



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **February 26, 2019**
Project: **Hi Tech Chiropractic**
Planner: Courtney McNair

AGENDA ITEM

B

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL REQUEST

624 E. Henri de Tonti Blvd.

Parcel # 830-37587-004

SUMMARY: Hi Tech Chiropractic Preliminary Large Scale Development (LSD) approval for the addition of 916.55 SF to the existing business

CURRENT ZONING: C-2 General Commercial

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

FLOODPLAIN: YES- a portion of the parking and dumpster will be in the floodplain.

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, existing 8" line

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Hi Tech Chiropractic is requesting Preliminary Large Scale Development (LSD) approval to construct an addition of 916.55 SF to the existing 866.8 SF building on the rear of this parcel. The larger building and remainder of the parcel will not be included in this development.

As this addition (more than) doubles the SF, a Large Scale Development plan is required.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along E. Henri de Tonti.

Electric: Ozarks Electric-Provided general comments and requires a 30-foot Utility Easement along the existing power line which is now shown on the plans.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction. They are proposing to abandon an existing septic system.

Phone: AT&T- No comment

Natural Gas: Black Hills Energy- No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

B -1

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

Police:

Tontitown Police Chief Joey McCormick had no comments for this submittal.

Fire:

The nearest offsite hydrant across E. Henri de Tonti Blvd., approximately 400 feet away, with a fire flow of 1313 gpm. The Fire Marshal is not requiring an additional hydrant at this time.

There is an existing drive the south of this building that will be an access drive. The Fire Marshal met with the owner onsite to discuss proper signage for fire access.

Architectural plans were submitted. The Fire Marshal had very few comments, and will meet onsite with the owner to discuss any additional fire safety items.

Drainage:

There is not a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review that has been approved by the City Engineer.

A portion of this site is within the floodplain, and a floodplain permit has been submitted.

A portion of the parking and the dumpster are within the AE zone. The applicant's engineer has provided documentation that shows the dumpster is above the base flood elevation. Therefore, it meets the requirement stated in Floodplain Code: that "The placement of on-site waste disposal systems must avoid impairment to, or contamination from, the disposal system during base flood events."

Roads:

This project has access on W. Henri de Tonti, which is an Arkansas State Highway. No additional drives are proposed.

Site visibility appears to be adequate from the proposed entrance location.

All interior drives must meet the required compaction rating to support emergency vehicles.

STAFF RECOMMENDATION:

Staff recommends approval of Hi Tech Chiropractic Preliminary Large Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP must be completed and posted on site prior to construction.
3. All SWPPP devices must be in place and inspected prior to construction.
4. Fire lane signs must be added per the Fire Marshal.
5. All interior drives must meet the required compaction rating to support emergency vehicles.
6. The sewer connection must be approved prior to construction.
7. The existing septic system must be properly abandoned.

8. The applicant must apply for all required permits prior to construction.
 - a. Pre Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
 - c. Building permits must be submitted and approved.
9. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
10. Final Large Scale Development plans, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.



Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

February 5, 2019

To the City of Tontitown Planning Department,

We are proposing a large scale development on behalf of our client, Hi-Tech Chiropractic. The subject parcel is 830-37587-004 with acreage totaling 1.32 acres, more or less. The property is zoned C-2 and has two existing buildings with related parking area. Our client is proposing to add an additional 916.55 sf to the existing 866.80sf smaller building located on the north side (rear) of the parcel. The larger building located at the south side (front) of this parcel is currently being utilized for various retail businesses such as auto insurance, hair salon, and realty office. This building will not be a part of this large scale project.

There are 10 parking spaces proposed along the south side of the proposed building addition. This parking will be for Hi-Tech Chiropractic only. No off-street loading space is being proposed since this use is for Medical services, and off-street loading will not be needed.

Landscape is provided with (1) evergreen Blue Atlas Cedar tree and (3) Burford Holly shrubs.

All utility services for sewer and water are existing. A sewer service cleanout will need to be relocated and service lines reconnected. Lighting will be wall packs and will be "cut-off" lighting to be in compliance with the City of Tontitown's lighting ordinance. Currently, there is an existing parking lot light attached to an electric pole on the east property line. There are no new proposed parking lot lights for this project. Wall pack design type has not yet been determined; however, any wall packs will be similar to the lighting cut sheet being submitted for review.

Architecture plans are provided for your review.

Please contact me if you have any questions.

Sincerely,

Tina Ford

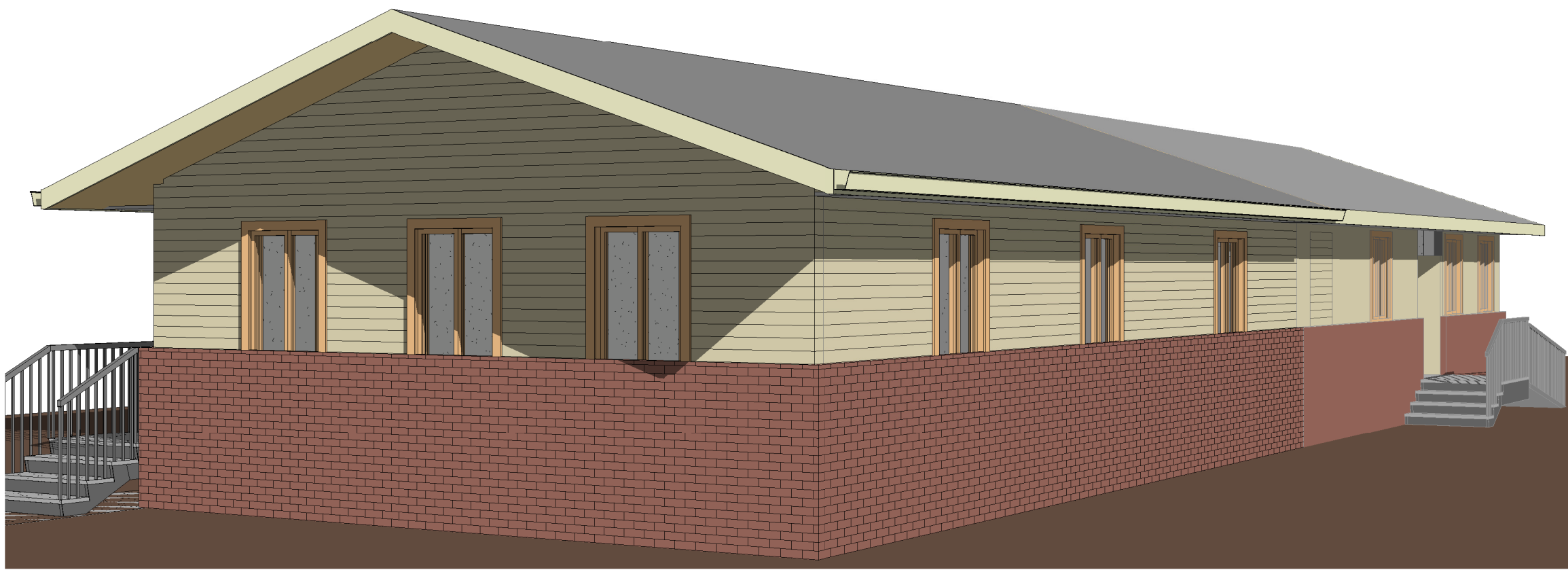
Project Manager

Bates and Associates, Inc.

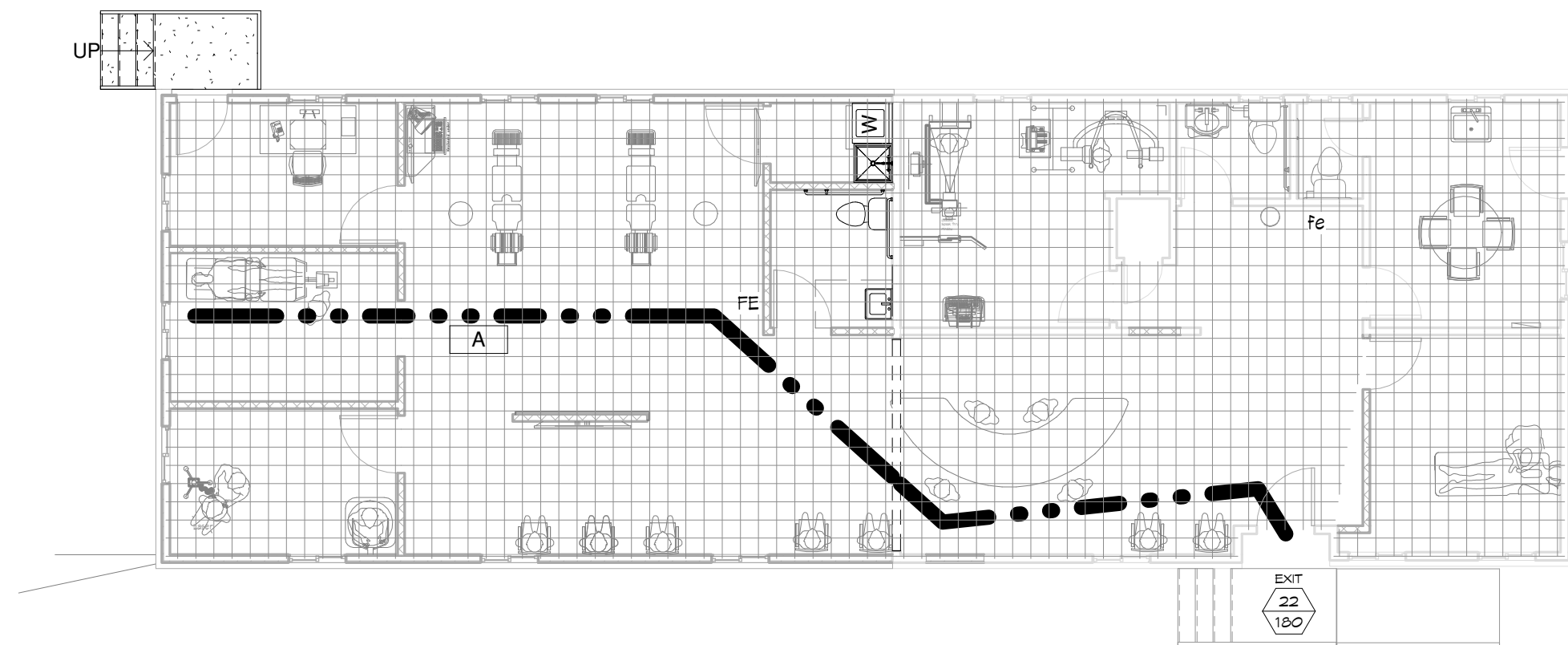
HI TECH

624 E Henri De Tonti Blvd

TONTITOWN, AR



1 CONCEPT



EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	62' - 3"

Business Areas

2 FIRST FLOOR PLAN

1/8" = 1'-0"

LEGEND

FE = FIRE EXTINGUISHER

DOOR EGRESS:

Occupants Actual
Occupants Allowable

OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
Not Placed	Room	Not Placed	Business Areas	100 SF	
FIRST FLOOR					
100	ENTRY CHECK IN	332 SF	Business Areas	100 SF	4
101	ADJUST	114 SF	Business Areas	100 SF	2
102	OFFICE	116 SF	Business Areas	100 SF	2
103	PRIVATE	17 SF	Business Areas	100 SF	1
104	RR	29 SF	Business Areas	100 SF	1
105	XRAY	141 SF	Business Areas	100 SF	2
106	THERAPY	512 SF	Business Areas	100 SF	6
107	HC RESTROOM	45 SF	Business Areas	100 SF	1
108	JAN	26 SF	Business Areas	100 SF	1
109	MASSAGE	90 SF	Business Areas	100 SF	1
110	DECOMP	92 SF	Business Areas	100 SF	1
111	DR OFFICE	88 SF	Business Areas	100 SF	1

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDINGS.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH, ELEC, AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELEC OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.
A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF TONTITOWN AND THE STATE OF ARKANSAS

2012 International Residential Code (IRC)
(Vol. 2 with Arkansas State amendments)

THIS PROJECT IS A NEW BUILDING ON AN EXISTING DEVELOPMENTS SITE. SITE PLANS HAVE BEEN DEVELOPED AND SUBMITTED BY A CIVIL ENGINEER UNDER A SEPARATE COVER

THE BUILDINGS ARE NOT SPRINKLERED

BUILDING DATA:
PROPOSED USE: BUSINESS
B

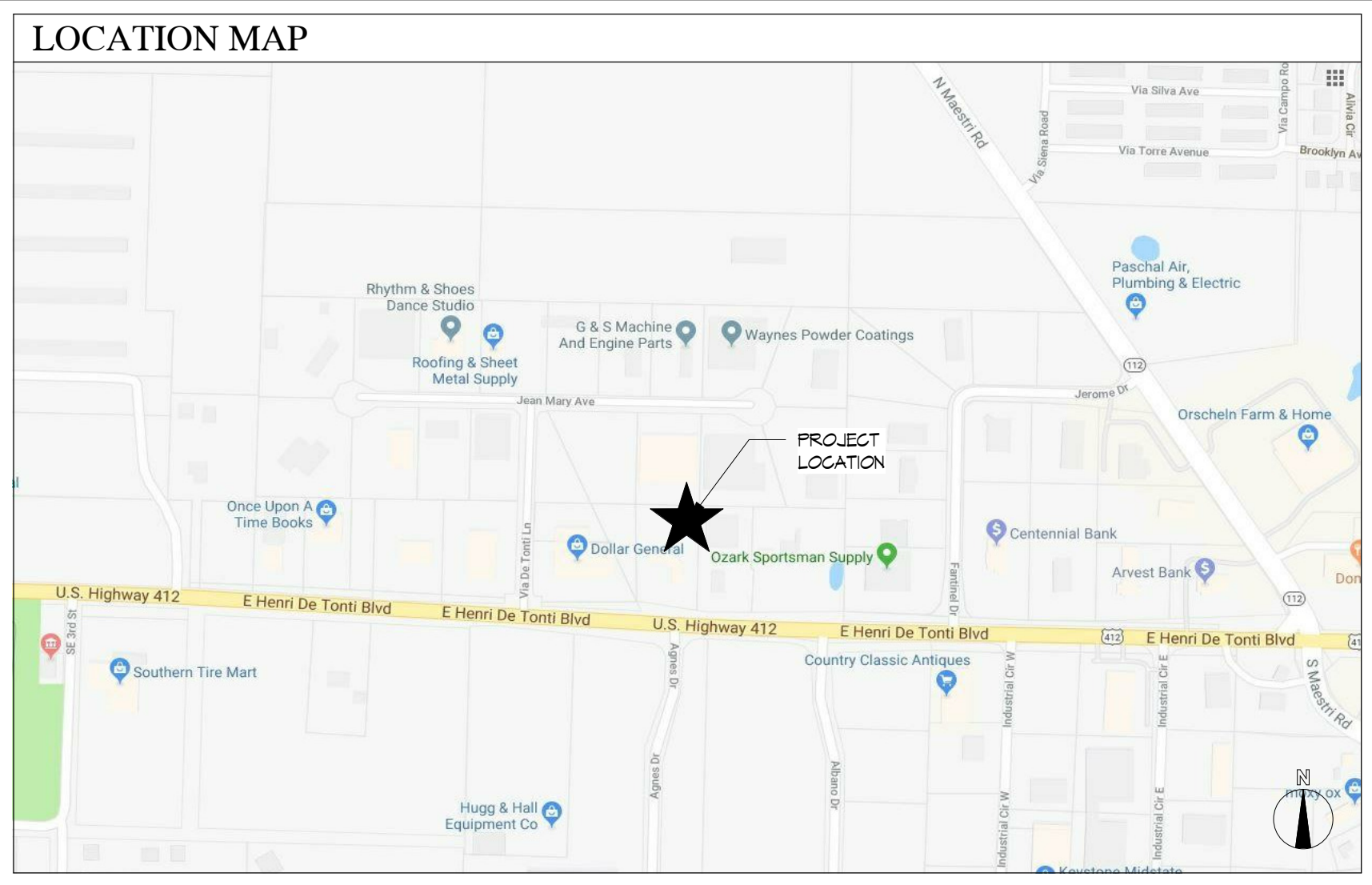
CONSTRUCTION TYPE: 5B

ACTUAL AREA:
FIRST FLOOR EXISTING= 848 SF
FIRST FLOOR NEW= 914 SF
FIRST FLOOR TOTAL= 1763 SF

SHEET INDEX

#	SHEET NAME	ISSUE DATE	REVISION
A0.0	COVER SHEET	2-5-19	
S1.0	FOUNDATION PLAN	2-5-19	
A1.0	FIRST FLOOR PLAN	2-5-19	
A1.2	REFLECTED CEILING PLANS	2-5-19	
A2.0	ELEV/SECTIONS	2-5-19	
A6.0	FINISH PLAN	2-5-19	

LOCATION MAP



PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8208 Tiger Blvd, Suite 1, Bentonville, Ar 72712
479-319-6045

HI TECH
624 E Henri De Tonti Blvd
TONTITOWN, AR

DATE
2-5-19
JOB NO.
19015
REVISIONS

A0.0
COVER SHEET

FOUNDATION GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

2. ALL WORK SHALL COMPLY WITH PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11), AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-12), CONCRETE REINFORCING INSTITUTE MANUAL OF STANDARD PRACTICE (1915 EDITION), AMERICAN CONCRETE INSTITUTE 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES' (ACI 315-80) AND RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACT 341-18).

3. CONCRETE FOR FOOTINGS AND FOUNDATION WALLS SHALL BE SO PROPORTIONED TO PROVIDE MINIMUM CEMENT CONTENT OF 5 1/2 BAGS PER CUBIC YARD, AND HAVING A MINIMUM YIELD STRENGTH OF 3,000 PSI AT 28 DAYS. MAXIMUM SLUMP SHALL BE 5".
4. CONCRETE FOR FOOTINGS SHALL BE PAVED ON UNDISTURBED SOIL OR ON ENGINEERED FILL. ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM DRY DENSITY TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM-D1557), PLACED IN 6" TO 8" LIFTS. SEE SOIL REPORTS FOR FURTHER RECOMMENDATIONS.

5. INSURE ALL FOOTING EXCAVATIONS ARE BELOW DEBRIS AND BUILDING REFUSE. IF SUCH MATERIALS ARE ENCOUNTERED, REMOVE SAME AND FILL EXCAVATIONS WITH ENGINEERED FILL IN LAYERS NOT EXCEEDING 8" WHEN COMPACTED. MOISTEN TO ACHIEVE OPTIMUM MOISTURE CONTENT IN RANGE OF 0% TO 2% AT ALL TIMES. COMPACT TO 95% DENSITY, MINIMUM, STANDARD PROCTOR TEST.

6. REINFORCING BAR STEEL SHALL CONFORM TO GRADE 60 ASTM A-615.
7. ALL WIRE REINFORCING MESH SHALL BE LAPPED A MINIMUM OF 6" AND SHALL LIE FLAT. HOLD WIRE APPROXIMATELY 1 1/2" OFF THE BOTTOM OF THE SLAB.

