

A New Residence for:

# River Back Estates

Osceola & Mountain Home, Arkansas



SQUARE FOOTAGE H&G: 1,634  
SQUARE FOOTAGE TOTAL: 2,166

| SCHEDULE OF SPECIAL INSPECTIONS   |  |       |                |                      |
|---|--|-------|----------------|----------------------|
| PROJECT:  | RIVER BACK ESTATES                           |       |                |                      |
| MATERIAL / ACTIVITY   | SERVICE                                      | Y / N | EXTENT         | AGENT DATE COMPLETED |
| <b>104.4 CONCRETE CONSTRUCTION</b>  |  |       |                |                      |
| 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 & dimensions  | Field inspection                             |       | Periodic       | 2,3                  |
| <b>104.5 MASONRY CONSTRUCTION (LEVEL 1)</b>   |  |       |                |                      |
| Verify proportions of site prepared mortar  | Field & submittal review                     |       | Periodic       | 2,3                  |
| Verify construction of mortar joints  | Field inspection                             |       | Periodic       | 2,3                  |
| Verify site, 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  | Field inspection                             |       | Periodic       | 2,3,4                |
| <b>104.6 WOOD CONSTRUCTION</b>  |  |       |                |                      |
| Inspection of the fabrication process of wood structural elements & assemblies in accordance with Sec. 104.2  | In plant review                              |       | Periodic       | 0                    |
| <b>104.7 SOILS</b>  |  |       |                |                      |
| Verify readiness below shallow foundations and conditions 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, description of fill, controlled fill placement & construction of  | Field inspection                             |       | Continuous     | 1                    |
| Verify dry-density of compacted fill complies with approved soils report  | Review field testing                         |       | Periodic       | 1                    |
| <b>104.8 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE</b>  |  |       |                |                      |
| 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 masonry  | Field inspection                             |       | Periodic       | 2,3                  |
| <b>104.9 MECHANICAL &amp; ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE</b>  |  |       |                |                      |
| 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 risks   | Field inspection                             |       | Periodic       | 5,6                  |
| Inspection during the installation of HVAC equipment that may contain hazardous materials   | Field inspection                             |       | Periodic       | 5,6                  |
| Inspection during the installation of vibration isolation systems   | Field inspection                             |       | Periodic       | 5,6                  |
| <b>104.9 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE</b>   |  |       |                |                      |
| Review certified mill test reports  | Field review                                 |       | Each Submittal | 3,4                  |
| <b>104.5 SEISMIC QUALIFICATION OF MECHANICAL &amp; ELECTRICAL EQUIPMENT</b>   |  |       |                |                      |
| Review certification of compliance for designated seismic system components   | Certificate of compliance review             |       | Each Submittal | 5,6                  |
| <b>INSPECTION AGENT FIRM</b>  |  |       |                |                      |
| 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 |  |
|---------------|--|
| '             | FOOT                                   |
| "             | INCHES                                 |
| #             | NUMBER                                 |
| \$            | DOLLARS                                |
| %             | PERCENT                                |
| &             | AND                                    |
| @             | AT                                     |
| AB            | ANCHOR BOLT                            |
| AB'S          | ANCHOR BOLTS                           |
| ACI           | AMERICAN CONCRETE INSTITUTE            |
| ACoust        | ACOUSTICAL                             |
| AF            | 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                                 |
| CAPSA         | CAPACITY IN GALLONS                    |
| CFM           | CUBIC FEET PER MINUTE                  |
| CERT          | CERTIFIED                              |
| CLG           | CEILING                                |
| CLO           | CLOSET                                 |
| CMF           | CORRUGATED METAL PIPE                  |
| CO            | COMPANY                                |
| COB           | COLUMN                                 |
| CONC          | CONCRETE                               |
| CONT          | CONTINUOUS                             |
| COTG          | CLEAN OUT TO GRADE                     |
| CTS           | CURRENT TRANSFORMERS                   |
| CAL           | CITY WATER & LIGHT                     |
| DBL           | DOUBLE                                 |
| DEPT          | DEPARTMENT                             |
| DET           | DETAIL                                 |
| DIA           | DIAMETER                               |
| DIR           | DIRECTION                              |
| DISC          | DISCONNECT                             |
| DRAN ESMT     | DRAINAGE EASEMENT                      |
| DRWR          | DRAWER                                 |
| DS            | DOWNPOUT                               |
| DET           | DETAIL                                 |
| E             | EAST                                   |
| EA            | EACH                                   |
| ELEC          | ELECTRIC                               |
| ELEV          | ELEVATION                              |
| ENCL          | ENCLOSURE                              |
| MTD           | MOUNTED                                |
| MTL           | METAL                                  |
| N             | NORTH                                  |
| NEC           | NECESSARY                              |
| OC            | ON CENTER                              |
| OGEW          | ON CENTER EACH WAY                     |
| OSB           | ORIENTED STRAN BOARD                   |
| PLY           | PLYWOOD                                |
| PNL           | PANEL                                  |
| PREFIN        | PREFINISHED                            |
| PROJ          | PROJECTED                              |
| PSI           | POUNDS PER SQUARE INCH                 |
| PVC           | POLY VINYL CHLORIDE                    |
| RAFS          | RETURN AIR FILTER GRILLE               |
| R/C/P         | REINFORCED CONCRETE PIPE               |
| REF           | REFERENCE                              |
| REIN          | REINFORCEMENT                          |
| EN            | 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            | GRANT BEAM                             |
| GC            | GENERAL CONTRACTOR                     |
| GE            | GENERAL ELECTRIC                       |
| GL            | GLOSS                                  |
| 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                                 |
| IT            | JOINT                                  |
| KW            | KILOWATT                               |
| LAM           | LAMINATE                               |
| LOC           | LOCATION                               |
| LP            | LIGHT POLE                             |
| LTG           | LIGHTING                               |
| MACH          | MACHINE                                |
| MANIF         | MANIFOLD                               |
| MAS           | MANUFACTURER                           |
| MAX           | MAXIMUM                                |
| MD            | 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             | WEST                                   |
| WH            | WATER HEATER                           |
| W/F           | WELDED WIRE FABRIC                     |
| W/M           | WELDED WIRE MESH                       |
| YR            | YEAR                                   |
| Z             | CENTER LINE                            |
| REQ           | REQUIRED                               |
| S             | SOUTH                                  |
| SB            | SET BACK                               |
| SIP           | SET IRON PIPE                          |
| SJ            | SAN JOINT                              |
| SS            | SANITARY SEWER                         |
| STD           | STANDARD                               |
| STL           | STEEL                                  |
| SUSP          | SUSPENDED                              |
| T&B           | TOP AND BOTTOM                         |
| TB            | TIE BEAM                               |
| TD            | TURN DOWN                              |
| TK            | THICK                                  |
| TRM           | TOP OF BENCH MARK                      |
| TRANS         | TRANSVERSE                             |
| T             | TELEPHONE                              |
| TV            | TELEVISION                             |
| TYP           | TYPICAL                                |
| UGF           | UNDERGROUND ELECTRIC                   |
| UTIL          | UTILITY                                |
| UTIL ESMT     | UTILITY EASEMENT                       |
| W             | WATER                                  |

| SHEET INDEX                        |  |
|------------------------------------|--|
| 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                                  | 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 |                            |
|-----------------|----------------------------|
|                 | 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              |

| PROJECT PROFESSIONALS: |  |
|------------------------|--|
| CONSULTANT:            | MORTIN DESIGN SERVICES<br>CONTACT: BRITTANY MORTIN<br>BEEBE, AR 72012<br>(810) 284-4054 Office |
| CONTRACTOR:            | OLYMPUS CONSTRUCTION<br>CONTACT: TONY PARKER<br>JONESBORO, AR 72401<br>(810) 432-3544 Office   |

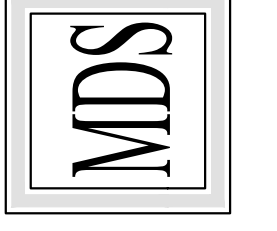
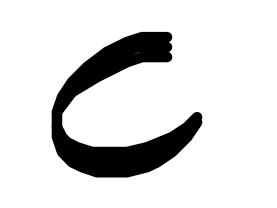
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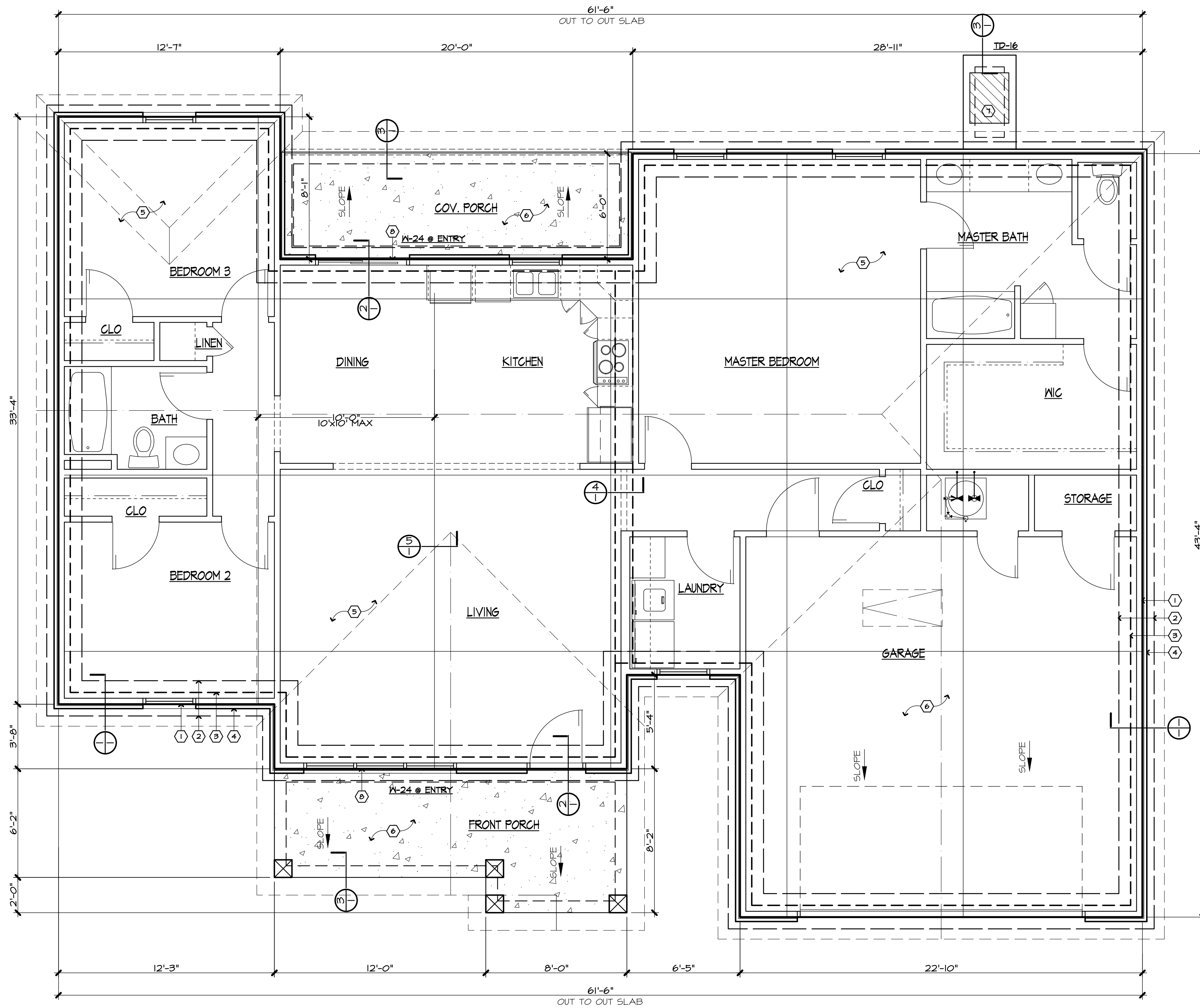
REVISED: 01/31/2023

MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

COMM. NO. 18-152  
DATE: 07/09/2022  
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 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 MI.4xMI.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR   |
| 6                              | 4"TK CONG SLAB REINF w/ 6x6 MI.4xMI.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" THS LOC - SEE DETAIL FOR REF  |

