ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

LAKEWOOD ESTATES - PH I
of LAKE VILLAGE, ARKANSAS

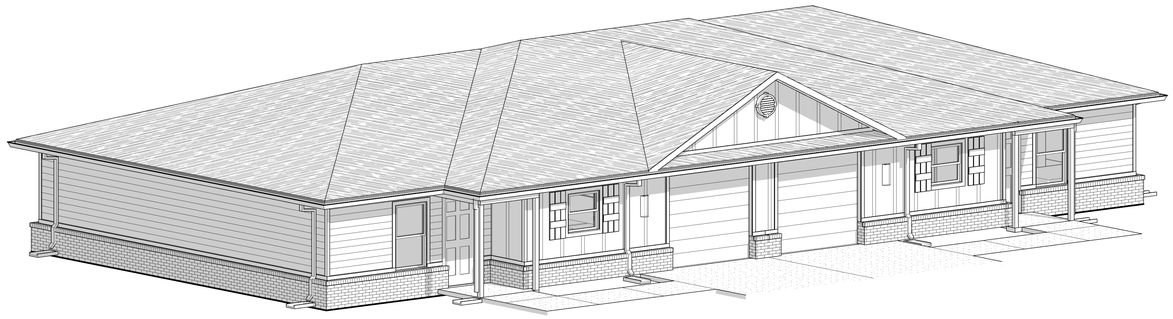
- SINGLE-FAMILY & DUPLEX / NEW CONSTRUCTION -

DWELLING UNITS

UNIT TYPE	DESCRIPTION	NET S.F.	GROSS S.F.	GROSS W/ GARAGE S.F.	NO. OF UNITS	TOTAL NET AREA	TOTAL GROSS AREA	TOTAL GROSS W/ GARAGE AREA
DUPLEX - 2 BED	2-BR/2-BATH (DUPLEX)	998	1,040	1,298	5	4,990	5,200	6,490
DUPLEX - 2 BED ACC.	2-BR/2-BATH (DUPLEX)	998	1,040	1,298	1	998	1,040	1,298
DUPLEX - 3 BED	3-BR/2-BATH (DUPLEX)	1,096	1,143	1,405	7	7,672	8,001	9,835
DUPLEX - 3 BED	3-BR/2-BATH (DUPLEX)	1,096	1,143	1,405	1	1,096	1,143	1,405
SGL. FAM. - 4 BED	4-BR/2-BATH (SGL. FAM)	1,325	1,378	1,819	3	3,975	4,134	5,457
SGL. FAM. - 4 BED ACC.	4-BR/2-BATH (SGL. FAM)	1,325	1,378	1,819	1	1,325	1,378	1,819
TOTAL DWELLING UNITS					**18**	**20,056**	**20,896**	**26,304**

ACCESSIBLE CALCULATIONS (7% All-Inclusive per ADFA)

2/2 6 UNITS 7% (0.42) 1 PROVIDED
3/2 8 UNITS 7% (0.56) 1 PROVIDED
4/2 4 UNITS 7% (0.28) 1 PROVIDED



HUD PROJECT #____-_____

18 UNITS / MULTI-LOT

CODE ANALYSIS

LAKE VILLAGE, ARKANSAS — 1 STORY - SIDING / MASONRY

TYPE OF CONSTRUCTION: TYPE V-B / NON-SPRINKLED — AREA: VARIES (SEE PROJECT DATA)

OCCUPANCY: R-3

	3 BED DUPLEX	4 BED SGL. FAM.
BLDG. HEIGHTS:	14'-9"	14'-6"

APPLICABLE CODES:

BUILDING CODE:	2021 ARKANSAS STATE FIRE PREVENTION CODE (2021 IBC & IRC W/ AMENDMENTS)
PLUMBING CODE:	2018 ARKANSAS PLUMBING CODE (9TH EDITION)
MECHANICAL CODE:	2021 ARKANSAS MECHANICAL CODE
ELECTRICAL CODE:	2020 ARKANSAS NATIONAL ELECTRIC CODE, NFPA 70
LIFE SAFETY CODE:	2018 NFPA 101 LIFE SAFETY CODE
ENERGY CODE:	2014 ARKANSAS ENERGY CODE (2009 IECC)
FUEL AND GAS CODE:	2018 ARKANSAS FUEL AND GAS CODE
ACCESSIBILITY CODES:	2017 ANSI A117.1
W/ SAFE HARBOR:	HUD FAIR HOUSING ACT DESIGN MANUAL
APPLICABLE CODES:	- ADFA MULTIFAMILY MINIMUM DESIGN STANDARDS - ARKANSAS STANDARD IN HOUSING (AUSH) - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN - HUD FAIR HOUSING ACT DESIGN MANUAL - SECTION 504 OF THE REHABILITATION ACT OF 1973 - UNIFORM FEDERAL ACCESSIBILITY STANDARDS - INTERNATIONAL CODE COUNCIL'S AMERICAN STANDARD (ICC-ANSI A117.1-2017) - *CITY OF LAKE VILLAGE ADOPTED CODE(S) AND ORDINANCE(S) AND ALL LOCAL AMENDMENTS AND CITATIONS.*
ZONING:	R-1 (TBD)

OCCUPANT LOADS

DUPLEX (2 BED) = 200 GROSS
MAX. CAPACITY (2 BDRM.) = 1,035 SF / 200 = 6 OCCUPANTS
EGRESS WIDTH = 36" MINIMUM REQUIRED

DUPLEX (3 BED) = 200 GROSS
MAX. CAPACITY (3 BDRM.) = 1,142 SF / 200 = 6 OCCUPANTS
EGRESS WIDTH = 36" MINIMUM REQUIRED

SGL. FAM. (3 BED) = 200 GROSS
MAX. CAPACITY (3 BDRM.) = 1,232 SF / 200 = 7 OCCUPANTS
EGRESS WIDTH = 36" MINIMUM REQUIRED

SGL. FAM. (4 BED) = 200 GROSS
MAX. CAPACITY (4 BDRM.) = 1,372 SF / 200 = 7 OCCUPANTS
EGRESS WIDTH = 36" MINIMUM REQUIRED

HUD / MARKET APARTMENT UNIT DEFINITIONS
NET & GROSS SF AREA CALCULATIONS (APARTMENTS ONLY)

(1) HUD NET AREA:
DEFINED AS "PAINT-TO-PAINT". IT IS THE LIVING AREA OF A UNIT MEASURED TO THE INSIDE FACE OF PERIMETER DRYWALL.

(2) HUD GROSS AREA:
DEFINED BY ADDING THICKNESS (WIDTH) OF UNIT PERIMETER STUD WALLS, INCLUDES THICKNESS OF CORRIDOR WALLS AND INCLUDES THE AREA MEASURED TO THE CENTERLINE OF ANY PARTY WALL. HUD GROSS S.F. ALSO INCLUDES THE AREA OF DIRECT ACCESS GARAGE IF PROVIDED FOR THE UNIT.

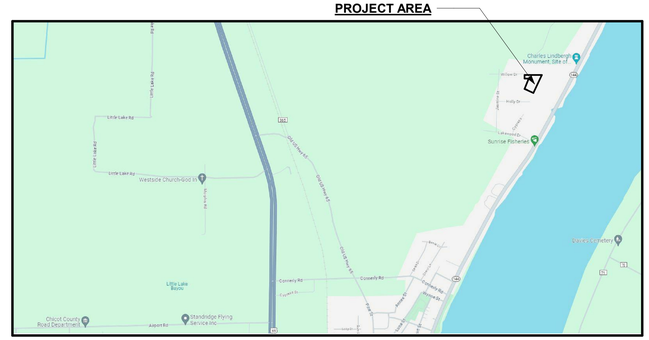
(3) MARKET NET AREA: REF. BOMA/IREM, ANSI-Z765
UNIT AREA (S.F.). DEFINED BY ADDING THICKNESS (WIDTH) OF UNIT PERIMETER STUD WALLS, INCLUDES THICKNESS OF CORRIDOR WALLS AND INCLUDES THE AREA MEASURED TO THE CENTERLINE OF ANY PARTY WALLS.

(4) MARKET GROSS AREA: ADD AREA OF ATTACHED BALCONIES AND EXTERIOR STORAGE CLOSETS TO MARKET NET AREA CALCULATIONS.

(5) HUD GROSS FLOOR AREA: THE SUM OF THE AREAS OF HEADROOM HEIGHT WITHIN THE EXTERIOR WALLS, MEASURED TO THE EXTERIOR FACES OF THE WALLS OR TO THE CENTER LINE OF WALLS SEPARATING ATTACHED BUILDINGS

NOTE: BUILT-IN GARAGES, COMMERCIAL AREA, BASEMENT AND ALL OTHER AREAS WITHIN THE EXTERIOR WALLS ARE TO BE INCLUDED.
ITEMS EXCLUDED: RECESSED, EXTENDED OR CONTINUOUS BALCONIES, ATTACHED OR DETACHED CARPORTS ACCESSORY BUILDINGS, PATIOS, PORCHES, OR TERRACES AND ALL OTHER AREAS OUTSIDE THE EXTERIOR WALLS.

PROJECT AREA



VICINITY MAP

SITE ACREAGE
+/- 3.63 ACRES

"I hereby certify that these plans and specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the Arkansas Fire Prevention Code for the State of Arkansas."

July 5th, 2024

OWNER:
HOUSEABOUTIT COMMUNITY & ECONOMIC DEVELOPMENT AGENCY
P.O. Box 4342
Little Rock, AR 72214

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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024
REGISTERED ARCHITECT
JOHN A. GARRISON
LICENSED MEMBER #305
STATE OF ARKANSAS

PROJECT DATA / INFORMATION

DATE: 07/05/24
JOB NO. 2023-03

SHEET:
COVER

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

SYMBOLS

BUILDING SECTION — 1 / A101 SIM — DIRECTION OF VIEW; REFERENCE SECTION NUMBER; REFERENCE SHEET NUMBER

WALL SECTION — 1 / A101 SIM — DIRECTION OF VIEW; REFERENCE SECTION NUMBER; REFERENCE SHEET NUMBER

DETAIL — 1 / A101 SIM — REFERENCE DETAIL NUMBER; REFERENCE SHEET NUMBER

CALLOUT DETAIL — 1 / A101 SIM — REFERENCE DETAIL NUMBER; REFERENCE SHEET NUMBER

INTERIOR ELEVATION — XX / AX-X X — REFERENCE DETAIL NUMBER; REFERENCE SHEET NUMBER W/ IDENTIFICATION NUMBER

EXTERIOR ELEVATION — AX-X X — REFERENCE DETAIL NUMBER; REFERENCE SHEET NUMBER

STRUCTURAL GRID LINE — XX — GRID REFERENCE

ROOM IDENTIFICATION — Room name / 101 — ROOM NAME REFERENCE; ROOM REFERENCE NUMBER

DOOR IDENTIFICATION — XXX — DOOR REFERENCE NUMBER

WINDOW IDENTIFICATION — W1 — WINDOW REFERENCE NUMBER

WALL TYPE — XX — WALL TYPE REFERENCE NUMBER

NORTH ARROW — NORTH ARROW

REVISION KEYNOTE — 1 — REVISION REFERENCE NUMBER

KEYNOTE REFERENCE — 1 — KEYNOTE REFERENCE NUMBER

HEIGHT DATUM — Name / Elevation — HEIGHT DATUM REFERENCE NUMBER

VIEW IDENTIFICATION — 1 View Name 1/8" = 1'-0" (VIEW NAME; SCALE) — DETAIL REFERENCE

HATCH LEGEND

- ALUMINUM
- SPRAY FOAM INSULATION
- CMU (SECTION)
- BRICK (SECTION)
- ENGINEERED FILL
- EARTH
- FINISH WOOD
- PLYWOOD
- STONE (SECTION)
- RIGID INSULATION
- STEEL
- CONCRETE (SECTION)
- CONCRETE (PLAN)
- GYPSUM BOARD
- MECHANICAL FUR-DOWN
- GLASS
- EIFS (SECTION)
- MORTAR (SECTION)
- WOOD (CONTINUOUS)
- WOOD (BLOCKING)

ABBREVIATIONS:

ABBREVIATIONS APPLY TO ARCHITECTURAL SHEETS ONLY AND ARE TYPICAL AND MAY OR MAY NOT OCCUR ON THIS PROJECT. IF AN ABBREVIATION FOUND ON AN ARCHITECTURAL SHEET IS NOT LISTED, CONTRACTOR SHALL CONTACT ARCHITECT FOR INTERPRETATION.

AB	ANCHOR BOLT
ABV	ABOVE
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ACC	ACCESSIBLE
ACR	ACRYLIC PLASTIC
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	AMERICAN DISABILITY ACT
ADD	ADDENDUM
ADJT	ADJACENT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASPH	ASPHALT
AUTO	AUTOMATIC
BBD	BULLETIN BOARD
BD	BOARD
BEL	BELOW
BETW	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BOT	BOTTOM
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CFL	COUNTER FLASHING
CFT	CUBIC FOOT
CG	CORNER GUARD
CHBD	CHALKBOARD
CIPC	CAST IN PLACE
CJT	CONCRETE CONTROL JOINT
CK	CAULK(ING)
CLG	CEILING
CLR	CLEAR(ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CPT	CARPET(ED)
CRV	CONTINUOUS RIDGE VENT
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	COUNTER
CW	COLD WATER
CYD	CUBIC YARD
D	DRAIN
DA	DOUBLE ACTING
DEMO	DEMOLISH, DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
ELEV	ELEVATOR
ELEC	ELECTRIC(AL)
EL	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOS(URE)
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EST	ESTIMATE
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FIRE BLOCKING
FBO	FURNISHED BY OTHERS
FBRK	FIRE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FFE	FINSHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FJT	FLUSH JOINT
FLCO	FLOOR CLEANOUT
FLG	FLASHING
FLOUR	FLOURESCENT
FLR	FLOOR(ING)
FLX	FLEXIBLE
FND	FOUNDATION
FNDS	FEMININE NAPKIN DISPENSER
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF(ING)
FPL	FIRE PLACE
FR	FRAME(D)(ING)
FS	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GLB	GLASS BLOCK
GP	GALVANIZED PIPE
GYP BD	GYPSUM BOARD
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GSS	GALVANIZED STEEL SHEET
GT	GROUT
GV	GALVANIZED
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAP
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HK	HOOK(S)
HM	HOLLOW METAL
HORZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATING AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
INCL	INCLUDE(D)(ING)
INS	INSULATE(D)(ION)
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
MNFR	MANUFACTURER(ER)
MGMT	MANAGEMENT
MAS	MASONRY
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULAR
MR	MOP RACK
MRB	MARBLE
MRD	METAL ROOF DECKING
MT	MOUNT(ED)(ING)
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OHE	OVERHEAD ELECTRIC
OJ	OPEN-WEB JOIST
OP	OPAQUE
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
PAR	PARALLEL
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PD	PENCIL DRAWER
PERF	PERFORATE(D)
PERI	PERIMETER
PFB	PREFABRICATE(D)
PFN	PREFINISHED PLATE GLASS
PK	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT(ED)
POC	POINT OF CONNECTION
PPL	PROPERTY LINE
PR	PAIR
PSC	PRESTRESSED CONCRETE
PT	POINT
PTD	PRESSURE TREATED
PTN	PARTITION
PTR	PAPER TOWEL
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBT	RUBBER TILE
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED, REINFORCING
REM	REMOVE
RES	RESILIENT
RET	RETURN
REV	REVISION(S) / REVISED
RFG	ROOFING
RFH	ROOF HATCH
RFL	REFLECT(ED)(IVE)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCH	SCHEDULE
SCN	SCREEN
SD	SMOKE DETECTOR
SDR	STORM DRAIN
SEC	SECTION
SFGL	SAFETY GLASS
SG	SHEET GLASS
SH	SHELF, SHELVING
SHWR	SHOWER
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SKL	SKYLIGHT
SHS	SHEET METAL SCREWS
SNT	SEALANT
SPEC	SPECIFICATION
SPK	SPEAKER
SPL	SPECIAL
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
ST	STEEL
STA	STATION
SSTD	STANDARD
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRY(ICAL)
SYS	SYSTEM
T	TREAD
TB	TOWEL BAR
TEL	TELEPHONE
TG	TEMPERED GLASS
T&G	TOUNGUE & GROOVE
THK	THICK(NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PAVING
TORD	TOP OF ROOF DRAIN
TOS	TOP OF SHEATHING
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TSL	TOP OF SLAB
TST	TOP OF STEEL
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
TZ	TERRAZZO
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VINYL BASE
VBR	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VF	VINYL FABRIC
VT	VINYL TILE
W	WEST
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WH	WALL HUNG
WST	WHEEL STOP
WIN	WINDOW
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING PAINT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

INDEX OF DRAWINGS

SHEET #	SHEET TITLE	ISSUED	REV. DATE
COVER	PROJECT DATA / INFORMATION	07/05/24	
INDEX	INDEX SHEET, LEGENDS AND ABBREVIATIONS	07/05/24	
SURVEY	BOUNDARY SURVEY	XX/XX/XX	
C1.1	CIVIL	XX/XX/XX	
SP1.1	ARCH. SITE PLAN (PHASE I)	07/05/24	
A1.1a	FLOOR PLAN - DUPLEX - 2 BEDROOM	07/05/24	
A1.1b	FLOOR PLAN - DUPLEX - 3 BEDROOM	07/05/24	
A1.1d	FLOOR PLAN - SGL. FAM. - 4 BED	07/05/24	
A1.2b	MILLWORK ELEVATIONS	07/05/24	
A2.1a	BUILDING ELEVATIONS - DUPLEX 2 BED	07/05/24	
A2.1b	BUILDING ELEVATIONS - DUPLEX 3 BED	07/05/24	
A2.1d	BUILDING ELEVATIONS - SGL. 4 BED	07/05/24	
A3.1	WALL SECTIONS AND DETAILS	07/05/24	
A4.1a	SCHEDULES & DETAILS	07/05/24	
A4.1b	TYPICAL PENETRATION DETAILS	07/05/24	
A4.1c	ACCESSIBLE DETAILS AND ELEVATIONS	07/05/24	
A5.1a	2014 ENERGY CODE - SUPPLEMENT & AMENDMENTS	07/05/24	
A5.1b	2014 ENERGY CODE - SUPPLEMENT & AMENDMENTS	07/05/24	
S1.0	REQUIRED IBC SPECIAL INSPECTIONS	06/28/24	
S1.1	FOUNDATION GENERAL NOTES & TYP. DETAILS	06/28/24	
S1.2	WOOD FRAMING GENERAL NOTES & TYP. DETAILS	06/28/24	
S2.1	FOUNDATION PLAN - DUPLEX - 2 BEDROOM	06/28/24	
S2.2	FOUNDATION PLAN - DUPLEX - 3 BEDROOM	06/28/24	
S2.3	FOUNDATION PLAN - 4 BED SINGLE FAMILY	06/28/24	
S3.1	ROOF FRAMING PLAN - DUPLEX - 2 BEDROOM	06/28/24	
S3.2	ROOF FRAMING PLAN - DUPLEX - 3 BEDROOM	06/28/24	
S3.3	ROOF FRAMING - 4 BED SINGLE FAMILY	06/28/24	
S3.4	HEADER PLANS	06/28/24	
S4.1	FOUNDATION DETAILS	06/28/24	
S5.1	FRAMING DETAILS	06/28/24	
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P1.1a-a	2 BEDROOM DUPLEX PLUMBING PLANS - ACCESS.	06/21/24	
P1.1b	3 BEDROOM DUPLEX PLUMBING PLANS	06/21/24	
P1.1b-a	3 BEDROOM DUPLEX PLUMBING PLANS - ACCESS.	06/21/24	
P1.1d	4 BEDROOM PLUMBING PLANS	06/21/24	
P1.1d-a	4 BEDROOM ACCESSIBLE PLUMBING PLANS	06/21/24	
P6.1	PLUMBING SCHEDULES, NOTES AND DETAILS	06/21/24	
M1.1a	2 BEDROOM DUPLEX MECHANICAL PLAN	06/21/24	
M1.1a-a	2 BEDROOM DUPLEX MECHANICAL PLAN - ACCESS.	06/21/24	
M1.1b	3 BEDROOM DUPLEX MECHANICAL PLAN	06/21/24	
M1.1b-a	3 BEDROOM DUPLEX MECHANICAL PLAN - ACCESS.	06/21/24	
M1.1d	4 BEDROOM MECHANICAL PLAN	06/21/24	
M1.1d-a	4 BEDROOM ACCESSIBLE MECHANICAL PLAN	06/21/24	
M6.1	MECHANICAL - SCHEDULES, NOTES AND DETAILS	06/21/24	
E1.1a	2 BEDROOM DUPLEX ELECTRICAL PLAN	06/21/24	
E1.1a-a	2 BEDROOM DUPLEX ELECTRICAL PLAN - ACCESS.	06/21/24	
E1.1b	3 BEDROOM DUPLEX ELECTRICAL PLAN	06/21/24	
E1.1b-a	3 BEDROOM DUPLEX ELECTRICAL PLAN - ACCESS.	06/21/24	
E1.1d	4 BEDROOM ELECTRICAL PLANS	06/21/24	
E1.1d-a	4 BEDROOM ACCESSIBLE ELECTRICAL PLAN	07/05/24	
E6.1	ELECTRICAL - SCHEDULES AND NOTES	06/21/24	
E6.2	ELECTRICAL - SCHEDULES AND DETAILS	06/21/24	

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Lakewood Estates - Phase I

TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

#	DATE	COMMENTS

07/05/2024

REGISTERED ARCHITECT — KEVIN A. HILL — ARKANSAS — STATE OF ARKANSAS

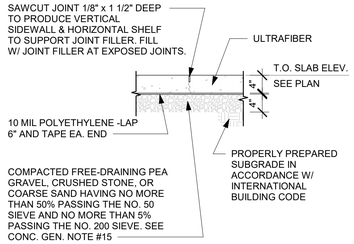
INDEX SHEET, LEGENDS AND ABBREVIATIONS

DATE: 07/05/24 | JOB NO. 2023-03

SHEET: ***INDEX***

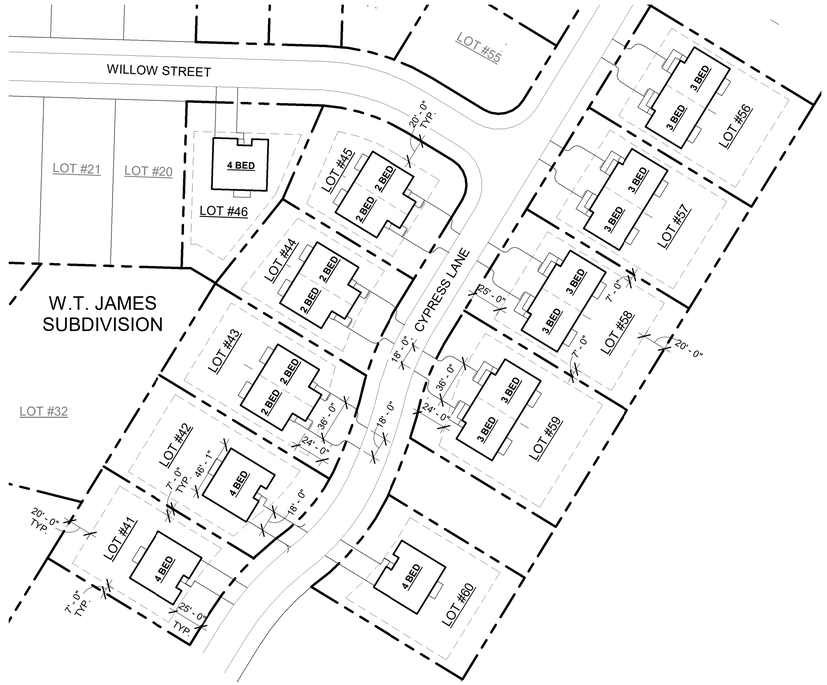
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



2 TYP. SLAB-ON-GRADE CONTROL JT. DTL. (CJ)

3/4" = 1'-0"



1 ARCH. SITE PLAN (SCHEMATIC)

1" = 60'-0"

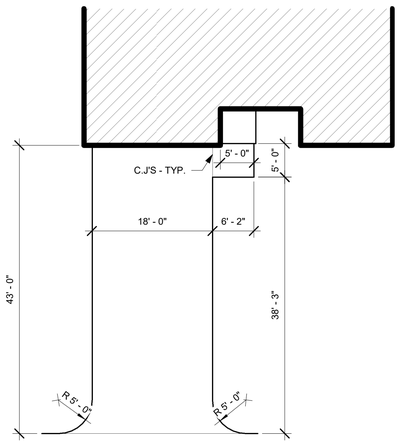
NOTE:
REFER TO BOUNDARY SURVEY FROM MCCORD SURVEYING, LLC. FOR ADDITIONAL SITE INFORMATION

UNIT MATRIX - PH I	TOTAL	ACC. (7%)
DUPLEX - 2 BED / 2 BATH =	6 UNITS	(1 ACC.)
DUPLEX - 3 BED / 2 BATH =	8 UNITS	(1 ACC.)
SGL. FAM.- 4 BED / 2 BATH = 4 UNITS		(1 ACC.)
TOTAL = 18 UNITS		**(3 ACC.)**

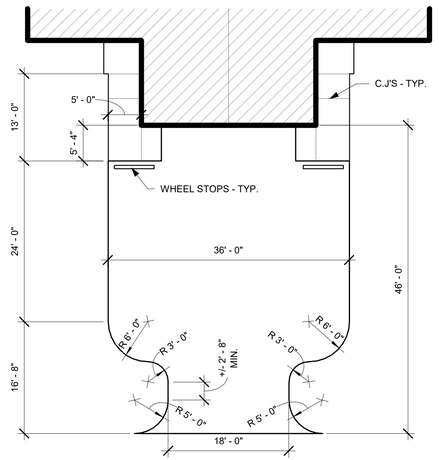


A VICINITY MAP

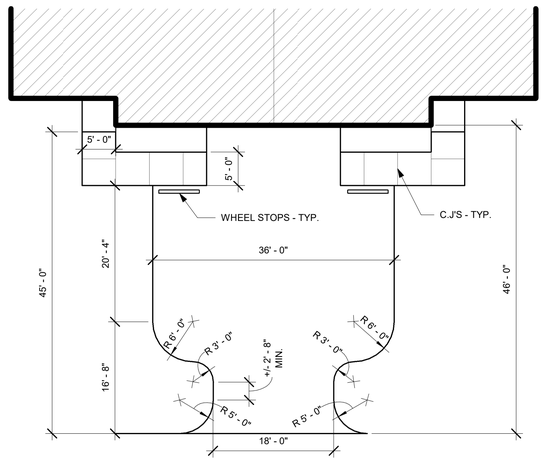
1" = 300'-0"



SINGLE FAMILY - 4 BED



DUPLEX - 2 BED



DUPLEX - 3 BED

3 TYPICAL DRIVEWAYS

3/32" = 1'-0"

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THE HILL FIRM Architect
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

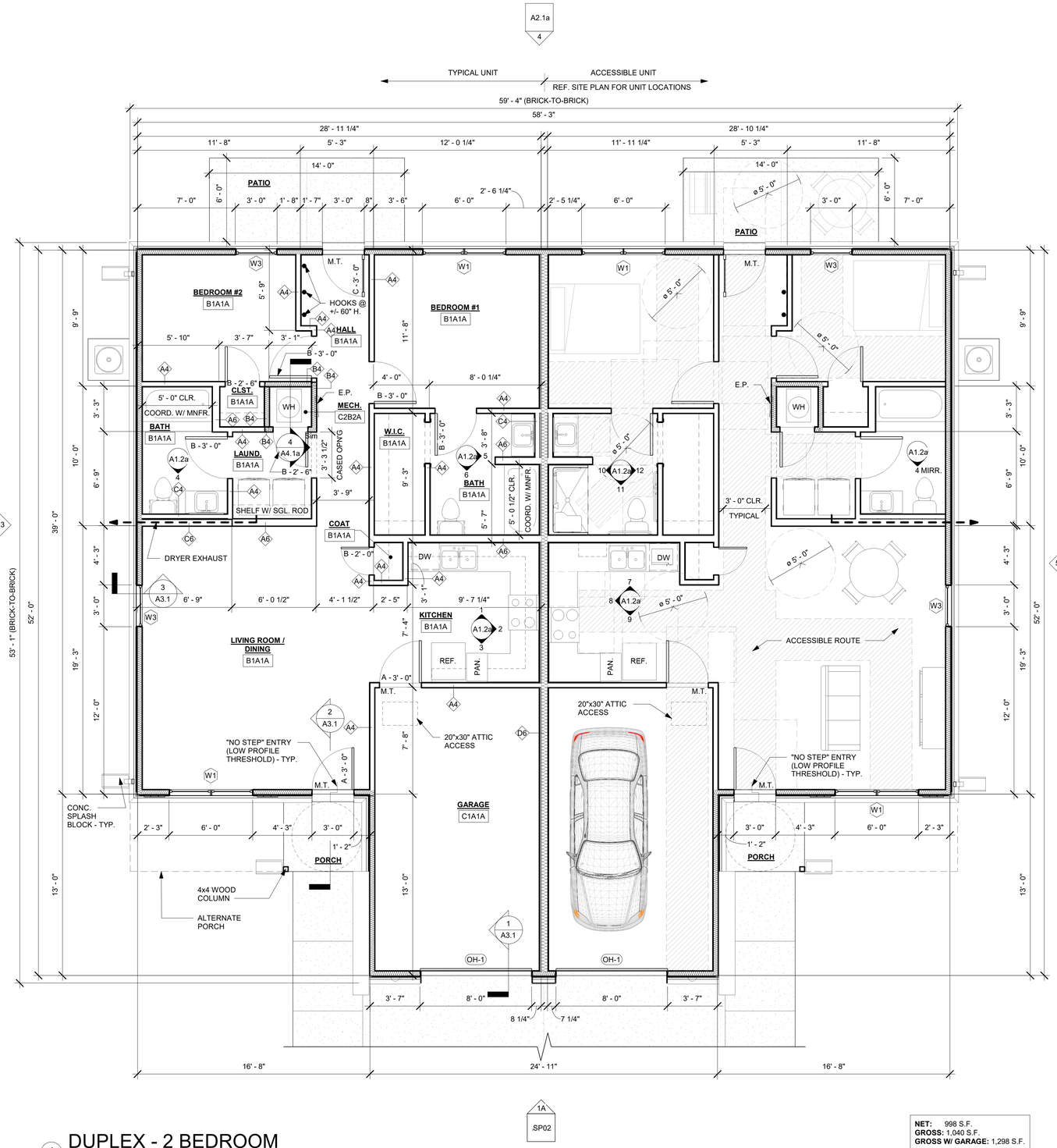
REGISTERED ARCHITECT
KEVIN S. CRAWFORD
LICENSED ARCHITECT
STATE OF ARKANSAS

ARCH. SITE PLAN (PHASE I)

DATE: 07/05/24
JOB NO. 2023-03

SHEET:
SP1.1

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



1 DUPLEX - 2 BEDROOM

1/4" = 1'-0"

NET: 998 S.F.
GROSS: 1,040 S.F.
GROSS W/ GARAGE: 1,298 S.F.

UNIT NOTES:

1. COORDINATE ACCESSIBLE UNITS WITH SITE PLAN.
2. SEE THE ACCESSBILE MILLWORK DETAILS FOR MINOR DIFFERENCES BETWEEN THE TYPICAL AND ACCESSSIBLE UNITS.
3. UNITS HAVE DESIGNED TO ACCOMODATE THE NEEDS OF ALL VISITORS AND RESIDENTS THROUGHOUT THEIR LIFE SPANS WITH MIN. ADAPTATION. (UNIVERSAL DESIGN)

GENERAL NOTES

1. INSTALL SOLID WOOD BLOCKING IN BATH FOR FUTURE GRAB BARS WHERE SHOWN. SEE DETAIL 17/A4.1c (1ST FLOOR UNITS ONLY).

2. PROVIDE PORTABLE FIRE EXTINGUISHERS (F.E.) IN ALL UNITS AND WHERE SHOWN ON THE PLAN (PER NFPA-10)

3. ALL APPLIANCES TO BE PROVIDED & INCLUDED IN CONTRACT.

4. SEE ELEVATION AND OVERALL PLANS FOR EXTENT OF MASONRY AND SIDING.

5. DIMENSIONS AT WALLS ARE TO FACE OF STUDS (AT EXTERIOR WALLS, DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS)

6. SEAL ALL UTILITY PENETRATIONS AT EXTERIOR WALLS. (REF A5.1a & A5.1b)

7. SHELVING: INSTALL AS FOLLOWS
   A. BEDROOM CLOSET:
      SINGLE ROD: ONE WOOD ROD WITH SHELF, 5'-0" A.F.F; 4'-0" A.F.F. AT MASTER BEDROOM OF ACCESSIBLE UNITS ONLY.
      DOUBLE ROD: ONE WOOD ROD WITH SHELF AT 3'-6" A.F.F. AND ONE WOOD ROD WITH SHELF AT 7'-0".
   B. COAT CLOSET: ONE WOOD ROD WITH SHELF AT 5'-0" A.F.F.
   C. LINEN CLOSET: FIVE WOOD SHELVES AT 1'-0" O.C. BEGINNING 1'-6" A.F.F.

8. VENT DRYERS THROUGH EXT. WALL WITH 4" STEEL DUCT. PROVIDE HOODED DRYER VENT WITH LINT CATCHER.

9. INSTALL BLOCKING AT TOILET PAPER DISPENSERS, MIRRORS, SHOWER CURTAIN RODS, TOWEL BARS, AND AT DOOR KNOB BUMPERS.

10. INSTALL SHOWER ROD TUBE 2" ABOVE TUB SURROUND. FASTEN TO BLOCKING.

11. MOISTURE RESISTANT GYP. BD. TO BE USED AT ALL EXTERIOR CLOSETS AND NON-CONDITIONED SPACES- REF. SPECIFICATIONS.

12. INSTALL HARDWIRED / INTERCONNECTED SMOKE DETECTORS (CARBON MONOXIDE DETECTORS IF APPLICABLE) IN ALL UNITS.

13. PORCH LIGHTS SHALL BE INSTALLED AT ALL UNITS.

14. A HARD-WIRED ELECTRIC LIGHTED DOORBELL SHALL BE INSTALLED IN ALL UNITS. AT ACCESSIBLE UNITS, UPON ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE ACCESSIBLE RESEDENTIAL UNIT.

15. PER IBC CHAPTER 23 - WOOD: IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTHCHED TO A DEPTH **NOT** EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN **NONBEARING PARTITIONS** SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

16. CLOTHES DRYER EXHAUST DUCTS MUST BE METAL AT LEAST .016 INCH IN THICKNESS. THE EXHAUST DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER PER 2021 IMC 504.9.1

DEMISING WALL PENETRATION NOTE:

2009 IRC - R302.4.1: THROUGH PENETRATIONS
THROUGH PENETRATIONS OF FIRE-RESTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

2009 IRC - R302.4.1.1: FIRE-RESISTANCE-RATED ASSEMBLY
PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY

WOOD STUD PARTITION(S)

NOTE: FIRE BLOCKING @ 8'-0" A.F.F. IN ALL WALL TALLER THAN 8'-0"

WALL SYSTEMS

A — WOOD STUDS NON-RATED WALL
WOOD STUDS
1 LAYER 1/2" GYP. BOARD

B — WOOD STUDS NON-RATED WALL
4" SOUND INSULATION
WOOD STUDS
1 LAYER 1/2" GYP. BOARD

C — WOOD STUDS NON-RATED WALL (FURR OUT)
1 LAYER 1/2" GYP. BOARD
WOOD STUDS

D — *SEE DETAIL #7 ON SHEET A4.1*
WOOD STUDS 1HR RATED WALL UL DESIGN: U305 STC-57 (DEMISING)
5/8" SOUNDBREAK XP GYPSUM BOARD
5-1/2" GLASS FIBER
2X6 WOOD STUDS @ 16" O.C.
RESILIENT CHANNEL
5/8" FIRE-SHIELD GYPSUM BOARD ON RC-1 (GOLD BOND® FIRE-SHIELD® OR SIMILAR)

NOTE R302.3: "FIRE RESISTANCE-RATED FLOOR / CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING."

WALL TAG

WALL TYPE — A4 — NOMINAL WALL THICKNESS

THE HILL FIRM - architects
5003 OLD GREENWOOD RD, SUITE D | FT SMITH, AR 72903
PH: 479.434.1008 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT — BRYAN V. HILL — LICENSE NUMBER 9305 — STATE OF ARKANSAS

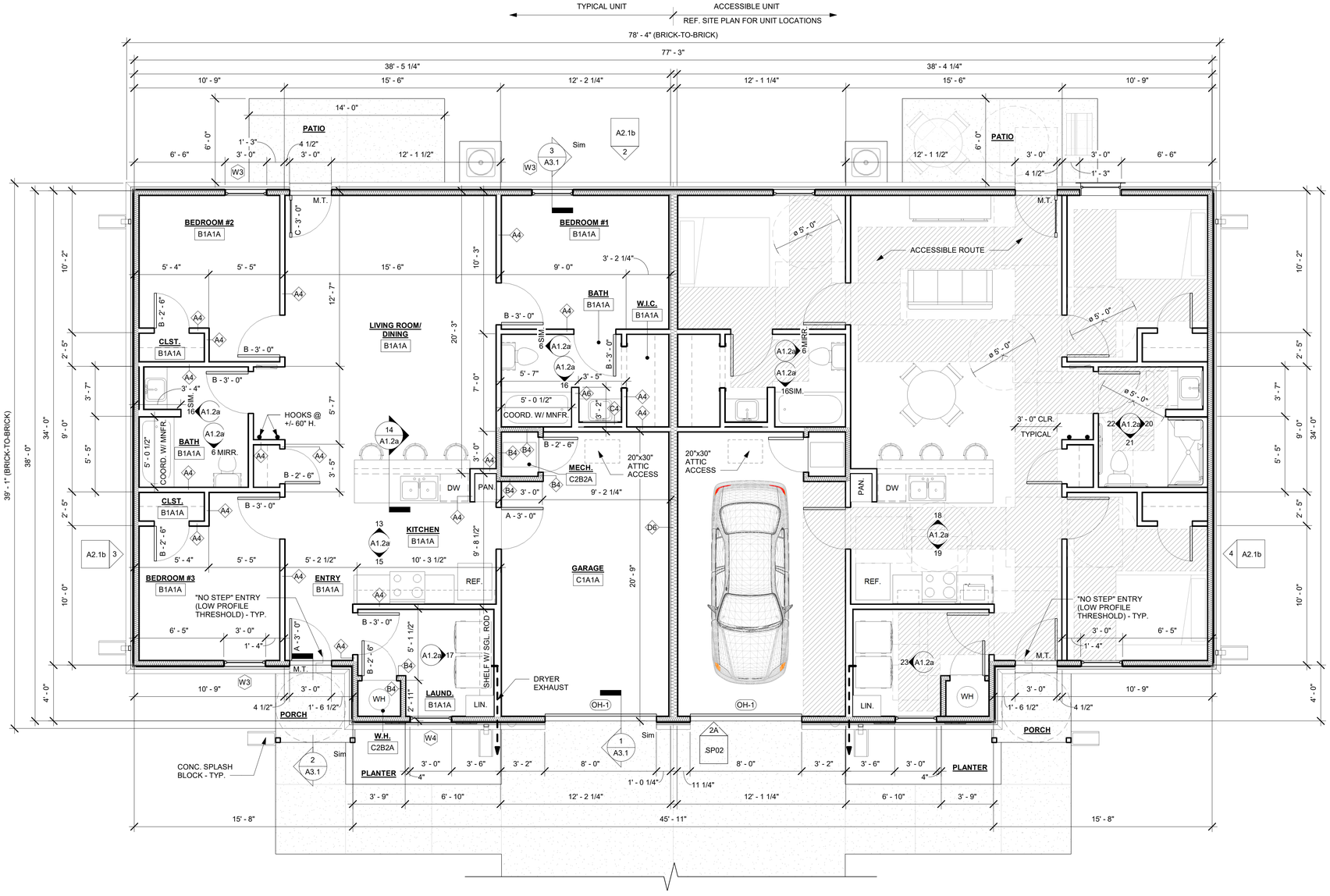
FLOOR PLAN - DUPLEX - 2 BEDROOM

DATE: 07/05/24 | JOB NO. 2023-03

SHEET: **A1.1a**

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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



1 DUPLEX - 3 BEDROOM

1/4" = 1'-0"

NET: 1,096 S.F.
GROSS: 1,143 S.F.
GROSS W/ GARAGE: 1,405 S.F.

UNIT NOTES:

1. COORDINATE ACCESSIBLE UNITS WITH SITE PLAN.
2. SEE THE ACCESSBILE MILLWORK DETAILS FOR MINOR DIFFERENCES BETWEEN THE TYPICAL AND ACCESSSIBLE UNITS.
3. UNITS HAVE DESIGNED TO ACCOMODATE THE NEEDS OF ALL VISITORS AND RESIDENTS THROUGHOUT THEIR LIFE SPANS WITH MIN. ADAPTATION. (UNIVERSAL DESIGN)

GENERAL NOTES

1. INSTALL SOLID WOOD BLOCKING IN BATH FOR FUTURE GRAB BARS WHERE SHOWN. SEE DETAIL 17/A4.1c (1ST FLOOR UNITS ONLY).

2. PROVIDE PORTABLE FIRE EXTINGUISHERS (F.E.) IN ALL UNITS AND WHERE SHOWN ON THE PLAN (PER NFPA-10)

3. ALL APPLIANCES TO BE PROVIDED & INCLUDED IN CONTRACT.

4. SEE ELEVATION AND OVERALL PLANS FOR EXTENT OF MASONRY AND SIDING.

5. DIMENSIONS AT WALLS ARE TO FACE OF STUDS (AT EXTERIOR WALLS, DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS)

6. SEAL ALL UTILITY PENETRATIONS AT EXTERIOR WALLS. (REF A5.1a & A5.1b)

7. SHELVING: INSTALL AS FOLLOWS
   A. BEDROOM CLOSET:
      SINGLE ROD: ONE WOOD ROD WITH SHELF, 5'-0" A.F.F; 4'-0" A.F.F. AT MASTER BEDROOM OF ACCESSIBLE UNITS ONLY.
      DOUBLE ROD: ONE WOOD ROD WITH SHELF AT 3'-6" A.F.F. AND ONE WOOD ROD WITH SHELF AT 7'-0".
   B. COAT CLOSET: ONE WOOD ROD WITH SHELF AT 5'-0" A.F.F.
   C. LINEN CLOSET: FIVE WOOD SHELVES AT 1'-0" O.C. BEGINNING 1'-6" A.F.F.

8. VENT DRYERS THROUGH EXT. WALL WITH 4" STEEL DUCT. PROVIDE HOODED DRYER VENT WITH LINT CATCHER.

9. INSTALL BLOCKING AT TOILET PAPER DISPENSERS, MIRRORS, SHOWER CURTAIN RODS, TOWEL BARS, AND AT DOOR KNOB BUMPERS.

10. INSTALL SHOWER ROD TUBE 2" ABOVE TUB SURROUND. FASTEN TO BLOCKING.

11. MOISTURE RESISTANT GYP. BD. TO BE USED AT ALL EXTERIOR CLOSETS AND NON-CONDITIONED SPACES- REF. SPECIFICATIONS.

12. INSTALL HARDWIRED / INTERCONNECTED SMOKE DETECTORS (CARBON MONOXIDE DETECTORS IF APPLICABLE) IN ALL UNITS.

13. PORCH LIGHTS SHALL BE INSTALLED AT ALL UNITS.

14. A HARD-WIRED ELECTRIC LIGHTED DOORBELL SHALL BE INSTALLED IN ALL UNITS. AT ACCESSIBLE UNITS, UPON ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE ACCESSIBLE RESEDENTIAL UNIT.

15. PER IBC CHAPTER 23 - WOOD. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH **NOT** EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN **NONBEARING PARTITIONS** SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

16. CLOTHES DRYER EXHAUST DUCTS MUST BE METAL AT LEAST .016 INCH IN THICKNESS. THE EXHAUST DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER PER 2021 IMC 504.9.1

DEMISING WALL PENETRATION NOTE:

2009 IRC - R302.4.1: THROUGH PENETRATIONS
THROUGH PENETRATIONS OF FIRE-RESTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

2009 IRC - R302.4.1.1: FIRE-RESISTANCE-RATED ASSEMBLY
PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY

WOOD STUD PARTITION(S)

NOTE: FIRE BLOCKING @ 8'-0" A.F.F. IN ALL WALL TALLER THAN 8'-0"

WALL SYSTEMS

A — WOOD STUDS NON-RATED WALL
- WOOD STUDS
- 1 LAYER 1/2" GYP. BOARD

B — WOOD STUDS NON-RATED WALL
- WOOD STUDS
- 4" SOUND INSULATION
- 1 LAYER 1/2" GYP. BOARD

C — WOOD STUDS NON-RATED WALL (FURR OUT)
- 1 LAYER 1/2" GYP. BOARD
- WOOD STUDS

D — *SEE DETAIL #7 ON SHEET A4.1*
WOOD STUDS 1HR RATED WALL UL DESIGN: U305 STC-57 (DEMISING)
- 5/8" SOUNDBREAK XP GYPSUM BOARD
- 5-1/2" GLASS FIBER
- 2X6 WOOD STUDS @ 16" O.C.
- RESILIENT CHANNEL
- 5/8" FIRE-SHIELD GYPSUM BOARD ON RC-1 (GOLD BOND® FIRE-SHIELD® OR SIMILAR)

NOTE R302.3: "FIRE RESISTANCE-RATED FLOOR / CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING."

