

A New Residence for:

River Back Estates

Osceola & Mountain Home, Arkansas



SQUARE FOOTAGE H&C: 1,630
SQUARE FOOTAGE TOTAL: 2,052

SCHEDULE OF SPECIAL INSPECTIONS					
PROJECT:		RIVER BACK ESTATES			
		APPLICABLE TO THIS PROJECT			
MATERIAL / ACTIVITY	SERVICE	Y / N	EXTENT	AGENT	DATE COMPLETED
1004.4 CONCRETE CONSTRUCTION					
Inspect rebar steel installation	Field Inspection		Periodic	23,4	
Verification of rebar 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	
1004.5 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/cold weather	Field Inspection		Periodic	2,3	
Verify compliance w/ rebar inspection provisions	Field Inspection		Periodic	2,3,4	
1004.6 WOOD CONSTRUCTION					
Inspection of the fabrication process of wood structural elements & assemblies in accordance with Sec. 1004.2	In plant review		Periodic	0	
1004.7 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 placement 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	
1001.1 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the erection & fastening of exterior cladding & interior & exterior veneer	Field Inspection		Periodic	2,3	
Inspection during the erection & fastening of interior & exterior non load bearing walls	Field Inspection		Periodic	2,3	
1001.2 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the anchorage of other electrical assets	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 ductwork that will contain hazardous materials	Field Inspection		Periodic	5,6	
Inspection during the installation of vibration isolation supports	Field Inspection		Periodic	5,6	
1002.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE					
Review certified mill test reports	Field review		Each Submittal	3,4	
1002.5 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 Inspector(s) and/or testing agency 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 or 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
ACOF ACFOET
AFET 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
CMP CORRUGATED METAL PIPE
CO COMPANY
COP COLUMN
CONP CONSTRUCTION
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 ESMIT DRAINAGE EASEMENT
DS DOWNPOUT
E EAST
EA EACH
E ELECTRIC
ELEV ELEVATION
ENC ENCLOSURE
MTD MOUNTED
MTL METAL
N NORTH
NEC NECESSARY
OC ON CENTER
OCEN ON CENTER EACH WAY
OSB ORIENTED STRAN BOARD
PLYND PLYWOOD
PNL PANEL
PREFIN PREFINISHED
PROJ PROJECTED
PSI POUNDS PER SQUARE INCH
PVC POLY VINYL CHLORIDE
RAFS RETURN AIR FILTER GRILLE
RCP REINFORCED CONCRETE PIPE
REF REFERENCE
REINF EACH WAY
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 GAUGE
GA GAUGE
GALV GALVANIZED
GB GRADE BEAM
GC GENERAL CONTRACTOR
GE GENERAL ELECTRIC
GND GROUND
H (HORIZONTAL) HORIZONTAL
HDCP HANDICAPPED
HT HEIGHT
HTG HEATING
HTR HEATER
HVAC HEATING 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
MD MEDIUM DENSITY FIBERBOARD
MECH MECHANICAL
MILL MILLIMETER
MIN MINIMUM
MNTD MOUNTED
MOD MODIFIED
OHE OVERHEAD ELECTRIC
V VERTICAL
VERT VERTICAL
VTR VENT THRU ROOF
W WITH
WH WATER HEATER
WKF WELDED WIRE FABRIC
WWM WELDED WIRE MESH
YR YEAR
CL CENTER LINE
REQ REQUIRED
S SOUTH
SET BACK
SCHED SCHEDULE
SF SQUARE FOOT
SIP SET IRON PIPE
SS SANITARY SEWER
STD STANDARD
STL STEEL
SUSP SUSPENDED
T4B TOP AND BOTTOM
TB TIE BEAM
TDN TURN DOWN
TK THICK
TBM TOP OF BENCH MARK
TRANS TRANSVERSE
T TELEPHONE
TV TELEVISION
TYP TYPICAL
UG UNDERGROUND ELECTRIC
UTIL UTILITY
UTL UTILITY EASEMENT
W WATER

PROJECT PROFESSIONALS:

CONSULTANT: MORTIN DESIGN SERVICES
CONTACT: BRITTANY MORTIN
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(870) 284-4054 Office

CONTRACTOR: OLYMPUS CONSTRUCTION
CONTACT: TONY FARDEH
JONESBORO, AR 72401
(870) 432-3544 Office

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(BY OTHERS)

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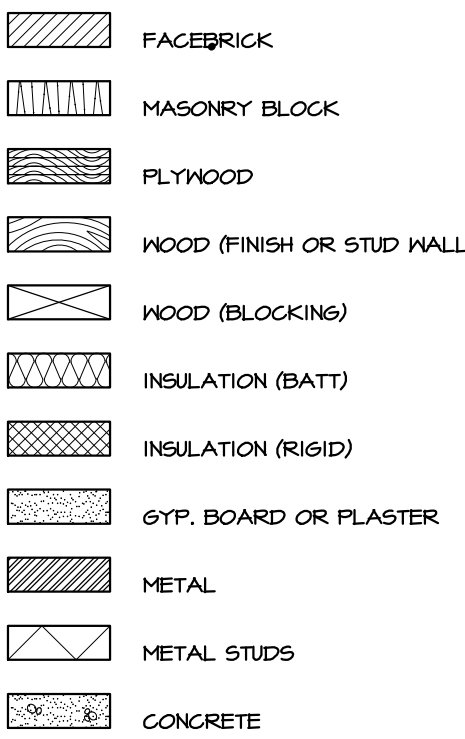
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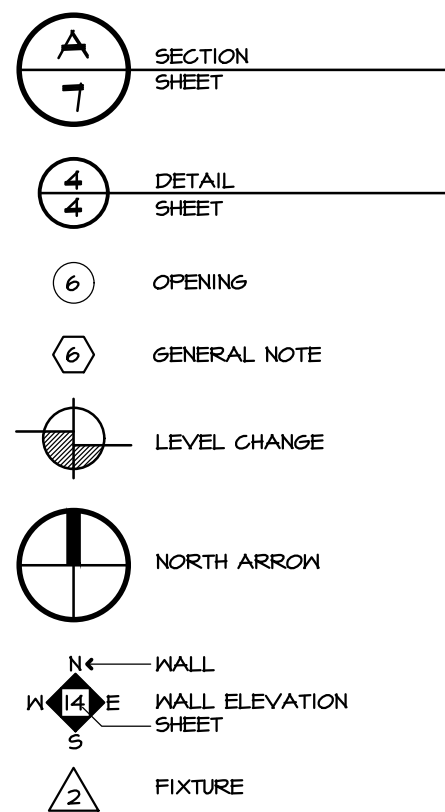
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SYMBOL LEGEND



COVER SHEET - RESIDENCE "E"

REVISED: 01/31/2023

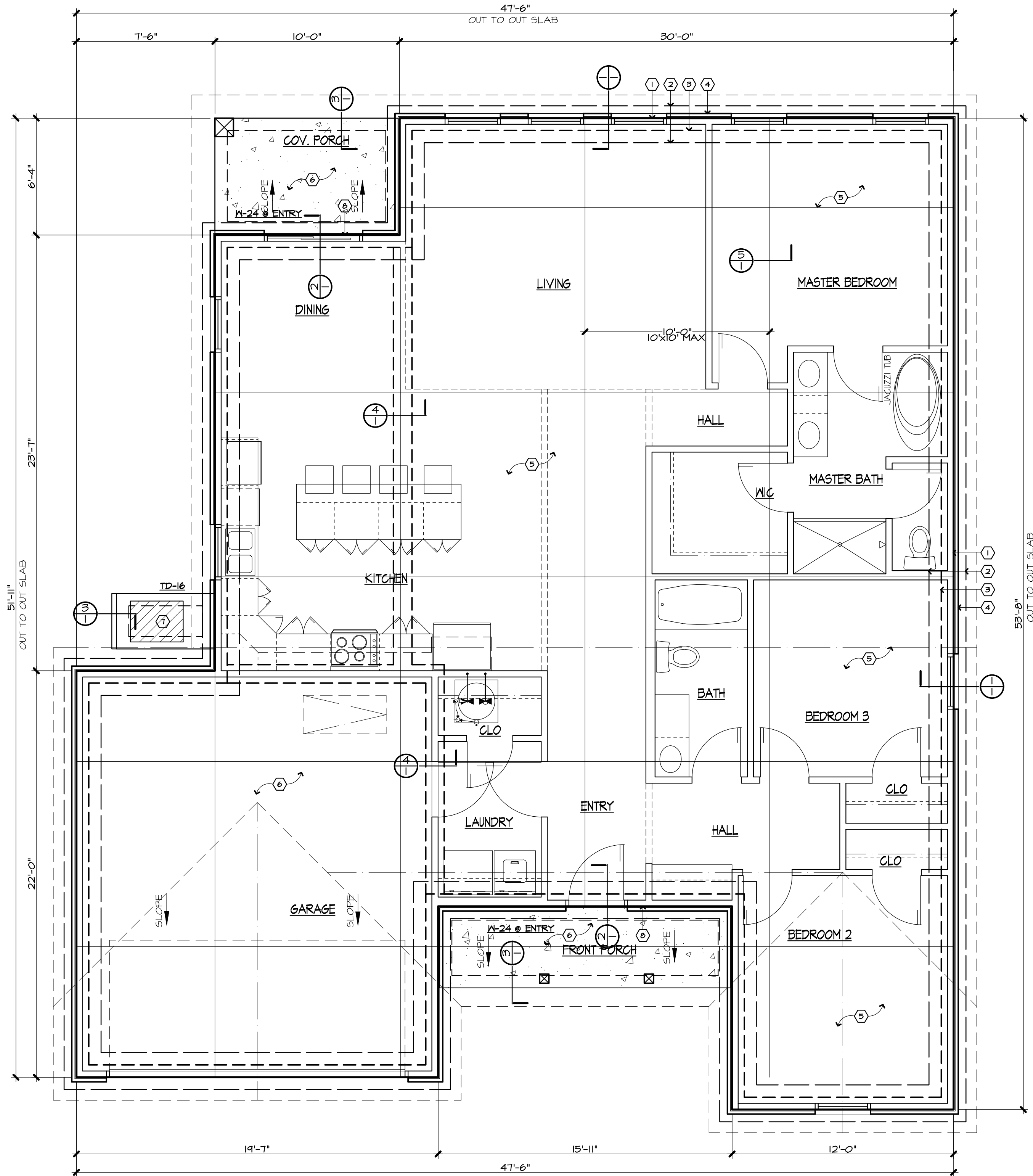
MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

