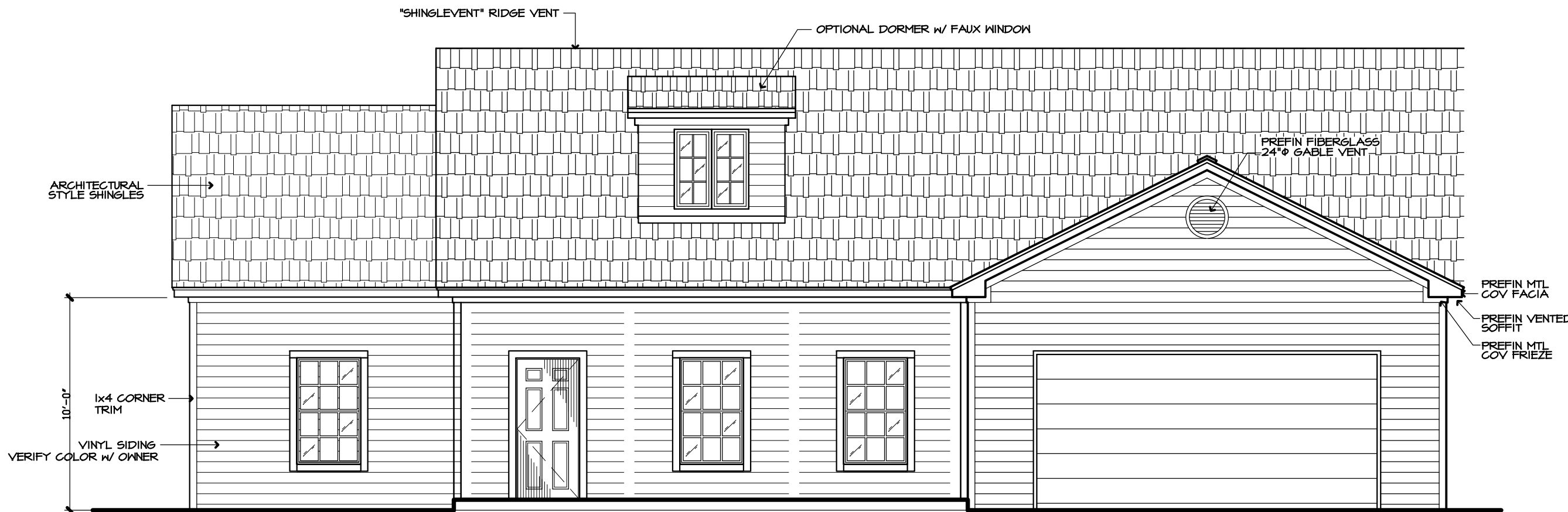


A New Residence for:

River Back Estates

Osceola & Mountain Home, Arkansas



SQUARE FOOTAGE H&C: 1,660
SQUARE FOOTAGE TOTAL: 2,154

SCHEDULE OF SPECIAL INSPECTIONS					
PROJECT:	COBBLESTONE RIDGE				
MATERIAL / ACTIVITY	SERVICE	Y / N	EXTENT	AGENT	DATE COMPLETED
104.4 CONCRETE CONSTRUCTION					
Inspect reinf steel installation	Field inspection		Periodic	23.4	
Verification of req design mix	Review submittals		Periodic	3.4	
Fresh concrete sampling	Field testing		Continuous	2.3	
Concrete curing operations	Field review		Periodic	2.3	
Evaluation of concrete strength	Field testing & review of laboratory reports		Periodic	3.4	
Inspection of formwork for shape, lines, location & dimensions	Field inspection		Periodic	2.3	
104.5.1 MASONRY CONSTRUCTION (LEVEL 1)					
Verify proportions of site prepared mortar	Field & submittal review		Periodic	2.3	
Verify construction of mortar joints	Field inspection		Periodic	2.3	
Verify size, grade, & type of reinforcement	Field inspection		Periodic	23.4	
Verify protection of masonry during hot/cold weather	Field inspection		Periodic	2.3	
Verify compliance w/ req inspection provisions of construction documents & approved submittals	Field inspection		Periodic	23.4	
104.6 WOOD CONSTRUCTION					
Inspection of the fabrication process of wood structural elements & assemblies in accordance with Sec. 1104.2	In plant review		Periodic	0	
104.7 SOILS					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	Field inspection		Periodic	1	
Perform classification & testing of controlled fill materials	Field inspection		Periodic	1	
Verify use of proper materials, densities, & fill controlled filling placement & compaction of fill	Field inspection		Continuous	1	
Verify dry-density of compacted fill complies with approved fill capacity	Review field testing		Periodic	1	
1001.1 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the erection & fastening of exterior cladding & interior & exterior veneer	Field inspection		Periodic	2.3	
Inspection during the erection & fastening of interior & exterior non load bearing walls	Field inspection		Periodic	2.3	
1001.2 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the anchorage of other electrical equipment	Field inspection		Periodic	5.6	
Inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents & their associated mechanical parts	Field inspection		Periodic	5.6	
Inspection during the installation of HVAC equipment that will contain hazardous materials	Field inspection		Periodic	5.6	
Inspection during the installation of vibration isolation systems	Field inspection		Periodic	5.6	
1008.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE					
Review certified mill test reports	Field review		Each Submittal	3.4	
1008.5 SEISMIC QUALIFICATION OF MECHANICAL & ELECTRICAL EQUIPMENT					
Review certificate of compliance for designated seismic system components	Certificate of compliance review		Each Submittal	5.6	
INSPECTION AGENT					
1. Testing Agency	NONE				
2. Testing Agency	NONE				
3. Architect	NONE				
4. Structural Engineer	NONE				
5. Mechanical Engineer	NONE				
6. Electrical Engineer	NONE				
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 agency are subject to the approval of the Building Official and/or the Design Professionals.					
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 No					
Are Requirements for Wind Resistance included in the Statement of Special Inspections? Yes No					
Date:					
Statement of Special Inspections					
This project requires minimum special inspections. Architect will inspect all components of the framing to ensure design by our plans are followed. Images along with an Field Report will be produced and filed.					



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AFFC, VOL II, SECT 106.4 VERIFICATION:

WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REVIEWED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

(OWNER'S SIGNATURE)

(OWNER'S PRINTED NAME)

(GENERAL CONTRACTOR SIGNATURE)

(GENERAL CONTRACTOR PRINTED NAME)

(SUB. CONTRACTOR SIGNATURE)

(SUB. CONTRACTOR PRINTED NAME)

ABBREVIATIONS

1 FOOT
" INCHES
NUMBER
\$ DOLLARS
% PERCENT
& AND
@ AT
AB ANCHOR BOLT
AB'S ANCHOR BOLTS
ACI AMERICAN CONCRETE INSTITUTE
ACOST ACOUSTICAL
AFT ABOVE FINISHED FLOOR
AHTD AR HIGHWAY & TRANSPORTATION
ALUM ALUMINUM
BD BOARD
BFE BUILDING FLOOR ELEVATION
BLDG BUILDING
BTUH BRITISH THERMAL UNITS PER HOUR
C CENTER
CAP GAL CAPACITY IN GALLONS
CFM CUBIC FEET PER MINUTE
CERT CERTIFIED
CLG CEILING
CLO CLOSET
CMP CORRUGATED METAL PIPE
COMP COMPANY
CON CONCRETE
CONT CONTINUOUS
COTG CLEAN OUT TO GRADE
CTS CURRENT TRANSFORMERS
CWL CITY WATER & LIGHT
DBL DOUBLE
DEPT DEPARTMENT
DET DETAIL
DIA DIAMETER
DIR DIRECTION
DISC DISCONNECT
DRAN ESMT DRAINAGE EASEMENT
DS DOWNPOUT
DET DETAIL
E EAST
EA EACH
ELEC ELECTRIC
ELEV ELEVATION
ENC ENCLOSURE
MTP MOUNTED
MTL METAL
N NORTH
NEC NECESSARY
OC ON CENTER
OCEN ON CENTER EACH WAY
OSB ORIENTED STRAN BOARD
PLYND PLYWOOD
PNL PANEL
PREFIN PREFINISHED
PROJ PROJECTED
PSI POUNDS PER SQUARE INCH
PVC POLY VINYL CHLORIDE
RAFS RETURN AIR FILTER GRILLE
RCP REINFORCED CONCRETE PIPE
REF REFERENCE
REIN REINFORCEMENT
EW ORIENTED STRAN BOARD
EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR
FFE FINISHED FLOOR ELEVATION
FIRE EXT FIRE EXTINGUISHER
FH FIRE HYDRANT
FND FOUNDATION
FR FRAME
FT FOOT
FTG FOOTING
G GAS
GA GAUGE
GALV GALVANIZED
GB GASKET BEAM
GC GENERAL CONTRACTOR
GE GENERAL ELECTRIC
GFI GROUND FAULT INTERRUPTER
GND GROUND
H (HORIZ) HORIZONTAL
HDCP HANDICAPPED
HTG HEIGHT
HTS HEATING
HTR HEATER
HVAC HEATING VENTILATION & AIR CONDITIONING
INCL INCLUDING
INSUL INSULATION
INT INTERIOR
INV INVERT
JOINT JOINT
KWH KILOWATT
LAM LAMINATE
LOC LOCATION
LP LIGHT POLE
LTG LIGHTING
MACH MACHINE
MANUF MANUFACTURER
MAS MASONRY
MAX MAXIMUM
MDF MEDIUM DENSITY FIBERBOARD
MECH MECHANICAL
MIL MILLIMETER
MIN MINIMUM
MNTD MOUNTED
MOD MODIFIED
OHE OVERHEAD ELECTRIC
OV VERTICAL
VERT VERTICAL
VTR VENT THRU ROOF
W WITH
WH WATER HEATER
WKF WELDED WIRE FABRIC
WWM WELDED WIRE MESH
YR YEAR
Z CENTER LINE
REQ REQUIRED
S/S SOUTH
SET BACK
SCHED SCHEDULE
SF SQUARE FOOT
SIP SET IRON PIPE
SJM SAN JOINT
SS SANITARY SEWER
STD STANDARD
SUS SUSPENDED
TAB TOP AND BOTTOM
TB TIE BEAM
TURN DOWN
TK THICK
TOP OF BENCH MARK
TRANS TRANSVERSE
TEL TELEPHONE
TYP TYPICAL
UG UNDERGROUND ELECTRIC
UTIL UTILITY
UTIL ESMT UTILITY EASEMENT
W WATER

PROJECT PROFESSIONALS:

CONSULTANT: MORTIN DESIGN SERVICES
CONTACT: BRITTANY MORTIN
BEEBE, AR 72012
(810) 284-4054 Office

CONTRACTOR: OLYMPIUS CONSTRUCTION
CONTACT: TONY PARSON
JONESBORO, AR 72401
(810) 432-3544 Office

SHEET INDEX

C COVER SHEET - RESIDENCE "C"

SITE DEVELOPMENT PLANS
(BY OTHERS)

1 FOUNDATION PLAN
NOTES, DETAILS, AND SCHEDULES

2 FLOOR PLAN - OPENING SCHEDULES

3 EXTERIOR & INTERIOR ELEVATIONS

4.1 FRAMING PLAN
NOTES, DETAILS, AND SCHEDULES

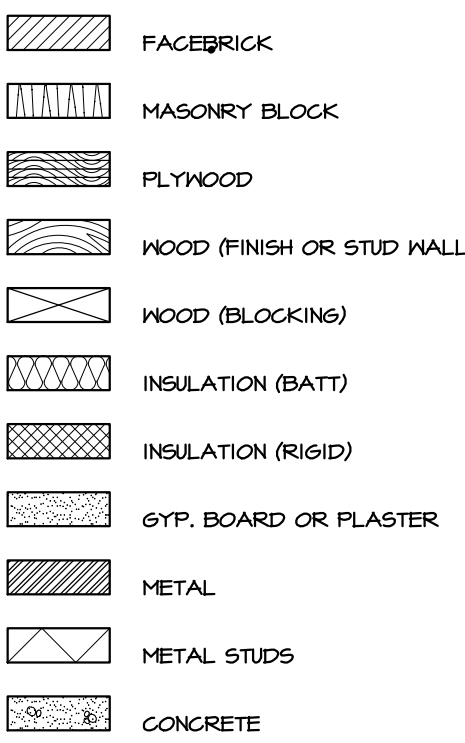
4.2 ROOF PLAN

5 HVAC PLAN
NOTES, DETAILS, AND SCHEDULES

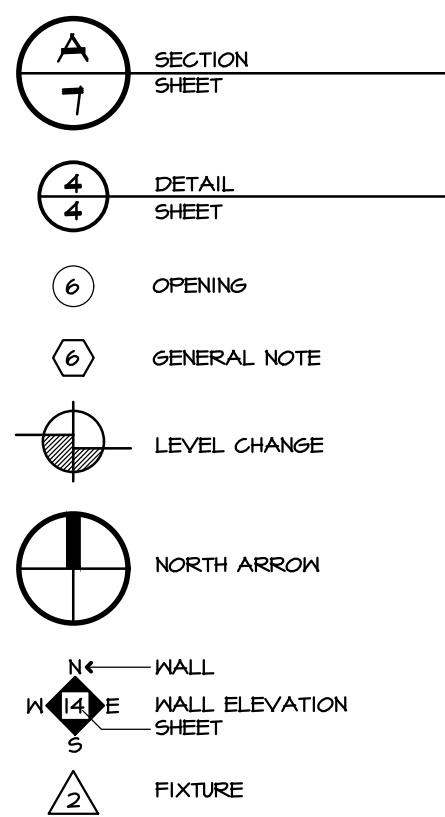
6 PLUMBING PLAN
NOTES, DETAILS, AND SCHEDULES

7 ELECTRICAL POWER & LIGHTING PLAN
ELECTRICAL POWER RISER DIAGRAM

MATERIAL LEGEND



SYMBOL LEGEND



COVER SHEET - RESIDENCE "B"

