2015 Multi-Family Low Income Housing
Tax Credit Program Application

ADFA

ARKANSAS DEVELOPMENT FINANCE AUTHORITY

A New Multi-Family Housing Development for:

Briarwood Estates

1699 Patrick Street • Jonesboro, Arkansas 72401

SCHEDULE OF SPECIAL INSPECTIONS

PROJECT:	CNI / MEDIC ONE ADDITION					
		APPLICABLE TO THIS PROJECT				
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT	DATE COMPLETED
1704.4 CONCRETE CONSTRUCTION					
Inspect reinf steel installation	Field inspection		Periodic	2,3,4	
Verification of req design mix	Review submittals		Periodic	3,4	
Fresh concrete sampling	Field testing		Continuous	2,3	
Concrete curing operations	Field review		Periodic	2,3	
Evaluation of concrete strength	Field testing & review of laboratory reports		Periodic	3,4	
Inspection of formwork for shape, lines, location & dimensions	Field inspection		Periodic	2,3	
1704.5.1 MASONRY CONSTRUCTION (LEVEL 1)					
Verify proportions of site prepared mortar	Field & submittal review		Periodic	2,3	
Verify construction of mortar joints	Field inspection		Periodic	2,3	
Verify size, grade, & type of reinforcement	Field inspection		Periodic	2,3,4	
Verify protection of mas during hot/cold weather	Field inspection		Periodic	2,3	
Verify compliance w/ req. inspection provisions of construction documents & approved submittals	Field inspection		Periodic	2,3,4	
1704.6 WOOD CONSTRUCTION					
Inspection of the fabrication process of wood structural members & assemblies in accordance with Sec. 1704.2	In plant review		Periodic	B	
1704.7 SOILS					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	Field inspection		Periodic	1	
Perform classification & testing of controlled fill materials	Field inspection		Periodic	1	
Verify use of proper materials, densities, & lift thicknesses during placement & compaction of controlled fill	Field inspection		Continuous	1	
Verify any design of compacted fill complies with approved soils report	Review field testing		Periodic	1	
1707.1 ARCHITECTURAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the erection & fastening of exterior cladding & interior & exterior veneer	Field inspection		Periodic	2,3	
Inspection during the erection & fastening of interior & exterior non load bearing walls	Field inspection		Periodic	2,3	
1707.5 MECHANICAL & ELECTRICAL COMPONENTS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE					
Inspection during the anchorage of other electrical equip	Field inspection		Periodic	5,6	
Inspection during installation of piping systems intended to carry flammable, combustible, or highly toxic contents & their associated mechanical equip	Field inspection		Periodic	5,6	
Inspection during the installation of HVAC ductwork that will contain hazardous materials	Field inspection		Periodic	5,6	
Inspection during the installation of vibration isolation systems	Field inspection		Periodic	5,6	
1708.3 REINFORCING STEEL TESTING FOR SEISMIC RESISTANCE					
Review certified mill test reports	Field review		Each Submittal	3,4	
1708.5 SEISMIC QUALIFICATION OF MECHANICAL & ELECTRICAL EQUIPMENT					
Review certificate of compliance for designated seismic system components	Certificate of compliance review		Each Submittal	5,6	

INSPECTION AGENT	FIRM
1 Testing Agency	NONE
2 Testing Agency	NONE
3 Architect	LITTLE & ASSOCIATES
4 Structural Engineer	NONE
5 Mechanical Engineer	NONE
6 Electrical Engineer	NONE
7 Steel Fabricator	NONE
8 Laminated Wood Mfg	NONE

Notes:

1. The inspection & testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies are subject to the approval of the Building Official and/or the Design Professional.
2. The list of Special Inspectors may be submitted as a separate document if noted so above.

Encircle "Yes" or "No" as appropriate and date below:

Are Requirements for Seismic Resistance included in the Statement of Special Inspections? Yes No

Are Requirements for Wind Resistance included in the Statement of Special Inspections? Yes No

Date:

Statement of Special Inspections

This project requires minimum special inspections. Architect will inspect ill. components of the framing to ensure design by our plans are followed. Images along with an Field Report will be produced and filed.

811
Know what's below.
Call before you dig.
Arkansas One-Call
Dial 811 or 800-482-8998
www.arkonecall.com

SITE LOCATION
1699 PATRICK STREET
JONESBORO, AR 72401

PROJECT VICINITY MAP
N.T.S.

PROJECT AREA & PARKING CALCULATIONS

PROJECT AREA:

3 BR LIVING UNIT'S - (36) UNIT FLOOR AREA	1,324 sq.ft. (NET) 1,647 sq.ft. (GROSS)
3 BR HDCP LIVING UNIT'S - (3) UNIT FLOOR AREA	1,324 sq.ft. (NET) 1,647 sq.ft. (GROSS)
3 BR H#SI LIVING UNIT'S - (1) UNIT FLOOR AREA	1,324 sq.ft. (NET) 1,647 sq.ft. (GROSS)
OFFICE / COMMUNITY UNIT - FLOOR AREA	620 sq.ft. (NET) 685 sq.ft. (GROSS)
TOTAL PROJECT FLOOR AREA	53,780 sq.ft. (NET) 66,565 sq.ft. (GROSS)

PARKING INFORMATION:

REQUIRED PARKING:	
STANDARD SPACES	(70) SPACES
A.D.A ACCESSIBLE SPACES	(3) SPACES
TOTAL REQUIRED SPACES	(73) SPACES
ACTUAL PARKING:	
STANDARD SPACES	(86) SPACES
A.D.A ACCESSIBLE SPACES	(4) SPACES
TOTAL ACTUAL SPACES	(90) SPACES (EXCEEDS MIN. REQ'd)

CODE REVIEW

A) 2012 ARKANSAS STATE FIRE PREVENTION CODE VOL I, VOL II, & VOL III
B) 2012 NFPA LIFE SAFETY CODE
C) 2011 NATIONAL ELECTRIC CODE
D) 2004 ARKANSAS ENERGY CODE
E) ACT 1100, 1991 - EARTHQUAKE RESISTANT DESIGN
F) CITY ELECTRICAL CODE AMENDMENTS
G) 2006 ARKANSAS PLUMBING CODE
H) CITY PLUMBING & GS CODE AMENDMENTS
I) 2010 ARKANSAS MECHANICAL CODE
J) 2006 ARKANSAS STATE GAS CODE
K) 2003 ICC/ANSI A117.1 AMERICAN NATIONAL STANDARDS (ADA REQ'S)
L) UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
M) ADFA MULTI-FAMILY HOUSING MINIMUM DESIGN STANDARDS - CURRENT ED.
N) ARKANSAS USABILITY STANDARDS IN HOUSING (AUSH) (GUIDANCE MANUAL FOR CONSTRUCTING INCLUSIVE FUNCTIONAL DWELLINGS)

AFPC CERTIFICATION

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.

NOTE: (PER A.F.P.C. 106.4)
WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REVIEWED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AND AMENDED TO THIS SET OF CONSTRUCTION DOCUMENTS.

PROJECT PROFESSIONALS: CONTACT INFORMATION

OWNER: BRIARWOOD ESTATES at JONESBORO, LP
CONTACT: MR. STEVE PERRY
104 E MADISON
BASTROP, LA 71220
(318) 281-4120 Office

ARCHITECT: LITTLE & ASSOCIATES - ARCHITECTS
CONTACT: MR. HARDY LITTLE III, ARCHITECT
501 UNION STREET
JONESBORO, AR 72401
(870) 930-3813 Office

CIVIL ENGINEER: ASSOCIATED ENGINEERING & TESTING, LLC
CONTACT: MR. JOAN EASELY, P.E.
103 S. CHURCH STREET
JONESBORO, AR 72401
(870) 932-3544 Office

ABBREVIATIONS

'	FOOT
"	INCHES
#	NUMBER
$	DOLLARS
%	PERCENT
&	AND
@	AT
AB	ANCHOR BOLT
ABS	ANCHOR BOLTS
ACI	AMERICAN CONCRETE INSTITUTE
ACOUST	ACOUSTICAL
AFF	ABOVE FINISHED FLOOR
AHTD	AR HIGHWAY & TRANSPORTATION
ALUM	ALUMINUM
BD	BOARD
BFE	BUILDING FLOOR ELEVATION
BLDG	BUILDING
BTUH	BRITISH THERMAL UNITS PER HOUR
C	CENTER
CAPGAL	CAPACITY IN GALLONS
CFM	CUBIC FEET PER MINUTE
CERT	CERTIFIED
CLG	CEILING
CLO	CLOSET
CMP	CORRUGATED METAL PIPE
CO	COMPANY
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONT	CONTINUOUS
COTG	CLEAN OUT TO GRADE
CT'S	CURRENT TRANSFORMERS
CWL	CITY WATER & LIGHT
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIR	DIRECTION
DISC	DISCONNECT
DRAN ESMT	DRAINAGE EASEMENT
DRWG	DRAWING
DS	DOWNSPOUT
DTL	DETAIL
E	EAST
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
ENCL	ENCLOSURE
MTD	MOUNTED
MTL	METAL
N	NORTH
NEC	NECESSARY
OC	ON CENTER
OCEH	ON CENTER EACH WAY
OSB	ORIENTED STRAN BOARD
PLYWD	PLYWOOD
PNL	PANEL
PREFIN	PREFINISHED
PROJ	PROJECTED
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE
RAFG	RETURN AIR FILTER GRILLE
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REINF	REACH WAY
RM	ORIENTED STRAN BOARD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIRE EXT	FIRE EXTINGUISHER
FH	FIRE HYDRANT
FND	FOUNDATION
FR	FRAME
FT	FOOT
FTG	FOOTING
G	GAS
GA	GAUGE
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GE	GENERAL ELECTRIC
GL	GLASS
GND	GROUND
H (HORIZ)	HORIZONTAL
HDCP	HANDICAPPED
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING VENTILATION & AIR CONDITIONING
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
KH	KILOWATT
LAM	LAMINATE
LOC	LOCATION
LP	LIGHT POLE
LTG	LIGHTING
MACH	MACHINE
MANUF	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MIL	MILLIMETER
MIN	MINIMUM
MNTD	MOUNTED
MOD	MODIFIED
OHE	OVERHEAD ELECTRIC
V	VERTICAL
VERT	VERTICAL
VTR	VENT THRU ROOF
W	WEST
W	WITH
WH	WATER HEATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YR	YEARS
℄	CENTER LINE
REQ'D	REQUIRED
S	SOUTH
SAB	SET BACK
SCHED	SCHEDULE
SF	SQUARE FOOT
SIP	STL. IRON PIPE
SJ	SAW JOINT
SS	SANITARY SEWER
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
T&B	TOP AND BOTTOM
TB	TIE BEAM
TD	TURN DOWN
TK	THICK
TBM	TOP OF BENCH MARK
TRANS	TRANSVERSE
T	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
UTIL ESMT	UTILITY EASEMENT
W	WATER

SHEET INDEX

C	COVER SHEET
SO1	SITE DEVELOPMENT PLAN - INDEX (ASSOCIATED ENGINEERING)
SO2	SITE DEVELOPMENT PLAN - AREA MAP (ASSOCIATED ENGINEERING)
SO3	SITE DEVELOPMENT PLAN - TOPO MAP (ASSOCIATED ENGINEERING)
SO4	SITE DEVELOPMENT PLAN - RECORD PLAT (ASSOCIATED ENGINEERING)
SO5	SITE DEVELOPMENT PLAN - SITE PLAN (ASSOCIATED ENGINEERING)
SO6	SITE DEVELOPMENT PLAN - UTILITY PLAN (ASSOCIATED ENGINEERING)
SO7	SITE DEVELOPMENT PLAN - DRAINAGE PLAN (ASSOCIATED ENGINEERING)
SO8	SITE DEVELOPMENT PLAN - EROSION CONTROL PLAN - (ASSOCIATED ENGINEERING)
SO9	SITE DEVELOPMENT PLAN - STREET PROFILES (ASSOCIATED ENGINEERING)
S10	SITE DEVELOPMENT PLAN - STREET PROFILES (ASSOCIATED ENGINEERING)
S11	SITE DEVELOPMENT PLAN - STANDARD DETAILS - (ASSOCIATED ENGINEERING)
S12	SITE DEVELOPMENT PLAN - EROSION CONTROL DETAILS - (ASSOCIATED ENGINEERING)
S13	SITE PLAN - LANDSCAPING ZONE A (LITTLE & ASSOC)
S14	SITE PLAN - LANDSCAPING / SCHEDULES ZONE B - (LITTLE & ASSOC)
A1	FOUNDATION PLAN - BLDS 'A' & 'B' & DETAILS
A2	FOUNDATION PLAN - BLDS 'C' & DETAILS
A3	FLOOR PLAN - BLDS 'A' - OVERALL / SCHEDULES
A4	FLOOR PLAN - BLDS 'B' - OVERALL / SCHEDULES HDCP & H#SI ACCESSIBLE UNIT
A5	FLOOR PLAN - COMMUNITY BLDS 'C' - OVERALL
A6	EXTERIOR ELEVATIONS - BLDS 'A' & 'B'
A7	EXTERIOR ELEVATIONS - BLDS 'C'
A8	MILLWORK - BLDS 'A' & 'B' & INTERIOR SCHEDULES
A9	MILLWORK - BLDS 'C' & INTERIOR SCHEDULES
A10	FRAMING & ROOF PLAN - BLDS 'A' & 'B'
A11	FRAMING & ROOF PLAN - BLDS 'C'
A12	HVAC PLAN - BLDS 'A' & 'B' / SCHEDULES
A13	HVAC PLAN - BLDS 'C' / SCHEDULES
A14	PLUMBING PLAN - BLDS 'A' & 'B' / SCHEDULES / PLUMBING RISER DIAGRAM
A15	PLUMBING PLAN - BLDS 'C' / SCHEDULES / PLUMBING RISER DIAGRAM
A16	ELECTRICAL POWER & LIGHTING PLAN - BLDS 'A' / ELECTRICAL POWER RISER DIAGRAM
A17	ELECTRICAL POWER & LIGHTING PLAN - BLDS 'B' / ELECTRICAL POWER RISER DIAGRAM
A18	ELECTRICAL POWER & LIGHTING PLAN - BLDS 'C' / ELECTRICAL POWER RISER DIAGRAM

MATERIAL LEGEND

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

SYMBOL LEGEND

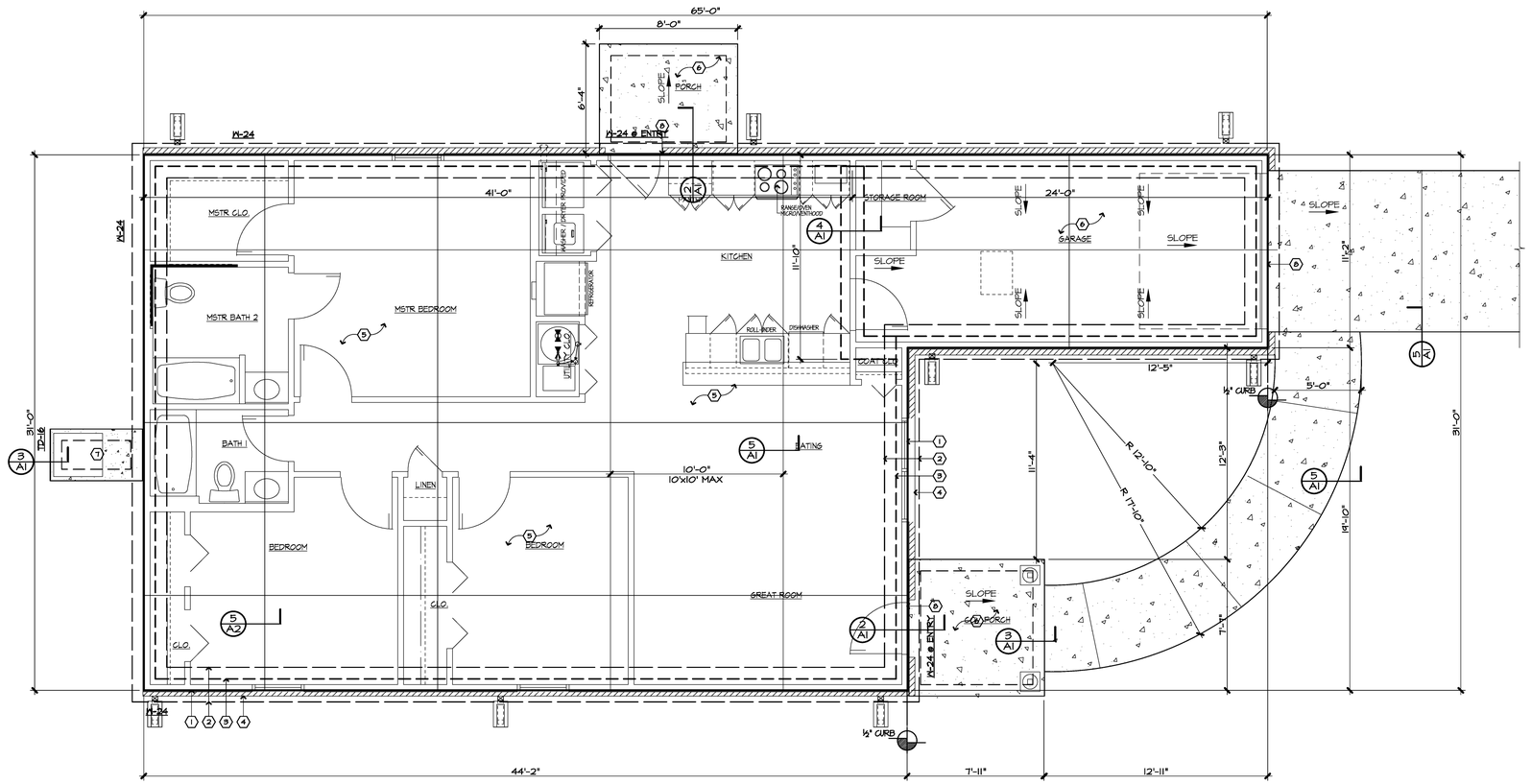
SECTION SHEET
DETAIL SHEET
OPENING
GENERAL NOTE
LEVEL CHANGE
NORTH ARROW
WALL ELEVATION SHEET
FIXTURE

COVER SHEET

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1699 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61415
DATE : 06/20/16
FILE:
PLOT: FULL

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net



FOUNDATION PLAN - BLDG "A" & "B"

1/4"

SEE SITE PLAN

NOTE: SOME BUILDING LAYOUTS MIRRORED - SEE SITE PLAN

0 GENERAL NOTES FOUNDATION PLANS

MARK	DESCRIPTION
1	EDGE OF SLAB
2	LINE OF FOOTING
3	LINE OF FOUNDATION WALL
4	LINE OF BRICK - SEE EXT ELEVATIONS FOR REF
5	4"TK CONC SLAB REINF W/ 6x6 W1.4xW1.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4"TK CONC SLAB REINF W/ 6x6 W1.4xW1.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - BROOM FINISH -95% PROCTOR - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED
7	4"TK CONC STOOP FOR HVAC UNIT (TYP) - SEE HVAC PLANS FOR REF
8	DROP SLAB 1/2" THIS LOC - SEE DETAIL 2/A1 FOR REF

FOOTING SCHEDULE

MARK	SIZE	DESCRIPTION	REMARKS
W-24	12"x24"xCONT w/ 8"Wx16"D GB	(3) #5's CONT w/ #4 TIES @ 48" OC (2) #5's CONT w/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4's CONT EXTENDED INTO SLAB	(1)
W-24 @ ENT	12"x24"xCONT w/ 8"Wx16"D GB	(3) #5's CONT w/ #4 TIES @ 48" OC (2) #5's CONT w/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4's CONT EXTENDED INTO SLAB (1) #5 CONT @ STOOP FTG	(1)
TS	16"Wx8"DxCONT	(2) #5's CONT - TIE INTO VERT DOWELS @ PERIMETER FTG's	(2)
TD-16	8"Wx16"D	(2) #4's CONT w/ #4 VERT DOWELS @ 16" OC EXT 24" INTO SLAB	
F-36	36"x36"x12"	(3) #5's 30"L EA WAY, w/(4) #4's VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-48	48"x48"x12"	(5) #5's 42"L EA WAY, w/(4) #4's VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	

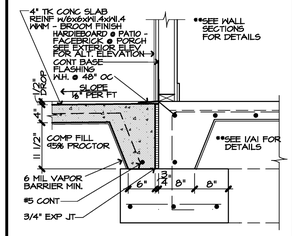
REMARKS FOOTING SCHEDULE

(1) SIMPSON 'MAS' MUDSILL ANCHOR CAST IN SLAB - SEE DETAIL FOR SPACING

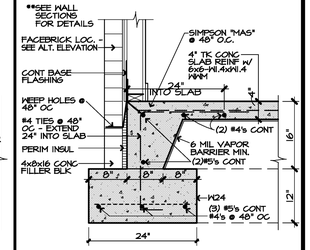
(2) ANCHOR BOLTS CAST INTO SLAB - SEE DETAIL FOR SIZE & SPACING

ENGINEERING GENERAL NOTES

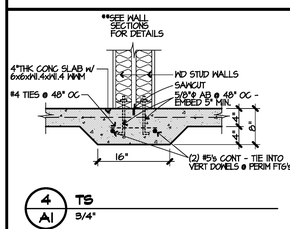
1. ALL REINFORCING STL TO BE ASTM A615 GR60
2. 3500 PSI CONC w/ 4" SLUMP FOR ALL FOOTINGS - 4,000 PSI CONC w/ 4" SLUMP FOR SLAB
3. ALL REINFORCING STL TO HAVE MIN 3" COVER WHEN EXPOSED TO SOIL
4. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL w/ MIN 2,500 PSF BEARING CAPACITY
5. ALL EXTERIOR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



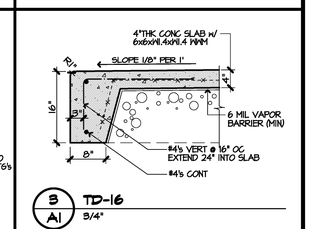
2 / A1 W-24 @ ENTRY 3/4"



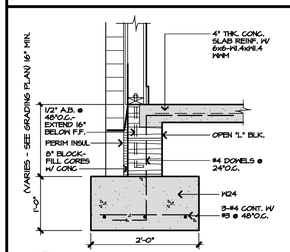
1 / A1 W-24 3/4"



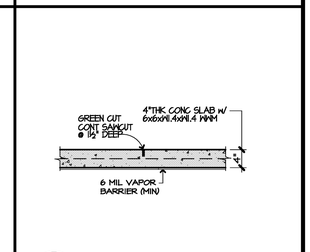
4 / A1 TS 3/4"



3 / A1 TD-16 3/4"



6 / A1 ALT W-24 EXT 3/4"



5 / A1 CJ 3/4"

FOUNDATION PLAN - BLDS "A" & "B"

NEW MULTI-FAMILY DEVELOPMENT FOR:

BRIARWOOD ESTATES

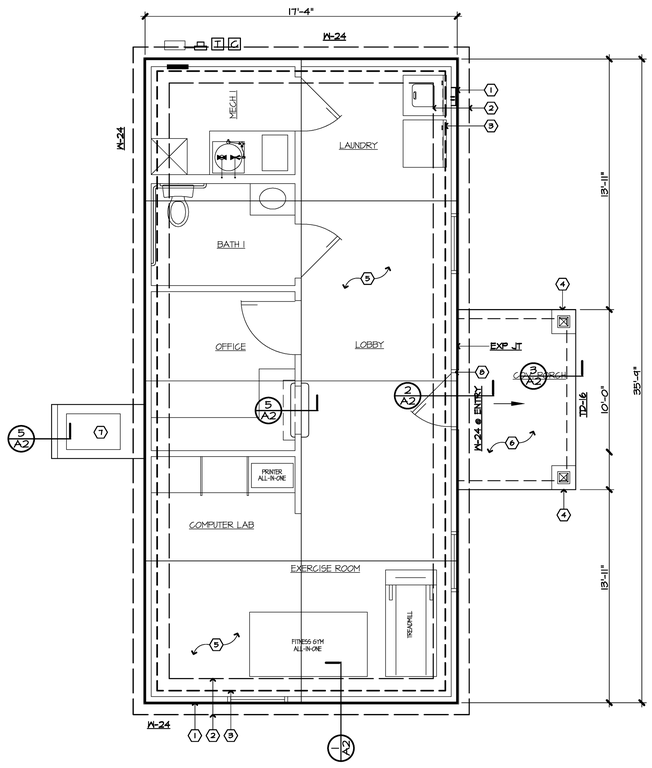
1644 PATRICK STREET

JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS

501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net



FOUNDATION PLAN - BLDG "C"

1/4"

SEE SITE PLAN

0 GENERAL NOTES FOUNDATION PLANS

MARK	DESCRIPTION
1	EDGE OF SLAB
2	LINE OF FOOTING
3	LINE OF FOUNDATION WALL
4	LINE OF BRICK - SEE EXT ELEVATIONS FOR REF
5	4"TK CONC SLAB REINF W/ 6x6 W1.4xW1.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - 95% PROCTOR
6	4"TK CONC SLAB REINF W/ 6x6 W1.4xW1.4 OVER 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL - BROOM FINISH -95% PROCTOR - ALL EXTERIOR CONCRETE TO BE 5% AIR ENTRAINED
7	4"TK CONC STOOP FOR HVAC UNIT (TYP) - SEE HVAC PLANS FOR REF
8	DROP SLAB 1/2" THIS LOC - SEE DETAIL 2/A2 FOR REF

FOOTING SCHEDULE

MARK	SIZE	DESCRIPTION	REMARKS
W-24	12"x24"xCONT W/ 8"Wx16"D GB	(3) #5's CONT W/ #4 TIES @ 48" OC (2) #5's CONT W/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4's CONT EXTENDED INTO SLAB	(1)
W-24 @ ENT	12"x24"xCONT W/ 8"Wx16"D GB	(3) #5's CONT W/ #4 TIES @ 48" OC (2) #5's CONT W/ #4 VERT DOWELS @ 48" OC EXT 24" INTO SLAB & (2) #4's CONT EXTENDED INTO SLAB (1) #5 CONT @ STOOP FTG	(1)
TS	16"Wx8"DxCONT	(2) #5's CONT - TIE INTO VERT DOWELS @ PERIMETER FTG's	(2)
TD-16	8"Wx16"D	(2) #4's CONT W/ #4 VERT DOWELS @ 16" OC EXT 24" INTO SLAB	
F-36	36"x36"x12"	(3) #5's 30"L EA WAY, W/(4) #4's VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	
F-48	48"x48"x12"	(5) #5's 42"L EA WAY, W/(4) #4's VERT IN PIER WITH #4 TIES @ 8" OC STARTING 5" BELOW SLAB SURFACE	

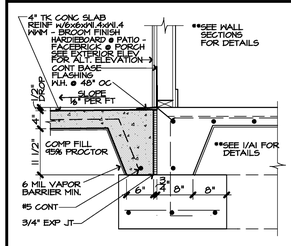
REMARKS FOOTING SCHEDULE

(1) SIMPSON 'MAS' MUDSILL ANCHOR CAST IN SLAB - SEE DETAIL FOR SPACING

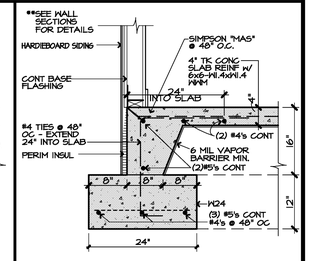
(2) ANCHOR BOLTS CAST INTO SLAB - SEE DETAIL FOR SIZE & SPACING

ENGINEERING GENERAL NOTES

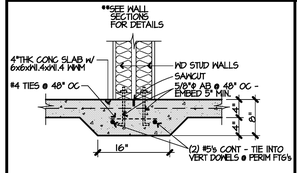
1. ALL REINFORCING STL TO BE ASTM A615 GR60
2. 3500 PSI CONC W/ 4" SLUMP FOR ALL FOOTINGS - 4,000 PSI CONC W/ 4" SLUMP FOR SLAB
3. ALL REINFORCING STL TO HAVE MIN 3" COVER WHEN EXPOSED TO SOIL
4. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL W/ MIN 2,500 PSF BEARING CAPACITY
5. ALL EXTERIOR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



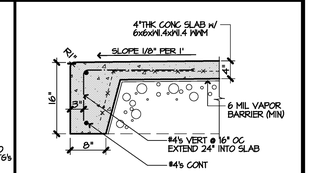
2/A2 W-24 @ ENTRY 3/4"



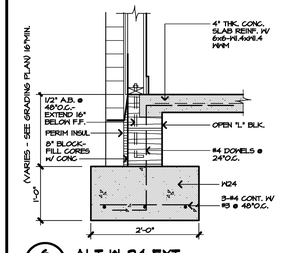
1/A2 W-24 3/4"



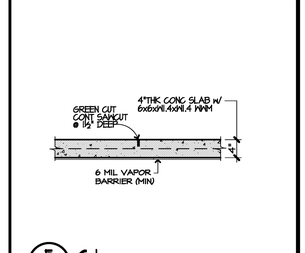
4/A2 TS 3/4"



3/A2 TD-16 3/4"



6/A2 ALT W-24 EXT 3/4"



5/A2 CJ 3/4"

FOUNDATION PLAN - BLDG "C"

NEW MULTI-FAMILY DEVELOPMENT FOR:

BRIARWOOD ESTATES

1644 PATRICK STREET

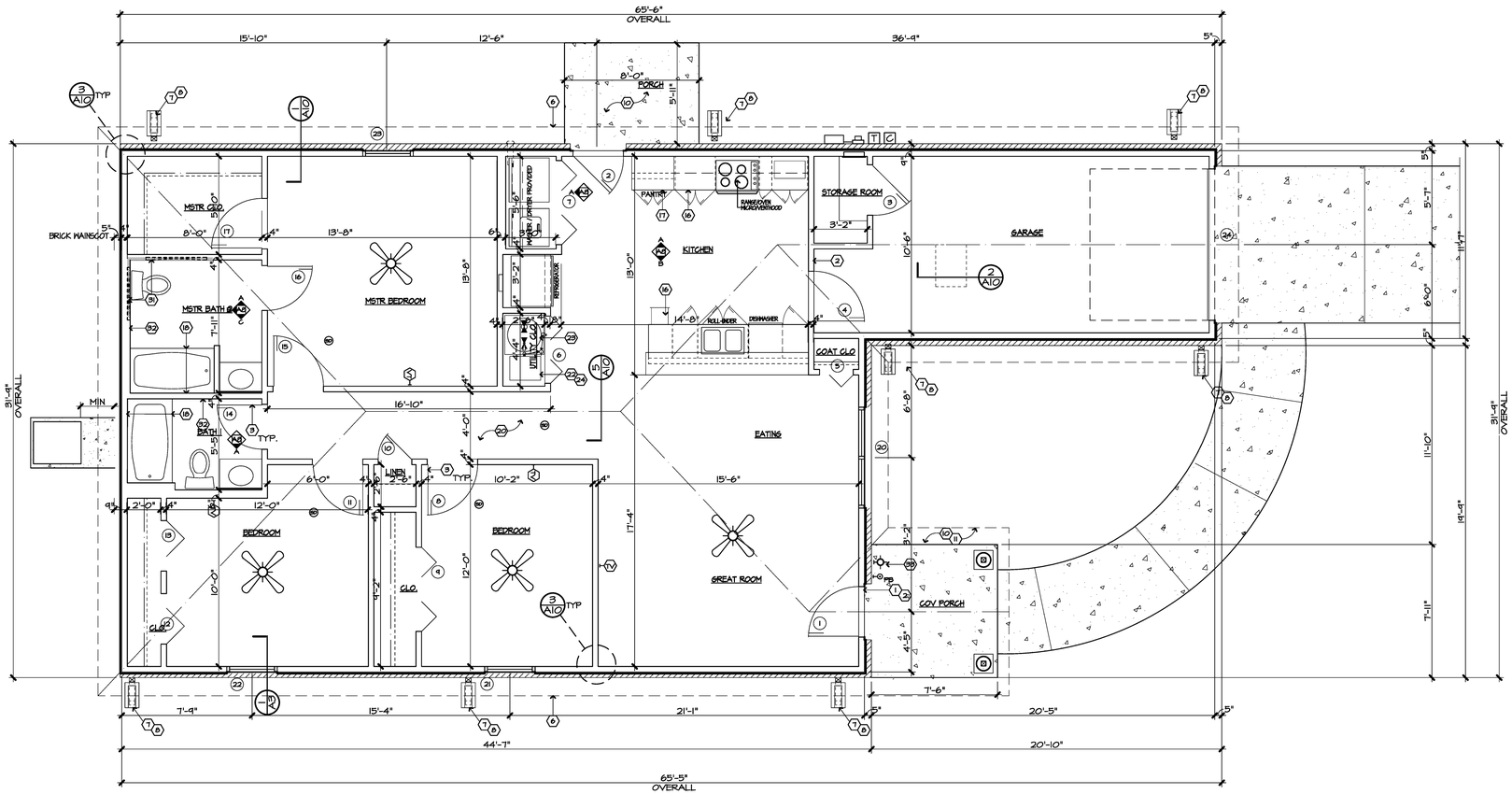
JONESBORO, ARKANSAS 72401

COMM. NO.: 61415
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS

501 UNION
JONESBORO, AR
(870) 930-3913 TEL
(870) 930-3920 FAX
littlearch@sbcglobal.net

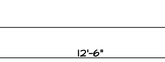
A2



FLOOR PLAN "A"

1/4"

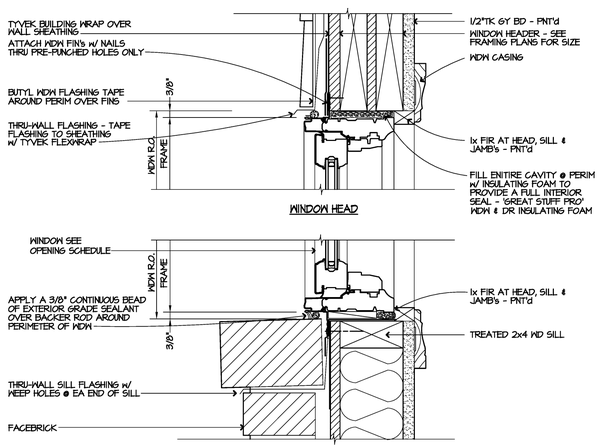
SEE SITE PLAN



SQUARE FOOTAGE CALCULATIONS:

LIVING SPACE (H/C):	1,326 SQ.FT.
GARAGE & PORCH (NON H/C):	321 SQ.FT.
TOTAL AREA:	1,647 SQ.FT.

