Arby's

NEW REMODEL FOR: 8 EAST MAIN STREET

YUKON, OKLAHOMA

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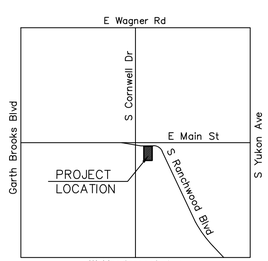
Vicinity Map



North

Vicinity Map
Yukon, Oklahoma
Not To Scale

Code Information

BUILDING CODE REVIEWED:

INTERNATIONAL BUILDING CODE 2015 w/LOCAL AMENDMENTS

NOTE TO BUILDING OFFICIAL:
SCOPE OF THIS PROJECT IS LIMITED TO MINOR EXTERIOR REFINISHING/ REMODEL AND NON-STRUCTURAL INTERIOR REMODEL ONLY. THE BUILDING USE AREAS HAVE NOT CHANGED. THE OCCUPANCY HAS BEEN SLIGHTLY REDUCED.

A. OCCUPANCY CLASSIFICATION: ASSEMBLY - GROUP A-2 SECTION 303

B. OCCUPANT LOAD CALCULATIONS: TABLE 1004.1.2

	SQUARE FOOTAGE	SQUARE FEET PER PERSON	OCCUPANT LOAD
INTERIOR DINING	(actual seating)		60
VESTIBULE/WAITING AREA	80	5	16
KITCHEN	1364	200	7
TOTAL OCCUPANT LOAD FOR EGRESS:			83

C. BUILDING SQUARE FOOTAGE BREAK DOWN:
BUILDING AREA - GROSS SQUARE FOOTAGE = 2,917 S.F.
(INSIDE OF PERIMETER WALL)

D. CONSTRUCTION TYPE: 5-B TABLE 503

E. HEIGHT/AREA CALCULATIONS:

ALLOWED HEIGHT:	1 STORY, 40'	TABLE 503
ACTUAL HEIGHT:	1 STORY, 18'-4" (Max. Front Parapet)	
ALLOWED AREA:	60000S.F.	TABLE 503
ACTUAL BUILDING AREA:		2,917 S.F.

F. EGRESS:

OCCUPANT LOAD:	83 OCCUPANTS	SECTION 1004.1.2
EGRESS WIDTH REQUIRED:	2" PER PERSON = 16.6"	TABLE 1005.3.2
MINIMUM DOOR WIDTH:	32"	SECTION 1008.1.1
EGRESS WIDTH PROVIDED:	(2) @ 36", (1) @ 42" = 104" PROVIDED	
MAX. TRAVEL DISTANCE ALLOWED:	200'	TABLE 1016.2

General Notes

1. ALL WORK DONE BY THIS CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL EXISTING CITY, STATE AND NATIONAL BUILDING CODES, LAWS, SPECIAL ORDINANCES, AND/OR REGULATIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION. STARTING OF CONSTRUCTION MEANS APPROVAL OF CONDITIONS.
3. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS PRIOR TO START OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL INSTALL OWNER PROVIDED OCCUPANT LOAD SIGN IN THE DINING AREA BY THE MAIN EXIT STATING THE MAXIMUM OCCUPANT LOAD.
5. THE GENERAL CONTRACTOR SHALL MOUNT OWNER PROVIDED ACCESSIBILITY RESTROOM SIGNS ON THE LATCH SIDE OF RESTROOM DOORS, MOUNTED 60 INCHES TO THE CENTER OF THE SIGNS FROM THE FINISHED FLOOR.
6. SELF SERVICE SHELVES AND DISPENSING DEVISES FOR TABLEWARE, DISHWARE, CONDIMENTS, FOOD AND BEVERAGES SHALL BE INSTALLED TO COMPLY WITH ADA 4.2 AND FIGURE 5.4.
7. PROVIDE FIRE EXTINGUISHERS PER THE LOCAL FIRE CODE.
8. CONTRACTOR TO VERIFY ALL OWNER PROVIDED ITEMS AND INSTALLATION WORK REQUIRED OF CONTRACTOR PRIOR TO PURCHASING OF MATERIALS OR STARTING OF CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE THE INSTALLATION ALL FURNITURE VENDOR PROVIDED WORK ON THE PROJECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS ON THE PROJECT, BUILDING PERMIT, HEALTH DEPARTMENT, ETC. PRIOR TO STARTING OF ANY CONSTRUCTION ON THE PROJECT. COPIES OF ALL PERMITS SHALL BE DISTRIBUTED TO THE OWNER AND ARCHITECT.
11. CONTRACTOR TO INSPECT AND INVENTORY ALL "OWNER SUPPLIED" MATERIALS UPON DELIVERY AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.

OWNER:
RB AMERICAN GROUP
6200 OAK TREE BLVD
INDEPENDENCE, OH 44131
PHONE: 216-525-2775

ARCHITECT:
WHITE DESIGN GROUP, P.C.
5801 E 41st ST., SUITE 712
TULSA, OKLAHOMA 74135
PHONE: 918-664-1557

STRUCTURAL ENGINEER:
SNOWDEN ENGINEERING INC.
8128 EAST 63rd SOUTH
TULSA, OKLAHOMA 74133
PHONE: 918-252-4557

Exterior Paint Specifications - Inspire

	Substrate(s)	Sherwin Williams (SW) Product	Remarks
PAINT COLOR #1 Sherwin Williams To Match Dryvit #310 "China White"	E.I.F.S. (Dryvit), stucco; concrete block, cementitious material, Hardi-Panel	Primer: Loxon Acrylic Concrete & Masonry Primer / Sealer, LX02W0050* Finish: A100 Acrylic Satin, A82W51 Option: Loxon Self Cleaning Acrylic, Flat, LX13 Series	Use at least two coats of finish. Primer tinted to SW P1.
	Prefinished metal or factory primed	Primer: Bond-Plex Waterbased Acrylic Coating, B71-200 Finish: Pro Industrial DTM Acrylic EgShel, B66-1250 Series	
	Wood	Primer: A-100 Exterior Latex Primer B42W08041 Finish: A100 Acrylic Satin, A82W51	
PAINT COLOR #2 SW #2808, "Rookwood Dark Brown"	E.I.F.S. (Dryvit), stucco; concrete block, cementitious material, Hardi-Panel	Primer: Loxon Acrylic Concrete & Masonry Primer / Sealer, LX02W0050* Finish: A100 Exterior Acrylic Satin, A82W151 Series Option: Loxon Self Cleaning, Flat, LX13 Series	Use at least two coats of finish. Primer tinted to SW P2.
	Prefinished metal or factory primed	Primer: Bond-Plex Waterbased Acrylic Coating, B71-200 Finish: Pro Industrial DTM Acrylic EgShel, B66-1250 Series	
	Wood	Primer: Exterior Latex Wood Primer B24W08041 Finish: A100 Acrylic Satin, A82W151 Series	
PAINT COLOR #3 SW #6869, "Stop"	E.I.F.S. (Dryvit), stucco; concrete block, cementitious material, Hardi-Panel	Primer: Loxon Acrylic Concrete & Masonry Primer / Sealer,LX02W0050* Finish: Pro Industrial DTM Acrylic Gloss, B66-1050 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection, B66C Series	Use at least two coats of finish. May require 3-4 coats to get proper coverage. Primer tinted to SW P1.
	Prefinished metal or factory primed; Kynar-finished roof or metal storefront	Primer: Bond-Plex Waterbased Acrylic Coating, B71-200 Finish: Pro Industrial DTM Acrylic Gloss, B66-1050 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection, B66C Series	
	Wood	Primer: A-100 Exterior Latex Primer B42W08041 Finish: Pro Industrial DTM Acrylic Gloss, B66-1050 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection, B66C Series	
	Prefinished aluminum; aluminum storefront; galvanized	Primer: Bond-Plex Waterbased Acrylic Coating, B71-200 Finish: Pro Industrial DTM Acrylic Gloss, B66-1050 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection, B66C Series	
PAINT COLOR #4 SW #7024, "Functional Gray"	E.I.F.S. (Dryvit), stucco; concrete block, cementitious material, Hardi-Panel	Primer: Loxon Acrylic Concrete & Masonry Primer / Sealer, LX02W0050* Finish: A100 Exterior Acrylic Satin, A82W151 Series Option: Loxon Self Cleaning, Flat, LX13 Series	Use at least two coats of finish.
	Prefinished metal or factory primed	Primer: Bond-Plex Waterbased Acrylic Coating, B71-200 Finish: Pro Industrial DTM Acrylic EgShel, B66-1250 Series	
	Wood	Primer: Exterior Latex Wood Primer B24W08041 Finish: A100 Acrylic Satin, A82W151	

*Loxon Masonry Conditioner, Guide Coat White, LX03W0100 May also be used on cementious surfaces.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3048
TULSA, OKLA.
LICENSED ARCHITECT

05-05-21

Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content
Sheet Index, General Notes, Code Info, Vicinity Map

Sheet Number
G101
Date: 05-05-21

"ALTA/NSPS LAND TITLE SURVEY"

OF

LOT ONE (1), BLOCK ONE (1), ARBY'S ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

A TRACT IN THE WEST HALF (W/2) OF SECTION TWENTY-ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN BASE AND MERIDIAN, CANADIAN COUNTY, STATE OF OKLAHOMA.

TITLE COMMITMENT
SCHEDULE B - II, EXCEPTIONS

5. All items affecting subject Lot as shown on the recorded plat as affected by the Journal Entry entered in Canadian County Case No. CJ-85-72, recorded in Book 1449, Page 292, are made a part hereof. 8/32180, 10/36254 (Tract 1) (ALLEY VACATED, NO LONGER AFFECTS SUBJECT PROPERTY)

6. A 50-foot front building set back line, as shown by plat and dedication, and as provided in Restrictive Covenants. (Tract 1) (AFFECTS SUBJECT PROPERTY, SHOWN & NOTED)

7. Easement for public utilities over the East 20 feet, as shown by the recorded plat. 8/32180 (Tract 1) (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED)

8. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 356, page 566 (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED); as affected by the Partial Release recorded in Book 917, page 855 (DOCUMENT NOT PROVIDED TO SURVEYOR); Assigned to ONE Gas, Inc., recorded in Book 4309, Page 882. 145/9764, 1 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

9. Easement in favor of the City of Yukon recorded in Book 358, Page 301. 148/9767 (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED)

10. Right-of-Way in favor of Continental Oil Company, recorded in Book 1049, Page 146. 4/35160A (DOES NOT AFFECT SUBJECT PROPERTY)

11. Easement in favor of John A. Henry & Co., Ltd. recorded in Book 1720, Page 241. 121 (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED)

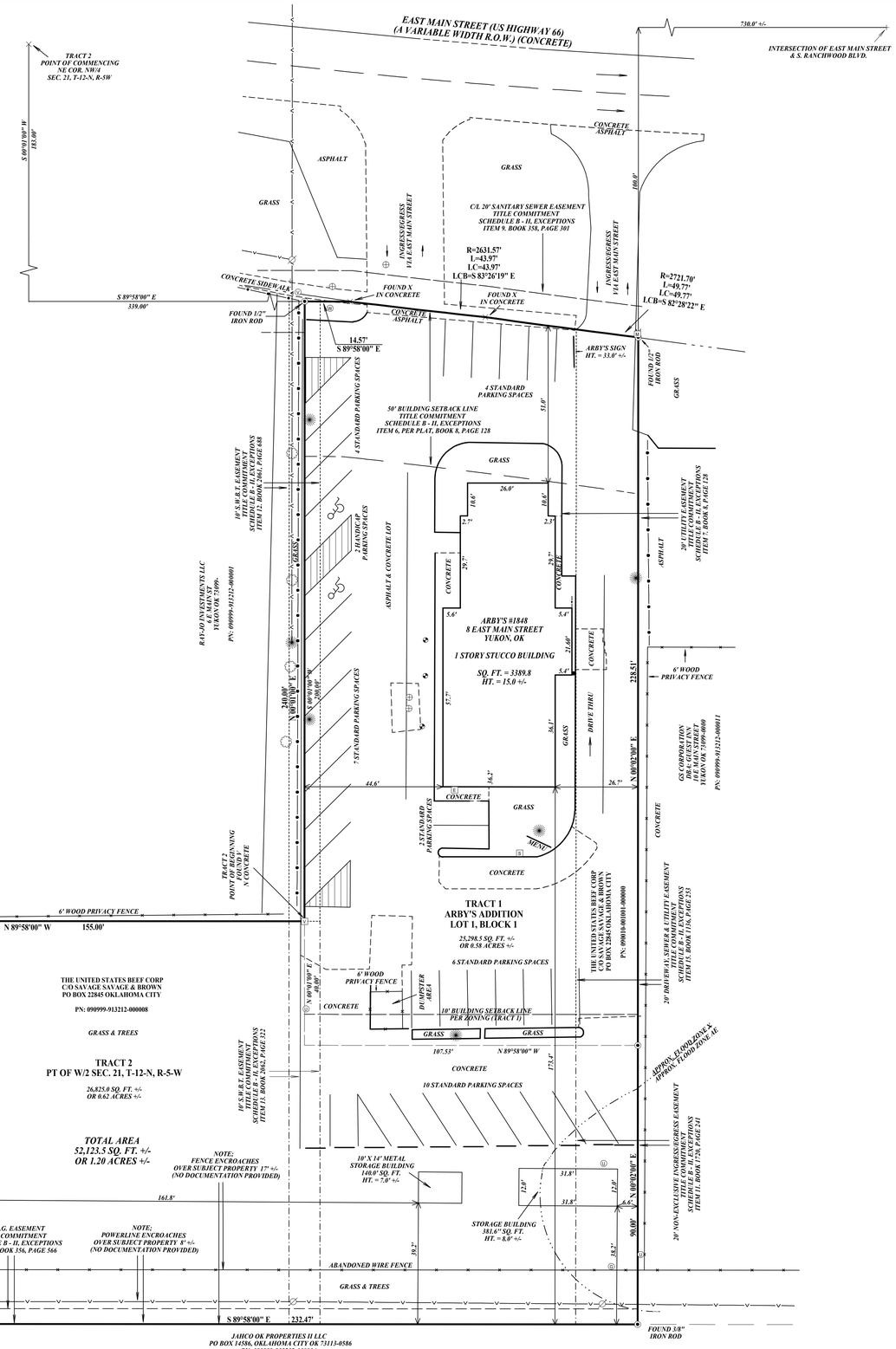
12. Easement in favor of Southwestern Bell Telephone Company recorded in Book 2061, Page 688. 125 (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED)

13. Easement in favor of Southwestern Bell Telephone Company recorded in Book 2062, Page 322. 127 (AFFECTS SUBJECT PROPERTY, SHOWN AND NOTED)

14. Easement in favor of Sprint Communications Company, L.P., Qwest Communications Company, LLC, and Level 3 Communications, LLC, by way of the Easement Deed by Court Order entered in United States District Court for the Western District of Oklahoma, Case No. CIV-11-1475-W, recorded in Book 4033, Page 23. 188 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

15. Easement in favor of Dahyabhai Rambhai Patel and Shusilaben D. Patel recorded in Book 1136, Page 253 (AFFECTS SUBJECT PROPERTY SHOWN AND NOTED); as affected by the Journal Entry of Judgment entered in Canadian County Case No. CJ-84-846, recorded in Book 1449, page 290 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE); as affected by the Journal Entry entered in Canadian County Case No. CJ-85-72, recorded in Book 1449, page 292 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE). 5/32180, 8, 10/36254 (Tract 1)

16. Right of Way/Easement, as disclosed by Assignment, recorded in Book 1459, Page 819. 16/36254 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)



SCALE 1" = 20'

0 20 40

VICINITY MAP

LEGEND

- PROPERTY CORNER
- HANDICAP PARKING
- POWER POLE
- UTILITY POLE
- GUY WIRE
- TREE
- WATER METER
- WATER VALVE
- GAS METER
- CLEANOUT
- LIGHT POLE
- ELECTRIC BOX
- GUARD POST
- MAIL BOX
- SANITARY SEWER MANHOLE
- FENCE
- GUARD RAIL
- RIGHT OF WAY
- PROPERTY LINE
- CONCRETE CURB
- CURB STOP
- CONCRETE
- NO PARKING STRIPES

SURVEYOR'S NOTES

TOTAL AREA
52,123.5 SQ. FT. +/-
OR 1.20 ACRES +/-

PUBLIC ACCESS
NORTH - SUBJECT PROPERTY HAS DIRECT ACCESS TO E. MAIN STREET (A VARIABLE WIDTH PUBLIC R.O.W.)

