

LINKS AT JONESBORO – PHASE II  
JONESBORO, ARKANSAS

CLASSIC DELUXE II

LIST OF CURRENT CODES:

|                                                                    |                                                                      |
|--------------------------------------------------------------------|----------------------------------------------------------------------|
| 2003 International Building Code<br>(2003 IBC Local Amendments)    | 2003 International Energy Conservation Code<br>(No Local amendments) |
| 2003 International Mechanical Code<br>(2003 IMC Local Amendments)  | 2002 National Electric Code<br>(2002 NEC Local Amendments)           |
| 2003 International Plumbing Code<br>(2003 IPC Local Amendments)    | 2003 International Property Maintenance Code                         |
| 2003 International Fuel Gas Code<br>(2003 IFGC Local Amendments)   | 1997 NfPA-1 Fire Prevention Code                                     |
| 2003 International Residential Code<br>(2003 IRC Local Amendments) | Latest Edition - Life Safety Code                                    |

|                                        |                         |
|----------------------------------------|-------------------------|
| Occupancy Classification.....          | R2                      |
| Occupancy Load.....                    | 23.22 persons per floor |
| Type of Construction.....              | 5 B                     |
| Allowable Building Ht.....             | 40 ft.                  |
| Allowable Building Area per Floor..... | 7000 s.f.               |
| Gross Floor Area.....                  | 4644 s.f per Floor      |
| Net Floor Area.....                    | N/A                     |



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 2000 International Fire Code and the codes adopted by the State of ARKANSAS.

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Contractor:

LINDSEY CONSTRUCTION COMPANY, Inc.  
1183 Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6603

Architect:

FUGITT & ASSOCIATES, Inc.  
1200 E. Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6686

Structural Engineer:

JAMES L. BURKE, PE  
STRUCTURAL ENGINEERING  
P.O. Box 1965  
Fayetteville, AR 72703  
(479) 582-4366

Mechanical Engineer:

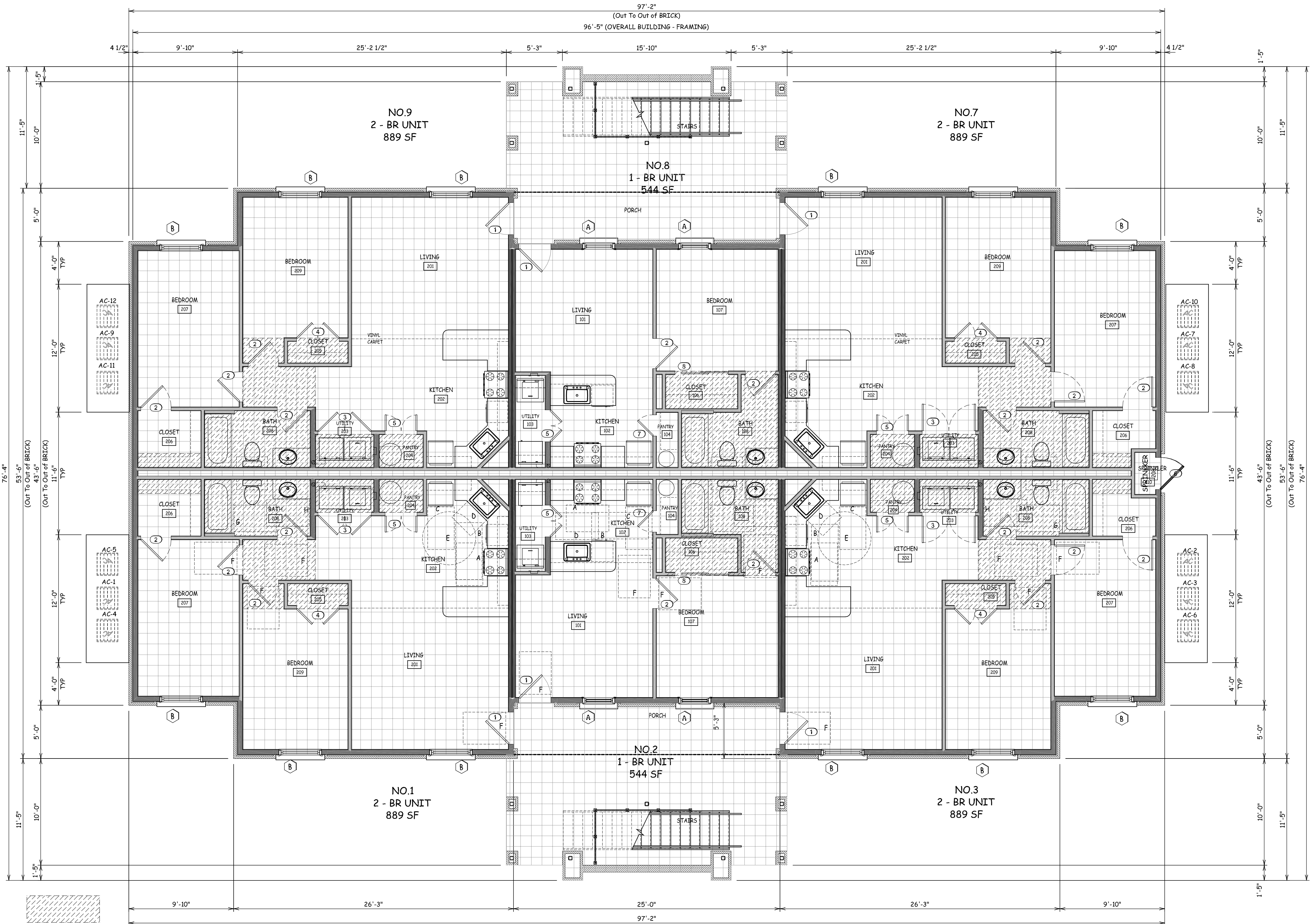
HP ENGINEERING, INC.  
1800 South 52nd Street, Ste. 400  
Rogers, Arkansas 72758  
(479) 899-6370

| DOOR SCHEDULE                                                                             |        |        |                                                                                 |     |
|-------------------------------------------------------------------------------------------|--------|--------|---------------------------------------------------------------------------------|-----|
| SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD |        |        |                                                                                 |     |
| #                                                                                         | WIDTH  | HEIGHT | DESCRIPTION                                                                     | QTY |
| 1                                                                                         | 3'-0"  | 6'-8"  | 6 - PNL. MTL. EDGE/INSULATEDIMPERIAL THRESHOLD #SDNS04W WITH EXTENDER #ISEE34A7 | 12  |
| 2                                                                                         | 2'-10" | 6'-8"  | PRE-FINISHED BLUSH OAK                                                          | 40  |
| 3                                                                                         | 5'-0"  | 6'-8"  | 2 / 6 TWIN JAMB UNIT W/RALL CATCHY BLUSH OAK                                    | 8   |
| 4                                                                                         | 4'-0"  | 6'-8"  | 2 / 0 TWIN JAMB UNIT W/RALL CATCHY BLUSH OAK                                    | 8   |
| 5                                                                                         | 3'-0"  | 6'-8"  | 1 / 6 TWIN JAMB UNIT W/RALL CATCHY BLUSH OAK                                    | 12  |
| 6                                                                                         | 3'-0"  | 6'-8"  | 6 - PNL. MTL. EDGE/INSULATEDIMPERIAL THRESHOLD                                  | 1   |
| 7                                                                                         | 2'-0"  | 6'-8"  | PRE-FINISHED BLUSH OAK                                                          | 4   |
| 8                                                                                         | 5'-0"  | 6'-8"  | PRE-FINISHED BLUSH OAK B/PASS DOOR UNIT R.O. = 61 #2                            | 4   |
| 9                                                                                         | 3'-0"  | 6'-8"  | PRE-FINISHED BLUSH OAK - POCKET DOOR                                            | 1   |

| WINDOWS SCHEDULE                                                                          |       |        |                                    |     |
|-------------------------------------------------------------------------------------------|-------|--------|------------------------------------|-----|
| SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD |       |        |                                    |     |
| #                                                                                         | WIDTH | HEIGHT | DESCRIPTION                        | QTY |
| A                                                                                         | 3'-0" | 5'-0"  | W1 GENERAL ALUMIN. 7100 (W/SCREEN) | 8   |
| B                                                                                         | 4'-0" | 5'-0"  | W1 GENERAL ALUMIN. 7100 (W/SCREEN) | 24  |

| 1st FLOOR - ROOM FINISH SCHEDULE |         |            |               |              |          |
|----------------------------------|---------|------------|---------------|--------------|----------|
| 2 - BR UNIT                      |         |            |               |              |          |
| NO.                              | NAME    | FLOOR      | WALL          | CEILING      | CLG. HT. |
| 201                              | LIVING  | CARPET     | 1/2" GYP. BD. | SEE SHT. A-5 | 9'-0"    |
| 202                              | KITCHEN | SHT. VINYL | 1/2" GYP. BD. | "            | 9'-0"    |
| 203                              | UTILITY | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
| 204                              | PANTRY  | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
| 205                              | CLOSET  | CARPET     | 1/2" GYP. BD. | "            | 8'-0"    |
| 206                              | CLOSET  | CARPET     | 1/2" GYP. BD. | "            | 9'-0"    |
| 207                              | BEDROOM | CARPET     | 1/2" GYP. BD. | "            | 9'-0"    |
| 208                              | BATH    | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
| 209                              | BEDROOM | CARPET     | 1/2" GYP. BD. | "            | 8'-0"    |

| 1st FLOOR - ROOM FINISH SCHEDULE |         |            |               |              |          |
|----------------------------------|---------|------------|---------------|--------------|----------|
| 1 - BR UNIT                      |         |            |               |              |          |
| NO.                              | NAME    | FLOOR      | WALL          | CEILING      | CLG. HT. |
| 101                              | LIVING  | CARPET     | 1/2" GYP. BD. | SEE SHT. A-5 | 9'-0"    |
| 102                              | KITCHEN | SHT. VINYL | 1/2" GYP. BD. | "            | 9'-0"    |
| 103                              | UTILITY | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
| 104                              | PANTRY  | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
| 105                              | CLOSET  | CARPET     | 1/2" GYP. BD. | "            | 8'-0"    |
| 106                              | CLOSET  | CARPET     | 1/2" GYP. BD. | "            | 9'-0"    |
| 107                              | BEDROOM | CARPET     | 1/2" GYP. BD. | "            | 9'-0"    |
| 108                              | BATH    | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |



1 FLOOR PLAN at GROUND FLOOR  
A-1 Scale : 3/16" = 1'-0"

GROUND FLOOR SQUARE FOOTAGE = 4644 S.F.  
SECOND FLOOR SQUARE FOOTAGE = 4644 S.F.  
GROSS SQUARE FOOTAGE OF BUILDING = 9,288 S.F.

