

ISSUE FOR CONSTRUCTION

Villas on Turtle Creek

Quad R

January 20, 2026



Quad R
14 Units

CLIENT
Resortments NWA, LLC
4514 Cole Ave. Suite 300
Dallas, TX 75205

ARCHITECT
ZMOWERY Architecture
550 Reserve St. Suite 190
Southlake, TX, 76092
Contact: Zac Mowery - 817.223.2804

NOTE: ALL SHEETS TO BE PRINTED IN COLOR. CRITICAL INFORMATION WILL BE LOST IF NOT PRINTED IN COLOR!



Resortments
by Russell Roy Huckaby™

No.	Description	Date
1	Issue for Bid	05.25.2025
2	Issue for Permit	07.09.2025
3	Issue for Construction	10.31.2025



12.17.2025

COVER

G000

SHEET INDEX

SHEET NUMBER	SHEET NAME	ORIGINAL ISSUE DATE	ISSUE FOR BID	ISSUE FOR PERMIT	ISSUE FOR CONSTRUCTION
00 - GENERAL					
G000	COVER	05.25.2025	X	X	X
G003	UL ASSEMBLIES	05.25.2025	X	X	X
G005	ACCESSIBILITY DETAILS	05.25.2025	X	X	X
G006	ACCESSIBILITY DETAILS	05.25.2025	X	X	X
G007	ACCESSIBILITY DETAILS	05.25.2025	X	X	X
G020	RENDERINGS	05.25.2025	X	X	X
03 - ARCHITECTURE					
A001	SCHEDULES	05.25.2025	X	X	X
A002	SCHEDULES	05.25.2025	X	X	X
A003	GRANITE TAKEOFFS	05.25.2025	X	X	X
A100	SITE PLAN	05.25.2025	X	X	X
A105	SLAB PLAN	05.25.2025	X	X	X
A110	GROUND & SECOND FLOOR DIMENSION CONTROL PLAN	05.25.2025	X	X	X
A111	PLUMBING DIMENSION CONTROL PLAN	10.31.2025			X
A112	3RD FLOOR DIMENSION PLAN	05.25.2025	X	X	X
A200	1ST AND SECOND FLOOR PLANS	05.25.2025	X	X	X
A201	3RD FLOOR AND ROOF PLAN	05.25.2025	X	X	X
A210	ENLARGED FLOOR PLANS	05.25.2025	X	X	X
A211	ENLARGED FLOOR PLANS	05.25.2025	X	X	X
A212	ENLARGED CLOSET PLANS	05.25.2025	X	X	X
A300	RCP 1ST AND 2ND FLOOR	05.25.2025	X	X	X
A301	RCP 3RD FLOOR	05.25.2025	X	X	X
A400	EXTERIOR ELEVATIONS	05.25.2025	X	X	X
A401	EXTERIOR ELEVATIONS	05.25.2025	X	X	X
A500	BUILDING SECTIONS	05.25.2025	X	X	X
A501	BUILDING SECTIONS	05.25.2025	X	X	X
A502	WALL SECTIONS	05.25.2025	X	X	X
A520	SECTION DETAILS	05.25.2025	X	X	X
A800	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A801	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A802	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A803	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A804	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A805	INTERIOR ELEVATIONS	05.25.2025	X	X	X
A806	INTERIOR ELEVATIONS	05.25.2025	X	X	X

BUILDING INFORMATION & APPLICABLE CODES

BUILDING INFORMATION

Project Name: Quad O
Building Height: 30' - 9 1/8"
Gross Area:
Unit 1: 965 SF
Unit 2: 965 SF
Unit 3: 965 SF
Unit 4: 965 SF

Total: 3,676 SF
Occupancy: R-2
Construction: Type VB

APPLICABLE CODES

2021 Arkansas Fire Prevention Code Vol. I-III
2018 Arkansas Plumbing Code
2021 Arkansas Mechanical Code
2020 National Electrical Code
2014 Arkansas Energy Code
2009 ANSI A117.1
2021 International Property Maintenance Code

With City of Rogers Ordinances

SYMBOL LEGEND

CALLOUT HEAD	SYMBOL	REVISION CLOUD & TAG	SYMBOL
CEILING TAG		ROOM TAG	
CENTERLINE		BUILDING SECTION	
DETAIL VIEW TITLE		WALL SECTION	
DOOR TAG		SPOT ELEVATION	
EXTERIOR ELEVATION		VIEW REFERENCE	
INTERIOR ELEVATION		VIEW TITLE	
KEYNOTE TAG		WALL TAG	
NORTH ARROW		WINDOW TAG	
MATERIAL TAG		LEVEL HEAD	

GENERAL NOTES

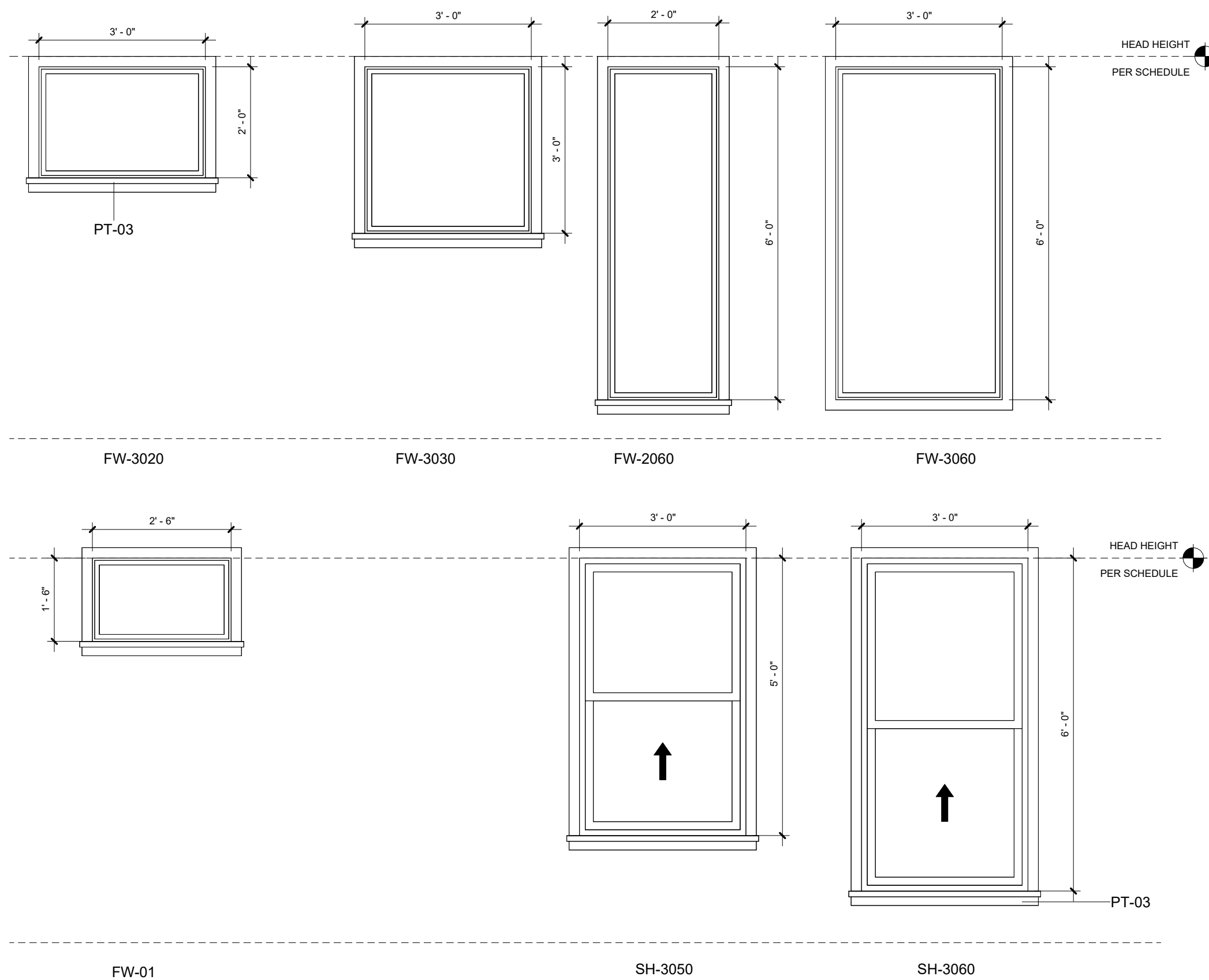
- THE WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF ROGERS, BENTON COUNTY, AND THE STATE OF ARKANSAS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- CONTRACTOR PROTECT ALL EXISTING AREAS DURING CONSTRUCTION AND REPLACE ANY AREAS WHICH ARE DAMAGED, WHETHER INTENTIONALLY OR UNINTENTIONALLY, DUE TO NEW CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN ALL DIMENSIONS ON ALL FLOOR PLANS.
- THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
- THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR SUBSTANTIAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY WATER, POWER AND TOILET FACILITIES, AS REQUIRED.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF DRAWINGS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE, WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN CLEAN CONDITION AT ALL TIMES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- ANY COMBUSTIBLE INTERIOR TRIM SHALL BE CLASS A, B, OR C MATERIAL WITH A FLAME SPREAD RATING OF 200 OR LESS.
- ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES.
- THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS,
- HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TEN (10) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF ONE (1) INCH IN HEIGHT.
- PENETRATIONS, INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY BY USING A DETAIL AND LISTING NUMBER PER IBC 2018, CHAPTER 714.
- THE PRIMARY FRAMING OF ALL HANDRAILS AND GUARDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/2". USE A 1-1/4" INSIDE DIAMETER STANDARD PIPE (ACTUAL OUTSIDE DIAMETER IS 1-5/8") NOT A 1-1/2" INSIDE DIAMETER STANDARD PIPE. INTERMEDIATE FRAMING OF A SMALLER SIZE MAY BE USED PROVIDED ALL APPLICABLE CODES ARE MET. INDICATE RAILING SIZES ON SUBMITTALS.
- CONTRACTOR TO REVIEW AND VERIFY ALL EXISTING BUILDING PERIMETER CONDITIONS THAT ARE TO BE MODIFIED. EXISTING CONDITIONS SHOWN HEREIN ARE FROM GENERAL OBSERVATIONS AND PREVIOUS DOCUMENTS PROVIDED BY THE BUILDING OWNER. CONDITIONS UNCOVERED DURING CONSTRUCTION MAY VARY FROM THOSE REPRESENTED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR OTHER UNFORESEEN CONDITIONS BEFORE PROCEEDING.

