



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

OCTOBER 16, 2023

723 S. Lewis Street, Room 1122 B

Stillwater, OK 74074

5:30 PM

Mayor Will Joyce, Vice Mayor Amy Dzialowski, Councilors Kevin Clark, Christie Hawkins, & Tim Hardin

NOTE: The Mayor and City Council will gather in Conference Room 1112B beginning at 4:45 p.m. this date for refreshments. No City Council business will be discussed or acted upon at this time. This is not a closed session and members of the public and press are welcome to attend. Refreshments will only be provided to the City Council and staff.

1. Call Meeting to Order
2. Pledge of Allegiance
3. Proclamations and Presentations

a.	Domestic Violence Awareness Month - Wings of Hope
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4. Consent Docket

Items listed on the consent docket are routine administrative matters that may be approved without discussion. The Council will take action on these items collectively with a single vote. The requested City Council action is indicated for each item listed. Should a Councilor elect to discuss, amend, revise, or table any item listed on the consent docket, the item will be moved to the section of the agenda titled "Items Removed from the Consent Docket" for consideration and possible action. Additionally, a Councilor or the City Manager may simply ask the Mayor to remove an item from the consent docket prior to action by the City Council and no action will be taken on the removed item at this meeting.

a.	Approve October 2, 2023 regular meeting minutes	
b.	Approve budget amendment reflecting receipt of a \$50,000 eMedia grant from Oklahoma Department of Libraries to Stillwater Public Library and approve a sole source purchase of downloadable material from Overdrive	Stacy Delano
c.	Approve budget amendments reflecting receipt and	Stacy Delano

	expenditure of a \$9,000 Health Literacy grant to Stillwater Public Library	
d.	Approve budget amendments reflecting donations revenues and expenditures of \$17,921 to Stillwater Public Library	Stacy Delano
e.	Approve Encroachment Agreement and Release of Liability for 608 South Main Street and 601 South Husband Street and authorize the Interim City Manager to execute the agreement	CC-23-162 Jacquelyn Porter
f.	Approval of Memorandum of Understanding between Stillwater Regional Airport and Stillwater Flight Center, Inc. for Hangar #2 improvements and proposed hangar subleases	Kellie Reed
g.	Approve special meeting minutes of 10.09.23	

5. Public Comment on Items not Scheduled for Public Hearings

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Council at a regularly scheduled meeting on **any item of business listed on the meeting agenda** provided they have submitted a written request prior to the meeting either online at Request to speak form or via the form found in the lobby outside Council chambers prior to meetings.

6. Items Removed from the Consent Docket

Items removed from the consent docket are placed on this section of the agenda for discussion, revision, amendment and/or tabling prior to action by the City Council. The City Council may take action, including a vote or series of votes, on items removed to this section of the agenda after the requested discussion, revision or amendment.

7. Public Hearings

The Council will hear public comments, discuss, and take action including a vote or series of votes on each item listed as presented or as amended by the City Council unless the agenda entry specifically states that no action will be taken.

a.	Receive public comment regarding a request from Happydays Investments for a Map Amendment to rezone property addressed as 847 W Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT)	CC-23-158	Jacquelyn Porter
b.	Receive public comment regarding a request from Happydays Investments for a Specific Use Permit to allow townhomes in a Two-Family Residential District (RT) at the property addressed as 847 W Eskridge Avenue.	CC-23-159	Jacquelyn Porter

8. General Orders

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each item listed as presented or as amended or revised by the City Council unless the agenda entry specifically states that no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the City Council.

a.	Presentation and discussion of residential and commercial utility bills and proposed utility rate increases No action will be taken on this item.	Christy Cluck, Dana Mattox
b.	Consideration, discussion, and possible action to make a conditional offer of employment for the position of City Manager	

9. Resolutions

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each resolution listed as presented or as amended or revised by the City Council.

a.	RESOLUTION NO. CC-2023-36: A RESOLUTION OF THE STILLWATER CITY COUNCIL, AS A RECIPIENT OF FINANCIAL ASSISTANCE FROM THE OKLAHOMA DEPARTMENT OF COMMERCE FOR A FY23 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), 19168 CDBG 23, ADOPTING A SECTION 3 ANNUAL PLAN DIRECTED AT INCREASING THE UTILIZATION OF LOWER INCOME RESIDENTS AND BUSINESSES WITHIN THE CDBG PROJECT SITE	Shelly Crynes
b.	RESOLUTION NO. CC-2023-37: A RESOLUTION DECLARING THAT FIREARMS OWNED BY THE CITY OF STILLWATER POLICE DEPARTMENT ARE SURPLUS PROPERTY AND AUTHORIZING AND APPROVING THE TRADE-IN OF SAID FIREARMS FOR A CREDIT TO BE APPLIED TO THE PURCHASE OF NEW FIREARMS	Jeff Watts
c.	RESOLUTION NO. CC-2023-38: A RESOLUTION AUTHORIZING THE ASSIGNMENT OF THE STILLWATER REGIONAL AIRPORT BUILDING LEASE AGREEMENT BETWEEN THE CITY OF STILLWATER AND STILLWATER AIRCRAFT SERVICES, INC. TO STILLWATER FLIGHT CENTER, INC.; AND AUTHORIZING THE CITY MANAGER TO SIGN RELATED DOCUMENTS NECESSARY FOR SUCH PURPOSE	Kellie Reed

10. Ordinances

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each ordinance listed as presented or as amended or revised by the City Council.

First Read

a.	ORDINANCE NO. 3527: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 716 WEST 11 TH AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO
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	TWO-FAMILY AND MULTI-FAMILY DISTRICT (RTM)
b.	ORDINANCE NO. 3528: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 847 WEST ESKRIDGE AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY RESIDENTIAL DISTRICT (RT)

Second Read

a.	ORDINANCE NO. 3526: AN ORDINANCE AMENDING STILLWATER CITY CODE BY AMENDING CHAPTER 23, LAND DEVELOPMENT CODE, ARTICLE VI, LAND USE CLASSIFICATIONS, DIVISION 1, GENERALLY, SECTION 23-121, EXEMPTIONS; SETBACKS FOR FENCES, ETC.; PROJECTIONS INTO YARDS; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY
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11. Reports from Officers and Boards

Announcements and remarks of general interest may be made by Councilors, City Manager or City Attorney. Items of City business that may require discussion or action including a vote or series of votes are listed below.

a.	Miscellaneous items from the City Attorney
i.	Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Gelino CCC, LLC. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.
ii.	Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Silverton Estates, LLC. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.
iii.	Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Greg Hoskins doing business as UBC Precast. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

12. Questions and Inquires

13. Executive Session

a.	Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Gelino CCC, LLC.
b.	Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Silverton Estates, LLC.
c.	Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Greg Hoskins doing business as UBC Precast.

14. Return from Executive Session

a.	Possible action concerning a pending investigation, claim or action involving Gelino CCC, LLC.
b.	Possible action concerning a pending investigation, claim or action involving Silverton Estates, LLC.
c.	Possible action concerning a pending investigation, claim or action involving Greg Hoskins doing business as UBC Precast.

15. Adjourn

On October 12, 2023 at 3:15 p.m., a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager's office at least 48 hours prior to the meeting by calling 405.742.8209.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk's office.

Strategic Priorities At A Glance



#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT

To provide effective services and accountable government by practicing fiscal responsibility, transparency and outstanding customer service.



#2 MOTIVATED MANAGEMENT

To serve with integrity and demonstrate proactive leadership, motivated management and smart planning skills needed to create a better community.



#3 SAFE COMMUNITY

To promote a safe and secure community for all residents through equitable services, enhanced relationships, and responsive care.



#4 CONNECTED SPACES

To develop a strong sense of place by providing opportunities and services, such as transportation, utilities, and parks to best meet the needs of the public.



#5 UNIQUE CULTURE

To cultivate partnerships that enhance the spirit of Stillwater with equal access to services and amenities, strong and connected neighborhoods, and a thriving economy.



#6 ENGAGED & INVESTED RESIDENTS

To encourage participation and an understanding of government through outreach and inclusive initiatives that inspire trust and pride in local government.



Domestic Violence Awareness Month, October 2023

WHEREAS, the City of Stillwater encourages positive action on the part of the community by supporting Domestic Violence Awareness Month; and

WHEREAS, Domestic Violence Awareness Month is designed to support victims of domestic violence in their time of greatest need; and

WHEREAS, approximately three American women each day lose their lives as a result of Domestic Violence; and

WHEREAS, unhealthy relationships can have a lifelong negative impact on personal health; and

WHEREAS, we can break the cycle of Domestic Violence before it starts by equipping families with skills for healthy relationships; and

WHEREAS, parents, community leaders, civic organizations, and schools are an integral part of providing safe, healthy, and positive support systems for survivors; and

WHEREAS, assisting survivors is not just an investment in their future, it's an investment in Stillwater, Oklahoma for generations to come.

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, recognize the need to honor and support Domestic Violence survivors and hereby declare October as Domestic Violence Awareness Month.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK

REPORT TO: CITY COUNCIL

MEETING DATE: OCTOBER 16, 2023



Agenda Item:	4.a.
Previous/Related Action:	
Background/Issue:	
Proposal/Solution:	
Financial Source/Impact:	
Related Strategic Priority:	
Recommended Action/Motion:	
Prepared By:	
Reviewed By:	
Submitted By:	Brady Moore, Interim City Manager

Attachments

None

Budget Amendment Request
For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 10/06/2023

Department: Library

Explanation:

Requested by: Stacy DeLano, library director

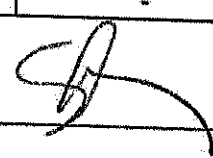
REVENUE

The library is receiving \$50,000 in grant funding from the Oklahoma Department of Libraries and Institute for Museum and Library Services for the purchase of downloadable material for the Oklahoma Virtual Library.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Federal Grant Rev	1015510 - 43100	24LB02101	0	\$ 50,000	\$ 50,000
		-				0
		-				0
		-				0
		-				0
Decrease:		-				0
		-				0
		-				0
		-				0
		-				0
		-				0

Net Change: (will usually result in a total increase or decrease)

\$ 50,000

Reviewed by Department Manager: 

Date: 10/06/2023

Reviewed by Finance: _____

Date: _____

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--



Budget Amendment Request
For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 10/06/2023

Department: Library

Requested by: Stacy DeLano, library director

Explanation:

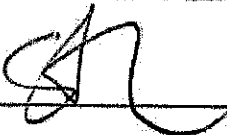
EXPENDITURES

The library is receiving \$50,000 in grant funding from the Oklahoma Department of Libraries and Institute for Museum and Library Services for the purchase of downloadable material for the Oklahoma Virtual Library.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Grant Expenditures	1015510 - 53045	24LB02101	0	\$ 50,000	\$ 50,000
		-				0
		-				0
		-				0
		-				0
Decrease:		-				0
		-				0
		-				0
		-				0
		-				0

Net Change: (will usually result in a total increase or decrease)

\$ 50,000

Reviewed by Department Manager: 

Date: 10/06/2023

Reviewed by Finance: _____

Date: _____

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

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The City of Stillwater OKLAHOMA

Authorization for Sole Source Purchase

attach approved form to requisition

City Department: _____ Library _____

Select the most appropriate reason for the sole source request:

- ☐ Request for a specific make, model or brand
☒ Authorization for a singular vendor of supplies or services
☐ Proprietary supplier for parts or assemblies for a specific make and model of equipment
☐ The acquisition of supplies or services pursuant to a lawful agreement
☐ The purchase of brand name products for resale

Provide details that justify the sole source purchase along with product or service descriptions:

The Oklahoma Dept. of Libraries has awarded \$50,000 of LSTA funds to Stillwater Public Library, directing the library to purchase e-Book, audiobook materials or digital magazines as agreed upon among members of the Okla. Virtual Lib. Consortium. OKVL is hosted by the OverDrive digital content platform, which provides the catalog of titles which may be purchased, and the website and app through which patrons check out titles.

