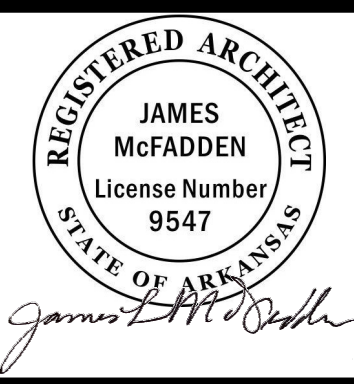


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ADMINISTRATION OFFICES



CONCEPT RENDERING

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JONESBORO, AR 72401

SCHEDULE OF SPECIAL INSPECTIONS					
PROJECT:	WAGNER-ISLAS OFFICE BUILDING				
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT	DATE COMPLETED
1704.4 CONCRETE CONSTRUCTION					
Inspect rebar steel installation	Field inspection	YES	Periodic	3.4	
Verification of rebar design mix	Review submittals	N/A	Periodic	3.4	
Fresh concrete sampling	Field testing	N/A	Continuous	2.3	
Concrete curing operations	Field review	N/A	Periodic	2.3	
Evaluation of concrete strength	Field testing & review of laboratory reports	N/A	Periodic	3.4	
Inspection of formwork for shape, lines, location, & dimensions	Field inspection	N/A	Periodic	2.3	
1704.5.1 MASONRY CONSTRUCTION (LEVEL 1)					
Verify proportions of site prepared mortar	Field & submittal review	N/A	Periodic	2.3	
Verify construction of mortar joints	Field inspection	N/A	Periodic	2.3	
Verify size, grade, & type of reinforcement	Field inspection	N/A	Periodic	2.3.4	
Verify protection of masonry during hot/cold weather	Field inspection	N/A	Periodic	2.3.4	
Verify compliance w/ req. inspection provisions of construction documents & approved submittals	Field inspection	N/A	Periodic	2.3.4	
1704.6 MISC CONSTRUCTION					
Inspection of the fabrication process of steel structural elements & assemblies in accordance with spec. notes	In plant review	N/A	Periodic	0	
1704.7 SOILS					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	Field inspection	N/A	Periodic	1	
Perform geotechnical & testing of earthenware fill materials	Field inspection	N/A	Periodic	1	
Verify use of proper materials, quantities, & lift thicknesses during placement & compaction of concrete fill	Field inspection	N/A	Periodic	1	
Verify dry density of compacted fill complies with approved test report	Review field testing	N/A	Periodic	1	
1707.1 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the erection & fastening of exterior cladding & exterior window	Field inspection	YES	Periodic	2.3	
Inspection during the erection & fastening of interior & exterior non-load bearing walls	Field inspection	YES	Periodic	2.3	
1707.2 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the anchorage of other electrical equip	Field inspection	YES	Periodic	9.6	
Inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents & their associated mechanical units	Field inspection	YES	Periodic	9.6	
Inspection during the installation of HVAC ductwork that will contain hazardous materials	Field inspection	YES	Periodic	9.6	
Inspection during the installation of vibration isolation systems	Field inspection	YES	Periodic	9.6	
1708.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE					
Review certified mill test reports	Field review	N/A	Each Submittal	3.4	
1708.5 SEISMIC QUALIFICATION OF MECHANICAL & ELECTRICAL EQUIPMENT					
Review certificate of compliance for designated seismic system components	Certificate of compliance review	YES	Each Submittal	5.6	
INSPECTION AGENT FIRM					
1 Testing Agency	NONE				
2 Testing Agency	NONE				
3 Architect	JAMES MCFADDEN				
4 Structural Engineer	MDKE SMITH				
5 Mechanical Engineer	TODD BINGLETON				
6 Electrical Engineer	TODD BINGLETON				
7 Steel Fabricator	NONE				
8 Laminated Wood Mfg	NONE				
NOTES:					
1. The inspection & testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agents are subject to the approval of the Building Official and/or the Design Professional.					
2. The list of Special Inspectors may be submitted as a separate document if noted so above.					
Encircle "Yes" or "No" as appropriate and date below:					
Are Requirements for Seismic Resistance Included in the Statement of Special Inspections? Yes <input type="checkbox"/> No <input type="checkbox"/>					
Are Requirements for Wind Resistance Included in the Statement of Special Inspections? Yes <input type="checkbox"/> No <input type="checkbox"/>					
Date: _____					
Statement of Special Inspections					
This project requires minimum special inspections. Architect will inspect UL components of the Framing to ensure design by our plans are followed. Images along with an Field Report will be produced and filed.					

DEDUCTIVE ALTERNATE:
 CONTRACTOR TO PROVIDE DEDUCTIVE ALTERNATE BID TO RELOCATE EXISTING SURFACE MOUNTED ELECTRICAL & PVC DRAIN PIPES APPROXIMATELY 24" HIGHER TO ACHIEVE A CEILING HEIGHT OF 14' - 0" A.F.F. IN LIEU OF LEAVING THE ELECTRICAL IN PLACE WITH CEILING HEIGHT OF 12' - 6" A.F.F..

1008.1.9 DOOR OPERATIONS AND HARDWARE

1008.1.9 DOOR OPERATIONS:
 Except as specifically permitted by this section egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

1008.1.9.1 HARDWARE:
 Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

1008.1.9.2 HARDWARE HEIGHT:
 Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height. Exception: Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operating parts of the release of latch on self-latching devices at 34 inches (864 mm) maximum above the finished floor or ground, provided the self-latching devices are not also self locking devices operated by means of a key, electronic opener or integral combination lock.

1008.1.9.3 LOCKS AND LATCHES:
 Locks and latches shall be permitted to prevent operation of doors where any of the following exists:
 1. Places of detention or restraint.
 2. In buildings in occupancy Group A having an occupant load of 300 or less, groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 2.1. The locking device is readily distinguishable as locked.
 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating:
 THIS DOOR TO REMAIN UNLOCKED WHEN OCCUPANCY IS OCCUPYED. The sign shall be in letters, 1 inch (25 mm) and high on a contrasting background.
 2.3. The use of the key-operated locking device is revocable by the building official for due cause.
 3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware.
 4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are operable from the inside without the use of a key.
 5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

1008.1.9.4 PANIC AND FIRE EXIT HARDWARE:
 1. Panic hardware is required for doors equipped with latches which serve rooms or spaces with 50 occupants or more in groups A or E, and in group in occupancies of any occupant load (note: Prior to the 2006 IBC, panic hardware was required for groups A and E, 100 occupants or more).
 2. Panic hardware must be listed per UL 309.
 3. Panic hardware used on fire doors is fire exit hardware and must be listed per UL 309 and UL 10C.

1011 EXIT SIGNS

1011.1 Where required:
 1. Exit signs are not required in rooms or areas that require only one exit or exit access.
 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
 3. Exit signs are not required in occupancies in group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

ARKANSAS FIRE PREVENTION DATA

CURRENT APPLICABLE CODES

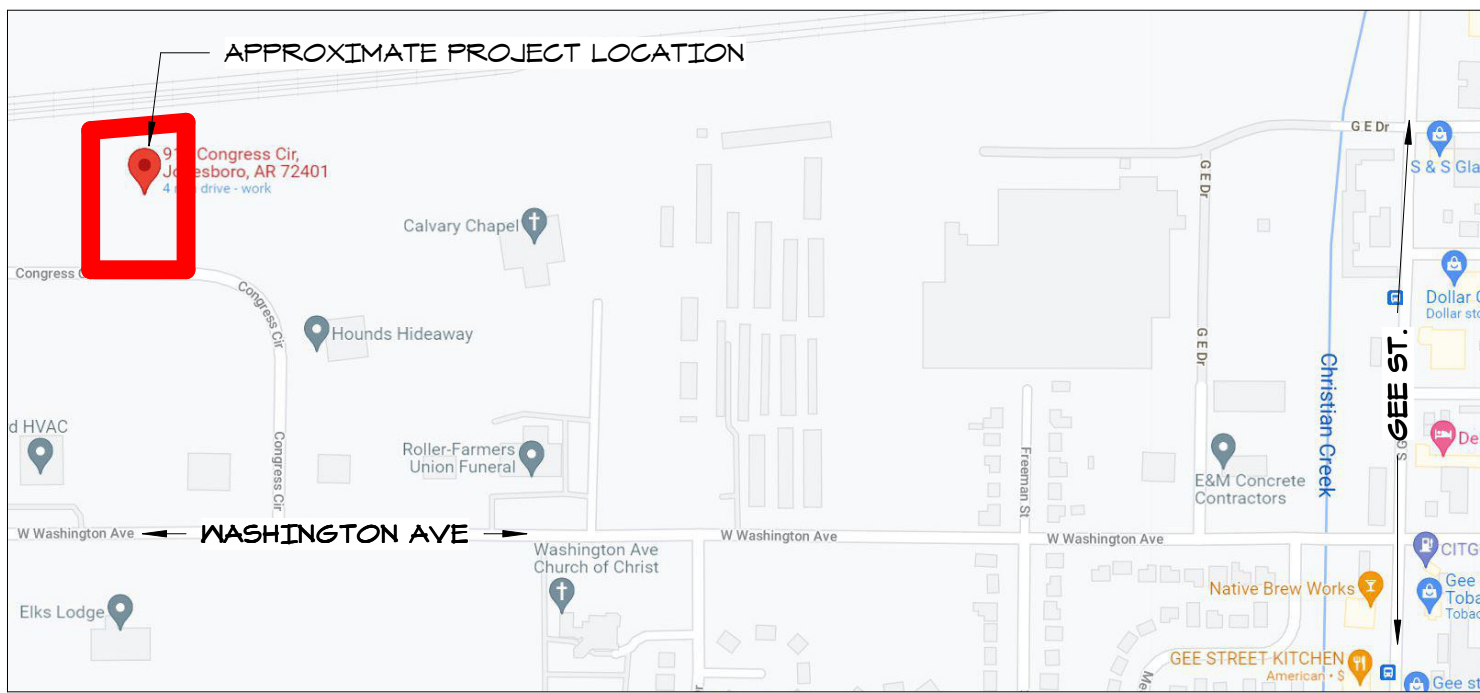
FIRE PREVENTION CODE:	2012 ARKANSAS FIRE PREVENTION CODE, VOLUME I
BUILDING CODE:	2012 ARKANSAS FIRE PREVENTION CODE, VOLUME III
EARTHQUAKE CODE:	2012 ARKANSAS FIRE PREVENTION CODE, VOLUME III
LIFE SAFETY CODE:	2006 LIFE SAFETY CODE
PLUMBING CODE:	2006 ARKANSAS STATE PLUMBING CODE
GAS CODE:	2006 ARKANSAS STATE GAS CODE
MECHANICAL CODE:	2010 ARKANSAS MECHANICAL CODE
ELECTRICAL CODE:	2011 ARKANSAS (NATIONAL) ELECTRICAL CODE
ENERGY CODE:	2014 ARKANSAS ENERGY CODE
ADA REGULATIONS:	2010 ICC / ANSI A117.1: AMERICAN NATIONAL STANDARDS

PROJECT DESCRIPTION: This project is an interior remodel of an existing building on Congress Circle with a new canopy and walkscot on the exterior. There will be offices, a conference room, and a small break room/kitchenette. One room in the building will be used as a training room.

CODE DATA		CODE REFERENCE
OCCUPANCY CLASSIFICATION	Business (B)	Section 305
MINIMUM OCCUPANT LOAD	Business space TOTAL 1 30 (3,000 s.f./100 gross)	T 1004.1.2
FIRE EXITS	(2) exits required; (2) provided.	Section 1005 / Section 1007
FIRE PROTECTION SYSTEM	Fire sprinkler system is not provided. Exit access travel distances: Allowed: 200' Maximum / Provided: less than 100'	Table 503 / Section 1016.1 / T 1016.2
CONSTRUCTION TYPE	TYPE II-B (Unprotected)	Section 602.5 / T 601
ALLOWABLE HEIGHT AND BUILDING AREA PER FLOOR	ALLOWABLE PROPOSED Maximum height: 55' 21' (EXISTING) Maximum # stories:	T 503
ALLOWABLE BUILDING AREA (within surrounding exterior walls and firewalls)	ALLOWABLE: 23,000 sq. ft. per floor (Table 503) with no area increases requested.	T503
PROPOSED BUILDING AREAS (per floor)	PROPOSED: 3000 S.F. (EXISTING) No increase of area.	
HORIZONTAL SEPARATION	Building face/separation distance Required Wall Rating Distance from exterior wall to assumed or common property lines	T 602

SHEET INDEX

- CS COVER SHEET**
- ARCHITECTURAL**
 - A1 ARCHITECTURAL SITE PLAN
 - A2 FLOOR PLAN - DEMOLITION
 - A3 FLOOR PLAN - DIMENSIONS
 - A4 FLOOR PLAN - LAYOUT
 - A5 REFLECTED CEILING PLAN
 - A6 DOOR SCHEDULE & CASEWORK ELEVATIONS, SECTIONS, DETAILS
- STRUCTURAL**
 - S-101 PLAN, GENERAL NOTES, AND DETAILS
 - S-102 SUN SHADE DETAILS
- MECHANICAL**
 - M1 MECHANICAL PLAN; NOTES & SCHEDULES
 - M2 DEMO PLAN
 - M3 MECHANICAL PLAN; DEMO ALTERNATE BID
 - M4 MECHANICAL PLAN; FLOOR PLAN
- PLUMBING**
 - P1 PLUMBING PLAN; NOTES & SCHEDULES
 - P2 PLUMBING PLAN; DEMO PLAN
 - P3 PLUMBING PLAN; DEMO ALTERNATE BID
 - P4 PLUMBING PLAN; FLOOR PLAN
- ELECTRICAL**
 - E1 ELECTRICAL PLAN; NOTES & SCHEDULES
 - E2 ELECTRICAL PLAN; DEMO PLAN
 - E3 ELECTRICAL PLAN; DEMO ALTERNATE BID
 - E4 ELECTRICAL PLAN; LIGHTING PLAN
 - E5 ELECTRICAL PLAN; FLOOR PLAN



VICINITY MAP

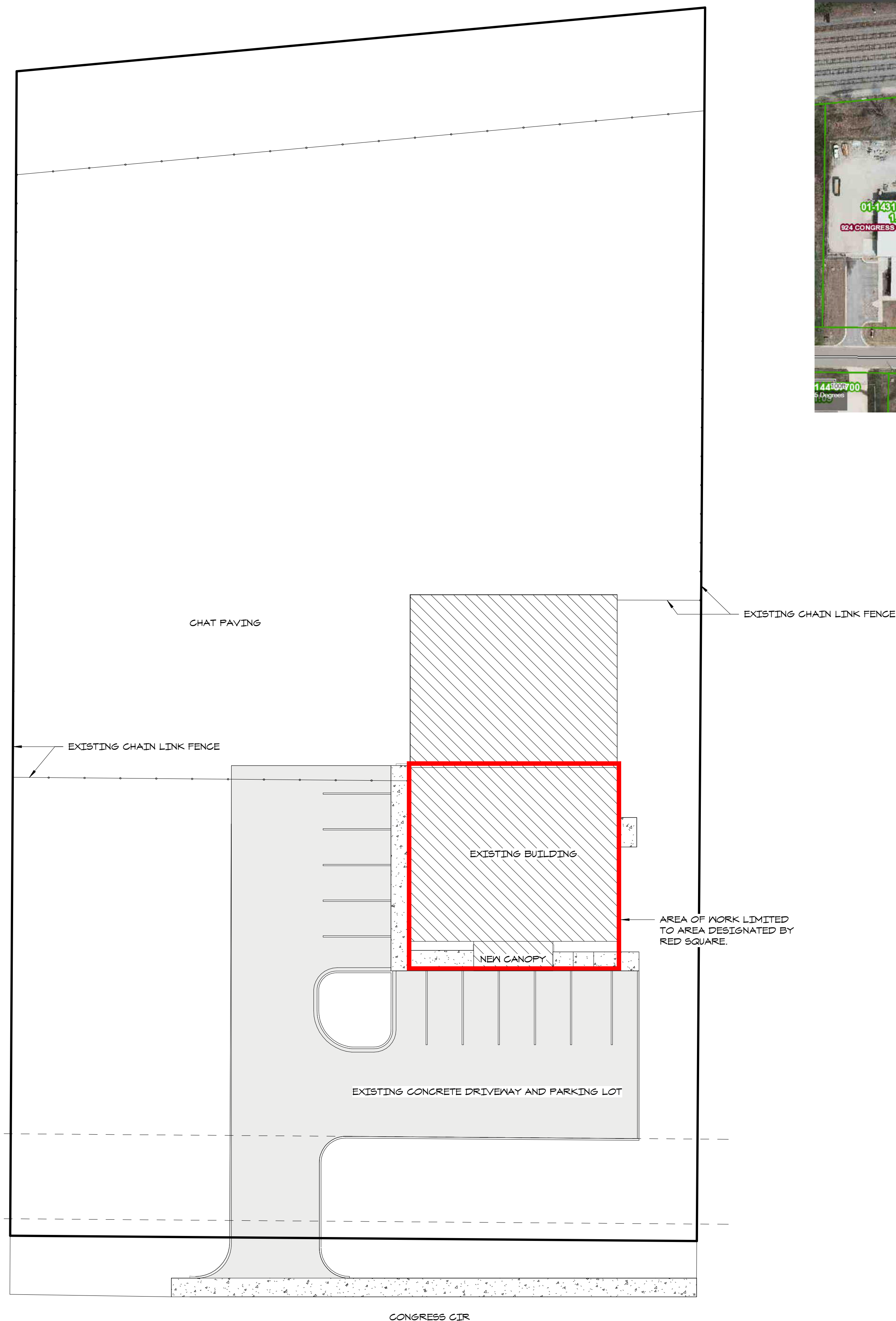
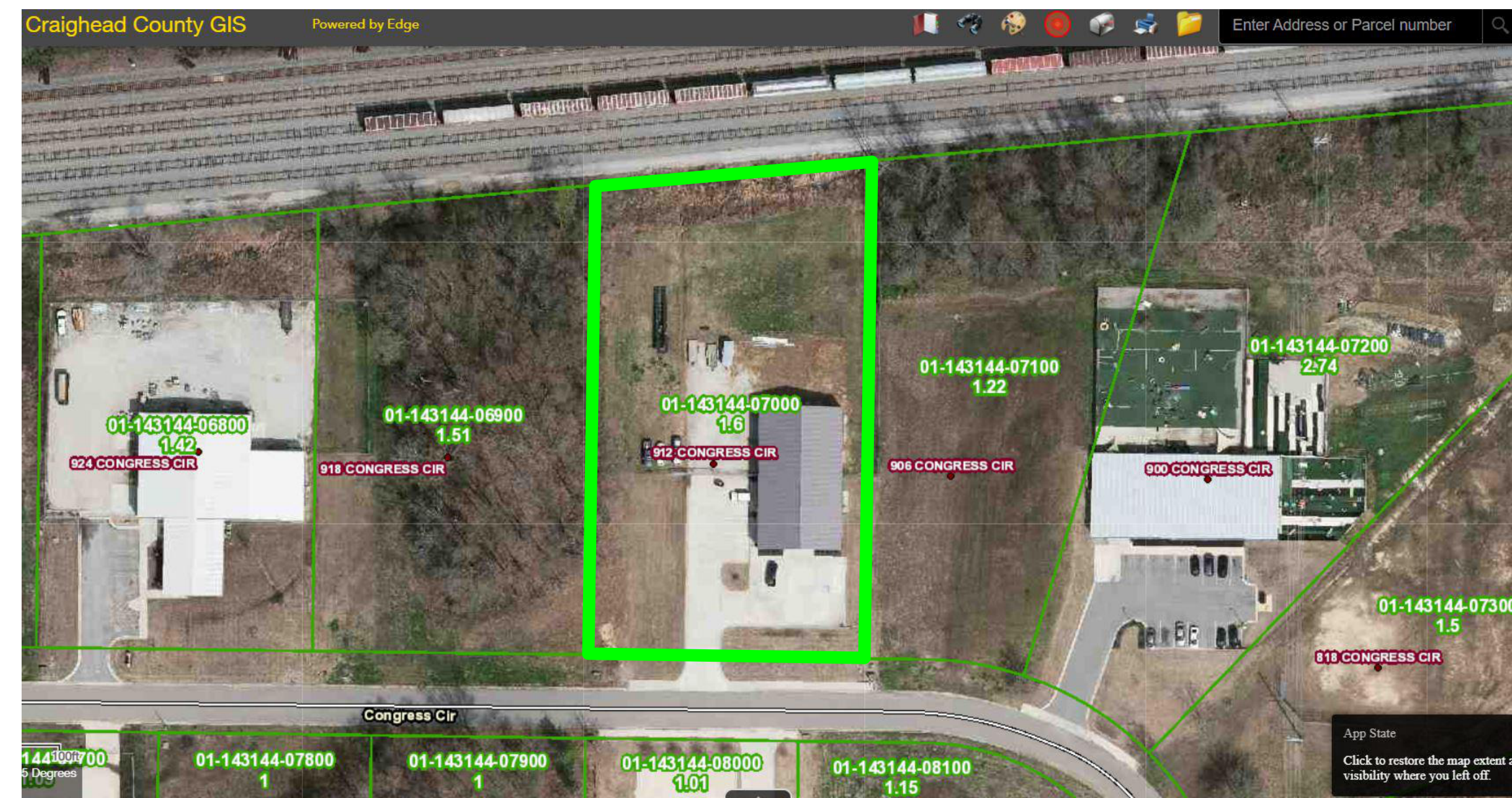
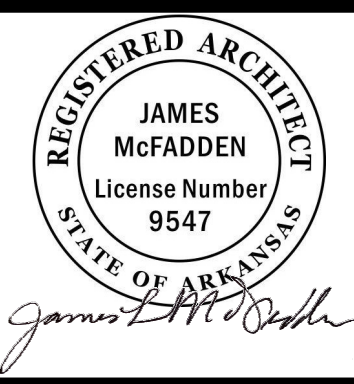
CONSTRUCTION DOCUMENTS

JAMES MCFADDEN ARCHITECT
 6801 PINE DR
 PARAGOULD, AR
 (417) 631-7608

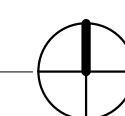
COVER SHEET

PROJECT NO: 21008
 DATE: 11/12/2021

CS



① SITE
1" = 20'-0"



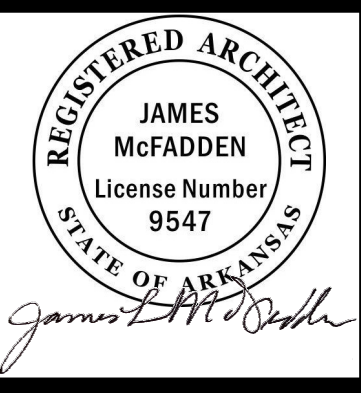
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CONSTRUCTION DOCUMENTS