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

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MDS





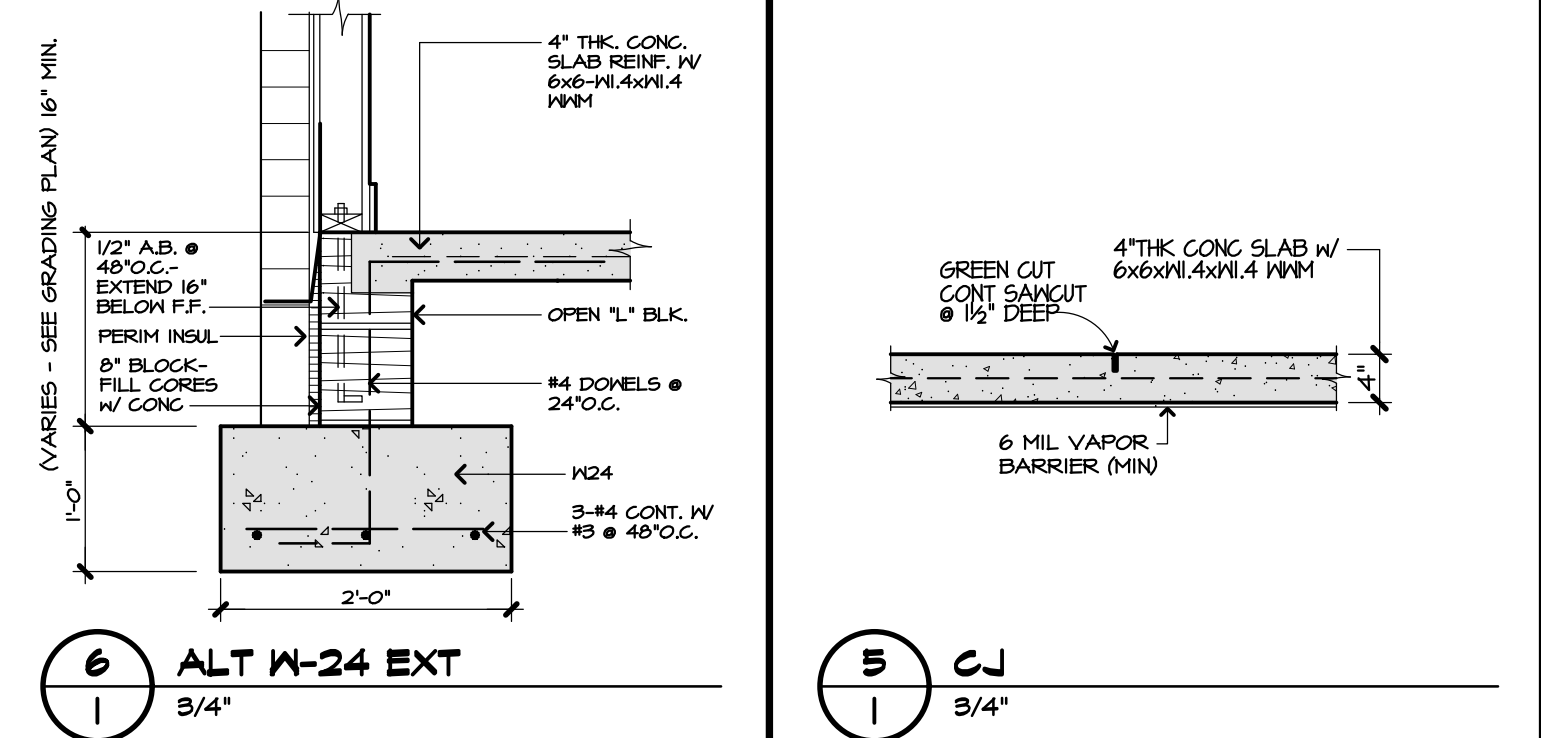
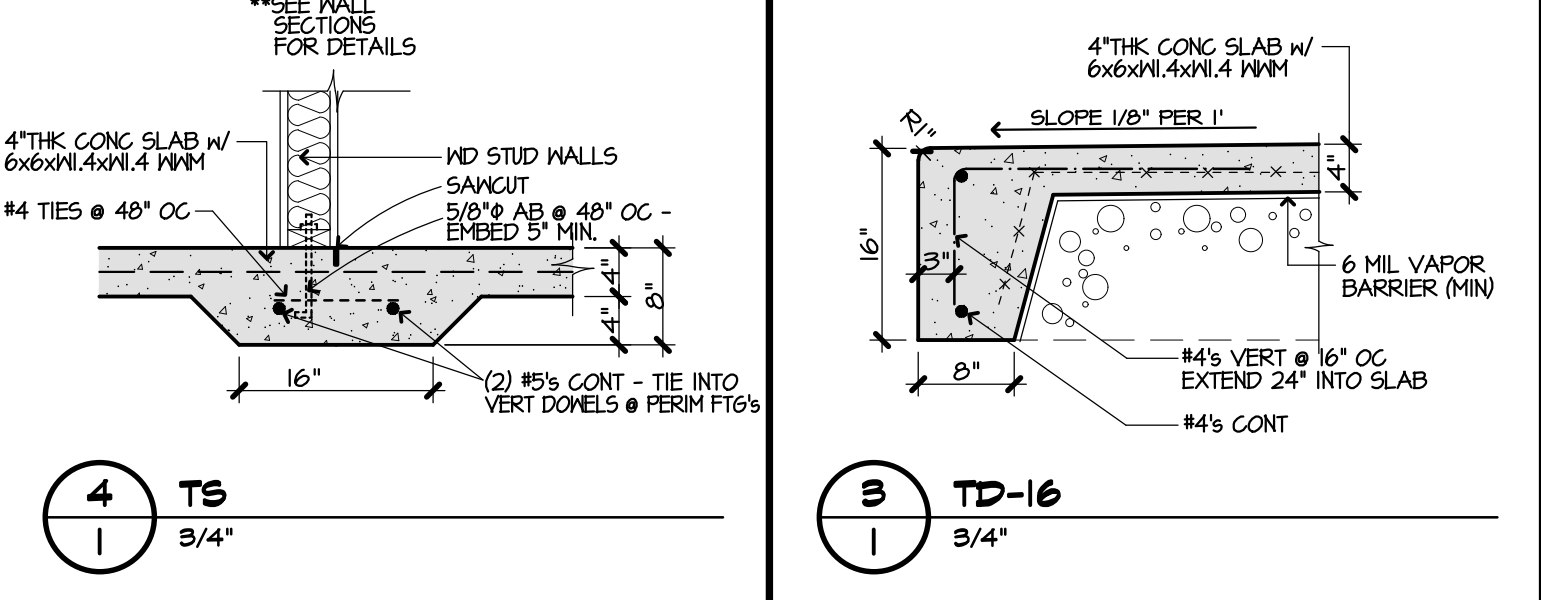
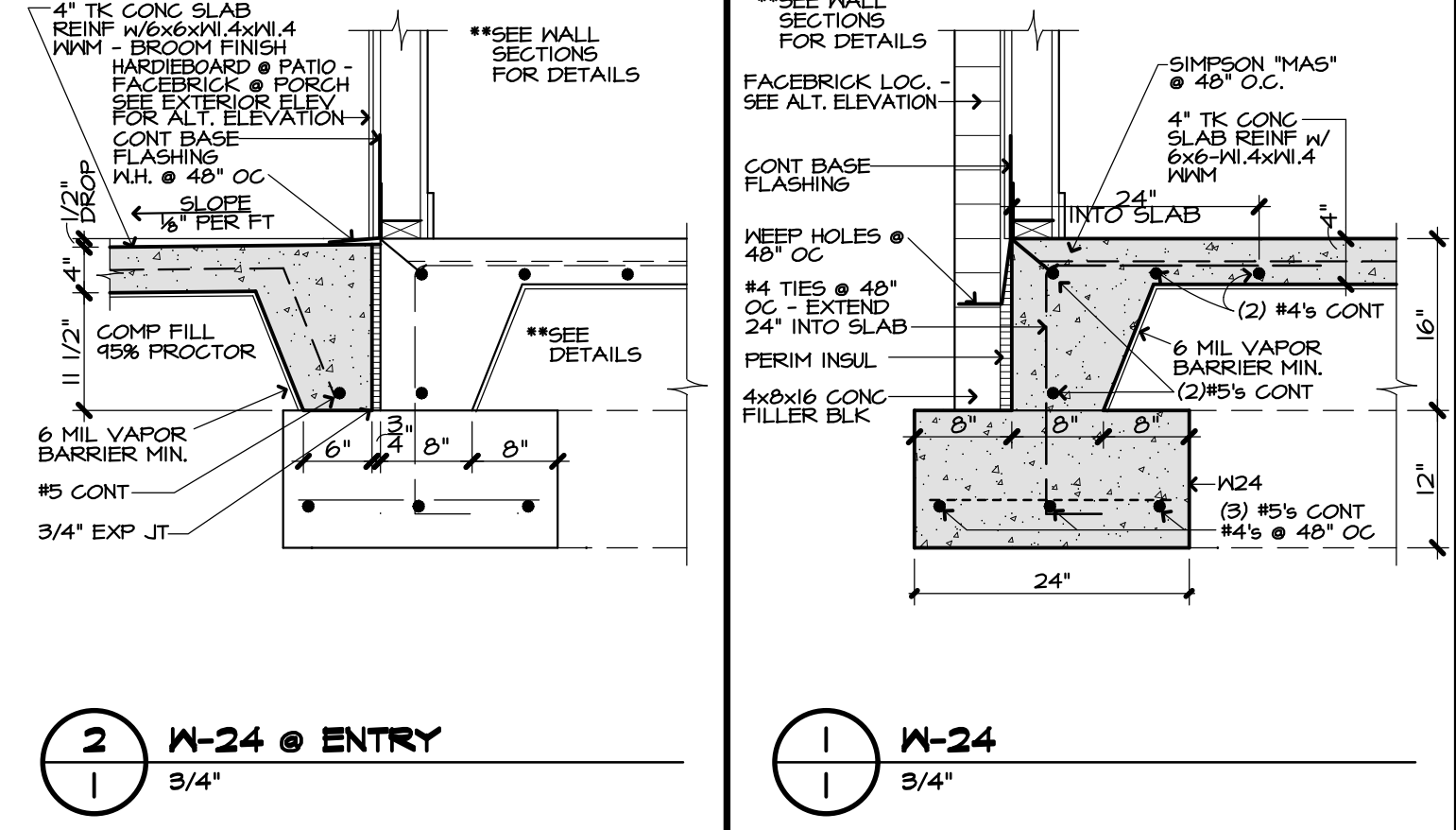
FOUNDATION PLAN
1/4"
NOTE: SEE SITE PLANS FOR BUILDING LAYOUT
SEE SITE PLAN

GENERAL NOTES	
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 W/4xW/4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4"TK CONC SLAB REINF W/ 6x6 W/4xW/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 CONC STOOP FOR HVAC UNIT (TYP) - SEE HVAC PLANS FOR REF
8	DROP SLAB 1/2" THS LOG - SEE DETAIL FOR REF

FOOTING SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
W-24	12"x24"xCONT W/ 8"xW/6"D GB	(3) #5% CONT W/ #4 TIES @ 48" OC (2) #5% CONT W/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4'S CONT EXTENDED INTO SLAB	(1)
W-24 @ ENT	12"x24"xCONT W/ 8"xW/6"D GB	(3) #5% CONT W/ #4 TIES @ 48" OC (2) #5% CONT W/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4'S CONT EXTENDED INTO SLAB (1) #5% CONT @ STOOP FTG	(1)
TS	16"x8"xCONT	(2) #5% CONT - TIE INTO VERT DOWELS @ PERIMETER FTG'S	(2)
TD-16	8"xW/6"D	(2) #4% CONT W/ #4 VERT DOWELS @ 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	
(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



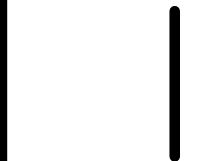
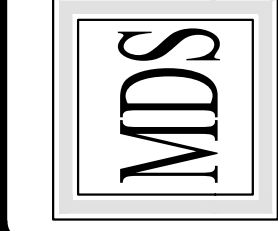
FOUNDATION PLAN
NOTES, DETAILS, AND SCHEDULES

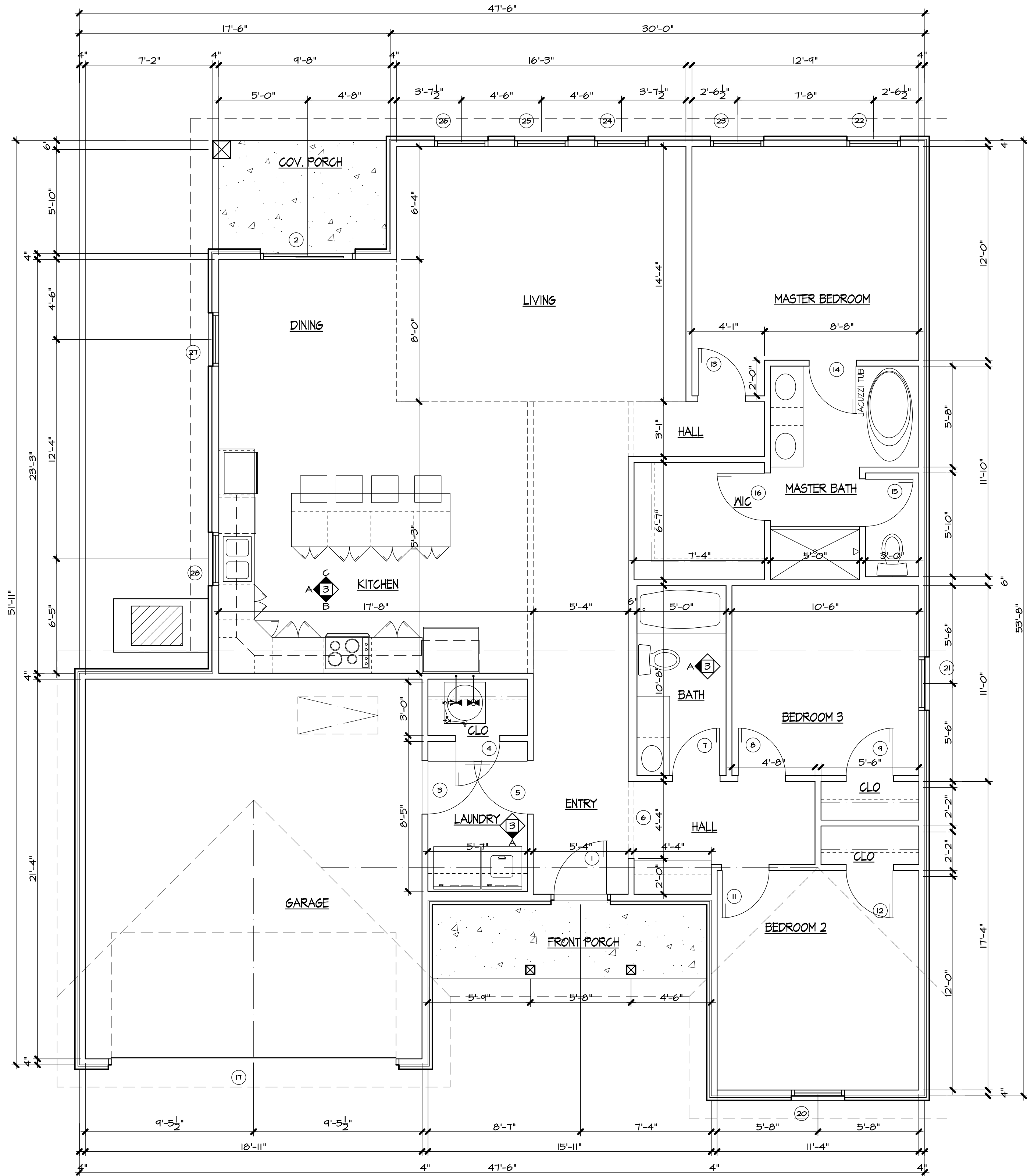
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MULTI-FAMILY HOUSING FOR:
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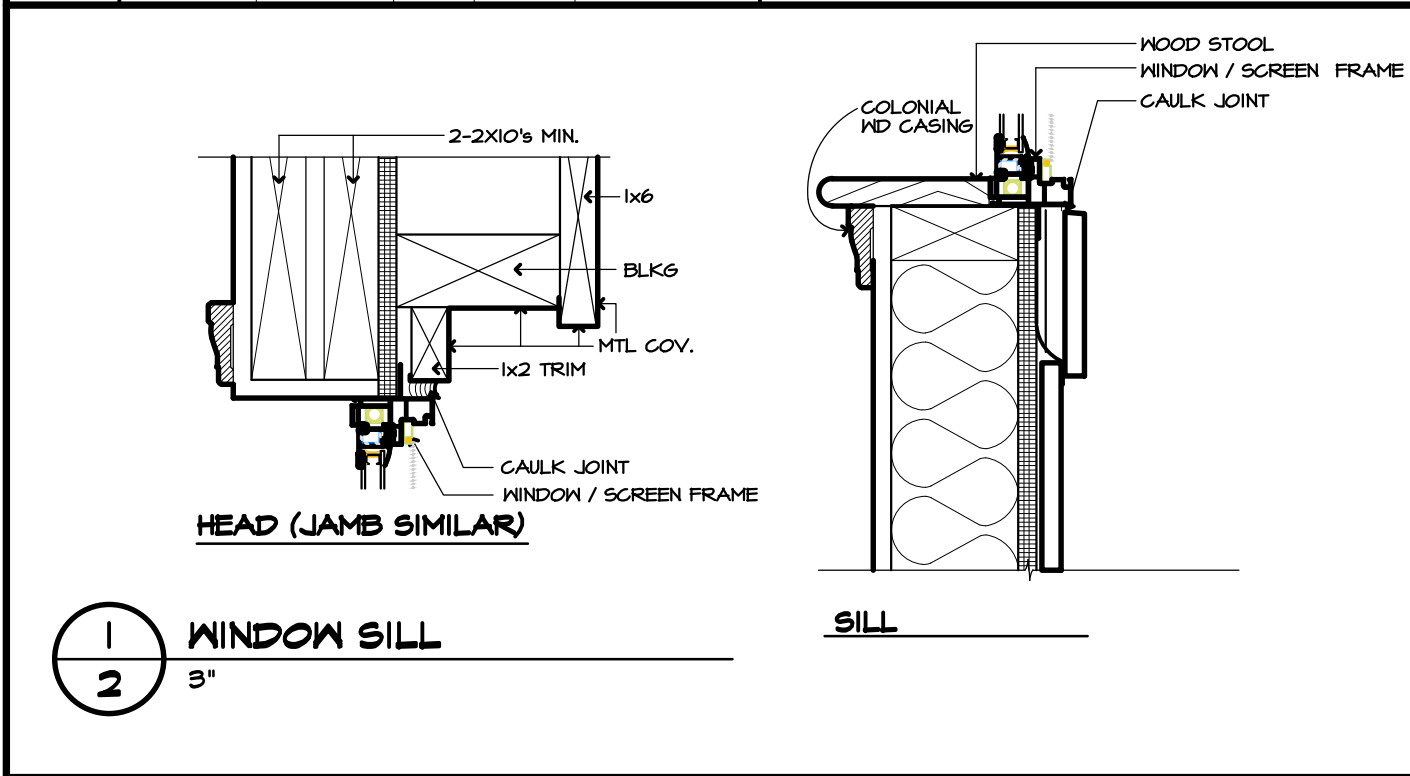
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FLOOR PLAN
1/4"
SQUARE FOOTAGE H&G: 1630
SQUARE FOOTAGE TOTAL: 2,052

