

**Building Limitations**

CONSTRUCTION TYPE (TABLE 601): TYPE IIB

FIRE RATINGS REQUIRED FOR CONSTRUCTION TYPE (TABLE 601):

STRUCTURAL FRAME	0 HR
INTERIOR & EXTERIOR BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

USE AND OCCUPANCY CLASSIFICATION (Section 303.4): BUSINESS USE GROUP B & ASSEMBLY USE GROUP A-2

ZONING DISTRICT (CITY OF NORMAN): C-2 GENERAL COMMERCIAL

TOTAL NET BUILDING AREA: 7,708 sq ft  
TOTAL GROSS BUILDING FOOTPRINT: 5,478 sq ft

**Deferred Submittals**

A. FIRE ALARM SYSTEM  
PREPARED BY FIRE ALARM SUBCONTRACTOR  
Required information includes:  
1) Drawings indicating devices  
2) Drawings indicating locations  
3) Drawings must be to scaled for review purposes  
4) Battery calculations  
5) Voltage drop calculations  
6) Equipment specifications  
7) Annunciator locations  
8) Line wiring (riser) diagrams

B. FIRE SPRINKLER SYSTEM  
PREPARED BY FIRE SPRINKLER SUBCONTRACTOR.  
SUBMIT PER CITY OF NORMAN REQUIREMENTS AND WHERE APPLICABLE, TO LOCAL FIRE AUTHORITIES.

**General Information**

PROJECT NAME:  
CANINE SPA

PROJECT LOCATION:  
1134 MCGEE DR, NORMAN, OK 73072  
CLEVELAND COUNTY

PROJECT CONSTRUCTION PURPOSE:  
NEW BUILDING AND RENOVATION OF EXISTING BUILDING

BUILDING OWNER:  
CANINE SPA

AUTHORITY HAVING JURISDICTION FOR FIRE ALARM PERMIT, PLAN REVIEW, AND BUILDING PERMIT CITY OF NORMAN

APPLICABLE BUILDING CODES AND STANDARDS:  
IBC 2015, AS AMENDED OUBCC AND CITY OF NORMAN

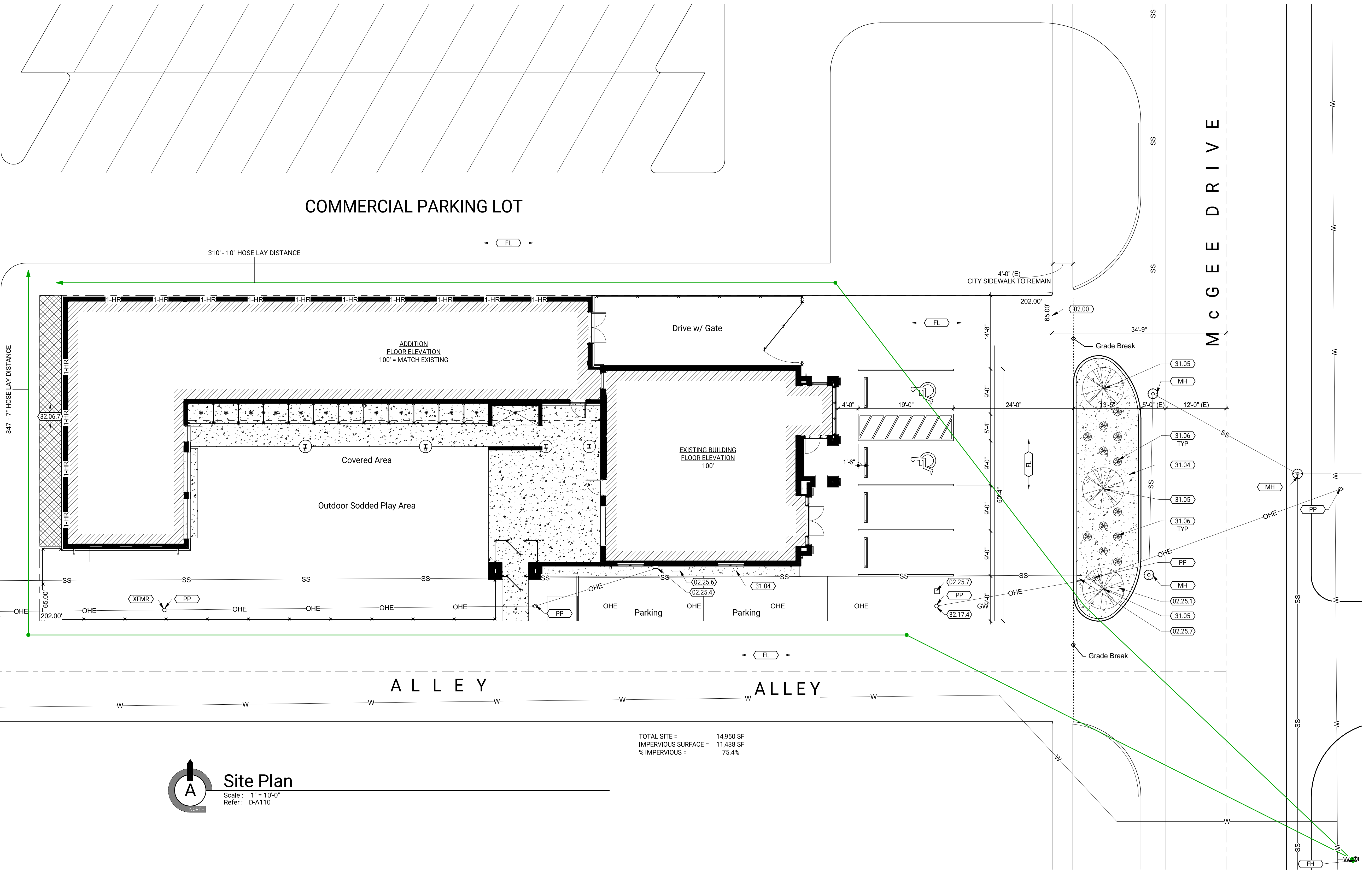
LIST OF KEYNOTES ON THIS SHEET  
REFER TO COVER OR PROJECT MANUAL FOR COMPLETE LIST

