

# SUNSET GRILL ARDMORE, OKLAHOMA



## GENERAL CONDITIONS

### Foundation:

- Excavation shall be protected from frost in cold weather.
- Remove all water from excavation prior to concrete placement.
- All footings shall be at 3'-6" min. below grade on undisturbed soil.
- All footings shall rest on undisturbed soil of minimum bearing capacity of 2.0 tons per square foot.
- Key foundation wall to footing.
- Provide waterproofing and vapor barrier on all foundation walls below grade.
- Provide sill plate anchors as detailed on drawings.
- Contractor shall not backfill against foundation walls until first level framing is secured in place.
- Backfill with approved material, backfill under the slab, around piers and on each side of foundation walls shall be done in layers, not to exceed 12". Compaction shall be 95% of maximum density at optimum moisture content.
- Provide continuous sill seal between sill plate and foundation. Where sill plate is 12" or less above grade provide continuous termite shield.
- Foundation wall shall be waterproofed below grade using "mira-Dri" System. Components shall be # 720 primer, # 860 peel and stick membrane, joint mastic to seal membrane edges and #6000 drainage board for protection.

### Concrete:

- Material: F'c = 3000 psi at 28 days.
- All concrete exposed to weather including concrete for exterior foundation walls shall be air entrained.
- Rod reinforcement shall be in accordance with ASTM A615, grade 60 typically, grade 40 for ties and stirrups.
- Mesh reinforcement shall be in accordance with ASTM A185 and A82.
- All details, workmanship and procedures shall conform to ACI 318 latest edition.
- All bars marked "cont" shall be lapped 40 bar diameters at splices and corners and shall be hooked or extended 2'-0" minimum.
- Concrete pours in walls shall not exceed 60 ft. in length or 40 ft. from corner. No horizontal construction joints in walls are permissible.
- Curing of concrete is to start as soon as surface will not be marred by finishing. It will not be permissible to delay curing until the next morning after concrete is cast.

### Site Drainage:

- Provide footing drains as detailed on drawings. Footing drains shall be pitched and connected to 4" PVC piping and drained to daylight.
- Provide gutters and leaders as required. Size and placement shall be coordinated and approved by Architect prior to install.
- Leaders shall be connected to under ground 4" PVC piping and drained to daylight.

### Structural Steel:

- Material: ASTM A36 for structural steel.  
ASTM A53, grade B for steel pipe.
- Workmanship: AISC " Specifications for design, fabrication and erection of structural steel for buildings" latest edition.
- Shop and field connections shall be welded using E70XX series electrodes or bolted with 3/4" A-325 friction bolts.
- Columns shall be plumbed and braced with temporary braces until later bracing members are in place.
- Beam connections shall be generally in accordance with AISC manual.
- Provide loose lintels as listed below over openings in masonry walls unless otherwise shown on drawings.  
Openings under 4'-0" : L 4" x 3 1/2" x 5/16"  
Openings 4'-0" to 6'-0" : 5" x 3 1/2" x 5/16"  
Provide one angle for each 4" width of wall.  
Length = M.O. + 16"

### Interior Finishes:

- All areas to receive 1/2" Gyp. Board throughout. Unless noted otherwise. Use 1/2" green board in bathrooms and 1/2" cement board in any walls designated to receive tile.
- Gyp. board to receive min. two coats taping compound, sanded smooth to receive paint or wall covering.
- Walls to receive one coat primer and two coats finish paint min. Ensure proper coverage.
- All trim to be selected by owner.
- Interior doors to be 1 3/8" thick, style to be selected by owner.
- Door hardware to be specified by owner.
- Bathroom accessories (towel bars, mirrors etc.) to be supplied by owner and installed by contractor.
- Closets to receive wire shelving / hang rod combo.
- Finish flooring as indicated on drawings.
- Ceramic tile floors to be installed over 1/2" cement board underlayment glued and screwed to plywood subfloor.

### Wood Framing:

- All lumber to have min. stress grade of 850 PSI. Lumber exposed to exterior shall be pressure treated.
- Min. Bearing of all framing members to be 3 1/2".
- All framing to be erected plumb, level and true.
- All joists to receive solid bridging at mid span, 8'-0" max. spacing.
- Use double jack studs at all openings greater than 5'-0" and at all corners.
- Vent all rafters and attics as required and detailed.
- Use metal joist hangers at all discontinuous or flush framing.
- All headers to be 2-2X12's unless otherwise noted.
- All exterior metal fasteners shall be galvanized.
- Provide double floor joists under parallel partitions.
- Wood I joists and engineered lumber shall be installed as per manufactures details and recommendations.

### 12. Connections:

- |   |                                |
|---|--------------------------------|
| A) Wall Assembly                                |                                |
| - Top plate to top plate connection             | 2-16d commons per foot         |
| - Top plate intersection connection             | 4 -16d commons each side joint |
| - Stud to stud connection                       | 2 - 16d commons 24" o.c.       |
| - Header to header connection                   | 16d commons 16" o.c. - edges   |
| - Choose top or bottom plate to stud connection | 2-16d commons per 2 x 4 stud   |
| B) Wall Assembly to Floor Assembly              |                                |
| - Solid Bridging to Floor Joist                 | 2-8d Commons each end          |
| - Blocking to Floor Joist Connection            | 2-8d Commons each end          |
| - Band Joist to Floor Joist Connection          | 3-16d Commons per Joist        |
| C) Floor Assembly to Wall Assembly              |                                |
| - Floor joist to Top Plate Connection           | 4-8d Commons per Joist         |
| - Blocking to Sill or Top Plate Connection      | 2-61d Commons per foot         |
13. Double and triple LVL headers and girders to be connected using 3 rows of 16d (3 12") common wire nails @ 12" O.C., 2" from top and bottom and in center full length of beam.

### Roofing:

- Provide 15lb construction felt on entire roof.
- Provide min. 36" continuous ice shield at all eaves and valleys.
- Provide copper valleys and flashing as required.
- Provide drip edge as required.
- Roofing shall be 30 year asphalt shingles color to be selected by owner.

### Window and Exterior Doors:

- Windows and exterior doors to be installed as per details and specs. on window schedule, plans and elevations.
- All units shall have code compliant insulation and air infiltration requirements.
- Sleeping rooms to be provided with windows meeting min. emergency egress requirements as per section R310 of the NYS Building Code.

### Insulation:

- The following minimum insulation requirements shall apply.
  - Maximum U-Factor for glazing - .40
  - Minimum R Values:
    - Ceiling - R 38
    - Walls - R 18
    - Floor - R21
    - Basement Wall - R 10
    - Slab perimeter & depth - R 9 & 4 Ft.
- Bathroom walls shall receive sound insulation.

### Plumbing:

- All plumbing work shall be performed by a licensed plumber.
- Provide all labor and material for complete execution of all plumbing work indicated on plans.
- Plumbing contractor shall verify all local plumbing code requirements prior to start of work.

