

A New Residence for:

River Back Estates

Osceola & Mountain Home, Arkansas



SQUARE FOOTAGE H&G: 1,860
SQUARE FOOTAGE TOTAL: 2,330
SQUARE FOOTAGE BONUS RM: 120

SCHEDULE OF SPECIAL INSPECTIONS						
PROJECT:	RIVER BACK ESTATE		APPLICABLE TO THIS PROJECT			
	SERVICE	Y	N	EXTENT	AGENT	DATE COMPLETED
1704.4 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	23	
Concrete curing operations	Field review			Periodic	23	
Evaluation of concrete strength	Field testing & review of laboratory reports			Periodic	3.4	
Inspection of formwork for shape, lines, location, & dimensions	Field inspection			Periodic	23	
1704.5.1 MASONRY CONSTRUCTION (LEVEL 1)						
Verify proportions of site prepared mortar	Field & submittal review			Periodic	23	
Verify construction of mortar joints	Field inspection			Periodic	23	
Verify size, grade, & type of reinforcement	Field inspection			Periodic	23.4	
Verify protection of mas during hot/cold weather	Field inspection			Periodic	23	
Verify compliance w/ req inspection provisions of construction documents & approved submittals	Field inspection			Periodic	23.4	
1704.6 WOOD CONSTRUCTION						
Inspection of the fabrication process of wood structural elements & assemblies in accordance with Sec 1704.2	In plant review			Periodic	0	
1704.7 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 techniques during placement & compaction of controlled fill	Field inspection			Continuous	1	
Verify dry-density of compacted fill complies with approved soils report	Review field testing			Periodic	1	
1707.1 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE						
Inspection during the erection & fastening of exterior cladding, interior, & exterior veneer	Field inspection			Periodic	23	
Inspection during the erection & fastening of interior cladding, interior & exterior veneer	Field inspection			Periodic	23	
1707.8 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE						
Inspection during the anchorage of other electrical eqpt	Field inspection			Periodic	5.6	
Inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents & their associated mechanical risks	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	
1708.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE						
Review certified mill test reports	Field review			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			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 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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APFC, 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
ACoust ACOUSTICAL
AFF ABOVE FINISHED FLOOR
AHTD AR HIGHWAY & TRANSPORTATION
ALUM ALUMINUM
BD BOARD
BFE BUILDING FLOOR ELEVATION
BLDG BUILDING
BTUH BRITISH THERMAL UNITS PER HOUR
CAPGAL CAPACITY IN GALLONS
CFM CUBIC FEET PER MINUTE
CERT CERTIFIED
CLG CEILING
CLO CLOSET
CMP CORRUGATED METAL PIPE
COMP COMPANY
CONV CONVEYOR
CONC 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 DOWNSPOUT
DET DETAIL
EAST EAST
EA EACH
E ELECTRIC
ELEV ELEVATION
ENC ENCLOSURE
MTD MOUNTED
MTL METAL
N NORTH
NEC NECESSARY
ON CENTER
OC ON CENTER EACH WAY
OSB ORIENTED STRAN BOARD
PLYMD PLYWOOD
PANEL PANEL
PREFIN PREFINISHED
PRO PROPOSED
PSI POUNDS PER SQUARE INCH
PVC POLY VINYL CHLORIDE
RAFT RETURN AIR FILTER GRILLE
RCP REINFORCED CONCRETE PIPE
REF REFERENCE
EACH WAY
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 GROUND BEAM
GC GENERAL CONTRACTOR
GE GENERAL ELECTRIC
GL GLASS
GND GROUND
H (HORIZ) HORIZONTAL
HDCP HANDICAPPED
HT HEIGHT
HTG HEATING
HTR HEATER
HVAC HEAT VENTILATION & AIR CONDITIONING
INCL INCLUDING
INSUL INSULATION
INT INTERIOR
INV INVERT
JOINT JOINT
KIL 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
V VERTICAL
VERT VERTICAL
VTR VENT THRU ROOF
W WITH
WH WATER HEATER
WNF WELDED WIRE FABRIC
WWM WELDED WIRE MESH
YR YEAR
REQ REQUIRED
REG REG
S SOUTH
S/B SET BACK
SCHED SCHEDULE
SF SQUARE FOOT
SIP SET IRON PIPE
SJ SAN JOINT
STD STANDARD
STL STEEL
SUS SUSPENDED
T&B TOP AND BOTTOM
TB TIE BEAM
TD TURN DOWN
TH THICK
TK TOP OF BENCH MARK
TRANS TRANSVERSE
T TELEPHONE
TV TELEVISION
TYP TYPICAL
UGE 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 PARDEW
JONESBORO, AR 72401
(810) 932-3544 Office

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C COVER SHEET - RESIDENCE 'S'

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(BY OTHERS)

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2 FLOOR PLAN - OPENING SCHEDULES

3 EXTERIOR & INTERIOR ELEVATIONS

4.1 FRAMING PLAN
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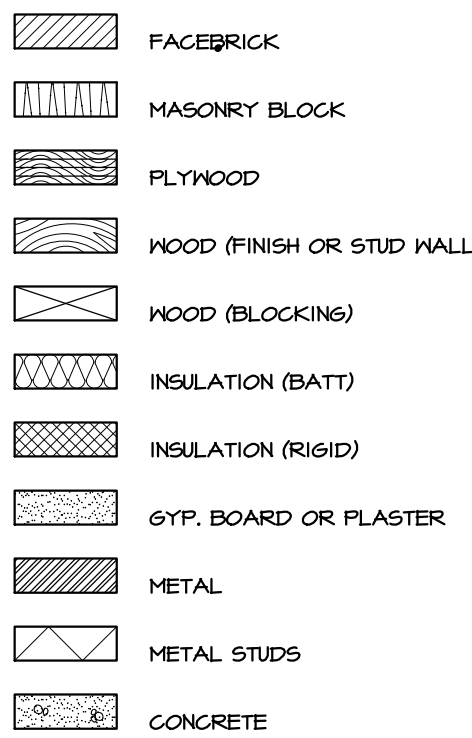
4.2 ROOF PLAN

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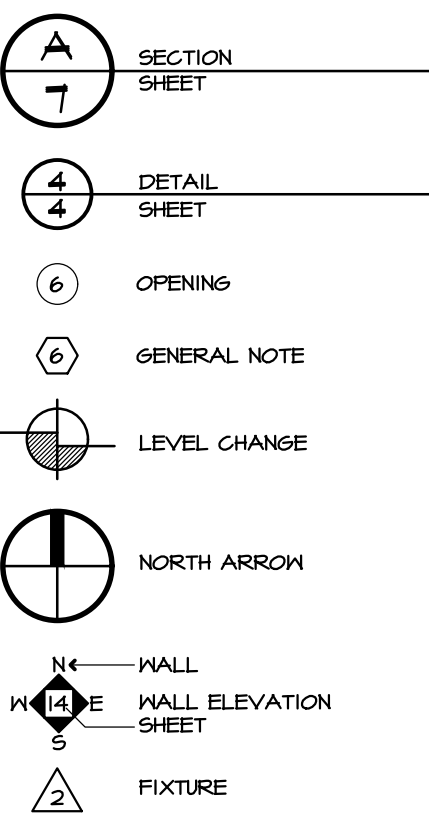
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MATERIAL LEGEND



SYMBOL LEGEND



COVER SHEET - RESIDENCE 'S'

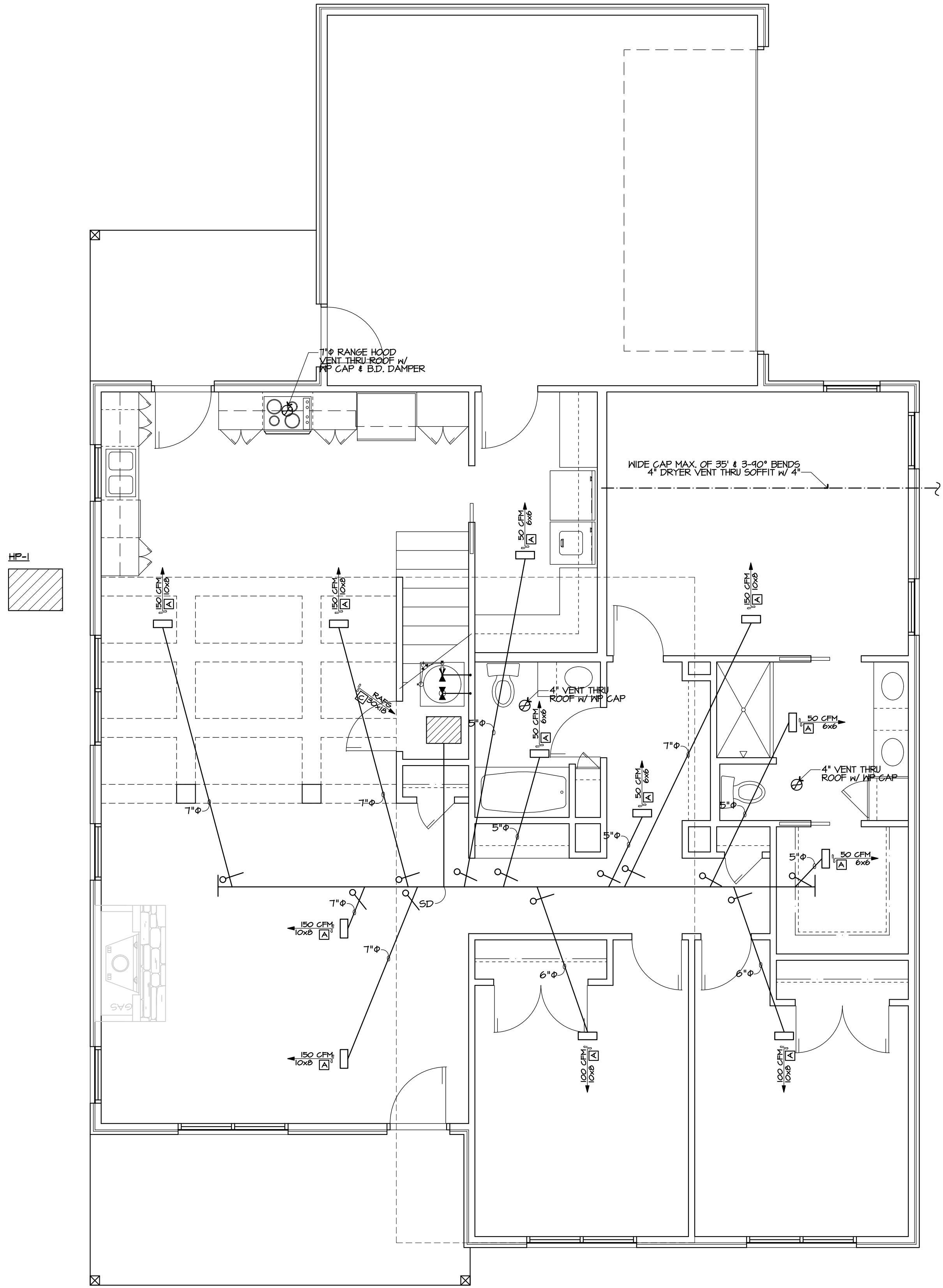
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

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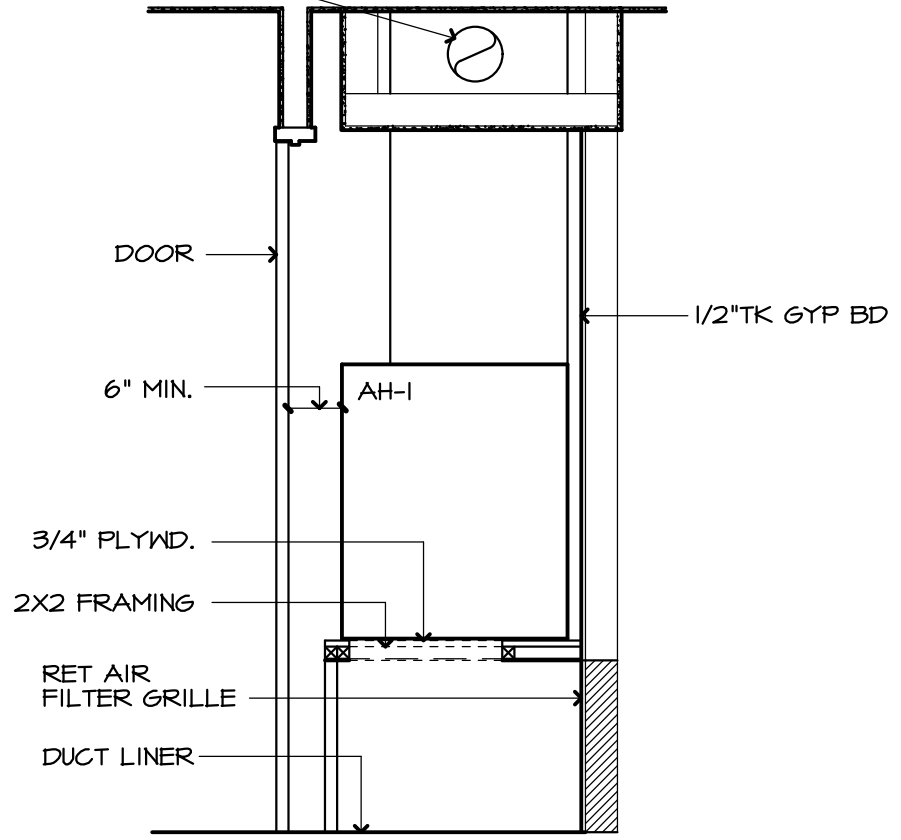




HVAC PLAN
1/4"

H.V.A.C. EQUIPMENT SCHEDULE				
MARK	ITEM	DESCRIPTION	CAPACITY	REMARKS
HP-1	HEAT PUMP	MRCOOL UNIVERSAL MDU18024036	36,000 BTUH NOMINAL	15 SEER
AH-1	AIR HANDLER & COIL	MRCOOL UNIVERSAL MDU18024036	15 KW RES.H.T 1200 CFM	3 TON COIL
[A]	SUPPLY REG	HART & COOLEY A303	SEE DRAWING	WHITE FINISH
[B]	RET AIR FILTER GRILLE	HART & COOLEY 6T3	SEE DRAWING	WHITE FINISH
[1]	THERMOSTAT	WHITE ROGERS 1F89EZ-0251	HEATING&COOLING 2 STAGE HEAT \ 1 STAGE COOL 3 TEMP PRE SETS	44" MT& HT
[2]	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.



