

SAVANNAH HILLS APARTMENTS

Craighills Seventh Addition Jonesboro, Arkansas 72401

HUD PROJECT NO. xx
JONESBORO, ARKANSAS 72401

TABULATION OF SQUARE FOOTAGE

UNIT	NO.	NET S.F. PER UNIT	NET S.F. TOTAL UNITS
1 BR FLAT HEARING & SIGHT IMPAIRED	2	804	1,608
1 BR FLAT HANDICAP	5	804	4,020
2 BR FLAT	4	1,181	4,724
3 BR FLAT	7	1,355	9,485
2 BR TOWNHOUSE	90	1,371	123,390
TOTALS	108		143,227

BUILDING	NO. OF BLDGS	NO. OF UNITS	GROSS S.F. PER BLDG	GROSS S.F. TOTAL BLDGS
BUILDING "A" - SIX PLEX (6) 2 BR TOWNHOUSE	3	18	8,861	26,583
BUILDING "A" - EIGHT PLEX (8) 2 BR TOWNHOUSE	9	72	11,775	94,200
BUILDING "B" - SIX PLEX (3) 1 BR FLAT (3) 3 BR FLAT	1	6	6,994	6,994
BUILDING "B" - EIGHT PLEX (4) 1 BR FLAT (4) 3 BR FLAT	1	8	9,317	9,317
BUILDING "C" - TWO PLEX (2) 2 BR FLAT	2	4	2,549	5,098
TOTALS	16	108		142,192
TOTAL PARKING SPACES			255	

AREA OF SITE

11.51 ACRES
(ALL LOTS THIS PROJECT TO HAVE BLDGS - EMPTY LOTS SHOWN ON LAYOUT ARE NOT INCLUDED THIS PROJECT.
PROPERTY BEING RE-PLATTED PER PROPOSED LAYOUT SHOWN)

The Drawings and Specifications are Prepared According to the Following Codes:

Building:	Arkansas Fire Prevention Code - 2007 ed.
Mechanical:	Arkansas Mechanical Code - 2003 ed.
Plumbing:	Arkansas State Plumbing Code - 2006 ed.
Electrical:	National Electric Code - 2007 ed.
Energy:	Arkansas Rule & Regulations for Energy Efficiency Standards for New Building Construction
Natural Gas:	Arkansas State Gas Code - 1999 ed.
Fire Prevention:	Arkansas Fire Prevention Code - 2007 ed.
Life Safety:	Arkansas Fire Prevention Code - 2007 ed.
Accessibility:	Arkansas Fire Prevention Code - 2007 ed.

ARCHITECT	LITTLE & ASSOCIATES - ARCHITECTS	BY _____
OWNER	_____	BY _____
CONTRACTOR	_____	BY _____
BONDING CO.	_____	BY _____



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PROJECT VICINITY MAP (NTS)

SHEET INDEX

- C COVER SHEET
- S1 PROPOSED SITE PLAN
- 2 PROPOSED PROPERTY PLAT
- 4 STREETS & DRAINAGE PLAN
- 13 SITE UTILITIES PLAN
- A1 BUILDING "A" - SIX PLEX
FLOOR PLAN & ELEVATION
- A2 BUILDING "A" - EIGHT PLEX
FLOOR PLAN & ELEVATION
- A3 BUILDING "A" - UNIT PLAN
ENLARGED TYPICAL UNIT PLANS
- A4 BUILDING "B" - SIX PLEX
FLOOR PLAN & ELEVATION
- A5 BUILDING "B" - EIGHT PLEX
FLOOR PLAN & ELEVATION
- A6 BUILDING "B" - UNIT PLAN
ENLARGED TYPICAL UNIT PLANS
- A7 BUILDING "C" - DUPLEX
FLOOR PLANS & ELEVATION
- A8 TYPICAL WALL SECTION CONSTRUCTION

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

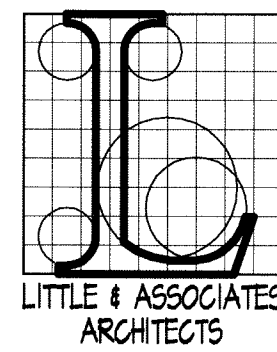
SYMBOL LEGEND

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

COVER SHEET

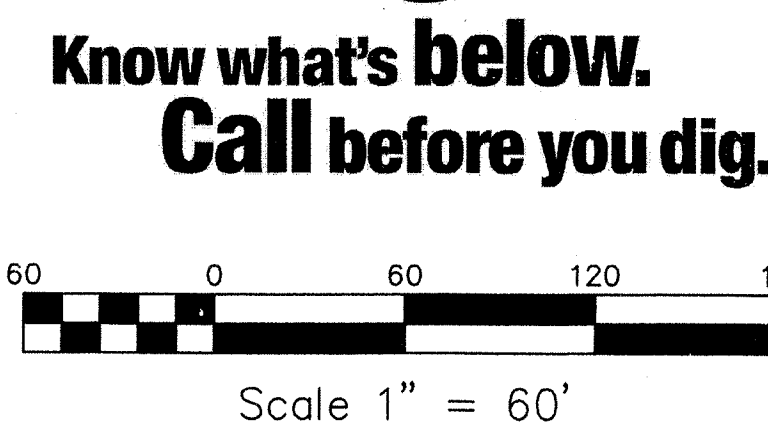
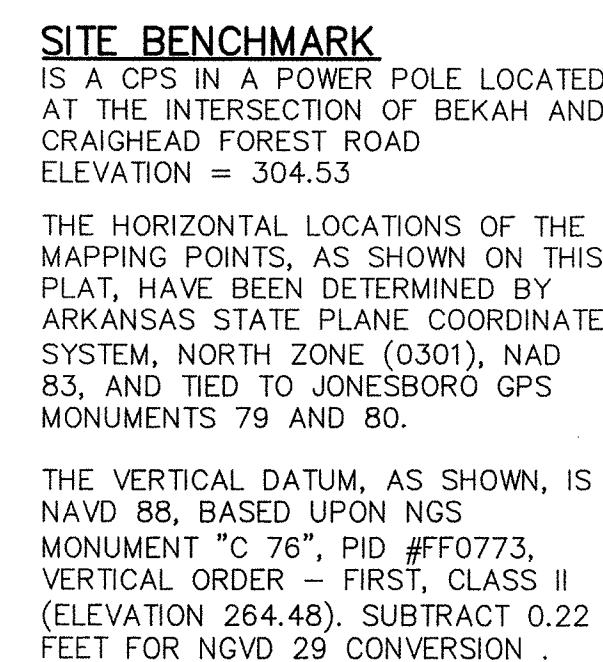
NEW APARTMENT DEVELOPMENT FOR P.D.A. PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
CRAIGHILLS 7TH ADDITION
JONESBORO, AR 72401

COMM. NO. 48004
DATE: 12/18/09
FILE:
PLOT:



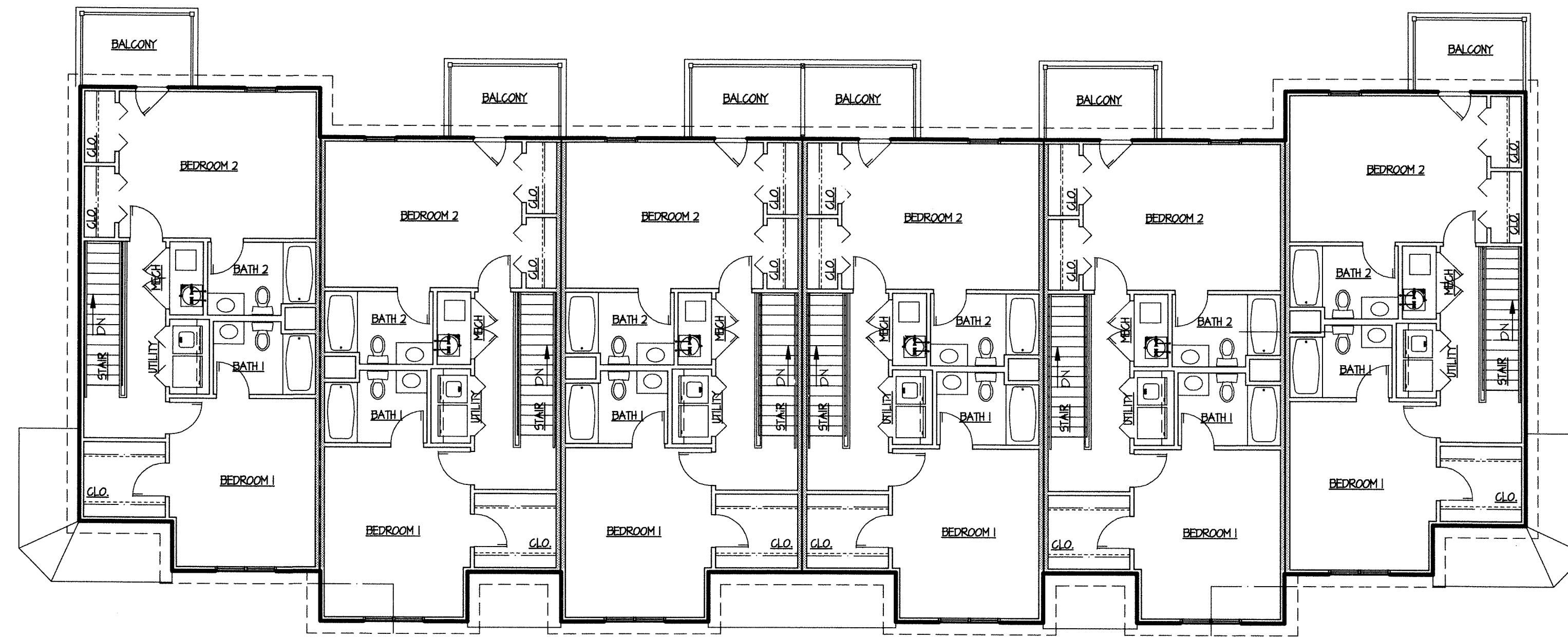
501 UNION ST
JONESBORO, AR
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(870) 480-3820 FAX
littlearch@sbcglobal.net



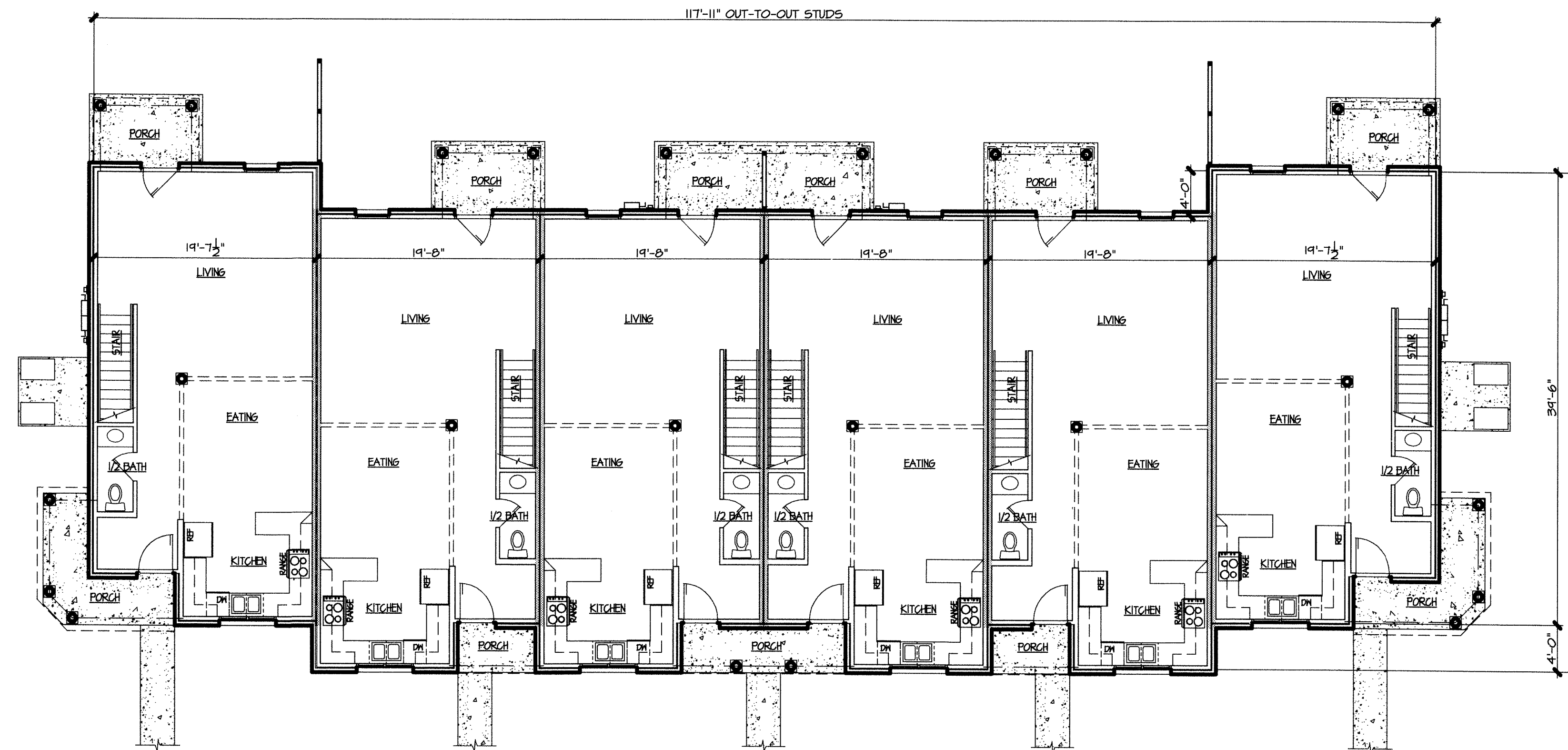


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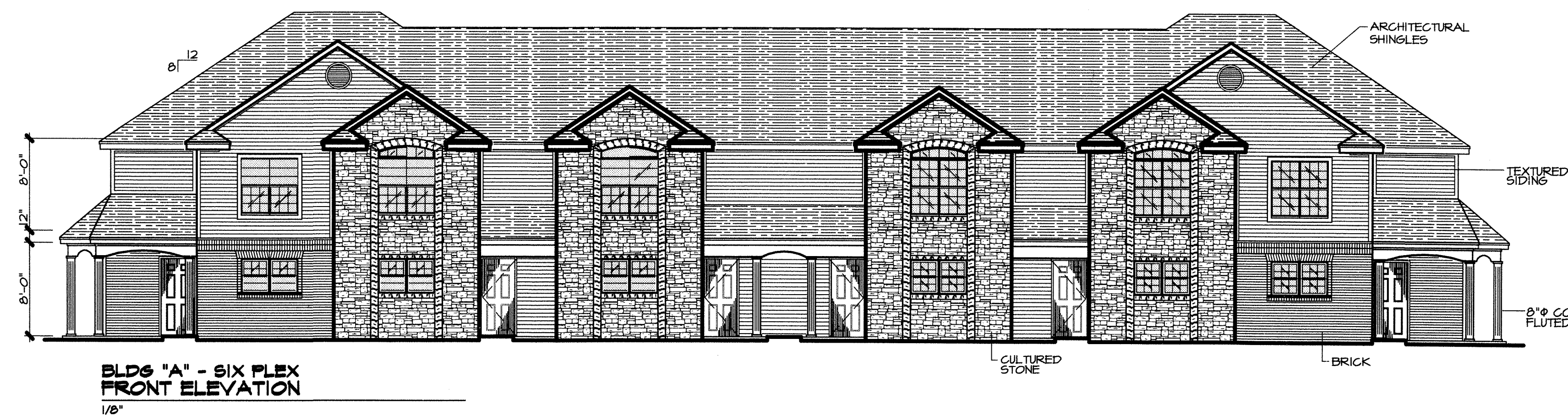
	STREET AND DRAINAGE PLAN CRAIGHILLS SEVENTH ADDITION PHASE II TO THE CITY OF JONESBORO CRAIGHEAD COUNTY ARKANSAS	REVISIONS	
		DATE	BY DESCRIPTION
CERTIFICATE OF AUTHORIZATION HAYWOOD, KENWARD, BARE & ASSOCIATES INC. No. 234 ARKANSAS	CUSTOMER: PDW PROPERTIES, LLC	PROJECT NO. P001-0030	
		DRAWN BY	CHECKED BY
		SHEET	SCALE
		DATE	DRAWING NO.
		4 OF 19	1" = 60'
		12/30/08	61-66



