

# OZ Orthodontics

## Tenant Finish

3334 N Mana Ct, 3rd Floor, Fayetteville, AR 72703

### Project Directory

Client: James Roblee, DDS, MSD

Architect:  
JoeArchitect, Inc.  
720.946.3228  
Principal:  
Felipe Lopez  
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Project Coordinator:  
Julia Hower  
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Mechanical/Plumbing/ Electrical Engineer:  
DMCE (Dynamic MEP Consulting Engineers)  
Joshua L. Cook, PE  
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Dental Equipment Provider:  
Henry Schein Dental  
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### Building Code Summary

Scope of Work: 3,382 sq. ft. interior tenant finish with 420 sq. ft. common area on 3rd floor of existing 3 story, fully sprinklered, type VB building

Applicable Codes: 2021 Arkansas Fire Prevention Code  
2018 Arkansas State Plumbing Code  
2021 Arkansas State Mechanical Code  
2020 National Electric Code  
2018 Arkansas State Fuel and Gas Code  
2014 Arkansas Energy Code (2009 IECC)  
2017 ANSI A117.1

Occupancy Classification: B

Construction Type: VB

Tenant Finish Area: 3,382 sq. ft.

Common Area: 420 sq. ft.

Total Building Area: 18,276 sq. ft.

Building Height: 3 stories

Occupant Load Factor: 1 occupant / 150 sq. ft.

Occupant Load: 22

Total Exit Width: (0.2/occupant) \* 22 occupants = 4.4"  
32" minimum clear width req'd.