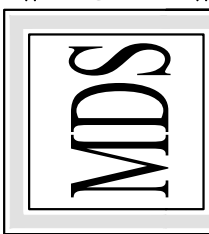
1 TYP MECH CLO
5 1/2"

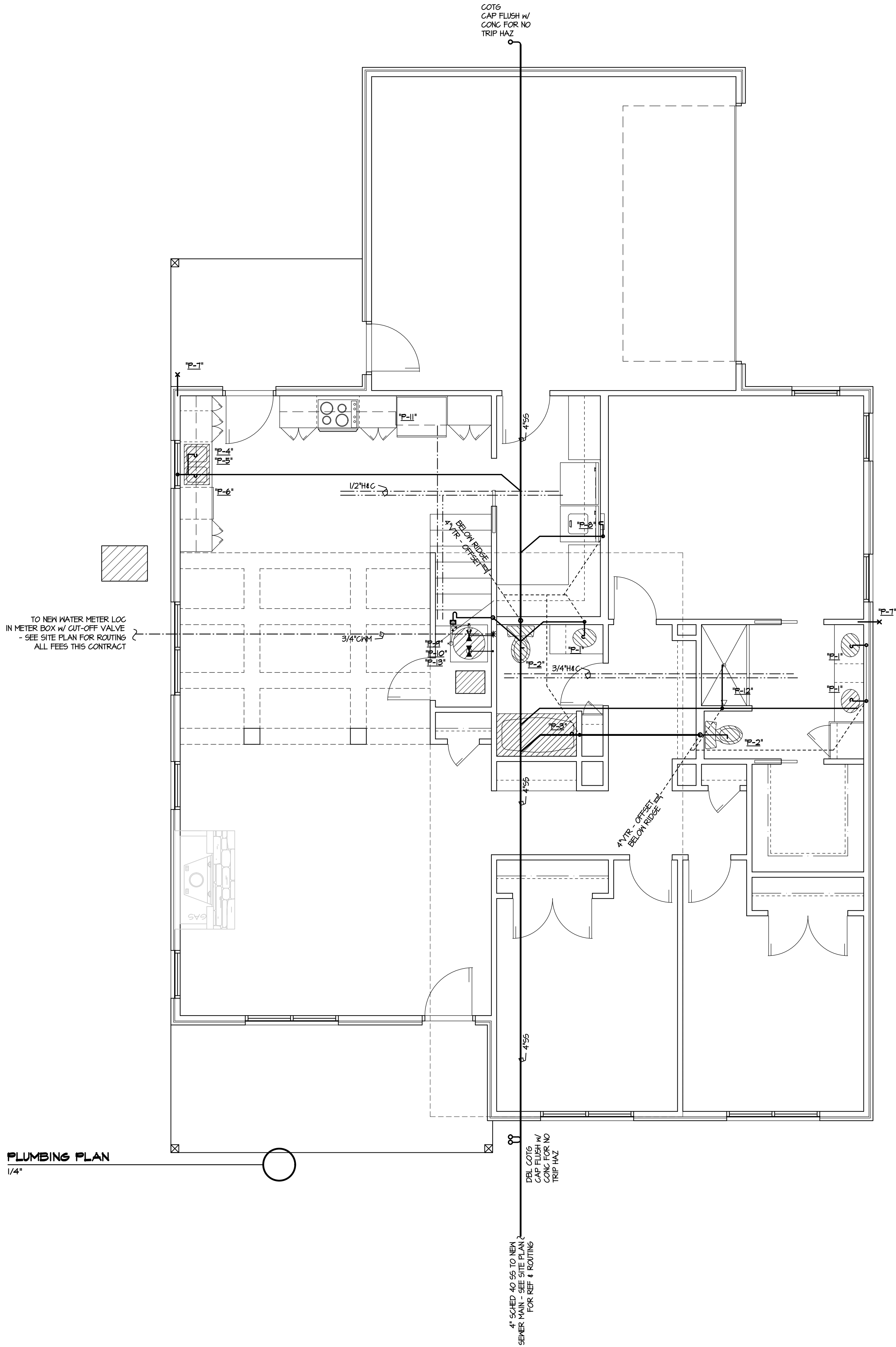
HVAC PLAN
NOTES, DETAILS, AND SCHEDULES

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

CONTRACT NO. 154322
DATE: 07/09/2022
FILE:

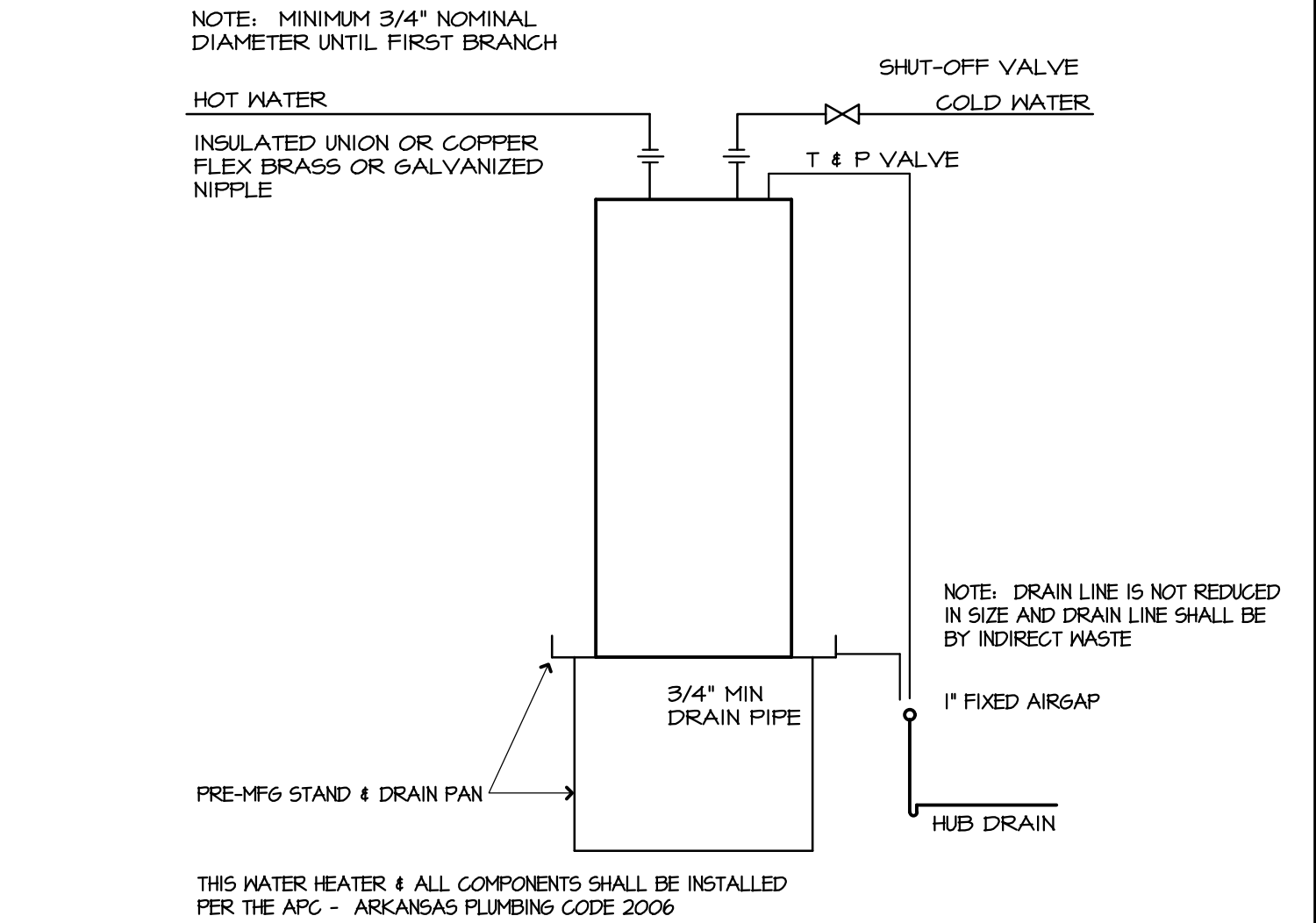
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PLUMBING FIXTURE SCHEDULE			
FIXTURE FINISHES VERIFY W/ OWNER			
MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x31 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL WITH CHICAGO 420-ABCP FAUCET	(2)
P-2	WATER CLOSET	GERBER MAXNELL 21-412 WITH GLAZED WOOD 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 38751 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 VNARIO13 54"x30" FREESTANDING TUB W/ DELTA DL-T1128 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/M
 - (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

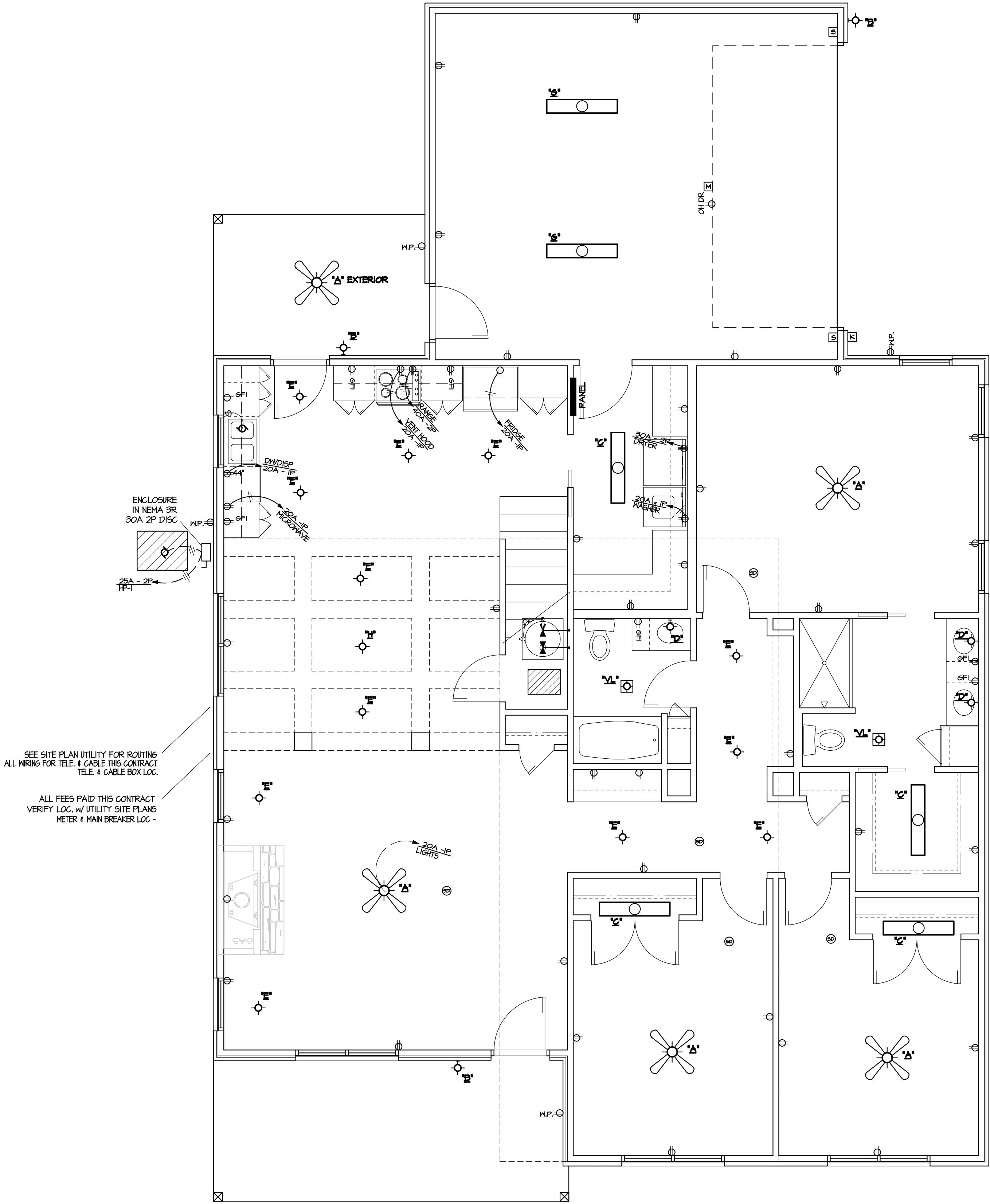
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

