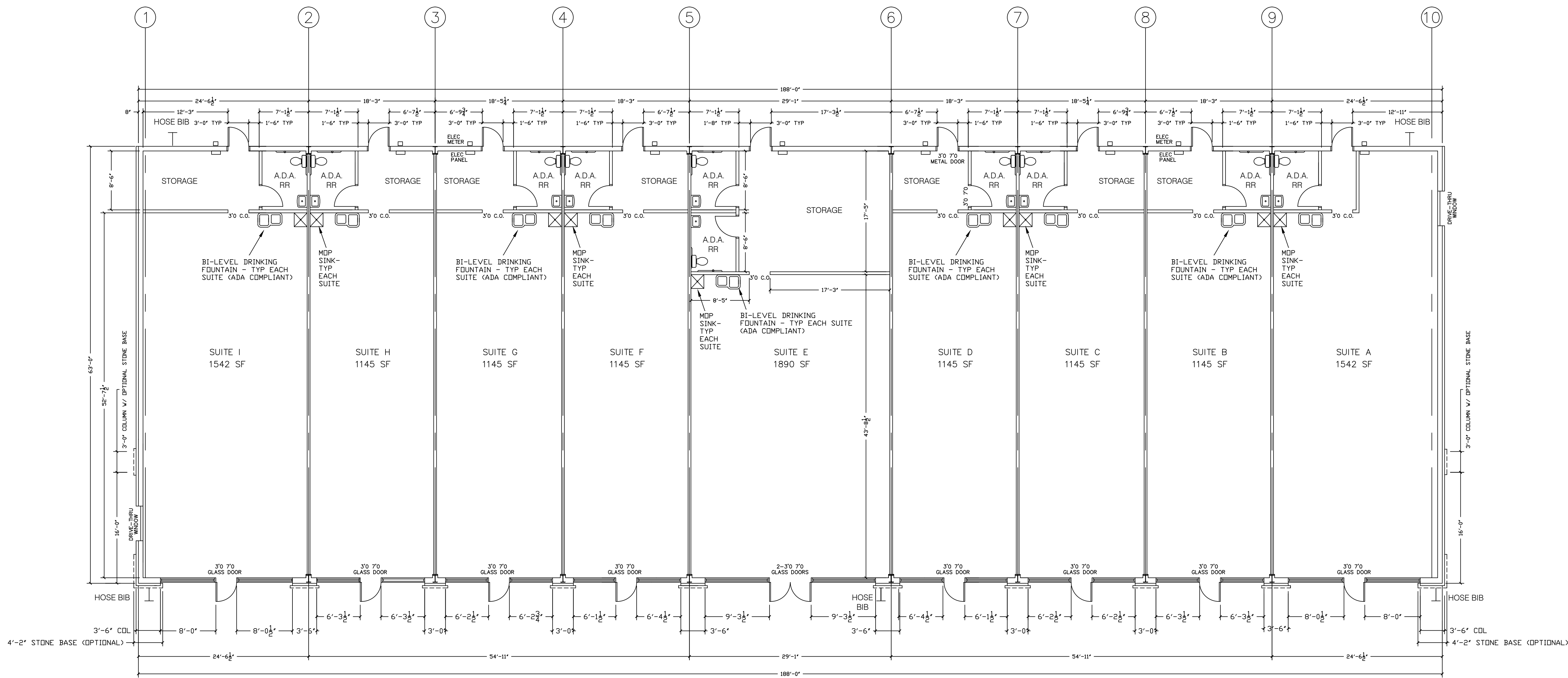




FLOOR PLAN

ZONING

C-3 COMMERCIAL

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN NORTH (T11N), RANGE FIVE WEST (R5W), OF THE INDIAN MERIDIAN (I.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

