

# LINKS AT JONESBORO – PHASE II

## JONESBORO, ARKANSAS

### CLASSIC DELUXE II

#### LIST OF CURRENT CODES:

2003 International Building Code <i>(2003 IBC Local Amendments)</i>	2003 International Energy Conservation Code <i>(No Local amendments)</i>
2003 International Mechanical Code <i>(2003 IMC Local Amendments)</i>	2002 National Electric Code <i>(2002 NEC Local Amendments)</i>
2003 International Plumbing Code <i>(2003 IPC Local Amendments)</i>	2003 International Property Maintenance Code
2003 International Fuel Gas Code <i>(2003 IFGC Local Amendments)</i>	1997 NfPA-1 Fire Prevention Code
2003 International Residential Code <i>(2003 IRC Local Amendments)</i>	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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A-8	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

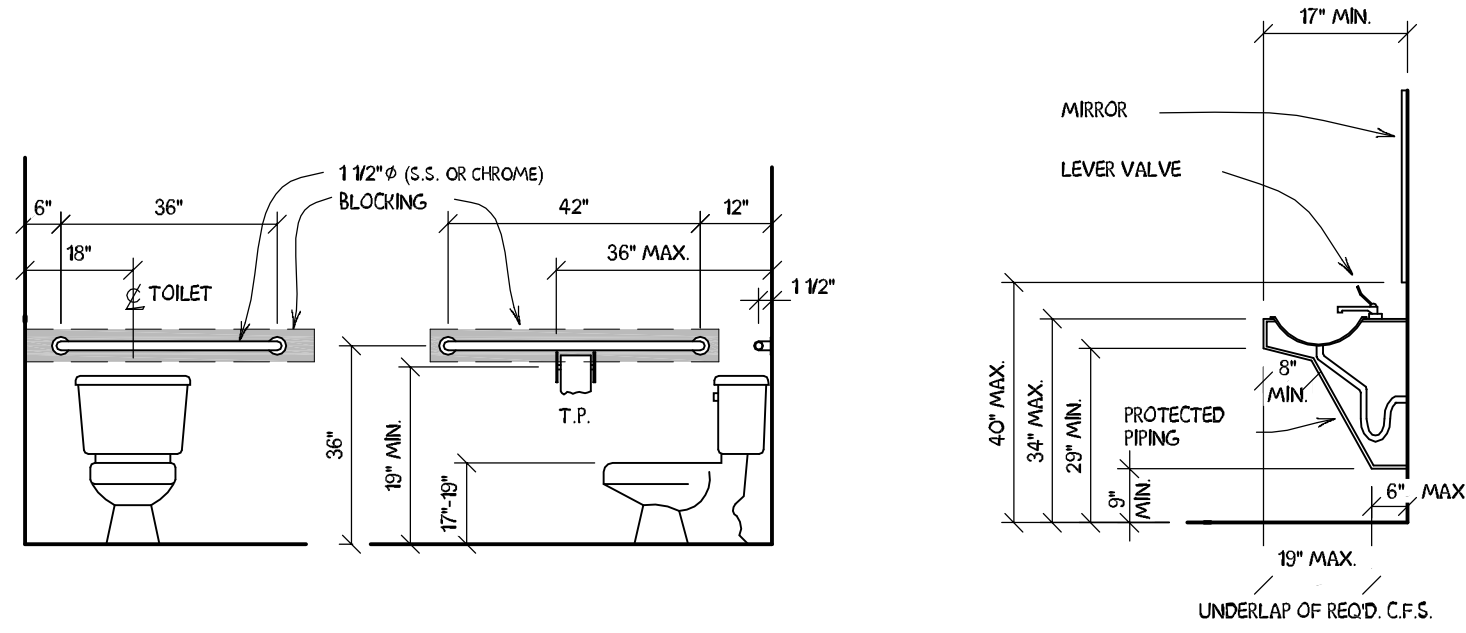
#### Mechanical Engineer:

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



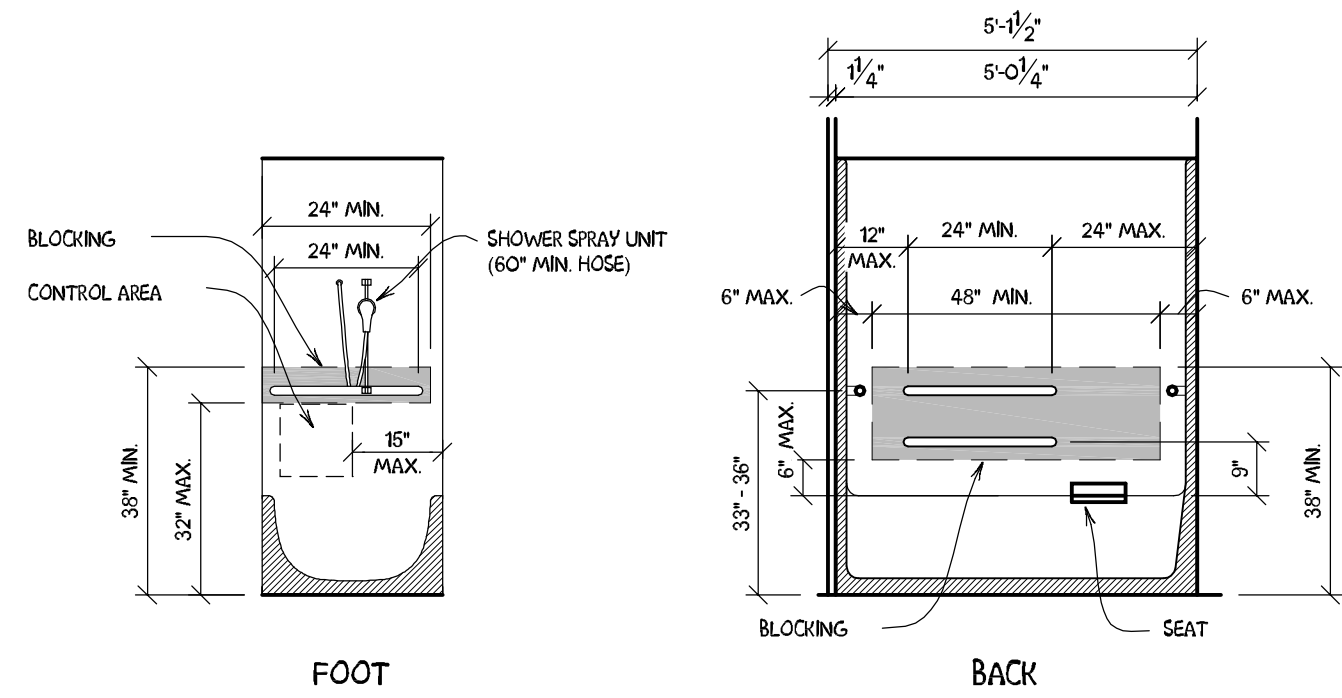






**TOILET DETAIL**  
SCALE: 3/8" = 1'-0"

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



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

**FAIR HOUSING GUIDELINES CHECKLIST**

**A. ACCESSIBLE ROUTE AND ENTRY**

- CLUB CUTS WITH FINED 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**

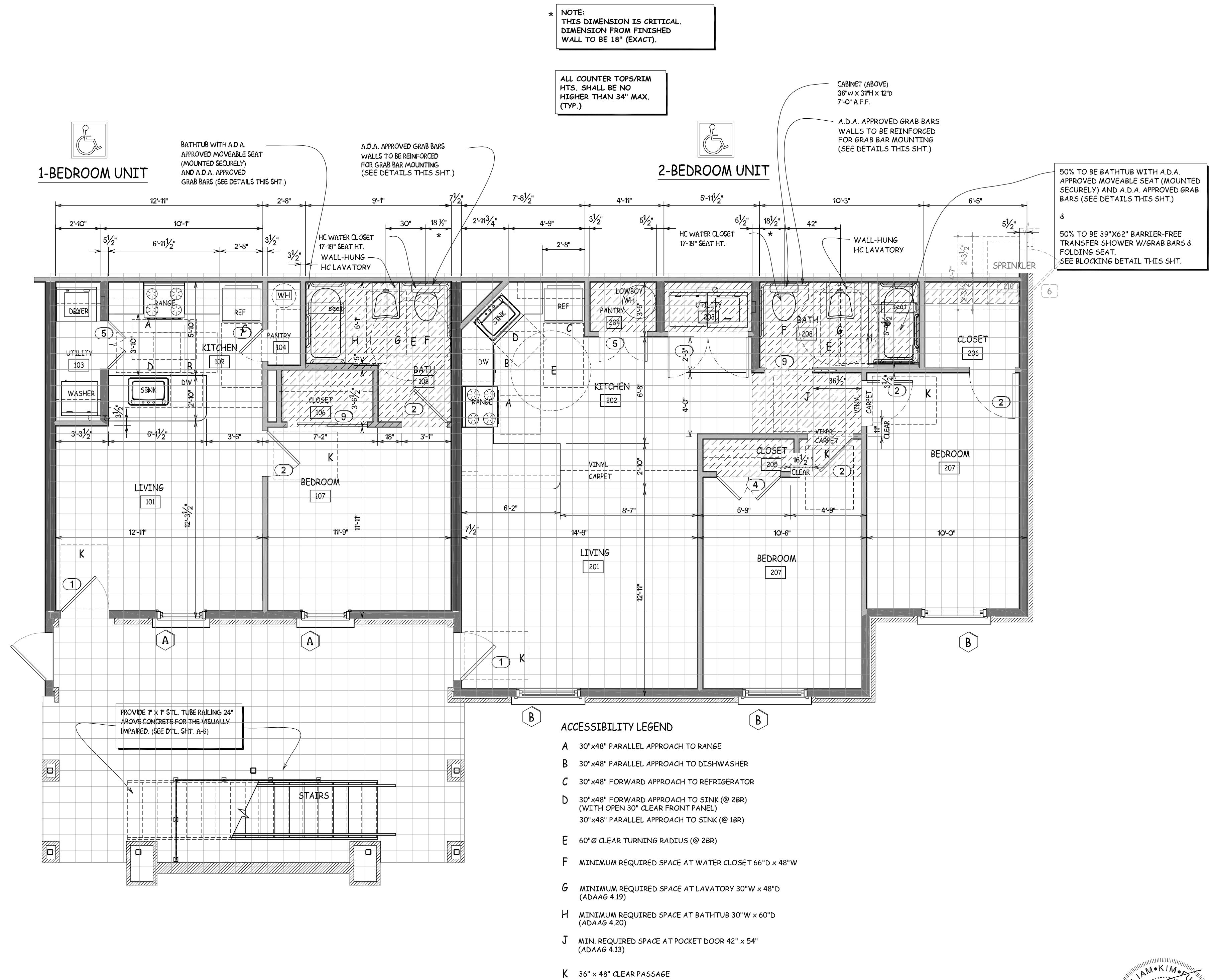
- LIGHT SWITCH @ 48" A.F.F. TO TOP OF SWITCH BOX
- OUTLETS @ 20" A.F.F. TO TOP OF OUTLET BOX
- OUTLETS AND SWITCHES @ COUNTER 48" A.F.F. TO TOP OF BOX
- THERMOSTAT @ 44" A.F.F. TO CENTER OF THERMOSTAT COVER

**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-SHAPE" 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



**1**  
A-1 HC Ground FLOOR PLAN Scale: 1/4" = 1'-0"



REV	DATE	DESCRIPTION

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

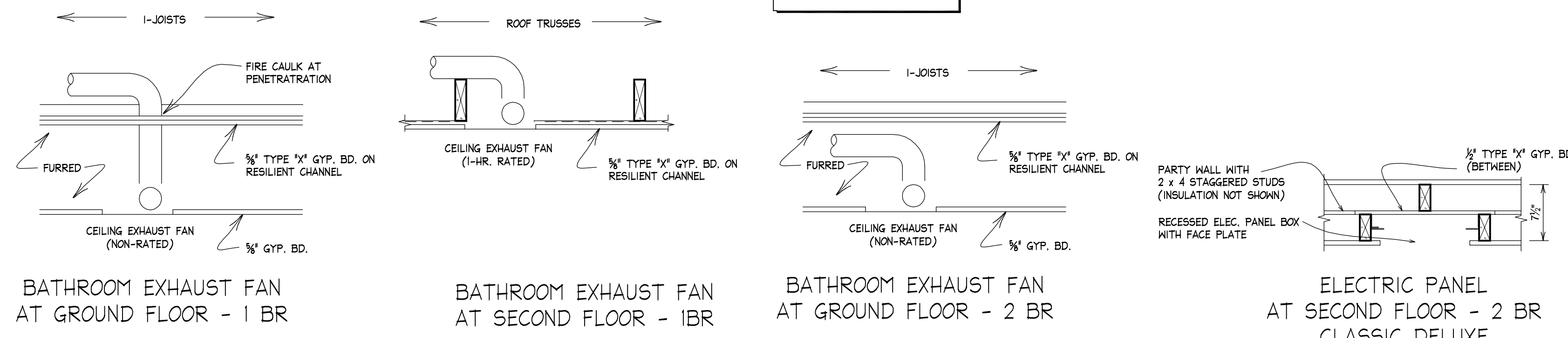
CLASSIC DELUXE II  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

