

OWNER:	BURNETT, GLENN & SHEILA 1702 CREEKSIDE DR TX 74718 (713) 249-8640 GWB_BIZ@YAHOO.COM	
PROJECT ADDRESS:	216 S. LAHOMA NORMAN, OK 73069	
LEGAL DESCRIPTION:	LOCATED WEST SIDE OF SOUTH LAHOMA AVENUE, APPROXIMATELY 800 FEET SOUTH OF WEST MAIN STREET AT THE INTERSECTION WITH WEST EUFAULA STREET, THE ADDRESS IS 216 SOUTH LAHOMA AVENUE. THE LEGAL DESCRIPTION IS LOT 6, BLOCK 2, EAGLETON ADDITION.	
ZONING:	AE, FLOOD ZONE, WITH RIVERINE CHARACTERISTICS - HIGH RISK FLOODING. ZONE R-1, SINGLE FAMILY DWELLING DISTRICT AND IS NOT LOCATED WITHIN ANY OVERLAY DISTRICTS. CURRENT USE IS SINGLE FAMILY RESIDENTIAL. THE PROPERTY INCLUDES A SINGLE-FAMILY RESIDENTIAL UNIT WITH A DETACHED GARAGE AND ACCESSORY DWELLING UNIT LOCATED ABOVE.	
ARCHITECT:	KRITTENBRINK ARCHITECTURE LLC. MARK KRITTENBRINK 119 W MAIN STREET NORMAN, OK 73069 405.579.7883	
SQUARE FOOTAGE:	TOTAL SINGLE STORY FLOOR: TOTAL DECKS:	SF837 SF72

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FLOODPLAIN CONSTRUCTION NOTES

PROJECT 216 S. LAHOMA AVENUE, NORMAN, OK
FLOOD ZONE: AE - WITHIN FLOODWAY PER CITY OF NORMAN FLOODPLAIN OVERLAY
REFERENCE DATUM: NAVD86

1. GENERAL FLOODPLAIN REQUIREMENTS
 - CONSTRUCTION SHALL COMPLY WITH CITY OF NORMAN FLOOD HAZARD DISTRICT (SEC. 36-533) AND FEMA NFIP STANDARDS PB-1-TB-92.
 - THE BASE FLOOD ELEVATION (BFE) AT THIS SITE IS 1153.10 NAVD86.
 - THE DESIGN FINISHED FLOOR ELEVATION (FFE) IS 1155.35 NAVD86, PROVIDING 6.05 FT OF ELEVATION ABOVE EXISTING GRADE (BENCHMARK ELEVATION 1149.30 NAVD86).
 - CONTRACTOR SHALL VERIFY ALL FOUNDATIONS ON-SITE WITH LICENSED SURVEYOR BEFORE POURING FOUNDATIONS OR SETTING FLOOR FRAMING.
 - ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT, PER FEMA TB-2.
 - NO ENCLOSED AREA BELOW BFE MAY BE FINISHED OR USED AS HABITABLE SPACE.
2. DESIGN RESPONSIBILITY
 - ALL FOUNDATION AND STRUCTURAL COMPONENTS SHALL BE DESIGNED, DETAILED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (PE) IN THE STATE OF OKLAHOMA.
 - THESE NOTES ARE PROVIDED FOR COORDINATION OF ARCHITECTURAL SCOPE WITH THE ENGINEER OF RECORD AND DO NOT CONSTITUTE STRUCTURAL DESIGN, SPECIFICATION, OR CALCULATION.