WALL TAG

WALL TYPE — A4 — NOMINAL WALL THICKNESS

THE HILL FIRM - ARCHITECTS
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.434.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT — KEVIN A. CRAWFORD — LICENSE NUMBER 9305 — STATE OF ARKANSAS

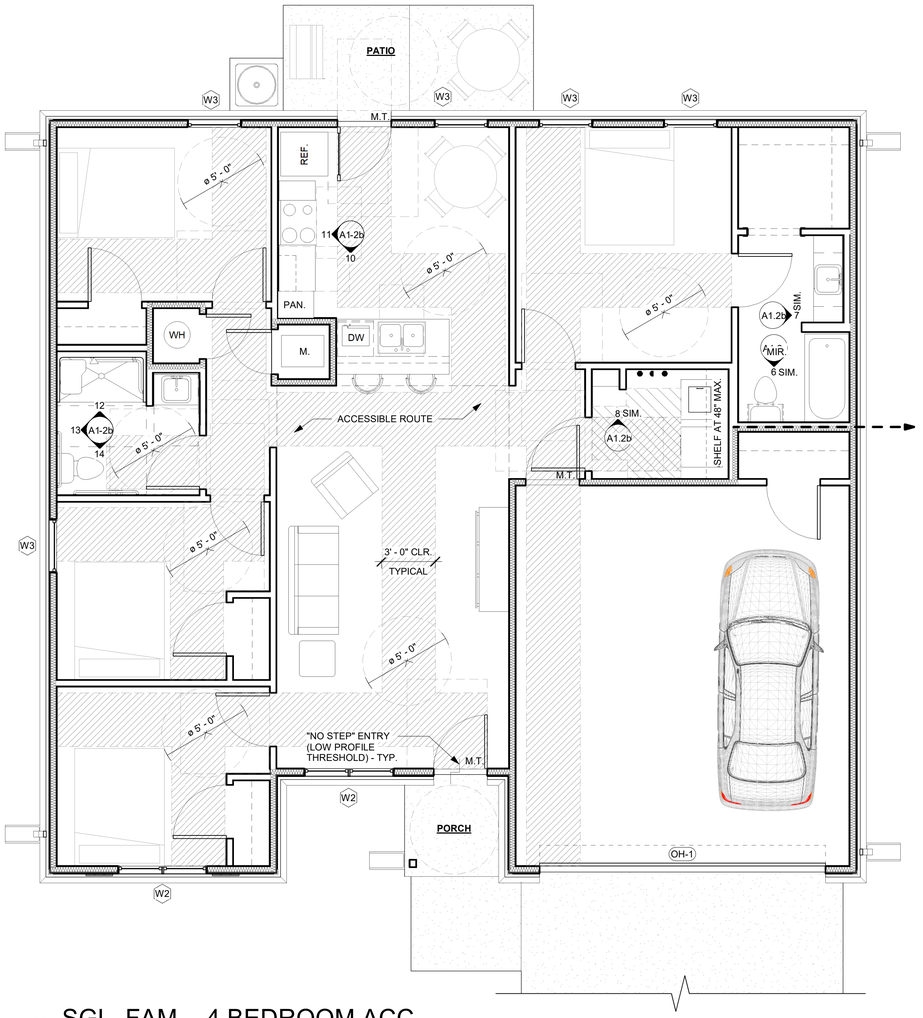
FLOOR PLAN - DUPLEX - 3 BEDROOM

DATE: 07/05/24 | JOB NO. 2023-03

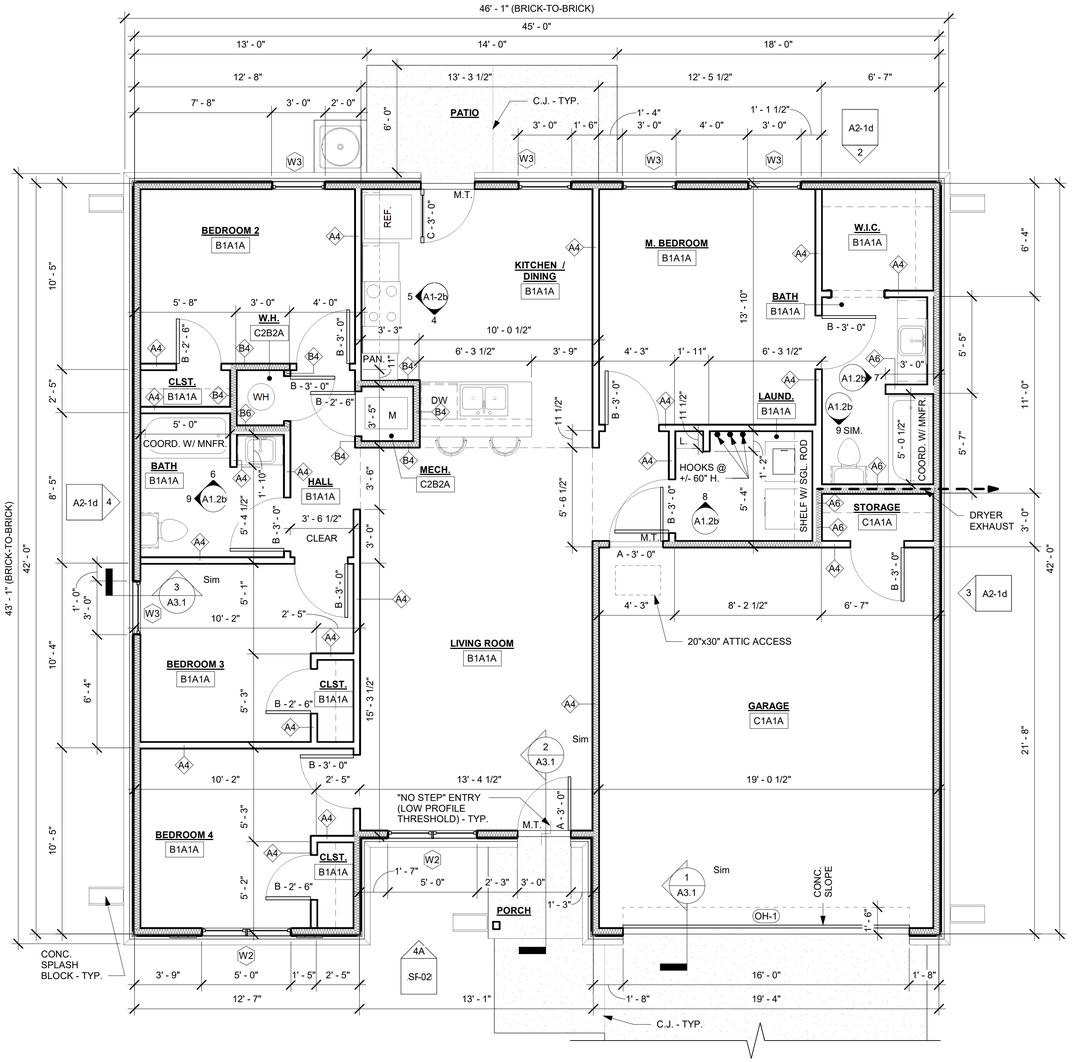
SHEET: **A1.1b**

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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



2 SGL. FAM. - 4 BEDROOM ACC.
1/4" = 1'-0"



1 SGL. FAM. - 4 BEDROOM
1/4" = 1'-0"

NOTE: REF. SITE PLAN FOR UNIT LOCATIONS

UNIT NOTES:

1. COORDINATE ACCESSIBLE UNITS WITH SITE PLAN.
2. SEE THE ACCESSBILE MILLWORK DETAILS FOR MINOR DIFFERENCES BETWEEN THE TYPICAL AND ACCESSSIBLE UNITS.
3. UNITS HAVE DESIGNED TO ACCOMODATE THE NEEDS OF ALL VISITORS AND RESIDENTS THROUGHOUT THEIR LIFE SPANS WITH MIN. ADAPTATION. (UNIVERSAL DESIGN)

NET: 1,325 S.F.
GROSS: 1,378 S.F.
GROSS W/ GARAGE: 1,819 S.F.

GENERAL NOTES

1. INSTALL SOLID WOOD BLOCKING IN BATH FOR FUTURE GRAB BARS WHERE SHOWN. SEE DETAIL 17/A4.1c (1ST FLOOR UNITS ONLY).

2. PROVIDE PORTABLE FIRE EXTINGUISHERS (F.E.) IN ALL UNITS AND WHERE SHOWN ON THE PLAN (PER NFPA-10)

3. ALL APPLIANCES TO BE PROVIDED & INCLUDED IN CONTRACT.

4. SEE ELEVATION AND OVERALL PLANS FOR EXTENT OF MASONRY AND SIDING.

5. DIMENSIONS AT WALLS ARE TO FACE OF STUDS (AT EXTERIOR WALLS, DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS)

6. SEAL ALL UTILITY PENETRATIONS AT EXTERIOR WALLS. (REF A5.1a & A5.1b)

7. SHELVING: INSTALL AS FOLLOWS
   A. BEDROOM CLOSET:
      SINGLE ROD: ONE WOOD ROD WITH SHELF, 5'-0" A.F.F; 4'-0" A.F.F. AT MASTER BEDROOM OF ACCESSIBLE UNITS ONLY.
      DOUBLE ROD: ONE WOOD ROD WITH SHELF AT 3'-6" A.F.F. AND ONE WOOD ROD WITH SHELF AT 7'-0".
   B. COAT CLOSET: ONE WOOD ROD WITH SHELF AT 5'-0" A.F.F.
   C. LINEN CLOSET: FIVE WOOD SHELVES AT 1'-0" O.C. BEGINNING 1'-6" A.F.F.

8. VENT DRYERS THROUGH EXT. WALL WITH 4" STEEL DUCT. PROVIDE HOODED DRYER VENT WITH LINT CATCHER.

9. INSTALL BLOCKING AT TOILET PAPER DISPENSERS, MIRRORS, SHOWER CURTAIN RODS, TOWEL BARS, AND AT DOOR KNOB BUMPERS.

10. INSTALL SHOWER ROD TUBE 2" ABOVE TUB SURROUND. FASTEN TO BLOCKING.

11. MOISTURE RESISTANT GYP. BD. TO BE USED AT ALL EXTERIOR CLOSETS AND NON-CONDITIONED SPACES- REF. SPECIFICATIONS.

12. INSTALL HARDWIRED / INTERCONNECTED SMOKE DETECTORS (CARBON MONOXIDE DETECTORS IF APPLICABLE) IN ALL UNITS.

13. PORCH LIGHTS SHALL BE INSTALLED AT ALL UNITS.

14. A HARD-WIRED ELECTRIC DOORBELL SHALL BE INSTALLED IN ALL UNITS. AT ACCESSIBLE UNITS, UPON ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE ACCESSIBLE RESEDENTIAL UNIT.

15. PER IBC CHAPTER 23 - WOOD: IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTHCHED TO A DEPTH **NOT** EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN **NONBEARING PARTITIONS** SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

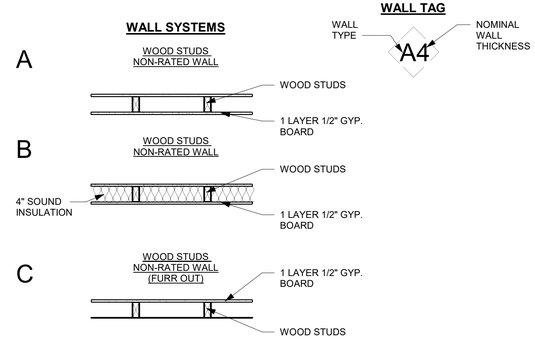
16. CLOTHES DRYER EXHAUST DUCTS MUST BE METAL AT LEAST .016 INCH IN THICKNESS. THE EXHAUST DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER PER 2021 IMC 504.9.1

WOOD STUD PARTITION(S)

NOTES:
1. BEDROOM CLOSET TREATMENT TO BE SAME AS BEDROOM
2. MOISTURE RESISTANT GYP. BD. TO BE USED @ "WET" WALLS
3. SOUND BATT AT INTERIOR WALLS WHERE SHOWN
4.FIRE BLOCKING @ 8'-0" A.F.F. IN ALL WALL TALLER THAN 8'-0"

WALL SYSTEMS

WALL TAG



THE HILL FIRM - architects
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.434.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT
KEVIN A. CRAWSON
LICENSE NUMBER 9305
STATE OF ARKANSAS

FLOOR PLAN - SGL. FAM. - 4 BED

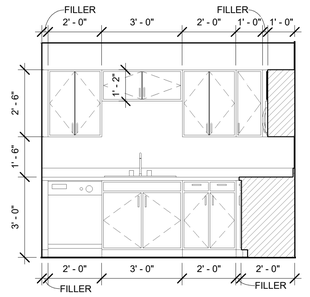
DATE:	JOB NO.
07/05/24	2023-03

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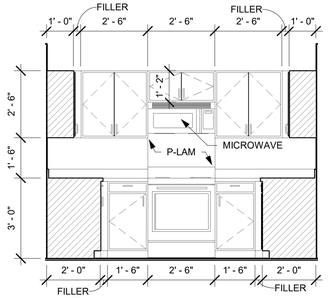
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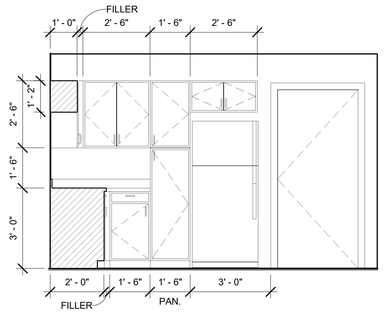
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



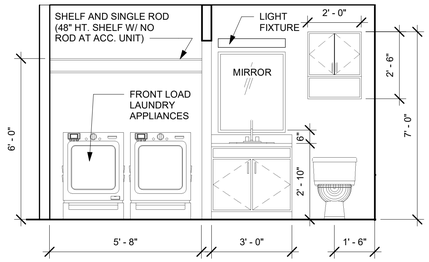
1 TYP. 2 BED - KITCHEN 1 (DUP.)
3/8" = 1'-0"



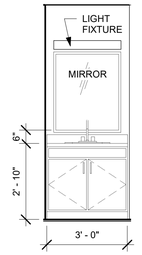
2 TYP. 2 BED - KITCHEN 2 (DUP.)
3/8" = 1'-0"



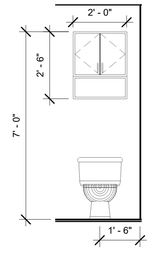
3 TYP. 2 BED - KITCHEN 3 (DUP.)
3/8" = 1'-0"



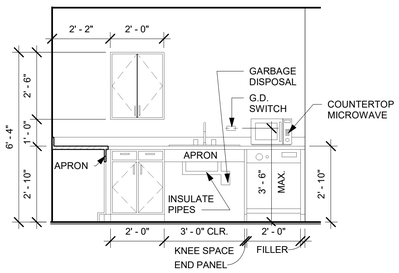
4 TYP. 2 BED - BATH 1 (DUP.)
3/8" = 1'-0"



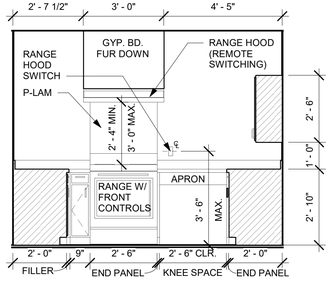
5 TYP. 2 BED - M. BATH 1 (DUP.)
3/8" = 1'-0"



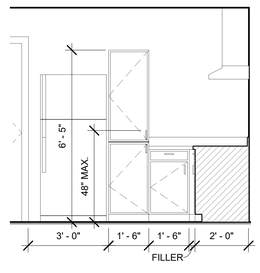
6 TYP. 2 BED - M. BATH 2 (DUP.)
3/8" = 1'-0"



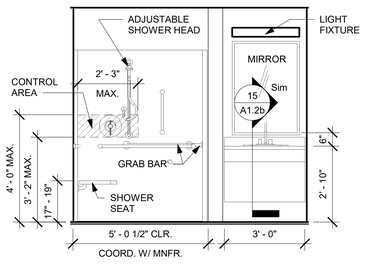
7 ACC. 2 BED - KITCHEN 1 (DUP.)
3/8" = 1'-0"



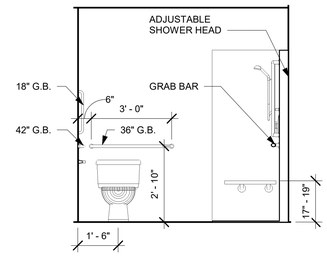
8 ACC. 2 BED - KITCHEN 2 (DUP.)
3/8" = 1'-0"



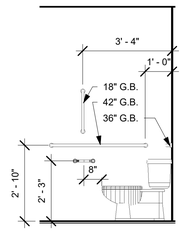
9 ACC. 2 BED - KITCHEN 3 (DUP.)
3/8" = 1'-0"



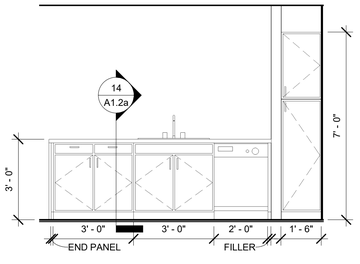
10 ACC. 2 BED - M. BATH 1 (DUP.)
3/8" = 1'-0"



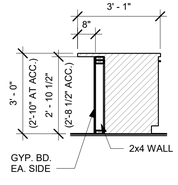
11 ACC. 2 BED - M. BATH 2 (DUP.)
3/8" = 1'-0"



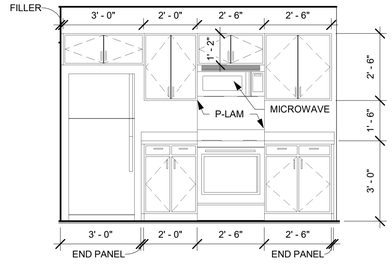
12 ACC. 2 BED - M. BATH 3 (DUP.)
3/8" = 1'-0"



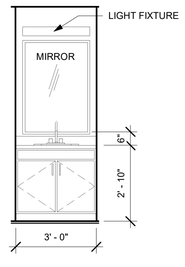
13 TYP. 3 BED - KITCHEN 1 (DUP.)
3/8" = 1'-0"



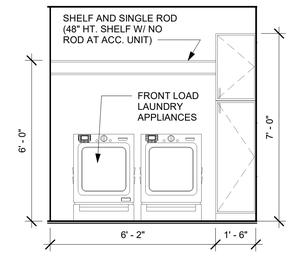
14 BAR TOP DTL. (DUP.)
3/8" = 1'-0"



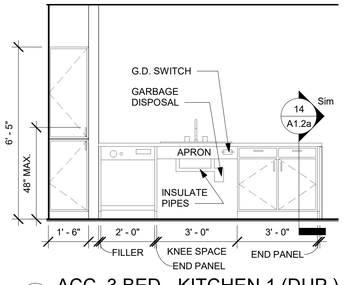
15 TYP. 3 BED - KITCHEN 2 (DUP.)
3/8" = 1'-0"



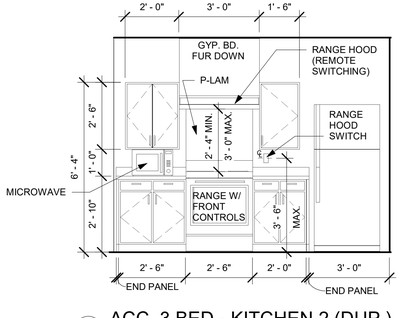
16 TYP. 3 BED - M. BATH 1 (DUP.)
3/8" = 1'-0"



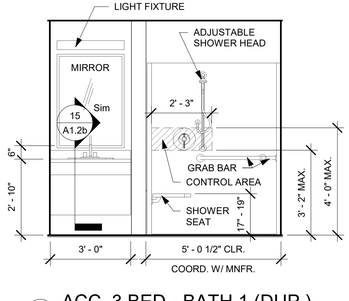
17 TYP. 3 BED - LAUNDRY (DUP.)
3/8" = 1'-0"



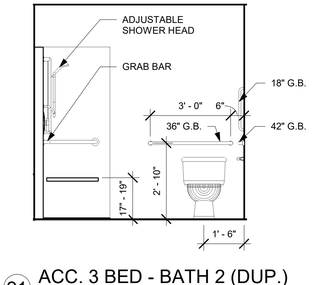
18 ACC. 3 BED - KITCHEN 1 (DUP.)
3/8" = 1'-0"



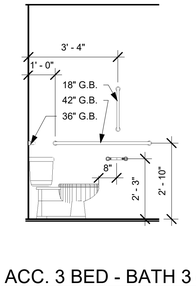
19 ACC. 3 BED - KITCHEN 2 (DUP.)
3/8" = 1'-0"



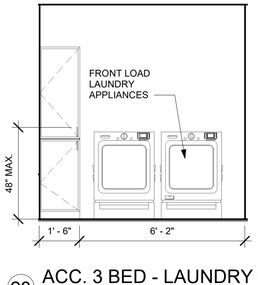
20 ACC. 3 BED - BATH 1 (DUP.)
3/8" = 1'-0"



21 ACC. 3 BED - BATH 2 (DUP.)
3/8" = 1'-0"



22 ACC. 3 BED - BATH 3 (DUP.)
3/8" = 1'-0"



23 ACC. 3 BED - LAUNDRY (DUP.)
3/8" = 1'-0"

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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

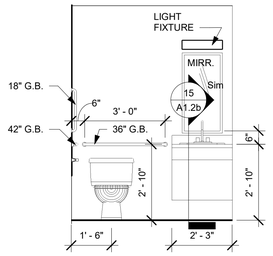
REGISTERED ARCHITECT
KEVIN A. O'NEAL
LICENSED ARCHITECT 5325
STATE OF ARKANSAS

MILLWORK ELEVATIONS

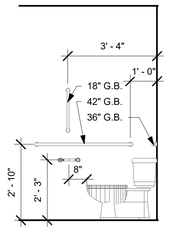
DATE: 07/05/24
JOB NO. 2023-03

SHEET:
A1.2a

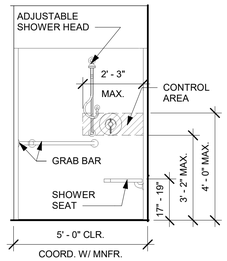
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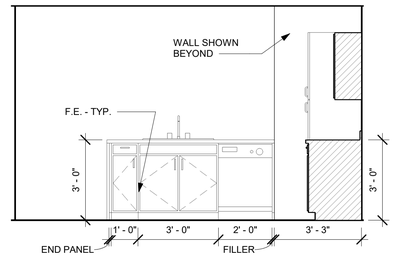
1 ACC. 3 BED - BATH 1 (SGL.)
3/8" = 1'-0"



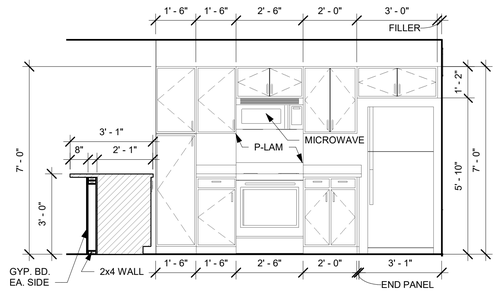
2 ACC. 3 BED - BATH 2 (SGL.)
3/8" = 1'-0"



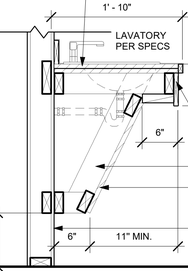
3 ACC. 3 BED - BATH 3 (SGL.)
3/8" = 1'-0"



4 TYP. 3 & 4 BED - KITCHEN 1 (SGL.)
3/8" = 1'-0"

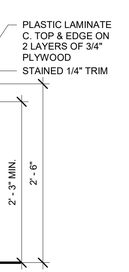


5 TYP. 3 & 4 BED - KITCHEN 2 (SGL.)
3/8" = 1'-0"



6 TYP. 3 & 4 BED - BATH 1 (SGL.)
3/8" = 1'-0"

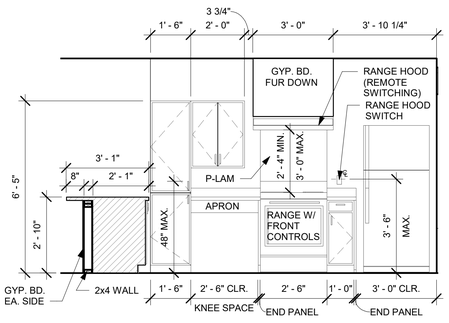
7 TYP. 3 & 4 BED - M. BATH 1 (SGL.)
3/8" = 1'-0"



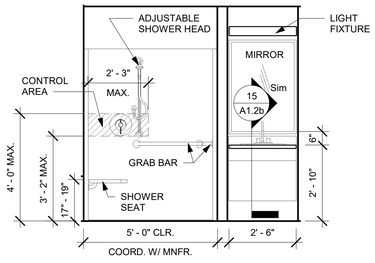
8 TYP. 3 & 4 BED - LINEN (SGL.)
3/8" = 1'-0"

9 TYP. 3 & 4 BED - BATH 2 (SGL.)
3/8" = 1'-0"

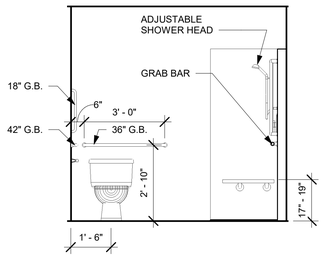
10 ACC. 3 & 4 BED - KITCHEN 1 (SGL.)
3/8" = 1'-0"



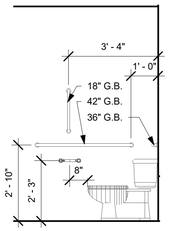
11 ACC. 3 & 4 BED - KITCHEN 2 (SGL.)
3/8" = 1'-0"



12 ACC. 4 BED - BATH 1 (SGL.)
3/8" = 1'-0"



13 ACC. 4 BED - BATH 2 (SGL.)
3/8" = 1'-0"



14 ACC. 4 BED - BATH 3 (SGL.)
3/8" = 1'-0"

15 SECTION @ ACCESSIBLE LAV.
1" = 1'-0"

16 TYP. MILLWORK DETAIL
1" = 1'-0"

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#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT
KEVIN A. HILL
LICENSED ARCHITECT 9305
STATE OF ARKANSAS

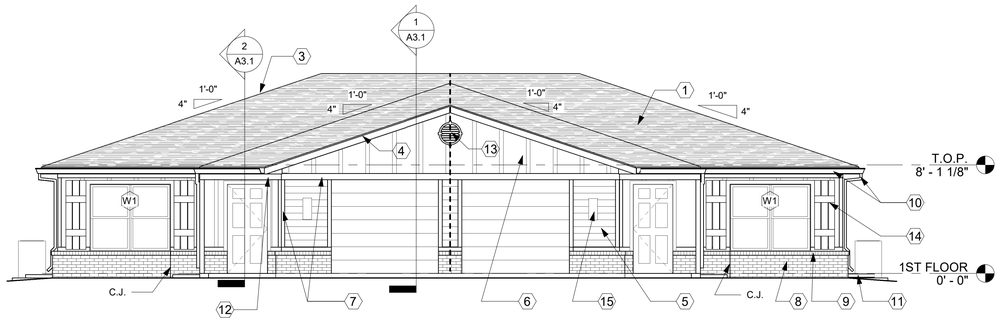
MILLWORK ELEVATIONS

DATE:	JOB NO.
07/05/24	2023-03

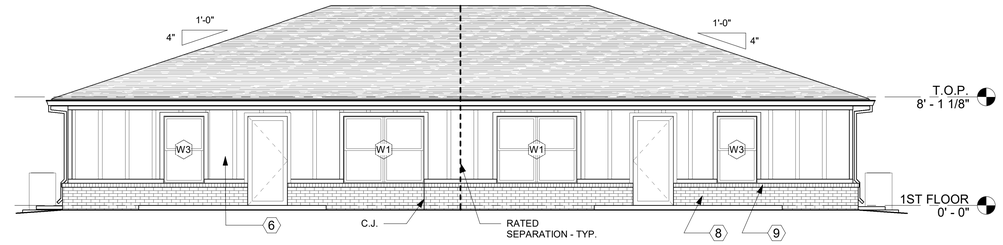
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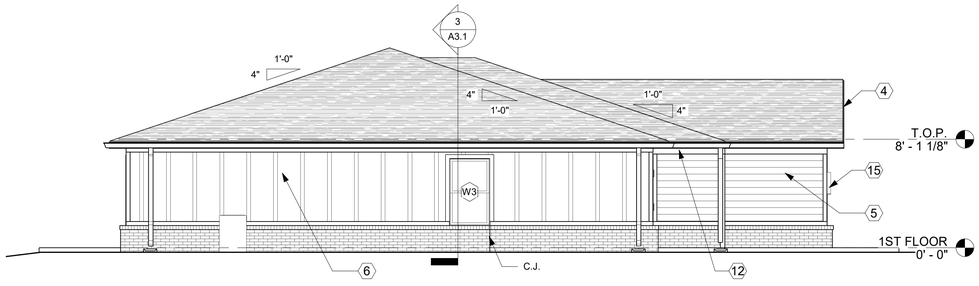
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



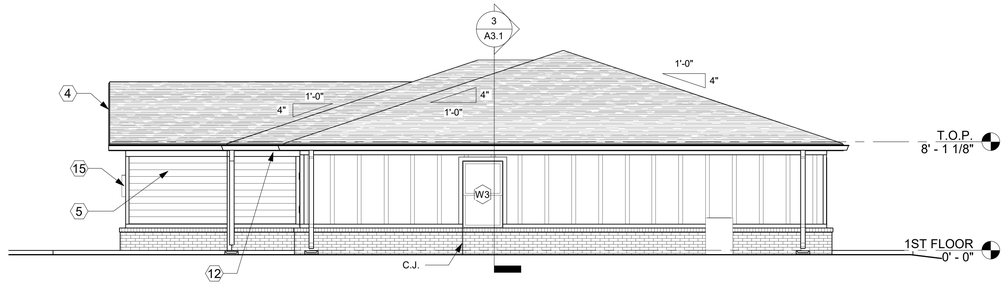
2 FRONT ELEVATION (2 BED / 2 BATH)
3/16" = 1'-0"



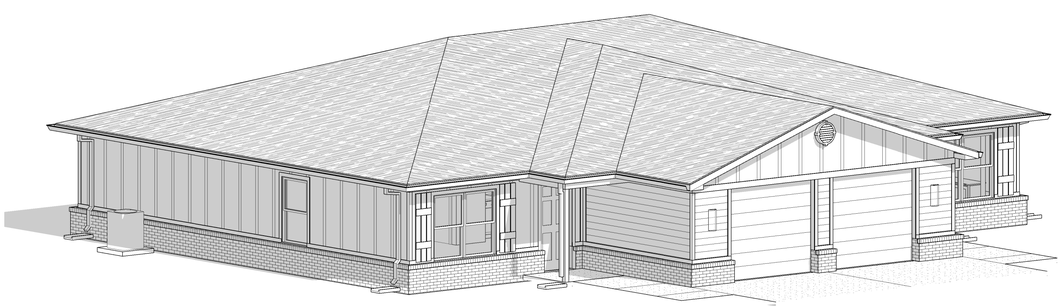
4 REAR ELEVATION (2 BED / 2 BATH)
3/16" = 1'-0"



3 LEFT ELEVATION (2 BED / 2 BATH)
3/16" = 1'-0"

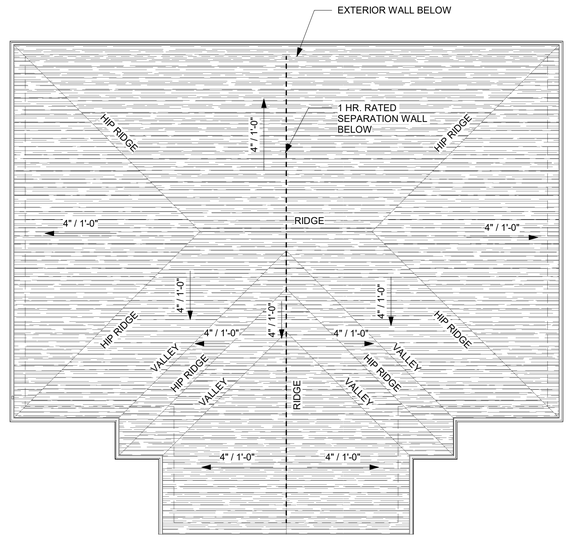


5 RIGHT ELEVATION (2 BED / 2 BATH)
3/16" = 1'-0"



1 AXON VIEW (2 BED / 2 BATH)

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



6 ROOF PLAN - DUP. 2 BED
1/8" = 1'-0"

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. R.R EXHAUST @ 3' MIN. FROM OPENINGS)
- PAINT - T.B.D. (PROVIDE MATERIAL SAMPLES FOR APPROVAL / SELECTION)
- PROVIDE MASONRY EXPANSION JOINT(S) @ 20' O.C. - MAX.

1. COMPOSITION SHINGLES
2. RIDGE VENT
3. SLANT BACK ROOF LOUVERS
4. VINYL FASCIA
5. VINYL SIDING
6. VINYL BOARD AND BATTEN
7. PVC TRIM
8. BRICK
9. BRICK ROWLOCK
10. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
11. CONCRETE SPLASH BLOCK
12. PRE-FINISHED METAL WRAPPED BEAMS
13. DECORATIVE LOUVER VENT
14. DECORATIVE SHUTTERS
15. EXTERIOR LIGHT FIXTURES

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#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

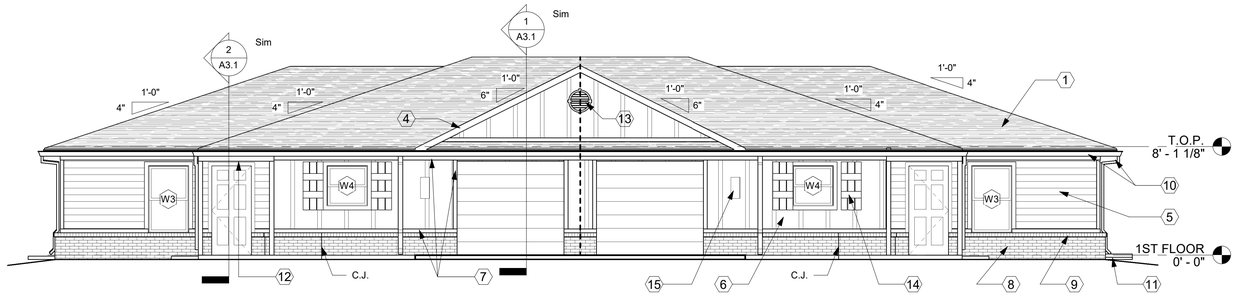
REGISTERED ARCHITECT
KEITH A. HILL
LICENSE NUMBER 9305
STATE OF ARKANSAS

BUILDING ELEVATIONS - DUPLEX 2 BED

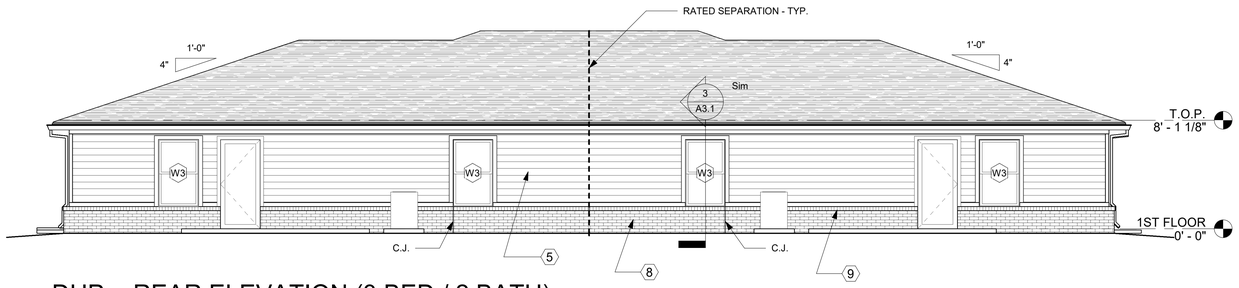
DATE: 07/05/24
JOB NO. 2023-03

SHEET: **A2.1a**

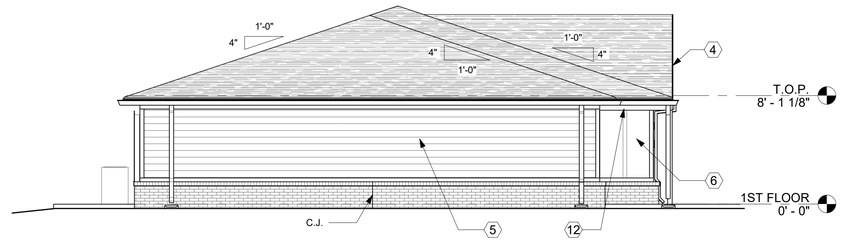
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



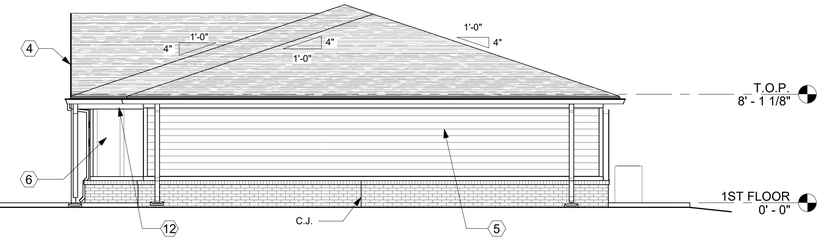
1 DUP. - FRONT ELEVATION (3 BED / 2 BATH)
3/16" = 1'-0"



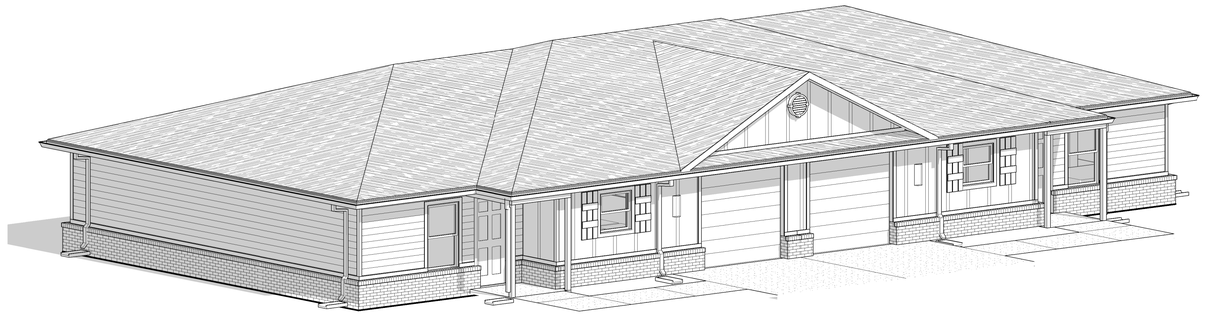
2 DUP. - REAR ELEVATION (3 BED / 2 BATH)
3/16" = 1'-0"



3 DUP. - LEFT ELEVATION (3 BED / 2 BATH)
3/16" = 1'-0"

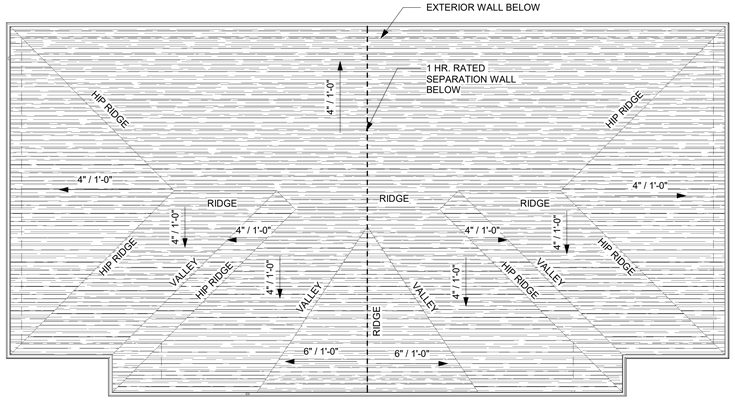


4 DUP. - RIGHT ELEVATION (3 BED / 2 BATH)
3/16" = 1'-0"



5 3 BED - DUPLEX (3D ELEV. VIEW)

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



6 ROOF PLAN - DUP. 3 BED
1/8" = 1'-0"

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. R.R EXHAUST @ 3' MIN. FROM OPENINGS)
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14. DECORATIVE SHUTTERS
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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

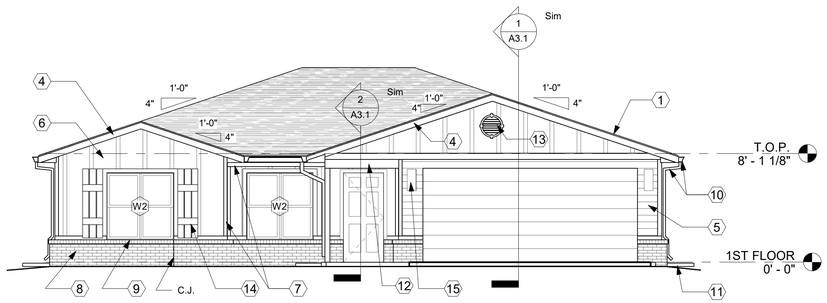
REGISTERED ARCHITECT
KURT L. HILL
LICENSED
STATE OF ARKANSAS

BUILDING ELEVATIONS - DUPLEX 3 BED

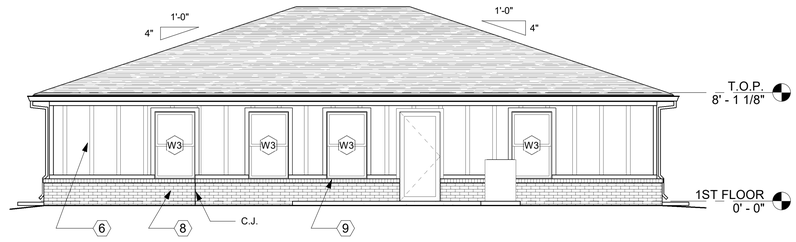
DATE:	JOB NO.
07/05/24	2023-03

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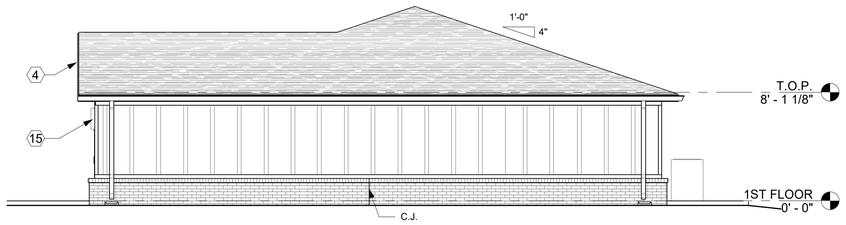
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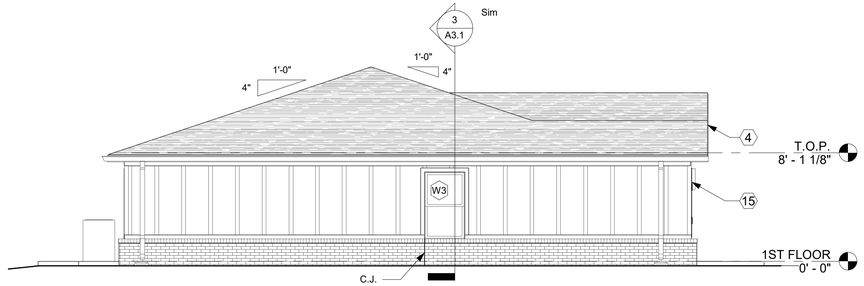
1 FRONT ELEVATION (4 BED / 2 BATH)
3/16" = 1'-0"



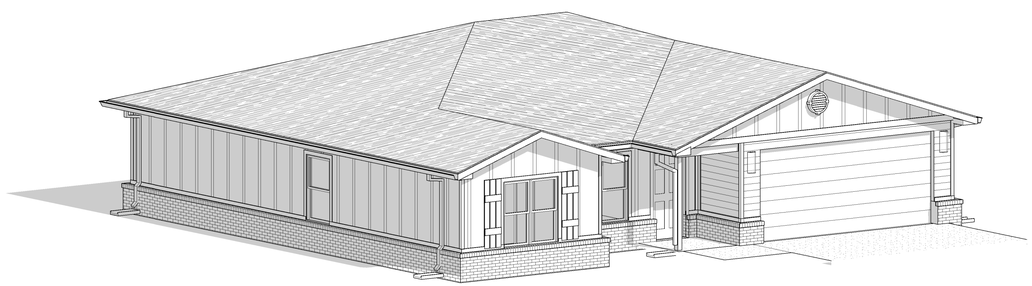
2 REAR ELEVATION (4 BED / 2 BATH)
3/16" = 1'-0"



3 RIGHT ELEVATION (4 BED / 2 BATH)
3/16" = 1'-0"

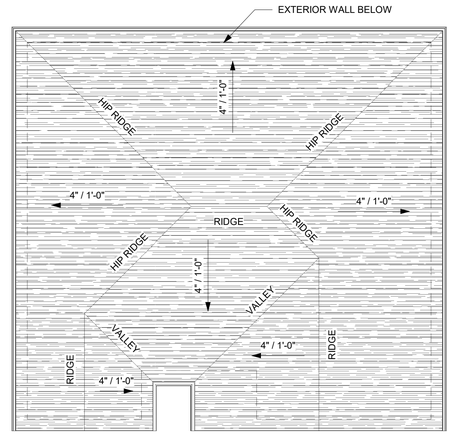


4 LEFT ELEVATION (4 BED / 2 BATH)
3/16" = 1'-0"



5 AXON VIEW (4 BED / 2 BATH)

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



6 ROOF PLAN - SGL. 4 BED
1/8" = 1'-0"

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. R.R EXHAUST @ 3' MIN. FROM OPENINGS)
- PAINT - T.B.D. (PROVIDE MATERIAL SAMPLES FOR APPROVAL / SELECTION)
- PROVIDE MASONRY EXPANSION JOINT(S) @ 20' O.C. - MAX.

