



Bryant Planning Commission Meeting
Monday, January 9th, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

AGENDA

CALL TO ORDER

Chairman to call the meeting to order.

APPROVAL OF MINUTES

Approval Of Minutes

Documents:

[Bryant Planning Commission Minutes 12-12-16.pdf](#)

ANNOUNCEMENTS

DRC REPORT

Bryant Laundromat Addition - 110 Dell Drive

Chris Taylor - Bartlett Architecture - Requesting Site Plan Approval - **Approved**

Documents:

[Checklist.pdf](#)
[1650 Site Plan for DRC 12-9-2016.pdf](#)

Sally's Body Shop Expansion - 421 Roya Lane

Charlie Best Requesting Site Plan Approval - **Approved**

Documents:

[Sallys Body Shop Checklist.pdf](#)
[Sallys Body Shop site and Landscaping Revised.pdf](#)

Ultimate Express Carwash - 1900 North Reynolds Road

Ace Sign Company - Requesting Sign Permit Approval - **Approved**

Documents:

[Ultimate Express Carwash Sign Permit.pdf](#)

Dr. Fulks Dentistry - 3305 Highway 5

Requesting Site Plan Approval - **Approved**

Documents:

[Dr Fulks Dentistry Application.pdf](#)
[Architectural Site Plan.pdf](#)
[Civil Plans.pdf](#)
[Electrical Site Plan.pdf](#)
[Equipment Plan.pdf](#)
[Mechanical Plans.pdf](#)
[Plumbing Plans.pdf](#)
[Structural Plans.pdf](#)

. **Jiffy Lube Sign Permit - 1900 North Reynolds Road**

Sign Studio LLC - Requesting Multiple Sign Permit Approval - **Approved**

Documents:

[Jiffy Lube Bryant AR- Sign Permit.pdf](#)

. **Ultimate Express Carwash - 1900 North Reynolds Road**

Mark MacCaslin - Requesting Site Plan Approval - **Approved**

Documents:

[Ultimate Express Carwash-Jiffy Lube Site Plan.pdf](#)

APPLICATIONS

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

. **REQUESTING TO BE ADDED TO AGENDA - Fleming Electric Warehouse**

Josh Ruple - Fleming Electric - Requesting Site Plan Approval

Documents:

[Site utility plan1-9-16.pdf](#)
[Fleming Electric Warehouse Revised.pdf](#)

. **Walk, Bike, Drive: Bryant**

James Walden - Discussion of Proposed Walk, Bike, Drive: Bryant

Documents:

[WalkBIKEDrive - BPP.pdf](#)
[WalkBIKEDrive - MSP.pdf](#)
[Walk, Bike, Drive - Bryant - UPDATED DRAFT2.pdf](#)

ADJOURNMENT

Bryant Planning Commission
Regular Meeting
Monday, December 12th, 2016
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES
2 Pages

CALL TO ORDER:

- Chairman Lance Penfield Calls Meeting To Order
- Secretary Truett Smith Calls Roll
- Commissioners Present: Statton, Brunt, Johnson, Erwin, Penfield, Poe, Burgess, Mayfield.

APPROVAL OF MINTUES:

Approval of the November 14th, 2016 Planning Commission Minutes.

Action taken: Motion made to approve by Commissioner Brunt and seconded by Commissioner Statton. Voice vote: 8 yeas and 0 nay. Passed

ANNOUNCEMENTS

Mayor Jill Dabbs announces the Walk, Bike, Drive: Bryant Public Hearing set for December 15th from 4 to 7 at the Community Multipurpose room at the High School. This Public Hearing is for the new Master Street and Pedestrian Plans.

DRC REPORT

Bryant Chamber Of Commerce

Requesting Sign Applications Approval – Approved

Ultimate Express Car Wash

Requesting Sign Permit Approval – Approved

APPLICATIONS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

Dawson’s Pointe Phase 1 Subdivision

Jonathan Hope – Requesting Final Plat Approval

Action taken: Approval of the Final Plat. Roll call vote: 8 yeas, 0 nay. Passed

Benjamin Grove Sub-Division

Vernon Williams – Requesting Final Plan Approval

Action taken: Approval of the Final Site Plan. Roll call vote: 8 yeas, 0 nay. Passed

Schrader Commercial Storage Addition

Alan Schrader/Eric Richardson – Requesting Site Plan Approval

Action taken: Approval of the Final Site Plan. Roll call vote: 8 yeas, 0 nay. Passed

Nominating Committee Report

Election of Chairman and Vice Chairman for 2016 Planning Commission.

Action taken: Motion made to approve by Commissioner Johnson, seconded by Commissioner Poe. Voice vote: 8 yeas and 0 nay. Passed

Meetings For Next Calendar Year

Adopt a calendar of regular meeting dates and time for Planning Commission meetings for 2016 (Previously has been 2nd Monday of every month at 6:00 p.m.).

Action taken: Commissioners agree to keep the dates and time for the upcoming year.

ADJOURNMENT

Motion made to adjourn by Commissioner Burgess, seconded by Commissioner Poe.

Motion carried.

Approval of the minutes for December 12th Planning Commission meeting was approved on January 9th, 2017.

_____ Date: _____2017
Chairman Lance Penfield

_____ Date: _____2017
Secretary Truett Smith

Bryant Planning Commission

SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE COMPLEX
AGENDA DEADLINE: 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
 - A. VICINITY MAP
 - B. LEGAL DESCRIPTION
 - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.


SIGNATURE


DATE

City of Bryant Commercial Building Checklist

Name of Development Bryant Laundromat Addition
Site Location 110 Dell Dr. Bryant, AR 72022 Current zoning C-2
Owner Sadhvi Rentals LLC Phone _____

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development ✓
- ▲ 2. Current zoning ✓
- ▲ 3. Name and Address of owner of Record ✓
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan ✓
- ▲ 5. Date of preparation of the plan ✓
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale ✓
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway ✓
- ▲ 10. Lot area in square feet ✓
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34") ✓
- ▲ 12. Existing streams, drainage channels, and other bodies of water ✓
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled ✓
- ▲ 14. Location and name of existing streets ✓
- ▲ 15. Show source of water supply ✓
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout ✓
- ▲ 17. Fire Hydrant placement ✓
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets ✓
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan ✓
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated. ✓
- ▲ 21. Location, massing and pattern of existing vegetation to be retained ✓
- ▲ 22. Existing structures on the site ✓
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc. ✓
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context. ✓
- ▲ 25. Any variance approvals ✓

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front _____ ft. Side _____ ft. CNR Side _____ ft. Back _____ ft.		
Parking requirements can be satisfied Floor Space _____ sq.ft. divided by 300 = _____ (no. of parking spaces required)		
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	✓	
Will there be a dumpster located on the site? <i>Ex.</i>		
Will there be a construction site office?		X
Have you made "One Call"?		X
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		✓
Are you granted any variances by the Board of Adjustment?		✓
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	✓	_____
Spacing will be 40' between trees	✓	_____
Tree must be a minimum 3" in diameter at the base and 12' + tall	✓	_____
Existing trees meeting the minimum size can be counted to meet above criteria <i>N/A</i>	✓	_____
No trees can be planted within 30 feet of a property corner or driveway	_____	✓
Shrubs along street right-of-way lines cannot exceed 30 inches in height	✓	_____

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	/	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	/	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	✓	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	✓	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor
or Authorized Agent _____ Date _____

Signature of Owner
(if owner-builder) _____ Date _____

Application of Permit Approved: _____ Date _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. All new construction, remodeling, and modifications must conform to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

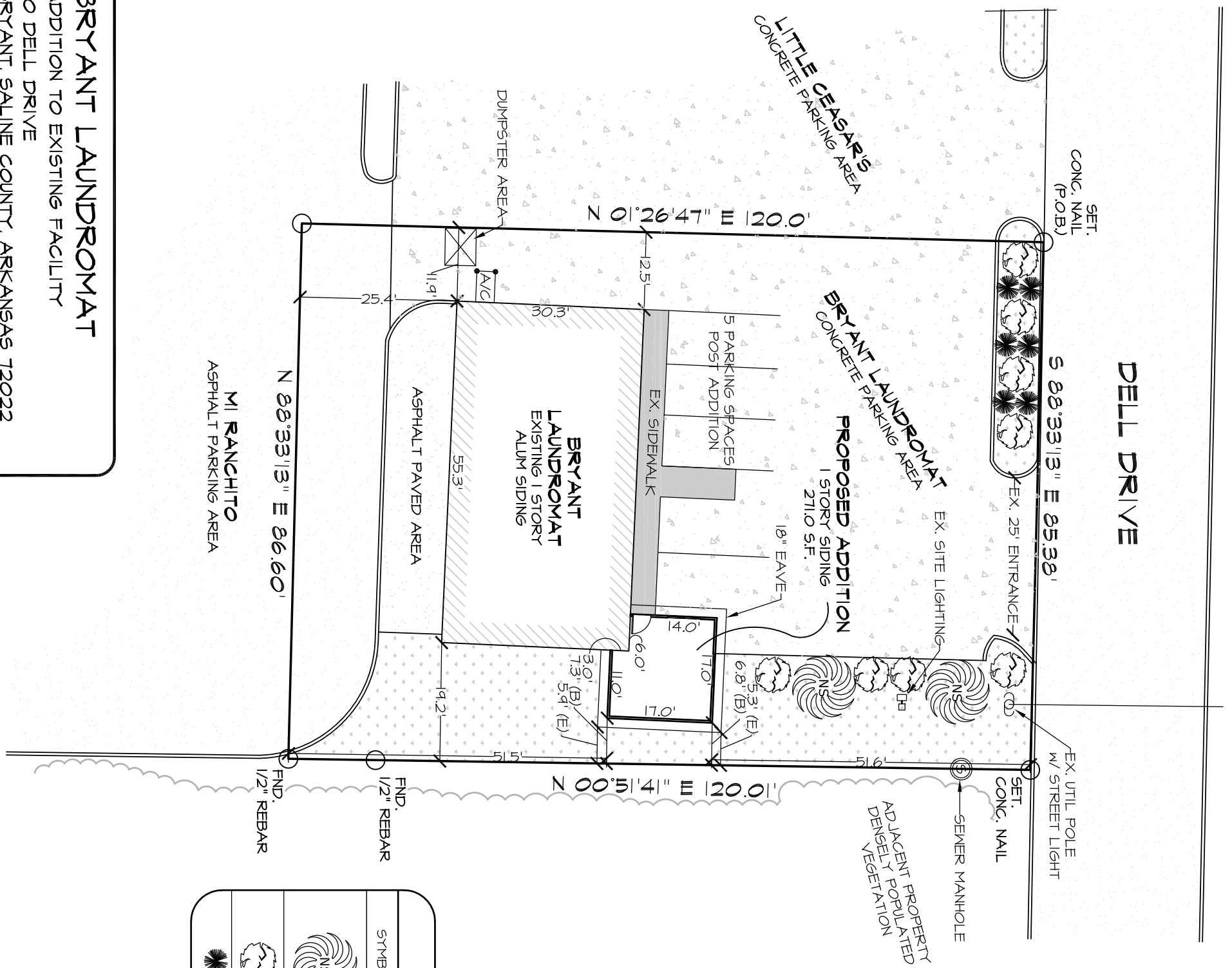
Project Name _____

Signature of Contractor
or Authorized Agent _____ Date _____

Signature of Owner
(if owner-builder) _____ Date _____

Calculations
Approved: _____ Date _____
Bryant Water Utilities General Manager

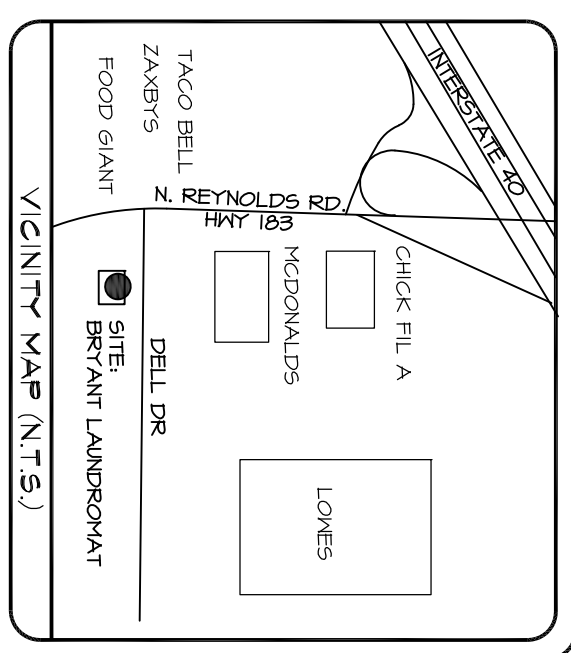
BRYANT LAUNDROMAT
 ADDITION TO EXISTING FACILITY
 110 DELL DRIVE
 BRYANT, SALINE COUNTY, ARKANSAS 72022



ADJACENT PROPERTY
 DENSELY POPULATED
 VEGETATION

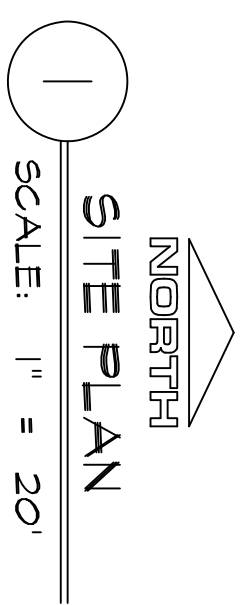
GENERAL SITE NOTES:
 SUBJECT PROPERTY AREA: 10318.80 S.F. OR 0.24 AC +/-
 CURRENT ZONING: C-2 HIGHWAY COMMERCIAL
 SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT
 UTILITY NOTE: NO UTILITIES REQUIRED FOR ADDITION

PROPERTY DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SW1/4 OF THE SW1/4, THENCE NORTH 02 DEGREES 34 MINUTES 04 SECONDS EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 527.40 FEET TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 58.61 FEET TO POINT ON THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 183 (REYNOLDS ROAD); THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 05 DEGREES 08 MINUTES 46 SECONDS EAST A DISTANCE OF 25.51 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 88 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 51 MINUTES 13 SECONDS WEST A DISTANCE OF 120.01 FEET TO A POINT; THENCE SOUTH 00 DEGREES 51 MINUTES 13 SECONDS WEST A DISTANCE OF 86.60 FEET TO A POINT; THENCE NORTH 88 DEGREES 33 MINUTES 47 SECONDS EAST A DISTANCE OF 120.00 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRE, MORE OR LESS.



LANDSCAPING MATERIALS SCHEDULE

SYMBOL	QUANTITY	ABRV.	COMMON NAME	SCIENTIFIC NAME	SIZE (MIN.)
	2	NS	NELLY R STEVENS HOLLY	ILEX X ATTENUATA	2" CAL. x 12(T)
	8	EGH	EVERGREEN HOLLIES	ILEX SPECIES	18" MIN.
	6	ND	NANDINA	NANDINA DOMESTICA	18" MIN.



C-1
 SHEET 1 of 1

SITE PLAN
 PROJECT # 1650
 DATE: 12-08-16

BARTLETT ARCHITECTURE, inc.
 603 HIGHWAY #5 NORTH
 BENTON, ARKANSAS 72015
 (501) 794-4448

SADHYI RENTALS, LLC
 110 DELL DRIVE
 BRYANT, ARKANSAS 72022



210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-847-5559 ext. #505
FAX: 501-847-5332
EMAIL: ljones@cityofbryant.com

SMALL SCALE DEVELOPMENT COMMERCIAL CHECKLIST

PC MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMIN CONFERENCE ROOM – BRYANT OFFICE COMPLEX
AGENDA DEADLINE: 5:00 P.M. FRIDAY PRIOR TO THE REGULAR SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
 - A. VICINITY MAP
 - B. LEGAL DESCRIPTION, AND
 - C. THE LANDSCAPING PLAN (THE LANDSCAPING PLAN MAY BE A SEPARATE DOCUMENT)
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. AN IBM COMPATIBLE DISKETTE OR CDR WITH THE DATA IN PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN.
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

SIGNATURE

A handwritten signature in blue ink, appearing to read "Charles Best", written over a horizontal line.

DATE

A handwritten date "12/9/16" in blue ink, written over a horizontal line.

**CITY OF BRYANT
SMALL SCALE DEVELOPMENT
COMMERCIAL CHECKLIST**

Name of Development SALLY'S BODY SHOP EXPANSION
Site Location 421 Royal LAKE Current zoning C-2
Owner AZALEA AND MICHAEL JASSO Phone 847-8639

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- 1. Name of Development
- 2. Current zoning
- 3. Name and Address of owner of Record
- 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- 5. Date of preparation of the plan
- 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within 1/2 mile
- 7. Legal description of the property with exact boundary lines
- 8. North arrow & Scale
- 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- 10. Lot area in square feet
- 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- 12. Existing streams, drainage channels, and other bodies of water
- 13. Drainage easements for stormwater run-off and detention shown & labeled
- 14. Location and name of existing streets
- 15. Show source of water supply
- 16. Show location of waste water connection to municipal system & sanitary sewer layout
- 17. Fire Hydrant placement
- 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- 21. Location, massing and pattern of existing vegetation to be retained
- 22. Existing structures on the site
- 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front <u>NA</u> ft. Side <u>NA</u> ft. CNR Side _____ ft. Back <u>50</u> ft.	✓	
Parking requirements can be satisfied Floor Space <u>9000</u> sq.ft. divided by 300 = _____ (no. of parking spaces required)		
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation		
Will there be a dumpster located on the site?		✓
Will there be a construction site office?		✓
Have you made "One Call"?		✓
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		✓
Are you granted any variances by the Board of Adjustment?		✓
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant		✓
Spacing will be 40' between trees	✓	
Tree must be a minimum 3" in diameter at the base and 12' + tall	✓	
Existing trees meeting the minimum size can be counted to meet above criteria		✓
No trees can be planted within 30 feet of a property corner or driveway	✓	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	✓	

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	✓	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	✓	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	✓	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	✓	_____
Parking: one space per each 300 sq. ft. of occupied space	✓	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	✓	_____

V. SITE PLAN ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 26. Completed Checklist
- 27. Completed ADA/ABA Form
- 28. Two full sets of Building Plans
- 29. 12 copies of Site Plan (folded to no larger than 8 1/2 X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- 30. 12 copies of Landscaping Plan (folded to no larger than 8 1/2 X 14 size)
- 31. 12 copies of building floor plan (folded to no larger than 8 1/2 X 14 size)
- 32. Copy of Stormwater Detention Plan
- 33. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- 34. IBM compatible diskette or CD with data in PDF format.
- 35. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of SALLY'S BODY SHOP EXPANSION in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

AZALEA ANN MICHAEL DASSO

Owner

421 Royal Lane

Mailing Address

Bryant

City

CHARLES BEST
HORNICAL VALLEY INC

Engineer/Architect

847-7282

Phone #

12/9/16

Date

CITY USE

Action Taken:

Special Conditions:

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor
or Authorized Agent _____

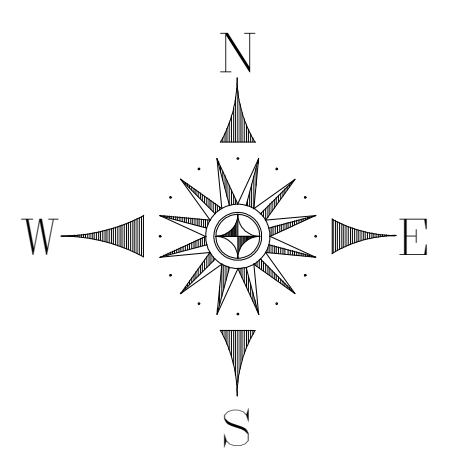


Date 12/9/16

Signature of Owner
(if owner-builder) _____

Date _____

REVISED ON:		
NO.	DATE OF REVISION	BY
1	12-17-16	CB



Utilities:
 Water - City of Bryant
 Sewer - City of Bryant
 Power - Entergy
 Gas - Centerpoint

Owner:
 Azalea and Micheal Jasso
 421 Roya Ln
 Bryant, AR 72022

Engineer:
 Hurricane Valley Inc.
 P.O. Box 118 Bryant, AR
 501-847-7282

Property Area:
 1.54 Acres

Legal Description:
 See survey

Sidewalk Details

4" Concrete - 4000 P.S.I.
 @ 28 day concrete.

Subgrade should be compacted to a minimum of 90 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Notes:

- 1) Constructed per the City of Bryant Minimum Specifications for Streets, April 2013.
- 2) All sidewalks including ramps shall meet all current Federal Americans with Disabilities Act (ADA).
- 3) Traverse slopes shall not exceed 2 percent.
- 4) Sidewalks shall be reinforced, at a minimum, with woven wire fabric unless waver obtained from the City of Bryant.
- 5) Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- 6) Expansion joints shall be constructed perpendicular to the sidewalk at maximum intervals equal to five times the sidewalk width.
- 7) Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets and curbs.
- 8) Subgrade and formwork for sidewalks shall be inspected by the City of Bryant prior to pouring of the sidewalk. The City of Bryant Street Department and/or City of Bryant Public Works shall be notified at least one day in advance. If of the need to inspect subgrade and formwork.
- 9) Sampling and testing locations shall be subject to approval by the City of Bryant Street Department and/or City of Bryant Public Works.

N.T.S.

Paving Details

Hot Mix Asphalt Concrete (AHTD)
 Hot Mix Surface Course

Class 7 Base Compacted to 92% Modified Proctor Density

Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 1 Paving
Light Traffic Asphalt Pavement

Hot Mix Asphalt Concrete (AHTD)
 Hot Mix Surface Course

Class 7 Base Compacted to 92% Modified Proctor Density

Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 2 Paving
Heavy Traffic Asphalt Pavement

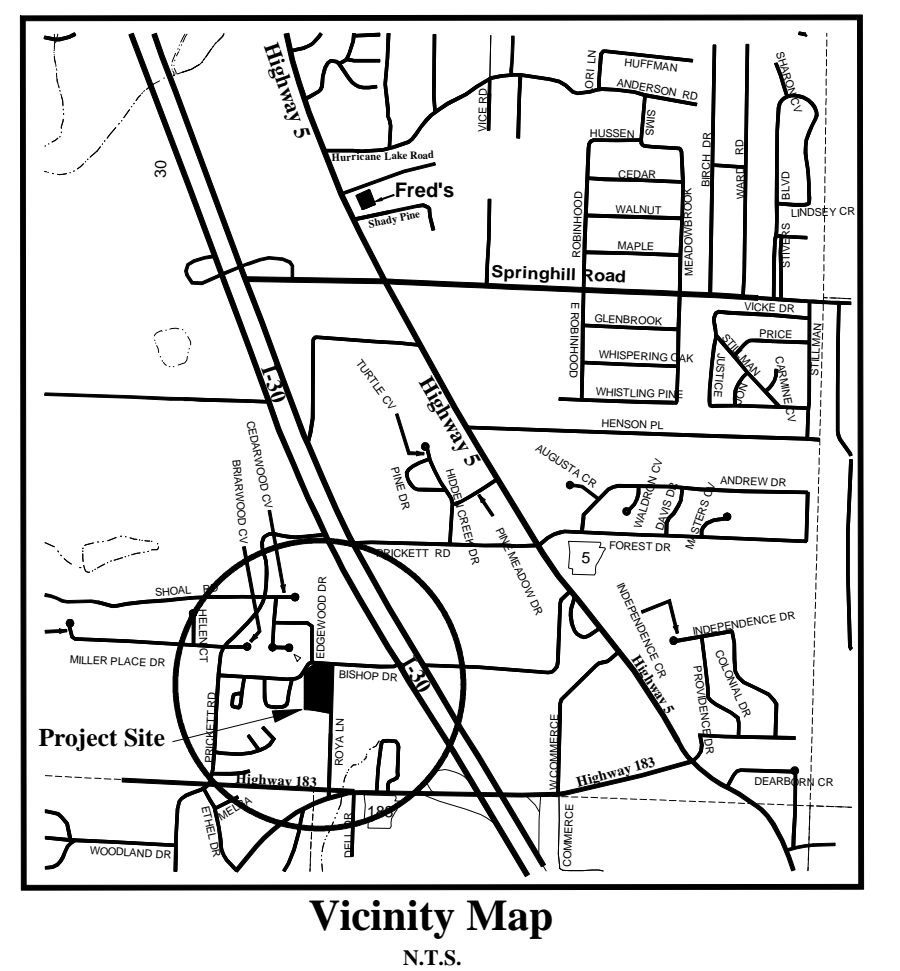
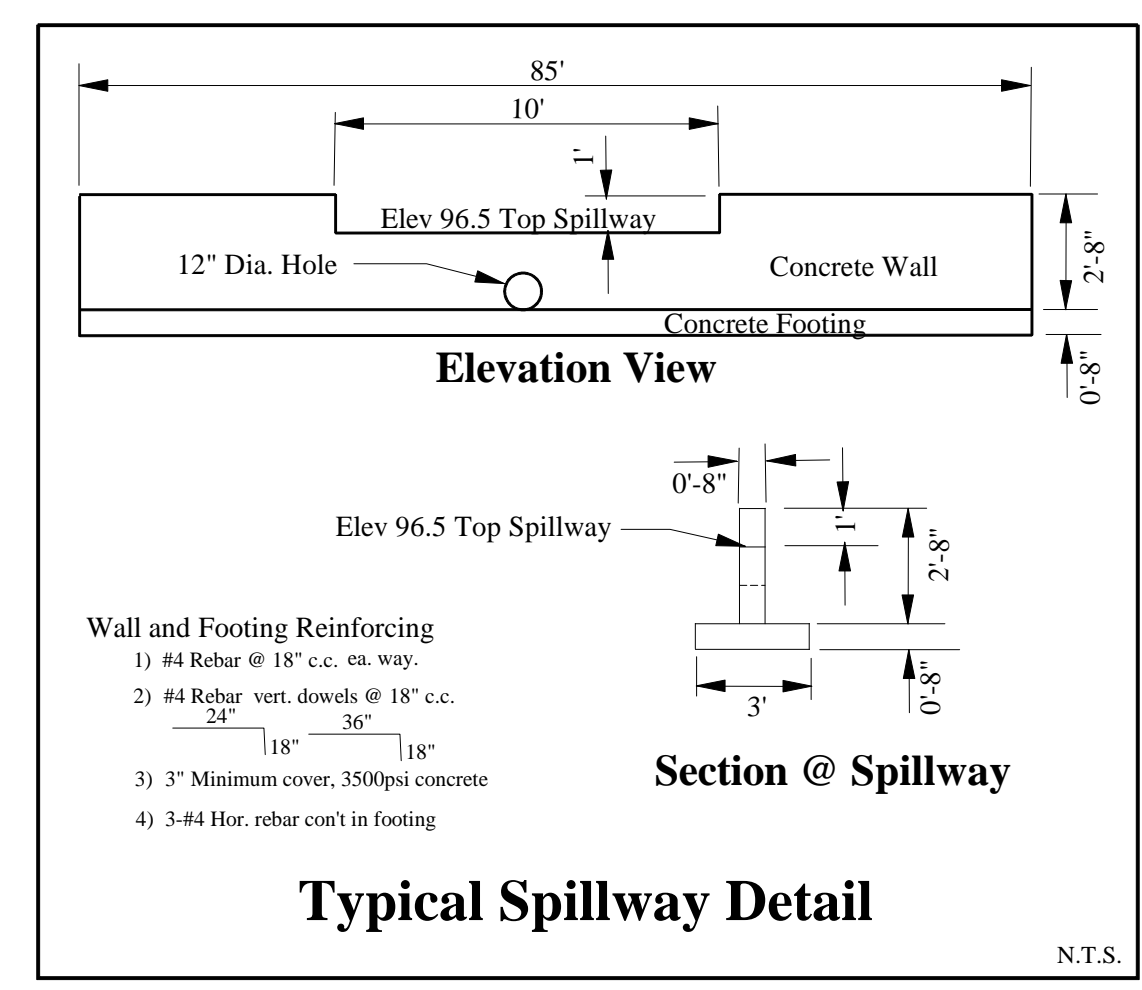
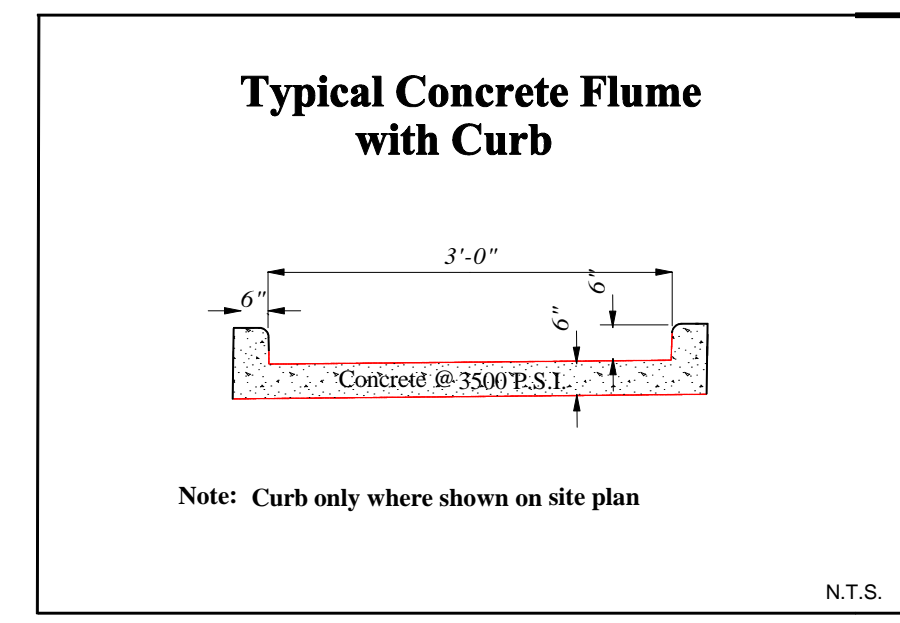
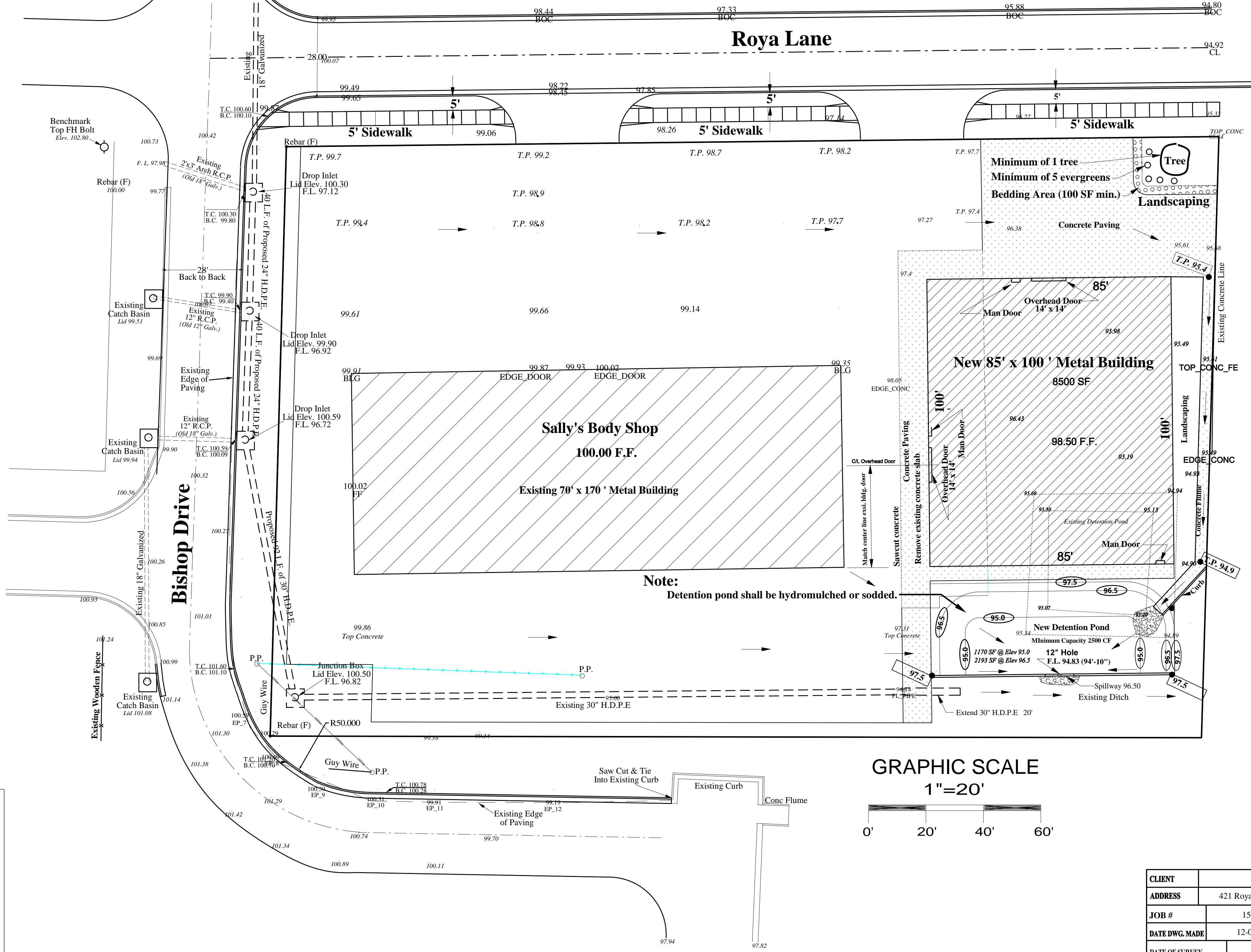
#4 @ 18" c.c. Ea. Way
 6" Concrete - 3500 P.S.I.
 @ 28 day concrete.

Class 7 Base Compacted to 92% Modified Proctor Density

Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 95 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 3 Paving
Concrete Pavement

N.T.S.



Legend

	95.0 Finish Grade
	95.0 Finish Contour
	Power Pole
	Exist. Contour
	Finish Elev. Center
	Telephone
	Centerline
	Water Line
	Powerline
	Proposed Curb
	Concrete
	Rip-Rap



CLIENT	421 Roya Lane, Bryant, AR	DSGN BY	CHARLES BEST	HURRICANE VALLEY INC.	Sally's Body Shop Expansion
ADDRESS	421 Roya Lane, Bryant, AR	DWN BY			
JOB #	15058	CHKD BY		PROFESSIONAL ENGINEERS	Site and Landscaping Plan
DATE DWG. MADE	12-09-2016	APPR BY		P.O. BOX 118	501-847-7282
DATE OF SURVEY		SCALE	1" = 20'	BRYANT, ARKANSAS	FAX: 501-847-2431
		DWG. NO.			
		SHEET			1 OF 1

metal wall sign

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are **required** with application. Additional documentation may be required by Sign Administrator.

Date: 12/20/16

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Ace Sign Company
Address 11935 Interstate 30
City, State, Zip Little Rock, AR 72209
Phone 501 502 0800
Alternate Phone 501 492 8265

PROPERTY OWNER

Name Ultimate Express Carwash
Address 1900 N. Reynolds Rd.
City, State, Zip Bryant, AR
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Ultimate Express Carwash
Address/Location of sign 1900 N. Reynolds Rd. Bryant
Sign dimensions (height, length, width) 4' x 20'

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 80 Sq. Ft.

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

I Brandy Ellison/Ace Sign Co, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Brandy Ellison
Applicant's Signature

12/20/16
Date

Sign Administrator(or Designee) Approval

Date

A) Face Lt Channel Letters and Capsule

24" x 170"

CAR WASH

FREE VACUUMS

18" x 120"



B) 4' x 20' x 1/8" Aluminum Sign with Applied Graphics
** Installed on South End of Building



ACE

SIGN COMPANY

11825 L-80 Little Rock, AR 72209
 Mon-Fri, 8:00am - 5:00pm
 P. 501-492-1365
 F. 501-492-8268
www.acesigncompany.com/

CUSTOMER:

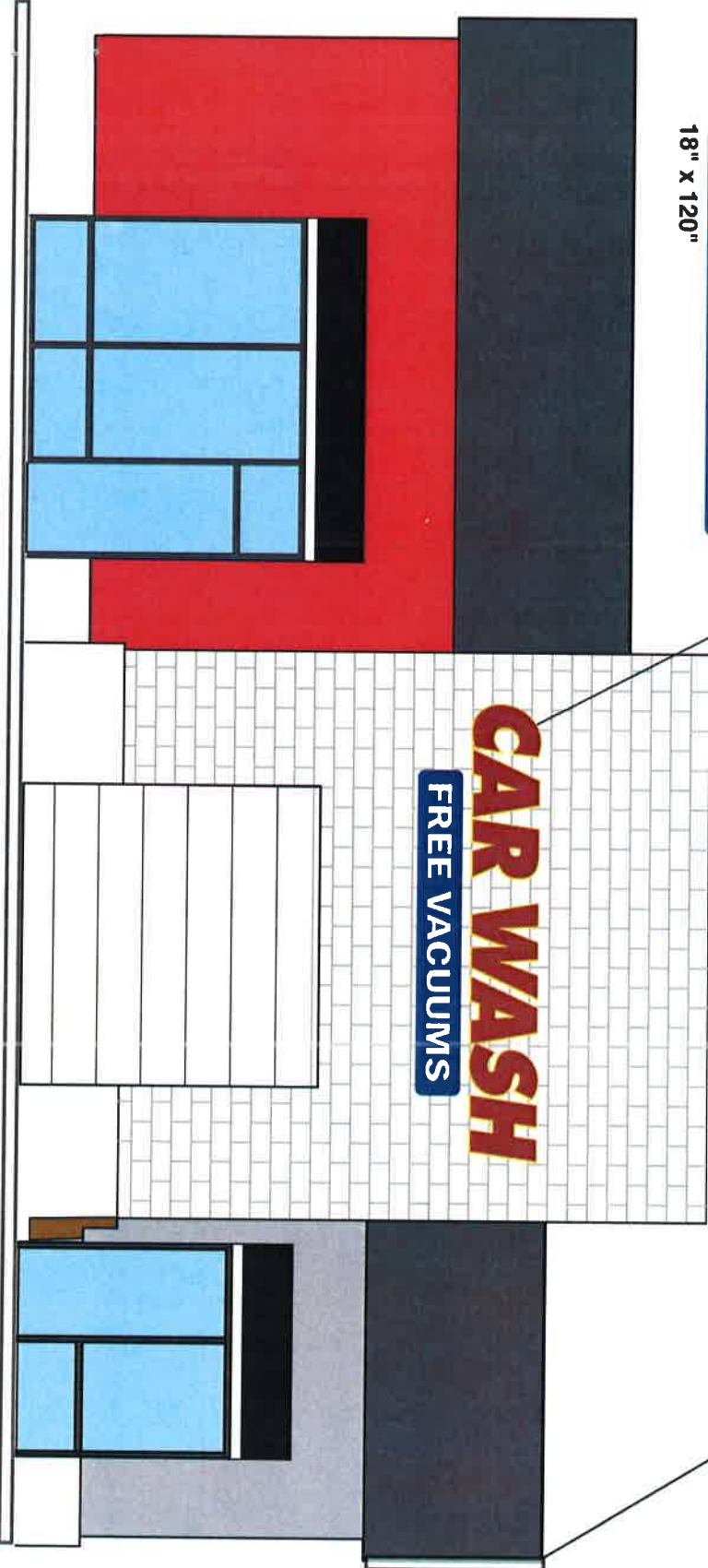
LOCATION:

SALESPERSON:

PROJECT NAME:

REVISION / DATE:

DESIGNER:



COLOR SPECIFICS

Customer must Sign and Date for artwork approval to confirm they are ready for production. Please double check colors, sizes, placement, description, and spelling errors before signing. After payments and signed approval, the artwork is now owned by the customer.

CUSTOMER APPROVAL & DATE:

©2016 ACE Sign Company & Ace Signs of Arkansas, LLC. All Rights Reserved. This design is the property of ACE Sign Company and are the result of original work of its employees. They are submitted to your company for the purpose of consideration to purchase from ACE Sign Company, a project according to this design. Exhibition to anyone other than the designer or your company, or use of the design or any design from ACE Sign Company is a violation of copyright. In the event that such violation occurs, ACE Sign Company shall be paid for the full amount of any project using a similar design. The colors and dimensions are approximate and may vary from the actual product.

ARTWORK NOT TO SCALE. All measurements are approximate and not intended for production purposes. Site Survey may be required before production.

Ultimate Express Car Wash / 1900 N. Reynolds Rd. / Bryant AR

★ 4' x 20' non-lit wall sign placement



Bryant Planning Commission

SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE
COMPLEX
AGENDA DEADLINE: 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. ~~4~~ ⁸ FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
 - A. VICINITY MAP
 - B. LEGAL DESCRIPTION
 - C. LANDSCAPING PLAN
5. ~~2~~ ⁸ FOLDED COPIES OF FLOOR PLAN
6. ~~2~~ ⁸ COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER. *less than 1 acre N/A*
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

**ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE
SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.**

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.


SIGNATURE

12-21-16
DATE

City of Bryant Commercial Building Checklist

Name of Development: FULKS FAMILY DENTISTRY
Site Location: 3305 HIGHWAY 5 Current zoning: C-2
Owner: DR CLINT FULKS Phone: 501-778-9222

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within 1/2 mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals.

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>0</u> ft. CNR Side <u>0</u> ft. Back <u>0</u> ft.	X	
Parking requirements can be satisfied Floor Space <u>5498</u> sq. ft. divided by 300 = <u>18</u> (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100-year flood elevation	X	
Will there be a dumpster located on the site? <i>(FUTURE)</i>		X
Will there be a construction site office?	X	
Have you made "One-Call"?		X
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	X	
Foundation and structure meet earthquake requirements for Zone 1.	X	
Structure meets Arkansas Energy Code for specified use.	X	
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations.	X	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

III LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	X	
Spacing will be 40' between trees	X	
Tree must be a minimum 3" in diameter at the base and 12' + tall	X	
Existing trees meeting the minimum size can be counted to meet above criteria	X	
No trees can be planted within 30 feet of a property corner or driveway	X	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	X	

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	<input type="checkbox"/>	<input type="checkbox"/>
Front Yard: none required	<input type="checkbox"/>	<input type="checkbox"/>
Side Yard: minimum of 5 feet each side	<input type="checkbox"/>	<input type="checkbox"/>
Rear Yard: minimum of 55 feet	<input type="checkbox"/>	<input type="checkbox"/>
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	<input type="checkbox"/>	<input type="checkbox"/>
Parking: one space per each 200 sq. ft. of commercial use.	<input type="checkbox"/>	<input type="checkbox"/>
Loading areas: physically separated from all streets with 10 ft grassy area	<input type="checkbox"/>	<input type="checkbox"/>
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	<input type="checkbox"/>	<input type="checkbox"/>
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	<u>X</u>	<input type="checkbox"/>
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	<u>X</u>	<input type="checkbox"/>
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	<u>X</u>	<input type="checkbox"/>
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings 19.69% COVERAGE	<u>X</u>	<input type="checkbox"/>
Parking: one space per each 300 sq. ft. of occupied space	<u>X</u>	<input type="checkbox"/>
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	<u>X</u>	<input type="checkbox"/>
3. C-2 Zoning - Lots fronting along roadways designated as interior local		
Front Yard: none required	<input type="checkbox"/>	<input type="checkbox"/>
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	<input type="checkbox"/>	<input type="checkbox"/>
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	<input type="checkbox"/>	<input type="checkbox"/>
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	<input type="checkbox"/>	<input type="checkbox"/>
Parking: one space per each 300 sq. ft. of occupied space	<input type="checkbox"/>	<input type="checkbox"/>
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	<input type="checkbox"/>	<input type="checkbox"/>

V. SITE PLAN ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
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- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of FULKS DENTAL CLINIC in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

DR. CUNT FULKS
Owner
1200 FERGUSON DR. #4
Mailing Address
BENTON, AR 72015
City

Tim Yewington
PPY ARCHITECTS
Engineer/Architect
501-372-0272
Phone #
03 JAN 17
Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued:	Date _____	Sq.Ft. _____	Amount \$ _____
----------------	------------	--------------	-----------------

Construction Completed Certified For Occupancy:	Date: _____
	Inspector: _____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

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I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor
or Authorized Agent



Date 12-21-16

Signature of Owner
(if owner-builder)

Date _____

Application of Permit Approved: _____

Date _____

Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. All new construction, remodeling, and modifications must conform to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

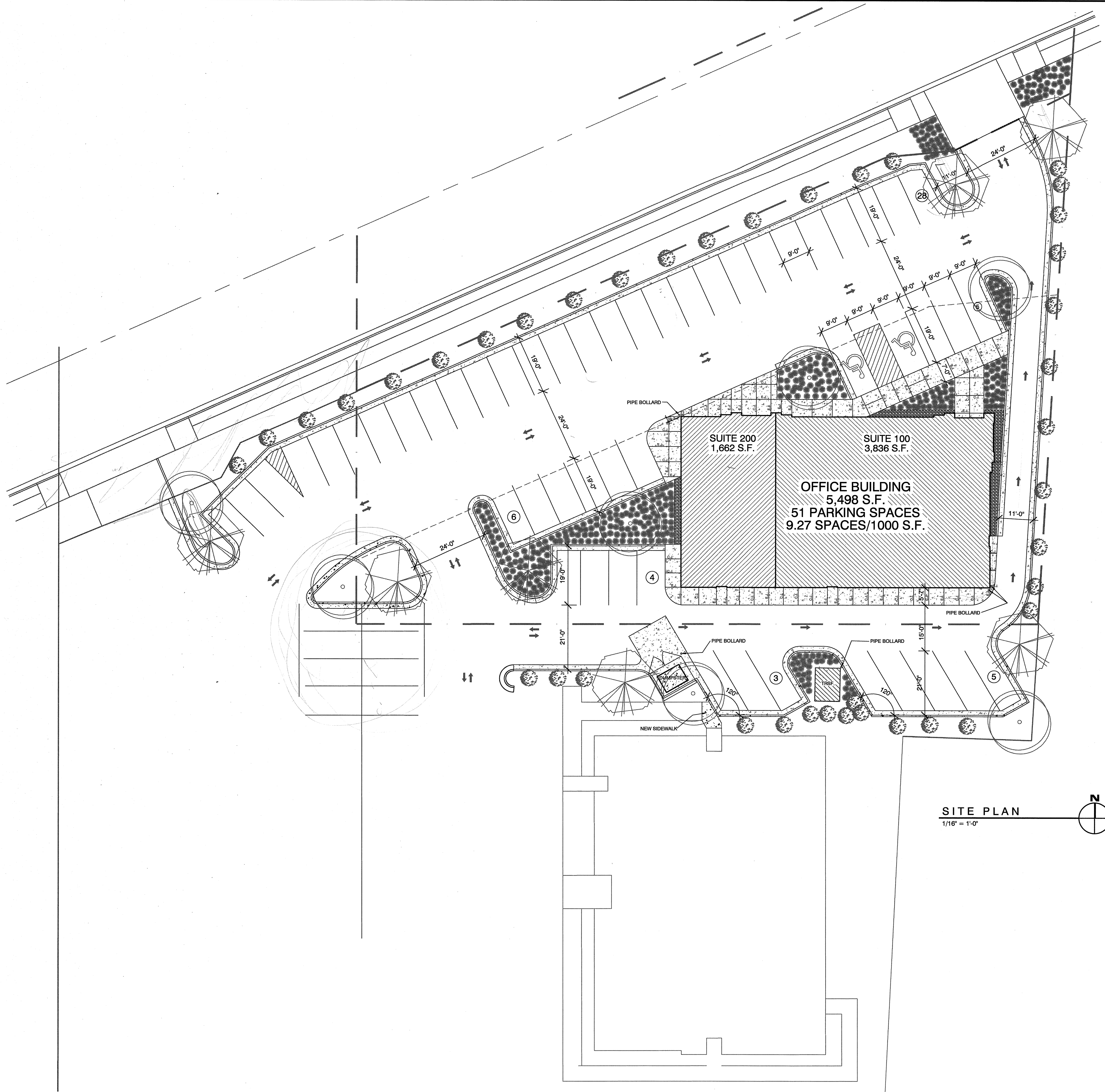
I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name Dr. Fulk's Dentistry

Signature of Contractor or Authorized Agent [Signature] Date 12-21-16

Signature of Owner (if owner-builder) _____ Date _____

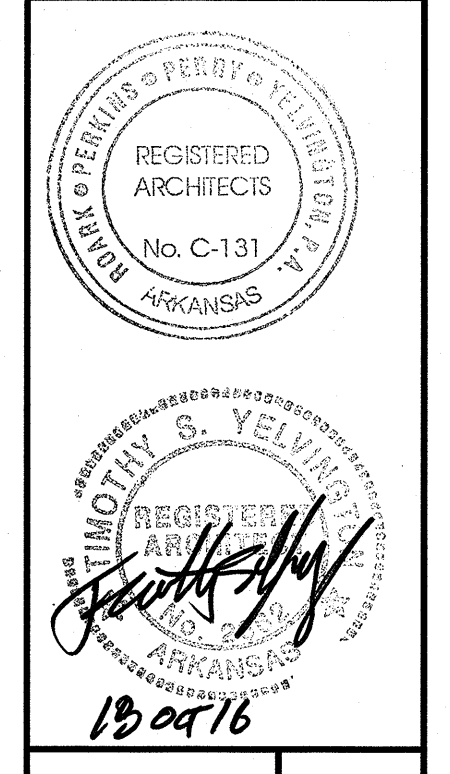
Calculations Approved: _____ Date _____
Bryant Water Utilities General Manager



SITE PLAN
1/16" = 1'-0"

**ROARK
PERKINS
PERRY
YELVINGTON**
ARCHITECTURE • INTERIOR DESIGN
1111 S. GARDEN STREET, SUITE 100
BRYANT, ARKANSAS 72215
(501) 372-6272
WWW.RPPYARCHITECTS.COM

**Dental Clinic & Shell Building for
Dr. Clint Fulks**
Highway 5 Bryant, Arkansas



REVISIONS	DATE

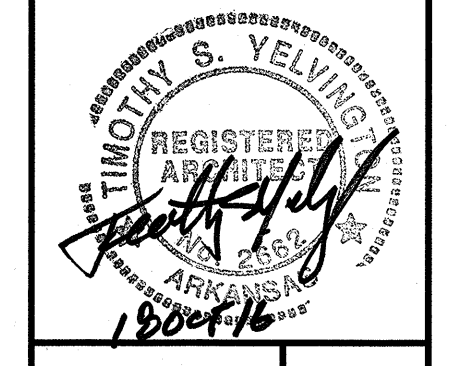
ARCHITECTURAL
SITE PLAN



10-13-2016	1549
DATE	JOB NO.
A1.0	15
SHEET	OF

DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

Dental Clinic & Shell Building for Dr. Clint Fulks
 Highway 5 Bryant, Arkansas



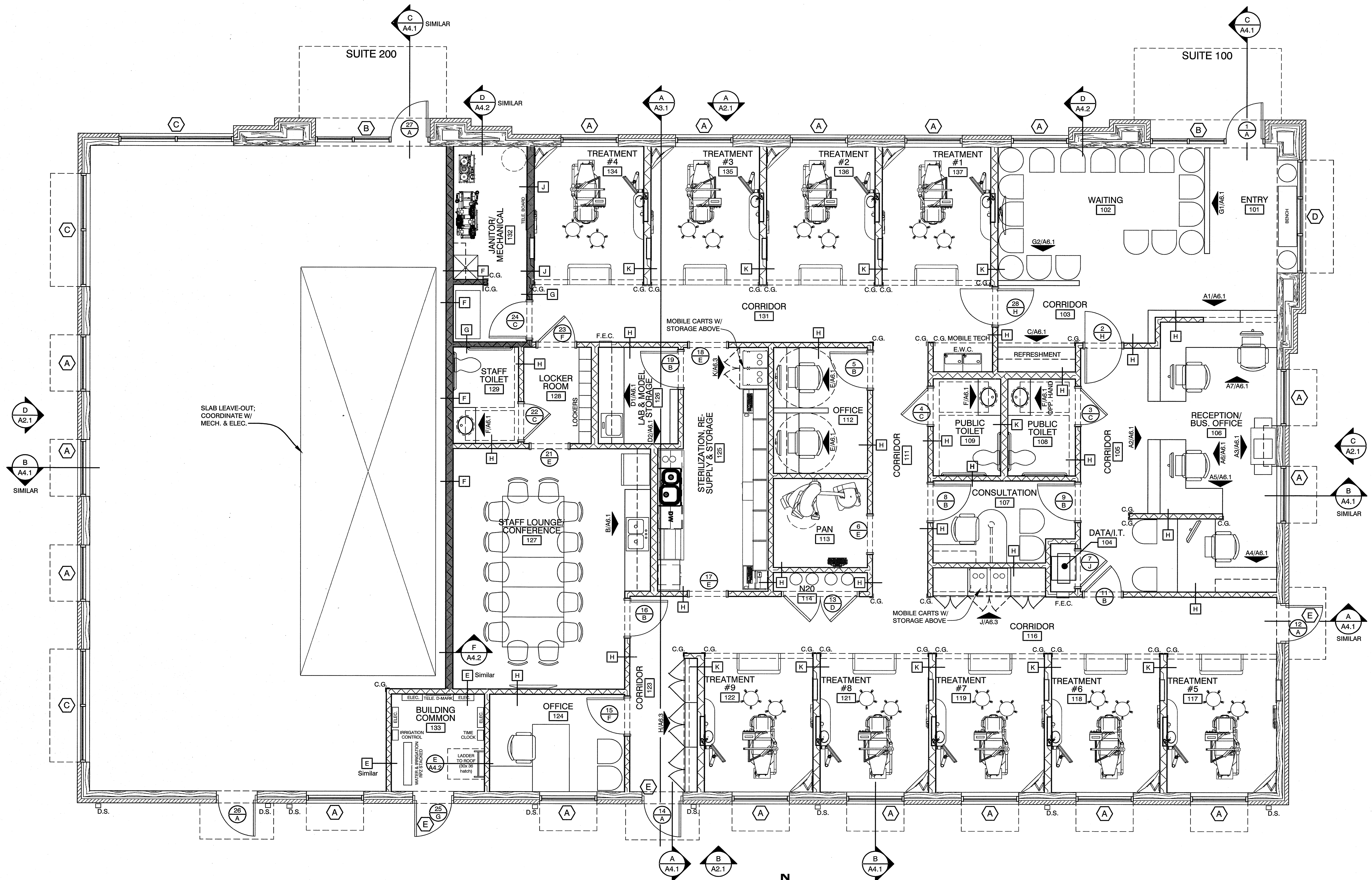
REVISIONS	DATE

FLOOR PLAN



10-13-2016	1549
DATE	JOB NO.
A1.1	15
SHEET	OF

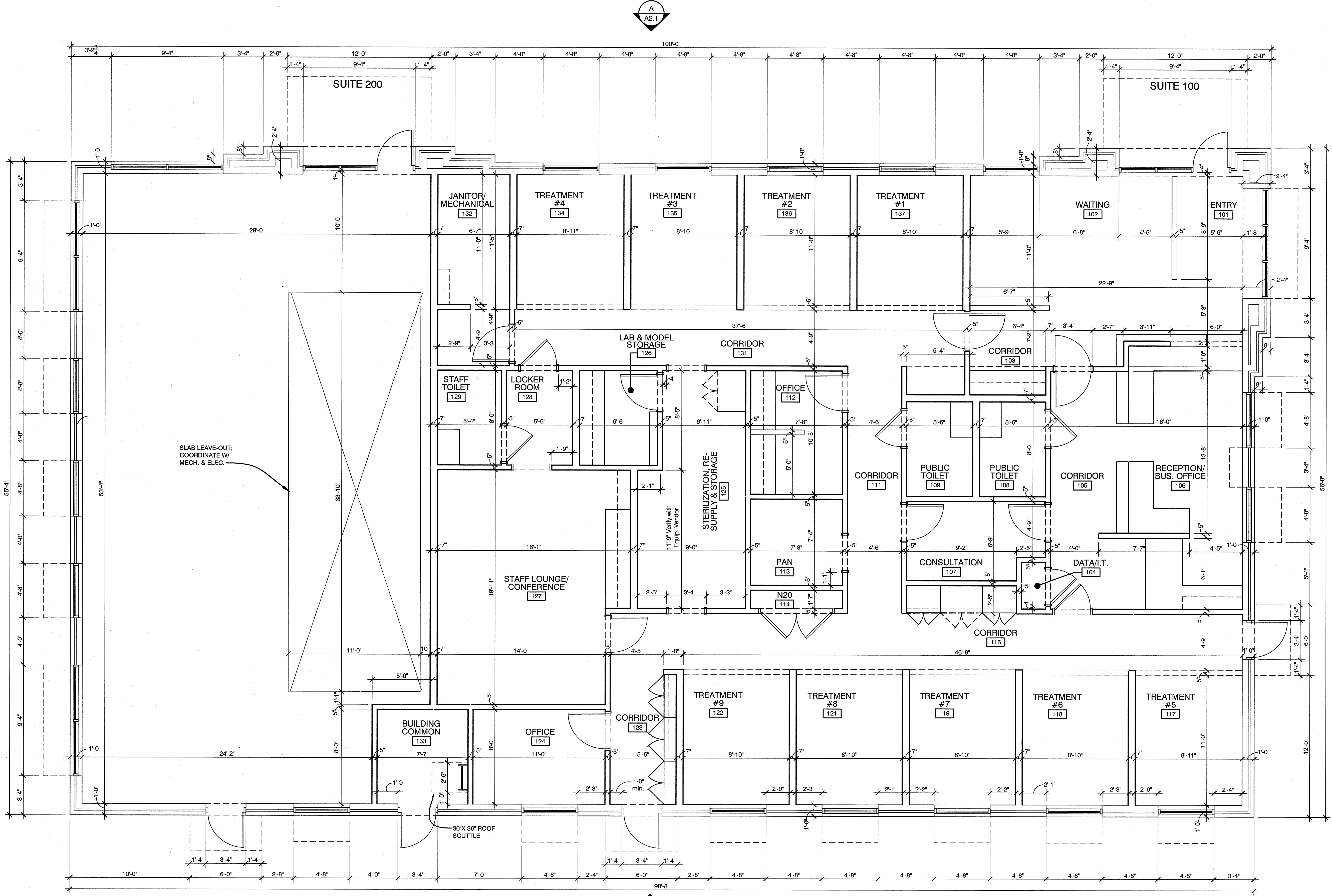
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SLAB LEAVE-OUT; COORDINATE W/ MECH. & ELEC.

- LEGEND**
- = Metal Stud Partition
 - = Sound Wall - See Sections F and G on A4.2
 - = Room name
= Room number
 - = Elevation or Section
= Drawing number
 - = Door number
= Door Type (Drawing A5.1)
 - = Window Type (Drawing A5.1)
 - = Interior Wall Type (Drawing A4.2)
 - = Millwork Elevation and Drawing Number
 - F.E.C. Fire Extinguisher Cabinet
 - E.W.C. Electric Water Cooler
 - C.G. Corner Guard
 - D.S. Down Spout
 - E.J. Expansion Joint - See A1.0
 - C.J. Control Joint - See A1.0
 - O.F.C.I. Owner Furnished Contractor Installed
 - M.E.J. Masonry Expansion Joint (see Elevations A2.1)

FLOOR PLAN
 1/4" = 1'-0"
 SUITE 100: 3,781 S.F.
 SUITE 200: 1,638 S.F.
 BLDG COMMON: 79 S.F.
 TOTAL: 5,498 S.F.

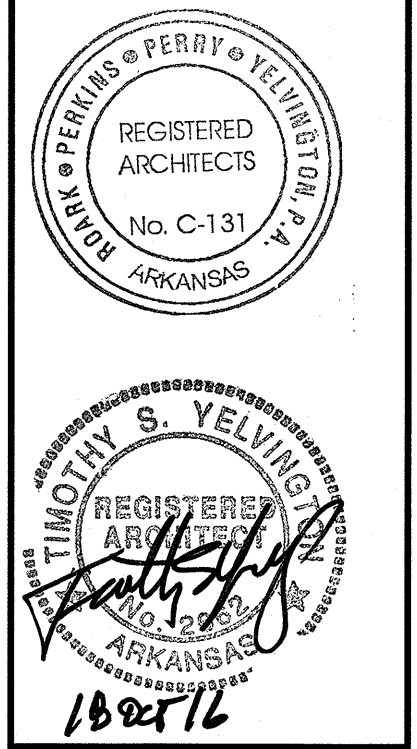


SLAB LEAVE-OUT;
COORDINATE W/
MECH. & ELEC.

DIMENSION PLAN
1/4" = 1'-0" 5,498 SQ. FT.

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Dental Clinic & Shell Building for Dr. Clint Fuiks
Highway 5 Bryant, Arkansas



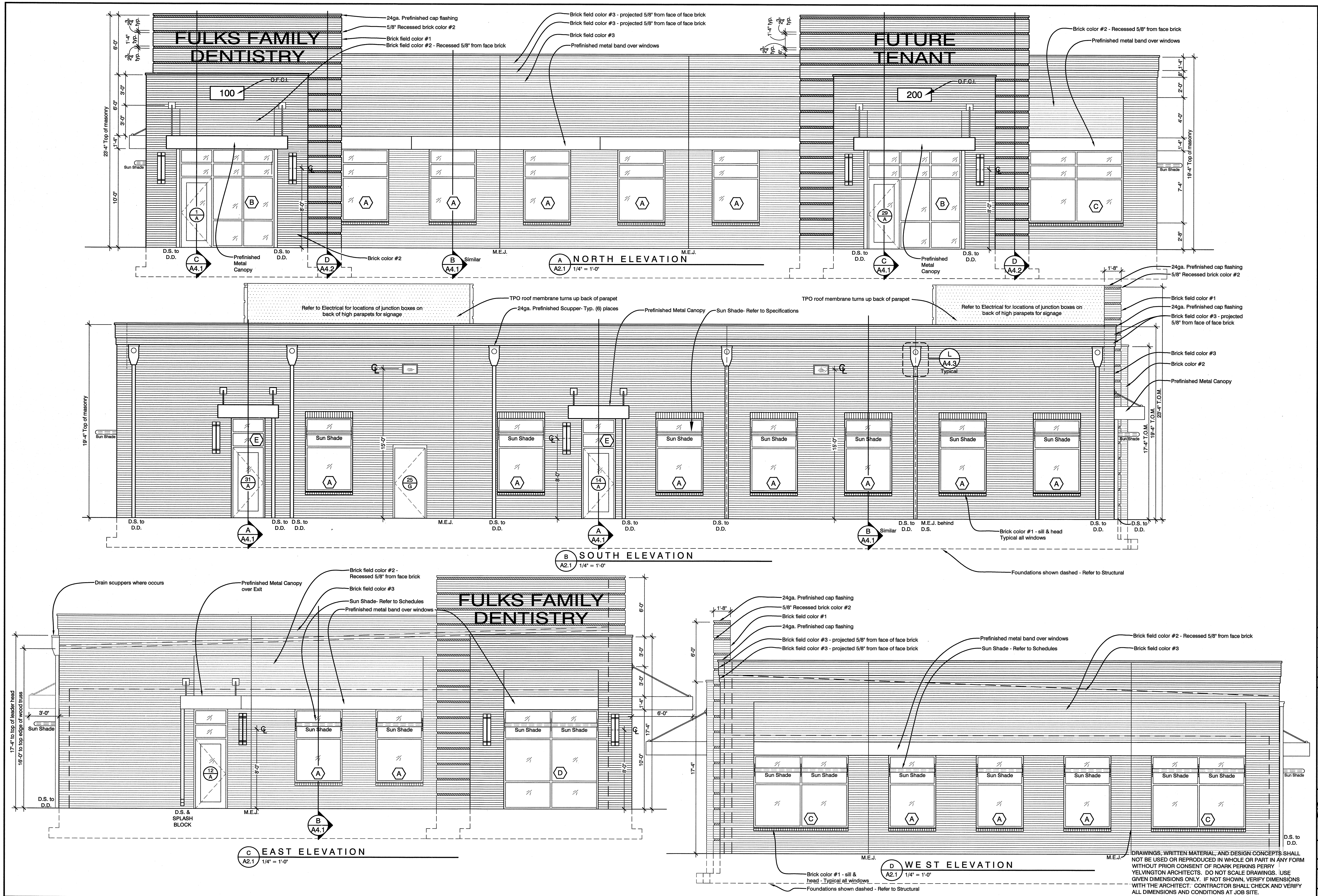
REVISIONS	DATE

DIMENSION PLAN



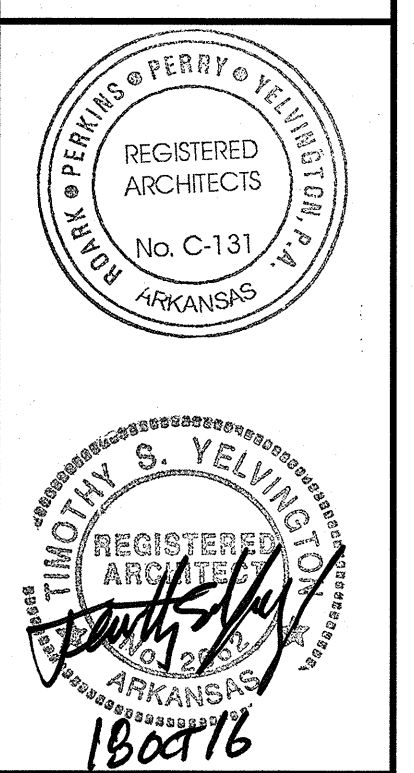
10-13-2016	1549
DATE	JOB NO.
A1.2	15
SHEET	OF

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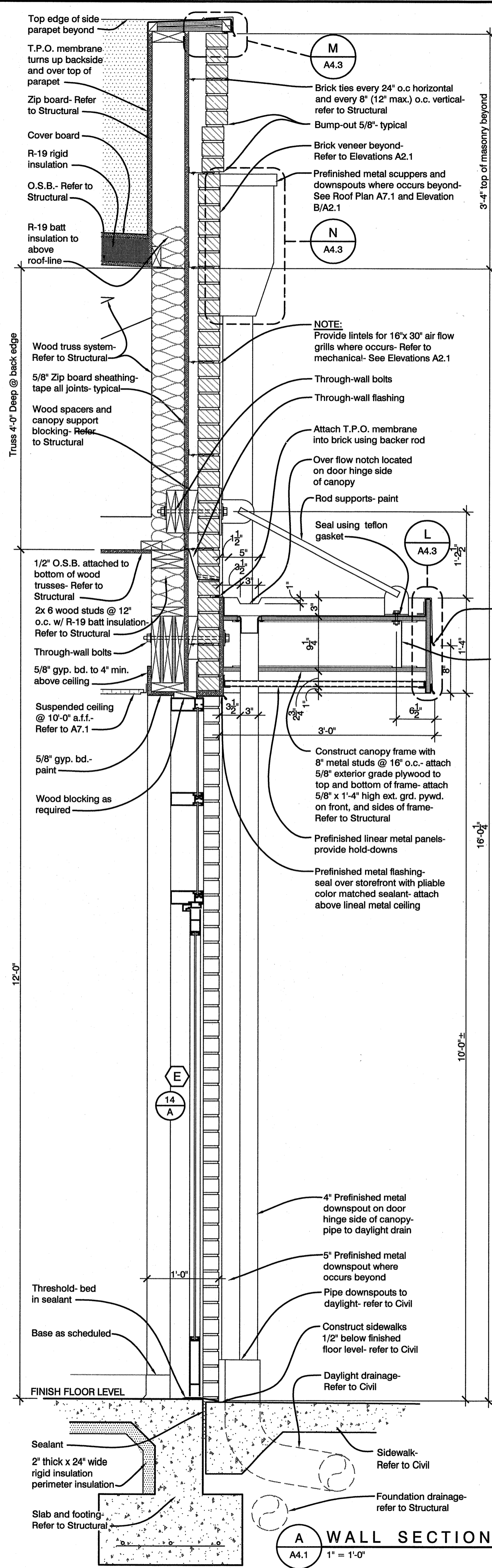
Dental Clinic & Shell Building for
Dr. Clint Fulks
 Highway 5 Bryant, Arkansas



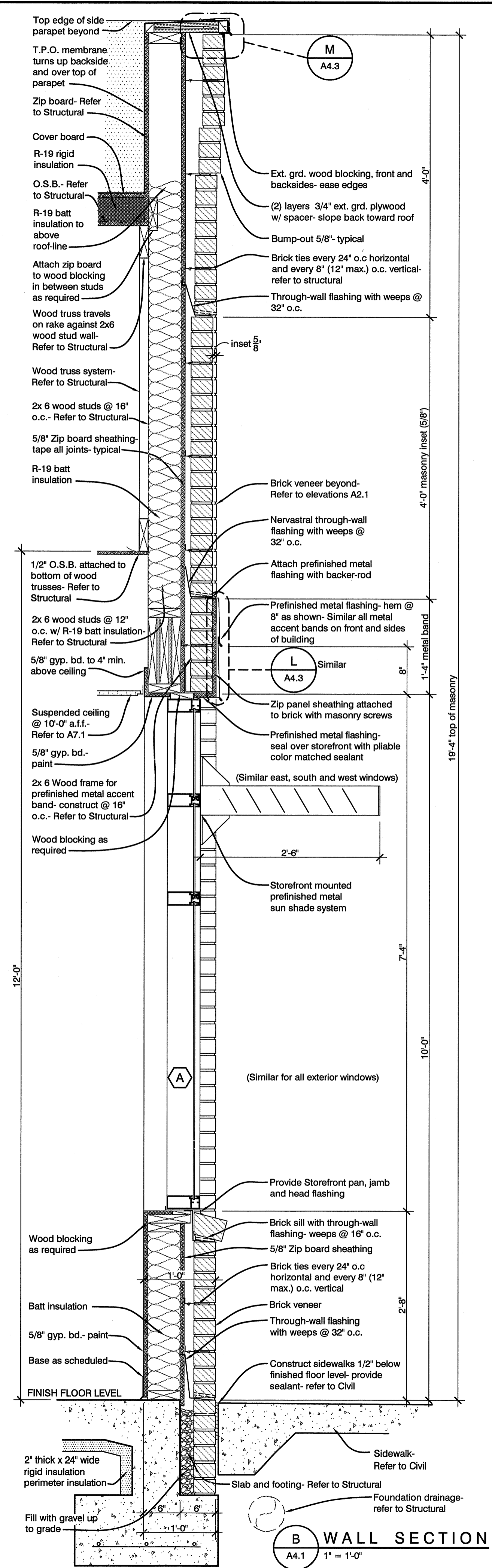
REVISIONS	DATE

ELEVATIONS	
10-13-2016	1549
DATE	JOB NO.
A2.1	15
SHEET	OF

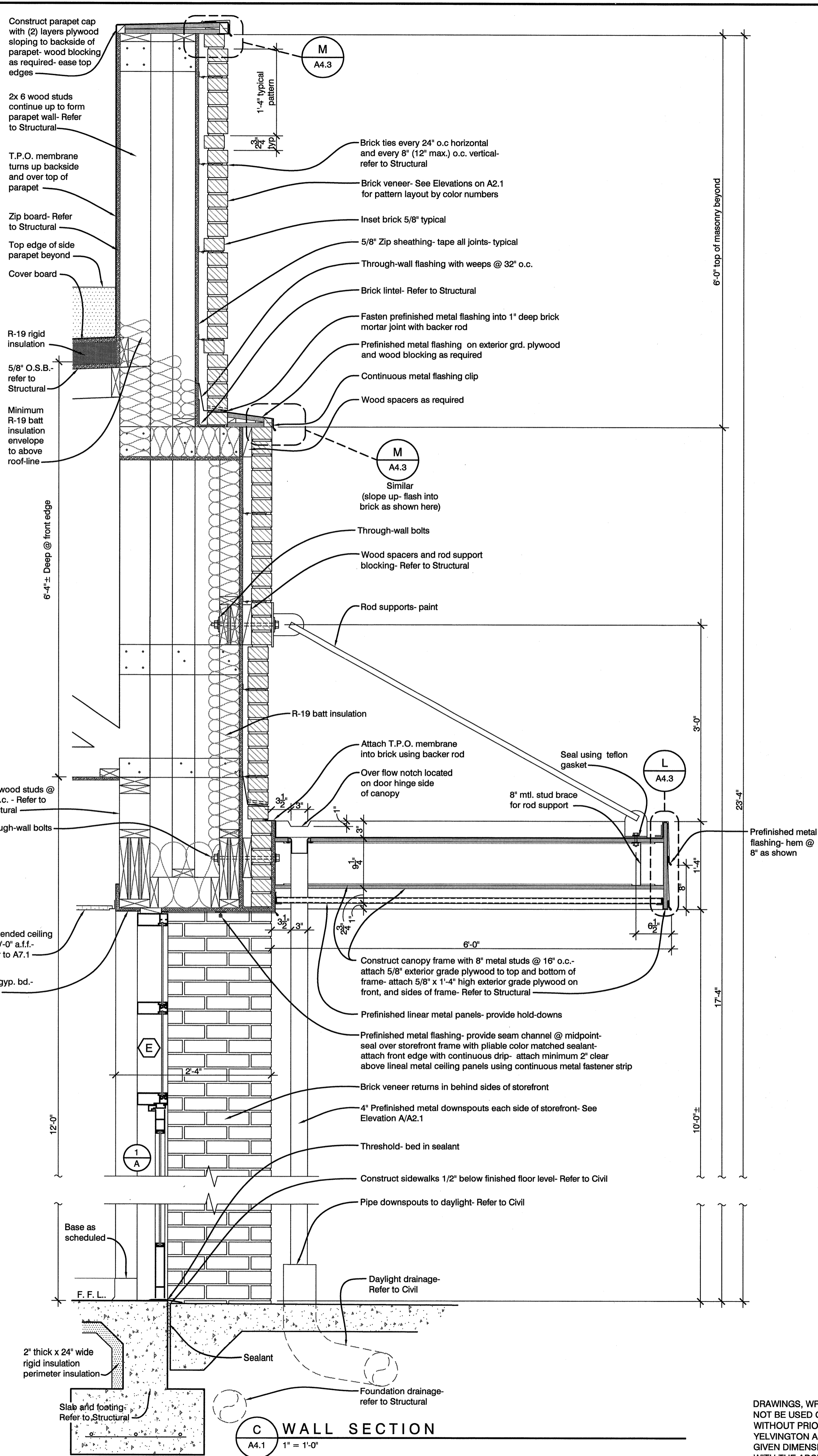
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A4.1 WALL SECTION
1" = 1'-0"



A4.2 WALL SECTION
1" = 1'-0"

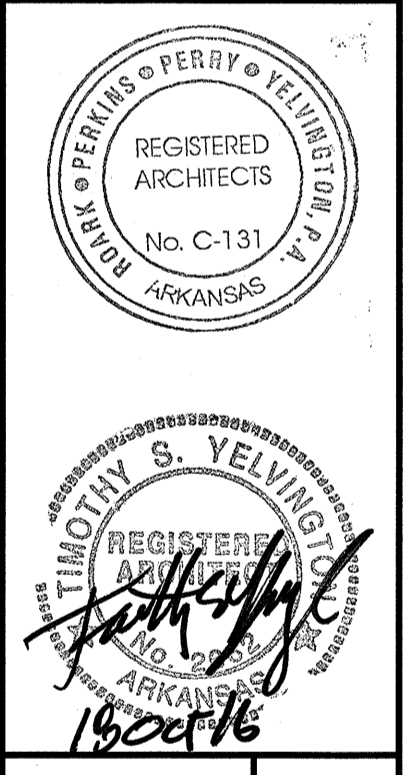


A4.3 WALL SECTION
1" = 1'-0"

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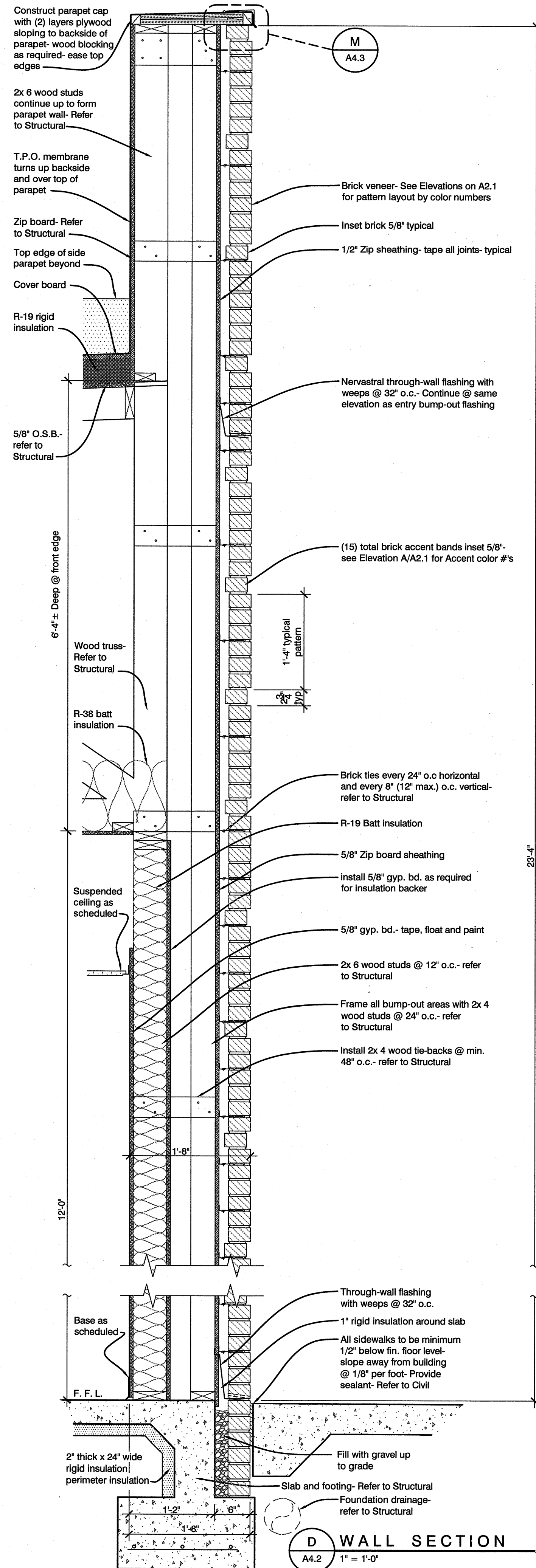


REVISIONS	DATE

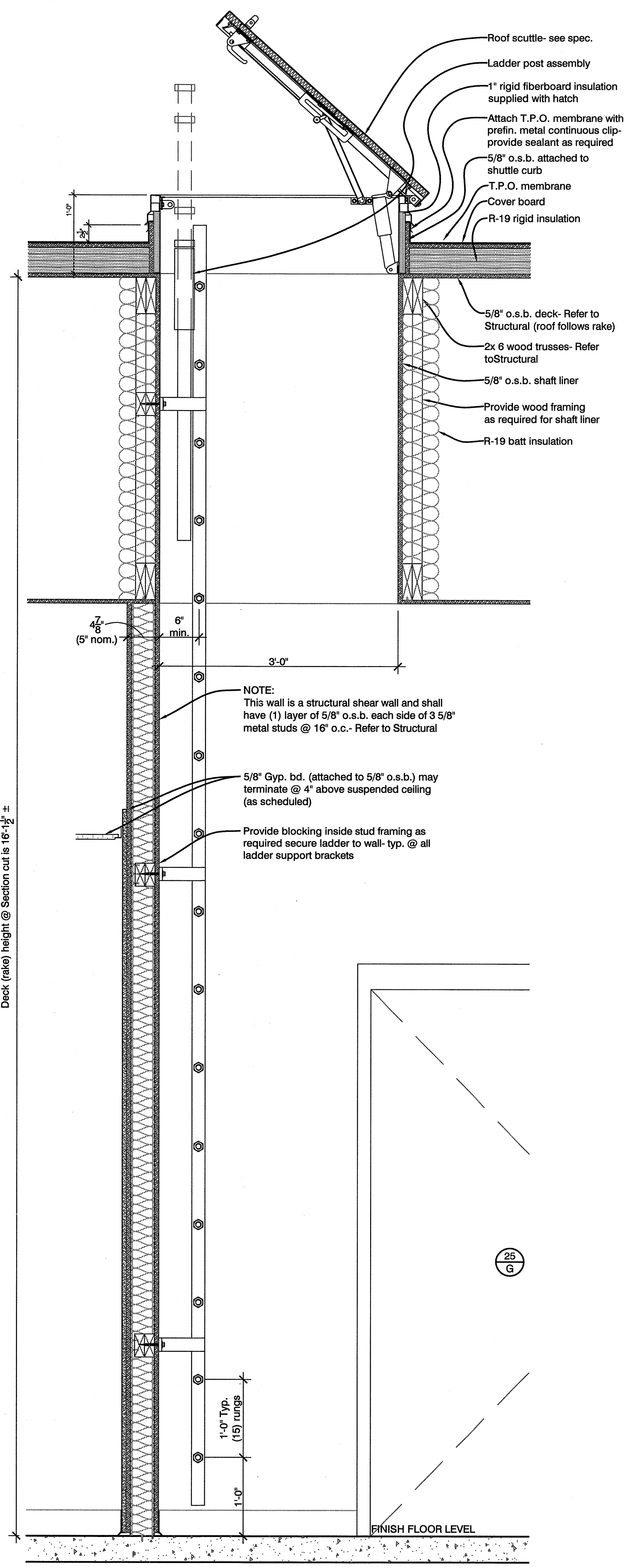
WALL SECTIONS



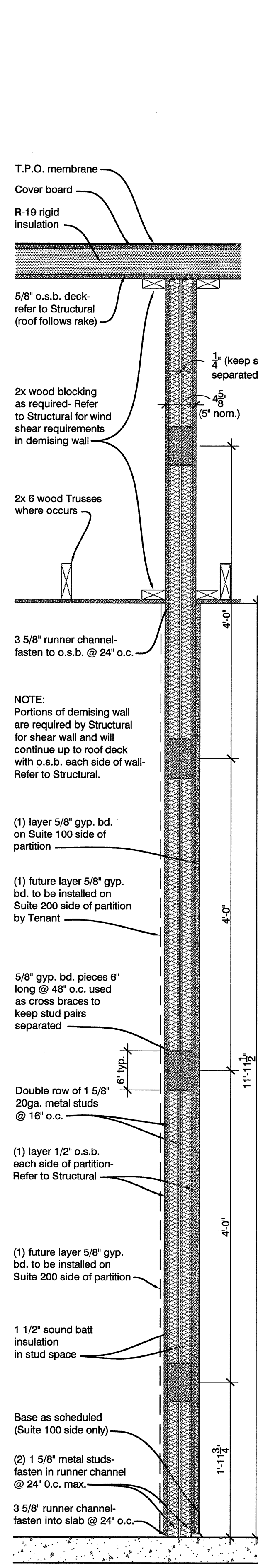
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A4.1	15
SHEET	OF



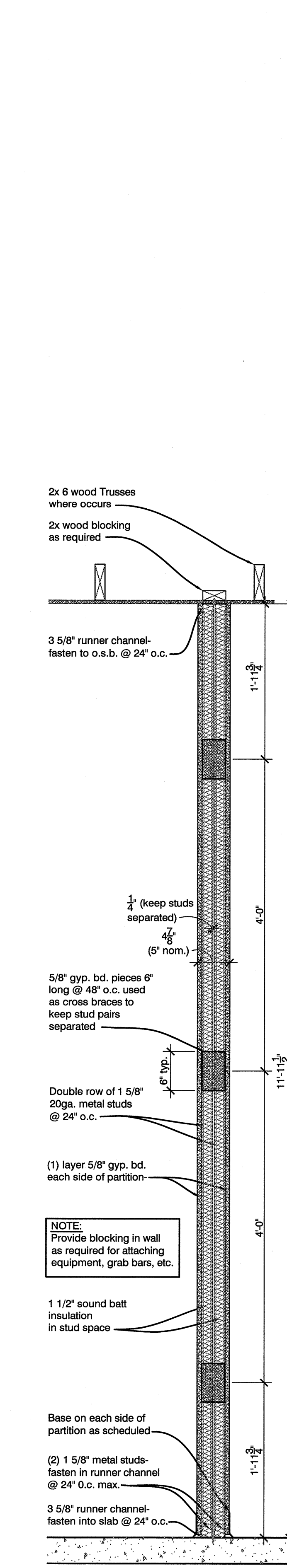
D WALL SECTION
A4.2 1" = 1'-0"



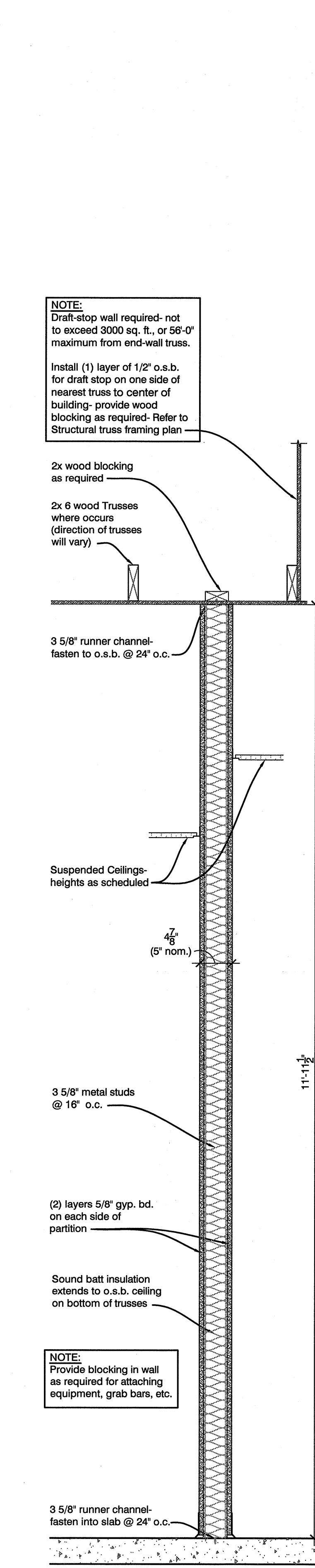
E ROOF SHUTTLE SECTION
A4.2 1" = 1'-0"



F WALL SECTION
1" = 1'-0"



G WALL SECTION
1" = 1'-0"



H WALL SECTION
1" = 1'-0"

NOTE:
Draft-stop wall required- not to exceed 3000 sq. ft., or 56'-0" maximum from end-wall truss.
Install (1) layer of 1/2" o.s.b. for draft stop on one side of nearest truss to center of building- provide wood blocking as required- Refer to Structural truss framing plan.

NOTE:
Provide blocking in wall as required for attaching equipment, grab bars, etc.

NOTE:
Provide blocking in wall as required for attaching equipment, grab bars, etc.

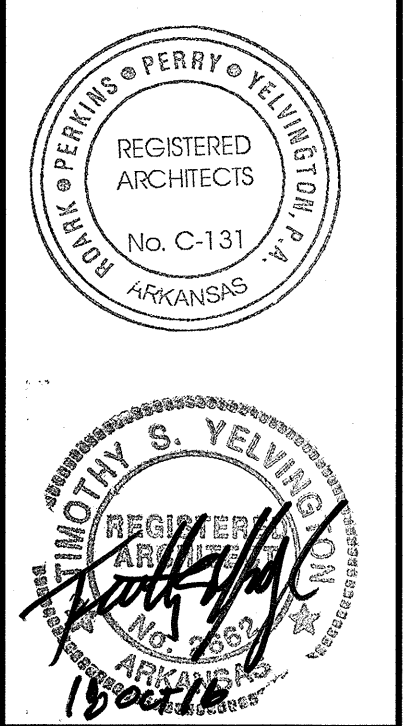
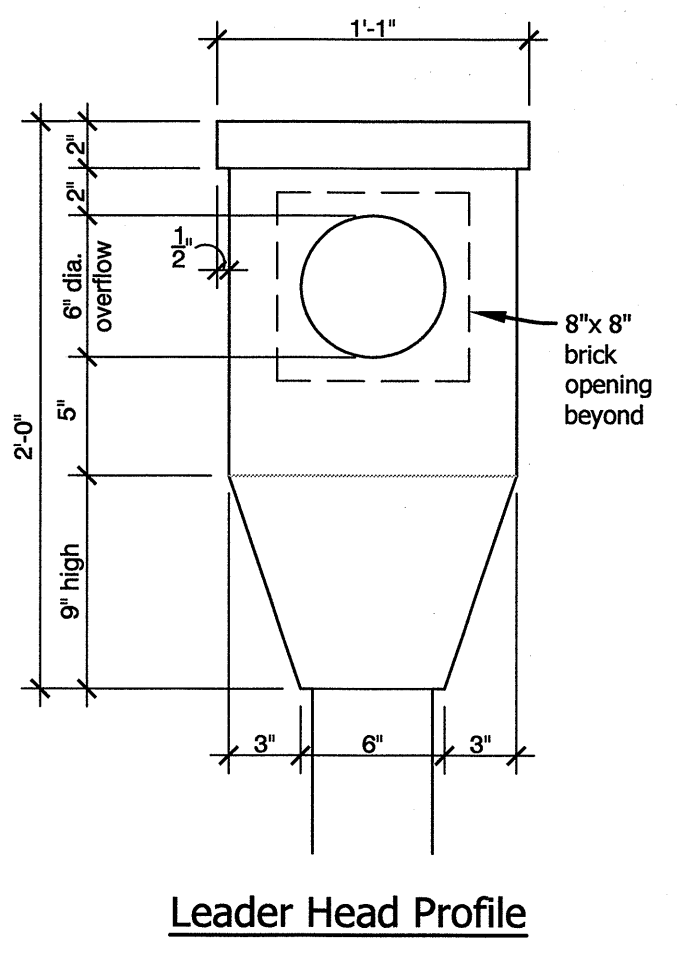
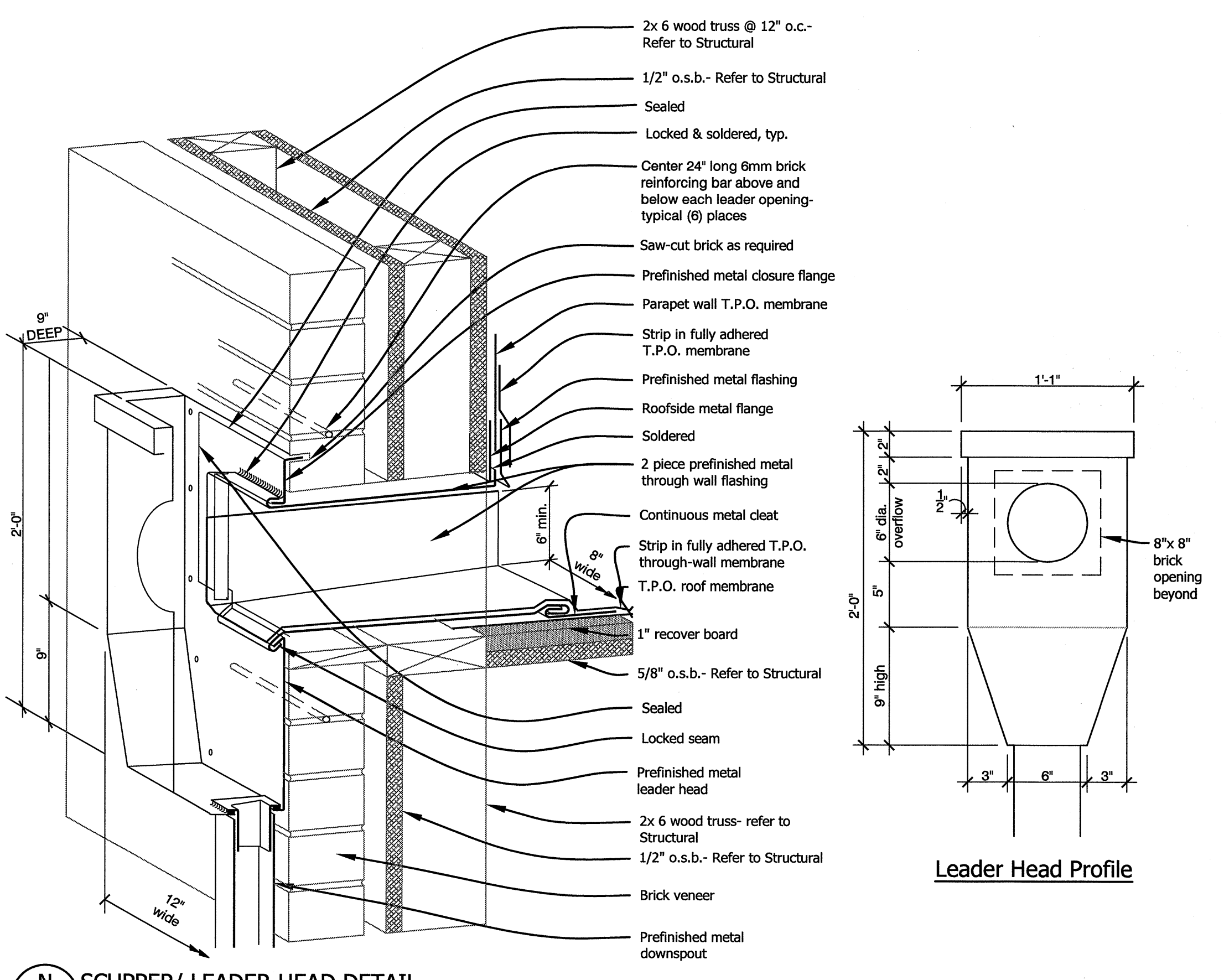
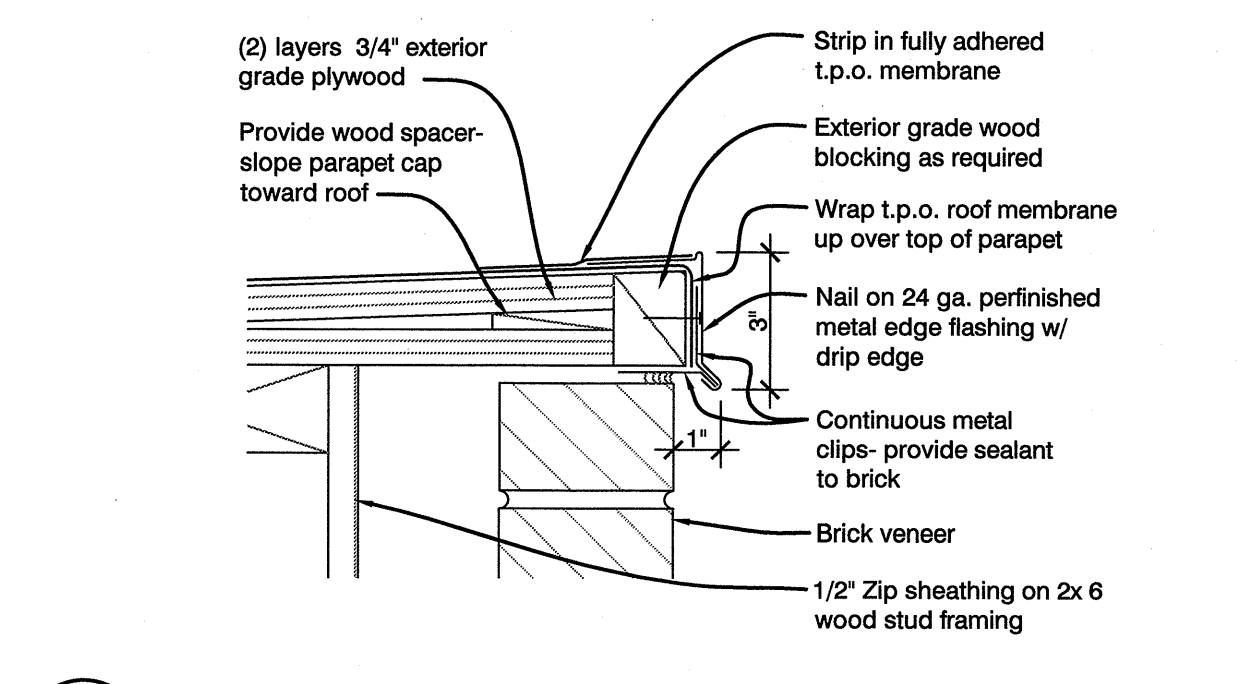
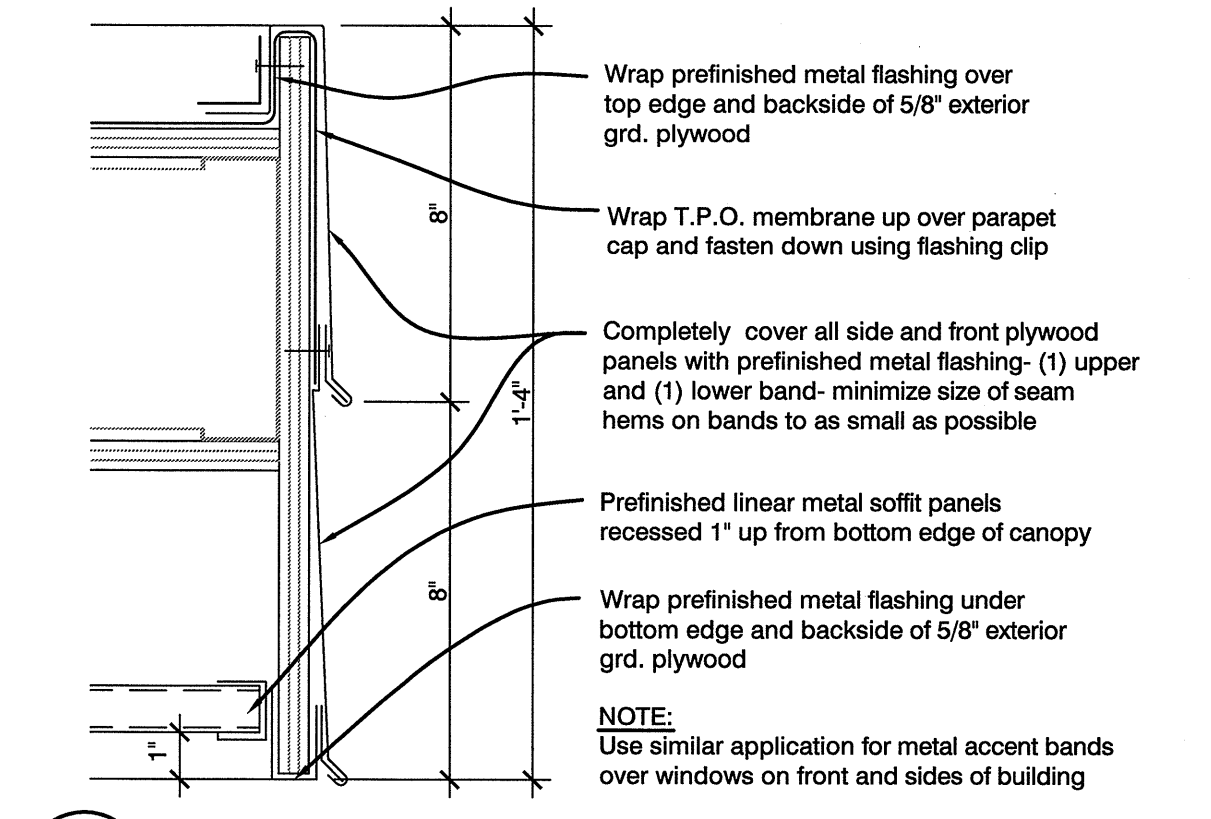
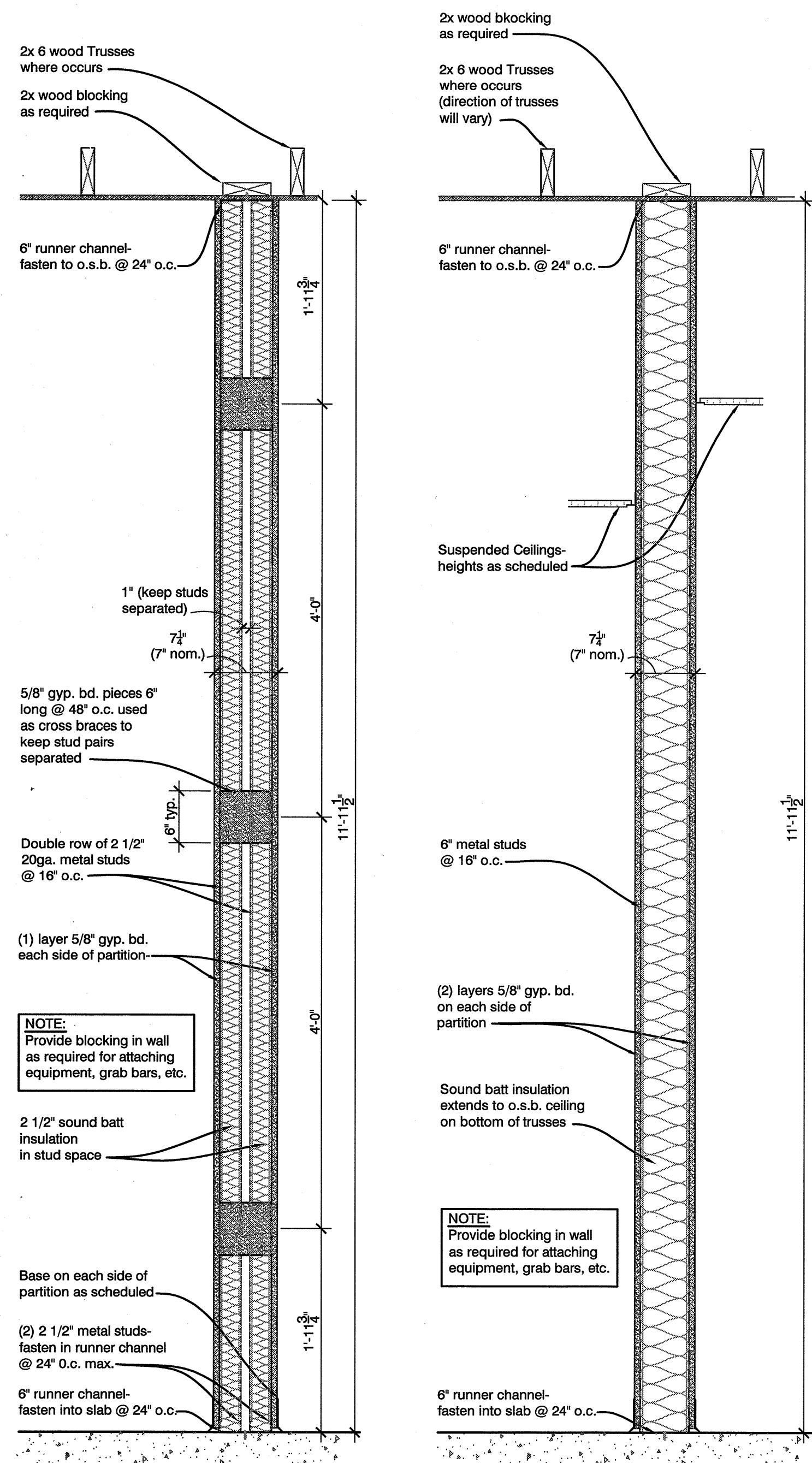
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REGISTERED ARCHITECTS
No. C-131
REGISTERED ARCHITECTS
No. 150276

REVISIONS	DATE

WALL SECTIONS

10-13-2016	1549
DATE	JOB NO.
A4.2	15
SHEET	OF



REVISIONS	DATE

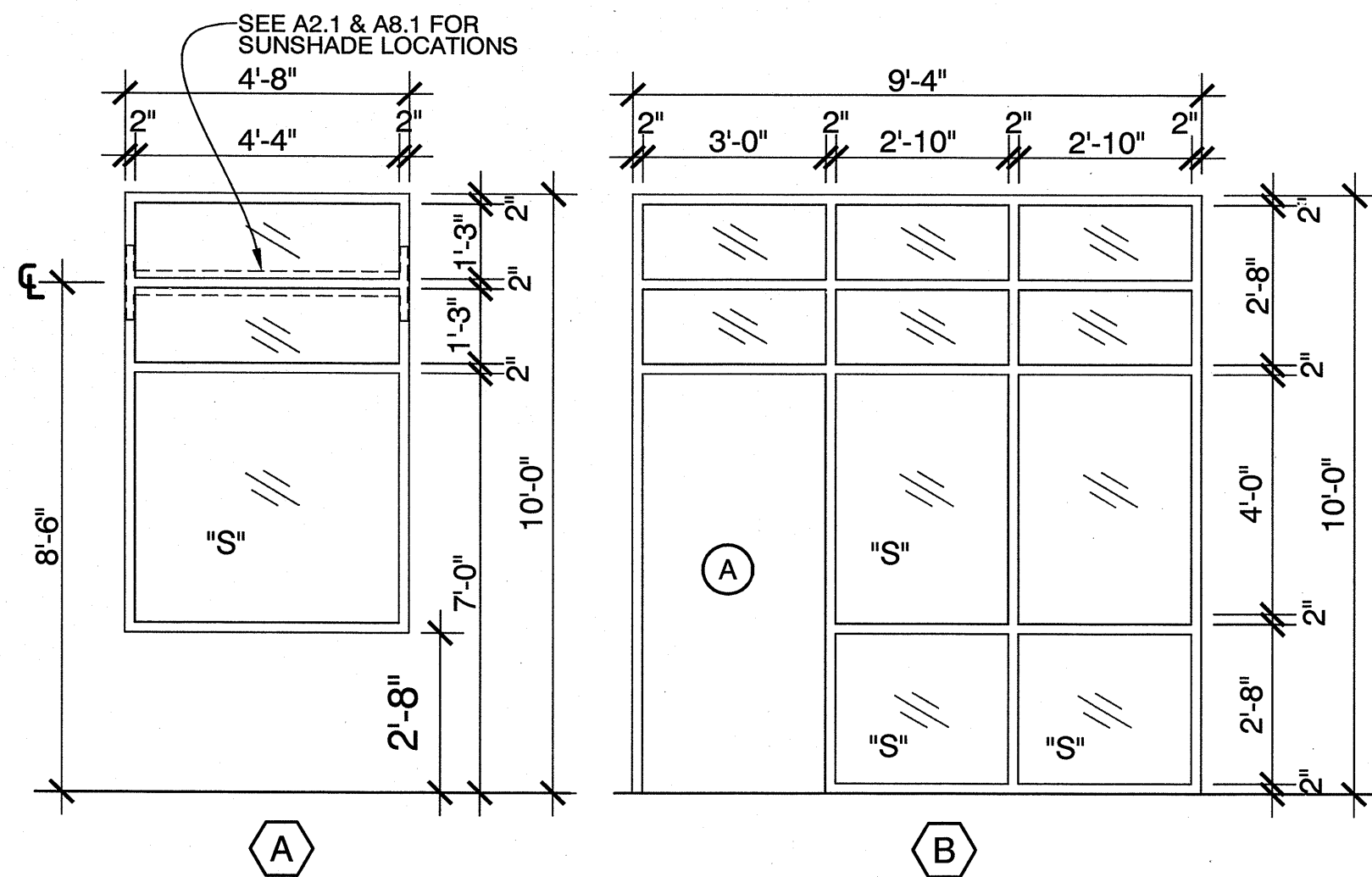
WALL DETAILS



10-13-2016	1549
DATE	JOB NO.
A4.3	15
SHEET	OF

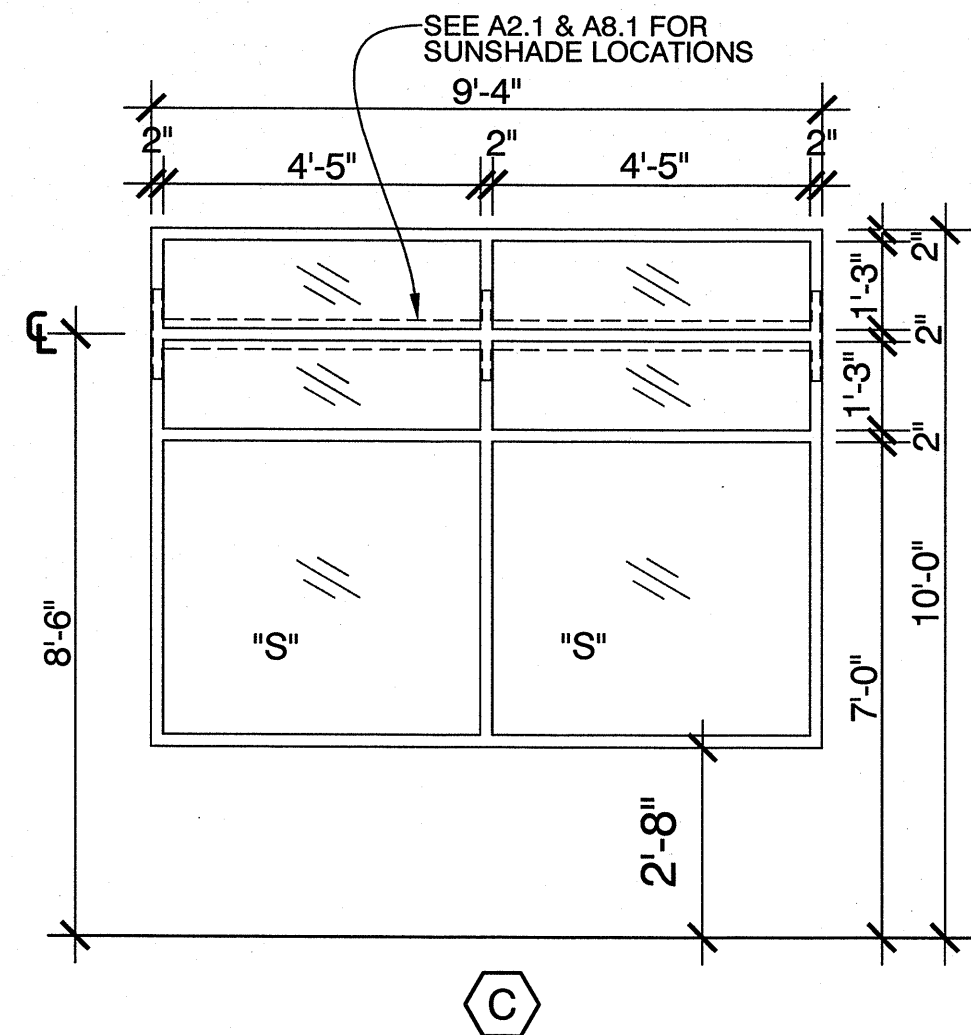
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WINDOW TYPES