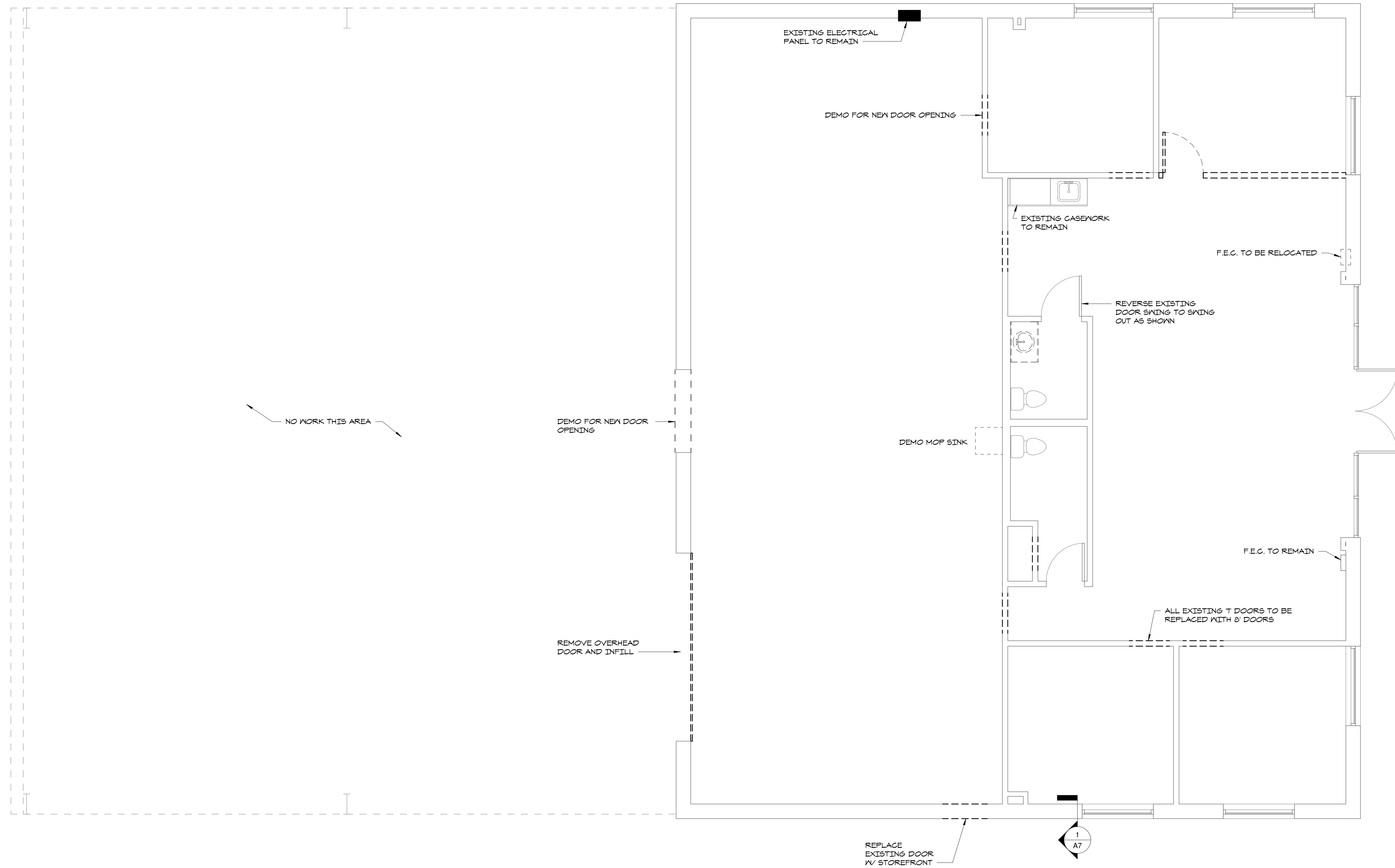
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(417) 631-7608

SITE PLAN
PROJECT NO 21008
DATE: 11/12/2021

A1



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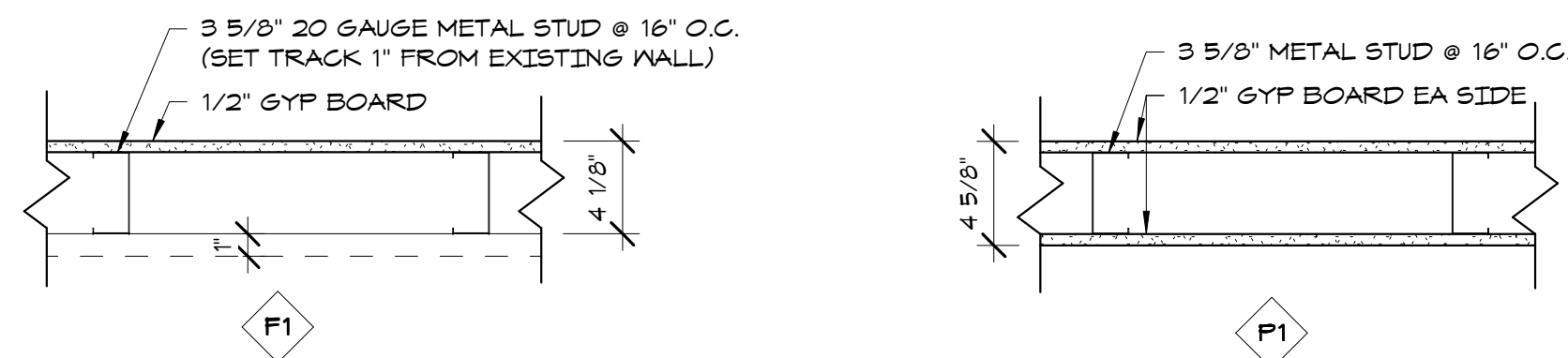
1 FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

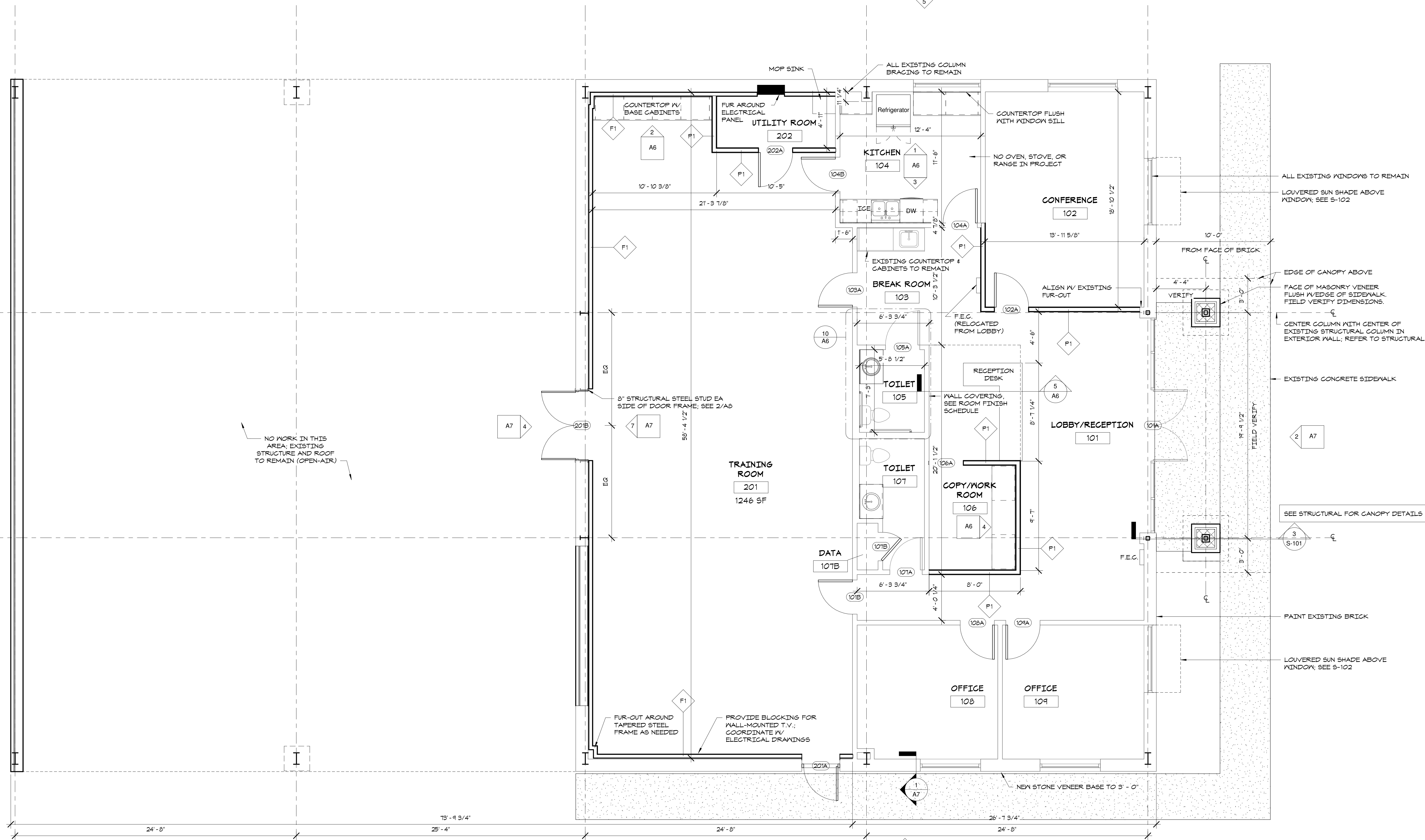
JAMES
MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
(417) 631-7608

FLOOR PLAN -
DEMOLITION
PROJECT NO 21008
DATE: 11/12/2021

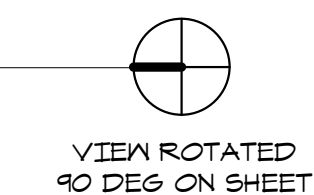
A2



PARTITION TYPES



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



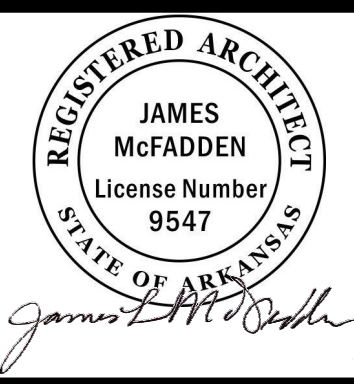
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CONSTRUCTION DOCUMENTS

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FLOOR PLAN - DIMENSIONS
 PROJECT NO 21008
 DATE: 11/12/2021

A3



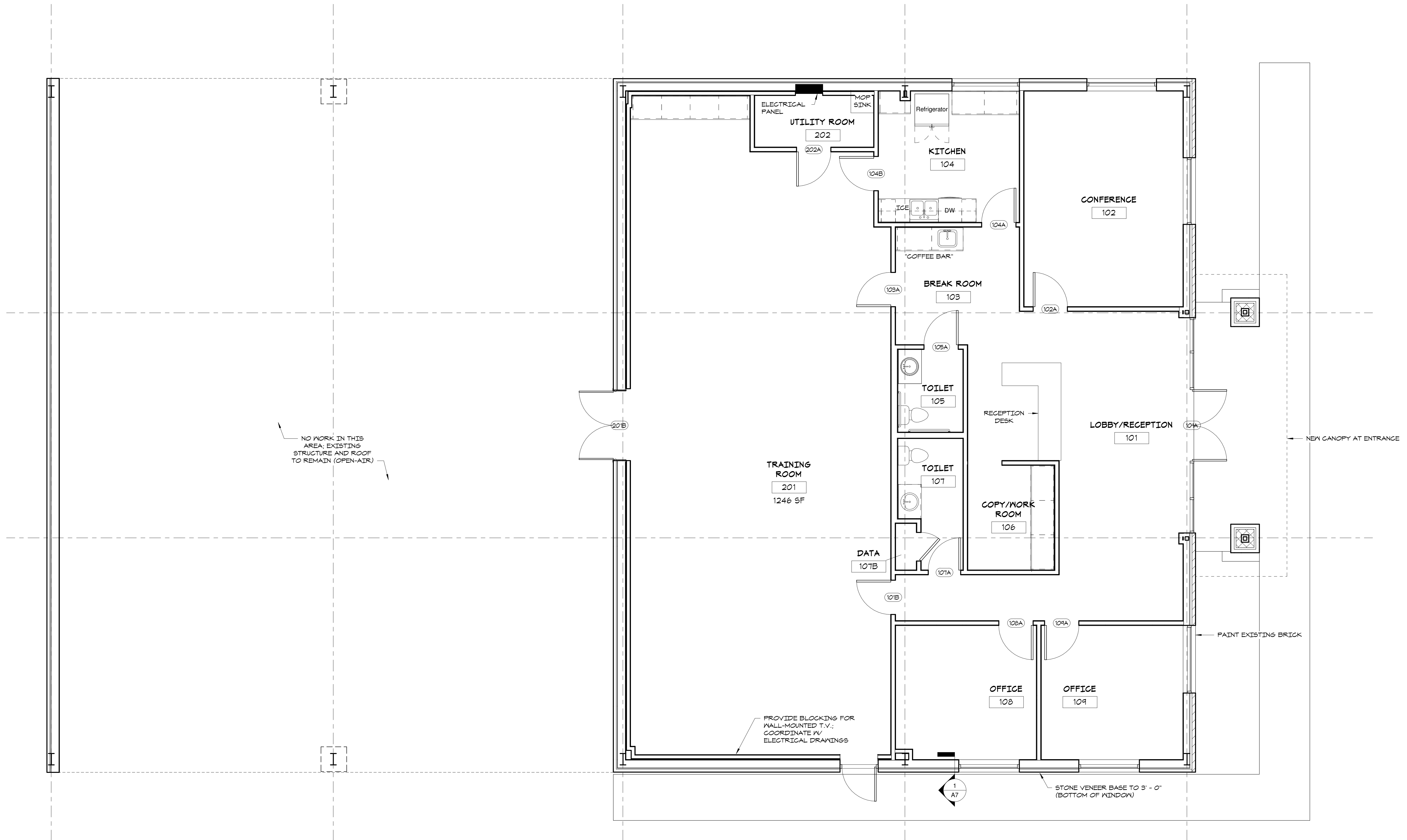
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CONSTRUCTION DOCUMENTS

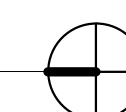
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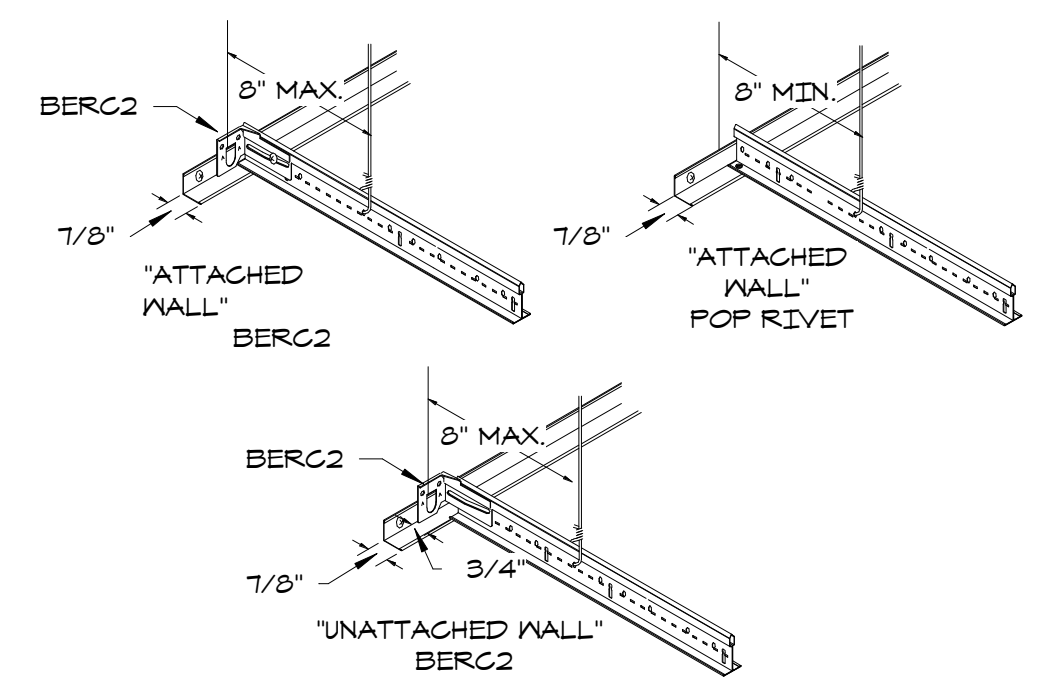
FLOOR PLAN - LAYOUT
PROJECT NO 21008
DATE: 11/12/2021

A4

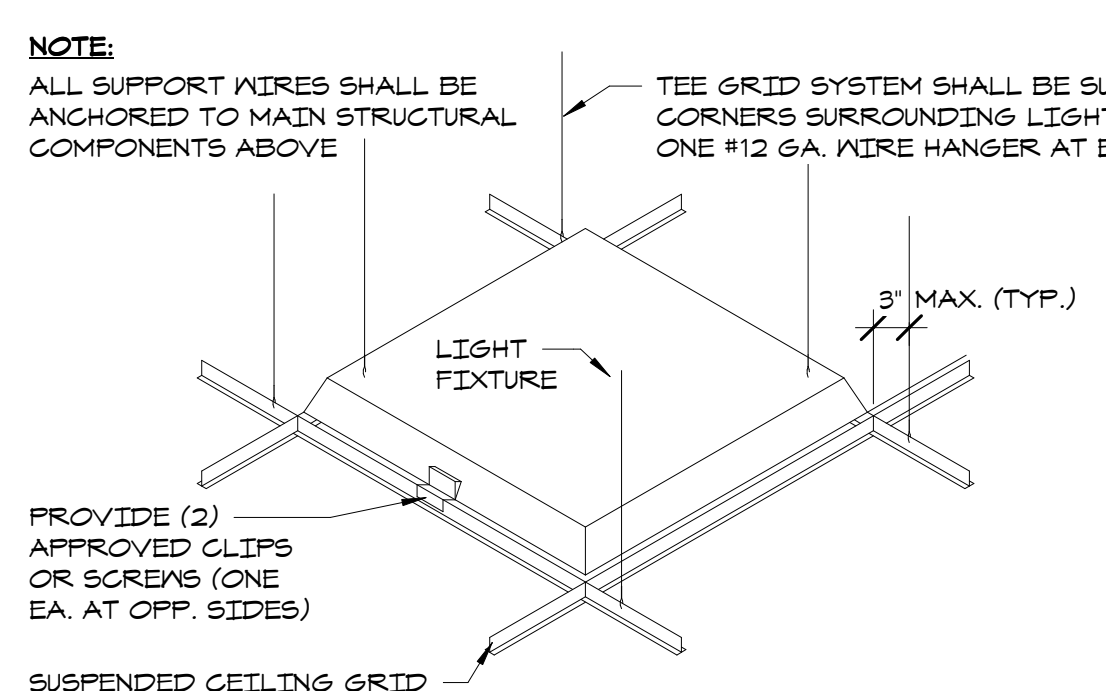


1 FLOOR PLAN - LAYOUT
1/4" = 1'-0"

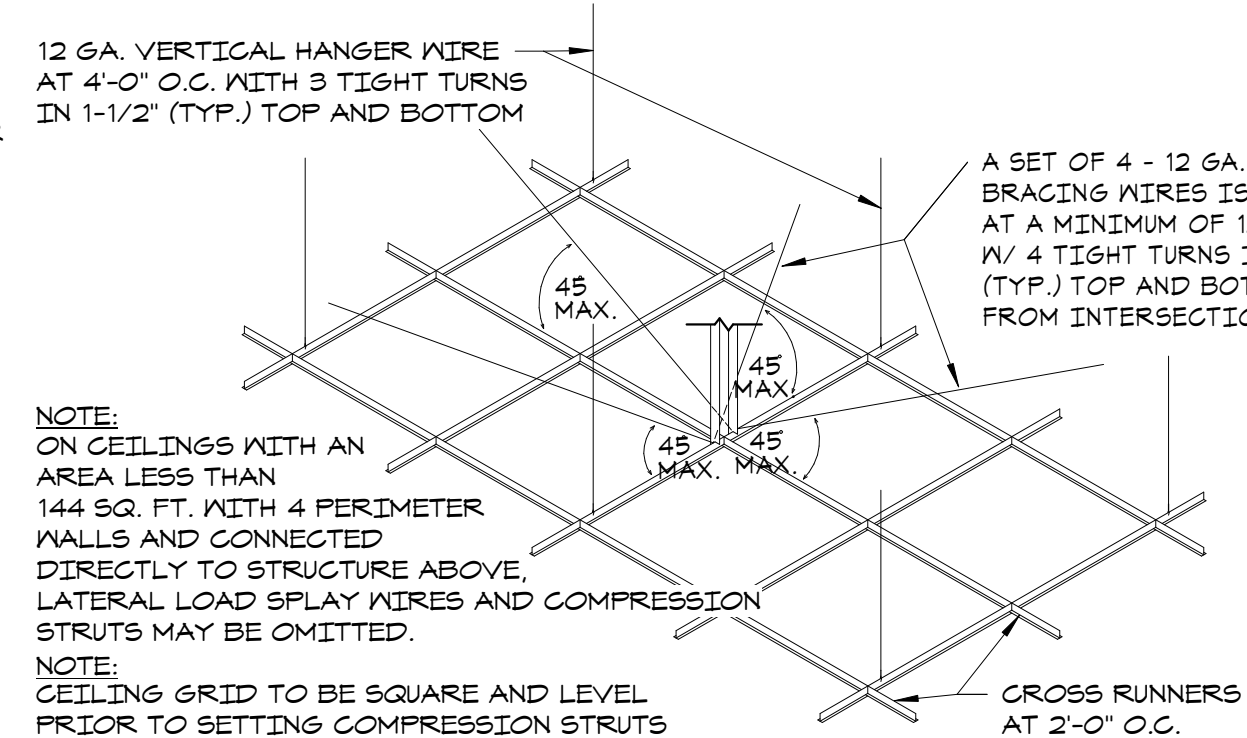




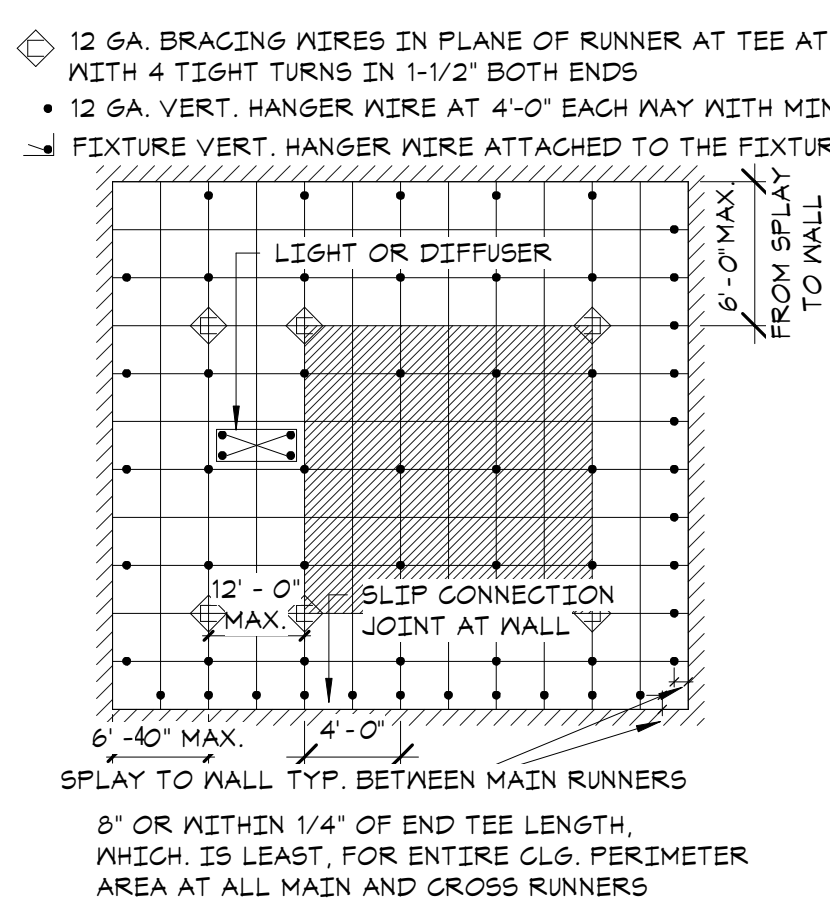
2 SEISMIC CEILING CLIP DETAIL
 1 1/2" = 1'-0"



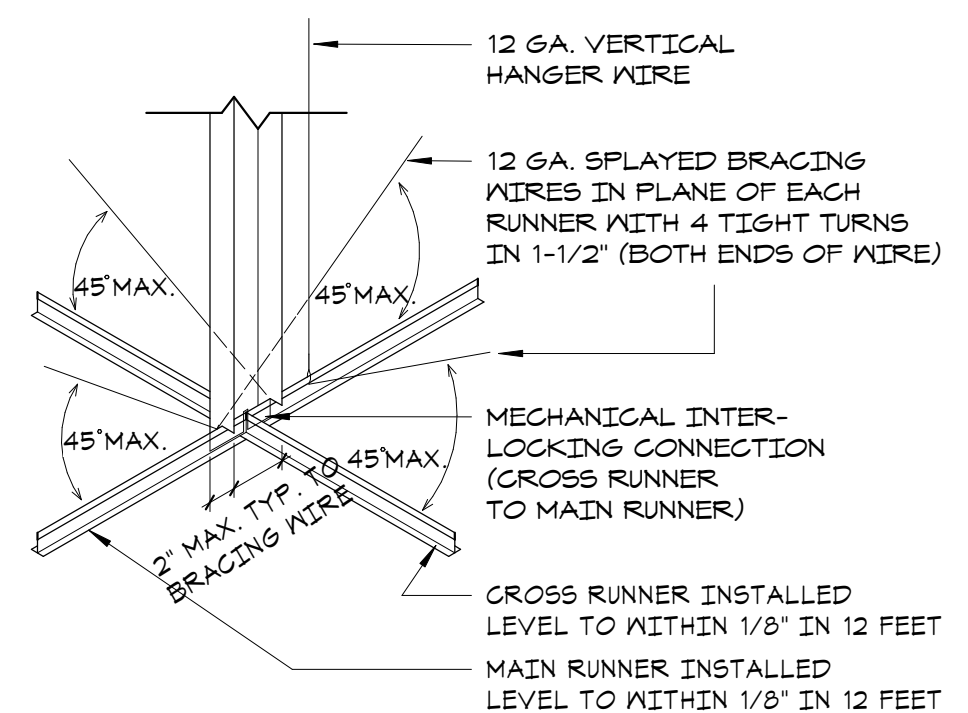
3 SEISMIC LIGHT FIXTURE BRACING
 3/4" = 1'-0"



