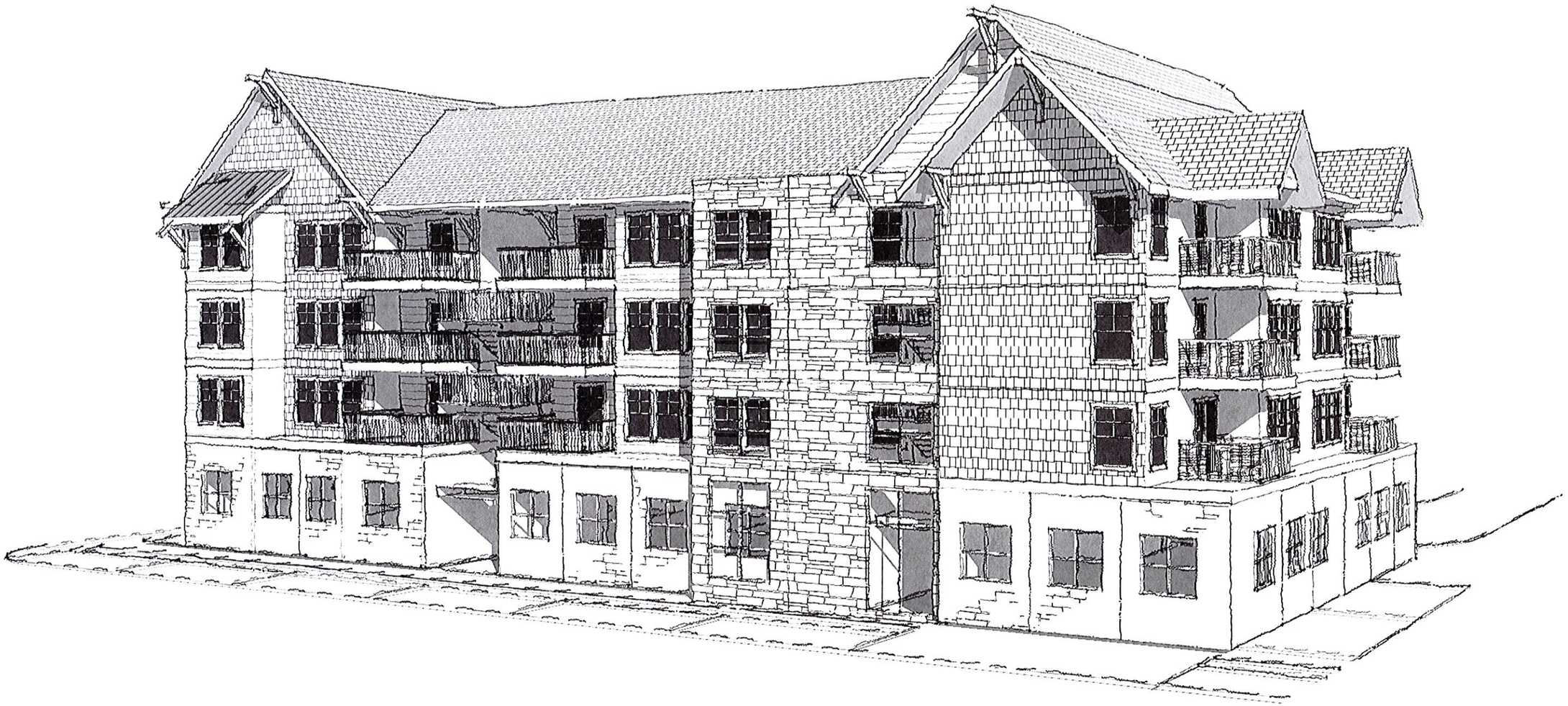

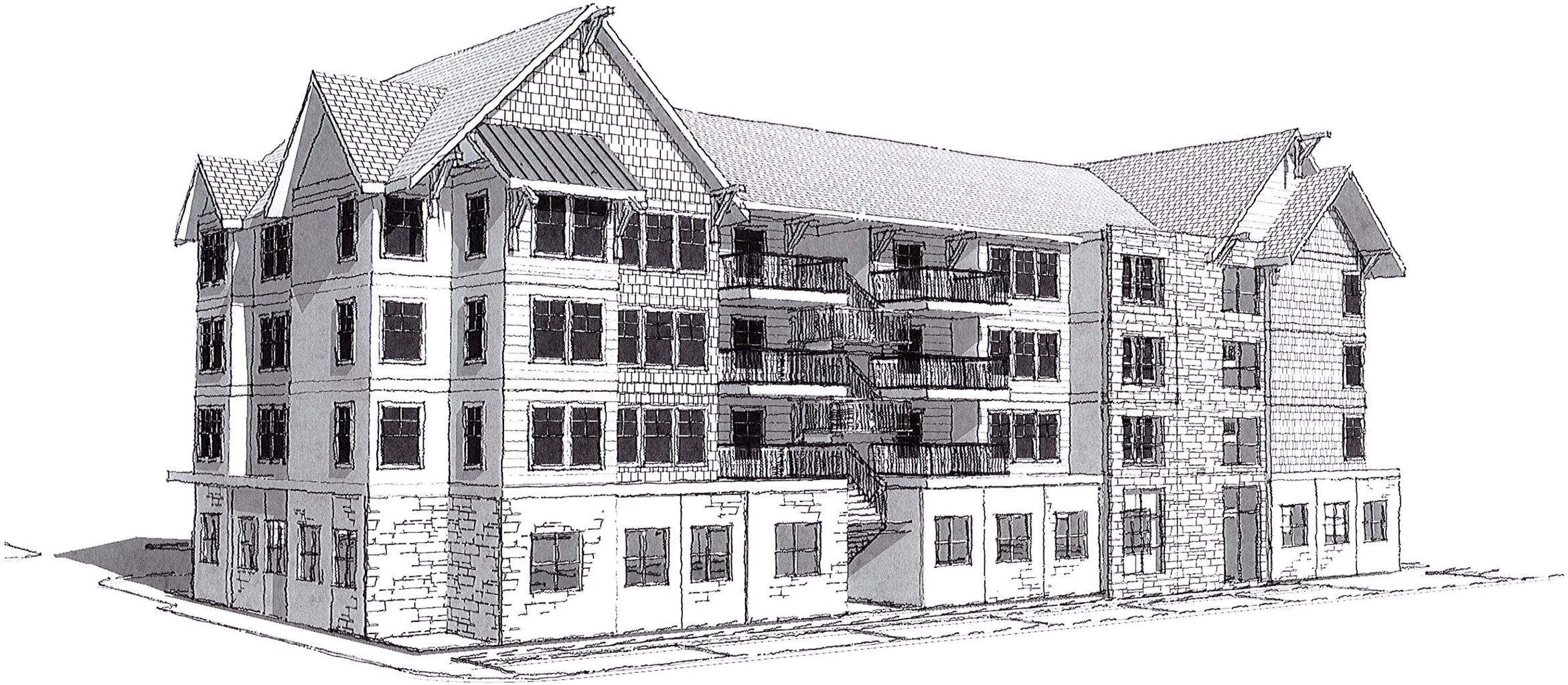

