

APARTMENTS FOR: TOWNHOUSE MANOR

JONESBORO, ARKANSAS 72401

HIGHLAND DRIVE + BRYAN STREET

APPLICABLE BUILDING CODES

ARCHITECTURAL	2006 INTERNATIONAL BUILDING CODE
EXISTING BUILDING	2006 IEBC
MECHANICAL	ARKANSAS MECHANICAL CODE - 2010
ELECTRICAL	ARKANSAS ELECTRICAL CODE - 2008
PLUMBING	ARKANSAS PLUMBING CODE - 2006
FIRE PREVENTION	2007 IFC, NFPA LIFE SAFETY CODE 1001
FIRE PREVENTION	2007 ARKANSAS FIRE PREVENTION CODE
HANDICAP	CHAPTER 11 OF 2006 IBC, ICC/ANSI 117.1, 2003

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)

	REQUIRED	PROVIDED
STRUCTURAL FRAME	0	0
BEARING WALLS	0	0
EXTERIOR BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

ARCHITECT'S STATEMENT:

THIS IS TO CERTIFY THAT THE BID/CONSTRUCTION DOCUMENTS WERE PREPARED BY THE RESPONSIBLE REGISTERED PROFESSIONAL OR UNDER HIS/HER DIRECT SUPERVISION.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE DOCUMENTS WERE PREPARED TO BE IN COMPLIANCE WITH THE APPLICABLE CODES, ORDINANCES AND LAWS.

BY: _____

CONST. TYPE

TYPE VB

OCCUPANCY

GROUP R-2 RESIDENTIAL

BUILDING AREA AND HEIGHT (TABLE 503)

IBC TABLE 503, CONST. VB

2 STORIES ALLOWED, BUILDING AREA ALLOWED = 12,000 SF.

THIS BUILDING IS 2 STORY, 4589 S.F.

OCCUPANCY LOAD (TABLE 1004.1.1) AND EGRESS

3936.89 SF/ BUILDING/200 = 19.68 (20)

EGRESS WIDTH PER OCCUPANT .2 INCHES (TABLE 1005.1)

REQUIRED EXIT WIDTH .2" X 20 = 4" PROVIDED 36"

EXIT ACCESS TRAVEL DISTANCE 250' (TABLE 1016.1)

MAXIMUM DEAD END CORRIDOR LENGTH 20' (SECTION 1017.3)

MINIMUM CORRIDOR WIDTH 36" (SECTION 1017.2, EXCEPTION 2 & 3)

SHEET INDEX

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- M1 HVAC PLANS
- P1 PLUMBING PLANS
- P2 PLUMBING ISOMETRICS
- E1 LIGHTING PLANS
- E2 POWER PLANS

COVER SHEET

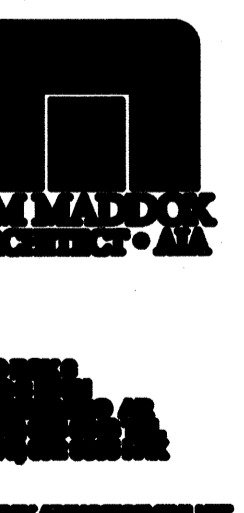
MATERIAL LEGEND

	FACEBRICK
	MASONRY BLOCK
	PLYWOOD
	WOOD (FINISH OR STUD WALL)
	WOOD (BLOCKING)
	INSULATION (BAT)
	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

APARTMENTS FOR:
TOWNHOUSE MANOR
HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401



OUTLET CAPACITY FLOW vs DEPTH

Elev	Flow
251.02	0.00
251.04	0.01
251.08	0.02
251.10	0.03
251.12	0.04
251.14	0.07
251.16	0.09
251.18	0.12
251.20	0.15
251.22	0.19
251.24	0.22
251.26	0.27
251.28	0.31
251.30	0.36
251.32	0.41
251.34	0.47
251.36	0.53
251.38	0.59
251.40	0.65
251.42	0.71
251.44	0.78
251.46	0.85
251.48	0.92
251.50	0.99
251.52	1.06
251.54	1.13
251.56	1.20
251.58	1.28
251.60	1.35
251.62	1.42
251.64	1.49
251.66	1.56
251.68	1.63
251.70	1.70
251.72	1.77
251.74	1.83
251.76	1.90
251.78	1.96
251.80	2.01
251.82	2.07
251.84	2.12
251.86	2.16
251.88	2.20
251.90	2.23
251.92	2.25
251.94	2.27
251.96	2.28
251.98	2.27
252.00	2.23
252.02	2.11

DETONATION BASIN STORAGE VOLUME

Elev	Storage
251.50	0.00
251.55	251.55
251.60	169
251.65	260
251.70	365
251.75	454
251.80	557
251.85	665
251.90	776
251.95	892
252.00	1,012
252.05	1,136
252.10	1,264
252.15	1,396
252.20	1,532
252.25	1,673
252.30	1,817
252.35	1,966
252.40	2,119
252.45	2,276
252.50	2,438
252.55	2,603
252.60	2,772
252.65	2,946
252.70	3,124
252.75	3,306
252.80	3,492
252.85	3,682
252.90	3,837
252.95	4,075
253.00	4,278

NRCS CURVE NUMBERS

D.A.	Acres	CN	Total Ac.	Avg. CN
1	0	80	0.195	98
2	0.131	80	0.158	83
3	0.170	80	0.197	83
Pre	0.550	80	0.55	80

DETONATION DATA

Distribution Type: Type II
Frequency Type: 24 Hour, 2 Year - 100 Year
Area: 0.55 Acres
Detention Pond Max Discharge Rate: 2.26 cfs

2 Year	10 Year	25 Year	50 Year	100 Year
2.02	3.16	4.09	4.13	4.03
1.29	2.26	2.72	3.11	3.54
1.943	3.405	4.099	4.685	5.344
2.701	4.284	5.018	5.633	6.319
414	996	1,469	1,930	2,247
2,438	2,438	2,438	2,438	2,438
4,278	4,278	4,278	4,278	4,278

Peak Inflow, cfs: 2.02
Peak Outflow, cfs: 1.29
Pre-Development Runoff, in: 1.943
Post-Development Runoff, in: 2.701
Storage Volume Required, ft³: 414
Storage Volume Provided, ft³: 2,438
@ Elev. 252.50: 2,438
@ Elev. 253.00 (max freeboard): 4,278

STORAGE DEMAND

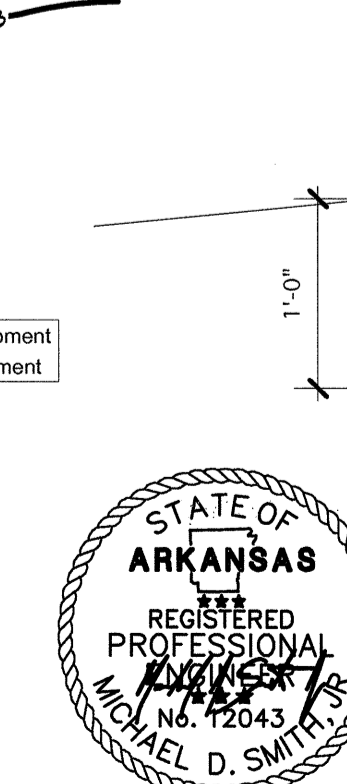
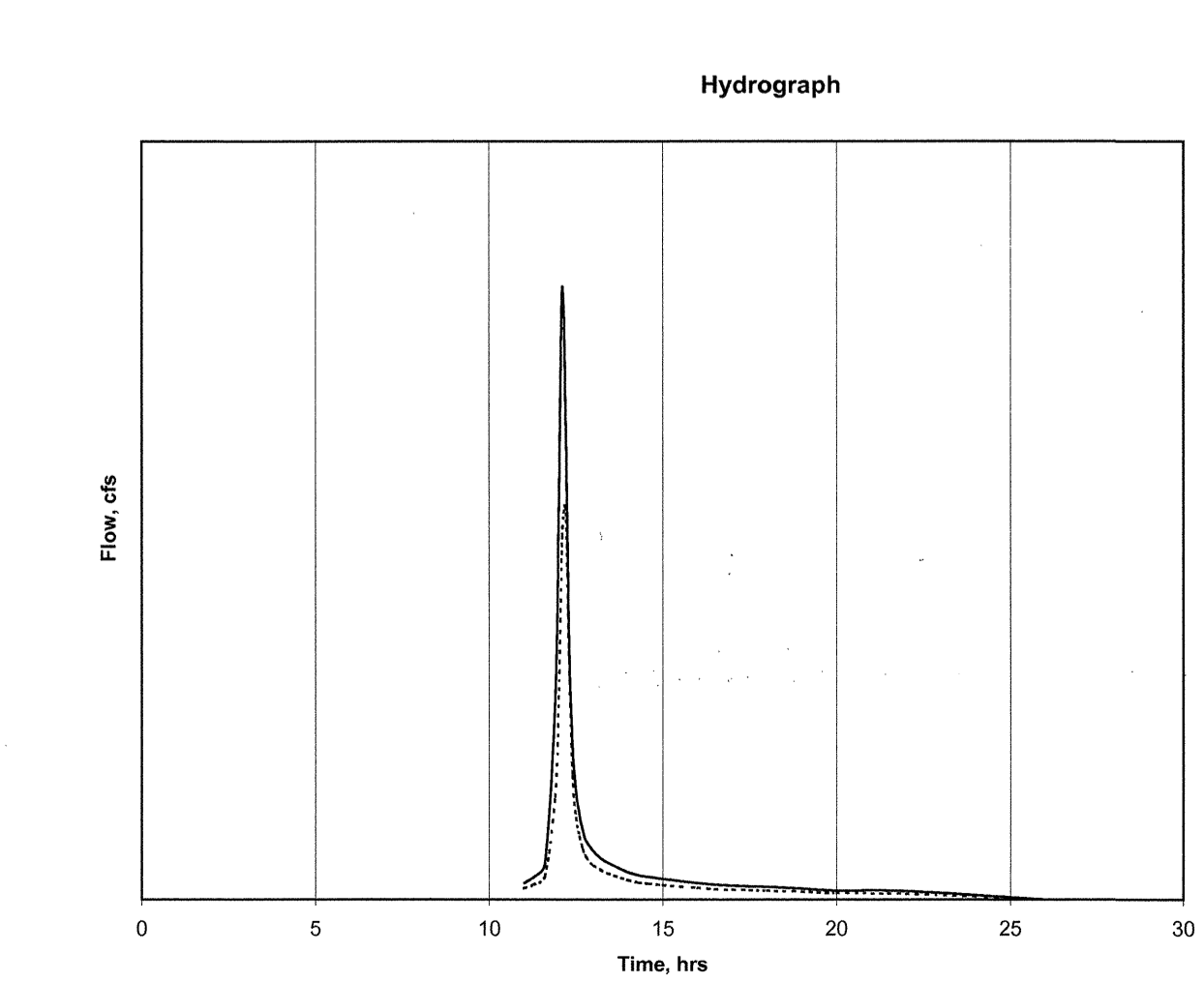
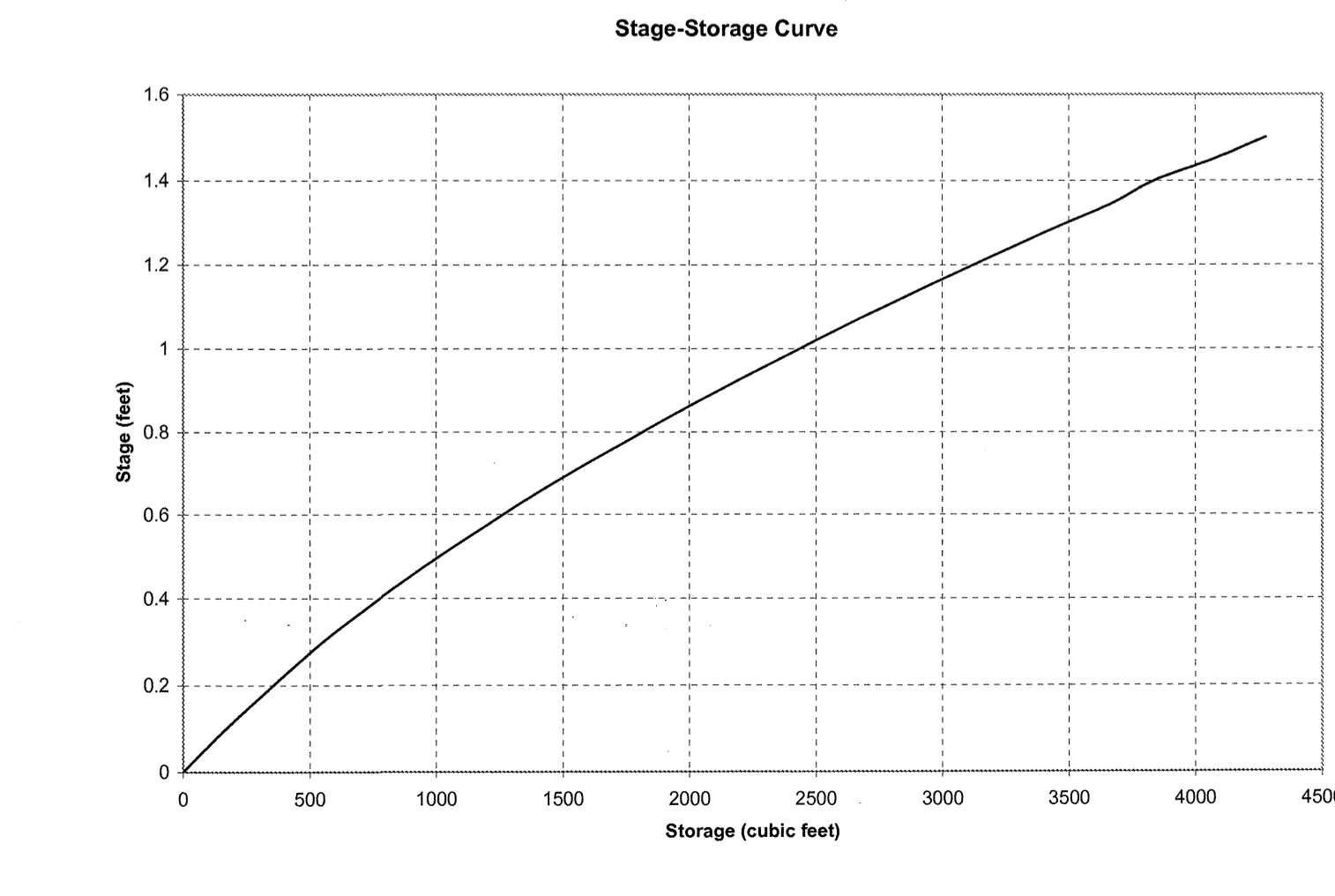
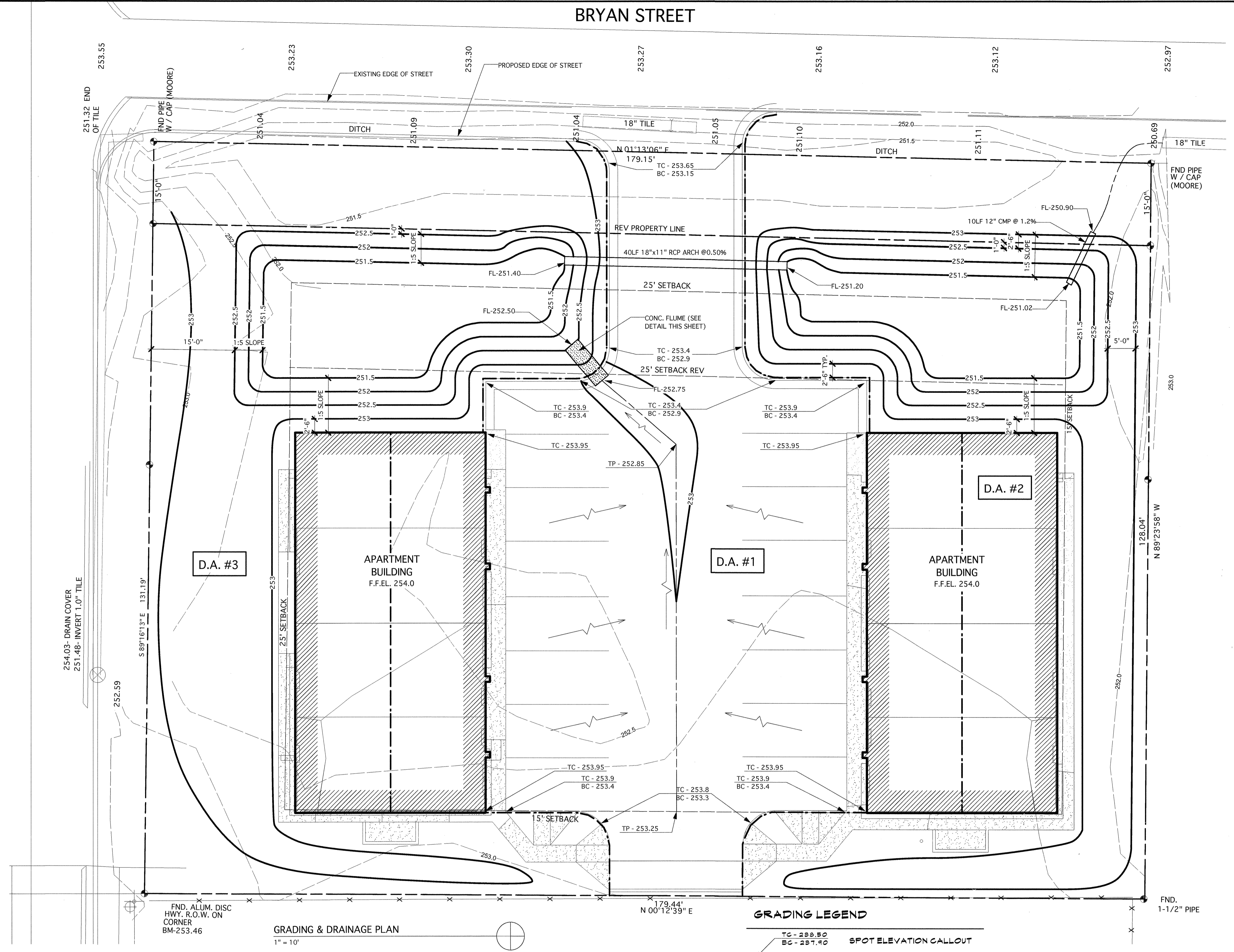
Time	2 Year Event		10 Year Event		25 Year Event		50 Year Event		100 Year Event	
	Post Elev	Storage Req	Post Elev	Storage Req	Post Elev	Storage Req	Post Elev	Storage Req	Post Elev	Storage Req
11	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
11.3	251.50	0	251.51	12	251.51	16	251.51	16	251.52	33
11.6	251.51	16	251.51	16	251.51	33	251.52	33	251.54	66
11.9	251.51	33	251.52	49	251.52	132	251.53	232	251.54	344
12	251.51	66	251.53	359	251.57	518	251.63	637	251.69	781
12.1	251.55	414	251.69	896	251.78	1,153	251.83	1,381	251.90	1,649
12.2	251.72	363	251.94	963	251.94	1,469	252.05	1,830	252.24	2,247
12.3	251.70	61	251.98	667	252.17	1,281	252.30	1,716	252.44	2,215
12.4	251.53	16	251.84	195	252.10	862	252.29	1,340	252.43	1,887
12.5	251.50	0	251.80	33	251.53	291	252.12	849	252.32	1,431
12.6	251.50	0	251.52	0	251.66	83	251.93	249	252.16	906
12.7	251.50	0	251.50	0	251.55	0	251.64	117	251.95	280
12.8	251.50	0	251.50	0	251.50	0	251.57	33	251.68	49
13	251.50	0	251.50	0	251.50	0	251.52	0	251.53	0
13.2	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
13.4	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
13.6	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
13.8	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
14	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
14.3	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
14.5	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
15	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
15.5	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
16	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
16.5	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
17	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
17.5	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
18	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
19	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
20	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
22	251.50	0	251.50	0	251.50	0	251.50	0	251.50	0
26	0.00	0	0.00	0	0.00	0	251.50	0	251.50	0

TABULAR HYDROGRAPH

Time	2 Year Event		10 Year Event		25 Year Event		50 Year Event		100 Year Event	
	Post Runoff	Pre Runoff	Post Runoff	Pre Runoff	Post Runoff	Pre Runoff	Post Runoff	Pre Runoff	Post Runoff	Pre Runoff
11	0.054	0.037	0.085	0.065	0.099	0.078	0.112	0.089	0.125	0.102
11.3	0.076	0.050	0.119	0.087	0.140	0.105	0.157	0.120	0.176	0.137
11.6	0.116	0.076	0.184	0.132	0.215	0.160	0.241	0.182	0.270	0.208
11.9	0.161	0.094	0.259	0.189	0.299	0.216	0.338	0.253	0.385	0.295
12	1.247	0.648	1.949	1.136	2.274	1.388	2.545	1.564	2.847	1.784
12.1	2.016	1.189	3.160	2.063	3.690	2.508	4.132	2.867	4.626	3.271
12.2	1.597	0.925	2.287	1.355	2.562	1.715	2.775	1.904	3.175	2.241
12.3	0.829	0.474	1.351	0.756	1.594	1.033	1.798	1.266	2.129	1.529
12.4	0.497	0.267	0.805	0.503	0.948	0.649	1.069	0.720	1.203	0.917
12.5	0.353	0.207	0.568	0.468	0.668	0.563	0.751	0.644	0.845	0.735
12.6	0.277	0.206	0.443	0.361	0.524	0.434	0.586	0.487	0.588	0.507
12.7	0.224	0.164	0.358	0.288	0.420	0.346	0.472	0.396	0.530	0.451
12.8	0.191	0.138	0.305	0.242	0.358	0.292	0.402	0.334	0.451	0.381
13	0.159	0.113	0.253	0.197	0.292	0.238	0.333	0.272	0.374	0.310
13.2	0.137	0.098	0.218	0.172	0.255	0.207	0.287	0.237	0.322	0.270
13.4	0.122	0.087	0.193	0.152	0.227	0.183	0.255	0.210	0.286	0.239
13.6	0.110	0.079	0.174	0.138	0.204	0.166	0.229	0.190	0.257	0.217
13.8	0.100	0.071	0.158	0.124	0.185	0.149	0.208	0.171	0.233	0.195
14	0.090	0.064	0.143	0.113	0.168	0.136	0.188	0.155	0.212	0.177
14.3	0.080	0.056	0.127	0.099	0.149	0.119	0.168	0.136	0.188	0.155
14.6	0.075	0.053	0.119	0.093	0.139	0.112	0.156	0.128	0.176	0.146
15	0.068	0.049	0.108	0.084	0.126	0.102	0.142	0.116	0.159	0.133
15.5	0.061	0.043	0.097	0.076	0.113	0.092	0.127	0.105	0.143	0.120
16	0.054	0.039	0.086	0.068	0.101	0.081	0.113	0.093	0.127	0.106
16.5	0.049	0.034	0.077	0.059	0.091	0.071	0.102	0.081	0.114	0.093
17	0.045	0.032	0.070	0.056	0.086	0.069	0.097	0.078	0.109	0.089
17.5	0.044	0.031	0.070	0.054	0.082	0.064	0.092	0.074	0.103	0.084
18	0.042	0.029	0.066	0.051	0.078	0.061	0.087	0.070	0.098	0.080
19	0.036	0.026	0.056	0.045	0.066	0.054	0.074	0.062	0.083	0.071
20	0.030	0.021	0.048	0.039	0.056	0.044	0.063	0.050	0.071	0.058
22	0.028	0.019	0.044	0.034	0.052	0.041	0.058	0.047	0.065	0.053
26	0	0	0	0	0	0	0	0	0	0

MANHOLE TOP=247.00
INVERT=247.00

HIGHLAND DRIVE



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12/21/11

GRADING & DRAINAGE PLAN

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APARTMENTS FOR
TOWNHOUSE MANOR
HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401