There is no observable evidence of easement or rights of way on or across the surveyed property, or on adjoining properties if they appear to affect the surveyed property, unless otherwise shown hereon.

There are no observable party wall and no observable above ground encroachments either (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property except as otherwise shown hereon.
NOTE: POWERLINE ENCROACHES OVER SUBJECT PROPERTY 8' +/- ALONG THE SOUTH SIDE.
(NO DOCUMENTATION PROVIDED)
NOTE: FENCE LINE ENCROACES OVER SUBJECT PROPERTY 17' +/- ALONG THE SOUTH SIDE.
(NO DOCUMENTATION PROVIDED)

The location of each easement, right of way, servitude, and other matter above affecting the subject property and listed in Title Commitment No. NCS-907276-42-OMHA, dated June 7, 2018 AT 7:30 AM, issued by First American Title Insurance Company, with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is one and the same as the property described in the referenced title commitment.

Subject property has direct access to a duly dedicated and accepted public street or highway.

The utilities serving the subject property appear to enter the subject property via a public right of way, and/or easements as shown hereon.

The subject property appears to drain into a public right of way.

The subject property does appear to serve any adjoining property for drainage, utilities and ingress or egress.

The record description of the subject property forms a mathematically closed figure.

There is no observable evidence of any cemeteries or burial grounds on the subject property at the time the field survey was conducted.

The address of 8 East Main St. was observed on the subject property

ZONING:

The subject property is located in Zone C-3, Commercial District. The City of Yukon, allows for current zoning for Restaurants, unless otherwise noted hereon.

The height of all buildings above grade is less than 15.2 feet. The Municode of Section 603.3 requires the height of all buildings not to exceed 35 feet.

The parking requirements set forth in the Municode of Section 603.3 and the existing parking spaces at the surveyed property are as follows:

PARKING REQUIREMENTS:

STANDARD PARKING = 1 SPACES PER 150 GFA,
HANDICAP PARKING = 26-50 = 2

33 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
TOTAL SPACES = 35

The setbacks imposed by the Municode of Section 603.3 and the existing setbacks on the surveyed property are as follows:

SETBACK RESTRICTIONS:

FRONT = 50 FEET
SIDE = 0 FEET
REAR= 10 FEET

FLOOD STATEMENT:	
THIS PROPERTY IS LOCATED IN	
ZONE X & AE	FIRM MAP# 40017C0290H
EFFECTIVE DATE: OCT. 26, 2008	

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEYS PRIOR WRITTEN CONSENT. THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEYS EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION.

PLEASE BE ADVISED THAT THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEYS WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.

SURVEYOR'S CERTIFICATE

To: National Retail Properties, Inc., National Retail Properties, LP, NNN TRS, Inc., RB American Group LLC, a Delaware limited liability company, RB Oklahoma Central LLC, a Delaware limited liability company, First American Title Insurance Company and The Matthews Company, Inc. and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 20 and 21 of Table A thereof. The fieldwork was completed on July 9, 2018.

07/30/18

FLOYD W. DRANNON, R.P.L.S. NO. 1503 — DATE
WITHIN THE STATE OF OKLAHOMA

COMMERCIAL LAND SURVEYS, INC.
721 S. FORREST
STRATFORD, Ok 74872
PH: (580) 759-3886
FAX: 800-883-4031
E-MAIL: floyd@Commerciallandsurveys.com
PROJECT #CLS-18-6424 ALTA

REGISTERED PROFESSIONAL LAND SURVEYOR — FLOYD DRANNON 1503 — OKLAHOMA

The property described and shown hereon is the same property described in First American Title Insurance Company, Title Commitment No. NCS-907276-42-OMHA, effective date June 7, 2018, at 7:30 a.m.

LEGAL DESCRIPTION

TRACT 1

LOT ONE (1), BLOCK ONE (1), ARBY'S ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W/2) OF SECTION TWENTY-ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN BASE AND MERIDIAN, CANADIAN COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TOWIT:

TO FIND THE POINT OF BEGINNING, COMMENCE AT AN X FOUND AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION, TOWNSHIP AND RANGE; RUN THENCE SOUTH 00°01'00" WEST A DISTANCE OF 183.00 FEET TO A POINT;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 339.00 FEET TO A POINT;

THENCE SOUTH 00°01'00" WEST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

THENCE NORTH 89°58'00" WEST A DISTANCE OF 155.0 FEET TO AN IRON PIN SET;

THENCE SOUTH 00°01'00 WEST A DISTANCE OF 30.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 30.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 00°01'00" WEST A DISTANCE OF 100.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 232.47 FEET TO AN IRON PIN SET;

THENCE NORTH 00°02'00" EAST A DISTANCE OF 90.09 FEET TO AN IRON PIN FOUND;

THENCE NORTH 89°58'00" WEST A DISTANCE OF 107.53 FEET TO AN IRON PIN FOUND;

THENCE NORTH 00°01'00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

Record Bearings of Lot One (1) , Block One (1) , ARBY'S ADDITION to the City of Yukon, Canandian County, Oklahoma.

The property described and shown hereon is the same property described in First American Title Insurance Company, Title Commitment No. NCS-907276-42-OMHA, effective date June 7, 2018, at 7:30 a.m.

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
(714) 979-7181 FAX (714) 641-2840
www.thematthewscompany.com

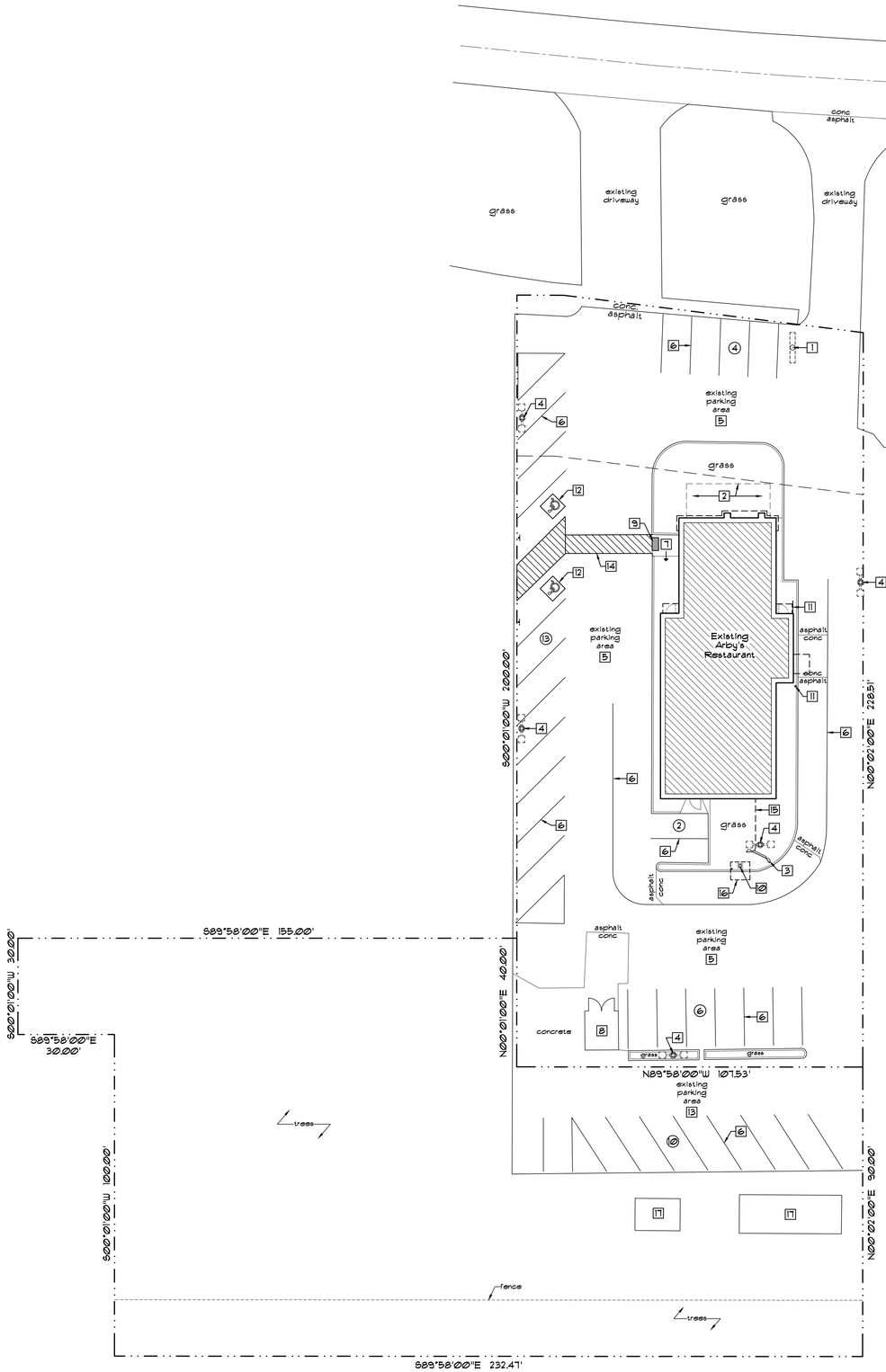
MARK	DATE	REVISION	BY	AP'V'D.

RB American Group LLC

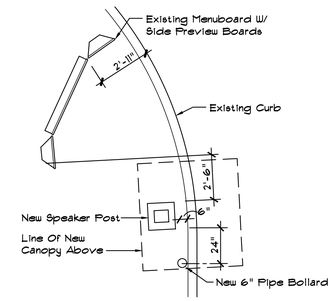
8 E. Main Street
Yukon, OK
(Arby's #1848)

SCALE: 1" = 20'	CHKD./AP'V'D: F.D.
DATE: July 30, 2018	APPROVED: F.D.
DWN. BY: J.D.	STORE NO.: 1848
CHKD. BY: D.L./CB.	PROJECT CLS-18-6424

JN: 18-06-247-06200

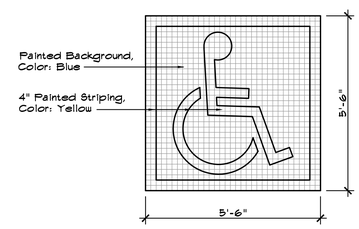


A C101 Site Plan
Scale: 1" - 20'-0"

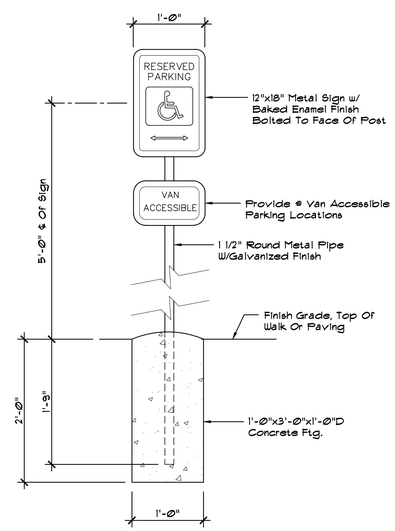


* Verify Exact Location And Configuration W/Owner's Representative In Field.

B C101 Plan Detail
Scale: 1/4"=1'-0"



C C101 Plan Detail
Scale: 1/2"=1'-0"



D C101 Sign Detail
Scale: 1/2"=1'-0"

General Notes

1. Crack Fill, Seal & Re-stripe The All Asphalt Areas Of The Parking Lot. Contractor To Sandblast Existing Striping And Curb Painting Prior To Painting.
2. Crack Fill Concrete Paving And Sidewalks.
3. Verify Existing Irrigation System, Make Recommendations To Owner For Any Modifications.
4. Patch And Repair Any Existing Sidewalks That Are Affected By The Work.
5. All Signage Work Shall Be Performed Under A Separate Permit.
6. Repaint The Existing Pipe Handrails And Bollards On The Project, Refer: Exterior Finish Notes.
7. Repaint All Existing Concrete Pole Bases To Match Masonry.

Accessible Route Requirements

The Accessible Parking Spaces, Loading Aisles, New Concrete Ramps And Landing, And Existing Sidwalks Shall Meet Or Exceed Accessibility Requirements For Flatness Of Slope, And Cross Slope Along The Accessibile Route Leading To The Building Entrance Door.

The Contractor Shall Provide Survey Information For All Existing And New Accessible Route Slope Information. The Contractor Shall Notify The Owner And Architect Of Any Accessible Route Sidewalk Condition That Is Not In Compliance With Accessible Route Flatness Requirements, Remove Any Areas Of Non-Conformance, And Provide New Construction That Is In Conformance.

All Accessible Routes Shall Comply With The Following:

1. Ground Surfaces Shall Be Stable, Firm And Slip Resistant.
2. Changes In Level Of 1/4" Shall Be Permitted To Be Vertical. Changes In Level Between 1/4" Min. And 1/2" Max. Shall Be Beveled With A Slope Not Greater Than 1:2. Changes In Level Greater Than 1/2" Shall Be Ramped.
3. The Running Slope Of The Accessible Route Shall Not Exceed 1:20 Slope. The Cross Slope Of Walking Surfaces Shall Not Exceed 1:48 Slope.
4. The Clear Width Of An Accessible Route Shall Be Not Less Than 36" Min.
5. Walking Surfaces With A Slope Greater Than 1:20 Shall Be Considered A Ramp. The Maximum Slope Of A Ramp Shall Be 1:12 Slope. The Maximum Cross Slope Of A Ramp Shall Not Exceed 1:48 Slope.
6. A Ramp With A Rise Of Greater Than 6" Shall Have Handrails On Both Sides. The Maximum Rise Of A Single Ramp Shall Be 30".
7. Accessible Parking Spaces And Passenger Loading Aisles Shall Not Exceed 1:48 Slope In Any Direction.

