

A New Residence for:

River Back Estates

Osceola & Mountain Home, Arkansas



SQUARE FOOTAGE H&G: 1,176
 SQUARE FOOTAGE TOTAL: 2,246
 SQUARE FOOTAGE BONUS RM: 167

SCHEDULE OF SPECIAL INSPECTIONS				
PROJECT:	RIVER BACK ESTATE			
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT DATE COMPLETED
1104.4 CONCRETE CONSTRUCTION				
Inspect reinf steel installation	Field Inspection		Periodic	2,3,4
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, & alignment	Field Inspection		Periodic	2,3
1104.5 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	2,3,4
Verify protection of masonry during hot/dry weather	Field Inspection		Periodic	2,3
Verify compliance w/ req inspection provisions of contract documents & approved submittals	Field Inspection		Periodic	2,3,4
1104.6 WOOD CONSTRUCTION				
Inspection of the fabrication process of wood structural elements & assemblies in accordance with Sec. 1104.6	In plant review		Periodic	0
1104.7 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, & thickness during placement & compaction of controlled fill	Field Inspection		Continuous	1
Verify the density of compacted fill complies with approved soils report	Review field testing		Periodic	1
1101.1 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
1101.2 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE				
Inspection during the anchorage of other electrical equipment to carry flammable, combustible, or highly toxic contents & their associated mechanical parts	Field Inspection		Periodic	5,6
Inspection during the installation of HVAC	Field Inspection		Periodic	5,6
Inspection during the installation of vibration isolation supports	Field Inspection		Periodic	5,6
1101.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE				
Review certified mill test reports	Field review		Each Submittal	3,4
1101.5 SEISMIC QUALIFICATION OF MECHANICAL & ELECTRICAL EQUIPMENT				
Review certification of compliance for designated seismic system components	Certificate of compliance review		Each Submittal	5,6
INSPECTION AGENT FIRM				
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 inspectors and/or testing agencies are subject to the approval of the Building Official and/or the Design Professional.				
2. The list of special inspectors may be substituted 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 U.L. components of the framing to ensure design by our plans are followed. Images along with an Field Report will be produced and filed.				

ABBREVIATIONS	
'	FOOT
"	INCHES
#	NUMBER
\$	DOLLARS
%	PERCENT
&	AND
@	AT
AB	ANCHOR BOLT
AB'S	ANCHOR BOLTS
ACI	AMERICAN CONCRETE INSTITUTE
ACOUST	ACOUSTICAL
ACOVEF	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
CAPGA	CAPACITY IN GALLONS
CFM	CUBIC FEET PER MINUTE
CERT	CERTIFIED
CLG	CEILING
CLO	CLOSET
CMF	CORRUGATED METAL PIPE
CO	COMPANY
COLN	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COTG	CLEAN OUT TO GRADE
CIS	CURRENT TRANSFORMERS
CL	CITY WATER & LIGHT
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIR	DIRECTION
DISC	DISCONNECT
DRAN ESMT	DRAINAGE EASEMENT
DRAR	DRAINAGE
DS	DOWNSPOUT
DET	DETAIL
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
ENCL	ENCLOSURE
MTD	MOUNTED
MTL	METAL
N	NECESSARY
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
RAF	RETURN AIR FILTER GRILLE
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REINF	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	GAUGE
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GE	GENERAL ELECTRIC
GL	GLASS
GND	GROUND
H (HORIZ)	HORIZONTAL
HDCP	HANDICAPPED
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING VENTILATION & AIR CONDITIONING
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JOINT	JOINT
KM	KILOMATT
LAM	LAMINATE
LOC	LOCATION
LP	LIGHT POLE
LTG	LIGHTING
MACH	MACHINE
MANIF	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MIL	MILLIMETER
MIN	MINIMUM
MNTD	MOUNTED
MOD	MODIFIED
OHE	OVERHEAD ELECTRIC
V	VERTICAL
VERT	VERTICAL
VTR	VENT THRU ROOF
W	WATER
WH	WATER HEATER
WVF	WELDED WIRE FABRIC
WVM	WELDED WIRE MESH
YR	YEAR
CL	CENTER LINE
REQ	REQUIRED
S	SOUTH
SJ	SET BACK
SCHED	SCHEDULE
SF	SQUARE FOOT
SIP	SET IRON PIPE
SJ	SAN JOINT
STD	STANDARD
STL	STEEL
S/S	SUPPOSED
TEB	TOP AND BOTTOM
TB	TIE BEAM
TDN	TURN DOWN
TK	THICK
TRNS	TRANSVERSE
TRNS	TRANSVERSE
T	TELEPHONE
TYP	TYPICAL
USE	UNDERGROUND ELECTRIC
UTIL	UTILITY
UTIL ESMT	UTILITY EASEMENT
W	WATER

SHEET INDEX	
C COVER SHEET - RESIDENCE "1"	
SITE DEVELOPMENT PLANS (BY OTHERS)	
1	FOUNDATION PLAN NOTES, DETAILS, AND SCHEDULES
2	FLOOR PLAN - OPENING SCHEDULES
3	EXTERIOR & INTERIOR ELEVATIONS
4	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

AFFC, VOL 11, 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) _____

MATERIAL LEGEND	
	FACEBRICK
	MASONRY BLOCK
	PLYWOOD
	WOOD (FINISH OR STUD WALL)
	WOOD (BLOCKING)
	INSULATION (BATT)
	INSULATION (RIGID)
	GYP. BOARD OR PLASTER
	METAL
	METAL STUDS
	CONCRETE

SYMBOL LEGEND	
	SECTION SHEET
	DETAIL SHEET
	OPENING
	GENERAL NOTE
	LEVEL CHANGE
	NORTH ARROW
	WALL
	WALL ELEVATION SHEET
	FIXTURE

**Know what's below.
 Call before you dig.**

Arkansas One-Call
 Dial 811 or 800-482-8998
 www.arkonecall.com

PROJECT PROFESSIONALS:	
CONSULTANT:	MORTIN DESIGN SERVICES CONTACT: BRITTANY MORTIN BEERIE, AR 7202 (870) 284-4054 Office
CONTRACTOR:	OLYMPUS CONSTRUCTION CONTACT: TONY FARBER JONESBORO, AR 72401 (870) 432-3544 Office

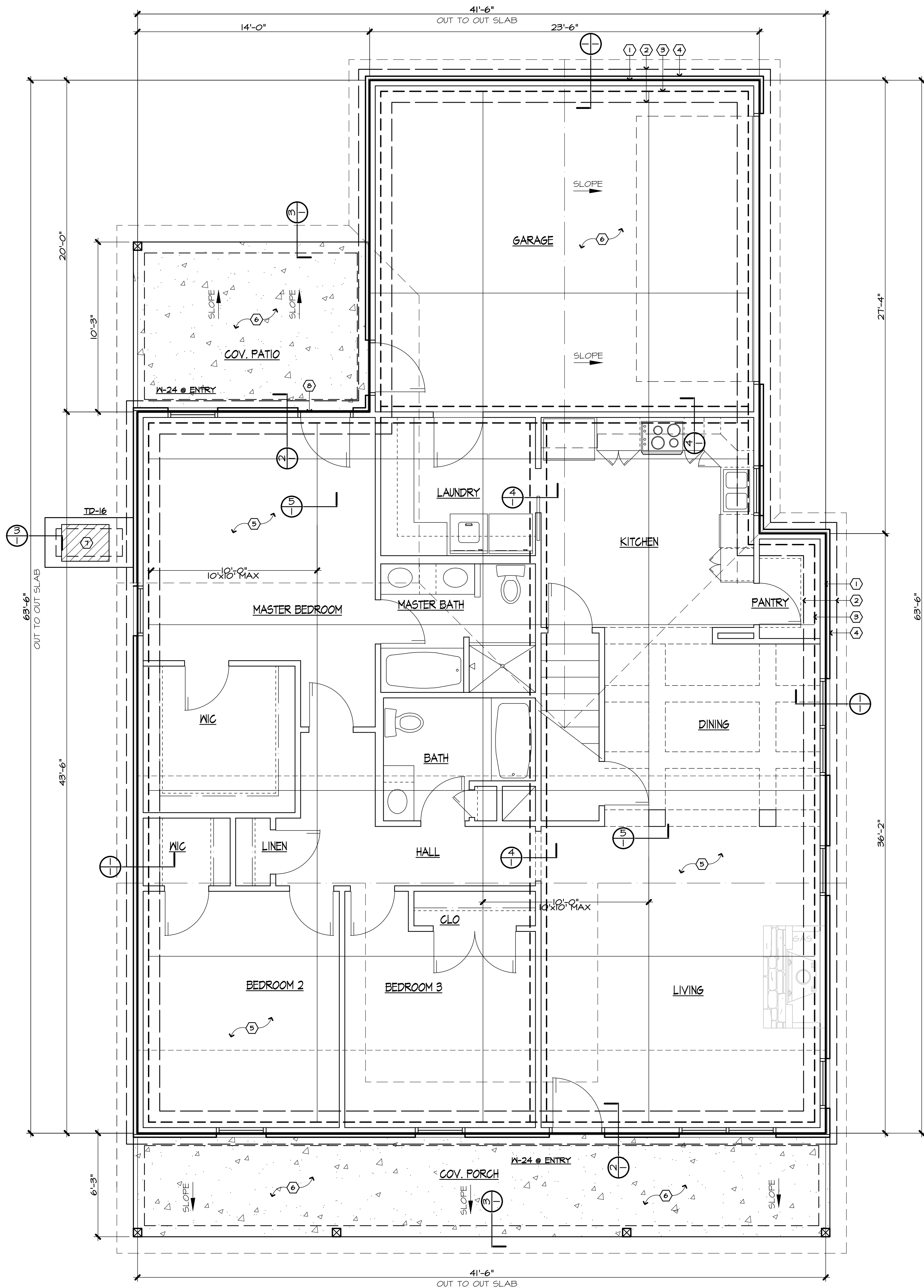
COVER SHEET - RESIDENCE "1"

REVISID: 01/31/2023

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COMM. NO.: #5422
 DATE: 07/08/2022
 FILE:

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



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

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" THK CONG SLAB REINF W/ 6x6 W/4xN/4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4" THK CONG SLAB REINF W/ 6x6 W/4xN/4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - BROOM FINISH - 95% PROCTOR - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED
7	4" THK CONG STOOP FOR HVAC UNIT (TYP) - SEE HVAC PLANS FOR REF
8	DROP SLAB 1/2' THIS LOC - SEE DETAIL FOR REF

FOOTING SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
W-24	12"x24"xCONT W/ 8" W/16" D GB	(3) #5 CONT W/ #4 TIES @ 48" OC (2) #5 CONT W/ #4 VERT DONNELS @ 48" OC EXT 24" INTO SLAB (2) #4S CONT EXTENDED INTO SLAB	(1)
W-24 @ ENT	12"x24"xCONT W/ 8" W/16" D GB	(3) #5 CONT W/ #4 TIES @ 48" OC (2) #5 CONT W/ #4 VERT DONNELS @ 48" OC EXT 24" INTO SLAB (2) #4S CONT EXTENDED INTO SLAB (1) #5 CONT @ STOOP FTG	(1)
TS	16" W/8" D XCONT	(2) #5 CONT - TIE INTO VERT DONNELS @ PERIMETER FTG'S	(2)
TD-16	8" W/16" D	(2) #4S CONT W/ #4 VERT DONNELS @ 16" OC EXT 24" INTO SLAB	
F-36	36"x36"x12"	(3) #5S 30" EA WAY, W/ (4) #4S VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-48	48"x48"x12"	(5) #5S 42" EA WAY, W/ (4) #4S VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	