BUILDING HEIGHT = 28' - 0"

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# FAIR HOUSING GUIDELINES CHECKLIST

- A. ACCESSIBLE ROUTE AND ENTRY**
- CURB CUTS WITH TINED SURFACE
  - ACCESSIBLE PARKING SPACES
  - LEVER HANDLE @ ENTRY DOOR
  - THRESHOLD NO HIGHER THAN 3/4" OR SLOPE NOT GREATER THAN 1:2
- B. USABLE DOORS**
- 32" MIN. CLEAR WHEN OPEN @ 90 DEGREES
  - 36" MIN. CLEAR ACCESSIBLE ROUTE
  - HARDWARE NO HIGHER THAN 48" A.F.F.
- C. ACCESSIBLE ROUTE**
- HALL WIDTH MIN. 36" WIDE
- D. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS**
- LIGHT SWITCH @ 48" A.F.F. TO TOP OF SWITCH BOX
  - OUTLETS @ 20" A.F.F. TO TOP OF OUTLET BOX
  - OUTLETS AND SWITCHES @ COUNTER 48" A.F.F. TO TOP OF BOX
  - THERMOSTAT @ 44" A.F.F. TO CENTER OF THERMOSTAT COVER
- E. REINFORCED WALLS FOR GRAB BARS**
- TUB (SEE DETAIL BELOW)
  - TOILET (SEE DETAIL BELOW)
- F. USABLE KITCHENS AND BATHROOMS**
- 40" CLEAR MIN. BETWEEN ALL COUNTERS AND APPLIANCES (EXCLUDING KNOBS AND HANDLES)
  - MIN. 30" x 48" CLEAR FLOOR SPACE AT KITCHEN
  - 60" DIA. TURN CIRCLE AT "U-SHARE" KITCHENS
  - MIN. 30" x 48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF DOOR
  - MIN. 30" x 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH TO KITCHEN APPLIANCES

# ACCESSIBILITY LEGEND

- A** 30"x48" PARALLEL APPROACH TO RANGE
- B** 30"x48" CLEAR PARALLEL APPROACH TO DISHWASHER FROM D.W. DOOR (AS INDICATED)
- C** 30"x48" FORWARD APPROACH TO REFRIGERATOR
- D** 30"x48" FORWARD APPROACH TO SINK ( @ 28") (WITH REMOVABLE FRONT PANEL)
- E** 30"x48" PARALLEL APPROACH TO SINK ( @ 18")
- E** 60" @ CLEAR TURNING RADIUS
- F** 36"x48" CLEAR PASSAGE
- G** 30"x48" OUTSIDE SWING OF DOOR
- H** 36"x48" CENTERED ON LAVATOR

# WINDOWS SCHEDULE

| # | WIDTH | HEIGHT | DESCRIPTION                        | QTY |
|---|-------|--------|------------------------------------|-----|
| A | 3'-0" | 5'-0"  | 1" GENERAL ALUMIN. 7100 (W/SCREEN) | 8   |
| B | 4'-0" | 5'-0"  | 1" GENERAL ALUMIN. 7100 (W/SCREEN) | 24  |

# DOOR SCHEDULE

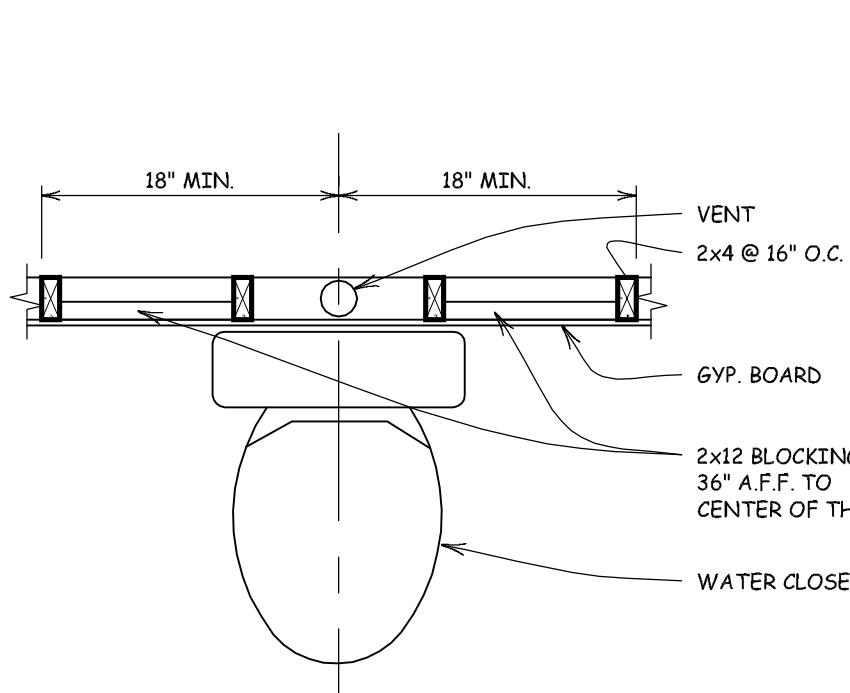
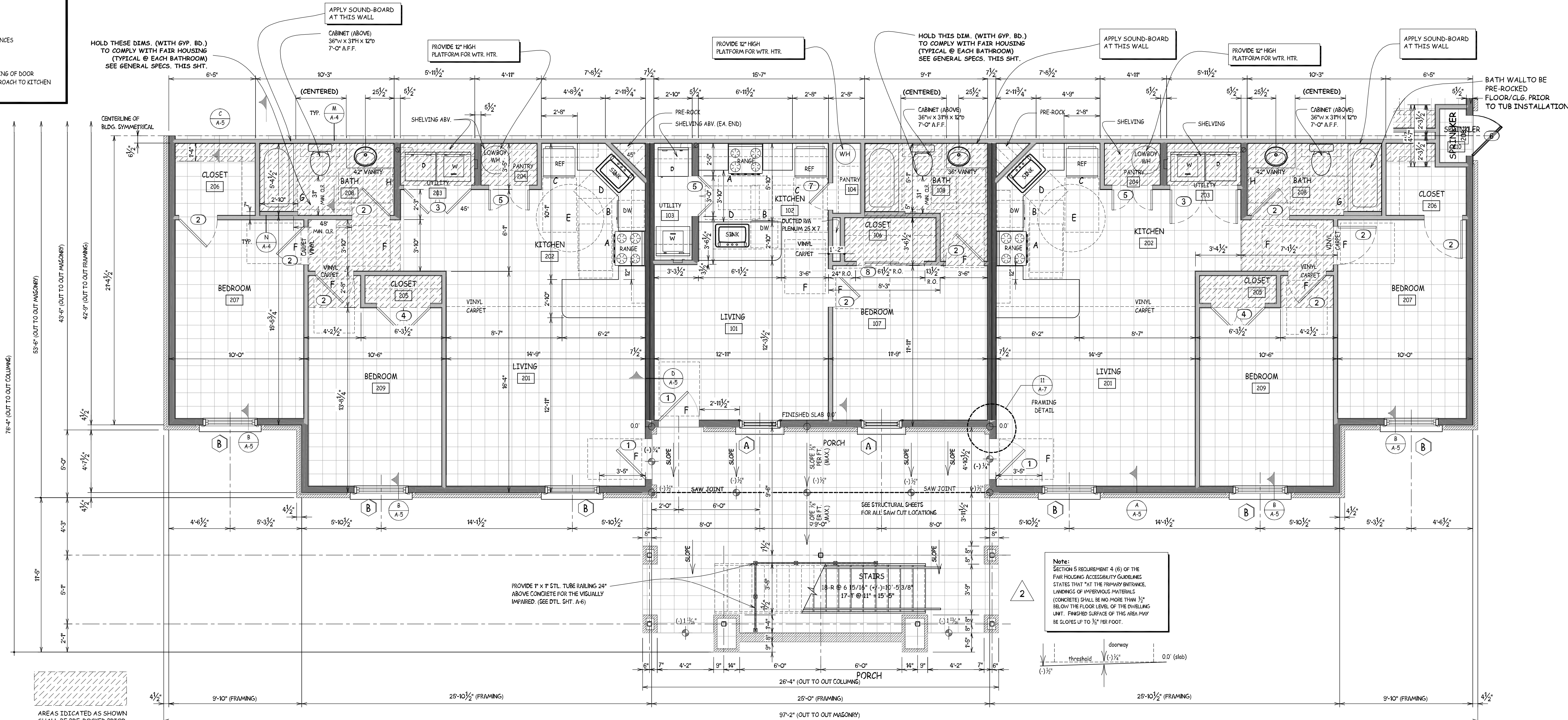
| # | WIDTH | HEIGHT | DESCRIPTION                                                                          | QTY |
|---|-------|--------|--------------------------------------------------------------------------------------|-----|
| 1 | 3'-0" | 6'-8"  | 6'-PNL. MTL. W/MTL. EDGE/INSULATED/IMPERIAL THRESHOLD #5030/OW WITH EXTENDER #5E35W7 | 12  |
| 2 | 2'-4" | 6'-8"  | PRE-FINISHED BUSH OAK                                                                | 40  |
| 3 | 5'-0" | 6'-8"  | 2 1/6 TWIN JAMB UNIT W/BALL CATCHY BUSH OAK                                          | 8   |
| 4 | 4'-0" | 6'-8"  | 2 1/6 TWIN JAMB UNIT W/BALL CATCHY BUSH OAK                                          | 8   |
| 5 | 3'-0" | 6'-8"  | 1 1/6 TWIN JAMB UNIT W/BALL CATCHY BUSH OAK                                          | 12  |
| 6 | 3'-0" | 6'-8"  | 6'-PNL. MTL. W/MTL. EDGE/INSULATED/IMPERIAL THRESHOLD                                | 1   |
| 7 | 2'-0" | 6'-8"  | PRE-FINISHED BUSH OAK                                                                | 4   |
| 8 | 5'-0" | 6'-8"  | PRE-FINISHED BUSH OAK B/PASS DOOR UNIT R.O. = 61 1/2"                                | 4   |
| 9 | 3'-0" | 6'-8"  | PRE-FINISHED BUSH OAK - POCKET DOOR                                                  | 1   |

# 1st FLOOR - ROOM FINISH SCHEDULE

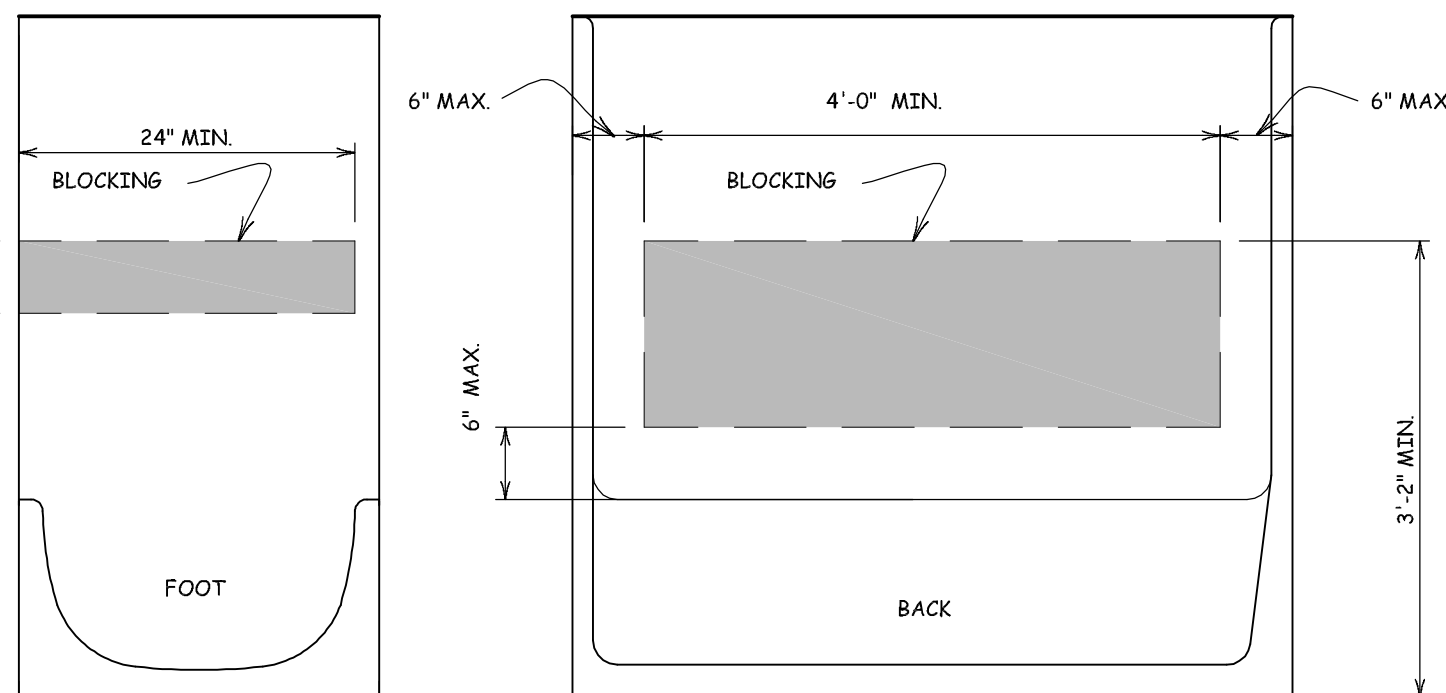
| 2 - BR UNIT |         |            |               |              |
|-------------|---------|------------|---------------|--------------|
| NO.         | NAME    | FLOOR      | WALL          | CEILING      |
| 201         | LIVING  | CARPET     | 1/2" GYP. BD. | SEE SHT. A-5 |
| 202         | KITCHEN | SHT. VINYL | 1/2" GYP. BD. | "            |
| 203         | UTILITY | SHT. VINYL | 1/2" GYP. BD. | "            |
| 204         | PANTRY  | SHT. VINYL | 1/2" GYP. BD. | "            |
| 205         | CLOSET  | CARPET     | 1/2" GYP. BD. | "            |
| 206         | CLOSET  | CARPET     | 1/2" GYP. BD. | "            |
| 207         | BEDROOM | CARPET     | 1/2" GYP. BD. | "            |
| 208         | BATH    | SHT. VINYL | 1/2" GYP. BD. | "            |
| 209         | BEDROOM | CARPET     | 1/2" GYP. BD. | "            |