Keynote Schedule

Mark	Description
1	Existing Pole Mounted Signage Head To Be Replaced, Pole And Marquee To Be Reused. Paint Pole, Structure And Cabinets.
2	Existing Solarium And Slab To Be Removed. Provide New Grade And Slope To Provide Positive Drainage Away From Building. Provide New Sod To Match Existing.
3	Existing Menu Board To Remain, Patch And Repair As Required, Provide Touch Up Paint And Make Minor Hardware Repairs As Needed. All Repairs By Owner.
4	Existing Parking Lot Light To Remain, Re-lamp Fixture Heads With LED Lamps, Provided And Installed By Electrical Contractor Paint Poles "Dark Bronze", Typical.
5	Existing Asphalt Parking Lot, Crack Fill & Seal. Verify With Owner's Representative To Identify Areas Of Additional Repair.
6	Existing 4" Painted Striping To Be Repainted, Color: Yellow, Typical.
7	Existing Sloped Sidewalk To Remain, Contractor To Verify 1:12 Max. Slope For ADA Compliance.
8	Existing Refuse Enclosure To Remain, Replace Damaged Gate Panels , Hardware And Fencing. Paint Color #1.
9	New ADA Compliant Detectable Warning, 24"D. Truncated Domes.
10	New Speaker Post, In Adjusted Location, Refer To Detail B/C101. Provide New 6" Steel Pipe Bollard In Front Of Speaker Post, Ftd. Installed By Signage Vendor, Concrete Base By General Contractor.
11	Existing Bollards And Railings To Remain, Paint Color Sherwin Williams #6869 "Stop", Satin Finish, Typical.
12	New ADA Accessible Painted Graphic And Striping At Existing Location. Refer: Plan Detail This Sheet.
13	Existing Concrete Parking Lot, Crack Fill. Verify With Owner's Representative To Identify Areas Of Additional Repair.
14	Existing Accessible Route - Verify That Existing Slopes And Grades Comply With The ADA Requirements For Accessible Routes, Parking Areas, Loading Zones And Ramps. Notify The Owner And Architect Of Any Areas Of Non-Conformance And Recommend A Solution For Barrier Removal.
15	The Contractor Shall Provide And Install 3/4" Conduit From Menu Board To Panels And 2" Conduit From Menu Board To Above Ceiling For Future Digital Menu Boards.
16	The Contractor Shall Provide Power To The New Speaker Canopy.
17	Existing Metal Storage Building To Remain, Paint Color #1, Refer: Exterior Finish Notes.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3046
TULSA, OKLA.
LICENSED ARCHITECT

05-05-21

Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

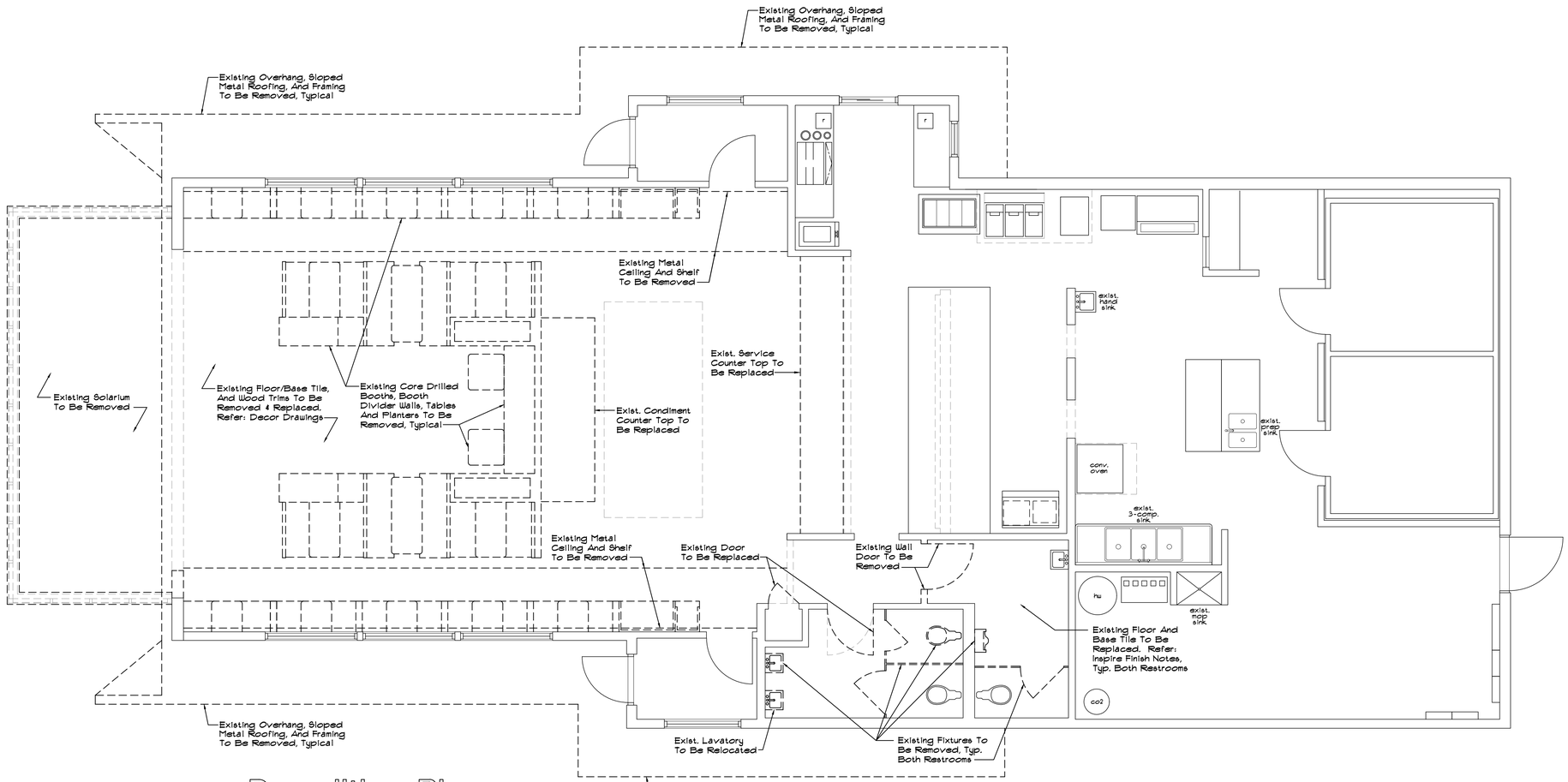
Sheet Content

Site Plan, Plan Details, Elevations, Section, Accessible Route Requirements, General Notes

Sheet Number

C101

Date: 05-05-21



A DEMO **Demolition Plan**

Scale: 1/4"=1'-0"

Demolition Notes

1. The Demolition Contractor Shall Not Remove Any Structural Load Bearing Walls, Shear Walls, Etc. Without Prior Approval Of The Project Structural Engineer. Verify All Interior Walls As Non-Load Bearing Or Shear Walls Prior To Removal.
2. The Project Structural Engineer Shall Be Notified Upon Uncovering Of Any Potential Structural Framing Prior To Removal. Removal Only Upon Permission Of The Project Structural Engineer.
3. FIELD VERIFICATION REQUIRED - The Contractor Shall Advise The Architect & Structural Engineer Of Any Structural Shear Walls That Extend To The Roof Trusses With Plywood Covering And Tie-Down. Remove Only Upon Approval From The Structural Engineer.
4. The Contractor Shall Verify Any Items That Are To Be Retained For The Owner Prior To Removal From The Site.

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New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

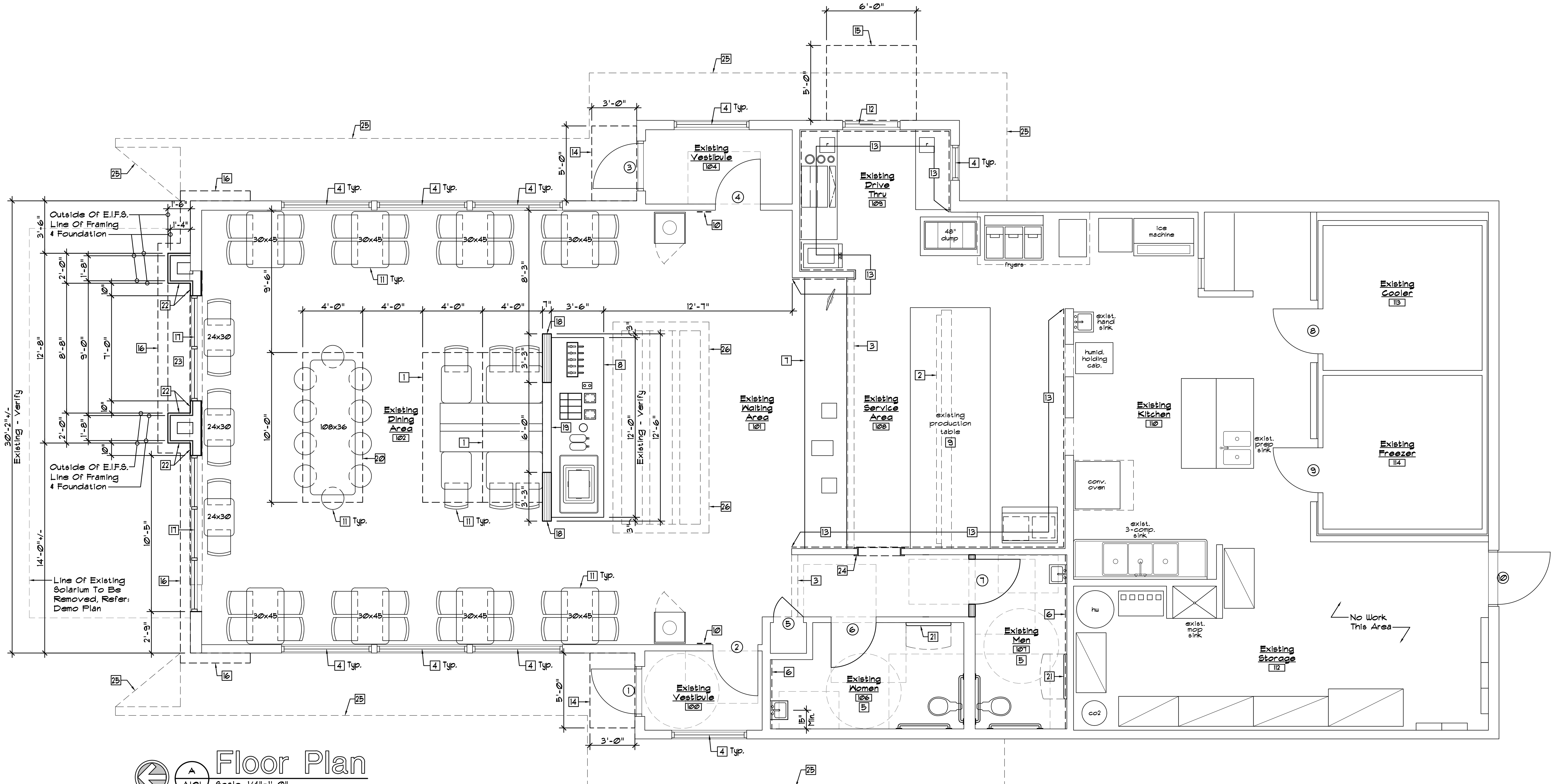
Sheet Content

Demolition Plan, Demolition Notes

Sheet Number

DEMO

Date: 05-05-21



Floor Plan

A / A101 Scale: 1/4"=1'-0"

North

Legend

New Wall Partition - Match Existing Construction, Wood Studs @ 16"o.c., Max.

Existing Wall To Remain

Existing Wall To Be Removed

Existing Walk-in Freezer/Cooler Unit Walls.

FIELD VERIFICATION NOTE:
The Contractor And Furniture Vendor Shall Verify All Existing Conditions, Dimensions, Etc. And Report Any Descrepancies And/Or Conflicts With The Proposed Work To The Owner And Architect.

Interior Finish Notes

1. Provide New Chair Rail To Match Existing Trim Throughout Public Areas, Refer: Decor Drawings.
2. Install Faux Ceramic Wainscot Panel Between New Base Tiles And Chair Rail On All Walls Throughout Public Areas, Refer: Decor Drawings.
3. Provide New Inspire Wall Coverings Per Decor Drawings.
4. Provide New Inspire Floor & Base Tiles Throughout Dining Area And Restrooms. Refer: Decor Drawings.
5. Patch And Repair Wall And Floor Finishes As Required Throughout Kitchen.
6. Provide ProCoustic Paint For All Suspended Acoustic Ceiling Tiles Indicated To Be Replaced In The Dining Room.
7. Replace Existing Receptacles To Match Adjacent Surfaces Throughout Public Spaces As Required. No White Outlets On Dark Surfaces.

General Notes

1. Maintain Structural Integrity Of All Existing Shear Walls, Report Any Conflicts To Architect Prior To Construction.
2. Provide Moisture Resistant Backerboard At All Locations Where Ceramic Wall Tile Is Used.
3. Wood Trim Note - Ease All Edges & Sand As Required In Order To Achieve The Highest Quality Of Finished Woodworking. Provide Samples For Approval Prior To Installation.
4. General Contractor To Install Owner Supplied Seating/Decor Package.
5. Provide Firestopping In New Interior Walls At Ceiling And Other Locations As Required By Code.
6. General Contractor To Inspect Existing Dining Room Window Head, Jamb & Sill Flashing & Repair Or Replace As Required.
7. Verify All Existing Dimensions And Conditions Prior To Starting Of Any Construction.

Accessibility Requirements

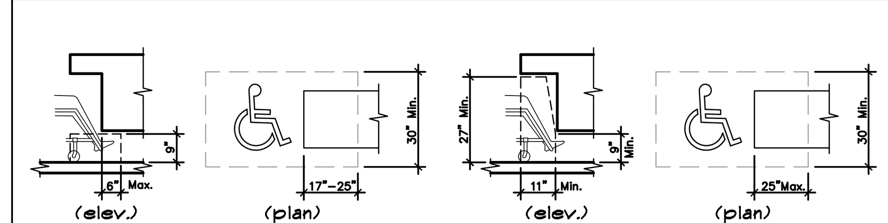


Figure 306.2 Toe Clearance — Figure 306.3 Knee Clearance

Dining Room

NOTE:
The Furniture Provider Shall Ensure That All Dining Room Furniture And Accessories Meet All Applicable Requirements Set Forth By The Accessibility Standards And Federal ADA Standards. These Requirements Include But Are Not Limited To:

1. 226.1 General. Where Dining Surfaces Are Provided For The Consumption Of Food Or Drink, At Least 5 Percent Of The Seating Spaces And Standing Spaces At The Dining Surfaces Shall Comply With 902.

2. 226.2 Dispersion. Dining Surfaces And Work Surfaces Required To Comply With 902 Shall Be Dispersed Throughout The Space Or Facility Containing Dining Surfaces And Work Surfaces.

3. 902.2 Clear Floor Or Ground Space. A Clear Floor Space Complying With 305 Positioned For A Forward Approach Shall Be Provided. Knee And Toe Clearance Complying With 306 Shall Be Provided.

4. 902.3 Height. The Tops Of Dining Surfaces Shall Be 28 Inches Minimum And 34 Inches Maximum Above The Finish Floor Or Ground.

5. The Condiment Counter And All Self Service Shelves And Dispensing Devises For Tableware, Dishware, Condiments, Food And Beverages Shall Be Installed To Comply With ADA 308 Reach Range Requirements.

Keynote Schedule

Mark	Description
1	New 4'x10' Prefabricated Wood Plank Soffit. Supplied And Installed By Seating Vendor.
2	Existing Menuboards To Be Removed By GC. New Digital Menuboards To Be Installed By Owners Vendor. Contractor's Electrician To Provide Separate Circuit W/Continuous Power For Menuboards. Install Owner Provided Faux Subway Tile Panels At Existing Bulkhead Wall, Refer: Decor Drawings.
3	Existing Soffit To Remain, Paint, Refer: Decor Drawings.
4	Existing Glazing Unit To Remain, Typical. Replace Broken Seal Units, Typical.
5	Existing Restroom Fixtures And Accessories To Replaced Or Be Relocated, Clean And Service All Existing Fixtures And Accessories, Typ. Refer: Accessibility Clearance Requirements.
6	Provide New Faux Red Subway Tile Panels On Wall At Indicated Locations. Refer: Decor Drawings.
7	Existing Service Counter To Be Modified. Remove Existing Counter Top. Install Faux Subway Tile Over Existing Finishes, New Solid Surface Counter Tops Provided And Installed By Seating Vendor. Refer: Section And Decor Drawings.
8	Existing Condiment Counter To Be Modified. Remove Existing Counter Top. New Solid Surface Counter Tops & Base Cabinet Laminate Provided And Installed By Seating Vendor. Refer: Decor Drawings.
9	Existing Production Table To Remain.
10	Provide ADA Compliant Tactile Exit Sign.
11	Furniture Provided And Installed By Furniture Vendor. Refer To Furniture Vendor Drawings For Exact Locations And Sizes.
12	Existing Drive-Thru Window To Remain.
13	Install Owner Provided Faux Tile Panels Over Existing Wall Finish Where Visible To The Public. Verify Final Locations W/ Owner's Representative.