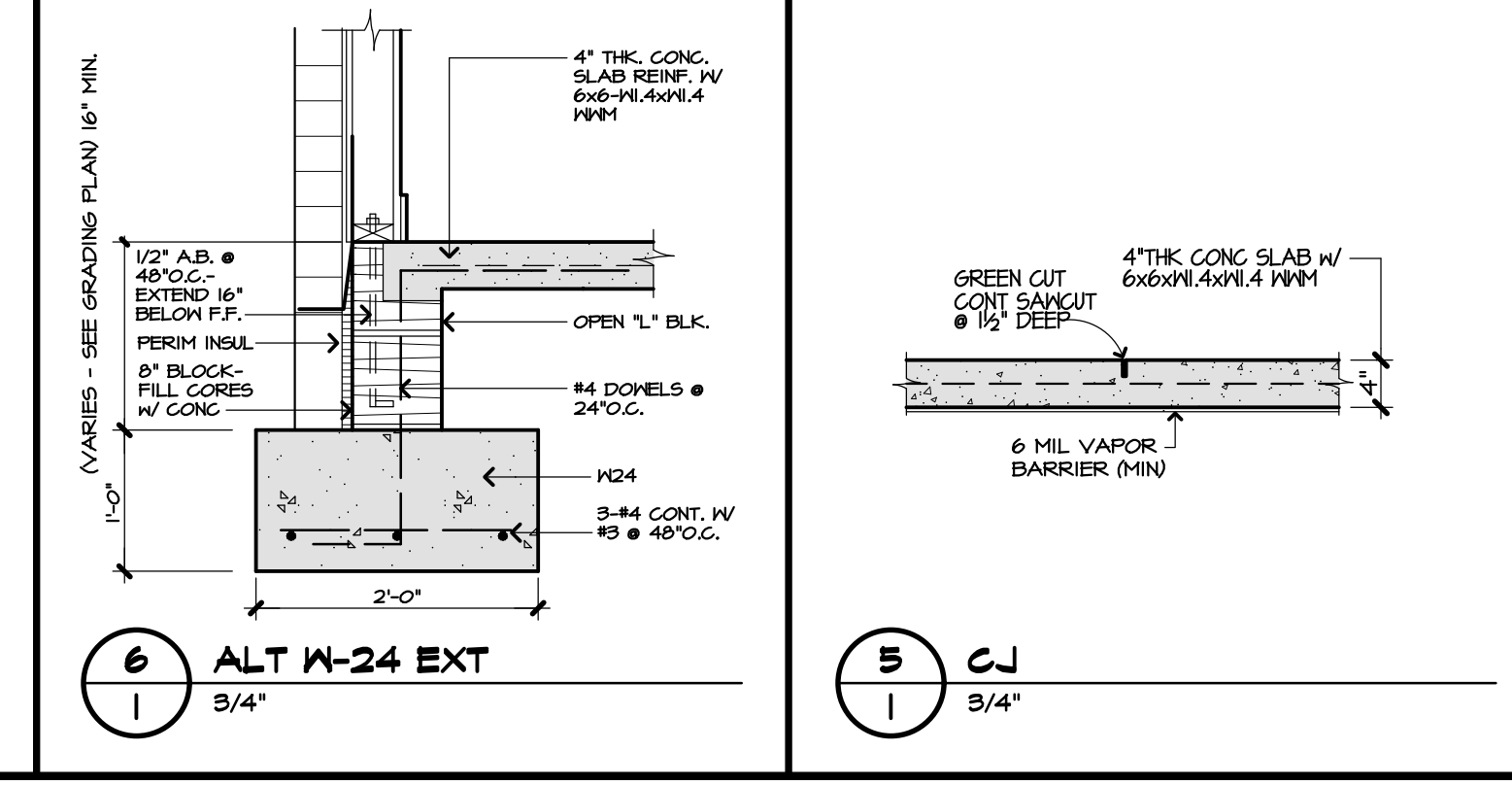
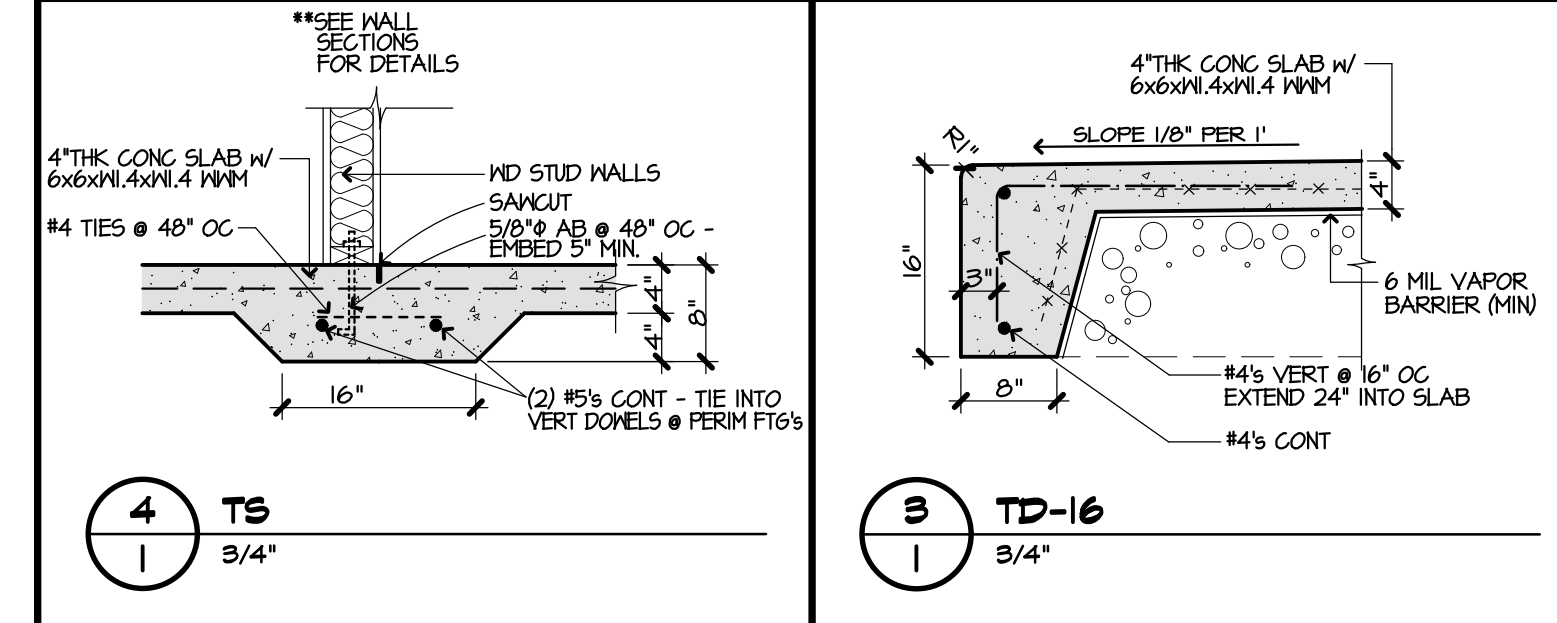
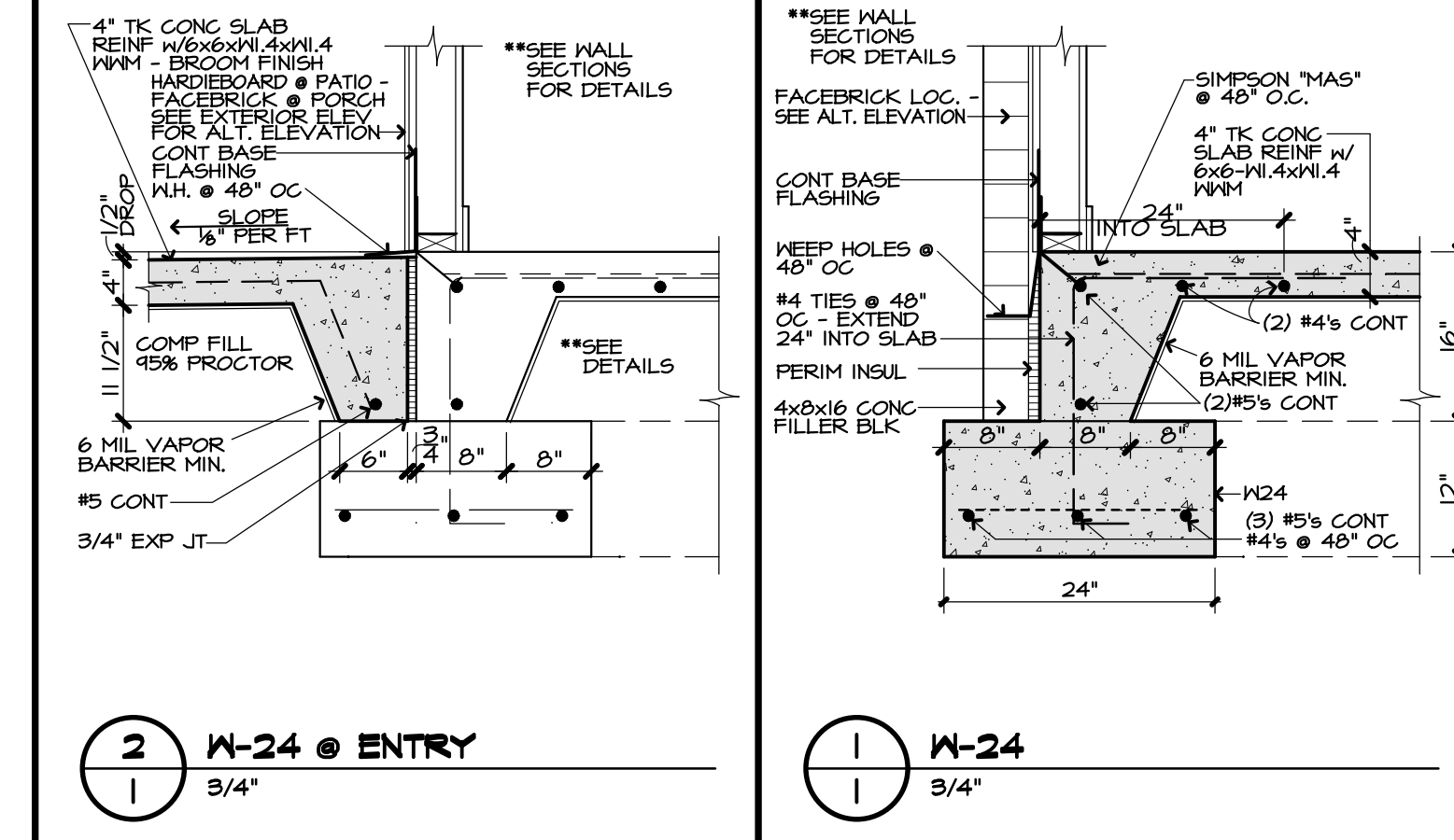
REMARKS FOOTING SCHEDULE

(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

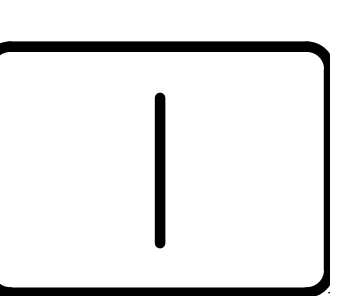
- ALL REINFORCING STL TO BE ASTM A615 GR60
- 3500 PSI CONG W/ 4" SLUMP FOR ALL FOOTINGS - 4000 PSI CONG W/ 4" SLUMP FOR SLAB
- ALL REINFORCING STL TO HAVE MIN 3" COVER WHEN EXPOSED TO SOIL
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL W/ MIN 2500 PSF BEARING CAPACITY
- ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED

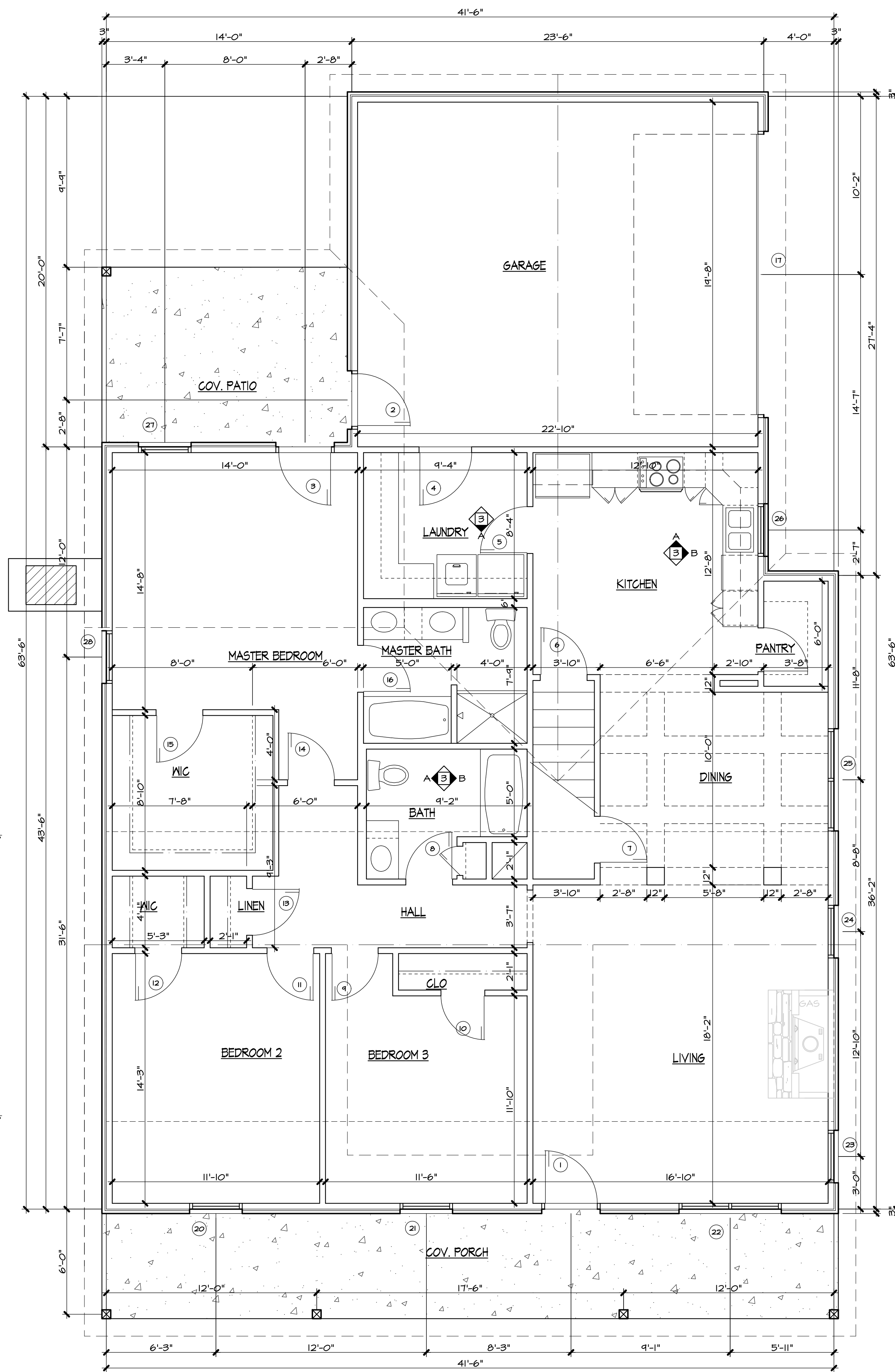
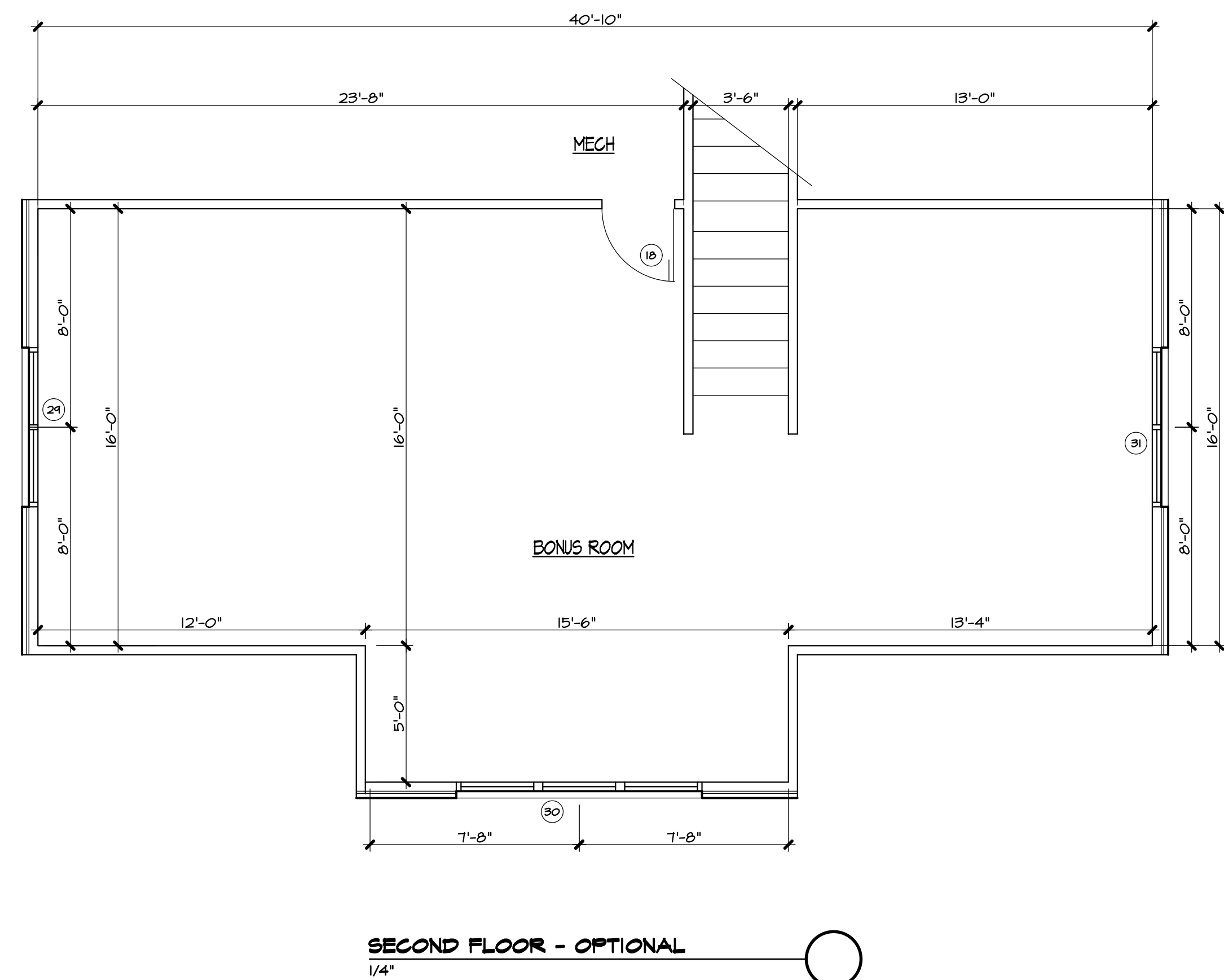