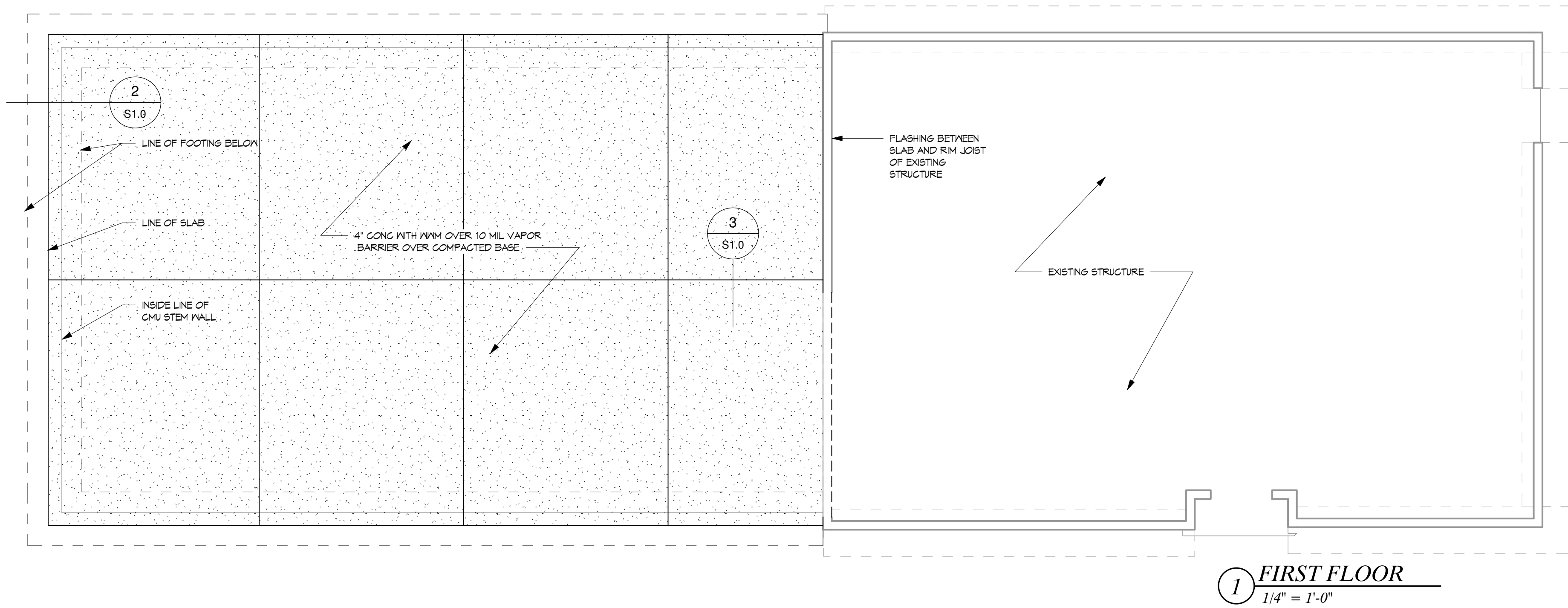
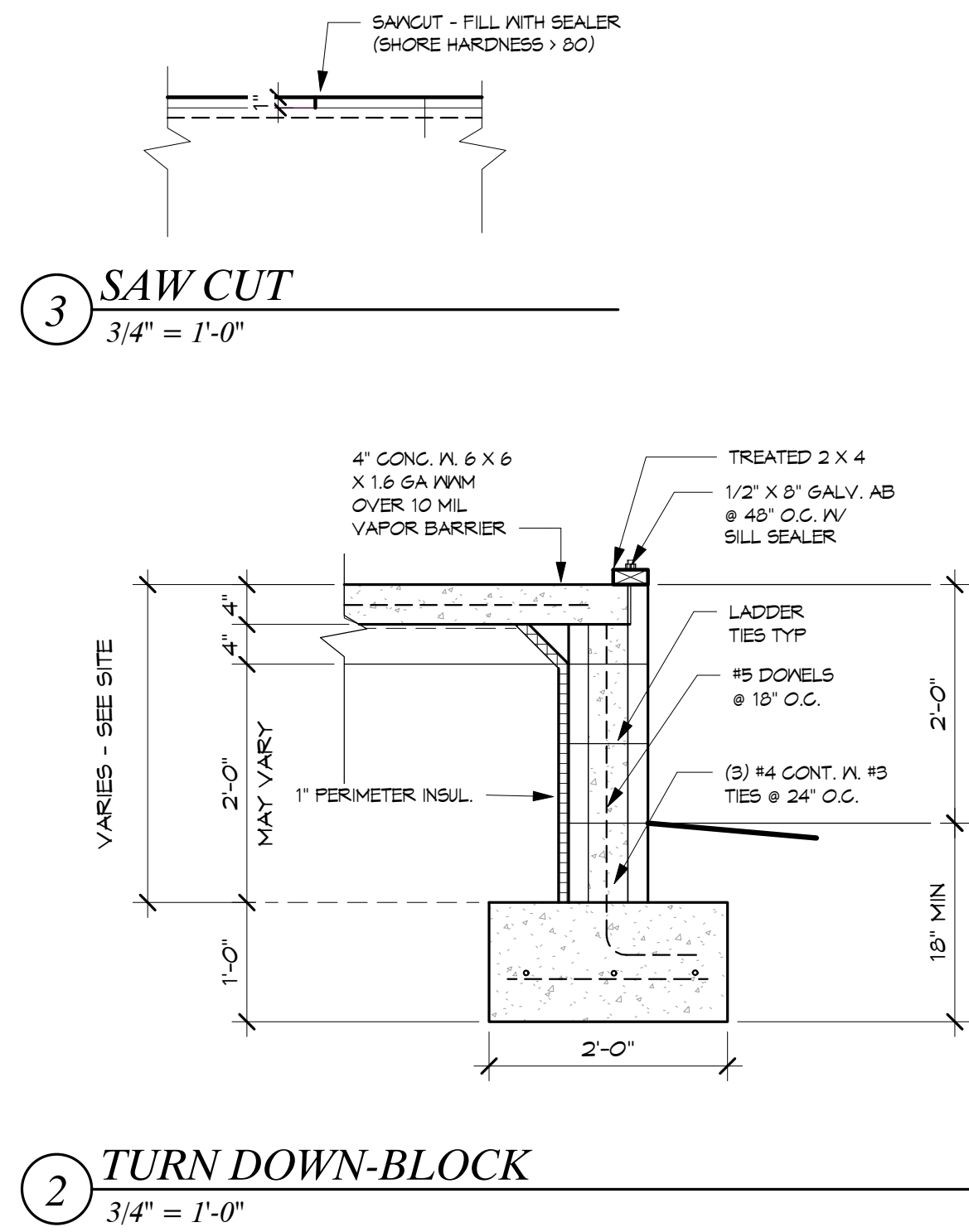
8. LAP ALL VAPOR BARRIER MATERIAL A MINIMUM OF 6" AT ALL SPLICES PRIOR TO LAYING OF WIRE MESH.

9. ALLOWABLE SOIL BEARING PRESSURE (ASSUMED):
SPREAD FOOTINGS= 2,000 psf
WALL FOOTINGS = 2,000 psf

10. SOIL TO BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER.

WOOD FRAMING NOTES

1. STUDS FOR LOAD BEARING WALLS MAY BE #2 KD SOUTHERN PINE OR #1 KD HEM-FIR
2. MISCELLANEOUS WOOD FRAMING, BLOCKING AND STUDS FOR NON BEARING WALLS MAY BE #3 KD SOUTHERN PINE, #3 KD DOUGLAS FIR OR #2 SPRUCE - PINE FIR
3. ALL WOOD MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH WATER BORNE TREATMENT TO A NET RETENTION OF 0.3 POUNDS PER CUBIC FOOT. VERIFY THAT ALL FASTENERS ARE COMPATIBLE WITH THE TREATMENT CHEMICALS
4. PROVIDE COLUMNS BUILT UP OF MULTIPLE STUDS AT ENDS OF ALL BEAMS, GIRDER TRUSSES AND HEADERS (2 STUDS MIN). PROVIDE SQUASH BLOCKS BETWEEN FLOOR JOIST AT ALL COLUMNS TO TRANSFER LOADS TO BEAM OR WALL BELOW
5. PROVIDE FRAMING ANCHORS EQUAL TO SIMPSON H2.5 AT EACH ROOF TRUSS (OR RAFTER) AT ALL BEARING WALLS.
6. ROOF SHEATHING SHALL BE 5/8" OSB OR PLYWOOD, EXPOSURE 1 (SPAN INDEX 40/20) FASTENERS FOR ROOF SHEATHING SHALL BE 8d NAILS AT 6" O.C. AT SUPPORTED PLYWOOD EDGES AND AT 12" O.C. ALONG ALL INTERMEDIATE SUPPORTS. PROVIDE H CLIPS AT PANEL EDGES BETWEEN SUPPORTS
7. INSTALL ALL PLYWOOD AND OSB SHEATHING W/MT A 1/8" GAP AT ALL END AND EDGE JOINTS TO ALLOW FOR PANEL EXPANSION
8. LAMINATED VENEER LUMBER (LVL) SHALL BE EQUAL TO GANG LAM LVL 2150F=2.0E MANUFACTURED BY LOUISIANA-PACIFIC CORP. SIZED BY LUMBER SUPPLIER'S ENGINEER



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DATE

2-5-19

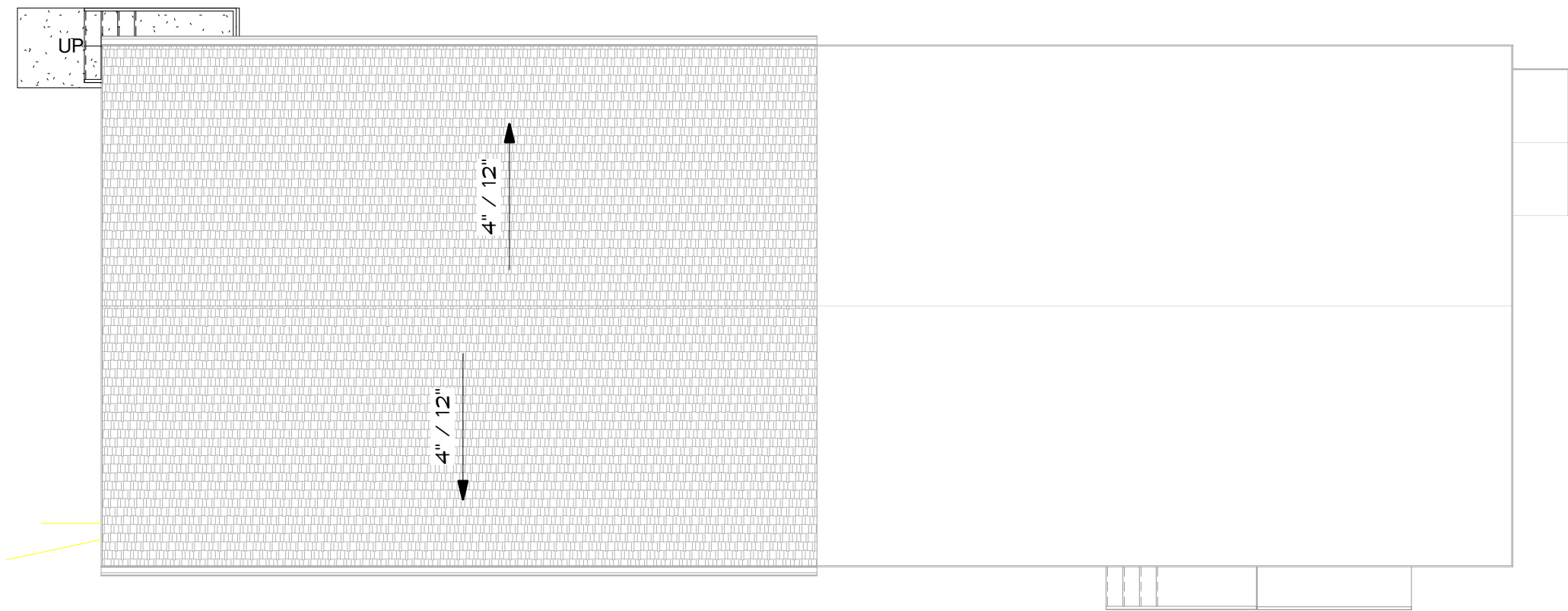
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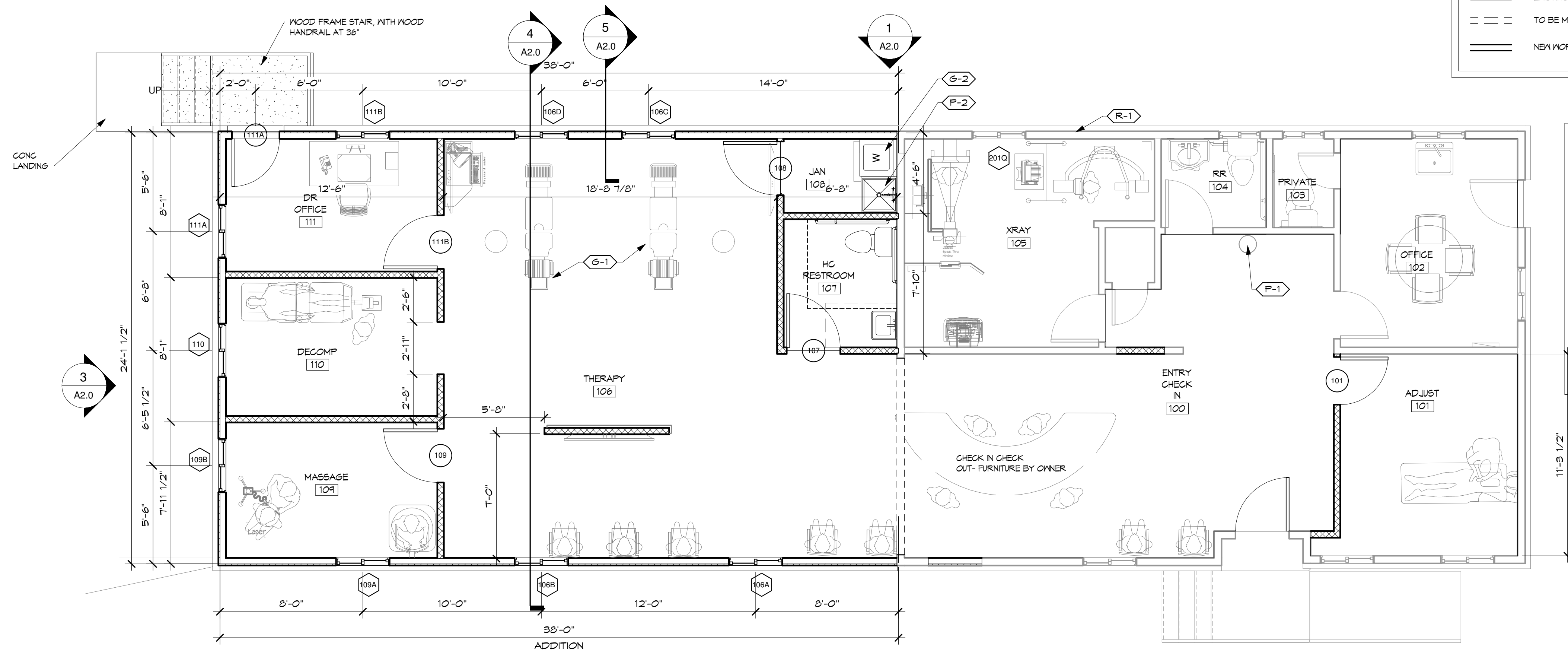
REVISIONS