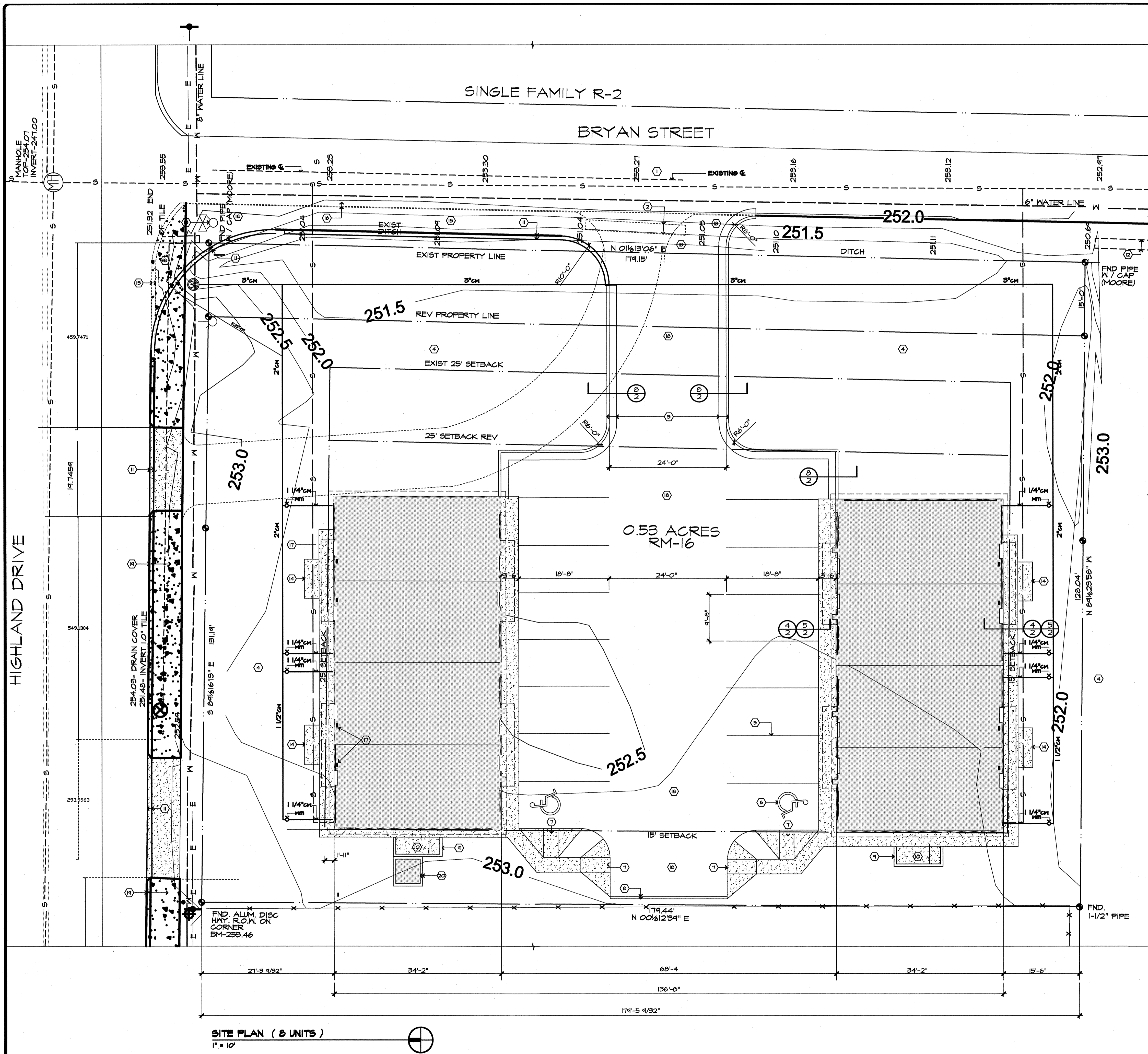
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PLOT:

JIM MADDOX ARCHITECT AIA

PO BOX 6
402 S MAIN
JONESBORO AR
(870) 935-3813 TEL
(870) 972-9665 FAX

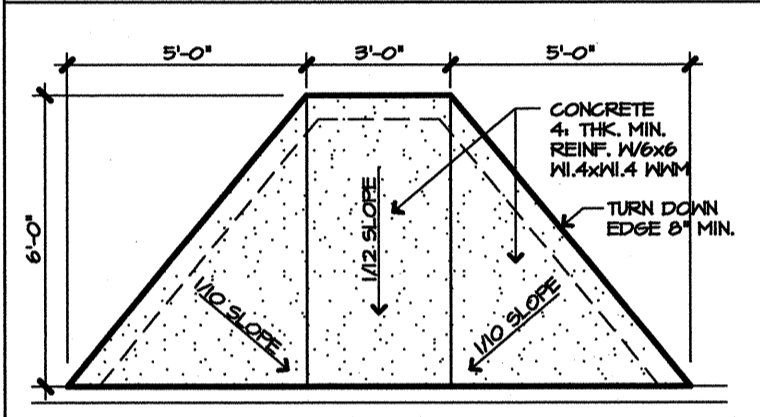
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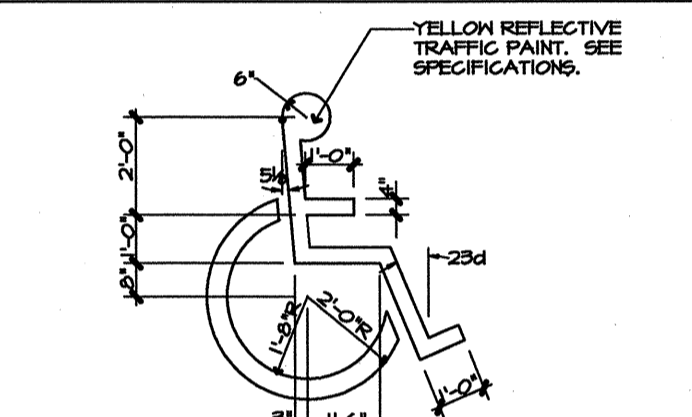


SITE PLAN (2 UNITS)
1" = 10'

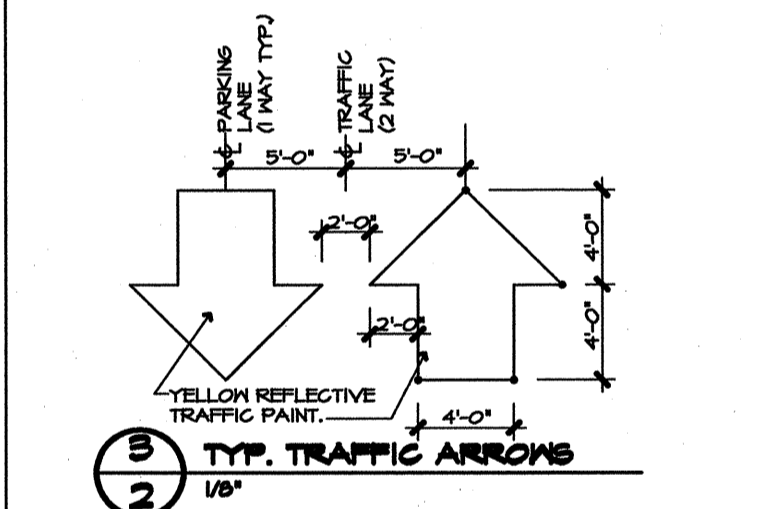
GENERAL NOTES SITE PLAN		SITE PLAN SYMBOL LEGEND	
MARK	DESCRIPTION	(Symbol)	EXIST GRADE
1	EXIST PYMNT	(Symbol)	FINISH GRADE
2	EXIST 18" TILE TO BE REMOVED	(Symbol)	EXIST ELEV.
3	NEW CONC CURB & GUTTER	(Symbol)	FINISH ELEV.
4	LANDSCAPING	(Symbol)	PROPERTY LINE
5	NEW PARKING LOT STRIPPING	(Symbol)	WATER
6	ADA SYMBOL, SEE DETAIL 3/2	(Symbol)	ELECTRICITY
7	HANDICAP RAMP, SEE DETAIL 1/2	(Symbol)	GAS
8	NEW CONC CURB, SEE DETAIL 6/2	(Symbol)	SEWER
9	TRASH FENCE, SEE DETAIL 2/1, 3/1	(Symbol)	TELEPHONE
10	4" TK CONC SLAB SLOPED TO DRAIN, SEE DET	(Symbol)	POWER POLE
11	NEW CONC CURB TO MATCH EXIST	(Symbol)	SOIL BORING
12	EXIST 18" COMP	(Symbol)	DRAINAGE
13	EXIST FH TO BE REMOVED BY OTHERS	(Symbol)	TOP OF WALL
14	3" X 8" X 4" TK COND UNIT SLAB BY GC	(Symbol)	FINISH FLOOR ELEVATION
15	EXIST CONC CURB TO BE REMOVED	(Symbol)	
16	EDGE OF EXISTING PYMNT	(Symbol)	
17	UNIT ELEC PANELED EACH UNIT TYP	(Symbol)	
18	NEW ASPHALT PYMNT, SEE DETAIL 4/2	(Symbol)	
19	EXIST CONC CURB & WALK TO REMAIN	(Symbol)	
20	NEW GRD MTD TRANSFORMER & 4" TK CONC SLAB (6' X 6')	(Symbol)	



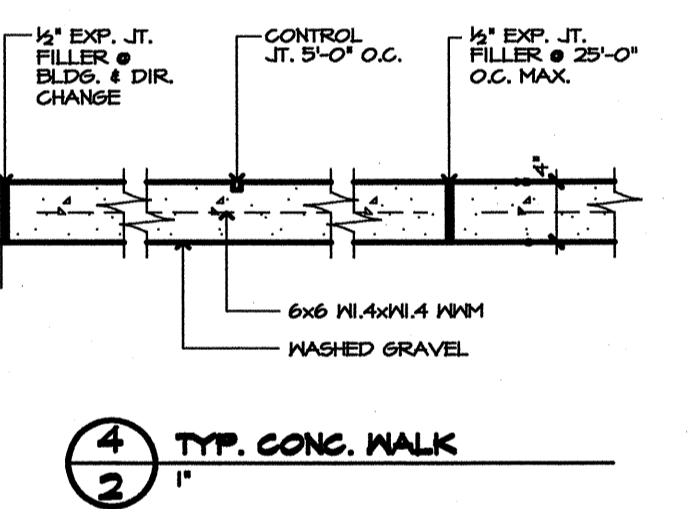
1
2
RAMP
1/4"



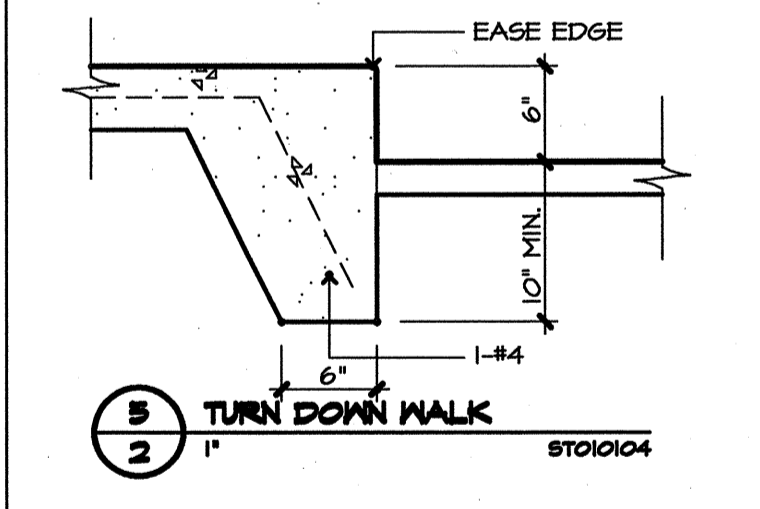
2
2
ADA SYMBOL
1/4"



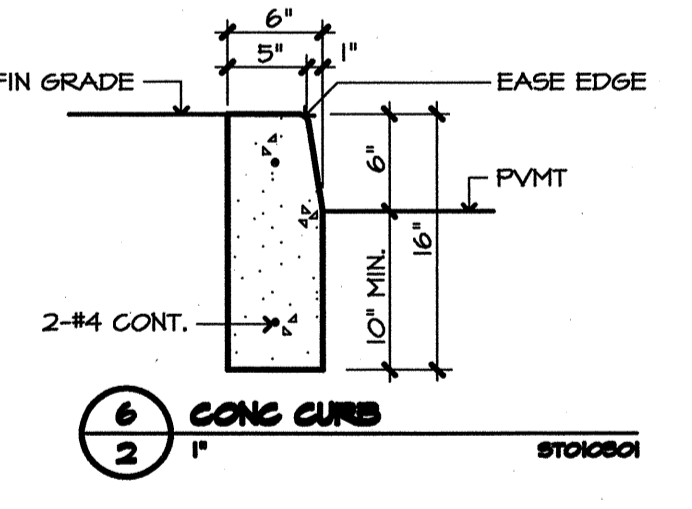
3
2
TYP. TRAFFIC ARROWS
1/2"



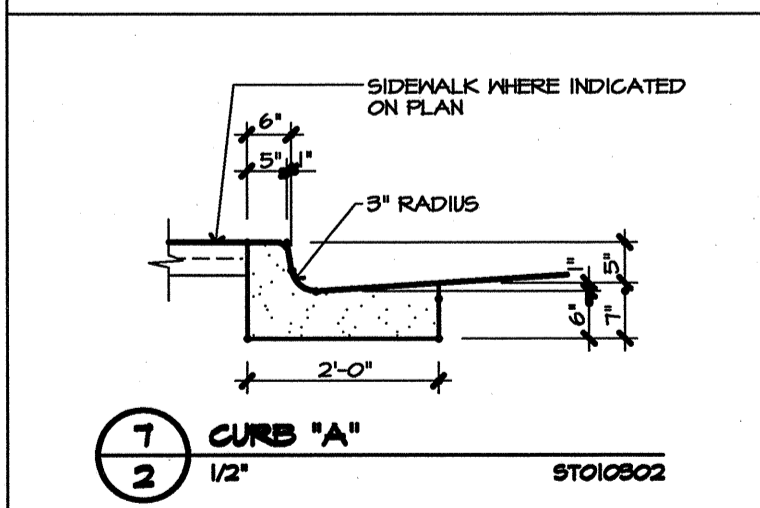
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2
TYP. CONC. WALK
1"



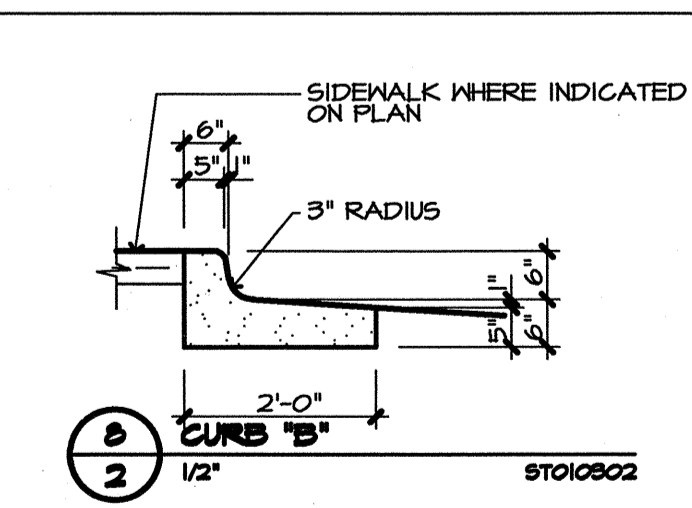
5
2
TURN DOWN WALK
1"



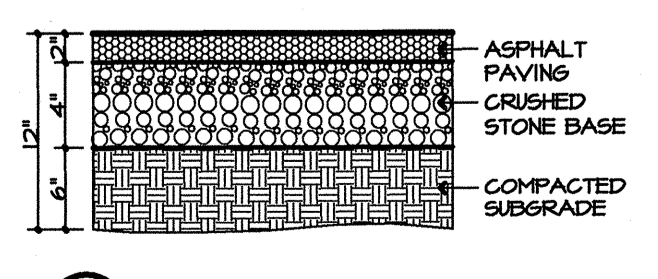
6
2
CONC CURB
1"



7
2
CURB "A"
1/2"



8
2
CURB "B"
1/2"



9
2
TYP ASP PAVING
1"

SITE PLAN

TOWNHOUSE MANOR
 HIGHLAND DRIVE
 JONESBORO, ARKANSAS 72401

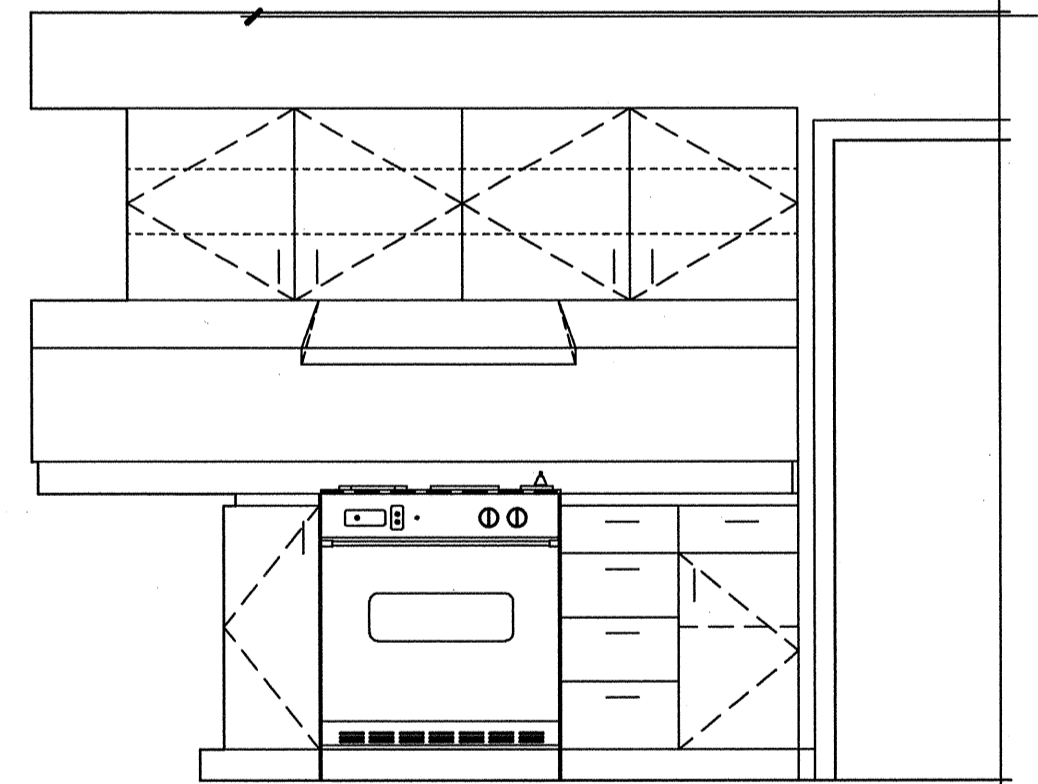
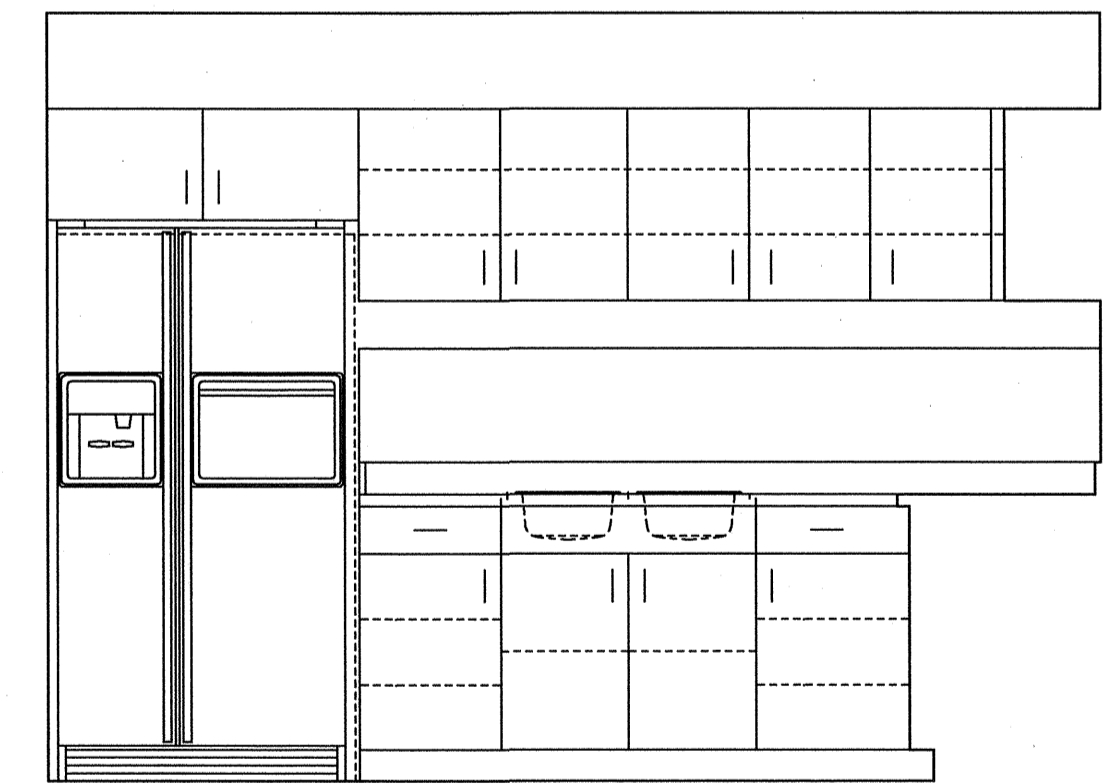
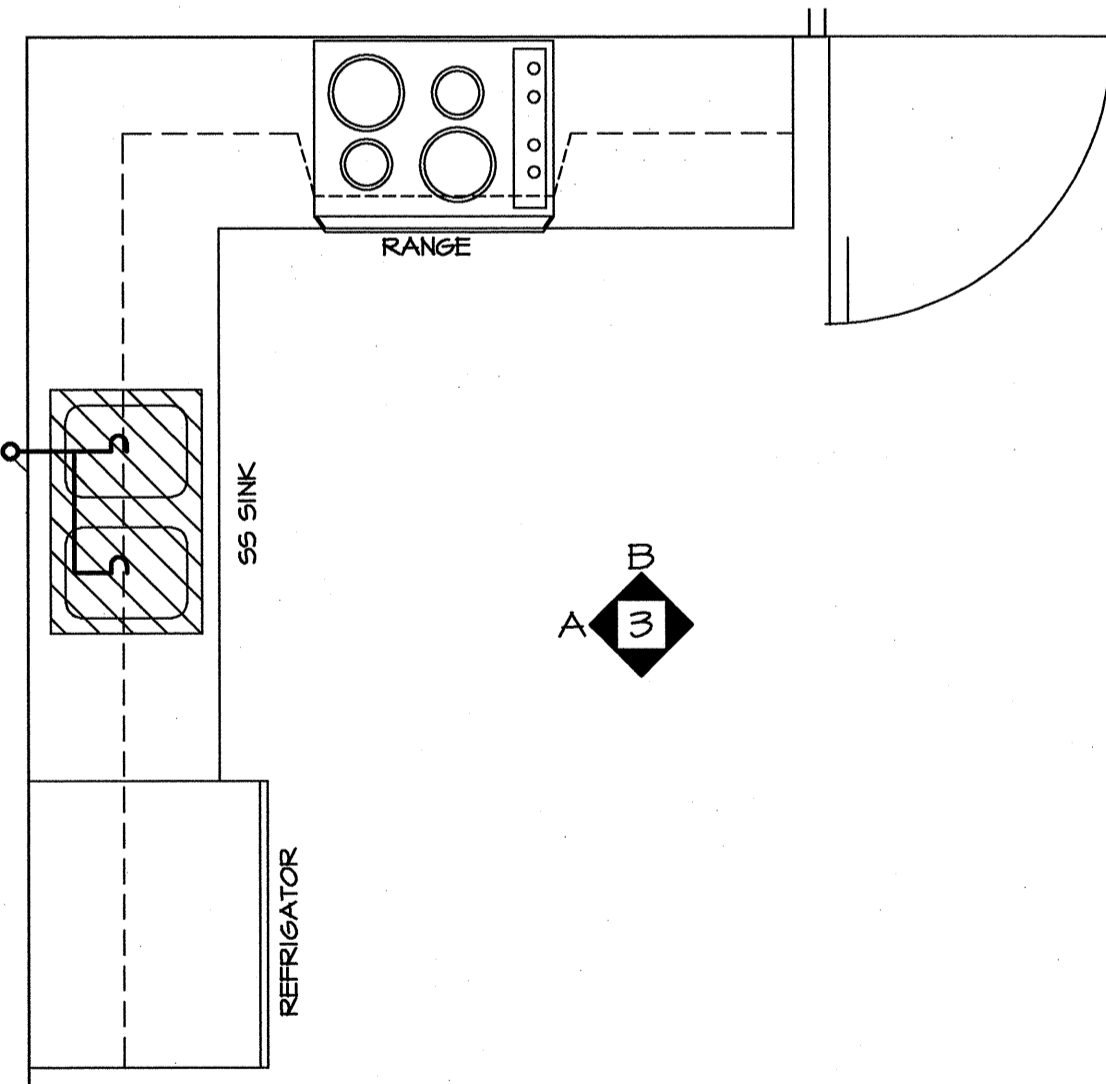
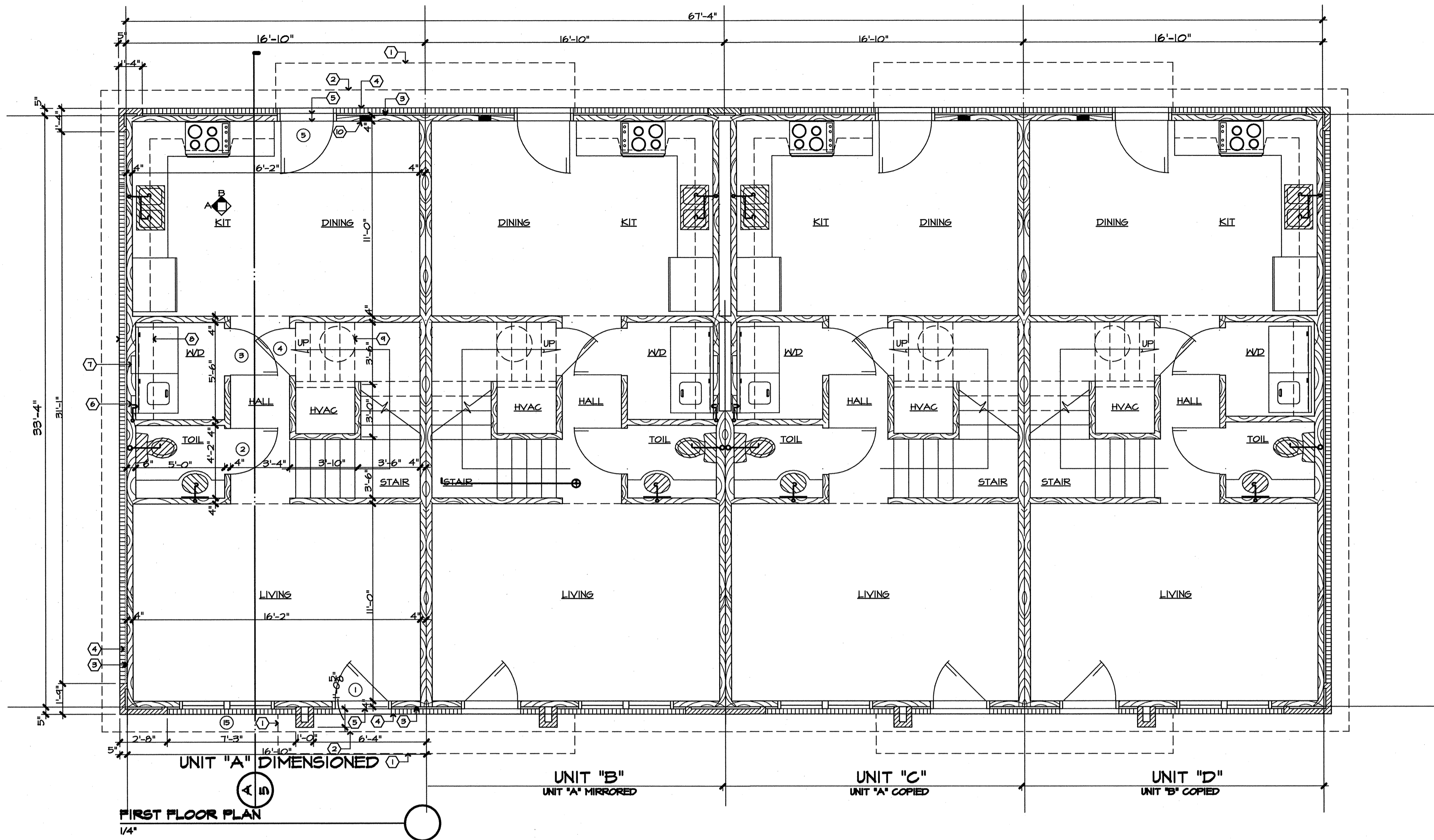
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 PLOT: 120