1. COMPOSITION SHINGLES
2. RIDGE VENT
3. SLANT BACK ROOF LOUVERS
4. VINYL FASCIA
5. VINYL SIDING
6. VINYL BOARD AND BATTEN
7. PVC TRIM
8. BRICK
9. BRICK ROWLOCK
10. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
11. CONCRETE SPLASH BLOCK
12. PRE-FINISHED METAL WRAPPED BEAMS
13. DECORATIVE LOUVER VENT
14. DECORATIVE SHUTTERS
15. EXTERIOR LIGHT FIXTURES

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THE HILL FIRM
architect
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.434.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

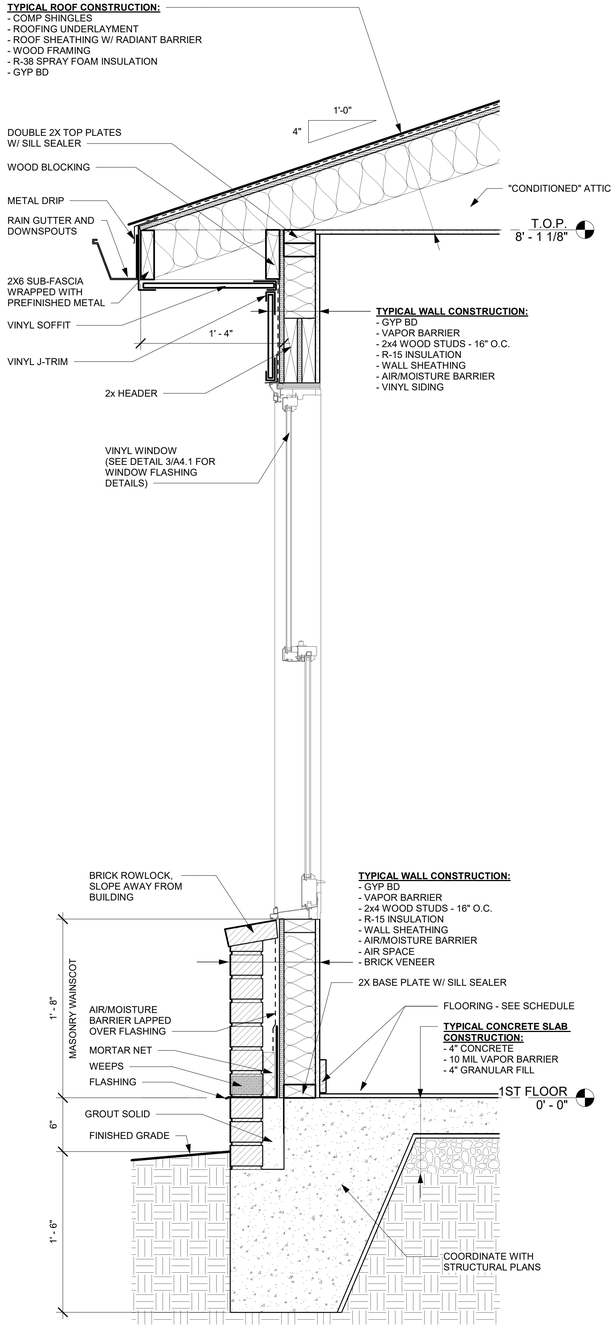
REGISTERED ARCHITECT
KEVIN A. HILL
LICENSED MEMBER
STATE OF ARKANSAS

BUILDING ELEVATIONS - SGL. 4 BED

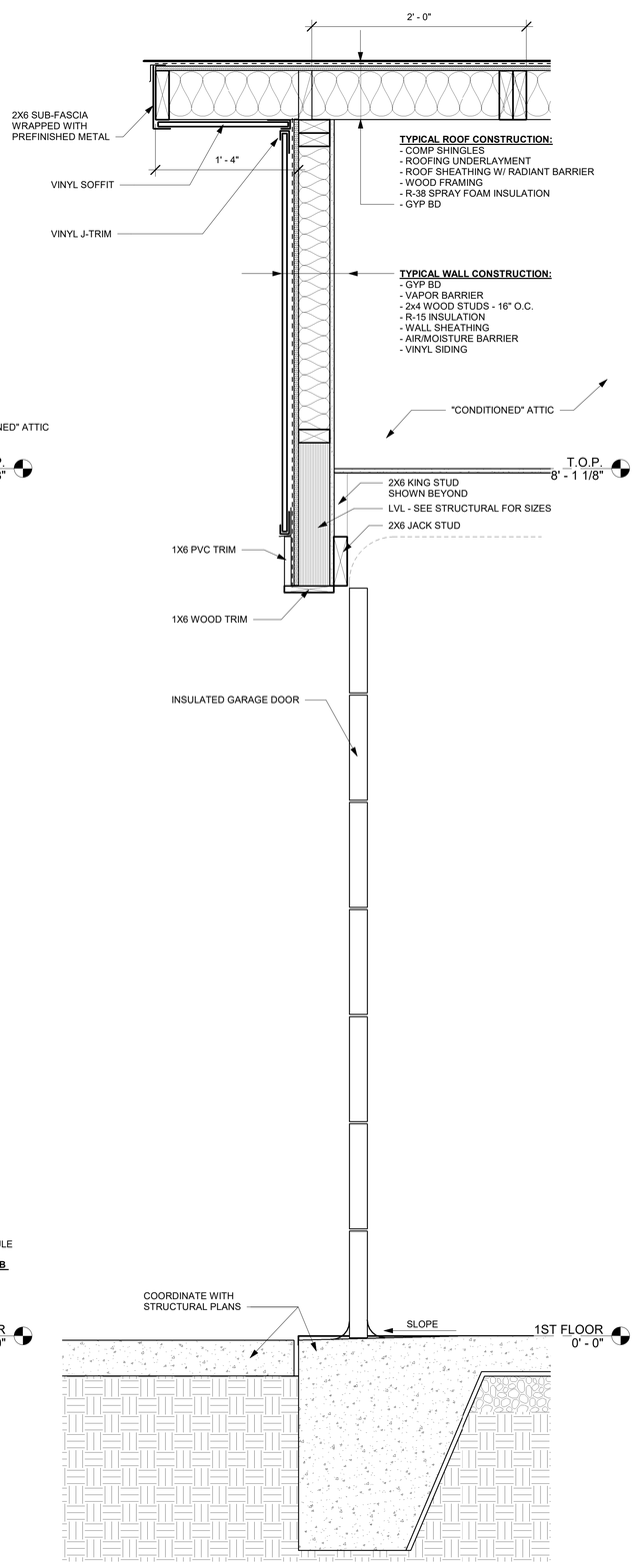
DATE:	JOB NO.
07/05/24	2023-03

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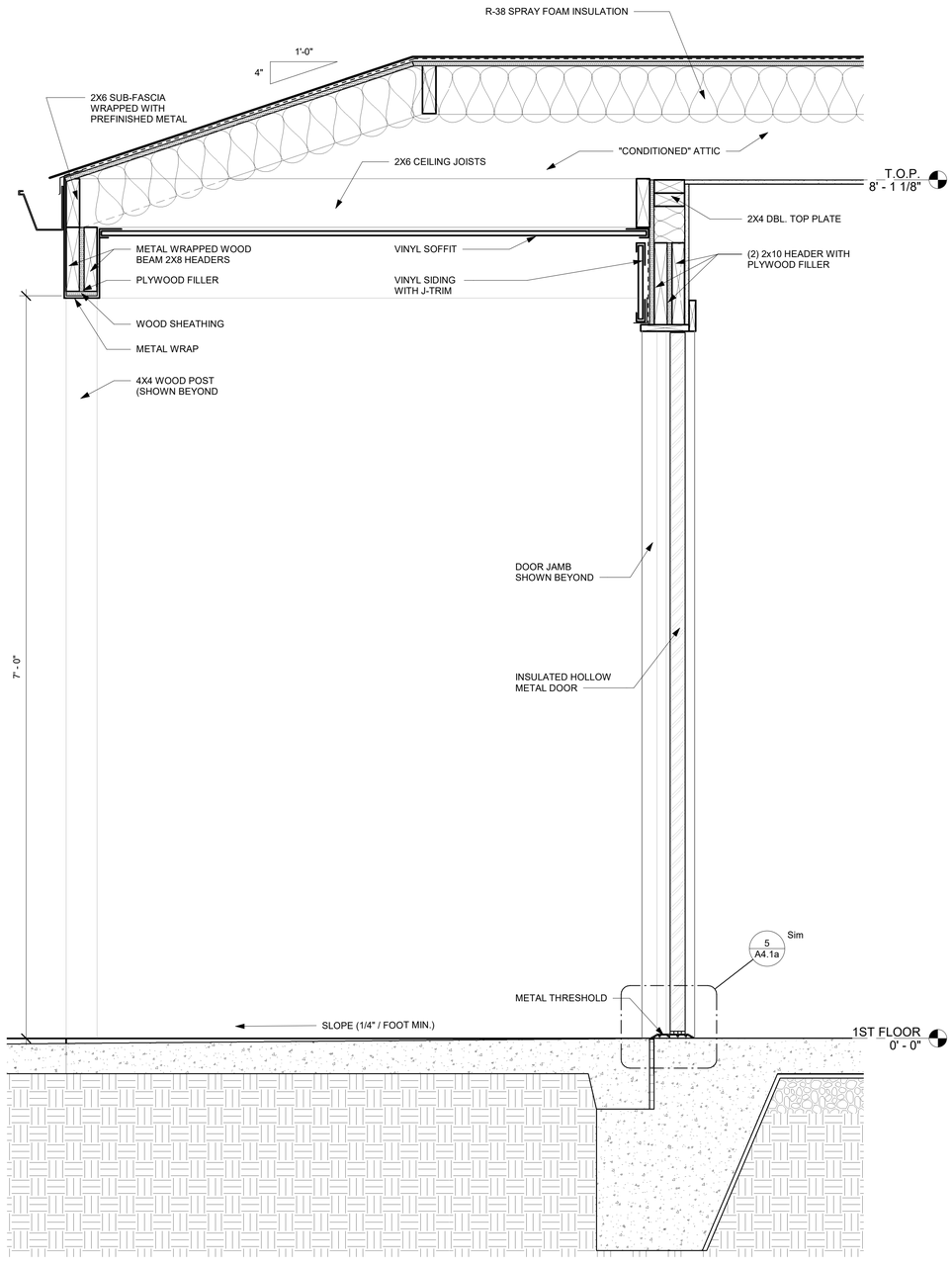
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



3 TYP. WALL SECTION @ WINDOW
1 1/2" = 1'-0"



1 TYP. WALL SECTION @ GABLE
1 1/2" = 1'-0"



2 TYP. FRONT PORCH SECTION
1 1/2" = 1'-0"

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Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

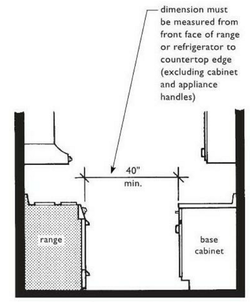
07/05/2024
REGISTERED ARCHITECT KEVIN A. CRUSON ARKANSAS 9305 STATE OF ARKANSAS

WALL SECTIONS AND DETAILS

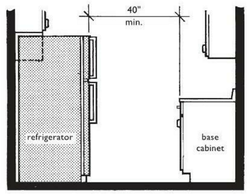
DATE:	JOB NO.
07/05/24	2023-03

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A3.1

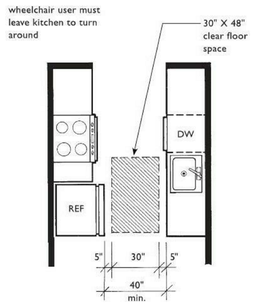
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



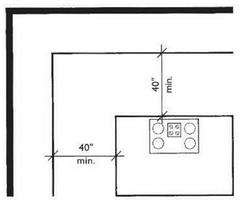
Minimum Clearance between Range and Opposing Base Cabinet



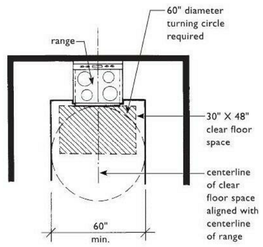
Minimum Clearance between Refrigerator and Opposing Base Cabinet



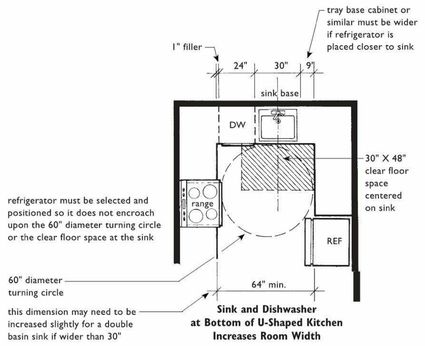
40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls



40" Must Be Maintained Between Island and all Opposing Features



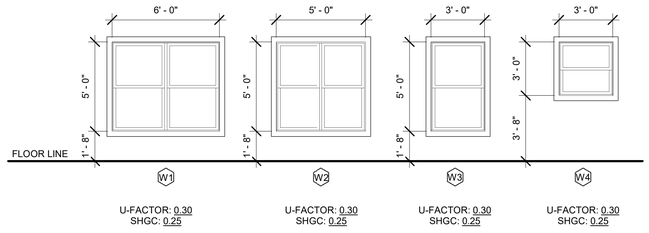
60" Diameter Turning Circle when Sink (Only), Cooktop, or Range is at Bottom of U-Shaped Kitchen



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width

1 USABLE KITCHEN DIAGRAM (FHA)

12" = 1'-0"



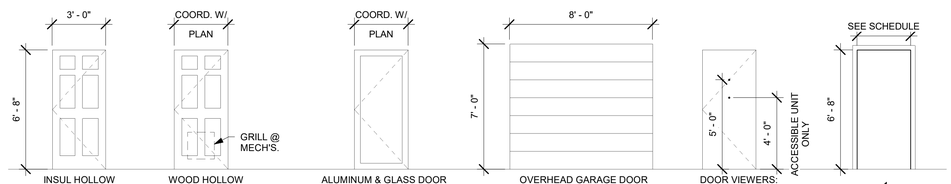
U-FACTOR: 0.30 SHGC: 0.25 | U-FACTOR: 0.30 SHGC: 0.25 | U-FACTOR: 0.30 SHGC: 0.25 | U-FACTOR: 0.30 SHGC: 0.25

GLAZING NOTE
(T) TEMPERED GLASS @ / OR BELOW 18"

WINDOW ELEVATIONS

1/4" = 1'-0"

NOTE:
1. REFER TO SPECIFICATIONS FOR WINDOW OPENING CONTROL DEVICES.
2. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS



EXTERIOR DOOR
U-FACTOR: 0.30
SHGC: 0.25

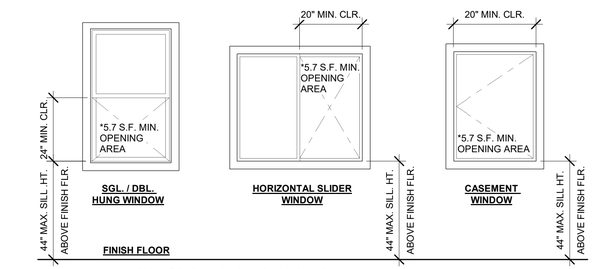
DOOR VIEWERS:

DOOR VIEWERS AT TYP. ENTRY DOORS TO BE 60" A.F.F.
TWO DOOR VIEWERS REQUIRED AT ACCESSIBLE UNIT ONE AT 48" A.F.F. & ONE AT 60" A.F.F. (180 DEGREE VIEWERS AT H/C AND H/V LOCATIONS)

SEE PLAN FOR DOOR TYPE.

DOOR AND FRAME TYPES

1/4" = 1'-0"

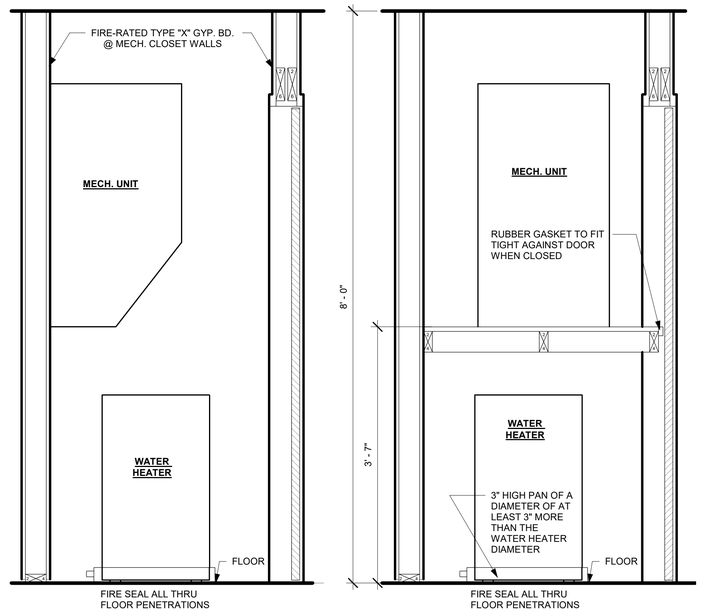


* EXCEPTION: 5.0 SQ. FT. ALLOWED IF LOCATED AT GRADE FLOOR OR BELOW GRADE

2 WINDOW EGRESS DIAGRAMS

3/8" = 1'-0"

WINDOW NOTES:
1. EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED FOR BEDROOMS PER IRC R310.1

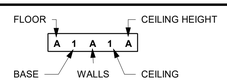


4 MECH. CLOSET SECTION

1" = 1'-0"

SD	BRK	7010B	120V	WALL OR CEILING	SMOKE DETECTOR WITH HORN
SD+S	BRK	7010B +1005	120V	WALL OR CEILING	SMOKE DETECTOR WITH HORN AND STROBE
STR	BRK	1005	120V	WALL OR CEILING	STROBE ONLY - CONNECT TO SD+S IN HALL
CM			120V	WALL OR CEILING	CARBON MONOXIDE DETECTOR
NOTE:		INSTALL MIN. 12" OUT FROM CORNERS & 3' AWAY FROM REGISTERS.			

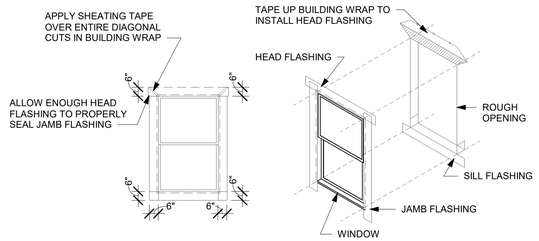
FINISH SCHEDULE



ROOM FINISH SCHEDULE

FLOOR		BASE		WALLS		CEILING		CEILING HEIGHT	
A	N/A	1	WOOD (PAINT)	A	GYP. BOARD (PAINT)	1	GYP. BOARD (PAINT)	A	8'-0"
B	VINYL PLANK	2	NONE	B	GYP. BOARD (NONE)	2	GYP. BOARD (NONE)		
C	CONC. (SEALED AT INT.)			C	NONE	3	NONE		

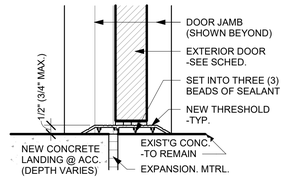
NOTES:
1. BEDROOM CLOSET TREATMENT TO BE SAME AS BEDROOM
2. MOISTURE RESISTANT GYP. BD. TO BE USED @ "WET" WALLS
3. SOUND BATT AT INTERIOR WALLS WHERE SHOWN



NOTES:
1. FOLLOW ALL WINDOW MANUFACTURER INSTRUCTIONS FOR INSTALLATION.

3 SELF ADHESIVE WINDOW FLASHING DETAIL

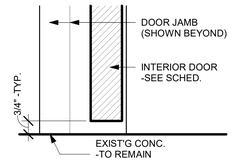
1/4" = 1'-0"



NOTE:
PROVIDE LOW PROFILE THRESHOLD AT ALL GROUND FLR. LOCATIONS

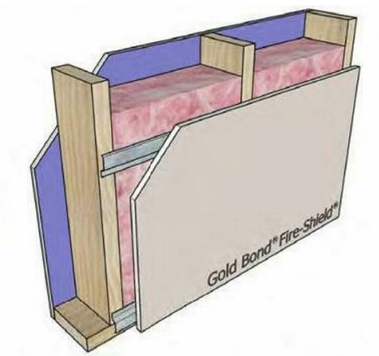
5 TYPICAL THRESHOLD - EXTERIOR

3" = 1'-0"



6 TYPICAL THRESHOLD - INTERIOR

3" = 1'-0"



STC-57 **NGC 2010081**

Framing:	2x6 wood studs, 16" o.c.
Insulation:	5-1/2" glass fiber
Side 1:	5/8" SoundBreak XP Gypsum Board
Side 2:	5/8" Fire-Shield Gypsum Board on RC-1

UL Design: U305 - 1 hour

NOTE R302.3: "FIRE RESISTANCE-RATED FLOOR / CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING."

7 DUPLEX DEMISING WALL DETAIL

1 1/2" = 1'-0"

THE HILL FIRM
5003 OLD GREENWOOD RD, SUITE D, FT SMITH, AR 72903
PH: 479.434.1088 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT KEVIN A. HILL LICENSED ARCHITECT STATE OF ARKANSAS

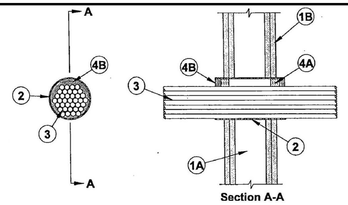
SCHEDULES & DETAILS

DATE: 07/05/24 | JOB NO. 2023-03

SHEET: **A4.1a**

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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



System No. W-L-3170
F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 1/4 and 1 Hr (See Item 3A)

1. **Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 6 in. **The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.**
2. **Steel Sleeve** — Cylindrical sleeve fabricated from 0.0125 in. thick (30 gauge) galv sheet steel and having a min 2 in. lap along the longitudinal seam. Length of the sleeve to be equal to or max 2 in. greater than the thickness of the wall. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the opening and releasing the coil to let it uncoil against the circular cutouts in the gypsum wallboard layers. The ends of the steel sleeve shall be flush with or extend a max 1 in. beyond each surface of the wall.

   As an alternate, steel sleeve may consist of nom 6 in. diam (or smaller) Schedule 5 (or heavier) steel pipe sleeve friction-fitted into circular cutouts in the gypsum board layers. The ends of the steel sleeve shall be flush with or extend a max 1 in. beyond each surface of the wall.

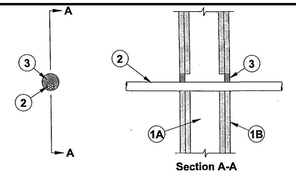
3. **Cables** — Max 4-1/2 in. diam tight bundle of cables to be installed eccentrically or concentrically within the opening. The annular space between the cables and the periphery of the opening shall be min 0 in. (point contact) to max 1-1/2 in. Cable bundle to be rigidly supported on both sides of the wall assembly. The following types and sizes of cables may be used:
   A. Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
   B. Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
   C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
   D. Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
   E. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
   F. Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
   G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
   H. Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
   I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.

3A. **Through Penetrating Product*** — As an alternate to the cables (Item 3), max 4-1/2 in. diam tight bundle of max 4/C No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable+ or Metal Clad Cable+** installed within the opening. Annular space between through-penetrating products and periphery of opening to be min 0 in. (point contact) to max 1-1/2 in. Through penetrating product rigidly supported on both sides of wall assembly. When Armored Cable or Metal Clad Cable is used, T Rating is 1/4 hr.
AFC CABLE SYSTEMS INC

4. **Firestop System** — The firestop system shall consist of the following:
   A. Packing Material — Min 1 in. thickness of 4 pcf mineral wool batt insulation compressed and tightly packed into each end of sleeve. Recess packing material as required to accommodate fill material (Item 4B).
   B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. thickness of fill material applied within annulus, flush with each end of steel sleeve. At point contact location, min 1/4 in. diam bead of fill material applied at cable bundle/steel sleeve interface on both sides of wall.
   SPECIFIED TECHNOLOGIES INC — SpecSeal LCI Sealant

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

4 BUNDLE OF ELECTRICAL CABLES WALL PENETRATION DETAIL
1" = 1'-0"



System No. W-L-3171
F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 1/4 and 3/4 Hr (See Item 2A)

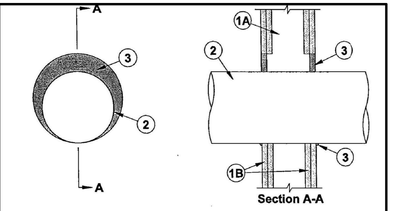
1. **Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 1 in. larger than OD of cable (Item 2).
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cable** — One cable to be installed eccentrically or concentrically within the opening. The annular space between the cable and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. Cable to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of cable may be used:
   A. Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
   B. Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
   C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
   D. Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
   E. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
   F. Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
   G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
   H. Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
   I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.

2A. **Through Penetrating Product*** — As an alternate to the cable (Item 2), one max 4/C No. 2/0 AWG (or smaller) aluminum or steel Armored Cable+ or Metal Clad Cable+ installed within the opening. Annular space between through-penetrating product and periphery of opening to be min 0 in. (point contact) to max 1 in. Through penetrating product rigidly supported on both sides of wall assembly.
When Armored Cable or Metal Clad Cable is used, T Rating is 1/4 hr.
AFC CABLE SYSTEMS INC

3. **Fill, Void or Cavity Material*** — **Sealant** — Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At point contact location, min 1/4 in. diam bead of fill material applied at cable/gypsum board interface on both surfaces of wall. **SPECIFIED TECHNOLOGIES INC — SpecSeal LCI Sealant**

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

5 ELEC. CABLE WALL PENETRATION DETAIL
1" = 1'-0"



System No. W-L-7061
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 3/4 Hr

1. **Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board*** — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 2 in. (51 mm) larger than OD of steel duct (Item 2). The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Steel Duct** — Nom 8 in. (203 mm) diam (or smaller) No. 28 gauge (or heavier) or nom 4 in. (102 mm) diam (or smaller) No. 30 gauge (or heavier) spiral wound or long seam galv steel duct. Annular space between duct and periphery of opening to be min 0 in. (0 mm, point contact) to max 2 in. (51 mm). Duct to be rigidly supported on both sides of the wall assembly.
3. **Fill, Void or Cavity Material*** — **Sealant** — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At point contact location, min 1/4 in. (6 mm) diam bead of fill material applied at steel duct/gypsum board interface on both surfaces of wall.
SPECIFIED TECHNOLOGIES INC — SpecSeal LCI Sealant

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

6 STEEL DUCT WALL PENETRATION
1" = 1'-0"

THE HILL FIRM - ARCHITECTS
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024
REGISTERED ARCHITECT
KEVIN A. CRAWFORD
LICENSED ARCHITECT 9305
STATE OF ARKANSAS

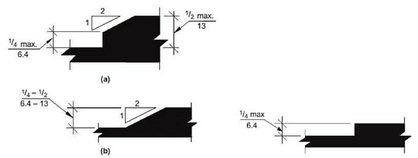
TYPICAL PENETRATION DETAILS

DATE: 07/05/24
JOB NO. 2023-03

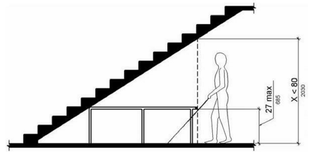
SHEET:
A4.1b

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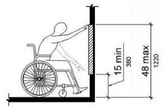
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



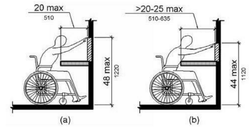
1 LEVEL CHANGE BEVELED / VERT.



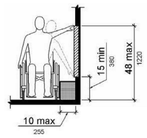
2 VERT. CLEARANCE



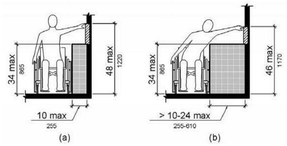
3 FWD. REACH UNOBSTRUCTED



4 HIGH FWD. REACH OBSTRUCTED



5 SIDE REACH UNOBSTRUCTED



6 SIDE REACH OBSTRUCTED

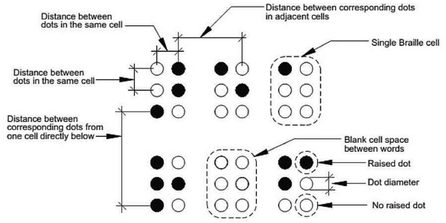


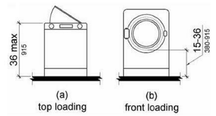
FIG. 703.4.3
BRAILLE MEASUREMENT

TABLE 703.4.3— BRAILLE DIMENSIONS

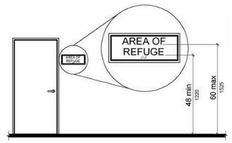
7 BRAILE MEASUREMENT
6" = 1'-0"

WASHING MACHINES AND CLOTHES DRYERS – 611

611.4 HEIGHT. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES (380 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR.

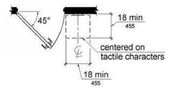


9 LAUND. COMPARTMENT HT.



* MUST BE 48" MIN. FROM THE FINISHED FLOOR TO THE BOTTOM LINE OF TEXT OR 60" MAX. TO THE TOP LINE OF TEXT

10 TACTILE CHARACTER HT.



SINGLE DOOR:

* SIGNS SHOULD BE MOUNTED ON THE LATCH SIDE OF DOOR

* SIGNS MAY BE MOUNTED DIRECTLY ON THE DOOR IF THE FOLLOWING THREE CRITERIA ARE MET:

- THE DOOR CLOSES AUTOMATICALLY
- MOUNTED ON THE PUSH SIDE
- THERE IS NO HOLD OPEN DEVICE

DOUBLE DOOR:

ONE ACTIVE LEAF - SIGNS SHOULD BE LOCATED ON THE INACTIVE LEAF

TWO ACTIVE LEAVES - SIGNS SHOULD BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR

11 TACTILE SIGN LOCATION

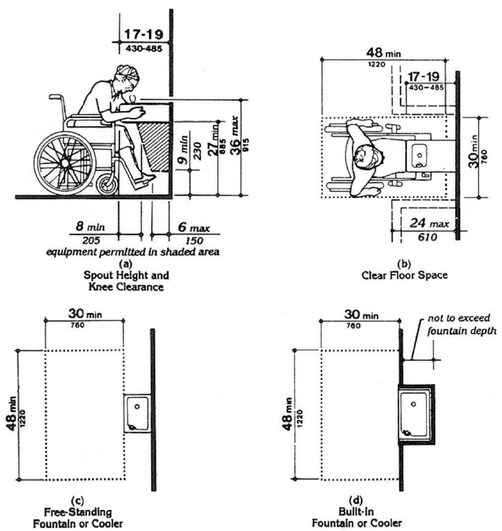
Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8 inch (16 mm)
	72 inches (1830 mm) and greater	5/8 inch (16 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	less than 180 inches (4570 mm)	2 inches (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
greater than 120 inches (3050 mm)	less than 21 feet (6400 mm)	3 inches (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

12 VISUAL CHARACTER CHART

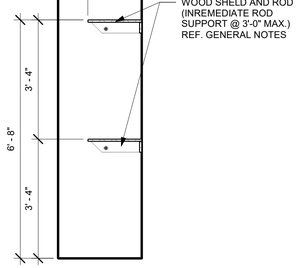
DRINKING FOUNTAINS – 602

602.4 SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES (915MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND

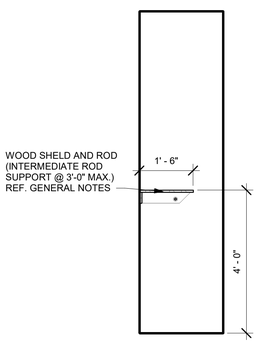
602.7 DRINKING FOUNTAINS FOR STANDING PERSONS SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES (965 MM) MINIMUM AND 43 INCHES (1090 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.



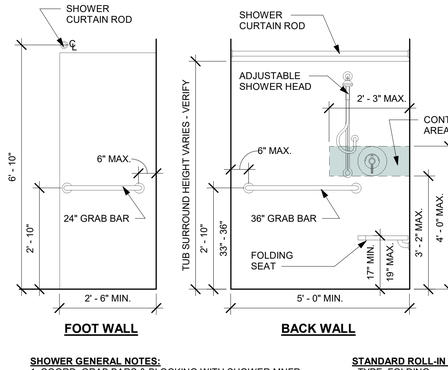
19 ACC. WATER FOUNTAIN
3" = 1'-0"



14 TYP. CLOSET SHELF & ROD DETAIL
1/2" = 1'-0"



20 TYP. ACC. SHELF ROD & DETAIL
1/2" = 1'-0"

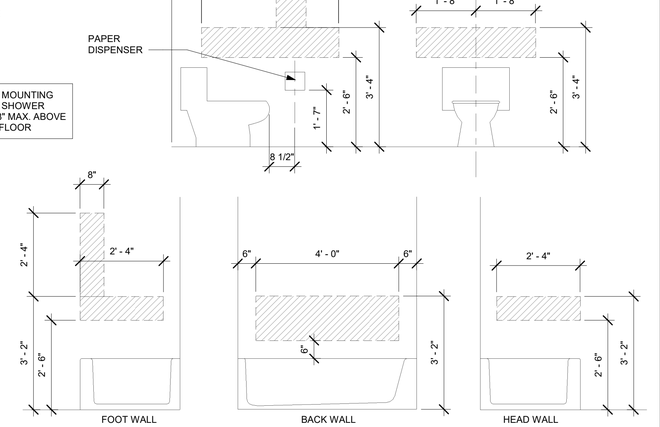


SHOWER GENERAL NOTES:
1. COORD. GRAB BARS & BLOCKING WITH SHOWER MNFR.
2. ROLL-IN SHOWER: CONTROLS ABOVE THE GRAB BAR AND OFFSET TO THE APPROACH SIDE. WITHIN 38" - 48" ABOVE THE FINISH FLOOR
3. BATH FIXTURE: BELOW GRAB BAR AND OFFSET TO THE APPROACH SIDE OF TUB

TRANSFER TYPE SEATS:
- TYPE: FOLDING OR NON-FOLDING
- SHAPE: RECTANGULAR OR L-SHAPED
- IN TRANSFER-TYPE SHOWERS, THE SEAT MUST EXTEND FROM THE BACK WALL TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.
- THE TOP OF THE SEAT MUST BE 17" MIN. AND 19" MAX. ABOVE THE BATHROOM FINISH FLOOR.

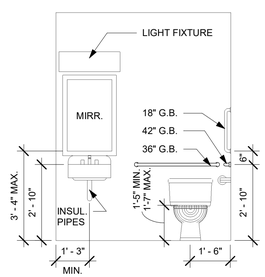
STANDARD ROLL-IN SEATS:
- TYPE: FOLDING
- SHAPE: RECTANGULAR OR L-SHAPED
- STRUCTRAL STRENGTH: 250 LBS.
- IN STANDARD ROLL-IN SHOWER COMPARTMENT, THE SEAT MUST BE INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS, AND MUST EXTEND FROM THE BACK WALL TO A POINT WITH 3" OF THE COMPARTMENT ENTRY.
- THE TOP OF THE SEAT MUST BE 17" MIN. AND 19" MAX. ABOVE THE BATHROOM FINISH FLOOR.

8 ACCESSIBLE BATHTUB DETAILS
1/2" = 1'-0"

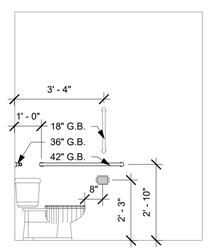


NOTE: THE HATCHED AREAS REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS: INSTALL 2x BLOCKING AT HATCHED AREAS.- 1ST FLOOR ONLY

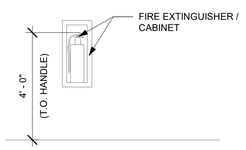
17 GRAB BAR REINFORCEMENT DETAIL
1/2" = 1'-0"



21 H/C TOILET ELEV. - FRONT
3/8" = 1'-0"



22 H/C TOILET ELEV. - SIDE
3/8" = 1'-0"



23 FIRE EXTIN. / CABINET
3/8" = 1'-0"

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THE HILL FIRM
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.434.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT
KEVIN A. CRAWSON
LICENSE NUMBER 9305
STATE OF ARKANSAS

ACCESSIBLE DETAILS AND ELEVATIONS

DATE: 07/05/24
JOB NO. 2023-03

SHEET:
A4.1c

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

APPENDIX B: AIR SEALING KEY POINTS

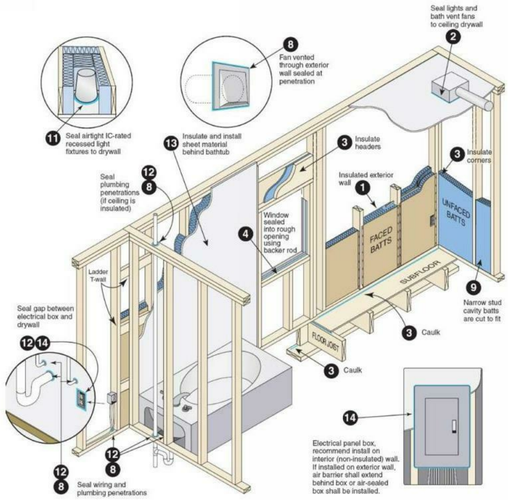
Guide and illustrations provided by Southface Energy Institute, Inc.

Air Barrier and Insulation Inspection Component Guide

NUMBER	COMPONENT	CRITERIA
1	Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
2	Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
3	Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
4	Windows and doors	Space between window/door jambs and framing is sealed.
5	Rim joists	Rim joists are insulated and include an air barrier.
6	Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
7	Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
8	Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
9	Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
10	Garage separation	Air sealing is provided between the garage and conditioned spaces.
11	Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space.
12	Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
13	Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
14	Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
15	Common wall	Air barrier is installed in common wall between dwelling units.
16	HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
17	Fireplace	Fireplace walls include an air barrier.

Disclaimer:
This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

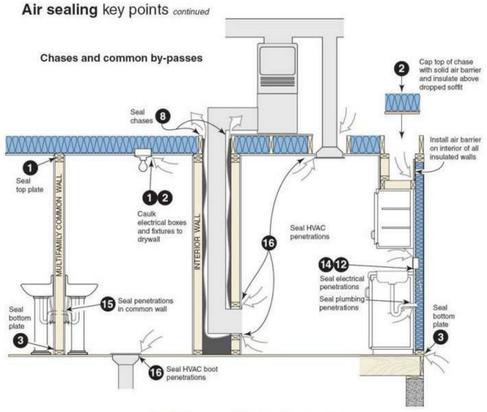
Air sealing key points



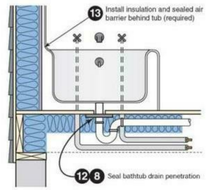
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Air sealing key points *continued*

Chases and common by-passes



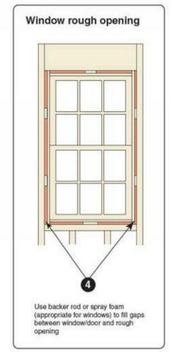
Shower/tub drain rough opening



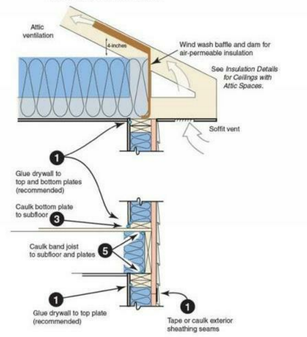
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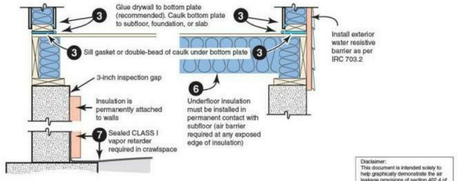
Air sealing key points *continued*

Window rough opening



Wall cross-section

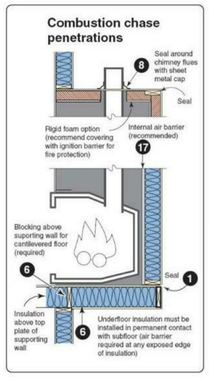




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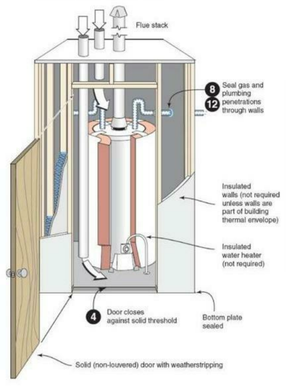
Air sealing key points *continued*

Combustion chase penetrations



Combustion closet

Combustion air inlets as per mechanical and/or fuel gas code

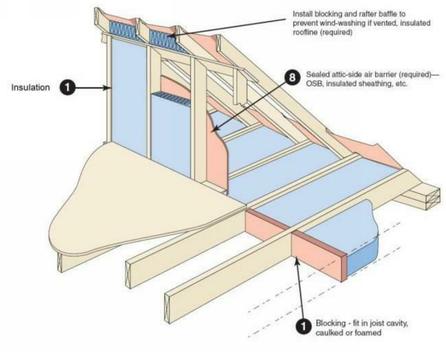


Exterior penetrations

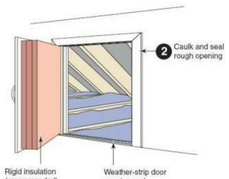


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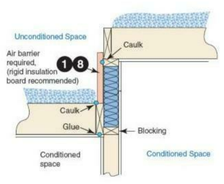
Air sealing key points *continued*



Attic knee-walls



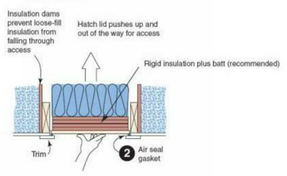
Two-level attic



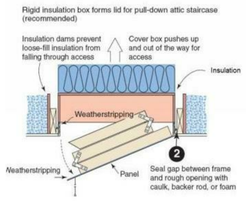
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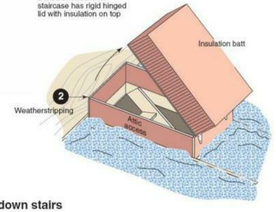
Air sealing key points *continued*

Attic scuttle

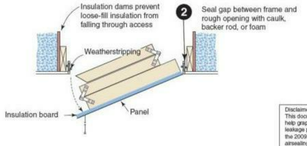


Attic pull-down stairs





Attic pull-down stairs



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THE HILL FIRM
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.434.1066 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT
KEVIN A. HILL
LICENSED
ARKANSAS 9305
STATE OF ARKANSAS

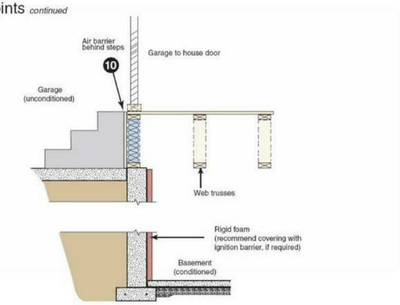
2014 ENERGY CODE - SUPPLEMENT & AMENDMENTS

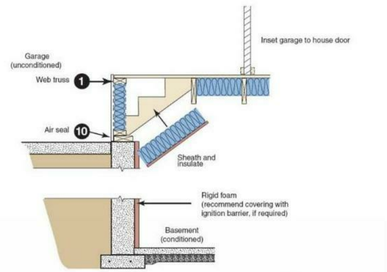
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JOB NO. 2023-03

SHEET:
A5.1a

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

Air sealing key points *continued*

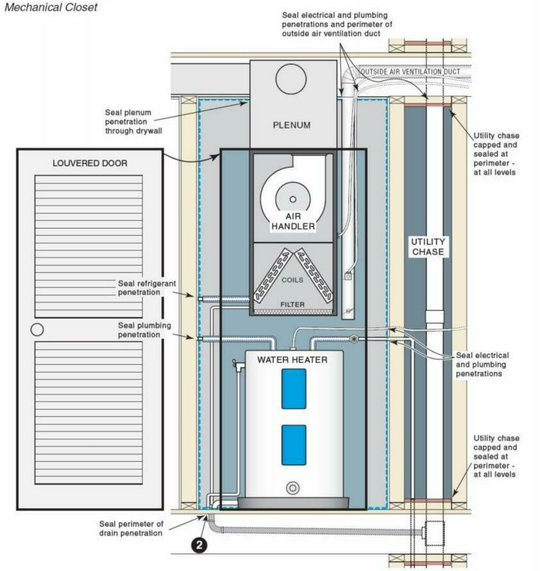




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Air sealing key points *continued*

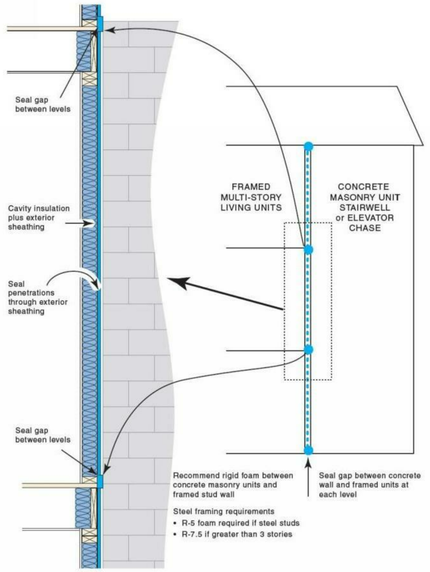
Mechanical Closet



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Air sealing key points *continued*

Multifamily



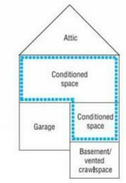
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Building Thermal Envelope

— The basement walls, exterior walls, floor, roof, and any other building element that enclose conditioned space. This boundary also includes the boundary between conditioned space and any exempt or unconditioned space. —*2009 IECC*

The *building thermal envelope* is the barrier that separates the conditioned space from the outside or unconditioned spaces. The building envelope consists of two parts - an air barrier and a thermal barrier that must be both continuous and contiguous (touching each other). In a typical residence, the building envelope consists of the roof, walls, windows, doors, and foundation. Examples of unconditioned spaces include attics, vented crawlspaces, garages, and basements with ceiling insulation and no HVAC supply registers.

Example 1

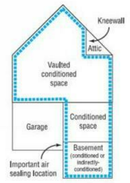


This is a conventional approach that likely locates all ductwork in unconditioned spaces.

Example R-values[1]

- ☐ Flat ceiling: R-30
- ☐ Exterior walls: R-13 + R-3 sheathing
- ☐ Floor over garage and basement/ crawl: R-19
- ☐ Ductwork sealed with mastic and insulated
- ☐ Garage[5], attic and basement/crawl are unconditioned spaces

Example 2

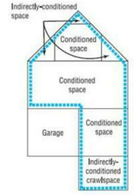


If supply registers deliver conditioned air to basement, it is considered conditioned. With no supply air, it is considered an indirectly-conditioned space.

Example R-values[1]

- ☐ Flat ceiling: R-38
- ☐ Kneewalls[2]: R-18 (required) (R-13+ R-5, R-15 + R-3, R-19 in 2x6)
- ☐ Vaulted ceiling[3]: R-19 air-permeable insulation plus R-5 rigid foam board
- ☐ Exterior walls: R-13
- ☐ Basement masonry walls: R-5
- ☐ Basement slab[4]: R-0
- ☐ Ductwork sealed with mastic and insulated
- ☐ Garage[5] and attic are unconditioned spaces

Example 3



The top conditioned floor functions as a vaulted ceiling with interior walls althought it appears to have kneewalls and a flat ceiling. An advantage of this approach is that all upstairs ductwork is located inside the building envelope.