S1.0

FOUNDATION PLAN

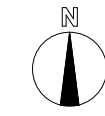


6 ROOF PLAN
1/8" = 1'-0"



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

2
A2.0



GENERAL DEMO NOTES

1. NOT ALL DEMOLITION IS DETAILED ON THIS SHEET. COORDINATE W/ ARCHITECT AND CONTACT UPON DISCOVERY OF EXISTING FEATURES NEEDING REMOVAL PRIOR TO BUILD BACK.
2. CUT AND PATCH WITH CARE TO AVOID DAMAGE TO WORK, SAFETY HAZARDS, VIOLATION OF WARRANTY REQUIREMENTS, BUILDING CODE VIOLATIONS, OR MAINTENANCE PROBLEMS.
3. SUB-CONTRACTORS TO INSPECT FIELD CONDITIONS TO IDENTIFY ALL WORK REQUIRED.
4. COORDINATE REMOVAL OF ITEMS WITH BUILD BACK PLAN FOR ALL DIMENSIONS AND LAYOUTS.

DEMO KEYNOTES

- R-1 EXISTING BUILDING SHELL
- D-1 DEMO PORTION OF EXISTING WALL
- D-2 DEMO EXISTING DOOR
- D-3 DEMO EXISTING WINDOW
- D-4 DEMO CANOPY AND FRAMES, REMOVE LIGHT, PATCH SIDING AS REQD
- D-5 EXISTING FLOORING TO BE REMOVED - BASE TO REMAIN

LEGEND

- EXISTING TO REMAIN
- TO BE MOVED OR RELOCATED
- NEW WORK

KEYNOTES

- R-1 EXISTING BUILDING SHELL
- G-1 EQUIPMENT BY OTHERS
- G-2 STACKABLE WASHER DRYER, PROVIDED BY OWNER
- P-1 EXISTING WATER COOLER
- P-2 MOP SINK

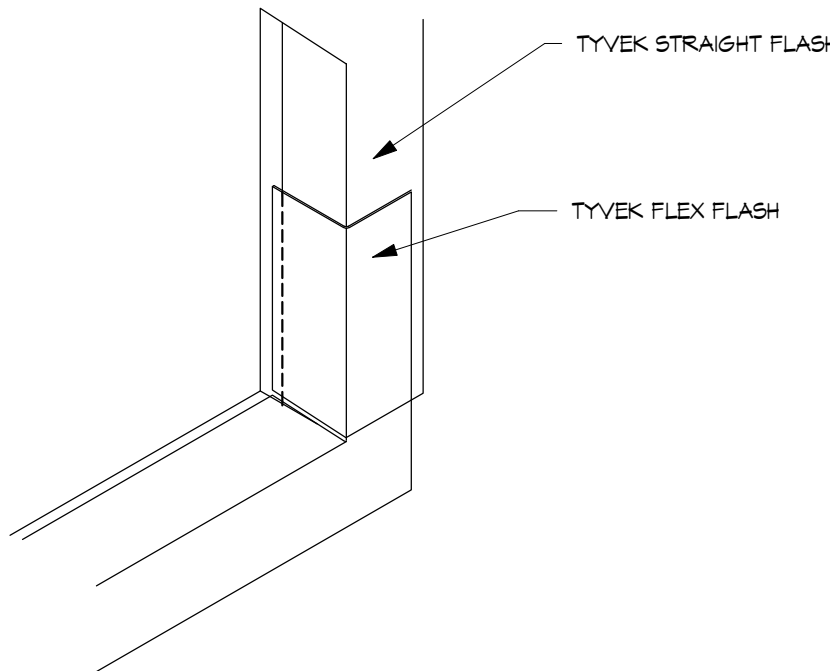
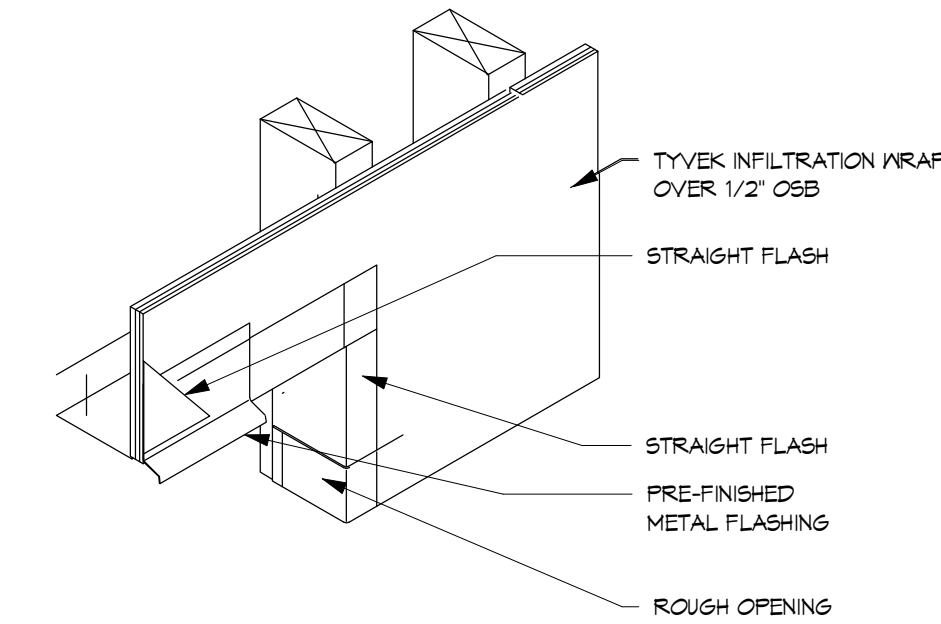
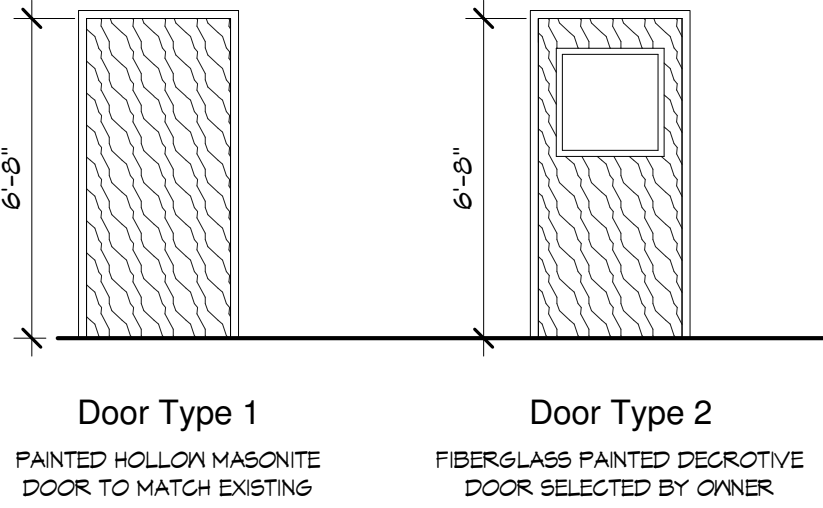
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A1.0
FIRST FLOOR PLAN

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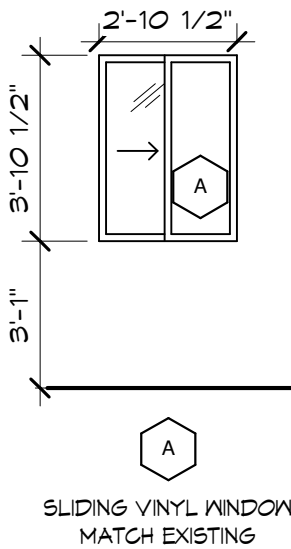


Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Description
106A	3'-0"	4'-0"	6'-8"	2'-8"	
106B	3'-0"	4'-0"	6'-8"	2'-8"	
106C	3'-0"	4'-0"	6'-8"	2'-8"	
106D	3'-0"	4'-0"	6'-8"	2'-8"	
109A	3'-0"	4'-0"	6'-8"	2'-8"	
109B	3'-0"	4'-0"	6'-8"	2'-8"	
110	3'-0"	4'-0"	6'-8"	2'-8"	
111A	3'-0"	4'-0"	6'-8"	2'-8"	
111B	3'-0"	4'-0"	6'-8"	2'-8"	

Door Schedule				
DOOR SCHEDULE			Family	Description
MARK	DOOR WIDTH	DOOR HEIGHT		
101	2'-8"	6'-8"	Single-5 Panel	SINGLE 5-PANEL
101	3'-0"	6'-8"	Single-5 Panel	SINGLE 5-PANEL
105	3'-0"	6'-8"	Single-5 Panel	SINGLE 5-PANEL
104	3'-0"	6'-8"	Single-5 Panel	SINGLE 5-PANEL
111A	2'-8"	6'-8"	Single-Decorative	SINGLE DECORATIVE
111B	3'-0"	6'-8"	Single-5 Panel	SINGLE 5-PANEL
111G	3'-0"	6'-8"	Single-Decorative	SINGLE DECORATIVE

2 DOOR ELEVATIONS

1/4" = 1'-0"