WINDOW SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	TEMPERED	COMMENTS
101	FW-01	2'-6"	1'-6"	9'-0"		
102	SH-3060	3'-0"	6'-0"	9'-0"		
103	SH-3060	3'-0"	6'-0"	9'-0"		
104	FW-3060	3'-0"	6'-0"	9'-0"		
105	FW-3060	3'-0"	6'-0"	9'-0"		
106	FW-3060	3'-0"	6'-0"	9'-0"		
107	FW-3060	3'-0"	6'-0"	9'-0"		
108	SH-3060	3'-0"	6'-0"	9'-0"		
109	SH-3060	3'-0"	6'-0"	9'-0"		
110	FW-01	2'-6"	1'-6"	9'-0"		
111	SH-3060	3'-0"	6'-0"	9'-0"		
112	SH-3060	3'-0"	6'-0"	9'-0"		
113	SH-3060	3'-0"	6'-0"	9'-0"		
114	SH-3060	3'-0"	6'-0"	9'-0"		
115	FW-4018	2'-2"	6'-0"	9'-0"		
116	FW-4018	2'-2"	6'-0"	9'-0"		
117	FW-3060	3'-0"	6'-0"	9'-0"		
118	FW-3060	3'-0"	6'-0"	9'-0"		
119	FW-4018	2'-2"	6'-0"	9'-0"		
120	FW-4018	2'-2"	6'-0"	9'-0"		
121	SH-3060	3'-0"	6'-0"	9'-0"		
122	SH-3060	3'-0"	6'-0"	9'-0"		
123	SH-3060	3'-0"	6'-0"	9'-0"		
124	SH-3060	3'-0"	6'-0"	9'-0"		
201	FW-01	2'-6"	1'-6"	9'-0"		
202	SH-3060	3'-0"	6'-0"	9'-0"		
203	SH-3060	3'-0"	6'-0"	9'-0"		
204	FW-3060	3'-0"	6'-0"	9'-0"		
205	FW-3060	3'-0"	6'-0"	9'-0"		
206	FW-3060	3'-0"	6'-0"	9'-0"		
207	FW-3060	3'-0"	6'-0"	9'-0"		
208	SH-3060	3'-0"	6'-0"	9'-0"		
209	SH-3060	3'-0"	6'-0"	9'-0"		
210	FW-01	2'-6"	1'-6"	9'-0"		
211	SH-3060	3'-0"	6'-0"	9'-0"		
212	SH-3060	3'-0"	6'-0"	9'-0"		
213	SH-3060	3'-0"	6'-0"	9'-0"		
214	FW-4018	2'-2"	6'-0"	9'-0"		
215	FW-4018	2'-2"	6'-0"	9'-0"		

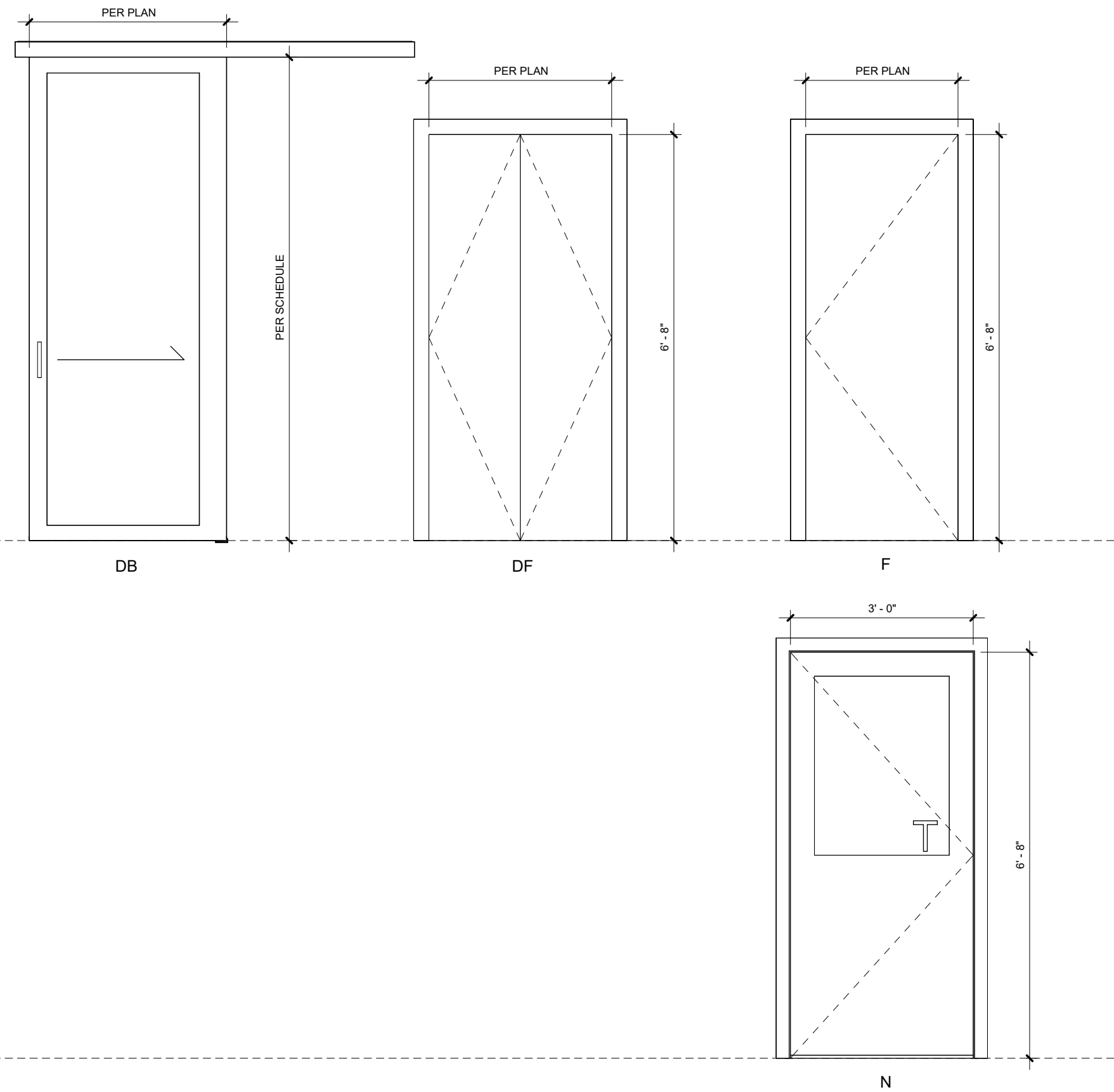
WINDOW SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	TEMPERED	COMMENTS
216	FW-3060	3'-0"	6'-0"	9'-0"		
217	FW-3021	4'-0"	6'-0"	7'-8"		
218	FW-3060	3'-0"	6'-0"	9'-0"		
219	FW-4018	2'-2"	6'-0"	9'-0"		
220	FW-4018	2'-2"	6'-0"	9'-0"		
221	SH-3060	3'-0"	6'-0"	9'-0"		
222	SH-3060	3'-0"	6'-0"	9'-0"		
223	SH-3060	3'-0"	6'-0"	9'-0"		
301	FW-01	2'-6"	1'-6"	8'-2 1/4"		
302	SH-3060	3'-0"	6'-0"	9'-0"		
303	SH-3060	3'-0"	6'-0"	9'-0"		
304	SH-2047	3'-0"	5'-0"	8'-0"		
305	SH-2047	3'-0"	5'-0"	8'-0"		
306	SH-2047	3'-0"	5'-0"	8'-0"		
307	SH-2047	3'-0"	5'-0"	8'-0"		
308	SH-3060	3'-0"	6'-0"	9'-0"		
309	SH-3060	3'-0"	6'-0"	9'-0"		
310	FW-01	2'-6"	1'-6"	8'-2 1/4"		
311	SH-3060	3'-0"	6'-0"	9'-0"		
312	SH-3060	3'-0"	6'-0"	9'-0"		
313	SH-3060	3'-0"	6'-0"	9'-0"		
314	FW-4018	2'-2"	6'-0"	8'-0"		
315	FW-4018	2'-2"	6'-0"	8'-0"		
316	FW-3060	3'-0"	6'-0"	8'-0"		
317	FW-3021	4'-0"	6'-0"	7'-8"		
318	FW-3060	3'-0"	6'-0"	8'-0"		
319	FW-4018	2'-2"	6'-0"	8'-0"		
320	FW-4018	2'-2"	6'-0"	8'-0"		
321	SH-3060	3'-0"	6'-0"	9'-0"		
322	SH-3060	3'-0"	6'-0"	9'-0"		
323	SH-3060	3'-0"	6'-0"	9'-0"		