NOTE: 50% OF BUILDING LAYOUTS MIRRORED - SEE SITE PLAN



1 A3 TYP WDW HEAD & SILL DETAIL

3"

0 GENERAL NOTES FLOOR PLANS

MARK	DESCRIPTION
1.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) METAL CLAD INSULATED EXTERIOR DOOR UNIT w/ DOUBLE PEEP HOLE's - TYPICAL AT ALL UNIT's
2.	DEADBOLT LOCK w/ INTERIOR THUMB LATCH DOOR HARDWARE - TYPICAL AT ALL UNIT's
3.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) INTERIOR DOOR UNIT - TYPICAL AT ALL UNIT's
4.	"NO" SLIDING GLASS DOOR's ARE BEING INSTALLED IN THIS PROJECT
5	ARCHITECTURAL ROOFING SHINGLES, ANTI-FUNGAL, 30-YR WARRANTY, USE 15lb. ROOF FELT UNDER - TYPICAL AT ALL BLDG's SEE EXTERIOR ELEVATIONS
6	5" "SEAMLESS" PRE-FINISHED CONTINUOUS METAL GUTTER SYSTEM AT ENTIRE ROOF PERIMETER (EXLUDING GABLE's) - TYPICAL AT ALL BLDG's
7	2"D x 3"W PRE-FINISHED METAL DOWNSPOUT's - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
8.	SPLASH BLOCKS AT ALL DOWNSPOUT's - TYPICAL AT ALL BLDG's
9.	VINYL ROOF GABLE VENT - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
10.	COVERED CONCRETE ENTRY PAD w/ MIN. SLOPE OF 1/4" PER FOOT PROVIDED FOR ALL UNIT's (5'x5' MIN. DESIGN STD.) - TYPICAL AT ALL BLDG's (EXCEED's MIN. REQ.)
11.	COVERED ENTRY & CEILING & WALL COMPONENT's ARE NON-COMBUSTIBLE MATERIAL's - TYPICAL AT ALL BLDG's
12.	EXTERIOR VINYL SHUTTER's AT EA SIDE OF ALL FRONT WINDOW OPENING's WITH VINYL SIDING - SEE EXTERIOR ELEVATIONS
13.	WALL MOUNTED EXTERIOR LIGHT FIXTURE w/ C.F.L. BULB's AT ALL ENTRY/EXIT DOOR's - TYPICAL AT ALL BLDG's
14.	PROVIDE HOUSE NUMBERS AT ENTRANCE AND MAILBOX - MTL COLOR TO BE OIL RUBBER BRONZE
15.	EQUIP EACH UNIT WITH READILY ACCESSIBLE DRY CHEMICAL FIRE EXTINGUISHER - TYPICAL AT ALL UNIT's
16.	ALL BASE CABINET's SHALL HAVE DUAL SIDETRACK DRAWER's - TYPICAL AT ALL UNIT's
17.	2'-0" x 2'-0" PANTRY CABINET w/ (5) PULL-OUT DRAWER's - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
18.	30"x60" PRE-MANUFACTURED FIBERGLASS TUB/SHOWER UNIT - TYPICAL AT ALL NON-HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
19.	ADA ACCESSIBLE 34"x60" PRE-MANUFACTURED "ROLL-IN" SHOWER UNIT COMPLETE w/ ALL ADA REG'd ACCESSORIE's - TYPICAL AT ALL "LEVEL-3" HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
20.	ALL HALLWAY's ARE 4'-6" (54") WIDE MIN. - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
21.	PROVIDE ENERGY STAR RATED CEILING FAN w/ LIGHT KIT IN ALL BEDROOM's & LIVING ROOM's - TYPICAL AT ALL UNIT's
22.	INSTALL AIR HANDLER AT MAIN FLOOR LEVEL ON WOOD MECH PLATFORM, CONNECT CONDENSATE DRAIN TO PLUMBING WASTE & FULLY INSULATE THE ENTIRE CLOSET SPACE WHERE AIR HANDLER IS LOCATED - TYPICAL AT ALL UNIT's
23.	40 GALLON ELECTRIC WATER HEATER w/ 0.92 E.F. RATING, INSTALLED AT MAIN FLOOR LEVEL w/ DRAIN PAN - TYPICAL AT ALL UNIT's
24.	ALL HVAC REFRIGERATION LINE's SHALL BE INSULATED - TYPICAL AT ALL UNIT's
25.	INSTALL A HARD-WIRED SMOKE DETECTOR w/ BATTERY BACK-UP AT HALLWAY & IN EVERY BEDROOM NEAR THE DOOR UNIT - TYPICAL AT ALL UNIT's
26.	INSULATE ALL WATER PIPING (HOT & COLD) LOCATED IN EXTERIOR WALL's - TYPICAL AT ALL BLDG's
27.	ENERGY EFFICIENT FLUORESCENT LIGHT FIXTURE's IN KITCHEN, BATH's & UTILITY SPACE's - TYPICAL AT ALL UNIT's & OFFICE/COMM.
28.	3 1/2"TK BLOWN CELLULOSE EXTERIOR WALL INSULATION (R-16 RATING) - TYPICAL AT ALL BLDG's
29.	BLOWN CELLULOSE ATTIC INSULATION (R-38 RATING) - TYPICAL AT ALL BLDG's
30.	INSTALL EXTERIOR HOUSE WRAP AT ALL EXTERIOR WALL's - TYPICAL AT ALL BLDG's
31.	MTL GRAB BARS w/ SOLID BLK'G IN WALLS PER ADA FIG #24 - BLK'G TO BE INSTALLED IN ALL UNITS
32.	MTL TOWEL BARS w/ SOLID BLK'G IN WALLS TO BE INSTALLED IN ALL BATHROOMS
33.	DOORBELL/CHIME KIT TO BE PROVIDED FOR ALL UNITS
34.	PROVIDE 2.5 G.P.M. OR LESS BATHROOM & KITCHEN FAUCETS - TYPICAL AT ALL UNIT's
	ADVANCED ENERGY FEATURE's:
35.	PROVIDE 2.5 G.P.M. OR LESS SHOWER HEAD's - ANTI-SCALD VALVES - TYPICAL AT ALL UNIT's
36.	PROVIDE 3/4"TK INSULATION ON ALL HOT WATER PIPE's ABOVE SLAB - TYPICAL AT ALL UNIT's
37.	MIN. FOUNDATION INSULATION TO BE R-3 OR GREATER
38.	ELECTRIC HEAT PUMP SYSTEM w/ 7.8 HSPF RATING & 15 SEER RATING - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
39.	ALL EXTERIOR WINDOW's SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: (TYPICAL AT ALL BLDG's) - SINGLE HUNG - FRAME's & SASH CONSTRUCTED OF EXTRUDED VINYL - (2) OR MORE PANE's OF ARGON GAS FILLED INSULATED GLASS w/ AT LEAST PANE w/ LOW-E COATING - U-FACTOR RATING OF 0.30 (EXCEED's MIN REQ.) - SOLAR HEAT GAIN COEFFICIENT (SHGC) RATING OF 0.30 (EXCEED's MIN. REQ.)
	UNIVERSAL DESIGN REQUIREMENT's:
40.	- SEVEN PERCENT (7%) OF ALL UNIT's COMPLY w/ THE LEVEL-3 DESIGN CRITERIA TOTALING (3) UNIT's FOR THIS PROJECT - ALL UNIT's COMPLY w/ THE DESIGN CRITERIA IN THE "AUSH" MANUAL - ALL UNIT's HAVE "CLOSED-FIST" OPERABILITY THROUGHOUT THE ENTIRE UNIT INCLUDING THE FOLLOWING: * SINGLE HANDLE DOOR LEVER's vs. DOORKNOB's ** PUSH STICK LIGHTING AND ENVIRONMENTAL CONTROL's *** CABINET DOOR's CAN BE OPENED w/ A CLOSED FIST **** SINGLE HANDLE FAUCET's IN ALL BATHROOM's & KITCHEN's - ALL UNIT's HAVE ENVIRONMENTAL CONTROL's w/ VISUAL & TACTILE CUE's INCLUDING "ROCKER" TYPE SWITCHE's & DIGITAL PROGRAMMABLE THERMOSTAT's w/ RAISED BUTTON's - ALL (3) UNIT's HAVE FLASHING DOORBELL ALARM FOR HS#1
	DEVELOPMENT AMENITY LIST & DESCRIPTION's: (ALL EQUIPMENT & APPLIANCE's ENERGY STAR RATED)
41.	KITCHEN APPLIANCE's AS FOLLOW's: ABOVE-THE-RANGE MICROWAVE OVEN, DISHWASHER, GARBAGE DISPOSAL, & SIDE-BY-SIDE REFRIGERATOR w/ ICE MAKER
42.	INDIVIDUAL STORAGE UNIT's FOR ALL RESIDENT's
43.	INDIVIDUAL PATIO AREA FOR ALL RESIDENT's
44.	EXERCISE ROOM w/ EQUIPMENT FOR USE TO ALL RESIDENT's - THIS CONTRACT
45.	COMPUTER LAB WITH 4-IN-1 PRINTER FOR USE TO ALL RESIDENT's
46.	FREE INTERNET ACCESS AT COMMUNITY BUILDING AT NO COST TO RESIDENTS
47.	COMMUNITY SPACE ON SITE - FLAT SCREEN T.V. w/ DVD PLAYER - THIS CONTRACT
48.	15'x30' PAVILION FOR USE TO ALL RESIDENT's
49.	PICNIC AREA w/ PICNIC TABLES FOR USE TO ALL RESIDENT's
50.	TWO BARBEQUE GRILLS FOR USE TO ALL RESIDENT's - LOCATED AT PAVILION / PICNIC AREA
51.	WASHER's & DRYER's FURNISHED IN ALL UNIT's AT NO COST TO THE RESIDENT - THRU WALL MTL DRYER VENT w/ PEST FREE CAP
52.	PRIVACY FENCING RUNNING ALONG THREE SIDES OF PROPERTY BOUNDARY LINE
53.	DECORATIVE FENCING RUNNING ALONG THE FRONT PROPERTY BOUNDARY LINE
54.	VIDEO SURVEILLANCE
55.	WALKING TRACK AROUND DETENTION AREA
56.	PROFESSIONAL LANDSCAPED LAWNS

FLOOR PLAN - BLDG "A" - OVERALL / SCHEDULES

NEW MULTI-FAMILY DEVELOPMENT FOR:

BRIARWOOD ESTATES

1644 PATRICK STREET

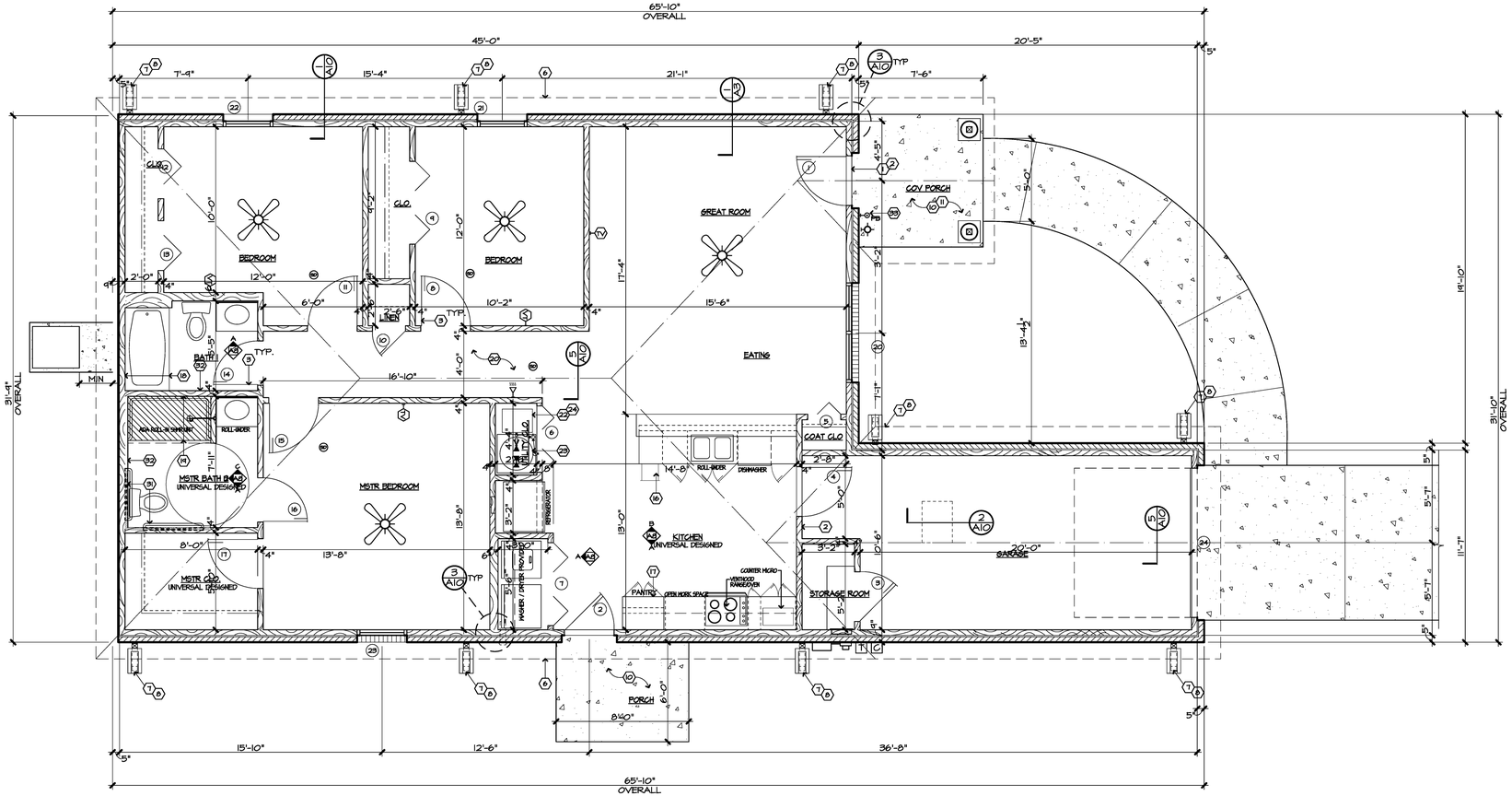
JONESBORO, ARKANSAS 72401

COMM. NO.: 61415
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS

501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net

A3



FLOOR PLAN "B" - HDCP & H&SI UNIT

1/4"

SEE SITE PLAN

SQUARE FOOTAGE CALCULATIONS:

LIVING SPACE (H/C):	1,326 SQ.FT.
GARAGE & PORCH (NON H/C):	321 SQ.FT.
TOTAL AREA:	1,647 SQ.FT.

NOTE: SEE SITE PLAN FOR LOCATION OF HDCP & H&SI UNITS

0 GENERAL NOTES FLOOR PLANS

MARK	DESCRIPTION
1.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) METAL CLAD INSULATED EXTERIOR DOOR UNIT w/ DOUBLE PEEP HOLE's - TYPICAL AT ALL UNIT's
2.	DEADBOLT LOCK w/ INTERIOR THUMB LATCH DOOR HARDWARE - TYPICAL AT ALL UNIT's
3.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) INTERIOR DOOR UNIT - TYPICAL AT ALL UNIT's
4.	"NO" SLIDING GLASS DOOR's ARE BEING INSTALLED IN THIS PROJECT
5	ARCHITECTURAL ROOFING SHINGLES, ANTI-FUNGAL, 30-YR WARRANTY, USE 15lb. ROOF FELT UNDER - TYPICAL AT ALL BLDG's SEE EXTERIOR ELEVATIONS
6	5" "SEAMLESS" PRE-FINISHED CONTINUOUS METAL GUTTER SYSTEM AT ENTIRE ROOF PERIMETER (EXLUDING GABLE's) - TYPICAL AT ALL BLDG's
7	2"D x 3"W PRE-FINISHED METAL DOWNSPOUT's - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
8.	SPLASH BLOCKS AT ALL DOWNSPOUT's - TYPICAL AT ALL BLDG's
9.	VINYL ROOF GABLE VENT - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
10.	COVERED CONCRETE ENTRY PAD w/ MIN. SLOPE OF 1/4" PER FOOT PROVIDED FOR ALL UNIT's (5'x5' MIN. DESIGN STD.) - TYPICAL AT ALL BLDG's (EXCEED's MIN. REQ.)
11.	COVERED ENTRY & CEILING & WALL COMPONENT's ARE NON-COMBUSTIBLE MATERIAL's - TYPICAL AT ALL BLDG's
12.	EXTERIOR VINYL SHUTTER's AT EA SIDE OF ALL FRONT WINDOW OPENING's WITH VINYL SIDING - SEE EXTERIOR ELEVATIONS
13.	WALL MOUNTED EXTERIOR LIGHT FIXTURE w/ C.F.L. BULB's AT ALL ENTRY/EXIT DOOR's - TYPICAL AT ALL BLDG's
14.	PROVIDE HOUSE NUMBERS AT ENTRANCE AND MAILBOX - MTL COLOR TO BE OIL RUBBER BRONZE
15.	EQUIP EACH UNIT WITH READILY ACCESSIBLE DRY CHEMICAL FIRE EXTINGUISHER - TYPICAL AT ALL UNIT's
16.	ALL BASE CABINET's SHALL HAVE DUAL SIDETRACK DRAWER's - TYPICAL AT ALL UNIT's
17.	2'-0" x 2'-0" PANTRY CABINET w/ (5) PULL-OUT DRAWER's - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
18.	30"x60" PRE-MANUFACTURED FIBERGLASS TUB/SHOWER UNIT - TYPICAL AT ALL NON-HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
19.	ADA ACCESSIBLE 34"x60" PRE-MANUFACTURED "ROLL-IN" SHOWER UNIT COMPLETE w/ ALL ADA REG'd ACCESSORIE's - TYPICAL AT ALL "LEVEL-5" HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
20.	ALL HALLWAY's ARE 4'-6" (54") WIDE MIN. - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
21.	PROVIDE ENERGY STAR RATED CEILING FAN w/ LIGHT KIT IN ALL BEDROOM's & LIVING ROOM's - TYPICAL AT ALL UNIT's
22.	INSTALL AIR HANDLER AT MAIN FLOOR LEVEL ON WOOD MECH PLATFORM, CONNECT CONDENSATE DRAIN TO PLUMBING WASTE & FULLY INSULATE THE ENTIRE CLOSET SPACE WHERE AIR HANDLER IS LOCATED - TYPICAL AT ALL UNIT's
23.	40 GALLON ELECTRIC WATER HEATER w/ 0.92 E.F. RATING, INSTALLED AT MAIN FLOOR LEVEL w/ DRAIN PAN - TYPICAL AT ALL UNIT's
24.	ALL HVAC REFRIGERATION LINE's SHALL BE INSULATED - TYPICAL AT ALL UNIT's
25.	INSTALL A HARD-WIRED SMOKE DETECTOR w/ BATTERY BACK-UP AT HALLWAY & IN EVERY BEDROOM NEAR THE DOOR UNIT - TYPICAL AT ALL UNIT's
26.	INSULATE ALL WATER PIPING (HOT & COLD) LOCATED IN EXTERIOR WALL's - TYPICAL AT ALL BLDG's
27.	ENERGY EFFICIENT FLUORESCENT LIGHT FIXTURE's IN KITCHEN, BATH's & UTILITY SPACE's- TYPICAL AT ALL UNIT's & OFFICE/COMM.
28.	3 1/2"TK BLOWN CELLULOSE EXTERIOR WALL INSULATION (R-16 RATING) - TYPICAL AT ALL BLDG's
29.	BLOWN CELLULOSE ATTIC INSULATION (R-38 RATING) - TYPICAL AT ALL BLDG's
30.	INSTALL EXTERIOR HOUSE WRAP AT ALL EXTERIOR WALL's - TYPICAL AT ALL BLDG's
31.	MTL GRAB BARS w/ SOLID BLK'G IN WALLS PER ADA FIG #24 - BLK'G TO BE INSTALLED IN ALL UNITS
32.	MTL TOWEL BARS w/ SOLID BLK'G IN WALLS TO BE INSTALLED IN ALL BATHROOMS
33.	DOORBELL/CHIME KIT TO BE PROVIDED FOR ALL UNITS
34.	PROVIDE 2.5 G.P.M. OR LESS BATHROOM & KITCHEN FAUCETS - TYPICAL AT ALL UNIT's
	ADVANCED ENERGY FEATURE's:
35.	PROVIDE 2.5 G.P.M. OR LESS SHOWER HEAD's - ANTI-SCALD VALVES - TYPICAL AT ALL UNIT's
36.	PROVIDE 3/4"TK INSULATION ON ALL HOT WATER PIPE's ABOVE SLAB - TYPICAL AT ALL UNIT's
37.	MIN. FOUNDATION INSULATION TO BE R-3 OR GREATER
38.	ELECTRIC HEAT PUMP SYSTEM w/ 7.8 HSPF RATING & 15 SEER RATING - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
39.	ALL EXTERIOR WINDOW's SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: (TYPICAL AT ALL BLDG's) - SINGLE HUNG - FRAME's & SASH CONSTRUCTED OF EXTRUDED VINYL - (2) OR MORE PANE's OF ARGON GAS FILLED INSULATED GLASS w/ AT LEAST PANE w/ LOW-E COATING - U-FACTOR RATING OF 0.30 (EXCEED's MIN REQ.) - SOLAR HEAT GAIN COEFFICIENT (SHGC) RATING OF 0.30 (EXCEED's MIN. REQ.)
	UNIVERSAL DESIGN REQUIREMENT's:
40.	- SEVEN PERCENT (7%) OF ALL UNIT's COMPLY w/ THE LEVEL-5 DESIGN CRITERIA TOTALING (3) UNIT's FOR THIS PROJECT - ALL UNIT's COMPLY w/ THE DESIGN CRITERIA IN THE "AUSH" MANUAL - ALL UNIT's HAVE "CLOSED-FIST" OPERABILITY THROUGHOUT THE ENTIRE UNIT INCLUDING THE FOLLOWING: * SINGLE HANDLE DOOR LEVER's vs. DOORKNOB's ** PUSH STICK LIGHTING AND ENVIRONMENTAL CONTROL's *** CABINET DOOR's CAN BE OPENED w/ A CLOSED FIST **** SINGLE HANDLE FAUCET's IN ALL BATHROOM's & KITCHEN's - ALL UNIT's HAVE ENVIRONMENTAL CONTROL's w/ VISUAL & TACTILE CUE's INCLUDING "ROCKER" TYPE SWITCHE's & DIGITAL PROGRAMMABLE THERMOSTAT's w/ RAISED BUTTON's - ALL (3) UNIT's HAVE FLASHING DOORBELL ALARM FOR H&SI
	DEVELOPMENT AMENITY LIST & DESCRIPTION's: (ALL EQUIPMENT & APPLIANCE's ENERGY STAR RATED)
41.	KITCHEN APPLIANCE's AS FOLLOW's: ABOVE-THE-RANGE MICROWAVE OVEN, DISHWASHER, GARBAGE DISPOSAL, & SIDE-BY-SIDE REFRIGERATOR w/ ICE MAKER
42.	INDIVIDUAL STORAGE UNIT's FOR ALL RESIDENT's
43.	INDIVIDUAL PATIO AREA FOR ALL RESIDENT's
44.	EXERCISE ROOM w/ EQUIPMENT FOR USE TO ALL RESIDENT's - THIS CONTRACT
45.	COMPUTER LAB WITH 4-IN-1 PRINTER FOR USE TO ALL RESIDENT's
46.	FREE INTERNET ACCESS AT COMMUNITY BUILDING AT NO COST TO RESIDENTS
47.	COMMUNITY SPACE ON SITE - FLAT SCREEN T.V. w/ DVD PLAYER - THIS CONTRACT
48.	15'x30' PAVILION FOR USE TO ALL RESIDENT's
49.	PICNIC AREA w/ PICNIC TABLES FOR USE TO ALL RESIDENT's
50.	TWO BARBECUE GRILLS FOR USE TO ALL RESIDENT's - LOCATED AT PAVILION / PICNIC AREA
51.	WASHER's & DRYER's FURNISHED IN ALL UNIT's AT NO COST TO THE RESIDENT - THRU WALL MTL DRYER VENT w/ PEST FREE CAP
52.	PRIVACY FENCING RUNNING ALONG THREE SIDES OF PROPERTY BOUNDARY LINE
53.	DECORATIVE FENCING RUNNING ALONG THE FRONT PROPERTY BOUNDARY LINE
54.	VIDEO SURVEILLANCE
55.	WALKING TRACK AROUND DETENTION AREA
56.	PROFESSIONAL LANDSCAPED LAWNS

FLOOR PLAN - BLDG "B" - OVERALL / HDCP & H&SI ACCESSIBLE UNIT

NEW MULTI-FAMILY DEVELOPMENT FOR,

BRIARWOOD ESTATES

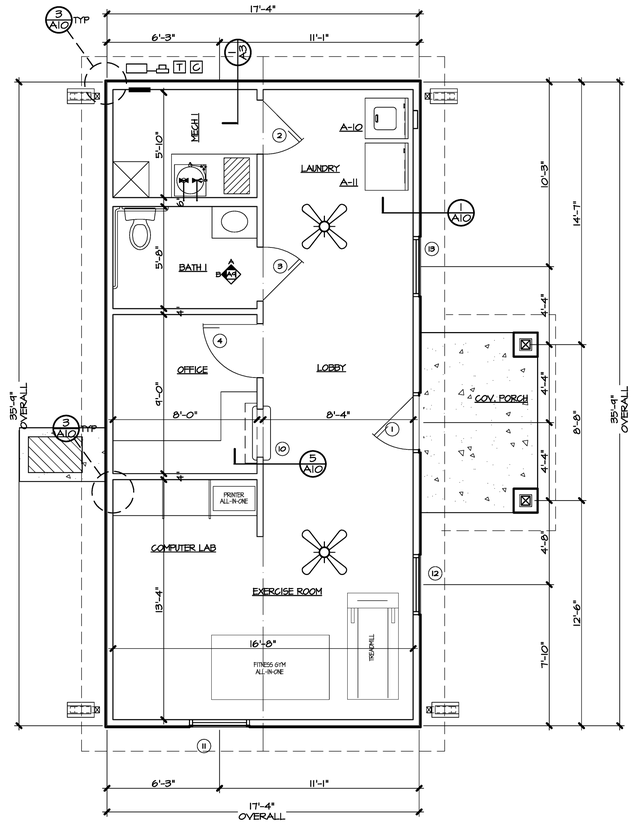
1644 PATRICK STREET

JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

A4



FLOOR PLAN "C"
1/4"

SEE SITE PLAN

SQUARE FOOTAGE CALCULATIONS:

LIVING SPACE (H/C):	620 SQ.FT.
GARAGE & PORCH (NON H/C):	65 SQ.FT.
TOTAL AREA:	685 SQ.FT.

0 GENERAL NOTES FLOOR PLANS

MARK	DESCRIPTION
1.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) METAL CLAD INSULATED EXTERIOR DOOR UNIT w/ DOUBLE PEEP HOLE's - TYPICAL AT ALL UNIT's
2.	DEADBOLT LOCK w/ INTERIOR THUMB LATCH DOOR HARDWARE - TYPICAL AT ALL UNIT's
3.	ADA ACCESSIBLE 36" W (34" MIN. CLEAR) INTERIOR DOOR UNIT - TYPICAL AT ALL UNIT's
4.	"NO" SLIDING GLASS DOOR's ARE BEING INSTALLED IN THIS PROJECT
5	ARCHITECTURAL ROOFING SHINGLES, ANTI-FUNGAL, 30-YR WARRANTY, USE 15lb. ROOF FELT UNDER - TYPICAL AT ALL BLDG's SEE EXTERIOR ELEVATIONS
6	5" "SEAMLESS" PRE-FINISHED CONTINUOUS METAL GUTTER SYSTEM AT ENTIRE ROOF PERIMETER (EXLUDING GABLE's) - TYPICAL AT ALL BLDG's
7	2"D x 3"W PRE-FINISHED METAL DOWNSPOUT's - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
8.	SPLASH BLOCKS AT ALL DOWNSPOUT's - TYPICAL AT ALL BLDG's
9.	VINYL ROOF GABLE VENT - TYPICAL AT ALL BLDG's - SEE EXTERIOR ELEVATIONS
10.	COVERED CONCRETE ENTRY PAD w/ MIN. SLOPE OF 1/4" PER FOOT PROVIDED FOR ALL UNIT's (5'x5' MIN. DESIGN STD.) - TYPICAL AT ALL BLDG's (EXCEED's MIN. REQ.)
11.	COVERED ENTRY & CEILING & WALL COMPONENT's ARE NON-COMBUSTIBLE MATERIAL's - TYPICAL AT ALL BLDG's
12.	EXTERIOR VINYL SHUTTER's AT EA SIDE OF ALL FRONT WINDOW OPENING's WITH VINYL SIDING - SEE EXTERIOR ELEVATIONS
13.	WALL MOUNTED EXTERIOR LIGHT FIXTURE w/ C.F.L. BULB's AT ALL ENTRY/EXIT DOOR's - TYPICAL AT ALL BLDG's
14.	PROVIDE HOUSE NUMBERS AT ENTRANCE AND MAILBOX - MTL COLOR TO BE OIL RUBBER BRONZE
15.	EQUIP EACH UNIT WITH READILY ACCESSIBLE DRY CHEMICAL FIRE EXTINGUISHER - TYPICAL AT ALL UNIT's
16.	ALL BASE CABINET's SHALL HAVE DUAL SIDETRACK DRAWER's - TYPICAL AT ALL UNIT's
17.	2'-0" x 2'-0" PANTRY CABINET w/ (5) PULL-OUT DRAWER's - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
18.	30"x60" PRE-MANUFACTURED FIBERGLASS TUB/SHOWER UNIT - TYPICAL AT ALL NON-HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
19.	ADA ACCESSIBLE 34"x60" PRE-MANUFACTURED "ROLL-IN" SHOWER UNIT COMPLETE w/ ALL ADA REG'd ACCESSORIE's - TYPICAL AT ALL "LEVEL-3" HDCP UNIT's - SHEETROCK TO BE INSTALLED BEHIND UNIT
20.	ALL HALLWAY's ARE 4'-6" (54") WIDE MIN. - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
21.	PROVIDE ENERGY STAR RATED CEILING FAN w/ LIGHT KIT IN ALL BEDROOM's & LIVING ROOM's - TYPICAL AT ALL UNIT's
22.	INSTALL AIR HANDLER AT MAIN FLOOR LEVEL ON WOOD MECH PLATFORM, CONNECT CONDENSATE DRAIN TO PLUMBING WASTE & FULLY INSULATE THE ENTIRE CLOSET SPACE WHERE AIR HANDLER IS LOCATED - TYPICAL AT ALL UNIT's
23.	40 GALLON ELECTRIC WATER HEATER w/ 0.92 E.F. RATING, INSTALLED AT MAIN FLOOR LEVEL w/ DRAIN PAN - TYPICAL AT ALL UNIT's
24.	ALL HVAC REFRIGERATION LINE's SHALL BE INSULATED - TYPICAL AT ALL UNIT's
25.	INSTALL A HARD-WIRED SMOKE DETECTOR w/ BATTERY BACK-UP AT HALLWAY & IN EVERY BEDROOM NEAR THE DOOR UNIT - TYPICAL AT ALL UNIT's
26.	INSULATE ALL WATER PIPING (HOT & COLD) LOCATED IN EXTERIOR WALL's - TYPICAL AT ALL BLDG's
27.	ENERGY EFFICIENT FLUORESCENT LIGHT FIXTURE's IN KITCHEN, BATH's & UTILITY SPACE's- TYPICAL AT ALL UNIT's & OFFICE/COMM.
28.	3 1/2"TK BLOWN CELLULOSE EXTERIOR WALL INSULATION (R-16 RATING) - TYPICAL AT ALL BLDG's
29.	BLOWN CELLULOSE ATTIC INSULATION (R-38 RATING) - TYPICAL AT ALL BLDG's
30.	INSTALL EXTERIOR HOUSE WRAP AT ALL EXTERIOR WALL's - TYPICAL AT ALL BLDG's
31.	MTL GRAB BARS w/ SOLID BLK'G IN WALLS PER ADA FIG #24 - BLK'G TO BE INSTALLED IN ALL UNITS
32.	MTL TOWEL BARS w/ SOLID BLK'G IN WALLS TO BE INSTALLED IN ALL BATHROOMS
33.	DOORBELL/CHIME KIT TO BE PROVIDED FOR ALL UNITS
34.	PROVIDE 2.5 G.P.M. OR LESS BATHROOM & KITCHEN FAUCETS - TYPICAL AT ALL UNIT's
	ADVANCED ENERGY FEATURE's:
35.	PROVIDE 2.5 G.P.M. OR LESS SHOWER HEAD's - ANTI-SCALD VALVES - TYPICAL AT ALL UNIT's
36.	PROVIDE 3/4"TK INSULATION ON ALL HOT WATER PIPE's ABOVE SLAB - TYPICAL AT ALL UNIT's
37.	MIN. FOUNDATION INSULATION TO BE R-3 OR GREATER
38.	ELECTRIC HEAT PUMP SYSTEM w/ 7.8 HSPF RATING & 15 SEER RATING - TYPICAL AT ALL UNIT's (EXCEED's MIN. REQ.)
39.	ALL EXTERIOR WINDOW's SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: (TYPICAL AT ALL BLDG's) - SINGLE HUNG - FRAME's & SASH CONSTRUCTED OF EXTRUDED VINYL - (2) OR MORE PANE's OF ARGON GAS FILLED INSULATED GLASS w/ AT LEAST PANE w/ LOW-E COATING - U-FACTOR RATING OF 0.30 (EXCEED's MIN REQ.) - SOLAR HEAT GAIN COEFFICIENT (SHGC) RATING OF 0.30 (EXCEED's MIN. REQ.)
	UNIVERSAL DESIGN REQUIREMENT's:
40.	- SEVEN PERCENT (7%) OF ALL UNIT's COMPLY w/ THE LEVEL-3 DESIGN CRITERIA TOTALING (3) UNIT's FOR THIS PROJECT - ALL UNIT's COMPLY w/ THE DESIGN CRITERIA IN THE "AUSH" MANUAL - ALL UNIT's HAVE "CLOSED-FIST" OPERABILITY THROUGHOUT THE ENTIRE UNIT INCLUDING THE FOLLOWING: * SINGLE HANDLE DOOR LEVER's vs. DOORKNOB's ** PUSH STICK LIGHTING AND ENVIROMENTAL CONTROL's *** CABINET DOOR's CAN BE OPENED w/ A CLOSED FIST **** SINGLE HANDLE FAUCET's IN ALL BATHROOM's & KITCHEN's - ALL UNIT's HAVE ENVIRONMENTAL CONTROL's w/ VISUAL & TACTILE CUE's INCLUDING "ROCKER" TYPE SWITCHE's & DIGITAL PROGRAMMABLE THERMOSTAT's w/ RAISED BUTTON's - ALL (3) UNIT's HAVE FLASHING DOORBELL ALARM FOR HSE
	DEVELOPMENT AMENITY LIST & DESCRIPTION's: (ALL EQUIPMENT & APPLIANCE's ENERGY STAR RATED)
41.	KITCHEN APPLIANCE's AS FOLLOW's: ABOVE-THE-RANGE MICROWAVE OVEN, DISHWASHER, GARBAGE DISPOSAL, & SIDE-BY-SIDE REFRIGERATOR w/ ICE MAKER
42.	INDIVIDUAL STORAGE UNIT's FOR ALL RESIDENT's
43.	INDIVIDUAL PATIO AREA FOR ALL RESIDENT's
44.	EXERCISE ROOM w/ EQUIPMENT FOR USE TO ALL RESIDENT's - THIS CONTRACT
45.	COMPUTER LAB WITH 4-IN-1 PRINTER FOR USE TO ALL RESIDENT's
46.	FREE INTERNET ACCESS AT COMMUNITY BUILDING AT NO COST TO RESIDENTS
47.	COMMUNITY SPACE ON SITE - FLAT SCREEN T.V. w/ DVD PLAYER - THIS CONTRACT
48.	15'x30' PAVILION FOR USE TO ALL RESIDENT's
49.	PICNIC AREA w/ PICNIC TABLES FOR USE TO ALL RESIDENT's
50.	TWO BARBECUE GRILLS FOR USE TO ALL RESIDENT's - LOCATED AT PAVILION / PICNIC AREA
51.	WASHER's & DRYER's FURNISHED IN ALL UNIT's AT NO COST TO THE RESIDENT - THRU WALL MTL DRYER VENT w/ PEST FREE CAP
52.	PRIVACY FENCING RUNNING ALONG THREE SIDES OF PROPERTY BOUNDARY LINE
53.	DECORATIVE FENCING RUNNING ALONG THE FRONT PROPERTY BOUNDARY LINE
54.	VIDEO SURVEILLANCE
55.	WALKING TRACK AROUND DETENTION AREA
56.	PROFESSIONAL LANDSCAPED LAWNS

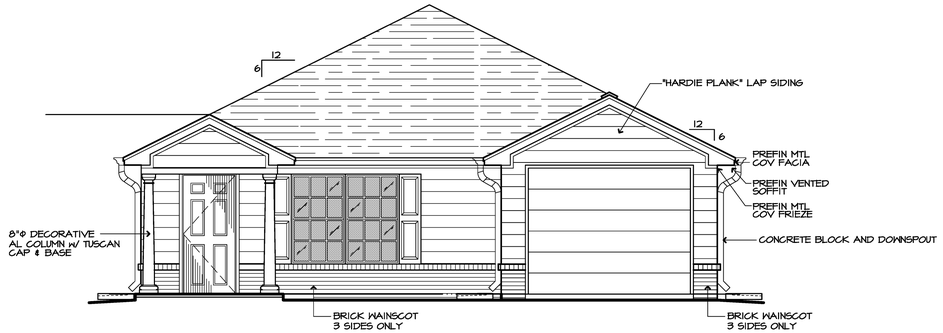
FLOOR PLAN - COMMUNITY BLDG "C" - OVERALL

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

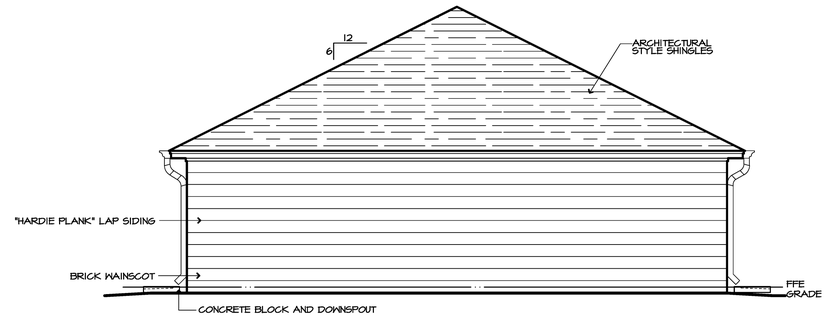
A1



FRONT ELEVATION

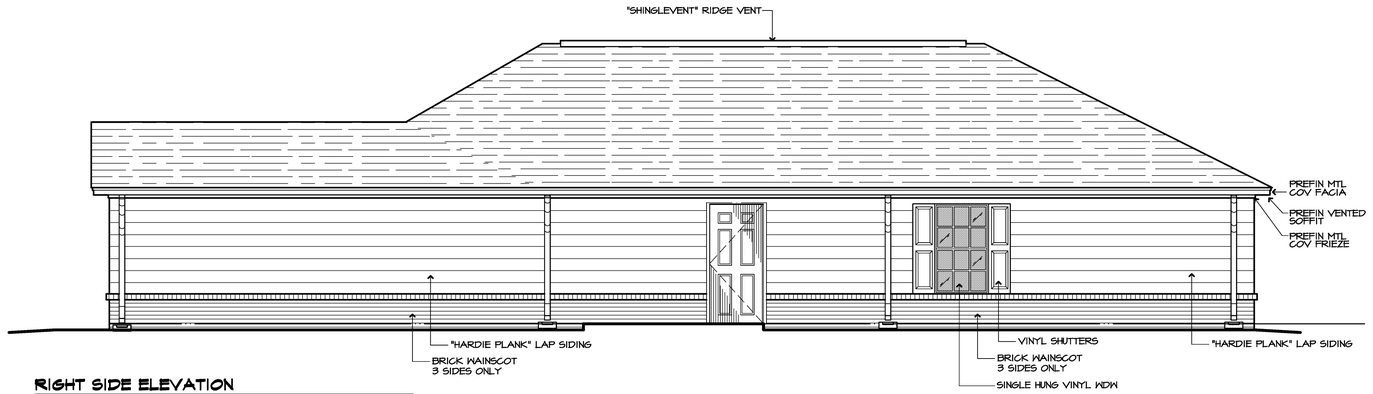
1/4"

