

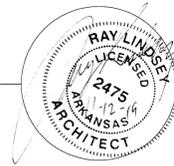
New 4 Unit Townhouses

for

Southard Investments, LLC

Commerce Drive

Jonesboro Arkansas



Code Information:

International Residential Code, 2012 Edition, (with 2012 State Amendments)
NFPA 101 Life Safety Code, 2006 Edition
Arkansas Fire Prevention Code, 2012 Edition, Vol. 1, 2 & 3
Hvac-Mechanical Code-2010 IMC
2017 National Electrical Code (less City of Jonesboro ordinance revisions)
2014 Arkansas Energy Code for New Building Construction
Plumbing Code-2006 ASPC (less City of Jonesboro ordinance revisions)
Gas Code-2006 Arkansas Gas Code
Arkansas Architectural Barriers Law ANSI 117, 2010 Edition
Occupancy: Residential
Type of Construction: Type V-B, Non-Sprinkled
Building Size: One Story: 3,371 S.F.
Allowable: Two Story, 7,000 Residential
Area Increase Modification: Not Required
Occupancy Load: 4 each unit
Fire Resistive Construction: Table 508.4; Two Hour Duplex Separation,
Fire Resistive Construction: Table 508.4; Two Hour Tenant Separation,
Fire Protection Systems: Not Required
Fire Sprinkler Systems: Not Required
Means of Egress: 200' Max. Travel Distance
20' Max. Dead end Corridor
0.2" per Occupant Exit Width = 1.6" Req'd
Minimum No. Exits: 1, 2 Provided
Minimum Exit Width: 32"
Seismic Zone: 3

Code Information

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.


RAY LINDSEY, AIA, ARCHITECT

Ray Lindsey
Architect

318 Greene Road #792
Paragould, AR 72450
870-239-8274 Cell: 215-3029

Project Architect

Engineered Wood Truss Shop Drawings

Delayed Submittals

Architect to provide all special inspections required
by Chapter 17 of International Building Code

NOT REQUIRED 1704.2 EXCEPTION 3 & 5

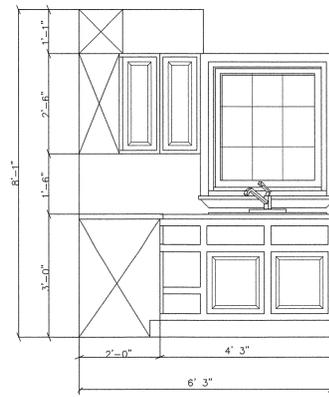
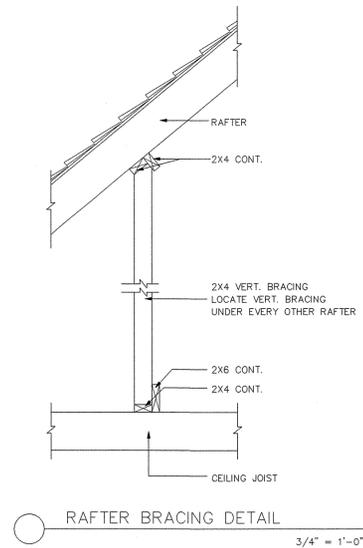
Special Inspections

FLOOR PLAN SPECIFICATIONS

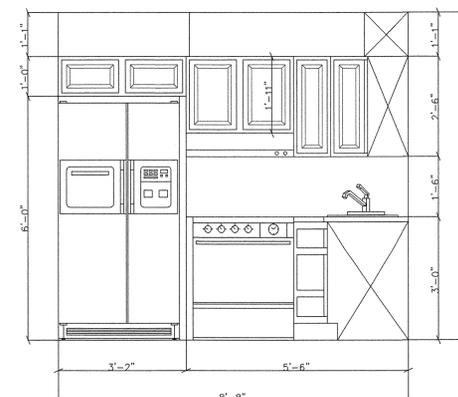
HEAT/COOLED UNIT #1:	735 SQ. FT.
HEAT/COOLED UNIT #2:	735 SQ. FT.
HEAT/COOLED UNIT #3:	735 SQ. FT.
HEAT/COOLED UNIT #4:	735 SQ. FT.
TOTAL:	2940 SQ. FT.

