- 3) ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" TYPE "X" GYP. BD. AT INTERIOR.
- 4) ALL INTERIOR WALLS FRAMED WITH 2X4'S OR 2X6'S (ALL PLUMBING WALLS) 16" O.C. AND COVERED WITH (1) LAYER 1/2" GYP. BD., UNLESS NOTED OTHERWISE.

DOOR NOTES

- 1) ALL DOORS TO HAVE LEVER HANDLES.
- 2) ENTRY DOORS SHALL COMPLY WITH ANSI A117.1 ACCESSIBILITY REQUIREMENTS.
- 3) PROVIDE THRESHOLD AT ALL ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.

DOOR SCHEDULE

MARK	SIZE	ELEV.	MATL.	GLAZING	REMARKS
①	3'-0" X 6'-8" X 1 3/4"	A	STEEL INSUL.	NONE	2-PANEL W/ ACCESSIBLE HARDWARE & WEATHER STRIPPING
②	PR. 3'-0" X 6'-8" X 1 3/4"	B	STEEL INSUL.	TEMPERED W/ MUTTONS	2-PANEL W/ ACCESSIBLE HARDWARE, SPRING HINGES & WEATHER STRIPPING
③	8'-0" X 7'-0" X 2"	C	STEEL INSUL.	NONE	OVERHEAD DOOR W/ TRACK, OPENER, & WEATHER STRIPPING
④	3'-0" X 6'-8" X 1 3/8"	A	WD HC	NONE	2-PANEL MASONITE W/ ACCESSIBLE HARDWARE
⑤	3'-0" X 6'-8" X 1 3/8"	A	WD SC	NONE	2-PANEL MASONITE; 45 MIN. RATED, W/ ACCESSIBLE HARDWARE & SPRING HINGES
⑥	3'-0" X 6'-8" X 1 3/8"	A	STEEL INSUL.	NONE	2-PANEL W/ WEATHER STRIPPING

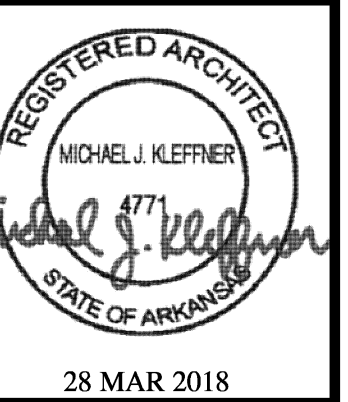


COMMUNITY BLDG. DIMENSION PLAN

SCALE: 1/4" = 1'-0" BUILDING 1,713 SF



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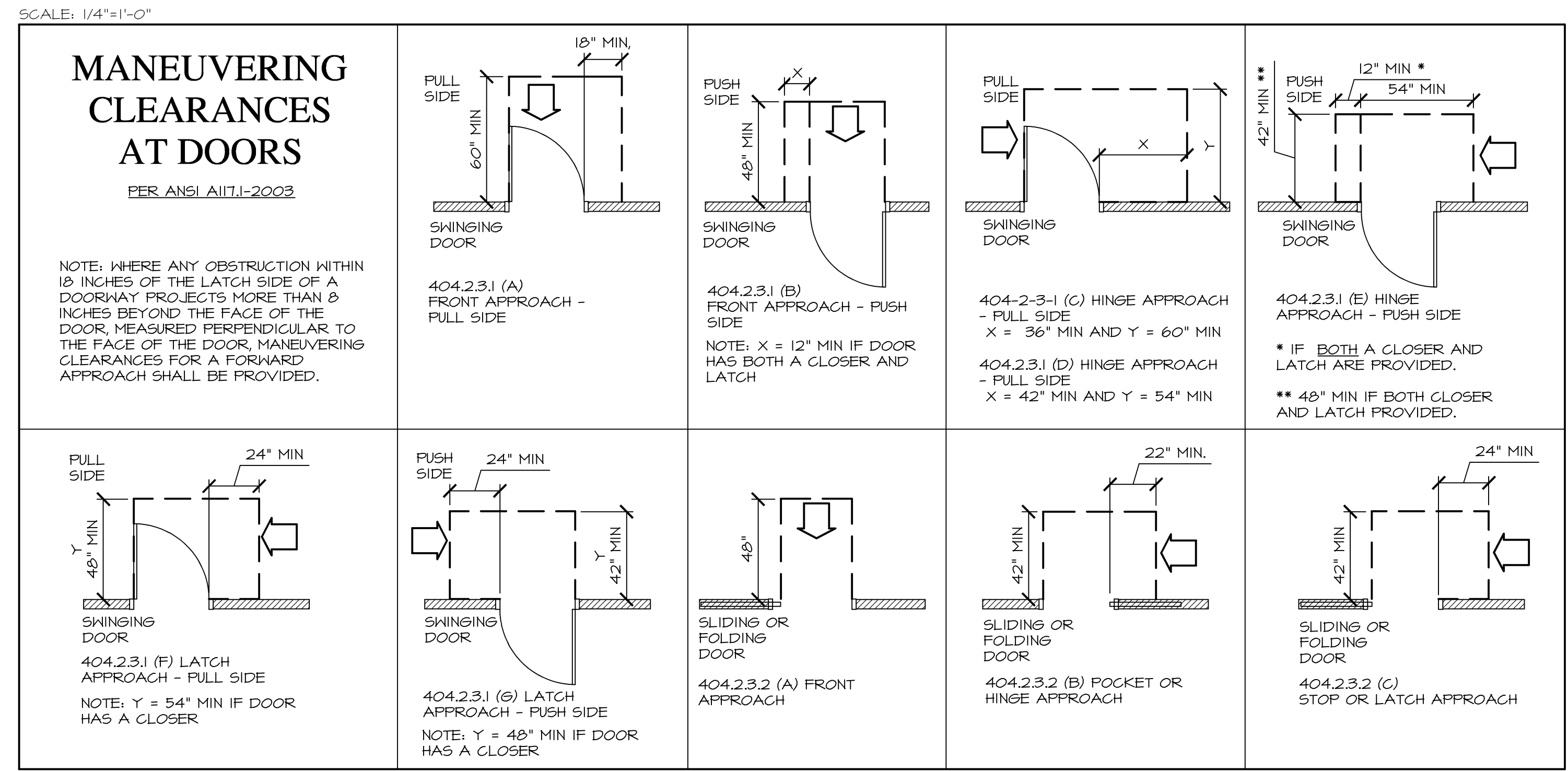
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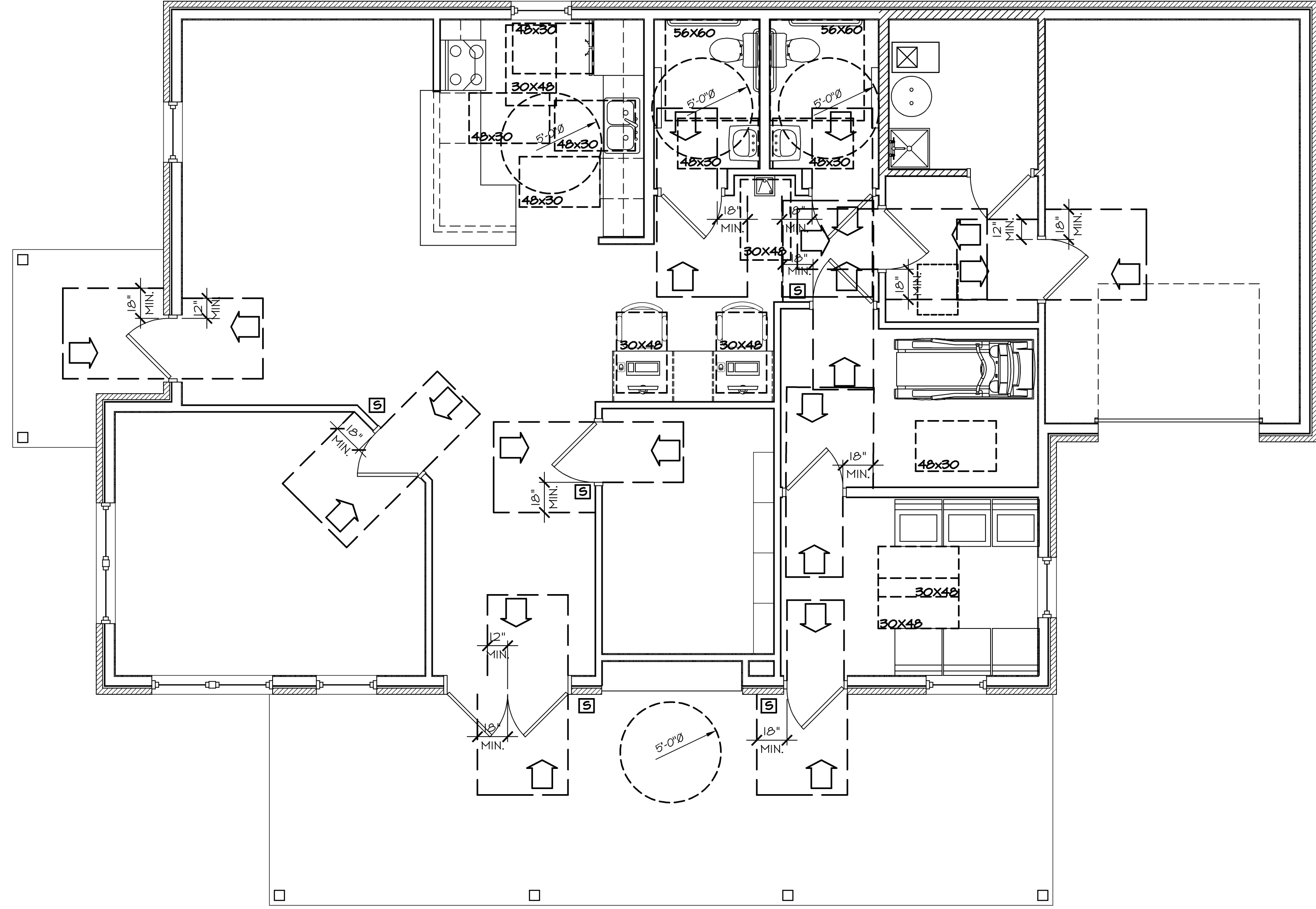
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5 ACCESSIBLE SIGNAGE

NOTE: POST ACCESSIBLE RESTROOM SIGNAGE ADJACENT TO RESTROOM DOORS



COMMUNITY BLDG. CLEAR FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"

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GENERAL NOTES

- ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM).
- TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
- ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O/C (DROPPED TOP CHORD.) PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
- VERIFY TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS (SHEETS M10.CB & P10.CB)
- TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE DOOR & WINDOW HEADERS AS DETAILED ON SHEET A4.0C

ATTIC VENTILATION:

SOFFIT VENTS	PROVIDE CONTINUOUS VENTING SOFFIT PANELS
RIDGE VENTS	PROVIDE RIDGE VENTS TO EQUAL SQUARE INCH FREE AREA AS NOTED ON ELEVATIONS.

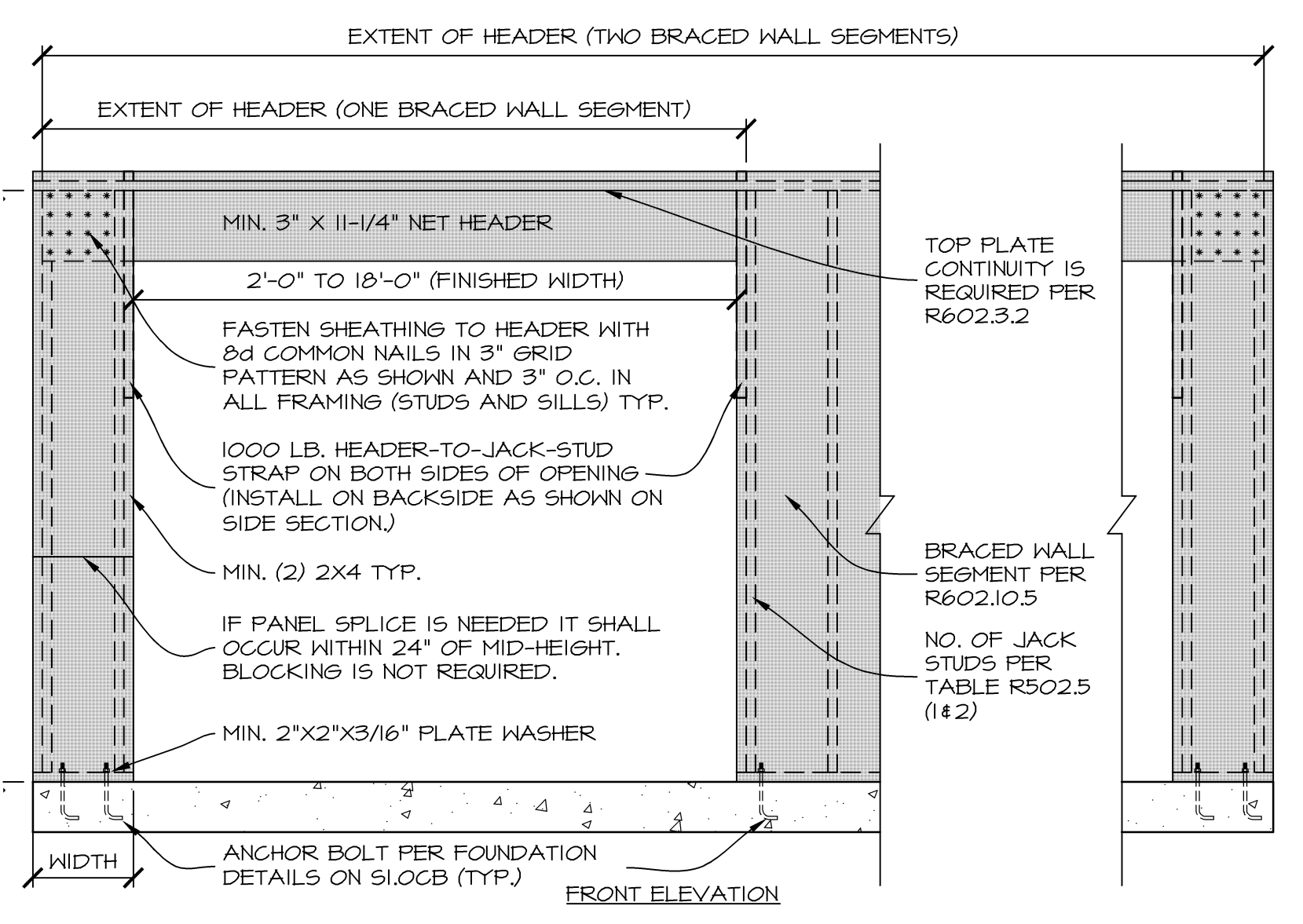
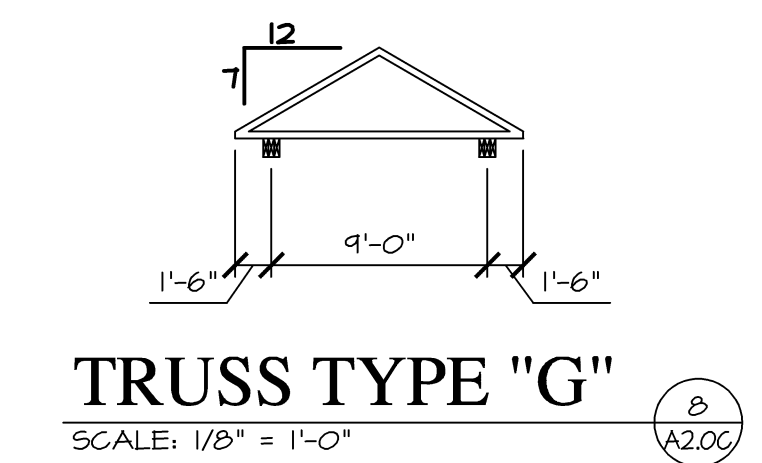
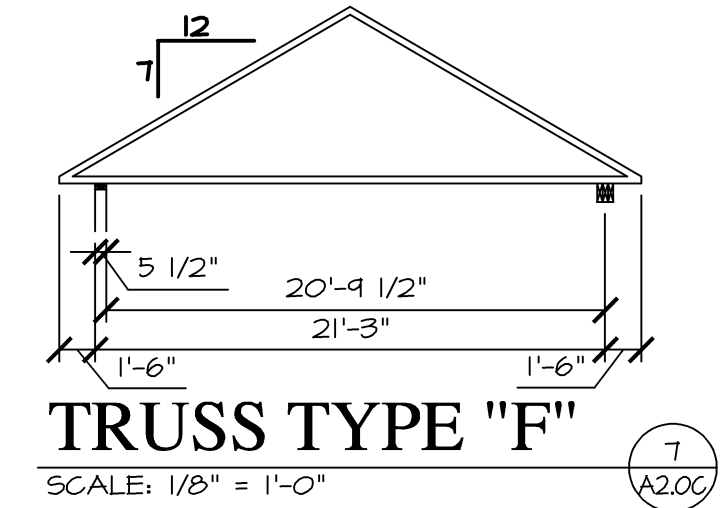
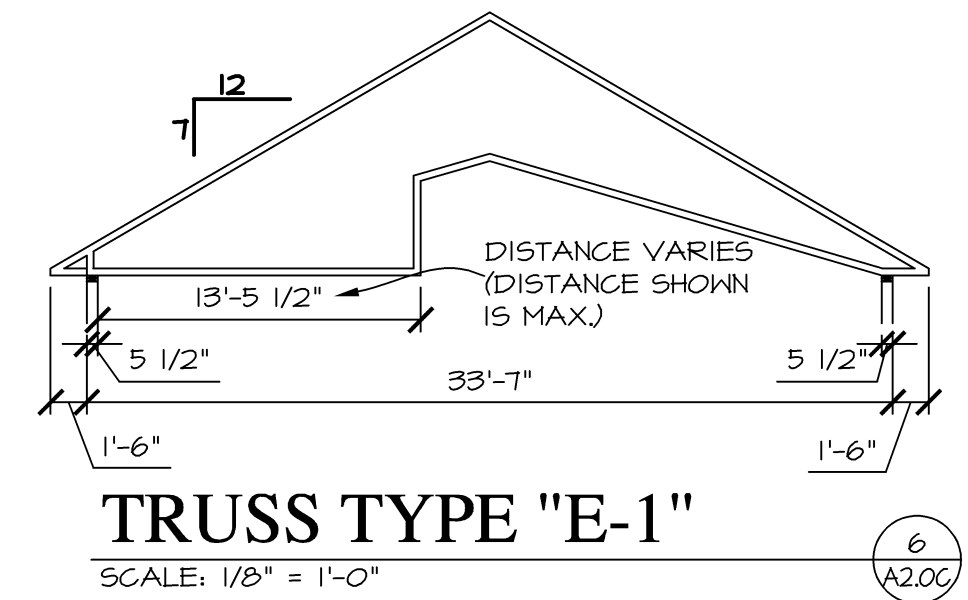
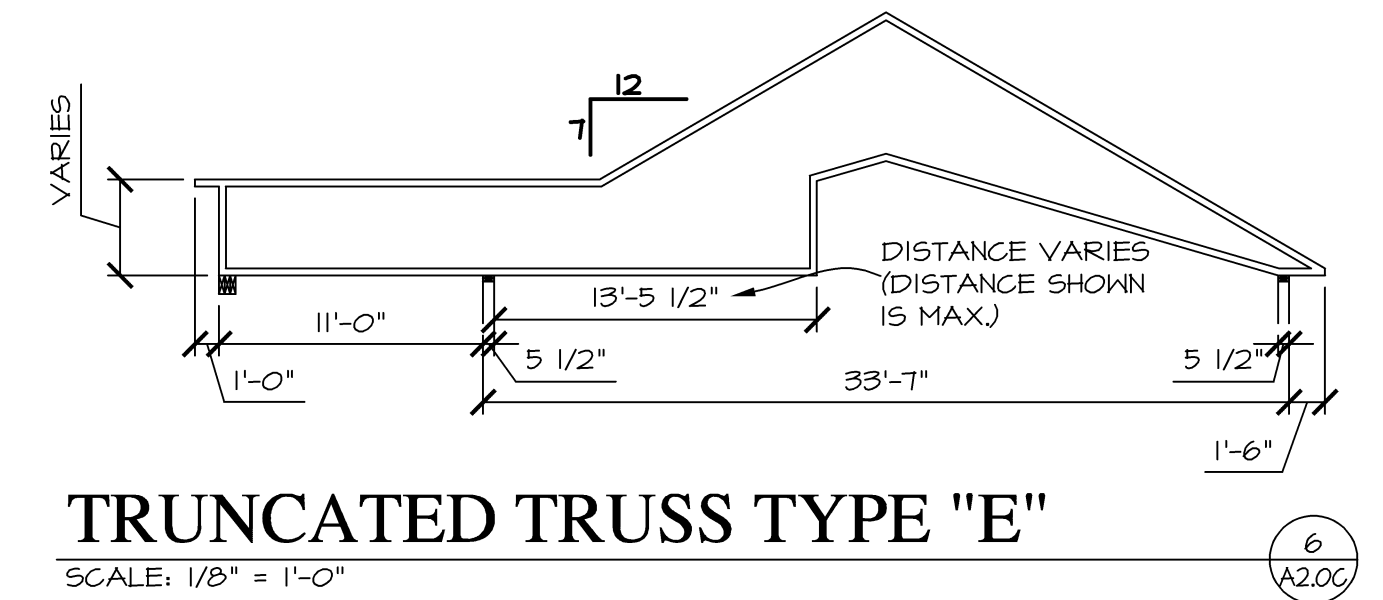
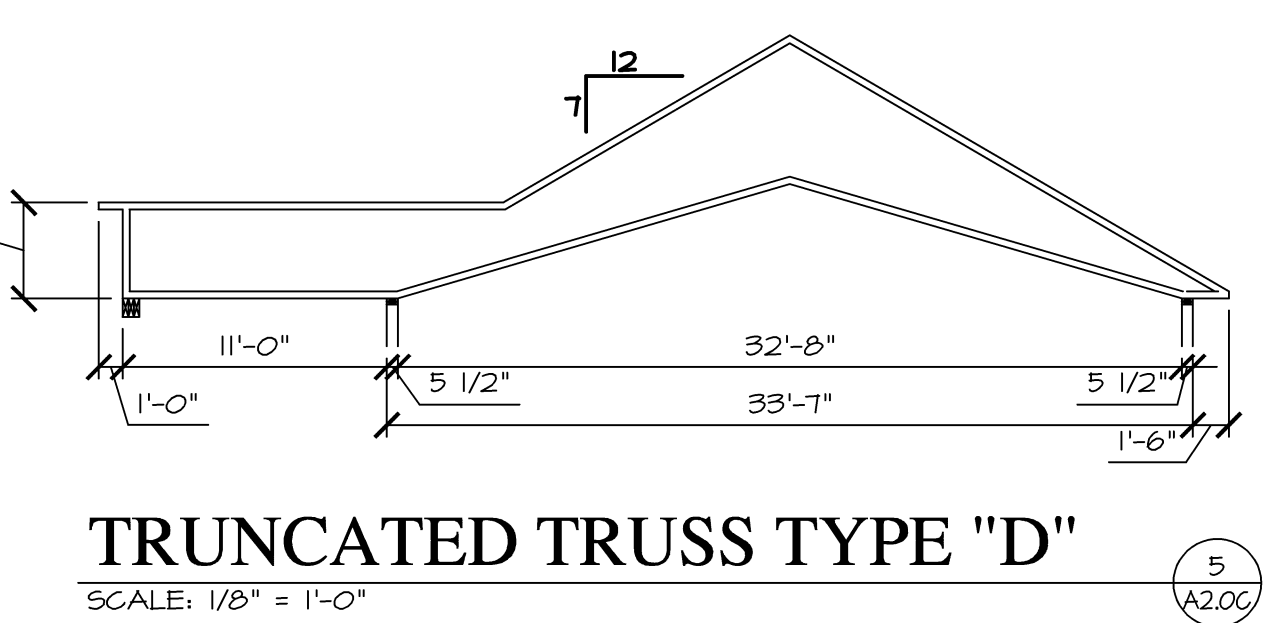
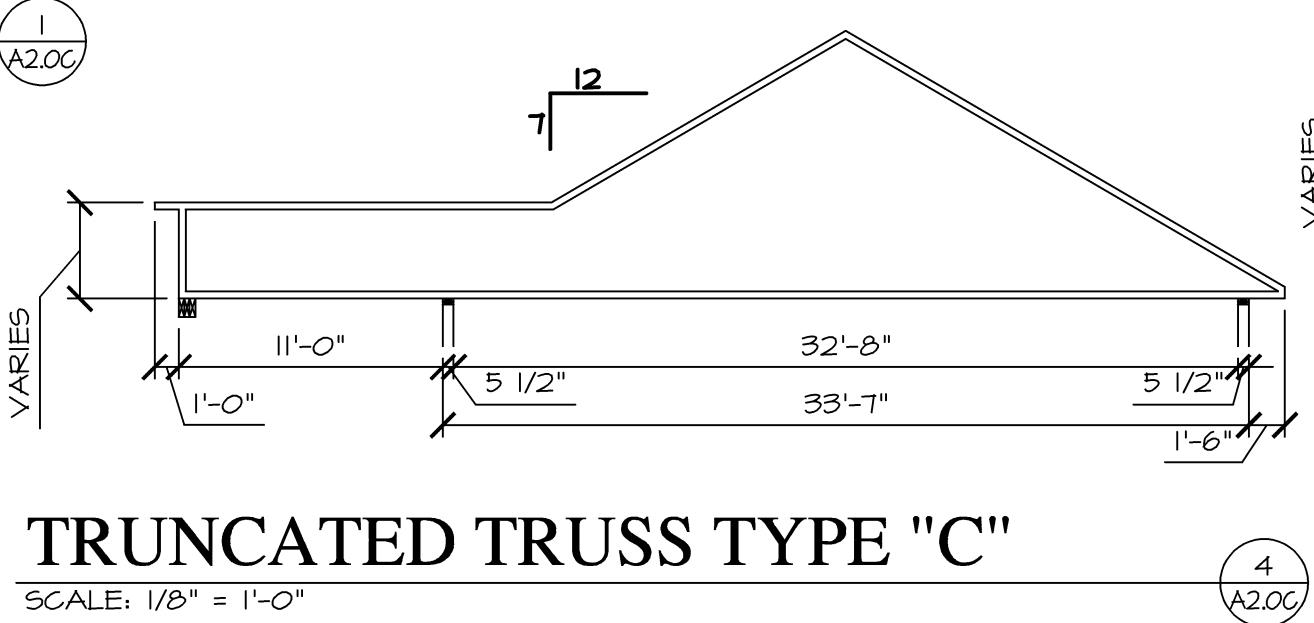
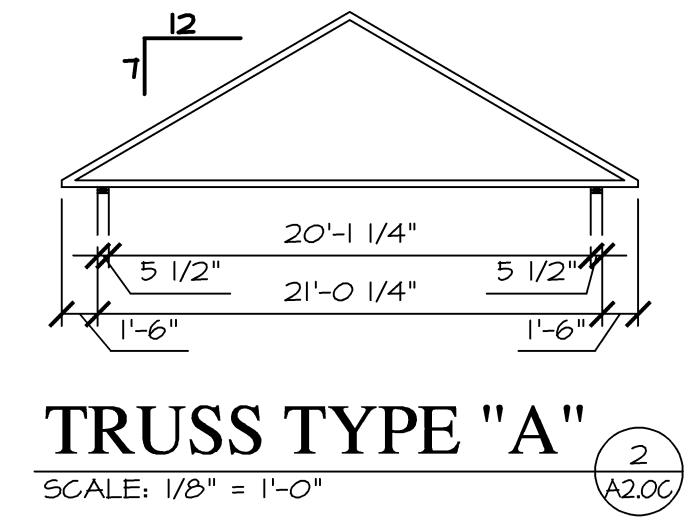
ROOF FRAMING NOTES:

- ALL TRUSSES SHALL BE SPACED @ 24" O/C MAXIMUM.
- WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
- CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
- EACH TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
- TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH MISSOURI PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.
- ROOF LOADING

LIVE LOAD	30 PSF
SNOW/WIND LOAD	20 PSF/40 MPH WINDS
TRUSS TOP CHORD DEAD LOAD	10 PSF
TRUSS BOTTOM CHORD DEAD LOAD	10 PSF
ROOF/CEILING DEAD LOAD	
SHINGLES	3.0 PSF
5/8" OSB	2.5 PSF
TRUSS	3.0 PSF
12" INSULATION	2.0 PSF
5/8" GYP. BD.	2.6 PSF
MISC., ELEC., MECH.	2.0 PSF

LEGEND

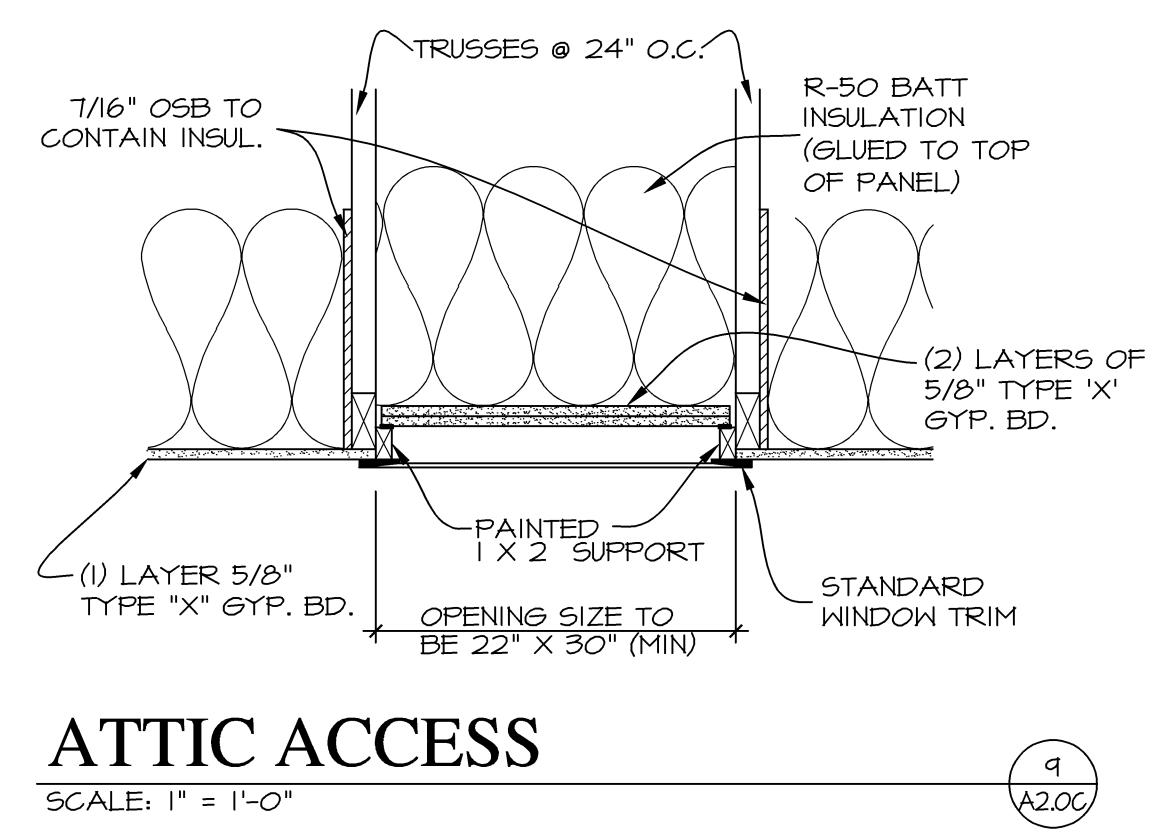
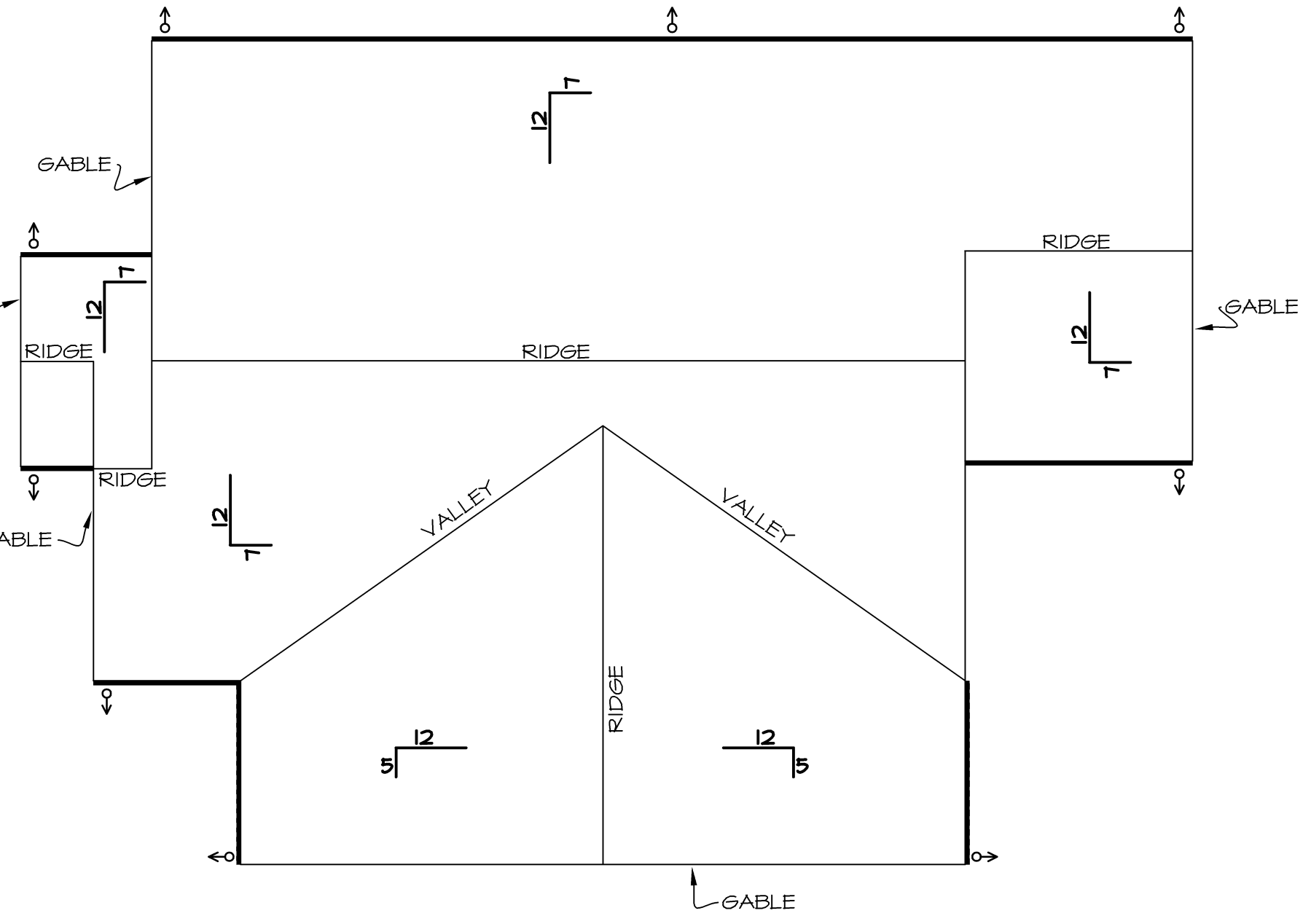
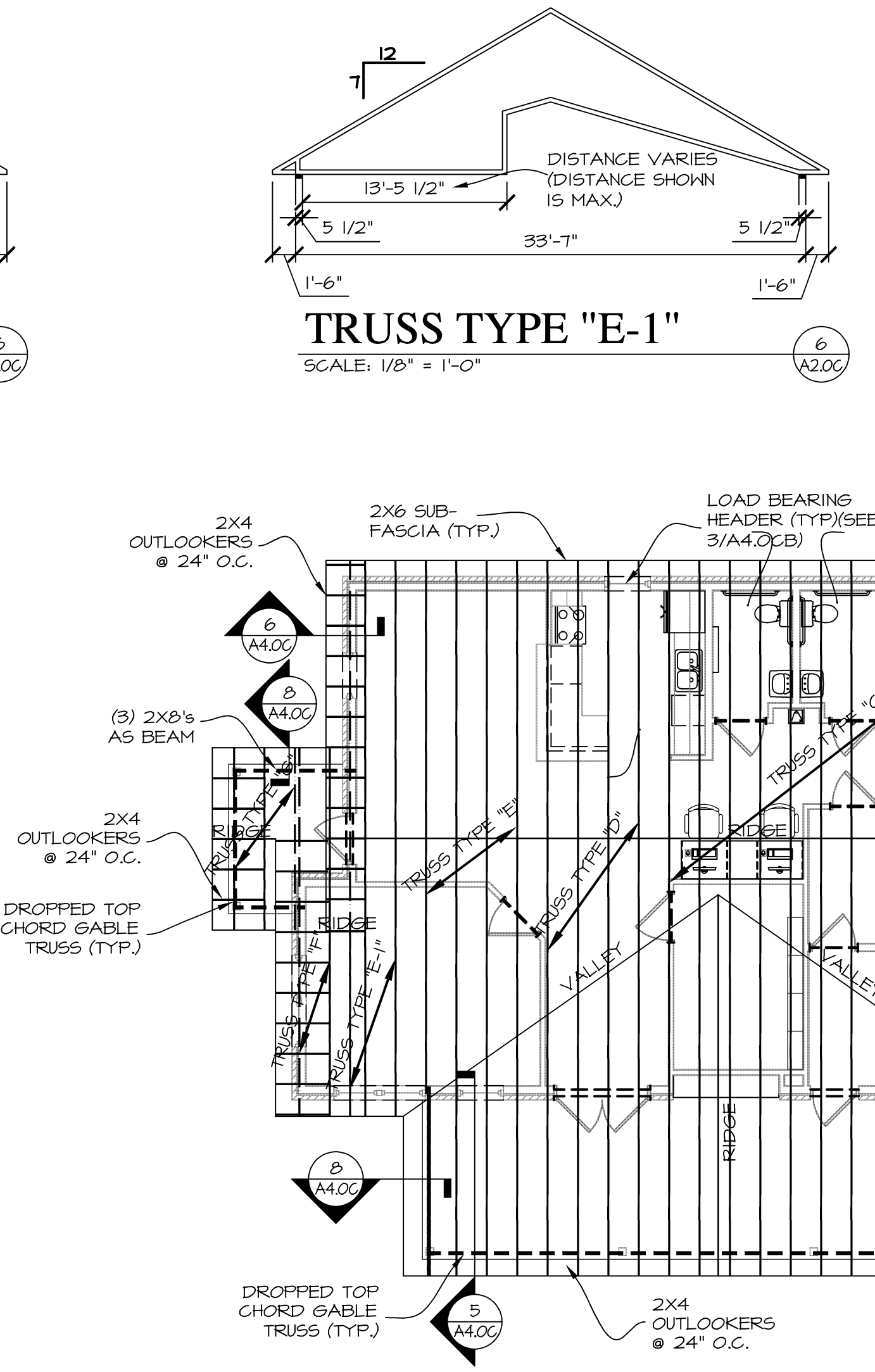
(Solid line)	TRUSS
(Dashed line)	DROPPED CHORD GABLE TRUSS
(Dotted line)	BEAM
(Dash-dot line)	INT. BEARING WALL
(Stippled area)	FIELD FRAMED 2x8 @ 24" O.C.



SHEATHING FILLER IF NEEDED
16d SINKER NAILS IN 2 ROWS @ 3" O.C.
1000 LB. HEADER-TO-JACK-STUD STRAP ON BOTH SIDES OF OPENING
1/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING

NOTE:
1. TIE-DOWN DEVICES ARE NOT REQUIRED.
2. THE VERTICAL WALL SEGMENT HAS A MAXIMUM 6:1 HEIGHT-TO-WIDTH RATIO (WITH HEIGHT BEING MEASURED FROM TOP OF HEADER TO BOTTOM OF SILL PLATE).