Number of Exits Required: 2 exits required, 2 exits provided

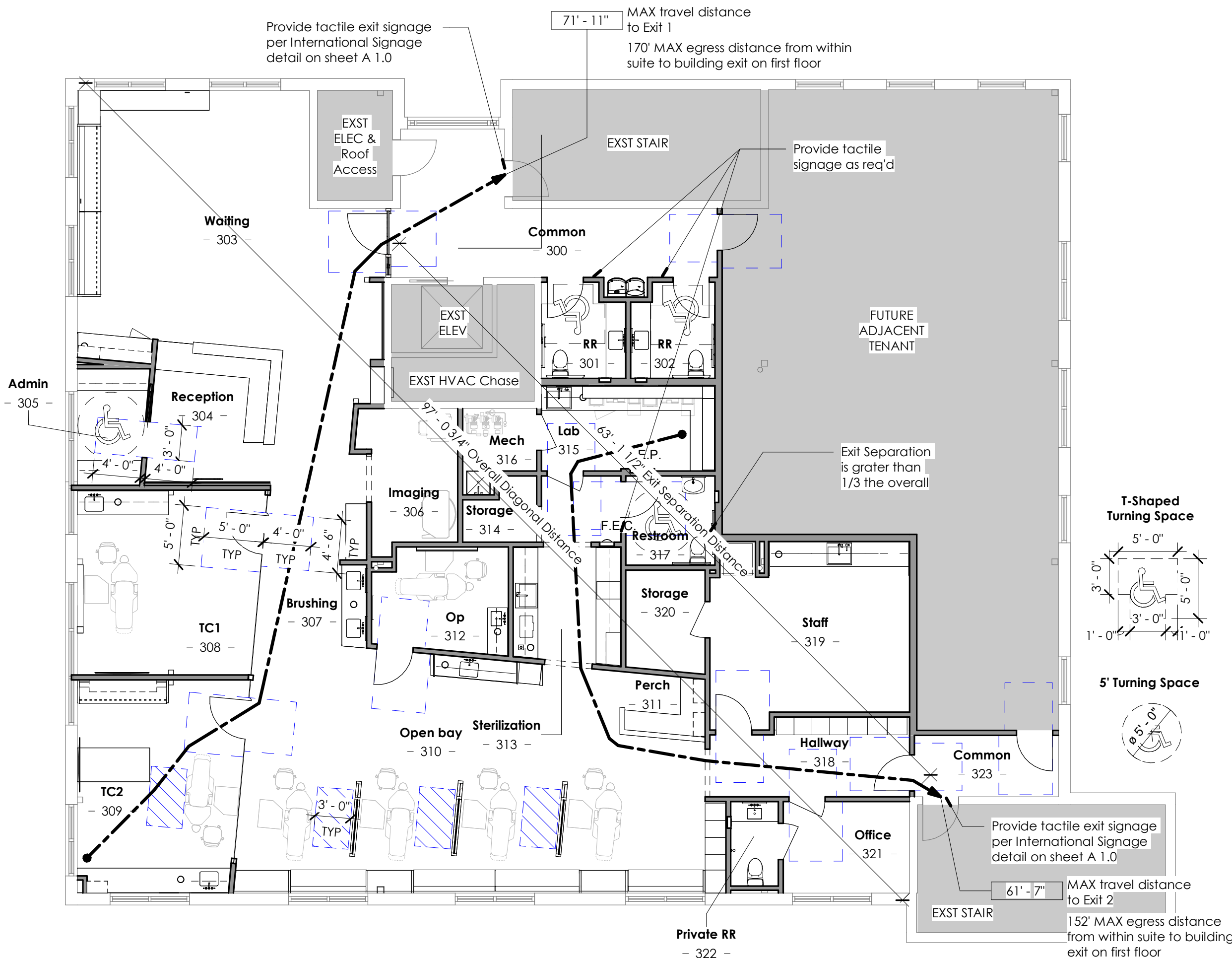
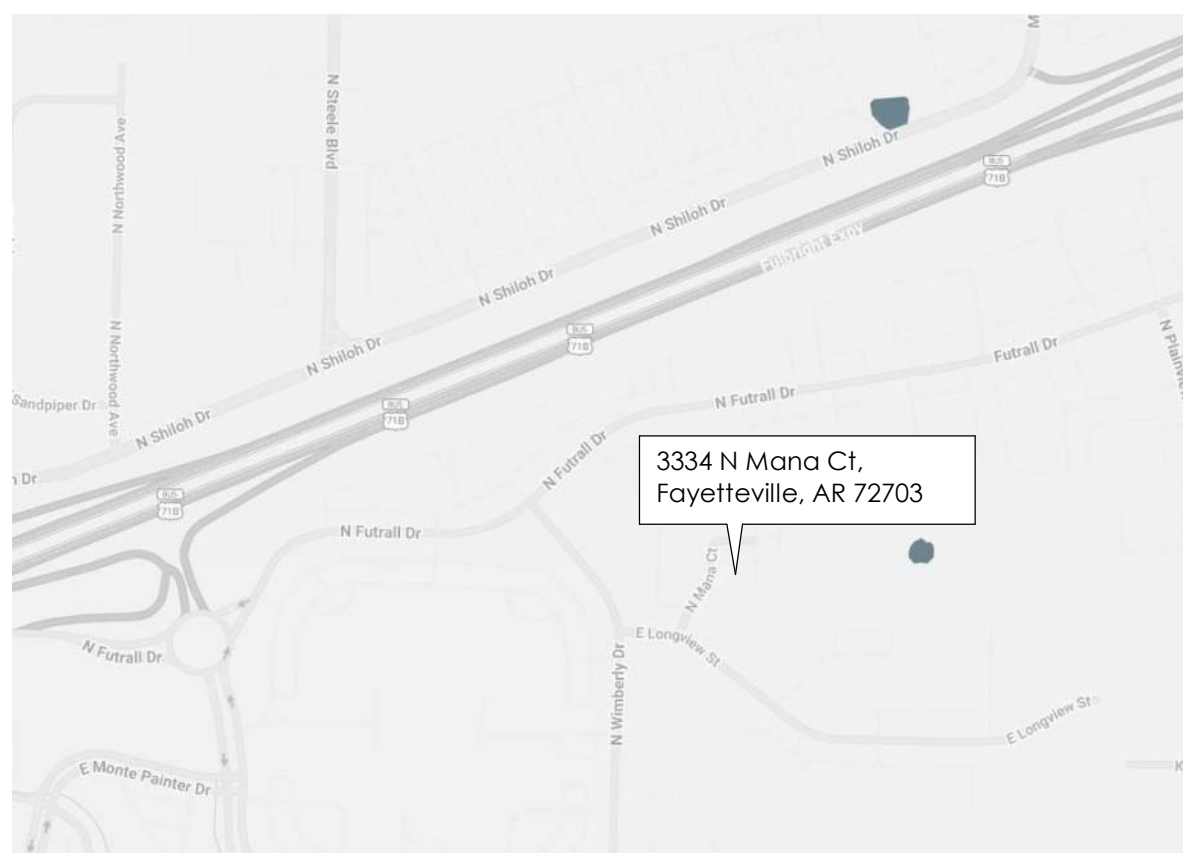
Max. Travel Distance to Exit: 170' (300 ft allowed - sprinklered)

