

# Site Work Information Only

## Site Work - Phasing Plan

Phase 1		
Phase 1A		
Phase 1B		
Phase 1C		

\* Phasing & Schedule Based On Normal Business Working Hours  
\* Project Duration = 18 Months

## Site Work - Schedule

Phase 1 (Earthwork & Site Utilities)	- January 2025 - February 2025
Phase 1A (Earthwork & Site Utilities)	- January 2025 - January 2026
Phase 1 (Site Improvements)	- February 2026 - March 2026
Phase 1B (Site Improvements)	- March 2026 - May 2026
Phase 1C (Site Improvements)	- May 2026 - June 2026

## GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- ALL NON-PAVED AREAS WITHIN THE LIMITS OF DISTURBANCE TO RECEIVE SOD. ANY DISTURBED AREAS OUTSIDE THE LIMITS OF DISTURBANCE TO RECEIVE SEED.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS, AND REFER TO MEP PLANS FOR UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

## EXISTING LEGEND

	PROPERTY LINE		POWER POLE
	RIGHT OF WAY		GUY WIRE w/ ANCHOR
	SANITARY SEWER LINE		GAS METER
	WATER LINE		GAS RISER
	GAS LINE		STREET LIGHT POLE
	UNDERGROUND TELEPHONE		TELEPHONE PEDESTAL
	UNDERGROUND ELECTRIC		CABLE TV PEDESTAL
	UNDERGROUND TELEVISION		CABLE VAULT
	UNDERGROUND FIBER		ELECTRIC VAULT
	OVERHEAD ELECTRIC		FIBER VAULT
	FENCE		GAS VAULT
	ROAD CENTERLINE		TELEPHONE VAULT
	DITCH FLOWLINE		WATER VAULT
	EASEMENT LINE		SIGN (AS NOTED)
	GRAVEL LINE		POST (AS NOTED)
	FIRE HYDRANT		BENCHMARK
	WATER METER		FOUND IRON PIN (AS NOTED)
	WATER VALVE		CONTROL POINT
	SANITARY SEWER MH		RR SPIKE
	CLEAN-OUT		BUSH
	DRAINAGE MH		DECIDUOUS TREE
			CONIFEROUS TREE

## PROPOSED LEGEND

	CURB AND GUTTER
	EASEMENT
	FENCE
	PAINTED / THERMOPLASTIC STRIPING
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	NEW BUILDING ADDITION
	CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	PARKING STALL COUNT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	WATER METER
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	ELECTRICAL TRANSFORMER
	ELECTRICAL PEDESTAL

AN ADDITION AND REMODEL FOR

Washington Co. Covid Mitigation

FAYETTEVILLE/AR

DRAWN BY:  
JPB

CHECK BY:  
ABO

ISSUE DATE:  
08/30/2024

PROJECT NO:  
2333

REVISION DATES:  
10/04/2024

OVERALL SITE PLAN

SHEET

C3.0

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Building Additions & Renovations Information Only

Building Additions & Renovations - Phasing Plan

- Phase 1  
Phase 1A  
Phase 2  
Phase 3  
Phase 3A  
Phase 4  
Phase 4A

Building Additions & Renovations - Schedule

+ Exterior Shell & Skin:

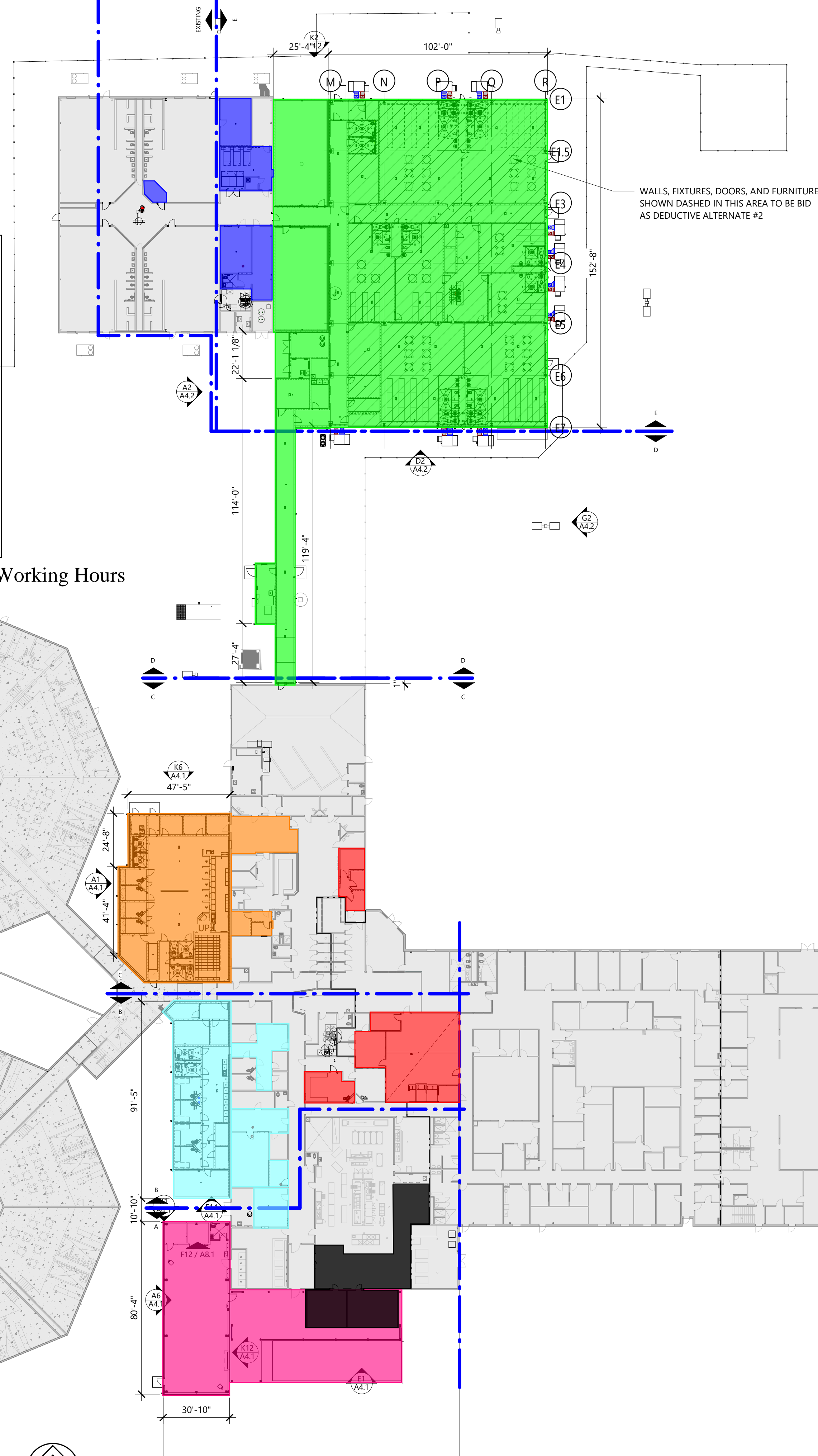
- Phase 1 - February 2025 – May 2025  
Phase 1A - May 2025 – August 2025  
Phase 2 - September 2025 – December 2025  
Phase 4 - January 2026 – April 2026

+ Interior Finishes:

- Phase 1 - May 2025 – July 2025  
Phase 1A - July 2025 – September 2025  
Phase 2 - October 2025 – November 2025  
Phase 3 - December 2025 – January 2026  
Phase 3A - January 2026 – February 2026  
Phase 4A - February 2026 – May 2026

