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TEEL,STEPHEN

RESIDENCE 485 COLLEGE AVE NORMAN, OK 73069

FIELD VERIFICATION SET 06.30.2025

MARK	DATE	DESCRIPTION			
REVISIONS					

PRIMARY ISSUE			
MARK	DATE	DESCRIPTION	
0	00-00-00	PERMIT ISSUE	
0	00-00-00	BID ISSUE	
0	00-00-00	CONST. ISSUE	

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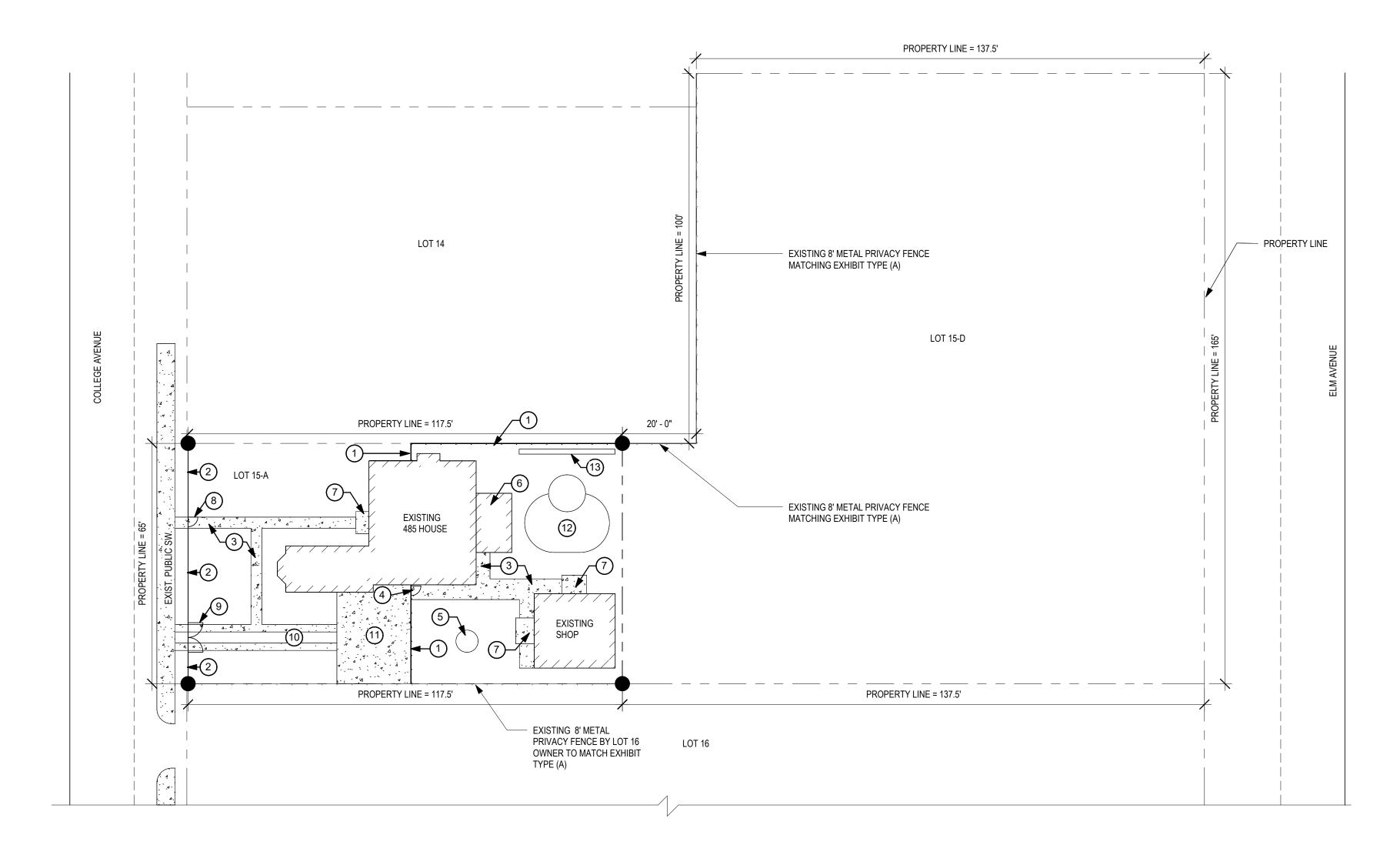
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CFC HEET TITLE:

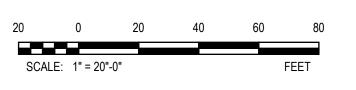
EXISTING -ARCHITECTURAL SITE PLAN - 490 ELM & 485 COLLEGE

SHEET NO:

FV101







KEY NOTE SYMBOL LEGEND:

- REFER TO BUBBLE NOTE WITHOUT ARROWS APPLIES TO ENTIRE ROOM IN WHICH IT IS LOCATED UNLESS SHOWN OTHERWISE.
- REFER TO BUBBLE NOTE WITH ARROWS APPLIES TO OBJECT INDICATED.

KEY NOTES:

- 8' TALL PRIVACY FENCE TO MATCH EXISTING SURROUNDING REFER TO EXHIBIT TYPE (A) UNDER COA PRESENTATION DOC.
- 4' TALL IRON COLONIAL-STYLE FENCE REFER TO EXHIBIT TYPE (D) UNDER COA PRESENTATION DOC. (3) CONCRETE SIDEWALK.
- (6) PORCH ADDITION W/ GABLE ROOF AND COLONIAL-STYLE COLUMNS.
- STOOP ADDITION W/ BRACKETED GABLE ROOF.
- 8040 IRON FENCE GATE TO MATCH FENCE TYPE (D).
- 2' WIDE SPLIT RIBBON CONCRETE DRIVE WAY.
- POOL AND JACUZZI AREA.
- (13) GRILL AND TV AREA.