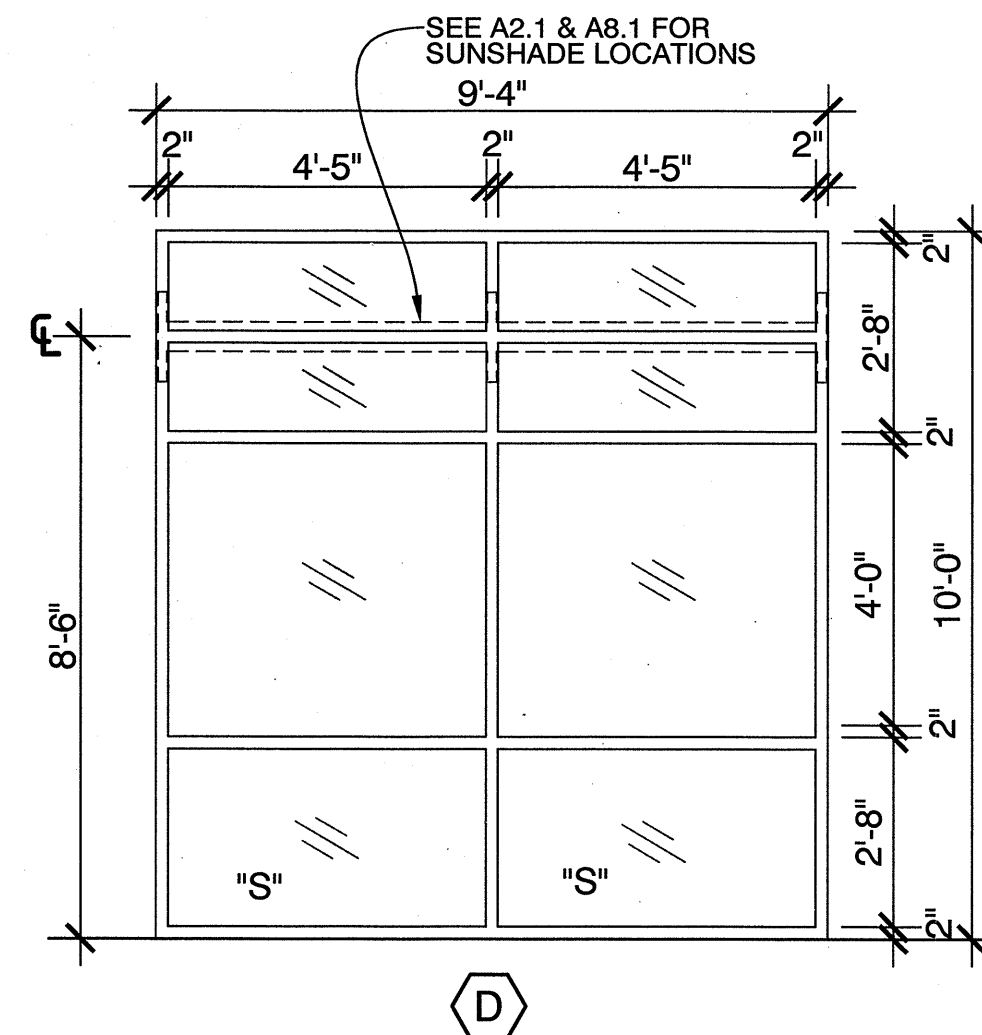


ALUMINUM STOREFRONT - 2"x4 1/2";
DARK BRONZE FINISH;
SAFETY GLASS DESIGNATED BY "S"

ALUMINUM STOREFRONT - 2"x4 1/2";
DARK BRONZE FINISH;
SAFETY GLASS DESIGNATED BY "S"

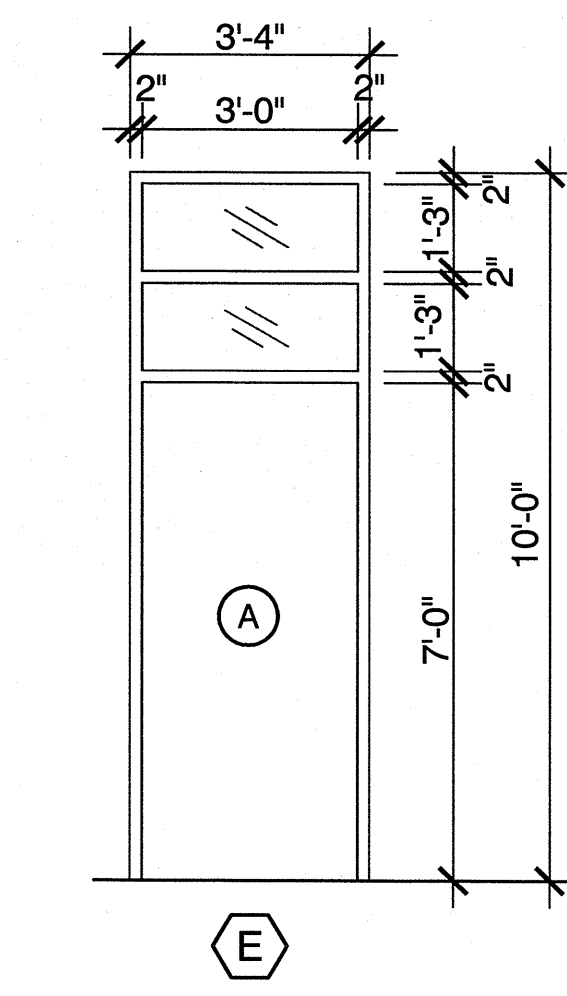


ALUMINUM STOREFRONT - 2"x4 1/2";
DARK BRONZE FINISH;
SAFETY GLASS DESIGNATED BY "S"

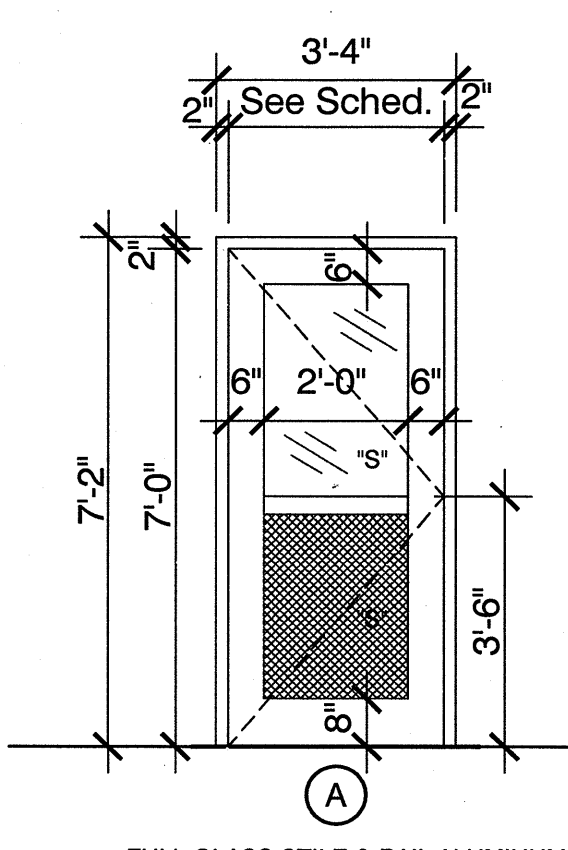


ALUMINUM STOREFRONT - 2"x4 1/2";
DARK BRONZE FINISH;
SAFETY GLASS DESIGNATED BY "S"

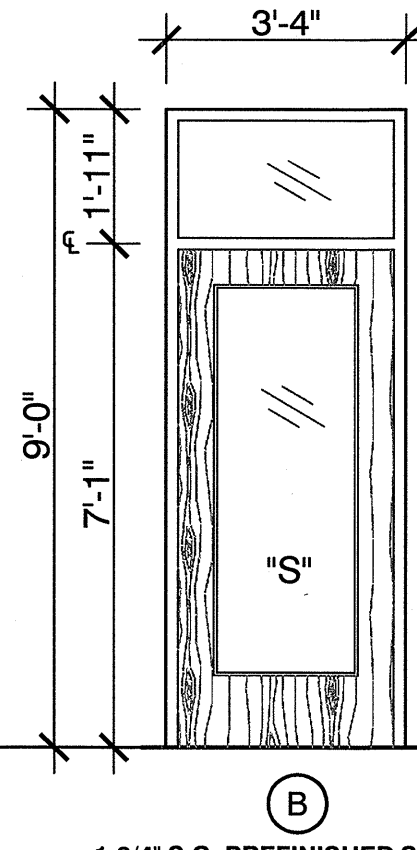
DOOR FRAME TYPES



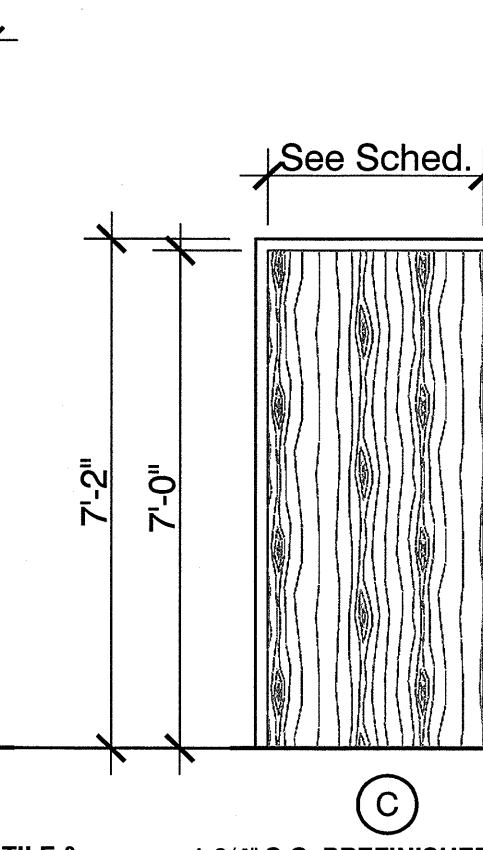
ALUMINUM STOREFRONT - 2"x4 1/2";
DARK BRONZE FINISH;
SAFETY GLASS DESIGNATED BY "S"



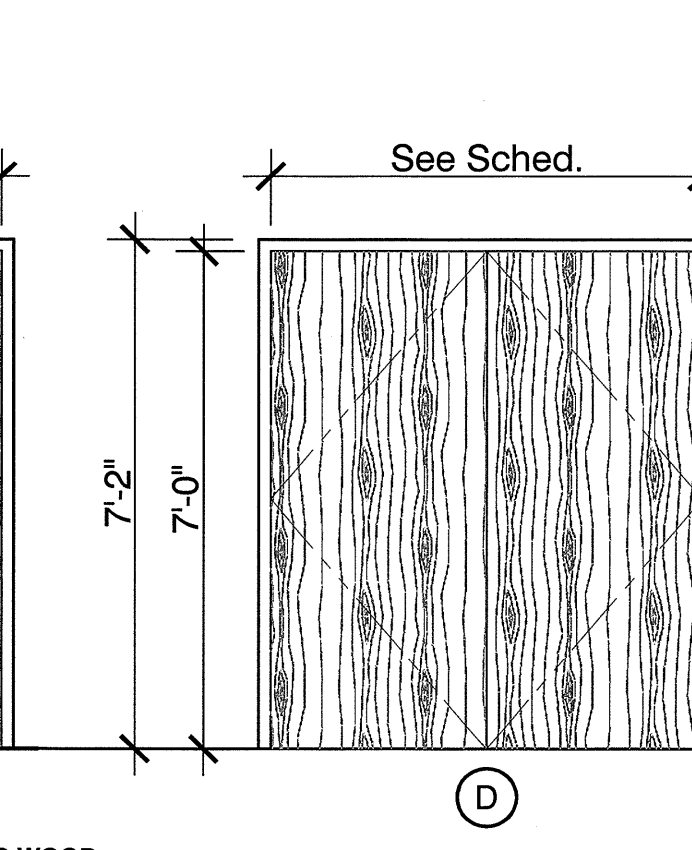
FULL GLASS STILE & RAIL ALUMINUM
FRAME DOOR W/ DARK BRONZE FINISH;
W/ 1/2" SAFETY GLASS DESIGNATED BY "S";
ETCHED GLASS IN BOTTOM PANEL



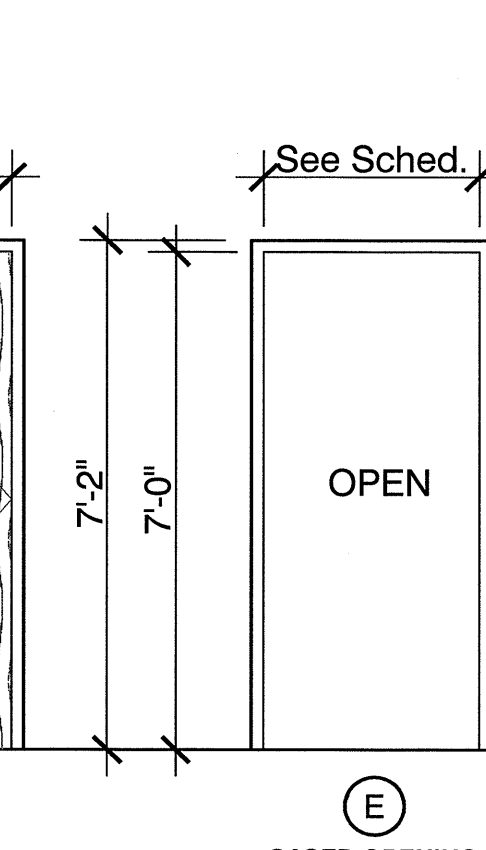
1-3/4" S.C. PREFINISHED STILE & RAIL
WOOD DOOR IN MTL. FRAME
W/ ALUM. TRIM; CLEAR ANODIZED
FINISH W/ 1/2" FLOAT GLASS IN
TRANSOM & SAFETY GLASS IN
DOOR; SAFETY GLASS
DESIGNATED THUS "S"



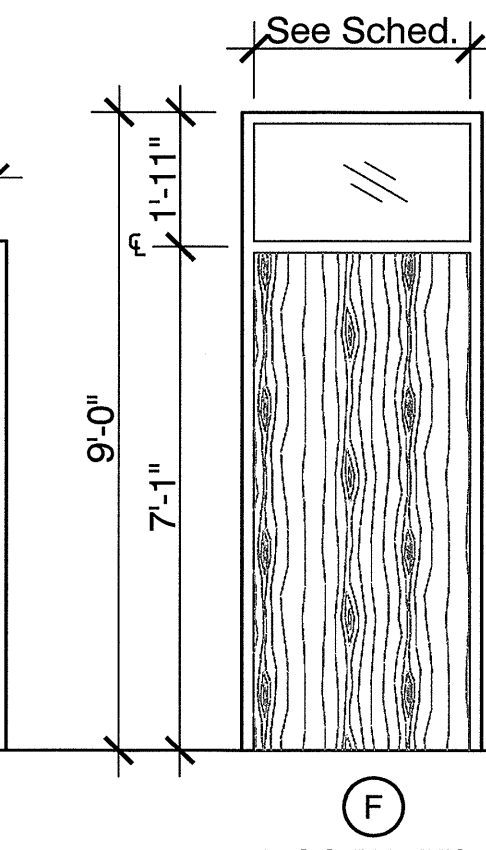
1-3/4" S.C. PREFINISHED WOOD
DOOR IN MTL. FRAME W/ ALUM.
TRIM; CLEAR ANODIZED FINISH



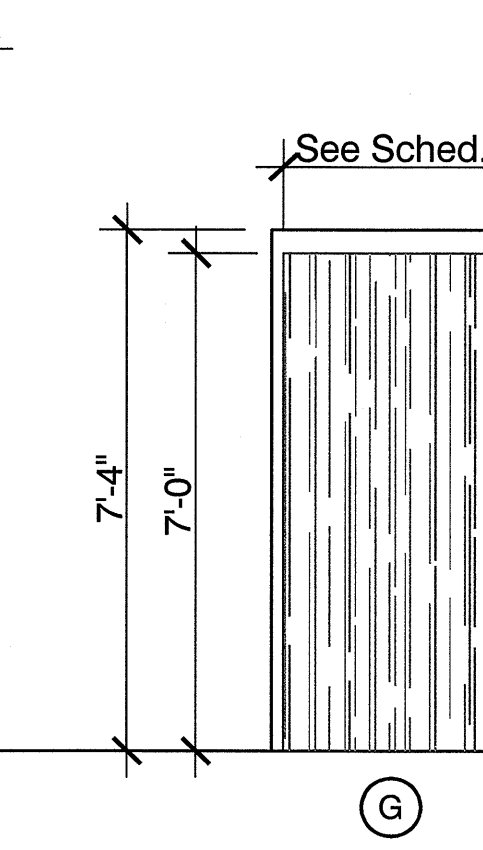
PR. 1-3/4" S.C. PREFINISHED
WOOD DOOR IN MTL. FRAME
W/ ALUM. TRIM; CLEAR
ANODIZED FINISH



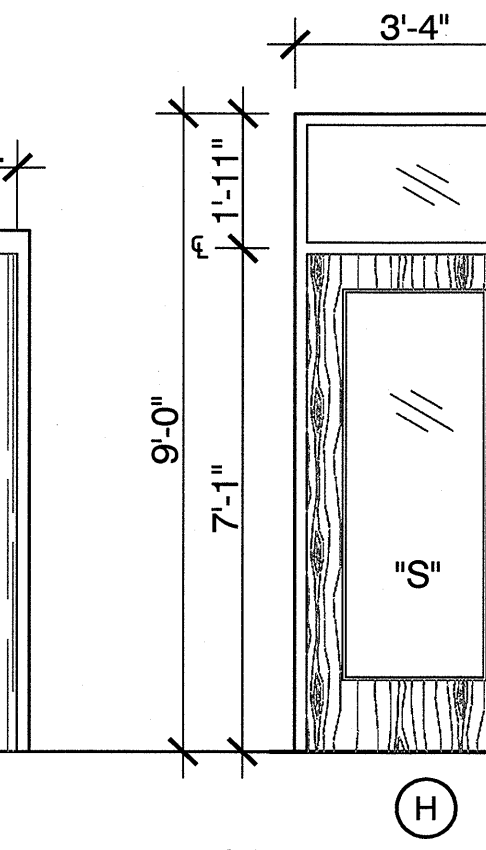
CASED OPENING
(MTL. FRAME W/ ALUM. TRIM;
CLEAR ANODIZED FINISH



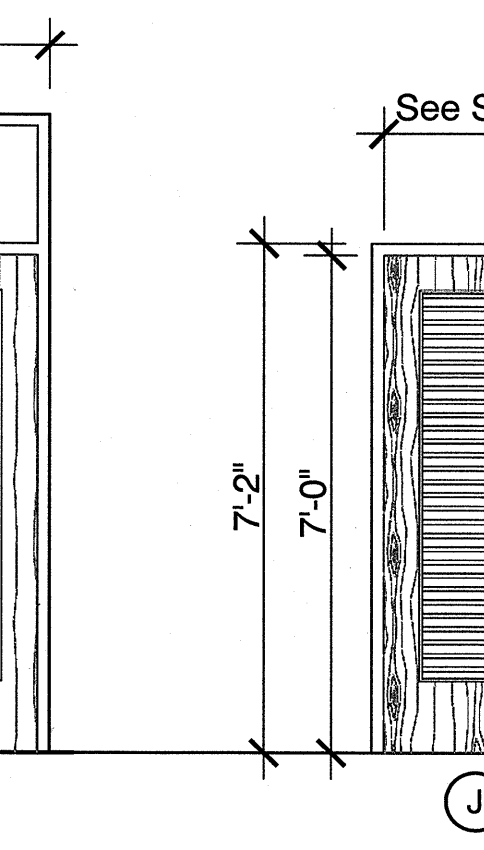
1-3/4" S.C. PREFINISHED
WOOD DOOR & 1/2" GLASS
TRANSOM IN MTL. FRAME W/
ALUM. TRIM; CLEAR
ANODIZED FINISH



1-3/4" HOLLOW METAL
DOOR & FRAME
PAINT



1-3/4" S.C. PREFINISHED STILE & RAIL WOOD
DOUBLE ACTING DOOR IN MTL. FRAME W/
ALUM. TRIM; CLEAR ANODIZED FINISH W/
1/2" FLOAT GLASS IN TRANSOM & SAFETY
GLASS IN DOOR; SAFETY GLASS
DESIGNATED THUS "S"



FLUSH WD. DOOR W/
LOUVERED PANEL IN
MTL. FRAME W/ ALUM.
TRIM; CLEAR
ANODIZED FINISH

FINISH SCHEDULE

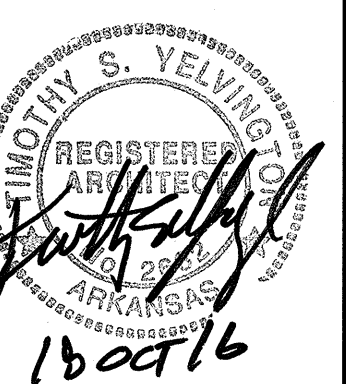
RM No.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
101	ENTRY	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT / TILE*	2 X 2 SUSP.	10'-0" A.F.F.	
102	WAITING	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT / TILE*	2 X 2 SUSP.; GYP. BD - PAINT	10'-0" A.F.F.	
103	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
104	DATA/I.T.	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	GYP BOARD; PAINT	9'-0" A.F.F.	
105	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
106	RECEPTION/BUS. OFFICE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
107	CONSULTATION	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
108	PUBLIC TOILET	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
109	PUBLIC TOILET	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
110	(OMITTED)						
111	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
112	OFFICE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
113	PAN	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
114	N20	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.; GYP. BD - PAINT	9'-0" A.F.F.	
115	(OMITTED)						
116	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
117	TREATMENT #5	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
118	TREATMENT #6	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
119	TREATMENT #7	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
120	(OMITTED)						
121	TREATMENT #8	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
122	TREATMENT #9	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
123	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
124	OFFICE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
125	STERILIZATION, RE-SUPPLY & STORAGE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
126	LAB & MODEL STORAGE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
127	STAFF LOUNGE / CONFERENCE	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
128	LOCKER ROOM	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
129	STAFF TOILET	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	9'-0" A.F.F.	
130	(OMITTED)						
131	CORRIDOR	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.; GYP. BD - PAINT	10'-0" A.F.F.	
132	JANITOR / MECHANICAL	FAUX WOOD PLANKS	4" RUBBER COVE	GYP. BOARD; PAINT	O.S.B.; PAINT	BTM OF STRUCT.	
133	BUILDING COMMON	SEALED CONCRETE	MILLWORK RUBBER	GYP. BOARD; PAINT	O.S.B.; PAINT	BTM OF STRUCT.	
134	TREATMENT #4	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
135	TREATMENT #3	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
136	TREATMENT #2	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
137	TREATMENT #1	FAUX WOOD PLANKS	MILLWORK RUBBER	GYP. BOARD; PAINT	2 X 2 SUSP.	10'-0" A.F.F.	
SUITE 200		EXPOSED CONCRETE SLAB	NO BASE	NO GYP. BOARD; INTERIOR WALLS EXPOSED TO STUDS & INSULATION	NO SUSP. CEILING; EXPOSED TO O.S.B. ON BOTTOM OF TRUSSES		BTM OF STRUCT.
BLDG COMMON		EXPOSED CONCRETE SLAB	4" RUBBER COVE	OSB; PAINT	OSB; PAINT		BTM OF STRUCT.

DOOR SCHEDULE

NO.	DOOR SIZE	DOOR & FRAME TYPE	HARDWARE	VISION PANEL	REMARKS
1	3070	A/B	1		
2	3070	H	9		
3	3070	C	6		
4	3070	C	6		
5	3070	B	8		
6	3070	E	N/A		
7	3070	J	5		
8	3070	B	8		
9	3070	B	8		
10	(OMITTED)	---	---		
11	3070	B	4		
12	3070	A/E	1		
13	PR. 3070	D	7		
14	3070	A/E	1		
15	3070	F	5		
16	3070	B	4		
17	3070	E	N/A		
18	3070	E	N/A		
19	3070	B	5		
20	(OMITTED)	---	---		
21	3070	E	N/A		
22	3070	C	6		
23	3070	F	4		
24	3070	C	3		
25	3070	G	2		
26	3070	A	1		
27	3070	A/B	1		
28	3070	H	9		

ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE - INTERIOR DESIGN
719 W. SECOND STREET - LITTLE ROCK AR 72601-2827
(501)526-2822 WWW.RPPYARCHITECTS.COM

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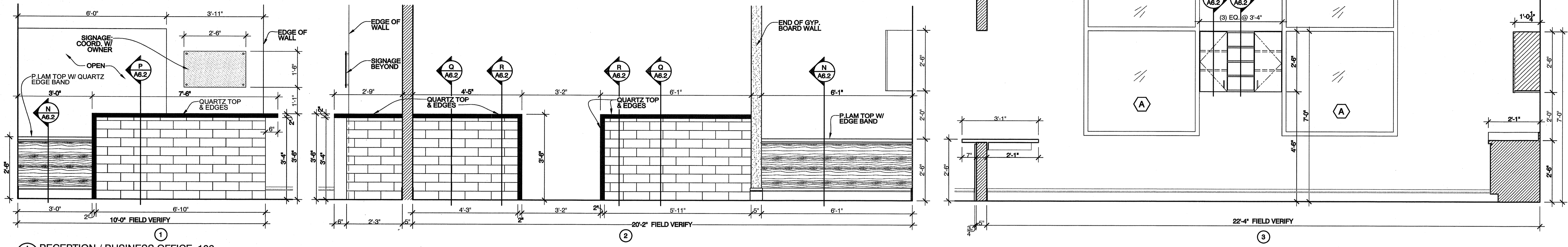
REVISIONS	DATE

SCHEDULES,
DOOR AND
WINDOW
TYPES

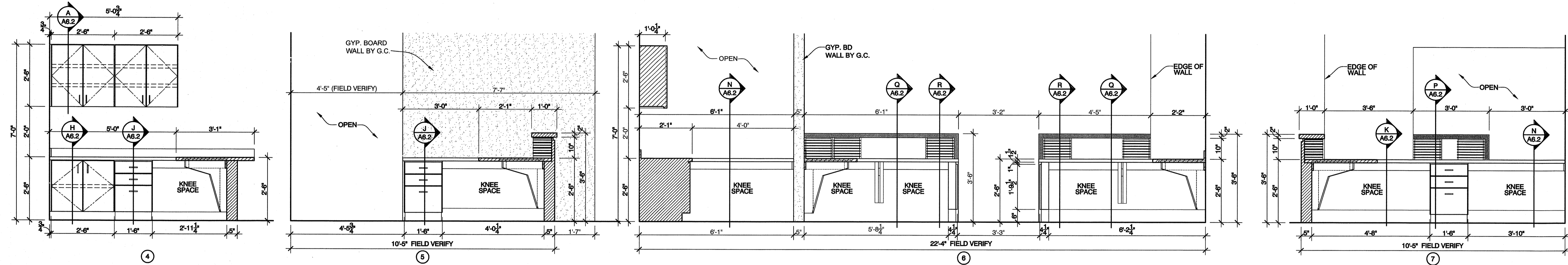


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SHEET	OF

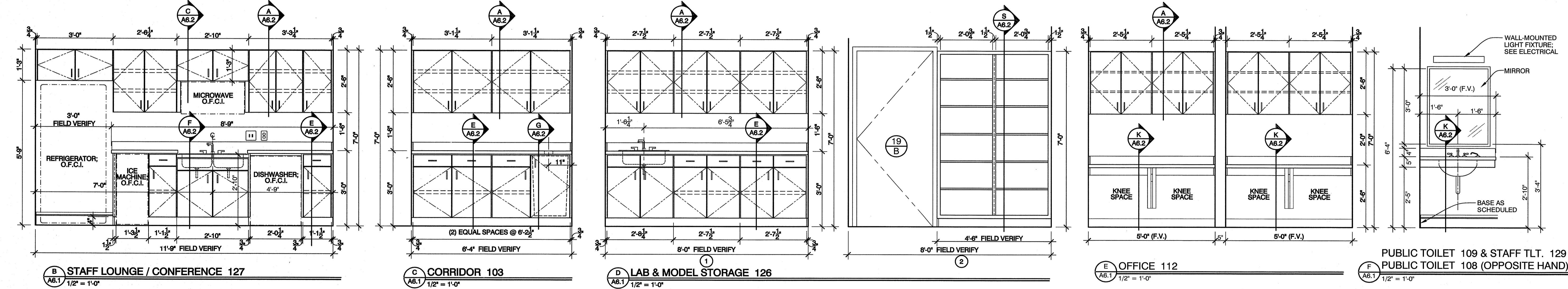
DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.



A RECEPTION / BUSINESS OFFICE 106
A6.1 1/2" = 1'-0"



A RECEPTION / BUSINESS OFFICE 106 (CONTINUED)
A6.1 1/2" = 1'-0"



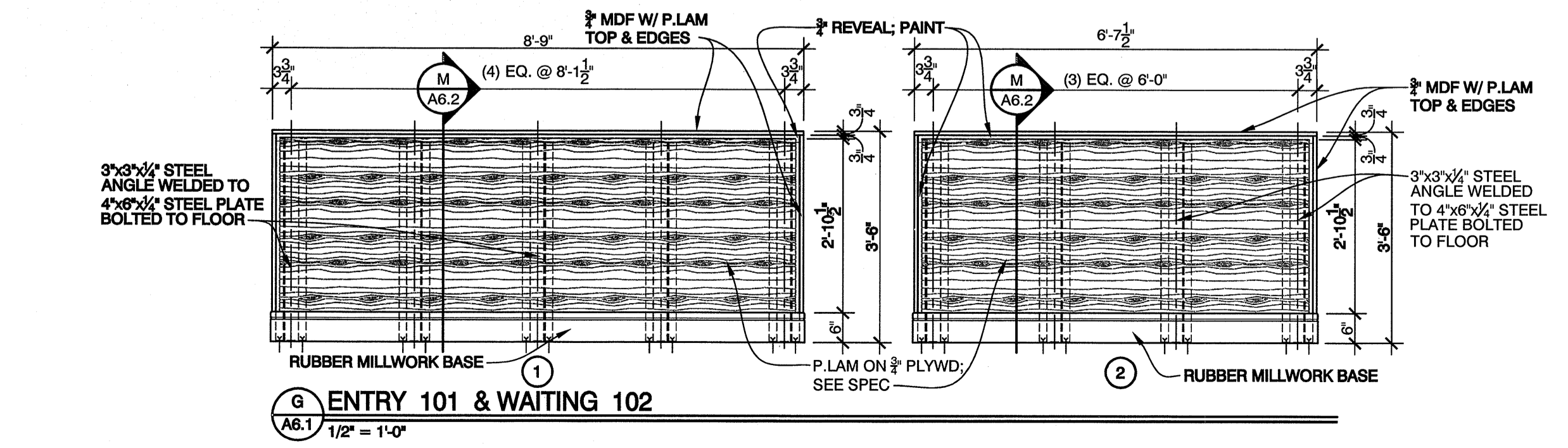
B STAFF LOUNGE / CONFERENCE 127
A6.1 1/2" = 1'-0"

C CORRIDOR 103
A6.1 1/2" = 1'-0"

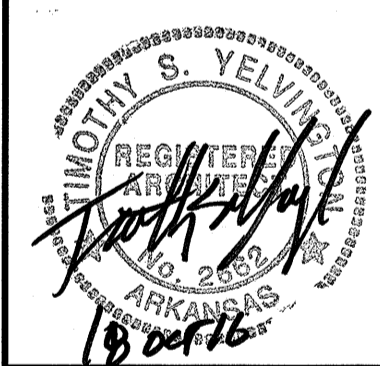
D LAB & MODEL STORAGE 126
A6.1 1/2" = 1'-0"

E OFFICE 112
A6.1 1/2" = 1'-0"

**F PUBLIC TOILET 109 & STAFF TLT. 129
PUBLIC TOILET 108 (OPPOSITE HAND)**
A6.1 1/2" = 1'-0"



G ENTRY 101 & WAITING 102
A6.1 1/2" = 1'-0"



ADDENDUM 4 5/31/16

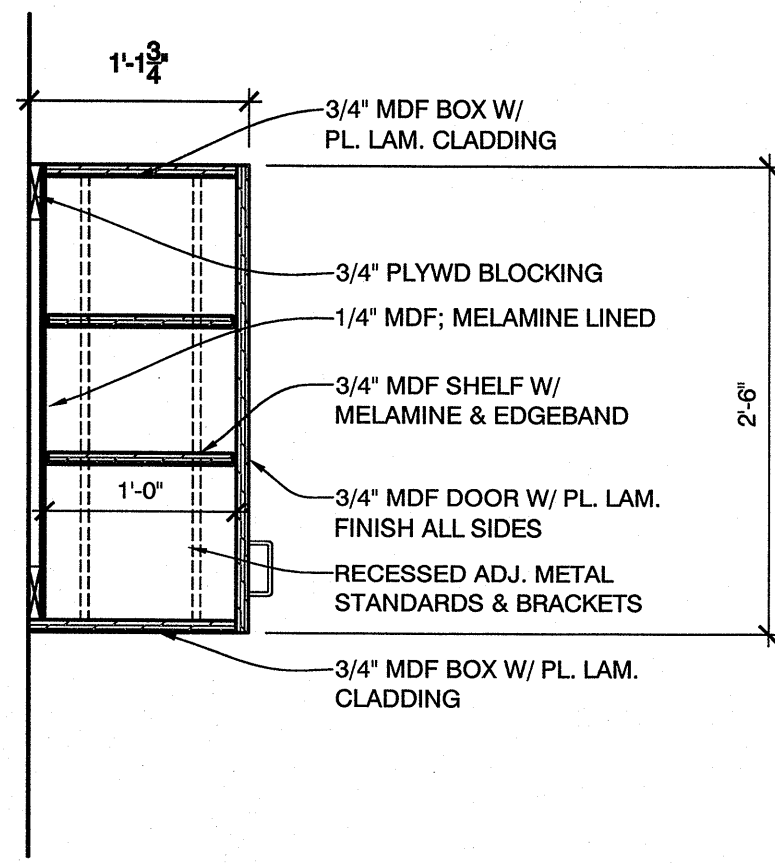
REVISIONS DATE

MILLWORK ELEVATIONS

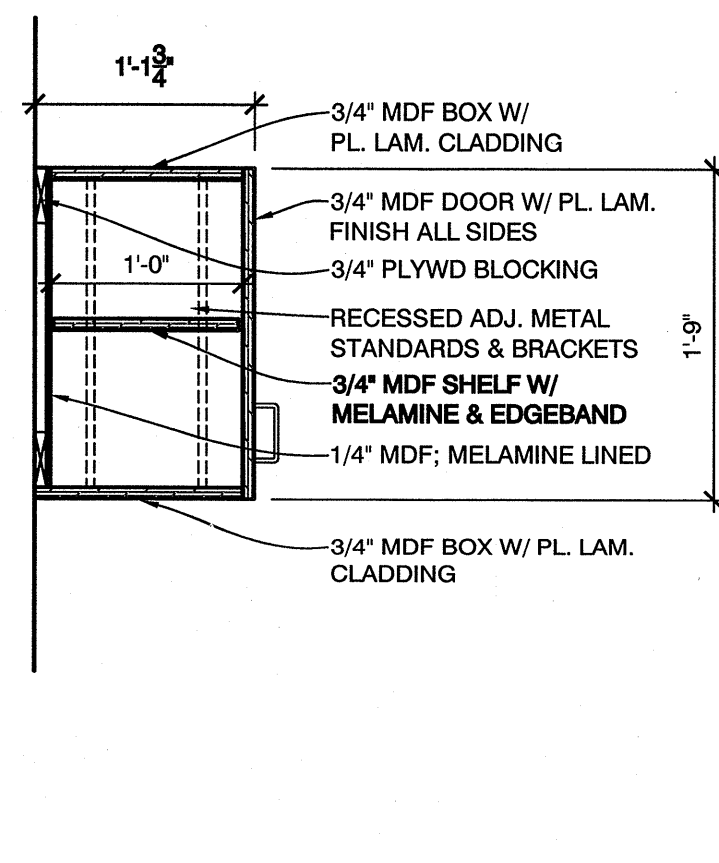


10-13-2016	1549
DATE	JOB NO.
A6.1	15
SHEET	OF

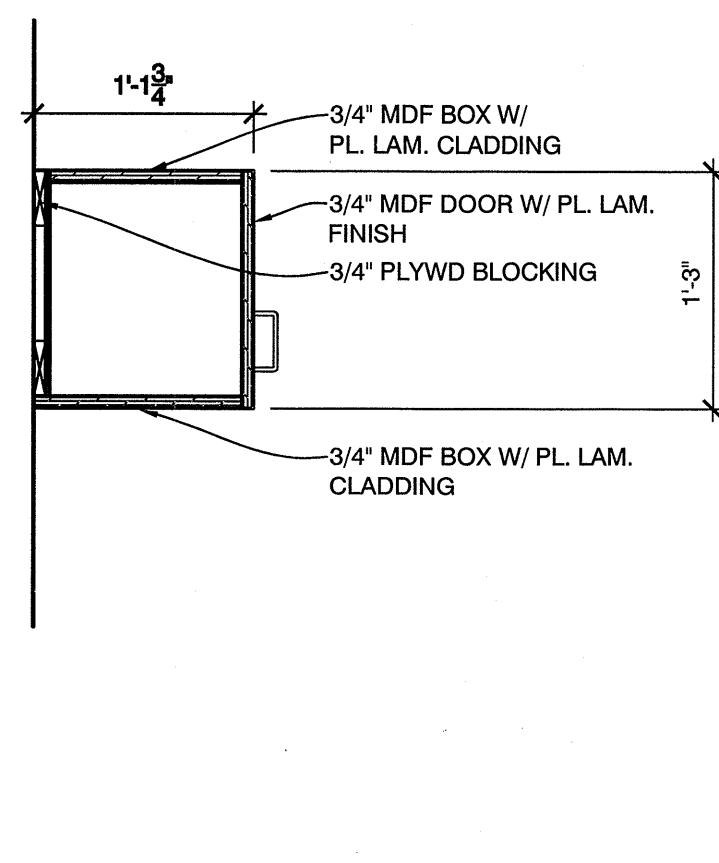
DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.



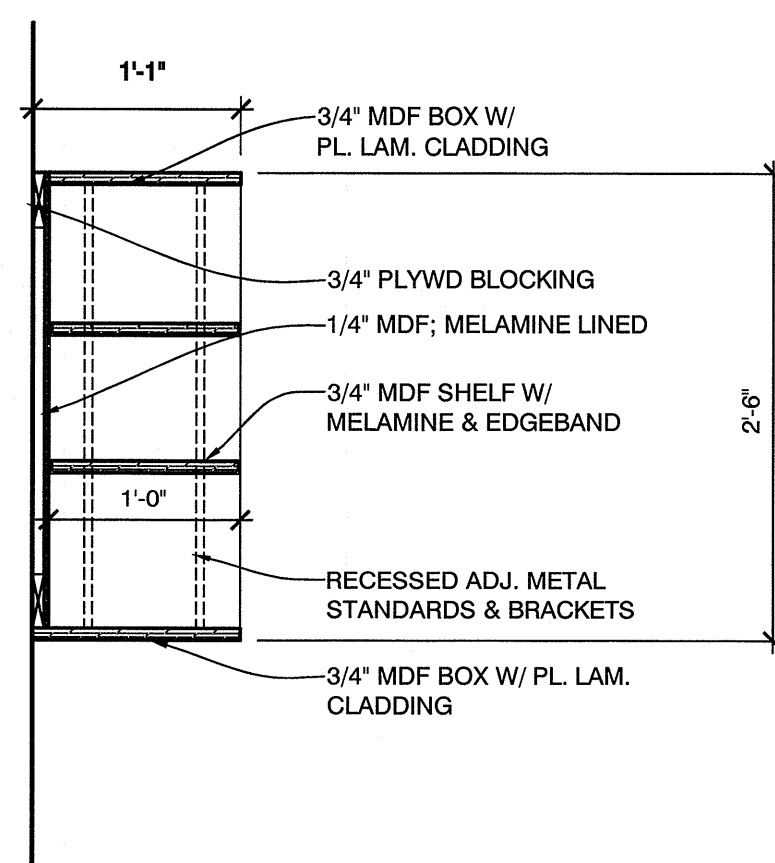
A SECTION
A6.2 1" = 1'-0"



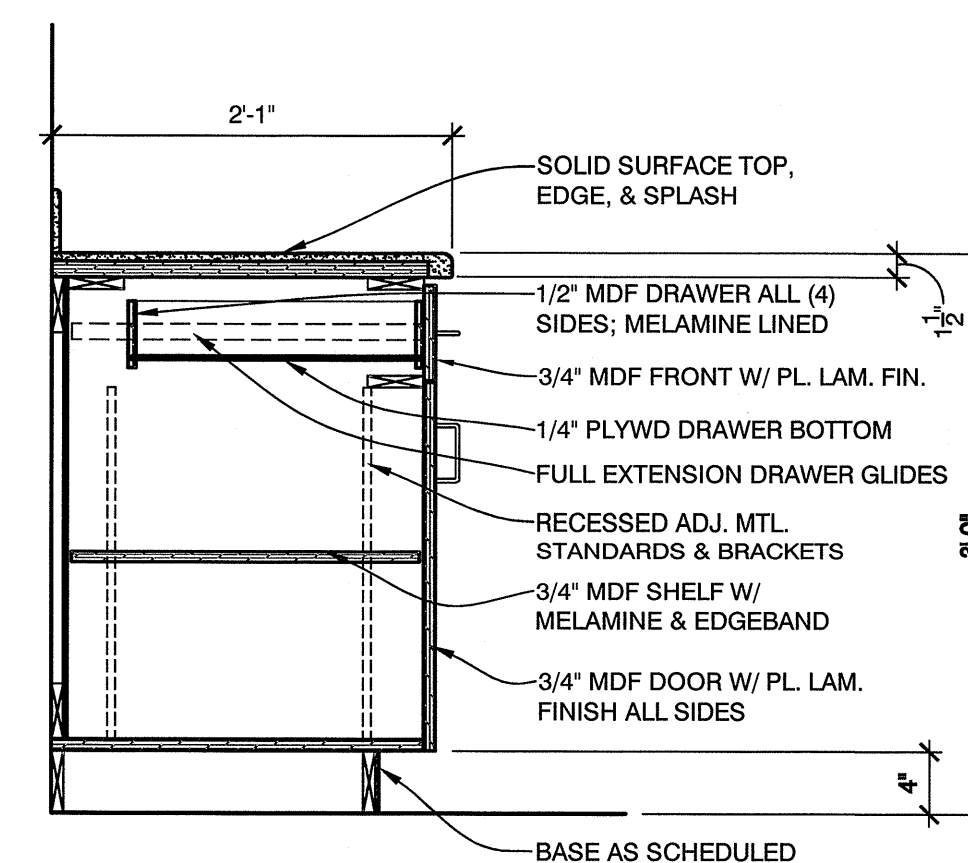
B SECTION
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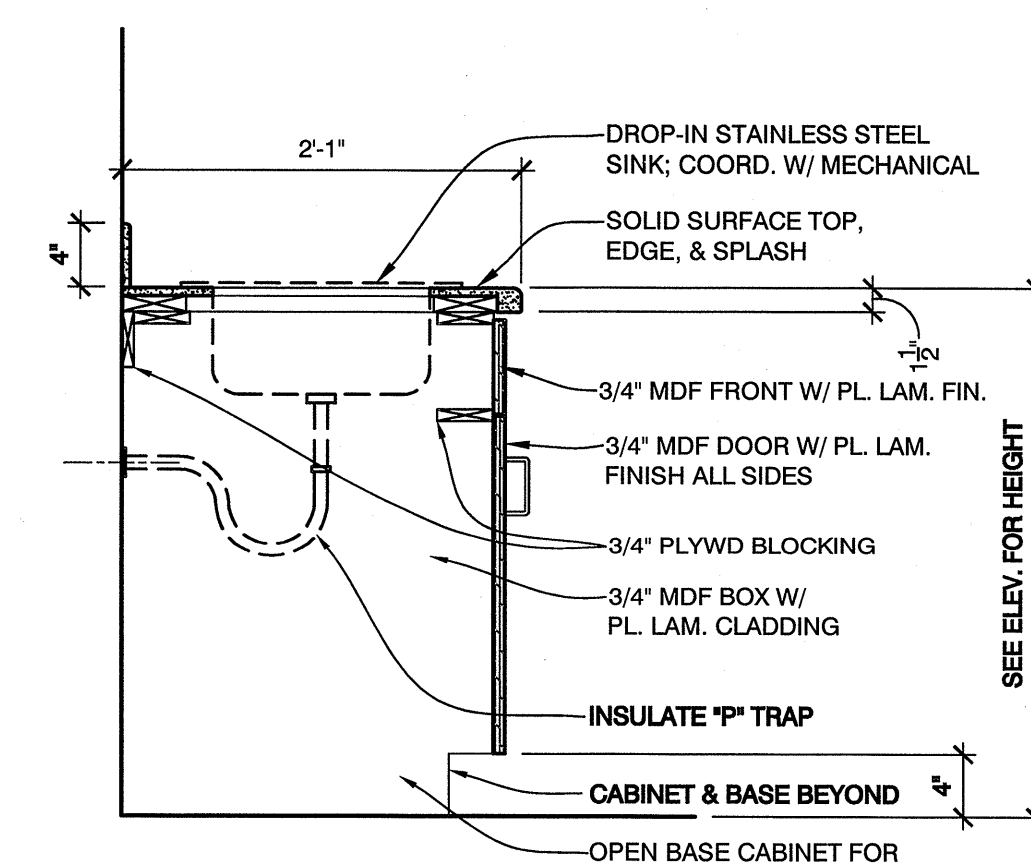
C SECTION
A6.2 1" = 1'-0"



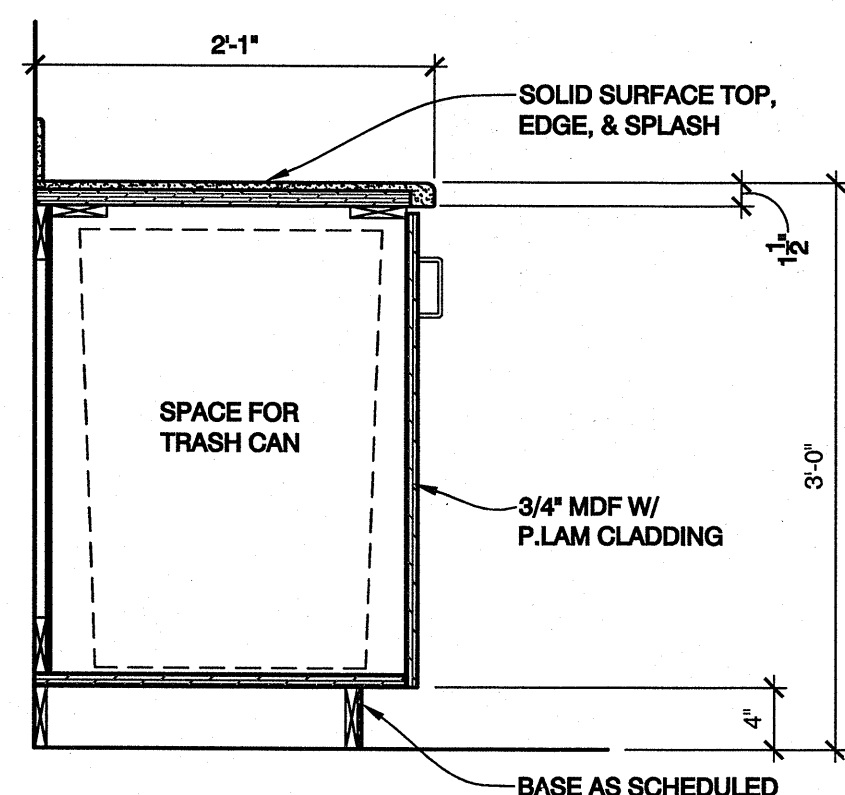
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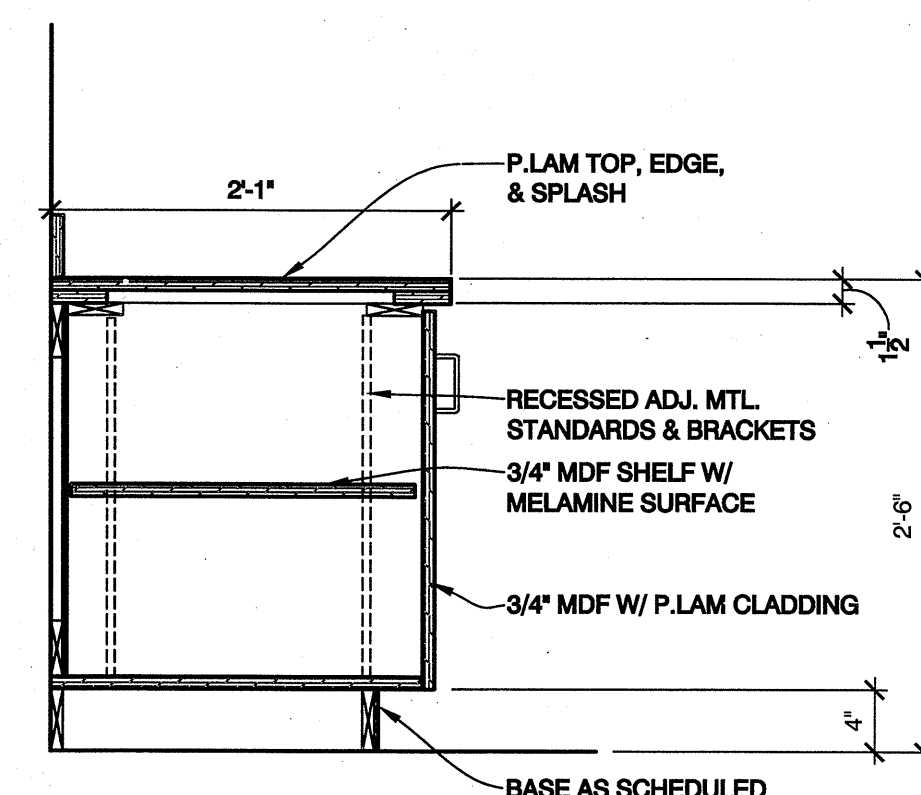
E SECTION
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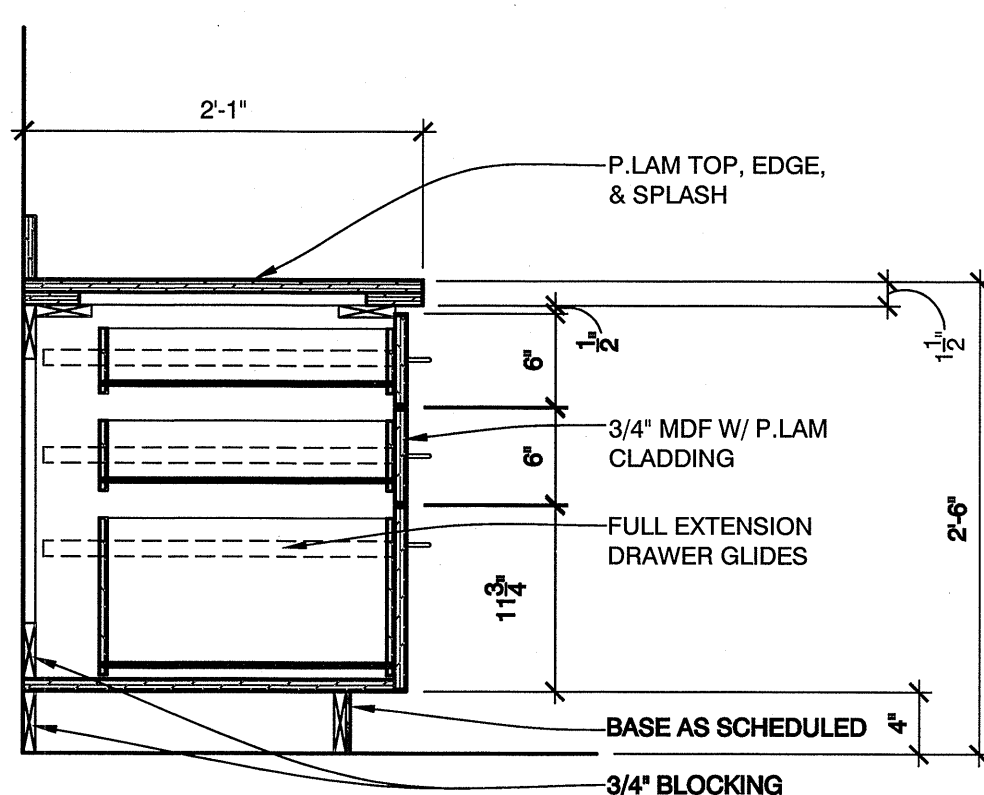
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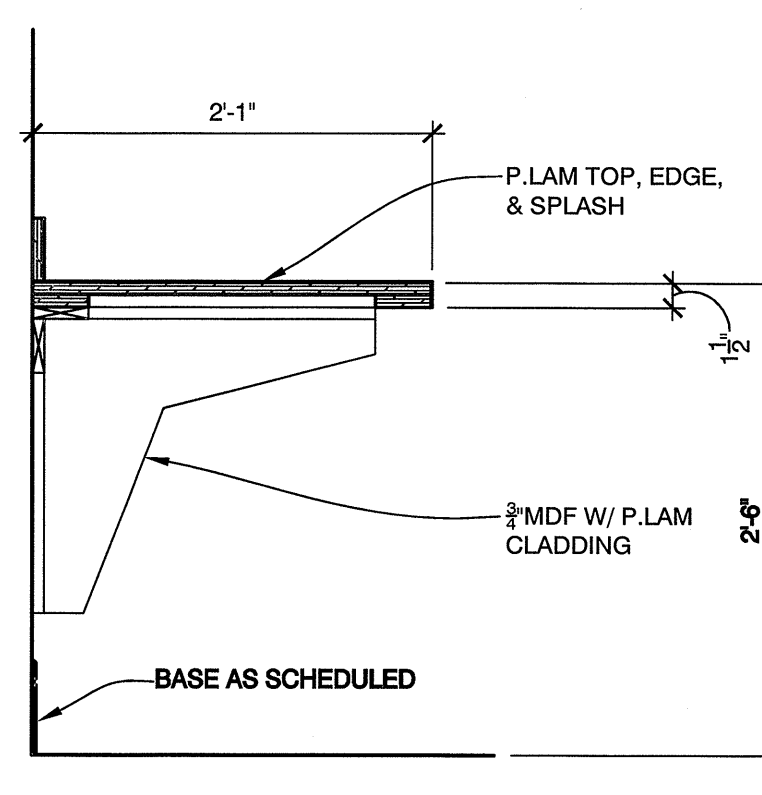
G SECTION
A6.2 1" = 1'-0"



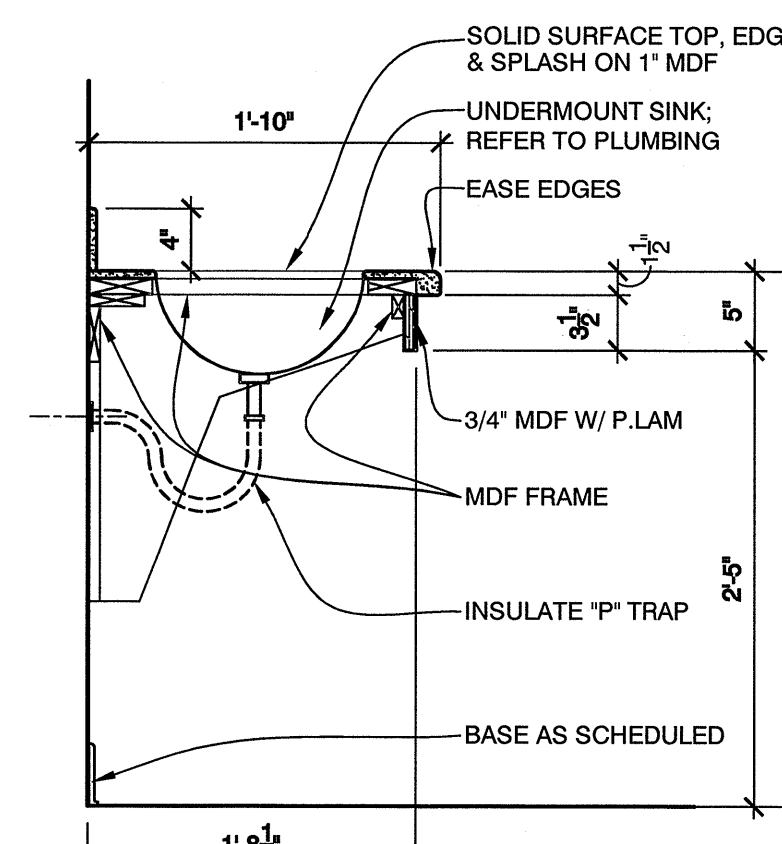
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A6.2 1" = 1'-0"



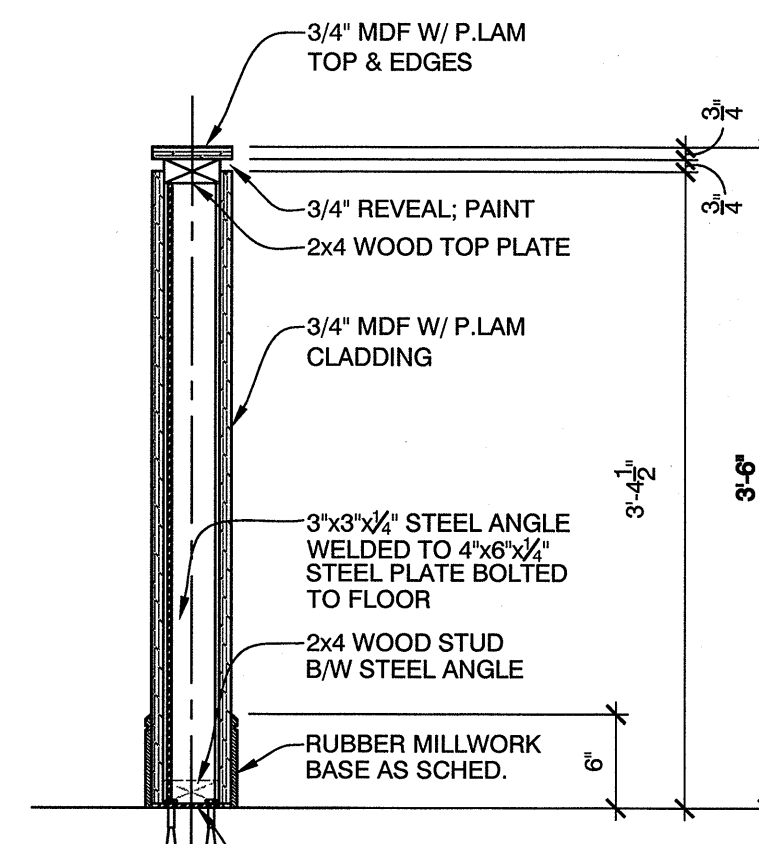
J SECTION
A6.2 1" = 1'-0"



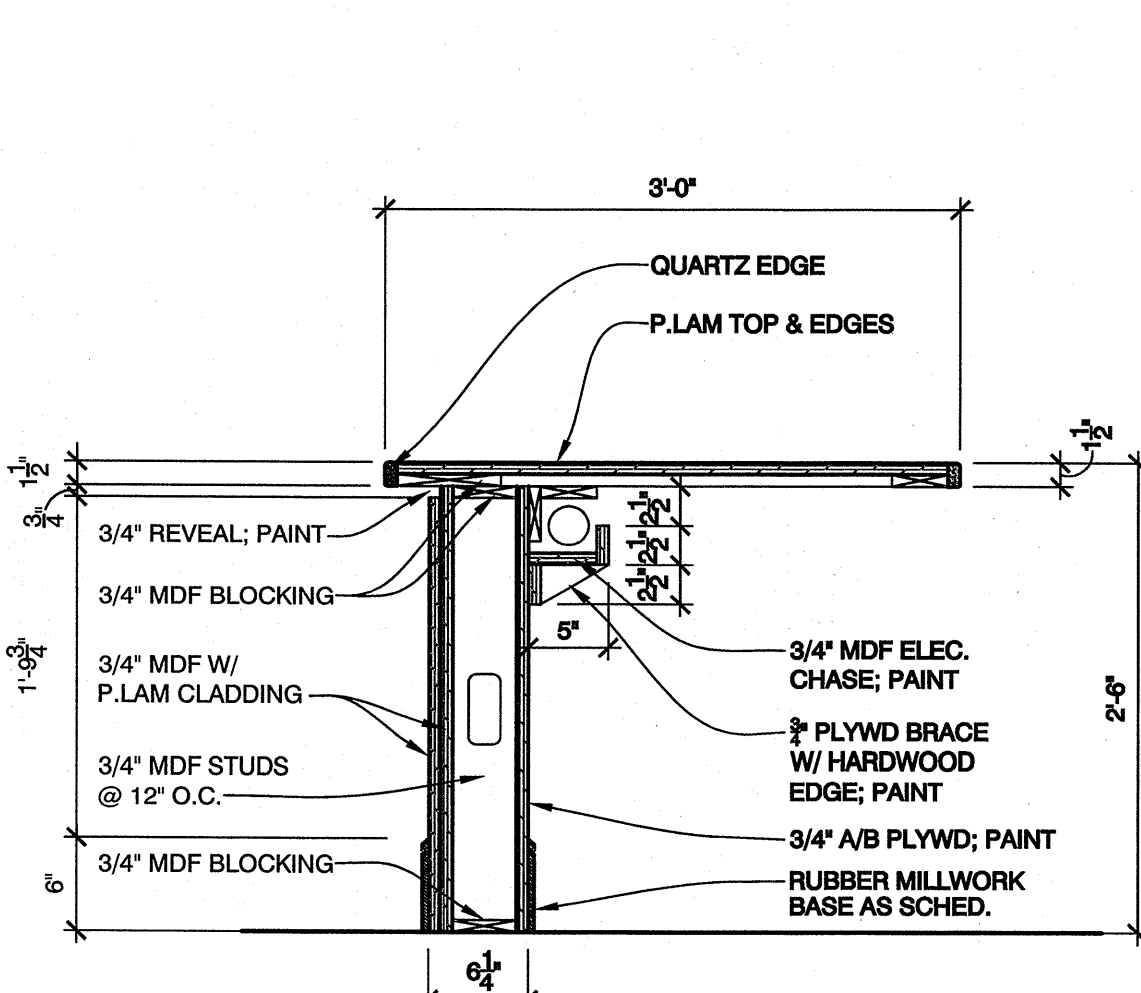
K SECTION
A6.2 1" = 1'-0"



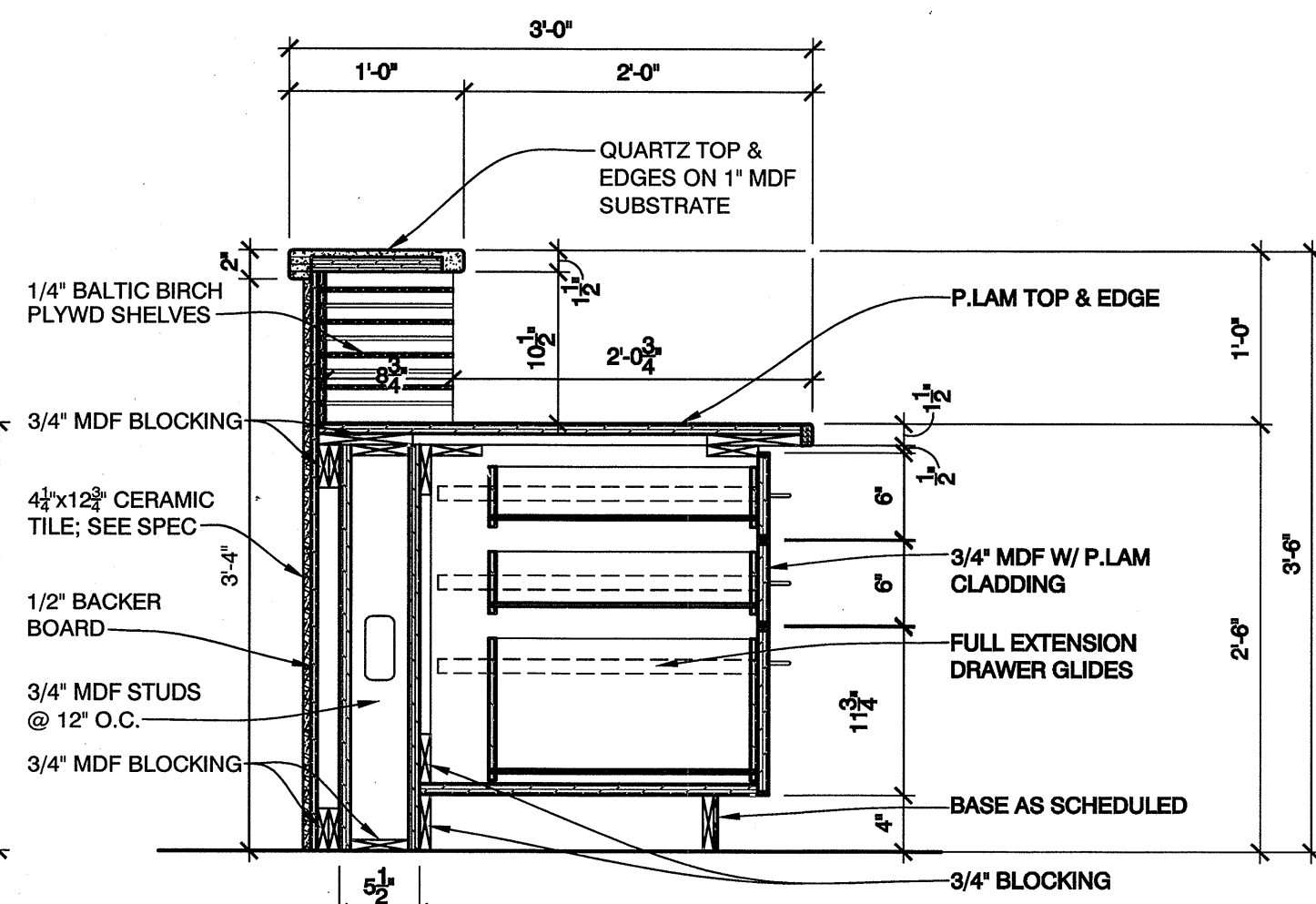
L SECTION
A6.2 1" = 1'-0"



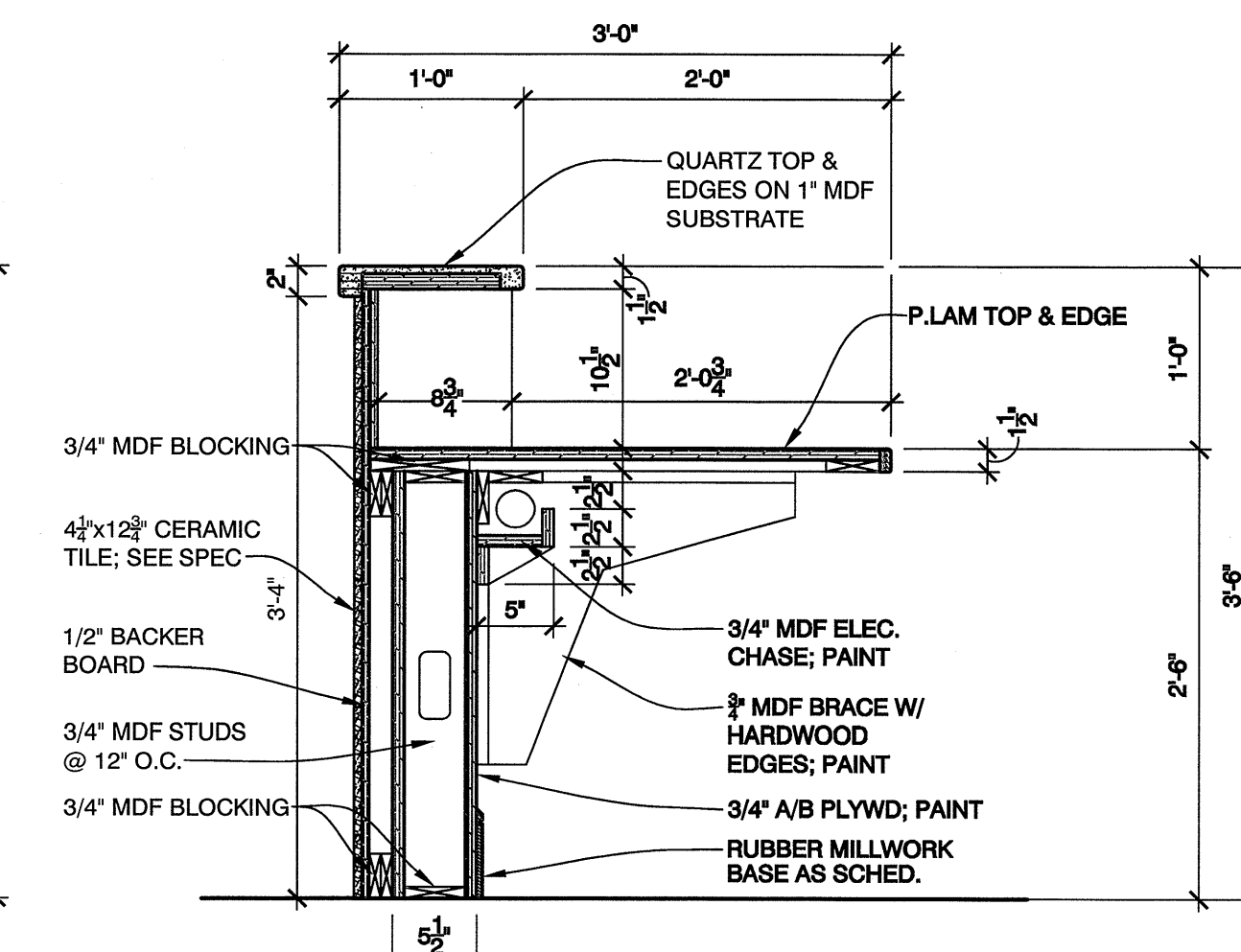
M SECTION
A6.2 1" = 1'-0"



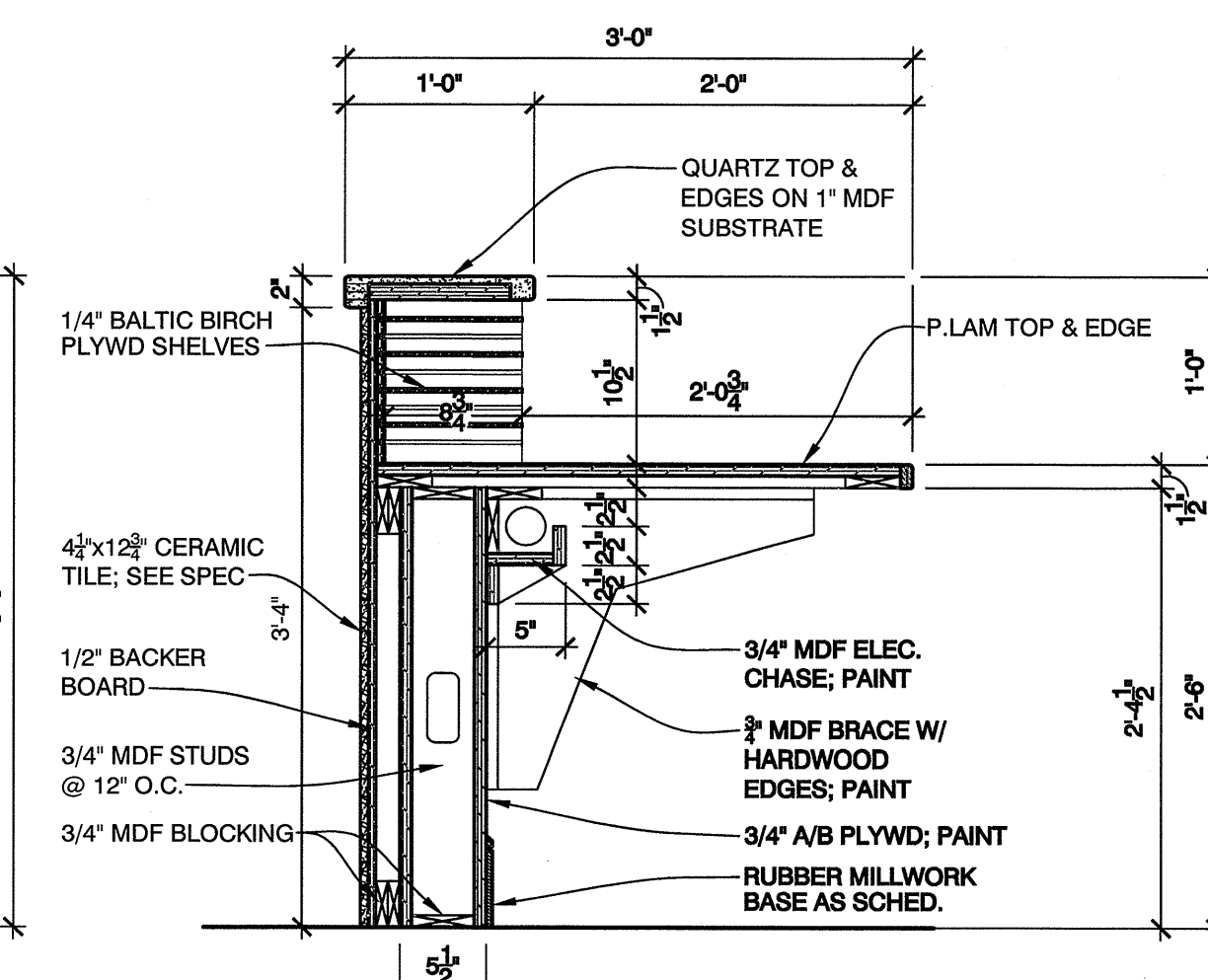
N SECTION
A6.2 1" = 1'-0"



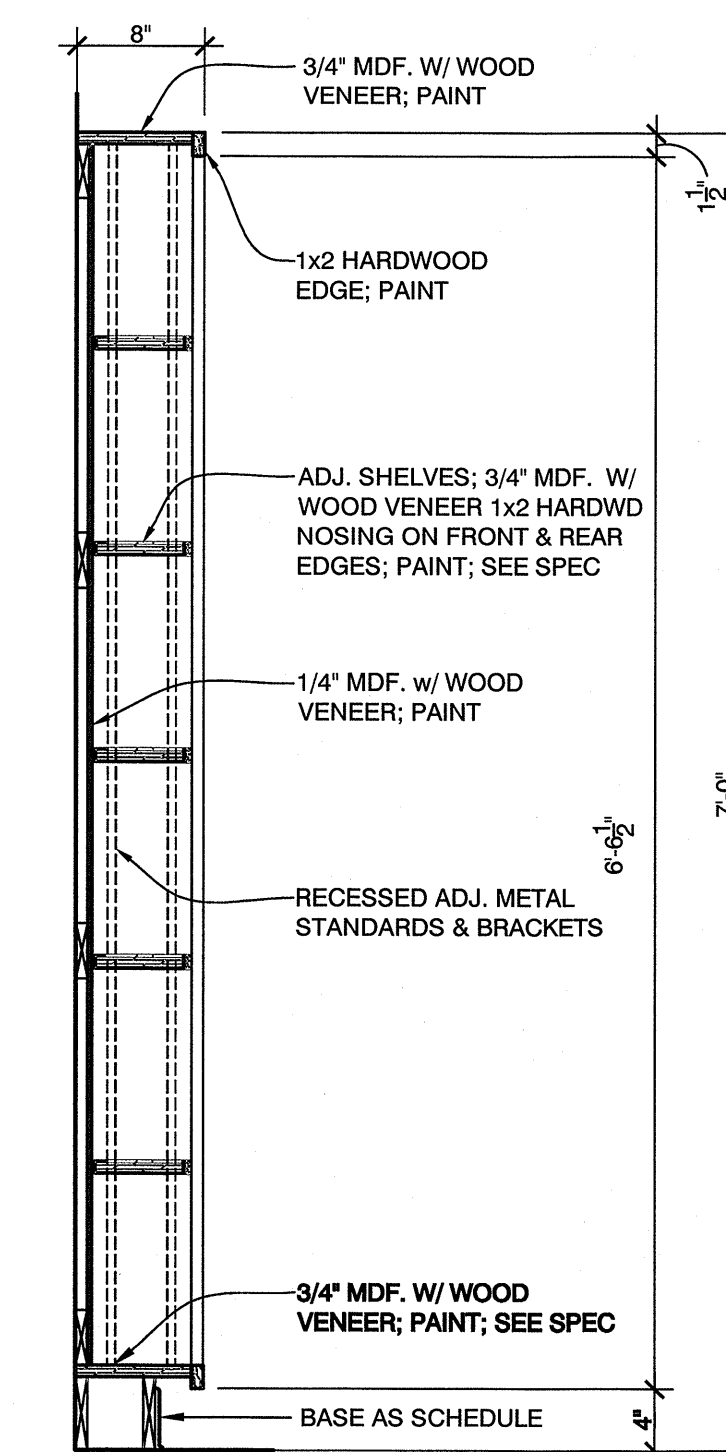
P SECTION
A6.2 1" = 1'-0"



Q SECTION
A6.2 1" = 1'-0"

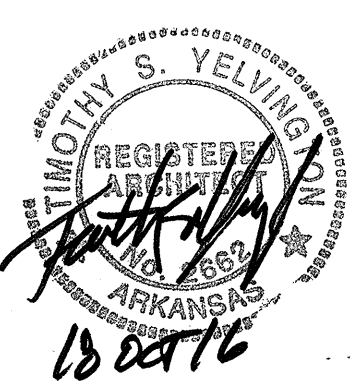
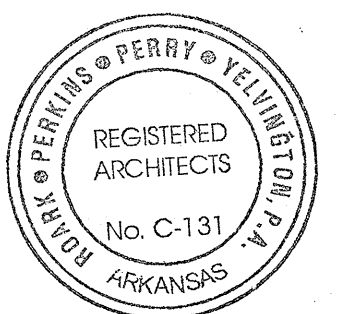


R SECTION
A6.2 1" = 1'-0"



S SECTION
A6.2 1" = 1'-0"

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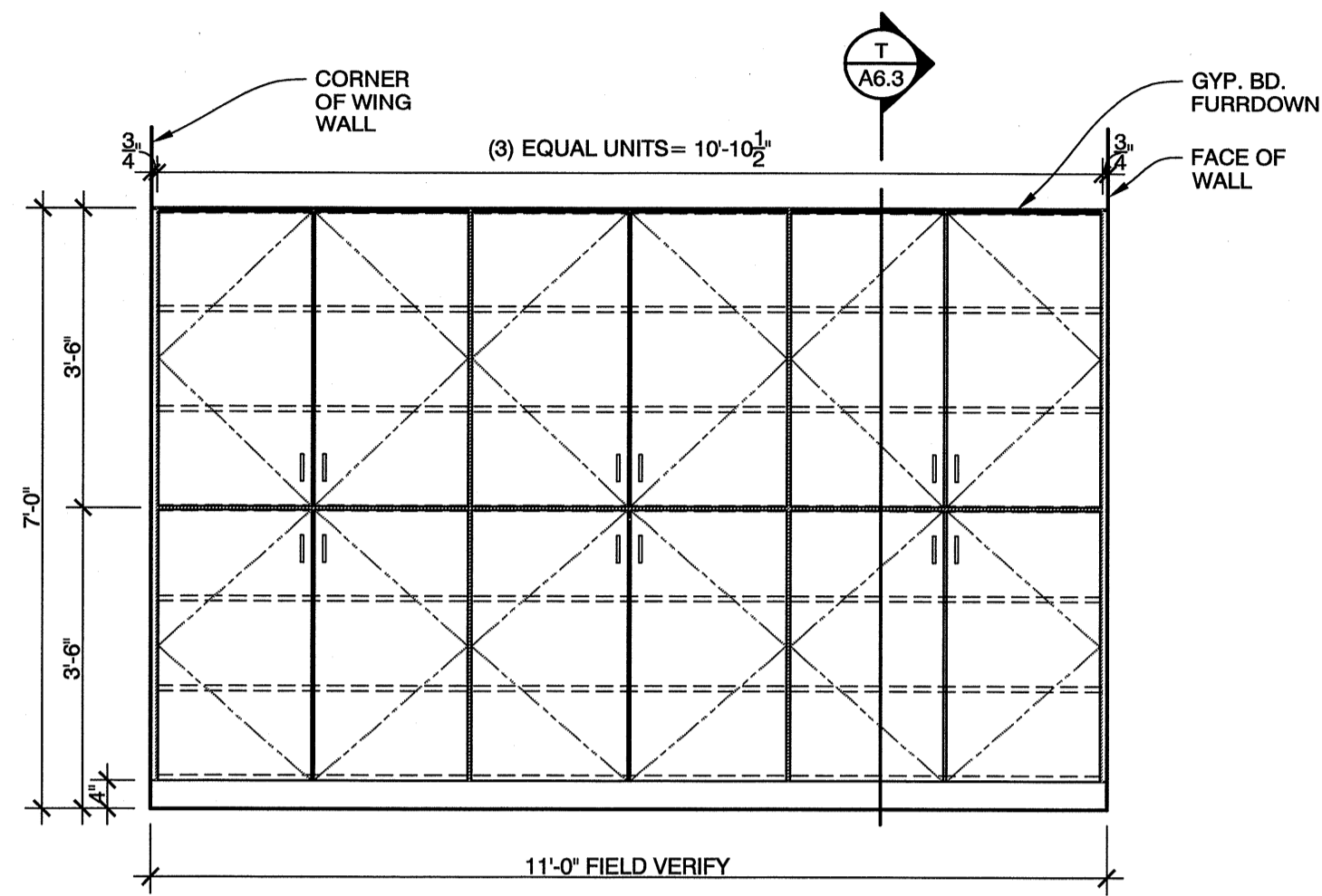
ADDENDUM 4 5/31/16

REVISIONS DATE

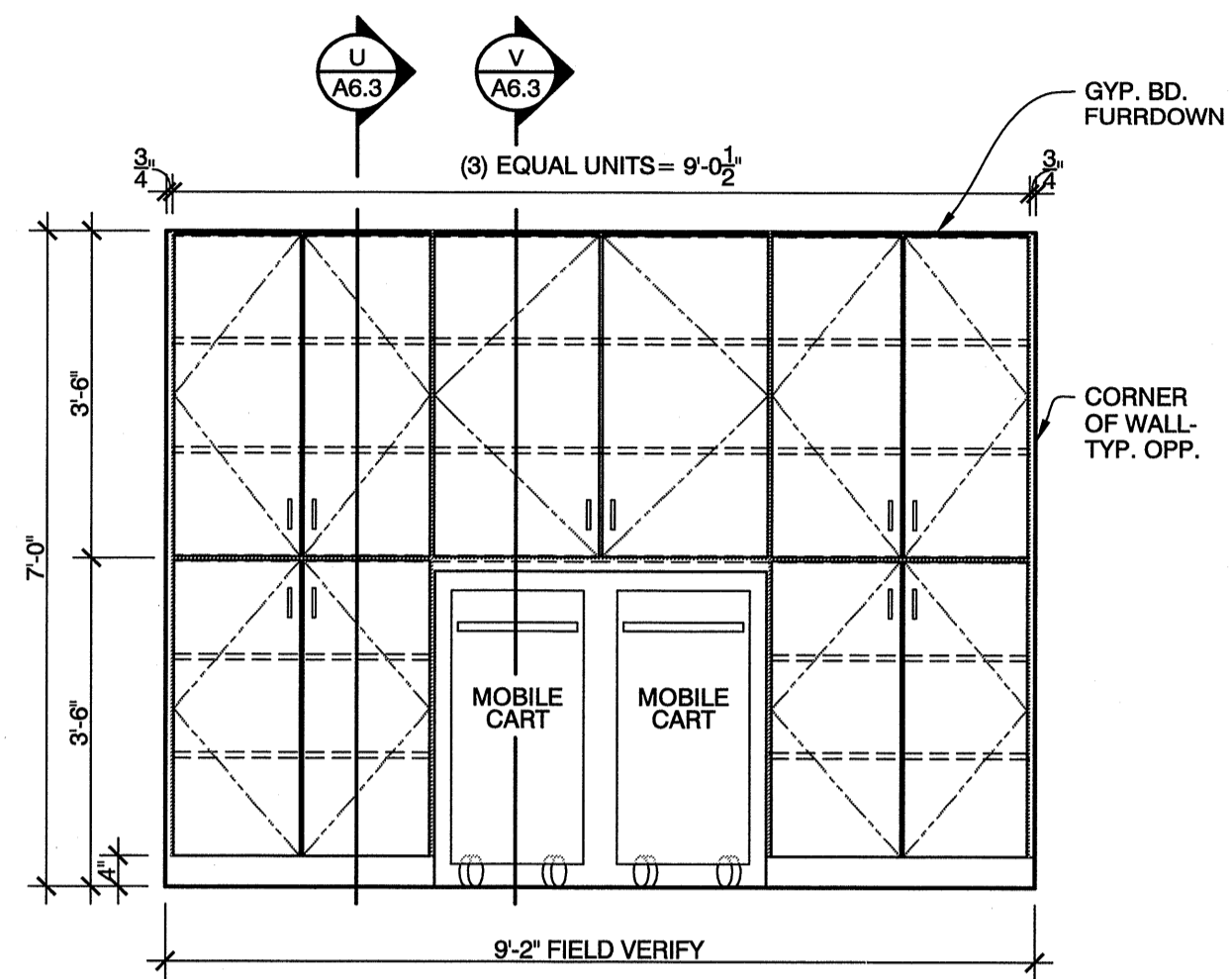
MILLWORK SECTIONS



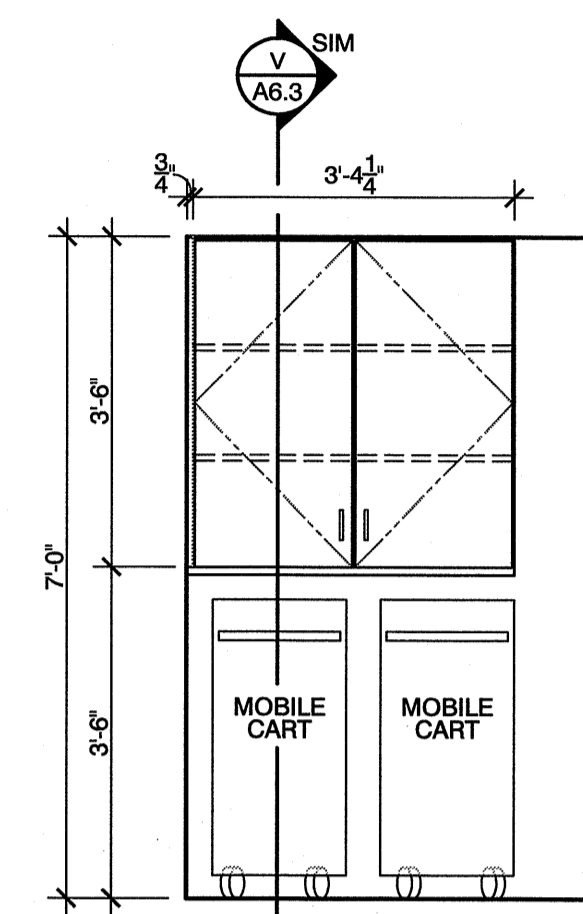
10-13-2016	1549
DATE	JOB NO.
A6.2	15
SHEET	OF



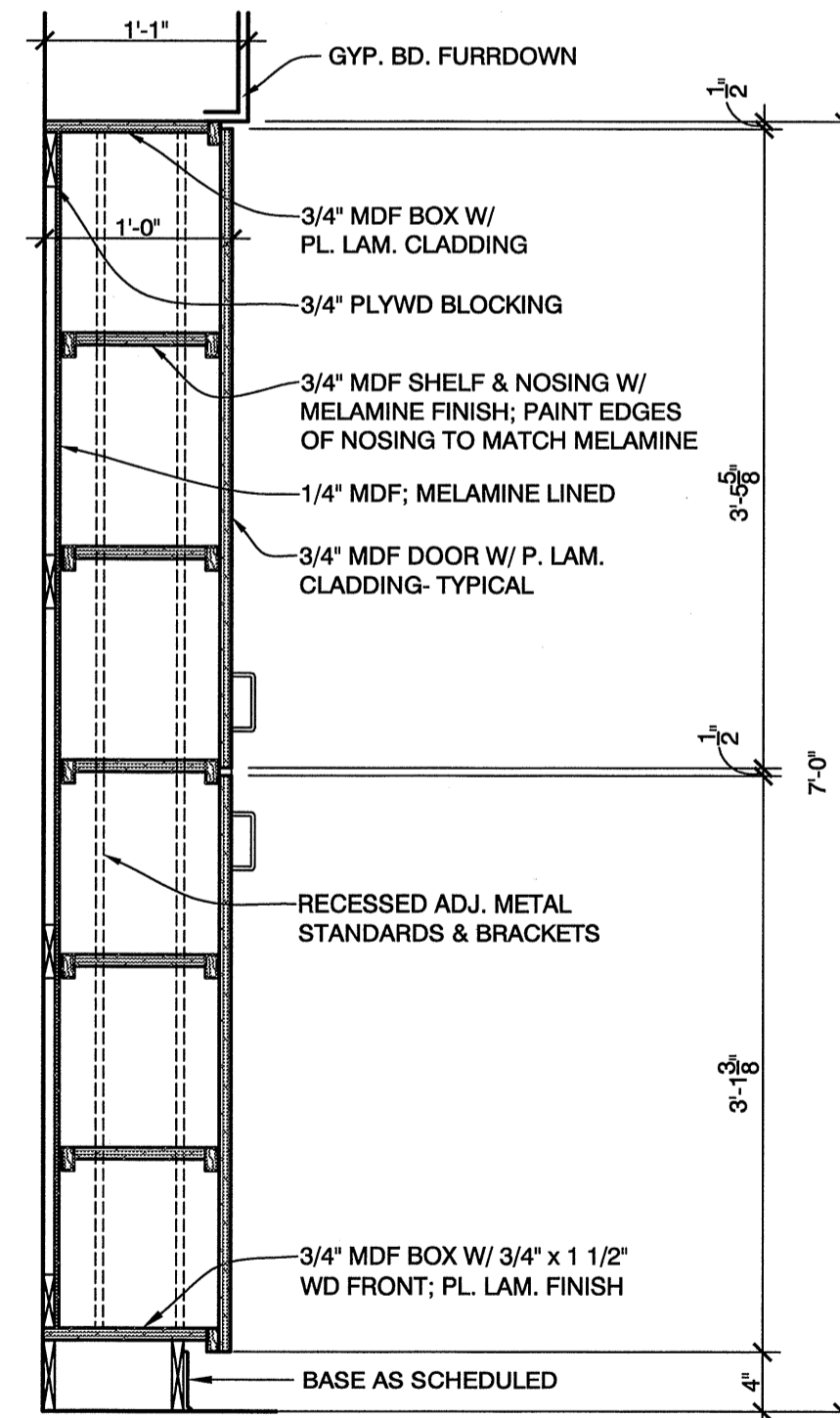
H CORRIDOR 123
A6.3 1/2" = 1'-0"



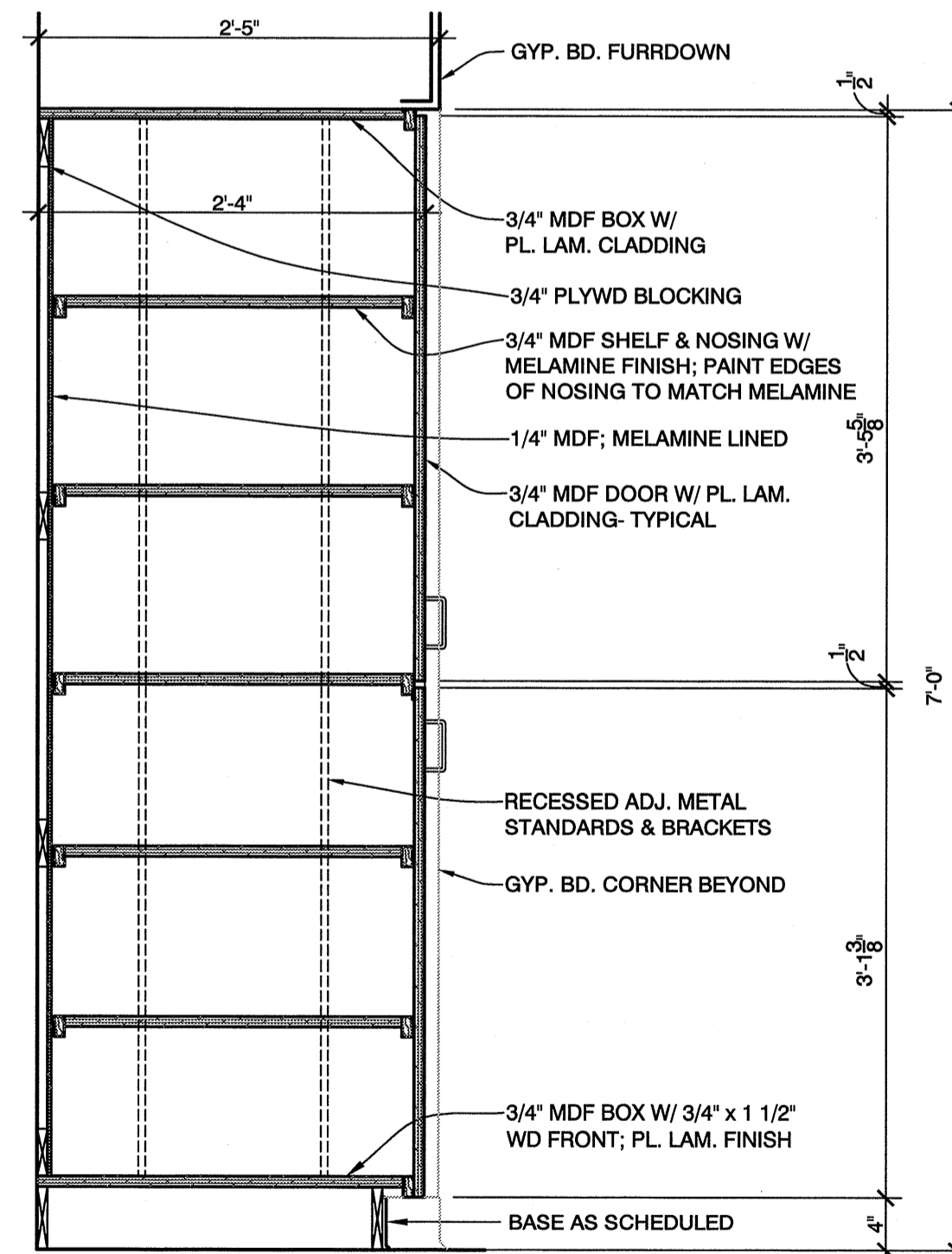
J CORRIDOR 116
A6.3 1/2" = 1'-0"



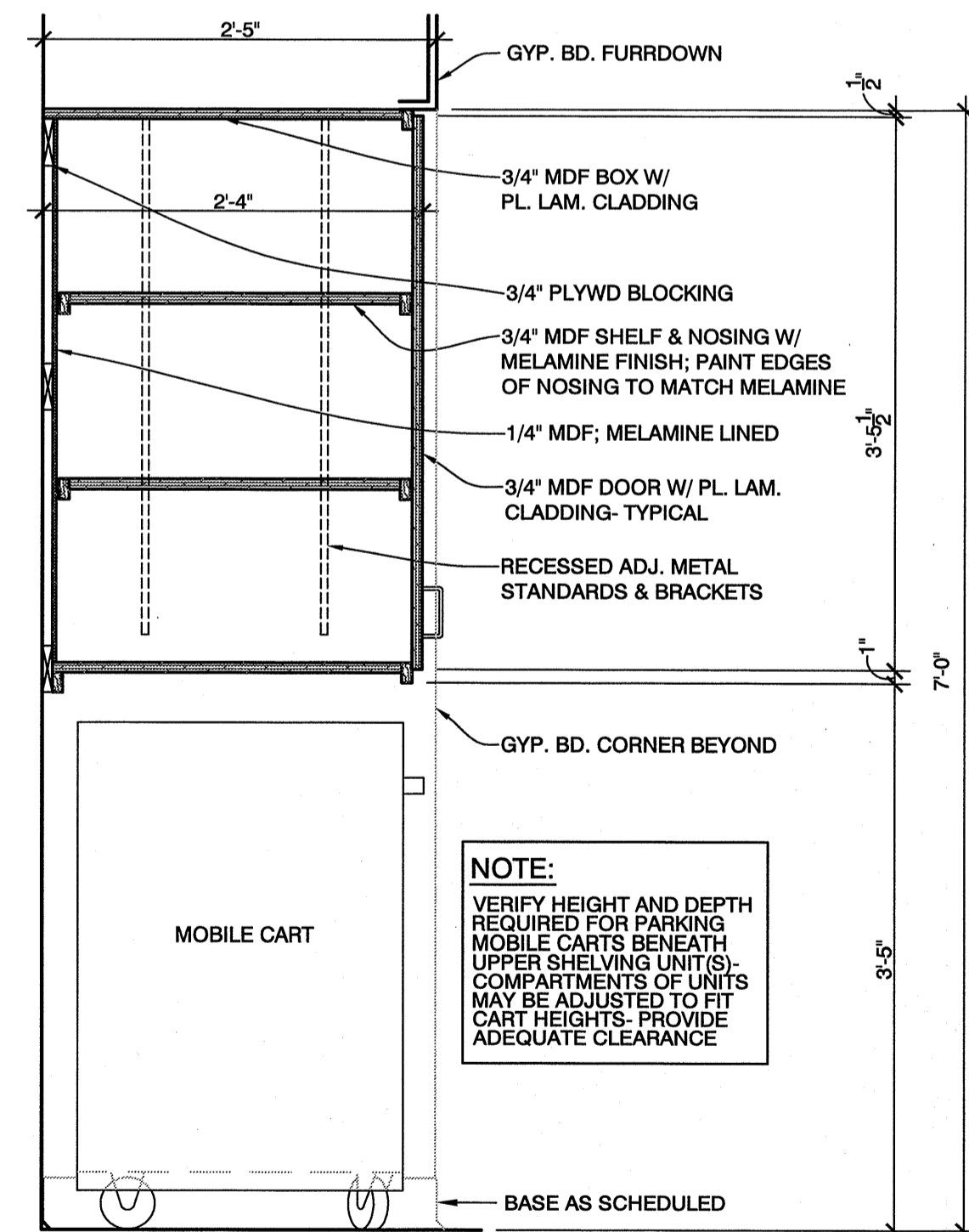
K STERILIZATION, RESUPPLY & STOR. 125
A6.3 1/2" = 1'-0"



T SECTION
A6.3 1" = 1'-0"

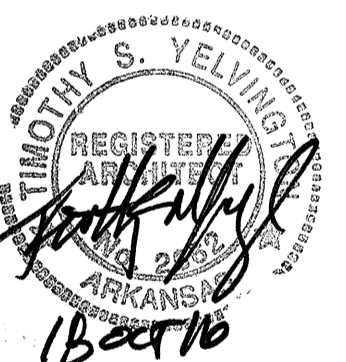


U SECTION
A6.3 1" = 1'-0"



V SECTION
A6.3 1" = 1'-0"

NOTE:
VERIFY HEIGHT AND DEPTH REQUIRED FOR PARKING MOBILE CARTS BENEATH UPPER SHELVING UNIT(S). COMPARTMENTS OF UNITS MAY BE ADJUSTED TO FIT CART HEIGHTS- PROVIDE ADEQUATE CLEARANCE



ADDENDUM 4 5/31/16

REVISIONS DATE

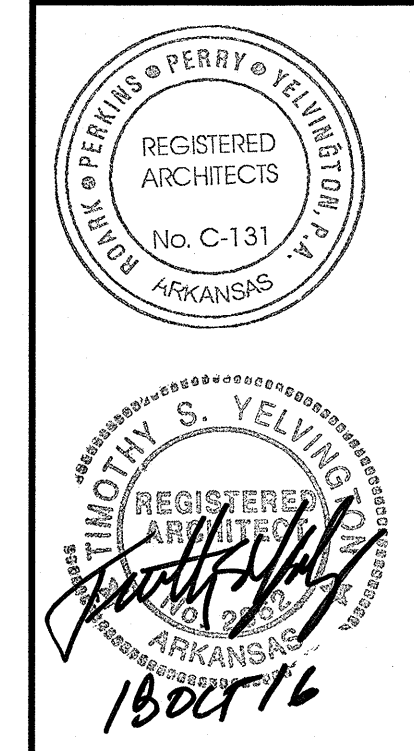
MILLWORK ELEVATIONS AND SECTIONS



10-13-2016	1549
DATE	JOB NO.
A6.3	15
SHEET	OF

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Dental Clinic & Shell Building for
Dr. Clint Fulks
 Highway 5 Bryant, Arkansas



REVISIONS	DATE

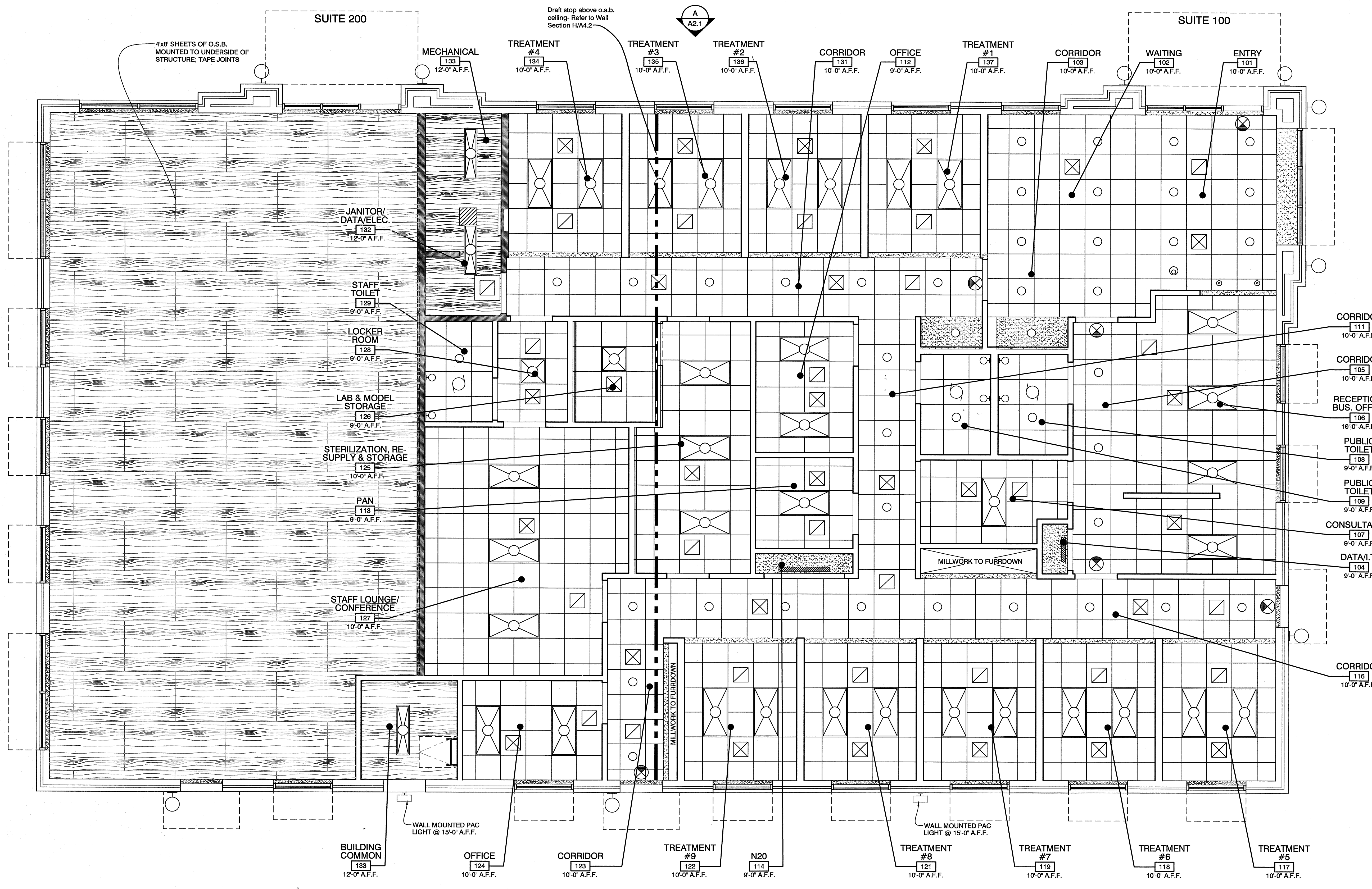
REFLECTED CEILING PLAN



10-13-2016	1549
DATE	JOB NO.
A7.1	15
SHEET	OF

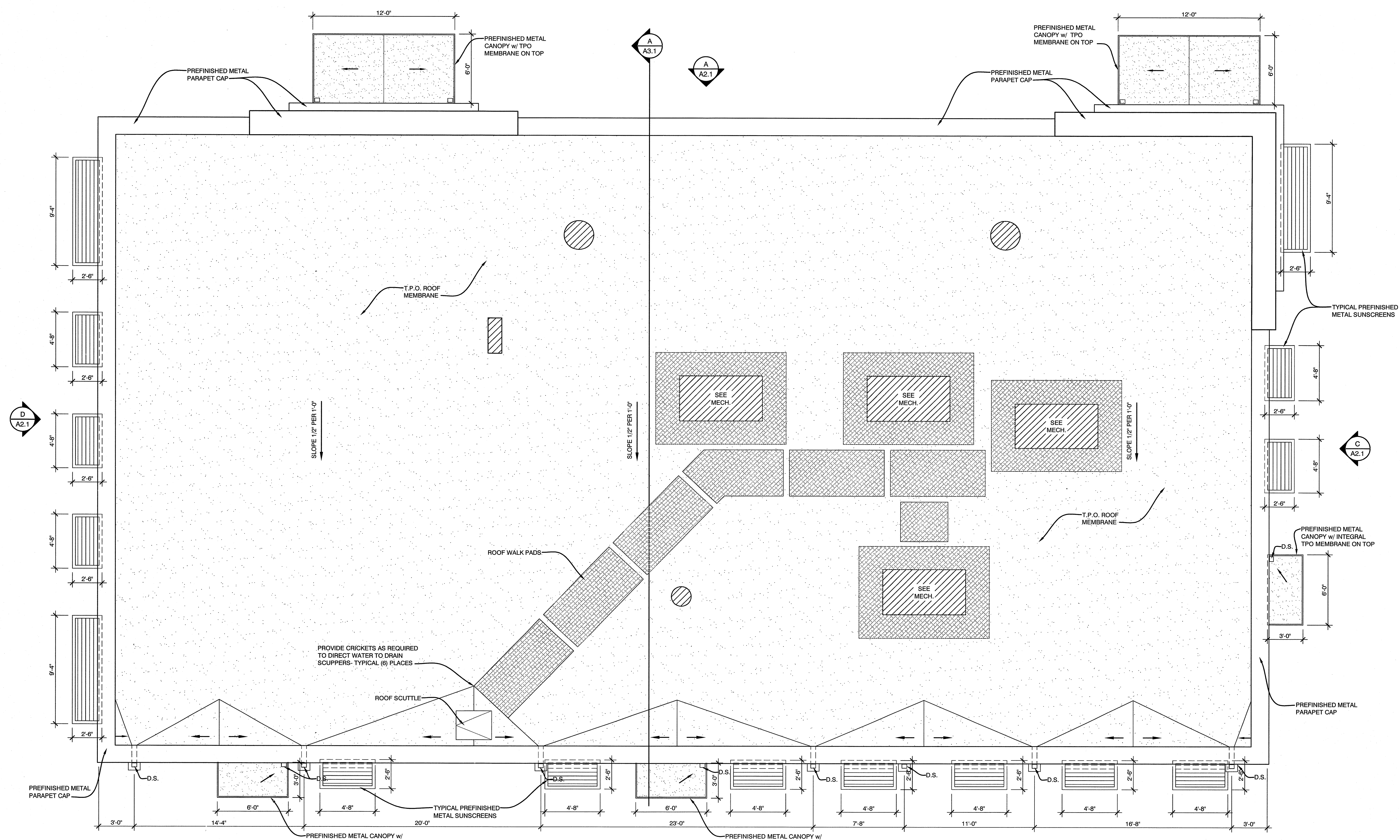
REFLECTED CEILING PLAN LEGEND

OFFICE 121	ROOM NAME & NUMBER
B/A10	SECTION NUMBER SHEET NUMBER
[Symbol]	SUPPLY GRILLE
[Symbol]	RETURN GRILLE
[Symbol]	EXHAUST FAN
[Symbol]	CLG VENT
[Symbol]	2'X2' L.E.D. LIGHT
[Symbol]	2'X4' L.E.D. LIGHT
[Symbol]	1'X4' L.E.D. LIGHT
[Symbol]	WALL MOUNTED LIGHT
[Symbol]	WALL MOUNTED PAC LIGHT
[Symbol]	WALL MOUNTED LIGHT; SEE ELEC.
[Symbol]	DOWN LIGHT LIGHT SEE ELECTRICAL
[Symbol]	PENDANT LIGHT SEE ELECTRICAL
[Symbol]	ADJUSTABLE SPOT DOWN LIGHT; SEE ELEC.
[Symbol]	EMERGENCY EXIT LIGHT
[Symbol]	2' x 2' TEGULAR ACOUSTICAL CEILING TILE
[Symbol]	GYP. BOARD CEILING / FURRDOWN
[Symbol]	O.S.B. CEILING @ BTM OF STRUCTURE

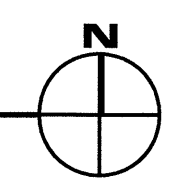


REFLECTED CEILING PLAN
 1/4" = 1'-0"
 SUITE 100: 3,836 S.F.
 SUITE 200: 1,662 S.F.
 TOTAL: 5,498 SQ. FT.