OPENING SCHEDULE						ALL HARDWARE TO BE CLOSE FIST OPERABLE - VERIFY TYPE W/ OWNER VERIFY BLINDS TYPE & COLOR W/ OWNER
MARK	DOORS					REMARKS
	W	H	T	MAT	TYPE	
1	3'-0"	6'-8"		HM	SEE ELEV	LOCK SET W/ DEADBOLT
2	6'-0"	6'-8"		ALUM	SEE ELEV	SLIDING W/ LOCK SET
3	3'-0"	6'-8"		HM		LOCK SET
4	2'-8"	6'-8"		WD		CLOSET SET
5	2'-8"	6'-8"		WD		CLOSET SET
6	4'-4"	6'-8"		WD		CASED OPENING
7	2'-8"	6'-8"		WD		PRIVACY SET
8	2'-8"	6'-8"		WD		PRIVACY SET
9	2'-8"	6'-8"		WD		CLOSET SET
10	OMIT					
11	2'-8"	6'-8"		WD		PRIVACY SET
12	2'-8"	6'-8"		WD		CLOSET SET
13	2'-8"	6'-8"		WD		PRIVACY SET
14	2'-8"	6'-8"		WD		PRIVACY SET
15	2'-8"	6'-8"		WD		PRIVACY SET
16	2'-8"	6'-8"		WD		CLOSET SET
17	16'-0"	8'-0"		ALUM	SEE ELEV	GARAGE DR W/ MOTOR & SENSORS THIS CONTRACT
WINDOWS						
20	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
21	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
22	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
23	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
24	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
25	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
26	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
27	3'-0"	5'-0"	2"	ALUM	SEE ELEV	
28	3'-0"	3'-6"	2"	ALUM	SEE ELEV	

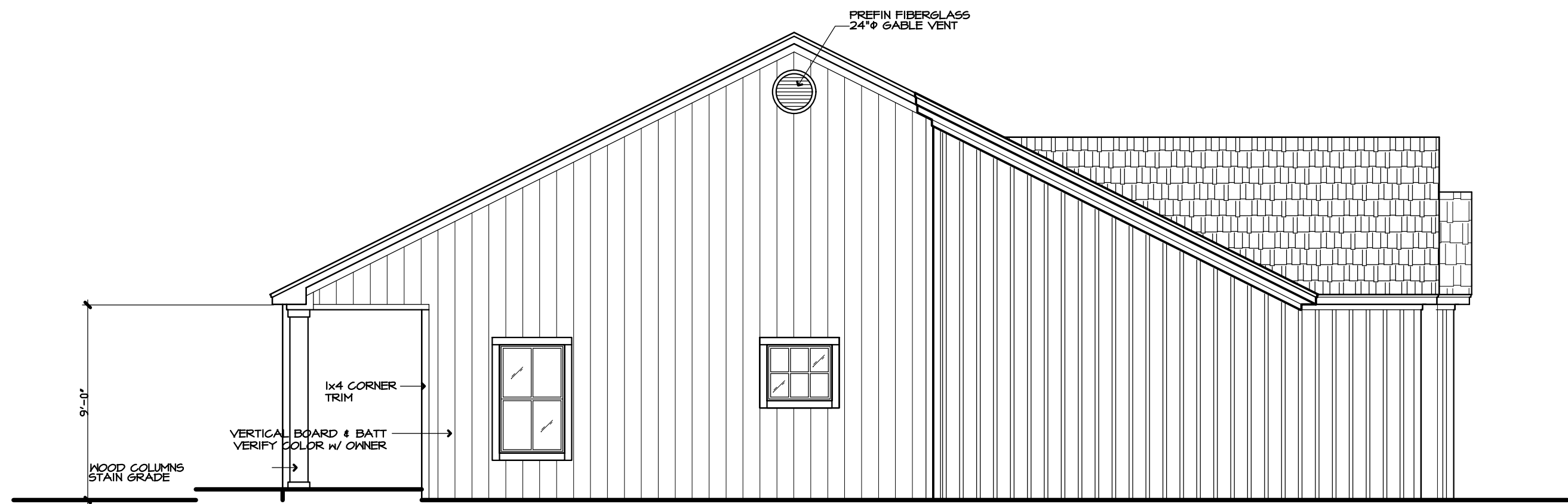


INTERIOR FINISH SCHEDULE									
SPACE	FLOOR	BASE	WALLS	CEILING	CLG HT	REMARKS			
	LVT - COLOR BY OWNER EXPOSED CONC - SEALED	4" WOOD BASE - PAINTED	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'YR'X' GYP BD	5/8"TK TYPE 'X' GYP BD 5/8"TK TYPE 'YR'X' GYP BD	9'-0"				
GARAGE	•	•	•	•	•				(2)
ENTRY	•	•	•	•	•			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

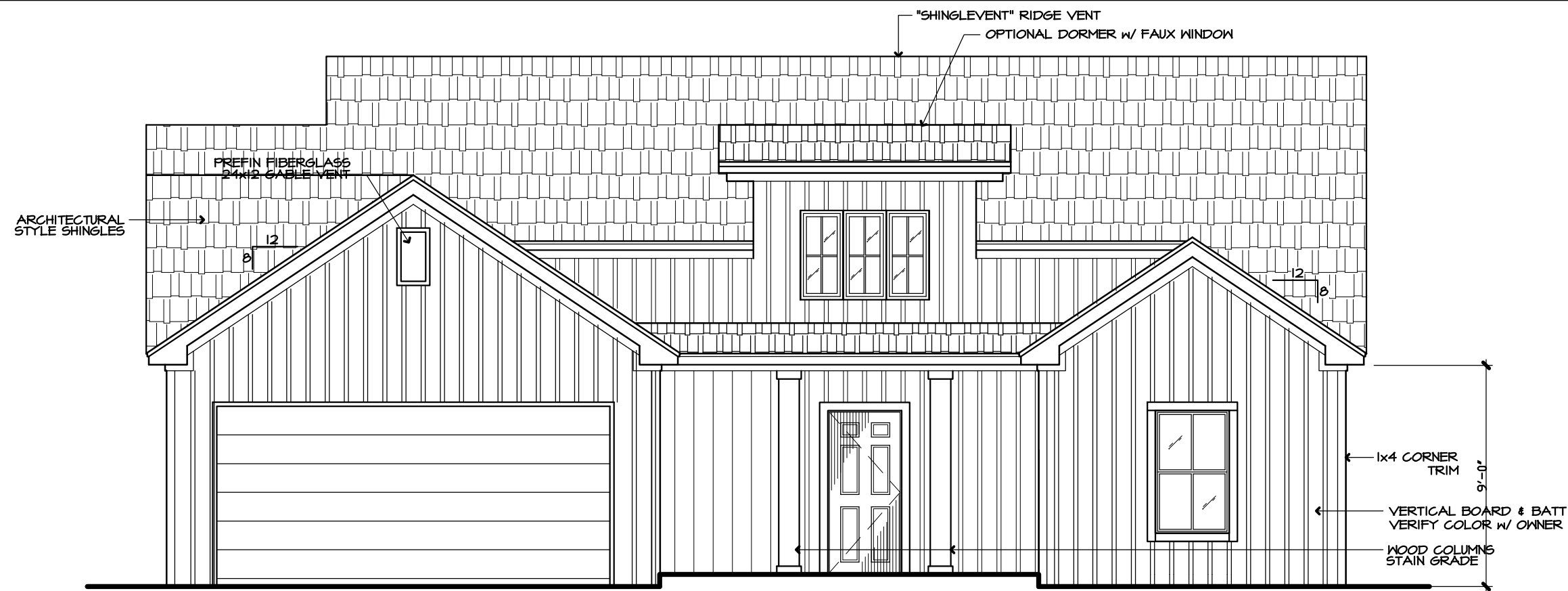
REMARKS INTERIOR FINISH SCHEDULE

1. INSTALL 5/8"TK TYPE 'YR'X' GYP BD AT ALL NET WALL LOCATIONS

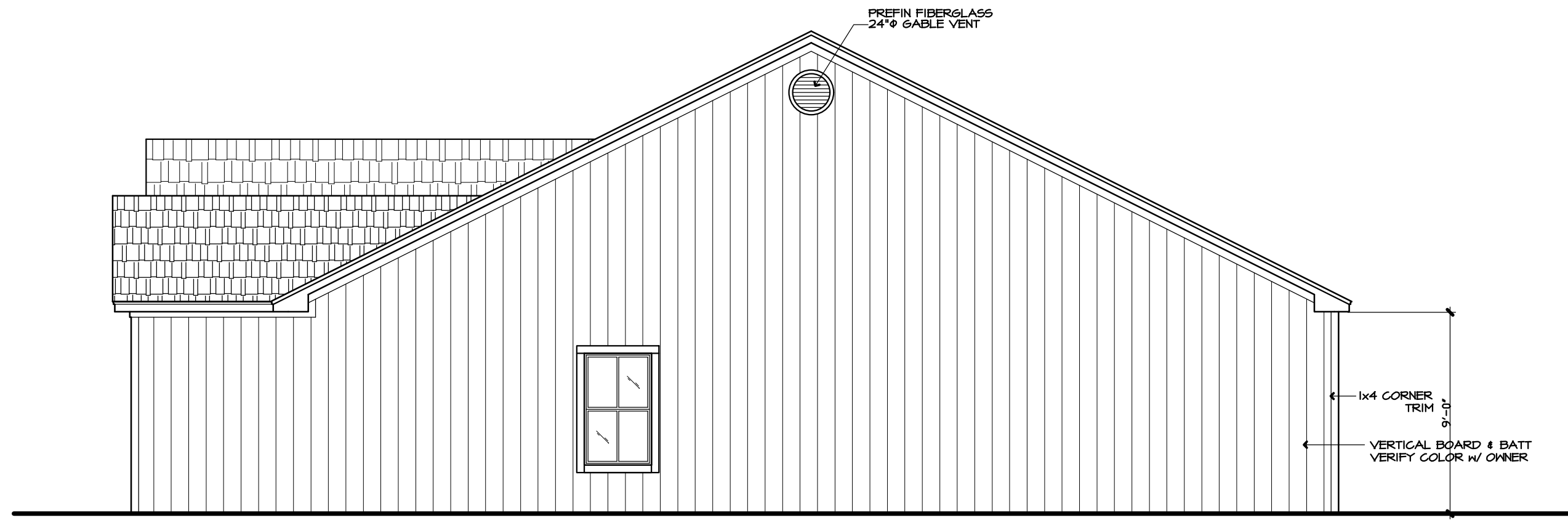
2. ALL GYP BD WALLS TO BE PAINTED



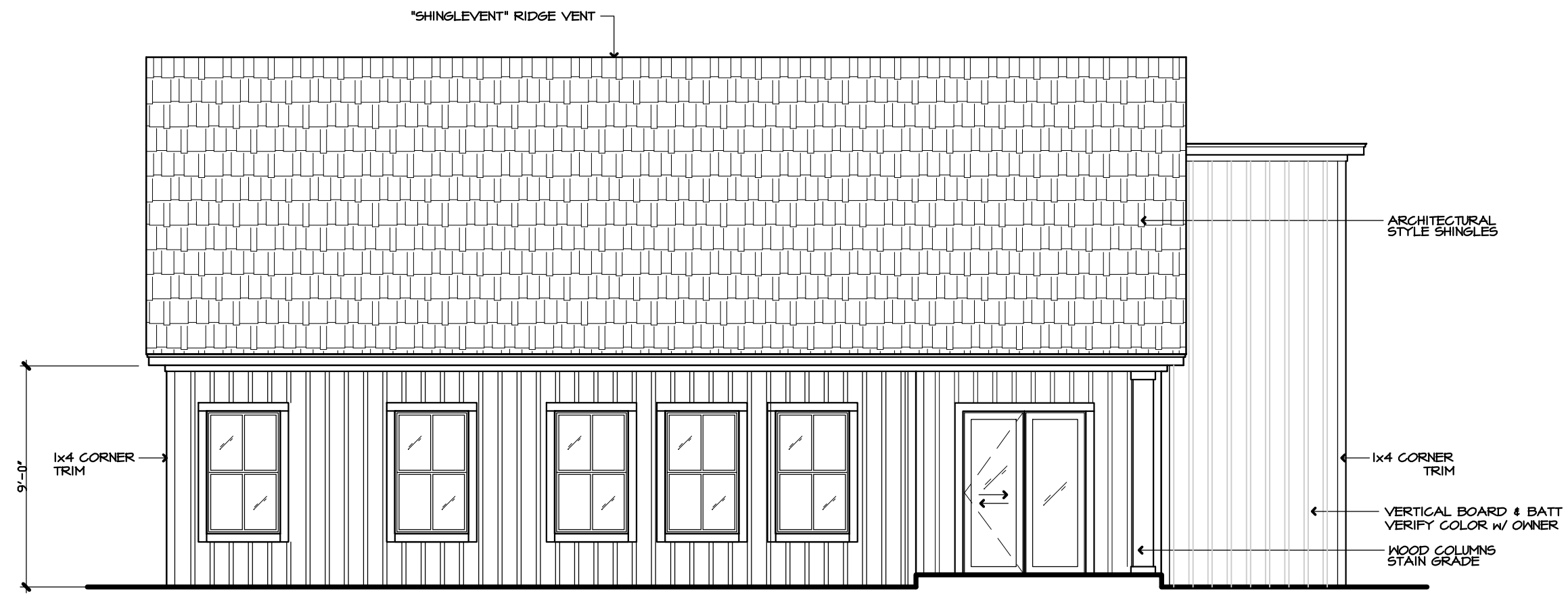
SIDE ELEVATION
N.T.S.