NOTE: SOME BUILDING LAYOUTS MIRRORED - SEE SITE PLAN



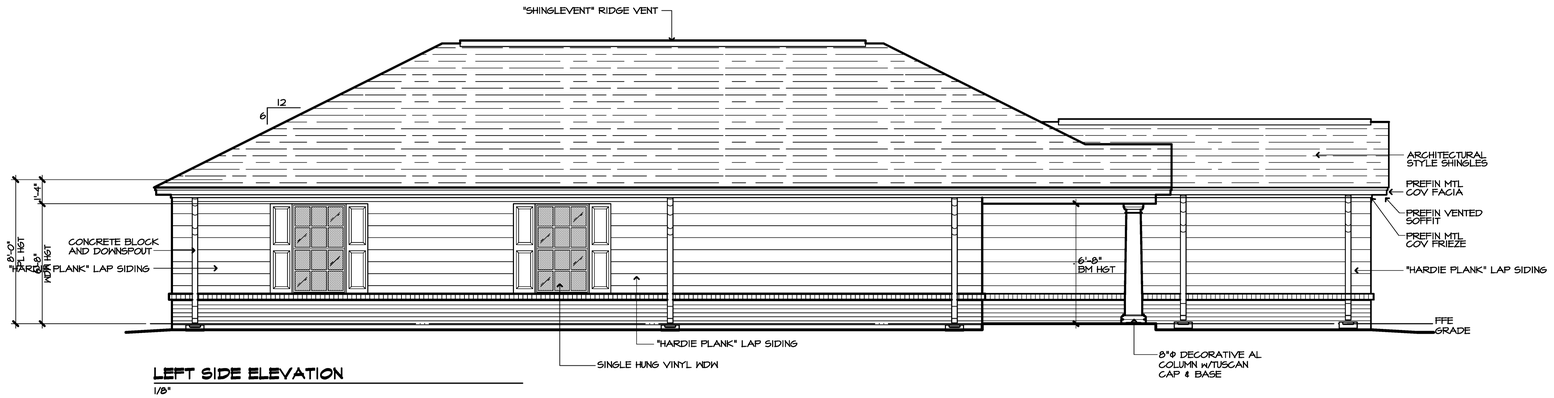
REAR ELEVATION

1/4"



RIGHT SIDE ELEVATION

1/4"



LEFT SIDE ELEVATION

1/8"

EXTERIOR ELEVATIONS - BLDG "A" & "B"

NEW MULTI-FAMILY DEVELOPMENT FOR,

BRIARWOOD ESTATES

1644 PATRICK STREET

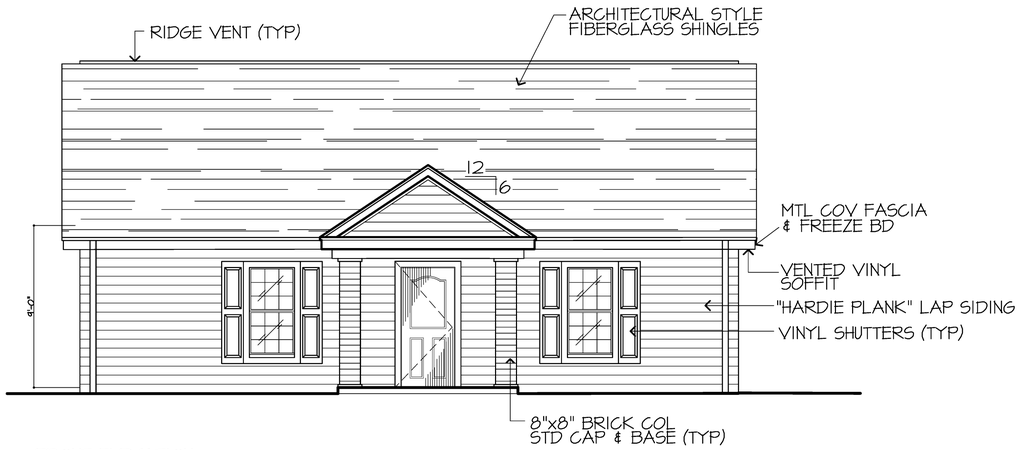
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

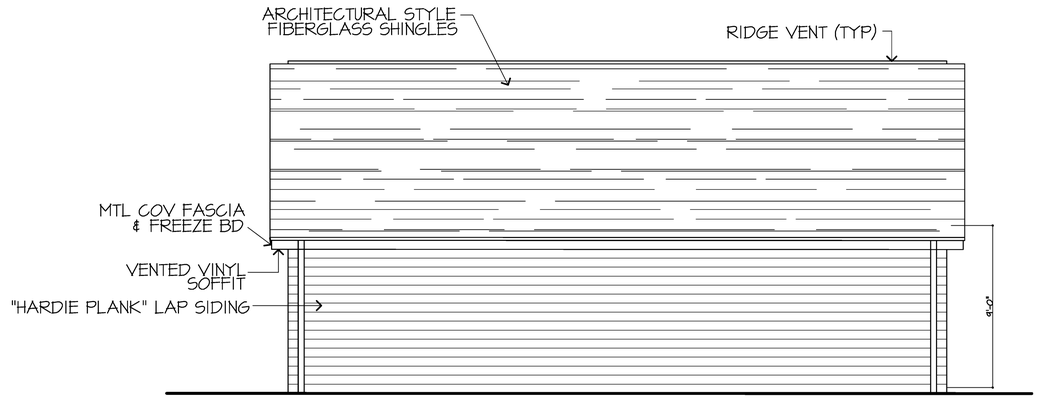
LITTLE & ASSOCIATES ARCHITECTS

501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net

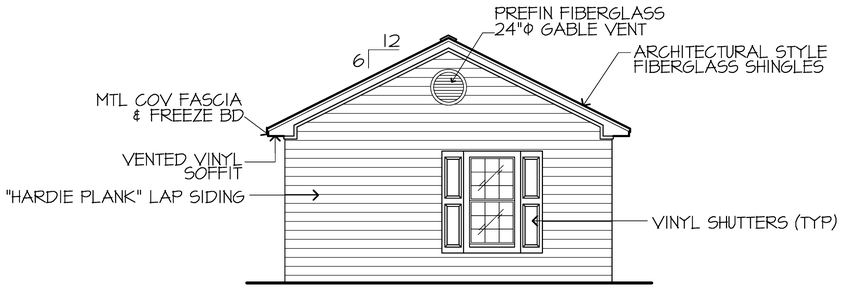
A6



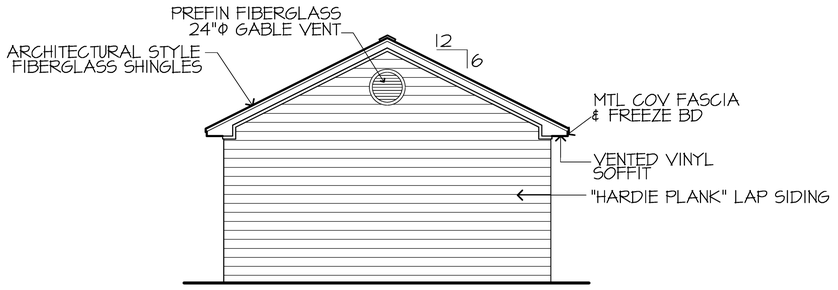
FRONT ELEVATION
1/4"



REAR ELEVATION
1/4"



LEFT SIDE ELEVATION
1/8"



RIGHT SIDE ELEVATION
1/4"

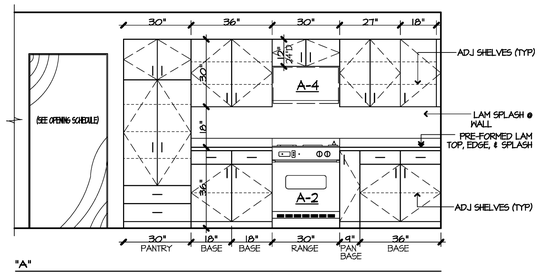
EXTERIOR ELEVATIONS - BLDG "C"

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

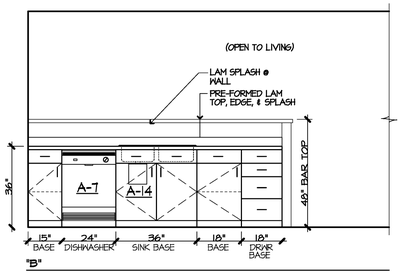
COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES
ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-3913 TEL
(870) 930-3920 FAX
littlearch@sbcglobal.net

A7



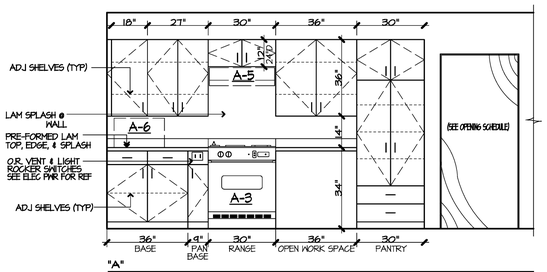
"A"



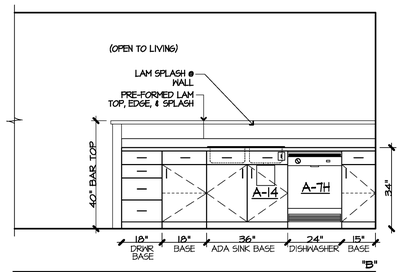
"B"

KITCHEN - 3 BR TYP - BLDG "A"

3/8"



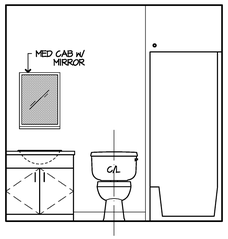
"A"



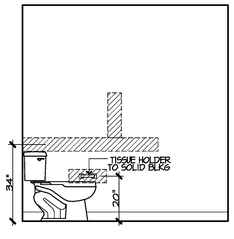
"B"

KITCHEN - 3 BR TYP - BLDG "B" HDCP & H&SI

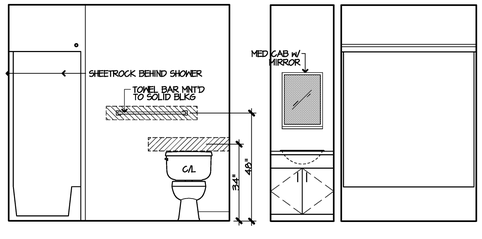
3/8"



BATH 1 - "A"



MASTER BATH 2 - "A"

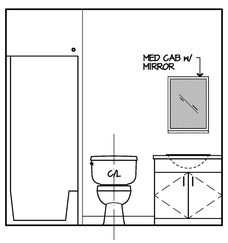


MASTER BATH 2 - "B"

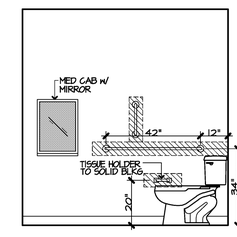
MASTER BATH 2 - "C"

TYPICAL UNIT BATH ELEVATIONS - BLDG "A"

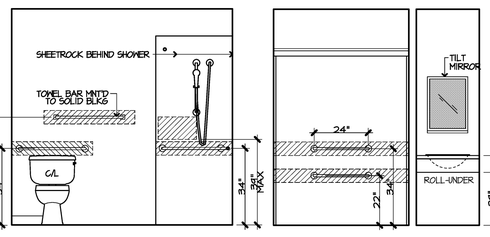
3/8"



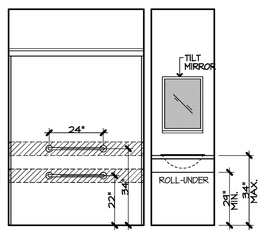
BATH 1 - "A"



MASTER BATH 2 - "A"



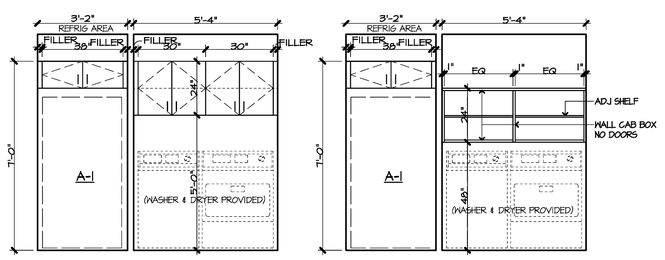
MASTER BATH 2 - "B"



MASTER BATH 2 - "C"

TYPICAL HDCP UNIT BATH ELEVATIONS - BLDG "B" HDCP & H&SI

3/8"

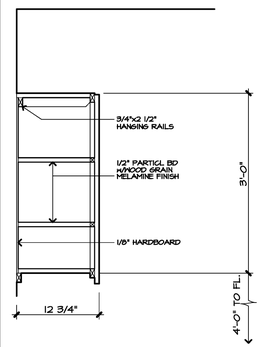


TYP UNIT - "A"

HDCP & H&SI UNIT - "B"

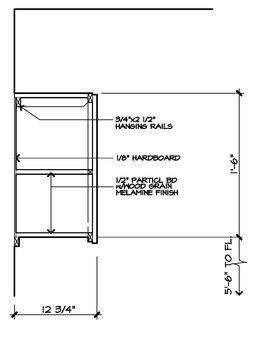
UTILITY / LAUNDRY

3/8"



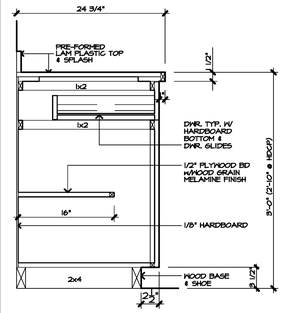
1 AB — WALL CABINET

1"



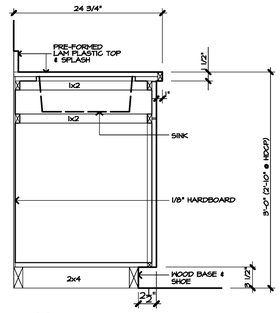
2 AB — WALL CABINET

1"



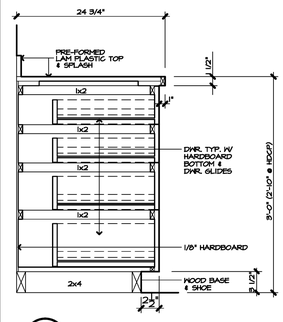
3 AB — BASE CABINET

1"



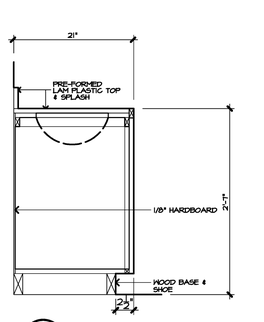
4 AB — BASE CABINET W/SINK

1"



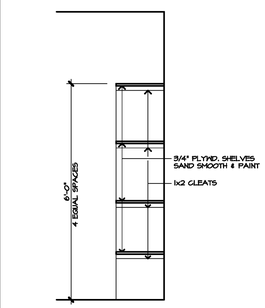
5 AB — BASE CABINET W/DRAWERS

1"



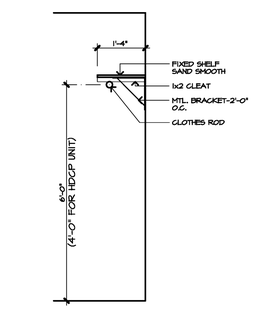
6 AB — LAVATORY

1"



7 AB — SHELVING

1/2"



8 AB — ROD & SHELF

1/2"

APPLIANCE SCHEDULE

MARK	ITEM	DESCRIPTION	REMARKS
A-1	FREEZER TOP REFRIGERATOR	GE GEI2I6THBB 21.2 CU FT TOP FREEZER REFRIG W/ ICE MAKER 32 1/8"H CLOSED, 35 1/2"H with OPEN DOOR @ 90 DEGREES, 66 3/4"H	ENERGY STAR ADA COMPLIANT BLACK (1), (2), (4)
A-2	RANGE	GE AB545DFBS ARTISTRY SERIES 30" FREE-STANDING ELECTRIC RANGE UP FRONT CONTROLS	FREE-STANDING ELEC ADA COMPLIANT BLACK (2), (4)
A-3	RANGE (ADA TYPE)	GE JD630DFBB 30" DROP-IN ELEC RANGE, UP FRONT CONTROLS	DROP IN ELEC ADA COMPLIANT BLACK (2), (4)
A-4	OVER THE RANGE MICROWAVE / HOOD	GE ARTISTRY SERIES 1.6 CU FT OVER THE RANGE MICROWAVE OVEN & VENTHOOD 30"W x 16 1/2"T x 15 1/4"D (FOR 12"MIN/13"MAX WALL CAB SURROUND) 3 1/4" x 10" RECT DUCT OR TRANSITION TO ROUND ADAPTER & 6'-0 DUCT MIN THRU ROOF W/ WATER PROOF CAP / DAMPER. DUCT BY HVAC CONTRACTOR	BLACK (4)
A-5	OVER THE RANGE VENTHOOD ADA TYPE	GE JV 338 HBB 30" STANDARD HOOD, VENTED, W/ LIGHT MTL DUCT (7" DIA.) THRU ROOF W/ WATER PROOF CAP & DAMPER INSTALLED BY HVAC CONTRACTOR (SEE INTERIOR ELEVATIONS FOR REF)	BLACK (2), (3), (4)
A-6	COUNTER MICROWAVE	GE JES1460DSBB 1.4 CU FT COUNTERTOP MICROWAVE OVEN	BLACK (2) (4)
A-7	DISHWASHER	GE GDF520P6JBB DISHWASHER with FRONT CONTROLS	ENERGY STAR BLACK (1), (2), (4)
A-7H	DISHWASHER (HDCP)	GE GLDA690FBB DISHWASHER with FRONT CONTROLS	ENERGY STAR BLACK (1), (2), (4)
A-8	WASHING MACHINE	GE GFWH1200H FRONTLOAD 3.6 DOE IEC CU.FT. ENERGY STAR	
A-9	CLOTHES DRYER	GE GFDN120ED FRONTLOAD 7.0 CU.FT. - DUCT (4" DIA) MAX 35' W/ 3 90° BENDS	
A-10	SEE SHEET A9		
A-11	SEE SHEET A9		
A-12	DISPOSER	GE GFC525V 1/2 HP CONT FEED GARBAGE DISPOSAL - CORDED	(5)

REMARKS APPLIANCE SCHEDULE

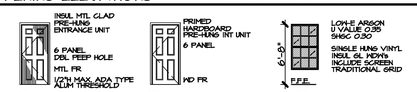
(1) ENERGY STAR CERTIFIED
(2) ADA COMPLIANT APPLIANCE
(3) SWITCH HOOD TO ROCKER SWITCHES MOUNTED ON FACE OF CABINET FOR ADA COMPLIANCE, LIGHTING & VENT
(4) ALL LIVING UNIT APPLIANCES SPECIFIED AS "BLACK". VERIFY ALL APPLIANCE COLORS WITH OWNER / ARCHITECT BEFORE PURCHASING
(5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE PLUMBING FIXTURE SCHEDULE FOR REF

OPENING SCHEDULE

MARK	OPENINGS W	H	T	MAT	TYPE	REMARKS ** ALL LOCKS MASTERKEYED FOR MANAGEMENT ACCESS
2 BEDROOM UNIT						
1	3'-0"	6'-8"		MTL	A	BLADE HANDLE & LOCKSET, ADA 1/2"H ALUM THRESHOLD, DEADBOLT
2	3'-0"	6'-8"		MTL	A	BLADE HANDLE & LOCKSET, ADA 1/2"H ALUM THRESHOLD, DEADBOLT
3	3'-0"	6'-8"		WD	B	BLADE HANDLE & LOCKSET
4	3'-0"	6'-8"		WD	B	BLADE HANDLE & LOCKSET, ADA 1/2"H ALUM THRESHOLD, DEADBOLT
5	2'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
6	4'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
7	4'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
8	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
9	6'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
10	2'-0"	6'-8"		WD	B	BLADE HANDLE CLOSET HARDWARE
11	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
12	2'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
13	2'-0"	6'-8"		WD		BI-FOLD BLADE HANDLE CLOSET HARDWARE
14	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
15	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
16	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
17	3'-0"	6'-8"		WD	B	BLADE HANDLE CLOSET HARDWARE
20	6'-0"	5'-0"		VINYL	C	DBL VINYL SINGLE HUNG
21	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG
22	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG
23	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG
24	9'-0"	7'-0"		ALUM		SINGLE GARAGE DOOR - ALL HARDWARE THIS CONTRACT

OPENING ELEVATIONS

SCALE: 1/8" FROM EXTERIOR VIEW



** NOTE: WRAP ALL EXTERIOR BRICK MOULDS W/ METAL

INTERIOR FINISH SCHEDULE (4)

SPACE	FLOOR: EXPOSED CONC.	FLOOR: LUXURY VINYL TILE	BASE: WOOD	BASE: NONE	WALLS: 1/2" GYP BD, PAINTED	WALLS: 1/2" TYPE "MR" GYP BD, PAINTED	CEILING: 1/2" GYP BD, PAINTED	CEILING: 1/2" TYPE "MR" GYP BD, PAINTED	CLG HT: 8'-0"	REMARKS: NOTE: SEE SHEET A9 FOR REMARKS (4)
ALL LIVING UNITS										
GREAT ROOM		•	•		•		•		•	(1) (2)
EATING		•	•		•		•		•	
KITCHEN		•	•		•		•		•	
BATH 1		•	•			•		•	•	
MSTR BATH 2		•	•			•		•	•	
LINEN		•	•		•		•		•	
BEDROOM 1 & CLO.		•	•		•		•		•	
BEDROOM 2 & CLO.		•	•		•		•		•	
MSTR BEDROOM & CLO.		•	•		•		•		•	
COAT CLO		•	•		•		•		•	
STORAGE	•			•		•		•	•	
UTILITY CLOSET	•			•	•		•		•	
LAUNDRY CLOSET		•	•		•		•		•	

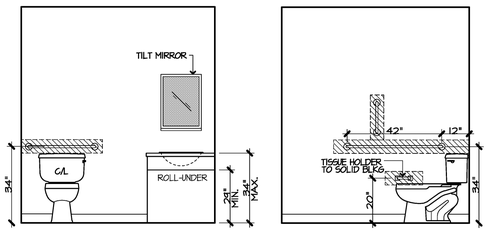
NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE: 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearchs@sbcglobal.net

MILLWORK - BLDS "A" & "B" & INTERIOR SCHEDULES

A8

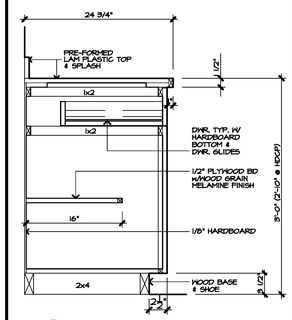


BATH 1 - "A"

BATH 1 - "B"

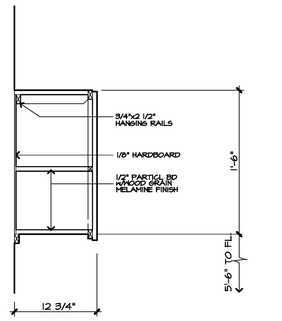
COMMUNITY BATH 1

3/8"



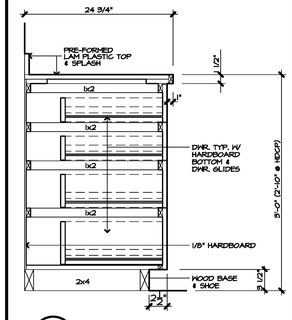
2 / A9 BASE CABINET

1"



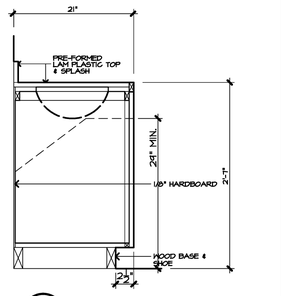
1 / A9 WALL CABINET

1"



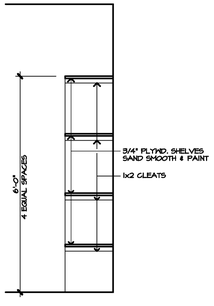
4 / A9 BASE CABINET w/DRAWERS

1"



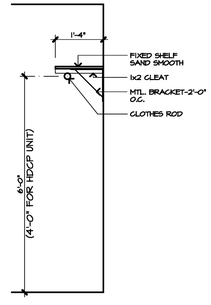
3 / A9 LAVATORY (HDCP)

1"



6 / A9 SHELVING

1/2"



5 / A9 ROD & SHELF

1/2"

APPLIANCE SCHEDULE

MARK	ITEM	DESCRIPTION	REMARKS
A-10	COIN WASHER ADA	WHIRLPOOL CHA9050AM HIGH EFFICENCY COMMERCIAL FRONT LOAD WASHER	ENGERGY STAR, WHITE (1), (2)
A-11	COIN DRYER ADA	WHIRLPOOL CEDA050AM COMMERCIAL ELEC DRYER	WHITE, (2)

REMARKS APPLIANCE SCHEDULE

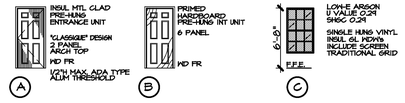
(1) ENERGY STAR CERTIFIED
(2) ADA COMPLIANT APPLIANCE
(3) SWITCH HOOD TO ROCKER SWITCHES MOUNTED ON FACE OF CABINET FOR ADA COMPLIANCE. LIGHTING & VENT
(4) ALL LIVING UNIT APPLIANCES SPECIFIED AS "BLACK". VERIFY ALL APPLIANCE COLORS WITH OWNER / ARCHITECT BEFORE PURCHASING
(5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE PLUMBING FIXTURE SCHEDULE FOR REF

OPENING SCHEDULE

MARK	OPENINGS W	H	T	MAT	TYPE	REMARKS ** ALL LOCKS MASTERKEYED FOR MANAGEMENT ACCESS
1	3'-0"	6'-8"		MTL	A	BLADE HANDLE & LOCKSET, ADA 1/2"H ALUM THRESHOLD, DEADBOLT
2	3'-0"	6'-8"		WD	B	BLADE HANDLE & LOCKSET
3	3'-0"	6'-8"		WD	B	BLADE HANDLE PRIVACY SET
4	3'-0"	6'-8"		WD	B	BLADE HANDLE & LOCKSET
10	3'-0"	4'-0"		WD		PASS THRU WITH OVERHEAD DOOR CLOSER W/ LOCKSET
11	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG
12	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG
13	3'-0"	5'-0"		VINYL	C	VINYL SINGLE HUNG

OPENING ELEVATIONS

SCALE: 1/8" FROM EXTERIOR VIEW



** NOTE: WRAP ALL EXTERIOR BRICK MOULDS W/ METAL

INTERIOR FINISH SCHEDULE

SPACE	FLOOR: VCT	BASE: WOOD	BASE: NONE	WALLS: 1/2" GYP BD, PAINTED	WALLS: 1/2" TYPE "MR" GYP BD, PAINTED	CEILING: 1/2" GYP BD, PAINTED	CEILING: 1/2" TYPE "MR" GYP BD, PAINTED	CLG HT: 8'-0"	REMARKS: NOTE, SEE SHEET A9 FOR REMARKS
COMMUNITY BLDG									
LOBBY/EXERCISE ROOM	●	●		●		●		●	
BATH 1	●	●			●		●	●	(1) (3)
MECH	●		●	●		●		●	(1) (3)
OFFICE	●	●			●	●		●	
LAUNDRY	●	●			●	●		●	(1) (3)

REMARKS INTERIOR FINISH SCHEDULE ALL LIVING & COMMUNITY BLDG

(1) ALL GYP BOARD WALLS & CEILINGS TO HAVE LIGHT KNOCK-DOWN FINISH
(2) INSUL & GYP BOARD TO BE RUN BEHIND SHOWER UNITS PRIOR TO INSTALLING SHOWER
(3) WET ROCK TYPE GYP BOARD TO BE USED AT ALL WET LOCATIONS WALLS & CEILINGS AS SHOWN ON SCHEDULE
(4) ALL BASE TRIM, WINDOW TRIM, & DOOR OPENING TRIM TO BE 3 SHADES DARKER THAN WALL COLOR
@ HDCP & HEARING & SIGHT IMPAIRED UNITS & COMMUNITY BUILDING

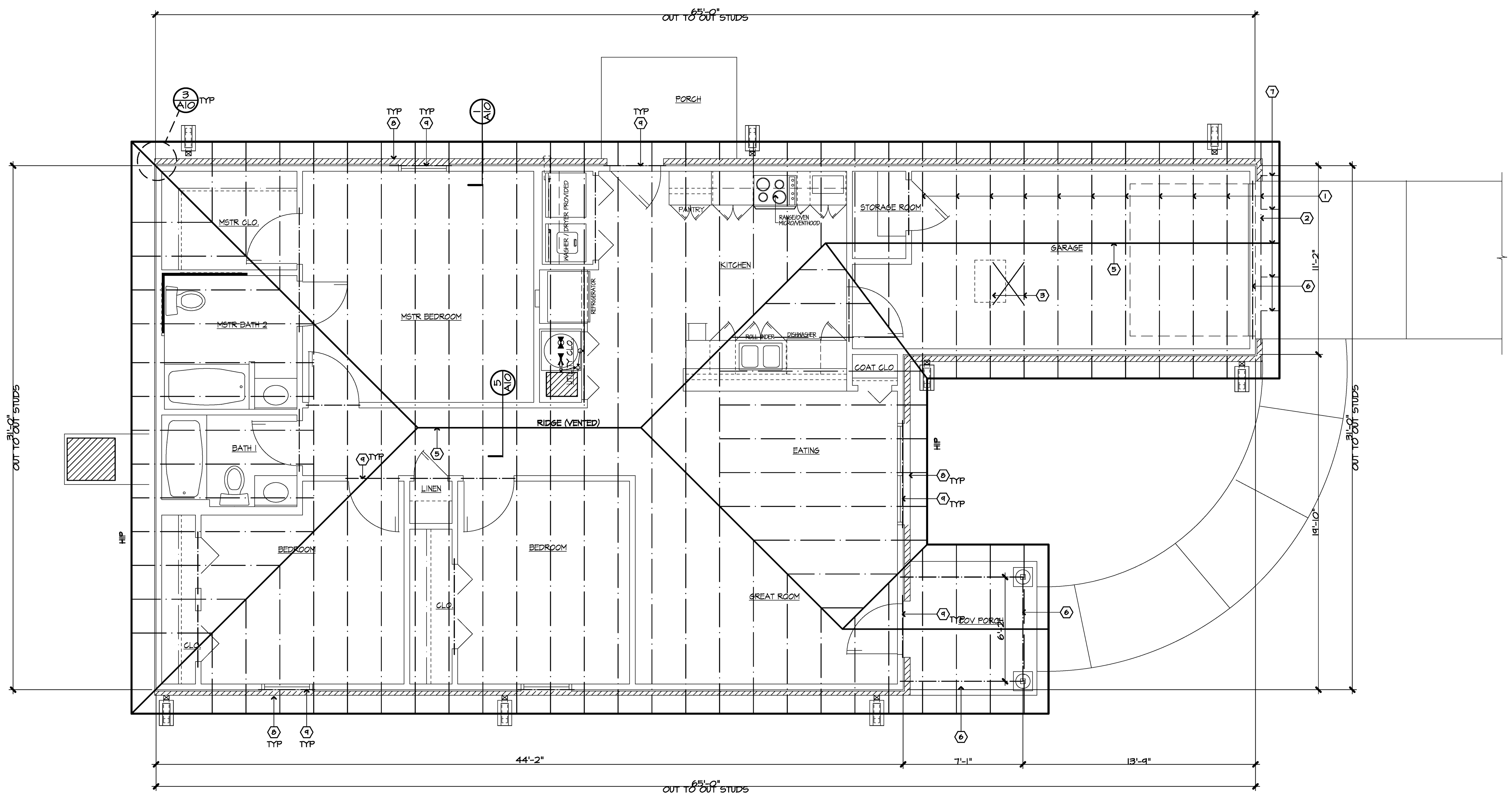
MILLWORK - BLDG "C" & INTERIOR SCHEDULES

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

A9

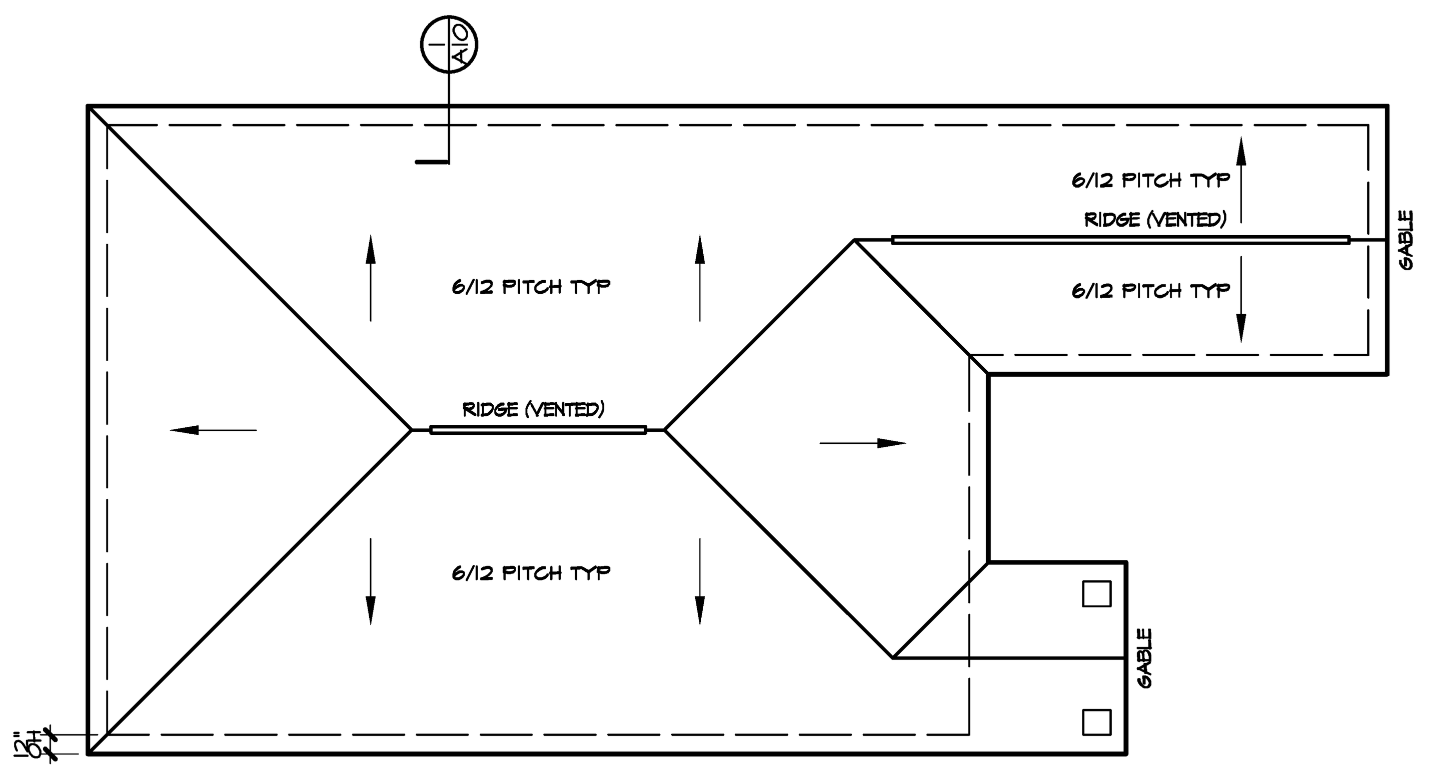


FRAMING PLAN - BLDG "A" & "B"

1/4"

SEE SITE PLAN

NOTE:
FRAMING PLAN BASED ON EXTERIOR ELEVATION "B"
SOME BLDGS MIRRORED SEE SITE PLAN FOR REF



ROOF PLAN

1/8"

ASSUMED

NOTE:
ROOF PLAN BASED ON EXTERIOR ELEVATION "B"

GENERAL NOTES — FRAMING PLAN

MARK	DESCRIPTION
1	PRE-ENGINEERED WOOD TRUSSES @ 24" OC
2	GABLE TRUSS LOC - DROP 3 1/2" TO ALLOW FOR OUTRIGGERS
3	ATTIC SCUTTLE - SEE DET 2/A10
4	PROVIDE FOR CONTINUOUS PERMANENT BRACING AS REQ'D BY TRUSS SUPPLIER - CONTRACTOR SHALL INSTALL CONT WEB BRACING AS NOTED ON TRUSS SUPPLIER'S SHOP DRAWINGS
5	PROVIDE BLK'g AT RIDGE - SEE DET 5/A10
6	3 1/8" x 11 1/8" LAMINATED BEAM
7	2x4 OUTRIGGERS @ 2'-0" OC MAX
8	SEE LINTEL SCHEDULE THIS SHEET
9	HEADERS SHALL BE (2) 2x10's w/ 1/2"TK PLY BTWN @ 2x4 WALLS - ALL HDR's SHALL BEAR ON (2) STUDS MIN - TYPICAL UNLESS NOTED OTHERWISE

TRUSS NOTES

1. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR TO SUPPORT 10 PSF DEAD LOAD ON TOP CHORD AND 10 PSF DEAD LOAD ON BOTTOM CHORD PLUS 20 PSF LIVE LOAD ON TOP CHORD PLUS 10 PSF LIVE LOAD ON BOTTOM CHORD, PLUS CODE WIND LOAD
2. FABRICATOR SHALL SUBMIT CALCULATIONS w/SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF TRUSSES
3. CONTRACTOR SHALL PROVIDE BRACING FOR TRUSS CHORD AND WEB MEMBERS AS REQUIRED BY THE TRUSS FABRICATOR. SYSTEM IS NOT STABLE UNTIL SHEATHING AND PERMANENT BRACING ARE INSTALLED
4. NUMBER 3 GRADE LUMBER WILL NOT BE ALLOWED FOR CHORDS OR TENSION WEB MEMBERS
5. MINIMUM TRUSS PLATE SIZE SHALL BE 3"x5" (OR 4"x4") EA SIDE OF TRUSS @ ALL JOINTS
6. MINIMUM CONTACT AREAS FOR TRUSS PLATES SHALL BE 3.75 SQUARE INCHES ON EA MEMBER @ ALL JOINTS, EA SIDE OF TRUSS