Keynote Schedule

Mark	Description
14	New Entrance Canopy. Provided And Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking And Coordinate Installation.
15	New 2'-0"H. Prefab. Drive-Thru Canopy, Red. Provided & Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking & Coordinate Installation.
16	Line Of New 2'-0"H. Prefabricated Metal Signage Band, Red. Provided And Installed By Signage Vendor. Contractor To Coordinate Installation.
17	New 1" Insulated Glazing Unit Finish To Match Existing Windows.
18	New Half Wall To 4'-0" A.F.F., 2x4 Wood Studs @ 16"o.c.. Provide Wood Plank Cladding, Refer: Decor Drawings. Align With Existing Structural Columns.
19	New Wall To Ceiling, 2x4 Wood Studs @ 16"o.c., Provide Wood Plank Cladding, Refer: Decor Drawings.
20	New 4'x10' Prefabricated Laminated Soffit. Supplied And Installed By Seating Vendor.
21	New Baby Changing Station. Mount With 48" Max. To Top Of Operable Portion, 34" Max. To Top Of Work Surface, & 27" Min. To Bottom Of Work Surface.
22	New New E.I.F.S. Over 1 1/2" Rigid Insulation Over Tyvek Stucco Wrap Over New 1/2" Exterior Sheathing Over New 2x6 Wood Studs @ 16"o.c., Max.
23	New E.I.F.S. Soffit And Framing Above, Refer: Building Elevations And Wall Sections.
24	Re-Case Existing Cased Opening With Oak Trim, Stained To Match Trim Throughout Lobby.
25	Line Of Existing Overhang To Be Removed. Refer: Building Elevations And Wall Sections.
25	Existing Skylight To Remain, Paint Trims, Wall Surface And Beams. Refer: Decor Drawings.

Door Schedule

(1) Existing 3'-0" x 7'-0" Storefront Glass Door And Frame To Remain. Provide New ADA Closers, Push/Pull, Hardware And Threshold. Verify Panic Hardware. Clean And Refurbish As Req'd. Install Owner Provided Retro-Fit Toe Kick Panels If Existing Bottom Stile Is Less Than 10"H.

(2) Existing 3'-0" x 7'-0" Storefront Glass Door & Frames To Remain. Provide New ADA Closers, Push/Pull And Hardware. Verify Non-Lockable. Clean And Refurbish As Req'd. Install Owner Provided Retro-Fit Toe Kick Panels If Existing Bottom Stile Is Less Than 10"H.

(3) Existing 3'-0" x 7'-0" Storefront Glass Door And Frame To Remain. Provide New ADA Closers, Push/Pull, Hardware And Threshold. Verify Panic Hardware. Clean And Refurbish As Req'd. Install Owner Provided Retro-Fit Toe Kick Panels If Existing Bottom Stile Is Less Than 10"H.

(4) Existing 3'-0" x 7'-0" Storefront Glass Door & Frames To Remain. Provide New ADA Closers, Push/Pull And Hardware. Verify Non-Lockable. Clean And Refurbish As Req'd. Install Owner Provided Retro-Fit Toe Kick Panels If Existing Bottom Stile Is Less Than 10"H.

(5) New 2'-0" x 7'-0" S.C. Wood Door. Stain To Match Lobby Trim. Re-Use Existing Frame, Paint To Match Lobby Trim. Existing Hardware To Remain.

(6) New 3'-0" x 7'-0" S.C. Wood Door Stained To Match Lobby Trim. Swap Jambs And Re-Use Existing Frame If Possible To Obtain Re-Swing As Shown, Paint, Color To Match Lobby Trim. Provide New Sanitgrasp Door Pull On Pull Side, Bolt Through Door To Steel Push Plate & Closer. Provide Privacy Lock, Provide ADA Compliant Hardware. Provide ADA Compliant Tactile Signage.

(7) New 3'-0" x 7'-0" S.C. Wood Door Stained To Match Lobby Trim. Provide New Frame, Paint, Color To Match Lobby Trim. Provide New Sanitgrasp Door Pull On Pull Side, Bolt Through Door To Steel Push Plate & Closer. Provide Privacy Lock, Provide ADA Compliant Hardware. Provide ADA Compliant Tactile Signage.

(8) Existing Prefabricated Cooler Door To Remain.

(9) Existing Prefabricated Freezer Door To Remain.

(10) Existing 3'-6" x 7'-0" Insulated Metal Door To Remain. Verify ADA Closer & Threshold. Verify Existing Panic Hardware. Paint Exterior And Interior To Match Adjacent Surfaces.

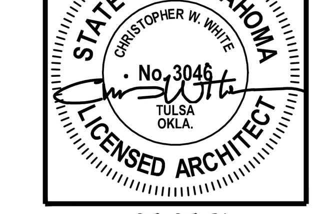
Note:
Contractor Shall Verify All Door Sizes Prior To Ordering And Starting Construction.

ADA Guidelines For Doors

1. Door Openings Shall Provide A Clear Width Of 32 Inches Minimum.
2. Thresholds, If Provided At Doorways, Shall Be 1/2 Inch High, Maximum. Raised Thresholds & Changes In Level @ Doorways Shall Comply With ADA Standard Sections 302 303.
3. Door Closers Shall Be Adjusted So That From An Open Position Of 90 Degrees, The Time Required To Move The Door To A Position Of 12 Degrees From The Latch Is 5 Seconds Minimum.
4. The Allowable Opening Force For Accessible Doors Shall Be 5 Pounds Maximum.

Door Notes

1. Verify ADA Closers, Thresholds, & Opening Force On All Public Entry & Bathroom Doors.
2. Interior Signage - Contractor To Install New Owner Provided Men, Women & Occupancy Signage. Restroom Signs To Be Mounted On The Latch Side Of Restroom Doors, Mounted 60 Inches To The Center Of The Signs From The Finished Floor.
3. Repair And Reseal All Existing Exterior Door Thresholds, Provide New Weather Stripping As Required.
4. Provide Door Stops At All Exterior Doors To Prevent Damage.



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Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

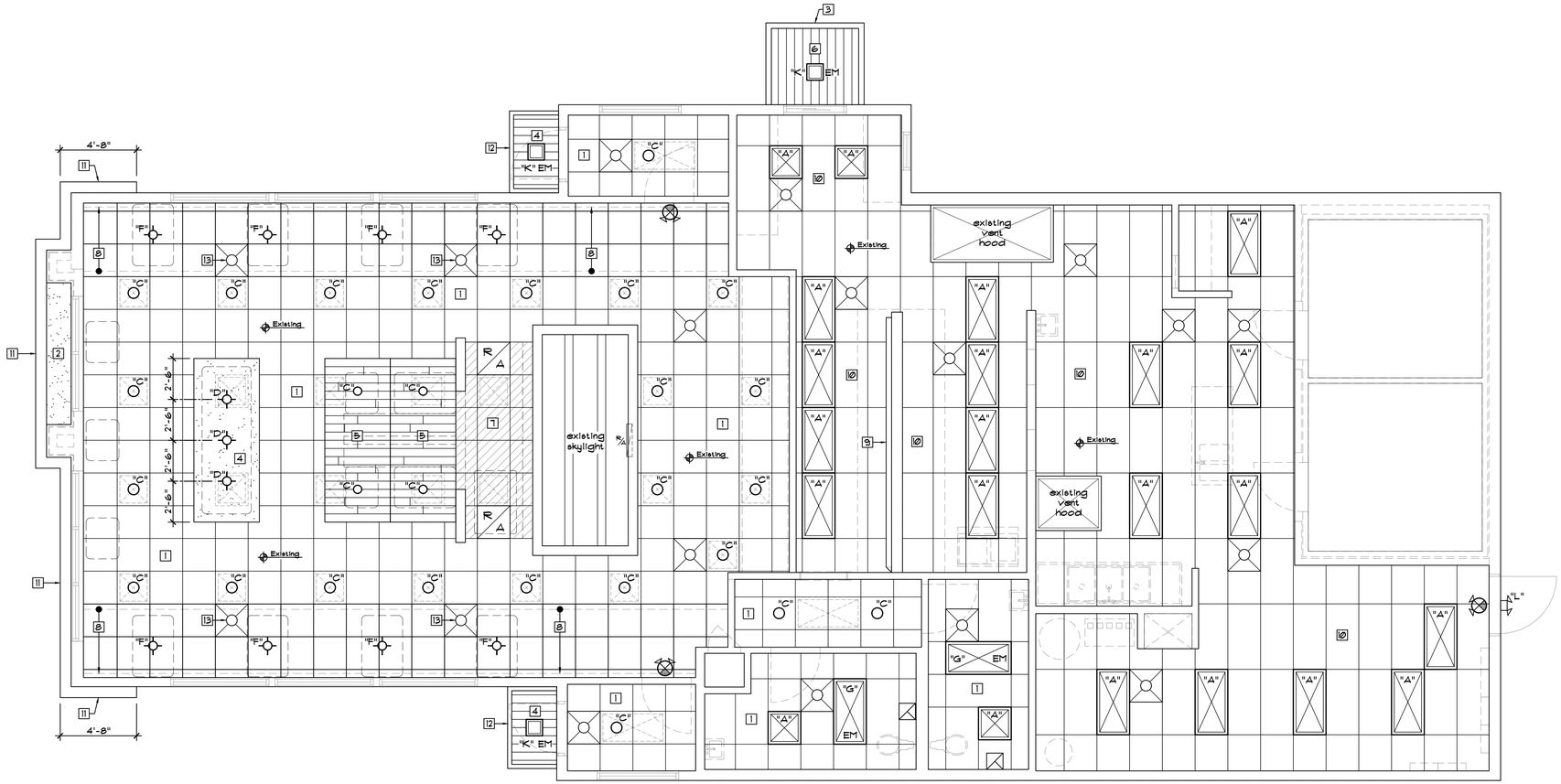
Sheet Content

Floor Plan, Accessible Clearance Req'mts., Interior Finish Notes, Door Notes, Door Schedule, General Notes, ADA Guidelines For Doors

Sheet Number

A101

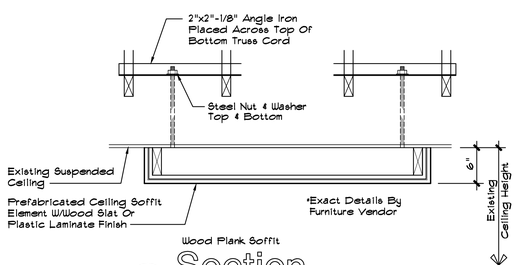
Date: 05-05-21



North

A A102 **Reflected Ceiling Plan**

Scale: 1/4"= 1'-0"



B A102 **Section**

Scale: 1"=1'-0"

•Verify Existing Can Light Locations And Provide The Owner With A Summary Of Light Fixtures To Be Provided

Supply Air Diffuser

Return Air Diffuser

Exhaust Fan

•9'-6" A.F.F. Ceiling Height

(J) SIGN Existing Outlet for Signage, Verify With Signage Contractor. Verify Exact Vertical And Horizontal Alignment For Signage.

FIELD VERIFICATION NOTE:
The Contractor And Furniture Vendor Shall Verify All Existing Conditions, Dimensions, Etc. And Report Any Descrepancies And/Or Conflicts With The Proposed Work To The Owner And Architect.

Light Fixture Schedule

FIXTURE/ TYPE	MANUFACTURER CATALOG NUMBER	VOLTS	LAMPS	MOUNTING	NOTE	REMARKS
"A"	New LED Replacement Light Fixture In Existing Locations, Supplied By Owner	120	LED	Grid	1,5,6,7	24" x 48" Troffer w/Acrylic Cover
"B"	Not Used					
"C"	New Or Remodel Fixture: LED Recessed Can, Supplied By Owner	120	LED	Recessed	1,5,6,7	Contractor to Verify Health Dept. Req.
"D"	New Inspire Pendant Fixture, Kitchler 78200 Or Equal, Supplied By Owner	120	A19	Pendant	1,6,7	Refer To Decor
"E"	Not Used					
"F"	New Inspire Glass Pendant Fixture , Refer: Decor Drawings, Supplied By Owner	120	LED	Pendant	1,6,7	Refer To Decor Drawings
"G"	New LED Replacement Light Fixture In Existing Locations, w/ Battery Backup, Supplied By Owner	120	LED	Recessed	1,2,5,6,7	Emergency Battery Backup
"H"	Not Used					
"J"	Not Used					
"K"	New LED Canopy Light, Supplied By Canopy Mfr.	120	LED	Surface	1,3	Provide Emergency Battery Backup At Egress Door Canopies
"L"	New Emergency Egress Light Fixture, Juno NSLBZ5DCB Or Equal, Supplied By Owner	120	LED	Wall	1,2,3,6	Emergency Battery Backup
	Existing Emergency Light To Be Replaced, Juno NIL-WH Or Equal, Supplied By Owner	120	LED	Surface	1,2,6	Emer. 12V batt. w/time delay option. Verify mtg. heights w/ Arch.
	Existing Exit Light To Be Replaced, Juno NXFCL3GWH Or Equal, Supplied By Owner	120	LED	Ceiling Mount	1,2,6,7	Red Letters on White panel. Emer. Power

NOTES:
1. Verify Finish And Lamps With Owner.
2. Fixture Utilizes An Emergency Battery Backup System And Shall Provide 90 Minutes Of Backup Power
3. Fixture Shall Be U.L. Listed And Labeled For Wet Locations.
4. Provide Flange Kit When Installed In a Gypsum Board Or Any Hard Ceiling And Verify With Owner The Quantity And Location.
5. Verify Size Of Fixture And Replace With Similar, Owner To Approve Replacement Fixture Prior To Ordering.
6. All Lighting Fixtures/Lamps/Accessories Are Supplied By Owner And Installed By Contractor.
7. All Lighting Fixtures In Public Spaces Shall Be The Same Lumens And Color Temperature (K). Verify With Owner.
8. Provide Protective Lens For Can Lights Located Over Foodservice Areas As Required By The Health Department.
9. Center All Pendants On Table Tops Where Indicated.
10. Pendants Shall Be Mounted At 5'-6"A.F.F. Over Standard Ht. Tables And 6'-6" A.F.F. Over Barstool Height Tables.

Emergency Illumination Note

The Contractor Shall Provide Emergency Lights And Ballasts To Ensure 1 Footcandle Measured At The Floor For All Exit Access Passageways, And At Exterior Of All Egress Doorways. The Emergency Power System Shall Provide Power For A Duration Of Not Less Than 90 Minutes.

General Notes

1. The Contractor Shall Verify All Switching Types, Circuiting Requirements And Switching Locations With Owner.
2. All Lighting Fixtures To Be Provided By Owner, Installed By Contractor.
3. The Contractor Shall Coordinate The Installation Of Owner Provided New Speakers In The Public Area Ceilings. Confirm With Owner.
4. The Contractor Shall Coordinate The Installation Of Owner Provided New Building Signage. Relocate Or Provide J-Box And/Or Plywood Backing, Etc. As Required.
5. Clean All Diffusers And Returns Prior To Painting.
6. Relocate Any Existing Diffusers/Returns That Are In The Same Location As New Prefabricated Soffits.
7. Light Fixtures That Protrude 4" Or More From The Wall Surface At The Base Of The Wall Shall Be Mounted 7' High Or Have The Walking Surface Below Restricted To Prevent Non-Compliance With ADA Protruding Objects Requirements.
8. Replace Existing Public Space 2x2 Light Fixtures With New LED Recessed Can Fixtures. Verify Lighting Distribution With Owner - Add Or Relocated Fixtures As Owner Directs. Refer: Light Fixture Schedule.
9. All Ceilings Over Foodservice Preparation Areas Shall Meet Local Health Department Requirements For Washability, Light Reflectance, Etc.