Describe the research methods used to determine that alternative vendors or products are not available in the open market:

The OKVL Consortium is made up of 96 public libraries who pay an annual fee to OverDrive for hosting services and share a website and the titles on that site. Digital titles purchased from another vendor by Stillwater Public Library would be unavailable to the consortium. In addition, prices and lending models are set by publishers and are the same across vendors of digital library titles.

Vendor's Name: _____

OverDrive

Submitted By: _____

Stacy DeLano

Printed Name

Signature _____

Date _____

Director Review: _____

Stacy DeLano

Printed Name

Signature _____

10.6.23

Date

Procurement Specialist Review: _____

☒ Confirmed ☐ Declined

Signature _____

10/6/23

Date

Review Comments:

Purchases from Overdrive from various funding sources will be over \$50,000 for the fiscal year.

City Council Approval Date (for purchases of \$50,000 or more): _____

Last Update: 10/7/2021



Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 10/04/2023Department: LibraryRequested by: Stacy DeLano, Director

Explanation:

REVENUE

The library received a \$9,000 Health Literacy grant from the Oklahoma Department of Libraries and Institute for Museum and Library Services.

Funds will be used to host six health literacy series for children from birth through elementary age and their caregivers.

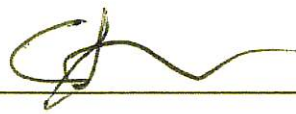
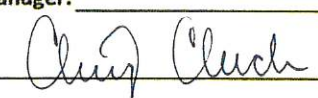
Increase:

Account Name	Account Number (XXXXXXXX-XXXX)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Federal Grant Revenue	1015510 - 43100	24LB03101	0	\$ 9,000	\$ 9,000
	-				0
	-				0
	-				0
	-				0
	-				0
	-				0
	-				0
	-				0
	-				0

Decrease:

Net Change: (will usually result in a total increase or decrease)

\$ 9,000

Reviewed by Department Manager: Date: 10/04/2023Reviewed by Finance: Date: 10-4-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

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Budget Amendment Request
For Budget Year 2023

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449
Office: 405.372.0025
Web: stillwater.org

Date: 10/04/2023

Department: Library

Requested by: Stacy DeLano, Director

Explanation: EXPENDITURES
The library received a \$9,000 Health Literacy grant from the Oklahoma Department of Libraries and Institute for Museum and Library Services.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Grant Expenditures	1015510 - 53045	24LB03101	0	\$ 9,000	\$ 9,000
		-				0
		-				0
		-				0
		-				0
Decrease:		-				0
		-				0
		-				0
		-				0
		-				0

Net Change: (will usually result in a total increase or decrease)

\$ 9,000

Reviewed by Department Manager: [Signature]

Date: 10/04/2023

Reviewed by Finance: Christy Cluck

Date: 10-4-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

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Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 10/06/2023

Department: Library

Requested by: Stacy DeLano, library director

Explanation:

DONATION REVENUE - The library received non-Trust donations as follows:
\$774.57 from Stillwater Frontier Rotary, Daughters of the Union, and Browning Society
\$17,146.00 from Friends of the Library for all programming through August 2024

Increase:

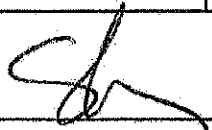
Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Donations/Designated	1015510 - 48701	21LB07101	0	\$ 775	\$ 775
Donations/FOL Child	1015510 - 48701	20LB04101	0	\$ 9,090	\$ 9,090
Donations/FOL Adult	1015510 - 48701	20LB03101	0	\$ 4,256	\$ 4,256
Donations/FOL Teen	1015510 - 48701	20LB02101	0	\$ 3,800	\$ 3,800
	-				0

Decrease:

	-				0
	-				0
	-				0
	-				0
	-				0

Net Change: (will usually result in a total increase or decrease)

\$ 17,921

Reviewed by Department Manager: 

Date: 10/06/2023

Reviewed by Finance: _____

Date: _____

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

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Budget Amendment Request
For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 10/06/2023

Department: Library

Requested by: Stacy DeLano, library director

Explanation:

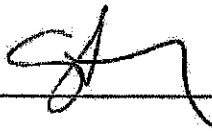
DONATION EXPENDITURES - The library received non-Trust donations as follows:
\$774.57 from Stillwater Frontier Rotary, Daughters of the Union, and Browning Society
\$17,146.00 from Friends of the Library for all programming through August 2024

Increase:

Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Donations/Designated Don Exp	1015510 - 53041	21LB07101	\$ 6,672	\$ 775	\$ 7,447
Donations/FOL Child Exp	1015510 - 53041	20LB04101	\$ 4,731	\$ 9,090	\$ 13,821
Donations/FOL Adult Exp	1015510 - 53041	20LB03101	\$ 1,491	\$ 4,256	\$ 5,747
Donations/FOL Teen Exp	1015510 - 53041	20LB02101	\$ 2,218	\$ 3,800	\$ 6,018
	-				0
Decrease:					
	-				0
	-				0
	-				0
	-				0
	-				0

Net Change: (will usually result in a total increase or decrease)

\$ 17,921

Reviewed by Department Manager: 

Date: 10/06/2023

Reviewed by Finance:

Date:

Approved by CMO:

Date:

Approved by City Council: ☐ Yes ☐ No

Date:

Processed by Finance:

Date:

Set ID:

Date Sent to SA&I:

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REPORT TO: CITY COUNCIL

MEETING DATE: OCTOBER 16, 2023



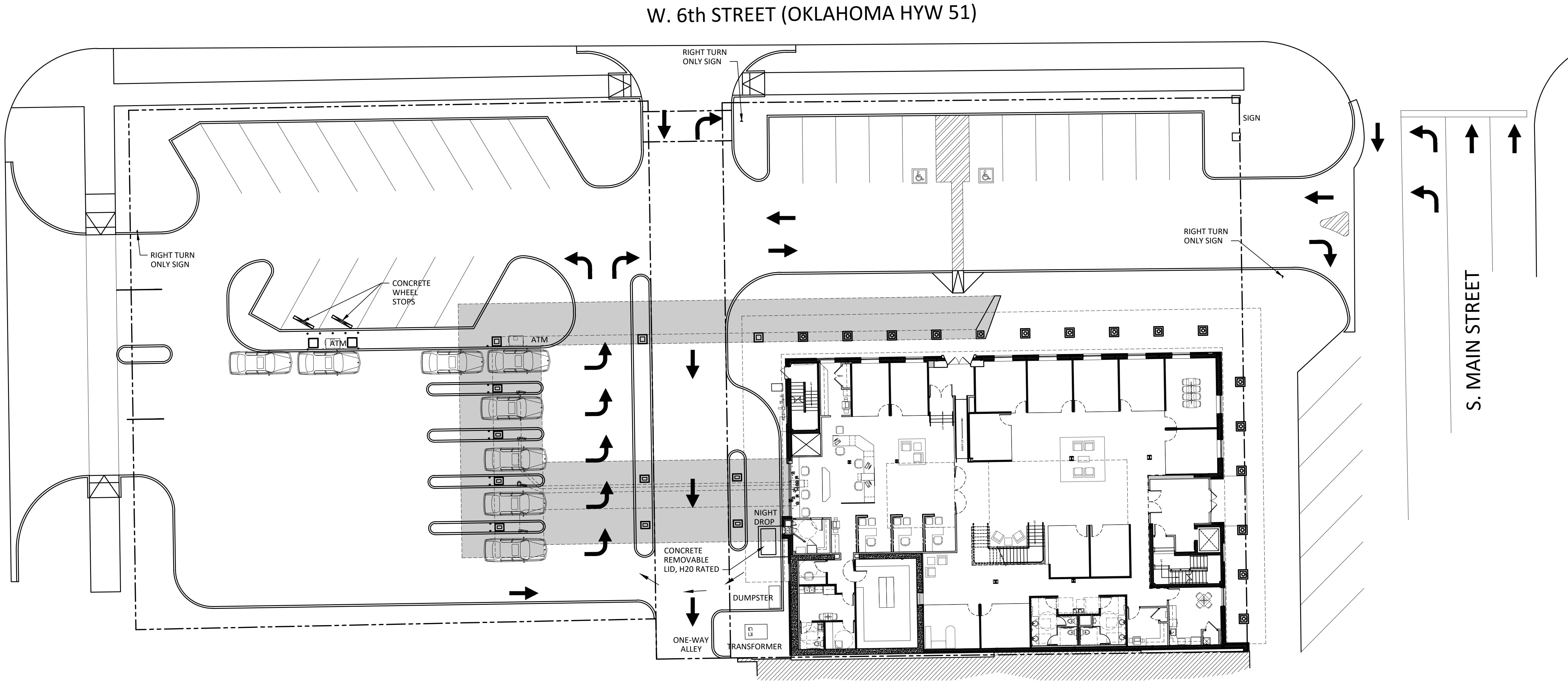
Agenda Item:	4.e. CC-23-162
Previous/Related Action:	None
Background/Issue:	• Simmons Bank/Stillwater Nat'l Bank & Trust Company is requesting permission to construct and maintain a structure over a portion of the public property/easement/right-of-way on or adjacent to 608 South Main Street and 601 South Husband Street. The alley is 20 feet wide. • The structure consists of two canopy structures with 14'-6" clearance from the ground to the bottom of the canopies. The north canopy has a width of up to 13'-6", 270 sq. ft. and the south canopy has a width of up to 22'-6", 450 square feet. • The survey attached has a north tract labeled as "Tract 1" showing 270 square feet running 13.5 feet long along the alley width. A southern tract labeled "Tract 2" is 450 square feet running 22.5 feet long along the alley width. • These canopy structures are part of the renovation project for the Simmons Bank located at 608 South Main Street. The proposal is to extend the renovations to allow drive-thru services at the property to the west, addressed as 601 South Husband Street. The purpose of the canopy structures is to hold the delivery system equipment for the drive-thru services.
Proposal/Solution:	This Encroachment Agreement and Release of Liability (EARL) is an agreement between the City of Stillwater and the current property owners of 608 South Main Street and 601 South Husband Street, Simmons Bank and Stillwater Nat'l Bank & Trust, to allow the construction and maintenance of two canopy structures with height clearance of 14'-6" and canopy width of approximately 3'-6" as one canopy covers 270 square feet and the other canopy covers 450 square feet of the right-of-way.
Financial Source/Impact:	None
Related Strategic Priority:	#5 UNIQUE CULTURE #6 ENGAGED & INVESTED RESIDENTS