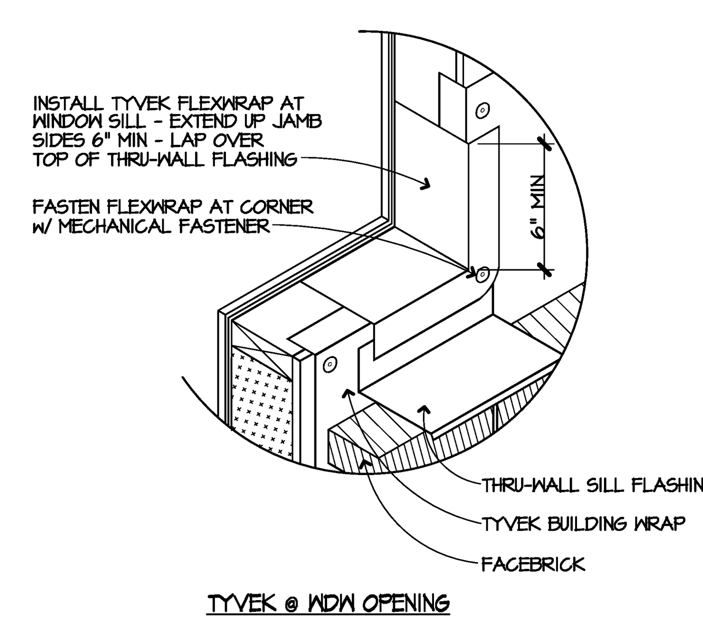
NAILING, BEAM, AND COLUMN NOTES

1. PLYWOOD FOR ROOF SHALL BE 5/8" OSB BRD. NAILING FOR PLYWOOD ROOF DECKING SHALL BE 8d COMMON NAILS @ 6" CENTER @ SUPPORTED PLYWOOD EDGES AND 8d NAILS @ 6" ON CENTER ALONG ALL INTERMEDIATE SUPPORTS
2. WALL SHEATHING SHALL CONSIST OF 1/2" OSB BRD. NAILING FOR WALL SHEATHING SHALL BE 8d NAILS @ 6" ON CENTER ALONG PLYWOOD EDGES AND 6" ON CENTER ALONG INTERMEDIATE MEMBERS. BLOCK ALL PLYWOOD EDGES
3. NAILS FOR ALL FRAMING CONNECTORS SHALL BE FURNISHED BY CONNECTOR MANUFACTURER NAIL PER SCHEDULE FURNISHED BY CONNECTOR MANUFACTURER

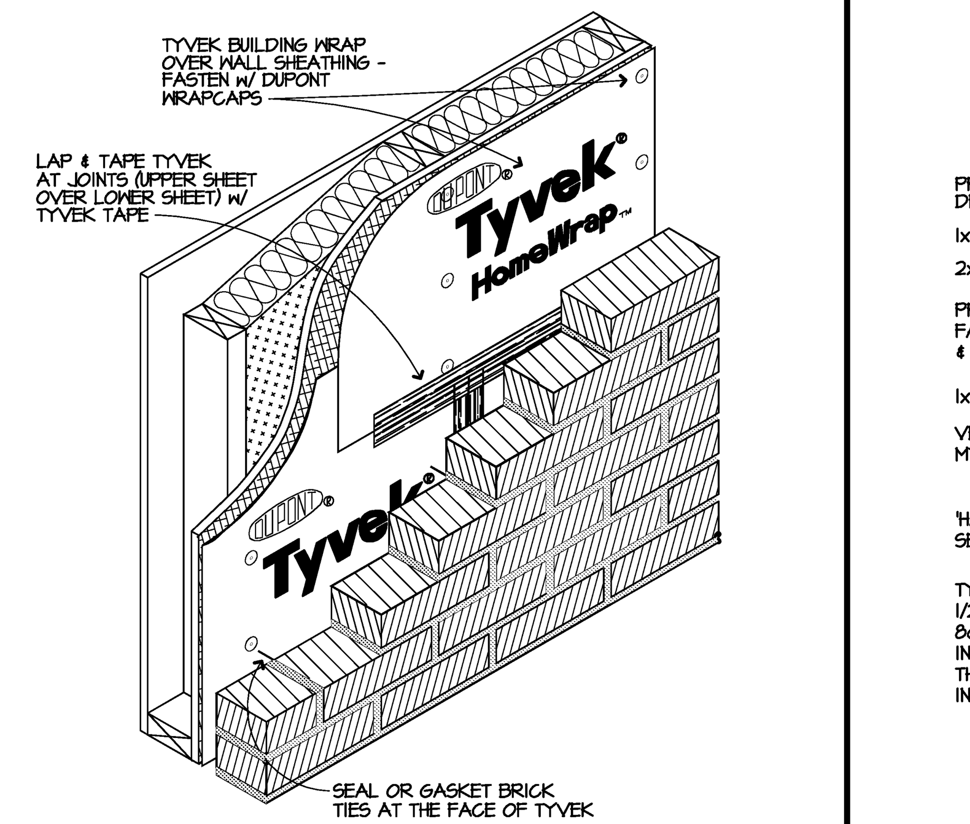
LINTEL SCHEDULE

WALL TYPE	UP TO 4'-0" OPENING	4'-1" TO 6'-0" OPENING	6'-1" TO 8'-0" OPENING	8'-1" TO 10'-0" OPENING	
4" VENEER	∠3½x3½x¼	∠5x3½x5⁄16 (LLV)	∠6x3½x5⁄16 (LLV)	∠7x4x3⁄8 (LLV)	

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



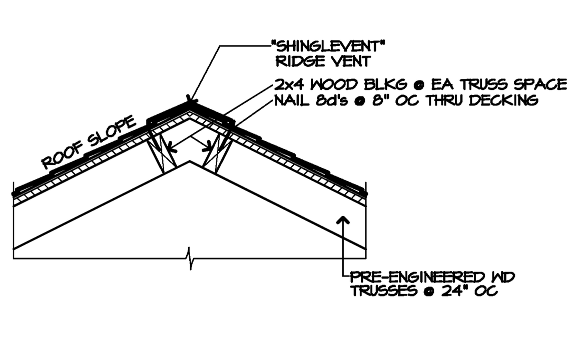
TYVEK @ WDW OPENING



TYP TYVEK @ EXTERIOR WALL

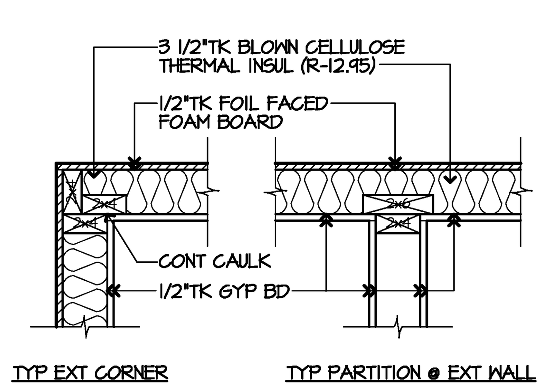
4/A10 TYVEK INSTALLATION DETAIL

1"



5/A10 RIDGE BLOCKING

NTS

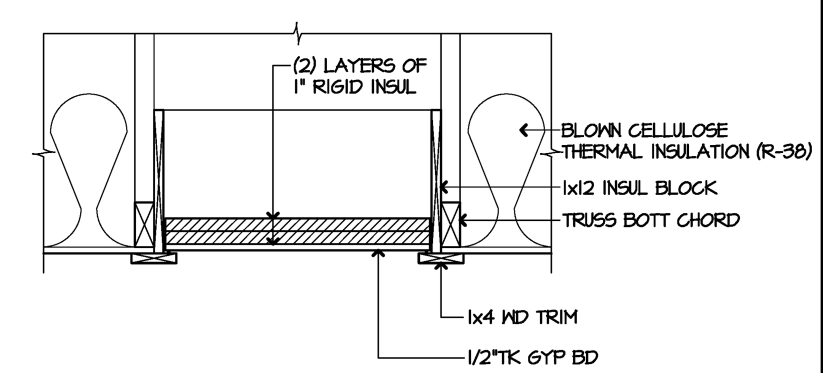


TYP EXT CORNER

TYP PARTITION @ EXT WALL

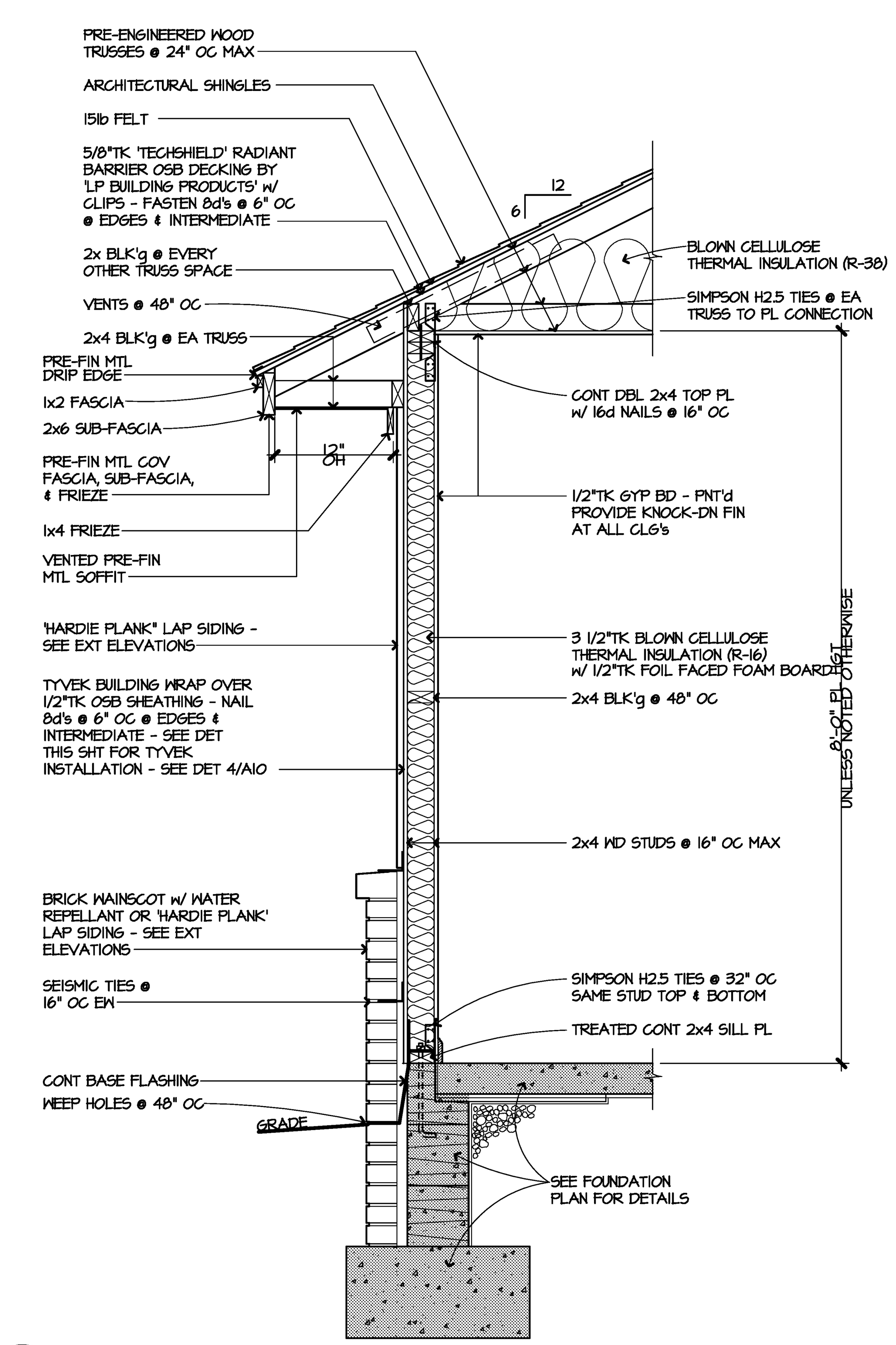
3/A10 TYPICAL WALL FRAMING DETAIL

1"



2/A10 ATTIC ACCESS PANEL

1"



1/A10 TYPICAL WALL SECTION

3/4"

FRAMING & ROOF PLAN - BLDG "A" & "B"

NEW MULTI-FAMILY DEVELOPMENT FOR:

BRIARWOOD ESTATES

1699 PATRICK STREET

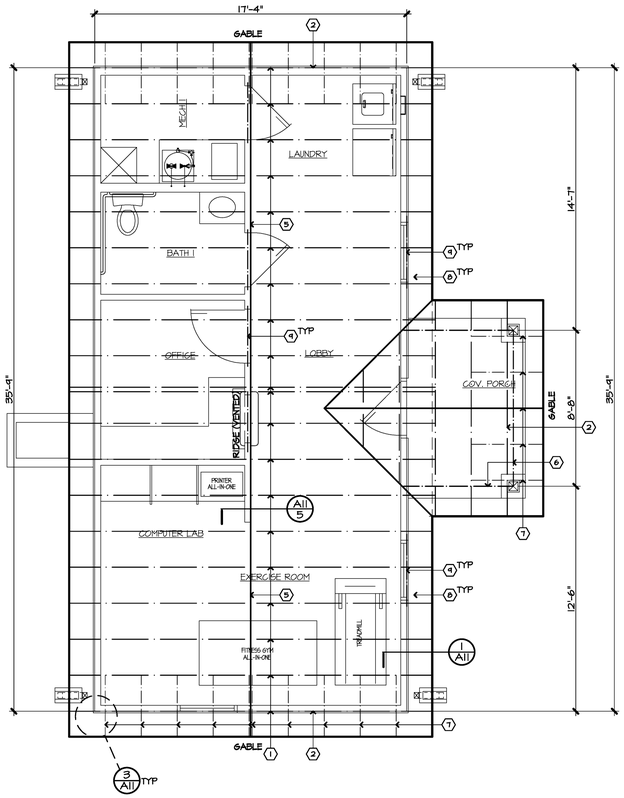
JONESBORO, ARKANSAS 72401

COMM. NO.: 61415
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS

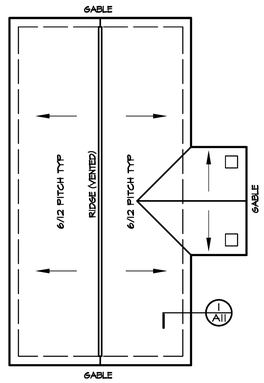
501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net

A10



FRAMING PLAN - BLDG "C"
1/4"

4 SEE SITE PLAN



ROOF PLAN
1/8"

ASSUMED

0 GENERAL NOTES FRAMING PLAN

MARK	DESCRIPTION
1	PRE-ENGINEERED WOOD TRUSSES @ 24" OC
2	GABLE TRUSS LOC - DROP 3 1/2" TO ALLOW FOR OUTRIGGERS
3	OMIT
4	PROVIDE FOR CONTINUOUS PERMANENT BRACING AS REQ'D BY TRUSS SUPPLIER - CONTRACTOR SHALL INSTALL CONT WEB BRACING AS NOTED ON TRUSS SUPPLIER'S SHOP DRAWINGS
5	PROVIDE BLK'g AT RIDGE - SEE DET 5/A11
6	3 1/8" x 11 1/8" LAMINATED BEAM
7	2x4 OUTRIGGERS @ 2'-0" OC MAX
8	SEE LINTEL SCHEDULE THIS SHEET
9	HEADERS SHALL BE (2) 2x10's w/ 1/2"TK PLY BTWN @ 2x4 WALLS - ALL HDR's SHALL BEAR ON (2) STUDS MIN - TYPICAL UNLESS NOTED OTHERWISE

TRUSS NOTES

1 ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR TO SUPPORT 10 PSF DEAD LOAD ON TOP CHORD AND 10 PSF DEAD LOAD ON BOTTOM CHORD PLUS 20 PSF LIVE LOAD ON TOP CHORD PLUS 10 PSF LIVE LOAD ON BOTTOM CHORD, PLUS CODE WIND LOAD

2 FABRICATOR SHALL SUBMIT CALCULATIONS W/SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF TRUSSES

3 CONTRACTOR SHALL PROVIDE BRACING FOR TRUSS CHORD AND WEB MEMBERS AS REQUIRED BY THE TRUSS FABRICATOR. SYSTEM IS NOT STABLE UNTIL SHEATHING AND PERMANENT BRACING ARE INSTALLED

4 NUMBER 3 GRADE LUMBER WILL NOT BE ALLOWED FOR CHORDS OR TENSION WEB MEMBERS

5 MINIMUM TRUSS PLATE SIZE SHALL BE 3"x5" (OR 4"x4") EA SIDE OF TRUSS @ ALL JOINTS

6 MINIMUM CONTACT AREAS FOR TRUSS PLATES SHALL BE 3.75 SQUARE INCHES ON EA MEMBER @ ALL JOINTS, EA SIDE OF TRUSS

NAILING, BEAM, AND COLUMN NOTES

1 PLYWOOD FOR ROOF SHALL BE 5/8" OSB BRD. NAILING FOR PLYWOOD ROOF DECKING SHALL BE 8d COMMON NAILS @ 6" CENTER @ SUPPORTED PLYWOOD EDGES AND 8d NAILS @ 6" ON CENTER ALONG ALL INTERMEDIATE SUPPORTS

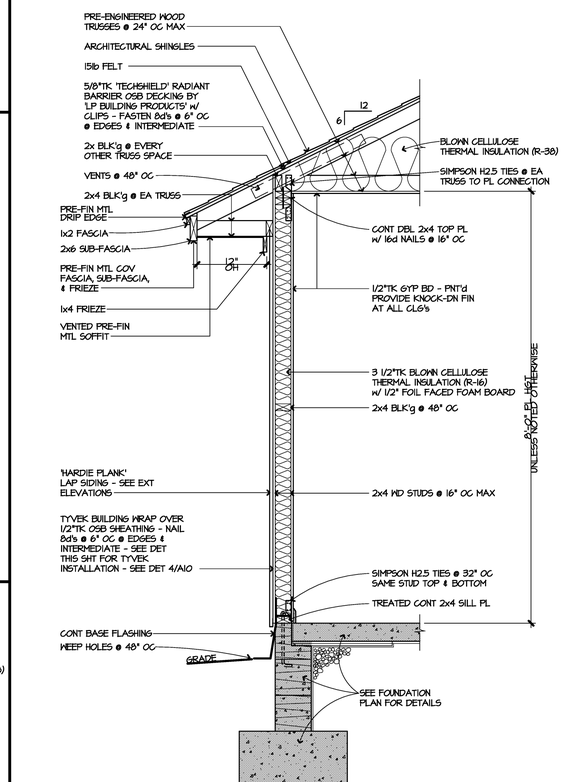
2 WALL SHEATHING SHALL CONSIST OF 1/2" OSB BRD. NAILING FOR WALL SHEATHING SHALL BE 8d NAILS @ 6" ON CENTER ALONG PLYWOOD EDGES AND 6" ON CENTER ALONG INTERMEDIATE MEMBERS. BLOCK ALL PLYWOOD EDGES

3 NAILS FOR ALL FRAMING CONNECTORS SHALL BE FURNISHED BY CONNECTOR MANUFACTURER NAIL PER SCHEDULE FURNISHED BY CONNECTOR MANUFACTURER

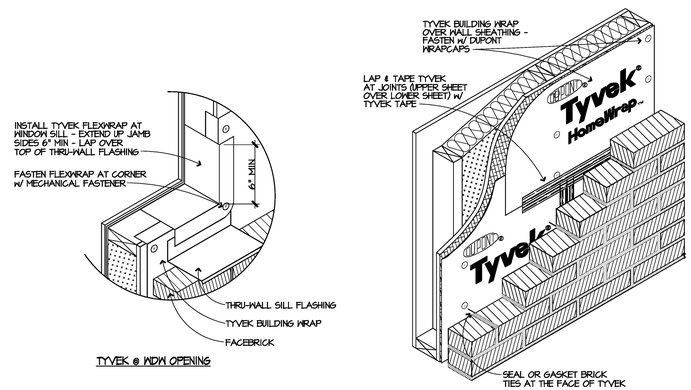
LINTEL SCHEDULE

WALL TYPE	UP TO 4'-0" OPENING	4'-1" TO 6'-0" OPENING	6'-1" TO 8'-0" OPENING	8'-1" TO 10'-0" OPENING	
4" VENEER	4Ø3½x3½x¼	4Ø5½x3½x5/16 (LLV)	4Ø6x3½x5/16 (LLV)	4Ø7x4x5/16 (LLV)	

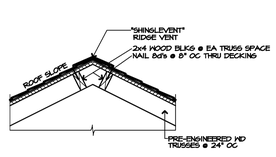
1. LINTEL SCHEDULE APPLIES UNLESS NOTED OR DETAILED OTHERWISE.
2. BEAR ANGLE LINTELS 8" @ EACH END, MIN. TYP. U.N.O.



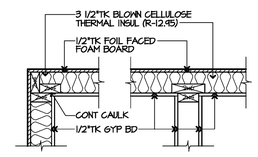
1 A11 TYPICAL WALL SECTION
3/4"



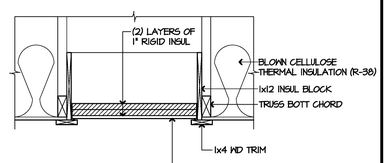
4 A11 TYVEK INSTALLATION DETAIL
1"



5 A11 RIDGE BLOCKING
NTS



3 A11 TYPICAL WALL FRAMING DETAIL
1"



2 A11 ATTIC ACCESS PANEL
1"

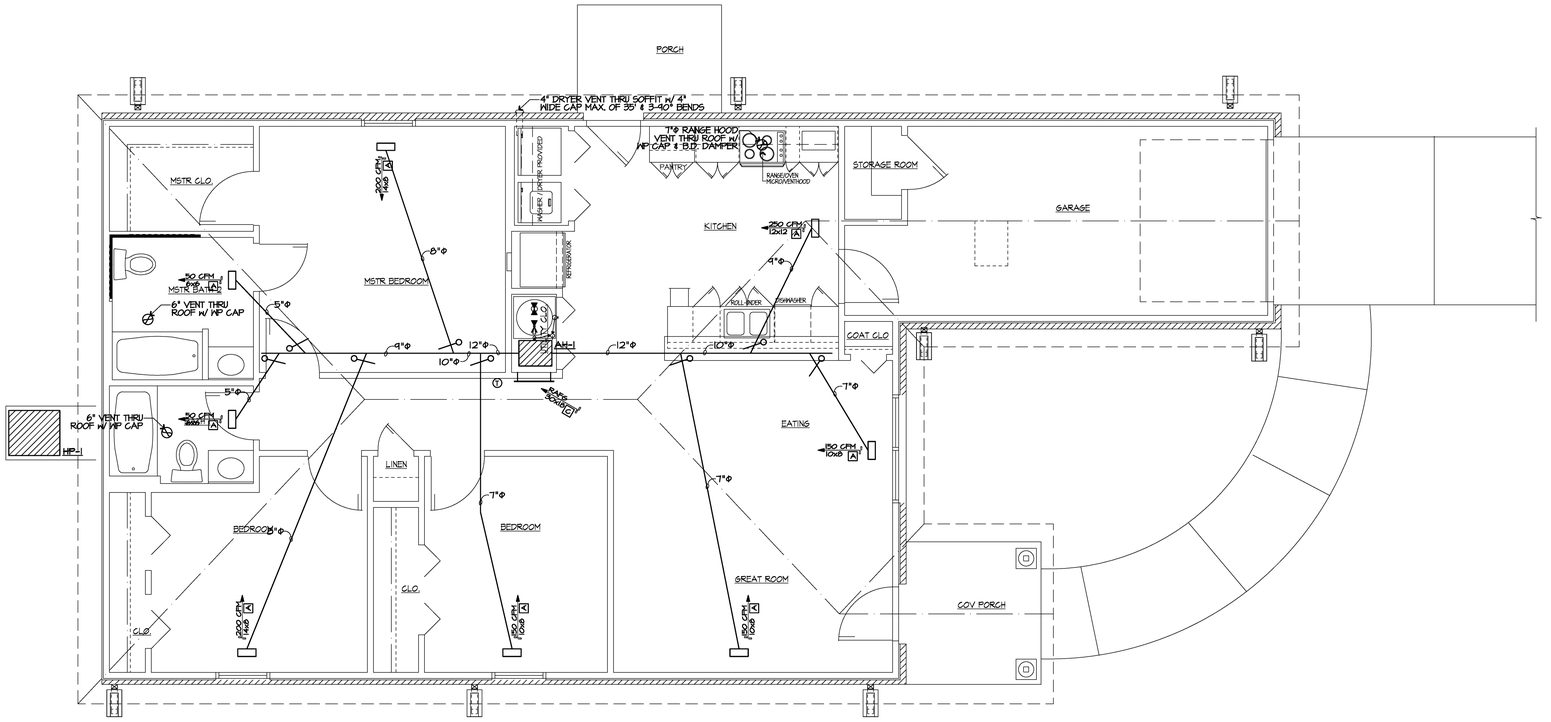
FRAMING & ROOF PLAN - BLDG "C"

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 6141B
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR.
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

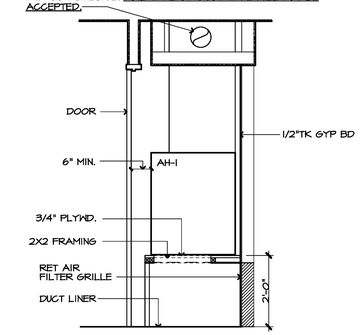
A11



H.V.A.C. EQUIPMENT SCHEDULE

MARK	ITEM	DESCRIPTION	CAPACITY	REMARKS
HP-1	HEAT PUMP	RHEEM RP1536AJ1NA	36,000 BTUH NOMINAL	15 SEER
AH-1	AIR HANDLER & COIL	RHEEM RHIT3617STANJA	15 KW RES.HT 1200 CFM	3 TON COIL
A	SUPPLY REG	HART & COOLEY A303	SEE DRAWING	WHITE FINISH
R	RET AIR FILTER GRILLE	HART & COOLEY 673	SEE DRAWING	WHITE FINISH
T	THERMOSTAT	WHITE ROGERS 1F89EZ-0251	HEATING\COOLING 2 STAGE HEAT \ 1 STAGE COOL 3 TEMP PRE SETS	44" MTG HT
⊘	VENT FAN			VENT THRU ROOF

SCREW ALL JOINTS W/3 SCREWS MIN ON ROUND DUCT. STD LOCK SEAM ON RECT DUCT. SEAL ALL DUCT JOINTS & CONNECTIONS @ REGISTERS, PLENUMS, SUPPLIES, & RETURNS W/DUCT MASTIC IRONGRIP 601 OR HARDCAST DT-IMPREGNATED FIBER TAPE W/ RTA-50 ADHESIVE. FOIL TAPE OR DUCT TAPE WILL NOT BE ACCEPTED.



1 / A12 TYP MECH CLO
1/2"

HVAC PLAN - BLDS "A" & "B"
1/4"
SEE SITE PLAN

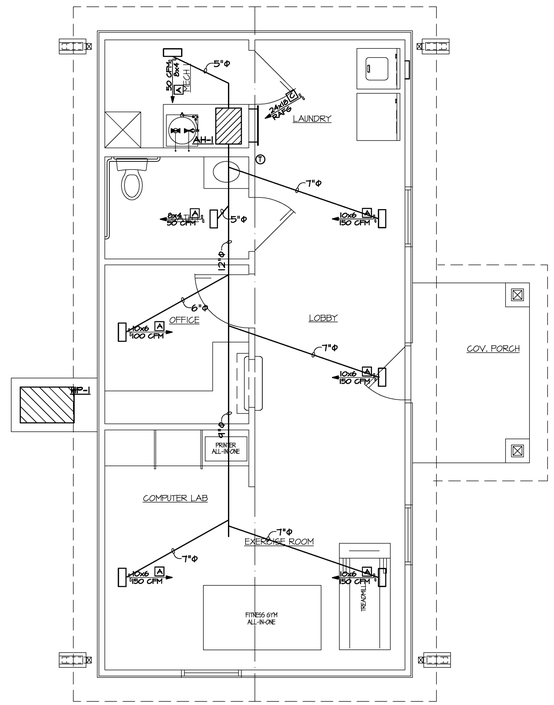
FLOOR PLAN - BLDS "A" & "B" / SCHEDULES

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1641 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

A|2



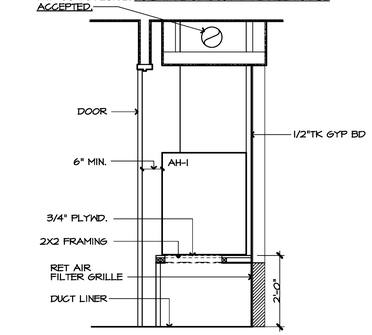
HVAC PLAN - BLDG "C"
1/4"

SEE SITE PLAN

H.V.A.C. EQUIPMENT SCHEDULE

MARK	ITEM	DESCRIPTION	CAPACITY	REMARKS
HP-1	HEAT PUMP	RHEEM RP1524AJ1NA	24,000 BTUH NOMINAL	15 SEER
AH-1	AIR HANDLER & COIL	RHEEM RHIT2417STANJA	10 KW RES.HT 800 CFM	2 TON COIL
A	SUPPLY REG	HART & COOLEY A303	SEE DRAWING	WHITE FINISH
B	RET AIR FILTER GRILLE	HART & COOLEY 673	SEE DRAWING	WHITE FINISH
T	THERMOSTAT	WHITE ROGERS 1F89EZ-0251	HEATING\COOLING 2 STAGE HEAT \ 1 STAGE COOL 3 TEMP PRE SETS	44" MTG HT
⊘	VENT FAN			VENT THRU ROOF

SCREW ALL JOINTS W/3 SCREWS MIN ON ROUND DUCT. STD LOCK SEAM ON RECT DUCT. SEAL ALL DUCT JOINTS & CONNECTIONS @ REGISTERS, PLENUMS, SUPPLIES, & RETURNS W/DUCT MASTIC IRONGRIP 601 OR HARDCAST DT-IMPREGNATED FIBER TAPE W/ RTA-50 ADHESIVE. FOIL TAPE OR DUCT TAPE WILL NOT BE ACCEPTED.



1/A13 TYP MECH CLO
1/2"

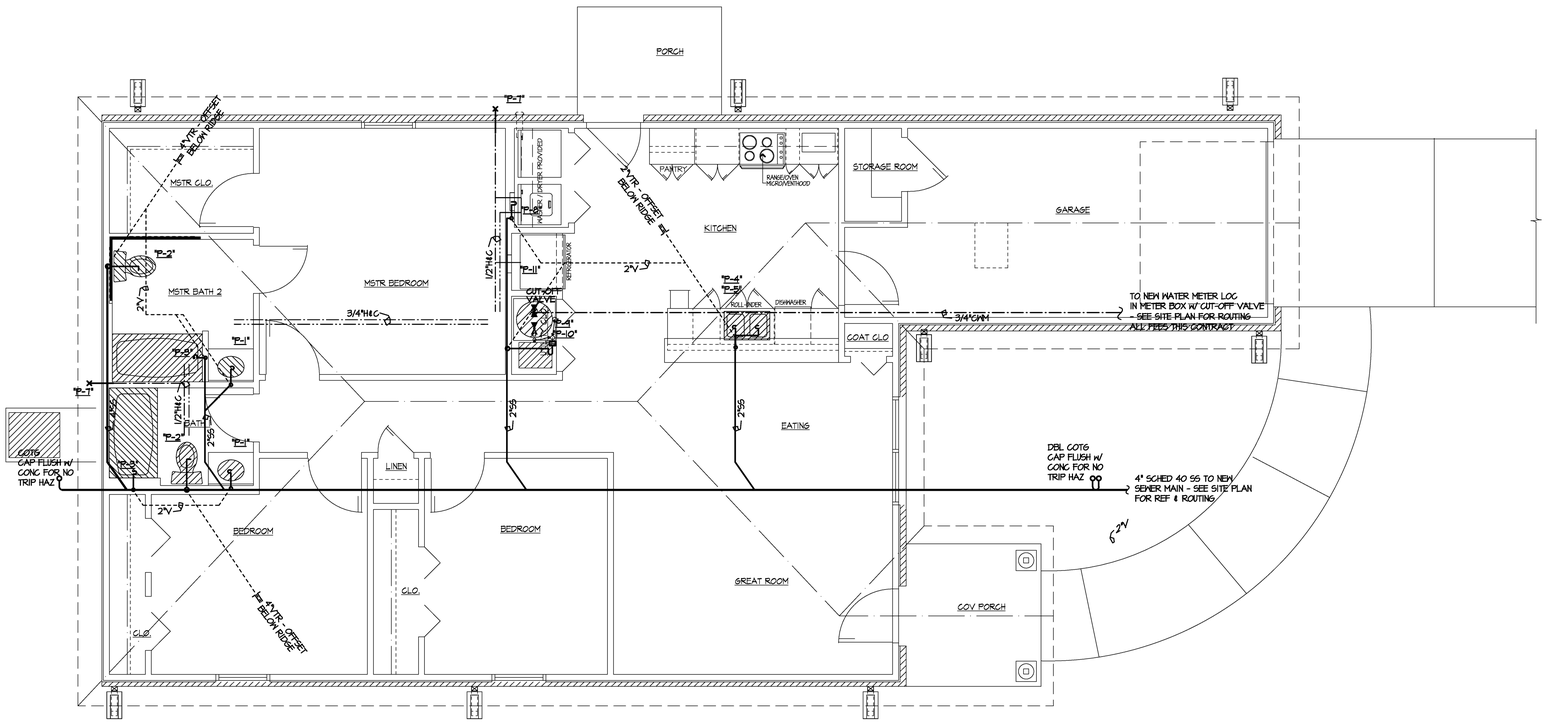
HVAC PLAN - BLDG "C" / SCHEDULES

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1641 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 614.15
DATE: 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-5813 TEL
(870) 930-5820 FAX
littlearch@sbcglobal.net

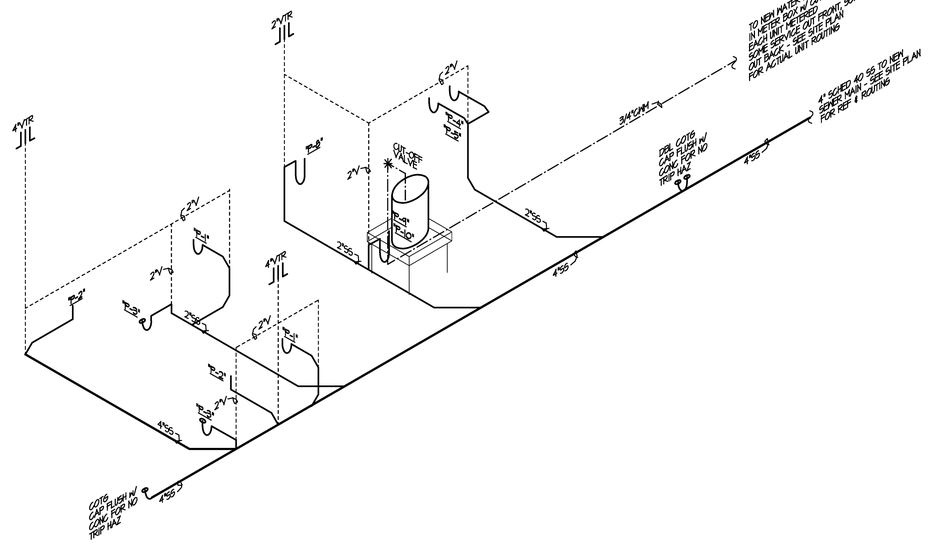
A13



PLUMBING PLAN - BLDS "A" & "B"

1/4" — SEE SITE PLAN

NOTE: ALL PLUMBING FIXTURES IN BLDS "B" TO BE HDCP ACCESSIBLE



PLUMBING RISER DIAGRAM

NTS

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x37 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL with CHICAGO 420-ABCP FAUCET	(2)
P-1 HDCP	LAVATORY ADA TYPE	AMERICAN STANDARD LUCERN 0355.012 W/ CHICAGO 420-ABCP FAUCET & WATTS CA-411 CONCEALED CARRIERS	(2)
P-2	WATER CLOSET	GERBER MAXWELL 21-412 with GLAZED WOOD SEAT	(1), (3)
P-2 HDCP	WATER CLOSET ADA TYPE	GERBER MAXWELL 21-418 with GLAZED WOOD OPEN FRONT SEAT	(1), (3)
P-3	TUB / SHOWER	AKER OPTS-6032 W/ FACTORY INSTALLED ROD & CURTAIN DELTA T13420-PDSOS FAUCET	(1), (4)
P-3 HDCP	TUB / SHOWER ADA TYPE	MAAX OPS-6030-R5 W/ FACTORY INSTALLED ROD & CURTAIN COMPLETE W/ ADA-ANSI PACKAGE INCLUDING SEAT - DELTA T13H333 TRIM & HAND SHOWER, & DIV VALVE	(1), (4)
P-4	SS SINK	DAYTON D-23322-4 SS SINK W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS 11 STRAINER	
P-4 HDCP	SS SINK ADA TYPE	DAYTON GE-23321-4 W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS 11 BASKET STRAINER	(2)
P-5	DISPOSAL	GE GFC525V 1/2 HP CONT FEED GARBAGE DISPOSAL - CORDED	(5)
P-6	DISHWASHER CONNECTION	INSTALLED BY PLUMBING CONTRACTOR	
P-7	HOSE BIBB	WOODFORD MODEL 25P AUTOMATIC DRAINING FREEZELESS WALL FAUCET	
P-8	WASHING MACH CONNECTION	OATEY 38751 W/NIBCO #74 VALVES	
P-9	WATER HEATER	AO SMITH ELEC 40 GAL ELEC WATER HEATER INCLUDE PRE-MFG STAND & DRAIN PAN	(6)
P-10	HUB DRAIN	2" PROSET TRAP GUARD HUB DRAIN W/MADE 2440 FIXED AIR GAP MOUNTED @ TOP OF DRAIN	(7)
P-11	ICE MAKER CONNECTION	OATEY I.M.O.B. W/ SUPPLY VALVE	(9)
P-12	WATER COOLER	OASIS P8AC ERSA COOLER - SANDSTONE	(6)
P-13	MOP SINK	FIAT MSB2424 MOP BASIN, DELTA 28T9 FAUCET, 832-AA HOSE & BRACKET, 884-CC MOP BRACKET	(11)
P-14	FLOOR DRAIN	PROSET T25630-F-P 2" TRAP GAURD FLOOR DRAIN W/ 5" NICKEL BRONZE STRAINER	
P-15	RADON MEDIATION	"TEE" FITTING IN SLAB WITH 4" VENT PIPE THRU ROOF FOR RADON GAS MEDIATION - INSTALLED THIS CONTRACT BY PLUMBING CONTRACTOR	