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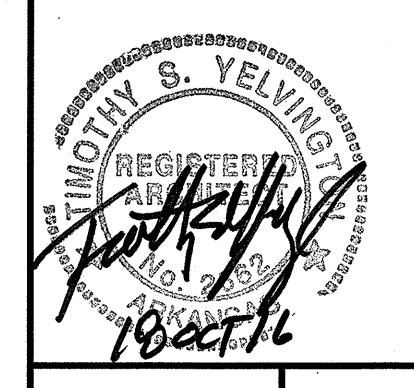


ROOF PLAN
1/4" = 1'-0"



ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE • INTERIOR DESIGN
709 W. SECOND STREET • LITTLE ROCK, AR 72201-0207
(501) 375-2121 • WWW.RPPYARCHITECTS.COM

Dental Clinic & Shell Building for Dr. Clint Fulks
Highway 5 Bryant, Arkansas



REVISIONS	DATE

ROOF PLAN

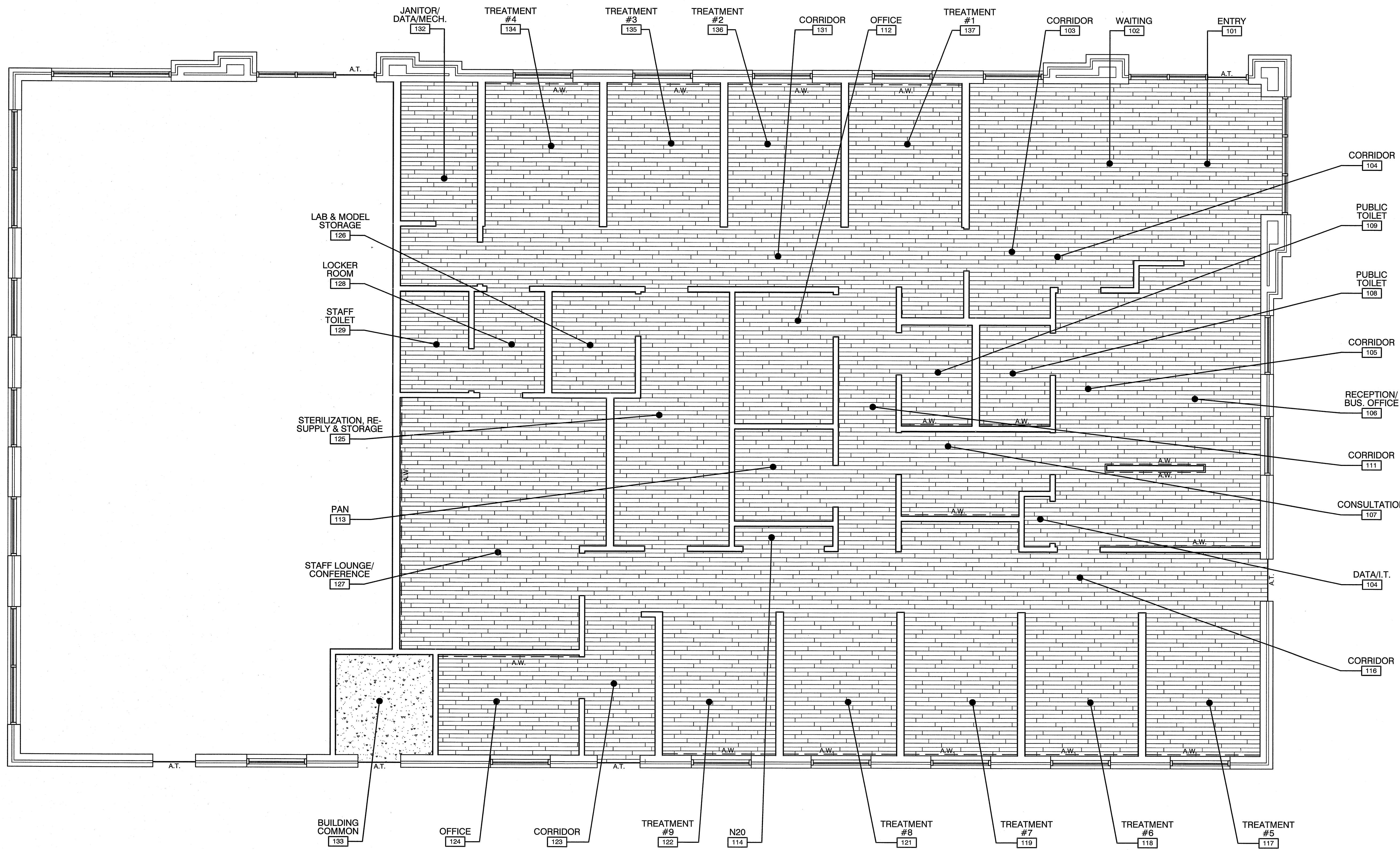


10-13-2016	1549
DATE	JOB NO.
A8.1	15
SHEET	OF

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SUITE 200

SUITE 100



LAB & MODEL STORAGE 126

LOCKER ROOM 128

STAFF TOILET 129

STERILIZATION, RE-SUPPLY & STORAGE 125

PAN 113

STAFF LOUNGE/CONFERENCE 127

BUILDING COMMON 133

CORRIDOR 104

PUBLIC TOILET 109

PUBLIC TOILET 108

CORRIDOR 105

RECEPTION/BUS OFFICE 106

CORRIDOR 111

CONSULTATION 107

DATA/I.T. 104

CORRIDOR 116

OFFICE 124

CORRIDOR 123

TREATMENT #9 122

N20 114

TREATMENT #8 121

TREATMENT #7 119

TREATMENT #6 118

TREATMENT #5 117

JANITOR/DATA/MECH. 132

TREATMENT #4 134

TREATMENT #3 135

TREATMENT #2 136

CORRIDOR 131

OFFICE 112

TREATMENT #1 137

CORRIDOR 103

WAITING 102

ENTRY 101

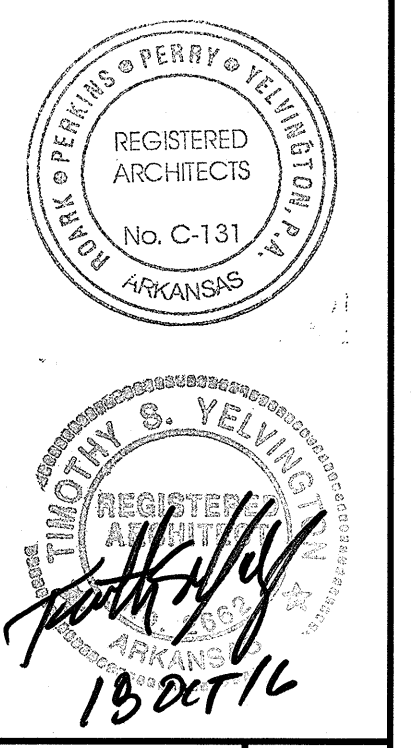
FLOOR COVERING PLAN
1/4" = 1'-0"

FLOOR COVERING PLAN LEGEND

	FAUX WOOD FLOORING
	SEALED CONCRETE
R.T.S.	RUBBER TRANSITION STRIP
A.T.	ALUMINUM THRESHOLD
A.W.	ACCENT WALL

ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE • INTERIOR DESIGN
1000 W. BROAD STREET
LITTLE ROCK, AR 72202
WWW.RPPYARCHITECTS.COM

Dental Clinic & Shell Building for
Dr. Clint Fulks
Highway 5 Bryant, Arkansas



REVISIONS	DATE

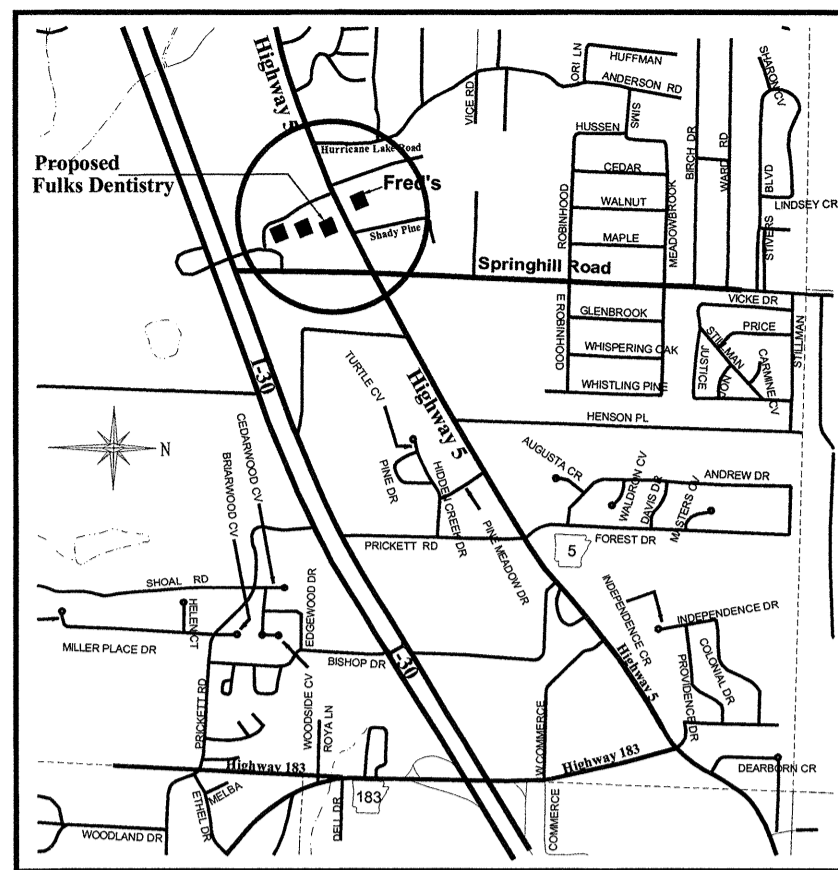
FLOOR COVERING PLAN



10-13-2016	1549
DATE	JOB NO.
A9.1	15
SHEET	OF

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REVISED ON:		
NO.	DATE OF REVISION	BY
1	4-30-16	CB
2	10-28-16	CB

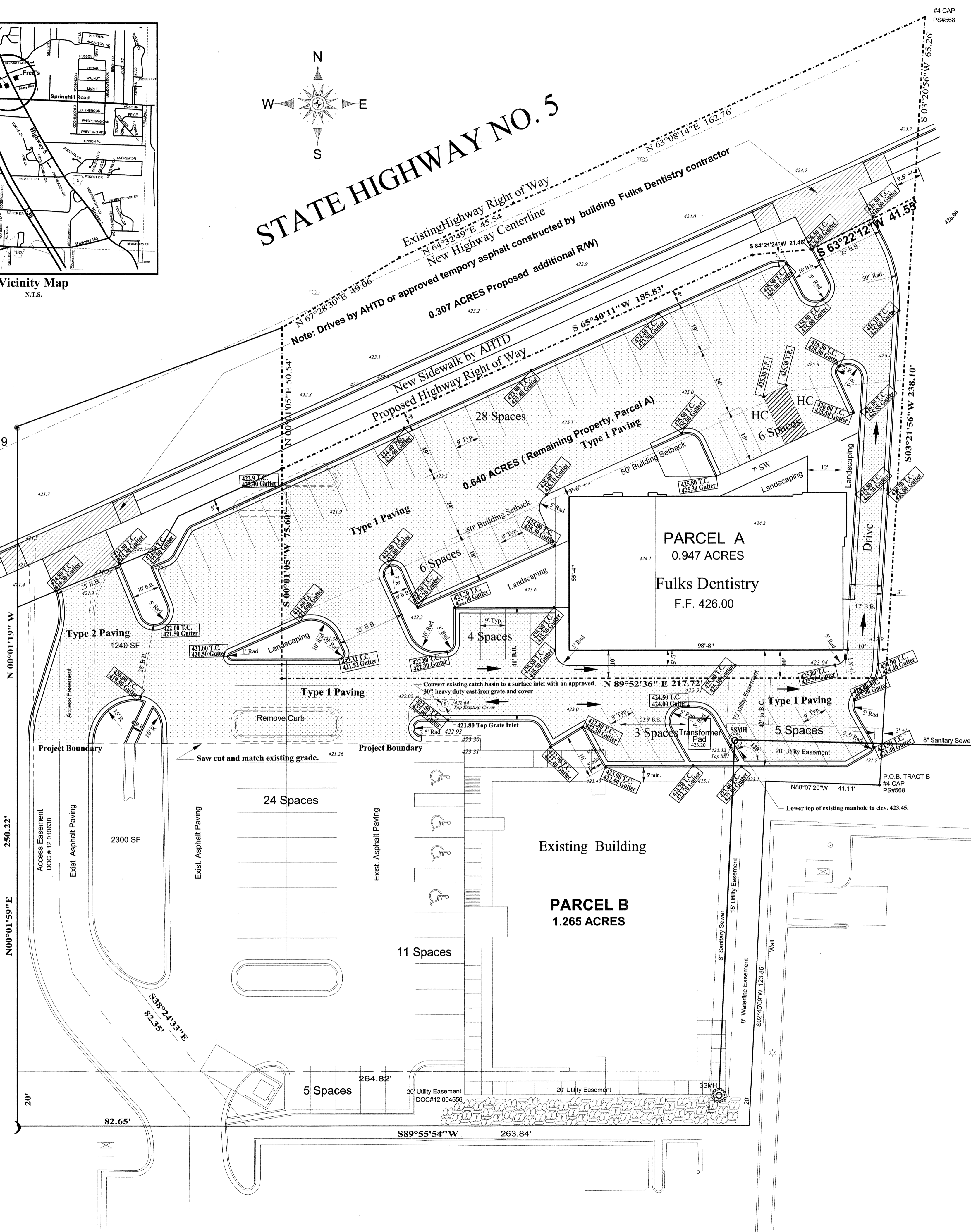


Vicinity Map
N.T.S.

STATE HIGHWAY NO. 5

Existing Highway Right of Way
New Highway Centerline
0.307 ACRES Proposed asphalt constructed by building Fulks Dentistry contractor
Note: Drives by AHTD or approved temporary asphalt constructed by building Fulks Dentistry contractor

#5 CAP
PS#1319



Legend

- * D.S. Down Spout
- Handrail
- Power Pole
- 424.3 Exist. Spot Elevations
- 424.30 Finish Elevations
- Sewer
- Centerline
- Water Line
- Powerline
- Proposed Curb
- Concrete
- Property Line
- Rip-Rap
- Paving

LEGAL DESCRIPTION. (PARCEL A)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP ONE SOUTH, RANGE FOURTEEN WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCING AT A ONE HALF INCH DIAMETER REBAR INSIDE A TWO INCH DIAMETER PIPE MARKING THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4, SECTION 20, THENCE NORTH 88°07'20" WEST, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 778.60 FEET TO A POINT ON THE EASTERN BOUNDARY OF LAND DESCRIBED IN SALINE COUNTY RECORD DOCUMENT NO. 11-003881, SAID POINT BEING A FOUND CAP, PS NO 568; THENCE NORTH 03°21'56" EAST, ALONG EASTERN BOUNDARY OF LAND DESCRIBED IN SALINE COUNTY RECORD DOCUMENT NO. 11-003881, A DISTANCE OF 38.17 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH 89°55'54" WEST, A DISTANCE OF 217.72 FEET; THENCE NORTH 00°01'55" EAST, A DISTANCE OF 132.93 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE NORTH 65°36'35" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 254.32 FEET TO A FOUND CAP, PS NO. 568 MARKING THE NORTHEAST OF LAND DESCRIBED IN SALINE COUNTY RECORD DOCUMENT NO. 11-003881; LEAVING SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 03°21'56" WEST A DISTANCE OF 238.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.947 ACRES, MORE OR LESS.

Paving Details

Hot Mix Asphalt Concrete (AHTD)
Hot Mix Surface Course
Class 7 Base Compacted to 92% Modified Proctor Density

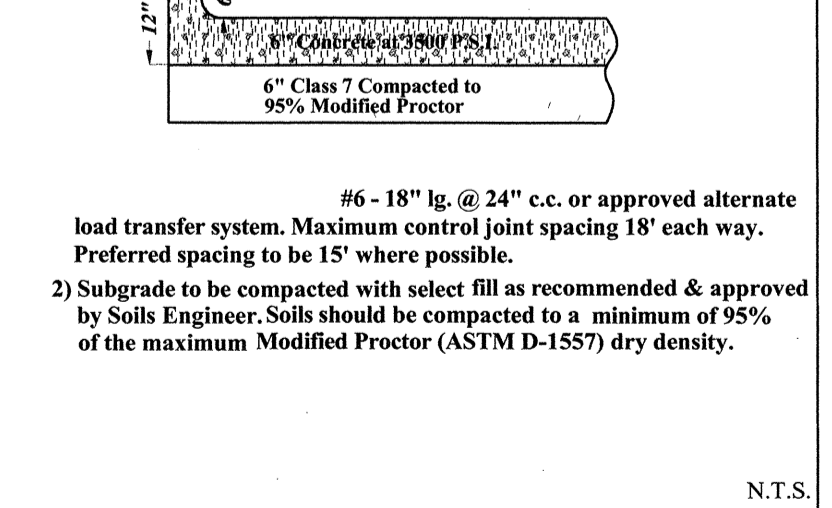
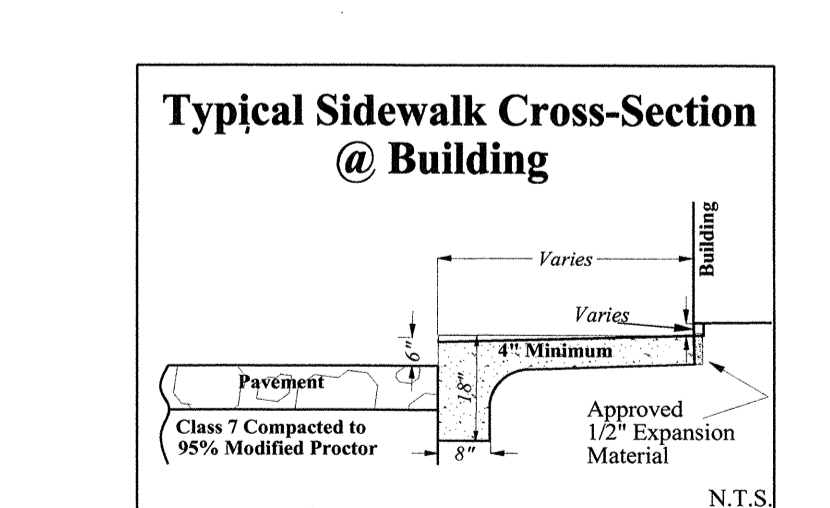
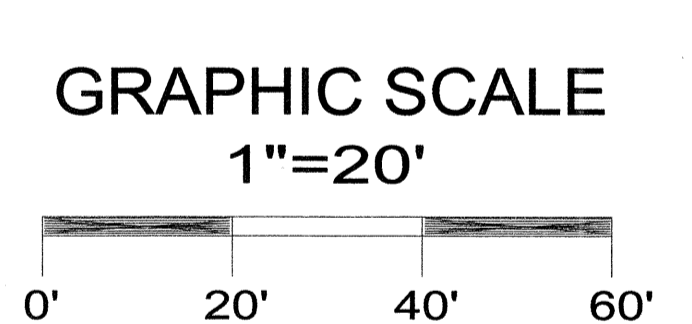
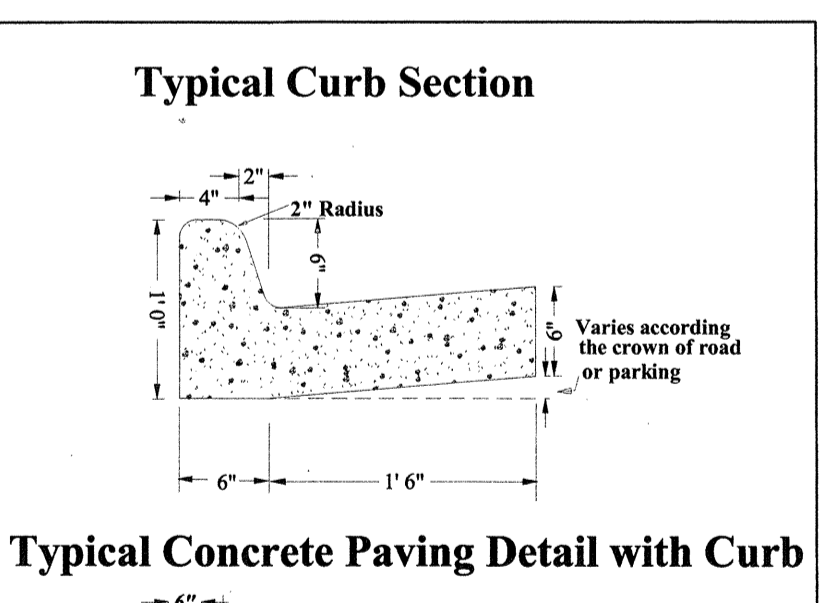
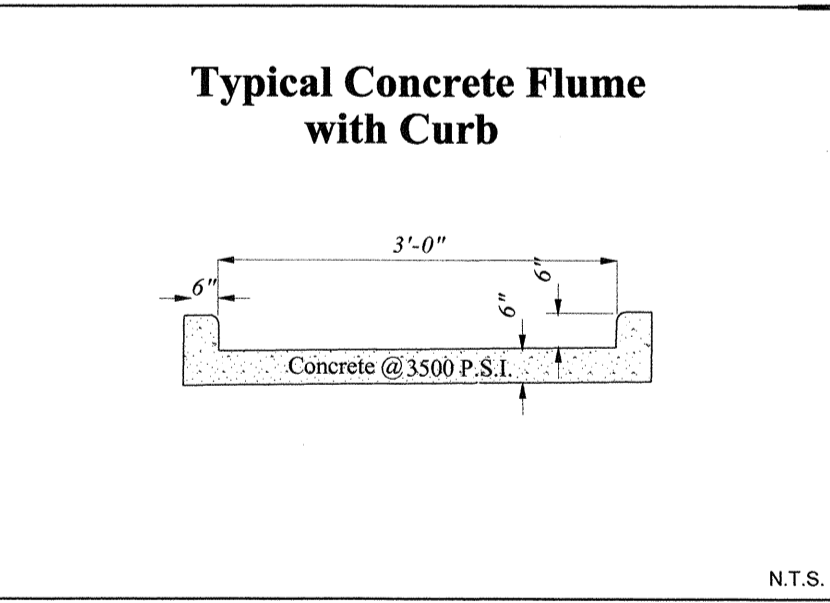
Light Traffic Asphalt Pavement
Hot Mix Asphalt Concrete (AHTD)
Hot Mix Surface Course
Class 7 Base Compacted to 92% Modified Proctor Density

Type 2 Paving Heavy Traffic Asphalt Pavement
#4 @ 18" c.c. Ea. Way
6" Concrete - 3500 P.S.I. @ 28 day concrete.
Class 7 Base Compacted to 92% Modified Proctor Density

Type 3 Paving Concrete Pavement

General Site Construction Notes:

- See Architectural Drawings for grading details at buildings.
- Finish contours and grades shown are for finished surfaces; allowances shall be made for pavements, slabs, topsoil, sod, etc. Uniform planes and surfaces shall be shaped between finished spot elevations and/or finish contours shown. Minimum pavement slopes shall be 1% minimum. Concrete curb & gutter slope shall not be less than 0.5% spill-out curb shall be used on the high side of pavement.
- The contractor shall control erosion as shown in the SWPPP.
- All areas to be cut or filled shall be cleared and grubbed. The maximum fill slope shall be 3:1. All fills shall be made in 8" lifts and compacted at optimum moisture content to 95% of modified proctor density (ASTM D-1557), as determined by in-place density tests. Fill material shall be tested and approved by the engineer prior to placement of additional subgrade material or base.
- The contractor shall coordinate with each utility company prior to any excavation. Any damage to utility lines caused by the contractor's operations shall be repaired at the contractor's expense. The contractor shall verify the horizontal and vertical alignment of existing and proposed storm sewer, sanitary sewer and water lines to ensure that they are installed with adequate cover and clearance. All rough grading shall be complete before installation of storm sewer, sanitary sewer and appurtenances, water mains, services and appurtenances. All utility trenches shall be backfilled and compacted with select material as specified in note #4 above.
- The contractor shall comply with all applicable laws, codes and ordinances governing work of this type.
- The installations of all culvert pipes are to be in accordance with City of Bryant specifications.
- All existing improvements that interfere with the work, and are not to be saved shall be removed and disposed of. The contractor shall protect improvements in the right-of-way that are to remain.
- All water mains, sewer mains and the appurtenances including installation, shall comply with the Plans and Specifications. Connections shall not be made to existing lines until new construction has been tested and approved.
- The contractor's attention is specifically called to the location of the existing improvements. The contractor shall be solely responsible for damaging any existing improvements that are to remain. Prior to submitting his bid, the contractor shall review the plans and specifications. He shall visit the site and inspect the condition of the site and the adjacent improvements.
- The contractor shall call "One-Call" for location of all utilities prior to commencement of any excavation.
- Any excess excavated material, not required for construction of fills shall be hauled off the site.
- Materials:
 - Concrete:
 - Ready-mix concrete to be used with a minimum compressive strength at 28 days of 3500 psi.
 - Unless otherwise authorized by the Engineer, the slump shall not exceed 4 inches.
 - Ready-mix concrete shall be obtained from the same approved source in order to minimize color differences in the concrete where used for sidewalks, curbing and paving.
 - Concrete Reinforcing Materials:
 - Bars shall conform to "Specifications for Deformed Billet-Steel Bars for Concrete Reinforcement", ASTM A-615, grade 60.
 - Wire fabric shall conform to "Specifications for Wire Fabric for Concrete Reinforcement", ASTM A-185.
 - Supports, Spacers and Chairs: Types which will hold reinforcement in position shown in accordance with requirements of ACI 318 except as specified.
- Saw-cut Control Joints:
 - Depth of cut: 1/2 of slab thickness
 - Maximum spacing based upon thickness, unless noted otherwise:
 - 4-inch slab 10ft c.c. or as shown
 - 5-inch or larger slab 15ft c.c.



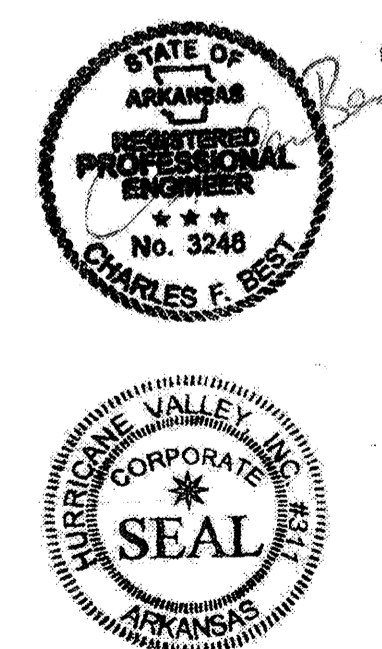
ADDRESS	Arkansas State Highway No. 5	DSGN BY	
CLIENT	Dr. Clint Fulks	DWN BY	
JOB #	15013	APPR BY	
T-R#	T-1-S, R-14-W, Sec. 20	FILE	
DATE DWG. MADE	1-13-2016	SCALE	1" = 20'

HURRICANE VALLEY INC.
PROFESSIONAL ENGINEERING CONSULTANTS
P.O. BOX 118
BRYANT, ARKANSAS

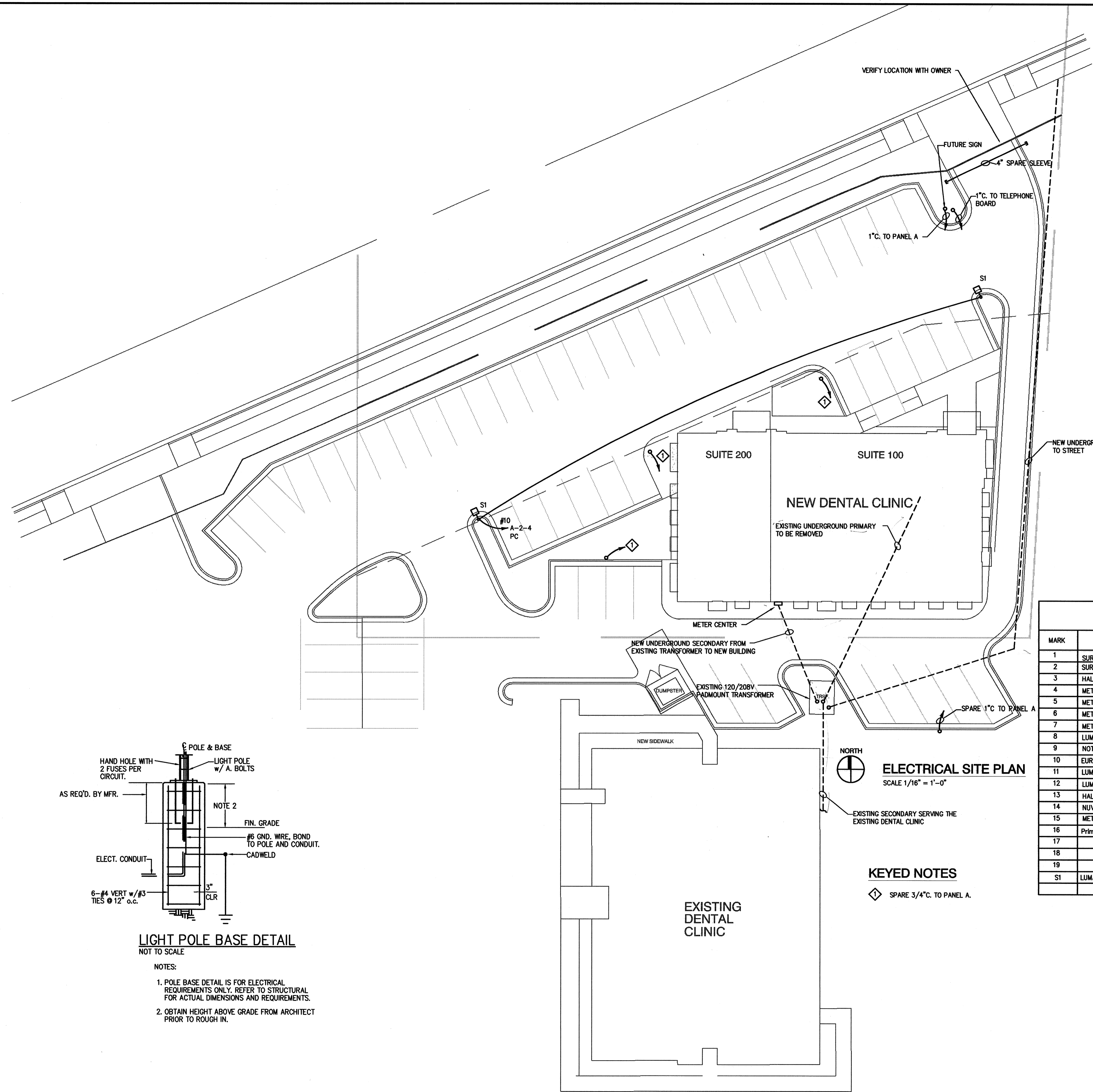
501-847-7282
FAX: 501-847-2431

Fulks Dentistry
Site & Grading Plan
Bryant, Arkansas

DWG. NO. SHEET C1 1 OF 1



M:\Jobs\RPY\Dr. Clint Fulks\16TH SCALE 2016-04 E1.01 SITE PLAN.dwg Thu Oct 13 13:01:12 2016



ELECTRICAL LEGEND

WALL OUTLET	CEILING OUTLET	OUTLET (NO, REFERS TO FIXT. SCHED.)
LAMP HOLDER AND 100W. LAMP W/GUARD		*J* BOX AND CONNECT EQUIPMENT AS REQ'D.
EXIT LIGHT - SINGLE FACE W/ BATTERY - FIXTURE TYPE 1		EXIT LIGHT - DOUBLE FACE W/ BATTERY - FIXTURE TYPE 2
FLUORESCENT FIXTURE - SHADING OR AN 'E' INDICATES EMERGENCY BODINE BALLAST		TRACK WITH FIXTURES AS SHOWN-SEE SCHEDULE

DEVICE MOUNTING NOTE

CONFIRM THE LOCATIONS OF ALL WALL MOUNTED DEVICES SUCH AS FIRE ALARM COMPONENTS SWITCHES, ETC. WITH ARCHITECT PRIOR TO ROUGH-IN.

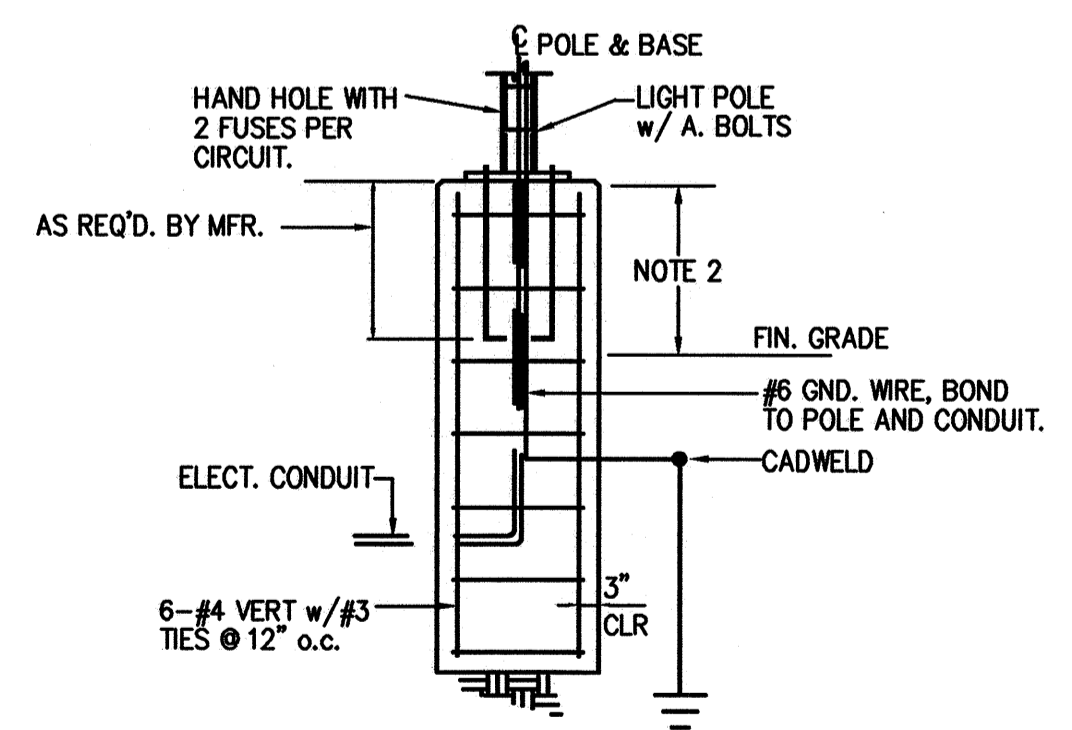
- CONVENIENCE OUTLET AC- ABOVE COUNTER V.P. = WEATHERPROOF
- TVSS RECEPTACLE
- FLOOR TELEPHONE OUTLET - WALKERBOX - VERIFY FLOOR PLATE TYPE PROVIDE TWO 1" C'S TO ABOVE ACCESSIBLE CEILING OR AS INDICATED
- FLOOR CONVENIENCE OUTLET- WALKERBOX- VERIFY FLOOR PLATE TYPE
- SPECIAL PURPOSE OUTLET -(120/208V) OR AS NOTED
- 3/4" COUPLING FLUSH WITH FLOOR, THEN CONNECT WITH EQUIPMENT AS REQUIRED, OR RECEPTACLE.
- PUSH BUTTON
- TELEVISION OUTLET-PROVIDE RACEWAYS SAME AS FOR TELEPHONE
- TELECOMMUNICATION OUTLET(PHONE/DATA)-4X4 BOX W/ SINGLE GANG MUDRING. PLATE AND 3/4" TO ABOVE ACCESSIBLE CEILING. PROVIDE WIRING IF INDICATED.
- VIDEO DISPLAY TERMINAL-SAME AS TELEPHONE
- FIRE ALARM HORN/STROBE 80' A.F.F.
- FIRE ALARM SPEAKER/STROBE 80' A.F.F.
- FIRE ALARM PULL STATION 48' A.F.F.
- FIRE ALARM VISUAL (STROBE ONLY) 80' A.F.F.
- SMOKE DETECTOR D=DUCT MOUNTED
- HEAT DETECTOR
- FAP- FIRE ALARM PANEL

- PANELS
- MOTOR CONNECTION-PROVIDE DISCONNECTING MEANS
- SPEAKER OUTLET
- MICROPHONE OUTLET
- TRANSFORMER
- CONDUIT * CEILING OR WALL (CONCEALED)- NEUTRAL, HOT & SWITCH LEG CONDUCTORS NOT SHOWN WHERE OBVIOUS. PROVIDE GROUND WIRE IN ALL COND.
- CONDUIT * UNDER FLOOR
- DISCONNECT SWITCH F=FUSED N=NONFUSED
- CONTROLLER OR STARTER
- CLOCK OUTLET 6" BELOW CEILING
- TIME CONTROL - PROVIDE 7 DAY T/C
- P.C. PHOTOELECTRIC CELL
- NIGHT LIGHT TWO LAMPS ONLY
- SO. "D" MANUAL STARTER TYPE FG-1 OR FG-2, CLASS 2510
- SINGLE POLE SWITCH EACH FROM INDEPENDENTLY OF OTHERS UNLESS SHOWN OTHERWISE - TYPICAL FOR ALL SWITCHES
- FOUR-WAY SWITCH S₂ DOUBLE POLE SWITCH
- KEYED OPERATED SWITCH
- PILOT LIGHT / LIGHTED TOGGLE SWITCH - REFER TO SPECIFICATIONS FOR TYPE.
- THREE-WAY SWITCH
- VOLUME CONTROL SWITCH OR INTERCOM CALL BUTTON - SEE RISERS.
- 15 MINUTE WIND UP TIMER 20 A (MARK TIME)
- DIMMER PRESCOLITE

FIXTURE SCHEDULE

MARK	MANUFACTURE & CAT. NO.	LAMP	MOUNTING, REMARKS
1	SURELITES EUX7R	LED	EXIT WITH BATTERY
2	SURELITES EUX7R	LED	EXIT WITH BATTERY
3	HALO PD610ED010- PDM6A840-61VC	LED	RECESSED DOWNLIGHT
4	METALUX 24SR-LD2-48-C-UNV-L840-CD1-U	LED	LAYIN 2x4 - MEDIUM WATTAGE
5	METALUX 22SR-LD2-29-C-UNV-L840-CD1-U	LED	LAYIN 2x2
6	METALUX 24SR-LD2-64-S-UNV-L840-CD1-U	LED	LAYIN 2x4 - HIGH WATTAGE
7	METALUX 4SLSTP4040DD-UNV	LED	SURFACE 4' STRIP
8	LUMARK XTOR9ARL	LED	WALL - WALL PACK
9	NOT USED	LED	
10	EUREKA 3542 + 74042-24 HO	LED	WALL BESIDE MIRROR
11	LUMINIS 324-L56X10-120V-BZT-MT4-K35	LED	WALL - EXTERIOR DECORATIVE SCONCE
12	LUMINIS 314/324	LED	WALL - EXTERIOR SMALL SCONCE
13	HALO PD610ED010- PDM6A840-61WVC	LED	RECESSED - WALL WASHER
14	NUVO 62-953	LED	SMALL PENDANT
15	METALUX 2SLSTP2040DD-UNV	LED	WALL 2' STRIP
16	Primo 55236-WH-358 36"	LED	UNDER CABINET
17			
18			
19			
SI	LUMARK PRV-A40-D-UNV-T4-BZ	LED	SITE LIGHT
		LED	SITE LIGHT

- NOTES:**
- "E" DENOTES BODINE: B 50 WIRED TO HOT SIDE OF SWITCH.
 - SUPPORT ALL LAY-IN FIXTURES BY 2 #12 TIE WIRES TO STRUCTURE.
 - VERIFY COMPATIBILITY OF ALL FIXTURES W/ MOUNTING SURFACE PRIOR TO ORDERING.
 - ALL FIXTURES 120V UNLESS SHOWN OTHERWISE



- NOTES:**
- POLE BASE DETAIL IS FOR ELECTRICAL REQUIREMENTS ONLY. REFER TO STRUCTURAL FOR ACTUAL DIMENSIONS AND REQUIREMENTS.
 - OBTAIN HEIGHT ABOVE GRADE FROM ARCHITECT PRIOR TO ROUGH IN.

ROARK PERKINS PERRY YELVINGTON
 ARCHITECTURE - INTERIOR DESIGN
 715 W. SECOND STREET - LITTLE ROCK, AR 72601-0287
 WWW.RPPYARCHITECTS.COM

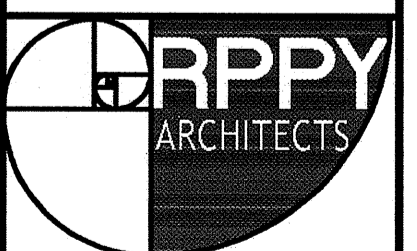
Dental Clinic & Shell Building for Dr. Clint Fulks
 Highway 5 Bryant, Arkansas

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No6316 ROBERT MERRITT 10/13/16

CERTIFICATE OF AUTHORIZATION LUCAS MERRITT & ASSOCIATES No227 ARKANSAS ENGINEER

REVISIONS	DATE

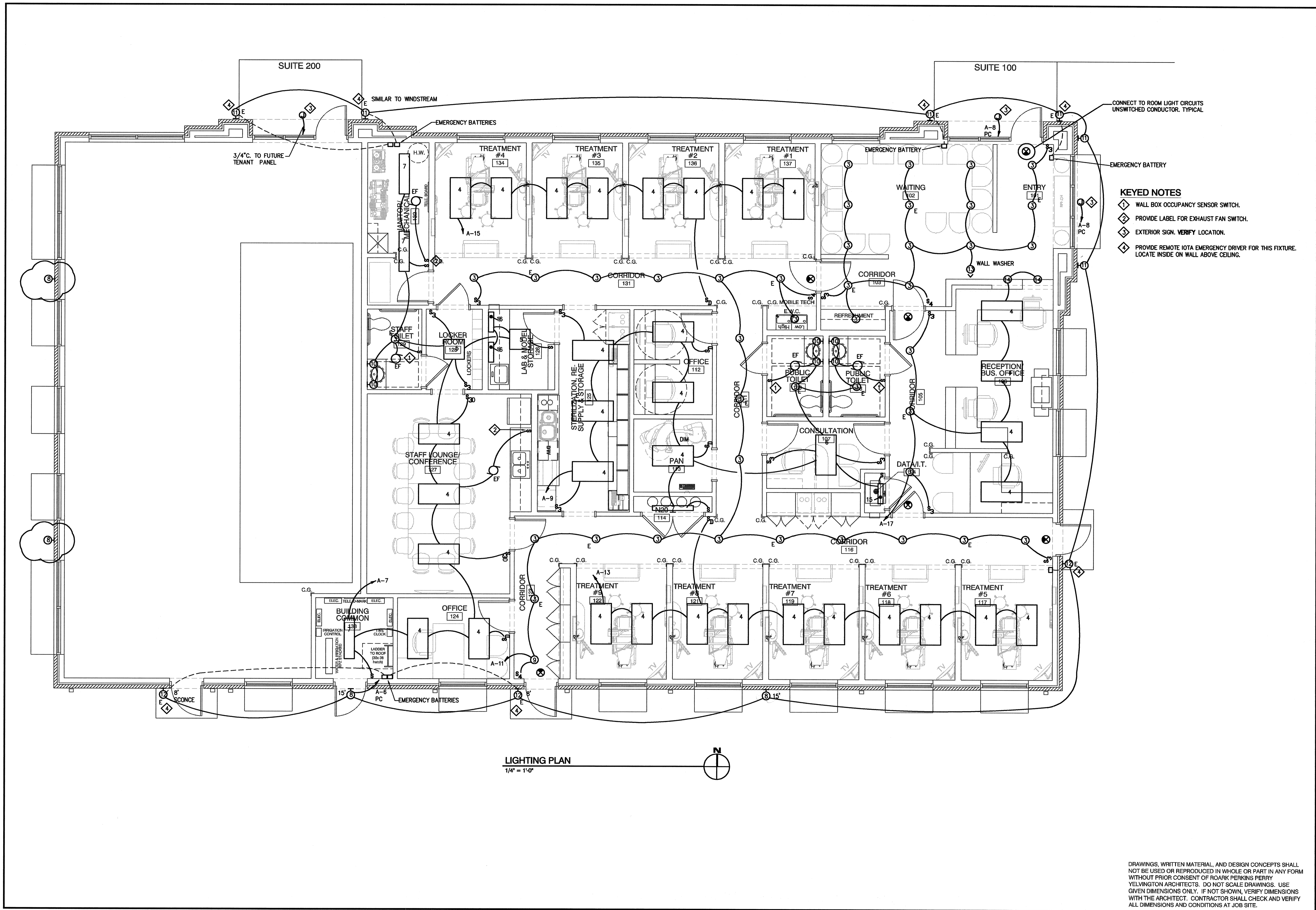
ELECTRICAL SITE PLAN



10-13-16	1549
DATE	JOB NO.
E1.01	4
SHEET	OF

DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

M:\Jobs\PPPY Fulks Dental Clinic 2016-01\A\2016-014 E2.01 LIGHTING PLAN.dwg Thu Oct 13 13:00:41 2016



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



- KEYED NOTES**
- 1 WALL BOX OCCUPANCY SENSOR SWITCH.
 - 2 PROVIDE LABEL FOR EXHAUST FAN SWITCH.
 - 3 EXTERIOR SIGN. VERIFY LOCATION.
 - 4 PROVIDE REMOTE IOTA EMERGENCY DRIVER FOR THIS FIXTURE. LOCATE INSIDE ON WALL ABOVE CEILING.

CONNECT TO ROOM LIGHT CIRCUITS
UNSWITCHED CONDUCTOR. TYPICAL

EMERGENCY BATTERY

ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE - INTERIOR DESIGN
715 W. SECOND STREET - LITTLE ROCK, AR 72201-2887
(501) 525-5422 WWW.RPPYARCHITECTS.COM

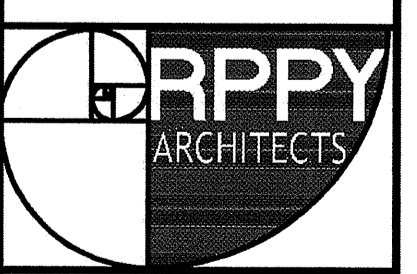
Dental Clinic & Shell Building for Dr. Clint Fulks
Highway 5 Bryant, Arkansas

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No6316 ROBERT MERRIOTT 10/13/16

CERTIFICATE OF AUTHORIZATION No227 LUCAS MERRIOTT & ASSOCIATES ARKANSAS ENGINEER

REVISIONS	DATE

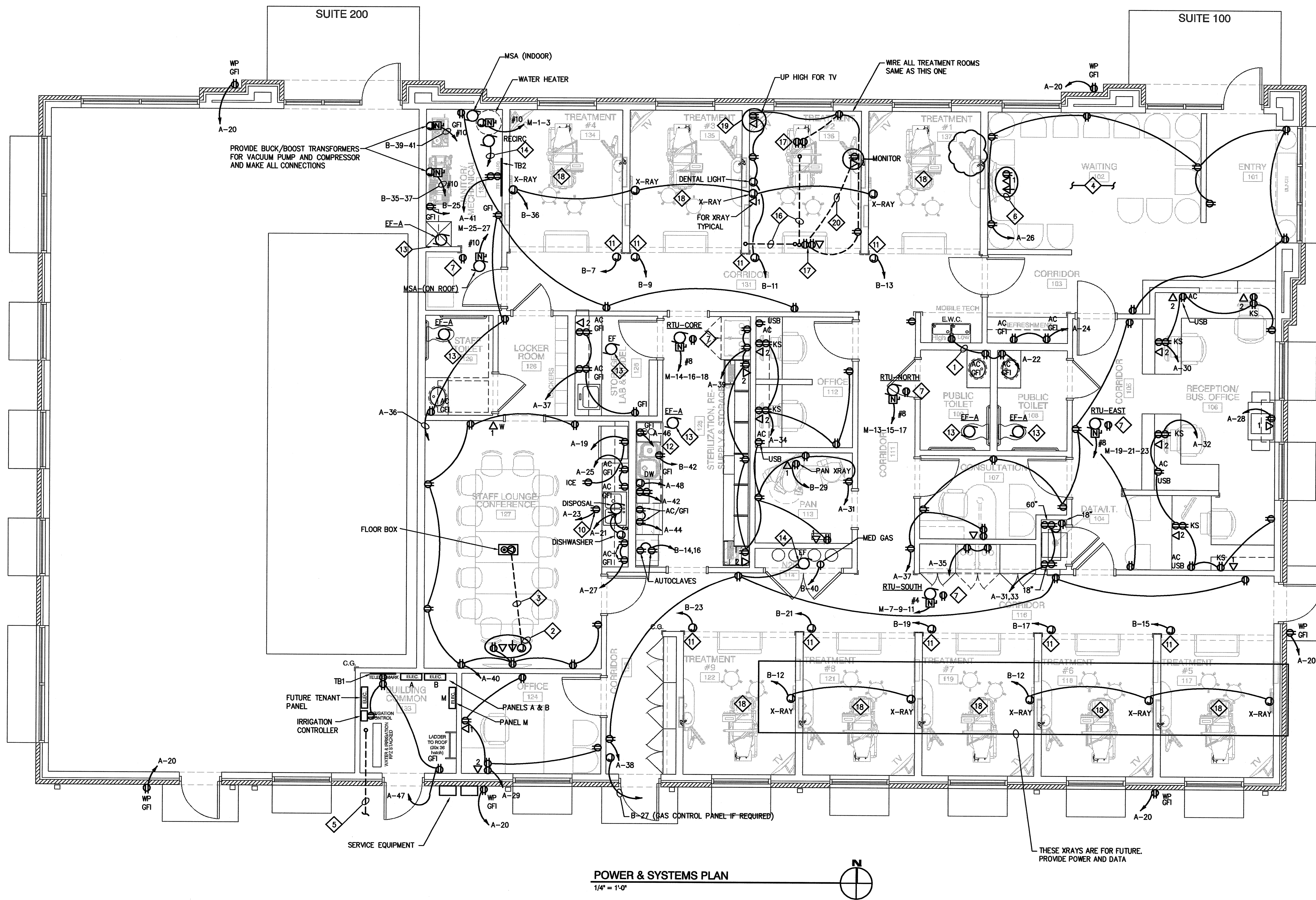
LIGHTING PLAN



10-13-16	1549
DATE	JOB NO.
E2.01	4
SHEET	OF

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K:\Jobs\PPPY_Fulks Dental Clinic 2016-01\16-014 E3.01 POWER & SYSTEMS PLAN.dwg Thu Oct 13 12:46:36 2016



POWER & SYSTEMS PLAN
1/4" = 1'-0"

DENTAL EQUIPMENT NOTES
REFER TO THE DENTAL EQUIPMENT DRAWING AND PROVIDE ALL ELECTRICAL AS INDICATED. THE ELECTRICAL DRAWINGS ARE PRIMARILY SHOWING CIRCUITING. THERE ARE ADDITIONAL CONDUITS SHOWN ON THE EQUIPMENT DRAWINGS AS WELL AS SPECIFIC ROUGH-IN INSTRUCTIONS. THIS DRAWING IS FOR BID PURPOSES. OBTAIN FINAL APPROVED ROUGH-IN DRAWINGS PRIOR TO WORK.

KEYED NOTES

- 1 SLAVE FROM GFI.
- 2 WALL MOUNTED TV ABOVE. USE A "CHIEF" PAC BOX FOR RECESSED CONNECTIONS. VERIFY OUTLET HEIGHT.
- 3 HDMI CABLE IN CONDUIT UNDER SLAB.
- 4 ALL RECEPTACLES IN WAITING 102 SHALL BE TAMPER RESISTANT.
- 5 EXTEND 2" C. TO LANDSCAPE AREA FOR IRRIGATION CONTROLS.
- 6 WALL MOUNTED TV ABOVE. VERIFY OUTLET HEIGHT.
- 7 WP/GFI ON ROOF ON AC UNIT DISCONNECT. CONNECT TO CORRIDOR RECEPTACLE CIRCUIT.
- 8 NOT USED.
- 9 PROVIDE BUCK/BOOST TRANSFORMERS FOR COMPRESSOR AND VACUUM PUMP IF REQUIRED.
- 10 MICROWAVE IN CABINET ABOVE. VERIFY LOCATION.
- 11 J-BOX ABOVE CEILING FOR DENTAL EQUIPMENT POWER CIRCUITS. EXTEND CONDUITS TO CEILING WALL AND FLOOR CIRCUITS AS REQUIRED. PROVIDE ONE G.F. CIRCUIT FOR ALL OUTLETS IN DENTAL SUITE EXCEPT XRAY. CIRCUIT XRAY AS SHOWN.
- 12 ULTRASONIC. VERIFY FINAL LOCATION.
- 13 CONTROL AS SHOWN ON MECHANICAL DRAWINGS. CONNECT TO LIGHTING CIRCUIT INSTALL SPEED CONTROL FURNISHED BY MECHANICAL.
- 14 CONNECT RECIRC PUMP TO CORRIDOR LIGHTING SO THAT PUMP RUNS WHEN LIGHTING IS ON.
- 15 THIS EXHAUST FAN RUNS CONTINUOUSLY.
- 16 UNDER SLAB DATA CONDUITS. SEE DENTAL EQUIPMENT PLAN FOR DETAILS.
- 17 RECEPTACLES ON SURFACE OF FLOOR UNDERNEATH EQUIPMENT. SEE DENTAL PLANS FOR DETAILS.
- 18 WIRE THIS TREATMENT ROOM SAME AS TYPICAL (TREATMENT #2).
- 19 WALL MOUNTED TV; PROVIDE RG6 CABLE TO TB-2. PROVIDE DATA CABLE TO RACK.
- 20 HDMI CABLE FROM WALL MOUNTED MONITOR TO CABINET AT ENTRY TO TREATMENT ROOM.

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ARCHITECTURE • INTERIOR DESIGN
718 W. SECOND STREET • LITTLE ROCK, AR 72601-2827
(501) 372-6272 WWW.RPPYARCHITECTS.COM

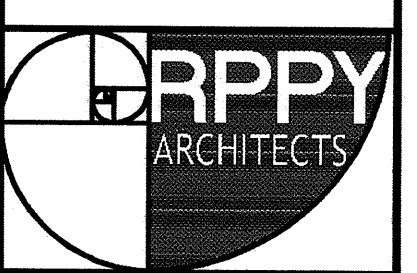
Dental Clinic & Shell Building for Dr. Clint Fulks
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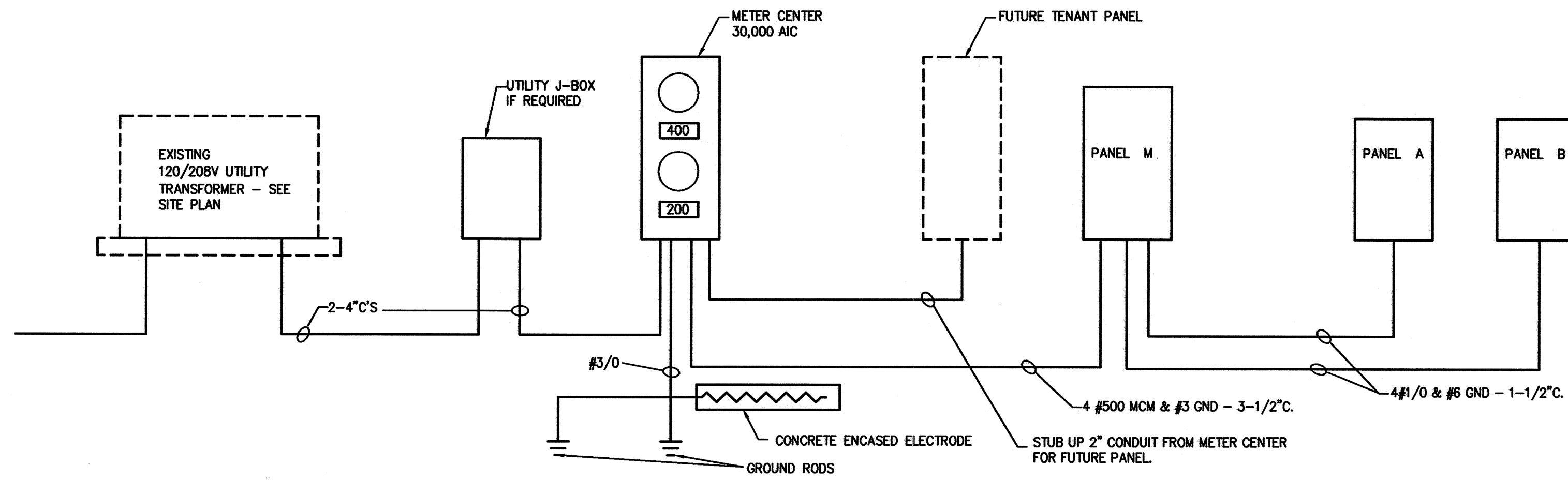
REVISIONS	DATE

POWER & SYSTEMS PLAN



10-13-16	1549
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E3.01	4
SHEET	OF

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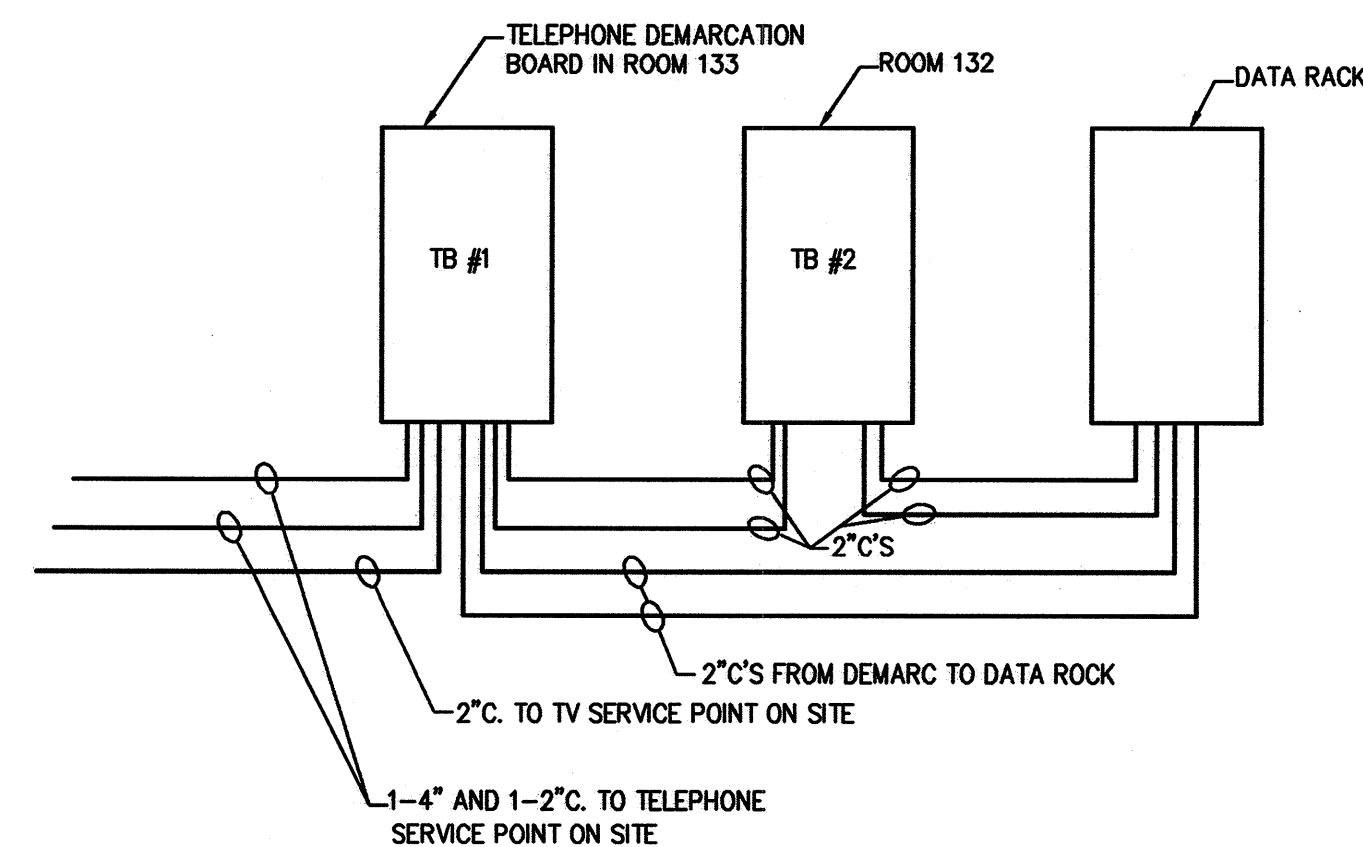


METER CENTER
120/208V, 3PH, 4W

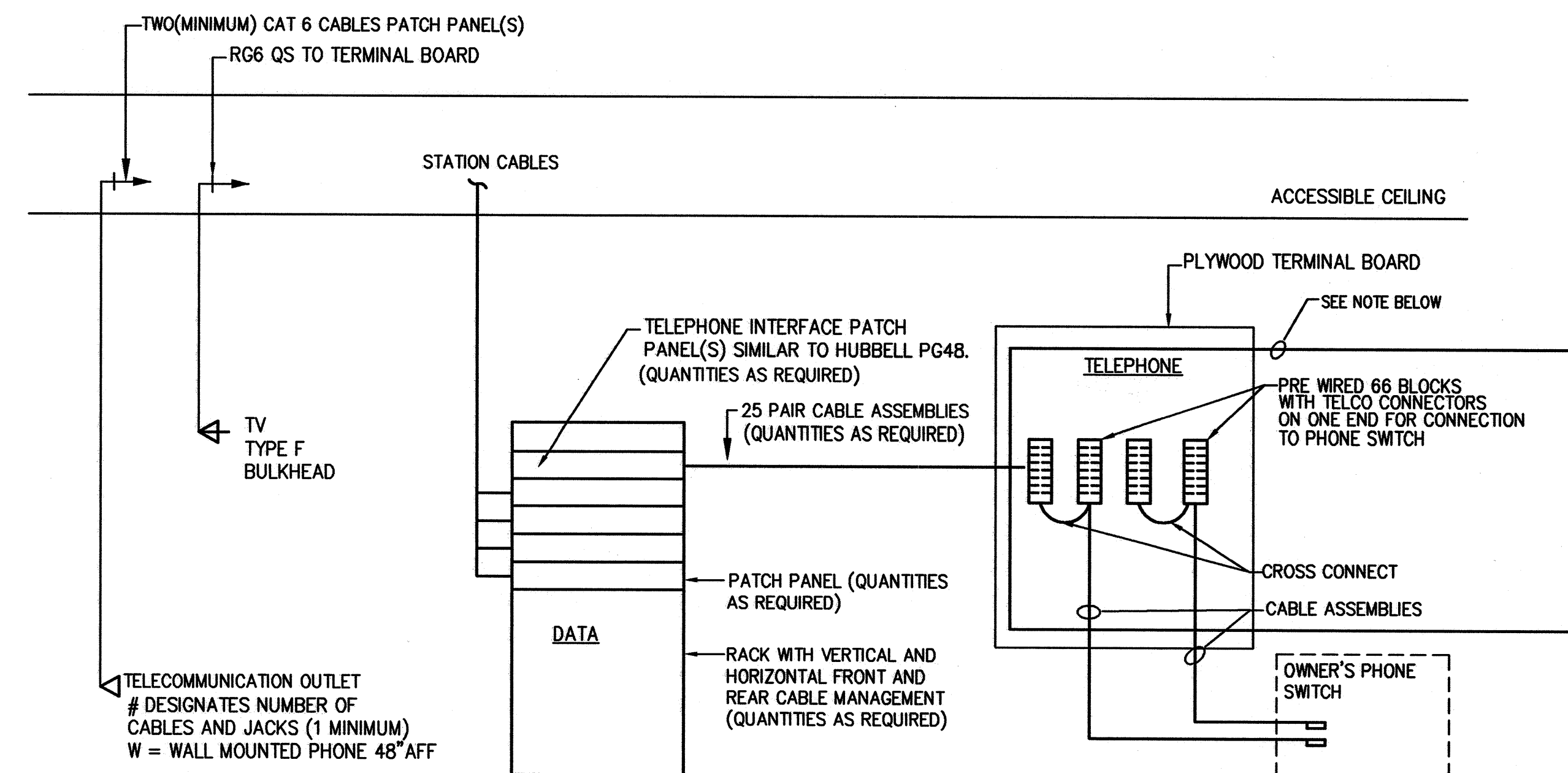
PANEL M 22,000 AIC					
120/208 VOLT, 3 PH, 4W, 400A MLO					
CIRC. NO.	TRIP AMPS	NO. POLES	LOAD SERVED	LOAD SERVED	
1	30	2	WATER HEATER	PANEL A	2 150 3
3	-	-	-	-	4 - - -
5	-	-	SPACE	-	6 - - -
7	70	3	RTU-SOUTH	PANEL B	8 150 3
9	-	-	-	-	10 - - -
11	-	-	-	-	12 - - -
13	50	3	RTU-NORTH	RTU-CORE	14 40 3
15	-	-	-	-	16 - - -
17	-	-	-	-	18 - - -
19	40	3	RTU-EAST	-	20 - - -
21	-	-	-	-	22 - - -
23	-	-	-	-	24 - - -
25	30	3	MSA	-	26 - - -
27	-	-	-	-	28 - - -
29	-	-	-	-	30 - - -
31	-	-	-	-	32 - - -
33	-	-	-	-	34 - - -
35	-	-	-	-	36 - - -
37	-	-	-	-	38 - - -
39	-	-	-	-	40 - - -
41	-	-	-	-	42 - - -

PANEL A 22,000 AIC					
120/208V, 3PH, 4W, 225A MLO					
CIRC. NO.	TRIP AMPS	NO. POLES			
1	20	1			2 30 2
3	-	-			4 - - -
5	-	-			6 20 1
7	-	-			8 - - -
9	-	-			10 - - -
11	-	-			12 - - -
13	-	-			14 - - -
15	-	-			16 - - -
17	-	-			18 - - -
19	-	-			20 - - -
21	-	-			22 - - -
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31	-	-			32 - - -
33	-	-			34 - - -
35	-	-			36 - - -
37	-	-			38 - - -
39	-	-			40 - - -
41	-	-			42 - - -
43	-	-			44 - - -
45	-	-			46 - - -
47	20	1			48 - - -
49	-	-			50 - - -
51	-	-			52 - - -
53	-	-			54 - - -
55	-	-			56 - - -
57	-	-			58 - - -
59	-	-			60 - - -

PANEL B 22,000 AIC					
120/208V, 3PH, 4W, 225A MLO					
CIRC. NO.	TRIP AMPS	NO. POLES			
1	20	1			2 20 1
3	-	-			4 - - -
5	-	-			6 - - -
7	-	-			8 - - -
9	-	-			10 - - -
11	-	-			12 - - -
13	-	-			14 - - -
15	-	-			16 - - -
17	-	-			18 - - -
19	-	-			20 - - -
21	-	-			22 - - -
23	-	-			24 - - -
25	-	-			26 - - -
27	-	-			28 - - -
29	-	-			30 - - -
31	-	-			32 - - -
33	-	-			34 - - -
35	30	2			36 - - -
37	-	-			38 - - -
39	30	2			40 - - -
41	-	-			42 - - -



TELEPHONE CONDUIT RISER



TELECOMMUNICATION RISER DIAGRAM
NOT TO SCALE

PROVIDE 66 BLOCKS SHOWN IF OWNER REQUIRES THEM FOR HIS PHONE SYSTEM. VERIFY TYPE OF RACK AND PHONE SYSTEM. VERIFY ADEQUATE SPACE PRIOR TO ORDERING COMPONENTS.

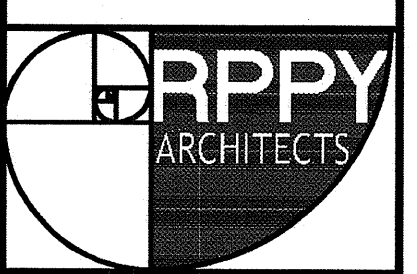
ROARK PERKINS PERRY YELVINGTON ARCHITECTURE - INTERIOR DESIGN
719 W. SECOND STREET - LITTLE ROCK, AR 72201-2887
(501) 513-2422

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No 6316 ROBERT MERRIOTT 10/13/16
CERTIFICATE OF AUTHORIZATION LUCAS MERRIOTT & ASSOCIATES No 227

REVISIONS	DATE

POWER RISER AND SCHEDULES



10-13-16	1549
DATE	JOB NO.
E4.01	4
SHEET	OF

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GENERAL NOTES

- ALL DIMENSIONS AND FIELD CONDITIONS WILL BE VERIFIED BY THE GENERAL CONTRACTOR. THE ACCURACY OF THE FIELD MEASUREMENTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES PERTAINING TO THE CONSTRUCTION OF THIS DENTAL OFFICE.
- MILLWORK SHALL BE DESIGNED BY THE MILLWORK SUPPLIER AND/OR DENTAL CABINetry SUPPLIER EXCEPT AS NOTED.
- BENCO SUGGESTS COMPLIANCE WITH CDC/OSHA RECOMMENDATIONS AGAINST INSTALLING CARPETING IN TREATMENT ROOMS.
- ALL HAZARDS, TEMPORARY OR OTHERWISE SHALL BE PROTECTED TO PRESERVE PUBLIC SAFETY.
- BENCO WILL SUPPLY ALL DETAILED TEMPLATES AND/OR DETAIL MANUFACTURER'S INSTRUCTIONS. SUCH TEMPLATES AND INSTRUCTIONS WILL DEFINE THE LOCATIONS, CONNECTIONS, AND SERVICES REQUIRED BY THE DENTAL EQUIPMENT. ERRORS RESULTING FROM THE FAILURE OF THE GENERAL CONTRACTOR TO FOLLOW THE INSTRUCTIONS AND/OR TEMPLATES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DIMENSIONS FOR ALL DENTAL EQUIPMENT ARE CRITICAL AND MUST COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS, AS SUPPLIED BY BENCO. BENCO WILL NOT ASSUME RESPONSIBILITY FOR UNAUTHORIZED VARIATIONS TO THE PLANS AND/OR THE MANUFACTURER'S SPECIFICATIONS.
- WHERE NEW MATERIALS ARE TO BE APPLIED IN EXISTING AREAS, THE GENERAL CONTRACTOR WILL REMOVE EXISTING MATERIALS, AS REQUIRED, AND PROPERLY PREPARE AREA TO RECEIVE THE NEW WORK.
- THE GENERAL CONTRACTOR WILL INSPECT ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF THE WORK AND PROVIDE "REPAIR" AND "TOUCH-UP" PAINTING, IN ORDER TO RETURN AREA TO ORIGINAL CONDITION.
- ALL WORK FOR ALL TRADES WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR MINIMUM FROM THE DATE OF ITS ACCEPTANCE.
- ALL MATERIALS INCORPORATED INTO THE WORK WILL BE NEW, UNLESS OTHERWISE NOTED. INSPECTIONS BY A BENCO REPRESENTATIVE ARE AN INTEGRAL PART OF OFFICE CONSTRUCTION.
- IT IS RESPONSIBILITY OF THE CUSTOMER OR HIS GENERAL CONTRACTOR TO ARRANGE FOR ALL MEETINGS, INCLUDING THE INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND TEMPLATES AND ALL SUBSEQUENT INSPECTIONS.

BENCO DENTAL INSPECTIONS

- INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND FIELD CONDITIONS WITH THE GENERAL CONTRACTOR, CARPENTER, PLUMBER, AND ELECTRICIAN BEFORE RENOVATIONS BEGIN.
 - INSPECTION AFTER FRAMING AND BLOCKING ARE COMPLETE, PLUMBING AND ELECTRICAL LINES ARE INSTALLED, AND BEFORE WALLS AND/OR FLOORS ARE CLOSED.
 - FINAL INSPECTION AFTER FINISH WORK IS COMPLETE, TWO (2) DAYS PRIOR TO THE INSTALLATION OF DENTAL EQUIPMENT.
- BENCO WILL BE PROVIDED FIVE (5) DAYS ADVANCE NOTICE OF ALL MEETINGS. TO ARRANGE THE ABOVE, PLEASE CALL THE EQUIPMENT SPECIALIST LISTED UNDER THE PROJECT TEAM SECTION OF THE COVER SHEET.
 - CONTRACTOR SHALL CONSULT DOCTOR AND/OR BUILDING OWNER AND, WHERE APPLICABLE, BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF THE FOLLOWING:
 - UPGRADING AND INSTALLATION OF ELECTRICAL SERVICE TO DENTAL OFFICE
 - COMPLETE HVAC SYSTEM
 - HOT WATER SYSTEM
 - FIRE SAFETY DEVICES INCLUDING: ALARMS, DETECTORS, EXTINGUISHERS, ETC.
 - ILLUMINATED EXIT SIGNS
 - GENERAL AND EMERGENCY LIGHTING
 - TELEPHONE SYSTEM AND WIRING
 - SOUND SYSTEM
 - COMPUTER SYSTEM WIRING

PROJECT NAME & LOCATION

DR. CLINT FULKS BRYANT, AR

GENERAL CONDITIONS

1. SUMMARY OF WORK

DIVISION OF RESPONSIBILITIES TERMINOLOGY:

- "CONTRACTOR": WHERE REFERENCED ON THE DRAWINGS, THE TERM "CONTRACTOR" REFERS TO THE PERSON OR ENTITY RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION WORK.
- CONSTRUCTION DRAWINGS:
 - CONSTRUCTION DRAWINGS SHALL NOT BE SCALED IN ORDER TO DETERMINE LOCATIONS OF ITEMS OF CONSTRUCTION. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. DIMENSIONED DETAILS TAKE PRECEDENCE OVER NON-DIMENSIONED DETAILS.
 - THE WORD "FURNISH" IS USED TO MEAN "SUPPLY" COMPLETE WITH ALL ESSENTIAL ACCESSORIES SO THAT THE WORK WHEN INSTALLED FUNCTIONS FOR ITS INTENDED USE, AND DELIVERY TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
 - THE WORD "INSTALL" IS USED TO DESCRIBE OPERATIONS AT THE PROJECT SITE INCLUDING THE UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, CONNECTING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS NECESSARY FOR THE WORK TO FUNCTION FOR ITS INTENDED USE.
 - THE WORD "PROVIDE" MEANS "FURNISH AND INSTALL", AS DEFINED ABOVE, COMPLETE IN-PLACE AND READY FOR INTENDED USE. THE WORD "PROVIDE" THUS REQUIRES INCLUSION OF ALL ACCESSORIES, ATTACHMENTS, SUPPORTS AND SERVICES NECESSARY TO COMPLY WITH THIS DEFINITION, WHETHER OR NOT SPECIFICALLY IDENTIFIED OR DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

ENVIRONMENTAL ASSESSMENT:

- REMOVAL OF HAZARDOUS MATERIALS, IF IDENTIFIED BY ANY ENVIRONMENTAL ASSESSMENT PERFORMED BY AN ENVIRONMENTAL ENGINEER CONTRACTED BY THE OWNER, SHALL BE COMPLETED BY WAY OF A HAZARDOUS MATERIALS REMOVAL CONTRACT EXECUTED BY THE OWNER INDEPENDENT FROM AND PRIOR TO THE DATE OF COMMENCEMENT.

2. PERMIT SUBMISSION, REVIEWS, APPROVALS & FEES

PERMIT SUBMISSION BY CONTRACTOR:

- THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR THE BUILDING PERMIT SUBMISSION, AND SHALL INCLUDE ALL REQUIRED DESIGN AND ENGINEERING DRAWINGS AND OTHER REQUIRED DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO PROVIDE FOLLOW-UP COORDINATION WITH THE LOCAL JURISDICTION, AS REQUIRED, WITH RESPECT TO BUILDING-RELATED ISSUES THAT IMPACT THE APPROVAL AND RELEASE OF THE BUILDING PERMIT.
- THE COST OF ARCHITECT/ENGINEER SIGNED/SEALED CONSTRUCTION DRAWINGS AND OTHER REQUIRED DOCUMENTS, AND TRANSMITTAL TO THE CONTRACTOR WILL BE THE OWNER'S RESPONSIBILITY.
- TIME AND MATERIAL COSTS FOR THE CONTRACTOR'S DELIVERY TO AND PICKUP FROM THE LOCAL JURISDICTION, AS APPLICABLE, WILL BE THE CONTRACTOR'S RESPONSIBILITY.

BUILDING PERMIT FEES:

- ALL BUILDING PERMIT FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, SHALL BE DUE AND PAYABLE TO THE LOCAL JURISDICTION ACCORDING TO THE LOCAL JURISDICTION'S REQUIREMENTS, AND SHALL BE INCLUDED BY THE CONTRACTOR IN THE BASE BID.

CONTRACTOR LICENSE OR LOCAL SUBCONTRACTOR PERMITS:

- IF THE CONTRACTOR OR ANY SUBCONTRACTOR IS REQUIRED BY THE STATE OR LOCAL JURISDICTION TO OBTAIN AN APPLICABLE CONTRACTOR LICENSE, OR ANY OTHER LOCAL SUBCONTRACTOR PERMITS, SO AS TO PERMIT LEGAL WORK TO BE PROVIDED FOR THIS PROJECT, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED TO SATISFY THESE JURISDICTIONAL REQUIREMENTS.
- THE COST OF ANY AND ALL CONTRACTOR LICENSE(S), SUBCONTRACTOR TRADE PERMITS, SERVICES AND INSPECTIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE BASE BID.
- THE PRINTING COST FOR DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS REQUIRED FOR ANY CONTRACTOR LICENSE(S) OR SUBCONTRACTOR TRADE PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE INCLUDED IN THE BASE BID.

FINAL CERTIFICATE OF OCCUPANCY:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCAL JURISDICTION FINAL CERTIFICATE OF OCCUPANCY, OR ITS EQUIVALENT PERMIT, SO TO ALLOW THE OWNER TO COMMENCE FULL OPERATIONS, ON OR BEFORE THE DATE OF FINAL COMPLETION.

3. SITE UTILITIES

- APPLICATIONS FOR SITE UTILITY SERVICE TO THE TENANT SPACE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER. LOCAL SITE UTILITY PROVIDERS' POINTS OF CONTACT MAY BE INCLUDED IN THE DRAWINGS FOR REFERENCE PURPOSES.
- THE CONTRACTOR SHALL COORDINATE THE ISSUANCE OF ALL LETTERS OF REQUEST FOR SITE UTILITY SERVICES WITH THE OWNER WITHOUT DELAY FOLLOWING THE AWARD OF THE CONTRACT FOR GENERAL CONSTRUCTION, SO AS TO CONFIRM SITE UTILITY SERVICES AND SCHEDULE CONNECTIONS AT THE EARLIEST POSSIBLE CALENDAR DATE.
- ALL COORDINATION OF PROVISIONS FOR THE SITE UTILITY SERVICES BY THE CONTRACTOR SHALL BE INCLUDED IN THE BASE BID. FEES DUE AND PAYABLE TO THE LOCAL UTILITY SO AS TO FACILITATE PROVISIONS FOR SITE UTILITY SERVICES WILL BE EITHER THE OWNERS RESPONSIBILITY, OR THE OWNER MAY COORDINATE WITH THE CONTRACTOR FOR PAYMENT BY THE CONTRACTOR, WITH REIMBURSEMENT BY THE OWNER TO THE CONTRACTOR AT DIRECT COST.

PROJECT TEAM



295 Centerpoint Blvd. 1-800-go-benco
Pittston, PA 18640 www.benco.com

EQUIPMENT SPECIALIST : PHILLIP SALERNO
PSALERNO@BENCO.COM
918-231-9081



PROJECT DESIGNER : PAUL STARITZ

DRAWING LIST

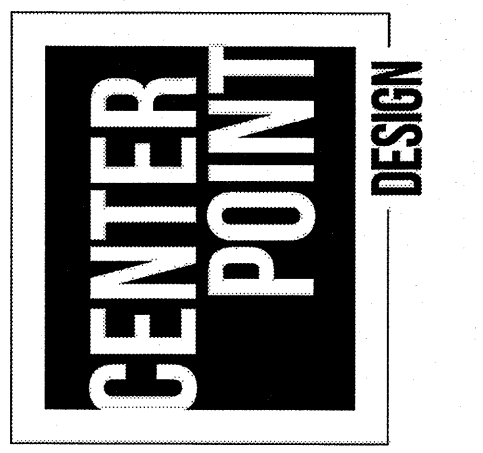
SHEET	DRAWING TITLE	ISSUED	DATE
Q0.1	COVER SHEET	DENTAL SPEC.	09/27/16
Q1.1	DENTAL EQUIPMENT PLAN	DENTAL SPEC.	09/27/16
Q2.1	DENTAL CARPENTRY PLAN	DENTAL SPEC.	09/27/16
Q2.2	DENTAL CARPENTRY DETAILS	DENTAL SPEC.	09/27/16
Q3.1	DENTAL ELECTRICAL PLAN	DENTAL SPEC.	09/27/16
Q3.2	DENTAL ELECTRICAL DETAILS	DENTAL SPEC.	09/27/16
Q4.1	DENTAL PLUMBING PLAN	DENTAL SPEC.	09/27/16
Q4.2	DENTAL PLUMBING DETAILS	DENTAL SPEC.	09/27/16

SYMBOLS LEGEND

	DETAIL/SHEET TAG		SINK TAG
	EQUIPMENT TAG		NOTE TAG



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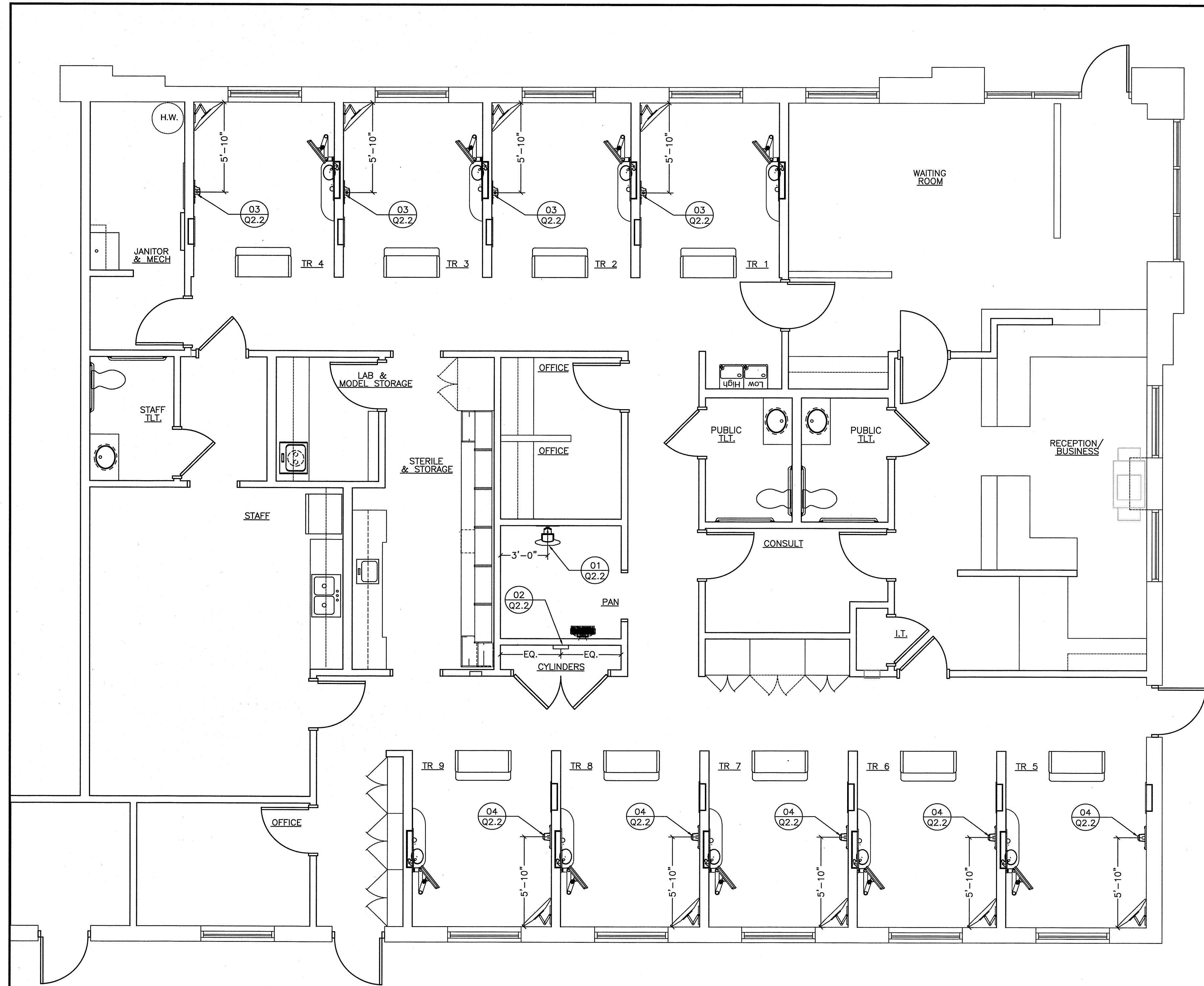
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PROJECT NAME & LOCATION:

**DR. CLINT FULKS
BRYANT, AR**

ISSUED:	DATE:
Spec Set	09/29/16
PROJECT #:	MS16095-PS
DRAWN BY:	CHECKED BY:
PMS	DPC

DRAWING TITLE:
COVER SHEET
SHEET:
Q0.1



1 DENTAL CARPENTRY PLAN
SCALE: 1/4" = 1'-0"



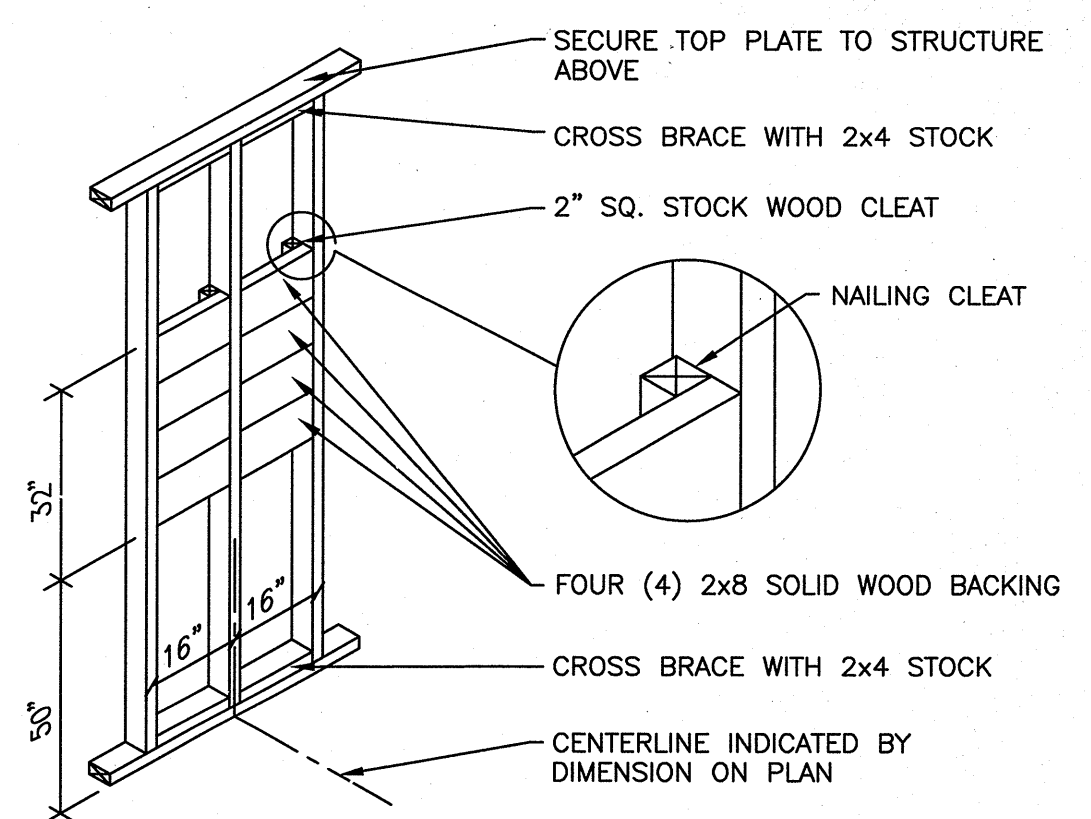
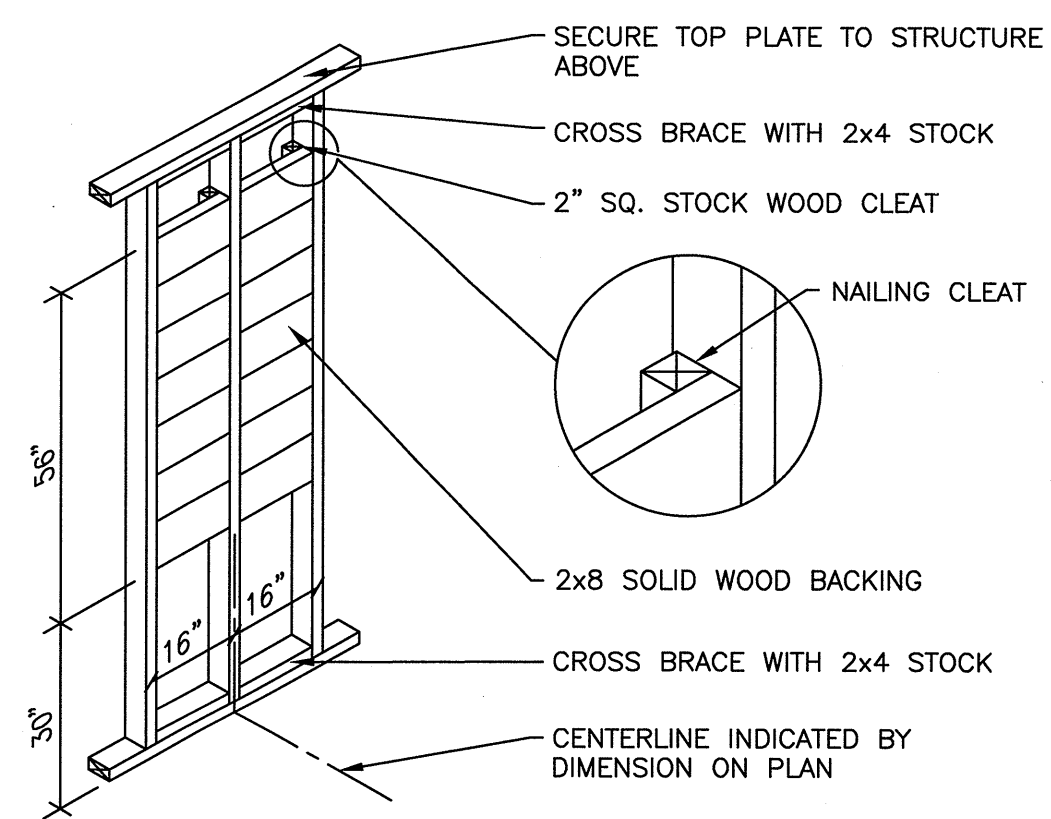
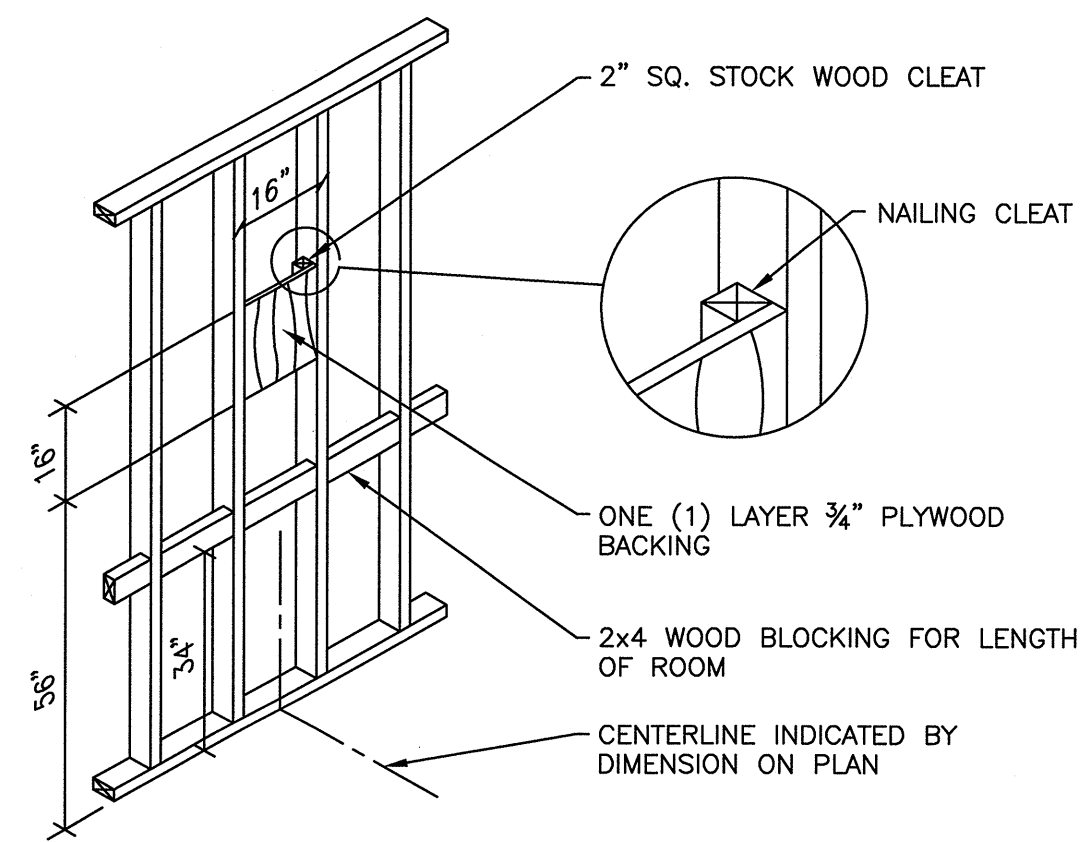
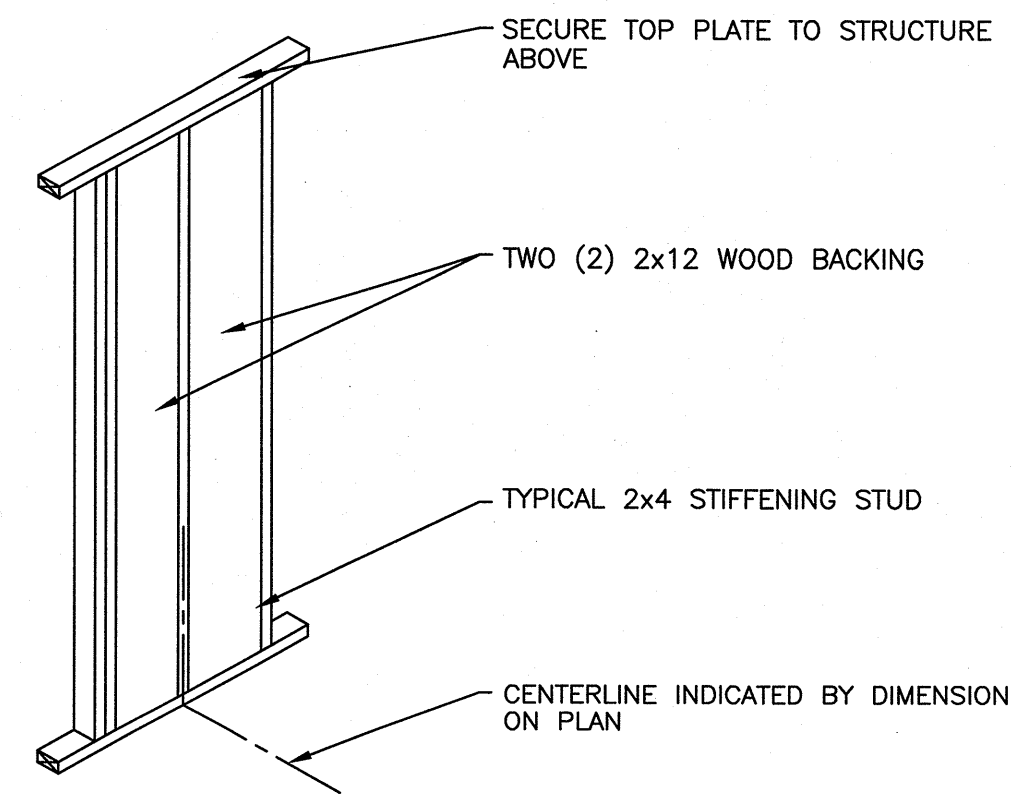
- CARPENTRY NOTES**
1. THE DRAWING IS DIMENSIONED FROM THE FACE OF A FINISH WALL TO THE FACE OF A FINISH WALL, UNLESS OTHERWISE NOTED. THE DENTAL EQUIPMENT WILL BE DIMENSIONED FROM THE FACE OF A FINISH WALL TO THE CENTERLINE OF THE EQUIPMENT, UNLESS OTHERWISE NOTED.
 2. PARTITIONS SHOWN ARE 5" NOMINAL.
 3. ALL BLOCKING WILL BE INSTALLED FLUSH WITH THE FACE OF THE STUDS.
 4. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
 5. THE CARPENTER WILL BE RESPONSIBLE FOR BOTH THE STRUCTURAL INTEGRITY AND THE STABILITY OF ALL BLOCKING AND WALL SUPPORT.
 6. THE CARPENTER WILL COMPLY WITH ALL BENCO INSPECTIONS, AS NOTED IN THE GENERAL NOTES IN THE FIRST SECTION OF THESE DOCUMENTS.
 7. VERIFY LOCAL & STATE X-RAY SHIELDING REQUIREMENTS WITH ARCHITECT, CONTRACTOR OR CLIENT.

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DR. CLINT FULKS
BRYANT, AR

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DRAWN BY:	CHECKED BY:
PMS	DPC
DRAWING TITLE:	
DENTAL CARPENTRY PLAN	
SHEET:	
Q2.1	



DETAIL - TYPICAL PAN X-RAY BACKING 01
REF.: SOURCE: N.T.S.

DETAIL - CYLINDER ROOM BACKING 02
REF.: SOURCE: N.T.S.

DETAIL - WALL MTD. LIGHT & X-RAY BACKING 03
REF.: SOURCE: N.T.S.

DETAIL - TYP. WALL MTD. LIGHT BACKING 04
REF.: SOURCE: N.T.S.

DETAIL 05
REF.: SOURCE: N.T.S.

DETAIL 06
REF.: SOURCE: N.T.S.

DETAIL 07
REF.: SOURCE: N.T.S.

DETAIL 08
REF.: SOURCE: N.T.S.

DETAIL 09
REF.: SOURCE: N.T.S.

DETAIL 10
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DETAIL 11
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DETAIL 12
REF.: SOURCE: N.T.S.

DETAIL 13
REF.: SOURCE: N.T.S.

DETAIL 14
REF.: SOURCE: N.T.S.

DETAIL 15
REF.: SOURCE: N.T.S.

DETAIL 16
REF.: SOURCE: N.T.S.

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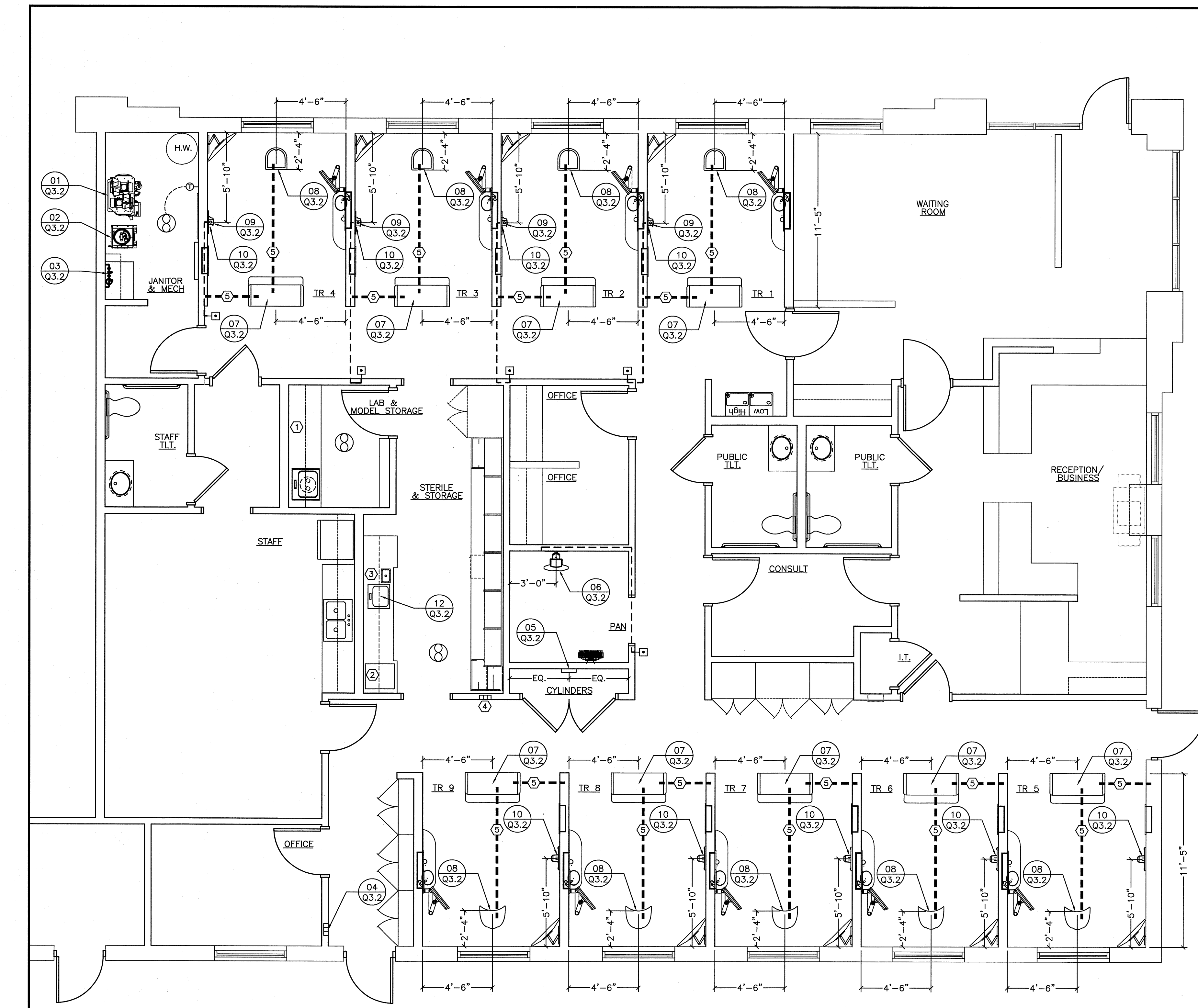
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PMS	DPC

DRAWING TITLE:
DENTAL CARPENTRY DETAILS
SHEET:
Q2.2



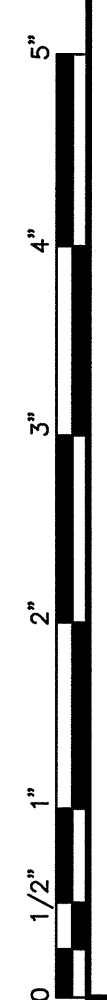


- ELECTRICAL NOTES**
1. ALL EQUIPMENT WILL BE SINGLE PHASE, UNLESS OTHERWISE NOTED.
 2. ALL WIRING WILL BE CONCEALED WITHIN THE WALLS AND/OR FLOOR, UNLESS OTHERWISE NOTED.
 3. THE ELECTRICIAN WILL TAG ALL WIRES AT TERMINATION POINTS.
 4. THE ELECTRICIAN WILL REMOVE ALL EXISTING RECEPTACLES AND SWITCHES IN THE AREA OF WORK. THE ELECTRICIAN WILL EITHER INSTALL A BLANK PLATE OVER RECEPTACLE OR SWITCH BOX OR REMOVE BOX ENTIRELY. THE ELECTRICIAN WILL TERMINATE WIRING AND CONDUIT IN A MANNER IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
 5. THE ELECTRICIAN WILL INSTALL COMPLETE AND MAKE FINAL HOOK-UP TO THE FOLLOWING DENTAL EQUIPMENT, SUPPLIED BY EITHER THE DOCTOR OR BENCO DENTAL, INCLUDING, BUT NOT LIMITED TO:
 - AIR COMPRESSOR
 - VACUUM PUMP
 - WATER CONTROL VALVE
 - CONTROL PANEL
 6. THE ELECTRICIAN WILL BE ONSITE ON THE DAY(S) OF INSTALLATION TO WORK WITH THE BENCO REPRESENTATIVE ON FINAL HOOK-UP. THE ELECTRICIAN WILL SUPPLY AND INSTALL ANY AND ALL MATERIALS INDICATED IN THE ELECTRICAL DETAILS SHOWN AND MANUFACTURER'S INSTALLATION INSTRUCTION SHEETS.
 7. IN THE EVENT OF ANY EQUIPMENT BEING RELOCATED TO ANOTHER LOCATION, ANY AND ALL CIRCUITS MUST BE TERMINATED BY THE ELECTRICIAN IN ACCORDANCE WITH LOCAL CODE. VERIFY RESPONSIBILITY WITH THE OWNER.
 8. THE ELECTRICIAN WILL SEAL ALL PENETRATIONS THROUGH THE FLOOR WITH A FIRESTOP OR EQUIVALENT WATERPROOFING.
 9. THE ELECTRICIAN WILL COMPLY WITH ALL BENCO INSPECTIONS, AS NOTED IN THE GENERAL NOTES ON THE FIRST PAGE OF THESE DOCUMENTS.
 10. ALL 120 VOLT, 20 AMP OUTLETS INSTALLED WITHIN 6 FEET OF A SINK AND THOSE LOCATED OUTDOORS SHALL HAVE GFCI PROTECTION.
 11. ALL 120 VOLT, 20 AMP DENTAL EQUIPMENT OUTLETS INSTALLED WITHIN 6 FEET OF A WATER SOURCE SHALL HAVE GFCI PROTECTION.

