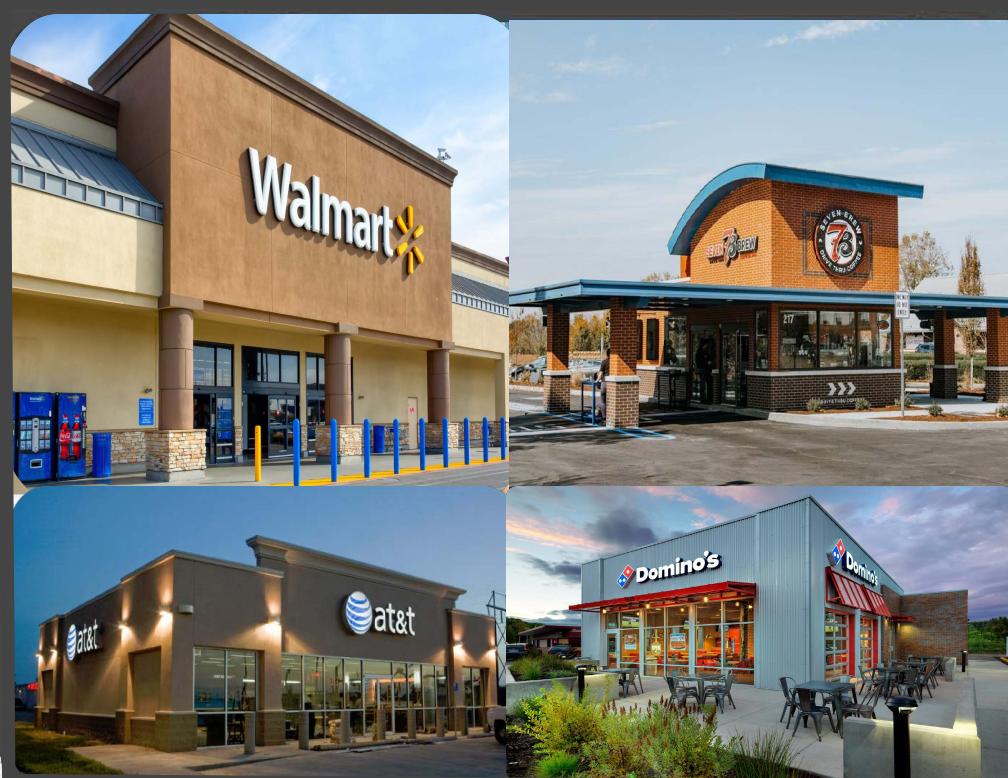


PEA RIDGE COMMONS

HWY 72 (Slack St.) & Weston St. Pea Ridge Arkansas

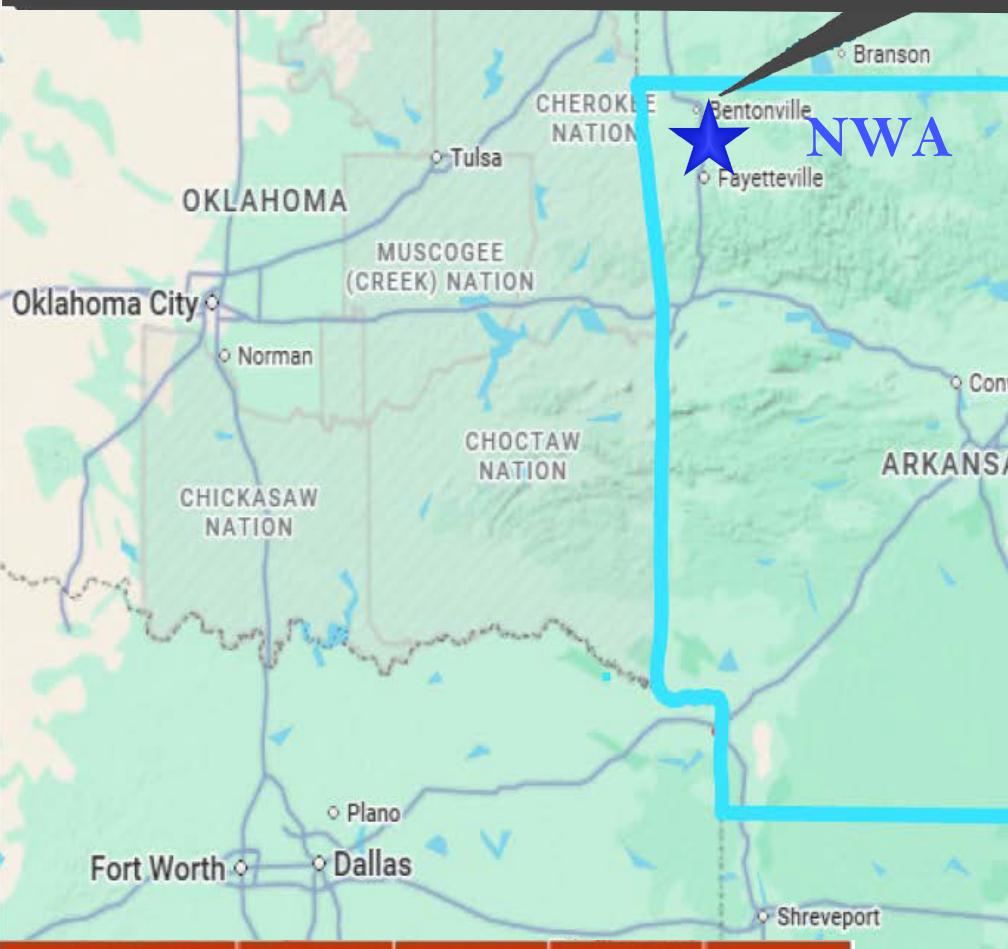


+ Highlights

- Pea Ridge has invested in planning and infrastructure resulting in an annual average population growth of 17% over the last 5 years. The highest growth area in NWA!
- Pea Ridge Commons is located in the heart of the commercial district on HWY 72 with walk ability to 150 new apartment units, recreational fields, schools, and shopping.

+ Come join this booming bedroom community of NW Arkansas!

Area Retailers:

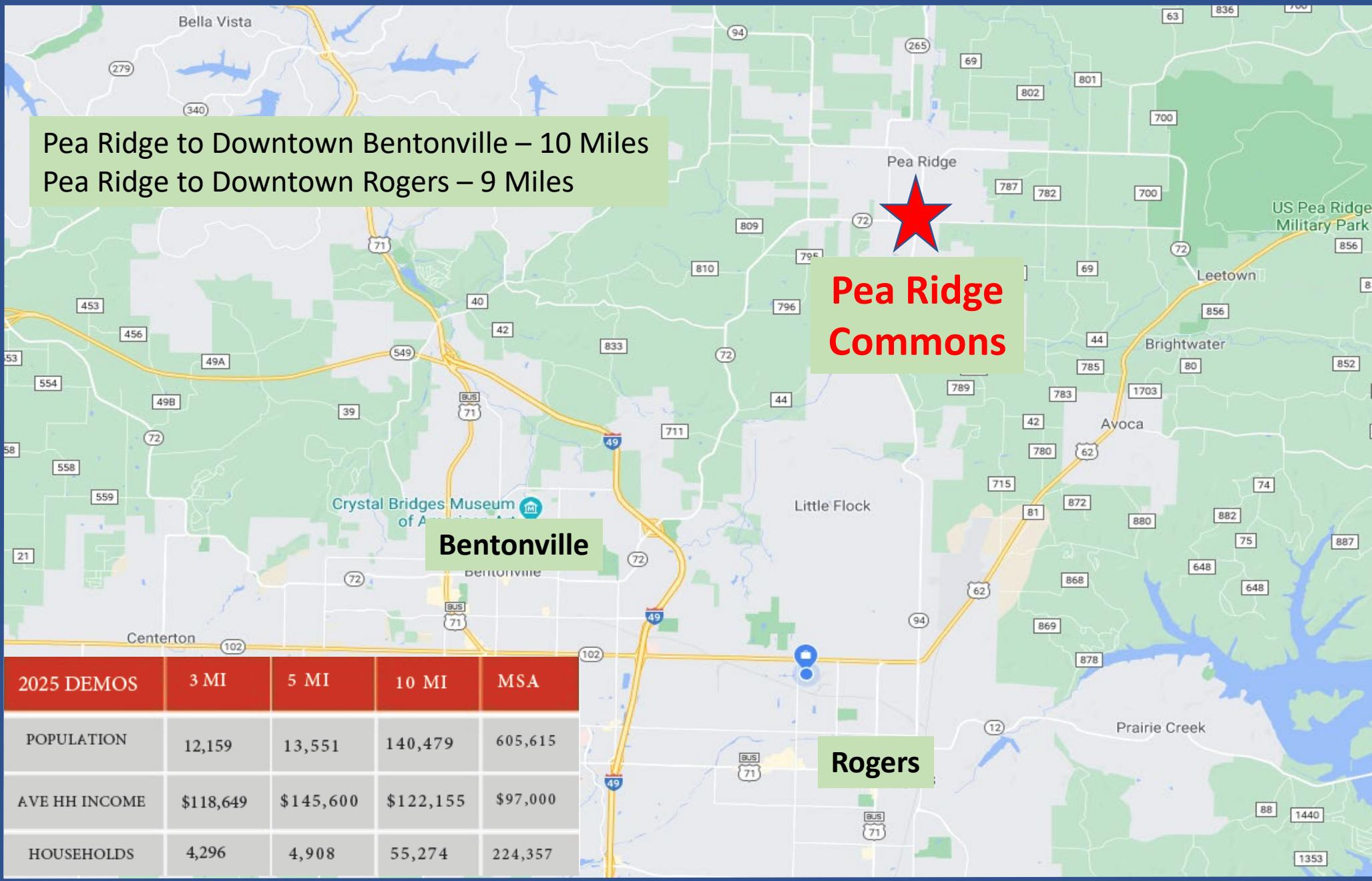


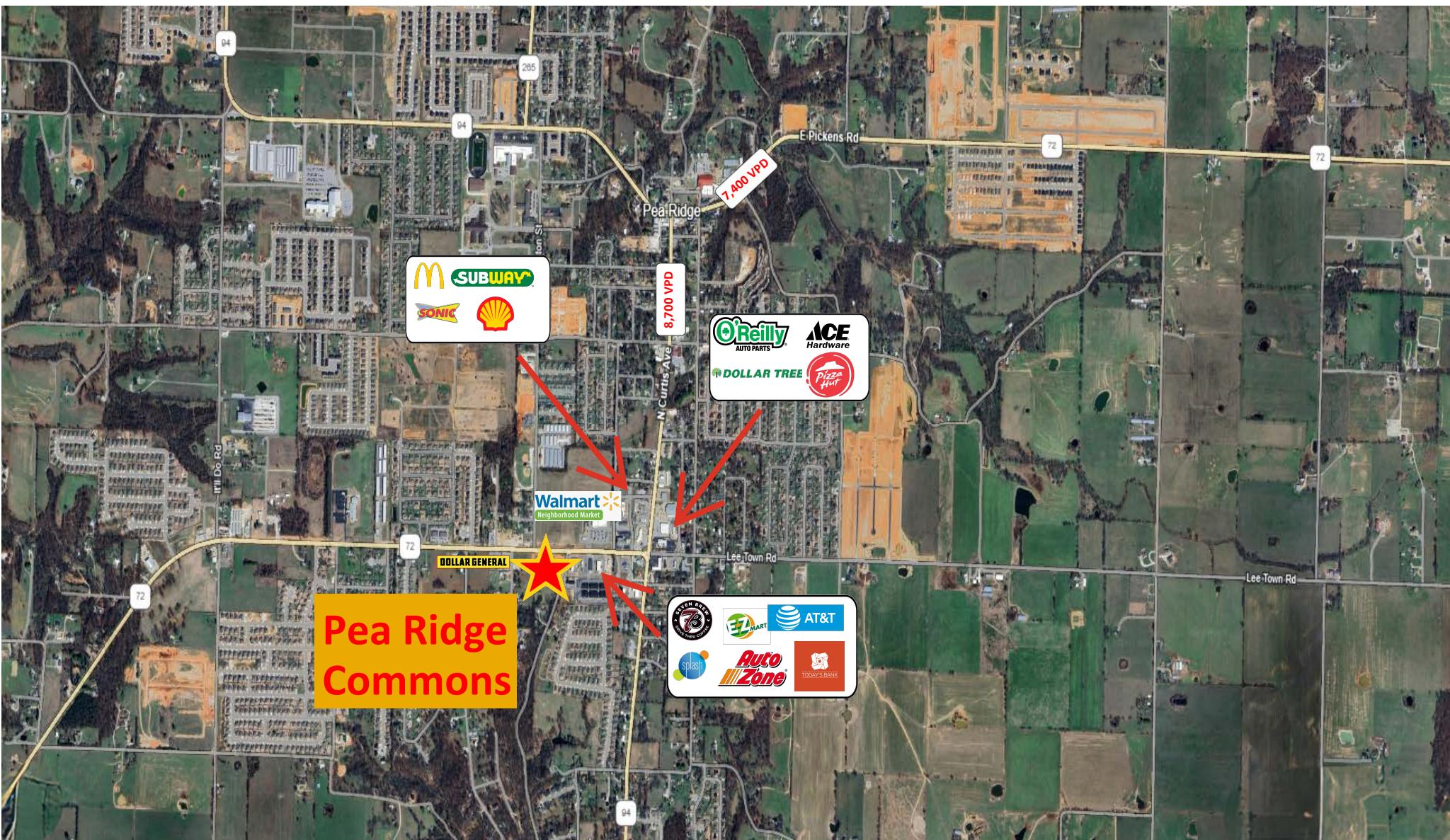
2025 DEMOS	3 MI	5 MI	10 MI	MSA
POPULATION	12,159	13,551	140,479	605,615
AVE HH INCOME	\$118,649	\$145,600	\$122,155	\$97,000
HOUSEHOLDS	4,296	4,908	55,274	224,357



SITTION GROUP
DEVELOPMENT

JOIN THE PEA RIDGE COMMONS TODAY!







Weston
Street

Slack Street Hwy. 72

11,000 VPD

SOLD



Future
Build-to-Suit
Available

Weston Street

1,200 to 7,225 sf
BUILDING 1
6,000 SQ. FT.
Under Construction

Drive-Thru

Detention
Pond



PROJECT INFORMATION

TOTAL BUILDING SIZE: 6,900+ SF
STANDARD PROVIDED PARKING: 60
ADA PARKING: 2
TOTAL PARKING: 62



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CONSTRUCTION

PERTAINING TO ISSUES OF
CONFIDENTIALITY AND COPYRIGHT
REQUEST FOR THE RELEASE OR
REPRODUCTION OF THESE
DRAWINGS MUST BE APPROVED BY
NIELSEN ARCHITECTURE, LLC

GENERAL NOTES - FLOOR PLAN

1	DO NOT SCALE DRAWINGS
2	DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE
3	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
4	ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
5	APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE MARSHALL REQUIREMENTS.
6	WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
7	DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.