NOTE:

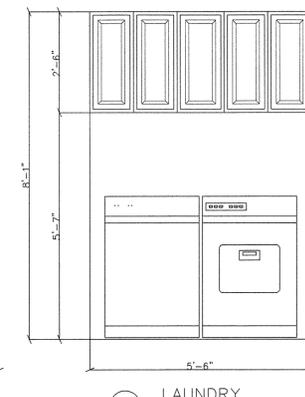
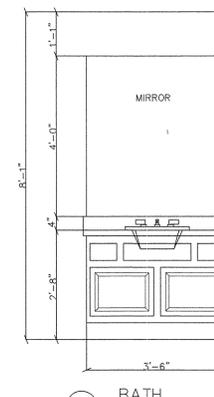
- 1.- ALL CEILINGS TO BE 9' UNLESS NOTED.
- 2.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
- 3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
- 4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- 5.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION G2419.
- 6.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8



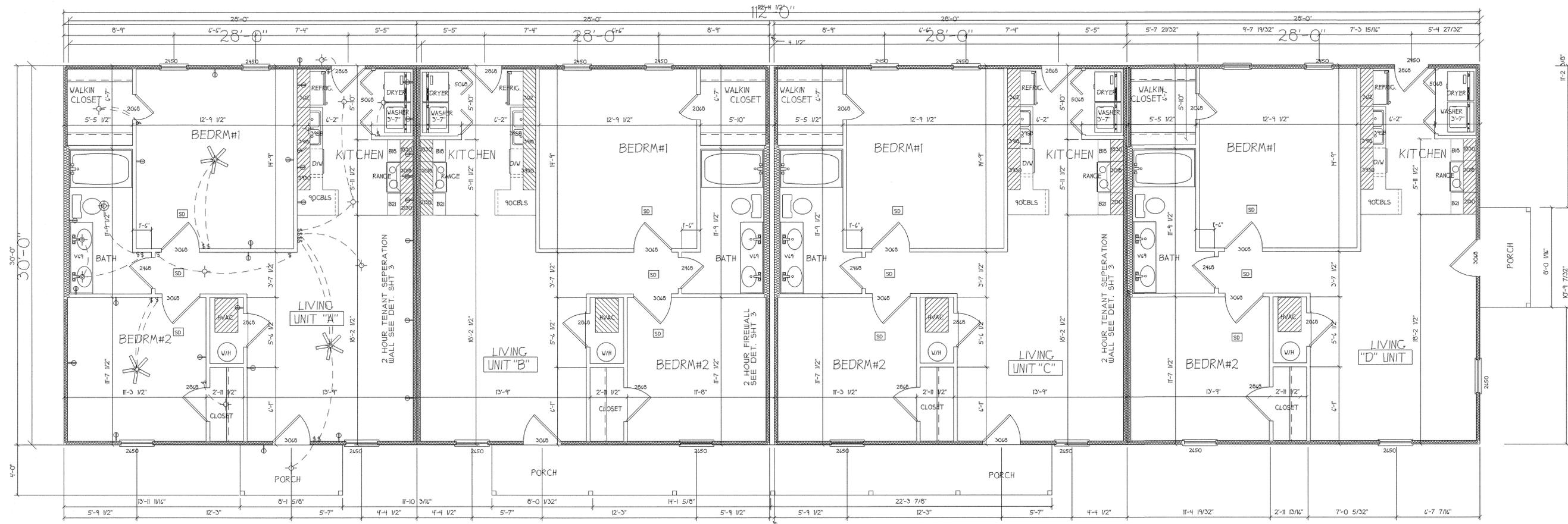
NOTE:
CABINETS REFLECT UNIT #1 AND 3
FOR UNIT #2 AND 4 MIRROR REV. VIEWS



KITCHEN AND BATH DETAILS



NOTE:
1.- OWNER TO VERIFY & APPROVE ALL ELECTRICAL & POSSIBLE FLOOR OUTLET LOCATIONS NOT NOTED.
2.- CABINET ELEVATIONS REFLECT VIEWS IN UNIT #1. FOR VIEW OF UNIT #2, MIRROR REV.
3.- PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL BEDROOMS. REFERENCE IRC SECTION E3802