- NOTES LEGEND**
- ① RECEPTACLES ABOVE &/OR BELOW COUNTERTOPS (VERIFY QUANTITY & LOCATION WITH DOCTOR)
 - ② AUTOCLAVE RECEPTACLES - TWO 110V, DEDICATED 20 AMP CIRCUITS (VERIFY LOCATIONS WITH BENCO REP. AT TIME OF LAYOUT)
 - ③ ULTRASONIC RECEPTACLE - 110V, DEDICATED 20 AMP CIRCUIT (VERIFY LOCATION WITH BENCO REP. AT TIME OF LAYOUT)
 - ④ N2O,O2 WALL ALARM (SEE DETAIL 05 ON SHEET Q3.2 FOR EXAMPLE)
 - ⑤ 2" CONDUIT (SEE DETAIL 11 ON SHEET Q3.2 FOR EXAMPLE)

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊗	EXHAUST FAN MOUNTED IN CEILING (VERIFY CFM REQUIREMENTS WITH ARCHITECT)
⊞	EXPOSURE BUTTON
⊕	THERMOSTATIC ON/OFF SWITCH

1 DENTAL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

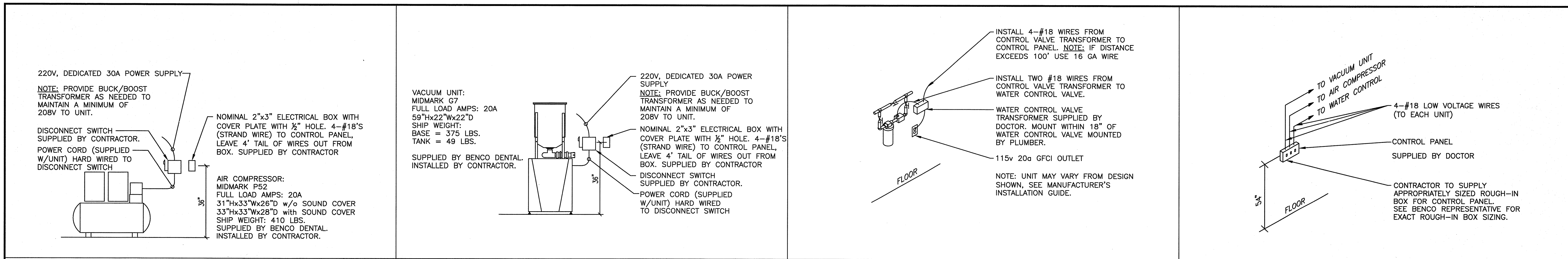


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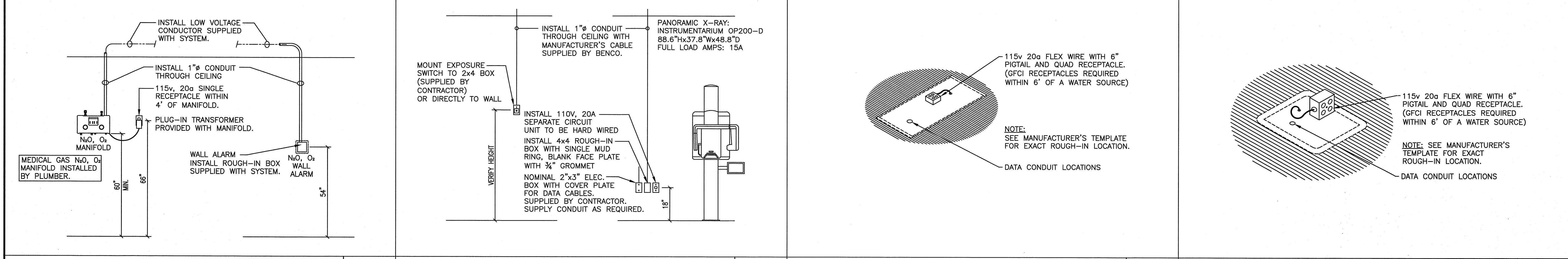
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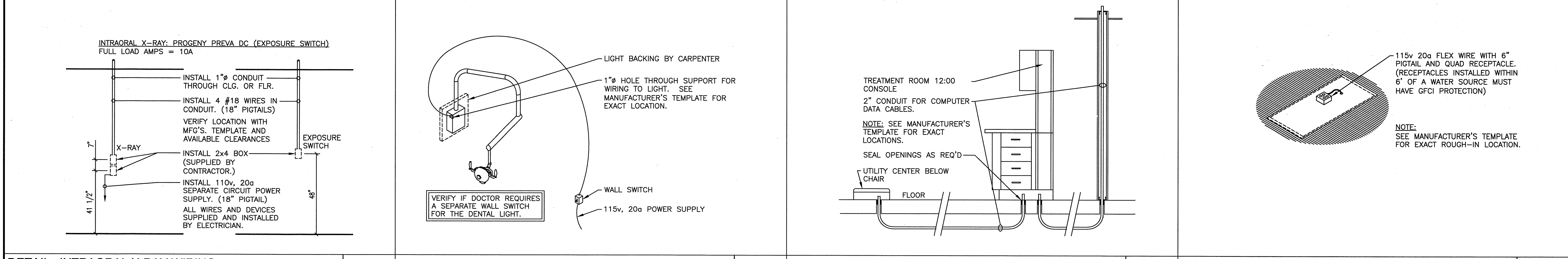
DRAWING TITLE:
DENTAL ELECTRICAL PLAN
SHEET:
Q3.1



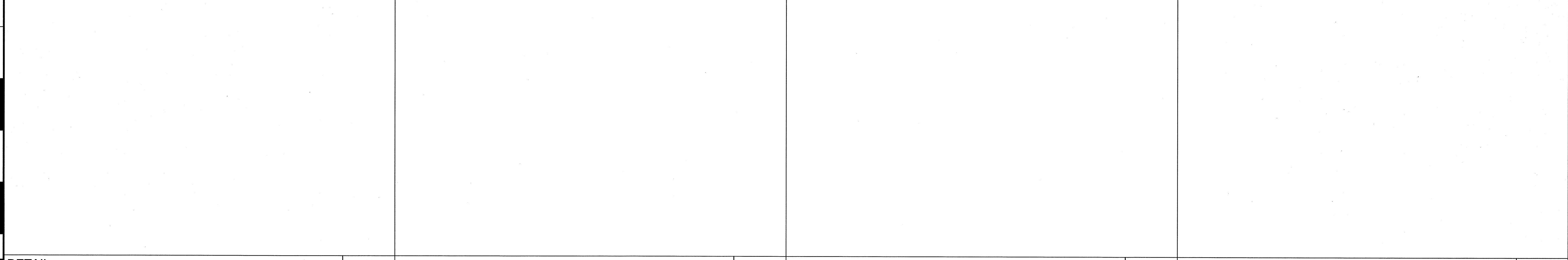
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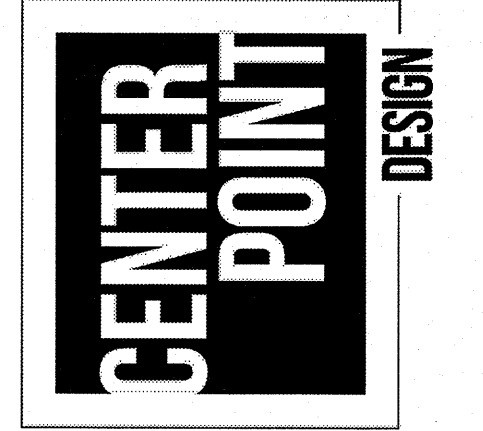


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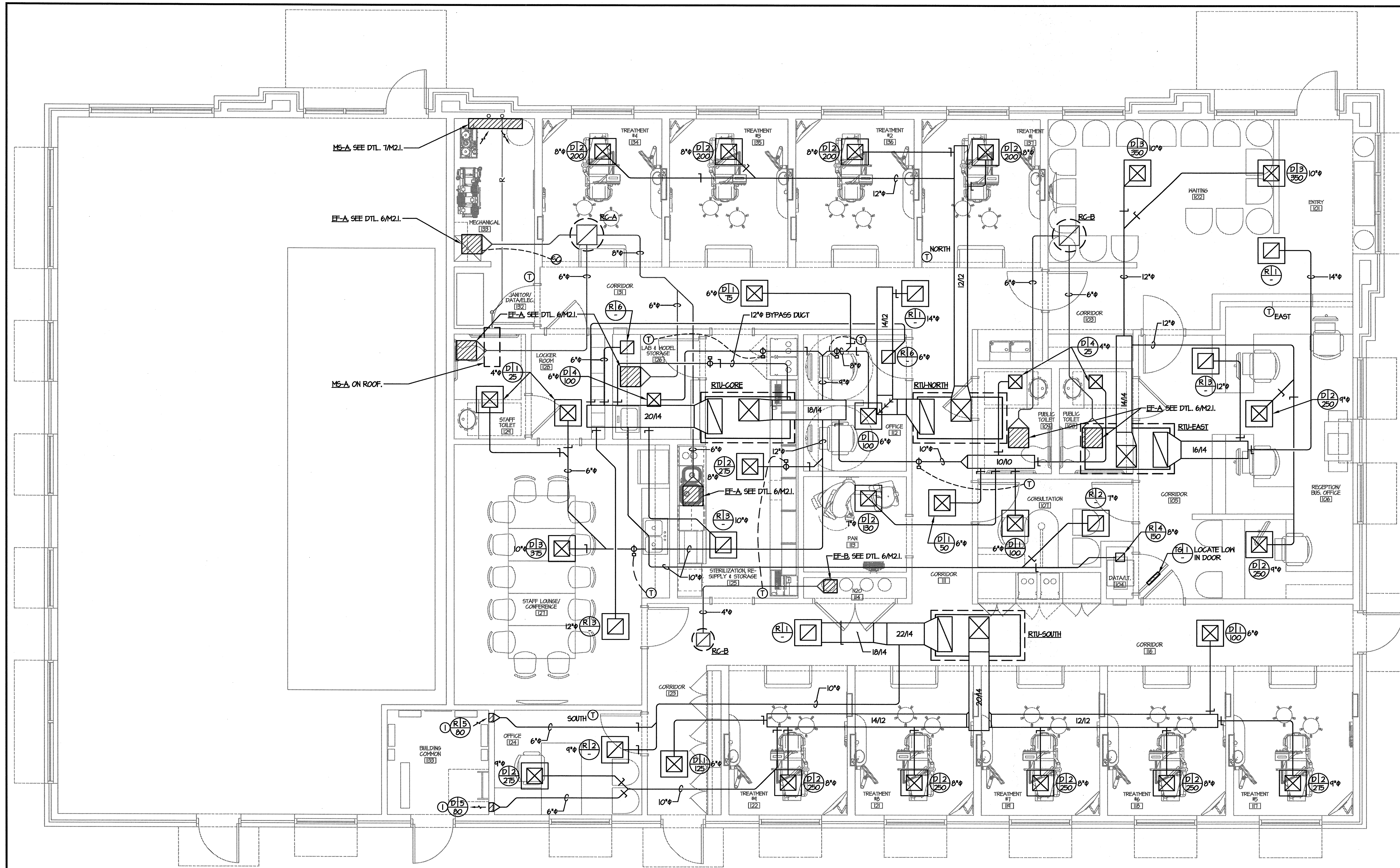


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MS16095-PS	
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DENTAL ELECTRICAL DETAILS	
SHEET:	
Q3.2	





N
HVAC PLAN
1/4" = 1'-0"

LEGEND

- ⊗ KEYED NOTE
- CONNECT TO EXISTING AT THIS POINT
- ⊠ CEILING SUPPLY DIFFUSER
- ⊡ CEILING RETURN OR EXHAUST GRILLE
- ▭ RECTANGULAR DUCT WITH TURNING VANES
- ▭ SUPPLY DUCT, ELBOW UP
- ▭ SUPPLY DUCT, ELBOW DOWN
- ▭ RETURN OR EXHAUST DUCT, ELBOW UP
- ▭ RETURN OR EXHAUST DUCT, ELBOW DOWN
- ▭ RECTANGULAR DUCT TO ROUND DUCT TRANSITION
- ⊙ HALL THERMOSTAT MOUNTED @ 48" AFF.
- ⊙ RELATIVE HUMIDITY SENSOR @ 54" AFF.
- ⊙ SPEED CONTROL
- ⊙ IN-DUCT ZONE DAMPER SIZE TO MATCH CONNECTED DUCT SIZE
- ⊙ BALANCE DAMPER WITH LOCKING MANUAL HANDLE OPERATOR
- R — REFRIGERANT LINE SET
- CD — CONDENSATE DRAIN LINE
- AD ACCESS DOOR
- AFF ABOVE FINISH FLOOR

NOTES

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE "ARKANSAS MECHANICAL CODE". INSTALLATION TO ALSO COMPLY W/ CITY REQUIREMENTS.
2. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.
3. VISIT SITE & REVIEW EXISTING CONDITIONS BEFORE BIDDING.
4. DUCTWORK TO BE COORDINATED WITH STRUCTURAL, ELECTRICAL AND GENERAL CONSTRUCTION. BEFORE FABRICATING DUCTWORK VISIT BUILDING & MAKE FIELD MEASUREMENTS. PROVIDE OFF-SETS, TRANSITIONS & CHANGE DUCT SHAPE WHERE REQUIRED TO FIT IN AVAILABLE SPACE. REVISED DUCT SHAPES SHALL HAVE EQUAL FRICTION PRESSURE LOSS.
5. UNLESS OTHERWISE INDICATED, ALL ROUND SUPPLY, RETURN, EXHAUST AND OUTSIDE DUCTS SHALL BE EXTERNALLY WRAPPED WITH 2" FIBERGLASS INSULATION WITH FOIL-SCRIM-KRAFT VAPOR BARRIER.
6. UNLESS OTHERWISE INDICATED, ALL RECTANGULAR DUCT SHALL BE 1" LINED WITHOUT DUCT WRAP. INSIDE CLEAR DIMENSIONS ARE INDICATED. INCREASE SHEETMETAL DIMENSIONS TO ACCOUNT FOR LINER THICKNESS.
7. MAINTAIN 10'-0" MINIMUM CLEARANCE BETWEEN OSA INTAKES AND ALL EXHAUST FANS, FLUES, PLUMBING VENTS, AND OTHER ODOR SOURCES.
8. ALL BRANCH DUCTS CONNECTED TO AN AIR DEVICE SHALL HAVE A LOCKING QUADRANT MANUAL BALANCING DAMPERS.
9. ABOVE ACCESSIBLE CEILING FLEXIBLE DUCT MAY BE USED AT AIR DEVICE CONNECTIONS. LENGTH NOT TO EXCEED 6'-0".
10. REFER TO THE PROJECT MANUAL FOR ALL REQUIREMENTS.

CONTROL NOTES & SEQUENCES

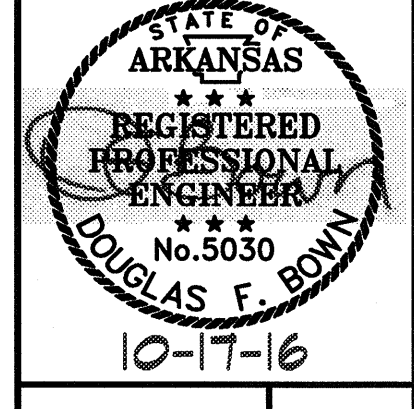
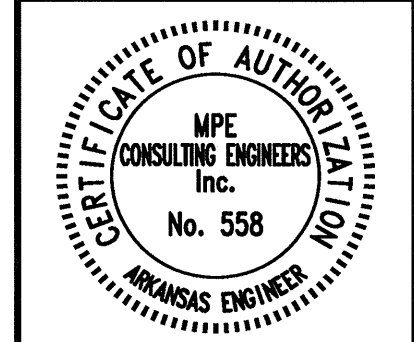
1. UNLESS OTHERWISE NOTED, HVAC SYSTEMS TO BE CONTROLLED PER MANUFACTURER'S RECOMMENDATIONS. PROGRAM THERMOSTATS AS PER OWNER'S INSTRUCTIONS. STOP SYSTEM IF DRAIN PAN IS FLOODED OR IF FIRE ALARM IS ACTIVATED.
2. SET THERMOSTATS FOR INTERMITTENT FAN OPERATION.
3. JANITOR, LOUNGE, LAB/CORRIDOR & STERILIZATION EXHAUST FANS EACH TO BE CONTROLLED WITH A DEDICATED WALL SWITCH SEPARATE FROM ROOM LIGHT SWITCH. COORDINATE W/ ELECTRICAL.
4. EXHAUST FANS AT THE TOILET ROOMS TO OPERATE WITH THE ROOM LIGHT SWITCH. COORDINATE WITH ELECTRICAL.
5. OPERATE DOMESTIC HOT WATER CIRCULATOR W/ CORRIDOR LIGHTS. COORDINATE W/ ELECTRICAL.

KEYED NOTES

- ① LOCATE @ 10'-6" ABOVE FLOOR.

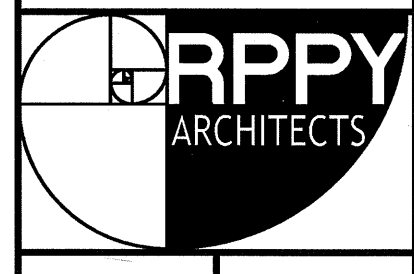
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Dental Clinic & Shell Building for
Dr. Clint Fuiks
Highway 5 Bryant, Arkansas



REVISIONS	DATE

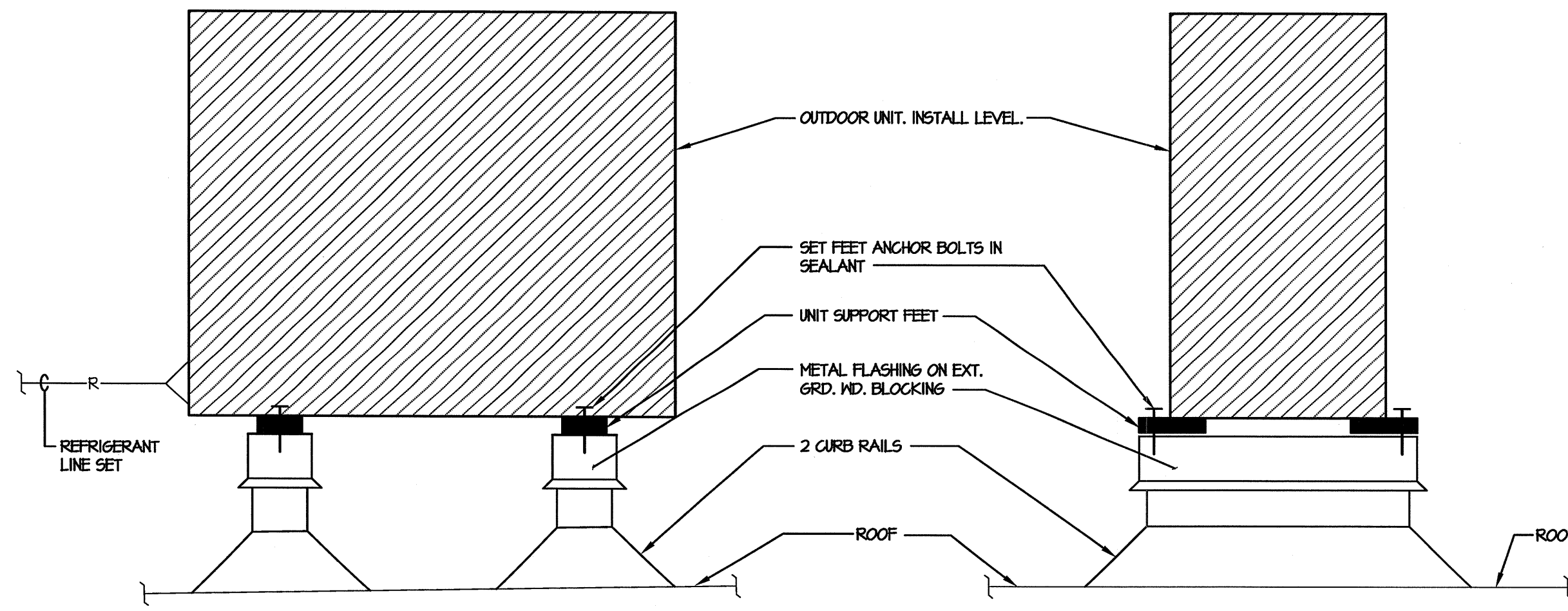
HVAC PLAN



10-13-2016	1549
DATE	JOB NO.
M1.1	3
SHEET	OF

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40 SHACKLEFORD PLAZA, SUITE 200, LITTLE ROCK, ARKANSAS, 72201
(501) 227-8181, TELEPHONE (501) 227-8353, FAX

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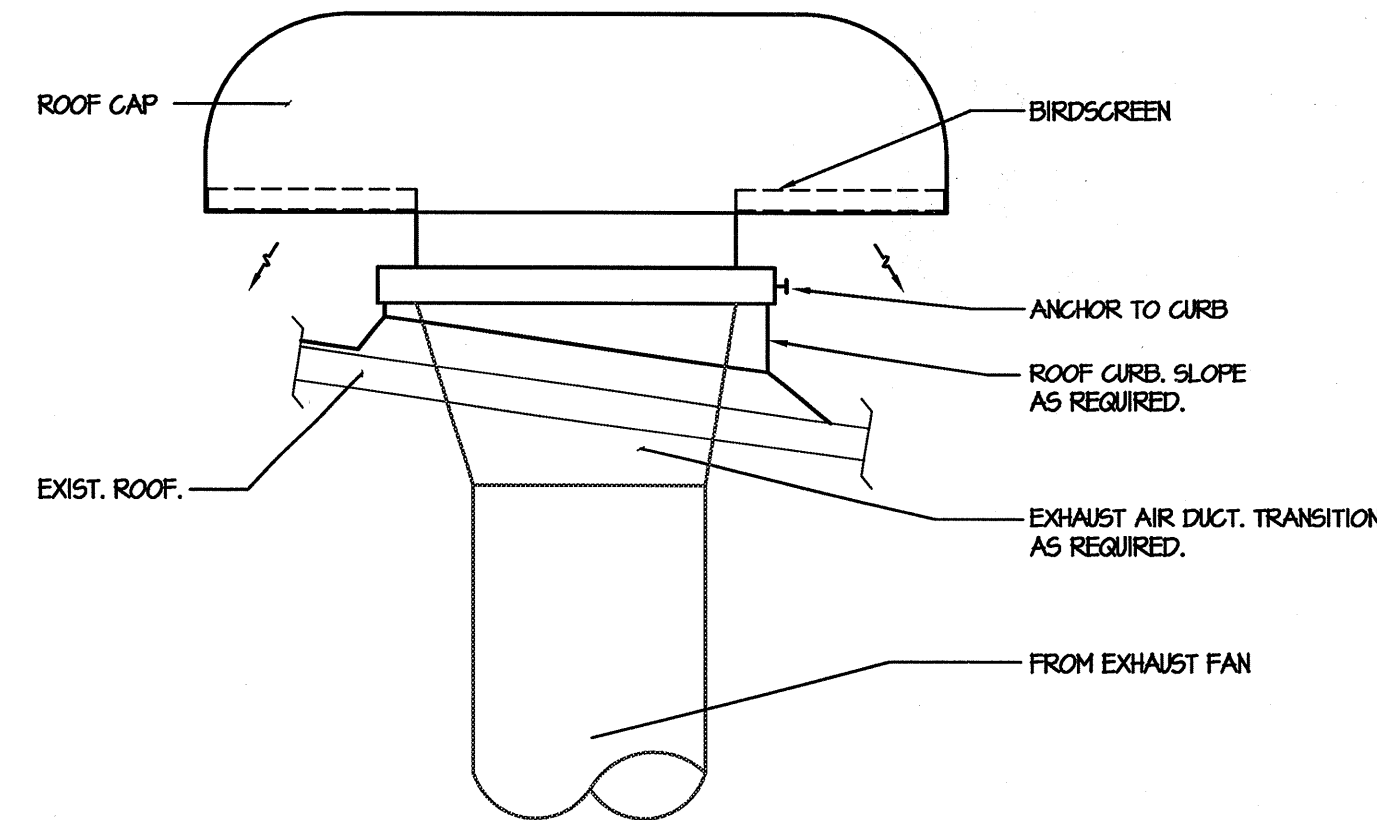


SIDE VIEW

END VIEW

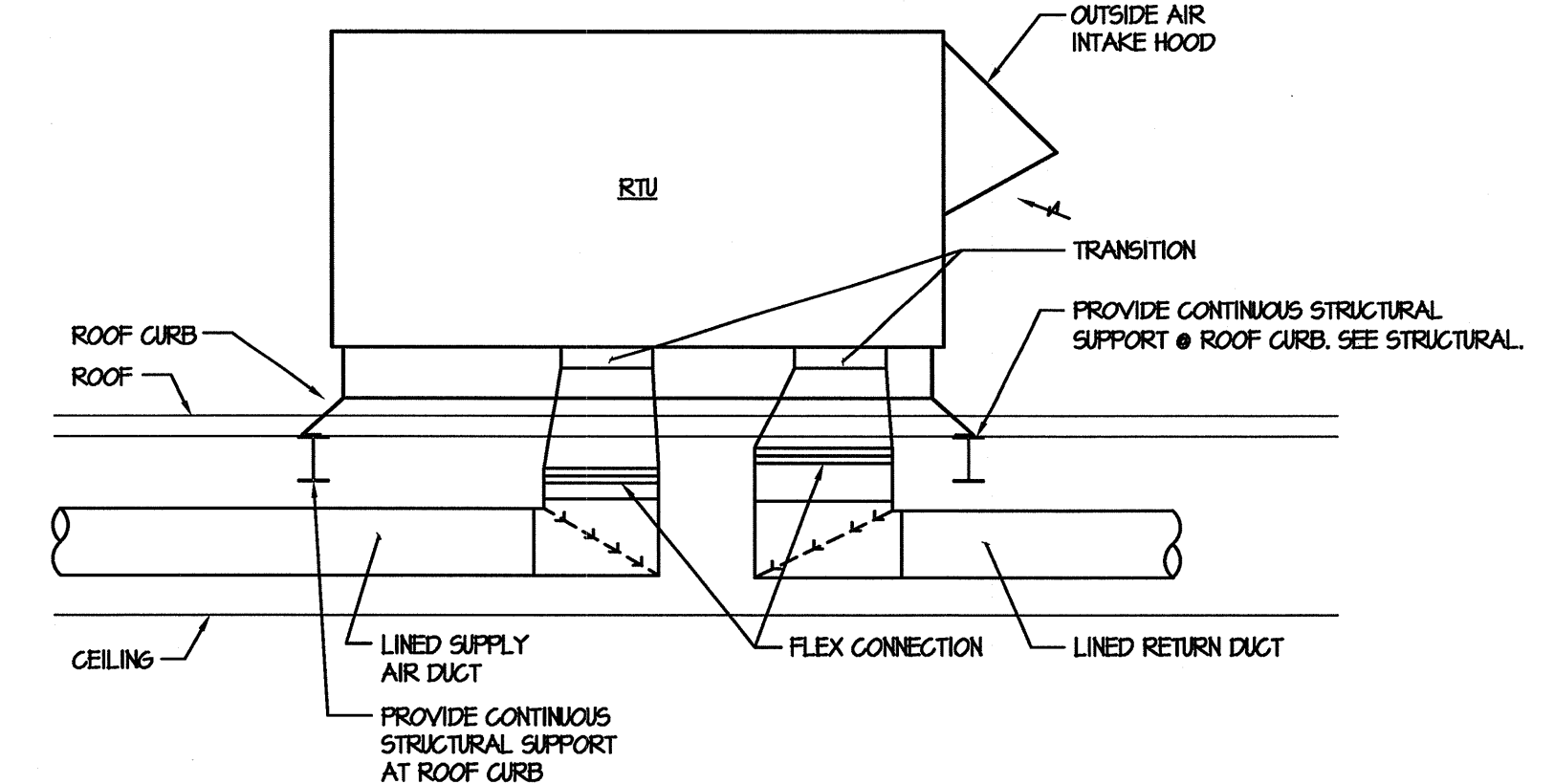
NOTE:
ROOF PENETRATION TO COMPLY WITH ROOFING
MANUFACTURER'S RECOMMENDATION.

1 OUTDOOR UNIT SUPPORT
M2.1 NO SCALE



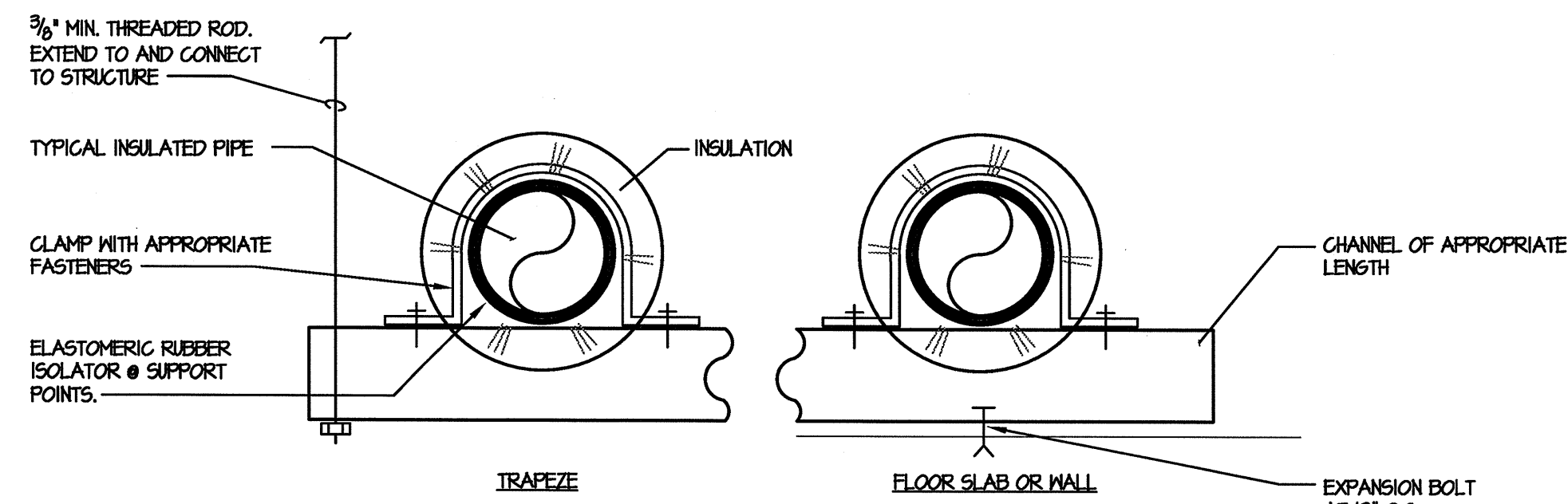
2 ROOF CAP EXHAUST HOOD
M2.1 NO SCALE

NOTE:
ROOF PENETRATION TO COMPLY WITH ROOFING
MANUFACTURER'S RECOMMENDATIONS.



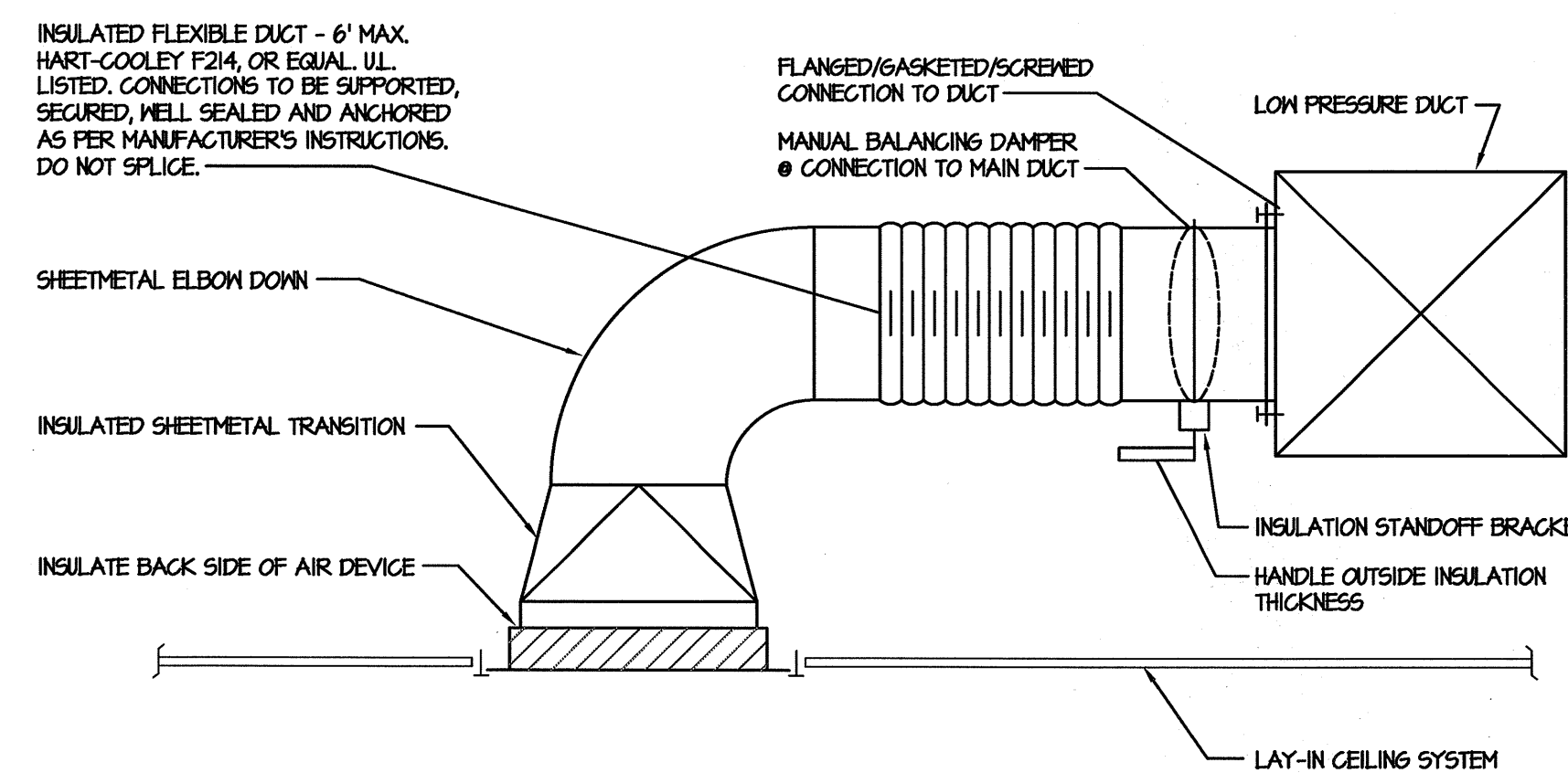
3 RTU ELEVATION
M2.1 NO SCALE

NOTE:
ROOF PENETRATION TO COMPLY WITH ROOFING
MANUFACTURER'S RECOMMENDATIONS.

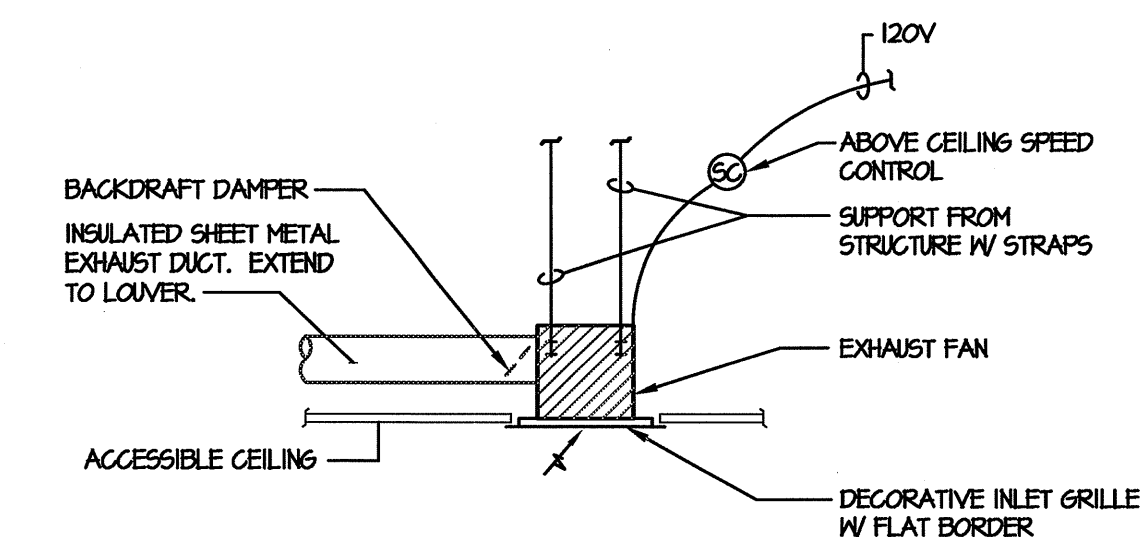


NOTES:
1. USE "MINI-STRUT" OR EQUAL CHANNEL SUPPORT SYSTEM.
2. INDOOR SYSTEM SHALL BE PAINTED STEEL.
OUTDOOR SHALL BE GALVANIZED.

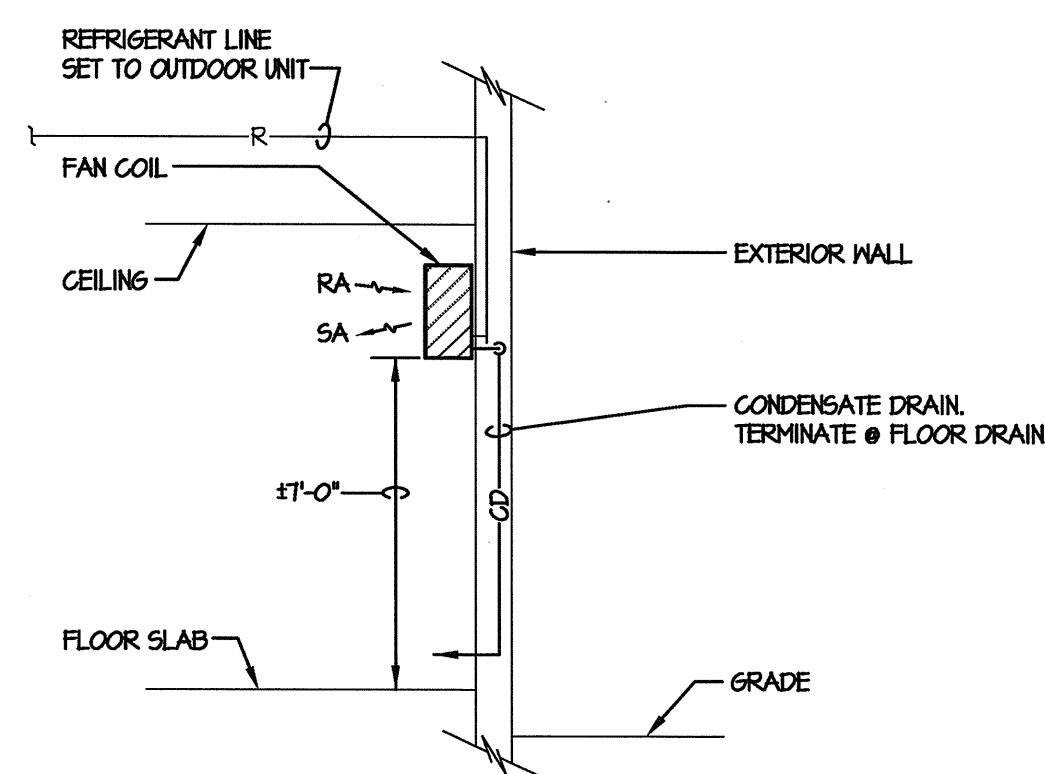
4 PIPE SUPPORT
M2.1 NO SCALE



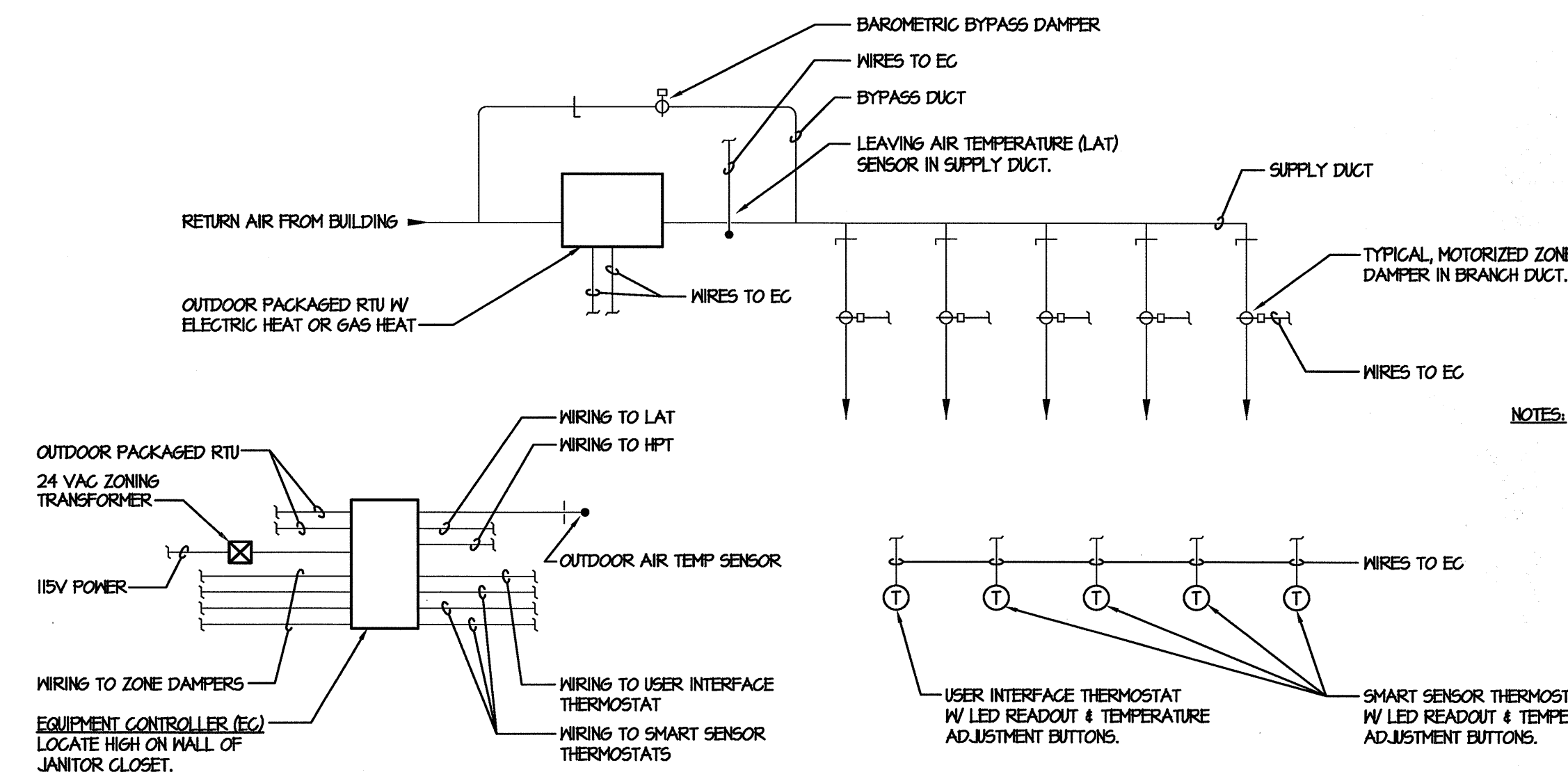
5 CEILING AIR DEVICE
M2.1 NO SCALE



6 CEILING MOUNTED EXHAUST FAN
M2.1 NO SCALE



7 MINI-SPLIT FAN COIL
M2.1 NO SCALE



NOTES:
1. THIS CONTROLS SCHEMATIC DIAGRAM IS PROVIDED TO INTERPRET AND DISPLAY THE SIGNIFICANT COMPONENTS REQUIRED FOR THE INSTALLATION OF THE CARRIER OR EQUAL ZONE/BYPASS DAMPER CONTROL SYSTEM. REFER TO THE CONTROL SYSTEM MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS AND REFER TO SECTIONS 230431 AND 230400 OF THE PROJECT MANUAL FOR ALL REQUIREMENTS.
2. PROVIDE ALL REQUIRED START UP, PROGRAMMING AND TROUBLE SHOOTING TO THE ARCHITECTS AND OWNERS SATISFACTION.
3. ALL WIRING TO BE CONTINUOUS W/O SPLICES.

8 ZONE/BYPASS DAMPER CONTROLS SCHEMATIC - ROOFTOP UNIT
M2.1 NO SCALE

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ARCHITECTURE • INTERIOR DESIGN
713 W. SECOND STREET • LITTLE ROCK, AR 72001-2887
(501) 872-0272

Dental Clinic & Shell Building for
Dr. Clint Fuks
Highway 5 Bryant, Arkansas

CERTIFICATE OF AUTHORITY
MPE CONSULTING ENGINEERS, INC.
No. 558
ARKANSAS ENGINEER
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 5030
DOUGLAS F. BOWEN
10-17-16

REVISIONS	DATE

HVAC DETAILS



10-18-2016	1549
DATE	JOB NO.
M2.1	3
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
SHACKLEFORD PLAZA SUITE 200, LITTLE ROCK, ARKANSAS 72211
(501) 221-0101, TELEPHONE (501) 221-0353, FAX

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MINI-SPLIT SYSTEM DUCTLESS HEAT PUMP

MARK	REFERENCE PRODUCT	INDOOR INLET dBA	FAN COIL		OUTDOOR UNIT		COOLING SEER	OSA CFM	CLG. CAP.-MBH		COMP. DATA		CONDENSER UNIT		INDOOR FAN COIL				AUX. HEATER		⑩ FAN COIL			REMARKS				
			MODEL	WEIGHT	MODEL	WEIGHT			TOT.	SEN.	RLA	VOLTS	φ	M.C.A.	MOCP	WATT	CFM	ESP	RPM	VOLTS	φ	KVA	VOLTS		φ	VOLTS	MCA	MOCP
MS-A	LENNOX	50	MHN024	50#	MLA024	150#	20	0	24	18	14	230/208	1	20	30	100	560	-	-	-	1	0	0	0	-	-	-	①②③④⑤⑥⑦⑧⑨⑩⑪

- ① LOW AMBIENT CONTROL TO 0°F. PROVIDE MIND BAFFLE.
- ② CRANKCASE HEATER
- ③ CONDENSATE PUMP WITH INTEGRAL FAIL SAFE SENSOR
- ④ START CAPACITOR KIT.
- ⑤ AIR FILTER
- ⑥ PROVIDE ONE POWER CIRCUIT TOTAL FOR INDOOR & OUTDOOR UNIT. ROUTE POWER CIRCUIT BETWEEN INDOOR & OUTDOOR UNITS.
- ⑦ R-410A REFRIGERANT
- ⑧ CYCLE PROTECTOR
- ⑨ LIQUID LINE FILTER DRYER
- ⑩ PROVIDE ELECTRONIC CONTROLS WALL THERMOSTAT
- ⑪ LOW VOLTAGE TRANSFORMER
- ⑫ INDOOR UNIT TO HAVE WHITE DECORATIVE FINISH
- ⑬ DC INVERTOR CONTROL W/ VARIABLE FREQUENCY ROTARY COMPRESSOR.

ROOFTOP HEAT PUMP UNITS COOLING SELECTED AT 105 DEGREE F. AMBIENT

DESIGNATION	LENNOX REFERENCE PRODUCT	ARI SOUND	SUPPLY FAN				COOLING COIL				HEAT PUMP HEATING		MINIMUM OUTSIDE AIR CFM	ELECTRICAL DATA						COOLING SEER	APPROX. HEIGHT (F)	REMARKS
			CFM	E.S.P.	RPM	HP	TOTAL MBH	SENSIBLE MBH	EAT °F	LAT °F	MEH HIGH TEMP	AMBIENT		VOLTS	PHASE	COMP. RLA	HEATER KM	MCA	MOCP			
RTU-CORE	KH036	83 db	1200	0.75"	-	0.5	33	27	80/67	59/58	35	45°F	75	208	3	4	15	31	40	14	800	①②③④⑤⑥⑦⑧⑨⑩⑪
RTU	KH040	83 db	1600	0.75"	-	0.5	46	35	80/67	60/59	47	45°F	100	208	3	11	15	34	60	14	1000	①②③④⑤⑥⑦⑧⑨⑩⑪ NOT USED
RTU-EAST	KH036	83 db	1200	0.75"	-	0.5	33	27	80/67	59/58	35	45°F	75	208	3	4	15	31	40	14	800	①②③④⑤⑥⑦⑧⑨⑩⑪
RTU-NORTH	KH024	83 db	800	0.75"	-	0.3	21	17	80/67	60/59	24	45°F	60	208	1	10	15	50	50	14	800	①②③④⑤⑥⑦⑧⑨⑩⑪
RTU-SOUTH	KH060	83 db	1400	0.75"	1160	1.0	56	42	80/67	60/59	56	45°F	125	208	3	14	15	66	70	14	1000	①②③④⑤⑥⑦⑧⑨⑩⑪

- ① MULTI-SPEED DIRECT DRIVE.
- ② SLOPED ROOF CURB APPROX. 14" TALL.
- ③ HINGED/LATCHED ACCESS PANELS
- ④ SHORT CYCLE PROTECTION
- ⑤ HAIL GUARDS
- ⑥ R-10A REFRIGERANT
- ⑦ 2" AIR FILTERS
- ⑧ 0 TO 25% OPEN THRO POSITION OSA DAMPER.
- ⑨ 0 DEGREE F LOW AMBIENT
- ⑩ LENNOX COMMERCIAL 24/7 ELECTRONIC TOUCH SCREEN PROGRAMMABLE WALL THERMOSTAT.
- ⑪ ZONE DAMPER & BYPASS DAMPER TEMPERATURE CONTROL SYSTEM.

AIR DISTRIBUTION DEVICES

DESIGNATION	REFERENCE PRODUCT	TYPE	MAX. AIR FLOW CFM	STATIC PRESS. IN. @ 200	NECK SIZE INCHES	PANEL SIZE INCHES	MAX. NOISE CRITERIA	FINISH	REMARKS
D-1	TITUS MODEL TDC	LOWER	125	.03	6/6	24/24	20	OFF-WHITE	STEEL, OBD, BORDER FOR LAY-IN CEILING
D-2	TITUS MODEL TDC	LOWER	350	.03	9/4	24/24	20	OFF-WHITE	STEEL, OBD, BORDER FOR LAY-IN CEILING
D-3	TITUS MODEL TDC	LOWER	600	.03	12/12	24/24	20	OFF-WHITE	STEEL, OBD, BORDER FOR LAY-IN CEILING
D-4	TITUS MODEL TDC	LOWER	125	.03	6/6	12/12	20	OFF-WHITE	STEEL, OBD, FLAT BORDER
D-5	TITUS MODEL 300	DOUBLE DEFLECTOR	150	.03	6/6	8/8	20	OFF-WHITE	STEEL, OBD, FLAT BORDER
R-1	TITUS MODEL 350ZRL	LOWER	2000	.03	22/22	24/24	20	OFF-WHITE	STEEL, BORDER FOR LAY-IN CEILING, 3/4" BLADES, 0° DEFLECTION
R-2	TITUS MODEL TDC	LOWER	300	.03	9/4	24/24	20	OFF-WHITE	STEEL, OBD, BORDER FOR LAY-IN CEILING
R-3	TITUS MODEL TDC	LOWER	500	.03	12/12	24/24	20	OFF-WHITE	STEEL, OBD, BORDER FOR LAY-IN CEILING
R-4	TITUS MODEL 350ZRL	HORIZ. LOWER	300	.03	8/8	10/10	20	OFF-WHITE	STEEL, OBD, FLAT BORDER
R-5	TITUS MODEL 350ZRL	HORIZ. LOWER	150	.03	6/6	8/8	20	OFF-WHITE	STEEL, OBD, FLAT BORDER
R-6	TITUS MODEL TDC	LOWER	125	.03	6/6	12/12	20	OFF-WHITE	STEEL, OBD, FLAT BORDER
TG-1	TITUS MODEL T100	DOOR GRILLE	200	.01	14/14	16/16	10	OFF-WHITE	STEEL, FLAT BORDER, AUX. FRAME

REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES AND MOUNTING REQUIRED.

FANS

DESIGNATION	REFERENCE PRODUCT	LOCATION	SERVES	WEIGHT (LBS)	TYPE	DRIVE	AIR FLOW RATE CFM	EXT. STAT. PRESSURE IN. @ 200	ROTATION REV./MIN.	MOTOR POWER		ELECTRICAL DATA		SONES	REMARKS
										BHP	WATT	VOLTS	PHASE		
EF-A	COOK EC-140	CEILING	JANITOR, TOILETS, STERILIZATION & LAB	35	CENT.	DIRECT	100	0.5"	1100	-	100	120	1	3	①②③④⑤⑥
EF-B	COOK EC-120	CEILING	N2O CLOSET	35	CENT.	DIRECT	25	0.25"	-	-	25	120	1	2	①②③④⑤⑥

- ① WHITE DECORATIVE CEILING GRILLE
- ② BACKDRAFT DAMPER
- ③ SPEED CONTROL. THIS SPEED CONTROL TO BE ADJUSTED BY AIR BALANCE CONTRACTOR.
- ④ GIK HANGER ISOLATOR KIT
- ⑤ DISCONNECT
- ⑥ THERMAL OVERLOAD PROTECTION

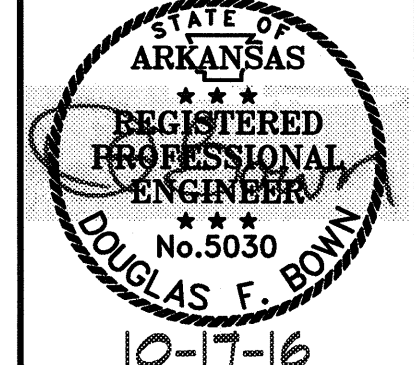
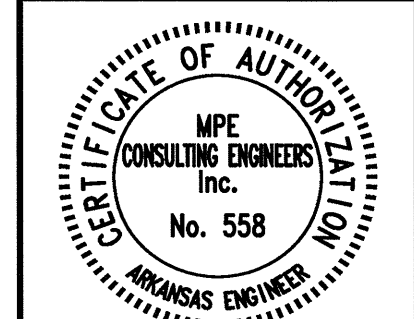
ROOF CAP

DESIGNATION	COOK REFERENCE PRODUCT	APPROX. INLET SIZE (IN.)	CFM	APPROX. DIAMETER (IN.)	APPROX. HEIGHT (IN.)	APPROX. WT. (LBS)	REMARKS
RC-A	PR12	12"	600	28	12	40	①②③④
RC-B	PR8	8"	200	18	10	20	①②③④

- ① ALL ALUMINUM CONSTRUCTION, ANTI-BACKDRAFT FLANGE, CURB MOUNT
- ② BIRD SCREEN
- ③ INSULATED ROOF CURB
- ④ EXHAUST

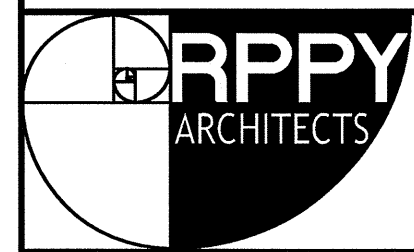
ROARK PERKINS PERRY YELVINGTON
 ARCHITECTURE • INTERIOR DESIGN
 713 W. SECOND STREET • LITTLE ROCK, AR 72601-2887
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Dental Clinic & Shell Building for Dr. Clint Fulks
 Highway 5 Bryant, Arkansas



REVISIONS	DATE

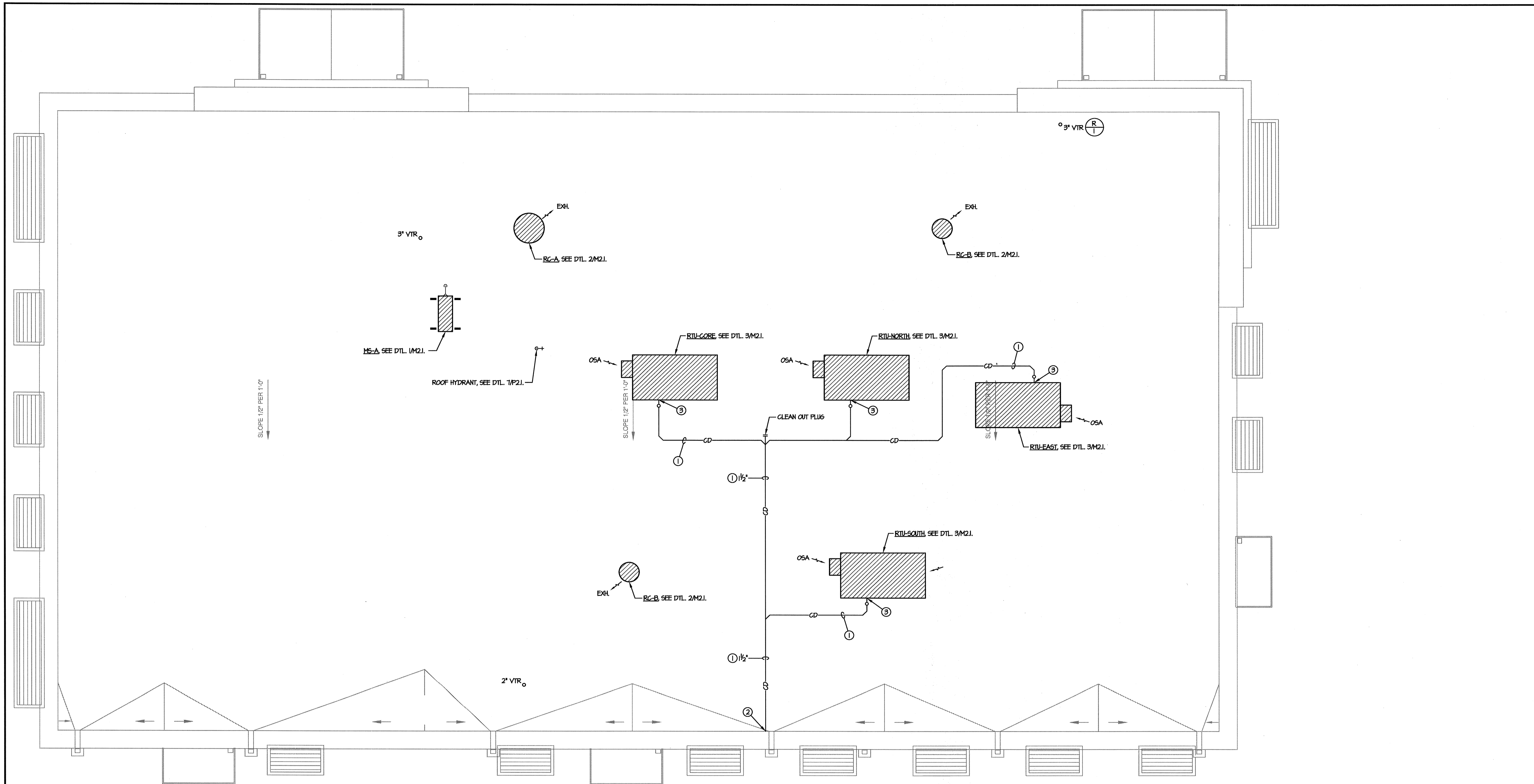
HVAC SCHEDULES



10-13-2016	1549
DATE	JOB NO.
M3.1	3
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
 514 CLEFORD PLAZA, SUITE 200, LITTLE ROCK, ARKANSAS, 72201
 (501) 221-8101, TELEPHONE (501) 221-8353, FAX

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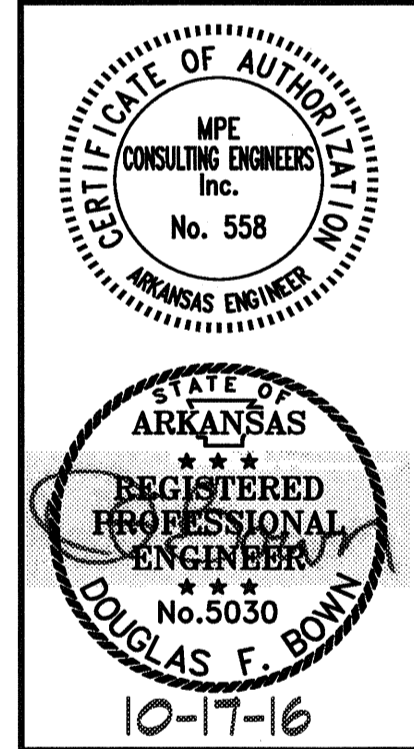


MECHANICAL ROOF PLAN
 1/4" = 1'-0"
 NOTE: ROOF PENETRATIONS TO COMPLY WITH ROOF MANUFACTURER'S REQUIREMENTS.

- KEYED NOTES**
- ① SUPPORT PIPE OFF ROOF. SEE DETAIL 5/P21.
 - ② TERMINATE DRAINS @ SCUPPER.
 - ③ MAKE DRAIN CONNECTION AS PER MANUFACTURER'S INSTRUCTIONS, TYPICAL.
 - ④ FREEZE PROOF HYDRANT. SEE DETAIL 1/P21.

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 713 W. SECOND STREET • LITTLE ROCK, AR 72201-2887
 (501) 372-2672
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Dental Clinic & Shell Building for
Dr. Clint Fulks
 Highway 5 Bryant, Arkansas



REVISIONS	DATE

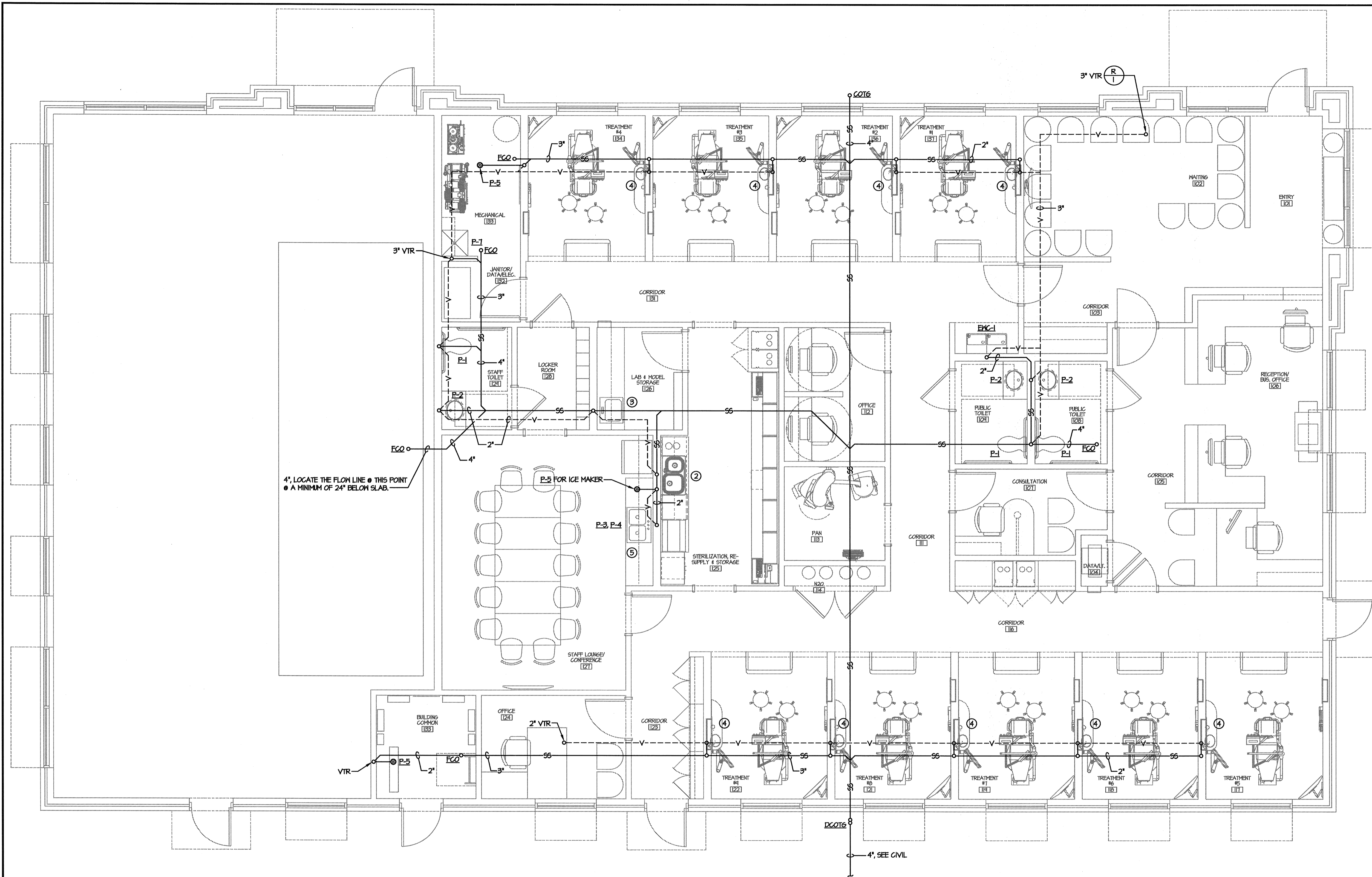
MECHANICAL ROOF PLAN



10-17-2016	1549
DATE	JOB NO.
MP1.1	1
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
 8 SHIPLEY ROAD SUITE 200, LITTLE ROCK, ARKANSAS 72211
 (501) 221-0101, TELEPHONE (501) 221-0353, FAX

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LEGEND

- SS — SANITARY SEWER
- SD — STORM DRAIN
- ↓ — REDUCER/INCREASER
- V — SANITARY VENT
- G — GUNCE PRESSURE NATURAL GAS
- MFG — FOUND PRESSURE UTILITY NATURAL GAS
- (R) — PRESSURE REGULATOR
- — DOMESTIC COLD WATER
- FW — FILTERED DOMESTIC COLD WATER
- — DOMESTIC HOT WATER
- — HOT WATER RECIRCULATION
- CA — MEDICAL COMPRESSED AIR
- O2 — MEDICAL OXYGEN
- N2O — MEDICAL NITROUS OXIDE
- VAC — MEDICAL VACUUM
- ⊘ — BALL VALVE
- ⊘ — RPZ BACKFLOW PREVENTOR
- ⊘ — NYE STRAINER
- ⊘ — CHECK VALVE
- DCOTG ∞ — DOUBLE CLEANOUT TO GRADE
- COG ∞ — CLEANOUT TO GRADE
- o FCO — FLOOR CLEANOUT
- ⊘ — KEYED NOTE
- ⊘ — CONNECT TO EXISTING AT THIS POINT

NOTES

1. COMPLY WITH ALL STATE AND CITY CODES.
2. REFER TO THE PROJECT MANUAL FOR ALL REQUIREMENTS. SEE SECTION 230450 FOR PLUMBING FIXTURE & EQUIPMENT SCHEDULE.
3. VERIFY EXACT LOCATION OF FLOOR DRAINS AND FIXTURES. COORDINATE WITH THE OTHER TRADES.
4. VISIT SITE AND VERIFY CONDITIONS BEFORE BIDDING.
5. BEFORE BEGINNING INSTALLATION, VERIFY UTILITIES LOCATIONS AND INVERTS WITH THE CIVIL ENGINEER.
6. IF CITY WATER PRESSURE EXCEEDS 75 PSI PRESSURE, PROVIDE A LINE SIZED PRESSURE REGULATOR WITH INLET STRAINER.
7. PAY ALL FEES AND CHARGES.
8. WATER PIPES ROUTED IN EXTERIOR WALLS SHALL BE POSITIONED ON THE "HEATED SIDE" OF THE BUILDING INSULATION ROUTE PIPES BELOW CEILING INSULATION.
9. BELOW SLAB WATER PIPE SHALL BE SOFT DRAIN TYPE 1/2" COPPER WITHOUT FITTINGS. SLEEVE IN ENTIRETY WITH "ARMAFLEX" OR POLYETHYLENE SLEEVE MATERIAL.
10. CLEAN ALL TRAPS AND PRIME AT THE END OF CONSTRUCTION.
11. ROD CLEAN ALL STORM DRAIN & SANITARY SEWER DRAINS @ THE END OF CONSTRUCTION.
12. FLOOR DRAINS/SINKS TO HAVE TRAP GUARD OR TRAP PRIMER.
13. MAINTAIN 10'-0" MINIMUM CLEARANCE BETWEEN OSA INTAKES AND ALL EXHAUST FANS, FLUES, PLUMBING VENTS, AND OTHER ODOR SOURCES.
14. INSTALLATION TO BE COORDINATED WITH STRUCTURAL, ELECTRICAL, AND GENERAL CONSTRUCTION.

KEYED NOTES

- ① ABOVE CEILING.
- ② SINK, OWNER FURNISHED, CONTRACTOR INSTALLED. PROVIDE TRAP, DRAIN, SUPPLIES, SHUT-OFFS & ALL TRIM AS REQUIRED FOR A COMPLETE INSTALLATION.
- ③ SINK, OWNER FURNISHED, CONTRACTOR INSTALLED. PROVIDE PLASTER TRAP, DRAIN, SUPPLIES, SHUT-OFFS & ALL TRIM AS REQUIRED FOR A COMPLETE INSTALLATION.
- ④ DENTAL COMFORT STATION, OWNER FURNISHED, CONTRACTOR INSTALLED. PROVIDE TRAP, DRAIN, SUPPLIES, SHUT-OFFS & ALL TRIM AS REQUIRED FOR A COMPLETE INSTALLATION.
- ⑤ PROVIDE A DOMESTIC HOT WATER PIPE, ACCESSIBLE SHUT OFF AND CONNECTION TO RESIDENTIAL DISHWASHER. PROVIDE DISHWASHER DRAIN CONNECTION.

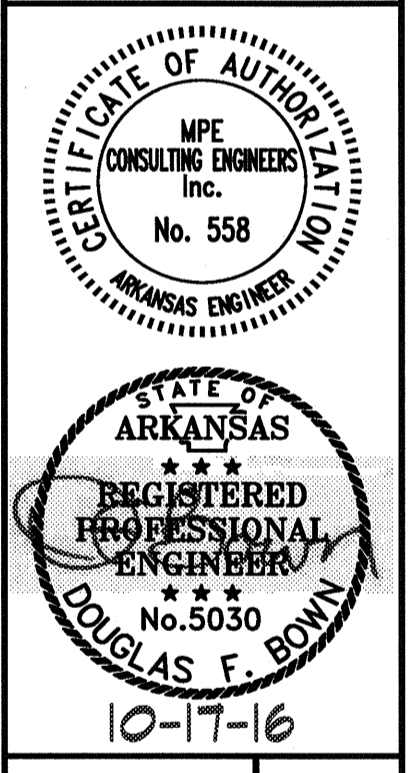
PLUMBING PLAN
1/4" = 1'-0"

MINIMUM FIXTURE CONNECTION SIZES (INCH)				
TYPE	CM	HM	VENT	SEWER
WATER CLOSET	1/2"	-	2"	3"
TANK TYPE	1/2"	-	1 1/4"	1 1/4"
LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"
SINK	1/2"	1/2"	1 1/4"	1 1/2"
JANITOR SINK	1/2"	1/2"	2"	3"
FLOOR DRAIN	-	-	1 1/2"	2"
HOSE BIBB & HYDRANT	3/4"	-	-	-
ENH	1/2"	-	1 1/4"	1 1/4"
KITCHEN SINK W/ DISPOSER & DISHWASHER	1/2"	1/2"	1 1/2"	2"

CONTRACTOR TO PROVIDE PIPE CONNECTIONS TO ALL DENTAL OUTLETS, DEVICES, SINKS, DRAINS, VACUUM, MEDICAL GAS VENTS, EQUIPMENT, ETC. AS REQUIRED BY THE DENTAL EQUIPMENT DRAWINGS. COMPLY W/ THE INSTALLATION INSTRUCTIONS FURNISHED W/ THE DENTAL EQUIPMENT. PROVIDE PIPES, SHUT OFFS, REDUCERS, FITTINGS, TRANSITIONS, TRIM, CONNECTIONS, ETC. TO PROVIDE COMPLETE & OPERATING SYSTEMS. CONTACT THE DENTAL EQUIPMENT CONTRACTOR REGARDING THE EXACT SCOPE OF WORK REQUIRED THROUGHOUT THE BUILDING.

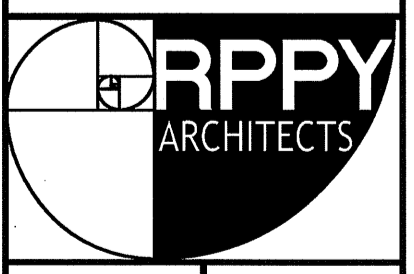
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ARCHITECTURE • INTERIOR DESIGN
713 W. SECOND STREET • LITTLE ROCK, AR 72201-2587
601.532.6272 WWW.RPPYARCHITECTS.COM

Dental Clinic & Shell Building for Dr. Clint Fulks
Highway 5 Bryant, Arkansas



REVISIONS	DATE
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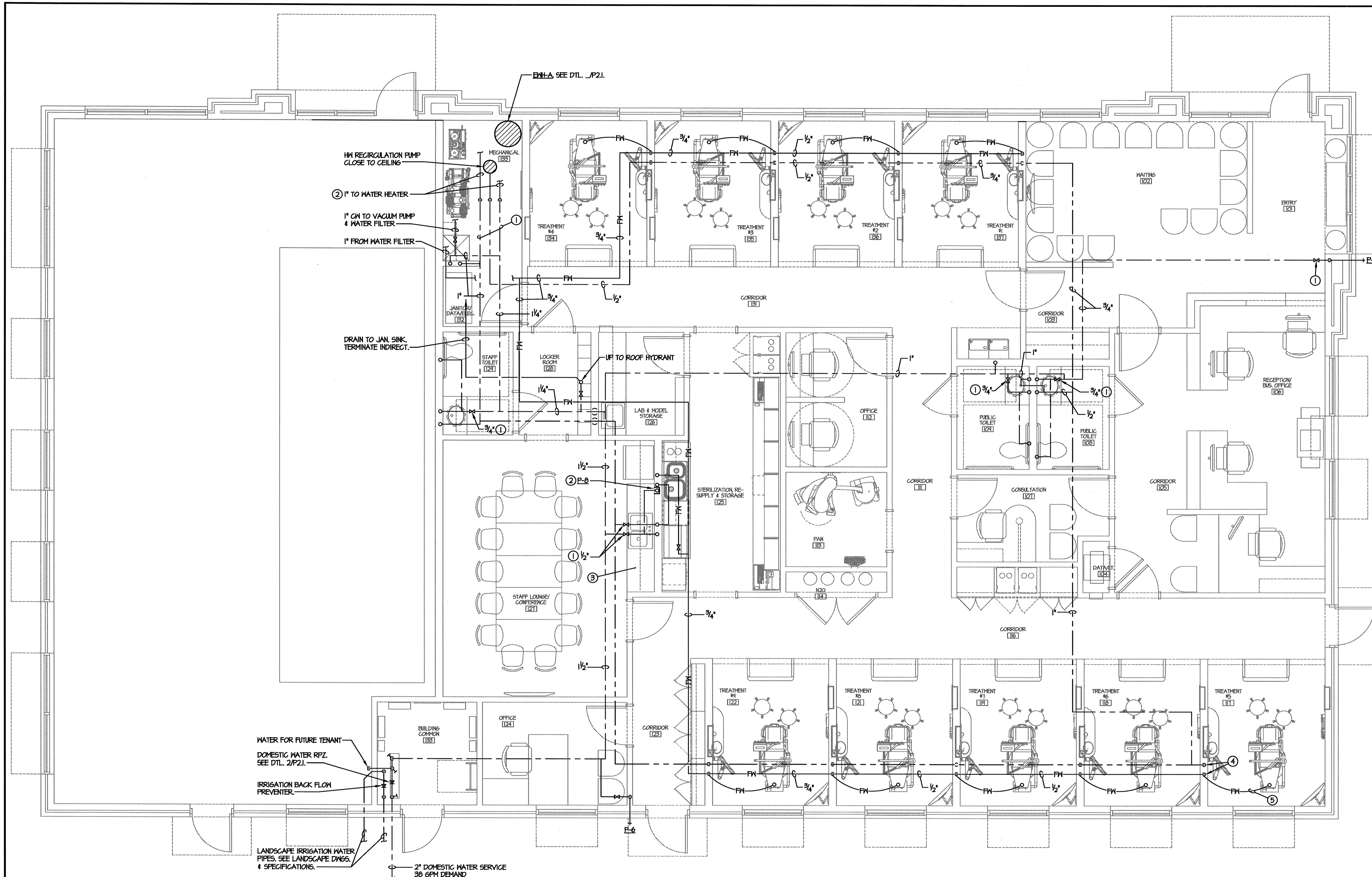
PLUMBING PLAN



10-17-2016	1549
DATE	JOB NO.
P1.1	4
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
8 SHILOH PLAZA, SUITE 200, LITTLE ROCK, ARKANSAS 72211
(501) 221-8101, TELEPHONE (501) 221-8353, FAX

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WATER FOR FUTURE TENANT
DOMESTIC WATER RPZ.
SEE DTL. 2/P21.

IRRIGATION BACK FLOW
PREVENTER.

LANDSCAPE IRRIGATION WATER
PIPES. SEE LANDSCAPE DWGS.
& SPECIFICATIONS.

2" DOMESTIC WATER SERVICE
30 GPM DEMAND

DOMESTIC WATER PLAN
1/4" = 1'-0"

- KEYED NOTES**
- ① ABOVE CEILING.
 - ② LOCATE IMMEDIATELY BELOW CEILING.
 - ③ MAKE DRAIN & HW CONNECTION TO RESIDENTIAL DISH WASHER.
 - ④ WATER DOWN TO TREATMENT SINK & CHAIR TYPICAL.
 - ⑤ BELOW SLAB, TYPICAL.

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PERKINS
PERRY
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CERTIFICATE OF AUTHORITY
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STATE OF
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No. 5030
DOUGLAS F. BOWEN
10-17-16

REVISIONS	DATE

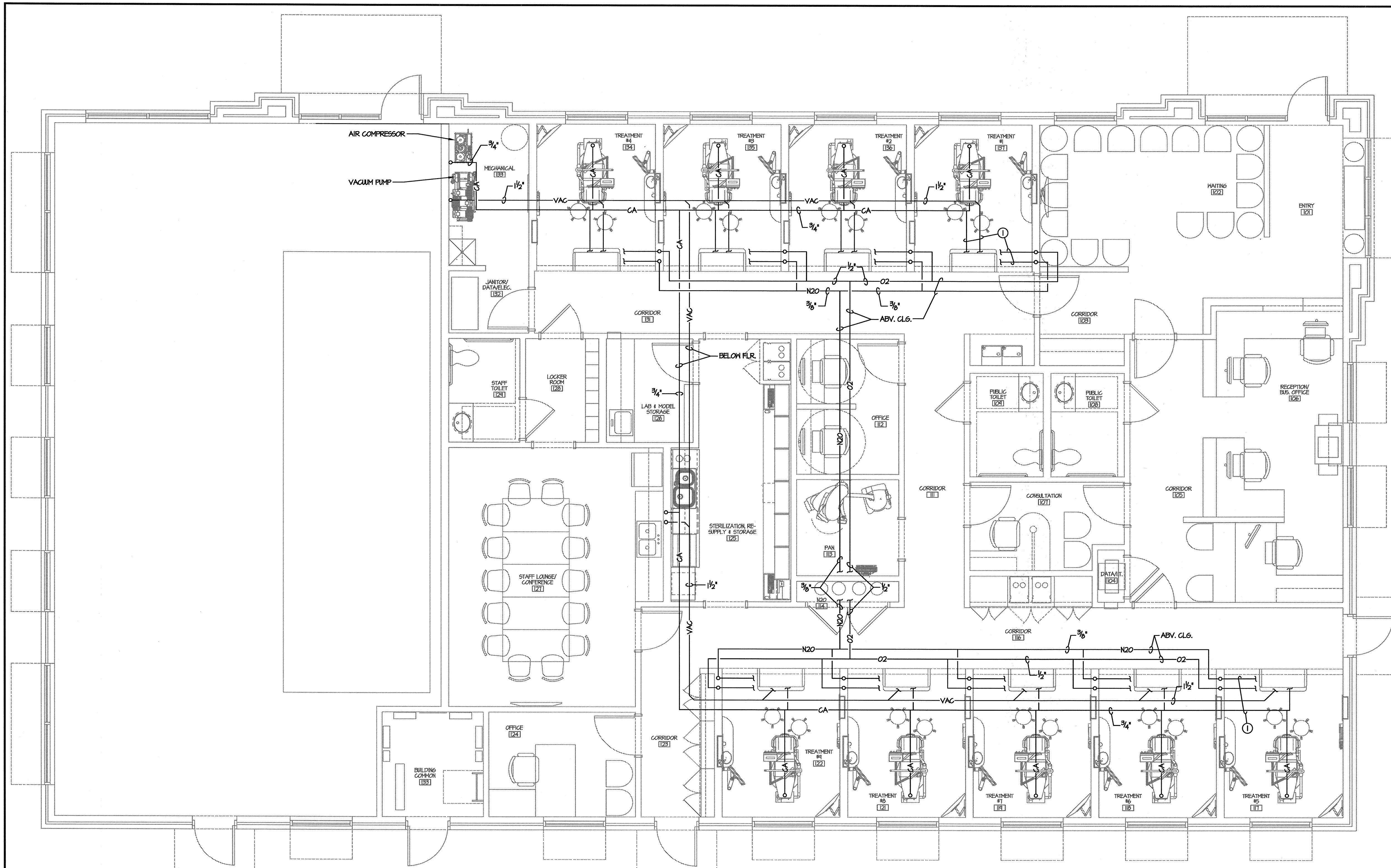
DOMESTIC
WATER PLAN



10-17-2016	1549
DATE	JOB NO.
P1.2	4
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
40 SHAKLEFORD PLAZA, SUITE 200, LITTLE ROCK, ARKANSAS, 72201
(501) 221-8181, TELEPHONE (501) 221-8353, FAX

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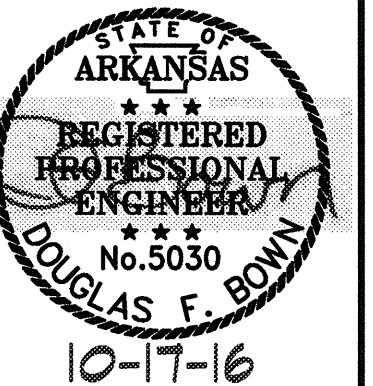
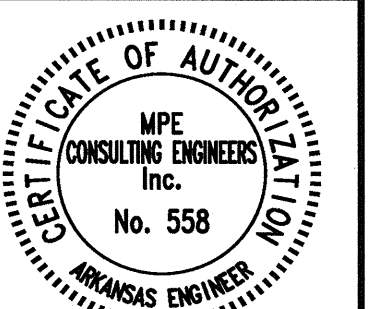
MEDICAL GAS & VACUUM PLAN
 1/4" = 1'-0"

KEYED NOTES

- ① BELOW SLAB TO REAR CABINET. TYPICAL.
- ② THROUGHOUT EQUIPMENT ROOM, PROVIDE VACUUM PUMP, COMPRESSOR AND WATER FILTER CONNECTIONS AS DESCRIBED ON THE DENTAL EQUIPMENT DRAWINGS. ALSO PROVIDE AIR COMPRESSOR FRESH AIR INTAKE PIPE AND VACUUM PIPE EXHAUST PIPE THROUGH EXTERIOR WALLS. PROVIDE TEN FEET MINIMUM SEPARATION BETWEEN AIR COMPRESSOR FRESH AIR INTAKE AND VACUUM PIPE OR OTHER CONTAMINATED SOURCES.

MEDICAL GAS PIPE/TUBING SYSTEM SPECIFICATIONS

PROVIDE A MEDICAL VACUUM, OXYGEN, COMPRESSED AIR AND NITROUS OXIDE PIPING SYSTEM IN FULL COMPLIANCE WITH NFPA 99, HEALTH CARE FACILITIES, SECTION 5.3, LEVEL THREE PIPED GAS AND VACUUM SYSTEMS. ALSO COMPLY WITH ANY LOCAL REQUIREMENTS. WORK SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND SHALL BE ACCOMPLISHED BY INDIVIDUALS QUALIFIED UNDER THE REQUIREMENTS OF ASSE 6010, MEDICAL GAS SYSTEMS INSTALLERS PROFESSIONAL QUALIFICATION STANDARDS. ALL RUNS OF BELOW SLAB TUBING SHALL BE KEPT TO A MINIMUM. THE BELOW SLAB TUBES SHALL BE INSTALLED IN ONE OR MORE CONTINUOUS CONDUITS THAT ARE OF SUFFICIENT SIZE TO PERMIT SUBSEQUENT INSTALLATION, REMOVAL, AND REPLACEMENT OF THE GAS AND/OR VACUUM LINES. TUBING WITHIN THE CONDUIT SHALL BE CONTINUOUS WITHOUT JOINTS. COMPLY WITH THE CODE REQUIRED LEVEL 3 PERFORMANCE CRITERIA AND TESTING. ALSO COMPLY WITH THE BENCO DENTAL EQUIPMENT DRAWINGS AND SPECIFICATIONS.

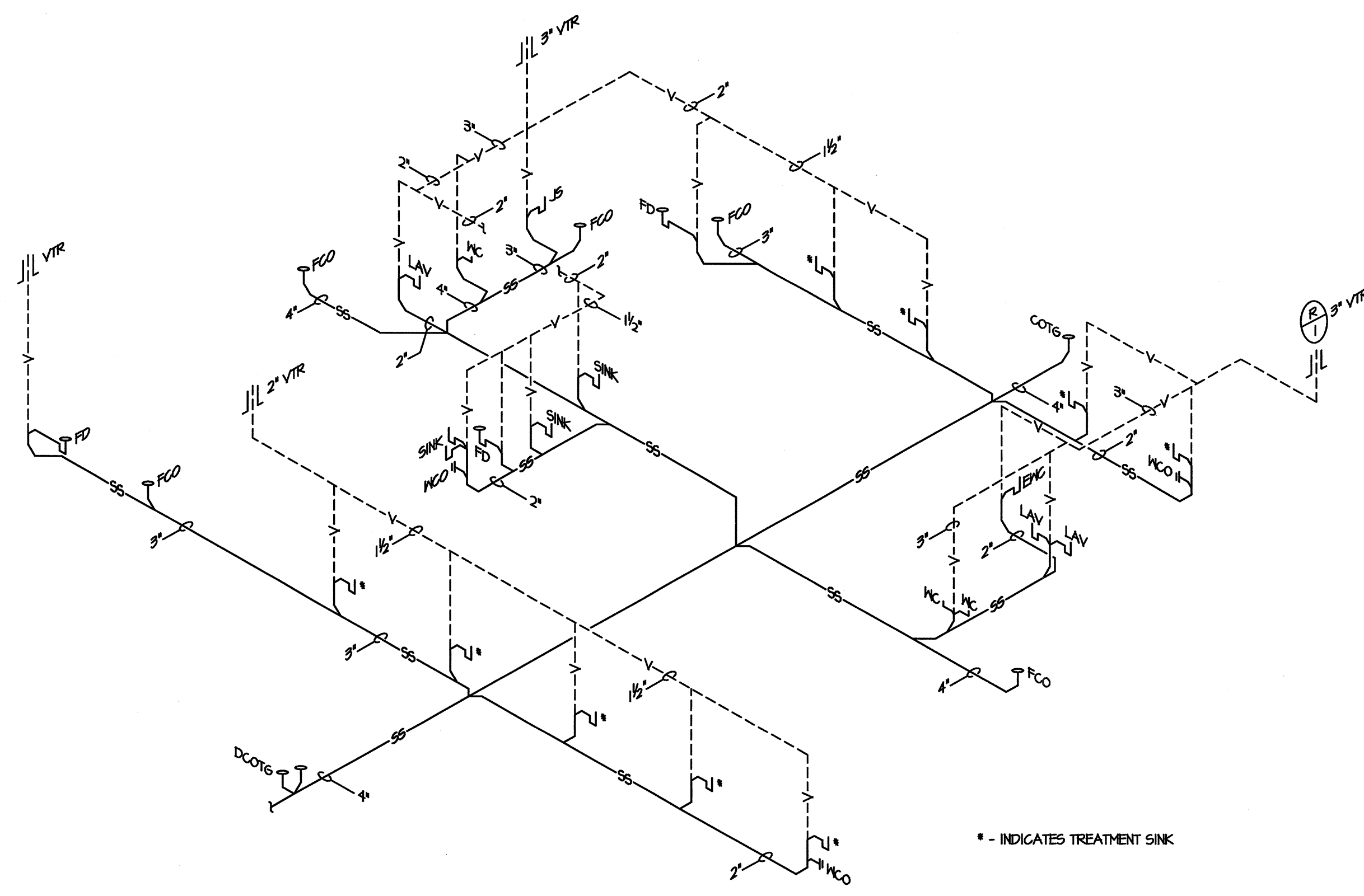


REVISIONS	DATE

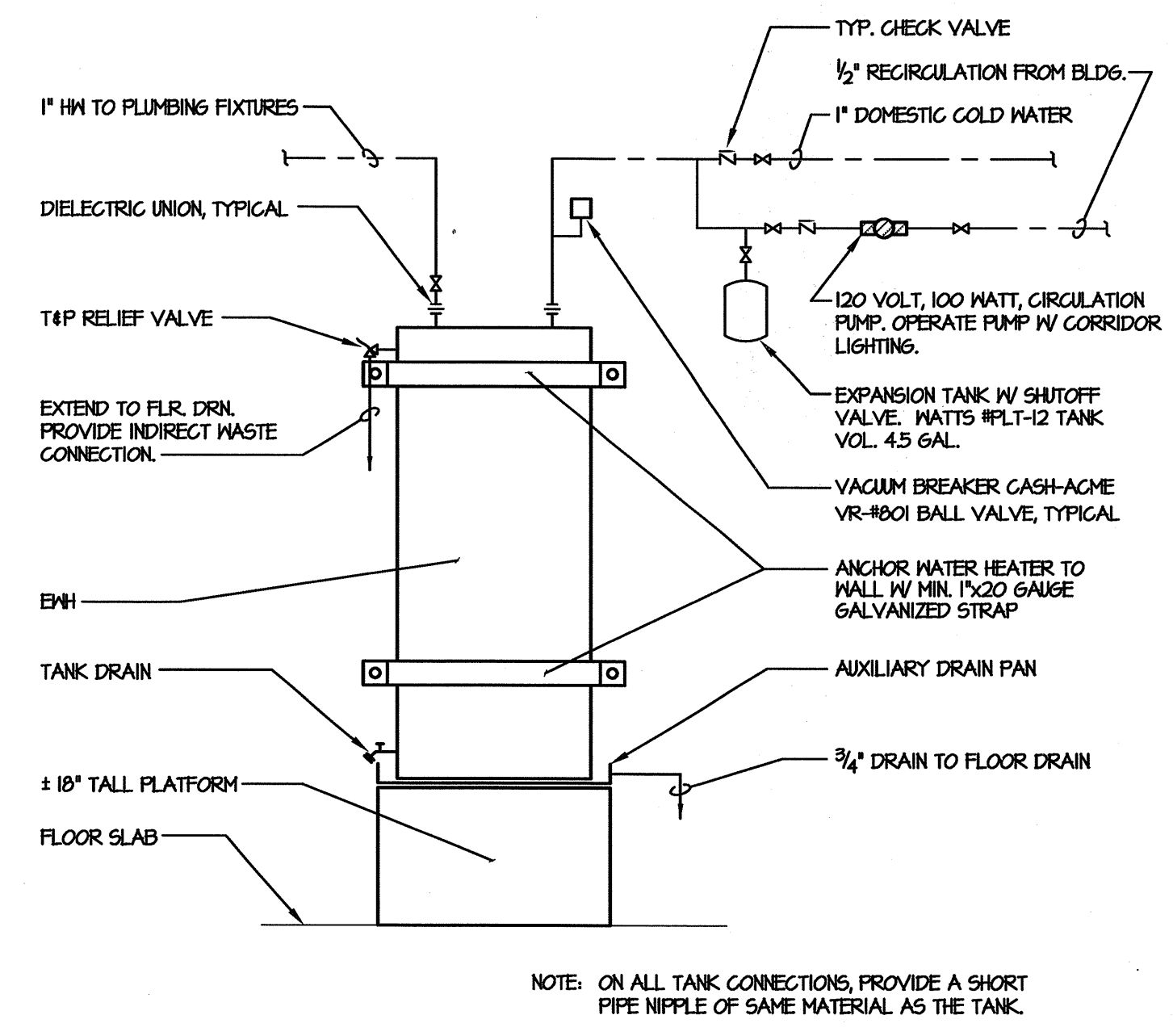
MEDICAL GAS & VACUUM PLAN



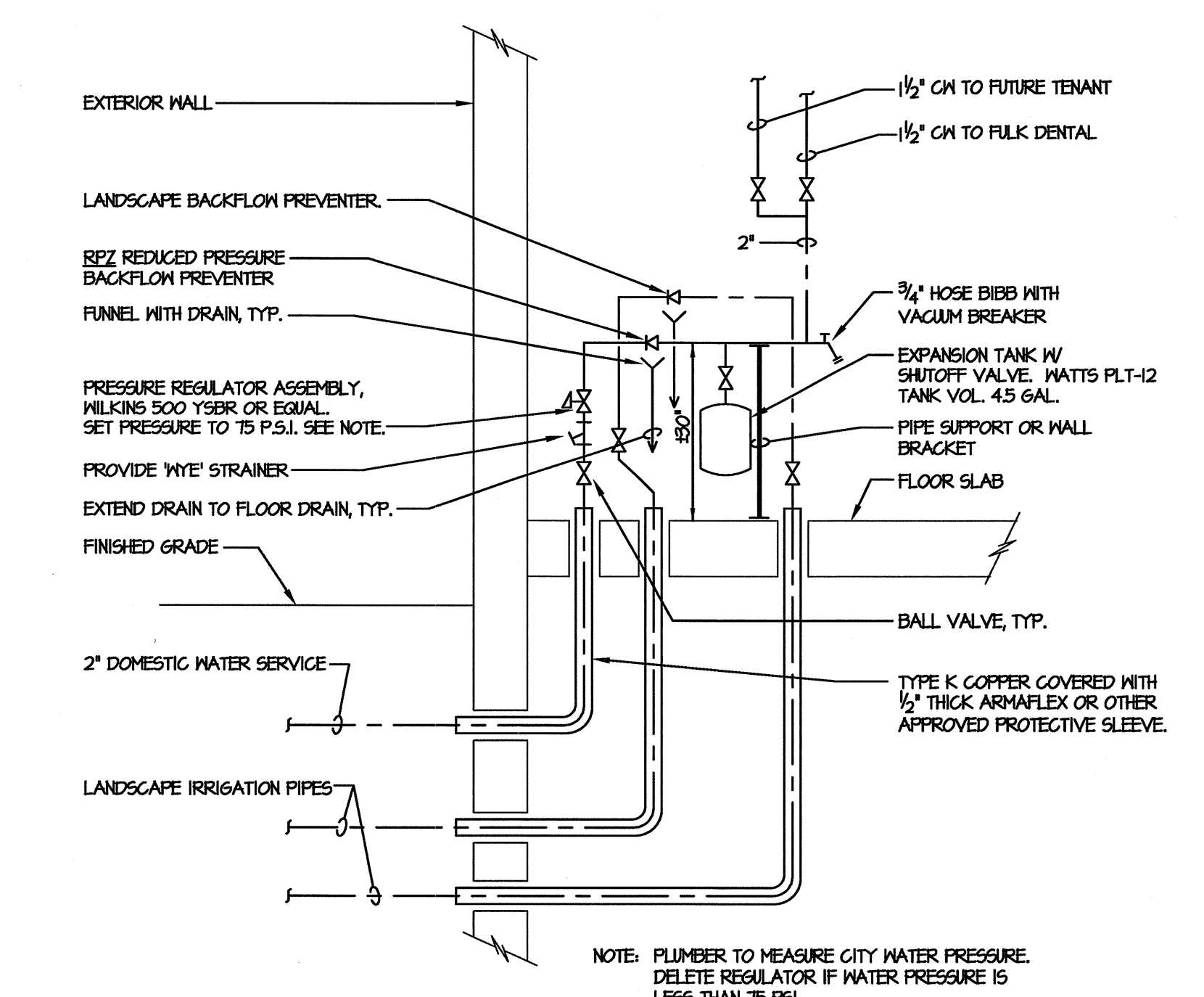
10-17-2016	1549
DATE	JOB NO.
P.1.3	4
SHEET	OF



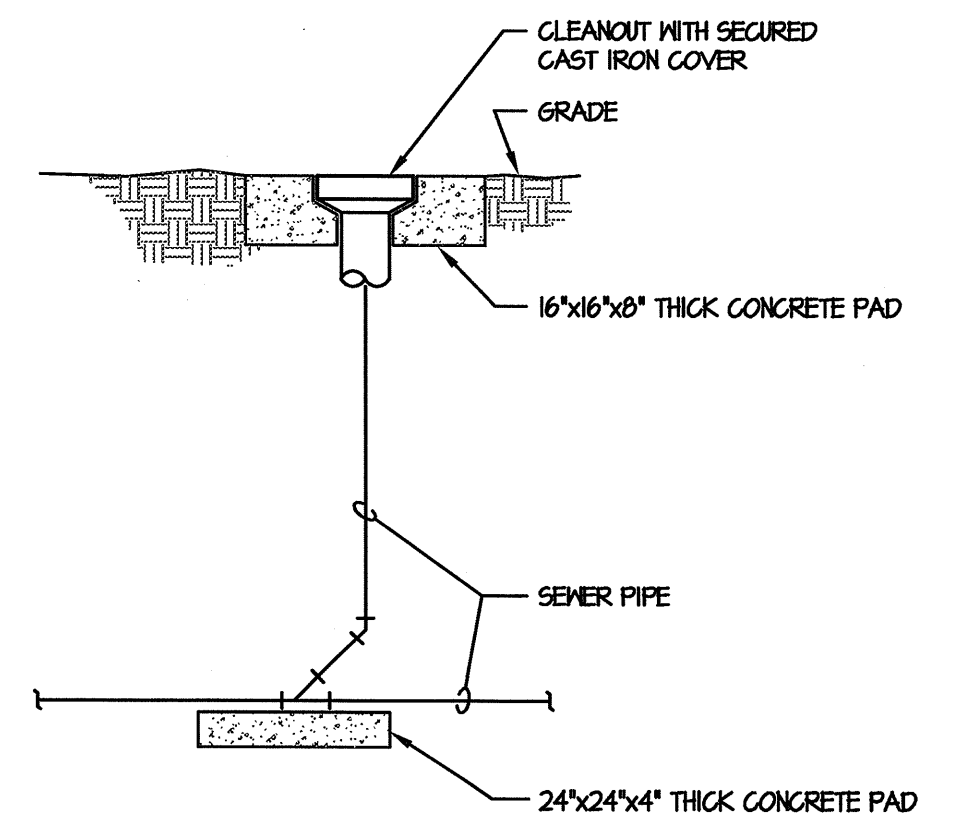
1 WASTE/VENT RISER
NO SCALE



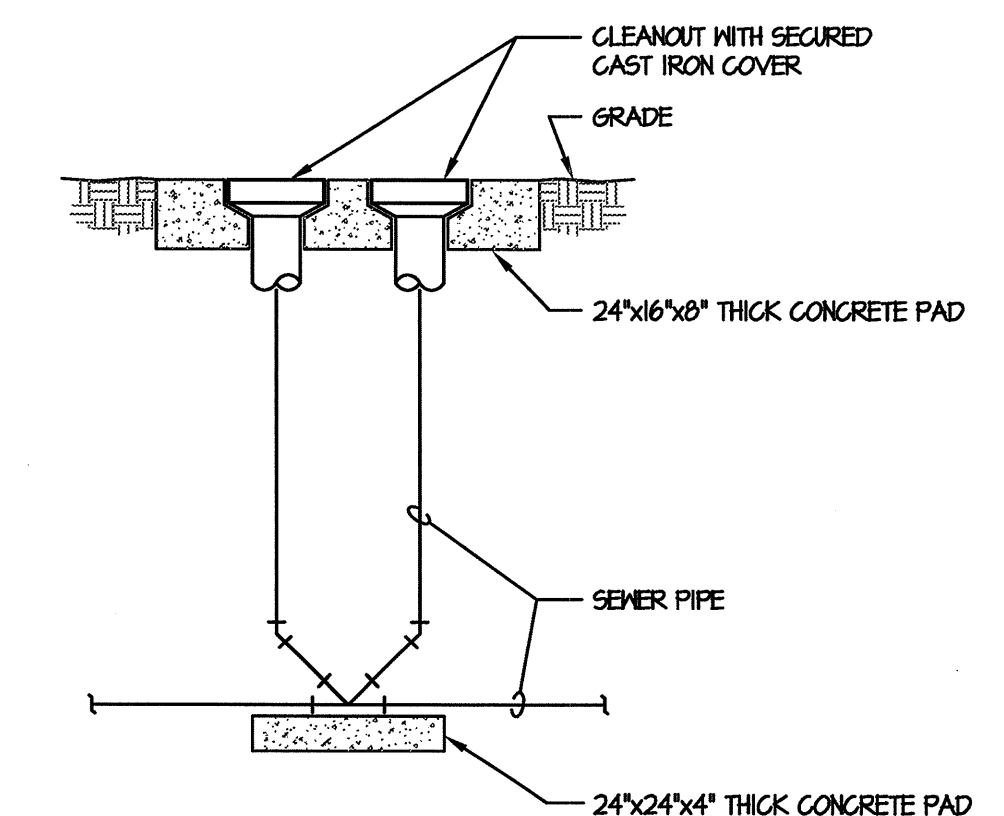
1 ELECTRIC WATER HEATER ON PLATFORM
NO SCALE



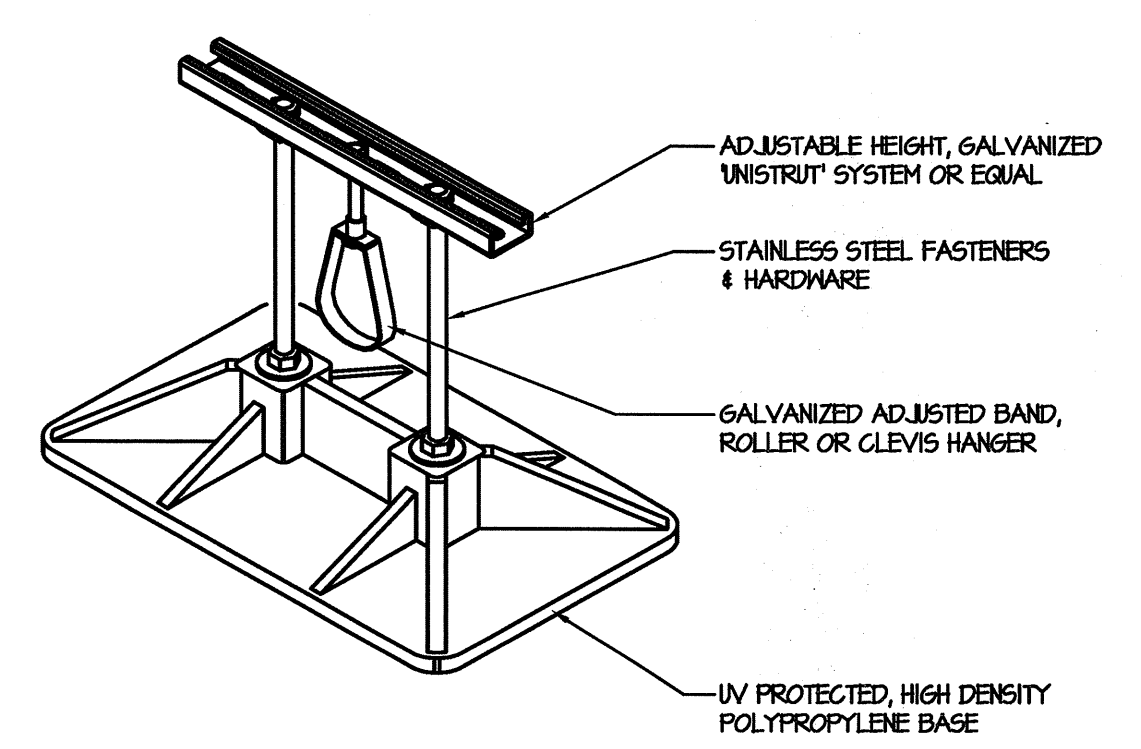
2 DOMESTIC WATER RISERS
NO SCALE



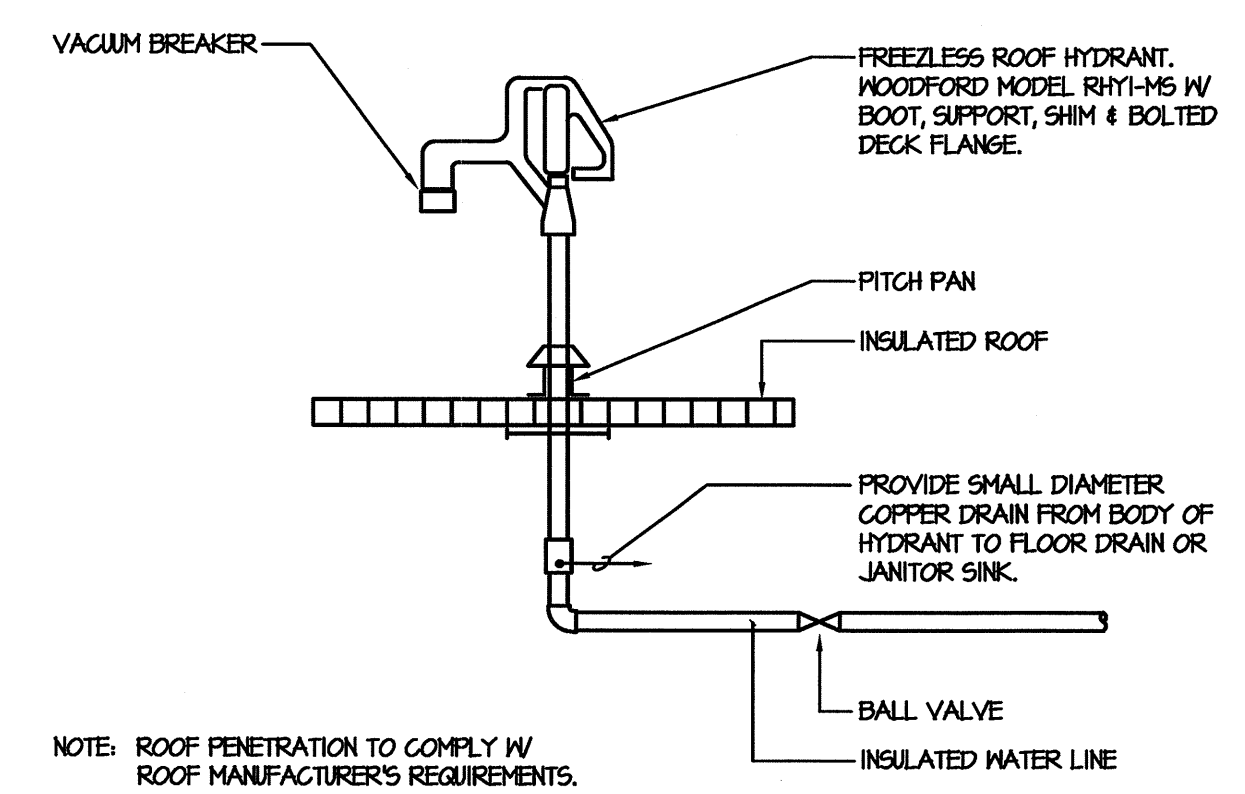
3 CLEANOUT TO GRADE
NO SCALE



4 DOUBLE CLEANOUT TO GRADE
NO SCALE



5 GAS OR CONDENSATE PIPE ROOF SUPPORT
NO SCALE



7 ROOF MOUNTED FREEZE PROOF YARD HYDRANT
NO SCALE

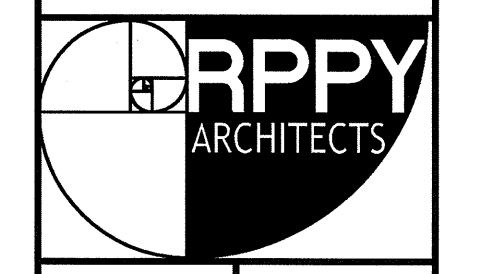
ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE • INTERIOR DESIGN
713 W. SECOND STREET • LITTLE ROCK, AR 72201-2887
601.572.6272 WWW.RPPYARCHITECTS.COM

Dental Clinic & Shell Building for
Dr. Clint Fulks
Highway 5 Bryant, Arkansas

CERTIFICATE OF AUTHORITY
MPE CONSULTING ENGINEERS Inc.
No. 558
ARKANSAS ENGINEER
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 5030
DOUGLAS F. BOWEN
10-17-16