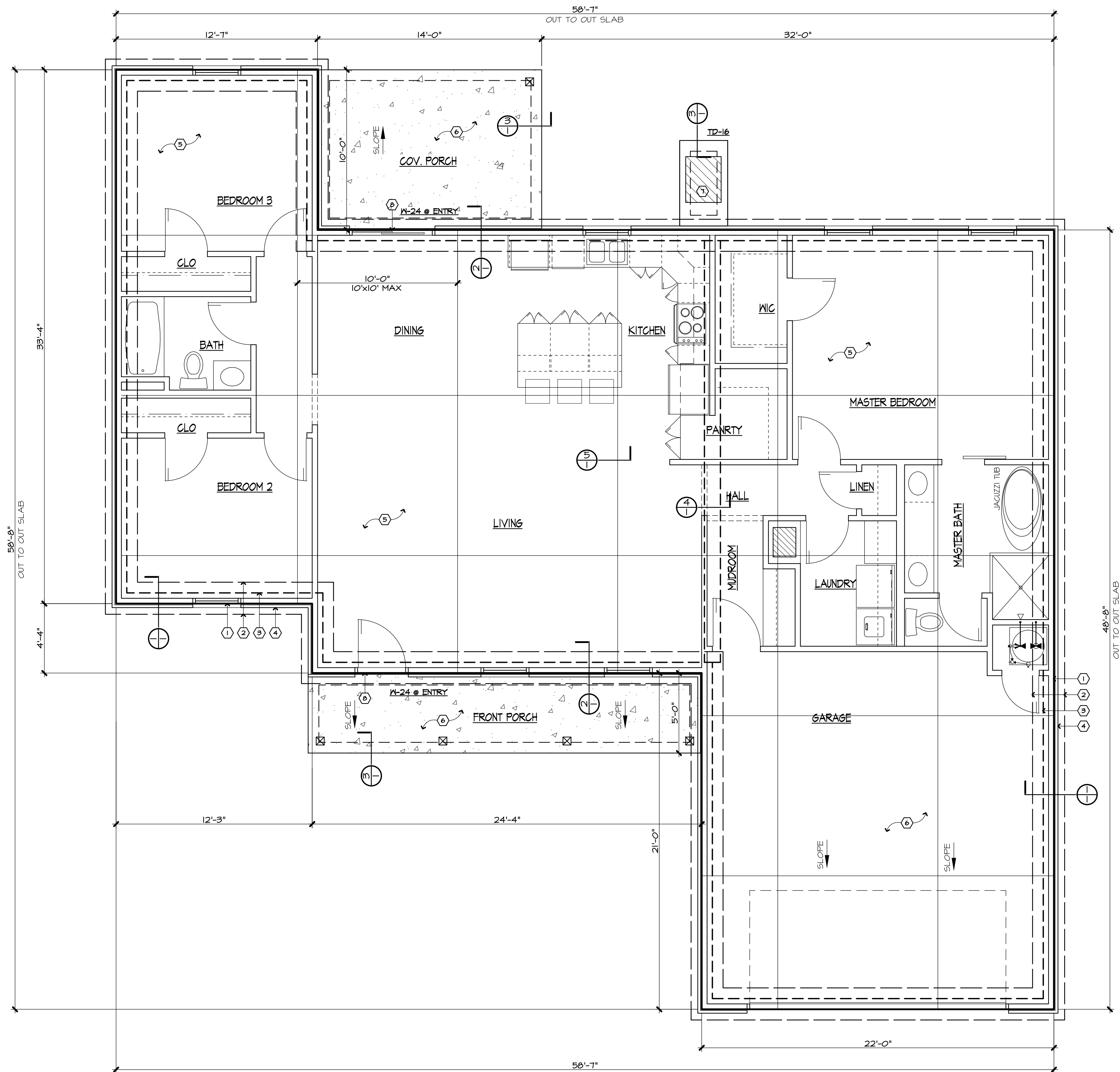
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COMM. NO. 45432
DATE: 07/09/2022
FILE:

MORTIN DESIGN SERVICES, LLC
Commercial & Residential Drafting Consultant
870-284-4054
bmortin.mds@gmail.com

MDS





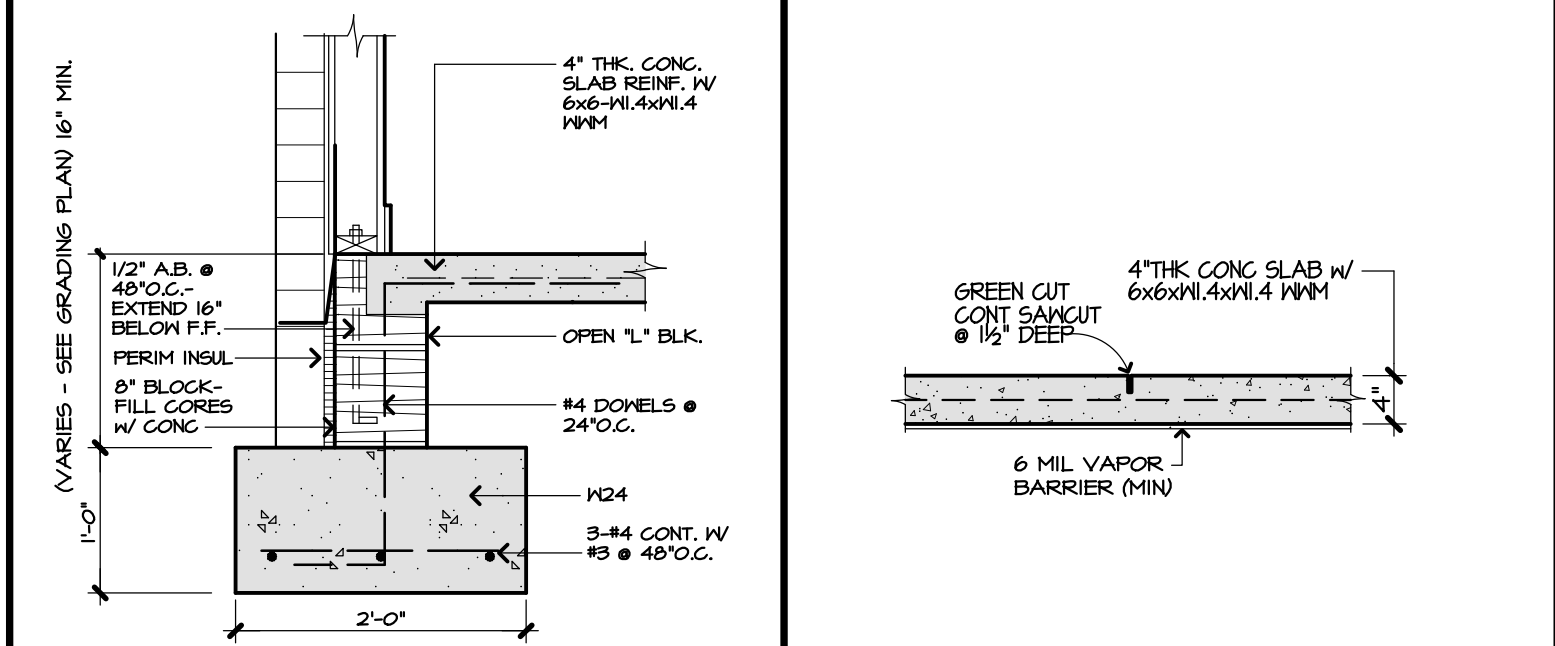
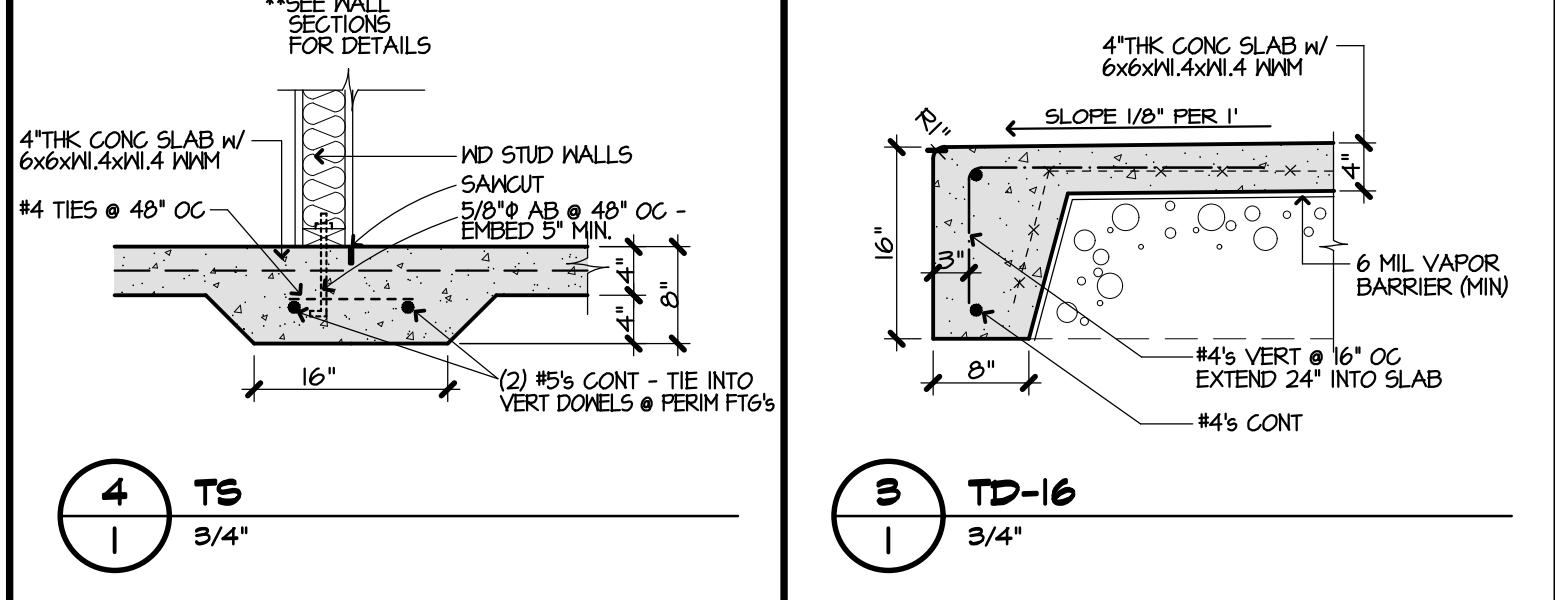
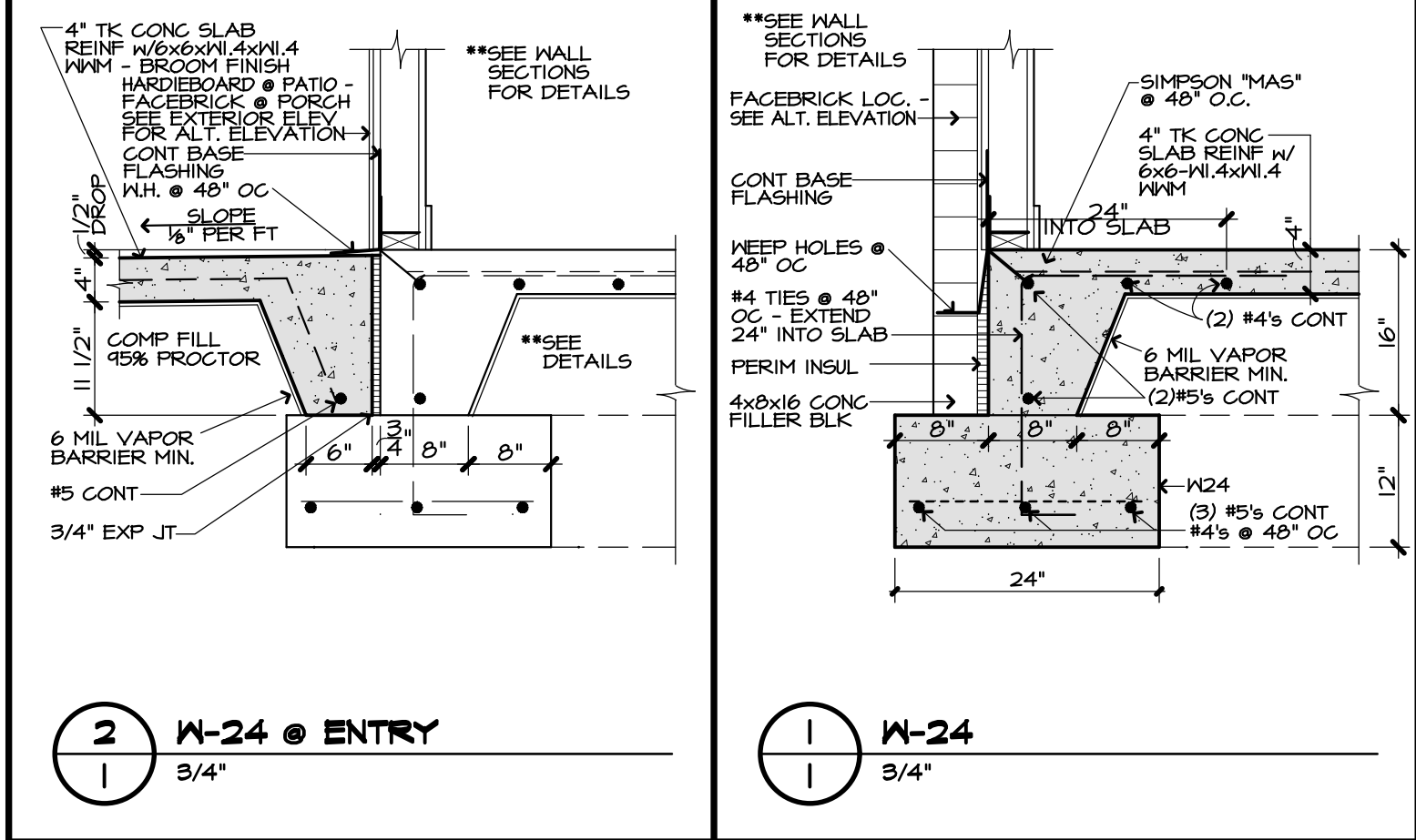
FOUNDATION PLAN
1/4"
NOTE: SEE SITE PLANS FOR BUILDING LAYOUT
SEE SITE PLAN

GENERAL NOTES FOUNDATION PLANS	
MARK	DESCRIPTION
1	EDGE OF SLAB
2	LINE OF FOOTING
3	LINE OF FOUNDATION WALL
4	LINE OF EXTERIOR MATERIAL - SEE EXT ELEVATIONS FOR REF
5	4"TK CONG SLAB REINF w/ 6x6 MIL.4xMIL.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4"TK CONG SLAB REINF w/ 6x6 MIL.4xMIL.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - BROOM FINISH -95% PROCTOR - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED
7	4"TK CONG STOOP FOR HVAC UNIT (TYP) - SEE HVAC PLANS FOR REF
8	DROP SLAB 1/2" THIS LOG - SEE DETAIL FOR REF

FOOTING SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
N-24	12"x24"xCONT w/ 8"x16"D GB	(3) #5% CONT w/ #4 TIES @ 48" OC (2) #5% CONT w/ #4 VERT DONELS @ 48" OC EXT 24" INTO SLAB & (2) #4% CONT EXTENDED INTO SLAB	(1)
N-24 @ ENT	12"x24"xCONT w/ 8"x16"D GB	(3) #5% CONT w/ #4 TIES @ 48" OC (2) #5% CONT w/ #4 VERT DONELS @ 48" OC EXT 24" INTO SLAB & (2) #4% CONT EXTENDED INTO SLAB (1) #5 CONT @ STOOP FTG	(1)
T5	16"x6"DxCONT	(2) #5% CONT - TIE INTO VERT DONELS @ PERIMETER FTG% (2) #4% CONT w/ #4 VERT DONELS @ 16" OC EXT 24" INTO SLAB	(2)
TD-16	8"x16"D	(3) #5% 30"L EA MAY, w/(4) #4% VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-36	36"x36"x12"	(3) #5% 42"L EA MAY, w/(4) #4% VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-48	48"x48"x12"	(3) #5% 42"L EA MAY, w/(4) #4% VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	