Recommended Action/Motion:	Motion to approve Encroachment Agreement and Release of Liability for 608 South Main Street and 601 South Husband Street and authorize the Interim City Manager to execute the Agreement.
Prepared By:	Jacquelyn Porter, Planner
Reviewed By:	
Submitted By:	Brady Moore, Interim City Manager

Attachments

1. Simmons Bank 608 S Main Site Plan
2. Exhibit A for Agreement Survey of Encroachment
3. StillwaterSimmons Bank 608 S Main Encroachment Agreement (EARL)
4. Simmons Bank 608 S Main St Elevations

S. HUSBAND ST.



W. 6th STREET (OKLAHOMA HYW 51)

S. MAIN STREET

1

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



Contents			
ARCHITECTURAL SITE PLAN			
Sheet Number			
AS1.0			
Plan Number:	Issue:	Description:	Date:
22037	22037		
Drawn by:	Revision:	Description:	Date:
SH/JR	SH/JR		
Checked by:	LQ		
LQ	LQ		
Date:	10-05-23		

SIMMONS BANK
608 S. MAIN ST.
STILLWATER, OKLAHOMA

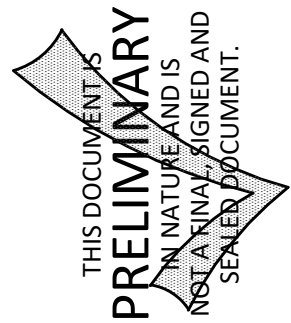
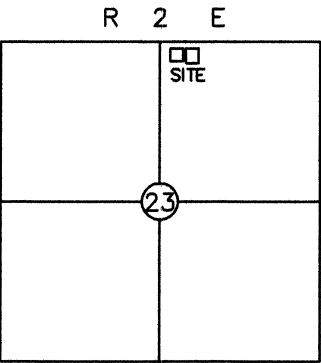


Exhibit A



Location Map



Scale: 1"=30'

Plat of Survey
of

Part of the Alley in
Block 19

Original Town, Now City of Stillwater
Payne County, Oklahoma

Surveyor's Certification

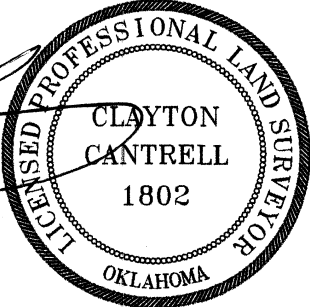
I, CLAYTON CANTRELL, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

DATE OF LAST FIELD VISIT: SEPTEMBER 14, 2023

WITNESS MY HAND AND SEAL THIS 19TH DAY OF SEPTEMBER, 2023.

BY: 
CLAYTON CANTRELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1802
EMAIL: crossroadsurveycompany@gmail.com



Crossroads Survey Company, LLC

PO BOX 1772
CUSHING, OKLAHOMA 74023
PHONE: (918) 225-0345
C.A. NO. 6841 EXPIRES 6/30/2024

FILE: 1902.23	SURVEY BY: CC/SB	DATE: 9/19/2023
ORDER: 2160.01	DRAWN BY: CKC	SCALE: 1"=30'
BOOK:	CHECKED BY: CKC	SHEET 1 OF 1

Legal Descriptions

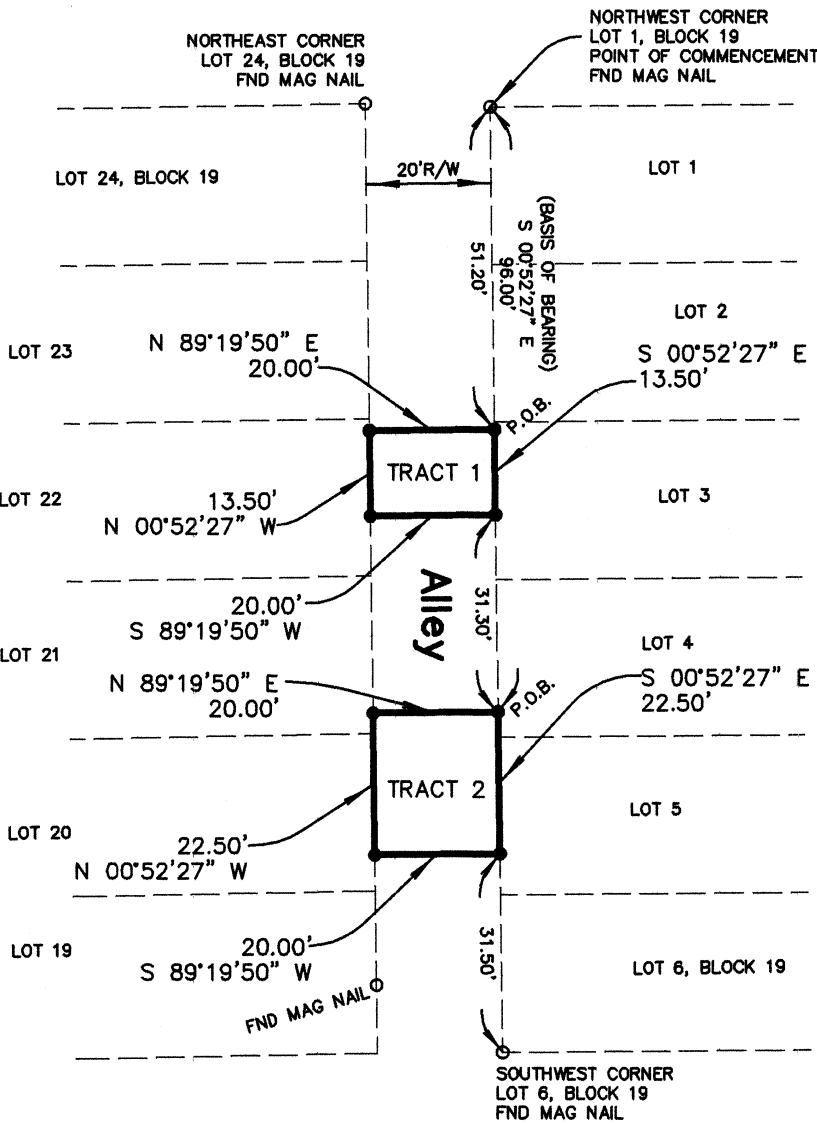
TRACT 1:
A TRACT OF LAND THAT IS PART OF THE 20 FEET WIDE ALLEY LYING WITHIN BLOCK NINETEEN (19), ORIGINAL TOWN, NOW CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 19; THENCE SOUTH 00°52'27" EAST ALONG THE WEST LINE OF LOTS 1, 2, AND 3, BLOCK 19 FOR 51.20 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 00°52'27" EAST ALONG THE WEST LINE OF SAID LOT 3 FOR 13.50 FEET; THENCE SOUTH 89°19'50" WEST FOR 20.00 FEET TO A POINT ON THE EAST LINE OF LOT 22, BLOCK 19; THENCE NORTH 00°52'27" WEST ALONG THE EAST LINE OF LOT 22, BLOCK 19 FOR 13.50 FEET; THENCE NORTH 89°19'50" EAST FOR 20.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

TRACT 2:
A TRACT OF LAND THAT IS PART OF THE 20 FEET WIDE ALLEY LYING WITHIN BLOCK NINETEEN (19), ORIGINAL TOWN, NOW CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 19; THENCE SOUTH 00°52'27" EAST ALONG THE WEST LINE OF LOTS 1, 2, 3, AND 4, BLOCK 19 FOR 96.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 00°52'27" EAST ALONG THE WEST LINE LOTS 4 AND 5, BLOCK 19 FOR 22.50 FEET; THENCE SOUTH 89°19'50" WEST FOR 20.00 FEET TO A POINT ON THE EAST LINE OF LOT 20, BLOCK 19; THENCE NORTH 00°52'27" WEST ALONG THE EAST LINE OF LOTS 20 AND 21, BLOCK 19 FOR 22.50 FEET; THENCE NORTH 89°19'50" EAST FOR 20.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE LEGAL DESCRIPTIONS WERE PREPARED BY CLAYTON CANTRELL, OKLAHOMA PLS #1802, SEPTEMBER 19, 2023.

Legend

FND FOUND
○ FOUND MAG NAIL
● SET MAG NAIL
R/W RIGHT OF WAY
P.O.B. POINT OF BEGINNING



Notes

1. THE BEARINGS SHOWN HEREON ARE ASSUMED WEST LINE OF LOTS 1 THRU 6, BLOCK 19 BEING S 00°52'27" E.
2. TRACT 1 CONTAINS 270 SQUARE FEET.
TRACT 2 CONTAINS 450 SQUARE FEET.
3. THE PURPOSE OF THIS SURVEY IS FOR AN ENCROACHMENT AGREEMENT BY AND BETWEEN SIMMOM'S BANK AND THE CITY OF STILLATER FOR A PROPOSED ADDITION THAT WILL SPAN OF THE ALLEY.

ENCROACHMENT AGREEMENT AND RELEASE OF LIABILITY
(Permission to Encroach)

This Encroachment Agreement and Release of Liability for an encroachment on a Public Property/Easement/Right-of-Way is entered into by and between the City of Stillwater, an Oklahoma municipality (City), **and Simmons Bank**, (Owner).

The City owns public property, an easement and/or right-of-way across, upon or adjacent to Owner's property. Owner's property is more particularly described as:

Properties west & east of alley 608 South Main Street & 601 South Husband Street

Owner requests permission to construct and maintain a structure or other encroachment, namely two canopy structures with 14'-6" clearance from the ground to the bottom of canopies. The north canopy has a width of up to 13'-6", 270 sq. ft. and the south canopy has a width of up to 22'-6", 450 square feet, both over a portion of the public property/easement/right-of-way on or adjacent to said property, described as:

See attached survey & descriptions of areas canopies will be constructed:

See attached Survey with Legal descriptions and related (Exhibit A)

The City grants to Owner permission to construct and maintain the requested structure or encroachment over the above-described portion of public property/easement/right-of-way providing a clearance of 14'-6".

The Owner shall not construct or permit additional encroachments upon the public property/easement/right-of-way, and shall not alter, improve, replace or add to the permitted encroachment without prior written permission of the City.

The City reserves the right to require Owner to remove all encroachments from the applicable public property/easement/right-of-way at any time in the event that the encroached upon public property/easement/right-of-way is required, in the sole judgment of the City, to be used for public purposes.