### HVAC System:

- Contractor shall coordinate Heating and Cooling systems with Architect to provide system options and prices to present to owner for final approval.

### Electrical:

- All electrical work shall be performed by a licensed electrician.
- All work shall conform to all codes and requirements of authorities having jurisdiction.
- Contractor is responsible for procurement of all inspection certificates.
- Electrical plans reflect minimum electrical and lighting requirements. Client shall field locate all fixtures and electrical requirements as desired.
- All telephone lines shall be Cat-5 wire and homerun to central location to be V.I.F.
- All smoke, heat and carbon monoxide detectors shall be hardwired and interconnected.
- Owner must install hardwired interconnected smoke detectors as required.

### Exterior Finishes:

- Provide Tyvec house wrap, or approved equal, on all exterior walls.
- Provide flashing and water proofing entire exterior as required.
- Wood trim to be shop primed.
- All fasteners, nails, screws etc. shall be coated to prevent rusting.
- Prepare all surfaces for painting and / or staining as required.



NO.	DESCRIPTION	BY	DATE

ANDREW C. THOMAS  
ARCHITECT

SUNSET GRILL  
ARDMORE, OKLAHOMA

DRAWINGS PROVIDED BY:  
Andrew C. Thomas Architect LLC  
ANDREW C. THOMAS, ARCHITECT  
210 W. WILSHIRE BLVD.  
SUITE C-1 OKC, OK 73116

DATE:

6/18/2020

SCALE:

SHEET:

A-1

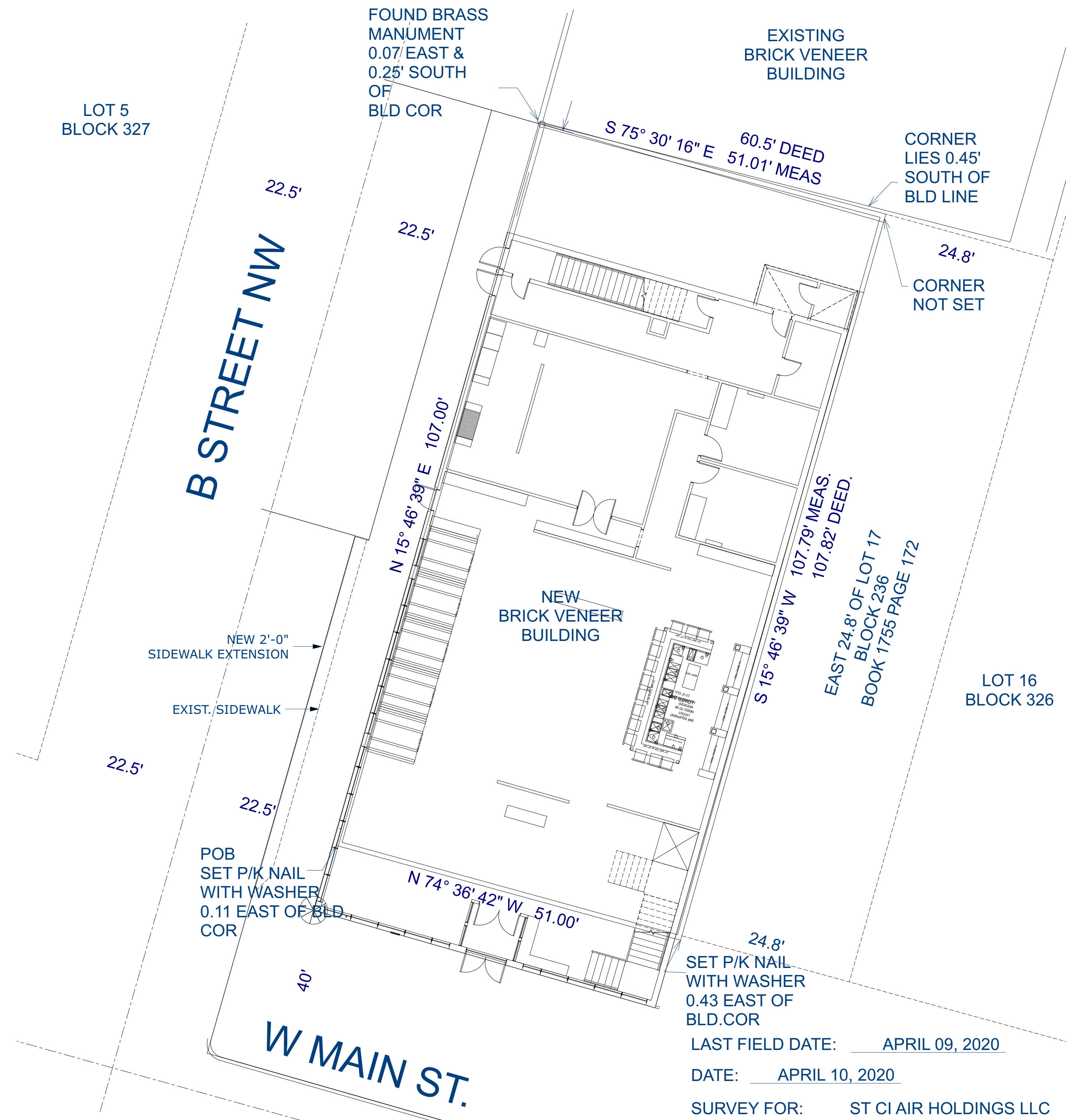
# CERTIFICATE OF SURVEY

%%ULEGAL DESCRIPTION:

THE ORIGINAL WARRANTY DEED FILED IN BOOK 6396 PAGE 201 HAS SCRIVENER ERRORS AND DOES NOT MATHEMATICALLY CLOSE BY 10', THEREFORE A REVISED LEGAL WAS WRITTEN BELOW TO CORRECT ERRORS AND TO PROPERLY DECRIED THE PROPERTY AS INTENDED :  
 A TRACT OF LAND BEING PART OF LOT 17, BLOCK 326 IN THE CITY OF ARDMORE, CARTER COUNTY, OK. FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SW CORNER OF SAID LOT 17, THENCE N 15°46'39"W ALONG THE WEST LINE OF LOT 17 A DISTANCE OF 107.00'; THENCE S 75°30'16" E PARALLEL WITH THE NORTH LINE OF LOT 17 A DISTANCE OF 51.01'; THENCE S 15°46'39" W PARALLEL WITH THE WEST LINE OF LOT 17, A DISTANCE OF 107.79'; THENCE N 74°36'42" W ALONG THE SOUTH LINE OF LOT 17 A DISTANCE OF 51.00', TO THE TRUE POINT OF BEGINNING, ABOVE LEGAL WAS WRITTEN BY J. STEVEN FOX R.L.S. #1165 ON APRIL 10, 2020 USING OK STATE PLANE SOUTH 3502 SOUTH AS A BASIS OF BEARING.