BLDG "A" - SIX FLEX
SECOND FLOOR PLAN O.A.
1/8"



BLDG "A" - SIX FLEX
FIRST FLOOR PLAN - O.A.
1/8"



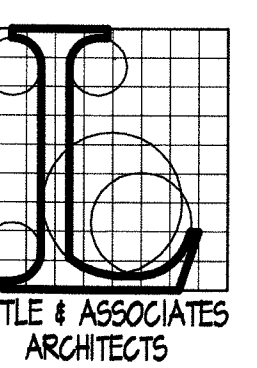
BLDG "A" - SIX FLEX
FRONT ELEVATION
1/8"

SQUARE FOOTAGE	
1 UNIT - FIRST FLOOR AREA:	704 SQ FT (NET) 771 SQ FT (GROSS)
1 UNIT - SECOND FLOOR AREA:	667 SQ FT (NET) 708 SQ FT (GROSS)
1 UNIT TOTAL AREA:	1,371 SQ FT (NET) 1,479 SQ FT (GROSS)
6 FLEX TOTAL AREA:	8,443 SQ FT (NET) 8,861 SQ FT (GROSS)

PROPOSED BUILDING "A"
FLOOR PLANS & EXTERIOR ELEVATIONS

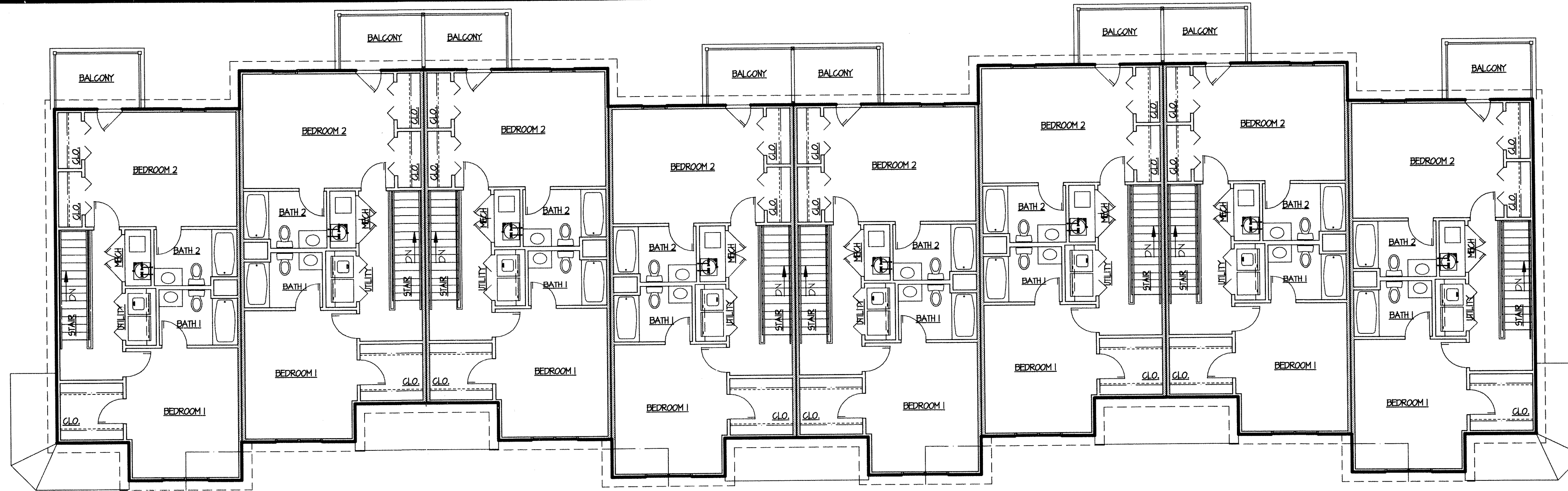
NEW APARTMENT DEVELOPMENT FOR PDA PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
CRAIGHILLS 7TH ADDITION
JONESBORO, AR 72401

COMM. NO. 48004
DATE: 12/18/04
FILE: A1-48004tpo-a.dwg
PLOT: 02/17/10 4:58pm 16

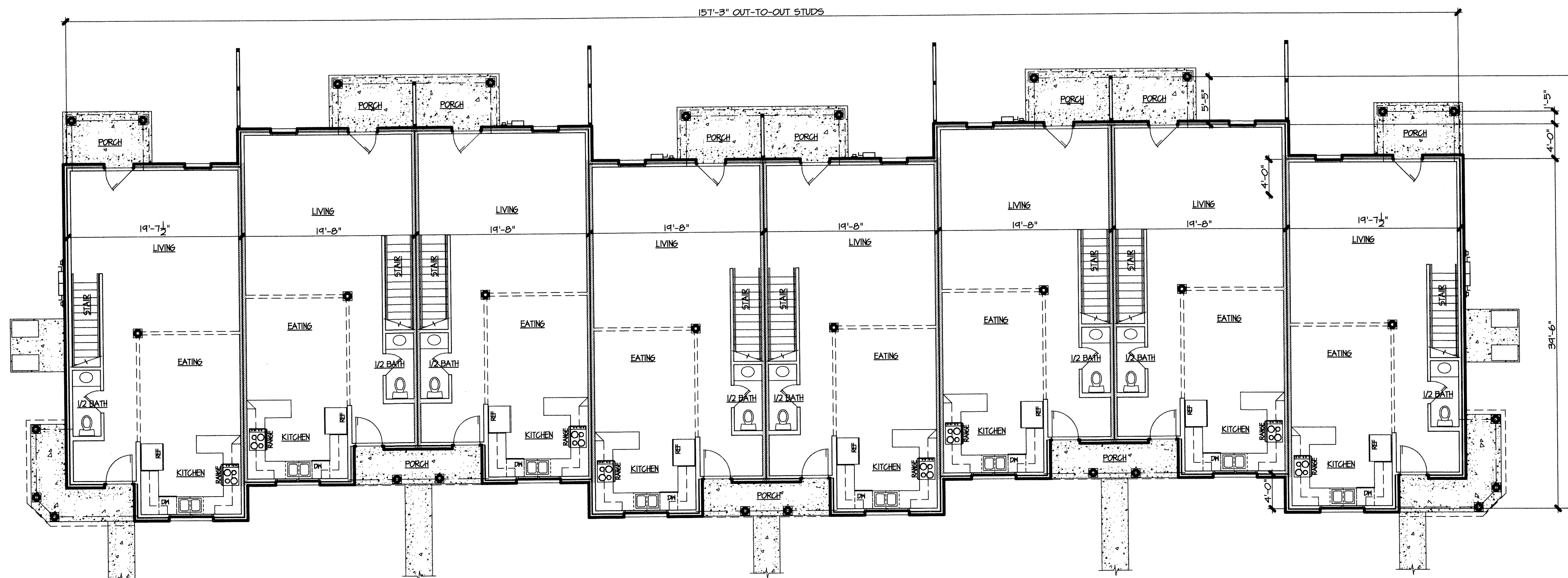


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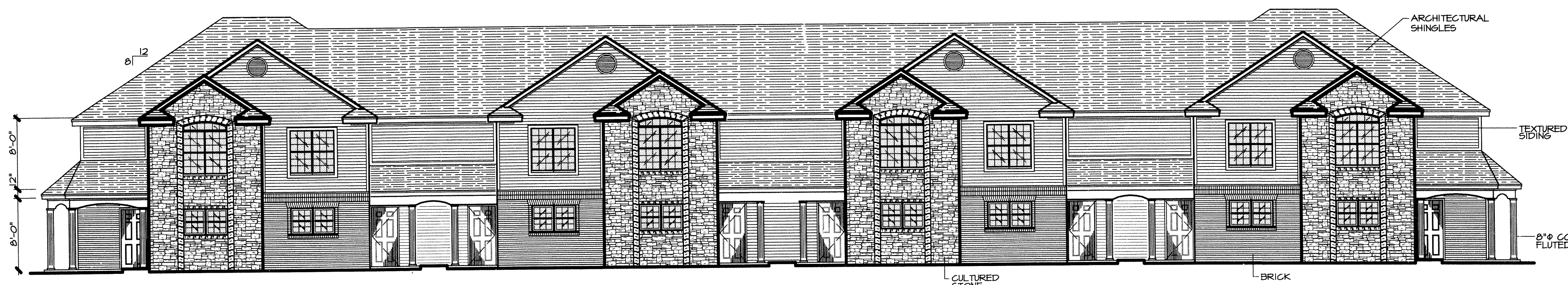