FRONT ELEVATION
SECTION





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MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

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GENERAL ATTIC VENTILATION NOTES

- 1) TOTAL FREE AREA SHALL EQUAL 1/150 OF ATTIC AREAS 1/50% OF VENT AREA @ RIDGE AND 50% @ SOFFITS.
- 2) SPECIFIED RIDGE VENT LENGTHS BASED ON 18 SQ. IN. FREE AREA/LINEAL FOOT. ADJUST LENGTH AS REQ'D ON FREE AREA OF SPECIFIC VENTILATOR USED.

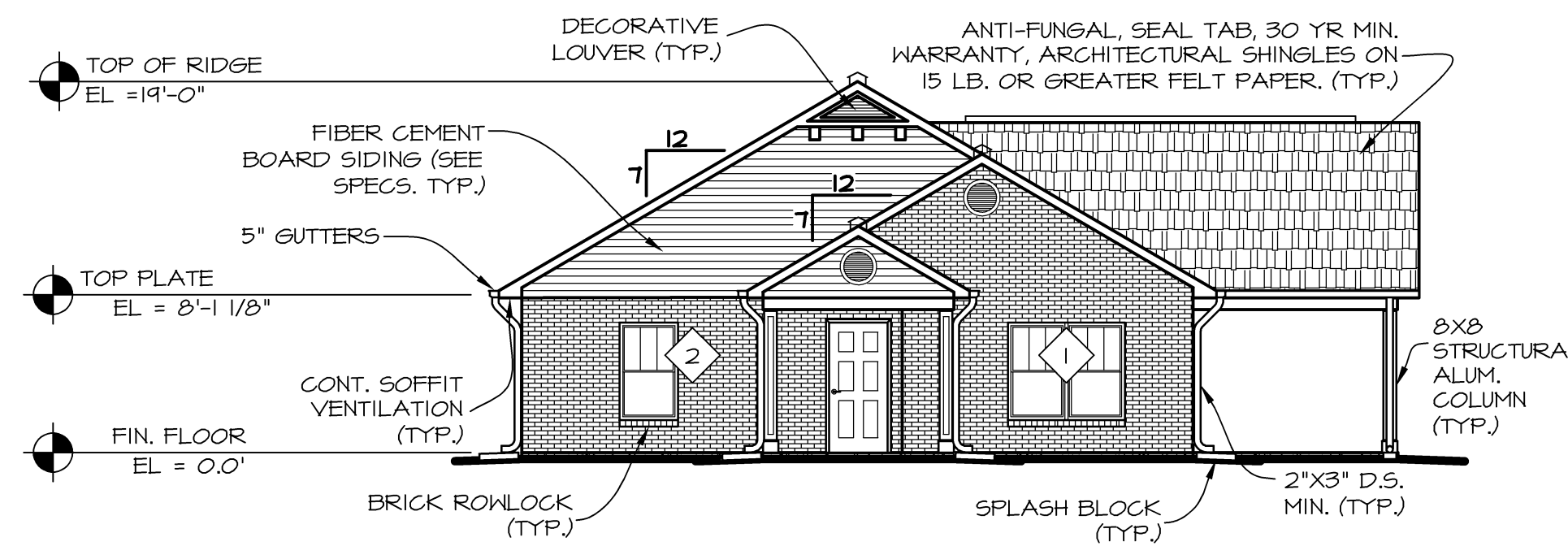
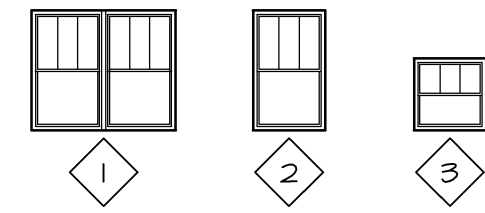
ATTIC VENT

REQ'D ROOF VENT	= 850 SQ. IN.
REQ'D SOFFIT VENT	= 850 SQ. IN.
TOTAL REQ'D VENT	= 1700 SQ. IN.

WINDOW SCHEDULE

TAG	UNIT SIZE	GLAZING	HARDWARE	REMARKS
1	FR. 3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED LOW "E" GLASS; WMUNTINS; U-FACTOR OF NOT GREATER THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF NOT GREATER THAN 0.30	STD	SINGLE-HUNG WITH SCREENS
2	3'-0" X 5'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED LOW "E" GLASS; WMUNTINS; U-FACTOR OF NOT GREATER THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF NOT GREATER THAN 0.30	STD	SINGLE-HUNG WITH SCREENS
3	3'-0" X 3'-0"	2 OR MORE PANES OF ARGON GAS FILLED INSULATED LOW "E" GLASS; WMUNTINS; U-FACTOR OF NOT GREATER THAN 0.35; SOLAR HEAT GAIN COEFFICIENT (SHGC) OF NOT GREATER THAN 0.30	STD	SINGLE-HUNG WITH SCREENS

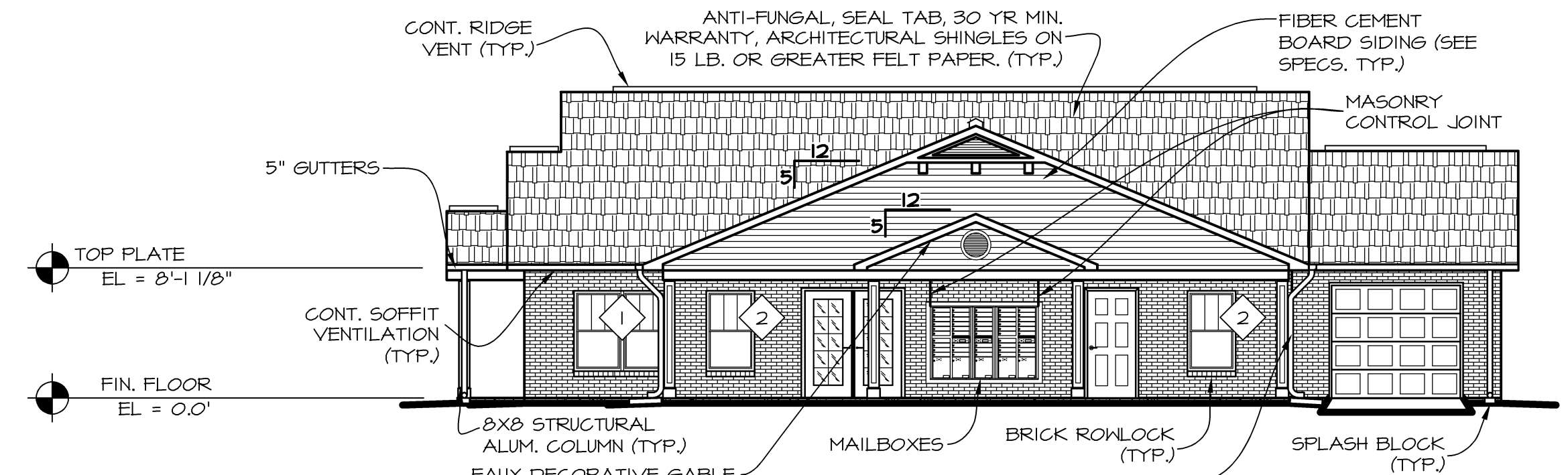
NOTE: REFER TO EXTERIOR ELEVATIONS AND WINDOW DETAILS FOR SPECIFIC MASONRY OR SIDING DETAILS AROUND WINDOW OPENINGS.



COMM BLDG. - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

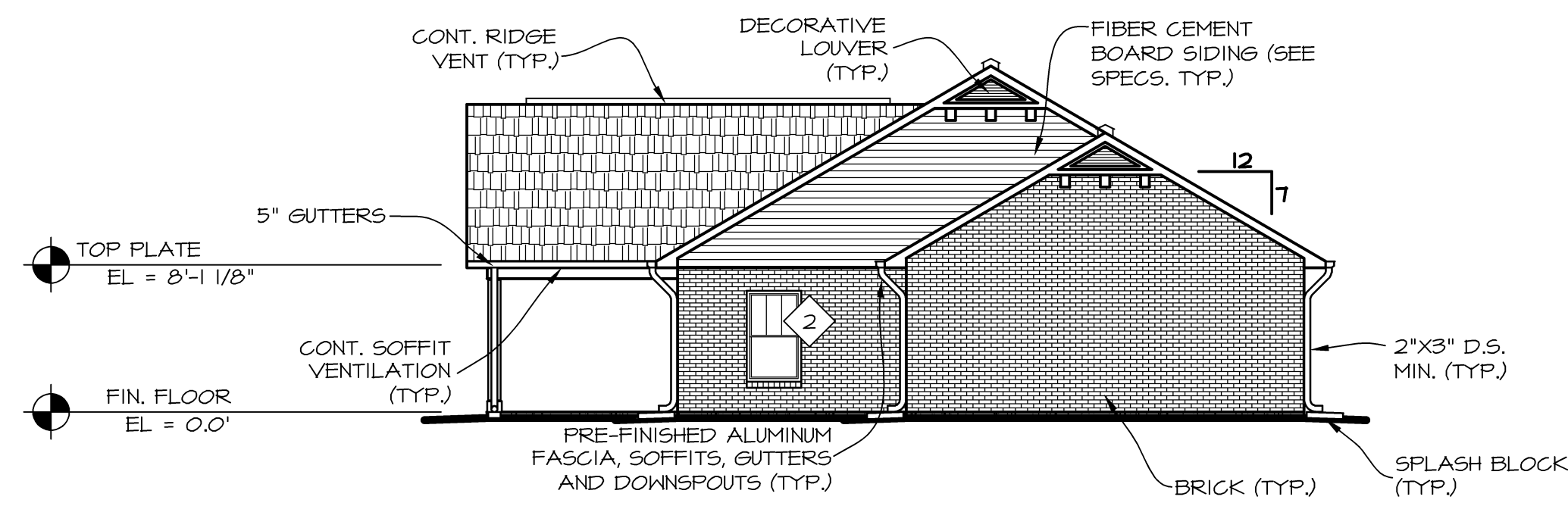
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A3.0C



COMM BLDG. - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

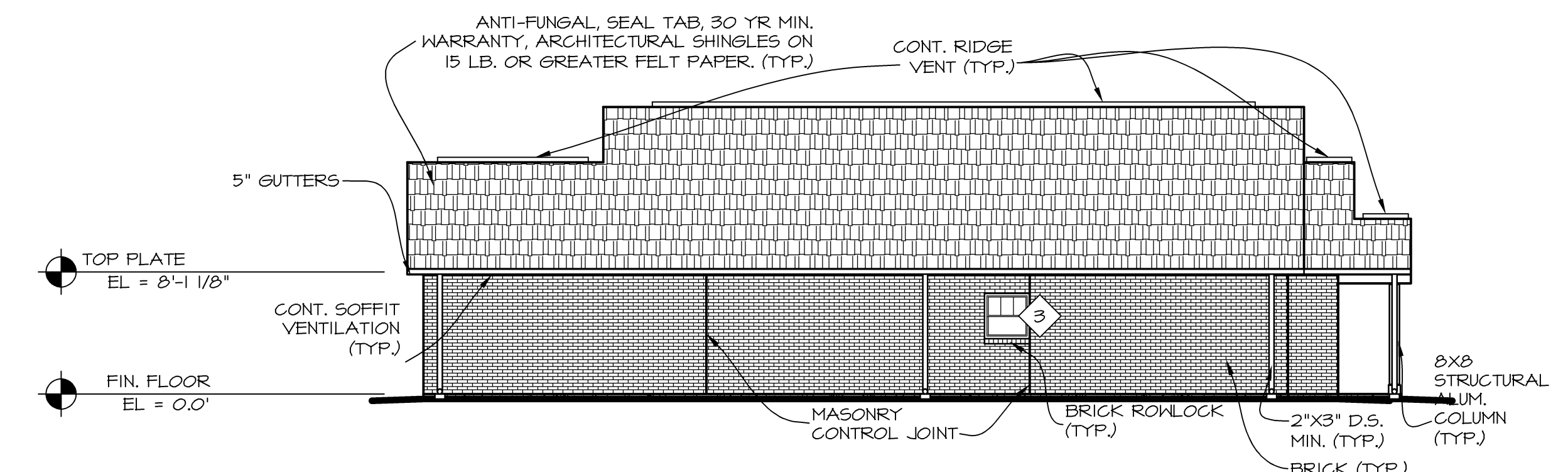
2
A3.0C



COMM BLDG. - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

4
A3.0C



COMM BLDG. - REAR ELEVATION

SCALE: 1/8" = 1'-0"

3
A3.0C

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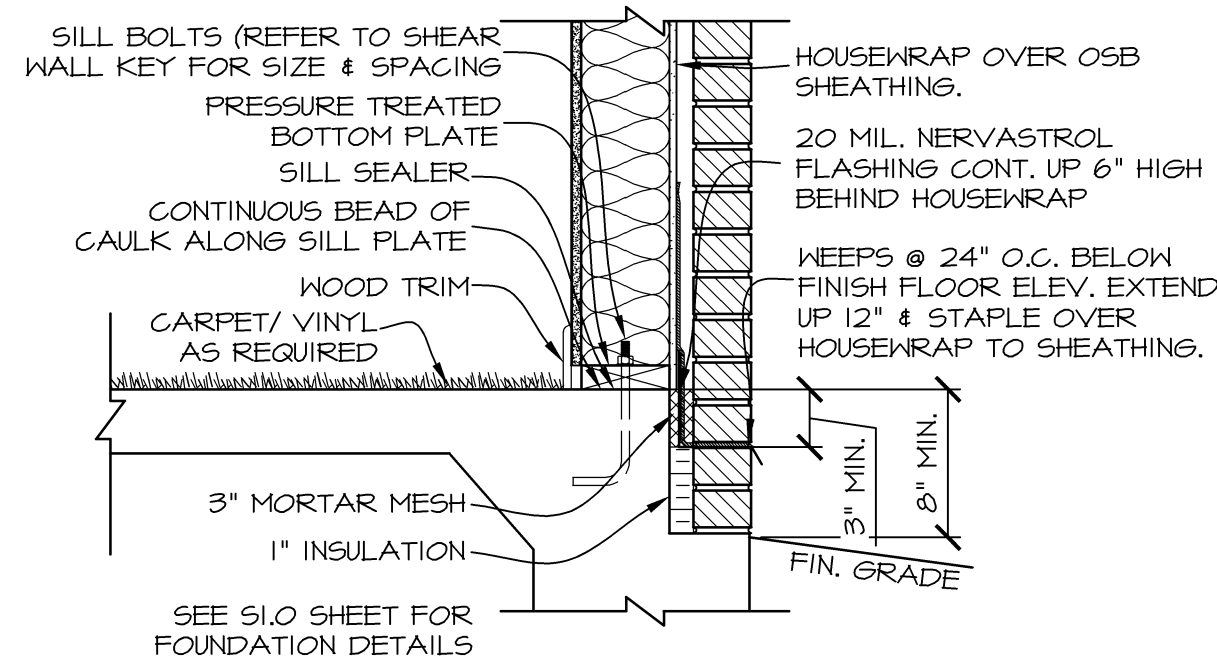
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MARK	LINTEL
OPENING < 4'-0"	L3X3-1/2X1/4 W/B" BEARING EACH SIDE
OPENING < 6'-6"	L5X3-1/2X3/8 W/B" BEARING EACH SIDE
OPENING < 9'-0"	L7X4X7/16 W/B" BEARING EACH SIDE

W1	
4-1/2" WALL (NOT RATED)	
W2	
4-3/4" WALL (1 HOUR U.L. NO. U305) (STC 56)	
W3	
6-1/2" WALL (NOT RATED)	
W4	
4-1/2" WALL (NOT RATED)	
W5	
6-3/4" WALL (1 HOUR U.L. NO. U356)	



FLASHING DETAIL
SCALE: N.T.S.

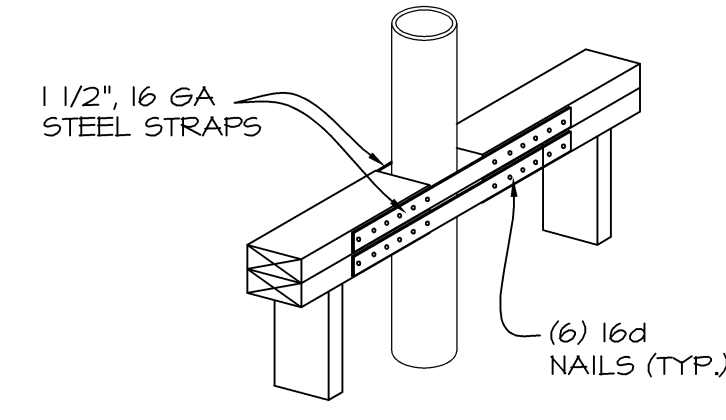
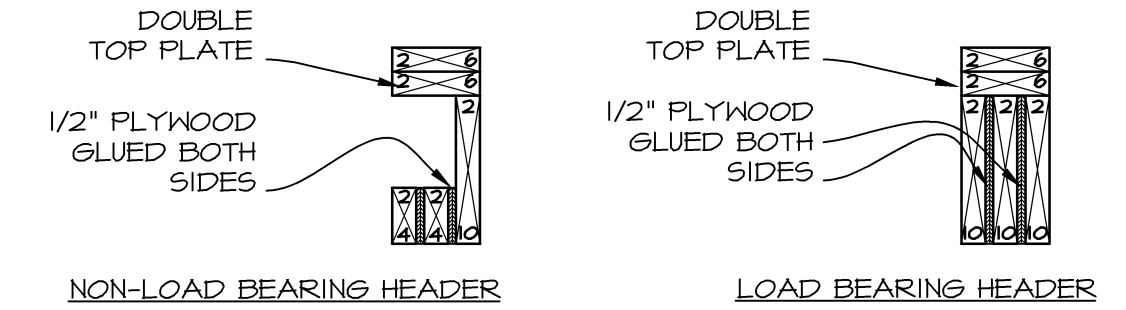
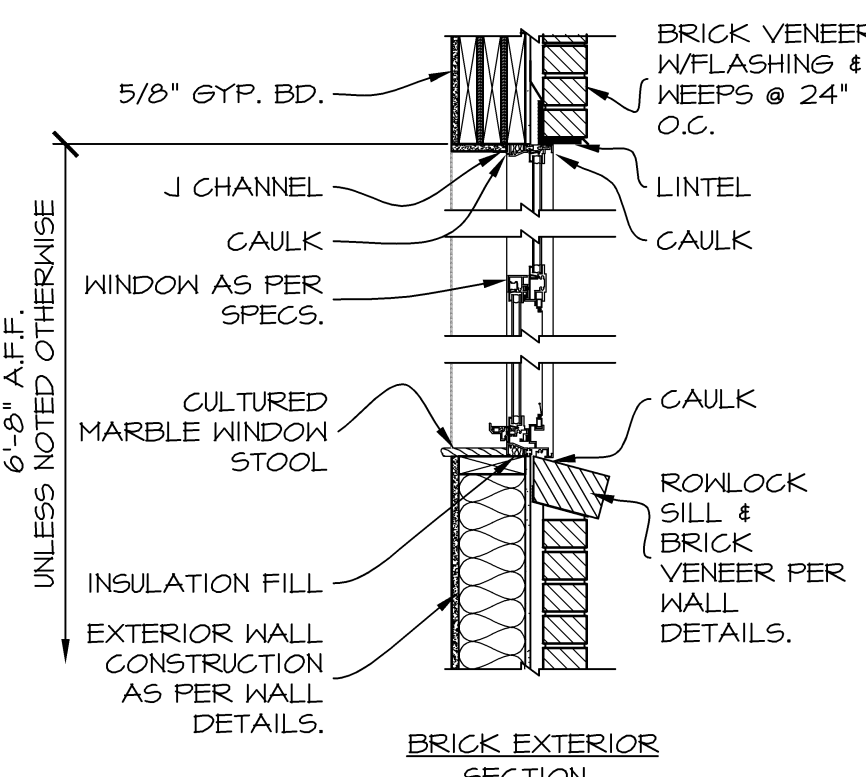