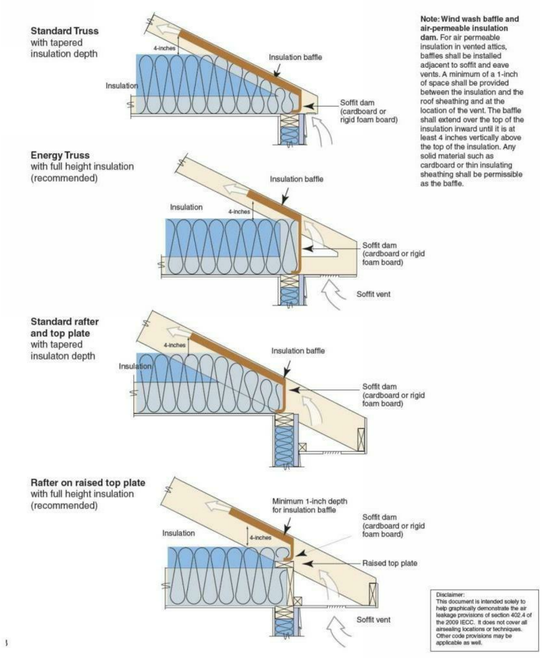
The crawlspace walls are insulated and do not contain vents. The crawlspace ground is covered with concrete or 100% plastic and functions as a "mini-basement."

Example R-values[1]

- ☐ Vaulted ceiling[3]: R-19 air-impermeable foam insulation
- ☐ Exterior walls: R-13 + R-3 sheathing
- ☐ Crawlspace walls: R-5
- ☐ Ductwork sealed with mastic and insulated
- ☐ Garage[5] is unconditioned space

Insulation Details for Ceilings with Attic spaces

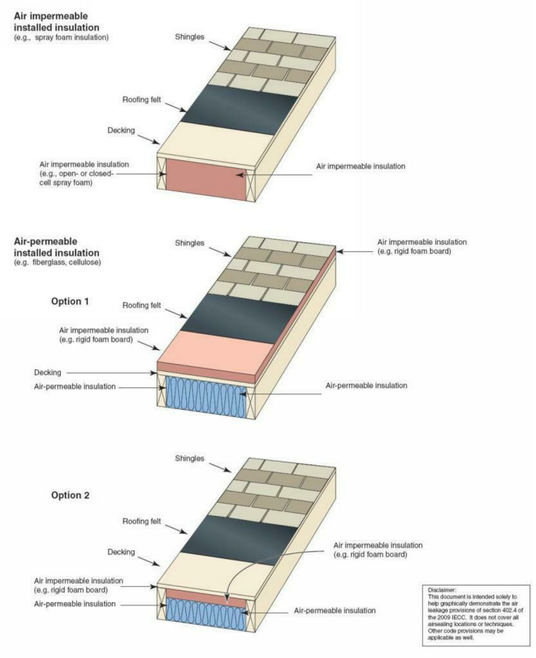
Rafter and Truss



Note: Wind wash baffle and air-permeable insulation dam. For air permeable insulation in vented attics, baffles shall be installed adjacent to soffit and eave vents. A minimum of a 1-inch of space shall be provided between the insulation and the roof sheathing and at the location of the vent. The baffle shall extend over the top of the insulation inward until it is at least 4 inches vertically above the top of the insulation. Any solid material such as cardboard or thin insulating sheathing shall be permissible as the baffle.

Disclaimer:
This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

Roofline Installed Insulation Options



Disclaimer:
This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

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THE HILL FIRM
5003 OLD GREENWOOD RD, SUITE D | FT SMITH, AR 72903
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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD Willow Street
Lake Village, Arkansas 71653

PRELIMINARY - NOT FOR CONSTRUCTION

07/05/2024

REGISTERED ARCHITECT
JEFFREY A. HILL
LICENSE NUMBER 9305
STATE OF ARKANSAS

2014 ENERGY CODE - SUPPLEMENT & AMENDMENTS

DATE: 07/05/24 | JOB NO. 2023-03

SHEET: ***A5.1b***

SPECIAL INSPECTIONS

1. Special Inspections shall be performed in accordance with Section 1705 of 2021 IBC. An independent testing agency shall be employed to provide Special Inspections during construction on the types of work listed under Section 1705. The following areas of work require Special Inspections in accordance with 2021 IBC.
2. Refer to project specification for additional quality control/quality assurance requirements.
3. **Construction Manager/Contractor shall coordinate any additional Special Inspection requirements with the Owner and applicable building authorities.**
4. **Special Inspections are not the responsibility of the Structural Engineer of Record.**
5. **Copies of all Special Inspections Reports shall be emailed to the SEOR Matthew C. Waidner, P.E., (mcw@tswstructural.com) within seven (7) calendar days of completing the individual inspection(s).**

CONCRETE CONSTRUCTION

(IBC 1705.3; TABLES J9-2 & J9-3, AISC 341-16)

Verification & Inspection	Continuous	Periodic	Detailed Instructions
Reinforcing steel, including prestressing tendons	-----	X	Verify, prior to placing concrete, reinforcing is of specified type, grade and size; free of oil, dirt and rust; located and spaced properly; hooks, bends, ties, stirrups and supplemental reinforcement placed correctly; lap lengths, stagger and offsets provided; and all mechanical connections installed per the manufacturer's instructions and/or evaluation report.
Cast-in anchors	-----	X	Verify anchor installation complies with ACI 318: 17.8.2.
Post-installed anchors	-----	X	All post-installed anchors shall be specially inspected as required by the approved ICC-ES report. Anchors installed horizontally or in upwardly inclined orientations to resist tension loads require continuous inspection per ACI 318:17.8.2.4. Verify all other mechanical and adhesive anchors comply with ACI 318: 17.8.2.
Use of required mix design	-----	X	Verify mixes comply with the approved construction documents; ACI 318: Ch. 19, 26.4.3, 26.4.4 and IBC 1904.1, 1904.2.
Concrete sampling for strength tests, slump, air content, and temperature	X	-----	Verify sampling in accordance with ASTM C172 and ASTM C31. See ACI 318: 26.12 for evaluation and acceptance of concrete. See ACI 318: 26.5 for mixing requirements of concrete.
Concrete & shotcrete placement	X	-----	Verify proper application techniques. See ACI 318: 26.5.
Curing temperature and techniques	-----	X	Verify concrete surface temperature (other than high-early-strength) is kept >50°F in moist condition for at least 7 days after placement unless accelerated curing is used. High-early-strength concrete shall be kept >50°F in moist condition for at least 3 days unless accelerated curing is used. Verify compliance with cold weather requirements in ACI 318: 26.5.4 or hot weather requirements in ACI 318: 26.5.5, whichever is applicable.
Pre-stressed concrete	X	-----	Verify application of prestressing force and grouting of bonded prestressing tendons in accordance with ACI 318: 26.10.
Erection of precast concrete	-----	X	Verify all precast elements are lifted, assembled and braced in accordance with the approved construction documents. See ACI 318: 26.9.
Strength verification	-----	X	Verify adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons. See ACI 318: 26.11.2.
Formwork	-----	X	Verify forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents. See ACI 318: 26.11.1.2.
Limits on water added at the truck or pump	-----	X	Verify during concrete placement. Applicable to composite construction in seismic force resisting system components. Perform on a random daily basis per AISC 341-16 Section J5.1. See Table J9-2, AISC 341-16.
Proper placement techniques to limit segregation	-----	X	Verify during concrete placement. Applicable to composite construction in seismic force resisting system components. Perform on a random daily basis per AISC 341-16 Section J5.1. See Table J9-2, AISC 341-16.
Verify installation of the embedded parts, completion of the continuity of reinforcment across joints, and completion of connections in the field	X	-----	For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to seismic design category C, D, E, or F. See ACI 318:26.13.1.3 and ACI 550.5.
Verify installation tolerances of precast concrete diaphragm connections	-----	X	See ACI 550.5 for compliance.

WOOD CONSTRUCTION

(IBC 1705.5, 1705.12.1 & 1705.13.2)

Verification & Inspection	Continuous	Periodic	Detailed Instructions
High-load diaphragms	-----	X	Verify thickness and grade of sheathing, size of framing members at panel edges, nail/staple diameters and length, and the number of fastener lines and fastener spacing per approved plans. See IBC 1705.5.1.
Wood trusses spanning >60 ft.	-----	X	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package.
Structural wood	-----	X	If fastener spacing is < 4"o.c.: Verify that proper nailing, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, and holdowns. Continuous inspection required during field gluing of elements.
Review procedures for completeness and adequacy relative to the Code requirements for the fabricators scope of work	-----	X	-----

INSPECTION OF FABRICATORS

(IBC 1704.2)

Verification & Inspection	Continuous	Periodic	Detailed Instructions
Verify fabricator maintains detailed fabrication and quality control procedures	-----	X	See IBC 1704.2.5.1.
Submittal of certificate of compliance	-----	X	Where work is done on premises of "Approved" fabricator. Fabricator shall submit a Certificate of Compliance to the building official stating work was performed in accordance with the approved construction documents. See IBC 1704.2.5.1.

SOILS CONSTRUCTION

(IBC 1705.6)

Verification & Inspection	Continuous	Periodic	Detailed Instructions
Verify subgrade is adequate to achieve design bearing capacity	-----	X	Prior to placement of concrete; per Geotechnical Report.
Verify excavations extend to proper depth and material	-----	X	Prior to placement of compacted fill or concrete; per Geotechnical Report
Verify subgrade has been appropriately prepared prior to placing compacted fill	-----	X	Prior to placement of compacted fill; per Geotechnical Report
Perform classification and testing of compacted fill materials	-----	X	All materials shall be checked at each lift for proper classifications and gradations not less than once for each 10,000 sq ft. of surface area unless otherwise noted; per Geotechnical Report
Verify proper materials, densities and lift thicknesses	X	-----	During placement and compaction on compacted fill; per Geotechnical Report

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THE HILL FIRM Architect
5003 OLD GREENWOOD RD. SUITE D - FT. SMITH, AR 72903
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#	DATE	COMMENTS

Lakewood Estates - Phase I

Cypress Lane & Holly Drive
Lake Village, Arkansas 71653

STATE OF ARKANSAS
Matthew C. Waidner
LICENSED PROFESSIONAL ENGINEER
No. 19952
06/28/2024

Electronic Copy of Authority
Tatum Smith Welcher Engineers Inc. No. 218
Arkansas Engineer

REQUIRED IBC SPECIAL INSPECTIONS

DATE: 06/28/24
JOB NO. 2023-03

SHEET: **S1.0**

TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
TSW #: 24095 PM: MCW DE: ASD

CONSTRUCTION SAFETY GENERAL NOTE

THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

Concrete General Notes 3100:

1. All detailing, fabrication and placing of reinforcing steel shall conform to the ACI Standard "Details and Detailing of Concrete Reinforcement" (ACI 315).
2. Concrete at slab-on-grade & footings shall develop a 28-day minimum compressive strength of 3,000 psi.
3. All concrete at footings & exterior slab-on-grade, & garage slab-on-grade shall contain 5% to 7% entrained air.
4. All concrete for footings and slab-on-grade shall have a 5" maximum slump.
5. All reinforcing steel shall be deformed bars conforming to ASTM A615, Grade 60.
6. All reinforcing bar splices shall be 44 bar diameters for #6 and smaller diameter bars. Reinforcing bar splices shall be 48 bar diameters for #7 and larger bar diameters.
7. All reinforcing bar hooks shall be ACI standard 90 degree hook, unless noted otherwise.
8. Provide two #4 x 4'-0" long diagonal bars centered in slab, at all re-entrant corners and any other locations designated on the plans.
9. Provide corner bars in footings and turn-down slab same size and spacing as longitudinal reinforcing.
10. Provide (1) #4 hoop with 8" lap in slab-on-grade around floor drains, columns and all slab penetrations 3" in diameter or greater. Also install around electrical conduit groupings 3" in diameter or greater.
11. Limit the width of conduit groups to 3'-0" as they pass under wall footings. As much as possible, align the conduit perpendicular to the footing as it passes under the footing. Provide a minimum spacing of 2'-0" between conduit groups as the conduit passes under a footing. Do not extend conduits under column footings or spread footings.
12. Plate dowel system shall be Diamond Dowel System by PNA Construction Technologies, the Speed Plate System by SIKA Corp. or approved equal. Install plate dowels at slab construction joints at 18" O.C.
13. Welded wire fabric shall conform to ASTM A1064. Provide mesh in flat sheets.
14. All slots, sleeves and other embedded items shall be set before concrete is placed. See Architectural, Electrical, Mechanical, and Vendor's drawings for size and locations.
15. Bar supports at footings shall be factory made wire bar supports, type "SBU" linear supports.
16. Epoxy for doweling reinforcement shall be HY-200 by Hilti, unless noted otherwise.
17. No site-specific geotechnical report was available at the time of original issue. In accordance with Table R401.4.1 of the 2021 International Residential Code a presumed maximum allowable bearing pressure for shallow foundations of 1,500 psf has been utilized. Presumed bearing material per Table R401.4.1 are clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH). Foundations may also bear on engineered fill of type and placement method approved by a registered Geotechnical Engineer licensed in the state of Arkansas.
18. Use of compacted, free-draining pea gravel, crushed stone, or coarse sand underneath the building slab is recommended by TSW, Inc. Consult Geotechnical Engineer regarding potential substitution of free-draining coarse materials with approved subgrade. Slabs-On-Grade have been designed for a modulus of subgrade reaction (k-value) of 100 psi/in.

NOTE:
EXPANSIVE CLAYS, LOW-STRENGTH SOILS, SOFT SOILS AND SOILS WITH ORGANIC MATERIAL ARE NOT SUITABLE IN SUPPORTING THE SLAB AND FOUNDATIONS. IF CONTRACTOR DISCOVERS UNSTABLE MATERIAL DURING EARTHWORK, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED IN ORDER TO ARRIVE AT A SOLUTION THAT WILL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE SLAB AND FOUNDATIONS.

FOOTING SCHEDULE

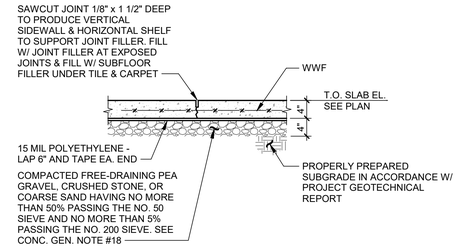
MARK	FOOTING SIZE			REINFORCING	REMARKS
	B	L	t		
F1	3'-0"	3'-0"	1'-4"	(4) #5 E.W., BOTT.	-----

FOOTING SCHEDULE NOTES:
1. SEE FOUNDATION PLAN FOR LOCATION AND ORIENTATION.

TYPICAL STRUCTURAL ABBREVIATIONS

A.R.	ANCHOR ROD	F.S.	FAR SIDE	PLF	POUNDS PER FOOT
ACI	AMERICAN CONCRETE INSTITUTE	FDN	FOUNDATION	PROJ	PROJECTION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FIN	FINISH	PSF	POUNDS PER SQUARE FOOT
ARCH	ARCHITECT	FLR	FLOOR	PSI	POUNDS PER SQUARE INCH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FTG	FOOTING	R	RADIUS
BLDG	BUILDING	GA	GAUGE	REINF	REINFORCEMENT
BM	BEAM	GALV	GALVANIZED	REQ'D	REQUIRED
BOTT	BOTTOM	H.S.A.	HEADED STUD ANCHOR	RTU	ROOF TOP UNIT
BRG	BEARING	HK	HOOK	S.O.G.	SLAB ON GRADE
BTWN	BETWEEN	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CFS	COLD-FORMED STEEL	J.B.E.	JOIST BEARING ELEVATION	SECT	SECTION
CL or □	CENTER LINE	JST	JOIST	SEOR	STRUCTURAL ENGINEER OF RECORD
CLR	CLEAR	JT	JOINT	SIM	SIMILAR
COL.	COLUMN	L	ANGLE	SJI	STEEL JOIST INSTITUTE
CONC	CONCRETE	LG	LONG	SPA	SPACING
CONN	CONNECTION	LLH	LONG LEG HORIZONTAL	SPECS	SPECIFICATIONS
CONT	CONTINUOUS	LLV	LONG LEG VERTICAL	STD	STANDARD
DIA, or Ø	DIAMETER	LONG	LONGITUDINAL	STIFF	STIFFENER
DIM	DIMENSION	MAX	MAXIMUM	STL	STEEL
DN	DOWN	MBM	METAL BUILDING MANUFACTURER	TOC	TOP OF CONCRETE
do	DITTO	MECH	MECHANICAL	TOF	TOP OF FOOTING
DTL	DETAIL	MFR	MANUFACTURER	TOS	TOP OF STEEL
DWG	DRAWING	MIN	MINIMUM	TOW	TOP OF WALL
E.F.	EACH FACE	MISC	MISCELLANEOUS	TRANS	TRANSVERSE
E.W.	EACH WAY	MTL	METAL	TYP	TYPICAL
EA	EACH	N.S.	NEAR SIDE	U.N.O.	UNLESS NOTED OTHERWISE
EL	ELEVATION	O.C.	ON CENTER	VERT	VERTICAL
EQ	EQUAL	O.F.	OUTSIDE FACE	W/	WITH
EXIST	EXISTING	OPNG	OPENING	WP	WORK POINT
EXP	EXPANSION	PED	PEDESTAL	WWF	WELDED WIRE FABRIC
		PL or □	PLATE		

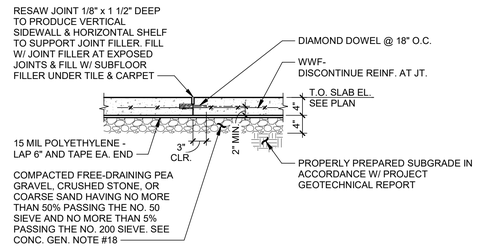
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1 TYP. SLAB-ON-GRADE CONTROL JT. DTL. (CJ)

NOT TO SCALE

NOTE:
PROVIDE DIAMOND DOWEL SYSTEM AS MANUFACTURED BY PNA CONSTRUCTION TECHNOLOGIES OR THE SPEED SYSTEM BY SIKA CORPORATION AT CONSTRUCTION JOINTS IN ALL FLOOR AREAS. COORDINATE WITH ARCHITECT FOR CONSTRUCTION JOINT LOCATIONS.



2 TYP. SLAB-ON-GRADE CONSTRUCTION JT. DTL. (CJ)

NOT TO SCALE

THE HILL FIRM Architect
5003 OLD GREENWOOD RD. SUITE D - FT. SMITH, AR 72903
PH: 479.484.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I

Cypress Lane & Holly Drive
Lake Village, Arkansas 71653

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19952
MATTHEW C. WELCHER
06/28/2024

FOUNDATION GENERAL NOTES & TYP. DETAILS

DATE: 06/28/24
JOB NO. 2023-03

SHEET: S1.1

CERTIFICATE OF AUTHORIZATION
Tatum Smith Welcher Engineers, Inc.
No. 218
ARKANSAS ENGINEERING

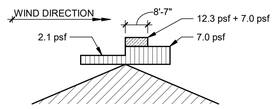
TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
TSW #: 24095 PM: MCW DE: ASD

Wood Framing General Notes 6100:

1. All framing lumber shall be Southern Yellow Pine (SYP) No. 2. Lumber shall have a moisture content between 7% and 19%.
2. All nailing is to be in accordance with the 2021 International Residential Code Section R602, unless noted otherwise.
3. All wood connectors are to be installed according to the manufacturer's specifications and recommendations with the maximum number and size of nails.
4. All multi-member beams and headers shall be glued and nailed together with (3) rows of 16d nails at 12" O.C.. Nail both sides of all 3-ply members.
5. All laminated veneer lumber (LVL) shall be 2.0E Microllam LVL as manufactured by TrusJoist or approved equal.
6. All exterior walls shall be sheathed with 1/2" APA rated plywood sheathing Structural I along outside face of stud wall for full height of wall. Attach plywood to wood stud wall with 10d common nails at 6" O.C. along panel edges and 12" O.C. at intermediate studs.
7. Where noted on the plan interior load bearing walls shall be sheathed with 1/2" APA rated plywood sheathing Structural I on one side full height from finish floor to bottom of roof sheathing. Attach plywood to stud walls with 10d common nails at 6" O.C. around perimeter of panel and 12" O.C. at intermediate studs.
8. All load bearing walls shall have 2x solid horizontal blocking @ max. 4'-0" vertically for full height of wall.

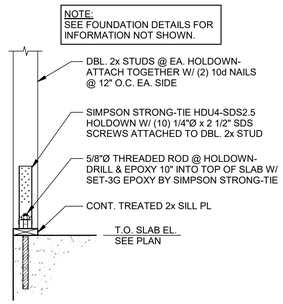
Design Loads

1. Typical Roof Dead Load: 10 psf (For Framing Member Design)
2. Roof Live Load: 20 psf
3. Rain Intensity, (i):
   - 60-minute intensity: 3.5 in/hr
4. Snow Load: 10 psf
   - Ground Snow Load:
   - Flat-roof Snow Load at main roof (P_f) = 7 psf
   - Slope Factor (C_s) = 1.0
   - Snow Exposure Factor (C_e) = 1.0
   - Snow Load Importance Factor (I_s) = 1.0
   - Thermal Factor (C_t) = 1.0
5. Unbalanced Snow:



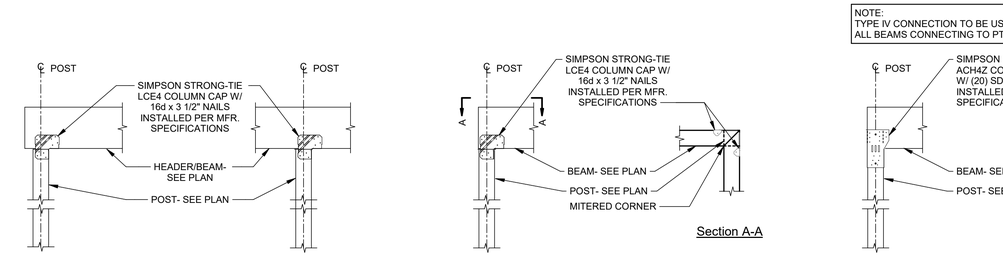
Unbalanced Snow Load

6. Wind Load:
   - Ultimate Design Wind Speed (V_{ult}): 105 mph
   - Risk Category II
   - Wind Exposure C
   - Internal Pressure Coefficient, GC_{pi} = ±0.18
7. Components & Cladding Wind Load (Unfactored):
   - Width of Edge Zone, a = 4 ft
   - Wall Pressures (10 ft²)
     - End Zone Wall = 19.2 psf
     - Interior Zone = 15.6 psf
   - Wall Pressures (100 ft²)
     - End Zone Wall = 15.0 psf
     - Interior Zone = 13.4 psf
   - Roof Pressures (10 ft²)
     - Corner Zone = 33.9 psf
     - Eave & Rake Zone = 33.9 psf
     - Interior Zone = 24.2 psf
   - Roof Pressures (100 ft²)
     - Corner Zone = 22.6 psf
     - Eave & Rake Zone = 22.6 psf
     - Interior Zone = 14.4 psf
8. Seismic:
   - Risk Category II
   - Seismic Importance Factor (I_e) = 1.0
   - S_S = 0.217
   - S_1 = 0.112
   - S_{DS} = 0.232
   - S_{D1} = 0.177
   - Site Class D (presumed per IBC Sec. 1613.3.2)
   - Seismic Design Category B: (IBC Table R301.2.2.1.1)
   - Basic Structural System: Bearing Wall System
   - Seismic Resisting System: Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance
   - Response Modification Coefficient (R): 6.5
   - Deflection Amplification Factor (C_d): 4.0
   - Seismic Response Coefficient (C_s): 0.036
   - Analysis Procedure: Equivalent Lateral Force Procedure
9. Building Code:
   - 2021 Arkansas Fire Prevention Code Volume III (2021 International Residential Code)
   - ASCE 7-16



1 TYP. HOLDDOWN @ STUD WALL

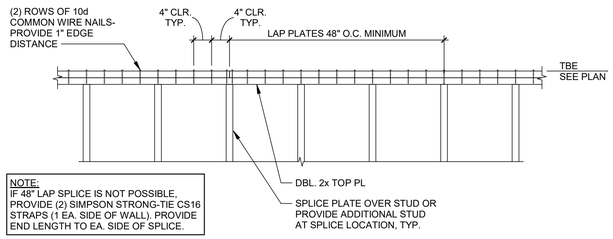
NOT TO SCALE



TYPE I **TYPE II** **TYPE III** **TYPE IV**

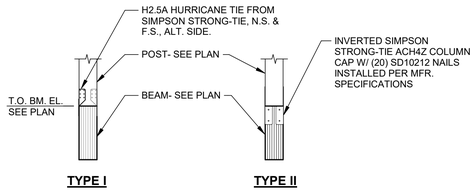
2 TYP. HEADER / BEAM TO POST CONN.

NOT TO SCALE



3 TYP. TOP PLATE SPLICE DETAIL

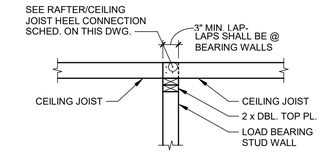
NOT TO SCALE



TYPE I **TYPE II**

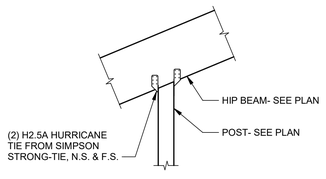
4 TYP. POST TO BEAM BEARING CONN.

NOT TO SCALE



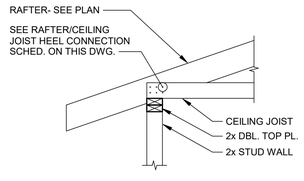
5 TYP. CEILING JOIST LAP

NOT TO SCALE



6 TYP. HIP BEAM TO POST CONNECTION

NOT TO SCALE

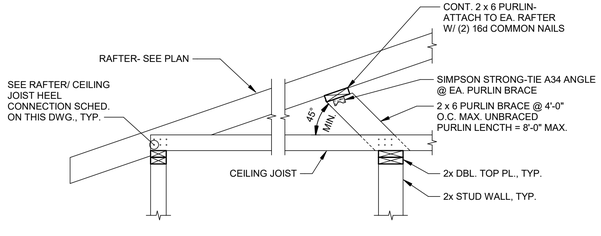


RAFTER/CEILING JOIST HEEL CONNECTION SCHEDULE	
HORIZ. SPAN	QTY. 16d COMMON NAILS (10d COMMON NAILS)
12'	3 (4)
24'	6 (8)
36'	9 (11)

RAFTER/ CEILING JOIST HEEL CONNECTION SHCEDULE NOTES:
1. MAX. RAFTER SLOPE = 6V:12H
2. MAX. RAFTER/ CEILING JOIST SPACING = 16" O.C.

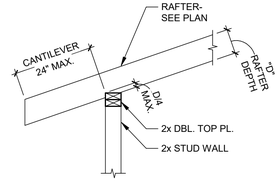
7 TYP. RAFTER/CEILING JOIST HEEL CONNECTION

NOT TO SCALE



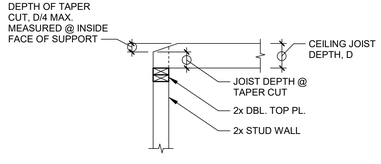
8 TYP. RAFTER & CEILING JOIST ASSEMBLY AT LOAD BEARING STUD WALL

NOT TO SCALE



9 TYP. RAFTER NOTCH

NOT TO SCALE



10 TYP. CEILING JOIST TAPER CUT

NOT TO SCALE

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#	DATE	COMMENTS

Lakewood Estates - Phase I

Cypress Lane & Holly Drive
Lake Village, Arkansas 71653

STATE OF ARKANSAS
MATTHEW C. WINDER
LICENSED PROFESSIONAL ENGINEER
No. 19952
06/28/2024

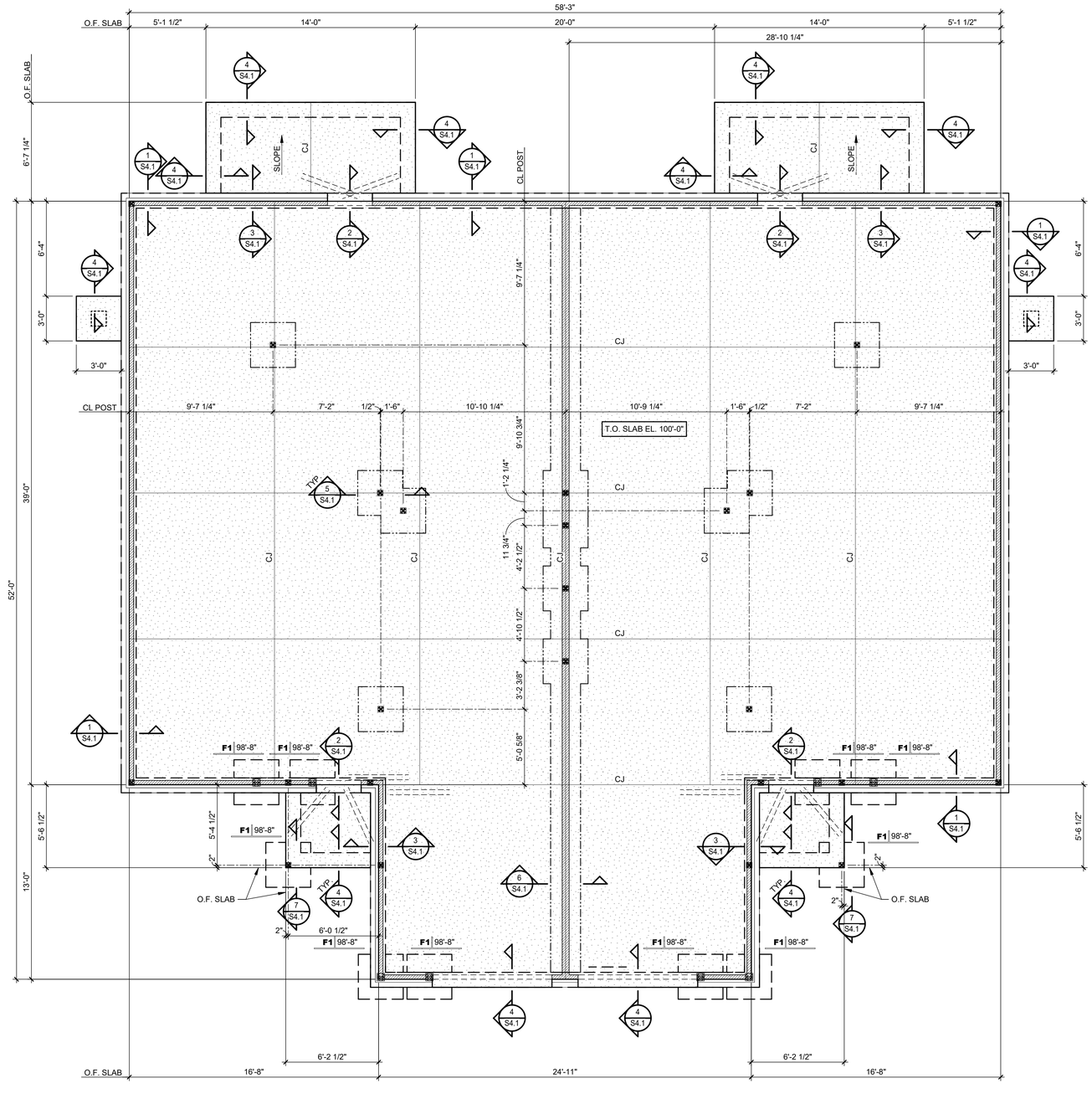
CERTIFICATE OF AUTHORIZATION
Tatum Smith Welcher Engineers, Inc.
No. 218
ARKANSAS ENGINEER

TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
TSW #: 24095 PM: MCW DE: ASD

WOOD FRAMING GENERAL NOTES & TYP. DETAILS

DATE:	JOB NO.
06/28/24	2023-03

SHEET: **S1.2**



2 FOUNDATION PLAN - DUPLEX - 2 BEDROOM

1/4" = 1'-0"

LEGEND:

- FOOTING MARK (SEE FTG. SCHED. ON DWG. S1.1)
- F1 98'-8" — TOP OF FOOTING ELEVATION
- DENOTES POST. SEE S3.1
- O.F. — DENOTES OUTSIDE FACE
- TOF — DENOTES TOP OF FOOTING
- DENOTES LIMITS OF 4" SLAB (T.O. SLAB EL. 100'-0") SEE PLAN NOTES
- DENOTES THICKENED SLAB
- DENOTES LOAD-BEARING STUD WALL
- 100'-0" — DENOTES TOP OF SLAB EL.
- DENOTES LOCATION OF HOLDDOWN (SEE DTL. 1 / S1.2)
- DENOTES LOCATION OF RE-ENTRANT CORNER BARS (SEE CONC. GEN. NOTE #8)
- SLOPE — DENOTES DIRECTION OF SLAB SLOPE (COORD. SLOPE W/ ARCH.)

PLAN NOTES:

1. 4" S.O.G. CONSTRUCTION: 4" CONCRETE SLAB REINFORCED W/ 6 x 6-W1.4 x W1.4 WWF ON 15 MIL. POLYETHYLENE FILM (COORD. W/ ARCH. SPECS.) OVER 4" COMPACTED FREE-DRANING MATERIAL (SEE GEN. NOTE 3100.18). PLACE REINFORCING 2" CLR. FROM TOP OF SLAB
2. ALL ELEVATIONS BASED ON FINISH FLOOR EL. 100'-0". COORD. ACTUAL FIN. FLR. EL. AND BUILDING ORIENTATION ON SITE W/ CIVIL.
3. TOP OF FOOTING ELEVATION 98'-8", TYP. (U.N.O.).
4. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
5. "CJ" DENOTES CONTROL OR CONSTRUCTION JOINT. (SEE DTLS. 1/S1.1 & 2/S1.1).
6. COORDINATE LOCATION & LIMITS OF VENEER WITH ARCH. DWGS.
7. COORDINATE DOOR LOCATIONS WITH ARCH. DWGS.
8. COORDINATE LOCATIONS OF PLUMBING LINES W/ PLUMBER PRIOR TO POURING FOOTINGS & SLABS-ON-GRADE.
9. SEE DWG. S1.1 FOR GENERAL NOTES, FOOTING SCHEDULE & TYP. DETAILS.

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#	DATE	COMMENTS

Lakewood Estates - Phase I

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STATE OF ARKANSAS
MATTHEW C. WINDER
LICENSED PROFESSIONAL ENGINEER
No. 19952
06/28/2024

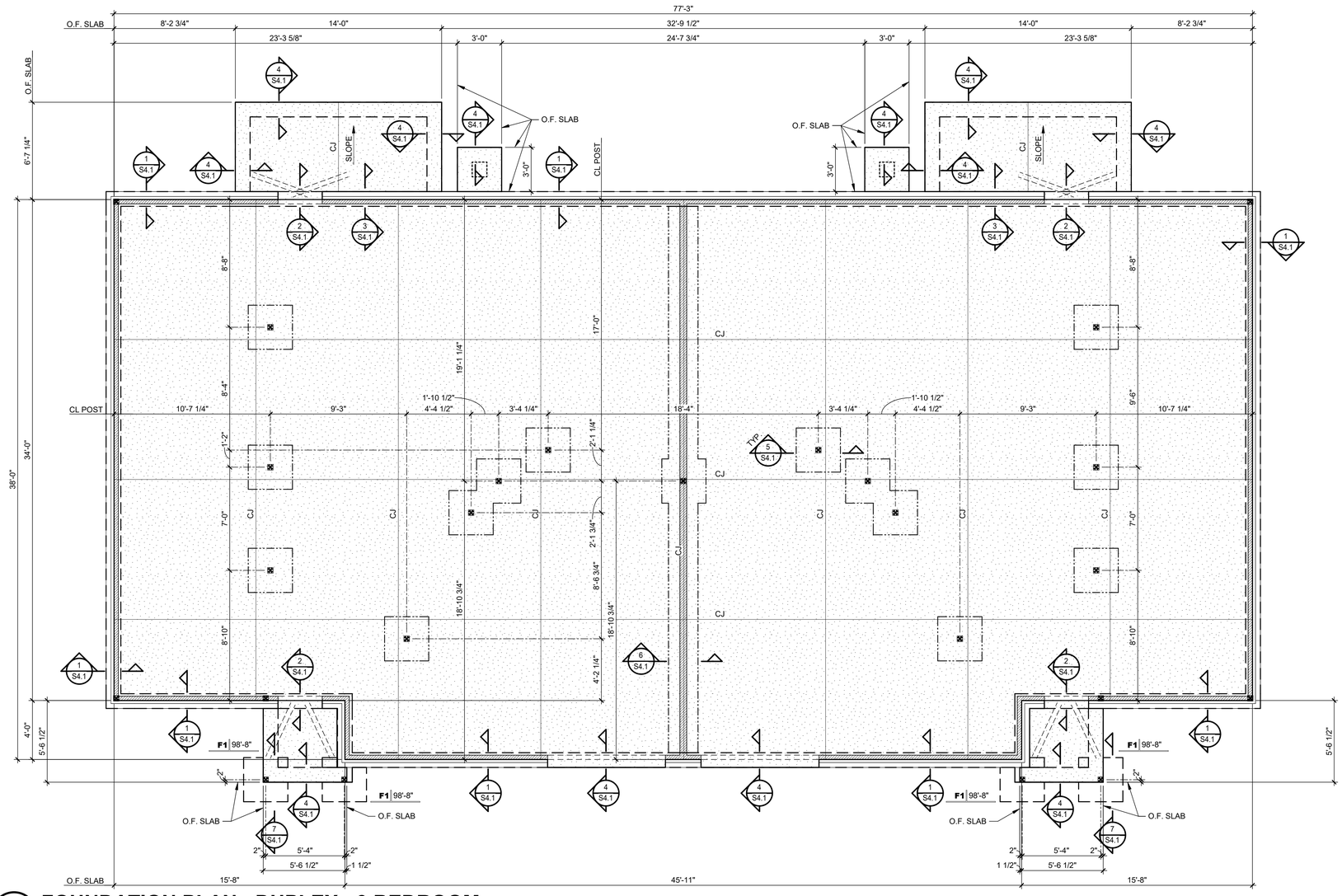
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FOUNDATION PLAN - DUPLEX - 2 BEDROOM

DATE:	JOB NO.
06/28/24	2023-03

SHEET: **S2.1**



1 FOUNDATION PLAN - DUPLEX - 3 BEDROOM

1/4" = 1'-0"

NOTE:
SEE DWG. S2.1 FOR
LEGEND AND PLAN NOTES.

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#	DATE	COMMENTS

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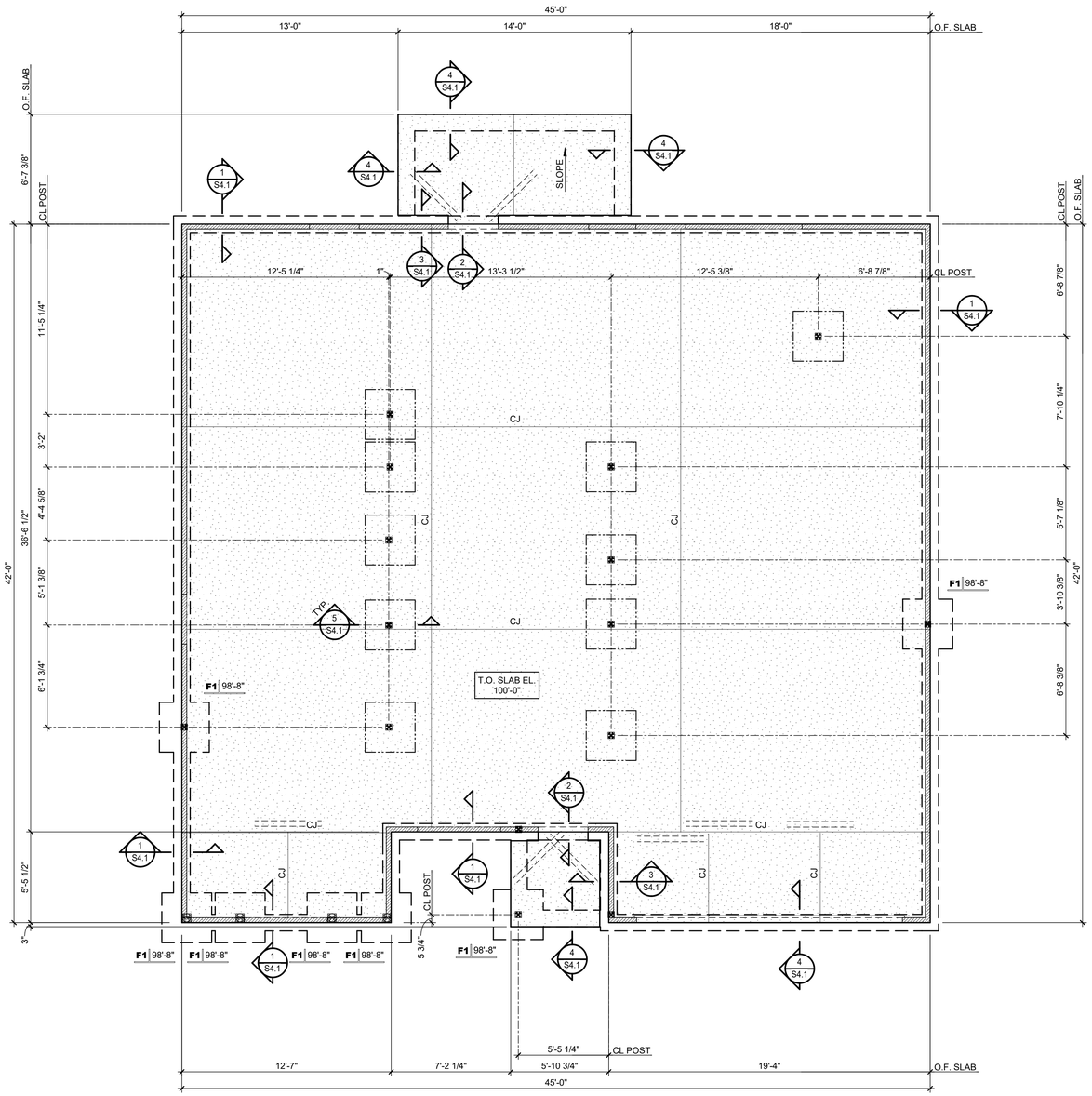
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MATTHEW C. WILDER
06/28/2024

FOUNDATION PLAN - DUPLEX - 3 BEDROOM

DATE: 06/28/24
JOB NO. 2023-03

SHEET: **S2.2**

Tatum Smith Welcher Engineers, Inc. No. 218
STATE OF ARKANSAS
TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
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1 FOUNDATION PLAN - 4-BED SINGLE FAMILY

1/4" = 1'-0"

NOTE:
SEE DWG. S2.1 FOR
LEGEND AND PLAN NOTES.

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MATTHEW C. WINDLER
06/28/2024

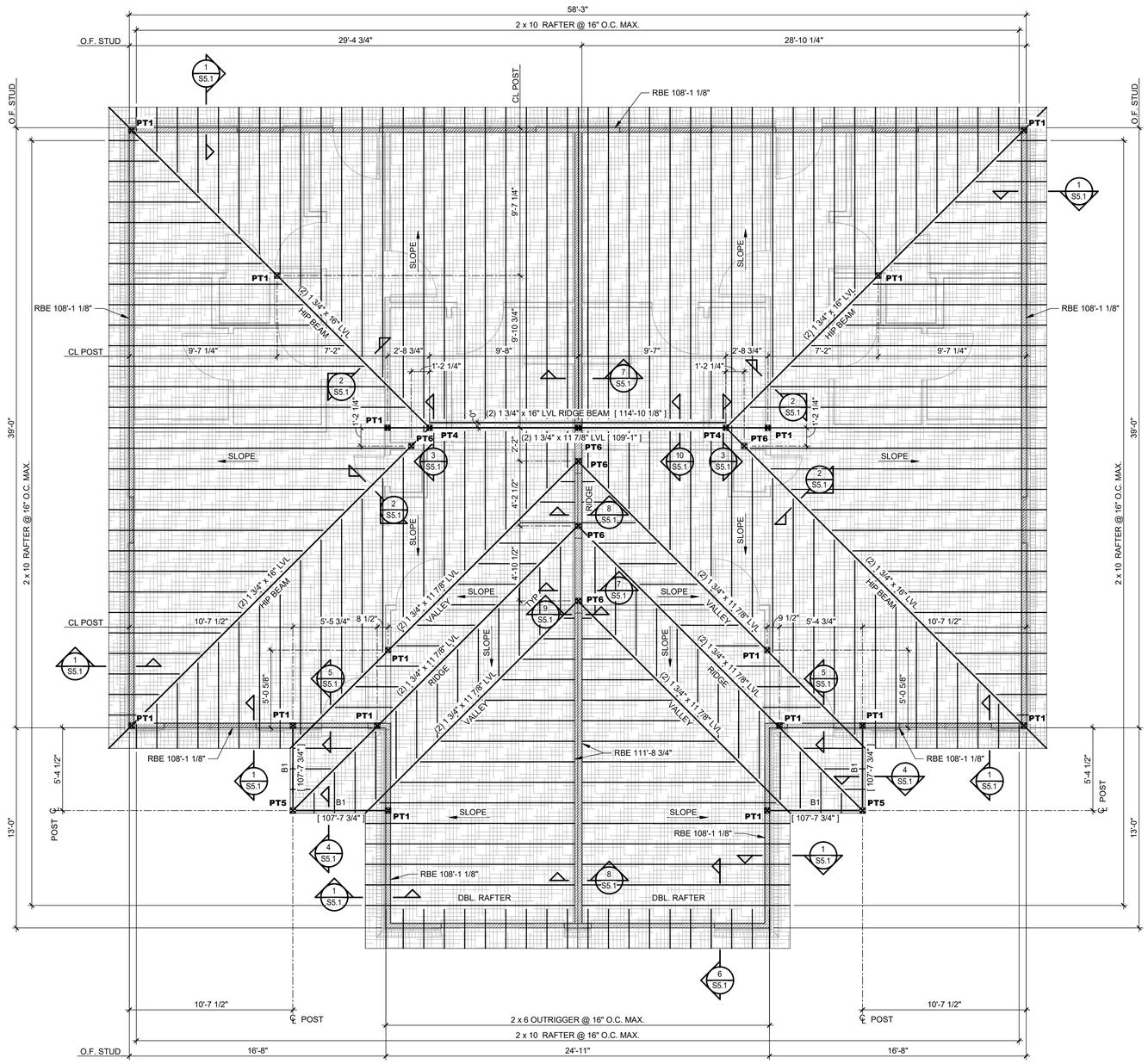
FOUNDATION PLAN - 4-BED SINGLE FAMILY

DATE: 06/28/24
JOB NO. 2023-03

SHEET: S2.3

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1 ROOF FRAMING PLAN - DUPLEX - 2 BEDROOM

1/4" = 1'-0"

LEGEND:

O.F.	DENOTES OUTSIDE FACE
RBE	DENOTES RAFTER BEARING ELEVATION
[109'-1"]	DENOTES TOP OF BEAM ELEVATION
	DENOTES LIMITS OF ROOF SHEATHING (SEE PLAN NOTES)
	DENOTES LIMITS OF OVER FRAMINGG (SEE PLAN NOTES)
SLOPE	DENOTES DIRECTION OF ROOF SLOPE (COORD. PITCH W/ ARCH.)
	DENOTES LOAD-BEARING WOOD STUD WALL
PT1	DENOTES (3) 2 x 4 BUILT-UP POST BEARING ON SLAB
PT2	DENOTES (4) 2 x 4 BUILT-UP POST BEARING ON SLAB
PT3	DENOTES (3) 2 x 4 BUILT-UP POST BEARING ON BEAM. USE DETAIL 4 / S1.2 - TYPE I FOR BASE CONNECTION
PT4	DENOTES (4) 2 x 4 BUILT-UP POST BEARING ON BEAM. USE DETAIL 4 / S1.2 - TYPE II FOR BASE CONNECTION
PT5	DENOTES 4 x 4 POST BEARING ON SLAB
PT6	DENOTES (4) 2 x 6 BUILT-UP POST BEARING ON SLAB
B1	DENOTES (2) 2 x 8 W/ (1) 1/2" PLYWOOD SPACER

PLAN NOTES:

1. ROOF SHEATHING: 1/2" (15/32" MIN.) APA RATED (32/16) PLYWOOD SHEATHING W/ EXPOSURE 1 CLASSIFICATION ATTACH SHEATHING TO RAFTERS W/ 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING. PROVIDE SHEATHING CLIPS BETWEEN TRUSSES/RAFTERS.
2. OVERFRAMING SHALL BE 2 x 8 RAFTERS @ 24" O.C.
3. RAFTER BEARING ELEVATION SHALL BE 108-1 1/8" U.N.O.
4. ALL ELEVATIONS BASED ON FINISH FLOOR EL. 100'-0". COORD. ACTUAL FIN. FLR. EL. AND BUILDING ORIENTATION ON SITE W/ CIVIL.
5. SEE DWGS. S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
6. SEE ARCH. DWGS. & FOUNDATION PLAN FOR DIMENSION NOT SHOWN.
7. AT HIP BEAM TO RIDGE BEAM CONN., USE (1) SIMPSON STRONG-TIE HHCR44 HANGER.