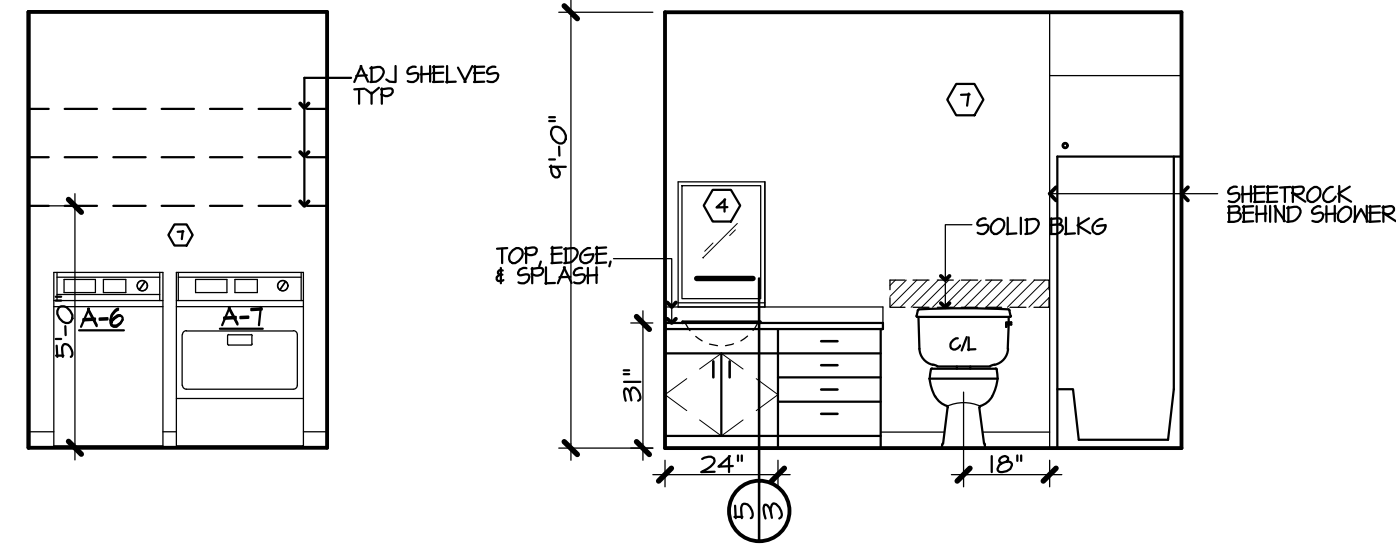
FRONT ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

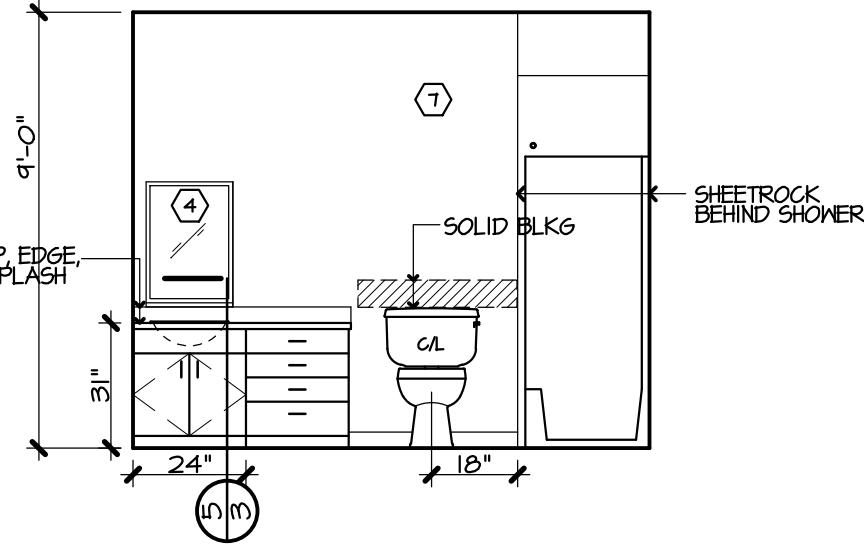


REAR ELEVATION
N.T.S.



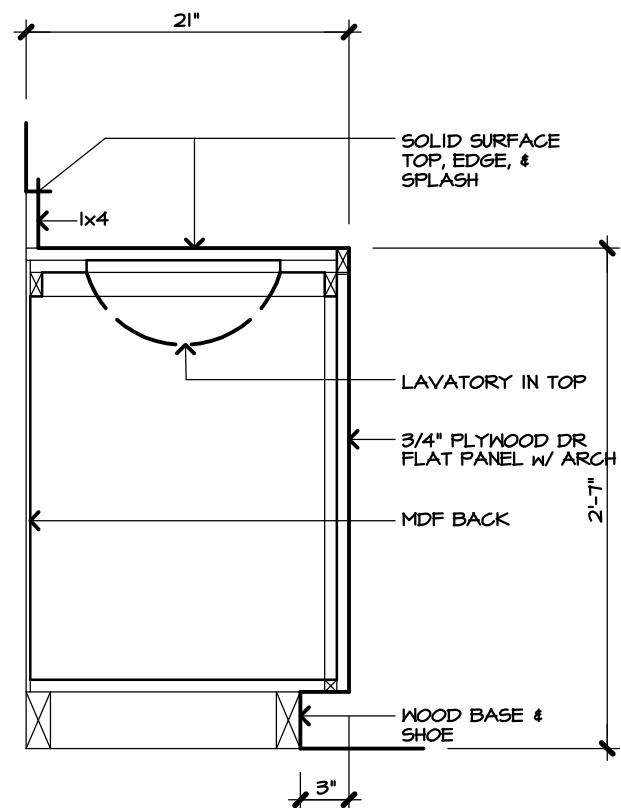
ELEVATION "A"

UTILITY
3/8"

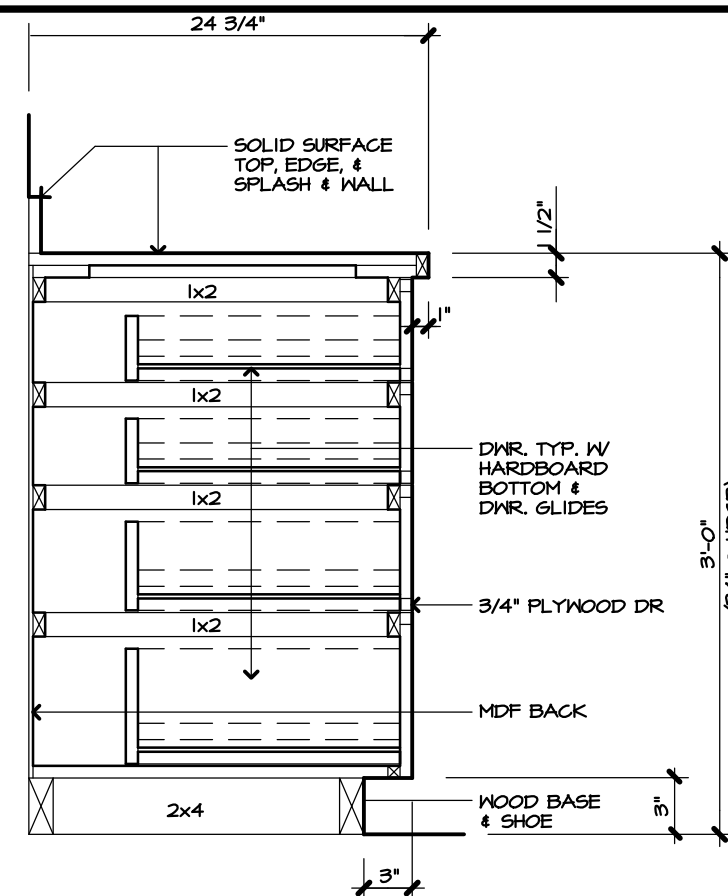


ELEVATION "A"

BATH



5
3 LAVATORY
1"



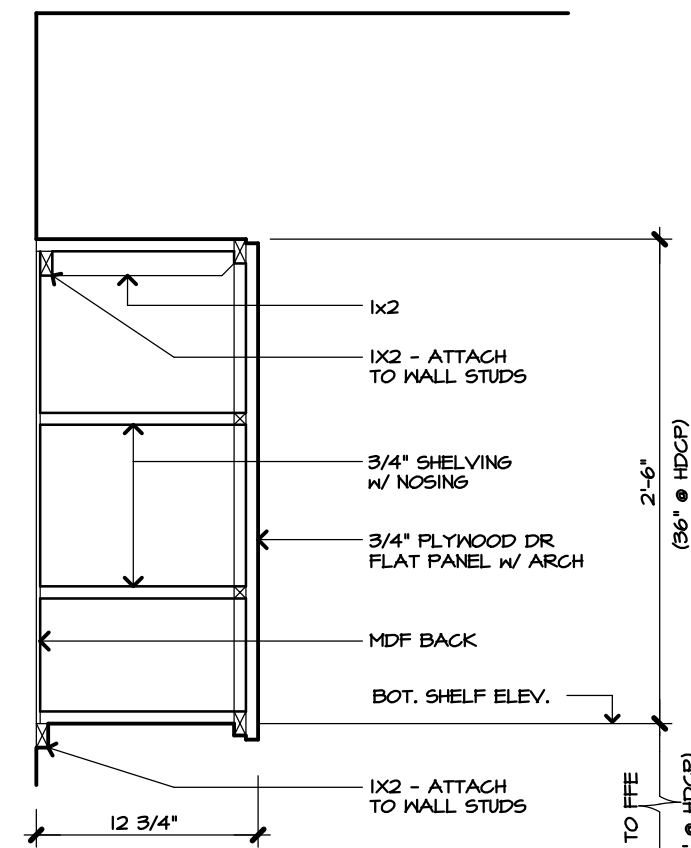
6
3 BASE CABINET W/DRAWERS
1"

0 GENERAL NOTES INTERIOR ELEVATIONS			
MARK	DESCRIPTION	MOUNTING REQ.	REMARKS
1	ROBE HOOK	60" $\angle$	(1)
2	TISSUE HOLDER	24" $\angle$	(1)
3	SHOWER HEAD LOCATION	72" $\angle$	
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		

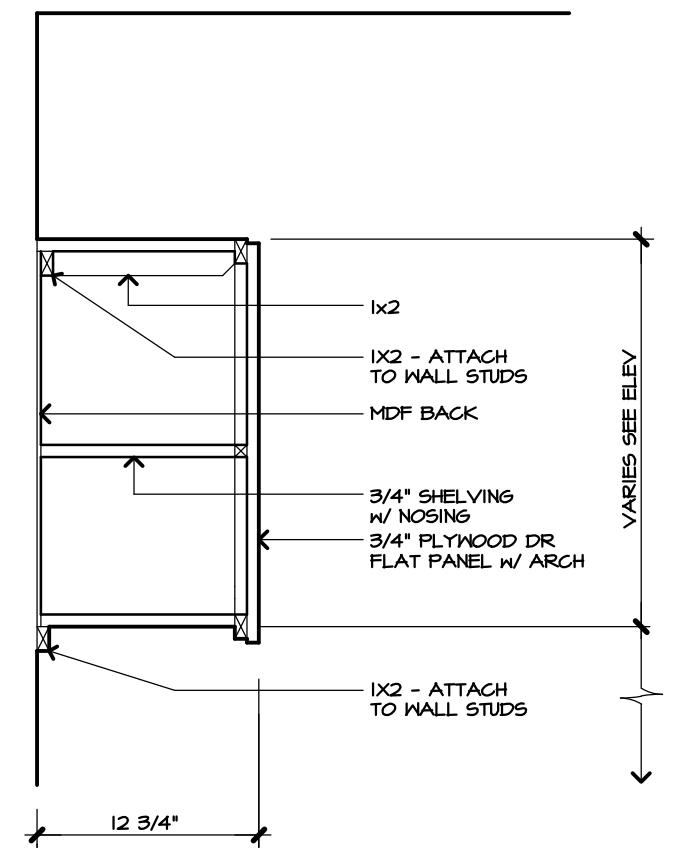
REMARKS GENERAL NOTES

(1) ALL ACCESSORIES TO BE SECURED TO SOLID BLOCKING

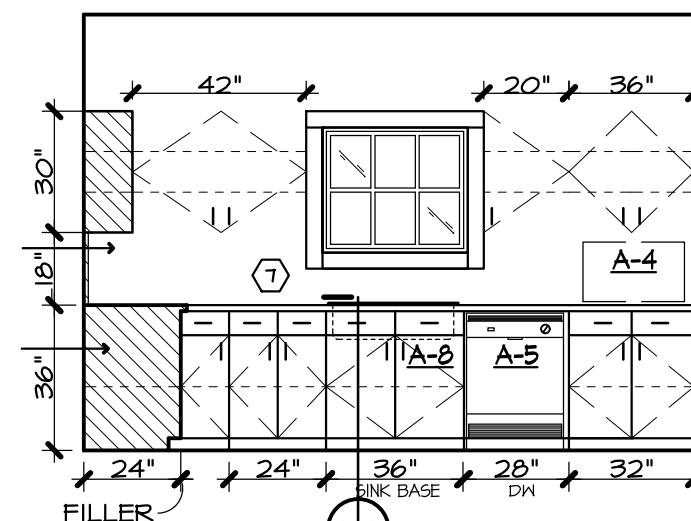
(2) "WRX" GYP BD TO BE INSTALLED BEHIND ALL TUBS - SEE INTERIOR ELEVATIONS FOR REFERENCE