REMARKS PLUMBING FIXTURE SCHEDULE

(1) WHITE

(2) FIXTURE SUPPLIES & DRAIN SHALL EXTEND NO MORE THAN 6" OUT FROM WALL & SHALL PROVIDE 29" MIN. FLOOR TO BOTTOM - 29" CLEAR UNDER MIN. SINK RIM 34"H MAX - SEE MILLWORK FOR REF

(3) FLUSH HANDLE ON TANK TO BE ON OPEN SIDE OF STALL (ENFORCED)

(4) DO NOT INSTALL TUB UNIT UNTIL WALL HAS BEEN INSULATED & GYP BD INSTALLED BEHIND TUB

(5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE APPLIANCE SCHED FOR REF

(6) PROVIDE PRE-MFG STAND & AUXILIARY DRAIN PAN, H&C CUT OFF VALVES @ WATER HEATER SEE DETAIL 1/M

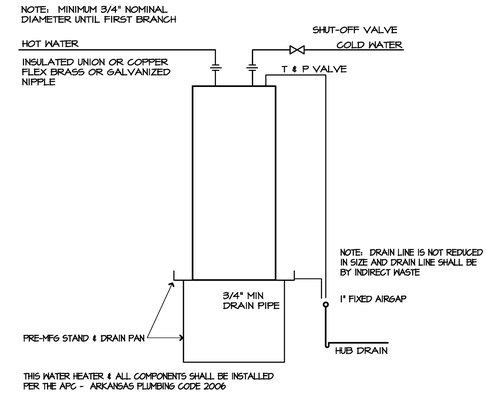
(7) HUBB DRAINS @ MECHANICAL UNITS SHALL NOT BE INSTALLED IN RETURN AIR SPACE - EXTEND ABOVE MECH PLATFORM WHERE APPLICABLE

(8) WATER LINE FROM ICE MAKER OUTLET BOX TO REFRIGERATOR TO BE PROVIDED & INSTALLED THIS CONTRACT

(9) LOOSE FLEX COPPER LINES RUN THROUGH CABINETS WILL NOT BE ACCEPTED. LINES MUST BE CONCEALED IN WALL & FIXED TO PRE-MFG BOX

(10) MOUNT ORIFICE @ 34"H MAX FOR ADA REQUIREMENTS

(11) MOP SINK FAUCET TO BE MOUNTED TO SECURE WD BLOCKING IN WALL - COORDINATE REQ W/FRAMER - DO NOT INSTALL WITHOUT BLOCKING IN WALL



1/A14 WATER HEATER DETAIL (TYP - ELEC)

NTS

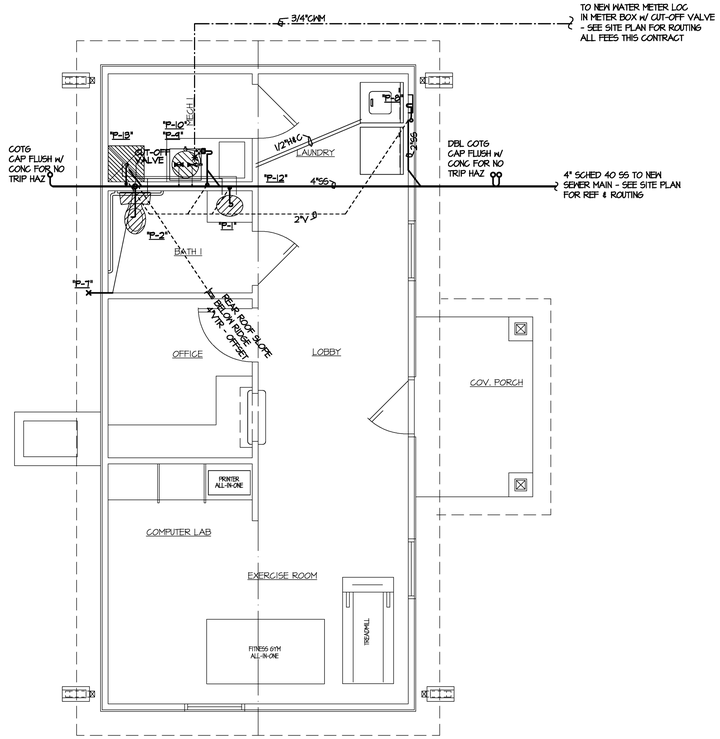
PLUMBING PLAN - BLDS "A" & "B" / SCHEDULES / PLUMBING RISER DIAGRAM

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-3913 TEL
(870) 930-3920 FAX
littlearch@sbcglobal.net

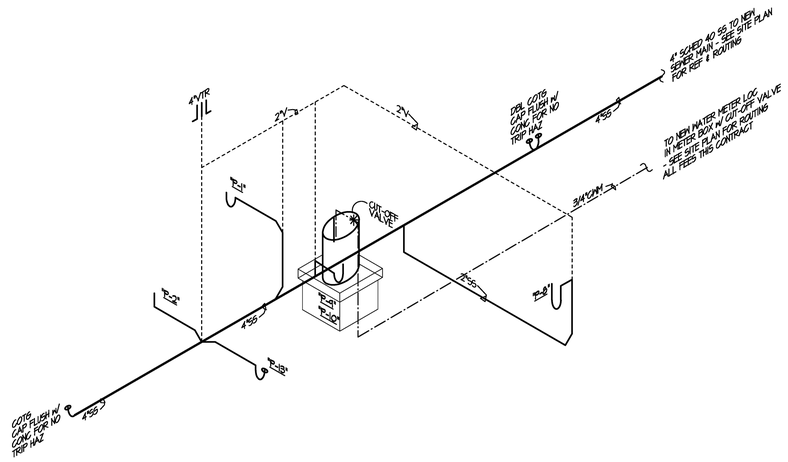
A|4



PLUMBING PLAN - BLDG "C"

1/4" — SEE SITE PLAN

NOTE: ALL PLUMBING FIXTURES TO BE HDCP ACCESSIBLE



PLUMBING RISER DIAGRAM

NTS

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	DESCRIPTION	REMARKS
P-1	LAVATORY	22x37 (3 BR) 22x31 (2 BR) MARBLE TOP & INTEGRATED BOWL with CHICAGO 420-ABCP FAUCET	(2)
P-1 HDCP	LAVATORY ADA TYPE	AMERICAN STANDARD LUCERN 0355.012 W/ CHICAGO 420-ABCP FAUCET & WATTS LA-411 CONCEALED CARRIERS	(2)
P-2	WATER CLOSET	GERBER MAXWELL 21-412 with GLAZED WOOD SEAT	(1), (3)
P-2 HDCP	WATER CLOSET ADA TYPE	GERBER MAXWELL 21-418 with GLAZED WOOD OPEN FRONT SEAT	(1), (3)
P-3	TUB / SHOWER	AKER OPTS-6032 W/ FACTORY INSTALLED ROD & CURTAIN DELTA T13420-PDSOS FAUCET	(1), (4)
P-3 HDCP	TUB / SHOWER ADA TYPE	MAAX OPS-6030-R5 W/ FACTORY INSTALLED ROD & CURTAIN COMPLETE W/ ADA-ANSI PACKAGE INCLUDING SEAT - DELTA T13H333 TRIM & HAND SHOWER, & DIV VALVE	(1), (4)
P-4	SS SINK	DAYTON D-23322-4 SS SINK W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS 11 STRAINER	
P-4 HDCP	SS SINK ADA TYPE	DAYTON GE-23321-4 W/ CHICAGO 432ABCP FAUCET & SPRAY DEARBORN BRASS 11 BASKET STRAINER	(2)
P-5	DISPOSAL	GE GFC525V 1/2 HP CONT FEED GARBAGE DISPOSAL - CORDED	(5)
P-6	DISHWASHER CONNECTION	INSTALLED BY PLUMBING CONTRACTOR	
P-7	HOSE BIBB	WOODFORD MODEL 25P AUTOMATIC DRAINING FREEZELESS WALL FAUCET	
P-8	WASHING MACH CONNECTION	OATEY 38751 w/NIBCO #74 VALVES	
P-9	WATER HEATER	AO SMITH ELEC 40 GAL ELEC WATER HEATER INCLUDE PRE-MFG STAND & DRAIN PAN	(6)
P-10	HUB DRAIN	2" PROSET TRAP GUARD HUB DRAIN w/MADE 2440 FIXED AIR GAP MOUNTED @ TOP OF DRAIN	(7)
P-11	ICE MAKER CONNECTION	OATEY I.M.O.B. W/ SUPPLY VALVE	(9)
P-12	WATER COOLER	OASIS PBAC ERSA COOLER - SANDSTONE	(6)
P-13	MOP SINK	FIAT MSB2424 MOP BASIN, DELTA 28T9 FAUCET, 832-AA HOSE & BRACKET, 884-CC MOP BRACKET	(11)
P-14	FLOOR DRAIN	PROSET T25630-F-P 2" TRAP GAURD FLOOR DRAIN W/ 5" NICKEL BRONZE STRAINER	
P-15	RADON MEDIATION	"TEE" FITTING IN SLAB WITH 4" VENT PIPE THRU ROOF FOR RADON GAS MEDIATION - INSTALLED THIS CONTRACT BY PLUMBING CONTRACTOR	

REMARKS — PLUMBING FIXTURE SCHEDULE

(1) WHITE

(2) FIXTURE SUPPLIES & DRAIN SHALL EXTEND NO MORE THAN 6" OUT FROM WALL & SHALL PROVIDE 24" MIN. FLOOR TO BOTTOM - 24" CLEAR UNDER MIN. SINK RIM 34"H MAX - SEE MILLWORK FOR REF

(3) FLUSH HANDLE ON TANK TO BE ON OPEN SIDE OF STALL (ENFORCED)

(4) DO NOT INSTALL TUB UNIT UNTIL WALL HAS BEEN INSULATED & GYP BD INSTALLED BEHIND TUB

(5) PROVIDED & INSTALLED BY PLUMBING CONTRACTOR - SEE APPLIANCE SCHED FOR REF

(6) PROVIDE PRE-MFG STAND & AUXILIARY DRAIN PAN, H&C CUT OFF VALVES @ WATER HEATER SEE DETAIL 1/M

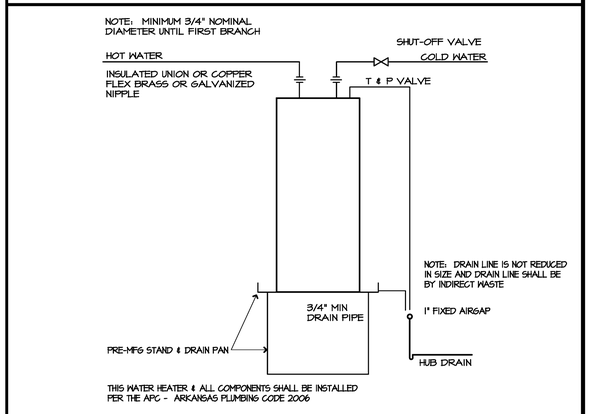
(7) HUBB DRAINS @ MECHANICAL UNITS SHALL NOT BE INSTALLED IN RETURN AIR SPACE - EXTEND ABOVE MECH PLATFORM WHERE APPLICABLE

(8) WATER LINE FROM ICE MAKER OUTLET BOX TO REFRIGERATOR TO BE PROVIDED & INSTALLED THIS CONTRACT

(9) LOOSE FLEX COPPER LINES RUN THROUGH CABINETS WILL NOT BE ACCEPTED. LINES MUST BE CONCEALED IN WALL & FIXED TO PRE-MFG BOX

(10) MOUNT ORIFICE @ 34"H MAX FOR ADA REQUIREMENTS

(11) MOP SINK FAUCET TO BE MOUNTED TO SECURE MD BLOCKING IN WALL - COORDINATE REQ W/FRAMER - DO NOT INSTALL WITHOUT BLOCKING IN WALL



1 / A15 WATER HEATER DETAIL (TYP - ELEC)

NTS

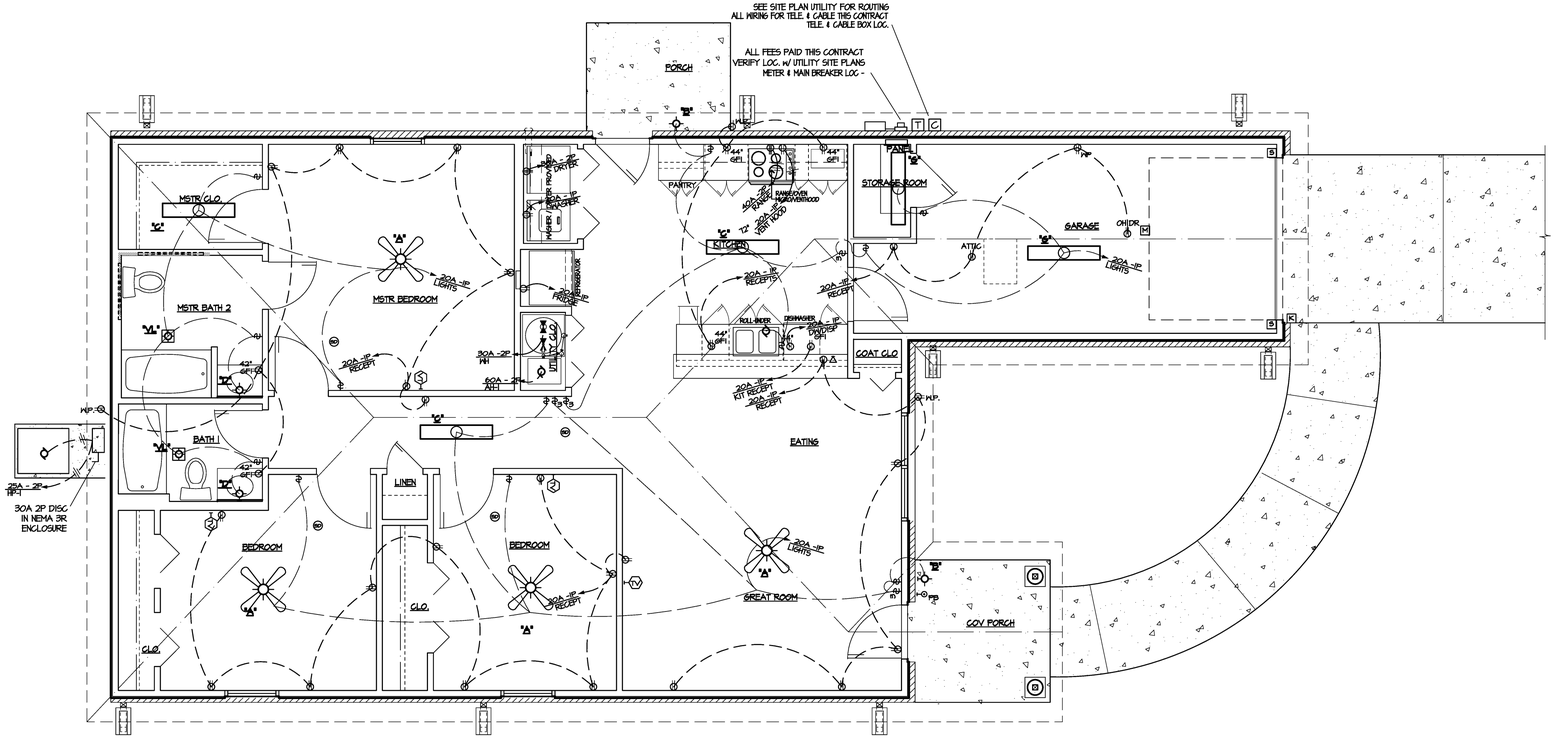
PLUMBING PLAN - BLDG "C" / SCHEDULES / PLUMBING RISER DIAGRAM

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61415
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-5813 TEL
(870) 930-5820 FAX
littlearch@sbcglobal.net

A15



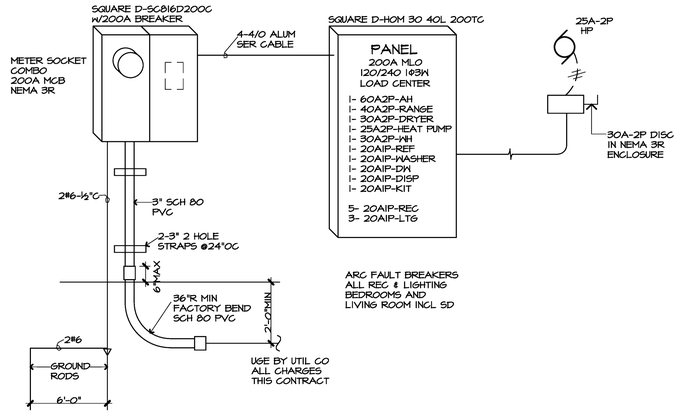
ELECTRICAL POWER & LIGHTING PLAN

1/4"

SEE SITE PLAN

ELECTRICAL NOTES:

1. MINIMUM WIRE SIZE SHALL BE 12ga COPPER
2. ARC FAULT BREAKERS SHALL BE USED FOR ALL RECEPTACLES & LIGHTING. INCLUDE SMOKE DETECTORS AS REQUIRED BY N.E.C. ALL RECEPTS TAMP PROOF
3. "SD"s ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEC 210-12
4. SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG



ELECTRICAL POWER DIAGRAM

NTS

NOTE: REFER TO CRAIGHEAD ELEC COOPERATIVES DRAWING NO 1202 FOR UTIL CO UNDERGROUND SERVICE REQUIREMENTS

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLE
W.P.	DUPLEX RECEPTACLE - WATER PROOF
G.F.	DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU
	220 V. RECEPTACLE
	SINGLE POLE SWITCH
	CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED
3	3 WAY SWITCH
4	4 WAY SWITCH
V	VIDEO OUTLET
C	COMPUTER OUTLET
TV	T.V. OUTLET
	TELEPHONE JACK
	BELL / CHIME TYP UNIT
STROBE	BELL / CHIME BROAN 978 @ 6'-8"A.F.F. ALTRONIX-FUNCTION TIMER MODEL 6062, ALTRONIX AL624 POWER SUPPLY, STROBE WHEELOCK WM 3T-24-FR TRANS - 120V PRIMARY - 12V OR 24V DC SECONDARY- STROBE IN LIV, BR, & BATH 5.I. UNIT ONLY
PB	CHIME PUSH BUTTON BROAN 908
T	THERMOSTAT
	EXHAUST
SD	SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY
	PANEL BOARD
	DISCONNECT SWITCH
J	JUNCTION BOX
M	MOTOR
MS	MOTOR STARTER
T	TIMER
	FLOOR BOX
	FLUORESCENT LIGHT
	FLUORESCENT LIGHT - STRIP
	TRACK LIGHT
	INCANDESCENT LIGHT - CLG. SURFACE
	INCANDESCENT LIGHT - WALL
	INCANDESCENT LIGHT - VENT
EL	EMERGENCY LIGHT
	EXIT LIGHT
IM	INTERCOM MASTER
IS	INTERCOM PAGING HORN
S	CLG. MOUNTED INTERCOM SPEAKER
IPS	INTERCOM PUSH TO CALL SWITCH
MC	MASTER CLOCK
	CLOCK OUTLET
E	EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.
K	O.H. DOOR KEYPAD/OPENER
M	O.H. DOOR OPERATOR
S	O.H. DOOR SENSOR

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP	MOUNTING	REMARKS
"A"	EMERSON CF1050RB w/ LK 700RB LT KIT	(3) 13W, MED BASE CFU	HUGGER	(2)
"B"	PROGRESS P5862-20 w/ TAIL	(1) 60W A CLEAR	WALL	(2)
"C"	PROGRESS P5724-20 9.25"	(2) 60W A19 CLEAR	FLUSH @ CLG	(2)
"D"	PROGRESS P3015-30	(2) 75W A	WALL	(2), (4)
"E"	6" I.C. RATED RECESSED CAN w/LENSE	(1) 75W A	RECESSED CLG	WET LOC
"F"	MEADER BROTHERS 107TTEB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NLT232BL2A	(2) 32W T8 48"L	SURFACE - WRAP	
"VL"	BROAN 678	(1) 100W A	RECESSED	50 CFM
"EL"	PROGRESS 5727-31	(1) 60W A	SURFACE	RED (2)
	DUAL-LITE LT U R W 3 -0 w/ SRH SB 0620 REMOTE HEAD	LED, 120V, BAT BU. 20W HAL REMOTE HEAD	UNIVERSAL	BUILT IN LAMPHEADS REMOTE EXT HEAD
"SI"	PROVIDED BY GM&L VERIFY ROUTING AND LOCATION WITH GM&L			(1), (3)
"S2"	HUBBELL MIC0150H35B	(1) 75W MH	CONG FTG	(1), (3), (5)

REMARKS ELECTRICAL FIXTURE SCHEDULE

(1) REFER TO SITE PLAN ARCHITECTURAL
(2) ALL FIXTURES TO BE OIL RUBBED BRONZE FINISH
(3) MOUNT TO CONC FOOTING PER REQ.
(4) CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE w/ FRAMING. DO NOT INSTALL OFF CENTER
(5) FIXTURE LOCATED @ PROJECT SIGN - CIRCUIT TO COMMUNITY BLDG

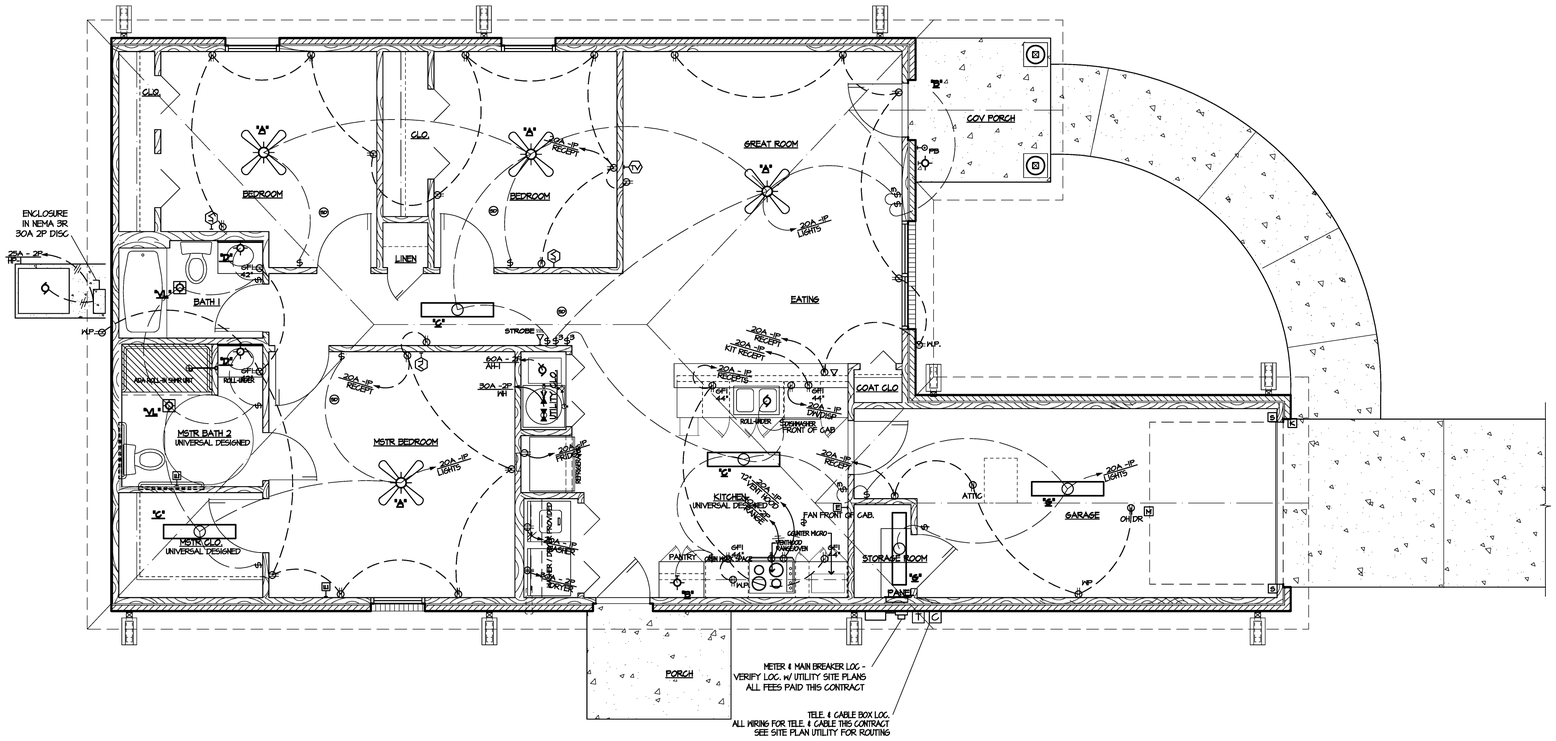
ELECTRICAL POWER & LIGHTING PLAN - BLDG "A" /
ELECTRICAL POWER RISER DIAGRAM

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net

A|6



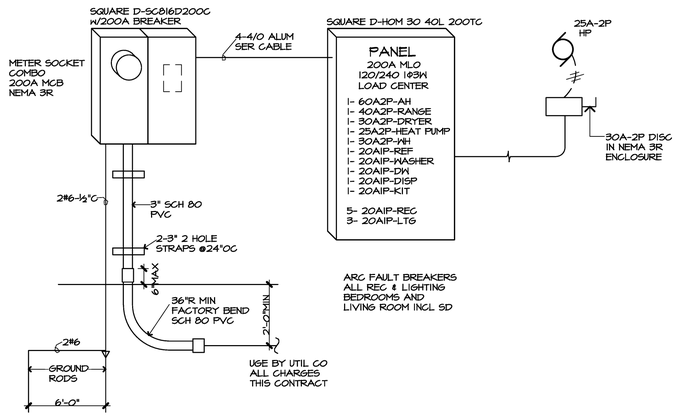
ELECTRICAL POWER AND LIGHTING PLAN - BLDG "B"

1/4"

SEE SITE PLAN

ELECTRICAL NOTES:

1. MINIMUM WIRE SIZE SHALL BE 12ga COPPER
2. ARC FAULT BREAKERS SHALL BE USED FOR ALL RECEPTACLES & LIGHTING. INCLUDE SMOKE DETECTORS AS REQUIRED BY N.E.C. ALL RECEPTS TAMP PROOF
3. "SD"s ALL AREAS EXCEPT KITCHEN, LAUNDRY, AND BATH PER THE NEC 210-12
4. SEE SITE PLAN UTILITY FOR METER / MCB LOCATIONS @ BLDG



ELECTRICAL POWER DIAGRAM

NTS

NOTE: REFER TO CRAIGHEAD ELEC COOPERATIVES DRAWING NO 1202 FOR UTIL CO UNDERGROUND SERVICE REQUIREMENTS

ELECTRICAL SYMBOL LEGEND

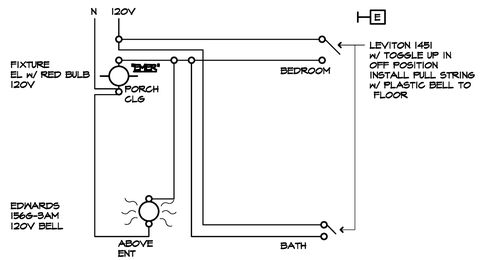
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - WATER PROOF
- DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU
- 220 V. RECEPTACLE
- SINGLE POLE SWITCH
- CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED
- 3 WAY SWITCH
- 4 WAY SWITCH
- VIDEO OUTLET
- COMPUTER OUTLET
- T.V. OUTLET
- TELEPHONE JACK
- BELL / CHIME TYP UNIT
- STROBE BELL / CHIME BROAN 9TB @ 6'-8"A.F.F. ALTRONIX-FUNCTION TIMER MODEL 6062, ALTRONIX AL624 POWER SUPPLY, STROBE WHEELOCK WM 3T-24-FR TRANS - 120V PRIMARY - 12V OR 24V DC SECONDARY- STROBE IN LIV, BR, & BATH S.I. UNIT ONLY
- CHIME PUSH BUTTON BROAN 90B
- THERMOSTAT
- EXHAUST
- SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY
- O.H. DOOR KEYPAD/OPENER
- O.H. DOOR OPERATOR
- O.H. DOOR SENSOR
- PANEL BOARD
- DISCONNECT SWITCH
- JUNCTION BOX
- MOTOR
- MOTOR STARTER
- TIMER
- FLOOR BOX
- FLUORESCENT LIGHT
- FLUORESCENT LIGHT - STRIP
- TRACK LIGHT
- INCANDESCENT LIGHT - CLG. SURFACE
- INCANDESCENT LIGHT - WALL
- INCANDESCENT LIGHT - VENT
- EMERGENCY LIGHT
- EXIT LIGHT
- INTERCOM MASTER
- INTERCOM PAGING HORN
- CLG. MOUNTED INTERCOM SPEAKER
- INTERCOM PUSH TO CALL SWITCH
- MASTER CLOCK
- CLOCK OUTLET
- EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP	MOUNTING	REMARKS
"A"	EMERSON CF1050RB w/ LK 100RB LT KIT	(3) 13W, MED BASE CFL	HUGGER	(2)
"B"	PROGRESS P5862-20 w/ TAIL	(1) 60W A CLEAR	WALL	(2)
"C"	PROGRESS P5124-20 9.25"	(2) 60W A19 CLEAR	FLUSH @ CLG	(2)
"D"	PROGRESS P3015-30	(2) 75W A	WALL	(2), (4)
"E"	6" I.C. RATED RECESSED CAN w/LENSE	(1) 75W A	RECESSED CLG	WET LOC
"F"	MEADER BROTHERS 107TTEB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NLT232BL2A	(2) 32W T8 48"L	SURFACE - WRAP	
"VL"	BROAN 678	(1) 100W A	RECESSED	50 CFM
"EL"	PROGRESS 5727-31	(1) 60W A	SURFACE	RED (2)
	DUAL-LITE LT U R W 3 -0 w/ SRH SB 0620 REMOTE HEAD	LED, 120V, BAT B.U. 20W HAL REMOTE HEAD	UNIVERSAL	BUILT IN LAMPHEADS REMOTE EXT HEAD
"SI"	PROVIDED BY OWNER VERIFY ROUTING AND LOCATION WITH OWNER			(1), (3)
"S2"	HUBBELL MIC0150H35B	(1) 75W MH	CONC FTG	(1), (3), (5)

REMARKS ELECTRICAL FIXTURE SCHEDULE

(1) REFER TO SITE PLAN ARCHITECTURAL
(2) ALL FIXTURES TO BE OIL RUBBED BRONZE FINISH
(3) MOUNT TO CONC FOOTING PER REQ.
(4) CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE w/ FRAMING. DO NOT INSTALL OFF CENTER
(5) FIXTURE LOCATED @ PROJECT SIGN - CIRCUIT TO COMMUNITY BLDG



SCHEMATIC OF EMERGENCY CALL

HDCP & H#SI UNITS

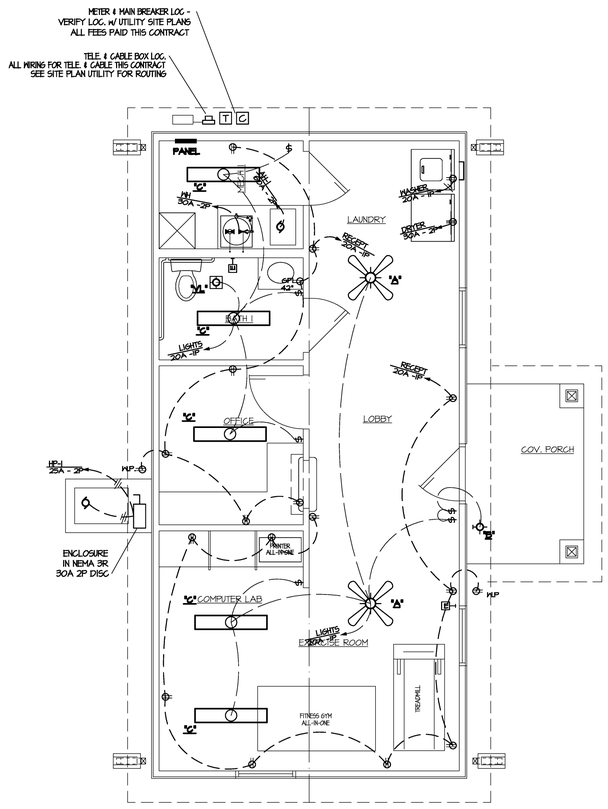
ELECTRICAL POWER & LIGHTING PLAN - BLDG "B"
HDCP & H#SI / ELECTRICAL POWER RISER

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-8813 TEL
(870) 930-8820 FAX
littlearch@sbcglobal.net

A|7



ELECTRICAL POWER & LIGHTING PLAN

1/4"

SEE SITE PLAN

ELECTRICAL SYMBOL LEGEND

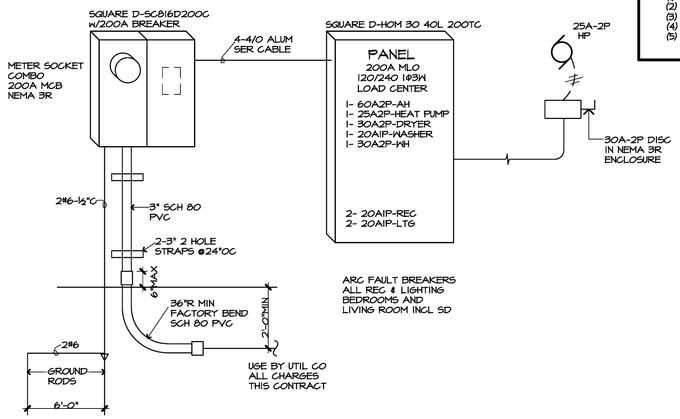
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - WATER PROOF
- DUPLEX RECEPTACLE - GROUND FAULT @ ALL LOCATIONS-NO FEED THRU
- 220 V. RECEPTACLE
- SINGLE POLE SWITCH
- CLG FAN & LIGHTING CONTROL SWITCH INTEGRATED CONTROLS, (1) SWITCH PLATE LIGHTING & FAN SPEED
- 3 WAY SWITCH
- 4 WAY SWITCH
- VIDEO OUTLET
- COMPUTER OUTLET
- T.V. OUTLET
- TELEPHONE JACK
- BELL / CHIME TYP UNIT
- BELL / CHIME BROAN 978 @ 6'-8"A.F.F. ALTRONIX-FUNCTION TIMER MODEL 6062, ALTRONIX AL624 POWER SUPPLY, STROBE WHEELOCK WM 3T-24-FR TRANS - 120V PRIMARY - 12V OR 24V DC SECONDARY- STROBE IN LIV, BR, & BATH S.I. UNIT ONLY
- CHIME PUSH BUTTON BROAN 908
- THERMOSTAT
- EXHAUST
- SMOKE DETECTOR FIREX #244 w/STROBE IN BEDROOM AND KITCHEN @ HEARING & SIGHT IMPAIRED UNIT ONLY
- PANEL BOARD
- DISCONNECT SWITCH
- JUNCTION BOX
- MOTOR
- MOTOR STARTER
- TIMER
- FLOOR BOX
- FLUORESCENT LIGHT
- FLUORESCENT LIGHT - STRIP
- TRACK LIGHT
- INCANDESCENT LIGHT - CLG. SURFACE
- INCANDESCENT LIGHT - WALL
- INCANDESCENT LIGHT - VENT
- EMERGENCY LIGHT
- EXIT LIGHT
- INTERCOM MASTER
- INTERCOM PAGING HORN
- CLG. MOUNTED INTERCOM SPEAKER
- INTERCOM PUSH TO CALL SWITCH
- MASTER CLOCK
- CLOCK OUTLET
- EMERGENCY PULL SWITCH LEVITON DRILL TOGGLE & INSTALL BRAIDED CORD OR CHAIN & END CAP TO FLOOR. SW ON WHEN PULLED DOWN.
- O.H. DOOR KEYPAD/OPENER
- O.H. DOOR OPERATOR
- O.H. DOOR SENSOR

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP	MOUNTING	REMARKS
"A"	EMERSON CF1050RB w/ LK 700RB LT KIT	(3) 13W, MED BASE CFU	HUGGER	(2)
"B"	PROGRESS P5862-20 w/ TAIL	(1) 60W A CLEAR	WALL	(2)
"C"	PROGRESS P5724-20 9.25"	(2) 60W A19 CLEAR	FLUSH @ CLG	(2)
"D"	PROGRESS P3015-30	(2) 75W A	WALL	(2), (4)
"E"	6" I.C. RATED RECESSED CAN w/LENSE	(1) 75W A	RECESSED CLG	WET LOC
"F"	MEADER BROTHERS 107TTEB	(3) 26W CFL	SURFACE	(2)
"G"	CRESCENT NLT232BL2A	(2) 32W T8 48"L	SURFACE - WRAP	
"VL"	BROAN 678	(1) 100W A	RECESSED	50 CFM
"EL"	PROGRESS 5727-31	(1) 60W A	SURFACE	RED (2)
	DUAL-LITE LT U R W 3 -0 w/ SRH SB 0620 REMOTE HEAD	LED, 120V, BAT BU. 20W HAL REMOTE HEAD	UNIVERSAL	BUILT IN LAMPHEADS REMOTE EXT HEAD
"S1"	PROVIDED BY CN&L VERIFY ROUTING AND LOCATION WITH CN&L			(1), (3)
"S2"	HUBBELL MIC0150H358	(1) 75W MH	CONC FTG	(1), (3), (5)