MAX. CEILING JOIST SPAN

SPECIES	GRADE	SIZE	SPAN
SOUTHERN PINE	#2	2x4	6'-7"
SOUTHERN PINE	#2	2x6	9'-10"
SOUTHERN PINE	#2	2x8	12'-6"
SOUTHERN PINE	#2	2x10	14'-9"

MAX. CEILING JOIST SPAN NOTES:
1. MAX. CEILING JOIST SPACING = 24" O.C.- MATCH RAFTER SPACING.
2. ATTIC SPACE IS UNINHABITABLE & WITH LIMITED STORAGE ONLY.

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#	DATE	COMMENTS

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Lake Village, Arkansas 71653

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19952
MATTHEW C. WILDER
06/28/2024

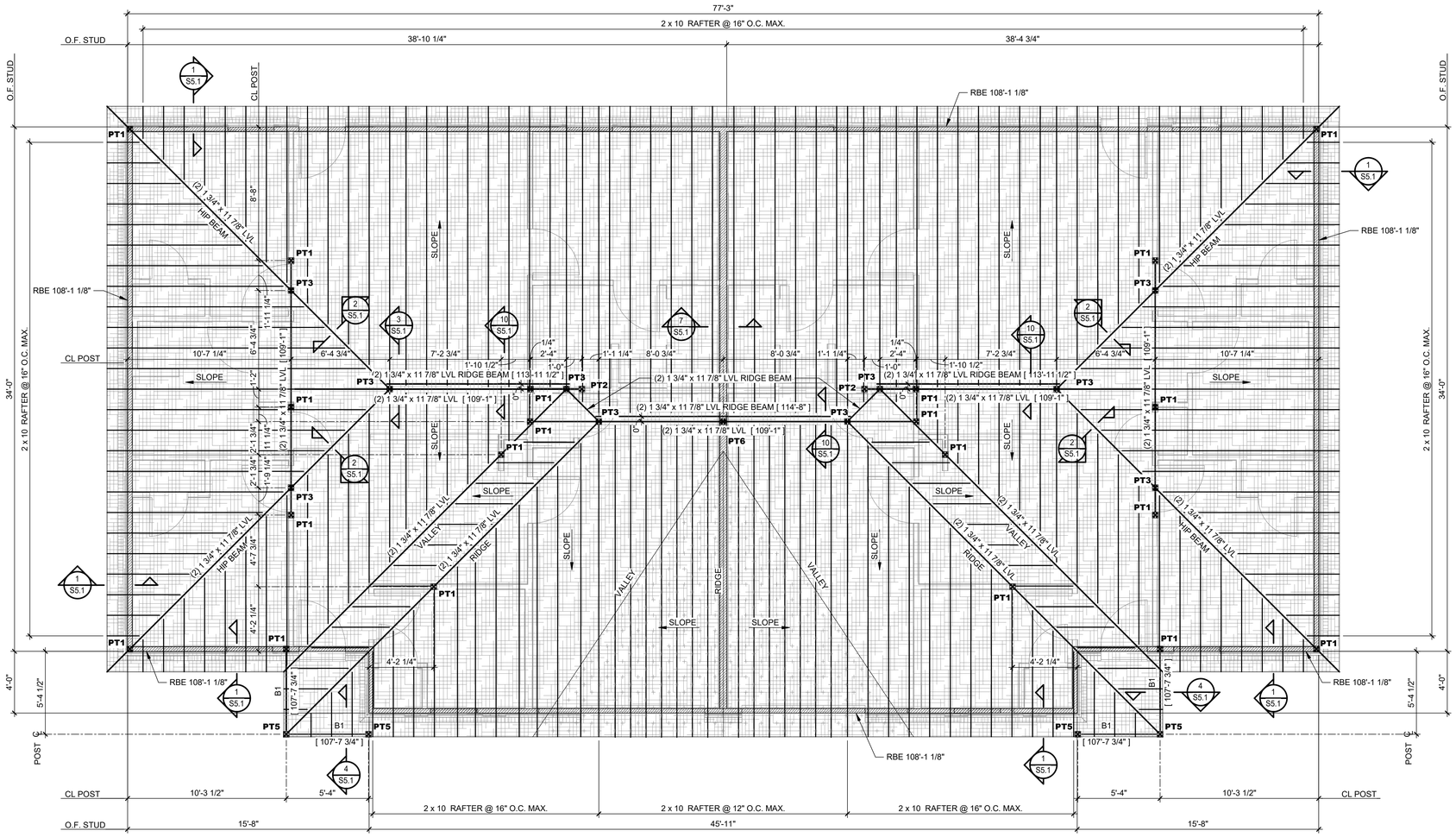
ROOF FRAMING PLAN - DUPLEX - 2 BEDROOM

DATE: 06/28/24
JOB NO. 2023-03

SHEET: **S3.1**

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STRUCTURAL ENGINEERS
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TSW #: 24095 PM: MCW DE: ASD



1 ROOF FRAMING PLAN - DUPLEX - 3 BEDROOM

1/4" = 1'-0"

NOTE:
SEE DWG S3.1 FOR
LEGEND AND PLAN NOTES.

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STATE OF ARKANSAS
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No. 19952
MATTHEW C. WINDLER
06/28/2024

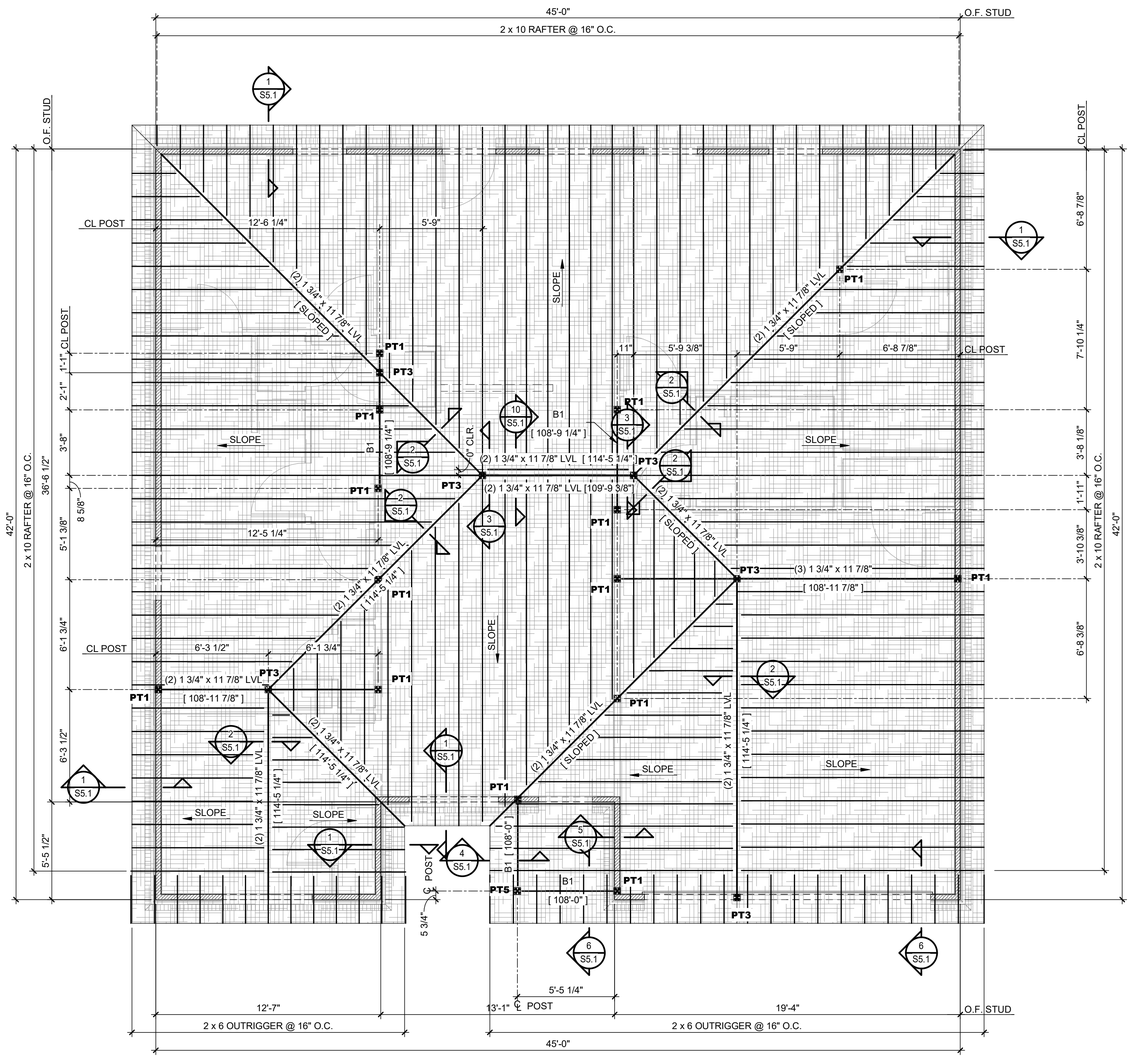
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ARKANSAS ENGINEERING

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ROOF FRAMING PLAN - DUPLEX - 3 BEDROOM

DATE: 06/28/24
JOB NO. 2023-03

SHEET:
S3.2



1 ROOF FRAMING PLAN - 4-BED SINGLE FAMILY

1/4" = 1'-0"

NOTE:
SEE DWG S3.1 FOR
LEGEND AND PLAN NOTES.

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Lakewood Estates - Phase I

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19952
MATTHEW C. WINDSOR
06/28/2024

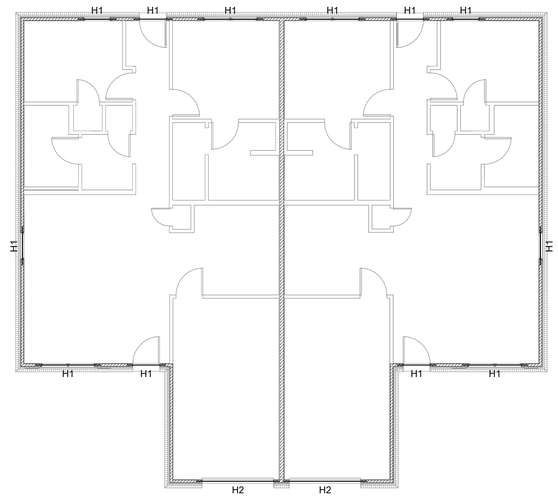
ROOF FRAMING PLAN - 4-BED SINGLE FAMILY

DATE:	JOB NO.
06/28/24	2023-03

SHEET: **S3.3**

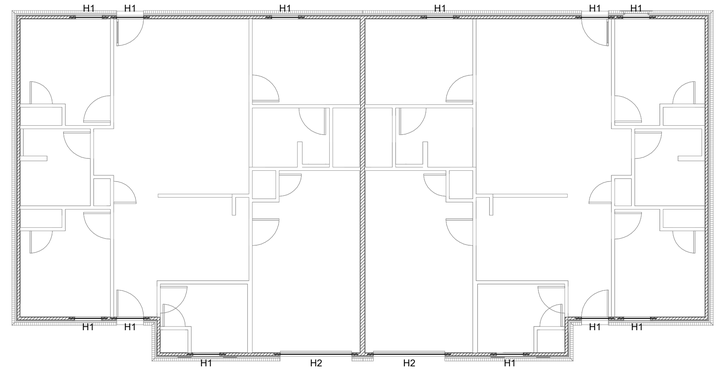
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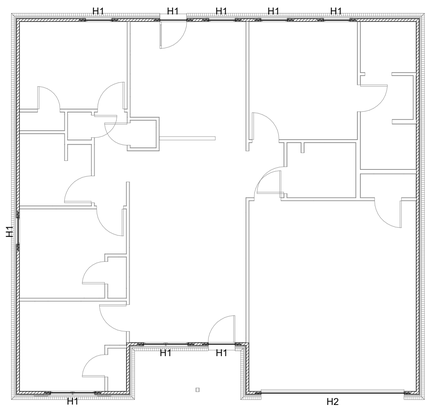
1 HEADER / LINTEL PLAN - DUPLEX - 2 BEDROOM

1/8" = 1'-0"



2 HEADER / LINTEL PLAN - DUPLEX - 3 BEDROOM

1/8" = 1'-0"



3 HEADER / LINTEL PLAN - 4-BED SINGLE FAMILY

1/8" = 1'-0"

PLAN NOTES:

1. SEE DWGS. S1.1 & S1.2 FOR GENERAL NOTES & TYP. DETAILS.

LEGEND:

H1	DENOTES HEADER MARK, SEE HEADER SCHED.
	DENOTES LOAD-BEARING STUD WALL

HEADER SCHEDULE

MARK	SIZE & TYPE	BRICK ANGLE OR PLATES	REMARKS
H1	(2) 2 x 10 W/ (1) 1/2" PLYWOOD SPACER	----	SEE NOTES #1, #2, #3, & #4
H2	(2) 1 3/4" x 11 7/8" LVL	----	SEE NOTES #1, #3, #4, & #5

HEADER / BEAM SCHEDULE NOTES:

1. ALL MULTI-MEMBER HEADERS SHALL BE GLUED & NAILED TOGETHER WITH (3) ROWS OF 16d COMMON WIRE NAILS @ 12" O.C. WITH 2" EDGE DISTANCE. NAIL BOTH SIDES OF ALL 3-PLY MEMBERS.
2. PROVIDE MIN. (2) JACK STUDS & (2) KING STUDS WHERE HEADERS BEAR ON STUD WALL. A KING STUD IS DEFINED AS A STUD THAT GOES FULL HEIGHT.
3. SEE WOOD FRAMING GENERAL NOTES ON SHEET S1.2.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL HEADERS.
5. PROVIDE MIN. (3) JACK STUDS & (3) KING STUDS WHERE HEADERS BEAR ON STUD WALL. A KING STUD IS DEFINED AS A STUD THAT GOES FULL HEIGHT.

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MATTHEW C. WINDSOR
06/28/2024

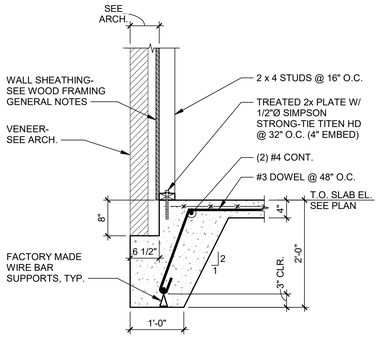
HEADER PLANS

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No. 218
Arkansas Engineer

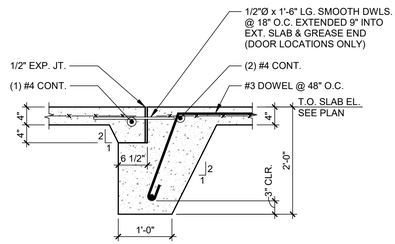
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DATE: 06/28/24
JOB NO. 2023-03

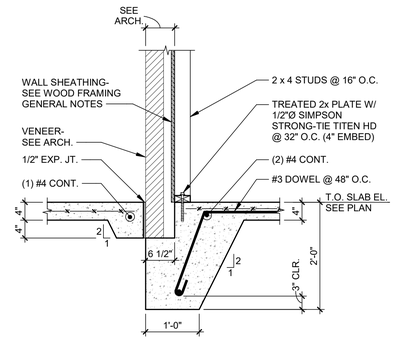
SHEET: **S3.4**



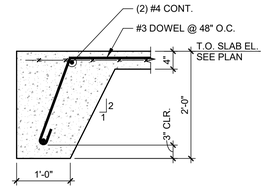
1 SECTION
3/4" = 1'-0"



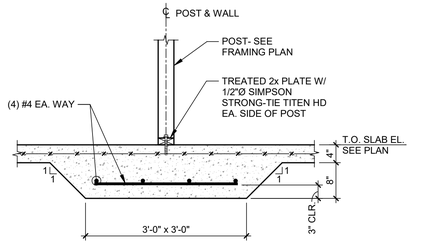
2 SECTION
3/4" = 1'-0"



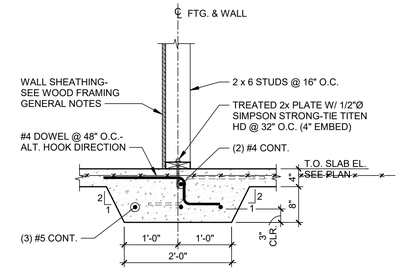
3 SECTION
3/4" = 1'-0"



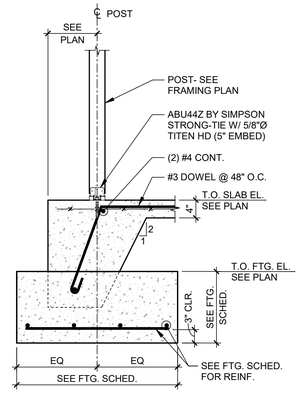
4 SECTION
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"



6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

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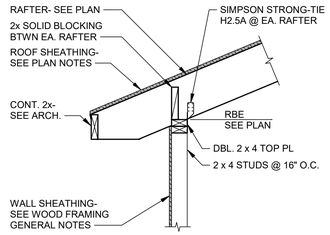
FOUNDATION DETAILS

DATE: 06/28/24
JOB NO. 2023-03

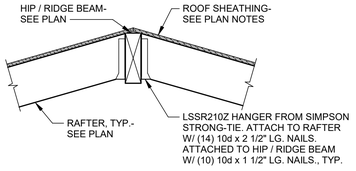
SHEET: **S4.1**

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No. 218
ARKANSAS ENGINEERING

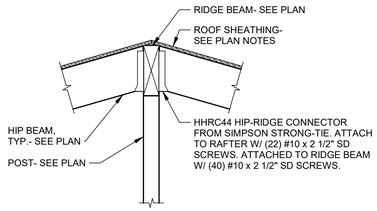
TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
TSW #: 24095 PM: MCW DE: ASD



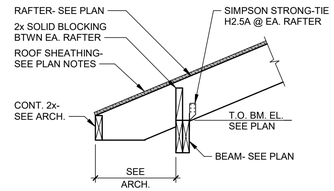
1 SECTION
3/4" = 1'-0"



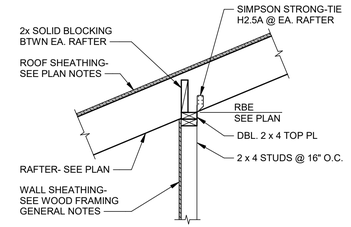
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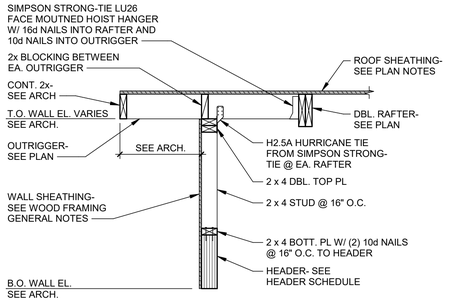
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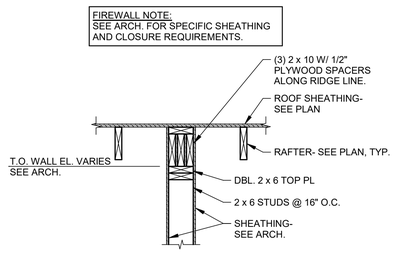
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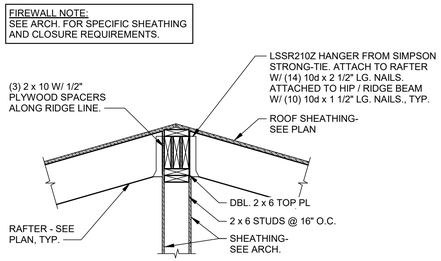
5 SECTION
3/4" = 1'-0"



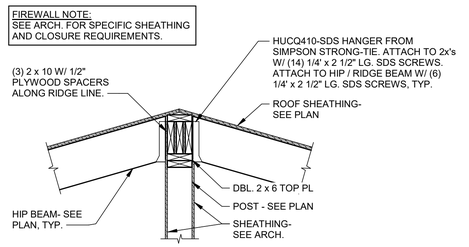
6 SECTION
3/4" = 1'-0"



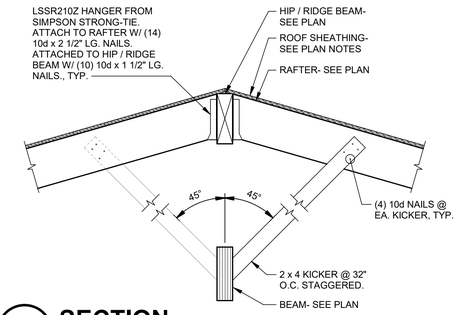
7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"



10 SECTION
3/4" = 1'-0"

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PH: 479.484.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I

Cypress Lane & Holly Drive
Lake Village, Arkansas 71653

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19952
MATTHEW C. WINDSOR
06/28/2024

FRAMING DETAILS

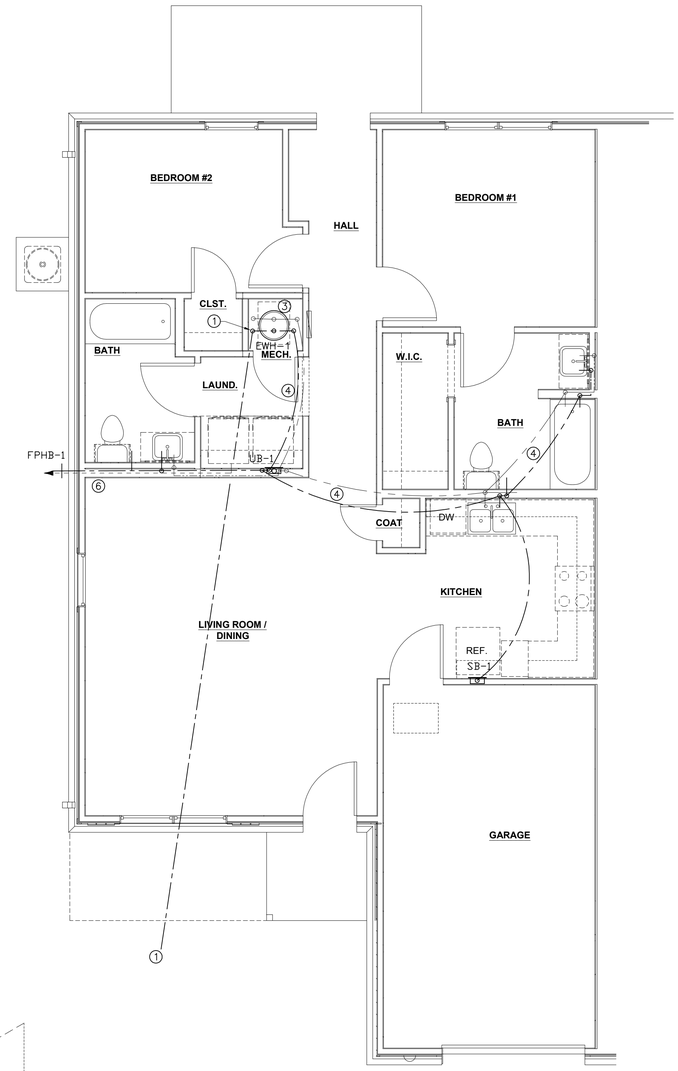
DATE:	JOB NO.
06/28/24	2023-03

SHEET:
S5.1

CERTIFICATE OF AUTHORIZATION
Talum Smith Welcher Engineers, Inc.
No. 218
ARKANSAS ENGINEER

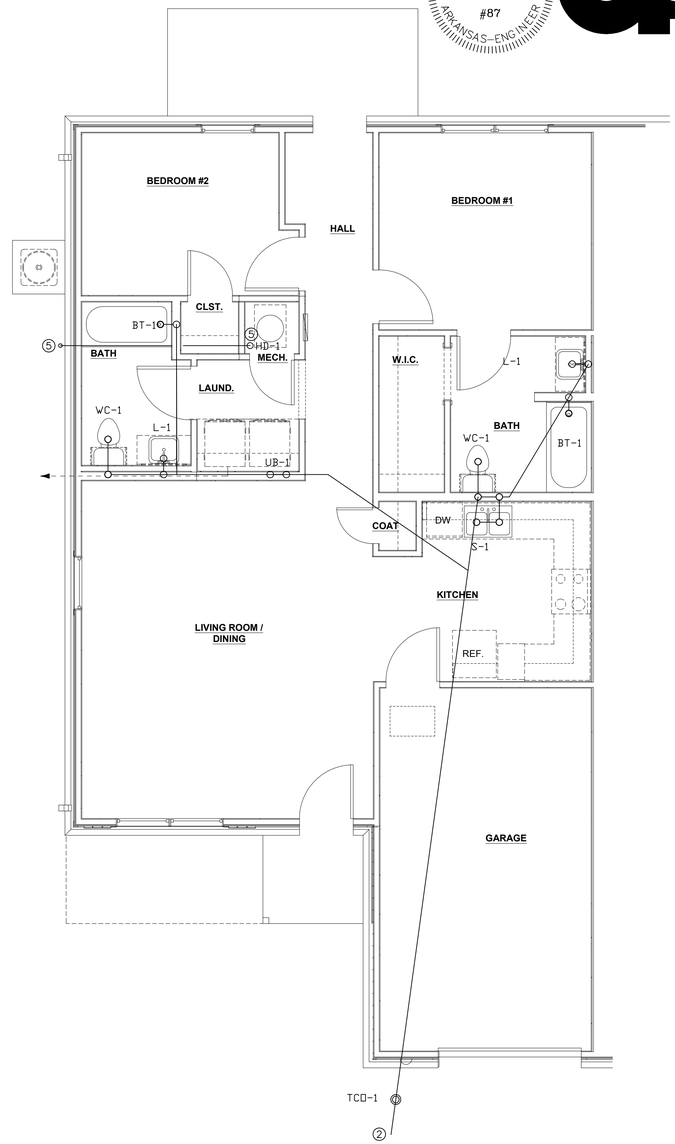
TATUM SMITH WELCHER
STRUCTURAL ENGINEERS
(479) 621-6128 ROGERS, ARKANSAS
TSW #: 24095 PM: MCW DE: ASD

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



B SUPPLY PLAN

Scale: 1/4" = 1'-0"

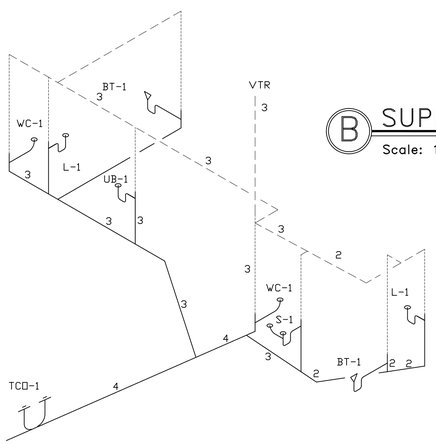


A DRAIN PLAN

Scale: 1/4" = 1'-0"

KEYED NOTES

1. 1" CW SERVICE FROM SITE DISTRIBUTION SYSTEM. ROUTE UP IN WATER HEATER CLOSET. PROVIDE 1" SHUTOFF VALVE IN CLOSET. PROVIDE SHUT OFF VALVE OUTSIDE IN VALVE PIT.
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6. PROVIDE ACCESSIBLE SHUTOFF VALVE FOR HOSE BIBB.



C DRAIN RISER DIAGRAM

NTS

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Fayetteville, AR 72701
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EMAIL: ga@gaengr.com
GA Project #: 24011

GA ENGINEERS, INC. #87 CERTIFICATE OF AUTH. ARKANSAS ENGINEER

THE HILL FIRM Architect
5003 OLD GREENWOOD RD. SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

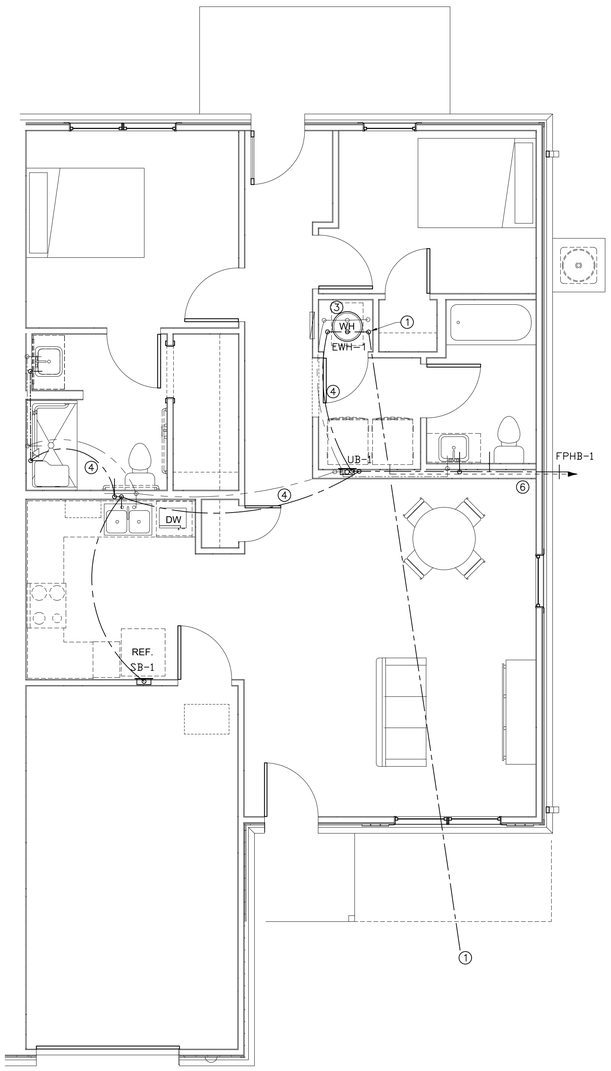
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
6-21-24
No. 7098
GREGORY G. ANDERSON

2 BEDROOM DUPLEX PLUMBING PLANS

DATE:	JOB NO.
6/21/2024	2023-03

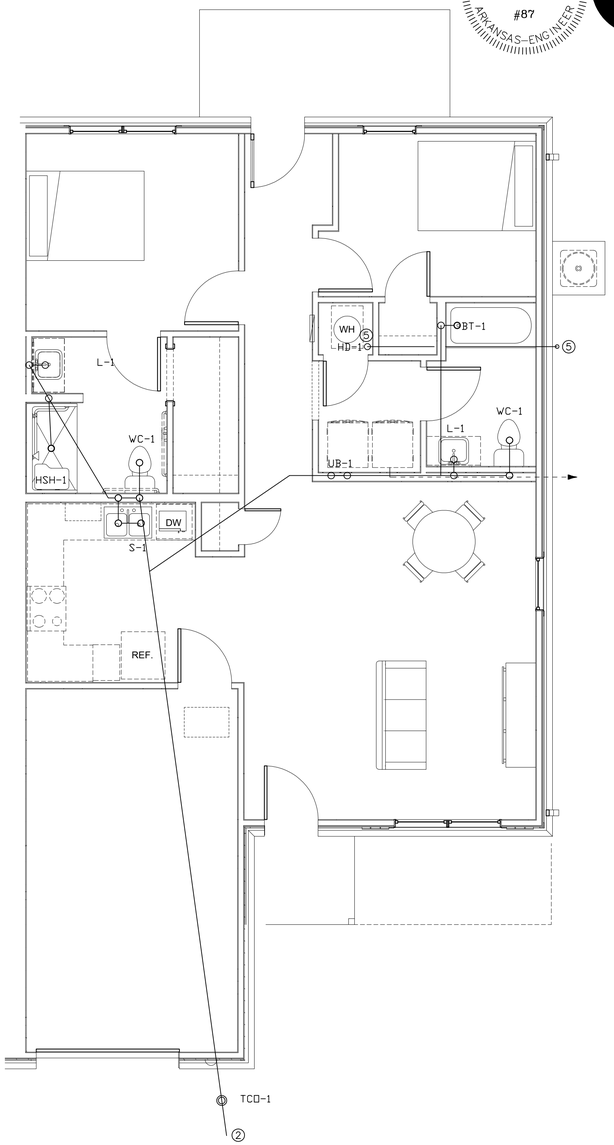
SHEET: P1.1a

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



B SUPPLY PLAN

Scale: 1/4" = 1'-0"

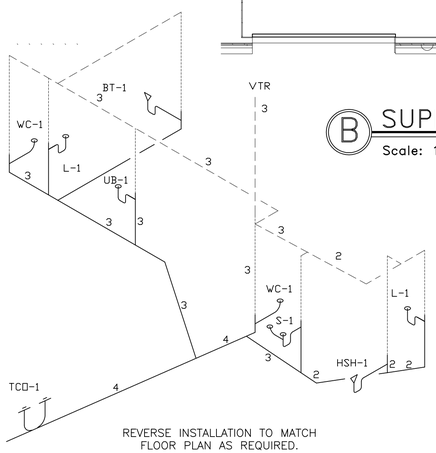


A DRAIN PLAN

Scale: 1/4" = 1'-0"

KEYED NOTES

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6. PROVIDE ACCESSIBLE SHUTOFF VALVE FOR HOSE BIBB.



REVERSE INSTALLATION TO MATCH FLOOR PLAN AS REQUIRED.

C DRAIN RISER DIAGRAM

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GA Project #: 24011

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THE HILL FIRM Architect
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#	DATE	COMMENTS

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Lakewood Estates - Phase I

TBD WILLOW STREET
Lake Village, Arkansas 71653

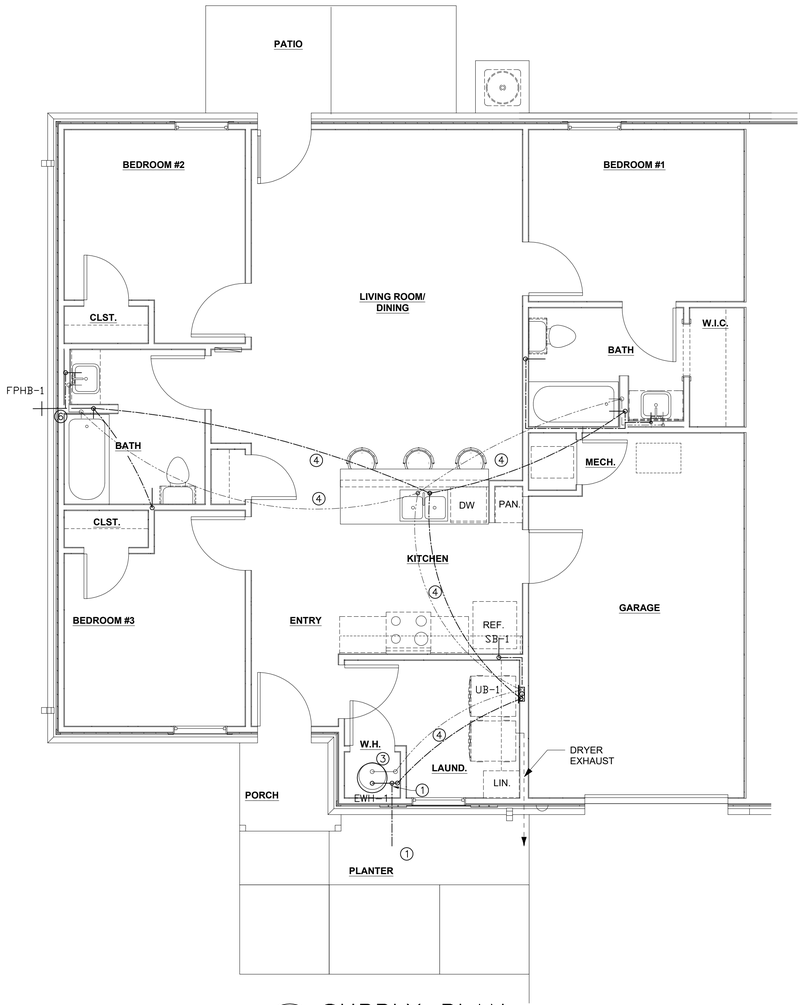
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

2 BEDROOM DUPLEX PLUMBING PLANS-ACCESS.

DATE: 6/21/2024
JOB NO. 2023-03

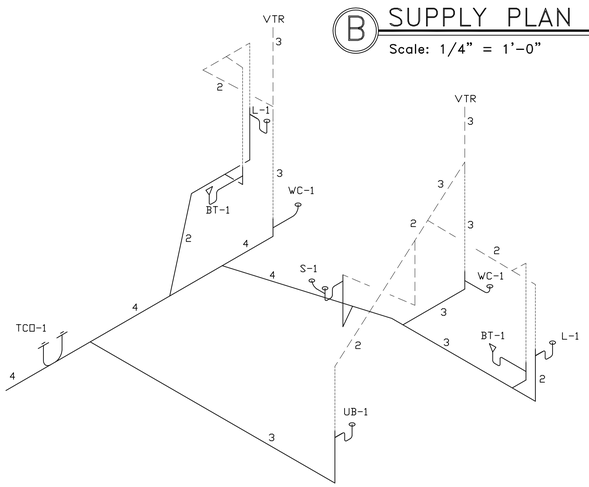
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



B SUPPLY PLAN

Scale: 1/4" = 1'-0"

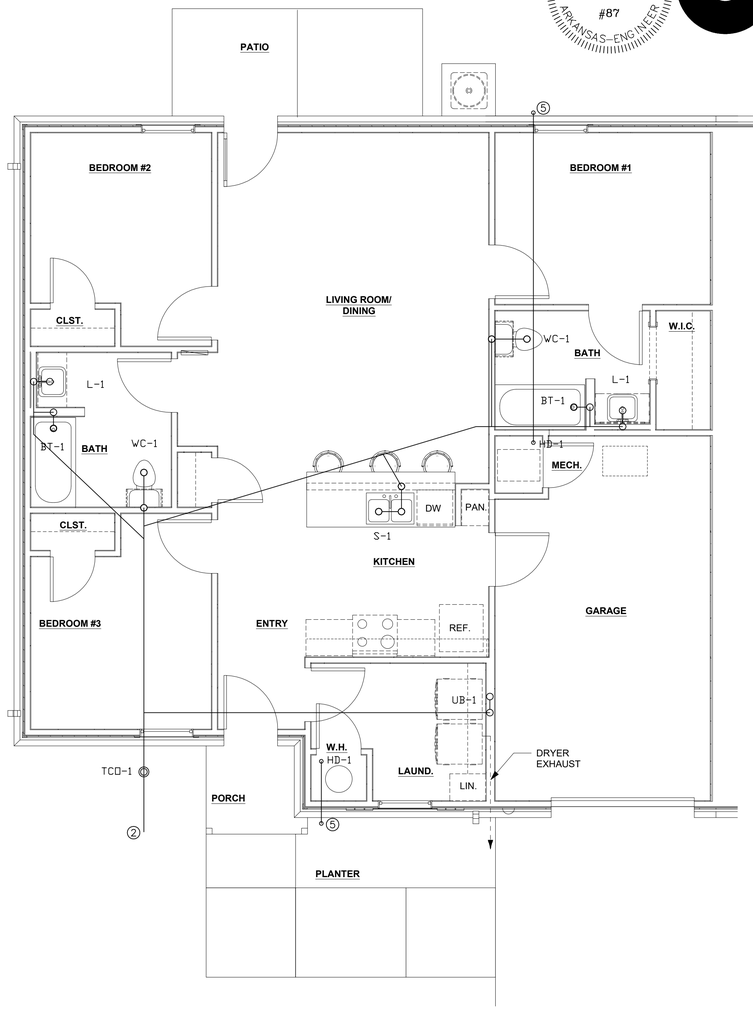


C DRAIN RISER DIAGRAM

NTS

KEYED NOTES

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A DRAIN PLAN

Scale: 1/4" = 1'-0"

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Fayetteville, AR 72701
PHONE: 479-601-3331
EMAIL: ga@gaengr.com
GA Project #: 24011

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THE HILL FIRM Architects
5003 OLD GREENWOOD RD., SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

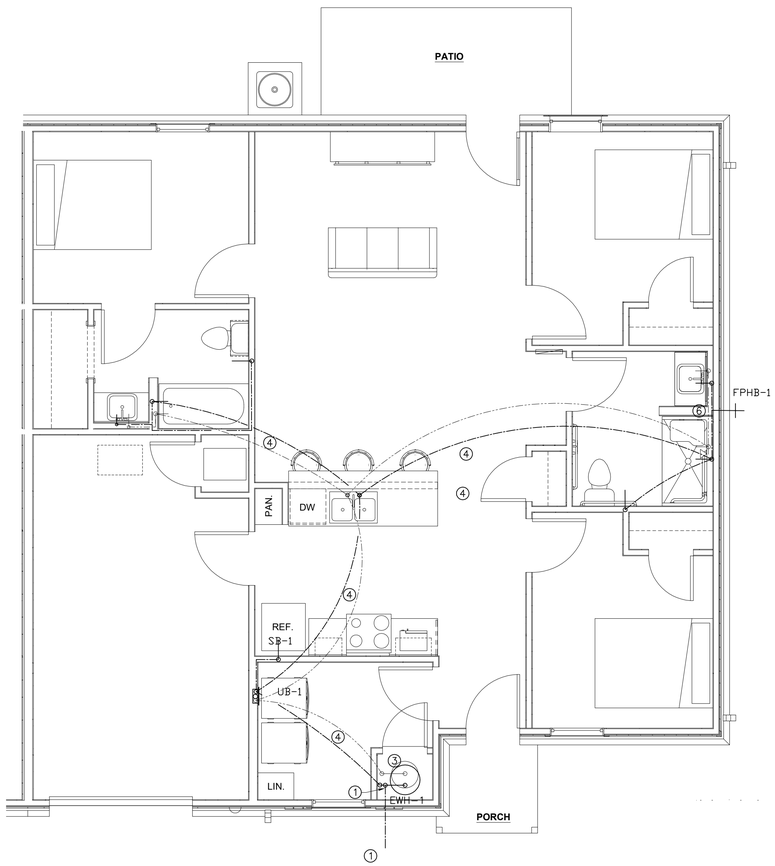
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

3 BEDROOM DUPLEX-ACCESS. PLUMBING PLANS

DATE: 6/21/2024
JOB NO. 2023-03

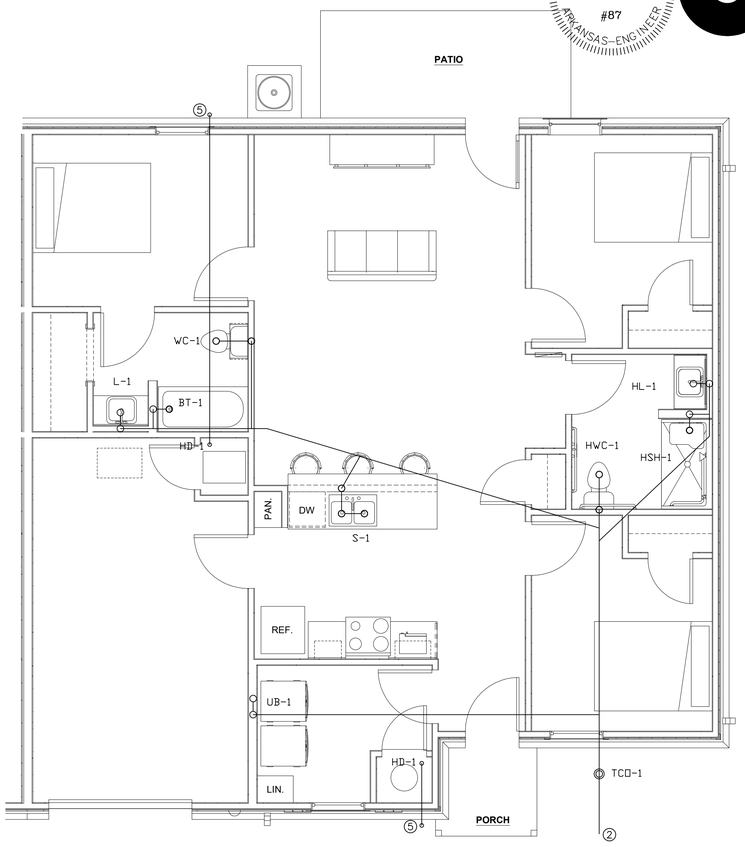
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



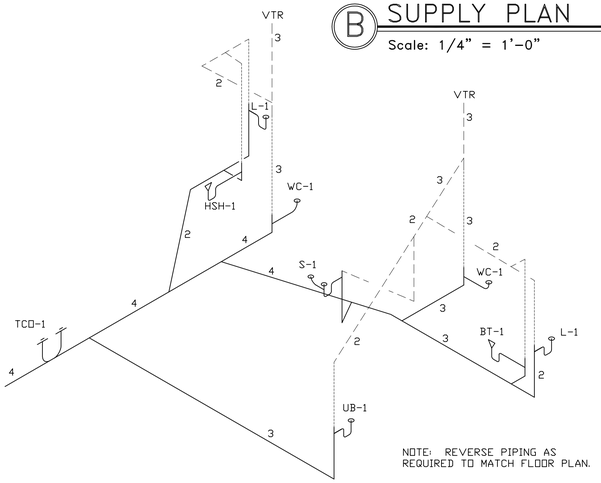
B SUPPLY PLAN

Scale: 1/4" = 1'-0"



A DRAIN PLAN

Scale: 1/4" = 1'-0"



C DRAIN RISER DIAGRAM

NTS

KEYED NOTES

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6. PROVIDE ACCESSIBLE SHUTOFF VALVE FOR HOSE BIBB.