SLIDING VINYL WINDOW
MATCH EXISTING

3 WINDOW ELEVATIONS

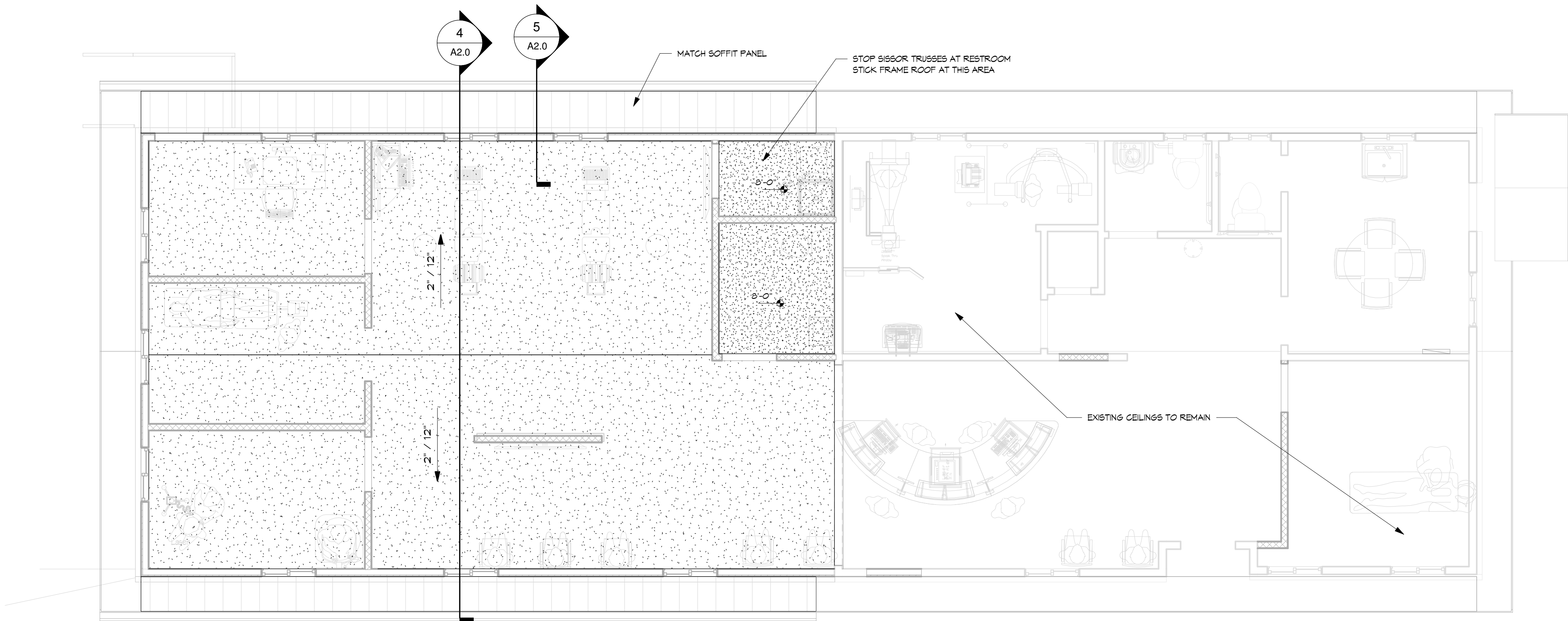
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WATER INTRUSION NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PREFABRICATED FLASHINGS FOR ALL CONNECTION CONDITIONS IN THE WEATHER RESISTANT BARRIER FOR REVIEW BY THE ARCHITECT. FAILURE TO OBTAIN AN APPROVED SET OF DETAIL SHOP DRAWINGS SHALL RELIEVE THE ARCHITECT OF ANY AND ALL LIABILITY REGARDING WEATHER RESISTANT BARRIER FLASHING AND CONDITIONS.
- IT IS THE INTENT OF THESE DRAWINGS TO ILLUSTRATE THE MINIMUM REQUIREMENTS. MORE STRINGENT INSTRUCTIONS REQUIRED BY MANUFACTURERS, SUPPLIERS, OR INSTALLERS TO MAINTAIN GUARANTEES OR WARRANTIES SHALL BE COMPLETELY FOLLOWED.
- WEATHER RESISTANT BARRIER SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
- ALL WINDOWS AND DOORS SHALL BE PREMANUFACTURED ALUM FRAMES WITH GLAZING. ALL INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER SHALL BE COMPLETELY FOLLOWED.
- SEALANTS USED SHALL BE COMPATIBLE WITH AND APPROVED BY THE MANUFACTURERS OF ALL MATERIALS AND PRODUCTS TO WHICH THESE SEALANTS ARE APPLIED. CONTRACTOR IS RESPONSIBLE FOR THE APPROPRIATE SELECTION OF THE PROPER TYPE OF SEALANT FOR THE INTENDED USE.

4 WINDOW FLASHING DETAILS

3" = 1'-0"



1 FIRST FLOOR RCP

1/4" = 1'-0"



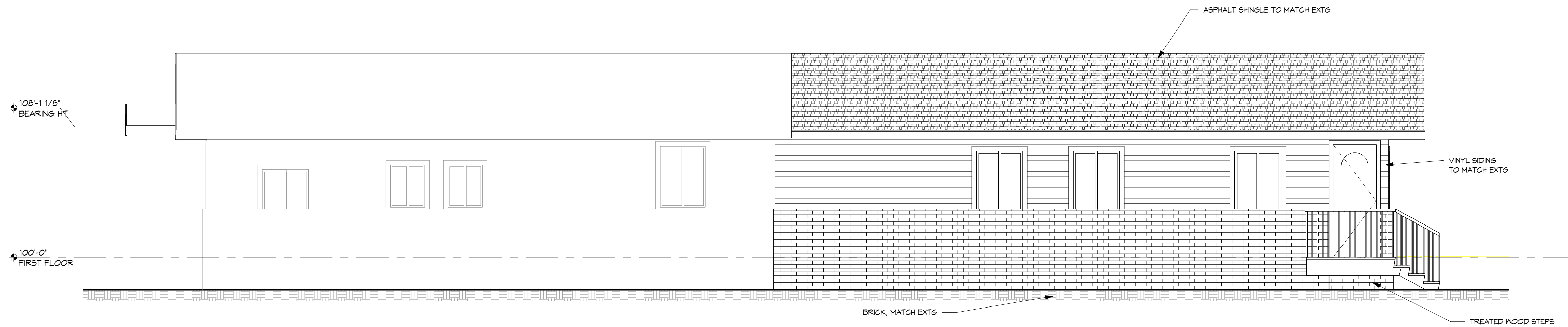
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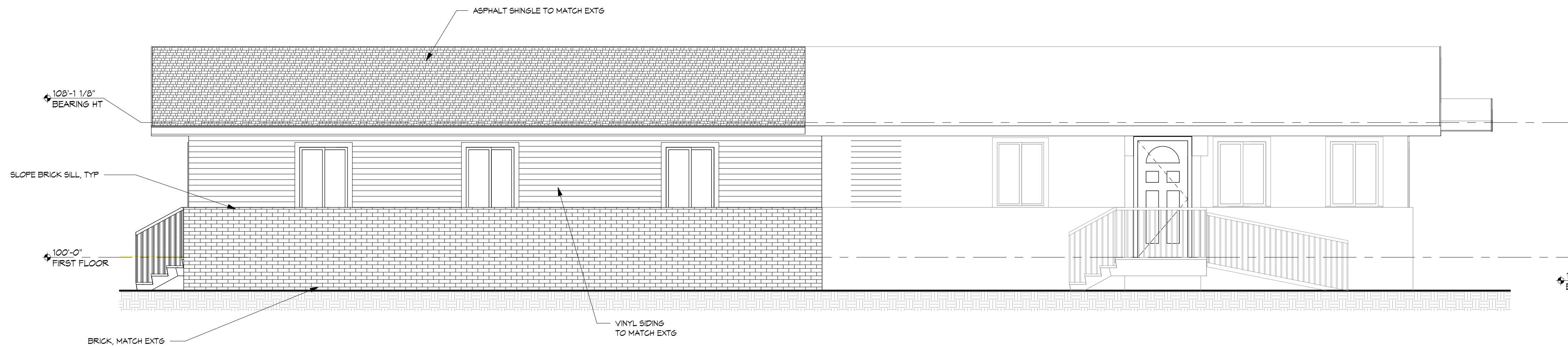
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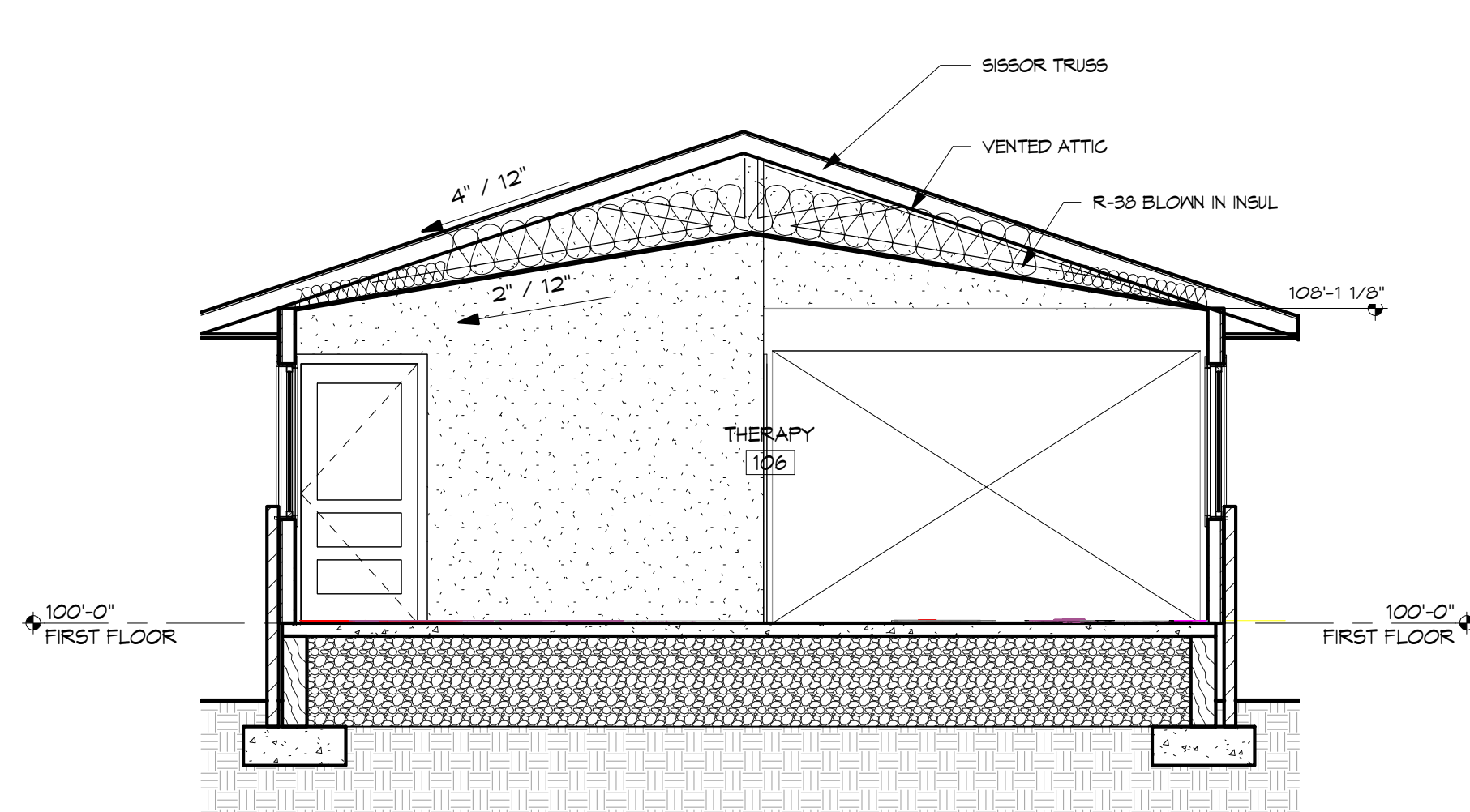
A1.2
REFLECTED CEILING PLANS