# 1st FLOOR - ROOM FINISH SCHEDULE

| 1 - BR UNIT |         |            |               |              |
|-------------|---------|------------|---------------|--------------|
| NO.         | NAME    | FLOOR      | WALL          | CEILING      |
| 101         | LIVING  | CARPET     | 1/2" GYP. BD. | SEE SHT. A-5 |
| 102         | KITCHEN | SHT. VINYL | 1/2" GYP. BD. | "            |
| 103         | UTILITY | SHT. VINYL | 1/2" GYP. BD. | "            |
| 104         | PANTRY  | SHT. VINYL | 1/2" GYP. BD. | "            |
| 105         | CLOSET  | CARPET     | 1/2" GYP. BD. | "            |
| 106         | CLOSET  | CARPET     | 1/2" GYP. BD. | "            |
| 107         | BEDROOM | CARPET     | 1/2" GYP. BD. | "            |
| 108         | BATH    | SHT. VINYL | 1/2" GYP. BD. | "            |



WALL REINFORCING @ TOILET



WALL REINFORCING @ TUB

william kim fugitt, a.i.a.  
architect

1165 joyce blvd.  
Fayetteville, ar. 72703  
phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com

CLASSIC DELUXE II  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

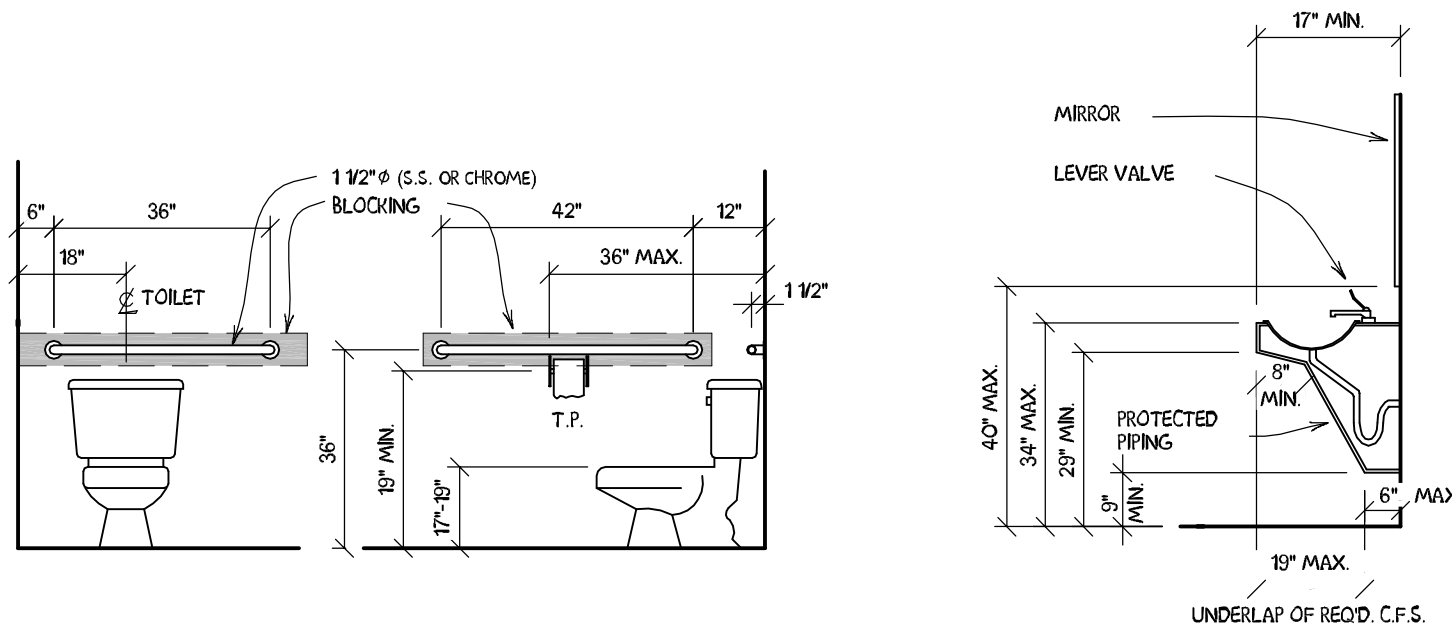
CLASSIC DELUXE II

GRD FLR PARTIAL PLAN

SHEET

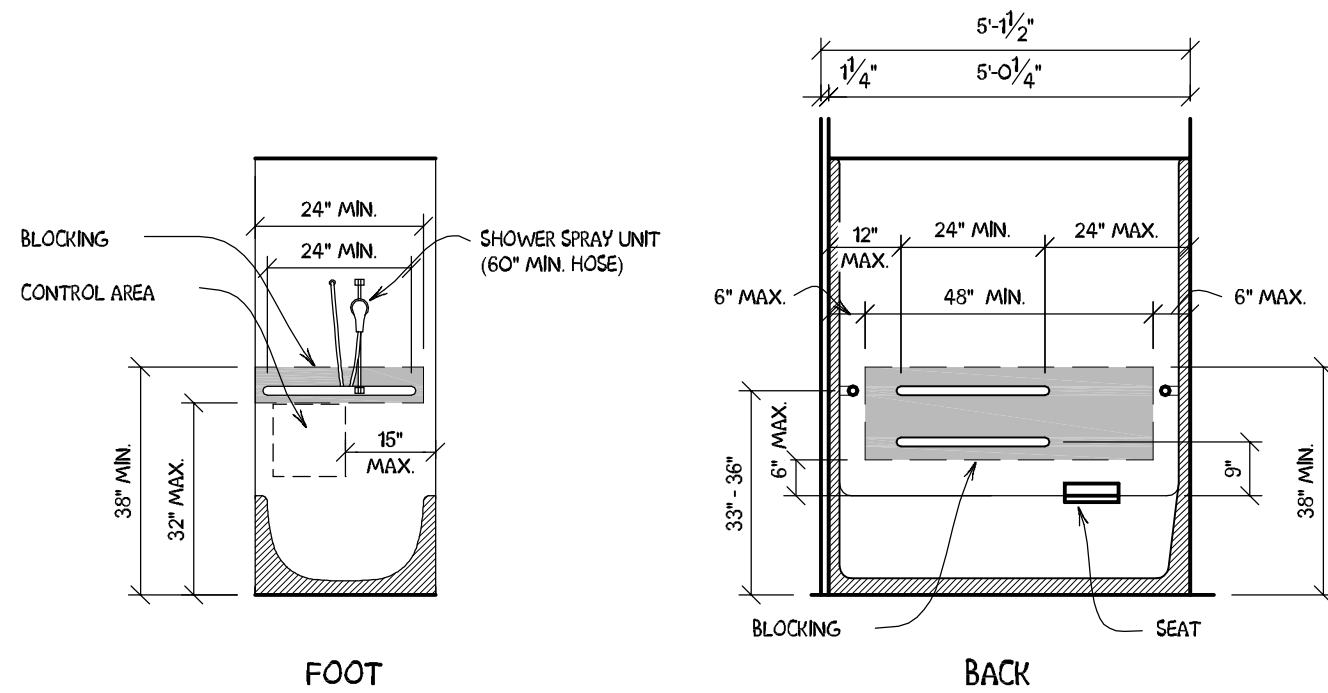
A-1A





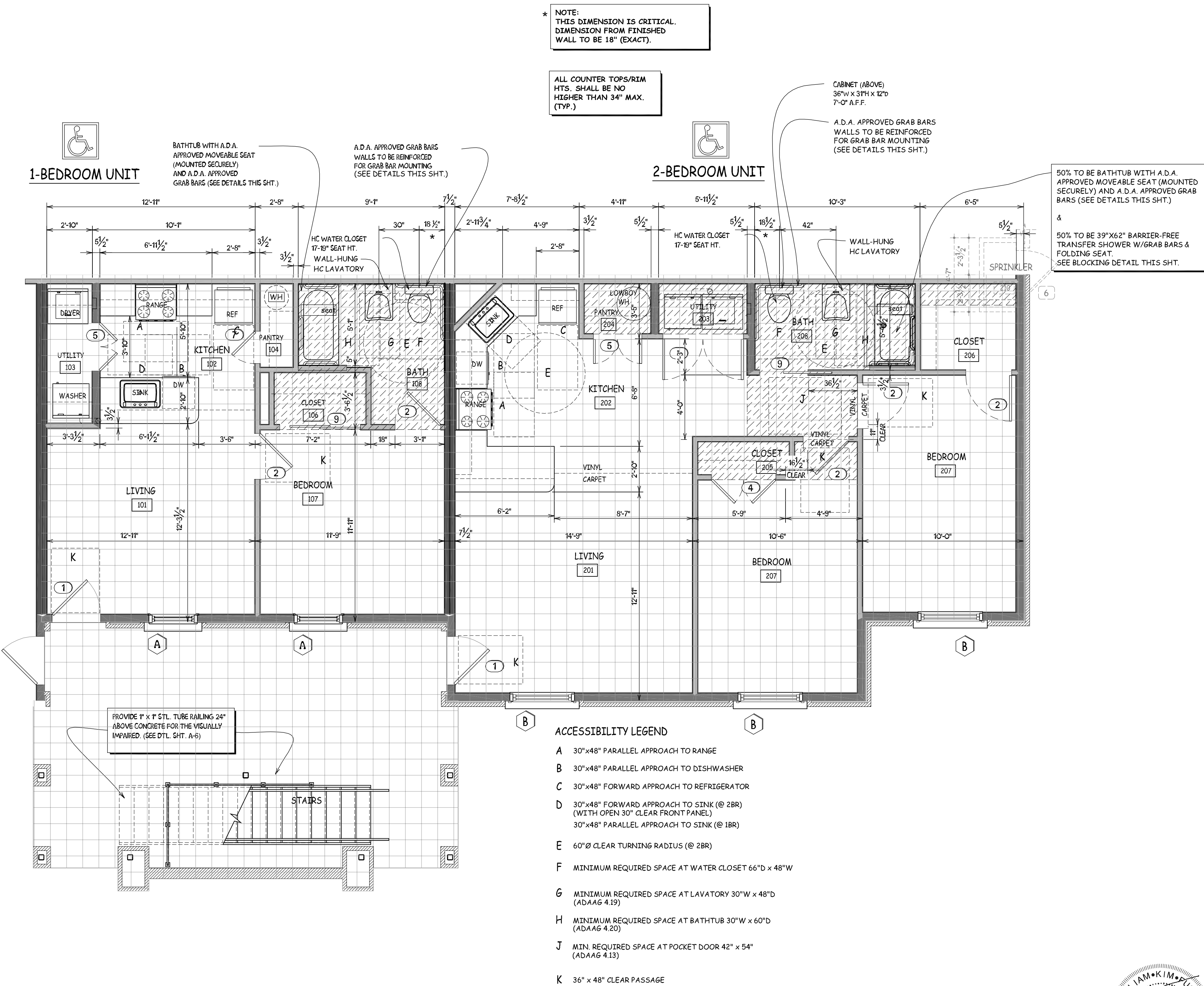
**TOILET DETAIL**  
SCALE : 3/8" = 1'-0"