GRD FLR HC PLAN  
SHEET  
A-1 HC

02/24/10







**TYPICAL BATHROOM EXHAUST FAN DETAILS**  
NO SCALE

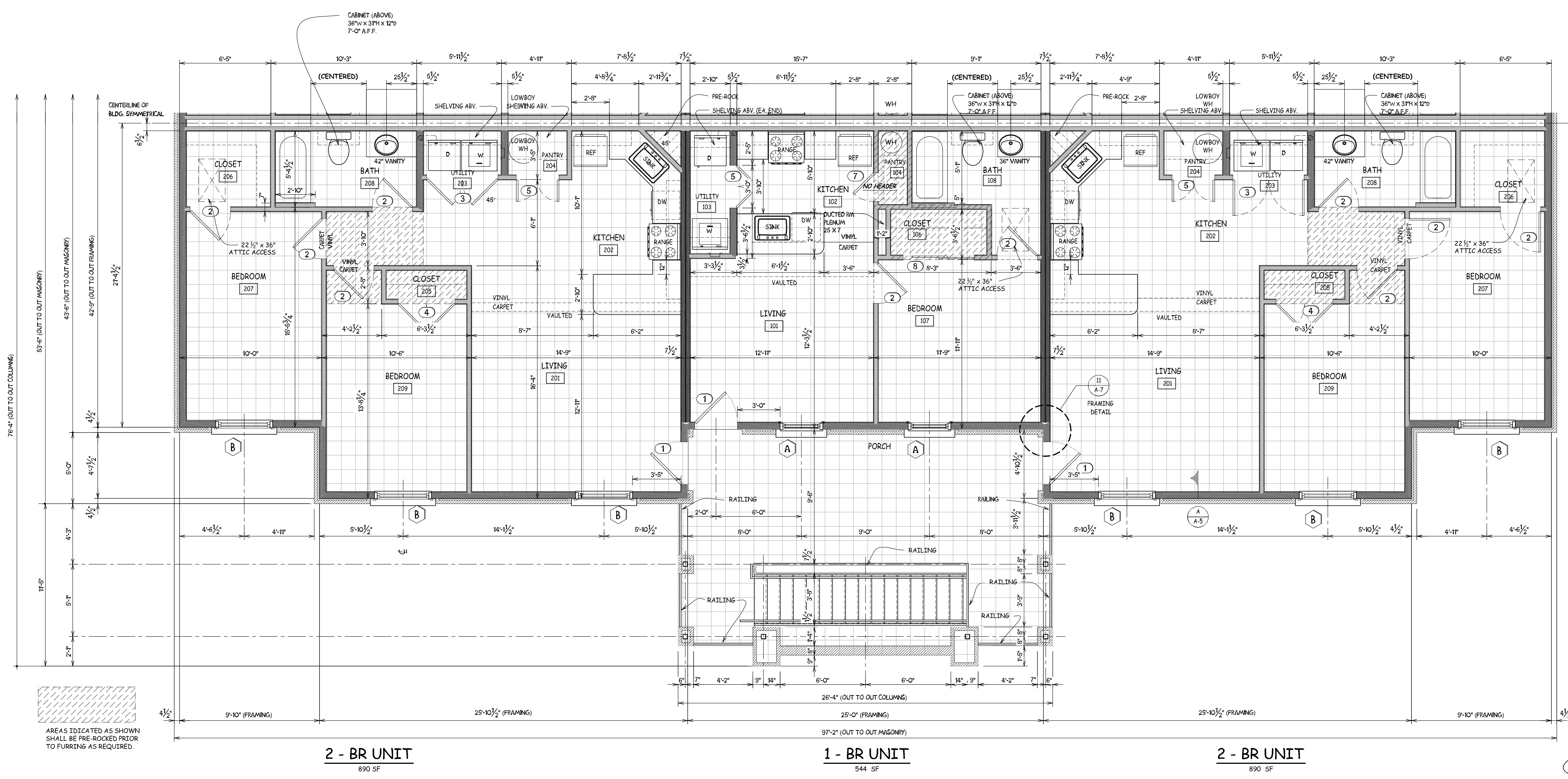
REFERENCE:  
SECTION 716.5.2/EXCEPTION NO. 3 (SPRINKLED BUILDING) 2006 IBC  
SECTION 711.4/EXCEPTION NO. 1 (UNSPRINKLED BUILDING) 2000 IBC

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/ATL. EDGE/INSULATED/METAL THRESHOLD #55NS00V WITH EXTENDER #55E3A7	12
2	2'-10"	6'-8"	PRE-FINISHED BLUSH OAK	40
3	5'-0"	6'-8"	2 / 6 TWIN JAMB UNIT W/RALL CATOV BLUSH OAK	8
4	4'-0"	6'-8"	2 / 0 TWIN JAMB UNIT W/RALL CATOV BLUSH OAK	8
5	3'-0"	6'-8"	1 / 6 TWIN JAMB UNIT W/RALL CATOV BLUSH OAK	12
6	3'-0"	6'-8"	6 - PNL. MTL. W/ATL. EDGE/INSULATED/METAL THRESHOLD	1
7	2'-0"	6'-8"	PRE-FINISHED BLUSH OAK	4
8	5'-0"	6'-8"	PRE-FINISHED BLUSH OAK 8-PASS DOOR UNIT R.O. = 61 X2"	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 ALUMN. 7100 (W/SCREEN)	8
B	4'-0"	5'-0"	W1 GENERAL ALUMN. 7100 (W/SCREEN)	24

2nd FLOOR - ROOM FINISH SCHEDULE					
2 - 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.	*	7'-0"	
PANTRY	SHT. VINYL	1/2" GYP. BD.	*	7'-0"	
CLOSET	CARPET	1/2" GYP. BD.	*	8'-0"	
CLOSET	CARPET	1/2" GYP. BD.	*	8'-0"	
BEDROOM	CARPET	1/2" GYP. BD.	*	8'-0"	
BATH	SHT. VINYL	1/2" GYP. BD.	*	8'-0"	
BEDROOM	CARPET	1/2" GYP. BD.	*	8'-0"	

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

Tue, Mar 02, 10

ISSUED:

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

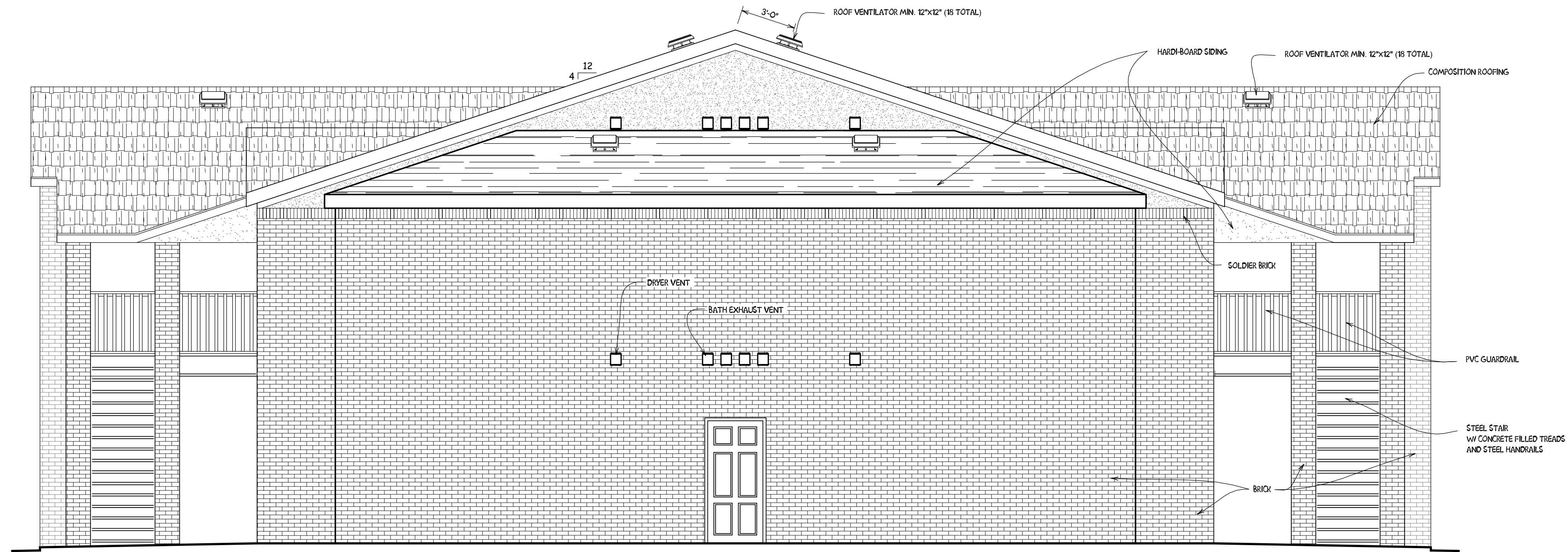
PARTIAL 2ND FLR PLAN

SHEET A-2A

02/24/10

REV	DATE	DESCRIPTION

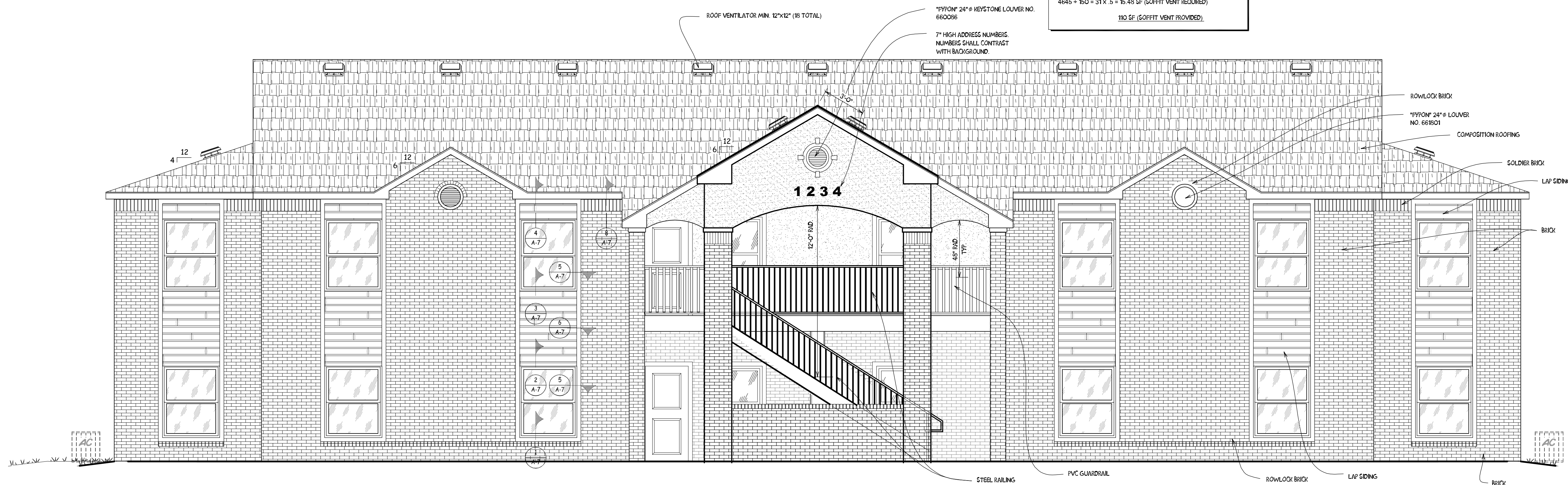
Tue, Mar 02, 10



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

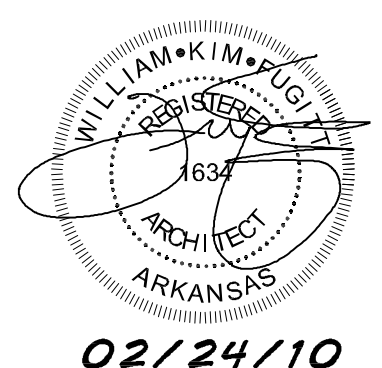
william kim fugitt, a.i.a.  
architect  
1165 joyce blvd. Fayetteville, ar. 72703  
phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com