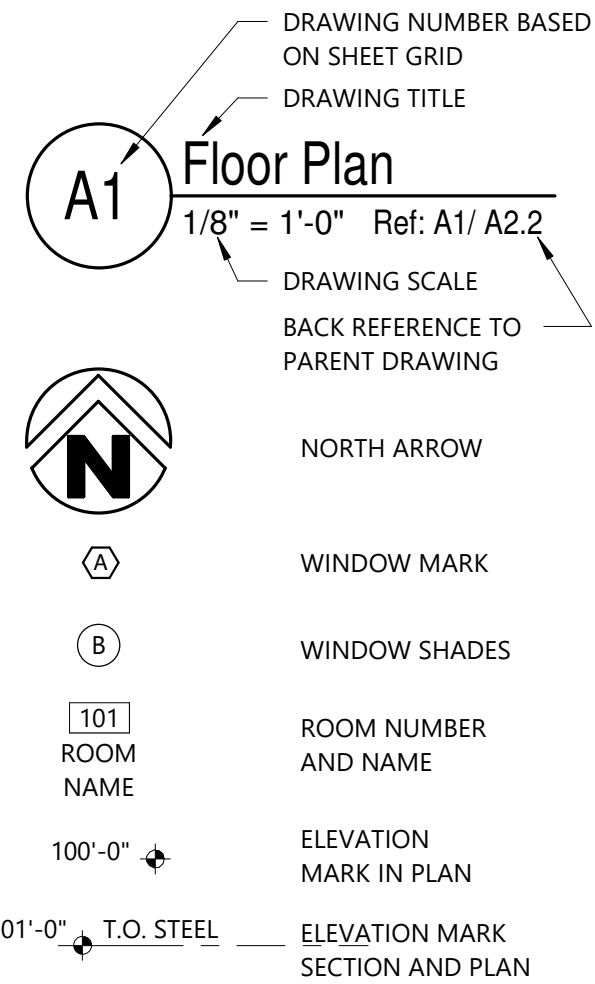
\* Phasing & Schedule Based On Normal Business Working Hours

\* Project Duration = 18 Months

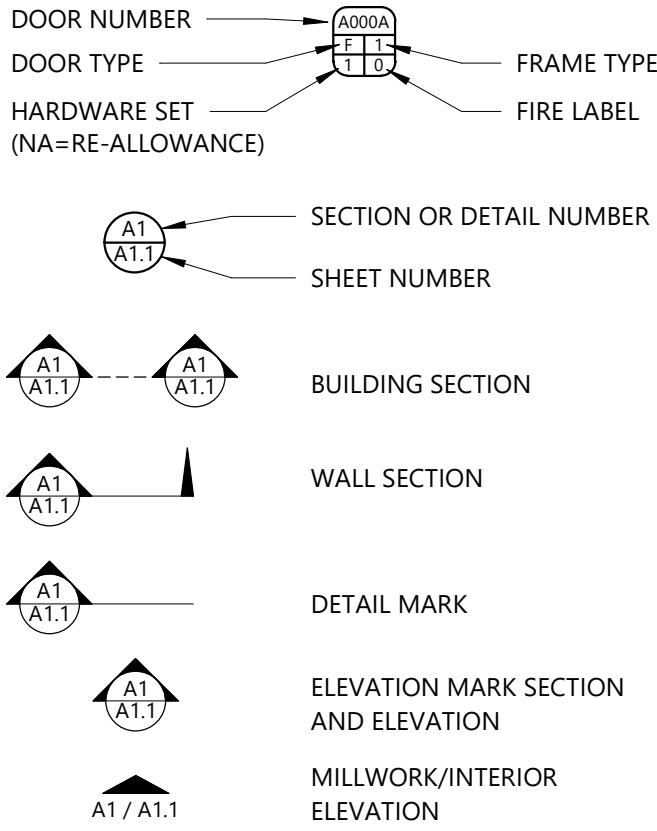


A2 Overall First Floor Plan  
1/32" = 1'-0"

