COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
OCTOBER 20, 2020

TO: PLANNING COMMISSION
PLANS & POLICY COMMITTEE

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – EVEREST AVENUE TOWNHOMES

STAFF: ETHAN HUNTER, CITY PLANNER
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Everest Avenue Townhomes
ADDRESS/LOCATION:	NE corner of S. Everest Avenue and W. Everest Avenue
CURRENT ZONING:	RMF-9A with PUD
PROPOSED ZONING/DENSITY:	RMF-12A with DCP / 12 units per acre
# UNITS/GROSS SITE AREA:	44 units / 4.06± acres
BUILDING TYPE:	Townhomes
APPLICANT/REPRESENTATIVE:	Bates & Associates / Geoff Bates
PROJECT OWNER/DEVELOPER:	Emeritrog LLC
PROPERTY OWNER:	Emeritrog LLC
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

This request was tabled at the 8/4/20 Planning Commission meeting after a public hearing was held, and tabled again on 8/18/20. The applicant has provided updated DCP documents, but staff cannot identify any substantial changes or improvements from the previous versions.

The proposed zoning of R-MF is consistent with the Comprehensive Growth Map, and the proposed density of 12 units per acre is appropriate at this location; however, the proposed DCP presents concerns related to building placement and its effect on the surrounding streetscape. See STAFF REVIEW for additional findings.

Community Development recommends consideration of this request subject to the following actions:

1. Consider **WAIVER** from Sec. 14-260 to allow two curb cuts along S. Everest Avenue and S. Kilimanjaro Way.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation:*
      Commerce Corridor.

   b) *Growth Designation Character:*
      Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes (CGM Page 1).

   c) *Base Density:*
      Determined by DCP.

   d) *Max Density:*
      Determined by DCP.

2. ZONING:
   a) *RMF-12A (Residential Multifamily) with DCP:*
      The purpose and intent of the R-MF zoning district is to "provide suitable areas within the City for attached and detached residential development…[t]he district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development…," (Sec. 14-703(a)).

3. DENSITY CONCEPT PLAN:
   a) *Compatibility with Surrounding Environment:*
      i) Site Layout:
         The applicant has requested a **WAIVER** from Sec. 14-260 to allow two curb cuts along S. Everest Avenue and S. Kilimanjaro Way. The proposed DCP indicates private patios for each unit, and the areas labeled "common open space" are essentially just un-programmed and un-activated greenspace. **The updated proposal seems to have removed some designated pedestrian pathways through the site that were previously shown.**

      ii) Building Form & Placement:
         The proposed development is comparable in scale to its immediate surroundings, but does not meet the intent of the Growth Designation Character which explicitly discourages conventional suburban forms such as apartment complexes in favor of more compact, urban forms of multifamily residential. While the surrounding area lacks cohesive form, the proposed buildings are not intentionally placed to engage with the public realm. Bound by public streets on four sides, this site features a significant amount of street frontage that is negatively affected by the interior orientation of the buildings. This rear-fronting orientation results in an aesthetically unpleasing and generally undesirable streetscape. **The updated proposal does not include any changes to building orientation.**

      iii) Architectural Design:
         The provided building elevations indicate general compatibility with the surrounding development context in terms of materials and proportion, but there is currently no prevailing style among the multiple different multifamily/condo developments in The Peaks. **The updated proposal does not include any changes to the building elevations, but includes an additional color elevation sheet.**

      iv) Use Intensity:
         The proposed density is in-line with adjacent densities and CGM Growth Designation limits. Staff finds that the overall site activity produced from this development should not negatively impact the surrounding environment.

b) *Capacity of Surrounding Infrastructure:*

i) Travel Demand Management:
The applicant has not addressed any travel demand considerations such as integration of non-vehicular infrastructure, opportunities for multimodal transportation, or proximity to essential goods and services.

ii) Traffic Characteristics:
The applicant has provided ITE trip generation estimates. The proposed development should not create or compound a dangerous traffic condition, nor is a traffic study warranted.

c) *Development Waivers and Zoning Variances:*

i) The applicant has requested a **WAIVER** from Sec. 14-260 to allow two curb cuts along S. Everest Avenue and S. Kilimanjaro Way.

ii) DCPs are conceptual in nature and do not undergo complete review for development compliance. Any waivers or variances requested and approved at the DCP stage may be applied to the future development, but all underlying code requirements apply during development if waivers or variances are not approved with the DCP. DCPs are enforceable by rezone ordinance and function like a special zoning district. Once in place, only minor modifications may be approved administratively without having to revise or replace the DCP by rezoning the property.

4. GENERAL FINDINGS:
The proposed rezone is consistent with the CGM as R-MF is an allowed zoning district within the Commerce Corridor Growth Designation. The proposed density of 12 units per acre is appropriate at this location and should not negatively affect the capacity of the surrounding transportation network. However, the proposed DCP raises several layout and design concerns that staff recommends considering further, including non-compliant access and building placement. **The updated proposal does not substantially change these findings. As far as staff can tell, the primary changes concern street trees and landscape screening for HVAC units, both of which are already required by underlying Large-Scale Development regulations. This current version does not address concerns over building orientation previously stated by staff and commissioners. The most noticeable or substantial difference is the removal of several pedestrian connections through the site.**

5. PUBLIC INPUT RECEIVED:
At the time of this report, staff has received two comments from the public in opposition to this request.

6. RECOMMENDATIONS:

a) Consider request subject to the following actions:

i) Consider **WAIVER** from Sec. 14-260 to allow two curb cuts along S. Everest Avenue and S. Kilimanjaro Way.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