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THE HILL FIRM Architects
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#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

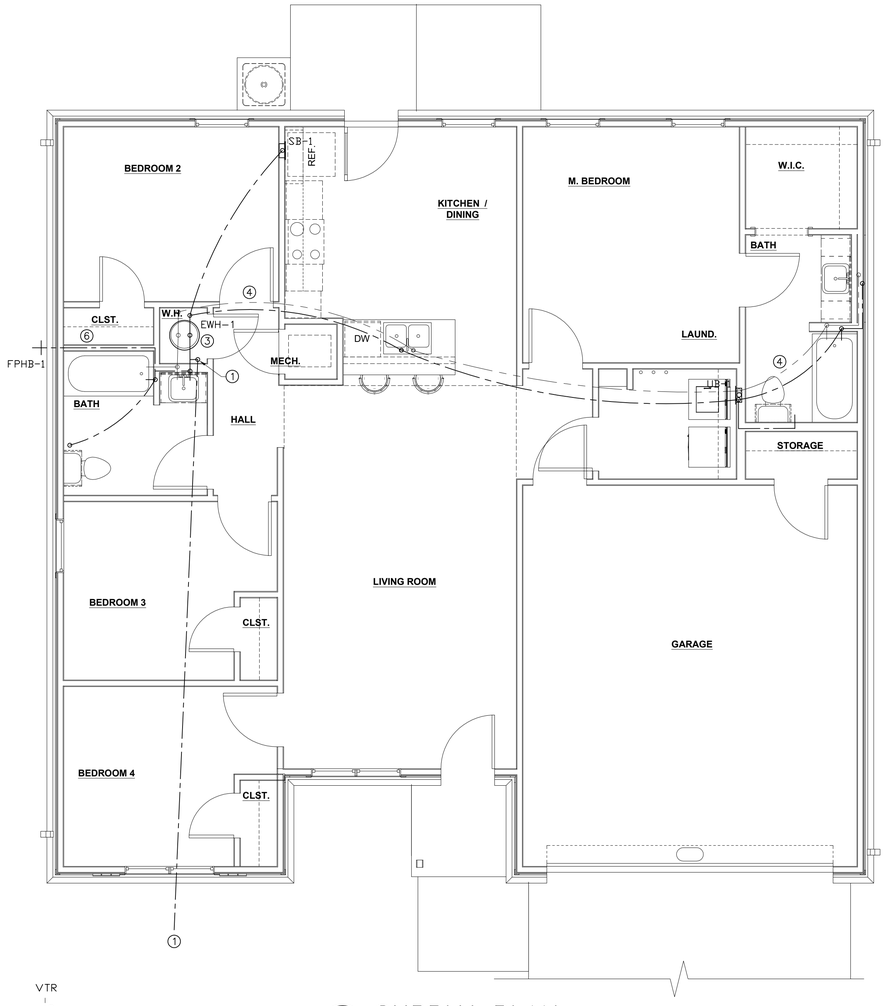
3 BEDROOM DUPLEX-ACCESS. PLUMBING PLANS

DATE: 6/21/2024
JOB NO. 2023-03

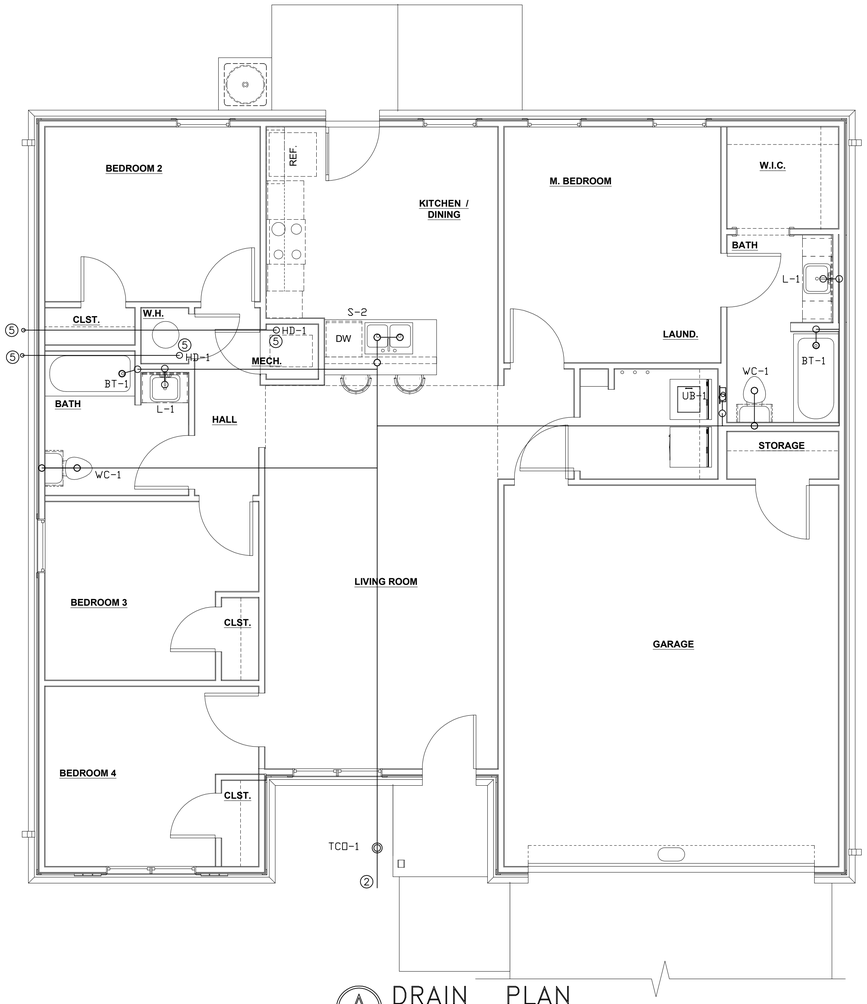
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



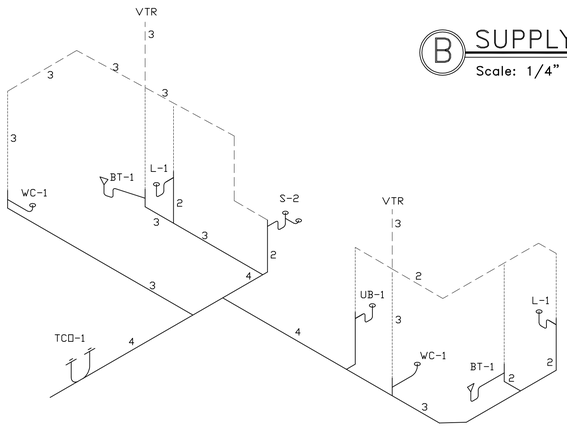
B SUPPLY PLAN
Scale: 1/4" = 1'-0"



A DRAIN PLAN
Scale: 1/4" = 1'-0"

KEYED NOTES

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C DRAIN RISER DIAGRAM
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THE HILL FIRM Architects
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

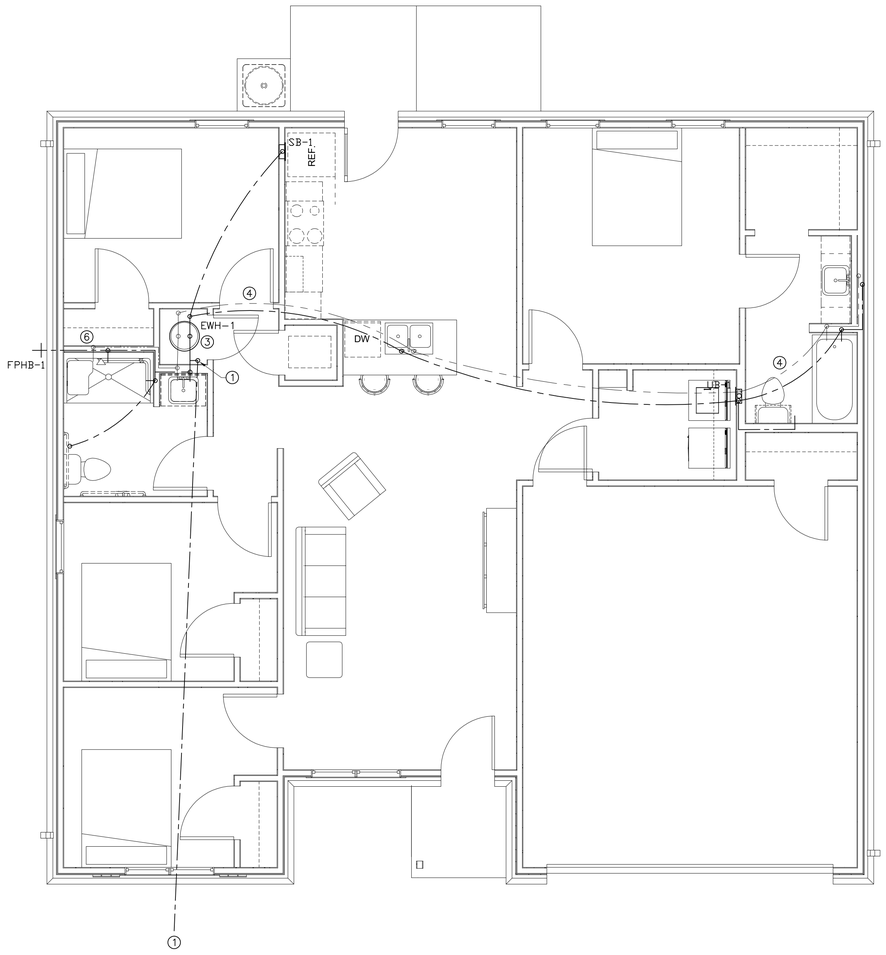
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7098
GREGORY G. ANDERSON
6-21-24

4 BEDROOM PLUMBING PLANS

DATE: 6/21/2024
JOB NO. 2023-03

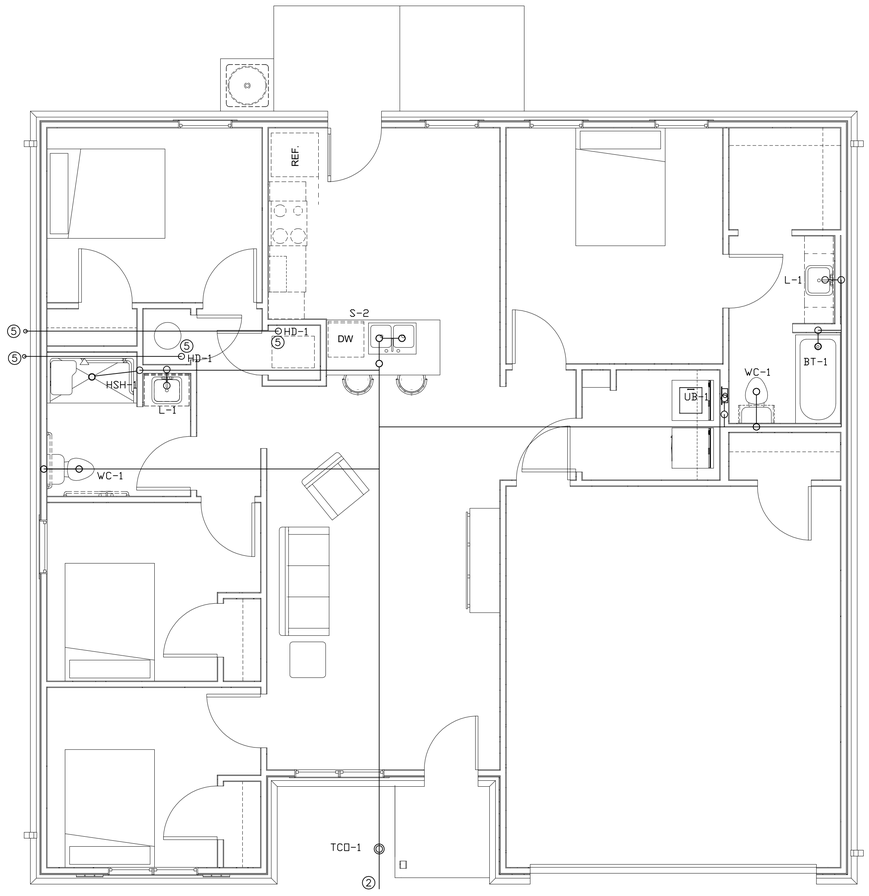
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



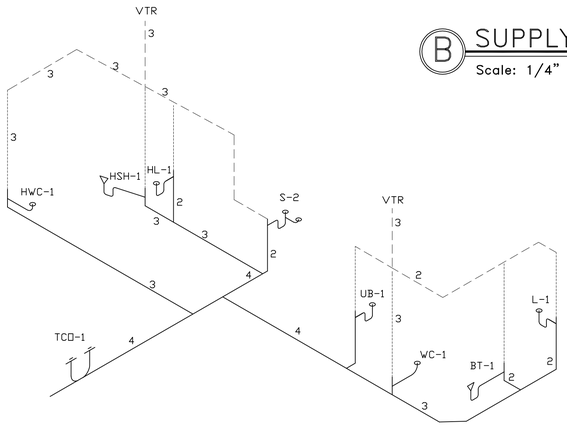
B SUPPLY PLAN

Scale: 1/4" = 1'-0"



A DRAIN PLAN

Scale: 1/4" = 1'-0"



C DRAIN RISER DIAGRAM

NTS

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THE HILL FIRM Architects
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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7098
GREGORY G. ANDERSON
6-21-24

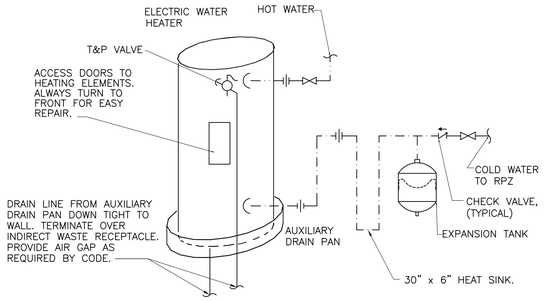
4 BEDROOM ACCESSIBLE PLUMBING PLANS

DATE:	JOB NO.
6/21/2024	2023-03

SHEET:

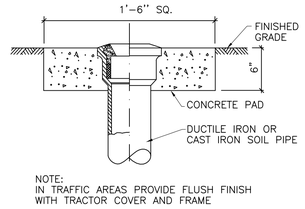
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



C ELECT. WATER HEATER

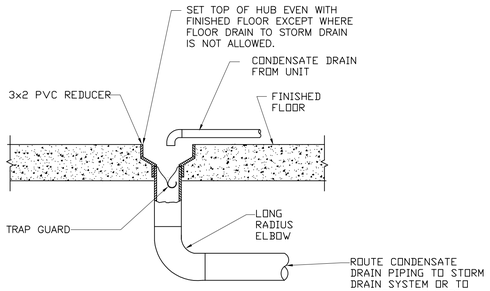
N.T.S.



NOTE:
IN TRAFFIC AREAS PROVIDE FLUSH FINISH WITH TRACTOR COVER AND FRAME

A CLEANOUT TO GRADE

N.T.S.



B CONDENSATE HUB DRAIN AT SLAB

N.T.S.

GENERAL PLUMBING NOTES

*GENERAL PLUMBING NOTES PERTAIN TO ALL PLUMBING SHEETS.

1. ALL WORK SHALL COMPLY WITH APPLICABLE PLUMBING CODES. REQUIREMENTS OF THE STATE HEALTH DEPARTMENT AND LOCAL ORDINANCES.

2. PLUMBING SUPPLY AND DRAIN PLANS ARE DIAGRAMMATICAL IN NATURE. REGARDLESS OF HOW SHOWN ON THE PLANS, CONTRACTOR SHALL INSTALL ALL PIPING IN A CONCEALED LOCATION UNLESS OTHERWISE DIRECTED. THE FINAL LAYOUT SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS WITH ALL MEASUREMENTS VERIFIED AT THE SITE AND COORDINATED WITH OTHER TRADES. DURING CONSTRUCTION, ANY CONFLICT BETWEEN ARCHITECTS INTENT AND THE CONTRACTORS INTERPRETATION OF PLUMBING PLANS SHALL BE RESOLVED SO AS TO MAINTAIN THE ARCHITECTS AESTHETIC EXPECTATIONS OF THE PROJECT.

3. INSTALL WATER HAMMER ARRESTOR AT END OF EACH BRANCH ON HOT AND COLD WATER PIPING, EACH BATTERY OF WATER CLOSETS, AT EACH WATER HEATER, AND AT OTHER PLACES AS PER MANUFACTURER'S SIZING GUIDE.

4. WHETHER SHOWN OR NOT ON THESE PLANS, INSTALL ISOLATION VALVES IN EVERY SUPPLY FIXTURE BANK OR GROUP AND AT ALL HOT WATER RETURN BRANCHES. PROVIDE ACCESS PANEL EQUAL TO ACCUDOR MODEL FW5050 WHERE REQUIRED TO ALLOW ADEQUATE ACCESS TO VALVES. CONTRACTOR SHALL NOT INSTALL ANY MAINTENANCE ITEMS ABOVE HARD CEILINGS UNLESS ACCESS IS PROVIDED. THIS SHALL INCLUDE VALVES, TRAP PRIMER VALVES AND ANY OTHER ITEMS THAT REQUIRE ACCESS AFTER CONSTRUCTION IS COMPLETED.

5. AT FREEZE PROOF HOSE BIBBS, PIPING TO AND AROUND VALVE PORTION OF HOSE BIBBS SHALL BE INSIDE THE INSULATION. SEAL AIR TIGHT AT SHEATHING PENETRATION.

6. FOR HANDICAPPED WATER CLOSETS, FLUSH CONTROLS SHALL BE MOUNTED ON THE OPEN SIDE OF TOILET AREAS. CENTERLINE OF HANDICAPPED WATER CLOSET SHALL BE 18" FROM NEAREST FINISHED WALL OR PARTITION.

7. ALL PIPING SHALL BE ANCHORED AND SUPPORTED PER STANDARD INDUSTRY PRACTICE AND PER MANUFACTURER'S RECOMMENDATIONS.

8. FLOOR DRAINS ON THIS PROJECT ARE THE SAME SIZE AS THE DRAIN LINE TO WHICH THEY ARE CONNECTED UNLESS OTHERWISE NOTED. IF DRAIN LINES ARE NOT MARKED, THE MINIMUM SIZE PER SPECIFICATION IS 2". ALSO THE SMALLEST DRAIN LINE THAT IS ALLOWED BY CODE TO BE BELOW SLAB IS 2". FOR INDIVIDUAL DRAIN LINES NOT SIZED ON PLANS, REFER TO PLUMBING ROUGH-IN MOUNTING HEIGHT SCHEDULE. A 4" DRAIN, AS INDICATED ON PLANS, SHALL BE PROVIDED AT ALL RPZ'S 3" AND BELOW. A 6" DRAIN SHALL BE PROVIDED AT ALL RPZ'S OVER 3".

9. VENT THROUGH ROOF (VTR) SHALL NOT BE LOCATED WITHIN 10' OF A FRESH AIR INTAKE OR IN LOW SPOTS OF VALLEYS. COMBINE VENTS AS MUCH AS POSSIBLE TO MINIMIZE THE QUANTITY OF VTR'S. LOCATE VTR'S ON THE BACK SIDE OF THE BUILDING WHERE POSSIBLE. CONTRACTOR TO OFFSET AS REQUIRED TO MEET THESE REQUIREMENTS.

10. OUTSIDE OF FOOTING, MAINTAIN 10' BETWEEN SEWER AND DOMESTIC WATER LINES UNLESS WRITTEN PERMISSION IS OBTAINED FROM LOCAL ADMINISTRATIVE AUTHORITY.

11. CONTRACTOR TO REVIEW ALL PLAN SHEETS FOR FIXTURE TAGS. MOST FIXTURE TAGS ARE LOCATED ON THE FIRST PLAN SHEET. FIXTURES THAT DO NOT APPEAR ON THE FIRST SHEET WILL BE TAGGED ON OTHER SHEETS.

12. ALL ABOVE GROUND WATER LINES SHALL BE COPPER OR PEX. ALL UNDERGROUND SANITARY SEWER SERVICE PIPING SHALL BE SCHEDULE 40 PVC. ABOVE GROUND INDOOR PIPING SHALL BE PVC OR CELL CORE.

13. THIS NOTE DELETED

14. INSULATE TUB AND WATER CLOSET WASTE LINES FROM 2nd FLOOR WITH R-38 BATT INSULATION. TYP.

15. COORDINATE LOCATION OF SANITARY STACKS WITH STRUCTURE. NO OFFSETS SHALL BE INSTALLED IN THE SANITARY STACK VENTS.

16. MIRROR PLUMBING PLAN FOR OTHER SIDE OF BUILDING.

17. INSTALL APPROVED TRAP GUARD THAT CONFORMS TO NSF-14, CSA, B602-94 AND CSA B79-94. INSTALL IN ALL FLOOR DRAINS, HUB DRAINS, AND FLOOR SINKS.

18. PROVIDE FIRE RATED COVER AT CLEANOUTS THAT OCCUR IN FIRE RATED WALLS.

19. PROVIDE FIRE RATED UB-1 AND SB-1 WHEN INSTALLED IN A FIRE RATED WALL.

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PIPING MATERIALS SCHEDULE

SERVICE	MATERIAL
ABOVE GROUND DOMESTIC WATER	CPVC OR CROSS LINKED POLYETHYLENE (PEX) WHERE ALLOWED BY CODE. TYPE L HARD COPPER WITH WROUGHT COPPER FITTINGS AND 95-5 LEAD FREE SOLDER ONLY WHERE REQUIRED BY CODE.
UNDERGROUND WATER OUTSIDE	CPVC OR CROSS LINKED POLYETHYLENE (PEX) SLEEVED IN 4" PVC SCHED 40 PIPE WHERE ALLOWED BY CODE. 1" AND SMALLER: ASTM B88 TYPE L SOFT COPPER NO JOINTS OR FITTINGS UNDER SLAB. MAKE CONNECTIONS ABOVE SLAB WITH WROUGHT COPPER FITTINGS AND LEAD FREE SOLDER . 1-1/4" AND LARGER: ASTM B88 TYPE L HARD COPPER WROUGHT COPPER FITTNGS MAKE JOINTS WITH SIL-FOS (15% AG).
UNDERGROUND WATER INSIDE	CPVC OR CROSS LINKED POLYETHYLENE (PEX) SLEEVED IN 4" PVC SCHED 40 PIPE. ALUMINUM COATED PEX EQUAL TO FOSTAPEX WHERE ALLOWED.
UNDERGROUND SANITARY SEWER AND VENT PIPING INSIDE BLDG AND OUTSIDE BLDG	PVC SCHEDULE 40 PIPE AND FITTINGS.
ABOVE GROUND SANITARY SEWER AND VENT	PVC SCHEDULE 40 PIPE AND FITTINGS EXCEPT IN PLENUM RETURN AREAS. COEX CELLCORE WHERE ALLOWED.
STORM DRAIN PIPING, ROOF DRAIN PIPING ABOVE GROUND	STANDARD WEIGHT CAST IRON "NO-HUB" PIPE AND FITTINGS, AND JOINTS OF STANDARD WEIGHT STAINLESS STEEL / NEOPRENE COUPLINGS.
STORM DRAIN PIPING UNDER GROUND	SCHEDULE 40 PVC PIPE AND FITTINGS

PLUMBING ROUGH-IN & MOUNTING HEIGHTS

FIXTURE	WASTE	VENT	COLD WATER	HOT WATER	INSTALLATION HEIGHT
WATER CLOSETS (FLUSH TANK)	3"	2"	1/2"	---	STANDARD 15" TO TOP OF SEAT HANDICAPPED 17" TO TOP OF SEAT
URINALS (FLUSH VALVE)	2"	1-1/2"	3/4"	---	STANDARD 22" TO TOP OF RIM HANDICAPPED 17" TO TOP OF RIM 44" MAX. TO FLUSH LEVER
LAVATORIES & SMALL SINKS	1-1/2"	1-1/4"	1/2"	1/2"	STANDARD 31" TO TOP OF RIM HANDICAPPED 34" TO TOP OF RIM
JANITOR'S SINKS	3"	1-1/2"	1/2"	1/2"	
HOSE BIBB	---	---	3/4"	---	18" ABOVE GRADE OUTSIDE, 18" A.F.F. INSIDE
UTILITY BOX	2"	1-1/2"	1/2"	1/2"	42" TO BOTTOM OF BOX.
SUPPLY BOX	---	---	1/2"	---	42" TO BOTTOM OF BOX.
HUB DRAIN	1-1/2"	1-1/4"	---	---	
BATHTUB	2"	2"	1/2"	1/2"	
SHOWER MIXING VALVES	---	1-1/2"	1/2"	1/2"	SHOWER HEAD 72" TO CENTERLINE OF HEAD MIXING VALVE HANDLE AT 48" A.F.F. (STANDARD AND ADA)

NOTES: VENT SIZES SHOWN ARE MINIMUM UNLESS SHOWN LARGER ON RISER DIAGRAMS.
SIZES SHOWN FOR WASTE ARE FOR RISERS ONLY. ALL DRAIN AND VENT LINES BELOW SLAB SHALL BE 2" OR LARGER.

PLUMBING INSULATION SCHEDULE

DESCRIPTION	INSULATION TYPE	THICKNESS
DOMESTIC COLD AND HOT WATER PIPING ABOVE OR BELOW GRADE. MINIMUM R-VALUE OF 2	ELASTOMERIC (FIRE RATED IN PLENUMS) MASTIC COATING UNDERGROUND	1/2"
WATER COOLERS TRAPS, TAILPIECES, HANDICAPPED LAVATORY TRAPS, AND HOT WATER SUPPLIES.	ANTIMICROBIAL VINYL EQUAL TO TRUEBRO BRAND LAV-GUARD	1/8"
ROOF DRAIN PIPING ABOVE CEILING	FIBERGLASS ASJ	1/2"

PLUMBING EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MFGR/ MODEL	TRIM	COMMENTS	ELECTRICAL REQUIREMENTS
HWC-1	HANDICAPPED WATER CLOSET FLUSH TANK FLOOR MNTD. FLOOR OUT	AMERICAN STD CADET PRO 17" HIGH 1.6 GAL. FLUSH	ELONGATED RIM, ROUGH-IN PER MFG.'S SPECIFICATIONS.	VITREOUS CHINA, PROVIDE COMMERCIAL SEAT INSTALL FLUSH HANDLE TO THE OPEN AREA OF THE ROOM.	
WC-1	WATER CLOSET FLUSH TANK FLOOR MNTD. FLOOR OUT	AMERICAN STD CADET PRO STD HT 1.6 GAL. FLUSH	ELONGATED RIM, ROUGH-IN PER MFG.'S SPECIFICATIONS.	VITREOUS CHINA, PROVIDE COMMERCIAL SEAT INSTALL FLUSH HANDLE TO THE OPEN AREA OF THE ROOM.	
BT-1	TUB/SHOWER 60x30	CENTURY STONE G 6004 TS	DELTA #T13691 PRESSURE BALANCE, PUSH BUTTON DIVERTER, METAL TUB SPOUT, SHOWER HEAD, ARM AND FLANGE. PROVIDE AB&A SERIES WASTE AND OVERFLOW, WITH WALL SET.	VERIFY LEFT/RIGHT HAND	
SH-1	ACRYLIC SHOWER, 41"x38 1/4" REINFORCED PLASTIC LAMINATED RIDGED WALL, SELF CAULKING BRASS SHOWER DRAIN. 1" CURTAIN ROD W/ COMM-ERCIAL GRADE SHOWER CURTAIN	AQUA GLASS 6034	PROVIDE DOME LIGHT, SYMMONS S-96-1X TEMPTROL PRESSURE-BALANCING MIXING VALVE W/ VOLUME CONTROL INTEG-RAL SERVICE STOPS, CLEAR-FLO SHOWER HEAD W/ ARM AND FLANGE	UNIT REQUIRES DEEPER ROUGH-IN. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE FOR RIGHT-HAND VALVE WALL.	
L-1	LAVATORY COUNTER MOUNTED 19"x15" 4" HOLES O.C. VITREOUS CHINA	AMERICAN STANDARD OVAL LAV.	MOEN CHATEAU FAUCET 64920 1-1/4" O.D. TAILPIECE, 802-0950 3/8" ANGLE STOP I.P.S CONNECTION.	804-1180 CAST BRASS 1-1/4 x 1-1/4 ADJUSTABLE "P" TRAP W/ CLEANOUT & SLIP JOINT INLET.	
HL-1	HANDICAP LAVATORY COUNTER MOUNTED 19"x15" 4" HOLES O.C. VITREOUS CHINA	AMERICAN STANDARD OVAL LAV.	MOEN CHATEAU FAUCET 64920 1-1/4" O.D. TAILPIECE, 802-0950 3/8" ANGLE STOP I.P.S CONNECTION.	804-1180 CAST BRASS 1-1/4 x 1-1/4 ADJUSTABLE "P" TRAP W/ CLEANOUT & SLIP JOINT INLET.	
S-1	SINK DOUBLE COMP. OVERALL 33x22 INSIDE EACH COMP. 13-1/2x16x8	ELKAY SINK LR-3322	ELKAY MODEL LKE-4124-F SINGLE LEVER POST MOUNT. CIRCULAR BASE. 10" HIGH SWING SPOUT. 8" REACH. AERATOR. RETRACTABLE SPRAY AND HOSE. 3-1/2" OPENING DRAIN. McGUIRE 151M HEAVY DUTY BRASS BASKET & STRAINER, 1 1/2", CHROME PLATED TAILPIECE. McGUIRE 8912 1 1/2" x 1 1/2" HEAVY DUTY CHROME PLATED CAST BRASS P-TRAP W/ CLEANOUT PLUG.	PROVIDE TWO FAUCET HOLES ON DECK. McGUIRE 170LK CHROME PLATED SOLID BRASS ANGLE STOPS W/ 5" CHROME PLATED COPPER EXTENSION TUBE & LOOSE KEYS. FLEXIBLE CHROME PLATED COPPER RISERS. McGUIRE 111C SERIES 1 1/2" END OUTLET CONTINOUS WASTE. GARBAGE DISPOSAL	
HS-1	HANDICAPPED SINK DOUBLE COMP. OVERALL 33x22 INSIDE EACH COMP. 13-1/2x16x6-1/2"	ELKAY LRAD-3322	ELKAY MODEL LKE-4124-F SINGLE LEVER POST MOUNT. CIRCULAR BASE. 10" HIGH SWING SPOUT. 8" REACH. AERATOR. RETRACTABLE SPRAY AND HOSE. 3-1/2" OPENING DRAIN. McGUIRE 151M HEAVY DUTY BRASS BASKET & STRAINER, 1 1/2", CHROME PLATED TAILPIECE. McGUIRE 8912 1 1/2" x 1 1/2" HEAVY DUTY CHROME PLATED CAST BRASS P-TRAP W/ CLEANOUT PLUG. DRAIN PAN 2 GAL EXPANSION TANK	PROVIDE TWO FAUCET HOLES ON DECK. McGUIRE 170LK CHROME PLATED SOLID BRASS ANGLE STOPS W/ 5" CHROME PLATED COPPER EXTENSION TUBE & LOOSE KEYS. FLEXIBLE CHROME PLATED COPPER RISERS. McGUIRE 111C SERIES 1 1/2" END OUTLET CONTINOUS WASTE.	
EWH-1	ELECTRIC WATER HEATER, LOW PROFILE 50 GAL. RESIDENTIAL INSULATION BLANKET	BRADFORD WHITE RE250LN6		GLASS LINED TANK, R-16 FOAM INSULATED, 150 PSI WORKING PRESSURE, 4"x6" HANDHOLE, INDICATING PILOT LIGHTS, THERMOSTAT STEP, SAFETY DOOR INTERLOCK.	4.5 KW, 240 V, 1 PH,
EWH-2	ELECTRIC WATER HEATER, LOW PROFILE 40 GAL. RESIDENTIAL INSULATION BLANKET	LOCHINVAR RE240L6	DRAIN PAN 2 GAL EXPANSION TANK	GLASS LINED TANK, R-16 FOAM INSULATED, 150 PSI WORKING PRESSURE, 4"x6" HANDHOLE, INDICATING PILOT LIGHTS, THERMOSTAT STEP, SAFETY DOOR INTERLOCK.	4.5 KW, 240 V, 1 PH,
UB-1	UTILITY BOX WASTE, AND SUPPLY	GUY - GRAY B - 200	2 VALVES SUPPLY 2" DRAIN LINE CONNECTION	33.5"H x 26"D	
SB-1	SUPPLY BOX	GUY - GRAY BIM- 875	1/2" FIP SUPPLY		
HD-1	HUB DRAIN	-	SCHEDULE 40 PVC 3"-2" HUB REDUCER.	PROVIDE TRAP GUARD.	
FPHB-1	FREEZE PROOF HOSE BIBB. BRONZE NICKEL PLATED 1/4 TURN HYDRANT 3/4" HOSE, STAINLESS STEEL BOX W/ 180° COVER OPENING.	J. R. SMITH 5509QT	WALL HYDRANT W/ INTEGRAL VACUUM BREAKER, STAINLESS STEEL BOX W/ KEYED LOCK AND KEYED VALVE	PROVIDE W/ KEYED LOCK ON DOOR AND KEYED VALVE. PROVIDE ACCESSIBLE ISOLATION VALVE ON SUPPLY PIPE.	
HSH-1	SHOWER (HANDICAPPED) - GEL COAT, O.D. 62"x33"x78.75", LESS SEAT, 1" 18 GAUGE 304 STAINLESS STEEL GRAB BAR, SELF CAULKING BRASS SHOWER DRAIN, 1" 18 GAUGE 304 STAINLESS STEEL CURTAIN ROD, COMMERCIAL GRADE ANTIBACTERIAL VINYL SHOWER CURTAIN, TEXTURED FLOOR	AQUARIOUS G6233BF	SYMMONS TEMPTROL 96-500X-B30-L-V SHOWER UNIT VALVE & SHOWER HEAD PRESSURE-BALANCING MIXING VALVE, ADJUSTABLE STOP SCREW BALANCING PISTON SEALED IN OPERATING SPINDLE, INTEGRAL SERVICE STOPS, LEVER HANDLES, SEPARATE LEVER DIVERTER W/ INTEGRAL VOLUME CONTROL, CLEAR-FLO SHOWER HEAD W/ ARM AND FLANGE. HAND SHOWER W/ FLEXIBLE 5' METAL HOSE, WALL CONNECTION AND FLANGE.	UNIT MAY REQUIRE DEEPER ROUGH-IN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE FOR RIGHT-HAND OR LEFT-HAND VALVE WALL AS PER PLAN. PROVIDE QUICK DISCONNECT FOR SHOWER HOSE. INLINE VACUUM BREAKER, 30" SLIDE BAR FOR HAND SHOWER MOUNTING. POLISHED CHROME FINISH.	
BWV-1	BACKWATER VALVE SCHED 40 PVC 6 INCH	SIOUX CHIEF 869-6P	WHITE PVC UP TO 5 PSI 6" PVC HUB EXTENSION SLEEVE W/LID	STEPPED DESIGN ONE WAY FLAPPER WITH O-RING	

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Lakewood Estates - Phase I
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Lake Village, Arkansas 71653

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STATE OF ARKANSAS
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No. 7098
GREGORY G. ANDERSON
6-21-25

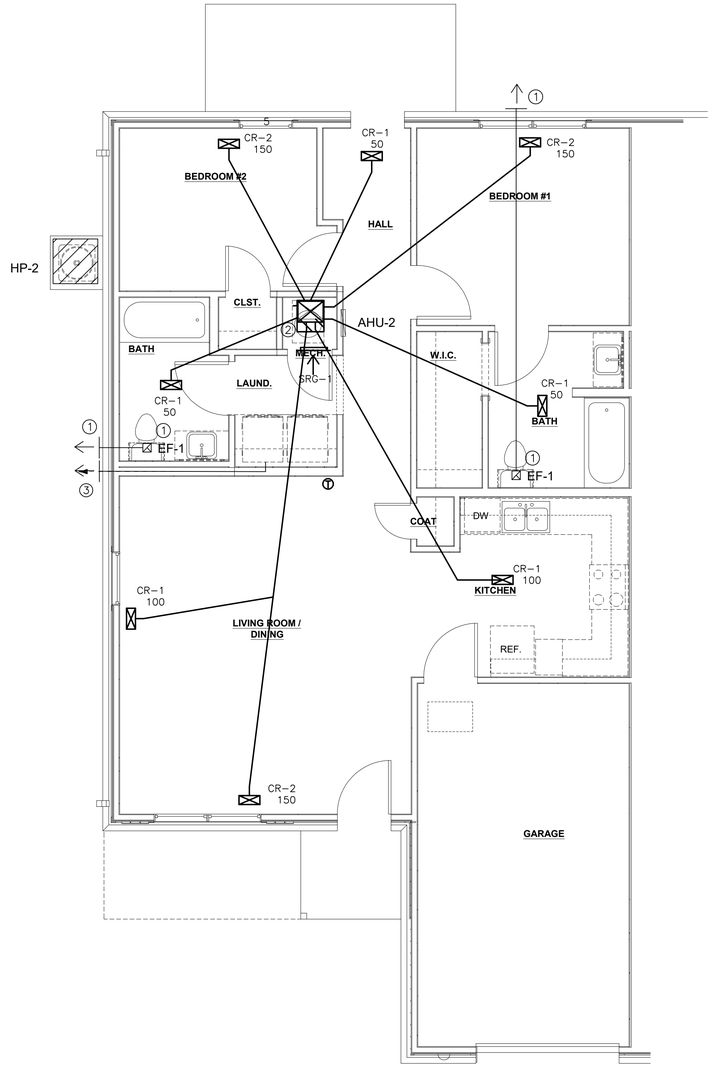
PLUMBING SCHEDULES, NOTES AND DETAILS

DATE: 6/21/2024
JOB NO. 2023-03

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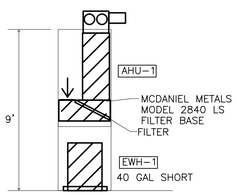
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SEE AIR DEVICE SCHEDULE FOR RUNOUT DUCT SIZES.

A MECHANICAL HVAC PLAN

Scale: 1/4" = 1'-0"



C AHU/EWH CLOSET DETAIL

Scale: 1/4" = 1'-0"

KEYED NOTES

1. 6" DIA EXHAUST DUCT OUT THRU WALL. PROVIDE FAN MFGR'S WALL CAP.
2. 16x14 SA DN. TRANSITION TO CONNECTION SIZE AT TOP OF COIL BOX.
3. 4" DRYER VENT DUCT TO WALL OUTLET WITH DAMPER.

MECHANICAL LEGEND

DUCT (1ST FIGURE, SIDE SHOWN: 2ND FIGURE, SIDE NOT SHOWN)	20x12	VOLUME DAMPER MANUAL OPERATION	
DUCT RISER 1ST DIMENSION SIDE POINTED TO	30x20	TURNING VANES	
MECHANICAL EQUIPMENT	MARK	COOLING CONDENSATE DRAIN	C
CEILING DIFFUSER	MARK CFM	TRANSITION FROM SQUARE TO ROUND	
RETURN GRILLE	MARK CFM	THERMOSTAT MOUNT AT 48" AFF	T
EXHAUST GRILLE	MARK CFM	NEW	
DUCT SECTION (SUPPLY)		DOWNWARD SLOPE	
DUCT SECTION (RETURN)		DUCT MOUNTED SMOKE DETECTOR	D
DUCT SECTION (EXHAUST)		AIR FLOW ARROW	

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6-30-24

2 BEDROOM DUPLEX MECHANICAL PLAN

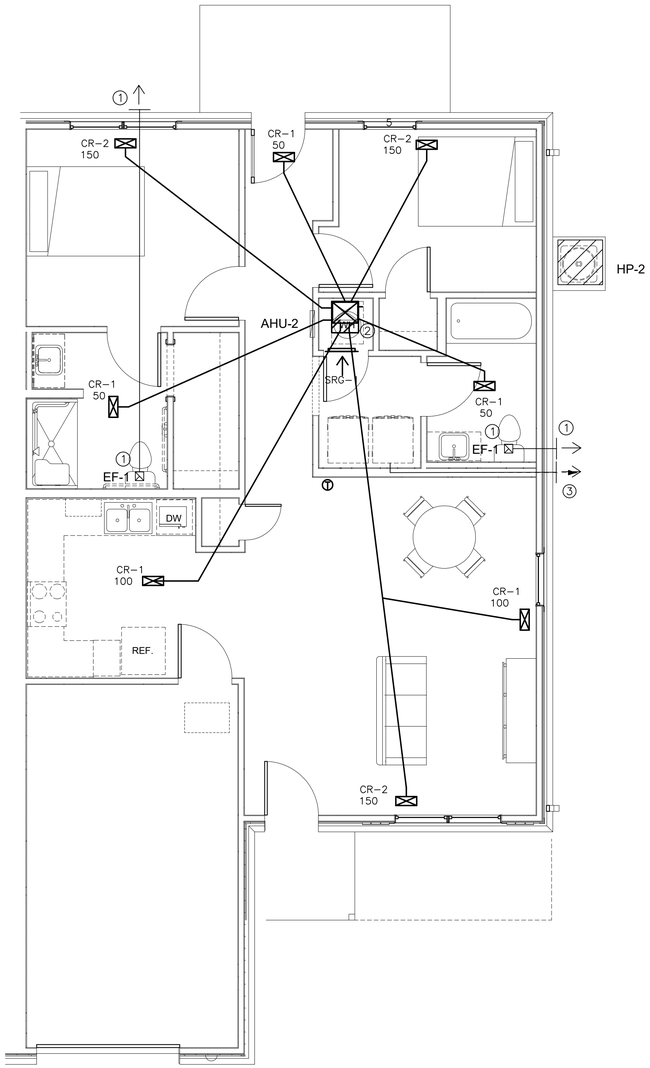
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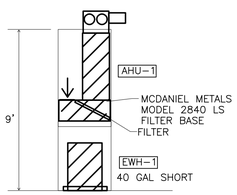
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SEE AIR DEVICE SCHEDULE FOR RUNOUT DUCT SIZES.

Ⓐ MECHANICAL HVAC PLAN
Scale: 1/4" = 1'-0"



Ⓒ AHU/EWH CLOSET DETAIL
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Lakewood Estates - Phase I

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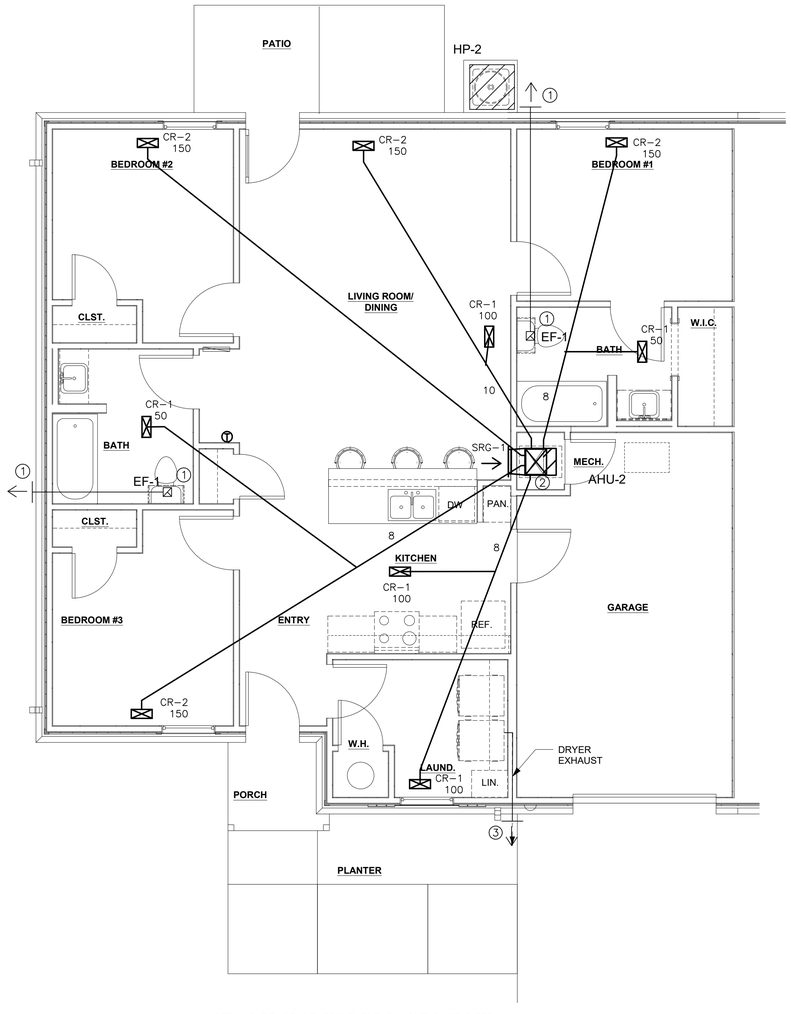
2 BEDROOM DUPLEX MECHANICAL PLAN-ACCESS.

DATE: 6/21/2024
JOB NO. 2023-03

SHEET: M1.1a-a

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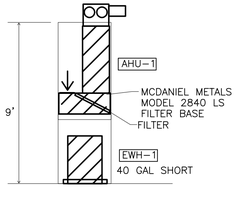
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SEE AIR DEVICE SCHEDULE FOR RUNOUT DUCT SIZES.