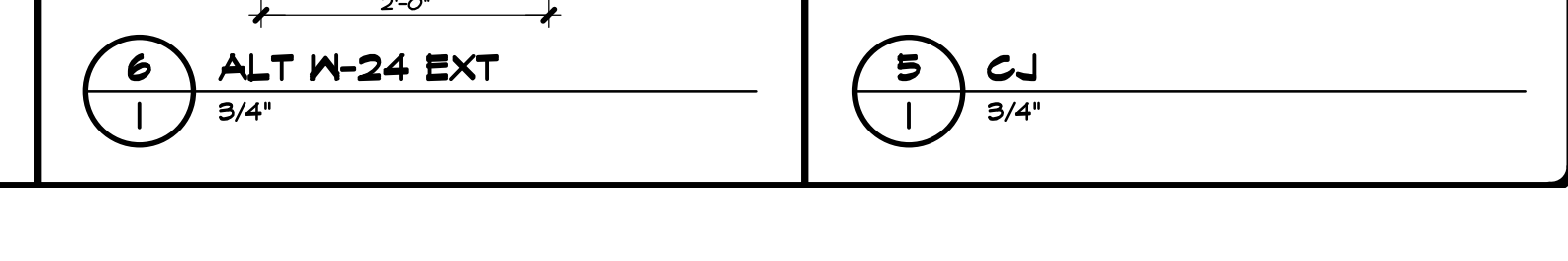
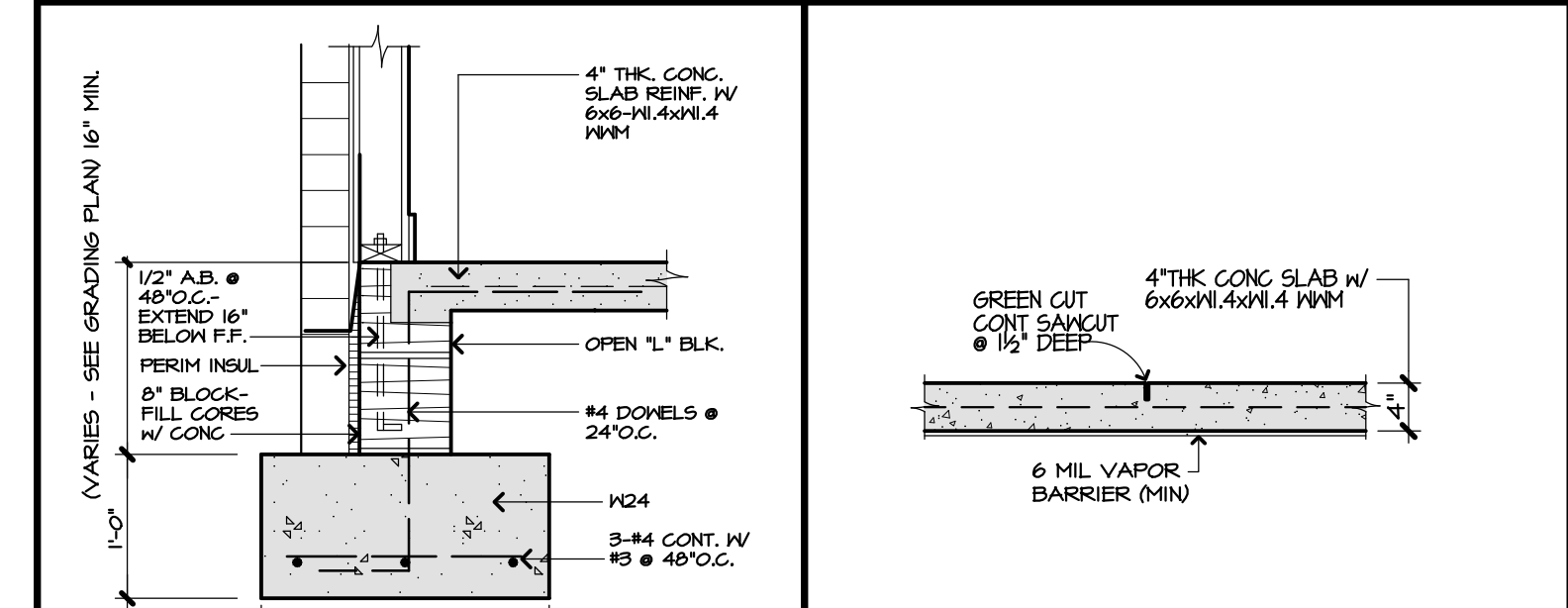
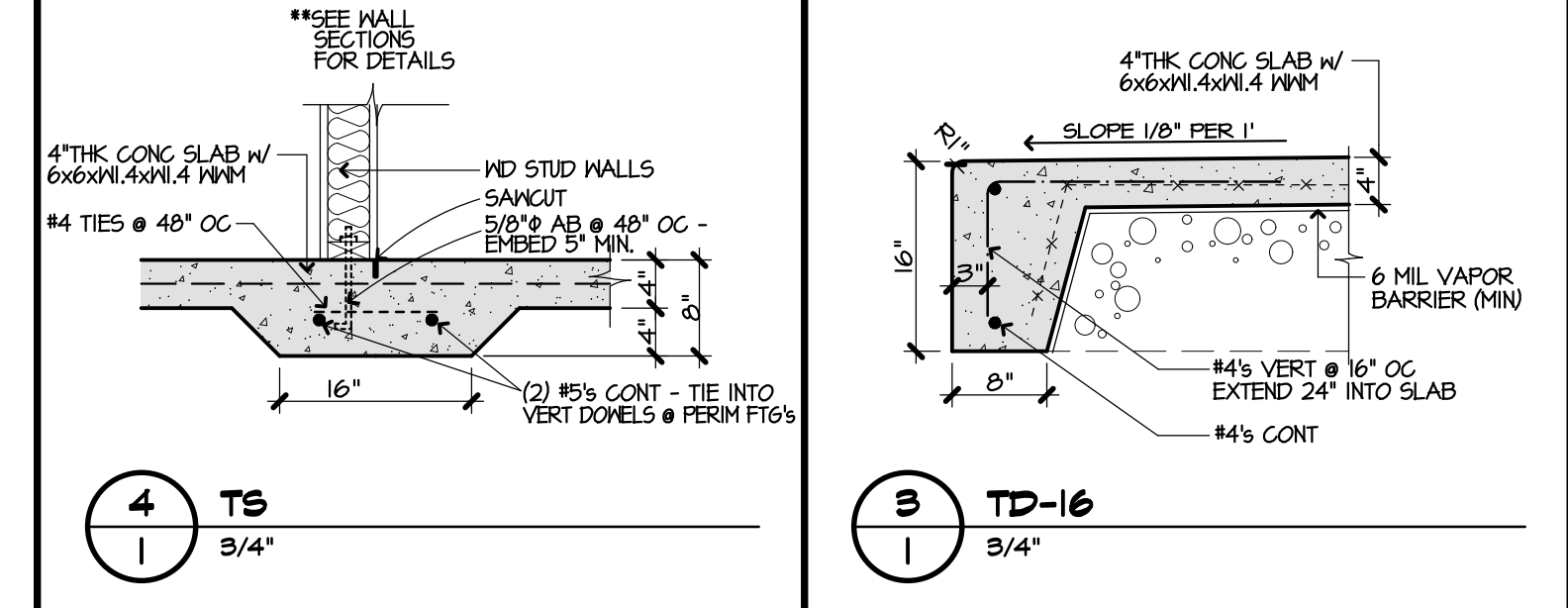
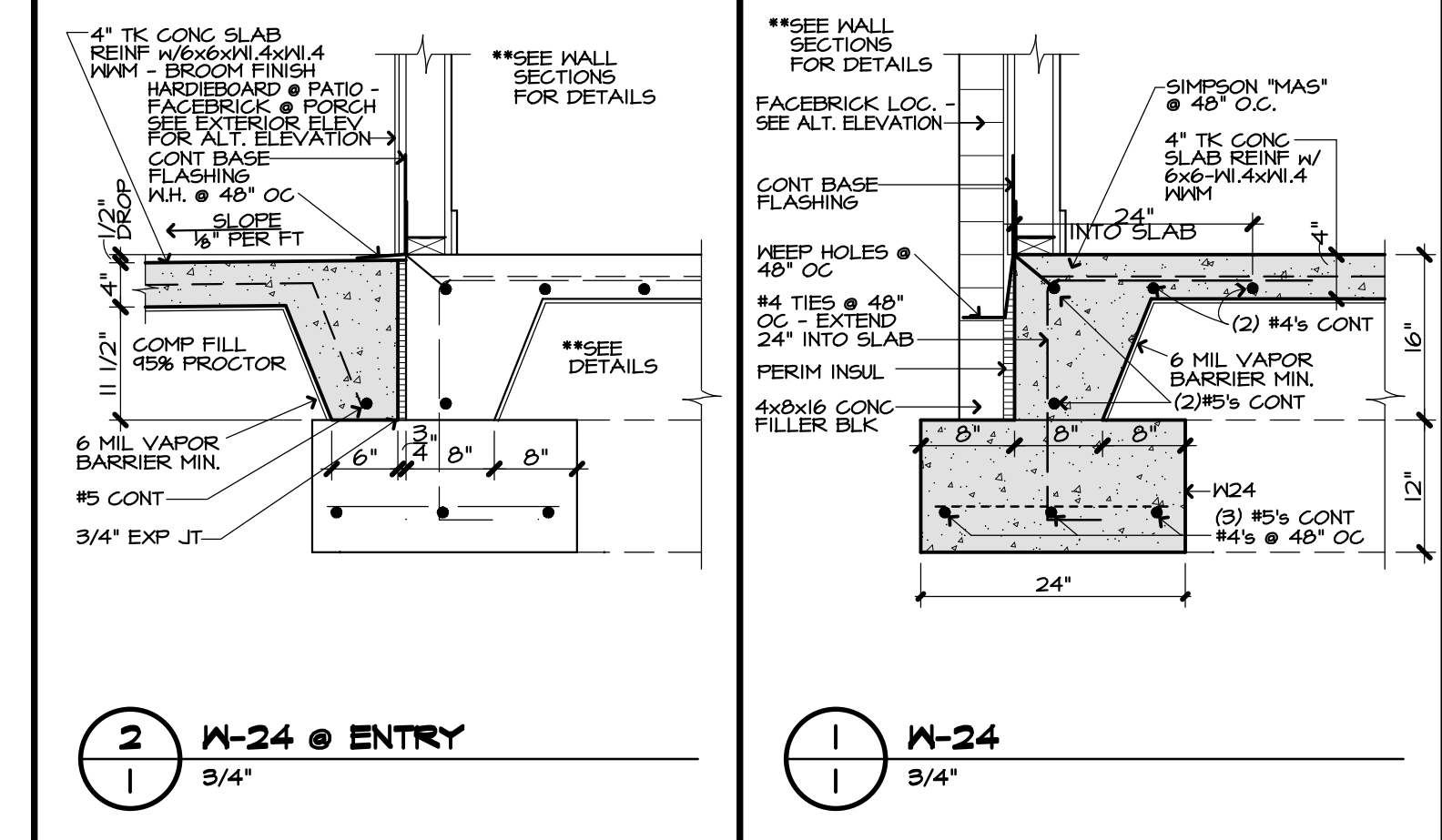
| FOOTING SCHEDULE |                            |   |         |
|------------------|----------------------------|---|---------|
| MARK             | SIZE                       | DESCRIPTION   | REMARKS |
| W-24             | 12"x24"xCONT w/ 8"x16"D GB | (3) #5 CONT w/ #4 TIES @ 48" OC<br>(2) #5 CONT w/ #4 VERT DOVELS @ 48" OC EXT 24" INTO SLAB<br>(2) #4S CONT EXTENDED INTO SLAB                            | (1)     |
| W-24 @ ENT       | 12"x24"xCONT w/ 8"x16"D GB | (3) #5 CONT w/ #4 TIES @ 48" OC<br>(2) #5 CONT w/ #4 VERT DOVELS @ 48" OC EXT 24" INTO SLAB<br>(2) #4S CONT EXTENDED INTO SLAB<br>(1) #5 CONT @ STOOP FTG | (1)     |
| TS               | 16"x8"DxCONT               | (2) #5 CONT - TIE INTO VERT DOVELS @ PERIMETER FTG'S  | (2)     |
| TD-16            | 8"x16"D                    | (2) #4S CONT w/ #4 VERT DOVELS @ 16" OC EXT 24" INTO SLAB   |         |
| F-36             | 36"x36"x12"                | (3) #5S 30"L 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"L 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 6R60
  - 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

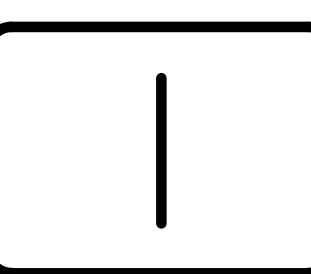


FOUNDATION PLAN  
NOTES, DETAILS, AND SCHEDULES

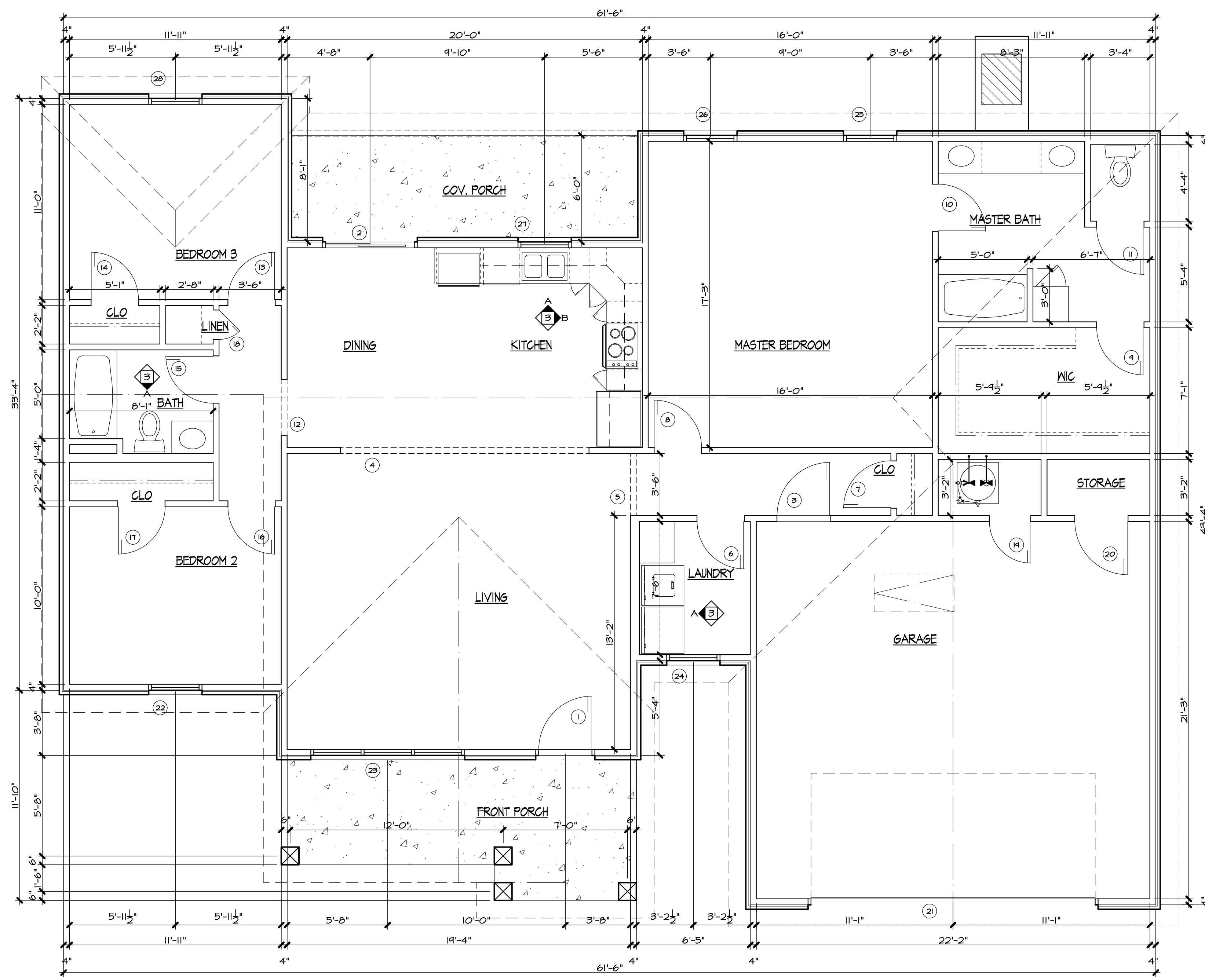
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MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**  
COMM. NO. #5422  
DATE: 07/08/2022  
FILE:

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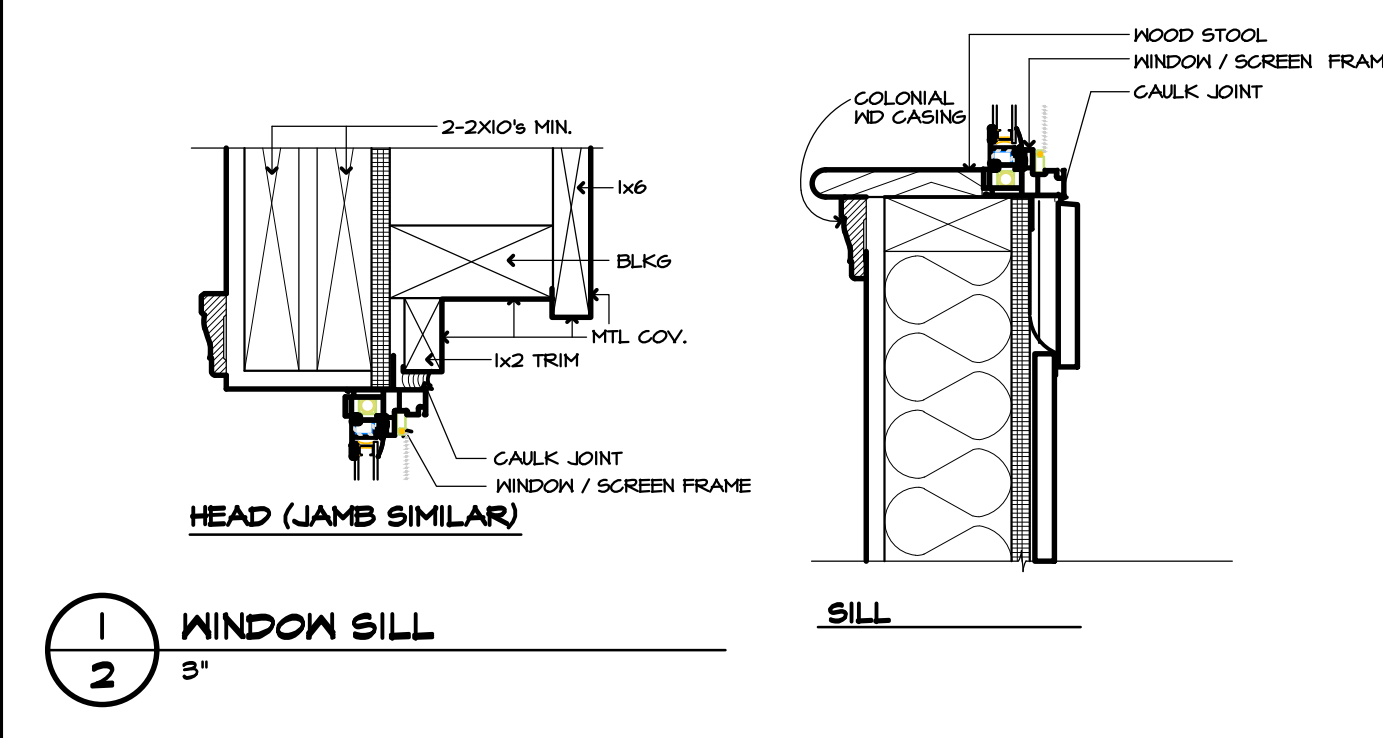


**FLOOR PLAN**  
1/4"  
SQUARE FOOTAGE H4C: 1,634  
SQUARE FOOTAGE TOTAL: 2,166

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    | 6'-0"  | 6'-8" |   | ALUM     | SEE ELEV | SLIDING W/ LOCK SET                        |
| 3    | 3'-0"  | 6'-8" |   | HM       |          | LOCK SET                                   |
| 4    | 14'-0" | 6'-8" |   | WD       |          | CASED OPENING                              |
| 5    | 3'-6"  | 6'-8" |   | WD       |          | CASED OPENING                              |
| 6    | 2'-8"  | 6'-8" |   | WD       |          | CLOSET SET                                 |
| 7    | 2'-8"  | 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       |          |  |
| 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   | 2'-4"  | 6'-8" |   | WD       |          | CLOSET SET                                 |
| 20   | 2'-8"  | 6'-8" |   | WD       |          | CLOSET SET                                 |
| 21   | 16'-0" | 8'-0" |   | ALUM     | SEE ELEV | GARAGE DR W/ MOTOR & SENSORS THIS CONTRACT |

| WINDOWS |           |       |    |      |          |  |
|---------|-----------|-------|----|------|----------|--|
| 22      | 3'-0"     | 5'-0" | 2" | ALUM | SEE ELEV |  |
| 23      | (3/3'-0") | 5'-0" | 2" | ALUM | SEE ELEV |  |
| 24      | 3'-0"     | 3'-6" | 2" | ALUM | SEE ELEV |  |
| 25      | 3'-0"     | 5'-0" | 2" | ALUM | SEE ELEV |  |
| 26      | 3'-0"     | 5'-0" | 2" | ALUM | SEE ELEV |  |
| 27      | 3'-0"     | 3'-6" | 2" | ALUM | SEE ELEV |  |
| 28      | 3'-0"     | 5'-0" | 2" | ALUM | SEE ELEV |  |



**INTERIOR FINISH SCHEDULE**

| SPACE          | FLOOR  | BASE                   | WALLS  | CEILING  | CLG HT | REMARKS  |
|----------------|--|------------------------|--|--|--------|----------|
|                | LVT - COLOR BY OWNER<br>EXPOSED CONC. - SEALED | 4" WOOD BASE - PAINTED | 5/8"TK TYPE 'X' 6TP BD<br>5/8"TK TYPE 'WRX' 6TP BD | 5/8"TK TYPE 'X' 6TP BD<br>5/8"TK TYPE 'WRX' 6TP 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)      |
| LINEN          |  |                        |  |  |        | (2)      |
| STORAGE        |  |                        |  |  |        | (2)      |

**REMARKS** INTERIOR FINISH SCHEDULE

- 1 INSTALL 5/8"TK TYPE 'WRX' 6TP BD AT ALL NET WALL LOCATIONS
- 2 ALL 6TP BD WALLS TO BE PAINTED

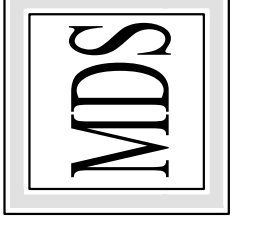
FLOOR PLAN - OPENING SCHEDULES

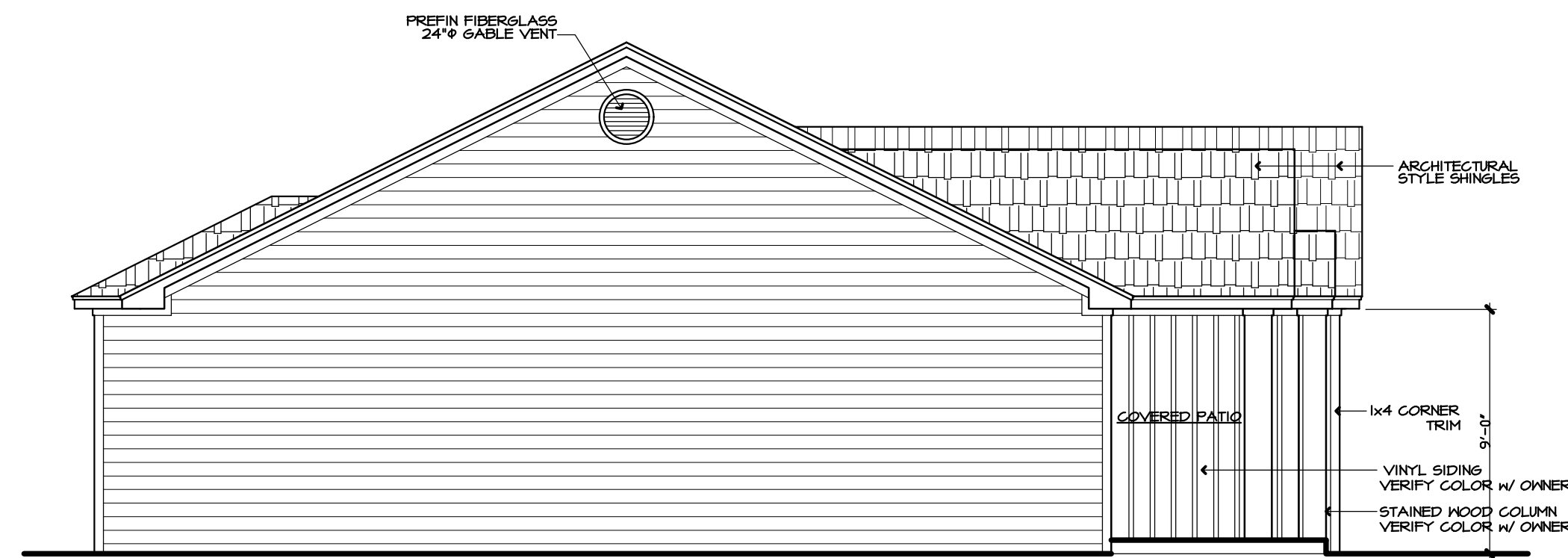
REVISED: 01/31/2023

MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

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

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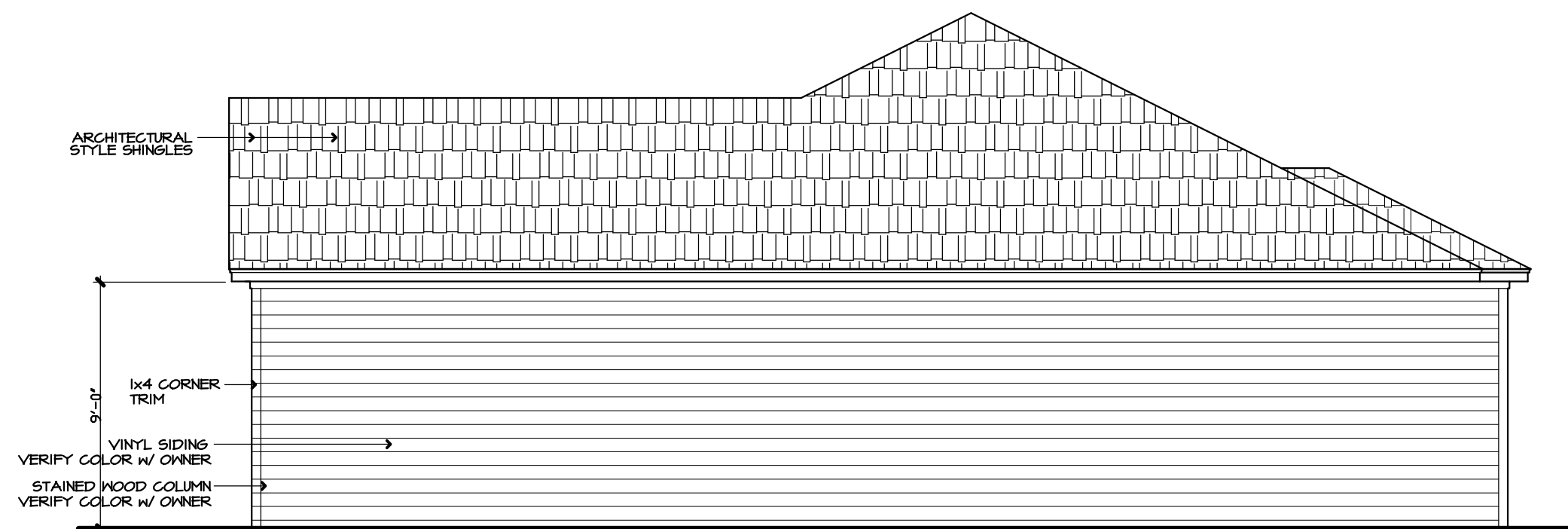




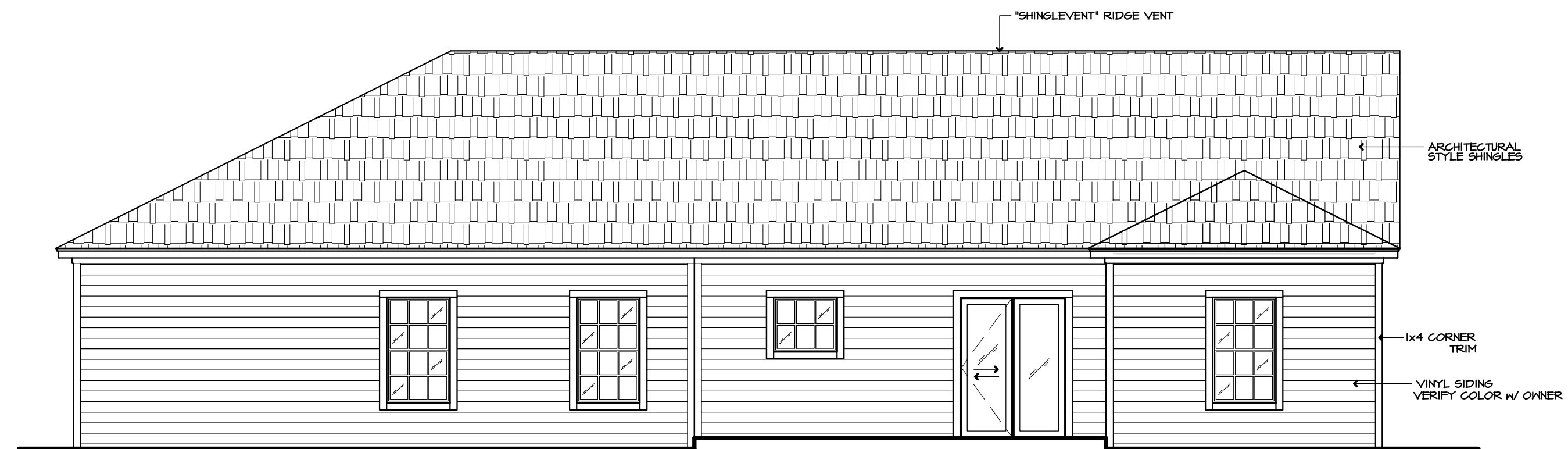
**SIDE ELEVATION**  
N.T.S.