**ATTIC VENTILATION:**  
4645 SF (TOTAL ATTIC SPACE)  
REQUIRED VENTILATION SQUARE FOOTAGE:  
4645 ÷ 150 = 31 x .5 = 15.48 SF (SF VENT @ ATTIC)  
18 SF (ROOF VENTS PROVIDED)  
4645 ÷ 150 = 31 x .5 = 15.48 SF (SOFFIT VENT REQUIRED)  
110 SF (SOFFIT VENT PROVIDED)



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

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



02/24/10

CLASSIC DELUXE II  
ELEVATIONS  
SHEET  
**A-3**



# LINKS AT JONESBORO – PHASE II

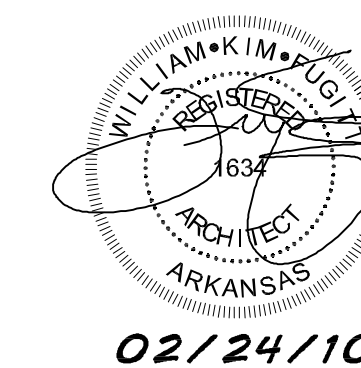
## JONESBORO, ARKANSAS

### CUSTOM DELUXE III

#### LIST OF CURRENT CODES:

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

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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
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A-1a	PARTIAL GROUND FLOOR PLAN AND SCHEDULES		
A-1HC	HANDICAPPED ACCESSIBLE FLOOR PLAN		
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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:

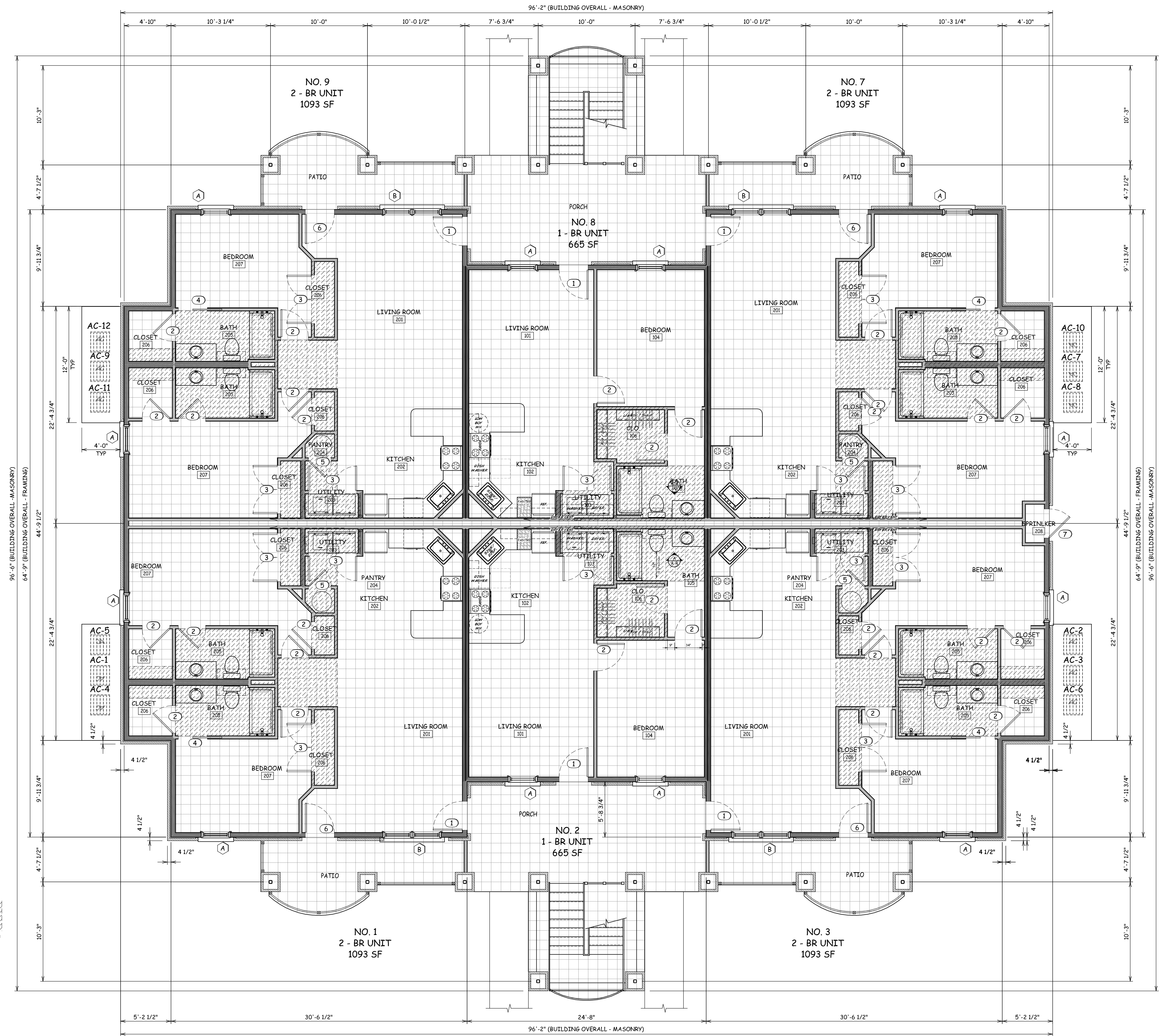
HP ENGINEERING, INC.  
1800 South 52nd Street, Ste. 400  
Rogers, Arkansas 72758  
(479) 899-6370

DOOR SCHEDULE				
#	Width	Height	DESCRIPTION	Qty
1	3'-0"	6'-8"	6 - PNL. MTL. W/MTL. EDGE/INSULATED/IMPERIAL THRESHOLD #5DN30W WITH EXTENDER #BEE3M7	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				
#	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

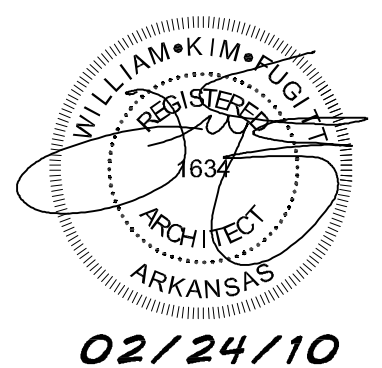
1st FLOOR - ROOM FINISH SCHEDULE					
2 - BR UNIT					
NO.	NAME	FLOOR	WALL	CEILING	CLG. HT.
201	LIVING ROOM	CARPET	1/2" Gyp. Bd.	(2) Layers 1/2" Type "X" GYP. BD.	9'-0"
202	KITCHEN	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers 1/2" Type "X" GYP. BD.	9'-0"
203	UTILITY	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers 1/2"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



TOTAL SQUARE FOOTAGE OF BUILDING = 11,404 S.F.  
 REFER TO SHT. A-1a FOR TYPICAL INTERIOR DIMENSIONING

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



REV	DATE	DESCRIPTION

ISSUED: \_\_\_\_\_  
 Tue, Mar 02, 10 10:26 AM

william kim fugitt, a.i.a. architect  
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 phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com

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

CUSTOM DELUXE III  
 GRD FLR PLAN  
 SHEET  
 A-1

02/24/10

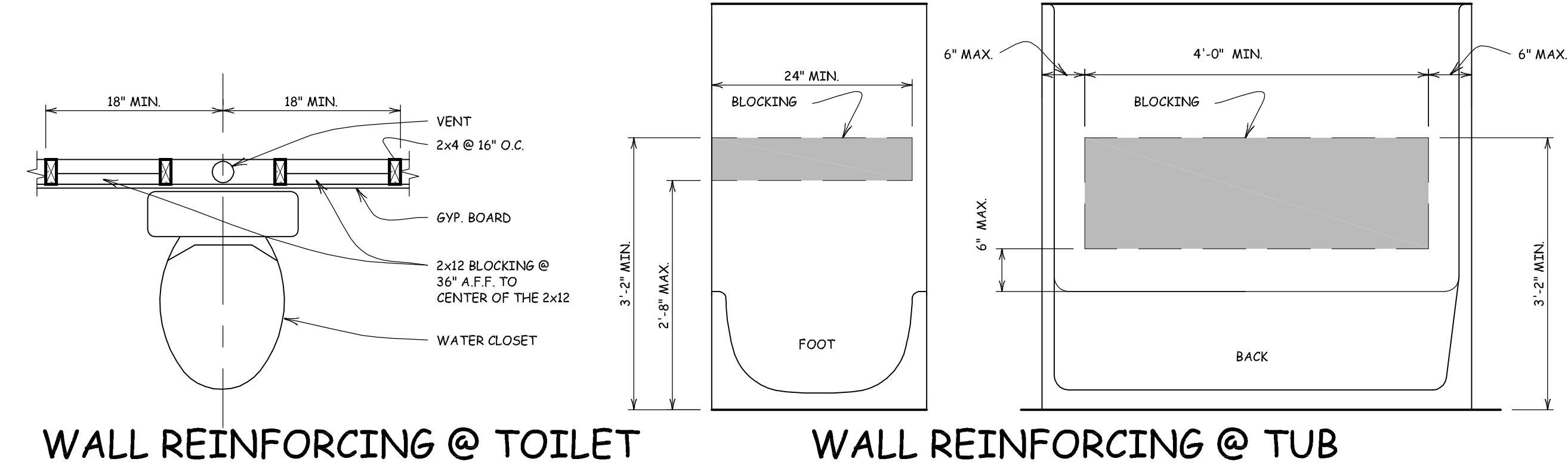


DOOR SCHEDULE				
SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD				
#	Width	Height	DESCRIPTION	Qty
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WINDOWS SCHEDULE				
SIZES SHOWN ARE NOMINAL. VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD				
#	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 Type "X" GYP. BD.	9'-0"
202	KITCHEN	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	9'-0"
203	UTILITY	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
204	PANTRY	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
205	BATH	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
206	CLOSET	CARPET	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
207	BEDROOM	CARPET	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	9'-0"
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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 Type "X" GYP. BD.	9'-0"
102	KITCHEN	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	9'-0"
103	UTILITY	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
104	BEDROOM	CARPET	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	9'-0"
105	BATH	SHEET VINYL	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)
106	CLOSET	CARPET	1/2" Gyp. Bd.	(2) Layers Type "X" GYP. BD.	8'-0" (Furred)

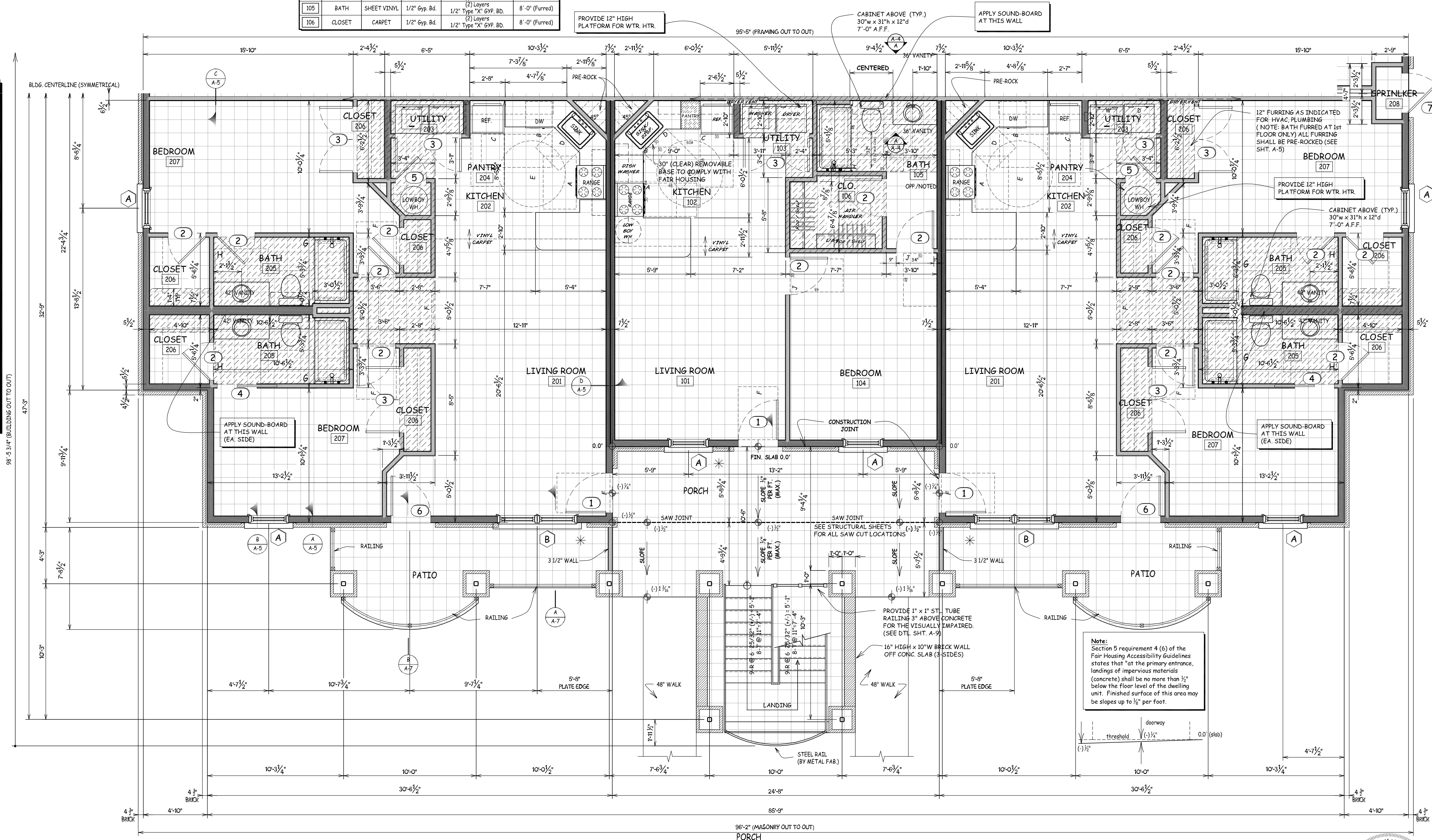
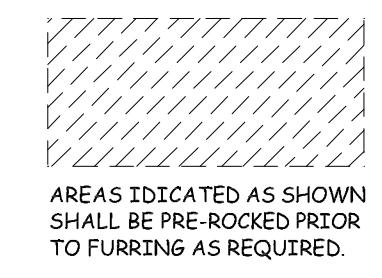