Grand total: 70

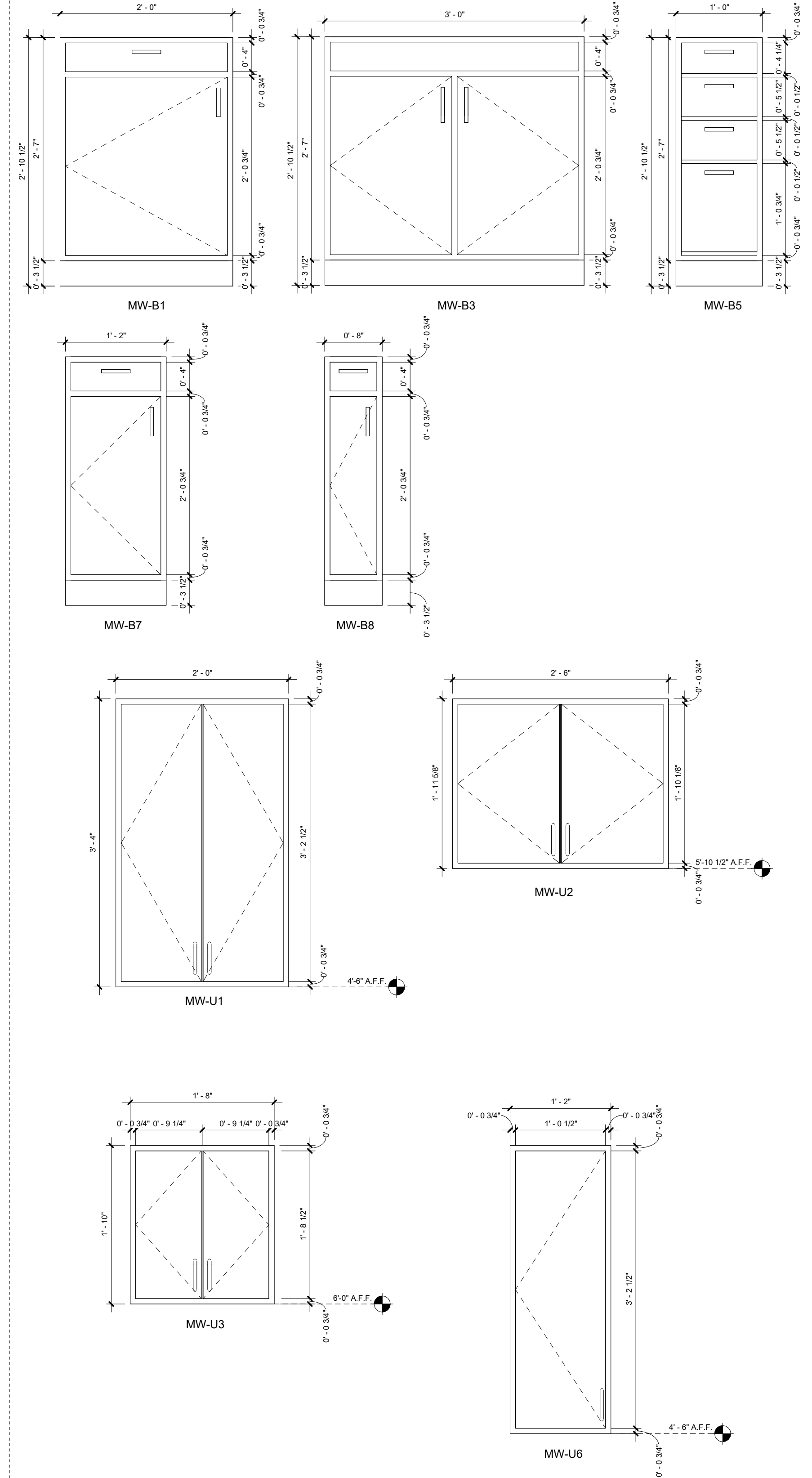
NOTE: ALL WINDOWS TO RECEIVE BLINDS. UON. REFER TO ELEVATIONS FOR TEMPERED GLASS LOCATIONS. TEMPERED GLASS INDICATED WITH THE LETTER 'T'



DOOR SCHEDULE									
MARK	DOOR				GLASS		FRAME		COMMENTS
	LEAF		TYPE	MATERIAL	FINISH	MATERIAL	FINISH		
WIDTH	HEIGHT								
DB									
DF									
F									
N									



MILLWORK SCHEDULE						
MARK	DESCRIPTION	COUNT	WIDTH	HEIGHT	DEPTH	COMMENTS
MW-B1						
MW-B3						
MW-B5						
MW-B7						
MW-B8						
MW-U1						
MW-U2						
MW-U3						
MW-U6						



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1	Issue for Bid	05.25.2025
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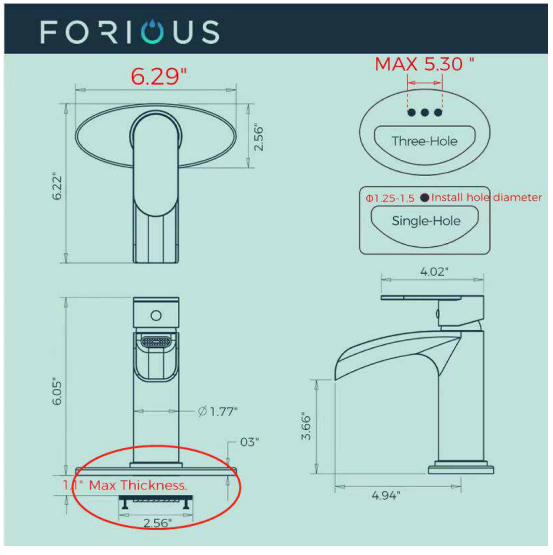
12.17.2025

SCHEDULES

A001

FINISH SCHEDULE									
MARK	MATERIAL	MANUFACTURER	COLOR	SIZE	INSTALLATION	LOCATION	SUPPLIER	STORAGE	COMMENTS
COUNTERTOPS									
ST-01	Granite	CHINA				KITCHEN COUNTERS/BATHROOM VANITIES	CHINA	WAREHOUSE	
EXTERIOR SIDING									
NG-01	Siding - LP NG_Light		WHITE	8"	VERTICAL	EXTERIOR	CCT		
SD-01	Siding - Dark Teak Lap	LP	DARK TEAK	8"	LAP	EXTERIOR	Guy Campbell		
SD-03	Siding - Thermo Wood 6" T&G		PINE	6"	VERTICAL		Alexia Garcia		
SD-04	Siding - Board & Batten Abyss Black	LP							USE BLACK ON WEST SIDE OF NORTH FACADE, SEE G020
SD-05	Siding - LP NG_Dark		CHARCOAL	8"	VERTICAL	EXTERIOR	CCT	<varies>	
FLOORING									
LVT-01	Laminate Vinyl Tile	CHINA	S0002/S0003		RUNNING	INTERIOR FLOORING	CHINA	WAREHOUSE	
PAINT									
PT-03	Paint - Black	SHERWIN-WILLIAMS	BLACK					LOWES	
ROOFING									
RF-02	Roofing, Standing Seam		MILL			CANOPY ROOFS, REF; PLANS	LOWES	SITE	
SH-01	Roofing, Asphalt Shingle	TIMBERLINE	CHARCOAL			MAIN ROOF	LOWES	<varies>	

BATHROOM FAUCET KITCHEN SINK



KOHLER

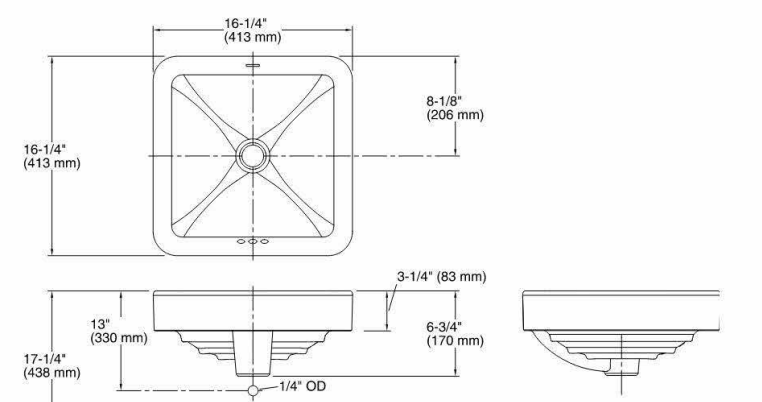
Features
 • For faucet holes: requires wall- or counter-mount faucet.
Material
 • Vessel china.
Installation
 • Drop-in or vessel.
Recommended Products/Accessories
 K-22728 Drain Treatment
 K-22725 Cast Iron Cleaner

VANITY SINK

Vox® Square Vessel bathroom sink K-2661

KOHLER

Vox® Square Vessel bathroom sink K-2661



ADA | CSA B651

Codes/Standards
 ADA A117.19, CSA B65.1
 ADA ICC/ANSI A117.1
 CSA B65.1

KOHLER One-Year Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color key (numbered 0-7) for White, Beige, Almond, etc.