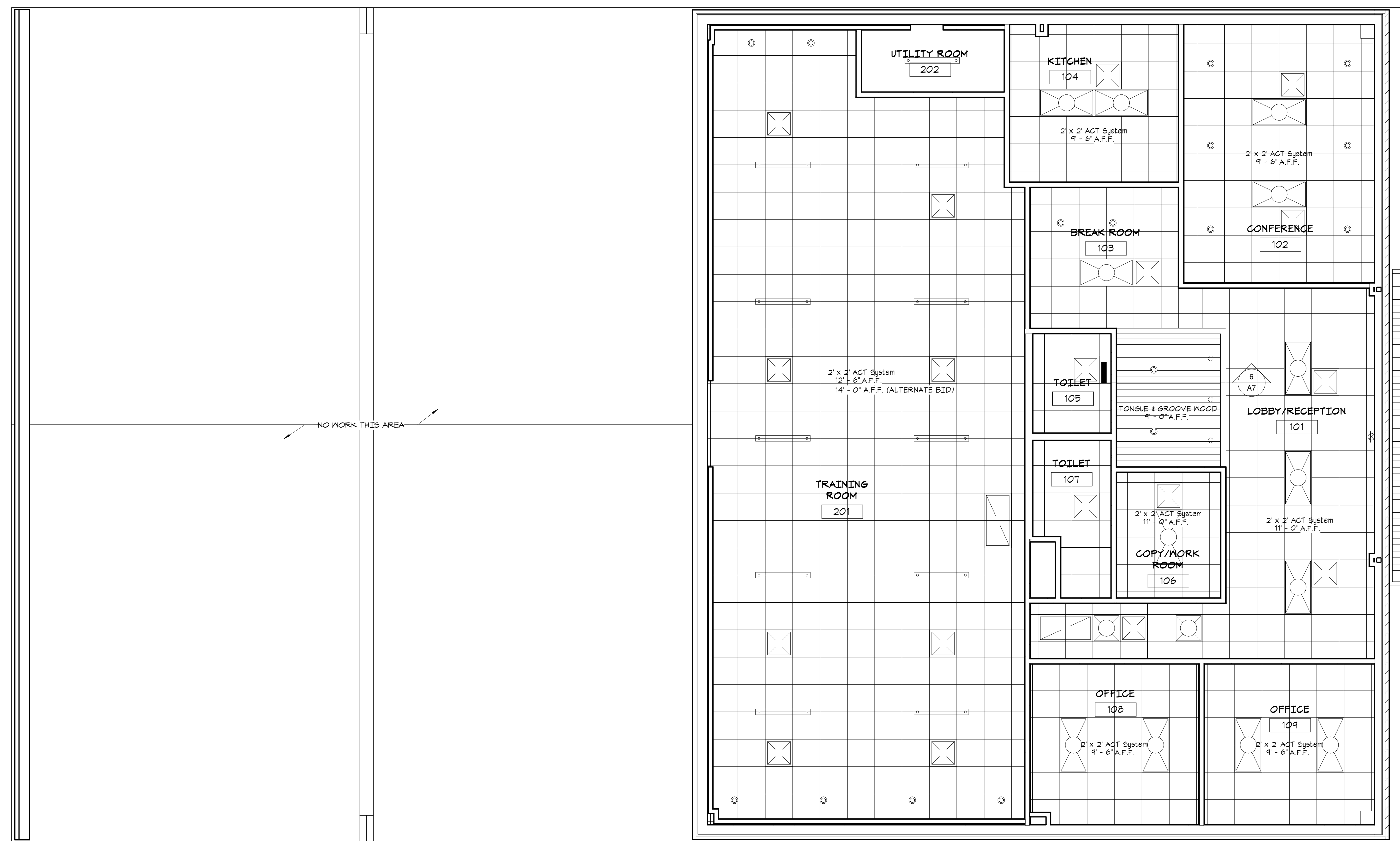
4 CEILING GRID ATTACHMENT DETAIL
 3/8" = 1'-0"



5 CEILING PLAN DIAGRAM - TYP.
 1/8" = 1'-0"



6 COMPRESSION STRUT DETAIL
 1" = 1'-0"



- LINEAR PENDANT LIGHT
- 2 X 2 LED LIGHT
- 2 X 4 LED LIGHT
- RECESSED LED LIGHT
- RECESSED LED LIGHT
- EXIT SIGN
- SUPPLY REGISTER
- RETURN REGISTER

1 REFLECTED CEILING PLAN
 1/4" = 1'-0"

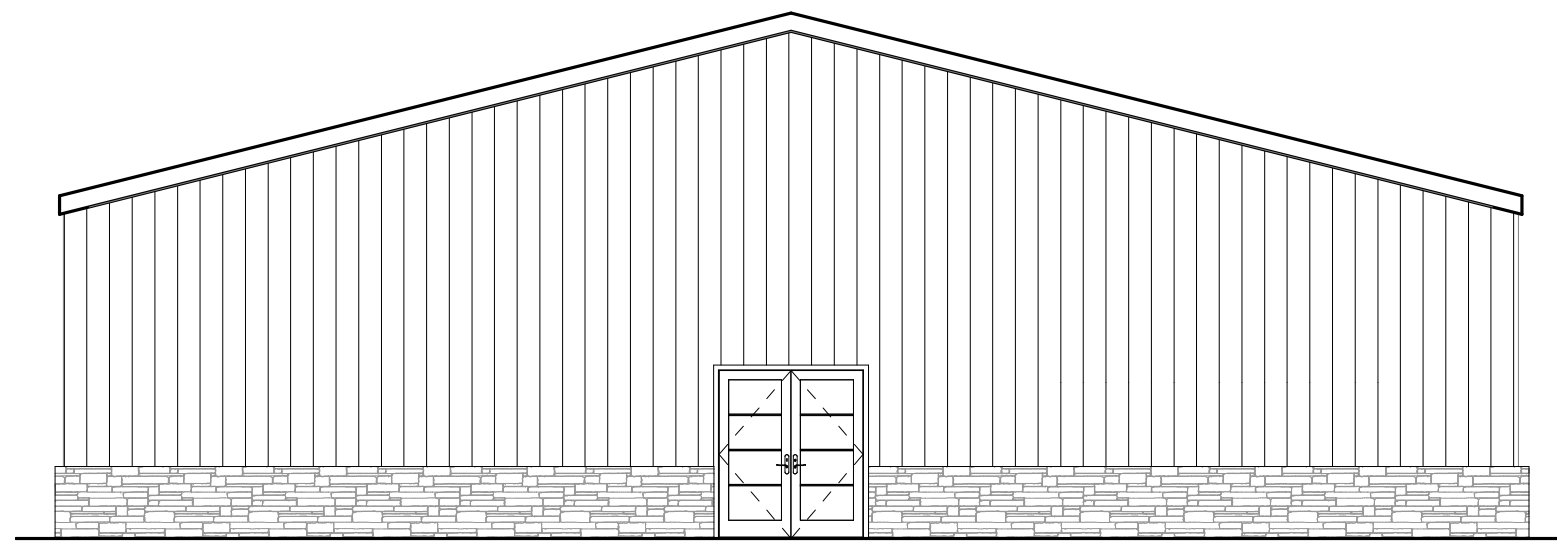
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CONSTRUCTION DOCUMENTS

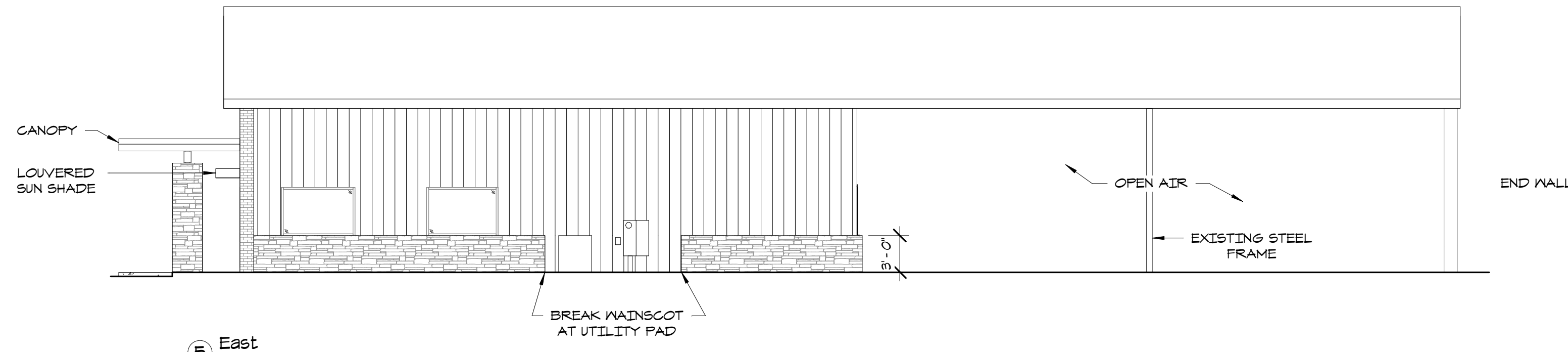
JAMES MCFADDEN ARCHITECT
 6801 PINE DR
 PARAGOULD, AR
 (417) 631-7608

REFLECTED CEILING PLAN
 PROJECT NO 21008
 DATE: 11/12/2021

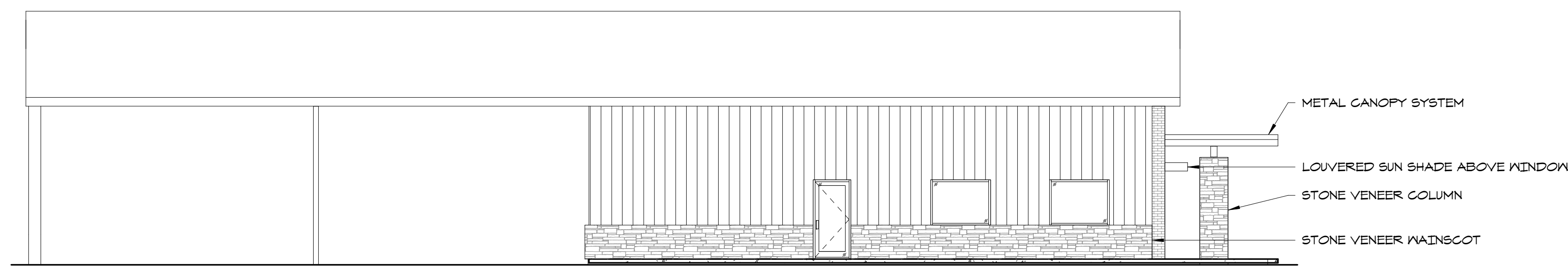
A5



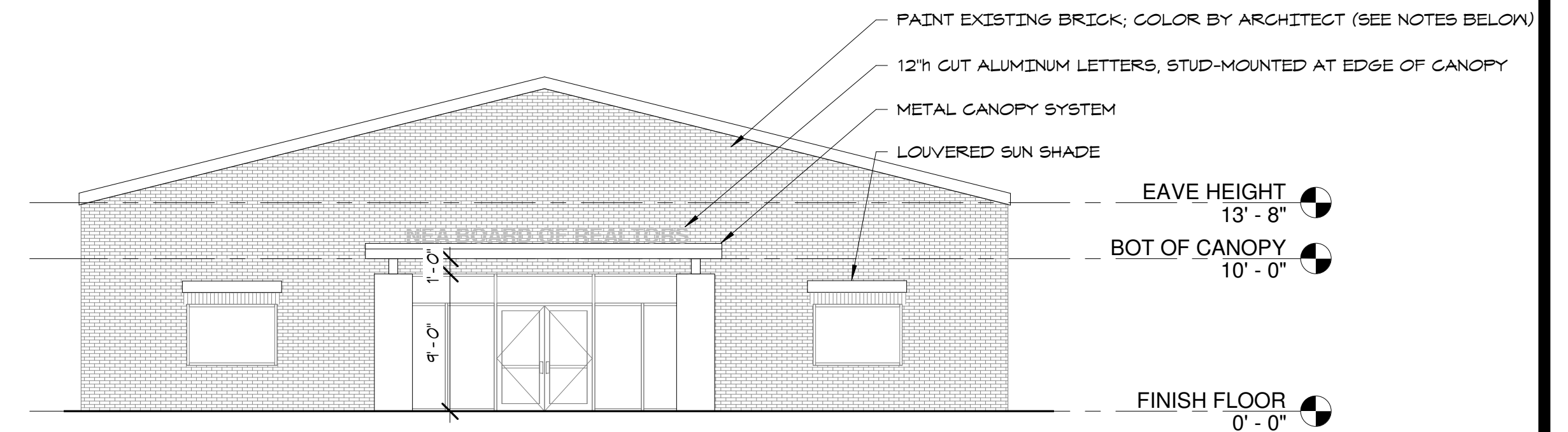
④ North
 1/8" = 1'-0"



⑤ East
 1/8" = 1'-0"



③ West
 1/8" = 1'-0"



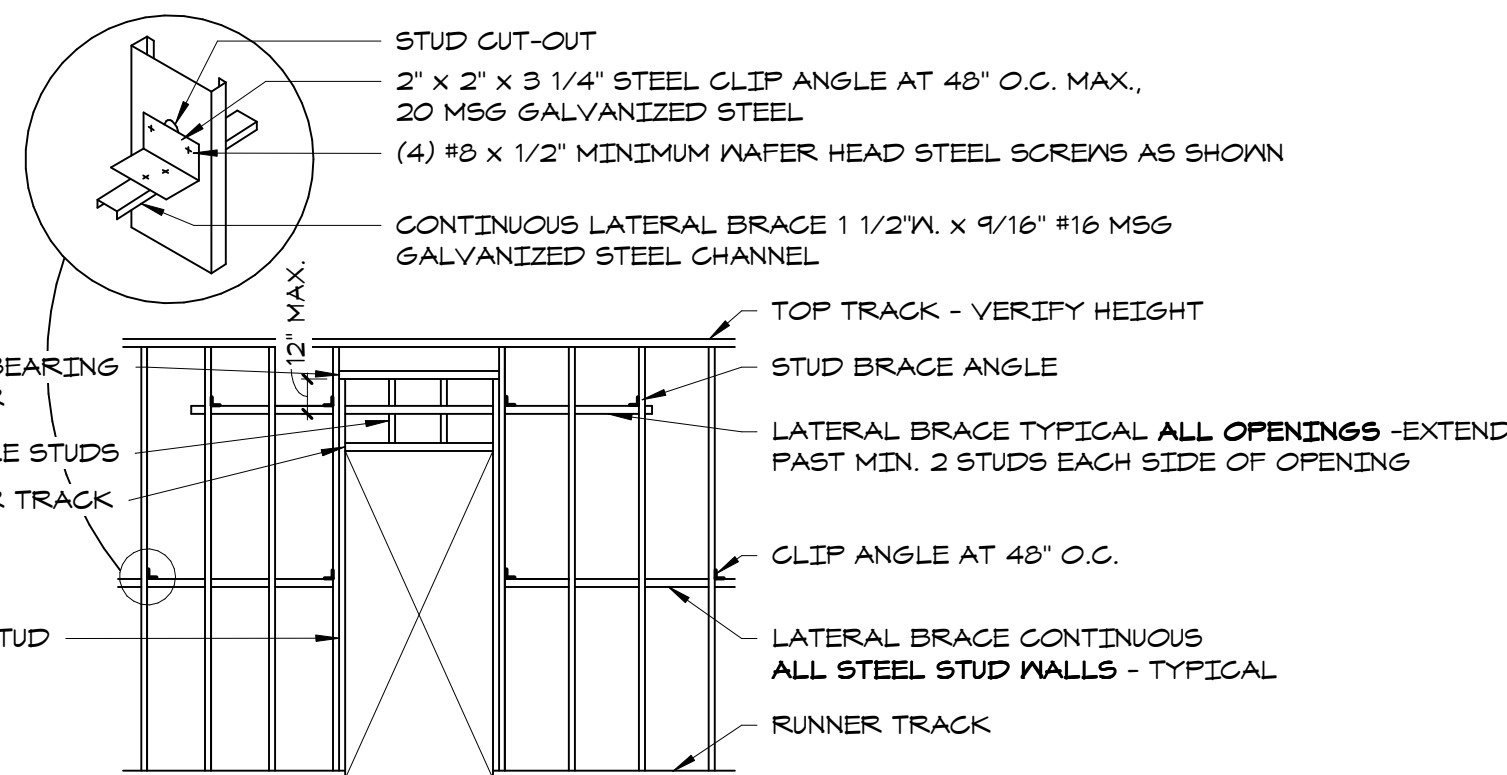
② South
 1/8" = 1'-0"

EXTERIOR PAINTING NOTES:

BEFORE PAINTING, THOROUGHLY CLEAN ENTIRE BRICK SURFACE WITH WATER AND STIFF-BRISTLED BRUSH. ANY BRICK INSTALLED RECENTLY (PATCHING HOLES AT CANOPY CONNECTION, WALL PACK REMOVAL, ETC.) SHOULD BE ALLOWED TO DRY. CHECK MORTAR FOR DAMAGE AND REPOINT BRICK IF NECESSARY. BRICK MUST BE COMPLETELY DRY FOR PAINT TO ADHERE SUCCESSFULLY. DELAY PAINTING AT LEAST 24 HOURS AFTER CLEANING.

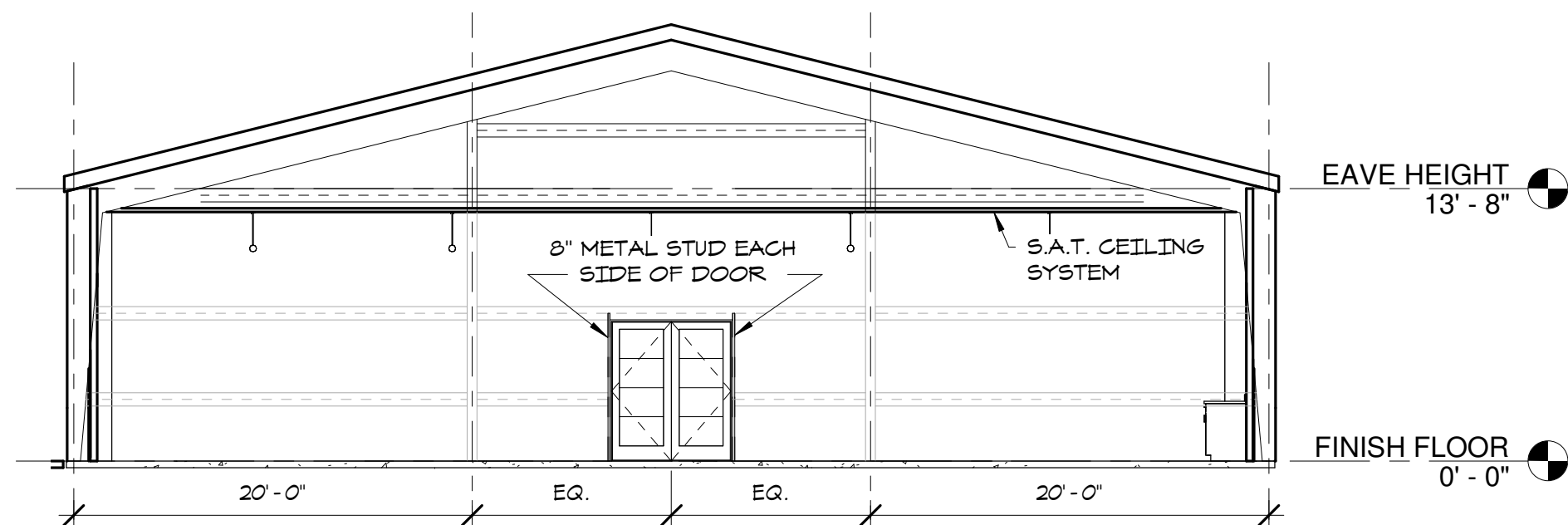
- FIRST COAT: BENJAMIN MOORE ULTRA SPEC MASONRY INTERIOR/EXTERIOR 100% ACRYLIC MASONRY SEALER 608 (46 G/L), MPI #3
- SECOND COAT: AURA WATERBORNE EXTERIOR SEMI-GLOSS FINISH 632 (46 G/L)
- THIRD COAT: BENJAMIN MOORE AURA WATERBORNE EXTERIOR SEMI-GLOSS FINISH 632 (46 G/L)

(ALTERNATIVE PAINT MAY BE SUBMITTED FOR APPROVAL)