**FAIR HOUSING GUIDELINES CHECKLIST**

- A. ACCESSIBLE ROUTE AND ENTRY**
  - CLUB 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" CLEAR TURNING RADIUS
- G** 36"x48" CLEAR PASSAGE
- H** 36"x48" OUTSIDE SWING OF DOOR



2 - BR UNIT  
1093 SF

1 - BR UNIT  
665 SF

2 - BR UNIT  
1088 SF

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

REV	DATE	DESCRIPTION

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  
GRD FLR PARTIAL PLAN  
SHEET  
A-1A  
02/24/10





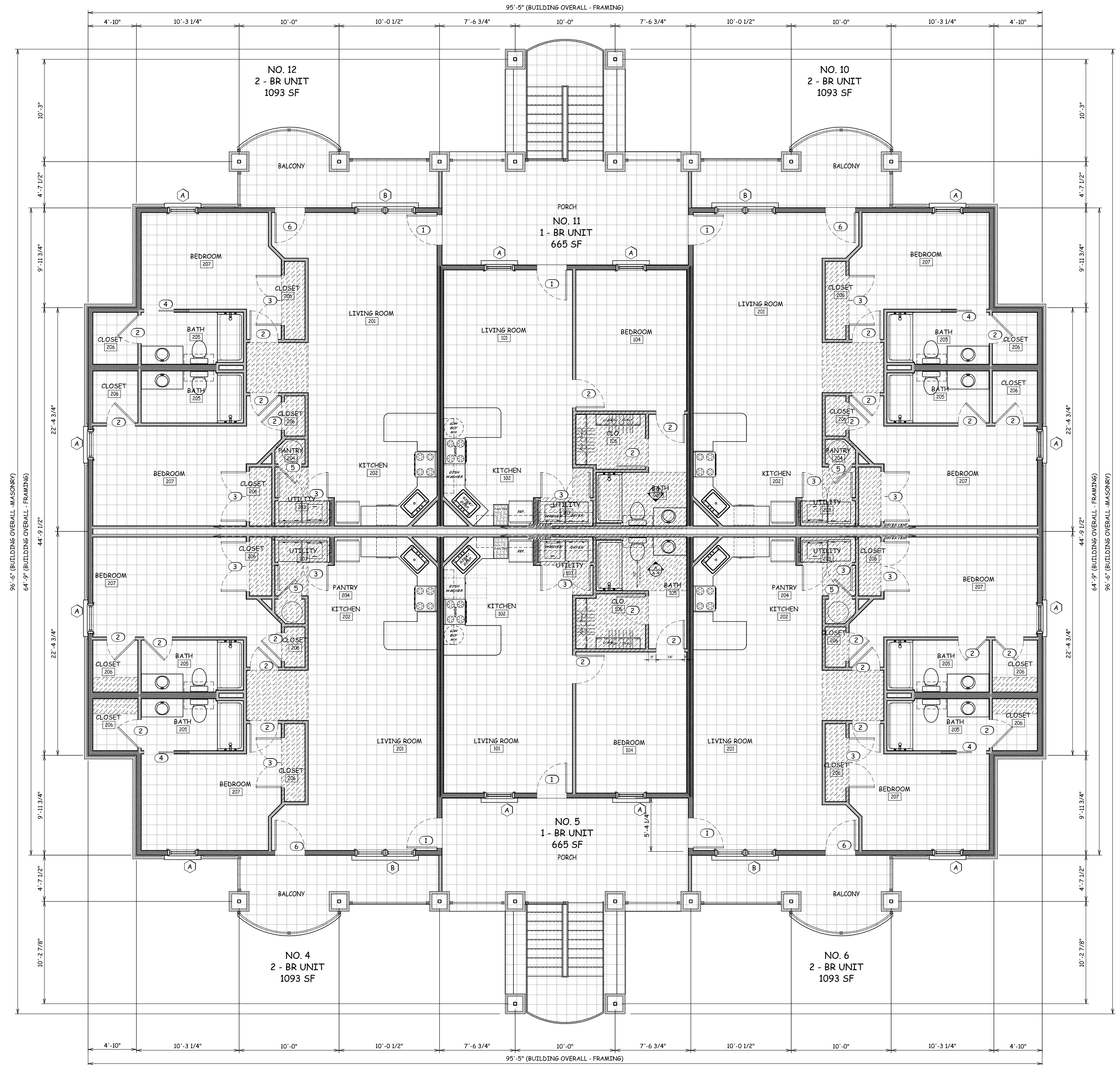
DOOR SCHEDULE				
#	Width	Height	DESCRIPTION	Qty
1	3'-0"	6'-8"	6 - PNL. MTL. W/MTL. EDGE/INSULATED/IMPERIAL THRESHOLD #5DN30W WITH EXTENDER #5EE3M7	12
2	2'-10"	6'-8"	PRE-FINISHED BLUSH OAK	59
3	5'-0"	6'-8"	2 / 6 TWIN JAMB UNIT W/BALL CATCH/ BLUSH OAK	28
4	3'-0"	6'-8"	PRE-FINISHED BLUSH OAK POCKET DOOR	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				
#	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

2nd FLOOR - ROOM FINISH SCHEDULE					
2 - BR UNIT					
NO.	NAME	FLOOR	WALL	CEILING	CLG. HT.
201	LIVING ROOM	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	VAULTED
202	KITCHEN	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	VAULTED
203	UTILITY	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	7'-0" (Furred)
204	PANTRY	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	7'-0" (Furred)
205	BATH	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	8'-0"
206	CLOSET	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	7'-0" (Furred)
207	BEDROOM	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	8'-0"

2nd FLOOR - ROOM FINISH SCHEDULE					
1 - BR UNIT					
NO.	NAME	FLOOR	WALL	CEILING	CLG. HT.
101	LIVING ROOM	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	9'-0"
102	KITCHEN	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	9'-0"
103	UTILITY	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	8'-0" (Furred)
104	PANTRY	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	9'-0"
105	BATH	SHEET VINYL	1/2" Gyp. Bd.	1/2" Gyp. Bd.	8'-0" (Furred)
106	CLOSET	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	8'-0" (Furred)
107	BEDROOM	CARPET	1/2" Gyp. Bd.	1/2" Gyp. Bd.	9'-0"

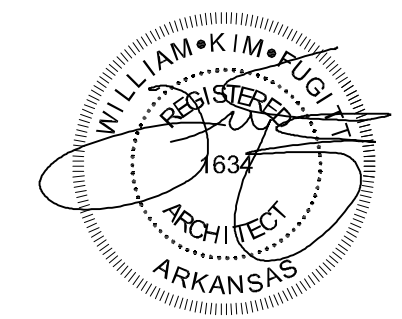
AREAS HATCHED AS SHOWN SHALL BE FIE ROCKED PRIOR TO FLOORING AS REQUIRED.



TOTAL SQUARE FOOTAGE OF BUILDING = 11,404 S.F.

REFER TO SHT. A-2a FOR TYPICAL INTERIOR DIMENSIONING

1  
A-2 FLOOR PLAN at 2nd FLOOR  
Scale: 3/16" = 1'-0"



02/24/10

REV	DATE	DESCRIPTION

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

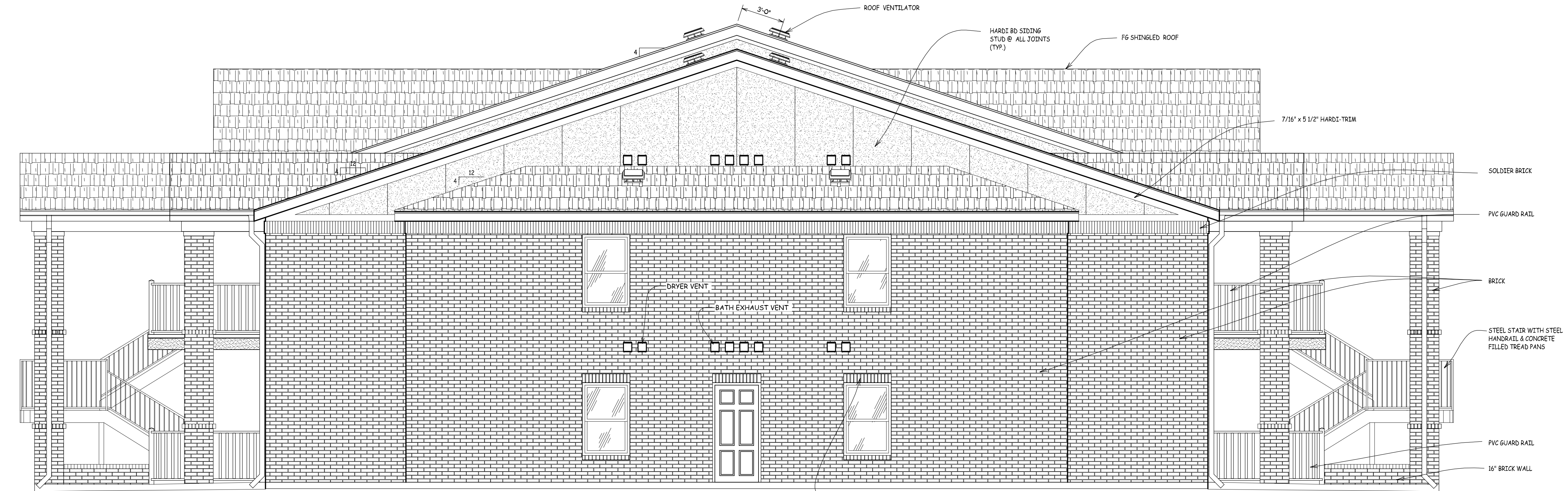
CUSTOM DELUXE III  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

CUSTOM DELUXE III  
2ND FLR PLAN  
SHEET  
A-2









**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

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

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



# LINKS AT JONESBORO – PHASE II

## JONESBORO, ARKANSAS

### CLUBHOUSE (C)

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)

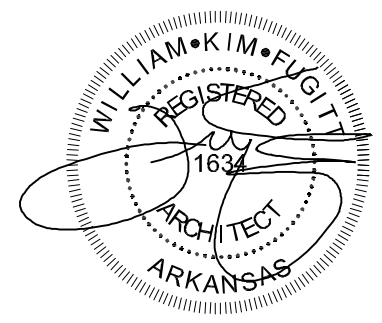
Allowable Occupant Load.....Ground Floor (15 s.f./Person Net  
(Per table 1003.2.2.2) Second Floor (200 s.f./Person Gross)