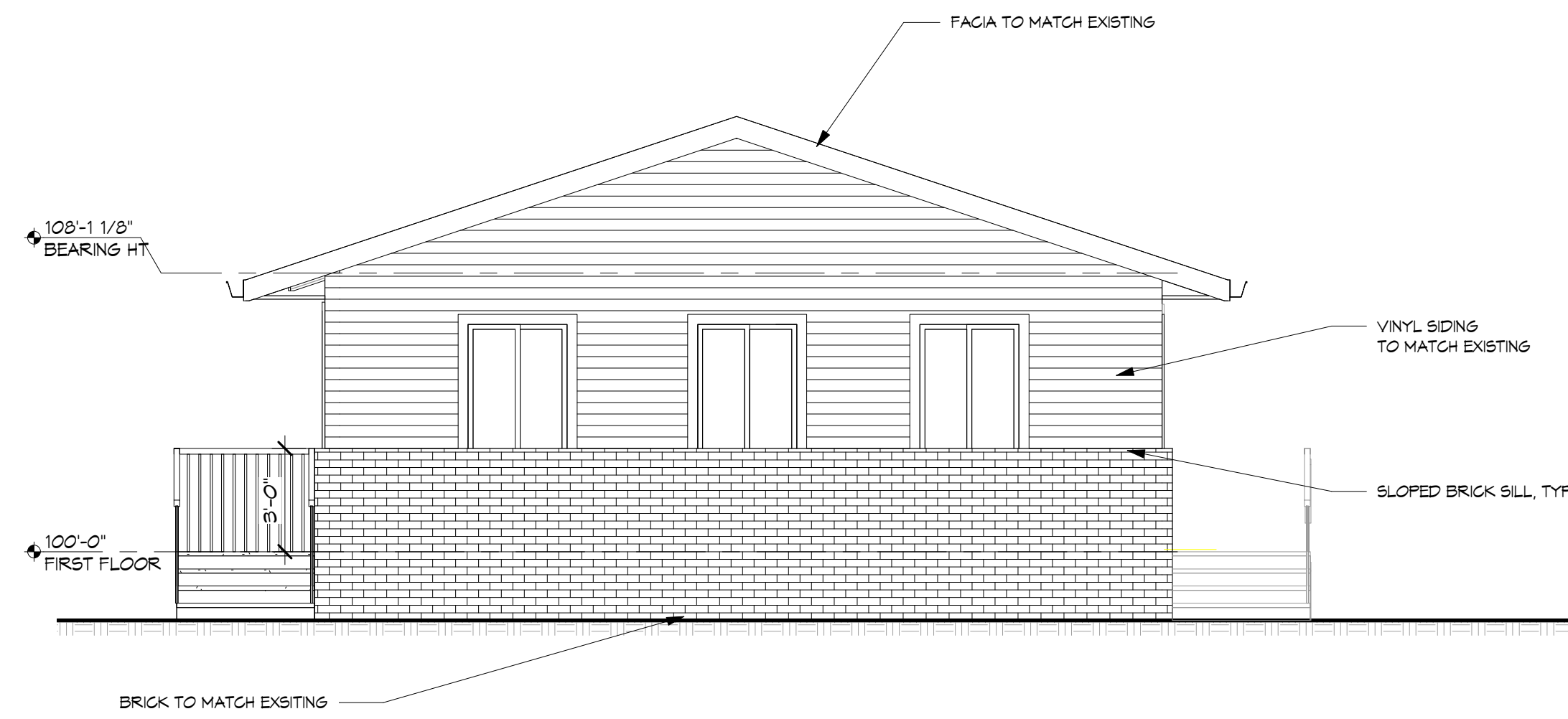
① **NORTH ELEVATION**
1/4" = 1'-0"



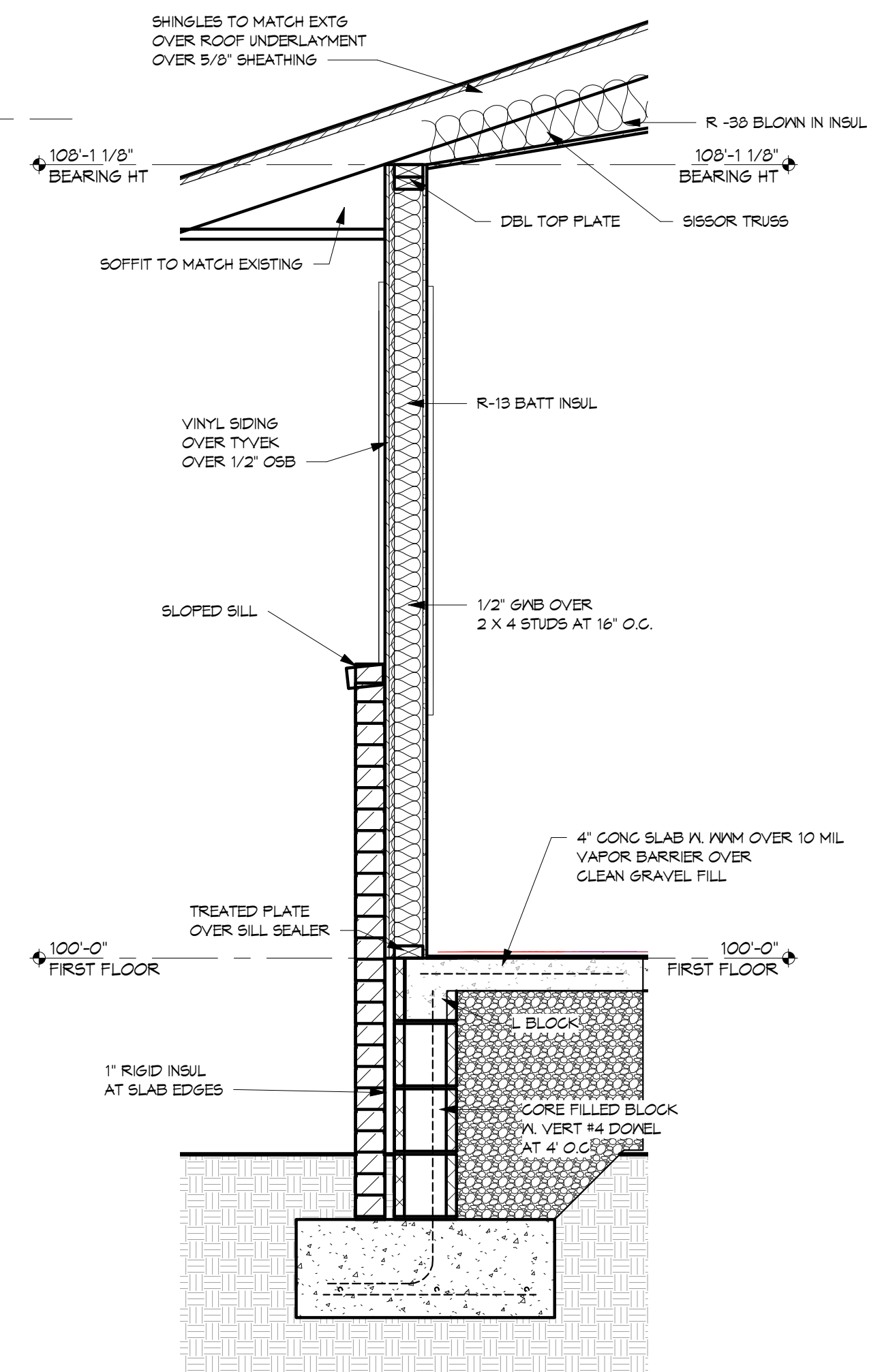
② **SOUTH ELEVATION**
1/4" = 1'-0"



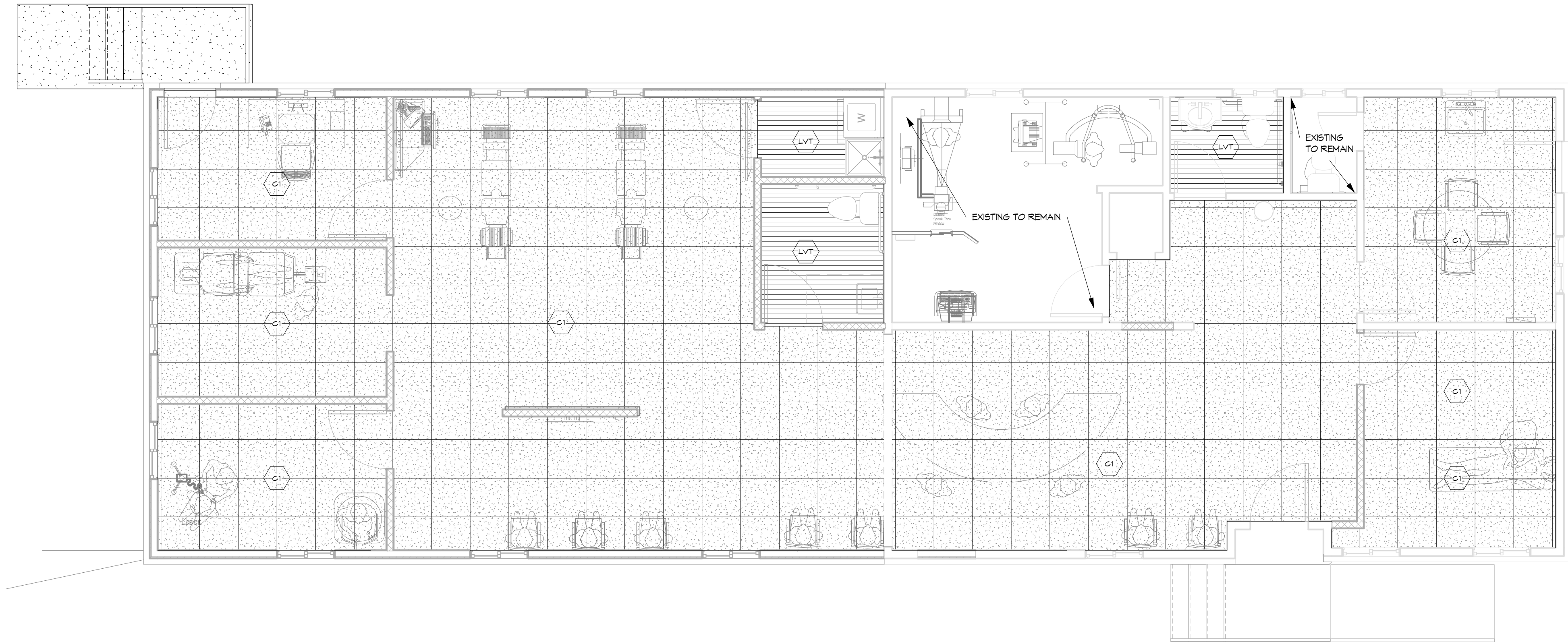
④ **SCISSOR TRUSS**
1/4" = 1'-0"