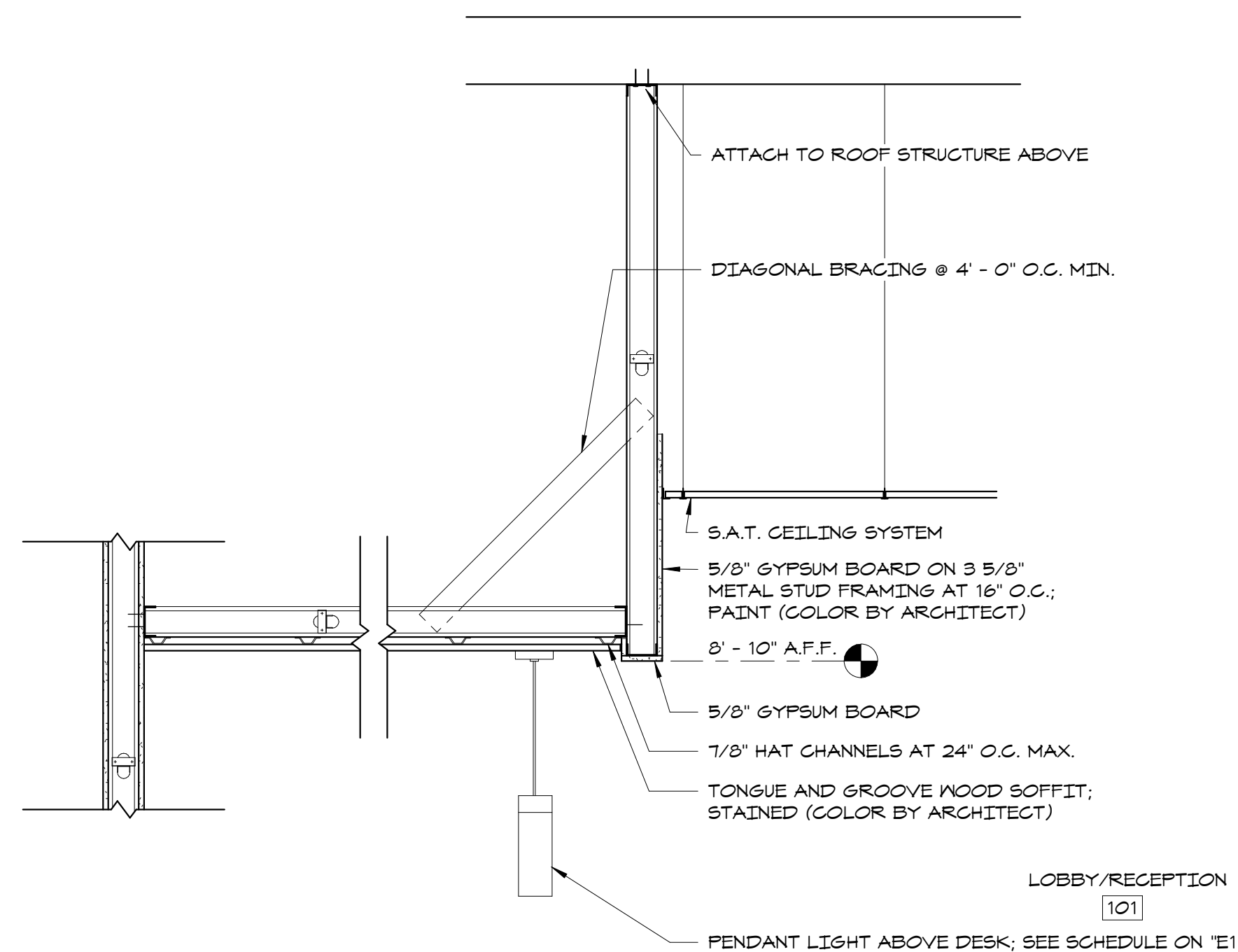


BRACING REQUIRED AT ALL METAL STUD WALL AREAS

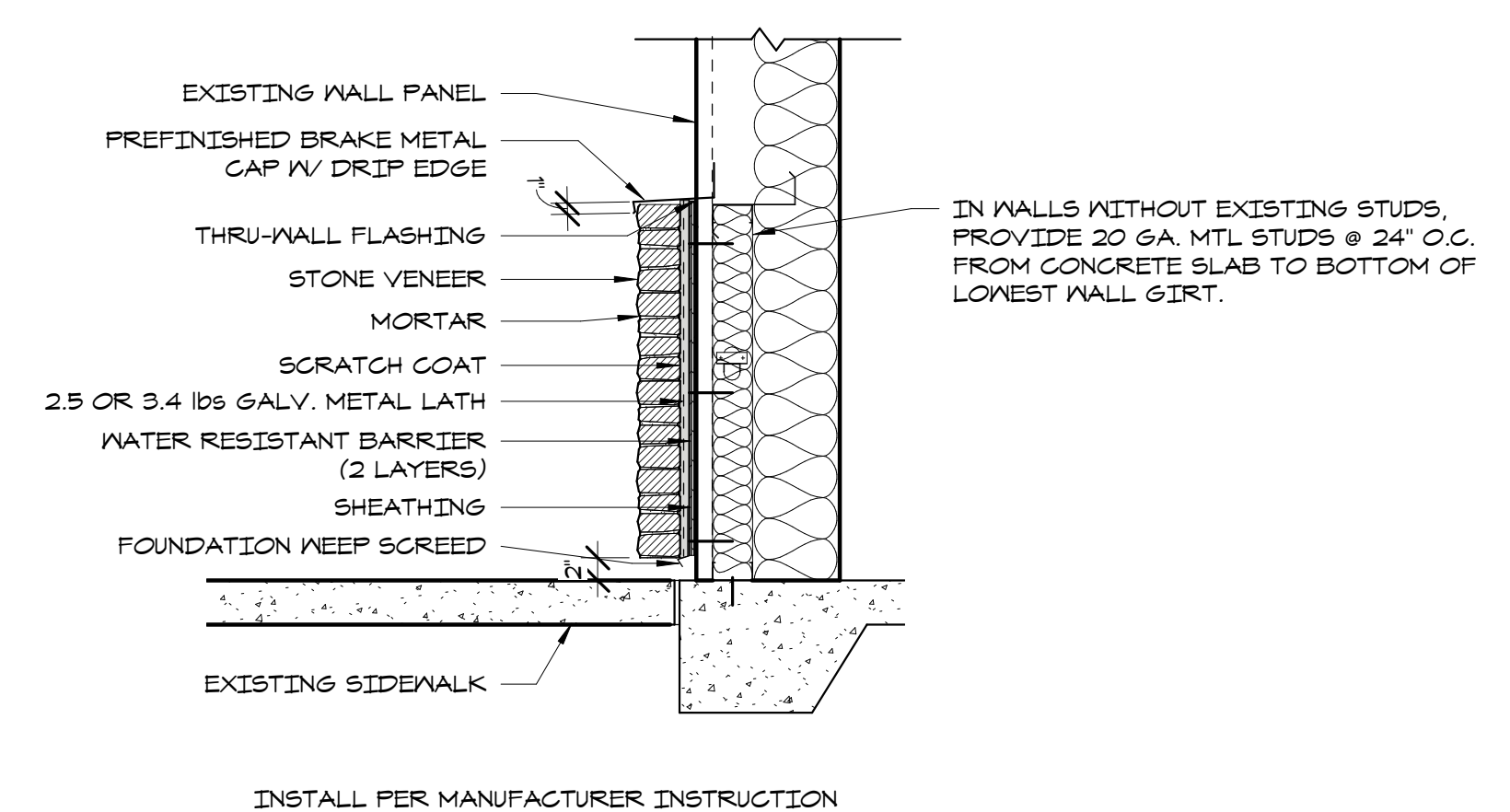
⑧ STEEL STUD LATERAL BRACE LOCATIONS
 1/4" = 1'-0"



⑦ SECTION @ TRAINING ROOM 201
 1/8" = 1'-0"



⑥ SECTION @ SOFFIT ABOVE RECEPTION DESK
 3/4" = 1'-0"



① STONE VENEER MAINSCOT @ METAL PANEL
 3/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

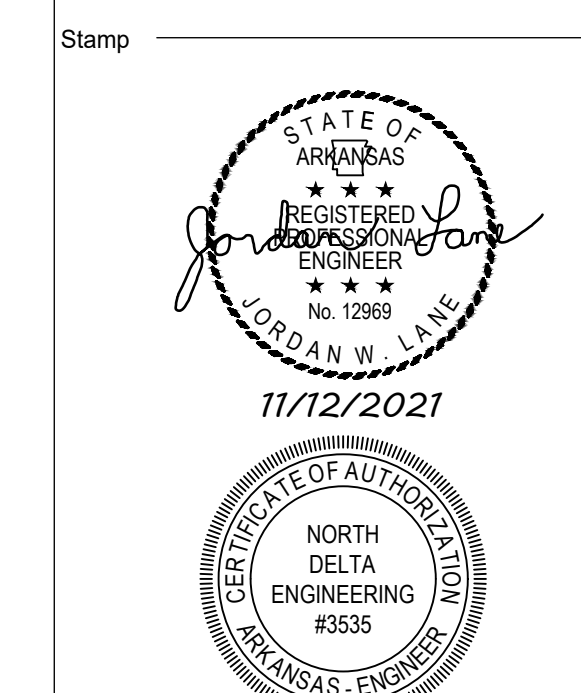
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ELEVATIONS,
 SECTIONS, DETAILS
 PROJECT NO 21008
 DATE: 11/12/2021

A7

Design Phase
CONSTRUCTION DOCUMENTS

Revisions		
No.	Date	Description

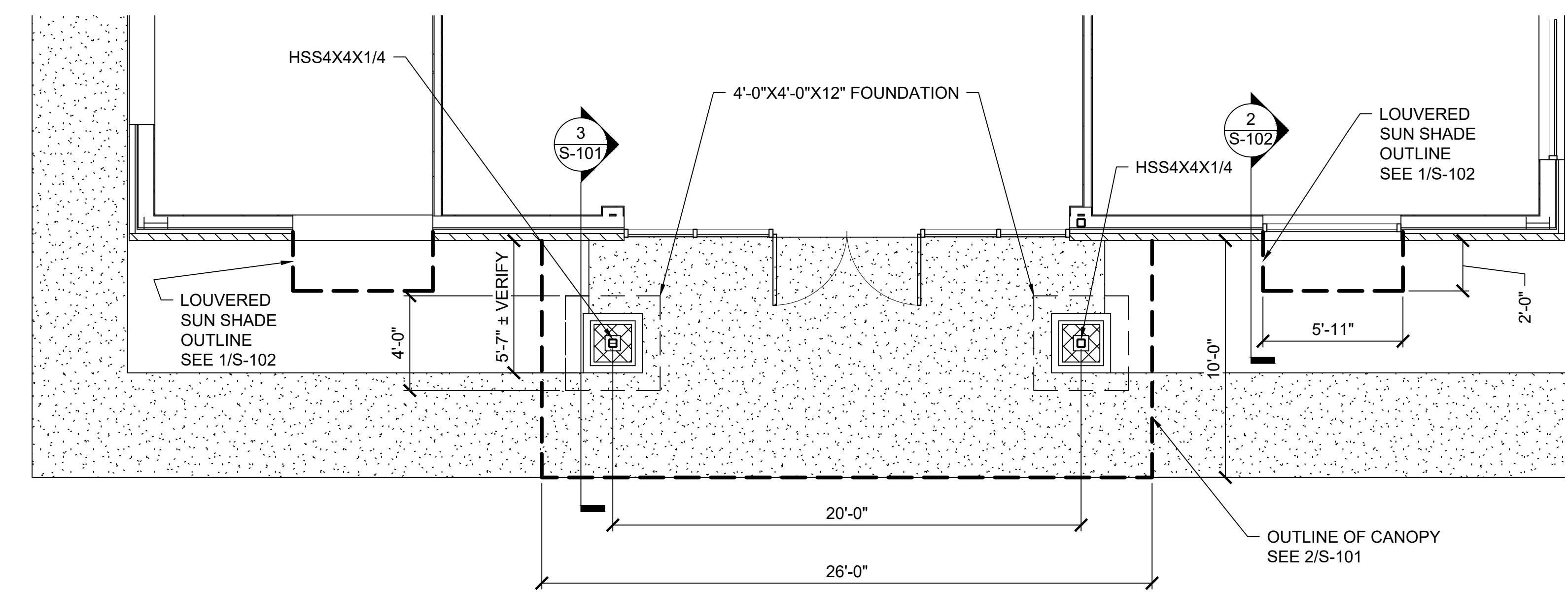


Project Number **NDE21_183**
Issue Date **11-12-2021**
Sheet Title

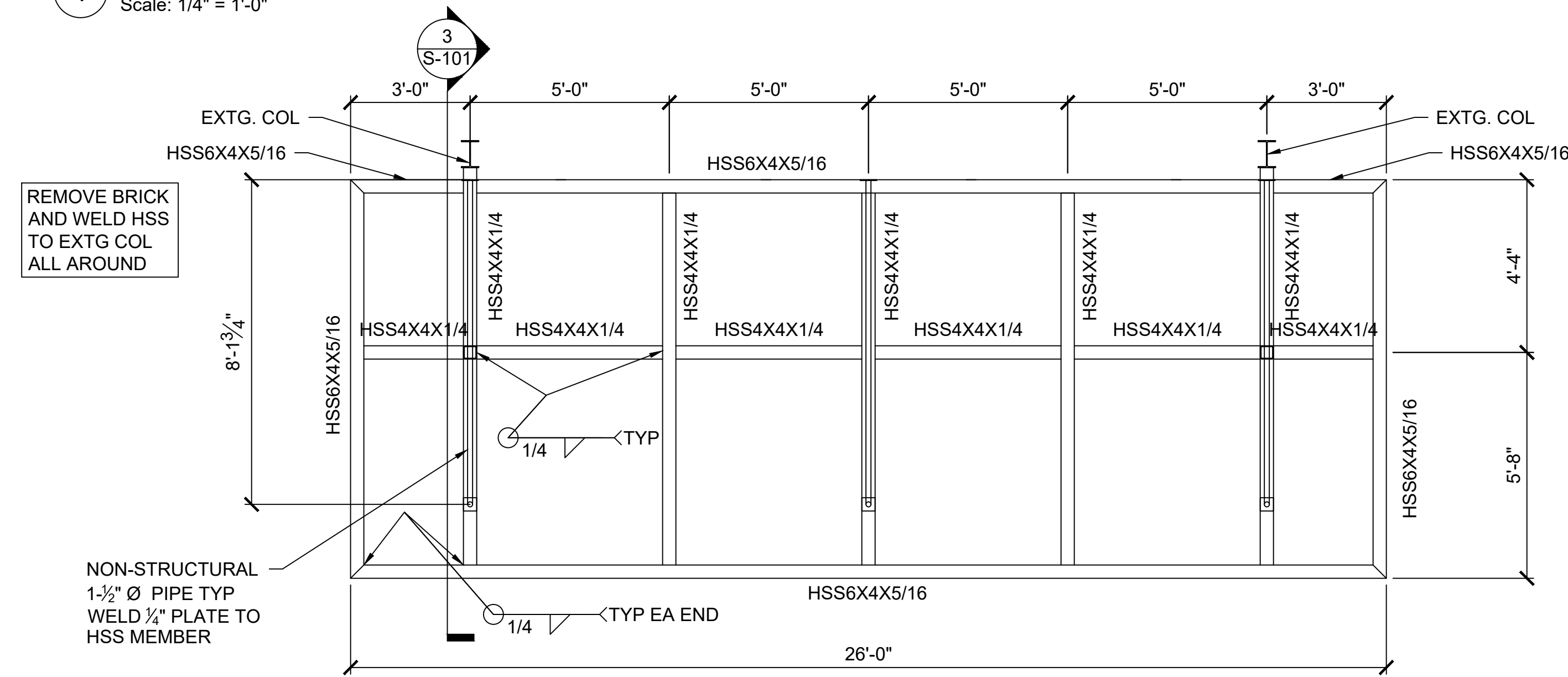
PLAN, GENERAL NOTES, AND DETAILS

Sheet Number

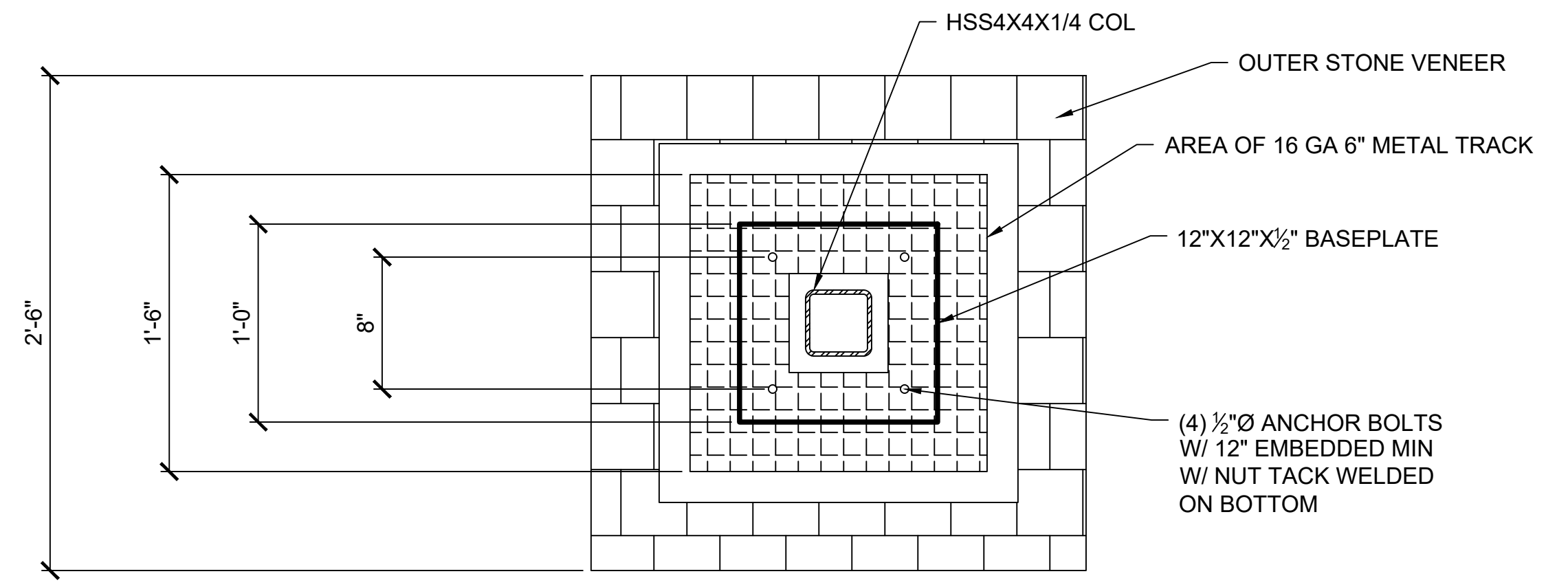
S-101



1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

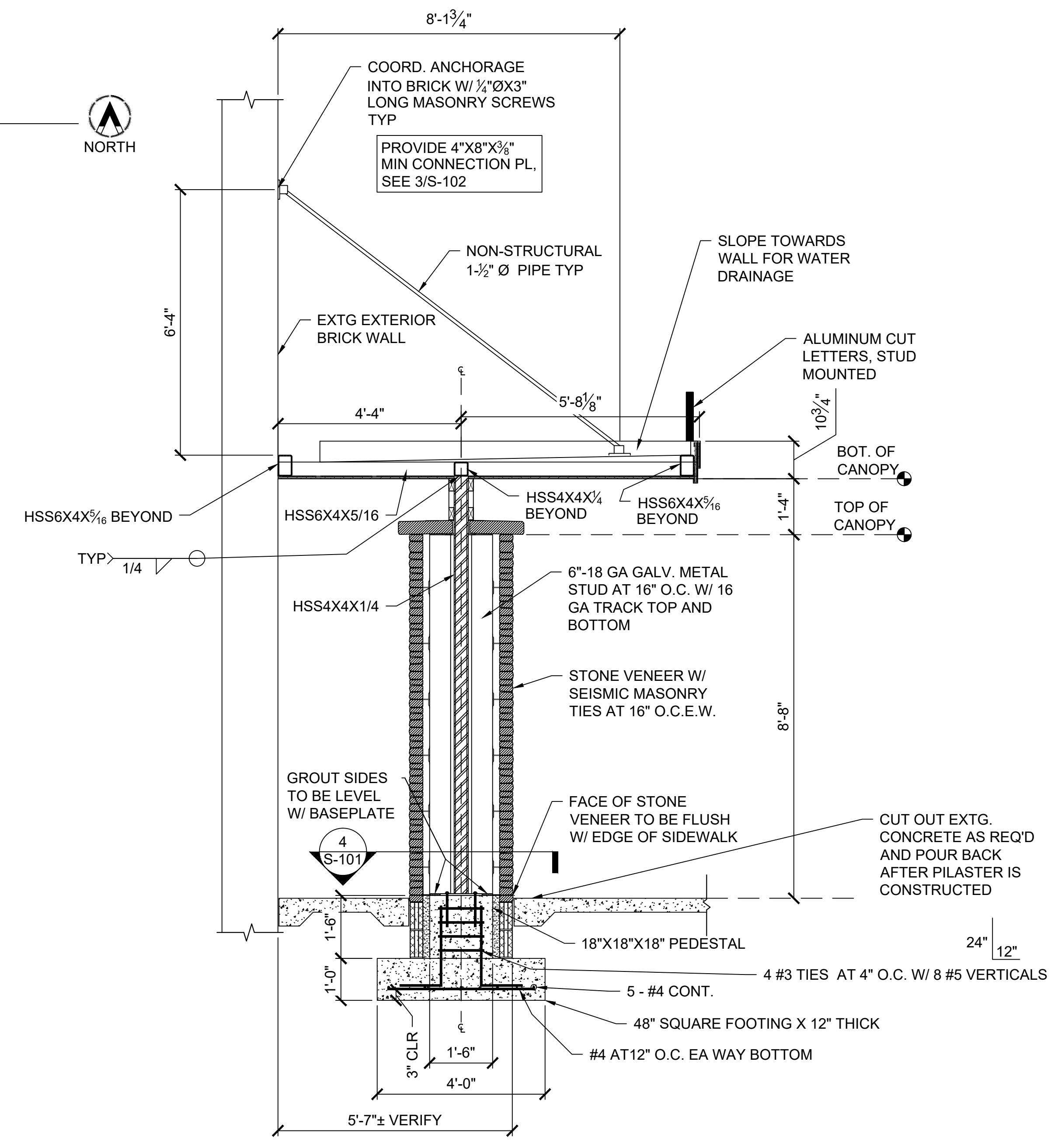


2 PLAN VIEW FOR CANOPY
Scale: 3/8" = 1'-0"



4 SQUARE BASE DETAIL
Scale: 1-1/2" = 1'-0"

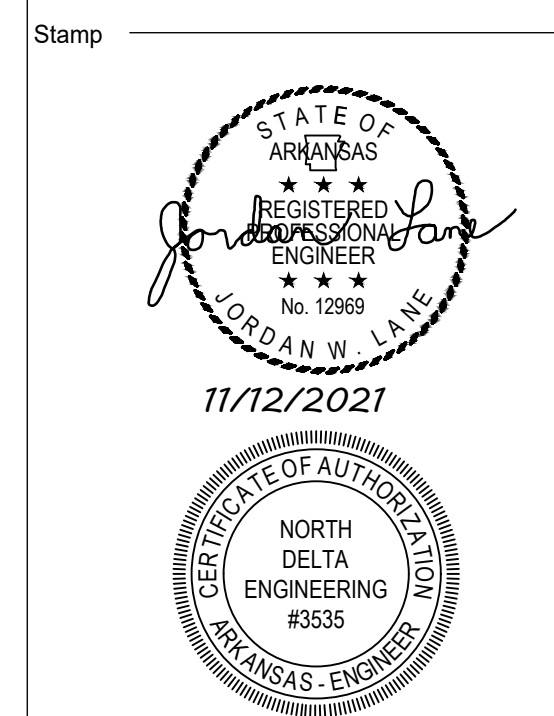
- GENERAL NOTES:**
- ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE.
 - ALL REINFORCING BARS SHALL BE A-615 GRADE 60 STEEL.
 - ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS (f'c) OF 3500 PSI.
 - ALL PLATES SHALL CONFORM TO ASTM A36, FY=36KSI.
 - ALL HSS MEMBERS SHALL CONFORM TO ASTM A500 GR. B, FY=42KSI.
 - ALL WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER USING E70XX OR EQUIVALENT ELECTRODES.
 - ALL WELDED CONNECTIONS SHALL HAVE A 1/4" FILLET WELD OR EQUIVALENT AT ALL CONTACT SURFACES U.N.O.
 - CONTRACTOR SHALL COORDINATE ADDITIONAL SAFETY REQUIREMENTS FOR FIELD WELDING WITH OWNER AS REQUIRED.