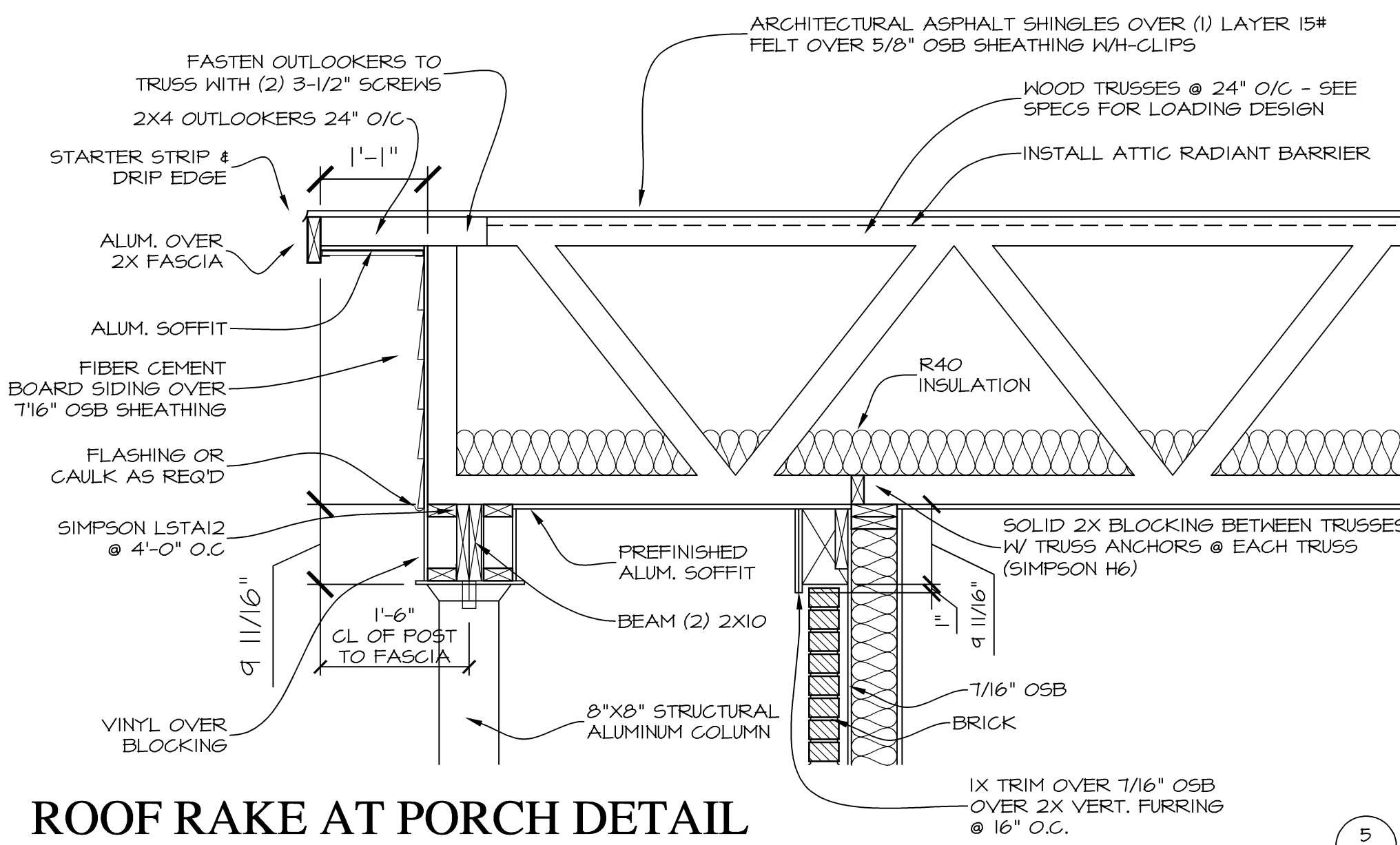
PLATE CUT DETAIL
SCALE: 1" = 1'-0"



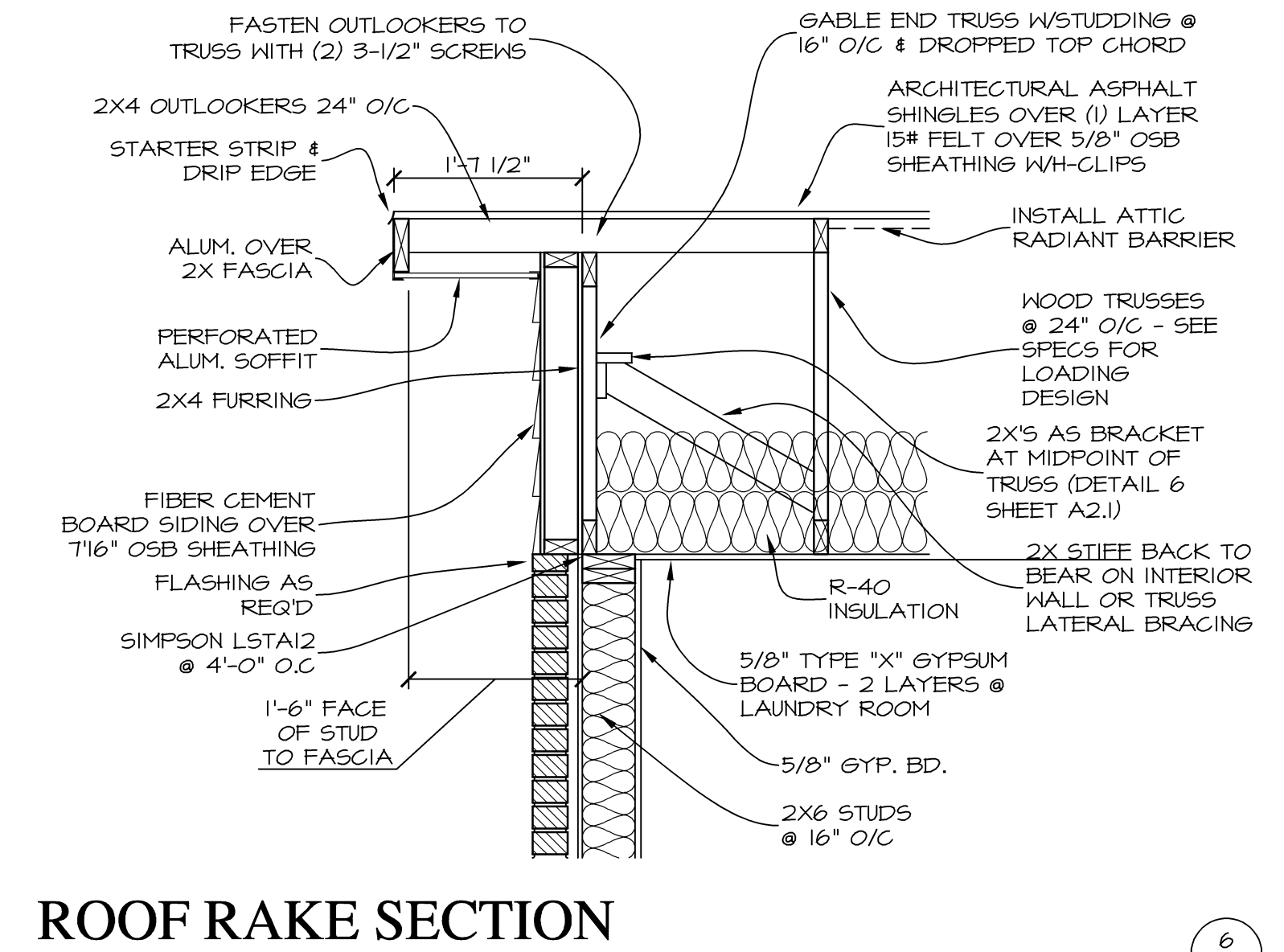
HEADER DETAIL
SCALE: 1" = 1'-0"



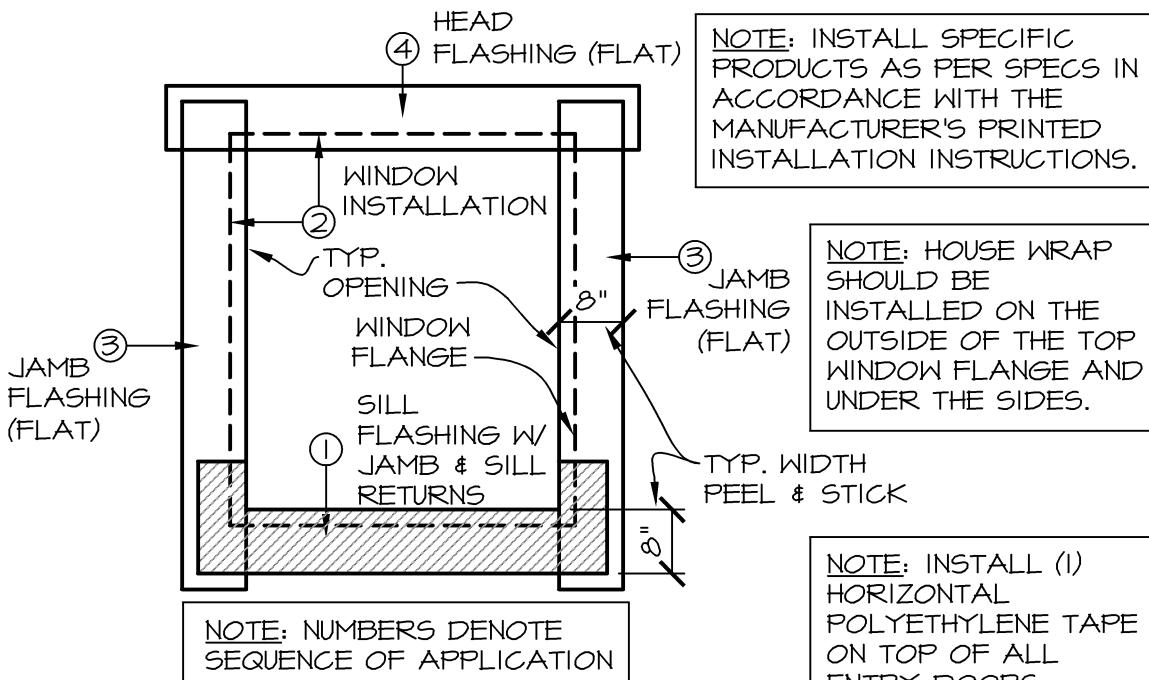
WINDOW DETAIL
SCALE: 3/4" = 1'-0"



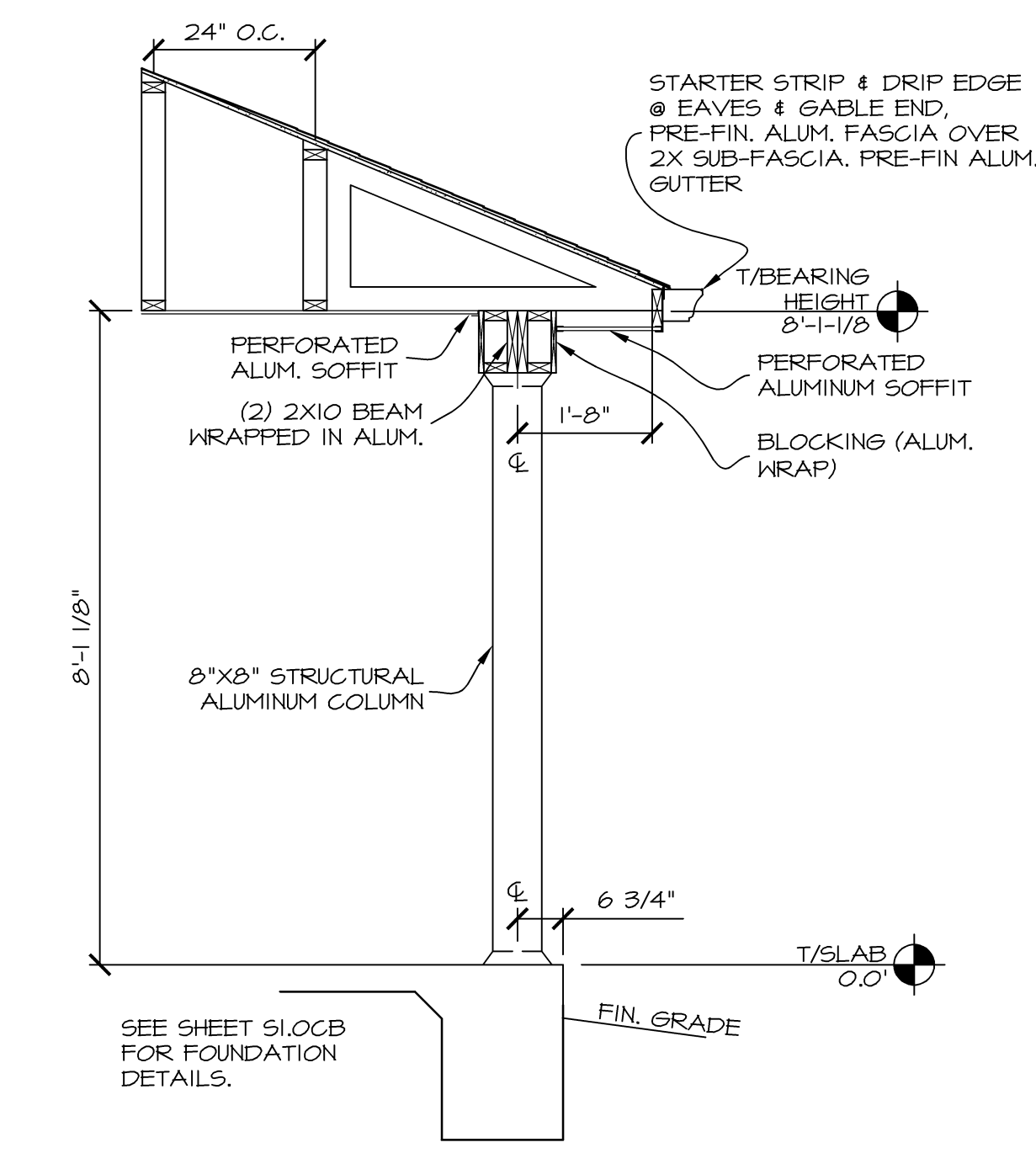
ROOF RAKE AT PORCH DETAIL
SCALE: 3/4" = 1'-0"



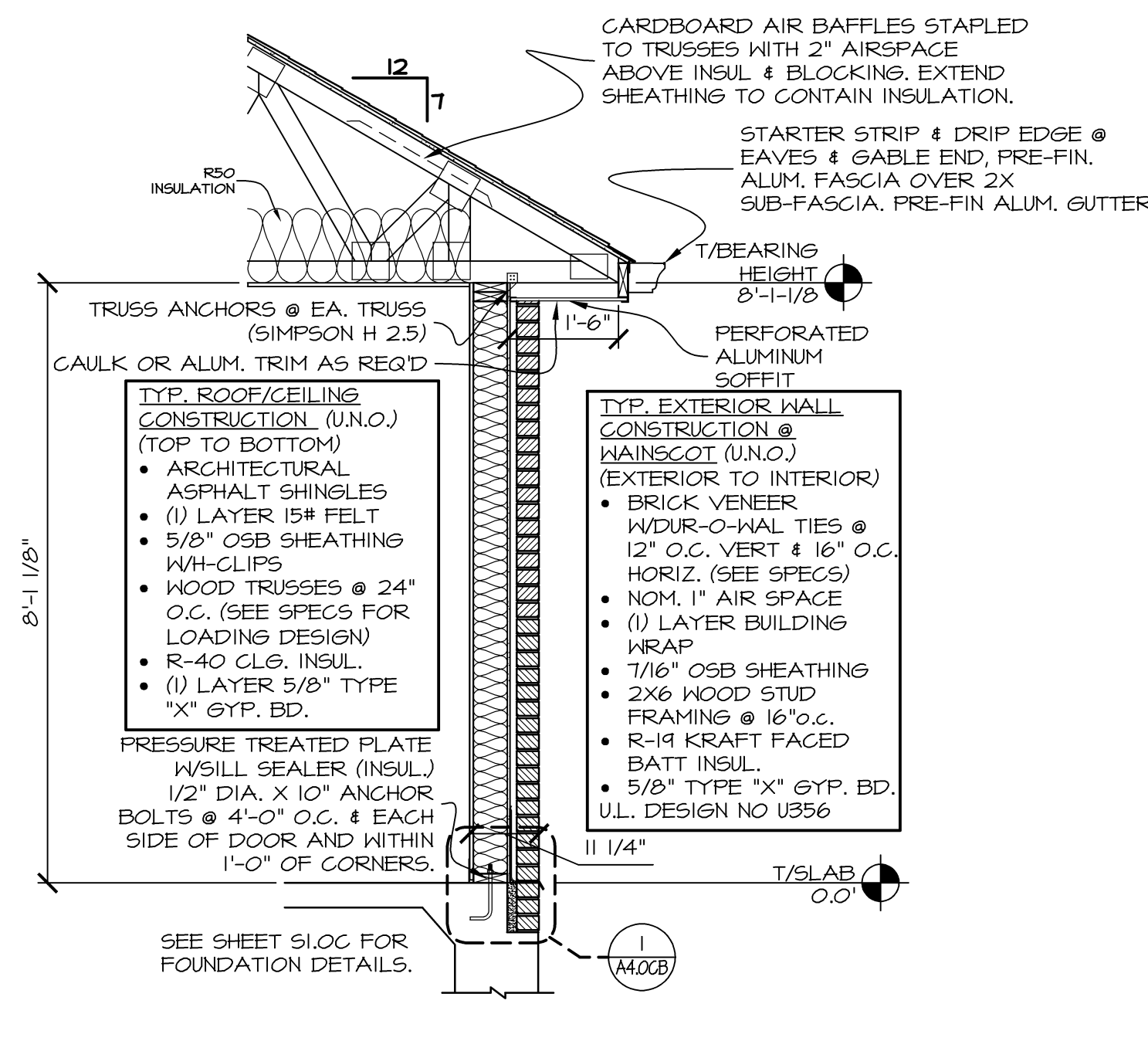
ROOF RAKE SECTION
SCALE: 3/4" = 1'-0"



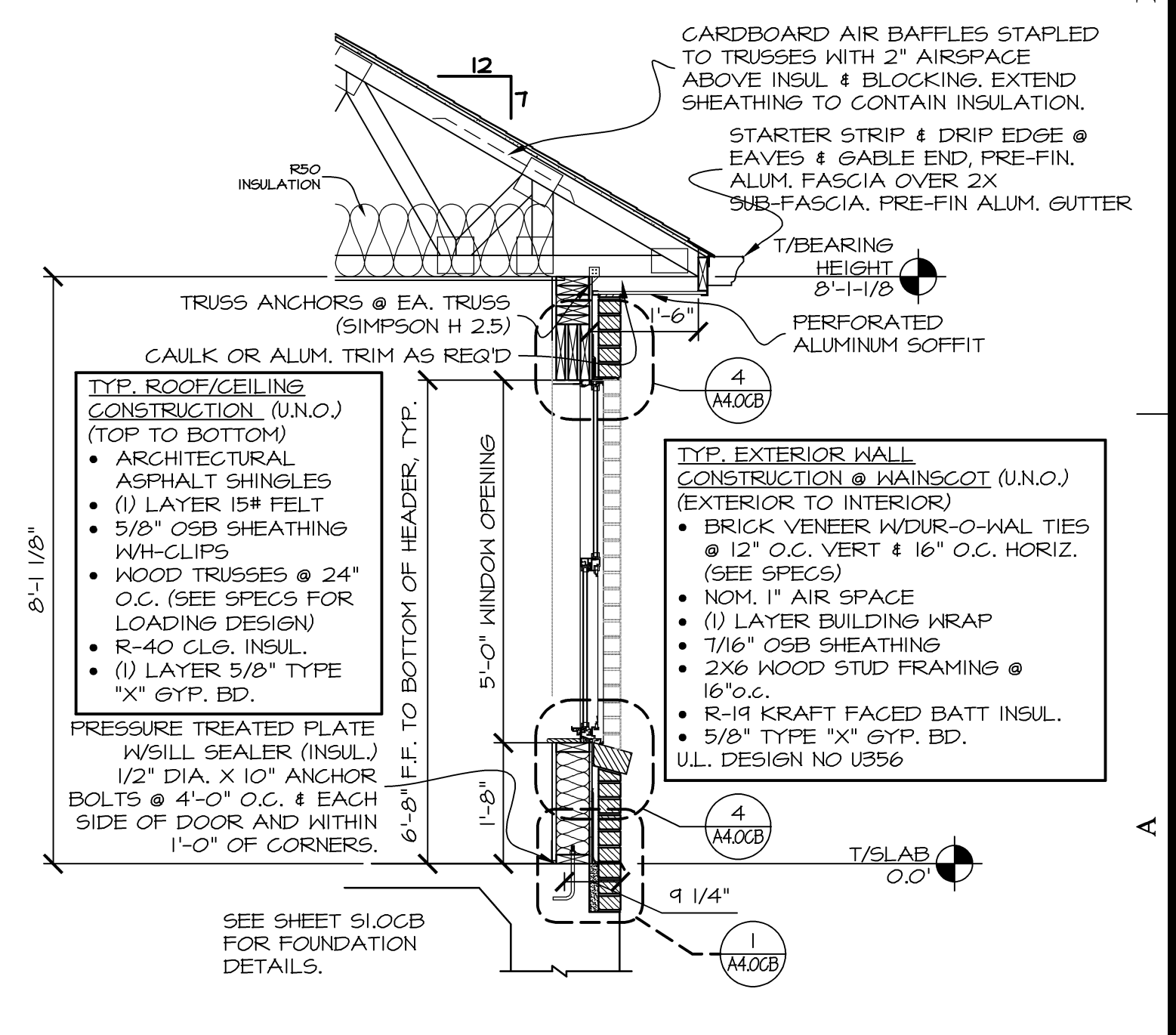
WINDOW FLASHING
SCHEMATIC



COLUMN DETAIL
SCALE: 1/2" = 1'-0"