CONV: 16, 15-432
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6



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 RECEIPTS TAMP PROOF
 3. "SD" ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEC 210-12
 4. SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG

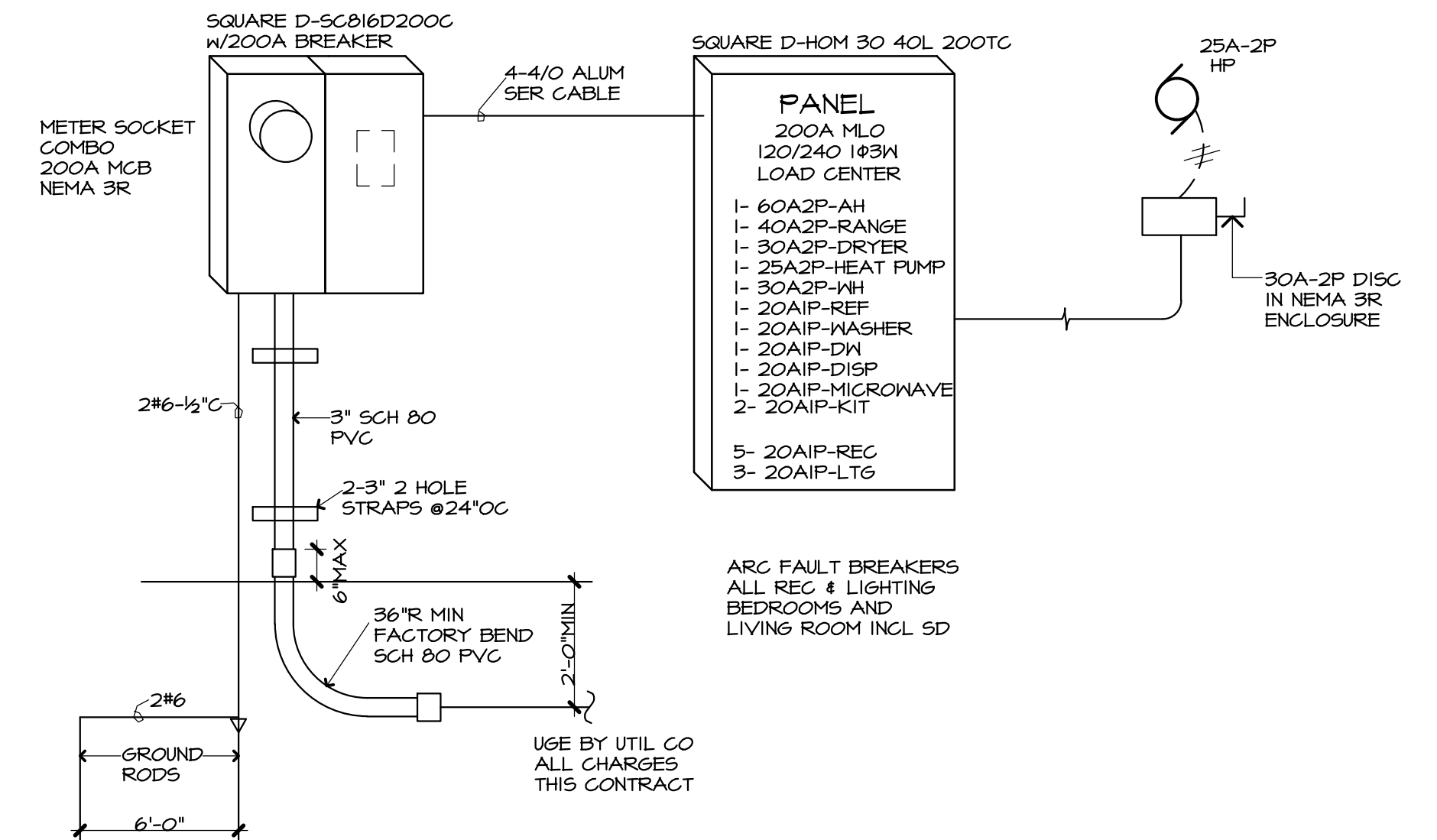
ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLE		PANEL BOARD
	DUPLEX RECEPTACLE - WATER PROOF		DISCONNECT SWITCH
	DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU		JUNCTION BOX
	220 V. RECEPTACLE		MOTOR
	SINGLE POLE SWITCH		MOTOR STARTER
	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED		TIMER
	3 WAY SWITCH		FLOOR BOX
	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		
	COMPUTER OUTLET		
	T.V. OUTLET		INTERCOM MASTER
	TELEPHONE JACK		INTERCOM PAGING HORN
	BELL / CHIME TYP UNIT		CLG. MOUNTED INTERCOM SPEAKER
	BELL / CHIME BROAN 918 @ 6'-8" A.F.F. ALTRONIX AL624 POWER SUPPLY, STROBE WHEELLOCK 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		INTERCOM PUSH TO CALL SWITCH
	STROBE		MASTER CLOCK
	THERMOSTAT		CLOCK OUTLET
	EXHAUST		EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.
	SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY		O.H. DOOR KEYPAD/OPENER
			O.H. DOOR OPERATOR
			O.H. DOOR SENSOR

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP	MOUNTING	REMARKS
"A"	EMERSON CF105ORB w/ LK 100RB LT KIT	(3) 13W MED BASE CFL	HUGGER	(2)
"B"	PROGRESS F5062-20 w/ TAIL	(1) 60W A CLEAR	MALL	(2)
"C"	PROGRESS F5124-20 4.25'	(2) 60W A19 CLEAR	FLUSH @ CLG	(2)
"D"	PROGRESS F3015-30	(2) 75W A	MALL	(2), (4)
"E"	PROGRESS 5" CAN LIGHT P8061-20-30K	(1) 75W A	RECESSED CLG	
"F"	MEADER BROTHERS 10TTTB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NL232BL2A	(2) 32W T8 48"L	SURFACE - WRAP	
"H"	PENDENT - SELECTED BY OWNER	(1) 75W A	SURFACE STEM	
"V.L."	BROAN 618	(1) 100W A	RECESSED	50 CFM
"SI"	HUBBELL MICO150H350 - VERIFY w/ SITE PLAN	(1) 75W 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 FOOTINGS PER REQ.
 - (4) CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE w/ FRAMING. DO NOT INSTALL OFF CENTER



ELECTRICAL POWER DIAGRAM
NTS

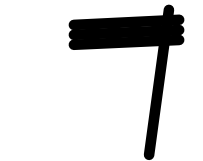
NOTE: REFER TO ELEC COMPANY / UTIL CO FOR UNDERGROUND SERVICE REQUIREMENTS

ELECTRICAL POWER & LIGHTING PLAN
ELECTRICAL POWER RISER DIAGRAM

MULTI-FAMILY HOUSING FOR
RIVER BACK ESTATES

COMM. NO. 95422
DATE: 07/08/2022
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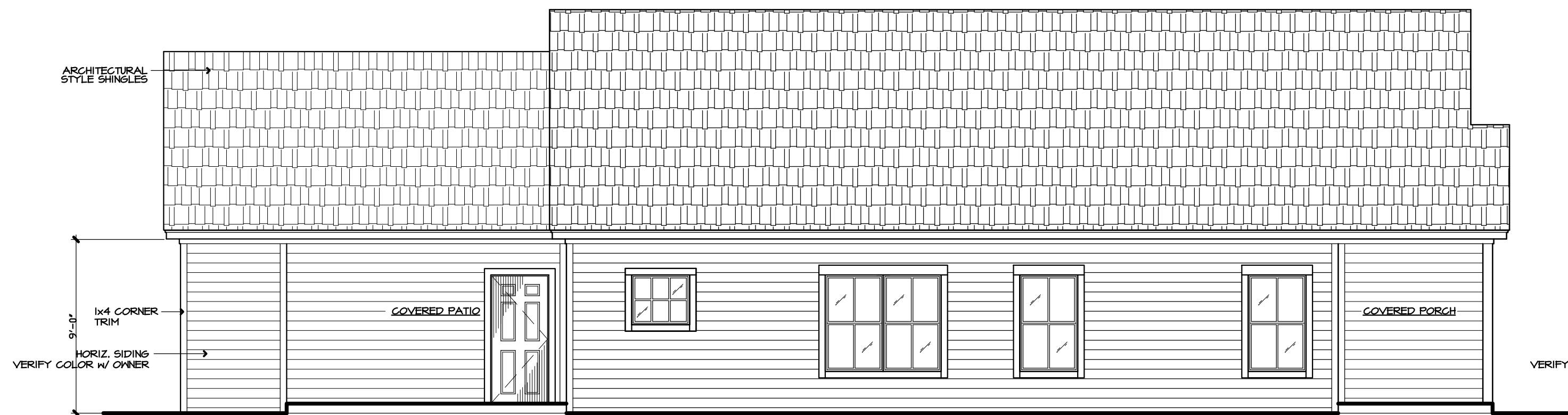




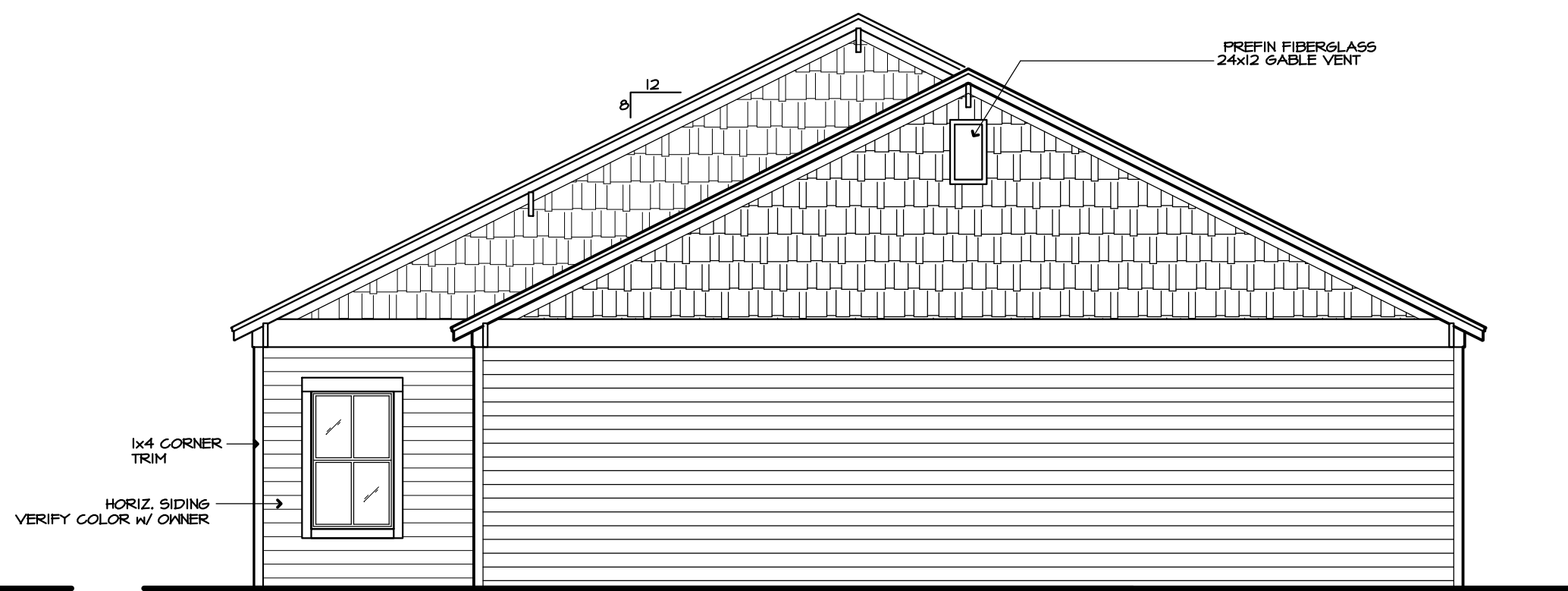
FRONT ELEVATION
N.T.S.



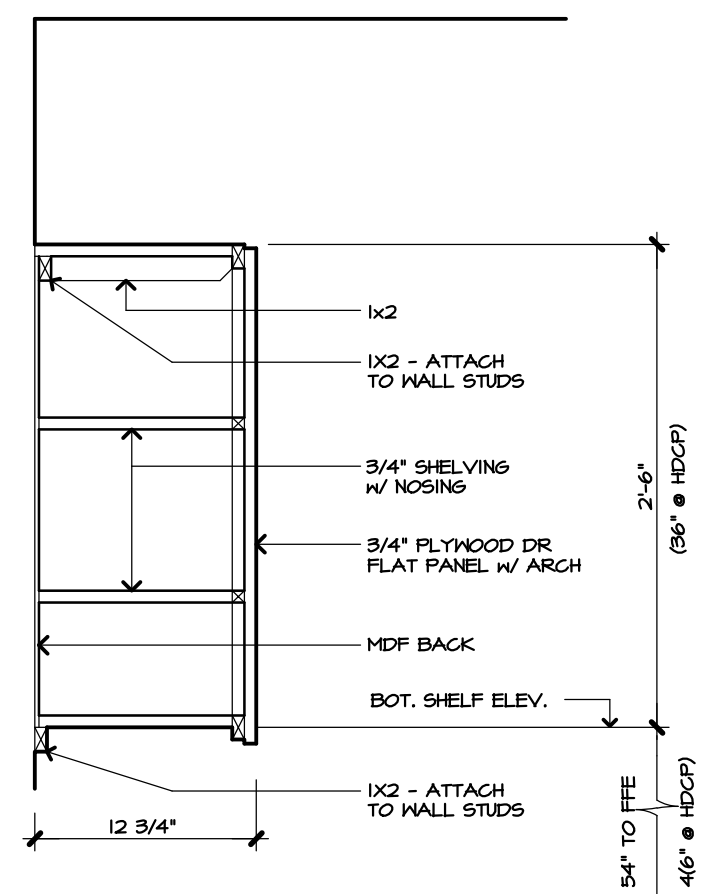
SIDE ELEVATION
N.T.S.