Keynote Schedule

Mark	Description
1	Existing Or New Suspended Ceiling Grid To Remain, Extend And Modify As Required, Paint To Match Armstrong #1732 'Adobe' Tiles. Provide New Armstrong #1732 Fine Fissured Angled Tegular Ceiling Tiles, Color: 'Adobe'. Provide Alternate Pricing For Existing Ceiling Tiles To Remain, Patch, Repair And Paint To Match Color: 'Adobe', Verify With Owner. Install New Owner Provided Speakers At Existing Locations.
2	New E.I.F.S. Soffit w/Drip Edge, Color To Match Adjacent Wall Surface, Refer: Wall Sections & Exterior Finish Notes.
3	New 2'-0"H. Prefab. Drive-Thru Canopy, Red. Provided & Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking & Coordinate Installation.
4	New 4'x10' Prefabricated Soffit Element With Plastic Laminate Finish, Red. Supplied And Installed By Seating Vendor. Mount To Ceiling Using All-Thread To Existing Roof Trusses, Typical.
5	New 4'x10' Prefabricated Soffit Element With Wood Plank Finish, Stained. Supplied And Installed By Seating Vendor. Mount To Ceiling Using All-Thread To Existing Roof Trusses, Typical.
6	New Metal Soffit Panels By Canopy Supplier.
7	New Suspended Vinyl Faced Ceiling Tiles Into Existing Grid. Paint Grid, Color To Match Armstrong #1728 "Adobe". Above New Condiment Counter Only.
8	Existing Metal Ceiling And Shelf To Be Removed. Extend New Grid & Ceiling Tiles, Refer: Keynote #1.
9	Existing Menuboards To Be Removed By GC. New Digital Menuboards To Be Installed By Owners Vendor. Install Owner Provided Faux Subway Tile Panels At Existing Bulkhead Wall, Refer Decor Drawings.
10	Existing Kitchen Ceiling Tile & Grid To Remain. Patch And Repair As Required.
11	Prefabricated Color Band Element, Provided & Installed By Signage Contractor, Coordinated By Contractor.
12	New Entrance Canopy. Provided & Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking And Coordinate Installation.
13	Existing Supply Air Over Metal Ceiling Slats, Verify. Provide New Diffusers, Paint To Match Ceiling Tile.

STATE OF OKLAHOMA
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05-05-21

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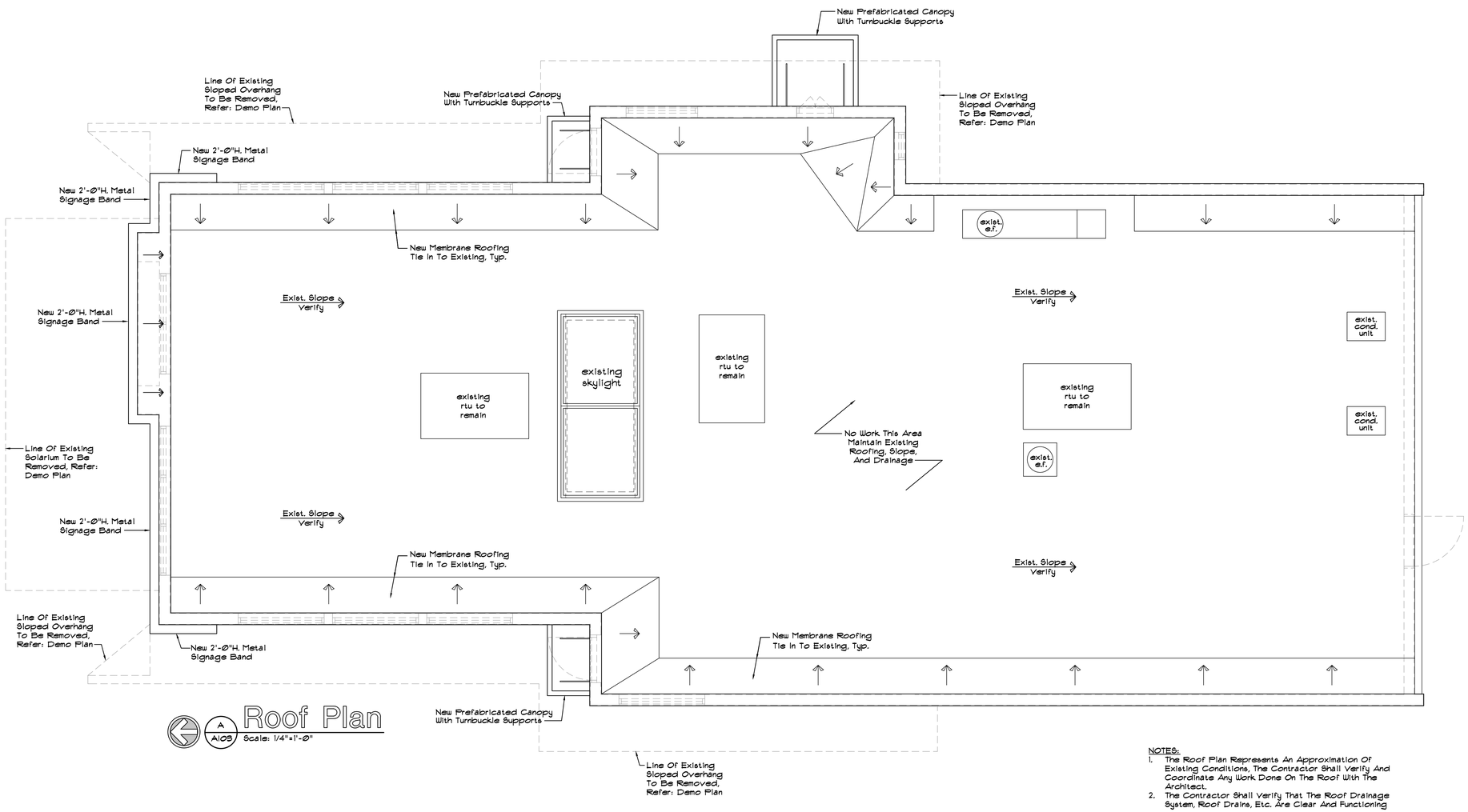
New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content
Reflected Ceiling Plan, Light Fixture Schedule, Emergency Illumination Note, General Notes, Field Verification Note, Section

Sheet Number
A102
Date: 05-05-21



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A103

Roof Plan

Scale: 1/4"=1'-0"

NOTES:

1. The Roof Plan Represents An Approximation Of Existing Conditions, The Contractor Shall Verify And Coordinate Any Work Done On The Roof With The Architect.
2. The Contractor Shall Verify That The Roof Drainage System, Roof Drains, Etc. Are Clear And Functioning

PREFABRICATED CANOPY NOTES

The Prefabricated Canopy Manufacturer Shall Be Responsible For The Proper Design & Engineering Required For The Construction And Installation Of The Canopies. The Canopy Manufacturer Shall Provide Fully Engineered Connection Details Sealed And Signed By A Structural Engineer Licensed And In Good Standing In State Of Oklahoma. The Design Documents Shall Indicate The Existing Conditions Accurately And Be Submitted To The Building Official, Architect, And Owner Prior To Starting Of Any Construction.

STATE OF OKLAHOMA
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New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

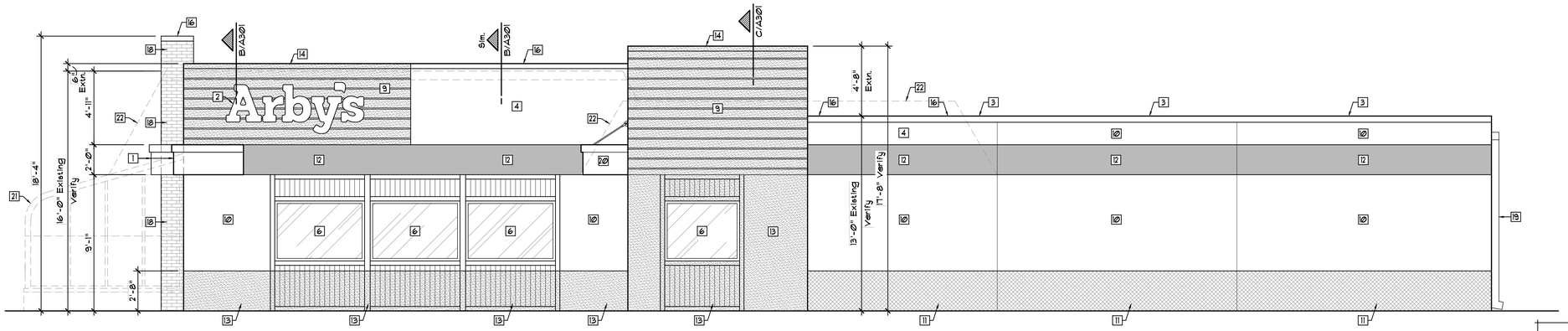
Sheet Content

Roof Plan, Details, General Framing Notes, Design Loads

Sheet Number

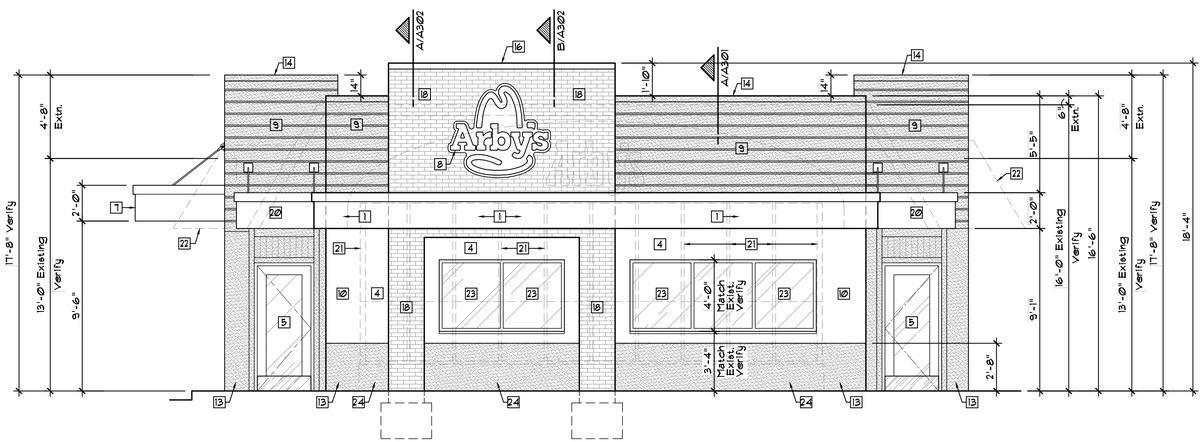
A103

Date: 05-05-21



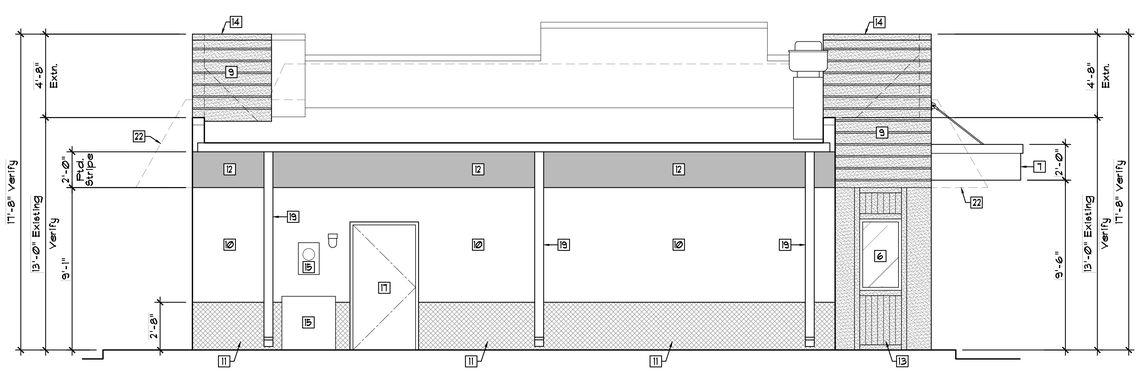
A A201 West Elevation

Scale: 1/4"=1'-0"



B A201 North Elevation

Scale: 1/4"=1'-0"



C A201 South Elevation

Scale: 1/4"=1'-0"

FIELD VERIFICATION NOTE:
The Contractor And Furniture Vendor Shall Verify All Existing Conditions, Dimensions, Etc. And Report Any Descrepancies And/Or Conflicts With The Proposed Work To The Owner And Architect.

Signage Note

1. All Signage Work Shall Be Performed Under A Separate Permit.

General Notes

1. The Contractor Shall Not Perform Any Structural Demolition Prior To Field Verification From The Structural Engineer.
2. These Drawings Represent An Approximation Of Exist. Conditions. The Contractor Shall Notify The Architect Of Any Discrepancies Immediately Upon Uncovering Of The Existing Structural Conditions.
3. All Exterior Surfaces Shall Be Cleaned, Patched, Repaired As Required And Prepared To Receive New Paint Per Drawings And Utilizing Arby's Paint Specifications.
4. The Contractor Shall Provide Blocking For Signage As Directed By Suppliers.
5. The Contractor Shall Provide All Flashing, Assemblies, Details, Etc.
6. Verify And Maintain All Existing Roof Drain/Downspout Assemblies.
7. The Contractor Shall Provide All Necessary Details As Required By The E.I.F.S. Manufacturer In Order To Maintain The Warranty. Provide All Backer Rods, Sealant Locations, Flashing Minimum Coverages, Etc.
8. Provide Dryvit E.I.F.S. System Or Approved Equal, System To Have A Water Management System With Appropriate Details. Provide Submittal With Proposed System And Details Indicated. All E.I.F.S. Work Shall Be Performed Per Manufacturers Requirements To Maintain Warranty.
9. The Contractor Shall Review All New E.I.F.S., Paint & Coping Cap Colors And Their Locations With The Owner Prior To Proceeding With The Work.
10. Exterior Light Fixtures That Protrude 4" Or More From The Wall Surface At The Base Of The Wall Shall Be Mounted 7' High Or Have The Walking Surface Below Restricted To Prevent Non-Compliance With ADA Protruding Objects Requirements.
11. Maintain All Existing Steel Mechanical Guards, Prepare And Paint Red. Modify And Extend Any Guards That Are Affected By The Parapet Work, Etc.

Paint Legend

PAINT COLOR #1
Sherwin Williams To Match Dryvit #310 "China White". Satin Finish, Prepare And Prime As Required.

PAINT COLOR #2
Sherwin Williams #2808 "Rookwood Dark Brown". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #3
Sherwin Williams #6869 "Stop". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #4
Sherwin Williams #7024 "Functional Gray". Satin Finish. Prepare & Prime As Required.

Exterior Finish Notes

EXT. INSULATION & FINISH SYSTEM (E.I.F.S.) W/ SIM. BRICK PATTERN, COLOR #1 - FRONT TOWER
Simulated Brick Stencil Pattern W/Dryvit Color #1: #310 "China White".

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) COLOR #1
Dryvit - Color: #310 "China White"
Sandblast Texture. Coping Color #1.

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) COLOR #2
Dryvit - Color: To Match Sherwin Williams #2808 "Rookwood Dark Brown".
Sandblast Texture. Coping Color #2.

PREFINISHED METAL COPING #1
DURO-LAST #SR.70/TE87 "Regal White". Provide Above E.I.F.S. Color #1.

PREFINISHED METAL COPING #2
DURO-LAST #SR.26/TE87 "Dark Brown". Provide Above E.I.F.S. Color #2.

PAINT COLOR #1
Sherwin Williams To Match E.I.F.S. Color #1 Dryvit #310 "China White". Satin Finish, Prepare And Prime As Required.

PAINT COLOR #2
Sherwin Williams #2808 "Rookwood Dark Brown". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #3
Sherwin Williams #6869 "Stop". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #4
Sherwin Williams #7024 "Functional Gray". Stain Finish. Prepare & Prime As Required.

EXISTING METAL ROOFING
Sherwin Williams #7024 "Functional Gray". Stain Finish. Prepare & Prime As Required.

PREFABRICATED 2'-0" HIGH COLOR BAND
Color: Prefinished Metal, Red. Provided By Signage Manufacturer.