**LAVATORY DETAIL**  
SCALE : 3/8" = 1'-0"



**TUB DETAIL**  
SCALE : 3/8" = 1'-0"

| FAIR HOUSING GUIDELINES CHECKLIST                  |                                                                                  |
|----------------------------------------------------|----------------------------------------------------------------------------------|
| A. ACCESSIBLE ROUTE AND ENTRY                      |                                                                                  |
| ...                                                | CURB CUTS WITH TINED SURFACE                                                     |
| ...                                                | ACCESSIBLE PARKING SPACES                                                        |
| ...                                                | LEVER HANDLE @ ENTRY DOOR                                                        |
| ...                                                | THRESHOLD NO HIGHER THAN 3/4" OR SLOPE NOT GREATER THAN 1:2                      |
| B. USABLE DOORS                                    |                                                                                  |
| ...                                                | 32" MIN. CLEAR WHEN OPEN @ 90 DEGREES                                            |
| ...                                                | 36" MIN. CLEAR ACCESSIBLE ROUTE                                                  |
| ...                                                | HARDWARE NO HIGHER THAN 48" A.F.F.                                               |
| C. ACCESSIBLE ROUTE                                |                                                                                  |
| ...                                                | HALL WIDTH MIN. 36" WIDE                                                         |
| D. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS |                                                                                  |
| ...                                                | LIGHT SWITCH @ 48" A.F.F. TO TOP OF SWITCH BOX                                   |
| ...                                                | OUTLETS @ 20" A.F.F. TO TOP OF OUTLET BOX                                        |
| ...                                                | OUTLETS AND SWITCHES @ COUNTER 48" A.F.F. TO TOP OF BOX                          |
| ...                                                | THERMOSTAT @ 44" A.F.F. TO CENTER OF THERMOSTAT COVER                            |
| E. REINFORCED WALLS FOR GRAB BARS                  |                                                                                  |
| ...                                                | TUB (SEE DETAIL)                                                                 |
| ...                                                | TOILET (SEE DETAIL BELOW)                                                        |
| F. USABLE KITCHENS AND BATHROOMS                   |                                                                                  |
| ...                                                | 40" CLEAR MIN. BETWEEN ALL COUNTERS AND APPLIANCES (EXCLUDING KNOBS AND HANDLES) |
| ...                                                | MIN. 30" x 48" CLEAR FLOOR SPACE AT KITCHEN                                      |
| ...                                                | 60" DIA. TURN CIRCLE AT "U-SHARE" KITCHENS                                       |
| ...                                                | MIN. 30" x 48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF DOOR                       |
| ...                                                | MIN. 30" x 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH TO KITCHEN APPLIANCES     |







| WINDOWS SCHEDULE                                                                          |       |        |                                  |   |
|-------------------------------------------------------------------------------------------|-------|--------|----------------------------------|---|
| SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD |       |        |                                  |   |
| #                                                                                         | WIDTH | HEIGHT | DESCRIPTION                      | Q |
| A                                                                                         | 3'-0" | 5'-0"  | W1 GENERAL ALUM. 7100 (w/SCREEN) | 1 |
| B                                                                                         | 4'-0" | 5'-0"  | W1 GENERAL ALUM. 7100 (w/SCREEN) | 2 |

| 2nd FLOOR - ROOM FINISH SCHEDULE |              |            |               |              |          |
|----------------------------------|--------------|------------|---------------|--------------|----------|
| 1 - BR UNIT                      |              |            |               |              |          |
| NO.                              | NAME         | FLOOR      | WALL          | CEILING      | CLG. HT. |
|                                  | LIVING       | CARPET     | 1/2" GYP. BD. | SEE SHT. A-5 | VAULTED  |
|                                  | KITCHEN      | SHT. VINYL | 1/2" GYP. BD. | "            | VAULTED  |
|                                  | UTILITY      | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |
|                                  | PANTRY       | SHT. VINYL | 1/2" GYP. BD. | "            | 7'-0"    |
|                                  | WATER HEATER | SHT. VINYL | 1/2" GYP. BD. | "            | 7'-0"    |
|                                  | CLOSET       | CARPET     | 1/2" GYP. BD. | "            | 7'-0"    |
|                                  | BEDROOM      | CARPET     | 1/2" GYP. BD. | "            | 8'-0"    |
|                                  | BATH         | SHT. VINYL | 1/2" GYP. BD. | "            | 8'-0"    |

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| △   |      |             |
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| △   |      |             |
| △   |      |             |

Tue, Mar 02, 10

ISSUED: DRAWN:

|         |     |           |        |
|---------|-----|-----------|--------|
| william | kim | fugitt,   | a.i.a. |
|         |     | architect |        |

1165 joyce blvd.      fayetteville, ar. 72703  
phone: 479-521-6686      e-mail: kim.fugitt@fugittarc.com



**CLASSIC DELUXE II**  
**LINKS AT JONESBORO - PHASE II**  
**JONESBORO, ARKANSAS**

CLASSIC DELUXE II

SHEET  
A-2A

02/24/10

Tue, Mar 02, 10

1165 joyce blvd.    fayetteville, ar. 72703  
phone: 479-521-6686    e-mail: kim.fugitt@fugittarc.com



 **FRONT AND REAR ELEVATION**  
Scale : 1/4" = 1'-0"

**CLASSIC DELUXE II**

SHEET

**A-3**



LINKS AT JONESBORO – PHASE II  
JONESBORO, ARKANSAS

CUSTOM DELUXE III

LIST OF CURRENT CODES:

|                                                                    |                                                                      |
|--------------------------------------------------------------------|----------------------------------------------------------------------|
| 2003 International Building Code<br>(2003 IBC Local Amendments)    | 2003 International Energy Conservation Code<br>(No Local amendments) |
| 2003 International Mechanical Code<br>(2003 IMC Local Amendments)  | 2002 National Electric Code<br>(2002 NEC Local Amendments)           |
| 2003 International Plumbing Code<br>(2003 IPC Local Amendments)    | 2003 International Property Maintenance Code                         |
| 2003 International Fuel Gas Code<br>(2003 IFGC Local Amendments)   | 1997 NFPA-1 Fire Prevention Code                                     |
| 2003 International Residential Code<br>(2003 IRC Local Amendments) | Latest Edition - Life Safety Code                                    |

|                                        |                         |
|----------------------------------------|-------------------------|
| Current Building Code.....             | IBC 2003                |
| Occupancy Classification.....          | R2                      |
| Occupancy Load.....                    | 28.51 persons per floor |
| Type of Construction.....              | 5 B                     |
| Allowable Building Ht.....             | 40 ft.                  |
| Allowable Building Area per Floor..... | 7000 s.f.               |
| Gross Floor Area.....                  | 5702 s.f per Floor      |
| Net Floor Area.....                    | N/A                     |



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 2000 International Fire Code and the codes adopted by the State of ARKANSAS.

SHEET INDEX

|       |                                                            |      |                                                |
|-------|------------------------------------------------------------|------|------------------------------------------------|
| S0    | STRUCTURAL SPECIFICATIONS, DESIGN LOADS & STANDARD DETAILS | M1   | GROUND FLOOR MECHANICAL PLAN                   |
| S1A   | FOUNDATION PLAN - SPREAD FOOTINGS                          | M2   | SECOND FLOOR MECHANICAL PLAN                   |
| S1B   | FOUNDATION PLAN - DRILLED PIERS                            | M3   | MECHANICAL SCHEDULE                            |
| S2    | FOUNDATION DETAILS                                         | E1   | TYPICAL POWER PLAN & ELECTRICAL NOTES          |
| S3    | STEEL COLUMNS                                              | E2   | TYPICAL LIGHTING PLAN                          |
| S4A   | FLOOR FRAMING PLAN                                         | E3   | APARTMENT RISER DIAGRAM & DETAILS              |
| S4B   | PORCH FLOOR FRAMING PLAN                                   | P1   | GROUND FLOOR PLUMBING DRAIN & SUPPLY PLAN      |
| S4C   | ROOF FRAMING PLAN                                          | P1HC | GROUND FLOOR PLUMBING DRAIN & SUPPLY PLAN - HC |
| S4D   | FLOOR FRAMING DETAILS                                      | P2   | SECOND FLOOR PLUMBING DRAIN & SUPPLY PLAN      |
| S4E   | ROOF FRAMING DETAILS                                       | P3   | PLUMBING DETAILS                               |
| S4F   | ROOF TRUSS PROFILES                                        | P4   | PLUMBING SCHEDULE                              |
| A-1   | GROUND FLOOR PLAN AND SCHEDULES                            | P5   | PLUMBING DRAIN & SUPPLY ISOMETRIC              |
| A-1a  | PARTIAL GROUND FLOOR PLAN AND SCHEDULES                    |      |                                                |
| A-1HC | HANDICAPPED ACCESSIBLE FLOOR PLAN                          |      |                                                |
| A2    | SECOND FLOOR PLAN AND SCHEDULES                            |      |                                                |
| A2a   | PARTIAL SECOND FLOOR PLAN AND SCHEDULES                    |      |                                                |
| A3    | EXTERIOR ELEVATIONS                                        |      |                                                |
| A4    | INTERIOR ELEVATIONS                                        |      |                                                |
| A5    | SHEAR WALL SECTIONS                                        |      |                                                |
| A6    | PORCH SECTION                                              |      |                                                |
| A7    | PORCH SECTION                                              |      |                                                |
| A8    | SECTIONS AND DETAILS                                       |      |                                                |
| A9    | SECTIONS AND DETAILS                                       |      |                                                |

Contractor:

LINDSEY CONSTRUCTION COMPANY, Inc.  
1183 Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6603

Architect:

FUGITT & ASSOCIATES, Inc.  
1200 E. Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6686

Structural Engineer:

JAMES L. BURKE, PE  
STRUCTURAL ENGINEERING  
P.O. Box 1965  
Fayetteville, AR 72703  
(479) 582-4366

Mechanical Engineer:

HP ENGINEERING, INC.  
1800 South 52nd Street, Ste. 400  
Rogers, Arkansas 72758  
(479) 899-6370

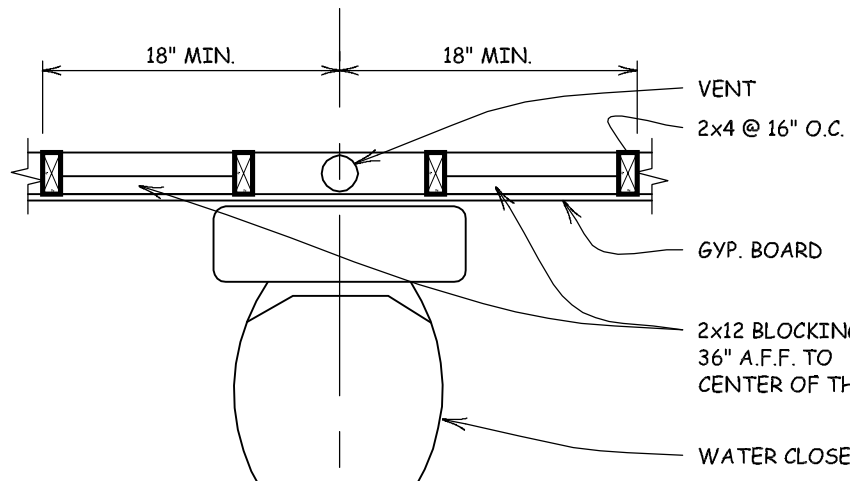


| DOOR SCHEDULE                                                                             |        |        |                                                                                      |     |
|-------------------------------------------------------------------------------------------|--------|--------|--------------------------------------------------------------------------------------|-----|
| SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD |        |        |                                                                                      |     |
| #                                                                                         | Width  | Height | DESCRIPTION                                                                          | Qty |
| 1                                                                                         | 3'-0"  | 6'-8"  | 6 - PNL. MTL. W/MTL. EDGE/INSULATED/IMPERIAL THRESHOLD #50N30W WITH EXTENDER #SEE3M7 | 12  |
| 2                                                                                         | 2'-10" | 6'-8"  | PRE-FINISHED BLUSH OAK                                                               | 59  |
| 3                                                                                         | 5'-0"  | 6'-8"  | 2 / 6 TWIN JAMB UNIT W/BALL CATCH/ BLUSH OAK                                         | 28  |
| 4                                                                                         | 3'-0"  | 6'-8"  | PRE-FINISHED BLUSH OAK POCKET DOOR                                                   | 8   |
| 5                                                                                         | 2'-4"  | 6'-8"  | PRE-FINISHED BLUSH OAK                                                               | 8   |
| 6                                                                                         | 3'-0"  | 6'-8"  | FULL GLASS (SAFETY/TEMPERED) MTL. W/MTL. EDGE                                        | 8   |
| 7                                                                                         | 3'-0"  | 6'-8"  | 6 - PNL. MTL. W/MTL. EDGE/INSULATED                                                  | 1   |