KEYNOTES - FIRST FLOOR PLAN

KEY	NOTE
FP100	INSTALL 3/4" FR PLYWOOD SHEET FOR WALL MOUNTED EQUIP.
FP101	(2) 2" CONDUIT W/ PULL STRINGS FOR FUTURE TELE/DATA
FP102	SLAB LEAVE OUT, TYP OF 4. REF STRUCTURE
FP103	FUTURE DRIVE THRU WINDOW. SEE ELEVATIONS

PRC3 - LOT 13

PROJECT NUMBER: 2024-0080

DRAWN BY: Author

APPROVED BY: Approver

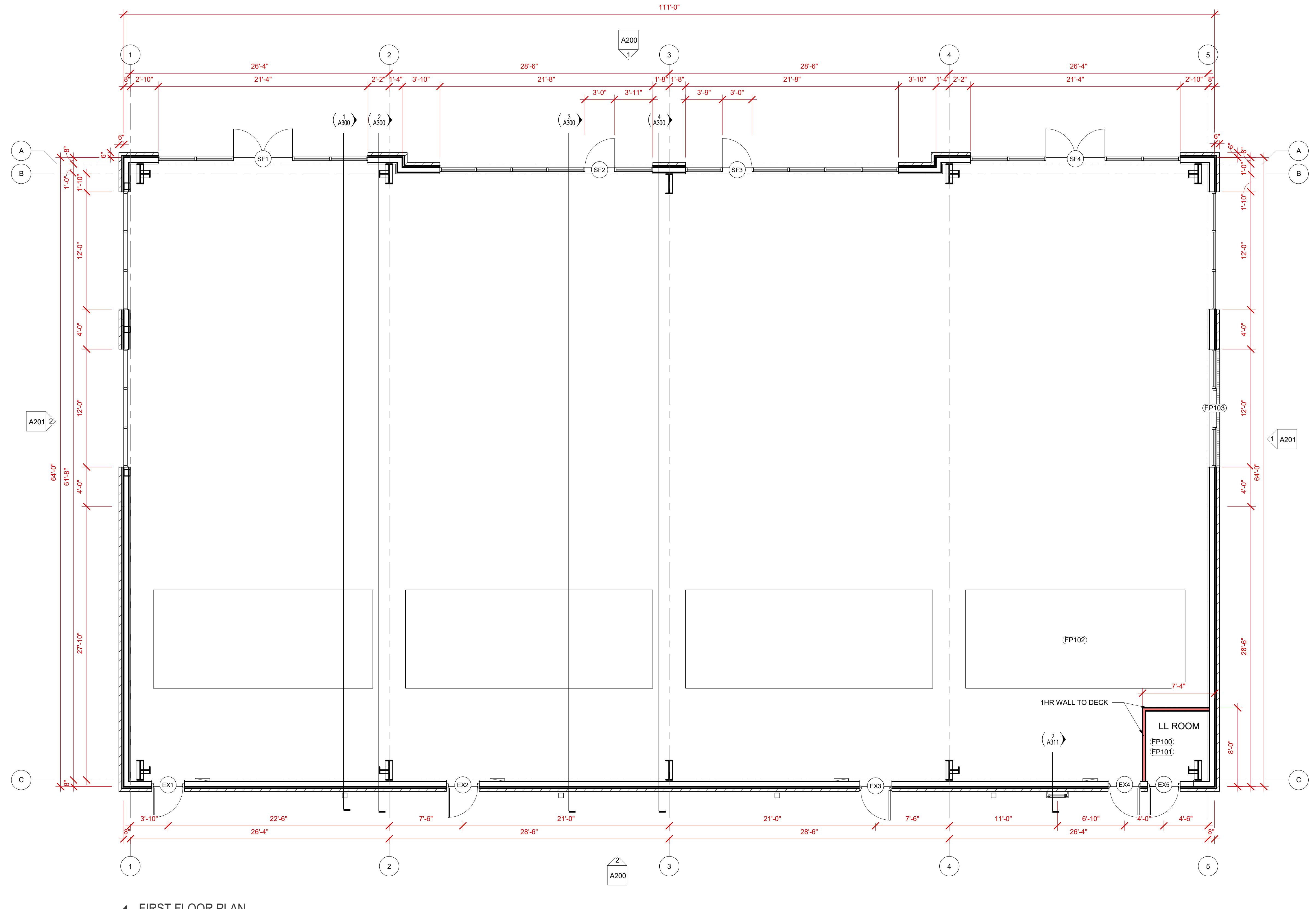
ISSUE DATE: xx/xx/xx

REVISIONS

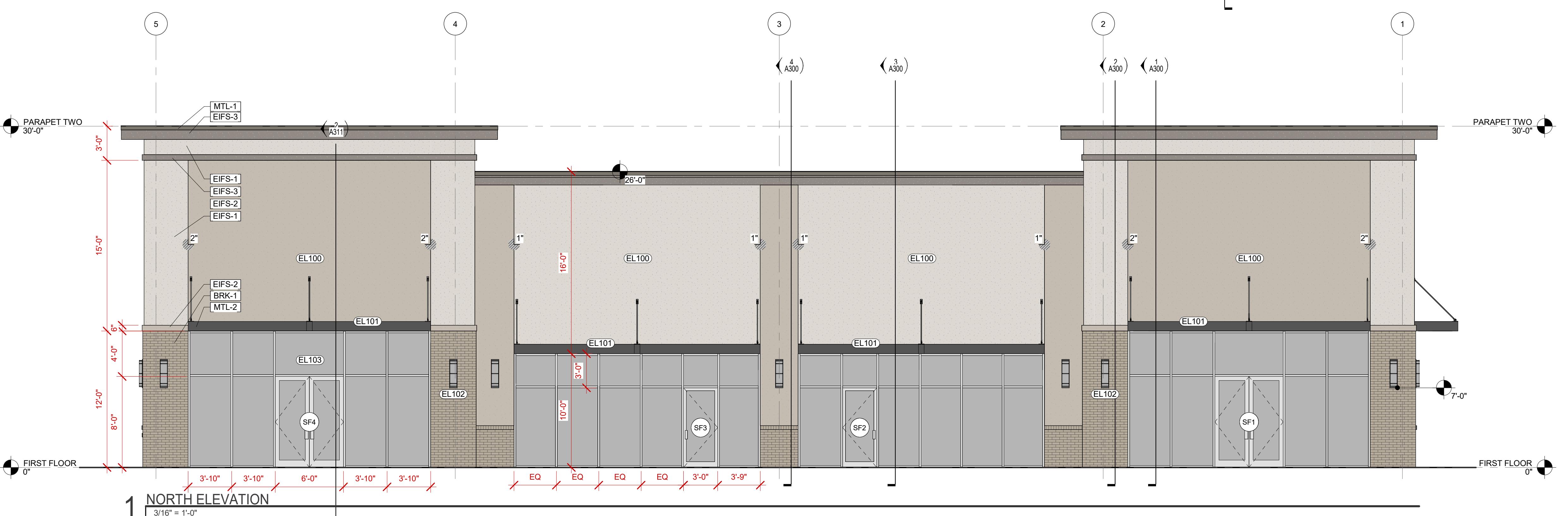
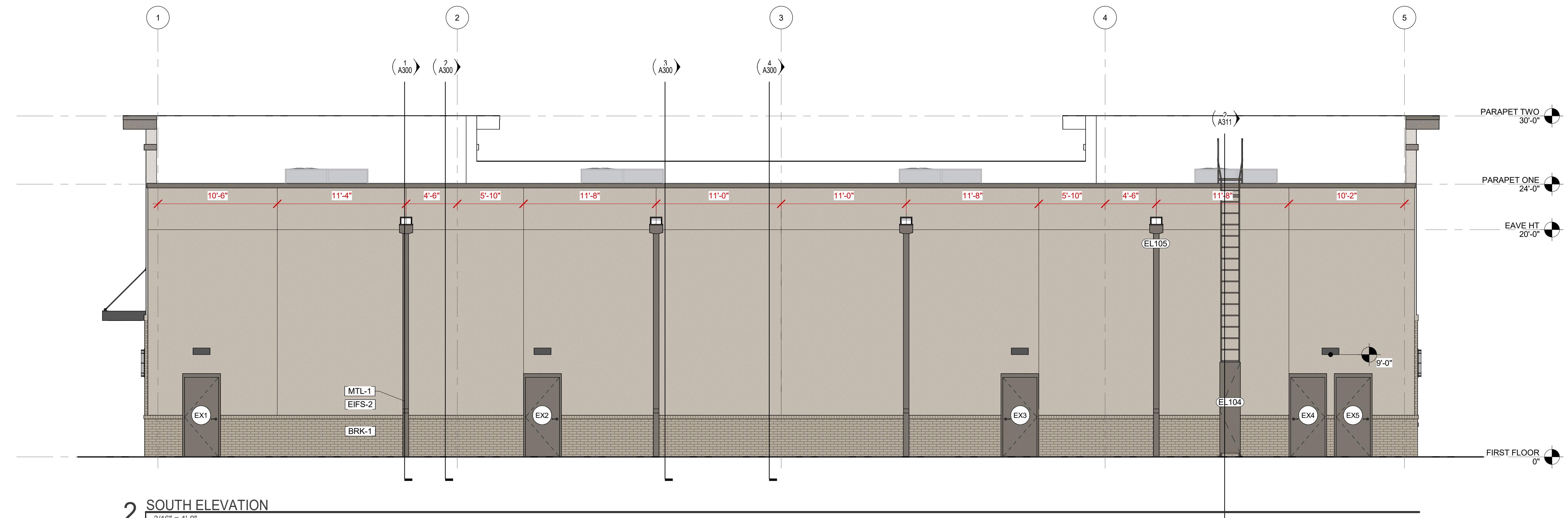
#	DATE	DESCRIPTION