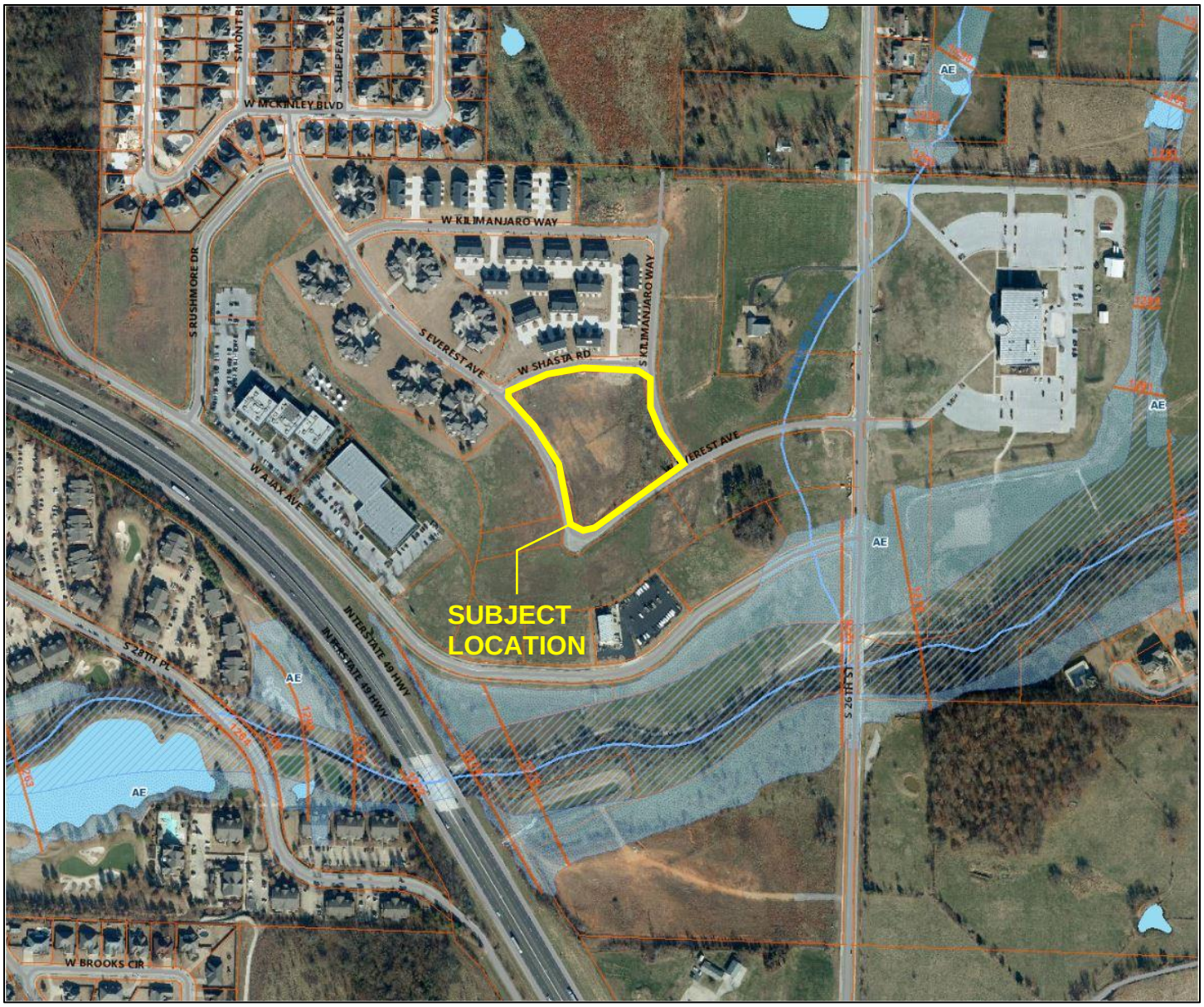
1. *IF APPROVING AS PRESENTED*:
   Move to accept DCP and recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to accept DCP and recommend City Council approval **s**ubject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request as presented.
4. *IF TABLING*:
   Move to table [indefinite or date certain].

TABS

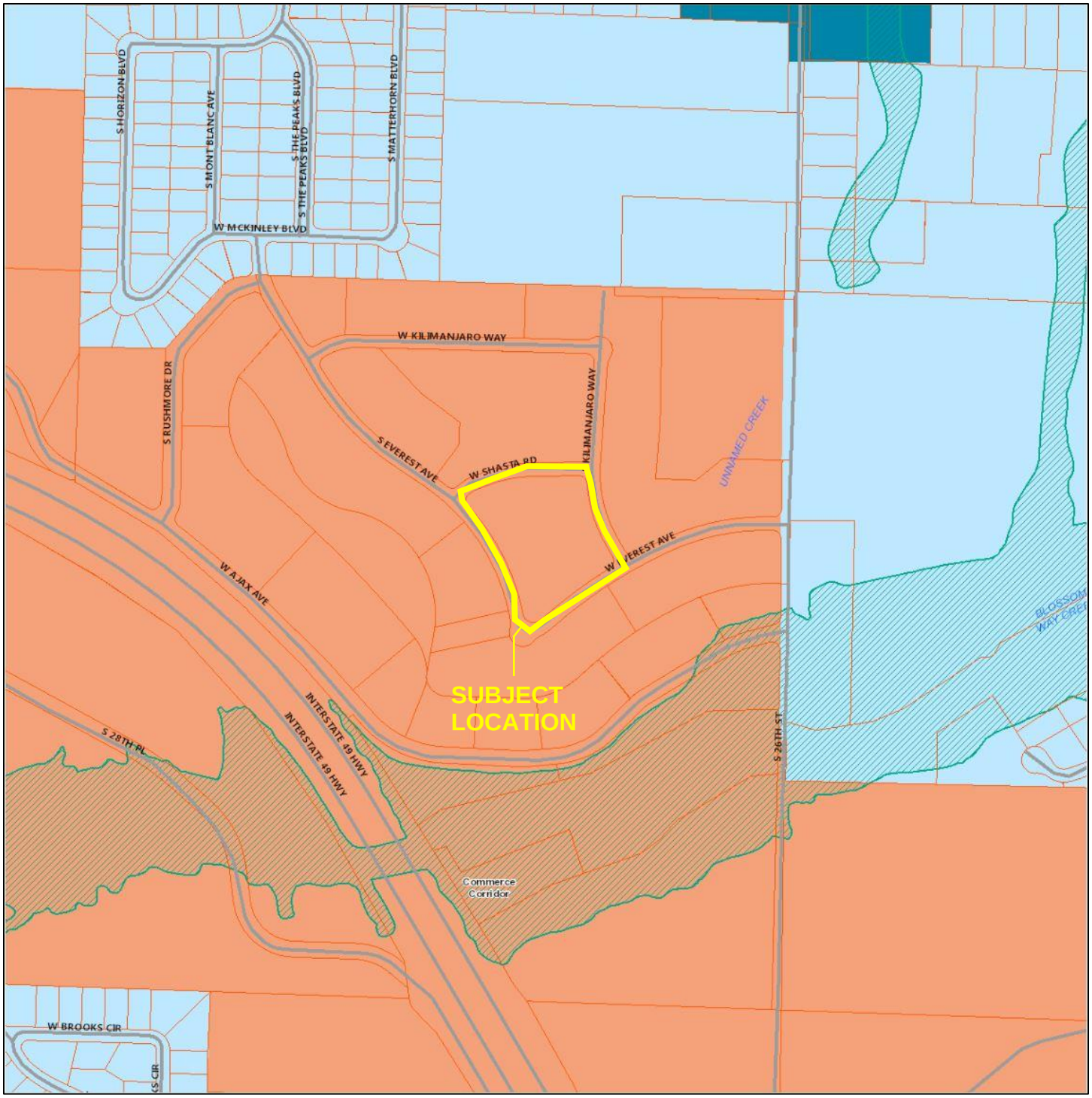
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone/DCP application with required supplements