REMARKS ELECTRICAL FIXTURE SCHEDULE

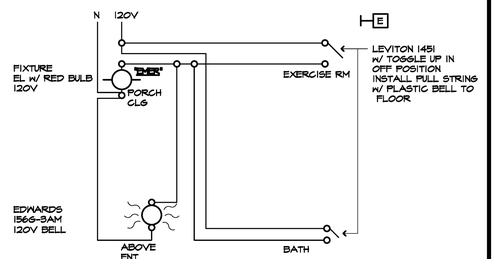
(1) REFER TO SITE PLAN ARCHITECTURAL
(2) ALL FIXTURES TO BE OIL RUBBED BRONZE FINISH
(3) MOUNT TO CONC FOOTING PER REQ.
(4) CENTER VANITY LIGHT ON CENTER OF VANITY - COORDINATE w/ FRAMING. DO NOT INSTALL OFF CENTER
(5) FIXTURE LOCATED @ PROJECT SIGN - CIRCUIT TO COMMUNITY BLDG



ELECTRICAL POWER DIAGRAM

NTS

NOTE: REFER TO CRAIGHEAD ELEC COOPERATIVES DRAWING NO 1202 FOR UTIL CO UNDERGROUND SERVICE REQUIREMENTS



SCHEMATIC OF EMERGENCY CALL

COMMUNITY BLDG

ELECTRICAL POWER & LIGHTING PLAN - BLDG "C" / ELECTRICAL RISER DIAGRAM

NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1641 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

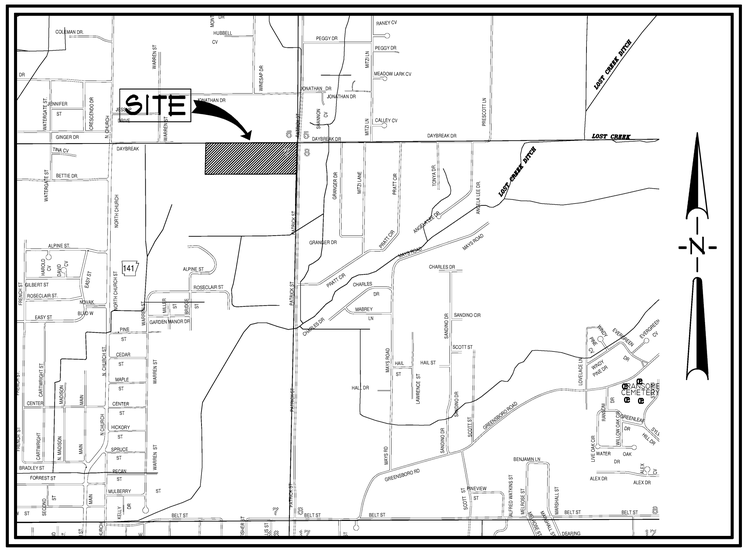
LITTLE & ASSOCIATES ARCHITECTS
501 UNION
JONESBORO, AR
(870) 930-5813 TEL
(870) 930-5820 FAX
littlearch@sbcglobal.net

A18

SITE DEVELOPMENT PLANS

BRIARWOOD ESTATES

LYING IN SECTION 7, TOWNSHIP 14 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
JONESBORO, ARKANSAS
FEBRUARY, 2016



VICINITY MAP

SCALE: 1" = 1000'

INDEX TO SHEETS

C01	INDEX SHEET
C02	AREA MAP
C03	TOPOGRAPHIC MAP
C04	RECORD PLAT
C05	SITE PLAN
C06	UTILITY PLAN
C07	DRAINAGE PLAN
C08	EROSION CONTROL PLAN
C09	STREET PROFILES
C10	STREET PROFILES
C11	STANDARD DETAILS
C12	EROSION CONTROL DETAILS

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION ASSOCIATED ENGINEERING AND TESTING, LLC No. 290 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9815 JOHN M. EASLEY

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

INDEX SHEET
BRIARWOOD ESTATES
LITTLE & ASSOCIATES
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME

DRAWN: CCH	CHECKED: JME	DATE: 02/20/15	SHEET
SCALE: 1" = 1000'	CADD FILE: B100-SDP-N	DWG#: 041407L.0004	C01

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
   OTIS SPRIGGS, CITY PLANNER
   307 VINE STREET
   JONESBORO, AR 72401
   870-932-0406
2. CITY OF JONESBORO - ENGINEERING
   CRAIG LIGHT, P.E.
   CITY ENGINEER
   307 VINE STREET
   JONESBORO, AR 72401
   870-932-2438
3. CODES DEPT. FIRE MARSHALL
   CRAIG DAVENPORT
   3215 E. JOHNSON AVE.
   JONESBORO, AR 72401
   870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
   RON BOWEN, P.E. - MANAGER
   400 EAST MONROE, P.O. BOX 1289
   JONESBORO, AR 72403
   870-935-5581, FAX: 870-930-3303
   SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
   870-930-3320
5. CENTERPOINT ENERGY
   KEITH CRAIG - SERVICE TECHNICIAN
   3013 OLD FREDHOUSE ROAD
   JONESBORO, AR 72404
   CELL: 870-897-3150
6. AT&T
   723 CHURCH, ROOM B 27
   JONESBORO, AR 72403
   PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
   870-972-7827, FAX: 870-972-7610
   TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
   870-972-7587, FAX: 870-972-7533
7. SUDDEN LINK - CABLE TV
   1520 SOUTH CARAWAY ROAD
   JONESBORO, AR 72401
   BOB FROCK - CONSTRUCTION MANAGER
   870-933-8429 EXT: 212, FAX: 870-972-8141
   DEANNA HORNBACK - MANAGER
   JIMMY YANCY - FIELD MANAGER
   CELL: 870-219-8583

GENERAL NOTES

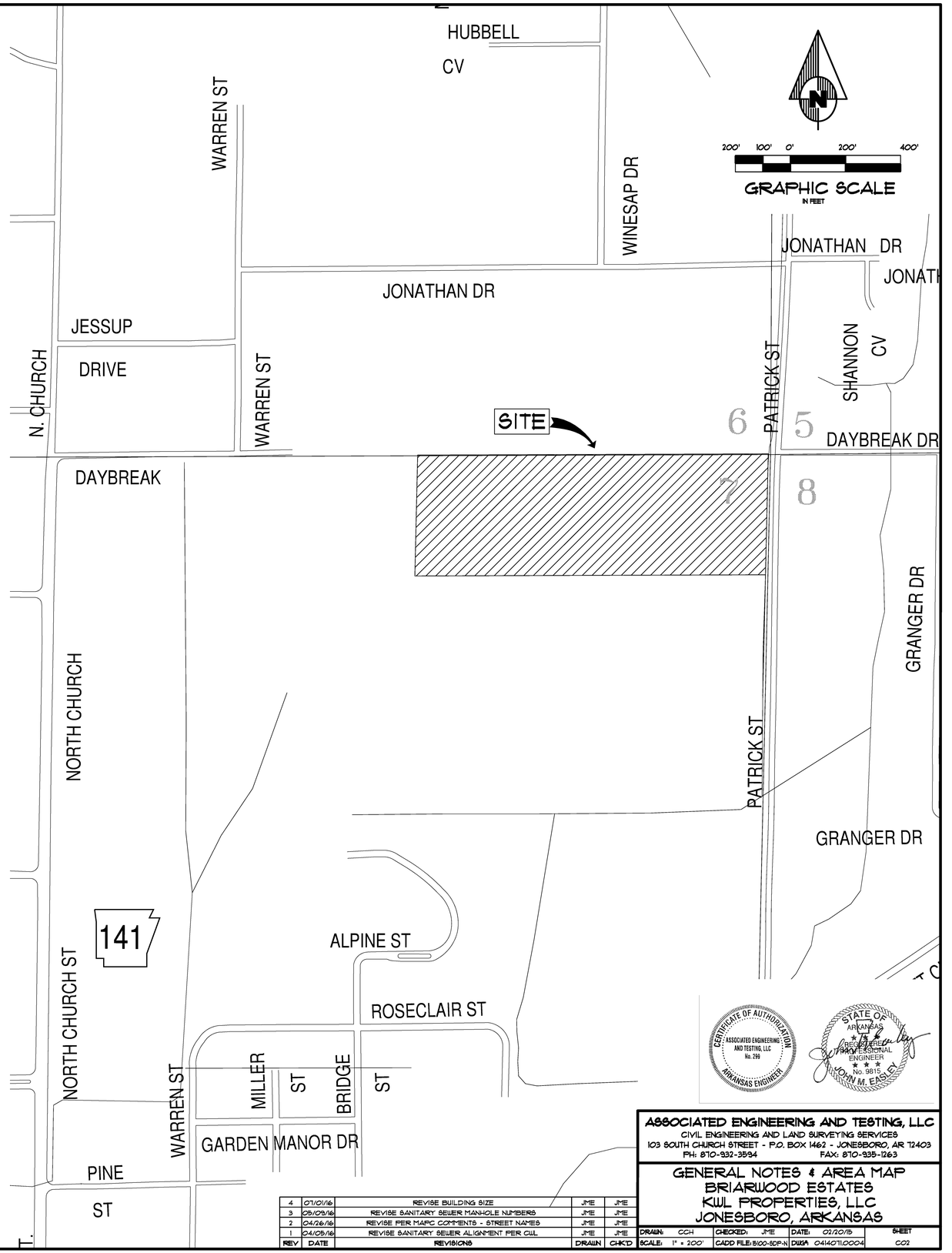
1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 05031C0044C, EFFECTIVE DATE -SEPTEMBER 27, 1991.
3. SCREENING AND BUFFERING ARE AS SHOWN.
4. EASEMENTS ARE AS SHOWN.
5. COMMON OPEN SPACE AND AMENITIES ARE AS SHOWN.
6. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
7. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 IS COTTON PICKER SPINDLE IN THE SOUTH SIDE OF POWER POLE LOCATED APPROXIMATELY 180 FEET EAST AND 29 FEET NORTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY. BENCHMARK #2 IS CHISELED SQUARE IN NORTH END OF 24" RCP LOCATED APPROXIMATELY 35 FEET WEST AND 37 FEET NORTH OF NORTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 281.38 (NAVD 88).

LEGEND

- BOUNDARY LINE
- LOT LINES
- FOUND IRON PIPE (I.P.)
- FOUND COTTON-PICKER SPINDLE (F.C.P.S.)
- FOUND REBAR (F.R.)
- FOUND IRON PIPE W/ PLS #XXX CAP (F.I.P.)
- CITY OF JONESBORO G.P.S. MONUMENT (GPS XX)
- BENCH MARK (BM)
- R/W MONUMENT
- SET 1 1/4" IRON PIPE W/ PLS #549 CAP (S.I.P.)
- EXISTING SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE (W)
- EXISTING WATER METER (WM)
- PROPOSED WATER METER
- WATER VALVE
- FIRE HYDRANT
- VALVE BOX
- FIRE PROTECTION
- EXISTING OVERHEAD ELECTRICAL LINE (E)
- EXISTING UNDERGROUND ELECTRICAL LINE (UE)
- ELECTRIC TRANSFORMER/ELECTRIC METER
- POWER POLE (PP)
- POWER JUNCTION, COMM. BOX
- SIGN LIGHTS/FLOOR LIGHTS
- LIGHT POLE (SINGLE))
- LIGHT POLE (BACK-BACK)
- LIGHT POLE (3 @ 90°)
- TRAFFIC SIGN
- TRAFFIC SIGNAL
- TRAFFIC LIGHT CONTROL
- TRAFFIC SIGNAL W/ POLE
- EXISTING OVERHEAD COMMUNICATION LINE (T)
- EXISTING UNDERGROUND COMMUNICATION LINE (UT)
- TELEPHONE PEDESTAL
- EXISTING GAS LINE (G)
- GAS METER (GM)
- EXISTING STORM WATER MANHOLE (SWMH)
- GRATED INLET
- DOWNSPOUT
- SPRINKLER CONTROL
- MAILBOX
- TRASH COMPACTOR
- COLUMN
- BOLLARD
- HANDICAP SIGN
- EXISTING FENCE LINE
- EXISTING GROUND CONTOUR (260)
- FINISHED GROUND CONTOUR (325)
- EXISTING TREE/SHRUB
- BASIN BOUNDARY
- DRAINAGE FLOW
- GENERAL DRAINAGE FLOW
- SWALE FLOW DIRECTION
- SILT FENCE
- ROCK CHECK DAM
- RIP RAP AREA
- INLET PROTECTION
- ROCK CHECK DAM



CERTIFICATE OF AUTHORIZATION - ASSOCIATED ENGINEERING AND TESTING, LLC - No. 299 - ARKANSAS ENGINEER

STATE OF ARKANSAS - REGISTERED PROFESSIONAL ENGINEER - No. 9815 - JOHN M. EASLEY

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

GENERAL NOTES & AREA MAP
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

DRAWN:	CCH	CHECKED:	JME	DATE:	02/20/15
SCALE:	1" = 200'	CADD FILE:	B100-SDP-N	DWG#	041407L0004

SHEET C02

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR BRIARWOOD ESTATES AT JONESBORO LIMITED PARTNERSHIP. ORIGIN BANK OF MONROE LOUISIANA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR. BONNIE GOAD, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND FIRST NATIONAL TITLE COMPANY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. MDL-151481-01, DATED JANUARY 5, 2016.
3. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
4. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
5. SUBJECT PROPERTY IS CURRENTLY ZONED R-1, RESIDENTIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED R-1. THE BUILDING SETBACKS FOR R-1 ZONING ARE:
   FRONT=25' SIDE=7.5' REAR=25'
6. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
7. BENCHMARK #1 IS COTTON PICKER SPINDLE IN THE SOUTH SIDE OF POWER POLE LOCATED APPROXIMATELY 180 FEET EAST AND 29 FEET NORTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.
   BENCHMARK #2 IS CHISELED SQUARE IN NORTH END OF 24" RCP LOCATED APPROXIMATELY 35 FEET WEST AND 37 FEET NORTH OF NORTHEAST CORNER OF SUBJECT PROPERTY.
   ELEV. = 281.38 (NAVD 88).
8. SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY" FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 05031C0044C (PANEL 44 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991.
9. THE BOUNDARY SHOWN ON THIS SURVEY IS BASED UPON A PREVIOUS SURVEY BY ASSOCIATED ENGINEERING AND TESTING, LLC DATED 01/15/2015 BY KENNETH L. SCRAPE.

DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 439.38 FEET; THENCE SOUTH 89°23'57" WEST, LEAVING SAID EAST LINE, 1,273.28 FEET; THENCE NORTH 00°54'53" EAST, 439.38 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89°23'57" EAST, ALONG SAID NORTH LINE, 1,273.28 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 559,258 SQ. FT. OR 12.84 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THE ABOVE DESCRIBES THE SAME PROPERTY AS SHOWN IN COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. MDL-151481-01, DATED JANUARY 5, 2016.

Commonwealth
LAND TITLE INSURANCE COMPANY

File No. MDL-151481-01

SCHEDULE B – SECTION 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment. **(UNABLE TO PLOT)**
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **(NO VISIBLE ENCROACHMENTS)**
   The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Rights or claims of parties in possession not shown by the public records. **(UNABLE TO PLOT)**
4. Easements or claims of easements not shown by the public records. **(UNABLE TO PLOT)**
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown on the public records. **(UNABLE TO PLOT)**
6. Coal, oil, gas, limestone and other mineral interests in the land and all rights and easements in favor of the estate of said coal, oil, gas, limestone and other minerals. **(UNABLE TO PLOT)**

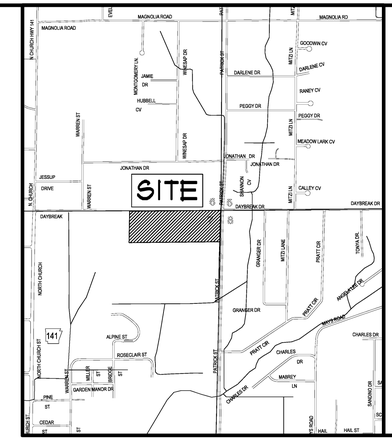
SPECIAL EXCEPTIONS

7. Loss arising from Oil, Gas or Minerals, conveyed, retained, assigned or any other activity caused by the sub-surface rights of ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. **(UNABLE TO PLOT)**
8. General Taxes for the year 2016, which are not yet due and payable and subsequent years, and future installments of the following special improvement districts. **(UNABLE TO PLOT)**
   None
9. Easement – Water Lines, in favor of the City Water and Light Plant of Jonesboro, Arkansas, of record in Book 588, Page 203, records of Craighead County, Arkansas. **(AS SHOWN ON SURVEY)**
10. Easement – Guying & Anchoring in favor of the City Water and Light Plant of Jonesboro, Arkansas, of record as Docll JB2011R-015001, records of Craighead County, Arkansas. **(AS SHOWN ON SURVEY)**
11. That part of subject property lying within the right of way of Patrick Street. **(AS SHOWN ON SURVEY)**

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

60' 30' 0' 60' 120'

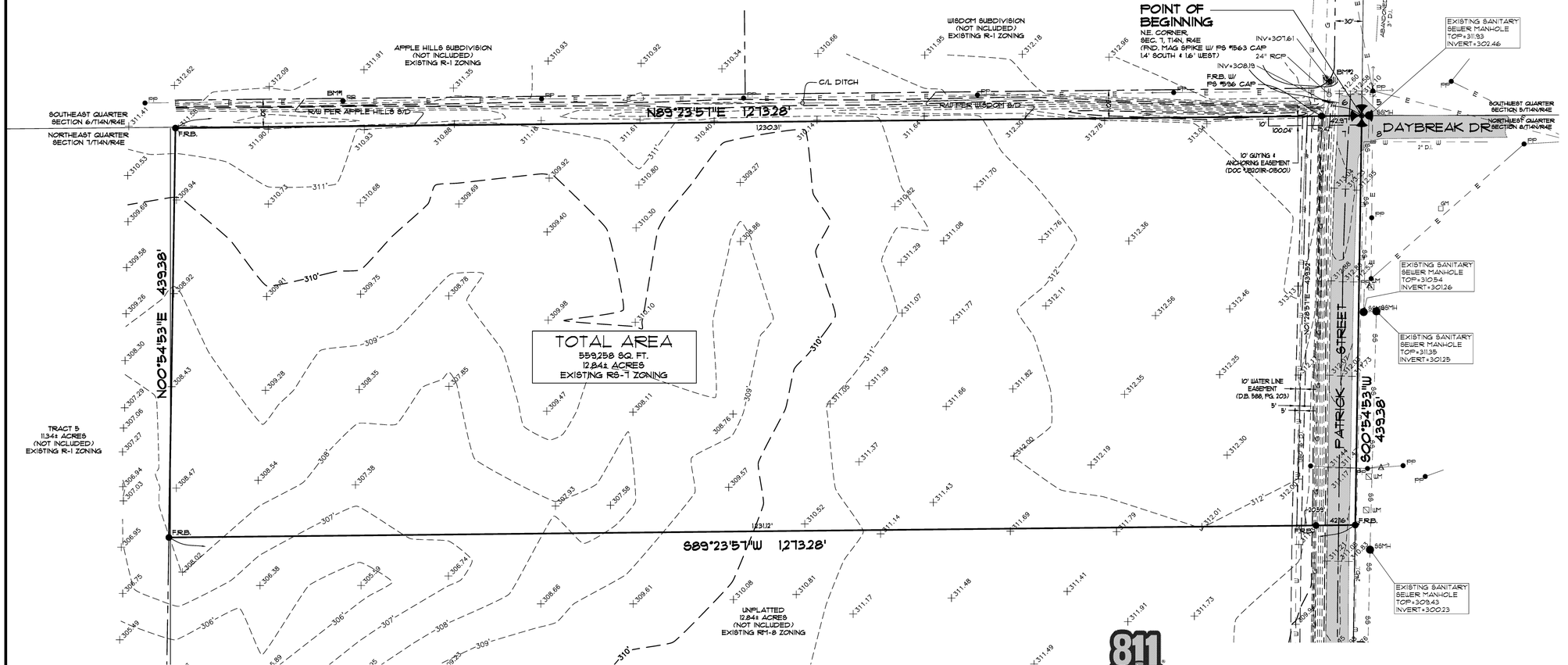
GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND REBAR W/ PS #596 CAP
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE
- EXISTING OVERHEAD COMMUNICATION LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- TELEPHONE PEDESTAL
- EXISTING GAS LINE
- GAS METER
- EXISTING GROUND CONTOUR
- BENCH MARK
- EXISTING SPOT ELEVATION



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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO BRIARWOOD ESTATES AT JONESBORO LIMITED PARTNERSHIP. ORIGIN BANK OF MONROE LOUISIANA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR. BONNIE GOAD, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND FIRST NATIONAL TITLE COMPANY:

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4, 6(B), 8 AND 11(A) OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 1/22/2016.

AND FURTHER THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF ALTA LAND TITLE SURVEY: 1/22/2016

CERTIFICATE OF AUTHORIZATION — Associated Engineering & Testing, LLC — NO. 299 — ARKANSAS

REGISTERED — STATE OF ARKANSAS — NO. 1549 — SIGNATURE — PRINT NAME — PROFESSIONAL LAND SURVEYOR

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3534 FAX: 870-935-1263

ALTA LAND TITLE SURVEY
KWL PROPERTIES, LLC
PATRICK ST. & DAYBREAK DR.
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D

DRAWN: CCH/ BFC	CHECKED: FWL	DATE: 02/16/2016	SHEET
SCALE: 1" = 60'	CADD FILE: 15100-003	DWG#: 041407L0007	1 OF 1

DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, AFORESAID, A DISTANCE OF 439.38 FEET: THENCE SOUTH 89°23'57" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 992.10 FEET: THENCE SOUTH 00°36'03" EAST A DISTANCE OF 164.33 FEET: THENCE NORTH 78°15'40" WEST A DISTANCE OF 61.87 FEET: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 18.69 FEET, A CHORD BEARING OF NORTH 56°50'40" WEST AND A CHORD DISTANCE OF 18.26 FEET: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 224.85 FEET, A CHORD BEARING OF NORTH 86°35'51" WEST AND A CHORD DISTANCE OF 77.90 FEET: THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 8.09 FEET, A CHORD BEARING OF NORTH 32°57'39" EAST AND A CHORD DISTANCE OF 8.06 FEET: THENCE SOUTH 89°23'57" WEST A DISTANCE OF 135.70 FEET: THENCE NORTH 00°54'53" EAST A DISTANCE OF 568.33 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7: THENCE NORTH 89°23'57" EAST, ALONG SAID NORTH LINE, 1,273.28 FEET TO THE POINT OF BEGINNING.

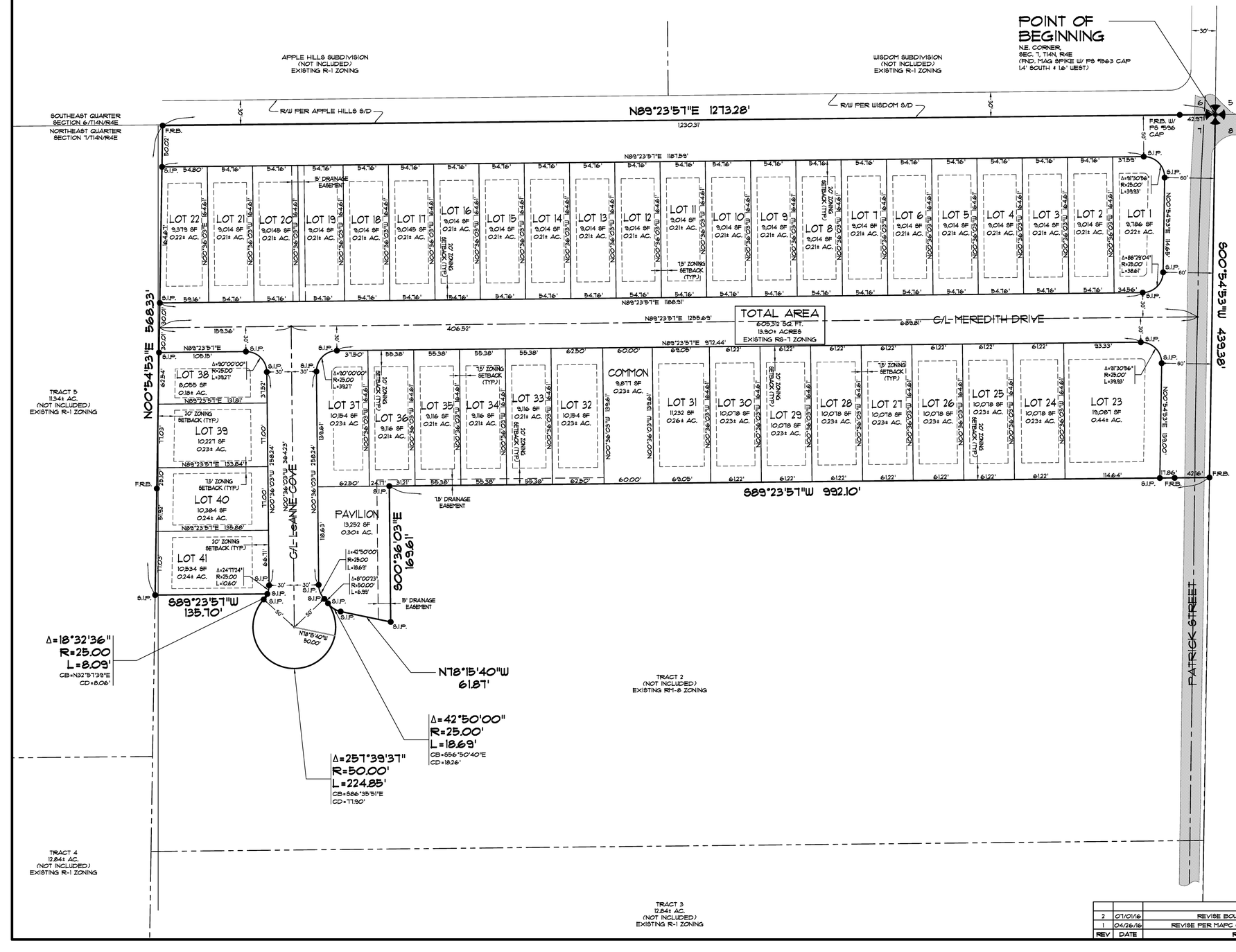
CONTAINING IN ALL 605,312 SQ. FT. OR 13.90 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.

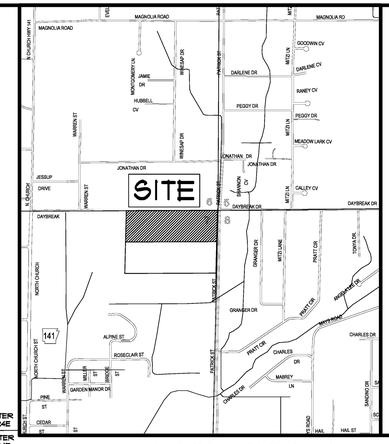
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

KWL PROPERTIES, LLC
STEVE PERRY, AGENT





VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

60' 30' 0' 60' 120'

GRAPHIC SCALE
IN FEET

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- F.R.B. / S.I.P. = FOUND REBAR / SET 1-1/4" IRON PIPE W/ PS #549 CAP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF TOPOGRAPHIC SURVEY: 01/27/2016

CERTIFICATE OF AUTHORIZATION — Associated Engineering & Testing, LLC — NO. 299 — STATE OF ARKANSAS

REGISTERED — STATE OF ARKANSAS NO. 1949 — SIGNATURE — PATRICK M. JAY — PROFESSIONAL LAND SURVEYOR

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3934 FAX: 870-935-1263

RECORD PLAT
BRAIRWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D
2	07/01/16	REVISE BOUNDARY PER CLIENT	CCH	PJL
1	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	PJL

DRAWN: CCH/EPC	CHECKED: JME	DATE: 01/27/2016	SHEET
SCALE: 1" = 60'	CADD FILE: 15100-005	DWG#: 041407L.0005	1 OF 1

POINT OF BEGINNING
TRACT 1
(P.O.C. - TRACT 2)
N.E. CORNER,
SEC. 7, T14N, R4E
(FND. MAG SPIKE W/ PS #1563 CAP
1.4' SOUTH & 1.6' WEST)

INV: 307.61

APPLE HILLS SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

WISDOM SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

2 - C.P.S. IN
SOUTH SIDE OF
POWER POLE

N89°23'57"E 1,273.28'

1230.31'

R/W PER APPLE HILLS S/D

R/W PER WISDOM S/D

30'

F.R.B. W/
PS #586
CAP

42.91'

SOUTHEAST QUARTER
SECTION 6/T14N/R4E
NORTHEAST QUARTER
SECTION 7/T14N/R4E

SOUTHWEST QUARTER
SECTION 5/T14N/R4E
NORTHWEST QUARTER
SECTION 8/T14N/R4E

DAYBREAK
DRIVE

INV: 305.13

LOT 22 9,378 SF 0.22± AC.
LOT 21 9,014 SF 0.21± AC.
LOT 20 9,045 SF 0.21± AC.
LOT 19 9,014 SF 0.21± AC.
LOT 18 9,014 SF 0.21± AC.
LOT 17 9,045 SF 0.21± AC.
LOT 16 9,014 SF 0.21± AC.
LOT 15 9,014 SF 0.21± AC.
LOT 14 9,014 SF 0.21± AC.
LOT 13 9,014 SF 0.21± AC.
LOT 12 9,014 SF 0.21± AC.
LOT 11 9,014 SF 0.21± AC.
LOT 10 9,014 SF 0.21± AC.
LOT 9 9,014 SF 0.21± AC.
LOT 8 9,014 SF 0.21± AC.
LOT 7 9,014 SF 0.21± AC.
LOT 6 9,014 SF 0.21± AC.
LOT 5 9,014 SF 0.21± AC.
LOT 4 9,014 SF 0.21± AC.
LOT 3 9,014 SF 0.21± AC.
LOT 2 9,014 SF 0.21± AC.
LOT 1 9,786 SF 0.22± AC.

C/L MEDERITH DRIVE

N00°54'53"E 568.33'

S00°54'53"W 439.38'

TRACT 5
11.34± ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

LOT 38 8,055 SF 0.18± AC.
LOT 39 10,221 SF 0.23± AC.
LOT 40 10,384 SF 0.24± AC.
LOT 41 10,534 SF 0.24± AC.

LOT 37 10,154 SF 0.23± AC.
LOT 36 9,116 SF 0.21± AC.
LOT 35 9,116 SF 0.21± AC.
LOT 34 9,116 SF 0.21± AC.
LOT 33 9,116 SF 0.21± AC.
LOT 32 10,154 SF 0.23± AC.
LOT 31 10,232 SF 0.24± AC.
LOT 30 10,078 SF 0.23± AC.
LOT 29 10,078 SF 0.23± AC.
LOT 28 10,078 SF 0.23± AC.
LOT 27 10,078 SF 0.23± AC.
LOT 26 10,078 SF 0.23± AC.
LOT 25 10,078 SF 0.23± AC.
LOT 24 10,078 SF 0.23± AC.
LOT 23 19,087 SF 0.44± AC.

F.R.B.

C/L LEANNE COVE

LOT 10 10,267 SF 0.24± AC.

S00°36'03"E 164.43'

123.12'

S89°23'57"W 992.10'

S89°23'57"W 135.70'

Δ=18°32'36"
R=25.00
L=8.09'
CB=N32°57'39"E
CD=8.06'

Δ=222°50'00"
R=50.00
L=194.46'
CB=N69°11'03"W
CD=93.09'

F.R.B. 42.16' F.R.B.

PATRICK STREET

S00°54'53"W 439.38'

1 - C.P.S. IN
WEST SIDE OF
POWER POLE

TRACT 4
12.84± ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

F.R.B.

1231.92'

S89°23'57"W 1,273.28'

F.R.B. 41.36' F.R.B.

TRACT 3
12.84± ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

60' 30' 0' 60' 120'

GRAPHIC SCALE
IN FEET

GENERAL NOTES

1. SITE LAYOUT BASED ON ARCHITECT'S INFORMATION.
2. SUBJECT PROPERTY IS CURRENTLY ZONED RS-7. RS-7 ZONING IS DEFINED AS SINGLE FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-2 & R-1.

   THE BUILDING SETBACK FOR RS-7 ZONING ARE:
   FRONT= 20'
   SIDE= 7.5'
   REAR= 20'
3. SUBJECT PROPERTY DOES NOT LIE IN THE FLOOD PLAIN "ZONE AE", ACCORDING TO PANEL 44 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS.
   EFFECTIVE DATE -SEPTEMBER 27, 1991
4. PARKING AREAS AND DRIVES SHALL BE CONCRETE PAVING WITH CONCRETE CURB AND GUTTER (18").
   ALL CONCRETE SHALL BE 3500 PSI WITH 6"x6" W1.4xW1.4 WWF.
5. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE SHOWN. CURB RADII SHOWN AT BACK OF CURB.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SHOWN.

CERTIFICATE OF AUTHORIZATION
ASSOCIATED ENGINEERING AND TESTING, LLC
No. 299
ARKANSAS ENGINEER

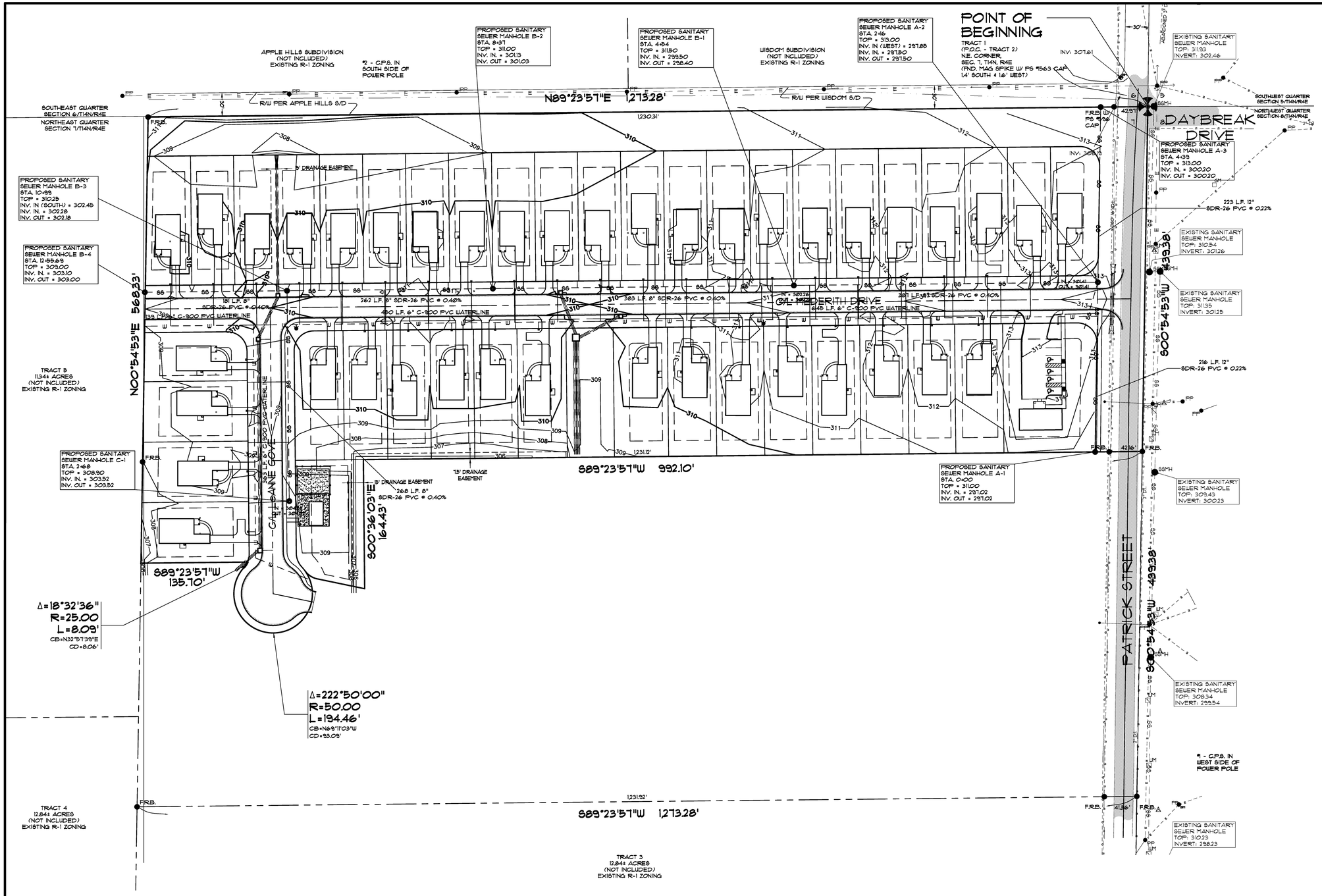
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9815
JOHN M. EASLEY

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SITE LAYOUT
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH/ BPC | CHECKED: JME | DATE: 01/28/2016 | SHEET
SCALE: 1" = 60' | CADD FILE: 8100-SDP-BS | DWG#: 04140711.0004 | C05



GENERAL UTILITY NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88)
3. 1,775 LF OF 6" AWWA C-900 PRESSURE CLASS 150/DR18 WATER LINE.
4. 1,488 LF OF 8" ASTM D3034 SDR-26 SEWER LINE. 439 LF. PF 12" ASTM D3034 SDR-26 SEWER LINE
5. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
6. ALL WATER LINES SHALL BE 6" C-900 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY OF JONESBORO UTILITIES SPECIFICATION AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
7. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
10. EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
11. WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV.A OF ADH RULES AND REGULATIONS PERTAINING TO PWS).
12. WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
13. THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
14. WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
15. THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES
16. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.
18. UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.