PREFABRICATED CANOPY NOTES

The Prefabricated Canopy Manufacturer Shall Be Responsible For The Proper Design & Engineering Required For The Construction And Installation Of The Canopies. The Canopy Manufacturer Shall Provide Fully Engineered Connection Details Sealed And Signed By A Structural Engineer Licensed And In Good Standing In The State That The Project Is Located. The Design Documents Shall Indicate The Existing Conditions Accurately And Be Submitted To The Building Official, Architect, And Owner Prior To Starting Of Any Construction.

Keynote Schedule

Mark	Description
1	New 2'-0"H. Prefab. Metal Signage Band, Red, By Owner. Contractor To Coordinate Installation.
2	New 2'-6"H. Backlit Signage By Owner. Contractor To Coordinate Installation.
3	Existing Metal Coping To Remain, Paint Color #1, Patch And Repair As Required, Refer: Exterior Finish Notes.
4	New E.I.F.S. On 1 1/2" Rigid Insulation Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #1. Refer: Exterior Finish Notes.
5	Existing Storefront Glass Door To Remain. Clean Frames, Repair Damaged Glass, Provide New ADA Compliant Hardware, Push/Pull, Threshold & Closer, Typical. Provide New 10" High Min. Kick Guard If Required.
6	Existing Glazing Unit To Remain, Typical. Clean Frames, Replace Broken Seal Units, Typical.
7	New 2'-0"H. Prefab. Drive-Thru Canopy, Red. Provided & Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking Per Manufactures Specifications And Details. Contractor To Coordinate Installation. See Note.
8	New 5'-0" High Backlit 'Hat' Signage By Owner. Contractor To Coordinate Installation.
9	New E.I.F.S. On 1 1/2" Rigid Insulation W/1" Horizontal "V" Reveals @ 8"o.c. Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #2. Refer: Exterior Finish Notes.
10	Existing Wall Surface To Remain, Patch And Repair As Required, Paint Color #1, Refer: Exterior Finish Notes.
11	New Painted Wainscot Over Existing Wall Surface, Siding, And Existing Trim, Patch And Repair As Required, Paint Color #4. Refer: Exterior Finish Notes.
12	New Painted Accent Band Over New Or Existing Wall Surface, Patch And Repair As Required, Paint Color #3. Refer: Exterior Finish Notes.
13	Existing Wall Surface, Siding, And Painted Wainscot. Patch And Repair As Required, Paint Color #2, Refer: Exterior Finish Notes.
14	New Prefinished Metal Coping #2 At New Parapet, Color: Brown. Refer: Exterior Finish Notes.
15	Existing Electrical Equipment To Remain, Paint Color #1.
16	New Prefinished Metal Coping #1 At New 'Brick Tower' Parapet And New (White) E.I.F.S. Parapet, Color: White. Refer: Exterior Finish Notes.
17	Existing Metal Door & Frame To Remain. Paint To Match Adjacent Surface.
18	New E.I.F.S. On 1 1/2" Rigid Insulation W/Brick Stencil Pattern Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #1. Refer: Exterior Finish Notes.
19	Existing Collector Heads, Downspouts And Gutter System To Remain. Prepare & Paint: Color #1.
20	New 2'-0"H. Prefab. Entrance Canopy Provided And Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking Per Manufactures Specifications And Details. Contractor To Coordinate Installation. See Note.
21	Existing Solarium To Be Removed. Refer: Wall Sections.
22	Existing Sloped Metal Roofing And Framing To Be Removed, Refer: Wall Sections.
23	New 1" Insulated Glazing Unit In New Wall. Match Existing Mullion And Glazing, Provide Flashing As Required. Refer: Wall Sections.
24	New E.I.F.S. On 1 1/2" Rigid Insulation Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #2. Refer: Exterior Finish Notes And Wall Sections.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3046
TULSA, OKLA.
LICENSED ARCHITECT

05-05-21

Revisions:

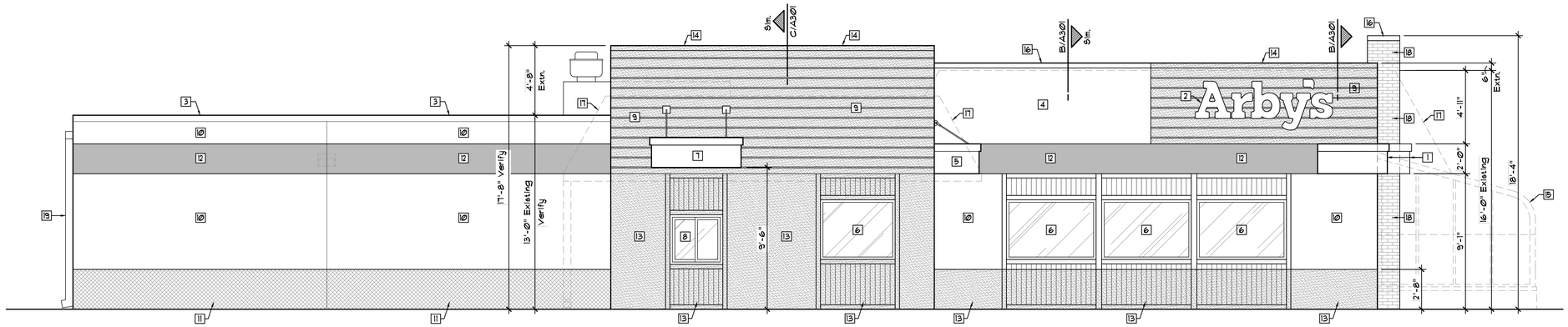
White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content
Building Elevations, Exterior Finish Notes, Signage Note, General Notes, Legend

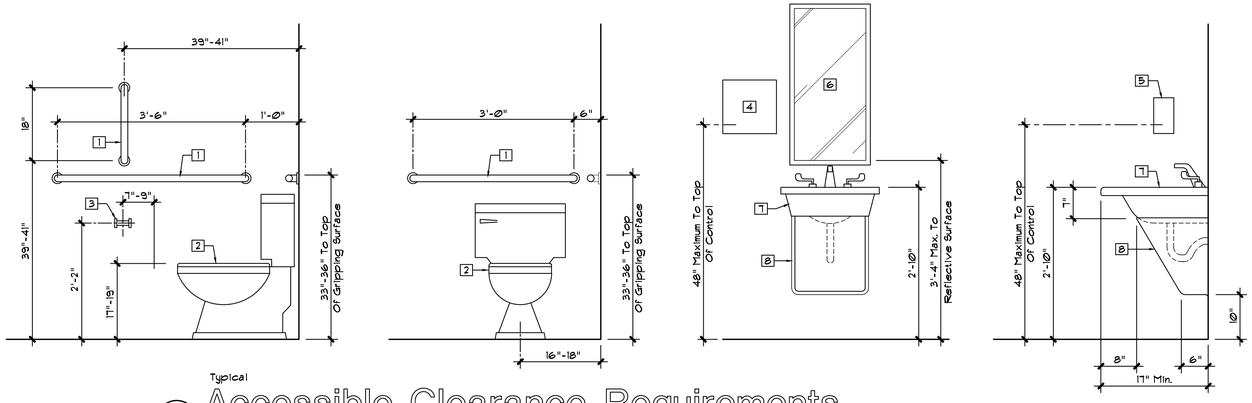
Sheet Number
A201

Date: 05-05-21



A A202 East Elevation

Scale: 1/4"=1'-0"



Typical

B A202 Accessible Clearance Requirements

Scale: 3/4"=1'-0"

ACCESSIBILITY KEYNOTES

1. Grab Bars - 1 1/2" Dia. Mounted 1 1/2" Out From Wall Surface. Provide Adequate Blocking And Connection To Support 250 lbs Of Force. Provided & Installed By General Contractor.
2. Water Closet @ 17" to 19", Measured To Top Of Seat.
3. Toilet Paper Dispenser, By Owner.
4. Paper Towel Dispenser, By Owner.
5. Soap Dispenser, By Owner.
6. Plate Glass Mirror, Bobrick "513", Provide Mounting Indicated To The Reflective Surface Of The Mirror, By G.C.
7. Wall Hung ADA Lav., Ref.: Plumbing Fixture Schedule.
8. Provide ADA Compliant Lav. Protective Enclosure For Drain Pipes. LAV SHIELD - Mdl.#2018, Or Pre-cut Mdl. As Applicable.

*The Contractor Shall Field Verify The Existing Facilities For ADA Compliance & Rectify Any Areas Of Non-Compliance

FIELD VERIFICATION NOTE:
The Contractor And Furniture Vendor Shall Verify All Existing Conditions, Dimensions, Etc. And Report Any Descrepancies And/Or Conflicts With The Proposed Work To The Owner And Architect.

Signage Note

1. All Signage Work Shall Be Performed Under A Separate Permit.

General Notes

1. The Contractor Shall Not Perform Any Structural Demolition Prior To Field Verification From The Structural Engineer.
2. These Drawings Represent An Approximation Of Exist. Conditions. The Contractor Shall Notify The Architect Of Any Discrepancies Immediately Upon Uncovering Of The Existing Structural Conditions.
3. All Exterior Surfaces Shall Be Cleaned, Patched, Repaired As Required And Prepared To Receive New Paint Per Drawings And Utilizing Arby's Paint Specifications.
4. The Contractor Shall Provide Blocking For Signage As Directed By Suppliers.
5. The Contractor Shall Provide All Flashing, Assemblies, Details, Etc.
6. Verify And Maintain All Existing Roof Drain/Downspout Assemblies.
7. The Contractor Shall Provide All Necessary Details As Required By The E.I.F.S. Manufacturer In Order To Maintain The Warranty. Provide All Backer Rods, Sealant Locations, Flashing Minimum Coverages, Etc.
8. Provide Dryvit E.I.F.S. System Or Approved Equal, System To Have A Water Management System With Appropriate Details. Provide Submittal With Proposed System And Details Indicated. All E.I.F.S. Work Shall Be Performed Per Manufacturers Requirements To Maintain Warranty.
9. The Contractor Shall Review All New E.I.F.S., Paint & Coping Cap Colors And Their Locations With The Owner Prior To Proceeding With The Work.
10. Exterior Light Fixtures That Protrude 4" Or More From The Wall Surface At The Base Of The Wall Shall Be Mounted 7' High Or Have The Walking Surface Below Restricted To Prevent Non-Compliance With ADA Protruding Objects Requirements.

Paint Legend

PAINT COLOR #1
Sherwin Williams To Match Dryvit #310 "China White". Satin Finish, Prepare And Prime As Required.

PAINT COLOR #2
Sherwin Williams #2808 "Rookwood Dark Brown". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #3
Sherwin Williams #6869 "Stop". Satin Finish. Prepare & Prime As Required.

PAINT COLOR #4
Sherwin Williams #7024 "Functional Gray". Satin Finish. Prepare & Prime As Required.

PREFABRICATED CANOPY NOTES

The Prefabricated Canopy Manufacturer Shall Be Responsible For The Proper Design & Engineering Required For The Construction And Installation Of The Canopies. The Canopy Manufacturer Shall Provide Fully Engineered Connection Details Sealed And Signed By A Structural Engineer Licensed And In Good Standing In The State That The Project Is Located. The Design Documents Shall Indicate The Existing Conditions Accurately And Be Submitted To The Building Official, Architect, And Owner Prior To Starting Of Any Construction.

Keynote Schedule

Mark	Description
1	New 2'-0"H. Prefab. Metal Signage Band, Red, By Owner. Contractor To Coordinate Installation.
2	New 2'-6"H. Backlit Signage By Owner. Contractor To Coordinate Installation.
3	Existing Metal Coping To Remain, Paint Color #1, Patch And Repair As Required, Refer: Exterior Finish Notes.
4	New E.I.F.S. On 1 1/2" Rigid Insulation Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #1. Refer: Exterior Finish Notes.
5	New 2'-0"H. Prefab. Entrance Canopy Provided And Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking Per Manufactures Specifications And Details. Contractor To Coordinate Installation. See Note.
6	Existing Glazing Unit To Remain, Typical. Clean Frames, Replace Broken Seal Units, Typical.
7	New 2'-0"H. Prefab. Drive-Thru Canopy, Red. Provided & Installed By Canopy Manufacturer. Contractor To Provide New Support Blocking Per Manufactures Specifications And Details. Contractor To Coordinate Installation. See Note.
8	Existing Drive-Thru Window To Remain, Repair Hardware As Required.
9	New E.I.F.S. On 1 1/2" Rigid Insulation W/1" Horizontal "V" Reveals @ 8"o.c. Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #2. Refer: Exterior Finish Notes.
10	Existing Wall Surface To Remain, Patch And Repair As Required, Paint Color #1, Refer: Exterior Finish Notes.
11	New Painted Wainscot Over Existing Wall Surface, Siding, And Existing Trim, Patch And Repair As Required, Paint Color #4. Refer: Exterior Finish Notes.
12	New Painted Accent Band Over New Or Existing Wall Surface, Patch And Repair As Required, Paint Color #3. Refer: Exterior Finish Notes.
13	Existing Wall Surface, Siding, And Painted Wainscot. Patch And Repair As Required, Paint Color #2, Refer: Exterior Finish Notes.
14	New Prefinished Metal Coping #2 At New Parapet, Color: Brown. Refer: Exterior Finish Notes.
15	Existing Solarium To Be Removed. Refer: Wall Sections.
16	New Prefinished Metal Coping #1 At New 'Brick Tower' Parapet And New (White) E.I.F.S. Parapet, Color: White. Refer: Exterior Finish Notes.
17	Existing Sloped Metal Roofing And Framing To Be Removed, Refer: Wall Sections.
18	New E.I.F.S. On 1 1/2" Rigid Insulation W/Brick Stencil Pattern Over Tyvek Stucco Wrap Over Exterior Sheathing Over New 2x Framing. E.I.F.S. Color #1. Refer: Exterior Finish Notes.
19	Existing Collector Heads, Downspouts And Gutter System To Remain. Prepare & Paint: Color #1.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3046
TULSA, OKLA.
LICENSED ARCHITECT

05-05-21

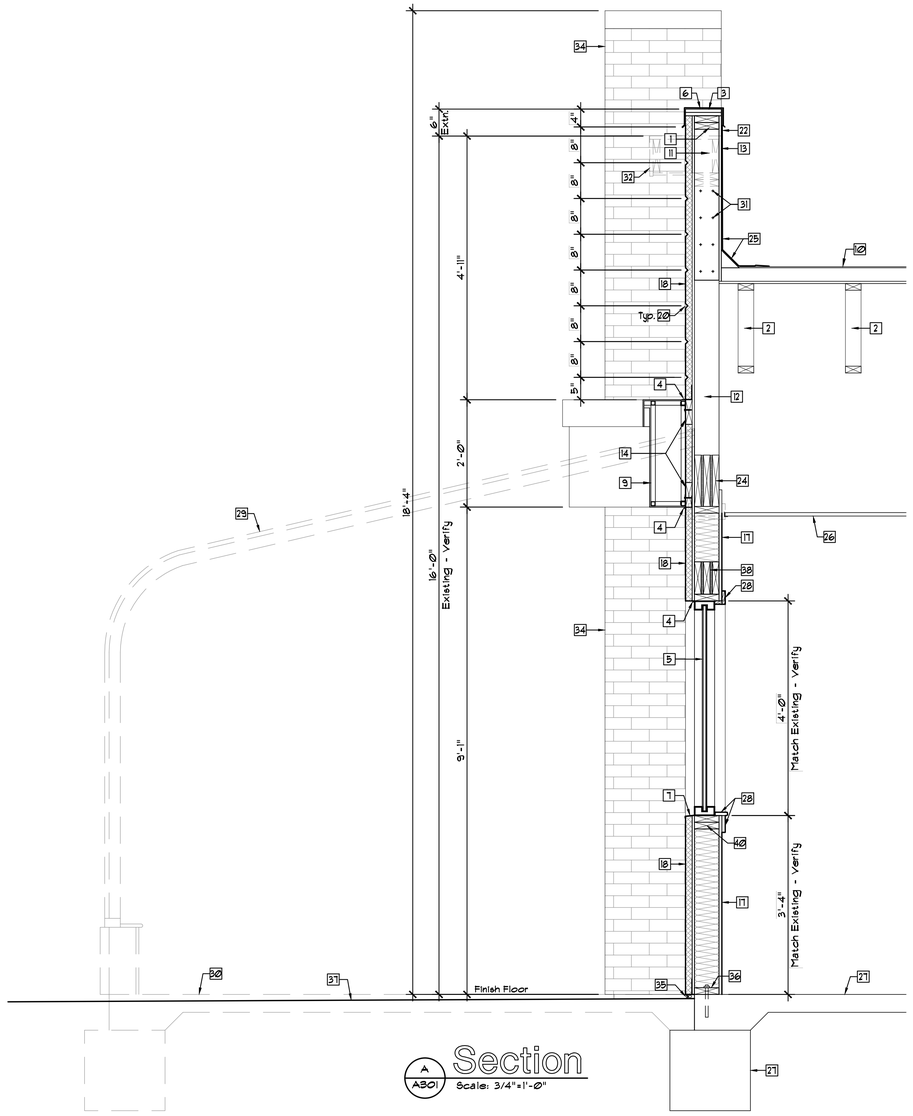
Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