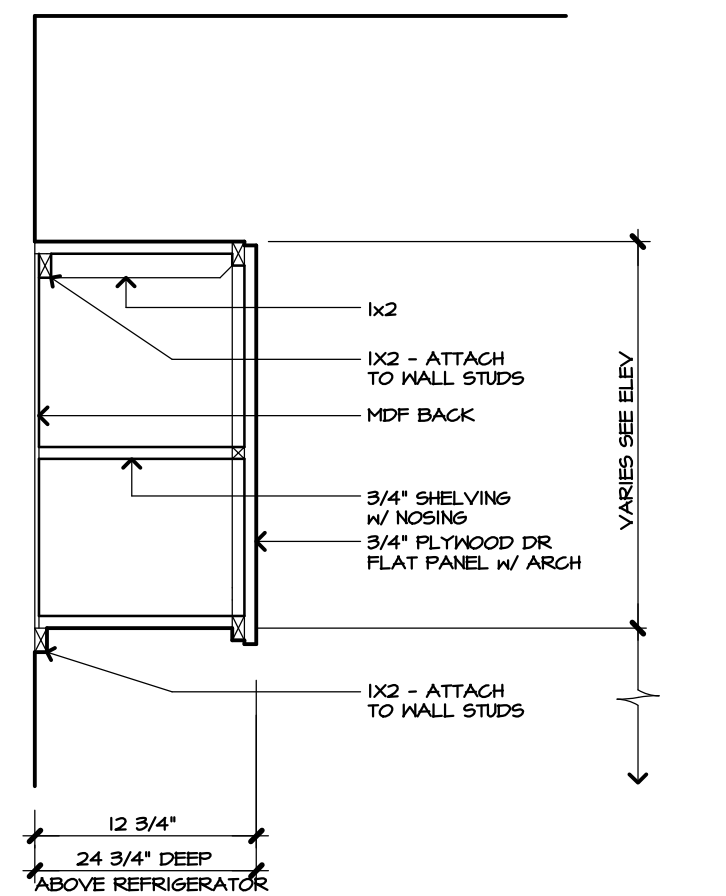
SIDE ELEVATION
N.T.S.



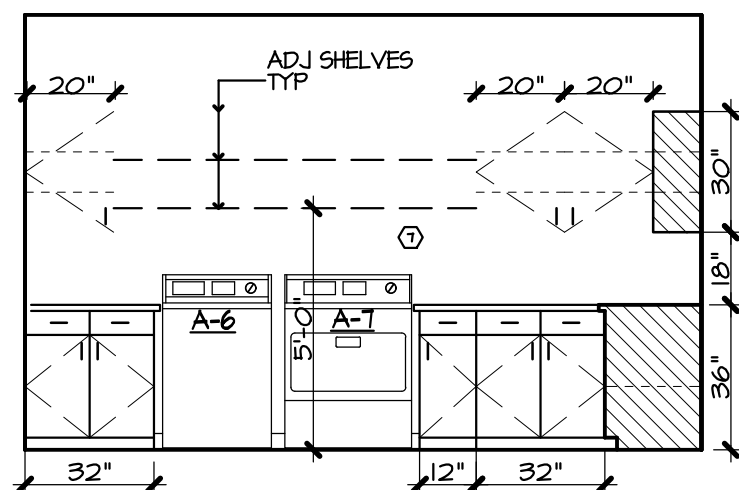
REAR ELEVATION
N.T.S.



1
3
1" WALL CABINET

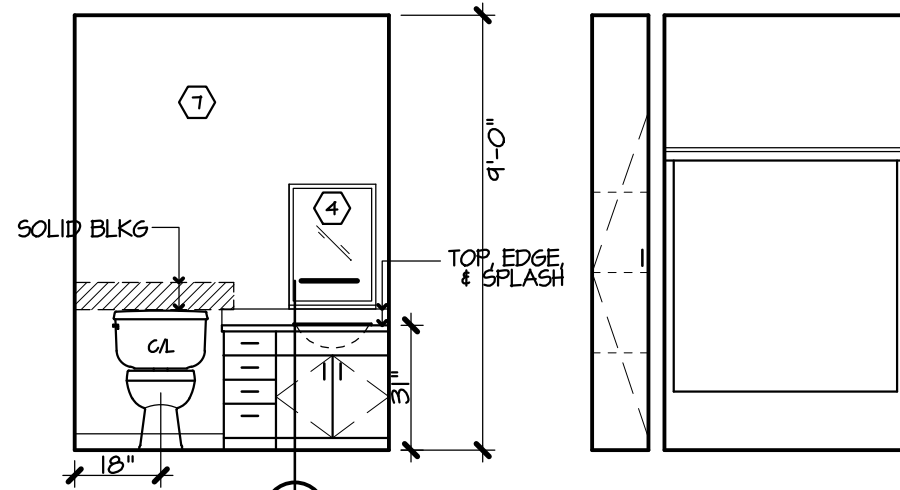


2
3
1" WALL CABINET



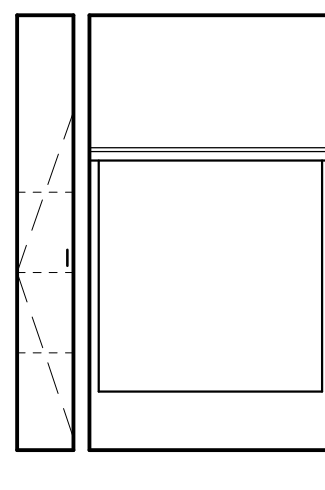
ELEVATION "A"

LAUNDRY

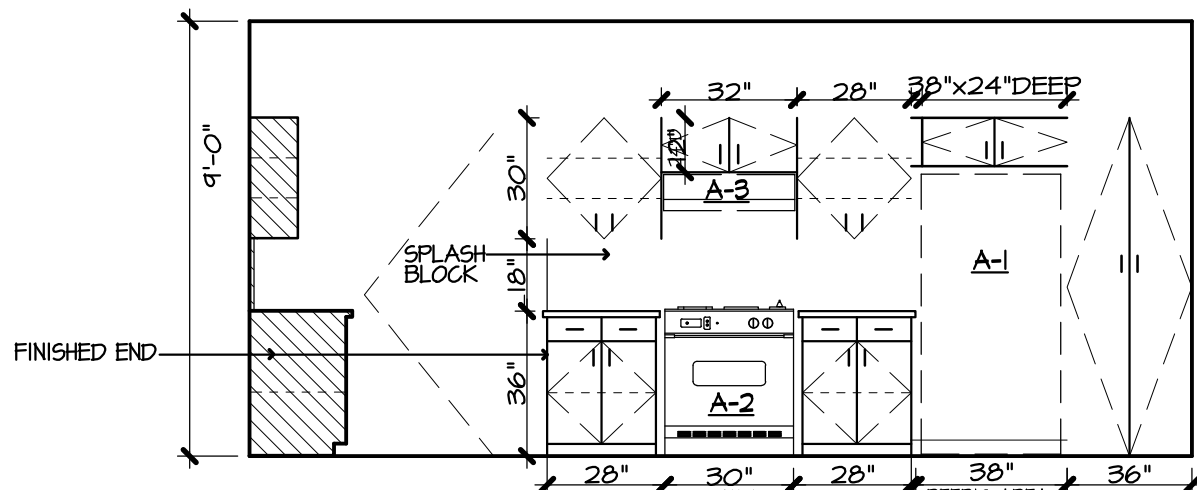


ELEVATION "A"

BATH

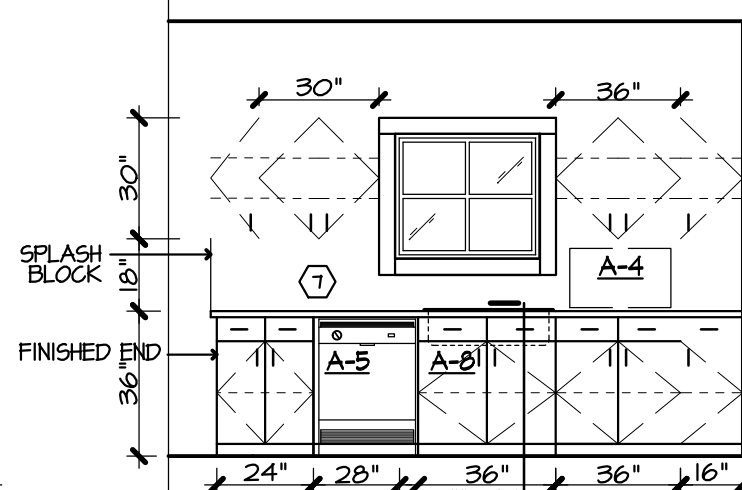


ELEVATION "B"

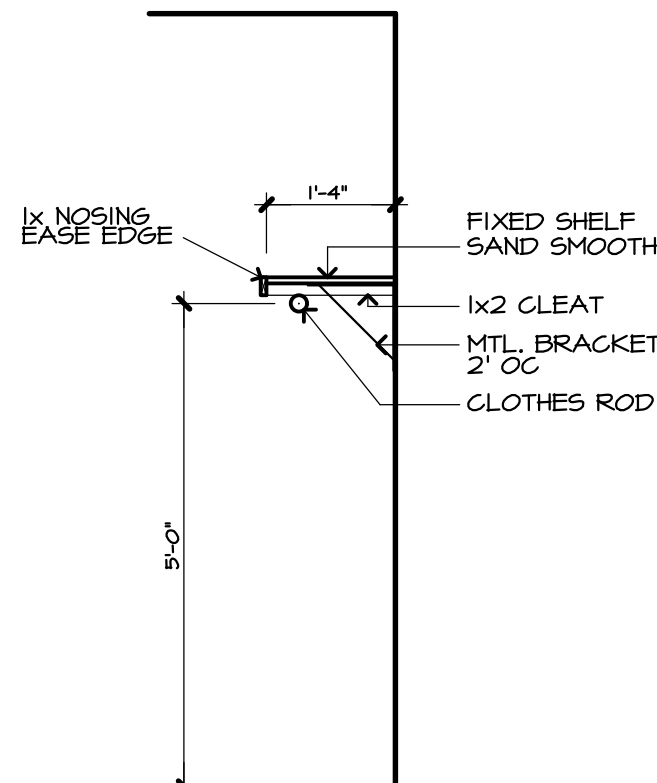


ELEVATION "A"

KITCHEN



ELEVATION "B"