REMARKS FOOTING SCHEDULE	
(1)	SIMPSON MAS' MDSILL ANCHOR CAST IN SLAB - SEE DETAIL FOR SPACING
(2)	ANCHOR BOLTS CAST INTO SLAB - SEE DETAIL FOR SIZE & SPACING

- ENGINEERING GENERAL NOTES
- ALL REINFORCING STL TO BE ASTM A615 GR60
 - 3500 PSI CONG w/ 4" SLUMP FOR ALL FOOTINGS - 4,000 PSI CONG w/ 4" SLUMP FOR SLAB
 - ALL REINFORCING STL TO HAVE MIN 3" COVER WHEN EXPOSED TO SOIL
 - ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL w/ MIN 2,500 PSF BEARING CAPACITY
 - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED



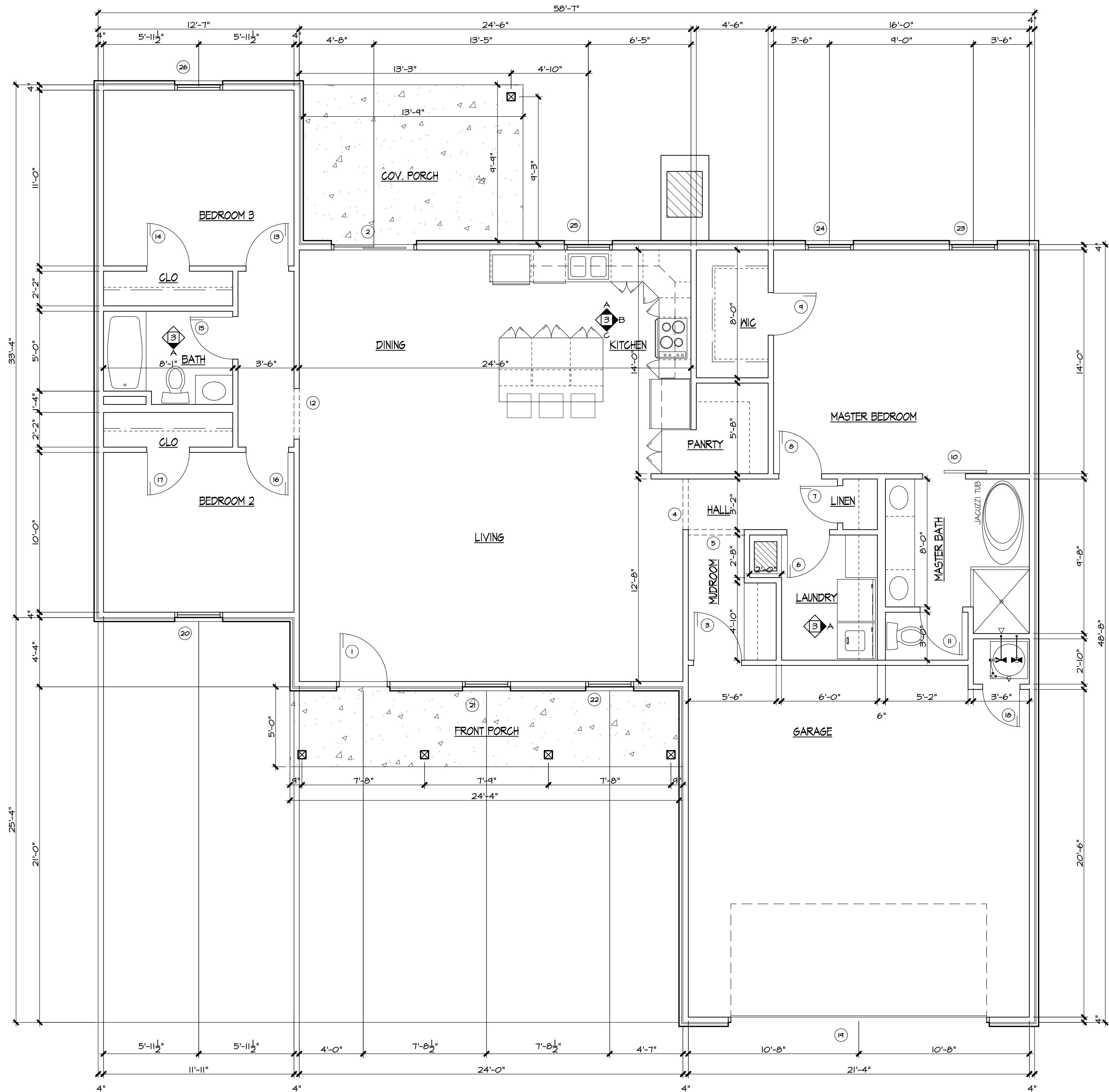
FOUNDATION PLAN
NOTES, DETAILS, AND SCHEDULES

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

CONV. NO.: 45422
DATE: 07/09/2022
FILE:

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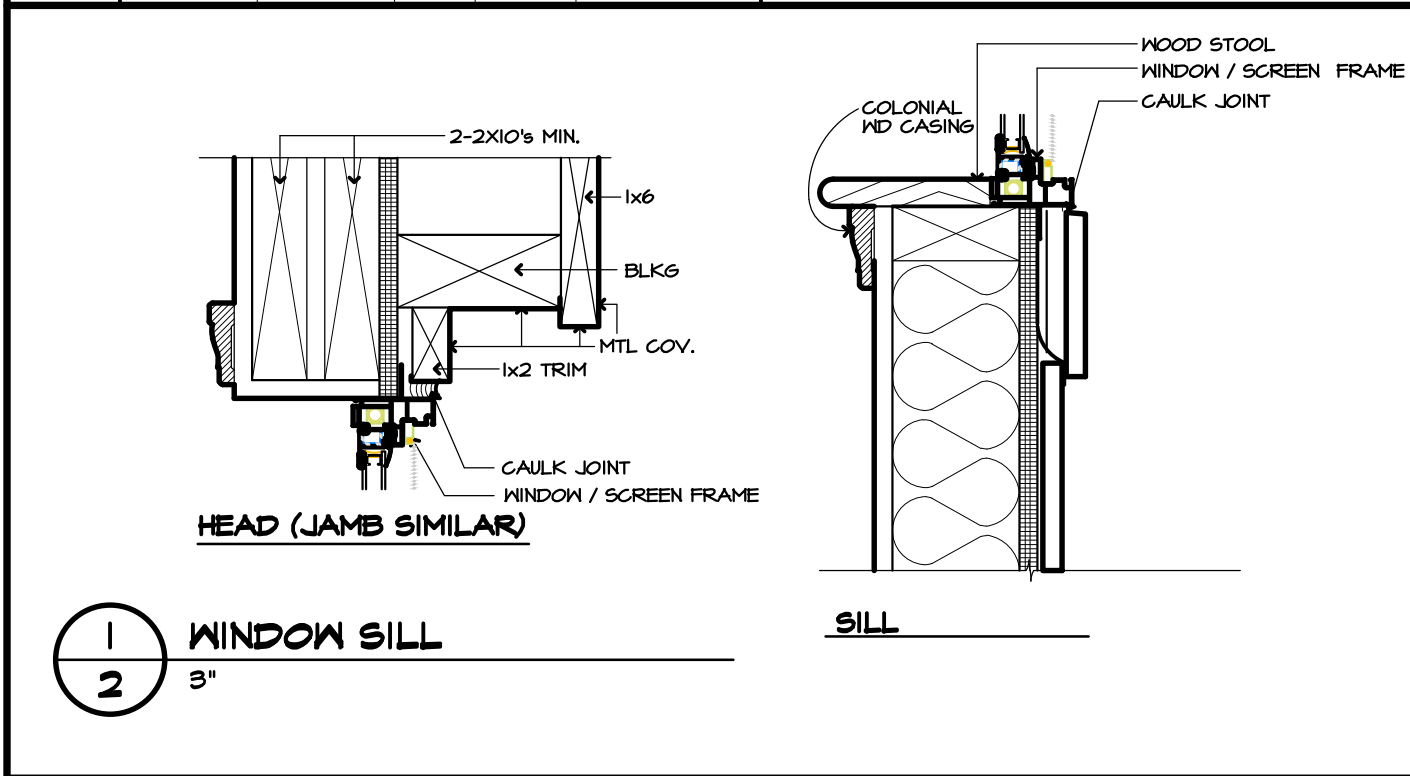
MDS



FLOOR PLAN
1/4"
SQUARE FOOTAGE H&G: 1660
SQUARE FOOTAGE TOTAL: 2154

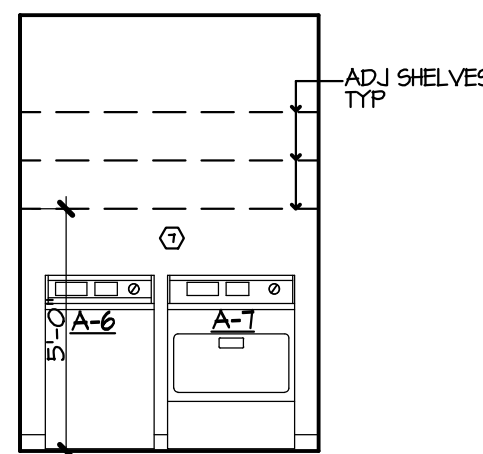
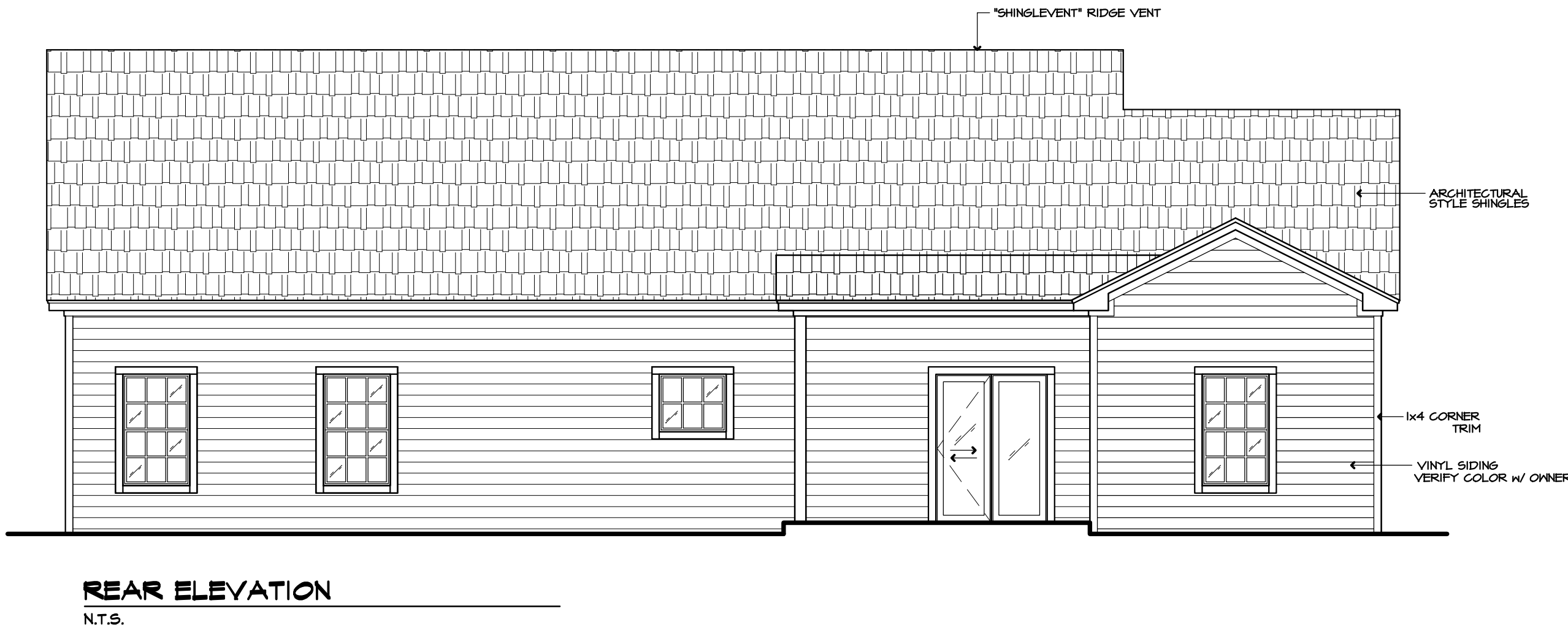
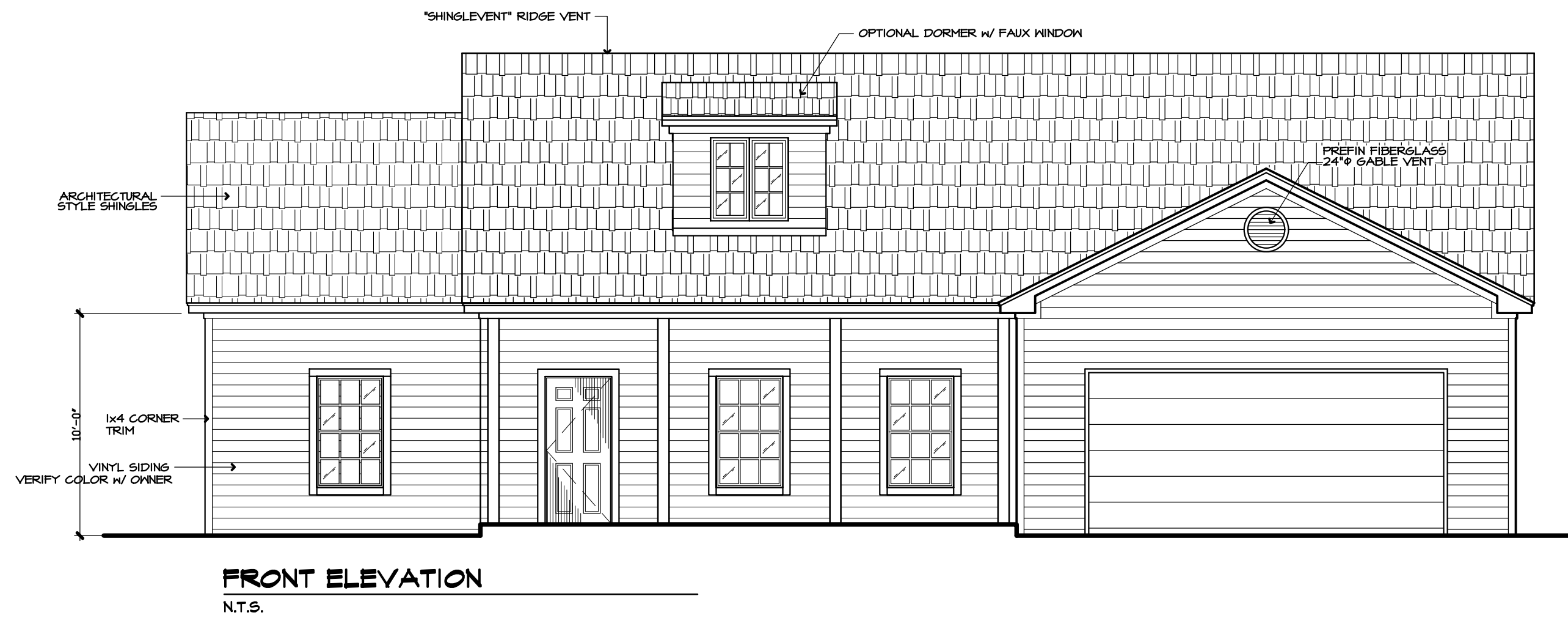
OPENING SCHEDULE						ALL HARDWARE TO BE CLOSE FIST OPERABLE - VERIFY TYPE W/ OWNER VERIFY BLINDS TYPE & COLOR W/ OWNER
MARK	DOORS					REMARKS
	W	H	T	MAT	TYPE	
1	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT
2	6'-0"	6'-8"		ALUM	SEE ELEV	SLIDING W/ LOCK SET
3	3'-0"	6'-8"		HM		LOCK SET
4	3'-4"	6'-8"		WD		CASED OPENING
5	3'-6"	6'-8"		WD		CASED OPENING
6	2'-8"	6'-8"		WD		CLOSET SET
7	2'-4"	6'-8"		WD		CLOSET SET
8	2'-8"	6'-8"		WD		PRIVACY SET
9	2'-8"	6'-8"		WD		CLOSET SET
10	2'-8"	6'-8"		WD		CASED OPENING W/ BARN DR PROVIDED HARDWARE
11	2'-8"	6'-8"		WD		PRIVACY SET
12	3'-2"	6'-8"		WD		CASED OPENING
13	2'-8"	6'-8"		WD		PRIVACY SET
14	2'-8"	6'-8"		WD		CLOSET SET
15	2'-8"	6'-8"		WD		PRIVACY SET
16	2'-8"	6'-8"		WD		PRIVACY SET
17	2'-8"	6'-8"		WD		CLOSET SET
18	2'-4"	6'-8"		WD		CLOSET SET
19	16'-0"	8'-0"		ALUM	SEE ELEV	GARAGE DR W/ MOTOR & SENSORS THIS CONTRACT