Fox Engineering, Inc.  
 211 E Street N.W., PO Box 666  
 Ardmore, Ok. 73401  
 Phone: 580.223.2319  
 Fax: 580.223.2492  
 E-mail: foxengineering@sbcglobal.net

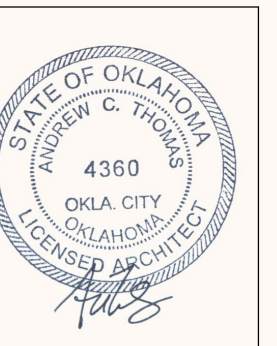
N  
 NORTH  
 SCALE 1" = 10'  
 BASIS OF BEARING  
 OK STATE PLANE SOUTH



\*\*VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, SETBACKS, EASEMENTS, ETC\*\*

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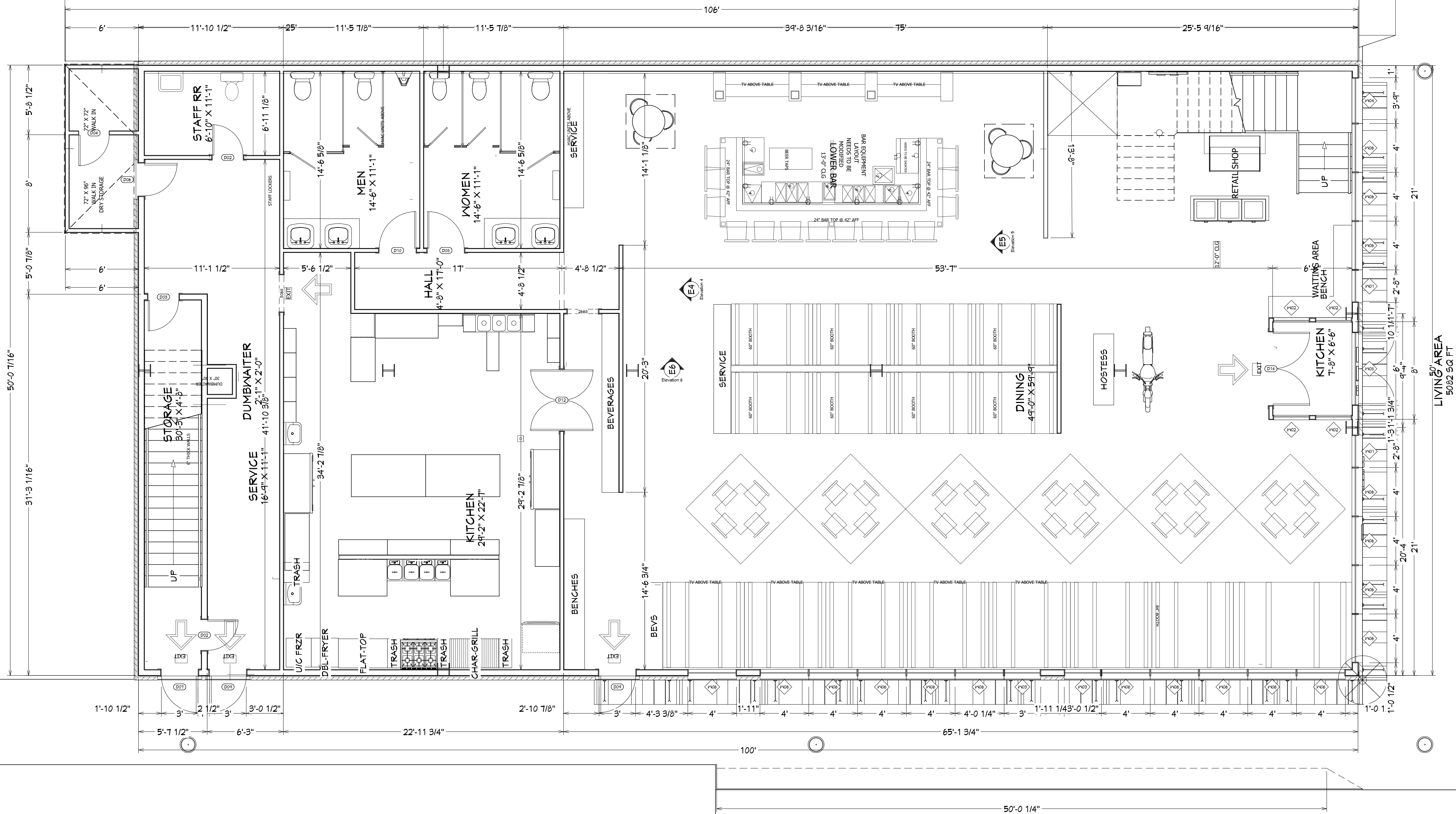
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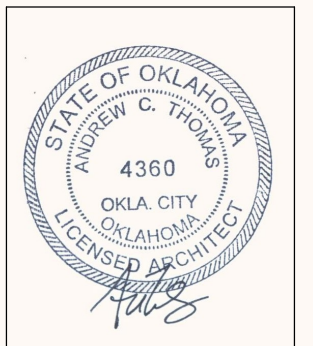
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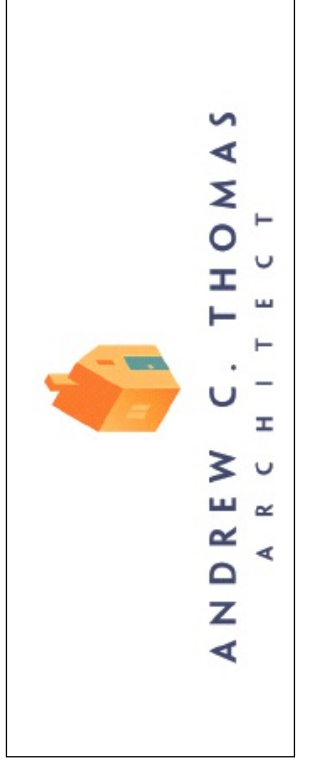
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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**ARDMORE, OKLAHOMA**