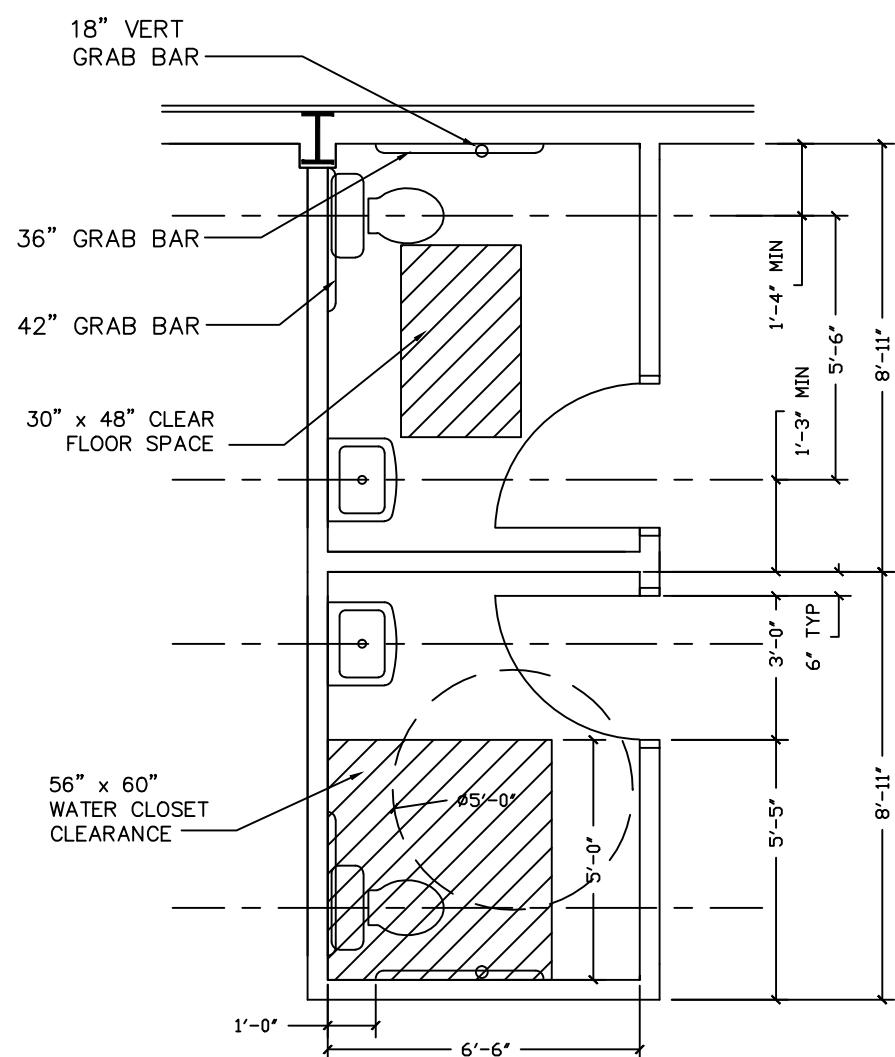
BEGINNING AT THE SOUTHEAST CORNER OF SAID SE4; THENCE SOUTH 89°03'07" WEST ALONG THE SOUTH LINE OF SAID SE4 A DISTANCE OF 343.02 FEET; THENCE NORTH 0°01'20" WEST A DISTANCE OF 673.04 FEET; THENCE NORTH 89°45'41" EAST A DISTANCE OF 343.05 FEET TO A POINT ON THE EAST LINE OF SAID SE4; THENCE SOUTH 0°01'20" EAST ALONG SAID EAST LINE A DISTANCE OF 675.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 231,450 SQ FT OR 5.31 ACRES, MORE OR LESS.

CODE

BUILDING: BOCA INTERNATL BUILDING CODE, 2015
ELECTRICAL: NATIONAL ELECTRIC CODE, 2017
HANDICAP ACCESS: ICC/ANSI A117.1 CODE, 2009
MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2015
PLUMBING: INTERNATIONAL PLUMBING CODE, 2015
ENERGY EFFICIENCY: INTNATL ENERGY CONSERVATION CODE, 2009
LIFE SAFETY: INTERNATIONAL FIRE CODE, 2015

ALL ELECTRICAL, MECHANICAL, PLUMBING, FENCE, SIGN, SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR AND SHALL CONFORM TO THE RESPECTIVE CODE REQUIREMENTS FOR EACH.