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

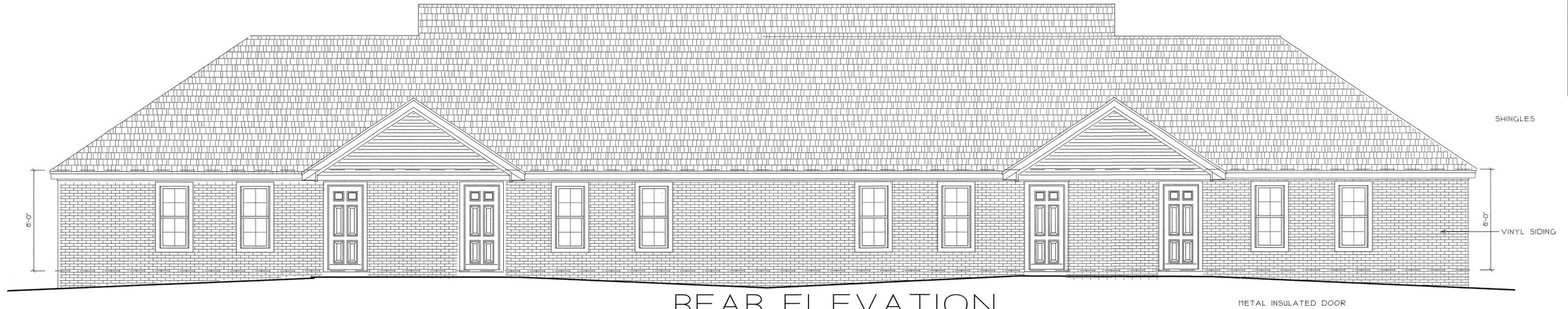
840 sq ft per unit
3371 total heated

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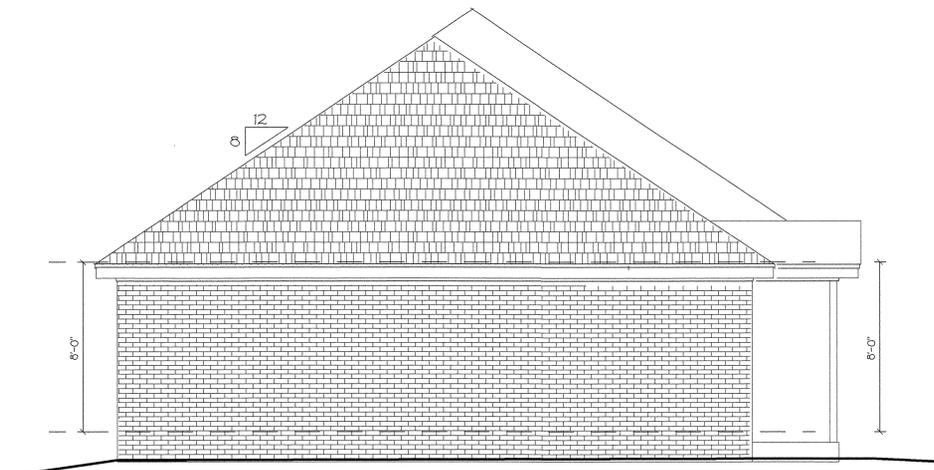
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REAR ELEVATION

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



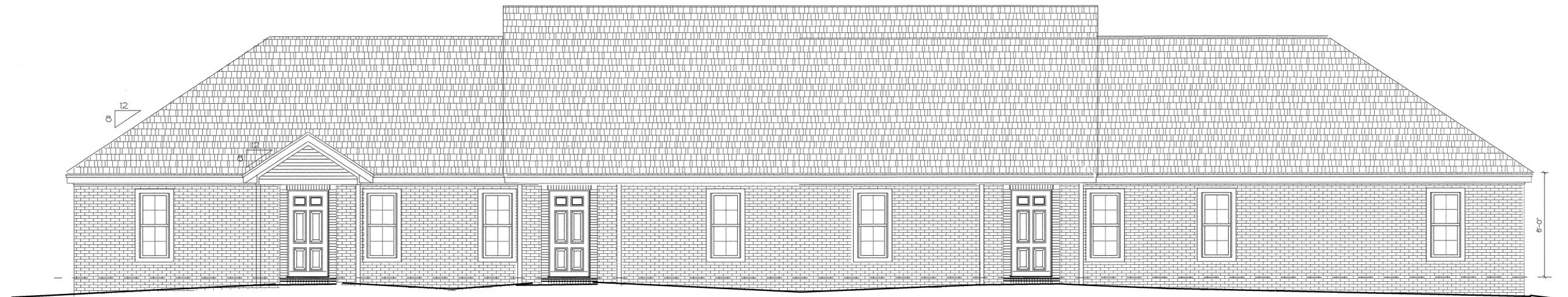
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