FOUNDATION PLAN
NOTES, DETAILS, AND SCHEDULES

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES
COMM. NO.: #5422
DATE: 07/09/2022
FILE:

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



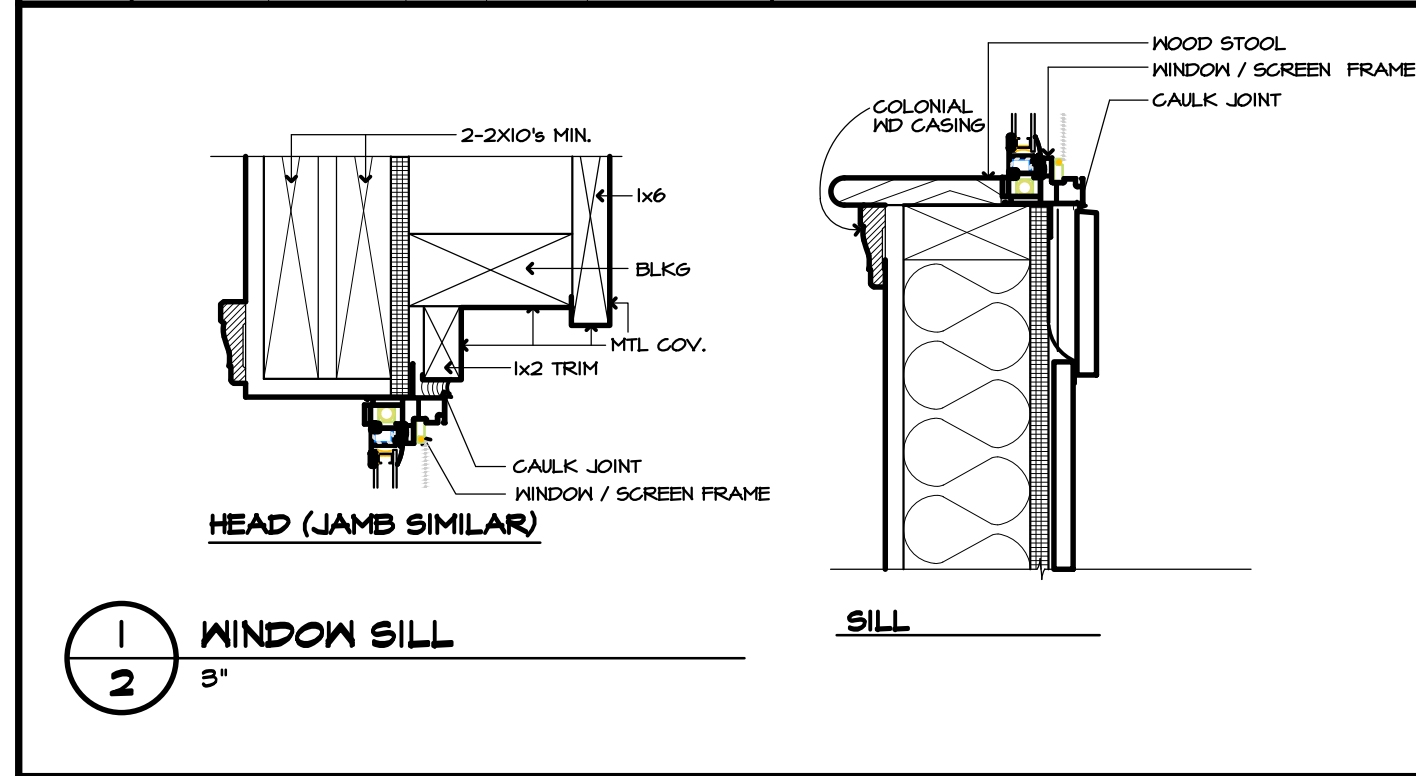


SQUARE FOOTAGE H&C: 1,716
SQUARE FOOTAGE TOTAL: 2,246
SQUARE FOOTAGE BONUS RM: 761

ALL HARDWARE TO BE CLOSE FIT 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	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT
3	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT - FULL L&T
4	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET
5	2'-8"	6'-8"		WD		CLOSET SET
6	2'-8"	6'-8"		WD		PASSAGE SET
7	2'-8"	6'-8"		WD		CLOSET SET
8	2'-8"	6'-8"		WD		PRIVACY SET
9	2'-8"	6'-8"		WD		PRIVACY SET
10	5'-0"	6'-8"		WD		CLOSET SET
11	2'-8"	6'-8"		WD		PRIVACY SET
12	2'-8"	6'-8"		WD		CLOSET SET
13	2'-6"	6'-8"		WD		CLOSET SET
14	2'-8"	6'-8"		WD		PRIVACY SET
15	2'-8"	6'-8"		WD		CLOSET SET
16	2'-8"	6'-8"		WD		PRIVACY SET
17	16'-0"	8'-0"		ALUM	SEE ELEV	GARAGE DR W/ MOTOR & SENSORS THIS CONTRACT
18	2'-8"	6'-8"		WD		CLOSET SET

WINDOWS						
MARK	W	H	T	MAT	TYPE	REMARKS
20	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
21	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
22	6'-0"	5'-0"	2"	ALUM	SEE ELEV	
23	3'-0"	3'-6"	2"	ALUM	SEE ELEV	
24	3'-0"	3'-6"	2"	ALUM	SEE ELEV	
25	6'-0"	5'-0"	2"	ALUM	SEE ELEV	
26	3'-0"	3'-6"	2"	ALUM	SEE ELEV	
27	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
28	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
29	(2)2'-8"	3'-0"	2"	ALUM	SEE ELEV	
30	(3)2'-8"	3'-0"	2"	ALUM	SEE ELEV	
31	(2)2'-8"	3'-0"	2"	ALUM	SEE ELEV	



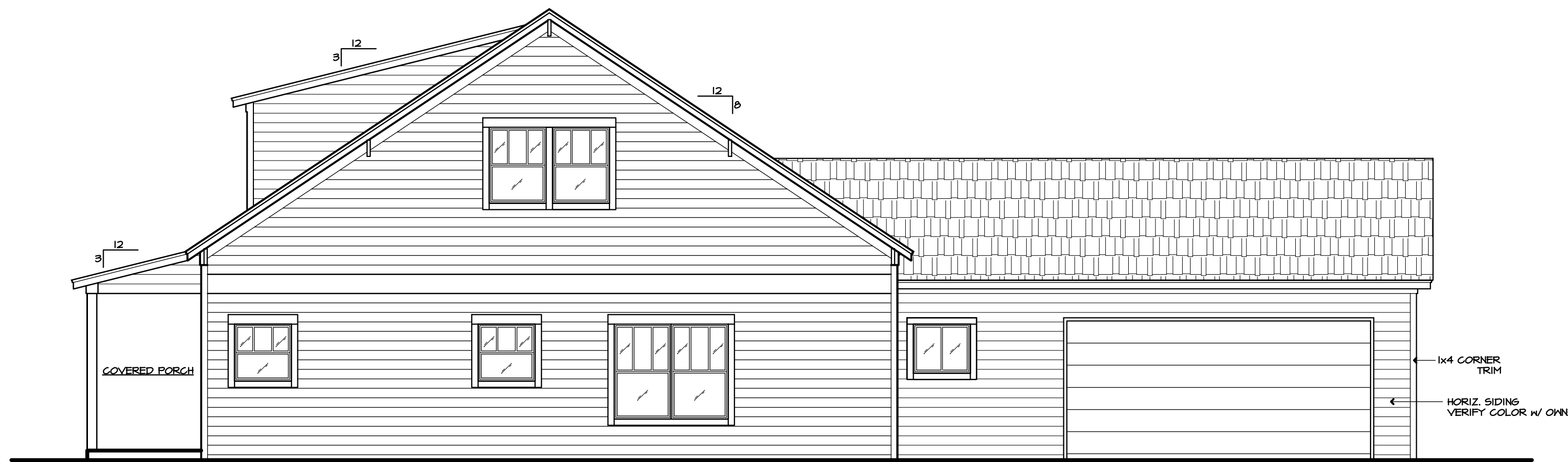
INTERIOR FINISH SCHEDULE						
SPACE	FLOOR	BASE	WALLS	CEILING	CLG HT	REMARKS
GARAGE						(2)
ENTRY						(2)
LIVING						(2)
DINING						(2)
KITCHEN						(1), (2)
HALL						(1), (2)
LAUNDRY						(2)
PANTRY						(2)
MASTER BEDROOM						(2)
MASTER BATH						(1), (2)
BEDROOM 2						(2)
BEDROOM 3						(2)
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



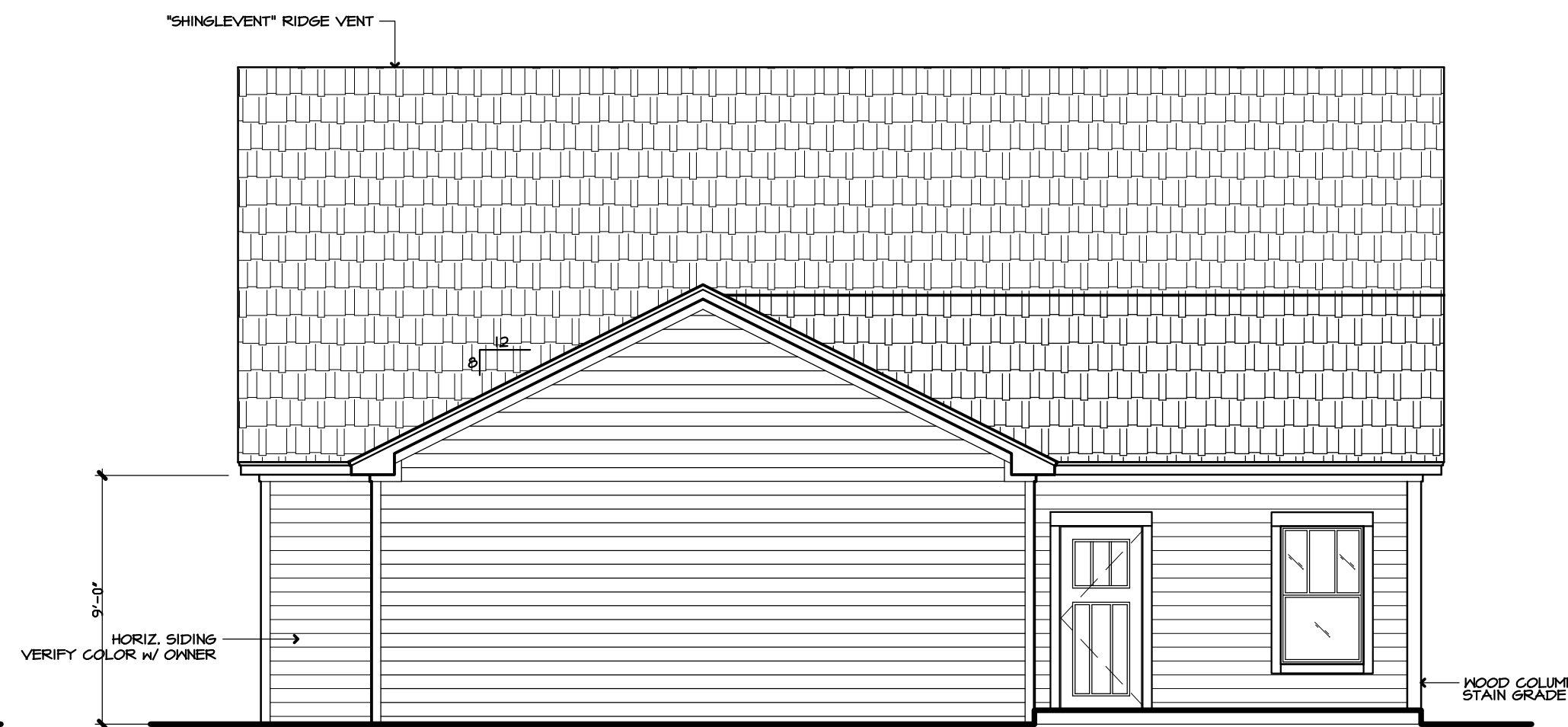
FRONT ELEVATION
N.T.S.