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

#### 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.



02/25/10

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

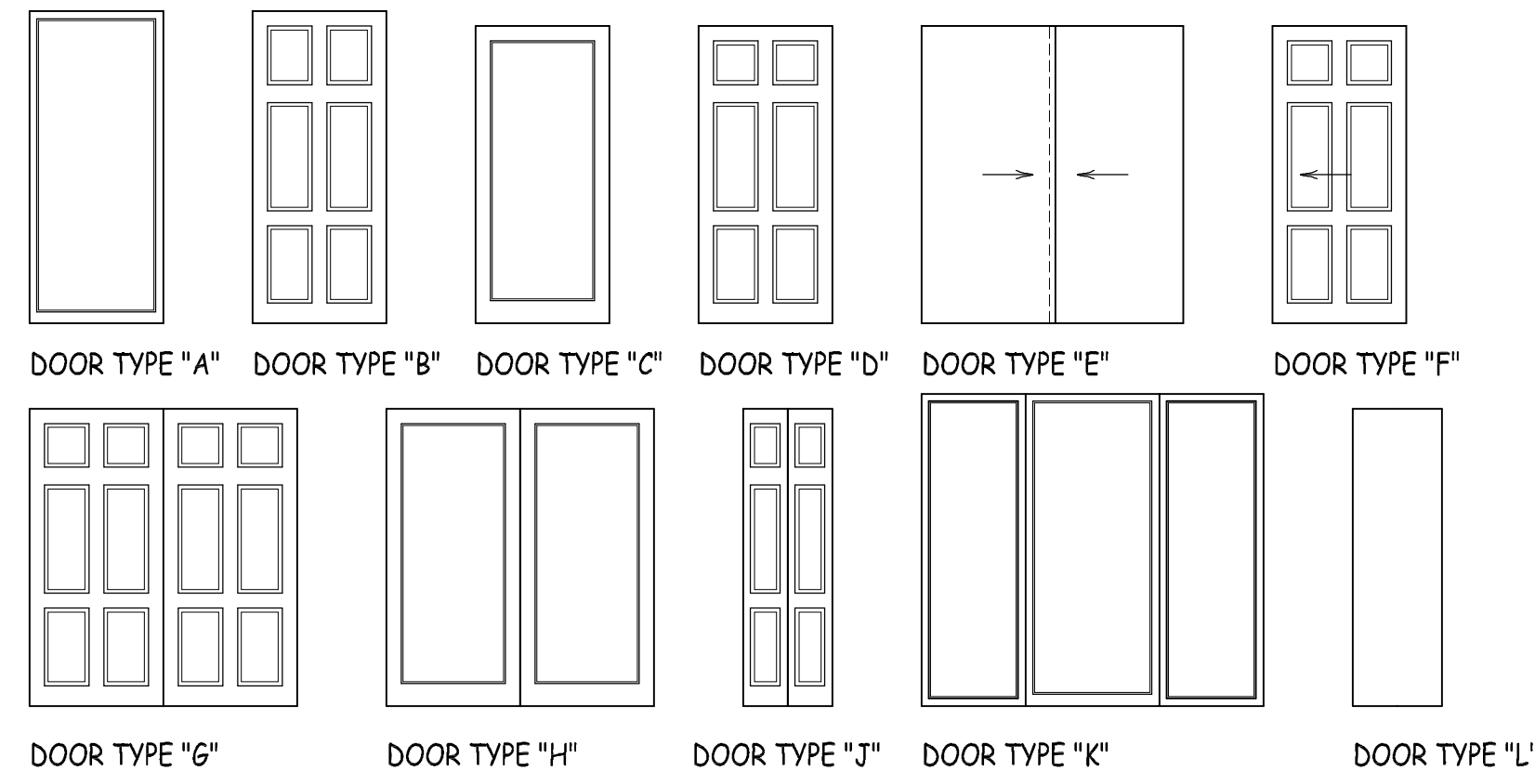
#### Mechanical Engineer:

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

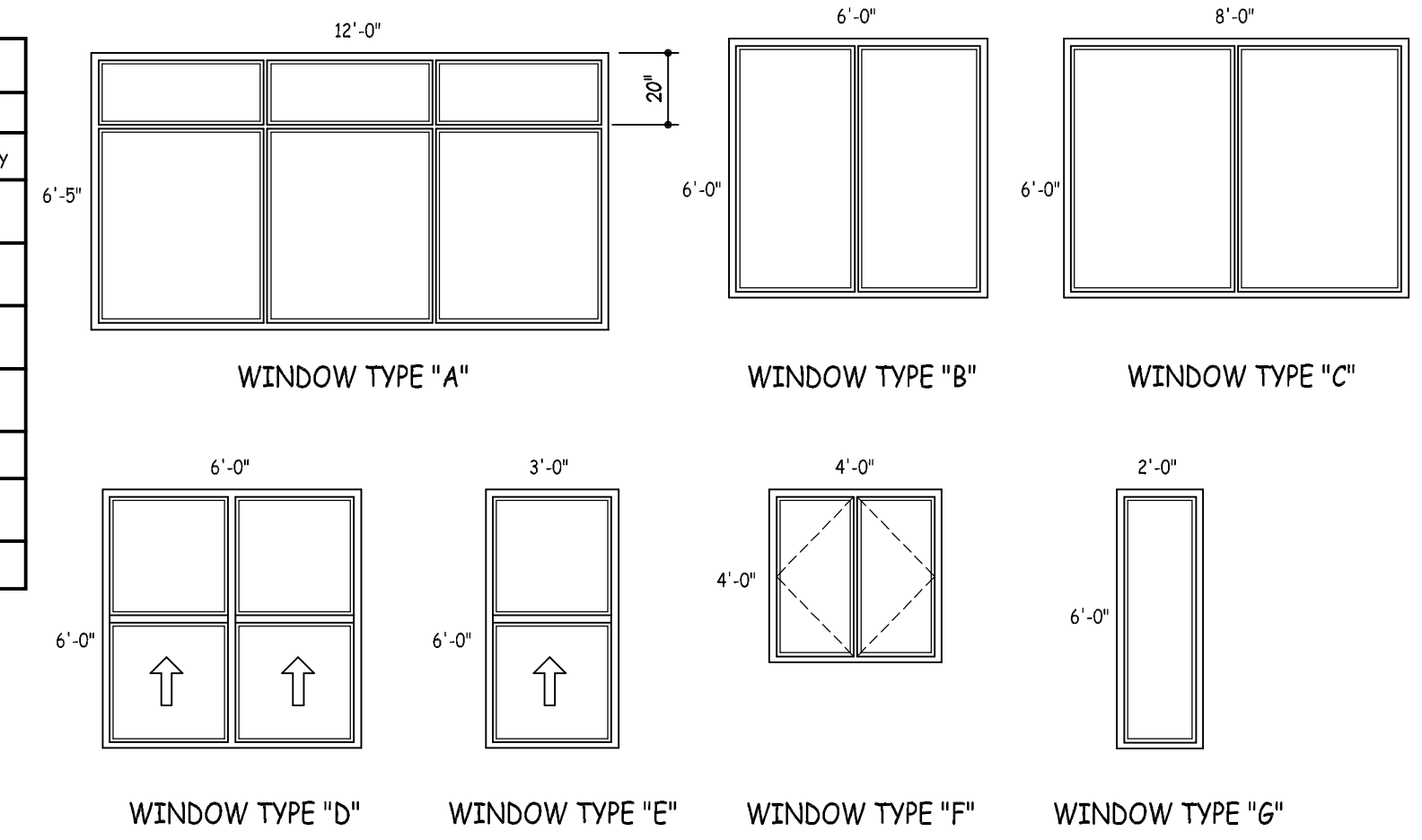




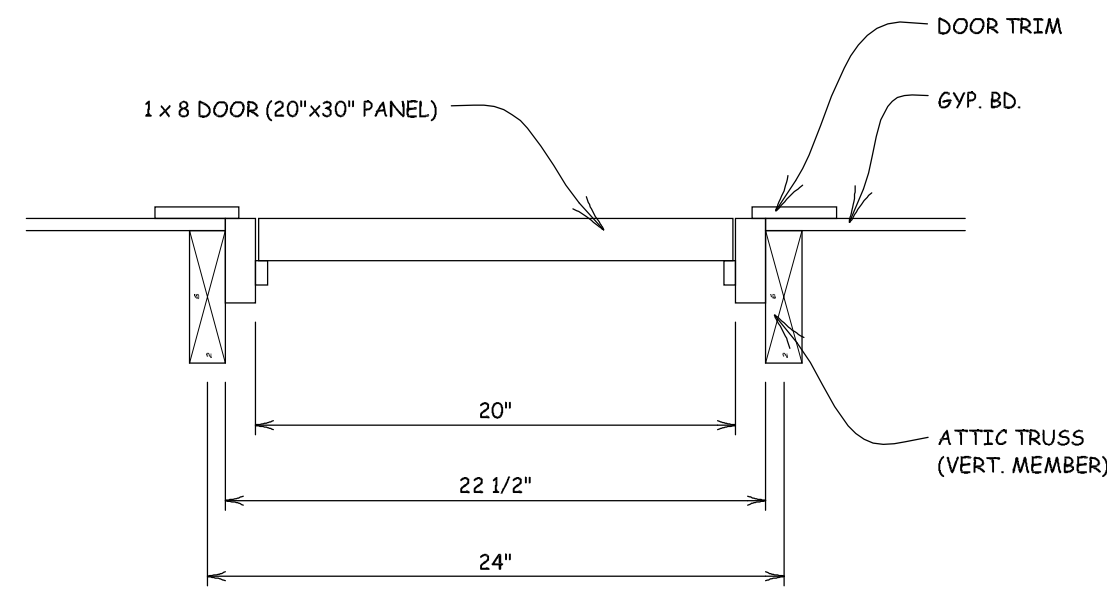
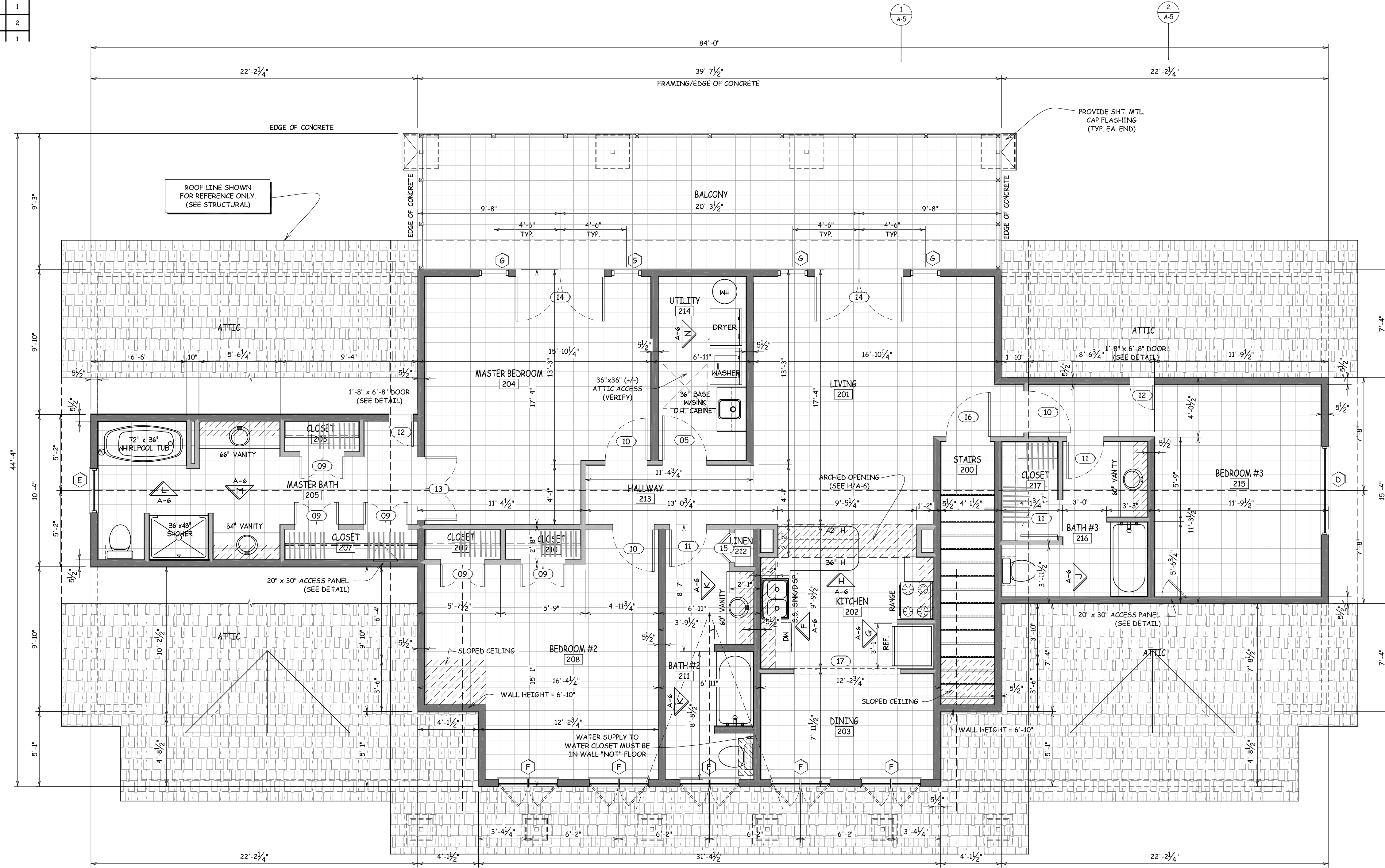
DOOR SCHEDULE					
SIZES SHOWN ARE NOMINAL, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD					
#	Width	Height	Type	DESCRIPTION	Qty
01	3'-4"	7'-0"	K	FULL-LITE ALUM. STOREFRONT/TINTED/ADA APPROVED THRESHOLD AND 24" x 7'0" SIDELIGHT	1
02	3'-4"	7'-0"	A	FULL-LITE ALUM. STOREFRONT/TINTED/ADA APPROVED THRESHOLD	3
03	3'-4"	6'-8"	B	6-PANEL/METAL EDGE/WOOD JAMB/INSULATED	4
03	3'-0"	6'-8"	B	6-PANEL/METAL EDGE/WOOD JAMB/INSULATED	1
04	3'-0"	6'-8"	C	FULL-LITE/TEMPERED/MASONITE	4
05	3'-0"	6'-8"	D	RAISED PANEL/MASONITE	4
06	4'-0"	6'-8"	E	BI-PASS UNIT/MASONITE	1
07	3'-0"	6'-8"	E	BI-PASS UNIT/MASONITE	1
08	3'-0"	6'-8"	F	RAISED PANEL POCKET DOOR/MASONITE	1
09	3'-0"	6'-8"	G	TWIN 1/6 x 6/8 RAISED PANEL/MASONITE/WITH BALL CATCH	6
10	2'-10"	6'-8"	D	RAISED PANEL/MASONITE	3
11	2'-6"	6'-8"	D	RAISED PANEL/MASONITE	3
12	1'-8"	6'-8"	L	FLUSH MASONITE	2
13	4'-4"	6'-8"	G	TWIN 2/2 x 6/8 RAISED PANEL/MASONITE/WITH BALL CATCH	1
14	6'-0"	6'-8"	H	TWIN 3/0 x 6/8 FULL GLASS/TEMPERED/TINTED/MASONITE METAL EDGE/WOOD JAMB	2
15	2'-0"	6'-8"	J	TWIN 1/0 x 6/6 RAISED PANEL MASONITE	1
16	3'-0"	6'-8"	D	RAISED PANEL 1-HR. FIRE RATED	2
17	7'-3"	6'-8"		CASED OPENING	1