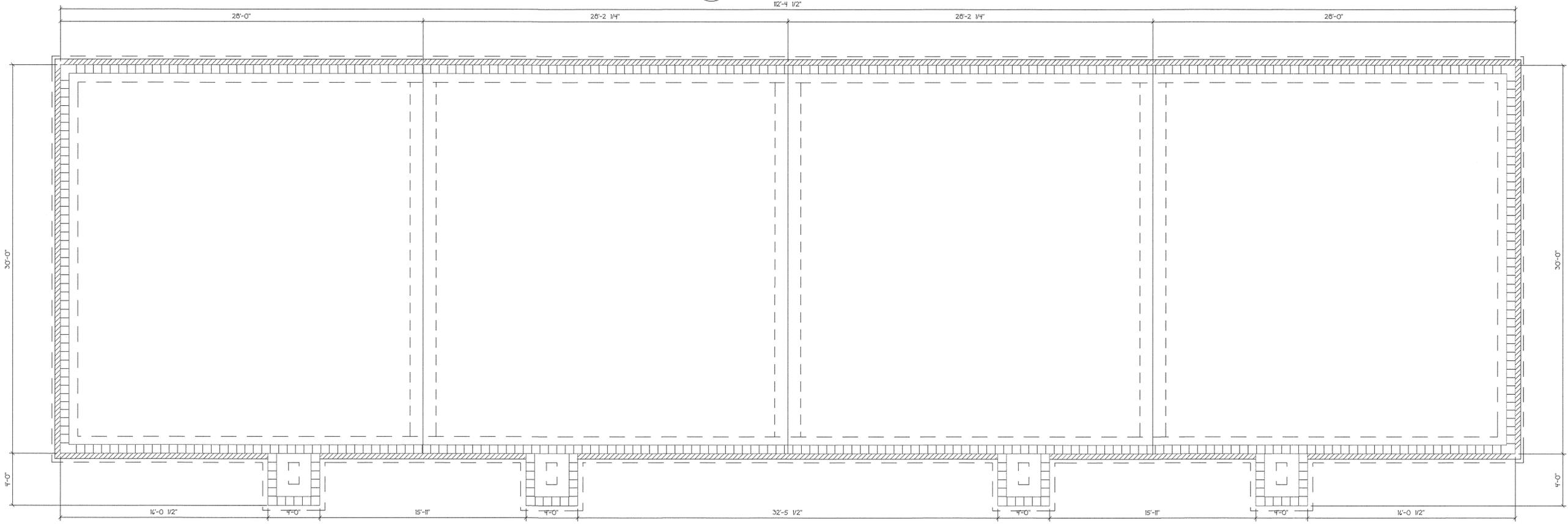
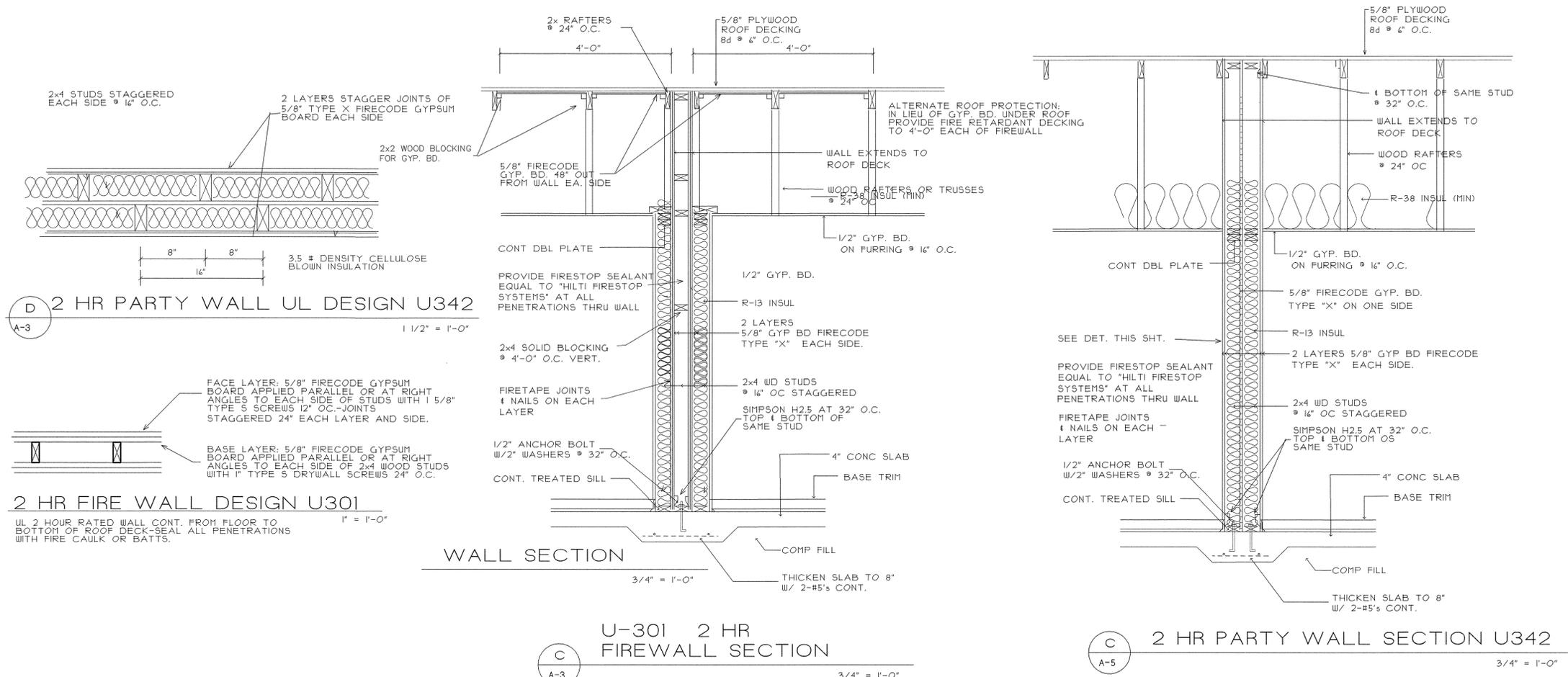