**FRONT ELEVATION**  
N.T.S.



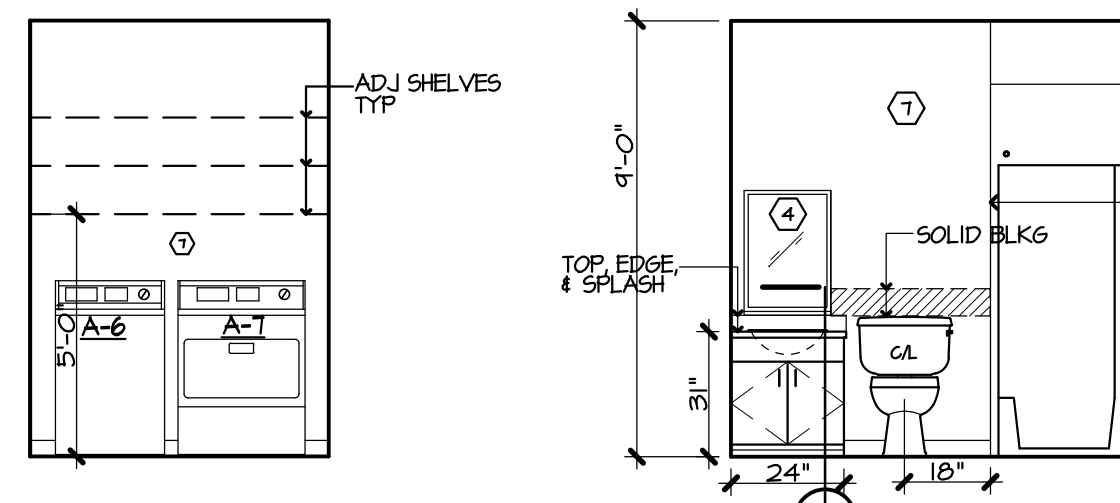
**SIDE ELEVATION**  
N.T.S.



**REAR ELEVATION**  
N.T.S.

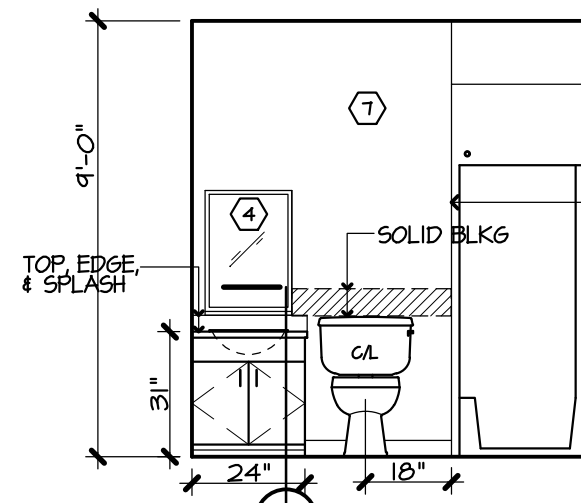
EXTERIOR & INTERIOR ELEVATIONS

REVISED: 01/31/2023



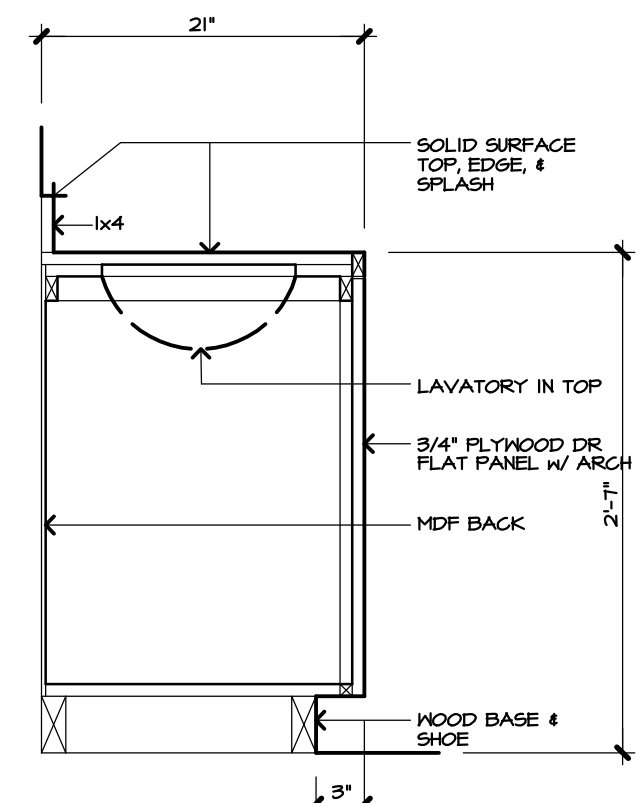
**ELEVATION "A"**

**UTILITY**

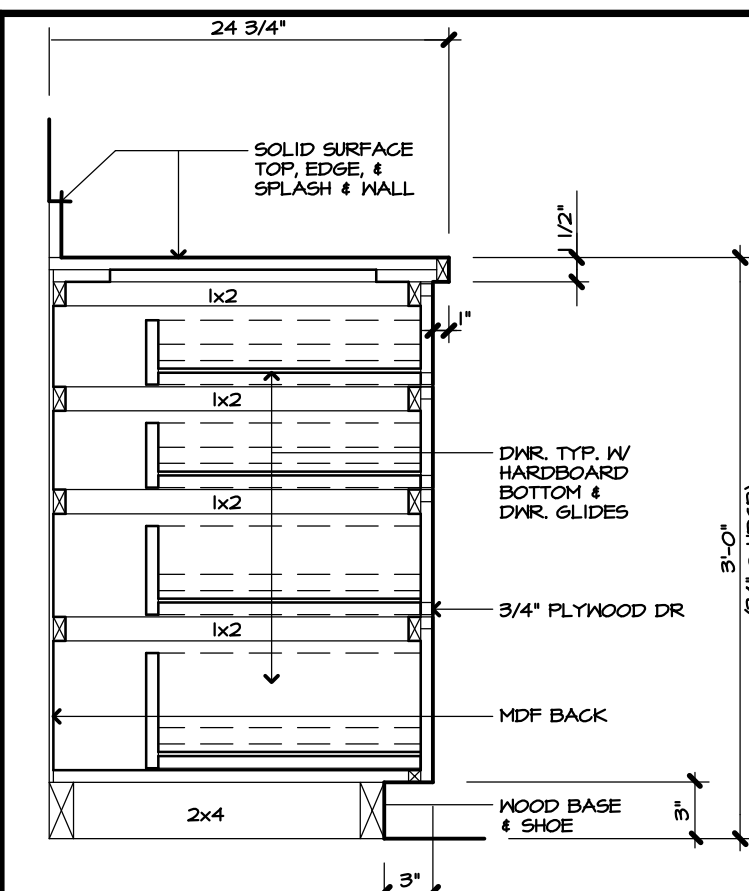


**ELEVATION "A"**

**BATH**



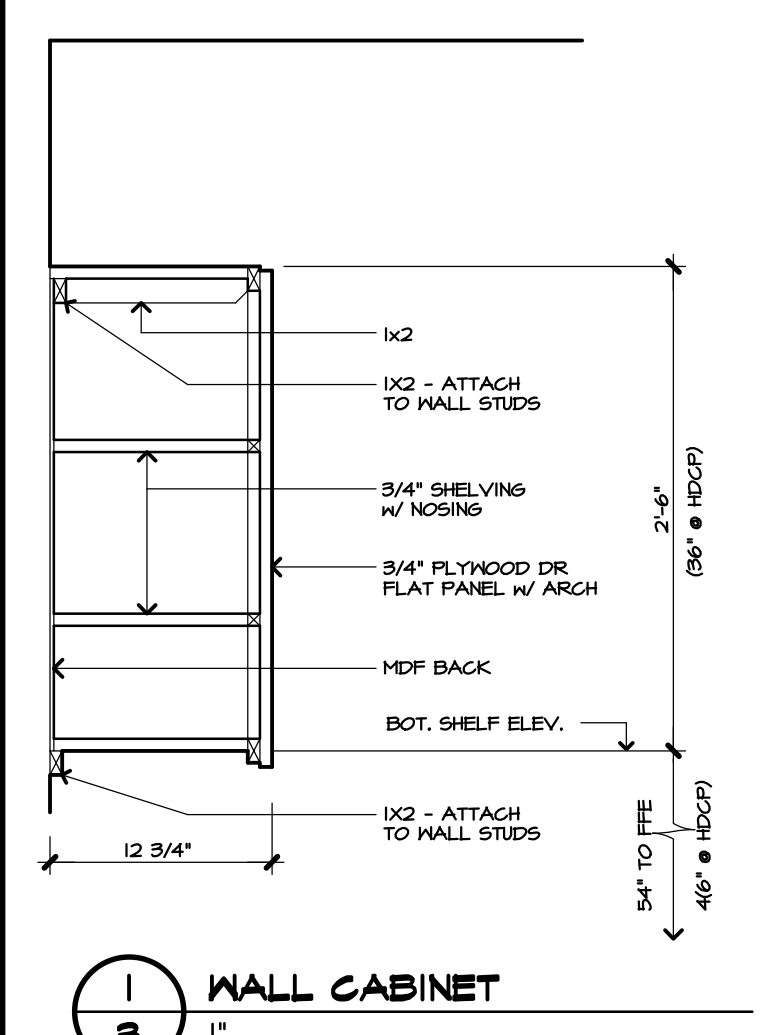
**5 LAVATORY**  
1"



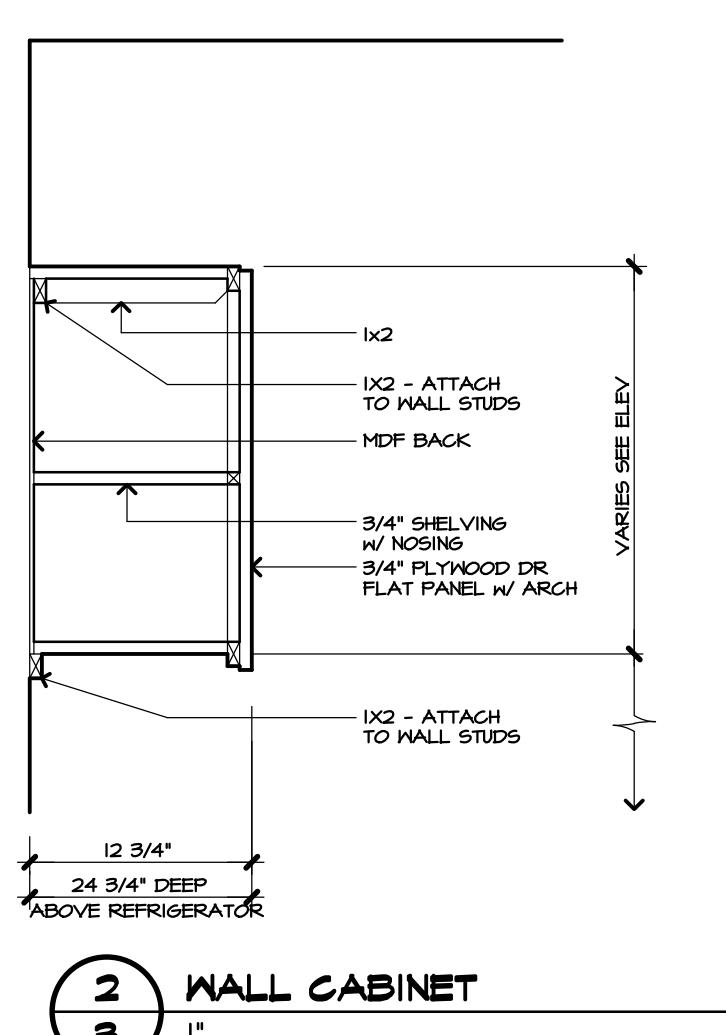
**6 BASE CABINET w/DRAWERS**  
1"

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

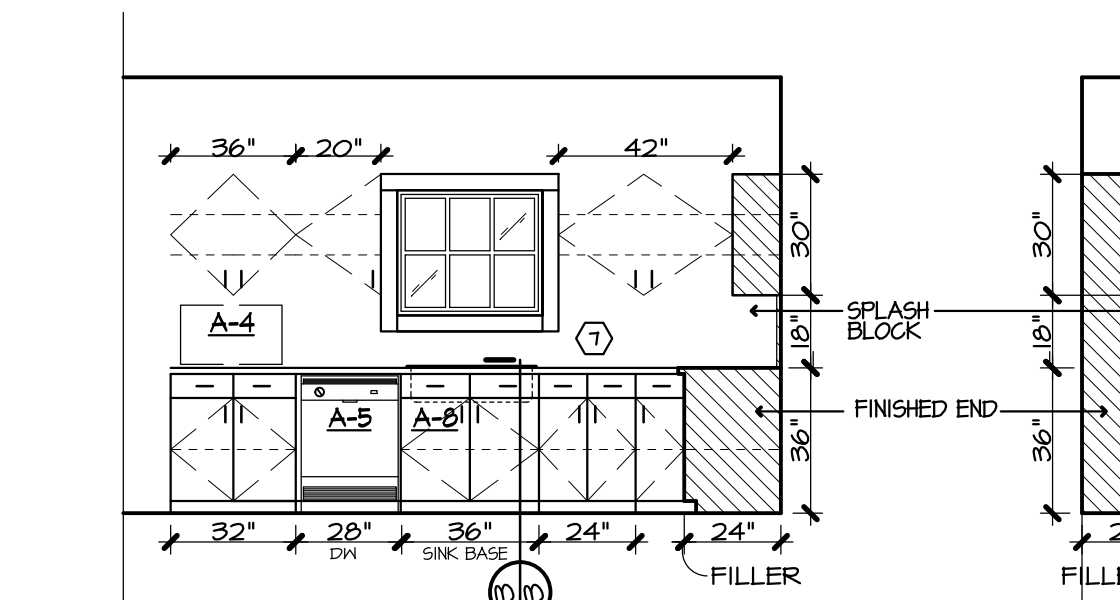
**REMARKS GENERAL NOTES**  
(1) ALL ACCESSORIES TO BE SECURED TO SOLID BLOCKING  
(2) "WRX" GYP BD TO BE INSTALLED BEHIND ALL TUBS - SEE INTERIOR ELEVATIONS FOR REFERENCE