#	DESCRIPTION
02.00	PROPERTY LINE
02.25.1	WATER METER (E)
02.25.4	ELECTRIC METER (E)
02.25.6	GAS LOCATION (E)
02.25.7	COMM/DATA PYLON (E)
31.04	MULCH PLANTING AREA WITH IRRIGATION
31.05	EIGHT-FOOT-TALL SHADE (CANOPY) TREE
31.06	THREE-GALLON SHRUB
32.06.7	PROPOSED AREA OF DETENTION POND, RE: CIVIL
32.17.4	EXISTING POWER POLE TO BE RELOCATED TO ALLOW GUY LINE TO CLEAR NEW PARKING SPACES, CONTACT AND COORDINATE WITH OG&E.
FH	FIRE HYDRANT (E)
FL	FIRE LANE (E)
MH	SANITARY SEWER MANHOLE (E)
PP	POWER POLE (E)
XFMR	POLE MOUNTED ELEC. TRANSFORMER (E)

ARCHITECTURE  
INTERIOR DESIGN + PLANNING

A PROFESSIONAL CORPORATION  
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SIGNED BY:  
  
JOSHUA SCHOENBORN  
7497  
11/16/23  
LICENSED ARCHITECT



**Site Plan**  
Scale: 1" = 10'-0"  
Refer: D-A110

TOTAL SITE = 14,950 SF  
IMPERVIOUS SURFACE = 11,438 SF  
% IMPERVIOUS = 75.4%

**Legal Description**

CITY OF NORMAN: 36-9-3W\_3432AC\_PRT S/2 N/2 SE/4 SE/4 SW/4 BEG SEC W200' N65' E230' S85' POB  
COUNTY ASSESSOR: PARCEL ID: NC29 9 3W 36087  
ADDRESS: 1134 MCGEE DRIVE  
ZONING DISTRICT: C-2 GENERAL COMMERCIAL  
ADJACENT ZONING: RM-6 (SPECIAL USE - NO DWELLINGS), C-2, R-1 ACROSS STREET

**Landscaping Requirements**

CITY OF NORMAN  
MUNICIPAL CODE  
36-525 C-2 LANDSCAPING

A MINIMUM TEN-FOOT LANDSCAPE STRIP SHALL BE INSTALLED, WHICH MAY NOT BE ENCRONOCHED UPON BY PARKING. ONE EIGHT-FOOT-TALL SHADE (CANOPY) TREE PER EACH 20 FEET OF LOT FRONTAGE AND ONE THREE-GALLON SHRUB PER FIVE FEET OF BUILDING FRONTAGE SHALL BE INSTALLED WITHIN THIS LANDSCAPE STRIP. CLUSTERING OF THESE REQUIRED PLANTINGS MAY BE ALLOWED, IF APPROVED BY THE CITY FORESTER OR HIS DESIGNEE. SUCH PLANTING SHOULD BE COVERED BY THE THREE-YEAR MAINTENANCE BOND REQUIRED WHEN NEW LANDSCAPING IS INSTALLED WITH THE PARKING LOT ON THE SAME TRACT. ALL SPECIES ARE TO BE APPROVED BY THE CITY FORESTER.

**Parking Requirements**

CITY OF NORMAN  
MUNICIPAL CODE  
36-548 OFF-STREET PARKING REQUIREMENTS

NIGHT CLUB OR TAVERN 1 PER 50 SQ. FT. CSA  
A-2 PUB ROOM 476 SQ.FT. / 50 - 10 PARKING SPACES  
RETAIL STORES AND SERVICE 1 PER 200 SQ. FT. CSA  
B RETAIL 289 SQ.FT. / 200 - 2 SPACES  
12 TOTAL PARKING SPACES REQUIRED  
ONE BICYCLE PARKING SPACE REQUIRED

**Landscaping Requirements For Parking**

CITY OF NORMAN  
MUNICIPAL CODE  
36-551 LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES

A LANDSCAPING STRIP NO LESS THAN FIVE FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING AREA AND THE ABUTTING PROPERTY LINES.

AT LEAST ONE TREE FOR EACH 40 LINEAR FEET OR FRACTION THEREOF SHALL BE PLANTED IN EACH LANDSCAPING STRIP. THE REQUIRED TREES MAY BE EVENLY SPACED OR GROUPED. THE REMAINING AREA MUST BE COVERED WITH SOLID SOD OR LIVE GROUND COVER.

WHERE THE ABUTTING PROPERTY IS ZONED FOR NONRESIDENTIAL USES OR IS USED FOR ANOTHER PARKING AREA, ONLY THE TREE PROVISION AND THE LANDSCAPE STRIP, PLANTED WITH GRASS OR GROUND COVER, SHALL BE REQUIRED.

McGee Street Canine Spa  
1134 McGee Drive

ARC ARCHITECTURE  
INTERIOR DESIGN + PLANNING

PROJECT NUMBER: 2210S  
ISSUE DATE: November 16, 2023  
BENCHMARK: Bid Set  
REVISION SCHEDULE:  
SHEET NAME:  
SHEET NUMBER: Life Safety - Site Plan

**F100**