REVISIONS	DATE

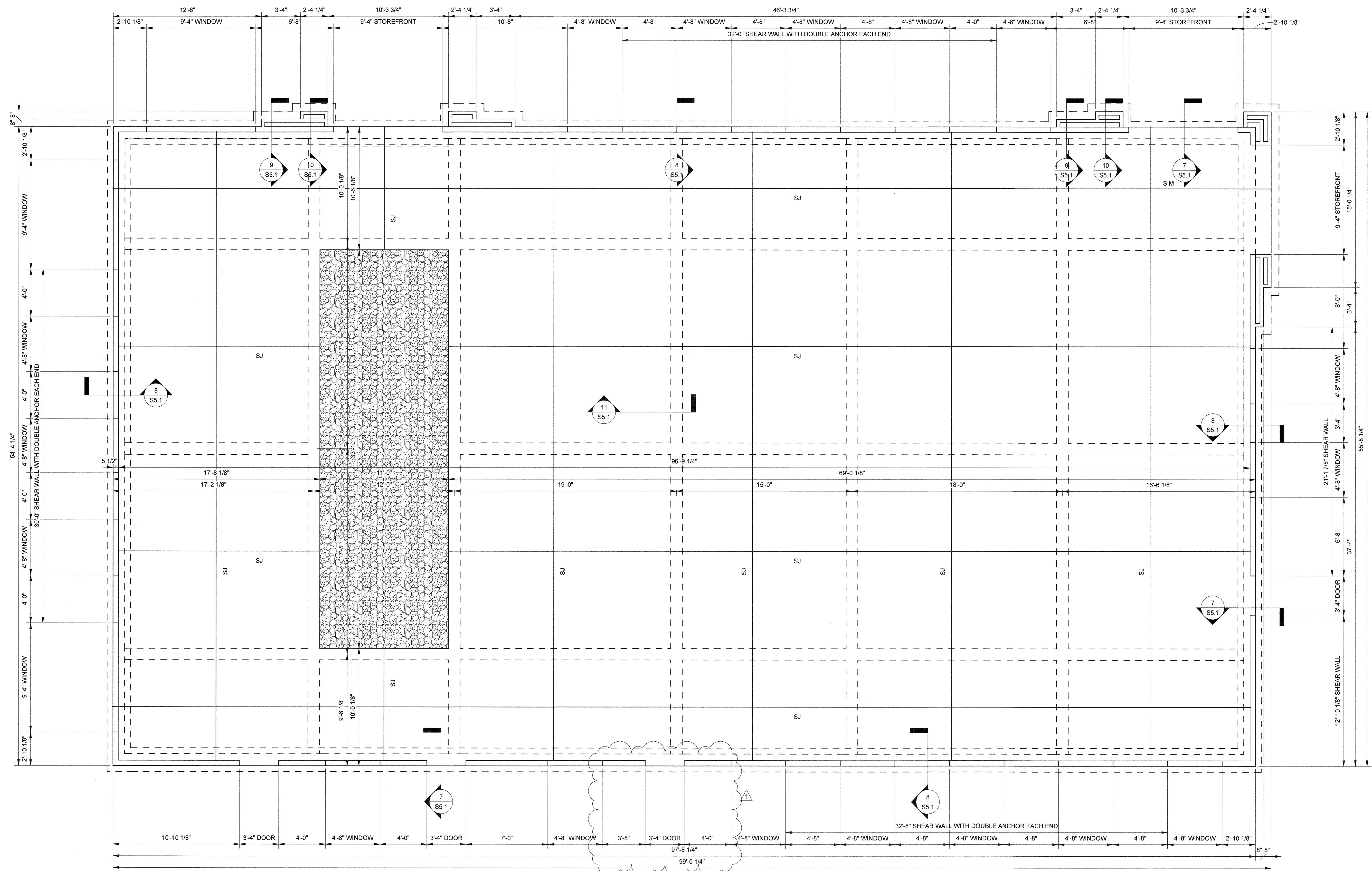
PLUMBING RISERS



10-12-2016	1549
DATE	JOB NO.
P2.1	4
SHEET	OF

MPE CONSULTING ENGINEERS, INCORPORATED
40 SHAKLEFORD PLAZA, SUITE 200, LITTLE ROCK, ARKANSAS 72211
(501) 221-8181, TELEPHONE (501) 221-8353, FAX

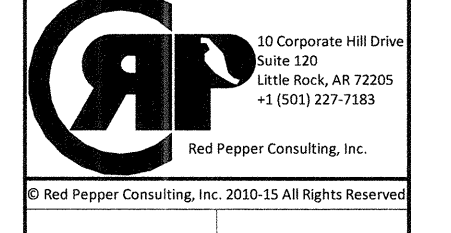
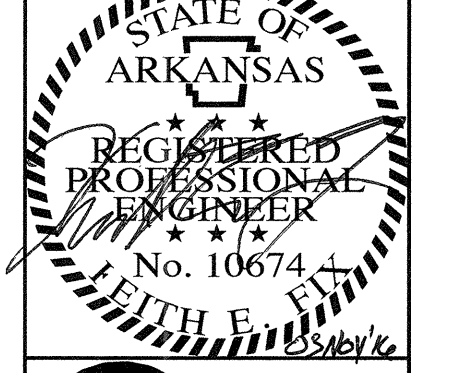
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1 FOUNDATION PLAN
S1.1 1/4" = 1'-0"

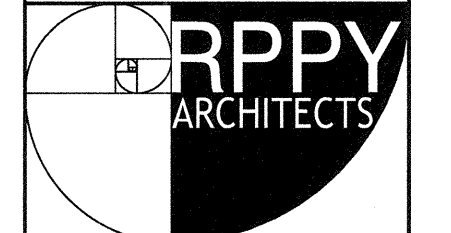
ROARK PERKINS PERRY
YELVINGTON ARCHITECTURE INTERIOR DESIGN
713 W. SECOND STREET LITTLE ROCK, AR 72201-2287
(501)372-2272 www.rpparchitects.com

Dental Clinic & Shell Building for
Dr. Clint Fulks
Highway 5 Bryant, Arkansas



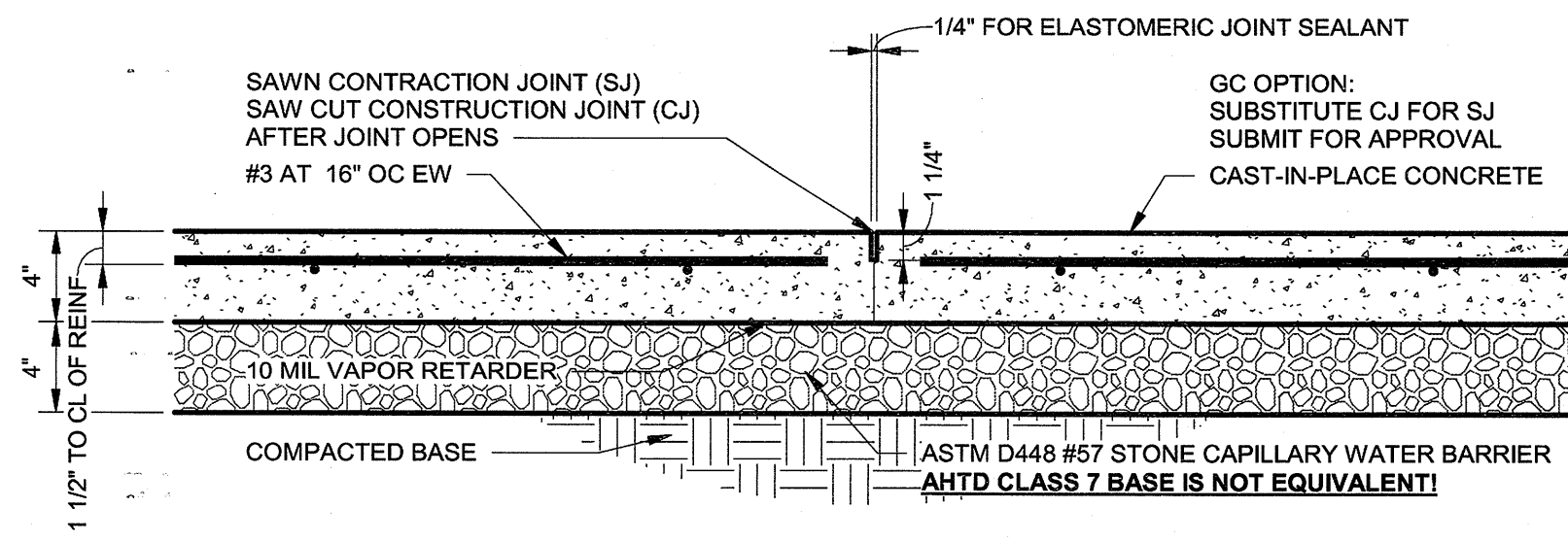
ADD 1	11 NOV '16
REVISION	DATE

FOUNDATION PLAN

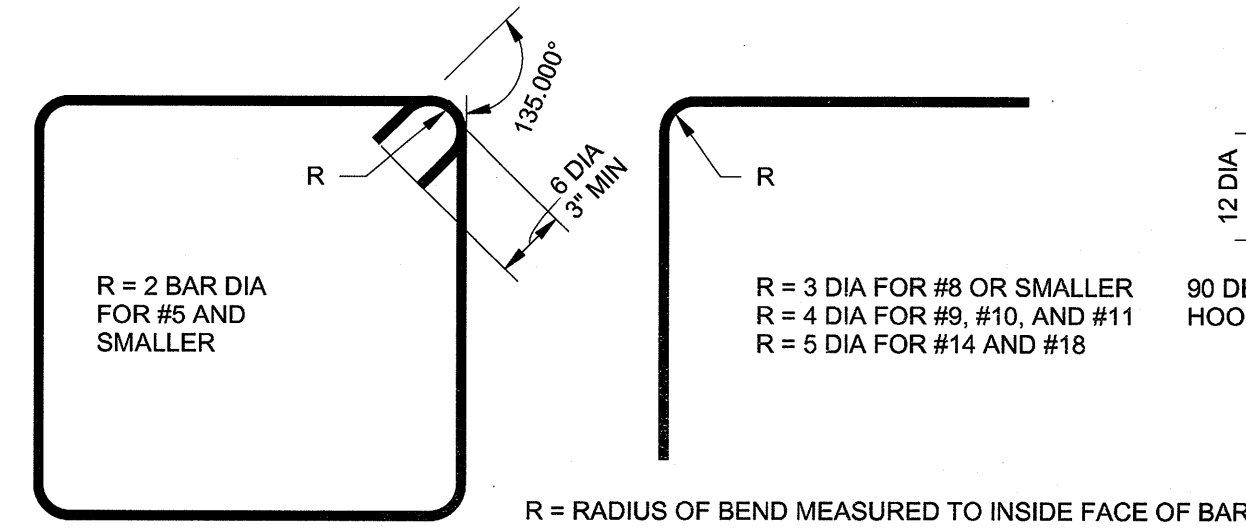


10-13-2016	1549
DATE	JOB NO.
S1.1	7
SHEET	OF

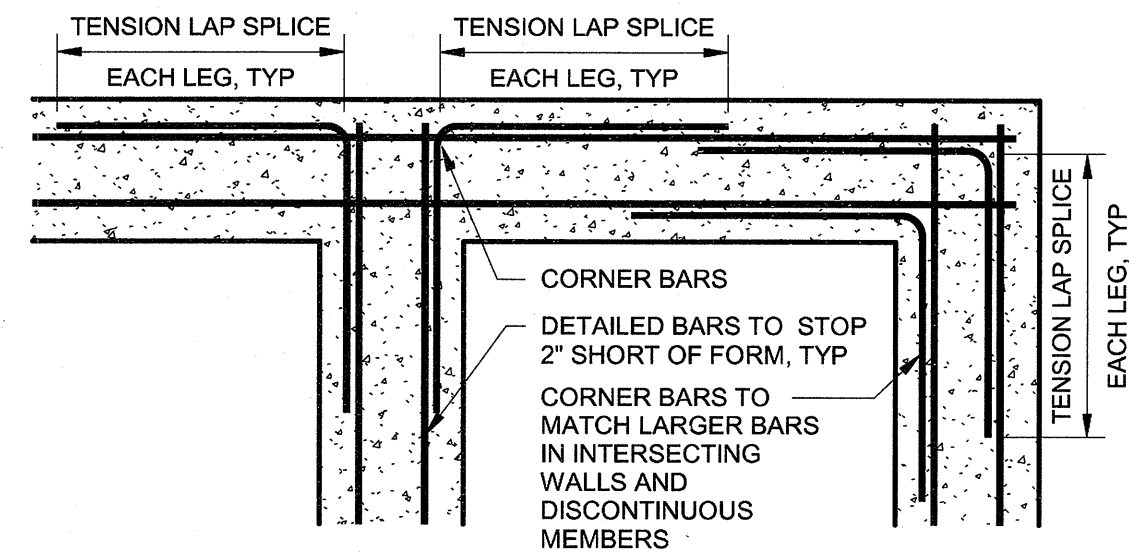
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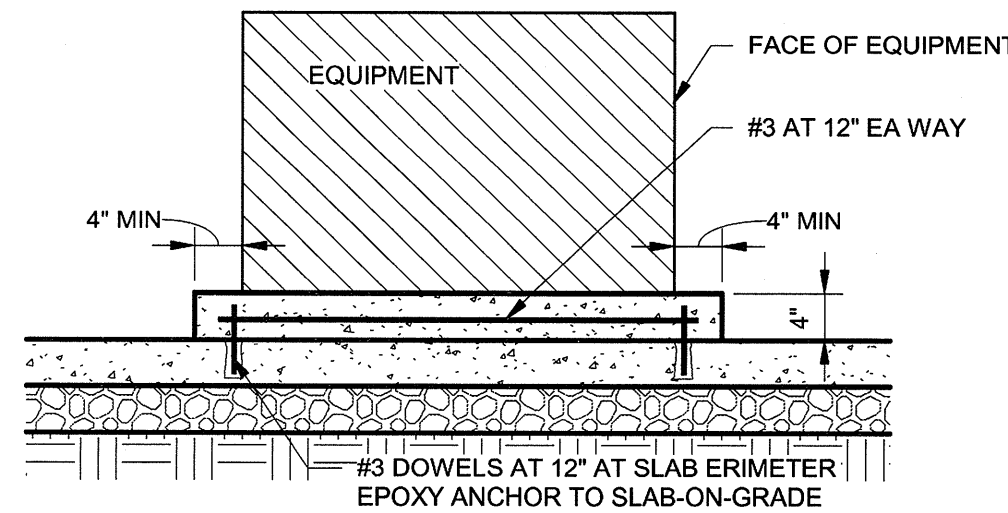
1 SLAB-ON-GRADE, 4"
S5.1 1 1/2" = 1'-0"



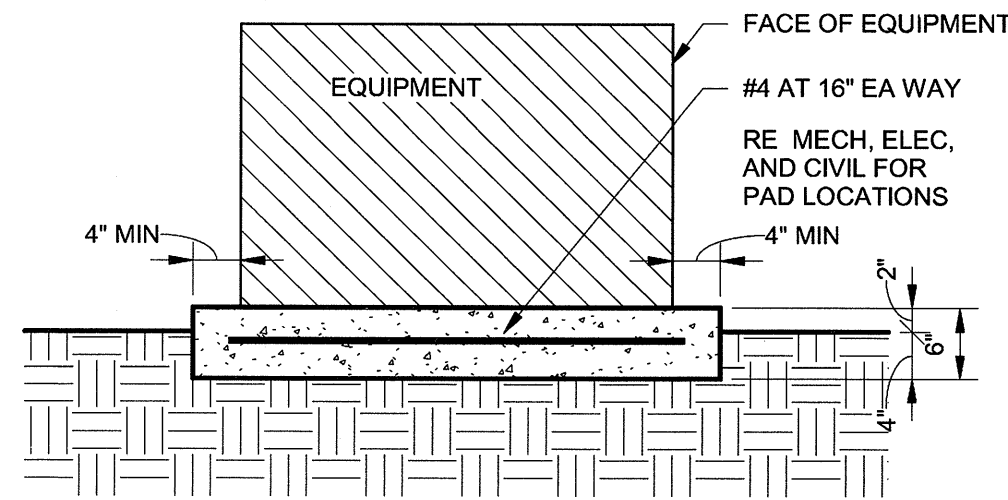
2 TYP BAR BENDING DETAIL
S5.1 3/4" = 1'-0"



3 TYP WALL CORNER REINFORCING
S5.1 3/4" = 1'-0"



4 TYP HOUSEKEEPING PAD
S5.1 3/4" = 1'-0"

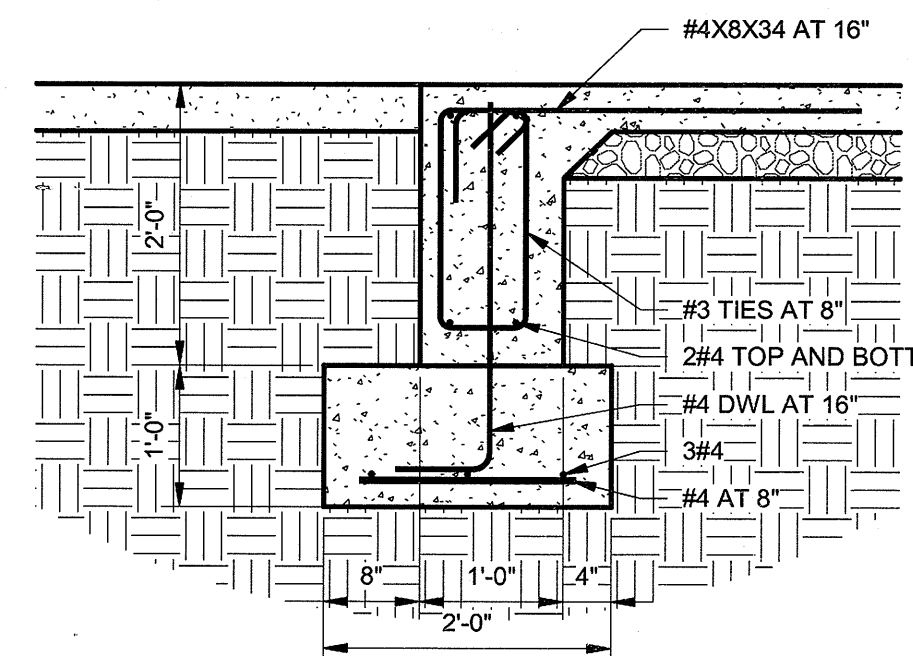


6 TYP EXT EQUIP PAD
S5.1 3/4" = 1'-0"

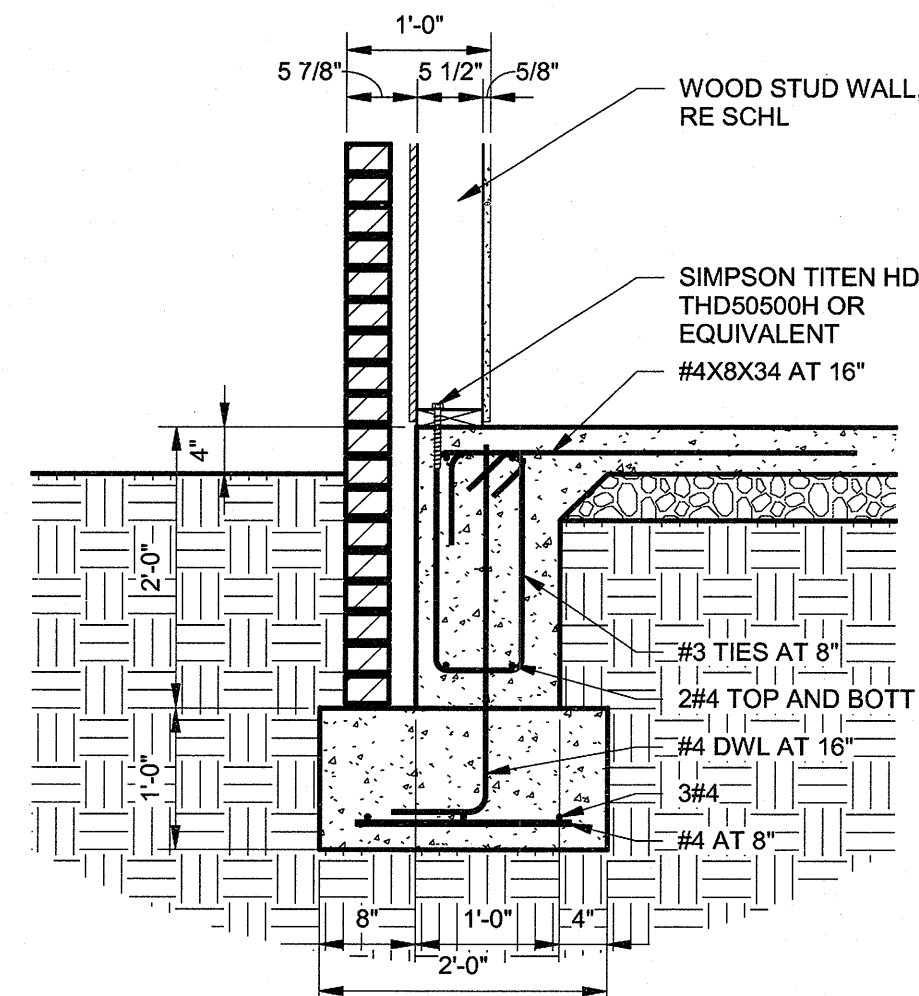
Bar Size	Concrete Compressive Strength f _c = 2500 psi		Concrete Compressive Strength f _c = 3600 psi		Concrete Compressive Strength f _c = 5625 psi	
	Development Length	Splice Length	Development Length	Splice Length	Development Length	Splice Length
Position	Bottom Bar	Top Bar	Bottom Bar	Top Bar	Bottom Bar	Top Bar
#3	18"	24"	31"	15"	20"	25"
#4	24"	31"	41"	20"	26"	34"
#5	30"	39"	51"	25"	33"	42"
#6	36"	47"	61"	30"	39"	51"
#7	53"	68"	89"	44"	57"	74"
#8	60"	78"	101"	50"	65"	85"
#9	68"	88"	114"	56"	73"	95"
#10	76"	99"	129"	64"	83"	107"
#11	85"	110"	143"	71"	92"	119"
#14	102"	132"	Not Permitted	85"	110"	68"
#18	135"	176"	Not Permitted	113"	147"	90"

Development and Lap Splice Table Notes:
 1. Furnish and install deformed bar reinforcing according to tabulated development lengths and splice lengths.
 2. Furnish and install deformed bar reinforcing according to lengths tabulated for "Top Bars" wherever placing more than 12" fresh concrete beneath the rebar placed horizontally, otherwise furnish and install deformed bar reinforcing according to lengths tabulated for "Bottom Bars".
 3. Furnish and install deformed bar reinforcing to lengths tabulated for concrete compressive strength, f_c = 2,500 psi, except compressive strength, f_c, more than 3,600 psi and 5,625 psi, contractor may furnish and install according to shorter tabulated lengths for greater compressive strength.
 4. Furnish and install deformed bar reinforcing placed in lightweight concrete according to tabulated lengths multiplied by four-thirds (4/3).

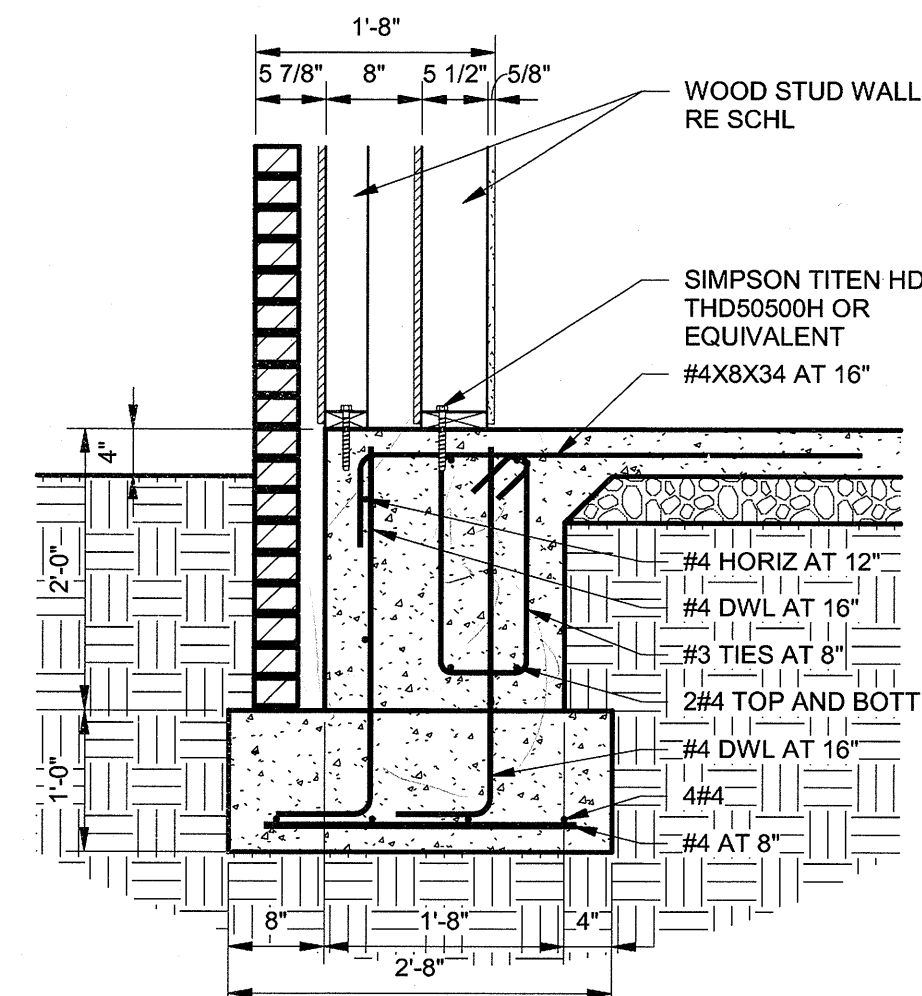
5 LAP SPLICE SCHEDULE
S5.1 3/4" = 1'-0"



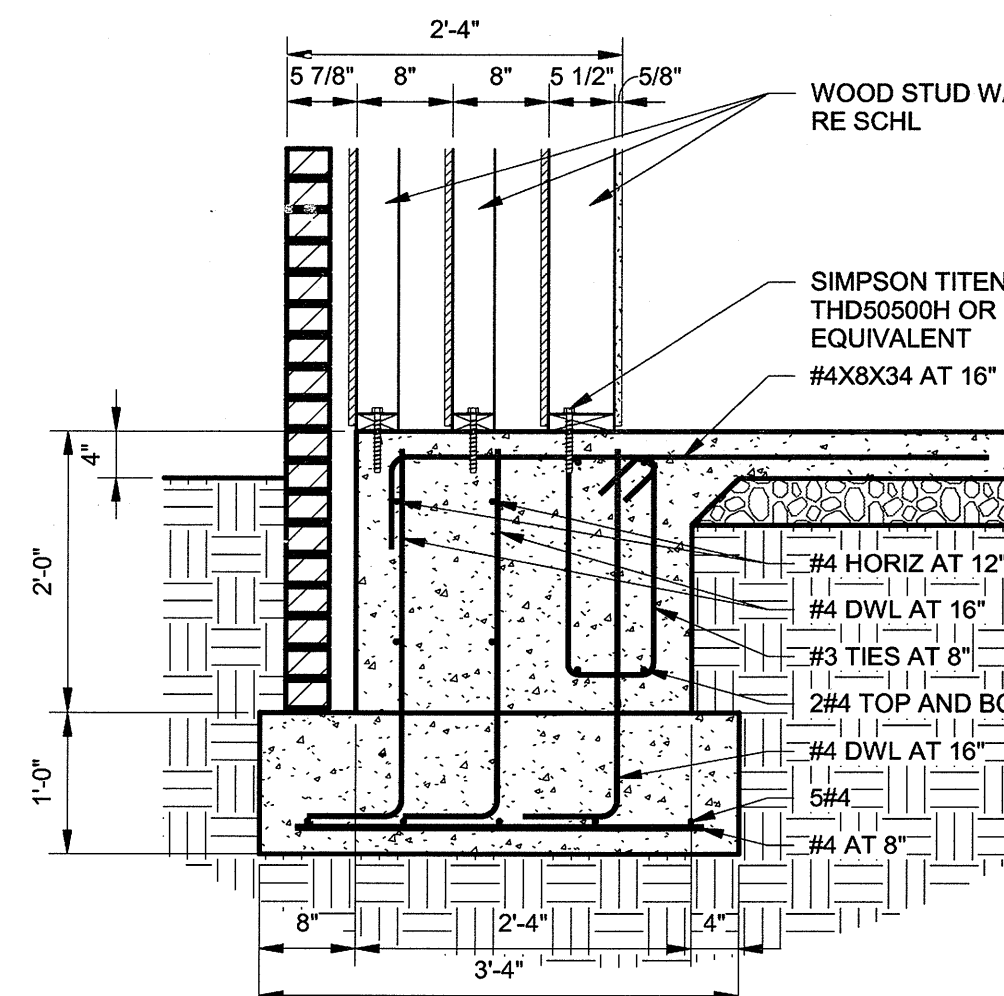
7 WALL FOUNDATION AT DOOR
S5.1 3/4" = 1'-0"



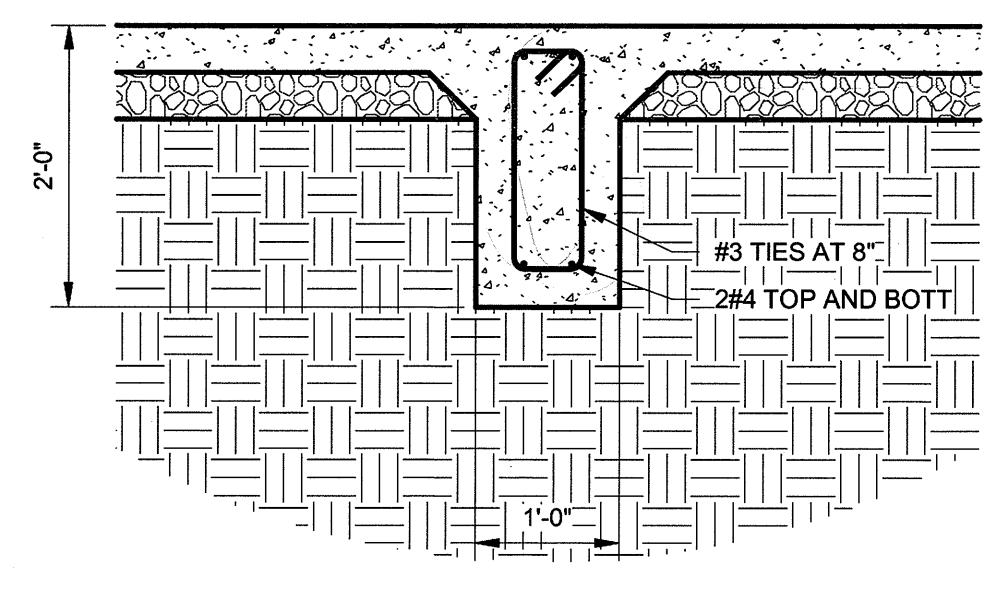
8 WALL FOUNDATION, TYP
S5.1 3/4" = 1'-0"



9 WALL FOUNDATION AT 8" WALL OFFSET
S5.1 3/4" = 1'-0"



10 WALL FOUNDATION AT 16" WALL OFFSET
S5.1 3/4" = 1'-0"



11 INTERIOR GRADE BEAM
S5.1 3/4" = 1'-0"

ROARK PERKINS PERRY YELVINGTON ARCHITECTURE INTERIOR DESIGN
713 W. SECOND STREET LITTLE ROCK, AR 72201-2287
(501) 572-0272

Dental Clinic & Shell Building for
Dr. Clint Fuks
Highway 5 Bryant, Arkansas

CERTIFICATE OF AUTHORIZATION
RED PEPPER CONSULTING, INC.
No. 2058
ARKANSAS
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10674
LEITH E. FULTON

Red Pepper Consulting, Inc.
10 Corporate Hill Drive
Suite 120
Little Rock, AR 72205
+1 (501) 227-7183

REVISION DATE

FOUNDATION DETAILS

RPY ARCHITECTS

10-13-2016 1549

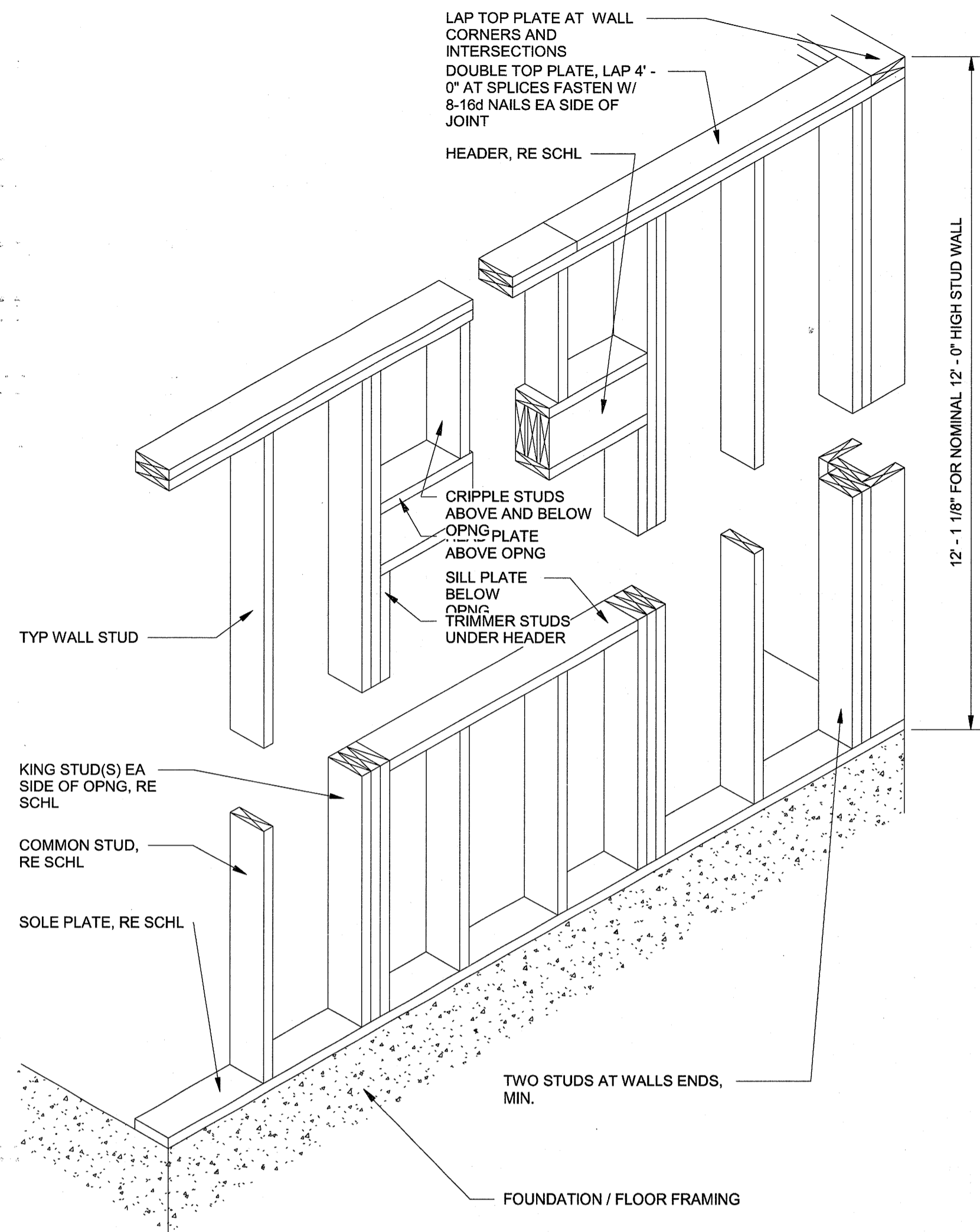
DATE JOB NO.

S5.1 7

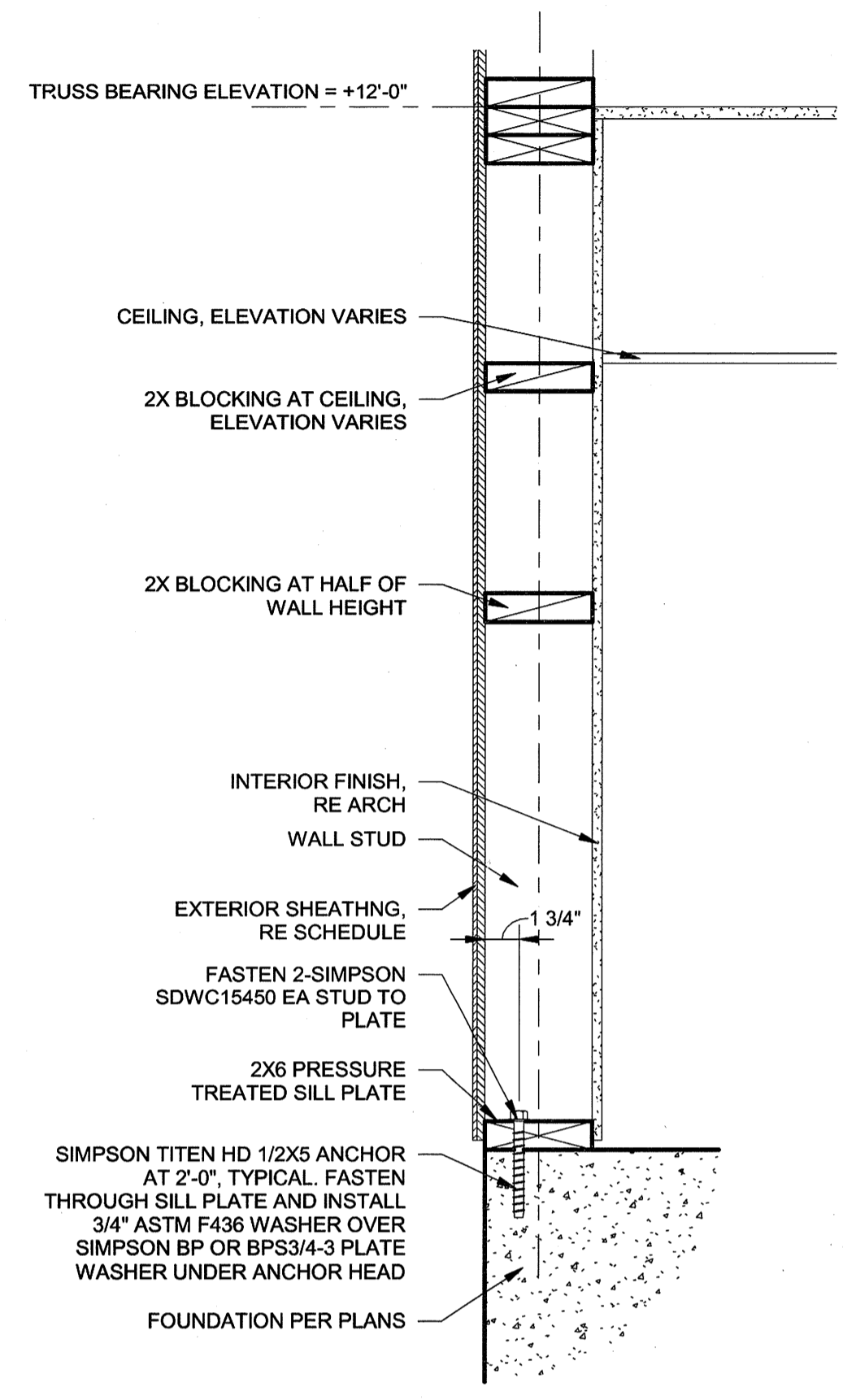
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10/13/2016 12:54:35 PM



WOOD STUD WALL SCHEDULE					
LOCATION	DESCRIPTION	MATERIALS			REMARKS
		STUDS	HEADER UNO	SHEATHING	
TRUSS BEARING WALLS	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 12" O.C. TYP., AT 12" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 6" OC AT PANEL EDGES, AT 12" IN FIELD.	ADDITIONAL STUDDING REQ'D AT STOREFRONT OPENINGS; LVL HEADERS WHERE NOTED.
EXTERIOR END WALLS	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 24" O.C. TYP., AT 12" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 6" OC AT PANEL EDGES, AT 12" IN FIELD.	ADDITIONAL STUDDING REQ'D AT STOREFRONT OPENINGS; LVL HEADERS WHERE NOTED.
BEARING WALL SHEAR WALLS	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 12" O.C. TYP., AT 12" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 4" OC AT PANEL EDGES, AT 12" IN FIELD.	BLOCK ALL SHEAR WALLS AT PANEL EDGES
END WALL SHEAR WALLS	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 24" O.C. TYP., AT 24" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 6" OC AT PANEL EDGES, AT 12" IN FIELD.	BLOCK ALL SHEAR WALLS AT PANEL EDGES
PARAPET WALLS < 4'-0" TALL	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 24" O.C. TYP., AT 24" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 6" OC AT PANEL EDGES, AT 12" IN FIELD.	
PARAPET WALLS > 4'-0" TALL	6" STUD WALL	NO. 2 GRADE SPRUCE-PINE-FIR (SOUTH) NOMINAL 2X6 AT 24" O.C. TYP., AT 24" ABOVE AND BELOW OPNG.	BUILT-UP HEADER: 3-2X8 W/ 1/2 PLYWOOD SPACERS AND 2X6 TOP AND BOT; ONE TRIMMER STUD EA END	5/8" TECO RATED STRUCTURAL I FASTEN EDGES TO FRAMING W/ 10d COMMON NAILS AT 6" OC AT PANEL EDGES, AT 12" IN FIELD.	
INTERIOR BEARING WALL	4" METAL STUD WALL	RE METAL STUD WALL SCHEDULE	RE METAL STUD WALL SCHEDULE	RE METAL STUD WALL SCHEDULE	
INTERIOR SHEAR WALL	4" METAL STUD WALL	RE METAL STUD WALL SCHEDULE	RE METAL STUD WALL SCHEDULE	RE METAL STUD WALL SCHEDULE	
INTERIOR NON-BEARING WALL	METAL STUD WALL	RE ARCH	RE ARCH	RE ARCH	

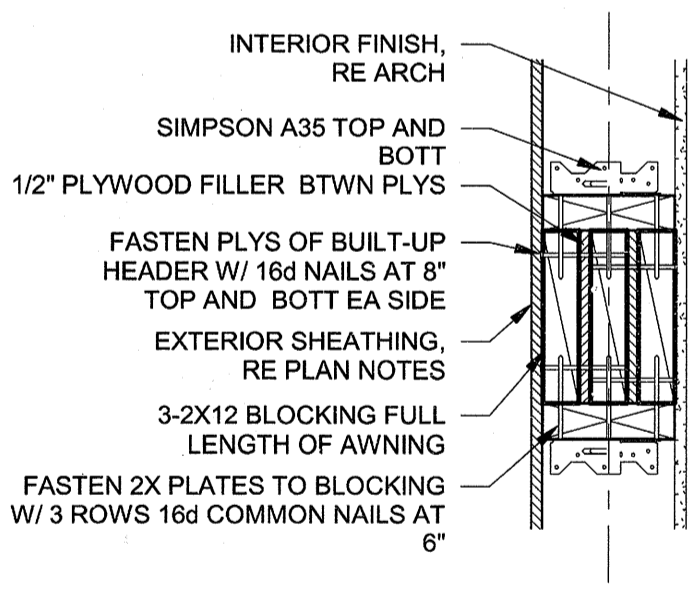


1 WOOD WALL SCHEDULE
S6.1 3/4" = 1'-0"

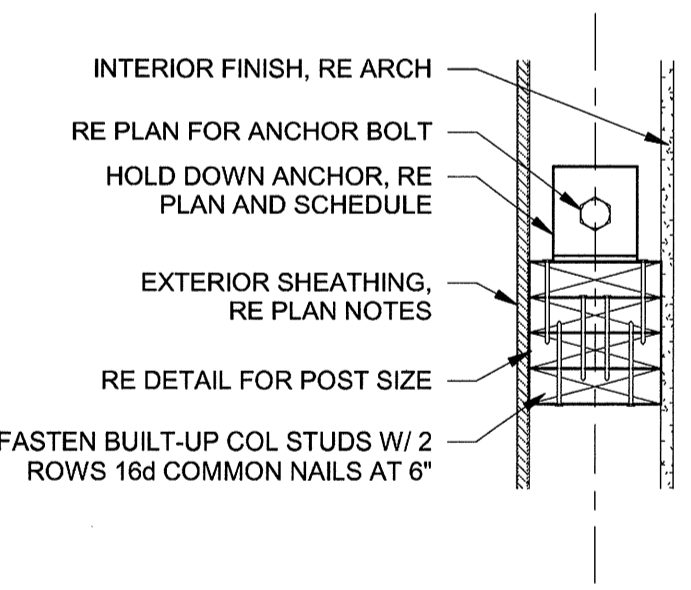
2 TYPICAL WALL BLOCKING
S6.1 1 1/2" = 1'-0"

CONNECTION	LOCATION	NAILING
1. JOIST TO SILL OR GIRDER	TOENAIL	3-8d
2. BRIDGING TO JOIST	TOENAIL EACH END	2-8d
3. 1" X 6" SUBFLOOR OR LESS TO JOIST	FACE NAIL	2-8d
4. WIDER THAN 1" X 6" SUBFLOOR TOP JOIST	FACE NAIL	3-8d
5. 2" SUBFLOOR TO GIRDER	BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING	TYPICAL FACE NAIL	1-16d AT 16"
	BRACED WALL PANELS	3-16d AT 16"
7. TOP PLATE TO STUD	END NAIL	2-16d
8. STUD TO SOLE PLATE	TOENAIL	4-8d
9. DOUBLE STUDS	END NAIL	2-16d
10. DOUBLE TOP PLATES	FACE NAIL	1-16d AT 24"
	TYPICAL FACE NAIL	1-16d AT 16"
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	LAP SPLICE	8-16d
12. RIM JOIST TO TOP PLATE	TOENAIL	3-8d
13. TOP PLATES, LAP AND INTERSECTION	TOENAIL	1-8d AT 6"
14. CONTINUOUS HEADER, TWO PIECES	FACE NAIL	2-16d
15. CEILING JOISTS TO PLATE	ALONG EDGE	1-16d AT 16"
16. CONTINUOUS HEADER TO STUD	TOENAIL	3-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS	TOENAIL	4-8d
18. CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL	3-16d, MINIMUM
19. RAFTER TO PLATE	FACE NAIL	3-16d, MINIMUM
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	TOENAIL	3-8d
21. 1" X 8" SHEATHING OR LESS TO EACH BEARING	FACE NAIL	2-8d
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	FACE NAIL	1-16d AT 24"
24. BUILT-UP GIRDER AND BEAMS	FACE NAIL, TOP AND BOT, STAGGERED	1-20d AT 32"
	FACE NAIL, ENDS AND SPLICE AT BEARING	2-20d
25. 2" PLANKS	FACE NAIL	1-16d
26. COLLAR TIE TO RAFTER	FACE NAIL	3-10d
27. JACK RAFTER TO HIP	TOENAIL	3-10d
	FACE NAIL	2-16d
28. ROOF RAFTER TO 2X RIDGE BEAM	TOENAIL	2-16d
	FACE NAIL	3-16d
29. JOIST TO BAND JOIST	FACE NAIL	3-16d
30. LEDGER STRIP	FACE NAIL	3-16d
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF, AND WALL SHEATHING TO FRAMING	1/2" OR LESS	6d
	19/32" TO 3/4"	8d or 6d
	7/8" TO 1"	8d
	1 1/8" TO 1 1/4"	10d or 8d
	3/4" OR LESS	6d
	7/8" TO 1"	8d
	1 1/8" TO 1 1/4"	10d or 8d
	1/2" OR LESS	6d
32. PANEL SIDING TO FRAMING	5/8"	8d
	1/2"	6d
33. FIBERBOARD SHEATHING	25/32"	8d
	1/4"	4d
34. INTERIOR PANELING	3/8"	6d

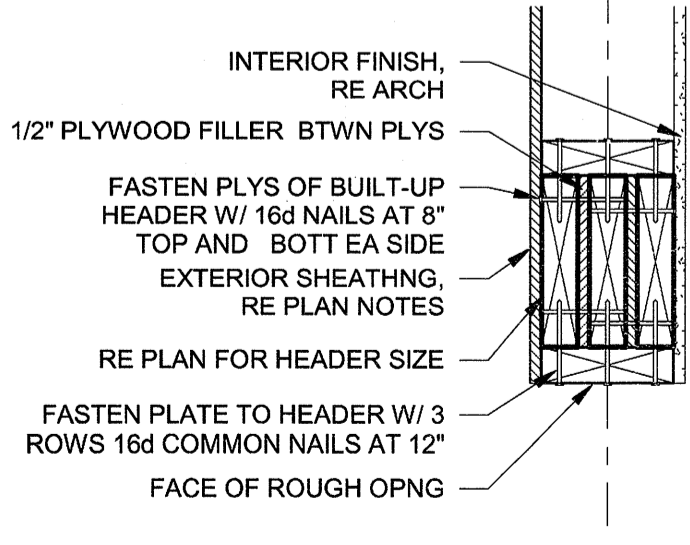
3 NAILING SCHEDULE - CODE MINIMUM
S6.1 1/2" = 1'-0"



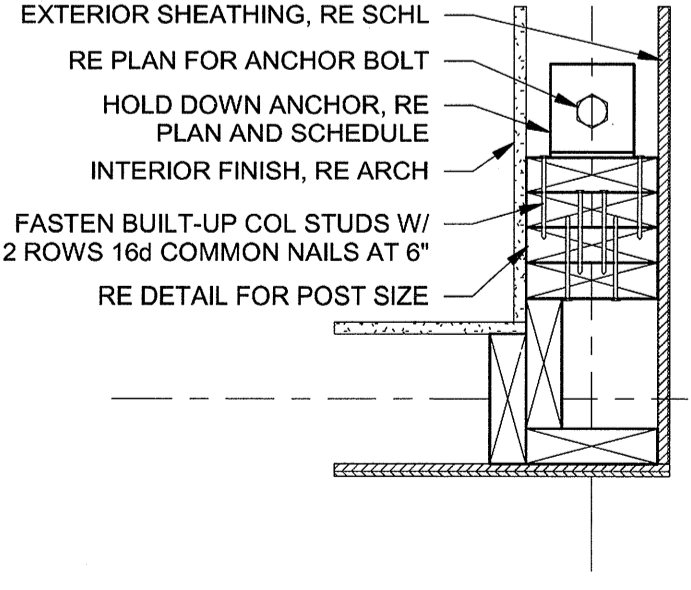
4 AWNING BLOCKING
S6.1 1 1/2" = 1'-0"



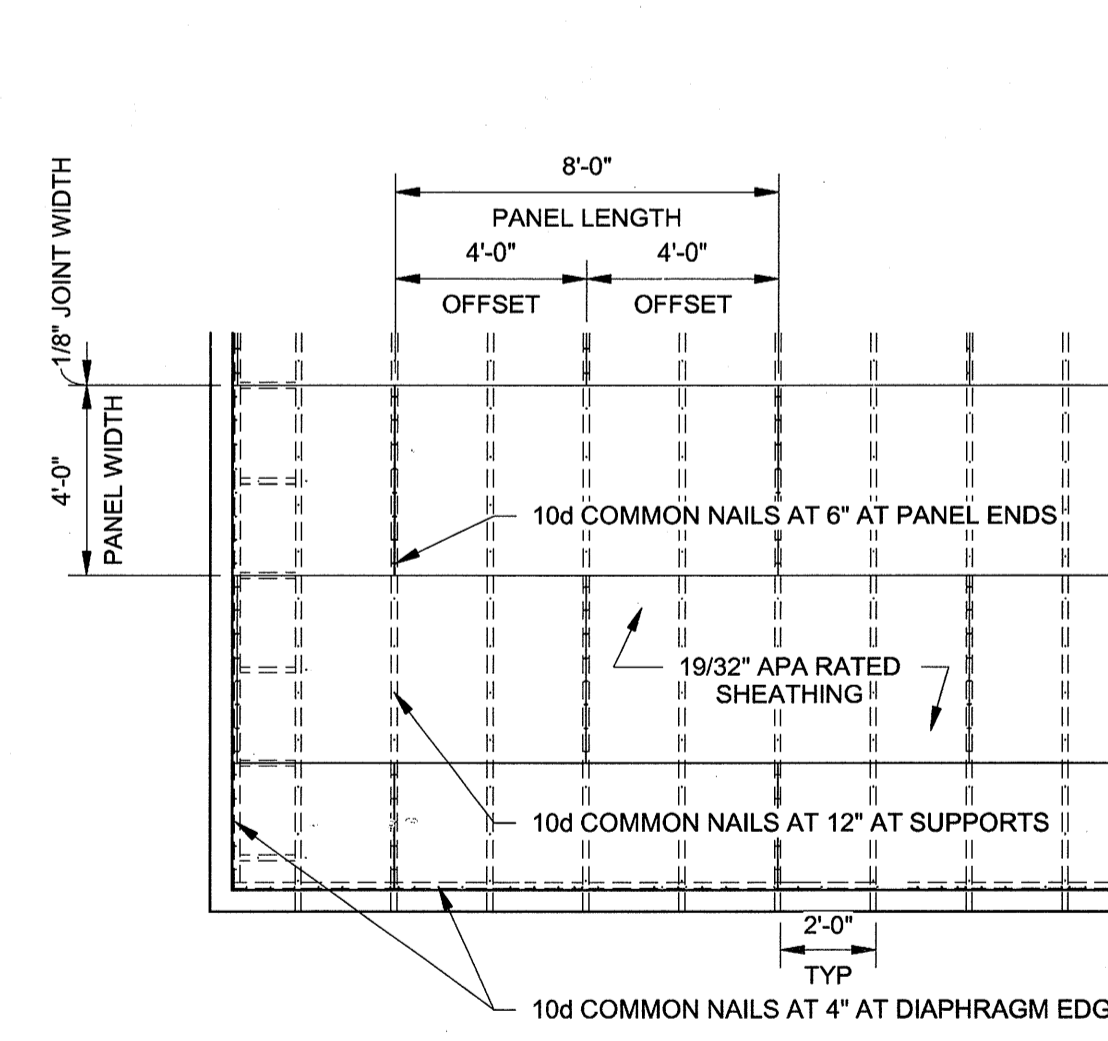
6 HOLD DOWN AT SHEAR WALL
S6.1 1 1/2" = 1'-0"



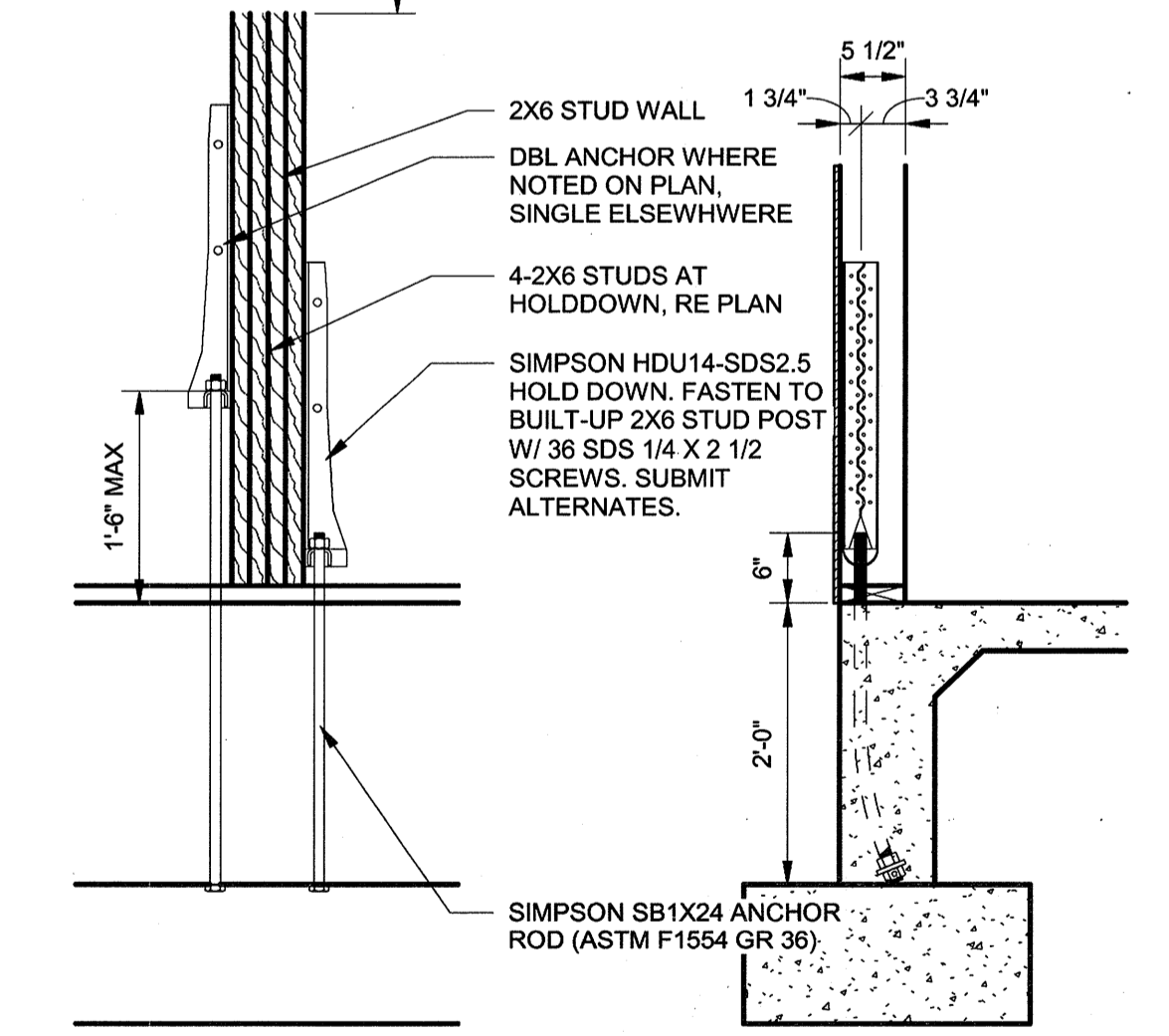
5 TYPICAL HEADER
S6.1 1 1/2" = 1'-0"



7 HOLD DOWN AT CORNER
S6.1 1 1/2" = 1'-0"



8 ROOF SHEATHING
S6.1 1/4" = 1'-0"



9 HOLD-DOWN ANCHOR
S6.1 3/4" = 1'-0"

ROARK PERKINS PERRY YELVINGTON ARCHITECTURE INTERIOR DESIGN
713 W. SECOND STREET LITTLE ROCK, AR 72201-2527
(501) 572-0272

Dental Clinic & Shell Building for Dr. Clint Fulks
Highway 5 Bryant, Arkansas

CERTIFICATE OF AUTHORIZATION
RED PEPPER CONSULTING INC.
No. 2058
ARKANSAS
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10674
LEITH E. PEPPER

Red Pepper Consulting, Inc.
10 Corporate Hill Drive
Suite 220
Little Rock, AR 72205
+1 (501) 227-7339

REVISION	DATE

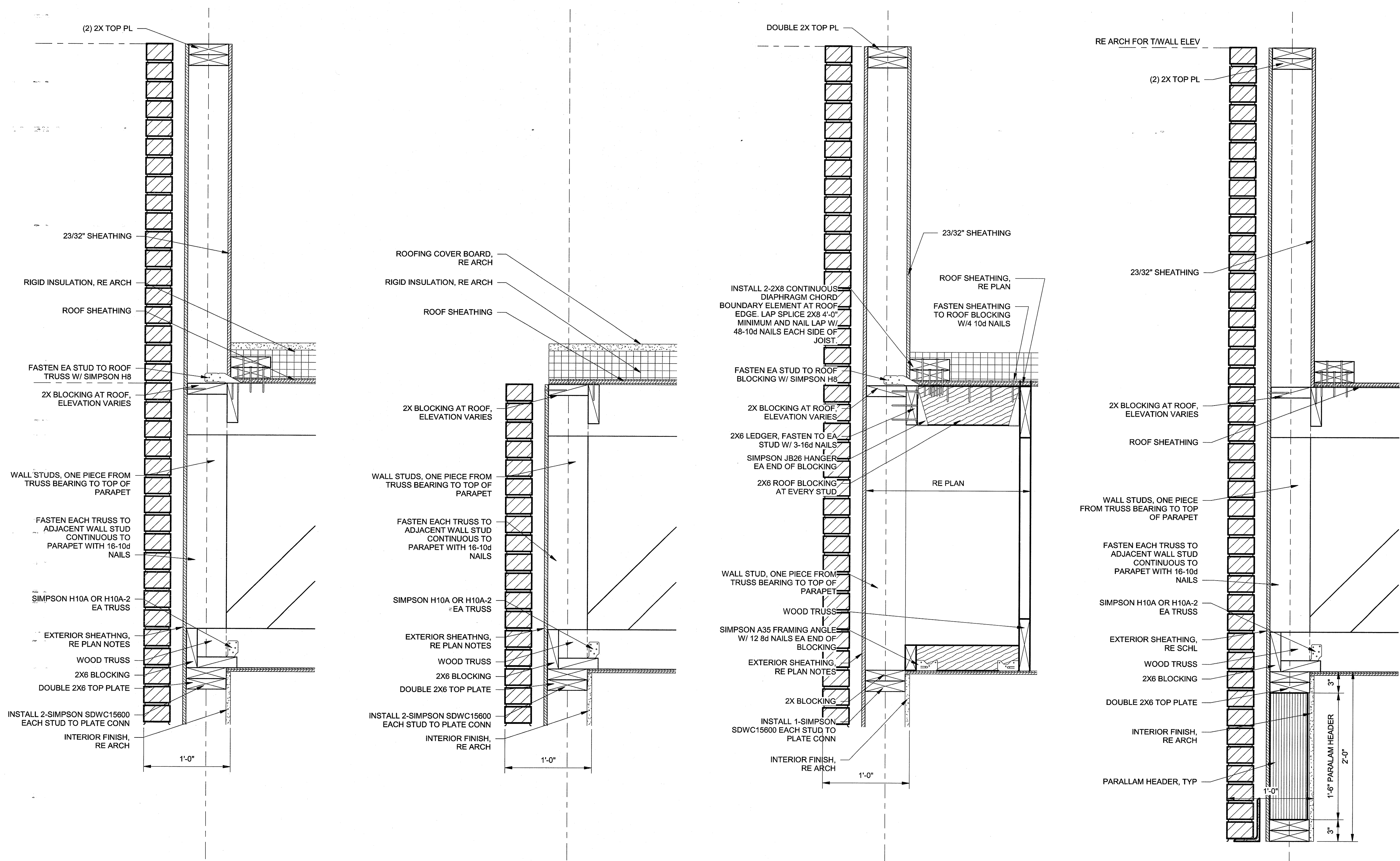
WOOD FRAMING DETAILS

RP ARCHITECTS

10-13-2016 1549
DATE JOB NO.

S6.1 7
SHEET OF

DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

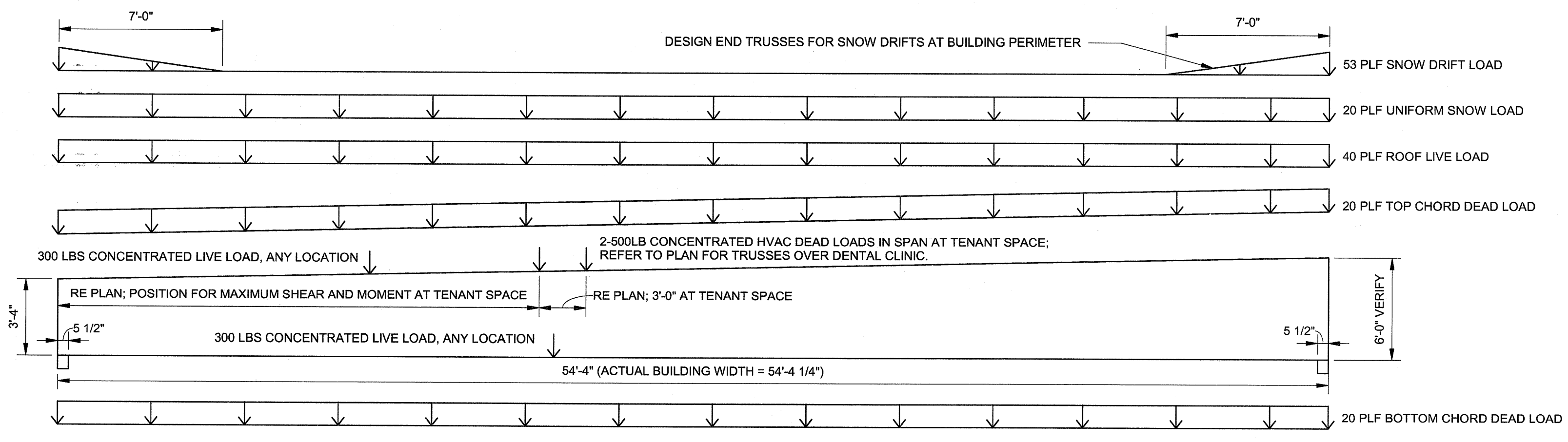


1 BEARING WALL DETAIL
S6.2 1 1/2" = 1'-0"

2 BEARING WALL DETAIL - NO PARAPET - NOT USED
S6.2 1 1/2" = 1'-0"

3 SIDE WALL DETAIL
S6.2 1 1/2" = 1'-0"

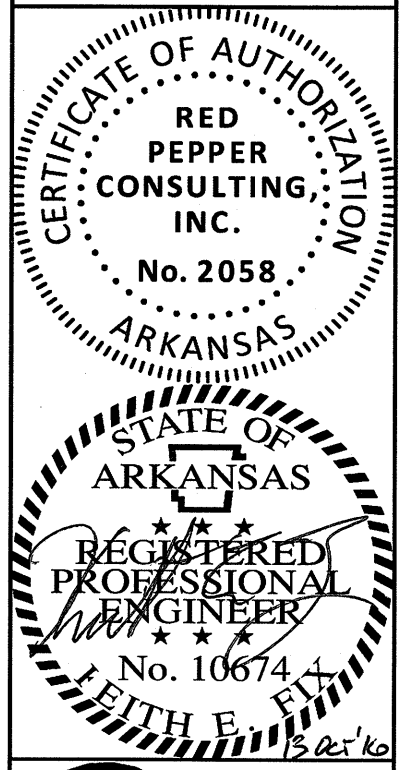
4 TRUSS BEARING AT OPENING
S6.2 1 1/2" = 1'-0"



5 TRUSS LOAD DIAGRAM
S6.2 1/4" = 1'-0"

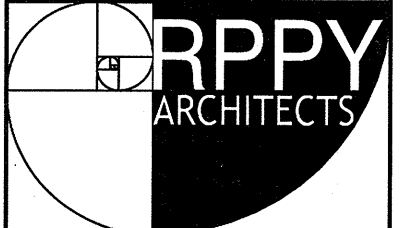
ROARK PERKINS PERRY YELVINGTON ARCHITECTURE INTERIOR DESIGN
713 W. SECOND STREET LITTLE ROCK, AR 72201-2287
(501) 372-2672 www.rpparchitects.com

Dental Clinic & Shell Building for
Dr. Clint Fulks
Highway 5 Bryant, Arkansas



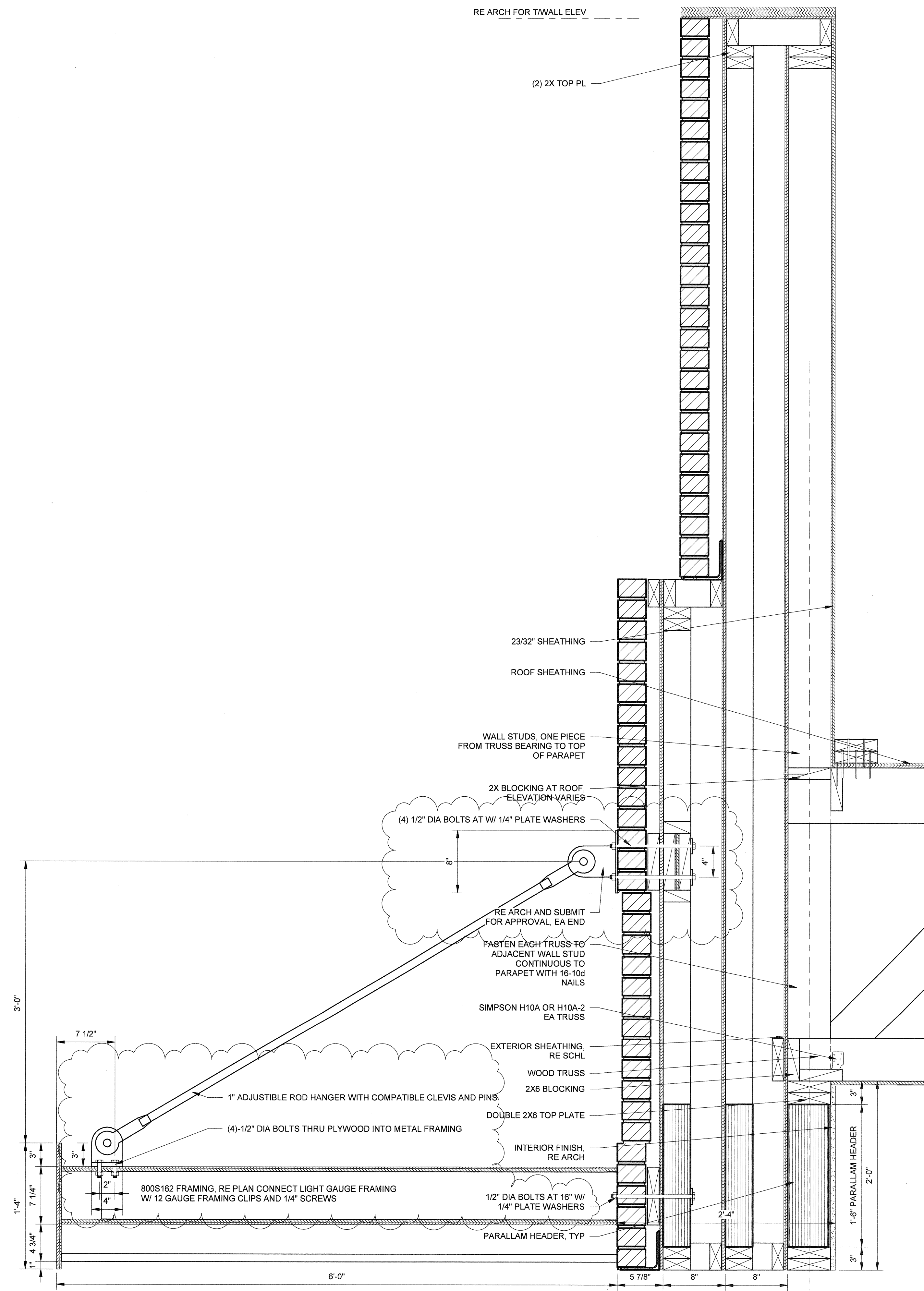
REVISION	DATE

WOOD FRAMING DETAILS



10-13-2016	1549
DATE	JOB NO.
S6.2	7
SHEET	OF

DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

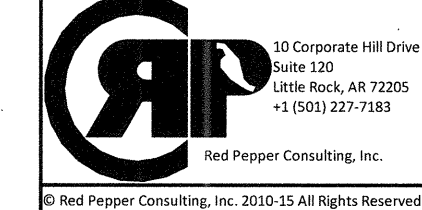
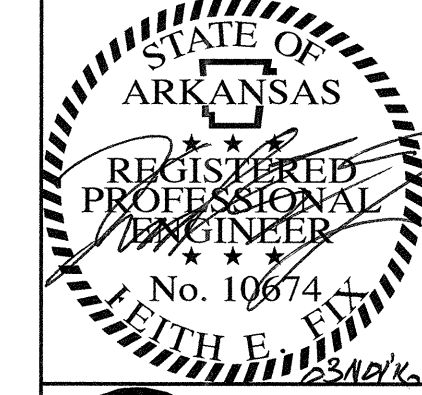
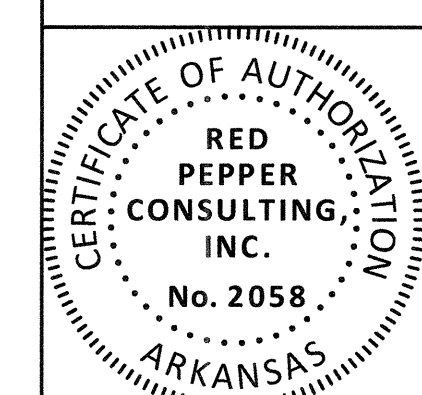


1 TRUSS BEARING AT STOREFRONT
S6.3 1 1/2" = 1'-0"

DRAWINGS, WRITTEN MATERIAL AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR CONSENT OF ROARK PERKINS PERRY YELVINGTON ARCHITECTS. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY DIMENSIONS WITH THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

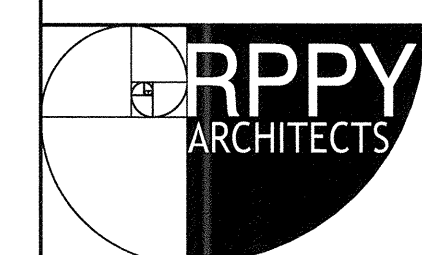
ROARK PERKINS PERRY YELVINGTON ARCHITECTURE INTERIOR DESIGN
719 SECOND STREET LITTLE ROCK, AR 72201-2287
(501)372-0272 www.rpppy.com

Dental Clinic & Shell Building for
Dr. Clint Fulks
Highway 5 Bryant, Arkansas



ADD 1	11 NOV '16
REVISION	DATE

WOOD FRAMING DETAILS



10-13-2016	1549
DATE	JOB NO.
S6.3	7
SHEET	OF

Cabinet
Remove (2)
Install 1
Sign # 1

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roy Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are **required** with application. Additional documentation may be required by Sign Administrator.

Date: 12/14/16

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR SIGN OWNER
Name Sign Studio LLC
Address 1861 N Main Street
City, State, Zip Cave Springs AR
Phone (479) 685-9501
Alternate Phone (479) 871-4080

PROPERTY OWNER
Name Mark McCaslin
Address 1900 N Reynolds Rd
City, State, Zip Bryant AR 72022
Phone _____
Alternate Phone _____

GENERAL DETAILS
Name of Business Jiffy Lube
Address/Location of sign 1900 N Reynolds Rd
Sign dimensions (height, length, width) 48" X 96 1/2"
Zoning Classification _____ Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE
 Pole Monument
 Wall
 Other (type) Repl Cabinet
Total sq. ft. 32 sq ft
32 sq ft

READ CAREFULLY BEFORE SIGNING

I, Felita M Johnson, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Felita M Johnson 12-14-16
Applicant's Signature Date Sign Administrator(or Designee) Approval Date

Sign # 2
Fascia Sign

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

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Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 12/14/14

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Sign Studio LLC
Address 1861 N Main Street
City, State, Zip Cave Springs AR
Phone (479) 685-9501
Alternate Phone (479) 871-4080

PROPERTY OWNER

Name Mark McCaslin
Address 1900 N Reynolds Rd
City, State, Zip Bryant AR 72022
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Jiffy Lube
Address/Location of sign 1900 N Reynolds Rd
Sign dimensions (height, length, width) 32" x 13'-0" Copy
1'-6" x 2'-4"

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____

Total sq. ft. 35.41 sq ft Jiffy Lube
3.5 sq ft multi-care
38.91 sq ft Pennzoil
Sign

Zoning Classification _____ Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

I Felita M Johnson, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Felita M Johnson 12-14-14
Applicant's Signature Date Sign Administrator(or Designee) Approval Date

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

Directional
Wall Signs
Qty (3)
Sign #3

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are **required** with application. Additional documentation may be required by Sign Administrator.

Date: 12/14/16

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Sign Studio LLC
Address 1861 N Main Street
City, State, Zip Cave Springs AR
Phone (479) 685-9501
Alternate Phone (479) 871-4080

PROPERTY OWNER

Name Marie McCaslin
Address 1900 N Reynolds Rd
City, State, Zip Bryant AR 72022
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Jiffy Lube
Address/Location of sign 1900 N Reynolds Rd
Sign dimensions (height, length, width) 52 1/2" x 21"

SIGN TYPE

Pole Monument
 Wall
 Other (type) Directional (3)
Total sq. ft. 7.65

Zoning Classification _____ Aggregate Surface Area (total all signs) 22.95 sq ft

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

I, Felita M Johnson, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Felita M Johnson 12-14-16
Applicant's Signature Date Sign Administrator(or Designee) Approval Date

Sign #4
Welcome

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are **required** with application. Additional documentation may be required by Sign Administrator.

Date: 12/14/16

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Sign Studio LLC
Address 1861 N Main Street
City, State, Zip Cave Springs AR
Phone (479) 685-9501
Alternate Phone (479) 871-4080

PROPERTY OWNER

Name Mark McCaslin
Address 1900 N Reynolds Rd
City, State, Zip Bryant AR 72022
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Jiffy Lube
Address/Location of sign 1900 N Reynolds Rd
Sign dimensions (height, length, width) 36 1/2" X 21"

SIGN TYPE

Pole Monument
 Wall
 Other (type) Direction
Total sq. ft. _____

Zoning Classification _____ Aggregate Surface Area (total all signs) 5.32 sq ft

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

I Felita M Johnson, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Felita M Johnson
Applicant's Signature

12-14-16
Date

Sign Administrator(or Designee) Approval Date

Sign #6
Traffic
Control

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 12/14/16

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER
Name Sign Studio LLC
Address 1861 N Main Street
City, State, Zip Cave Springs AR
Phone (479) 685-9501
Alternate Phone (479) 871-4080

PROPERTY OWNER
Name Mark McCaslin
Address 1900 N Reynolds Rd
City, State, Zip Bryant AR 72022
Phone _____
Alternate Phone _____

GENERAL DETAILS
Name of Business Jiffy Lube
Address/Location of sign 1900 N Reynolds Rd
Sign dimensions (height, length, width) 28 1/2" X 21"
Zoning Classification _____ Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE
 Pole Monument
 Wall
 Other (type) Traffic Control
Total sq. ft. _____
4.15 X 2 = 8.31

READ CAREFULLY BEFORE SIGNING

I, Felita M Johnson, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Felita M Johnson
Applicant's Signature

12-14-16 _____
Date Sign Administrator(or Designee) Approval Date

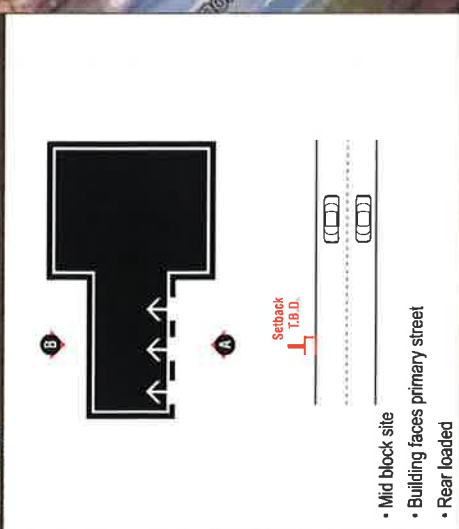
Sign #6 Exit 8.31 sg ft
 Total All Signs :
 107.49 sg ft

Sign #1 - 32 sg ft Cabinet (pole sign)
 Sign #2 - 38.91 sg ft - Fascia
 Sign #3 - 22.95 sg ft - Traffic Control Signs (3)
 Sign #4 - 5.32 sg ft - welcome
 Sign #5 - 0000 Viny 1



Location #: 1900

SITE PLAN



- Mid block site
- Building faces primary street
- Rear loaded



Item #	Rev	Date	Rev Description	Rev	Rev Date	Rev Description	Rev	Rev Date	Rev Description
0270	01	11/21/15	Final	01	11/21/15	Final	01	11/21/15	Final
0270	02	11/21/15	Final	02	11/21/15	Final	02	11/21/15	Final
0270	03	11/21/15	Final	03	11/21/15	Final	03	11/21/15	Final
0270	04	11/21/15	Final	04	11/21/15	Final	04	11/21/15	Final
0270	05	11/21/15	Final	05	11/21/15	Final	05	11/21/15	Final
0270	06	11/21/15	Final	06	11/21/15	Final	06	11/21/15	Final
0270	07	11/21/15	Final	07	11/21/15	Final	07	11/21/15	Final
0270	08	11/21/15	Final	08	11/21/15	Final	08	11/21/15	Final
0270	09	11/21/15	Final	09	11/21/15	Final	09	11/21/15	Final
0270	10	11/21/15	Final	10	11/21/15	Final	10	11/21/15	Final

Location: 1900 N Reynolds Road, Bryant, AR 72022
 File Path: ActiveACCOUNTS\JiffyLube\Projects_3128\locations\1900_Bryant_AR_R2

Icon logo

jiffy lube logo

Page # 3128
 Lot # 1900

Scale: 1" = 100'

Project: 3128

Rev: 10

Date: 11/21/15

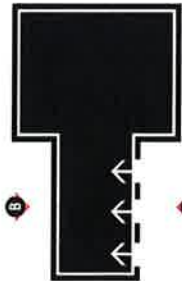
Author: J. Bryant



Location #: 1900

PRIMARY ID

SITE PLAN



Setback
118.0'



- Mid block site
- Building faces primary street
- Rear loaded

EXISTING



RECOMMENDATION



SIGN 1

CUSTOM REPLACEMENT CABINET w/ PAN-FORMED FACES

QTY: 1 SCALE: 3/4"=1'-0"

NOTE: REMOVE EXISTING PENNZOIL & QUAKER STATE CABINETS

- INSTALL NEW CABINET w/ HANGER BAR AS SHOWN

FACE DETAIL SIDE VIEW



PROPOSED

Rev #	DATE	BY	CHKD	DATE	DESCRIPTION	REV #	DATE	BY	CHKD	DATE	DESCRIPTION
Rev 1	10/22/2019	11/22/2019	JP	JP	Final plan for construction	Rev 1	10/22/2019	11/22/2019	JP	JP	Final plan for construction
Rev 2	10/22/2019	10/22/2019	XXX	XXX	Revised per client request	Rev 2	10/22/2019	10/22/2019	XXX	XXX	Revised per client request
Rev 3	10/22/2019	10/22/2019	XXX	XXX	Revised per client request	Rev 3	10/22/2019	10/22/2019	XXX	XXX	Revised per client request
Rev 4	10/22/2019	10/22/2019	XXX	XXX	Revised per client request	Rev 4	10/22/2019	10/22/2019	XXX	XXX	Revised per client request
Rev 5	10/22/2019	10/22/2019	XXX	XXX	Revised per client request	Rev 5	10/22/2019	10/22/2019	XXX	XXX	Revised per client request
Rev 6	10/22/2019	10/22/2019	XXX	XXX	Revised per client request	Rev 6	10/22/2019	10/22/2019	XXX	XXX	Revised per client request

SIGN 1

Location:
1900 N Reynolds Road
Bryant, AR 72022
File Path:
Active\ACCOUNTS\Jiffy\Asset\Project_3128_Location\3128_1900_Bryant_AR_R2

Drawing Created By:

Page #:
31 of 31

Icon logo



Location #: 1900

ELEVATION A

SITE PLAN



Setback
1 T.B.D.

- Mid block site
- Building faces primary street
- Rear loaded

EXISTING



RECOMMENDATION "DRAWING SHOWN FOR EXAMPLE ONLY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



SIGN 2
JL-FF56-6
Dimensional Fascia w/Red Vinyl Accent & Backlit Logo
Scale: 1/16" = 1'-0"

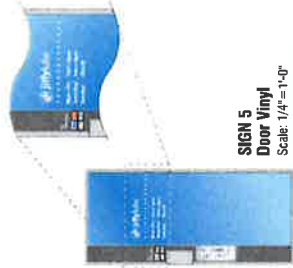


SIGN 3
JL-VES-1
Vehicle Entry Sign
Wall Mounted
(Driver's Side)
Qty: 3
Scale: 1/4" = 1'-0"
Note: When mounted over
down spout, spacer required.

- Customers will enter from the front.



SIGN 4
JL-VES-1
Welcome Sign
Scale: 3/8" = 1'-0"



SIGN 5
Door Vinyl
Scale: 1/4" = 1'-0"
NOTE: FIELD VERIFY
PRIOR TO MANUFACTURING

PROPOSED



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

Rev #	Desc	Date	Drawn By	Checked By	Revised Description	Rev #	Head	Date	Drawn By	Checked By
001	2025	11/21/25	JL	JL	Project 11/21/25	001	000001	11/21/25	XXX	XXX
002	2025	11/21/25	JL	JL	Project 11/21/25	002	000002	11/21/25	XXX	XXX
003	2025	11/21/25	JL	JL	Project 11/21/25	003	000003	11/21/25	XXX	XXX
004	2025	11/21/25	JL	JL	Project 11/21/25	004	000004	11/21/25	XXX	XXX
005	2025	11/21/25	JL	JL	Project 11/21/25	005	000005	11/21/25	XXX	XXX
006	2025	11/21/25	JL	JL	Project 11/21/25	006	000006	11/21/25	XXX	XXX
007	2025	11/21/25	JL	JL	Project 11/21/25	007	000007	11/21/25	XXX	XXX
008	2025	11/21/25	JL	JL	Project 11/21/25	008	000008	11/21/25	XXX	XXX
009	2025	11/21/25	JL	JL	Project 11/21/25	009	000009	11/21/25	XXX	XXX
010	2025	11/21/25	JL	JL	Project 11/21/25	010	000010	11/21/25	XXX	XXX



SIGN 1

Location:
1900 N Reynolds Road
Bryant, AR 72022

Proj #:
3168

Lot #:
1900

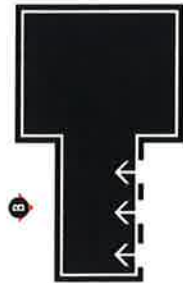
File Path:
Admin\ACCOUNTS\Jiffy Lube\Project_3128\Locations\3128_1900_Bryant_AR_R2



Location #: 1900

ELEVATION B

SITE PLAN



Setback
15.0'

- Mid block site
- Building faces primary street
- Rear loaded

EXISTING



"DRAWING SHOWN FOR EXAMPLE ONLY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"

RECOMMENDATION



PROPOSED



NORTH ELEVATION

NOT TO SCALE

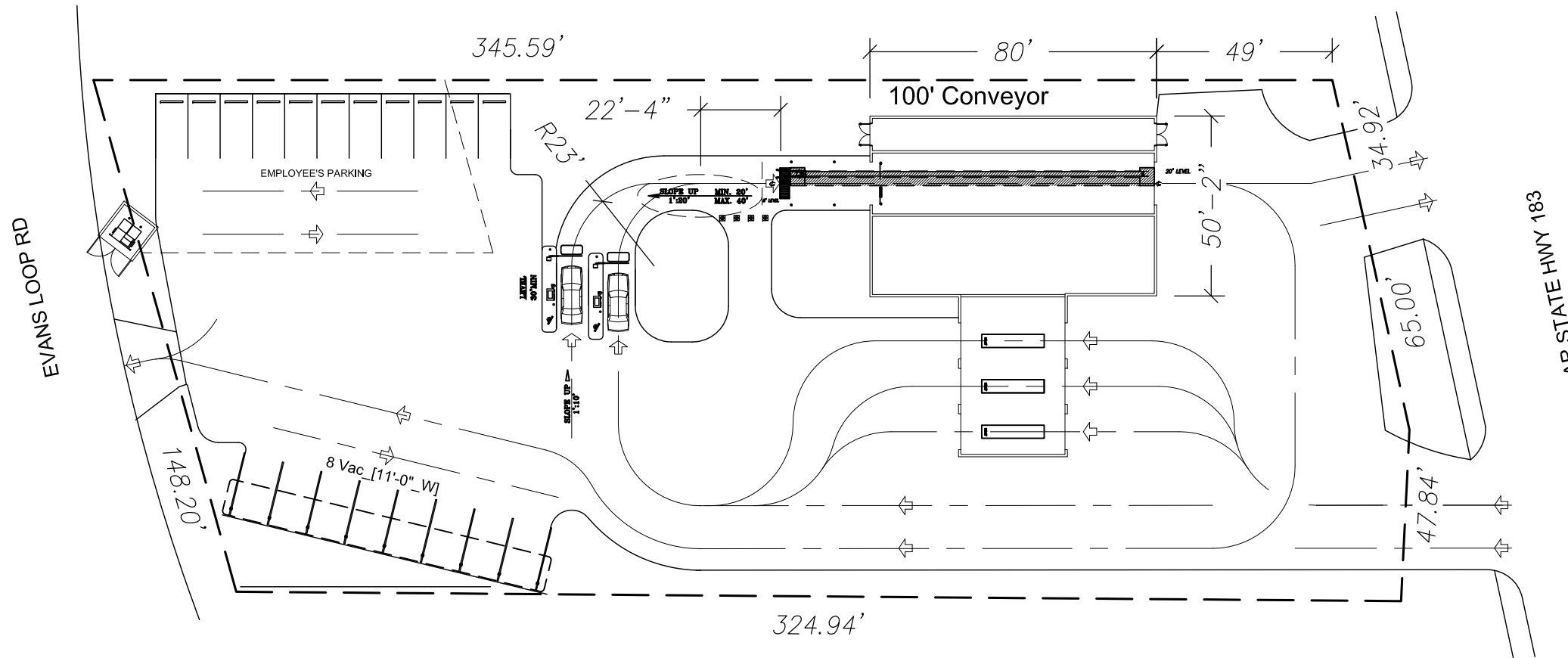
Rev #	Asgt	Date	Rev. By	Issue By	Revision Description	Rev #	Date	Rev. By	Issue By	Revision Description
01	3/25/2018	3/25/2018	JF	JF	Project start	001	03/25/2018	XXX	XXX	Notes
02	3/25/2018	3/25/2018	JF	JF	Project start	002	03/25/2018	XXX	XXX	Notes
03	3/25/2018	3/25/2018	JF	JF	Project start	003	03/25/2018	XXX	XXX	Notes
04	3/25/2018	3/25/2018	JF	JF	Project start	004	03/25/2018	XXX	XXX	Notes
05	3/25/2018	3/25/2018	JF	JF	Project start	005	03/25/2018	XXX	XXX	Notes
06	3/25/2018	3/25/2018	JF	JF	Project start	006	03/25/2018	XXX	XXX	Notes
07	3/25/2018	3/25/2018	JF	JF	Project start	007	03/25/2018	XXX	XXX	Notes
08	3/25/2018	3/25/2018	JF	JF	Project start	008	03/25/2018	XXX	XXX	Notes
09	3/25/2018	3/25/2018	JF	JF	Project start	009	03/25/2018	XXX	XXX	Notes
10	3/25/2018	3/25/2018	JF	JF	Project start	010	03/25/2018	XXX	XXX	Notes



Project # 3128
 Location 1900 N Reynolds Road
 Bryant, AR 72022
 Job No. 1900
 Active ACCOUNT SUJTY-Use Project_3128/Location3128_1900_Bryant_AR_R2

SONNY'S CARWASH DESIGN SERVICES

The Tunnel Experts™



SITE LEGEND

- HANDICAP PARKING
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- SETBACKS

GENERAL NOTES

1. ALL CENTER LINE OF ROAD CURB RADII TO BE 23' UNLESS OTHERWISE NOTED.
2. ALL VACUUM SPACES ARE 9'-10" UNLESS OTHERWISE NOTED.

PRELIMINARY PLAN NOTE

THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER, WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, FAR, ISR, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO BENEFIT ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.



**World's
Best Selling!**



**12,000 Parts
In Stock!**



**Affordable
Controls!**



**Hands-On
Training!**

DISCLAIMER
ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER. THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNY'S FURNISHED EQUIPMENT ONLY UNLESS OTHERWISE NOTED. PLEASE REFER TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.

CONFIDENTIAL WARNING:
THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES AND TRADE SECRETS OF SONNY'S ENTERPRISES INC. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF SONNY'S ENTERPRISES INC. ALL RIGHTS RESERVED.

16530-C11-MARK MACCASLIN

SCALE: N.T.S.

LOCATION: AR

Sheet	Rev.
##	-3-

SITE LAYOUT

"DRAFT"

DATE:	11.02.16
REVISION DATE:	12.13.16
CREATED BY:	LV
REVISED BY:	BPW
CHECKED BY:	



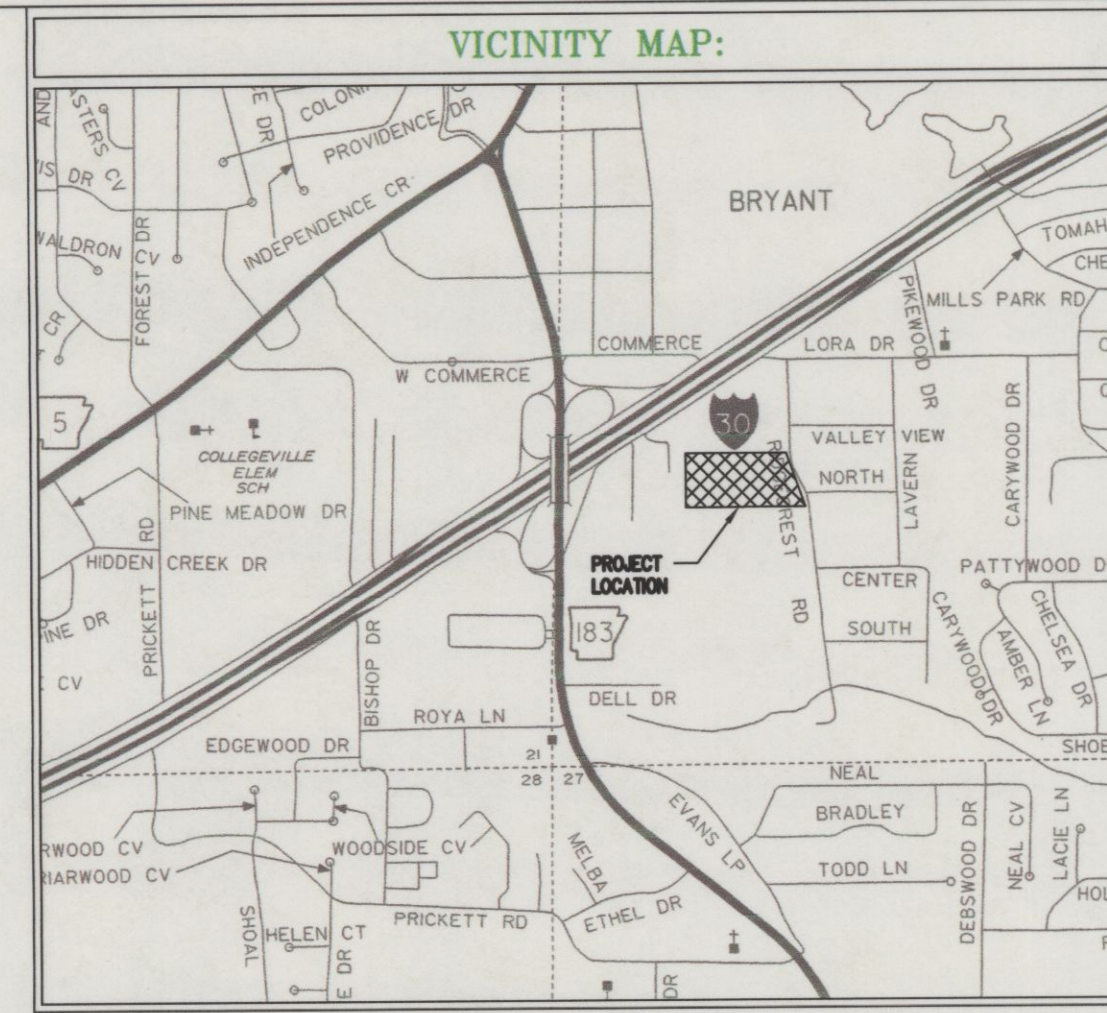
http://www.SonnysDirect.com

© 2016 SONNY'S ENTERPRISES, INC. 5605 Hiatus Road, Tamarac, FL. 33321 USA. TEL. 800-327-8723

Service Road

Existing Building

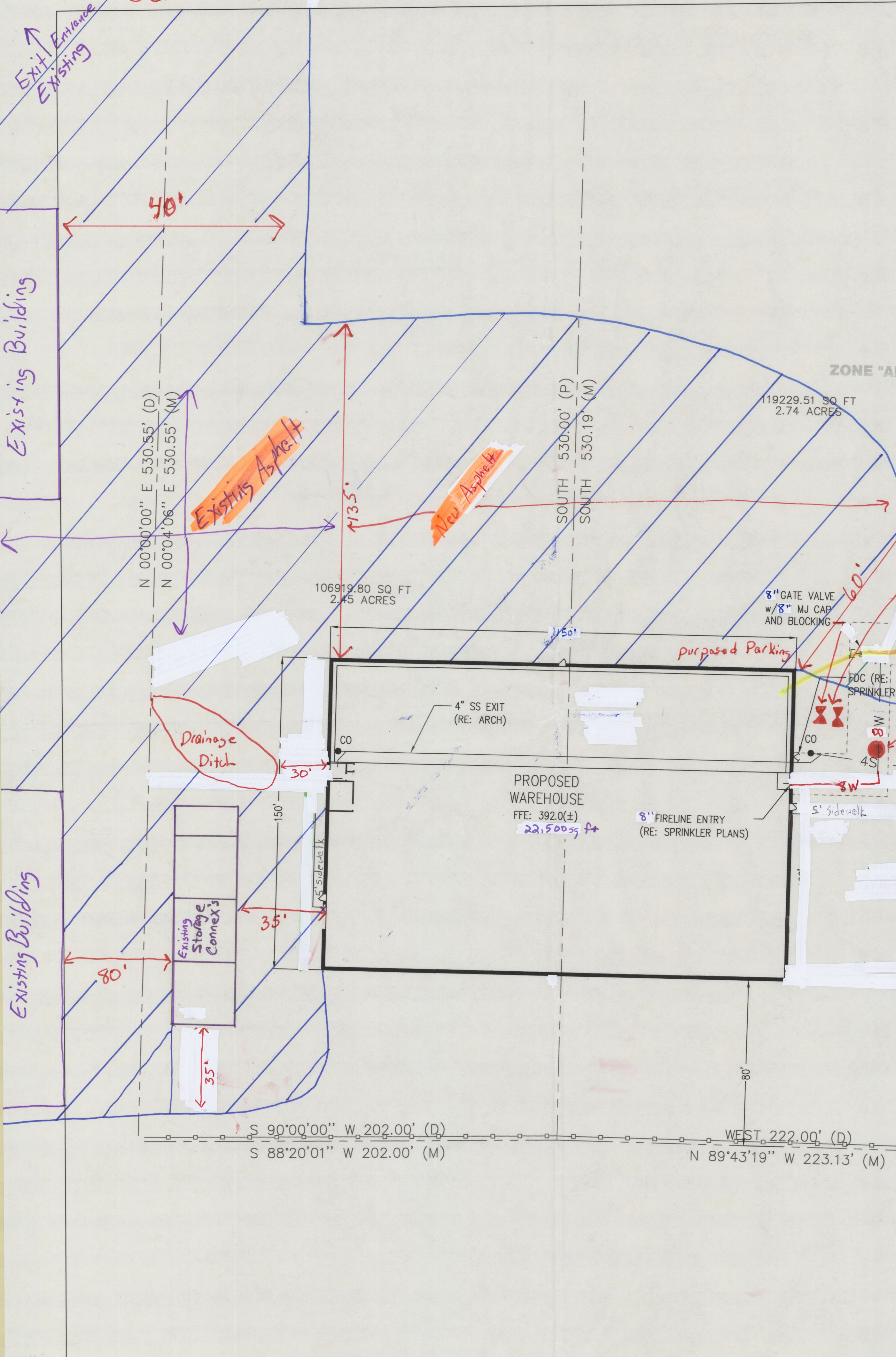
Existing Building



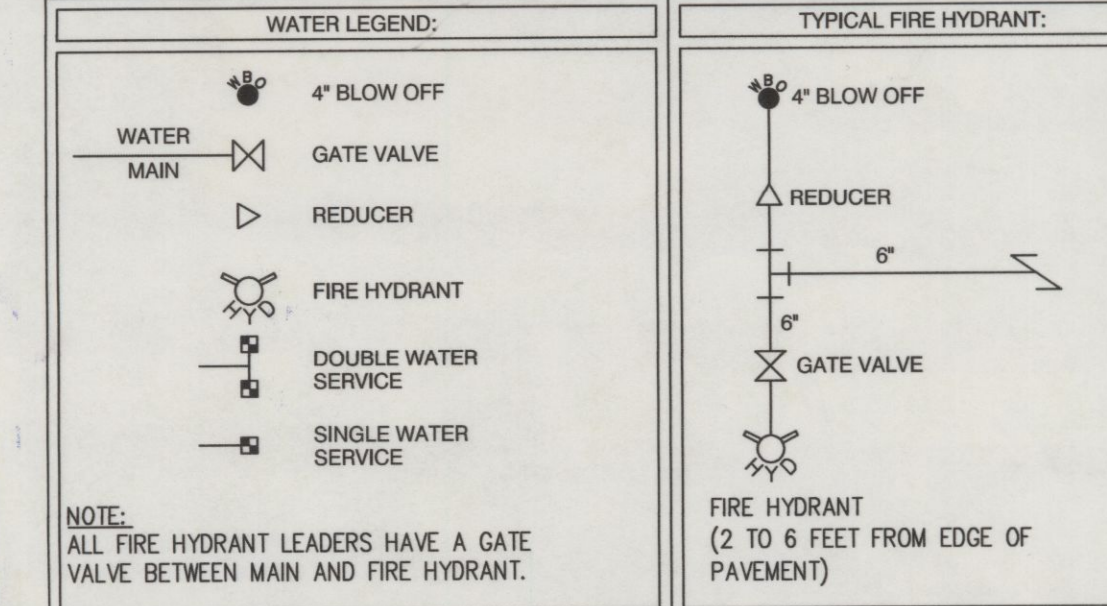
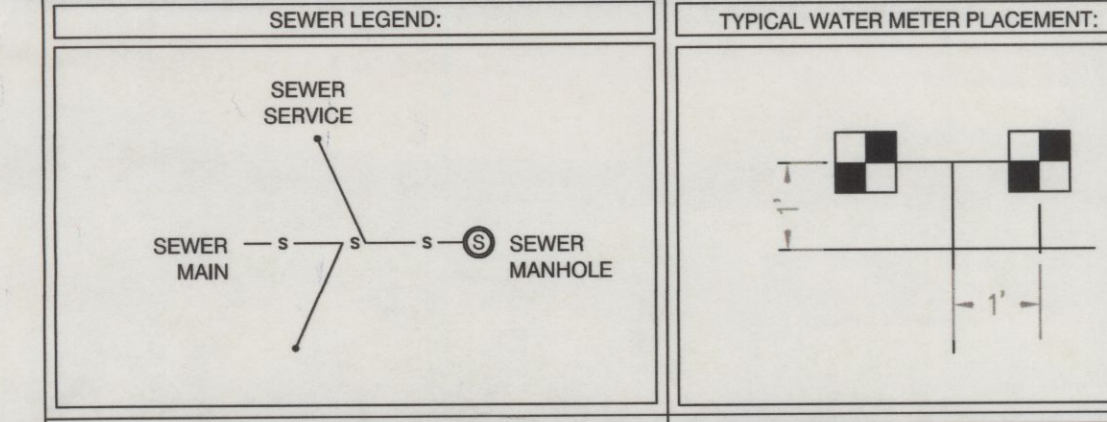
LEGAL DESCRIPTION:
 PART OF THE NW 1/4 OF SW 1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING 540 FEET SOUTH OF THE NE CORNER OF SAID NW 1/4 SW 1/4, RUN THENCE SOUTH 540 FEET, THENCE WEST 222 FEET; THENCE NORTH 538 FEET; THENCE EAST 222 FEET TO THE POINT OF BEGINNING, CONTAINING 2.75 ACRES.

PART OF THE NW 1/4 OF SW 1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING 540 FEET SOUTH AND 222 FEET WEST OF THE NE CORNER OF SAID NW 1/4 OF SW 1/4, RUNNING THENCE SOUTH 535 FEET; THENCE WEST 202 FEET; THENCE NORTH 530 FEET; THENCE EAST 202 FEET TO POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS.

LOTS 98, 99 & 100, PIKEWOOD SUBDIVISION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



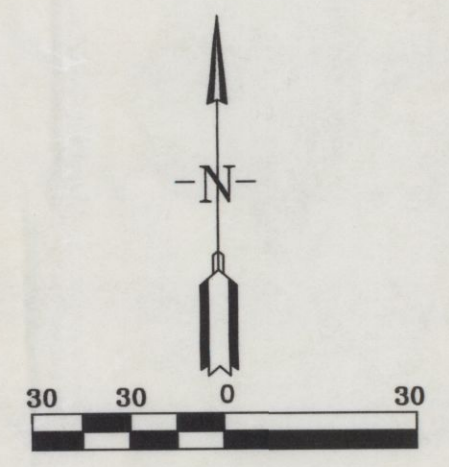
PROPERTY SPECIFICATIONS:		
OWNER:	FLEMING ELECTRIC 212 McLANAHAN DRIVE BRYANT, ARKANSAS 72022	BUILDING SETBACKS: FRONT-50' REAR-15' OR 55' ABUTTING RESIDENTIAL SIDE-0 OR 25' ABUTTING RESIDENTIAL LOT AREA: 276,668 SQ. FT.
DEVELOPER/ SUBDIVIDER:	FLEMING ELECTRIC 212 McLANAHAN DRIVE BRYANT, ARKANSAS 72022	
ENGINEER/SURVEYOR:	HOPE CONSULTING, INC. 117 S. MARKET STREET BENTON, ARKANSAS 72015	
ZONING CLASSIFICATION:	C-2	



ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:			
FLEMING ELECTRIC			
SITE / UTILITY PLAN			
DATE: 4-10-2014	C.A.D. BY: W. MCFADDEN	DRAWING NUMBER:	
REVISED:	CHECKED BY:	13-0480	
SHEET: 2 OF 6	SCALE: 1"=30'		
500	1S	14W	0 22 SW 62 1762



1-9-17 JUR

Bryant Planning Commission

LARGE SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE: SECOND MONDAY OF EACH MONTH
TIME: 6:00 P.M.
PLACE: COURTROOM - BRYANT OFFICE COMPLEX
AGENDA DEADLINE: 5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

LETTER TO PLANNING COMMISSION STATING YOUR REQUEST
COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
ADA/ABA FORM COMPLETED
TWO FULL SETS OF BUILDING PLANS
20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN
20 FOLDED COPIES OF FLOOR PLAN
20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
AN IBM COMPATIBLE DISKETTE IN PDF FORMAT
COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER
\$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.


SIGNATURE

12-20-16
DATE

City of Bryant Commercial Building Checklist

Name of Development A warehouse for Fleming Electric
Site Location See Attached Exhibit A Current zoning C2
Owner FA Properties Phone 501-847-3090

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed improvement is within building line setbacks Front _____ ft. Side _____ ft. CNR Side _____ ft. Back _____ ft.	<input type="checkbox"/>	<input type="checkbox"/>
Parking requirements can be satisfied	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Space _____ sq.ft. divided by 300 = _____ (no. of parking spaces required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be a dumpster located on the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be a construction site office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you made "One Call"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design complies with Arkansas Plumbing Code and National Electric Code requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation and structure meet earthquake requirements for Zone 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structure meets Arkansas Energy Code for specified use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with Arkansas Fire Prevention Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with International Code Council regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you granted any variances by the Board of Adjustment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	<u>YES</u>	<u>NO</u>
No planting within 5 feet of a fire hydrant	<input type="checkbox"/>	<input type="checkbox"/>
Spacing will be 40' between trees	<input type="checkbox"/>	<input type="checkbox"/>
Tree must be a minimum 3" in diameter at the base and 12' + tall	<input type="checkbox"/>	<input type="checkbox"/>
Existing trees meeting the minimum size can be counted to meet above criteria	<input type="checkbox"/>	<input type="checkbox"/>
No trees can be planted within 30 feet of a property corner or driveway	<input type="checkbox"/>	<input type="checkbox"/>
Shrubs along street right-of-way lines cannot exceed 30 inches in height	<input type="checkbox"/>	<input type="checkbox"/>

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	_____	✓
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	_____	✓
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	✓
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	_____	✓
Parking: one space per each 300 sq. ft. of occupied space	_____	_____ ?
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	✓	_____

V. SITE PLAN ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Fleming Electric in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

[Signature]
Owner
P.O. box 856
Mailing Address
Bryant Ar. 72029
City

with M.F. [Signature]
Engineer/Architect

Phone #
12-19-16
Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued: Date _____ Sq.Ft. _____ Amount \$ _____

Construction Completed Certified For Occupancy: Date: _____ Inspector: _____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. All new construction, remodeling, and modifications must conform to these building standards for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor
or Authorized Agent



Date 12-19-16

Signature of Owner
(if owner-builder)



Date 12-19-16

Application of Permit Approved: _____ Date _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. All new construction, remodeling, and modifications must conform to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name A Warehouse for Fleming Electric

Signature of Contractor or Authorized Agent [Signature] Date 12-19-16

Signature of Owner (if owner-builder) [Signature] Date 12-19-16

Calculations Approved: _____ Date _____
Bryant Water Utilities General Manager

December 7, 2016

Bryant Planning Commission
210 SW 3rd Street
Bryant, AR 72022

Subject: Request for Large Scale Development Commercial Building Approval

Dear Sir or Madam:

Please accept this letter to serve as our application for the above referenced submittal. We wish for this application to be reviewed and accepted by the Planning Department and placed on the December 12, 2017 Planning Commission Meeting Agenda. It is our understanding that our application will go through the Planning Commission Meeting on December 12, 2017 to be added to the Agenda to be heard and approved at the Planning Commission Meeting on January 9, 2017.

Our request is to allow construction of a 22,500 square foot commercial building to include an office area and a warehouse. Please see attachment "A" for a legal description of the properties which are currently zoned C-2. Included with this request is the following:

- Completed Large Scale Development Commercial Building Checklist
- Completed ADA/ABA Form
- 2 Sets of Building Plans
- 8 Folded Copies of the Site Plan
- 8 Folded Copies of the Floor Plan
- 8 Copies of the Front and Rear Building Elevations
- 1 IBM Compatible Diskette in PDF Format
- 1 Copy of ADEQ Stormwater Pollution Prevention Plan
- 1 Copy of Stormwater Detention Approval by Engineer
- \$250.00 for Stormwater Detention and Drainage Plan Review

Thank you in advance for your consideration in this matter,

Lorin Fleming
Owner

Exhibit "A"

Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows:

Beginning at a point that is 540 feet South and 222 feet West of the Northeast Corner of said NW 1/4 of SW 1/4; running thence South 538 feet; thence West 202 feet; thence North 536 feet; thence East 202 feet to the point of beginning, containing 2.45 acres, more or less.