JIM MADDOX
 ARCHITECT • AIA

PO BOX 6
 402 S MAIN
 JONESBORO AR
 (870) 935-3813 TEL
 (870) 972-9863 FAX

JIMMADDOX_ARCH@GMAIL.COM

2



FIRST FLOOR INTERIOR FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	CLS HT	REMARKS
LIVING	LONG SEALED CARPET	CERAMIC TILE	4" MOOD CERAMIC TILE	NONE	6TP BD PTD BRDY	6TP BD PTD TEXTURED
TOIL						
W/D						
HALL						
STAIR						
KIT						
DINING						
HVAC						
BDRM 1, 2						
CLO 1, 2, 3, 4						
BATH 1, 2						

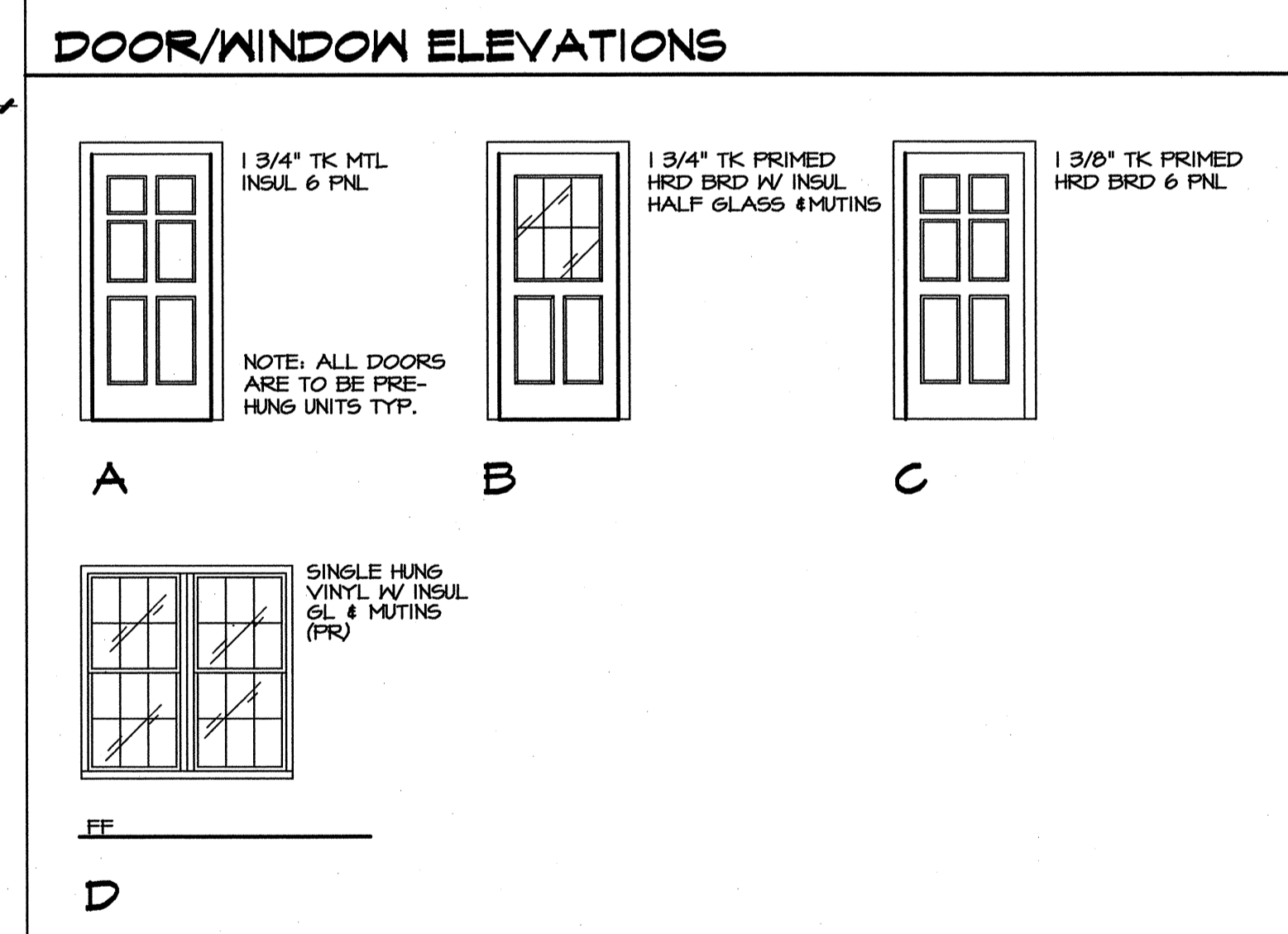
REMARKS

OPENING SCHEDULE

MARK	DOORS	REMARKS
1	3'-0" x 7'-0" 1-3/4" HD A	
2	2'-8" x 6'-8" 1-3/8" HB C	
3	2'-8" x 6'-8" 1-3/8" HB C	
4	2'-8" x 6'-8" 1-3/8" HB C	
5	3'-0" x 6'-8" 1" HB B	
OMIT		
7	2'-8" x 6'-8" 1-3/8" HB C	
8	2'-8" x 6'-8" 1-3/8" HB C	
9	3'-0" x 6'-8" 1-3/8" HB C	
10	3'-0" x 6'-8" 1-3/8" HB C	
11	2'-8" x 6'-8" 1-3/8" HB C	
12	2'-8" x 6'-8" 1-3/8" HB C	
13	3'-0" x 6'-8" 1-3/8" HB C	
14	3'-0" x 6'-8" 1-3/8" HB C	

WINDOWS

MARK	W	H	T	MAT	TYPE	FR
15	3'-0"	5'-0"	2-1/2"	VINYL	D	FR
16	3'-0"	5'-0"	2-1/2"	VINYL	D	FR
17	3'-0"	5'-0"	2-1/2"	VINYL	D	FR



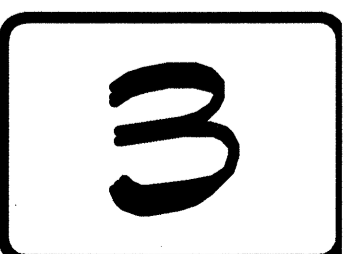
GENERAL NOTES FLOOR PLAN

MARK	DESCRIPTION
1	LINE OF PORCH ROOF ABOVE
2	LINE OF BUILDING ROOF OVERHANG
3	LINE OF VINYL SIDING
4	ROWLOCK FB LEDGE
5	THRESHOLD
6	WASHER HOOK-UP
7	DRYER VENT
8	OVERHD DBL SHELF WALL CAB
9	H/H
10	ELECT PANELBOARD TYP

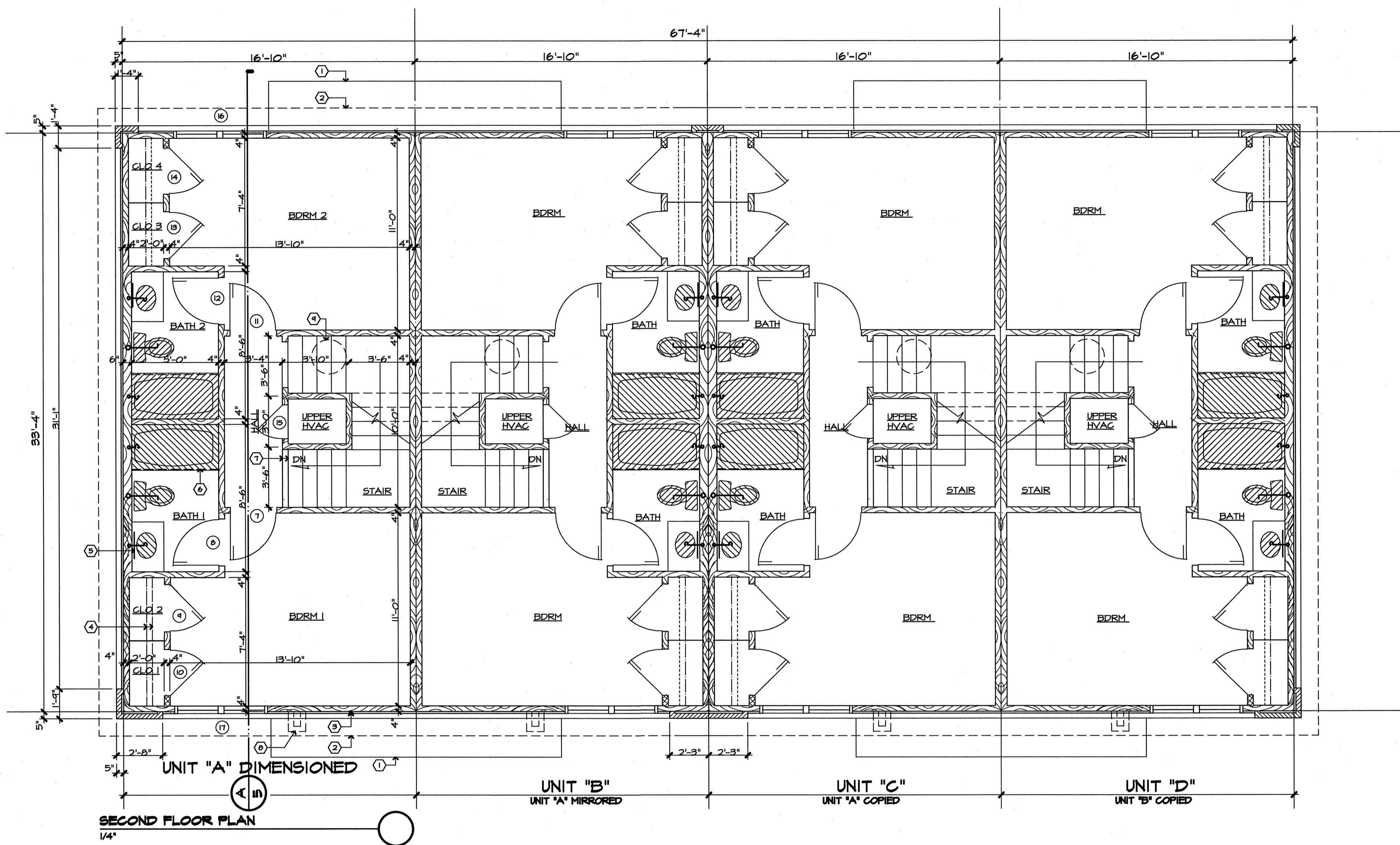
FIRST FLOOR PLAN

APARTMENTS FOR
TOWNHOUSE MANOR
 402 S MAIN
 HIGHLAND DRIVE
 JONESBORO, ARKANSAS 72401
 COMM. NO. 57216
 DATE:
 FILE: 57216FP1
 PLOT:

JIM MADDOX
 ARCHITECT + AIA
 PO BOX 6
 402 S MAIN
 JONESBORO AR
 (870) 935-3813 TEL
 (870) 972-9868 FAX
 J.MADDOX_ARCH@GMAIL.COM



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SECOND FLOOR INTERIOR FINISH SCHEDULE						
SPACE	FLOOR	BASE	WALLS	CEILING	CLO HT	REMARKS
	CONC STAINED		1/2" WOOD CERAMIC TILE			
	VINYL SHEET		NONE			
			6"TP BD PTD			
			6"TP BD PTD EPOXY			
			6"TP BD PTD TEXTURED			
			6"TP BD PTD TEXTURED			
					8'-1" VARIES	
BDRM 1, 2						(1)
CLO 1, 2, 3, 4						
BATH 1, 2						
HALL						
STAIR						
REMARKS INTERIOR FINISH SCHEDULE						
1 TRIM AT WINDOWS TO BE WOOD SILL ONLY						
GENERAL NOTES SECOND FLOOR PLAN						
MARK	DESCRIPTION					
1	LINE OF PORCH ROOF ABOVE					
2	LINE OF BLDG ROOF OVERHANG					
3	LINE OF VINYL SIDING					
4	CLO ROD & SHELF					
5	MIRROR CABINET W/ MIRROR					
6	SHWR ROD					
7	BALCONY WALL CAP @ 42" AFF					
8	LINE OF FB PILASTER BELOW ROOF					
9	H/H					

SECOND FLOOR PLAN

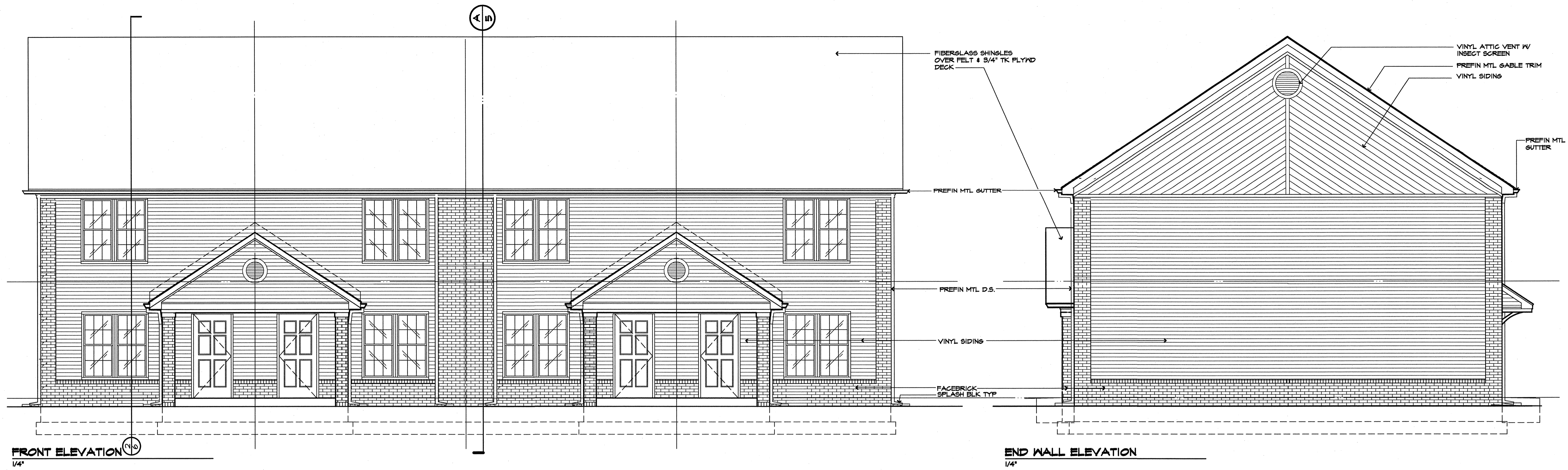
APARTMENTS FOR
TOWNHOUSE MANOR
 HIGHLAND DRIVE
 JONESBORO, ARKANSAS 72401

COMM. NO.: 57216
 DATE: .
 FILE: 57216FP2.
 PLOT: .

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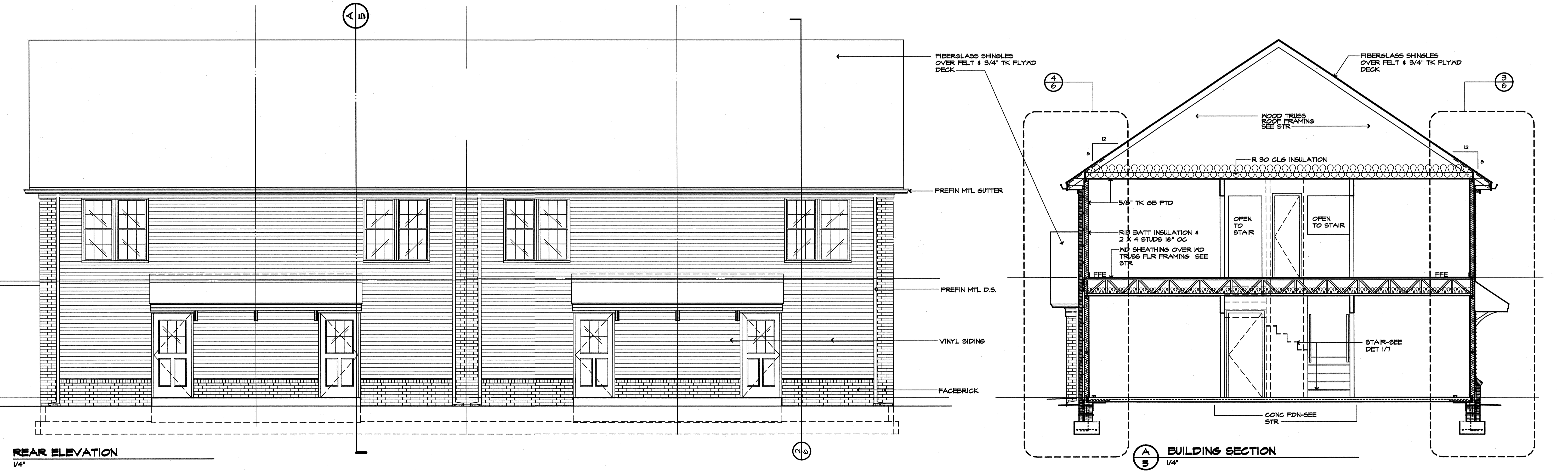
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 402 S MAIN
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FRONT ELEVATION
1/4"

END WALL ELEVATION
1/4"



REAR ELEVATION
1/4"

BUILDING SECTION
1/4"

EXTERIOR ELEVATIONS

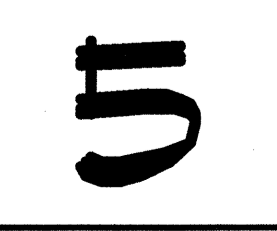
APARTMENTS FOR
TOWNHOUSE MANOR
HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401

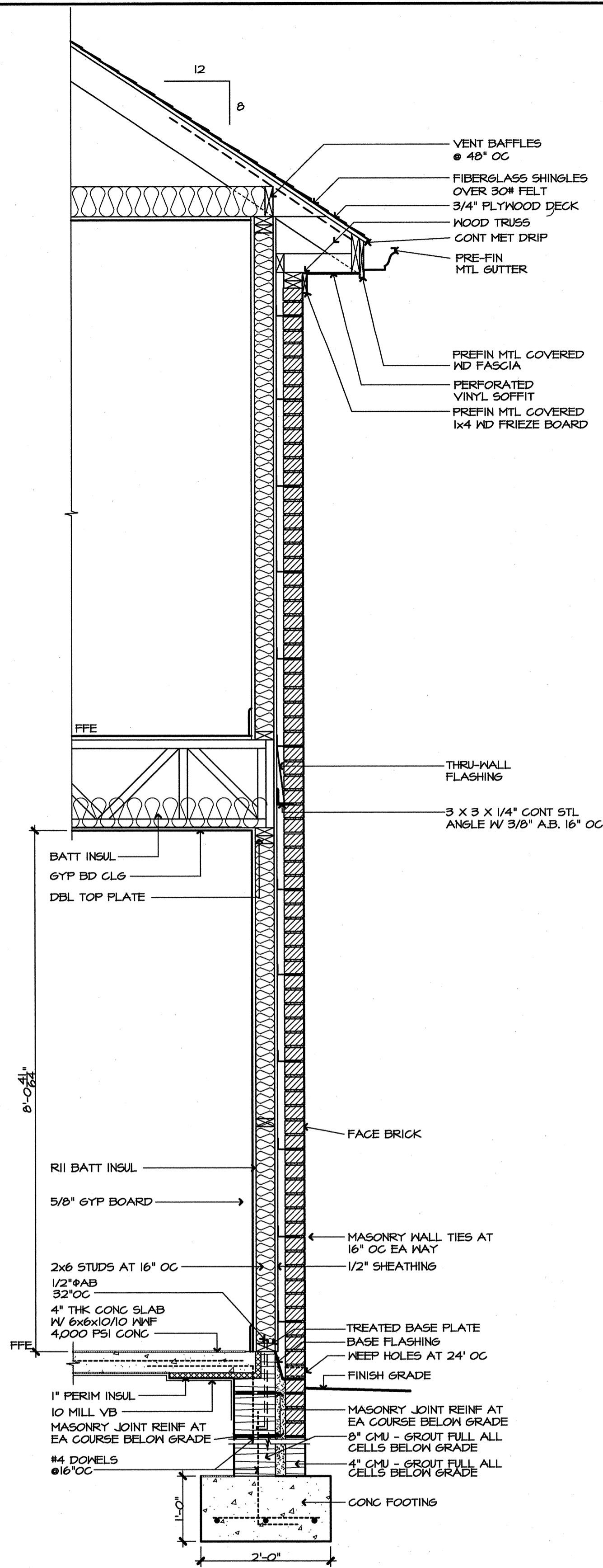
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PLOT: .