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3 BEDROOM DUPLEX-ACCESS.
MECHANICAL PLANS

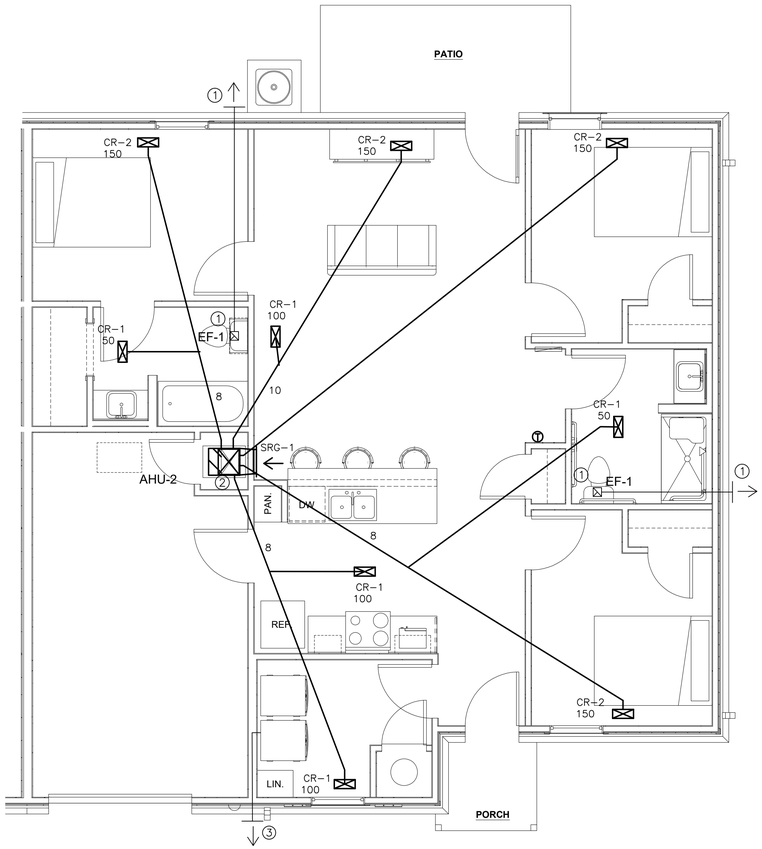
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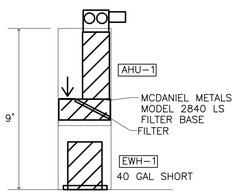
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GA Project #: 24011



A MECHANICAL HVAC PLAN
Scale: 1/4" = 1'-0"

SEE AIR DEVICE SCHEDULE FOR RUNOUT DUCT SIZES.



C AHU/EWH CLOSET DETAIL
Scale: 1/4" = 1'-0"

KEYED NOTES

1. 6" DIA EXHAUST DUCT OUT THRU WALL. PROVIDE FAN MFGR'S WALL CAP.
2. 16x14 SA DN. TRANSITION TO CONNECTION SIZE AT TOP OF COIL BOX.
3. 4" DRYER VENT DUCT TO WALL OUTLET WITH DAMPER.

MECHANICAL LEGEND

DUCT (1ST FIGURE, SIDE SHOWN: 2ND FIGURE, SIDE NOT SHOWN)	20x12	VOLUME DAMPER MANUAL OPERATION	
DUCT RISER 1ST DIMENSION SIDE POINTED TO	30x20	TURNING VANES	
MECHANICAL EQUIPMENT	MARK	COOLING CONDENSATE DRAIN	C
CEILING DIFFUSER	MARK CFM	TRANSITION FROM SQUARE TO ROUND	
RETURN GRILLE	MARK CFM	THERMOSTAT MOUNT AT 48" AFF	T
EXHAUST GRILLE	MARK CFM	NEW	
DUCT SECTION (SUPPLY)		DOWNWARD SLOPE	
DUCT SECTION (RETURN)		DUCT MOUNTED SMOKE DETECTOR	D
DUCT SECTION (EXHAUST)		AIR FLOW ARROW	

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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

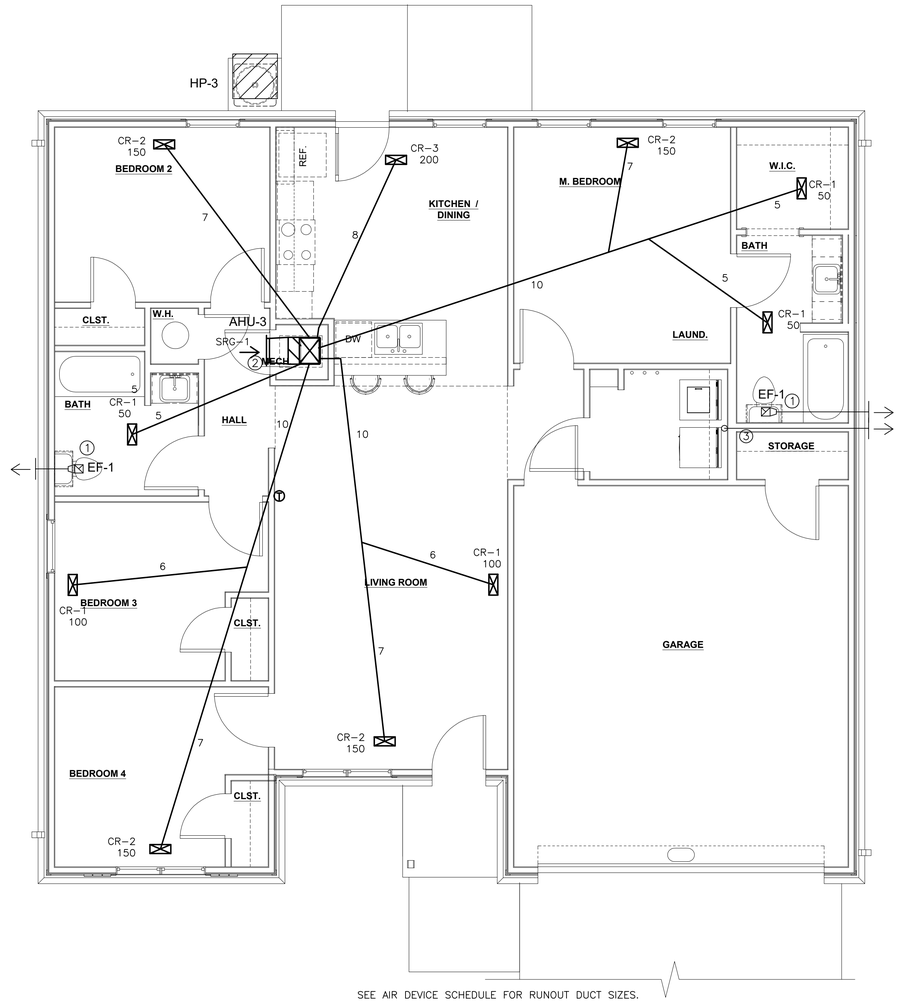
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

3 BEDROOM DUPLEX-ACCESS. MECHANICAL PLANS

DATE: 6/21/2024
JOB NO. 2023-03

SHEET: M1.1ba

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



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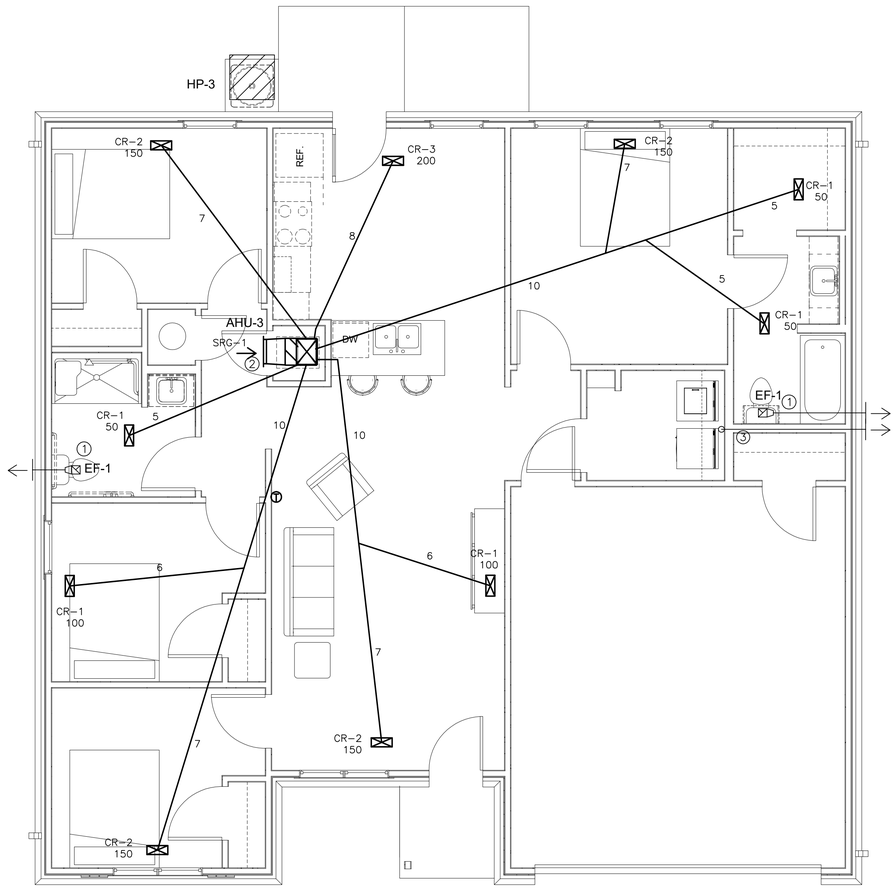
4 BEDROOM MECHANICAL PLAN

DATE: 6/21/2024
JOB NO. 2023-03

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SEE AIR DEVICE SCHEDULE FOR RUNOUT DUCT SIZES.

A MECHANICAL HVAC PLAN

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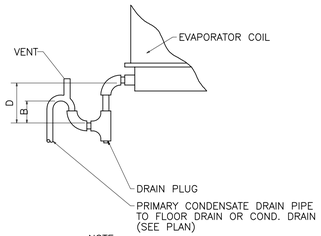
4 BEDROOM ACCESSIBLE MECHANICAL PLAN

DATE: 6/21/2024
JOB NO. 2023-03

SHEET: M1.1da

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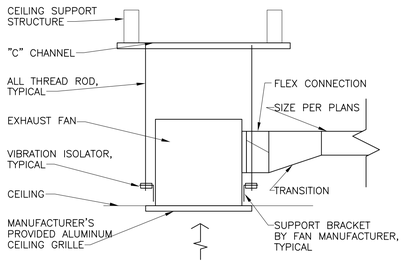
ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



NOTE:
1. BLOW THRU:
   B = 1" PLUS TOTAL STATIC PRESSURE.
2. DRAWTHRU:
   B AND D = 1" PLUS TOTAL STATIC PRESSURE.
3. SOME UNITS HAVE INTERNAL AUX DRAIN PANS.

A DRAIN PAN TRAP

NTS



NOTE:
WEIGHT OF FAN SHALL NOT REST ON CEILING

B CEILING MOUNTED CABINET FAN

SCALE: N.T.S.

FAN SCHEDULE

MARK	DESCRIPTION	MFGR., MODEL	DRIVE TYPE	AREA SERVED	CFM, SP	TS, FRPM	HP/W,	VOLTS /PH	SONES	CONTROL TYPE	REMARKS
EF-1	EXHAUST FAN CEILING MOUNT	COOK GC144	DIRECT		100 .375	– –	79 W	120V/ 1PH	3.2	SWITCHED W/LIGHTS	a, b

GENERAL REQUIREMENTS – ALL FANS

1. PROVIDE PREWIRED FACTORY MOUNTED INTEGRAL DISCONNECT DEVICE (NEMA 3R FOR EXTERIOR).
2. PROVIDE PREWIRED VARIABLE SPEED CONTROLLER ON DIRECT DRIVE FANS.

FAN ACCESSORIES LEGEND

a. PROVIDE BACK DRAFT DAMPER.
b. PROVIDE MANUFACTURER'S ROOF VENT.
c. PROVIDE ISOLATOR KIT

AIR DEVICE SCHEDULE

MARK	DESCRIPTION	MFGR/MODEL	MODEL	FACE SIZE	FRAME SIZE	NECK*	MATERIAL / FINISH	REMARKS
CR-1	CEILING SUPPLY REGISTER, 3 DIRECTION WITH DAMPER	METAL FAB	MFSCR	4x10	–	6"	STEEL / WHITE	SURFACE, UP TO 110 CFM PROVIDE OBD'S.
CR-2	CEILING SUPPLY REGISTER, 3 DIRECTION WITH DAMPER	METAL FAB	MFSCR	4x12	–	7"	STEEL / WHITE	SURFACE, UP TO 150 CFM PROVIDE OBD'S.
SR-1	SIDEWALL SUPPLY REGISTER, ADJUSTABLE THROW W DAMPER	METAL FAB	MFSCRA	4x10x6	–	6"	STEEL / WHITE	SURFACE, UP TO 110 CFM PROVIDE OBD'S.
SR-2	SIDEWALL SUPPLY REGISTER, ADJUSTABLE THROW W DAMPER	METAL FAB	MFSCRA	4x14x8	–	8"	STEEL / WHITE	SURFACE, UP TO 225 CFM PROVIDE OBD'S.
SRG-1	SIDEWALL RETURN GRILLE 1/2" SPACING	METAL FAB	MFRG	20x24 FACE	22x26 FRAME	20x24	STEEL / WHITE	SURFACE MTD, UP TO 1000 CFM
SRG-2	SIDEWALL RETURN GRILLE 1/2" SPACING	METAL FAB	MFRG	24x24 FACE	26x26 FRAME	24x24	STEEL / WHITE	SURFACE MTD, UP TO 1200 CFM

COORDINATE AIR DEVICE DEFLECTION ADJUSTMENTS WITH MECHANICAL ENGINEER DURING AIR BALANCE.

MECHANICAL DUCTWORK SCHEDULE

SERVICE	DUCT TYPE
RESTROOM EXHAUST DUCTS	ROUND OR AS INDICATED ON THE PLANS
ALL LOW PRESSURE SUPPLY AND RETURN AIR RECTANGULAR DUCTS.	RECTANGULAR W/ ACOUSTIC LINER
ALL ROUND RUNOUTS TO SUPPLY DIFFUSERS AND RETURN GRILLES CONCEALED ABOVE CEILINGS.	ROUND DUCT WITH INSULATION WRAP PER INSULATION SCHEDULE. PROVIDE 6–8' FLEX DUCT AT OUTLET CONNECTIONS PER DETAILS AND NOTES ON PLANS.
ALL ROUND RUNOUTS TO SUPPLY DIFFUSERS AND RETURN GRILLES EXPOSED TO OCCUPIED SPACE.	DOUBLE WALL SPIRAL WITH PERFORATED LINER AND 1" FIBERGLASS INSULATION.

MECHANICAL INSULATION SCHEDULE

SERVICE	INSULATION TYPE	THICKNESS
SINGLE WALL ROUND OR OVAL SUPPLY AIR DUCTS – LOW AND MEDIUM PRESSURE	DUCT WRAP	2"
RECTANGULAR SUPPLY AIR DUCTS	ACOUSTIC LINER	1"
RECTANGULAR RETURN AIR DUCTS	ACOUSTIC LINER	1"
ALL SUPPLY CEILING DIFFUSERS AND GRILLES	DUCT WRAP	2"

HEAT PUMP INDOOR AIR HANDLER UNIT SCHEDULE

MARK	DESCRIPTION		NOM. TONS	CFM	OSA CFM	ESP	COOL EAT/ LAT	HEAT EAT/ LAT	HEAT kW	NO. OF CIRCUITS	FLA*	MCA*	MOCP*	VOLTS/ PHASE	BLOWER HP	CONTROL TYPE	COMMENTS
AHU-2	AHU UNIT CASED VERTICAL UPFLOW		2	800	–	0.5	75 57	70 96	8	1	36	45	50	240/1	1/3	FACTORY PROGRAMMABLE THERMOSTAT	PROVIDE THERMAL EXPANSION VALVE, FILTERED SIDE ACCESS PANEL, AND DRAIN PAN WITH FLOAT SWITCH.
AHU-2.5	AHU UNIT CASED VERTICAL UPFLOW		2.5	1000	–	0.5	75 57	70 97	10	1	46	57	60	240/1	1/3	FACTORY PROGRAMMABLE THERMOSTAT	PROVIDE THERMAL EXPANSION VALVE, FILTERED SIDE ACCESS PANEL, AND DRAIN PAN WITH FLOAT SWITCH.
AHU-3	AHU UNIT CASED VERTICAL UPFLOW		3	1200	–	0.5	75 57	70 98	15	1	67	84	90	240/1	1/2	FACTORY PROGRAMMABLE THERMOSTAT	PROVIDE THERMAL EXPANSION VALVE, FILTERED SIDE ACCESS PANEL, AND DRAIN PAN WITH FLOAT SWITCH.

HEAT PUMP OUTDOOR UNIT SCHEDULE

MARK	DESCRIPTION		AREA SERVED	NOM. TONS	SEER HPSF	VOLTS/ PHASE	FLA	MCA	MOCP	WT. LBS	ACCESSORIES
HP-2	HEAT PUMP OUTDOOR UNIT		SEE PLANS	2	15 8.2	240/1	11.1	13.6	20	175	COIL GUARD, LOW AMB CONTROL, FREEZE PROTECTION KIT TXV, ANTI-RECYCLE TIMER.
HP-2.5	HEAT PUMP OUTDOOR UNIT		SEE PLANS	2.5	15 8.2	240/ 1	14.1	18	30	120	COIL GUARD, LOW AMB CONTROL,ENERGY STAR RATED, 14 SEER MIN. TXV, ANTI-RECYCLE TIMER.
HP-3	HEAT PUMP OUTDOOR UNIT		SEE PLANS	3	15 8.2	240/ 1	16.4	20.2	35	120	COIL GUARD, LOW AMB CONTROL,ENERGY STAR RATED, 14 SEER MIN. TXV, ANTI-RECYCLE TIMER.

GENERAL NOTES

1. SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH HE WILL BE OBLIGATED TO OPERATE SHOULD HE BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
2. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES, RULES, REGULATIONS, AND ORDINANCES, ANY AND ALL OF WHICH SHALL TAKE PRECEDENCE OVER THE PLANS IF CONFLICTS EXIST BETWEEN THEM.
3. COORDINATE ALL WORK WITH THE OWNER AND ALL OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT AND TRANSFER TO POINT OF INSTALLATION OF ANY FURNISHED ITEMS.
4. IN CASES OF EQUIPMENT SUBSTITUTION, CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL SYSTEMS AND COMPONENTS WILL FIT PROPERLY PRIOR TO FABRICATION OR ORDERING. INSTALLED DUCTS MAY BE RESIZED BY THE CONTRACTOR TO FIT FIELD CONDITIONS. INSTALLED DUCTS SHALL HAVE EQUAL FRICTION LOSS TO THOSE SHOWN. RECTANGULAR DUCTS SHALL NOT BE CHANGED TO ROUND DUCTS. PROVIDE COMPLETE SHEET METAL SHOP DRAWINGS TO ENGINEER SHOWING ACTUAL DUCT SIZES, ARRANGEMENTS, AND UNIT LOCATIONS TO BE INSTALLED. THIS SHALL BE DONE PRIOR TO FABRICATION OR INSTALLATION.
5. ALL DUCT SIZES SHOWN ARE THE METAL DIMENSIONS. ALLOWANCES HAVE BEEN MADE FOR THE LINER WHERE APPLICABLE IN THE RECTANGULAR DUCTS. AT DUAL WALL DUCTS, THE DIMENSION SHOWN IS THE OUTSIDE METAL DUCT SIZE.
6. ALL DIMENSIONS AND SIZES IN INCHES UNLESS OTHERWISE NOTED.
7. THE DRAWINGS INDICATE THE GENERAL LAYOUT REQUIREMENTS FOR EQUIPMENT, FIXTURES, PIPING, DUCTWORK, ETC. FINAL LAYOUT SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS WITH ALL MEASUREMENTS VERIFIED AT THE SITE.
8. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATING MECHANICAL SYSTEM, INCLUDING ALL INCIDENTAL ITEMS AND CONNECTIONS NECESSARY FOR PROPER OPERATION OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM MAY NOT BE INDICATED.
9. THE MECHANICAL INSTALLATION SHALL BE SAFE, RELIABLE, ENERGY EFFICIENT AND EASILY MAINTAINED WITH ADEQUATE PROVISIONS ALLOWED FOR ACCESS TO EQUIPMENT.
10. THE MECHANICAL SYSTEM SHALL OPERATE QUIETLY WITH NOISE LEVELS BELOW THE CRITERIA RECOMMENDED FOR THE APPLICATION BY ASHRAE. PROVIDE CORRECTIVE ACTION AS REQUIRED TO REDUCE OBJECTIONABLE NOISE OR VIBRATION.
11. INSTALL REFRIGERANT PIPING FROM CONDENSING UNITS TO ASSOCIATED AIR HANDLERS. SIZE PER MANUFACTURER'S RECOMMENDATION.
12. USE ELBOW TAKE–OFF FITTINGS AT ALL ROUND SUPPLY BRANCH TAKE–OFFS.
13. USE FLEX DUCTS FROM TAKEOFF TO SUPPLY OUTLET AND LIMIT LENGTHS IF REQUIRED BY LOCAL CODE OR ORDINANCE.
14. PROVIDE FIRE DAMPERS AT ALL FIRE–RATED WALLS AND FLOOR PENETRATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE BARRIER LOCATIONS.
15. UNDERCUT DOORS 3/4 INCH WHERE NO RETURN IS PROVIDED IN AN ENCLOSED SPACE, EXCEPT AT FIREDOORS.
16. PROVIDE AN INSULATED BACK ON ALL THERMOSTATS.
17. COORDINATE ALL AIR DEVICES WITH CEILINGS AND CEILING ITEMS.
18. ROUTE DUCTWORK AS HIGH AS POSSIBLE IN CEILING SPACE. COORDINATE DUCTWORK WITH LIGHTS AND STRUCTURE.
19. CONTRACTOR SHALL NOT INSTALL ANY MAINTENANCE ITEMS ABOVE HARD CEILINGS. THIS SHALL INCLUDE VALVES, DAMPERS, OR ANY OTHER ITEMS THAT REQUIRE ACCESS AFTER CONSTRUCTION IS COMPLETED. IF INSTALLATION OF THESE ITEMS ABOVE A HARD CEILING CANNOT BE AVOIDED, THEN PROVIDE CEILING ACCESS DOORS EQUAL TO ACUDOR MODEL 5000 WHERE REQUIRED TO GAIN ACCESS TO EQUIPMENT, DAMPERS, VALVES, CONTROL COMPONENTS, OR ANY OTHER DEVICE WHICH MAY REQUIRE ACCESS AFTER CONSTRUCTION IS COMPLETE. AT FIRE RATED WALLS, USE ACUDOR MODEL FW5050. MINIMUM SIZE SHALL BE 12"x12". USE 18"x18" WHEN PERSONNEL ACCESS IS REQUIRED.
20. COORDINATE ALL DUCTWORK AND AIR DEVICES WITH FIRE SPRINKLER CONTRACTOR PRIOR TO FABRICATION, PURCHASE, OR INSTALLATION.
21. AT ALL ABOVE CEILING FAN COIL UNITS, PROVIDE FLOAT SWITCH TO DE–ENGERGIZE SYSTEM IN THE EVENT OF CONDENSATE BACKUP. PROVIDE 3/4" PVC CONDENSATE DRAIN FROM FAN COIL UNITS TO HUB DRAIN AT WATER HEATER CLOSETS. CONFIRM WITH LOCAL AUTHORITY THAT DISCHARGE OF CONDENSATE DRAIN INTO SEWER SYSTEM IS ACCEPTABLE. IF NOT, DISCHARGE ALL CONDENSATE DRAINS INTO STORM DRAIN SYSTEM.
22. PROVIDE LINT TRAPS AT ALL DRYERS.
23. CLOTHES DRYER EXHAUST DUCTS MUST BE A MINIMUM .016 INCH THICKNESS METAL PER 2021 IMC 504.9.
24. BATHROOM VENT DUCTS MUST BE RIGID UNTIL CLEARING INSULATION AND WHEN RUNNING HORIZONTALLY WITH METAL–FLEX FOR THE LAST 18" PRIOR TO SOFFIT VENTING OUTSIDE. VERTICAL RUNS CAN USE METAL FLEX AFTER CLEARING INSULATION.

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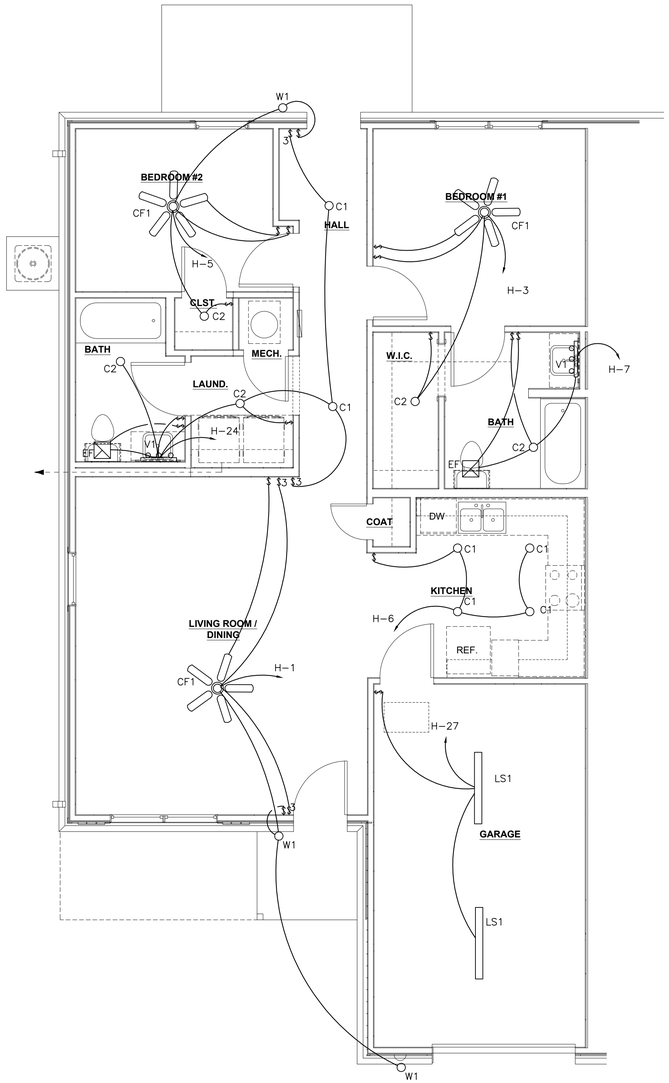
MECHANICAL-SCHEDULES, NOTES AND DETAILS

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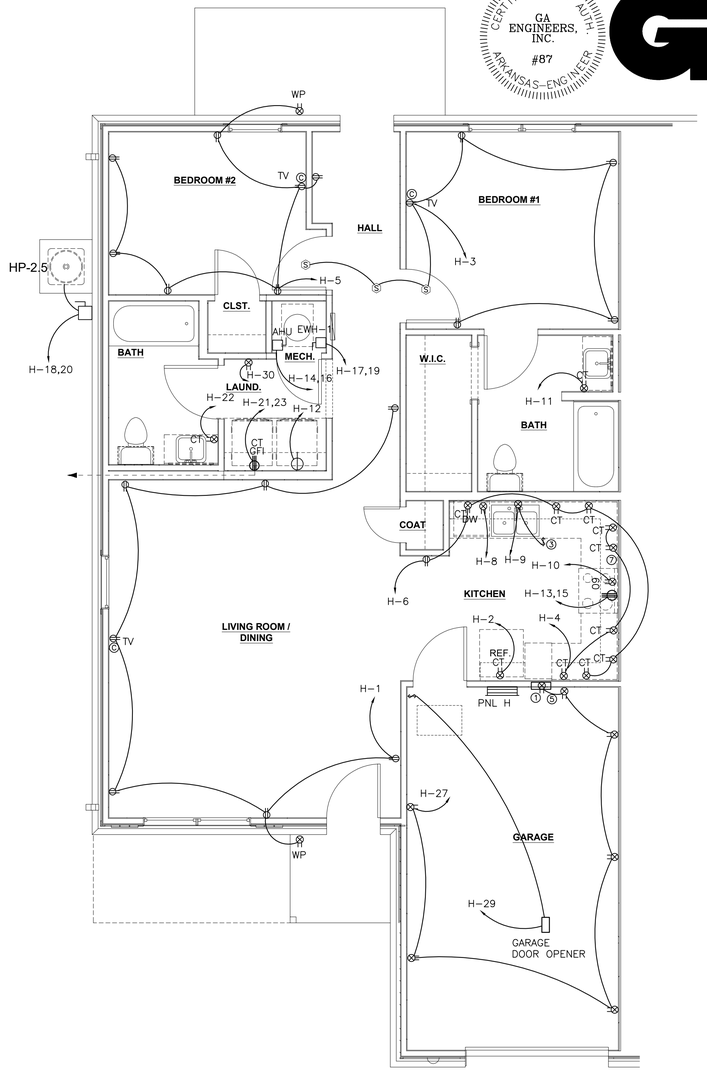
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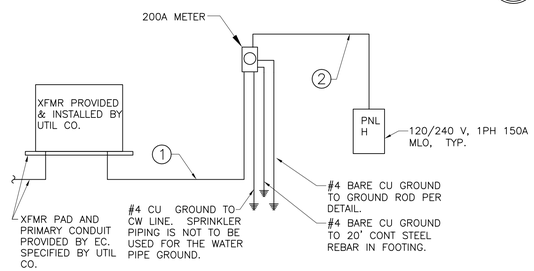
B LIGHTING PLAN

Scale: 1/4" = 1'-0"



A POWER PLAN

Scale: 1/4" = 1'-0"



C RISER DIAGRAM

N.T.S.

KEYED NOTES

① 16x42 COMMUNICATIONS BOX BY COMMUNICATIONS CONTRACTOR.

② ---

③ PROVIDE SWITCH FOR GARBAGE DISPOSAL AT FRONT FACE OF CABINET.

④ T-STAT TO BE NO MORE THAN 12" FROM CORNER OF WALL.

⑤ PROVIDE DUPLEX RECEPTACLE IN TV CABLE HUB PANEL. COORDINATE LOCATION WITH OWNER.

⑥ LABEL ALL OUTDOOR AC UNITS AND SAFETY DISCONNECTS WITH APARTMENT UNIT NUMBER.

⑦ REMOTE HOOD FAN SWITCH IN ACCESSIBLE UNITS ONLY.

GENERAL NOTES

1 THIS DRAWING IS DIAGRAMMATICAL ONLY. ACTUAL FIELD CONDITIONS MAY REQUIRE THE NEED FOR ADDITIONAL EQUIPMENT AND/OR FIXTURES. VERIFY BEFORE INSTALLATION. SOLE RESPONSIBILITY FOR CODE RESEARCH AND ADHERENCE SHALL BE THAT OF THE ELECTRICAL CONTRACTOR.

2 RECEPTACLES SHOWN ON THE EXTERIOR OF THE BUILDING SHALL BE WEATHER RESISTANT GFI TYPE WITH WEATHERPROOF COVER.

3 FOR ALL DWELLING UNITS REFER TO NEC 210.52 FOR DWELLING UNIT POWER CODE REQUIREMENTS.

4 ELECTRICAL PLANS ARE TYPICAL FOR ALL 1 AND 2 BEDROOM UNIT LAYOUTS.

5 ALL SWITCHES SHALL BE NO MORE THAN 6 INCHES FROM THE DOOR JAMB.

6 ALL SMOKE DETECTORS AT VAULTED CEILING AREAS MUST BE MOUNTED WITHIN A 3 FT HORIZONTAL PLANE OF THE PEAK OR PER MANUFACTURER'S INSTRUCTIONS.

7 MAINTAIN 24" HORIZONTAL SEPARATION BETWEEN DEVICES AT ANY 1 HR RATED FIRE WALL. RECEPTACLE AND SWITCH BOXES SHALL BE NON-METALLIC (ALLIED MOULDED PRODUCTS OR EQUAL). THE BOXES SHALL BE USED IN ALL GYPSUM WALLBOARD CONSTRUCTION WITH A RATING OF 2 HRS OR LESS. IN WALLS CONTAINING 3 1/2 INCH THICK MIN 2.5 PCF MINERAL WOOL BATT INSULATION OR 3 1/2 THICK MIN 0.7 PCF GLASS FIBER INSULATION, THE HORIZONTAL SEPARATION OF RECEPTACLES/SWITCHES ON OPPOSITE SIDES OF THE WALL MAY BE REDUCED TO 3". REF ALLIED MOULDED PRODUCTS, INC.

8 ALL CIRCUITS SHALL HAVE ARC FAULT BREAKERS PER NEC 2017 210.12 EXCEPT GARAGES AND BATHROOMS. IN ARKANSAS ARC FAULT BREAKERS ARE NOT REQUIRED IN KITCHENS AND LAUNDRY ROOMS PER ARKANSAS DEPARTMENT OF LABOR ADOPTION.

9 ALL RECEPTACLES SHALL BE TAMPER PROOF.

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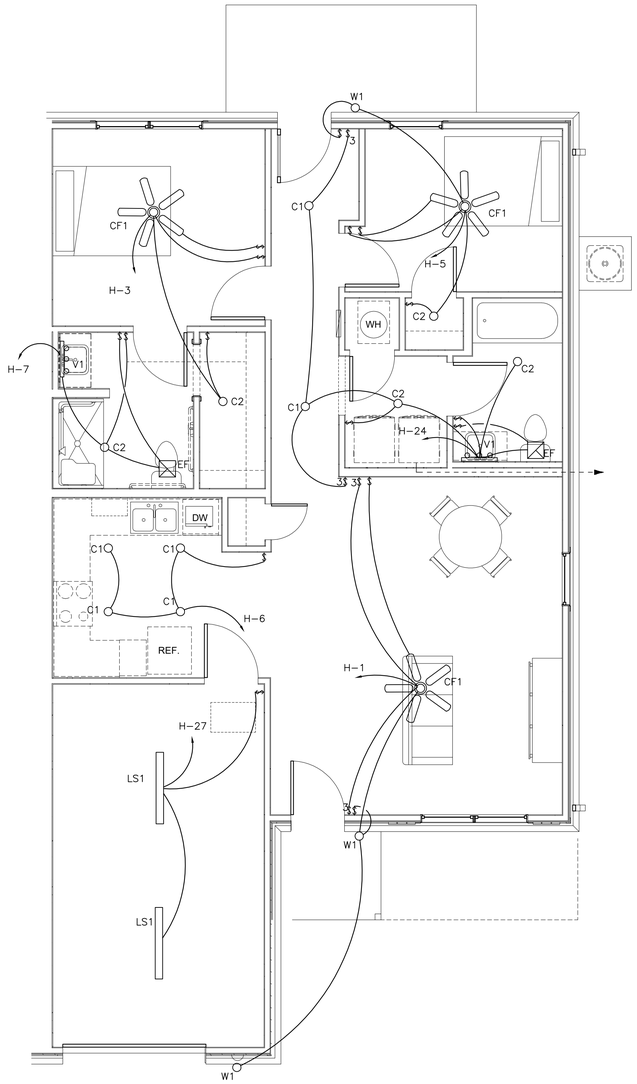
2 BEDROOM DUPLEX ELECTRICAL PLANS

DATE: 6/21/2024 | JOB NO. 2023-03

SHEET: E1.1a

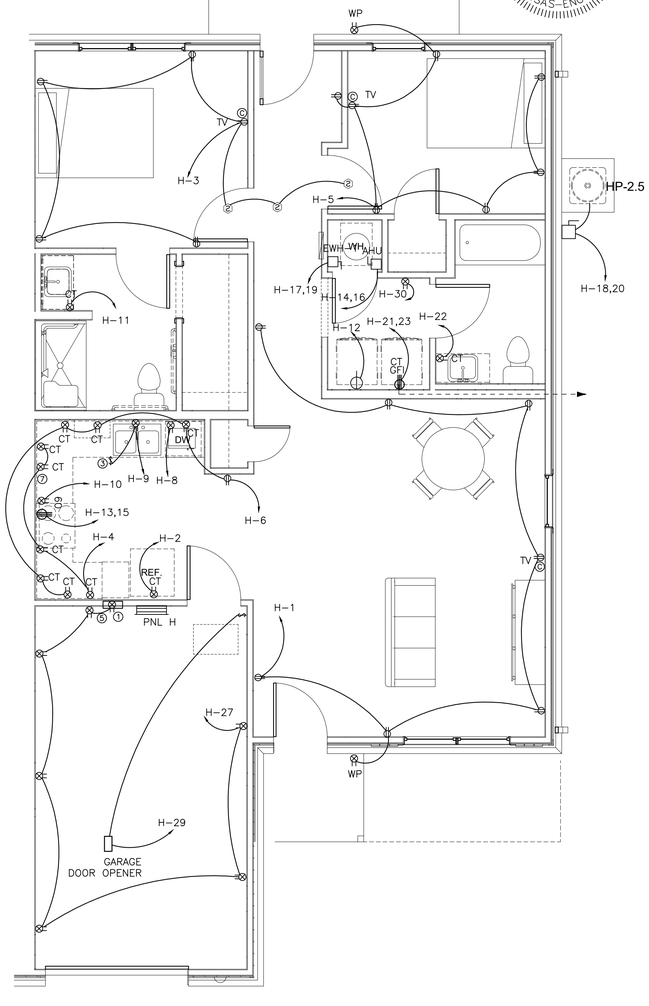
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ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



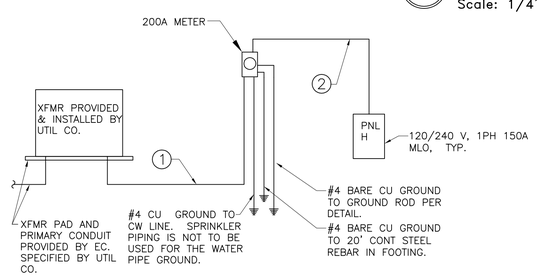
B LIGHTING PLAN

Scale: 1/4" = 1'-0"



A POWER PLAN

Scale: 1/4" = 1'-0"



C RISER DIAGRAM

N.T.S.

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① 16x42 COMMUNICATIONS BOX BY COMMUNICATIONS CONTRACTOR.

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PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

PERMIT-CONSTRUCTION DOCUMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

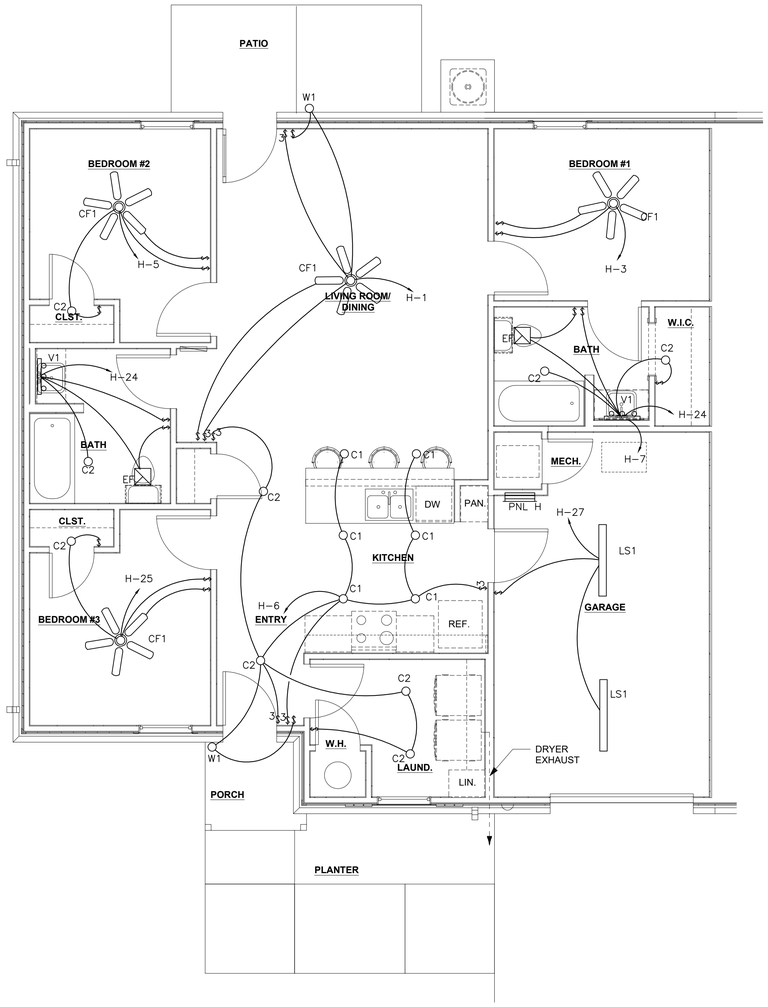
2 BEDROOM DUPLEX-ACCESS. ELECTRICAL PLANS

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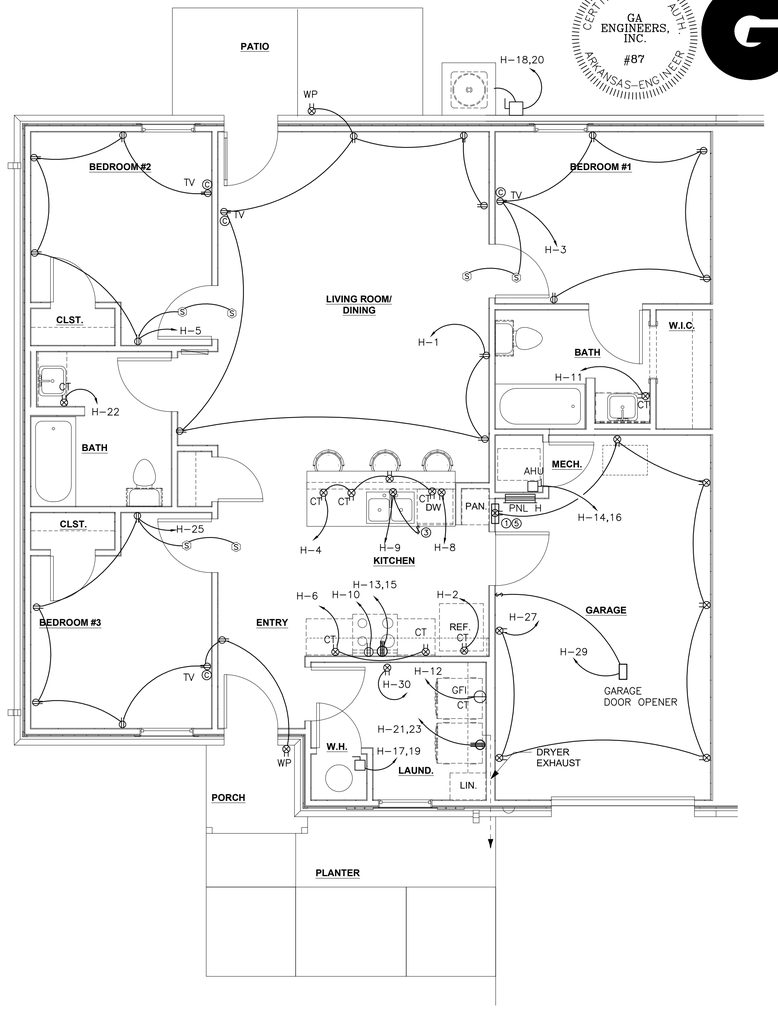
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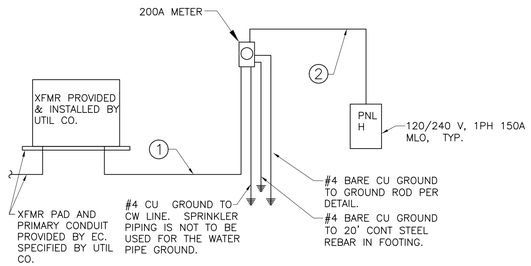
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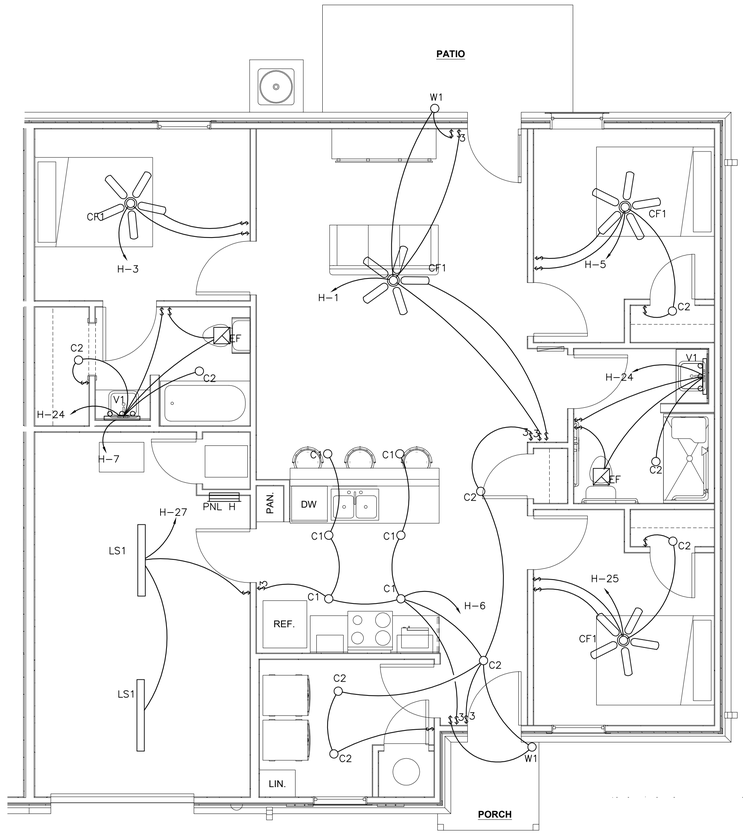
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