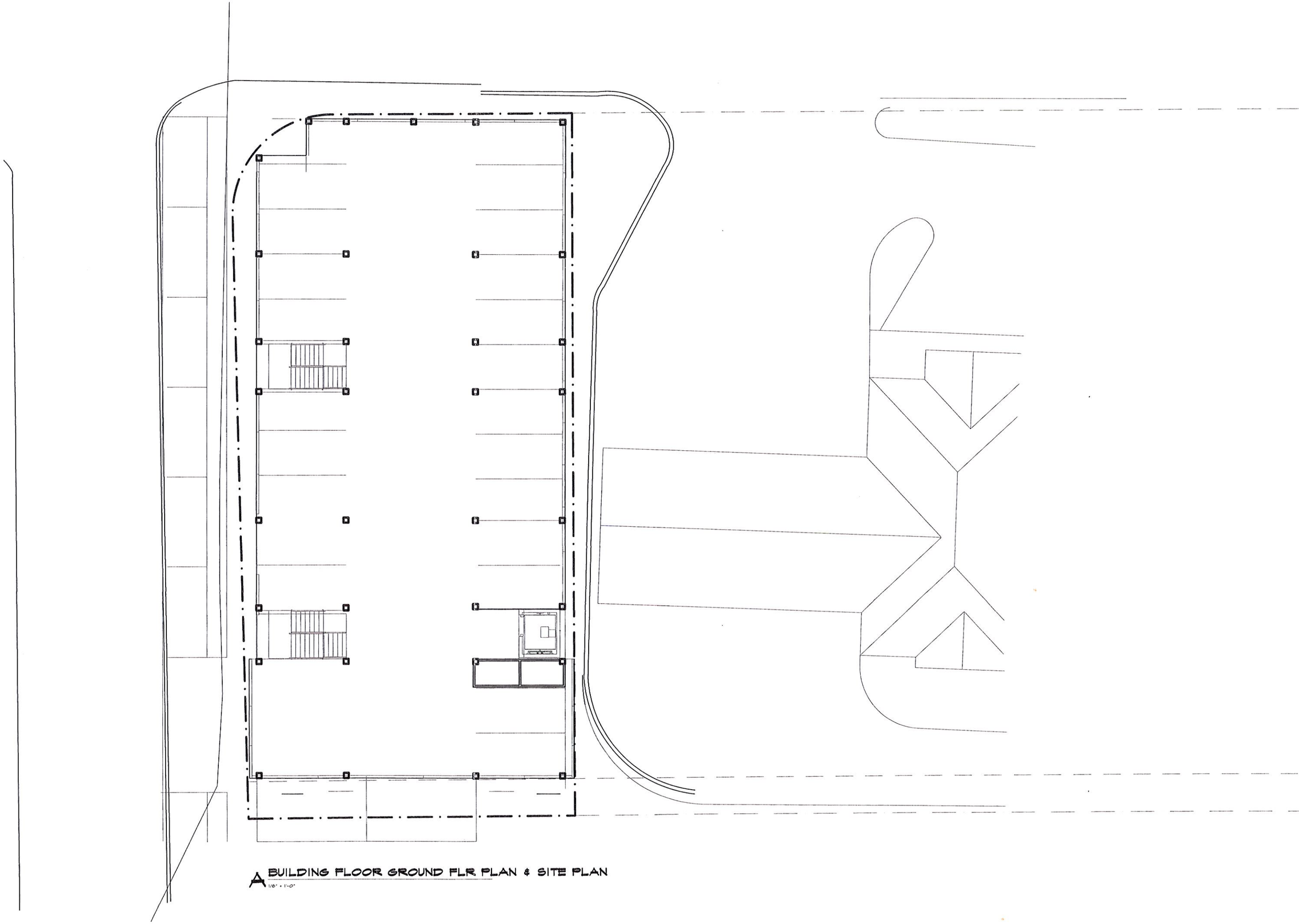

A BUILDING FLOOR GROUND FLR PLAN & SITE PLAN
1/8" = 1'-0"

Revision #	Date	Description

PROJECT: Spencer APARTMENTS

LOCATION: Conway, Arkansas

CLIENT: Spencer, LLC

SEAL:

STATE OF ARKANSAS
LARRY C. KESTER
LICENSED ARCHITECT

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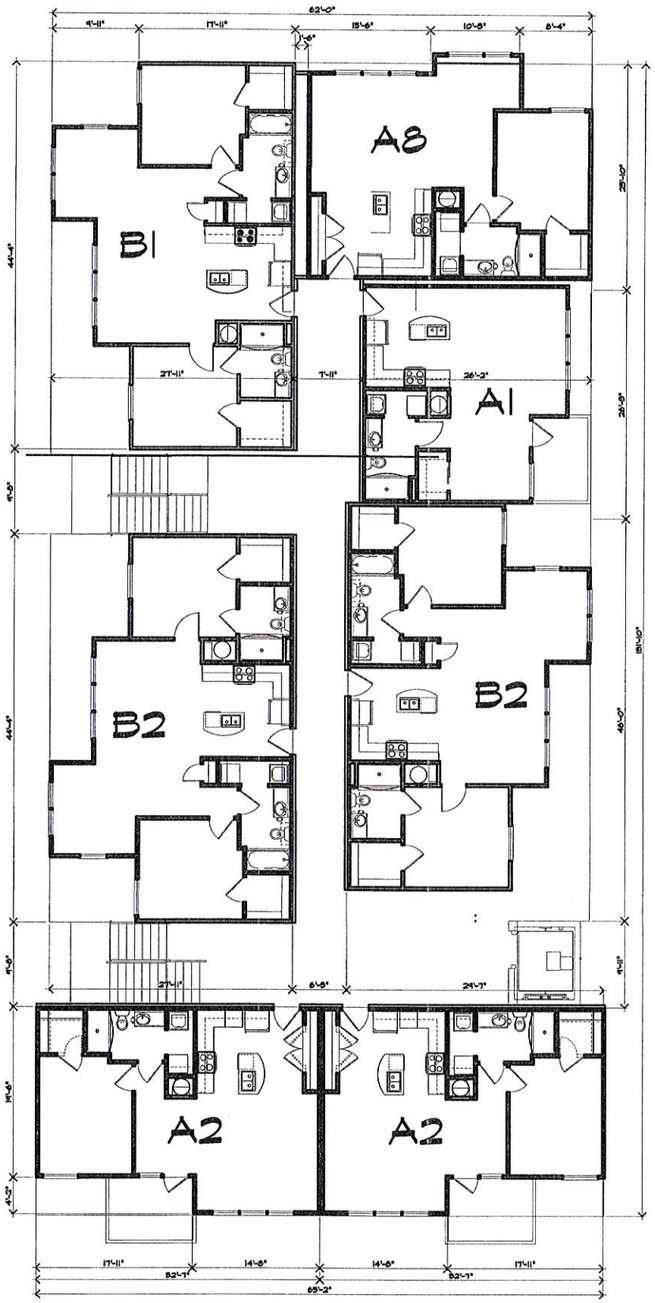

A BUILDING FLOOR PLANS 2 3 4
1/8" = 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6x6, 10/10 WELDED WIRE MESH OVER WATERPROOF VEHICLE ON MOISTURE 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6x6 10/10 WWM ON 4" SAND COVER.
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.6 STAINED CONCRETE FLOOR AT GROUND FLOOR UNITS

4 MASONRY
4.1 8" CONCRETE RETAINING STEM WALL WITH WATERPROOFING MEMBRANE & MDX PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" R.S.I.O INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 18" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2x10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 5 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X8 PT LUMBER JOISTS (MOISTURE RESISTANT).
6.7 2X8 RANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 9-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X8 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM.
6.15 1/2" PLYWOOD.
6.16 2X6 WOOD POST.
6.17 2X6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 R.W. JOIST OR EQUIVALENT
6.21 NOT USED
6.22 NOT USED
6.23 CEMENT FIBERBOARD TRIM OVER 2X6#3 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING. ALT.1: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WSI
6.36 NOT USED
6.37 2X8 RANGER.
6.38 2X8 DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 2:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WSI

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
7.2 BATT OR BLOWN INSULATION (R-30) TYPICAL ALL ROOF AREAS.
7.3 BATT INSULATION (R-11).
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL PREFIRED CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, LOW-E GLAZED VINYL WINDOW IN DARK CLAY VINYL FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VISIER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR ON TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 NOT USED
9.10 NOT USED
9.11 PORCELAIN TILE - SEE FINISH SCHED.
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS.
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 SEAMLESS VINYL FLOORING.
9.16 LINE OF FLOOR MATERIAL CHANGE
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 PORCELAIN TILE W/ NO TILE UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR VINYL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION
11.2 REFRIGERATOR W/ ICEMAKER
11.3 DISHWASHER
11.4 30" RANGE
11.5 WASHER
11.6 DRYER WITH IN-WALL DRYER BOX AT EXHAUST CONNECTION

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL ALL WATER HEATER LOCATIONS.
15.3 ELECTRIC FAN VENT THRUGH ROOF AT TOP FLOOR, THRU WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
15.8 WATER METER
15.9 PRE-FABRICATED WASHER HOOK-UP BOX PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN KLEVEER TYPE STOP VALVE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R.S.I.O INSULATION AT ALL BREEZEWAY LOCATIONS. REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

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