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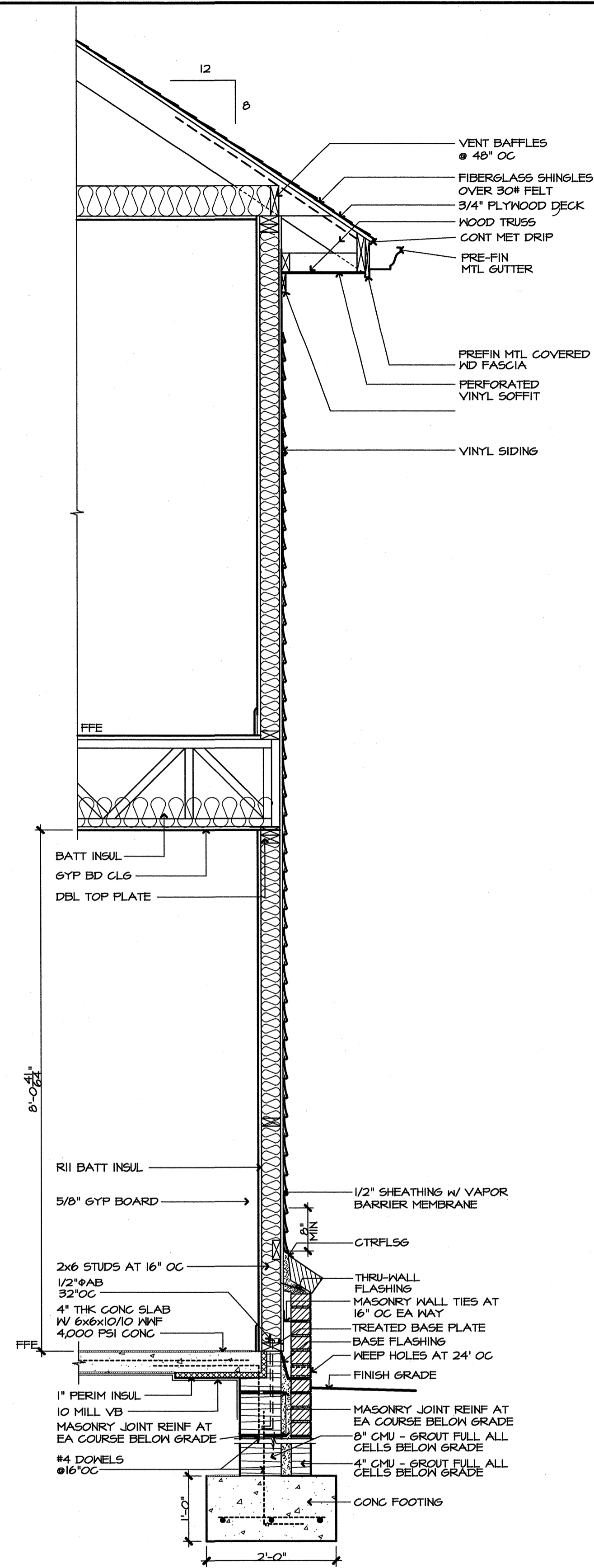
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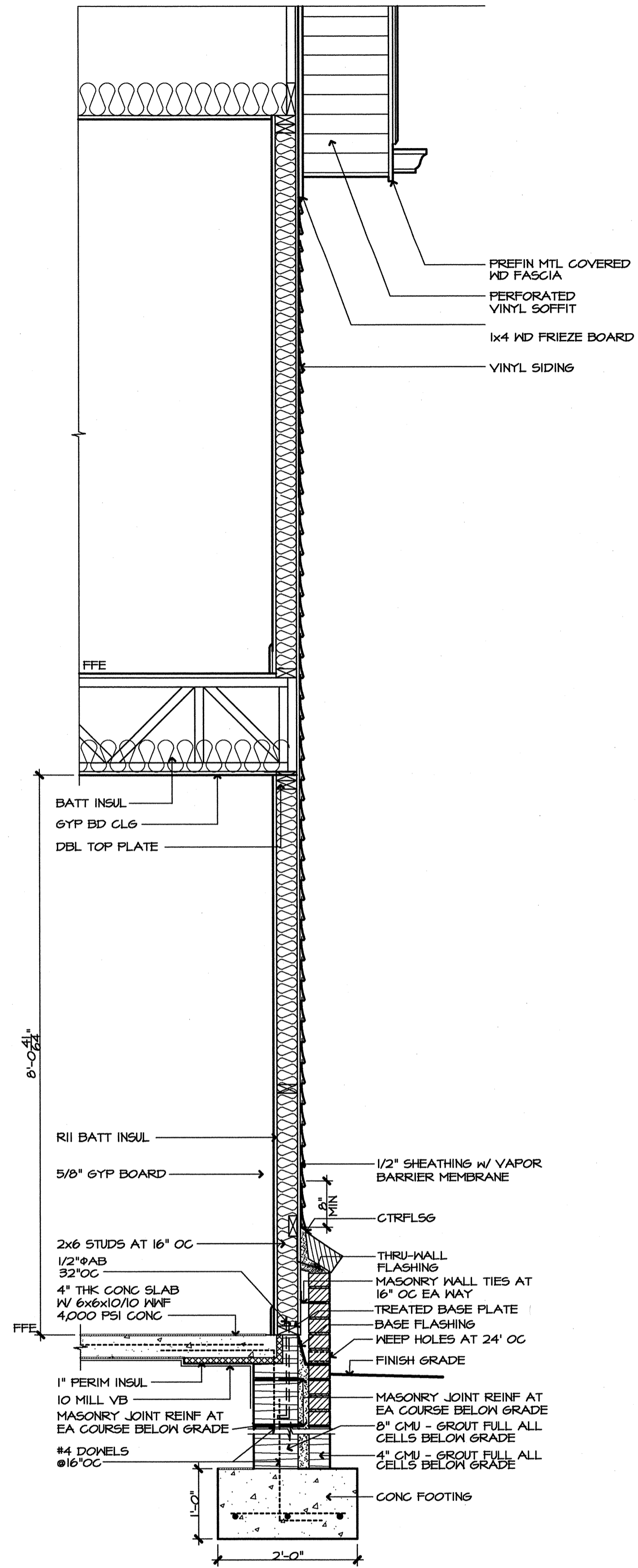




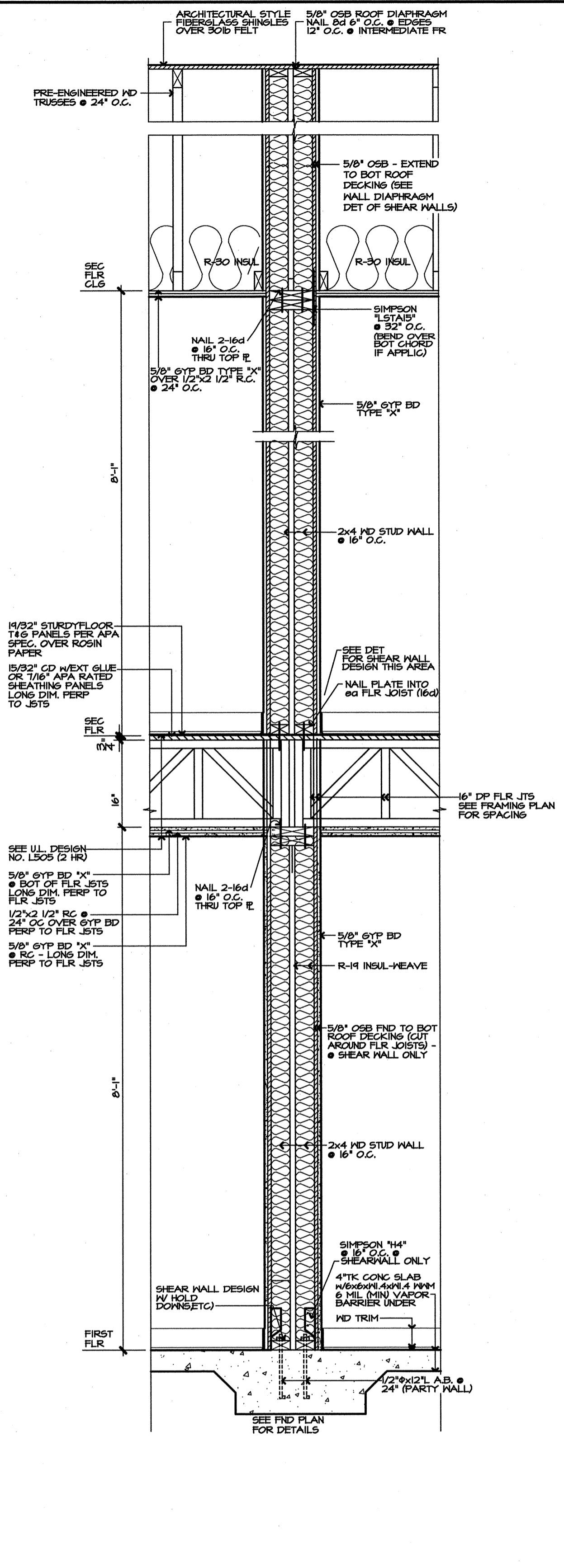
4 TYPICAL WALL SECTION
3/4"



5 TYPICAL WALL SECTION
3/4"



2 TYPICAL WALL SECTION
3/4"



1 PARTY WALL SECTION
3/4" (2 HR RATED)

NOTE: SHEAR WALL SIMILAR
SEE SIMPSON
TIE ILLUSTRATIONS
FIRE TEST FH 1P 960

WALL SECTIONS
STAIR SECTION

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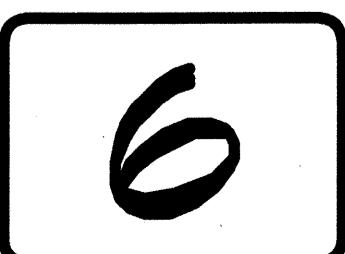
APARTMENTS FOR
TOWNHOUSE MANOR
HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401

COM. NO. 57216
DATE:
FILE: 57216WS
PLOT: 16

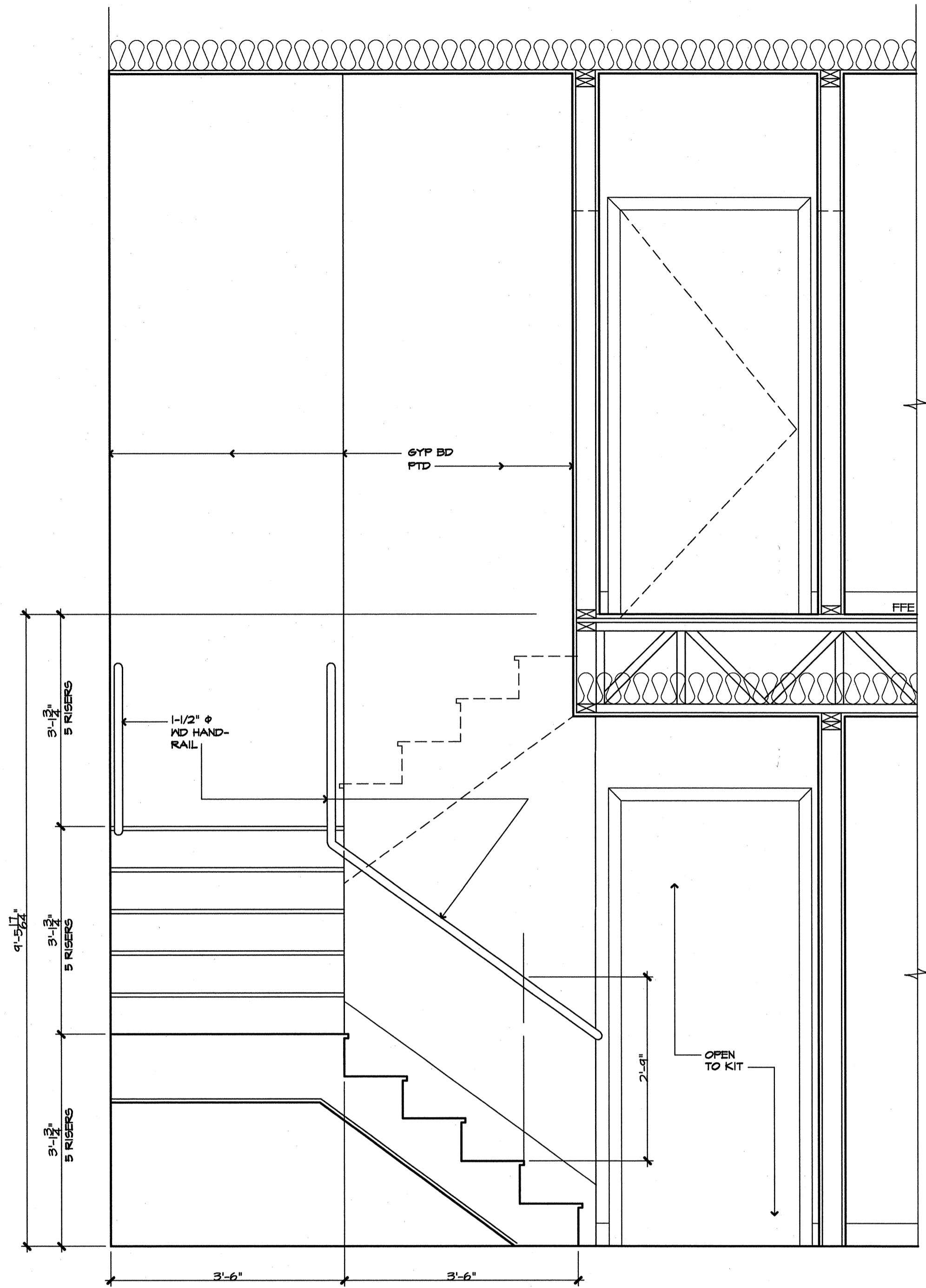
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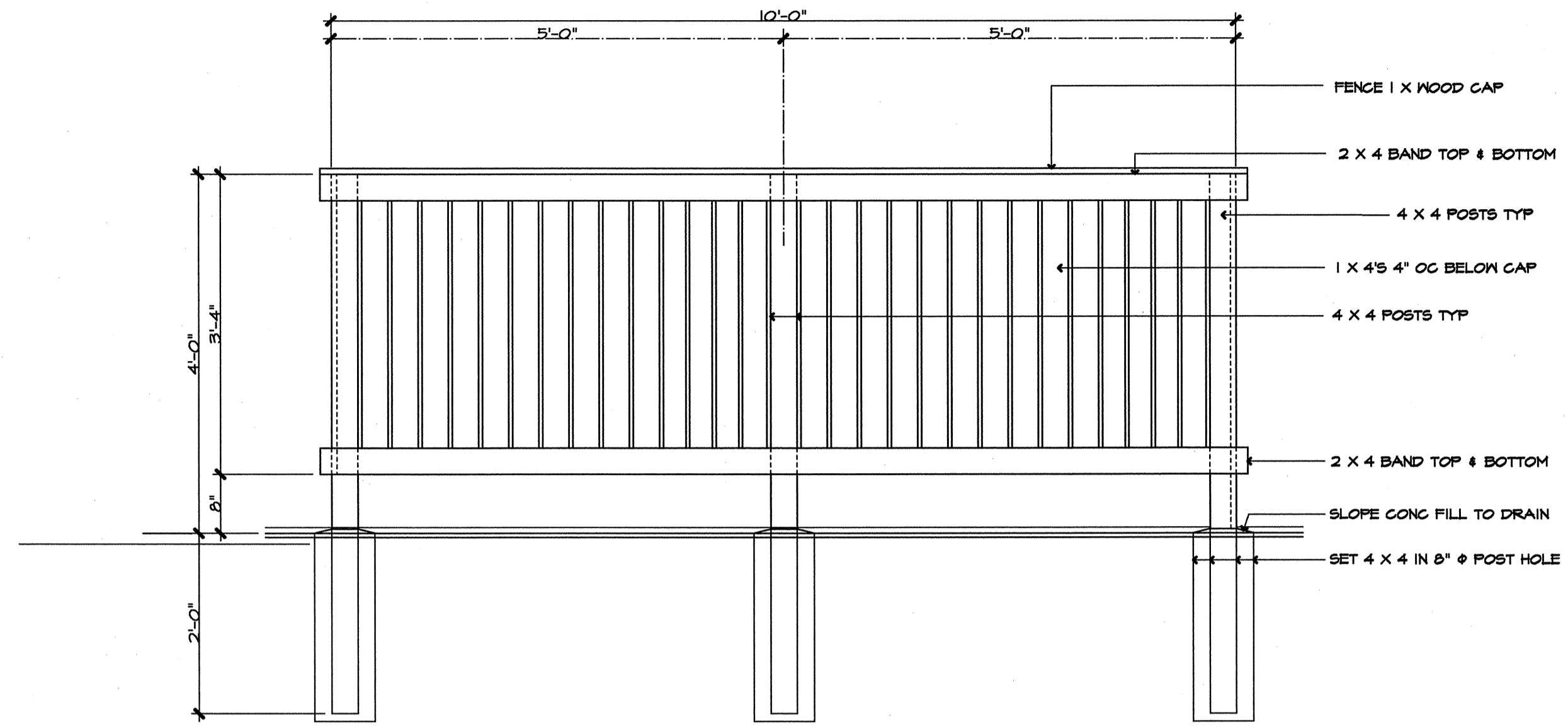
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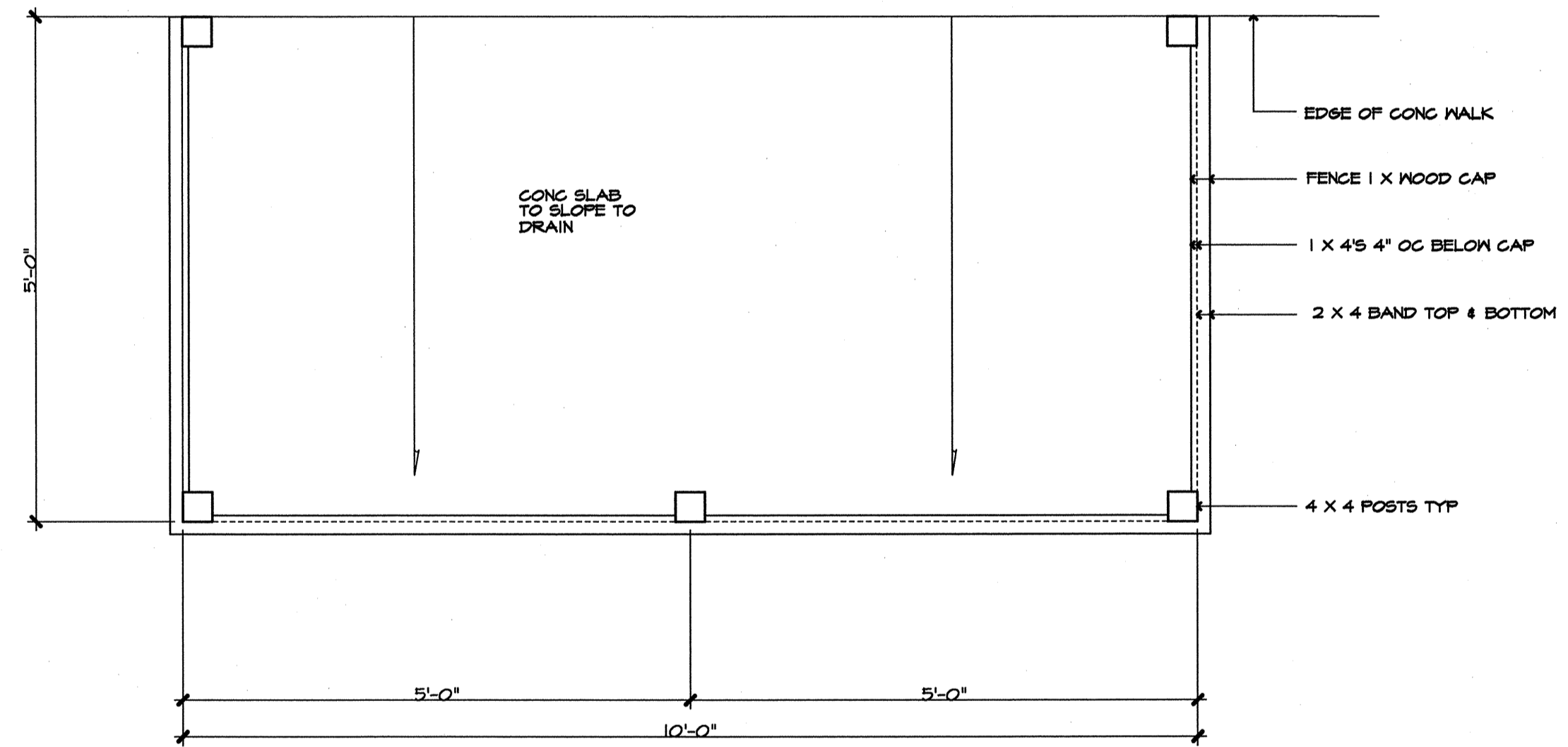
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2 STAIR SECTION
7 3/4"



4 TRASH FENCE FRONT WALL
7 1/2"



5 TRASH FENCE FLOOR PLAN
7 1/2"

TRASH FENCE DETAILS

SECTION (STAIR)

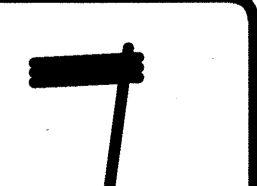
APARTMENTS FOR
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HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401

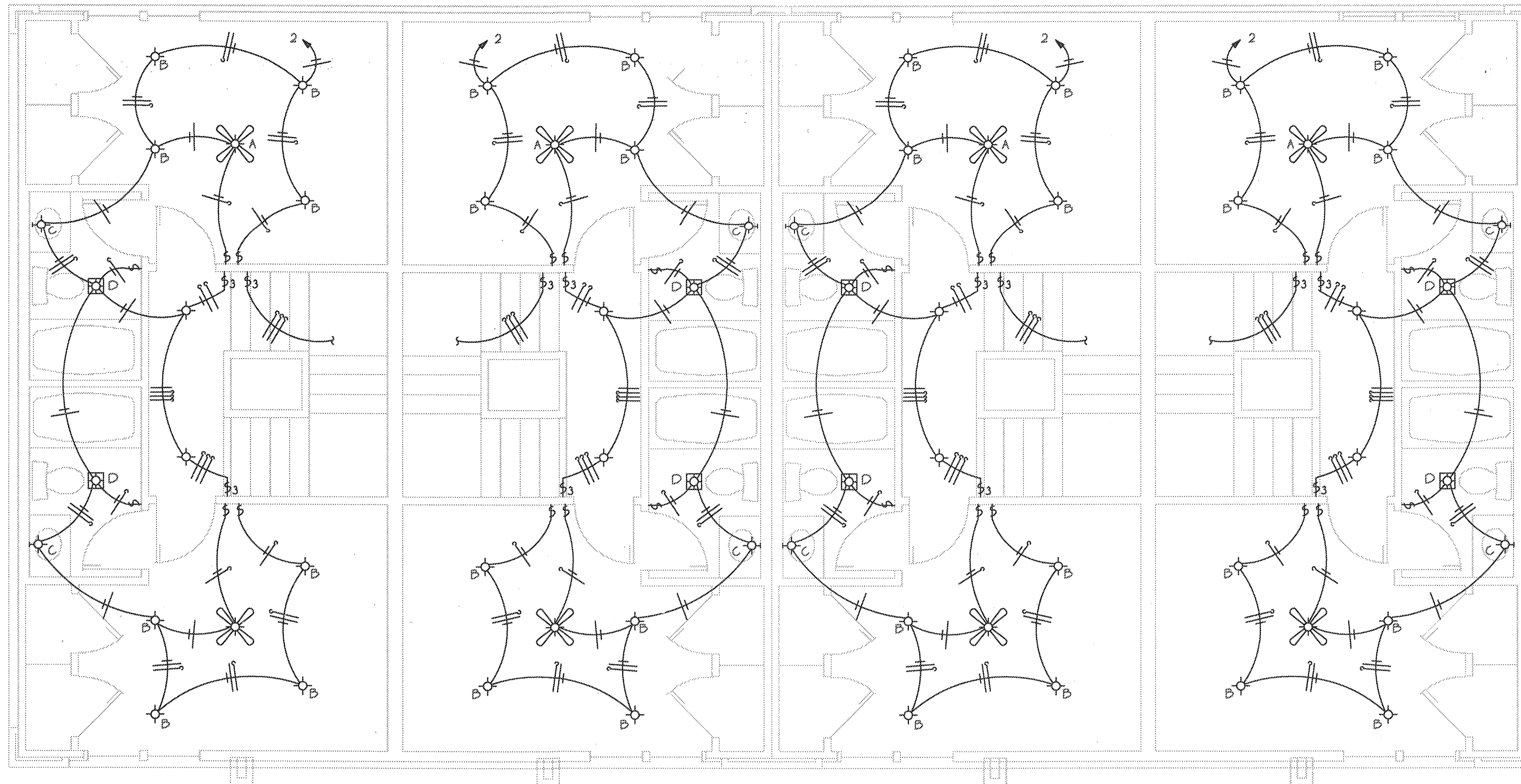
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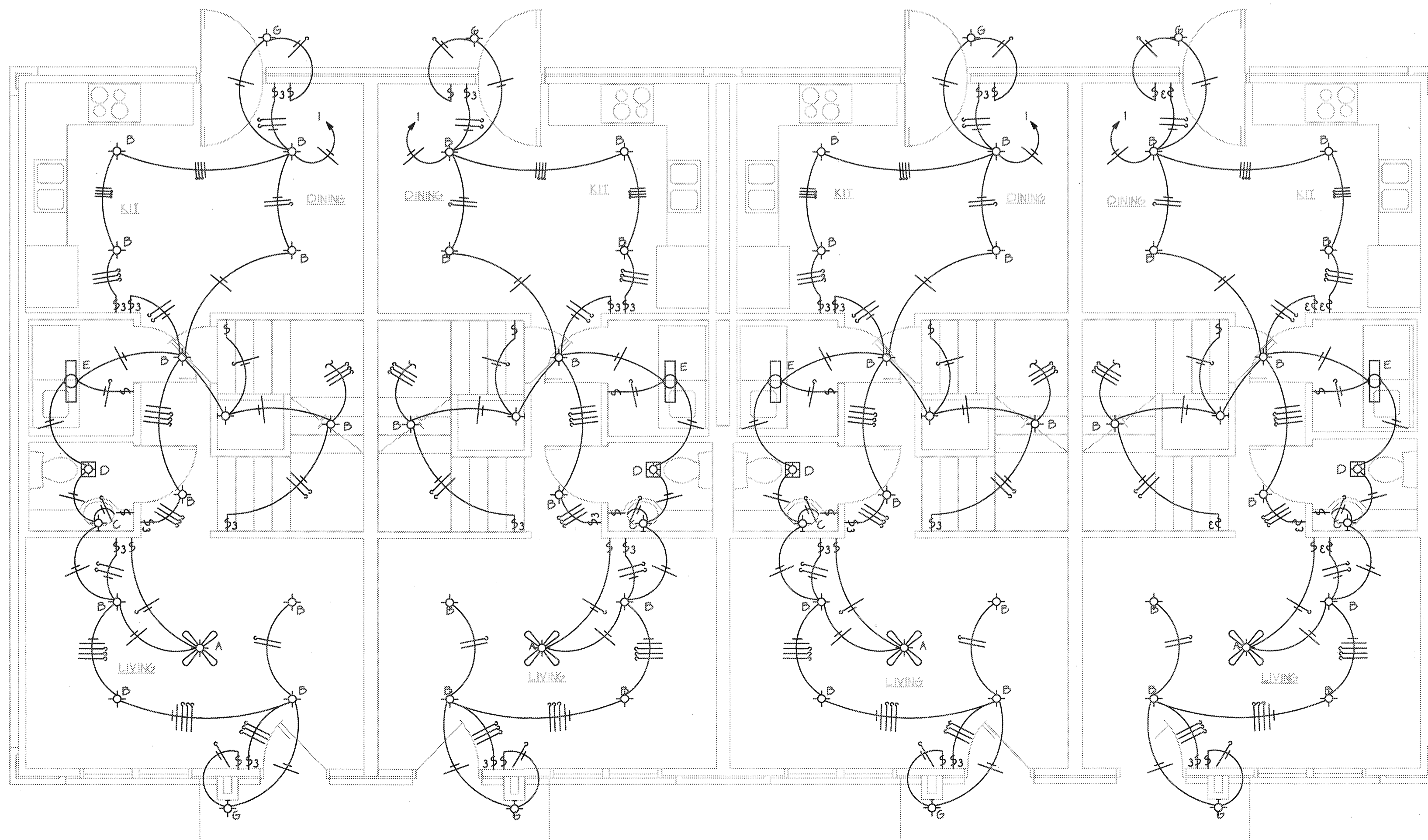
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1 SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"