CERTIFICATE OF AUTHORIZATION ASSOCIATED ENGINEERING AND TESTING, LLC No. 299 ARKANSAS ENGINEER

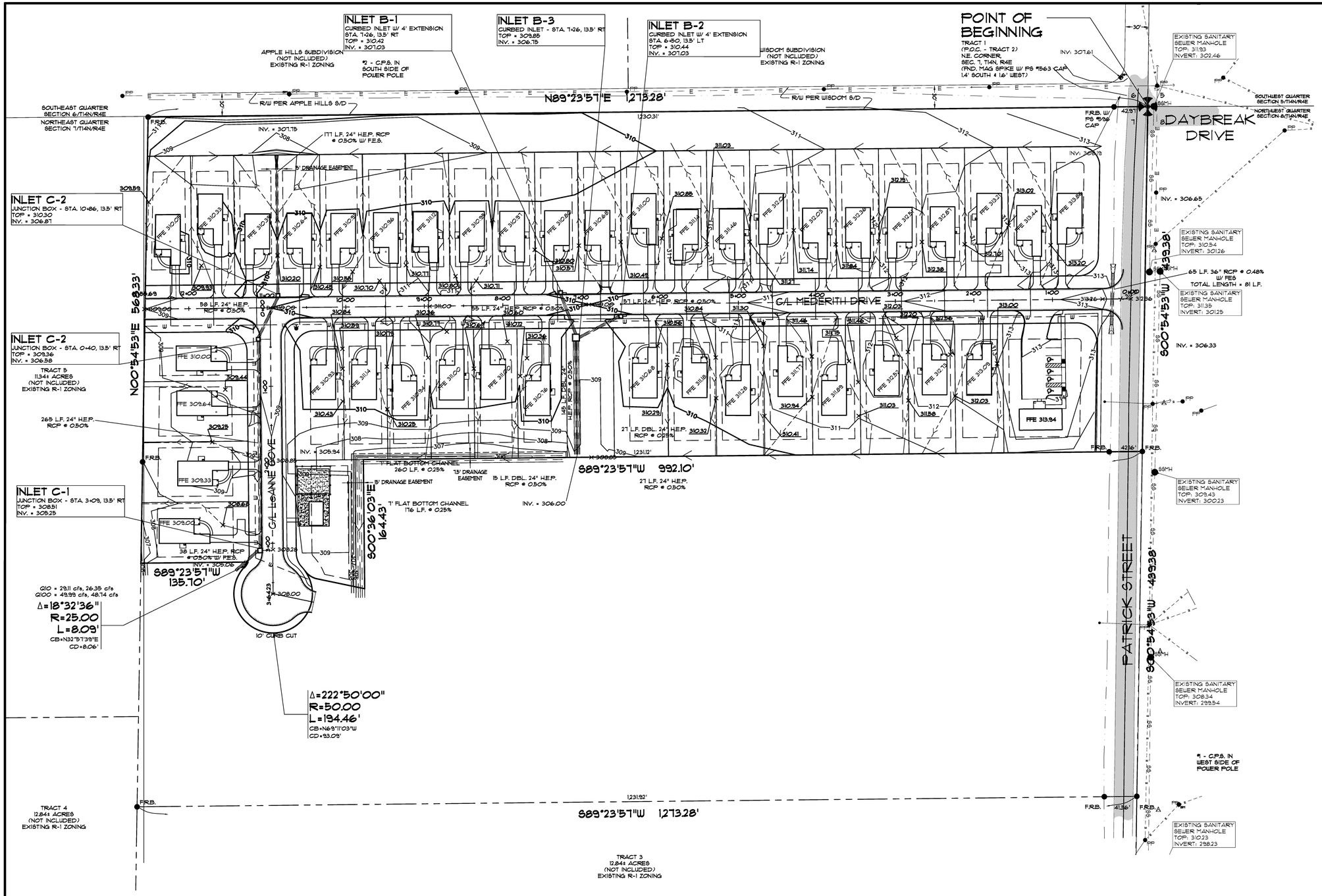
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9815 JOHN M. EASLEY

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SITE UTILITY PLAN
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH/ BFC | CHECKED: JME | DATE: 01/28/2016 | SCALE: 1" = 60' | CADD FILE: 5100-SDP-BS | DWG#: 04140711.0004 | SHEET: C06



ENGINEER'S NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
2. REFER TO SHEET C2 FOR BENCHMARK INFORMATION
3. NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
4. RUNOFF CALCULATIONS:

   10-YEAR EXISTING RUNOFF: 29.11 CFS
   10-YEAR DEVELOPED RUNOFF: 26.35 CFS
   100-YEAR EXISTING RUNOFF: 49.99 CFS
   100-YEAR DEVELOPED RUNOFF: 48.74 CFS

   DETENTION BASIN LOCATED OFF-SITE.
   BOTTOM: 304.75
   TOP: 308.50
   OUTLET WEIR: 1.75' BROAD CRESTED WEIR, ELEV. 304.75
   4.00' BROAD CRESTED WEIR, ELEV. 307.00

   REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.
5. PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
6. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
7. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
8. ALL SPOT ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
9. DUST SHALL KEPT AT TOLERABLE LIMITS.
10. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
11. ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE LF 2.0% OR LESS.

CERTIFICATE OF AUTHORIZATION
ASSOCIATED ENGINEERING AND TESTING, LLC
No. 299
ARKANSAS ENGINEER

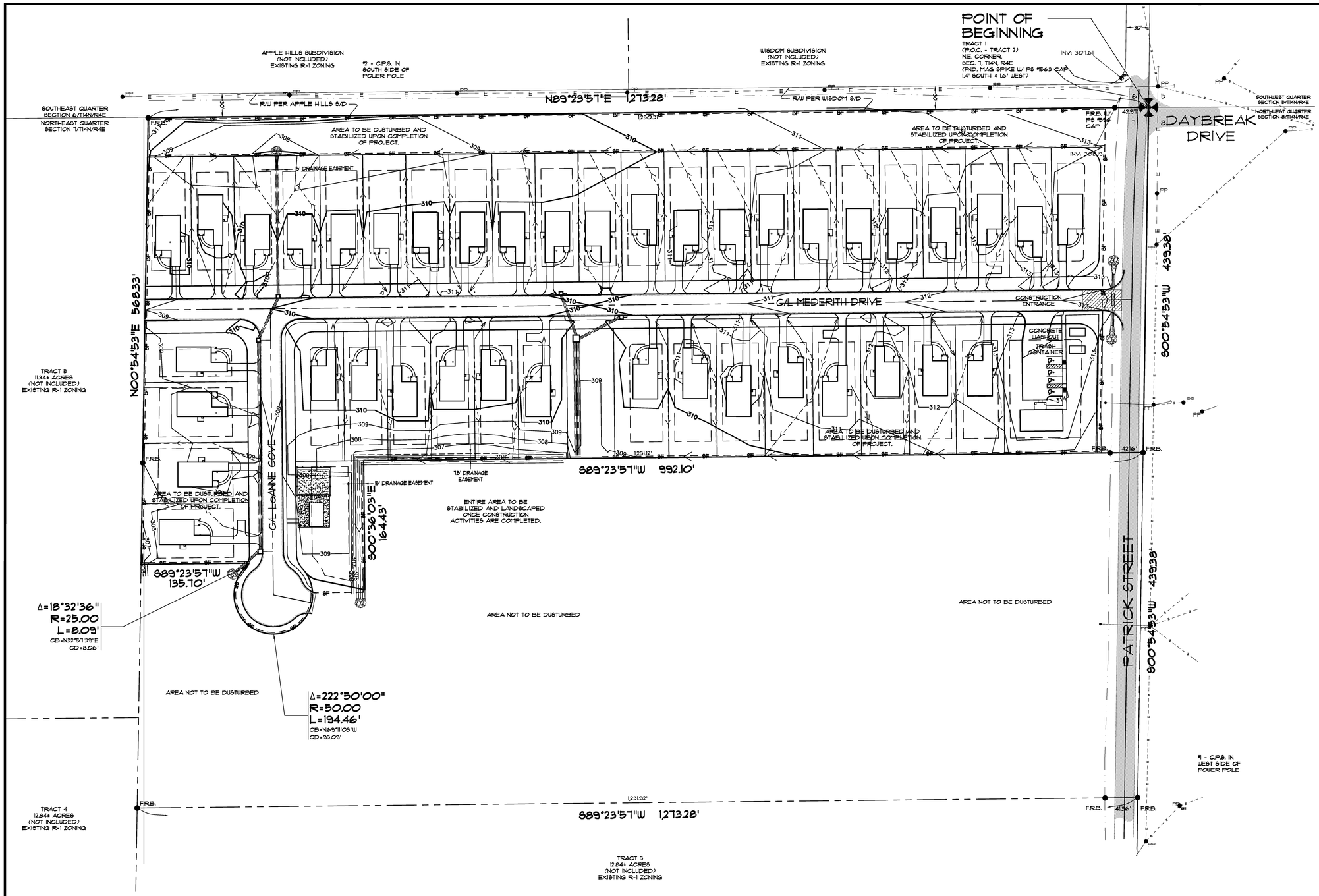
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9815
JOHN M. EASLEY

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SITE DRAINAGE PLAN
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH/ BFC | CHECKED: JME | DATE: 01/28/2016 | SHEET
SCALE: 1" = 60' | CADD FILE: 100-SDP-5 | EDWSA: 041407.1.0004 | C01



LEGEND

- DRAINAGE FLOW
- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

EROSION CONTROL MEASURES

1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.

CERTIFICATE OF AUTHORIZATION — ASSOCIATED ENGINEERING AND TESTING, LLC — No. 259 — ARKANSAS ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9815 — JOHN M. EASLEY

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	06/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SITE EROSION CONTROL
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH/ BFC	CHECKED: JME	DATE: 01/28/2016	SHEET
SCALE: 1" = 60'	CADD FILE:100-SCP-BE	DWG#: 041407I.0004	C08

APPLE HILLS SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

WISDOM SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

*2 - C.P.S. IN SOUTH SIDE OF POWER POLE

BEGINNING

TRACT 1
(P.O.C. - TRACT 2)
N.E. CORNER,
SEC. 7, T14N, R4E
(FND. MAG SPIKE W/ PS #1563 CAP
1.4' SOUTH & 1.6' WEST)

INV: 307.61

EXISTING SANITARY SEWER MANHOLE
TOP: 311.83
INVERT: 302.46

N89°23'57"E 1,273.28'

1,230.31'

R/W PER APPLE HILLS S/D

R/W PER WISDOM S/D

F.R.B.

F.R.B. W/ PS #596 CAP

42.91'

INV: 305.19

DAYBREAK DRIVE

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

GRAPHIC SCALE
50' 25' 0' 50' 100'
IN FEET

5' DRAINAGE EASEMENT

C/L MEDERITH DRIVE

EXISTING SANITARY SEWER MANHOLE
TOP: 310.54
INVERT: 301.26

EXISTING SANITARY SEWER MANHOLE
TOP: 311.35
INVERT: 301.25

N00°54'53"E 566.33'

S00°54'53"W 539.38'

S89°23'57"W 992.10'

1,231.12'

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

N00°54'53"E 1,400.23'

FFE 309.33

FFE 309.64

FFE 309.44

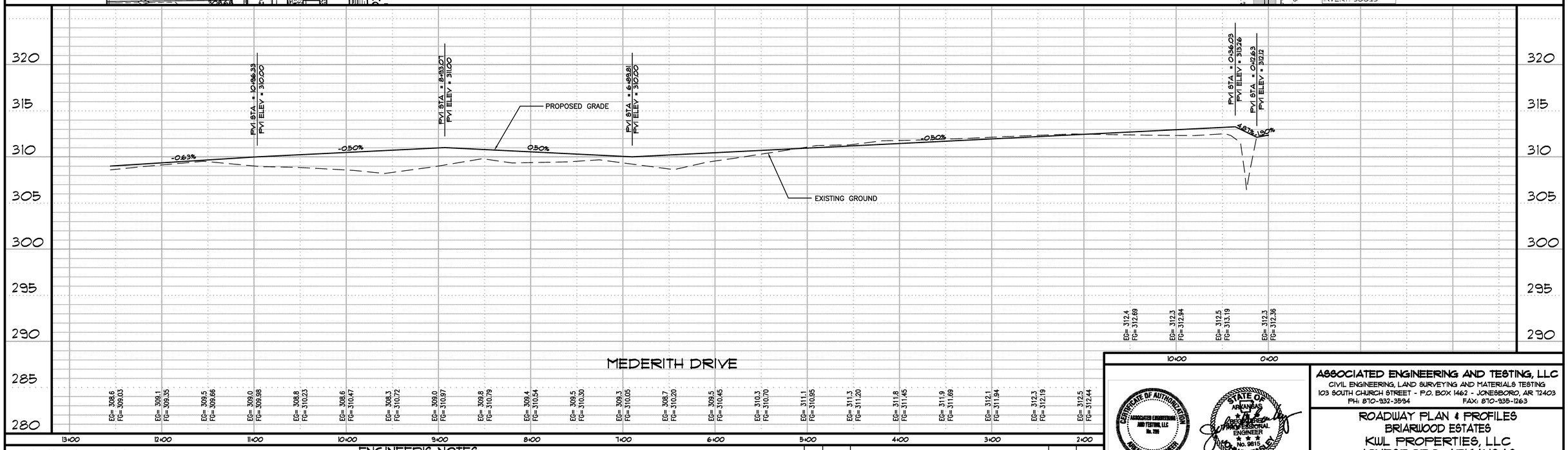
FFE 309.25

FFE 310.00

FFE 313.94

EXISTING SANITARY SEWER MANHOLE
TOP: 309.43
INVERT: 300.23

LOANNE COVE



GRAPHIC SCALE
50' 25' 0' 50' 100'
IN FEET

ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

SCALE: HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

© Copyright 2012 AETLLC

REV	DATE	REVISIONS	DRAWN	CHK'D
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME

CERTIFICATE OF AUTHORIZATION
ASSOCIATED ENGINEERING AND TESTING, LLC
No. 296
ARKANSAS ENGINEER

STATE OF ARKANSAS
JOHN M. EAGLE
PROFESSIONAL ENGINEER
No. 9615

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
109 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

ROADWAY PLAN & PROFILES
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN:	CCH	CHECKED:	JME	DATE:	01/28/16	SHEET
SCALE:	1"=50'	CADD FILE:	1600-SDP-SE	DWG#		C08

C/L-MEDERITH DRIVE

N00°54'53"E 568.33'

S89°23'57"W 992.10'

S00°36'03"E 164.43'

S89°23'57"W 135.70'

S00°54'53"W 439.38'

S00°54'53"W 439.38'

C/L LeANNE COVE

PATRICK STREET

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

EXISTING SANITARY SEWER MANHOLE TOP: 310.54 INVERT: 301.26

EXISTING SANITARY SEWER MANHOLE TOP: 311.35 INVERT: 301.25

EXISTING SANITARY SEWER MANHOLE TOP: 309.43 INVERT: 300.23

F.R.B.

F.R.B.

F.R.B.

FFE 313.94

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

PROPOSED GRADE

EXISTING GROUND

PVI STA = 0+13
PVI ELEV = 309.15

-0.50%

-1.92%

LeANNE COVE

EG= 307.8 FG= 308.00
EG= 308.07 FG= 308.07
EG= 306.1 FG= 308.32
EG= 305.9 FG= 308.57
EG= 306.7 FG= 308.82
EG= 307.6 FG= 309.07
EG= 308.1 FG= 309.32
EG= 308.6 FG= 309.57
EG= 309.0 FG= 310.00

320 315 310 305 300 295 290 285 280

4+00 3+00 2+00 1+00 0+00

5+00 4+00 3+00 2+00 1+00 0+00

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

SCALE: HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

© Copyright 2012 AETLLC

REV	DATE	REVISIONS	DRAWN	CHK'D
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

CERTIFICATE OF AUTHORIZATION
ASSOCIATED ENGINEERING AND TESTING, LLC
No. 298
ARKANSAS ENGINEER

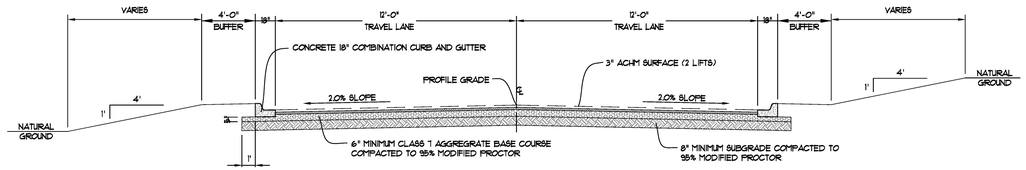
STATE OF ARKANSAS
JOHN M. EAGLE
REGISTERED PROFESSIONAL ENGINEER
No. 9815

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

ROADWAY PLAN & PROFILES
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

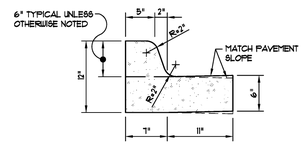
DRAWN:	JME	CHECKED:	JME	DATE:	01/28/16
SCALE:	1"=50'	CADD FILE:	B100-SDP	DWG#:	0516143.0008

SHEET C10



LOCAL STREET SECTION

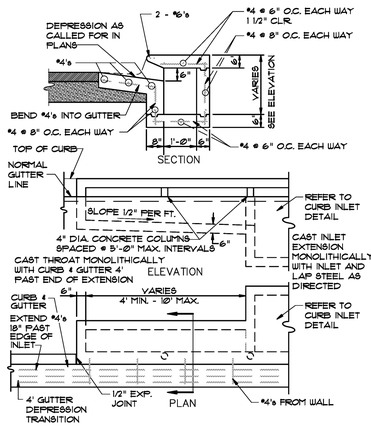
SCALE: NONE



NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

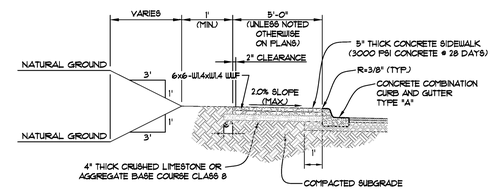
TYPICAL CURB & GUTTER TYPE "A-18"

(NOT TO SCALE)



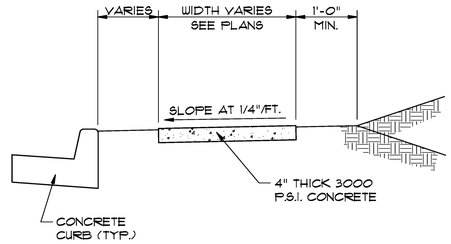
CURB INLET EXTENSION

(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK AT CURB

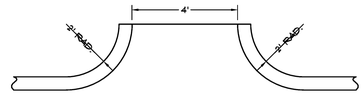
(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK

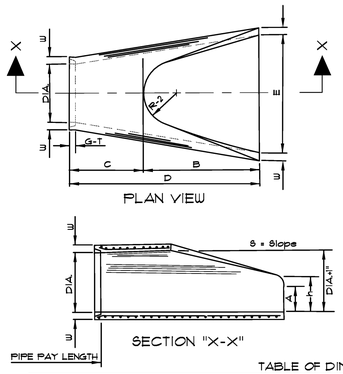
N.T.S.

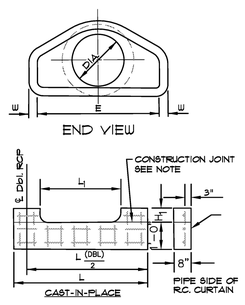
- MINIMUM WIDTH FOR SIDEWALK ADJACENT TO CURB IS 5' FOR CITY STREETS AND 6' FOR STATE OR U.S. HIGHWAYS.



CURB CHANNEL

(NOT TO SCALE)





R.C. CURTAIN WALL DETAIL

TABLE OF DIMENSIONS

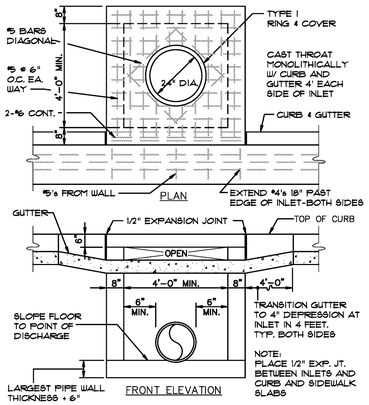
DIA.	WALL	A	B	C	D	E	S	DIA.+1"	P	R-1	R-2	G-T	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	19"	29"	15 1/2"	12"	2"	1000	1'-0 1/2"
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3:1	25"	33 3/16"	16 13/16"	14"	2 1/2"	1600	1'-1 1/2"
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3:1	31"	37"	18 1/2"	15"	3 1/4"	1940	1'-4 5/8"
36"	4"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	3:1	37"	47 13/16"	24 5/16"	20"	3 1/2"	4100	1'-8"
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	3:1	43"	53 7/8"	27 1/2"	22"	3 1/2"	5380	2'-2 1/2"
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	3:1	49"	56 1/2"	28 1/2"	22"	3 1/2"	6550	2'-6"
54"	5 1/2"	2'-4"	6'-6"	1'-10"	8'-4"	7'-6"	3:1	55"	65 1/2"	33 1/8"	24"	4"	8750	2'-10 1/2"
60"	6"	2'-10"	6'-6"	1'-10"	8'-4"	8'-0"	3:1	61"	72 1/2"	36 11/16"	24"	4"	9270	3'-5"
72"	7"	3'-10"	6'-6"	1'-10"	8'-4"	9'-0"	3:1	73"	77 13/16"	38 15/16"	24"	5"	13250	4'-6"

NOTES:

1. THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
2. ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
3. NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
4. TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

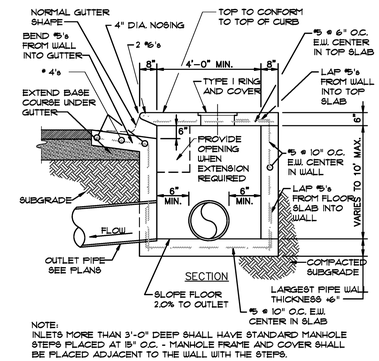
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT

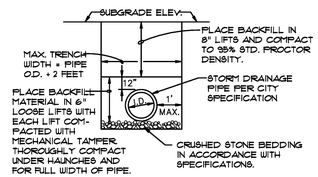
(NOT TO SCALE)



CURB INLET - TYPE "A"

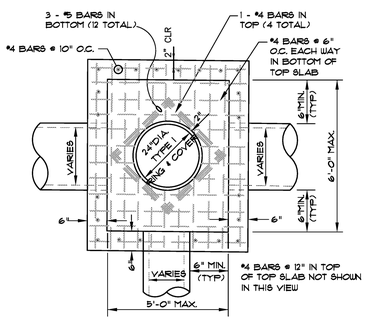
(NOT TO SCALE)





DRAINAGE PIPE TRENCH DETAIL

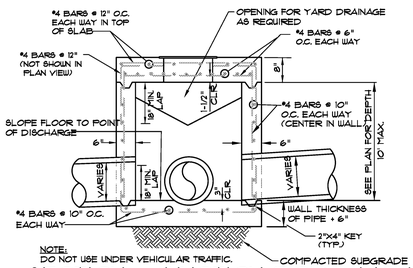
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



PLAN - JUNCTION BOX - LIGHT

N.T.S.

NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.



SECTION - JUNCTION BOX - LIGHT

N.T.S.

NOTES:

1. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
2. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

CERTIFICATE OF AUTHORIZATION ASSOCIATED ENGINEERING AND TESTING, LLC No. 299 ARKANSAS ENGINEER

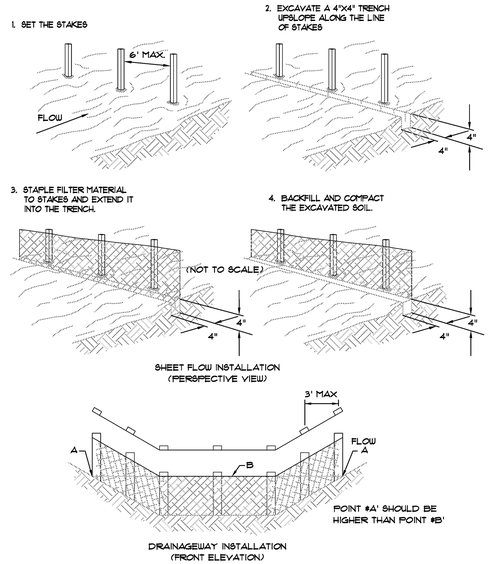
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9813 JON M. ENSLEY

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3534 FAX: 870-935-1263

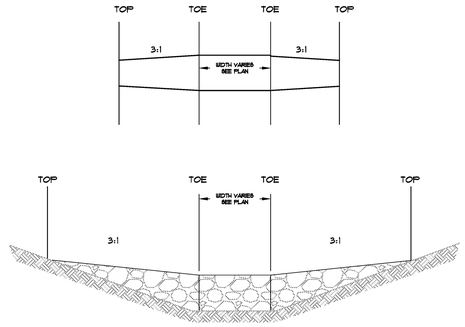
STANDARD DETAILS BRIARWOOD ESTATES KWL PROPERTIES, LLC JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 01/28/16	SHEET
SCALE: AS SHOWN	CADD FILE\00-SDP-BE	DWG# 0414144.0015	C11



FILTER BARRIER

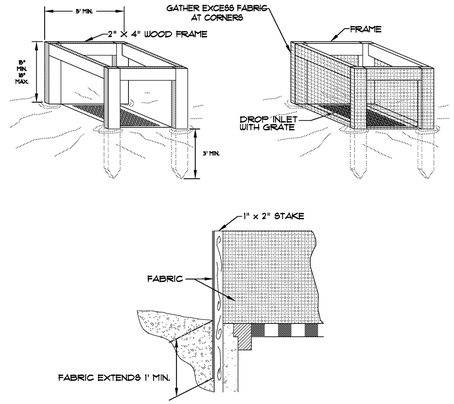
SCALE: 1/4" = 1'-0"



GRAVEL TO BE 2"-3" STONE

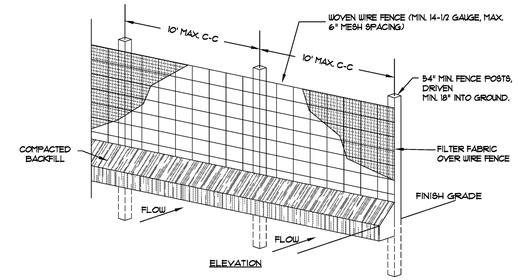
ROCK CHECK DAM

SCALE: 1/2" = 1'-0"



SILT FENCE INLET PROTECTION

SCALE: 1/2" = 1'-0"

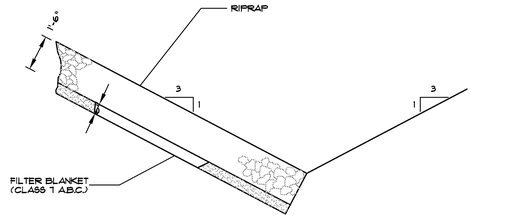


POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:
1. MIRAFI 140NS
2. PHILLIPS 66 SUPAC 4NP
3. DUPONT TYPAR 3341
4. OR APPROVED EQUAL

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

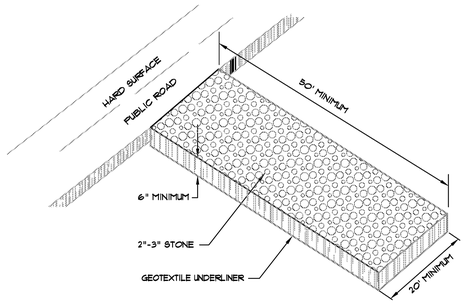
NOT TO SCALE



NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP

TOE EXCAVATION IN SOIL



CONSTRUCTION ENTRANCE

NOT TO SCALE

CERTIFICATE OF AUTHORIZATION
ASSOCIATED ENGINEERING AND TESTING, LLC
No. 299
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9815
JOHN M. EAGLEY

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

EROSION CONTROL DETAILS
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

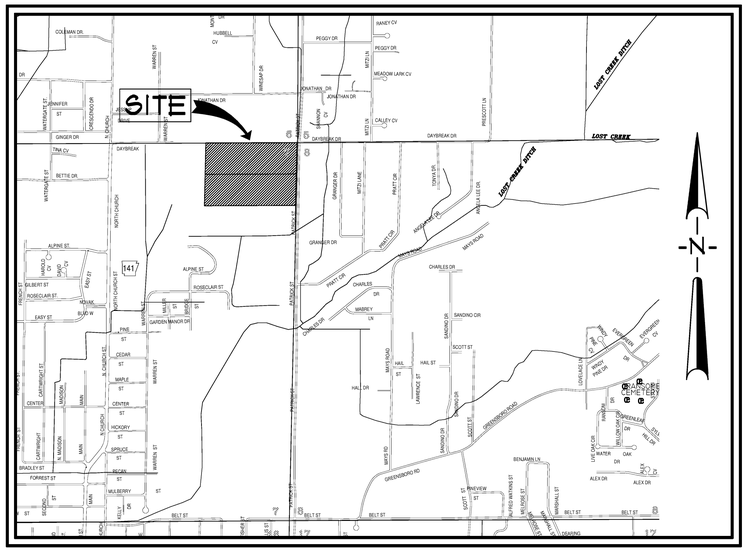
REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME

DRAWN: JME	CHECKED: JME	DATE: 01/28/16	SHEET
SCALE: AS SHOWN	CADD FILE: 1500-SDP	DWG#	C12

SANITARY SEWER AND WATER DISTRIBUTION PLANS

BRIARWOOD ESTATES

LYING IN SECTION 7, TOWNSHIP 14 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
JONESBORO, ARKANSAS
MAY 2016



VICINITY MAP

SCALE: 1" = 1000'

INDEX TO SHEETS

C01	INDEX SHEET
C02	SANITARY SEWER AND WATER DISTRIBUTION PLAN
C03	SANITARY SEWER PLAN & PROFILE
C04	SANITARY SEWER PLAN & PROFILE
C05	WATER DISTRIBUTION DETAILS
C06	SANITARY SEWER DISTRIBUTION DETAILS

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

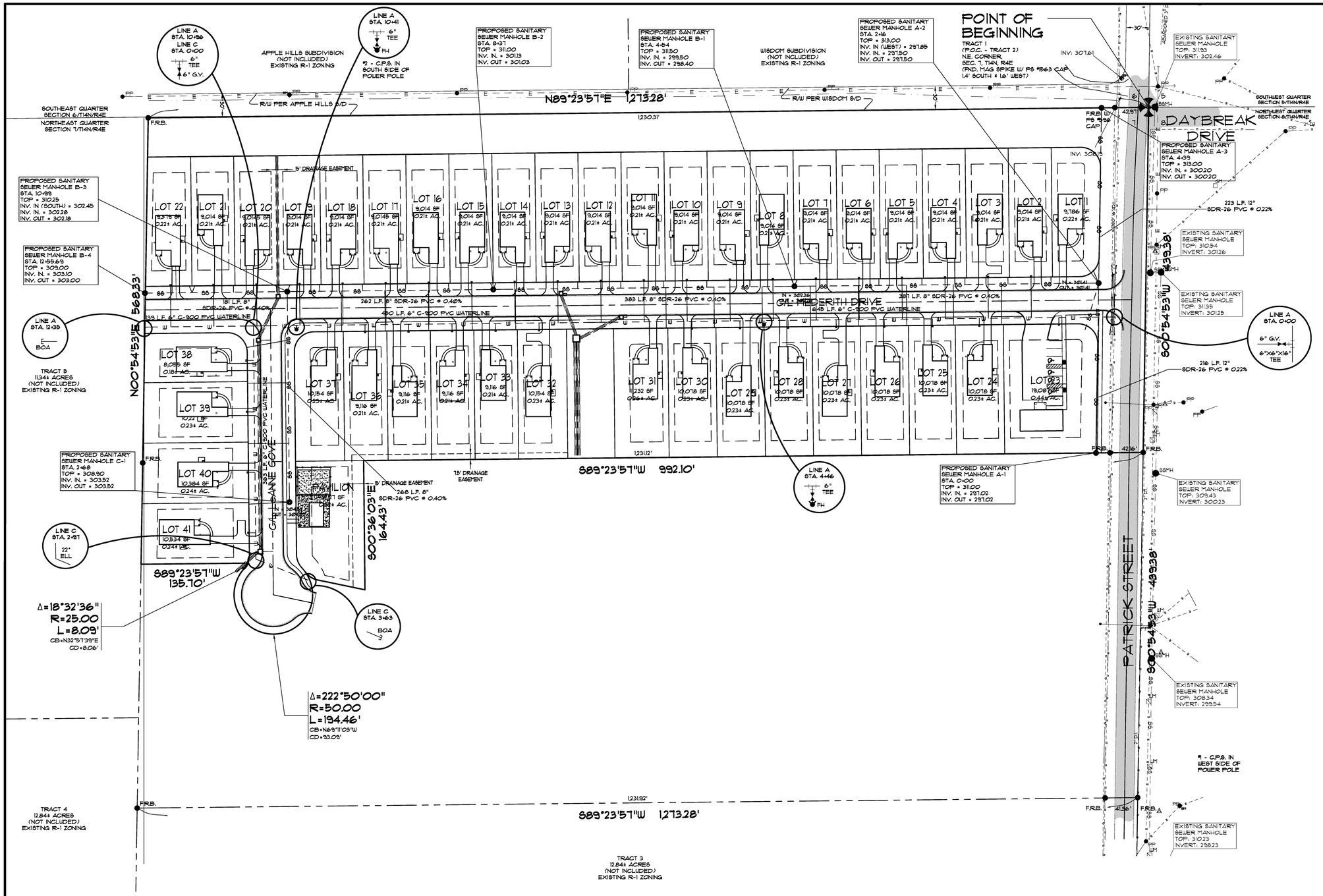
REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

INDEX SHEET
SANITARY SEWER AND WATER PLANS
BRAIRWOOD ESTATES
JONESBORO, ARKANSAS

DRAWN:	CCH	CHECKED:	JME	DATE:	01/28/16
SCALE:	1" = 1000'	CADD FILE:	5100-SDP-N	DWG#	041407.1.0004

SHEET C01


POINT OF BEGINNING
TRACT 1
(P.O.C. - TRACT 2)
N.E. CORNER,
SEC. 7, T14N, R4E
(FND. MAG SPIKE W/ PS #1563 CAP
1.4' SOUTH & 1.6' WEST)
INV: 307.61
N89°23'57"E 1,273.28'
1230.31'
SOUTHEAST QUARTER SECTION 6/T14N/R4E
NORTHEAST QUARTER SECTION 7/T14N/R4E
F.R.B.
APPLE HILLS SUBDIVISION (NOT INCLUDED) EXISTING R-1 ZONING
WISDOM SUBDIVISION (NOT INCLUDED) EXISTING R-1 ZONING
R/W PER APPLE HILLS S/D
R/W PER WISDOM S/D
LINE A STA. 10+41
6" TEE
FH
1 - C.P.S. IN SOUTH SIDE OF POWER POLE
PROPOSED SANITARY SEWER MANHOLE B-2 STA. 8+37 TOP = 311.00 INV. IN. = 301.13 INV. OUT = 301.03
PROPOSED SANITARY SEWER MANHOLE B-1 STA. 4+54 TOP = 311.50 INV. IN. = 299.50 INV. OUT = 298.40
PROPOSED SANITARY SEWER MANHOLE A-2 STA. 2+16 TOP = 313.00 INV. IN (WEST) = 297.85 INV. IN. = 297.50 INV. OUT = 297.50
EXISTING SANITARY SEWER MANHOLE TOP: 311.93 INVERT: 302.46
SOUTHWEST QUARTER SECTION 5/T14N/R4E
NORTHWEST QUARTER SECTION 8/T14N/R4E
DAYBREAK DRIVE
PROPOSED SANITARY SEWER MANHOLE A-3 STA. 4+38 TOP = 313.00 INV. IN. = 300.20 INV. OUT = 300.20
223 LF. 12" SDR-26 PVC @ 0.22%
PROPOSED SANITARY SEWER MANHOLE B-3 STA. 10+88 TOP = 310.25 INV. IN (SOUTH) = 302.45 INV. IN. = 302.28 INV. OUT = 302.18
PROPOSED SANITARY SEWER MANHOLE B-4 STA. 12+55.69 TOP = 309.00 INV. IN. = 303.10 INV. OUT = 303.00
5' DRAINAGE EASEMENT
LOT 22 9,378 SF 0.22± AC.
LOT 21 9,014 SF 0.21± AC.
LOT 20 9,015 SF 0.21± AC.
LOT 19 9,014 SF 0.21± AC.
LOT 18 9,014 SF 0.21± AC.
LOT 17 9,014 SF 0.21± AC.
LOT 16 9,014 SF 0.21± AC.
LOT 15 9,014 SF 0.21± AC.
LOT 14 9,014 SF 0.21± AC.
LOT 13 9,014 SF 0.21± AC.
LOT 12 9,014 SF 0.21± AC.
LOT 11 9,014 SF 0.21± AC.
LOT 10 9,014 SF 0.21± AC.
LOT 9 9,014 SF 0.21± AC.
LOT 8 9,014 SF 0.21± AC.
LOT 7 9,014 SF 0.21± AC.
LOT 6 9,014 SF 0.21± AC.
LOT 5 9,014 SF 0.21± AC.
LOT 4 9,014 SF 0.21± AC.
LOT 3 9,014 SF 0.21± AC.
LOT 2 9,014 SF 0.21± AC.
LOT 1 9,786 SF 0.22± AC.
INV: 303.13
N = 301.41 OUT = 301.41
N = 300.26 OUT = 300.16
181 LF. 8" SDR-26 PVC @ 0.40%
262 LF. 8" SDR-26 PVC @ 0.40%
383 LF. 8" SDR-26 PVC @ 0.40%
381 LF. 8" SDR-26 PVC @ 0.40%
139 LF. 6" C-900 PVC WATERLINE
490 LF. 6" C-900 PVC WATERLINE
645 LF. 6" C-900 PVC WATERLINE
CUL-DE-SERITH DRIVE
N00°54'53"E 568.33'
LINE A STA. 12+35
E
BOA
TRACT 5
11.34± ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING
LOT 38 8,059 SF 0.18± AC.
LOT 39 10,122 SF 0.23± AC.
LOT 40 10,384 SF 0.24± AC.
LOT 41 10,534 SF 0.24± AC.
LOT 37 10,154 SF 0.23± AC.
LOT 36 9,116 SF 0.21± AC.
LOT 35 9,116 SF 0.21± AC.
LOT 34 9,116 SF 0.21± AC.
LOT 33 9,116 SF 0.21± AC.
LOT 32 10,154 SF 0.23± AC.
LOT 31 10,232 SF 0.24± AC.
LOT 30 10,078 SF 0.23± AC.
LOT 29 10,078 SF 0.23± AC.
LOT 28 10,078 SF 0.23± AC.
LOT 27 10,078 SF 0.23± AC.
LOT 26 10,078 SF 0.23± AC.
LOT 25 10,078 SF 0.23± AC.
LOT 24 10,078 SF 0.23± AC.
LOT 23 19,087 SF 0.44± AC.
123.12'
S89°23'57"W 992.10'
F.R.B.
42.16'
PROPOSED SANITARY SEWER MANHOLE C-1 STA. 2+65 TOP = 308.90 INV. IN. = 303.82 INV. OUT = 303.52
F.R.B.
363' E.G. C-900 PVC WATERLINE
C/L 12" BANNE COVE
5' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
268 LF. 8" SDR-26 PVC @ 0.40%
LOT 42 8,967 SF 0.21± AC.
LOT 43 9,116 SF 0.21± AC.
LOT 44 9,116 SF 0.21± AC.
LOT 45 9,116 SF 0.21± AC.
LOT 46 9,116 SF 0.21± AC.
LOT 47 9,116 SF 0.21± AC.
LOT 48 9,116 SF 0.21± AC.
LOT

PROPOSED SANITARY SEWER MANHOLE B-2
STA. 8+37
TOP = 311.00
INV. IN. = 301.13
INV. OUT = 301.03

PROPOSED SANITARY SEWER MANHOLE B-1
STA. 4+54
TOP = 311.50
INV. IN. = 299.50
INV. OUT = 298.40

SEWER MANHOLE A-2
STA. 2+16
TOP = 313.00
INV. IN (WEST) = 297.85
INV. IN. = 297.50
INV. OUT = 297.50

APPLE HILLS SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

*2 - C.P.S. IN SOUTH SIDE OF POWER POLE

WISDOM SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

BEGINNING

TRACT 1
(P.O.C. - TRACT 2)
N.E. CORNER,
SEC. 7, T14N, R4E
(FND. MAG SPIKE W/ FS "1563" CAP
1.4' SOUTH & 1.6' WEST)

EXISTING SANITARY SEWER MANHOLE
TOP: 311.83
INVERT: 302.46

INV: 307.61

R/W PER APPLE HILLS S/D

N89°23'57"E 1,273.28'

1,230.31'

R/W PER WISDOM S/D

F.R.B. W/ FS "1563" CAP

42.51'

DAYBRE DRIV

PROPOSED SANITARY SEWER MANHOLE A-3
STA. 4+39
TOP = 313.00
INV. IN. = 300.20
INV. OUT = 300.20

INV: 305.19

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

5' DRAINAGE EASEMENT

223 L.F. 12" SDR-26 PVC @ 0.22%

EXISTING SANITARY SEWER MANHOLE
TOP: 310.54
INVERT: 301.26

N00°54'53"E 568.33'

181 L.F. 8" SDR-26 PVC @ 0.40%

262 L.F. 8" SDR-26 PVC @ 0.40%

383 L.F. 8" SDR-26 PVC @ 0.40%

381 L.F. 8" SDR-26 PVC @ 0.40%

139 L.F. 8" C-900 PVC WATERLINE

450 L.F. 6" C-900 PVC WATERLINE

C/L TIDERITH DRIVE

635 L.F. 6" C-900 PVC WATERLINE

IN = 301.26
OUT = 301.41

EXISTING SANITARY SEWER MANHOLE
TOP: 311.35
INVERT: 301.25

S00°54'53"W 939.38'

216 L.F. 12" SDR-26 PVC @ 0.22%

PROPOSED SANITARY SEWER MANHOLE C-1
STA. 2+68
TOP = 308.90
INV. IN. = 303.52
INV. OUT = 303.52

F.R.B.