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FOUNDATION PLAN

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

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FLOOR PLAN NOTES:

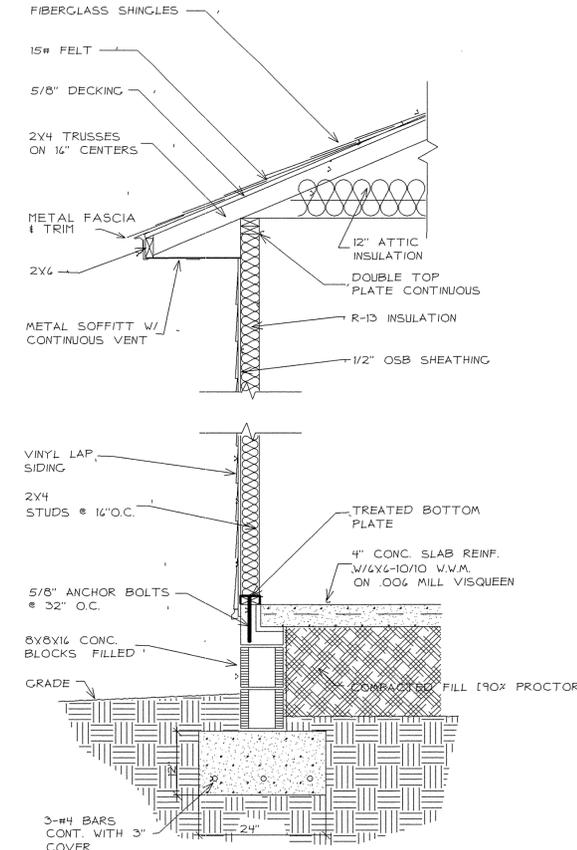
1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5'7" SOFT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

SECTION NOTES:

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
3. PROVIDE 2X6 COLLAR TIES AT 48" O.C.
4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.
5. PROVIDE 2X4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.
6. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