BLDG "A" - EIGHT FLEX
SECOND FLOOR PLAN O.A.
1/8"



BLDG "A" - EIGHT FLEX
FIRST FLOOR PLAN - O.A.
1/8"



BLDG "A" - EIGHT FLEX
FRONT ELEVATION
1/8"

SQUARE FOOTAGE

1 UNIT - FIRST FLOOR AREA:	704 SQ FT (NET) 771 SQ FT (GROSS)
1 UNIT - SECOND FLOOR AREA:	667 SQ FT (NET) 708 SQ FT (GROSS)
1 UNIT TOTAL AREA:	1,371 SQ FT (NET) 1,480 SQ FT (GROSS)
8 PLEX TOTAL AREA:	11,310 SQ FT (NET) 11,775 SQ FT (GROSS)

PROPOSED BUILDING "A" - EIGHT FLEX
FLOOR PLANS & EXTERIOR ELEVATIONS

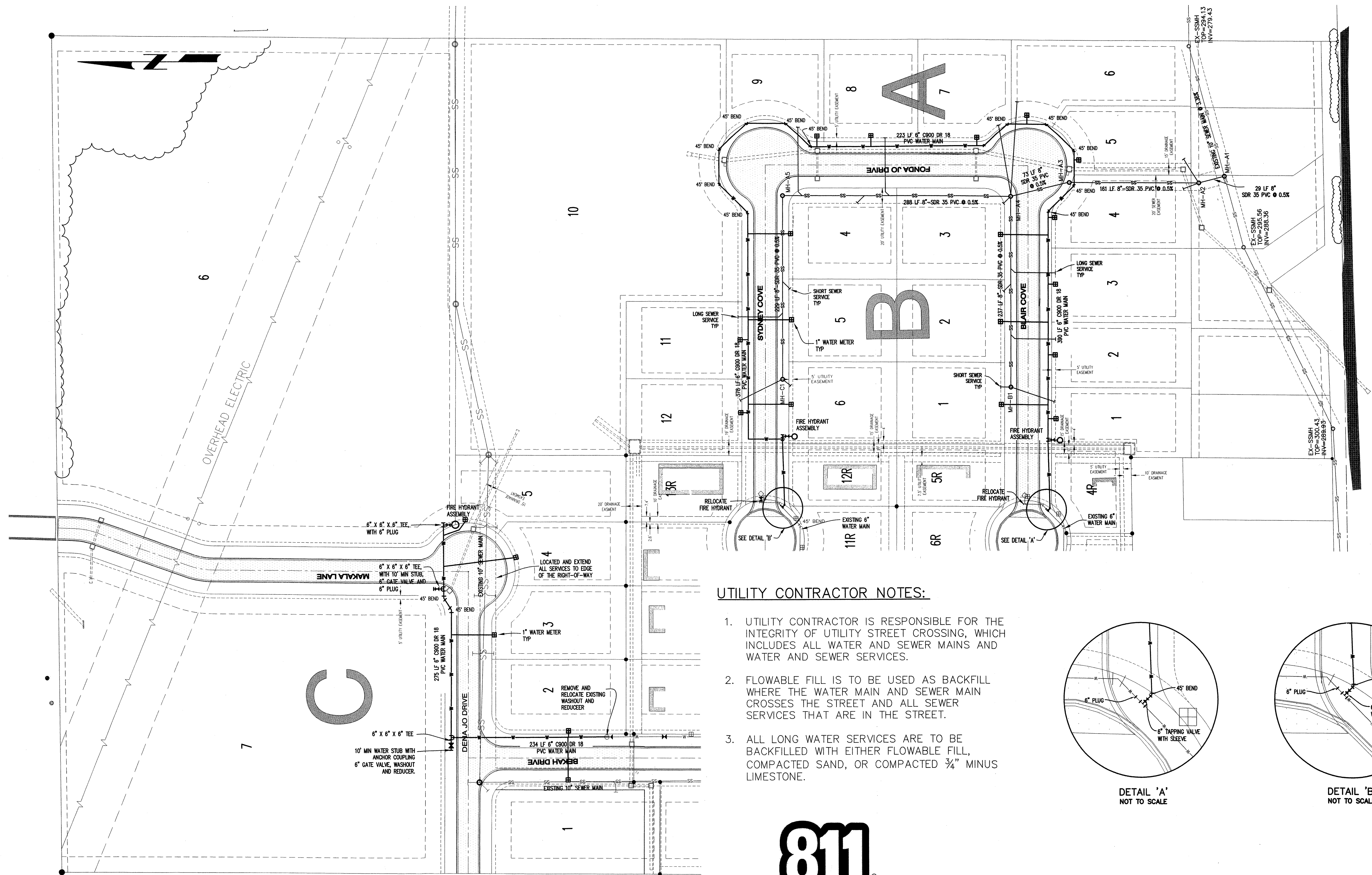
NEW APARTMENT DEVELOPMENT FOR RONA PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
CRAIGHILLS 7TH ADDITION
JONESBORO, AR 72401

COMM. NO. 48004
DATE: 12/18/04
FILE: A2-48004tpo-ab.d
PLOT: 02/18/10
06.41am

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ARCHITECTS

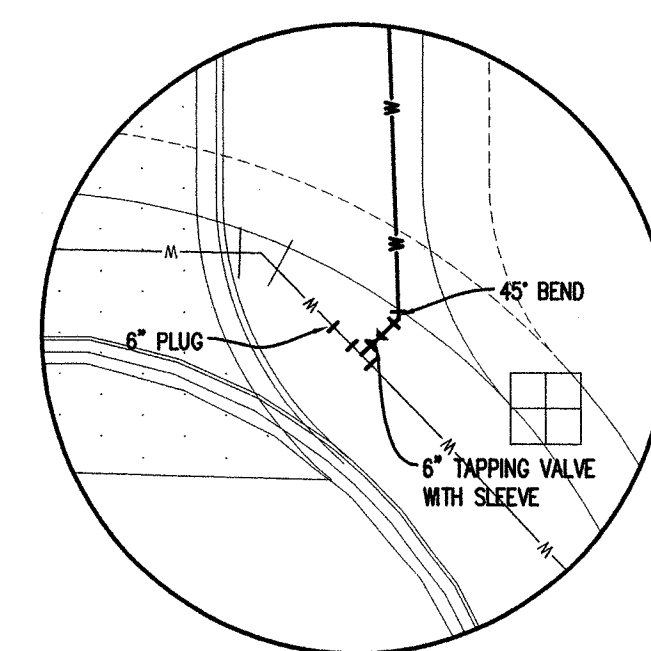
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A2

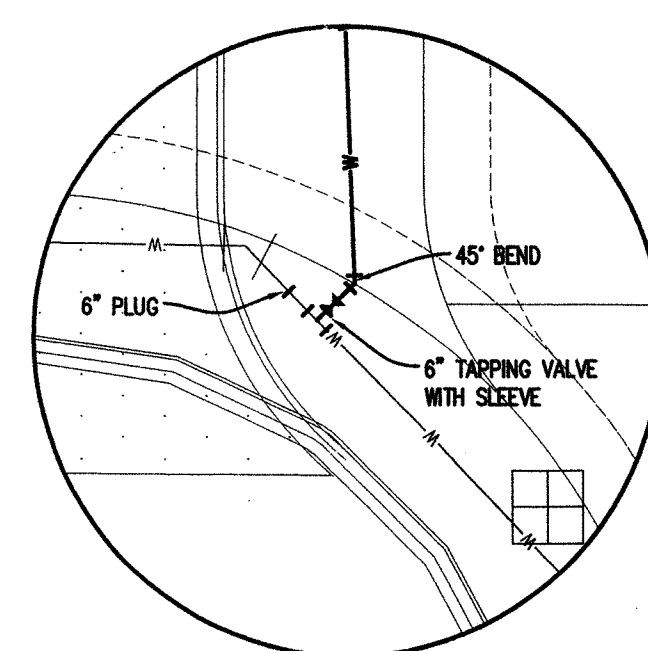


UTILITY CONTRACTOR NOTES:

- UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND SEWER MAINS AND WATER AND SEWER SERVICES.
- FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
- ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED $\frac{3}{4}$ " MINUS LIMESTONE.