WINDOWS SCHEDULE					
SIZES SHOWN ARE NOMINAL, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD					
#	Width	Height	Type	DESCRIPTION	Qty
A	12'-0"	6'-5"	A	TRIPLE 4/0 x 6/9 FULL-LITE ALUMINUM PICTURE/TEMPERED/TINTED FACTORY MULLED	3
B	6'-0"	6'-0"	B	TWIN 3/0 x 6/0 FULL-LITE ALUMINUM PICTURE/TEMPERED/TINTED FACTORY MULLED	3
C	8'-0"	6'-0"	C	TWIN 4/0 x 6/0 FULL-LITE ALUMINUM PICTURE/TEMPERED/TINTED FACTORY MULLED	1
D	6'-0"	6'-0"	D	TWIN 3/0 x 6/0 FULL-LITE ALUMINUM SINGLE-HUNG/TEMPERED/TINTED FACTORY MULLED	1
E	3'-0"	6'-0"	E	FULL-LITE ALUMINUM SINGLE-HUNG/TEMPERED/TINTED	1
F	4'-0"	4'-0"	F	TWIN 3/0 x 6/0 FULL-LITE ALUMINUM PICTURE/TEMPERED/TINTED FACTORY MULLED	5
G	2'-0"	7'-0"	G	FULL LIGHT ALUMINUM SIDE LIGHT/TEMPERED/TINTED	6



GROUND FLOOR - ROOM FINISH SCHEDULE					
No.	NAME	FLOOR	WALL	CEILING	CLG. HT.
200	STAIRS	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
201	LIVING	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
202	KITCHEN	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
203	DINING	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
204	MASTER BEDROOM	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
205	MASTER BATH	TILE	1/2" 6VP. BD. (GREENBOARD)	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
206	CLOSET	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
207	CLOSET	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
208	BEDROOM #2	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
209	CLOSET	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
210	CLOSET	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
211	BATH #2	TILE	1/2" 6VP. BD. (GREENBOARD)	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
212	LINEN	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
213	HALLWAY	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
214	UTILITY	TILE	1/2" 6VP. BD. (GREENBOARD)	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
215	BEDROOM #3	CARPET	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
216	BATH #3	TILE	1/2" 6VP. BD. (GREENBOARD)	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"
217	CLOSET	TILE	1/2" 6VP. BD.	(1) LAYER 5/8" TYPE "X" 6VP. BD. ON RESILIENT CHANNEL @ 16" O.C.	9'-0"



**ATTIC ACCESS DETAIL**  
Scale: 1 1/2" = 1'-0"

**1 SECOND FLOOR PLAN**  
A-2 Scale: 1/4" = 1'-0"

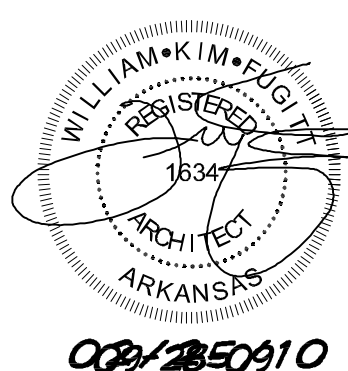
REV	DATE	DESCRIPTION

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

**CLUBHOUSE (C)**  
**LINKS AT JONESBORO - PHASE II**  
**JONESBORO, ARKANSAS**

CLUBHOUSE (C)  
2ND FLOOR PLAN  
SHEET  
**A-2**

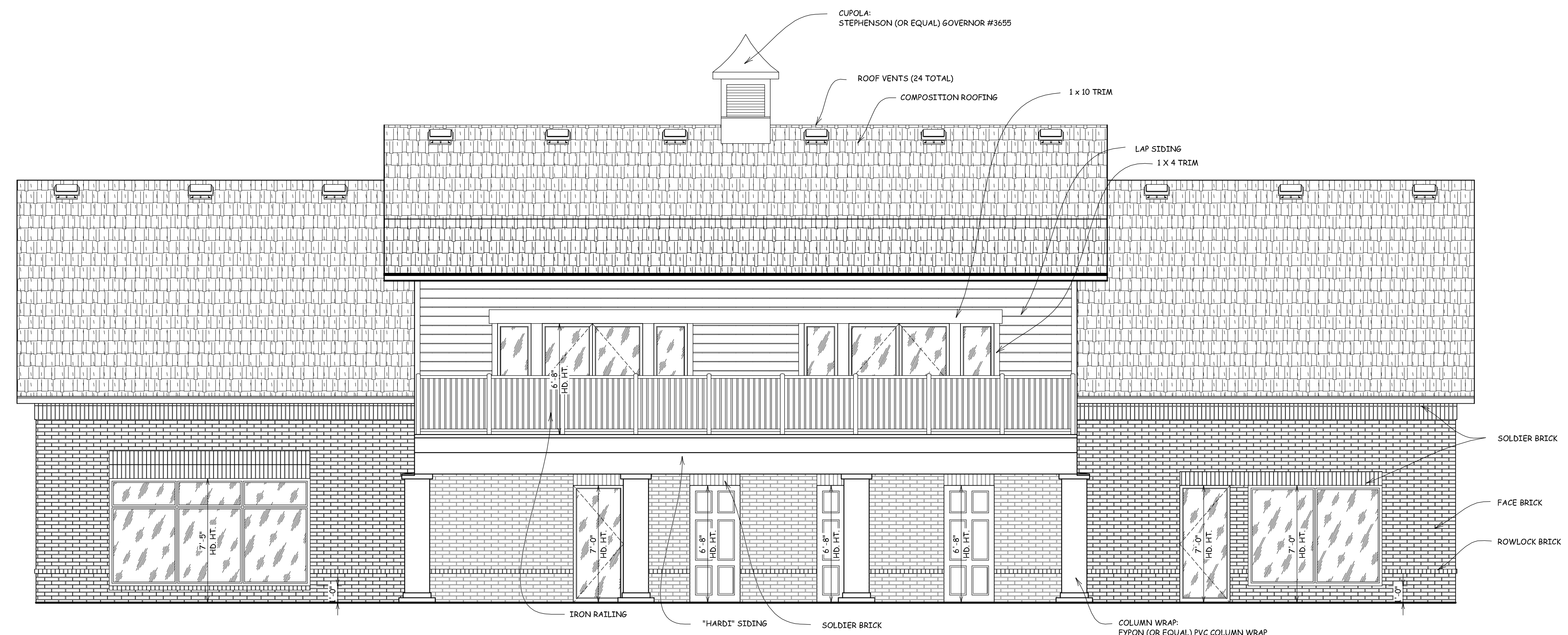


02/28/2010

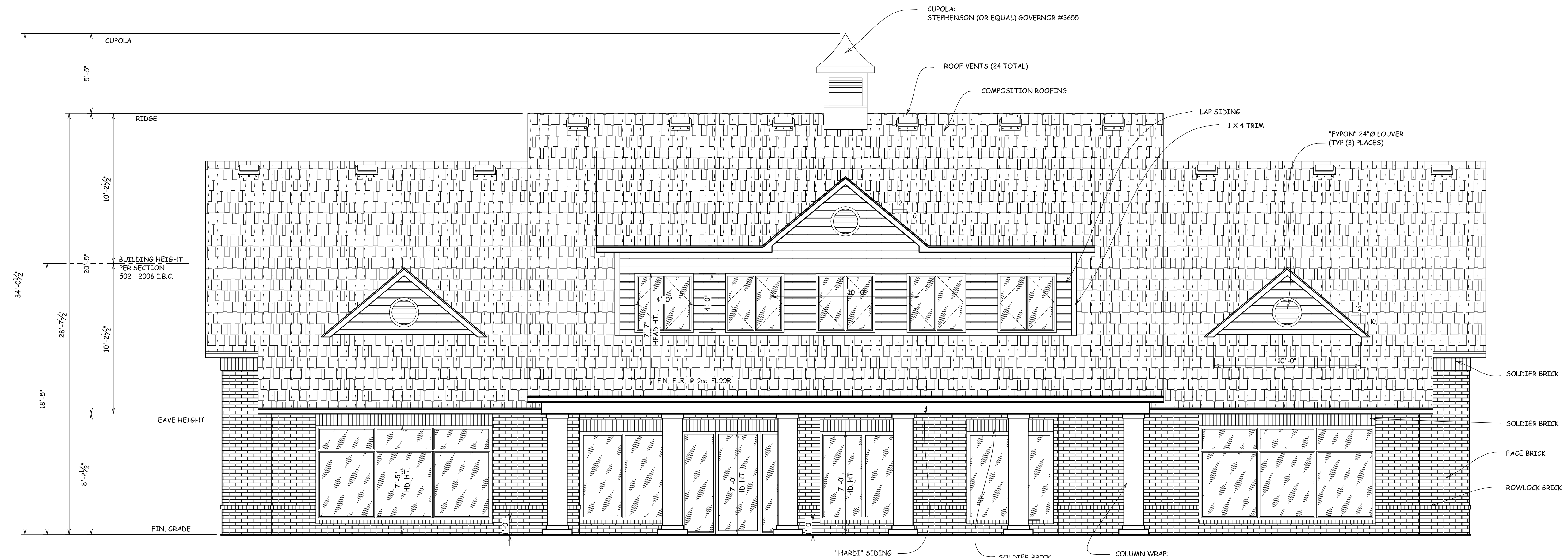
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Tue, Mar 02, 10

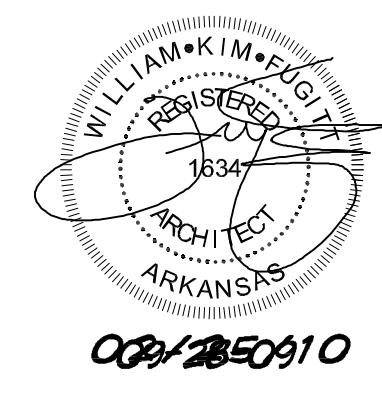
william kim fugitt, a.i.a.  
 architect  
 1165 joyce blvd. Fayetteville, ar. 72703  
 phone: 479-521-6686 e-mail: kim.fugitt@fugittarc.com