**1 WALL CABINET**  
1"

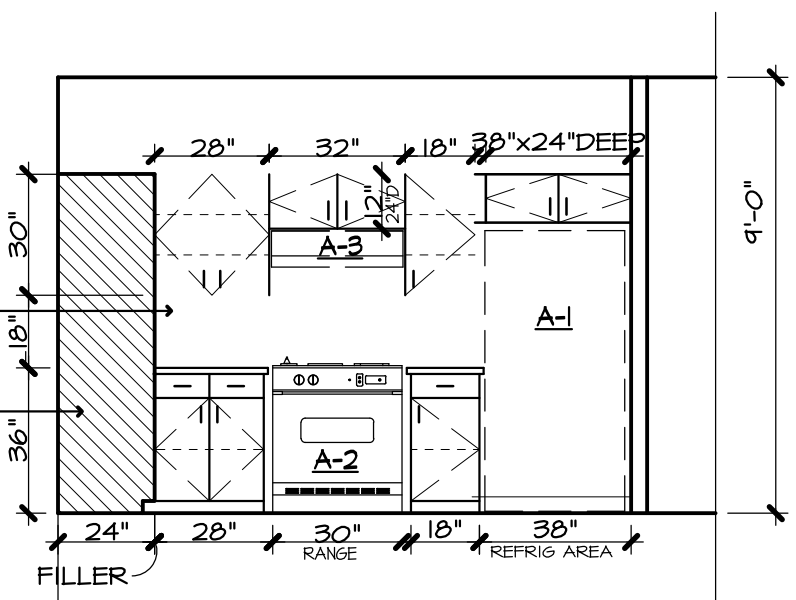


**2 WALL CABINET**  
1"

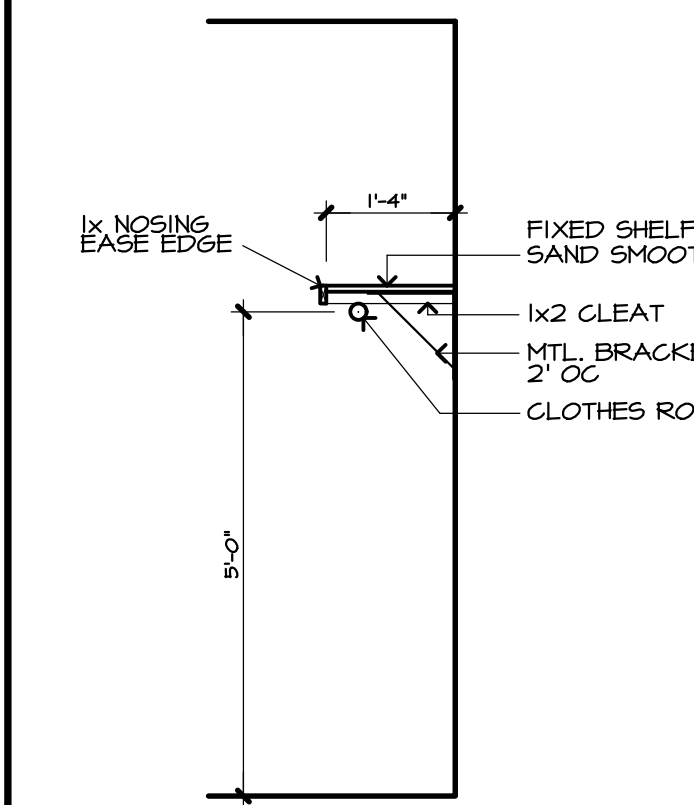


**ELEVATION "A"**

**KITCHEN**



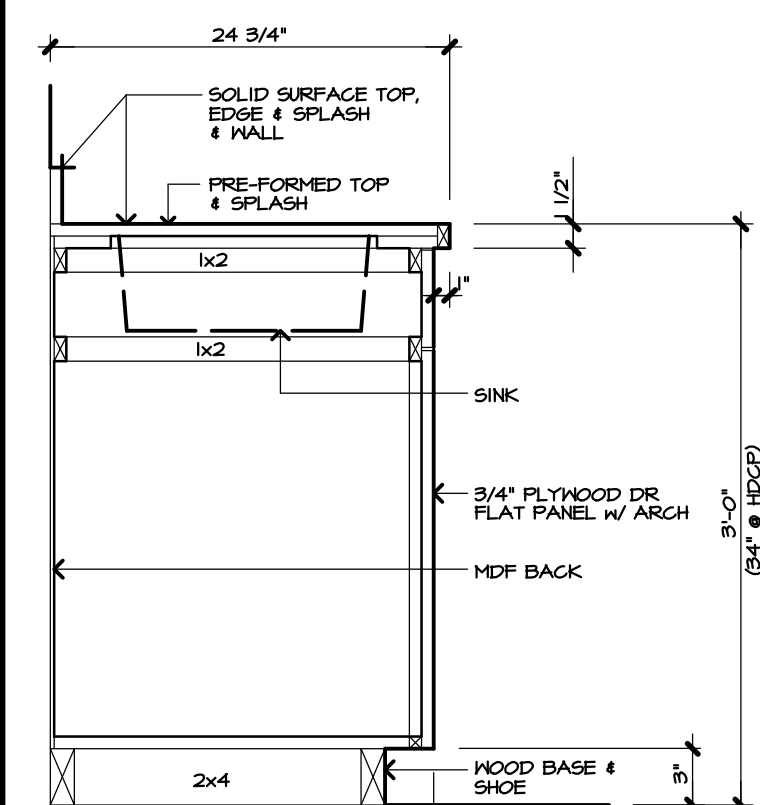
**ELEVATION "B"**



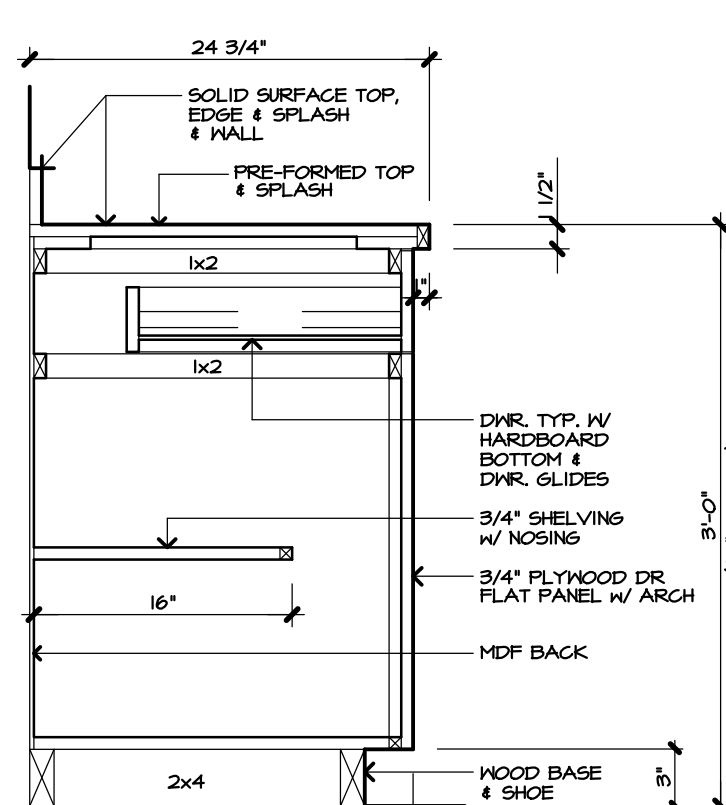
**7 ROD & SHELF**  
1/2"

| APPLIANCE SCHEDULE |                         |   |             |
|--------------------|-------------------------|---|-------------|
| MARK               | ITEM                    | DESCRIPTION   | REMARKS     |
| A-1                | FREEZER / REFRIGERATOR  | STAINLESS STEEL - w/ PROVIDE UNDER CONTRACT   | (1) (2) (4) |
| A-2                | RANGE                   | GE A8645DFB8 ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS   | (2) (4)     |
| A-3                | OVER THE RANGE VENTHOOD | GE JEN338 HEBB 30" STANDARD HOOD, VENTED, w/ LIGHT MTL DUCT (1" DIA) THRU ROOF w/ WATER PROOF CAP & DAMPER INSTALLED BY HVAC CONTRACTOR (SEE INTERIOR ELEVATIONS FOR REF) | (2) (3) (4) |
| A-4                | COUNTER MICROWAVE       | GE JE51460D5B8 1.4 CU FT COUNTERTOP MICROWAVE OVEN  | (5)         |
| A-5                | DISHWASHER              | GE GDF520P6LB8 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 GFEN120ED 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



**3 BASE CABINET w/SINK**  
1"

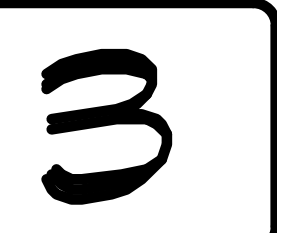
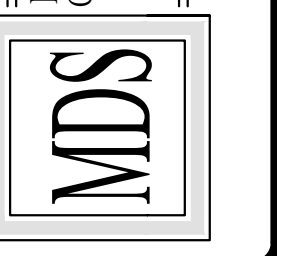


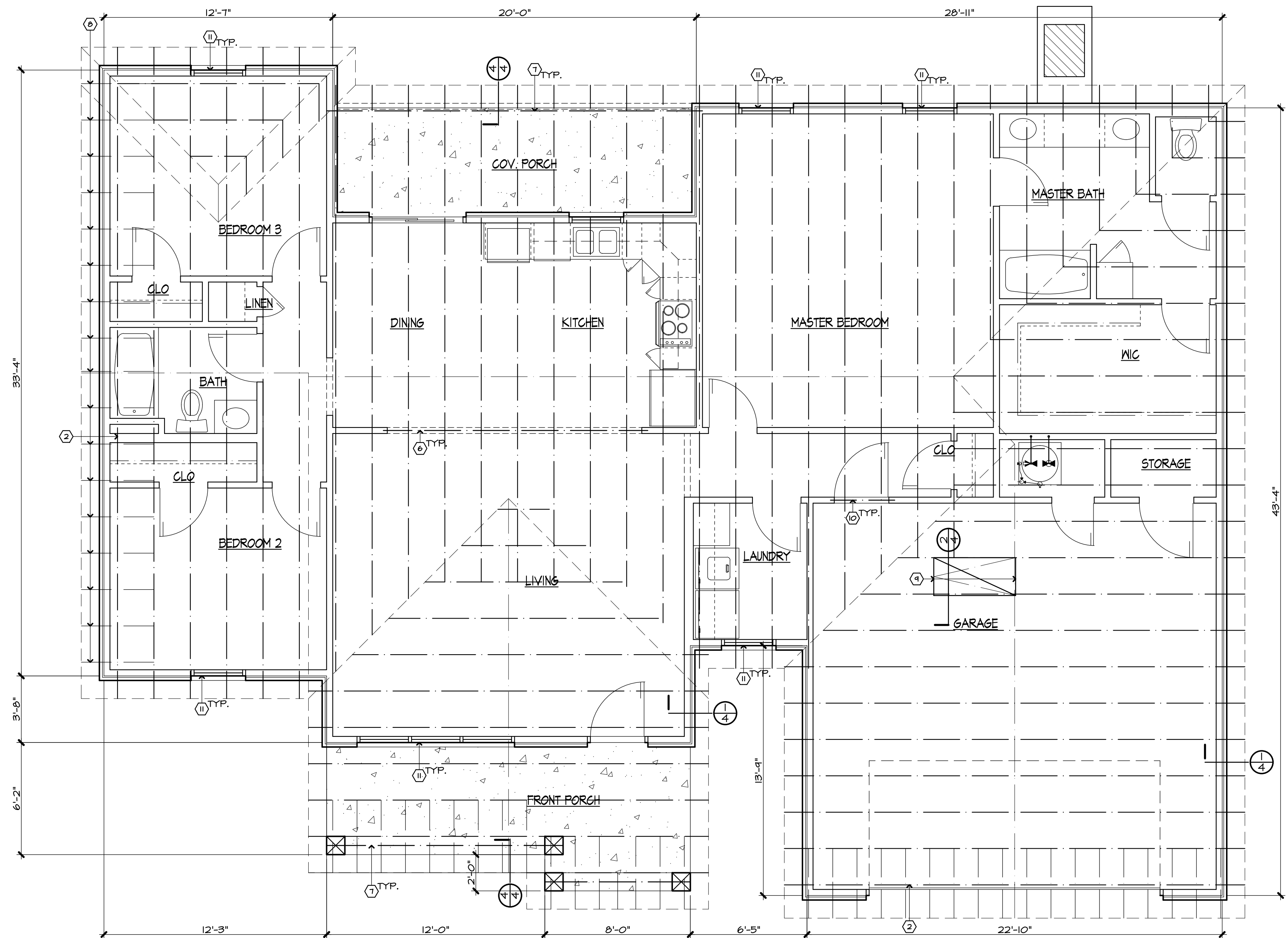
**4 BASE CABINET**  
1"

MULTI-FAMILY HOUSING FOR:  
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COMM. NO.: 45422  
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**FRAMING PLAN**  
1/4"