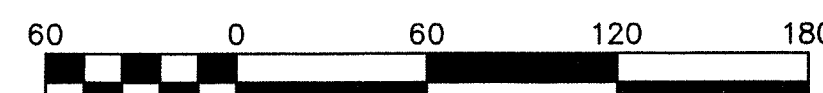
DETAIL 'A'
NOT TO SCALE



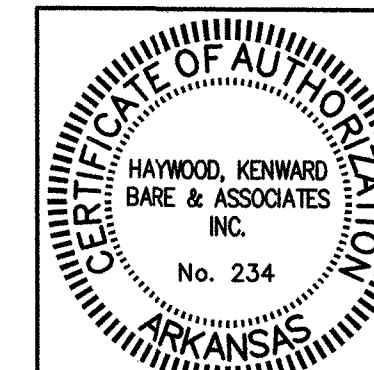
DETAIL 'B'
NOT TO SCALE



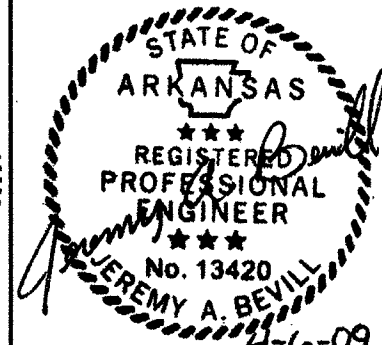
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Scale 1" = 60'



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CLIENT:
PDW PROPERTIES, LLC

UTILITY PLAN

CRAIGHILLS SEVENTH ADDITION
PHASE II
TO THE CITY OF JONESBORO
CRAIGHEAD COUNTY ARKANSAS

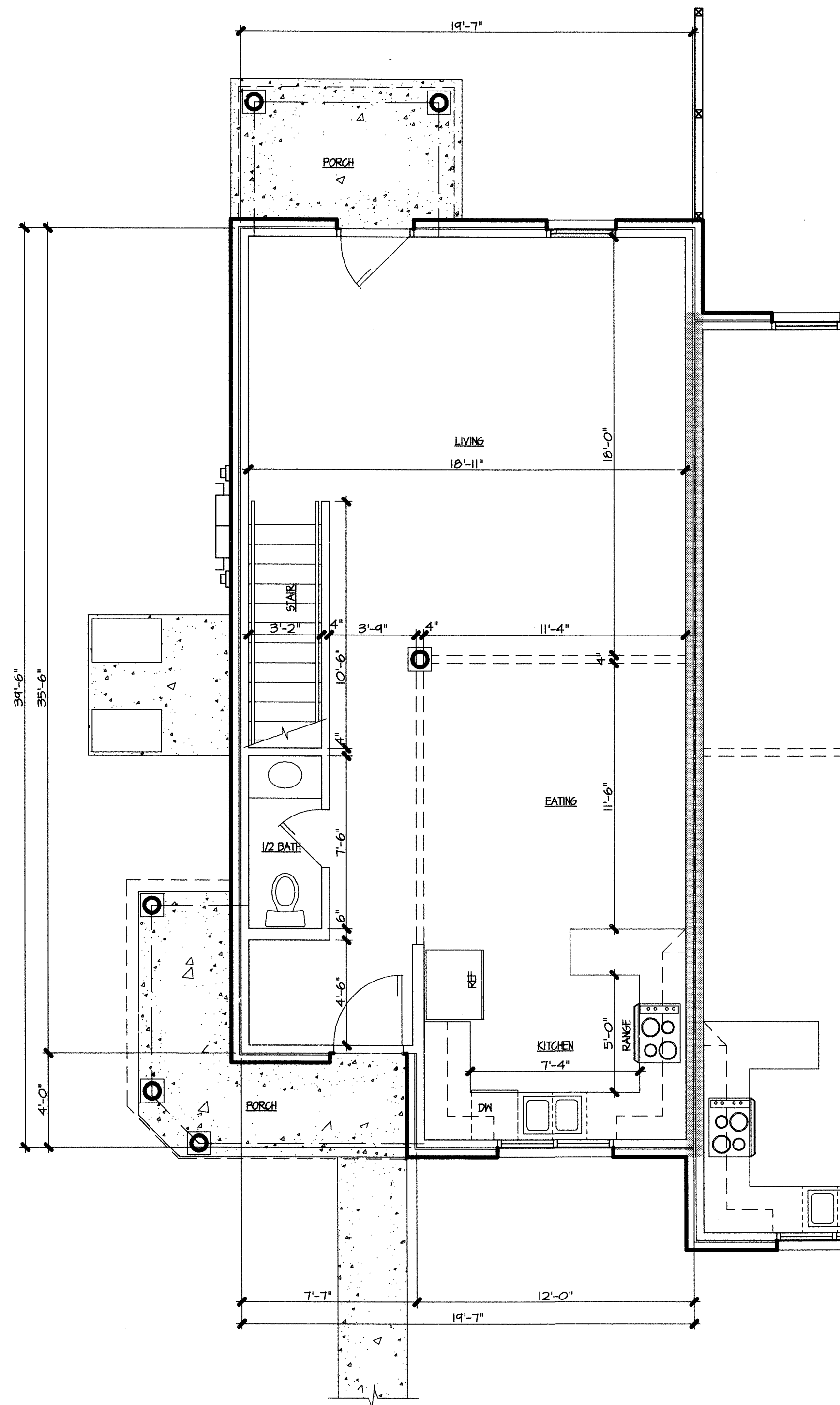
HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING

1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72401
TEL 870-932-2019 FAX 870-932-1076

REVISIONS	
DATE	DESCRIPTION
2/10/09	MAB REV PER CITY COMMENTS
4/6/09	MAB REV PER CITY COMMENTS
PROJECT NO. P001-0030	
DRAWN BY MAB	CHECKED BY JAB
SHEET 13 OF 19	SCALE 1" = 60'
DATE 12/30/08	DRAWING NO. 61-66

WATER MAIN
1,987 LF-6" C900 DR 18 WATER MAIN

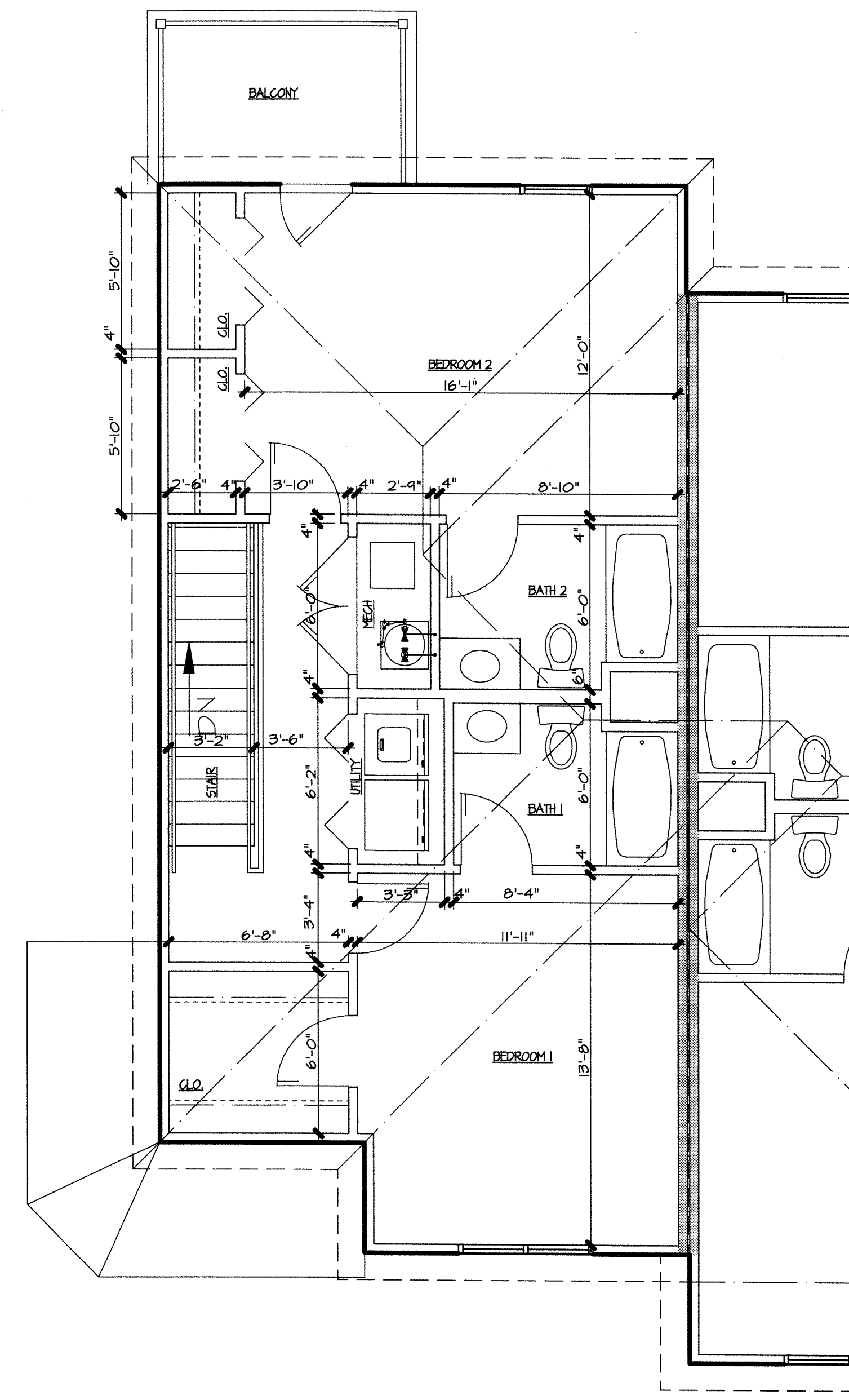
SANITARY SEWER MAIN
1,017 LF-8" SDR 35 PVC SEWER MAIN