In consideration of the City's agreement to permit the requested encroachment over the air space the applicable public property/easement/right-of-way, Owner agrees, on behalf of Owner, Owner's family and heirs, agents, devisees, successors, grantees, and assigns (collectively referred to as "Owner") to **waive any and all claims, causes of action, for damages of any kind or nature, including but not limited to any foreseen or unforeseen personal injury (including death), property damages (including loss of use), or other losses or damages** against the City of Stillwater, Oklahoma, its employees, officers, agents or assigns, which may arise out of or in connection with any aspect of the encroachment upon the above described public property/easement/right-of-way.

In consideration of the City's agreement to permit the requested encroachment upon the applicable public property/easement/right-of-way, Owner also agrees to **indemnify, defend (at the City's option), and hold harmless** the City, its employees, officials, agents, representatives and volunteers **from and against any and all causes of action (whether groundless or not), losses, liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature** directly or indirectly arising out of or in connection with the encroachment upon the above described public property/easement/right-of-way.

In consideration of the City's agreement to permit the requested encroachment upon the applicable public property/easement/right-of-way, Owner also agrees to **reimburse City for any direct or indirect costs or expenses** that the City may incur as a direct or indirect result of any encroachment of the above-described property. The presence or absence of any insurance shall not be construed as a limitation on the duties or obligations of Owner under this Agreement.

Owner shall obtain release agreements as required by all other applicable utilities companies, and shall comply with all local, state, and federal regulations and laws which may be applicable to Owner's encroachment upon the above property/easement/right-of-way.

OWNER UNDERSTANDS THE PERSONAL, PROPERTY, AND/OR FINANCIAL RISKS ASSOCIATED WITH THIS AGREEMENT, AND OWNER AGREES TO ACCEPT THESE RISKS KNOWINGLY AND VOLUNTARILY.

Owner seeks this agreement with the City voluntarily, and acknowledges that no promises, agreements or other inducements have been made to Owner. Owner understands that the City of Stillwater, Oklahoma will rely on this statement, the terms of this Agreement are contractual in nature, and this Agreement is specifically designed to protect the City of Stillwater, Oklahoma, its citizens, employees, officers, agents, and assigns.

The Owner shall not assign this agreement without the prior written consent of the City, which shall not be unreasonably withheld.

I HAVE READ THE ABOVE STATEMENT AND I UNDERSTAND IT. I HAVE SOUGHT AND OBTAINED ANY AND ALL LEGAL ADVICE I NEEDED OR MAY HAVE NEEDED PRIOR TO SIGNING THIS DOCUMENT, AND I SIGN THIS DOCUMENT FREELY AND VOLUNTARILY.

Property Owner's Full Legal Name

Property Owner's Signature

Title/Office of Signatory

State of Oklahoma)
) ss.
County of Payne)

On this ____ day of _____, 20____ before me personally appeared _____, known to me to be the person(s) named herein and who executed the foregoing **ENCROACHMENT AGREEMENT AND RELEASE OF LIABILITY**, and who acknowledged to me that he/she/they knowingly and voluntarily executed the same.

My Commission Expires

Notary Public

APPROVED by the City Council of the City of Stillwater, Oklahoma on: _____, 2023.

CITY OF STILLWATER, a municipal corporation

By: _____
 Mayor

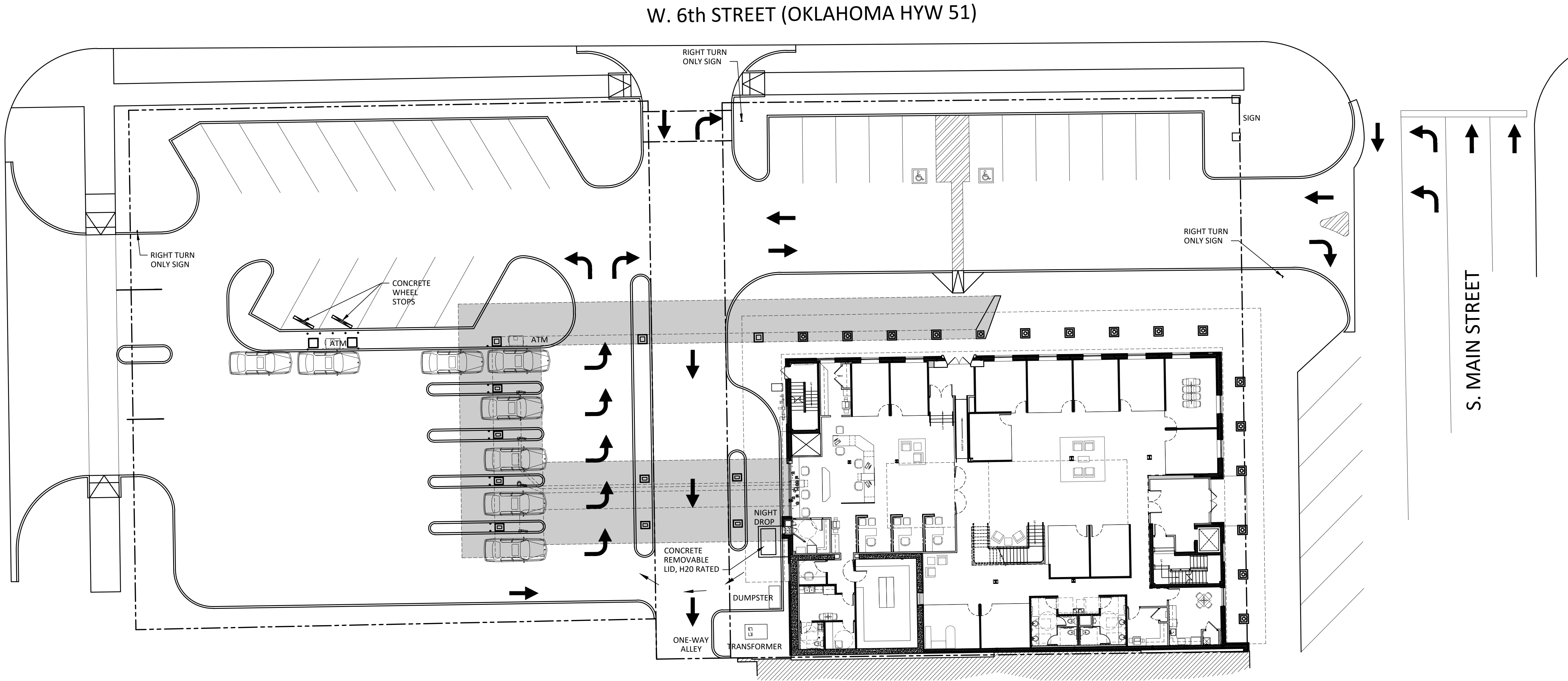
ATTEST:

APPROVED:

City Clerk

City Attorney

S. HUSBAND ST.



W. 6th STREET (OKLAHOMA HYW 51)

S. MAIN STREET

1

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



Plan Number:	Issue:	Description:	Date:
22037	22037		
Drawn by:	Revision:	Description:	Date:
SH/JR			
Checked by:	LQ		
Date:	10-05-23		

Contents
ARCHITECTURAL
SITE PLAN

Sheet Number

AS1.0

SIMMONS BANK
608 S. MAIN ST.
STILLWATER, OKLAHOMA

THIS DOCUMENT IS
PRELIMINARY
NOT FOR CONSTRUCTION
AND
NOT TO BE USED FOR
PERMITS OR RECORDS
WITHOUT THE ARCHITECT'S
SEAL AND SIGNATURE

RS
RICK STUBER ARCHITECTURE, INC.
2042 EAST 72nd STREET, SUITE 200, TULSA, OK 74114
918.463.1422 • 918.463.1423 • 918.463.1424

MEMORANDUM OF UNDERSTANDING

STILLWATER REGIONAL AIRPORT AND STILLWATER FLIGHT CENTER, INC.

This Memorandum of Understanding dated this 16th day of October, 2023, by and between the City of Stillwater, as owner and operator of Stillwater Regional Airport (SRA), and Stillwater Flight Center, Inc. (SFCI).

WHEREAS, SRA, in anticipation of the construction of new improvements at the airport to include a new terminal building and a new air traffic control tower, has been planning for the relocation of hangar tenants that may be impacted by planned airport improvements; and

WHEREAS, SRA has received a request and proposal from existing airport tenants for the assignment of a certain building lease known as "Hangar 2" at SRA; and

WHEREAS, SRA deems it desirable and in the best interest of citizens and airport users to work with SFCI to implement a solution that ensures continued effective operation and services available to the airport and its users; and

WHEREAS, the parties have agreed to certain terms and conditions related to the lease and sublease of certain buildings at SRA; and

WHEREAS, the parties deem it appropriate and desirable to memorialize the intent and understanding of the parties related to the lease and sublease of certain buildings at SRA, all of which will be formally executed by appropriate written amendment to any existing or new leases or subleases;

NOW, THEREFORE, THE CITY OF STILLWATER AND STILLWATER FLIGHT CENTER, INC. AGREE AS FOLLOWS:

1. **Hangar #2.** Subject to City Council approval of Resolution No. CC-2023-38 authorizing assignment of the Building Lease Agreement (building known as "Hangar #2") to SFCI, the parties agree to the following terms and conditions:

SRA agrees to make improvements to the office and restroom area of the hangar in an amount not-to-exceed \$27,000. SRA shall also replace the existing broken windows on the hangar. SFCI agrees to invest approximately \$100,000 in renovations to Hangar #2 over the next three years.

2. **Subleasing.**

SRA shall authorize the subleasing of hangars currently leased to SFCI, or its affiliate, Stillwater Flight Center Hangar, LLC, to Hangar 1 Flight Center and Quality Aircraft Maintenance until such time as SRA may be able to provide alternative adequate hangar and/or office space for the tenants, or until such time as the tenants may terminate the leases. Subleasing shall be at the following rates: Quality Aircraft Maintenance sublease rate for building known as "Double C Hangar" shall be \$1422/month subject to applicable CPI increases annually. Hangar 1 Flight Center sublease rate for building known as "T-Hangar Office" shall be \$924/month subject to applicable CPI increases annually.

3. **Approval Required.** The parties understand and acknowledge that the purpose of this Memorandum is to memorialize the intent and understanding of the parties and the agreed upon mutual terms and conditions by which such improvements and subleasing may be approved. Any existing, or new, lease or sublease implied herein is subject to formal execution and approval of contract documents as may be necessary to effectuate said intent.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the date first above written.

Brady Moore, Interim General Manager
City of Stillwater

By: _____
Stillwater Flight Center, Inc.

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED OCTOBER 5, 2023 AT 11:10 A.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
SPECIAL MEETING
MERIDIAN TECHNOLOGY CENTER
CENTER FOR BUSINESS DEVELOPMENT
1414 S. SANGRE RD.
CONFERENCE ROOM 100C
STILLWATER, OK 74074
OCTOBER 9, 2023**

**PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR AMY DZIALOWSKI,
COUNCILORS CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN**
ABSENT: NONE

1. CALL MEETING TO ORDER

Mayor Joyce called the meeting to order at 8:02 a.m.