WINDOWS						
20	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
21	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
22	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
23	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
24	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
25	3'-0"	3'-6"	2"	ALUM	SEE ELEV	
26	3'-0"	5'-0"	2"	ALUM	SEE ELEV	



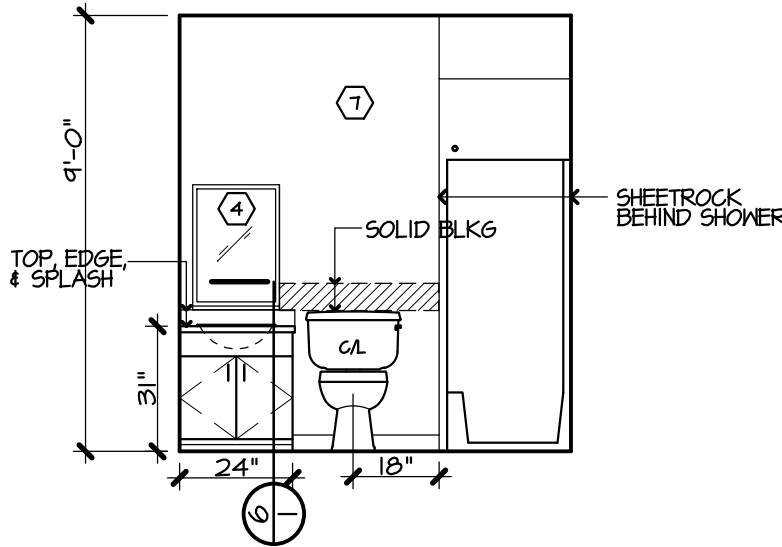
INTERIOR FINISH SCHEDULE									
SPACE	FLOOR	BASE	WALLS	CEILING	CLG HT	REMARKS			
	LVT - COLOR BY OWNER EXPOSED CONC - SEALED	4" WOOD BASE - PAINTED	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'WRX' GYP BD	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'WRX' GYP BD	9'-0"				
GARAGE	•	•	•	•	•				(2)
LIVING	•	•	•	•	•				(2)
DINING	•	•	•	•	•				(2)
KITCHEN	•	•	•	•	•				(1), (2)
HALL	•	•	•	•	•				(2)
MIDROOM	•	•	•	•	•				(2)
LAUNDRY	•	•	•	•	•				(1), (2)
PANTRY	•	•	•	•	•				(2)
MASTER BEDROOM	•	•	•	•	•				(2)
MASTER BATH	•	•	•	•	•				(1), (2)
BEDROOM 2	•	•	•	•	•				(2)
BEDROOM 3	•	•	•	•	•				(2)
BATH	•	•	•	•	•				(1), (2)
MIC	•	•	•	•	•				(2)
CLO	•	•	•	•	•				(2)

REMARKS INTERIOR FINISH SCHEDULE
1 INSTALL 5/8"TK TYPE 'WRX' GYP BD AT ALL NET WALL LOCATIONS
2 ALL GYP BD WALLS TO BE PAINTED



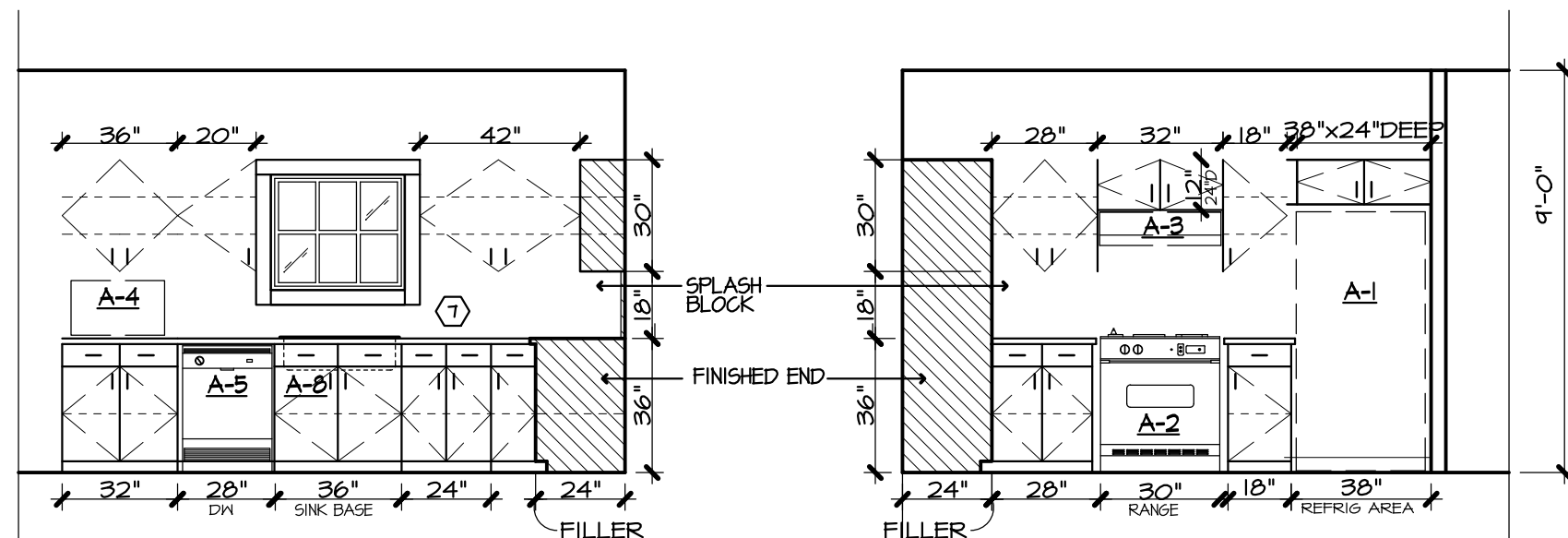
ELEVATION "A"

UTILITY
3/8"



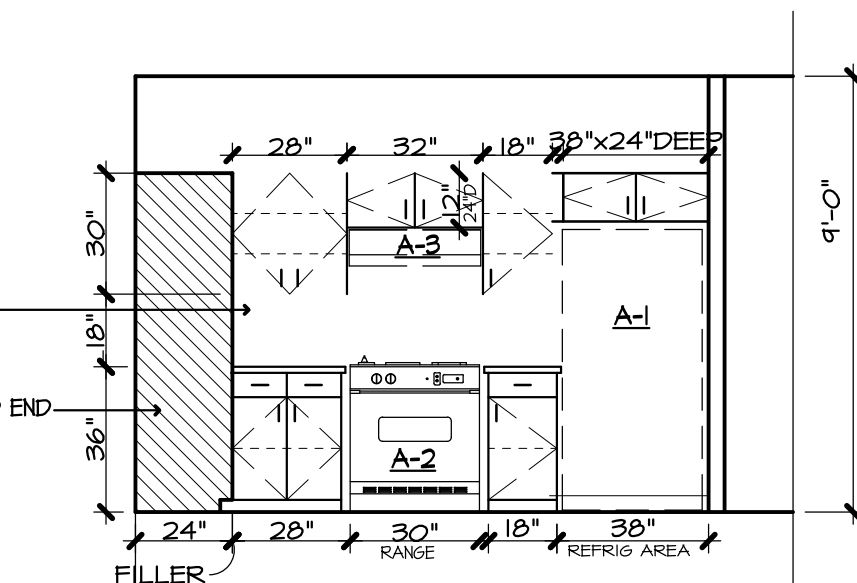
ELEVATION "A"

BATH

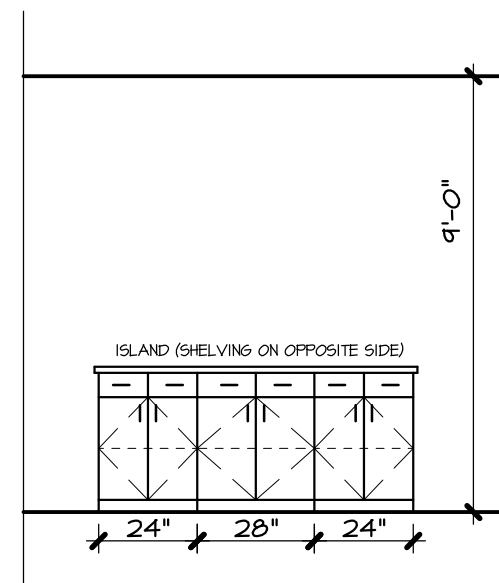


ELEVATION "A"

KITCHEN



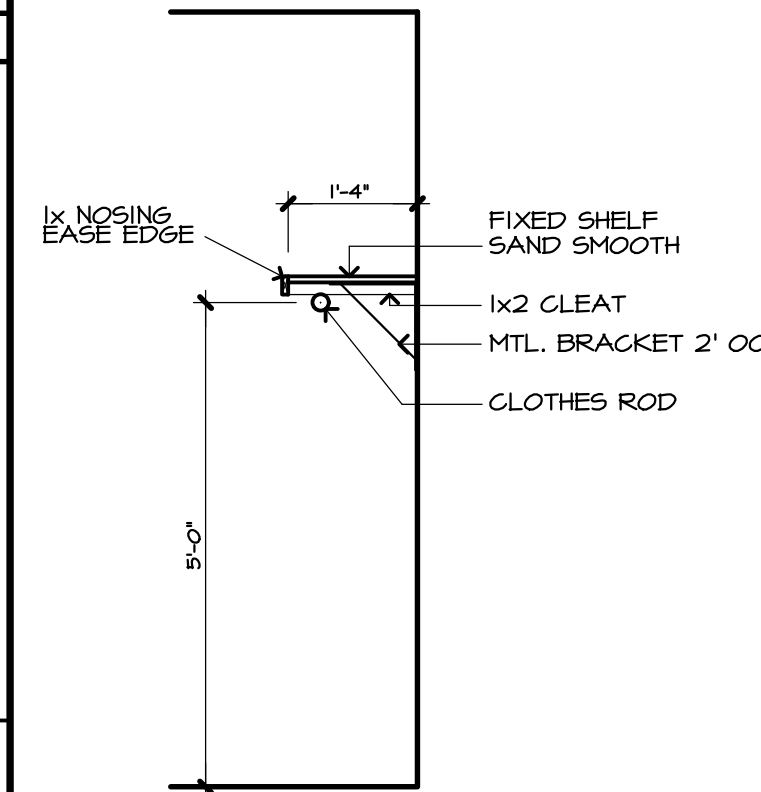
ELEVATION "B"



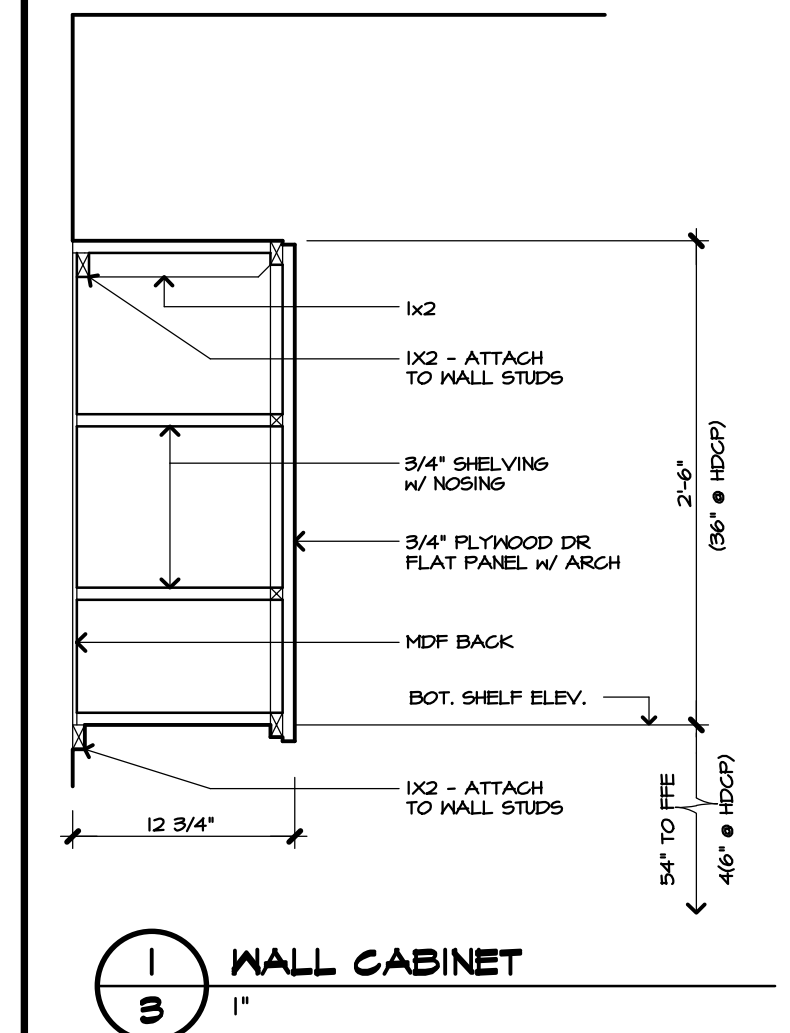
ELEVATION "C"