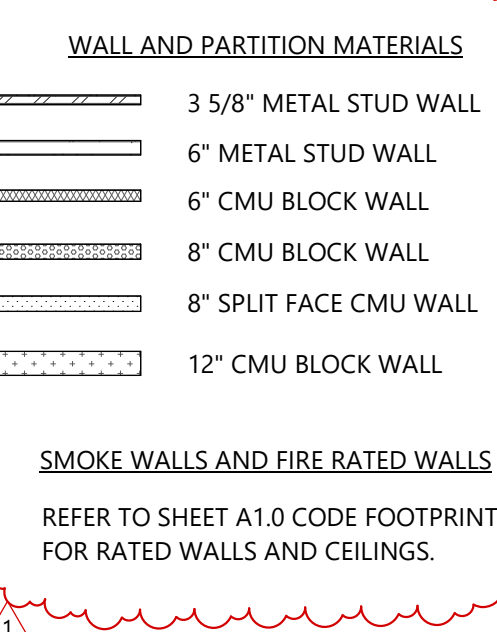
SYMBOL LEGEND



DOOR MARK DIAGRAM



WALL LEGEND

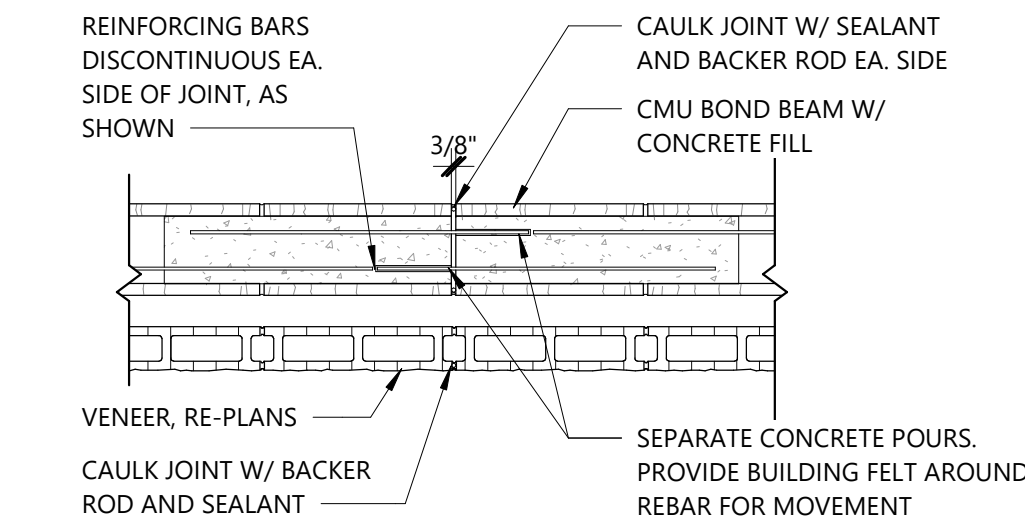


GENERAL NOTES:

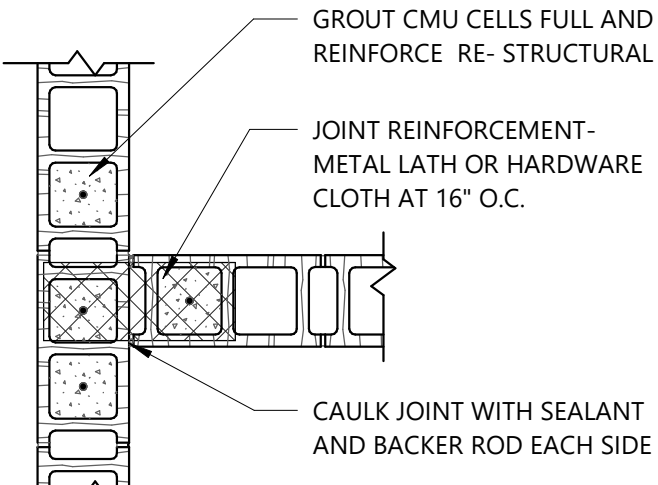
- ALL DIMENSIONS ARE TO BE FROM FACE OF STUD OR BLOCK UNLESS NOTED OTHERWISE.
- FURNITURE AND EQUIPMENT SHOWN DASHED ON PLANS ARE N.I.C. (NOT IN CONTRACT) U.N.O. (UNLESS NOTED OTHERWISE)
- PROVIDE CONTROL JOINTS IN ALL MASONRY VENEER AS SHOWN ON BUILDING ELEVATIONS, PLANS AND SPECIFIED. CONTROL JOINTS SHALL NOT EXCEED 24'-0" O.C.
- PROVIDE 6" (R19) FACED BATT INSULATION AT ALL EXTERIOR STUD WALLS AND SOFFITS.
- PROVIDE DEFLECTION TRACK AT ALL NON-LOAD BEARING WALLS THAT EXTEND TIGHT TO STRUCTURE OR ROOF DECK.
- COMPLY WITH THE US DEPARTMENT OF JUSTICE ADOPTED 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE STATE OF ARKANSAS ADOPTED 2017 ANSI A117.1 STANDARD FOR ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES THROUGH THE 2021 ARKANSAS FIRE PREVENTION CODE BY THE ARKANSAS STATE FIRE MARSHALL IN REGARDS TO ACCESSIBILITY OR HANDICAPPED FEATURES.
- PROVIDE MASONRY FILL INSULATION IN ALL CMU WALLS AT EXTERIOR LOCATIONS, TYP., UNLESS OTHERWISE PROHIBITED DUE TO MASONRY WALL REINFORCING.
- 1 AND 2 HOUR FIRE RATED WALLS TO EXTEND TIGHT TO DECK. FIRE CAULKED. INSTALL FIRE SAFING TO FILL ALL VOIDS, AND CAULK ALL PENETRATIONS, TYP. ALL RATED WALLS TO BE IDENTIFIED AT TOP OF WALL (ABOVE CEILING) WITH PAINTED STENCILLED TEXT TO READ "X HR RATED WALL" PROVIDE CORRECT HOUR RATING IN PLACE OF "X". TEXT HEIGHT TO BE MINIMUM 2" AT INTERVALS OF EVERY 10' LINEAR.

