NWA PEDIATRICS ADDITION
3730 S PINNACLE HILLS PKWY #3
ROGERS, AR 72758

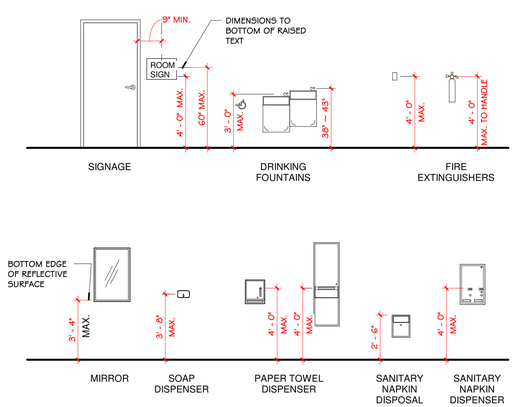
1 LIFE SAFETY PLAN
SCALE = 1/8" = 1'-0"

CODE AND PROJECT DEVELOPMENT DATA

BUILDING CODE:
2021 ARKANSAS FIRE PREVENTION CODE, VOL. I
(2021 IFC WITH AMENDMENTS)
2021 ARKANSAS FIRE PREVENTION CODE, VOL. II
(2021 IBC WITH AMENDMENTS)
2021 ARKANSAS RESIDENTIAL CODE, VOL. III
(2021 IBC WITH AMENDMENTS)
2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRICAL CODE
2018 ARKANSAS PLUMBING CODE
2018 ARKANSAS STATE FUEL & GAS CODE
2021 ARKANSAS MECHANICAL CODE
2014 ARKANSAS ENERGY CODE
2009 ANSI A-117.1
2021 EXISTING BUILDING CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
LIFE SAFETY CODES (LSC) - AS REFERENCED BY IBC
MOST CURRENT NFPA STANDARD(S) (IF APPLICABLE)

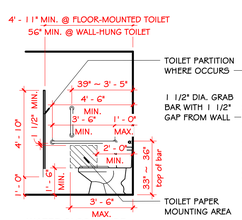
OCCUPANCY *(Chapter 3 Use and Occupancy)*	B-BUSINESS
TYPE CONSTRUCTION:	II-b - SPRINKLERED
(Table 601)	
STRUCTURAL FRAME	NONCOMBUSTIBLE- 0 HR
INTERIOR BEARING WALLS	NONCOMBUSTIBLE- 0 HR
EXTERIOR NON-BEARING WALLS	NONCOMBUSTIBLE- 0 HR
INTERIOR NON-BEARING WALLS	NONCOMBUSTIBLE- 0 HR
ROOF/CEILING	NONCOMBUSTIBLE- 0 HR
FIRE SEPARATION DISTANCES:	
NORTH	>30'
EAST	>30'
SOUTH	>30'
WEST	>30'
ALLOWABLE HEIGHT & BUILDING AREA:	
ALLOWABLE BUILDING HEIGHT (Table 504.3) =	75 ft
ALLOWABLE # FLOORS *(Table 504.4)* =	4 FLOORS
ALLOWABLE SF FLOOR. *(Table 506.2)* =	69,000 sf
AREA INCREASE DUE TO FRONTAGE *(506.3.3)*	51,750 sf
TOTAL ALLOWABLE BUILDING AREA	120,750 sf
ENCLOSED AREA:	14,220 sf EXISTING
	4,408 sf ADDITION
	18,628 sf TOTAL
TOTAL OCCUPANTS: *(Table 1004.5)*	
B-BUSINESS, 150 GROSS = 4,527 sf / 150 sf=	31 PEOPLE
MEANS OF EGRESS SIZING: (1005)	
(1005.3.1) STAIRWAYS #PEOPLE x .3"	N/A
(1005.3.2)31 PEOPLE x .2" / PERSON =	6.1" REQUIRED
2 DOORS x 32" =	64" PROVIDED
TRAVEL DISTANCE ALLOWED: *(Table 1017.2)*	
B-BUSINESS, SPRINKLERED	300'
REQUIRED PLUMBING FIXTURES: *(Table 2902.1)*	
WATER CLOSETS:1 per 25 up to 50, then 1 per 50 (31/25) =	2 WC (3 Provided)
LAVATORIES: 1 per 40 up to 80 then 1 per 80 (31/40) =	1 Lav (3 Provided)
DRINKING FOUNTAINS:1 PER 100 31 / 100 =	1 DF (1 Bottle Filler Provided)
SERVICE SINK PROVIDED IN EXISTING BUILDING	