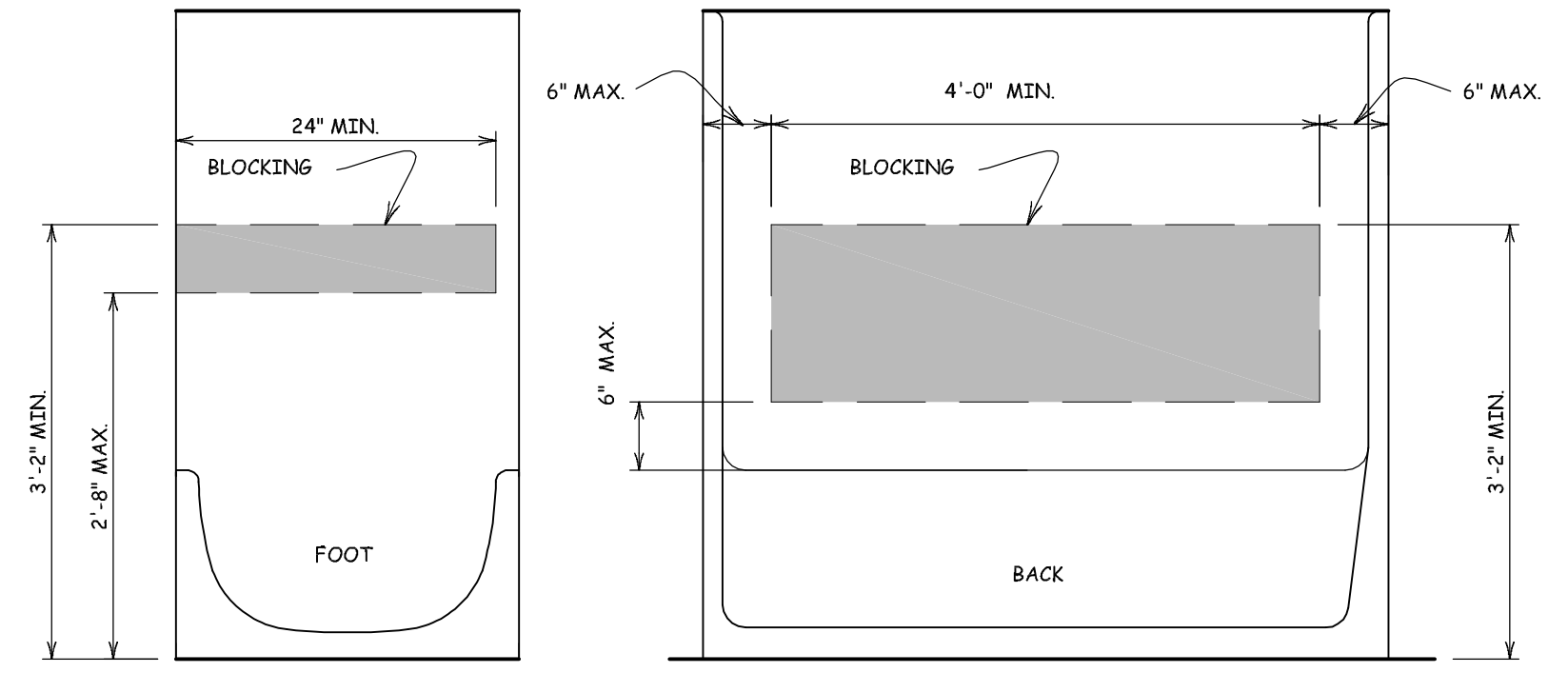
| WINDOWS SCHEDULE                                                                          |       |        |                           |     |
|-------------------------------------------------------------------------------------------|-------|--------|---------------------------|-----|
| SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD |       |        |                           |     |
| #                                                                                         | Width | Height | Description               | Qty |
| A                                                                                         | 3'-0" | 5'-0"  | 1/1 1900 ALUM. (W/SCREEN) | 24  |
| B                                                                                         | 6'-0" | 5'-0"  | 1/1 1900 ALUM. (W/SCREEN) | 8   |

| 1st FLOOR - ROOM FINISH SCHEDULE |             |             |               |                                 |                |
|----------------------------------|-------------|-------------|---------------|---------------------------------|----------------|
| 2 - BR UNIT                      |             |             |               |                                 |                |
| NO.                              | NAME        | FLOOR       | WALL          | CEILING                         | CLG. HT.       |
| 201                              | LIVING ROOM | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 202                              | KITCHEN     | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 203                              | UTILITY     | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 204                              | PANTRY      | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 205                              | BATH        | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 206                              | CLOSET      | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 207                              | BEDROOM     | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 208                              | SPRINKLER   | CONCRETE    | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |

| 1st FLOOR - ROOM FINISH SCHEDULE |             |             |               |                                 |                |
|----------------------------------|-------------|-------------|---------------|---------------------------------|----------------|
| 1 - BR UNIT                      |             |             |               |                                 |                |
| NO.                              | NAME        | FLOOR       | WALL          | CEILING                         | CLG. HT.       |
| 101                              | LIVING ROOM | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 102                              | KITCHEN     | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 103                              | UTILITY     | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 104                              | BEDROOM     | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 9'-0"          |
| 105                              | BATH        | SHEET VINYL | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |
| 106                              | CLOSET      | CARPET      | 1/2" Gyp. Bd. | (2) Layers<br>Type "X" GYP. BD. | 8'-0" (Furred) |



WALL REINFORCING @ TOILET



WALL REINFORCING @ TUB

### FAIR HOUSING GUIDELINES CHECKLIST

#### A. ACCESSIBLE ROUTE AND ENTRY

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

#### B. USABLE DOORS

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

#### C. ACCESSIBLE ROUTE

- HALL WIDTH MIN. 36" WIDE

#### D. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS

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

#### E. REINFORCED WALLS FOR GRAB BARS

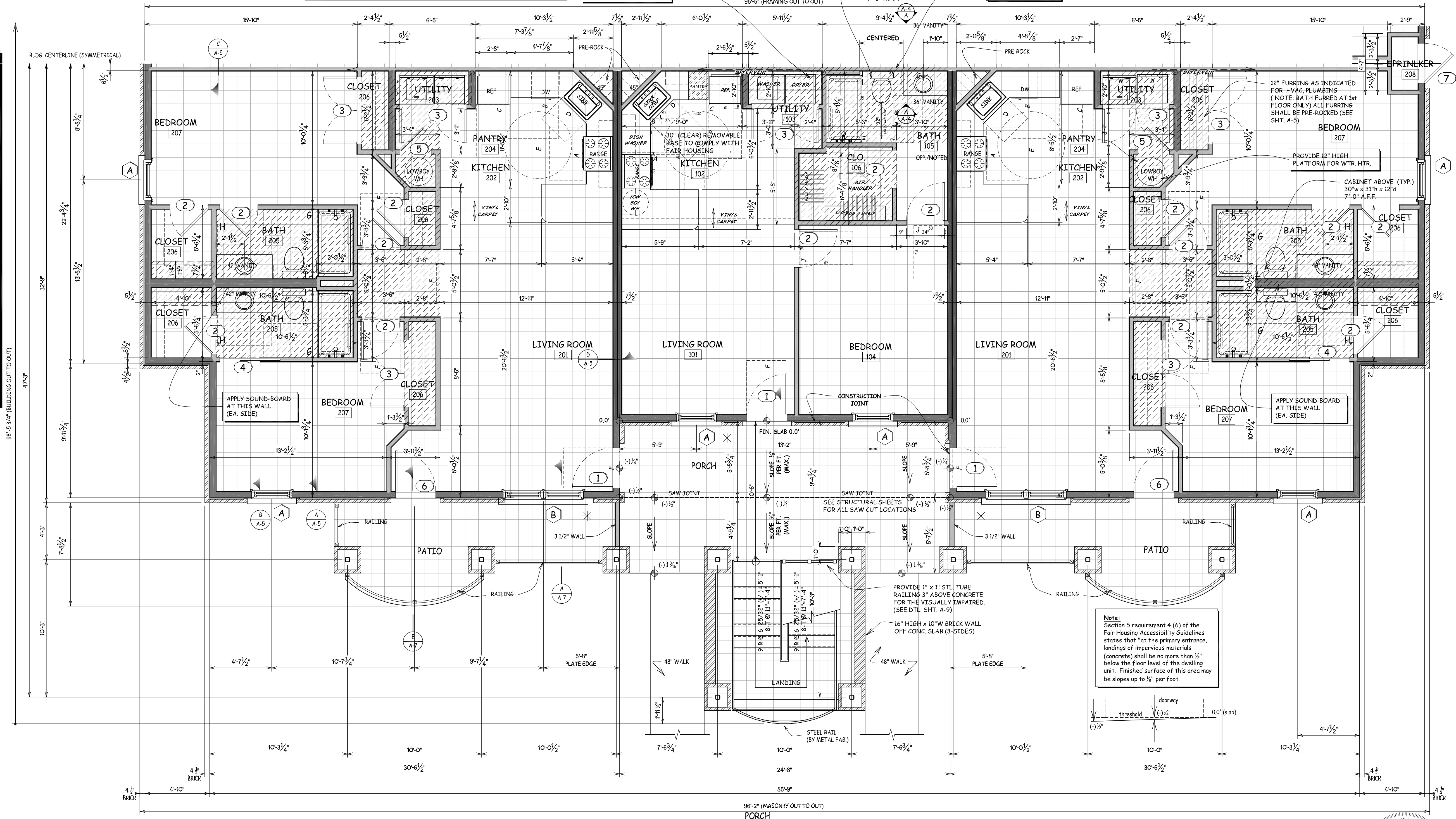
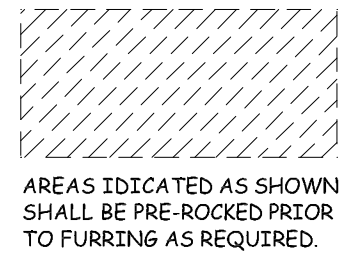
- TUB (SEE DETAIL BELOW)
- TOILET (SEE DETAIL BELOW)

#### F. USABLE KITCHENS AND BATHROOMS

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

### ACCESSIBILITY LEGEND

- A 30"x48" PARALLEL APPROACH TO RANGE
- B 30"x64" CLEAR PARALLEL APPROACH TO DISHWASHER FROM D.W. DOOR (AS INDICATED)
- C 30"x48" FORWARD APPROACH TO REFRIGERATOR
- D 30"x48" FORWARD APPROACH TO SINK (@ 2BR) (WITH REMOVABLE FRONT PANEL)
- E 30"x48" PARALLEL APPROACH TO SINK (@ 1BR)
- F 60"Ø CLEAR TURNING RADIUS
- G 36"x48" CLEAR PASSAGE
- H 30"x48" OUTSIDE SWING OF DOOR
- I 36"x48" CENTERED ON LAVATOR