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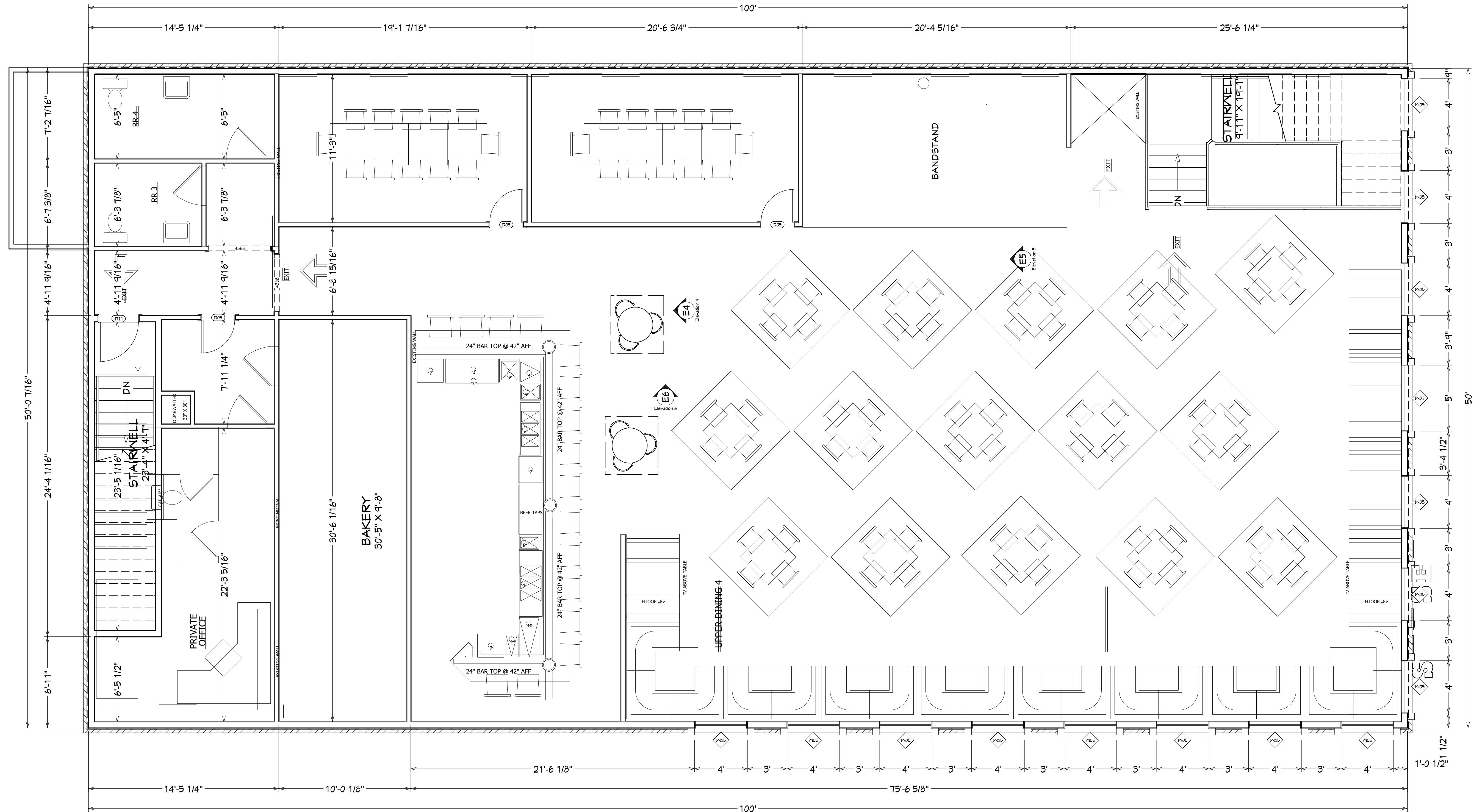
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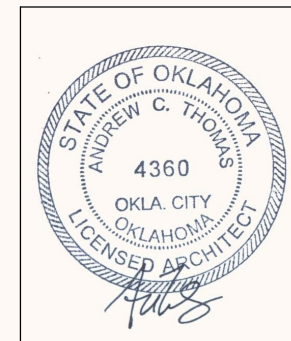
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SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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6/18/2020

SCALE:

SHEET:

A-4

LIVING AREA  
4677 SQ FT



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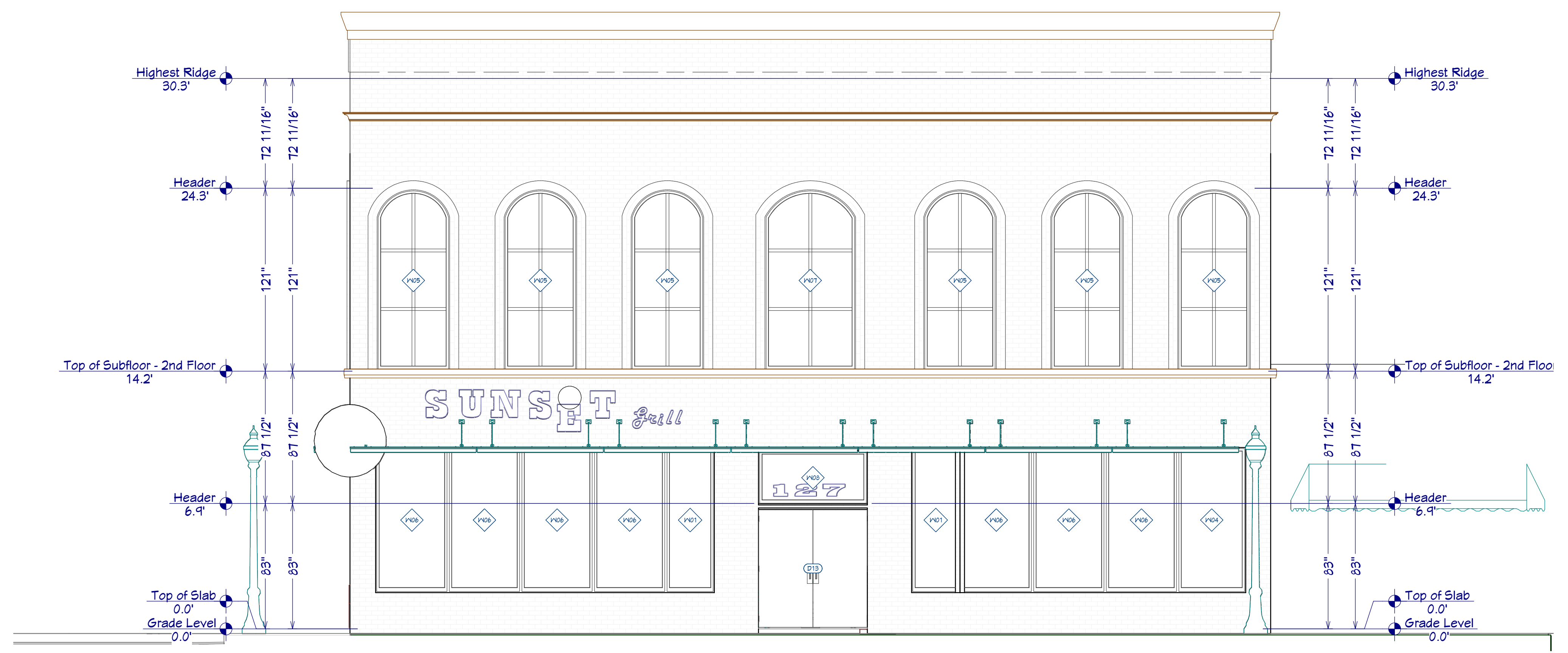
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6/18/2020