0 GENERAL NOTES INTERIOR ELEVATIONS			
MARK	DESCRIPTION	MOUNTING REQ.	REMARKS
1	ROBE HOOK	60" ϕ	(1)
2	TISSUE HOLDER	24" ϕ	(1)
3	SHOWER HEAD LOCATION	72" ϕ	
4	MIRROR	VARIES	(1), (2)
5	GYP BD "WRX" PAINTED	xxxxxxx	(2)
6	WOOD BASE w/ SHOE	xxxxxxx	
7	CLEAN & CAULK ALL JOINTS @ FIXTURES & TRIM	xxxxxxx	
8	KITCHEN APPLIANCES STAINLESS STEEL - PROVIDED BY CONTRACTOR		
REMARKS GENERAL NOTES			
(1) ALL ACCESSORIES TO BE SECURED TO SOLID BLOCKING			
(2) "WRX" GYP BD TO BE INSTALLED BEHIND ALL TUBS - SEE INTERIOR ELEVATIONS FOR REFERENCE			

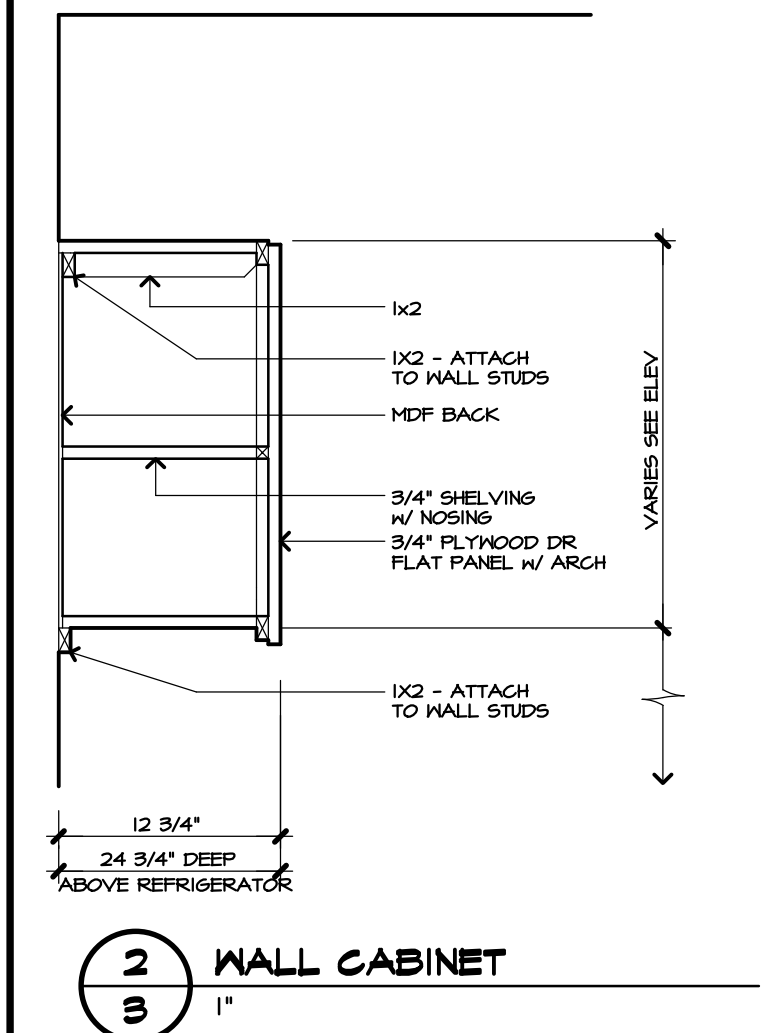
APPLIANCE SCHEDULE			
MARK	ITEM	DESCRIPTION	REMARKS
A-1	FREEZER / REFRIGERATOR	STAINLESS STEEL - w/ PROVIDE UNDER CONTRACT	(1) (2) (4)
A-2	RANGE	GE AB545DFB5 ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS	(2) (4)
A-3	OVER THE RANGE VENTHOOD	GE JV 338 HBB 30" STANDARD HOOD, VENTED, w/ LIGHT MTL DUCT (1" DIA) THRU ROOF w/ WATER PROOF GAP & DAMPER INSTALLED BY HVAC CONTRACTOR (SEE INTERIOR ELEVATIONS FOR REF)	(2) (3) (4)
A-4	COUNTER MICROWAVE	GE JES1460DSBB 1.4 CU FT COUNTERTOP MICROWAVE OVEN	(5)
A-5	DISHWASHER	GE GDF520P6JBB DISHWASHER with FRONT CONTROLS	(1) (2) (4)
A-6	WASHING MACHINE	GE GFPH1200H FRONTLOAD 3.6 DOE IEC CUFT, ENERGY STAR	(5)
A-7	CLOTHES DRYER	GE GFED120ED FRONTLOAD 7.0 CUFT. - DUCT (4" DIA) MAX 35' w/ 3 90° BENDS	(1)
A-8	DISPOSER	GE GFC525V 1/2 HP CONT FEED GARBAGE DISPOSAL - CORDED	(5)
REMARKS APPLIANCE SCHEDULE			
(1) ENERGY STAR CERTIFIED (2) ADA COMPLIANT APPLIANCE (3) SWITCH HOOD TO ROCKER SWITCHES MOUNTED ON FACE OF CABINET FOR ADA COMPLIANCE, LIGHTING & VENT (4) ALL KITCHEN APPLIANCES SPECIFIED AS "STAINLESS STEEL" (5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE PLUMBING FIXTURE SCHEDULE FOR REF			



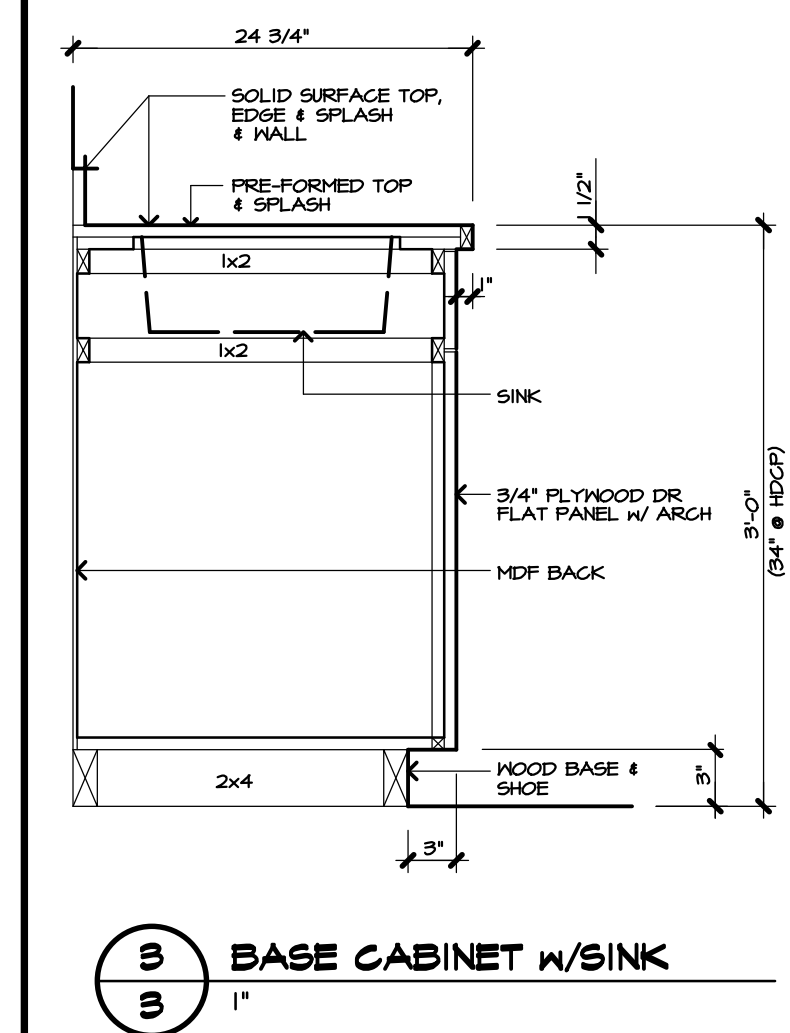
7
3
1/2"



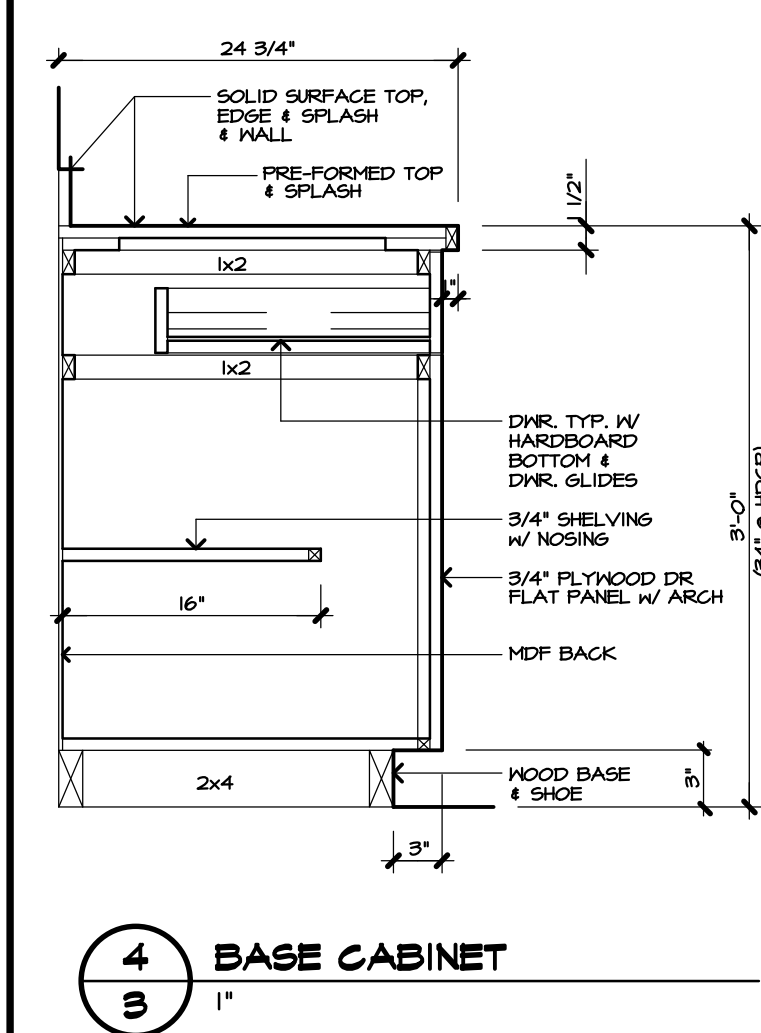
1
3
1"



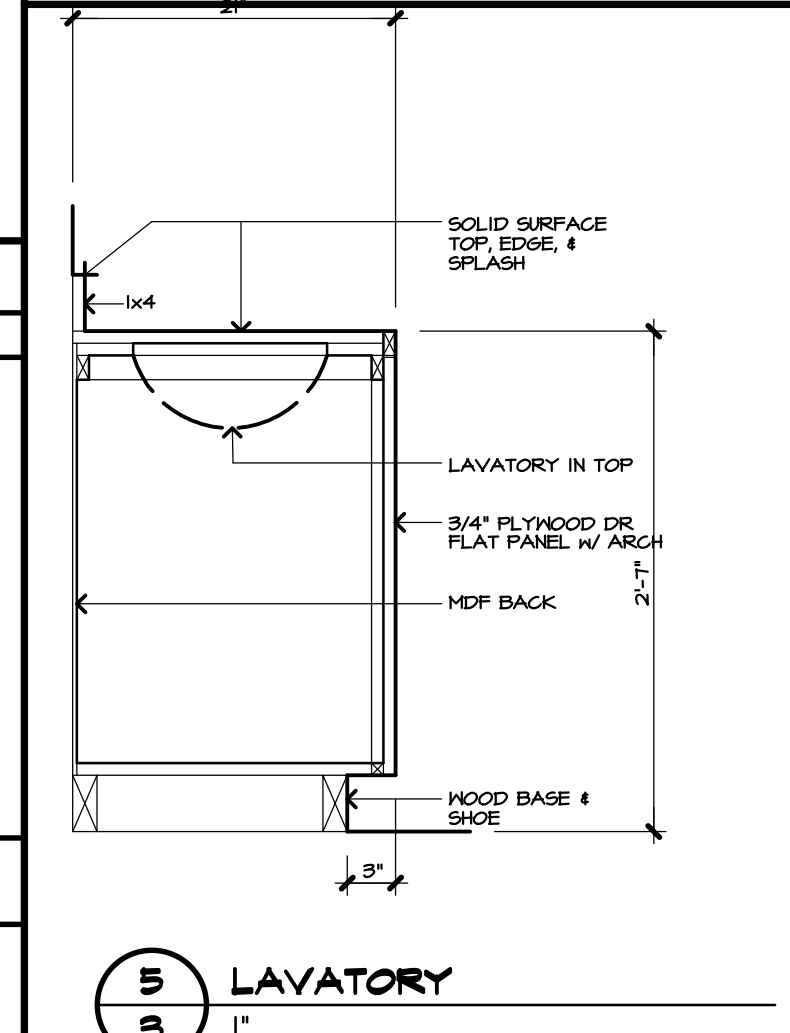
2
3
1"



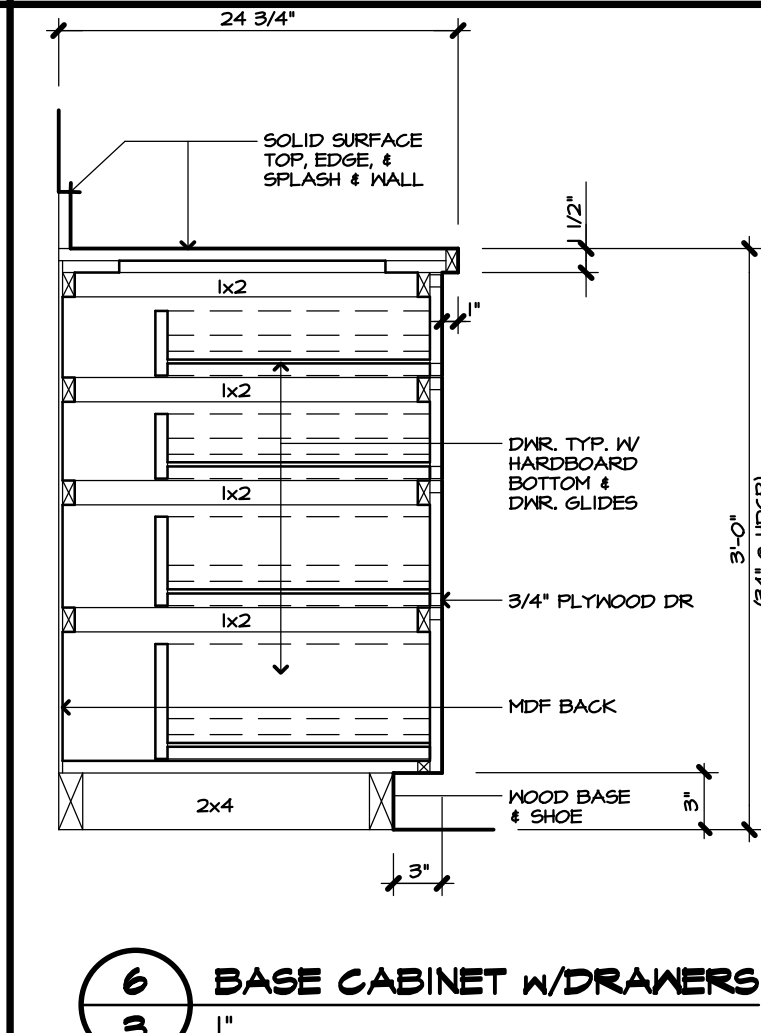
3
3
1"