1
3 WALL CABINET
1"

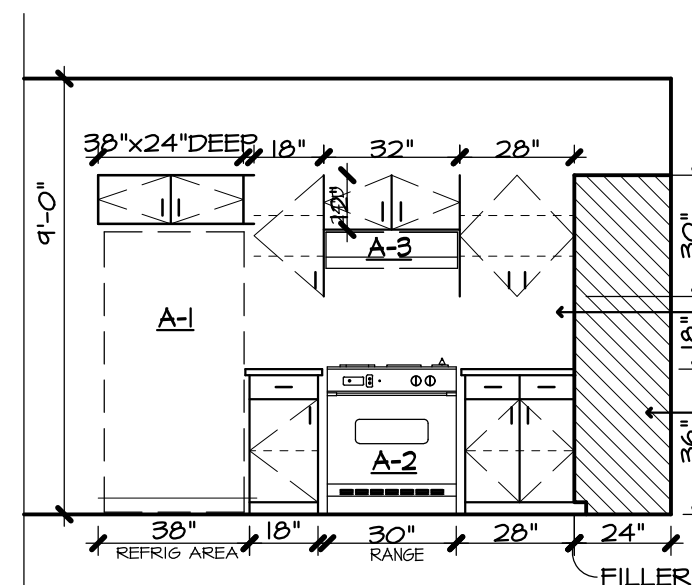


2
3 WALL CABINET
1"

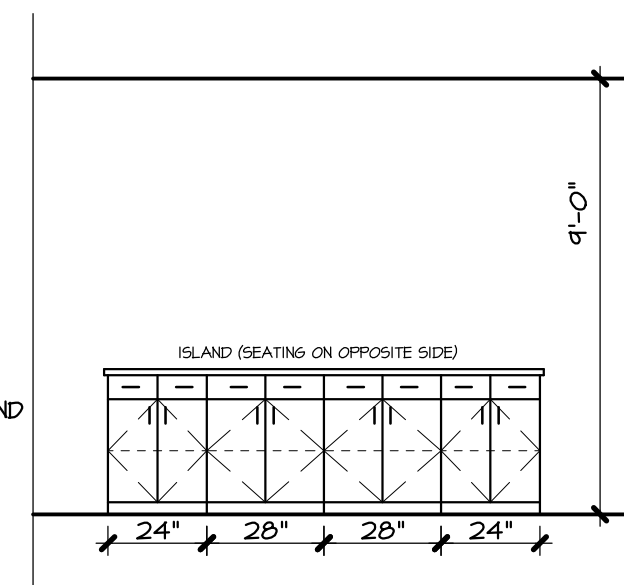


ELEVATION "A"

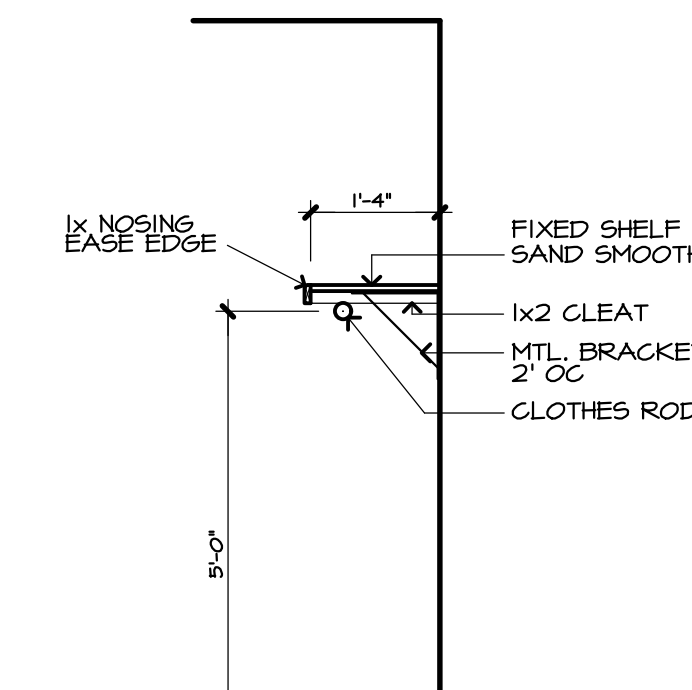
KITCHEN



ELEVATION "B"



ELEVATION "C"



7
3 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 AB545DFBS ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS	(2) (4)
A-3	OVER THE RANGE VENTHOOD	GE/JV 338 HEBB 30" STANDARD HOOD, VENTED, W/ LIGHT HTL 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 JES1460DSEB 1.4 CU FT COUNTERTOP MICROWAVE OVEN	(5)
A-5	DISHWASHER	GE 60P520P6JBB DISHWASHER WITH FRONT CONTROLS	(1) (2) (4)
A-6	WASHING MACHINE	GE GFVH1200H FRONTLOAD 3.6 DOE IEC CUFT. ENERGY STAR	(5)
A-7	CLOTHES DRYER	GE GFEDN120ED 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

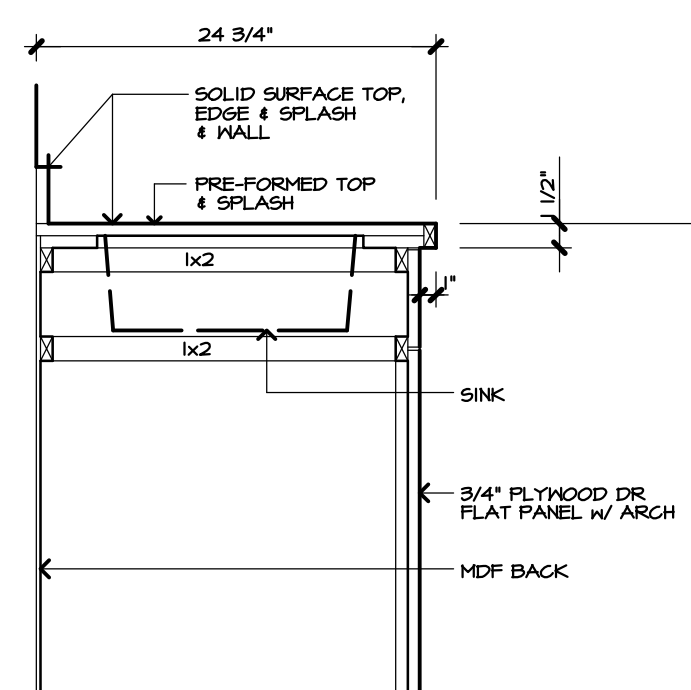
(1) ENERGY STAR CERTIFIED

(2) ADA COMPLIANT APPLIANCE

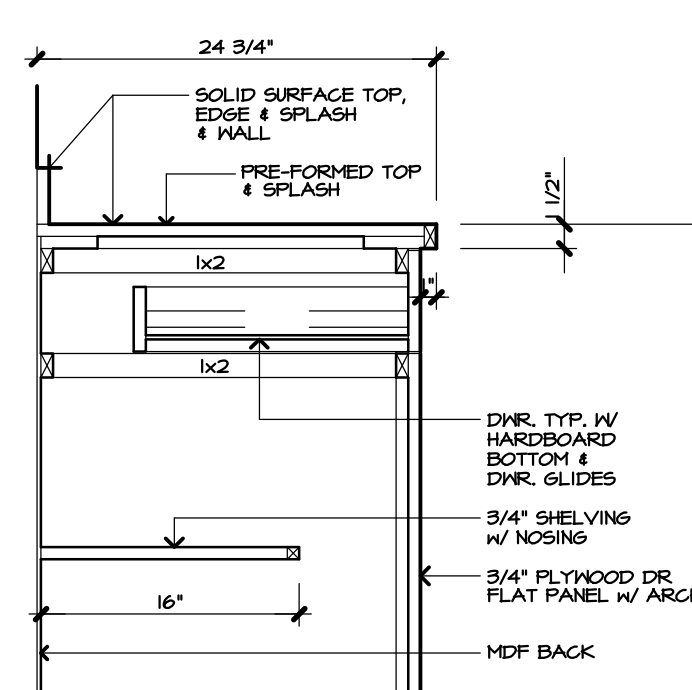
(3) SWITCH HOOD TO ROCKER SWITCHES MOUNTED ON FACE OF CABINET FOR ADA COMPLIANCE, LIGHTING & VENT

(4) ALL KITCHEN APPLIANCES SPECIFIED AS "STAINLESS STEEL"

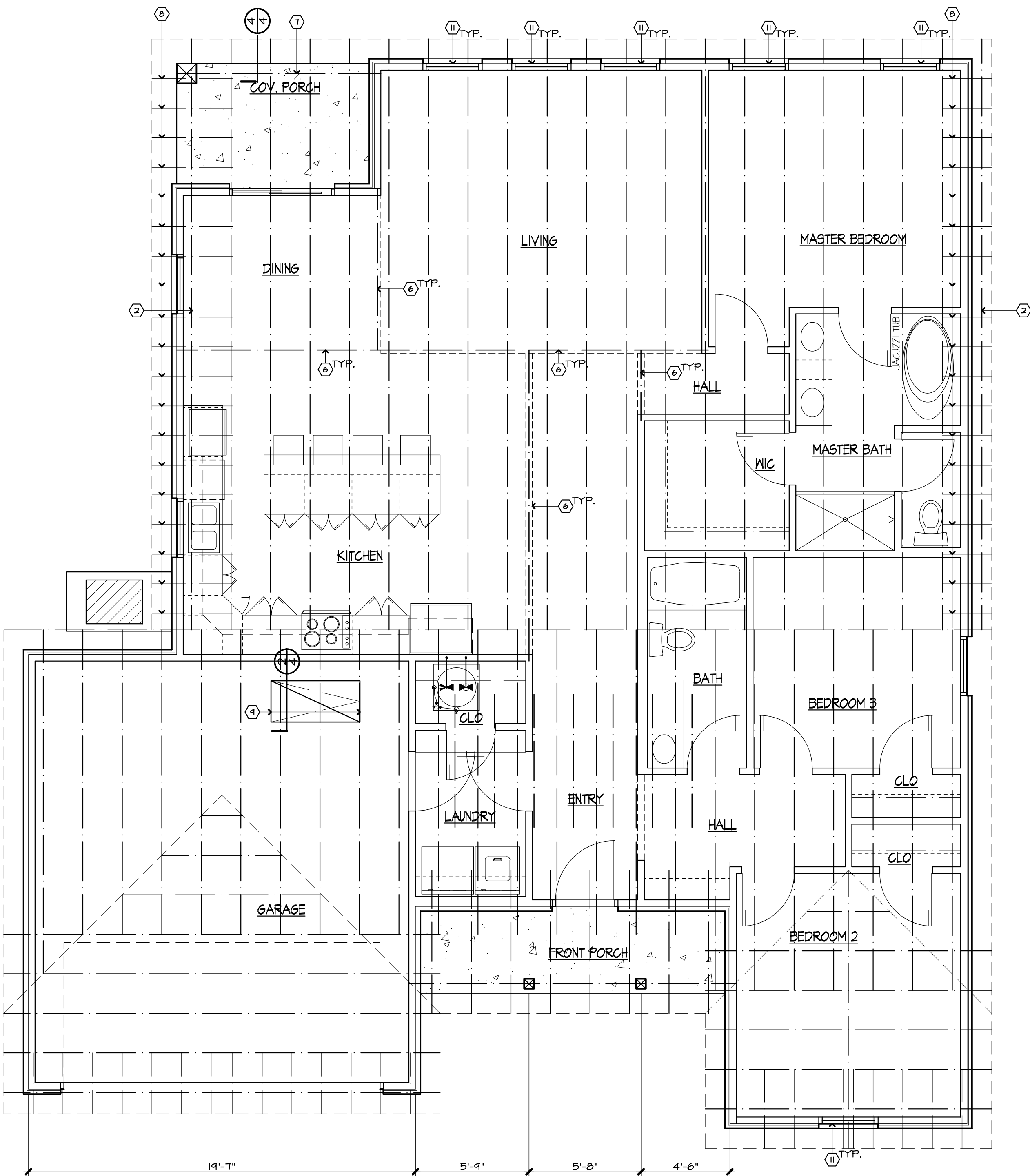
(5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE PLUMBING FIXTURE SCHEDULE FOR REF



3
3 BASE CABINET W/SINK
1"