TAB 1

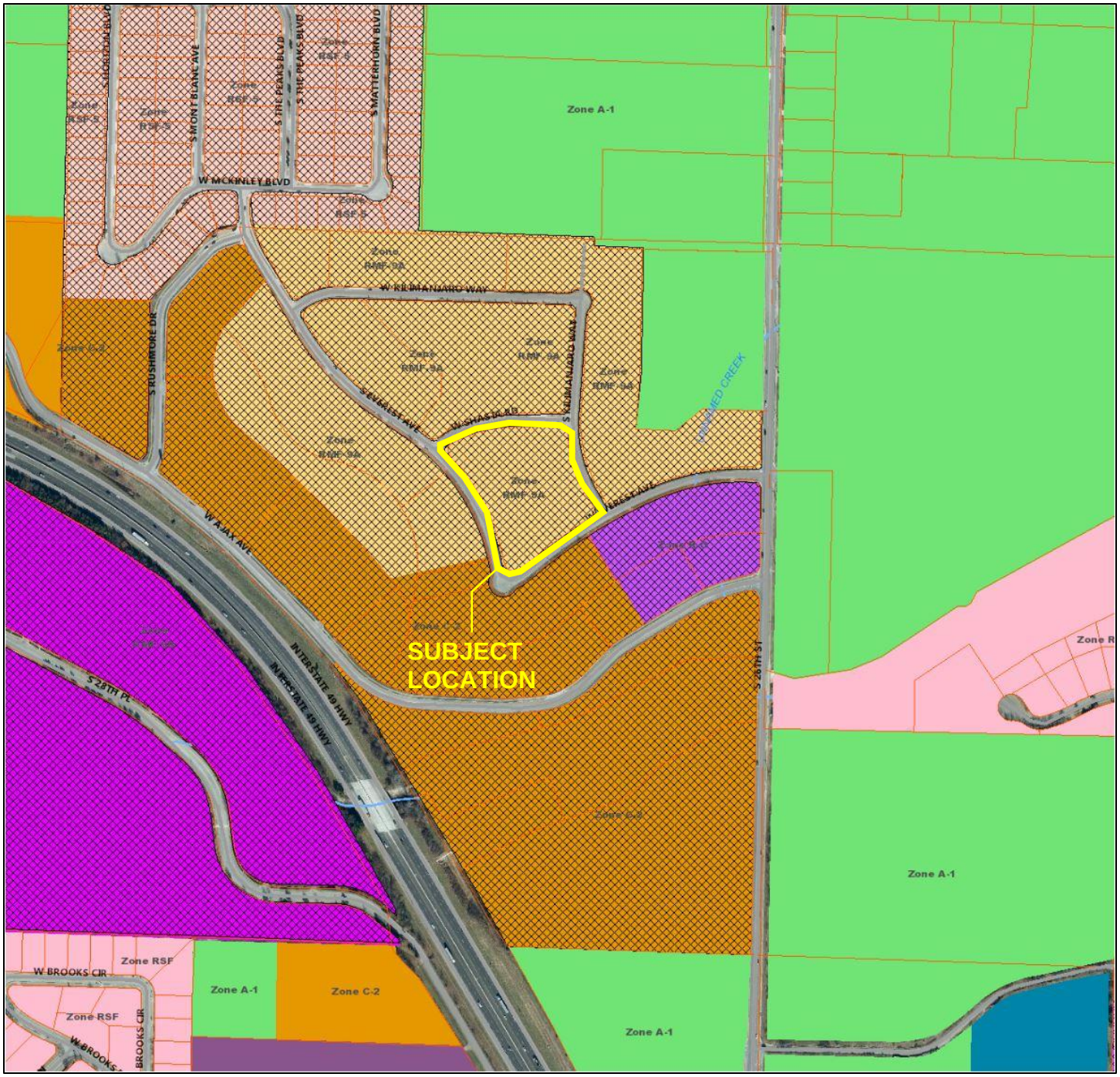
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Bates & Associates, Inc

ADDRESS: 7230 S. Pleasant Ridge Drive, Fayetteville AR 72704 SUITE #: _____

GENERAL LOCATION OF PROPERTY: NE corner of S Everest and W Everest

PHONE #: 479-442-9350 EMAIL: geoff@batesnwa.com

PROPERTY OWNER: Emeritrog, LLC PHONE #: _____

PRESENT USE: vacant lot ZONING: RMF-9

PROPOSED USE: Townhomes ZONING: RMF-12A

Geoffrey H Bates 5-13-20

Applicant Signature Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, EMERITMOG, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See attached

LAYMAN'S DESCRIPTION: NE corner of S Everest Ave and W Everest Aveneu

PRESENT ZONING: RMF-9

ZONING REQUEST: RMF-12

Respectfully Submitted,
EMERITMOG, LLC

By: _____
(Property Owner Signature)
Eric W. Hoaglund
Vice President

STATE OF ~~ARKANSAS~~ WISCONSIN
COUNTY OF WAUKESHA

Subscribed and sworn before me this the 13th day of MAY, 2020.

Susan M. Hoaglund
Notary Signature

Susan M. Hoaglund
Notary Name Printed

Is Permanent
Commission ~~Expires~~

NOTARY PUBLIC
SUSAN HOAGLUND
STATE OF WISCONSIN

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 15th day of July, 2020.

Signed

Sally Charis

Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 15th day of July, 2020.