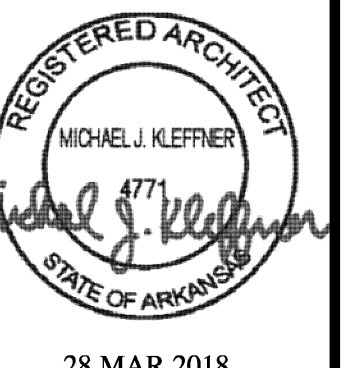


WALL SECTION
SCALE: 1/2" = 1'-0"



WALL SECTION @ WINDOW
SCALE: 1/2" = 1'-0"

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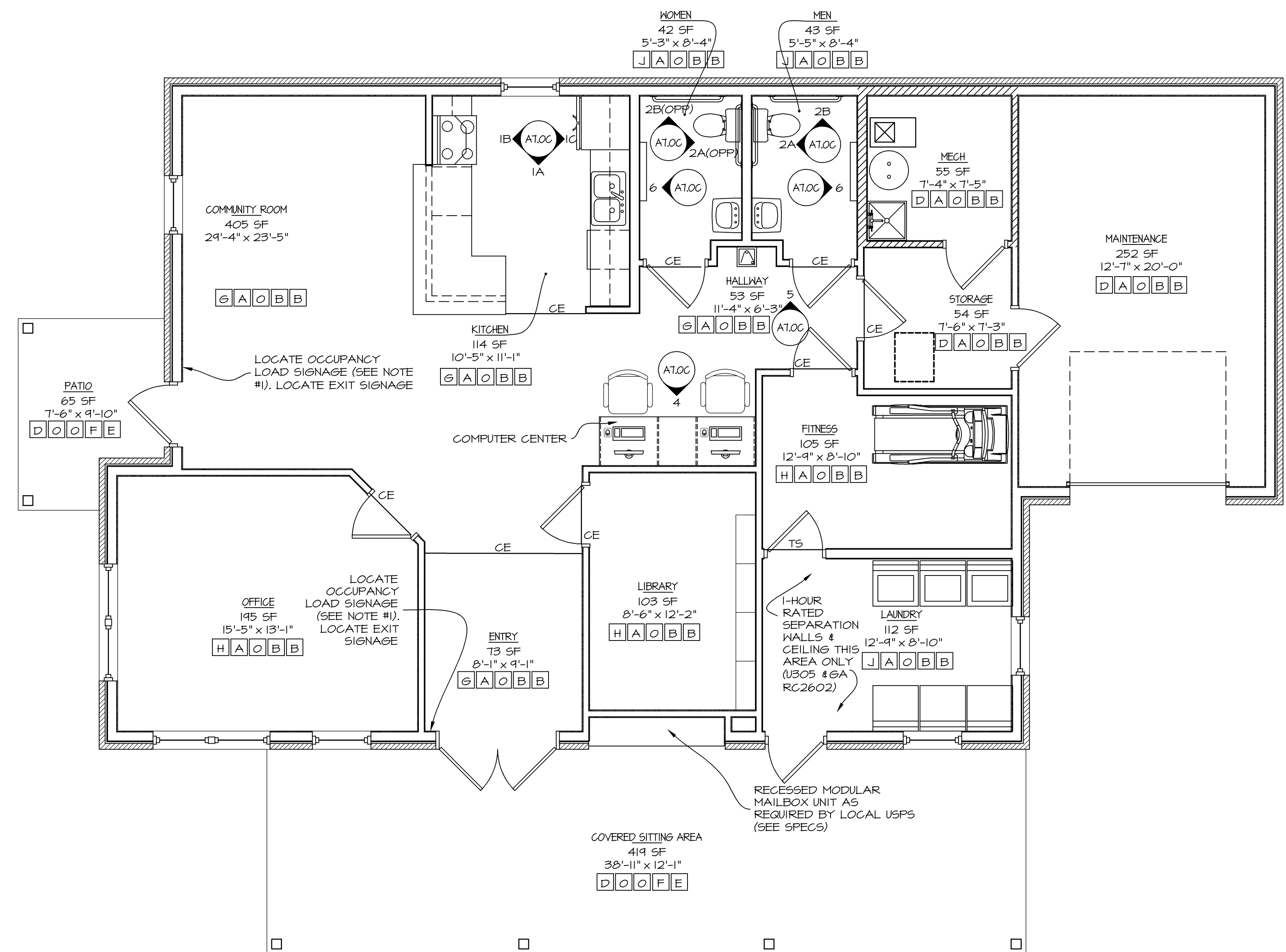
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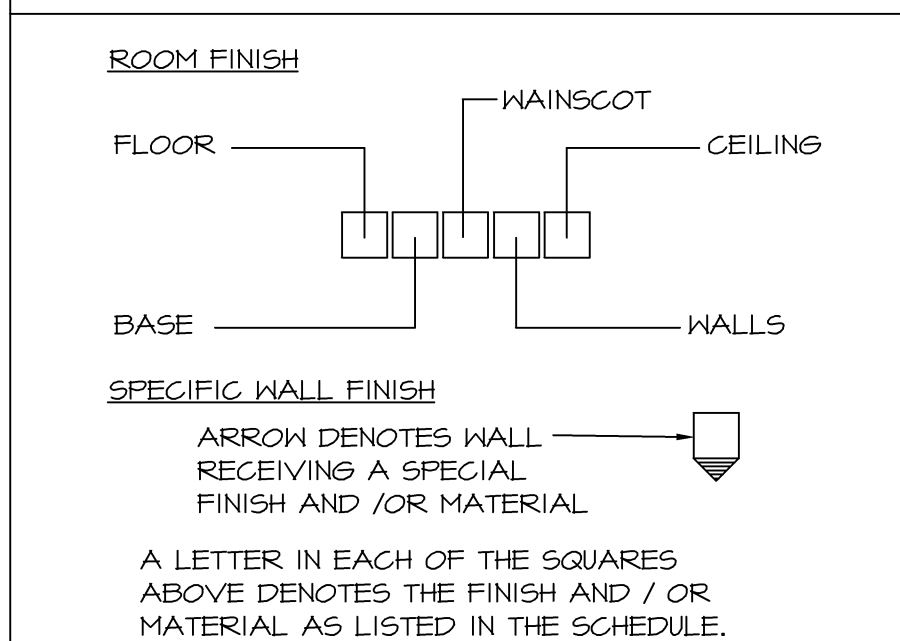
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BUILDING FINISH NOTES

- 1 SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
- 2 PRIME & PAINT WALLS BEHIND MILLWORK.
- 3 ALL MILLWORK TRIM SHALL BE PAINTED. ALL PIECES SHALL BE BACK-PRIMED.
- 4 SUBMIT SAMPLES OF FLOOR TRANSITIONS FOR APPROVAL OF COLOR & TYPE.
- 5 APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
- 6 ROOM DIMENSIONS ARE FROM FINISHED SURFACES, ROUNDED TO THE NEAREST INCH.
- 7 OCCUPANCY LOAD SIGN TO BE PER LOCAL & INTERNATIONAL BLDG. CODES. MAXIMUM OCCUPANCY LOAD OF 48 PERSONS IS ALLOWED.
- 8 INSTALL EXIT SIGNS AT ALL DESIGNATED EXITS ON COMMUNITY BUILDING PER LIFE SAFETY CODE & LOCAL CODES THAT APPLY.

FINISH LEGEND



MARK	FINISH AND / OR MATERIAL
O	NONE OR NO ADDITIONAL FINISH
A	WOOD BASE
B	GYP. BD. WMED. ORANGE PEEL TEXTURE & PAINT
C	NOT USED
D	SEALED CONCRETE
E	ALUMINUM SOFFIT
F	BRICK
G	VINYL PLANK - TYPE 2
H	CARPET TILE
J	SHEET VINYL

COMMUNITY BLDG. FINISH PLAN

SCALE: 1/4" = 1'-0"

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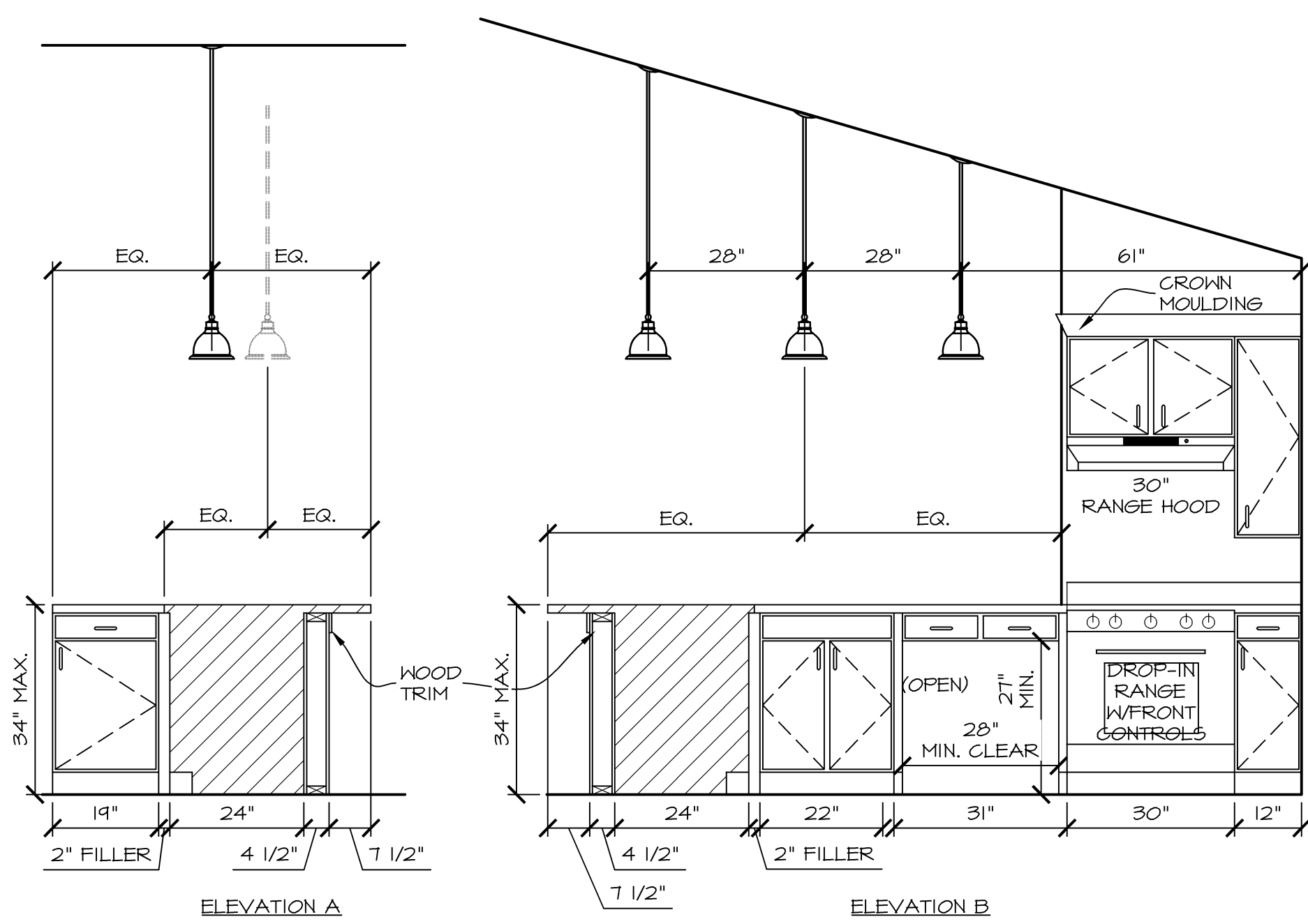
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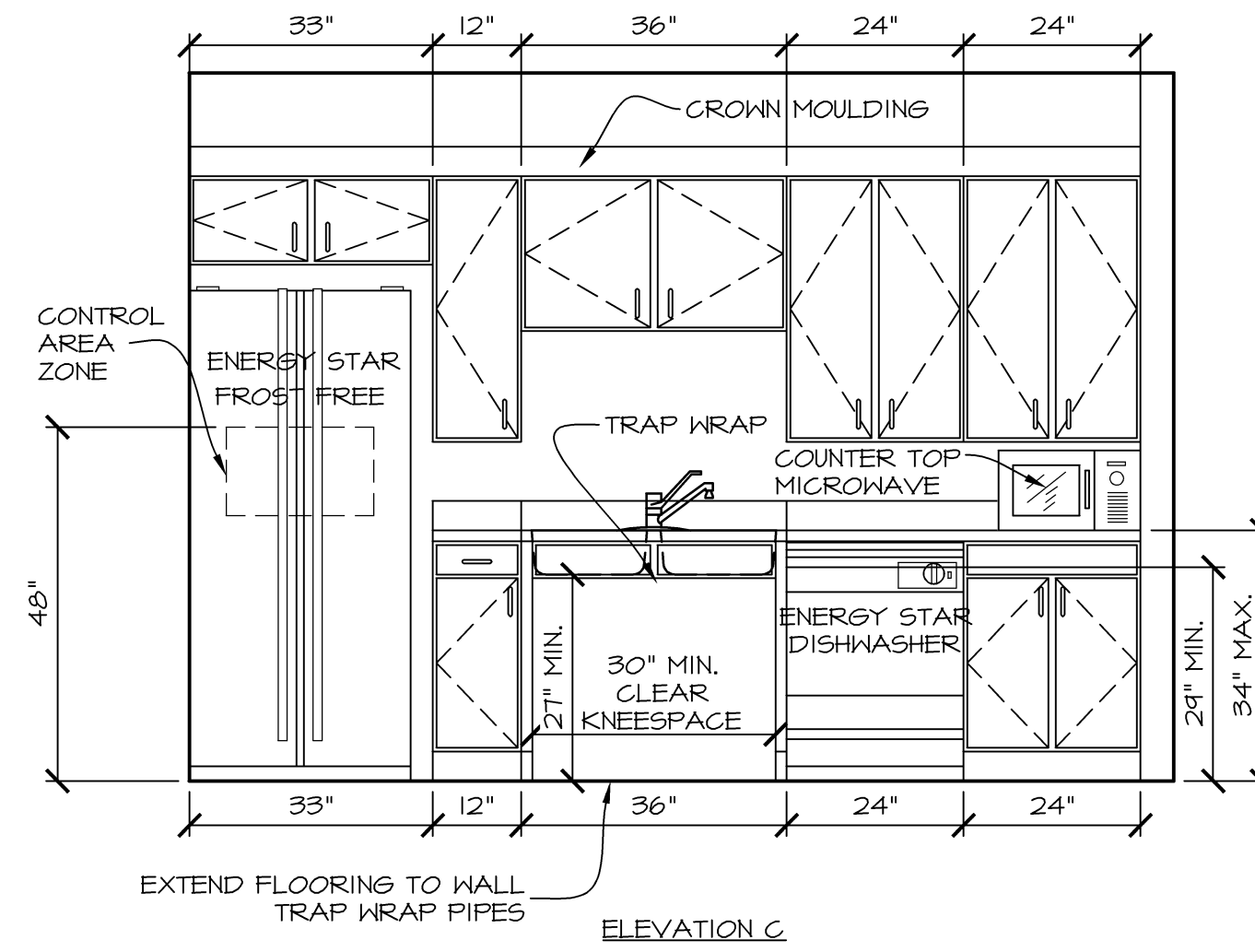
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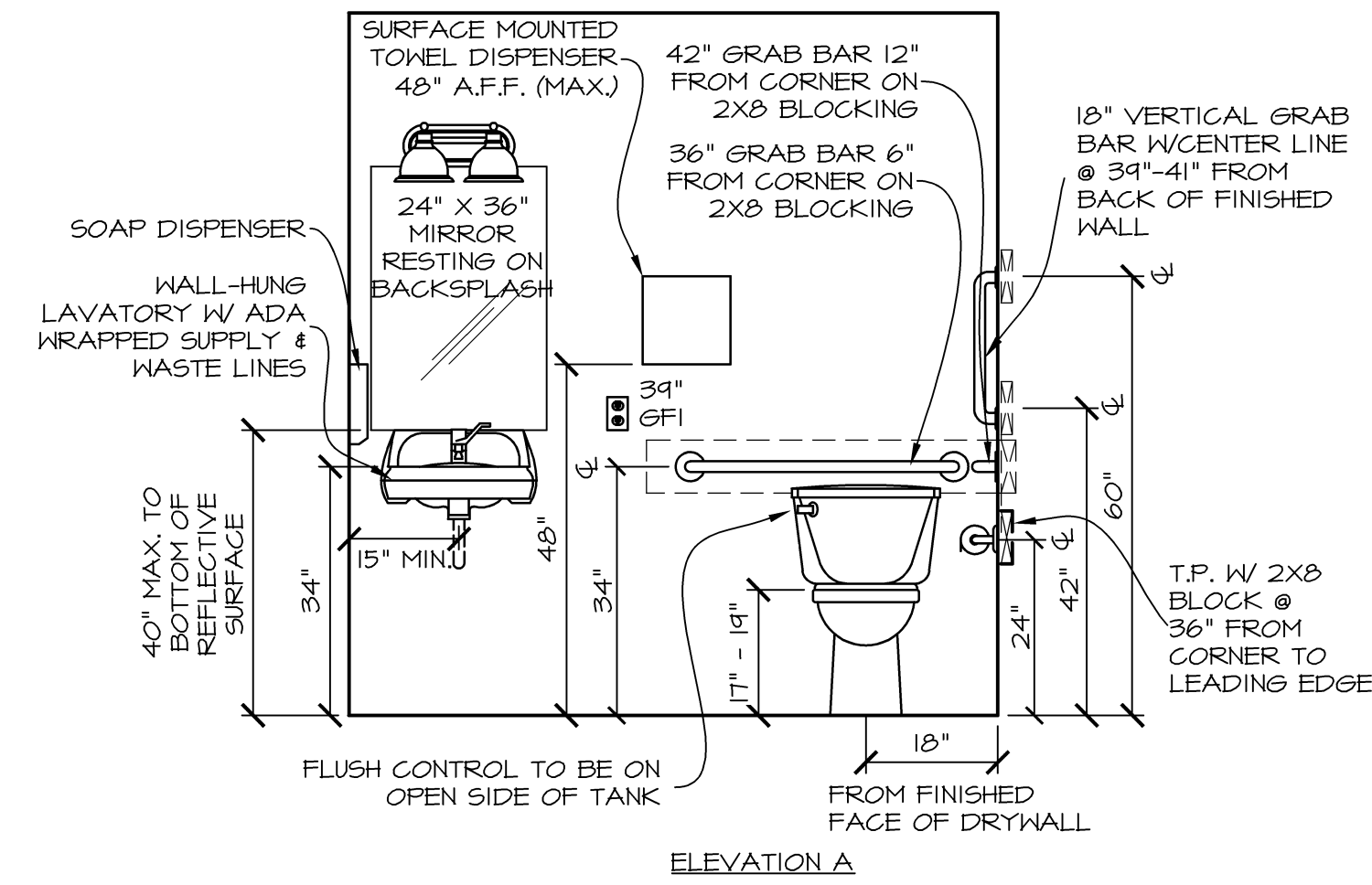