③ **WEST ELEVATION**
1/4" = 1'-0"



⑤ **Section 1**
3/4" = 1'-0"



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

FINISH NOTES:

- | | |
|--|--|
| HEXAGON:
INDICATES FLOOR FINISH
MATERIAL | CIRCLE:
INDICATES WALL/ CEILING FINISH MATERIAL |
| TRIANGLE:
INDICATES WALL BASE MATERIAL | ELLIPSE:
INDICATES WOOD VENEER, SOLID
SURFACE,
OR PLASTIC LAMINATE FINISH |

WALL FINISH NOTES:

- ALL PAINTED SURFACES SHALL HAVE AN ORANGE PEEL FINISH, WITH EGGSHELL PAINT UNLESS OTHERWISE NOTED. METAL (NON-ALUMINUM) SURFACES SHALL RECEIVE ALKYD ENAMEL SEMI-GLOSS FINISH.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY FINISHES AS REQUIRED BY THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR QUANTITY, TAKEOFF, AND LABOR TO APPLY FINISHES. CONTRACTOR IS ALSO RESPONSIBLE FOR THE SUPPLY AND APPLICATION OF ALL PAINT AND STAIN REQUIRED BY THE PROJECT.
- PANT MD DOOR AND FRAMES P2 COLOR OF ADJACENT WALL. (BOTH SIDES OF FRAME COULD BE DIFFERENT COLORS)
- ALL AREAS TO RECEIVE (P1) UNLESS OTHERWISE NOTED.
- PANT TO BE MYTHIC - NON TOXIC PAINT, COLOR MATCH AS REQUIRED.
- SEE INTERIOR ELEVATIONS FOR MORE FINISH DETAILS.

PAINT:

- (P1) SW 2066 NANTUCKET DUNE
- (P2) SW 6081 TRUSTY TAN

FLOOR FINISH NOTES:

- ALL PRODUCTS SHALL BE AS SPECIFIED, NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY OWNER AND ARCHITECT.
- PROVIDE SMOOTH TRANSITION WHERE CHANGE IN FLOOR MATERIALS OCCURS
- ALL AREAS TO RECEIVE (B1) UNLESS OTHERWISE NOTED ON THE SCHEDULE

FLOOR FINISHES:

CARPET

- (C1) J AND J - TBD

BASE

- (B1) WOOD BASE - PAINTED - MATCH EXTG

HI TECH
624 E Henri De Tonti Blvd
TONTITOWN, AR

DATE
2-5-19
JOB NO.
19015
REVISIONS

A6.0
FINISH PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8208 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

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LARGE SCALE DEVELOPMENT PLAN

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS NOT TO BE RELIED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.

PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.

PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.

CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.

CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.

ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.

DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.

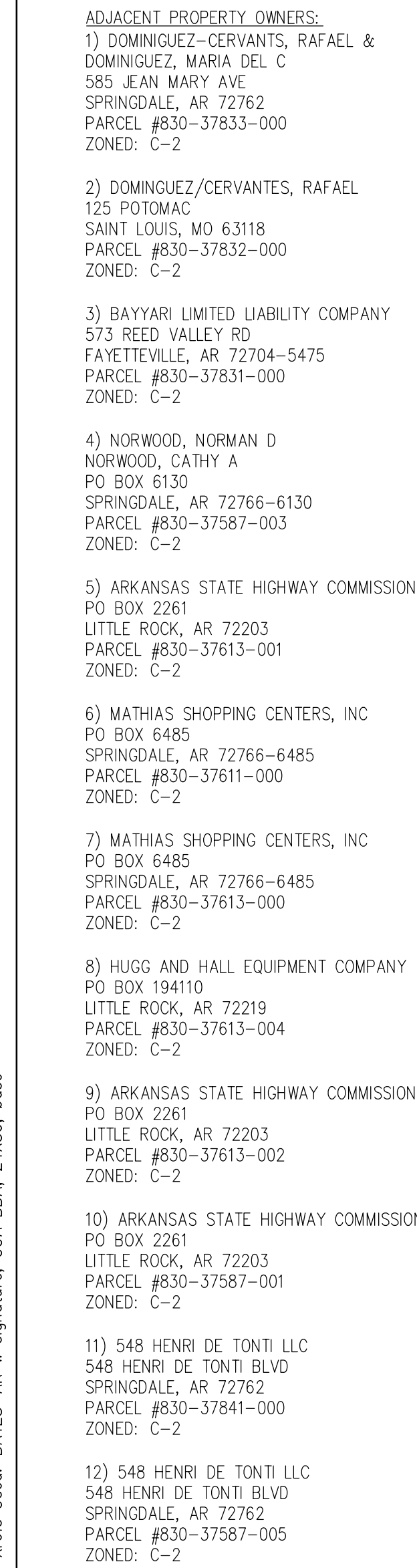
THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS, (REVISED APRIL 5, 2016) PROCEDURES AND DETAILS.

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

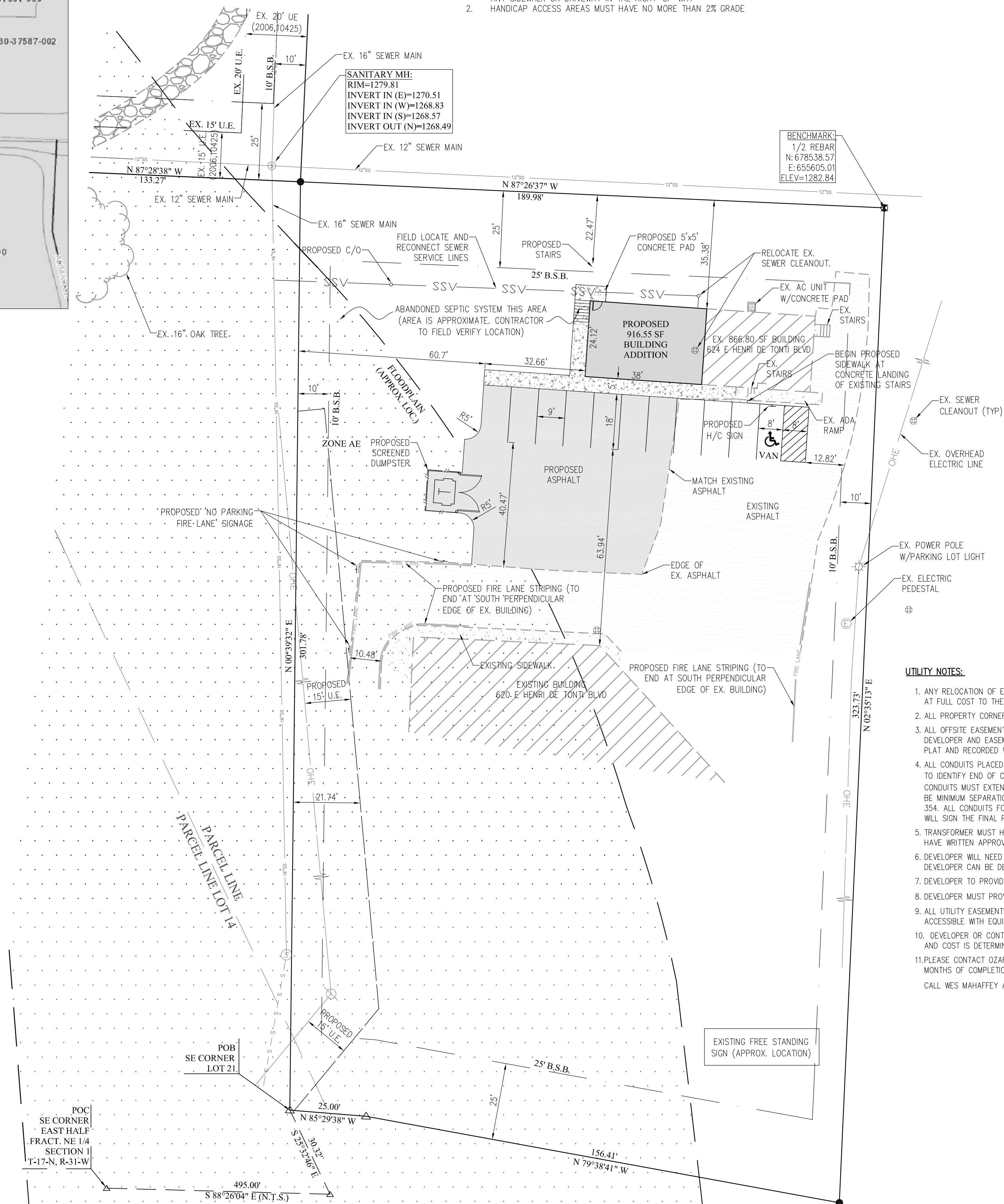


01	COVER SHEET
02	SITE + UTILITY PLAN
03	LANDSCAPE PLAN
04	GRADING, DRAINAGE AND EROSION CONTROL PLAN
05-06	DETAILS



ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY
2. HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE



PROPOSED	EXISTING	LEGEND	DESCRIPTION
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BUILDING
			BOLLARD
UGTV	UGTV		CABLE TV (UNDERGROUND)
	OHV		CABLE TV (OVERHEAD)
			CENTERLINE
			CONCRETE SURFACE
			CONDUIT
1255	1255		CONTOURS
			CURB & GUTTER
UGE	UGE		ELECTRICAL (UNDERGROUND)
OHV	OHV		ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EASEMENT
	X		FENCE (WIRE/WOOD/CHAIN)
	FO		FIBER OPTIC CABLE
			FIRE HYDRANT ASSEMBLY
			FLOWLINE
FM	FM		FORCE MAIN
GAS	GAS		GAS MAIN
			GAS METER
			GRAVEL SURFACE (EDGE)
			GRAVEL SURFACE
			IRON PIN (5/8" RE-BAR)
			LIGHT
			MONUMENT (CONCRETE)
			POND
			POWER POLE
			PROPERTY LINE (EXTERNAL)
			RETAINING WALL
			RIGHT-OF-WAY
8"SS	8"SS		SANITARY SEWER PIPE
			SANITARY SEWER MANHOLE
			SANITARY SEWER SERVICE
			SECTION LINE
			SIDEWALK
			SIGN
			SILT FENCE
			SPOT ELEVATION
			STORM SEWER PIPE
			STORM SEWER INLET
			STORM SEWER BALES
			TELEPHONE PED/MANHOLE
UGT	UGT		TELEPHONE (UNDERGROUND)
	OHV		TELEPHONE (OVERHEAD)
			TREE LINE CANOPY
			TREE/TREE TO BE REMOVED
			UTILITY EASEMENT
			WATER MAIN PIPE
			WATER VALVE
			WATER METER
			WATER THRUST BLOCK
			WATER MAIN REDUCER
			WATER MAIN BLOWOFF VALVE

UTILITY NOTES:

1. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
2. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
3. ALL OFFSITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
4. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE 40 CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 354. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E. MUST BE SHOWN ON FINAL PLAT BEFORE OZARKS ELECTRIC WILL SIGN THE FINAL PLAT.
5. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM AN OZARKS REPRESENTATIVE.
6. DEVELOPER WILL NEED TO CONTACT OZARKS ELECTRIC AND PROVIDE THEM WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
7. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING PVC SWEEPS IN ACCORDANCE WITH OZARKS SPECIFICATIONS.
8. DEVELOPER MUST PROVIDE OZARKS ELECTRIC WITH A DIGITAL COPY (AUTOCAD) OF THE FINAL PLAT AS WELL AS A HARD COPY.
9. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
10. DEVELOPER OR CONTRACTOR MUST APPLY FOR TEMPORARY CONSTRUCTION SERVICE AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY OZARKS.
11. PLEASE CONTACT OZARKS ELECTRIC WHEN CONSTRUCTION BEGINS ON THIS PROJECT AND AGAIN WHEN CONSTRUCTION IS WITHIN THREE MONTHS OF COMPLETION.