Notary Signature

Embry L Thomas
Notary Public
Commission # 12358206
Washington County, Arkansas
Expires January 31, 2027

Embry Thomas

Notary Name Printed

1/31/27

Commission Expires

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY
Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN

To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Everest Avenue Townhomes
ADDRESS/LOCATION:	Everest Avenue
PROPOSED ZONING:	RMF-12
PROPOSED DENSITY:	11 units per acre
GROSS SITE AREA:	4.06 acres
DWELLING UNITS:	44
BUILDING TYPE:	2 story townhome

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Bates & Associates, Inc.	PHONE:	479-442-9350
		EMAIL:	geoff@batesnwa.com
PROJECT OWNER/DEVELOPER:	Emeritrog, LLC	PHONE:	
		EMAIL:	
PROPERTY OWNER:	same	PHONE:	
		EMAIL:	
REQUEST:	RMF-12		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	
BASE DENSITY:	
MAX DENSITY:	
CURRENT ZONING:	RMF-9

APPLICANT SIGNATURE: Geoffrey H Bates

SUBMITTAL DATE: 5-28-20

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

May 27, 2020

Lori Ericson
Planning Administrator
City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

SUBJECT: Everest Avenue

Dear Planning Staff,

Our client, John Carney of JC Construction and the property owners of Parcel #02-16715-006, Emeritrog, LLC, would like to request a rezoning of said parcel within the city limits of rogers. The property is located off Everest Avenue and contains a total of 4.06 acres.

The current zoning of the property is RMF-9A. The Applicant is requesting a rezoning of the property to RMF-12A (Residential Multi-Family District), for the purposes of adding 44 townhome units. This will be under the 12 units per acre requirement.

The surrounding properties are mostly zoned RMF-9, with C-2 to the south and R-O to the southeast. The adjoining property to the north, east and west is developed as multi-family residential. The addition of 44 residential units to this area will not have a significant impact on traffic in the area. This rezoning and resulting development will also take advantage of the opportunity for infill of vacant lands.

Please see the attached Vicinity Map showing adjacent zoning.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Geoff Bates, P.E.
President of Engineering
Bates & Associates, Inc.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

May 27, 2020

Lori Ericson
Planning Administrator
City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

RE: Everest Avenue DCP

Dear Mrs. Ericson,

The project is located on S. Everest Ave. The project site consists of 4.06 acres and is currently and undeveloped open field. The developer is proposing eleven 4-plex townhomes for a total of 44 units which is 11 units per acre.

The development will have access onto S. Everest Ave. and W. Kilimanjaro Way. Both are identified as minor streets. Using the ITE Trip Generation Manual, the estimated 24 hour weekday volume for 144 units (ITE 220) is 1,080 vehicle trips per average weekday. The impact of the site-generated traffic volumes compared to the existing traffic volumes and due to the existing street connectivity, the overall impact is expected to be minimal.

Along with the letter is our density concept plan for the site containing the minimum required information from the DCP application packet.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc

Geoffrey Bates

Geoffrey H. Bates, P.E.
President of Engineering

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

August 7, 2020

Ethan Hunter, CNU-A | Planner III
Dept. of Community Development
City of Rogers | www.rogersar.gov
301 W Chestnut St, Rogers, AR 72756

RE: Everest Avenue DCP

Dear Mr. Hunter,

The developer would like to request a variance to the access management standards #5, maximum number of curb cuts. The developer is requesting 2 curb cuts on Kilimanjaro and Everest. The standard states that only 1 curb cut allowed with 600' or less of frontage. There is approximately 510' of frontage along S. Everest Avenue and 346' along S. Kilimanjaro Way. The drives meet the separation distance requirements from the intersections.

Should you have any questions, or require additional information, please contact us at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates

Geoffrey H. Bates, P.E.

N

0 60 120
GRAPHIC SCALE IN FEET

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

ENGINEER: G. Bates
DRAWN BY: J. Young

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

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

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REVISIONS	DATE
1ST SUBMITTAL	10/04/19

EVEREST MULTI FAMILY
LARGE SCALE DEVELOPMENT PLANS

SITE & UTILITY PLAN

ROGERS, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive Phone - 479.442.9350 - Fax 479.521.9350
Fayetteville, Arkansas 72704

PROJECT NO 20-125

DATE

01

Time: 9:13 am
Scale: 1=25 (PS)
Date: 3/20/2020

Drawing Name: 16\000\16-012\engineering\Phase III East LSD\02 Site & Utility Plan.dwg
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA.

STREET TREES REQUIRED
1 PER 30'

ALL SEWER SERVICE LINES TO BE 4" SDR-26 PVC.

TRASH SERVICE WILL BE PROVIDED VIA INDIVIDUAL ROLL-AWAY CARTS

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

Drawing Name: 20\100\20-125\Engineering\DCP SITE PLAN.dwg
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA.

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Scale: 1=25' (PS)
Date: 10/8/2020

N

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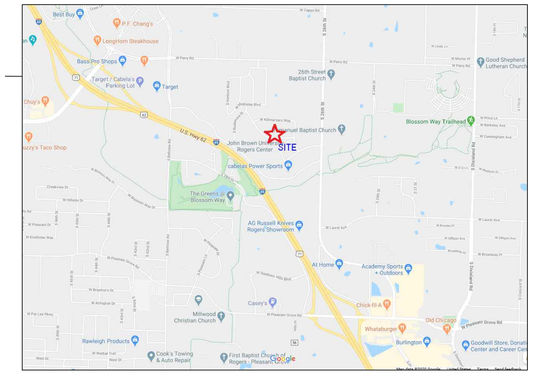
GRAPHIC SCALE IN FEET