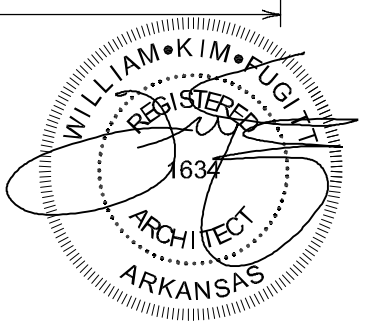
2 - BR UNIT  
1093 SF

1 - BR UNIT  
665 SF

2 - BR UNIT  
1088 SF

1  
A-1

PARTIAL Ground FLOOR PLAN  
Scale : 1/4" = 1'-0"



02/24/10

CUSTOM DELUXE III  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

CUSTOM DELUXE III  
GRD FLR PARTIAL PLAN

SHEET  
A-1A

william kim fugitt, a.i.a.  
architect

1165 Joyce Blvd. Fayetteville, ar. 72703  
phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |
| 8   |      |             |
| 9   |      |             |
| 10  |      |             |

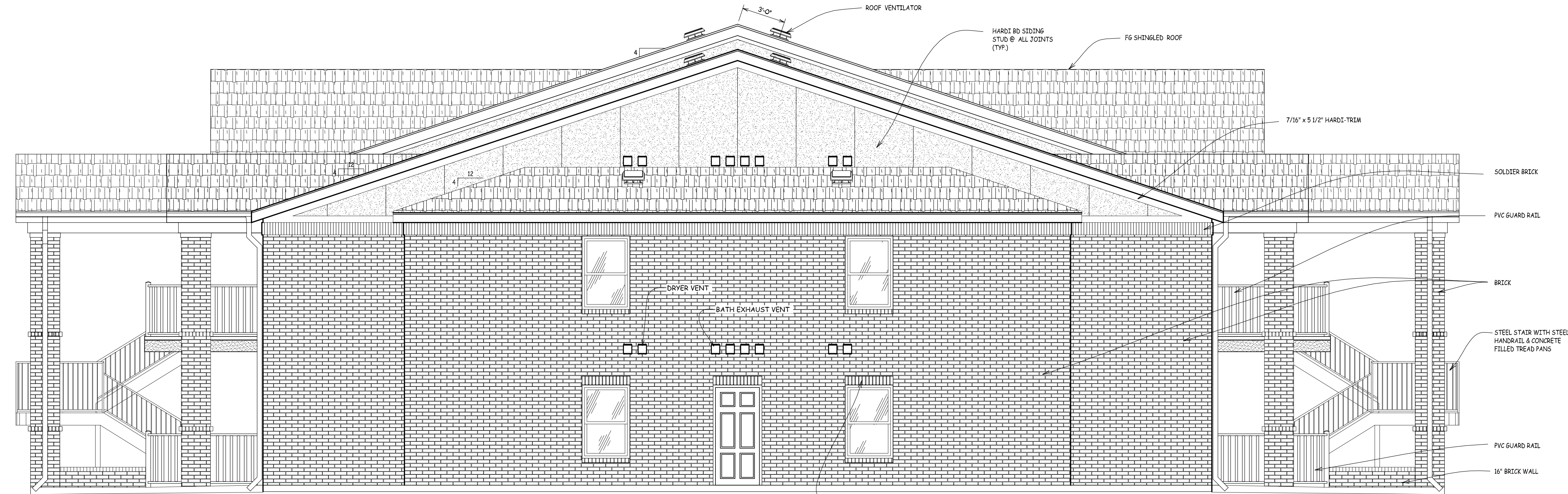
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ISSUED: DRAWN:









**B**  
**A-3** **RIGHT AND LEFT SIDE ELEVATION**  
Scale : 1/4" = 1'-0"

ATTIC VENTILATION:  
5703 SF (TOTAL ATTIC SPACE)  
REQUIRED VENTILATION SQUARE FOOTAGE:  
5703 ÷ 150 = 38 x .5 = 19 SF (SF VENT @ ATTIC)  
20 SF (ROOF VENTS PROVIDED)  
5703 ÷ 150 = 38 x .5 = 19 SF (SOFFIT VENT REQUIRED)  
114 SF (SOFFIT VENT PROVIDED)



**A**  
**A-3** **FRONT AND REAR ELEVATION**  
Scale : 1/4" = 1'-0"



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
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| 7   |      |             |
| 8   |      |             |
| 9   |      |             |
| 10  |      |             |

Tue, Mar 02, 10  
10:26 AM

william kim fugitt, a.i.a.  
architect  
1165 Joyce Blvd. Fayetteville, ar. 72703  
phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com

**CUSTOM DELUXE III**  
**LINKS AT JONESBORO - PHASE II**  
**JONESBORO, ARKANSAS**  
**CUSTOM DELUXE III**  
**ELEVATIONS**  
**SHEET**  
**A-3**  
**02/24/10**

LINKS AT JONESBORO – PHASE II  
JONESBORO, ARKANSAS

Occupancy Class.....Mixed (Unseparated) Ground Floor  
Residential (Separated) Second Floor

Construction Type.....VB

Maximum Allowable Ht. and Area.....1 Floor/6000 s.f.  
(Per Table 503)

Proposed Floor Area.....Ground Floor/2695 s.f.  
Second Floor/1922 s.f.  
Total.....4617 s.f.

Proposed Height.....2 Floors

Automatic Sprinkler.....Yes

Height Modification.....Yes  
(Section 504.2)

Allowable Occupant Load.....Ground Floor (15 s.f./Person Net  
(Per table 1003.2.2.2) Second Floor (200 s.f./Person Gross)

Table 1005.2.2 allows only one means of egress from the residential unit  
on the second floor. See R2 Classification.

CLUBHOUSE (C)

MASTER LIST OF CURRENT CODES:

International Building Code/2006  
International Mechanical Code/2006  
Uniform Plumbing Code/2000  
NFPA 70 National Electrical Code/2005  
International Fire Code/2006

All codes and ordinances as revised and  
adopted by the City of Jonesboro, Arkansas.

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 2006 International Fire Code  
and the codes adopted by the State of ARKANSAS.



SHEET INDEX

S-1 Foundation Plan  
S-2 Second Floor Framing Plan  
S-3 Framing Details  
S-4 Roof Framing Plan  
S-5 Trusses

A-1 Ground Floor Plan  
A-2 Second Floor Plan  
A-3 Exterior Elevations  
A-4 Exterior Elevations  
A-5 Building Section  
A-6 Interior Elevations  
A-7 Sections and Details

M-1 HVAC Plan at Ground Floor  
M-2 HVAC Plan at Second Floor

E-1 Lighting Plan at Ground Floor  
E-2 Lighting Plan at Second Floor  
E-3 Power Plan at Ground Floor  
E-4 Power Plan at Second Floor  
E-5 Panel Schedules and Riser

P-1 Plumbing Drain Plan at Ground Floor  
P-2 Plumbing Drain Plan at Second Floor  
P-3 Plumbing Supply Plan at Ground Floor  
P-4 Plumbing Supply Plan at Second Floor  
P-5 Risers and Schedules

Contractor:

LINDSEY CONSTRUCTION COMPANY, Inc.  
1183 Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6603

Architect:

FUGITT & ASSOCIATES, Inc.  
1200 E. Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6686

Structural Engineer:

JAMES L. BURKE, PE  
STRUCTURAL ENGINEERING  
P.O. Box 1965  
Fayetteville, AR 72703  
(479) 582-4366

Mechanical Engineer:

GA ENGINEERS, INC.  
2233 N. Green Acres Rd.  
Fayetteville, AR 72703  
(479) 442-4682



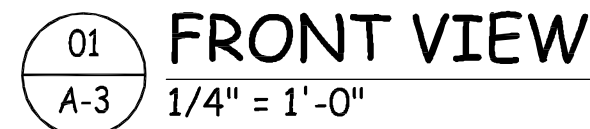
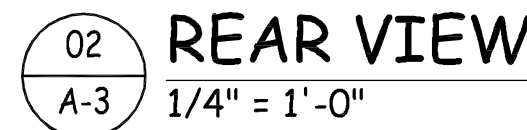
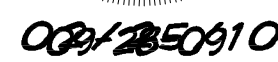


Tue, Mar 02, 10

1165 joyce blvd.      fayetteville, ar. 72703  
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## CLUBHOUSE (C)

**A-3**





# LINKS AT JONESBORO – PHASE II

## JONESBORO, ARKANSAS

### POOL BUILDING

**MASTER LIST OF CURRENT CODES:**

International Building Code 2006  
National Electric Code 2005  
International Plumbing Code 2006  
International Mechanical Code 2006  
International Energy Conservation Code 2006  
International Property Maintenance Code 2006  
International Fire Code 2006

All codes and ordinances as revised and adopted by the  
City of Jonesboro, Arkansas

Occupancy Classification..... U  
Occupancy Load..... 2.33 persons per floor  
Type of Construction..... 5 B  
Allowable Building Ht/Area..... 1 / 5500 / Flr.  
Gross Floor Area..... 700 s.f per Floor  
Net Floor Area..... N/A



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 2006 International Fire Code  
and the codes adopted by the State of ARKANSAS

### SHEET INDEX

- S-1 Foundation Plan and Details
- S-2 Trusses and Columns
- A-1 Floor Plans and Elevations
- MEP-1 Mechanical, Electrical, Plumbing

**Contractor:**  
LINDSEY CONSTRUCTION COMPANY, Inc.  
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Fayetteville, AR 72703  
(479) 521-6603

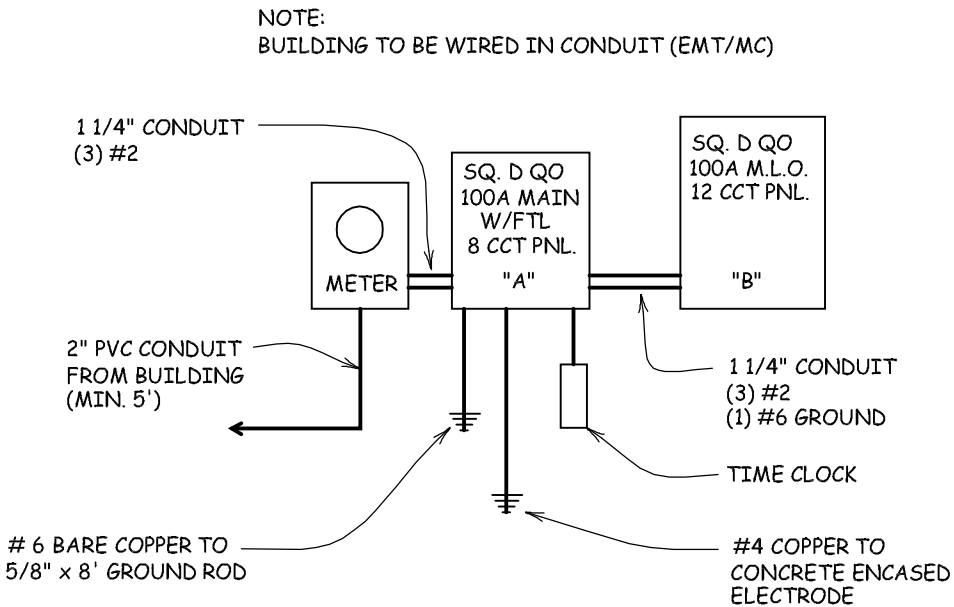
**Architect:**  
FUGITT & ASSOCIATES, Inc.  
1200 E. Joyce Boulevard  
Fayetteville, AR 72703  
(479) 521-6686

**Structural Engineer:**  
JAMES L. BURKE, PE  
STRUCTURAL ENGINEERING  
P.O. Box 1965  
Fayetteville, AR 72703  
(479) 582-4366