3 ELEVATION VIEW
Scale: 1/2" = 1'-0"

- Notes
- NORTH DELTA ENGINEERING ALL RIGHTS RESERVED
 - ORIGINAL SHEET SIZE: 24"x36"

Revisions		
No.	Date	Description

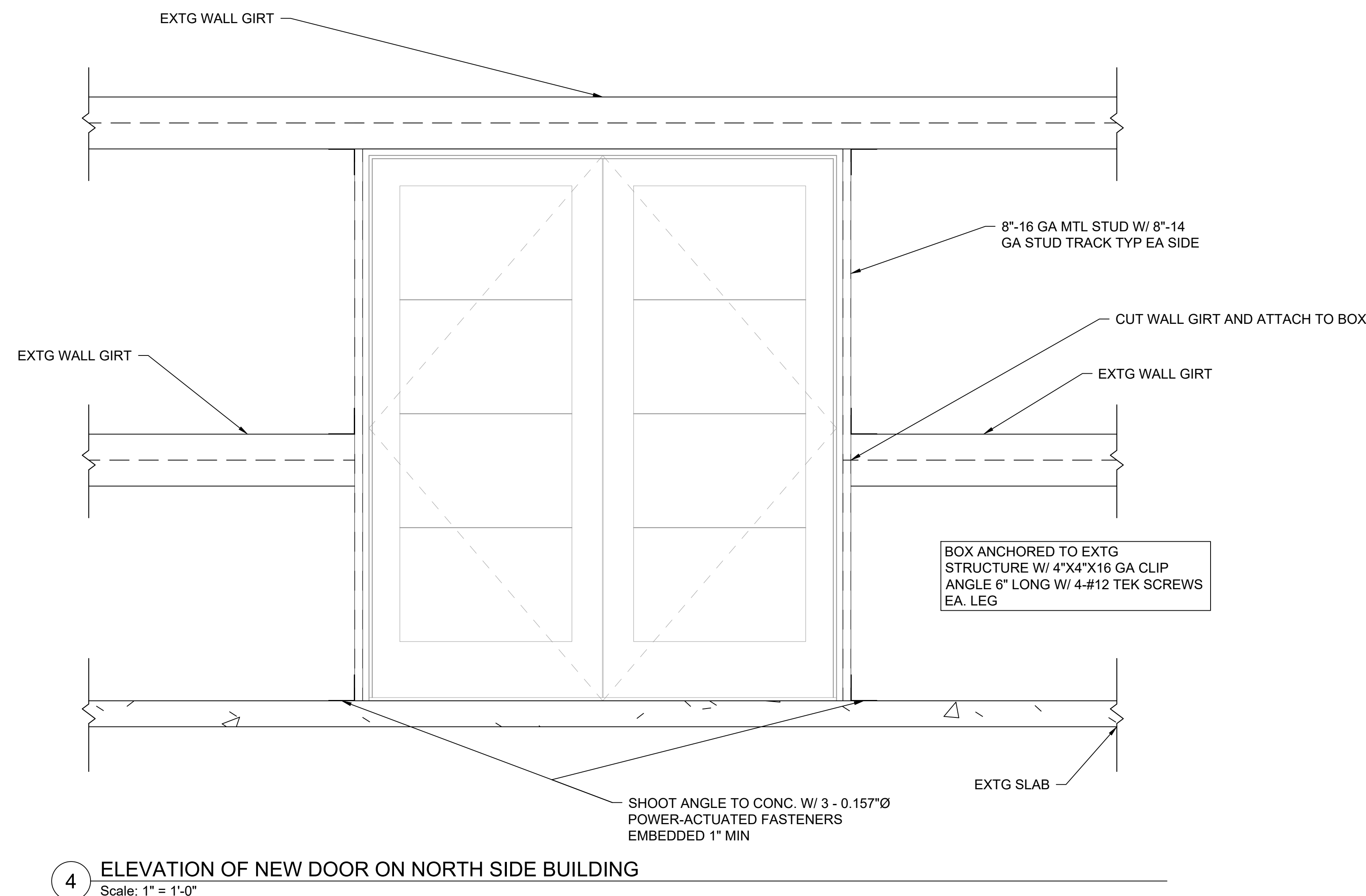
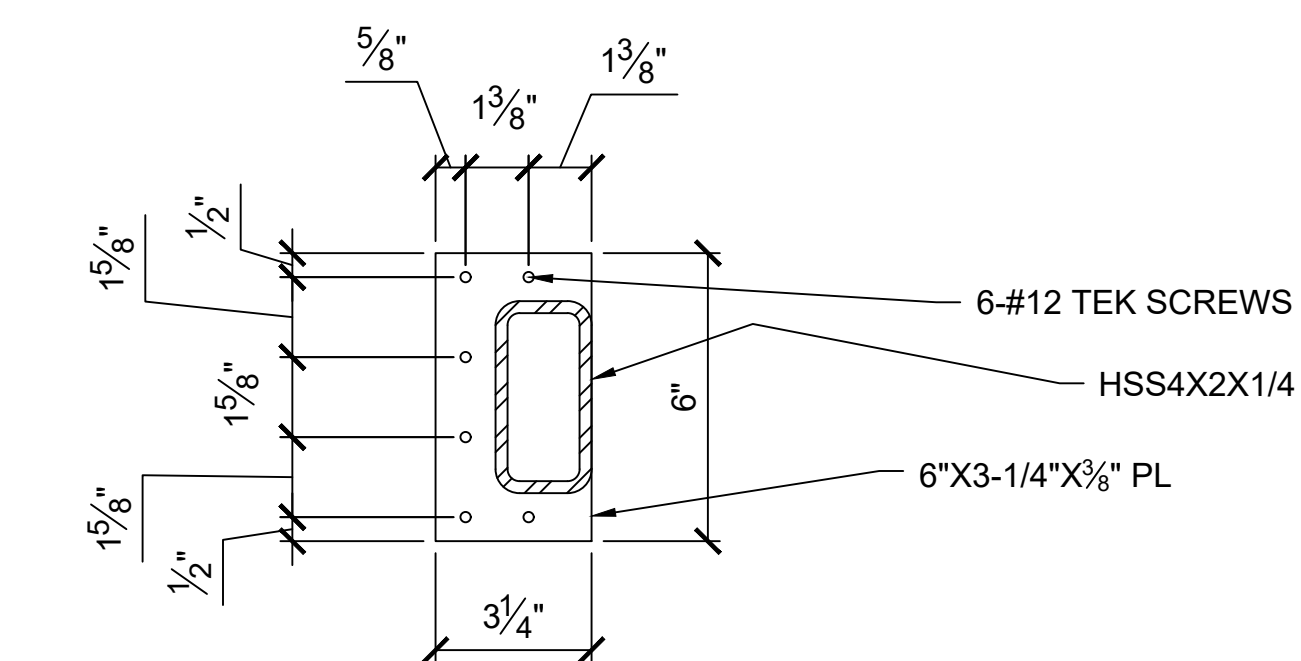
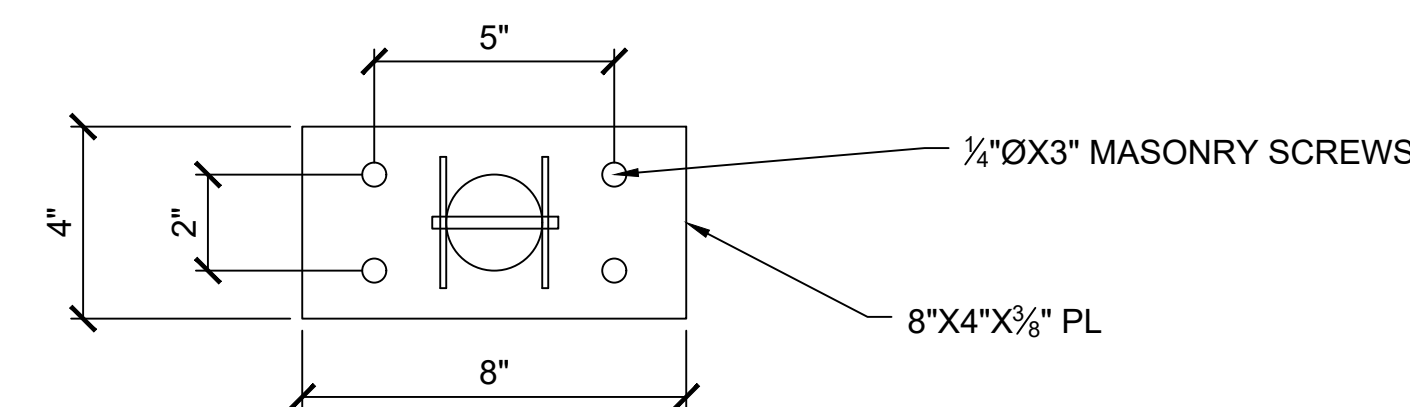
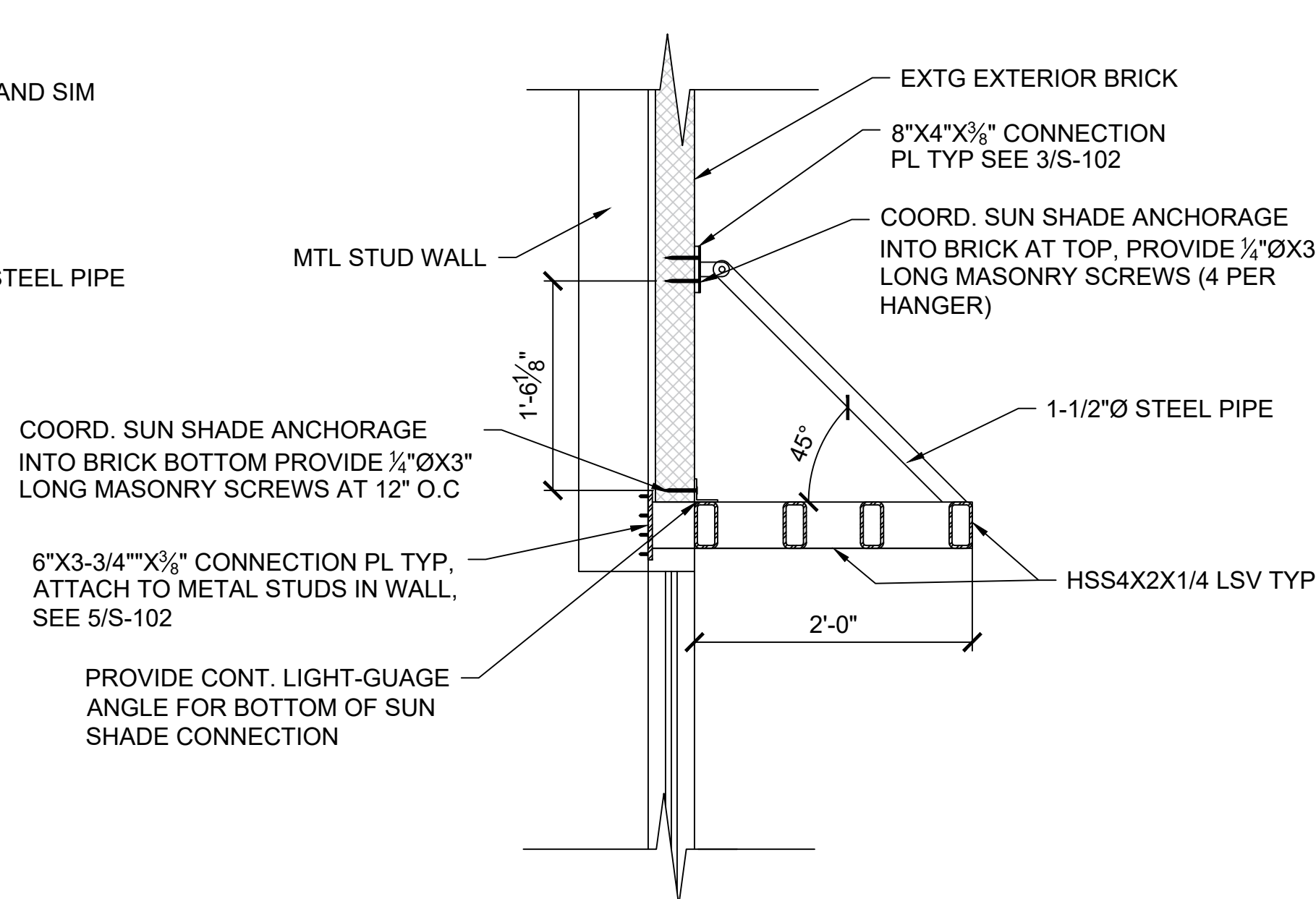
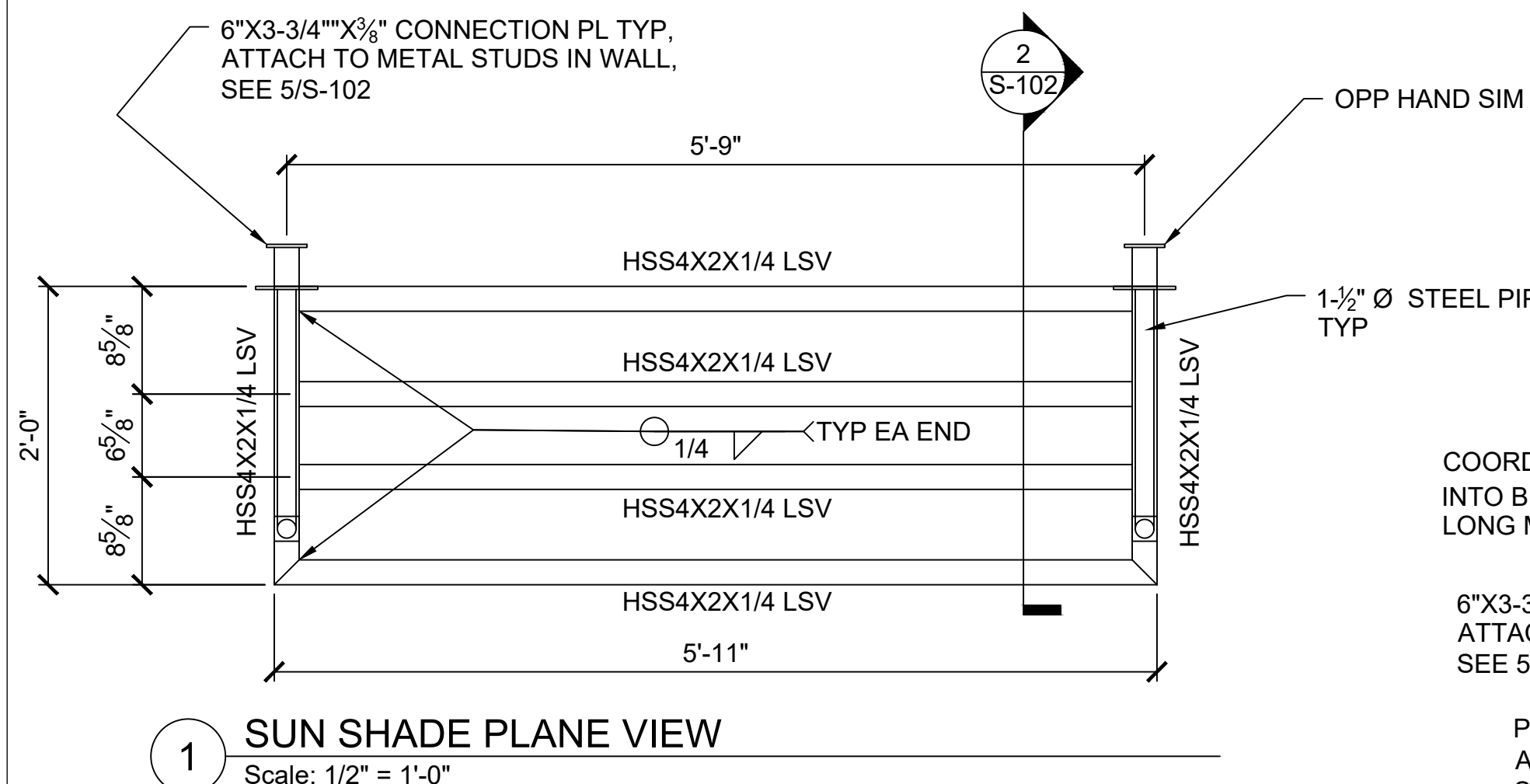


Project Number **NDE21_183**
Issue Date **11-12-2021**
Sheet Title

SUN SHADE DETAILS

Sheet Number

S-102



- Notes
1. NORTH DELTA ENGINEERING ALL RIGHTS RESERVED
 2. ORIGINAL SHEET SIZE: 24"x36"



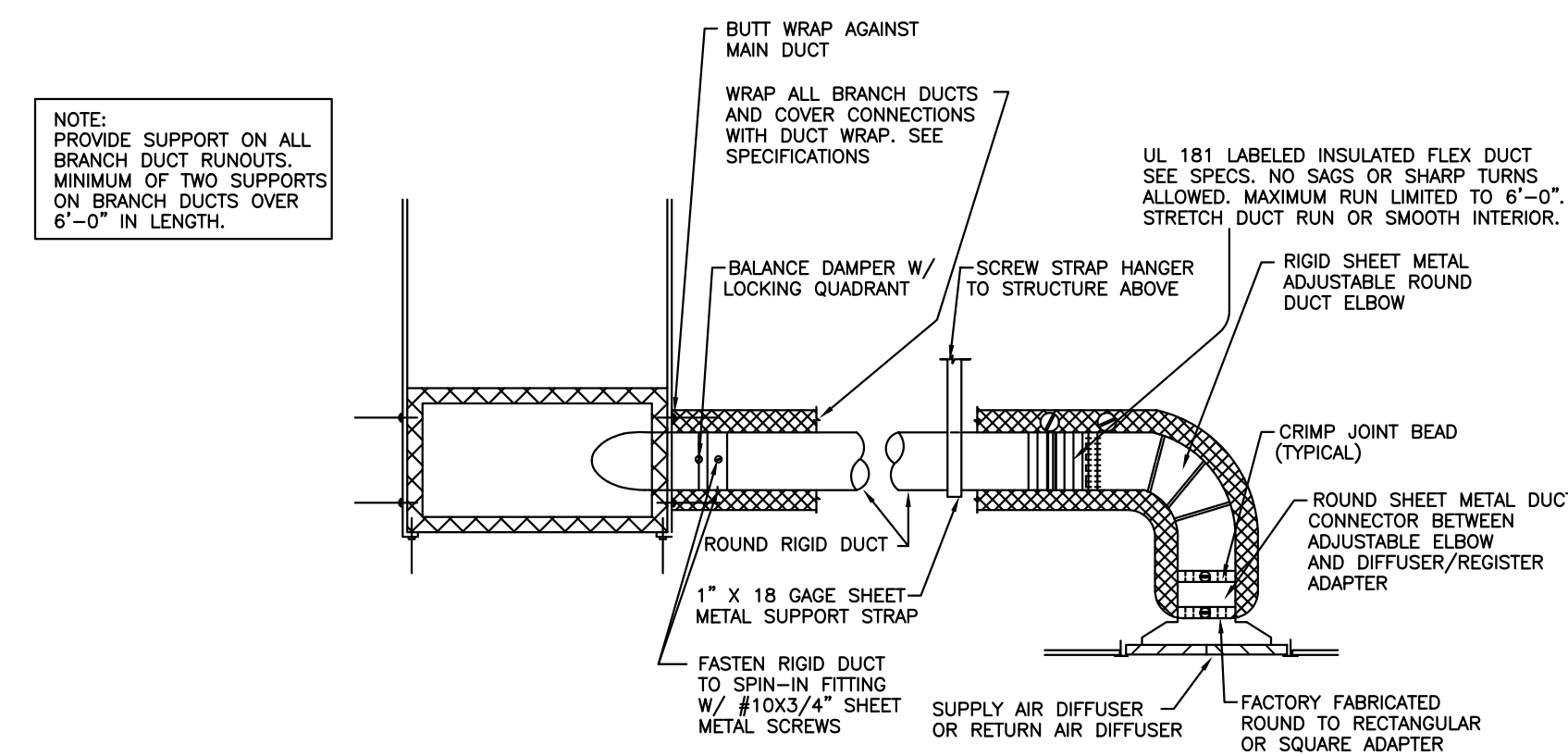
LEGEND	
SYMBOL	DESCRIPTION
	BRANCH DUCT TAKE-OFF SEE DETAIL
	TURNING VANES
	DUCT TEE CONNECTION
	RETURN AIR DUCT TAKE-OFF SEE DETAIL
	DUCT TRANSITION
	OPPOSED BLADE VOLUME DAMPER W/ CONCEALED CEILING DAMPER REGULATOR
	GRILLE OR DIFFUSER MARK C F M
	SUPPLY AIR
	RETURN AIR
	EXHAUST AIR
	THERMOSTAT
	HUMIDISTAT
R.A.	RETURN AIR
S.A.	SUPPLY AIR
F.A.	FRESH AIR
C.A.	COMBUSTION AIR
M.A.	MIXED AIR
F.D.	FIRE DAMPER

GENERAL NOTES:

- All work to be performed in accordance with the rules & regulations of the "2010 Arkansas Mechanical Code", latest addition of the NFPA, & all codes & ordinances by the local Authority Having Jurisdiction (AHJ).
- Mechanical contractor shall field verify exact mechanical services prior to project bidding & starting any work. Contractor shall visit the site & be familiar with site conditions. No equipment or material is to be ordered or fabricated prior to field verification of all measurements, clearances, & potential conflicts with existing conditions or that of other trades on the job.
- These drawings are diagrammatic in nature. The mechanical contractor shall include all needed fittings, offsets, changes in directions, etc needed for a complete & operational systems.
- Mechanical contractor shall pay all utility fees & charges as part of base bid in contract.
- Mechanical contractor shall be responsible for coordinating all work with that of other trades (electrical, plumbing, architectural, etc) prior to & during construction.
- Mechanical contractor must review the architectural drawings for the reflected ceiling plan for exact placement of air devices. Ceiling mounted sprinkler, gravity drainage systems, lighting, & electrical requirements take precedence over ceiling mounted mechanical requirements.
- Do not route any ductwork over electrical panels.
- Maintain 10' minimum clearance between fresh air intakes & plumbing vents, exhaust fan discharge, & flues. Coordinate with all other contractors on site.
- All ducts must be mounted as high as possible, to maintain maximum height above finished floor.
- All duct dimensions represent airflow area. Increase duct dimension as erqued where internal liner is specified.
- All ductwork shall be constructed from galvanized steel in conformance with SMACNA "HVAC Duct Construction Standards," latest edition.
- U.L. listed flexible duct run-outs may be used, but shall not exceed 8'-0" in length. All flexible duct to be properly supported with no kinks or hard bends.
- Install factory fabricated, molded insulation blanket over all ceiling supply air devices.
- Provide flexible connections on duct inlet & outlet connections to all roof top units, air handler units, fan coils, exhaust fans, air terminal boxes, etc where equipment has rotating parts or motors.
- Provide duct transitions as required at equipment and device connections where duct sizes indicated differ from the duct connection size or duct collar.
- Provide turning vanes at all 90 degree elbows installed tangent to the air stream. Where duct dimension requires vanes to be 24" or greater in length, the turning vanes must be double thickness.
- All supply, return, exhaust & outside air ducts shall be either internally lined with 1" approved anti-microbial duct liner or externally wrapped with 2" fiberglass with foil-scrim-kraft vapor.
- All wiring installed for controls, power, interlocks, etc which are to be installed in conduit unless otherwise indicated. All such installations must meet NFPA & NEC, & local requirements.
- Balance mechanical systems to provide indicated flows. See specifications for other test & balance requirements. Submit final balance report of mechanical systems (flow & temperature) for review.
- Make all necessary excavations, cutting in of roof curb, etc. Remove all unusable material. Seal all roof & wall penetrations. Flash & counter-flash all roof penetrations. Minimum acceptable height of flashing is twelve (12) inches above roof.

DIFFUSER, REGISTER, GRILLE, & LOUVRE SCHEDULE										
ITEM	PRODUCT MFG.	TYPE	AIR FLOW (cfm)	STATIC PRESSURE	NECK SIZE	PANEL SIZE (in)	MAX NOISE CRITERIA	COLOR	FINISH	REMARKS
A	HART & COOLEY FFD3	CEILING	AS SHOWN ON PLAN	0.08	AS SHOWN ON PLAN	24" X 24"	20	WHITE	ALUMINUM	PLAQUE STYLE DIFFUSER
B	HART & COOLEY 831	CEILING	AS SHOWN ON PLAN	0.08	AS SHOWN ON PLAN	12" X 6"	20	WHITE	ALUMINUM	PLAQUE STYLE DIFFUSER, DARK BRONZE
C	HART & COOLEY REFST	CEILING	AS SHOWN ON PLAN	0.08	AS SHOWN ON PLAN	24" X 48"	20	WHITE	ALUMINUM	1/2" EGGRATE GRILL PROVIDE WITH FILTERS
D	RUSKIN ELF6375DX	EXTERIOR WALL	160	0.08	AS SHOWN ON PLAN	16" X 16"	20	WHITE	ALUMINUM	PROVIDE WITH INSECT SCREEN

HEATING & COOLING											REMARKS	
ITEM	PRODUCT MFG.	NOMINAL TONNAGE	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	HEATING		COOLING		ELECTRICAL			
					CAPACITY (BTUH)	COEF. OF PERFORM	CAPACITY (BTUH)	SEER	PHASE HERTZ VOLTS	MINIMUM BRANCH CIRCUIT AMPACITY		MAXIMUM FUSE SIZE
AH-1 CU-1	RHEEM RHF14821HT RP1448C1NA	4 TON	1600	180 CFM	20 KW	---	48,000	14	230 1 60	105.0 29.0	110 50	PROVIDE WITH 7 DAY PROGRAMMABLE THERMOSTAT, FILTERS, & DRAIN PAN WITH WET SWITCH. MOUNT ON CONCRETE SLAB & PROVIDE NON-FUSED DISCONNECT.