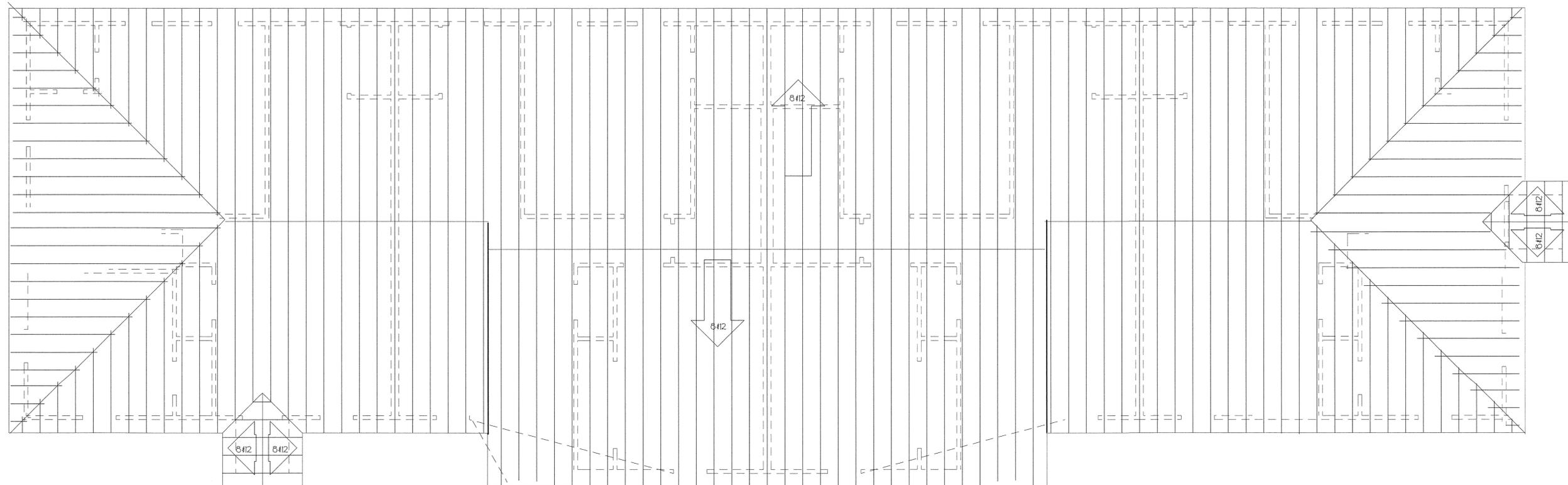
INSULATION NOTES:

1. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
5. SLAB EDGE INSULATION R-5.
6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.



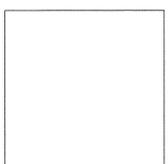
WALL SECTION

SCALE: 3/4" = 1'-0"