Technical Information
 All product dimensions are nominal.
 Bowl configuration: Single
 Installation: Vessel
 Bowl area (only): Length: 15-3/4" (400 mm), Width: 15-3/4" (400 mm), Basin depth: 3-1/4" (86 mm), 1-3/4" (44 mm)
 Drain hole: 1-1/4" (32 mm)
 Template: 114842-7, required, included

KITCHEN FAUCET

Visit the OWOFFAN Store
 OWOFFAN Kitchen Faucet with Pull Down Sprayer Black Stainless Steel Single Handle Pull Out Sprink Sink Faucets 1 Hole Or 3 Hole Dual Function For Farmhouse Camper Laundry Utility Rv-Web Bar

32 in. Workstation Ledge Single Bowl Undermount Kitchen Sink 32 in. x 18 in. with Accessories



SKU: K5031
 List Price: \$559.99
 \$295.99

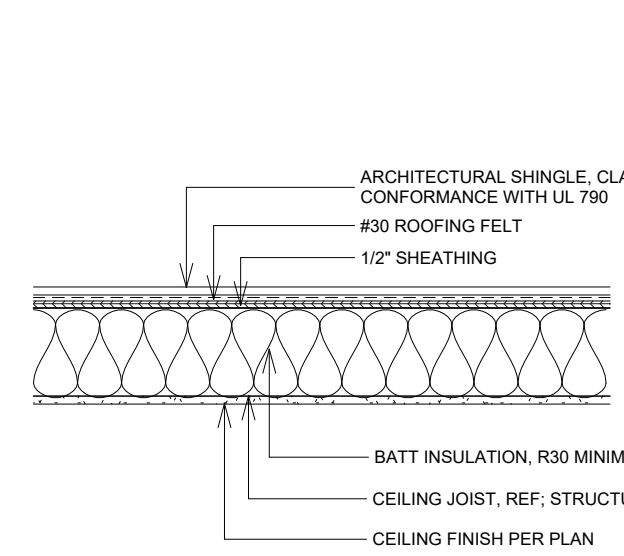
1-800-KOHLER (1-800-456-4537)
 Kohler Co. reserves the right to make revisions without notice to product specifications. For the most current Specification Sheet, go to www.kohler.com or 1-800-456-4537.

1-800-KOHLER (1-800-456-4537)
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LIGHTING SCHEDULE

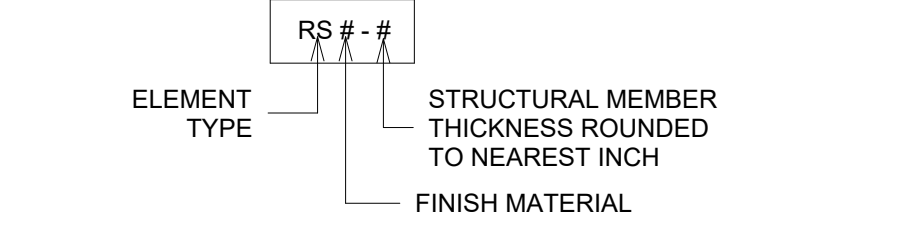
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	COLOR TEMPERATURE	LUMENS	SUPPLIER	STORAGE	COMMENTS
L1	Ceiling Fan Recessed Can Light	Prominence	Home Journal	60 W	2800 K	2859 cd	Lowes	Site Delivery	Three Blade Provided by Contractor
L3	Decorative Bathroom Vanity Wall Sconce	China	3 Light LED	60 W	3000 K	709 cd	Amazon	Warehouse	For 4' Bathroom Vanity
L8	Exterior Sconce	True Fine	TD130011OT	63 W	3000 K	750 cd			

ROOF SYSTEM LEGEND



RS3 - ARCHITECTURAL SHINGLE
 1" = 1'-0"

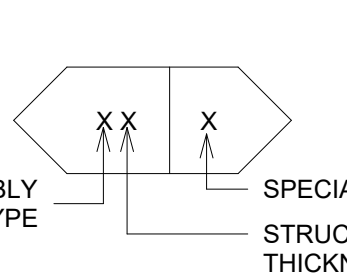
ROOF TAG



FINISH MATERIAL
 3 - SHINGLES
 4 - COMPOSITE PANEL
 5 - MEMBRANE
 6 - SHEET METAL

A ROOF SYSTEM LEGEND
 12" = 1'-0"

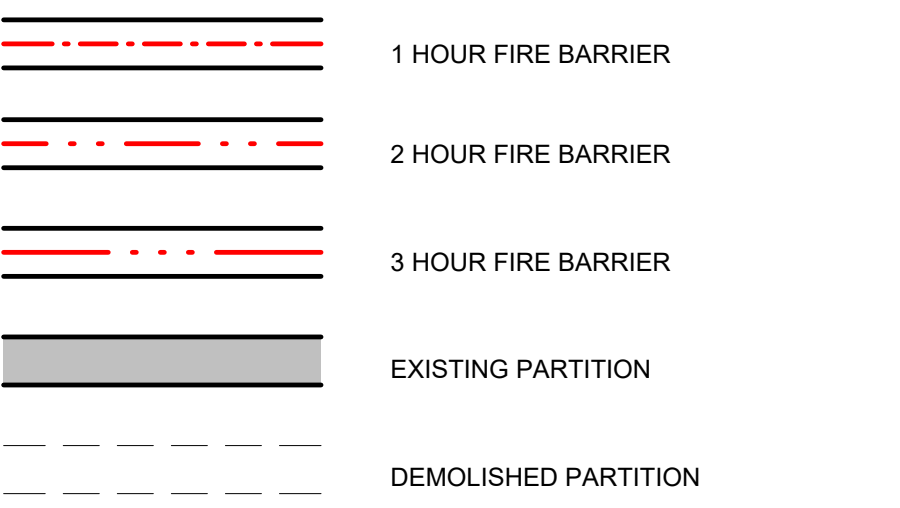
WALL TAG NOTATION



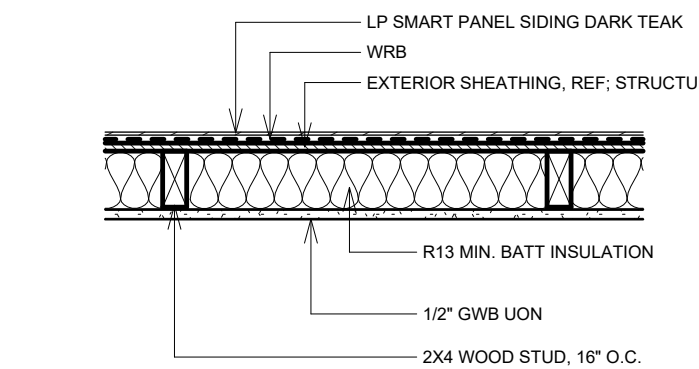
SPECIAL CONSTRUCTION
 A - ACOUSTICAL
 R - RATED
 I - INSULATED
 S - SMOKE PARTITION
 W - WOOD STUD

A WALL SYSTEM LEGEND
 12" = 1'-0"

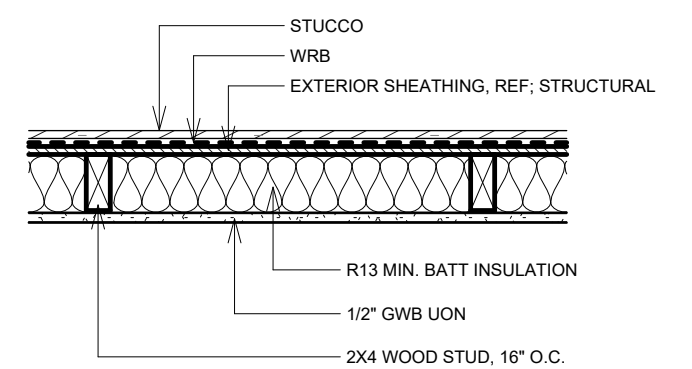
PARTITION NOTATION



A PARTITION NOTATION
 6" = 1'-0"



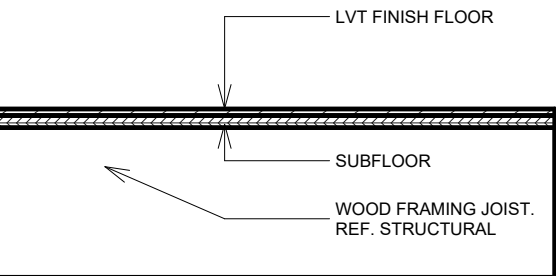
EXTERIOR WALL TYPE - E1-LAP DARK TEAK
 1" = 1'-0"