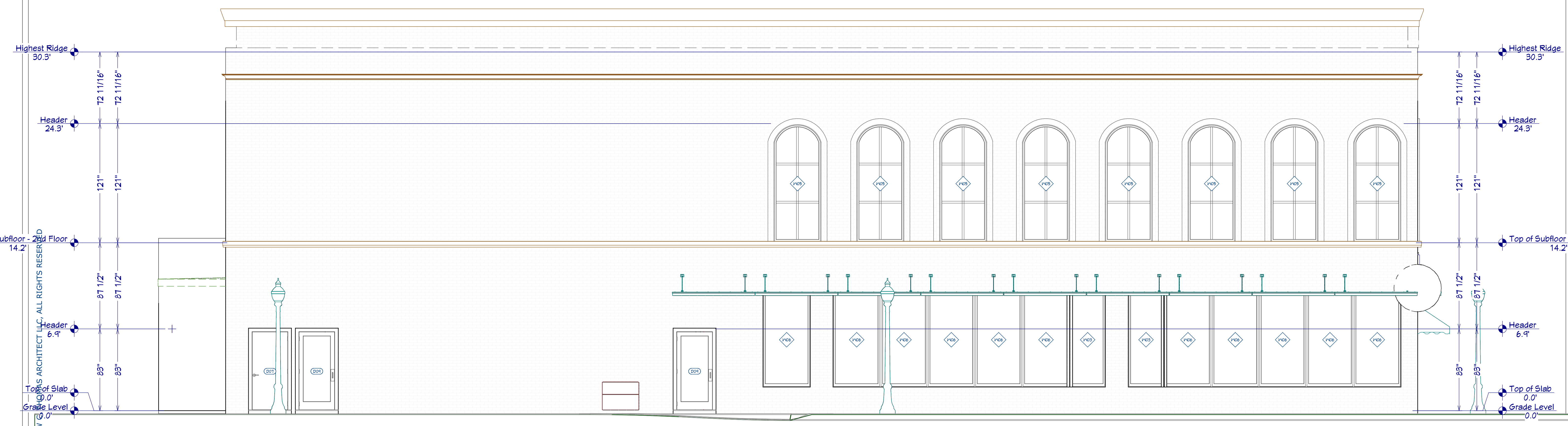
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FRONT ELEVATION  
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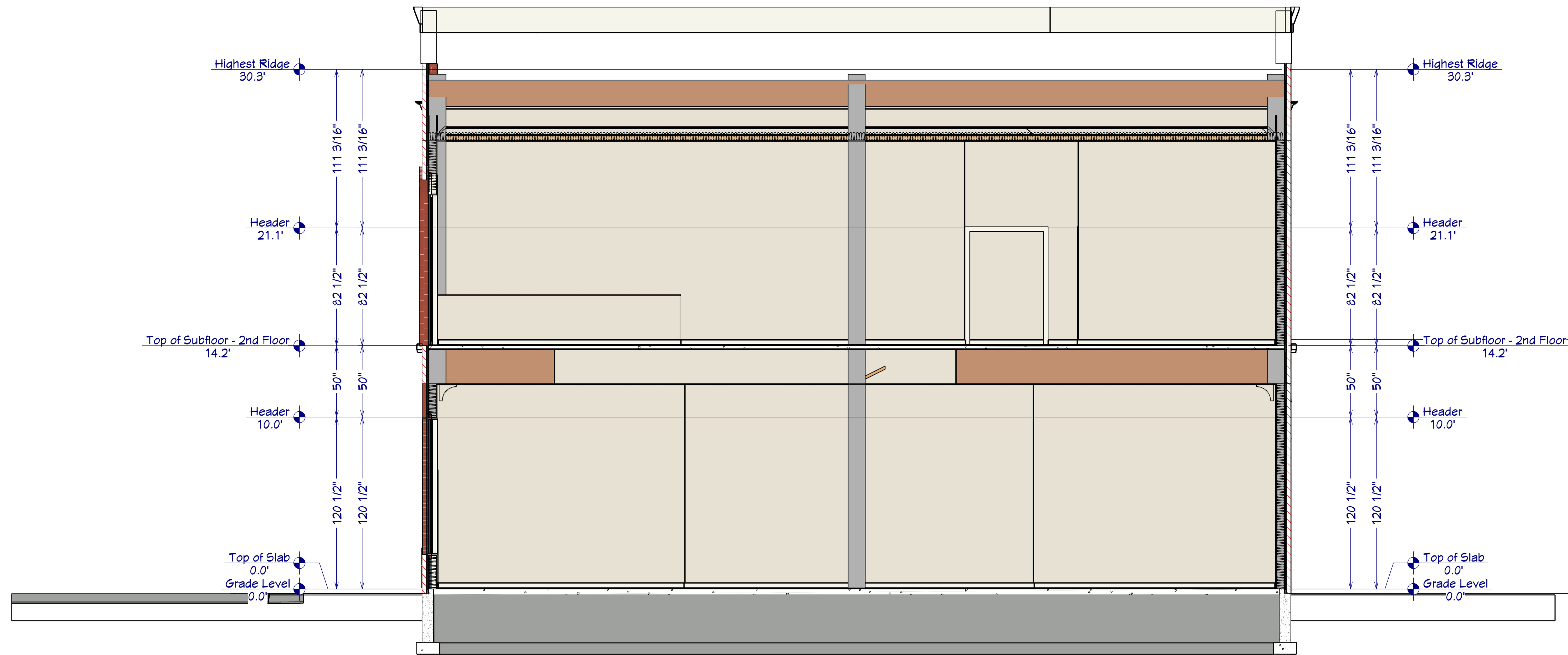


SIDE ELEVATION  
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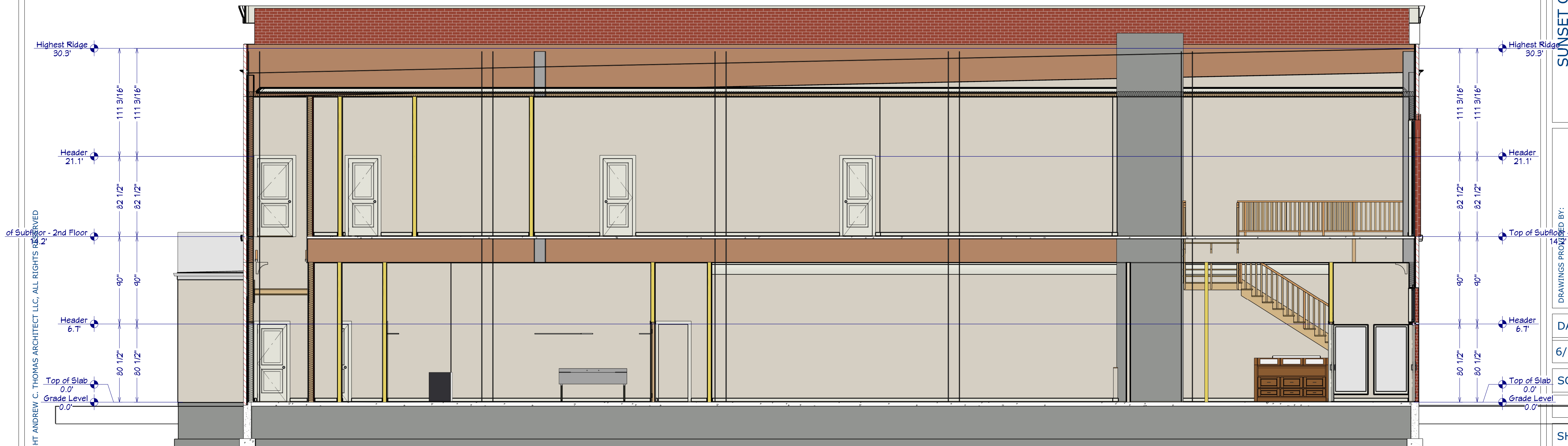
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BUILDING SECTION  
SCALE: 1/4"=1'-0"