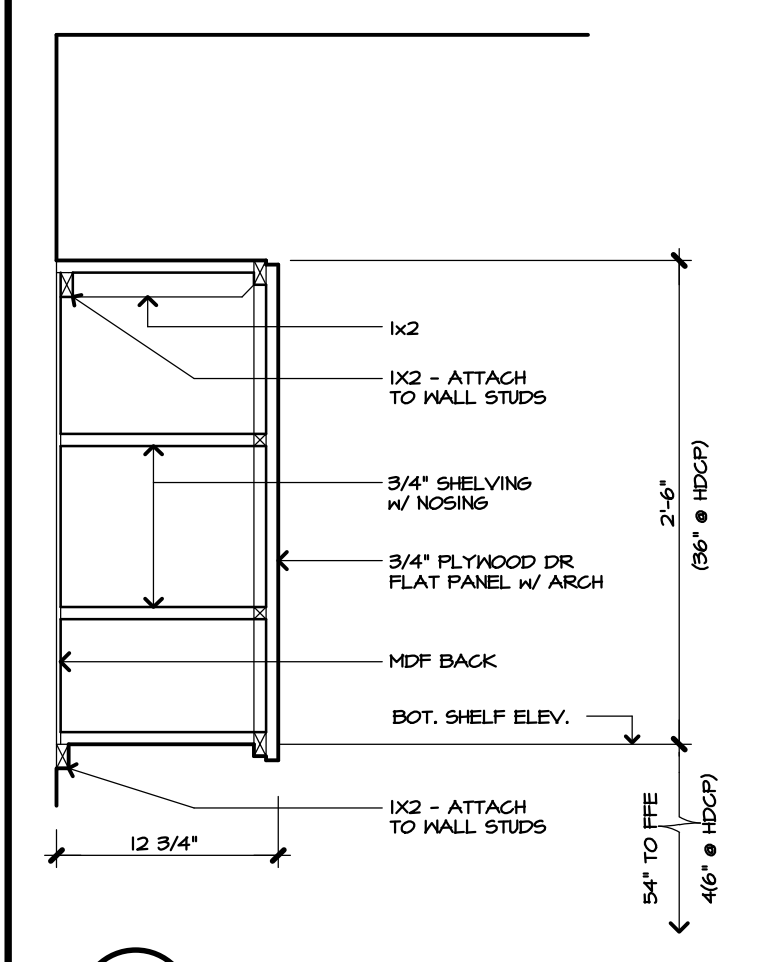
SIDE ELEVATION
N.T.S.



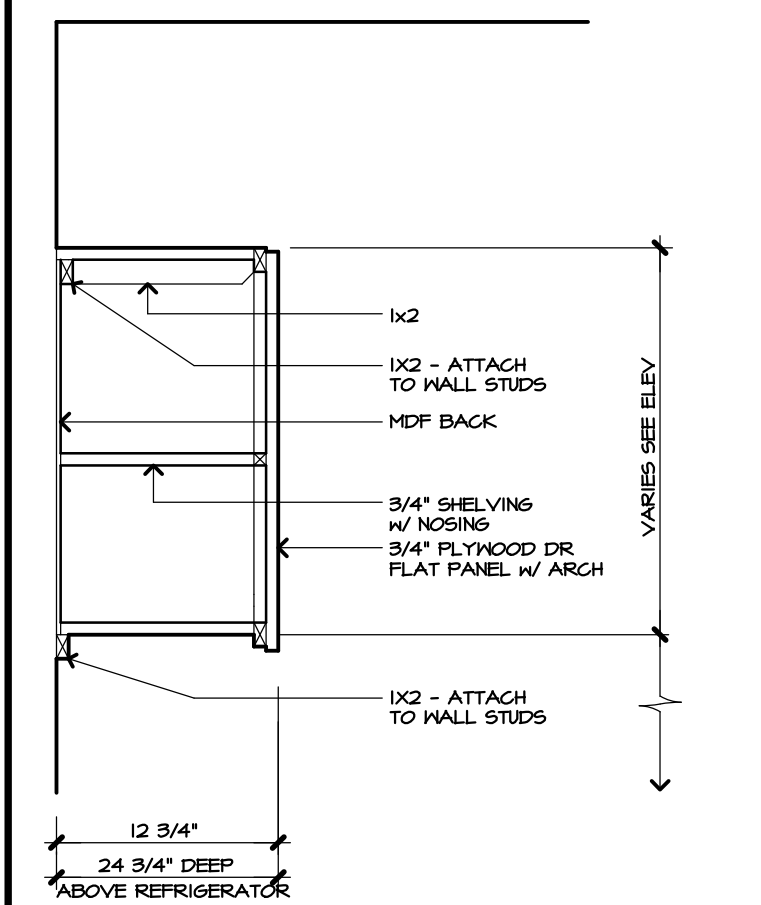
SIDE ELEVATION
N.T.S.



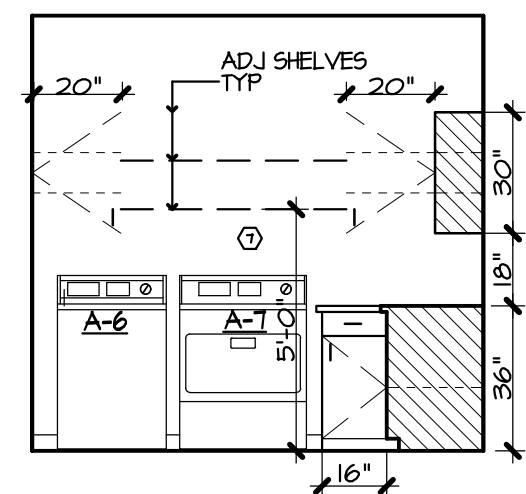
REAR ELEVATION
N.T.S.



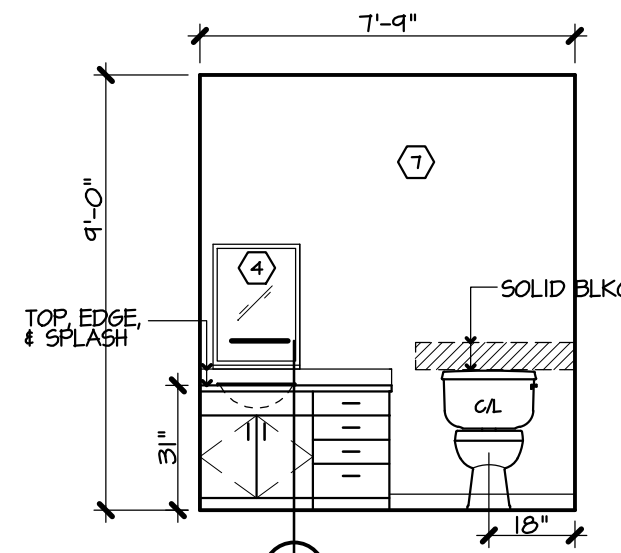
1 WALL CABINET
1\"/>



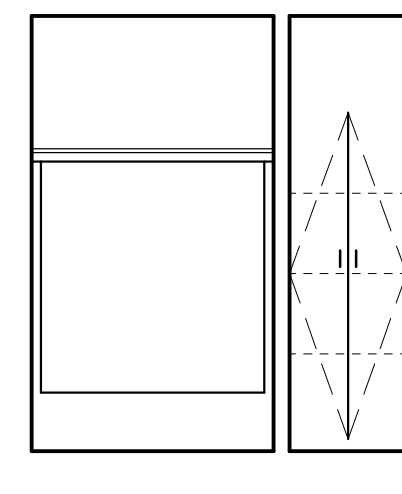
2 WALL CABINET
1\"/>



ELEVATION "A"
LAUNDRY



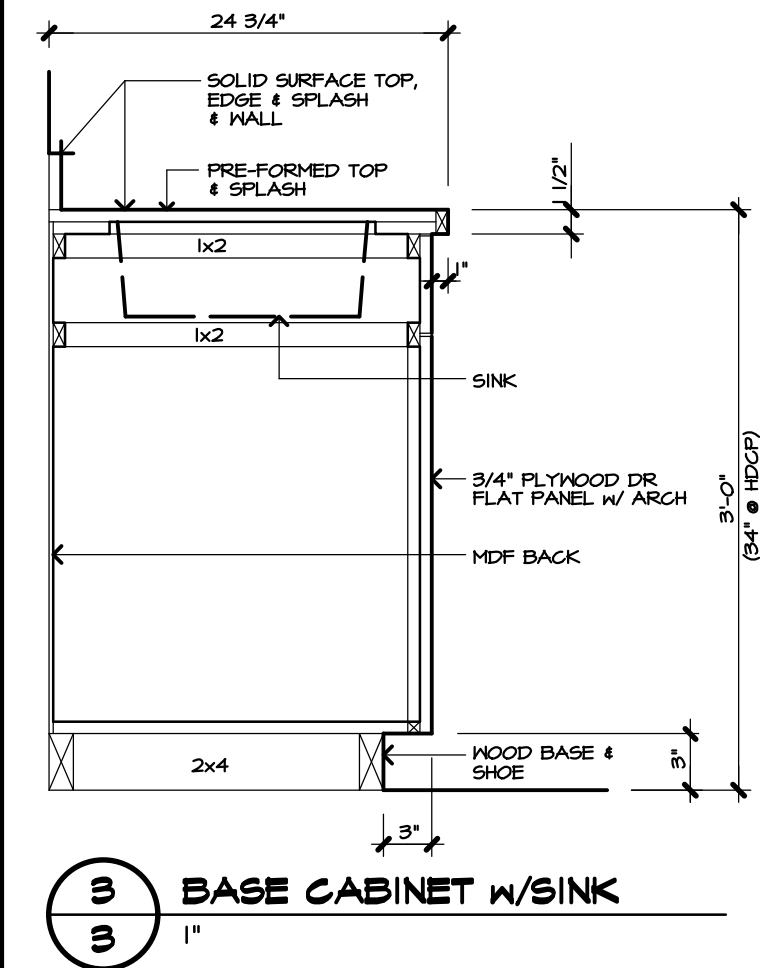
ELEVATION "A"
BATH



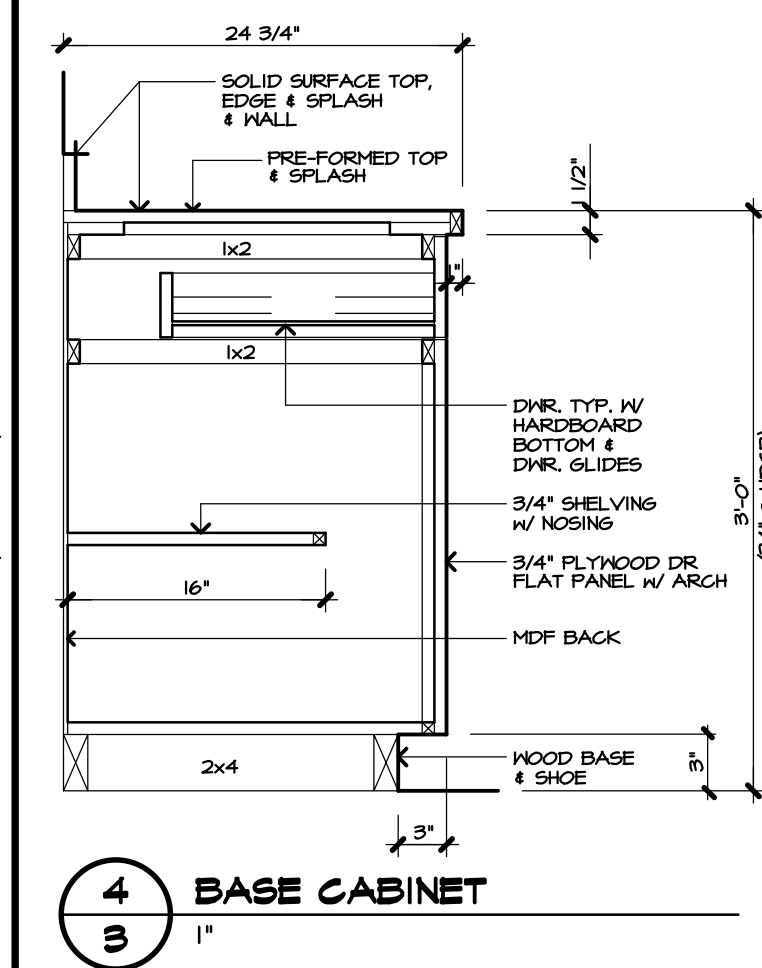
ELEVATION "B"

0 GENERAL NOTES INTERIOR ELEVATIONS			
MARK	DESCRIPTION	MOUNTING REQ.	REMARKS
1	ROBE HOOK	60" C	(1)
2	TISSUE HOLDER	24" C	(1)
3	SHOWER HEAD LOCATION	72" C	
4	MIRROR	VARIES	(1), (2)
5	GYP BD "WRX" PAINTED	XXXXXXXXXX	(2)
6	WOOD BASE W/ SHOE	XXXXXXXXXX	
7	CLEAN & CAULK ALL JOINTS @ FIXTURES & TRIM	XXXXXXXXXX	
8	KITCHEN APPLIANCES STAINLESS STEEL - PROVIDED BY CONTRACTOR		

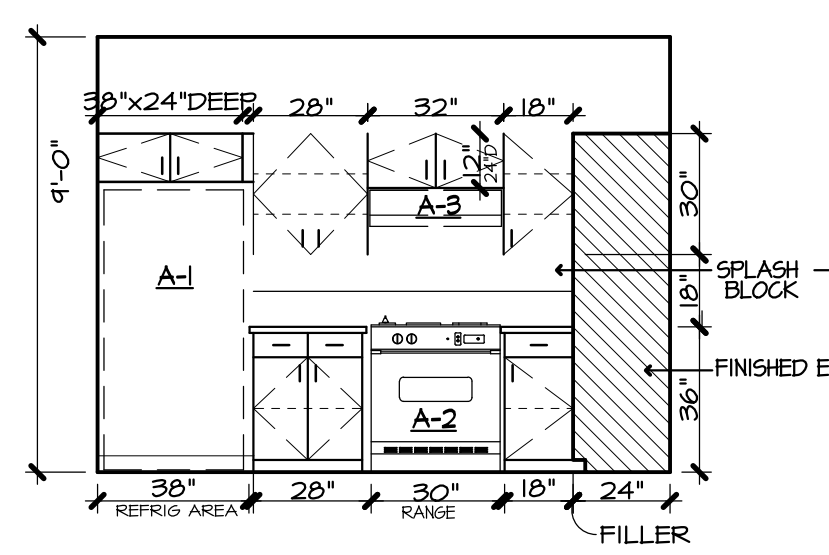
REMARKS GENERAL NOTES
 (1) ALL ACCESSORIES TO BE SECURED TO SOLID BLOCKING
 (2) "WRX" GYP BD TO BE INSTALLED BEHIND ALL TUBS - SEE INTERIOR ELEVATIONS FOR REFERENCE