BLDG "A" - TYP UNIT PLAN
FIRST FLOOR PLAN - ENLARGED
1/4"

SQUARE FOOTAGE

1 UNIT - FIRST FLOOR AREA:	704 SQ FT (NET) 777 SQ FT (GROSS)
1 UNIT - SECOND FLOOR AREA:	667 SQ FT (NET) 708 SQ FT (GROSS)
1 UNIT TOTAL AREA:	1,371 SQ FT (NET) 1,485 SQ FT (GROSS)



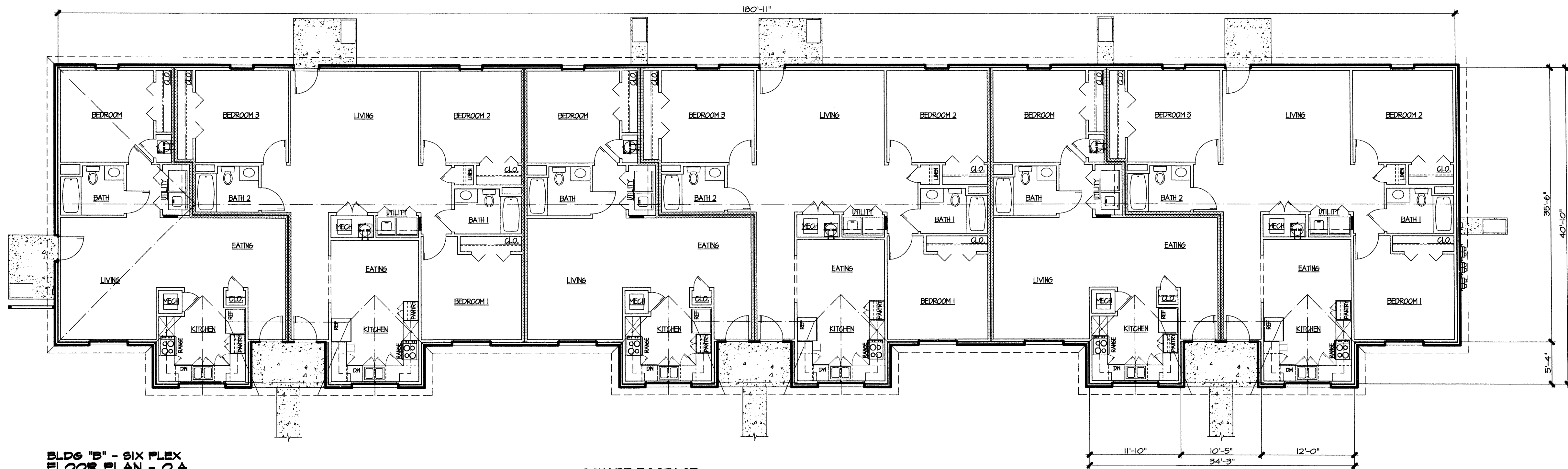
BLDG "A" - TYP UNIT PLAN
SECOND FLOOR PLAN - ENLARGED
1/4"

BUILDING "A" TYP UNIT PLANS
FIRST & SECOND FLOOR PLAN ENLARGED

NEW APARTMENT DEVELOPMENT FOR RDM PROPERTIES, LLC
SAYANNAH HILLS APARTMENTS
CRAIGHILLS 7TH ADDITION
JONESBORO, AR 72401
COMM. NO.: 480004
DATE: 12/18/04
FILE: AS-480004pe.dwg
PLOT: 02/18/10
08:05am 48

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A3



BLDG "B" - SIX PLEX
FLOOR PLAN - O.A.
1/8"

NOTE: ONE BEDROOM / THREE BEDROOM
SINGLE STORY - SOME UNITS
THIS STYLE TO BE HDGP ACCESSIBLE

SQUARE FOOTAGE

1 BR UNITS TOTAL AREA:	804 SQ FT (NET)
	887 SQ FT (GROSS)
3 BR UNITS TOTAL AREA:	1,355 SQ FT (NET)
	1,462 SQ FT (GROSS)
6 PLEX TOTAL AREA:	6,634 SQ FT (NET)
	6,944 SQ FT (GROSS)

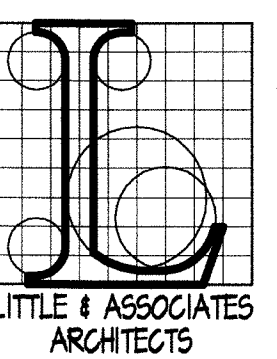


BLDG "B" - SIX PLEX
FRONT ELEVATION
1/8"

PROPOSED BUILDING "B" - SIX PLEX
FLOOR PLANS & EXTERIOR ELEVATIONS

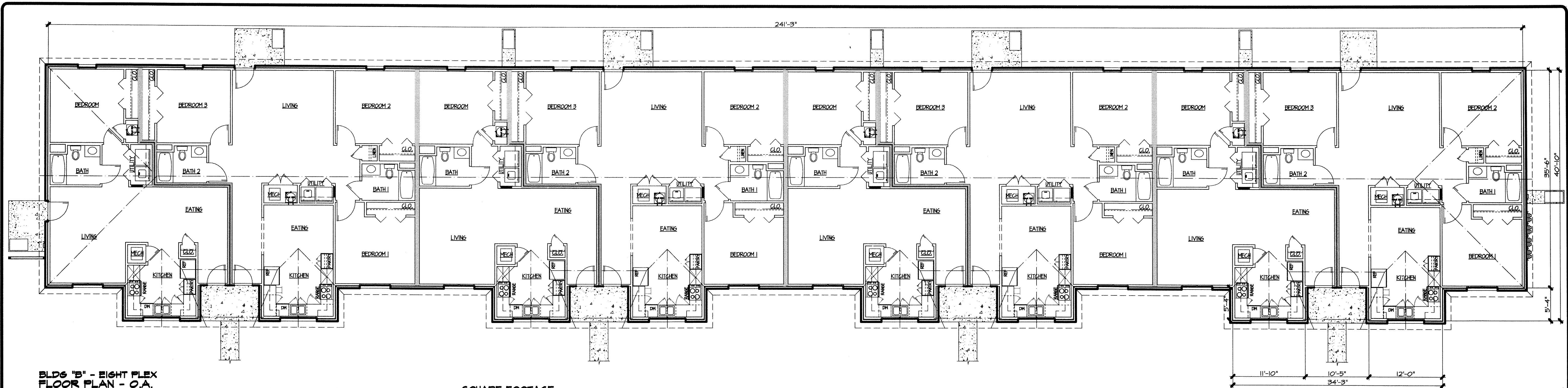
NEW APARTMENT DEVELOPMENT FOR P.D.A. PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
GRAVHILLS 7TH ADDITION
JONESBORO, AR 72401