BUILDING SECTION  
SCALE: 1/4"=1'-0"

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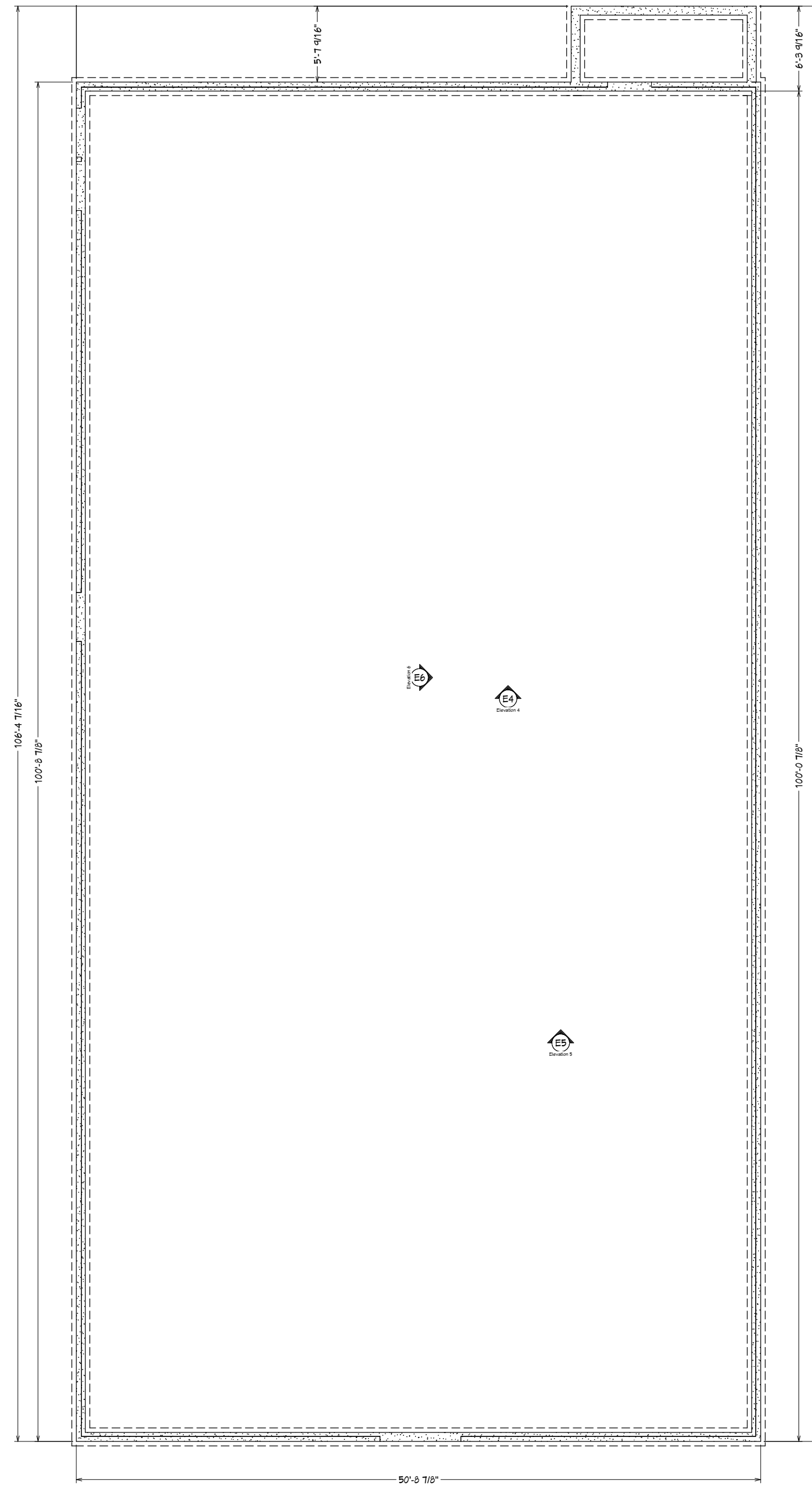
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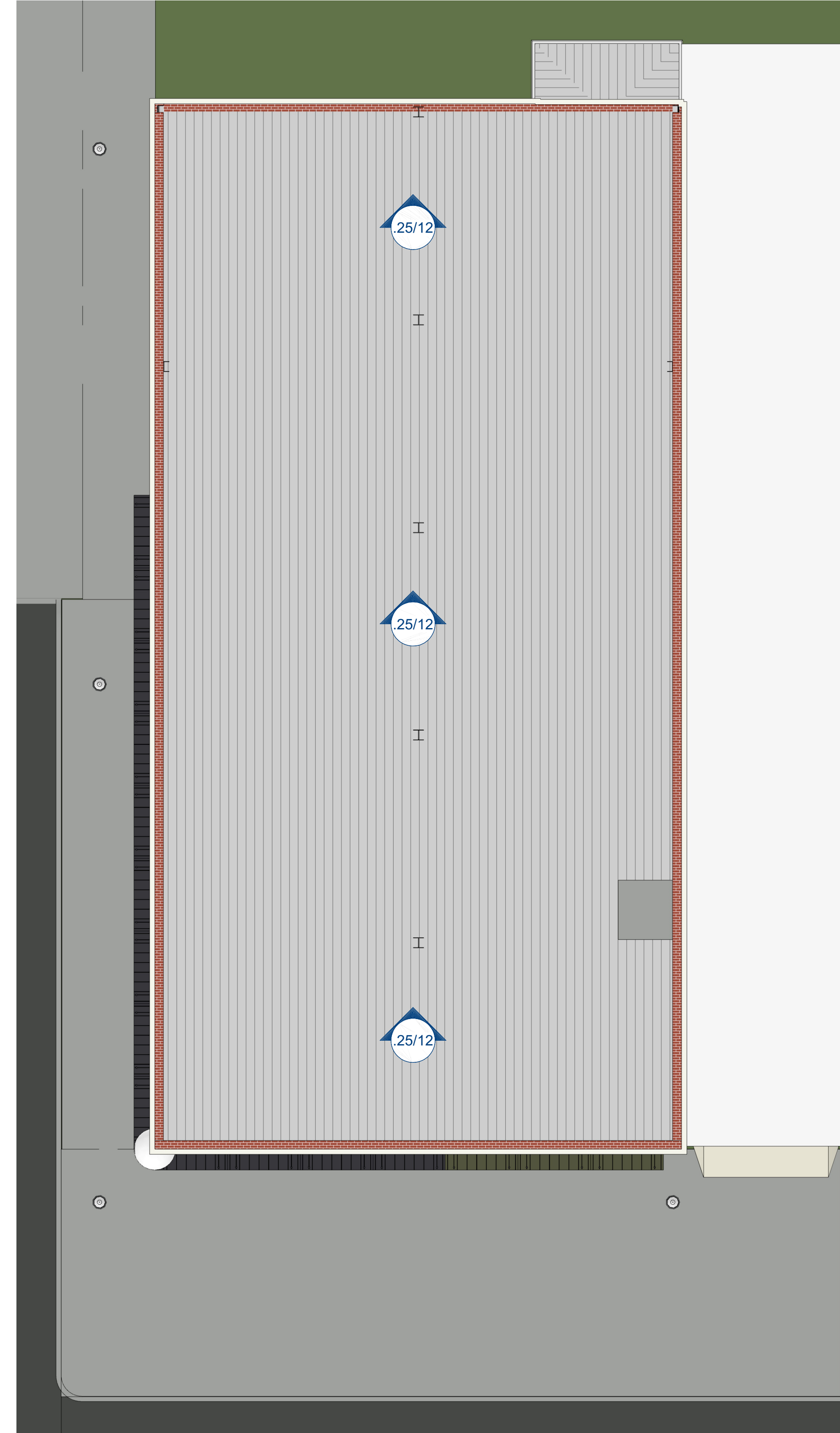
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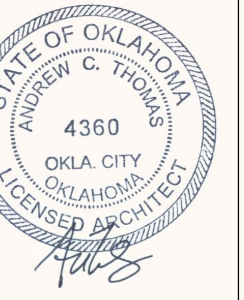
SLAB PLAN  
SCALE: 1/8"=1'-0"