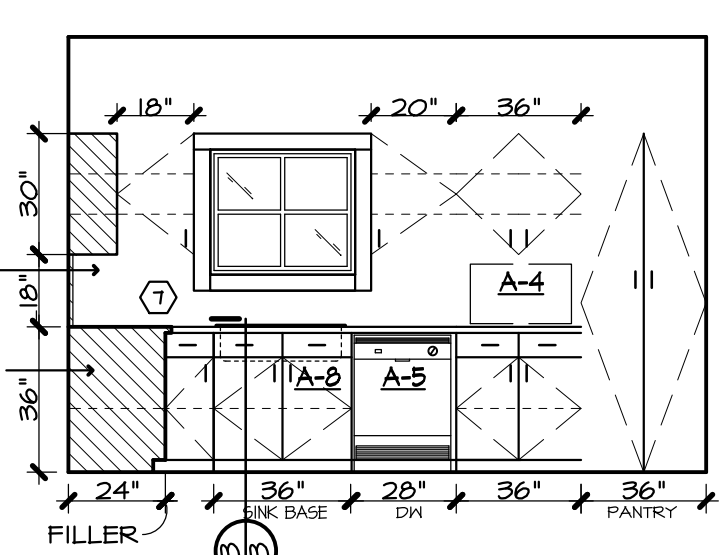
3 BASE CABINET W/SINK
1\"/>



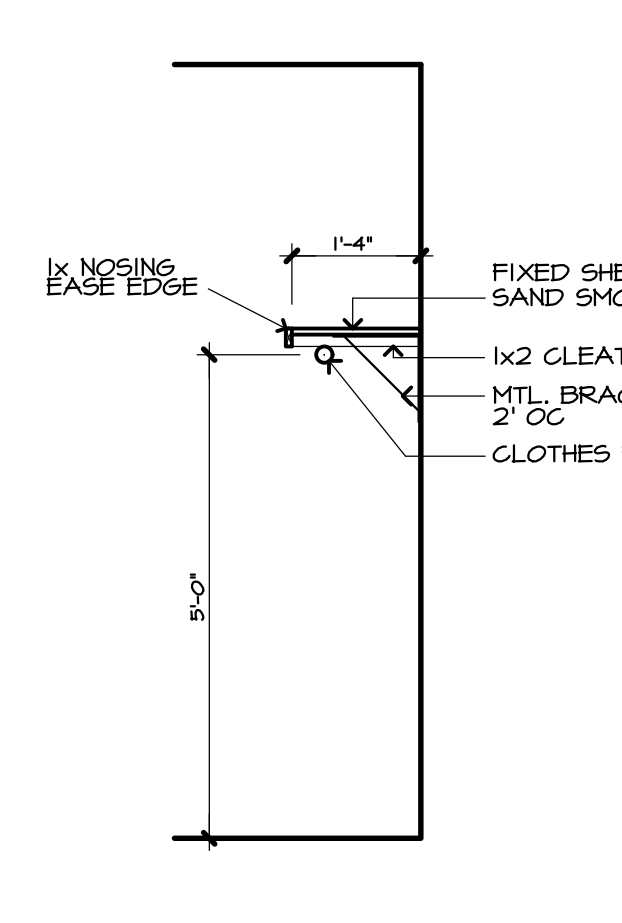
4 BASE CABINET
1\"/>



ELEVATION "A"
KITCHEN



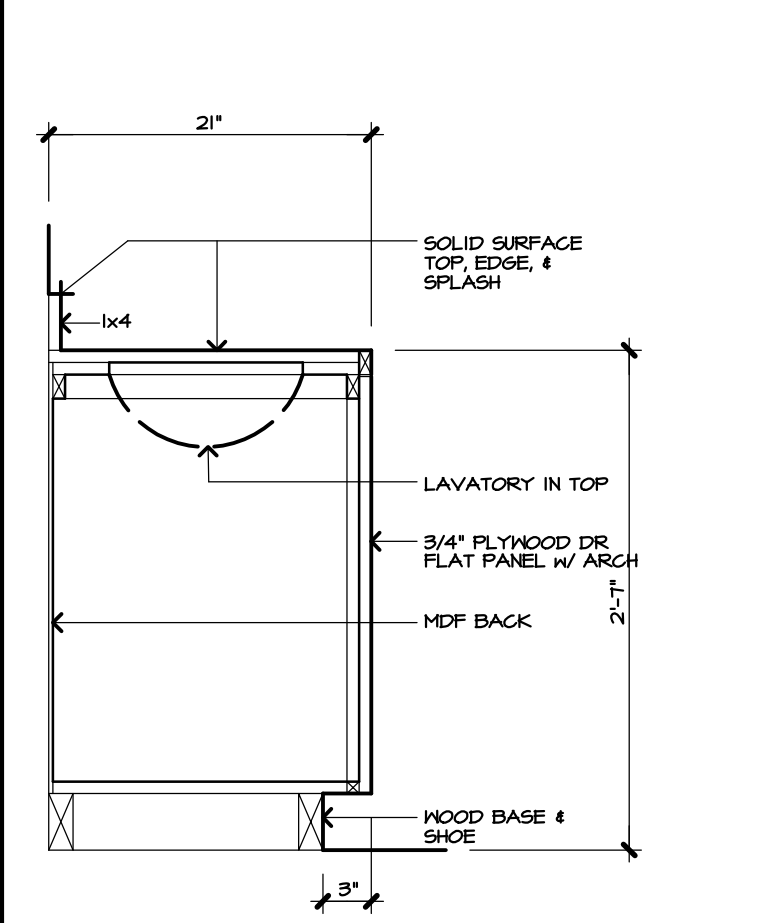
ELEVATION "B"



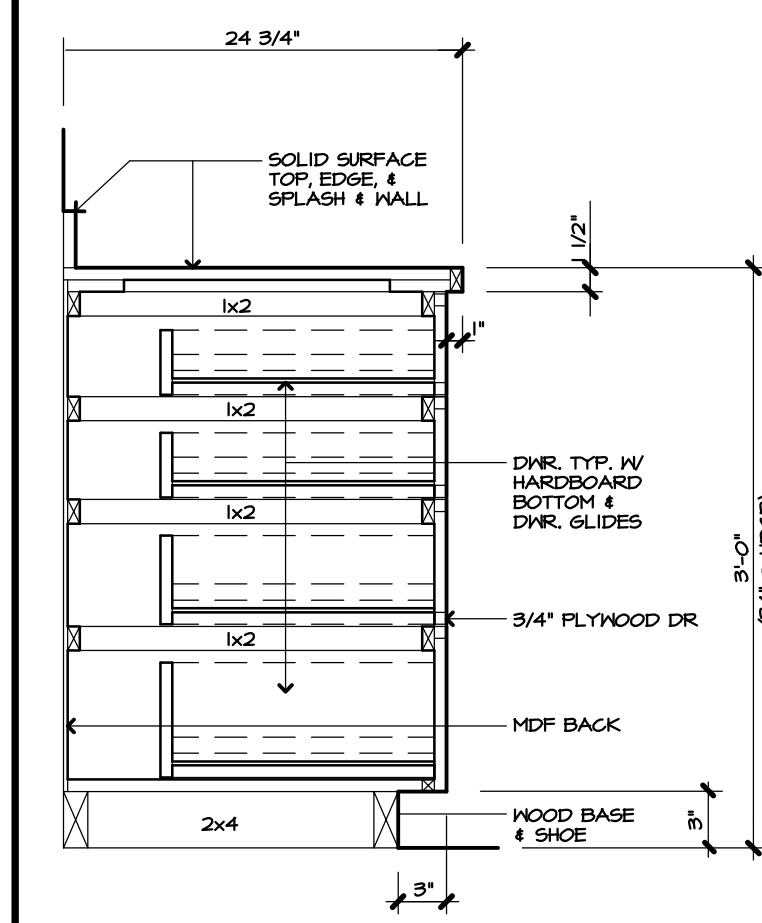
7 ROD & SHELF
1/2\"/>

APPLIANCE SCHEDULE			
MARK	ITEM	DESCRIPTION	REMARKS
A-1	FREEZER / REFRIGERATOR	STAINLESS STEEL - W/ PROVIDE UNDER CONTRACT	(1) (2) (4)
A-2	RANGE	GE A8545DFB8 ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS	(2) (4)
A-3	OVER THE RANGE VENTHOOD	GE JV 388 HBB 30" STANDARD HOOD, VENTED, W/ LIGHT W/IL 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 JES1460D5B8 1.4 CU FT COUNTERTOP MICROWAVE OVEN	(5)
A-5	DISHWASHER	GE GDF520P6LB DISHWASHER WITH FRONT CONTROLS	(1) (2) (4)
A-6	MASHING MACHINE	GE GFPH200H FRONTLOAD 3.6 DOE IEC CUFT, ENERGY STAR	(5)
A-7	CLOTHES DRYER	GE GFEN20ED FRONTLOAD 1.0 CU.FT. - 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



5 LAVATORY
1\"/>



6 BASE CABINET W/DRAWERS
1\"/>

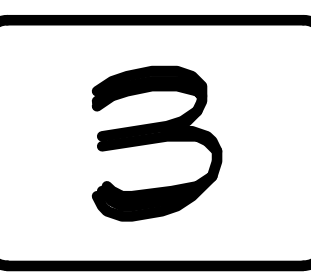
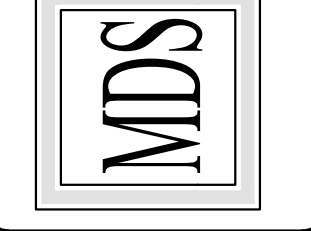
EXTERIOR & INTERIOR ELEVATIONS

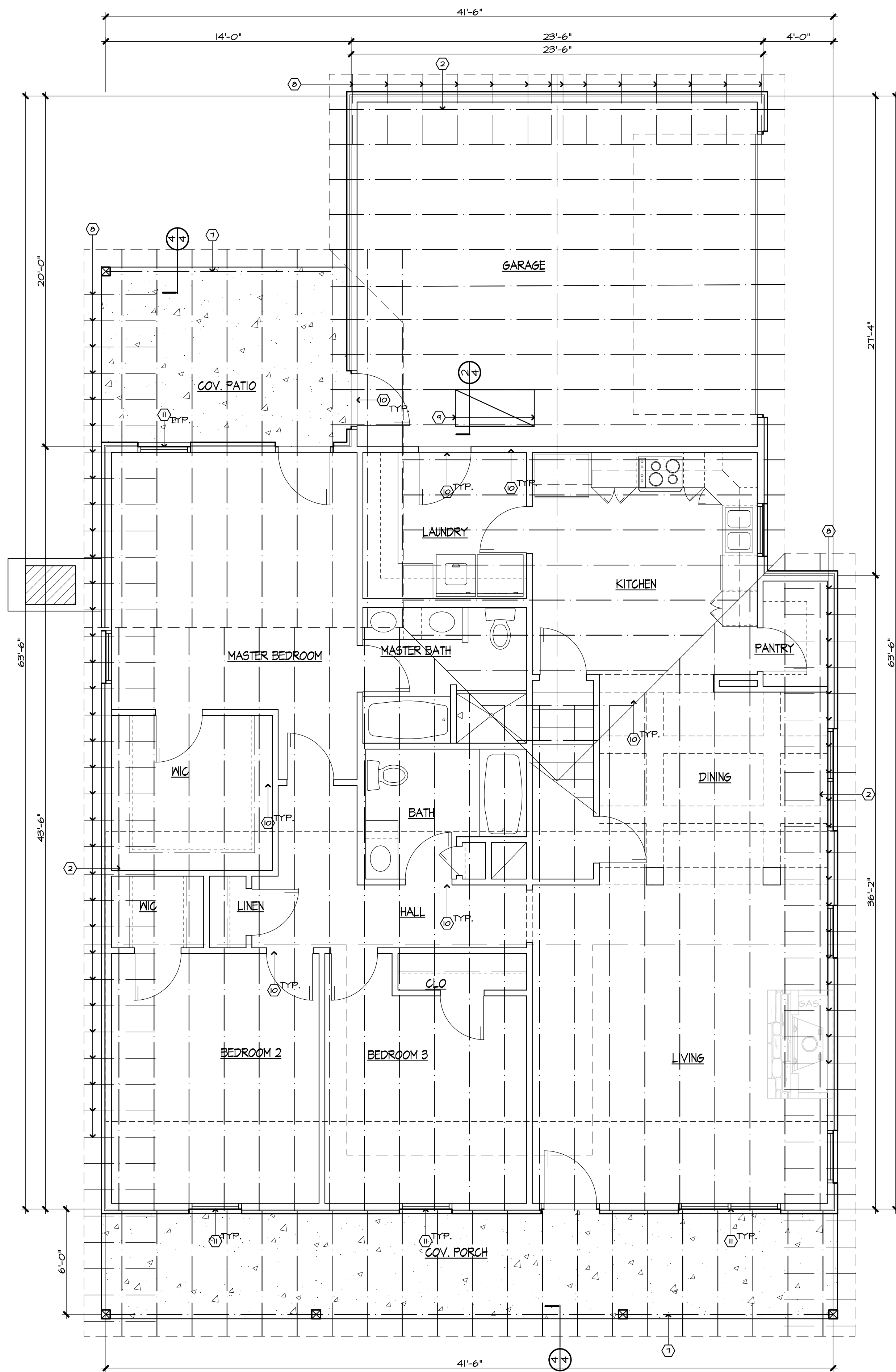
REVISED: 01/31/2023

RIVER BACK ESTATES

COMM. NO.: 45422
DATE: 07/08/2022
FILE:

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FRAMING PLAN

1/4"

1 2 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	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	3/8"x13/8" 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 - ONLY IF SECOND FLOOR OPTION IS NOT SELECTED
10	DOOR HEADER - SEE LINTEL SCHEDULE
11	WINDOW HEADER - SEE LINTEL SCHEDULE
12	PROVIDE SOLID BLKG IN WALL FOR TOWEL BARS & T.V. MOUNTS

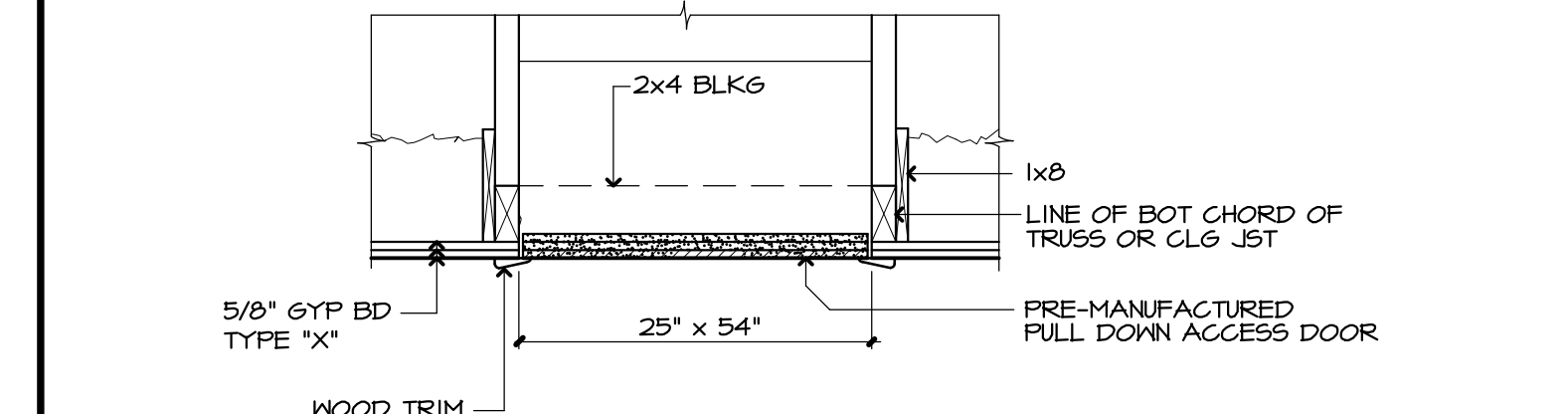
- TRUSS NOTES**
- ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR TO SUPPORT 10 PSF DEAD LOAD ON TOP CHORD AND 10 PSF DEAD LOAD ON BOTTOM CHORD PLUS 20 PSF LIVE LOAD ON TOP CHORD PLUS 10 PSF LIVE LOAD ON BOTTOM CHORD, PLUS CODE WIND LOAD.
 - FABRICATOR SHALL SUBMIT CALCULATIONS W/SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF TRUSSES.
 - 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.
 - NUMBER 3 GRADE LUMBER WILL NOT BE ALLOWED FOR CHORDS OR TENSION WEB MEMBERS
 - MINIMUM TRUSS PLATE SIZE SHALL BE 3"x5" (OR 4"x4") EA SIDE OF TRUSS @ ALL JOINTS
 - 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**
- 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
 - 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.
 - NAILS FOR ALL FRAMING CONNECTORS SHALL BE FURNISHED BY CONNECTOR MANUFACTURER. NAIL PER SCHEDULE FURNISHED BY CONNECTOR MANUFACTURER