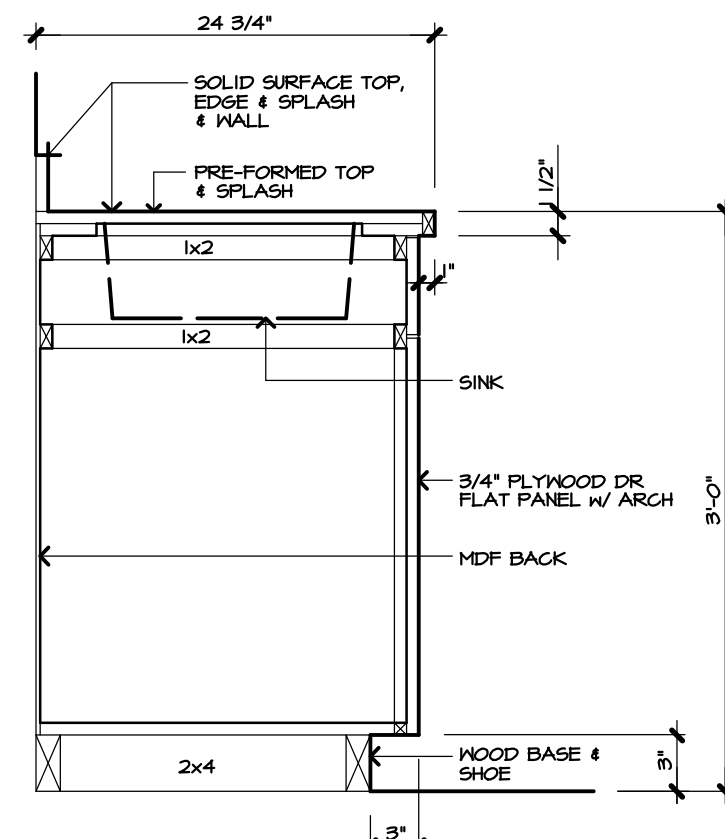


7
3
1/2" ROD & SHELF

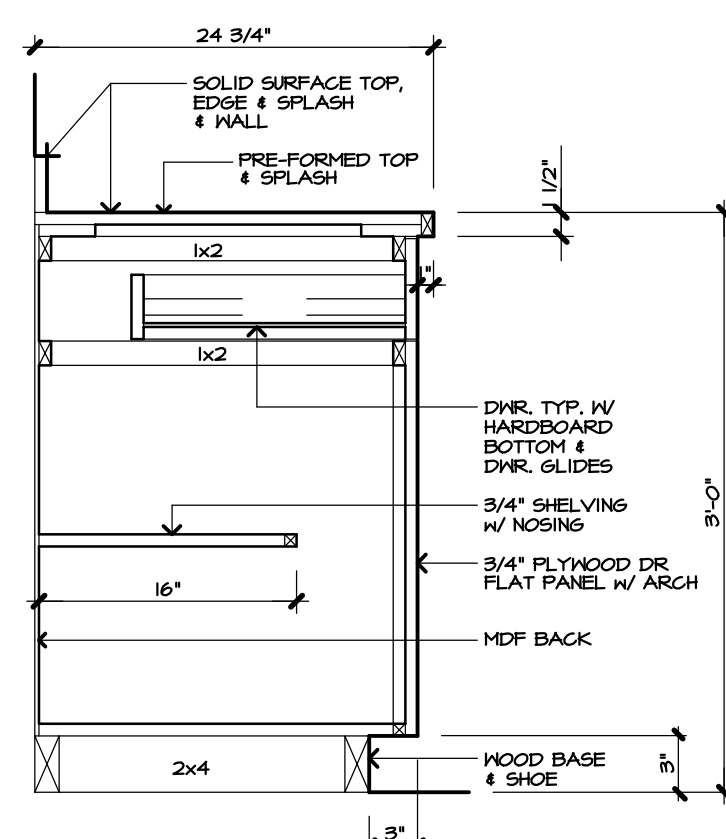
O GENERAL NOTES INTERIOR ELEVATIONS			
MARK	DESCRIPTION	MOUNTING REQ.	REMARKS
1	ROBE HOOK	60" ϕ	(1)
2	TISSUE HOLDER	24" ϕ	(1)
3	SHOWER HEAD LOCATION	72" ϕ	
4	MIRROR	VARIES	(1), (2)
5	GYP BD "WRX" PAINTED	XXXXXXXXXX	(2)
6	WOOD BASE W/ SHOE	XXXXXXXXXX	
7	CLEAN & CAULK ALL JOINTS • FIXTURES & TRIM	XXXXXXXXXX	
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
3
1" BASE CABINET w/SINK

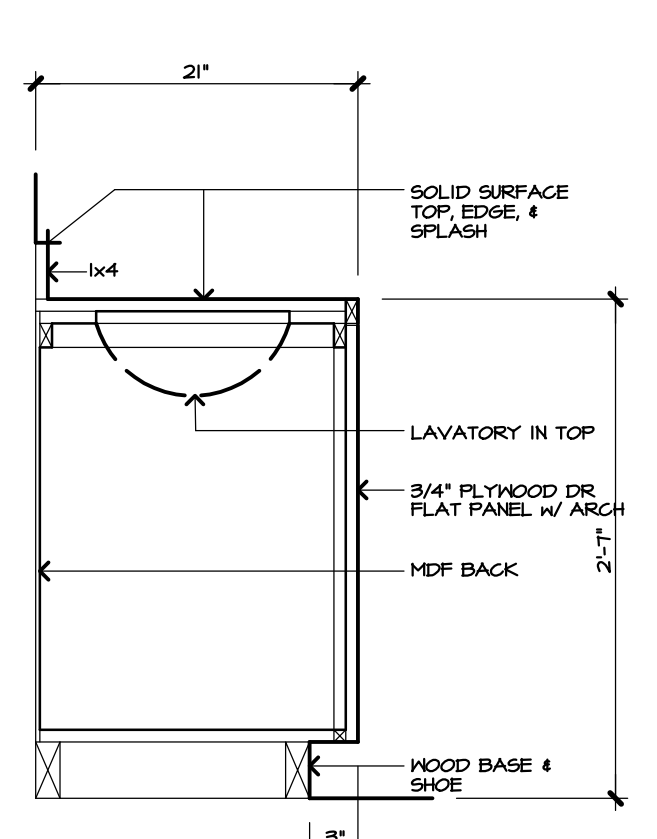


4
3
1" BASE CABINET

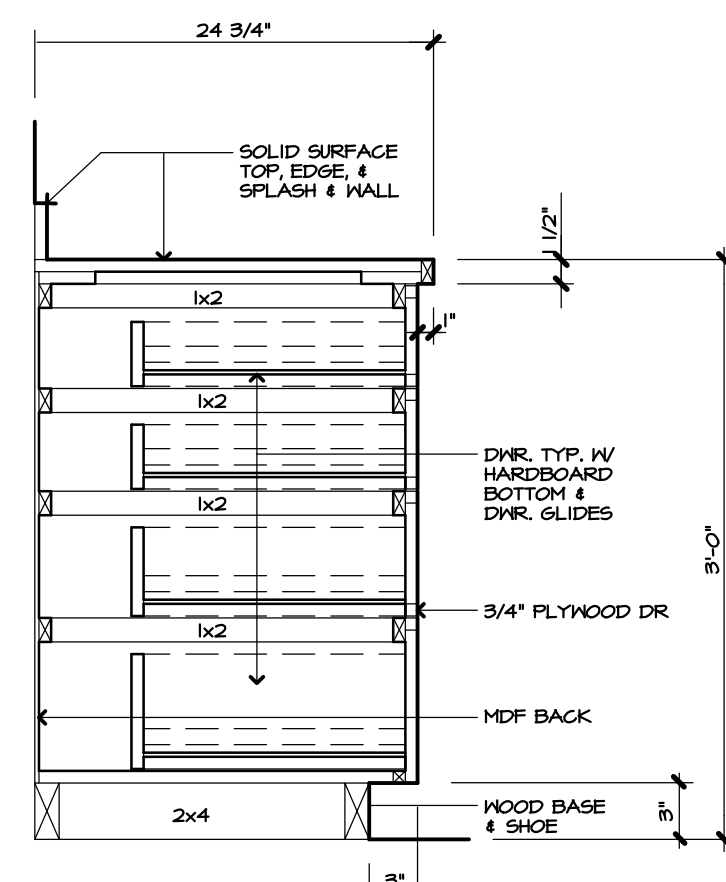
APPLIANCE SCHEDULE			
MARK	ITEM	DESCRIPTION	REMARKS
A-1	FREEZER / REFRIGERATOR	STAINLESS STEEL - W/ PROVIDE UNDER CONTRACT	(1) (2) (4)
A-2	RANGE	6E AB545DFB6 ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS	(2) (4)
A-3	OVER THE RANGE VENTHOOD	6E JV 330 HEB 30" STANDARD HOOD, VENTED, W/ LIGHT W/IL DUCT (7" DIA) THRU ROOF W/ WATER PROOF GAP & DAMPER INSTALLED BY HVAC CONTRACTOR (SEE INTERIOR ELEVATIONS FOR REF)	(2) (3) (4)
A-4	COUNTER MICROWAVE	6E JES1460DSBB 1.4 CU FT COUNTERTOP MICROWAVE OVEN	(5)
A-5	DISHWASHER	6E 60F520F5JEB DISHWASHER WITH FRONT CONTROLS	(1) (2) (4)
A-6	WASHING MACHINE	6E 6FVH1200H FRONTLOAD 3.6 DOE IEC CUFT. ENERGY STAR	(5)
A-7	CLOTHES DRYER	6E 6FDN120ED FRONTLOAD T.O CUFT. - DUCT (4" DIA) MAX 35' W/ 3 90° BENDS	(1)
A-8	DISPOSER	6E 6FC525V 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
3
1" LAVATORY



6
3
1" BASE CABINET w/DRAWERS

EXTERIOR & INTERIOR ELEVATIONS

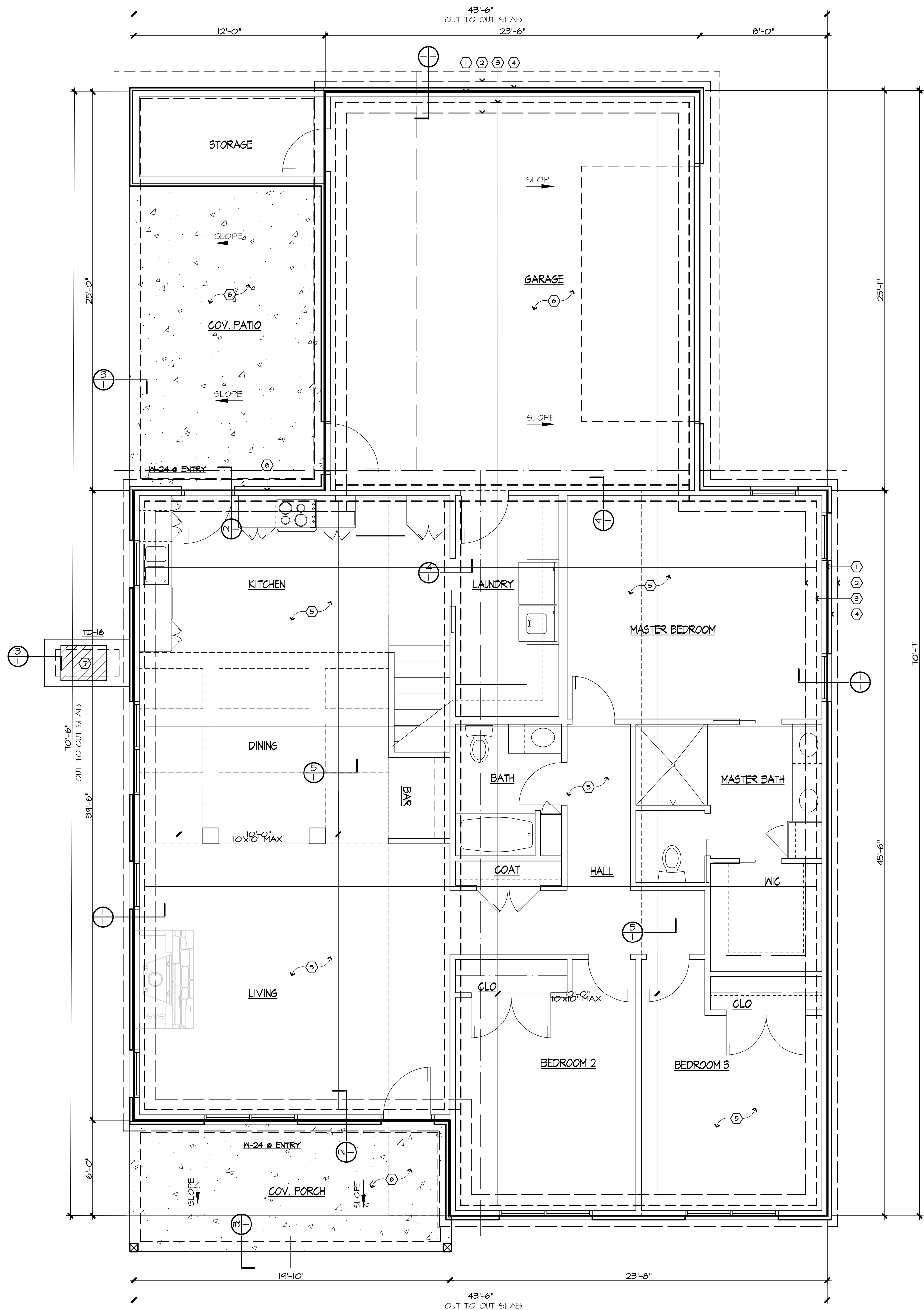
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COMM. NO.: 154322
DATE: 01/08/2022
FILE:

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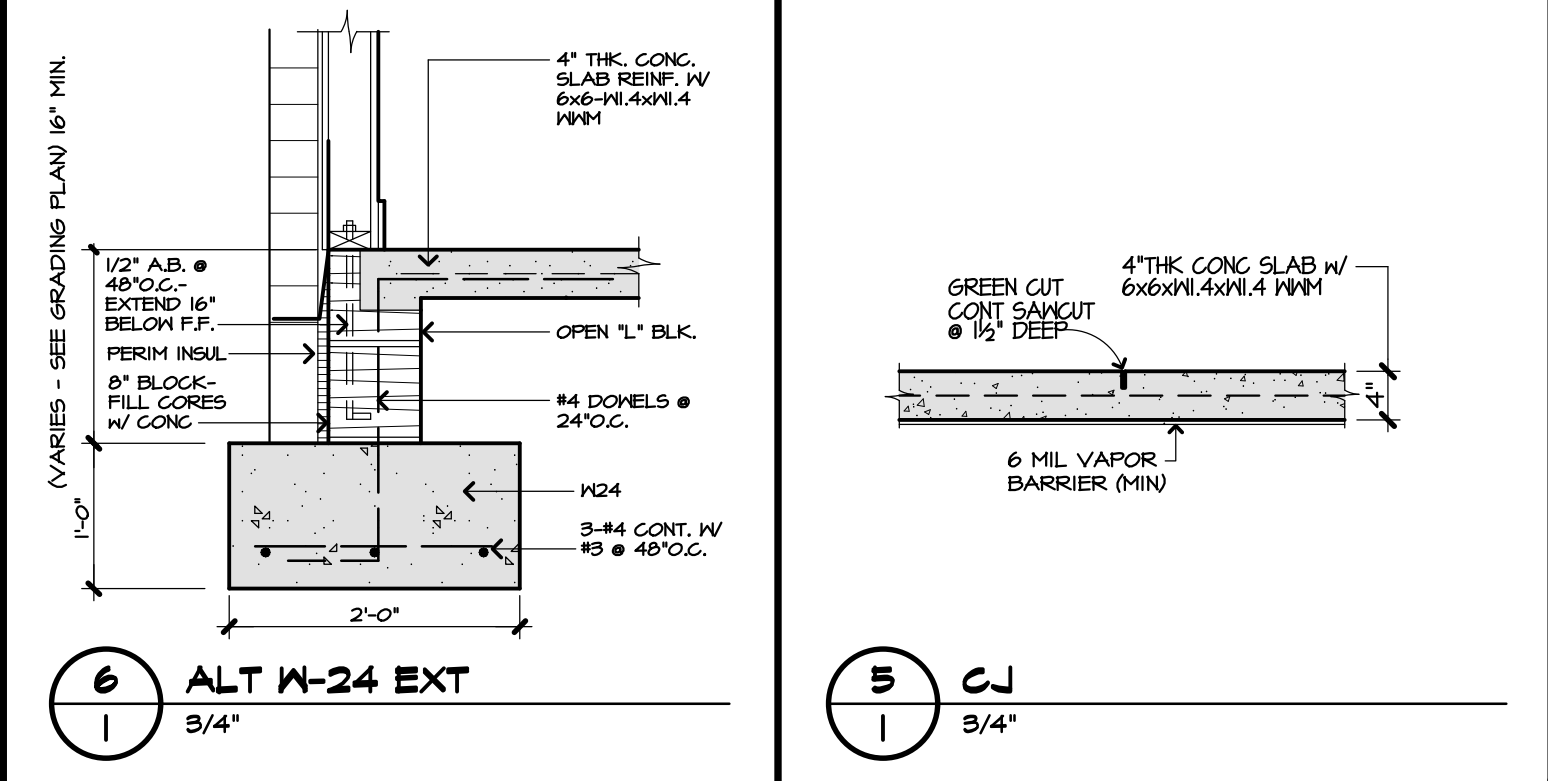
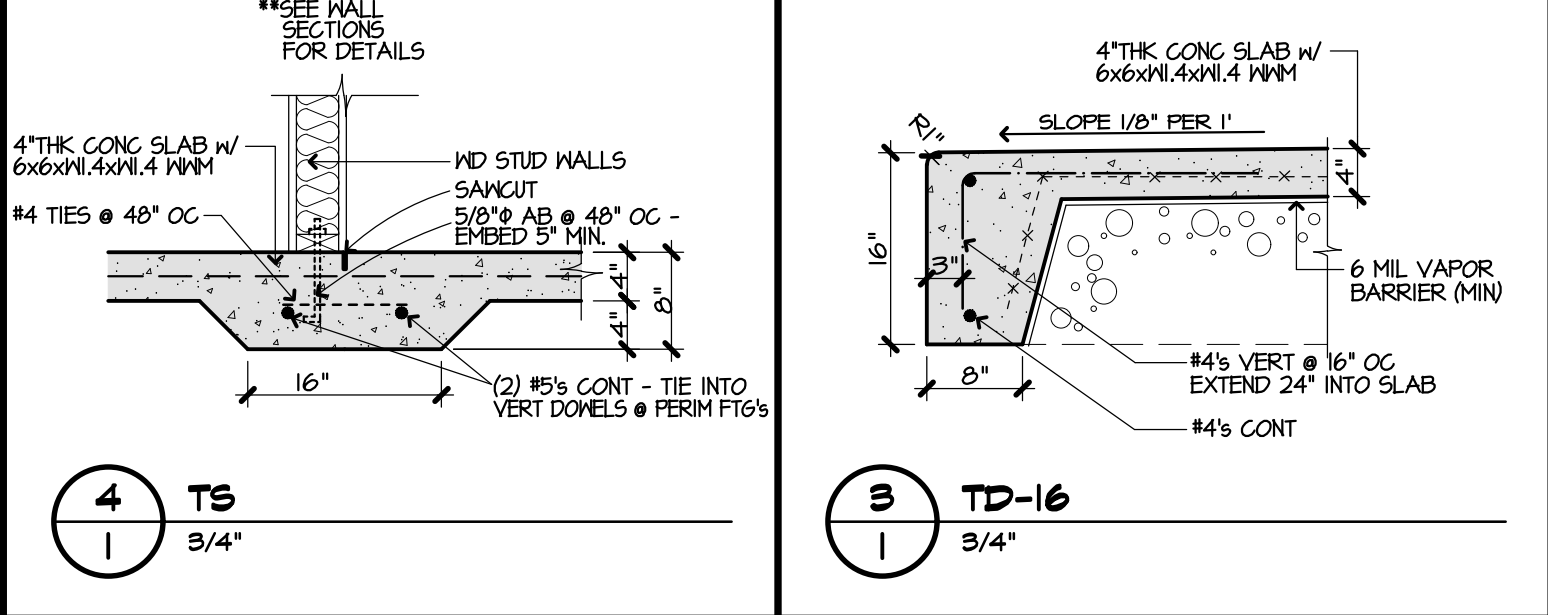
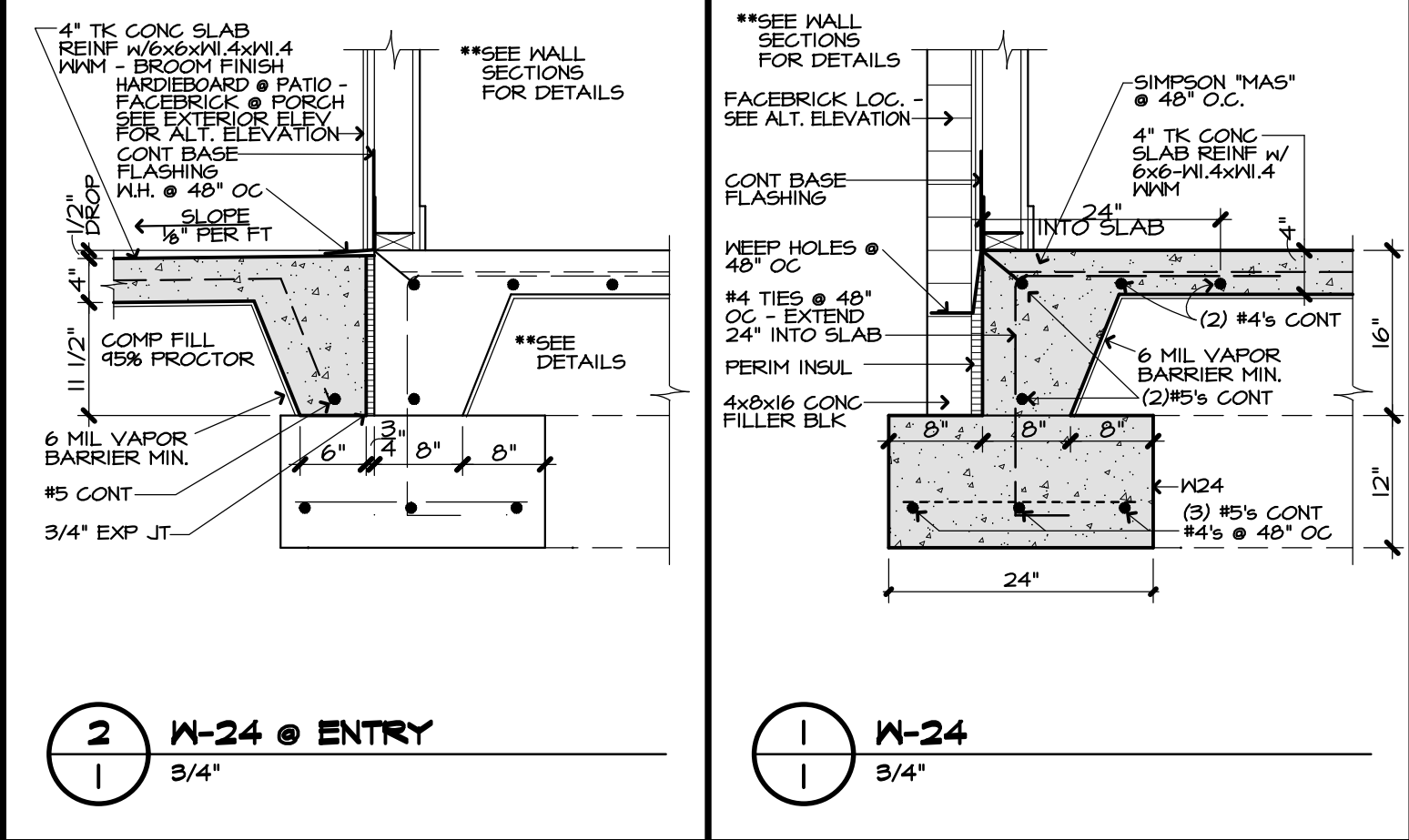
FOUNDATION PLAN
1/4" SEE SITE PLAN

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 CONC SLAB REINF w/ 6x6 MIL.4X11.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4"TK CONC SLAB REINF w/ 6x6 MIL.4X11.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - BROOM FINISH -45% PROCTOR - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED
7	4"TK CONC 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 DOMELS @ 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 DOMELS @ 48" OC EXT 24" INTO SLAB & (2) #4% CONT EXTENDED INTO SLAB (1) #5% CONT @ STOOP FTG	(1)
TS	16"x68"DxCONT	(2) #5% CONT - TIE INTO VERT DOMELS @ PERIMETER FTG's	(2)
TD-16	8"x16"D	(2) #4% CONT w/ #4 VERT DOMELS @ 16" OC EXT 24" INTO SLAB	
F-36	36"x36"x12"	(3) #5% 30"L EA WAY, w/(4) #4% VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-48	48"x48"x12"	(5) #5% 42"L EA WAY, w/(4) #4% VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	

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

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



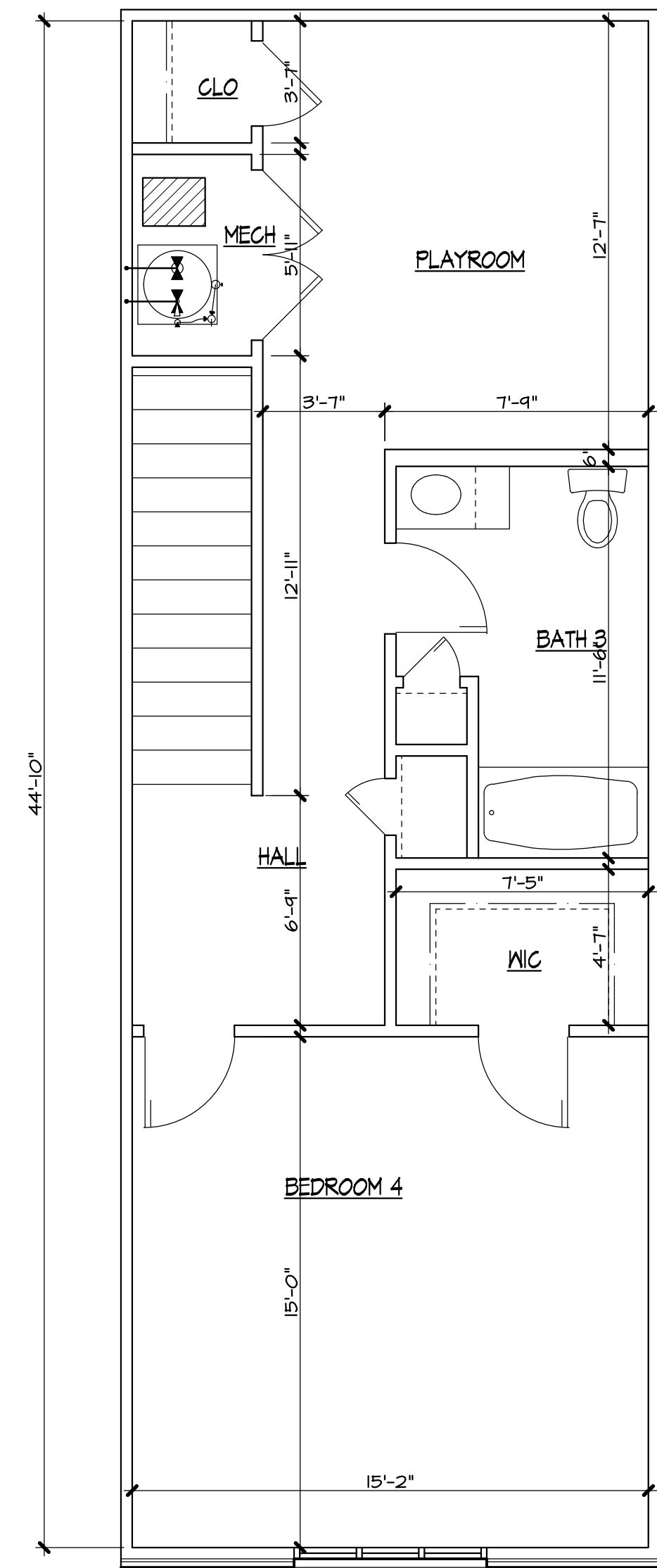
FOUNDATION PLAN
NOTES, DETAILS, AND SCHEDULES