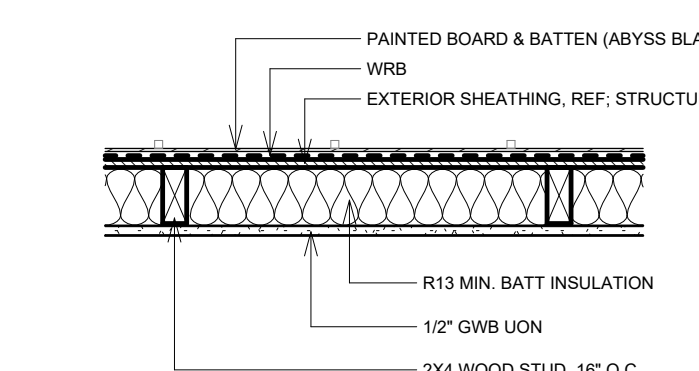
EXTERIOR WALL TYPE - E2-STUCCO
 1" = 1'-0"



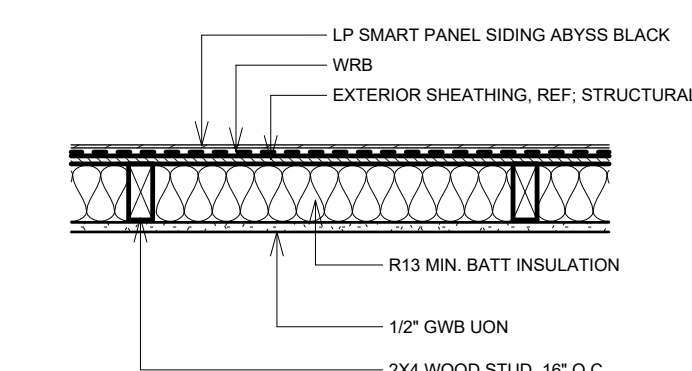
EXTERIOR WALL TYPE - E3-THERMOWOOD
 1" = 1'-0"



FS-2 SECOND FLOOR LVT FINISH



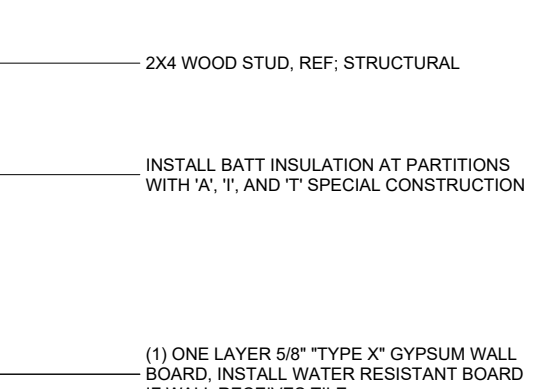
EXTERIOR WALL TYPE - E4-PAINTED BOARD & BATTEN ABYSS BLACK
 1" = 1'-0"



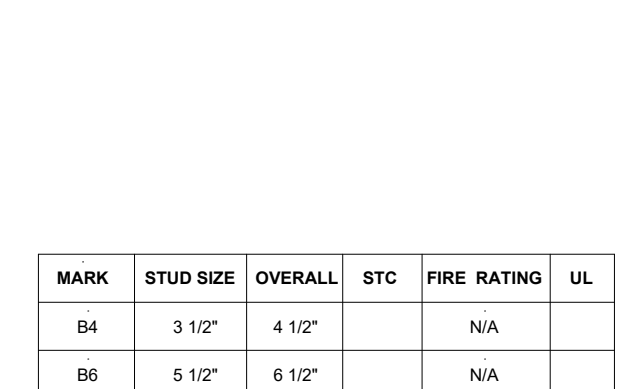
EXTERIOR WALL TYPE - E5-LAP ABYSS BLACK
 1" = 1'-0"

PER ARKANSAS FIRE PREVENTION CODE, VOLUME III 302.2.2, WHERE AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3.3 OF THE ARKANSAS FIRE PREVENTION CODE, VOLUME II

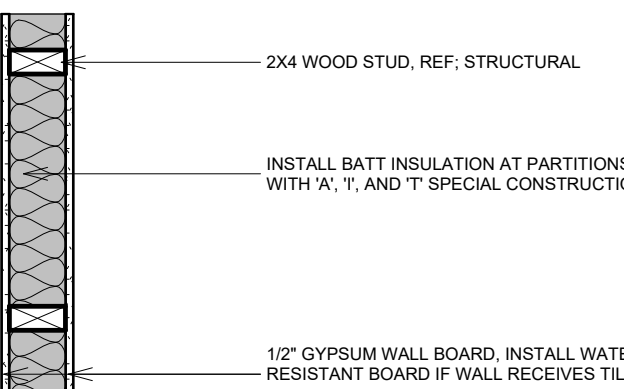
MARK	STUD SIZE	OVERALL	STC	FIRE RATING	UL
C4	3 1/2"	4 3/4"		1 HR	U305
C6	5 1/2"	6 3/4"		1 HR	U305



PARTITION TYPE "C"
 1" = 1'-0"

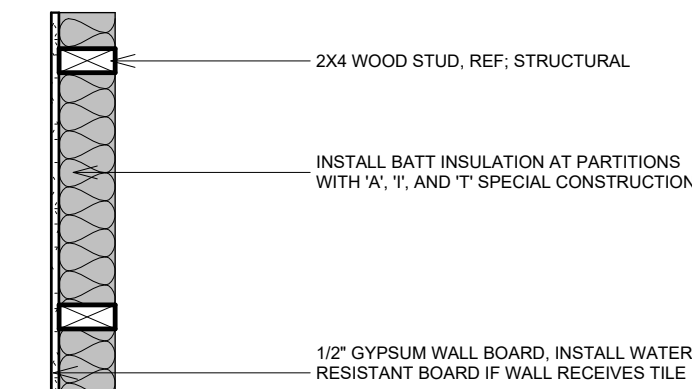


PARTITION TYPE "B"
 1" = 1'-0"



PARTITION TYPE "A"
 1" = 1'-0"

MARK	STUD SIZE	OVERALL	STC	FIRE RATING	UL
B4	3 1/2"	4 1/2"		N/A	
B6	5 1/2"	6 1/2"		N/A	



Quad R
 14 Units

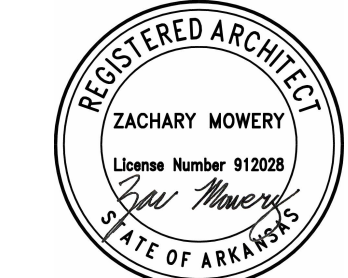
CLIENT
 Resortments NWA, LLC
 4514 Cole Ave. Suite 300
 Dallas, TX 75205

ARCHITECT
 ZMOWERY Architecture
 550 Reserve St. Suite 190
 Southlake, TX, 76092
 Contact: Zac Mowery - 817.223.2804

NOTE: ALL SHEETS TO BE PRINTED IN COLOR. CRITICAL INFORMATION WILL BE LOST IF NOT PRINTED IN COLOR!



No.	Description	Date
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12.17.2025

SCHEDULES

A002

NOTE: BALCONY FLOOR ASSEMBLY - SECOND FLOOR

1. PROVIDE BRUSHED FINISH GYPCRETE TOPPING WITH A MINIMUM SLOPE OF 1/4" PER FOOT TOWARD DRAIN TO ENSURE POSITIVE DRAINAGE. (MINIMUM 2" THICK AT HIGH POINTS OR AS REQUIRED FOR SLOPE).
2. APPLY LIQUID-APPLIED WATERPROOFING MEMBRANE OVER APPROVED SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS.
3. TERMINATE WATERPROOFING AT PERIMETER EDGE FLASHING WITH PROPER UPTURNS AND INTEGRATION WITH DRAINAGE SYSTEM.
4. PROVIDE DRAINAGE OUTLETS/SCUPPERS AT LOW POINTS ALONG EDGE, COORDINATE WITH GC.
5. ENSURE POSITIVE DRAINAGE AND NO STANDING WATER.
6. SLOPE TO BE UNIFORM AND CONTINUOUS WITH NO LOW SPOTS. COORDINATE SLOPE DIRECTION WITH GC.
7. WRAP BALCONY OPENING WITH PAINTED BREAK METAL. COLOR TO MATCH BALCONY GUARDRAIL FINISH, WITH SEALED JOINTS.