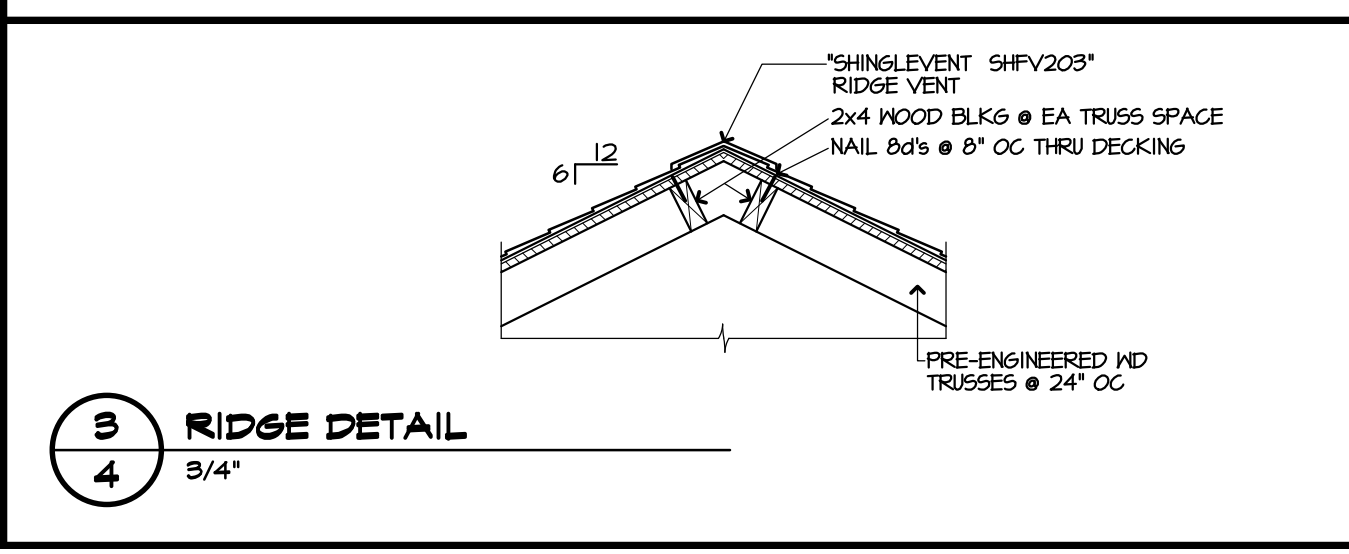
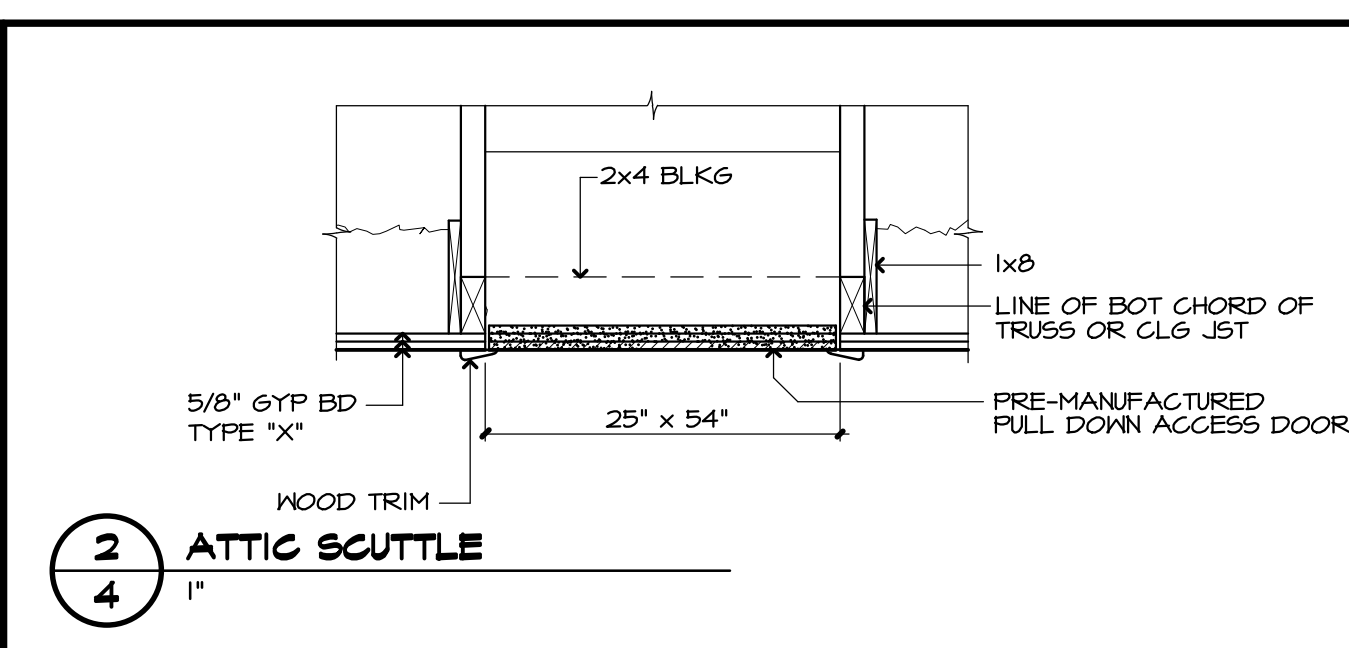
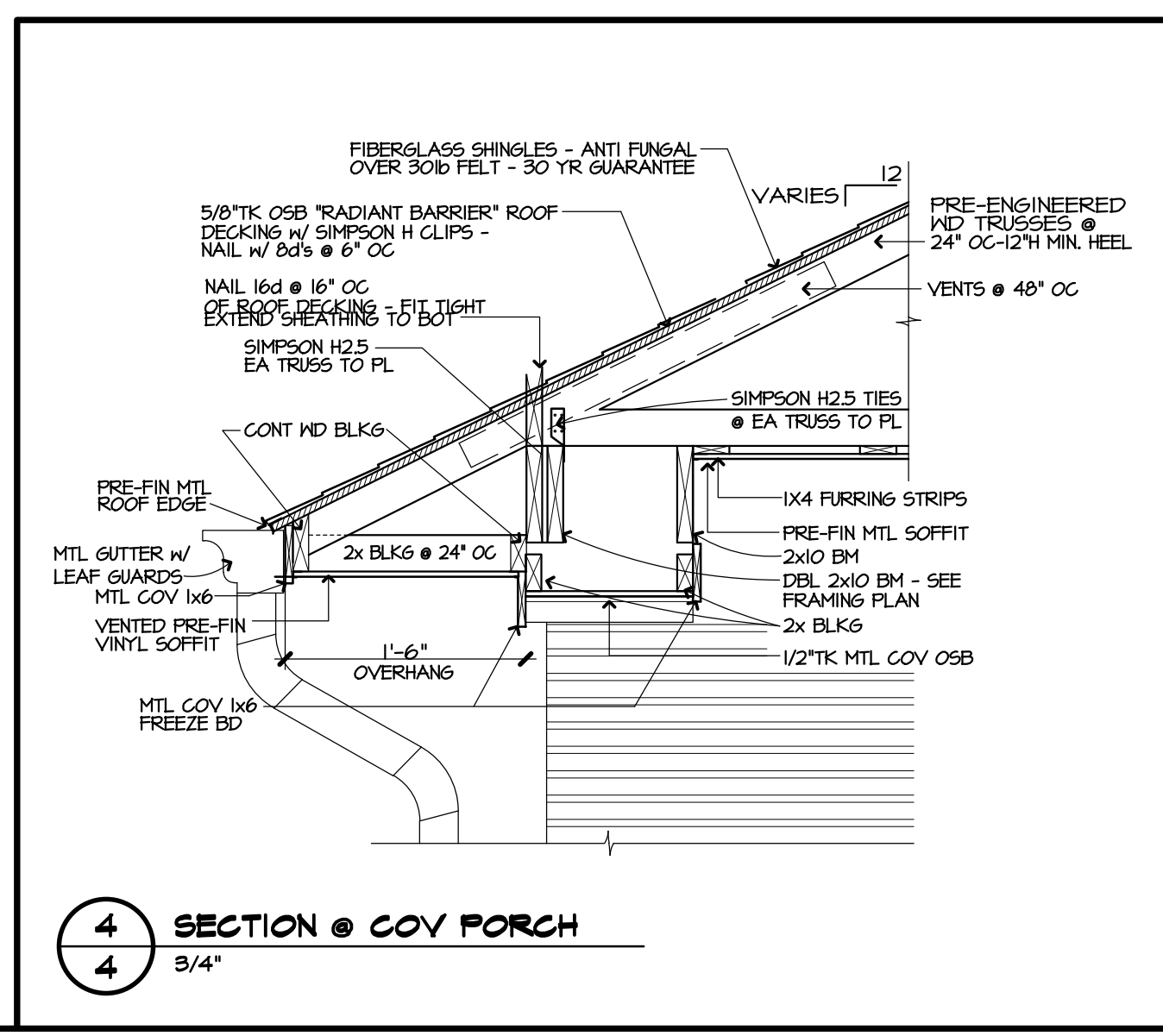
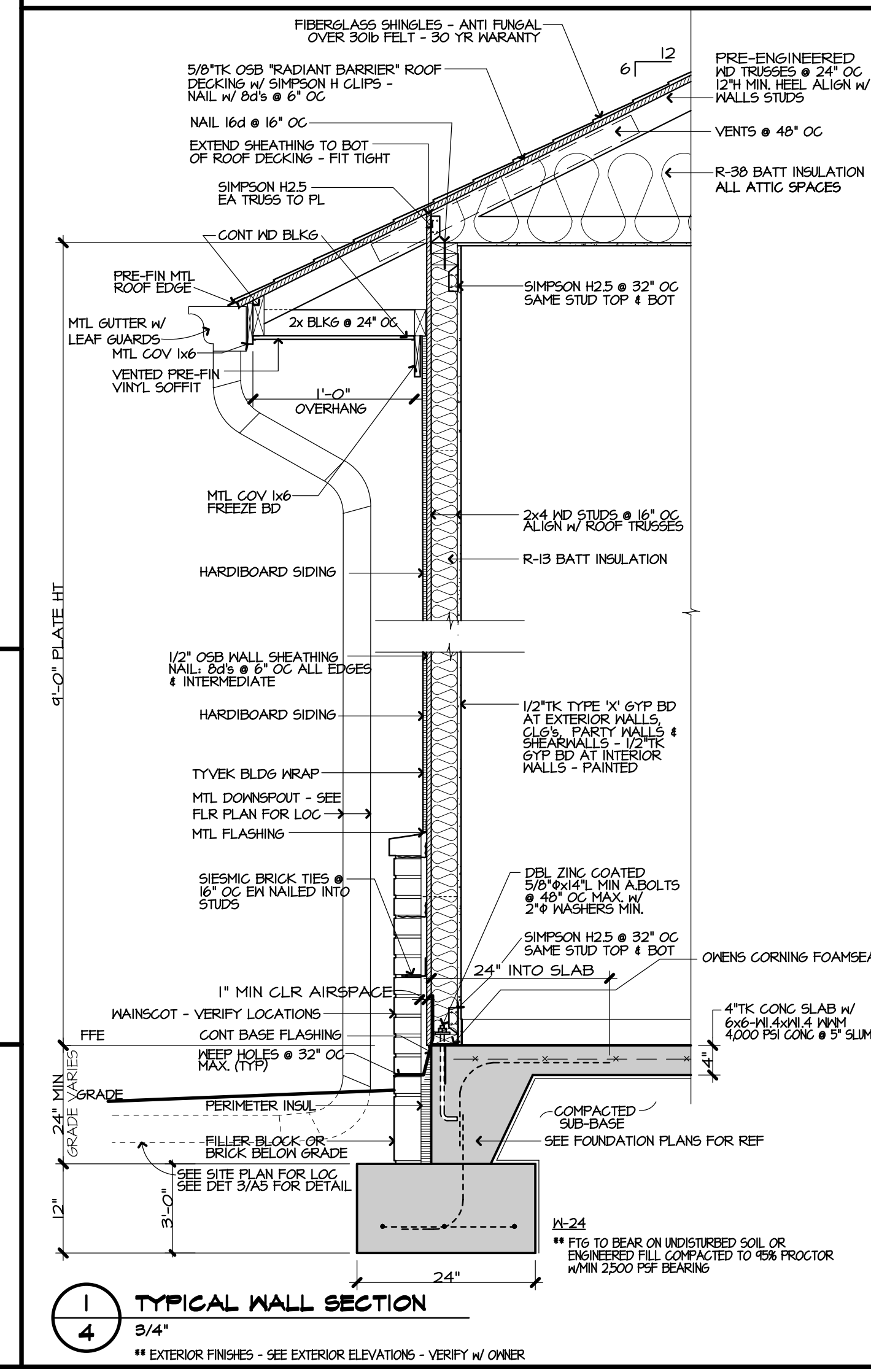
- GENERAL NOTES - FRAMING PLANS**
- | MARK | DESCRIPTION  |
|------|--|
| 1    | PRE-ENGINEERED WOOD TRUSSES @ 24" OC   |
| 2    | PROVIDE GABLE TRUSS THIS LOC'S - SEE EXTERIOR ELEVATIONS   |
| 3    | SEE TRUSS SHOP DRAWINGS FOR CONT WEB BRACE MEMBER SIZE, LOCATION, AND REQ'D FASTENERS. LAP SPLICE CROSS 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" x 1 3/4" 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 HDCP 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 BRACINGS 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.
  - NAILED 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 | 43/2x32x4           | 45x32x4 (LLV)          | 46x32x4 (LLV)          | 47x4x4 (LLV)            |

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



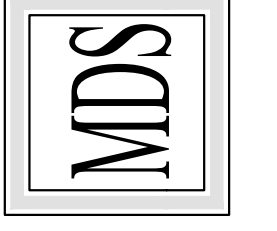
FRAMING PLAN NOTES, DETAILS, AND SCHEDULES

REVISED: 01/31/2023

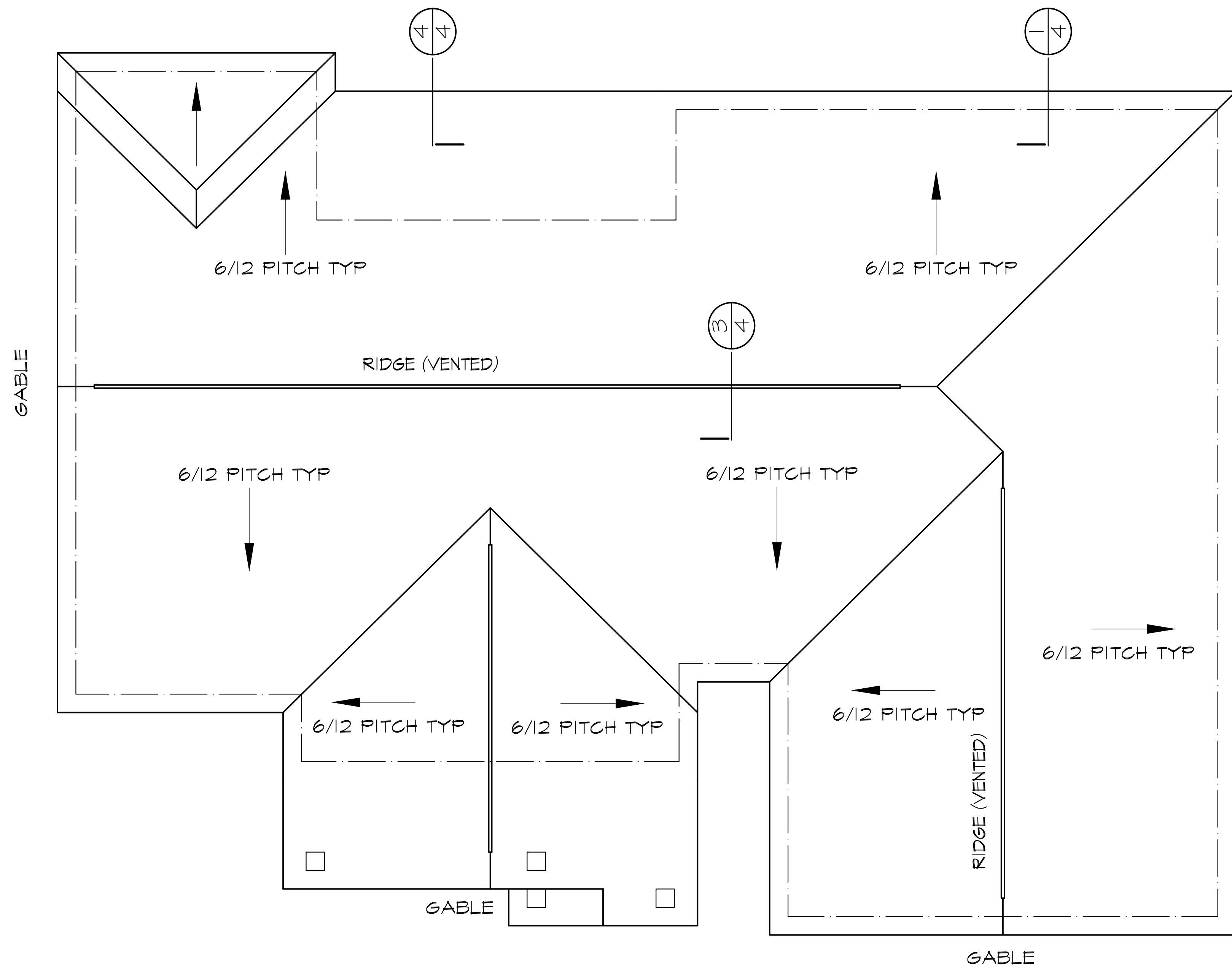
MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