4
3
1"



5
3
1"



6
3
1"

EXTERIOR & INTERIOR ELEVATIONS

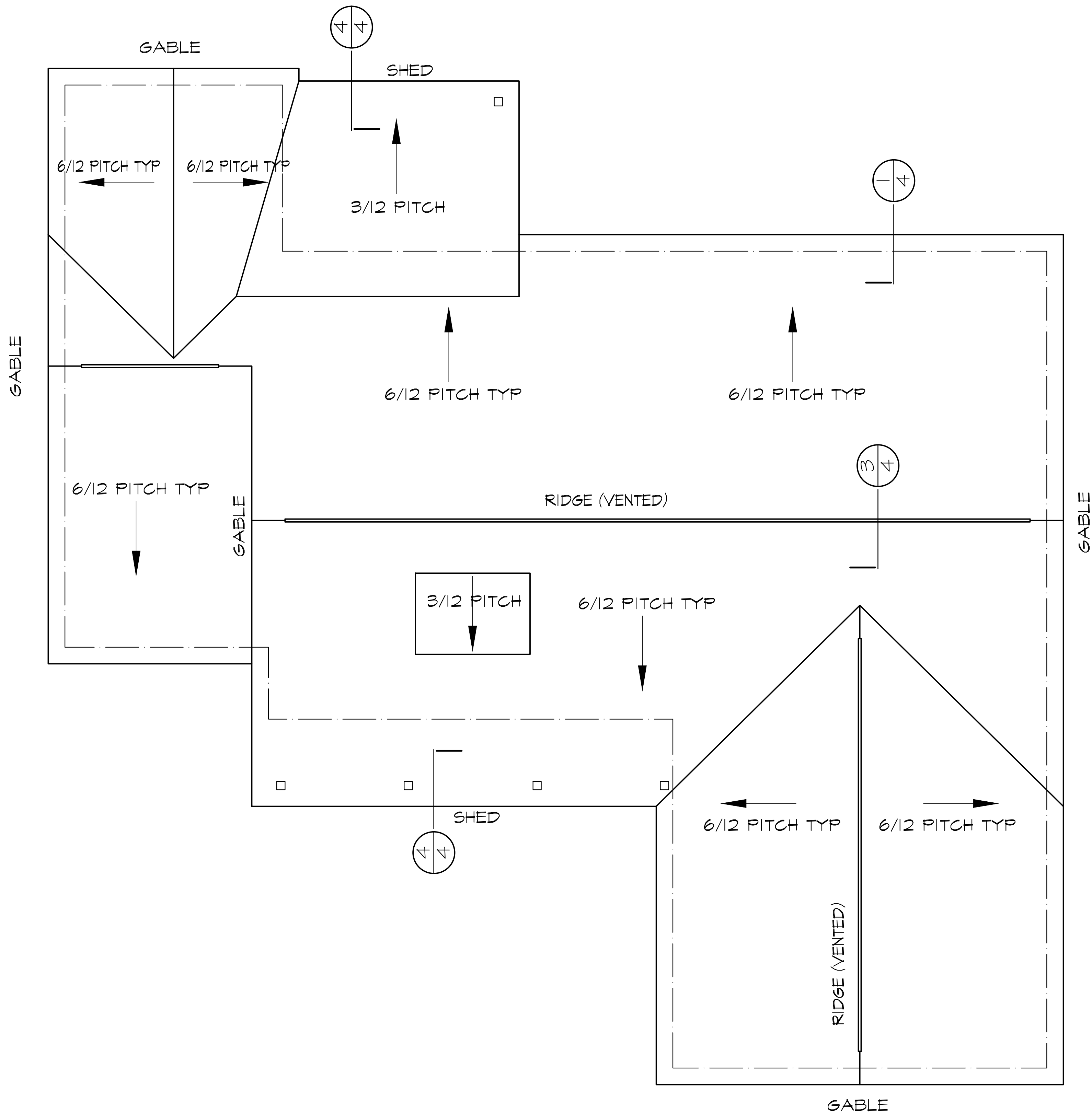
RIVER BACK ESTATES

MULTI-FAMILY HOUSING FOR:

COMM. NO. 45422
DATE: 07/09/2022
FILE:

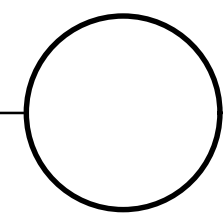
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ROOF PLAN

1/4"



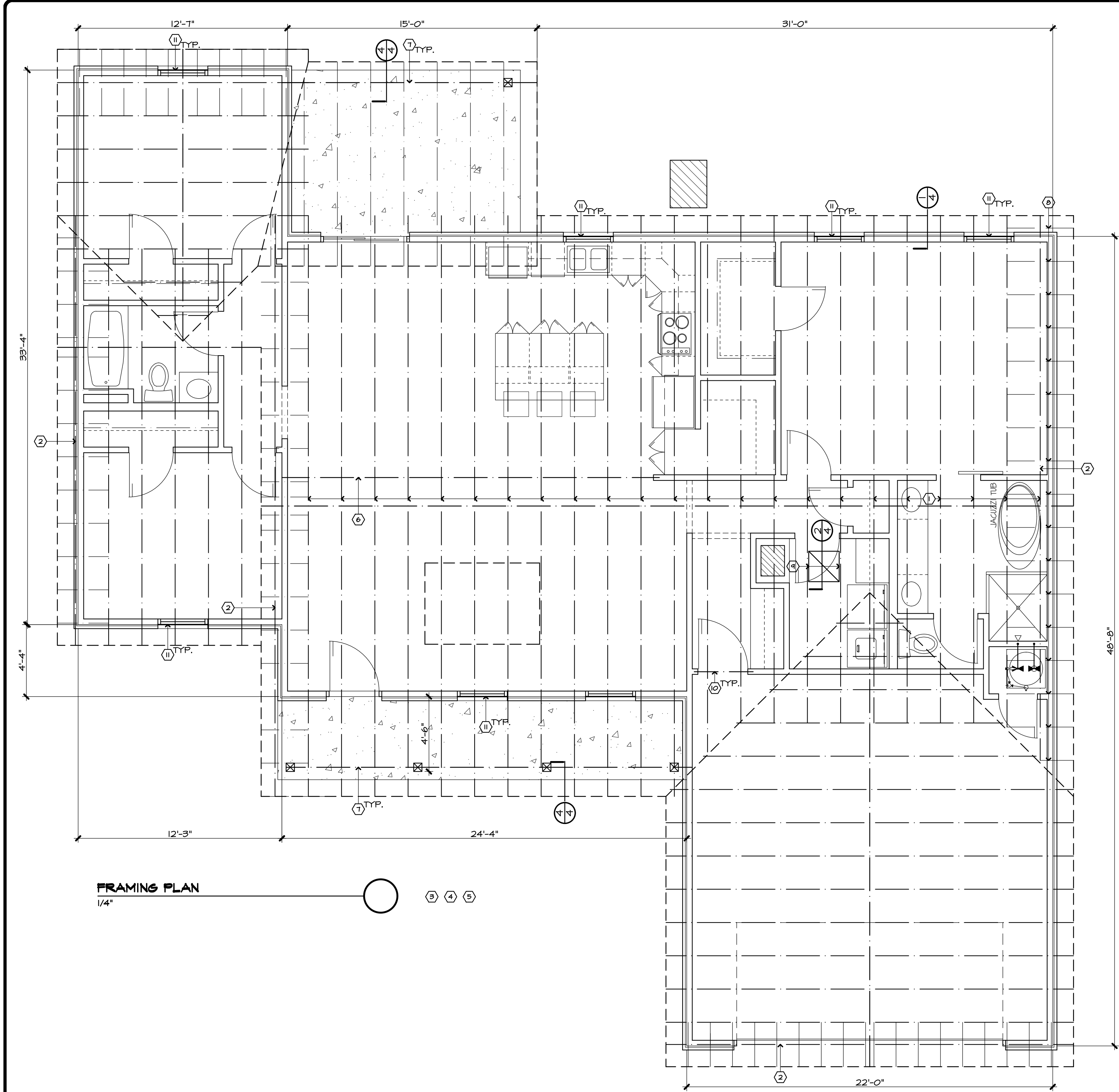
ROOF PLAN

MULTI-FAMILY HOUSING FOR:
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FRAMING PLAN
1/4"

3 4 5

2 ATTIC SCUTTLE
4 1"

3 RIDGE DETAIL
4 3/4"

4 SECTION @ COV PORCH
4 3/4"

GENERAL NOTES FRAMING PLANS

MARK DESCRIPTION

- 1 PRE-ENGINEERED WOOD TRUSSES @ 24" OC
- 2 PROVIDE GABLE TRUSS THIS LOC'S - SEE EXTERIOR ELEVATIONS
- 3 SEE TRUSS SHOP DRAWINGS FOR CONT WEB BRACE MEMBER SIZE, LOCATION, AND REQ'D FASTENERS. LAP SPLICE CROSS AT LEAST 2 TRUSSES
- 4 PROVIDE FOR CONTINUOUS PERMANENT LATERAL WEB BRACING AS REQ'D BY TRUSS SUPPLIER - CONTRACTOR SHALL INSTALL CONT WEB BRACING AS NOTED ON TRUSS SUPPLIER'S SHOP DRAWINGS
- 5 1 - 2x4 PERMANENT 45 DIAGONAL BRACE IN PLANE OF WEB MEMBERS NAILED TO OPPOSITE SIDE OF TRUSS WEB MEMBER APPROX 20'-0" INTERVALS
- 6 3/4"x13/4" GLUE LAM BM
- 7 PORCH BEAM - (2) 2x10's w/ 1/2"TK PLYWOOD BETWEEN
- 8 2x4 OUTRIGGERS @ 2'-0" OC
- 9 ATTIC SCUTTLE - SEE DETAIL FOR REF
- 10 DOOR HEADER - SEE LINTEL SCHEDULE
- 11 WINDOW HEADER - SEE LINTEL SCHEDULE
- 12 PROVIDE SOLID BLKG IN WALL FOR HDGP BARS & T.V. MOUNTS

TRUSS NOTES

- 1 ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR TO SUPPORT 10 PSF DEAD LOAD ON TOP CHORD AND 10 PSF DEAD LOAD ON BOTTOM CHORD PLUS 20 PSF LIVE LOAD ON TOP CHORD PLUS 10 PSF LIVE LOAD ON BOTTOM CHORD, PLUS CODE WIND LOAD.
- 2 FABRICATOR SHALL SUBMIT CALCULATIONS w/SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF TRUSSES.
- 3 CONTRACTOR SHALL PROVIDE BRACING FOR TRUSS CHORD AND WEB MEMBERS AS REQUIRED BY THE TRUSS FABRICATOR. SYSTEM IS NOT STABLE UNTIL SHEATHING AND PERMANENT BRACING ARE INSTALLED.
- 4 NUMBER 3 GRADE LUMBER WILL NOT BE ALLOWED FOR CHORDS OR TENSION WEB MEMBERS
- 5 MINIMUM TRUSS PLATE SIZE SHALL BE 3"x5" (OR 4"x4") EA SIDE OF TRUSS @ ALL JOINTS
- 6 MINIMUM CONTACT AREAS FOR TRUSS PLATES SHALL BE 3.75 SQUARE INCHES ON EA MEMBER @ ALL JOINTS, EA SIDE OF TRUSS

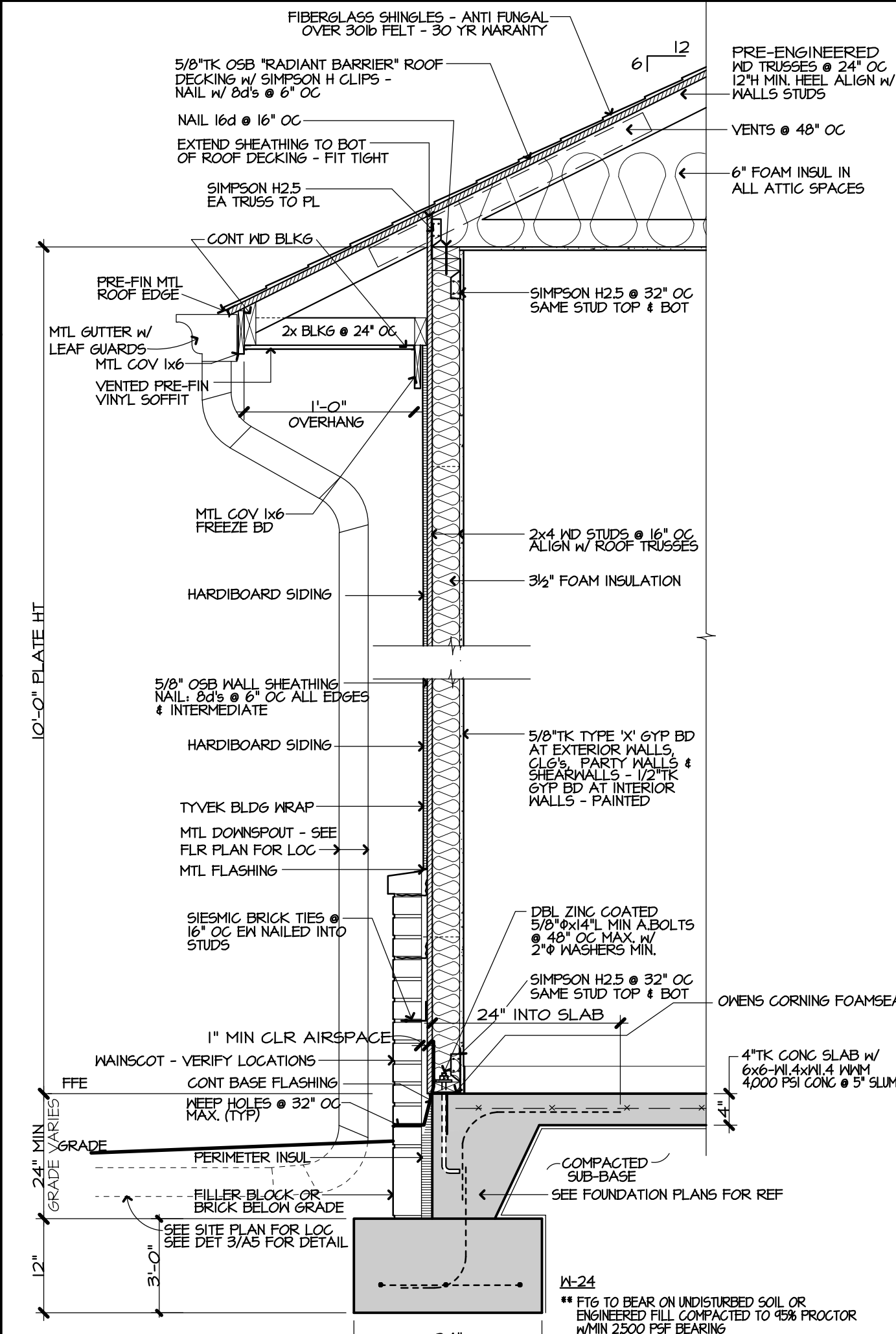
NAILING, BEAM, AND COLUMN NOTES

- 1 PLYWOOD FOR ROOF SHALL BE 5/8" OSB BRD. NAILING FOR PLYWOOD ROOF DECKING SHALL BE 8d COMMON NAILS @ 6" CENTER @ SUPPORTED PLYWOOD EDGES AND 8d NAILS @ 6" ON CENTER ALONG ALL INTERMEDIATE SUPPORTS
- 2 WALL SHEATHING SHALL CONSIST OF 5/8" OSB BRD. NAILING FOR WALL SHEATHING SHALL BE 8d NAILS @ 6" ON CENTER ALONG PLYWOOD EDGES AND 6" ON CENTER ALONG INTERMEDIATE MEMBERS. BLOCK ALL PLYWOOD EDGES.
- 3 NAILS FOR ALL FRAMING CONNECTORS SHALL BE FURNISHED BY CONNECTOR MANUFACTURER. NAIL PER SCHEDULE FURNISHED BY CONNECTOR MANUFACTURER.