**2. REQUEST FOR AN EXECUTIVE SESSION PURSUANT TO 25 O.S. §307 (B) (1) OF THE
OKLAHOMA OPEN MEETING ACT FOR THE PURPOSE OF INTERVIEWING AND
DISCUSSING SPECIFIC INDIVIDUALS FOR THE POSITION OF CITY MANAGER.**

3. EXECUTIVE SESSION

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ENTER INTO
EXECUTIVE SESSION AT 8:03 a.m.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

4. RETURN FROM EXECUTIVE SESSION

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR CLARK TO RETURN FROM
EXECUTIVE SESSION AT 12:56 P.M.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO AUTHORIZE SGR TO PROCEED AS DIRECTED WITH NEGOTATING AN EMPLOYMENT AGREEMENT WITH THE SELECTED CANDIDATE.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

5. ADJOURN

MOTION BY COUNCILOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ADJOURN THE OCTOBER 9, 2023 SPECIAL MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The October 9, 2023 special meeting of the Stillwater City Council adjourned at 12:58 p.m.

WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL

TERESA KADAVY
CITY CLERK

REPORT TO: CITY COUNCIL

MEETING DATE: OCTOBER 16, 2023



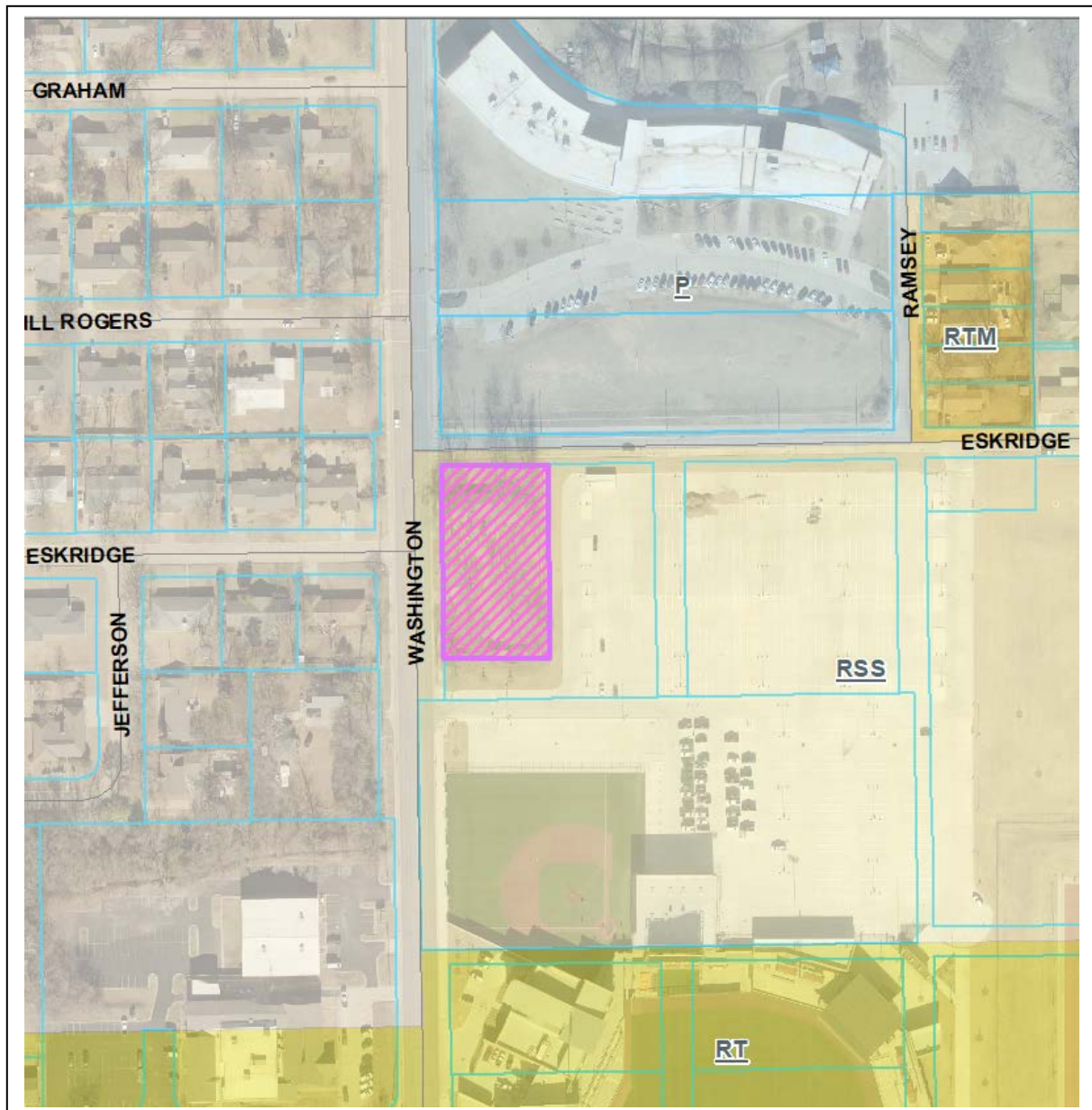
Agenda Item:	7.a. CC-23-158
Previous/Related Action:	September 19, 2023 Planning Commission Report
Background/Issue:	The applicant requests review and approval of a Map Amendment to rezone the property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT). The subject property is on the northwest side of Stillwater, on the southeast corner of North Washington Street and West Eskridge Avenue and is part of the Albert Pike Addition plat. The property currently holds a single-family structure, which the applicant intends to demolish. The applicant requests rezoning to allow the proposed project to meet density requirements in an RT zoning. The applicant's conceptual plans show 9 three-story townhomes with garages that have access off West Eskridge Avenue. The map amendment application was submitted with a specific use permit for townhomes in the RT zoning district.
Proposal/Solution:	The Planning Commission recommended approval with a 4-0 vote based upon the following findings: • The Land Development Code allows for the rezoning of land via Map Amendments. • Two-Family and Multi-Family District (RTM) zoning is located in the vicinity. • The Comprehensive Plan calls for University at the property's location.
Financial Source/Impact:	None
Related Strategic Priority:	#4 CONNECTED SPACES #5 UNIQUE CULTURE
Recommended Action/Motion:	Motion to accept the Planning Commission recommendation and approve the Map Amendment for property located at 847 West Eskridge Avenue.
Prepared By:	Jacquelyn Porter, Planner
Reviewed By:	

Submitted By:

Brady Moore, Interim City Manager

Attachments

1. CC-23-158 Attachment I Area Map
2. CC-23-158 Attachment II Zoning Comparison Chart, RSS to RT
3. CC-23-158 Attachment III Draft 09.19.2023 PC Summary



The City of
Stillwater
 OKLAHOMA

Project Type: Map Amendment (MA23-05)
Request: Rezone from Small Lot Single Family Residential (RSS) to Two-Family Residential (RT)
Address: 847 W Eskridge Ave
Applicant: Happydays Investments, LLC.

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	RT (Residential Two-family)
Min Lot Size	5,000 square feet	7,500 square feet
Min Lot Width/Depth	50/100 feet	60/100 feet
Max Structure Height	35 feet	35 feet
Min Front Yard	20 feet/10 feet from alley	20 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	5 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	20 feet	20 feet
Max Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	• <i>Conventional single-family</i> • <i>Residential design manufactured home</i>	• <i>Conventional single-family</i> • <i>Residential design manufactured home</i> • Two-family (duplex)

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF September 19, 2023
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED September 14, 2023 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mike Shanahan, Member
Riley Williams, Member
Andrew VanLeuven, Member

STAFF PRESENT

Kim Payne, Assistant City Attorney
Joshua Brown, Project Manager
Jacquelyn Porter, City Planner
Diana Hood, Associate Planner
Teresa Kadavy, City Clerk

MEMBERS ABSENT

Mark Prather, Vice Chair

2. PUBLIC HEARING:

The Planning Commission will hear public comments, discuss, and take action at this meeting (including a vote or series of votes on each item listed under Public Hearings unless otherwise indicated.)

- b. Happydays Investments, LLC, **MAP AMENDMENT (MA23-05)**, consideration, discussion, and possible action, including recommending approval or denial to rezone approximately 0.82 acres of property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT).

Jacquelyn Porter, City Planner presents the staff report and asks if there are any questions for staff.

Chair Philips inquires on the difference between the requested RT zoning and the nearby RTM zoning, Ms. Porter states that RTM allows for a higher density residential use, while RT would have a maximum of 9 residential dwellings for this property.

Chair Philips, seeing there are no more questions for staff, asks the applicant and/or their representative to come forward to speak more about the project.

Kelly Harris with Bancroft International (formerly known as Keystone Engineering) located at 923 S Lowry St is present on behalf of the applicant; and states that the rezoning is triggered by the density requirements, as the proposed townhomes would be allowed with a Specific Use Permit in both the current zoning (RSS) and the requested zoning (RT).

Ms. Harris states that the building height and setback requirements are the same in both zoning districts, and understands that the Comprehensive Plan did call for the University using this property, however the University did not end up purchasing the property and has no plans to do so.

Ms. Harris continues to say that the residential use of the property is being preserved, as there have been concerns in the past about introducing commercial uses to the area; and states that rezoning to RTM would have allowed them to construct the townhomes without needing a Specific Use Permit (SUP) but they chose RT because it allows them to meet the density requirements and

the opportunity to be transparent with the community about their plans for the property.

Ms. Harris asks if there are any questions for her, and Chair Philips remarks that she has answered the question Chair Philips would have asked.

Chair Philips opens the public hearing and asks if there is anyone in the audience that would like to speak in favor of the item; none respond.

Chair Philips asks if there is anyone in the audience that would like to speak in opposition of this item.

Ms. Gena Hellman, 902 W Eskridge Ave, states that she is not necessarily in opposition but she does have a few questions; is surprised to hear that nine (9) units are proposed, as she was under the impression there would only be one or two units, and states that three-story units would not fit in with the other houses in the neighborhood; and remarks that nine townhomes seems like a bit much, especially facing Will Rogers Elementary School, and isn't sure how they will fit that many units on the lot.

Chair Philips asks Ms. Porter to bring up one of the slides from the presentation as she explains to Ms. Hellman based upon the submitted plans that the driveways come off of Eskridge to the back of the building where the garages are located (which are the first level of the proposed three-story structure) and that the front door to these living units face Washington Street.

Chair Philips asks if there is anyone else that wishes to come forward in opposition to the item.

Chair Phillips asks for staff to present the Findings and Alternatives, which are:

Findings

1. The Land Development Code allows for rezoning of land via Map Amendments
2. Two-Family and Multi-Family District (RTM) zoning is located in the vicinity.
3. The Comprehensive Plan calls for University at the property's location

Alternatives

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented
2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Van Leuven asks Ms. Porter if there is any information on how the proposed Land Use will differ in traffic between the current proposal and the University use projected in the Comprehensive Plan, given the proximity of Will Rogers Elementary School. Ms. Porter refers to the presentation showing the entrances to the school and where the traffic flows, stating that there would be a minimal change in traffic impact.