**Mechanical Engineer:**  
HP ENGINEERING, INC.  
1800 South 52nd Street, Ste. 400  
Rogers, Arkansas 72758  
(479) 899-6370

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

- ELECTRICAL GENERAL NOTES:
- 1) ALL LIGHTING SHALL BE NO LESS THAN 10 FOOT CANDLES (INCLUSIVE OF POOL AREA, PUMP ROOM, AND RESTROOMS).
  - 2) ROOSTER/POOL LIGHTS SO THAT NO ATTRACTED INSECTS CAN FALL INTO POOL. (AS PER OAC 310.315-7-18.)
  - 3) VACUUM BREAKER / BACKFLOW PREVENTER SHALL BE "WATTS CO." (OR EQUAL) SERIES NO. 309 COMPLETE WITH "TON DIALING". INDEPENDENT CHECK VALVES AND INTERMEDIATE RELIEF VALVES. ALL CONNECTIONS TO BE "MPT" TYPE, FURNISHED WITH BALL TYPE TEST COCKS, "T" HANDLE, SHUT-OFFS, AND REPLACEABLE SEALS.
  - 4) AIR GAP ASSEMBLY TO BE "WATTS CO." (OR EQUAL) SERIES NO. 900 AG. SUPPLY PRESSURE UP TO 175 PSI. WATER PUMP SERIES F-100, SERIES F-100, INTERMEDIATE. LINE SIZE TO BE 2". (REFER TO OAC 310.315-5-1-1.)
  - 5) ALL REQUIREMENTS OF THE N.E.C. SHALL BE FOLLOWED. (REFER TO OAC 310.315-5-1-1.)
  - 6) A MINIMUM OF 2 WEEKS SUPPLY OF POOL CHEMICALS SHALL BE MAINTAINED. (REFER TO OAC 310.315-7-13-1.)
  - 7) ALL POOL SAFETY RULES SHALL BE POSTED. (REFER TO OAC 310.310-3-3-6.)
  - 8) ALL POOL LIGHTS (INTERNAL & EXTERNAL) SHALL BE GROUNDING.
  - 9) POOL LIGHTS TO BE ON PHOTOCELL OR TIMER.
  - 10) LOOP ALL GROUND WIRE TO POOL LIGHTS, PUMP, LADDERS, FENCING, ETC. AS PER ALL NATIONAL, STATE, AND LOCAL ORDINANCES.



1st FLOOR PLAN  
Scale : 1/4" = 1'-0"

PANEL SCHEDULE A

MAIN: 100A

VOLTS: 120  
PHASE: 1Ø

AIC RATING: 10,000  
MOUNTING: SURFACE

TYPE: SQUARE D ILINE

| LOCATION          | BRKR  | CCT NO. | CCT | BRKR  | LOCATION         |
|-------------------|-------|---------|-----|-------|------------------|
| POOL LIGHTS (GFI) | 1P/20 | 1       | 2   | 1P/20 | POOL POLE LIGHTS |
| TIME CLOCK        | 1P/20 | 3       | 4   |       | SPARE            |
| SPARE             |       | 5       | 6   |       | SPARE            |
| SPARE             |       | 7       | 8   |       | SPARE            |

PANEL SCHEDULE B

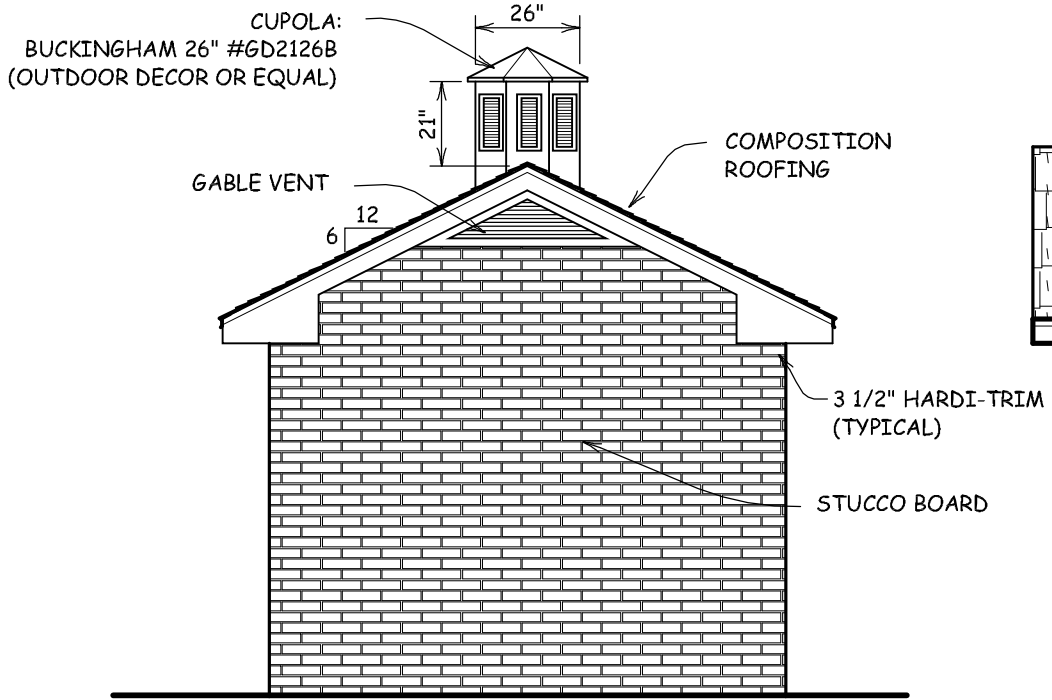
MAIN: 100A

VOLTS: 120  
PHASE: 1Ø

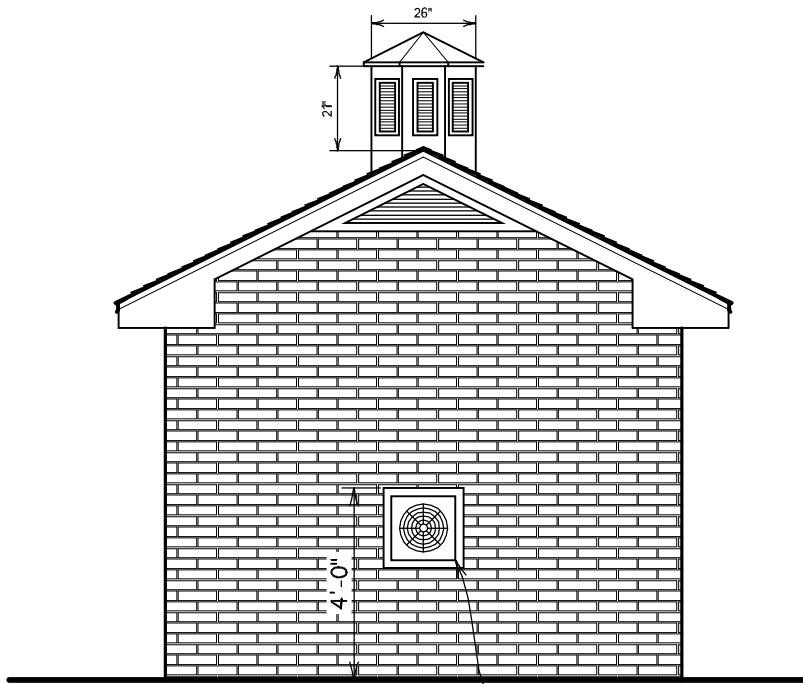
AIC RATING: 10,000  
MOUNTING: FLUSH

TYPE: SQUARE D ILINE

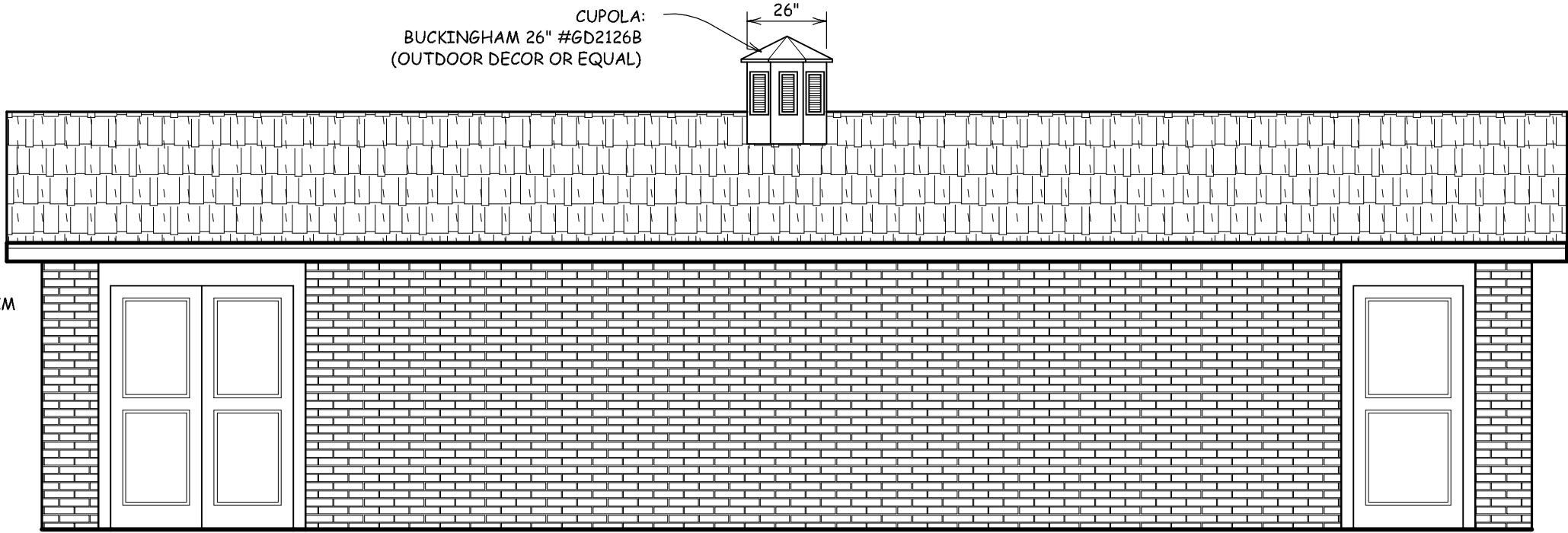
| LOCATION          | BRKR  | CCT NO. | CCT | BRKR  | LOCATION           |
|-------------------|-------|---------|-----|-------|--------------------|
| EXTERIOR GFI      | 1P/20 | 1       | 2   | 1P/20 | STORAGE RECEPT/LS. |
| PUMP ROOM GFI     | 1P/20 | 3       | 4   | 1P/20 | PUMP ROOM LIGHTS   |
| EXHAUST FANS      | 1P/20 | 5       | 6   | 1P/20 | EXHAUST FAN        |
| BASE BOARD HEATER | 1P/20 | 7       | 8   | 2P/20 | PUMP SHUNT TRIP    |
| SPARE             |       | 9       | 10  | 2P/20 | PUMP SHUNT TRIP    |
| SPARE             |       | 11      | 12  |       | SPARE              |