DIFFUSER DETAIL

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ARCHITECT
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MECHANICAL PLAN:
NOTES & SCHEDULES

PROJECT NO: 21008
DATE: 11/12/2021

M1



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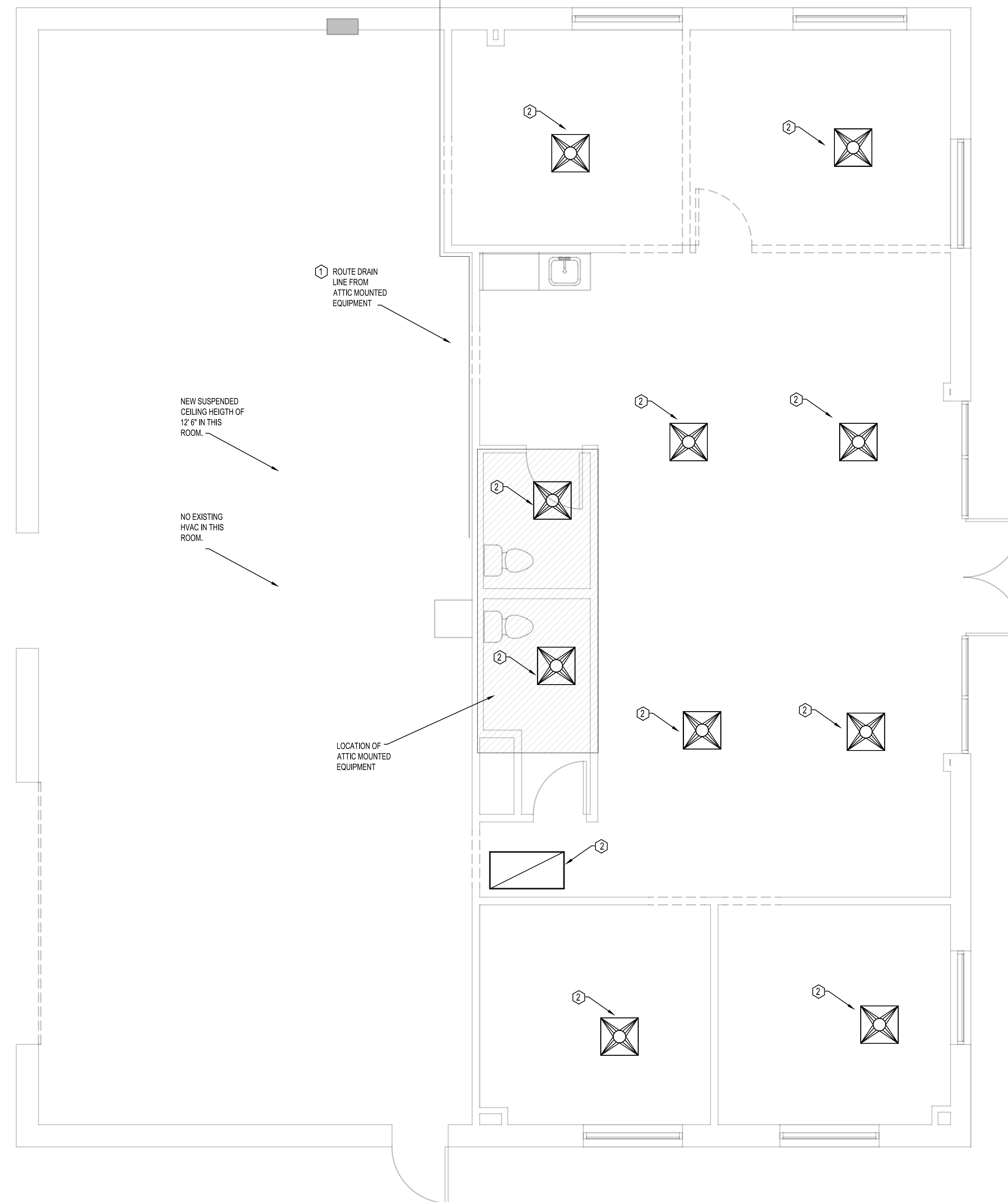
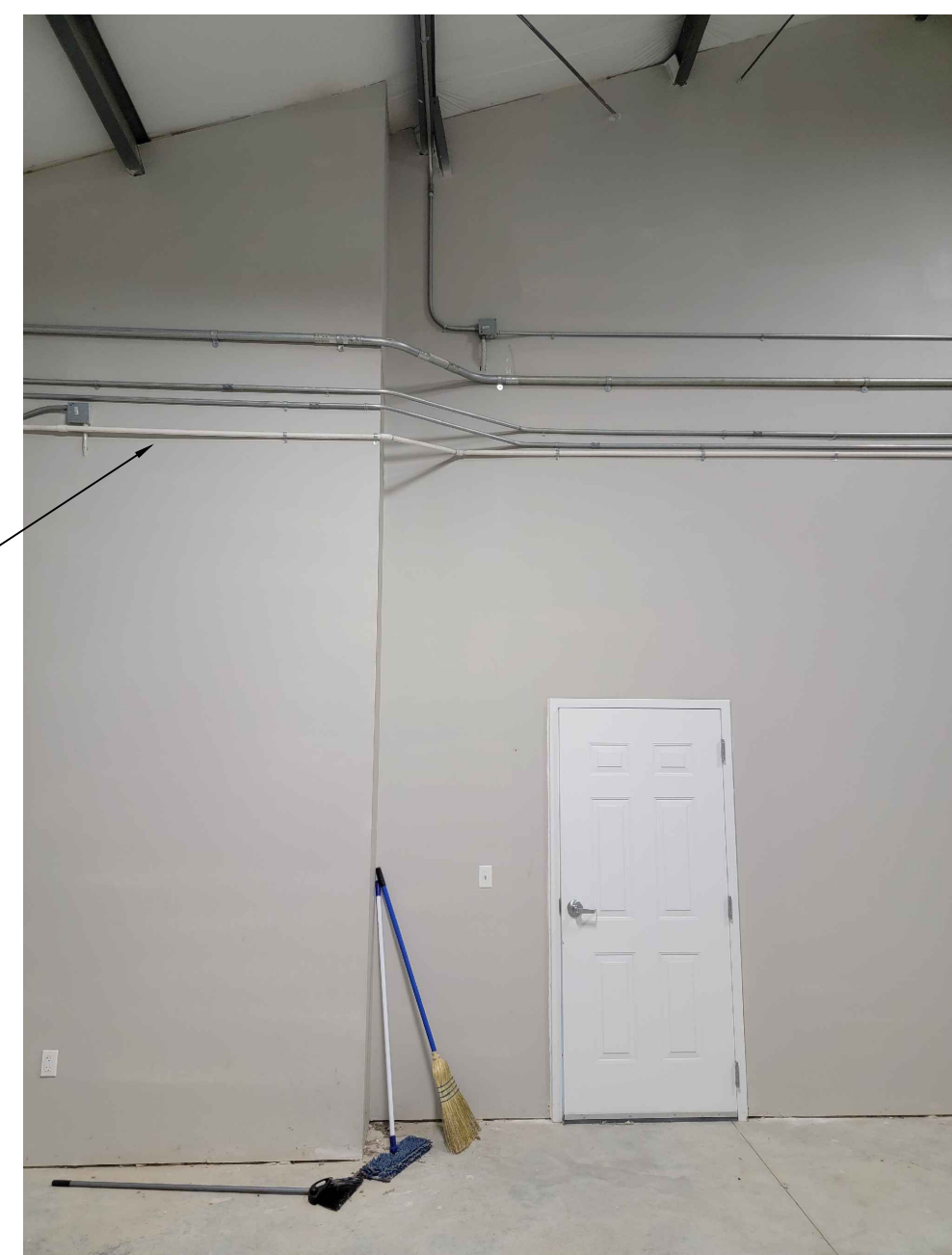
MECHANICAL PLAN:
 DEMO PLAN
 PROJECT NO: 21008
 DATE: 11/12/2021
M2

KEYED NOTES:

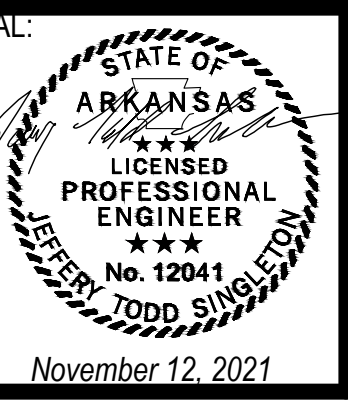
- ① Field verify existing mechanical equipment and drain elevations. Raise drains up or elevate equipment to allow gravity flow of the drain line to allow for a new suspended ceiling height of 12' 6".
- ② Existing air devices and associated ductwork to be removed, replaced, and/or relocated from existing suspended ceiling to new suspend ceiling layout.

GENERAL DEMO NOTES:

1. Clean all ceiling mounted air devices. Inspect for proper installation and operation. Repair or replace as required.
2. Existing air handler & condenser to remain. Field verify existing ductwork for proper sizing, installation and operation. Replace or reroute ductwork and air devices as required for new room layout configurations.



① MECHANICAL PLAN - DEMO
1/4" = 1'-0"

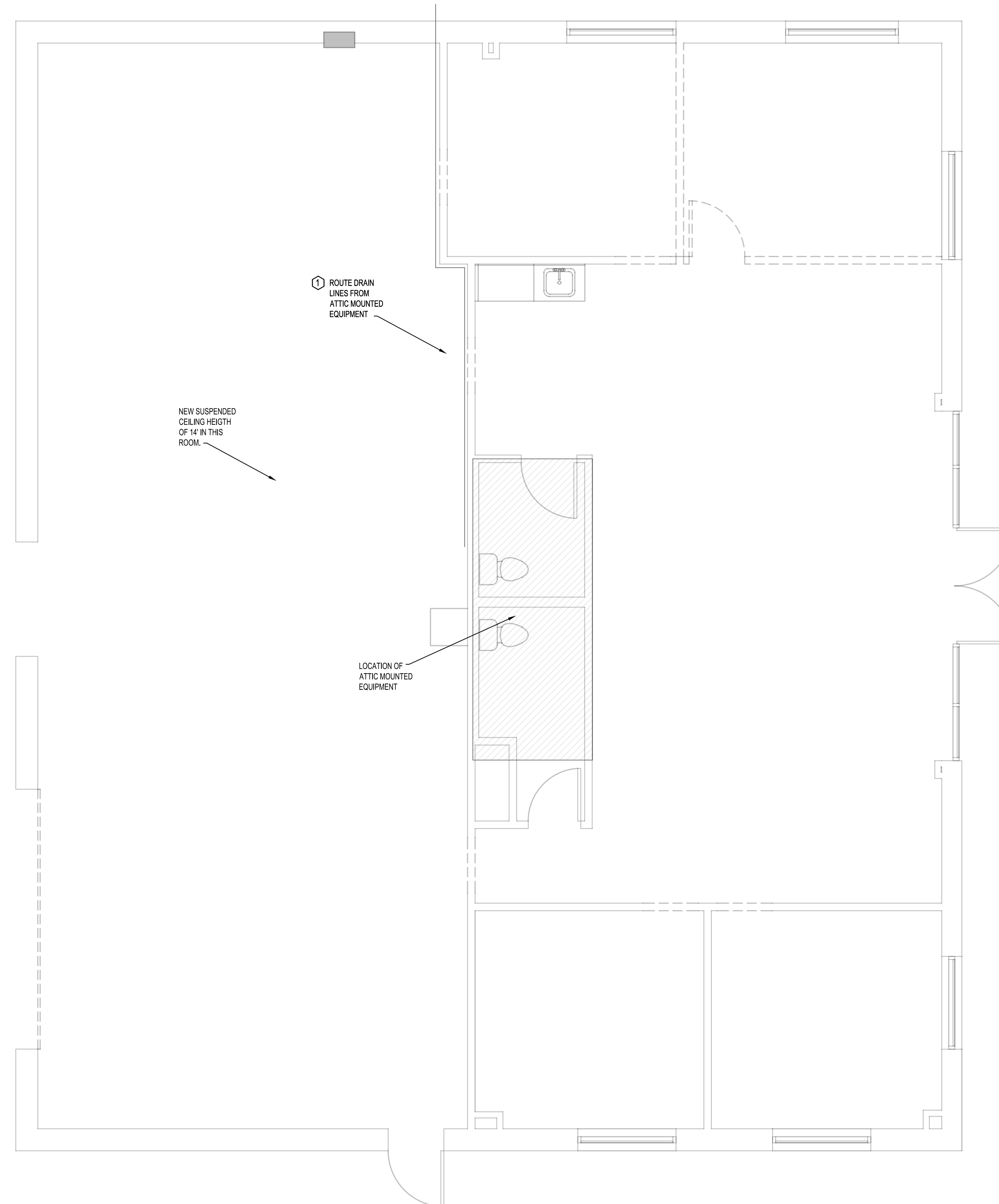


ALTERNATE BID NOTE:

See cover sheet for more information. Route existing mechanical drain line from attic equipment to allow for a new suspended ceiling height of 14' above finished floor.

KEYED NOTES:

- ① Field verify existing equipment and drain elevations. Raise drains up or elevate equipment to allow gravity flow of the drain lines to allow for a new suspended ceiling height of 14'.



① MECHANICAL PLAN - DEMO (ALTERNATE BID)
1/4" = 1'-0"

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JAMES
MCFADDEN
ARCHITECT
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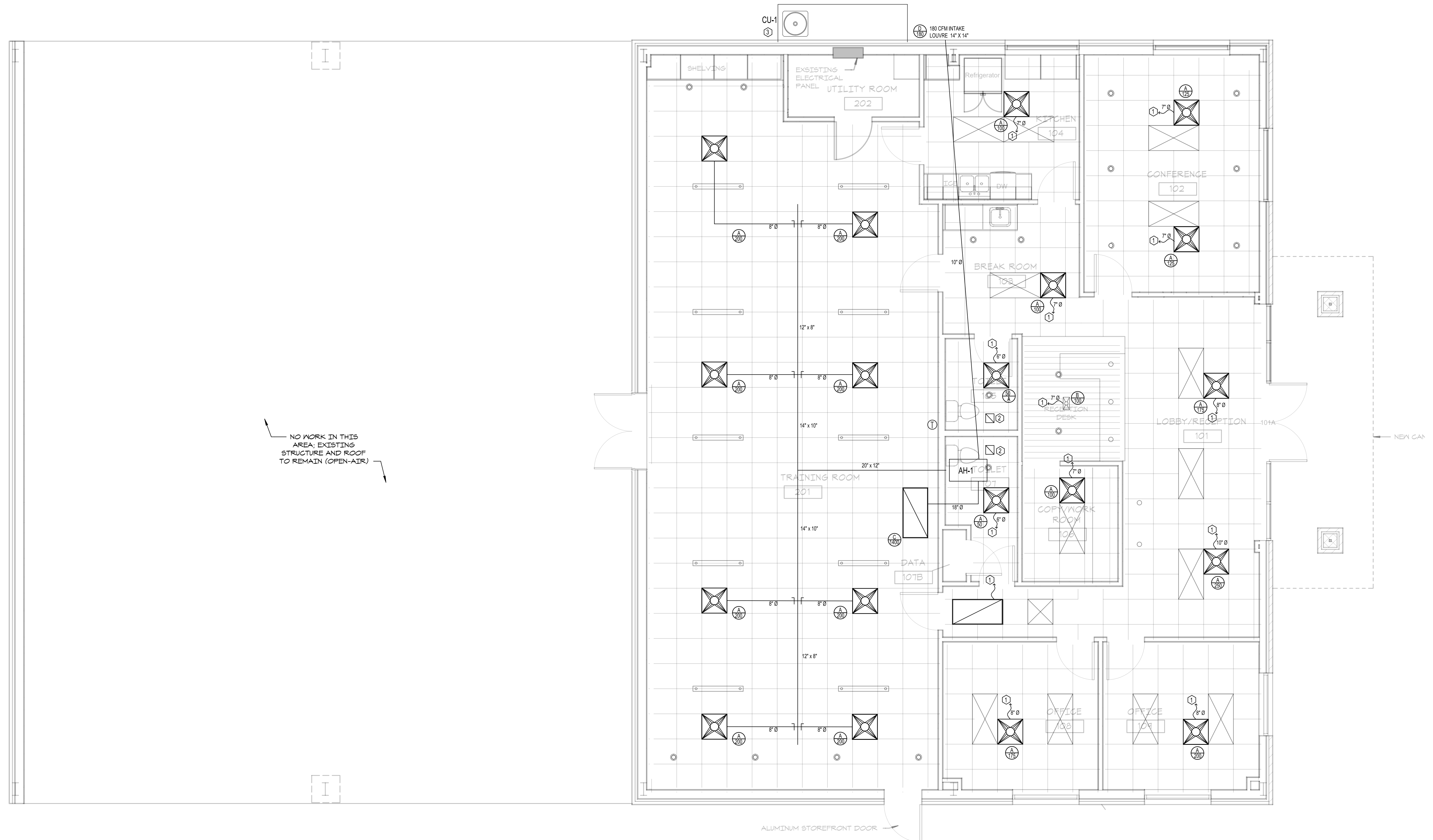
MECHANICAL PLAN:
DEMO
ALTERNATE BID
PROJECT NO: 21008
DATE: 11/12/2021

M3



KEYED NOTES:

- ① Tie into existing ductwork
- ② Existing exhaust fan
- ③ Mount condenser on existing concrete pad



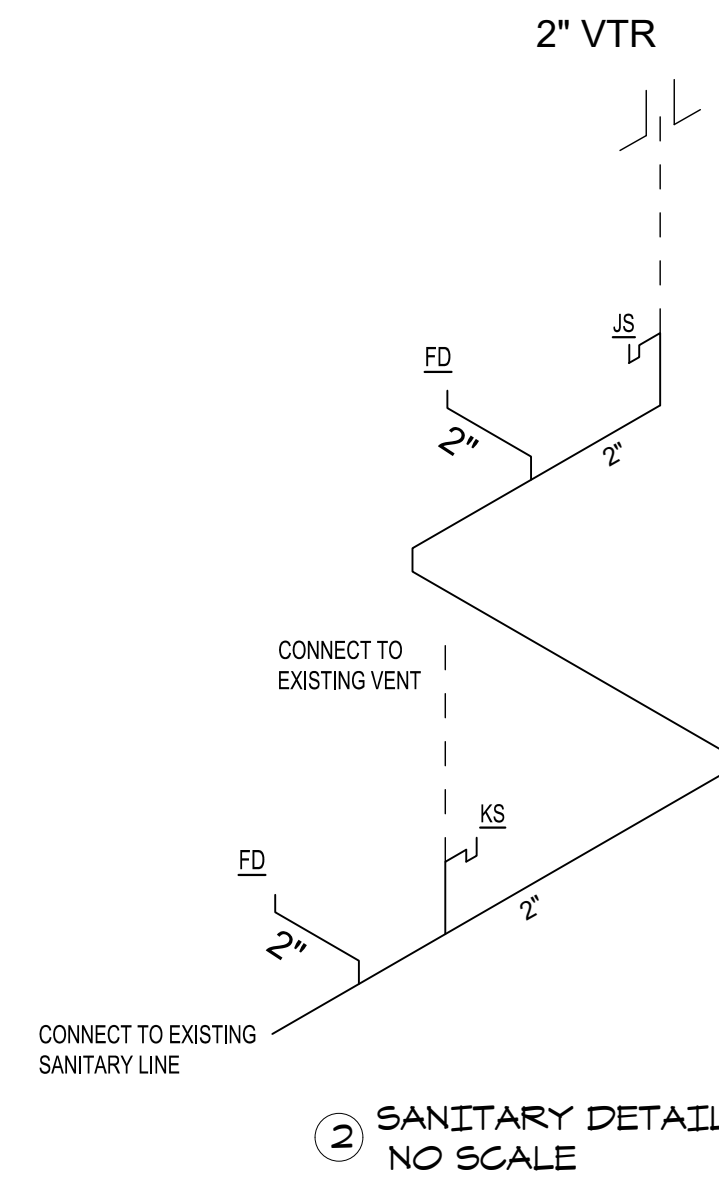
① FLOOR PLAN
1/4" = 1'-0"

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 ARCHITECT
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MECHANICAL PLAN:
 FLOORPLAN
 PROJECT NO: 21008
 DATE: 11/12/2021

M4



PLUMBING SYMBOLS:

- PIPE UP
- ◌ PIPE DOWN
- ⊕ TEE (Top, Side, Bottom)
- FD ⊙ FLOOR DRAIN
- WCO ⊙ WALL CLEAN OUT
- HB ⊙ HOSE BIBB
- HBLC ⊙ HOSE BIBB & BOX w/ LOCKABLE COVER
- COTG ⊙ CLEAN OUT TO GRADE
- DCO ⊙ DOUBLE CLEANOUT
- SANITARY SEWER
- GREASE LINE
- SEWER VENT
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- GAS LINE
- CONDENSATE DRAIN LINE

GENERAL NOTES:

1. All work to be performed in accordance with the rules & regulations of the "2009 International Plumbing Code", latest addition of the NFPA, & all codes & ordinances by the local Authority Having Jurisdiction (AHJ).
2. Plumbing contractor shall field verify exact plumbing services (water, sanitary, gas, etc) prior to project bidding & starting any work. Contractor shall visit the site & be familiar with site conditions. No equipment or material is to be ordered or fabricated prior to field verification of all measurements, clearances, & potential conflicts with existing conditions or that of other trades on the job.
3. These drawings are diagrammatic in nature. The plumbing contractor shall include all needed fittings, couplings, offsets, changes in directions, etc needed for a complete & operational systems.
4. Plumbing contractor shall pay all utility fees & charges as part of base bid in contract.
5. Plumbing contractor shall be responsible for coordinating all work with that of other trades (electrical, hvac, architectural, etc) prior to & during construction.
6. Plumbing contractor must review the architectural drawings for exact location of plumbing fixtures and/or floor drains.
7. Provide stop valves at all plumbing fixtures on both hot & cold water supply lines. Valves, escutcheons, fittings, etc shall be chrome plated & installed tight to the wall.
8. Hot & cold water supply branches for all equipment having quick closing valves of any type shall have water hammer arrestors installed.
9. Provide cleanouts in all sewers, whether shown or not, at intervals not to exceed 100 feet, & at each change of direction greater than 45 degrees. Coordinate location with architect and/or engineer prior to installation.
10. Slope sanitary sewer lines at the following: Line size 2.5" & smaller: 2% (1/4" fall per foot). Line size 3" & larger: 1% (1/8" fall per foot)
11. All piping penetrations thru rated wall & ceilings must be made with metal pipe or UL Listed approved devices. Fire stop all pipe penetrations thru rated walls. See architectural drawings for locations, ratings, & fire stopping details.
12. All water lines to be PEX.
13. Do not route any piping over electric rooms, computer rooms, or electrical panels.
14. Maintain 10' minimum clearance between fresh air intakes, operable windows & flues, plumbing vents & gas regulators.
15. An approved trap guard (conform to ASSE 1018 or ASSE 1044) shall be installed at all floor & hub drains. All drains shall have deep seal traps (4" min). Install trap guard devices per mfg's instructions.
16. Plumbing contractor shall clean, flush, & disinfect all cold & hot water piping & all fixtures prior to completion of work.
17. All storm, condensate, sewer & vent piping shall be rodded & cleaned prior to completion of work. All traps shall be cleaned & primed prior to completion of work.
18. Provide dielectric unions at dissimilar metals.
19. Provide approved backflow prevention or anti-siphon devices at all fixtures that could contaminate the potable water system.
20. Insulate all exposed water piping above finished floor.
21. Make all necessary excavations, cutting of concrete, etc. Remove all unusable material. Do all backfilling with stabilized fill.

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	WASTE	COLD WATER	HOT WATER	MOUNT	REFERENCE PRODUCT	COMMENTS
JS	JANITOR'S SINK	2"	1/2"	1/2"	FLOOR	FIAT "MSB2424" 24" x 24" MOP BASIN. DELTA "28T9" WALL MOUNT FAUCET	Sink, Faucet, Drain, & Hardware. Include hose & mop hanger bracket
KS	KITCHEN SINK	2"	1/2"	1/2"	UNDERMOUNT	ELKAY "Lustertone Classic" ELUH2317PD 25" x 19 x 8" Stainless steel, single bowl sink. DELTA "Essa" "9113-DST" Chrome, single handle, pull down faucet	Sink, Faucet, Basket Strainer, Drain, & Hardware
GD	GARBAGE DISPOSAL	1 1/2"	---	---	UNDER SINK	INSINKERATOR "Badger 5", 1/2" hp, 120V, 6.3A	With factory installed power cord
IMB	ICE MAKER BOX	---	1/2"	---	WALL	OATEY	Shut Off Valve. Copper & low lead
FD	FLOOR DRAIN	2"	---	---	FLOOR	WADE "1102" FLOOR DRAIN (6" Top Side, 2" Outlet, Satin nickel bronze strainer, plugged 1/2" trap primer)	Sized as shown. Provide with Deep Seal Trap & install RECTORSEAL "SURESEAL TRAP GUARD"

BID NOTE:

Plumbing contractor to include in the bid an allotment of \$5000.00 for kitchen equipment. Building owners to spec the equipment (refrigerator, dishwasher, under-counter ice maker, and countertop microwave). Plumbing contractor to purchase & install the equipment.