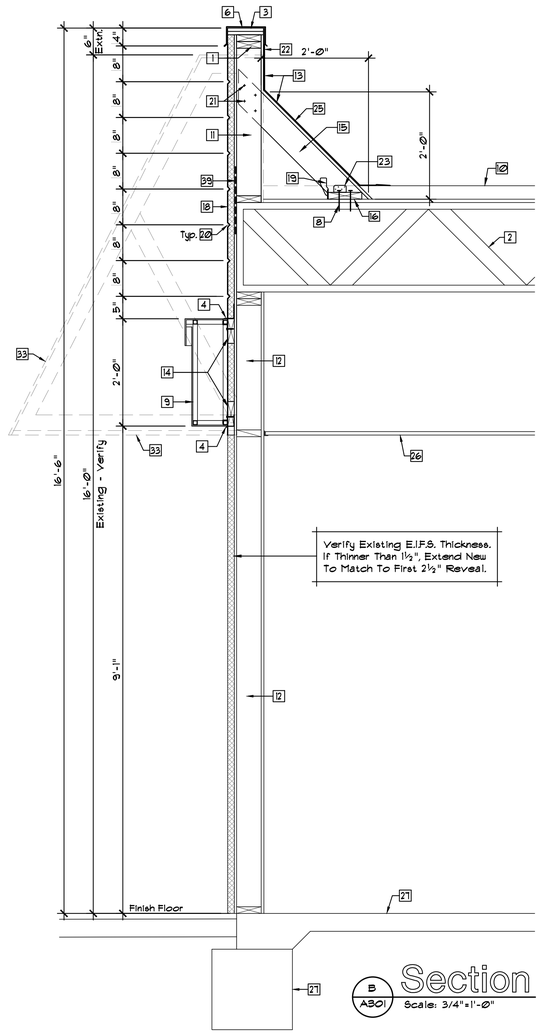
New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content
Building Elevation, Accessible Clearance Req'mts., Signage Note, General Notes, Paint Legend

Sheet Number
A202
Date: 05-05-21



A A301 Section
Scale: 3/4"=1'-0"



B A301 Section
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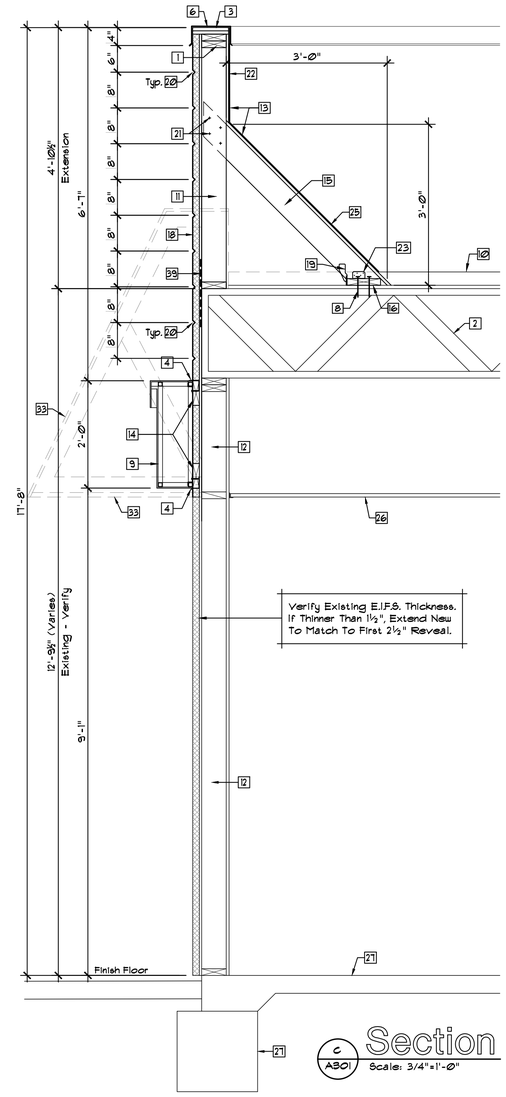
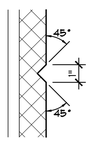


C A301 Section
Scale: 3/4"=1'-0"



D A301 Detail
Scale: 3"=1'-0"

General Notes

1. All Blocking Cut To Fit Tight And (2) 8d Toe Nails Ea. End Min.
2. Provide Sealant And Backer Rods At All Appropriate Locations. (All Flashings, Coping Caps, Window And Door Frames, Etc.)
3. The Contractor Shall Provide All Necessary Details As Required By The E.I.F.S. Manufacturer In Order To Maintain The Warranty. Provide All Backer Rods, Sealant Locations, Flashing Minimum Coverages, Etc.
4. Provide Dryvit E.I.F.S. System Or Approved Equal, System To Have A Water Management System With Appropriate Details. Provide Submittal With Proposed System And Details Indicated.
5. Contractor To Verify Continuous Wall, Roof Insulation, And Vapor Barrier And Provide New As Required To Maintain Fully Insulate And Weatherproof Building Envelope.
6. Provide Galvanized Or Prefinished Metal Flashing At All Windows, Penetrations, Coping Caps, Etc. In Accordance With SMACNA Industry Standard Details Minimum. Provide Shop Drawings For Each Condition To The Owner And Architect For Approval.

EXTENSIVE FIELD VERIFICATION REQUIRED

The Contractor Shall Inspect The Existing Conditions And Report Any Differences To The Assumed Conditions Indicated On The Wall Sections To The Architect And Structural Engineer. The Wall Sections Represent An Approximation Of Existing Conditions Based Upon The Limited Amount Of Visual Inspection That Was Available Without Destructive Demolition To The Architect.

PREFABRICATED CANOPY NOTES

The Prefabricated Canopy Manufacturer Shall Be Responsible For The Proper Design & Engineering Required For The Construction And Installation Of The Canopies. The Canopy Manufacturer Shall Provide Fully Engineered Connection Details Sealed And Signed By A Structural Engineer Licensed And In Good Standing In The State That The Project Is Located. The Design Documents Shall Indicate The Existing Conditions Accurately And Be Submitted To The Building Official, Architect, And Owner Prior To Starting Of Any Construction.

Keynote Schedule

Mark	Description
1	New 2-2x6 Top Plate.
2	Existing Structural Wood Truss To Remain.
3	2 Layers ¾" Plywood Cap.
4	Galvanized Flashing.
5	New 1" Insulated Glass Set In Aluminum Frame, Match Existing Glazing And Mullion Style And Color.
6	New Metal Cap Flashing By Roofing Man. Ref.: Finish Notes.
7	Provide New Prefinished Window Sill Flashing To Match Exist. Glazing System, Hem Exposed Edges.
8	2-#12x4" Screws Into Each Wood Truss.
9	2'-0" High Prefabricated Accent Band, Provided And Installed By Signage Manufacturer.
10	Existing Roofing, Insulation & Substrate To Remain, Protect During Construction.
11	New 2x6 Wood Studs @ 16"o.c.
12	Existing 2x Wood Studs @ 16"o.c. To Remain, Verify.
13	1/2" Exterior Grade Plywd. Para. Over Wood Stud Framing w/Membrane over Bonding Adhesive Per Manufacturer.
14	New Continuous 2x6, Verify. Provide 2 - #10 x 4" Screws Into New Wall Studs.

Keynote Schedule

Mark	Description
15	New 2x6 Wood Bracing @ 16"o.c.
16	New Continuous 2x8.
17	New 5/8" Gyp. Bd. Over New 2x6 Infill Wood Studs @ 16"o.c. With R19 Batt. Insulation, Facing Per Code.
18	New E.I.F.S. Over 1 1/2" Rigid Insul. Over Tyvek Stucco Wrap Over 1/2" Exterior Sheathing Over New 2x6 Wood Framing. Refer: Elevations.
19	Simpson H3 @ Each Brace.
20	1" E.I.F.S. Reveal, Typical. Refer:Bldg Elev's & Detail D/A301.
21	4 - 10d Nails, Typical Unless Noted Otherwise.
22	Provide New Flashing And Counter Flashing Assembly Overlapped And Tied Into Existing Or New Wall Roofing Membrane.
23	Simpson A23 At Each Brace.
24	Existing Wood Header To Remain, Verify.
25	Extend Roofing Membrane Up Parapet.
26	Existing Suspended Ceiling Tile And Grid System To Remain Or Be Modified, Refer: Reflected Ceiling Plan.
27	Existing Concrete Slab & Footings To Remain, Verify.

Keynote Schedule

Mark	Description
28	New Trim And Sill To Match Existing. Refer: Decor Drawings.
29	Existing Solarium To Be Removed.
30	Existing Solarium Slab To Be Removed. Refer: Site Plan.
31	Exist. Top Plate To Be Removed. Lap New Parapet Studs 1'-9" Onto Exist. & Nail w/ (2) Columns Of 10d Nails @ 6" o.c.
32	Existing Overhang To Be Removed.
33	Existing Sloped Metal Roofing And Framing To Be Removed.
34	New E.I.F.S. Tower Element With Brick Stencil Pattern Beyond, Refer: Plans, Elevations, And Sheet A302.
35	New Flashing, Sealant And Backer Rod @ New E.I.F.S. Wall Base, Refer: E.I.F.S. Manufacturers Installation Instructions, Typical.
36	New Treated 2x6 Base Plate w/1/2"ø x4 1/2" Embedment Hilti Hit 270 Adhesive Anchor @ 32"o.c., Into Existing Slab, Refer: Foundation Plan.
37	New Grade And Sod, Provide Positive Drainage Away From Building Refer: Site Plan.
38	New 3-2x8 Header.
39	Simpson LSTA15 From Stud To End Of Truss.
40	New 2-2x6 w/Simpson A23, Each End.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3046
TULSA, OKLA.
LICENSED ARCHITECT
05-05-21

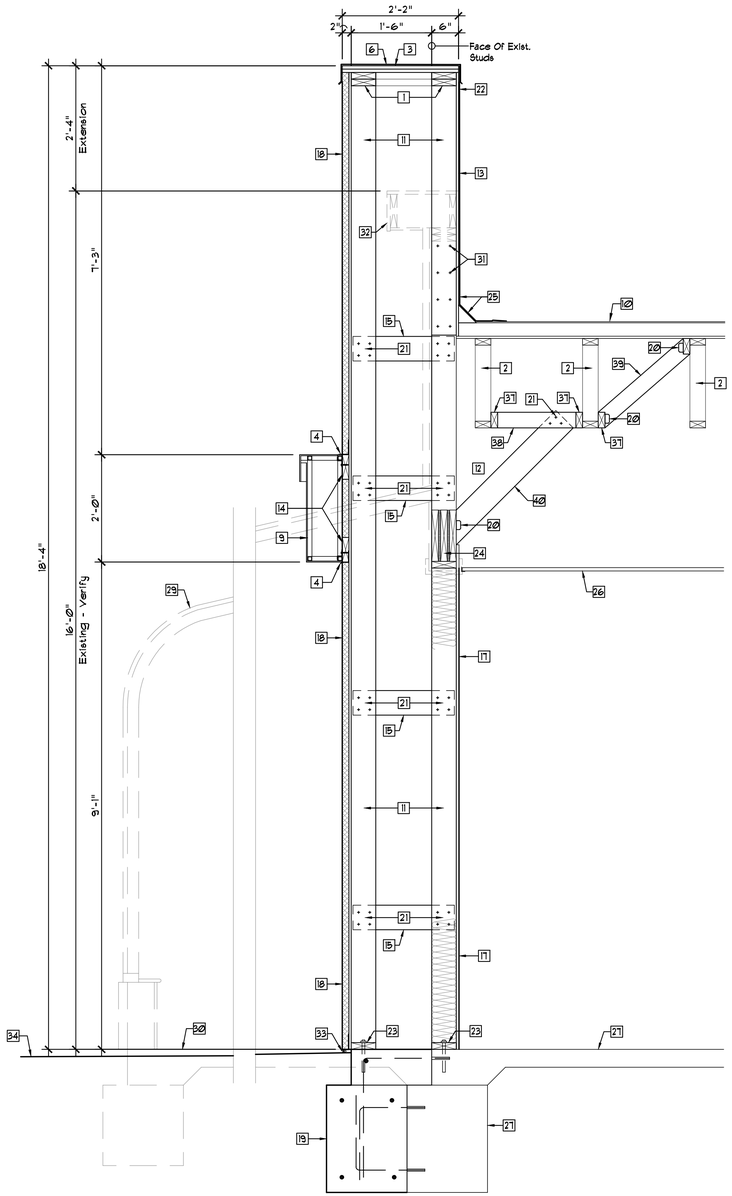
Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content
Sections, General Notes, Field Verification Note, Prefabricated Canopy Note

Sheet Number
A301
Date: 05-05-21



A A302 Section
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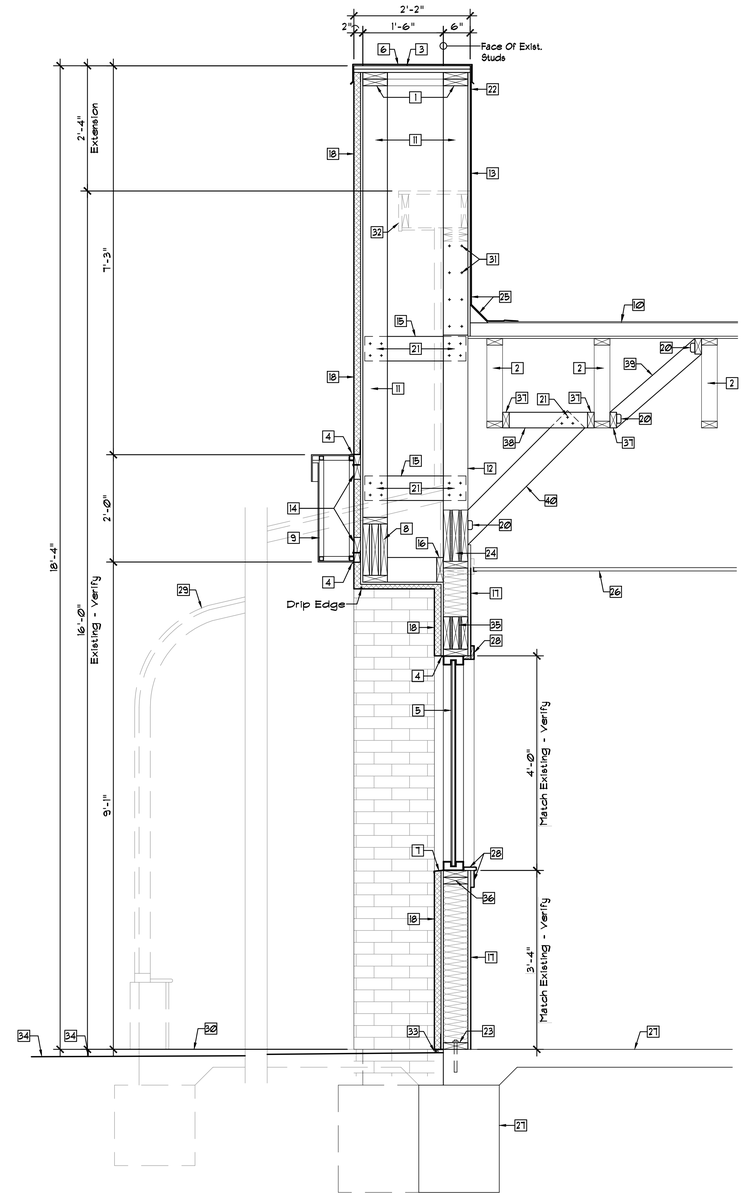


B A302 Section
Scale: 3/4"=1'-0"

General Notes

1. All Blocking Cut To Fit Tight And (2) 8d Toe Nails Ea. End Min.
2. Provide Sealant And Backer Rods At All Appropriate Locations. (All Flashings, Coping Caps, Window And Door Frames, Etc.)
3. The Contractor Shall Provide All Necessary Details As Required By The E.I.F.S. Manufacturer In Order To Maintain The Warranty. Provide All Backer Rods, Sealant Locations, Flashing Minimum Coverages, Etc.
4. Provide Dryvit E.I.F.S. System Or Approved Equal, System To Have A Water Management System With Appropriate Details. Provide Submittal With Proposed System And Details Indicated.
5. Contractor To Verify Continuous Wall, Roof Insulation, And Vapor Barrier And Provide New As Required To Maintain Fully Insulate And Weatherproof Building Envelope.
6. Provide Galvanized Or Prefinished Metal Flashing At All Windows, Penetrations, Coping Caps, Etc. In Accordance With SMACNA Industry Standard Details Minimum. Provide Shop Drawings For Each Condition To The Owner And Architect For Approval.