LINTEL SCHEDULE

WALL TYPE	UP TO 4'-0" OPENING	4'-1" TO 6'-0" OPENING	6'-1" TO 8'-0" OPENING	8'-1" TO 10'-0" OPENING
4" VENEER	43/2x31/2x1/4	45x31/2x3/8 (LLV)	46x31/2x3/8 (LLV)	47x4x3/8 (LLV)

1. LINTEL SCHEDULE APPLIES UNLESS NOTED OR DETAILED OTHERWISE
2. BEAR ANGLE LINTELS 8" @ EACH END, MIN. TYP. UNO.



1 TYPICAL WALL SECTION
4 3/4"

** EXTERIOR FINISHES - SEE EXTERIOR ELEVATIONS - VERIFY W/ OWNER

FRAMING PLAN
NOTES, DETAILS, AND SCHEDULES

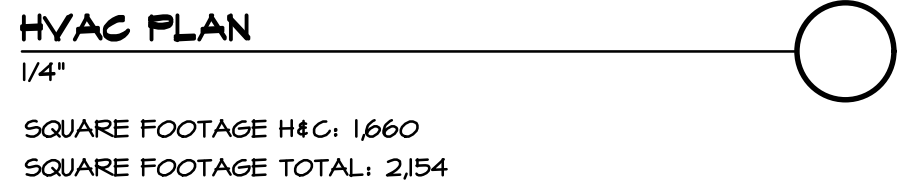
MULTI-FAMILY HOUSING FOR:
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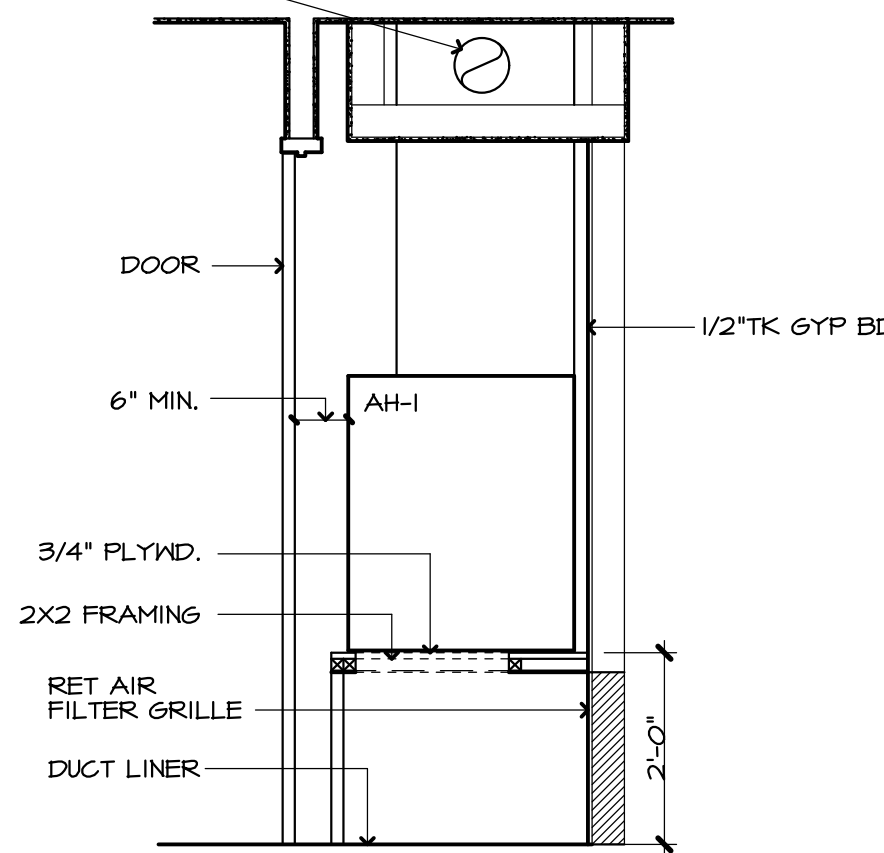
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4.1



SCREW ALL JOINTS W/3 SCREWS MIN ON ROUND DUCT. STD LOCK SEAM ON RECT DUCT. SEAL ALL DUCT JOINTS & CONNECTIONS @ REGISTERS, PLENUMS, SUPPLIES, & RETURNS W/DUCT MASTIC IRONGRIP 601 OR HARDCAST DT-IMPREGNATED FIBER TAPE W/ RTA-50 ADHESIVE. FOIL TAPE OR DUCT TAPE WILL NOT BE ACCEPTED.



1
5

TYP MECH CLO
1/2"

HVAC PLAN

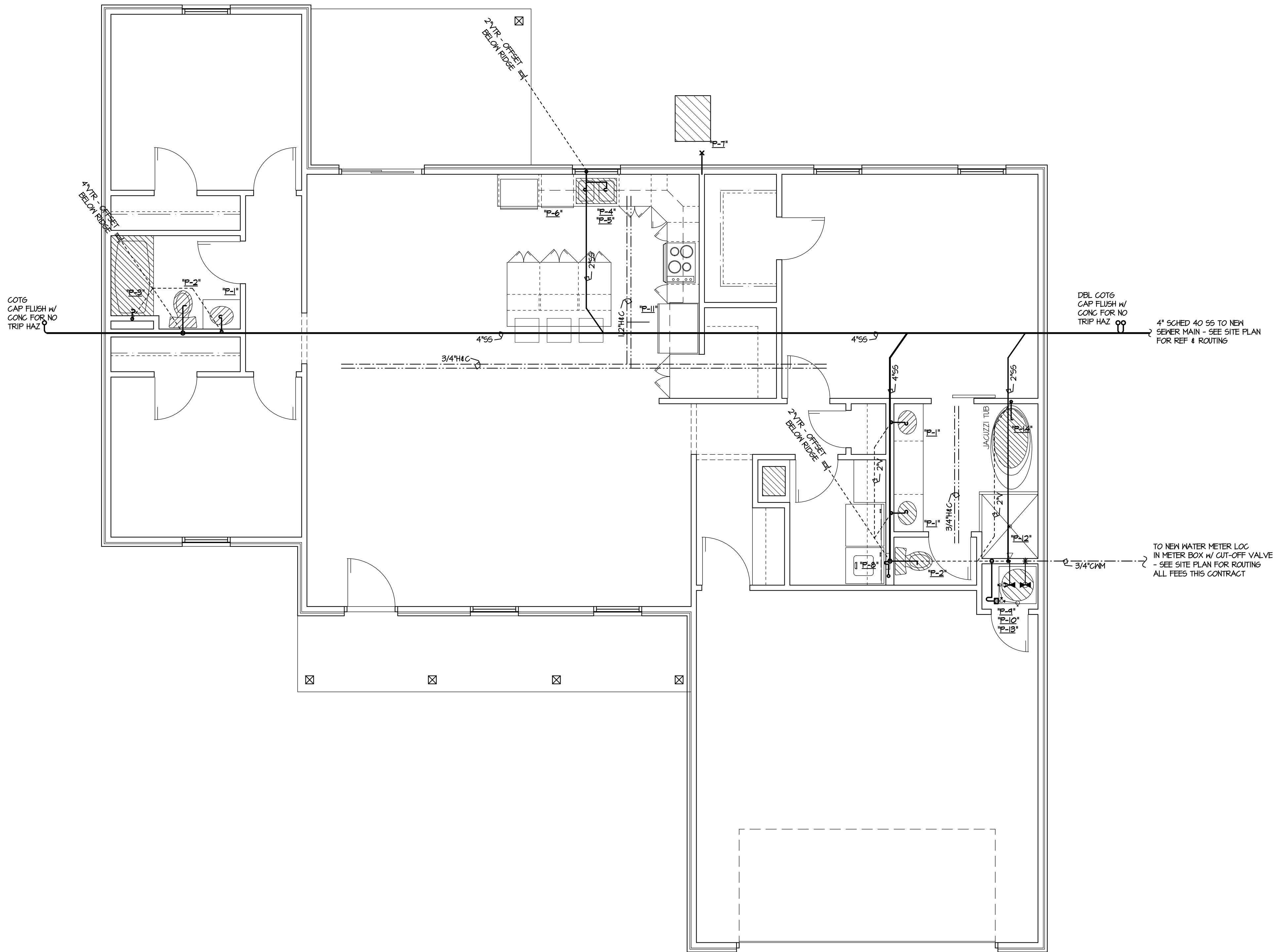
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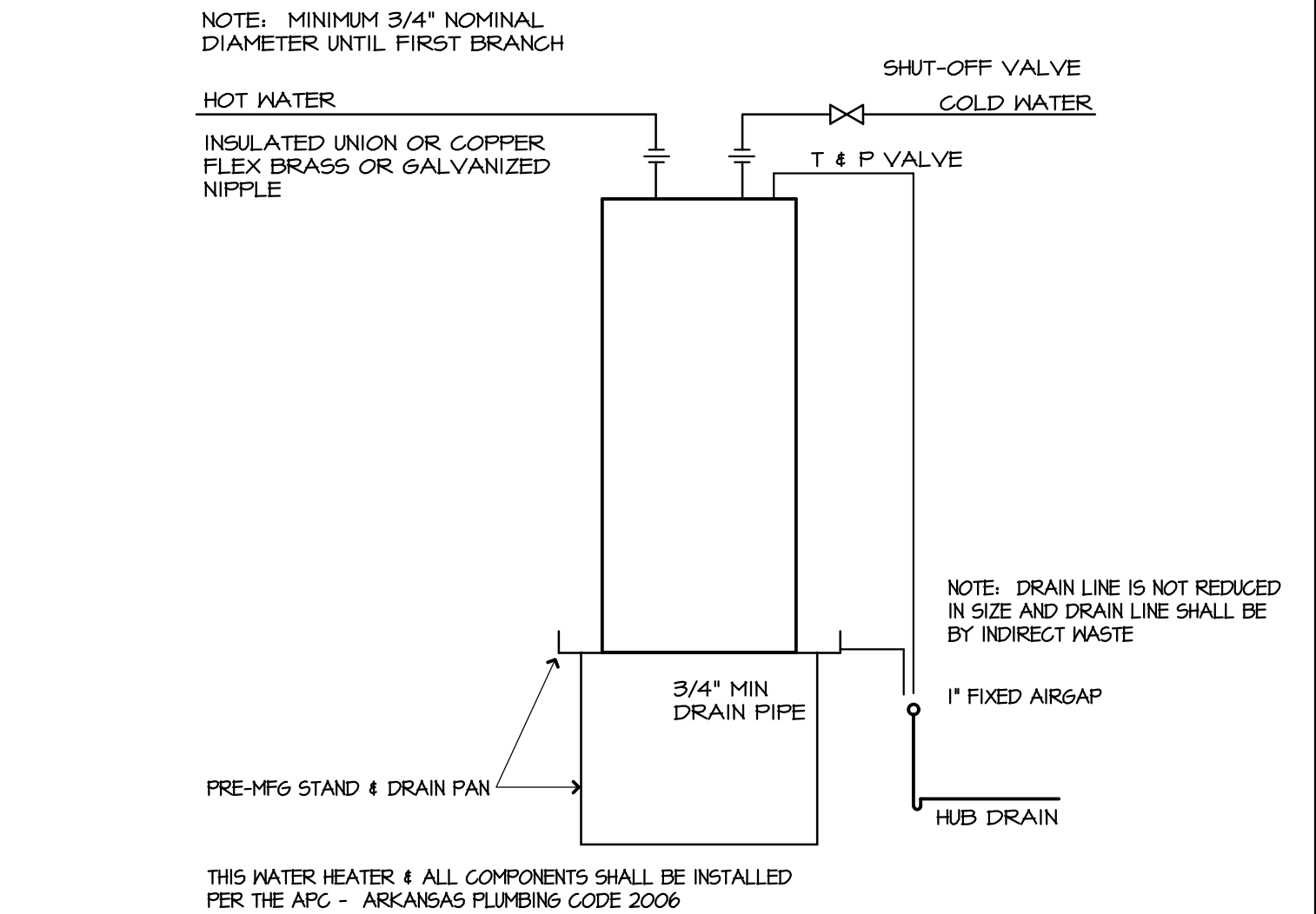
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PLUMBING PLAN
1/4"