Chair Philips also states that a University use would have a flexible traffic schedule that would vary greatly due to sporting events, and there is a nearby overflow parking lot which should minimize the demand for on-street parking.

Commissioner Williams says he would like to ask the applicant a question, which is concerning the intended use and ownership of the townhomes. Ms. Harris states that she is unsure if Happydays Investments, LLC intends to sell them separately as condos or if they intend to retain ownership and lease to tenants.

Ms. Porter adds that condominiums are required to be platted under current city code, so if the applicant does sell them as condos, they would be required to propose a plat to the Planning Commission.

Chair Philips remarks that the request would be conducive for Multi-Family uses, and there is already a Multi-Family use in the area closer to the school; notes that the height of the building does seem a bit out of scale with the neighborhood, but the proposal is not very tall for a three-story structure and the nearby baseball field connected to the school is much taller; states that it seems like a good fit for the area; and states that she was initially confused why the applicant was requesting RT zoning and not RTM but the explanation given by Ms. Harris had satisfied her.

Commissioner Shanahan states that he has been to the subject property and will be glad to see new development and infill there. He also notes that the neighborhood is located across Washington Street from the subject property, so the proposal is relatively removed from the neighborhood. Commissioner Shanahan agrees that the proposed height does seem a little out of scale with the neighborhood, but given the nearby school and stadium the height doesn't seem like a major issue. He goes on to state that he is surprised they are able to fit nine (9) units in the area, but again it is not a major issue.

Commissioner Williams comments that he feels it would be a good addition to the area and agrees with the previous comments made.

Commissioner Williams motions to accept staff findings and recommend that the City Council approve the proposed map amendment as presented. Commissioner Shanahan seconds the motion.

Roll call:	Phillips	Prather	Shanahan	Williams	VanLeuven
	YES	ABSENT	YES	YES	YES

Time: 32 minutes

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner Shanahan at approximately 6:11 p.m. on September 19, 2023, with all members present in agreement. The next regularly scheduled meeting will be held October 3, 2023, at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Diana Hood, Associate City Planner

Approved by - _____
Stillwater Planning Commission

REPORT TO: CITY COUNCIL

MEETING DATE: OCTOBER 16, 2023

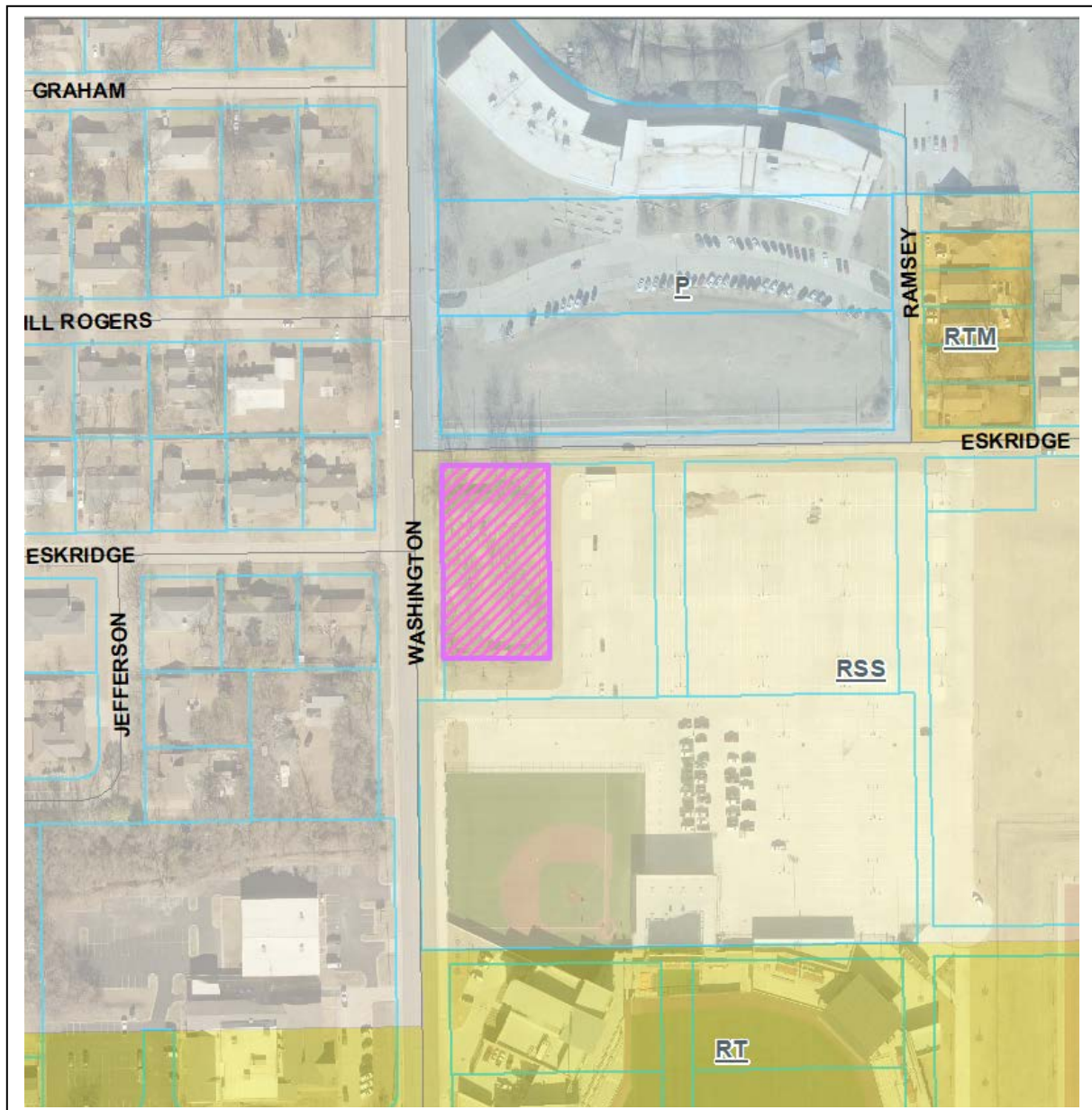


Agenda Item:	7.b. CC-23-159
Previous/Related Action:	September 19, 2023 Planning Commission meeting (SUP23-05)
Background/Issue:	The applicant requests review and approval of a Specific Use Permit to allow townhomes in a Two-Family Residential District (RT) at the property addressed as 847 W Eskridge Avenue. The subject property is located on the northwest side of Stillwater, on the southeast corner of the intersection of North Washington Street and West Eskridge Avenue and is part of the Albert Pike Addition plat. The property currently holds a single-family structure, which the applicant intends to demolish. The applicant is requesting a specific use permit to allow the use of townhomes to be constructed in RT zoning district. The applicant's conceptual plans show 9 three-story townhomes with driveway access off West Eskridge Avenue to the garages.
Proposal/Solution:	The Planning Commission recommended approval of this SUP request with 4-0 vote based on the following findings: • The Land Development Code allows the use of townhomes in a Two-Family Residential District (RT) with a specific use permit. • Duplexes are located in the vicinity. • The Comprehensive Plan calls for University at the property's location.
Financial Source/Impact:	None
Related Strategic Priority:	#2 MOTIVATED MANAGEMENT #5 UNIQUE CULTURE
Recommended Action/Motion:	Motion to accept the Planning Commission's recommendation and approve the Specific Use Permit for the property located at 847 West Eskridge Avenue.
Prepared By:	Jacquelyn Porter, Planner
Reviewed By:	
Submitted By:	Brady Moore, Interim City Manager

Attachments

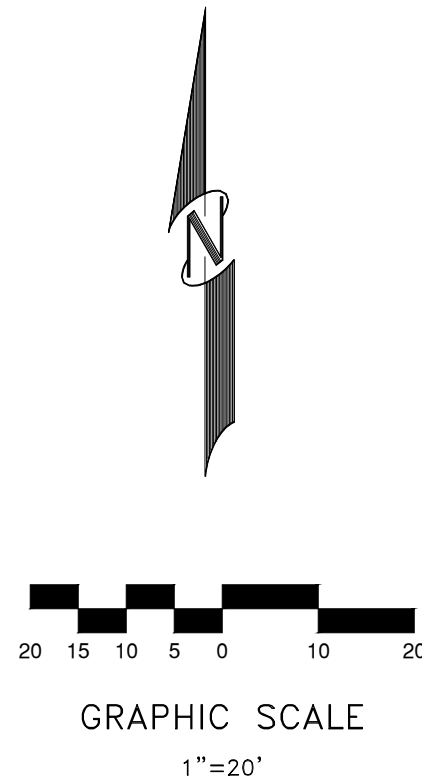
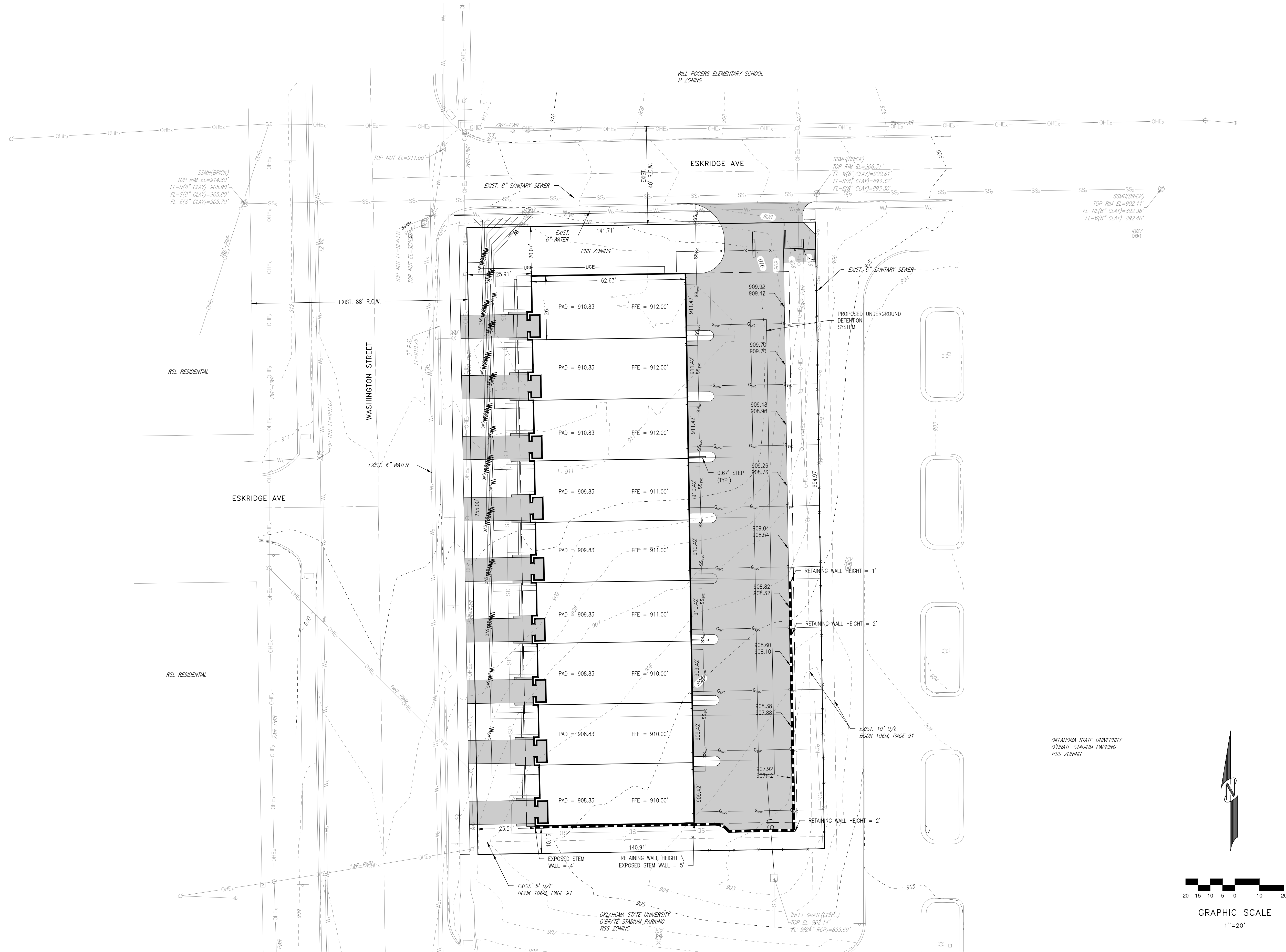
1. CC-23-158 Attachment I Area Map