NOTE BALCONY WALL CLADDING:

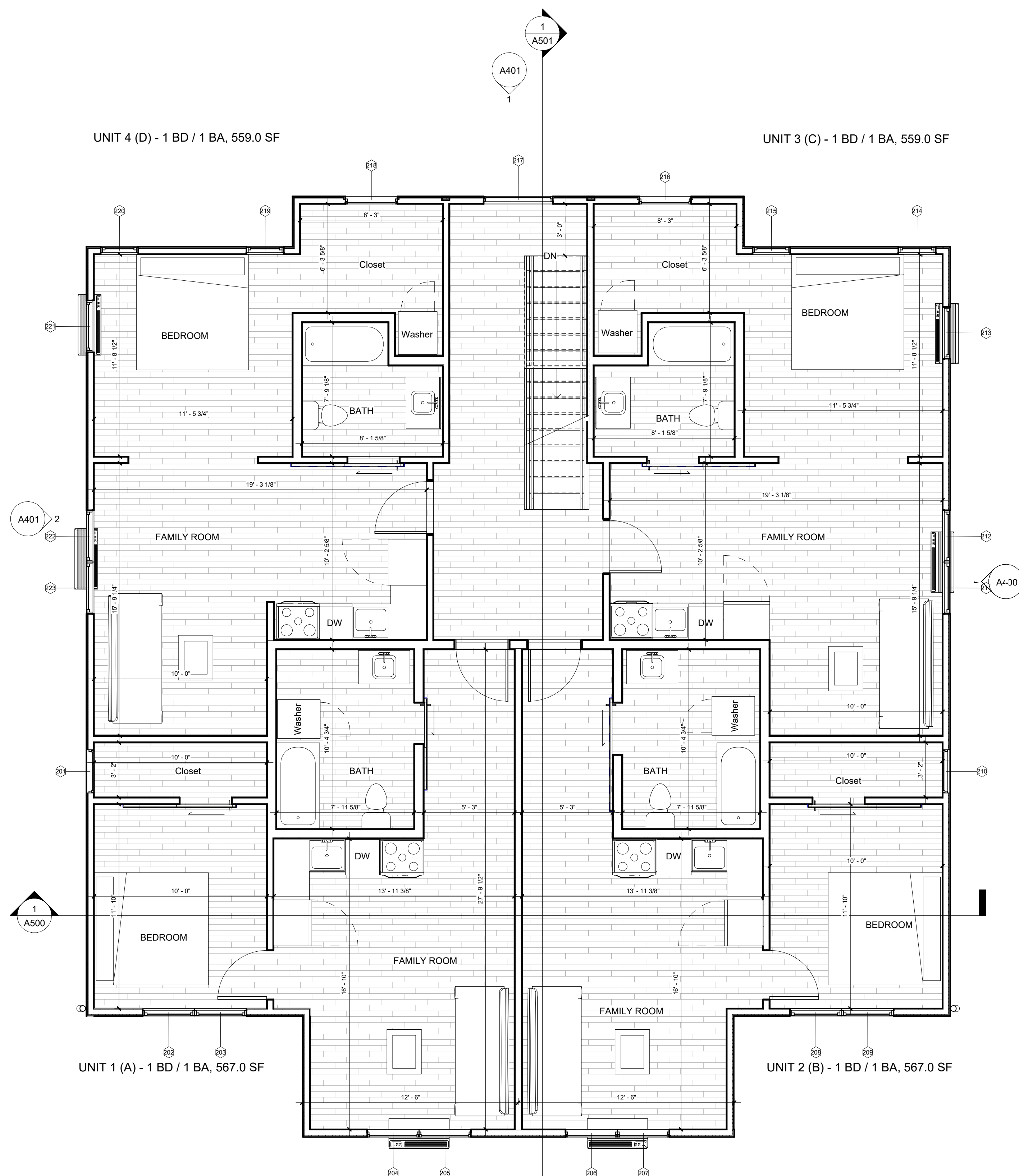
ALL BALCONY INTERIOR WALLS SHALL BE CLAD IN SMART LAP SIDING. MATCH SIDING COLOR TO ADJACENT FAÇADE ON ALL ELEVATIONS. USE DARK TEAK SMART LAP SIDING ON REAR-FACING BALCONY WALLS.

NOTE: PTAC PLUGS NEED TO BE LOCATED DIRECTLY UNDER THE CENTER OF THE PTAC

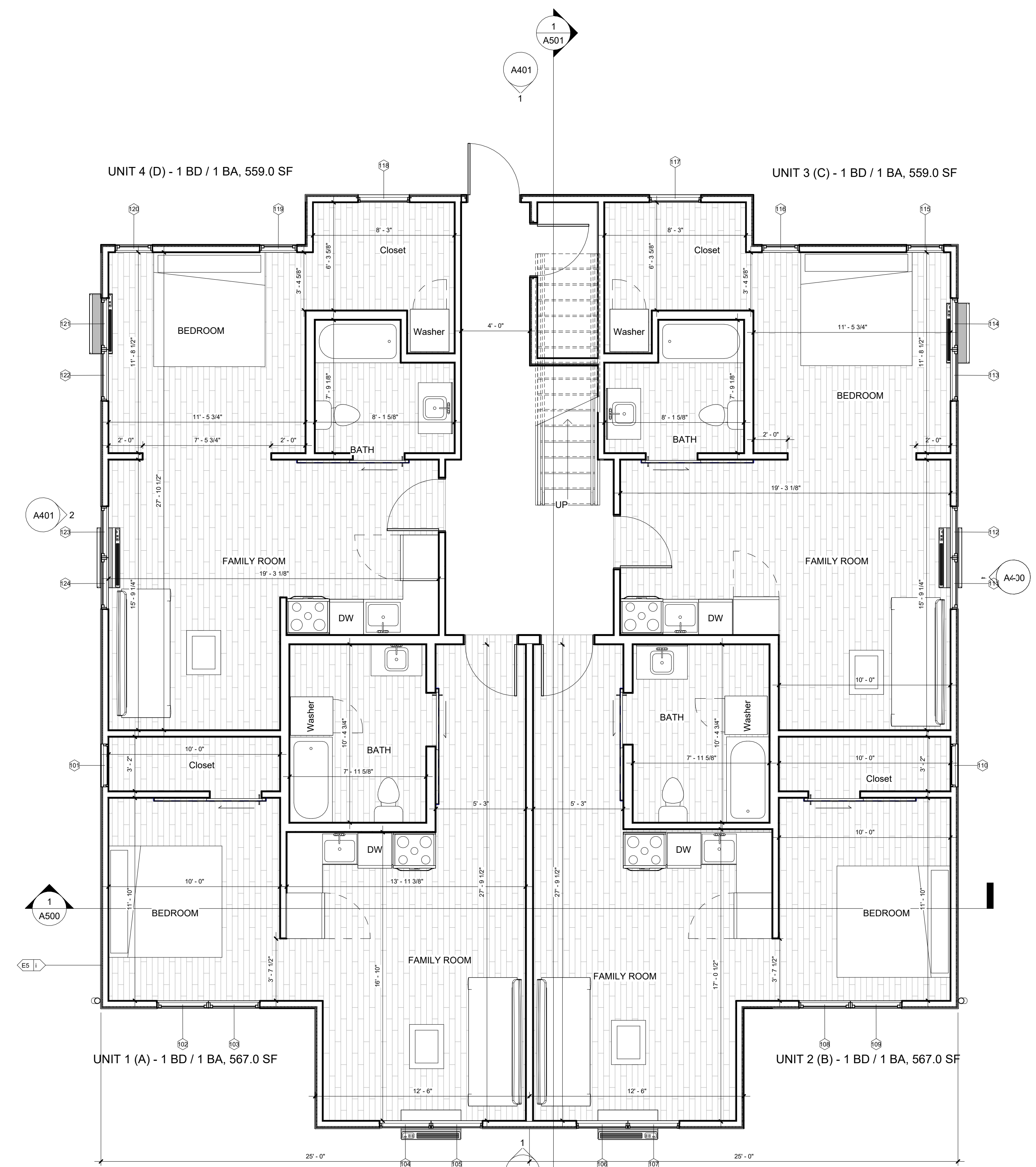
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACE UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM 13 REQUIREMENTS. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1003.9.
5. NO ROOF OPENINGS WITHIN 4 FEET OF COMMON WALLS.

NOTE: PAINT PTAC SLEEVES AND GRILLES, WATER HEATER COVERS TO MATCH COLOR OF ADJACENT SIDING.
NOTE: "CK" = CHINA KIT

UNDER THE CENTER OF THE PTAC



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



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



**Quad R
14 Units**

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by Russell Ray Huckaby™

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**1ST AND SECOND FLOOR
PLANS**