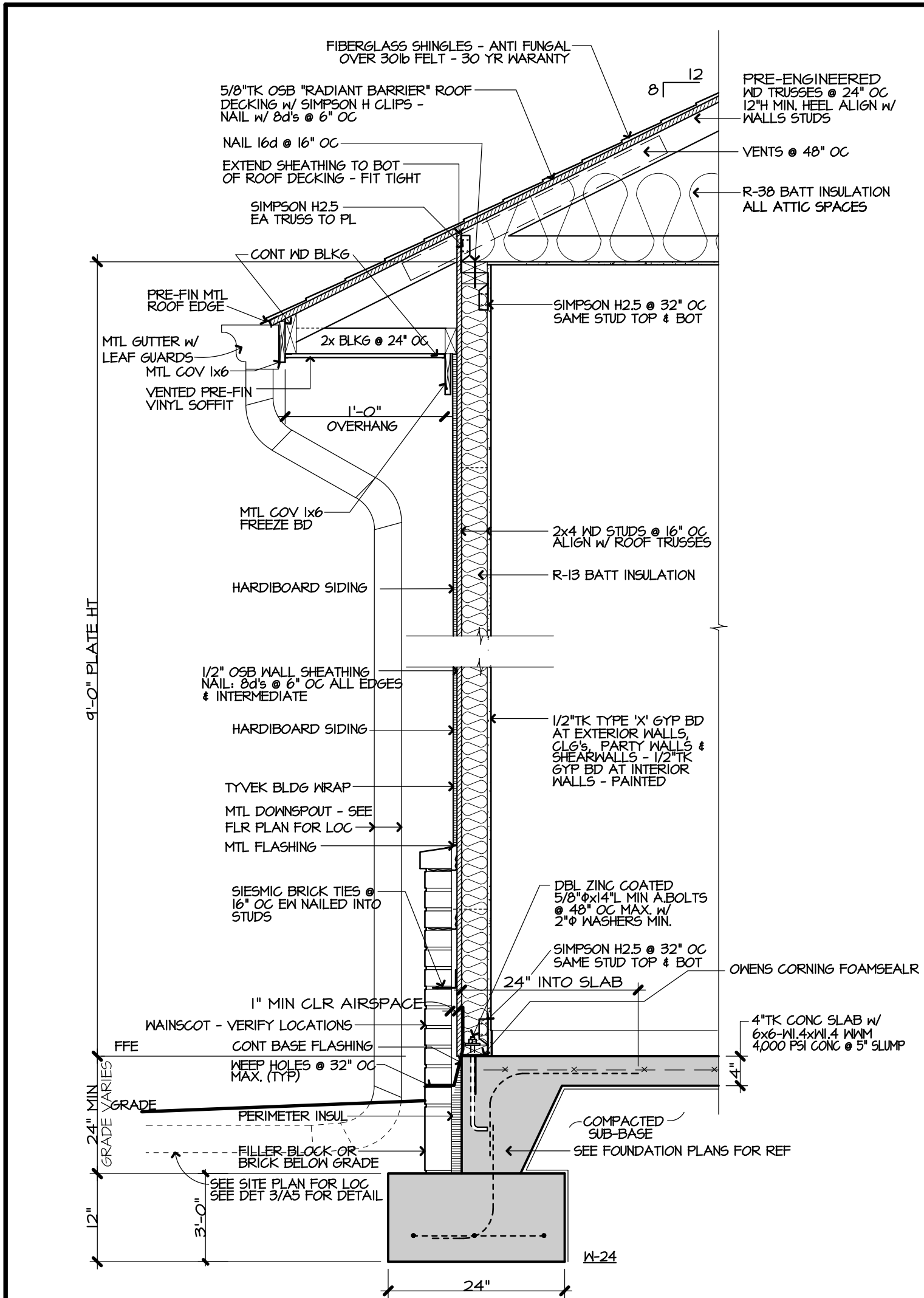


4
3 BASE CABINET
1"



FRAMING PLAN
1/4"

3 4 5



1
4
3/4"

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

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 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 HDGP BARS 4 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

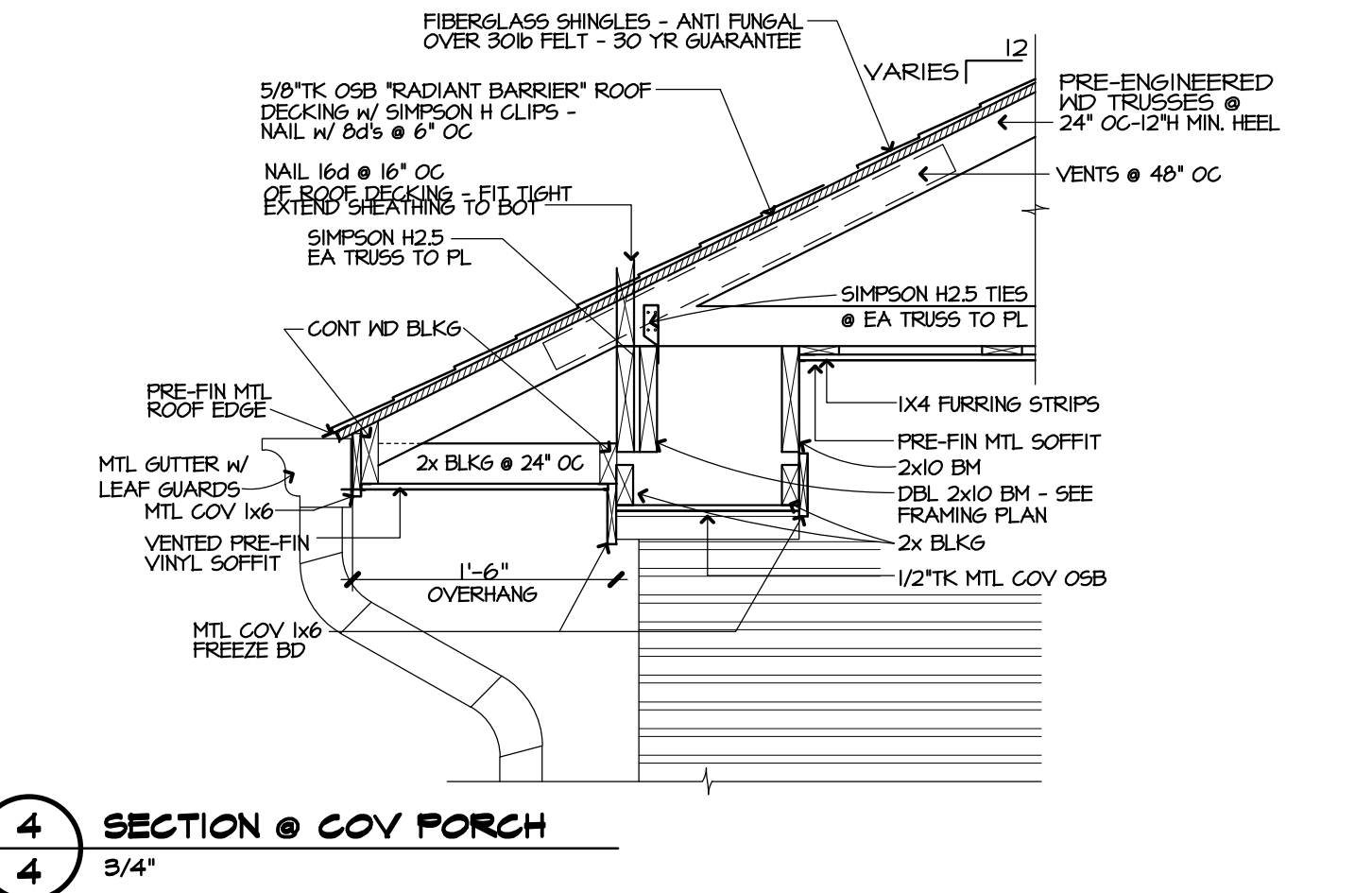
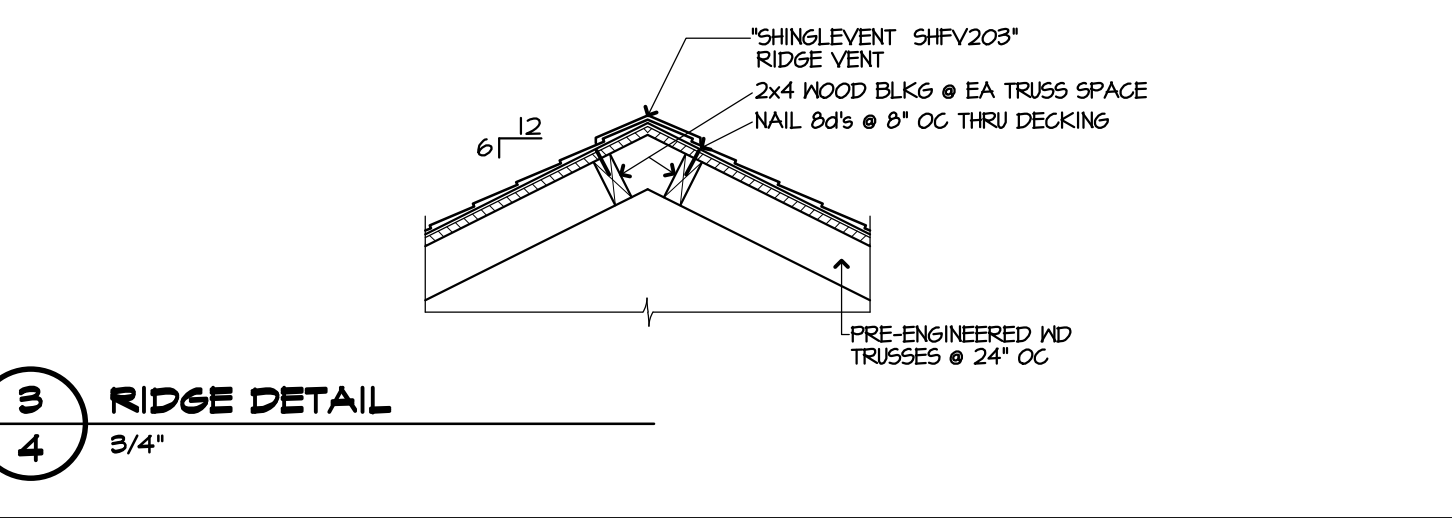
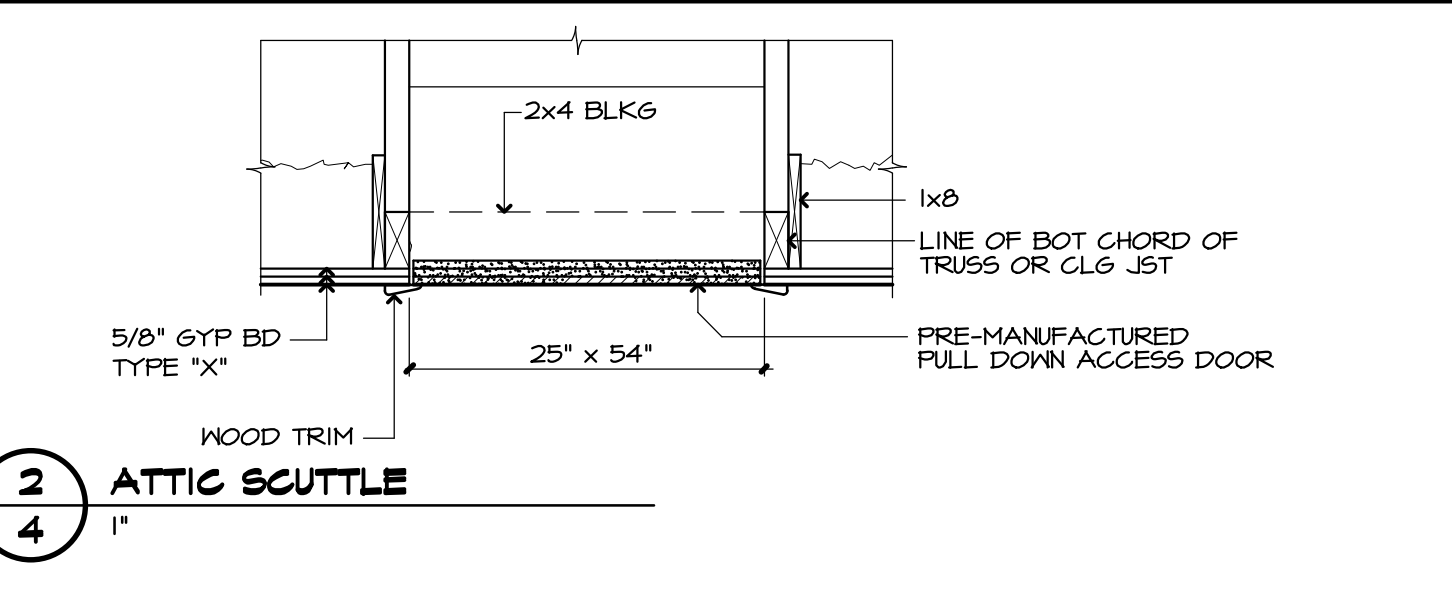
NAILING, BEAM, AND COLUMN NOTES

- 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	43"x3 1/2"x4	45"x3 1/2"x3/4 (LLV)	46"x3 1/2"x3/4 (LLV)	47"x4x3/4 (LLV)

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



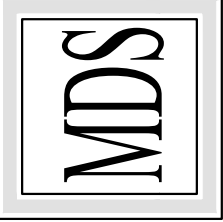
FRAMING PLAN
NOTES, DETAILS, AND SCHEDULES