2 FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

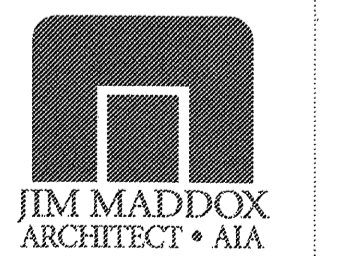
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FLUORESCENT LIGHT FIXTURE (LETTER INDICATES TYPE)
	INCANDESCENT LIGHT FIXTURE, CLG/WALL MTD (LETTER INDICATES TYPE)
	COMBO PADDLE FAN / INCANDESCENT LIGHT
	JUNCTION BOX
	DUPLEX RECEPTACLE
	SINGLE POLE SWITCH/DOUBLE POLE/THREE-WAY
	DISCONNECT SWITCH
	MOTOR
	PANELBOARD
	ELECTRICAL CIRCUITING SYMBOLS INDICATED ARE CIRCUITING HOMERUNS ARROWS TO PANEL ONE FOR EACH CIRCUIT, THREE HOT CONDUCTORS, ONE NEUTRAL, SWITCHED, GROUND
	GROUND ROD
	COMPUTER DATA LINK RECEPTACLE
	TELEPHONE OUTLET
SUBSCRIPT	
AFC	ABOVE FINISH COUNTER
AFF	ABOVE FINISH FLOOR
GFI	GROUND FAULT INTERRUPTER
TYP	TYPICAL
WP	WEATHERPROOF

LIGHT FIXTURE SCHEDULE								
SYMBOL	MANUFACTURER	MODEL #	FIXTURE TYPE	DESCRIPTION	MOUNTING	VOLT	LAMPS	NOTES
A	HUNTER	2384F	FLUORESCENT	PADDLE FAN	CEILING	120	75W	
B	COOPER	E1400AT5B	FLUORESCENT	DOWNLIGHT	FLUSH	120	(2) F32	
C	COOPER	600	FLUORESCENT	VANITY	WALL	120	(2) 14WTS	
D	NUTONE	668RP	COMBO	EXHAUST / LIGHT	SURFACE	120	60 W	
E	COOPER	HVL12	FLUORESCENT	WRAP-AROUND	SURFACE	120	(2) F32	
F			INCANDESCENT	Ⓛ	WALL	120	60W	
G	COOPER	632WP	INCANDESCENT	EXTERIOR	WALL	120	CFL113	
NOTES								
OWNER SHALL FURNISH LIGHT FIXTURES.								
Ⓛ PORCELAIN LAMP HOLDER								

LIGHTING PLANS

APARTMENTS FOR:
TOWNHOUSE MANOR
LEGHURST DRIVE
JONESBORO, ARKANSAS 72401

CONTRACT NO.: 63218
DATE: ?
FILE: FILENAME
PLOT: PDATE
PUSER: PSCALE

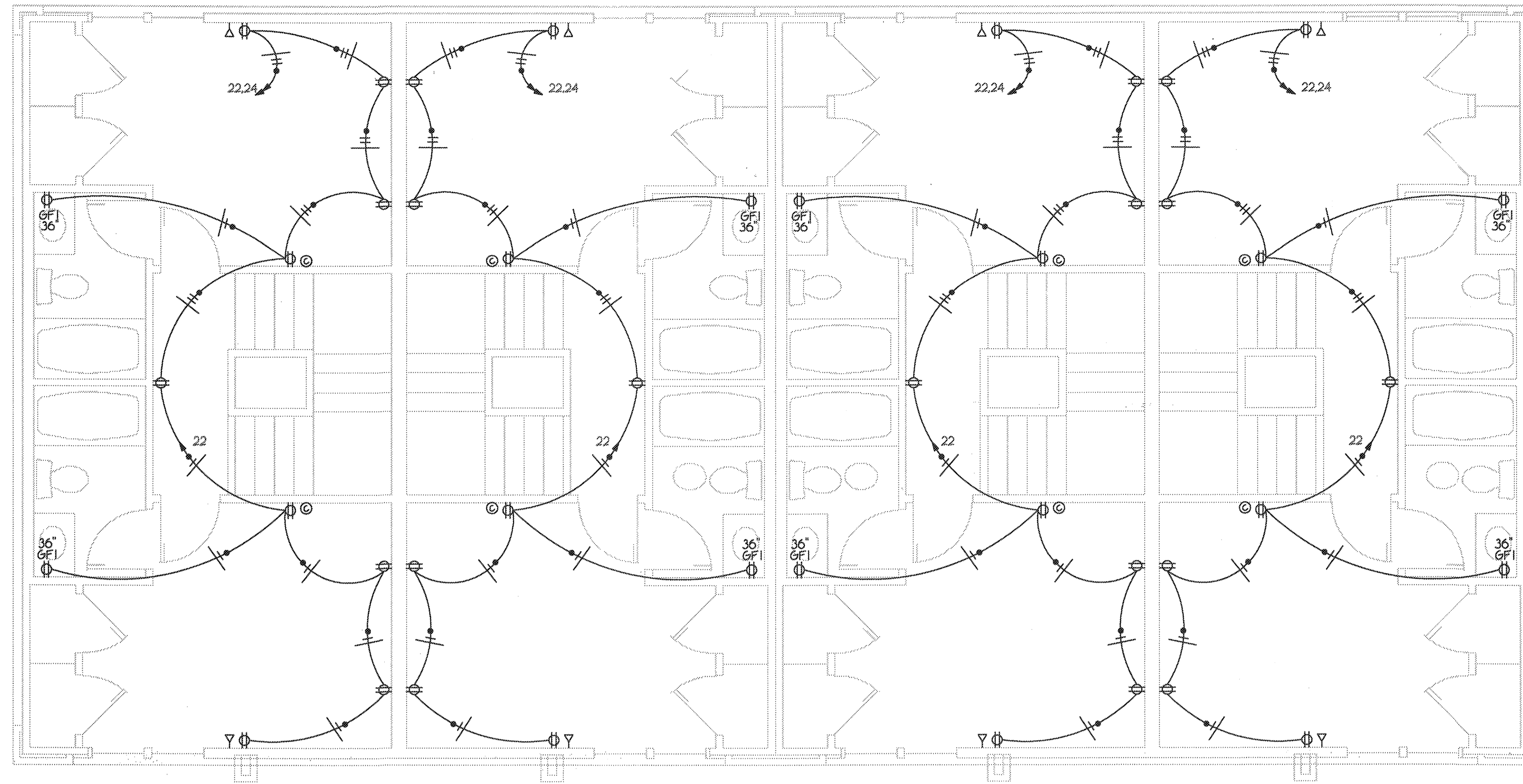


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JONESBORO AR
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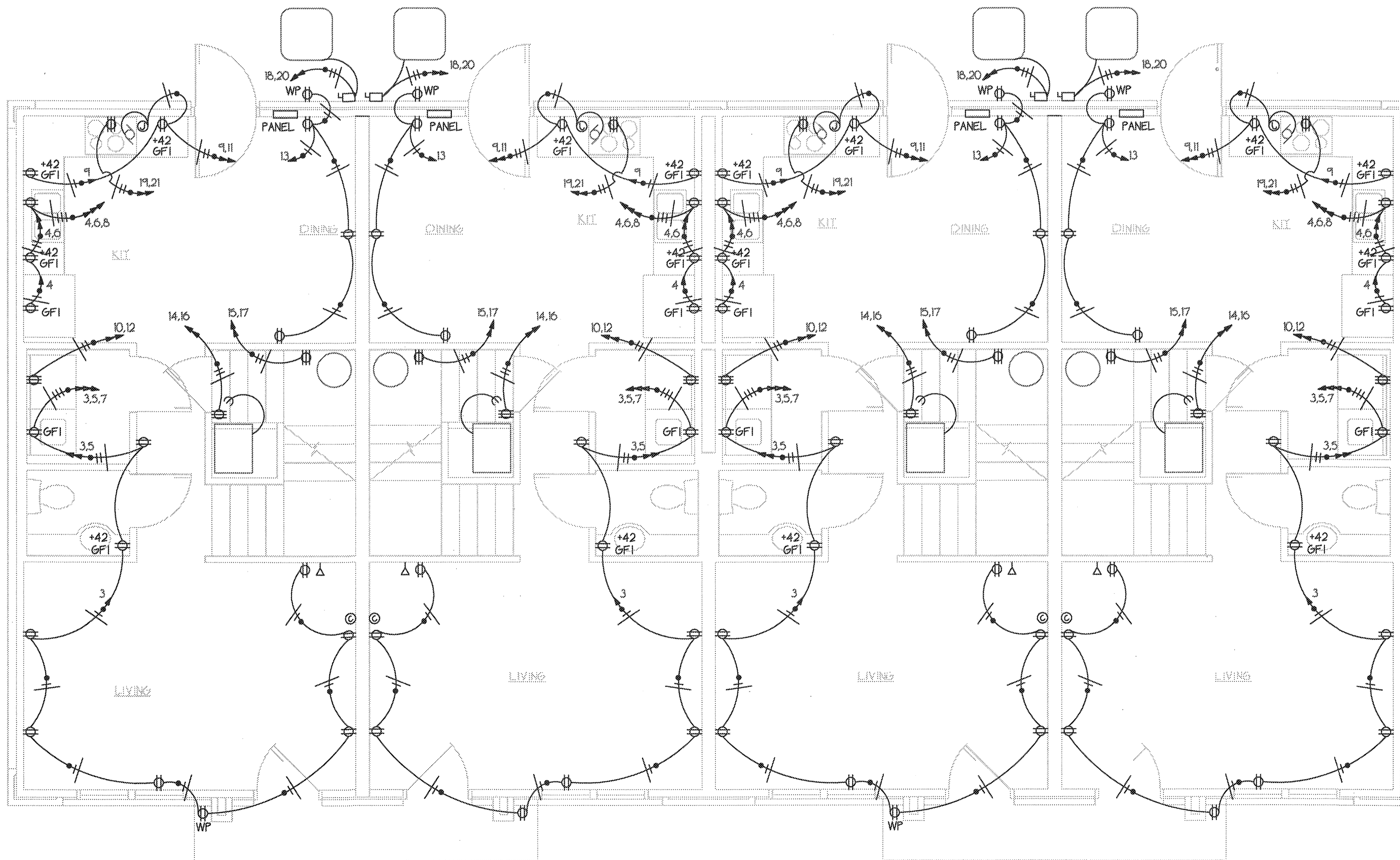
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E1

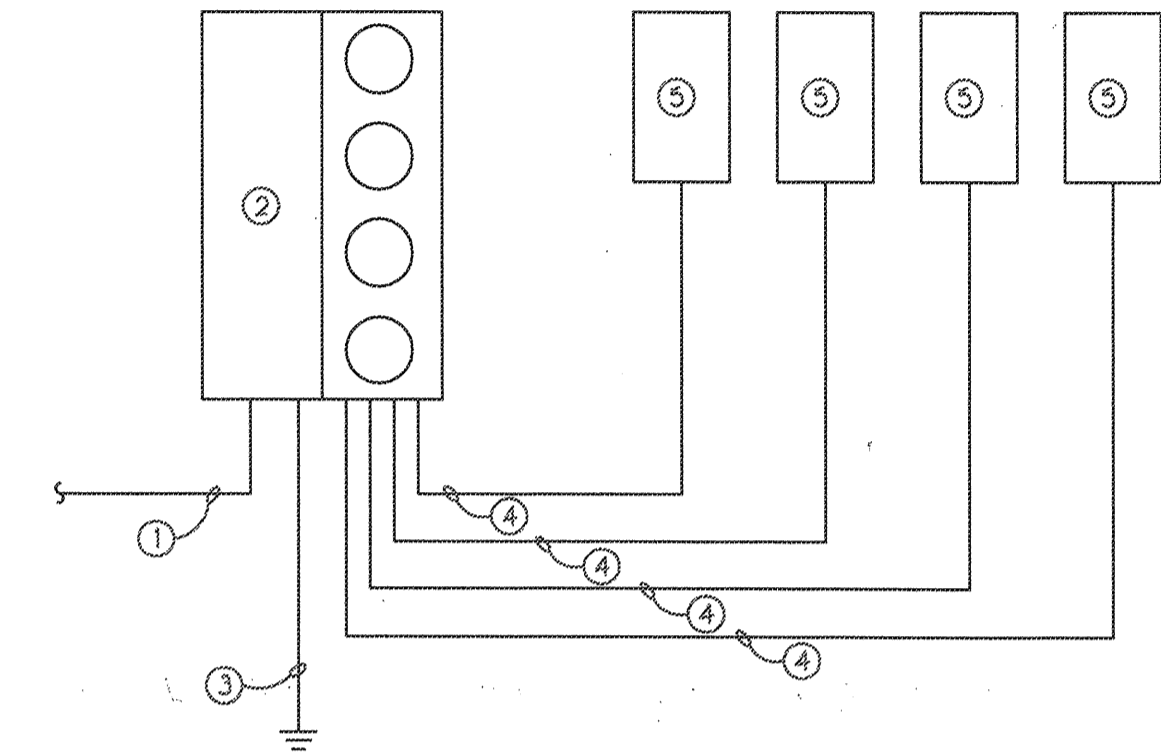


1 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



2 FIRST FLOOR POWER PLAN
1/4" = 1'-0"

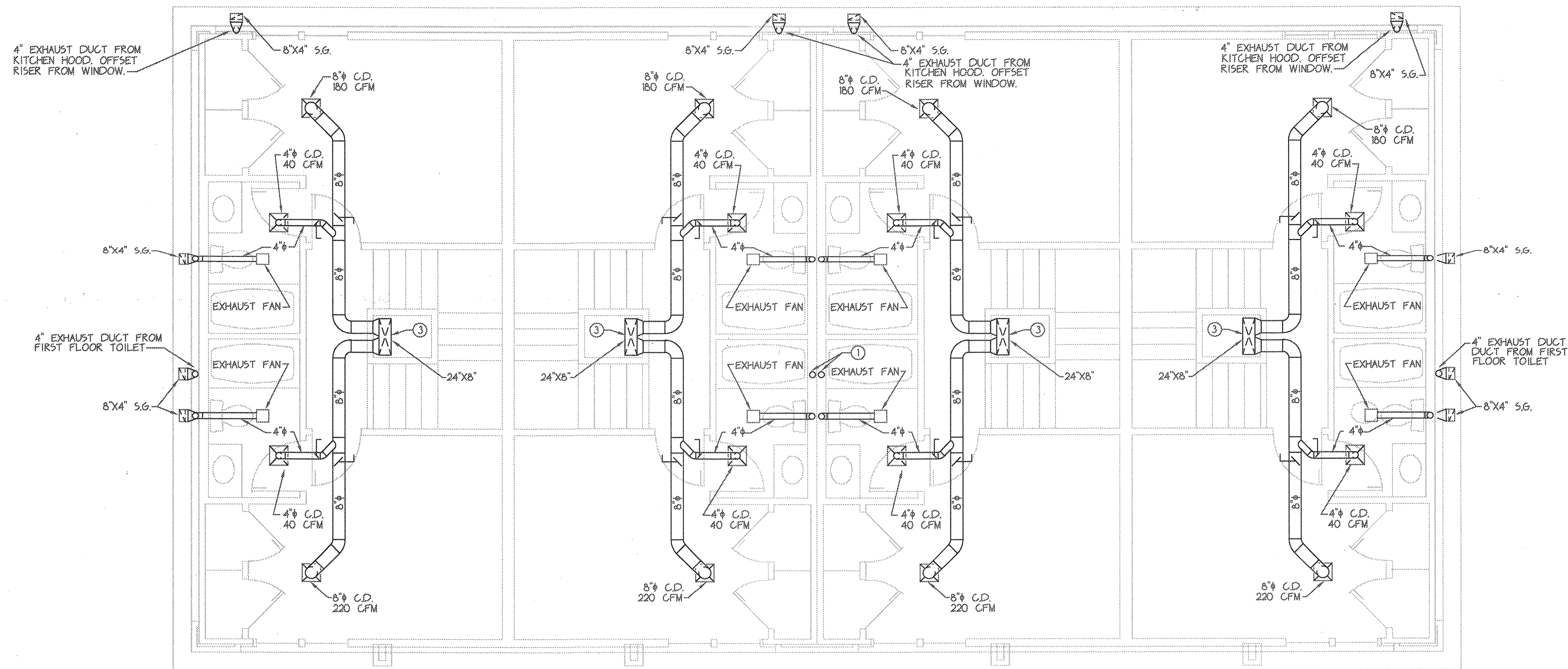
20/240/PH/3W 400A BUS		22000 AIG. RATING							
200A MAIN BRK.		NEMA 1 FLUSH MTD							
CGT #	LOAD DESCRIPTION	AMPS/ POLE	WIRE SIZE	LOAD VA	WIRE SIZE	AMPS/ POLE	LOAD DESCRIPTION	CGT #	
1	FIRST FLOOR LIGHTS	20/1	12	1200	1470	12	20/1	SECOND FLOOR LIGHTS	2
3	LIVING ROOM RECEP.TS	20/1	12	1260	830	12	20/1	REFRIGERATOR	4
5	FIRST FLOOR TOILET RECEP.TS	20/1	12	360	1500	12	20/1	KITCHEN RECEP.T	6
7	WASHING MACHINE	20/1	12	110	1660	12	20/1	DISPOSAL + DISH WASHER	8
9	KITCHEN RECEP.T	20/1	12	1500	4320	8	40/2	DRYER	10
11	DINING ROOM RECEP.TS	20/1	12	720	5310	6	50/2	HEAT PUMP INDOOR UNIT	14
13	WATER HEATER	30/2	12	2250	5310	10	40/2	HEAT PUMP OUTDOOR UNIT	16
15	RANGE / OVEN	60/2	12	5400	2650	10	20/1	BEDROOM RECEP.TS	22
17	SPARE	20/1	12	5400	100	12	20/1	BEDROOM RECEP.TS	24
21	SPARE	20/1	12	1080	100	12	20/1	SPARE	26
23	SPARE							SPARE	28
25	SPARE							SPARE	30
27	SPARE							SPARE	
29	SPARE							SPARE	
TOTAL VA PER PHASE		22,970		31,940		POWER FACTOR		0.90	
TOTAL VA		54,910				TOTAL PANEL AMPS		254	



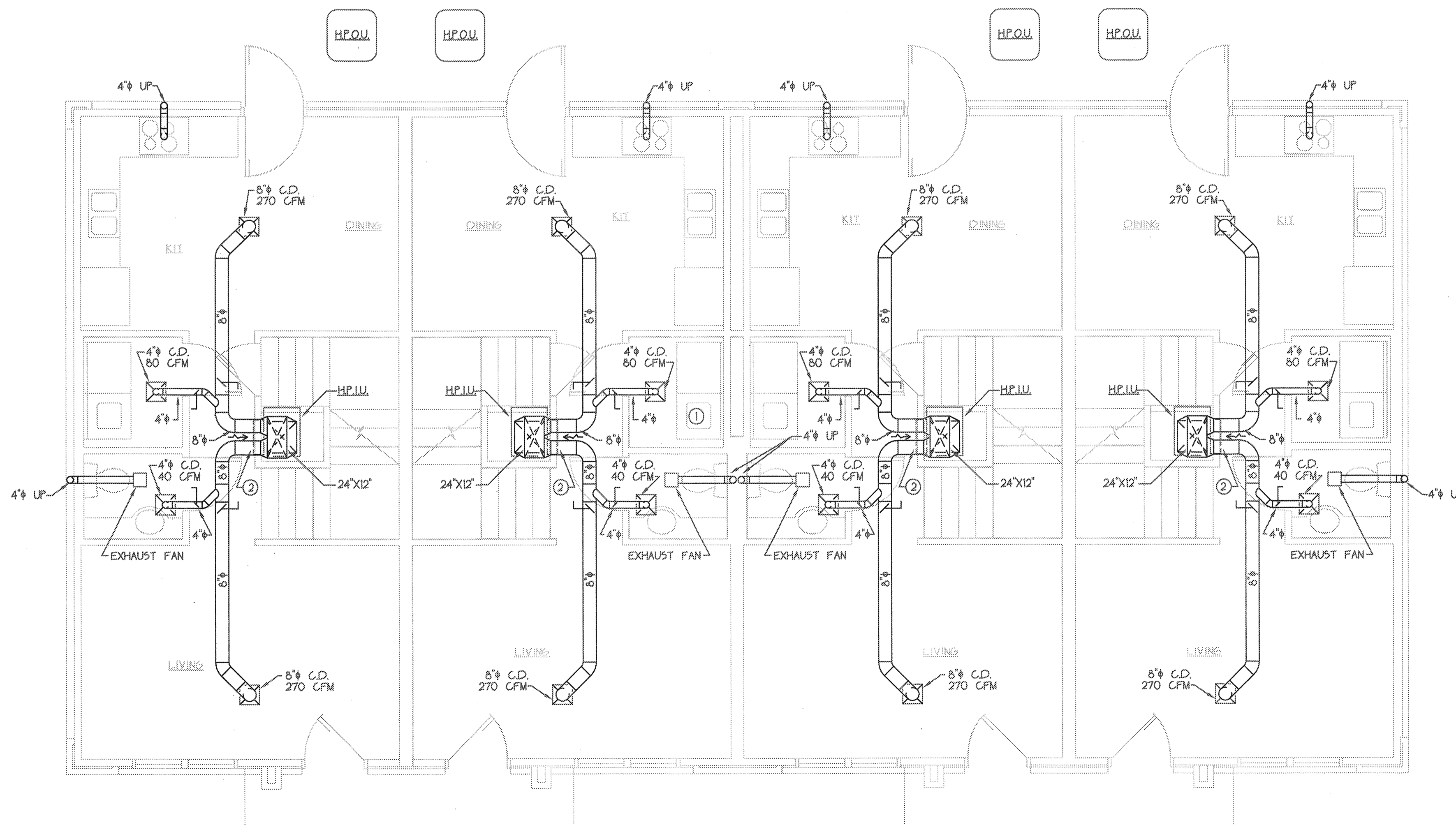
KEYED NOTES

- 1 TWO SETS OF (3) 7/8 IN TWO 3" CONDUITS FROM TRANSFORMER.
- 2 1000 AMP METER PACK.
- 3 2/0 COPPER TO THREE 5/8" X 10' COPPER GROUND RODS.
- 4 THREE 4/0 IN 2" CONDUIT.
- 5 PANEL.

3 RISER DIAGRAM
NO SCALE



1 SECOND FLOOR MECHANICAL PLAN
1/4" = 1'-0"



2 FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"

MECHANICAL LEGEND

SYMBOL	DESCRIPTION	ABBREV.	DESCRIPTION
CD	CONDENSATE DRAIN	AFF.	ABOVE FINISHED FLOOR
RL	REFRIGERANT LIQUID	C.D.	CEILING DIFFUSER
RS	REFRIGERANT SUCTION	E.F.	EXHAUST FAN
TD	ELL OR TEE TURNED DOWN	H.P.I.U.	HEAT PUMP INDOOR UNIT
TO	ELL OR TEE TURNED UP	H.P.O.U.	HEAT PUMP OUTDOOR UNIT
GV	GATE VALVE	O.A.	OUTSIDE AIR
RD	RETURN OR EXHAUST DUCT DOWN	R.A.	RETURN AIR
RU	RETURN OR EXHAUST DUCT UP	S.G.	SOFFITT GRILLE
SD	SUPPLY DUCT DOWN	S.P.	STATIC PRESSURE
SU	SUPPLY DUCT UP	V.C.D.	VOLUME CONTROL DAMPER
RD	ROUND DUCT DOWN	W.G.	WATER GAUGE
SU	ROUND DUCT UP	W.R.G.	WALL RETURN GRILLE
FD	FLEXIBLE DUCT		
TH	THERMOSTAT		
Ø	DIAMETER		

① MEASURED FROM BOTTOM OF PIPE OR DEVICE.

MECHANICAL EQUIPMENT SCHEDULE

HEAT PUMP OUTDOOR UNIT (H.P.O.U.) - (CARRIER #25HPA536)
26,240 BTUH COOLING AT 95° F AMBIENT, 15 SEER, 208 VOLT SINGLE PHASE.

HEAT PUMP INDOOR UNIT (H.P.I.U.) - (CARRIER #FE4AN03)
26,240 TOTAL BTUH, 23,640 SENSIBLE COOLING AT 12000 CFM + 0.5" STATIC PRESSURE, 10 KW AUX HEAT, 208 VOLT, SINGLE PHASE.

CEILING DIFFUSER (C.D.) - (TITUS #TMS)
STEEL SQUARE, CONCENTRIC CONE DIFFUSER W/ 12" X 12" SURFACE MOUNT FRAME + OFF WHITE ENAMEL FINISH REFER TO PLANS FOR THROAT DIAMETER SIZE.

WALL RETURN GRILLE (W.R.G.) - (TITUS 355RSHD)
STEEL HEAVY DUTY, LOUVER FACE GRILLE W/ SURFACE MOUNT FRAME + OFF WHITE FINISH REFER TO PLANS FOR SIZES.

SOFFITT GRILLE (S.G.) - (TITUS 355RSHD)
STEEL HEAVY DUTY, LOUVER FACE GRILLE W/ SURFACE MOUNT FRAME + OFF WHITE FINISH REFER TO PLANS FOR SIZES.