A200

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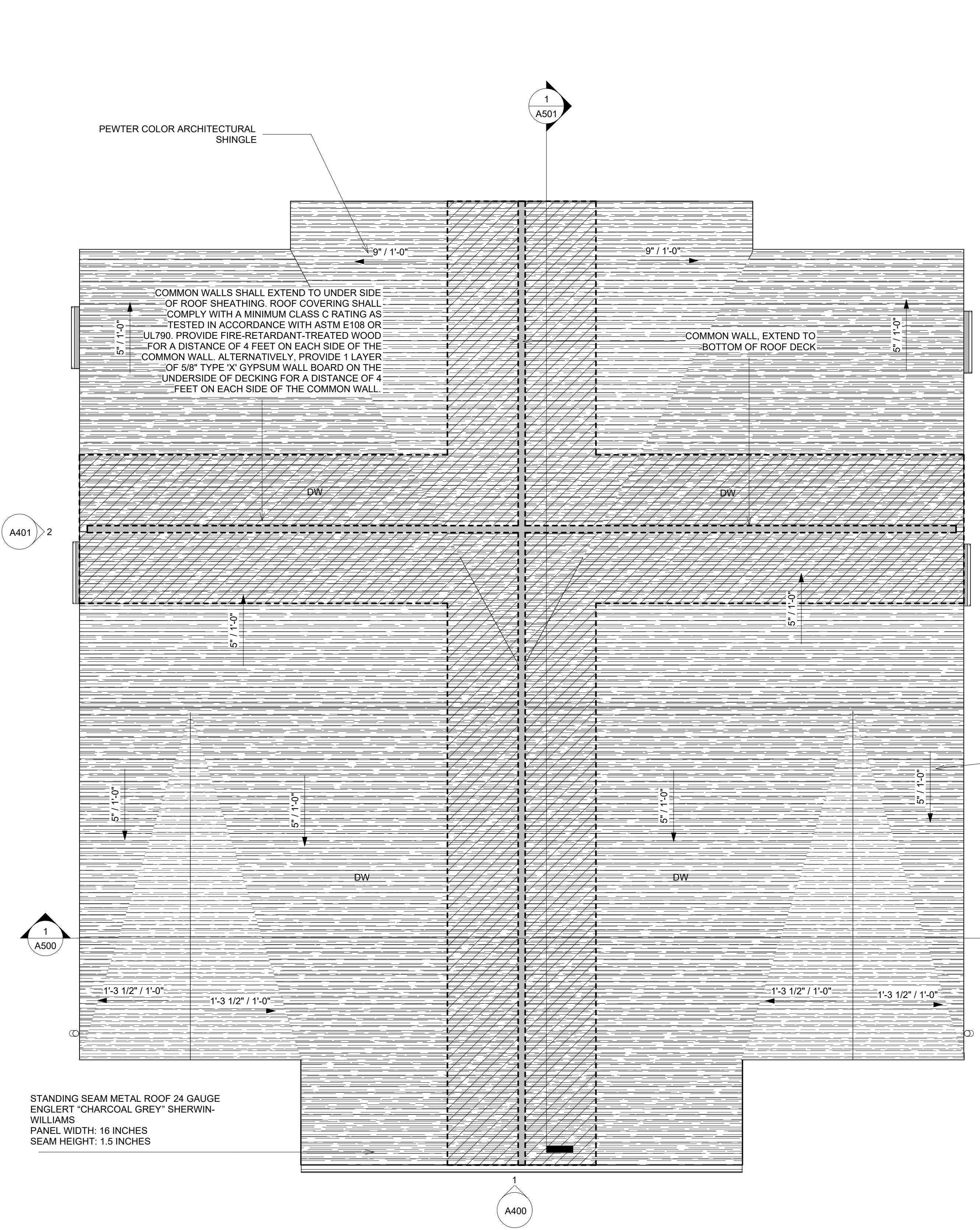
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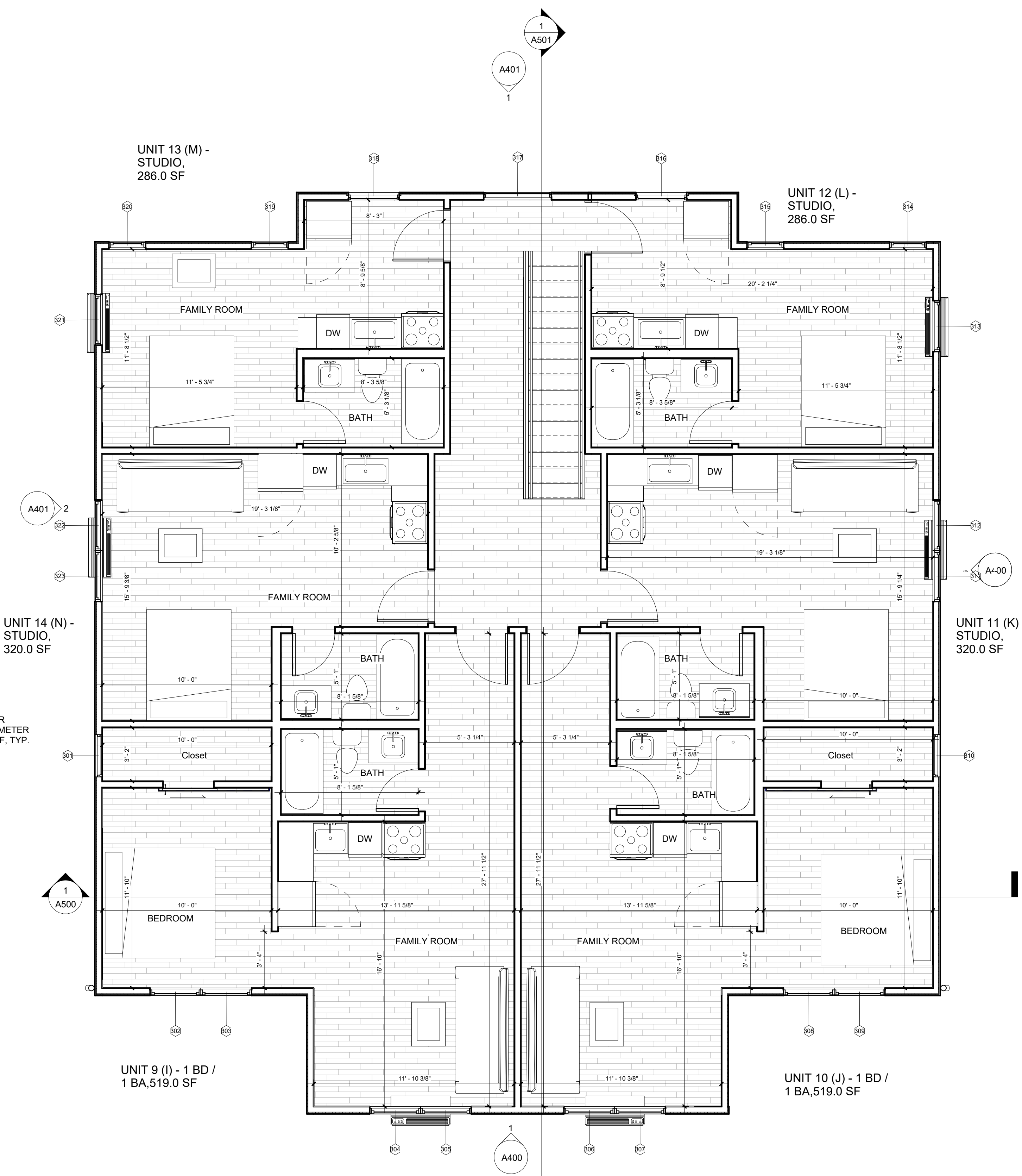
12.17.2025

**3RD FLOOR AND ROOF
PLAN**

A201



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



2 3RD FLOOR PLAN
1/4" = 1'-0"