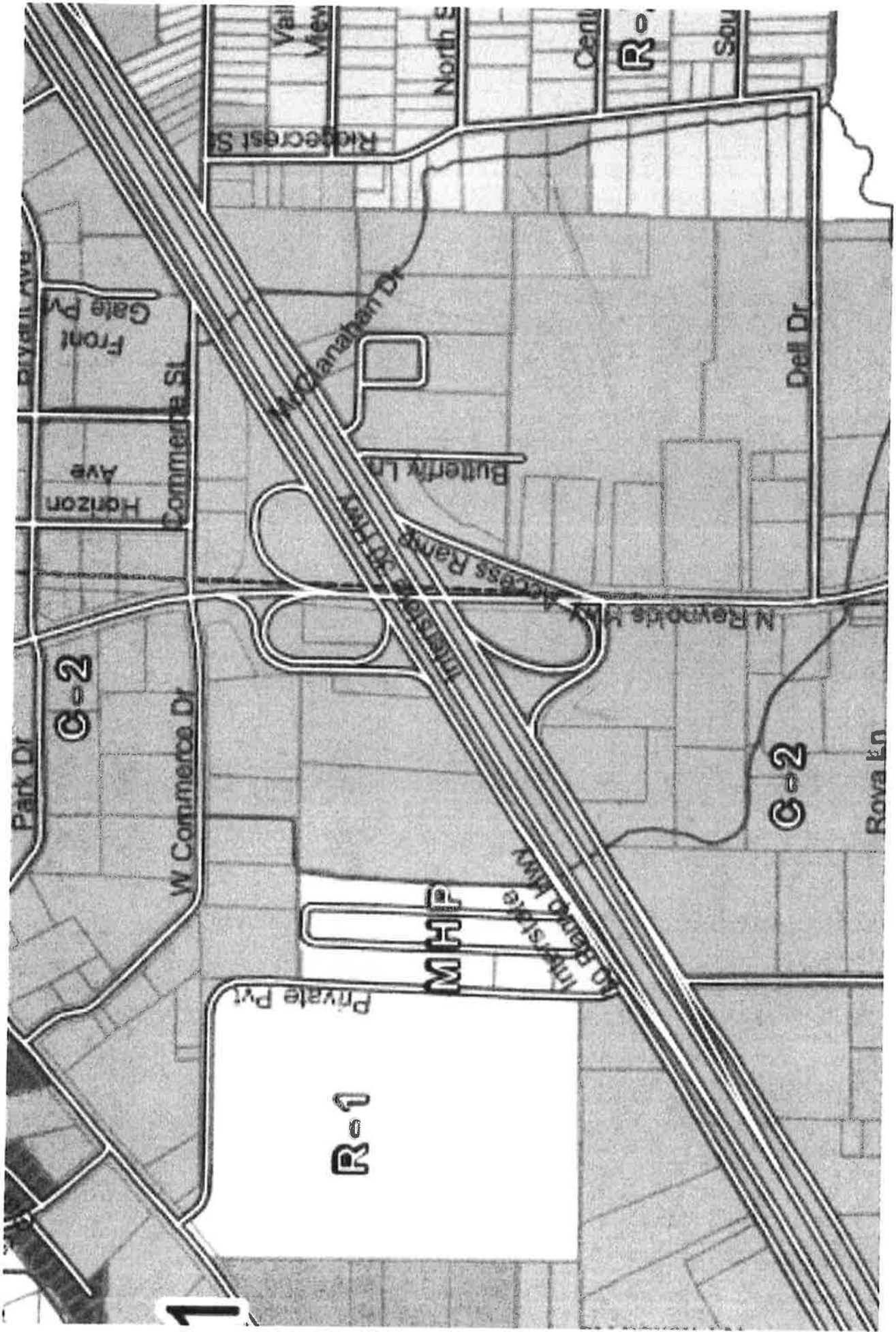
ALSO, a non-exclusive easement for public roadway purposes only over and across the North 30 feet of the following described lands: Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows:

Beginning at a point that is 540 feet South and 424 feet west of the Northeast Corner of said NW 1/4 of SW 1/4 and run thence South 536 feet; run thence West 446 feet; run thence North for 465 feet to the right of way line of Highway 30; run thence 130 feet in a Northeasterly direction along said right of way line; run thence East for 336 feet to the point of beginning.

Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows:

Beginning at a point that is 540 feet South of the Northeast Corner of said NW 1/4 of SW 1/4; running thence South 540 feet; thence West 222 feet; thence North 538 feet; thence East 222 feet to the point of beginning, containing 2.75 acres, more or less.

Lots 98, 99 & 100, Pikewood Subdivision, Phase 2, to the City of Bryant, Saline County, Arkansas.



1

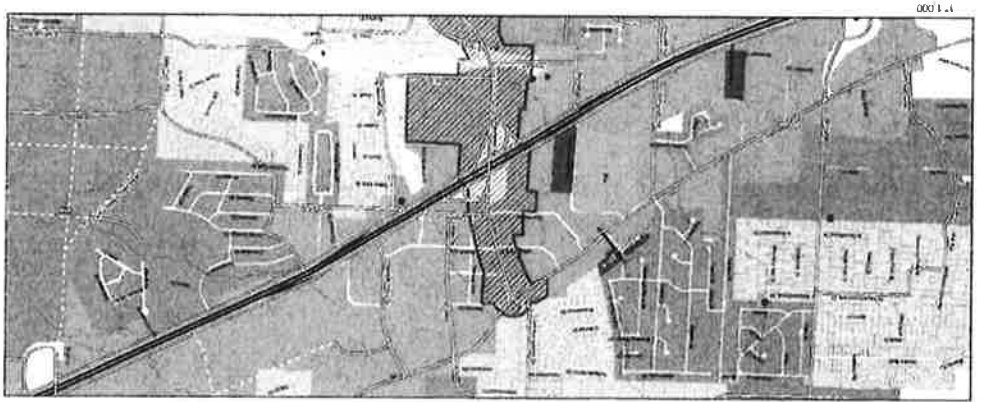
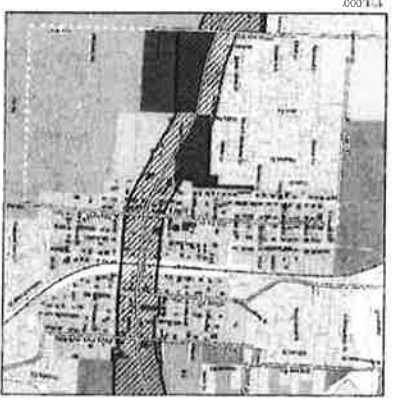
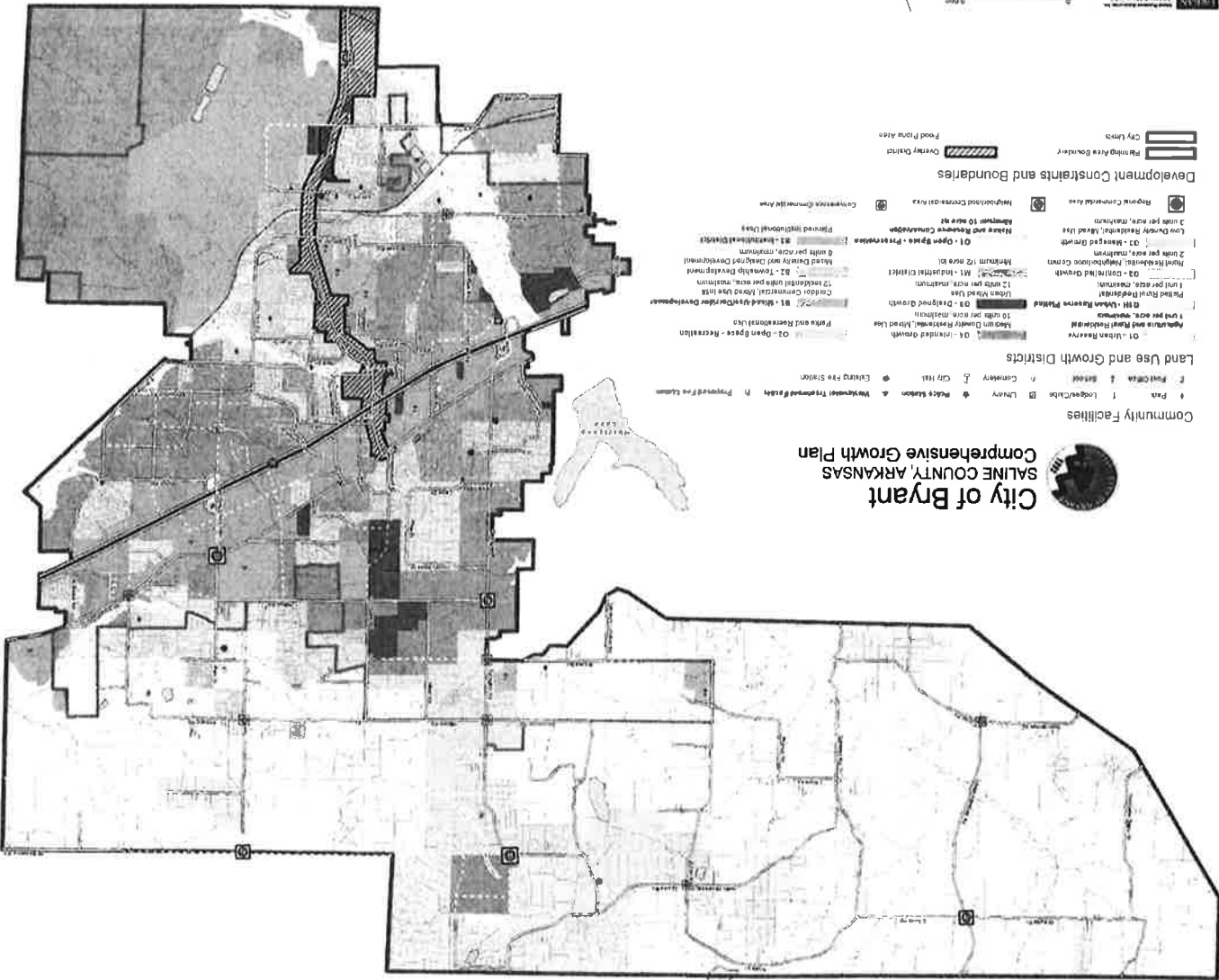
City of Bryant
SAINE COUNTY, ARKANSAS
Comprehensive Growth Plan



- Community Facilities**
- 1 Park
 - 2 Post Office
 - 3 Library
 - 4 Cemetery
 - 5 City Hall
 - 6 Highway/ Freeway
 - 7 Proposed Freeway
 - 8 Existing Fire Station

- Land Use and Growth Districts**
- Q1 - Urban Reserve
 - Q2 - Open Space - Recreation
 - Q3 - Medium Density Residential, Mixed Use
 - Q4 - Inland Growth
 - Q5 - Urban Growth
 - Q6 - Urban Reserve
 - Q7 - Urban Reserve
 - Q8 - Urban Reserve
 - Q9 - Urban Reserve
 - Q10 - Urban Reserve
 - Q11 - Urban Reserve
 - Q12 - Urban Reserve
 - Q13 - Urban Reserve
 - Q14 - Urban Reserve
 - Q15 - Urban Reserve
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 - Q43 - Urban Reserve
 - Q44 - Urban Reserve
 - Q45 - Urban Reserve
 - Q46 - Urban Reserve
 - Q47 - Urban Reserve
 - Q48 - Urban Reserve
 - Q49 - Urban Reserve
 - Q50 - Urban Reserve

- Development Constraints and Boundaries**
- Regional Commercial Area
 - Major Commercial Area
 - Neighborhood Commercial Area
 - Community Commercial Area
 - Food Plaza Area
 - City Limits
 - Planning Area Boundary





Federal Emergency Management Agency

Washington, D.C. 20472

October 28, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 14-06-3881R

The Honorable Jill Dabbs
Mayor, City of Bryant
210 Southwest 3rd Street
Bryant, AR 72022

Community Name: City of Bryant, AR
Community No.: 050308

Dear Mayor Dabbs:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Rate Map for your community.

If you have any general questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP), or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Denton, Texas, at (940) 898-5127, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: Mr. Greg Huggs
Code Enforcement Director
City of Bryant

Mr. William McFadden, P.E.
Hope Consulting, Inc.



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Bryant Saline County Arkansas	CHANNELIZATION CULVERT	FLOODWAY HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 400046		
IDENTIFIER	Crooked Creek Tributary Flood Study	APPROXIMATE LATITUDE AND LONGITUDE: 34.618, -92.493 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM* NO.: 05012C0380D DATE: June 19, 2012		* FIRM - Flood Insurance Rate Map	

FLOODING SOURCE AND REACH DESCRIPTION

Crooked Creek Tributary – from confluence with Crooked Creek to approximately 2,330 feet upstream of confluence with Crooked Creek

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Crooked Creek Tributary	Channelization	from approximately 1,370 feet upstream of confluence with Crooked Creek to approximately 2,110 feet upstream of confluence with Crooked Creek
	New (details) Culvert	Approximately 1,160 feet upstream of the confluence with Crooked Creek Tributary

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Crooked Creek Tributary	Floodway	Floodway	Yes	Yes
	Zone AE	Zone AE	Yes	Yes
	BFEs*	BFEs	Yes	Yes

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Crooked Creek Tributary		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	2.4	Approximately 2,110 feet upstream of the confluence with Crooked Creek
	Maximum decrease	1.6	Approximately 1,370 feet upstream of the confluence with Crooked Creek
Proposed vs. Existing	Maximum increase	None	
	Maximum decrease	1.1	Approximately 1,300 feet upstream of the confluence with Crooked Creek
Proposed vs. Effective	Maximum increase	2.3	Approximately 2,110 feet upstream of the confluence with Crooked Creek
	Maximum decrease	1.8	Approximately 1,370 feet upstream of the confluence with Crooked Creek

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM. If the project is built as proposed and the data below are received, a revision to the FIRM would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/media-library/assets/documents/1343>.

- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/media-library/assets/documents/1343>, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood, the 10-percent, 2-percent, and 0.2-percent-annual-chance floods, and the regulatory floodway, must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

- A certified topographic work map showing the revised and effective base annual chance floodplain and floodway boundaries. Please ensure that the revised information ties-in with the current effective information at the downstream and upstream ends of the revised reach.

- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base floodplain and floodway boundary delineations shown on the submitted work map and how they tie-in to the base and 0.2-percent-annual-chance floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.

- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.

- A copy of the public notice distributed by your community stating its intent to revise the regulatory floodway, or a signed statement by your community that it has notified all affected property owners and affected adjacent jurisdictions.

- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE increases along Crooked Creek Tributary.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/forms-documents-and-software/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
Attention: LOMR Manager
847 South Pickett Street
Alexandria, Virginia 22304-4605

or submit the LOMR using the LOMC portal at <https://hazards.fema.gov/femaportal/onlinelomc/signin>.

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/nfip>.

A handwritten signature in blue ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

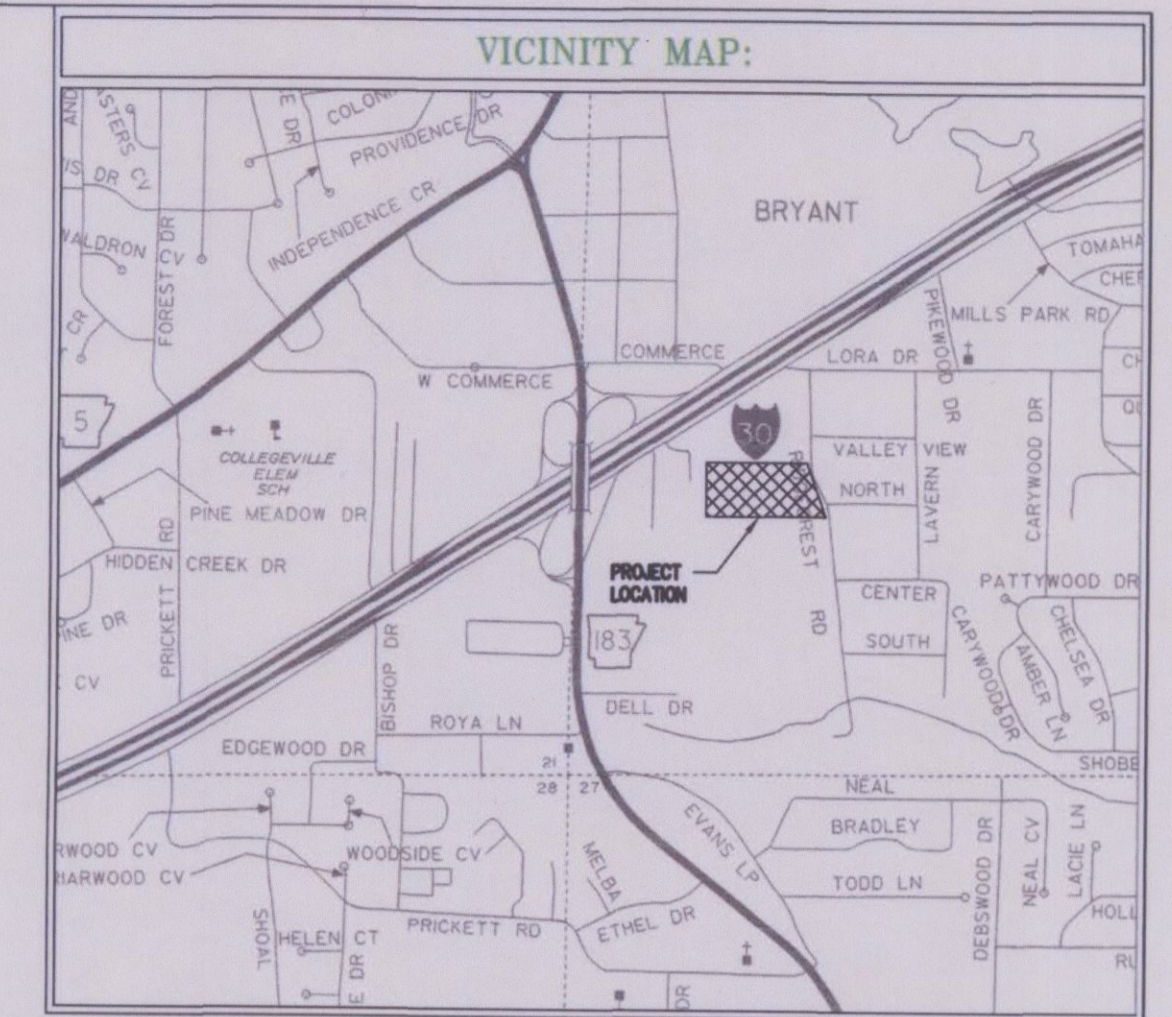
We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sandy Keefe
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

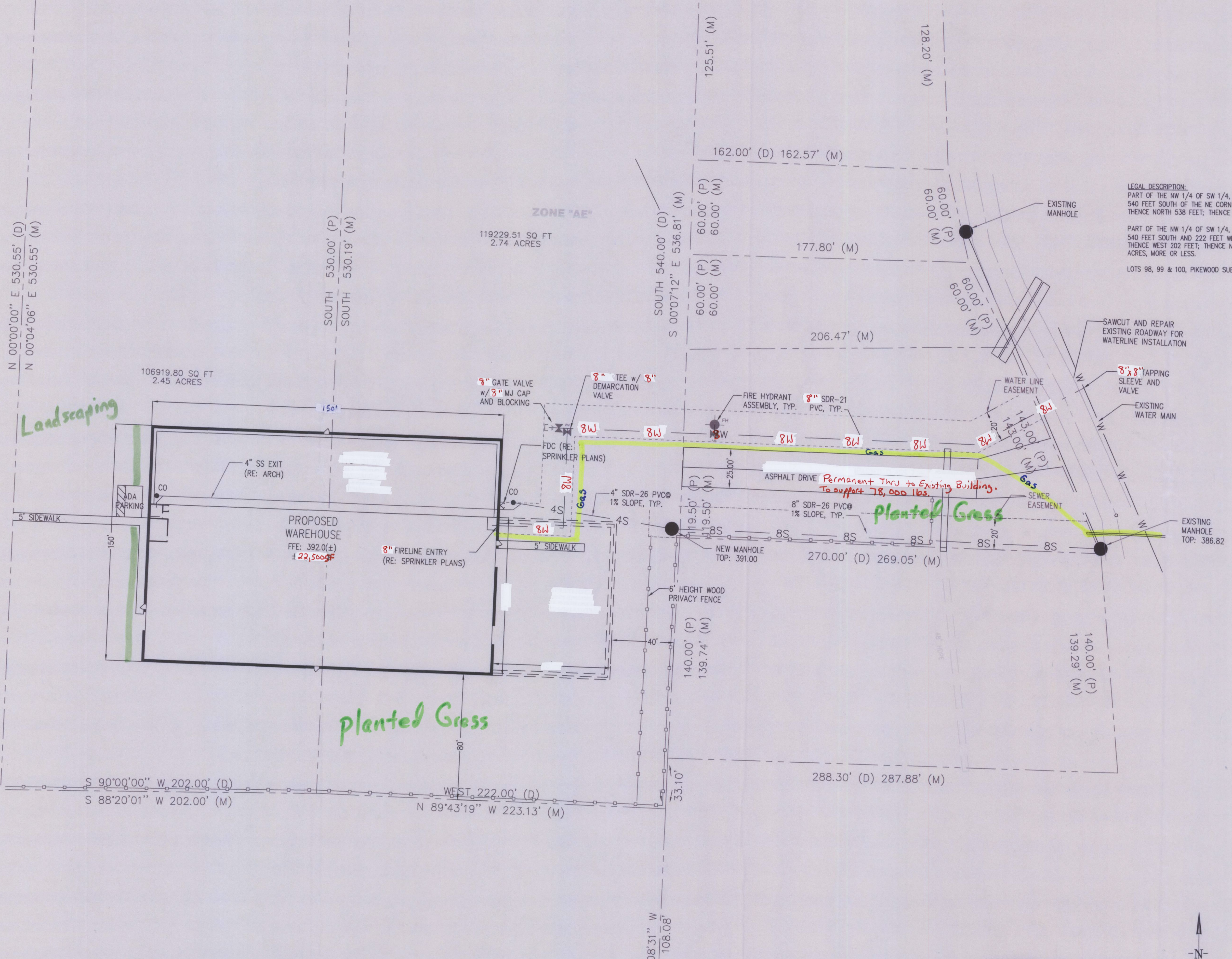
This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/nfip>.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

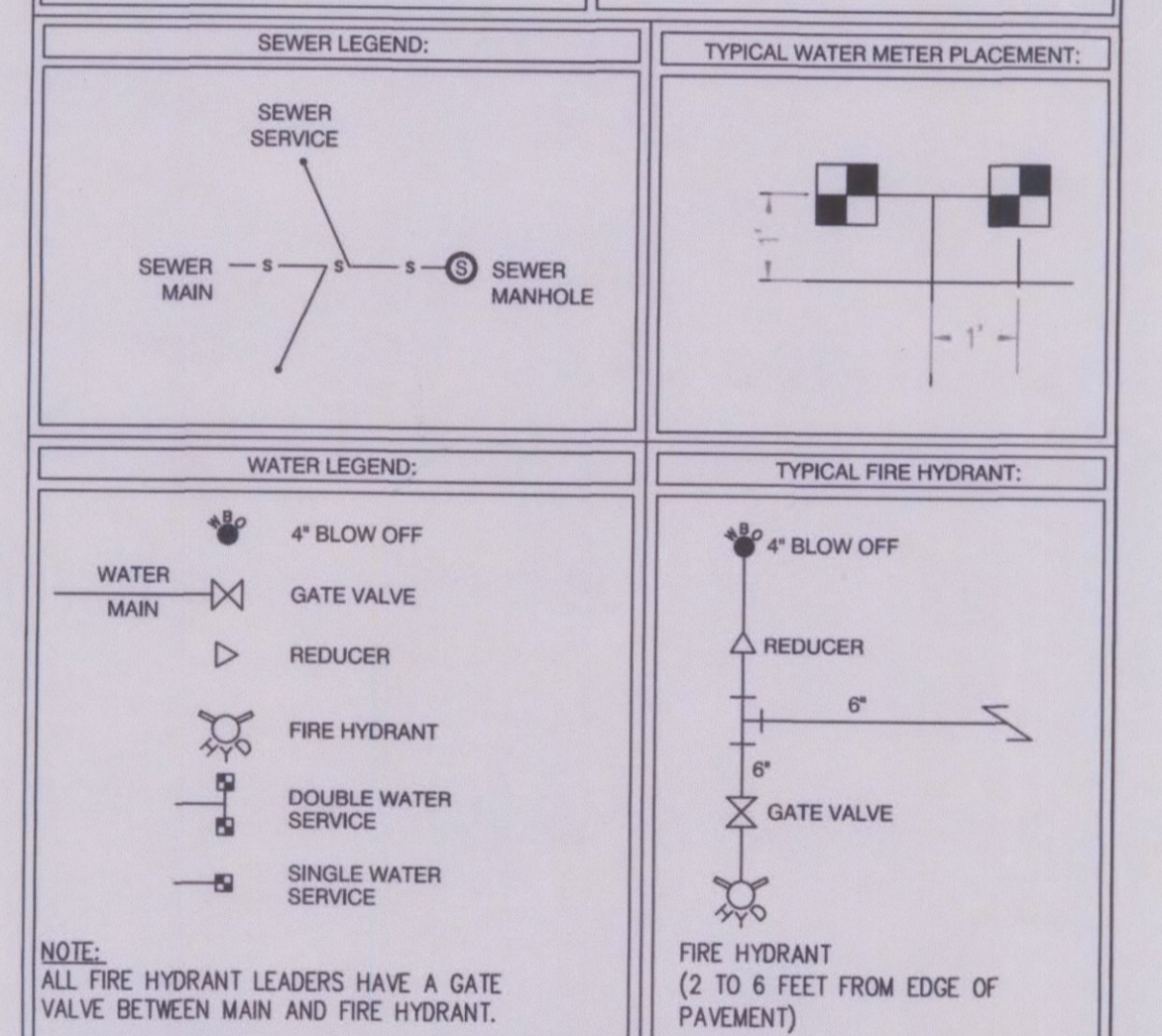
Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



LEGAL DESCRIPTION:
 PART OF THE NW 1/4 OF SW 1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING 540 FEET SOUTH OF THE NE CORNER OF SAID NW 1/4 SW 1/4, RUN THENCE SOUTH 540 FEET, THENCE WEST 222 FEET; THENCE NORTH 538 FEET; THENCE EAST 222 FEET TO THE POINT OF BEGINNING, CONTAINING 2.75 ACRES.
 PART OF THE NW 1/4 OF SW 1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING 540 FEET SOUTH AND 222 FEET WEST OF THE NE CORNER OF SAID NW 1/4 OF SW 1/4, RUNNING THENCE SOUTH 535 FEET; THENCE WEST 202 FEET; THENCE NORTH 530 FEET; THENCE EAST 202 FEET TO POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS.
 LOTS 98, 99 & 100, PIKEWOOD SUBDIVISION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



PROPERTY SPECIFICATIONS:	
OWNER: FLEMING ELECTRIC 212 MCJANAHAN DRIVE BRYANT, ARKANSAS 72022	BUILDING SETBACKS: FRONT-50' REAR-15' OR 55' ABUTTING RESIDENTIAL SIDE-0 OR 25' ABUTTING RESIDENTIAL
DEVELOPER/SUBDIVIDER: FLEMING ELECTRIC 212 MCJANAHAN DRIVE BRYANT, ARKANSAS 72022	LOT AREA: 276,668 SQ FT.
ENGINEER/SURVEYOR: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, ARKANSAS 72015	
ZONING CLASSIFICATION: C-2	



CERTIFICATE OF AUTHORIZATION
 HOPE CONSULTING, INC.
 No. 1931
 ARKANSAS

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 14048
 WILLIAM W. McFADDEN

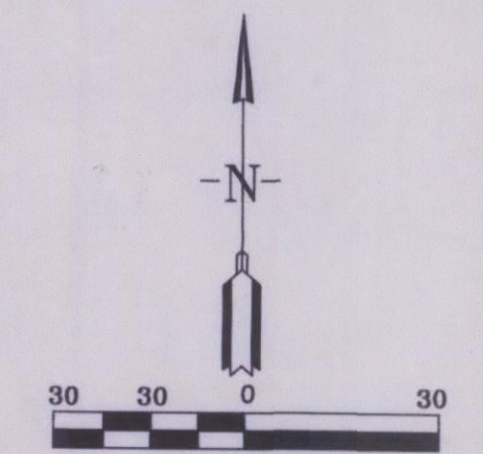
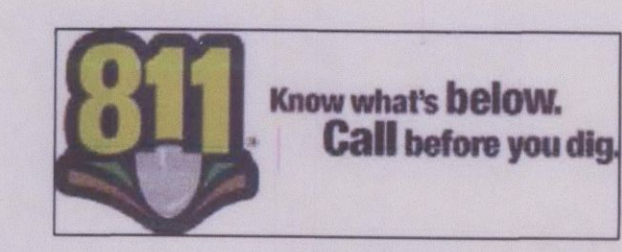
HOPE CONSULTING
 ENGINEERS - SURVEYORS

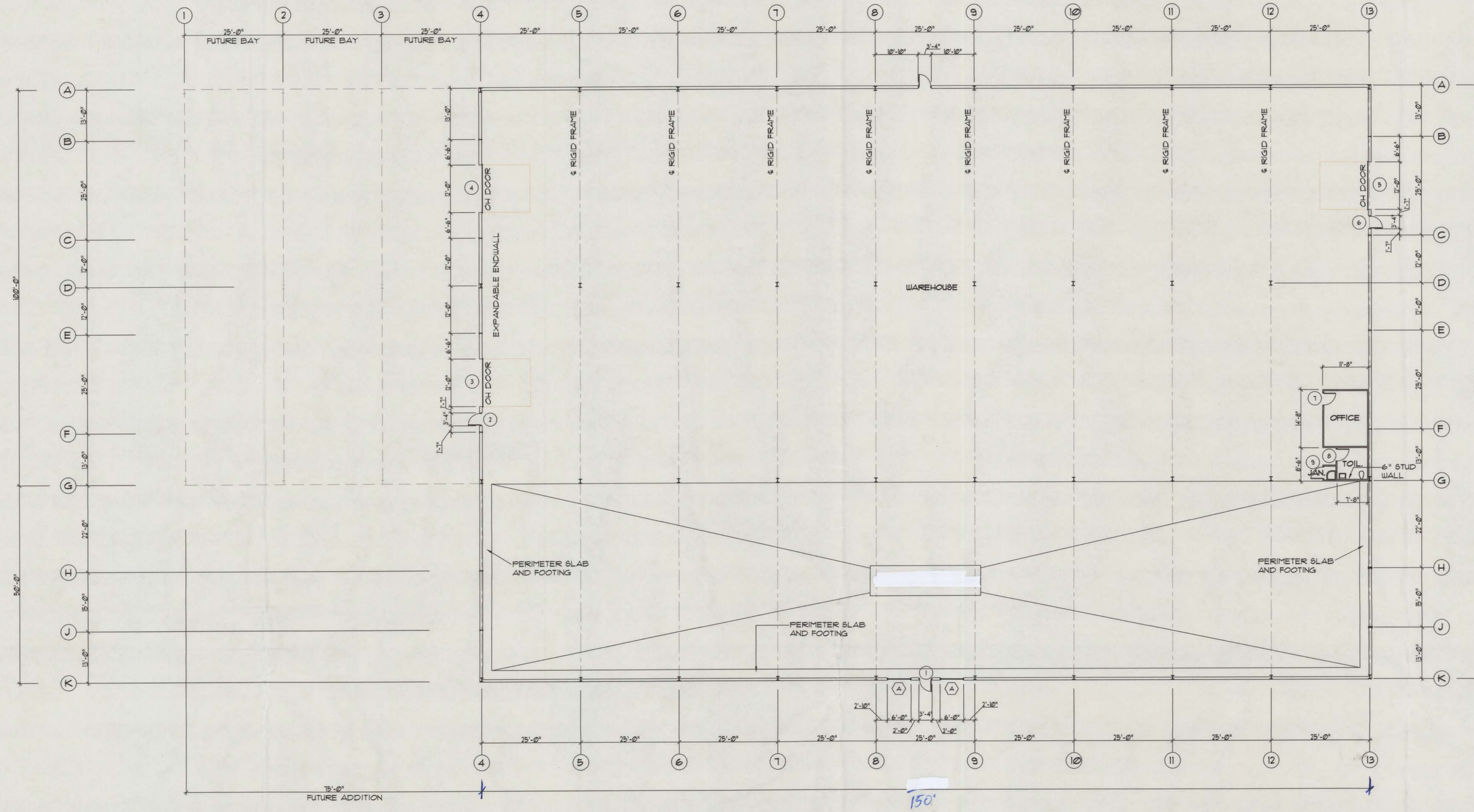
117 S. Market Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FLEMING ELECTRIC

SITE / UTILITY PLAN

DATE: 4-10-2014	C.A.D. BY: W. MCFADDEN	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	13-0480
SHEET: 2 OF 6	SCALE: 1"=30'	
500	1S	14W 0 22 SW 62 1762

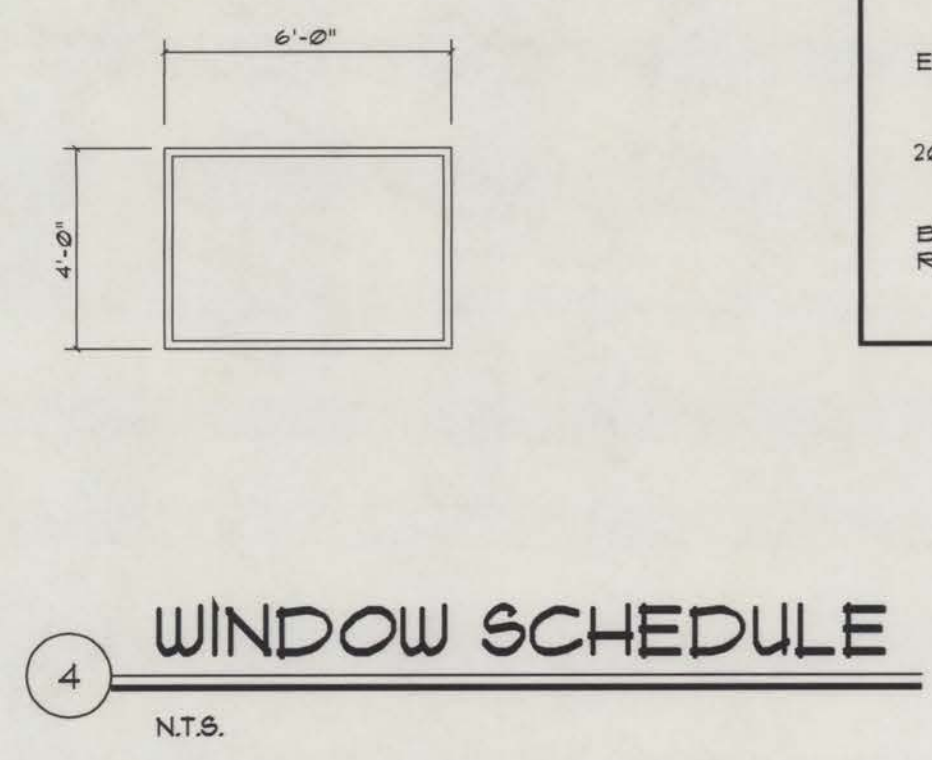
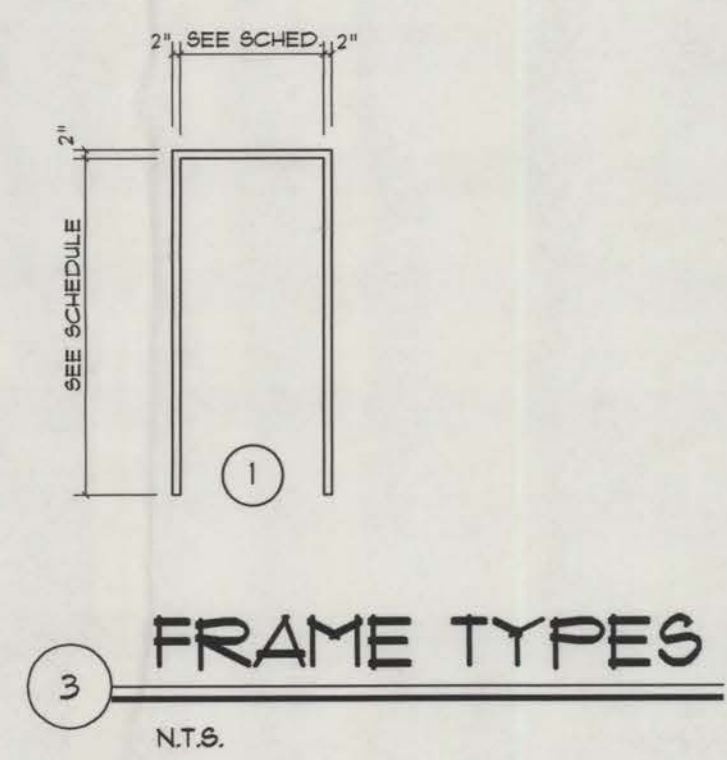
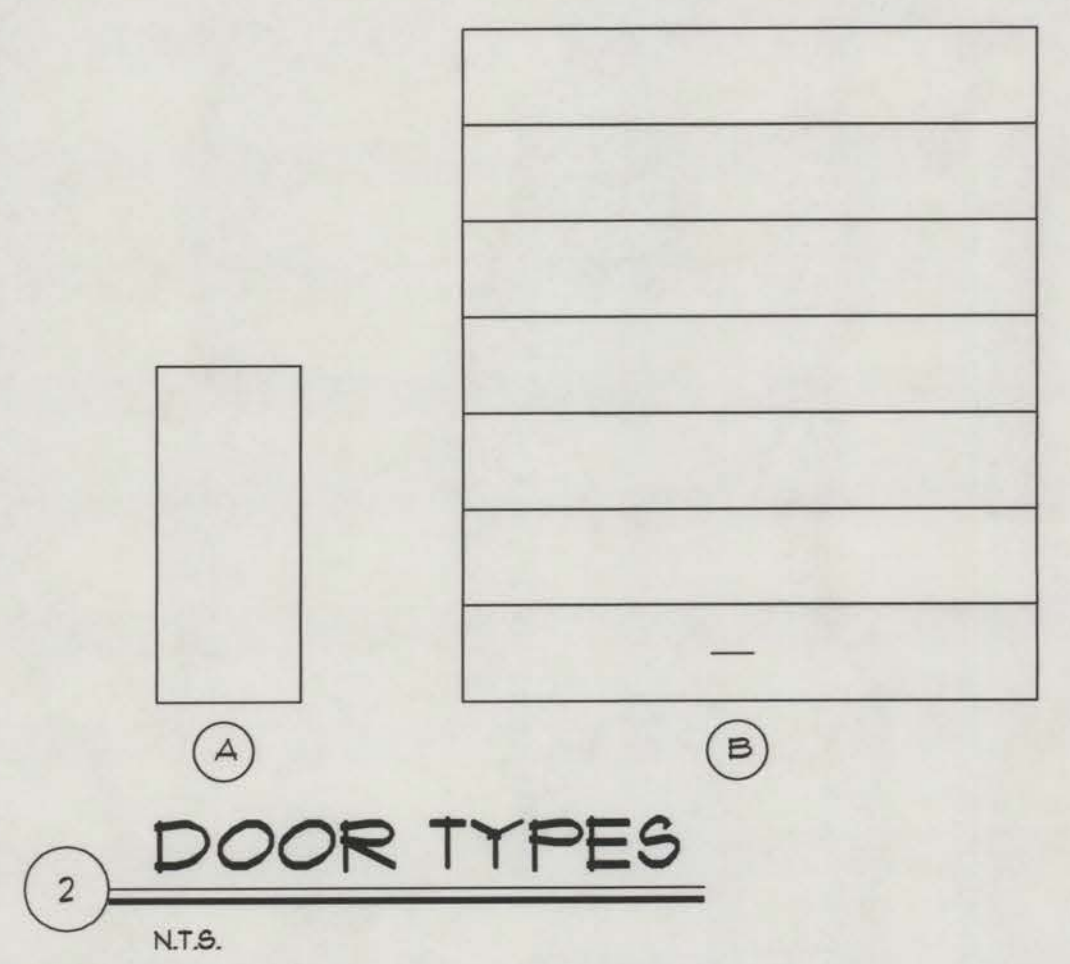




1 FLOOR PLAN
1/16" = 1'-0"

FINISH SCHEDULE														
ROOM NAME	FLOOR	BASE			WALLS			CEILING			CLG. HT.	REMARKS		
		VINYL TILE			GYF. BOARD (PAINT)			GYF. BOARD (PAINT)						
		1	2	3	4	5	6	7	8	9	10	11	12	13
OFFICE	1				4			1				II		8'-0"
TOILET	1				4			1				II		8'-0"
JANITOR	1				4			1				II		8'-0"

DOOR SCHEDULE						
OPNG. NO.	DOOR			FRAME		REMARKS
	SIZE	TYPE	MAT.	TYPE	MAT.	
1	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	
2	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	
3	12' W x 14' H	B	---	---	---	OVERHEAD DOOR AND FRAME
4	12' W x 14' H	B	---	---	---	OVERHEAD DOOR AND FRAME
5	12' W x 14' H	B	---	---	---	OVERHEAD DOOR AND FRAME
6	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	
7	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	
8	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	
9	3'-0" x 7'-0" x 1-3/4"	A	HM	I	HM	



ARCHITECTURAL BUILDING CODE CRITERIA:

BUILDING CODE: IBC 2009, AFPC 2012 VOL. II
 OCCUPANCY: STORAGE (S1)
 CONSTRUCTION TYPE: TYPE III, FULLY FIRE SPRINKLERED PER NFPA 13

BUILDING AREA: 22,500 SF
 AREA PERMITTED WITH FRONTAGE & SPRINKLER INCREASE: 11,500
 13,125
 22,500
 83,125 SF MAX. AREA ALLOWED

NEW BUILDING HEIGHT: 1 STORY
 BUILDING HEIGHT PERMITTED: 3 STORIES

CONSTRUCTION REQUIREMENTS:
 FIRE RESISTANCE RATING: 0 HOURS
 FIRE SEPARATION DISTANCE: GREATER THAN 30 FEET

OCCUPANCY SEPARATION: NONE REQUIRED (TABLE 508.3.3)

EXIT ACCESS STRATEGY:
 FOUR EXITS DIRECTLY TO EXTERIOR

2004 ARKANSAS ENERGY CODE COMPLIANCE

BUILDING IS PRE-ENGINEERED METAL BUILDING STRUCTURE.
 REFER TO STRUCTURAL PLANS FOR BUILDING CODE AND LOADING REQUIREMENTS.



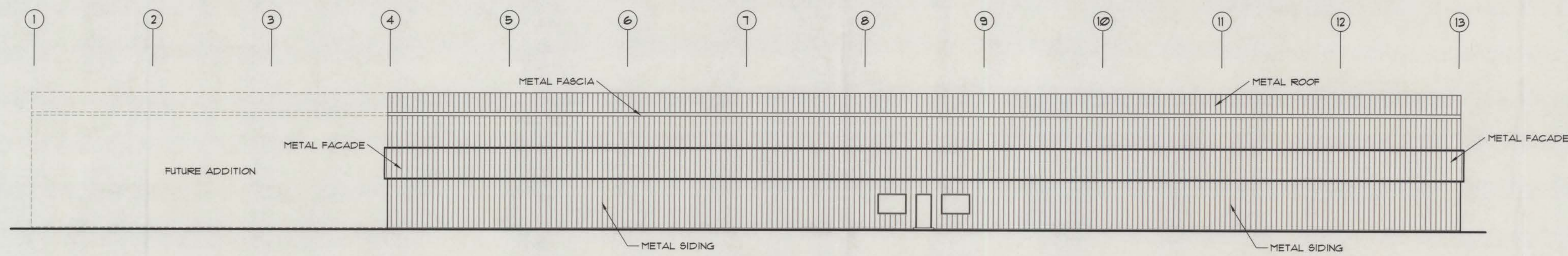
THE NELSON ARCHITECTURAL GROUP, INC.
 P.O. BOX 5039 200 EAST 11TH, SUITE B
 PINE BLUFF, ARKANSAS 71611
 PHONE 870-534-8922 FAX 870-534-3680

A WAREHOUSE FOR FLEMING ELECTRIC
 BRYANT, ARKANSAS

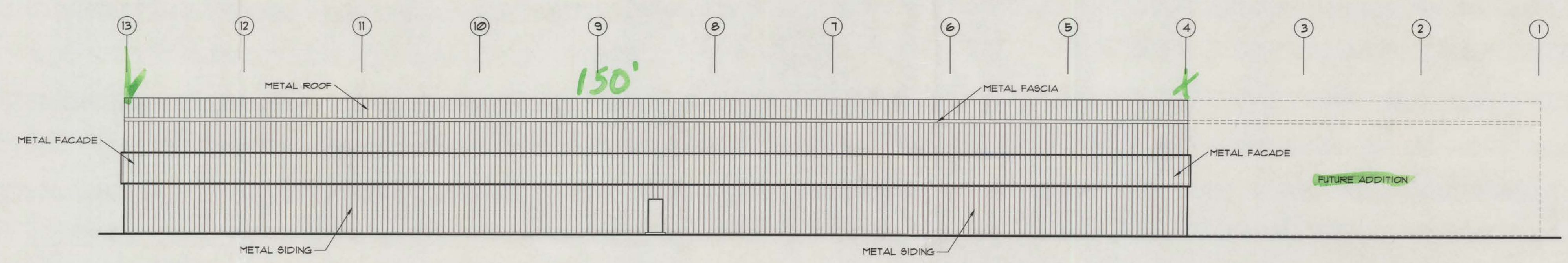
SHEET TITLE: FLOOR PLAN
 FILE NO.: 201410-FLOOR/PLG

DATE: 2-25-2014
 PROJECT NO.: 2014.10

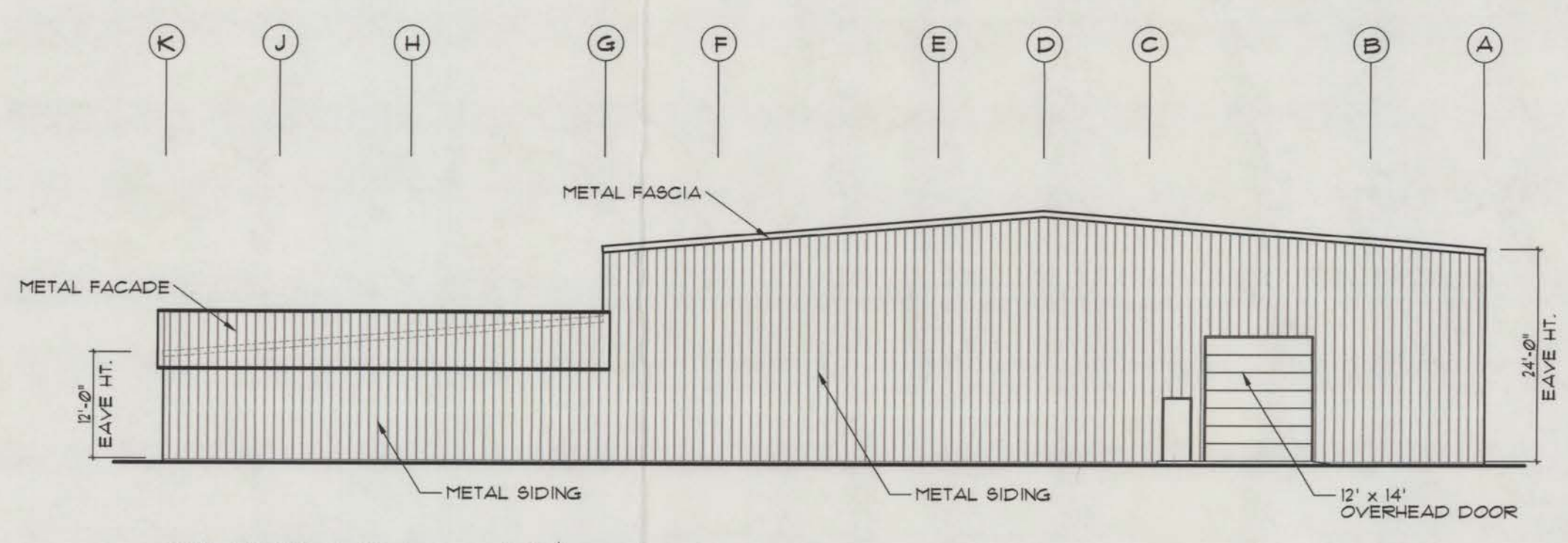
A1.1



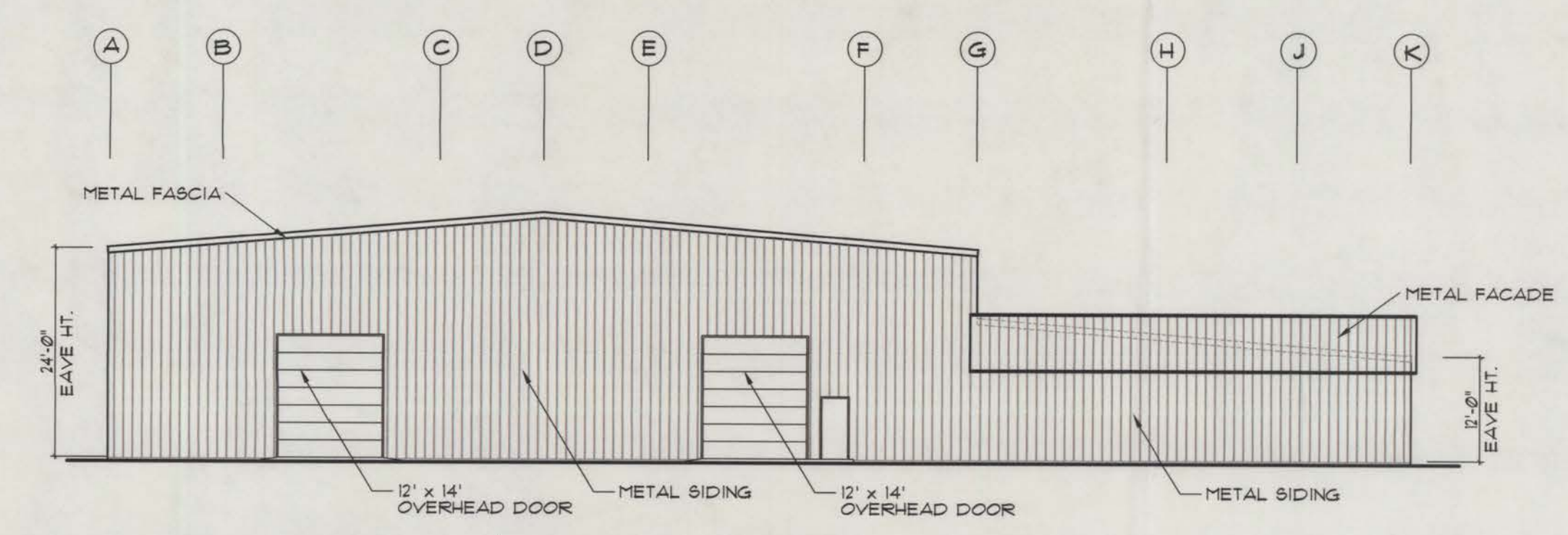
1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

THE NELSON ARCHITECTURAL GROUP, INC.
P.O. BOX 5039 200 EAST 11TH, SUITE B
PINE BLUFF, ARKANSAS 71611
PHONE 870-534-8922 FAX 870-534-3680

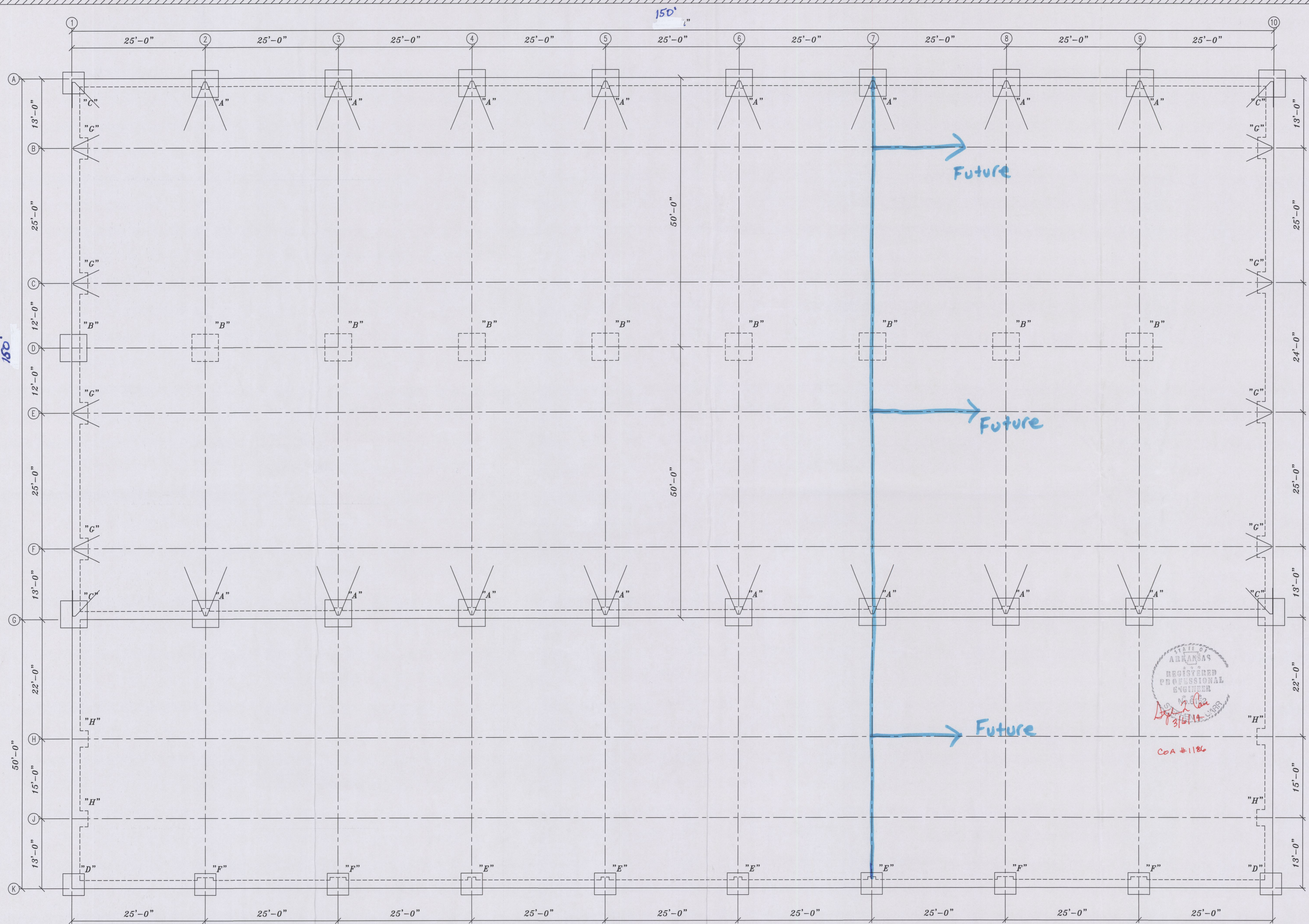
A WAREHOUSE FOR
FLEMING ELECTRIC
BRYANT, ARKANSAS

SHEET TITLE
BUILDING ELEVATIONS
FILE NO.
201410-ELEVSDIUS

DATE
2-25-2014
PROJECT NO.
2014.10

A1.2



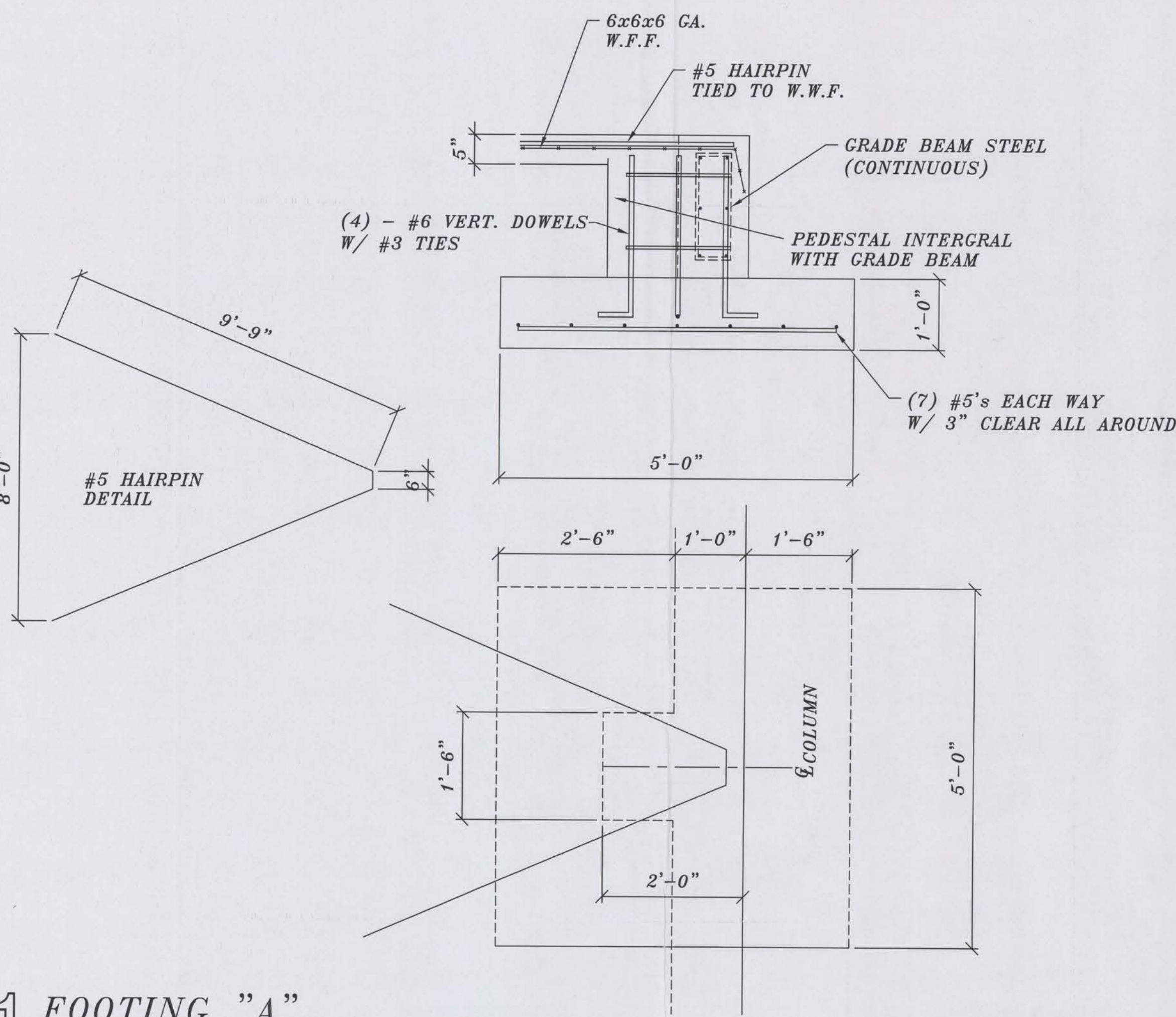


1 FOUNDATION
 1/8" = 1'-0"

FLEMING ELECTRIC
 5401 HWY. 5 NORTH
 BRYANT, ARKANSAS 72022

Carr Engineering
 Stephen L. Carr, P.E.
 7923 South Pinewood, Pine Bluff, AR 71603
 Office/Fax (870)879-0940
 Home (870)879-4487

DRAWN	KDM
CHECKED	SC
DATE	28FEB14
SCALE	1/8" = 1'-0"
SHEET	F1



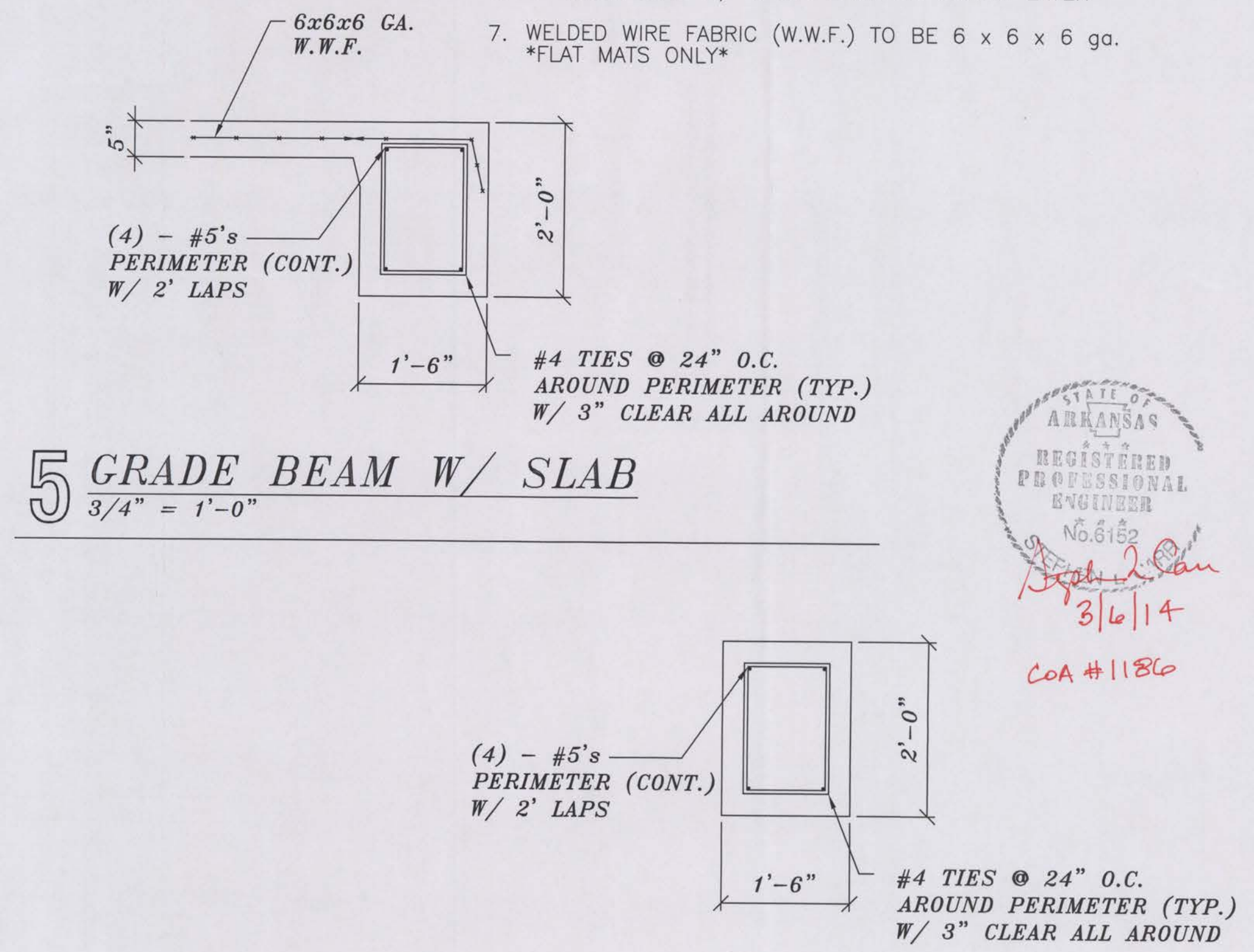
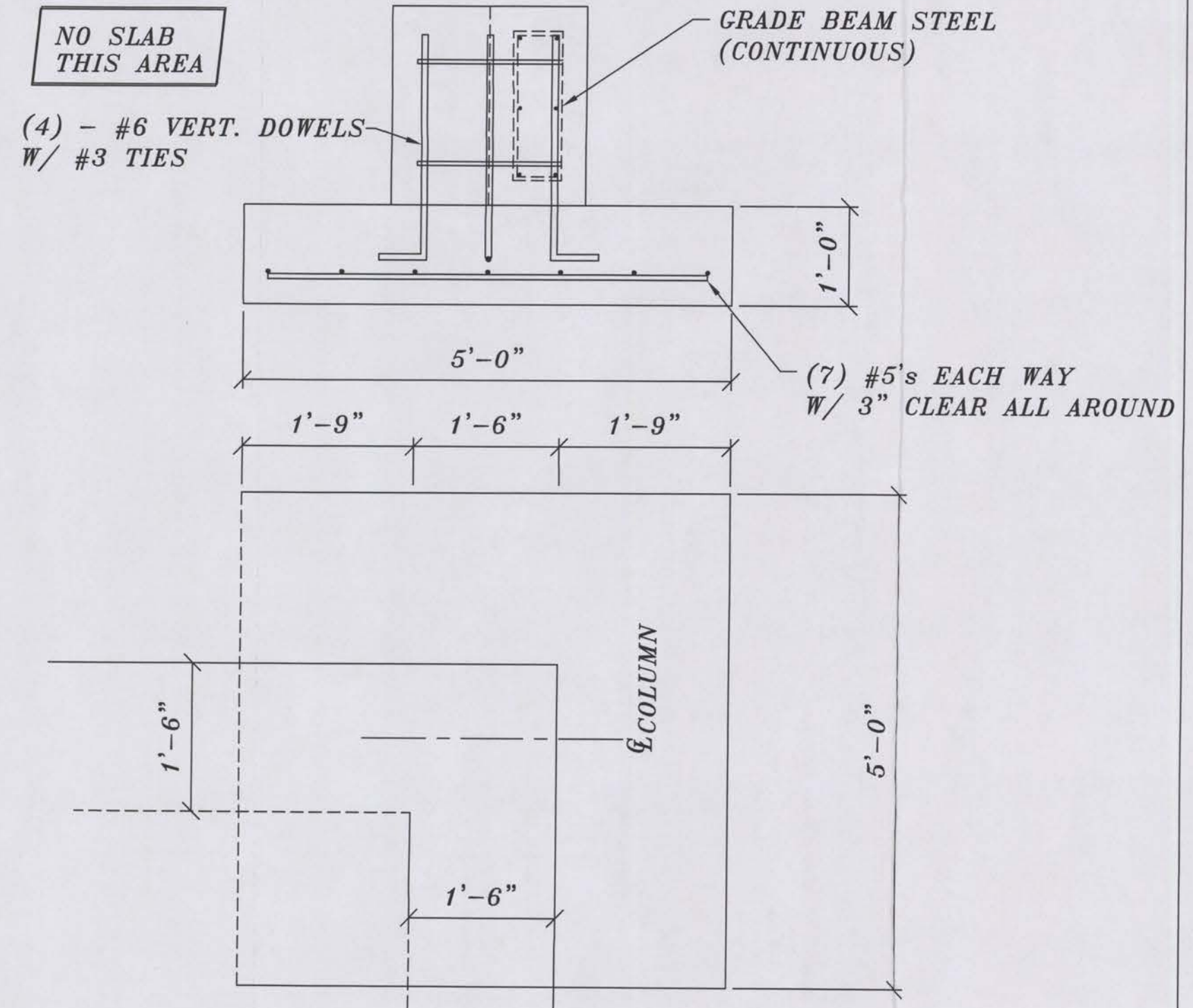
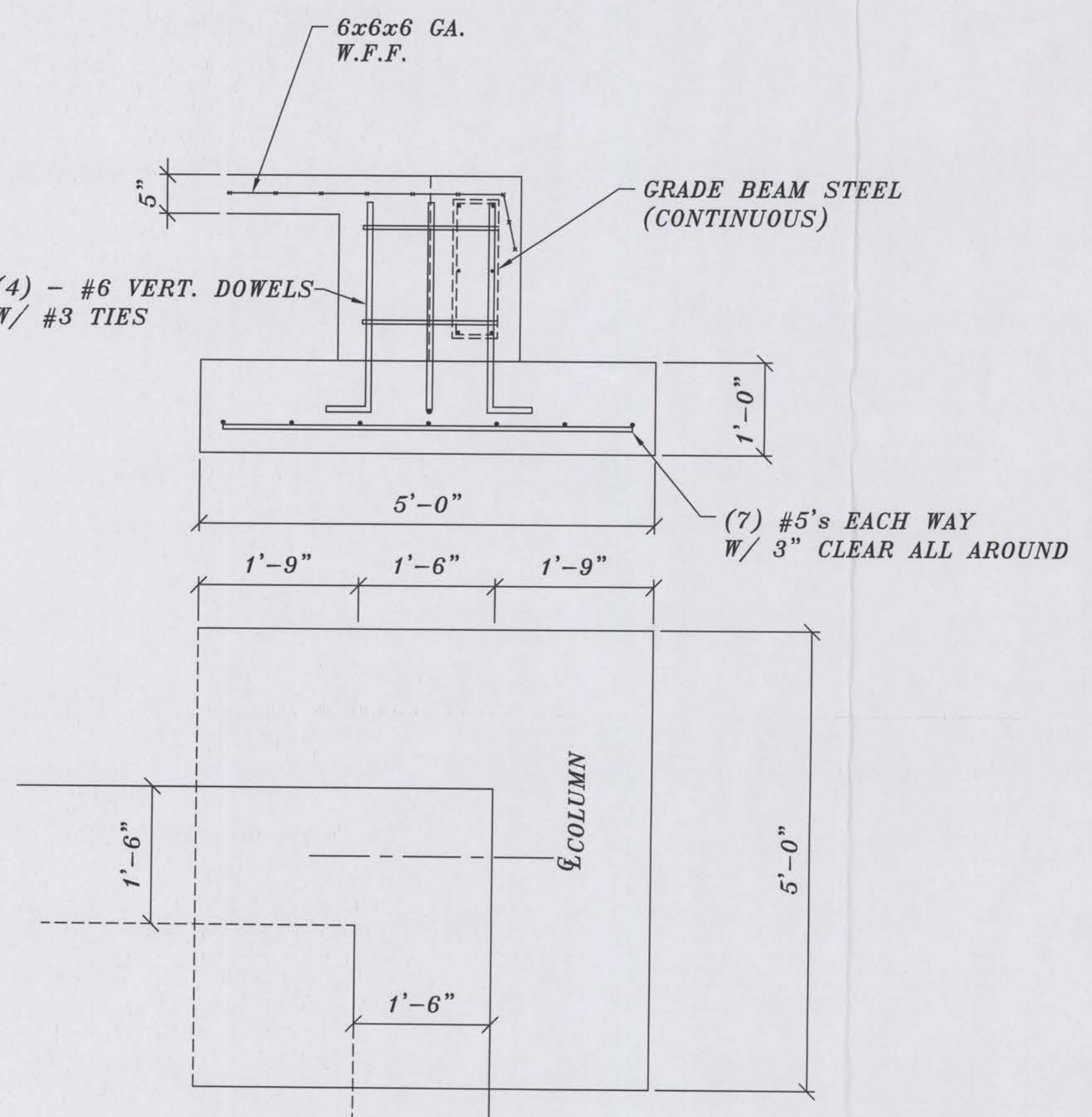
BUILDING DESIGN CRITERIA:
 BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
 BUILDING USE: STANDARD OCCUPANCY STRUCTURE
 ROOF LIVE LOAD: 20.00 psf (Reducible)
 COLLATERAL GRAVITY: 5.00 psf

WIND LOAD:
 WIND SPEED: 90.00 MPH
 THE "LOW RISE" METHOD IS USED
 WIND EXPOSURE (FACTOR): C
 WIND ENCLOSURE: ENCLOSED
 WIND IMPORTANCE FACTOR: 1.000
 BASIC WIND PRESSURE: 16.52 psf

SNOW LOAD:
 GROUND SNOW LOAD: 10.00 psf
 DESIGN SNOW (SLOPED): 6.30 psf
 EXPOSURE CATEGORY (FACTOR): 1 FULLY EXPOSED (0.90)
 SNOW IMPORTANCE: 1.00

SEISMIC LOAD:
 MAPPED SPECTRAL RESPONSE: $S_s=41.50\%g$
 MAPPED SPECTRAL RESPONSE: $S_1=14.20\%g$
 SEISMIC DESIGN CATEGORY: D
 SEISMIC IMPORTANCE: 1.000
 SOIL PROFILE TYPE: STIFF SOIL (D,4)
 BRACE SEISMIC FACTOR (C_s): 0.1250 x W (BASE SHEAR)

- GENERAL NOTES:**
- FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.
 - FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE.
 - CONCRETE SLAB TO HAVE A 28-DAY COMPRESSION STRENGTH OF $f'_c = 3000$ psi. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". LATEST EDITION.
 - ALL REINFORCING BARS AND HAIRPINS TO CONFORM TO ASTM A615 - "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
 $y_f = 60,000$ psi (GRADE 60).
 - CRACK CONTROL JOINTS TO BE SAW CUT 15'x15' MAX. PATTERN
 - 5" THICK SLAB W/ 6 MIL VISQUEEN UNDER LAYER
 - WELDED WIRE FABRIC (W.W.F.) TO BE 6 x 6 x 6 ga.
FLAT MATS ONLY



STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 6152
 Stephen L. Carr
 3/6/14
 CoA #11860

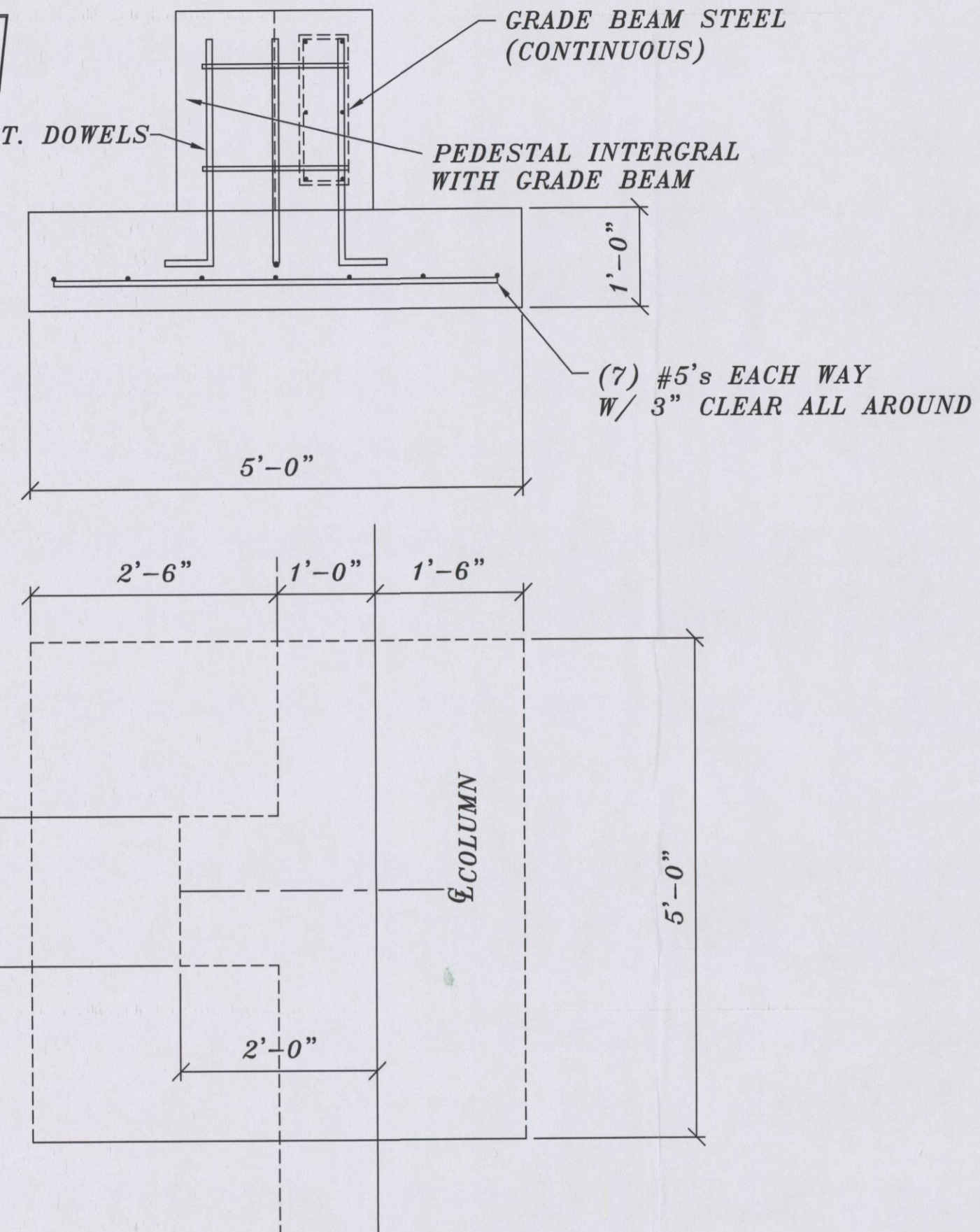
Carr Engineering
 Stephen L. Carr, P.E.
 7923 South Pinewood, Pine Bluff, AR 71603
 Office/Fax (870)879-0940
 Home (870)879-4487

FLEMING ELECTRIC
 BRYANT, ARKANSAS 72022

DRAWN	KDM
CHECKED	SC
DATE	28FEB14
SCALE	VARIES
SHEET	F2

NO SLAB
THIS AREA

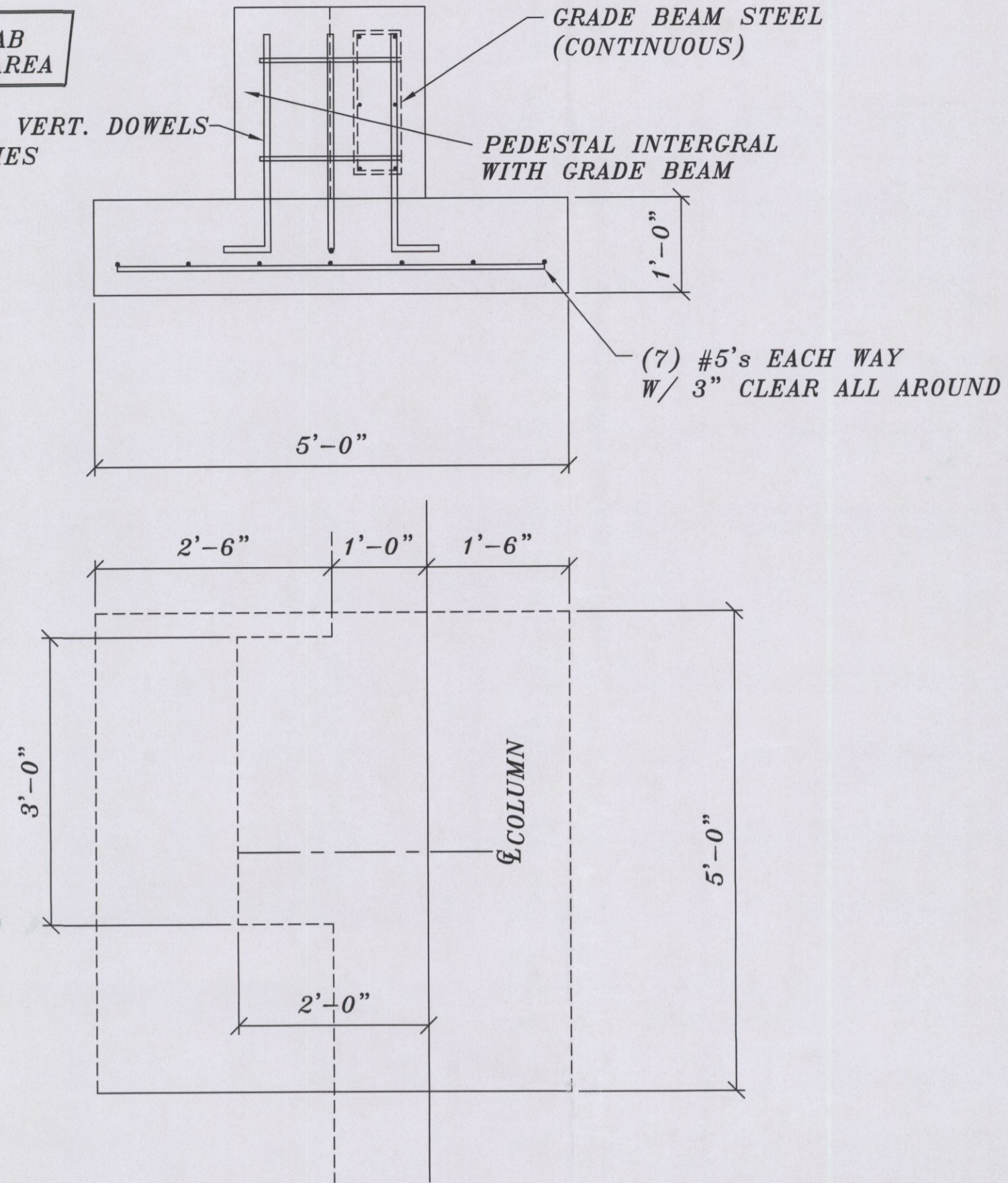
(4) - #6 VERT. DOWELS
W/ #3 TIES



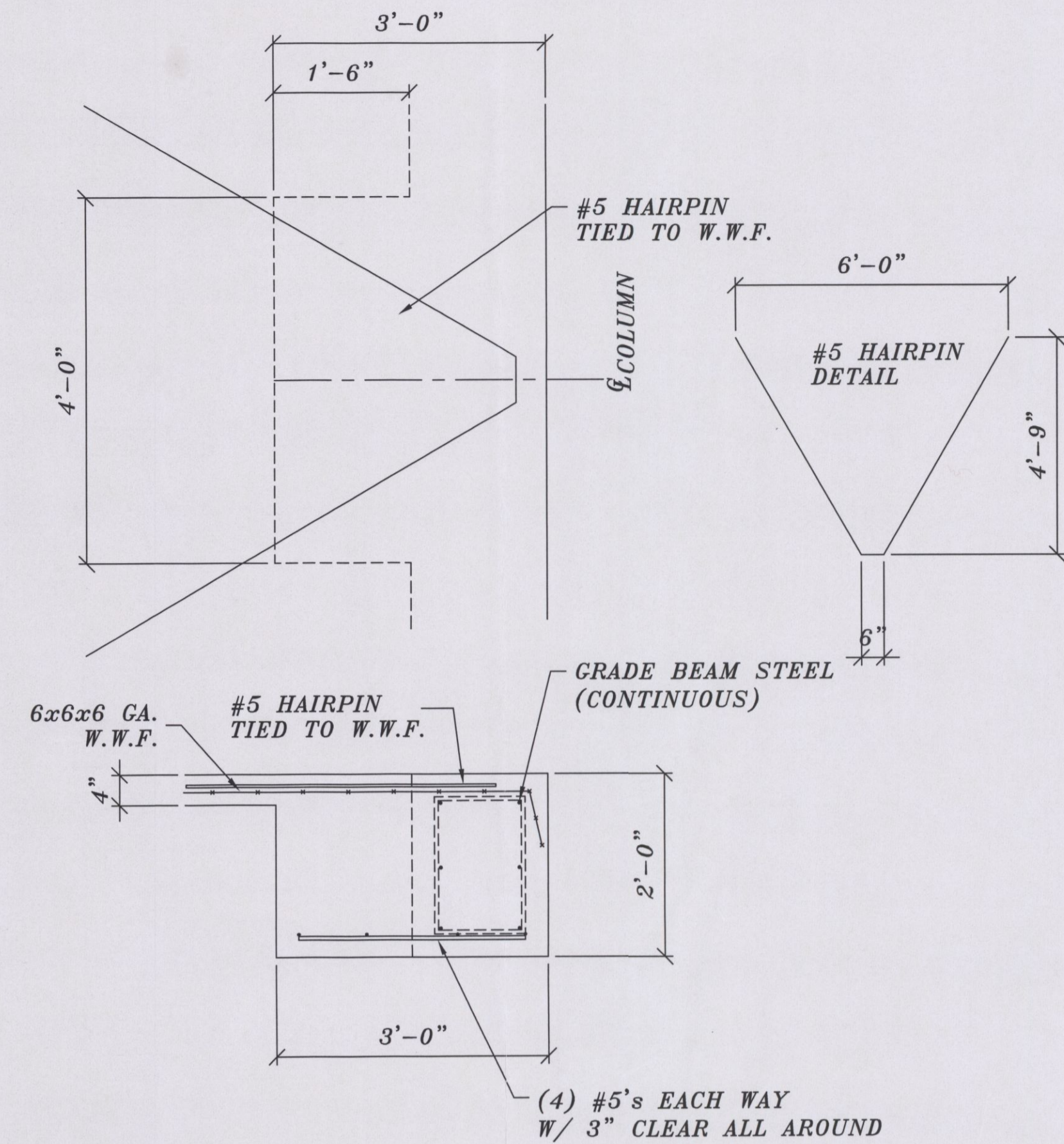
7 FOOTING "E"
3/4" = 1'-0"

NO SLAB
THIS AREA

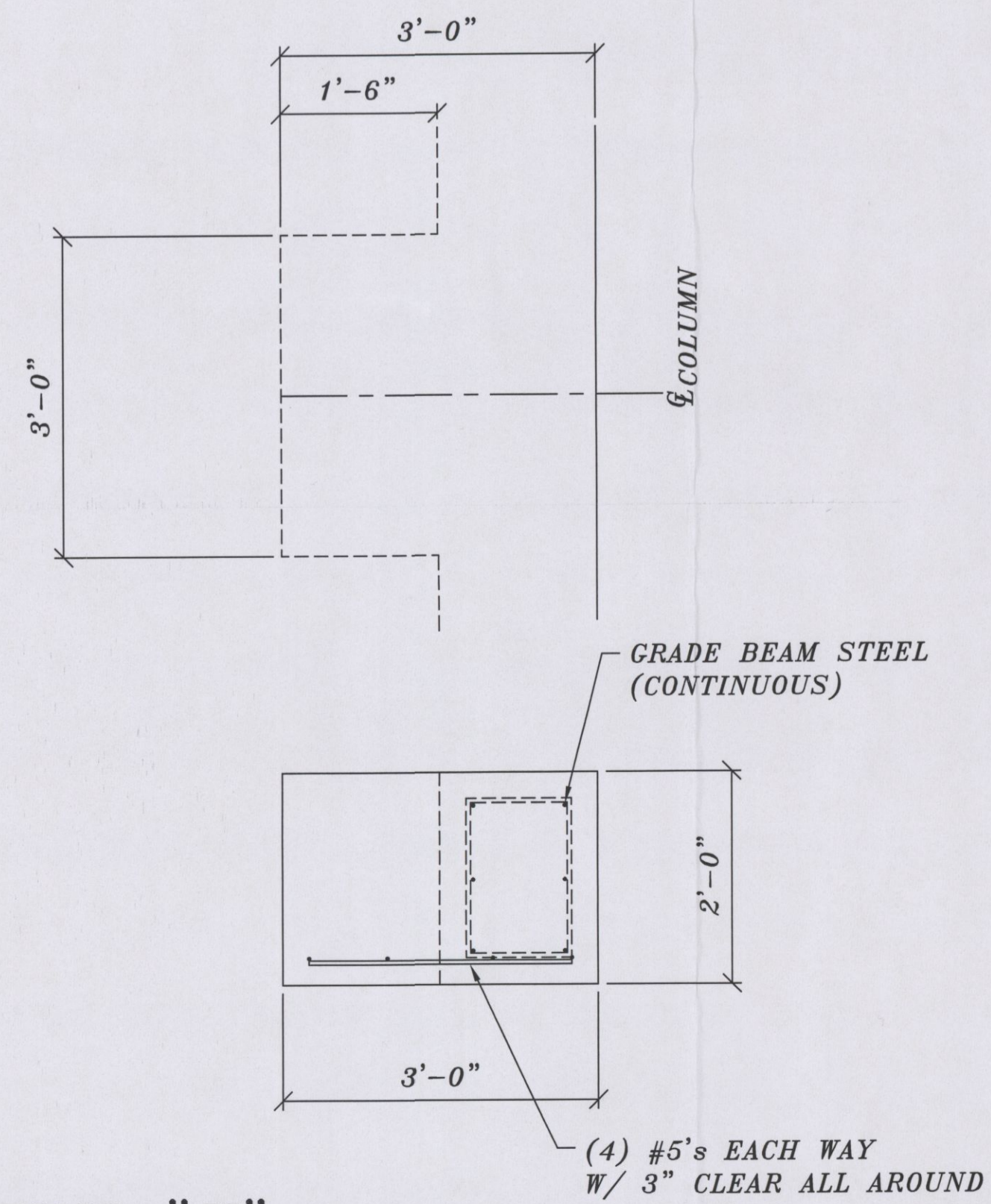
(4) - #6 VERT. DOWELS
W/ #3 TIES



8 FOOTING "F"
3/4" = 1'-0"



9 FOOTING "G"
3/4" = 1'-0"



10 FOOTING "H"
3/4" = 1'-0"

FLEMING ELECTRIC

BRYANT, ARKANSAS 72022

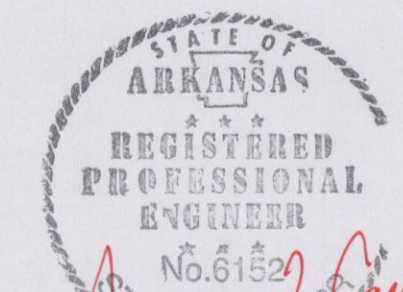
Carr Engineering

Stephen L. Carr, P.E.

7923 South Pinewood, Pine Bluff, AR 71603

Office/Fax (870)879-0940

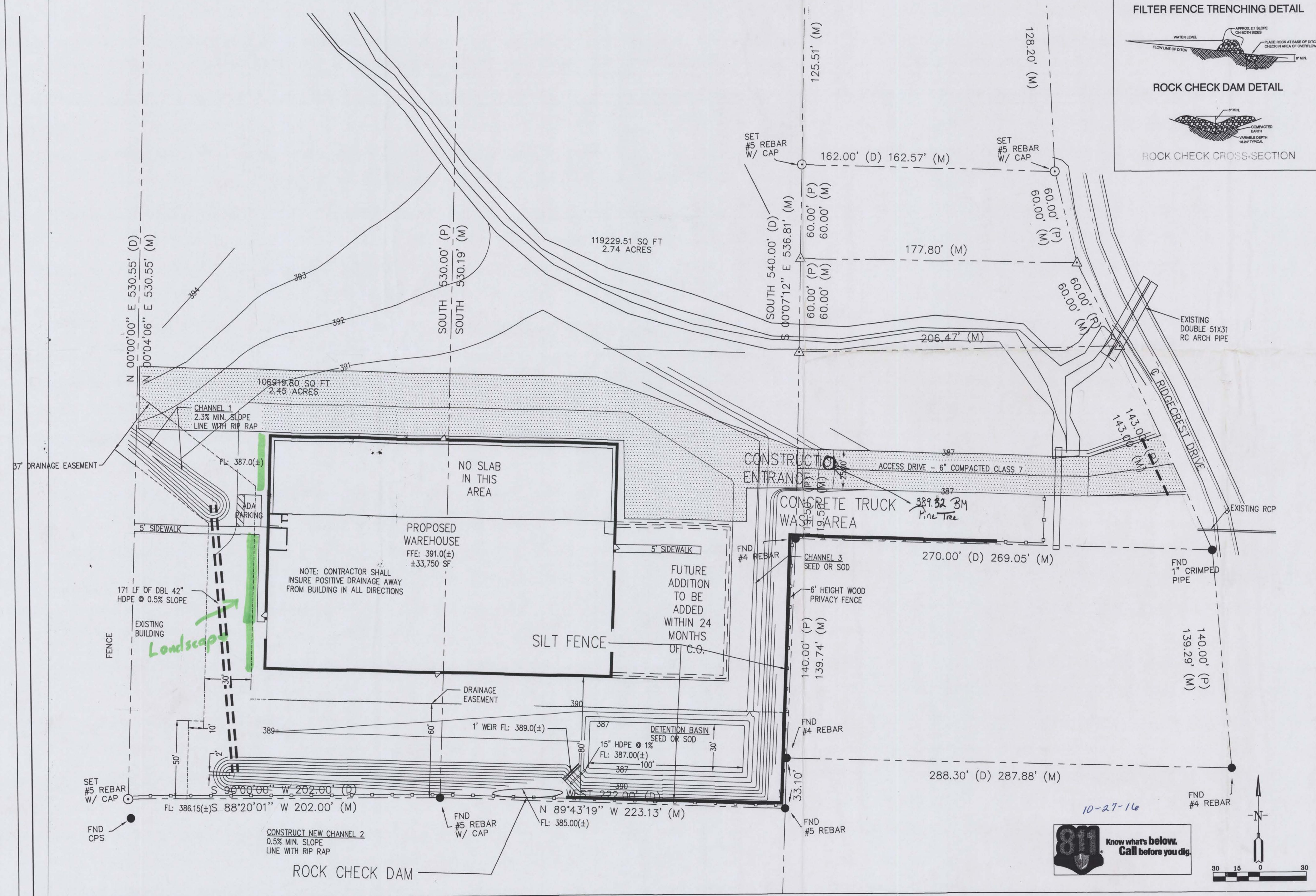
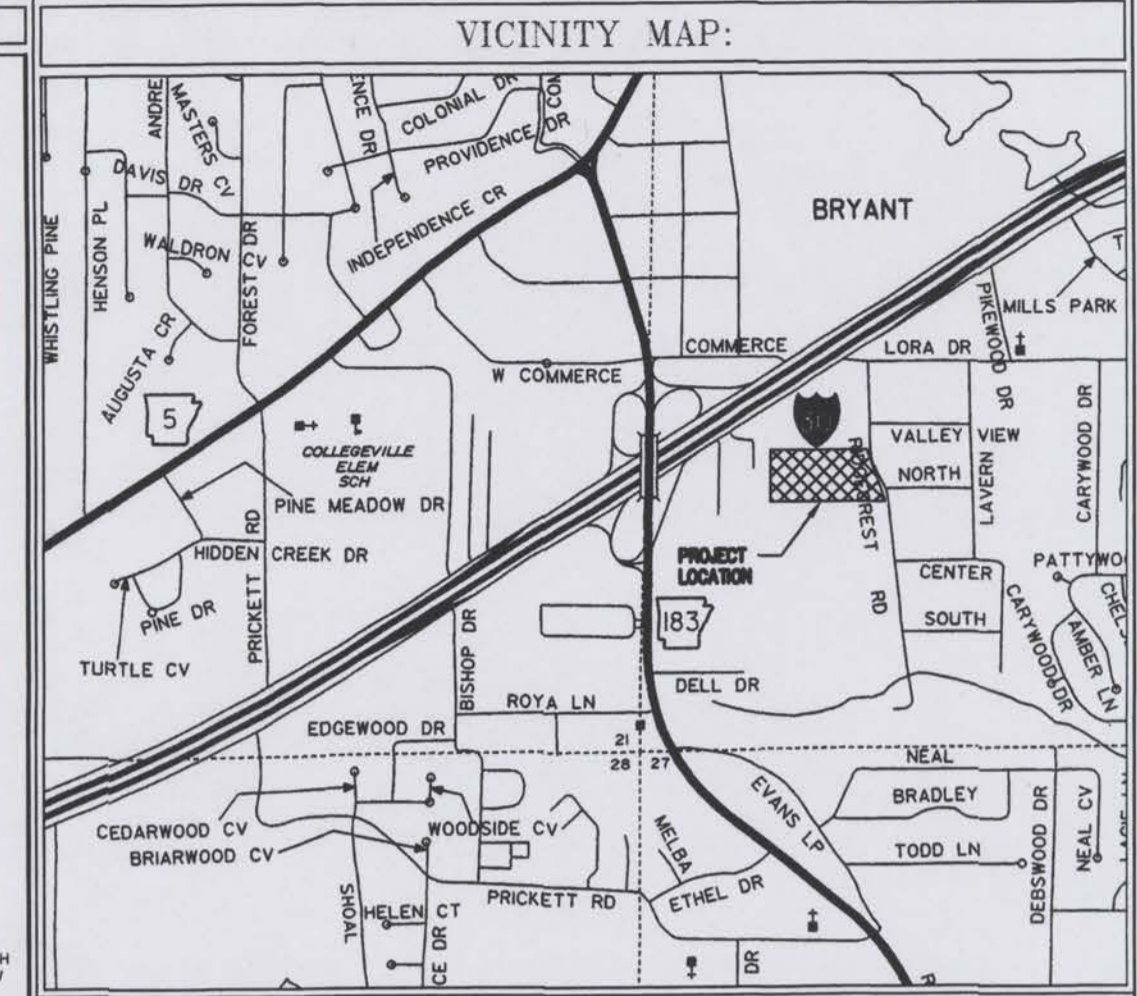
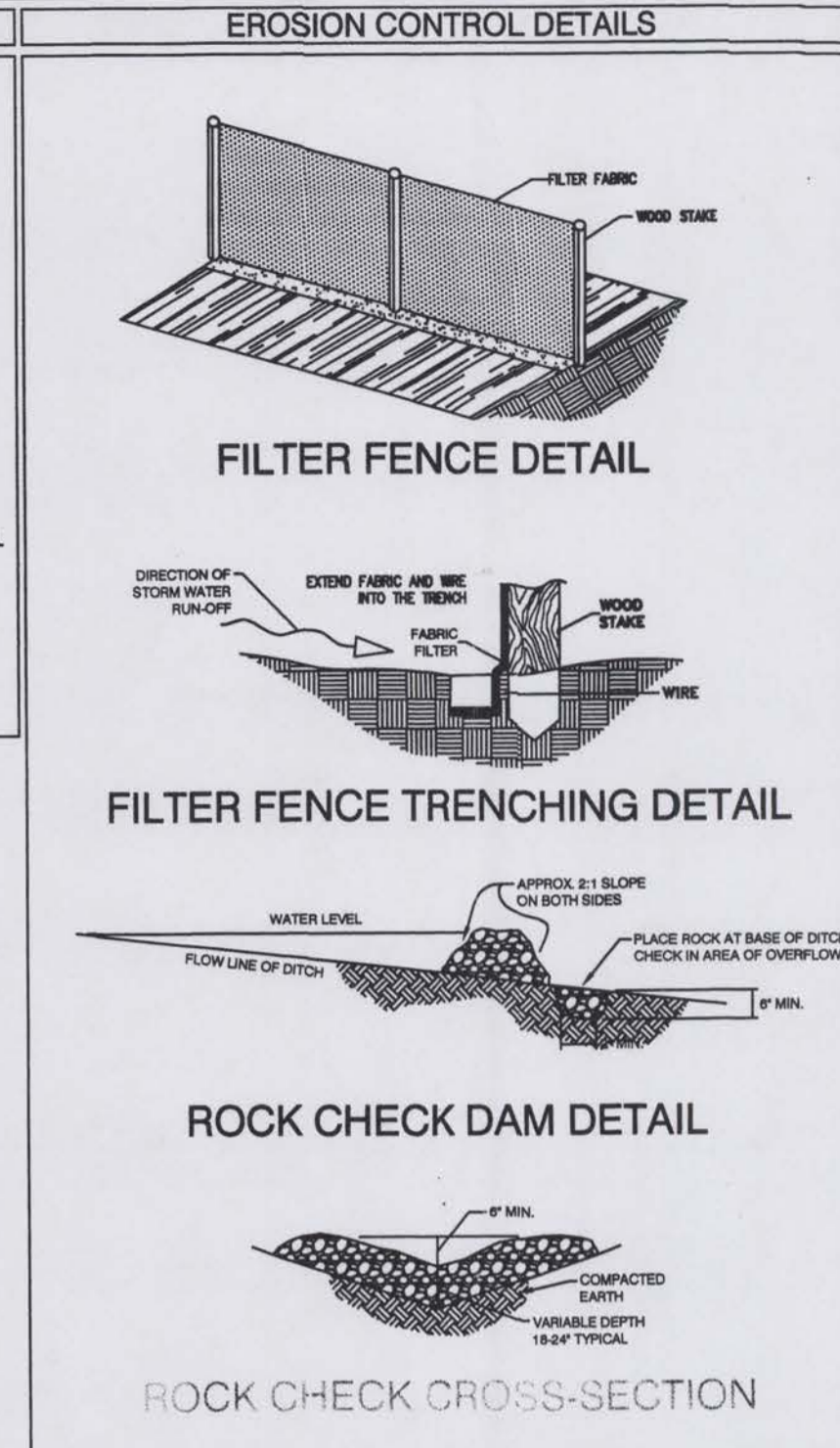
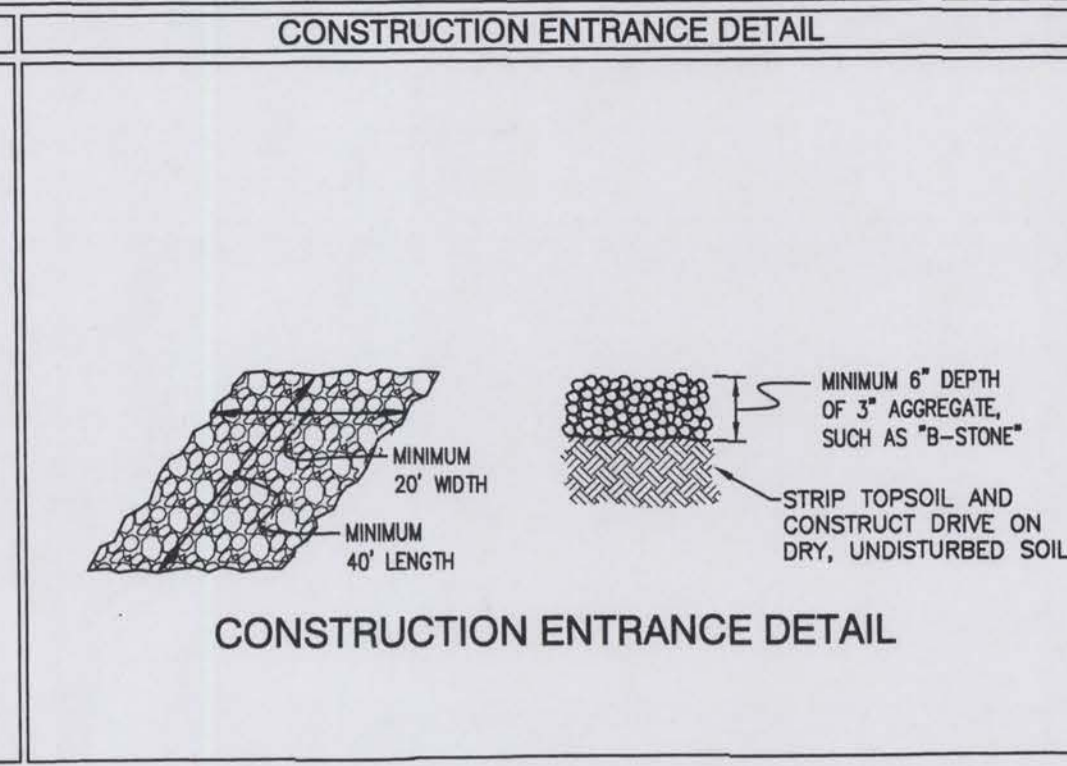
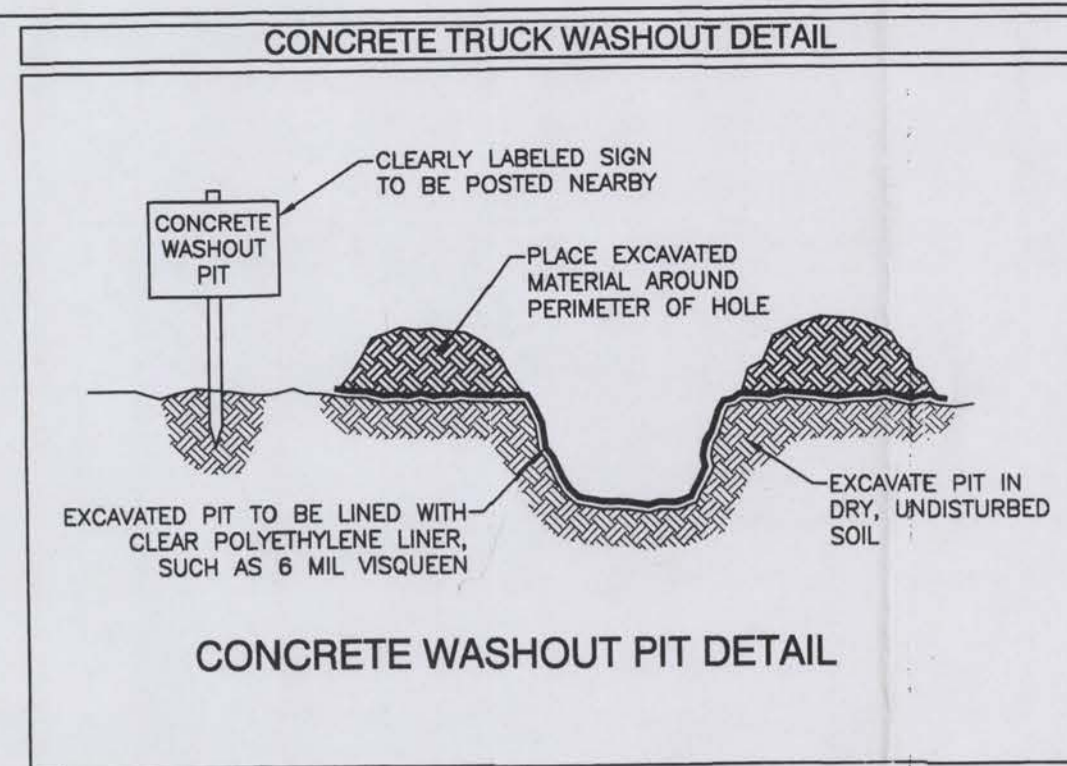
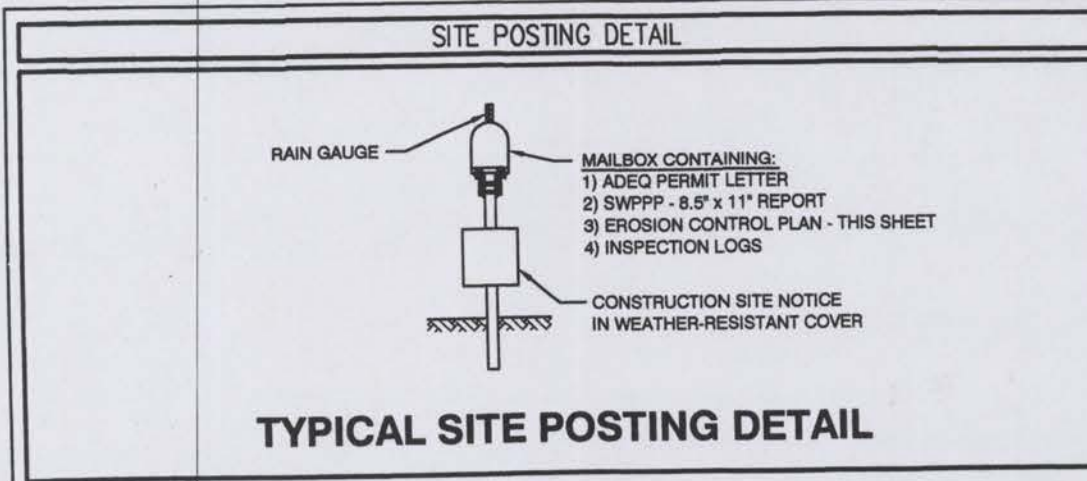
Home (870)879-4487