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

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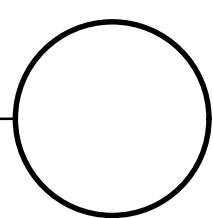


4.1



**ROOF PLAN**

1/4"



**ROOF PLAN**

REVISED: 01/31/2023

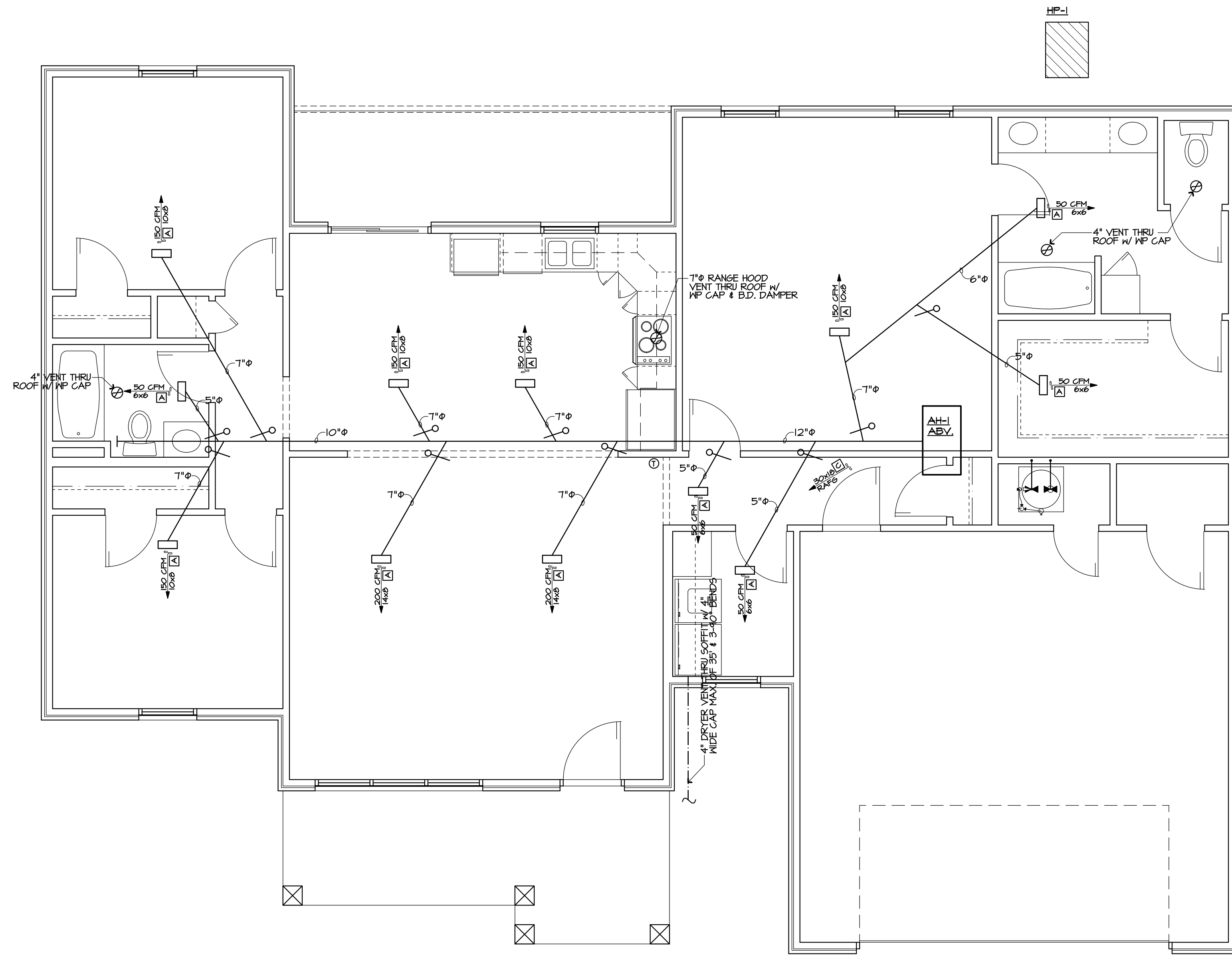
MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

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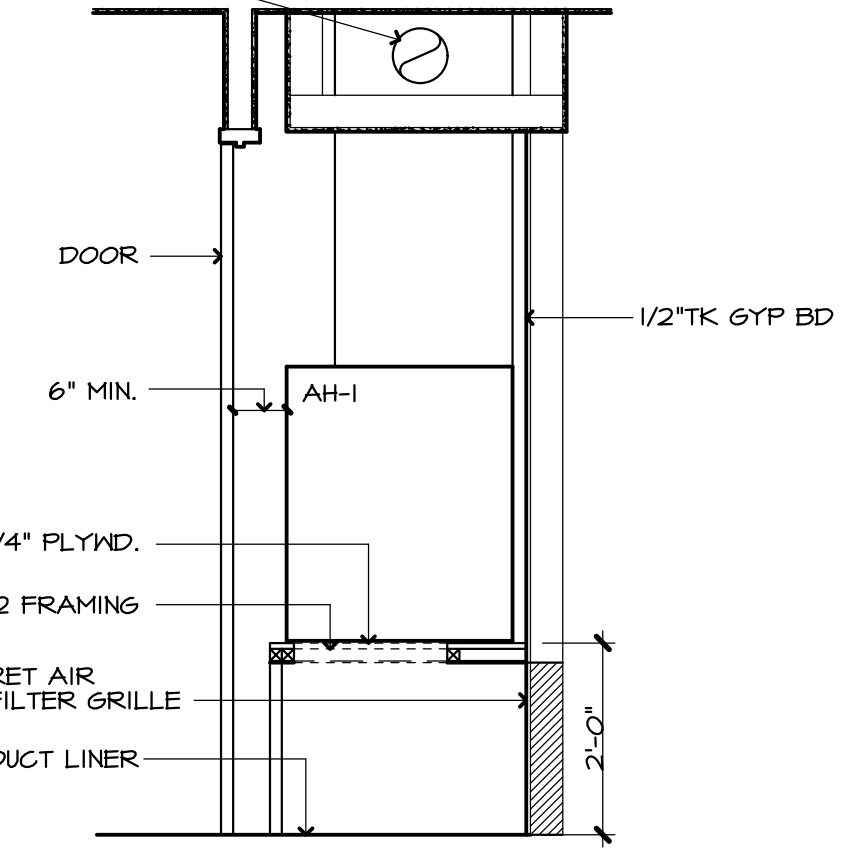




HVAC PLAN  
1/4"

| H.V.A.C. EQUIPMENT SCHEDULE |                       |                               |   |                |
|-----------------------------|-----------------------|-------------------------------|---|----------------|
| MARK                        | ITEM                  | DESCRIPTION                   | CAPACITY  | REMARKS        |
| HP-1                        | HEAT PUMP             | MRCOOL UNIVERSAL MDU018024036 | 36,000 BTUH NOMINAL   | 15 SEER        |
| AH-1                        | AIR HANDLER & COIL    | MRCOOL UNIVERSAL MDU18024036  |   | 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<br>2 STAGE HEAT \ 1 STAGE COOL<br>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, FLENNIS, 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"

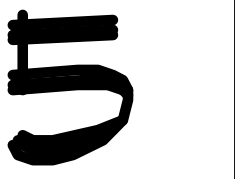
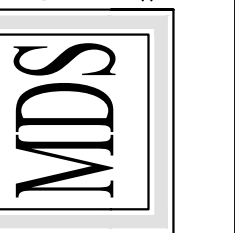
HVAC PLAN  
NOTES, DETAILS, AND SCHEDULES

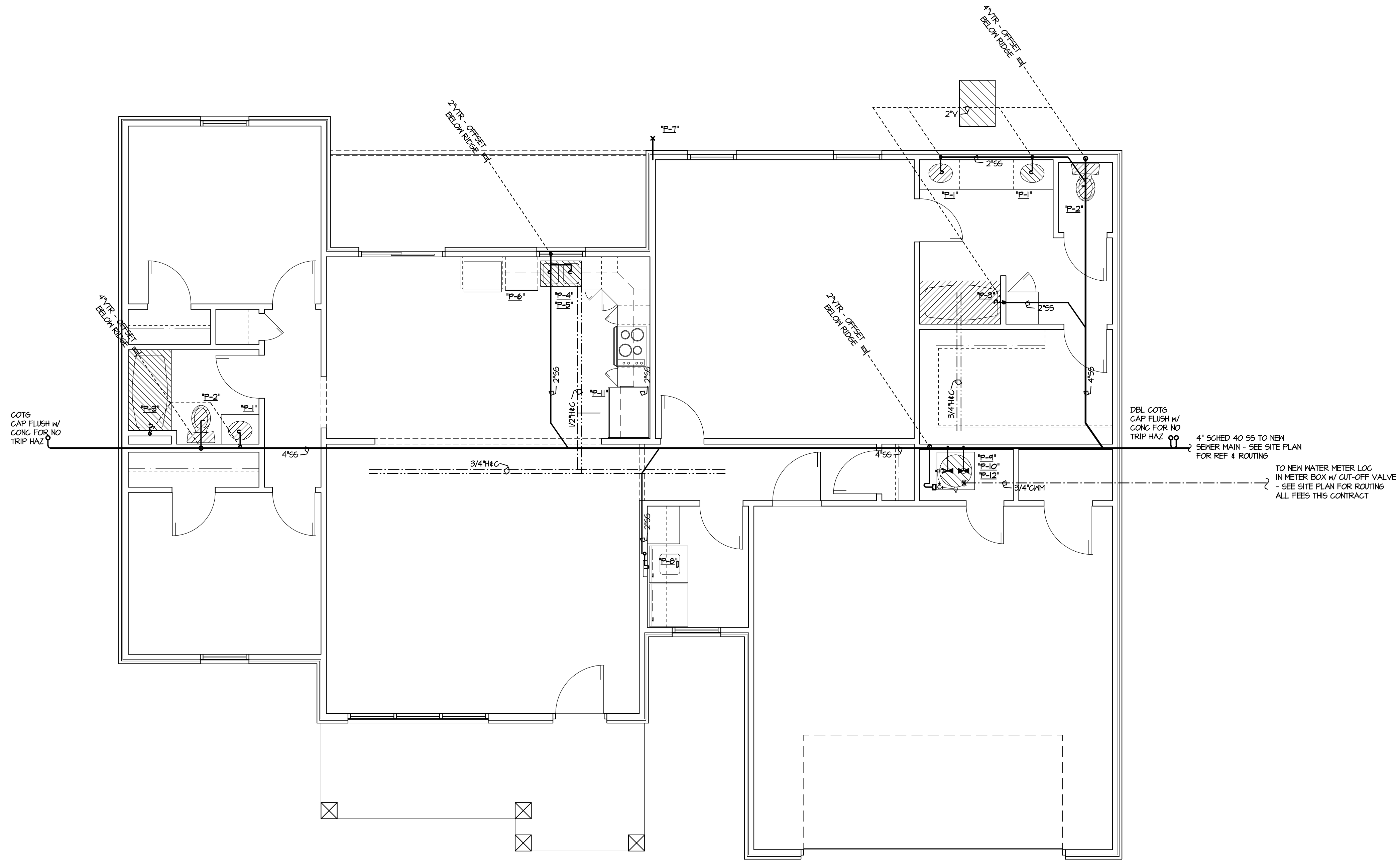
REVISED: 01/10/2023

MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

CONTRACT # 22-001  
DATE: 07/08/2022  
FILE:

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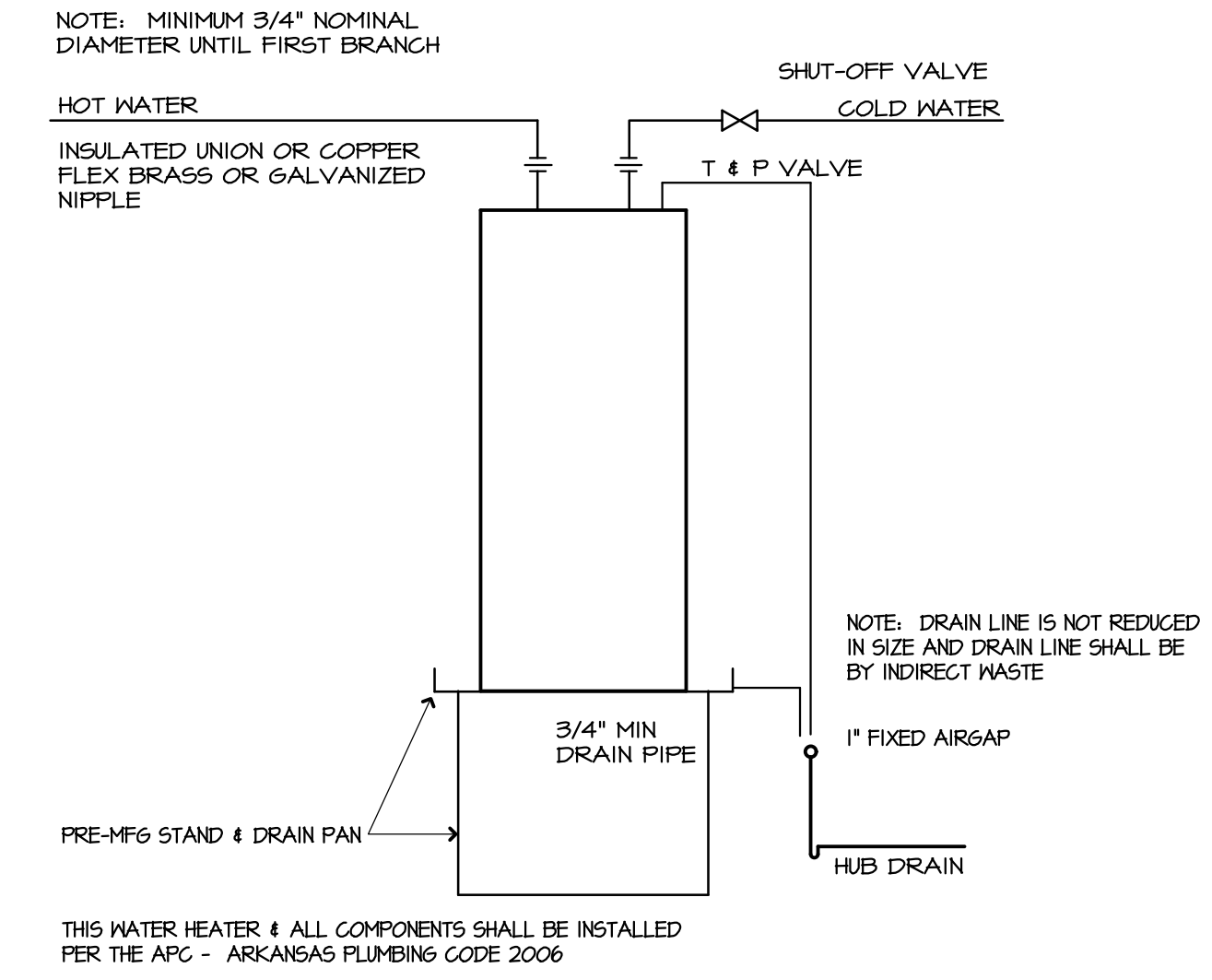
**PLUMBING PLAN**  
1/4"