**Quad R
14 Units**

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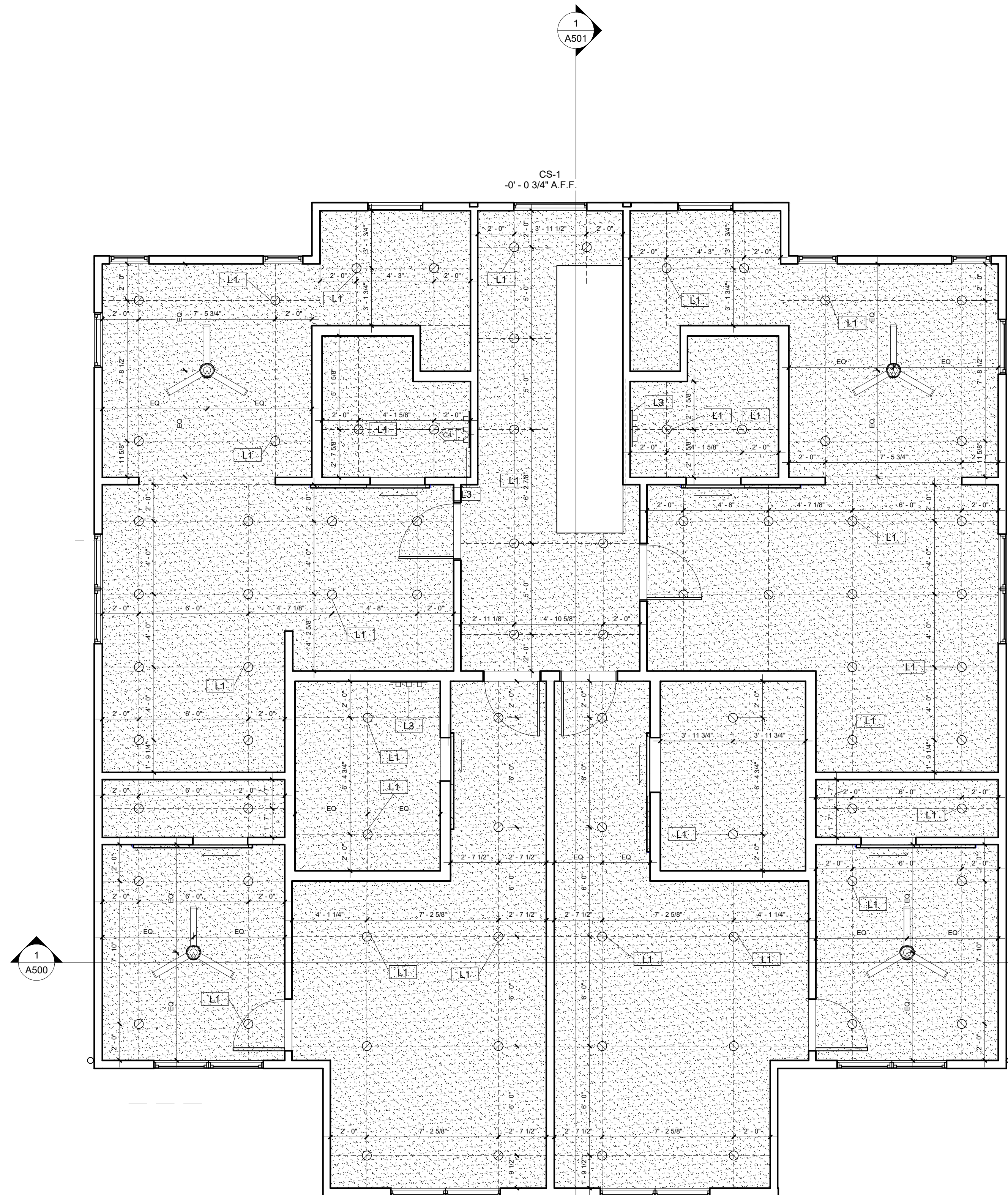
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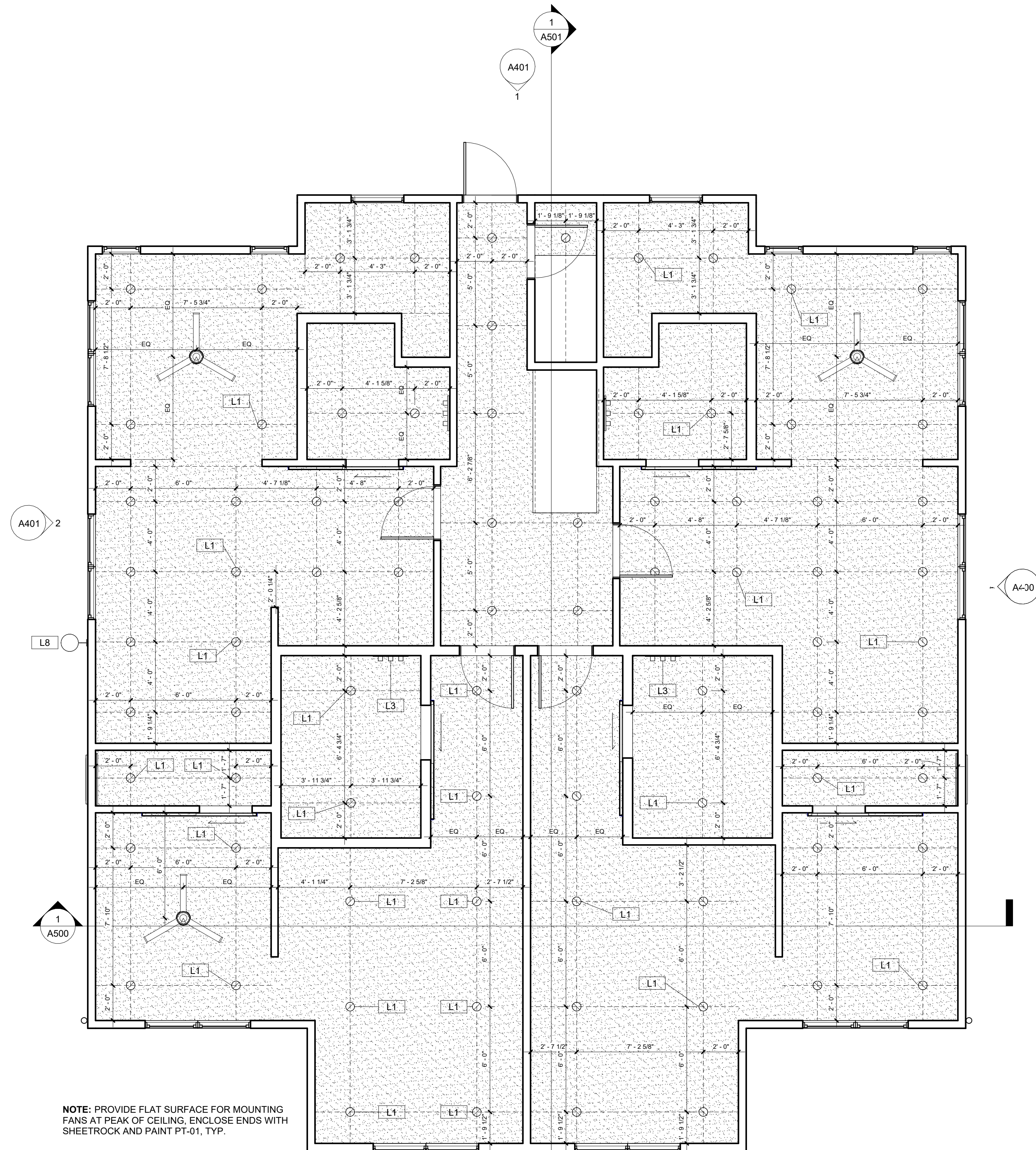
12.17.2025

RCP 1ST AND 2ND FLOOR

A300



② L2-T.O. PLATE
1/4" = 1'-0"



NOTE: PROVIDE FLAT SURFACE FOR MOUNTING FANS AT PEAK OF CEILING. ENCLOSE ENDS WITH SHEETROCK AND PAINT PT-01, TYP.

① L1 - CEILING PLAN
1/4" = 1'-0"

**Quad R
14 Units**

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Resortments
by Russell Roy Huckaby™

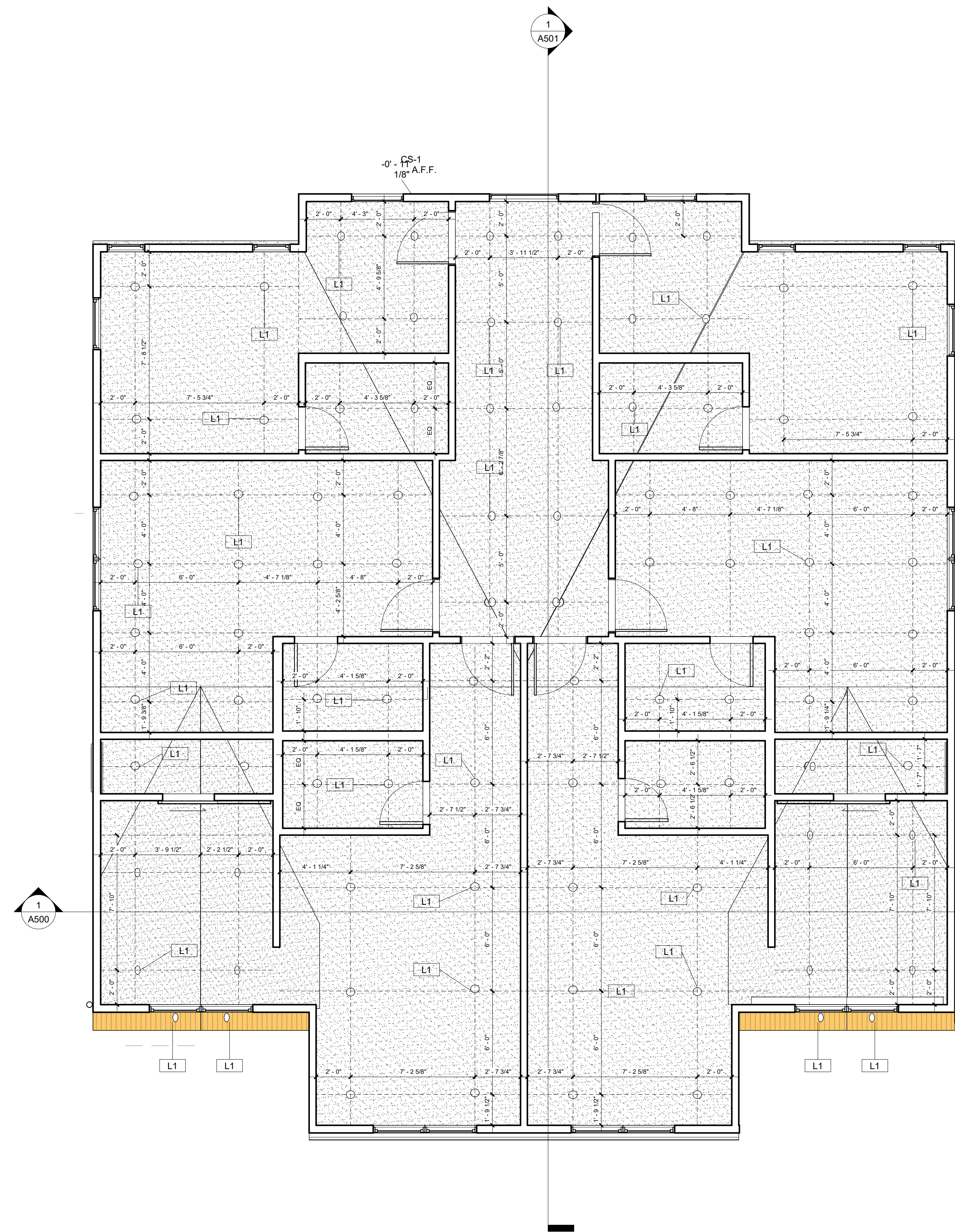
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RCP 3RD FLOOR

A301



① L2-T.O. PLATE Copy 1
1/4" = 1'-0"

Quad R
14 Units

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EXTERIOR ELEVATIONS

A400