FOUNDATION SYSTEM

 - FINAL FOUNDATION TYPE, SIZE, AND REINFORCEMENT TO BE PER STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.
 - STRUCTURE TO BE ELEVATED ON REINFORCED CONCRETE PIER FOOTINGS WITH STEEL POSTS AND BEAMS DESIGNED FOR APPLICABLE FLOOD, UPLIFT, AND LATERAL LOADS PER FEMA AND ASCE 24-14.
 - FOUNDATION SHALL BE DESIGNED TO BE DIAPHRAGMATIC ONLY AND SUBJECT TO ENGINEER'S CONFIRMATION.
 - NO CONTINUOUS STEM WALLS; THE AREA BELOW THE ELEVATED STRUCTURE MUST REMAIN OPEN TO ALLOW UNOBSTRUCTED FLOODWATER PASSAGE.
3. FLOOD ELEVATIONS & COMPLIANCE
 - BENCHMARK (BM): 1149.30 NAVD86 (PER ENGINEER'S SURVEY).
 - BASE FLOOD ELEVATION (BFE): 1153.10 NAVD86.
 - FINISHED FLOOR ELEVATION (FFE): 1155.35 NAVD86.
 - FINAL ELEVATIONS TO BE FIELD-VERIFIED BY LICENSED SURVEYOR BEFORE CONSTRUCTION.
4. FLOOD OPENINGS (IF APPLICABLE)
 - ANY ENCLOSED AREA BELOW BFE TO INCLUDE COMPLIANT FLOOD VENTS PER FEMA TECHNICAL BULLETIN TB-1.
 - VENTS SHALL PROVIDE 1 SQ. IN. OF NET OPENING PER 1 SQ. FT. OF ENCLOSED AREA AND PERMIT AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
 - FINAL VENT QUANTITY, SIZE, AND PLACEMENT TO BE CONFIRMED BY THE ENGINEER OF RECORD.
5. DECKS, LANDINGS, AND PLATFORMS
 - ALL EXTERIOR STAIRS, DECKS, AND MECHANICAL PLATFORMS SHALL BE METAL-FRAMED AND SUPPORTED ON INDEPENDENT PIER FOOTINGS WITH STEEL POSTS, PER ENGINEER'S DESIGN.
 - DECKING AND STAIR TREADS TO BE OPEN-SITE OR GRATED METAL TO ALLOW WATER FLOW THROUGH.
 - STRUCTURAL CONNECTION DETAILS TO BE ENGINEERED FOR FLOOD, WIND, AND UPLIFT LOADS.
6. MECHANICAL PLATFORM
 - HVAC AND UTILITIES SHALL BE MOUNTED ON ELEVATED METAL PLATFORMS SUPPORTED ON INDEPENDENT PIER FOOTINGS.
 - PLATFORM HEIGHT SHALL MEET OR EXCEED THE DESIGN FLOOD ELEVATION (DFE).
 - FINAL DESIGN AND ANCHORAGE TO BE PER STRUCTURAL AND MEP ENGINEER REQUIREMENTS.
7. FENCING (FLOOD-COMPLIANT)
 - EXISTING CHAIN-LINK FENCE TO BE REMOVED.
 - REPLACES WITH 5'-0" TALL OPEN RANCH-STYLE VINYL SCREENING PANELS, WITH A MINIMUM 12" CLEARANCE ABOVE ADJACENT GRADE FOR FLOODWATER PASSAGE.
 - POSTS SPACED $\leq 8'-0"$ O.C. AND RAILSPOTS SHALL NOT EXCEED 10% OBSTRUCTION AREA PER FEMA FLOODWAY FLOW GUIDANCE.
8. GENERAL FLOODPLAIN REQUIREMENTS
 - ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT PER FEMA TB-2.
 - NO FILL OR SOIL CONSTRUCTION BELOW BFE WITHOUT CITY FLOODPLAIN APPROVAL.
 - ALL CONSTRUCTION SHALL MAINTAIN NO-RISE CERTIFICATION FOR ADJACENT PROPERTIES, PROVIDED BY THE LICENSED ENGINEER.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS, ELEVATIONS, AND EXISTING UTILITIES PRIOR TO FOUNDATION WORK.
9. SITE & DRAINAGE
 - GRADING SHALL NOT OBSTRUCT EXISTING FLOODWAY; NO FILL PERMITTED WITHIN REGULATORY FLOODWAY.
 - REMOVE EXISTING STORAGE SHEDS AND DETERIORATED WOOD FENCING TO IMPROVE FLOW CONDITIONS.
 - DISTURBED AREAS TO BE STABILIZED WITH SOD OR SEED IMMEDIATELY AFTER CONSTRUCTION.
 - UTILITY EASEMENT PROPOSED ALONG NORTH PROPERTY LINE TO BE MAINTAINED FOR STORM SEWER ACCESS.
10. VERIFICATION & CERTIFICATION
 - SURVEYOR TO VERIFY: TOP OF PIER ELEVATION, LOWEST FLOOR ELEVATION, BENCHMARK REFERENCE (1149.30 NAVD86).
 - ELEVATION CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO COORDINATE INSPECTION WITH CITY FLOODPLAIN ADMINISTRATOR BEFORE CONCEALMENT.