**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-ABCP 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 T13420-FD505 FAUCET           | (1), (4) |
| P-4  | SS SINK                 | DAYTON D-23322-4 SS SINK W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS II 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               | HOODFORD 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 | OUT-OFF VALVE           | PROVIDED THIS CONTRACT  |          |

**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" 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&G CUT OFF VALVES @ WATER HEATER SEE DETAIL 1/6
- (7) HUB 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

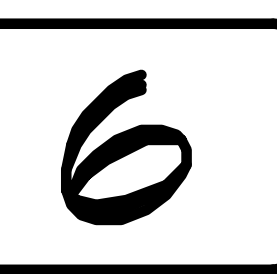
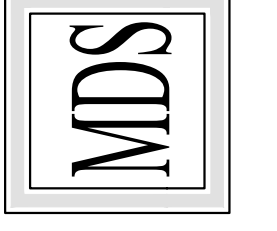
**PLUMBING PLAN**  
**NOTES, DETAILS, AND SCHEDULES**

REVISED: 01/10/2023

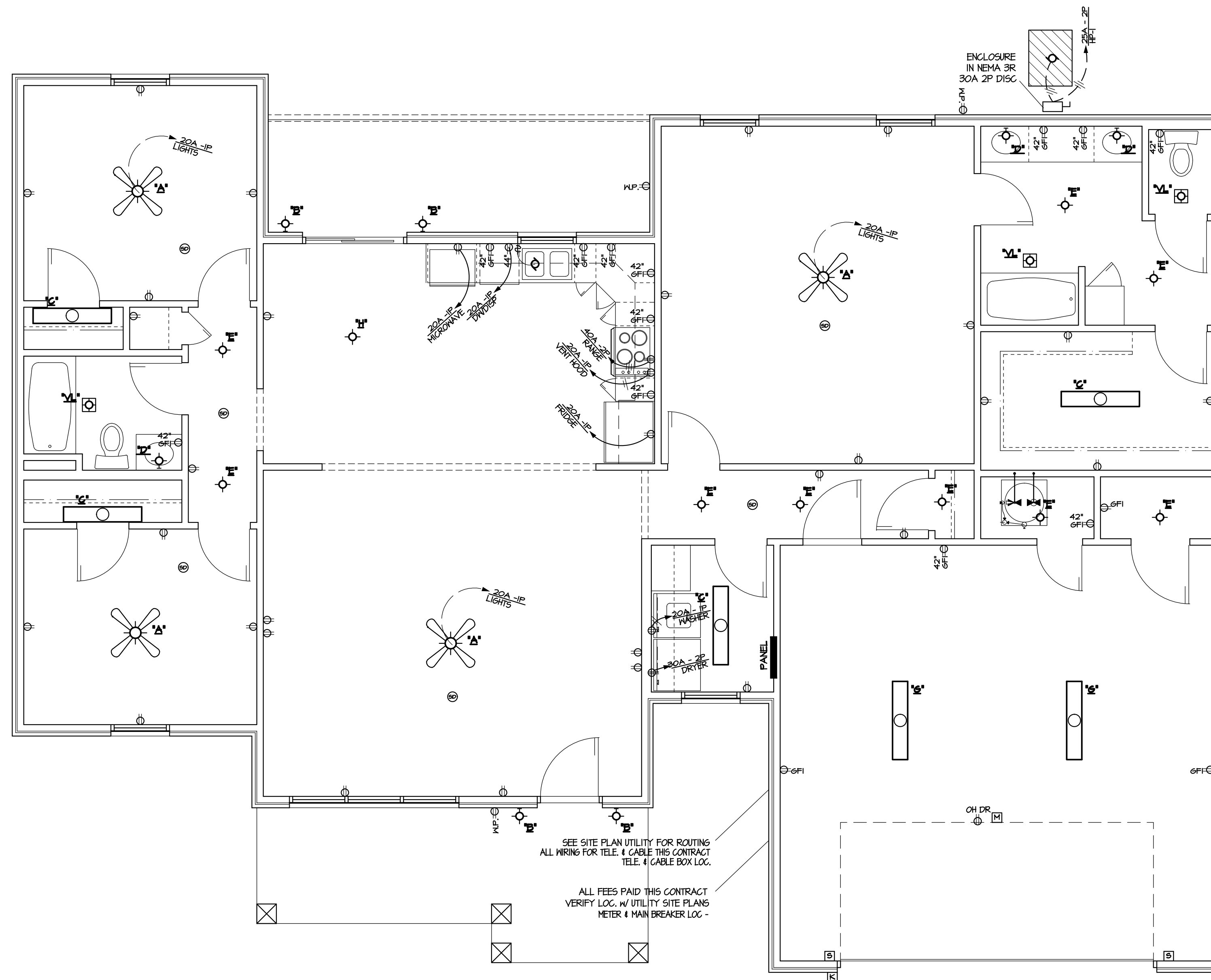
MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

CONTRACT NO: 18-032  
 DATE: 07/08/2022  
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**ELECTRICAL SYMBOL LEGEND**

|                   |  |   |  |
|-------------------|--|---|--|
| ⊕                 | DUPLEX RECEPTACLE  | ■ | PANEL BOARD  |
| ⊕ <sub>M.P.</sub> | DUPLEX RECEPTACLE - WATER PROOF  | □ | DISCONNECT SWITCH  |
| ⊕ <sub>S.F.</sub> | DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU  | ⊕ | JUNCTION BOX   |
| ⊕                 | 220 V. RECEPTACLE  | ⊕ | MOTOR  |
| ⊕                 | SINGLE POLE SWITCH   | ⊕ | MOTOR STARTER  |
| ⊕ <sub>2</sub>    | CL6 FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED   | ⊕ | TIMER  |
| ⊕ <sub>3</sub>    | 3 WAY SWITCH   | ⊕ | FLOOR BOX  |
| ⊕ <sub>4</sub>    | 4 WAY SWITCH   | ○ | FLUORESCENT LIGHT  |
|                   |  | — | FLUORESCENT LIGHT - STRIP  |
|                   |  | — | TRACK LIGHT  |
|                   |  | ⊕ | INCANDESCENT LIGHT - CL6, SURFACE  |
|                   |  | ⊕ | INCANDESCENT LIGHT - MALL  |
|                   |  | ⊕ | INCANDESCENT LIGHT - VENT  |
|                   |  | ⊕ | EMERGENCY LIGHT  |
|                   |  | ⊕ | EXIT LIGHT   |
| ⊕                 | VIDEO OUTLET   |   |  |
| ⊕                 | COMPUTER OUTLET  |   |  |
| ⊕                 | T.V. OUTLET  |   |  |
| ⊕                 | TELEPHONE JACK   | ⊕ | INTERCOM MASTER  |
| ⊕                 | BELL / CHIME TYP UNIT  | ⊕ | INTERCOM PAGING HORN   |
| ⊕                 | BELL / CHIME BROAN 918 @ 6'-9" A.F.F. ALTRONIX AL624 POWER SUPPLY, STROBE WHEELOCK WM 31-24-FR TRANS - 120V PRIMARY - 12V OR 24V DC SECONDARY - STROBE IN LIV, BR, & BATH S.I. UNIT ONLY CHIME PUSH BUTTON BROAN 908 | ⊕ | CL6 MOUNTED INTERCOM SPEAKER   |
| ⊕                 | THERMOSTAT   | ⊕ | INTERCOM PUSH TO CALL SWITCH   |
| ⊕                 | EXHAUST  | ⊕ | MASTER CLOCK   |
| ⊕                 | SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY   | ⊕ | CLOCK OUTLET   |
|                   |  | ⊕ | EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN. |
|                   |  | ⊕ | O.H. DOOR KEYPAD/OPENER  |
|                   |  | ⊕ | O.H. DOOR OPERATOR   |
|                   |  | ⊕ | O.H. DOOR SENSOR   |

**ELECTRICAL FIXTURE SCHEDULE**

| MARK  | DESCRIPTION                              | LAMP                 | MOUNTING       | REMARKS  |
|-------|--|----------------------|----------------|----------|
| "A"   | EMERSON CF1050RB w/ LK 700RB LT KIT      | (3) 13W MED BASE CFL | HUSGER         | (2)      |
| "B"   | PROGRESS P5862-20 w/ TAIL                | (1) 60W A CLEAR      | MALL           | (2)      |
| "C"   | PROGRESS P5124-20 4.25'                  | (2) 60W A19 CLEAR    | FLUSH @ CL6    | (2)      |
| "D"   | PROGRESS P3015-30                        | (2) 75W A            | MALL           | (2), (4) |
| "E"   | PROGRESS 5' CAN LIGHT P8061-28-30K       | (1) 75W A            | RECESSED CL6   |          |
| "F"   | MEADER BROTHERS 10TTTB                   | (3) 26W CFL          | SURFACE        | (2)      |
| "G"   | CRESCENT NL232BL2A                       | (2) 32W T8 48"L      | SURFACE - WRAP |          |
| "H"   | FENDENT - SELECTED BY OWNER              | (1) 75W A            | SURFACE STEM   |          |
| "V.L" | BROAN 618                                | (1) 100W A           | RECESSED       | 50 CFM   |
| "SI"  | HUBBELL MICO50H350 - VERIFY w/ SITE PLAN | (1) 75W MH           | CONC FTG       | (1), (3) |

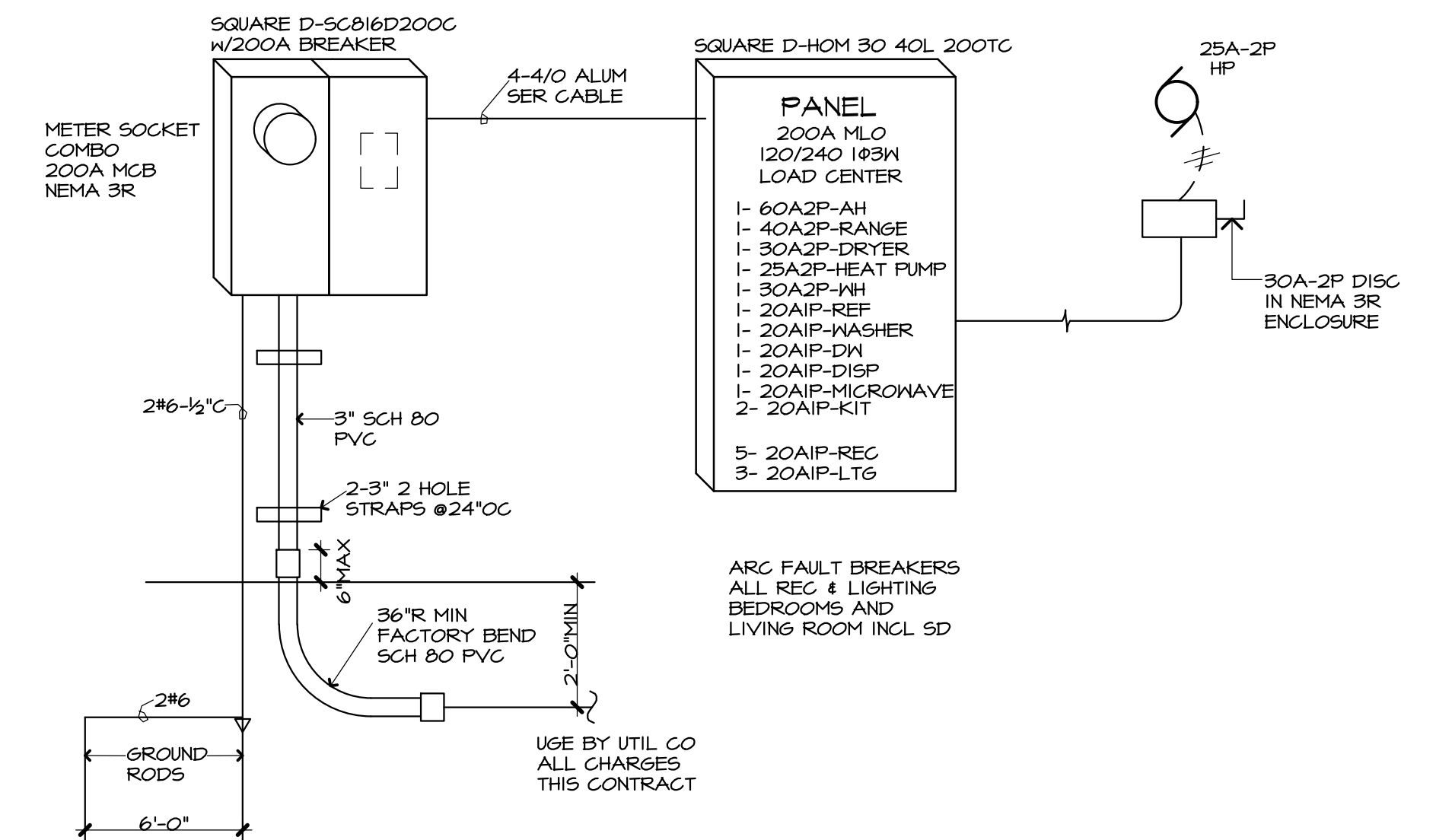
**REMARKS**

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

**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 N.E.C. ALL RECEIPTS TAMP PROOF
- 50% ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEC 210-12
- SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG



**ELECTRICAL POWER DIAGRAM**  
NTS

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

ELECTRICAL POWER & LIGHTING PLAN  
ELECTRICAL POWER RISER DIAGRAM

REVISED: 01/10/2023

MULTI-FAMILY HOUSING FOR:  
**RIVER BACK ESTATES**

COM. NO. 98422  
DATE: 07/09/2022  
FILE:

MORTIN DESIGN SERVICES, LLC  
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