- 3080 METAL FENCE GATE TO MATCH FENCE TYPE (A).
- (5) FIRE PIT AREA.

 - 3040 IRON FENCE GATE TO MATCH FENCE TYPE (D).

- CONCRETE PARK DRIVEWAY.

- GENERAL NOTES PROPOSAL
- DATA PRESENTED IN THESE DRAWINGS ARE AS ACCURATE AS SURVEYS AND PLANNING CAN DETERMINE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED. FIELD VERIFICATION OF THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR SINCE FINAL DISTANCES. LOCATIONS AND HEIGHTS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RENOVATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE FINISHED PRODUCT AS SHOWN ON THE PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR A DECISION TO RESOLVE CONFLICTS PRIOR TO BID.
- CONTRACTOR SHALL FINISH ALL EXPOSED ITEMS IN NEW CONSTRUCTION.
- CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RENOVATED SHALL BE CAREFULLY COORDONATED WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
- DASHED LINES ON DEMOLITION PLANS/ ELEVATIONS INDICATE EXISTING MATERIALS TO BE REMOVED, UNLESS OTHERWISE NOTED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION, ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.
- ITEMS TO REMAIN AND TO BE PROTECTED ARE DESIGNATED WITH LIGHT CONTINUOUS LINES, IF DAMAGE OCCURS, PATCH, REPAIR, REFINISH OR REPLACE DAMAGED ITEMS AT NO COST TO OWNER.
- BY DEMOLITION WORK TO MATCH EXISTING ADJACENT FINISHES.
- APPEARANCE.
- REPAIR WALLS DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL.
- DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED
- PROVIDE SCREENING FROM DUST, FUMES, SMOKE, WATER, AND NOISE WHERE DEMOLITION REQUIRES CONSTRUCTION TO BE TO BE EXPOSED TO NORMAL
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLAN SHALL BE REPORTED AT ONCE TO THE ARCHITECT AND ALL WORK INVOLVED AT SAID QUESTIONED AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO
- PROTECT ALL EXISTING FLOORING FROM DAMAGE & REPAIR ANY DAMAGE TO LIKE NEW APPEARANCE UNLESS NOTED W/ NEW FLOORING.
- PATCH SURFACES AS REQUIRED TO MATCH EXISTING WHERE PLUMBING,
- GENERAL CONTRACTOR TO PROPERLY DISPOSE, DONATE, AND/OR RECYCLE ALL DEMO ITEMS, UNLESS OTHERWISE NOTED "RETURN TO OWNER". COORD.
- COORDINATE ALL HVAC DUCTWORK, RETURNS & SYSTEM SPECS W/ HVAC SUB-CONTRACTOR & ARCHITECT.
- SECURE & LEVEL ALL FLOOR & SUB-FLOOR, TYP.
- INSTALL ALL APPLIANCES (SELECTED & SUPPLIED BY OWNER) & PRODUCTS AS PER MANUFACTURE'S SPECIFICATIONS, REWORK PLUMBING & ELECTRICAL, COORD W/ OWNER & ARCHITECT, RE: POWER PLAN.
- ALL EXTERIOR WALLS & SOFFITS WILL HAVE A MIN. OF R-19 INSULATION TO COMPLY W/ CITY IN WHICH CONSTRUCTION IS BEING DONE COORD. W/ ARCHITECT & OWNER - WHERE NECESSARY.
- ATTICS SHALL INCLUDE INSULATION W/ A MIN OF R-30 & RADIANT BARRIER BACKED OSB AT ALL NEW ROOF DECKING, COORD. W ARCHITECT & OWNER-WHERE NECESSARY.
- ALL GLASS IN WINDOWS & DOORS TO BE COMPLIANT W/ IRC 2021, E.G. U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, ETC., COORD. ALL SELECTIONS W/ ARCHITECT.
- DOORS/WINDOWS TO BE RE-USED IN NEW CONSTRUCTION (COORD. W/ OWNER).
- ALL NEW WALLS TO RECEIVE A LEVEL 4 TEXTURE AND TO BE PAINTED TO MATCH EXISTING WHERE APPLY.
- ADD SMOKE DETECTORS & CO2 DETECTORS PER CURRENT CODE.
- DOORS @ 45° ARE EXISTING TO REMAIN & 90° ARE NEW.

- REPAIR SOFFITS, CEILING. WALL AND FLOOR FINISHES LEFT VOID OR DAMAGED
- REPAIR ALL EXIST. CONSTRUCTION DAMAGED BY DEMOLITION TO LIKE NEW
- COORDINATE DEMOLITION AND CONSTRUCTION OPERATIONS WITH OWNER WHERE THEY EFFECT EXISTING WORK AREAS AND NORMAL OPERATING PROCEDURES.
- TO DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
- OPERATIONS OF THE FACILITY.

- MECHANICAL, AND ELECTRICAL ITEMS OR EQUIPMENT HAVE BEEN REMOVED.

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CONSTRUCTION

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MLK

SHEET TITLE: PROPOSAL -ARCHITECTURAL

SITE PLAN - 490 ELM

SHEHLLEGE_COA