Fire Protection: Existing building fully sprinklered

### General Notes

- The general contractor is responsible for the payment for and acquisition of all required permits and fees associated with the project.
- The general contractor and sub-contractors shall confirm the location of all existing utilities and coordinate the installation of all new utilities and meter locations with the utility company or governmental authority having jurisdiction over the project.
- It is the contractor's sole responsibility to thoroughly review and become familiar with all pertinent documents available regarding the construction of this project. Any ambiguity or discrepancy discovered in the documents shall be immediately reported to the architect who shall make clarifications and interpretations in a timely manner. The contractor's failure to discover and notify the architect of said ambiguity or discrepancy prior to the start of construction shall not relieve the contractor of responsibility relating to the matter.
- Changes or deviations from the documents, made by the contractors or their suppliers without the written consent of the architect, are unauthorized changes to the work and as such shall relieve the architect of all responsibility for the consequences arising therefrom.
- Prior to beginning any new work or installation, it is the contractor's responsibility to inspect previously installed work and/or substrate and verify that all such work is satisfactory and complete to the required level of acceptance to allow for the start of subsequent work. The commencement of any work shall indicate that all previously installed work and/or substrate was found to be acceptable and installed according to industry standards. Any work found to be in unacceptable condition shall be removed and replaced at no additional cost to the client.
- The contractors shall visit the project site prior to estimating the cost of the scope of work and prior to ordering or fabricating materials or beginning any construction related activities for the purpose of becoming completely familiar with the site and all existing conditions which might impact the cost of, or performance of the scope of work.
- All construction is to be performed in accordance with all applicable codes and the requirements of all regulatory agencies having jurisdiction over the project. Under no condition does the architect have responsibility for the means or methods used by the contractors in the performance of the work or for conditions of safety at the project site. The contractors shall coordinate all finishes, materials, and colors with the architect.
- All exposed steel surfaces that are welded are to be ground smooth, primed and painted unless noted otherwise.
- If, during the course of any required demolition work or excavation performed by the contractors, owners, or others under the terms of the subcontract or other agreement, hazardous waste is encountered, same shall be removed and disposed of as required by the authorities having jurisdiction over the project. The architect is not knowledgeable of the existence of hazardous waste and shall not be held responsible for the existence or removal of hazardous waste.
- The contractors shall keep premises free from accumulation of waste materials and debris. The general contractor is responsible for isolating the zone of construction in order to minimize the impact of construction on adjacent spaces and properties outside of the scope of this contract. The general contractor shall be responsible for the removal and disposal of debris and rubbish in a legally approved manner.
- Dimension references are as follows unless noted otherwise on drawings:
  - Face of concrete
  - Face of masonry
  - Face of sheathing on exterior frame walls
  - Face of gypsum board on interior frame walls
  - Any discrepancies shall be brought to the attention of the architect before proceeding with the work.
  - All opening dimensions are to the centerline of opening unless noted otherwise.
  - All plumbing and electrical dimensions are to their centerline unless noted otherwise.
  - All drawings are to be used in conjunction with the applicable specifications.
- Details shown are to be considered typical for similar conditions unless noted otherwise.
- Do not scale the drawings. If questions arise as to dimensional requirements, contact the architect for clarification.
- Items of equipment or construction noted N.I.C. are not to be provided under the contract, and unless noted otherwise shall be furnished and installed by client's separate contract.
- All materials, fixtures and equipment provided under this contract are to be provided in new condition with full manufacturer's warranty, unless noted otherwise, and are to be stored and installed per the manufacturer's specifications. Damaged items shall be replaced at no additional cost to the client.
- Provide water resistant sheet rock at all locations which may be subject to the adverse effects of moisture.
- North arrows as depicted on drawing set are for project reference only. Contractors are responsible for verifying orientation of project site and scope of work to be completed prior to start of work.