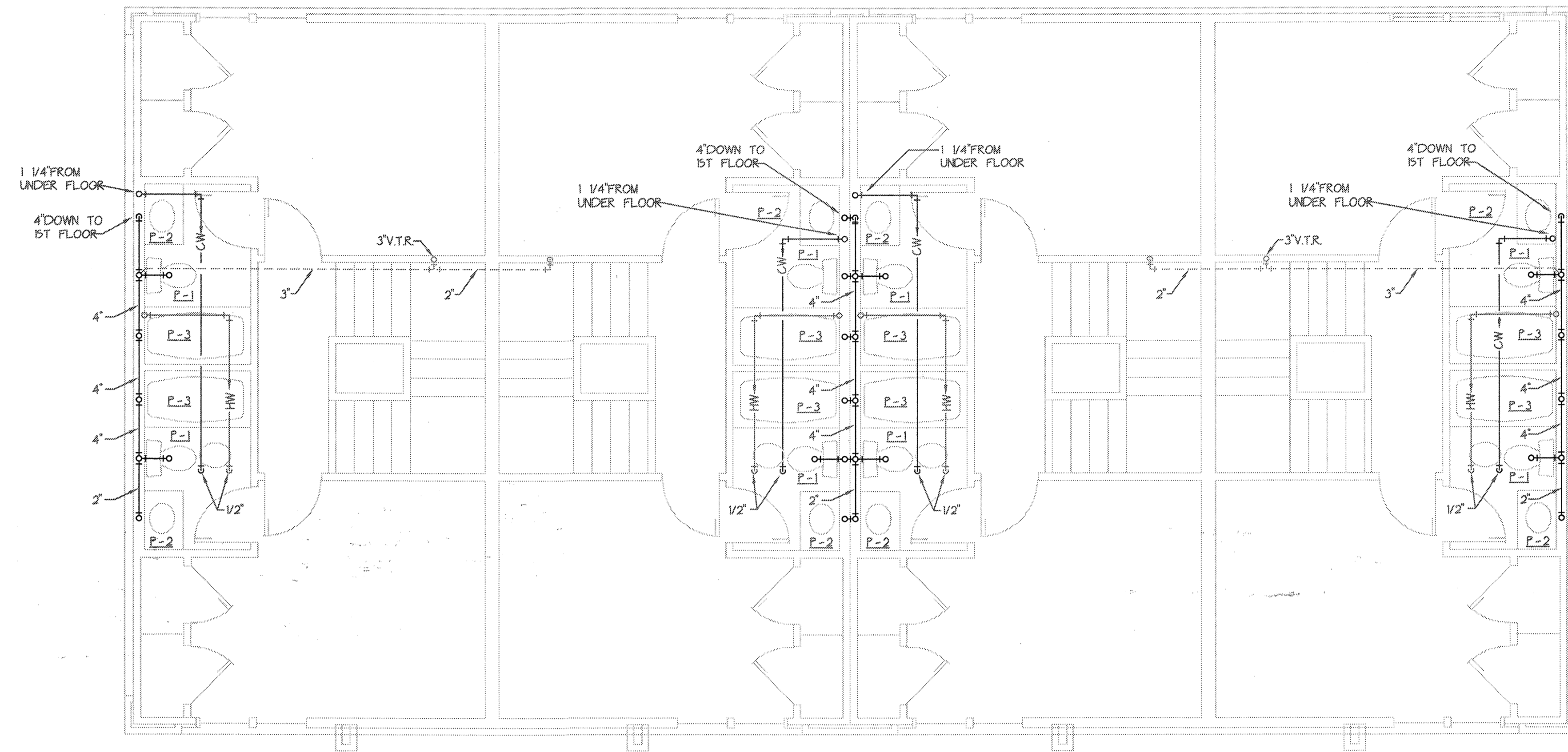
GENERAL NOTES

- DUCT SIZES INDICATED ARE ACTUAL SHEET METAL DIMENSIONS. ALLOWANCE HAS BEEN FIGURED FOR 1" THICK LINER IN RECTANGULAR SUPPLY AND FRESH AIR DUCTS. RUNOUT DUCT SIZES ARE NOT NECESSARILY SAME DIAMETER AS CEILING DIFFUSER THROAT SIZES. REDUCE SIZE AT CEILING DIFFUSER COLLAR AS NEEDED.
- EXHAUST FANS ARE COMBO LIGHT/EXHAUST FAN FIXTURES. THEY SHALL BE FURNISHED BY OTHERS. PROVIDE DUCTWORK AS INDICATED.
- ROUTE CONDENSATE DRAIN FROM HEAT PUMP INDOOR UNIT TO FLOOR DRAIN REFER TO PDG PLAN FOR FLOOR DRAIN LOCATION.

KEYED NOTES

- 4" EXHAUST DUCT FROM FIRST FLOOR TOILET UP TO RAINGAP ON ROOF.
- 20" X 24" W.R.G. Ø 6" AFF.
- TRANSITION DUCT SIZE FROM 24" X 12" TO 24" X 8" IN RISER.

LIGHTING PLANS



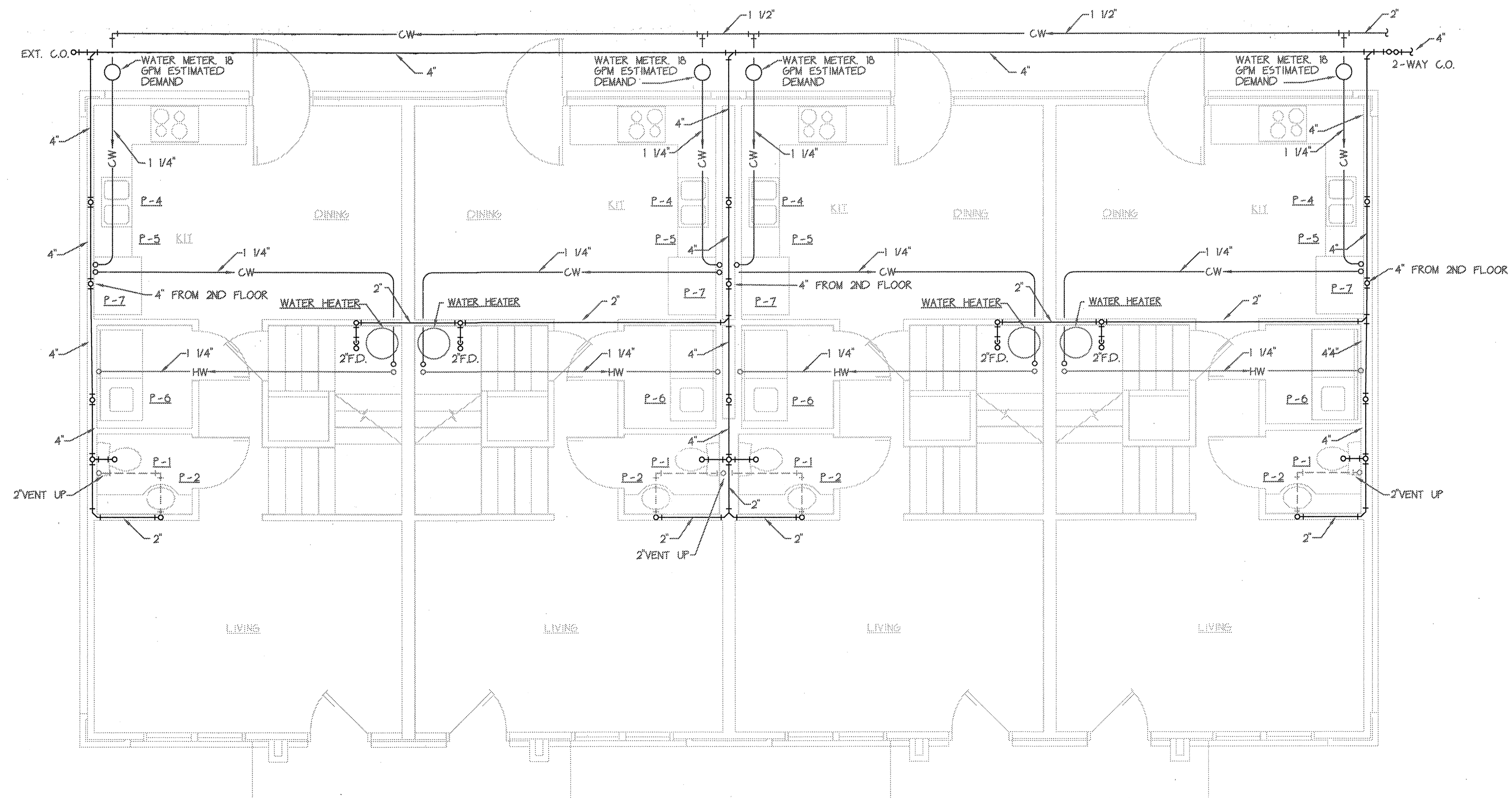
1 SECOND FLOOR PLUMBING PLAN
1/4" = 1'-0"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
CD	CONDENSATE DRAIN
CW	DOMESTIC COLD WATER
G	NATURAL GAS
HW	DOMESTIC HOT WATER
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
○	VENT
○	WASTE
○	ELL OR TEE TURNED DOWN
○	ELL OR TEE TURNED UP
○	GATE VALVE
○	FLOOR DRAIN
○	DIAMETER
○	A.F.F. ABOVE FINISHED FLOOR
○	C.O. CLEAN OUT
○	H/C HANDICAP FIXTURE
○	V.T.R. VENT THROUGH ROOF
① MEASURED FROM BOTTOM OF PIPE OR DEVICE	

PLUMBING ROUGH-IN SCHEDULE						
FIXTURE	DESCRIPTION	CONNECTIONS MINIMUM				NOTES
		WASTE	VENT	COLD WATER	HOT WATER	
P-1	WATER CLOSET	4"	2"	1/2"		
P-2	LAVATORY	2"	2"	1/2"	1/2"	
P-3	TUB / SHOWER	2"	2"	1/2"	1/2"	
P-4	SINK	2"	2"	1/2"	1/2"	
P-5	DISH WASHER	P-4			1/2"	
P-6	CLOTHES WASHER	3"	2"	1/2"	1/2"	
P-7	REF ICE MAKER			1/2"		
NOTES:						

MISC EQUIPMENT SCHEDULE
<p>WATER HEATER - AO SMITH #DEN40-45 40 GALLON STORAGE, 45 KW, 240 VOLT, SINGLE PHASE.</p>

GENERAL NOTES
1. COORDINATE EXACT LOCATION OF WATER METERS W/ OWNER'S REPRESENTATIVE.



2 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"

PLUMBING PLANS

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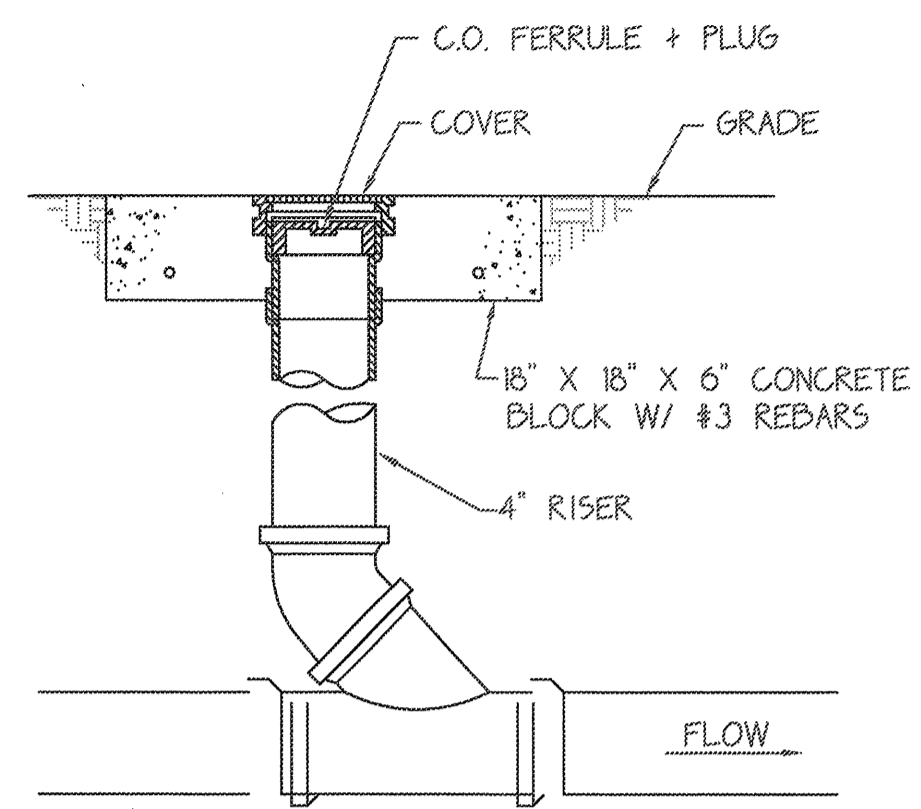
ARCHITECTS FOR:
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HIGHLAND AVENUE
JONESBORO, ARKANSAS 72401

COMB. NO. 57218
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PLOT: PDATE
PTIME
PSCALE

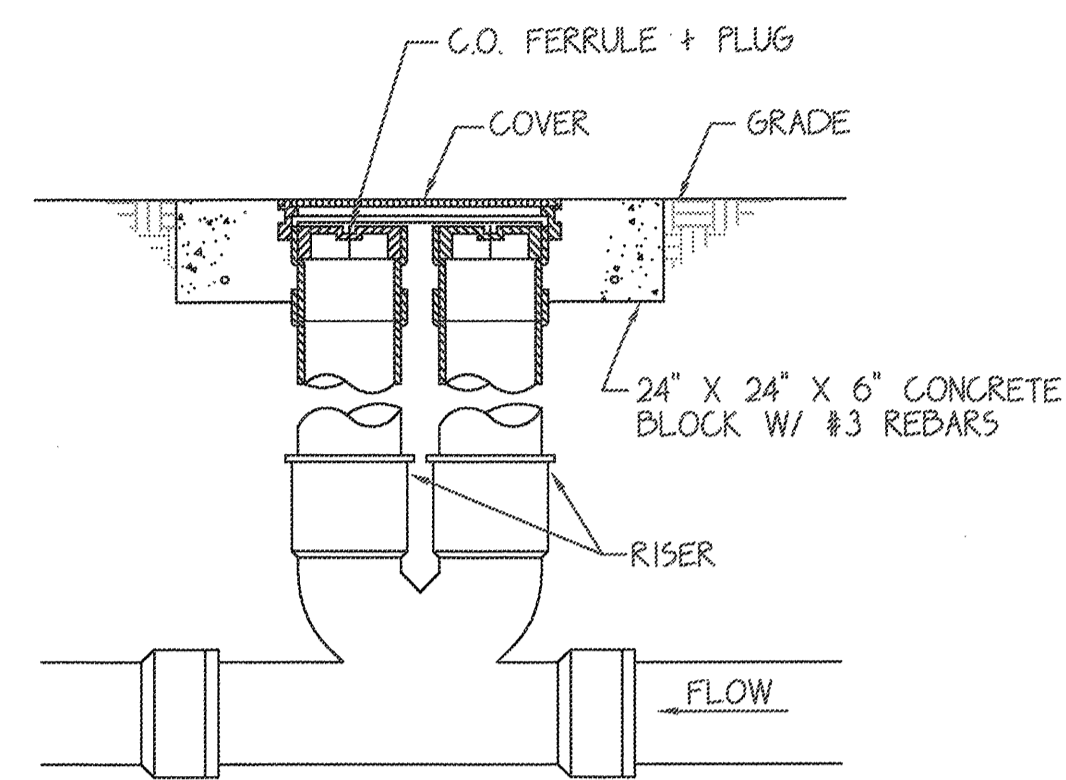
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(870) 935-3813 TEL
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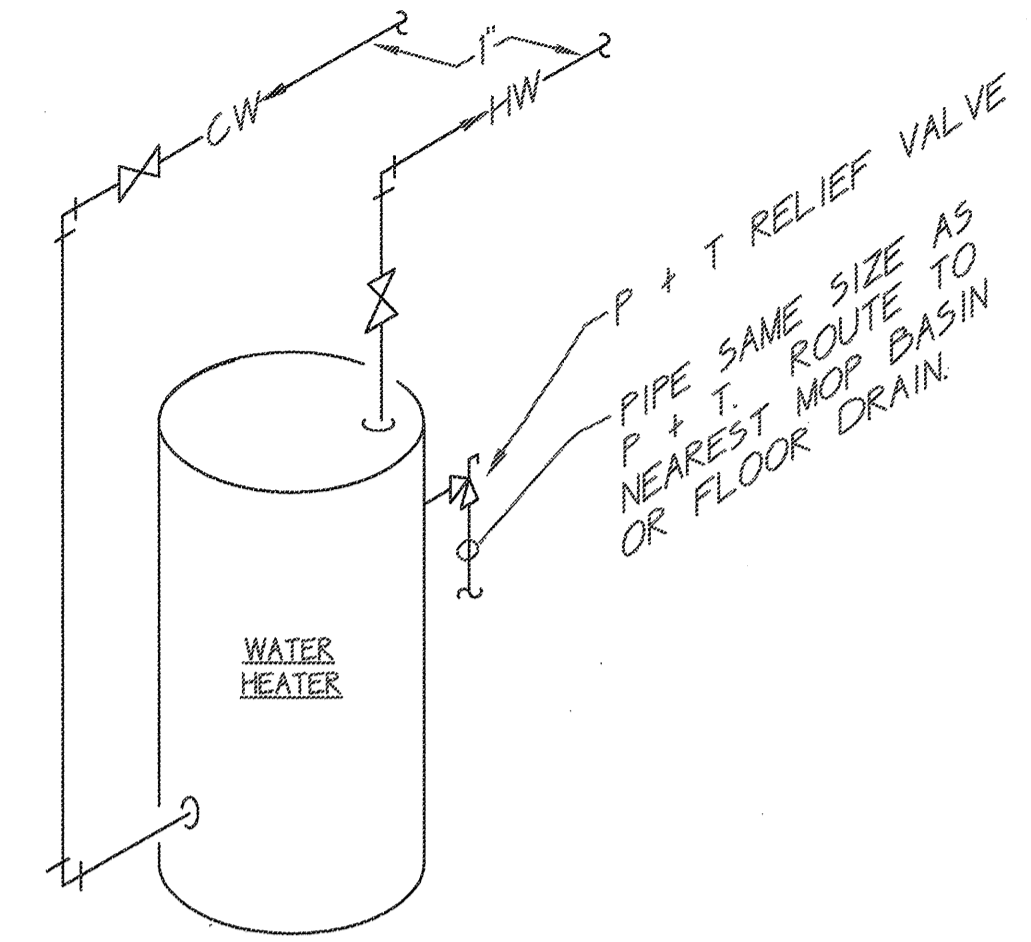
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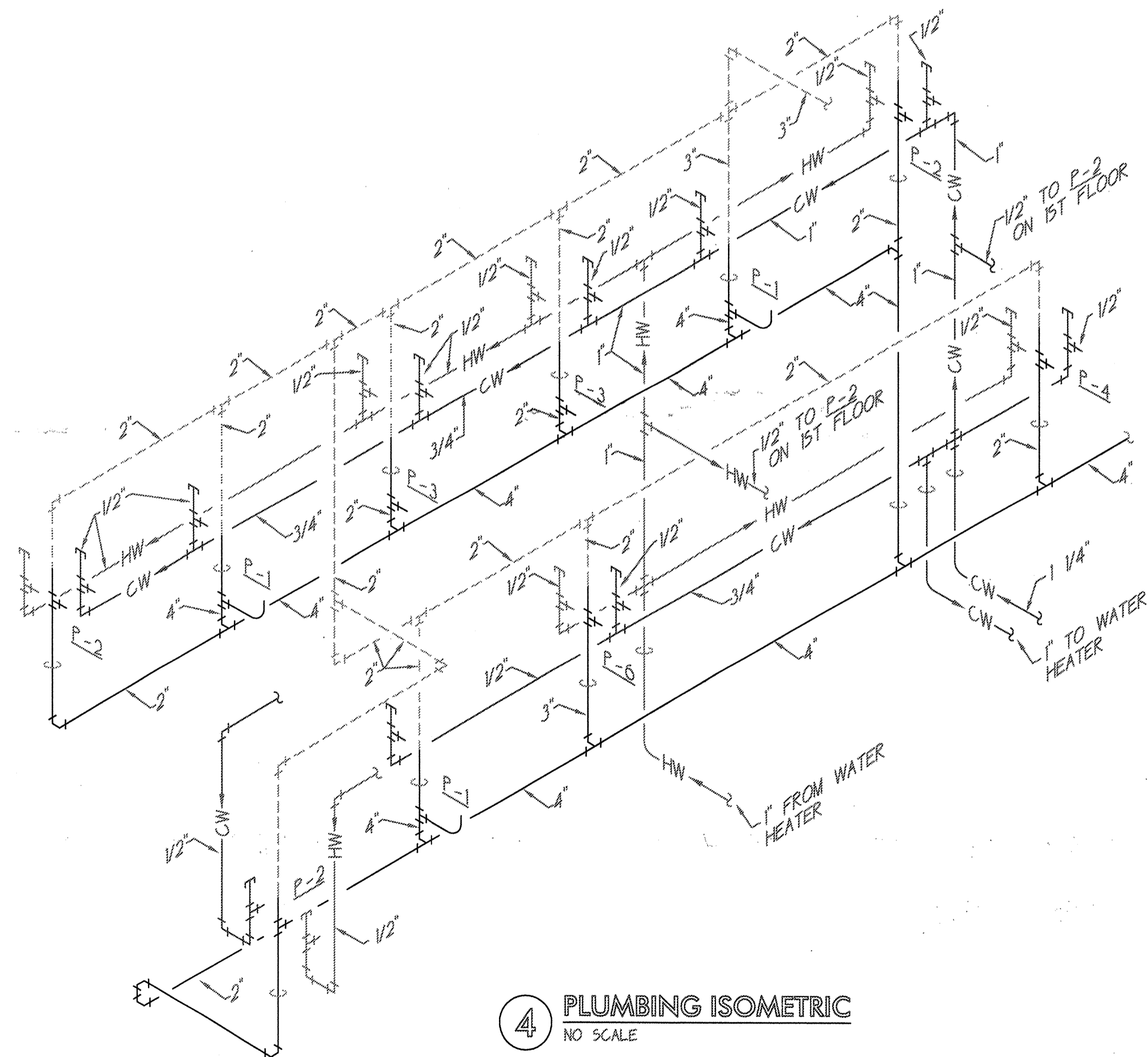
1 EXTERIOR CLEANOUT
NO SCALE



2 2-WAY CLEANOUT
NO SCALE



3 WATER HEATER DETAIL
NO SCALE



4 PLUMBING ISOMETRIC
NO SCALE

NOTES
1/ HALF OF THE APARTMENTS SHALL BE OPPOSITE HAND.

PLUMBING
ISOMETRICS

APARTMENTS FOR:
TOWNHOUSE MANOR
HIGHLAND PARK
JONESBORO, ARKANSAS 72401

COMM. NO. 57216
DATE: -
FILE: FILENAME
PLOT: PDATE
PTIME: PSCALE

JIM MADDOX
ARCHITECT • AIA

PO BOX 6
402 S MAIN
JONESBORO AR
(870) 938-3813 TEL
(870) 972-8665 FAX

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P2

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STRUCTURAL GENERAL NOTES

GENERAL NOTES:

STABILITY DURING CONST. & TEMPORARY STRUCTURES:

1. Permanent stability of the building and components is not provided until all the structural elements are installed as shown on the contract drawings. The contractor is responsible for providing stability to all non-self supporting elements and safety to all workers, animals and property during construction and until all permanent bracing elements are installed.

MISCELLANEOUS:

1. Structural drawings shall be used in conjunction with drawings relating to other trades. General and sub-contractors shall be responsible for checking and coordinating dimensions, clearances, openings, pipe sleeves, curbs, etc. with work of other trades.
2. Principal openings through the framing are shown on these drawings. The general contractor shall examine the drawings for required openings and shall provide for all openings whether shown on these drawings or not, and shall verify size and location of all openings with all sub-contractors. Nominal pipe sleeves through the deck will not require framing unless the opening exceeds 10" in diameter.
3. Work not indicated on a part of the drawing but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Loading for the mechanical units is based on weights of assumed equipment as indicated on the mechanical drawings (including the weight of concrete pads, where indicated). Any changes in type, size, or number of pieces of equipment shall be reported to the architect/engineer for verification of the adequacy of supporting members prior to the placement of such equipment.
5. All dimensions shall take precedence over scale shown on plans, sections and details.
6. The contractor shall ensure that all construction loads do not exceed the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time the concrete reaches the full design strength and all framing members and connections are in place.
7. The details shown and designated as "typical details" apply generally to the drawings in all areas where conditions are similar to those described in the details, unless noted otherwise.
8. The details on the contract drawings shall not be revised by the contractor without prior approval by the architect/engineer. If permitted, the revised details and calculations shall be done only by a licensed professional engineer and submitted to the architect/engineer for approval.

EARTHWORK:

1. Foundation design is based on soil investigation and report by:
 1. The site shall be stripped a minimum of 6" and excavated as required for foundation including proof rolling, scarifying, and recompacting the existing sub-grade and providing compacted fill under the footings and slab.
 2. Contractor shall provide and install all cribbing, sheathing, shoring required to safely retain the earth banks. Shoring and bracing of trenches shall meet the requirements of OSHA.
 3. All foundation work shall meet the approval of the geotechnical consultant and the architect/engineer.
 4. Bottom elevations of footings are for bidding purposes only. Allowable bearing pressure shall be verified by the geotechnical consultant before placing the structural fill under the footings.