METAL STUD GAUGES

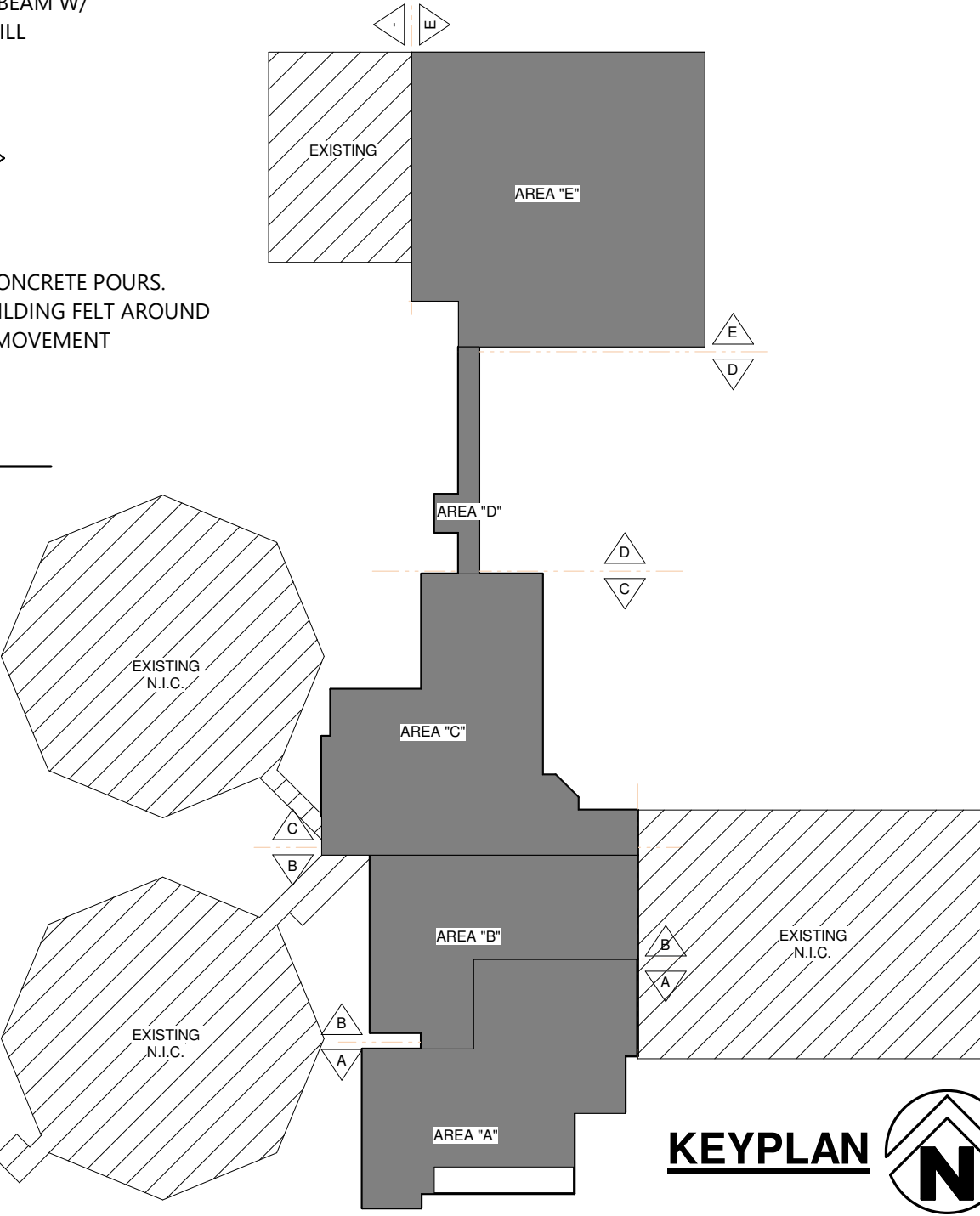
- UNLESS NOTED OTHERWISE, MINIMUM STUD GAUGE SHALL BE AS FOLLOWS--- (LENGTH INDICATED IS FOR UNBRACED LENGTH)
- EXTERIOR STUD WALLS**
- EXTERIOR 6" STUD WALLS TO BE 6" x 18 GAUGE CSJ STUD AT 16" ON CENTER. LOAD BEARING AND EXTERIOR STUDS AND HEADERS TO HAVE A
  - 1-5/8" FLANGE WITH 1/2" RETURN LIP 9. (TYPE CSJ STUD)
- STUD FRAMING FOR CEILING SUPPORT, FURRING, STUD BRACING, ETC.**
- 3 5/8" AND 6" STUD JOIST - 20 GAUGE CSJ AT 16" ON CENTER.
  - STUD BRACING - 20 GAUGE CSJ STUD.
  - PROVIDE CONTINUOUS BRIDGING IN LOAD BEARING STUD WALLS AT 4'-0" O.C. FOR FULL HEIGHT WALL.
- INTERIOR STUD WALLS**
- 6" WALLS TO 24'-0" HIGH - 20 GAUGE DRYWALL STUD AT 16" O.C.
  - 6" WALLS FROM 24'-0" TO 26'-0" HIGH - 20 GAUGE CSJ STUD AT 16" O.C.
  - 6" WALLS FROM 26'-0" TO 30'-0" HIGH - 16 GAUGE CSJ STUD AT 16" O.C.
  - 3-5/8" WALLS TO 13'-0" HIGH - 25 GAUGE DRYWALL STUD AT 16" O.C.
  - 3-5/8" WALLS FROM 13'-0" TO 16'-0" HIGH - 20 GAUGE CSJ STUD AT 16" O.C.



C11 Typ. Control Joint Detail  
3/4" = 1'-0"



A11 Typ. Control Joint Detail  
3/4" = 1'-0"



KEYPLAN

AN ADDITION AND REMODEL FOR

Washington Co. Covid Mitigation

FAYETTEVILLE, AR

DRAWN BY: PM  
CHECK BY: JA/MH/PM  
ISSUE DATE: 08/30/2024  
PROJECT NO: 2333  
REVISION DATES: 10/04/2024  
1 10/18/2024 ADD. NO. 1  
FIRST FLOOR PLAN  
SHEET  
A2.1  
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