### Vicinity Map



1 Egress & Clearances Plan  
1/8" = 1'-0"

### Abbreviations

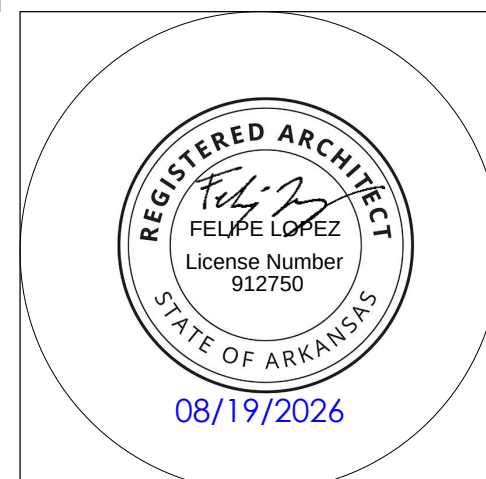
|       |                         |        |                                          |
|-------|-------------------------|--------|------------------------------------------|
| ACT   | Acoustic Ceiling Tile   | MAS    | Masonry                                  |
| AFF   | Above finished floor    | MTRL   | Material                                 |
| AP    | Access panel            | MAX    | Maximum                                  |
| APPX  | Approximate             | MIN    | Minimum                                  |
| ADJ   | Adjacent                | MFR    | Manufacturer                             |
| ADJT  | Adjustable              | N/A    | Not applicable                           |
| ARCH  | Architectural           | NTS    | Not to scale                             |
| @     | At                      |        |                                          |
| BL    | Brick/Masonry Ledge     | OA     | Overall                                  |
| BLDG  | Building                | OC     | On center                                |
| BLKG  | Blocking                | OFCl   | Owner furnished,<br>contractor installed |
| BOT   | Bottom                  | OVHD   | Overhead                                 |
| B.O.  | Bottom of               | OPNG   | Opening                                  |
| BRNG  | Bearing                 |        |                                          |
| BSMT  | Basement                | PSF    | Pounds per square foot                   |
|       |                         | PSI    | Pounds per square inch                   |
| CIP   | Cast-in-place           | PLWD   | Plywood                                  |
| CLNG  | Ceiling                 | PL     | Plate                                    |
| COL   | Column                  | PNT    | Paint                                    |
| CONC  | Concrete                | PTD    | Painted                                  |
| CONT  | Continuous              |        |                                          |
| COORD | Coordinate              | R      | Riser                                    |
| CTR   | Center                  | RO     | Rough opening                            |
|       |                         | RAD    | Radius                                   |
| DBL   | Double                  | RE     | Refer to                                 |
| DTL   | Detail                  | RECEPT | Receptacle                               |
| DIA   | Diameter                | REF    | Reference                                |
| DIM   | Dimension               | Req'd  | Required                                 |
| DN    | Down                    | REV    | Revise(d), Revision                      |
| DR    | Door                    | RFL    | Reflect (ed, ive)                        |
| DWG   | Drawings                | RM     | Room                                     |
|       |                         | RPF    | Resilient Plank Floor(ing)               |
| EA    | Each                    |        |                                          |
| ELEV  | Elevation               | SEC    | Section                                  |
| ELEC  | Electrical              | SHT    | Sheet                                    |
| EQ    | Equal                   | SHWR   | Shower                                   |
| EXST  | Existing                | SIM    | Similar                                  |
| EXTR  | Exterior                | SPEC   | Specification                            |
|       |                         | SG     | Square                                   |
| FD    | Floor drain             | SS     | Stainless Steel                          |
| FNDN  | Foundation              | STL    | Steel                                    |
| FIN   | Finish                  | STD    | Standard                                 |
| FLR   | Floor(ing)              | STRCTL | Structural                               |
| FT    | Foot/feet               |        |                                          |
| FTG   | Footer                  | T      | Tread                                    |
| FURR  | Furring                 | T.O.   | Top of                                   |
| FUT   | Future                  | T.O.C. | Top of concrete                          |
|       |                         | T&G    | Tongue & groove                          |
| GA    | Gauge                   | T.O.W. | Top of wall                              |
| GL    | Grid Line               | T.O.S. | Top of steel                             |
| GWB   | Gypsum Board            | TYP    | Typical                                  |
|       |                         |        |                                          |
| HDWR  | Hardware                | UL     | Underwriters Laboratories                |
| HC    | Handicapped             | UNO    | Unless noted otherwise                   |
|       |                         | UNF    | Unfinished                               |
| INTR  | Interior                |        |                                          |
|       |                         |        |                                          |
| L.O.  | Line of                 | VERT   | Vertical                                 |
| LOC   | Location                | VIF    | Verify in field                          |
| LVL   | Laminated veneer lumber | VWA    | Verify with architect                    |
|       |                         |        |                                          |
|       |                         | W/     | With                                     |
|       |                         | W/O    | Without                                  |