VICINITY MAP

SURVEY DESCRIPTION:
LOT 14A OF THE PEAKS, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN BOOK 2008 AT PAGES 558 – 559, AND BEING LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 19, NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO–WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 14 OF THE PEAKS PHASE 2 AND RUNNING THENCE S02°17'51"W 465.91' TO AN EXISTING REBAR, THENCE S07°04'00"W 189.74', THENCE N89°33'54"W 284.95' TO AN EXISTING REBAR ON THE SOUTH RIGHT–OF–WAY OF SHASTA ROAD MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT–OF–WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S46°08'17"E 41.25' TO AN EXISTING REBAR ON THE WEST RIGHT–OF–WAY OF KILIMANJARO WAY, THENCE LEAVING SAID RIGHT–OF–WAY OF SHASTA ROAD ALONG SAID RIGHT–OF–WAY OF KILIMANJARO THE FOLLOWING: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00' FOR A CHORD BEARING AND DISTANCE OF S15°35'42"E 235.49', S28°34'21"E 53.92', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S15°31'18"W 41.83' TO A POINT ON THE NORTH RIGHT–OF–WAY OF EVEREST AVENUE, THENCE LEAVING KILIMANJARO RIGHT–OF–WAY ALONG SAID RIGHT–OF–WAY OF EVEREST AVENUE THE FOLLOWING: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1831.37' FOR A CHORD BEARING AND DISTANCE OF S59°01'30"W 43.67', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1831.37' FOR A CHORD BEARING AND DISTANCE OF S54°26'06"W 261.62', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' FOR A CHORD BEARING AND DISTANCE OF S52°49'08"W 18.51', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00' FOR A CHORD BEARING AND DISTANCE OF N68°04'18"W 66.66', N10°11'24"W 16.39', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 800.00' FOR A CHORD BEARING AND DISTANCE OF N24°46'40"W 397.65', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 800.00' FOR A CHORD BEARING AND DISTANCE OF N41°25'11"W 42.88', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N13°49'11"E 37.58' TO AN EXISTING REBAR ON THE SOUTH RIGHT–OF–WAY OF SHASTA ROAD, THENCE LEAVING SAID RIGHT–OF–WAY OF EVEREST AVENUE ALONG SAID RIGHT–OF–WAY OF SHASTA ROAD THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00' FOR A CHORD BEARING AND DISTANCE OF N61°41'00"E 39.44' TO AN EXISTING REBAR, N70°45'57"E 43.28' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00' FOR A CHORD BEARING AND DISTANCE OF N80°36'08"E 162.38' TO AN EXISTING REBAR, S89°33'54"E 172.36', TO THE POINT OF BEGINNING, CONTAINING 4.06 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS–OF–WAY OF RECORD.

DEVELOPMENT STANDARDS (PER RMF):

BUILDING SETBACKS:	
FRONT	30ft
SIDE	10ft
REAR	30ft
MAXIMUM BUILDING COVERAGE:	50%
SITE AREA (AFTER R/W DED.):	176,854 SQ. FT.
PROPOSED GFA:	47,406 SQ. FT.
PROPOSED % BUILDING COVERAGE:	26.8%
MAXIMUM STRUCTURE HEIGHT:	35 FT
PROPOSED STRUCTURE HEIGHT:	31'–9"

IMPERVIOUS AREA CALCULATIONS:

TOTAL AREA OF SITE	176,854 SQ FT
TOTAL PERVIOUS AREA (POST–DEVELOPMENT)	71,630 SQ FT
TOTAL IMPERVIOUS AREA (POST–DEVELOPMENT)	94,221 SQ FT
PERCENTAGE IMPERVIOUS AREA	53%
PERCENTAGE OPEN SPACE	47%

DENSITY CALCULATIONS:

TOTAL AREA OF SITE	1.09 ACRES
TOTAL PROPOSED UNITS	13
TOTAL UNITS PER ACRE	12 UNITS/ACRE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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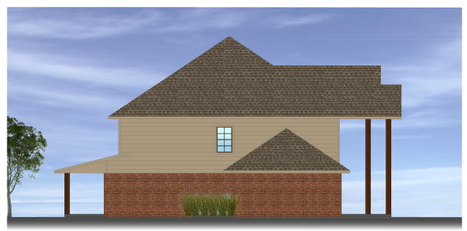
REVISIONS	DATE

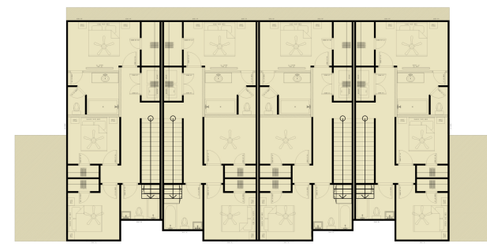
EVEREST MULTI FAMILY
LARGE SCALE DEVELOPMENT PLANS
SITE & UTILITY PLAN
ROGERS, ARKANSAS

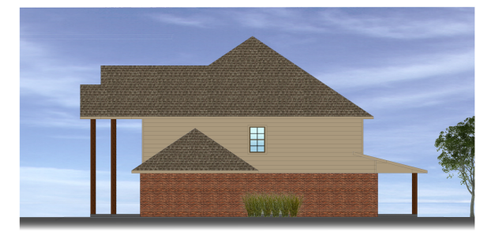
Bates & Associates, Inc.
Civil Engineering & Surveying
www.mybatesassociates.com
7230 S. Pleasant Ridge Drive Phone - 479.442.9350 Fax 479.521.9350
Fayetteville, Arkansas 72704

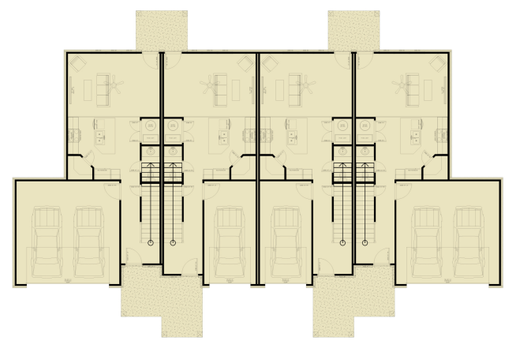
PROJECT NO. 20-125

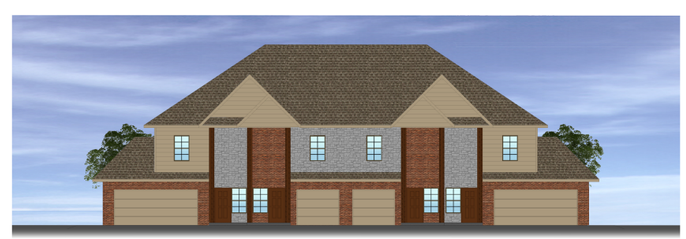
SHEET NO. 01











EVEREST LLC.