REVISED: 01/31/2023

MULTI-FAMILY HOUSING FOR:
RIVER BACK ESTATES

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

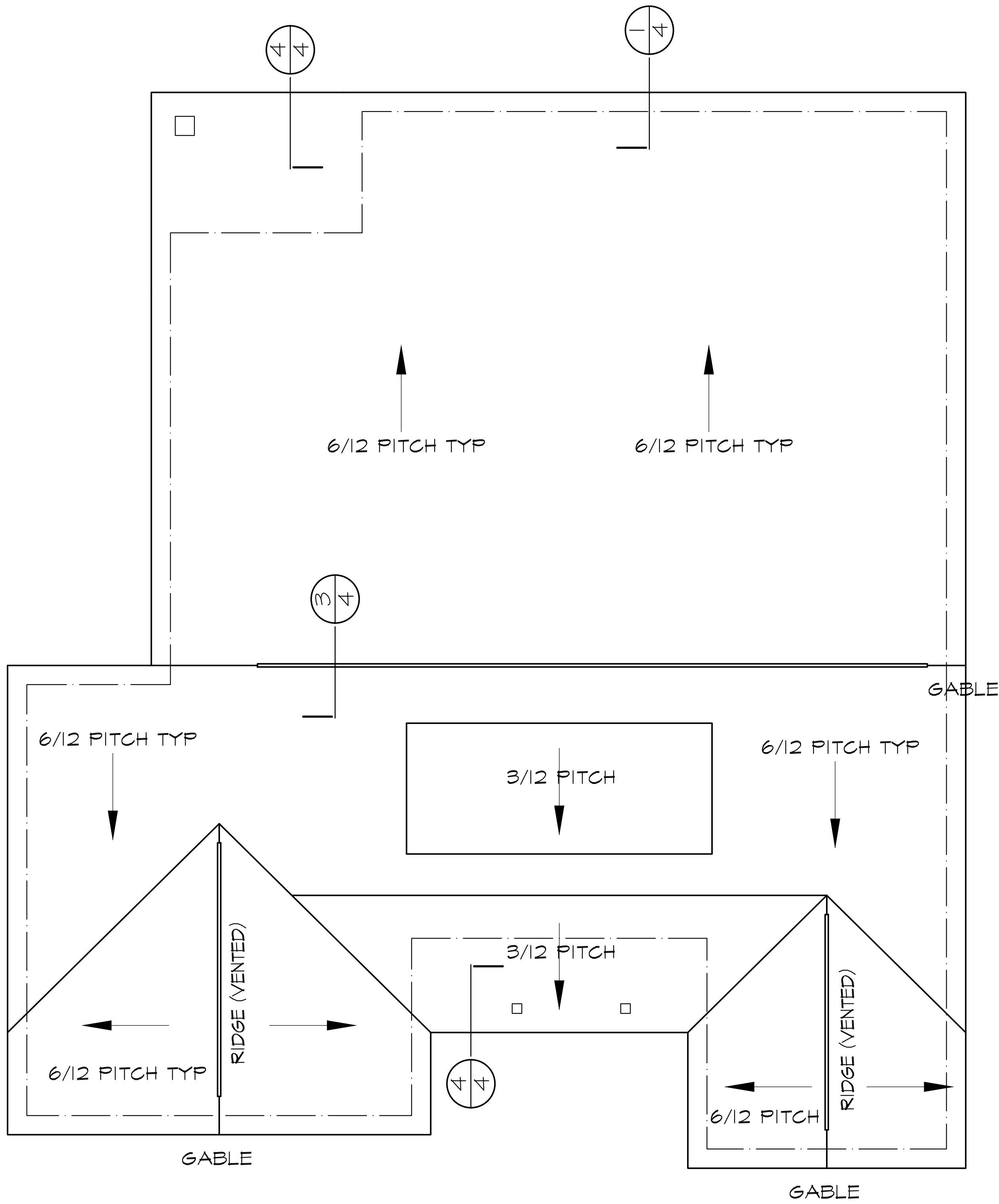
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4.1

ROOF PLAN

1/4"



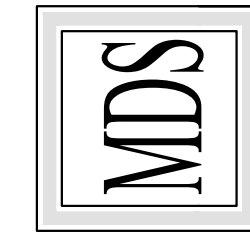
ROOF PLAN

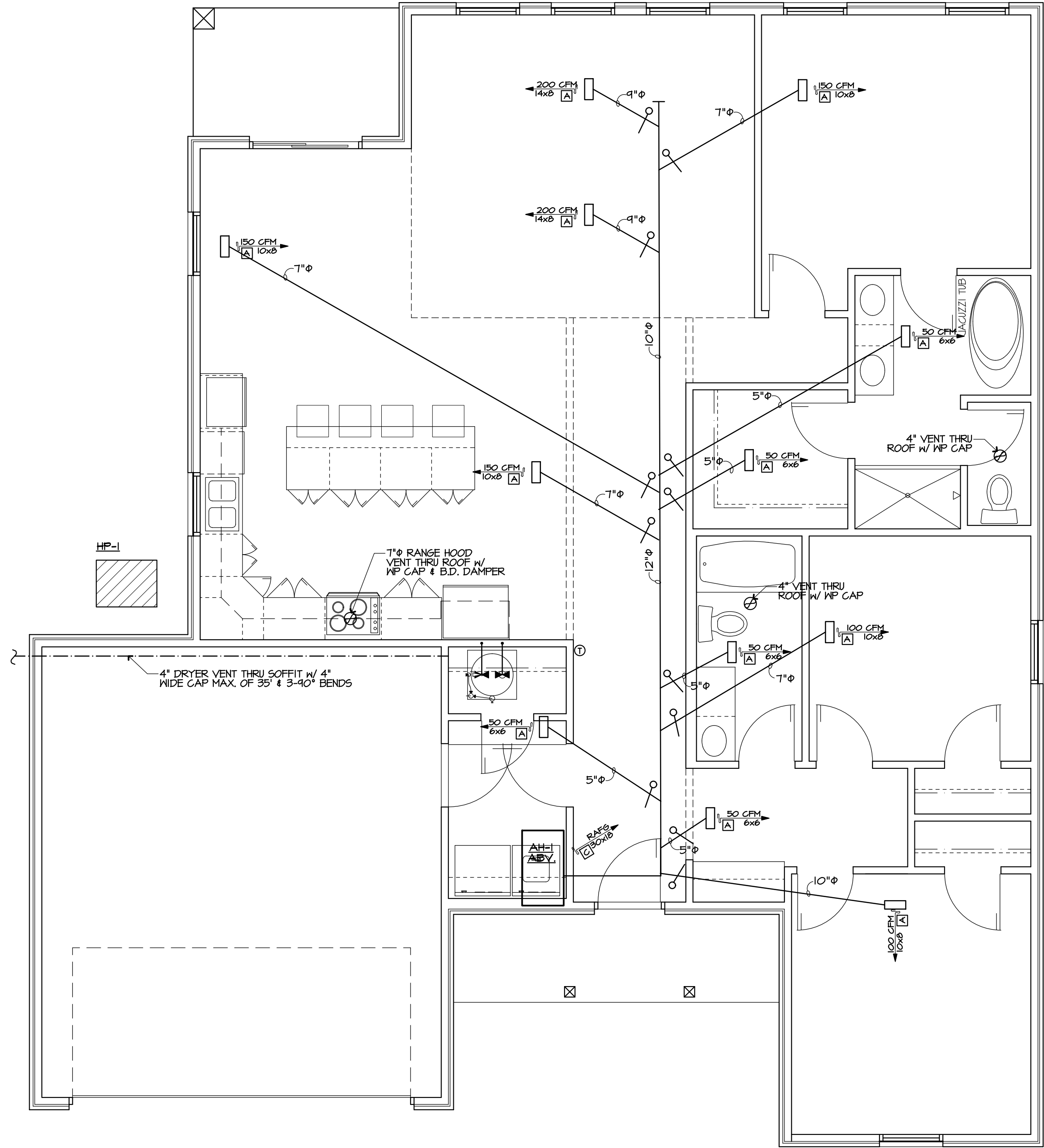
REVISED: 01/31/2023

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RIVER BACK ESTATES

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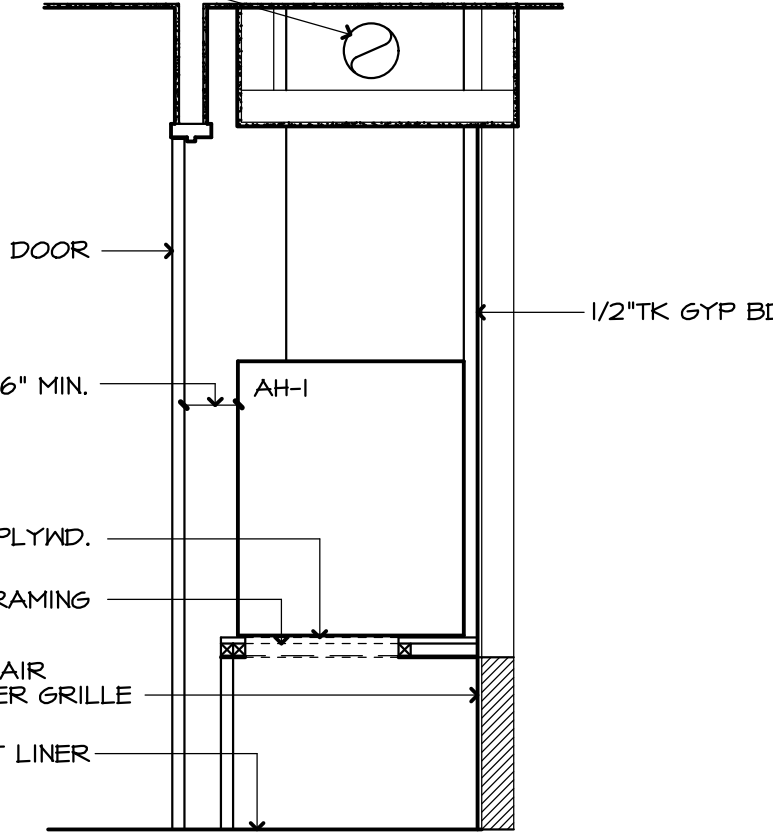




HVAC PLAN
1/4"

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 HT 1200 CFM	3 TON COIL
Ⓐ	SUPPLY REG	HART & COOLEY A303	SEE DRAWING	WHITE FINISH
Ⓑ	RET AIR FILTER GRILLE	HART & COOLEY 613	SEE DRAWING	WHITE FINISH
①	THERMOSTAT	WHITE ROGERS 1F81EZ-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
5 TYP MECH CLO
1/2"

HVAC PLAN
NOTES, DETAILS, AND SCHEDULES

REVISED: 01/10/2023

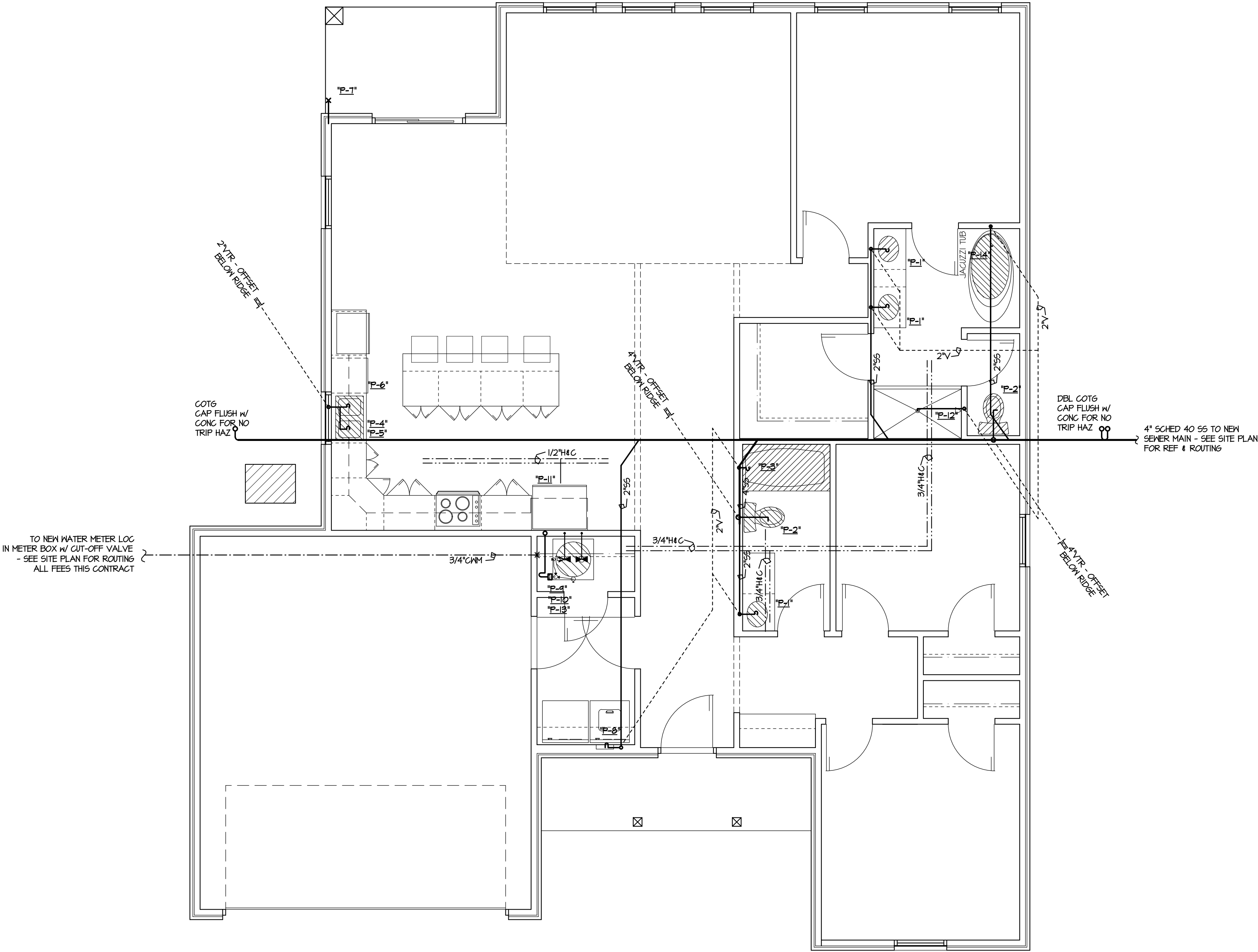
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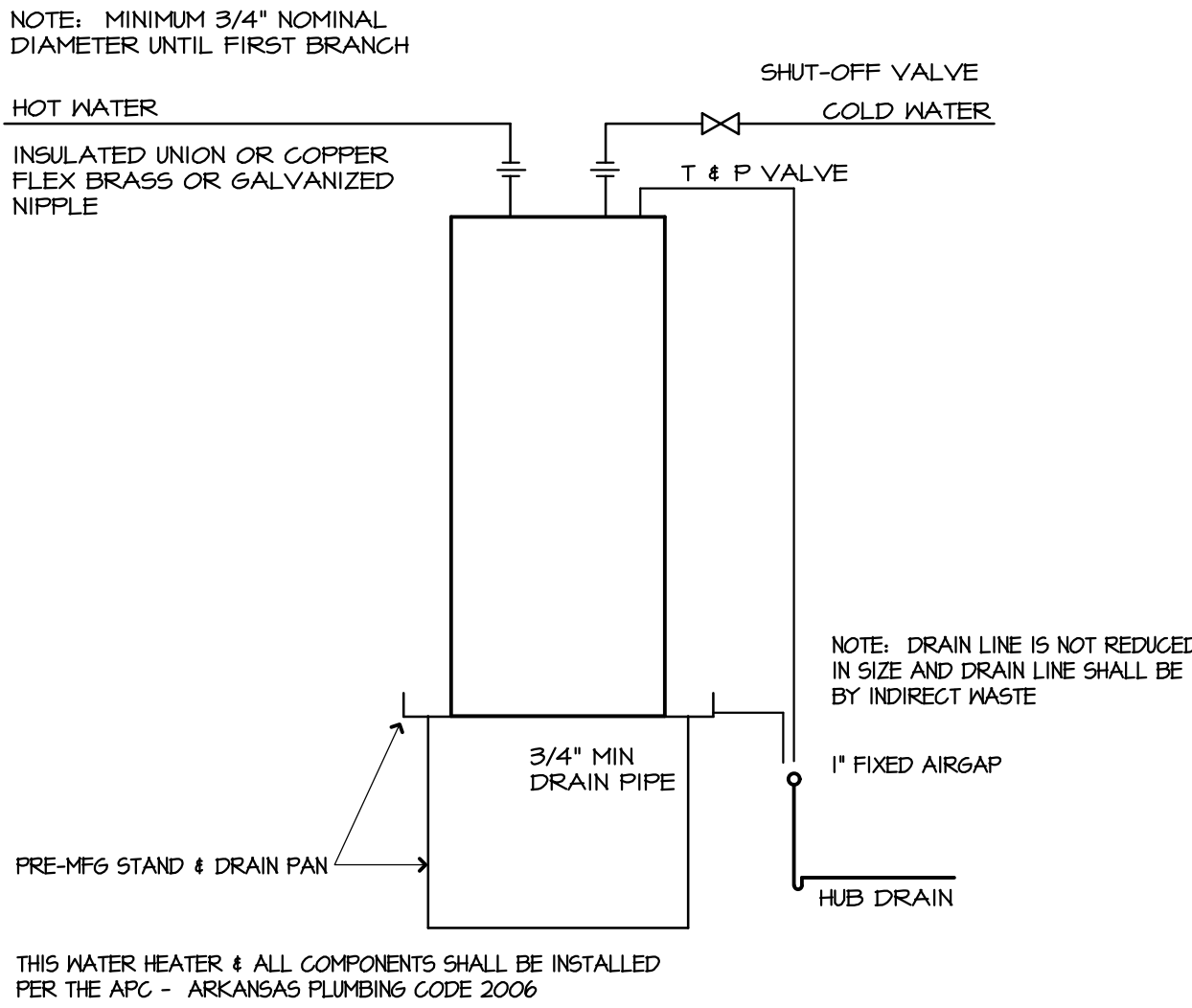
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PLUMBING FIXTURE SCHEDULE			
FIXTURE FINISHES VERIFY W/ OWNER			
MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x31 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL WITH CHICAGO 420-ABCP FAUCET	(2)
P-2	WATER CLOSET	GERBER MAXNELL 21-412 WITH GLAZED WOOD 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 #14 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 VNARI013 54"x30" FREESTANDING TUB W/ DELTA DLTT128 TRINGIC 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 WATER HEATER DETAIL (TYP - ELEC)
6 NTS