A	AMP	DISP	DISPENSER	HDCP	HANDICAPPED	OA	OVERALL	SPKR	SPEAKER
ABV	ABOVE	DIV	DIVISION	DIV	DIVISION	O/C	ON CENTER	SQ	SQUARE
A/C	AIR CONDITIONING	DL	DEAD LOAD	HDWD	HARDWOOD	OD	OUTSIDE DIAMETER	SS	SANITARY SEWER
ACOUS	ACOUSTICAL	DN	DOWN	HM	HOLLOW METAL	OVHD	OVERHEAD	STD	STANDARD
ACT	ACOUSTICAL TILE	DR	DOOR	HORIZ	HORIZONTAL	OPNG	OPENING	STL	STEEL
ADD	ADDENDUM	DS	DOWNSPOUT	HR	HOUR	OPP	OPPOSITE	SSTL	STAINLESS STEEL
ADJ	ADJACENT/ADJUSTABLE	DTL	DETAIL	HT	HEIGHT	PART	PARTITION	STO	STORAGE
AFF	ABOVE FINISH FLOOR	E	EAST	HVAC	HEATING VENELOGATING & AIR CONDITIONING	PERF	PERFORATED	STRUCT	STRUCTURE
ALT	ALTERNATE	EACH	EACH	HW	HOT WATER	PER	PERIMETER	SUSP	SUSPENDED
ALUM	ALUMINUM	EC	ELECTRICAL CONTRACTOR	ID	INSIDE DIAMETER	POKT	POCKET	SUR	SURFACE
AND	ANDJOZED	EJ	EXPANSION JOINT	IN	INCH	PL	PLATE	T	TREAD
APPROX	APPROXIMATE	ELEC	ELECTRIC(AL)	INCAN	INCANDESCENT	PLAM	PLASTIC LAMINATE	TELE	TELEPHONE
ARCH	ARCHITECT(URAL)	ELEV	ELEVATOR/ELEVATION	INCL	INCLUDE	PLAS	PLASTER	TEMP	TEMPERED, TEMPORARY
BD	BOARD	EMER	EMERGENCY	INSUL	INSULATION	PLYWD	PLYWOOD	T&B	TOP AND BOTTOM
BLDG	BUILDING	ENG	ENGINEER	INT	INTERIOR	PNL	PANEL	T&G	TOUNGE AND GROOVE
BLK	BLOCK	EQ	EQUAL	JT	JOINT	PR	PAIR	THK	THICKNESS
BLKG	BLOCKING	EST	ESTIMATE	JST	JOIST	PRCST	PRE-CAST	TLT	TOILET
BM	BEAM / BENCH MARK	EW	EACH WAY	KIT	KITCHEN	PSF	POUNDS PER SQUARE FOOT	TOC	TOP OF CURB
BRG	BEARING	EWG	ELECTRIC WATER COOLER	LAV	LAVATORY	PSI	POUNDS PER SQUARE INCH	TOS	TOP OF STEEL
BSMT	BASEMENT	(E) EXIST	EXISTING	LT	LIGHT	PT	PRESSURE TREATED	TOW	TOP OF WALK
BTM	BOTTOM	EXP	EXPANSION	LTWT	LIGHTWEIGHT	PTD	PAPER TOWEL DISPENSER	TPH	TOILET PAPER HOLDER
CAB	CABINET	EXT	EXTERIOR	LVR	LOUVER	PNT	POINT	TRS	TRANSITION STRIP
CER	CERAMIC	FA	FIRE ALARM	MAS	MASONRY	PVC	POLYVINYL CHLORIDE	TS	TUBE STEEL
CFLASH	COUNTER FLASHING	FD	FLOOR DRAIN	MATL	MATERIAL	PVMT	PAVEMENT	TYP	TYPICAL
CI	CAST IRON	FE	FIRE EXTINGUISHER	MAX	MAXIMUM	R	RISER/RADIUS	UC	UNDERCUT
CIP	CAST IN PLACE	FEC	FIRE EXTINGUISHER CABINET	MBR	MEMBER	RA	RETURN AIR	UON	UNLESS OTHERWISE NOTED
CJ	CONSTRUCTION JOINT	FF	FINISH FLOOR	MC	MECHANICAL CONTRACTOR	RCP	REFLECTED CEILING PLAN	VERT	VERTICAL
CLG	CEILING	FH	FIRE HYDRANT	MECH	MECHANICAL	RD	ROOF DRAIN	VCT	VINYL COMPOSITION TILE
CLR	CLEAR/CLEARANCE	FHC	FIRE HOSE CABINET	MEMB	MEMBRANE	RECD	RECESSED	VIF	VERIFY IN FIELD, FIELD VERIFY
CMU	CONCRETE MASONRY UNIT	FLASHG	FLASHING	MFR	MANUFACTURER	RE	REFER	VWC	VINYL WALL COVERING
CNTR	COUNTER	FLUOR	FLUORESCENT	MH	MAN HOLE	REF	REFRIGERATOR	W	WEST
COL	COLUMN	FOUND	FOUNDATION	MIN	MINIMUM	REIN	REINFORCING	WD	WOOD
CONC	CONCRETE	FT	FOOT	MIR	MIRROR	REQD	REQUIRED	WDW	WINDOW
CONST	CONSTRUCTION	FTG	FOOTING	MISC	MISCELLANEOUS	REV	REVISION	WH	WATER HEATER
CONT	CONTINUOUS	FURR	FURRING	MTD	MONTH(ED)	RH	ROBE HOOK	WP	WATERPROOF
CORR	CORROGATED	GA	GAUGE	MO	MASONRY OPENING	RM	ROOM	WWF	WELDED WIRE FABRIC
CRPT	CARPET	GALV	GALVANIZED	MOD	MODULAR	RO	ROUGH OPENING	WWM	WELDED WIRE MESH
CT	CERAMIC TILE	GB	GRAB BAR	MTL	METAL	R&S	ROD & SHELF	XFMR	TRANSFORMER
CTR	CENTER	GC	GENERAL CONTRACTOR	MUL	MULLION	S	SOUTH		
CU FT	CUBIC FOOT	GEN	GENERAL	N	NORTH	SA	SUPPLY AIR		
CU YD	CUBIC YARD	GL	GLASS/GLAZING	NA	NOT APPLICABLE	SC	SOLID CORE		
CW	COLD WATER	GLBL	GLASS BLOCK	NIC	NOT IN CONTRACT	SCHED	SCHEDULE		
D	DEEP/DEPTH	GR	GRADE	NO	NUMBER	SD	SOAP DISPENSER		
DBL	DOUBLE	GYP	GYPSPUM	NOM	NOMINAL	SEC	SECTION		
DEMO	DEMOLITION	GWB	GYPSPUM WALL BOARD	NTS	NOT TO SCALE	SHT	SHEET		
DF	DRINKING FOUNTAIN	HB	HOSE BIB			SIM	SIMILAR		
DIA	DIAMETER	HC	HOLLOW CORE			SJ	SCORED JOINT		
DIAG	DIAGONAL	HDR	HEADER			SNP	SANITARY NAPKIN DISPENSER		
DIM	DIMENSION					SPECS	SPECIFICATIONS		