ELEVATIONS FOR PRESENTATION

ISSUE DATE: 10-07-2020 **JOB#** DSD 20-018 **LOCATION:** ROGERS ARKANSAS

DAVID SNELL DESIGN SERVICES
4504 SW Sky Line Street
Bentonville AR. 72713
Phone - 479.790.2799
davidsnelldesign@gmail.com
www.davidsnelldesign.com

JOHN CARNEY QUADPLEX

ROGERS ARKANSAS

ABBREVIATIONS, MATERIALS LEGEND, AND REFERENCE SYMBOLS

ABBREVIATIONS

ARFF	ABOVE REFERENCE FINISH FLOOR
BM.	BEAM
BRFF	BELOW REFERENCE FINISH FLOOR
C.J.	CONTROL JOINT
EL.	ELEVATION
E.J.	EXPANSION JOINT
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.S.	FACE OF STUD
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
J.B.	JOIST BEARING
MBM	METAL BUILDING MANUFACTURER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
R.D.	ROOF DRAIN
RTU	ROOF TOP UNIT
SIM.	SIMILAR
S.J.	SAWED JOINT
STD.	STANDARD
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.S.	THICKENED SLAB
T.W.	TOP OF WALL
TYP.	TYPICAL
V.C.J.	VERTICAL CONTROL JOINT
V.T.R.	VENT THRU ROOF

MATERIALS LEGEND

COMPACTED FILL
UNDISTURBED EARTH
CRUSHED STONE
CONCRETE (SECTION)
CONCRETE (PLAN)
BRICK
STONE
CONCRETE BLOCK
GLAZED FACE CONCRETE BLOCK
MORTAR – GROUT
LARGE SCALE METAL
SMALL SCALE METAL
METAL STUD PARTITION
WOOD STUD PARTITION
WOOD – ROUGH (CONTINUOUS)
WOOD – ROUGH (BLOCKING)
WOOD – FINISH
RIGID INSULATION
BATT INSULATION
LOOSE FILL INSULATION
PLASTER OR STUCCO
FLOOR TILE
QUARRY TILE
CERAMIC TILE
GYPSUM BOARD
PLYWOOD
GLASS
ACOUSTIC CEILING TILE
GLASS IN ELEVATION
MIRROR IN ELEVATION
BAR JOIST
GRID LINE
BEAM

REFERENCE SYMBOLS

GENERAL NOTE — NOTE LETTER (A)

ELEVATION — XXX'–X" / X.X.X.

ELEVATION — DRAWING NO. / SHEET NO. X/AX.X

REVISIONS — REVISION NUMBER (X)

BUILDING SECTION — DRAWING NO./SHEET NO. X/AX.X X/AX.X

FRAME (WINDOW) — FRAME TYPE (XX)

WALL SECTION — DRAWING NO./SHEET NO. X/AX.X

FOOTING ELEV. — TOP OF FTG / FTG. ELEV. 00.00

ENLARGED DETAIL — DRAWING NO. / SHEET NO.

ROOM NUMBER — ROOM NAME: ROOM NAME; ROOM NUMBER: 101

GENERAL EQUIPMENT — ACCESSORY NO. – SEE PLAN OR SECTION (XXX)

PARTITION TYPE — *X

GRID LINE

DOOR — (XX) * ADDITIONAL NOTE

GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE DESIGNER AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.

2. ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF THIS PROJECT.

4. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURERS' WARRANTIES WILL BE HONORED.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.

7. ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH APPROVAL BY THE OWNER (IN ACCORDANCE WITH EXISTING COMPONENTS AND SYSTEMS USED).

CONSTRUCTION DATA

ADDRESS: ????
ROGERS ARKANSAS 72756

BUILDING AREA: TOTAL EXTERIOR = 4481sqft

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED EDITIONS OF THESE CODES AS AMENDED BY THE CITY OF ROGERS, THE COUNTY OF BENTON AND THE STATE OF ARKANSAS.

2006 INTERNATIONAL BUILDING CODE (IBC)
2012 ARKANSAS FIRE PREVENTION CODE VOL I (FIRE)
2012 ARKANSAS FIRE PREVENTION CODE VOL II (BUILDING)
2012 ARKANSAS FIRE PREVENTION CODE VOL III (RESIDENTIAL)
2010 ARKANSAS MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE (TO COME)
2006 ARKANSAS PLUMBING CODE
2006 ARKANSAS FUEL & GAS CODE
2014 ARKANSAS ENERGY CODE

RESIDENCE DATA

BEDROOMS	=	3
BATHROOMS	=	2.5
SQUARE FOOTAGES:		
1st FLOOR (HEATED)	=	2740sqft
GARAGE (NON–HEATED)	=	865sqft
STRUCTURE EXTERIOR	=	3734sqft
FRONT PORCH	=	232sqft
BACK PORCH	=	515sqft
TOTAL EXTERIOR sqft (BILLABLE)	=	4481sqft

SIGNATURE FOR ISSUANCE

INDEX OF DRAWINGS

GENERAL
C–1.1 COVER SHEET, LEGEND, AND INDEX
C–1.2 SITE MAP
F–1.1 FOUNDATION PLAN

ARCHITECTURAL
A–1.1 FIRST FLOOR PLAN
A–1.2 FIRST FLOOR CEILING & FLOORING
A–2.1 SECOND FLOOR PLAN
A–2.2 SECOND FLOOR CEILING & FLOORING
A–3.1 BASEMENT FLOOR PLAN
A–3.2 BASEMENT FLOOR CEILING & FLOORING
A–4.1 ROOF PLAN
A–4.2 FLOOR OVERLAYS
A–5.1 FRONT ELEVATION
A–5.2 REAR ELEVATION
A–5.3 LEFT ELEVATION
A–5.4 RIGHT ELEVATION
A–6.1 DETAILS & SCHEDULES

LOCATION MAP

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JOHN CARNEY CUSTOM QUADPLEX DESIGN