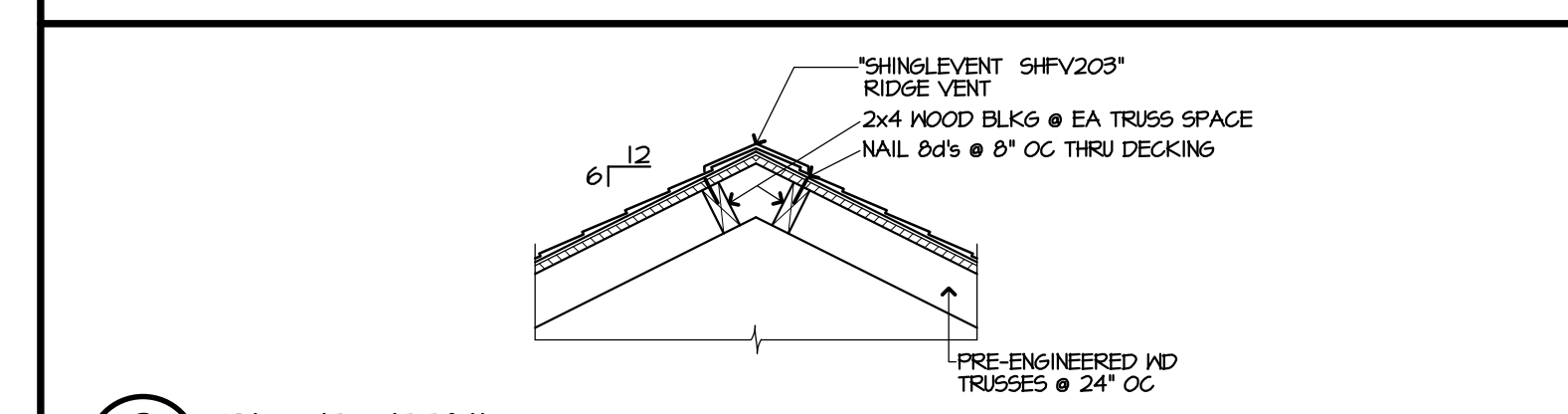
LINTEL SCHEDULE

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	43x33/8x4	45x33/8x6 (LLV)	46x33/8x6 (LLV)	47x4x3/8 (LLV)

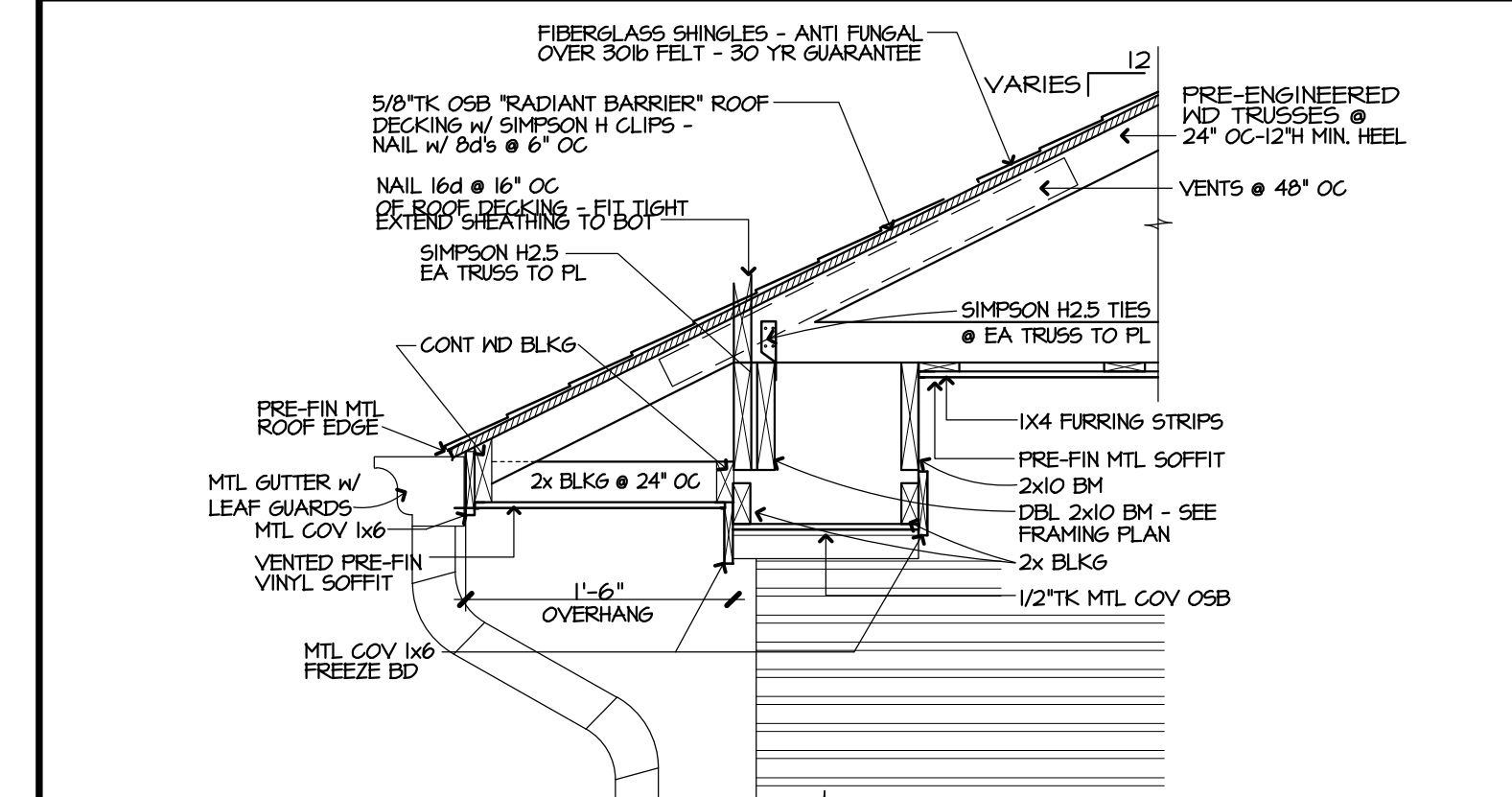
- LINTEL SCHEDULE APPLIES UNLESS NOTED OR DETAILED OTHERWISE.
- BEAR ANGLE LINTELS 8" @ EACH END, MIN. TYP. UNO.



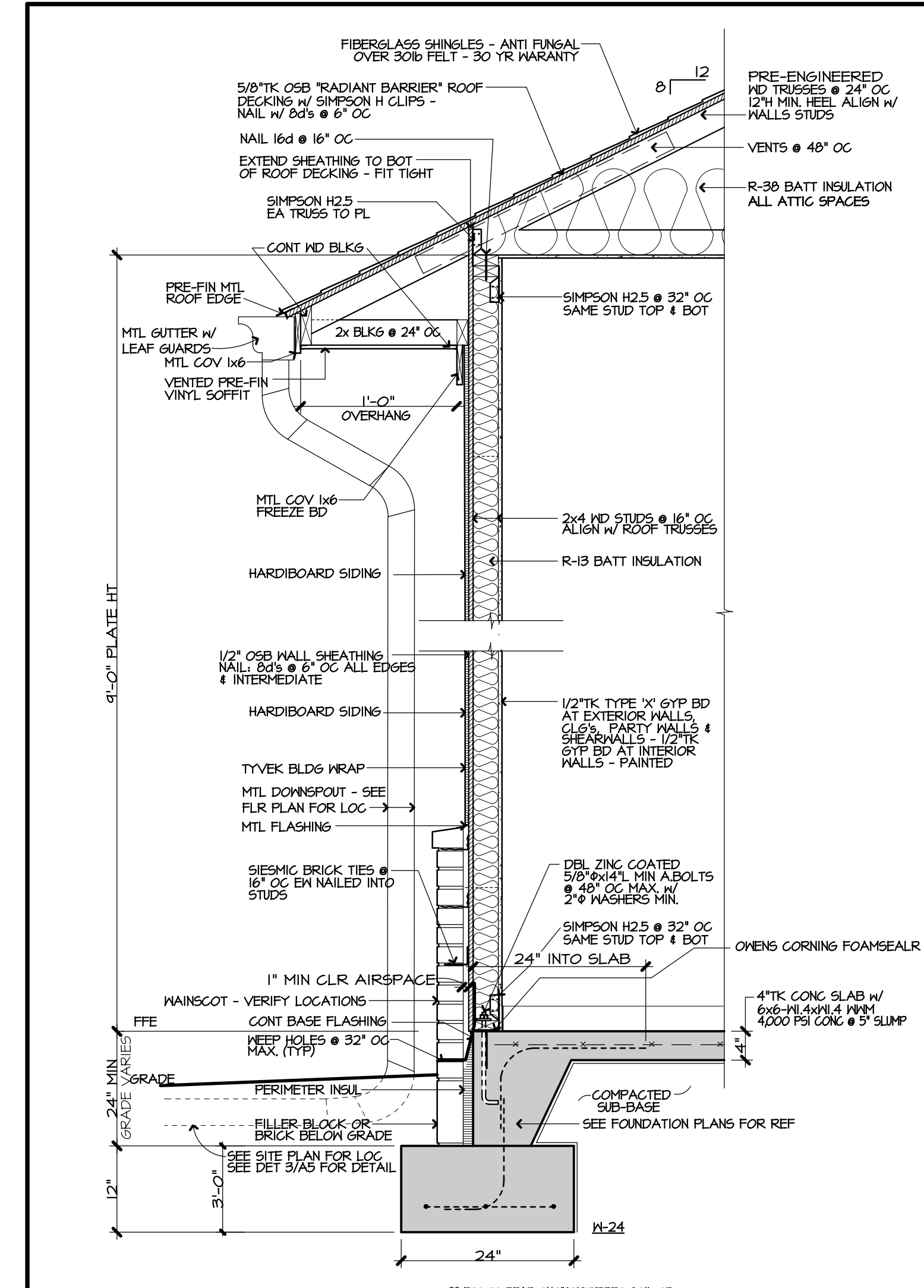
2 ATTIC SCUTTLE
1"



3 RIDGE DETAIL
3/4"



4 SECTION @ COV PORCH
3/4"



1 TYPICAL WALL SECTION
3/4"

** FIT TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% PROCTOR W/MIN 2500 PSF BEARING
** EXTERIOR FINISHES - SEE EXTERIOR ELEVATIONS - VERIFY W/ OWNER

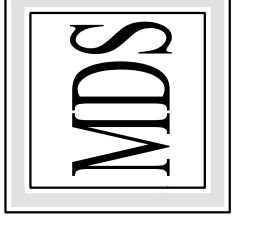
FRAMING PLAN
NOTES, DETAILS, AND SCHEDULES

REVISED: 01/31/2023

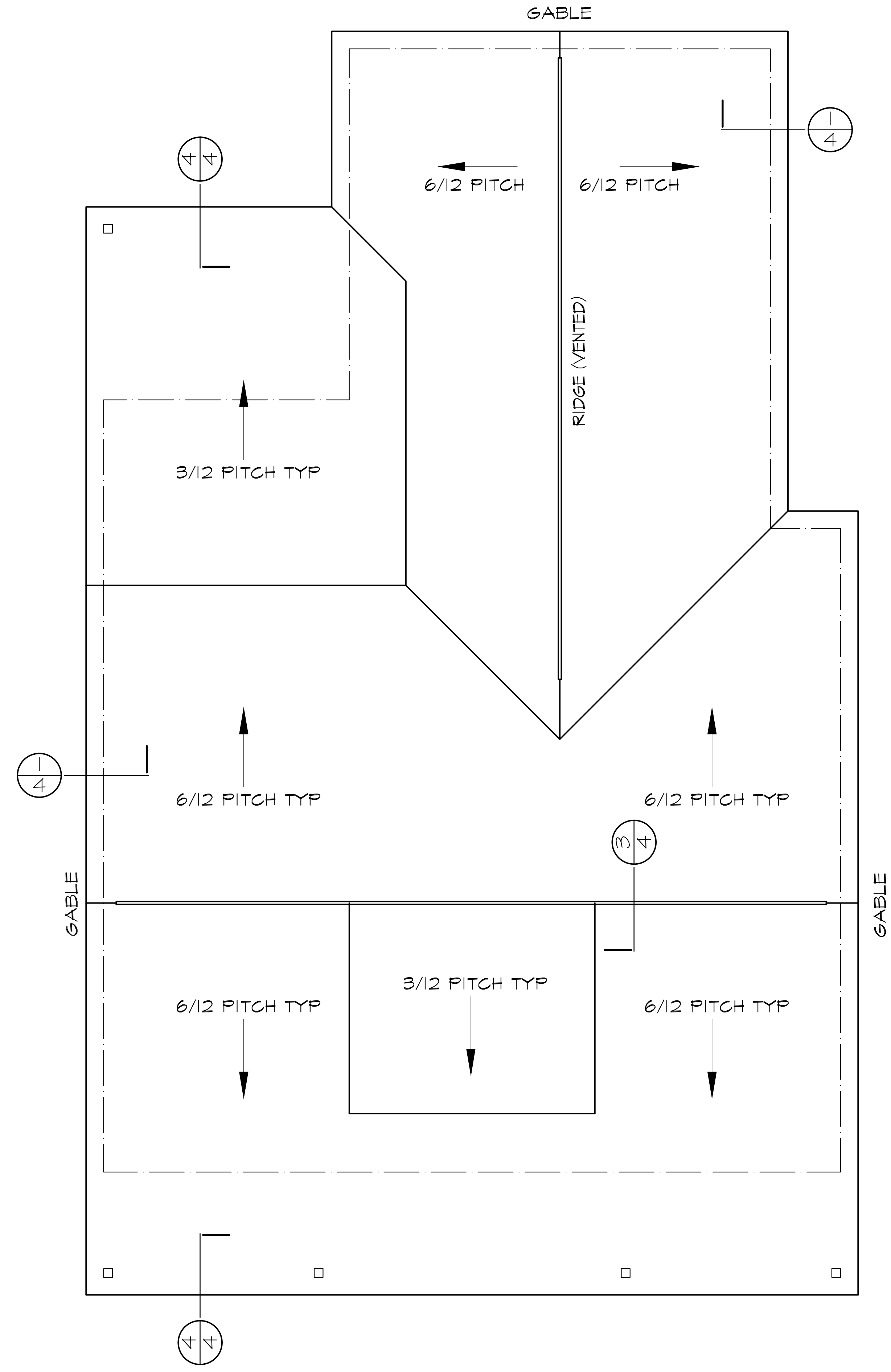
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COM: 1, 2, 4, 5, 13
DATE: 07/08/2022
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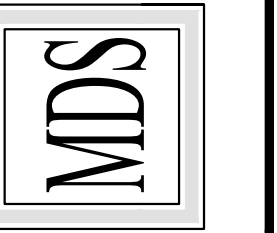
ROOF PLAN