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

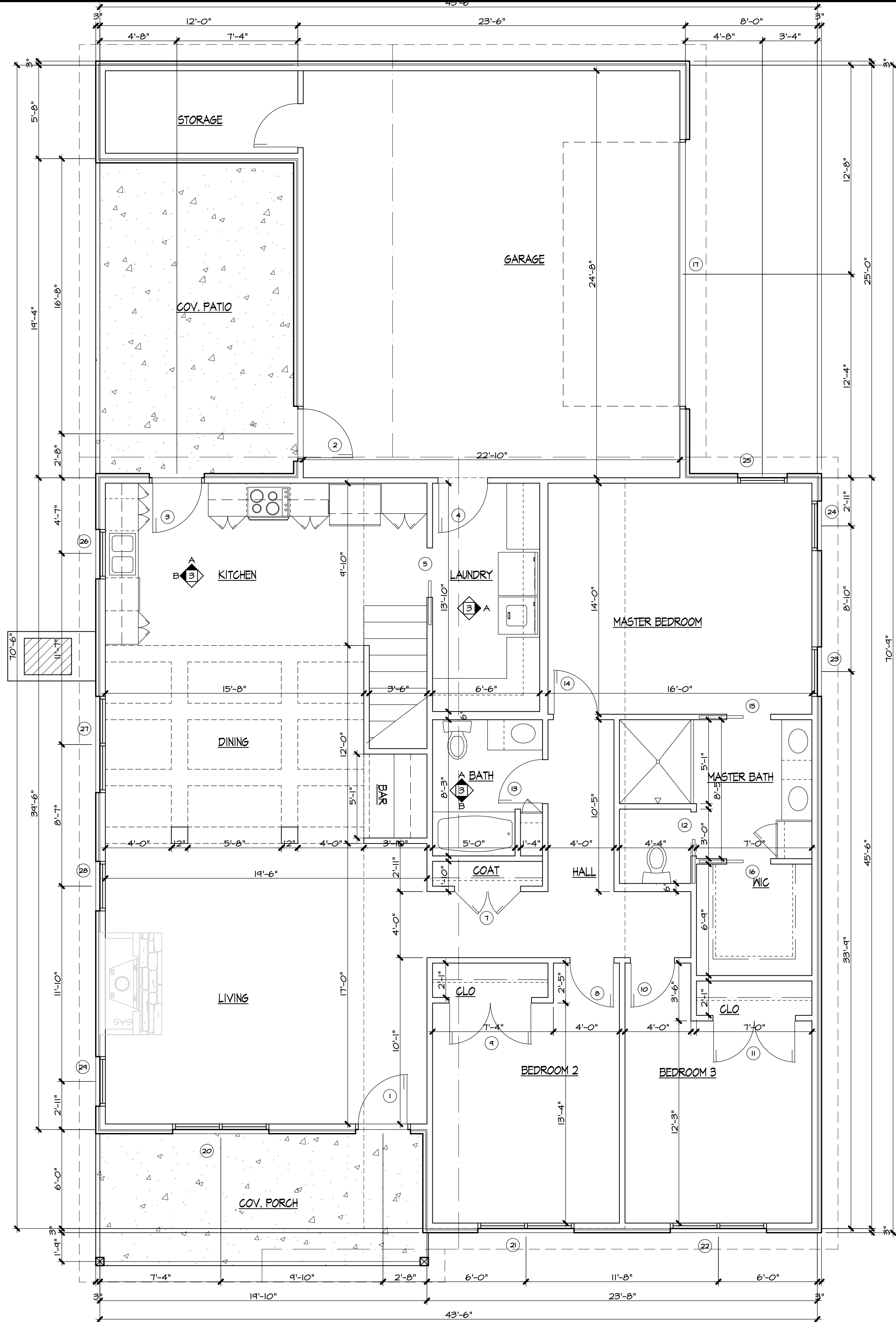
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DATE: 07/09/2022
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SECOND FLOOR - OPTIONAL
1/4"



FLOOR PLAN

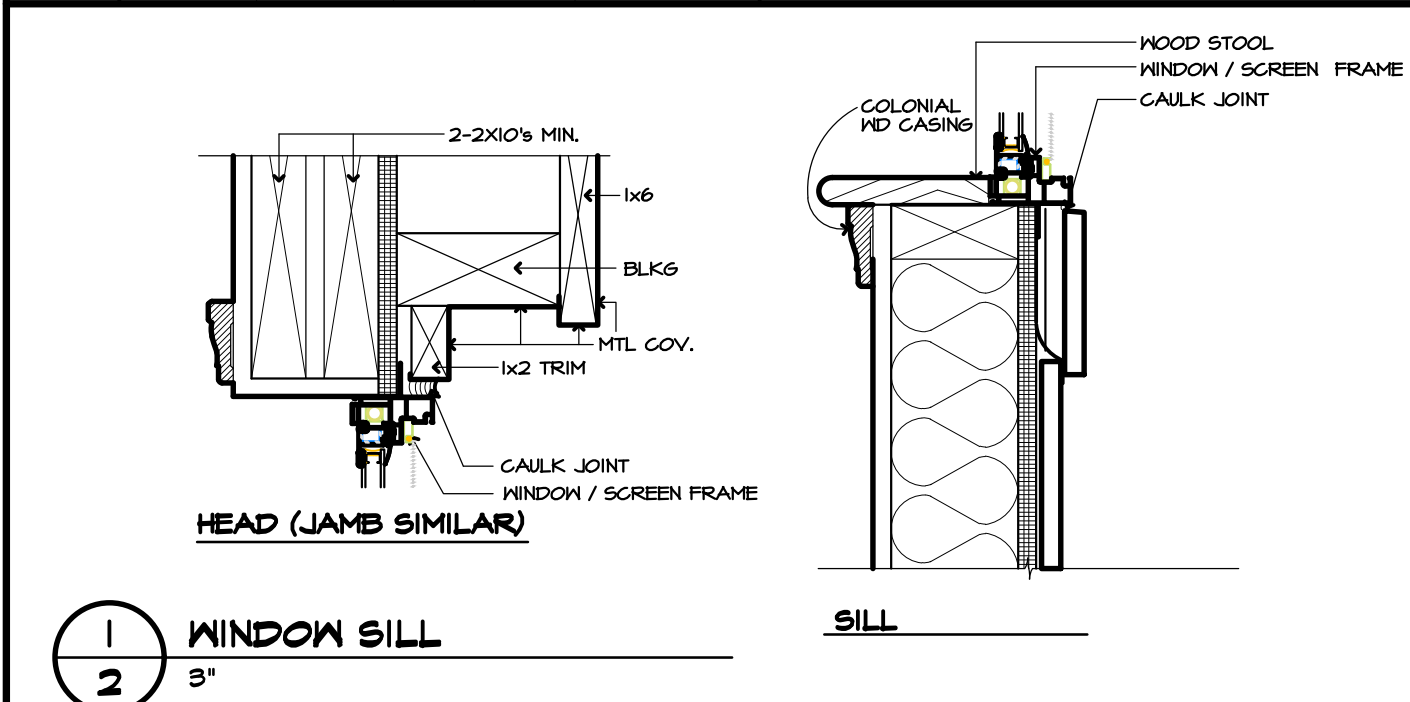
1/4"

SQUARE FOOTAGE H&C: 1,860
SQUARE FOOTAGE TOTAL: 2,330
SQUARE FOOTAGE BONUS RM: 120

OPENING SCHEDULE ALL HARDWARE TO BE CLOSE FIST OPERABLE - VERIFY TYPE W/ OWNER
VERIFY BLINDS TYPE & COLOR W/ OWNER

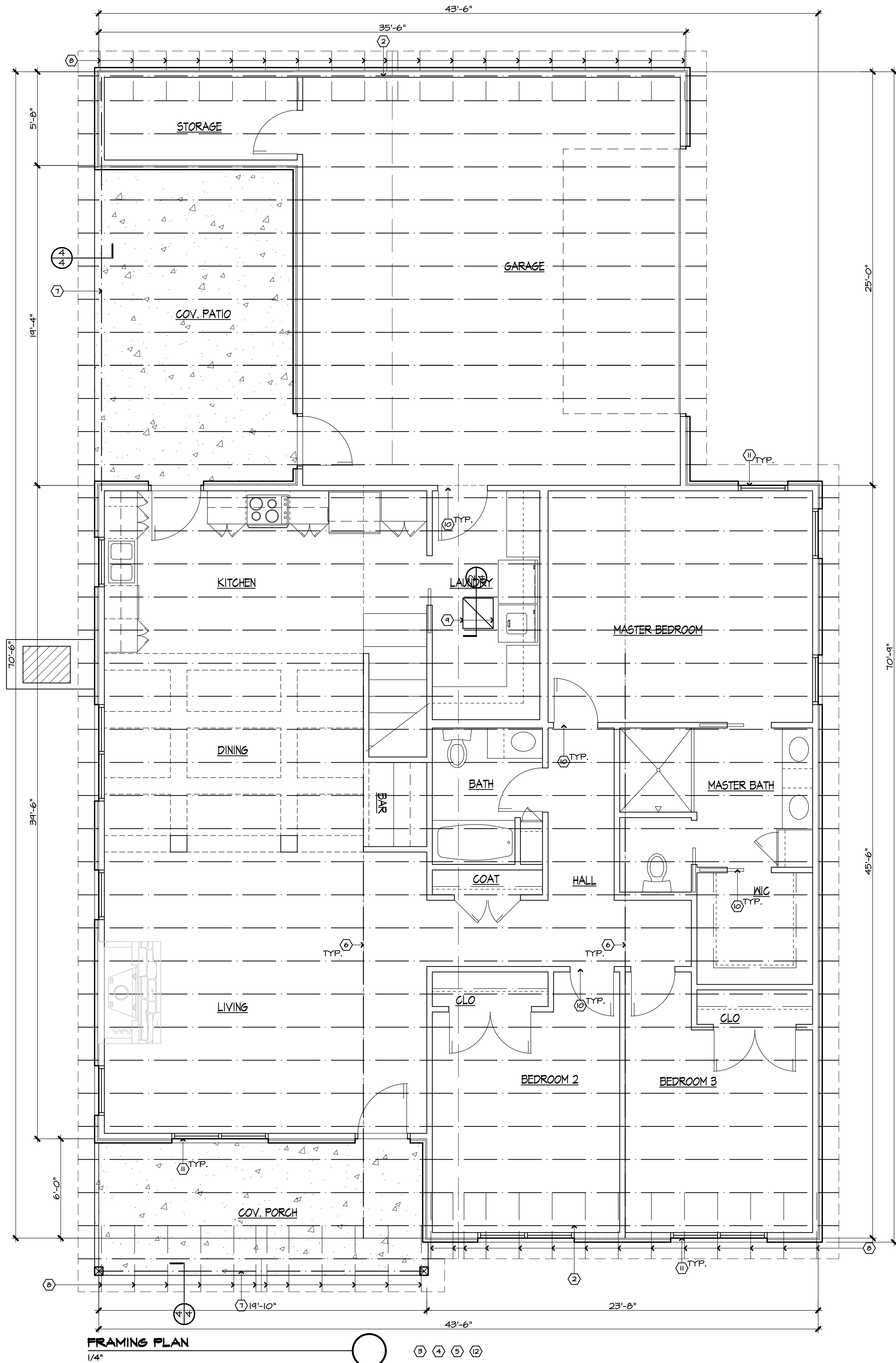
MARK	DOORS					REMARKS
	W	H	T	MAT	TYPE	
1	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT
2	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT
3	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT - FULL L&T
4	3'-0"	6'-8"		HM		LOCK SET
5	2'-8"	6'-8"		WD		POCKET DR PROVIDED HARDWARE
6						OMIT
7	4'-0"	6'-8"		WD		DBL CLOSET SET
8	2'-8"	6'-8"		WD		PRIVACY SET
9	5'-0"	6'-8"		WD		CLOSET SET
10	2'-8"	6'-8"		WD		PRIVACY SET
11	5'-0"	6'-8"		WD		CLOSET SET
12	2'-4"	6'-8"		WD		POCKET DR PROVIDED HARDWARE
13	2'-8"	6'-8"		WD		PRIVACY SET
14	2'-8"	6'-8"		WD		PRIVACY SET
15	2'-8"	6'-8"		WD		POCKET DR PROVIDED HARDWARE
16	2'-8"	6'-8"		WD		POCKET DR PROVIDED HARDWARE
17	16'-0"	8'-0"		ALUM	SEE ELEV	GARAGE DR W/ MOTOR & SENSORS THIS CONTRACT

WINDOWS						
20	6'-0"	5'-0"	2"	ALUM	SEE ELEV	
21	6'-0"	5'-0"	2"	ALUM	SEE ELEV	
22	6'-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"	5'-0"	2"	ALUM	SEE ELEV	
26	3'-0"	3'-6"	2"	ALUM	SEE ELEV	
27	6'-0"	5'-0"	2"	ALUM	SEE ELEV	
28	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
29	3'-0"	5'-0"	2"	ALUM	SEE ELEV	