W MAIN ST

W COMANCHE ST

W EUFRAULA ST

W SYMMES ST

S FLOOD AVE

PROJECT LOCATION

LOCATION MAP
NOT TO SCALE

N

GENERAL
G001 PROJECT DATA, GEN. CONTRACTOR, GEN.L NOTES, ABBR., LOCATION MAP & DRAWING INDEX

ARCHITECTURAL
A101 PROPOSAL - ARCHITECTURAL SITE PLAN
A201 PROPOSAL - FIRST FLOOR PLAN, ROOF PLAN & NOTES
A301 PROPOSAL - EXTERIOR ELEVATIONS

STRUCTURAL
S001 PROPOSAL - FOUNDATION PLAN



Address (#1)
Address (#2)
PHONE: (000)000-0000

Address (#1)
Address (#2)
PHONE: (000)000-0000

Address (#1)
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PHONE: (000)000-0000

BURNETT
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NORMAN, OK 73069

FPC SET

11.12.2025

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PRIMARY ISSUE		
MARK	DATE	DESCRIPTION
#	00-00-00	PERMIT ISSUE
#	00-00-00	BID ISSUE
#	00-00-00	CONST. ISSUE

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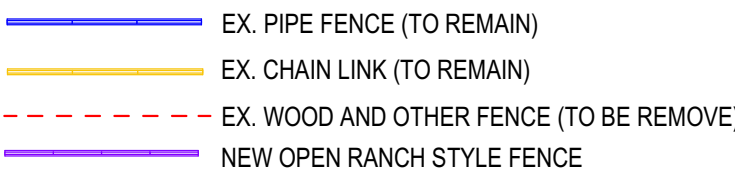
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SHEET TITLE:
PROJECT DATA, GEN.
CONTRACTOR, GEN.L
NOTES, ABBR.,
LOCATION MAP &
DRAWING INDEX