ROOF PLAN  
SCALE: 1/8"=1'-0"

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DATE:  
6/18/2020

SCALE:

SHEET:

A-8



WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER/COMMENTS
W01	2880FX	2	1	2880FX	32"	96"	33"X97"		FIXED GLASS	2X6X36" (2)		
W02	3060FX	4	1	3060FX	36"	72"	31"X73"		FIXED GLASS	2X6X40" (2)		
W03	3080FX	2	1	3080FX	36"	96"	31"X97"		FIXED GLASS	2X6X40" (2)		
W04	3980FX	1	1	3980FX	45"	96"	46"X97"		FIXED GLASS	2X6X44" (2)		
W05	40100FX	14	2	40100FX	48"	120"	49"X121"		FIXED GLASS-AT	2X8X52" (2)		
W06	4080FX	18	1	4080FX	48"	96"	49"X97"		FIXED GLASS	2X8X52" (2)		
W07	50100FX	1	2	50100FX	60"	120"	61"X121"		FIXED GLASS-AT	2X8X64" (2)		
W08	6030FX	1	1	6030FX	72"	36"	73"X97"		FIXED GLASS	2X10X76" (2)		

DOOR SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER/COMMENTS
D02	2668	2	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"		
D03	2668	1	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"		
D04	2668	1	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED-FREEZER DOOR 1	2X6X35" (2)	1 3/8"		
D05	2668	3	2	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"		
D06	2868	1	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED-COMMERCIAL DOOR 8	2X6X37" (2)	1 3/4"		
D07	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR S01 (MIRROR ON BACK)	2X6X41" (2)	1 3/4"		
D08	3068	1	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"		
D09	3068	2	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)	1 3/4"		
D10	3068	1	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"		
D11	3068	1	2	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"		
D12	5068	1	1	5068 L/R IN	60"	80"	62"X82 1/2"	DOUBLE HINGED-SERVICE DOOR 2	2X8X65" (2)	1 3/8"		
D13	6068	1	1	6068 L/R EX	72"	80"	74"X83"	EXT. DOUBLE HINGED-GLASS SLAB	2X10X77" (2)	1 3/4"		
D14	6068	1	1	6068 L/R IN	72"	80"	74"X82 1/2"	DOUBLE HINGED-GLASS SLAB	2X10X77" (2)	1 3/8"		

FIXTURE SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS		
A01	ADA LEFT	1	1	60"	48"	72 1/8"	ADA LEFT					
A02	ADA RIGHT	1	1	60"	48"	72 1/8"	ADA RIGHT					
A03	ADA SINK	4	1	26 1/8"	24 1/4"	25 5/16"	ADA SINK					
A04	ADA TOILET	3	1	30"	36"	29 7/8"	ADA TOILET					
A05	ADA TOILET	1	1	36"	36"	29 7/8"	ADA TOILET					
A06	ADA TOILET	1	1	38"	36"	29 7/8"	ADA TOILET					
A07	BAR SINK	1	1	70"	18"	34"	BAR SINK					
A08	COMPACT DOUBLE WALL OVEN	1	1	36 3/4"	27 1/2"	28 1/8"	COMPACT DOUBLE WALL OVEN					
A09	DW	1	1	23 3/4"	23"	30"	DISHWASHER 3					
A10	PROFESSIONAL OVERSIZED RANGE	1	1	36"	30 7/16"	38 1/8"	PROFESSIONAL OVERSIZED RANGE					
A11	R60"	2	1	60"	26 1/2"	80"	LARGE DOUBLE REFRIGERATOR					
A12	SHORT DISPLAY CABINET	1	1	77"	26 1/16"	44 3/4"	SHORT DISPLAY CABINET					
A13	SINGLE DISPLAY CABINET	1	1	50 3/16"	35"	47"	SINGLE DISPLAY CABINET					
A14	STANDARD LEFT	2	1	37 3/4"	74 3/8"	72 1/8"	STANDARD LEFT					
A15	STANDARD RIGHT	1	1	41 1/2"	74 3/8"	72 1/8"	STANDARD RIGHT					
A16	STEAMER	4	1	15"	21"	14 9/16"	STEAMER					
A17	URINAL (WALL)	1	1	16 1/2"	13 15/16"	39 1/8"	URINAL (WALL)					
A18	VINTAGE LAB SINK	2	1	22 1/8"	17 5/16"	45 1/8"	VINTAGE LAB SINK					