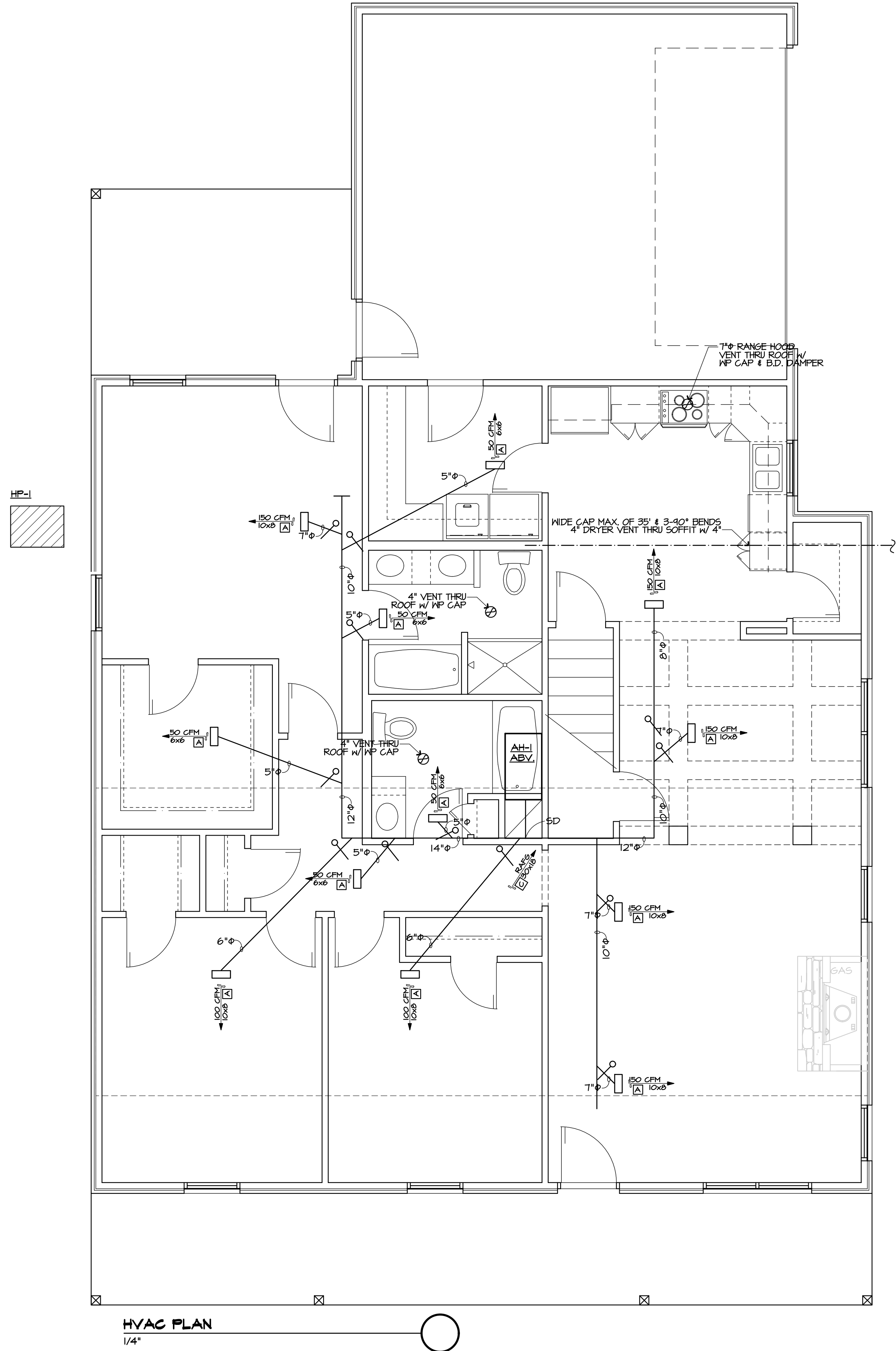
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MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COM. NO. 45422
DATE: 07/09/2022
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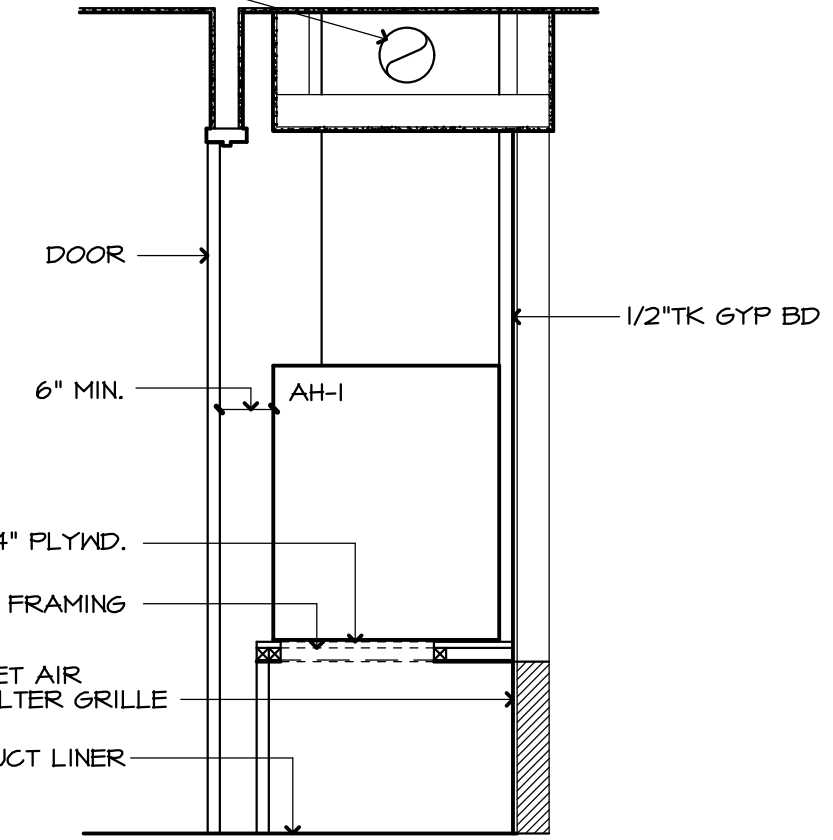
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H.V.A.C. EQUIPMENT SCHEDULE				
MARK	ITEM	DESCRIPTION	CAPACITY	REMARKS
HP-1	HEAT PUMP	MRCOOL UNIVERSAL MDU018024036	36,000 BTUH NOMINAL	15 SEER
AH-1	AIR HANDLER & COIL	MRCOOL UNIVERSAL MDU18024036	15 KW RES.HT 1200 CFM	3 TON COIL
□	SUPPLY REG	HART & COOLEY A303	SEE DRAWING	WHITE FINISH
▢	RET AIR FILTER GRILLE	HART & COOLEY 6T3	SEE DRAWING	WHITE FINISH
⊖	THERMOSTAT	WHITE ROGERS 1F84EZ-0251	HEATING/COOLING 2 STAGE HEAT \ 1 STAGE COOL 3 TEMP PRE SETS	44" MT& HT
⊗	VENT FAN			VENT THRU ROOF

SCREEN 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 TYP MECH CLO
5 1/2"

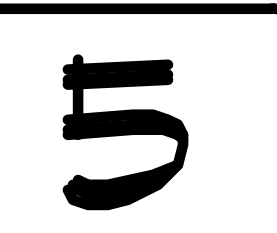
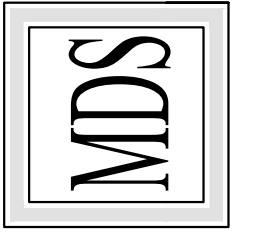
HYAC PLAN
NOTES, DETAILS, AND SCHEDULES

REVISED: 01/10/2023

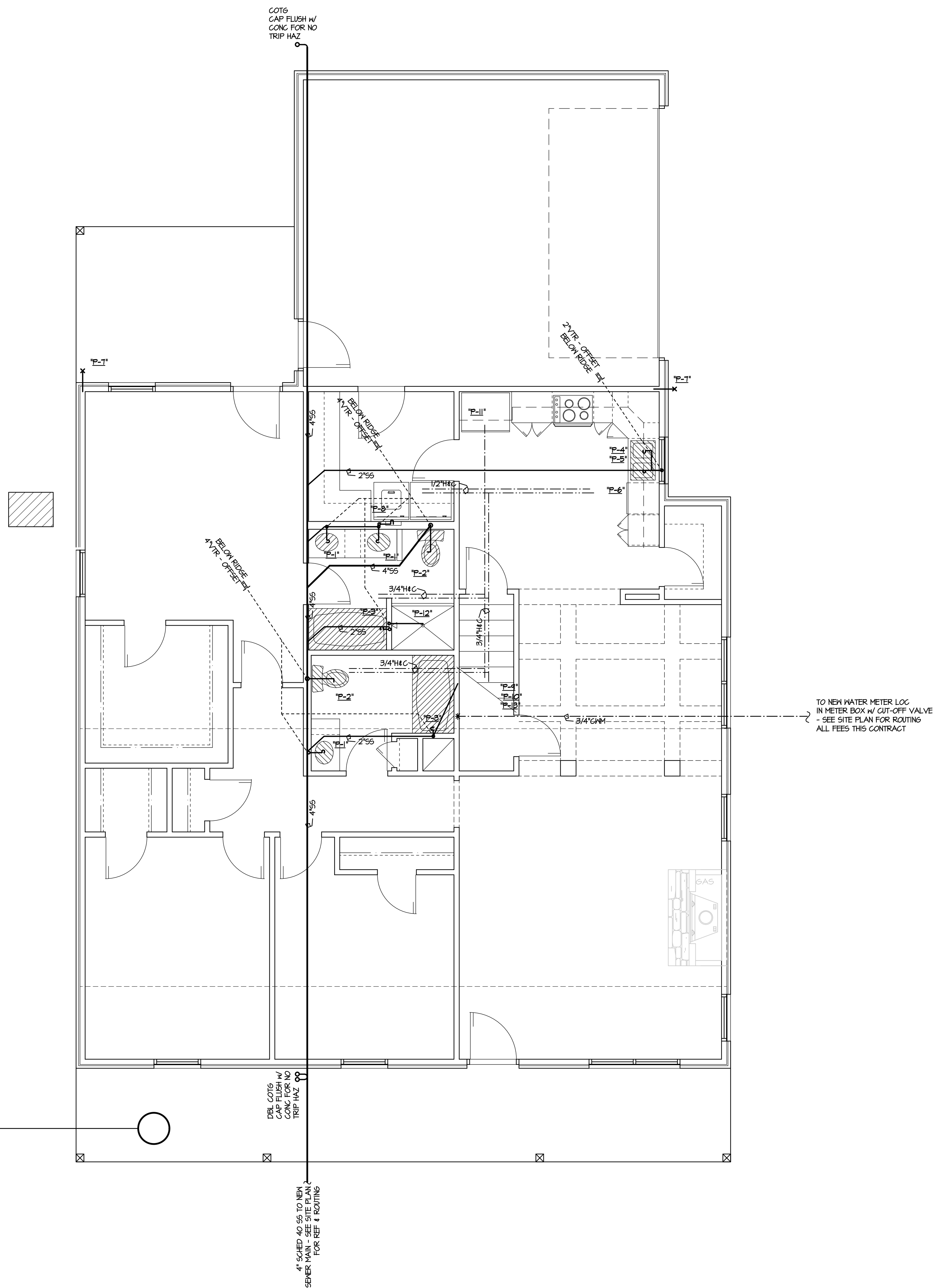
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

CO: 16
DATE: 07/09/2022
FILE:

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PLUMBING PLAN
1/4"