KITCHEN ELEVATION

SCALE: 1/2" = 1'-0"



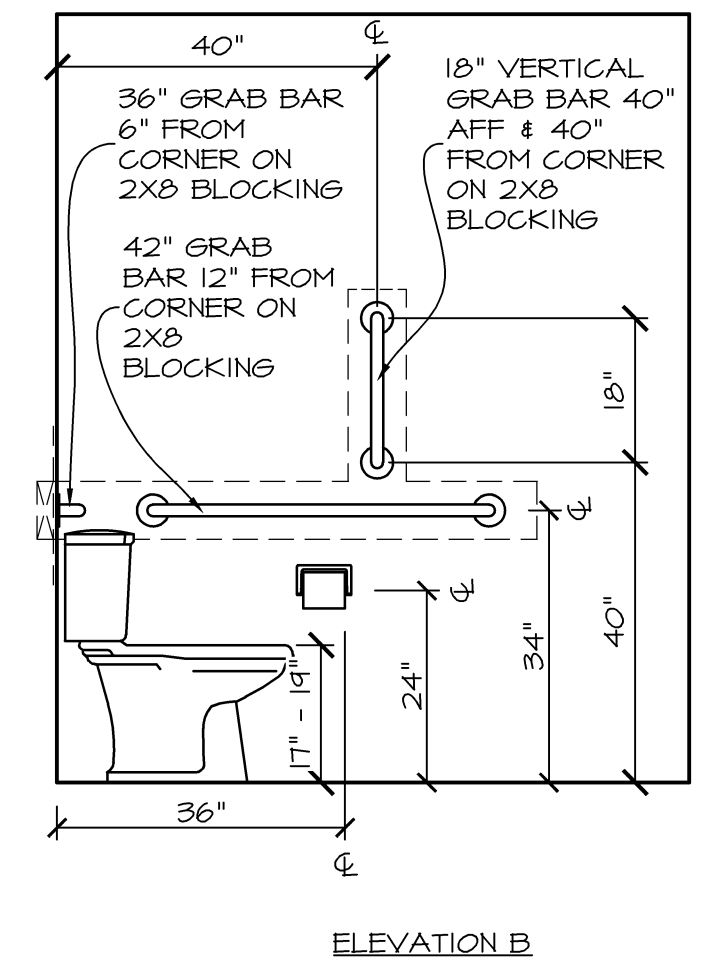
ELEVATION C



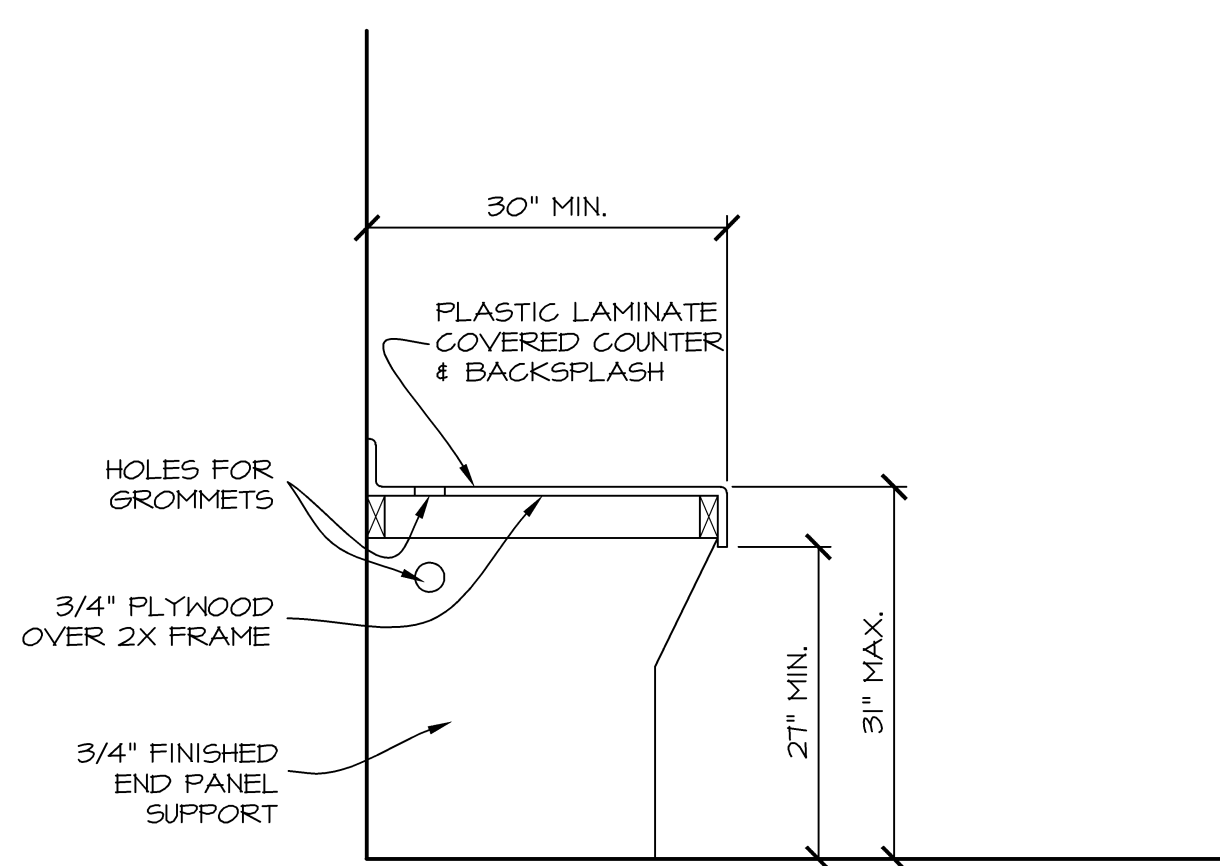
ELEVATION A

TOILET ELEVATION

SCALE: 1/2" = 1'-0"

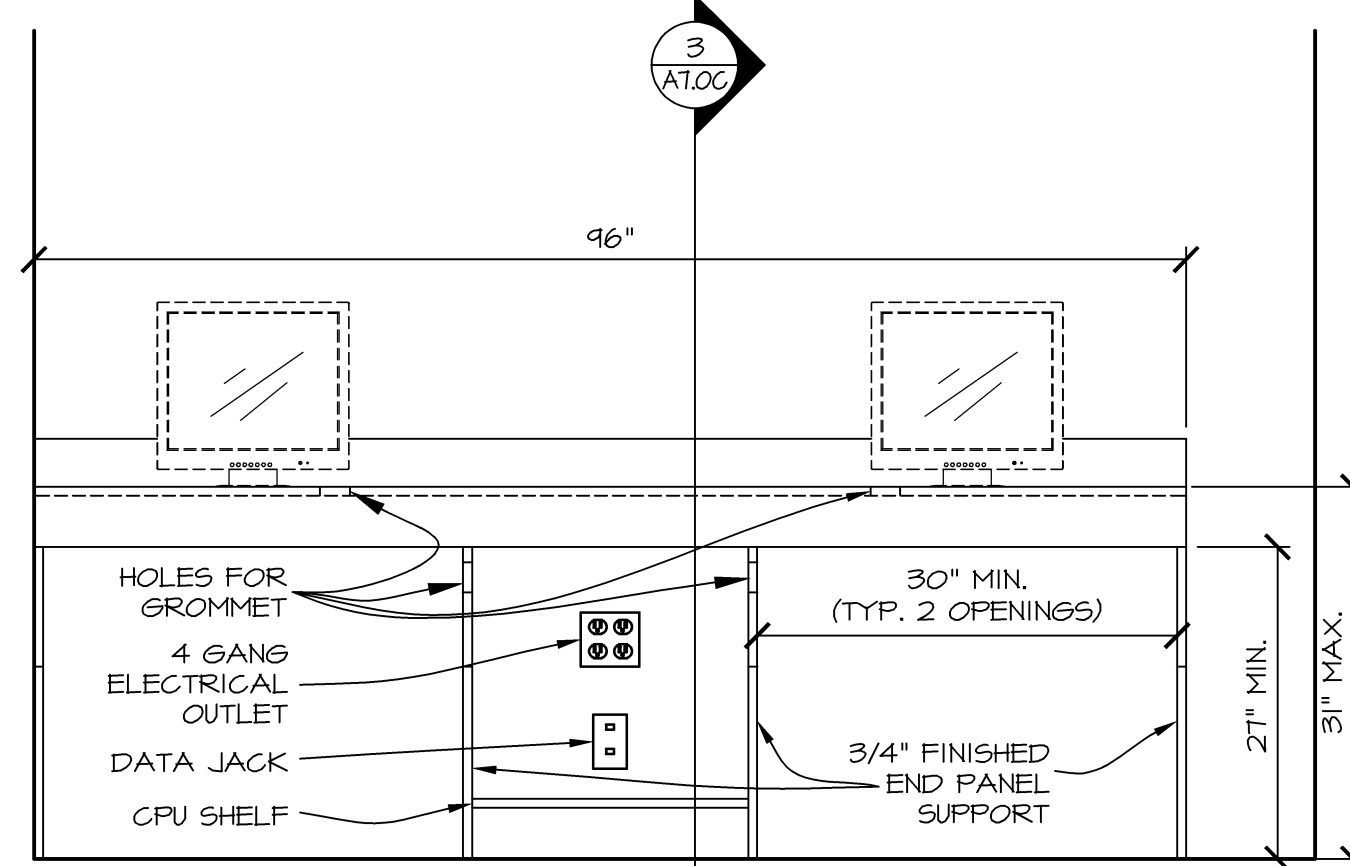


ELEVATION B



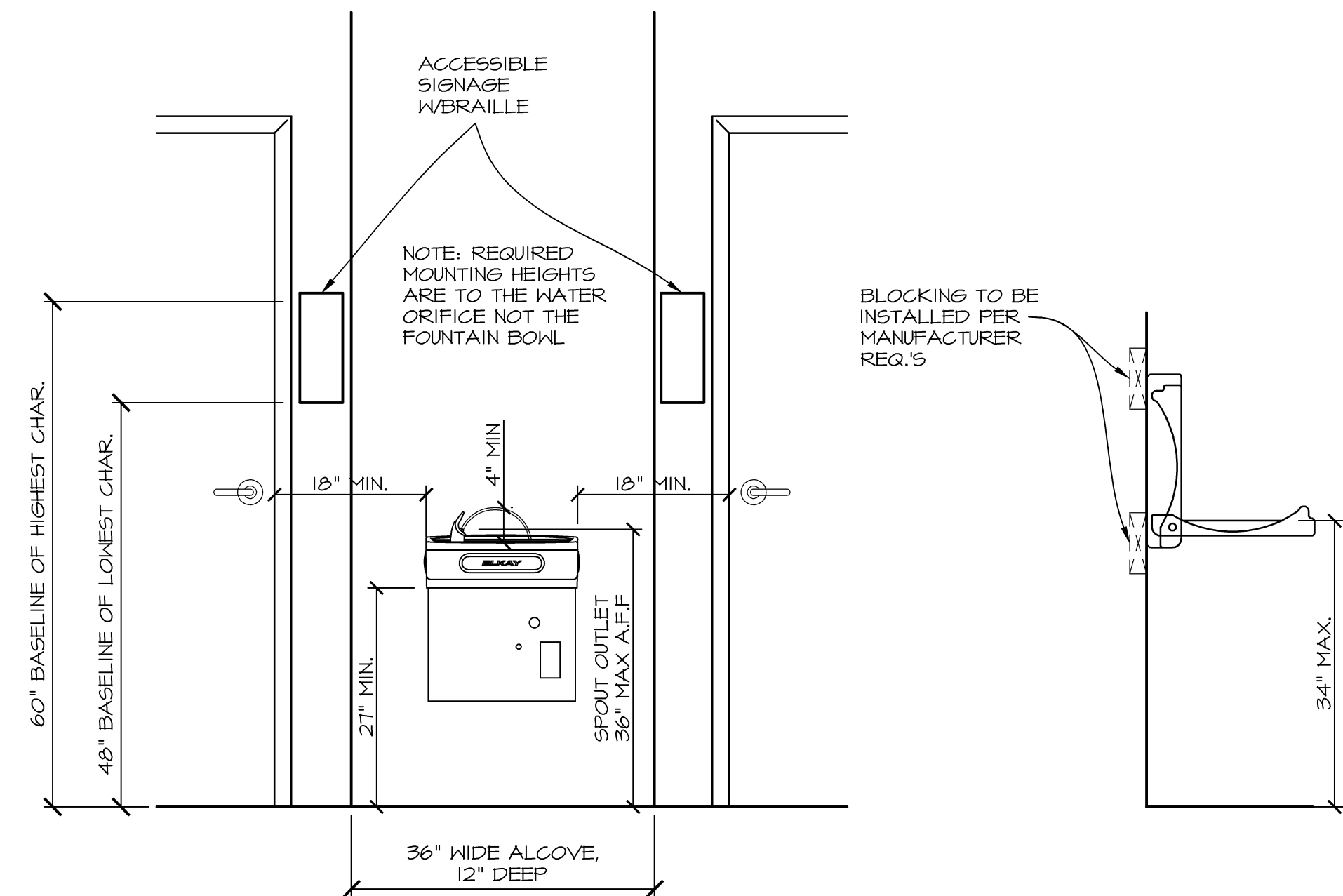
COMPUTER COUNTER SECTION

SCALE: 3/4" = 1'-0"



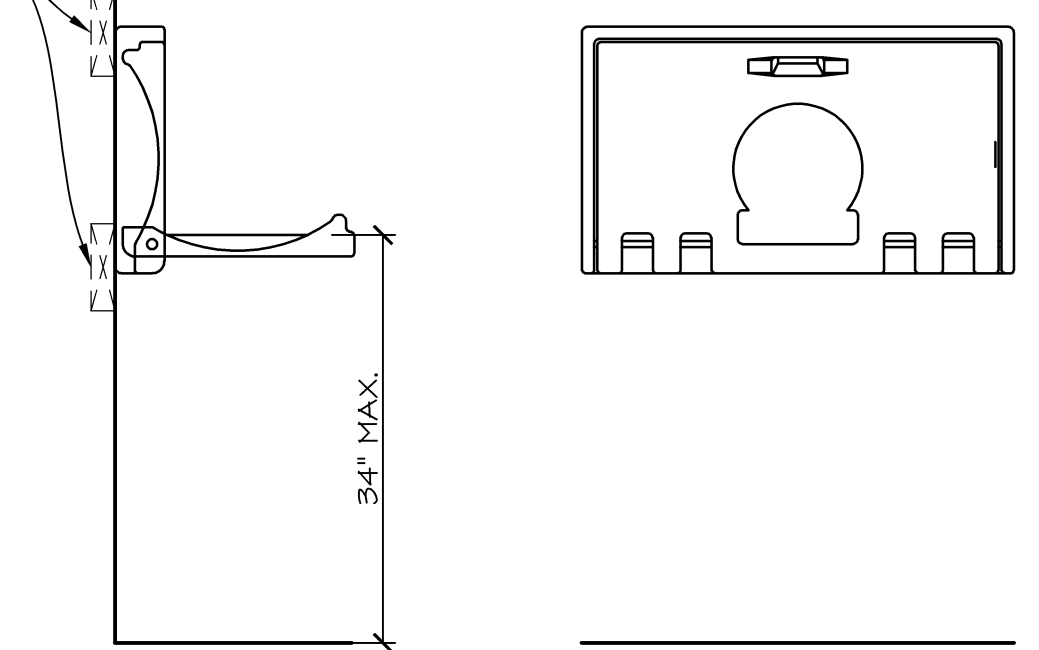
COMPUTER COUNTER ELEVATION

SCALE: 3/4" = 1'-0"



WATER FOUNTAIN ELEVATION

SCALE: 3/4" = 1'-0"



CHANGING STATION DETAIL

SCALE: 3/4" = 1'-0"

HVAC EQUIPMENT

EXHAUST FAN EF-1	EXHAUST FAN/LIGHT - BROAN #QTXE080FLT OR ENERGYSTAR EQUAL, 70 CFM, 4.0 SONES, 42 WATT FLUORESCENT LAMP WITH SEPARATE 4 WATT NIGHT LIGHT, SWITCHED BATH FAN/LIGHT SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. 6" INSULATED DUCT THROUGH SOFFIT WITH BACKDRAFT DAMPER & BIRD SCREEN SHALL BE FURNISHED & INSTALLED BY HVAC CONTRACTOR
-------------------------	--

REGISTERS AND GRILLES

(A)	CEILING/WALL SUPPLY - LIMA SERIES IID, WHITE FINISH, STEEL, MULTI-LOUVER DIFFUSER WITH DAMPER.
(B)	CEILING/WALL RETURN - LIMA SERIES I9H, WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS.
(C)	DRYER BOX - MODEL #350. 22GA ALUMINUM BOX RECESSED IN WALL.
(D)	FRESH AIR INTAKE SYSTEM - HONEYWELL OR EQUAL - FRESH AIR GRILLE W/MOTORIZED DAMPER CONNECTED TO ELECTRIC TIMER CONTROLS LINKED TO FURNACE BLOWER UNIT CAPACITY = 762 CFM MIN.
(FD)	FIRE DAMPER

EXHAUST FAN SOFFIT GRILLE

FAMCO UEX N4 OR EQUAL

BASEBOARD HEATER

FARENHEAT, DAYTON OR EQUAL, 1500 WATTS, 240 VOLTS, 5720 BTU/HR, 6.3 AMPS

FRESH AIR CALCULATIONS

COMMUNITY ROOM	=	30 PERSONS X 15 CFM/ PERSON	=	450 CFM
OFFICE	=	3 PERSONS X 20 CFM/PERSON	=	60 CFM
LIBRARY	=	5 PERSONS X 20 CFM/PERSON	=	100 CFM
MEETING ROOM	=	7 PERSONS X 20 CFM/PERSON	=	140 CFM
STORAGE ROOM	=	71 SF X 0.15 CFM/SF	=	60 CFM
			TOTAL	= 762 CFM

HVAC EQUIPMENT SCHEDULE

MARK	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ 0.5" ESP	ELECT. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS
FI	15.0	-	-	UPFLOW ELECTRIC	1950	240V, 1φ, 80A	-	-	-	-	HEAT/ COOL 7 DAY PROGRAMMABLE	R-410A REFRIGERANT
CUI	-	-	-	-	-	240V, 1φ, 50A	60,000	5.0	14.5 SEER MIN.	AIR SOURCE CONDENSING UNIT	-	ENERGY STAR RATED

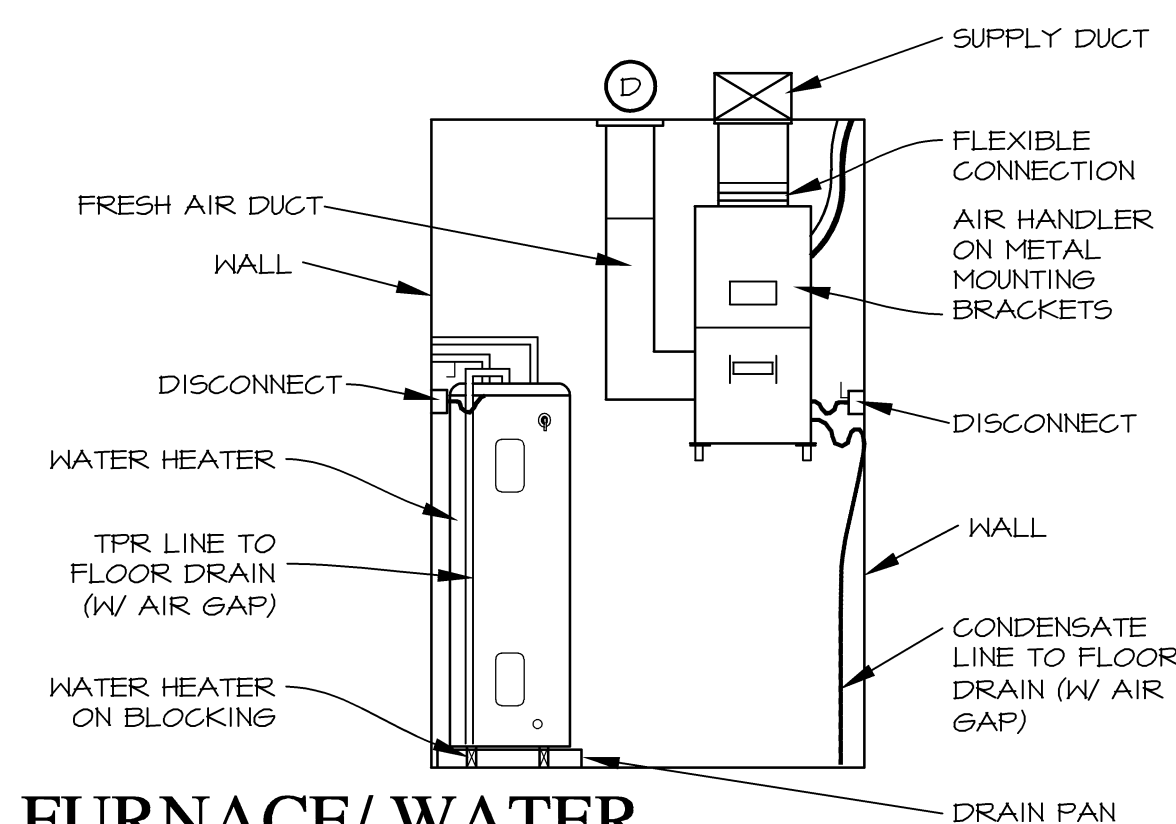
NOTE: HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE SAME WITH THE ELECTRICAL CONTRACTOR.