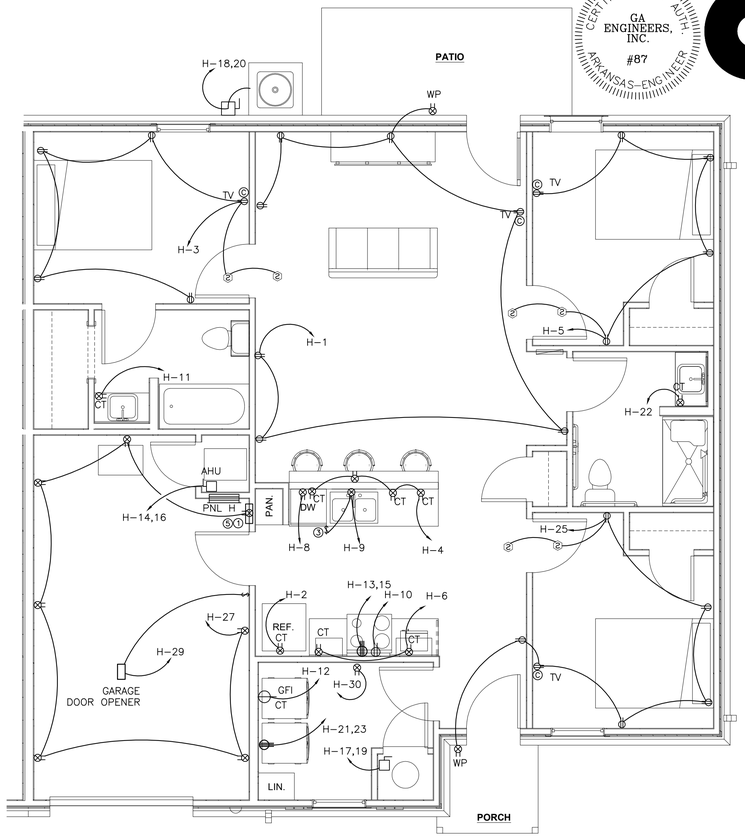
3 BEDROOM DUPLEX ELECTRICAL PLANS

DATE: 6/21/2024 | JOB NO. 2023-03

SHEET: E1.1b

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING





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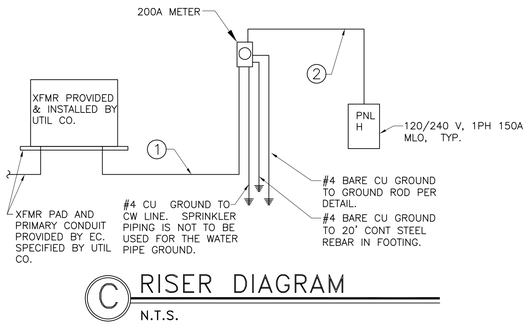
Lakewood Estates - Phase I

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B LIGHTING PLAN

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C RISER DIAGRAM

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GREGORY G. ANDERSON
21-24

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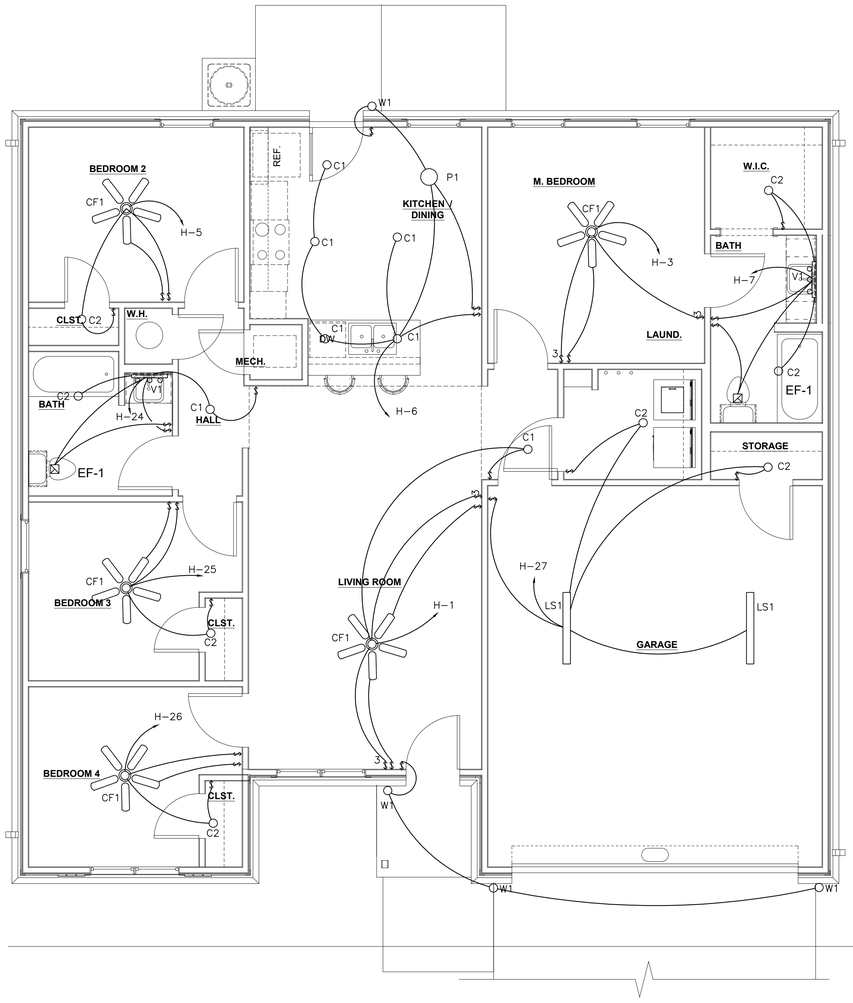
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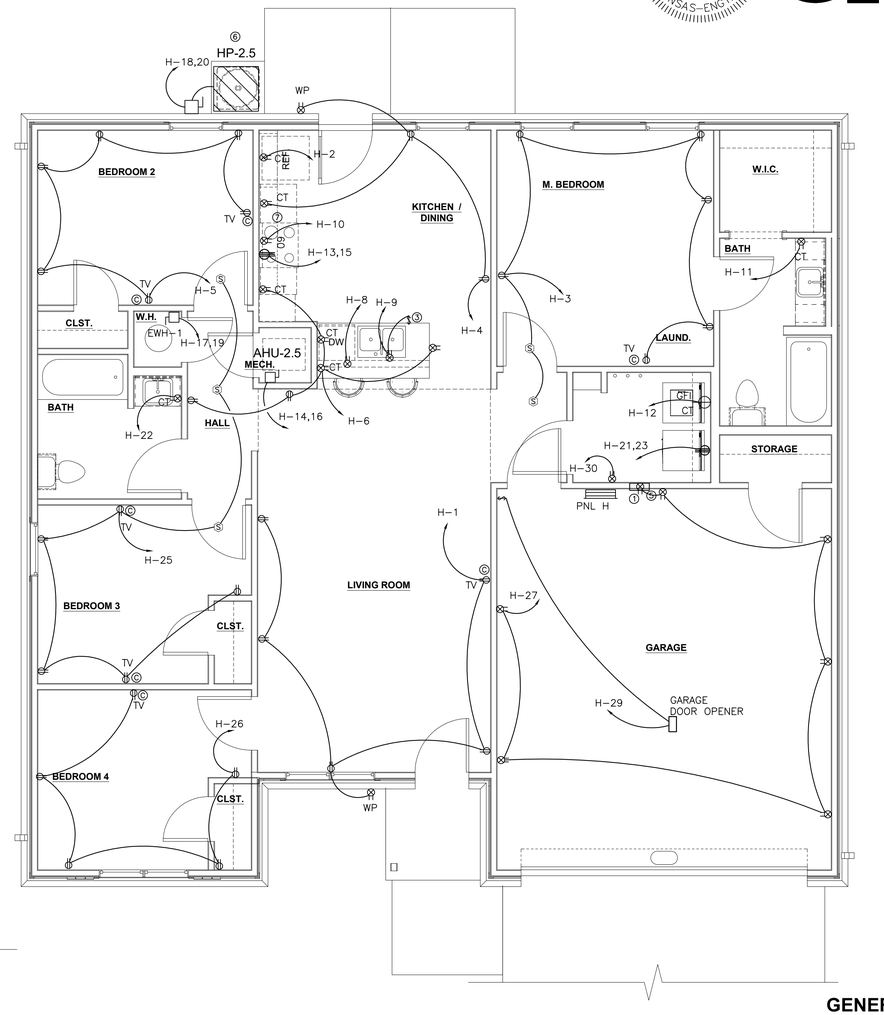
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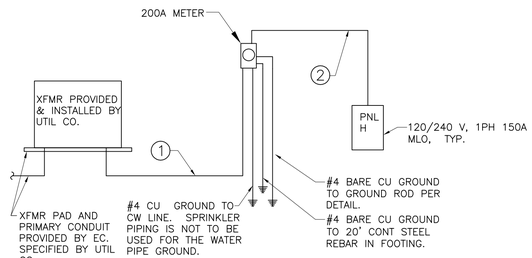
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4 BEDROOM ELECTRICAL PLANS

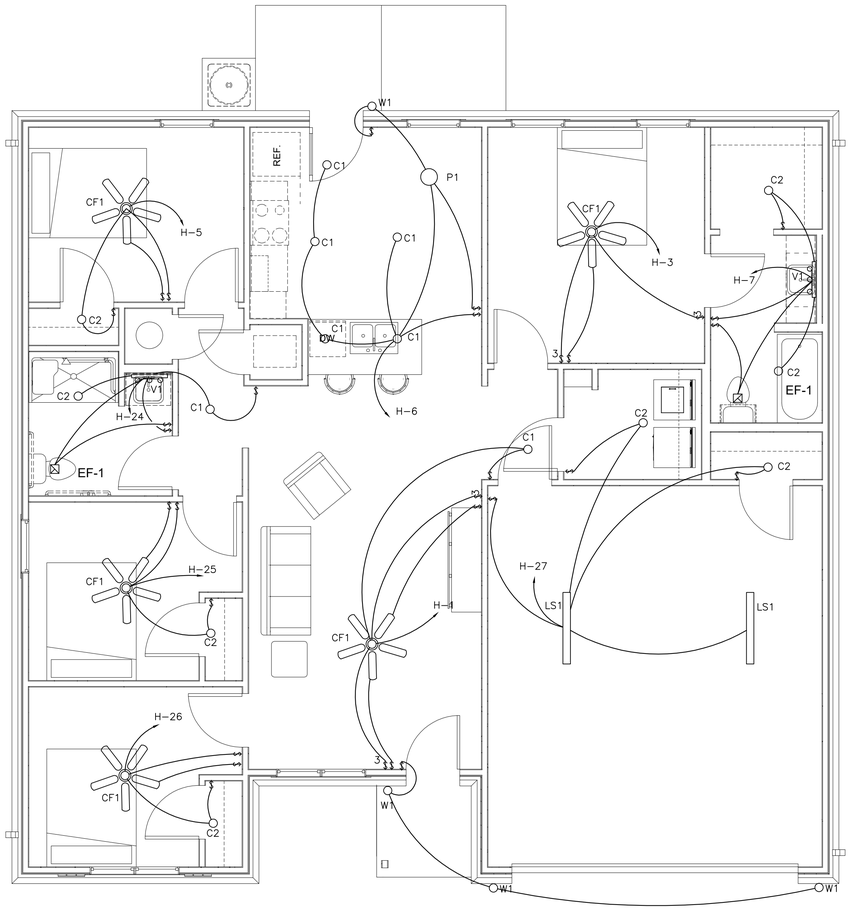
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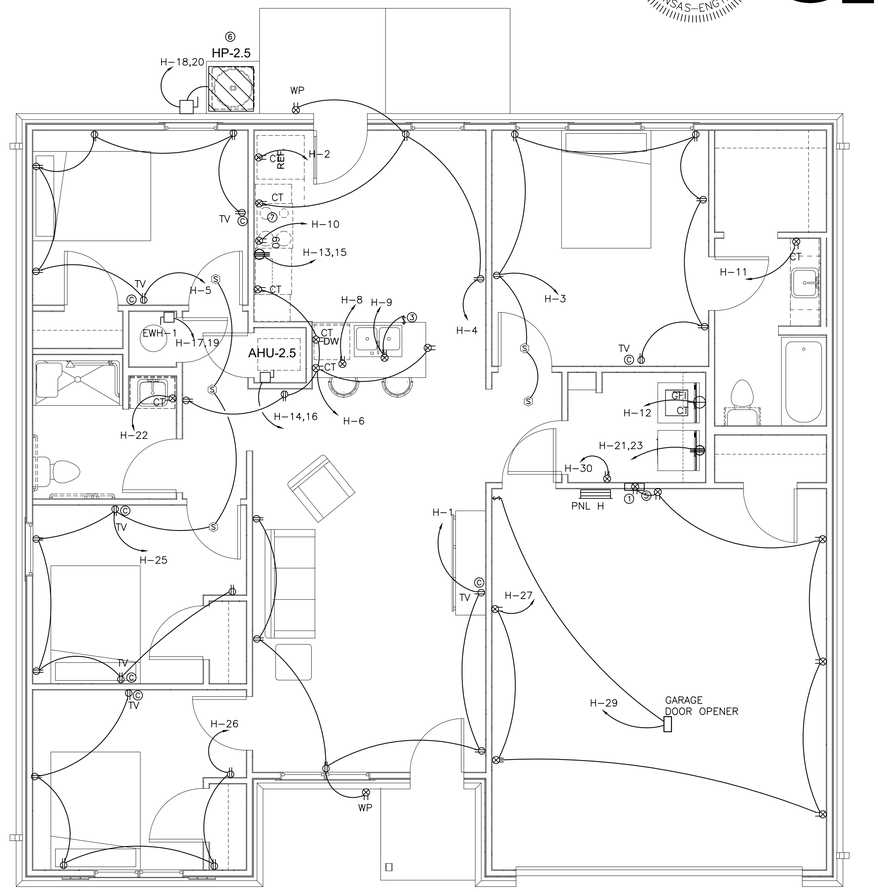
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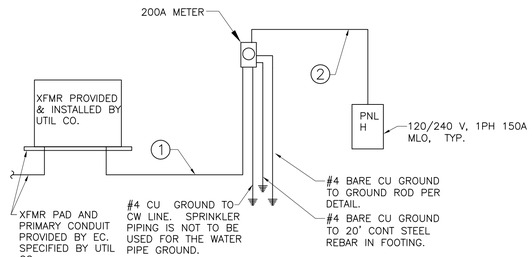
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4 BEDROOM ACCESSIBLE ELECTRICAL PLANS

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SHEET:

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GENERAL ELECTRICAL REQUIREMENTS

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST INDUSTRY ACCEPTED PRACTICES AND THE NATIONAL ELECTRIC CODE.

2. ELECTRICAL CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIALS, LABOR, APPLIANCES, TOOLS, SUPERINTENDENCE, SERVICES, ETC. WHETHER SHOWN ON DRAWINGS OR NOT, NECESSARY TO PROVIDE COMPLETE OPERABLE CODE APPROVED SYSTEM.

3. EXAMINE AND BECOME FAMILIAR WITH ALL PROJECT DRAWINGS AND SPECIFICATIONS INCLUDING THOSE OF OTHER TRADES.

4. COORDINATE WORK ACCORDINGLY AND MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AND INSTALLATION AS NEEDED TO PREVENT CONFLICT WITH THE WORK OF OTHER TRADES OR FOR THE PROPER EXECUTION OF THE WORK WITHOUT ADDITIONAL COST TO THE OWNER.

5. EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING THIS INSTALLATION, STRUCTURE, AND LOCAL CONDITIONS. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND ALL CONDITIONS HAVE BEEN CONSIDERED.

6. THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE WHERE THEY ARE MORE STRINGENT THAN THE DRAWINGS AND SPECIFICATIONS.

7. SECURE AND PAY FOR PERMITS, TESTS, CERTIFICATES OF INSPECTION AND ALL OTHER COSTS INCIDENTAL TO THE ELECTRICAL WORK.

8. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. REPLACE AT NO ADDITIONAL COSTS TO THE OWNER ANY MATERIAL OR EQUIPMENT DEVELOPING DEFECTS AND ALSO PAY FOR ANY DAMAGE CAUSED BY SUCH DEFECTS OR THE CORRECTION OF DEFECTS.

9. SEE SCHEDULE FOR KITCHEN AND BATHROOM FIXTURES.

10. PROVIDE CEILING FANS & LIGHT FIXTURES IN EACH BEDROOM AND LIVING ROOMS.

11. ELECTRICAL CONTRACTOR SHALL INSTALL ALL WIRING IN ACCORDANCE WITH THE CURRENT NATIONAL AND LOCAL ELECTRIC CODES.

12. ELECTRICAL CONTRACTOR SHALL GANG AS MANY OUTLETS, SWITCHES, ETC. TOGETHER AS PRACTICABLE. ALL SERVICE MAINS SHALL BE IDENTIFIED IN THE FIELD.

13. SMOKE DETECTION SYSTEMS SHALL BE WIRED AHEAD OF SWITCHING AND IN SUCH A MANNER THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS WITHIN THE UNIT.

14. ELECTRICAL CONTRACTOR SHALL UTILIZE NON-METALLIC SHEATHED CABLE (ROMEX) PER NEC REQUIREMENTS FOR WIRING IN THIS FACILITY.

15. THE MINIMUM TEMPERATURE RATING OF ALL WIRING SHALL BE 75 DEGREES F.

16. ALL MOUNTING HEIGHT DIMENSIONS ARE INDICATED ON THE DRAWINGS AND CALLED OUT TO THE CENTER LINE OF THE FIXTURE OR DEVICE.

17. HVAC CONTRACTOR SHALL SUPPLY & INSTALL ALL EXHAUST FANS & DUCTING. EXHAUST FANS SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR.

18. ALL DUPLEX RECEPTACLES, CATV, AND TELEPHONE JACKS SHALL BE 18" TO THE BOTTOM OF THE BOX ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

19. ALL SWITCHES, PUSH BUTTONS, AND THERMOSTATS, SHALL BE MOUNTED AT 42" TO THE BOTTOM OF THE BOX ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

20. ALL COUNTERTOP RECEPTACLES SHALL BE 8" ABOVE THE TOP OF THE COUNTER UNLESS NOTED OTHERWISE.

21, ELECTRICAL CONTRACTOR SHALL PROVIDE FOUR PAIRS OF TELEPHONE CABLES FOR EACH UNIT.

22. ALL TELEPHONE AND CATV JACKS SHALL BE GANGED TOGETHER IN A COMBINATION OUTLET WHERE POSSIBLE.

23. REFER TO THE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF FURNACES, AIR CONDITIONERS, ETC. PRIOR TROUGH- IN OF ELECTRICAL DEVICES.

24. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER AND A MINIMUM OF 14 AWG.

25. PROVIDE APPLIANCE DISCONNECTS PER NEC. LOCATE BELOW COUNTER IN CABINET SPACE. COORDINATE WITH CABINET INSTALLER.

26. PROVIDE ON-OFF SWITCH FOR FURNACE.

27. GENERAL CONTRACTOR SHALL FIRE-CAULK ALL ELECTRICAL SERVICE PENETRATIONS THRU THE COMMON PARTY WALL PER U.L. THROUGH-PENETRATION FIRESTOP SYSTEM W-L-3076.

28. IN FIRE-RATED DWELLING UNIT SEPARATION WALLS BOXES ON OPPOSITE SIDES OF WALL SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24".

29. IDENTIFICATION: EQUIPMENT, PANELS, SPECIAL DEVICE PLATES AND SIMILAR MATERIAL, SHALL BE CLEARLY MARKED. SIZE OF LETTERING AND WORDING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE TYPEWRITTEN DIRECTORIES IN PANELS, AND WHERE OTHERWISE REQUIRED, WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDERS.

30. GROUNDING: PROPERLY GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH 2008 NEC REQUIREMENTS (ARTICLE 250.50).

31. SWITCHES: SWITCHES SHALL BE RESIDENTIAL GRADE, MINIMUM 15 AMPERES, #1221, 120-277 VOLTS, MANUFACTURED BY COOPER OR EQUAL.

32. RECEPTACLES: DUPLEX CONVENIENCE RECEPTACLES SHALL BE RESIDENTIAL GRADE, MINIMUM 15 AMPERES, 125 VOLTS, 2-POLE, 3-WIRE GROUNDING TYPE #5362, NEMA 5-15R, MANUFACTURED BY COOPER OR EQUAL.

33. COVER PLATES: PLATES SHALL BE PLASTIC WITH ROUND HEAD SCREWS, FACTORY PUNCHED FOR THE PARTICULAR DEVICE TO BE INSTALLED.

34. MECHANICAL EQUIPMENT: CONDENSING UNITS, WATER HEATER, AND FURNACE SHALL BE SUPPLIED BY MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES AND WIRING AS INDICATED ON THE DRAWINGS. ALL TEMPERATURE CONTROL WIRING WILL BE PERFORMED BY THE TEMPERATURE CONTROL CONTRACTOR.

35. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES OR MEMBRANE SHALL BE PROTECTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.

36. SERVICE ENTRANCE CABLE FROM METERS TO UNITS SHALL BE RUN THROUGH THE ATTIC OR FLOOR SPACE. CABLE PASSING THROUGH THE COMMON PARTY WALLS SHALL BE FIRE-CAULKED PER UL THROUGH PENETRATION SYSTEM W-L-2076.

37. THE ANNULAR SPACE AROUND ALL PENETRATIONS IN GYPSUM BOARDS IN EXTERIOR WALLS, INCLUDING WIRING AND ELECTRICAL BOXES, SHALL BE SEALED TIGHT.

38. ALL POWER OUTLETS IN ALL RESIDENTIAL SPACES SHALL BE TAMPER PROOF TYPE.

39. AT ALL ACCESSIBLE UNITS, THE ELECTRICAL PANEL SHALL BE INSTALLED AT ACCESSIBLE HEIGHT PER ANSI 1003.9.

40. ALL CIRCUITS SHALL HAVE ARC FAULT BREAKERS PER NEC 2017 210.12 EXCEPT GARAGES AND BATHROOMS.

41. IN ARKANSAS ARC FAULT BREAKERS ARE NOT REQUIRED IN KITCHENS AND LAUNDRY ROOMS PER ARKANSAS DEPARTMENT OF LABOR- ADOPTION

2 42. · KITCHEN ISLANDS/PENINSULAS REQUIRE ONE ELECTRIC RECEPTACLE PER FIRST 9 SQUARE FEET OF AREA AND ONE FOR EACH ADDITIONAL 18 SQUARE FEET OF AREA.

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GENERAL NOTES

1 THIS DRAWING IS DIAGRAMMATICAL ONLY. ACTUAL FIELD CONDITIONS MAY REQUIRE THE NEED FOR ADDITIONAL EQUIPMENT AND/OR FIXTURES. VERIFY BEFORE INSTALLATION. SOLE RESPONSIBILITY FOR CODE RESEARCH AND ADHERENCE SHALL BE THAT OF THE ELECTRICAL CONTRACTOR.

2 RECEPTACLES SHOWN ON THE EXTERIOR OF THE BUILDING SHALL BE WEATHER RESISTANT GFI TYPE WITH WEATHERPROOF COVER.

3 FOR ALL DWELLING UNITS REFER TO NEC 210.52 FOR DWELLING UNIT POWER CODE REQUIREMENTS.

4 ELECTRICAL PLANS ARE TYPICAL FOR ALL 1 AND 2 BEDROOM UNIT LAYOUTS.

5 ALL SWITCHES SHALL BE NO MORE THAN 6 INCHES FROM THE DOOR JAMB.

6 ALL SMOKE DETECTORS AT SECOND FLOOR VAULTED CEILING AREAS MUST BE MOUNTED WITHIN A 3 FT HORIZONTAL PLANE OF THE PEAK OR PER MANUFACTURER'S INSTRUCTIONS.

7 MAINTAIN 24" HORIZONTAL SEPARATION BETWEEN DEVICES AT ANY 1 HR RATED FIRE WALL. RECEPTACLE AND SWITCH BOXES SHALL BE NON-METALLIC (ALLIED MOULDED PRODUCSTS OR EQUAL). THE BOXES SHALL BE USED IN ALL GYPSUM WALLBOARD CONSTRUCTION WITH A RATING OF 2 HRS OR LESS. IN WALLS CONTAINING 3 1/2 INCH THICK MIN 2.5 PCF MINERAL WOOL BATT INSULATION OR 3 1/2 THICK MIN 0.7 PCF GLASS FIBER INSULATION, THE HORIZONTAL SEPARATION OF RECEPTACLES/SWITCHES ON OPPOSITE SIDES OF THE WALL MAY BE REDUCED TO 3". REF ALLIED MOULDED PRODUCTS, INC.

FAIR HOUSING GUIDELINES CHECKLIST

A. ACCESSIBLE ROUTE AND ENTRY
- _ CURB CUTS WITH TINED SURFACE
- _ ACCESSIBLE PARKING SPACES
- _ LEVER HANDLE @ ENTRY DOOR
- _ THRESHOLD NO HIGHER THAN 3/4" OR SLOPE NOT GREATER THAN 1:2

B. USABLE DOORS
- _ 32" MIN. CLEAR WHEN OPEN @ 90 DEGREES
- _ 36" MIN. CLEAR ACCESSIBLE ROUTE
- _ HARDWARE NO HIGHER THAN 48" A.F.F.

C. ACCESSIBLE ROUTE
- _ HALL WIDTH MIN. 36" WIDE

D. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS
- _ LIGHT SWITCH @ 48" A.F.F. TO TOP OF SWITCH BOX
- _ OUTLETS @ 20" A.F.F. TO TOP OF OUTLET BOX
- _ OUTLETS AND SWITCHES @ COUNTER 45" A.F.F. TO TOP OF BOX
- _ THERMOSTAT @ 44" A.F.F. TO CENTER OF THERMOSTAT COVER

E. REINFORCED WALLS FOR GRAB BARS
- _ TUB (SEE DETAIL ON SHT. A-17/A4.2)
- _ TOILET (SEE DETAIL ON SHT. A-17/A4.2)

F. USABLE KITCHENS AND BATHROOMS
- _ 40" CLEAR MIN. BETWEEN ALL COUNTERS AND APPLIANCES (EXCLUDING KNOBS AND HANDLES)
- _ MIN. 30" x 48" CLEAR FLOOR SPACE AT KITCHEN
- _ 60" DIA. TURN CIRCLE AT "U-SHAPE" KITCHENS
- _ MIN. 30"x48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF DOOR
- _ MIN. 30" x 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH TO KITCHEN APPLIANCES

ELECTRICAL LEGEND

DIMENSIONS SHOWN BELOW ARE STANDARD MOUNTING HEIGHTS TO CENTER LINE OF DEVICE UNLESS OTHERWISE SPECIFIED.

HOME RUN PANEL AND CIRCUIT NOTED		CIRCUIT CONDUCTORS; INSULATED GROUND, NEUTRAL AND HOT, RESPECTIVELY	x1
DUPLEX RECEPTACLE (1'6"AFF)		TV DUPLEX RECEPTACLE (7'6"AFF)	TV
GFCI DUPLEX RECEPTACLE (1'6"AFF)		CT INDICATES COUNTER TOP HEIGHT DEVICE. COORDINATE ELEVATION WITH COUNTER HEIGHT AND BACKSPLASH. LOCATE WHERE SHOWN ON ARCH ELEVATIONS.	CT
QUADRUPLEX RECEPTACLE (1'6"AFF)		RECESSED FLOOR BOX WITH DEVICES AS INDICATED	
SIMPLEX RECEPTACLE (1'6"AFF)		SINGLE POLE SWITCH 20A, 120/277V (4'0" AFF TO TOP)	$
SPECIAL RECEPTACLE (1'6"AFF)	·	THREE WAY SWITCH 20A, 120/277V (4'0" AFF TO TOP)	$ 3
LOWER CASE LETTERS INDICATE SWITCHING CONFIGURATION. TWO LETTERS ON SAME FIXTURE INDICATES INBOARD - OUTBOARD SWITCHING.	a, b, c	DIMMER SWITCH (4'0" AFF TO TOP)	$ D
EXIT LIGHT: PROVIDE DIRECTIONAL INDICATION AS REQUIRED PER CODE. DO NOT SWITCH.		EMERGENCY LIGHT WITH BATTERY BACKUP, LETTER INDICATES TYPE.	
NON-FUSED DISCONNECT SWITCH (4'0"AFF TO TOP)		EMERGENCY LIGHT	
TV CABLE OUTLET (7'6" AFF)	TV	MOTOR	
DUCT MOUNTED SMOKE DETECTOR	DD	JUNCTION BOX	J
EMERGENCY	(E)	DIRECT CONNECTION TO EQUIPMENT	
WEATHER PROOF	WP	COMMUNICATIONS OUTLET (1'6"AFF)	© ©
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	EXISTING TO REMAIN	ETR
ISOLATED GROUND	IG	ELECTRICAL CONTRACTOR	EC
ABOVE FINISHED FLOOR	AFF	UNDER GROUND	U/G
DUCT MOUNTED SMOKE DETECTOR	DD	FIRE ALARM CONTROL PANEL	FACP
FIRE ALARM HORN/STROBE		FIRE ALARM PULL STATION	F
		SMOKE ALARM AUDIO	S
		SMOKE ALARM AUD/VISUAL	V

DISCONNECT SWITCH SCHEDULE

MARK/ SYMBOLS	LOAD SERVED	VOLTS, POLE, WIRES	SWITCH AMPS	FUSES	NEMA ENCLOSURE	NOTES
S1	CONDENSING UNITS	240V 2P 3W	30A	NF	3R	NOTE a.
S2	WATER HEATER	240V 2P, 3W	30A	NF	1	NOTE a.
S3	AHU	240V 2P, 3W	60A	NF	1	NOTE a.

SAFETY SWITCH SCHEDULE NOTES:
a. HEAVY DUTY TYPE.
b. SWITCH SHALL BE "SERVICE ENTRANCE" LABELED AND LISTED.
c. PROVIDE AUXILIARY CONTACTS IN DISC SWITCH FOR ELEVATOR AUTOMATIC LOWERING CUTOFF
d. VERIFY FUSE SIZE WITH EQUIPMENT MANUFACTURER'S NAMEPLATE DATA.

SWITCH SCHEDULE

SYMBOL	DESCRIPTION	MFGR.	MODEL	VOLTAGE RATING	AMPS	MOUNTING HEIGHT AFF	REMARKS
$	SINGLE POLE	COOPER	1301-7	120-277V	20	42" TO BOTTOM AFF	PROVIDE HIGH CAPACITY SILVER ALLOY SWITCH CONTACTS
$3	THREE-WAY	COOPER	1303-7	120-277V	20	42" TO BOTTOM AFF	PROVIDE HIGH CAPACITY SILVER ALLOY SWITCH CONTACTS

NOTE:
1. PROVIDE COVER PLATE AND ANY ACCESSORIES NEED FOR COMPLETE INSTALLATION OF SWITCHING DEVICE.
2. COORDINATE COLOR OF DEVICE AND COVER PLATES WITH ARCHITECT.
3. PROVIDE OCCUPANCY SENSORS WITH POWER PACKS AS REQUIRED IN RESTROOMS, CORRIDORS & CLASSROOMS. POWER PACKS SHALL BE RATED FOR 277VOLT SWITCHING. SET DELAY TO 15 MINUTES. PROVIDE POWER TO POWER PACKS FROM NEAREST 277V EMERGENCY CIRCUIT.

RECEPTACLE SCHEDULE

SYMBOL	DESCRIPTION	MFGR.	MODEL	NEMA	MOUNTING HEIGHT AFF	REMARKS
	DUPLEX W/ BACK & SIDE WIRE	EATON	TR GF	5-15R	1'-6" TO BOTTOM	TAMPER PROOF
GFI	DUPLEX GFCI W/ BACK & SIDE WIRE, TEST & RESET BUTTON	EATON	TR AF GF	5-15R	1'-6" TO BOTTOM	SET TRIP POINT AT 5 MA FAULT CURRENT. TAMPER PROOF
GFI	ABOVE COUNTER GFCI DUPLEX W/ BACK & SIDE WIRE, TEST & RESET BUTTON	EATON	TR AF GF	5-15R	8" ABOVE COUNTERTOP.	SET TRIP POINT AT 5 MA FAULT CURRENT. TAMPER PROOF
	SPECIAL	EATON	SPECIFICATION GRADE OR BETTER	REF. DRAWING	8" ABOVE COUNTERTOP.	PROVIDE NEMA TYPE COMPATIBLE W/ PLUG CONFIGURATION OF APPLIANCE OR EQUIPMENT.

NOTE:
1. PROVIDE COVER PLATE AND ANY ACCESSORIES NEEDED FOR COMPLETE INSTALLATION OF RECEPTACLE.
2. COORDINATE COLOR OF ALL DEVICE AND COVER PLATES WITH ARCHITECT.
3. COORDINATE ALL MOUNTING HEIGHTS WITH ARCHITECT

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#	DATE	COMMENTS

Lakewood Estates - Phase I
TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7098 GREGORY G. ANDERSON 6-21-24

ELECTRICAL-SCHEDULES AND NOTES

DATE: 6/21/2024
JOB NO. 2023-03

SHEET: E6.1

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

2 BEDROOM DUPLEX UNIT — UNIT SF= 1040

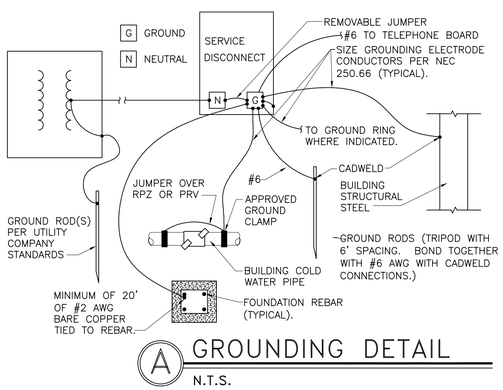
SERVICE VOLTAGE=	240 V
LIGHTING AND RECEPTACLES AT 3VA/SF=	3120 VA
LAUNDRY	1500 VA
DRYER	5600 VA
MICROWAVE	1000 VA
BATH VENT	400 VA
DISHWASHER	1188 VA
DISPOSAL	250 VA
NET CALCULTATED LOAD	13058 VA
FIRST 3000 VA AT 100%=	3000 VA
REMAINING LOAD AT 35%	3520 VA
CALCULATED LOAD N.I.C. RANGE , HEAT	6520 VA
RANGE	8000 VA
SPACE HEATING	8000 VA
WATER HEATER	4500 VA
NET CALCULATED LOAD	27020 VA
TOTAL PANEL DEMAND AMPS=	113 A
MINIMUM PANEL SIZE	150 A

3 BEDROOM DUPLEX UNIT — UNIT SF= 1150

SERVICE VOLTAGE=	240 V
LIGHTING AND RECEPTACLES AT 3VA/SF=	3450 VA
LAUNDRY	1500 VA
DRYER	5600 VA
MICROWAVE	1000 VA
BATH VENT	200 VA
DISHWASHER	1188 VA
DISPOSAL	250 VA
NET CALCULTATED LOAD	13188 VA
FIRST 3000 VA AT 100%=	3000 VA
REMAINING LOAD AT 35%	3566 VA
CALCULATED LOAD N.I.C. RANGE , HEAT	6566 VA
RANGE	8000 VA
SPACE HEATING	8000 VA
WATER HEATER	4500 VA
NET CALCULATED LOAD	27066 VA
TOTAL PANEL DEMAND AMPS=	113 A
MINIMUM PANEL SIZE	150 A

3 BEDROOM DUPLEX UNIT — UNIT SF= 1150 — UNIT SF 1150

SERVICE VOLTAGE=	240 V	208 V
LIGHTING AND RECEPTACLES AT 3VA/SF=	3450 VA	3450 VA
LAUNDRY	1500 VA	1500 VA
DRYER	5600 VA	5000 VA
MICROWAVE	1000 VA	1000 VA
BATH VENT	200 VA	100 VA
DISHWASHER	1188 VA	1200 VA
DISPOSAL	250 VA	250 VA
NET CALCULTATED LOAD	13188 VA	12500 VA
FIRST 3000 VA AT 100%=	3000 VA	3000 VA
REMAINING LOAD AT 35%	3566 VA	3325 VA
CALCULATED LOAD N.I.C. RANGE , HEAT	6566 VA	6325 VA
RANGE	8000 VA	6900 VA
SPACE HEATING	8000 VA	8000 VA
WATER HEATER	4500 VA	3500 VA
NET CALCULATED LOAD	27066 VA	28050 VA
TOTAL PANEL DEMAND AMPS=	113 A	135 A



A GROUNDING DETAIL
N.T.S.

3 BEDROOM 1 & 2 STORY UNITS — UNIT SF= 1230 — UNIT SF 1260

SERVICE VOLTAGE=	240 V	208 V
LIGHTING AND RECEPTACLES AT 3VA/SF=	3690 VA	3780 VA
LAUNDRY	1500 VA	1500 VA
DRYER	5600 VA	5000 VA
MICROWAVE	1000 VA	1000 VA
BATH VENT	200 VA	100 VA
DISHWASHER	1188 VA	1200 VA
DISPOSAL	250 VA	250 VA
NET CALCULTATED LOAD	13428 VA	12830 VA
FIRST 3000 VA AT 100%=	3000 VA	3000 VA
REMAINING LOAD AT 35%	3650 VA	3441 VA
CALCULATED LOAD N.I.C. RANGE , HEAT	6650 VA	6441 VA
RANGE	8000 VA	6900 VA
SPACE HEATING	10000 VA	8000 VA
WATER HEATER	4500 VA	3500 VA
NET CALCULATED LOAD	29150 VA	28281 VA
TOTAL PANEL DEMAND AMPS=	121 A	136 A
MINIMUM PANEL SIZE	150 A	150 A

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFGR.	MODEL	FINISH	LAMPS					FIXTURE				REMARKS
					DESCRIPTION	COLOR TEMP,K	LUMENS	WATTS	QTY	BALLAST	LUMENS	WATTS	VOLTS	
C1	RECESSED MINI PANEL 6" INTERIOR LED	ASD	ASD-LMP JBR-6D15CC-WH	WHITE	LED	3000K 4000K 5000K	1125	15	1	LED	1125	15	120	DIMMABLE SURFACE MOUNT DAMP LOCATION
C2	SURFACE MTD 6" DISK LIGHT WHITE TRIM MOTION SENSOR	ASD	ASD-LDS-6N15CC-MS-WH	WHITE	LED	2700K 3000K 3500K 4000K 5000K	1100	15	1	LED	1100	15	120	DIMMABLE SURFACE MOUNT WET LOCATION
CF1	CEILING FAN W LIGHT KIT	HUNTER	SWANSON 52 50894 LED	MATTE SILVER W AUTUMN WALNUT BLADES	LED	3000K	400	6.5	3	LED	1200	21	120	3 LIGHT KIT WITH CLEAR FROSTED GLASS. REVERSIBLE 3 SPEED FAN MOTOR
LS1	LED STRIP ROUND LENSED 4 FT	ELITE ORACLE	4-QC1-LED-4000L-DIM10-120-35K-85	WHITE	LED	3500K	4000L	27	1	LED	4000L	27	120	SUSPENDED WITH 2' LONG AIRCRAFT CABLE
V1	VANITY LIGHT 3 LED A LAMPS	ASD	ASD-VF44-3I-2660-NK	BRUSHED NICKEL OPAL GLASS	LED A LAMPS	3000	600	7	3	LED	1800	21	120	INSTALL LIGHTS DOWN
W1	WALL SCONCE 10" HALF CYLINDER OUTDOOR LED	ASD	ASD-OLWS-21-D15CC-NK	NICKEL	LED	4000K	950	15	1	LED	950	15	120	MOUNT ON JBOX WET LOCATION

NOTES:
- ALL FIXTURES SHALL BE PROVIDED WITH ALL ACCESSORIES FOR A COMPLETE INSTALLATION, INCLUDING MOUNTING HARDWARE.
- CONTRACTOR SHALL VERIFY FIXTURE MOUNTING TYPE IS COMPATIBLE WITH CEILING TYPE AND STRUCTURAL CONDITIONS.
- FINISHES SHALL BE COORDINATED WITH ARCHITECT OR OWNER BEFORE ORDERING.

Panel H 1BR — ROOM KITCHEN; MOUNTING FLUSH; FED FROM UTILITY; NOTE SQUARE D #HOM24M125C — VOLTS 240/120V 2P 3W; BUS AMPS 200; NEUTRAL 100% — AIC 10,000; MAIN BKR 200A; LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.56	RECEPT, LIGHTING LR	a	2	20/1	1	REFRIGERATOR
3	20/1	1.36	RECEPT, LIGHTING MBR	b	4	20/1	1.2	KITCHEN RECEPT
5	20/1	1.1	RECEPT, LIGHTING BR 2 **	a	6	20/1	1.2	KITCHEN RECEPT
7	20/1	0.444	BATH FAN, LIGHTING	b	8	20/1	1.2	DISHWASHER
9	20/1	0.25	GARBAGE DISP	a	10	20/1	1	MICROWAVE
11	20/1	.2	RECEPT, BATH GFI	b	12	20/1	1.5	WASHER
13	40/2	5	RANGE	a	14	50/2	8.7	FCU/HEAT
15	|			b	16	|		
17	30/2	5	EWH	a	18	25/2	2.3	AC CONDENSING UNIT
19	|			b	20	|		
21	30/2	5	DRYER	a	22	20/1	0.5	RECEPT, BATH GFI **
23	|			b	24	20/1	0	SPACE

** SPARE BREAKER AT 1 BR UNITS. PROVIDE 3 SPARE 20A/1P BREAKERS

Panel H 2BR — ROOM KITCHEN; MOUNTING FLUSH; FED FROM UTILITY; NOTE SQUARE D #HOM24M125C — VOLTS 240/120V 2P 3W; BUS AMPS 200; NEUTRAL 100% — AIC 10,000; MAIN BKR 200A; LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.56	RECEPT, LIGHTING LR	a	2	20/1	1	REFRIGERATOR
3	20/1	1.36	RECEPT, LIGHTING MBR	b	4	20/1	1.2	KITCHEN RECEPT
5	20/1	1.1	RECEPT, LIGHTING BR **	a	6	20/1	1.2	KITCHEN RECEPT
7	20/1	0.444	BATH FAN, LIGHTING	b	8	20/1	1.2	DISHWASHER
9	20/1	0.25	GARBAGE DISP	a	10	20/1	1	MICROWAVE
11	20/1	.2	RECEPT, BATH GFI	b	12	20/1	1.5	WASHER
13	40/2	5	RANGE	a	14	60/2	10.9	FCU/HEAT
15	|			b	16	|		
17	30/2	5	EWH	a	18	30/2	3.4	AC CONDENSING UNIT
19	|			b	20	|		
21	30/2	5	DRYER	a	22	20/1	0.5	RECEPT, BATH GFI **
23	|			b	24	20/1	0	SPACE

** SPARE BREAKER AT 1 BR UNITS. PROVIDE 3 SPARE 20A/1P BREAKERS

Panel H 3BR — ROOM KITCHEN; MOUNTING FLUSH; FED FROM UTILITY; NOTE SQUARE D #HOM24M225C — VOLTS 240/120V 2P 3W; BUS AMPS 200; NEUTRAL 100% — AIC 10,000; MAIN BKR 200A; LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.56	RECEPT, LIGHTING LR	a	2	20/1	1	REFRIGERATOR
3	20/1	1.36	RECEPT, LIGHTING MBR	b	4	20/1	1.2	KITCHEN RECEPT
5	20/1	1.1	RECEPT, LIGHTING BR **	a	6	20/1	1.2	KITCHEN RECEPT
7	20/1	0.444	BATH FAN, LIGHTING	b	8	20/1	1.2	DISHWASHER
9	20/1	0.25	GARBAGE DISP	a	10	20/1	1	MICROWAVE
11	20/1	.2	RECEPT, BATH GFI	b	12	20/1	1.5	WASHER
13	40/2	5	RANGE	a	14	60/2	10.9	FCU/HEAT
15	|			b	16	|		
17	30/2	5	EWH	a	18	30/2	3.4	AC CONDENSING UNIT
19	|			b	20	|		
21	30/2	5	DRYER	a	22	20/1	0.5	RECEPT, BATH 2 GFI **
23	|			b	24	20/1	0	LIGHTING BATH 2
25	20/1	.8	BR 3	b	26	20/1	.8	SPARE
27	20/1	1	RECEPT LTG GARAGE	b	28	20/1	.5	SPARE
29	20/1	1	GARAGE DOOR OPENER	b	30	20/1	.5	RECEPT LAUNDRY ROOM

** SPARE BREAKER AT 1 BR UNITS. PROVIDE 3 SPARE 20A/1P BREAKERS

Panel H 4BR — ROOM KITCHEN; MOUNTING FLUSH; FED FROM UTILITY; NOTE SQUARE D #HOM24M225C — VOLTS 240/120V 2P 3W; BUS AMPS 200; NEUTRAL 100% — AIC 10,000; MAIN BKR 200A; LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.56	RECEPT, LIGHTING LR	a	2	20/1	1	REFRIGERATOR
3	20/1	1.36	RECEPT, LIGHTING MBR	b	4	20/1	1.2	KITCHEN RECEPT
5	20/1	1.1	RECEPT, LIGHTING BR **	a	6	20/1	1.2	KITCHEN RECEPT
7	20/1	0.444	BATH FAN, LIGHTING	b	8	20/1	1.2	DISHWASHER
9	20/1	0.25	GARBAGE DISP	a	10	20/1	1	MICROWAVE
11	20/1	.2	RECEPT, BATH GFI	b	12	20/1	1.5	WASHER
13	40/2	5	RANGE	a	14	90/2	16.2	FCU/HEAT
15	|			b	16	|		
17	30/2	5	EWH	a	18	30/2	3.4	AC CONDENSING UNIT
19	|			b	20	|		
21	30/2	5	DRYER	a	22	20/1	0.5	RECEPT, BATH 2 GFI **
23	|			b	24	20/1	0	LIGHTING BATH 2
25	20/1	.8	BR 3	b	26	20/1	.8	BR 4
27	20/1	1	RECEPT LTG GARAGE	b	28	20/1	.5	SPARE
29	20/1	1	GARAGE DOOR OPENER	b	30	20/1	.5	RECEPT LAUNDRY ROOM

** SPARE BREAKER AT 1 BR UNITS. PROVIDE 3 SPARE 20A/1P BREAKERS

GA ENGINEERS, Inc.
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GA ENGINEERS, INC. #87 — CERTIFICATE OF AUTH. — ARKANSAS ENGINEER

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#	DATE	COMMENTS

Lakewood Estates - Phase I

TBD WILLOW STREET
Lake Village, Arkansas 71653

PERMIT-CONSTRUCTION DOCUMENTS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 7098 — 6-21-24 — GREGORY G. ANDERSON

ELECTRICAL-SCHEDULES AND DETAILS

DATE: 6/21/2024 | JOB NO. 2023-03

SHEET: E6.2

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