ENGINEER: G. Bates

2/19/19

DRAWN BY: T. Ford

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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HI TECH CHIROPRACTIC
LARGE SCALE DEVELOPMENT PLAN
SITE & UTILITY PLAN
TONTITOWN, ARKANSAS

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Civil Engineering & Surveying
Phone - 479.442.9350 • Fax 479.521.9350
7230 S. Pleasant Ridge Drive
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DATE _____

02

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF TONTIOWN SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTIOWN FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS SHALL BE PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
1	AC	BLUE ATLAS CEDAR <i>Cedrus atlantica 'glauca'</i>	B&B	2.5" CAL.	MIN. 4' HIGH
3	BH	BURFORD HOLLY <i>Ilex cornuta</i>	CONT.	5 GAL.	NOTES

<u>SYMBOL</u>	<u>DESCRIPTION</u>
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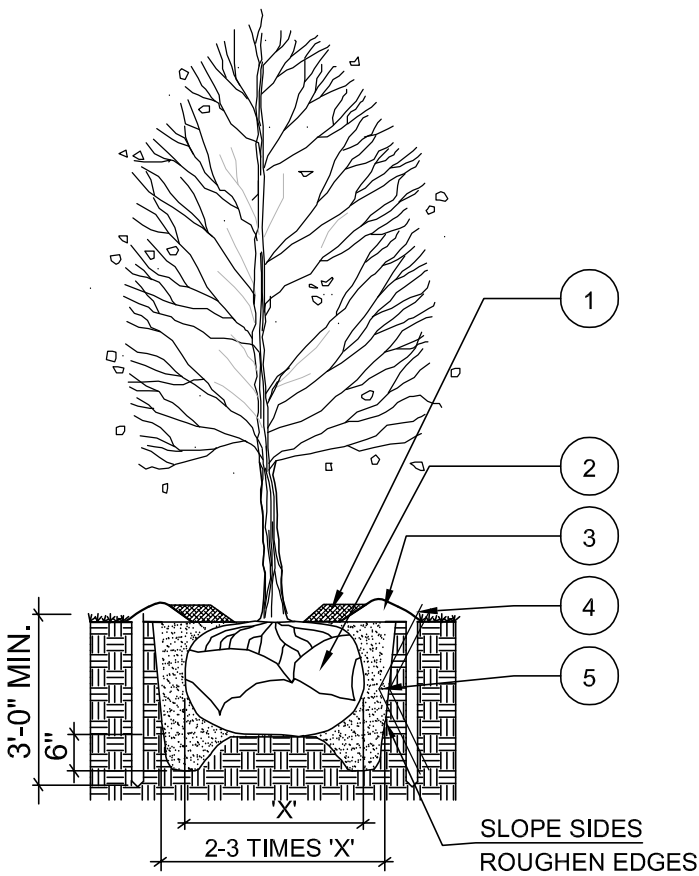
- 1 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK
- 2 REMOVE BALL WRAP FROM TOP 1/3 OF BALL
- 3 ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- 4 TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- 5 EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TWIGS IF FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.
- F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

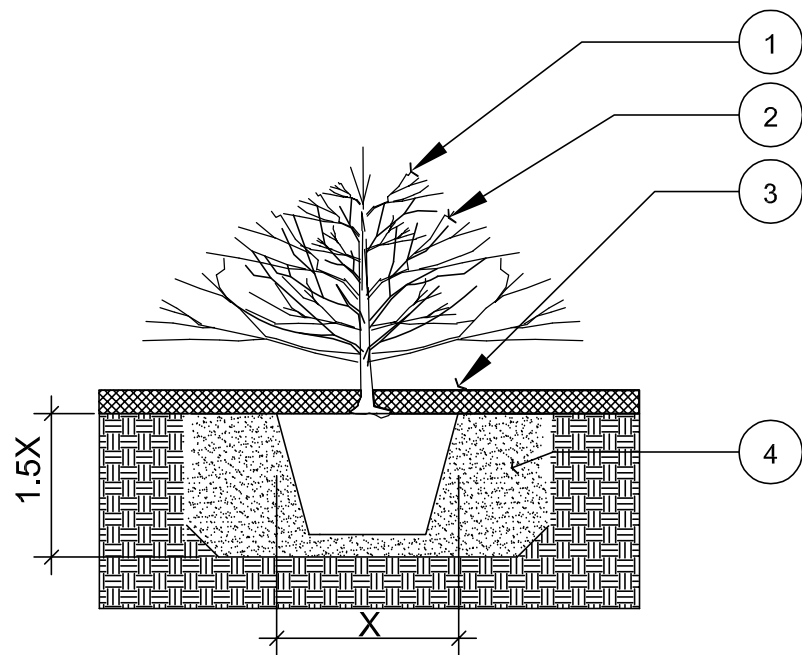
<u>SYMBOL</u>	<u>DESCRIPTION</u>
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- 1 PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
- 2 PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3 3" - 4" OF MULCH
- 4 PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

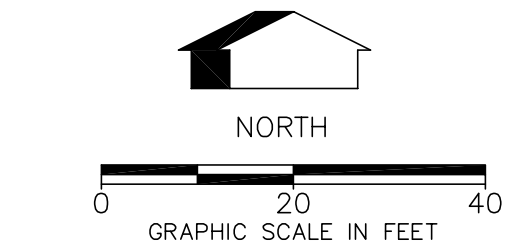
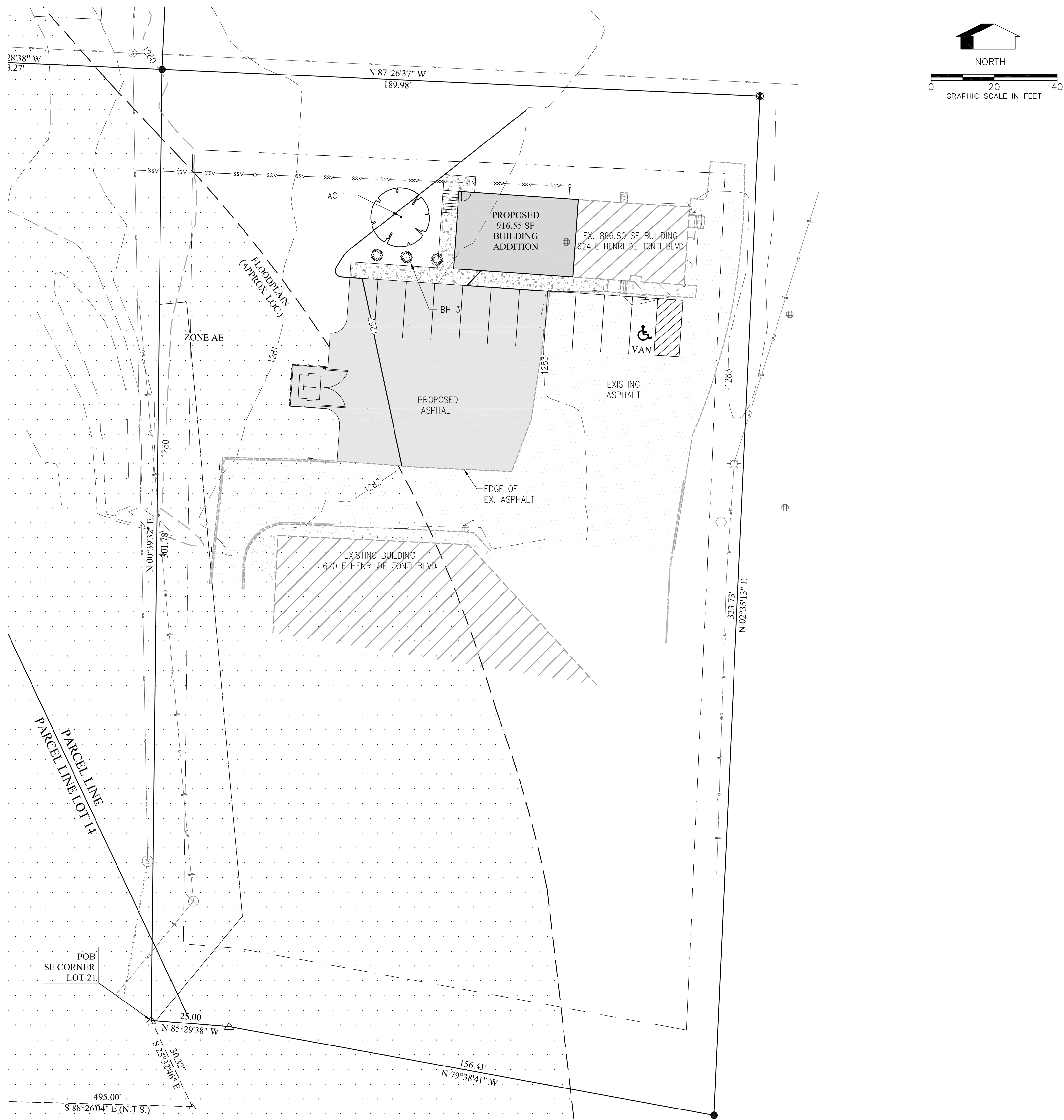
A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.



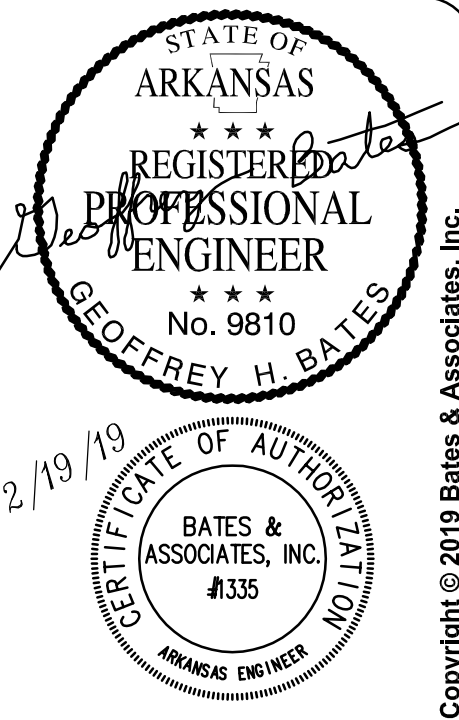
TREE PLANTING DETAIL
N.T.3.



SHRUB PLANTING DETAIL
N.T.S.



ENGINEER: G. Bates

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HI TECH CHIROPRACTIC
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
TONTITOWN, ARKANSAS



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18-359

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03