COMM. NO.: 48004
DATE: 12/18/04
FILE: A4-48004po-b6.dwg
PLOT: 02/17/10 9:07pm



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A4

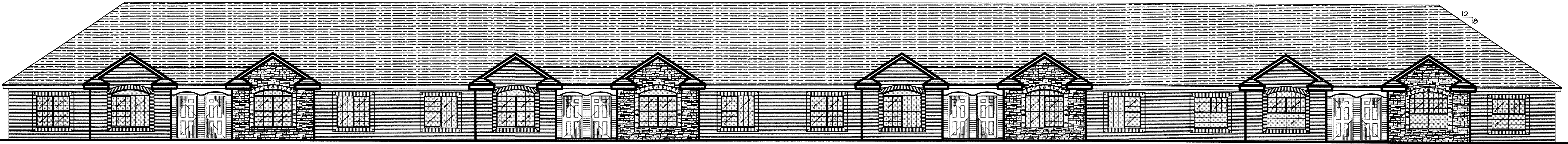


BLDG "B" - EIGHT PLEX
FLOOR PLAN - O.A.
1/8"

NOTE: ONE BEDROOM / THREE BEDROOM
SINGLE STORY - SOME UNITS THIS
STYLE TO BE ACCESSIBLE UNITS

SQUARE FOOTAGE

1 BR UNITS TOTAL AREA:	804 SQ FT (NET)
	881 SQ FT (GROSS)
3 BR UNITS TOTAL AREA:	1,355 SQ FT (NET)
	1,462 SQ FT (GROSS)
8 PLEX TOTAL AREA:	8,860 SQ FT (NET)
	9,311 SQ FT (GROSS)

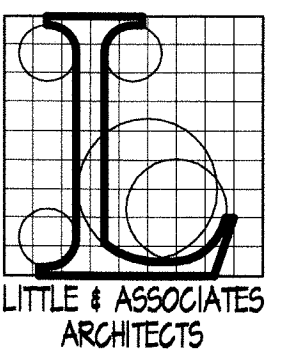


BLDG "B" - EIGHT PLEX
FRONT ELEVATION
1/8"

PROPOSED BUILDING "B" - EIGHT PLEX
FLOOR PLANS & EXTERIOR ELEVATIONS

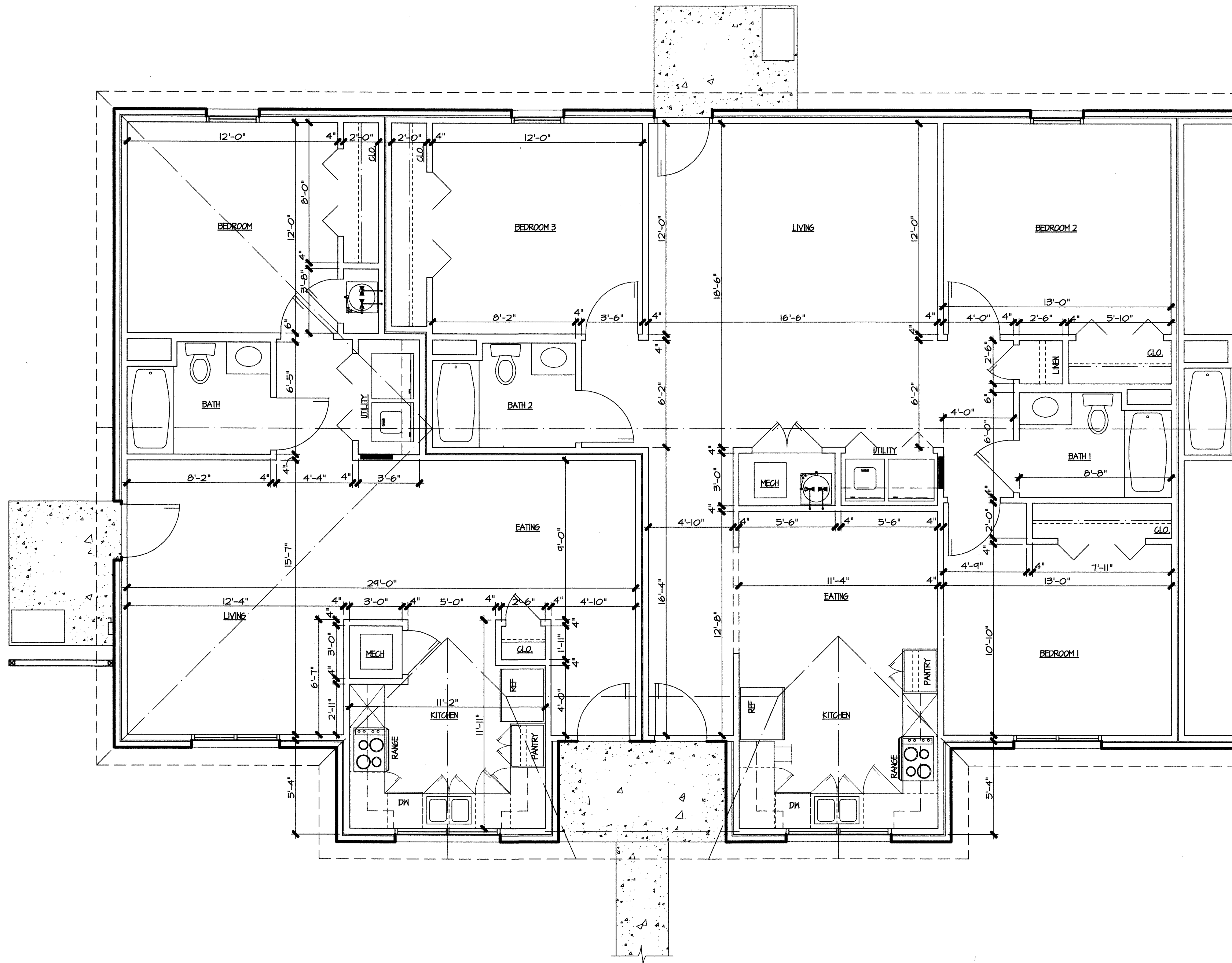
NEW APARTMENT DEVELOPMENT FOR P.D.A. PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
SAVANNAH HILLS 7TH ADDITION
JONESBORO, AR 72401

CONTRACT NO. 43001
DATE: 12/18/09
FILE: AS-43001tpa-bb.dwg
PLOT: 02/11/10
2:42pm



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ONE & THREE BEDROOM
ENLARGED UNIT FLOOR PLANS
1/8"

NOTE: ONE BEDROOM / THREE BEDROOM
SINGLE STORY - SOME UNITS
THIS STYLE TO BE HICAP ACCESSIBLE

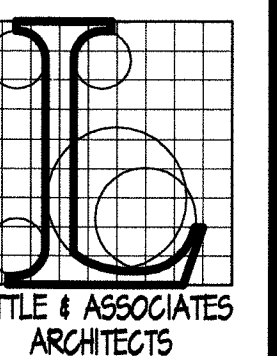
SQUARE FOOTAGE

1 BR UNITS TOTAL AREA:	804 SQ. FT. (NET)
	881 SQ. FT. (GROSS)
3 BR UNITS TOTAL AREA:	1,355 SQ. FT. (NET)
	1,462 SQ. FT. (GROSS)