EXTENSIVE FIELD VERIFICATION REQUIRED

The Contractor Shall Inspect The Existing Conditions And Report Any Differences To The Assumed Conditions Indicated On The Wall Sections To The Architect And Structural Engineer. The Wall Sections Represent An Approximation Of Existing Conditions Based Upon The Limited Amount Of Visual Inspection That Was Available Without Destructive Demolition To The Architect.

PREFABRICATED CANOPY NOTES

The Prefabricated Canopy Manufacturer Shall Be Responsible For The Proper Design & Engineering Required For The Construction And Installation Of The Canopies. The Canopy Manufacturer Shall Provide Fully Engineered Connection Details Sealed And Signed By A Structural Engineer Licensed And In Good Standing In The State That The Project Is Located. The Design Documents Shall Indicate The Existing Conditions Accurately And Be Submitted To The Building Official, Architect, And Owner Prior To Starting Of Any Construction.

Keynote Schedule

Mark	Description
1	New 2-2x6 Top Plate.
2	Existing Structural Wood Truss To Remain.
3	2 Layers ¾" Plywood Cap.
4	Galvanized Flashing.
5	New 1" Insulated Glass Set In Aluminum Frame, Match Existing Glazing And Mullion Style And Color.
6	New Metal Cap Flashing By Roofing Man. Ref.: Finish Notes.
7	Provide New Prefinished Window Sill Flashing To Match Exist. Glazing System, Hem Exposed Edges.
8	New 3-2x12 Header.
9	2'-0" High Prefabricated Accent Band, Provided And Installed By Signage Manufacturer.
10	Existing Roofing, Insulation & Substrate To Remain, Protect During Construction.
11	New 2x6 Wood Studs @ 16"o.c.
12	Existing 2x Wood Studs @ 16"o.c. To Remain, Verify.
13	1/2" Exterior Grade Plywd. Para. Over Wood Stud Framing w/Membrane over Bonding Adhesive Per Manufacturer.
14	New Continuous 2x6, Verify. Provide 2 - #10 x 4" Screws Into New Wall Studs.
15	New 2x6 Wood Bracing @ Locations Indicated.
16	New Continuous 2x6.
17	New 5/8" Gyp. Bd. Over New 2x6 Infill Wood Studs @ 16"o.c. With R19 Batt. Insulation, Facing Per Code.
18	New E.I.F.S. w/Brick Stencil Pattern Over 1 1/2" Rigid Insul. Over Tyvek Stucco Wrap Over 1/2" Exterior Sheathing Over New 2x6 Wood Framing. Refer: Elevations & Exterior Finish Notes.
19	New Concrete Footing, Refer: Foundation Plan Sheet S101.
20	Simpson GA1 w/4-#9x1 1/2" Screws.
21	4 - 10d Nails, Typical Unless Noted Otherwise.
22	Provide New Flashing And Counter Flashing Assembly Overlapped And Tied Into Existing Or New Wall Roofing Membrane.
23	New Treated 2x6 Base Plate w/5/8"ø x7" Embedment Anchor Bolts @ 48"o.c., Into Existing Slab, Refer: Foundation Plan.
24	Existing Wood Header To Remain, Verify.
25	Extend Roofing Membrane Up Parapet.
26	Existing Suspended Ceiling Tile And Grid System To Remain Or Be Modified, Refer: Reflected Ceiling Plan.
27	Existing Concrete Slab & Footings To Remain, Verify.
28	New Trim And Sill To Match Existing. Refer: Decor Drawings.
29	Existing Solarium To Be Removed.
30	Existing Solarium Slab To Be Removed. Refer: Site Plan.
31	Exist. Top Plate To Be Removed. Lap New Parapet Studs 1'-9" Onto Existing & Nail w/ (2) Columns Of 10d Nails @ 6" o.c.
32	Existing Overhang To Be Removed.
33	New Flashing, Sealant And Backer Rod @ New E.I.F.S. Wall Base, Refer: E.I.F.S. Manufacturers Installation Instructions, Typical.
34	New Grade And Sod, Provide Positive Drainage Away From Building Refer: Site Plan.
35	New 3-2x8 Header.
36	New 2-2x6 w/Simpson A23, Each End.
37	New 2x4 Cont. w/ 2-#10x3" Screws Into Bottom Chord Of Existing Truss @ Each Brace.
38	New 2x4 Blocking Between Trusses w/Simpson LU24 Each End.
39	New 2x4 Brace @ 32"o.c.
40	New 2x6 Brace @ 32'o.c.

STATE OF OKLAHOMA
CHRISTOPHER W. WHITE
No. 3046
TULSA, OKLA.
LICENSED ARCHITECT
05-05-21

Revisions:

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

Sheet Content

Sections, General Notes, Field Verification Note, Prefabricated Canopy Note

Sheet Number

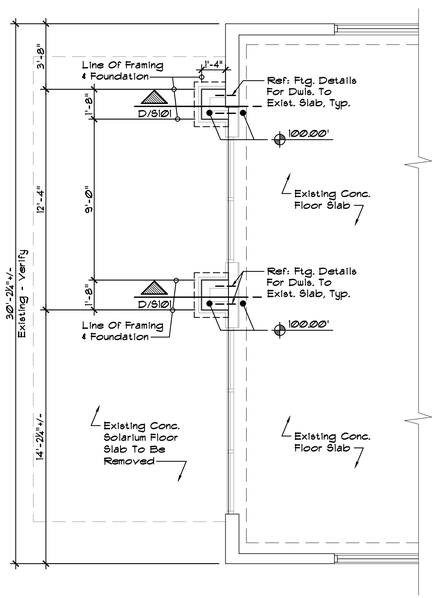
A302

Date: 05-05-21

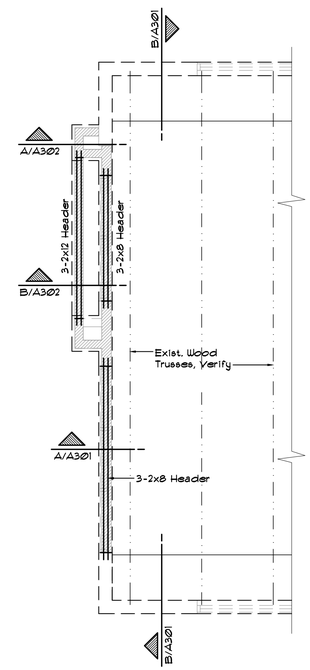
SNOWDEN ENGINEERING INC.
STRUCTURAL CONSULTANTS
8128 EAST 63RD
TULSA, OKLAHOMA 74133
(918)252-4557 FAX (918)254-0838
CA #313 EXP. 6/30/21

LICENSED PROFESSIONAL ENGINEER
KEVIN W. SNOWDEN
18264
OKLAHOMA
5-5-21

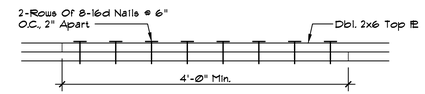
Revisions:



A S101 Partial Foundation Plan
North
Scale: 1/4"=1'-0"



B A103 Partial Roof Framing Plan
North
Scale: 1/4"=1'-0"



F S101 Typ. Top Plate Splice Elevation
Scale: 1"=1'-0"

ROOF DESIGN LOADS

LIVE LOAD:	20 PSF
DEAD LOAD:	15 PSF

DESIGN CODE

IBC 2015

WIND VALUES

BASIC WIND SPEED: 115MPH (ULT.), EXP. B
I = 1.0

SNOW LOAD

GROUND SNOW LOAD: 10 psf

SEISMIC VALUES

Ss = 0.27
S1 = 0.08
SEISMIC DESIGN CATEGORY: B
SITE CLASS: D
SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALL SYSTEM W/ WOOD STRUCTURAL PANELS
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

General Framing Notes

1. Structural Lumber Shall Be Douglas Fir Larch No. 2 Or Better w/ E=1,600,00 PSI Min.
2. Unless Noted Otherwise Hurricane Tie-Down Anchors Shall Be Used At All Roof Truss Bearing Locations.
3. Sheathing For Roof Diaphragm Shall Be 5/8", CDX, APA Rated Plywood Sheathing With A Minimum Span Rating Of 32/16 With 10d Nails @ 6"o.c. At Panel Edges, And @ 12"o.c. At Intermediate Framing Members.
4. All Wood Exposed To Moisture Or Dampness Or In Contact With Concrete Or Masonry Shall Be CCA Pressure Treated In Accordance With American Wood Preservers Association (AWPA) Standard C2. CCA Retention=0.40 lb/ft3.
5. All Framing Accesories Shall Be As Manufactured By "Simpson" Or Approved Equal.
6. Standard Washers Shall Be Used With All Bolts Fastening Wood Members.
7. All Nailing Not Indicated On The Plans Or Details Shall Conform To The Nailing Schedule Of The Governing Building Code. Nails Shall Be Common Wire Nails. Spacing, End Distances And Edge Distances Of Nails And Spikes Shall Be Such As To Avoid The Unusual Splitting Of The Wood.
8. Provide Multiple Studs At Bearing Points For Multiple Member Joists or Beams, I.E. Triple Stud At Triple Member Beam, Unless Otherwise Noted. Multiple Studs To Carry Down To Foundation. Provide Other Additional Studs Where Noted On Details Or Plans.
9. All Bolts Shall Be Galvanized. Bolt Holes Shall Be 1/16" Large Diameter Than Nominal Size Of Bolts Used. Retighten All Nuts Prior To Closing In. Splitting.
10. Do Not Bore Or Notch Joists, Rafters Or Beams, Except Where Shown In Details. Obtain Architect's Approval For Any Holes Or Notches Not Detailed. Holes Through Sills, Plates, Studs and Double Plates In Interior, Bearing and Shear Walls Shall Not Exceed 1/3 The Plate, or Stud Width. Use Bored Holes Located In The Center Of The Stud Or Plate.
11. The Contractor Shall Contract With A Certified Inspection Firm To Provide Special Inspections On All Welded And High Strength Bolted Connections.
12. Contractor To Verify All Existing Building Dimensions.

General Structural Notes

1.1 Footing Designs Are Based Upon An Estimated Bearing Value Of 1500 P.S.F.

1.2 All Reinforcing Steel In Footings Shall Be Securely Supported Before Pouring Concrete.

1.3 Exterior Slabs Shall Have A Minimum Slope Of 1/4" Per Foot Away From Building Unless Otherwise Noted.

1.4 Contractor to verify all existing building dimensions.

CONCRETE

2.1 All Concrete Shall Conform To ACI Standard 318 "Building Code Requirements For Reinforced Concrete".

2.2 Minimum Compressive Strength (F'c) At End Of 28 Days Shall Be 3000 PSI. All Exterior Flatwork To Be 3500 PSI And Have An Air Entraining Admixture.

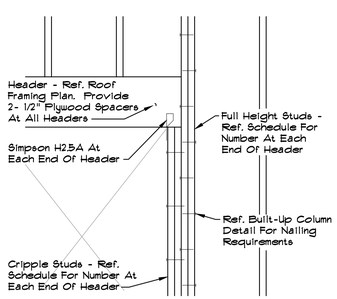
2.3 Maximum Slump Of Cast-In-Place Concrete Shall Be 4" For Footings And Slabs-On-Grades.

2.4 Provide Curing For Concrete In Accordance With ACI 308 "Recommended Practice For Curing Concrete" And In Accordance With Specifications.

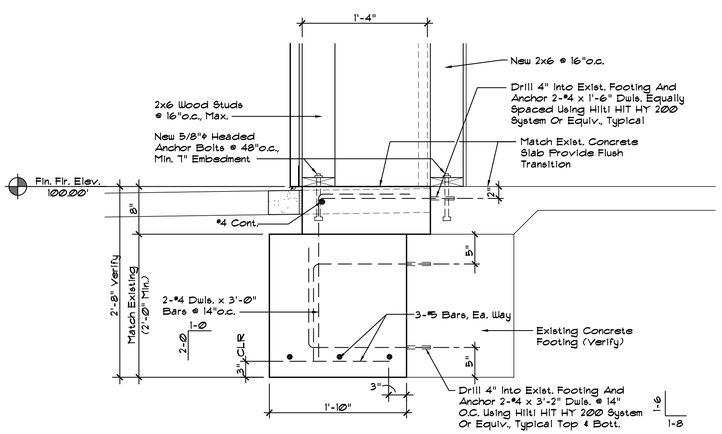
REINFORCING STEEL

3.1 Reinforcing Steel Shall Meet A.S.T.M. Specification A-615, Latest Revision: Bars Shall Be Grade 60.

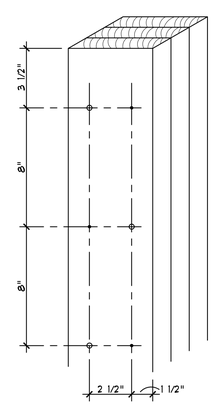
Stud Schedule		
Opening Width	No. Of Cripple Studs	No. Of Full Height Studs
Less Than 4'-0"	1	1
4'-1" To 6'-0"	1	2
6'-1" To 9'-0"	2	2
9'-1" To 12'-0"	2	3



C S101 Typical Framed Opening Elevation
Scale: 3/4"=1'-0"



D S101 Footing Detail
Scale: 1"=1'-0"



Three 2x6 Laminations W/ Two Rows of 30d Common Wire Nails.

o Indicates Nailed From Near Side
• Indicates Nailed From Far Side

E S101 Typ. Nailing Detail For Built-Up Columns
Scale: 3"=1'-0"

New Remodel For:
Arby's #1848 - 8 East Main Street
Yukon, Oklahoma

White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

Sheet Content
Partial Roof Plan, Partial Foundation Plan, Footing Details, Typical Framed Opening Elevation, Typical Top Plate Splice Elevation, Design Loads, General Structural Notes, General Framing Notes

Sheet Number
S101
Date: 05-05-21