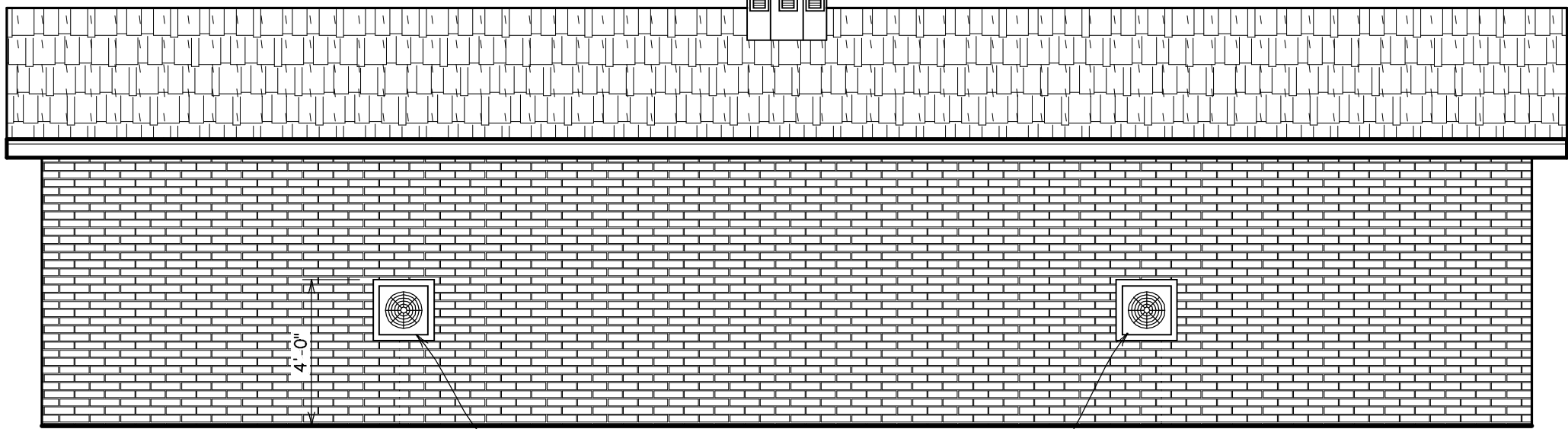
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A-1 1st FLOOR PLAN  
Scale : 1/4" = 1'-0"



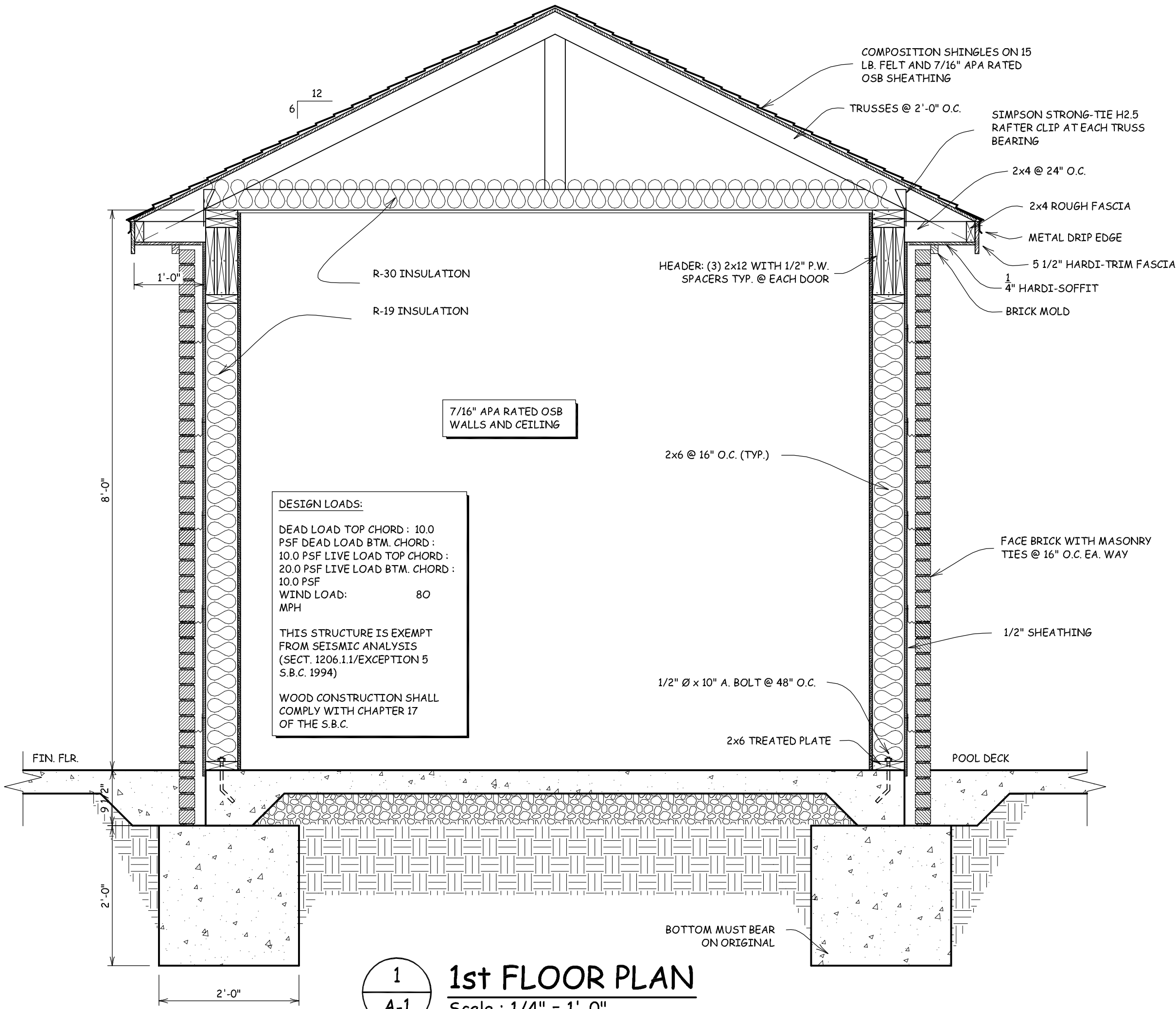
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Scale : 1/4" = 1'-0"



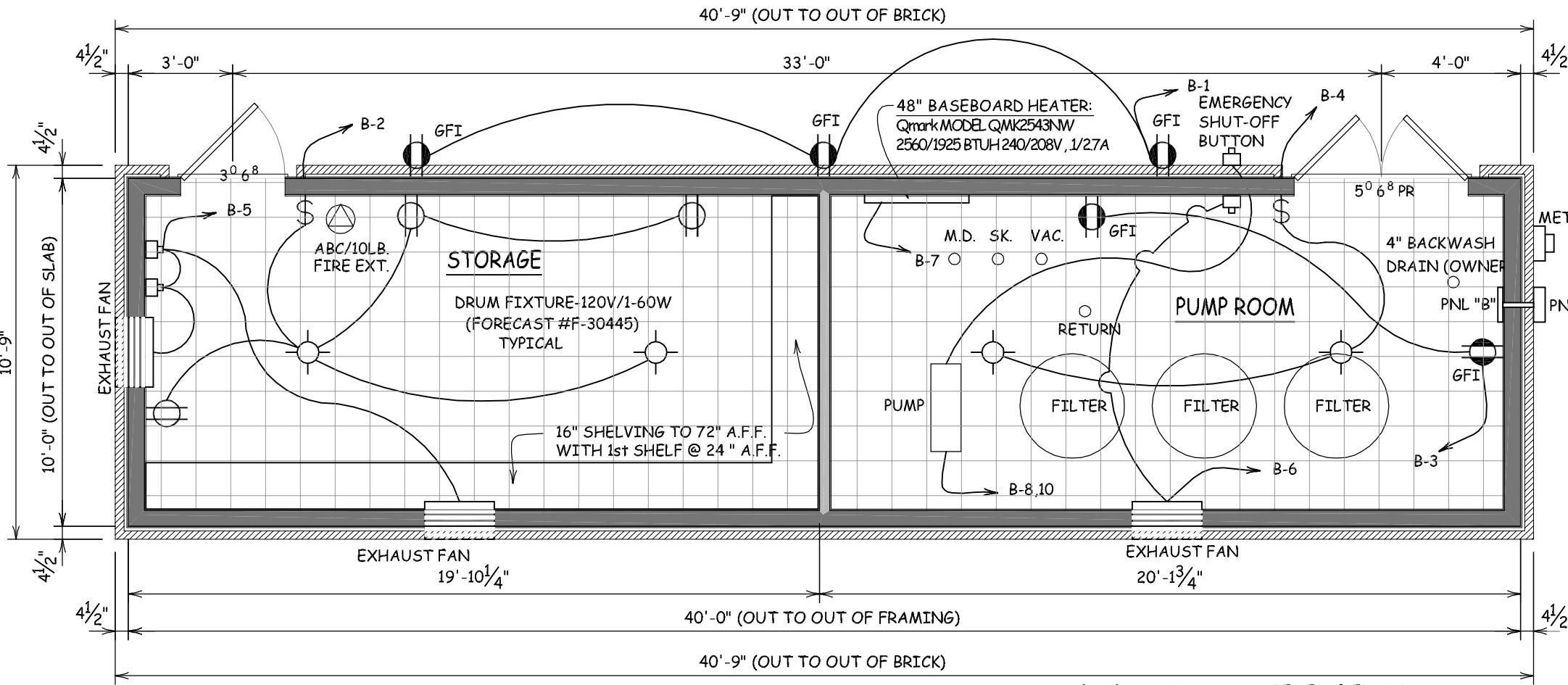
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A-1 1st FLOOR PLAN  
Scale : 1/4" = 1'-0"



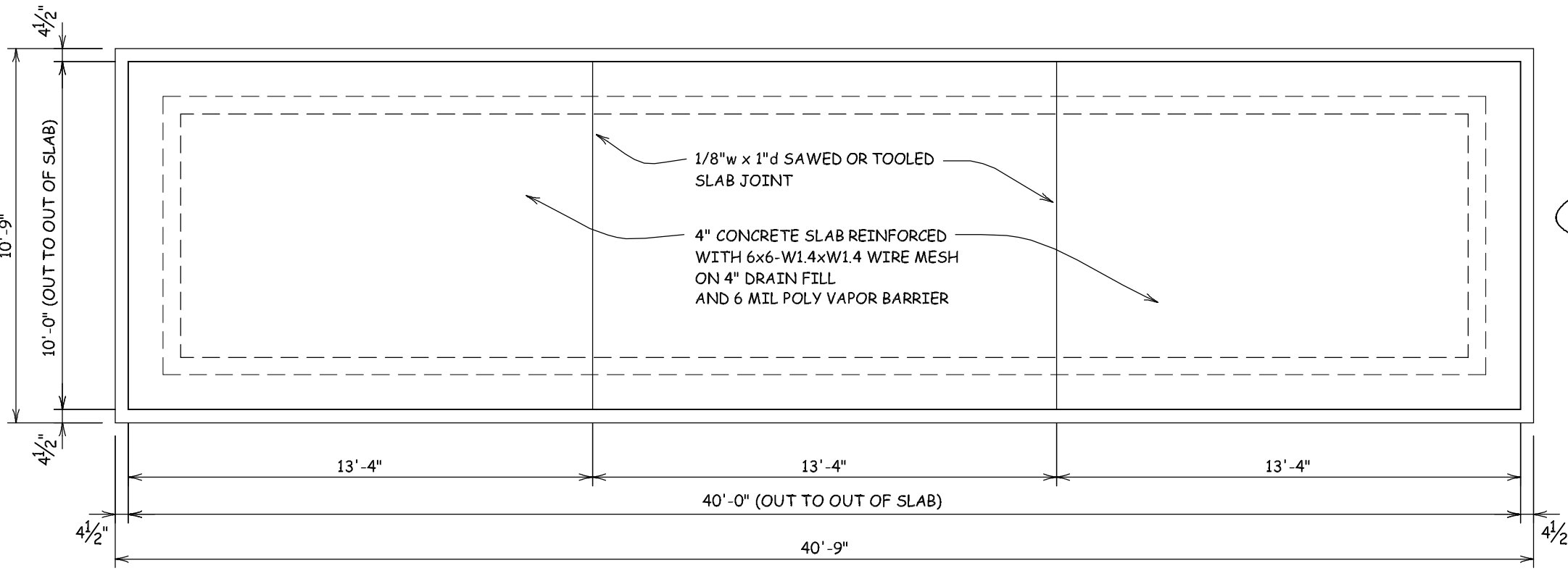
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A-1 1st FLOOR PLAN  
Scale : 1/4" = 1'-0"



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



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



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

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 02/25/10 | ISSUED      |

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10:22 AM

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POOL BUILDING  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