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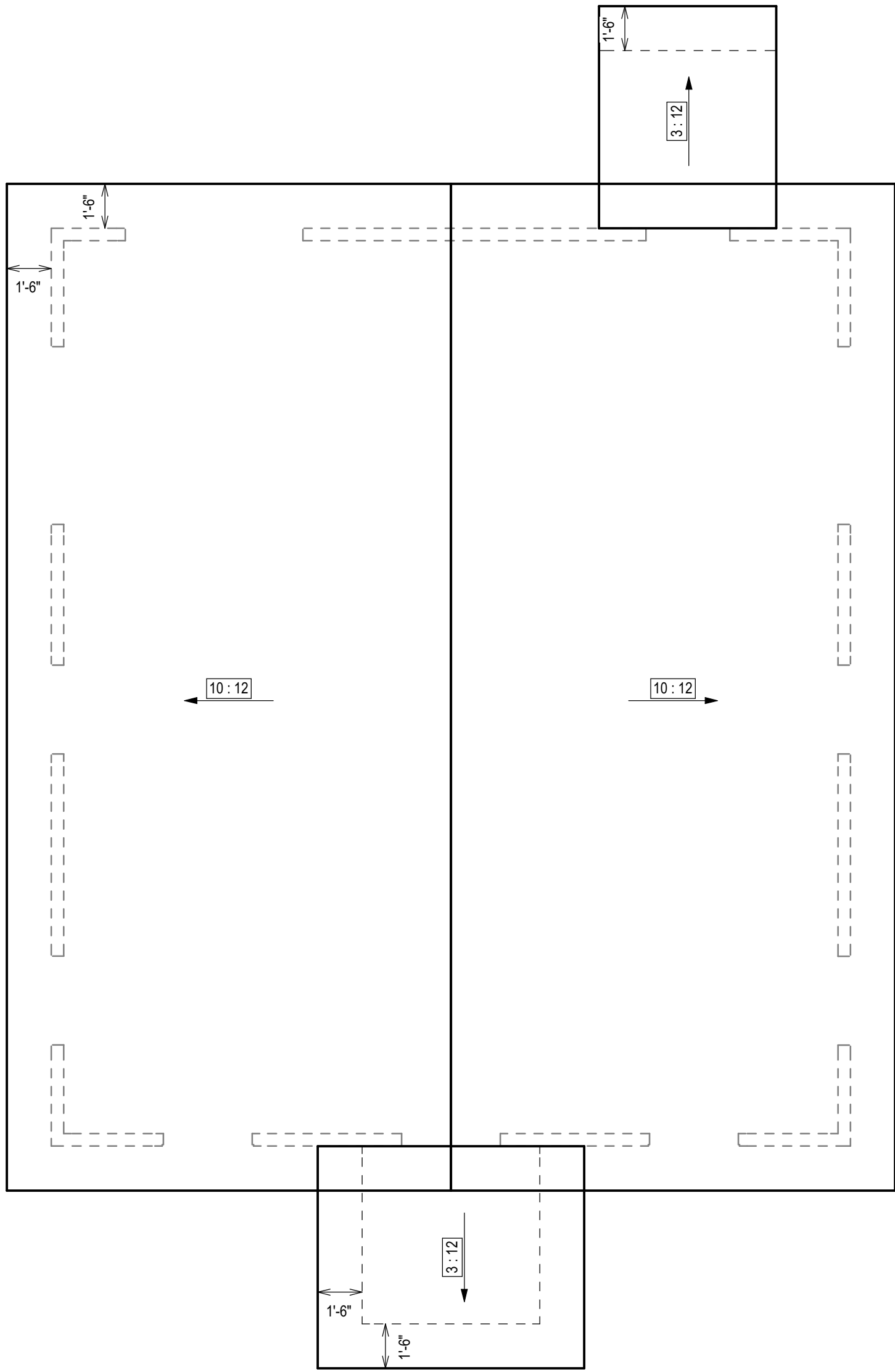
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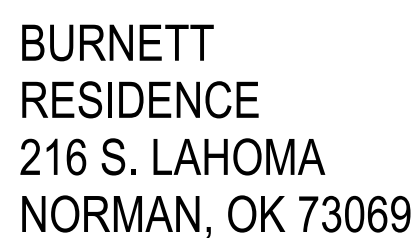
A101



AREA	EXISTING SQ.FT.	PROPOSED SQ.FT.
HOUSE	857	828
PORCHES/DECKS	162	72
TOTAL:	1019	900



A201



A301



S101