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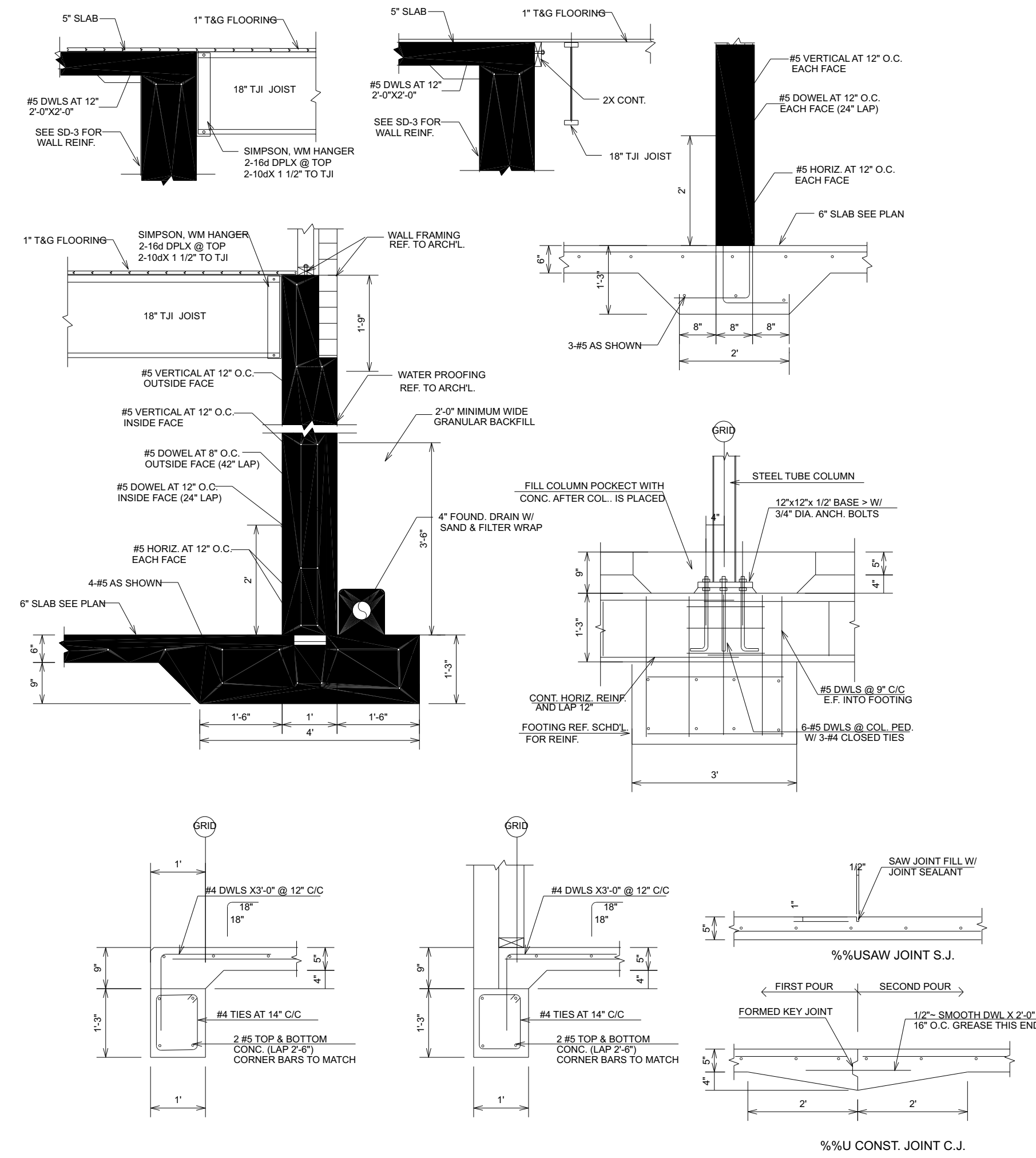
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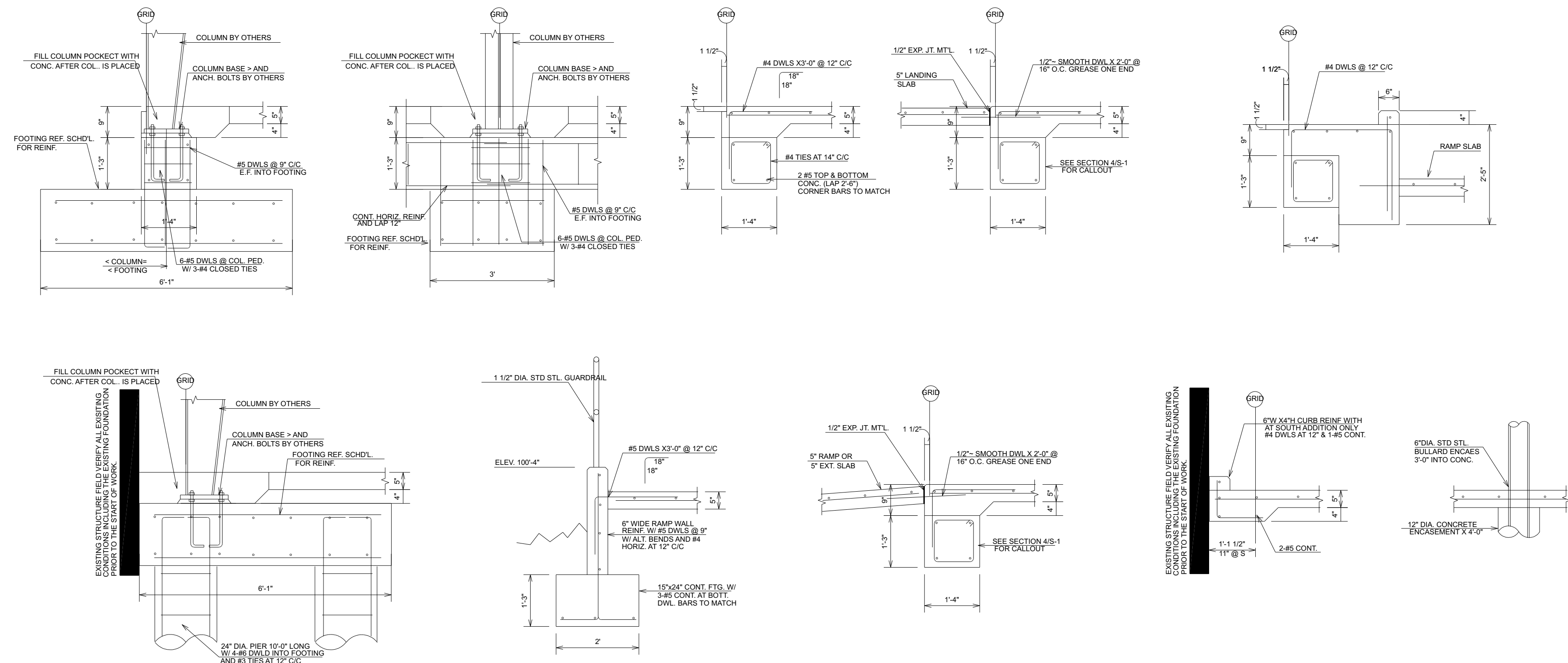
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A-9

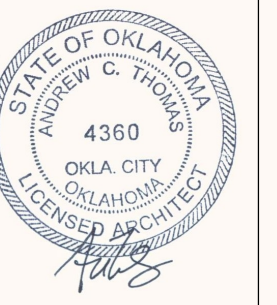


FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARK
F-1	3'-0\"/>		



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**A-10**