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JAMES MCFADDEN
 ARCHITECT
 6801 PINE DR
 PARAGOULD, AR
 (417) 631-7608

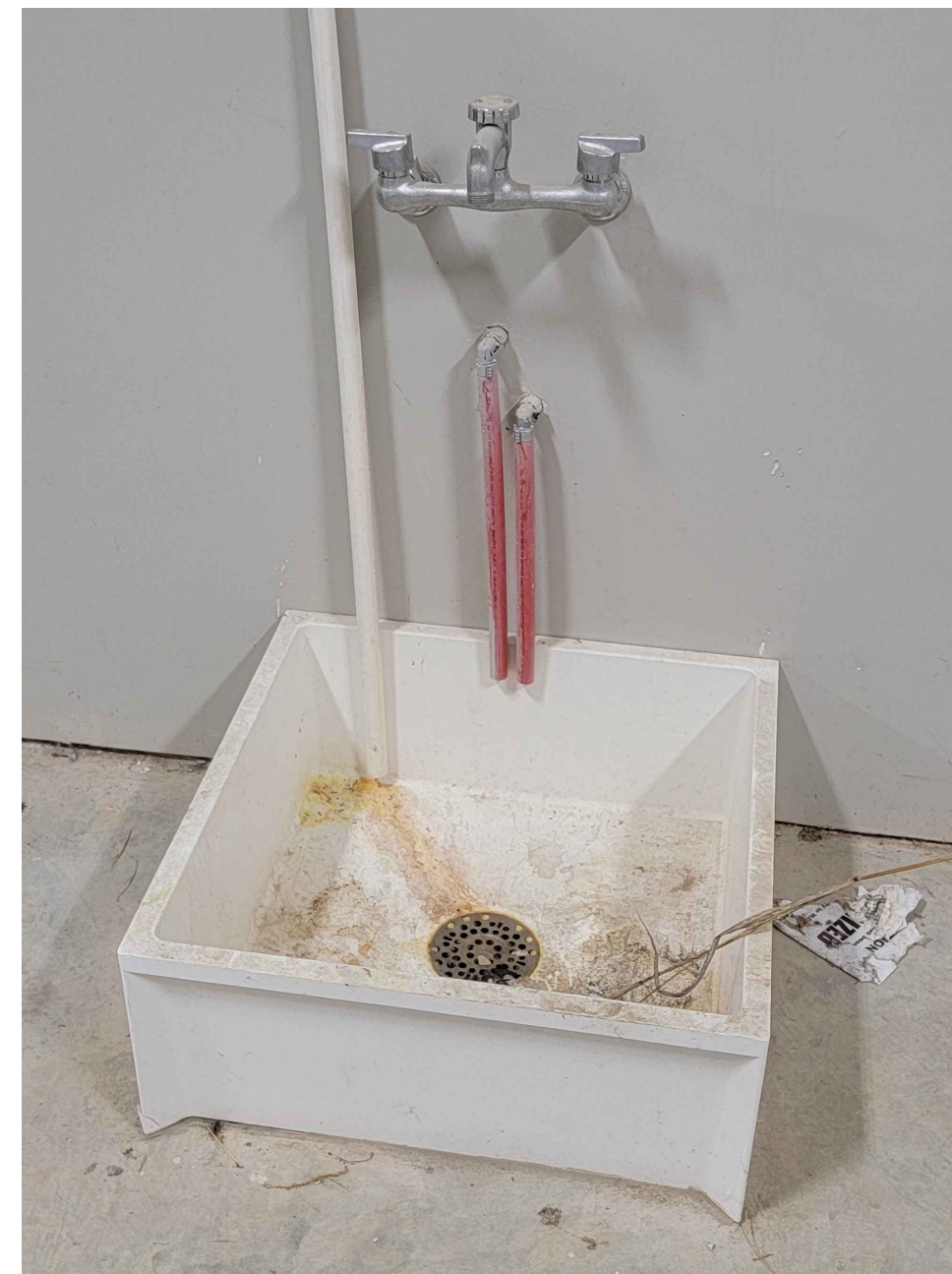
PLUMBING PLAN:
 NOTES &
 SCHEDULES
 PROJECT NO: 21008
 DATE: 11/12/2021

P1



KEYED NOTES:

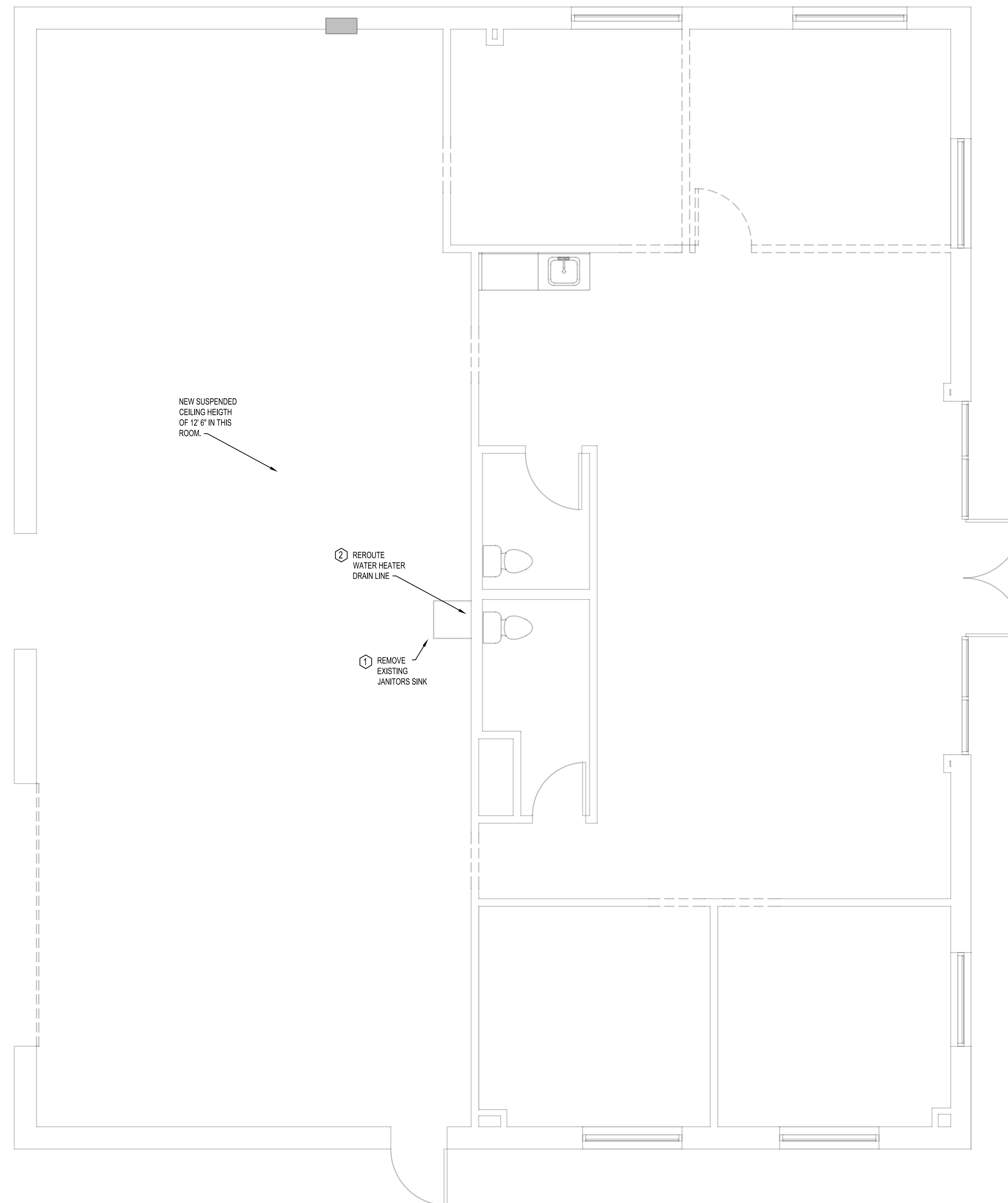
- ① Remove existing janitor's sink. Close / cap-off supply lines & drains inside wall & below slab. Coordinate with G.C. on patching of concrete slab.
- ② Water heater is mounted on platform above bathrooms. Water heater drain runs down wall & empties into janitor's sink. Reroute water heater drain lines to the building exterior or into the new janitor's sink location. Keep drains as high as possible to allow for a new suspended ceiling height of 12' 6".



① EXISTING JANITOR'S SINK
NO SCALE



② DRAIN LINES INTO JANITOR'S SINK
NO SCALE

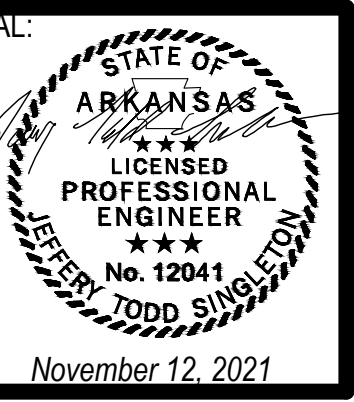


① PLUMBING PLAN - DEMO
1/4" = 1'-0"

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JAMES
MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
(417) 631-7608

PLUMBING PLAN: DEMO PLAN	
PROJECT NO:	21008
DATE:	11/12/2021
P2	

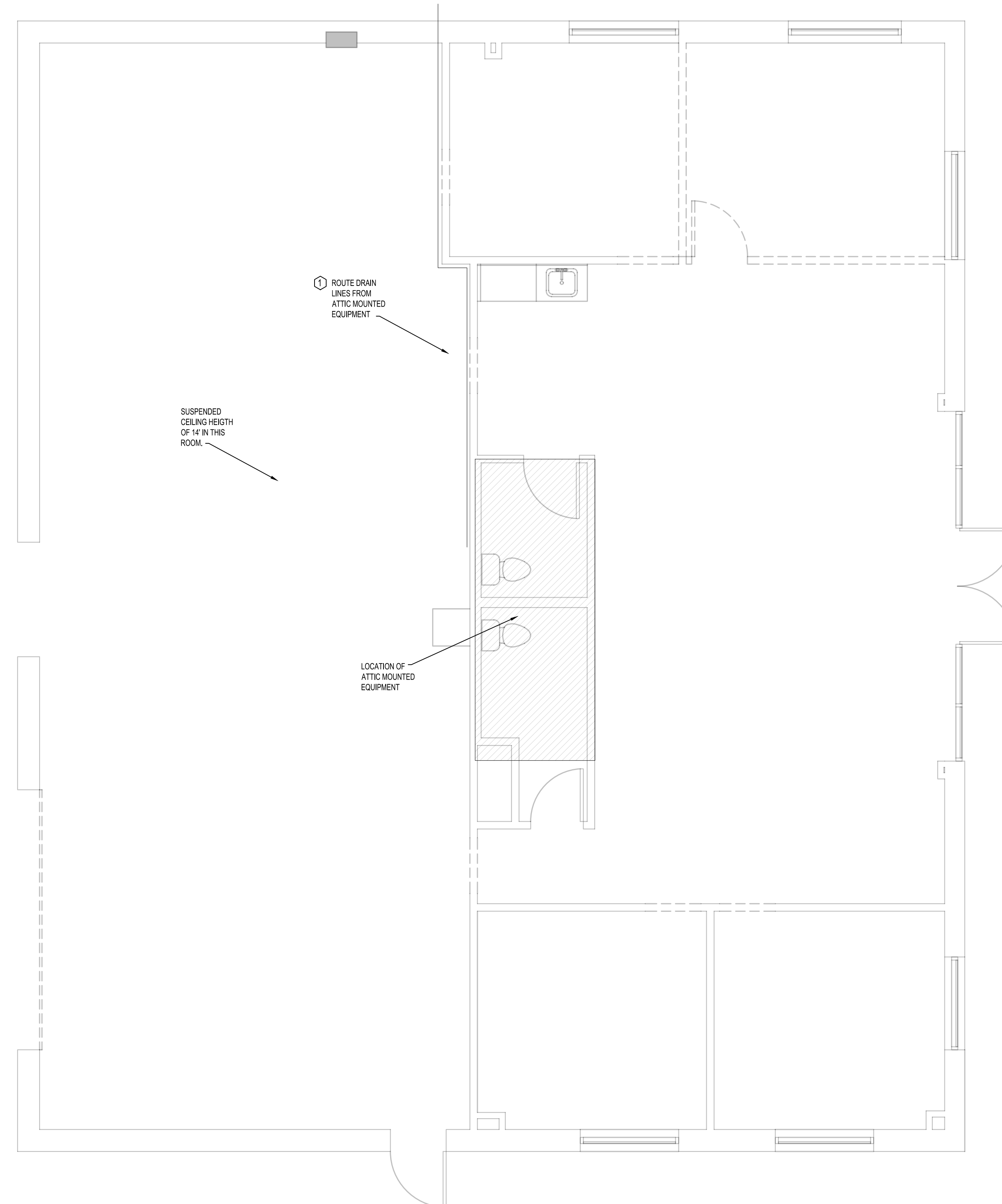


ALTERNATE BID NOTE:

See cover sheet for more information. Route existing plumbing drain lines from attic equipment to allow for a new suspended ceiling height of 14' above finished floor.

KEYED NOTES:

- ① Field verify existing plumbing equipment and drain elevations. Raise drains up or elevate equipment to allow gravity flow of the drain lines to allow for a new suspended ceiling height of 14'.



① PLUMBING PLAN - DEMO (ALTERNATE BID)
1/4" = 1'-0"

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JAMES
MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
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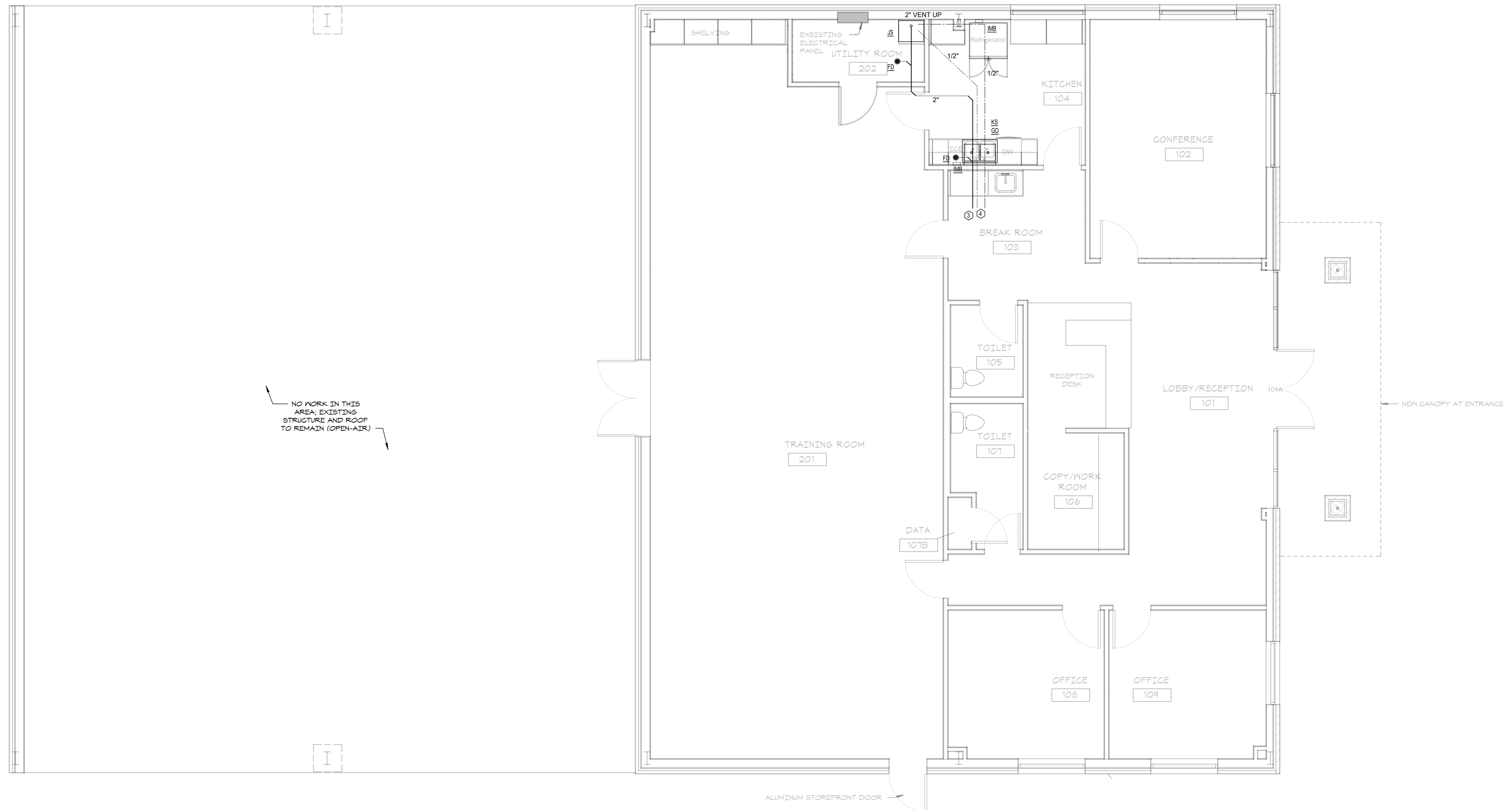
PLUMBING PLAN:
DEMO
ALTERNATE BID
PROJECT NO: 21008
DATE: 11/12/2021

P3



KEYED NOTES:

- ① Remove existing janitors sink. Close / cap-off supply lines & drains inside wall & below slab. Coordinate with G.C. on patching of concrete slab.
- ② Water heater is mounted on platform above bathrooms. Water heater drain runs down wall & empties into janitor's sink. Reroute water heater drain line to the exterior or into the new janitors sink location.
- ③ Tie into existing sanitary line.
- ④ Tie into existing hot & cold domestic water lines.



① PLUMBING PLAN
1/4" = 1'-0"

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JAMES MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
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PLUMBING PLAN:
FLOORPLAN

PROJECT NO: 21008
DATE: 11/12/2021

P4

ELECTRICAL FIXTURE SCHEDULE						
ITEM	DESCRIPTION	MFG	PART NUMBER	VOLTS	LAMPS	MOUNT
A	2' X 4' FLAT PANEL TROFFER	ELITE	24-FPL1-LED-4000L-DIM10-MVOLT-40K-85	120	LED: 4,000 LUMEN, 42 WATTS, 4000K COLOR	LAY-IN
A2	2' X 2' FLAT PANEL TROFFER	ELITE	22-FPL1-LED-4000L-DIM10-MVOLT-40K-85	120	LED: 4,000 LUMEN, 39 WATTS, 4000K COLOR	LAY-IN
B	4" DOWNLIGHT	ELITE	WH4-LED-2000L-DIM10-MVO-LT-WD-40K-90-HH4-4501-CL-WH	120	LED: 2000 LUMEN, 35 WATTS, 4000K COLOR	RECESSED, WHITE FLANGE
BBZ	4" DOWNLIGHT	ELITE	HH4-LED-2000L-DIM10-MVO-LT-WD-40K-90-HH4-4501-CL-BZ	120	LED: 2000 LUMEN, 35 WATTS, 4000K COLOR	RECESSED, BRONZE FLANGE
BEX	4" DOWNLIGHT EXTERIOR	ELITE	HH4-LED-2000L-DIM10-MVO-LT-WD-40K-90-HH4-4535-CL-BZ	120	LED: 2000 LUMEN, 35 WATTS, 4000K COLOR	RECESSED, BRONZE FLANGE, COVERED LENS
BZ	4" ADJUSTABLE DOWNLIGHT	ELITE	HH4ADJ-LED-1200L-DIM10-MVOLT-WD-40K-90-HH4ADJ-4555-CL-WH	120	LED: 1200 LUMEN, 28 WATTS, 4000K COLOR	RECESSED
C	PENDANT	TECH LIGHTING	700TDMANGPCLCLBB-LED	120	LED: 925 LUMEN, 18 WATTS, 3000K COLOR	SUSPENDED
D	4' SUSPENDED LINEAR	ELITE	OLS-D-LED-4-S-4-1500L-DIM10-MVOLT-40K-85-W	120	LED: 4163 LUMEN, 39 WATTS, 4000K COLOR	SUSPENDED
E	4' STRIP LIGHT	ELITE	4-OEC-LED-4000L-DIM10-MVOLT-40K-85	120	LED: 4000 LUMEN, 30 WATTS, 4000K COLOR	SUSPENDED
F	UNDERCABINET	ELITE	EU-LED-24-900L-DIMTR-120-40K-WH	120	LED: 900 LUMEN, 9 WATTS, 4000K COLOR	SURFACE
G	VANITY LIGHT	ELITE	VL52727-BN	120	LED: 865 LUMEN, 20 WATTS, 4000K COLOR	WALL
H	EXTERIOR SCONCE	TECH LIGHTING	7000WNT-17-Z-LED930	120	LED: 62 LUMEN, 12 WATTS, 3000K COLOR	WALL
EM	EMERGENCY LIGHT	ELITE	EMER/DECO-DSR-XX-D	120	LED	UNIVERSAL
EEM	EXTERIOR EMERGENCY LIGHT	ELITE	ELM-LED-807	120	LED	UNIVERSAL
EXL	EXIT SIGN W/ LIGHT	ELITE	ELX-LED-703-R-W	120	LED	UNIVERSAL
EX	EXIT SIGN	ELITE	ELX-503-R-W	120	LED	UNIVERSAL

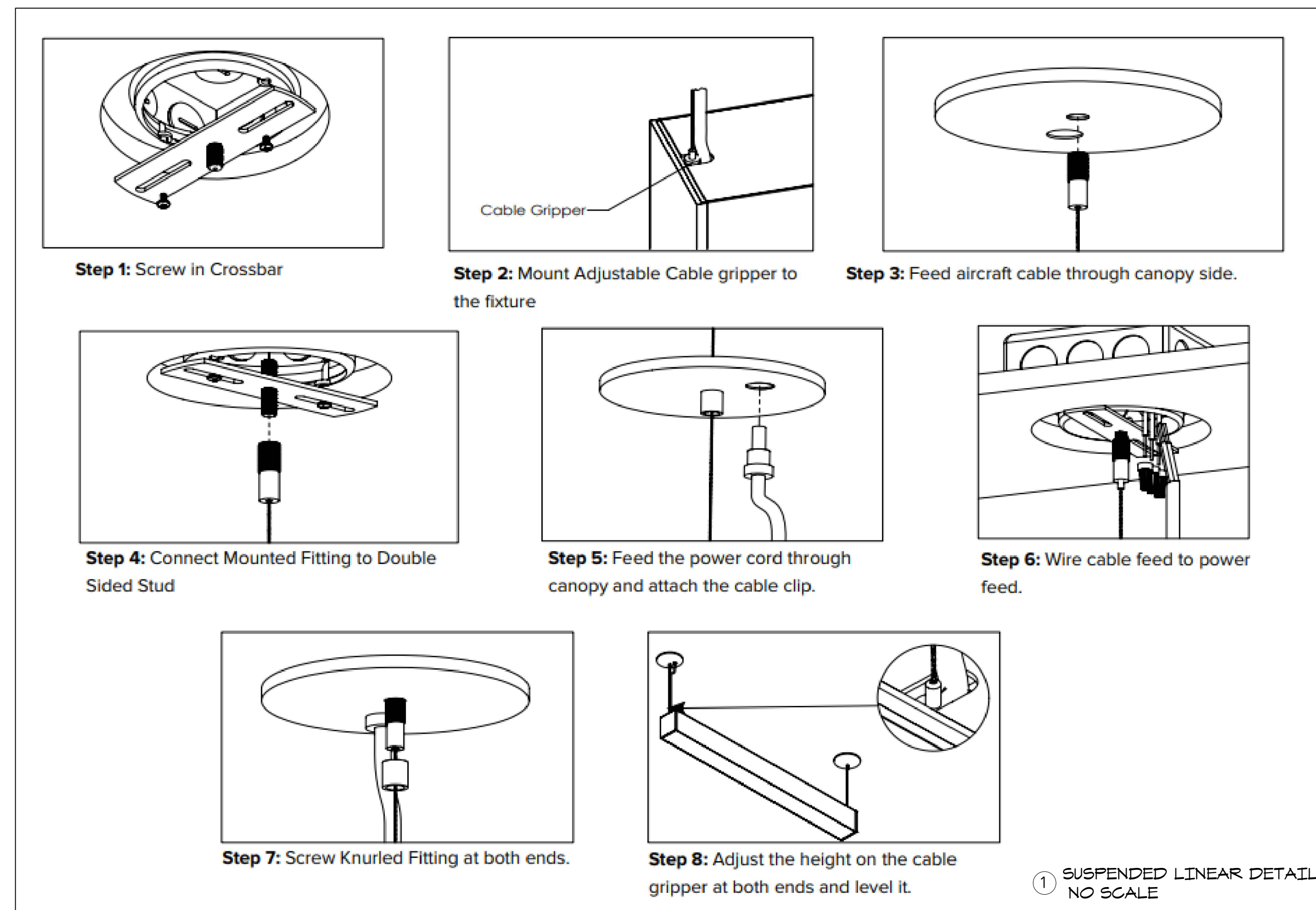
ELECTRICAL SYMBOL SCHEDULE			
1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND WATTAGE.			
2. HEIGHT SHOWN IS TO BOTTOM OF DEVICE.			
3. HEIGHT TO BE 42" ABOVE FINISHED FLOOR (AFF) IF MOUNTED ABOVE A COUNTER.			
4. EMERGENCY LIGHTING & EXIT SIGNS SHALL HAVE A NON-SWITCHED CONDUCTOR PROVIDED BY OTHERS. ELECTRICAL CONTRACTOR TO PROVIDE BOXES & CONDUIT ONLY.			
5. DOUBLE ARROWS DENOTE A DOUBLE FACE UNIT.			
7. OR AS NOTED			
STANDARD MOUNTINGS HEIGHT UNLESS NOTED OTHERWISE ON PLANS.			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
BRANCH CIRCUIT, PANEL & CIRCUIT NUMBER INDICATED			
	WALL LIGHT OUTLET	AS NOTED	1.
	RECESSED CAN LIGHT	CEILING	1.
	SURFACE MOUNT LIGHT	CEILING	1.
	FLUORESCENT LIGHT FIXTURE	AS NOTED	1.
	FLUORESCENT LIGHT WITH EMERGENCY LIGHTING	AS NOTED	1.
	EXIT SIGN (ARROW INDICATES DIRECTION)	UNIVERSAL	1. 4. 6.
	EXIT SIGN WITH EMERGENCY LIGHTING	UNIVERSAL	1. 4. 6.
	EMERGENCY LIGHTING	WALL	4.
	SINGLE POLE SWITCH	4' AFF	2. 3.
	THREE-WAY SWITCH	4' AFF	2. 3.
	FOUR-WAY SWITCH	4' AFF	2. 3.
	SWITCH W/ OCCUPANT SENSOR (Steinel DT or equal)	4' AFF	2. 3.
	DUPLEX RECEPTACLE	18" AFF	2. 3. 7.
	QUADPLEX RECEPTACLE	18" AFF	2. 3. 7.
	WEATHERPROOF RECEPTACLE	18" AFF	2. 3. 7.
	GROUND FAULT RECEPTACLE	VARIES	2. 3. 7.
	2 POLE RECEPTACLE	VARIES	2. 3. 7.
	COMBINATION VOICE & DATA RECEPTACLE	18" AFF	2. 3. 7.
	TV OUTLET	18" AFF	2. 3. 7.
	TELEPHONE OUTLET	18" AFF	2. 3. 7.
	JUNCTION BOX	AS NOTED	
	THERMOSTAT	54" AFF	
	MOTOR		
	PHOTO-EYE CONTROL	AS NOTED	
	PUSHBUTTON	54" AFF	
	DISCONNECT SWITCH	4' AFF	2. 7.
	PANELBOARD	TOP AT 6' AFF	
	OCCUPANT SENSOR	CEILING	
	POWER PACK	CEILING	
	SLAVE PACK	CEILING	
	SMOKE DETECTOR	CEILING	
	DUCT MOUNTED SMOKE DETECTOR	VARIES	5.
	HEAT DETECTOR	CEILING	5.
	FIRE ALARM MANUAL PULL STATION	4' AFF	5.
	FIRE ALARM AUDIBLE & VISUAL DEVICE w/ CANDELA RATING	80" AFF	5.
	FIRE ALARM STROBE ONLY w/ CANDELA RATING	80" AFF	5.