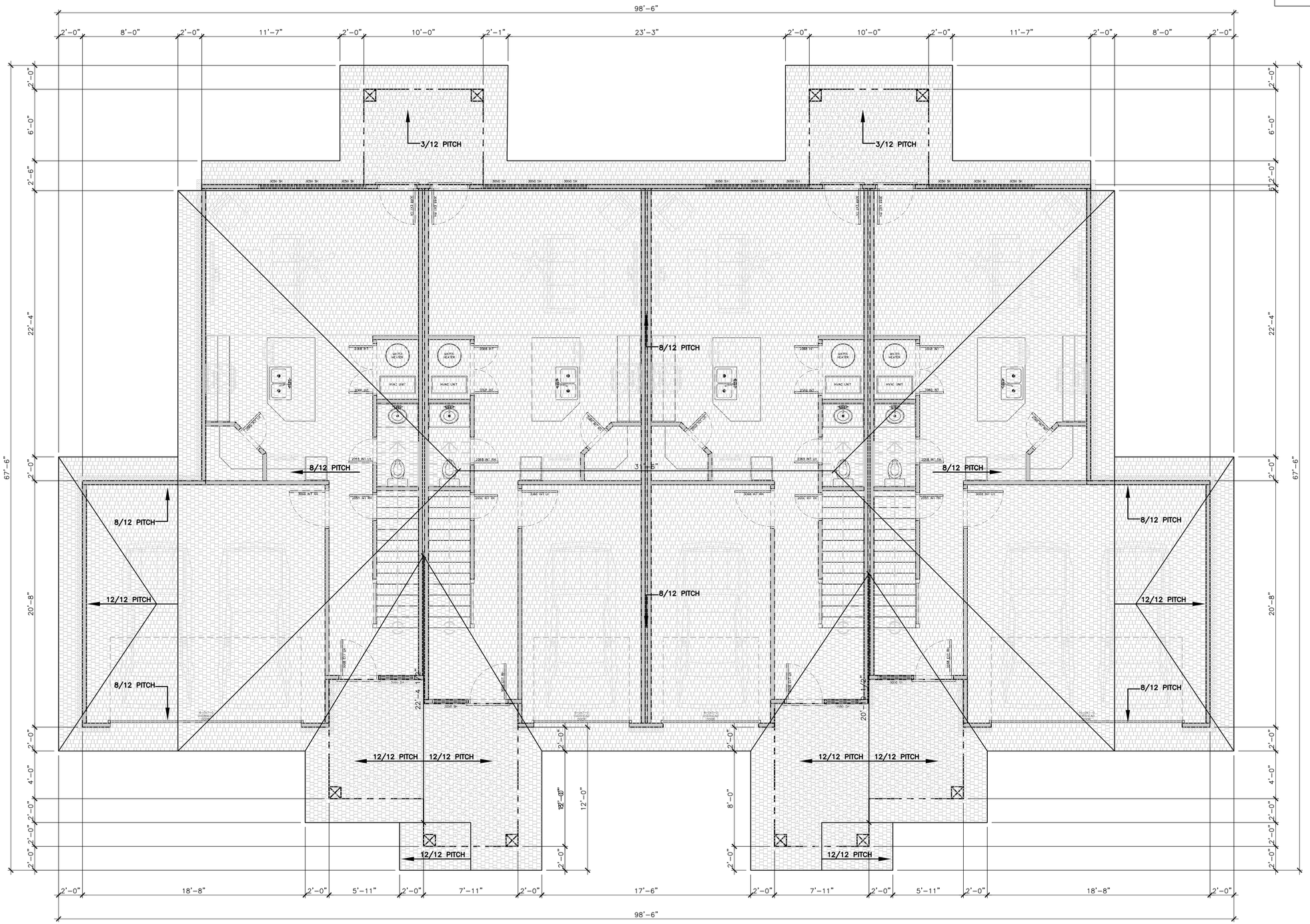
COVER SHEET

ISSUE DATE: ??? JOB#: ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

C1.1

GENERAL ROOF PLAN NOTES:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

1. ALL ROOF VENTS AND PENETRATIONS ARE TO BE FIELD LOCATED AFTER ROOF FRAMING IS COMPLETED.
2. ALL DIMENSIONS ARE ESTIMATED, FIELD VERIFY.



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

0" 4' 10'

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ROOF PLAN
ISSUE DATE: ??? JOB#: ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

A4.1

GENERAL ELEVATION NOTES:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

1. ALL DOORS & WINDOWS, INTERIOR & EXTERIOR, ARE TO BE REVIEWED AND VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR FINISHES ARE TO BE REVIEWED AND VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE ESTIMATED, FIELD VERIFY.

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

0" 4' 10'

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FRONT ELEVATION

ISSUE DATE: ??? JOB#: ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

A5.1

GENERAL ELEVATION NOTES:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

1. ALL DOORS & WINDOWS, INTERIOR & EXTERIOR, ARE TO BE REVIEWED AND VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR FINISHES ARE TO BE REVIEWED AND VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE ESTIMATED, FIELD VERIFY.

1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

0" 4' 10'

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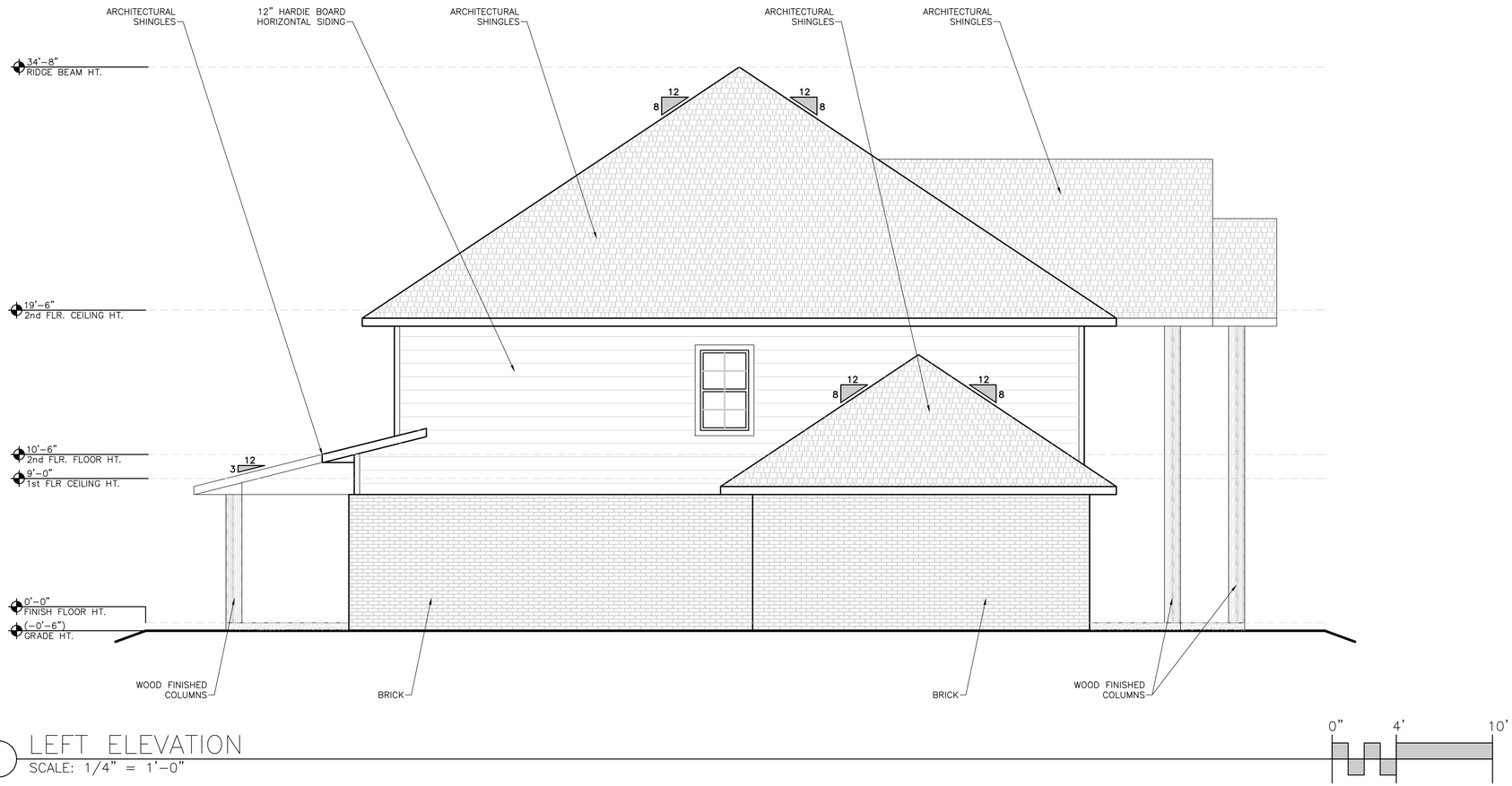
REAR ELEVATION
ISSUE DATE: ??? JOB# ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