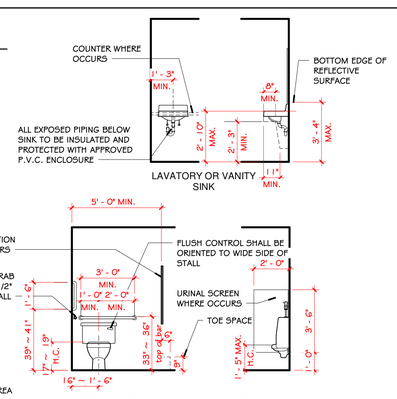
Sheet Index		CONT.	
#	Sheet Name	#	Sheet Name
A0.0	COVER SHEET	P1.1	PLUMBING DRAIN PLAN
A1.0	DEMO PLAN	P1.2	ROOF PLUMBING DRAIN PLAN
A1.1	FLOOR PLAN	P2.1	PLUMBING SUPPLY PLAN
A1.2	CEILING PLAN	P3.1	PLUMBING DETAILS & SCHEDULES
A1.3	ROOF PLAN		
A2.1	ELEVATIONS	M1.1	MECHANICAL PLAN
A3.1	WALL SECTIONS	M2.1	MECH. DETAILS & SCHEDULES
A3.2	WALL SECTIONS	E1.1	POWER PLAN
A4.1	INTERIOR ELEVATIONS	E1.2	MECH. POWER PLAN
A4.2	INTERIOR ELEVATIONS	E2.1	LIGHTING PLAN
A4.3	INTERIOR ELEVATIONS	E3.1	ELECTRICAL DEMO PLAN
A5.1	SCHEDULES	E3.2	ELECTRICAL RISER & PANEL DIAGRAM
S0	STRUCTURAL NOTES & DETAILS		
S1	FOUNDATION PLAN		
S2	ROOF FRAMING PLAN		
S3	HIGH ROOF FRAMING & DETAILS		
S4	FOUNDATION DETAILS		
S5	FRAMING DETAILS		
S6	FRAMING DETAILS		
S7	SPECIAL INSPECTIONS		
S8	SPECIAL INSPECTIONS		



TYPICAL MOUNTING HEIGHTS

ALL EQUIPMENT AND FIXTURES SHALL BE MOUNTED AT LOCATIONS WHICH MEET THE STATE BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT.





PROJECT TEAM DATA

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IT IS EXPRESSLY UNDERSTOOD THAT THE ARCHITECT SHALL NOT PERFORM CONSTRUCTION ADMINISTRATION SERVICES. UNLESS, AND ONLY TO THE EXTENT SPECIFICALLY REQUESTED BY THE CLIENT AS ADDITIONAL SERVICES. ACCORDINGLY, THE ARCHITECT SHALL NOT BE LIABLE TO THE CLIENT, TO THE OWNER OR TO ANY PARTY WORKING FOR OR THROUGH THE CLIENT OR THE OWNER, FOR ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS, WHICH ARE, OR WHICH UPON THE EXERCISE OF REASONABLE CARE SHOULD HAVE BEEN. DISCOVERED DURING THE CONSTRUCTION OF WORK. LIKEWISE, THE ARCHITECT SHALL NOT BE LIABLE TO THE CLIENT, TO THE OWNER OR TO ANY PARTY WORKING FOR OR THROUGH THE CLIENT OR THE OWNER, FOR ANY CHANGES IN DESIGN OR CONSTRUCTION MADE DURING CONSTRUCTION WITH-OUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT. THE CLIENT AND/OR THE OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM AND AGAINST ANY AND ALL CLAIMS OR CAUSES OF ACTION FOR COST OR DAMAGES WHICH a) ARE DISCOVERED OR UPON THE EXERCISE OF REASONABLE CARE SHOULD HAVE BEEN DISCOVERED BY THE OWNER OR CONTRACTOR, AND WHICH ARE NOT BROUGHT TO THE ARCHITECT'S ATTENTION FOR REVIEW AND ACTION BEFORE FURTHER WORK IS PERFORMED; b) ARISE FROM CHANGES IN CONSTRUCTION AND/OR DESIGN NOT APPROVED IN WRITING BY THE ARCHITECT; AND/OR c) FOR ERRORS OR OMISSIONS OF THE CONTRACTOR OR OF OTHER CONSULTANTS TO THE CLIENT AND/OR OWNER.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS, WITH THE REQUIREMENTS OF THE MUNICIPAL AUTHORITY AND ALL FEDERAL REGULATIONS.

BY: DATE: 02/23/26

SEAL: KEY ARCHITECTURE, INC. REGISTERED ARCHITECT 02/23/26 NO. C-971 Arkansas

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PRELIMINARY NOT FOR CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

NWA PEDIATRICS ADDITION
3730 S PINNACLE HILLS PKWY #3
ROGERS, AR 72758

MANA
3383 N MANA CT. SUITE 201
FAYETTEVILLE, AR 72703

DATE	DRAWN BY
02/23/26	ELP
PROJECT #	**CHECKED BY**
2438	JTK

SHEET
A0.0
COVER SHEET

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As indicated 2/24/2026 11:33:19 AM S:\2438 MANA - Pinnacle Pediatrics Addition\mana peds Pinnacle Hills.rvt