ROOF LAYOUT

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



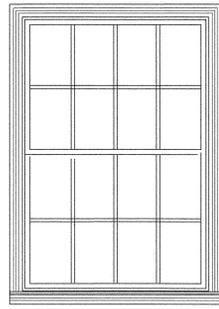
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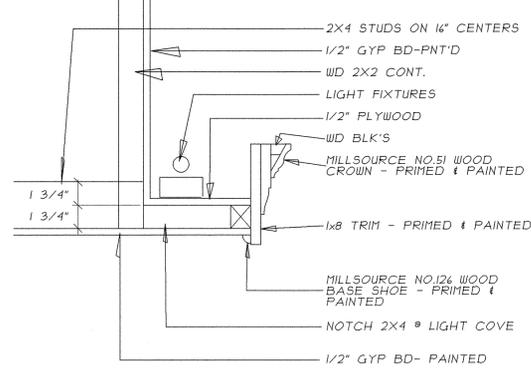
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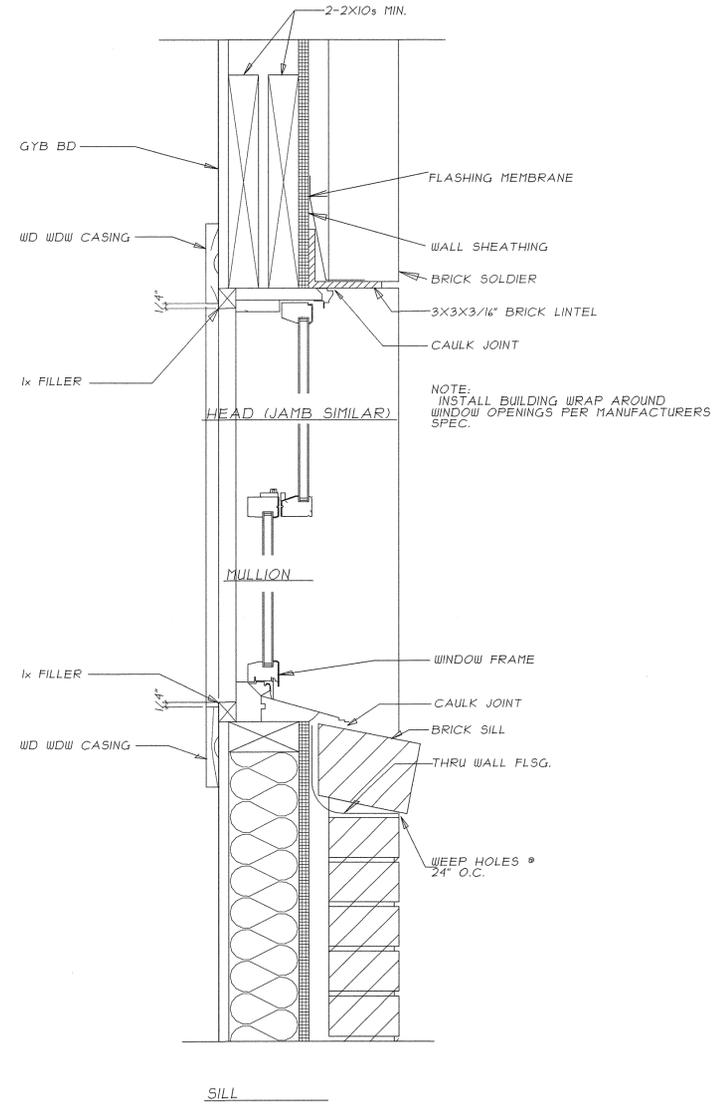
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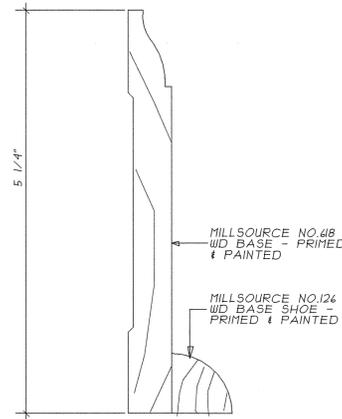
(G)
A8 WINDOW CASING ELE. SC: 1" = 1'-0"



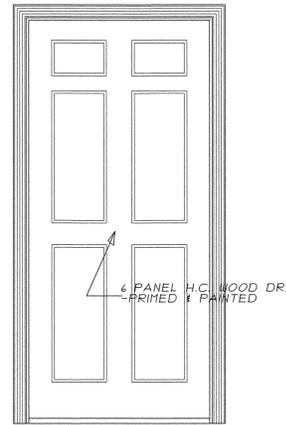
(F)
A8 LIGHT COVE DETAIL SCALE: 3" = 1'-0"



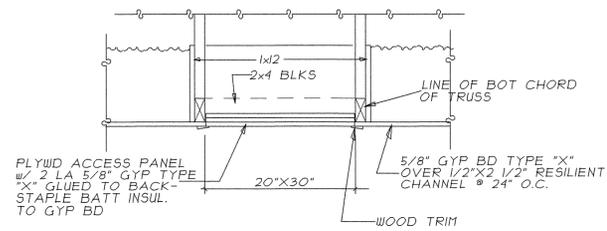
(C)
A8 WINDOW DETAIL SCALE: 3" = 1'-0"



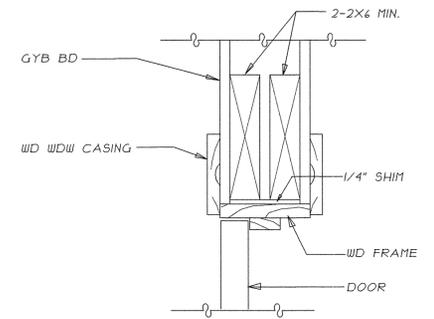
(E)
A8 BASE & SHOE FULL SCALE



(D)
A8 DOOR CASING ELEVATION SC: 1" = 1'-0"



(A)
A8 ATTIC SCUTTLE SC: 1" = 1'-0"



(B)
A8 DOORHEAD SCALE: 3" = 1'-0"



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