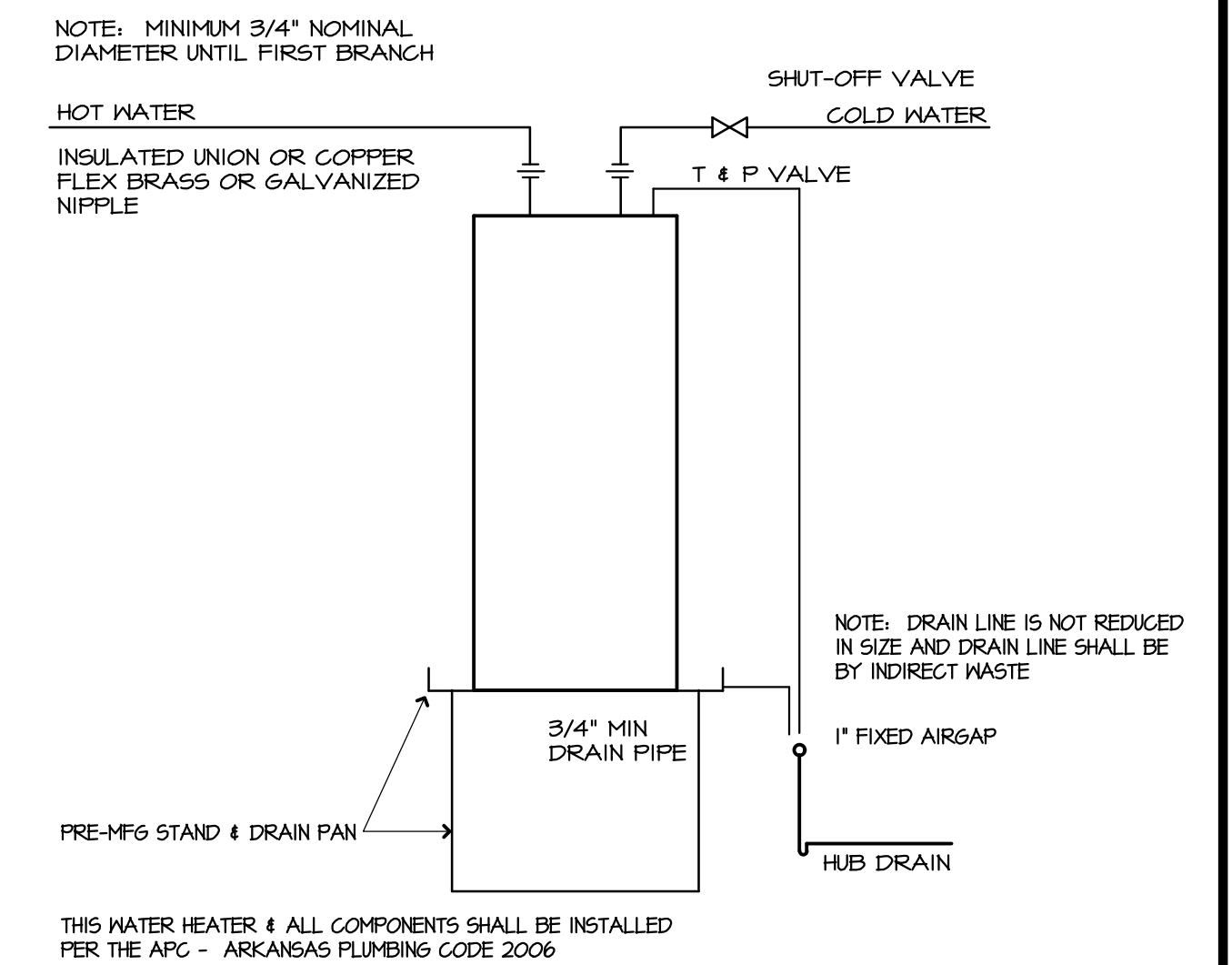


PLUMBING FIXTURE SCHEDULE FIXTURE FINISHES VERIFY W/ OWNER

MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x31 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL WITH CHICAGO 420-ABC P FAUCET	(2)
P-2	WATER CLOSET	GERBER MAXWELL 21-912 WITH GLAZED WOOD SEAT	(1), (3)
P-3	TUB / SHOWER	AKER OPTS-6032 W/ FACTORY INSTALLED ROD & CURTAIN DELTA T18420-FD505 FAUCET	(1), (4)
P-4	SS SINK	DAYTON D-23322-4 SS SINK W/ CHICAGO 432ABC P FAUCET & SPRAY DEARBORN BRASS II STRAINER	
P-5	DISPOSAL	GE GFC525V 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 38751 W/ NIBCO #74 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 I.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 VNA1013 54"x30" FREESTANDING TUB W/ DELTA DL-T1129 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 WATER HEATER DETAIL (TYP - ELEC)
6 NTS

PLUMBING PLAN
NOTES, DETAILS, AND SCHEDULES

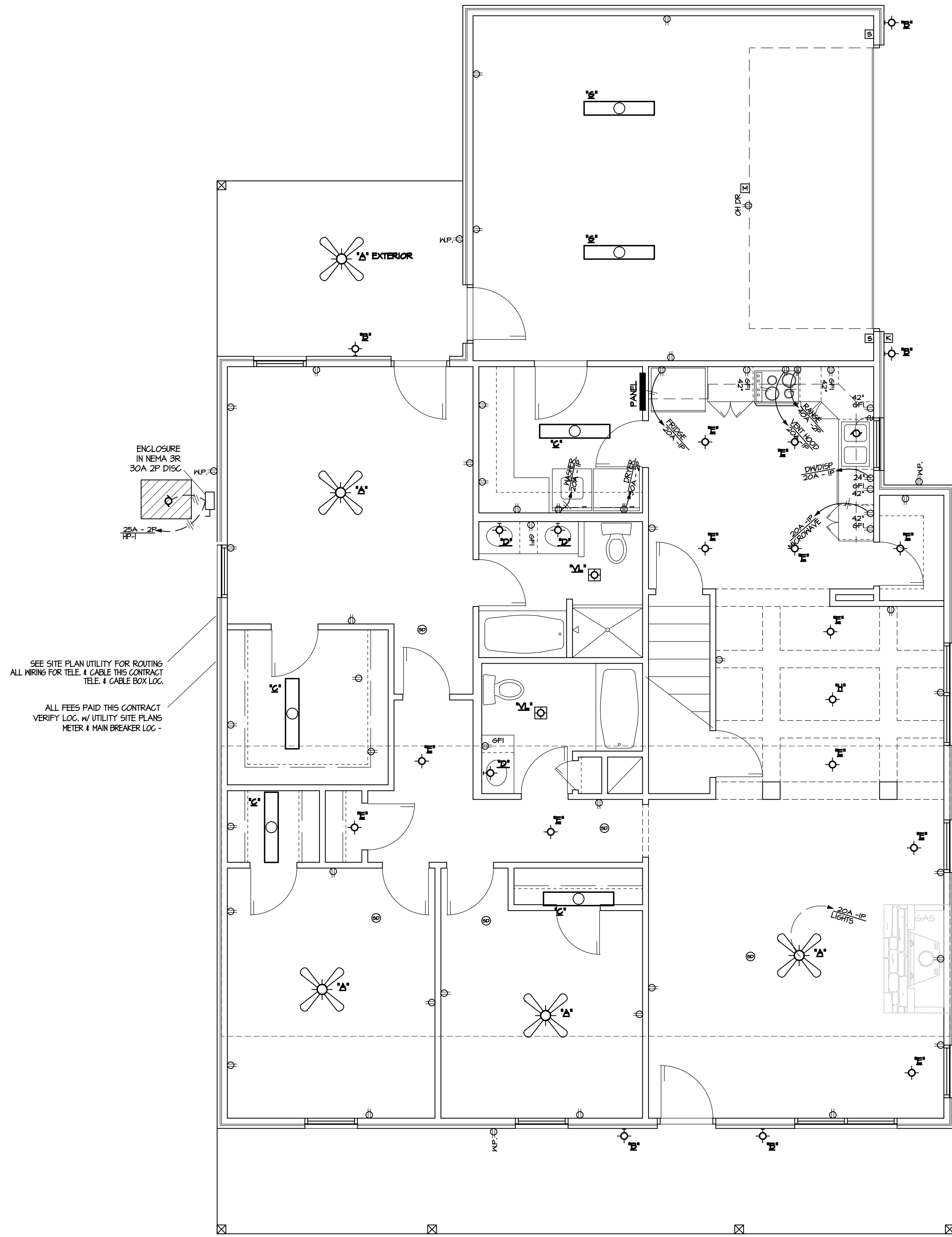
REVISED: 01/10/2023

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

CONTRACT NO. 18-452
DATE: 07/09/2022
FILE:

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ELECTRICAL POWER & LIGHTING PLAN
1/4"

- ELECTRICAL NOTES:**
- MINIMUM WIRE SIZE SHALL BE 12ga COPPER
 - ARC FAULT BREAKERS SHALL BE USED FOR ALL RECEPTACLES & LIGHTING. INCLUDE SMOKE DETECTORS AS REQUIRED BY NEC. ALL RECEPTS TAMP PROOF
 - *SD* ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEC 210-12
 - SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG

ELECTRICAL SYMBOL LEGEND

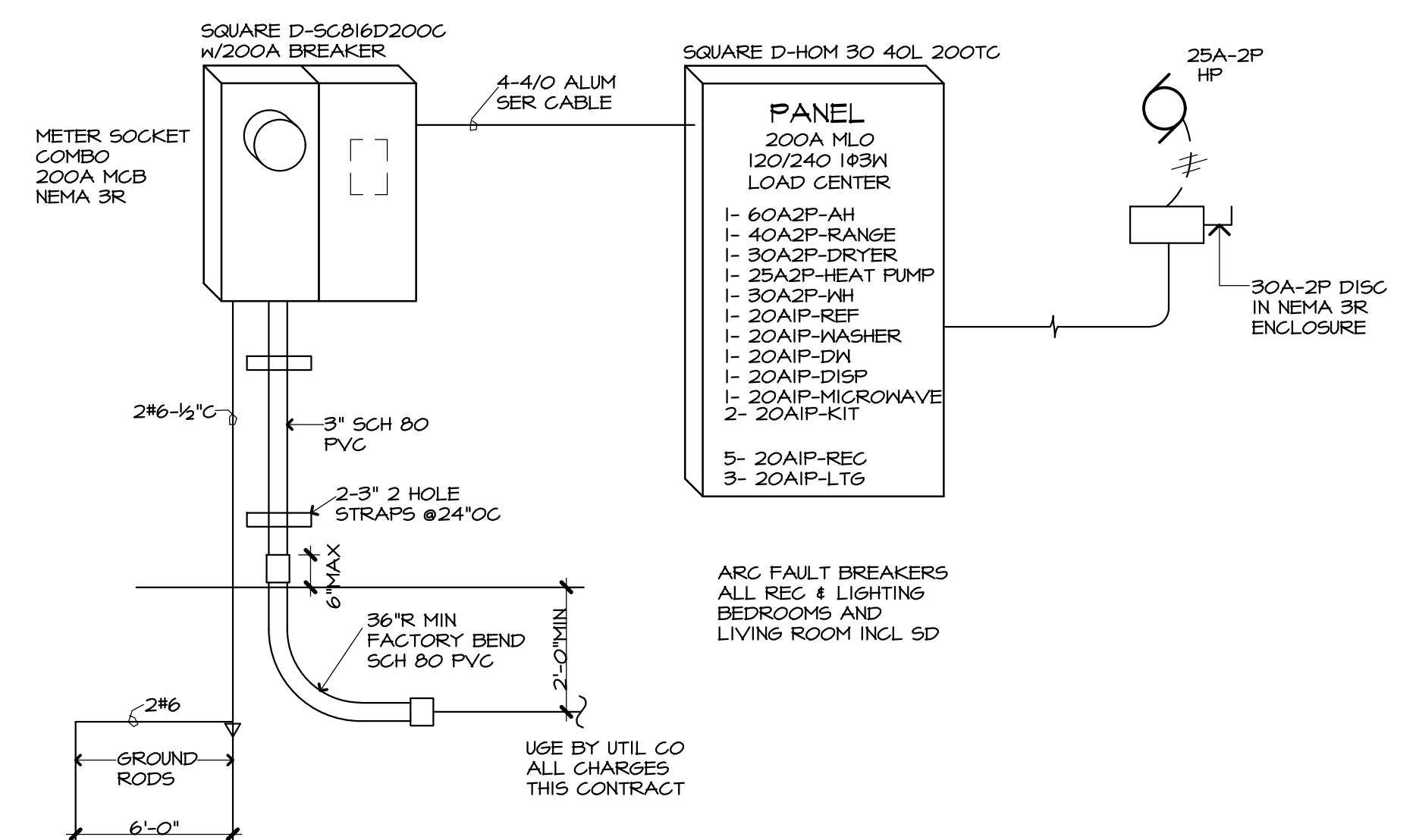
⊕	DUPLEX RECEPTACLE	■	PANEL BOARD
⊕ _{MP}	DUPLEX RECEPTACLE - WATER PROOF	□	DISCONNECT SWITCH
⊕ _{GF}	DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU	⊕	JUNCTION BOX
⊕	220 V. RECEPTACLE	⊕	MOTOR
⊕	SINGLE POLE SWITCH	⊕	MOTOR STARTER
⊕ ₂	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED	⊕	TIMER
⊕ ₃	3 WAY SWITCH	⊕	FLOOR BOX
⊕ ₄	4 WAY SWITCH	○	FLUORESCENT LIGHT
		—	FLUORESCENT LIGHT - STRIP
		—	TRACK LIGHT
		⊕	INCANDESCENT LIGHT - CLG. SURFACE
		⊕	INCANDESCENT LIGHT - WALL
		⊕	INCANDESCENT LIGHT - VENT
		⊕	EMERGENCY LIGHT
		⊕	EXIT LIGHT
⊕	VIDEO OUTLET	⊕	INTERCOM MASTER
⊕	COMPUTER OUTLET	⊕	INTERCOM PAGING HORN
⊕	T.V. OUTLET	⊕	CLG. MOUNTED INTERCOM SPEAKER
⊕	TELEPHONE JACK	⊕	INTERCOM PUSH TO CALL SWITCH
⊕	BELL / CHIME TYP UNIT	⊕	MASTER CLOCK
⊕	BELL / CHIME BROAN 910 @ 6'-0" A.F.F. ALTRONIX-FUNCTION TIMER MODEL 6062, ALTRONIX AL624 POWER SUPPLY, STROBE WHEELOCK WM 3T-24-FR TRANS - 120V PRIMARY - 12V OR 24V DC SECONDARY. STROBE IN LIV, BR, & BATH S.I. UNIT ONLY CHIME PUSH BUTTON BROAN 908	⊕	CLOCK OUTLET
⊕	THERMOSTAT	⊕	EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.
⊕	EXHAUST	⊕	O.H. DOOR KEYPAD/OPENER
⊕	SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY	⊕	O.H. DOOR OPERATOR
		⊕	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 P0061-20-30K	(1) T5W A	RECESSED CLG	
'F'	MEADER BROTHERS IOTTIEB	(3) 26W CFL	SURFACE	(2)
'G'	CRESCENT NL232B2A	(2) 32W T8 40"L	SURFACE - WRAP	
'H'	FENDENT - SELECTED BY OWNER	(1) T5W A	SURFACE STEM	
'V1'	BROAN 618	(1) 100W A	RECESSED	50 CFM
'S1'	HUBBELL MICO150H350 - VERIFY W/ SITE PLAN	(1) T5W MH	CONC FTG	(1), (3)

REMARKS

- ELECTRICAL FIXTURE SCHEDULE**
- REFER TO SITE PLAN ARCHITECTURAL
 - ALL FIXTURES TO BE OIL RUBBED BRONZE FINISH
 - MOUNT TO CONC FOOTINGS PER REQ.
 - CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE W/ FRAMING. DO NOT INSTALL OFF CENTER



ELECTRICAL POWER DIAGRAM
NTS

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

ELECTRICAL POWER & LIGHTING PLAN
ELECTRICAL POWER RISER DIAGRAM

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