BUILDING "B"
ENLARGED UNIT PLANS

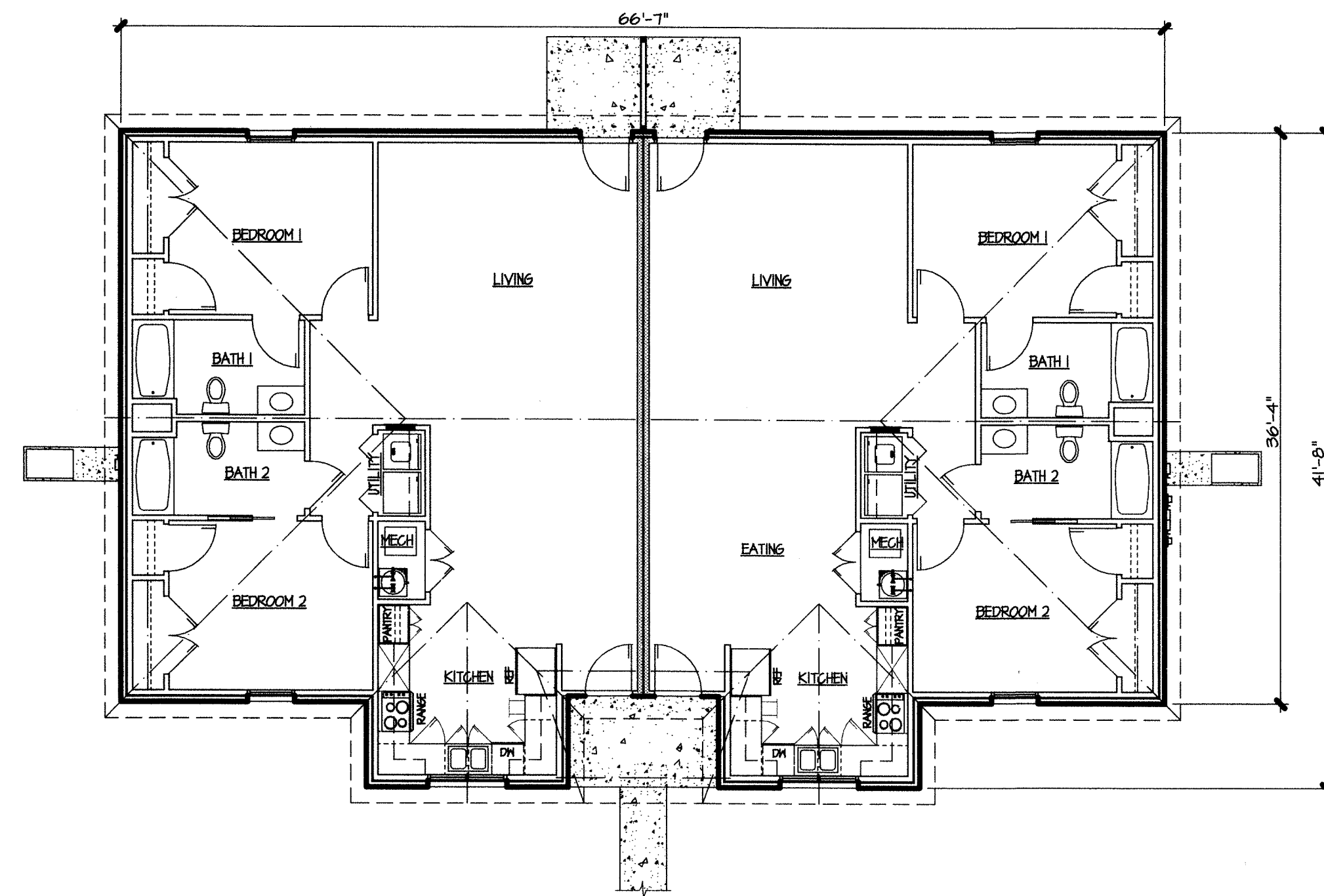
NEW APARTMENT DEVELOPMENT FOR P.D.A. PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
CRAIGHILLS 1TH ADDITION
JONESBORO, AR 72401

COMM. NO.: 48009
DATE: 12/18/01
FILE: A6-480091ps.dwg
PLOT: 02/11/02
9:12pm



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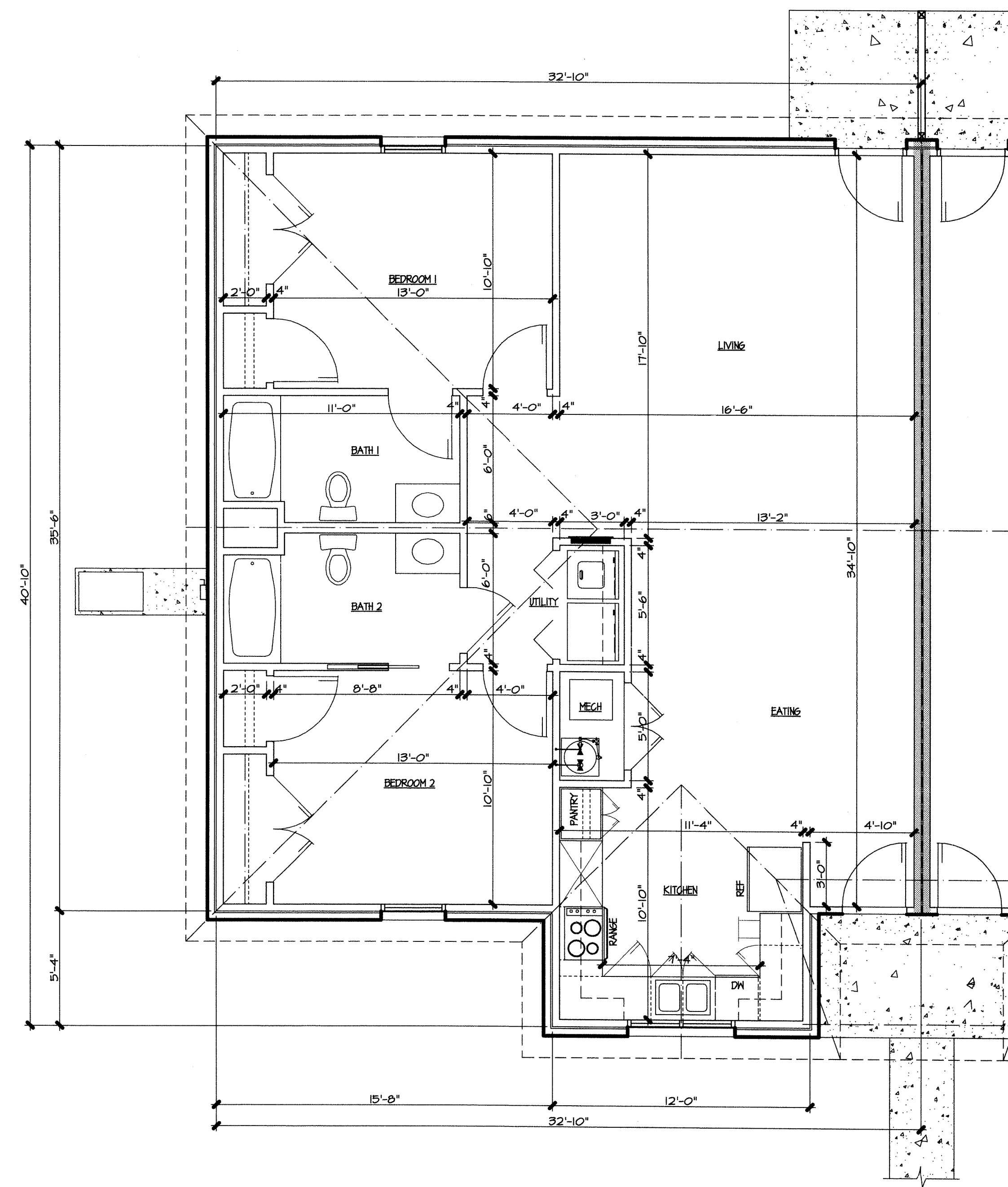
BLDG 'C' - DUPLEX
FLOOR PLAN - OVERALL
1/8"

NOTE: TWO BEDROOM / TWO BEDROOM DUPLEX
SINGLE STORY

SQUARE FOOTAGE
2 BR UNITS TOTAL AREA: 1181 SQ FT (NET)
1275 SQ FT (GROSS)
DUPLEX TOTAL AREA: 2360 SQ FT (NET)
2549 SQ FT (GROSS)



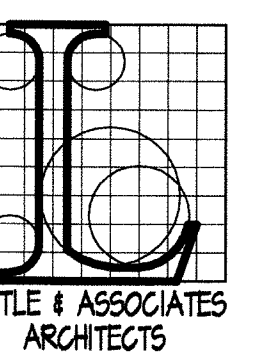
BLDG 'C' - DUPLEX
FRONT ELEVATION
1/8"



BLDG 'C' - TYP UNIT
FLOOR PLAN - ENLARGED
1/4"

PROPOSED BUILDING 'C'
FLOOR PLANS & EXTERIOR ELEVATIONS

NEW APARTMENT DEVELOPMENT FOR P.D.W. PROPERTIES, LLC
SAVANNAH HILLS APARTMENTS
CRAIGHILLS 7TH ADDITION
JONESBORO, AR 72401
COMM. NO. 48004
DATE: 12/15/04
FILE: 48004p1.DWG



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