SHEET CONTENTS:

FIRST FLOOR PLAN



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AND REVIEW ONLY
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CONSTRUCTION



GENERAL NOTES - ELEVATIONS	
1	DO NOT SCALE DRAWINGS
	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION.
2	NOTIFY NIELSEN PROJECT MANAGER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
4	ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
5	WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
6	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
7	PROVIDE BLOCKING IN FAÇADE TO SUPPORT ALL BUILDING SIGNAGE. COORDINATE W/ OWNER'S SIGNAGE PACKAGE IF LOCATIONS ARE NOT SPECIFIED.
8	ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED.
9	GC TO DISCUSS MOCK UP PANELS FOR EXTERIOR MATERIALS WITH OWNER. REF. SPEC'S FOR ADDITIONAL DETAIL AND PROCEDURES.

MATERIAL LEGEND - EXTERIOR	
KEY	MATERIAL
BRK-1	BRICK
EIFS-1	EIFS - LIGHT TAN
EIFS-2	EIFS - MED TAN
EIFS-3	EIFS - DARK TAN
MTL-1	PREFINISHED METAL
MTL-2	PREFINISHED METAL CANOPY

KEYNOTES - BUILDING ELEVATIONS	
KEY	NOTE
EL100	FR RESISTANT PLYWOOD SHEATHING IN RECESS FOR SIGNAGE. PROVIDE BOX CENTERED ON RECESS FOR SIGNAGE POWER, REF ELECTRICAL.
EL101	PREFINISHED METAL CANOPY. PROVIDE SHOP DRAWINGS FOR REVIEW.
EL102	SCONCE, CENTER ON WALL, REF ELECTRICAL.
EL103	SUITE NUMBER, TYP ABV ALL ENTRIES. REFER TO CITY STANDARDS FOR SIZE AND COLOR.
EL104	ROOF ACCESS LADDER. PROVIDE SHOP DRAWINGS FOR REVIEW. LOCKING VANDAL COVER.
EL105	SCUPPER TO DOWNSPOUT, REF SECTION.
EL106	DRIVE THRU WINDOW FOR REF. ONLY. TENANT TO PROVIDE DURING INFILL.

PRC3 - LOT 13

201 RYAN RD. PEA RIDGE, AR

PROJECT NUMBER:	2024-0080
DRAWN BY:	Author
APPROVED BY:	Approver
ISSUE DATE:	xx/xx/xx

REVISIONS

DATE DESCRIPTION

SHEET CONTENTS:

BUILDING
ELEVATIONS

A200