A5.2



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

0" 4' 10'

GENERAL ELEVATION NOTES:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

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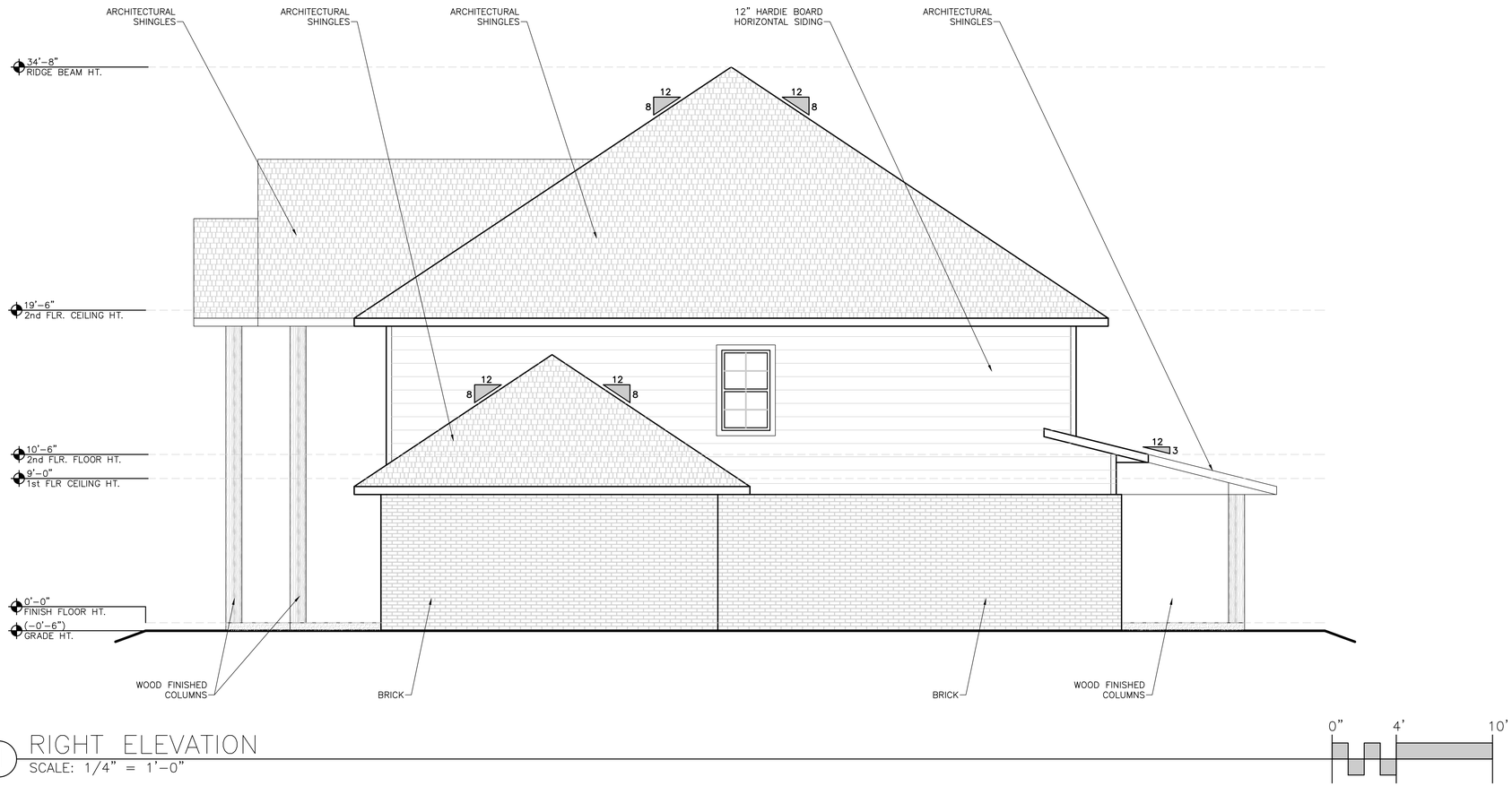
JOHN CARNEY CUSTOM QUADPLEX DESIGN

LEFT ELEVATION
ISSUE DATE: ??? JOB# ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

A5.3



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

1. ALL DOORS & WINDOWS, INTERIOR & EXTERIOR, ARE TO BE REVIEWED AND VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
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RIGHT ELEVATION

ISSUE DATE: ??? JOB# ??? LOCATION: ??? SHEET SIZE: D SIZE 24"X36"

A5.4