02 REAR VIEW  
 A-3 1/4" = 1'-0"



01 FRONT VIEW  
 A-3 1/4" = 1'-0"



CLUBHOUSE (C)  
 LINKS AT JONESBORO - PHASE II  
 JONESBORO, ARKANSAS

CLUBHOUSE (C)  
 ELEVATIONS  
 SHEET  
 A-3





# LINKS AT JONESBORO – PHASE II

## JONESBORO, ARKANSAS

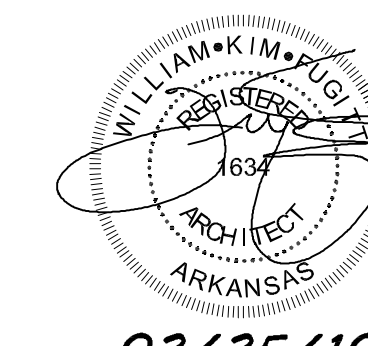
### POOL BUILDING

**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



02/25/10

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.  
 1183 Joyce Boulevard  
 Fayetteville, AR 72703  
 (479) 521-6603

**Architect:**

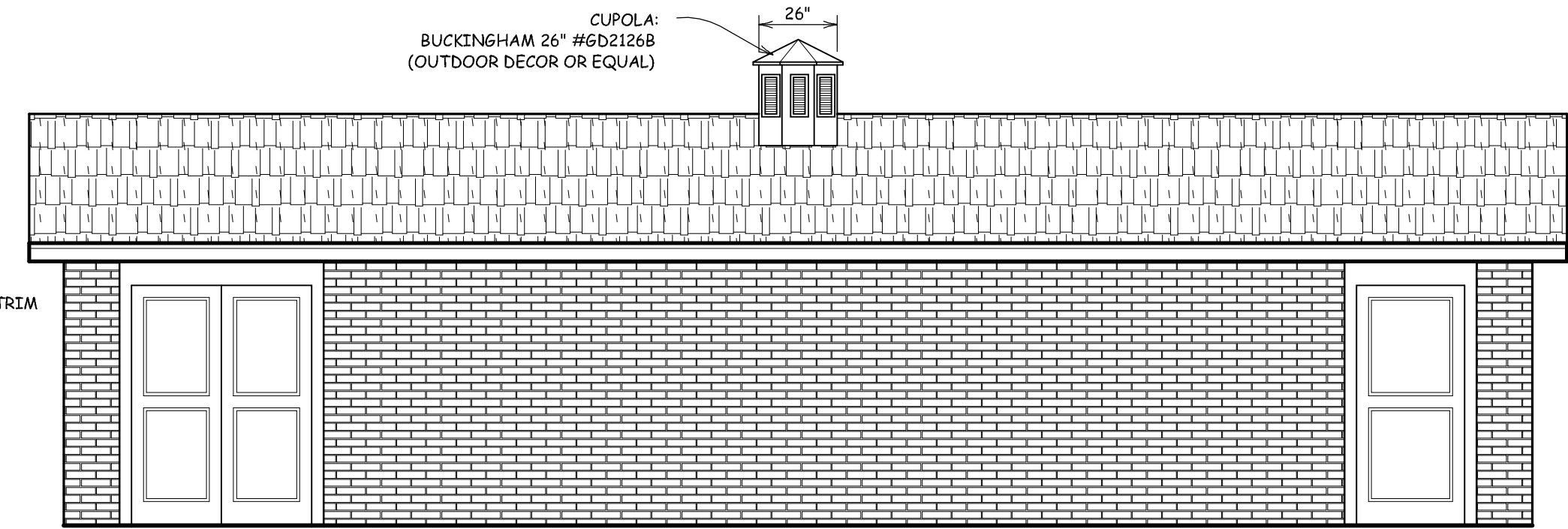
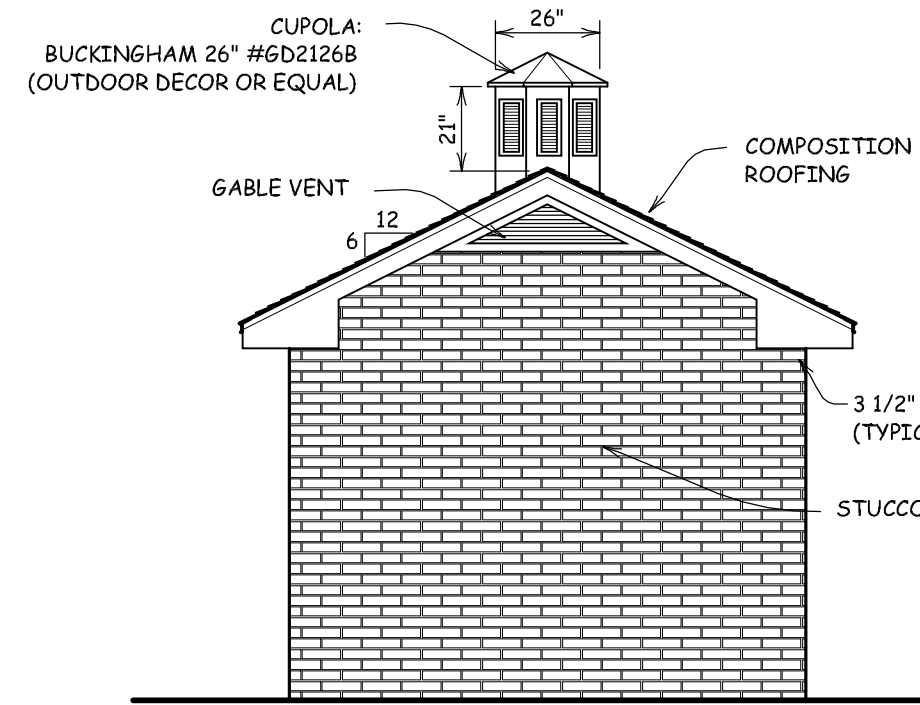
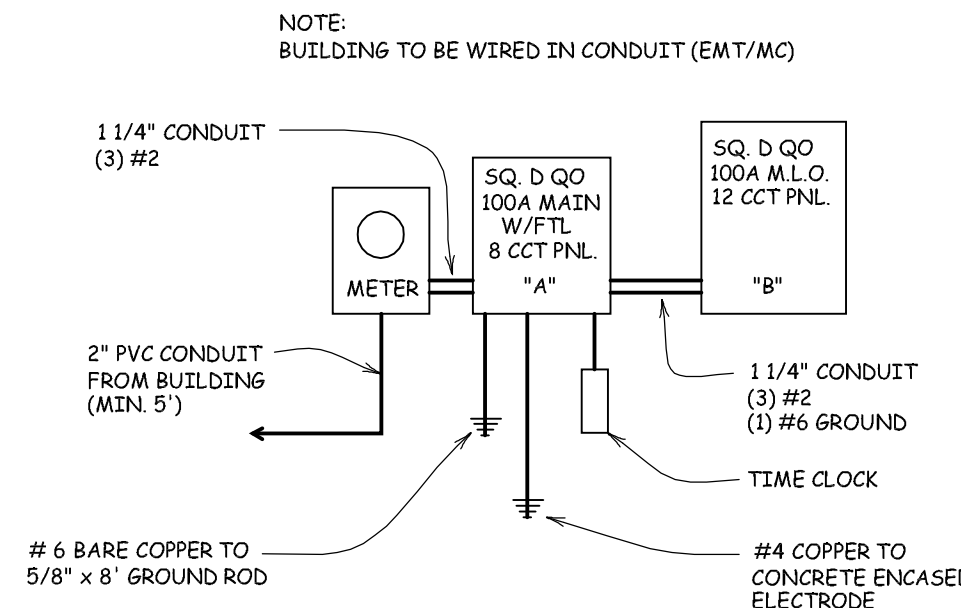
FUGITT & ASSOCIATES, Inc.  
 1200 E. Joyce Boulevard  
 Fayetteville, AR 72703  
 (479) 521-6686

**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



**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:**
- ALL LIGHTING SHALL BE NO LESS THAN 30 FOOT CANDLES (INCLUSIVE OF POOL AREA, PUMP ROOM, AND RESTROOMS).
  - ROSETTIN POOL LIGHTS SO THAT NO ATTRACTED INSECTS CAN FALL INTO POOL (AS PER OAC 303-305-7-18).
  - VACUUM BREAKER / BACKFLOW PREVENTER SHALL BE "WATTS CO." (OR EQUAL) SERIES NO. 100 COMPLETE WITH "TON DRAINAGE" INDEPENDENT CHECK VALVES AND INTERMEDIATE RELIEF VALVES. ALL CONNECTIONS TO BE "181" TYPE, FINISHED WITH BALL THE TEST COCKS, "T HANDLE" SHUT-OFFS, AND REPLACEABLE SEALS.
  - AIR GAP ASSEMBLY TO BE "WATTS CO." (OR EQUAL) SERIES NO. 900 AG. SUPPLY PRESSURE UP TO 175 PSI. WATER TEMP. DEGREE'S F. 100 DEGREE'S F. INTERMEDIATE. LINE SIZE TO BE "1" (REFER TO OAC 303-305-5-1-C).
  - ALL REQUIREMENTS OF THE NEC SHALL BE FOLLOWED. (REFER TO OAC 303-305-7-3).
  - A MINIMUM OF 2 WEEKS SUPPLY OF POOL CHEMICALS SHALL BE MAINTAINED. (REFER TO OAC 303-305-7-13-1).
  - ALL POOL SAFETY RULES SHALL BE POSTED. (REFER TO OAC 303-303-3-6).
  - ALL POOL LIGHTS (INTERNAL & EXTERNAL) SHALL BE GROUNDING.
  - POOL LIGHTS TO BE ON PHOTOCELL OR TIMER.
  - LOOP ALL GROUND WIRE TO POOL LIGHTS, PUMPS, 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<sup>5</sup> AIC RATING: 10,000  
PHASE: 1Ø 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