3/6/14
CoA #1186

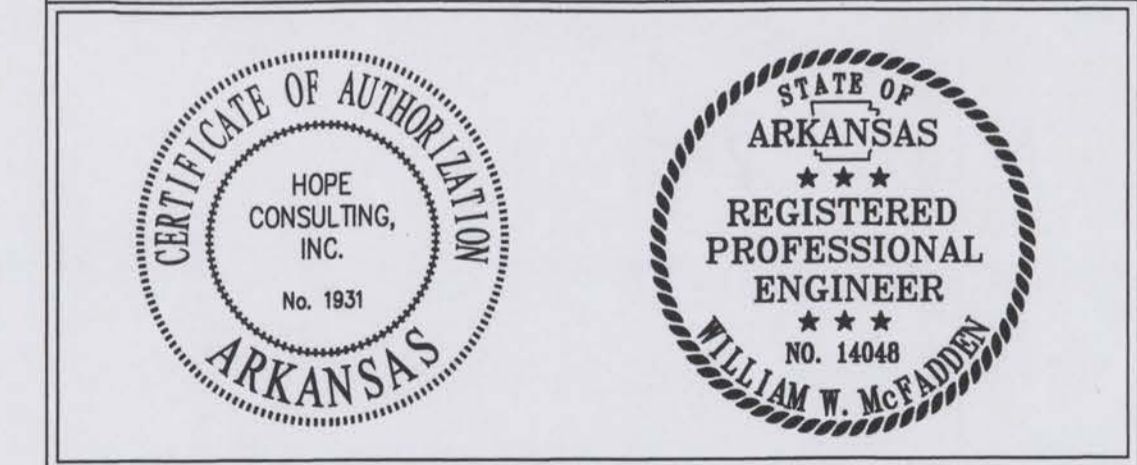
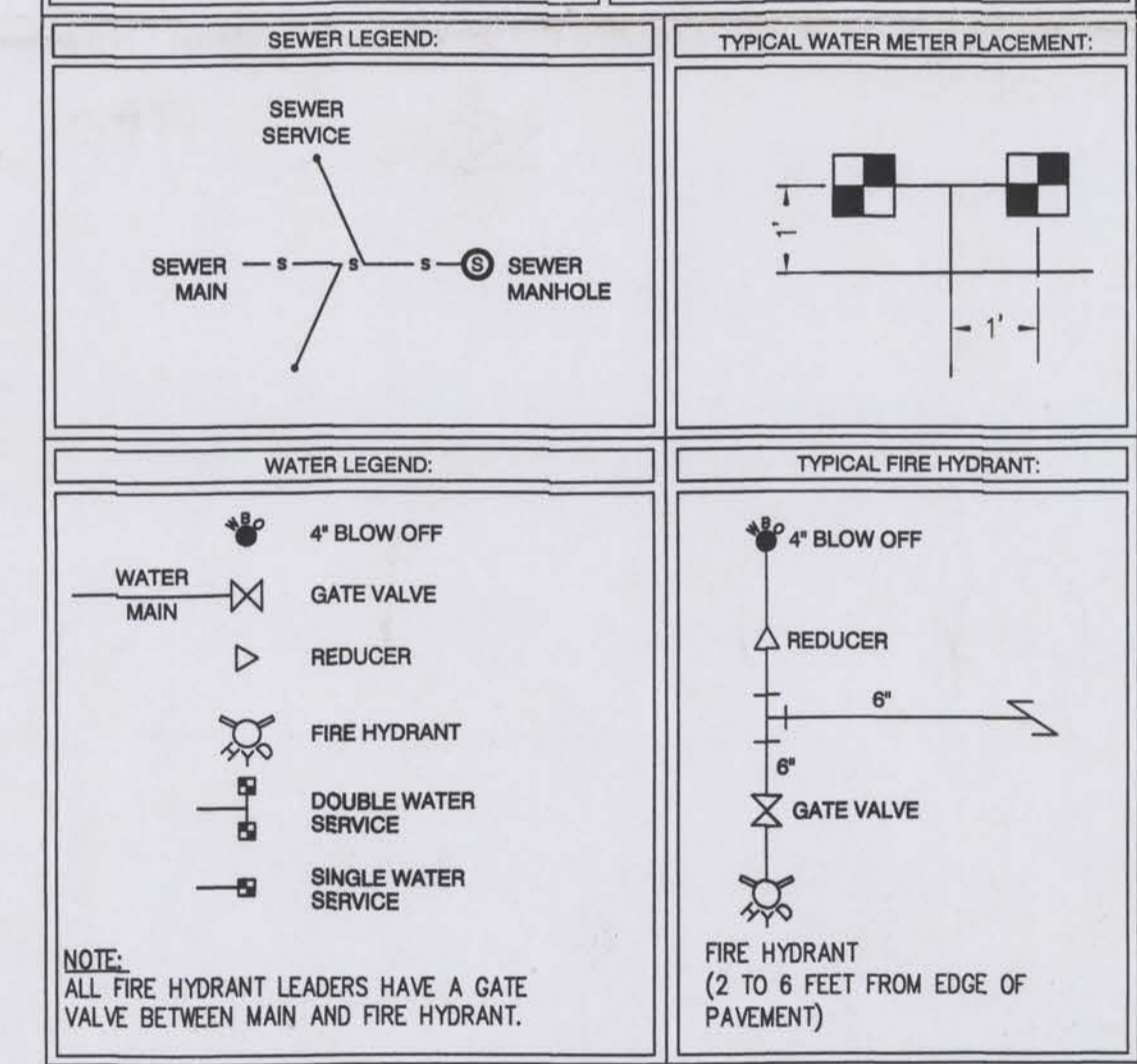
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PROPERTY SPECIFICATIONS:

OWNER: FLEMING ELECTRIC 212 McLANAHAN DRIVE BRYANT, ARKANSAS 72022	BUILDING SETBACKS: FRONT-50' REAR-15' OR 50' ABUTTING RESIDENTIAL SIDE-0 OR 25' ABUTTING RESIDENTIAL
DEVELOPER/SUBDIVIDER: FLEMING ELECTRIC 212 McLANAHAN DRIVE BRYANT, ARKANSAS 72022	LOT AREA: 276,668 SQ. FT.
ENGINEER/SURVEYOR: HOPE CONSULTING, INC. 117 S. MARKET STREET BENTON, ARKANSAS 72015	
ZONING CLASSIFICATION: C-2	



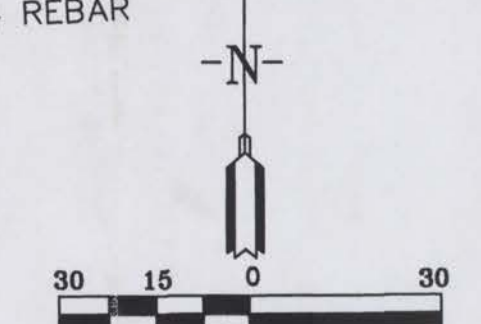
HOPE CONSULTING
 ENGINEERS - SURVEYORS

117 S. Market Street,
 Benton, Arkansas 72015
 PH. (501)315-2628
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FLEMING ELECTRIC

SWPPP

DATE: 04-14-2014	C.A.D. BY: W. MCFADDEN	DRAWING NUMBER:
REVISED: 09-30-2016	CHECKED BY:	13-0480
SHEET: 1 OF 1	SCALE: 1"=30'	
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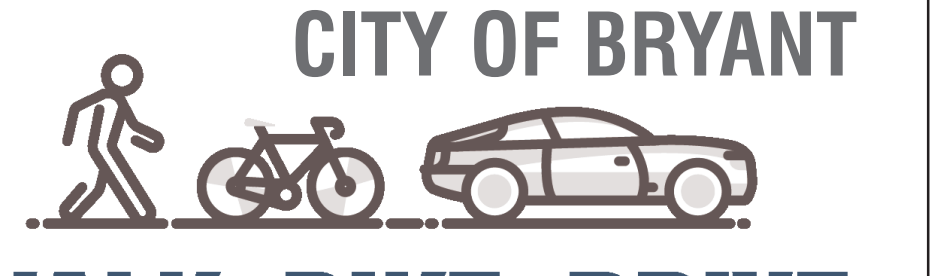


Bike Pedestrian Plan

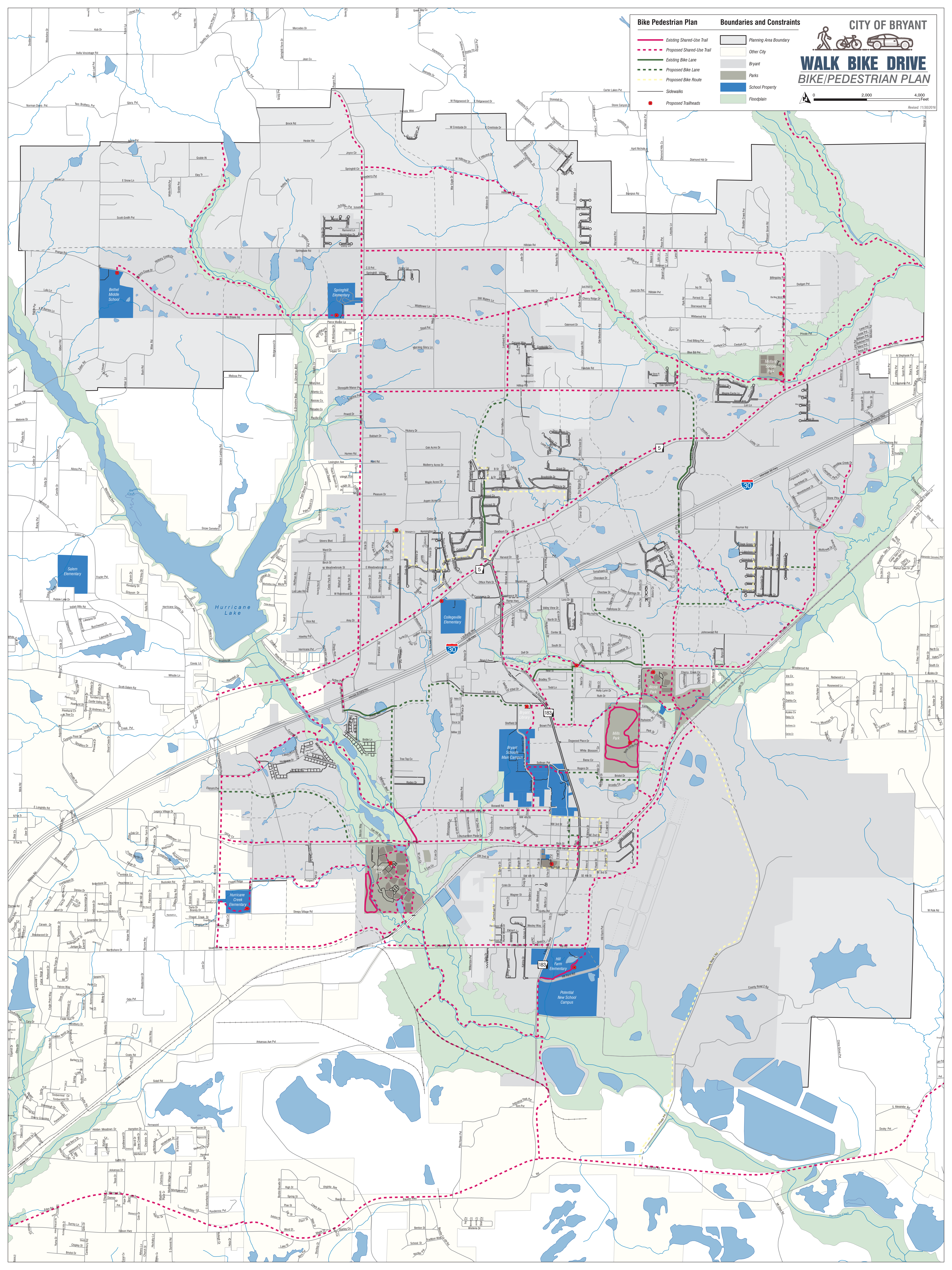
Boundaries and Constraints

- Existing Shared-Use Trail
- Proposed Shared-Use Trail
- Existing Bike Lane
- Proposed Bike Lane
- Proposed Bike Route
- Sidewalks
- Proposed Trailheads

- Planning Area Boundary
- Other City
- Bryant
- Parks
- School Property
- Floodplain



0 2,000 4,000 Feet
Revised: 11/3/2016

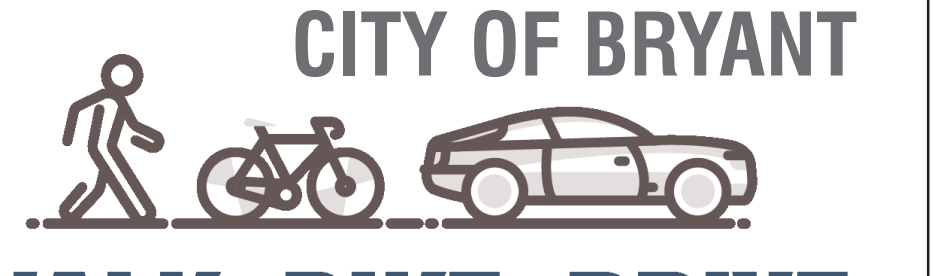


Master Street Plan

Boundaries and Constraints

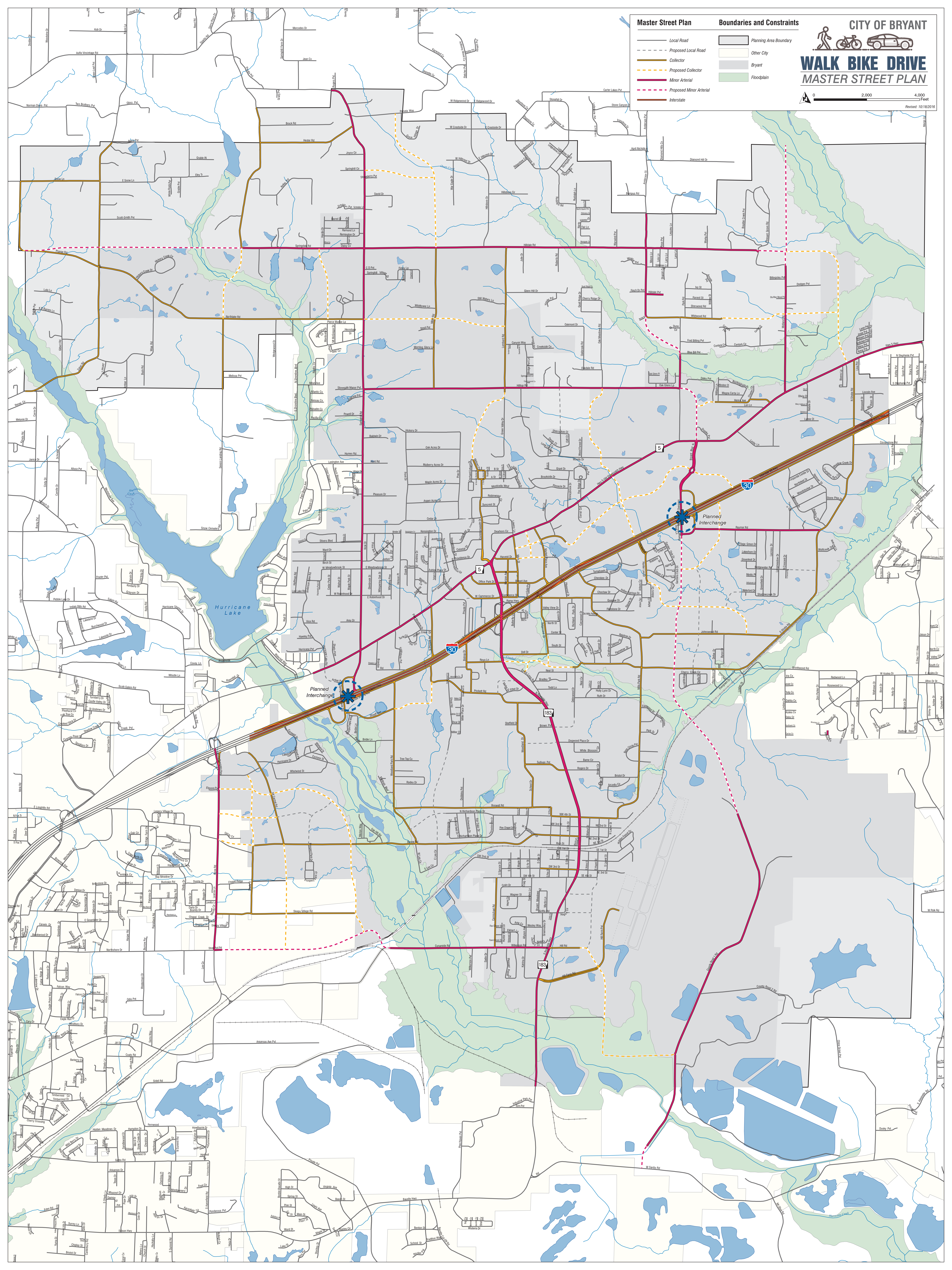
- Local Road
- Proposed Local Road
- Collector
- Proposed Collector
- Minor Arterial
- Proposed Minor Arterial
- Interstate

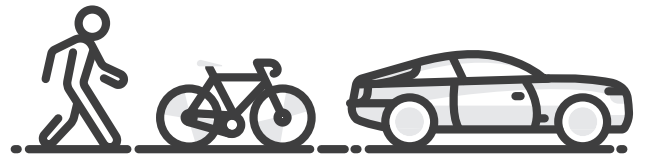
- Planning Area Boundary
- Other City
- Bryant
- Floodplain



CITY OF BRYANT
WALK BIKE DRIVE
MASTER STREET PLAN

0 2,000 4,000 Feet
Revised: 10/18/2016





WALK BIKE DRIVE

MASTER TRANSPORTATION PLAN

City of Bryant



ORDINANCE XXXX-XX
ADOPTED: XXXX 20XX

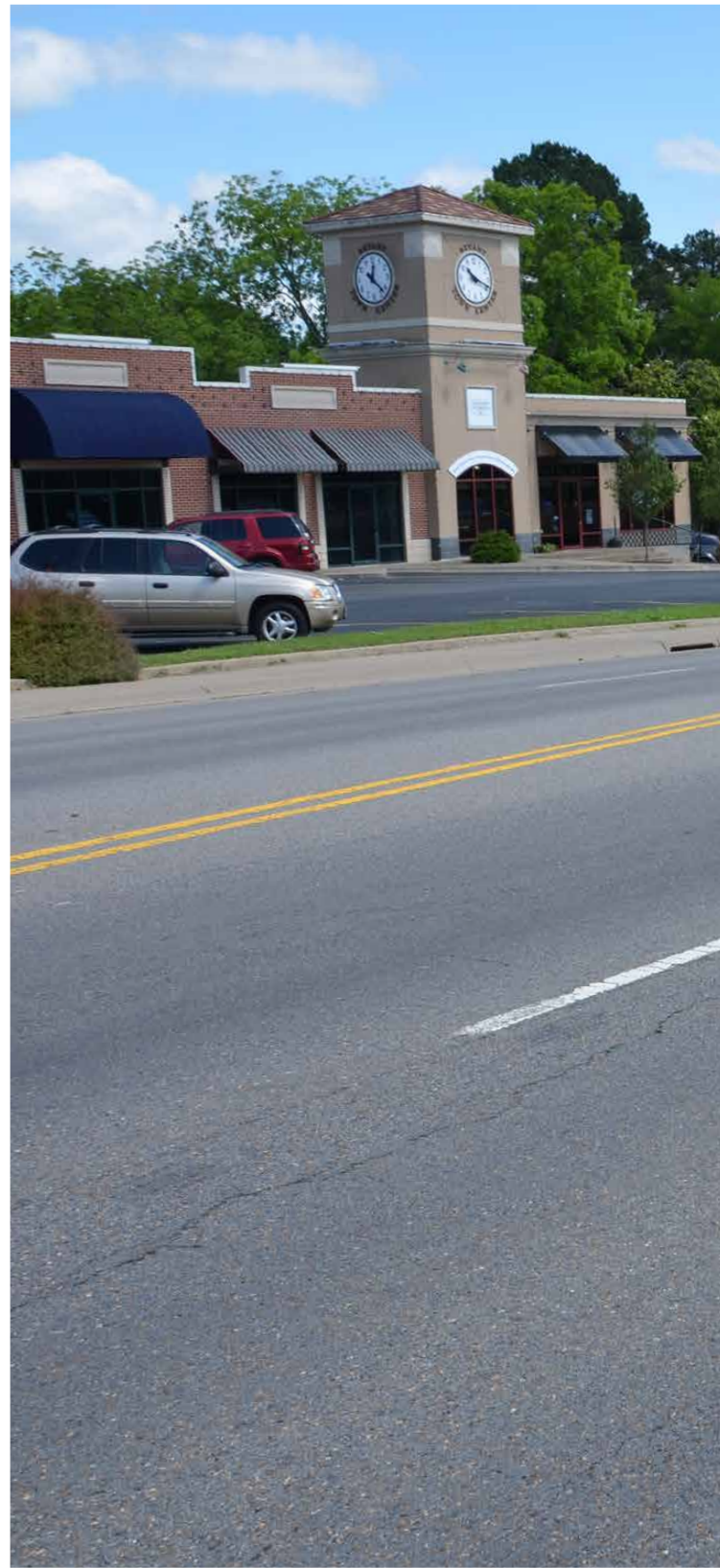




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▶ Section One: Introduction

1.1 Introduction

This plan aims to address a common problem with many Master Street and Master Bike/Pedestrian Plans, a lack of integrated planning as a holistic, active transportation system. As such, this plan bridges the gap incorporating the traditional elements of both street plans and bicycle/pedestrian plans in one plan document. This is intended to move Bryant toward a healthy, active transportation system. The following include some benefits this type of transportation system.

Economic

It's a well-accepted maxim that good roads are important to the economic vibrancy of a community. This happens through facilitating personal mobility, commerce, and access to employment. However, active transportation systems have additional economic benefits. Integrating bike and pedestrian facilities can spur tourism as is being seen within Northwest Arkansas on the Razorback Greenway. Trails often improve the natural beauty of any area and can help increase property values as well. As such, bike and pedestrian improvements can have a tangible economic impact on the community. Additionally, trails are becoming an expected community amenity in communities with a competitive workforce.

Health and Fitness

According to the Robert Wood Johnson Foundation, Arkansas has the highest adult obesity rate in the country at 35.9%. The state is additionally ranked in the top 10 in obesity rates for teens and pre-teens. These conditions lead to numerous adverse health conditions that are forming a serious public-health crisis. Trails and bike lanes provide recreational opportunities that can lead to a healthier lifestyle. Without these facilities, there are few safe, inexpensive options for walking, biking, and running.

Conservation

Trails are often constructed within floodplain areas within greenways. Local examples within this plan include Owen



Creek and Crooked Creek. These kinds of trails preserve these greenways, helping provide important linkages for wildlife. These greenways can also help with soil erosion that degrades water quality.

Transportation

Most Bryant residents travel by car and will continue to travel by car. However, not all residents do and some segments of the population, including kids, don't have the option to drive. It is important to provide safe, accessible transportation options for that portion of the Bryant community. Additionally, surveys suggest that the more bicycle and pedestrian facilities that are available, the more people are willing to use them.

1.2 The Plan

Walk Bike Drive Bryant is the officially adopted Master Transportation Plan for Bryant, Arkansas. This plan contains a Master Street Plan and Bicycle and Pedestrian Plan.

The plan sets forth official policy regarding the overall transportation system within the City's Planning Area Boundary. This plans constitutes an element of the City's overall Comprehensive Plan. As such, it is not a piece of municipal



law but rather a statement of policy. It should provide much of the basis for land use and transportation recommendations and decisions made by the Planning Commission and City Council. At a minimum, the plan serves the following purposes:

1. It establishes a functional classification system for existing and proposed streets and bicycle/pedestrian transportation elements within the City and its planning area boundary.
2. It establishes and classifies both existing and proposed bike and pedestrian transportation facilities.
3. It sets forth, in graphic form, the location of existing and proposed transportation elements within the City's planning area boundary.
4. It establishes cross sections for the various types of transportation elements that may be constructed within the planning area boundary.
5. It states policies that govern both the creation and implementation of various elements of the plan.
6. It provides guidance for the development and implementation of a comprehensive, balanced transportation system for the City of Bryant.
7. It relates the Plan to implementing regulations contained in the City's Subdivision Code.

This document contains the provisions of the plan. Supporting documentation includes a number of sources. A partial list of information sources follows:

1. 2011 Bryant Walkability Study
2. 2012 Bryant Comprehensive Plan
3. 2015 Heart of Bryant Sub-Area Plan
4. 2014 Bryant Parks and Recreation Master Plan
5. Imagine Central Arkansas 2040 Plan

6. Arkansas State Highway and Transportation Department traffic volumes figures and other statistical information
7. Records of the Bryant Public Works Department

1.3 Authority

The purpose of this Plan is consistent with the provisions of Arkansas Codes, Annotated (A.C.A.), §14-56-414. This section requires that the Master Street Plan of a municipality be created to "... designate the general location, characteristics, and functions of streets and highways."

1.4 The Planning Area

A city in Arkansas desiring to prepare and implement plans is required to designate the area (planning area boundary) within its territorial jurisdiction in which it will prepare plans, ordinances, and regulations. The City of Bryant maintains a planning area boundary of lands expected to become part of the City within the planning period of 30 years. This Planning Area Boundary Map was prepared in accordance with statutes found in the Arkansas Codes, Annotated § 14-56-413. The City of Bryant will, in accordance with A.C.A. § 14-56-422, file the plans, ordinances, and regulations as they pertain to the territory beyond the corporate limits with the county recorder of Saline County.

1.5 Relationship to the Land Use Regulations

The Arkansas planning statutes provide in A.C.A. § 14-56-417 (a)(1):

Following adoption and filing of a master street plan, the Planning Commission may prepare and shall administer, after approval of the legislative body, regulations controlling the development of land.

These provisions, along with the modern history of planning since the landmark case of Village of Euclid, Ohio v. Ambler Realty Co., 272 U.S. 365 (1926), signify a strong relationship between the plan and its supporting regulations. In simple terms, a municipality first plans and then regulates. The primary supporting regulations consist of the zoning code and



development (subdivision) regulations. As stated in A.C.A. § 14-56-412 (e):

In order to promote, regulate, and control development and to protect the various elements of the plans, the commission, after adoption of appropriate plans as provided, may prepare and transmit to the legislative body such ordinances and regulations as are deemed necessary to carry out the intent of the plans, or of parts thereof.

Planners take these provisions literally and encourage municipalities to base decisions in land use and development upon adopted plans to the greatest extent possible. At the same time, it has been noted in court decisions in Arkansas that plans are not legal documents but rather broad statements of municipal policy. The legal force arises from the adopted regulations developed to support the plan.

1.6 National Standards

The following national standards are encouraged for use in the design of future street and bicycle/pedestrian facilities. These guides provide in depth design guidance for use on state and local facilities.

AASHTO *Guide for the Development of Bicycle Facilities*, 4th Edition – 2012

AASHTO *Guide for the Planning, Design, and Operation of Pedestrian Facilities*, 1st Edition – 2004

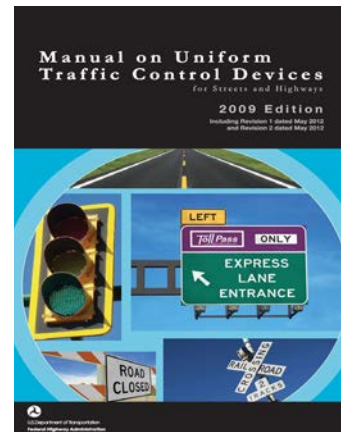
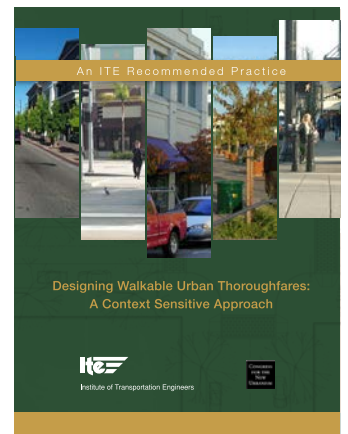
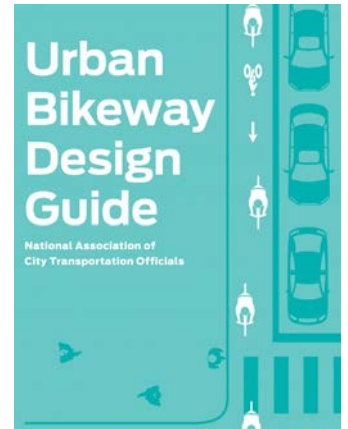
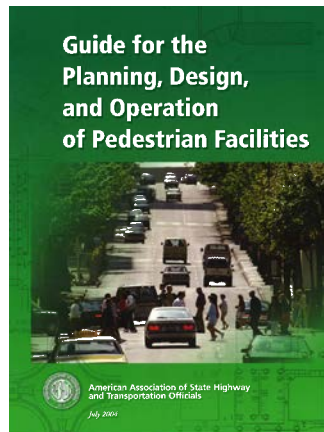
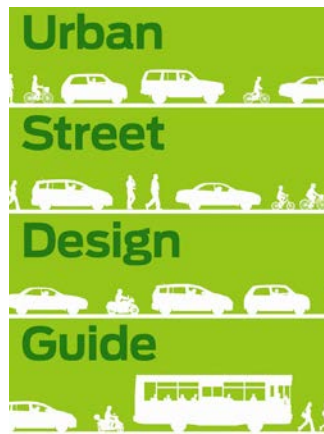
NACTO *Urban Street Design Guide*, 1st Edition – 2013

NACTO *Urban Bikeway Design Guide*, 2nd Edition – 2014

FHWA *Manual on Uniform Traffic Control Devices*, 2009 Edition with Revisions 1 and 2 – 2012

ITE/CNU *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach*, 1st Edition – 2010

Guide for the Development of Bicycle Facilities 2012 • Fourth Edition





▶ Section Two: Goals and Policies

2.1 Goals

This plan seeks to achieve the following goals:

1. To strategically establish and maintain a safe, functional multi-modal transportation network for the planning area built upon Complete Streets Policy and Context Sensitive Design.
2. To ensure transportation facilities safely accommodate all potential users, including vehicles, pedestrians, and bicyclists.
3. To provide and maintain bike and pedestrian facilities that meet the needs of a variety of different users.
4. To promote efficient use of resources committed to the construction of bike, pedestrian, and vehicle facilities in both the private and public sectors.
5. To allow equitable methods of financing transportation facilities.
6. To improve traffic flow, improve safety, and improve bike, pedestrian, and vehicle mobility within the planning area.
7. To ensure an adequate transportation system for future generations.
8. To encourage innovative approaches to development.
9. To reduce traffic conflicts on major traffic arteries.
10. To ensure transportation and land use decisions are fully integrated and that the transportation network is consistent with the principles of efficiency, economy, and equity.

The direct intent of the goals and policies of this plan is to create and maintain a transportation system based on the principles of Complete Streets and Context Sensitive Design to meet the needs of all users in the Bryant Planning Area.

11. To ensure an inter-connected and grid-based street pattern, which acts to distribute traffic more evenly across the transportation system and minimizes bottlenecks and overloading of facilities.
12. To ensure a safe transportation system that minimizes crashes between all users.
13. To ensure context sensitive roadway designs are achieved that do not adversely affect neighborhoods or the environment.
14. To ensure that planned facilities are consistent with regional and state transportation plans.
15. To develop infrastructure that will encourage active, healthy lifestyles.

2.2 Policies

Policies establish the stated intent of the City of Bryant with regard to the establishment of a functional, multi-modal transportation system for the City's planning area. Policies, like the plan, are not intended to be municipal law but serve as the foundation upon which the City's land use codes and legal documents are built.



The following policies are adopted and made part of this Plan:

1. Bike and pedestrian users will be given consideration in the planning and design of all transportation facilities in the planning area.
2. Bike and pedestrian facilities will be constructed as part of all new development and transportation facilities according to the provisions of this Plan.
3. The City will carefully monitor mobility and access options for citizens with disabilities when reviewing development proposals.
4. The City will develop a bike and pedestrian transportation system that will take into account the mobility and safety needs of a variety of uses, including children, seniors, active adults, and the physically challenged.
5. New developments must provide for the interconnection of existing and proposed streets in order to permit the orderly flow of traffic and the provision of public services, particularly fire and police protection.
6. Proposed subdivisions, large-scale developments, site plans, or concept plans must comply with this Plan. The Planning Commission may consider, on a case by case basis, innovative designs that promote desirable developments without sacrificing the overall goals of this Plan, other City plans, or the Arkansas State Fire Prevention Code.
7. New developments adjacent to or encompassing existing streets shall be responsible for construction of half-street improvements to those streets. Those improvements will be consistent with the functional classification reflected in this Plan, the City's construction standards, and all other applicable standards.
8. Where new developments are adjacent to or encompass arterial streets controlled by the Arkansas State Highway and Transportation Department (AHTD), half-street and bike/pedestrian improvements shall meet the functional classification shown on the Master Transportation Plan or as determined by agreement between the developer, AHTD, and the City.
9. Access points for individual properties front collector and minor arterial, which streets shall be kept to a minimum to facilitate traffic movement, reduce crashes and fatalities, and to increase market areas for local businesses. Keeping access points to a minimum may be achieved through driveway consolidation, joint access agreements, or specific corridor access management plans.
10. The staff and Planning Commission shall include considerations of access management principles in the review of all development plans or requests.
11. No City utilities will be furnished to properties in developments that have not complied with the provisions of the Bryant Subdivision Regulations.
12. Strip commercial developments are discouraged and may be subject to access limitations. The City encourages commercial developments to provide their own internal streets and drives for direct access to individual out parcels.
13. The City shall adopt and enforce land use regulations to carry out the provisions of this Plan.



Section Three: Existing Conditions

3.1 Demographic Trends

Table 3.1.1
Population History Bryant and Benton, Arkansas

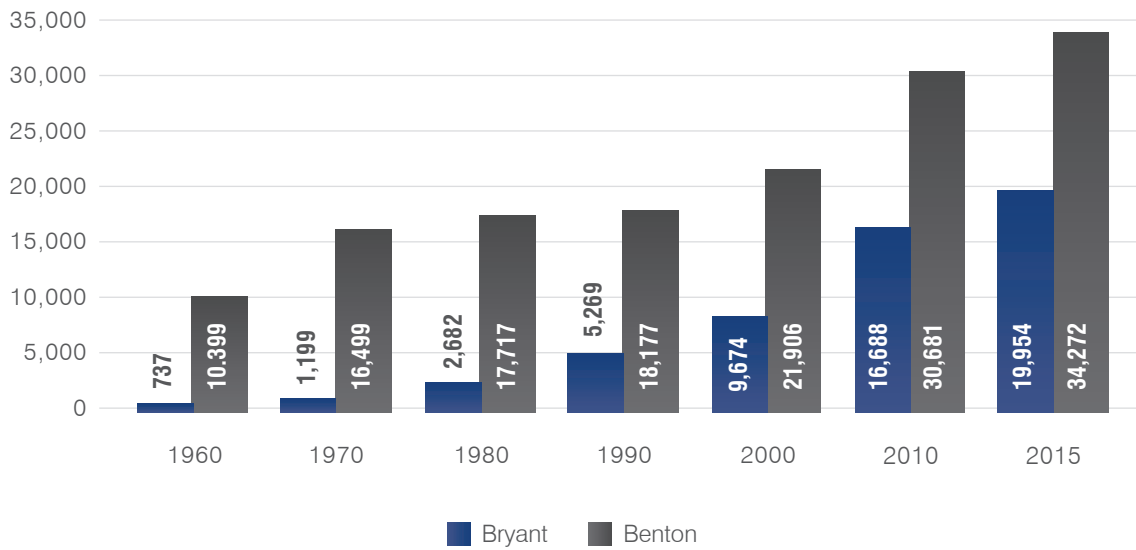


Table 3.1.2
Age Characteristics, 2010 – Bryant, Arkansas

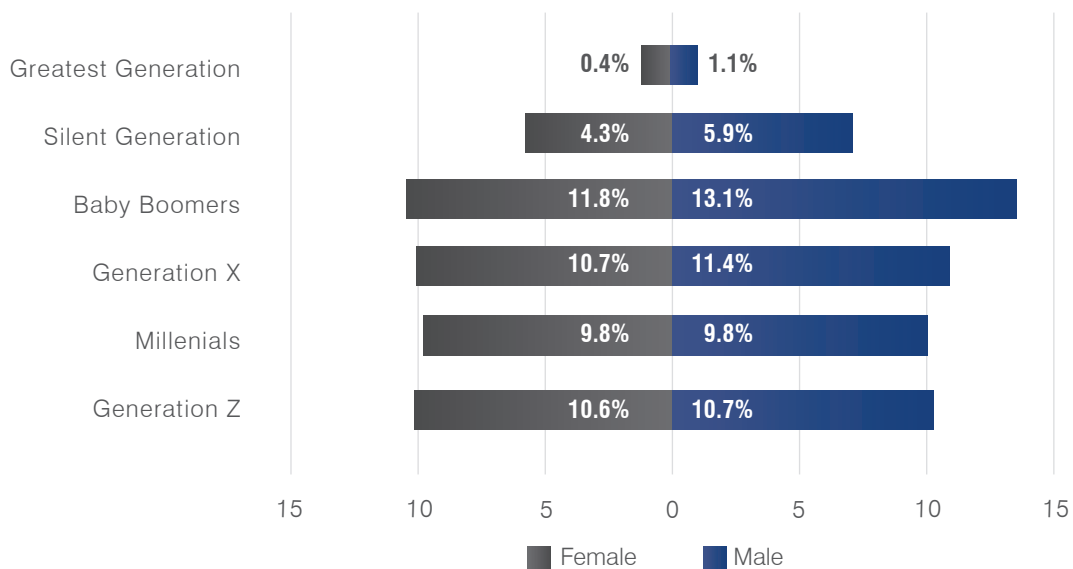




Table 3.1.2
Age Characteristics, 2010 – Arkansas

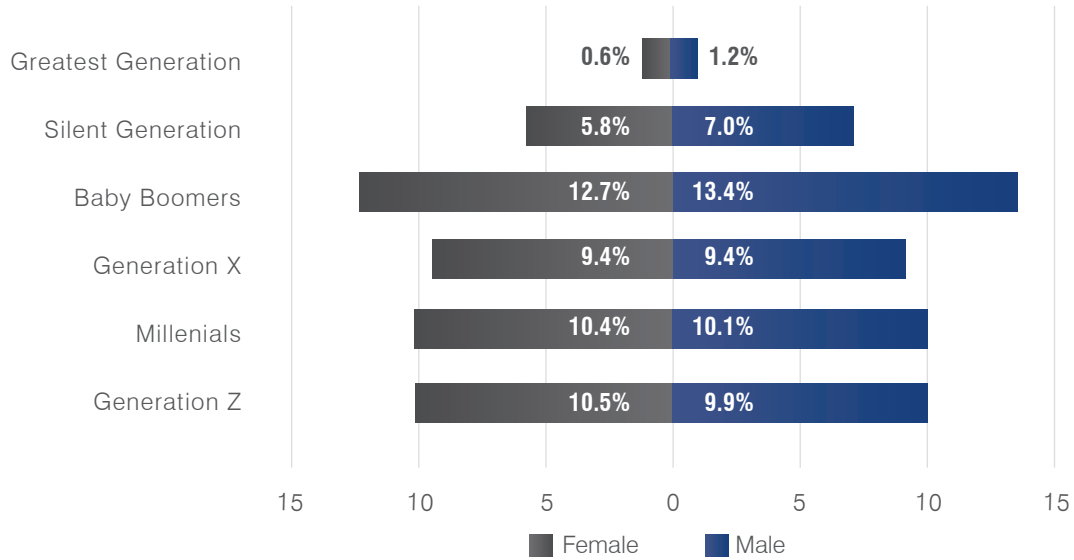


Table 3.1.3
Population Projections

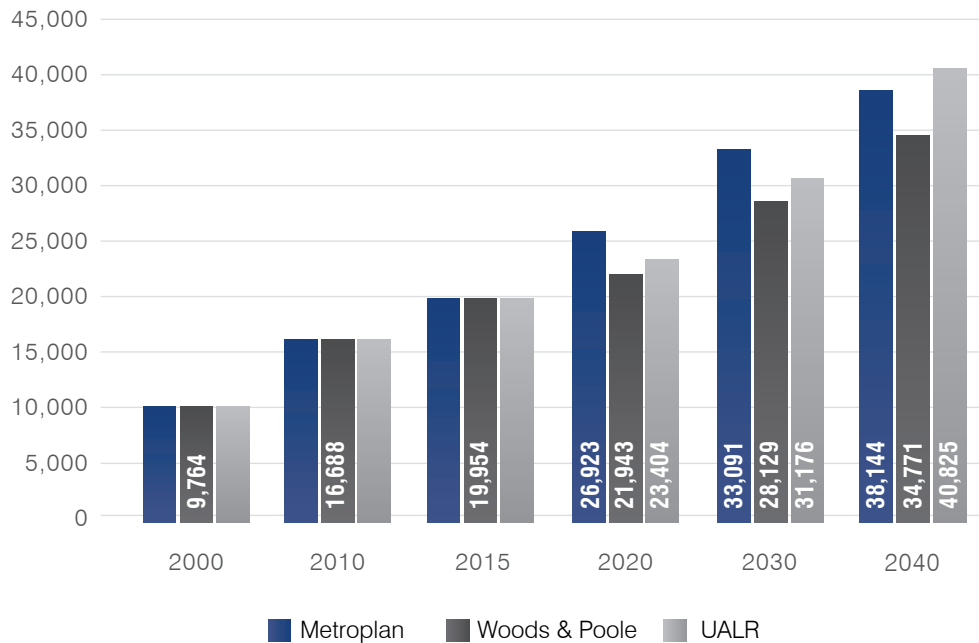
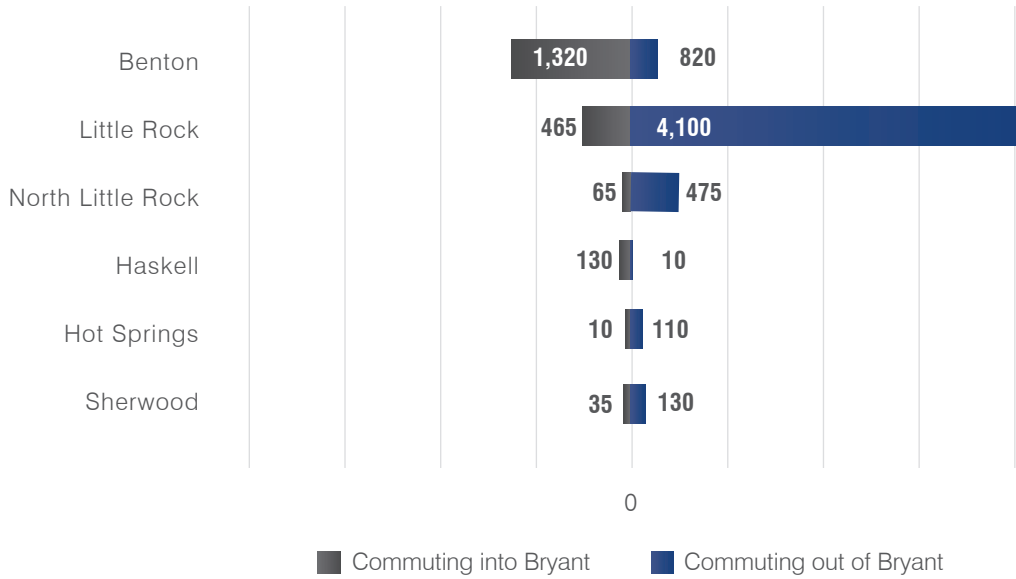




Table 3.1.4
Commuting Patterns

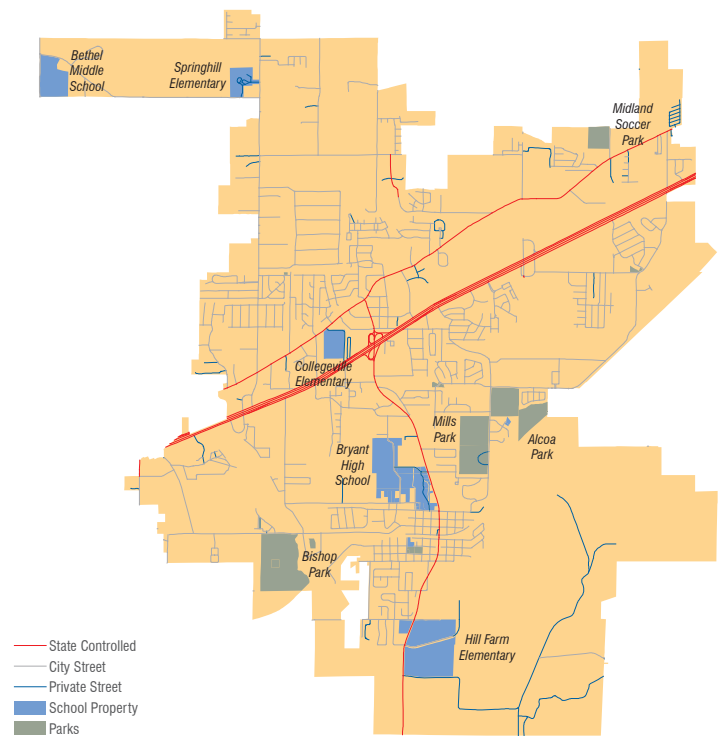


3.2 Existing Street Facilities

At the time this Plan was drafted, the City’s existing street network consisted of **158 linear miles of roadway**. The following figures shows the distribution of the City’s street facilities.

ROAD TYPE	LENGTH
All Roadway	158 miles
State Highway/I-30	30.2 miles
City Street	113.7 miles
Private Drive	14.1 miles

The City has a regular annual overlay maintenance program funded from the City’s street fund. The City also pursues street construction projects for new roadways and widening as funding is available through grants and funding from the street fund.



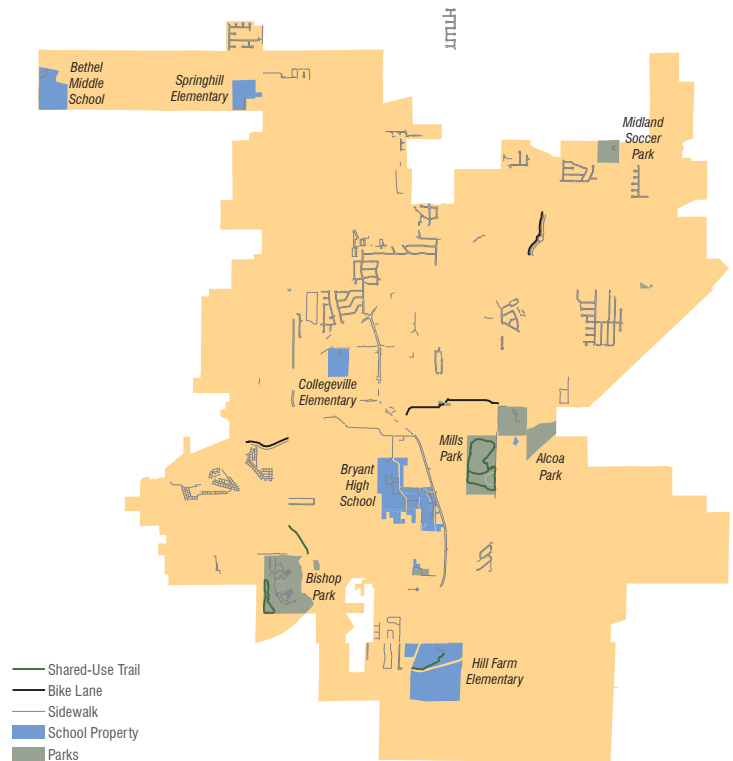


3.3 Existing Bike/Pedestrian Facilities

At the time this Plan was drafted, the pedestrian and bicycle facilities in the City of Bryant were limited.

FACILITY TYPE	LENGTH
Shared-Use Trail	2.7 mi.
Sidewalk	61.3 mi.
Bike Lane	1.8 mi.

The City does not currently have a designated capital improvement program for building bicycle and pedestrian facilities. Facilities are constructed as demanded when funding is available. Primary construction of sidewalk facilities is handled through new development with sidewalk facilities being constructed by developers.



Funding options for new bicycle and pedestrian facilities is varied. Options include:

1. City Property Taxes
2. Sales Tax General Revenue
3. Street Fund Revenue
4. State and Federal Grants (ex. TAP)
5. Regional Grants (Metroplan)
6. Private Grants





Section Four: Plan Elements

4.1 Vehicle Facilities

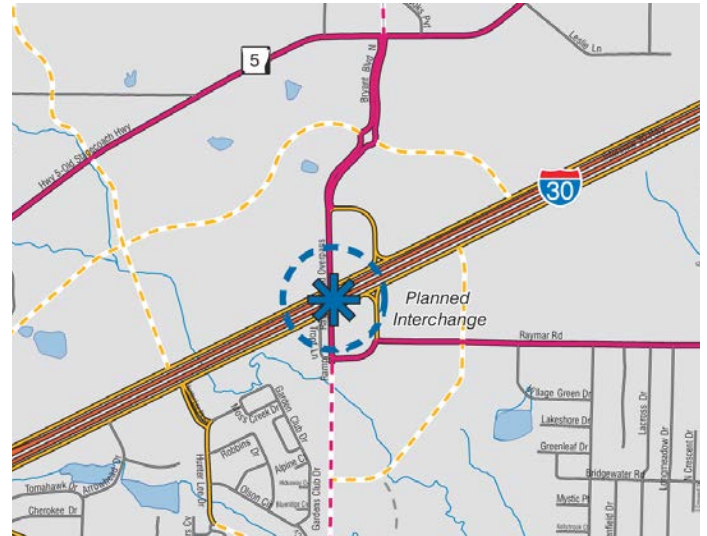
Following are highlights of the major physical elements indicated on the Plan Map.

Interstate Interchanges

Currently, the City is served by two interchanges along I-30 at intersections with Arkansas Highway 183/Reynolds Road (Exit 123) and Alcoa Road (Exit 121). Two additional interchanges are depicted on the Master Transportation Plan Map, which is a part of this plan. The included figures depict the planned improvements.

The first additional interchange is planned to be located at the current crossover for Bryant Parkway/Raymar Road. The current crossover rests adjacent to one of the largest pieces of undeveloped property with Interstate frontage within Bryant. An extension north from crossover (Bryant Parkway) has already been constructed that will eventually tie the interchange to Hilldale Road to the north. It will also connect to a planned extension south of the crossover about five miles and connect to West Sardis Road. The interchange and its planned extensions would relieve traffic congestion along Highway 183/Reynolds Road, provide an alternative for commuters, improve access to Bryant's south school campuses, and aide economic development efforts at the Saline County Airport.

The second additional interchange is planned at the Springhill Crossover to serve the long-term needs of the City. The interchange would serve the needs of traffic on the northwest side of Bryant and other areas further north and west. Neither Alcoa Road nor Reynolds Road serve as strong north-south arterials because they both have a northern terminus at Highway 5. This means Springhill Road will continue to face more pressure from traffic as the City grows and more property is developed along and near Springhill Road. The City has been wise in discouraging commercial growth on Springhill Road as this will exacerbate these problems. This interchange will become necessary over the long term but is not an immediate need.



Improving connectivity will be essential to allowing Bryant's transportation system to keep pace with its rapid growth. Reynolds Road has poor connectivity and is becoming problematically congested.



Arterials

The Walk Bike Drive Plan suggests a continuation of arterial roads throughout the planning area as a means to improve circulation across the City, east-west, and north-south. Many of the arterial roads within the planning area are state highways. Proposed additions to the road network with the extension of arterial roads will accommodate improved traffic flow by completion of the network of streets.

This type of connectivity helps spread traffic load. This is particularly important in a fast growing city like Bryant. Infrastructure often trails growth in such fast growing cities. Having a street network with strong connectivity can help forestall or eliminate the need for widening of roadways, providing a city more time to catch its infrastructure up to growth. For example, Reynolds Road with poor connectivity has similar traffic counts to Broadway Avenue with high connectivity within downtown Little Rock, which is roughly 10 times the size of Bryant.

The primary function of arterial streets is to move traffic. Ideally, this function would be protected. However, historic development patterns and economic factors sometimes lead to problems in maintaining traffic flow. Many of the City's arterial roads and adjacent lands were initially constructed and subdivided in a manner that placed a priority on access. As the City and traffic along the arterial roads have grown, the role of the roads has changed, placing greater priority on moving traffic. This access-traffic flow conflict reduces the efficiency and capacity of the road facilities. Such issues cannot be easily or quickly fixed. Addressing the problem requires steady, dedicated implementation of access management standards and policies over the long term.

Good access management helps decrease congestion and can forestall the need for roadway widening. Access management will be important to ensuring the City is a good steward of tax dollars by maximizing the impact of public money spent on transportation facilities.

Economic factors can also play a role in determining the long-term efficiency and capacity of arterial roads. The high traffic volumes on arterial connectors attract commercial development that desires a great degree of property access. These development demands can easily result in arterial roads littered with curb cut after curb cut and an accompanying diminished capacity and traffic flow. Because cities in Arkansas depend heavily upon sales tax revenue, the Planning Commission faces a constant need to balance traffic concerns with economic development concerns. Finding that balance will be important to ensuring economic growth and protecting taxpayers. Methods of achieving this balance include access management.



Collectors

It is typical to design collectors so they will not function as continuous through streets but will serve to collect traffic and place it onto perimeter arterial-type roads. The City of Maumelle is a good example of this type of transportation system. In a grid street pattern, however, a street several miles long may serve as a collector rather than an arterial if its predominant use is only to reach the next junction with an arterial. This improved connectivity allows the transportation system to be less dependent on large arterial roads to move traffic. Examples of this kind of network can frequently be seen within the older portions of many cities.

The policies and proposals of this plan support a street network that uses collector streets to improve connectivity. The City will strive for a system of collector streets spaced approximately one-quarter to a half-mile in both north-south and east-west directions.

A good network of connected, functional collector streets will be important to ensuring Bryant’s traffic problems don’t worsen over time.

In most cases, these are existing streets or extensions of existing streets. In undeveloped areas, they are indicated on the Plan Map as general locations. As new developments occur, developers will be responsible for construction of the collector street system. This will include improving all or a portion of existing streets located within, or adjacent to, the developments.

Some streets designated as collectors are fully developed in a manner that will preclude their being brought into compliance with the standards adopted herein. These are maintained as collectors on the plan for two reasons. First, their designation as collectors may result in avoiding any further degradation to their functional classification. Second, in the event that major redevelopment does occur in the future, the Planning Commission may, at that point, require that such redevelopment adhere to the provisions of this plan.

4.2 Bicycle/Pedestrian Facilities

User Types

When designing bicycle and pedestrian facilities it is important to keep in mind the types of users that will be or are intended to be accommodated by the facilities constructed. This plan is designed around more readily accommodating pedestrians and Casual/Less Confident bike riders. As such, more emphasis has been placed on bike and pedestrian facilities that separate users from traffic and make them feel safer. Below is a description of the use types taken from AASHTO’s *Guide for the Development of Bicycle Facilities, 2012*.

Experienced/Confident Riders

This group includes bicyclists who are comfortable riding on most types of bike facilities, including roads without any special treatments for bicyclists. This group also includes utilitarian and recreational riders of many ages who are confident enough to ride on busy roads and navigate in traffic to reach their destination. However, some may prefer to travel on low-traffic residential streets or shared-use paths. Such bicyclists may deviate from the most direct route to travel in their preferred riding conditions. Experienced bicyclists may include commuters, long-distance road bicyclists, racers, and those who regularly participate in rides organized by bike clubs.



Experienced/confident riders often prefer road riding.



Casual/Less Confident Riders

This group includes a majority of the population and includes a wide range of people: 1) those who ride frequently for several purposes, 2) those who enjoy biking occasionally but may only ride on trails or low-traffic and/or low-speed streets in favorable conditions, 3) those who ride for recreation, perhaps with children, and 4) those for whom the bike is a necessary mode of transportation. In order for this group to regularly choose biking as a mode of transportation, a physical network of visible, convenient, and well-designed bike facilities is needed. People in this category may move over time to the “experienced and confident” category.

The bicycle/pedestrian system will be designed in order to primarily accommodate inexperienced users. Design for all facilities should center on the “Casual/Less Confident Rider” user type. Doing so will help ensure greater use and satisfaction by the Bryant community.

EXPERIENCED/CONFIDENT RIDERS	CASUAL/LESS CONFIDENT RIDERS
Most are comfortable riding with vehicles on streets and are able to navigate streets like a motor vehicle, including using the full width of a narrow travel lane when appropriate, using left-turn lanes.	Prefer shared-use trail, bike boulevards, or bike lanes that are buffered or along low-volume, low-speed streets.
While comfortable on most streets, some prefer on-street bike lanes, paved shoulders, or shared-use trails when available.	May have difficulty gauging traffic and may be unfamiliar with the rules of the road as they pertain to bikes. May walk bike across intersections.
Prefer a more direct route.	May use less direct route to avoid arterials with heavy traffic volumes.
Avoid riding on sidewalks. Ride with the flow of traffic on streets.	If no on-street facility is available, may ride on sidewalks.
May ride at speeds up to 25 mph on level grades, up to 45 mph on steep descents.	May ride at speeds around 8 to 12 mph.
May cycle long distances.	Cycle shorter distances: 1 to 5 miles is a typical trip distance.



Casual/less confident riders often prefer shared-use trails.



Bicycle and Pedestrian Facility Types

The following constitute the facility types for the bicycle and pedestrian elements of this plan.

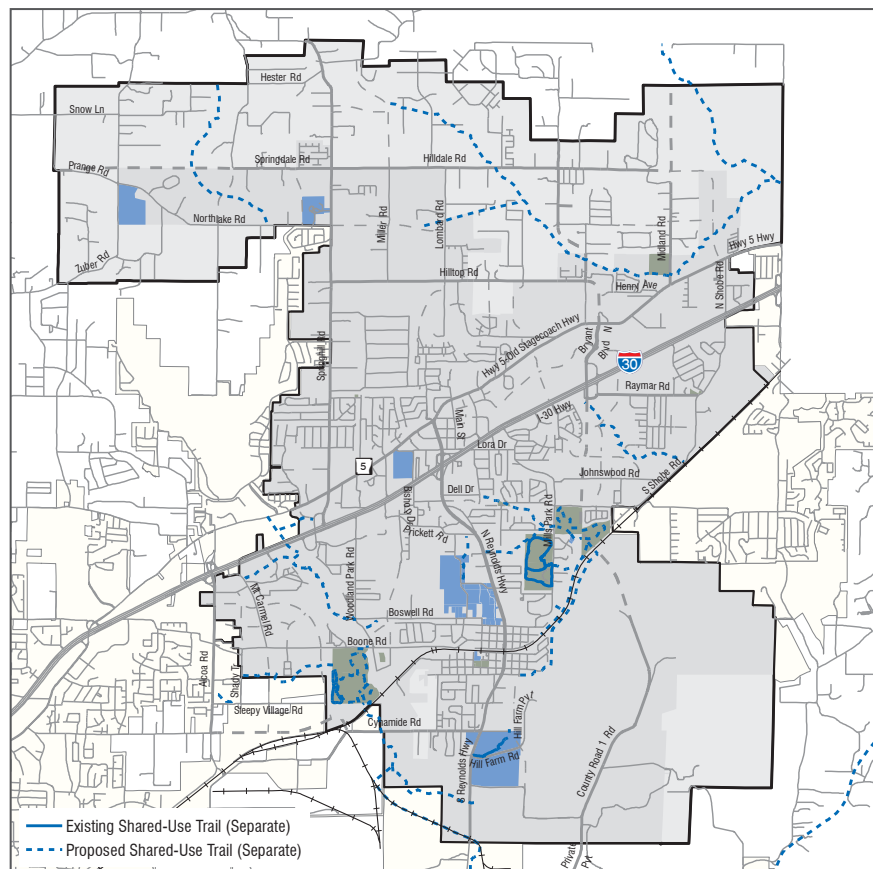
TRAILS	CLASS	USER	
Shared-Use Trail (Separated)	I	Pedestrian/ Bike	A trail, at least 12' wide, designed for use by a variety of users. Located separate from a roadway facility with a park or linear trail system. Ex. Owen Creek Trail
Shared-Use Trail (Road)	I	Pedestrian/ Bike	A trail, at least 12' wide, designed for use by a variety of users. Located adjacent to a roadway facility as a means of providing safe facilities of casual and less confident bike rider and pedestrians. Ex. Bryant Parkway
BIKE FACILITIES			
Bike Lane	II	Bike	A portion of a roadway (lane) that has been designated by striping, signing, and pavement markings for the exclusive use of bicycles.
Bike Route	III	Bike	A traffic lane with pavement markings and signage, typically a sharrow or wide shoulder, that is on a bicycle route and is to be shared between vehicles and bicycles.
PEDESTRIAN CONNECTIONS			
Sidewalks	N/A	Pedestrian	Separated pedestrian paths, at least 5' wide, that are used to make pedestrian connections to the trail system.



Shared-Use Trails (Separated)

- Separated Shared-Use Trails (sometimes called greenways) are at least 12 feet wide and located on a right-of-way or easement independent of a roadway.
- These facilities are designed for a wide variety of users, including cyclists, walkers, joggers, wheelchair users, skaters, etc.
- These trails often run along natural features such as creeks to connect parks, schools, and other community features.

Applicability: Future separated shared-use trails have been proposed along creeks (Hurricane Creek, Owen Creek, and Crooked Creek), in parks (Alcoa Park and Bishop Park), and along utility easements (Entergy and Bryant Sewer). These facilities are intended to be signature features of the City’s trail system that will receive high traffic and use (Bishop Park Trail, Alcoa Park Trail, Owen Creek Trail, and portions of the Hurricane Creek Trail). Such trails are generally favored by most users except experienced and avid cyclists. See Section 5 for specific design standards for the construction of shared-use trails.

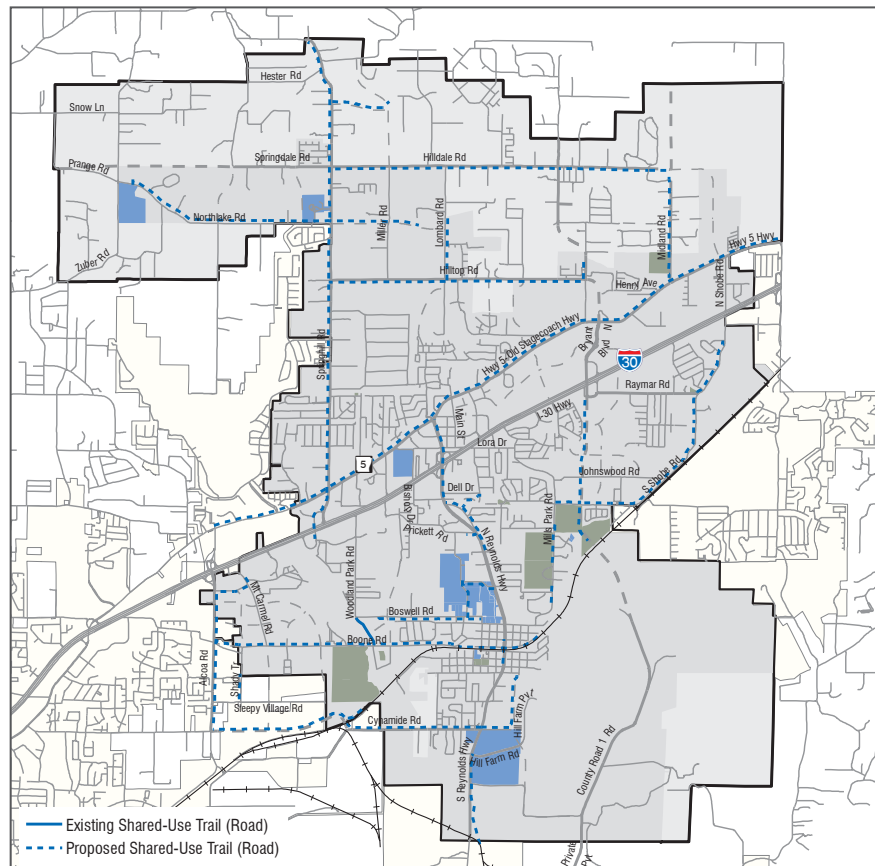




Shared-Use Trails (Road)

- Road shared-use trails (sometimes called sidepaths) are at least 12 feet wide and located on a road right-of-way adjacent to a street or highway.
- These facilities are designed for a wide variety of users, including cyclists, walkers, joggers, wheelchair users, skaters, etc. However, certain locations and context may restrict the types of bicycle riding use.
- These trails help form a backbone to connect various trail destinations such as schools, parks, etc.

Applicability: Future road shared-use trails have been proposed along streets (Boone-Rail Trail, Hilldale Road, Hilltop Road, etc) and arterial roadways (Highway 5, Reynolds Road, Bryant Parkway, and Springhill Road). These facilities are designed to give priority to inexperienced and casual users. Avid and experienced cyclists tend to prefer other facilities because use of road shared-use trails require the user to operate at slow speeds to maintain safety with cars. Corridors where road shared-use trails are planned should be access managed to limit the number of driveways and increase driveway spacing distance. This provides for greater safety in the use of these facilities for bicycles, pedestrians, and vehicles. See Section 5 for specific design standards for the construction of shared-use trails.

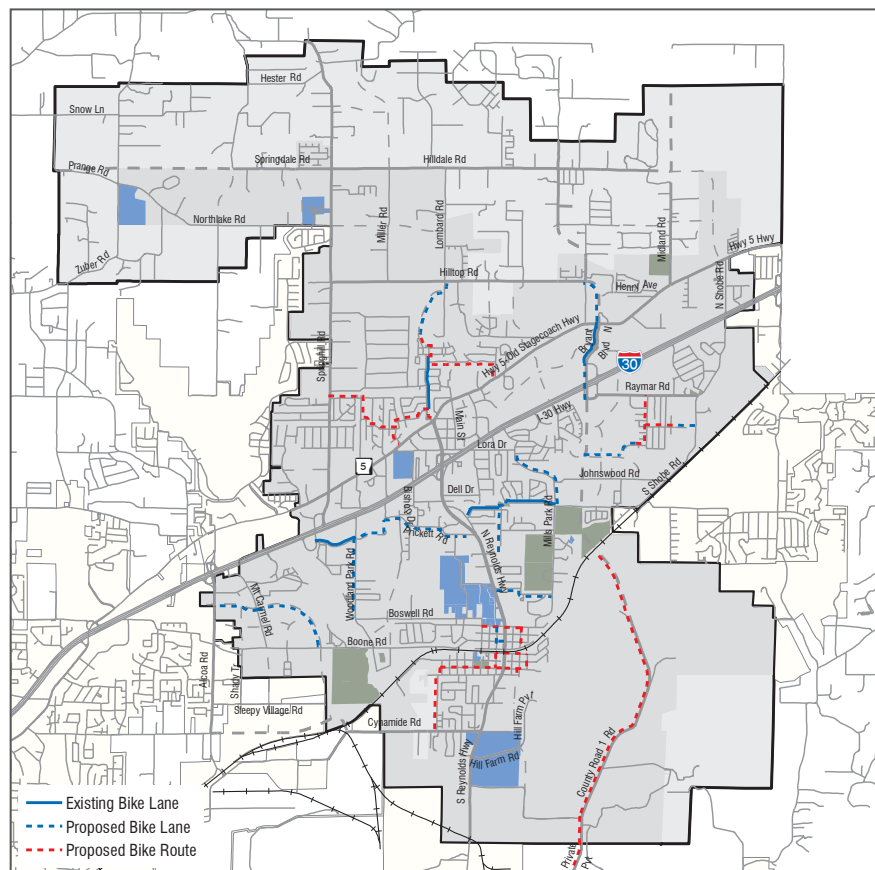




Bike Lanes/Bike Routes

- Bike lanes are a road striping feature that designates a portion of a street (preferential lane) for sole use by bicycles.
- Bike routes are a road striping and signage feature (sharrow) that designates a street for bike use as part of a connected system. No designated lane is provided.
- Bike lanes and bike routes are a critical component to creating a comprehensive system of accessibility and mobility for bicycle users. These facilities are designed solely for bicycle use.

Applicability: Bike lanes future road shared-use trails have been proposed along lower traffic collector streets and local roads (Prickett Road, Debswood Drive, Rogers Drive, Boswell Drive, etc.) These facilities are generally favored by experienced and avid cyclists. This plan recommends the use of buffered bike lanes to protect bike users from traffic through 1.5-3' marked buffer. Bike routes have been proposed along very low traffic local roads (Monticello West, Ashlea Place Drive, SW 3rd Street, Carmichael Road, etc.) These facilities are designed to give priority to more inexperienced and casual users. Sharrow lane marking and bike routes should be features of any designated bike route. See Section 5 for specific design standards for the construction of bike lanes and bike routes.





4.3 Existing Trails

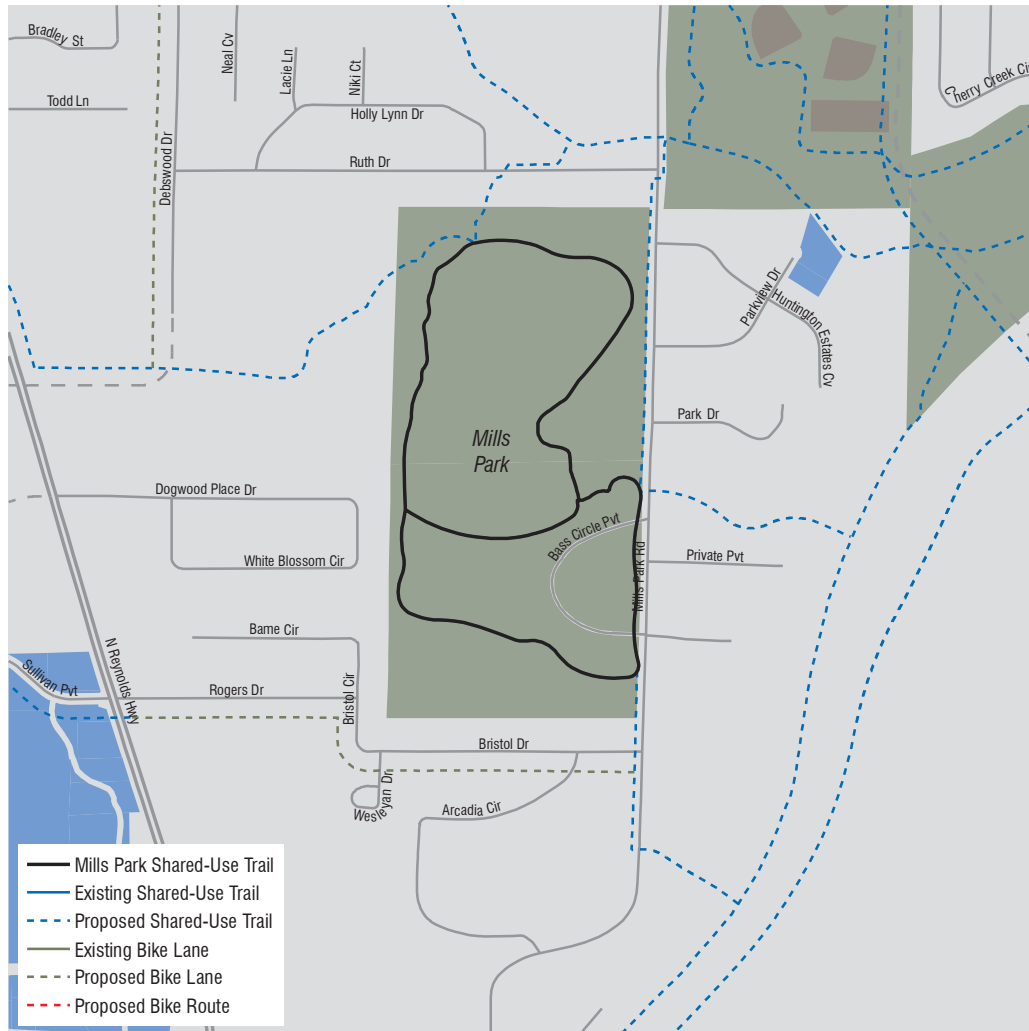
Bishop Park Nature Trail



LOCATION	Bishop Park
TYPE	Class I (Separated)
LENGTH	0.7 miles
PAVING	Natural Surface
TRAILHEAD	N/A
FEATURES	Natural Area, Bishop Park
CONNECTIONS	Boone-Rail Trail via connector and Bishop Park Shared-Use Trail



Mills Park Shared-Use Trail



LOCATION	Mills Park
TYPE	Class I (Separated)
LENGTH	1.5 miles
PAVING	Asphalt
TRAILHEAD	Mills Park
FEATURES	Natural Area, Mills Park
CONNECTIONS	Boone-Rail Trail via connector, Crooked Creek Trail, and Prickett-Mills Park Connector



4.4 Major Proposed Trails

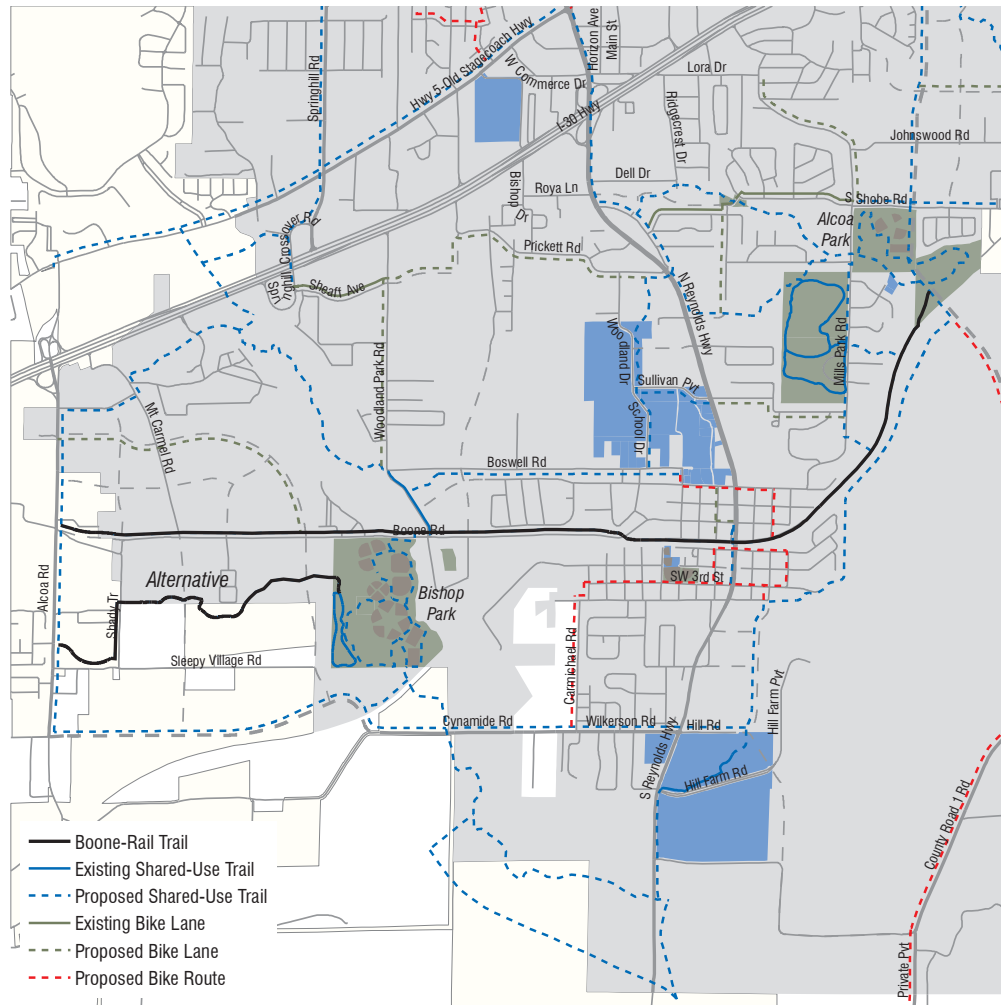
Bishop Park Trail



LOCATION	Bishop Park
TYPE	Class I (Separated)
LENGTH	1.7 miles
PAVING	Concrete, Asphalt, and/or Compacted Fine Aggregate
TRAILHEAD	Bishop Park Trailhead
CONSTRUCTION CONSTRAINTS	Improvements within existing park and will include improving existing sidewalks to trail standards
CONNECTIONS	Hurricane Creek Trail, Boone-Rail Trail, and Bishop Park Nature Trail
DESCRIPTION	This park trail will serve as an important connection between portions of the Hurricane Creek Trail.



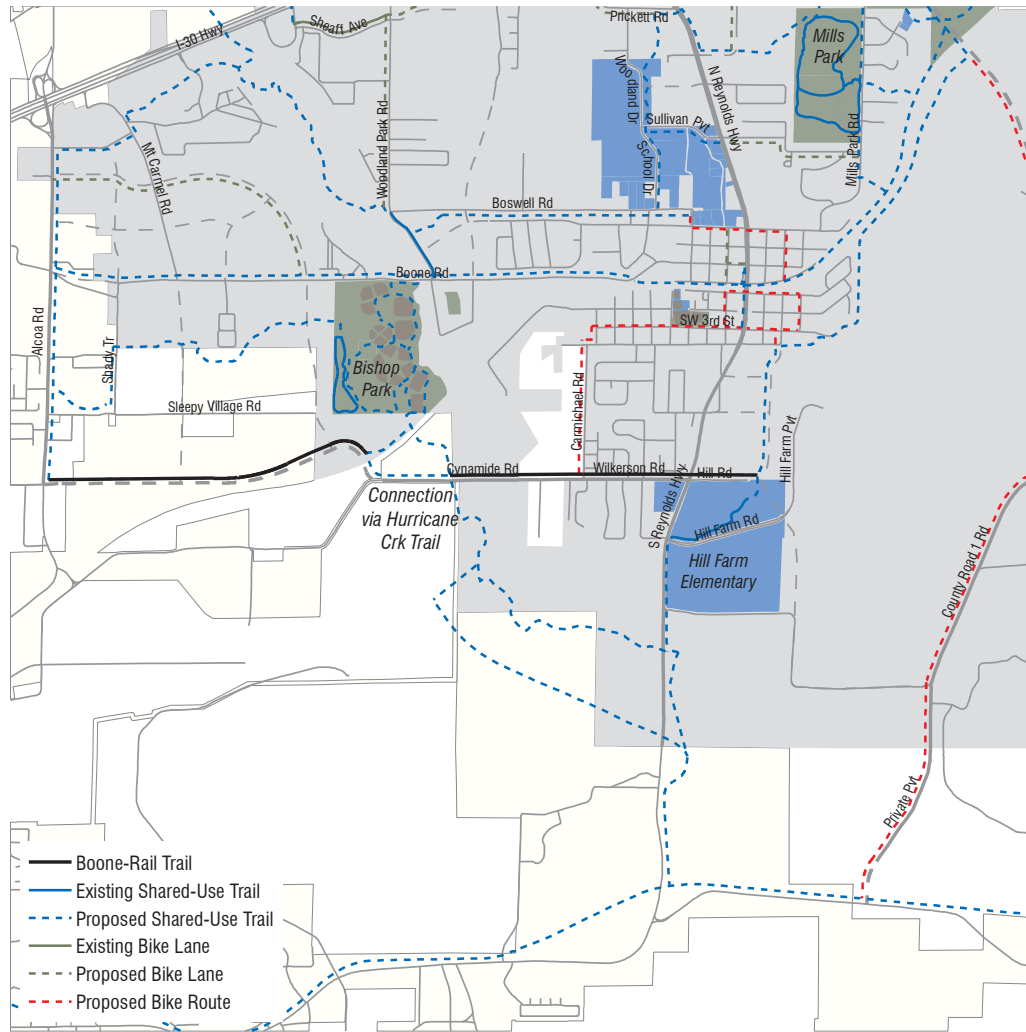
Boone-Rail Trail



LOCATION	South Bryant, Heart of Bryant
TYPE	Class I (Separated/Road)
LENGTH	4.6 miles
PAVING	Asphalt or Concrete
TRAILHEAD	Bishop Park, Alcoa 40 Park, Mills Park, and Hurricane Creek Elementary (Alternative)
CONSTRUCTION CONSTRAINTS	Use UPRR ROW along Railroad and construct with the improvement of Boone Road
CONNECTIONS	Mills Park via connector, Alcoa 40 Park Trail, Benton Trails, Crooked Creek Trail, Alcoa Trail, and Hurricane Creek Trail
DESCRIPTION	This trail will provide a critical east-west spine for the City with many of the City's important north-south trails connecting off of this trail system.



B-Town Trail



LOCATION	South Bryant
TYPE	Class I (Road)
LENGTH	3.7 miles
PAVING	Concrete or Asphalt
TRAILHEAD	Hill Farm Elementary Trailhead
CONSTRUCTION CONSTRAINTS	Construct with relocation of Cynamide Road, participate with Benton on construction, construct with widening of Wilkerson Road, and construct the improvement and extension of Hill Road
CONNECTIONS	Hurricane Creek Trail, Benton Trails, Bryant Parkway Trail, and Alcoa Road Trail
DESCRIPTION	This trail will provide an important alternative to the Boone-Rail Trail if that trail cannot be constructed. Almost all the improvements will come as part of roadway improvements paid for by the City and developers.



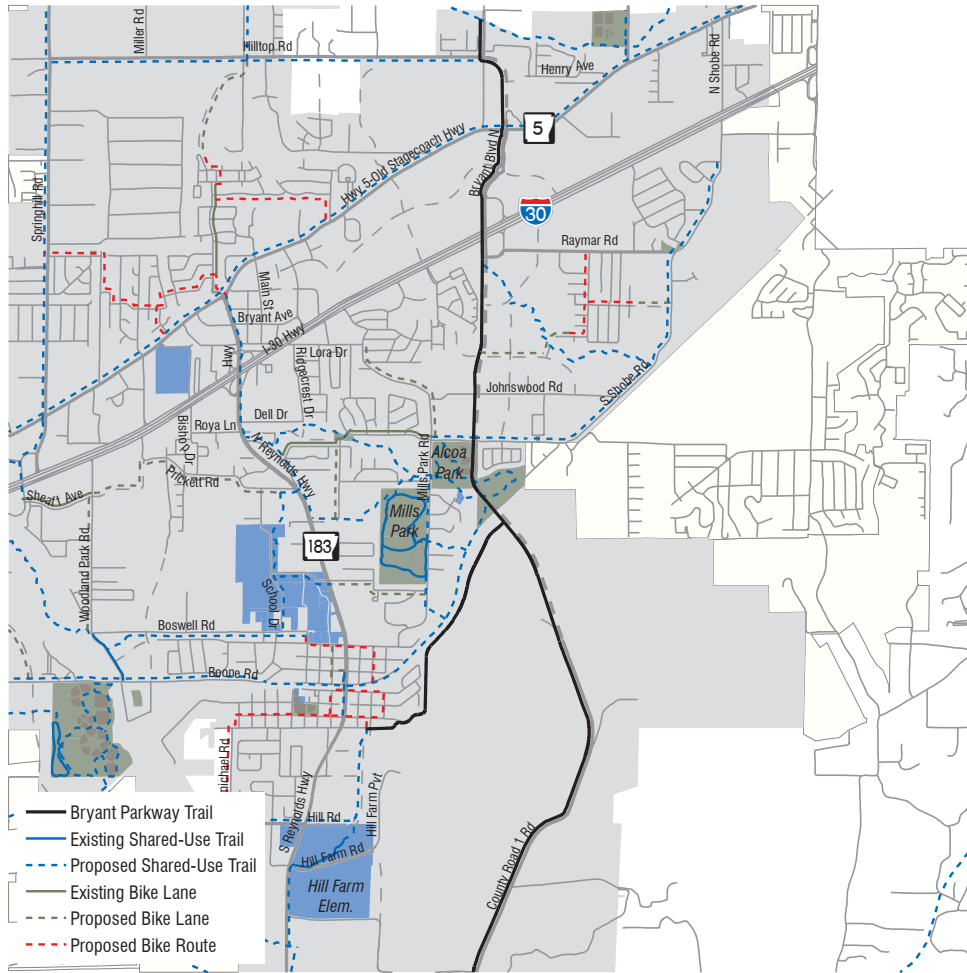
Crooked Creek Trail



LOCATION	Reynolds Road, Midtown Bryant
TYPE	Class I (Road/Separated)
LENGTH	1.9 miles
PAVING	Asphalt/Concrete and Fine Compacted Aggregate
TRAILHEAD	Debsword Park Trailhead and Alcoa 40 Park Trailhead
CONSTRUCTION CONSTRAINTS	May require a cantilevered trail over I-30 bridge, Use existing ROW along Reynolds Road and Evans Loop, explore using existing sewer easement for construction along Crooked Creek, and partially crosses City property
CONNECTIONS	Hornet Trail, Shobe Road bike lanes, Alcoa 40 Park Trail, Bishop Park via connector, and North Bryant via bike facilities
DESCRIPTION	This trail will provide a north-south connection across I-30 and will be critical for improving bike/pedestrian connectivity.



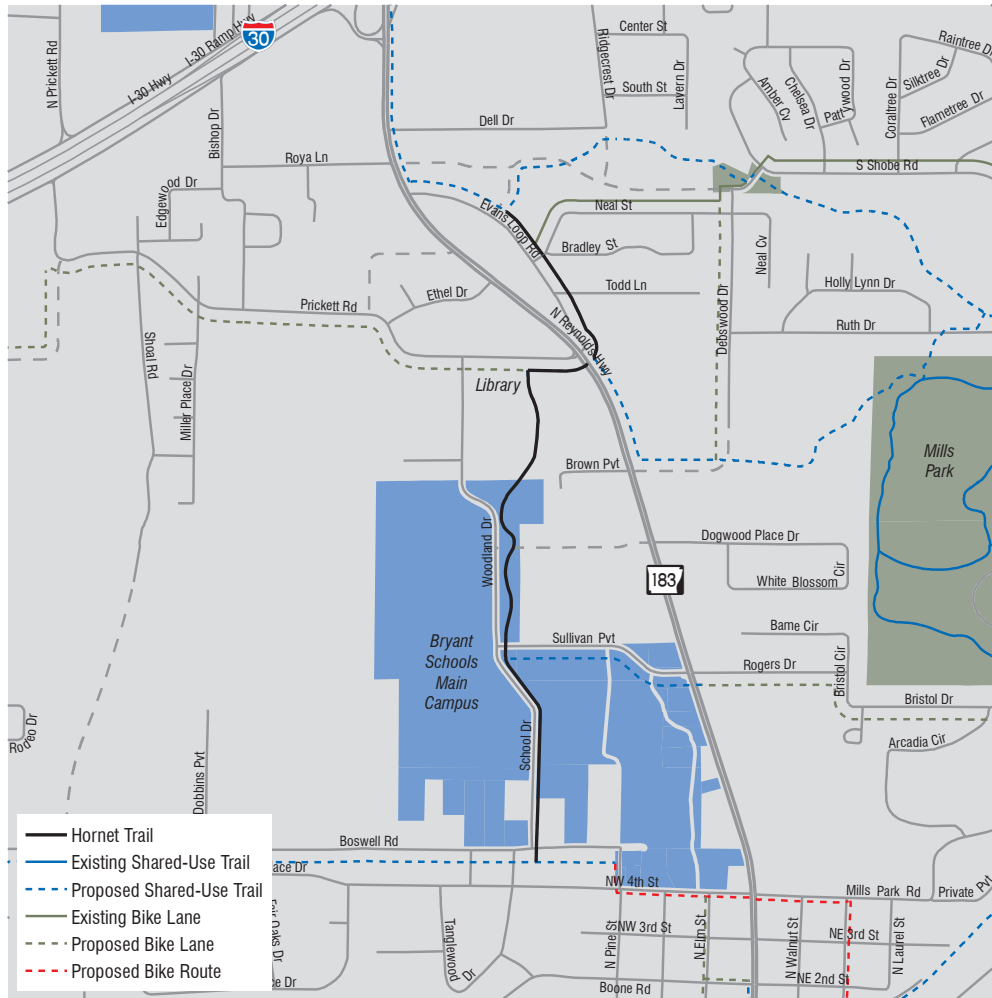
Bryant Parkway Trail



LOCATION	East Bryant, Bryant Parkway Corridor
TYPE	Class I (Road), Class II
LENGTH	6.2 miles
PAVING	Asphalt or Concrete
TRAILHEAD	Alcoa 40 Park Trailhead and Midland Park Trailhead
CONSTRUCTION CONSTRAINTS	Construct with the improvement/construction of the Bryant Parkway Corridor
CONNECTIONS	Owen Creek Trail, Hilltop Trail, Alcoa 40 Park Trail, B-Town Trail. Southwest Trail, Boone-Rail Trail
DESCRIPTION	This trail will serve as the eastern north-south spine for the bike/pedestrian system connecting several east-west trail connections.



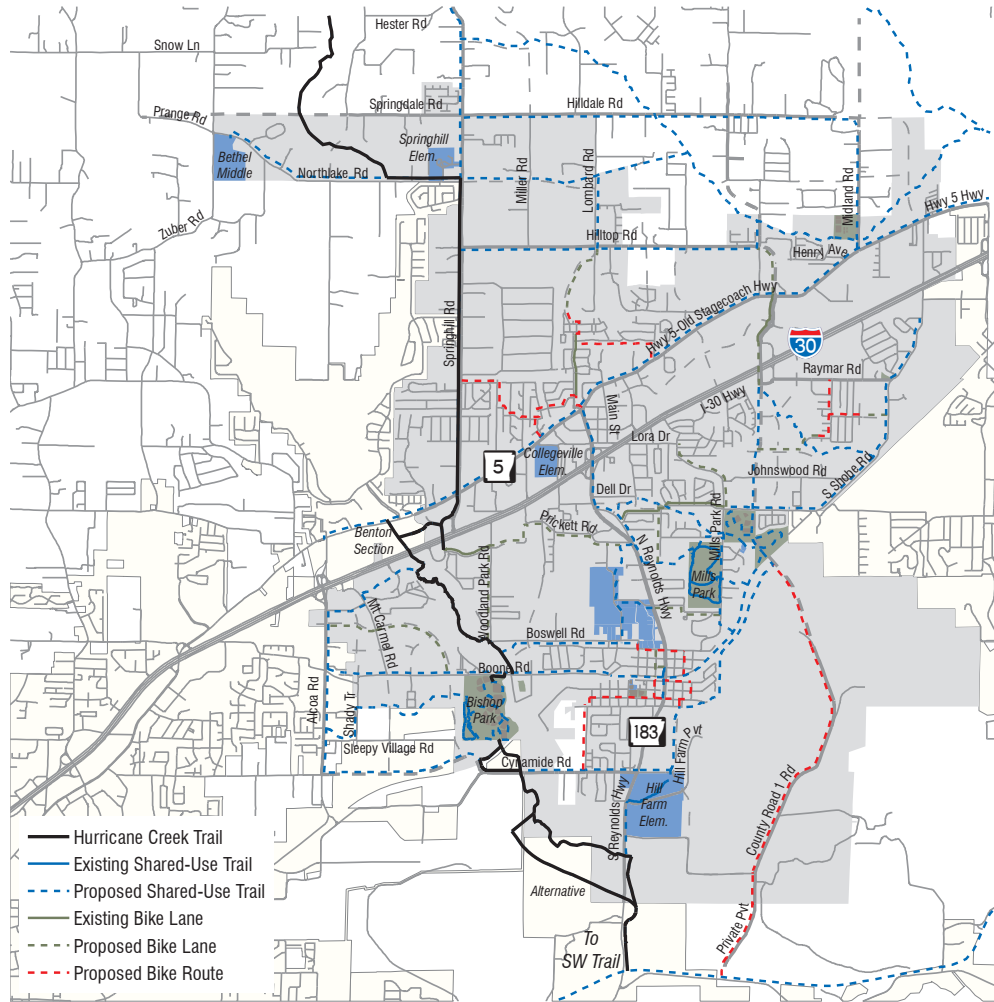
Hornet Trail



LOCATION	Bryant School Campus, Bryant Library
TYPE	Class I (Road/Separated)
LENGTH	1.2 miles
PAVING	Asphalt or Concrete
TRAILHEAD	Bryant Library Trailhead
CONSTRUCTION CONSTRAINTS	Need easement across portion of private land, construct in conjunction with Bryant Schools, and use the existing ROW from Prickett Road and Evans Loop
CONNECTIONS	Bike facilities on Prickett Road, Crooked Creek Trail, and various other bike facilities
DESCRIPTION	This trail intended to provide safe connections to Bryant Schools' main campus and the surrounding neighborhoods.



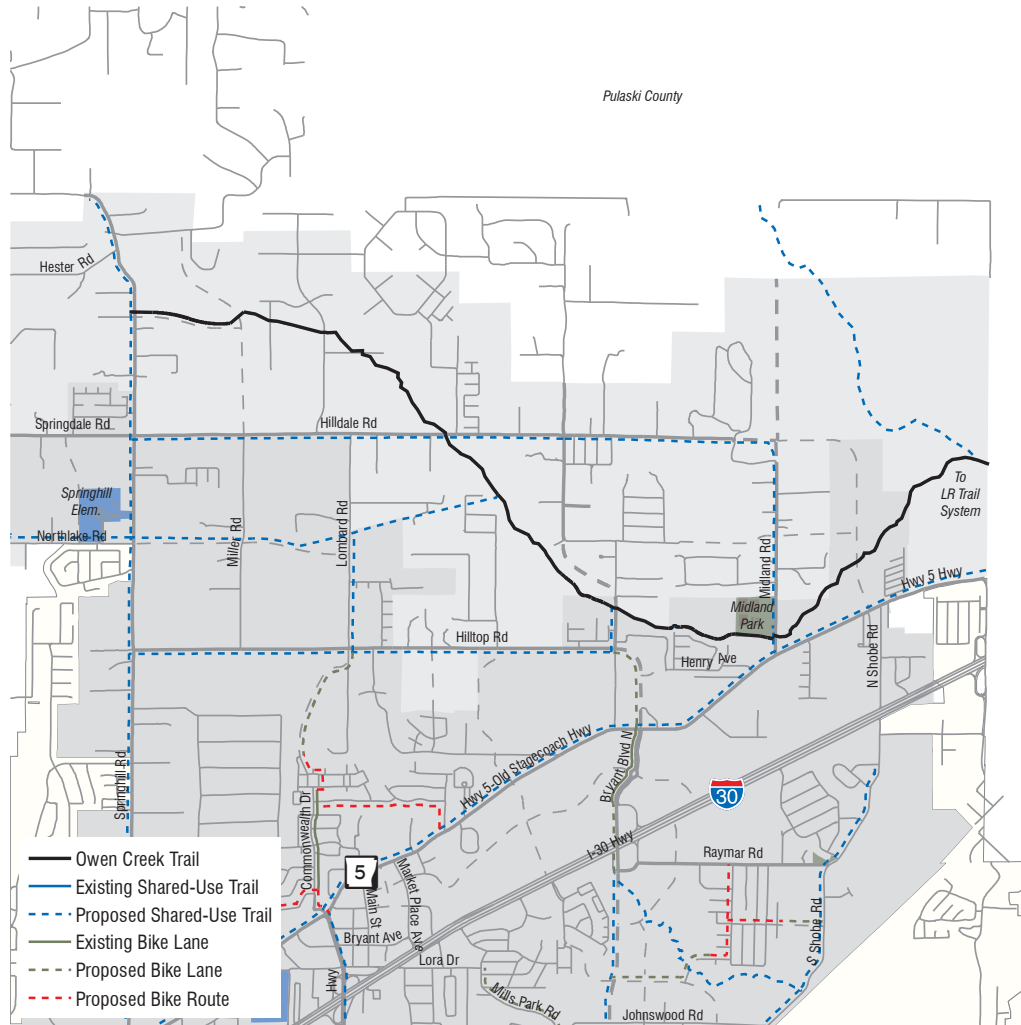
Hurricane Creek Trail



LOCATION	Hurricane Creek, Springhill Road
TYPE	Class I (Road/Separated)
LENGTH	11.8 miles
PAVING	Concrete or Asphalt and Fine Compacted Aggregate
TRAILHEAD	Bishop Park Trailhead, Springhill Manor Park Trailhead via connector, and Springhill Elementary Trailhead
CONSTRUCTION CONSTRAINTS	Construct partially on PTU property, need various easements across property, use Bauxite and Northern Railroad (if abandoned), cross under I-30 at Hurricane Creek bridge, and use Springhill Road ROW
CONNECTIONS	Bishop Park Trails, B-Town Trail, Boone-Rail Trail, Highway 5 bike facilities, Hilltop Trail, Hurricane Owen Trail (to connect with Owen Creek Trail), and Southwest Trail
DESCRIPTION	This is a major north-south trail spine of the West of Bryant. This trail could provide a regional greenway and major connection to the proposed Southwest Trail.



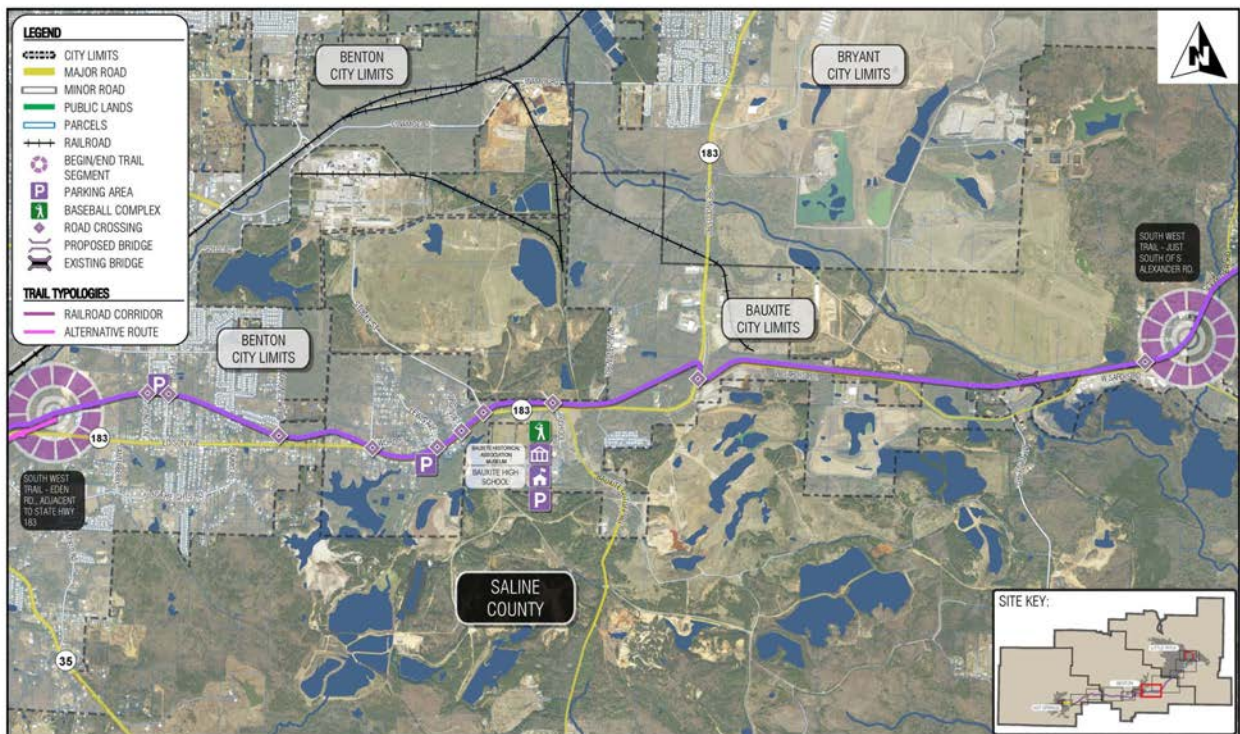
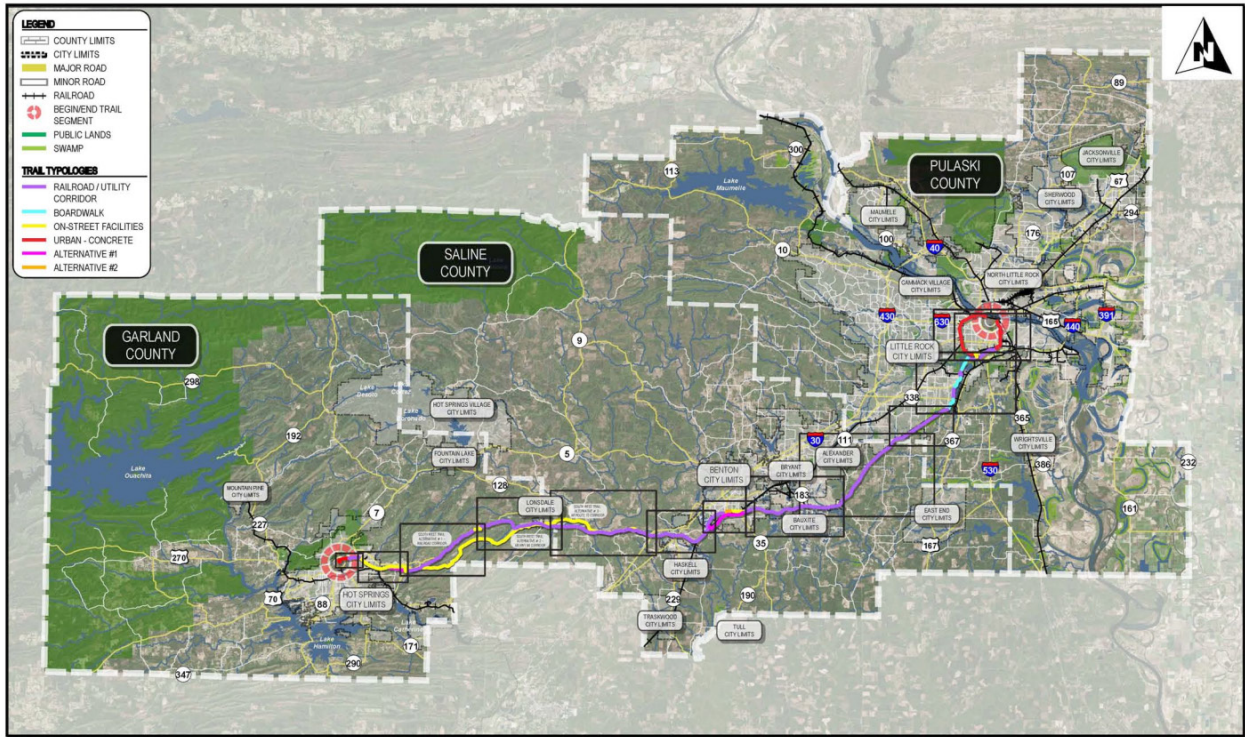
Owen Creek Trail



LOCATION	Owen Creek, North Bryant
TYPE	Class I (Separated)
LENGTH	5.2 miles
PAVING	Fine Compacted Aggregate and/or Concrete/Asphalt
TRAILHEAD	Midland Soccer Trailhead
CONSTRUCTION CONSTRAINTS	Explore possibility of using existing sewer line easement and obtain easement/ROW east of Midland Road
CONNECTIONS	Fourche Creek Trail, Hilldale-Midland Trail, Bryant Parkway Trail, and Hurricane-Owen Trail
DESCRIPTION	This trail will provide a connection to the Little Rock Trail system and provide a scenic greenway along the northern part of Bryant.



Southwest Trail



SOUTH WEST TRAIL - HOT SPRINGS TO LITTLE ROCK
TRAILS THROUGH CITY OF BENTON TO EAST BAUXITE CITY LIMITS

FIGURE 8. MAP OF SEGMENT 8
SEGMENT 8 MEASURES TO 6.71 MILES

0 1,300 2,600 5,200 7,800



LOCATION	Rock Island Railroad ROW
TYPE	Various
LENGTH	~60 miles
PAVING	Various
TRAILHEAD	Multiple
CONNECTIONS	Echo Lake Trail and Hurricane Creek Trail
DESCRIPTION	This regional trail is to be constructed by various regional, state, and local entities in the area. This trail is projected to have major tourism boost. Local connections to the trail are highly important.



▶ Section Five: Standards

5.1 Cross Sections

The following cross sections are provided to govern the construction of street and bicycle/pedestrian facilities by the City of Bryant and through private resources by developers. These cross sections work in tandem with the City of Bryant's Street Construction Standards and Specifications that govern all aspects of roadway design and construction excluding street pavement width, curb and gutter requirements, and requirements of bike and pedestrian elements.

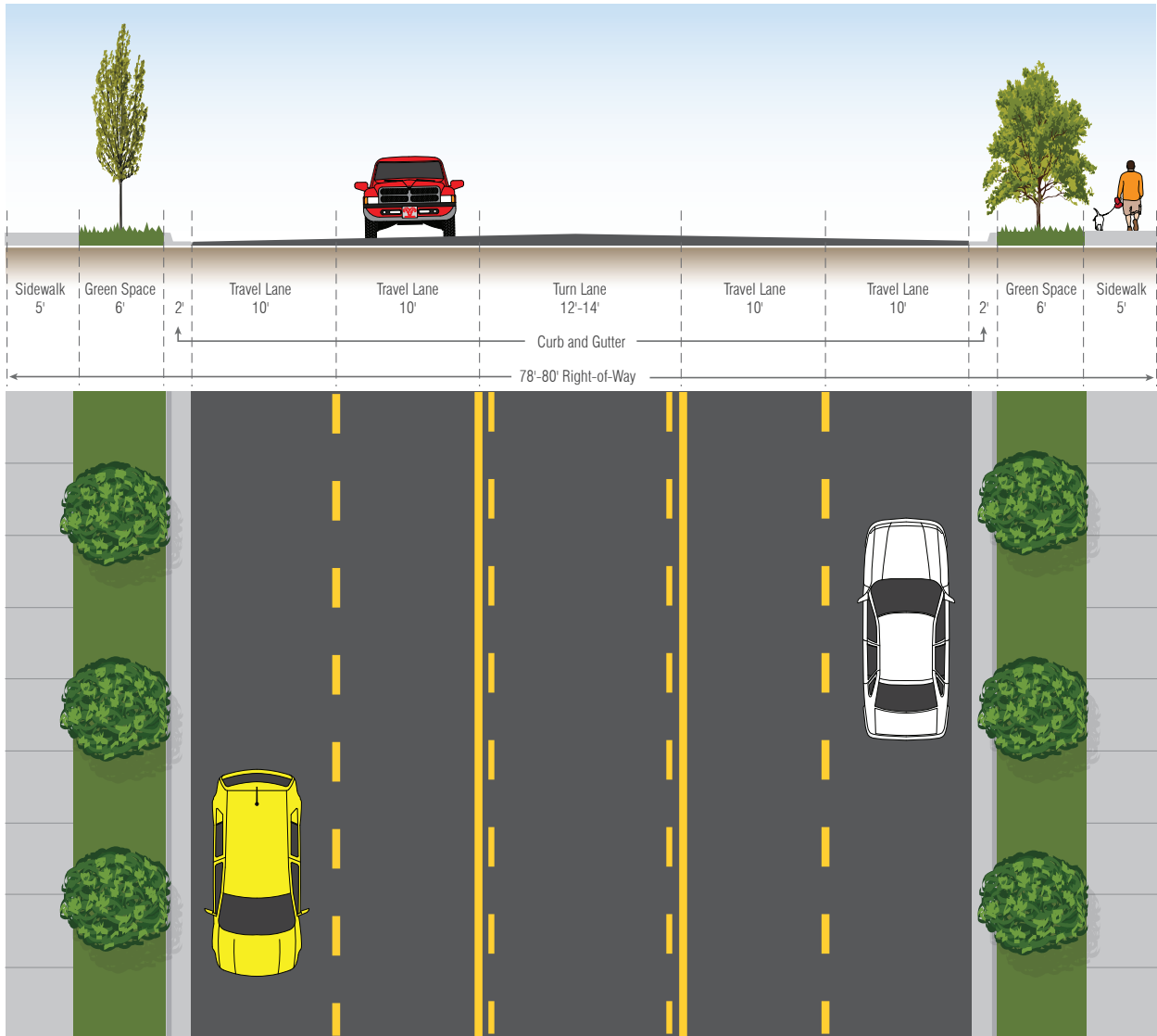
CROSS SECTION NAMING CONVENTION	
ROADWAY CLASS	C4.0-4 : Minor Arterials, C5.0-6 : Collectors, C6.0-5 : Local Streets
BIKE/PEDESTRIAN ELEMENTS	I : Shared-Use Trails, II: Bike Lanes, III: Bike Routes

Minor Arterials

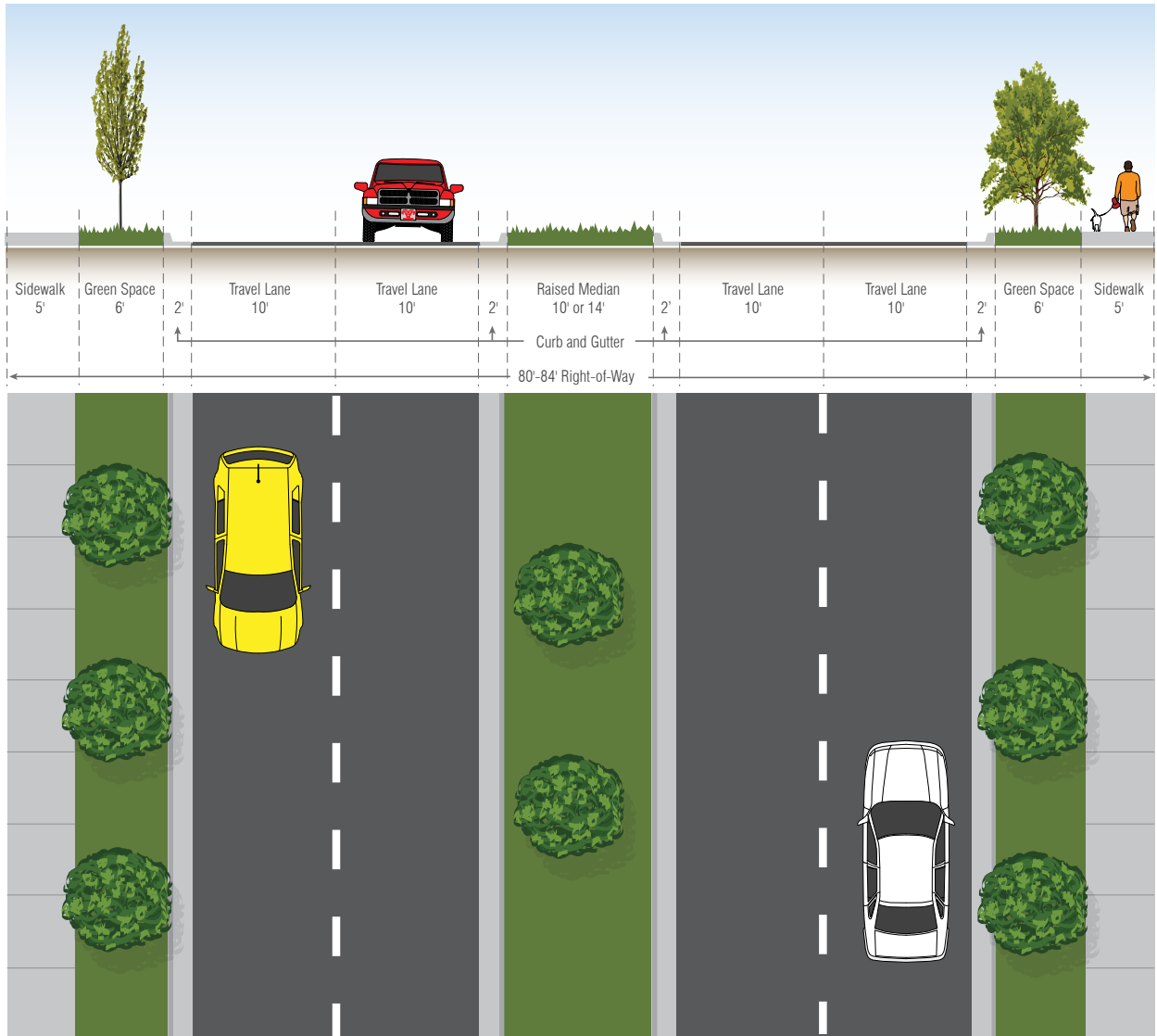
Minor Arterials provide network connections within and through the urbanized area. These facilities typically provide a greater amount of access to adjoining land as compared to principal arterials, where the primary function is providing mobility by moving traffic.