2. CC-23-158 Attachment II Site Plan
3. CC-23-158 Attachment III Architect Plans



The City of
Stillwater
 OKLAHOMA

Project Type: Specific Use Permit (SUP23-05)
Request: Construct townhomes in Two-Family Residential (RT) zoning
Address: 847 W Eskridge Ave
Applicant: Happydays Investments, LLC.



REVISIONS	
REV	DATE

Bancroft
BANCROFT INTERNATIONAL
923 SOUTH LOWMY STREET | PO BOX 436 | STILLWATER, OK 74076
PHONE: (405) 743-3355 | CA #926 EXP. 4/30/2024

788.10 TO HOME
TOWNHOMES
847 W ESKRIDGE
STILLWATER, OK

PRELIMINARY SITE PLAN

DRAWN BY KDH	DATE 05/23
SCALE 1"=20'	SHEET C1101



STILLWATER TOWNHOMES

847 W ESKRIDGE AVE, STILLWATER, OK 74075

100% CONSTRUCTION DOCUMENTS

JUNE 23, 2023

OWNER & CONTRACTOR

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PROJECT INFORMATION:			
PROJECT DESCRIPTION	APPLICABLE CODES	LOCATION MAP	DRAWING INDEX
THE PROPOSED PROJECT IS LOCATED IN 847 W ESKRIDGE AVE, STILLWATER, OK - NORTH OF OKLAHOMA STATE UNIVERSITY. IT CONSISTS OF 9 TOWNHOME UNITS WITH ONE UNIQUE TOWNHOME TYPES. EACH UNIT HAS 3 LEVELS WITH AN ACCESSIBLE ROOF DECK ON THE 3RD FLOOR. THE TOWNHOMES ARE TO BE SLAB ON GRADE. EACH TOWNHOME WILL BE SEPERATED FROM THE ADJACENT TOWNHOME VIA A COMMON 2-HOUR FIRE RESISTANT WALL ASSEMBLY PER IRC. PLUMBING RISERS SHALL NOT BE LOCATED IN THE DEMISING WALLS. ADDITIONAL SEPERATION AT THE ROOF & EXTERIOR WALLS SHALL BE ACHIEVED WITH NON-COMPUSTIBLE ROOF SHEATHING PER IRC R302.2.2 EXCEPTION: PARAPET IS NOT REQUIRED WHEN THE ROOF IS COVERED WITH A MINIMUM CLASS C ROOF COVERING AND THE ROOF DECKING OR SHEATHING IS OF NON-COMBUSTIBLE MATERIALS OR APPROVED FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL. OCCUPANCY CLASSIFICATION TYPE: R-3 TYPE OF CONSTRUCTION: V-B SPRINKLERED	- INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 - OKLAHOMA UNIFORM BUILDING CODE COMMISSION (OUBCC) SEPTEMBER 14, 2022 AMENDMENTS AREA SUMMARY FOR EACH UNIT AREA FIRST FLOOR - CONDITIONED: 835 SF UNCONDITIONED: 646SF SECOND FLOOR - CONDITIONED: 1,473 SF THIRD FLOOR - CONDITIONED: 903 SF UNCONDITIONED: 638SF 3,130 SF TOTAL (NOT INCLUDING THE GARAGE & OUTDOOR)	 STILLWATER, OKLAHOMA	ARCHITECTURAL: A0.0 COVER SHEET A0.1 GENERAL NOTES & SPECIFICATIONS A0.2 GENERAL NOTES & SPECIFICATIONS A1.0 AXONOMETRIC VIEWS A1.1 PERSPECTIVE VIEWS A1.2 ARCHITECTURAL SITE PLAN A1.3 FLOOR PLANS - OVERALL A1.4 FOUNDATION PLAN A1.5 ROOF PLAN - OVERALL A1.6 BUILDING ELEVATIONS A2.0 FLOOR PLANS - ENLARGED A2.1 ROOF PLAN - ENLARGED A2.2 RCP PLANS - ENLARGED A3.0 BUILDING ELEVATIONS - ENLARGED A4.0 BUILDING SECTIONS A4.1 WALL SECTIONS AND DETAILS A4.2 WALL SECTIONS AND DETAILS A5.0 STAIR DETAILS A6.0 INTERIOR ELEVATIONS (KITCHEN) A6.1 INTERIOR ELEVATIONS (BATHROOMS) A6.2 INTERIOR ELEVATIONS (LIVING SPACE) A6.3 GENERAL NOTES & SPECIFICATIONS A7.0 DOOR & WINDOW SCHEDULE STRUCTURAL: S-0.0 GENERAL NOTES S-0.1 GENERAL NOTES S-1.0 OVERALL BUILDING FOUNDATION PLAN S-1.1 FOUNDATION PLAN S-1.2 2ND FLOOR FRAMING PLAN S-1.3 3RD FLOOR FRAMING PLAN S-1.4 ROOF FRAMING PLAN S-1.5 SHEAR WALL PLANS S-2.0 FOUNDATION DETAILS S-3.0 FRAMING DETAILS S-3.1 WALL SECTIONS S-4.0 WALL ELEVATIONS S-5.0 SHEAR WALL DETAILS



DIVISION 1- GENERAL REQUIREMENTS

- 1.01 WHEN THE WORD "PROVIDE" IS USED, IT MEANS TO PROVIDE AND INSTALL PER ALL MANUFACTURER'S SPECIFICATIONS, INDUSTRY STANDARDS, AND LOCAL CODES.
- 1.02 ALL CODES HAVING JURISDICTION SHALL BE STRICTLY ADHERED TO IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES, AND THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONVEY ANY AND ALL DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR APPROPRIATE RESOLUTION.
- 1.03 ALL WORK SHALL BE PERFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. ALL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WARRANTY REQUIREMENTS, APPLICABLE LAWS AND CODES, AND THE HIGHEST INDUSTRY-ACCEPTED STANDARDS. THE MOST STRINGENT STANDARD THAT DOES NOT VIOLATE ANOTHER STANDARD SHALL APPLY. THE SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN THOSE STANDARDS OR BETWEEN THOSE STANDARDS AND THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR DETERMINATION OF AN ACCEPTABLE RESOLUTION.
- 1.04 THE CONTRACTOR MUST BE EXPERIENCED IN ALL OF THE PROJECTS TYPES OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR FAILURE TO PROVIDE INSTALLATION PER NATIONAL AND LOCAL CODES.
- 1.05 THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK FOR THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. DURING THE CONSTRUCTION PERIOD THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.
- 1.06 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF CONSTRUCTION. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN INSTRUCTIONS PERTAINING TO SUCH WORK BEFORE PROCEEDING WITH RELATED CONSTRUCTION.
- 1.07 THE ARCHITECT CERTIFIES TO THE ACCURACY OF THE ARCHITECT'S DESIGN ELEMENTS AND THE DIMENSIONS REFLECTED IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS BY THE OWNER AND/OR OWNER'S AGENT(S) WHICH ALTER THE ARCHITECT'S DESIGN INTENT AND/OR THE DIMENSIONS INDICATED HEREIN. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING OF ANY SUCH CHANGES AND/OR ADDITIONS.
- 1.08 DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, CENTERLINE OF FENESTRATION, OR TO STRUCTURAL LINES UNLESS OTHERWISE NOTED. OPENINGS IN MASONRY CONSTRUCTION ARE INDICATED BY "M.O." AND DIMENSIONS TO STRUCTURAL LINES ARE INDICATED BY THE CENTERLINE SYMBOL.
- 1.09 DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN THE WORK. THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT ANY DIMENSIONS THAT CONFLICT OR THAT CANNOT BE DETERMINED BY THE INFORMATION GIVEN IN THESE DRAWINGS.
- 1.10 NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
- 1.11 DEVIATIONS FROM THE CONTRACT DOCUMENTS AND LOCATIONS OF CONCEALED COMPONENTS SHALL BE NOTED ON A RECORD SET OF DRAWINGS BY THE CONTRACTOR AND PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- 1.12 DETAIL AND SECTION DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN A SIMILAR MANNER.
- 1.13 CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS FOR ITEMS RELATED TO THEIR WORK. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH SUBCONTRACTOR TO ENSURE ALL PROJECT SCOPE HAS BEEN CAPTURED. NO ALLOWANCE SHALL BE MADE AFTER THE BID FOR FAILURE TO CAPTURE THE ENTIRE PROJECT SCOPE.
- 1.14 WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE SYSTEM SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- 1.15 IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
- 1.16 FINAL PRODUCT SPECIFICATIONS AND SUBMITTALS FOR ALL MATERIALS USED IN THE BUILDING SHALL BE KEPT ON SITE BY THE CONTRACTOR. ALL INSPECTORS SHALL HAVE ACCESS TO SPECIFICATIONS.
- 1.17 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR ALL EQUIPMENT FOR APPROVAL. PRIOR TO ORDERING, EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- 1.18 THE DESIGN TEAM SHALL MAKE EVERY EFFORT TO REVIEW AND RETURN SHOP DRAWINGS AND REQUEST FOR INFORMATION (RFI) TO THE CONTRACTOR IN A TIMELY FASHION. INDUSTRY STANDARD IS TEN (10) BUSINESS DAYS FOR SHOP DRAWINGS AND FIVE (5) BUSINESS DAYS FOR RFIs.
- 1.19 THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SHOP DRAWINGS, SAMPLES, AND CUT SHEETS FOR ALL ITEMS CONCERNING CASEMENT WORK, DOORS, FINISHES, EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND/OR WATERPROOFING COMPONENTS, ETC. FOR APPROVAL BEFORE INSTALLATION OR ORDERING OF SAID ITEMS. PREFERRED METHOD OF SHOP DRAWING SUBMITTAL TO THE ARCHITECT SHALL BE DIGITAL SUBMITTAL, AS FOLLOWS:
- A. CONTRACTOR SHALL REVIEW, COMMENT, AND APPROVE ALL SUBCONTRACTORS SHOP DRAWINGS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS BEFORE SUBMISSION TO THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO RETURN SHOP DRAWINGS TO THE CONTRACTOR THAT HAVE NOT BEEN CONTRACTOR REVIEWED.
- B. ONE (1) DIGITAL PDF WITH CONTRACTOR COMMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. DIGITAL PDFS MUST CONTAIN SUBCONTRACTOR ENGINEERING SEAL AND SIGNATURE, IF APPLICABLE.
- C. THE ARCHITECT AND DESIGN ENGINEERS SHALL MAKE ALL COMMENTS ON ONE (1) DIGITAL PDF. ONCE ALL PARTIES HAVE COMMENTED, THE ARCHITECT SHALL RETURN ONE (1) DIGITAL PDF FOR INCLUSION IN ALL PARTIES' FILES.
- 1.20 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING WATER AND SEWER TAP FEES, BUILDING PERMIT AND FIRE IMPACT FEES, LICENSES, TRASH REMOVAL, TEMPORARY UTILITIES, AND BUILDERS' RISK INSURANCE.
- 1.21 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL SURVEYS, ELEVATION CERTIFICATES AND ARCHITECTURAL REVIEW BOARD FEES.
- DIVISION 2- EXISTING CONDITIONS / SITE WORK
- 2.01 DISRUPTED EXISTING CONDITIONS, SUCH AS LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS, SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.
- 2.02 THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCE WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
- 2.03 THE CONTRACTOR SHALL PROVIDE ALL SITE REMEDIATION, SITE DEMOLITION, EARTHWORK, UTILITIES, TEMPORARY BARRICADES, TEMPORARY ROADWAYS, STREET CLEANING, SITE CLEAN-UP, AND SITE IMPROVEMENTS REQUIRED FOR THE PROJECT. SEE CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.
- DIVISION 3- CONCRETE
- 3.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FOOTING WORK, FOUNDATION WALLS, SLAB-ON-GRADE AREAS, INTERIOR CONCRETE CURB, AND MISCELLANEOUS CONCRETE REQUIRED FOR THE PROJECT.
- 3.02 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
- 3.03 CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C685.
- 3.04 SAMPLES FOR STRENGTH TEST SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172.
- 3.05 ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER, AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
- 3.06 UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.
- 3.07 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