GENERAL NOTES:

1. Workmanship shall comply with 2020 National Electric Code & all other state & local codes.
2. Coordinate all work with other trades.
3. Electrical contractor to make all final electrical connections to electrical & mechanical equipment.
4. These drawings are diagrammatic in nature. The electrical contractor shall include all needed fittings, couplings, offsets, changes in directions, etc needed for a complete & operational systems.
5. All conduit shall be routed concealed unless in mechanical / electrical room, or above suspended ceiling. All feeders & branch circuits shall have a ground wire, sized per NEC. The use of conduit as a ground is not acceptable.
6. All fire alarm wiring shall be installed in conduit.



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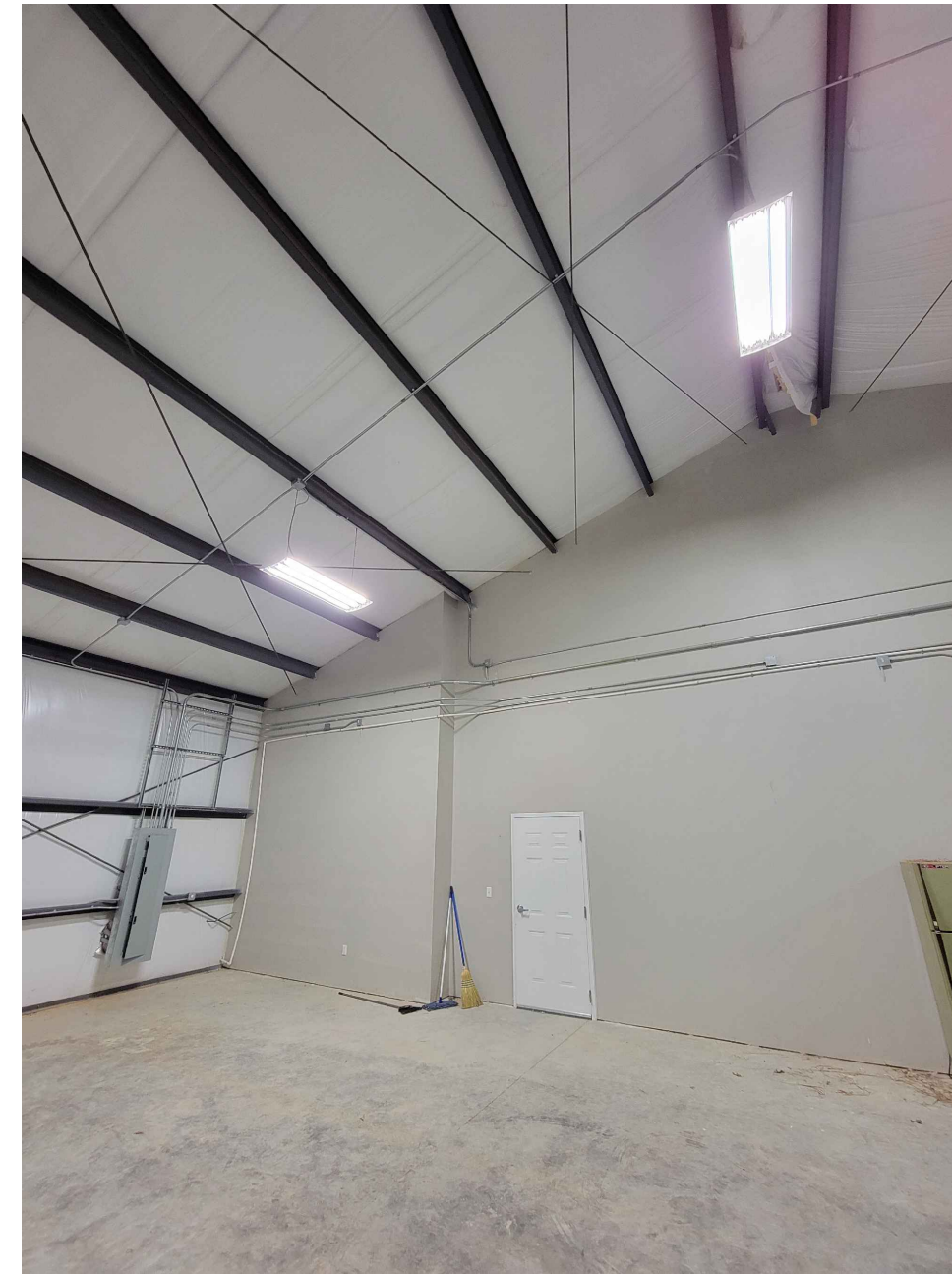


JAMES
 MCFADDEN
 ARCHITECT
 6801 PINE DR
 PARAGOULD, AR
 (417) 631-7608

ELECTRICAL PLAN:
NOTES & SCHEDULES

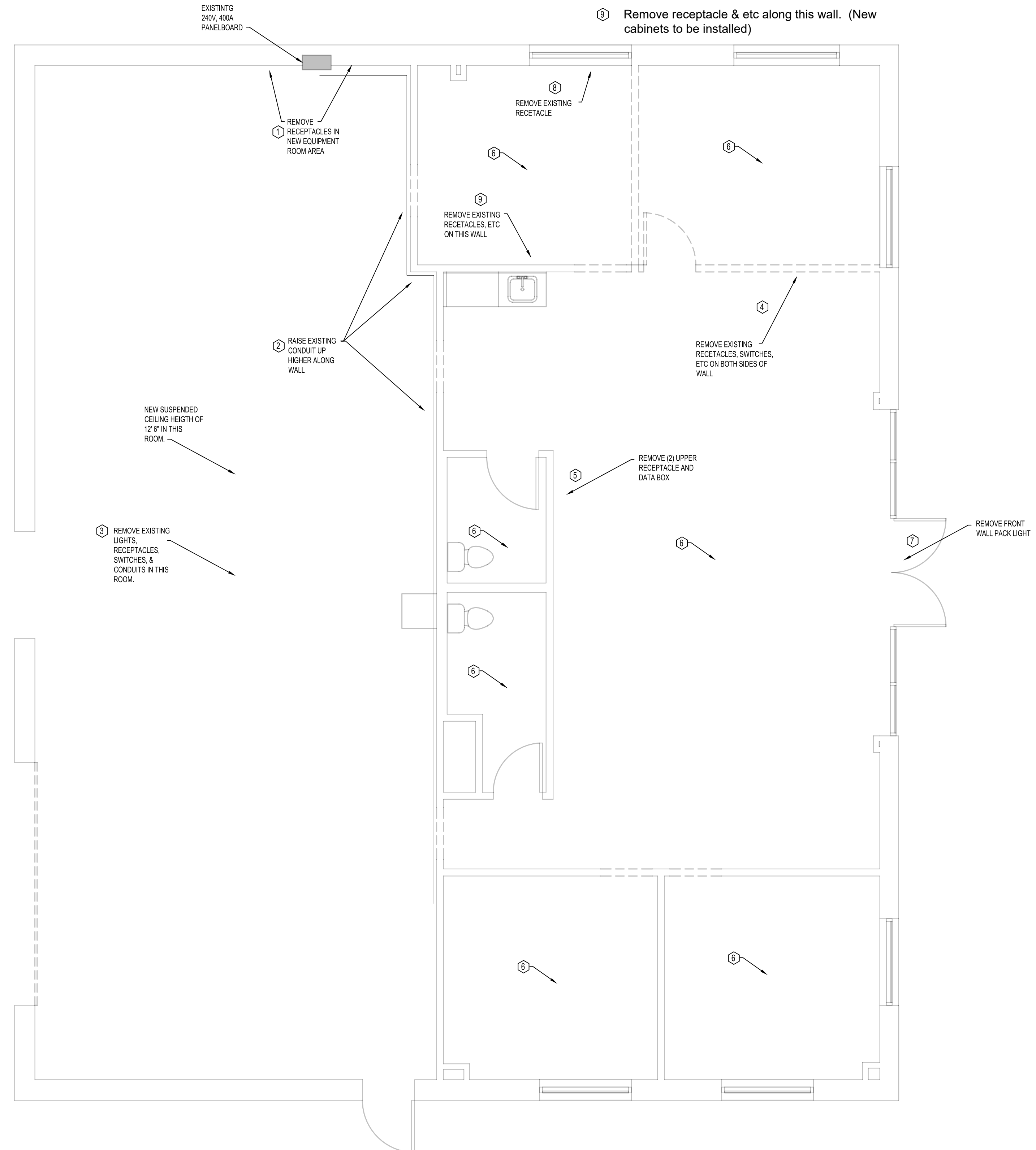
PROJECT NO: 21008
DATE: 11/12/2021

E1



KEYED NOTES:

- ① Remove (2) dedicated receptacles, conduit, wires, and circuit breakers in new equipment room area.
- ② Field verify existing electrical conduit elevations. Raise existing conduit up higher along wall to allow installation of a new suspended ceiling ceiling height of 12' 6". New equipment closet area will have an open ceiling.
- ③ Remove existing lights, switches, receptacles, conduit, etc as required for new installation of walls and doors and suspended ceiling in this unfinished area. Conduit to be mounted high to allow for installation of suspended ceiling height of 12' 6" above finished floor.
- ④ Wall to be relocated. Remove and/or reroute electrical devices & equipment as required.
- ⑤ Remove upper receptacle & data junction box from wall. Leave existing lower receptacles.
- ⑥ Existing interior lights to be removed and or replaced. Existing interior switches to be removed and/or replaced as required for new room configurations.
- ⑦ Remove front exterior wall pack light. Close box off. Coordinate with G.C. on patching of hole.
- ⑧ Remove receptacle under window. (New base cabinets to be installed)
- ⑨ Remove receptacle & etc along this wall. (New cabinets to be installed)



① ELECTRICAL PLAN - DEMO
1/4" = 1'-0"



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JAMES MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
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ELECTRICAL PLAN:
DEMO PLAN
PROJECT NO: 21008
DATE: 11/12/2021

E2

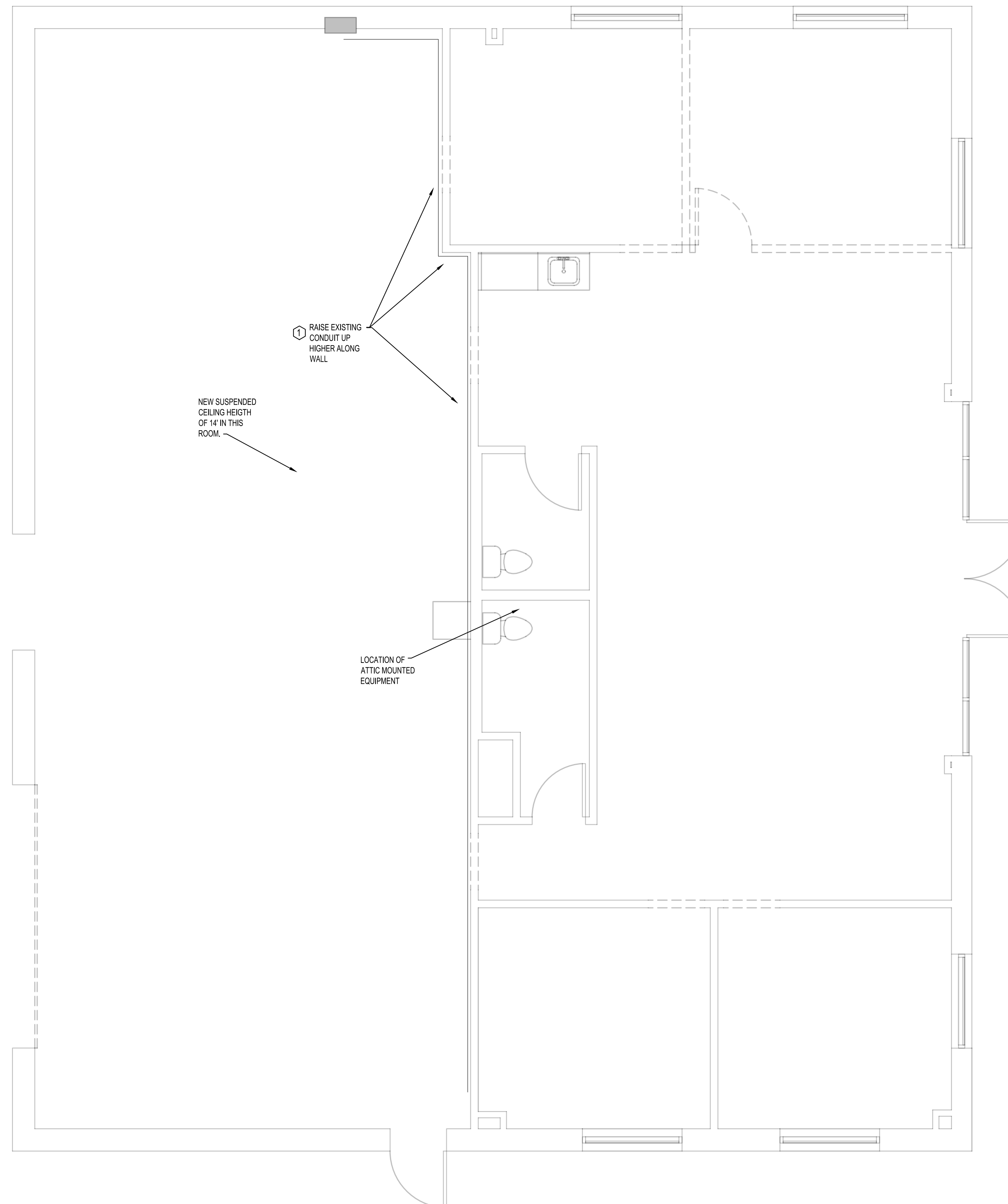


KEYED NOTES:

- ① Field verify existing electrical conduit elevations. Raise existing conduit up higher along wall to allow installation of a new suspended ceiling height of 14'.

ALTERNATE BID NOTE:

See cover sheet for more information. Route existing electrical conduit lines higher up along wall to allow for a new suspended ceiling height of 14' above finished floor.



① ELECTRICAL PLAN - DEMO (ALTERNATE BID)
1/4" = 1'-0"

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JONESBORO, AR 72401

JAMES
MCFADDEN
ARCHITECT
6801 PINE DR
PARAGOULD, AR
(417) 631-7608

ELECTRICAL PLAN:
DEMO ALTERNATE
BID
PROJECT NO: 21008
DATE: 11/12/2021

E3

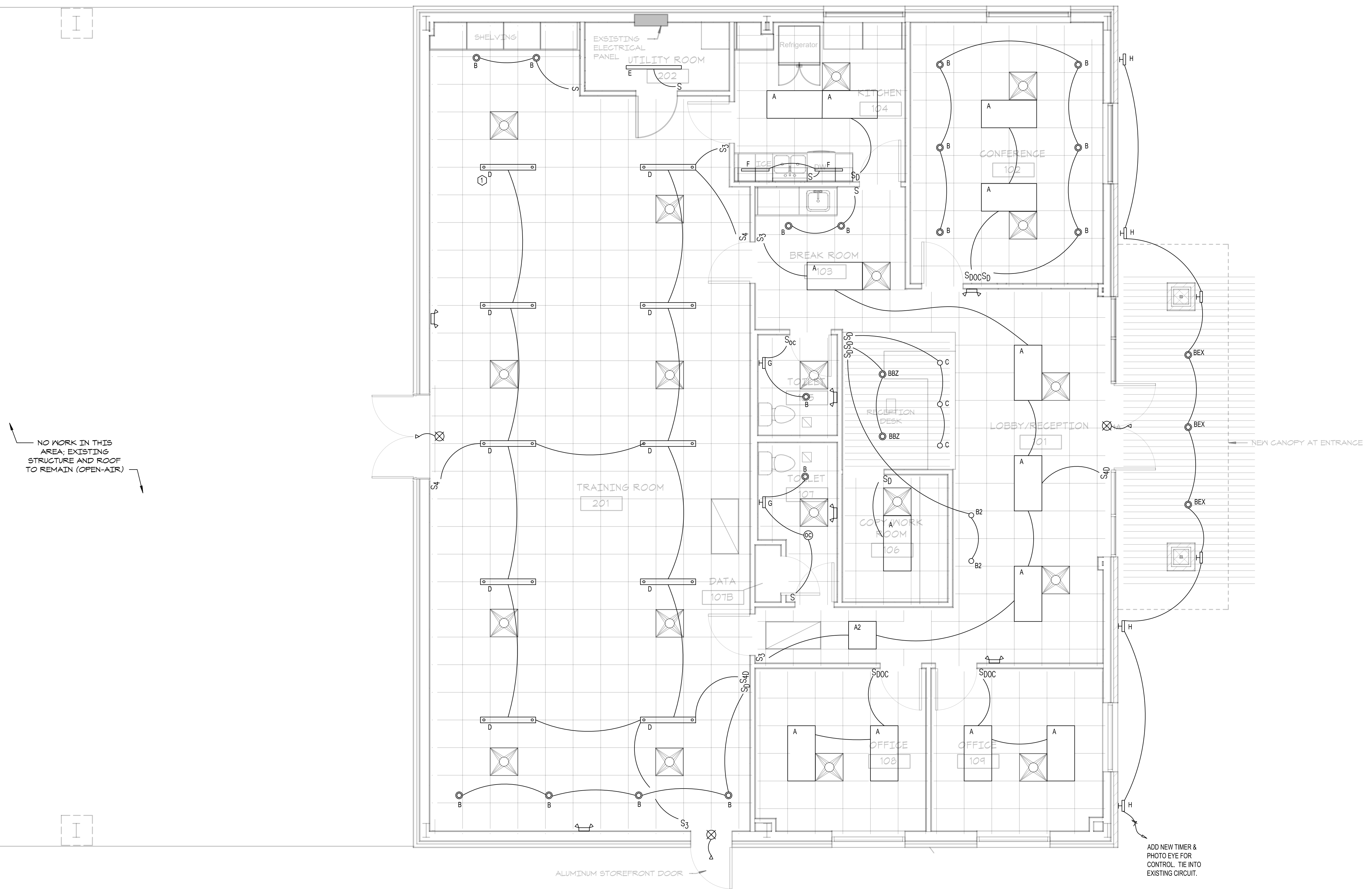


KEYED NOTES:

- ① Mount suspended linear lights at 10' above finished floor

GENERAL NOTES:

- 1. Clean all existing switching devices, exit signs, etc. Inspect for proper installation and operation. Repair or replace as required.
- 2. Field verify existing lighting circuits for proper sizing, installation and operation. Tie new lighting components into existing light circuits. Replace or reroute circuits or devices as required for new room layout configurations.



① LIGHTING PLAN
1/4" = 1'-0"

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ARCHITECT
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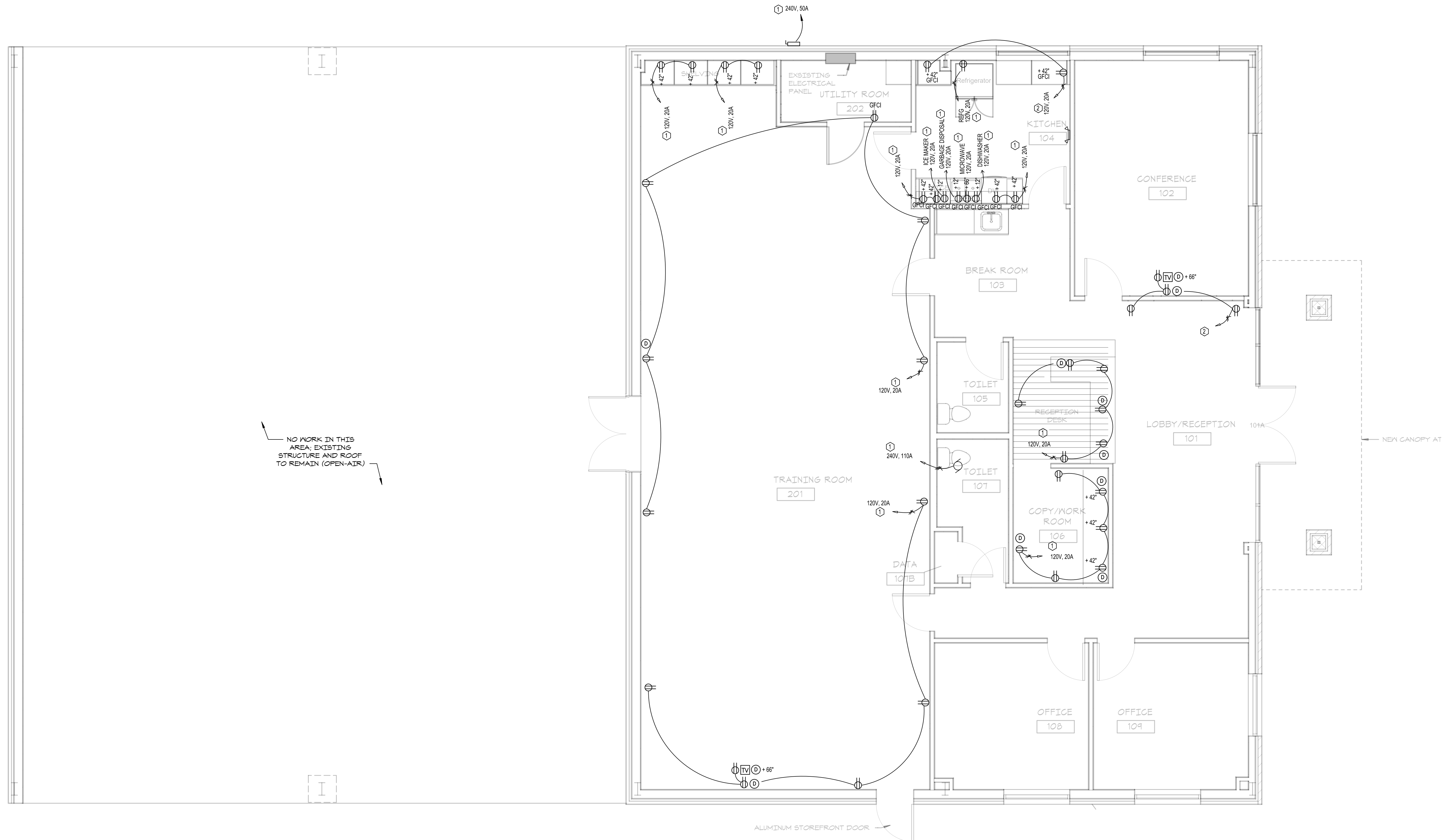
ELECTRICAL PLAN:
 LIGHTING PLAN
 PROJECT NO: 21008
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E4



KEYED NOTES:

- ① Add new circuit
- ② Tie into existing circuit



① POWER PLAN
1/4" = 1'-0"

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ELECTRICAL PLAN:
 FLOORPLAN
 PROJECT NO: 21008
 DATE: 11/12/2021
EJ