PLUMBING FIXTURE SCHEDULE			
FIXTURE FINISHES VERIFY W/ OWNER			
MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x31 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL WITH CHICAGO 420-ABCP FAUCET	(2)
P-2	WATER CLOSET	GERBER MAXNELL 21-412 WITH GLAZED WOOD SEAT	(1), (3)
P-3	TUB / SHOWER	AKER OPTS-6032 W/ FACTORY INSTALLED ROD & CURTAIN DELTA T13420-FD505 FAUCET	(1), (4)
P-4	SS SINK	DAYTON D-23322-4 SS SINK W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS 11 STRAINER	
P-5	DISPOSAL	6E 6FC525V 1/2 HP CONT FEED GARBAGE DISPOSAL - CORDED	(5)
P-6	DISHWASHER CONNECTION	INSTALLED BY PLUMBING CONTRACTOR	
P-7	HOSE BIBB	WOODFORD MODEL 25P AUTOMATIC DRAINING FREEZELESS WALL FAUCET	
P-8	WASHING MACH CONNECTION	OATEY 38T51 W/ NIBCO #T4 VALVES	
P-9	WATER HEATER	AO SMITH ELEC 40 GAL ELEC WATER HEATER INCLUDE PRE-MFG STAND & DRAIN PAN	(6)
P-10	HUB DRAIN	2" PROSET TRAP GUARD HUB DRAIN W/ MADE 2440 FIXED AIR GAP MOUNTED @ TOP OF DRAIN	(7)
P-11	ICE MAKER CONNECTION	OATEY 1.M.O.B. W/ SUPPLY VALVE	(9)
P-12	TILED SHOWER	DELTA T14232 FAUCET & SHOWER HEAD - VERIFY TILE W/ OWNER	
P-13	CUT-OFF VALVE	PROVIDED THIS CONTRACT	
P-14	JACUZZI TUB	WHIRLPOOL VNARI013 54"x30" FREESTANDING TUB W/ DELTA DLTT128 TRINSIC SINGLE HANDEL FLOOR MOUNTED FAUCET	

- REMARKS** PLUMBING FIXTURE SCHEDULE
- (1) WHITE
 - (2) FIXTURE SUPPLIES & DRAIN SHALL EXTEND NO MORE THAN 6" OUT FROM WALL & SHALL PROVIDE 24" MIN. FLOOR TO BOTTOM - 24" CLEAR UNDER MIN. SINK RIM 34"H MAX - SEE MILLWORK FOR REF
 - (3) FLUSH HANDLE ON TANK TO BE ON OPEN SIDE OF STALL (ENFORCED)
 - (4) DO NOT INSTALL TUB UNIT UNTIL WALL HAS BEEN INSULATED & GYP BD INSTALLED BEHIND TUB
 - (5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE APPLIANCE SCHED FOR REF
 - (6) PROVIDE PRE-MFG STAND & AUXILIARY DRAIN PAN, H&C CUT OFF VALVES @ WATER HEATER SEE DETAIL 1/6
 - (7) HUBB DRAINS @ MECHANICAL UNITS SHALL NOT BE INSTALLED IN RETURN AIR SPACE - EXTEND ABOVE MECH PLATFORM WHERE APPLICABLE
 - (8) WATER LINE FROM ICE MAKER OUTLET BOX TO REFRIGERATOR TO BE PROVIDED & INSTALLED THIS CONTRACT
 - (9) LOOSE FLEX COPPER LINES RUN THROUGH CABINETS WILL NOT BE ACCEPTED. LINES MUST BE CONCEALED IN WALL & FIXED TO PRE-MFG BOX



1
6 WATER HEATER DETAIL (TYP - ELEC)
NTS

PLUMBING PLAN
NOTES, DETAILS, AND SCHEDULES

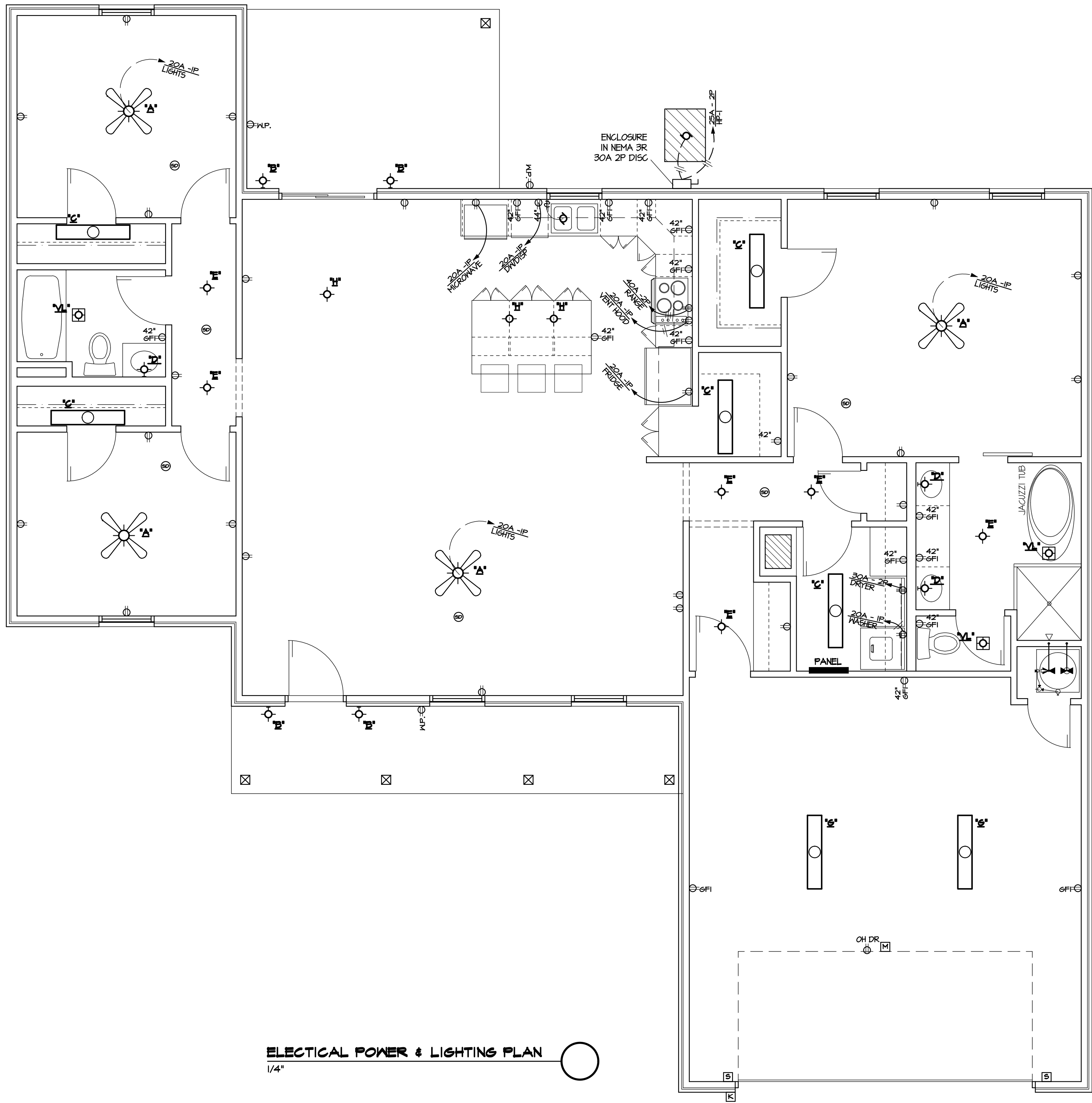
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ELECTRICAL POWER & LIGHTING PLAN
1/4"

- ELECTRICAL NOTES:**
1. MINIMUM WIRE SIZE SHALL BE 12ga COPPER
 2. ARC FAULT BREAKERS SHALL BE USED FOR ALL RECEPTACLES & LIGHTING. INCLUDE SMOKE DETECTORS AS REQUIRED BY N.E.C. ALL RECEP.TS TAMPROOF
 3. "SD" ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEG 210-12
 4. SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG

ELECTRICAL SYMBOL LEGEND

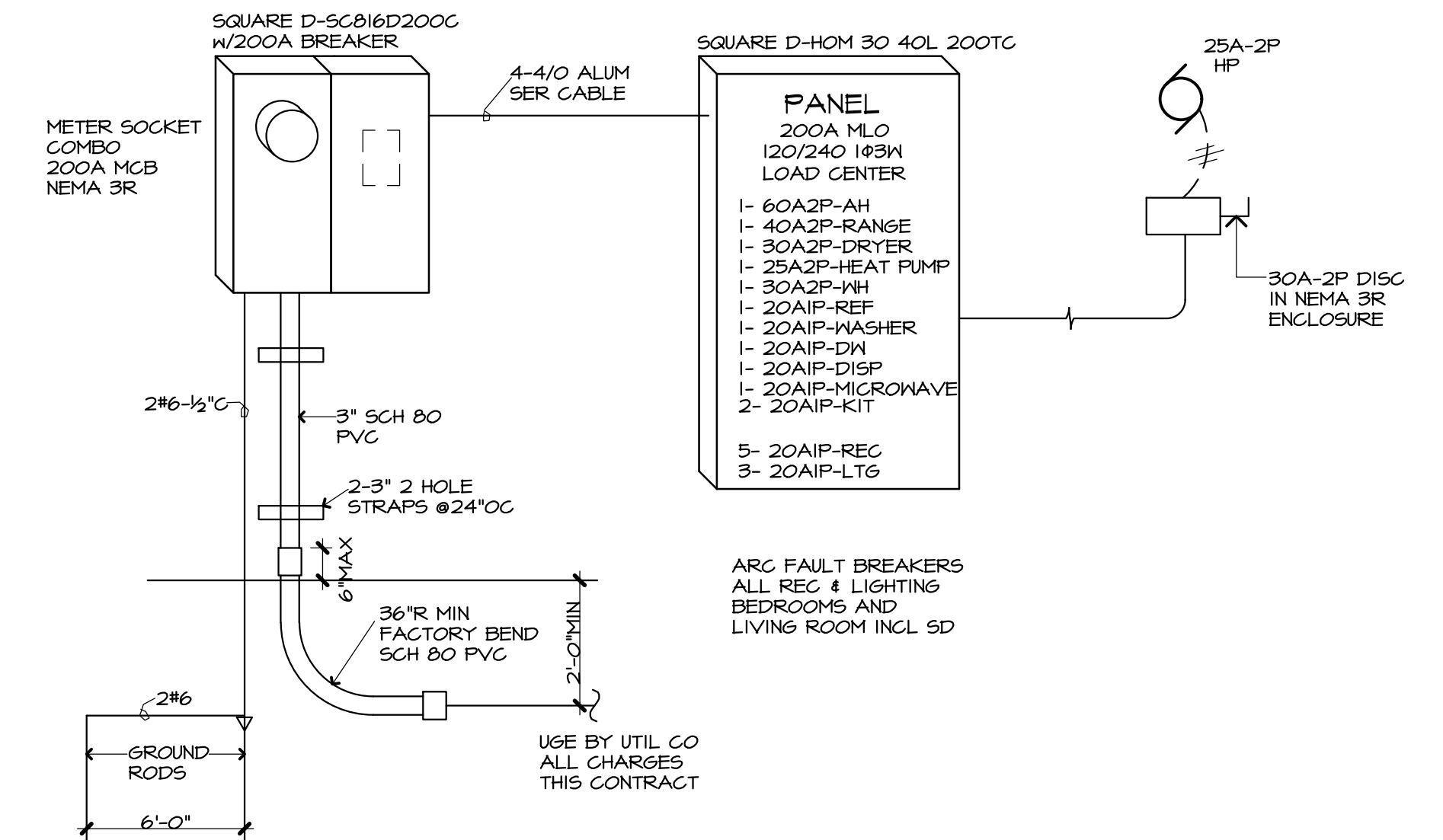
⊕	DUPLEX RECEPTACLE	■	PANEL BOARD
⊕ _{W.P.}	DUPLEX RECEPTACLE - WATER PROOF	□	DISCONNECT SWITCH
⊕ _{G.F.}	DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU	⊕	JUNCTION BOX
⊕	220 V. RECEPTACLE	⊕	MOTOR
⊕	SINGLE POLE SWITCH	⊕	MOTOR STARTER
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	TIMER
⊕ _{3W}	3 WAY SWITCH	⊕	FLOOR BOX
⊕ _{4W}	4 WAY SWITCH	○	FLUORESCENT LIGHT
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	○	FLUORESCENT LIGHT - STRIP
⊕ _{3W}	3 WAY SWITCH	—	TRACK LIGHT
⊕ _{4W}	4 WAY SWITCH	⊕	INCANDESCENT LIGHT - CLG. SURFACE
⊕	SINGLE POLE SWITCH	⊕	INCANDESCENT LIGHT - WALL
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	INCANDESCENT LIGHT - VENT
⊕ _{3W}	3 WAY SWITCH	⊕ _{EL}	EMERGENCY LIGHT
⊕ _{4W}	4 WAY SWITCH	⊕	EXIT LIGHT
⊕	SINGLE POLE SWITCH	⊕	INTERCOM MASTER
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	INTERCOM PAGING HORN
⊕ _{3W}	3 WAY SWITCH	⊕	CLG. MOUNTED INTERCOM SPEAKER
⊕ _{4W}	4 WAY SWITCH	⊕ _{IPS}	INTERCOM PUSH TO CALL SWITCH
⊕	SINGLE POLE SWITCH	⊕	MASTER CLOCK
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	CLOCK OUTLET
⊕ _{3W}	3 WAY SWITCH	⊕	EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR, SW ON WHEN PULLED DOWN.
⊕ _{4W}	4 WAY SWITCH	⊕	O.H. DOOR KEYPAD/OPENER
⊕	SINGLE POLE SWITCH	⊕	O.H. DOOR OPERATOR
⊕ _{CLG}	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	O.H. DOOR SENSOR

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP	MOUNTING	REMARKS
"A"	EMERSON CF1050RB W/ LK 100RB LT KIT	(3) 13W, MED BASE CFL	HUGGER	(2)
"B"	PROGRESS P5062-20 W/ TAIL	(1) 60W A CLEAR	WALL	(2)
"C"	PROGRESS P5124-20 9.25'	(2) 60W A19 CLEAR	FLUSH @ CLG	(2)
"D"	PROGRESS P3015-30	(2) T5W A	WALL	(2), (4)
"E"	PROGRESS 5" CAN LIGHT P8061-20-30K	(1) T5W A	RECESSED CLG	
"F"	MEADER BROTHERS 10TTTB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NL232BL2A	(2) 32W T8 40"L	SURFACE - WRAP	
"H"	PENDENT - SELECTED BY OWNER	(1) T5W A	SURFACE STEM	
"V.L."	BROAN 6TB	(1) 100W A	RECESSED	50 CFM
"SI"	HUBBELL MICO150H350 - VERIFY W/ SITE PLAN	(1) T5W MH	CONC FTG	(1), (3)

REMARKS ELECTRICAL FIXTURE SCHEDULE

- (1) REFER TO SITE PLAN ARCHITECTURAL
- (2) ALL FIXTURES TO BE OIL RUBBED BRONZE FINISH
- (3) MOUNT TO CONC FOOTING PER REQ.
- (4) CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE W/ FRAMING. DO NOT INSTALL OFF CENTER



ELECTRICAL POWER DIAGRAM
NTS

NOTE: REFER TO ELEG COMPANY
/ UTIL CO FOR UNDERGROUND SERVICE REQUIREMENTS

ELECTRICAL POWER & LIGHTING PLAN
ELECTRICAL POWER RISER DIAGRAM

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