| Drawing Index |                                       |                |
|---------------|---------------------------------------|----------------|
| Sheet #       | Sheet Name                            | Issue Date     |
| A 0.0         | Cover                                 | 19 August 2026 |
| A 0.1         | Perspective Sketches                  | 19 August 2026 |
| A 0.3         | Specifications                        | 19 August 2026 |
| A 0.4         | Specifications                        | 19 August 2026 |
| A 0.5         | Materials Schedule                    | 19 August 2026 |
| A 1.0         | Door Schedules & Details              | 19 August 2026 |
| A 1.1         | Finish Plan & Accessories Schedule    | 19 August 2026 |
| A 2.0         | Floor Plan                            | 19 August 2026 |
| A 5.0         | Reflected Ceiling Plan                | 19 August 2026 |
| A 6.0         | Interior Elevations                   | 19 August 2026 |
| A 6.1         | Interior Elevations                   | 19 August 2026 |
| A 6.2         | Interior Elevations                   | 19 August 2026 |
| A 8.0         | Details                               | 19 August 2026 |
| A 8.1         | Details                               | 19 August 2026 |
| A 8.2         | Details                               | 19 August 2026 |
| A 8.3         | CLNG & Wall attachment Details        | 19 August 2026 |
| M0.0          | Mechanical Cover Sheet                | 18 August 2026 |
| M0.1          | Mechanical Details & Schedules        | 18 August 2026 |
| M1.0          | Mechanical Floor Plan                 | 18 August 2026 |
| M1.1          | Mechanical Roof Plan                  | 18 August 2026 |
| M2.0          | Comcheck                              | 18 August 2026 |
| P1.0          | Plumbing Cover Sheet                  | 18 August 2026 |
| P1.1          | Plumbing Details                      | 18 August 2026 |
| P1.2          | Plumbing Waste & Vent Isometric       | 18 August 2026 |
| P2.0          | Plumbing Domestic Water Plan          | 18 August 2026 |
| P2.1          | Plumbing Waste & Vent Plan            | 18 August 2026 |
| P2.2          | Vacuum and Compressed Air Piping Plan | 18 August 2026 |
| E1.0          | Electrical Cover Sheet                | 18 August 2026 |
| E1.1          | Single Line & Schedules               | 18 August 2026 |
| E1.2          | Schedules                             | 18 August 2026 |
| E2.0          | Power Plan                            | 18 August 2026 |
| E2.1          | Lighting Plan                         | 18 August 2026 |
| E3.0          | Comcheck                              | 18 August 2026 |

JOE  
ARCHITECT

Oz Orthodontics

3334 N Mana Ct, 3rd Floor, Fayetteville, AR 72703



| REVISIONS |      |             |
|-----------|------|-------------|
| #         | Date | Description |

DATE: 19 August 2026

PROJECT NO: 26019

DRAWN BY: FL/JH

ISSUED FOR: Construction

Cover

A 0.0