CONCRETE NOTES:

GENERAL:

1. All concrete shall have a minimum 28 day compressive strength, (f'_c), of 3,000 psi for footings, and 4,000 psi for slabs.
2. All concrete work shall conform to the latest ACI specifications.
3. Coarse aggregate for concrete shall not contain lignite, steel, or other materials that may be detrimental to the concrete.
4. Fly ash in concrete mix shall not be permitted.
5. Horizontal construction joints shall be permitted only where shown on the structural drawings. Horizontal or near horizontal joints shall be prepared by roughening the surface in an approved manner so that the aggregate is exposed uniformly, leaving no laitance, loosened particles, or damaged concrete.
6. Contractor shall verify dimensions and locations of all openings, pipe sleeves, curbs, etc., as required by other trades before concrete is placed.
7. Pipes or conduit placed in foundation and slabs shall not be placed closer than 3 diameters on center. Aluminum conduits shall not be placed in concrete.
8. All footings shall bear on firm, undisturbed soil or an approved select fill material compacted to at least 95% of optimum density as determined by the Standard Compaction Test, ASTM D-698.
9. The design bearing capacity, $q_u=1,500$ psf.
10. Location of slotted inserts, weld plates and all other items to be embedded in concrete shall be coordinated with architectural and mechanical drawings.

REINFORCEMENT:

1. All reinforcing steel shall conform to ASTM-615, Grade 60, $f_y=60$ ksi.
2. Minimum cover on all reinforcing steel shall be 3".
3. All reinforcing bars splices shall be lap splices with a minimum overlap of 30".
4. All reinforcing steel shall be fabricated and placed per the latest edition of the ACI Building Code (ACI-318).
5. All reinforcement shall be securely held in place while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to support all bars.
6. Reinforcing bars shall not be welded, unless specifically noted on the drawing, as being welded, welded reinforcement shall conform to ASTM A-706.
7. Provide corner bars in all walls and at wall intersections to match size and spacing of horizontal bars in those walls.

WELDED WIRE FABRIC:

1. All welded wire fabric shall conform to the latest edition of ASTM-185, Specifications for Welded Wire Fabric for Concrete Reinforcement.
2. All laps in welded wire fabric shall be one mesh plus 2 inches at splice.
3. Welded wire fabric shall be provided in flat sheets. Roll wire shall not be permitted.

WOOD NOTES:

GENERAL:

1. All framing lumber shall be No.2 Southern Pine unless noted otherwise.
2. All plywood shall be structural q conforming to product standard psi with exterior glue.
3. Standard cut washers shall be used under head and nuts against wood.
4. The anchors for plates shall be placed 8" from the end of a plate and at intervals noted on the plans.
5. Do not notch bottoms of wood members. Obtain architect/engineer approval for any holes in all wood members other than those required for structural assembly. Holes through sills, plates, studs, and double plates in interior bearing and shear walls shall not exceed 1/3 of the plate width and shall be bored holes placed in the center of the stud or plate. Notching is not permitted.
6. Nailed connections shall conform to Table 2304.9.1 of the International Building Code.
7. End distance, edge distance and spacing of nails shall be such to avoid splitting of the wood.
8. Nailing not noted shall be at least two nails at all contact points.
9. When headers are not shown, Table 2308.9.5 through 2308.9.6 of the International Building Code shall apply.

BEAMS:

1. Beams shall be comprised of solid sawn Southern Pine lumber unless noted otherwise. The size and grade of each beam shall be as shown on the plan.
2. Individual members comprising beams shall be adequately bonded together to act as a single unit.
3. All beams shall be supported by (3) - 2x4 No.2 or better Douglas Fir studs unless noted otherwise.
4. All beams shall be adequately anchored to prevent lateral and/or in-plane displacement.

STUD WALLS:

1. Studs shall be 2x4 No.2 Douglas Fir or better unless noted otherwise.
2. Stud spacing shall be 16" O.C. unless noted otherwise.
3. All studs shall have blocking at the midpoint unless noted otherwise. Blocking shall consist of solid sawn lumber of the same size as the studs being blocked.

FLOOR JOISTS:

1. Floor joists shall be 2x12 Southern Pine, unless noted otherwise. The grade and spacing shall be as shown on the plans.
2. All floor joists shall bear fully on the supporting wall.
3. Any floor joists that frame into a beam shall utilize Simpson Strong-Tie JB212 Top Flange Joist Hanger.
4. Bridging shall consist of 2x10 solid sawn No.2 Southern Pine and shall be provided at 1/3 points of all floor joist spans.

PLYWOOD SHEAR WALLS:

1. OSB panels shall be placed with long dimensions parallel to wall studs.
2. Nailing schedule: (unless otherwise noted)
 - A. See schedule on plans at panel edges and framed openings.
 - B. See schedule on plans at intermediate studs and blocking.
3. Shear wall locations shall be as shown on the plan.

PLYWOOD ROOF DECK:

1. OSB panels to be placed with long dimensions perpendicular to supports.
2. Provide double 2x shaped blocking along main ridge lines, valleys and all hip ridges.
3. Nailing schedule:
 - A. 10d @ 6" O.C. around roof perimeter at eave, gable ends, and at each side of main ridge lines and valleys.
 - B. 10d @ 6" O.C. at all other panel edges.
 - C. 10d @ 12" O.C. in panel field @ each rafter.

FLOOR TRUSSES:

1. Floor Trusses shall be designed to support the following loads:
Top Chord Live Load = 40 psf
Top Chord Dead Load = 30 psf
Bottom Chord Dead Load = 5 psf
2. All Floor Trusses shall align with supporting wall studs.
3. Floor Trusses shall be of the dimensions and spaced as shown.

ROOF TRUSSES:

1. Roof Trusses shall be designed to support the following loads:
Top Chord Live Load = 20 psf
Top Chord Dead Load = 15 psf
Bottom Chord Dead Load = 10 psf
Bottom Chord Live Load = 10 psf
2. Roof Truss dimensions and spacing shall be per manufacturer's recommendations.
3. Roof Truss manufacturer shall provide all bracing requirements for trusses, both temporary and permanent.
4. Do not place concentrated loads atop the trusses until all specified bracing has been installed and the sheathing permanently nailed in place. Specifically avoid stacking bundles of plywood atop unshathed trusses. Lift plywood sheets individually onto roof only as required during sheathing.
5. Specified mechanical equipment shall be placed in the attic only upon completion of the entire roof structural system.
6. Truss manufacturer shall check system design of all members against the net uplift forces created by the basic wind speed as indicated on the structural drawings.

PARALLAM BEAMS:

1. All members shall be manufactured in accordance with US Department of Commerce voluntary standard PS 56-73, AITC standard 117-79, National Service, Inc. (NES) report number NER-292, or CC MC report number 111161-R, and other AITC standards.
2. Parallam beams shall be manufactured from strands of wood fiber and shall be coated with exterior type adhesive (phenol, formaldehyde) and oriented to the length of the member. Use parallam beams by Trusjoist McMillian or equal.
3. Parallam shall have the following properties:
Flexural Stress, $f_b = 2,900$ psi
Tension Parallel to Grain, $f_t = 2,400$ psi
Compressive Strength, $f_c = 2,900$ psi
Horizontal Shear, $f_v = 210$ psi
Modulus of Elasticity, $E = 2,000,000$ psi
4. The parallam wood fabricator shall furnish shop drawings, unless noted otherwise, for review by the architect/engineer before fabrication.

STRUCTURAL STEEL NOTES:

GENERAL:

1. All structural tubing shall conform to ASTM A-500, Grade B, $f_y=46$ ksi.
2. All plates shall conform to ASTM A-36, $f_y=36$ ksi.
3. All misc. steel shall conform to ASTM A-36, $f_y=36$ ksi, unless noted otherwise.
4. All steel details shall be in accordance with the latest AISC Specifications
5. Splicing of structural steel members where not detailed is prohibited without prior approval. If approved, the contractor shall have the connection tested by ultrasound by an independent testing lab.
6. No change in size or position of the structural elements shall be made. Holes, slots, cuts, etc., are not permitted through any member unless they are detailed on the approved shop drawings.

WELDS:

1. All welding shall be performed by certified welders in accordance with AWS specifications.
2. All welding electrodes shall conform to AWS A5.1 Grade E-70.

BUILDING CODE: 2006 INTERNATIONAL BUILDING CODE

GRAVITY LOADS:

LIVE LOADS:	
FLOOR	40 psf
ROOF	20 psf

DEAD LOADS:

MISC.	ACTUAL WEIGHTS OF MATERIALS
ROOF	15 psf

LATERAL LOADS:

WIND:	
BASIC WIND SPEED	90 mph
EXPOSURE CATEGORY	C

SEISMIC:

SEISMIC USE GROUP	Group 1
SEISMIC IMPORTANCE FACTOR	$I_e=1.0$
SPECTRAL RESPONSE COEFFICIENTS	$S_{DS}=1.02$
	$S_{D1}=0.60$
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	PLYWOOD SHEAR WALLS W/ LOAD BEARING WOOD STUDS
DESIGN BASE SHEAR	0.1733 w
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE (SIMPLIFIED)

STRUCTURAL DESIGN APPROACH

FOUNDATION SYSTEM:
THE FOUNDATION CONSISTS OF REINFORCED CONCRETE CONTINUOUS FOOTINGS WITH REINFORCED CONCRETE SPREAD FOOTINGS AT HEAVY POINT LOADS.

WALLS:

THE STRUCTURE UTILIZES WOOD FRAMING WITH LOAD BEARING STUD WALLS.

LATERAL STABILITY:

LATERAL STABILITY IS PROVIDED BY THE ROOF DECK ACTING AS A DIAPHRAGM SPANNING BETWEEN SHEAR TRANSFER ELEMENTS WITH PLYWOOD SHEAR WALLS.



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STRUCTURAL NOTES

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APARTMENTS FOR:
TOWNHOUSE MANOR
HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401

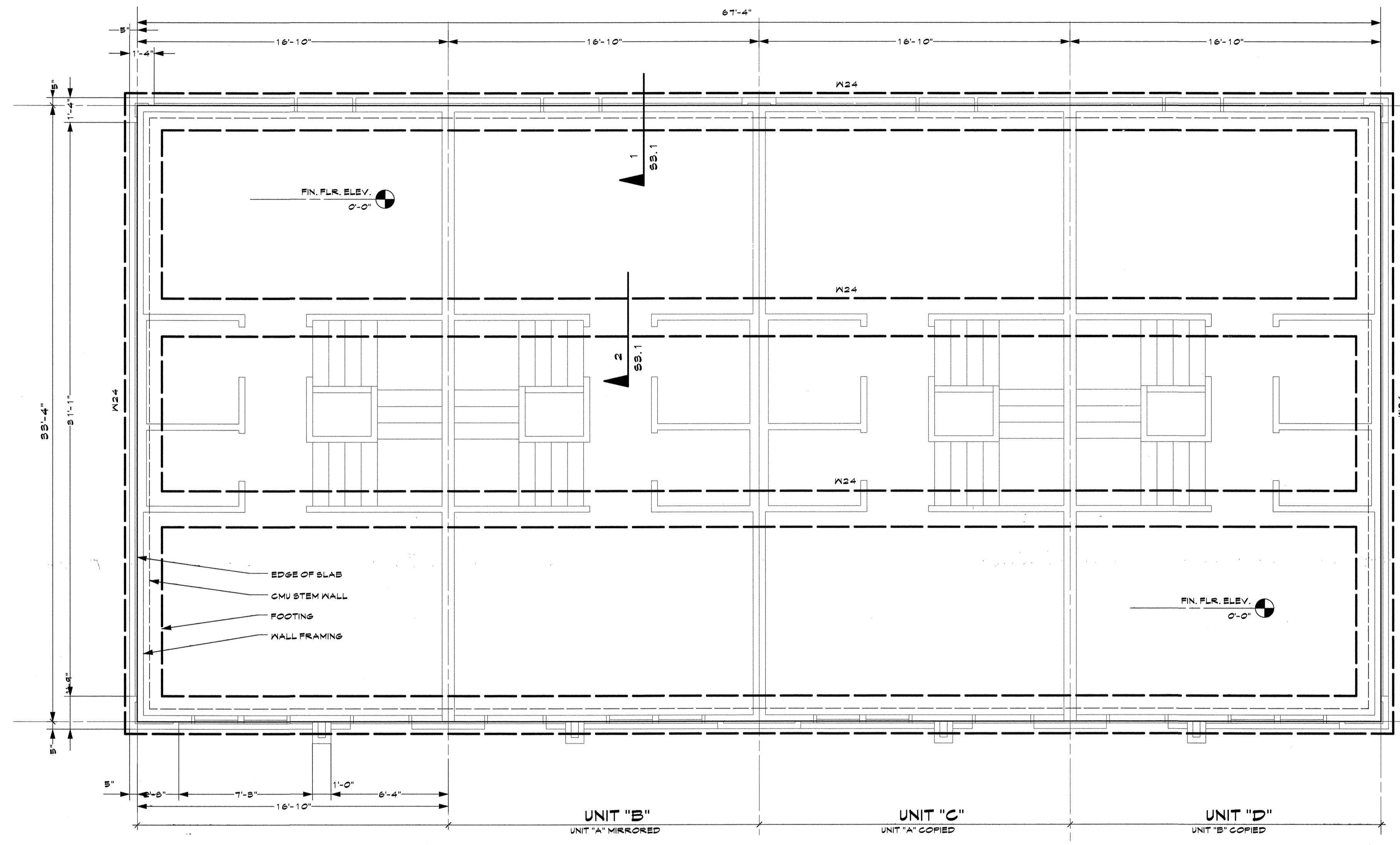
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DATE:
FILE:
PLOT:

JIM MADDOX
ARCHITECT AIA

PO BOX 6
402 S MAIN
JONESBORO AR
(870) 935-3813 TEL
(870) 972-9665 FAX

jdaddox_arch@sbcglobel.net

SO.1



FOUNDATION FLOOR PLAN
1/4"

FOUNDATION PLAN

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TOWNHOUSE MANOR
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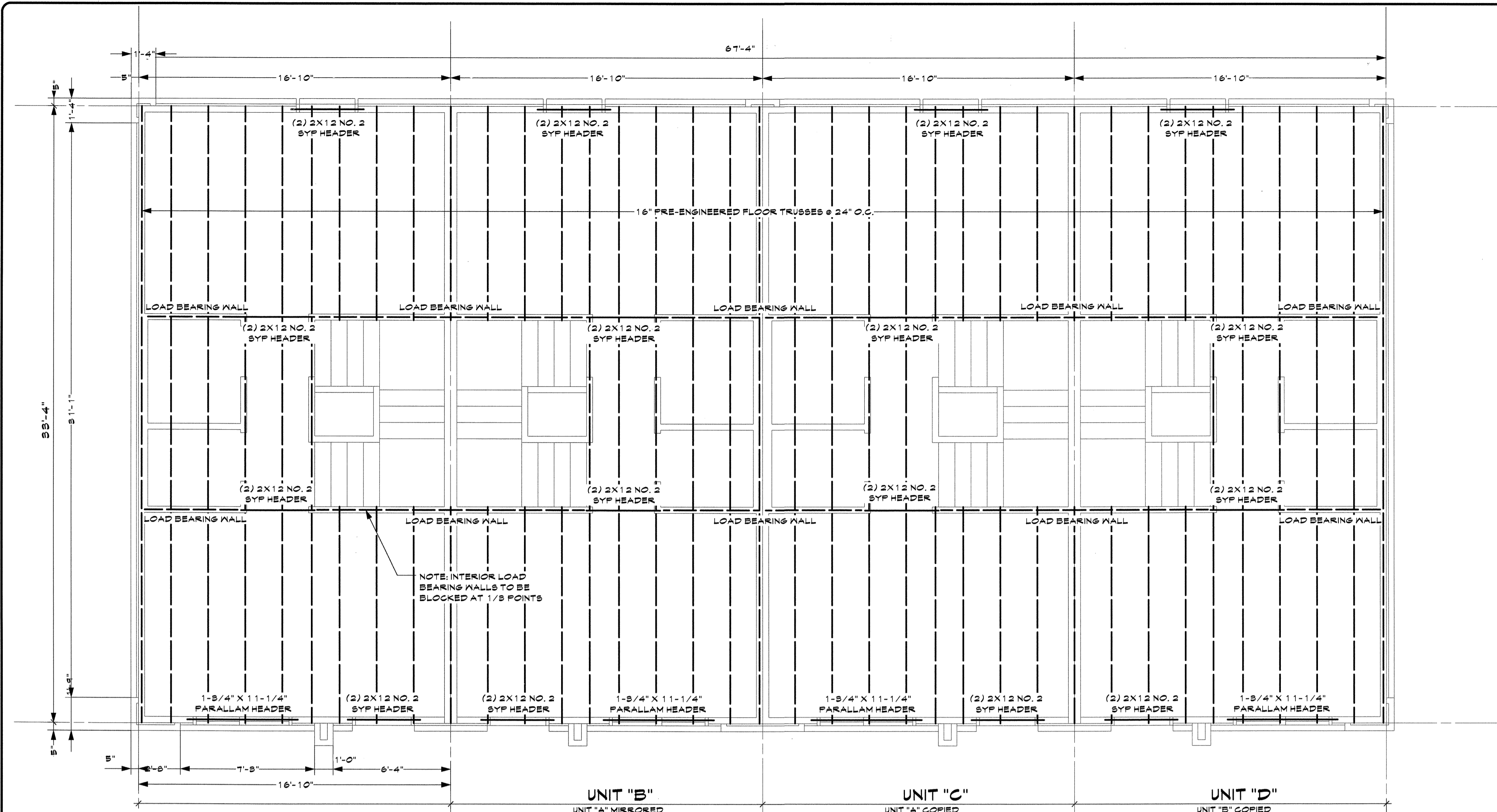
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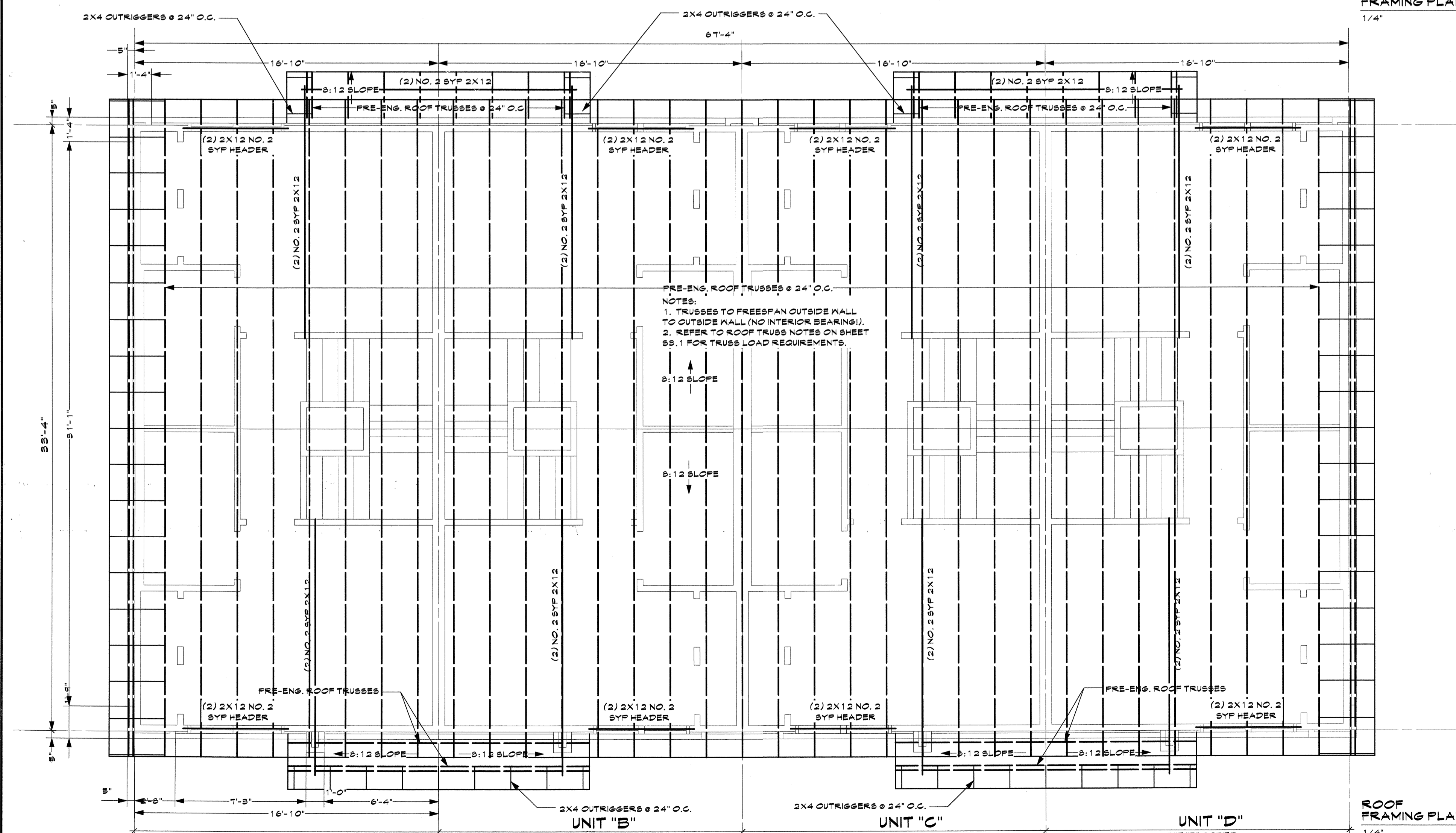
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SECOND FLOOR FRAMING PLAN
1/4"



ROOF FRAMING PLAN
1/4"