NOTES

- SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED WITH MIN. R-8 INSULATION AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
- ACCEPTABLE FURNACE AND CONDENSING UNIT MANUFACTURERS SHALL BE RUUD, LENNOX, CARRIER, TRANE OR YORK.
- FURNISH AND INSTALL ALL REQUIRED FRESH AIR MAKE-UP PIPING FROM FURNACES, LIQUID AND SUCTION LINES FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY CODES AND/OR INDICATED ON PLANS.
- INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
- UNDERCUT DOORS 3/4" FOR RETURN AIR.
- DUCTWORK SHALL BE RUN IN ROOF FRAMING.
- OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION
- ALL DUCT WORK IN ATTIC SHALL HAVE R-8 INSULATION
- PROVIDE & INSTALL NEW RETURN AIR FILTER AT TIME OF SUBSTANTIAL COMPLETION
- INSULATE HVAC REFRIGERATION LINES
- HVAC CONTRACTOR SHALL VERIFY DUCT INSTALLATION/MODIFICATIONS TO MEET DESIGN REQUIREMENTS WHEN REQUIRED.
- HVAC CONTRACTOR TO PROVIDE MANUAL "J" CALCULATIONS FOR EQUIPMENT SIZING VERIFICATION WHEN REQUIRED.

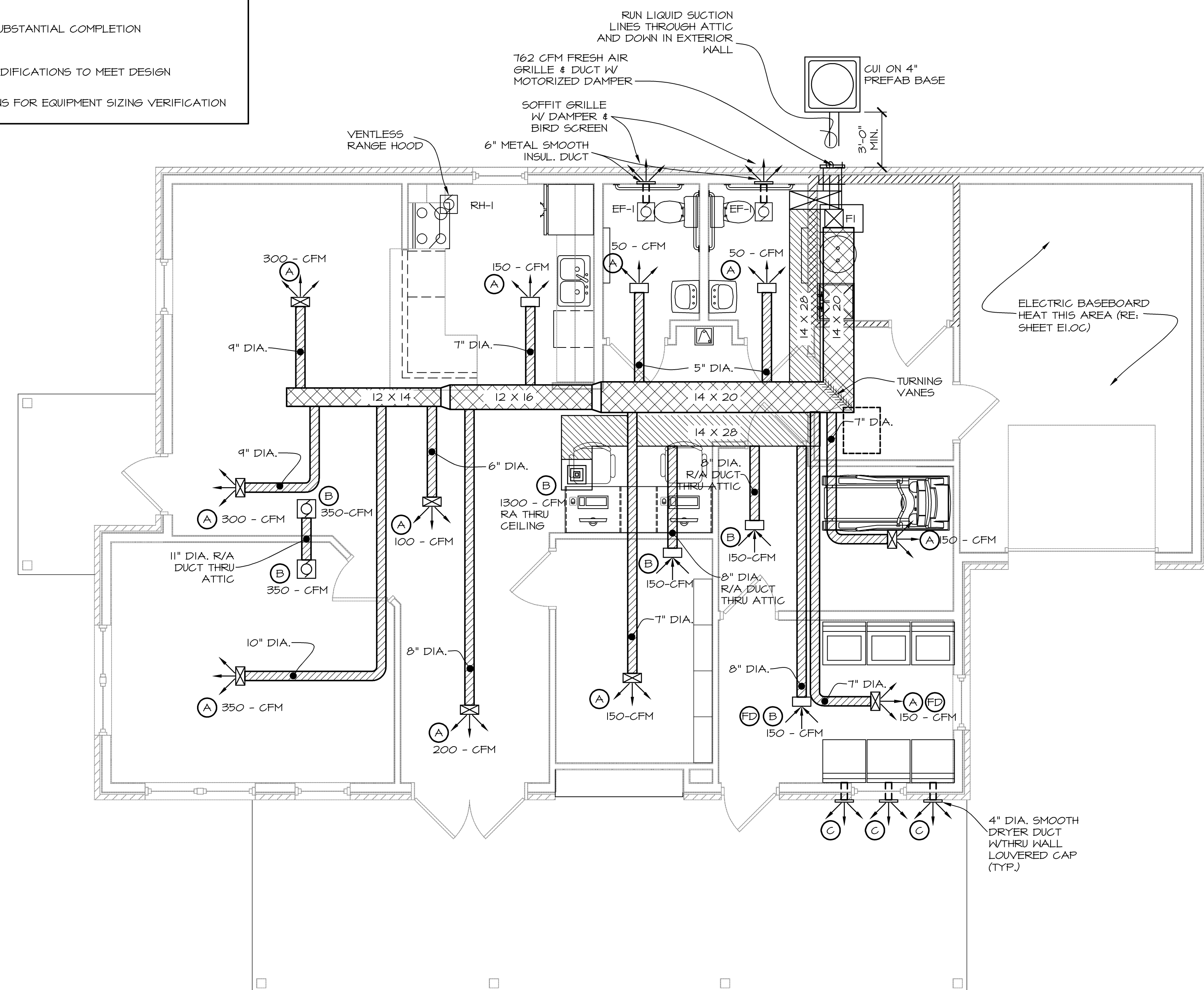
PENETRATION NOTE:

ALL PENETRATIONS OF FLOORS, WALLS, AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ 6YP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.



FURNACE/WATER HEATER SCHEMATIC

SCALE: NTS



COMMUNITY BLDG. HVAC PLAN

SCALE: 1/4" = 1'-0"



28 MAR 2018
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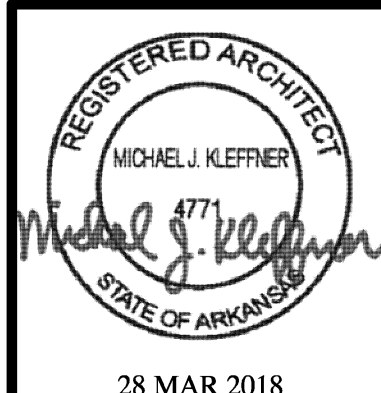
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PLUMBING NOTES

- 1) CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES FOR ENTRANCE INTO BUILDING.
- 2) THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
- 3) PLUMBING VENTS THRU ROOF SHALL BE OFFSET 3'-0" TO BACKSIDE OF ROOF.
- 4) PLUMBING CONTRACTOR SHALL PROVIDE STOPS FOR FIXTURES.
- 5) ALL WORK DONE SHALL BE ACCORDING TO THE APPLICABLE PLUMBING CODE & ALL APPLICABLE LOCAL CODES.
- 6) VENT ALL FIXTURES AS PER CODE AND/OR AS SHOWN.
- 7) HOT AND COLD WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
- 8) NOT USED
- 9) FLOOR DRAIN SHALL BE TIED TO DRAIN SYSTEM.
- 10) NOT USED
- 11) WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
- 12) BRING PEX PIPING UP THRU SLAB INTO WALL @ WATER HEATER, & INSTALL INTERIOR SHUT-OFF VALVE.
- 13) ALL PENETRATIONS WITHIN RATED WALLS & FLOORS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #5611A OR EQUAL.
- 14) INSULATE EXPOSED PIPING BELOW KITCHEN SINK AND LAVATORY.

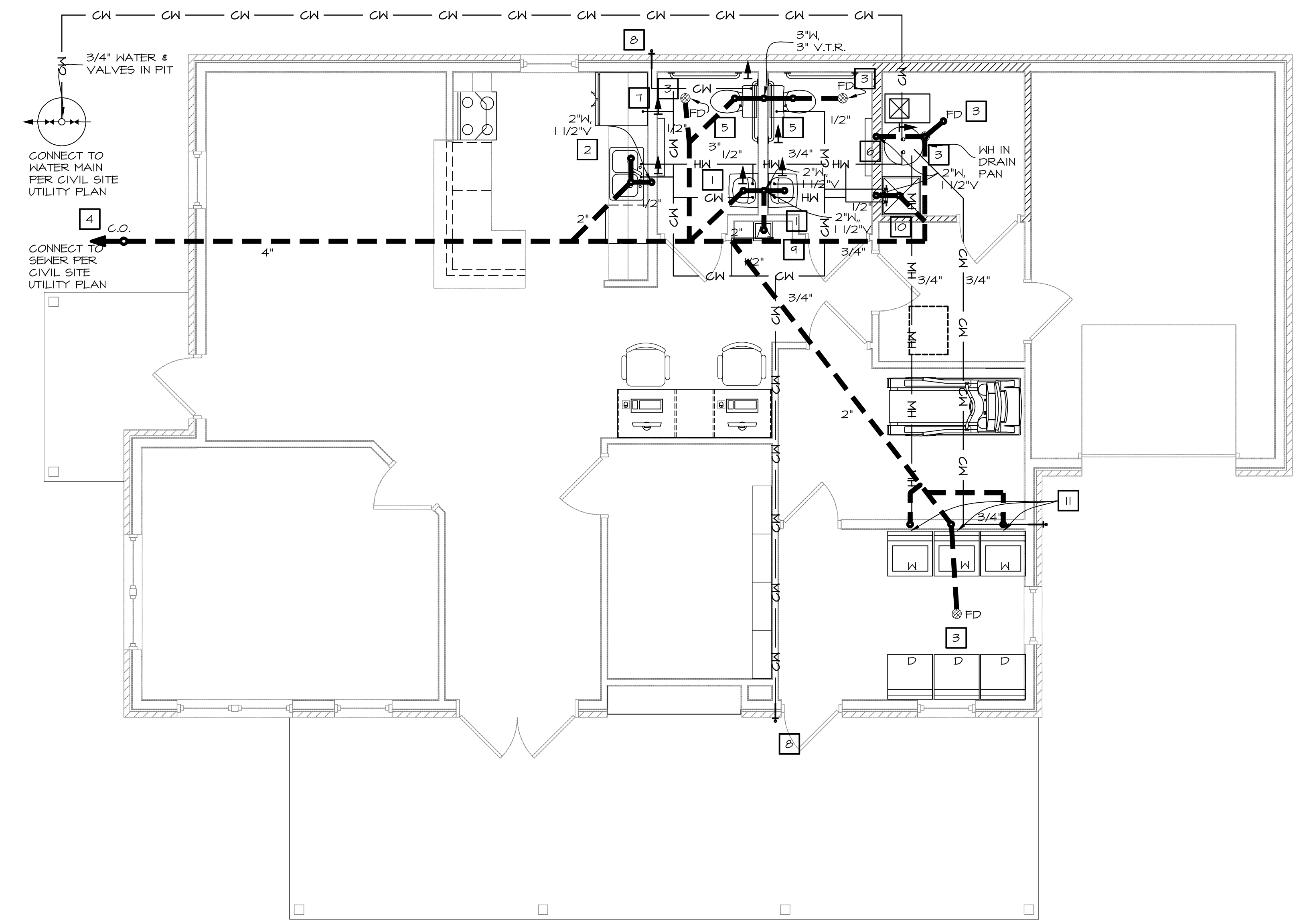
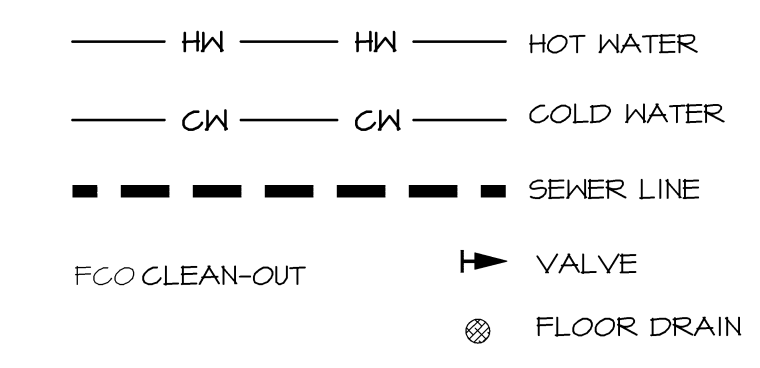
NOTE: ALL PLUMBING FAUCETS, LEVERS AND CONTROLS SHALL BE CHROME FINISH.

PLUMBING SCHEDULE

MARK	ITEM	MFGR.	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	LAVATORY	AMERICAN STANDARD	2175.502	FULL-PORT BALL VALVE STOPS & ESCUTCHEON	1/2"	1 1/2"	1 1/2"	20" X 18" HALL-HUNG LAVATORY, DELTA SINGLE LEVER FAUCET, WRAP PIPES.
2	KITCHEN SINK	ELKAY	LR3322	FULL-PORT BALL VALVE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	22"X33" DBL. COMPARTMENT SINK, 4-HOLES, MOEN T430 FAUCET, AERATOR, STRAINER
3	FLOOR DRAIN	GRESLINE	-	TRAP PRIMER	-	2"	1 1/2"	SCHEDULE 40 PVC WITH ROUND PVC GRATE, DEEP SEAL TRAP, BACKWATER VALVE, CONCEALED CLEANOUT.
4	CLEAN OUT	ZURN	-	-	-	2"	2"	MATCH PIPE SIZE
5	WATER CLOSET	AMERICAN STANDARD	11000 EL.WHT/ 1200 12.WHT	STRAIGHT STOP & ESCUTCHEON	1/2"	3"	2"	AMERICAN STANDARD OPEN FRONT SEAT W/LID, ELONGATED VITREOUS CHINA BOWL & TANK, ADA COMPLIANT
6	WATER HEATER	RUUD	RUE 052-2	FULL-PORT BALL VALVE STOPS & ESCUTCHEON	3/4"	-	-	ELECTRIC 50 GAL. 4500W ELEMENTS, 0.93 EFFICIENCY, W/PRESSURE RELIEF VALVE TO FLOOR DRAIN.
7	ICE MAKER OUTLET BOX-FREEZE PROOF	FLOWTITE	XBPO5-2 (PEX)	INTEGRAL VALVE	1/2"	-	-	ROUND HIGH IMPACT POLYSTYRENE BOX WITH FACTORY INSTALLED FLOWTITE VALVE (1/2" X 1/4" COMPRESSION OUTLET), FOR PEX WITH FACE PLATE
8	WALL HYDRANT HOSE BIB	WOODFORD	MODEL 17	KEY HANDLE	1/2"	-	-	18" LONG, SELF DRAINING, FREEZELESS W/VACUUM BREAKER
9	DRINKING FOUNTAIN	ELKAY	EZ5BL	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	ADA COMPLIANT, SINGLE LEVEL FOUNTAIN
10	JANITOR SINK	SHANSTONE	MS-2424	-	1/2"	2"	1 1/2"	1" FIBERGLASS WITH A FAUCET WITH SERVING SPOUT
11	WASHER BOX	GUY GRAY	B-200	-	1/2"	2"	1 1/2"	RECESSED IN WALL

* NOTE: AN OWNER-SUPPLIED BOTTLE WATER DISPENSER CAN BE PROVIDED (PER IPC 410.1) IN LIEU OF 1 DRINKING FOUNTAIN REQ'D BY IBC 1109.5.1

PLUMBING LEGEND



COMMUNITY BLDG. PLUMBING PLAN

SCALE: 1/2" = 1'-0"

1 P1.0C

ISSUE SET



28 MAR 2018
MICHAEL J. KLEFFNER
ARCHITECT
LICENSE #4771

VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Wallace
ARCHITECTS, L.L.C.
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ELECTRICAL FIXTURE SCHEDULE

MARK	MFG	CATALOG #	LAMPS	MOUNT	REMARKS
A	PROGRESS	P3697-09	(3) 13W CFL-EQ. LED	CEILING	
B	PROGRESS	P3303-09	(3) MED. BASE 100W MAX.-EQ. LED	WALL	BATHROOM BRACKET
C	-	-	-	-	-
D	PROGRESS	F7186-30 EB	(4) F3T8-EQ. LED	CEILING	CLEAR PRISMATIC ACRYLIC DIFFUSER, WHITE END CAPS
E	PROGRESS	P821-AT	(1) 42W CFL-EQ. LED	RECESSED	DOUBLE WALL IC RATED, W/TRIM
F	PROGRESS	P5723-T1	PC13 120V-EQ. LED	WALL	WALL PAC
G	SURE-LITE	-	-	WALL	EXIT/EMERGENCY LIGHT COMBO
*H	PROGRESS	P821-AT	(1) 60W A-19-EQ. LED	RECESSED	PROVIDE TRIM W/COVERED LENS APPROVED FOR DAMP LOCATIONS
J	PROGRESS	P5071-09	(1) 100W A-100-EQ. LED	CEILING	MINI-PENDANT (RE: SHEET A1.0CB FOR FIXTURE MOUNTING HEIGHT - BOTTOM 6'-6" A.F.F.)
K	SURE-LITE	CC-22	LED	WALL PAC	EMERGENCY EGRESS
EF-1	BROAN	QTXE080FLT	(1) 42W CFL-EQ. LED	CEILING	EXHAUST FAN WITH SEPARATE 4W NIGHT LIGHT, ENERGY STAR
S					SMOKE DETECTOR, HORN/STROBE
BB					BASEBOARD HEAT 1.5 KW

* - CONNECT TO DUSK-TO-DAWN CONTROL EQUAL TO INTERMATIC #K4201 (1800W) ON WALL IN SITE STORAGE ROOM IN THE COMMUNITY BUILDING. CIRCUIT(S) SHALL BE FROM COMMUNITY BUILDING PANEL.