265 L.F. 8" C-900 PVC WATERLINE

5' DRAINAGE EASEMENT

268 L.F. 8" SDR-26 PVC @ 0.40%

S89°23'57"W 992.10'

1,231.12'

PROPOSED SANITARY SEWER MANHOLE A-1
STA. 0+00
TOP = 311.00
INV. IN. = 297.02
INV. OUT = 297.02

F.R.B. 42.16' F.R.B.

EXISTING SANITARY SEWER MANHOLE
TOP: 309.43
INVERT: 300.23

LINE "A"

MANHOLE C-1
STA. 2+68
TOP= 314.15
INVERT IN= 307.65 PIPE 1
INVERT IN= 307.65 PIPE

MANHOLE A-2
STA. 2+16.13
TOP= 313.00
INVERT IN= 297.85 PIPE 2
INVERT IN= 297.85 PIPE
INVERT OUT= 297.50 PIPE

MANHOLE A-3
STA. 4+39.38
TOP= 313.25
INVERT OUT= 300.20 PIPE 2

PIPE 1 216 LF @ 0.22% 8" SDR-26 PVC

PIPE 2 223 LF @ 1.21% 8" SDR-26 PVC

LINE "C"

MANHOLE E-C-1
STA. 2+68.00
TOP= 308.90
INVERT OUT= 303.52 PIPE 7

MANHOLE B-3
STA. 0+00
TOP= 311.00
INVERT IN= 302.23 PIPE 6
INVERT IN= 302.23 PIPE 7
INVERT OUT= 302.18 PIPE 8

PIPE 7 268 LF @ 0.45% 8" SDR-26 PVC

320 315 310 305 300 295 290 285 280

0+00 1+00 2+00 3+00 4+00 5+00 3+00 2+00 1+00 0+00

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

SCALE: HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

© Copyright 2012 AETLLC

REV	DATE	REVISIONS	DRAWN	CHK'D

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SANITARY SEWER PLAN & PROFILE
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 01/28/16	SHEET C03
SCALE: 1"=50'	CADD FILE: 1100-SDP-SE	DWG#	

SOUTHEAST QUARTER SECTION 6/T14N/R4E
NORTHEAST QUARTER SECTION 7/T14N/R4E

N89°23'57"E 1,273.28'

R/W PER APPLE HILLS S/D

R/W PER WISDOM S/D

1,230.31'

F.R.B.

F.R.B. W/ PK NAIL & 3/4" CAP

42.91'

42.16'

F.R.B.

F.R.B.

5' DRAINAGE EASEMENT

PROPOSED SANITARY SEWER MANHOLE B-3
STA. 10+99
TOP = 310.25
INV. IN (SOUTH) = 302.45
INV. IN = 302.28
INV. OUT = 302.18

PROPOSED SANITARY SEWER MANHOLE B-4
STA. 12+55.69
TOP = 309.00
INV. IN. = 303.10
INV. OUT = 303.00

N00°54'53"E 568.33'

181 L.F. 8" SDR-26 PVC @ 0.40%

139 L.F. 6" C-900 PVC WATERLINE

262 L.F. 8" SDR-26 PVC @ 0.40%

450 L.F. 6" C-900 PVC WATERLINE

383 L.F. 8" SDR-26 PVC @ 0.40%

C/L TIDERITH DRIVE

385 L.F. 6" C-900 PVC WATERLINE

387 L.F. 8" SDR-26 PVC @ 0.40%

INV. 307.41
CL = 307.41

INV. = 307.26
CL = 307.26

TRACT 5
11.34± ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

PROPOSED SANITARY SEWER MANHOLE C-1
STA. 2+68
TOP = 308.90
INV. IN. = 303.52
INV. OUT = 303.52

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

C/L JEANNE COVE

363 L.F. 6" C-900 PVC WATERLINE

15' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

268 L.F. 8" SDR-26 PVC @ 0.40%

S00°36'03"E 164.43'

1,231.12'

S89°23'57"W 992.10'

PROPOSED SANITARY SEWER MANHOLE A-1
STA. 0+00
TOP = 311.00
INV. IN. = 297.02
INV. OUT = 297.02

DAYBREAK DRIVE

PROPOSED SANITARY SEWER MANHOLE A-3
STA. 4+39
TOP = 313.00
INV. IN. = 300.20
INV. OUT = 300.20

223 L.F. SDR-26 PVC

EXISTING SANITARY SEWER MANHOLE
TOP: 311.54
INVERT: 301.26

S00°54'53"W 139.38'

EXISTING SANITARY SEWER MANHOLE
TOP: 311.35
INVERT: 301.25

216 L.F. 12" SDR-26 PVC @ 0.22%

EXISTING SANITARY SEWER MANHOLE
TOP: 309.43
INVERT: 300.23

S00°54'53"W 139.38'

MANHOLE B-4
STA. 12+55.69
TOP=309.00
INVERT OUT=303.00 PIPE 6

MANHOLE B-3
STA. 10+99
TOP=310.25
INVERT IN=302.28 PIPE 6
INVERT IN=302.28 PIPE 1
INVERT OUT=302.18 PIPE 5

MANHOLE B-2
STA. 7+16.56
TOP=310.00
INVERT IN=301.18 PIPE 5
INVERT OUT=300.85 PIPE 4

MANHOLE B-1
STA. 2+68
TOP=311.90
INVERT IN=298.30 PIPE 4
INVERT OUT=298.49 PIPE 3

MANHOLE A-2
STA. 0+00.0
TOP=311.00
INVERT IN=297.50 PIPE 2
INVERT IN=297.35 PIPE 3
INVERT OUT=297.50 PIPE 1

320 315 310 305 300 295 290 285 280

PIPE 6 181 LF @ 0.40% 8" SDR-26 PVC
PIPE 5 262 LF @ 0.40% 8" SDR-26 PVC
PIPE 1 383 LF @ 0.40% 8" SDR-26 PVC
PIPE 3 387 LF @ 0.40% 8" SDR-26 PVC

13+00 12+00 11+00 10+00 9+00 8+00 7+00 6+00 5+00 4+00 3+00 2+00 1+00 0+00

LINE "B"

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET

ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

SCALE: HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

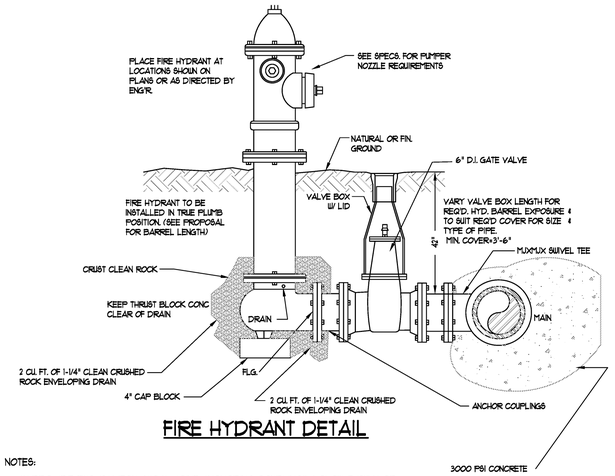
© Copyright 2016 AETLLC

REV	DATE	REVISIONS	DRAWN	CHK'D

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3534 FAX: 870-935-1263

SANITARY SEWER PLAN & PROFILE
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 01/28/16	SHEET
SCALE: 1"=50'	CADD FILE: 5100-SDP-BE	DWG#	C04

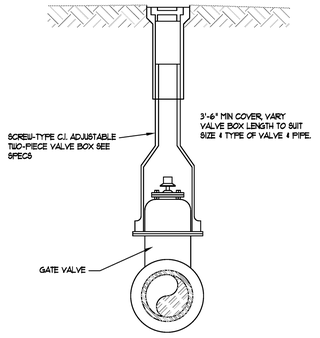


FIRE HYDRANT DETAIL

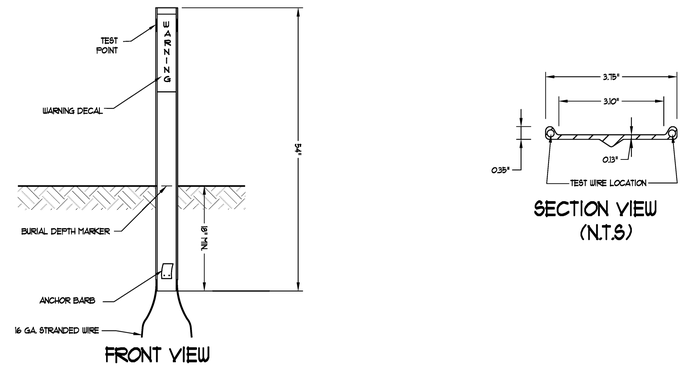
NOTES:

(1) PROVIDE TWO (2) MECHANICAL JOINT ANCHORING COUPLINGS (CLOW F-1211MJ OR EQUAL.) FOR EACH HYDRANT (1-8"DIA. HYDRANT & VALVE & 1-8"DIA. VALVE AND MAIN).

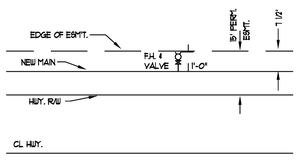
(2) CWL WILL PROVIDE FIRE HYDRANTS, ANCHORING COUPLINGS, VALVES, VALVE BOXES AND TEES WITHIN CITY LIMITS.



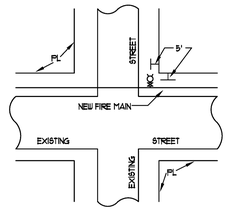
VALVE BOX DETAIL



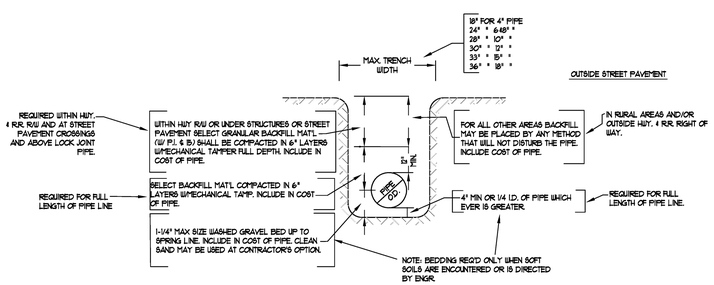
WATER LINE & FORCE MAIN MARKER DETAIL



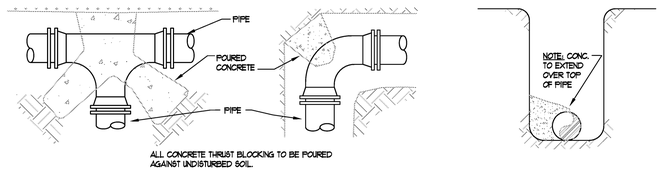
TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY



TYPICAL FIRE HYDRANT LOCATION



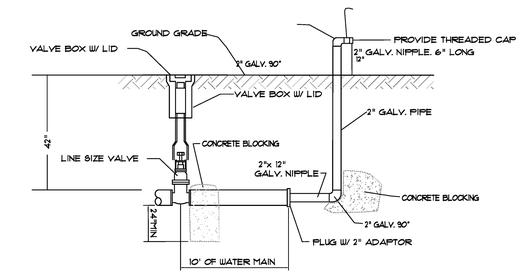
TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL



NOTES:

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. PLUGS SHALL BE COVERED WITH PAPER WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
4. WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
5. COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
6. CLEARANCE FROM OIL & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
7. THRUST BLOCKING DIMENSIONS SHALL BE 150 % OF THE THRUST CALCULATED FROM THE FORMULA (THRUST=2 AP SIN : WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID, & ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.

THRUST BLOCK DETAILS

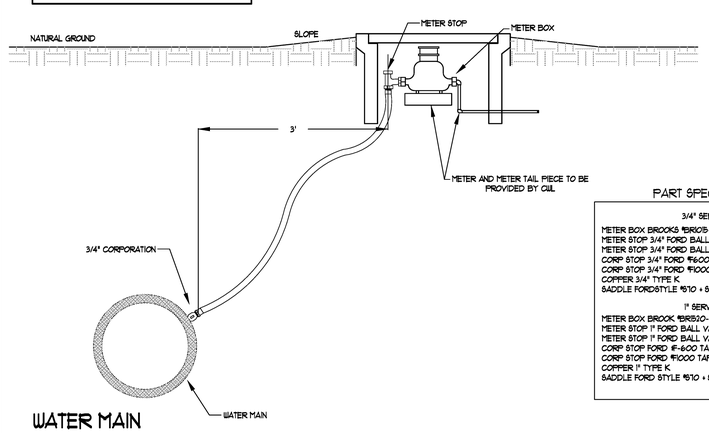


NOTE:
OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.

2" B.O. ASSEMBLY FOR THRU 6" LINES WITH FUTURE EXPANSION
(NOT REQ'D IN COVES OR DEAD END LINES)

BLOW-OFF ASSEMBLY DETAILS

UNDERGROUND SERVICE LINE MINIMUM REQUIREMENTS CITY WATER AND LIGHT PLANT



WATER MAIN

1" SERVICES TO BE USED WHEN WATER PRESSURE IS BELOW 60 PSI

PART SPECIFICATIONS

3/4" SERVICES

METER BOX BROOKS #SR10B-12B, PLASTIC 12" W/C LID
METER STOP 3/4" FORD BALL VALVE #BA-23-232UR FLARE
METER STOP 3/4" FORD BALL VALVE #BA-43-232UR CTS
CORP STOP 3/4" FORD #F600-23 TAPER/FLARE
CORP STOP 3/4" FORD #FB000 TAPER/CTS
COPPER 3/4" TYPE K
SADDLE FORDSTYLE #S10 x S90

1" SERVICES

METER BOX BROOK #SR13D-12B, PLASTIC W/C LID
METER STOP 1" FORD BALL VALVE #BA-23-444U FLARE
METER STOP 1" FORD BALL VALVE #BA-43-444U CTS
CORP STOP FORD #F-600 TAPER/FLARE
CORP STOP FORD #FB000 TAPER/CTS
COPPER 1" TYPE K
SADDLE FORD STYLE #S10 x S90

SERVICE CONNECTION AND METER SETTING

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/05/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/28/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CWL	JME	JME

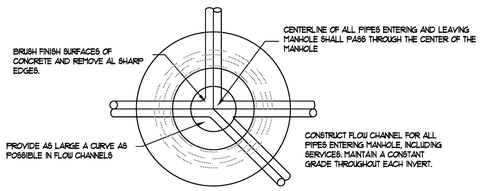
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3534 FAX: 870-935-1263

WATER DISTRIBUTION DETAILS
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

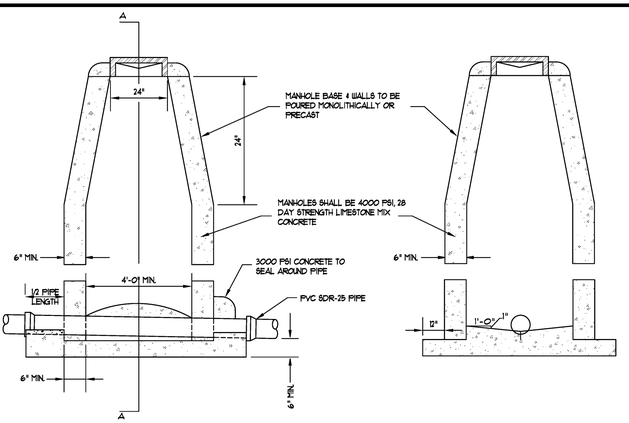
DRAWN: JME	CHECKED: JME	DATE: 01/28/16	SHEET
SCALE: AS SHOWN	CADD FILE: 100-SDP-BR	DWG#:	C05

NOTES TYPICAL TO ALL MANHOLES

1. MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
2. MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
   a. 4' I.D. FOR SEWER SIZES 6" THRU 24"
   b. 5' I.D. FOR SEWER SIZES 24" THRU 30"
   c. 6' I.D. FOR SEWER SIZES 36" THRU 42"
3. SET MANHOLE TOPS AS FOLLOWS:
   a. IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
   b. UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC.: 6" ABOVE GROUND.
   c. OTHER AREAS: 6" ABOVE GROUND.
4. MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.



PLAN
NOT TO SCALE

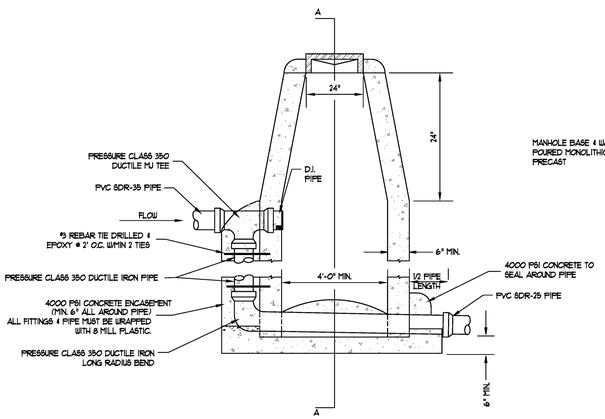


SIDE ELEVATION
NOT TO SCALE

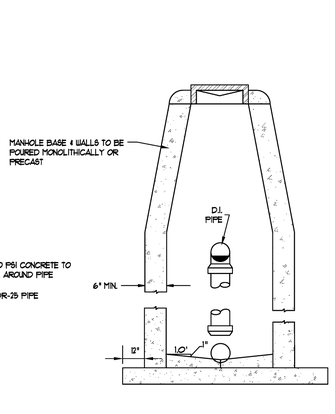
SECTION A-A
NOT TO SCALE

STANDARD MANHOLE DETAILS

NOTE: MANHOLES SHALL BE PRECAST W/ NEOPRENE GASKETS AS APPROVED BY ENGINEER AND/OR UTILITY COMPANY.



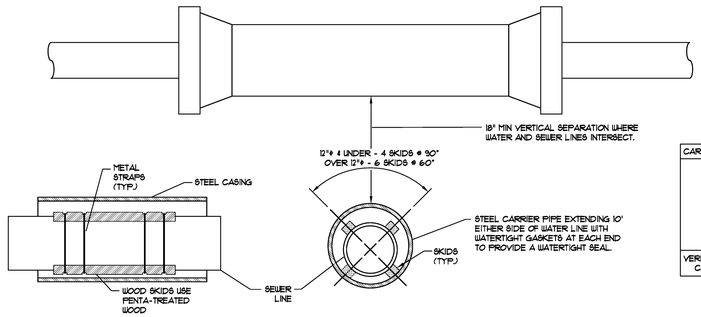
SIDE ELEVATION
NOT TO SCALE



SECTION A-A
NOT TO SCALE

DROP MANHOLE DETAILS

NOTE: WHEN 18" VERTICAL SEPARATION CANNOT BE MAINTAINED, JOINTS SHALL BE LOCATED SUCH THAT THEY ARE EQUAL DISTANCE BEFORE AND AFTER CROSSING.

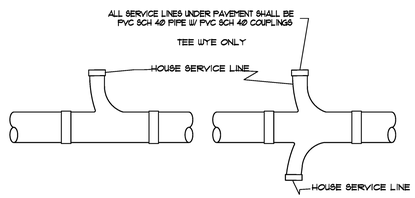


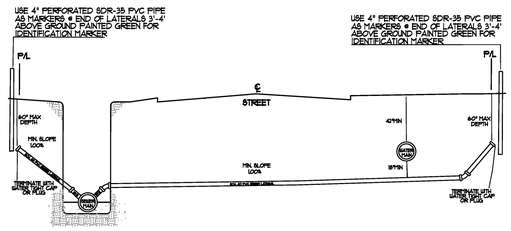
CARRIER PIPE	CASING PIPE
4"	8"
6"	12"
8"	16"
10"	20"
12"	24"
16"	32"
18"	36"
20"	40"
24"	48"

VERIFY CASING PIPE SIZE WITH CASING INSULATORS MFG.

WATER/SEWER CROSSING DETAIL
WHERE ENCASEMENT REQUIRED
NOT TO SCALE

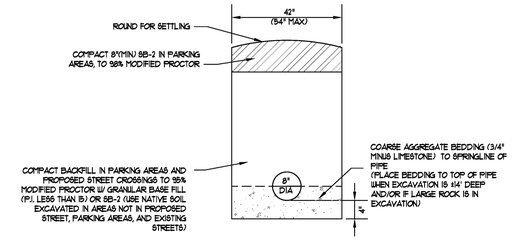
SINGLE WYE **DOUBLE WYE**



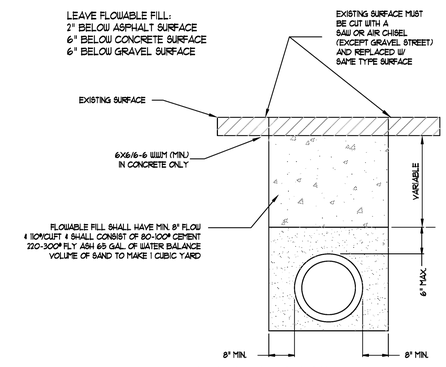


SEWER LATERAL STUBOUT
PERMITS REQUIRED BEFORE INSTALLATION
USE SAME CONFIGURATION FOR MANHOLE STUBOUTS

NOTE: 1. COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
2. PIPE IN TRENCH SHALL BE PLACED ON NO LESS THAN 4" OF 3/4" MINUS LIMESTONE. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.
3. PVC PIPE SHALL BE SDR-25 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.



TRENCH DETAIL
(NON-EXISTING STREET LOCATIONS)
NOT TO SCALE



TRENCH DETAIL
(EXISTING STREET LOCATIONS)
NOT TO SCALE

NOTE: (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.
(2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
(3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.

REV	DATE	REVISIONS	DRAWN	CHK'D
4	07/01/16	REVISE BUILDING SIZE	JME	JME
3	05/09/16	REVISE SANITARY SEWER MANHOLE NUMBERS	JME	JME
2	04/26/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SANITARY SEWER DISTRIBUTION DETAILS
BRAIRWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: JME	CHECKED: JME	DATE: 01/28/16	SHEET
SCALE: AS SHOWN	CADD FILE\100-SDP-BR	DWG#	C06

BUILDING 'A'
SINGLE FAMILY - 3 BR
1-STORY NO FRAMED
FFE.=

BUILDING 'B'
SINGLE FAMILY - 3 BR
1-STORY NO FRAMED
FFE.=

HDCP UNIT

CM

"SI"

TYP.

PLAYGROUND

40'-0"

30'-0"

PICNIC AREA

PAVILION

ZONE A

SEE SHEET S14
FOR ZONE B

SITE PLAN - LANDSCAPING
1=30

SITE PLAN - LANDSCAPING
ZONE A

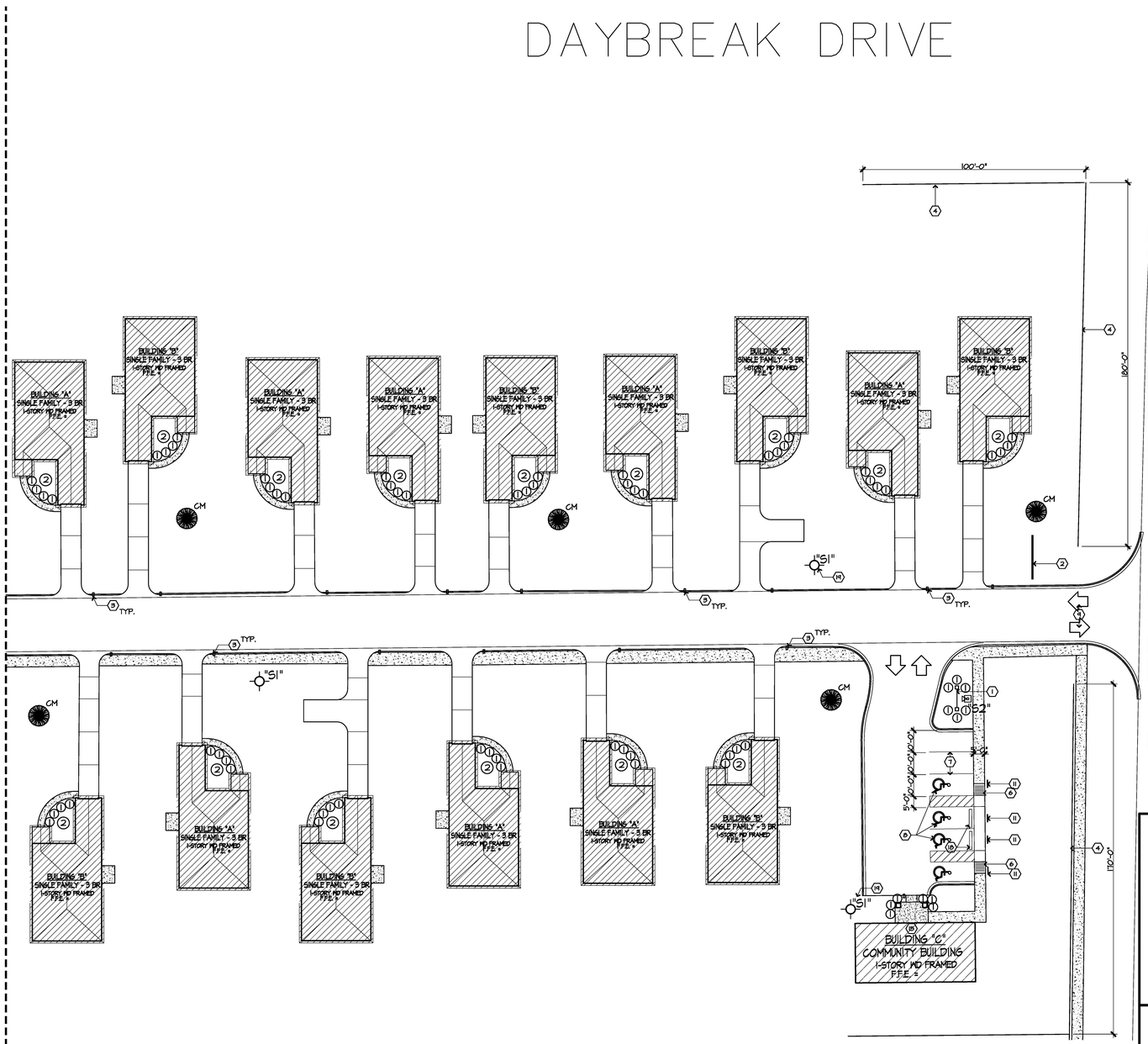
NEW MULTI-FAMILY DEVELOPMENT FOR:
BRIARWOOD ESTATES
1644 PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE : 06/20/16
FILE:

LITTLE & ASSOCIATES
ARCHITECTS

501 UNION ST
JONESBORO, AR
(870) 930-3813 TEL
(870) 930-3820 FAX
littlearch@sbcglobal.net

S13



SEE SHEET S13 FOR ZONE A

ZONE B

SITE PLAN - LANDSCAPING
1=30

PLANTING SYMBOL LEGEND

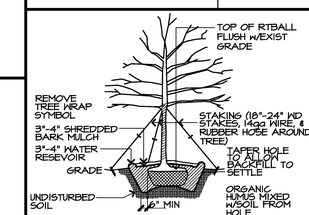
SYMBOL	DESCRIPTION	BOTANICAL NAME	SIZE	QUANTITY	REMARKS
CM	NATCHEZ CRAPE MYRTLE	LAGERSTRSTROEMIA "NATCHEZ"	1 1/2" CAL	22	SEE 2/SO9
I	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL	264	SEE 1/SO9
SOD	BERMUDA SOD (SOD PROJECT AREA AS SHOWN INCL. TO EDGE OF PAVEMENT- SEE GRASS HATCHED AREAS ON PLAN)			DISTURBED AREA	

0 GENERAL NOTES SITE PLAN - LANDSCAPING

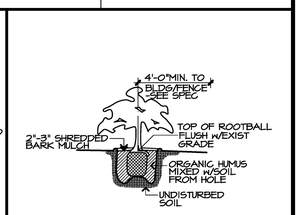
MARK	DESCRIPTION
1	PERMANENT PROJECT SIGN LOCATION
2	TEMPORARY PROJECT SIGN LOCATION
3	INDIVIDUAL MAILBOX LOCATION - USPS APPROVED NUMBER TO MATCH HOUSES
4	6'H PRIVACY FENCE FRONT AND NORTH SIDE OF PROJECT - SEE DET 4/S14
5	4'H DECORATIVE FENCE - SEE DET 4/S14
6	HDCP RAMP LOCATION - SEE DET 6/S14
7	10'-0"Wx20'-0"D PARKING SPACE STRIPES (TYP) - SEE SPECIFICATIONS FOR THICKNESS
8	HDCP SYMBOL - SEE DET 5/S14
9	TRAFFIC ARROW SYMBOL - SEE DET 7/S14
10	BARBECUE GRILLE (2 TOTAL) LOCATION - SEE DETAIL 9/S14
11	HDCP PARKING SIGN LOCATION - SEE DETAIL 3/S14
12	16x28 WOOD FRAMED PAVILION LOCATION
13	DETAILED PLAY PRO SYSTEM CS-BI PLAYGROUND W/ SINGLE 5" POST SWING SET FRAME 1 BAY - INCL. BELT SWING AND COATED CHAINS - VERIFY COLORS WITH OWNER - PLAYGROUND TO BE FILLED WITH PINNACLE RUBBER MULCH
14	EZVIZ 4 CHANNEL 1080P HD EXTERIOR SECURITY SYSTEM W/ 1TB HDD, 4 1080P CAMERAS, & 100' NIGHT VISION
15	INTERIOR 180° SECURITY CAMERA LOCATION (1 TOTAL) - SEE MANUF SPECIFICATIONS
16	SOD ENTIRE SITE - SEED ALLOWED IF CONDITIONS ALLOW FOR GERMINATION BEFORE CLOSEOUT
17	SEE SO5 - SITE PLAN FOR EXACT BUILDING LOCATIONS
18	CONCRETE BUMPER BLOCK LOCATION
19	"SI" - LOCATION AND FIXTURE BY CM+L

SITE PLAN SYMBOL LEGEND

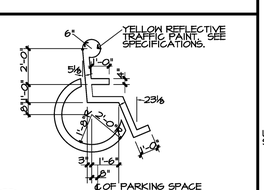
EXIST GRADE	W WATER	POWER POLE
FINISH GRADE	E ELECTRICITY	SBI SOIL BORING
EXIST ELEV.	G GAS	DRAINAGE
FINISH ELEV.	S SEWER	T.W. TOP OF WALL
PROPERTY LINE	T TELEPHONE	F.F.E. FINISH FLOOR ELEVATION



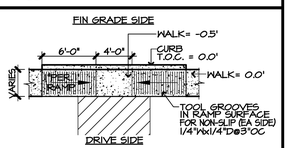
2 / S14 TREE PLANTING DTL
NTS



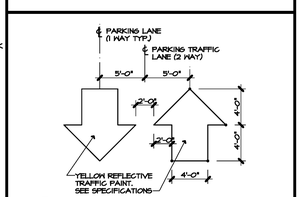
1 / S14 PLANTING DTL
NTS



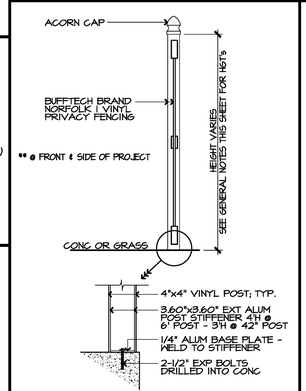
5 / S14 HDCP SYMBOL
1/4"



6 / S14 HANDICAPPED RAMP "A"
1/8"



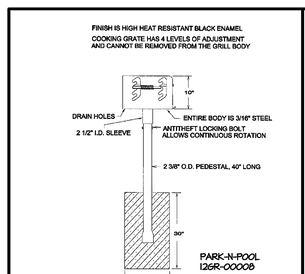
7 / S14 TRAFFIC ARROWS SYMBOL
1/8"



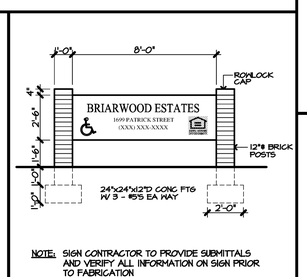
** FENCE INSTALLATION IS TO BE IN ACCORDANCE W/MANUFACTURERE'S SHOP DWGS
** SOLID POST STIFFENERS @ ALL POSTS

4 / S14 VINYL FENCE DETAIL
1/2"

3 / S14 HDCP PARKING SIGN DETAIL
N.T.S.



9 / S14 BARBECUE GRILL DETAIL
1/4"



NOTE: SIGN CONTRACTOR TO PROVIDE SUBMITTALS AND VERIFY ALL INFORMATION ON SIGN PRIOR TO FABRICATION

8 / S14 SIGN DETAIL
1/4"

NEW MULTI-FAMILY DEVELOPMENT FOR,
BRIARWOOD ESTATES
6M PATRICK STREET
JONESBORO, ARKANSAS 72401

COMM. NO.: 61413
DATE: 06/20/16
FILE:

SITE PLAN - LANDSCAPING / SCHEDULES
ZONE B

LITTLE & ASSOCIATES ARCHITECTS
501 UNION ST
JONESBORO, AR
(870) 930-8818 TEL
(870) 930-8820 FAX
littlearchs@sbcglobal.net

S14