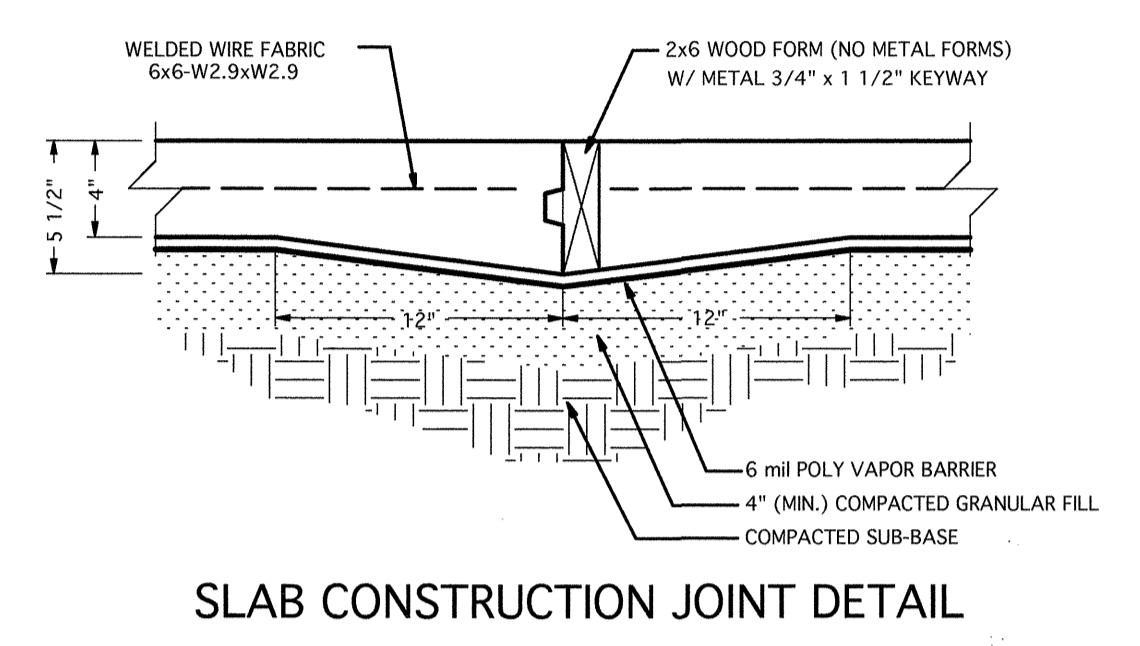
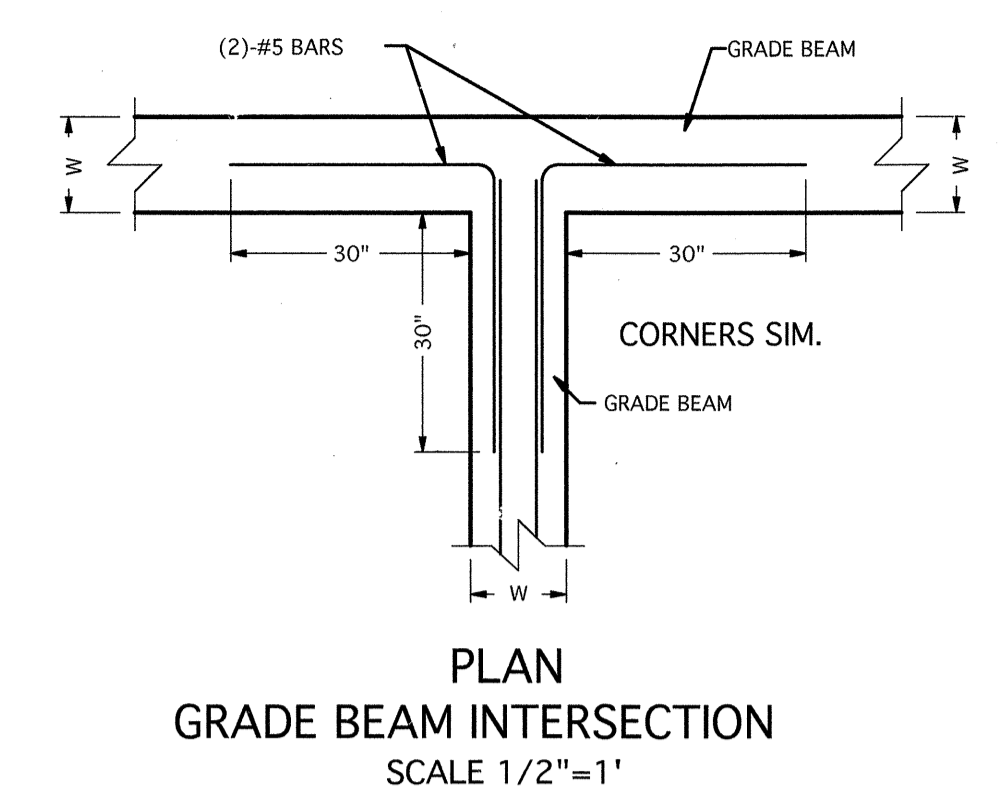
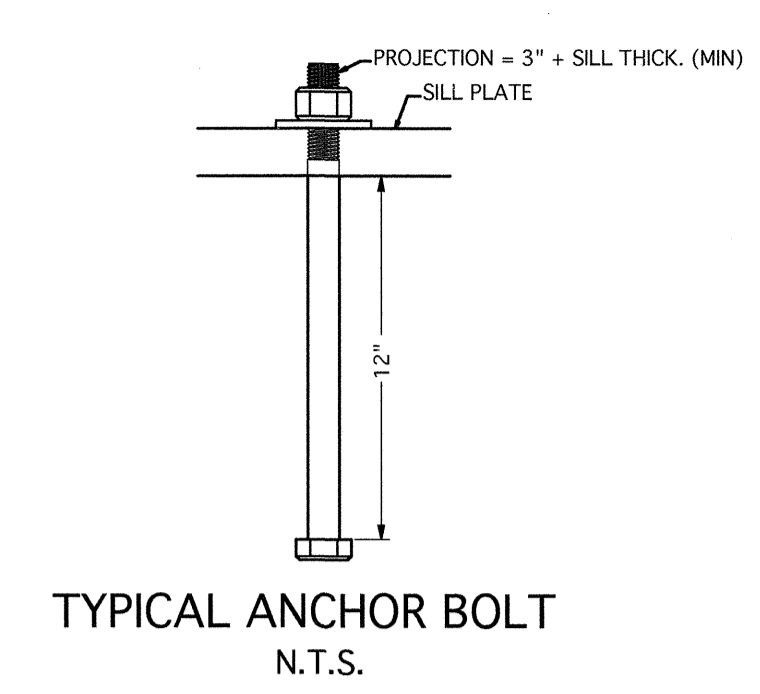
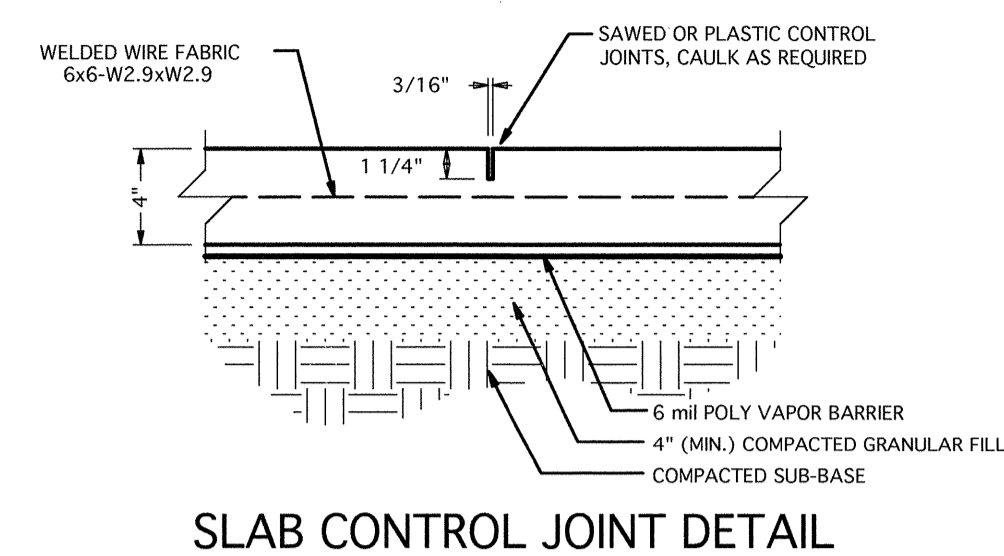
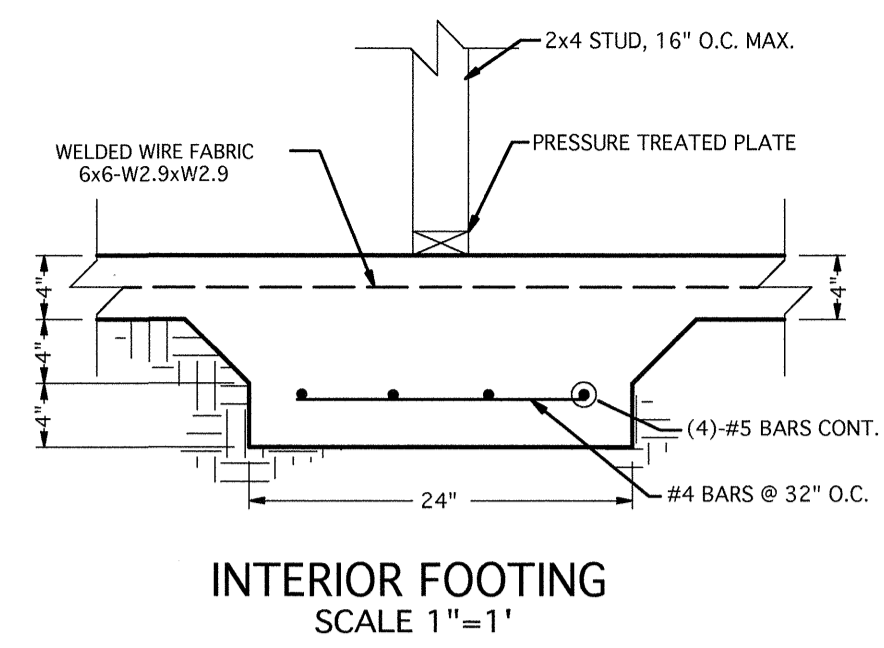
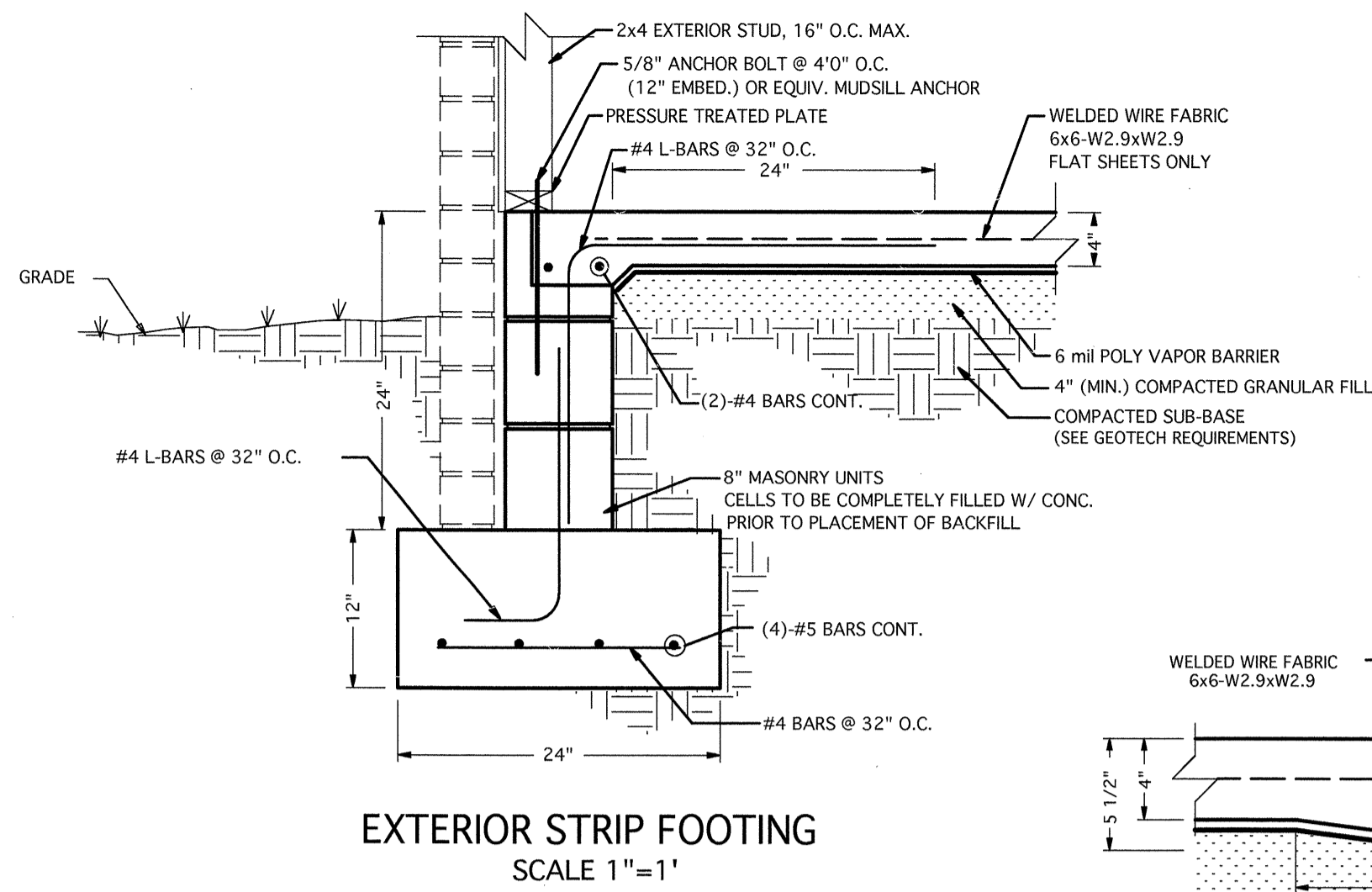
NOTE: INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT 1/3 POINTS

PRE-ENG. ROOF TRUSSES @ 24" O.C.
NOTES:
1. TRUSSES TO FREESPAN OUTSIDE MALL TO OUTSIDE MALL (NO INTERIOR BEARING).
2. REFER TO ROOF TRUSS NOTES ON SHEET SS.1 FOR TRUSS LOAD REQUIREMENTS.



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EXTERIOR STRIP FOOTING
SCALE 1"=1'

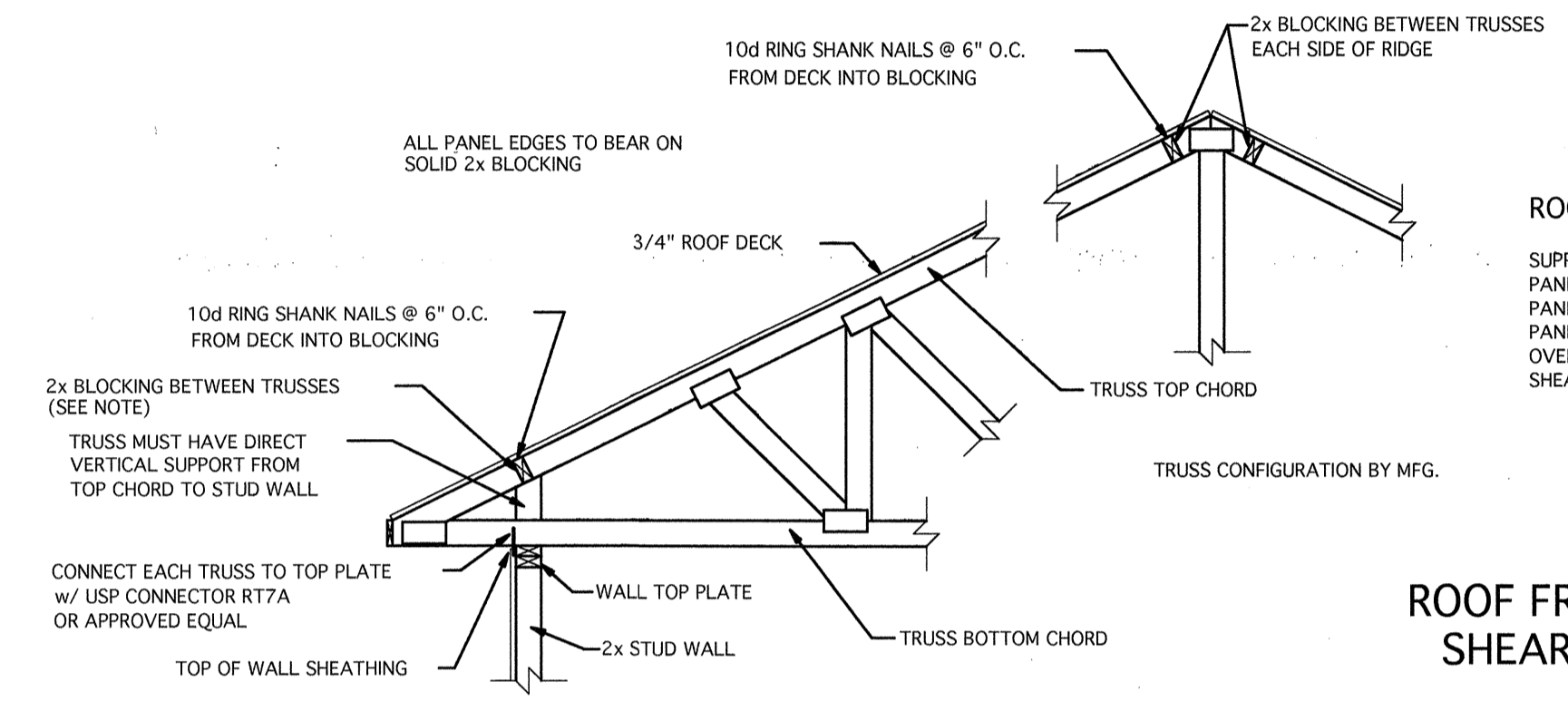
INTERIOR FOOTING
SCALE 1"=1'

SLAB CONTROL JOINT DETAIL

TYPICAL ANCHOR BOLT
N.T.S.

PLAN
GRADE BEAM INTERSECTION
SCALE 1/2"=1'

SLAB CONSTRUCTION JOINT DETAIL



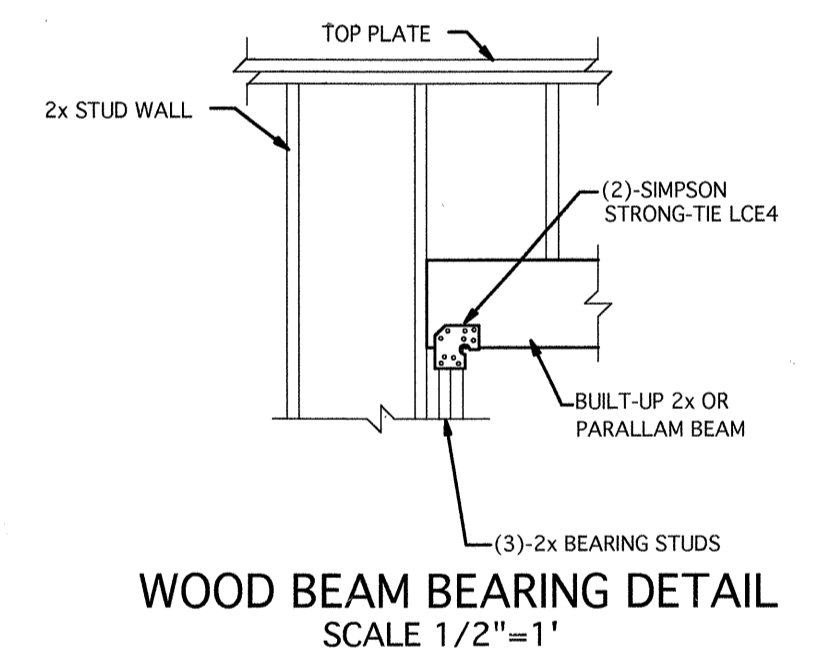
ROOF SHEATHING FASTENING SCHEDULE

SUPPORTED PANEL ENDS & EDGES	6" O.C.
PANEL FIELD	6" O.C.
PANEL FIELD WITHIN 4' OF RIDGE	4" O.C.
PANEL FIELD WITHIN 6' OF EAVE OVERHANDS (EAVES)	3" O.C.
SHEATHING TO GABLE ENDWALL	3" O.C.

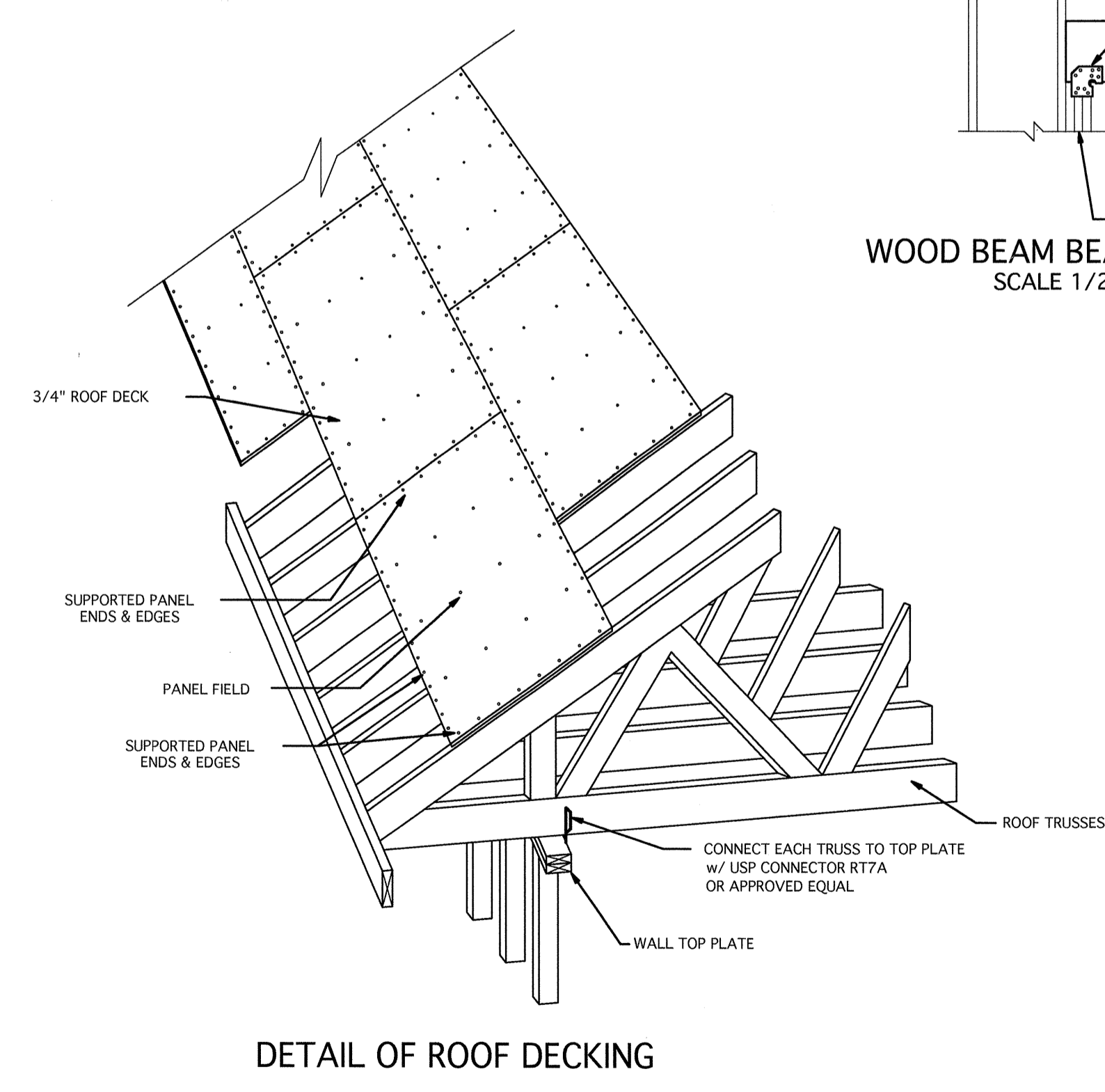
ALL NAILS TO BE 10d RING SHANK

ROOF FRAMING, SHEATHING & SHEAR TRANSFER ELEMENT
SCALE 1/2"=1'

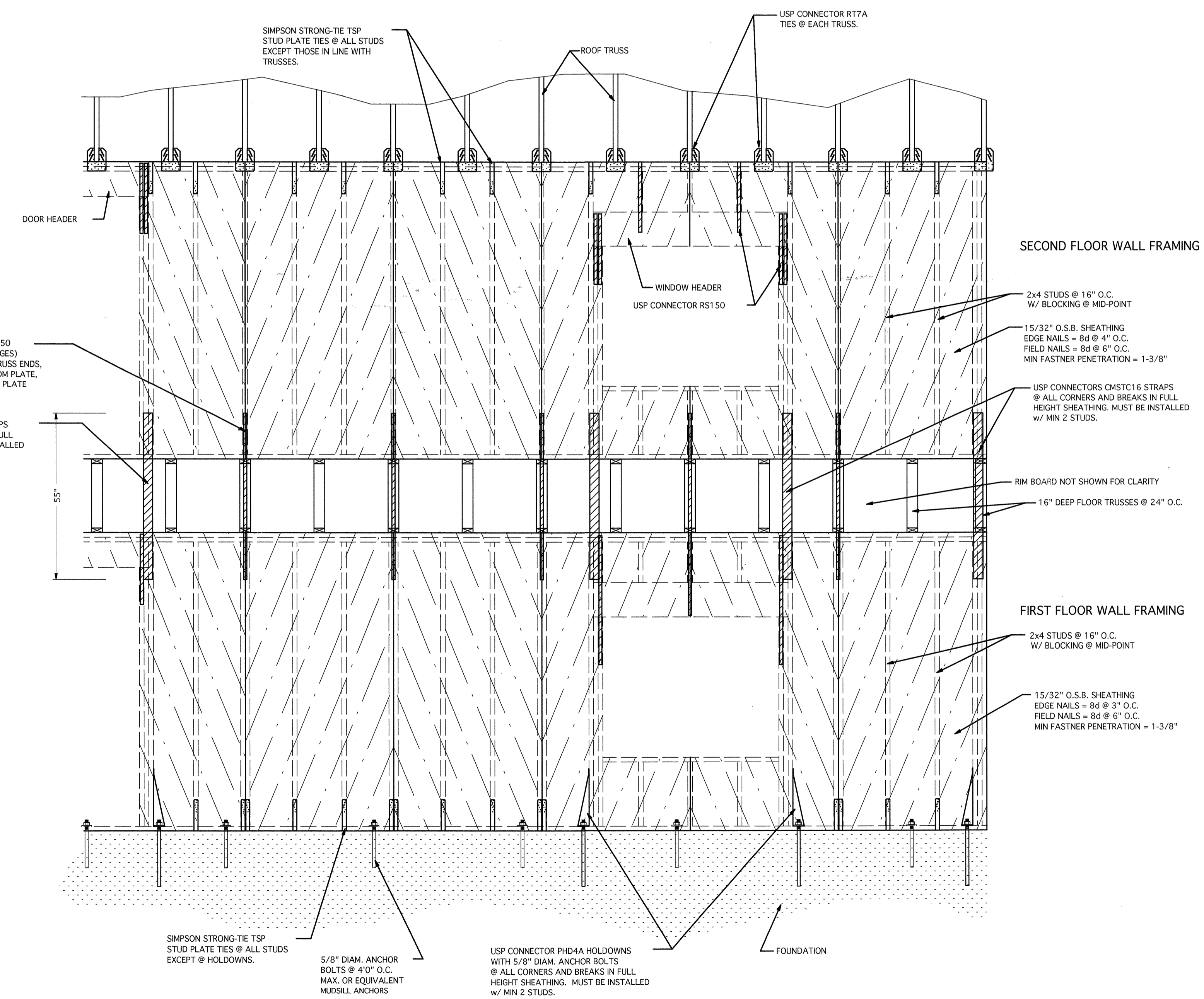
NOTE: SOLID 2x BLOCKING BETWEEN TRUSSES @ EXTERIOR WALL MUST EXTEND FROM SHEATHING DOWN TO TOP PLATE. CONNECT BLOCKING TO TOP PLATE WITH SIMPSON STRONG-TIE RBC ROOF BOUNDARY CLIPS @ 12" O.C.



WOOD BEAM BEARING DETAIL
SCALE 1/2"=1'



DETAIL OF ROOF DECKING



WALL FRAMING, SHEATHING & SHEAR TRANSFER ELEMENT
SCALE 1/2"=1'

SECOND FLOOR WALL FRAMING

FIRST FLOOR WALL FRAMING

STRUCTURAL DETAILS

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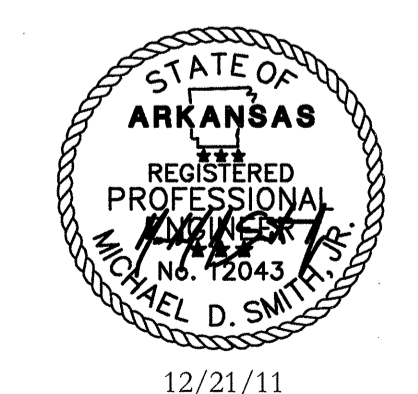
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JONESBORO AR
(870) 935-3813 TEL
(870) 972-9665 FAX

jmaddox_arch@bcglobal.net



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