1. Required Elements:
 - a) Right-of-Way: All required design elements must be included in the cross section and located on publicly owned ROW. Sidewalks or bikeways may be located on permanent dedicated easements. The right-of-way must be sufficient to accommodate four lanes.
 - b) Curb and Gutter: Curb and gutter is required except in cases where terrain and/or forecast land use densities are compatible with an open-shoulder design typically used in rural or exurban areas. The gutter width is not to be included in the travel lane.
 - c) Sidewalks: Sidewalks are required on both sides of the roadway. Minimum sidewalk width is 5 feet and must be compatible with the Americans with Disabilities Act.
 - d) Green Space Buffers: A buffer is required between the back of curb and the sidewalk that is a minimum of 5 feet. However, no buffers are required in Central Business Districts.
 - e) Pedestrian Crossings: Safe pedestrian crossing provisions are required to be demonstrated by the proposing jurisdiction or agency where more than 36 feet of pavement (including the gutter) have to be crossed by a pedestrian where pedestrian crossing is anticipated based on land use.
 - f) Bike Lanes/Trails: If on a planned bikeway route, the bicycle element must be included and must adhere to the bicycle design standards shown on the appropriate cross section. Where bike lanes are provided, a minimum buffer from the main travel lanes is required.

C4.0 – Minor Arterial

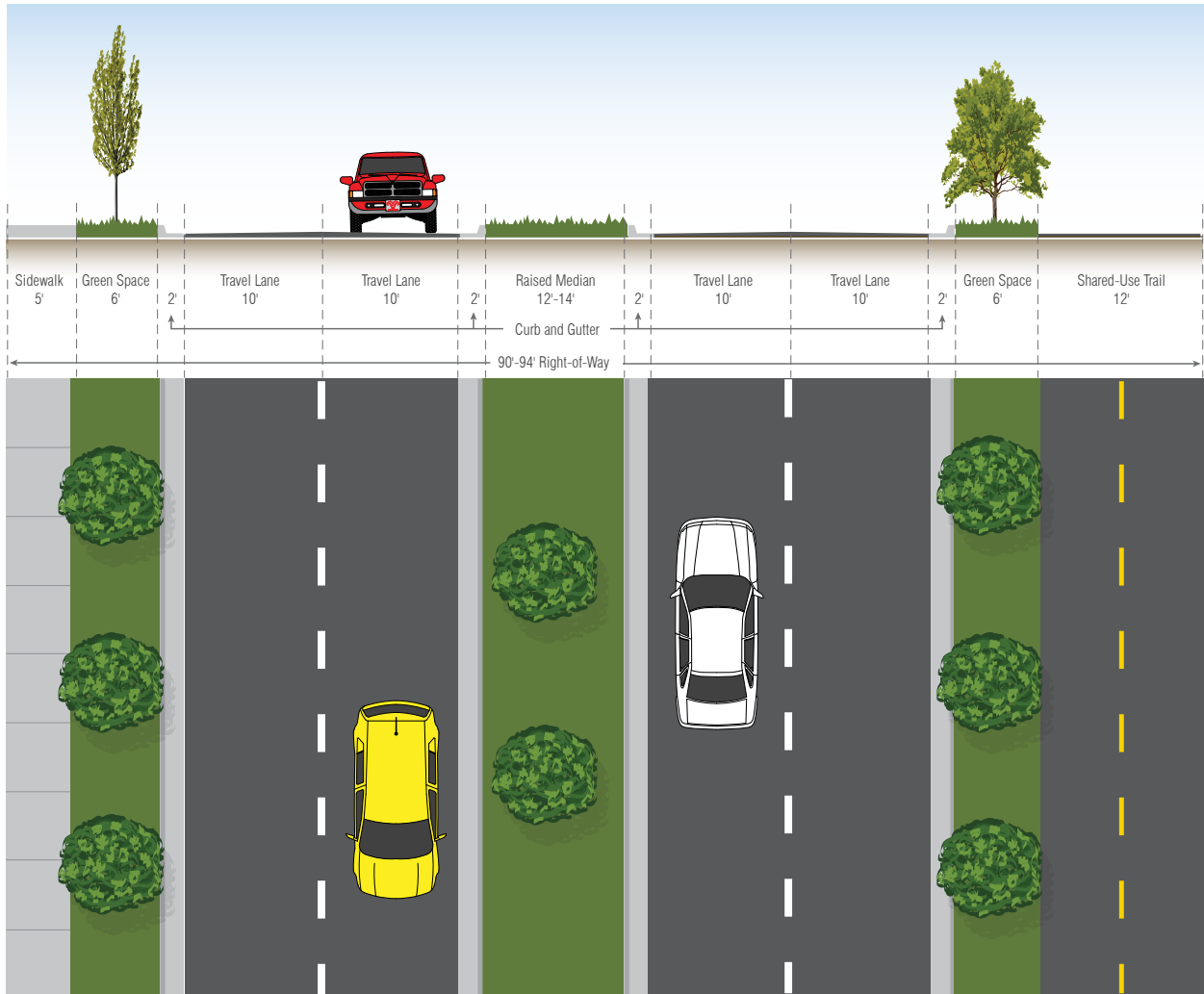


C4.1 – Minor Arterial with Median



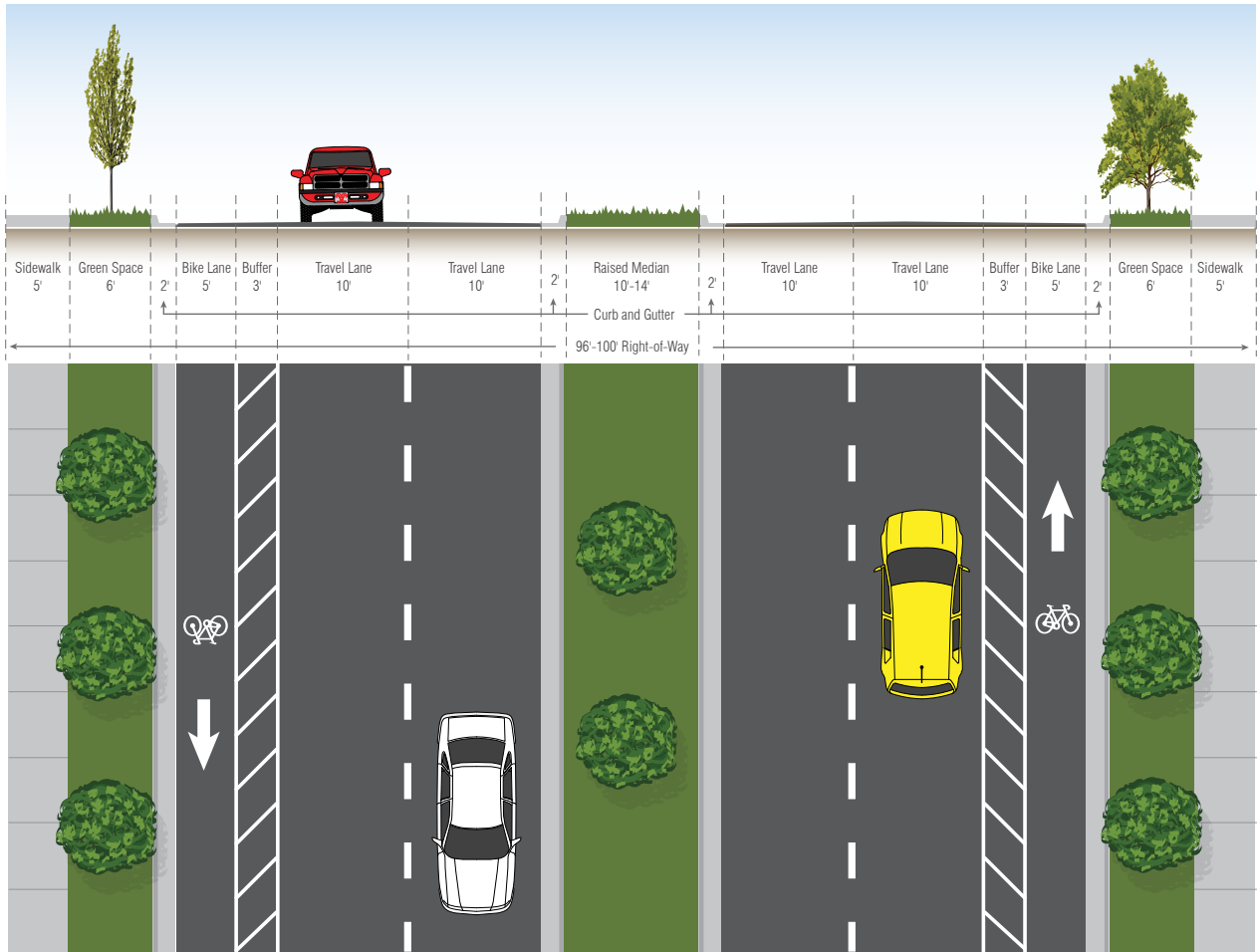
Note: 14-foot median is used when pedestrian refuge island is anticipated.

C4.2I – Minor Arterial with Trail



Note: 14-foot median is used when pedestrian refuge island is anticipated.

C4.3II – Minor Arterial with Bike Lanes



Note: 14-foot median is used when pedestrian refuge island is anticipated.



Collectors

Collector Roadways connect local traffic with the arterial roadway network and provide easy access to adjoining land.

1. Required Elements:

- a) Right-of-Way: All required design elements must be included in the cross section and located on publicly owned ROW. Sidewalks or bikeways may be located on permanent dedicated easements.
- b) Curb and Gutter: Curb and gutter is required except in cases where terrain and/or forecast land use densities are compatible with an open-shoulder design typically used in rural or exurban areas. The gutter width is not to be included in the travel lane.
- c) Sidewalks: Sidewalks are required on both sides of the roadway, except within Industrial Developments (C5.6III). Minimum sidewalk width is 5 feet and must be compatible with the Americans with Disabilities Act.
- d) Green Space Buffers: A buffer is required between the back of curb and the sidewalk that is a minimum of 5 feet. However, no buffers are required in Central Business Districts or where C5.3/C5.4II is used.
- e) Pedestrian Crossings: Safe pedestrian crossing provisions are required to be demonstrated by the proposing jurisdiction or agency where more than 36 feet of pavement (including the gutter) have to be crossed by a pedestrian where pedestrian crossing is anticipated based on land use.
- f) Bike Lanes/Trails: If on a planned bikeway route, the bicycle element must be included and must adhere to the bicycle design standards shown on the appropriate cross section. Where bike lanes are provided, a minimum buffer 1.5 feet from the main travel lanes is required.
- g) Lane Width: 10 feet minimum for main travel lanes or 11 feet maximum, where the design speed and traffic mix warrant. There is a maximum of two travel lanes allowed.

2. Optional Elements:

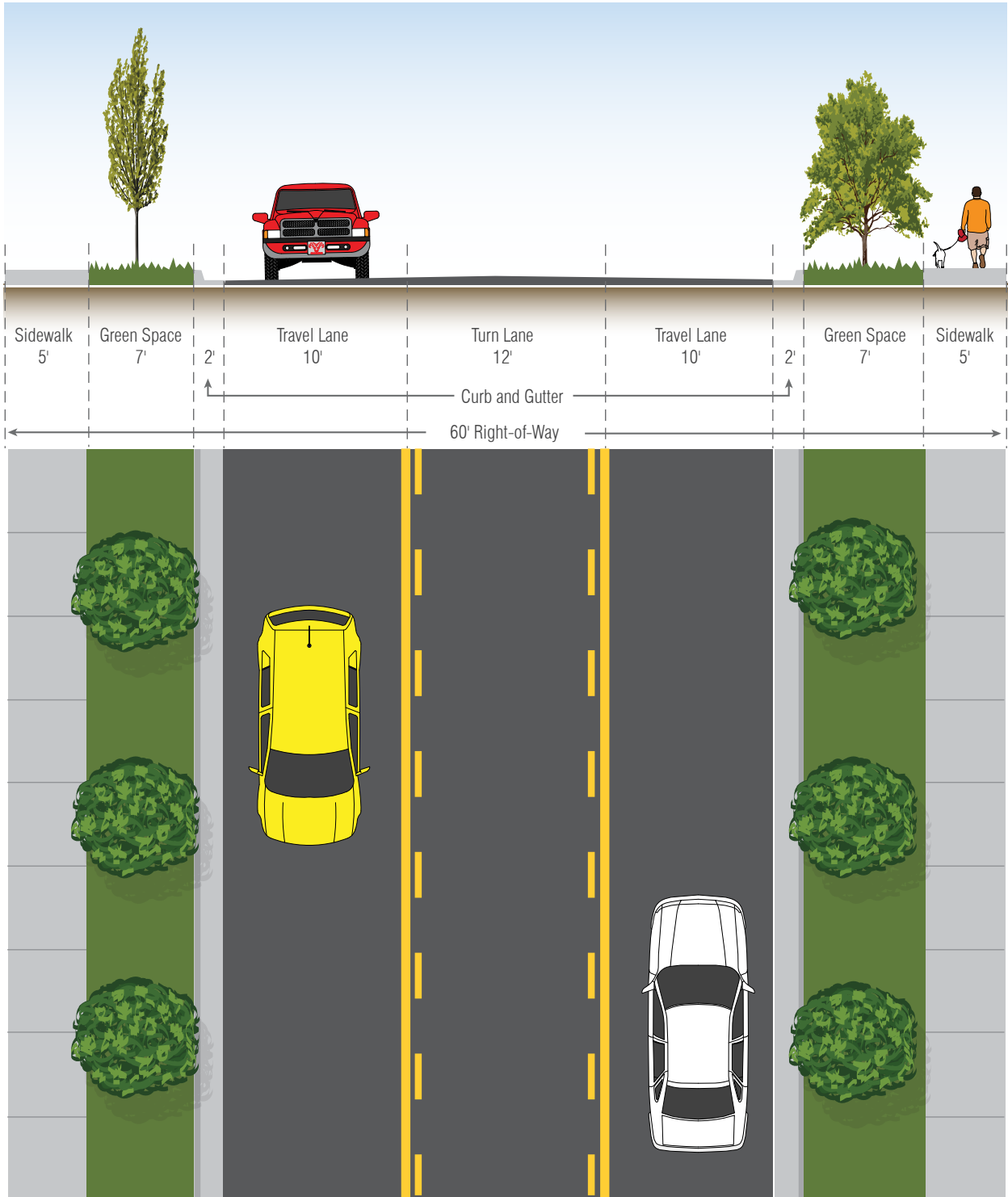
- a) Parallel parking may be used where warranted (C5.3, C5.4II).

3. Preferred Elements:

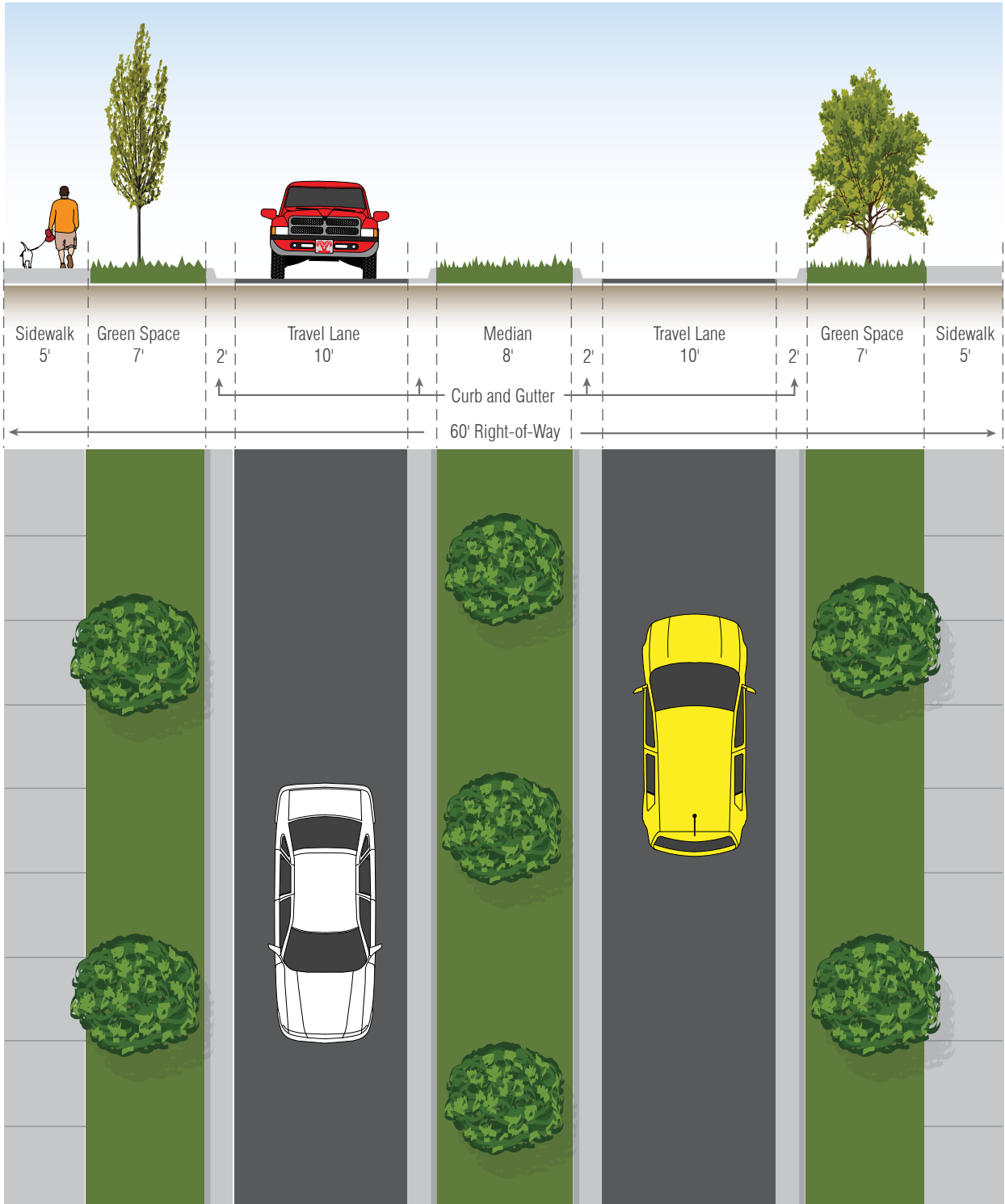
- a) Landscaping of medians and buffers.
- b) A non-traversable median is preferred for major retrofits and on new locations.
- c) Where applicable, a shared-use trail is preferable over bike lanes.



C5.0 – Collector

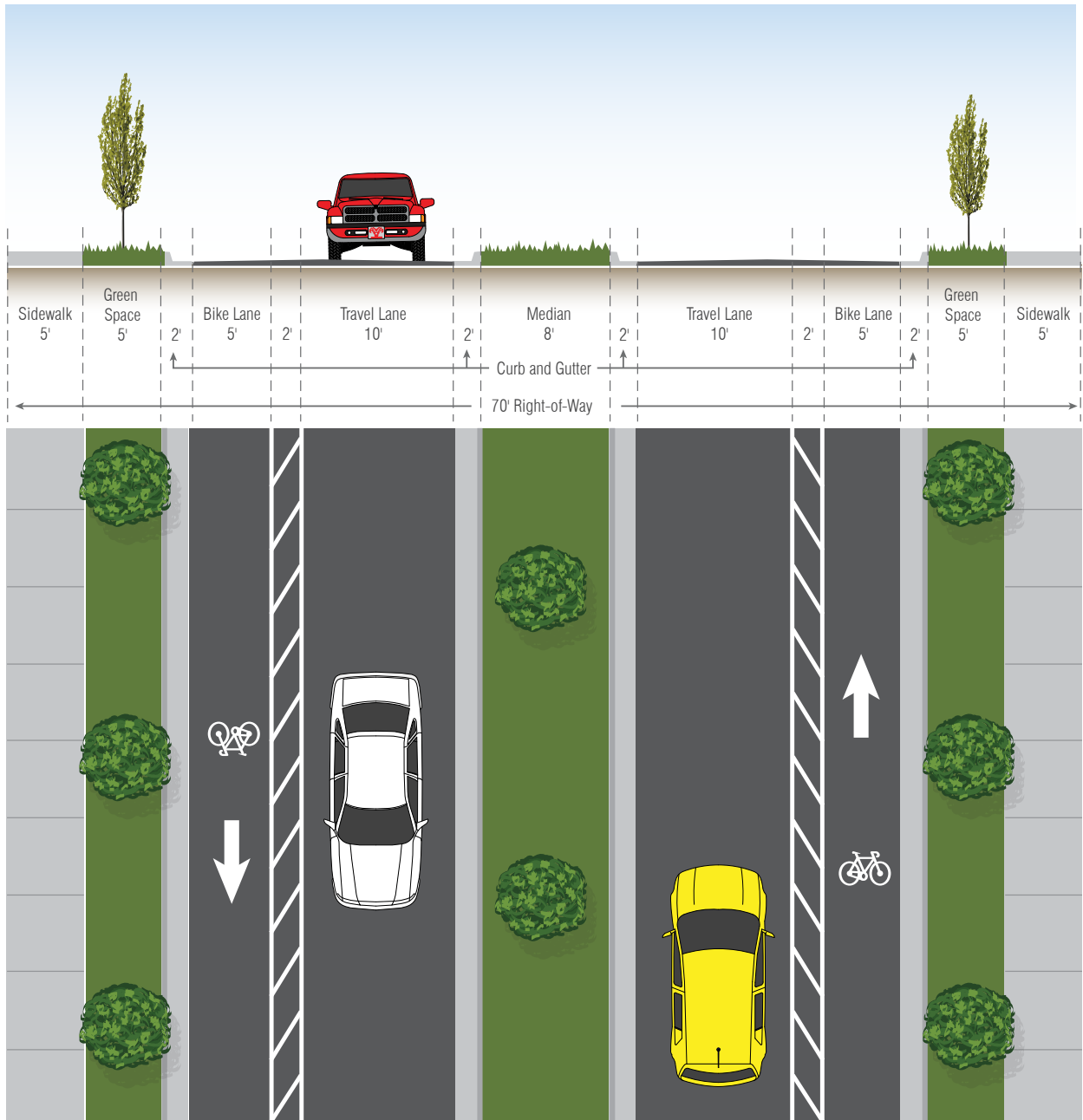


C5.1 – Collector with Median

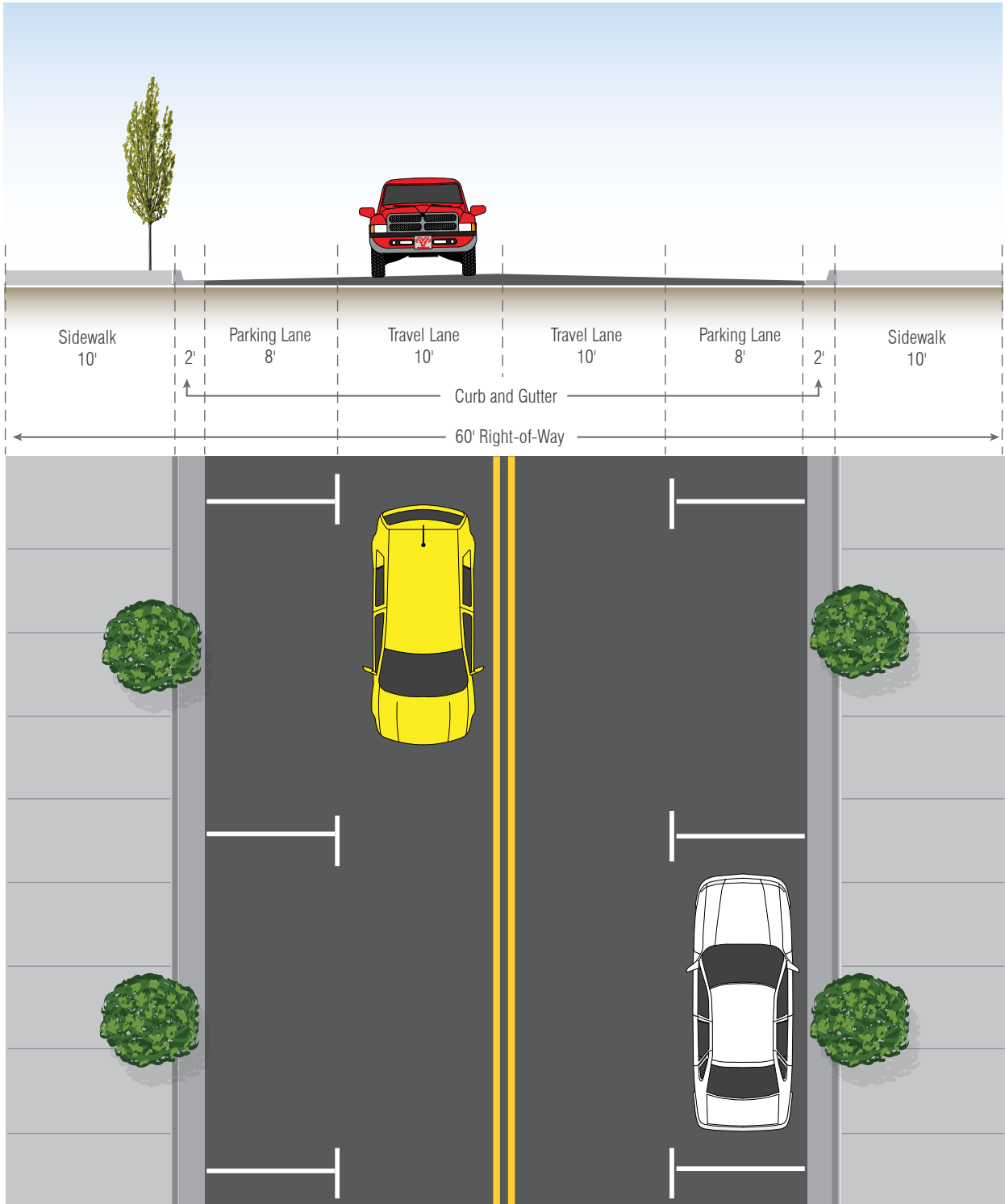




C5.2II – Collector with Bike Lanes

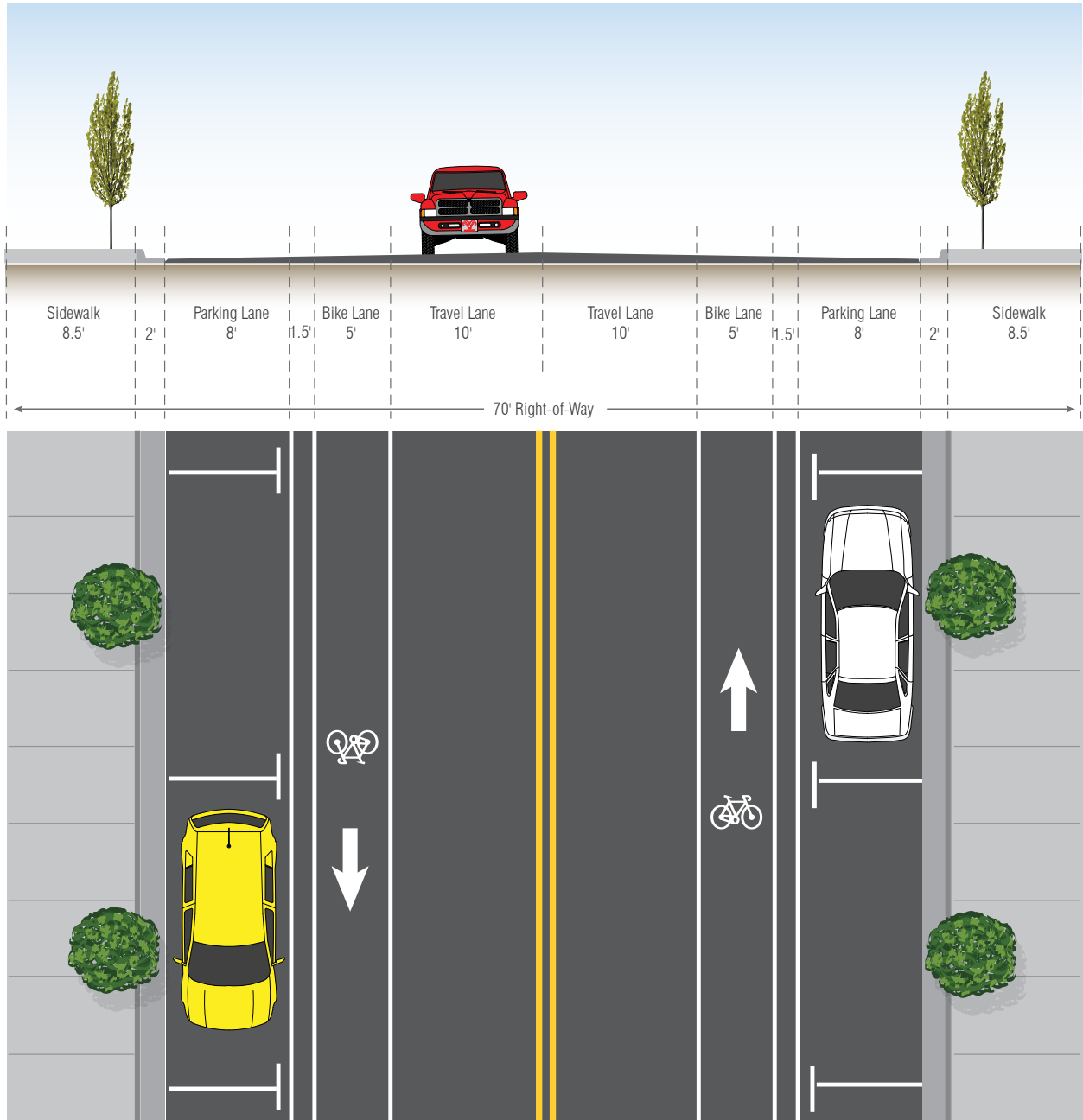


C5.3 – Urban Collector



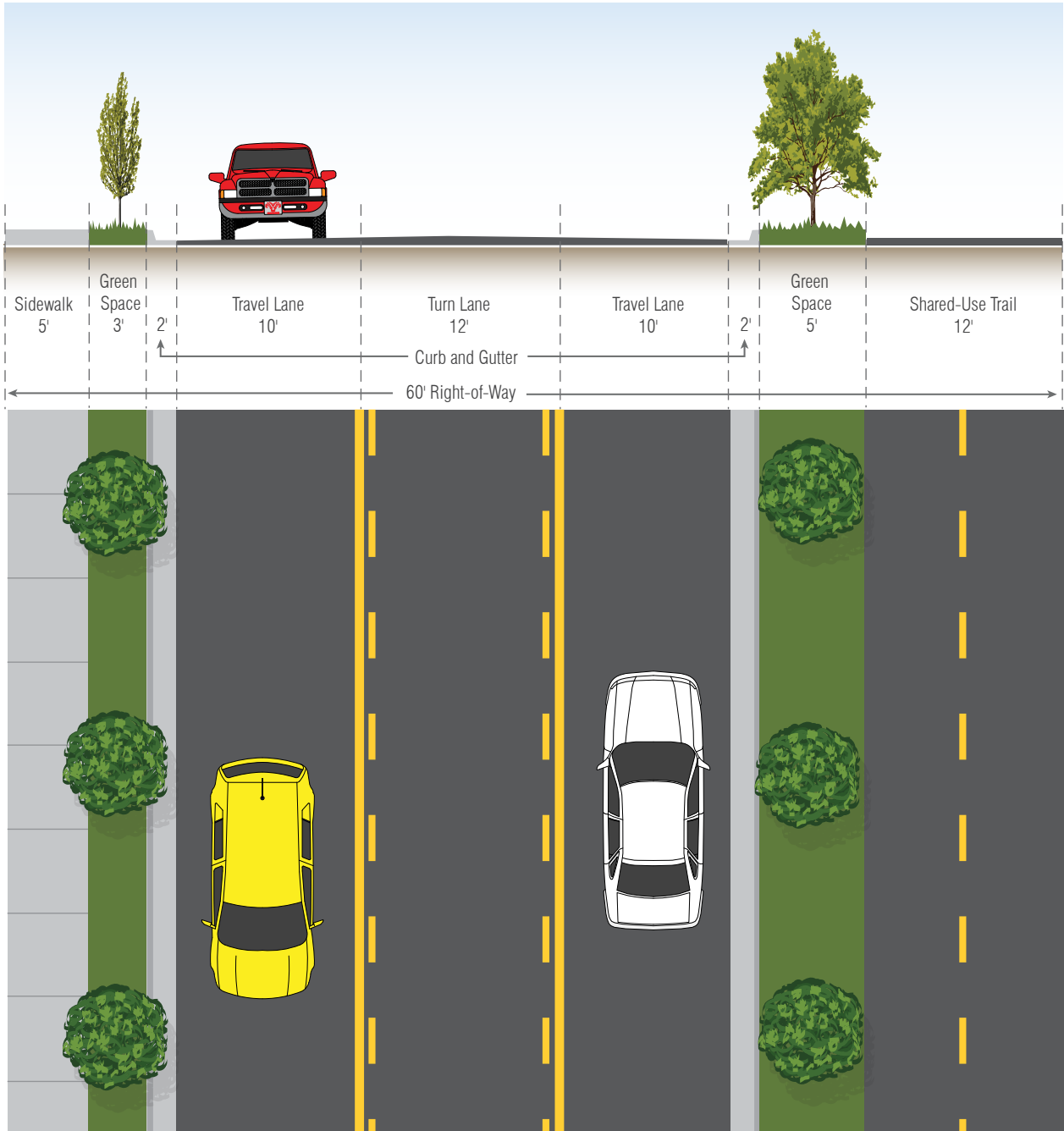


C5.4II – Urban Collector with Bike Lanes



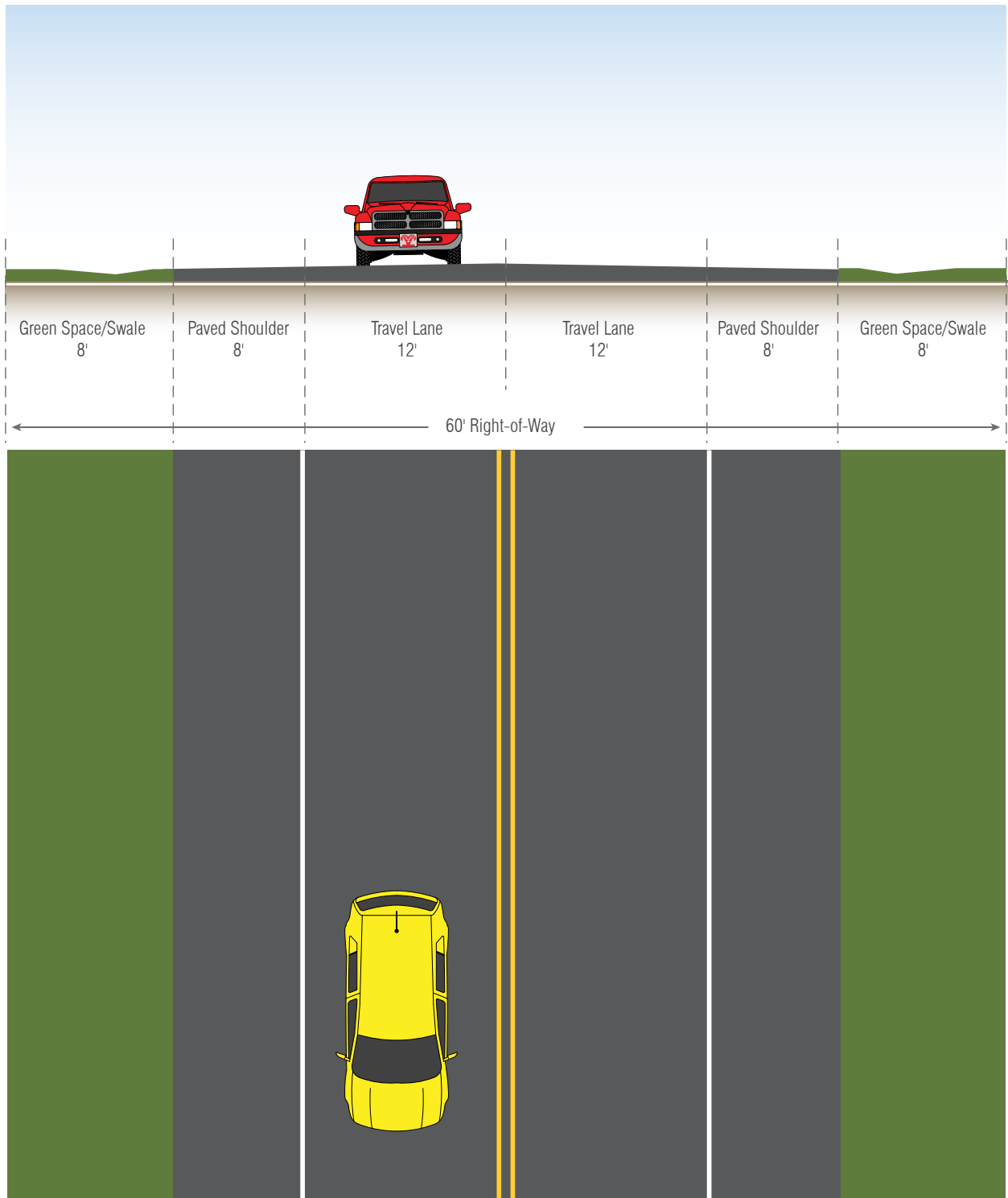


C5.5 – Collector with Trail





C5.6III – Industrial Collector





Local Streets

Local streets are intended to connect traffic with collectors and to the arterial roadway network. They are not intended to carry large traffic loads and are designed for low speeds, providing access to adjoining land.

1. Required Elements:

- a) Right-of-Way: All required design elements must be included in the cross section and located on publicly owned ROW. Sidewalks or bikeways may be located on permanent dedicated easements.
- b) Curb and Gutter: Curb and gutter is required except in cases where terrain and/or forecast land use densities are compatible with an open-shoulder design typically used in rural or exurban areas where the average lot size is greater than one acre. The gutter width is not to be included in the travel lane.
- c) Sidewalks: Sidewalks are required on both sides of the roadway, except within Industrial Developments (C6.5III). Minimum sidewalk width is 5 feet and must be compatible with the Americans with Disabilities Act.
- d) Green Space Buffers: A buffer is required between the back of curb and the sidewalk that is a minimum of 3 feet. However, no buffers are required in Central Business Districts or where C5.3/C5.4II is used. Where not buffer can be provided due to topographical constraints, sidewalks must be at least six feet in width.
- e) Bike Lanes/Trails: If on a planned bikeway route, the bicycle element must be included and must adhere to the bicycle design standards shown on the appropriate cross section.
- f) Lane Width: All lanes shall be used for driving and parking where the combined lanes are greater than 22 feet in width.

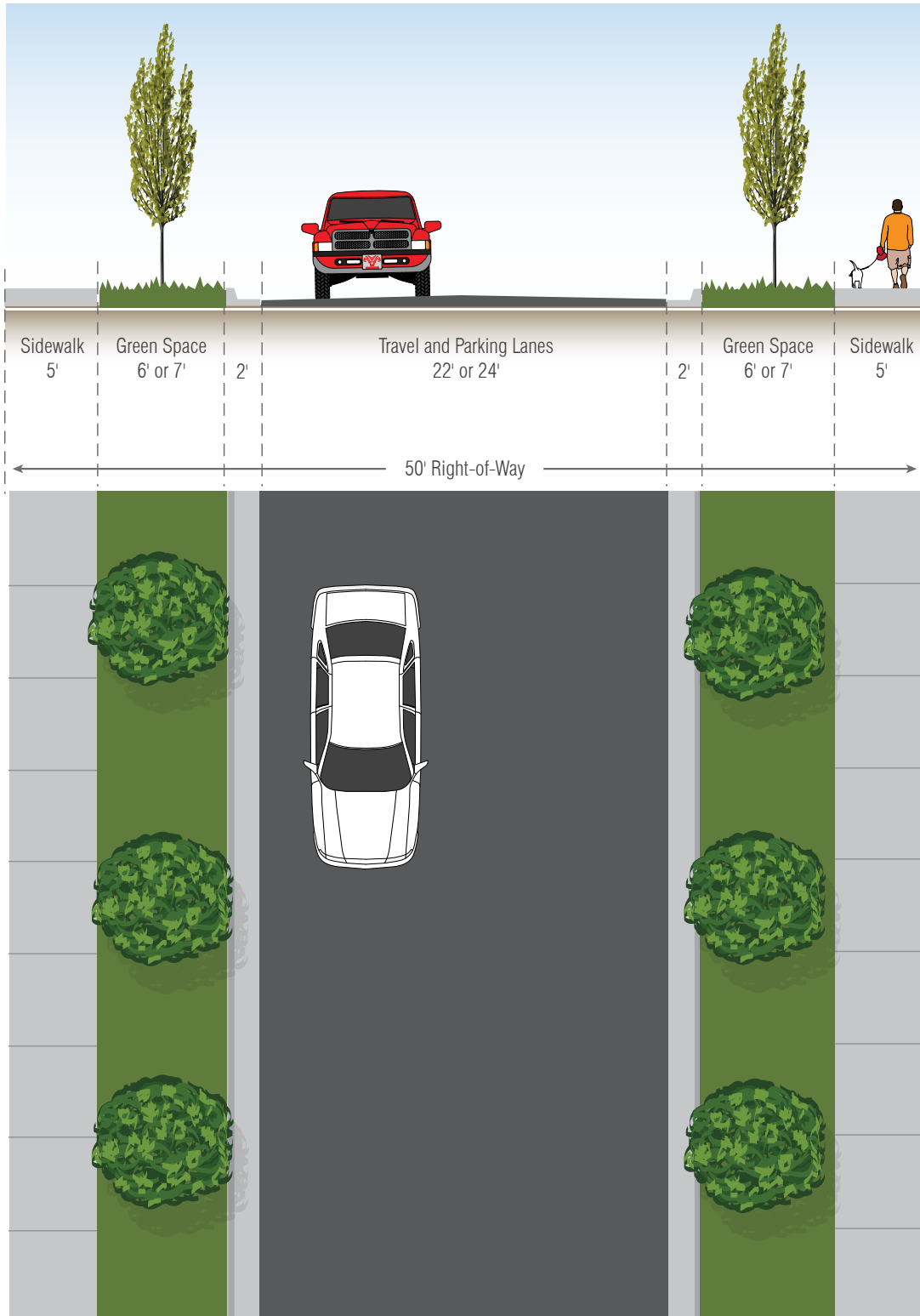
2. Optional Elements:

- a) Parallel parking may be used where warranted (C6.4).

3. Preferred Elements:

- a) Where applicable, a shared-use trail is preferable over bike lanes.

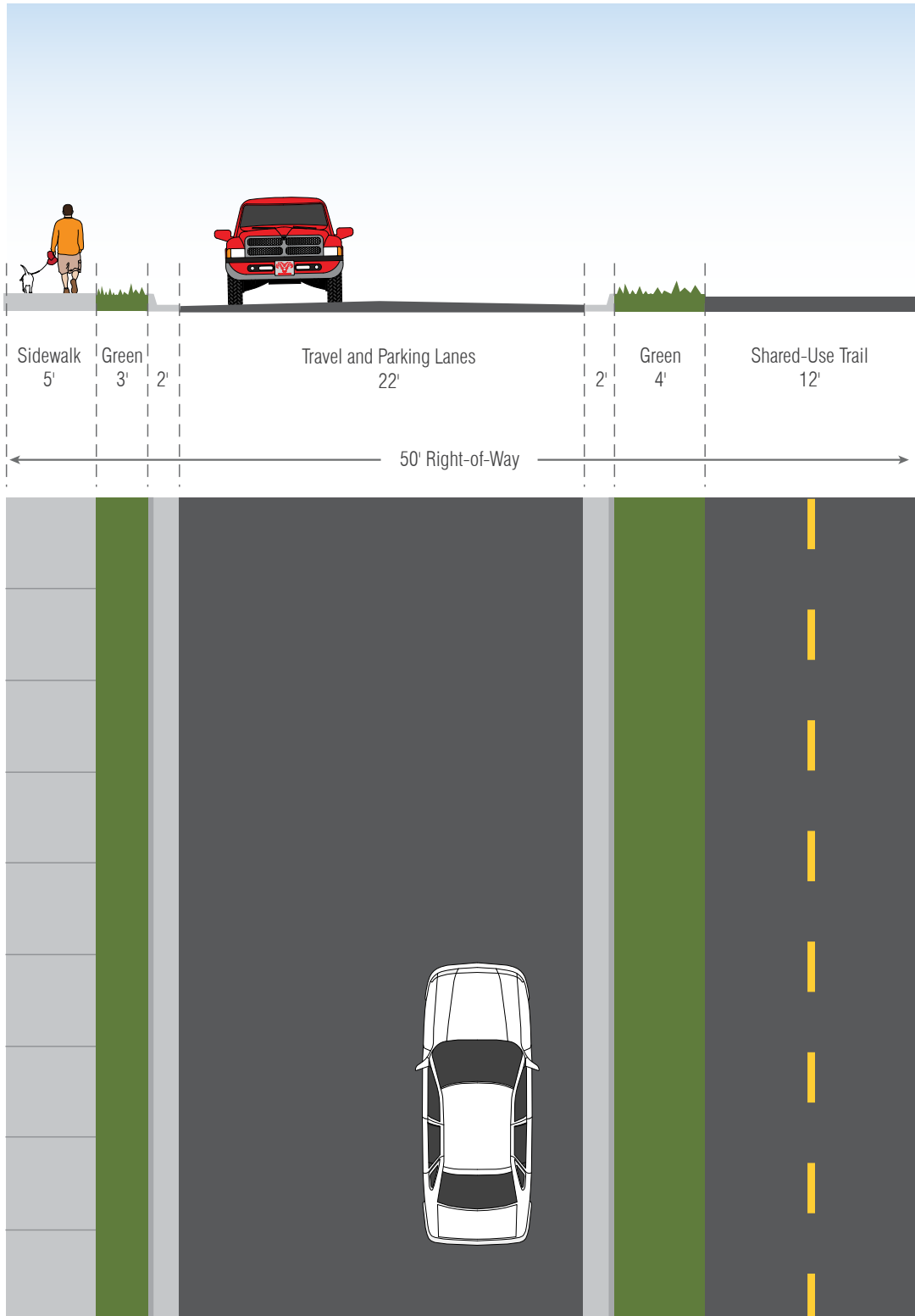
C6.0 – Local Street



Note: Where parking is provided on-street, paving will be 24 feet wide. In such cases, the green spaces may be reduced to 6 feet.

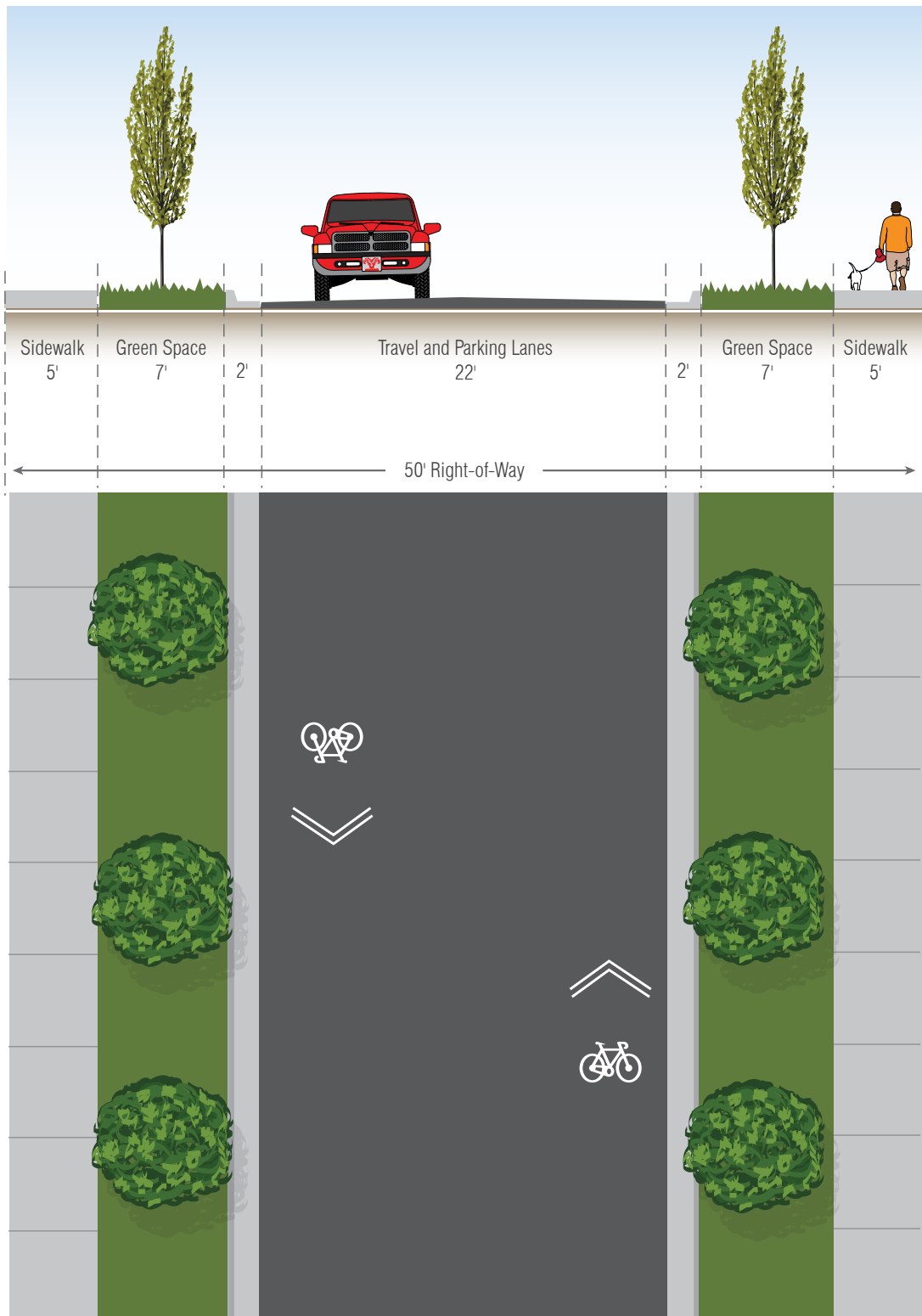


C6.1I – Local Street with Trail



Note: No on-street parking is allowed.

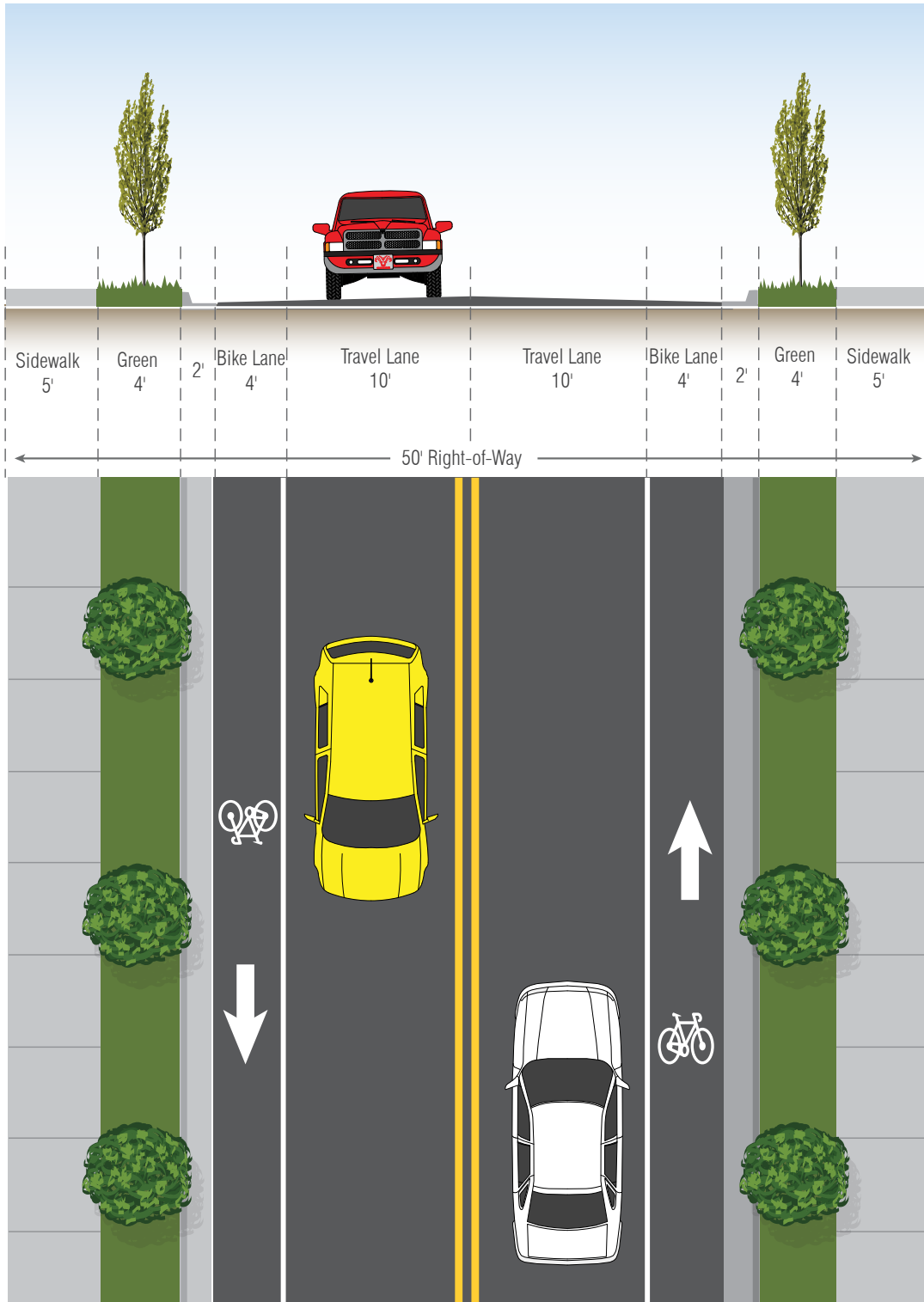
C6.2III – Local Street with Bike Route



Note: No on-street parking is allowed.

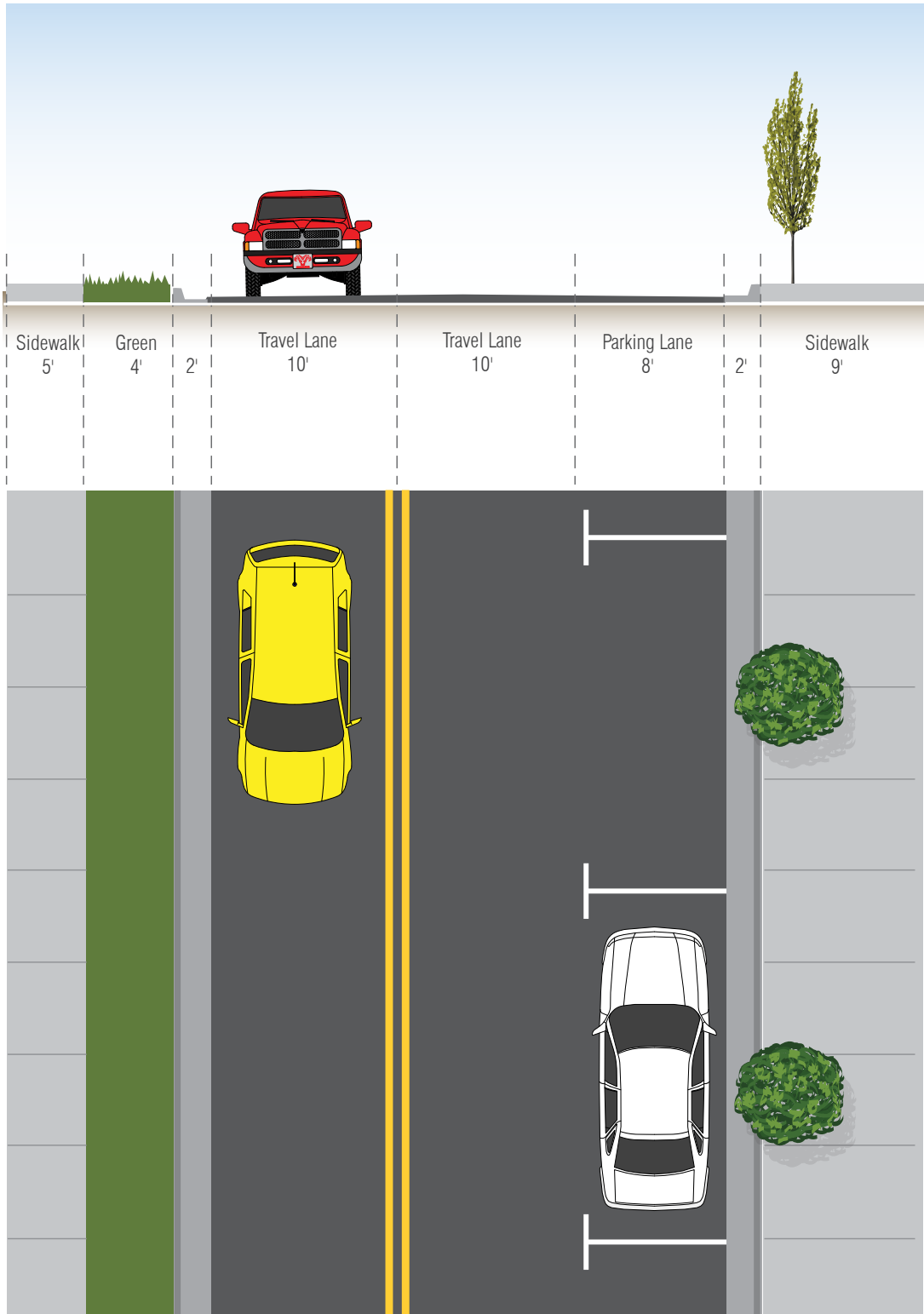


C6.3II – Local Street with Bike Lanes



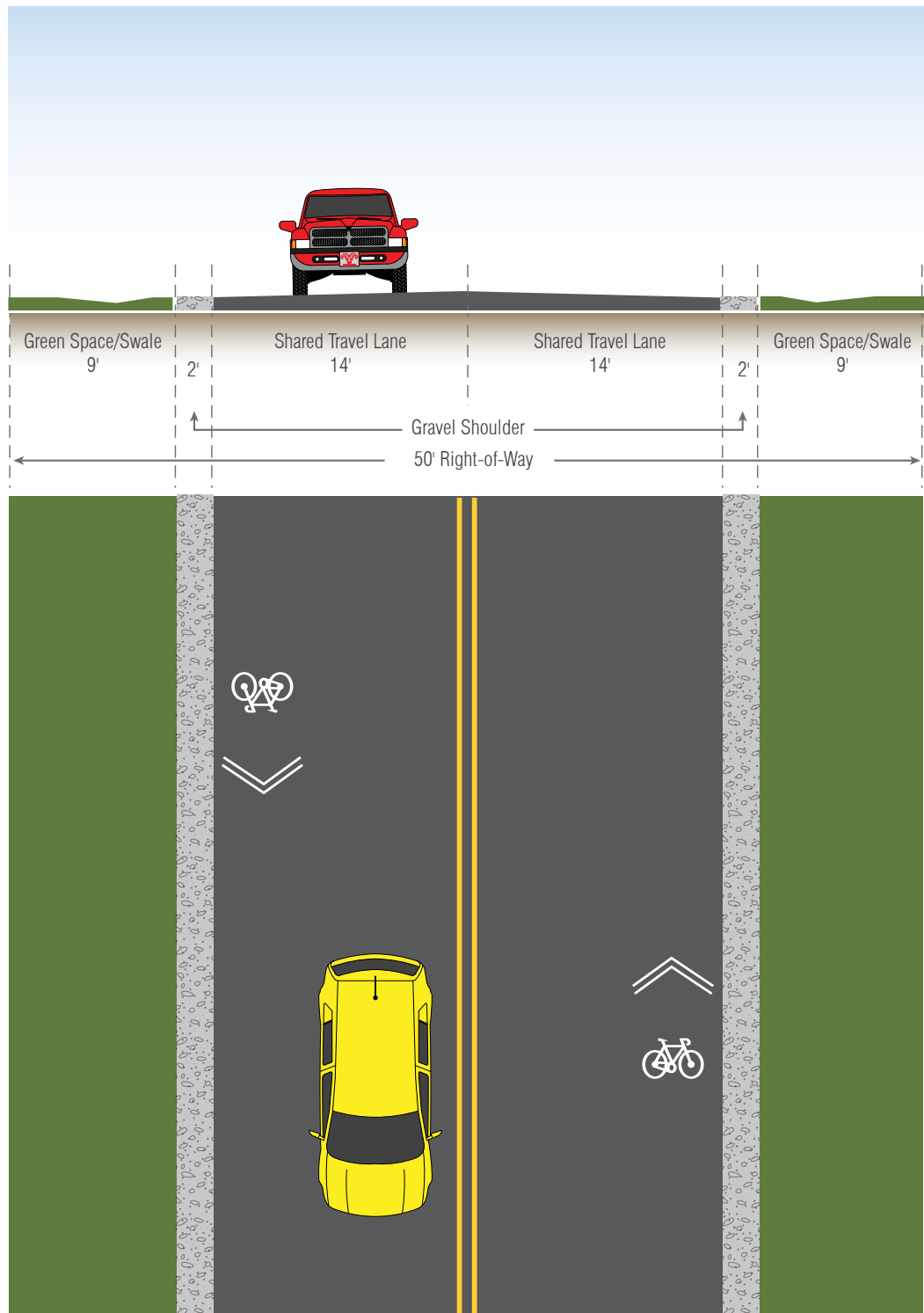


C6.4 – Local Street with Parking Lane





C6.5III – Rural Local Street





Shared-Use Trails

The following cross section data is to be used only for shared-use trails, which are constructed separate from a roadway. For shared-use trails constructed with a roadway, see the appropriate cross section above.

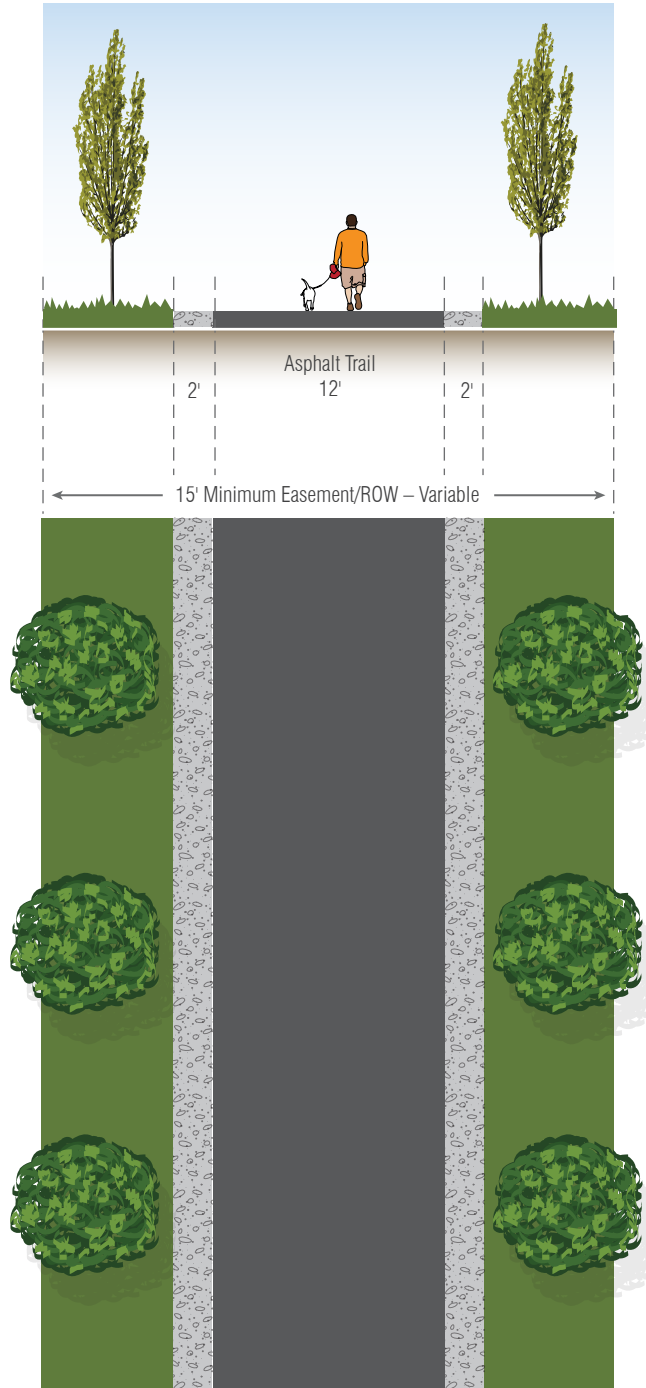
1. Required Elements:

- a) Right-of-Way/Easement: Shared-use trails may be placed on a dedicated right-of-way or within a permanent dedicated easement. Easement/right-of-way should be adequate for trail and needed amenities. Fifteen feet is the minimum requirement, and 20 feet is preferable.
- b) Paving Surface: Concrete, Asphalt, or Fine Compacted Aggregate
- c) Width: Minimum 12' width up to 16' in park areas where heavy use warrants a wider trail.
- d) Curb/Shoulder: A suitable shoulder or curbing is required depending on the paving surface. Concrete – None, Asphalt – gravel or concrete, Fine Compacted Aggregate – Concrete or appropriate edging containment.

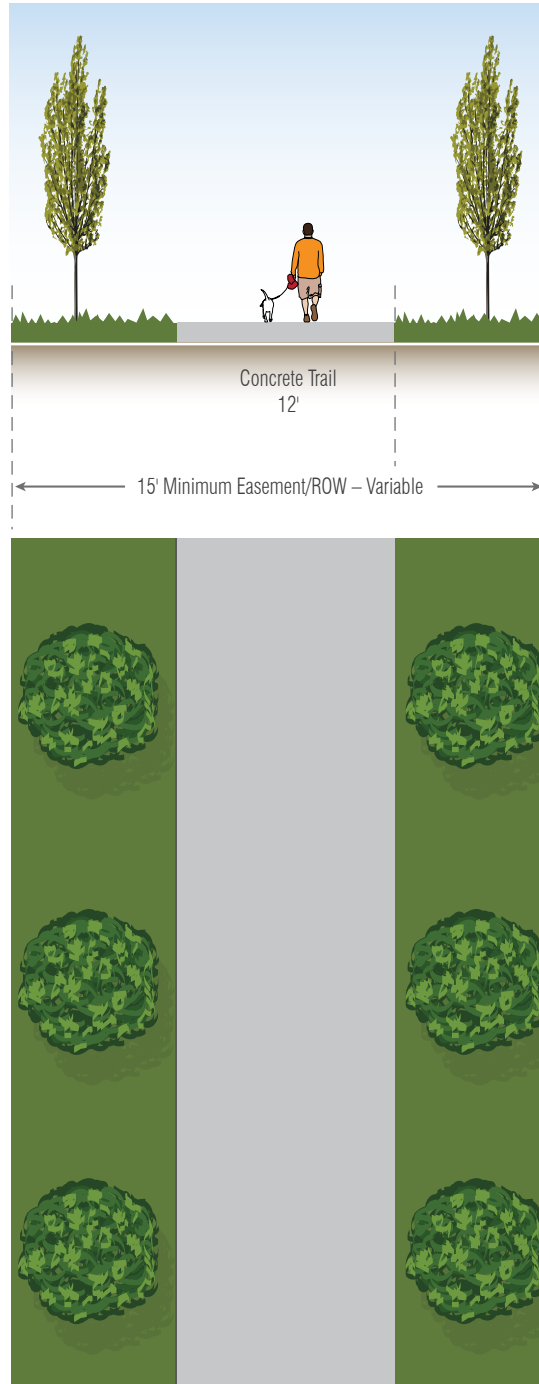
2. Optional/Preferred Amenities:

- a) Park Benches
- b) Public Art Installations
- c) Lighting – only where night use is encouraged such as parks.

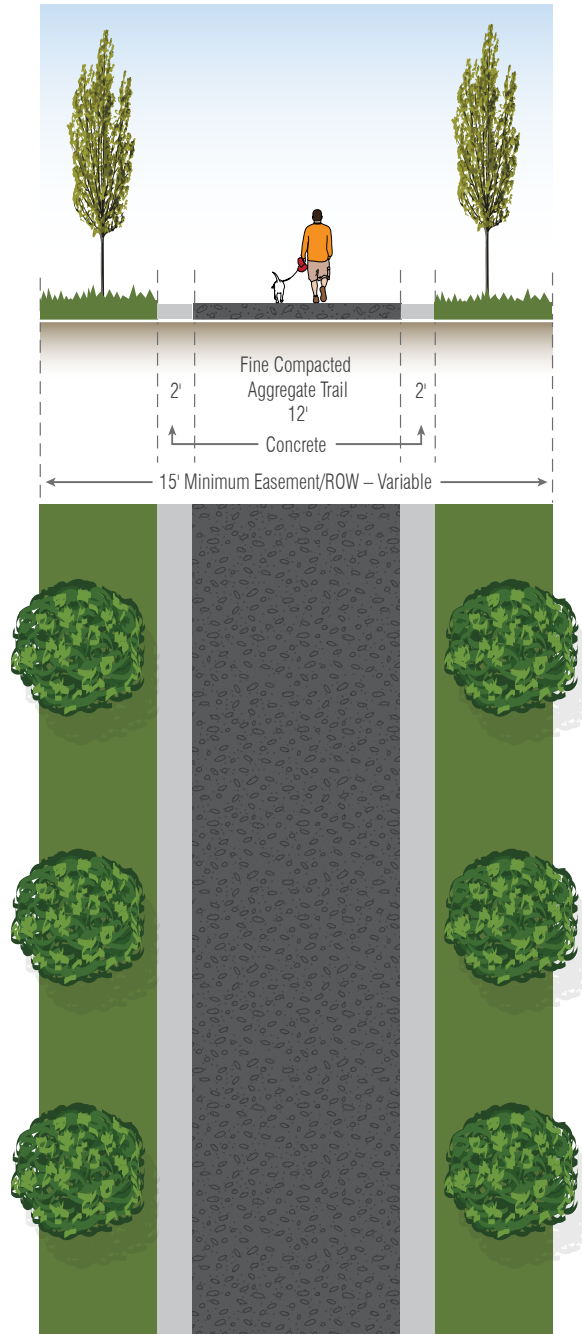
Class I – Shared-Use Trail (Asphalt)



Class I – Shared-Use Trail (Concrete)



Class I – Shared-Use Trail (Aggregate)





5.2 Bicycle and Pedestrian Facility Design Standards and Guidelines

Where these standards are silent or questions and uncertainty regarding design of bicycle and pedestrian facilities exist, refer to one of the following manuals:

- 1) AASHTO *Guide for the Development of Bicycles Facilities*, 2012
- 2) AASHTO *Guide for the Planning, Design, and Operation of Pedestrian Facilities*, 2004
- 3) NACTO *Urban Bikeway Design Guide*
- 4) FHWA *Manual on Uniform Traffic Control Devices (MUTCD)*

Trailheads

Trailheads are the primary access points to a trail system. The size of the trailhead and its amenities will be determined by the site conditions with consideration of location and anticipated use. Trailheads should be designed and reviewed prior to construction.

Within the plan, the trail heads are well distributed throughout the community and are primarily located at point sources of pedestrian activity. These include schools, parks, playgrounds, and other public facilities. Most of the trailheads already have several amenities such as parking, benches, bike racks, and bathrooms. Therefore, it isn't anticipated that major investments will be required for most of these facilities.

TYPICAL TRAILHEAD AMENITIES
Restrooms
Water Fountains
Parking
Bike Racks
Signage and Trail Maps
Trash Cans
Emergency Phones
Landscaping

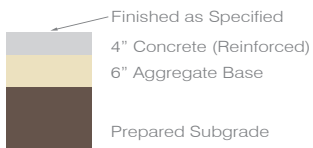


Paving

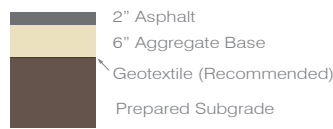
PAVING MATERIALS		
Concrete	Asphalt	Fine Compacted Aggregate

PAVING MATERIAL PERFORMANCE PARAMETERS			
	<i>Concrete</i>	<i>Asphalt</i>	<i>Fine Compacted Aggregate</i>
Initial Cost	High	Medium	Low
Maintenance	Low	Medium	High
Repair Cost	High	Low	Low
Permeability	None	Semi	Fully

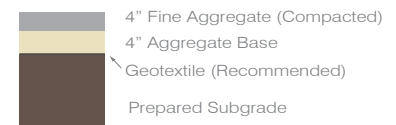
Concrete Paving



Asphalt Paving



Fine Aggregate Paving





Sight Distance

Sight distances should be based upon use for bicyclists and should be based around the hazards, signage, traffic, etc. found on the facility. Design should reference AASHTO *Guide for the Development of Bicycle Facilities*.

Accessible design is important to ensuring that Bryant’s trail facilities can be enjoyed by all users.

Grading and Cross Slopes

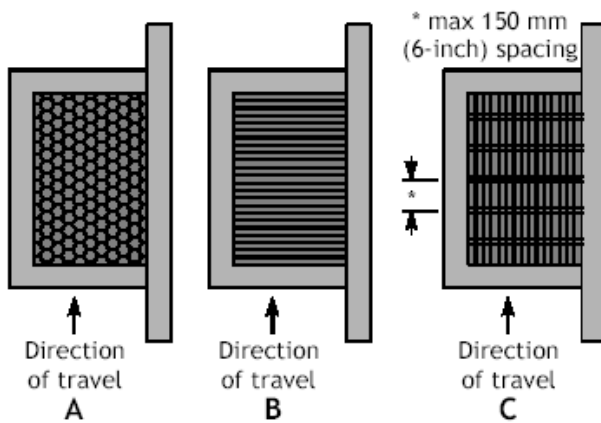
Grading of the trail should be based around intended use for bicyclists and should be compatible with the ADA *Standards for Accessible Design*.

CROSS SLOPES
Do not exceed 2% cross slope.
TRAIL GRADING ALONG ROADWAY
Do not exceed grade of the roadway.

TRAIL GRADING ALONG SEPARATED TRAIL FACILITY	
Distance	Maximum Grade
Overall Trail	5% or less
800 feet	5-6%
400 feet	7%
300 feet	8%
200 feet	9%
100 feet	10%
50 feet	11%

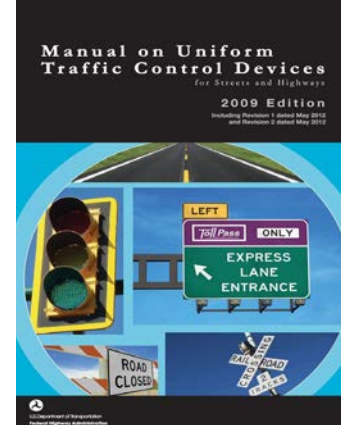
Drainage Grates

Drainage grates, if improperly designed, can create serious safety hazards for bicycle users by causing bike damages and/or crashes. The following are drainage grates recommended by the Federal Highway Administration.



Signage and Pavement Markings

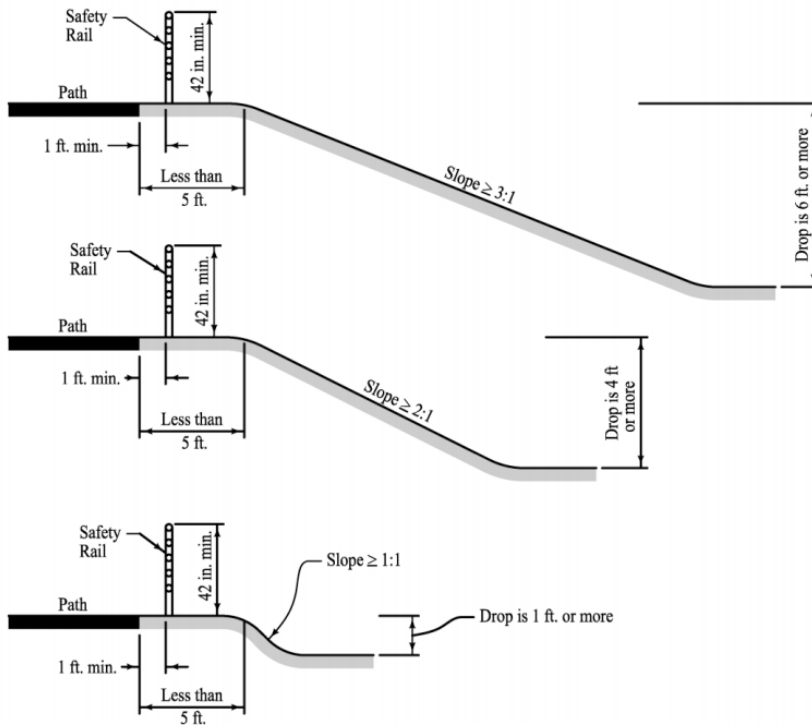
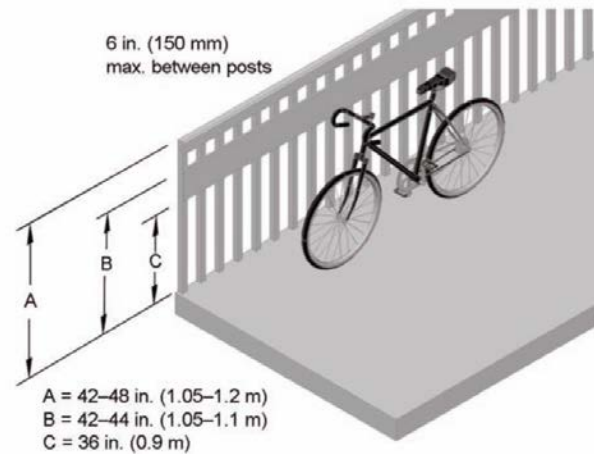
All signage for bicycle and pedestrian facilities should conform to the latest official copy of *Manual on Uniform Traffic Control Devices (MUTCD)*.



Railings

Where required railings should be at least 42" in height up to 54" in height with 36" bicycle rub-rail.

RAILING USAGE ON TRAILS	
Facility	Used?
Local Street	No
Collector	Yes if <5' setback
Arterial Street	Yes if < 5' Setback
Bridge	Yes
Grade change off Trail	See below





▶ Section Six: Cost and Phasing

6.1 Cost Estimates

These cost estimates should be used for planning and budgeting purposes only. They assume the cost associated with the trail or bike/pedestrian improvements as a stand-alone facility or as included in a roadway project. These estimates do not account for any potential needed intersection improvements. Actual trail or improvement construction costs will be determined at the time of design and construction, varying upon the site-specific conditions for each facility. Other unforeseen factors such as soil conditions or utility relocation may affect the overall cost of facility development. Raw materials that include a large percentage of the provided cost estimate can fluctuate.

These estimates demonstrate build out of the bicycle/pedestrian system by a private contractor and are based on the assumption that construction costs are borne solely by the City of Bryant. Construction costs burdens can be lessened through grants, city labor, or volunteer labor and materials. It should be noted that City policy will require private development to construct bicycle and pedestrian facilities on private land and along public roadways with commercial and multi-family developments over two acres as well with all platted subdivisions.

Shared-Use Trails

Assumptions: Assumes the cost related to construction. Asphalt construction is indicated for facilities separate from a roadway at \$60/LF (linear foot). Concrete construction is indicated for facilities adjacent to a roadway at \$100/LF.



Road Adjacent

SECTION	NOTES	SEGMENT COST
North Soccer Park Property Line to Owen Creek	Construct on Park Property with bridge across Owen Creek	\$106,065.76
Highway 5 to Northlake Road	Construct with road widening	\$1,277,940.19
Bethel Middle School to Little Hurricane Creek	Construct as road is improved	\$716,138.53
Reynolds Road to City Limits	Add trail with road widening	\$1,894,095.09
Boswell Road to Sullivan Drive	Add to existing roadway	\$189,881.26
Springhill to Reynolds	Add trail with widening of road	\$599,036.71
Hwy 5 from Alcoa to Springhill	Add Trail with widening	\$586,836.09
Mills Park to Alcoa 40 Park	Improve existing sidewalk	\$185,831.06
Evans Loop to Highway 5	Widen existing sidewalk	\$399,871.42
Proposed Collector to Evans Loop	Build with proposed street construction	\$120,926.12
Hurricane Creek to Hill Farm Rd	Construct within Highway 183 ROW	\$224,142.37
Pulaksi Tech to Hurricane Creek	Run along existing Highway 183 ROW	\$211,351.09
Springhill Road to Hilldale Road	Construct with road widening	\$1,073,957.22
Soccer Park to Midland Road Curve	Construct with road widening	\$339,236.92
Hurricane Creek to Hurricane Creek (Cynamide Alt)	Cross Union Pacific Railroad with New Overpass	\$296,005.71
Cynamide Overpass to Alcoa Road	Construct with New Road	\$646,703.50
Hurricane Creek to Carmichael Road	Construct with Road Widening	\$262,640.41
Carmichael Road to Highway 183	Construct with Road Widening	\$210,944.44
Highway 183 to Hill Farm Road	Construct with New Road and Widening	\$130,288.82
Street Rod Ln to Boone Rd Ext	Construct with Alcoa Road Improvements	\$410,585.18
Boone Road to Mt Carmel Road	Construct with Alcoa widening	\$243,535.53
Hill Road to SE 4th St	Construct with New Road	\$264,864.11
SW 3rd to Boswell	Construct with JumpStart Street Improvements	\$125,416.69
Boone Rd to Rich Lp	Construct adjacent to UPRR, Provide Fence Barrier	\$209,559.49
Rich Lp to NE 3rd St	Construct adjacent to UPRR, Provide postive barrier	\$202,878.57
Hurricane Cree Elem to Creek along Shady Trl	Construct with road widening	\$122,713.97
Alcoa Road to Shady Trail, Boone Road Ext	Construct with Road Relocation	\$130,919.63
Boone Road Ext to Hurricane Creek	Construct with road widening	\$580,577.70
Hurricane Creek to Woodland Park Road	Requires new bridge over Hurricane Creek	\$33,494.46
Ferguson Property to Pine St on Boswell Road	Construct within ROW, Aggregate Trail	\$487,229.16



Road Adjacent Contd.

SECTION	NOTES	SEGMENT COST
Woodland Park Road to Rich St Trail Ext	Construct as road is widened	\$399,017.82
Saline County Library to Reynolds Road	Add to existing Road	\$49,365.40
Prickett Road to Proposed Debswood Drive Ext	Construct within ROW	\$96,913.97
School Drive to Reynolds Road	Widen existing sidewalk	\$164,558.02
Lake Yvonne to Mills Park	Construct with new easements	\$92,383.51
Springhill Road to Proposed Collector	Construct with New Road	\$296,963.74
UPRR to Shobe Road	Construct with new road	\$186,736.47
Shobe Road to Raymar Road Overpass	Construct with new road	\$499,684.42
Mills Park Road to Cox Canal	Construct with road widening	\$679,257.61
Bridgewater Road Ext to Meadow Creek Drive	Construct with road widening	\$431,606.04
Cox Canal to Bridgewater Road Ext	Construct with road widening	\$185,234.81
Reynolds Road to New Road off Evans Lp	Construct with road widening	\$142,060.40
New Road off Evans Loop to Reynolds Road	Construct with Road Widening	\$82,907.82
Sheaff Avenue to Highway 5	Add to existing roadway	\$246,367.34
Springhill Road to Hilldale Road	Construct with road widening	\$1,196,628.89
Springhill Road to Entergy Powerline Easement	Construct with new road	\$420,940.91
Hilldale Road to Midland Road Curve	Construct with road widening	\$420,740.74
Midland Curve Relocation	Construct with extension of Midland	\$131,593.92
Northlake Road to Planning Area Boundary	Construct with road widening	\$870,375.86
Soccer Park to Highway 5	Construct with road widening	\$32,116.11
Hilltop Road to Owen Creek Trail	Construct with road widening	\$112,809.62
Hilltop Road to Entergy Powerline Easement	Construct with road widening	\$297,225.77
Reynolds Road to UPRR	Close existing street	\$27,440.04
Little Hurricane Creek to Springhill Road	Construct as road is improved	\$296,739.64
Alcoa to Mt. Carmel Road	Construct along existing roads	\$208,279.31



Separated

SECTION	NOTES	SEGMENT COST
Hilldale Road to Midland Soccer Park	Along creek and sewer easement	\$203,150.60
Sullian Drive to Bryant Library/Prickett Road	Obtain easement to construct	\$137,818.91
Bishop Park Sewer Easement to Bishop Park	Use sewer easement	\$142,538.19
Mills Park Rd to Debswood Dr	Use 12 in sewerline easement and Debswood bridge	\$169,395.74
Debswood Bridge to Proposed Collector	Run along creek on City Property	\$75,008.40
Bishop Park Multi-Use Trail	Multi-Use trail within Bishop Park	\$559,732.22
Bishop Park to Boone Road	Construct around Pond and run under Boone Road Bridge	\$55,662.59
Highway 183 to Natural Gas Easement	Run along Hurricane creek	\$306,442.06
Pulaski Tech to Natural Gas Easement	Acquire ROW or easement for use on/along B&N Rail	\$359,077.73
SW Trail to Bauxite & Northern Railroad	Need easement from Pulaski Tech	\$164,209.09
Mills Park to Crooked Creek	Follow tributary to crooked creek, Need bridge	\$51,460.22
Reynolds Road to Mills Park Trail	Construct as the property is developed.	\$158,391.42
Echo Lake South to Waterford Drive Ext	Construct as property develops	\$192,690.69
Waterford Drive Ext to Shobe Road	Construct as property develops	\$212,506.44
Midland Road to Fourche Creek/Little Rock	Construct along Owen Creek	\$461,384.59
Pulaski County Line to Owen Creek Confluence	Construct along creek in new easement	\$581,525.68
Planning Area Limits to Northlake Road	Construct as property develops	\$558,747.48
Bauxite & Northern Railroad to Hurricane Creek	Need easement on/along Natural Gas Line	\$67,862.03
Natural gas easement to Union Pacific Railroad	Run along Hurricane Creek	\$209,971.73
UPRR to Bishop Park	Trail along Hurricane Creek with underpass under UPRR, Alt	\$28,973.47
SE 4th to UPRR		\$501,889.57
Hill Farm Elementary to Hill Road	On School Property	\$41,675.75
NE 3rd to Echo Lake UPRR Overpass	Construct along UPRR ROW	\$299,368.98
Shady Trl to Bishop Park Sewer Easement	Run along creek in new easement	\$183,882.20
Hurricane Creek Elem to Alcoa	Construct on School Property	\$71,832.61
Woodland Park Road through Hurricane Creek Apartments	Obtain easement to use existing cart paths for golf course	\$299,351.89
Hurricane Creek Apartments	Construct on existing golf course	\$12,876.99
Hurricane Creek Apartments	Obtain easement to use existing cart path on golf course	\$28,181.07
Hurricane Creek to Springhill Overpass	Construct on private property as develops	\$112,655.20
Woodland Park Road to Boswell Road	Construct as the property is developed	\$45,529.79



Separated Contd.

SECTION	NOTES	SEGMENT COST
Woodland Park Road to Boswell Road	Construct as the property is developed	\$45,529.79
UPRR to Mills Park Road	Construct as the property is developed	\$37,987.49
Proposed Collector to Hilldale Road	Construct along creek in sewer easement	\$387,792.24
Hilldale Road to Entergy Powerline Easement	Construct along creek in sewer easement	\$122,340.07
Entergy Powerline Easement to Sewer Easement NW	Construct along creek in sewer easement	\$158,905.90
Sewer Easement to Hilldale Road	Construct along creek	\$87,765.44
Midland Soccer Park to Midland Road	Construct along creek inside park property	\$56,939.66
Northlake Road Ext to Owen Creek Trail	Construct within the existing Entergy Powerline easement	\$306,587.29
Alcoa 40 Park	Construct through park partially along existing sewer line	\$377,283.24
Private Land between Alcoa 40 Park Land	Construct on private property using existing sewer easement	\$37,362.18
Hurricane Creek Apartments to I-30	Construct new trail along Hurricane Creek, Go Under I-30 Bridge	\$63,620.39
I-30 to Highway 5	Construct on private property as developed	\$77,577.34
Mt Carmel Road to Hurricane Creek	Construct on property from Everett BGMC	\$151,510.15



Bike Lanes

Assumptions: Assumes the cost related to paving and striping of a bike lane, as appropriate. Thus, paving costs assumed are those that include the additional paving that will be necessary to accommodate the bike lane and not total street cost. This is typically 13'-16' of paving to accommodate bikes lanes plus buffer areas at \$80-100/LF. Where cost savings are sought, buffers can be reduced to yield a planning cost estimate of \$60/LF. Paving is assumed with 4" ACHM Paving and 12" Aggregate Base.

SECTION	NOTES	SEGMENT COST
N Crescent Drive to Shobe Road	Construct with New Road as property develops	\$9,968.80
Rich St to NW 4th St	Construct as a SRTS project, Bike Lane, Add Sidewalks	\$10,832.68
Mt Carmel Road to Boone Road	Construct with new road as property develops	\$338,474.73
Alcoa Road to Mt Carmel Road	Construct with new road as property develops	\$164,197.00
Boswell Road to Sheaff Avenue	Construct with road widening	\$320,716.58
Woodland Park Road to Prickett Road	Construct with new road	\$165,689.30
Sheaff Avenue Ext to Bishop Drive	Improve with bike lanes with future widening and current pavement	\$151,253.17
Bishop Drive to Woodland Drive	Restripe with Bike Lanes	\$19,312.33
Woodland Road to Saline County Library	Restripe existing pavement	\$5,285.02
Reynolds Road to Mills Park Road	Restripe existing pavement, construct new sidewalk	\$28,173.44
Debswood Drive Ext to Neal Street	Restripe existing pavement	\$20,858.05
Hunter Lee Drive Ext to edge of Meadowlake Sub	Construct with New Road as property develop	\$10,387.84
Echo Lake South to Waterford Drive Ext	Construct with new road	\$17,710.21
Lora Drive to Shobe Road	Construct with road widening	\$314,580.36
Raymar Road Overpass	Work with AHTD to restripe existing overpass	\$17,323.19
Highway 5 to Hilltop Road	Construct with new road	\$219,699.58
Midtown undeveloped north to Hilltop Road	Construct as property develops	\$260,988.46
Reynolds Road to N Elm St		\$30,996.82



Bike Routes

Assumptions: Assumes the cost of bike routes to include sharrows and signage. Signs (\$300) to be placed each 250' and sharrows (\$700) to be placed each 500'. This yields a cost of \$5/LF.

SECTION	NOTES	SEGMENT COST
Edge of Meadowlake Sub to Meadowlake Drive	Stripe for bike route, add bike route signage	\$2,041.31
Waterford Drive to Raymar Road	Stripe for bike route, add bike route signage	\$11,306.59
Meadowlake Drive to N Crescent Drive	Stripe for Bike Route, Add bike route signage	\$6,857.03
Springhill Road to Commonwealth Drive	Stripe as bike route, add bike route signage	\$33,219.53
Reynolds Road to Providence Drive	Stripe as bike route, add bike route signage	\$3,776.81
Midtown Bryant South entrance to undeveloped north	Restripe as bike route, add bike route signage	\$6,611.11
Highway 5 to Ashlea Place Drive	Stripe as a bike route, add bike route signage	\$4,295.59
Commonwealth Dr to Hwy 5	Stripe for bike route and add bike route signage	\$18,076.19
Spruce to Oak	Stripe with Sharrow, Bike Route Signage, Add Sidewalks	\$7,789.95
Oak to existing sidewalk	Stripe with Sharrow, Bike Lane Signage, Add Sidewalk	\$2,037.97
Ashley Park to Elm St	Stripe for Sharrow, Bike Lane Signage	\$3,228.87
SW 3rd to SW 1st	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$3,565.78
SW Elm to SE Laurel	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$7,311.09
Reynolds to SE Laurel	Stripe for Sharrow, Bike Lane Route, Add Sidewalk	\$5,003.34
Elm to Reynolds	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$1,696.25
NE 1st to Mills Park Rd	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$5,165.81
Pine Street to NE Hazel Street	Stripe with Sharrow, Bike Route Signage, Improve Sidewalks	\$10,579.80
Wilkerson to SW 4th	Stripe with Sharrow, Bike Route Signage, Add Sidewalks	\$13,205.70
Carmichael Road to SW 3rd St	Stripe with Sharrow, Bike Route Signage, Add Sidewalks	\$2,223.94
SE 4th to SE Laurel	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$1,478.97
SE 3rd to SE 1st	Stripe for Sharrow, Bike Route Signage, Add Sidewalk	\$3,595.51
UPRR to Bryant Parkway Terminus	Stripe shoulder with Sharrows and Sign as Bike Route	\$92,421.54



6.2 Phasing Plan

Phasing of the implementation of the bike and pedestrian network is broken down into the three phases based upon location, need, cost, and construction constraints. **The following is an explanation of each phase within the plan:**

Phase 1: Years 1-5

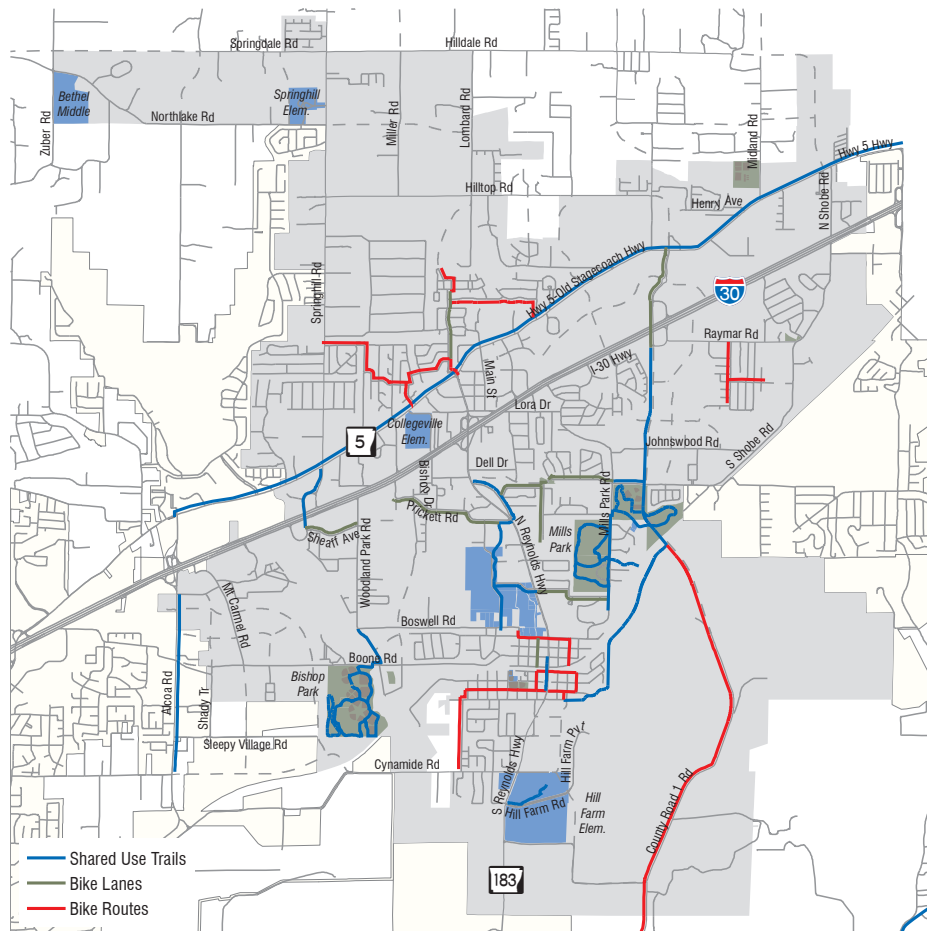
This phase consists primarily of many “low-hanging fruit” or quick victory projects that can be accomplished in the very near term. Such projects are important as they create momentum for the plan and help create a constituency that advocates for continued implementation of the plan.

Phase 1 also contains projects that are currently under construction or will be constructed in the near term as well as segments that are considered critical or important linkages.

These include:

- Bike routes on streets that only require sharrow striping and signage.
- Bike lanes on streets that only require restriping of an existing street.
- Shared-use trails planned for construction by the City or AHTD within five years.
- Shared-use trail planned within existing parks.
- Shared-use trails that serve as high priority linkages between existing facilities

Examples: Alcoa Road Trail, Prickett Road Bike Lanes, Heart of Bryant Bike Routes





Phase 2: Years 5-15

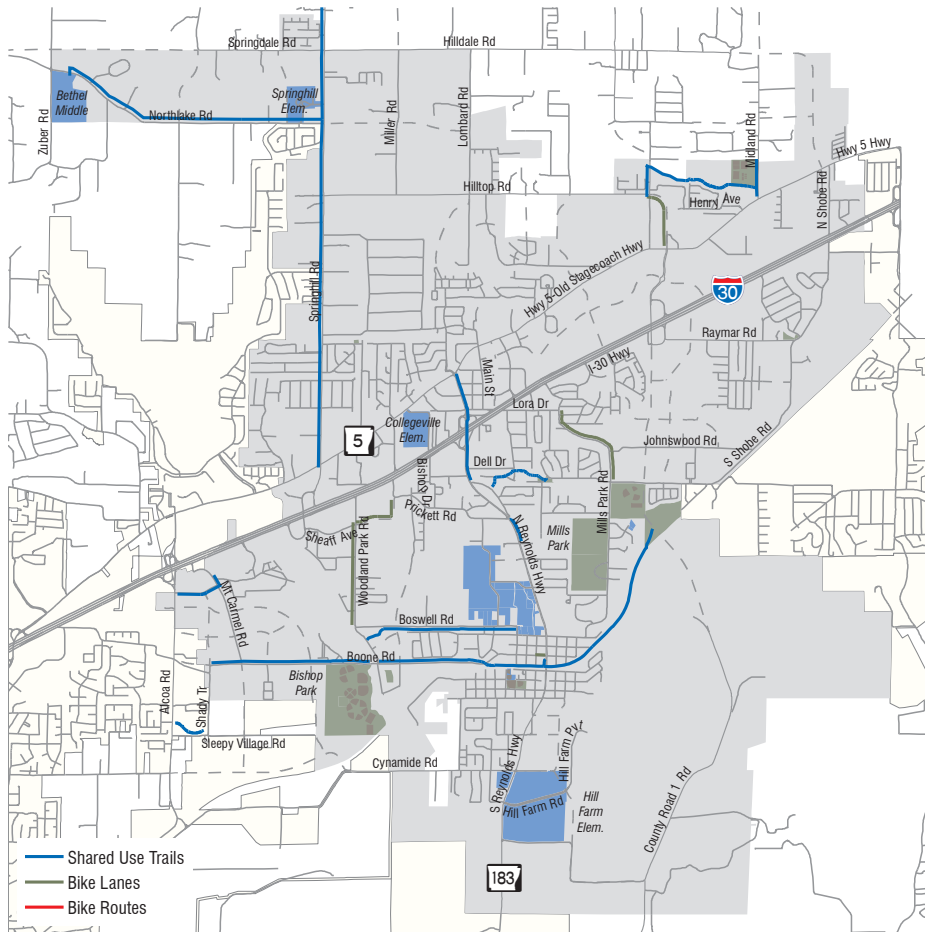
This phase consists of projects that will largely require significant dedicated funding with many segments included with new street construction (Snooks Ln Extension) or street improvements (Boone Road). Other segments will require coordination with private land owners, utilities, or Union Pacific Railroad.

Phase 2 will build on the backbone developed in Phase 1, extend the bike/pedestrian network to include linkages into more neighborhoods, and link more parks, schools, and shopping areas.

These include:

- Bike lanes and shared-use trails that will require street widening.
- Bike lanes and shared-use trails running with roads that are projected to be constructed by the City.
- Shared-use trails that will require acquisition or use of easements.
- Shared-use trails planned for construction by the City or AHTD within five years.
- Shared-use trail planned within existing parks.

Examples: Boone-Rail Trail, Owen Creek Trail near Midland Park, Woodland Park Road Bike Lanes





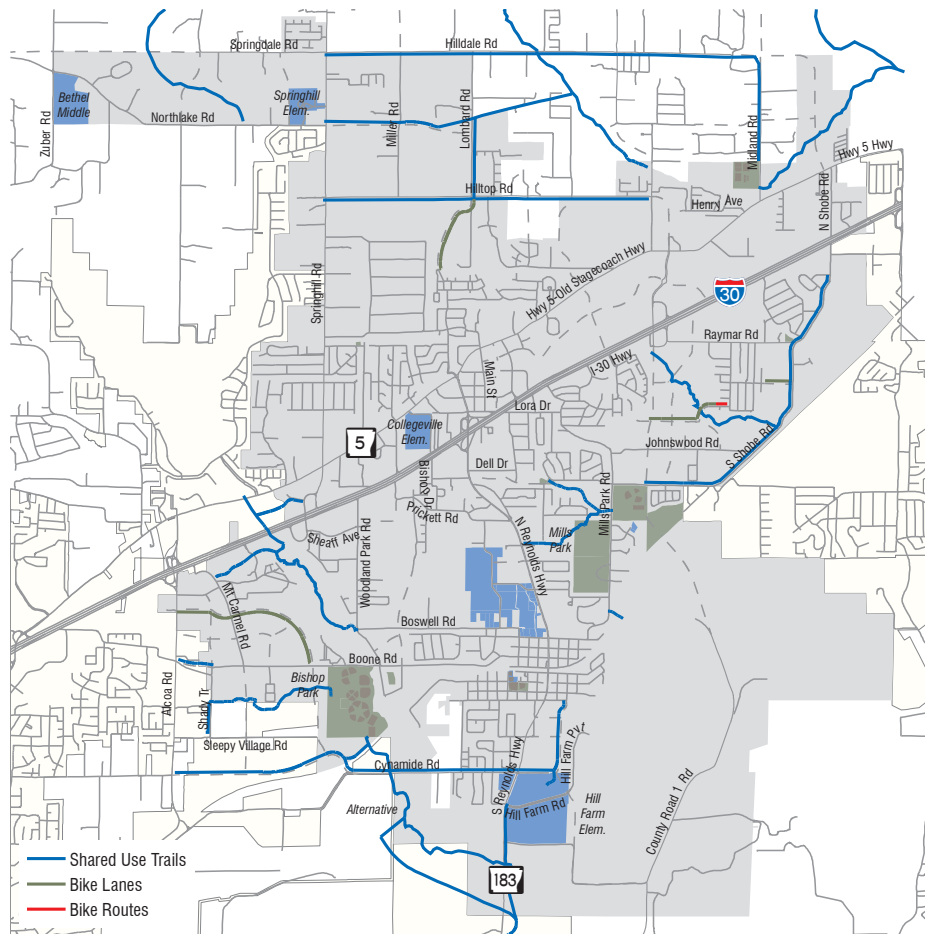
Phase 3: Long Range Projects

This phase predominantly contains projects that are not intended to be constructed by the City of Bryant. This means either bike/pedestrian infrastructure constructed as part of development, trails outside the City limits, or projects that will require regional cooperation. As such, these projects are considered long range, but some can be constructed in the very near term as a result of private development. Other segments are considered long range “dream” projects such as the Hurricane Creek Greenway Trail.

These include:

- Shared-use trail and bike lanes contingent upon future private development.
- Shared-use trails and bike lanes along long-range street improvement projects.
- Shared-use trails and bike lanes that can only be made useful after Phase 1-2 is constructed.

Examples: Hurricane Creek Trail to SW Trail, Crooked Creek Trail, Trail along Northlake Road extension





▶ Section Seven: Work Plan

7.1 Implementation Matrix

The following is a matrix that details the actions needed to carry out this plan along with the parties responsible for implementation.

<i>Implementation Actions</i>	Responsible Party			
	City	Developer	AHTD	Metroplan
PLAN ADOPTION AND TRANSPORTATION PLANNING				
1) Adopt Walk Bike Drive – Master Transportation Plan.	✓			
2) Encourage transportation design elements that encourage safety for all users.	✓	✓	✓	✓
3) Provide consultation, advice, and assistance on planning transportation improvements in the City.				✓
DEVELOPMENT PLAN REVIEW				
1) Utilize the Bryant Subdivision Code to carry out the plan.	✓			
2) Regulate driveway access on City streets.	✓			
3) Regulate driveway access on state highways.	✓		✓	
4) Ensure bicycle and pedestrian facilities are considered and incorporated in development plans.	✓	✓		
5) Ensure adequate rights-of-way are dedicated with new developments.	✓			
6) Review proposed half-street improvements for new developments along state highways and arterial roads, which are part of the CARTS Regional Arterial Network.	✓		✓	✓
7) Ensure the enforcement of access management policies and standards contained in this plan and all other City plans and regulations.	✓			
8) Ensure all development proposals are consistent with the provisions of this plan.	✓	✓		



Implementation Actions	Responsible Party			
	City	Developer	AHTD	Metroplan
9) Ensure development review carefully considers both transportation and land use issues simultaneously.	✓			
TRANSPORTATION FACILITIES CONSTRUCTION				
1) Construct half-street improvements for new developments on City streets and state highways according to the cross section standards of this plan.		✓		
2) Finance and construct any proposed trails/sidewalks and local or collector level streets as a part of a new development.		✓		
3) Finance and construct any proposed minor or major arterial street as part of a new development.	✓	✓		
4) Finance and construct trails/sidewalks/bike lanes as well as the widening or location of a new or existing City street that is not tied to a proposed development.	✓			
5) Finance and construct the widening or location of a new or existing state highway that is not tied to a proposed development.			✓	
6) Finance and construct trails/sidewalks/bike lanes as well as the widening or location of a new or existing road, which is part of the CARTS Transportation Improvement Program.	✓		✓	✓
6) Maintain City streets.	✓			
7) Maintain state highways.			✓	



7.2 Performance Measures

The following is a list of performances measures that can track the overall success in implementation of this plan in addressing issues of traffic, vehicle and bike/pedestrian safety, street and bike/pedestrian connectivity, capital improvements, and community satisfaction.

PERFORMANCE MEASURE	GOAL	PROGRESS INDICATOR	LONG-RANGE TARGET
% of Bryant school campuses connected by sidewalks/trails	Improve Connectivity	Annual % increase	100%
% of residences within a ½ mile to bike/pedestrian facilities, including bike lanes and trails	Improve Connectivity	Annual % increase	100%
Number of crashes involving bikes and pedestrians	Improve Safety	Annual decrease in number of crashes	50% reduction from 2016 levels
Number of fatal crashes involving bike and pedestrians	Improve Safety	Annual decrease in number of fatalities	0 deaths
Number of linear miles of street per square mile	Improve Connectivity	Annual increase in street network density	20 miles/sq. mi.
Miles of trails	Capital Improvements	Annual increase in number of miles	10.5 miles by 2030
Miles of sidewalks	Capital Improvements	Annual increase in number of miles	100 miles by 2030
Miles of bike lanes/bike routes	Capital Improvements	Annual increase in number of miles	18 miles by 2030
% of students walking/biking to school	Improve Health	Annual % increase	25%
Number of marked crosswalks	Improve Safety	Annual increase in number of crosswalks	
Linear feet of street overlain each year	Capital Improvements	Amount as budget allows. Currently need approximately 4 miles per year to for adequate maintenance of system.	~4 miles/year
Acres of land developed in a walkable manner	Improve Walkability	Annual increase	300 acres by 2030
% of overall bike/pedestrian system completed	Capital Improvements	Annual % increase	75% by 2030
% of overall roadway system completed	Capital Improvements	Annual % increase	75% by 2030
% level of community satisfaction with bike/pedestrian system	Resident Satisfaction	Annual % increase	90%
% level of community satisfaction with traffic	Resident Satisfaction	Annual % increase	75%



Section Eight: Plan Map