PLUMBING PLAN
NOTES, DETAILS, AND SCHEDULES

REVISED: 01/10/2023

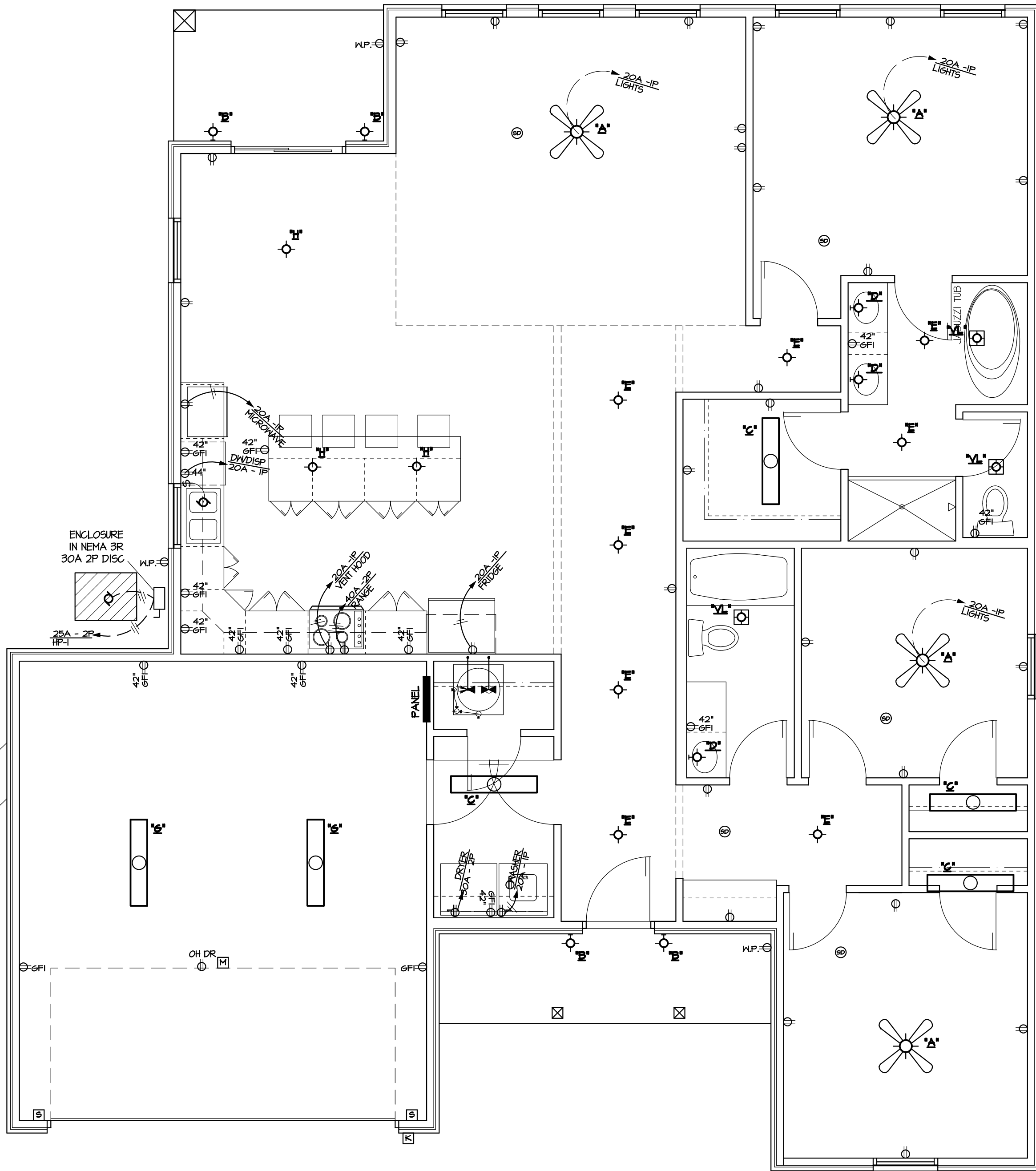
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RIVER BACK ESTATES

CONTRACT NO.: 154322
DATE: 07/09/2022
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6



ELECTRICAL POWER & LIGHTING PLAN

- ELECTRICAL NOTES:
1. MINIMUM WIRE SIZE SHALL BE 12ga COPPER
 2. ARC FAULT BREAKERS SHALL BE USED FOR ALL RECEPTACLES & LIGHTING. INCLUDE SMOKE DETECTORS AS REQUIRED BY N.E.C. ALL RECEP.TS 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

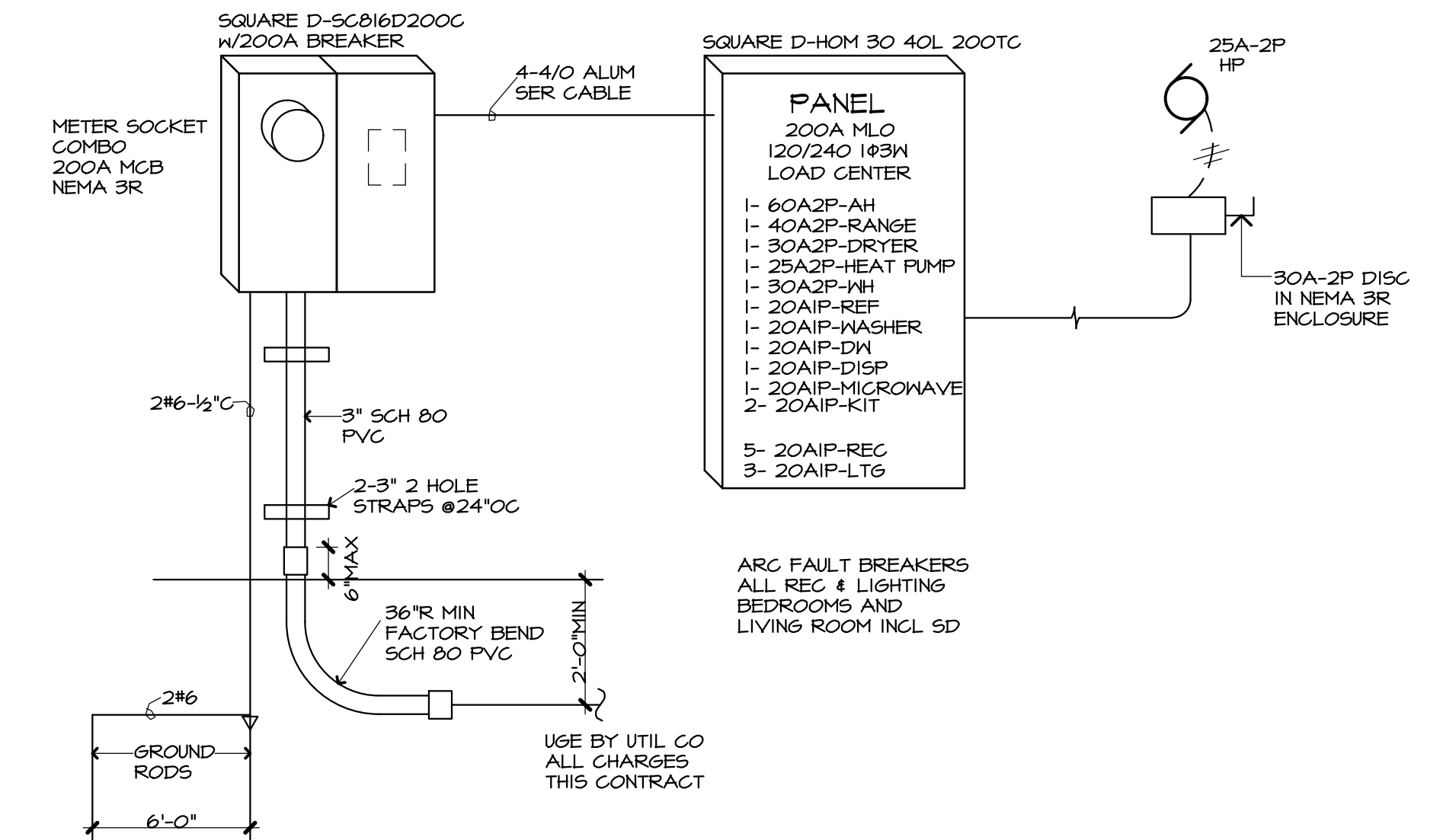
⊖	DUPLEX RECEPTACLE	■	PANEL BOARD
⊖ _{WP}	DUPLEX RECEPTACLE - WATER PROOF	□	DISCONNECT SWITCH
⊖ _{GF}	DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU	⊕	JUNCTION BOX
⊖	220 V. RECEPTACLE	⊕	MOTOR
⊕	SINGLE POLE SWITCH	⊕	MOTOR STARTER
⊕ _L	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (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
		EL	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'-8" A.F.F. ALTRONIX-FUNCTION TIMER MODEL 6062, ALTRONIX AL624 POWER SUPPLY, STROBE WHEELLOCK 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	⊕	CLG. MOUNTED INTERCOM SPEAKER
⊕	STROBE	⊕	INTERCOM PUSH TO CALL SWITCH
⊕		⊕	MASTER CLOCK
⊕		⊕	CLOCK OUTLET
⊕		⊕	
⊕		⊕	EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.
⊕	THERMOSTAT	⊕	
⊕	EXHAUST	⊕	
⊕		⊕	O.H. DOOR KEYPAD/OFFENER
⊕	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 P8061-20-30K	(1) T5W A	RECESSED CLG	
"F"	MEADER BROTHERS 10TTTB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NL732BL2A	(2) 32W T8 40"L	SURFACE - WRAP	
"H"	PENDENT - SELECTED BY OWNER	(1) T5W A	SURFACE STEM	
"V.L"	BROAN 6TB	(1) 100W A	RECESSED	50 CFM
"S1"	HUBBELL MICO150H350 - VERIFY W/ SITE PLAN	(1) T5W MH	CONC FTG	(1), (3)

REMARKS

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



ELECTRICAL POWER DIAGRAM

NTS

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

ELECTRICAL POWER & LIGHTING PLAN
ELECTRICAL POWER RISER DIAGRAM

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