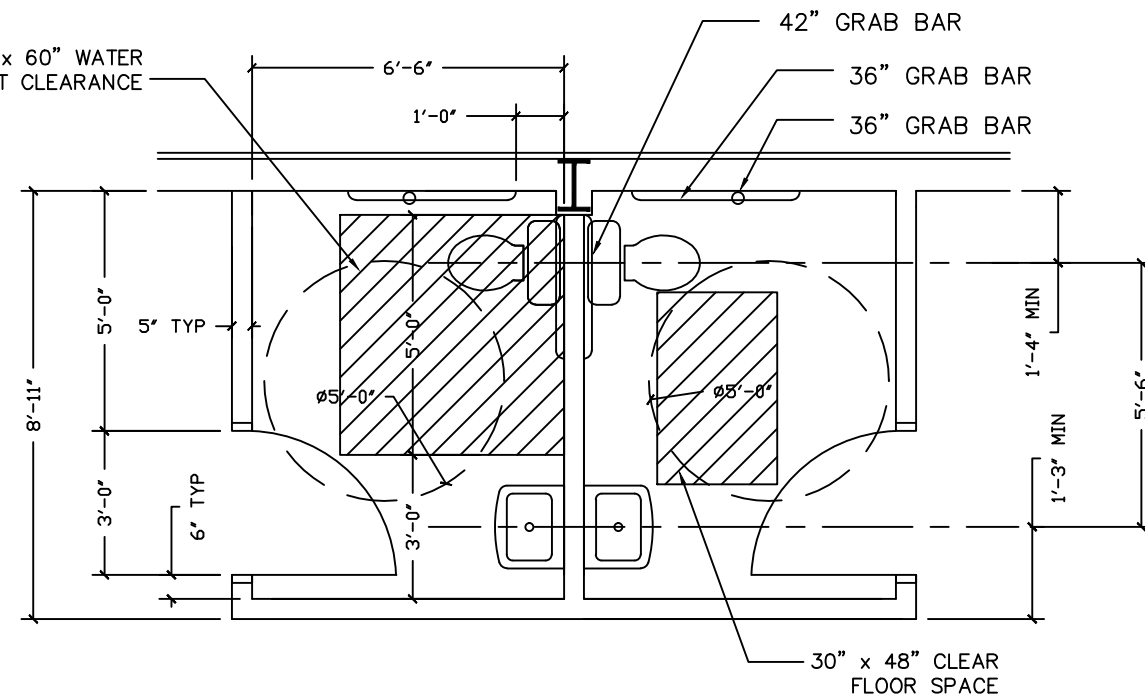


DETAIL
A.D.A. RESTROOMS -
ONE MENS AND
ONE WOMENS IN LARGE SUITE

SCALE: 1/4" = 1 FOOT

A.D.A. NOTES

- 42" HORIZONTAL GRAB BAR, 1-1/4" TO 2" DIA., 12" MAX DISTANCE FROM BACK WALL.
- 36" HORIZ. GRAB BAR, 1-1/4" TO 2" DIA., 4" TO 6" MAX. DISTANCE FROM SIDE WALL.
- 18" VERTICAL GRAB BAR, 3/8" TO 41" MAX. FROM REAR WALL AND BEGINNING 39" TO 41" AFF.
- ADA WATER CLOSET, SEAT HT. 17" MIN., 19" MAX.
- ADA WATER LAVATORY (AND OPTIONAL COUNTER), MAX. HT. 34", PROVIDE KNEE AND TOE SPACE.
- 240V INSTA-HOT WATER HEATER TO BE MOUNTED ON WALL UNDER SINK.
- ALL FIXTURES AND ACCESSORIES, REQD. AND OPTIONAL, SHALL BE INSTALLED PER ANSI 117.1 REQUIREMENTS.



DETAIL
BACK TO BACK A.D.A. RESTROOMS -
ONE (UNISEX) IN EACH SMALL SUITE

SCALE: 1/4" = 1 FOOT

DESIGN REFERENCES	DESIGN LOADS	DRAWING STATUS	STAMP/SEAL	REVISIONS	STRUCTURAL SYSTEMS OF OKC
COLD FORMED STEEL DESIGN MANUAL, AISI, 1986	DESIGN LOADS APPLIED TO THE STRUCTURE ARE AS FOLLOWS:	☐ APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.		DATE DESCRIPTION	328 SOUTH EAGLE LANE OKLAHOMA CITY, OK 405-495-0812
STEEL CONSTRUCTION MANUAL, NINTH EDITION, AISC	ROOF LIVE LOAD 20 PSF	☐ PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PRICE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.		10/20/21 MOP SINK & ADA COMPLIANT WATER FOUNTAIN ADDED IN EACH SUITE	FLOOR PLAN
INTERNATIONAL BUILDING CODE, 2003 EDITION	GROUND SNOW LOAD 0 PSF	☐ FOR CONSTRUCTION: FINAL DRAWINGS			SIZE ONE 63' X 188' X 22' (PARAPET) HT. BUILDING
	WIND LOAD 90 MPH				CUSTOMER COUNTY LINE RETAIL / CEDAR RIDGE / C. FINCHER
	CRANE LOADS NONE				LOCATION 4309 S. COUNTY LINE RD., OKLAHOMA CITY, OK
					PROJECT NUMBER SCALE 1/8" = 1 FOOT DATE DECEMBER 2020 SHEET NUMBER
					DRAWN BY TRUE IMAGE DRAFTING