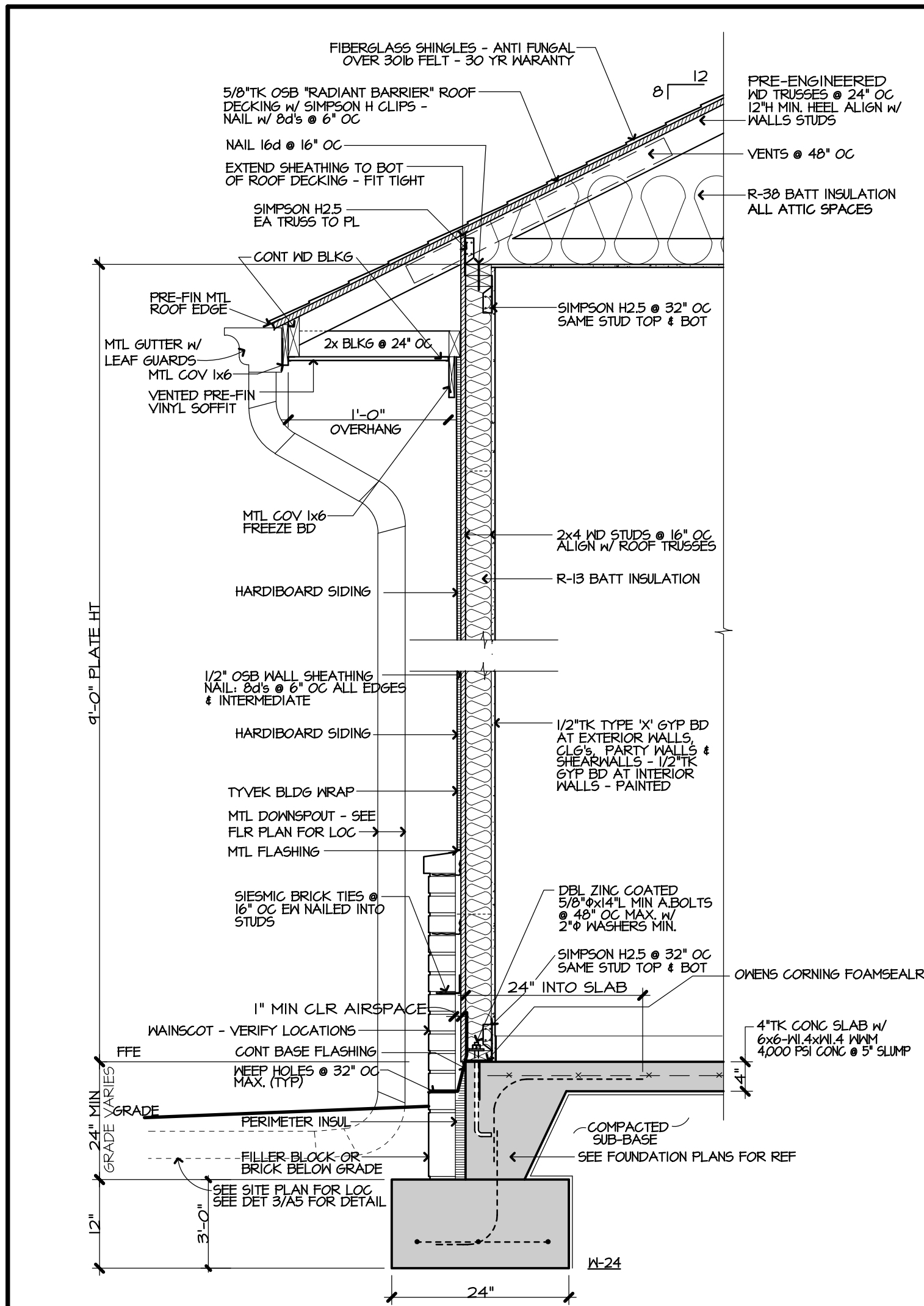


INTERIOR FINISH SCHEDULE						
SPACE	FLOOR	BASE	WALLS	CEILING	CLG HT	REMARKS
	LVT - COLOR BY OWNER EXPOSED CONC. - SEALED	4" WOOD BASE - PAINTED	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'WRX' GYP BD	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'WRX' GYP BD	9'-0"	
GARAGE	•	•	•	•	•	(2)
ENTRY	•	•	•	•	•	(2)
LIVING	•	•	•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



FRAMING PLAN
1/4"



1
4
TYPICAL WALL SECTION
3/4"

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

** FTG TO BEAR ON UNDISTURBED SOIL OR
ENGINEERED FILL COMPACTED TO 95% PROCTOR
W/ MIN 2500 PSF BEARING

0 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 BRACINGS 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"x13/4" 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 - 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 TONEL 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

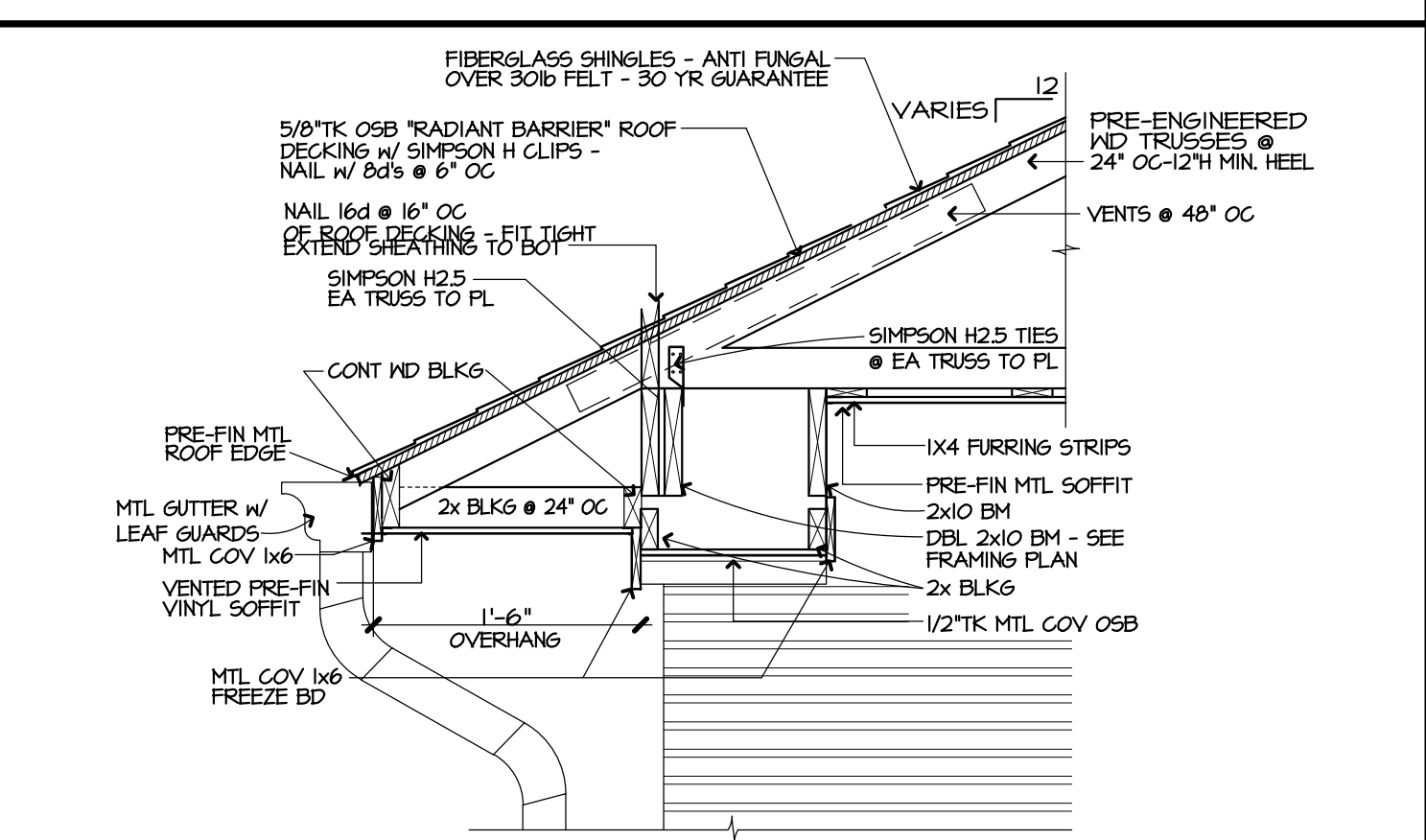
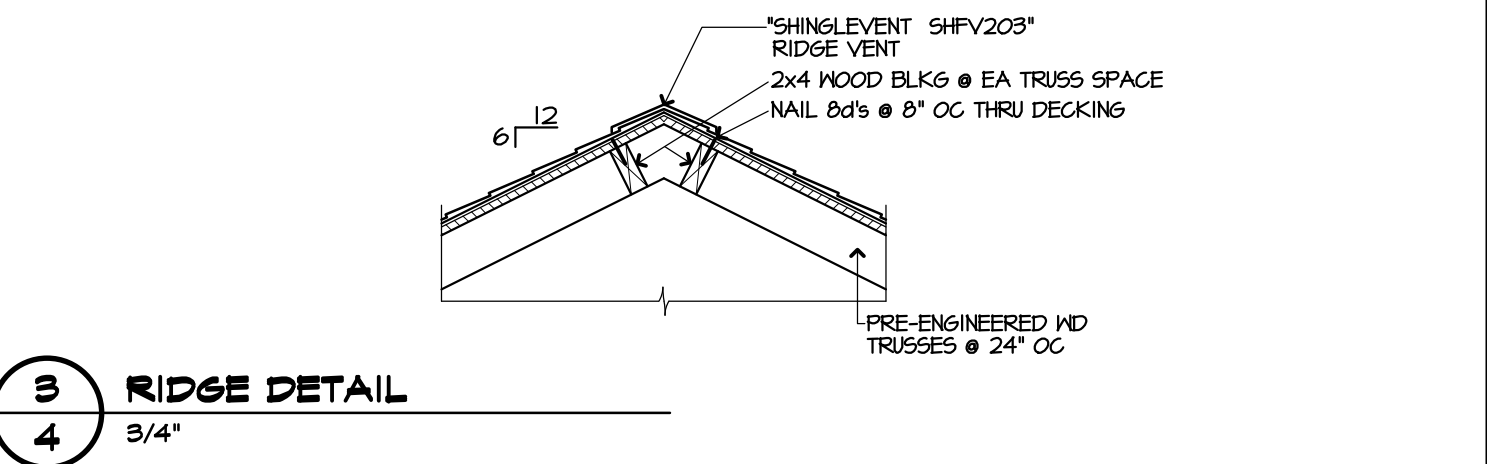
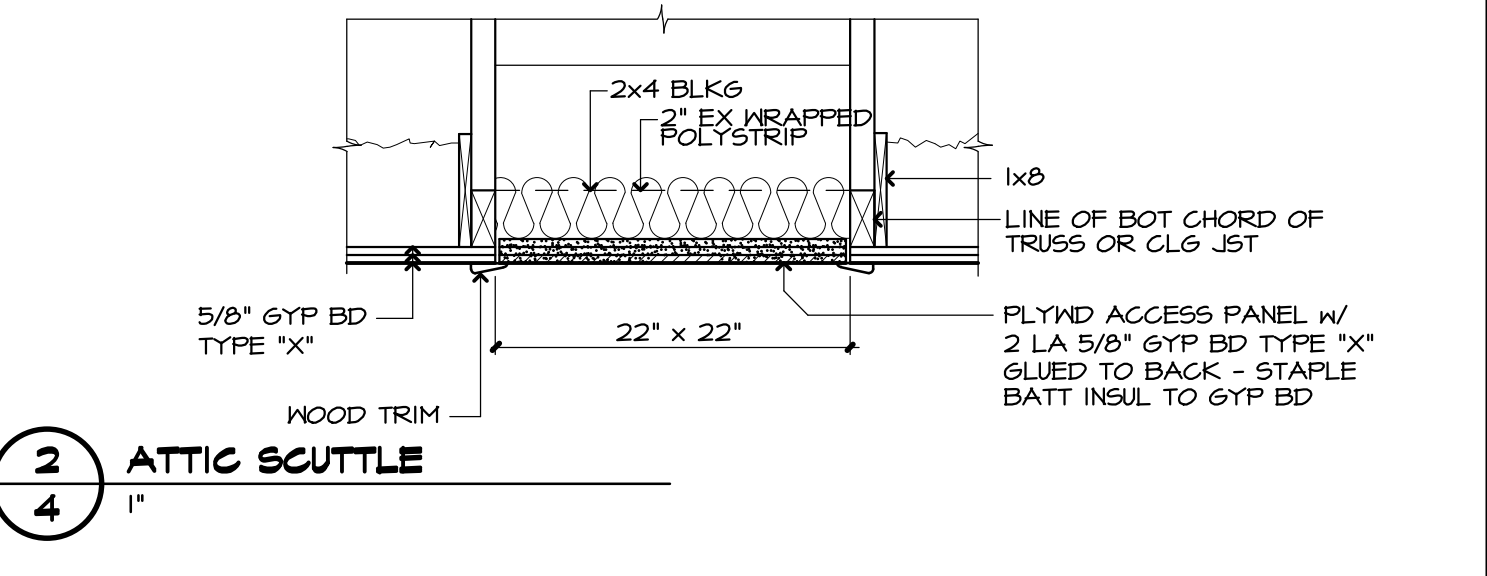
NAILING, BEAM, AND COLUMN NOTES

- 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	43x2x3/2x4	45x3x3x3/8 (LLV)	46x3x3x3/8 (LLV)	47x4x3/8 (LLV)

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



4
4
SECTION @ COV PORCH
3/4"

FRAMING PLAN
NOTES, DETAILS, AND SCHEDULES

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

COMM. NO. 45432
DATE: 07/08/2022
FILE:

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