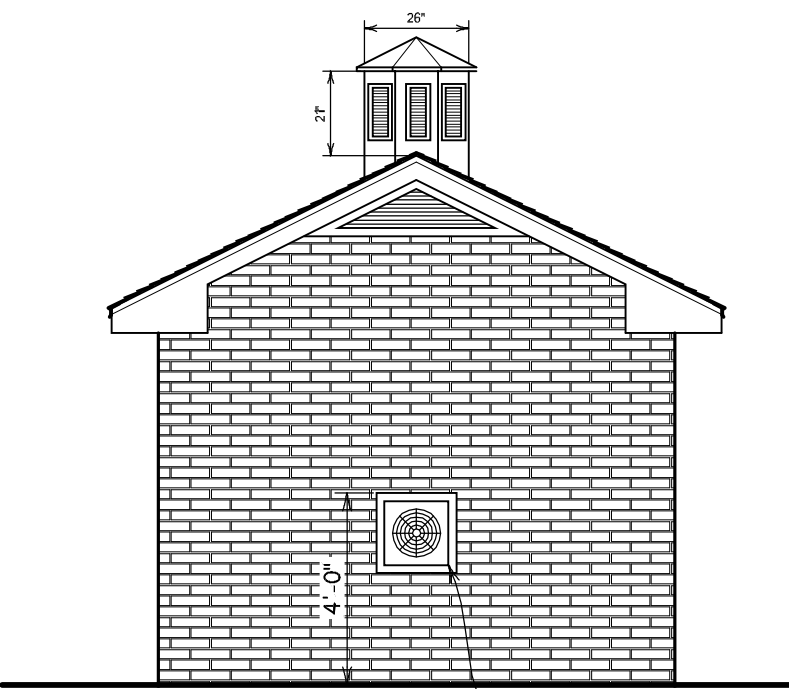
**PANEL SCHEDULE B**

MAIN: 100A VOLTS: 125 PHASE: 1Ø AIC RATING: 10,000  
MOUNTING: FLUSH

TYPE: SQUARE D ILINE

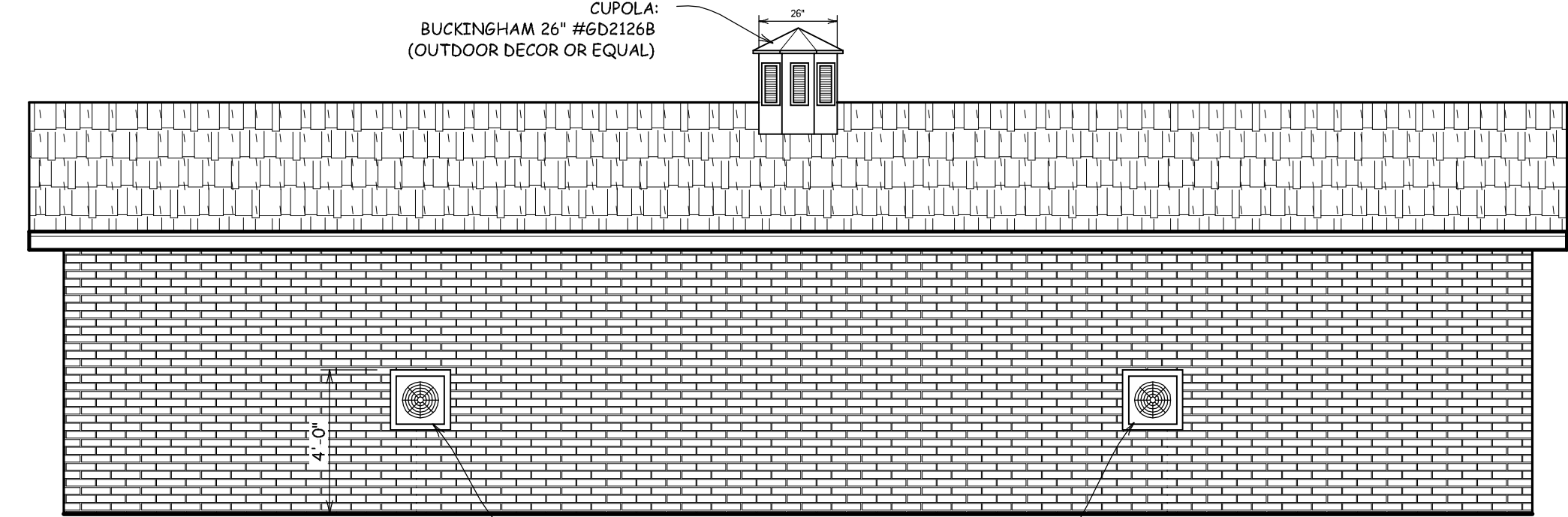
LOCATION	BRKR	CCT NO.	CCT	BRKR	LOCATION
EXTERIOR GFI	1P/20	1	2	1P/20	STORAGE RECEPT/LTS.
PUMP ROOM GFI	1P/20	3	4	1P/20	PUMP ROOM LIGHTS
EXHAUST FANS	1P/20	5	6	1P/20	EXHAUST FAN
BASE BOARD HEATER	1P/20	7	8	2P/20	PUMP SHUNT TRIP
SPARE		9	10	2P/20	PUMP SHUNT TRIP
SPARE		11	12		SPARE

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

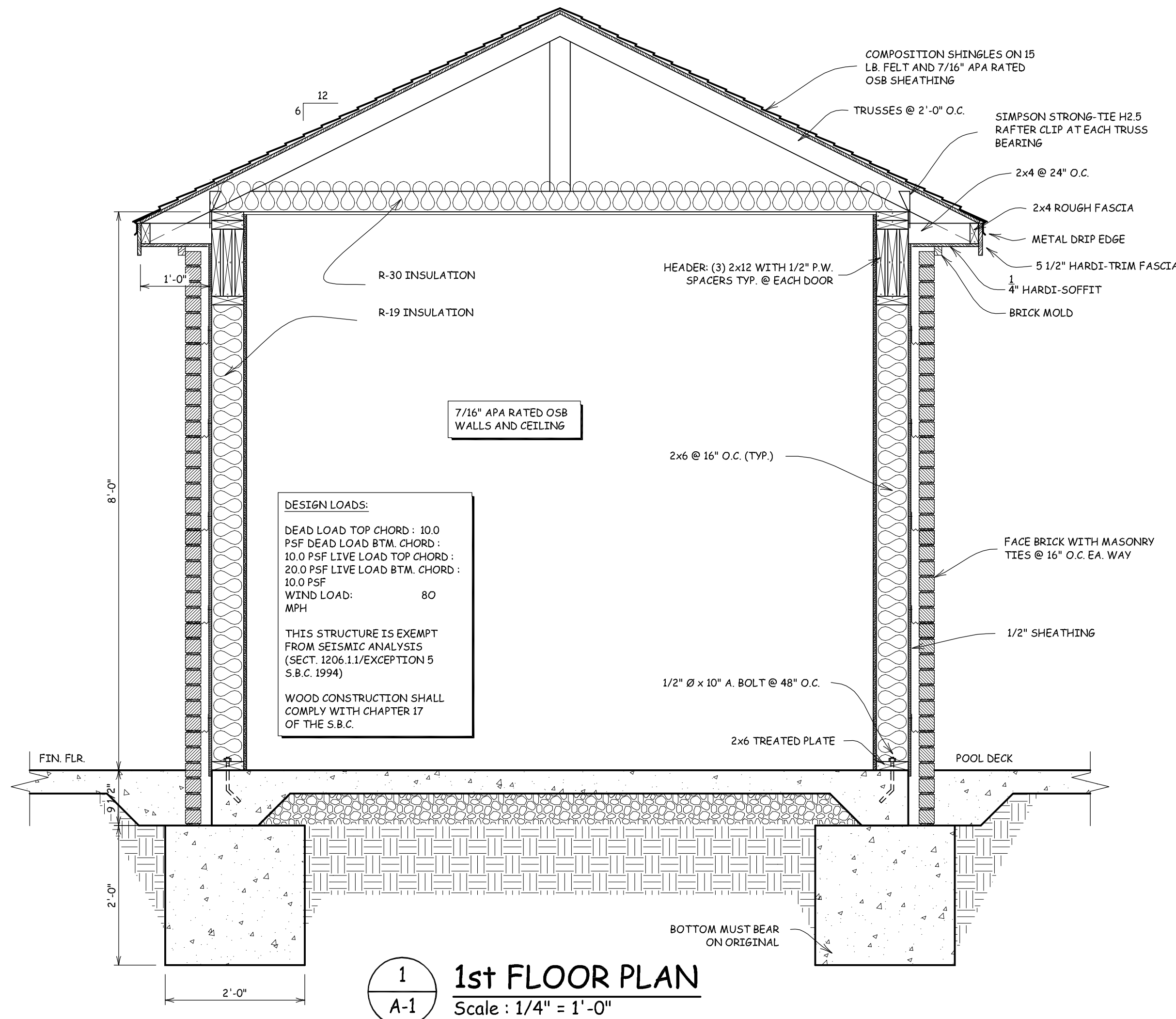


**1st FLOOR PLAN**  
Scale: 1/4" = 1'-0"

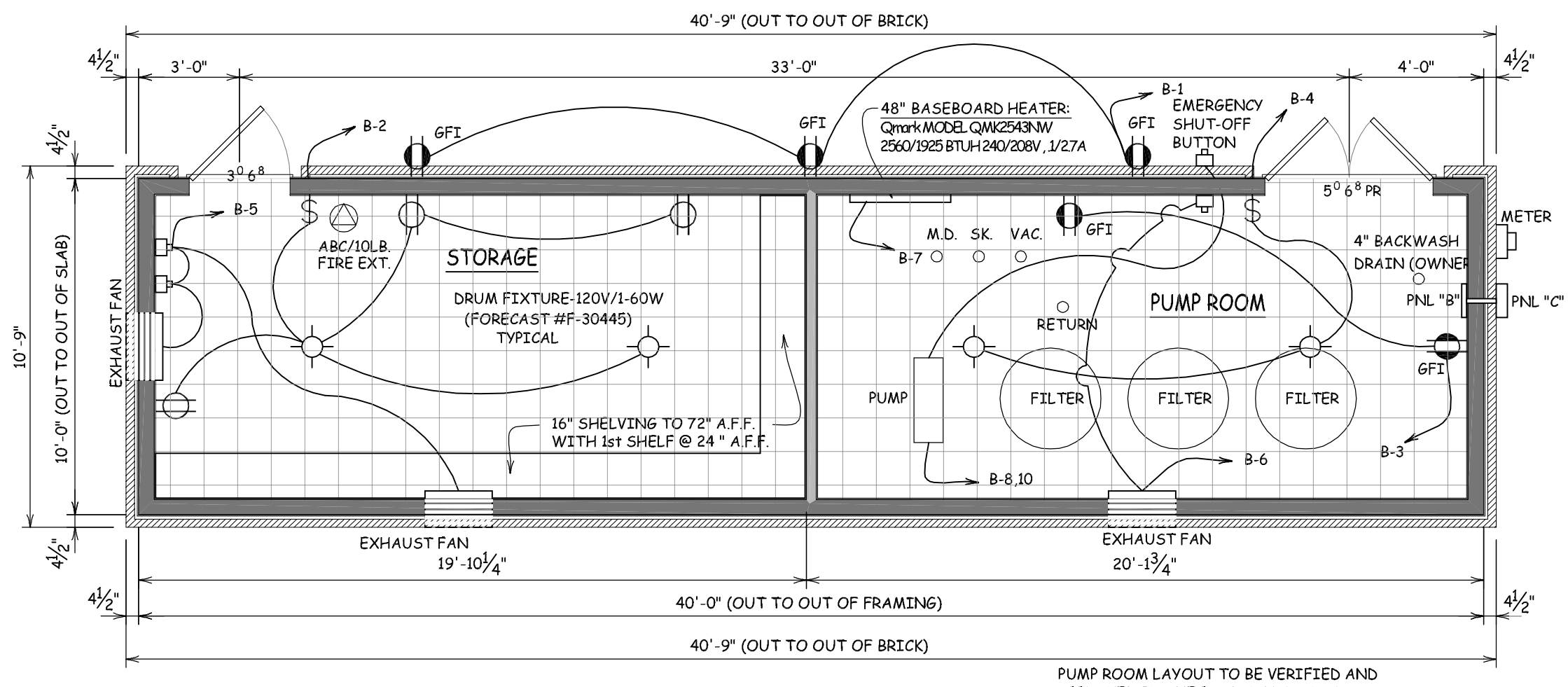
**1st FLOOR PLAN**  
Scale: 1/4" = 1'-0"



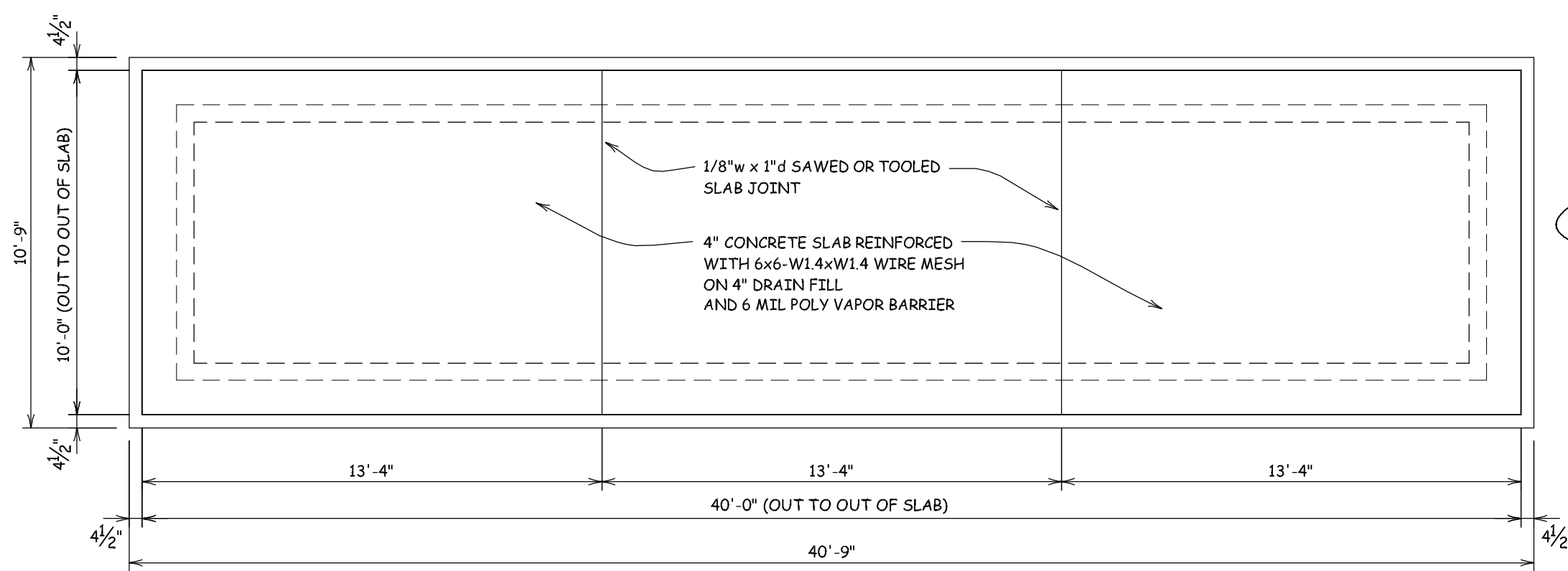
**1st FLOOR PLAN**  
Scale: 1/4" = 1'-0"



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



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



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



REV	DATE	DESCRIPTION

Tue, Mar 02, 10  
10:22 AM

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POOL BUILDING  
LINKS AT JONESBORO - PHASE II  
JONESBORO, ARKANSAS

SHEET  
**A-1**