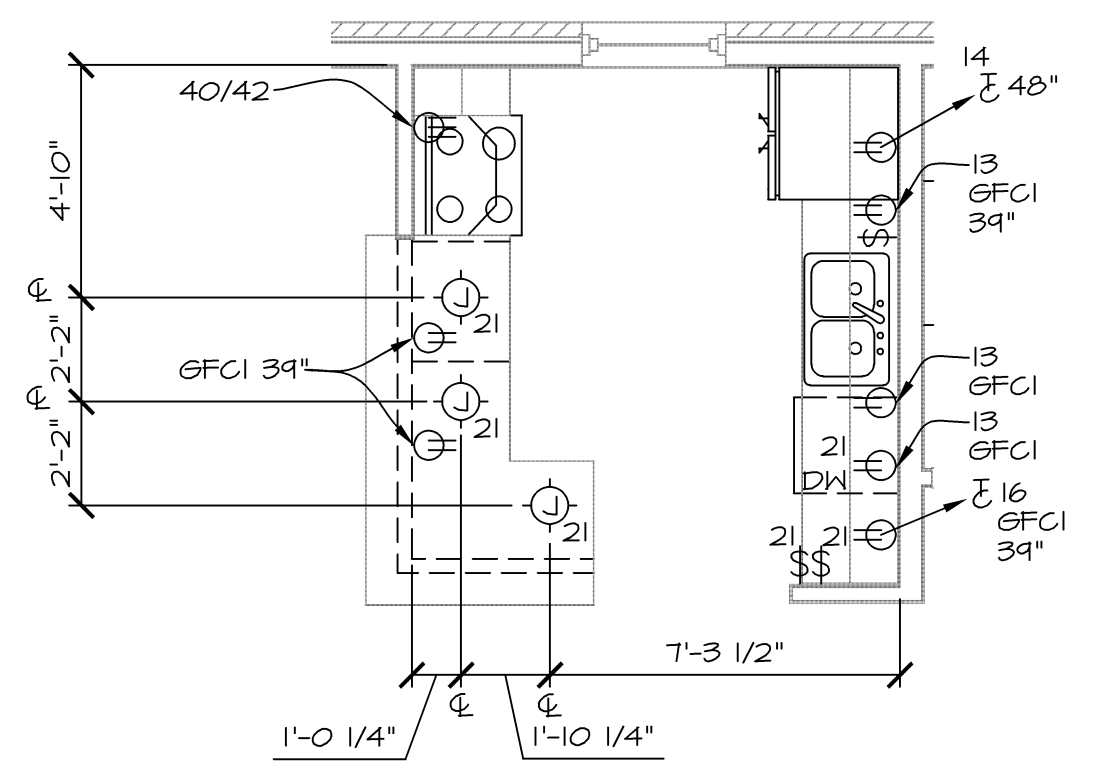
NOTE:
1. APPROVED EQUAL FIXTURES ACCEPTED.
ALL LIGHT FIXTURES TO BE PROVIDED WITH LED (ENERGY STAR RATED) LAMPS

PENETRATION NOTE:

ALL PENETRATIONS OF FLOORS, WALLS, AND CEILING BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

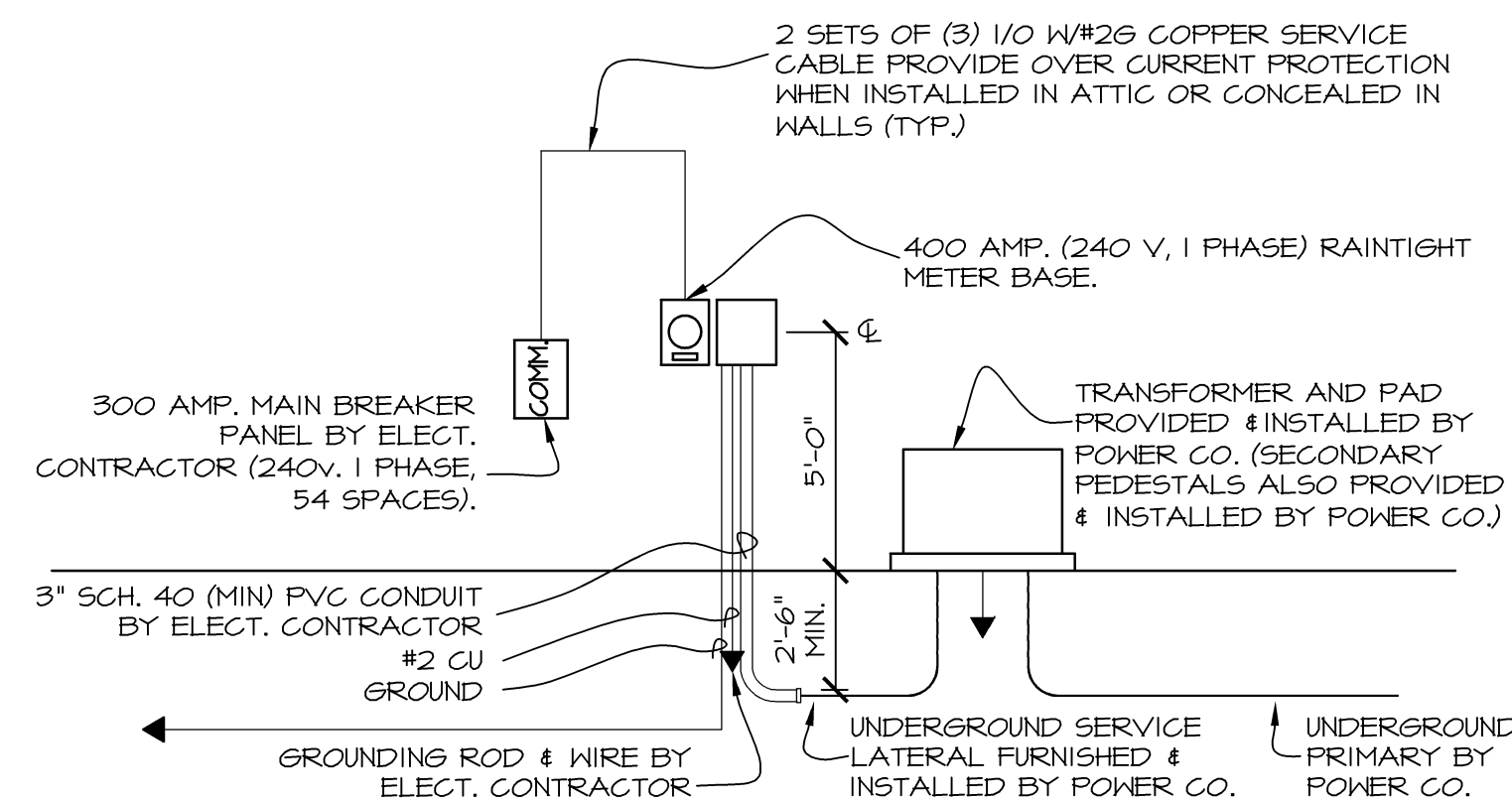
NOTE: ELEC., CATV, & TELEPHONE SERVICE TO BE BROUGHT TO EXT. OF BUILDING, AND CONNECTED THERE BY THE RESPECTIVE UTILITY PROVIDER.

SEE SHEET E1.0G FOR ELECTRICAL PANEL, LEGEND AND NOTES



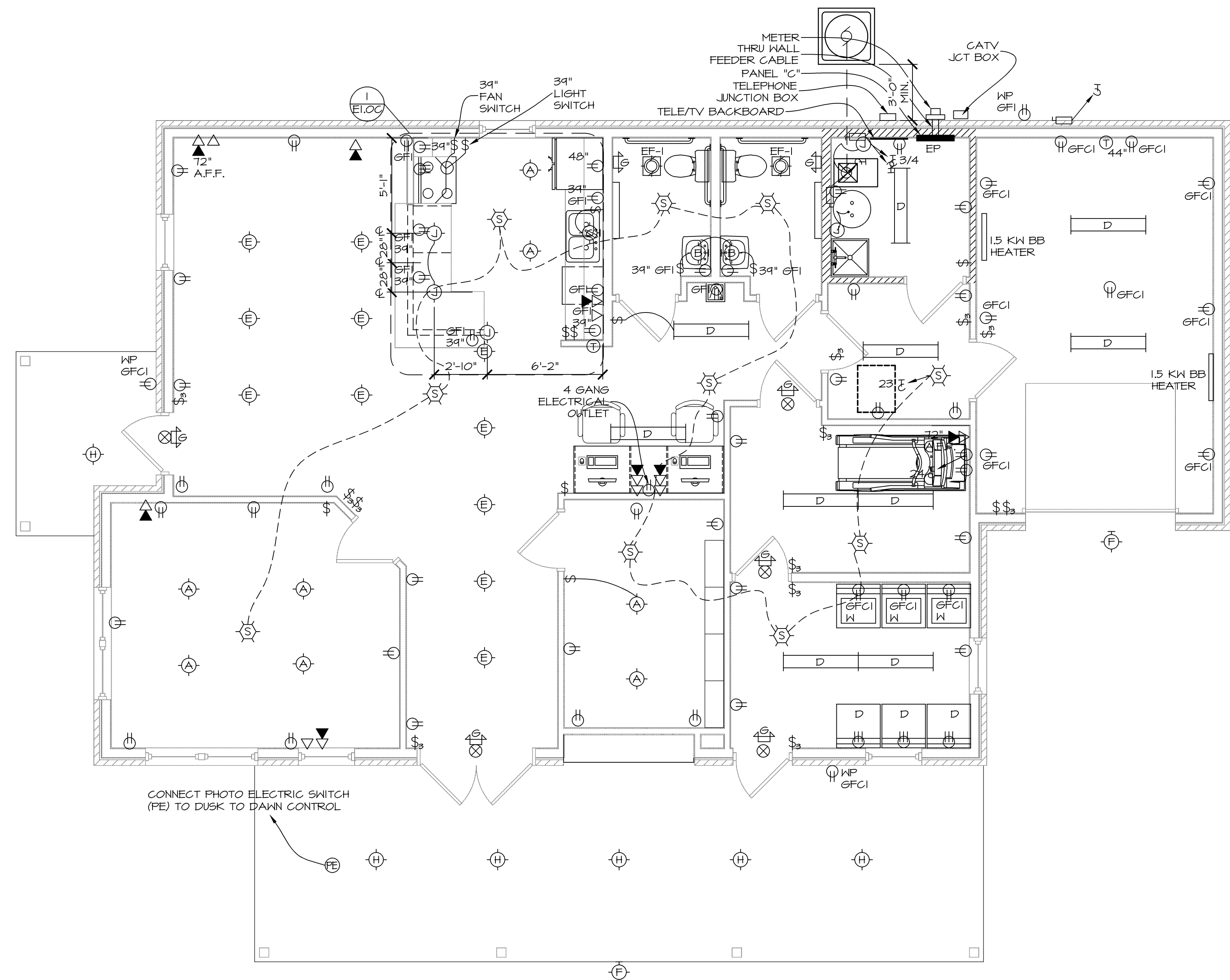
PARTIAL KITCHEN ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"

NOTE: ALL ENTRANCE EQUIPMENT SHALL BE MFG. APPROVED BY & INSTALLED @ HEIGHTS REQUIRED BY POWER CO.



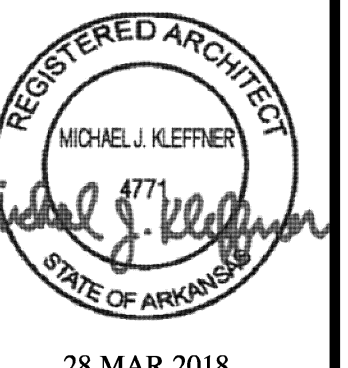
COMMUNITY BUILDING ELECTRICAL RISER DIAGRAM
SCHEMATIC

NOTE: ELEC. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS & COORDINATE INSTALLATION. COSTS FOR SERVICE TO THE BUILDING SHALL BE BORNE BY THE ELEC. CONTRACTOR.



COMMUNITY BLDG. ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ISSUE SET



28 MAR 2018
MICHAEL J. KLEFFNER
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VALLEY SPRINGS COTTAGES
LITTLE ROCK, PULASKI COUNTY, ARKANSAS

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COMMUNITY BUILDING - PANEL "C"
120/240 V, SINGLE PHASE

CIRCUIT NUMBER	DESCRIPTION	VOLTAGE	BREAKER SIZE	WIRE SIZE
MAIN	PANEL	240V	300A MAIN	2 PARALLEL SETS 1/0-3 W/2 G
1 & 3	WATER HEATER	240V	30A	#10-3 W/G
2 & 4	AIR HANDLER (3/4 H.P.)	240V	80A	#4-3 W/G
5 & 7	HEAT PUMP	240V	50A	#8-3 W/G
6 & 8	BASEBOARD HEAT	240V	20A	#12-2 W/G
9	DRINKING FOUNTAIN	120V	20A	#12-2 W/G
10	OUTLETS OFFICE	120V	20A	#12-2 W/G
11	OUTLETS TOILETS	120V	20A	#12-2 W/G
12	OUTLETS KITCHEN	120V	20A	#12-2 W/G
13	OUTLETS KITCHEN	120V	20A	#12-2 W/G
14	REFRIGERATOR	120V	20A	#12-2 W/G
15	OUTLETS COMMUNITY ROOM	120V	20A	#12-2 W/G
16	OUTLETS LIBRARY & COMPUTER	120V	20A	#12-2 W/G
17	LIGHTING LIBRARY & COMM. ROOM	120V	20A	#12-2 W/G
18	LIGHTING COMM. ROOM & OFFICE	120V	20A	#12-2 W/G
19	OUTLETS EXTERIOR	120V	20A	#12-2 W/G
20	RANGE-HOOD	120V	20A	#12-2 W/G
21	LIGHTING KITCHEN, TOILETS & TOILET EXHAUST FANS	120V	20A	#12-2 W/G
22	LIGHTING EXTERIOR	120V	20A	#12-2 W/G
23	SMOKE DETECTORS	120V	20A	#12-2 W/G
24	OUTLETS MEETING ROOM	120V	20A	#12-2 W/G
25	LIGHTING MEETING, STOR, MECH, MAINT.	120V	20A	#12-2 W/G
26	OUTLETS STOR. & MECH.	120V	20A	#12-2 W/G
27	OUTLETS MAINTENANCE	120V	20A	#12-2 W/G
28	OUTLETS MAINTENANCE	120V	20A	#12-2 W/G
29 & 31	LAUNDRY DRYER	240V	30A	#10-3 W/G
30 & 32	LAUNDRY DRYER	240V	30A	#10-3 W/G
33 & 35	LAUNDRY DRYER	240V	30A	#10-3 W/G
36	DISHWASHER	120V	20A/GFCI	#12-2 W/G
37	TREADMILL	120V	20A	#12-2 W/G
38	SPARE	-	-	-
39	MICROWAVE	120V	20A	#12-2 W/G
40 & 42	RANGE	240V	50A	#6-3 W/G + #10-1 W/G
41	LAUNDRY WASHER	120V	20A	#12-2 W/G
43	LAUNDRY WASHER	120V	20A	#12-2 W/G
44	LAUNDRY WASHER	120V	20A	#12-2 W/G

ELECTRICAL LEGEND

\$	ONE WAY SWITCH
\$	THREE WAY SWITCH
\$	FOUR WAY SWITCH
⊖	110 V. RECEPTACLE
⊖	220 V. RECEPTACLE
△	TELEPHONE JACK
▲	DATA JACK
▭	TELEVISION JACK
▭	KEYPAD
▭	ELECTRICAL PANEL
⊥	CIRCUIT TO PANEL
⊙	J-BOX
⊙	DISCONNECT
⊙	EXHAUST FAN MOTOR
⊙	MOTOR CONNECTION
⊙	DOOR BELL BUTTON
⊙	DOOR CHIME
⊙	THERMOSTAT
⊙	LIGHT, WALL MOUNT
⊙	LIGHT, CEILING MOUNT INCANDESCENT
⊙	LIGHT, SURFACE MOUNT FLUORESCNET
⊙	EXIT LIGHT W/BATTERY BACKUP, SINGLE FACED
⊙	EXIT LIGHT W/BATTERY BACKUP, DOUBLE FACED
⊙	EXIT/EMERGENCY COMBO LIGHT W/BATTERY BACKUP
⊙	SMOKE DETECTOR
⊙	SMOKE DETECTOR W/STROBE
⊙	FIRE ALARM HORN STROBE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHERPROOF

NOTE: SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.

ELECTRICAL NOTES:

- 1) DEDICATED CIRCUIT FOR DISHWASHER. MOUNT RECEPTACLE AT 24" A.F.F.
- 2) PLACE ALL RECEPTACLES 24" A.F.F. EXCEPT AS NOTED OTHERWISE. PROVIDE ALL WHITE COVER PLATES.
- 3) PLACE ALL SWITCHES @ 44" A.F.F. PROVIDE WHITE SWITCH PLATES.
- 4) SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.
- 5) ALL WIRING DONE IS TO BE WITH COPPER WIRE. ALUMINUM WIRE IS NOT TO BE USED.
- 6) ELECT. CONTR. IS RESPONSIBLE FOR OUTLETS SHOWN PREWIRED W/ELECT. BOX COVER PLATE & JUNCTION BOX AT BLDG. EXTERIOR. ELECT. CONTR. SHALL PROVIDE AND INSTALL ONE JACK PER TELEPHONE OUTLET SHOWN.
- 7) PROVIDE G.F.I. BREAKERS OR G.F.I. RECEPTACLE FEED-THRU CIRCUITS FOR PROTECTION OF OUTLETS AS REQ'D BY 2011 NEC, INCLUDING THE FOLLOWING: GARAGES, BATH, OUTDOOR, & KITCHEN. DISCONNECT & CAP ANY OUTLETS IN MEDICINE CABINETS OR CONNECT TO G.F.I. PROTECTED CIRCUIT.
- 10) REFER TO SITE UTILITY PLAN FOR ENTRANCE INFORMATION.
- 11) ELECT. CONTR. SHALL LABEL ALL CIRCUITS IN PANEL W/ROOMS & APPLIANCES.
- 12) SWITCHES TO BE 15 AMP, SILENT SWITCH, EQUAL TO HUBBELL I221-I.
- 13) EXHAUST FANS SHALL BE AS SCHEDULED ON SHEET M1.0C. REFER TO PLAN OR SPECS. TO VERIFY VENTING PROCEDURE - (NOT INTO ATTIC). VENT TO EXTERIOR AS PER PLANS.
- 14) SMOKE DETECTOR-FIREX #0440, EQUIPPED WITH DUAL CHAMBER IONIZATION, 85 DECIBEL TEST SWITCH, AND LED INDICATION LAMP, CONNECTED TO 120 VOLT A.C. CIRCUIT W/9 VOLT BACK-UP # CLG. J-BOX. SMOKE DETECTORS SHALL BE CONNECTED SO ALL ARE ACTIVATED IN UNISON.
- 15) ALL PENETRATIONS WITHIN RATED WALLS & CEILINGS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #F5611A OR EQUIVALENT.
- 16) ELECT. CONTR. SHALL PROVIDE UNDERGROUND WIRING FROM HOUSE METER TO ALL EXTERIOR SITE LIGHTING.
- 17) EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE WIRED TO LOCAL LIGHTING CIRCUIT.
- 18) PROVIDE AN EXPOSED INTERSYSTEM GROUNDING TERMINATION BLOCK AT THE GROUND ROD FOR TV, PHONE AND DATA.
- 19) DEDICATED CIRCUIT FOR RANGE, PROVIDE 50 AMP 120/240 VOLT, 2 POLE 3 WIRE RECEPTACLE FOR RANGE. PROVIDE 3-#6 AWG AND 1-#10 GROUND IN NM CABLE.
- 20) PROVIDE DEDICATED CIRCUIT FOR MICROWAVE.

TV SYSTEM NOTES:

- 1) ELECT. CONTR. SHALL SUPPLY AND INSTALL MATERIAL REQUIRED FOR A COMPLETE WORKING SYSTEM WITH UNDISTURBED RECEPTION TO EACH OUTLET.
- 2) SYSTEM IS TO BE PROPERLY GROUNDING FOR ADEQUATE LIGHTNING PROTECTION.
- 3) INSTALLATION SHALL CONFORM TO ARTICLES 800 AND 810 OF NATIONAL ELECTRICAL CODE.
- 4) ALL TV WIRING IS TO BE CONCEALED. PROVIDE 6'-0" OF CABLE AND CONNECTION (CAC-6 CF) AT EACH OUTLET.

D
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