DIVISION 4- MASONRY

- 4.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STRUCTURAL AND VENEER MASONRY REQUIRED FOR THE PROJECT.
- 4.02 THE CONSTRUCTION OF MASONRY ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN ACI 530 AND ACI 530.1.
- 4.03 CONCRETE MASONRY UNITS (CMU), SHALL BE LIGHT WEIGHT CONFORMING TO THE LATEST EDITION OF ASTM C90. BLOCK MASONRY SHALL HAVE A MINIMUM PRISM STRENGTH (Fm) OF 1500 PSI.
- 4.04 BRICK VENEER UNIT COLOR, SIZE, FACE, AND JOINTING SHALL BE AS NOTED ON THE CONSTRUCTION DOCUMENTS. OWNER & ARCHITECT TO APPROVE MOCK UP PRIOR TO BRICK CONSTRUCTION.
- 4.05 UNLESS OTHERWISE NOTED, MORTAR SHALL BE TYPE "S" WITH A MINIMUM 28-DAY COMPRESSION STRENGTH OF 2100 PSI. MORTAR SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C270.ES SHALL BE PROVIDED PER CONSTRUCTION DRAWINGS.
- 4.06 GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. (GROUT MIX SHALL BE 1 PART PORTLAND CEMENT TO 2.5 PARTS SAND WITH ENOUGH WATER TO PRODUCE SLUMP BETWEEN 6 AND 8 INCHES.
- 4.07 UNLESS NOTED OTHERWISE, CONSTRUCT MASONRY WALLS WITH 9 GAGE, TRUSS TYPE, GALVANIZED WIRE JOINT REINFORCEMENT AT EVERY OTHER COURSE.
- 4.08 REINFORCING BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60).
- 4.09 MASONRY ACCESSORIES SHALL BE BY HB, HECKMAN, DUR-O-WAL, OR EQUAL.
- 4.10 THE CONTRACTOR SHALL PROVIDE ADJUSTABLE GALVANIZED WALL TILES PER CODE, PLASTIC CELL VENT WEEPS AT 24" O.C. AT ALL THRU-WALL FLASHING, AND MORTAR NET AT THRU-WALL FLASHING.
- 4.11 THE CONTRACTOR SHALL PROVIDE NEOPRENE EXPANSION AND CONTROL JOINTS WHERE INDICATED ON DRAWINGS.
- DIVISION 5- METAL
- 5.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LOAD BEARING AND NON-STRUCTURAL METAL STUD FRAMING AND STEEL, AND MISCELLANEOUS RED IRON REQUIRED FOR THE PROJECT.
- 5.02 STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
- STRUCTURAL STEEL- ASTM A992 GRADE 50 U.N.
- STEEL ANGLES, CHANNELS, & PLATES- ASTM A53 U.N.
- STEEL PIPES- ASTM A53, GRADE B
- STEEL TUBES (HSS)- ASTM A500, GRADE B
- HIGH STRENGTH BOLTS- ASTM A325, GALVANIZED
- NUTS- ASTM A563, GALVANIZED
- UNFINISHED BOLTS- ASTM A307
- WELDING ELECTRODES- AWS CLASS E70
- 5.03 ALL EXPOSED STEEL SHALL BE FACTORY PRIMED AND FIELD PAINTED AS REQUIRED BY DRAWINGS. ALL METAL SHALL BE PROVIDED IN SIZES SPECIED ON THE DRAWINGS.
- 5.04 ALL GALVANIZED STEEL SHALL HAVE PAINT GRIP FINISH AND PAINTED IN THE FIELD WITH MIN. THREE (3) COATS OF LATEX PAINT.
- DIVISION 6- WOOD, PLASTICS & COMPOSITES
- 6.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH AND FINISH CARPENTRY FOR THE PROJECT.
- 6.02 ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED PER AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33, AND M4.
- 6.03 PROVIDE 5/8" FIRE-TREATED PLYWOOD BLOCKING AT ALL WALL MOUNTED ELECTRICAL FIXTURES, GRAB BARS, HANDRAILS, ETC. WHEN INSTALLED ON NON-CMU WALLS.
- 6.04 FIRE-TREATED WOOD SHALL MEET ASTM E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.
- 6.05 THE CONTRACTOR SHALL PROVIDE ALL NEW OFFICE CASEMENT WORK AND COUNTERTOPS. SEE DRAWINGS FOR TYPE & COLOR PROPOSED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.
- 6.06 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FIBER CEMENT SIDING. FIBER CEMENT SIDING SHALL BE SHOP PRIMED & FIELD PAINTED W/ MIN TWO (2) COATS. FIBER CEMENT SIDING SHALL BE MONOGRAM 46 5" CLAPBOARD BY CERTAINEED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.
- DIVISION 7- THERMAL AND MOISTURE PROTECTION
- 7.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FLASHING SYSTEMS, THERMAL INSULATION, AND ACOUSTICAL INSULATION REQUIRED FOR COMPLETION OF THE PROJECT.
- 7.02 THE CONTRACTOR SHALL INSTALL CAULKING, SEALANT, AND BACKER ROD REQUIRED FOR THE BUILDING. PROPER CAULK JOINT DIMENSIONS SHALL BE 1/2" BY 3/8".
- 7.04 FABRICATED SHEET METAL FLASHING AND TRIM FOR THE PROJECT SHALL COMPLY WITH RECOMMENDATIONS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS OF THE ITEMS INDICATED BELOW:
- 7.05 ALL THERMAL AND SOUND INSULATION MATERIALS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 719. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- 7.06 ALL FOAM PLASTICS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 2603.
- 7.07 IN ACCORDANCE WITH IBC SECTION 2603.2 PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH CODE REQUIREMENTS.
- 7.08 UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 75 AND SMOKE DEVELOPED INDEX OF NO MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.
- EXCEPTIONS: FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION PASSES FM 4450 OR UL 1256. THE SMOKE-DEVELOPED INDEX SHALL NOT BE LIMITED ON ROOF ASSEMBLIES.
- 7.09 FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 0.5" GYPSUM WALLBOARD OR EQUIVALENT THERMAL BARRIER MATERIAL THAT WILL LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NOT MORE THAN 250 DEGREES FAHRENHEIT AFTER 15 MINUTES OF FIRE EXPOSURE, COMPLYING WITH THE STANDARD TIME-TEMPERATURE CURVE OF ASTM E 119. THE THERMAL BARRIER SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL REMAIN IN PLACE FOR 15 MINUTES BASED ON FM 4880, UL 1040, NFPA 286 OR UL 1715.
- 7.10 FOAM PLASTIC INSULATION UNDER A ROOF ASSEMBLY OR ROOF COVERING THAT IS INSTALLED IN ACCORDANCE WITH THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHINGS NOT LESS THAN 0.47" IN THICKNESS BONDED WITH EXTERIOR GLUE, WITH EDGES SUPPORTED BY BLOCKING, TONGUE-AND-GROOVE JOINTS OR OTHER APPROVED TYPE OF EDGE SUPPORT, OR AN EQUIVALENT MATERIAL. A THERMAL BARRIER IS NOT REQUIRED FOR FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION SATISFACTORILY PASSES FM 4450 OR UL 1256.
- 7.11 FOAM PLASTIC INSULATION MEETING THE REQUIREMENTS OF SECTIONS 2603.2, 2603.3 AND 2603.4 SHALL BE PERMITTED AS PART OF A ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION IS CLASS A, B OR C ROOFING ASSEMBLY WHERE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.
- 7.12 FOAM PLASTIC INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS WHERE SPECIFICALLY APPROVED BASED ON LARGE SCALE TESTS SUCH AS, BUT NOT LIMITED TO, FM 4880, UL 1040, NFPA 286, OR UL 1715. SUCH TESTING SHALL BE RELATED TO THE ACTUAL END-USE CONFIGURATION AND BE PERFORMED ON THE FINISHED MANUFACTURED FOAM PLASTIC ASSEMBLY IN THE MAXIMUM THICKNESS INTENDED FOR USE. FOAM PLASTICS THAT ARE USED AS INTERIOR FINISHES ON THE BASIS OF SPECIAL TESTS SHALL ALSO CONFORM TO THE FLAME SPREAD REQUIREMENTS OF IBC. ASSEMBLIES TESTED SHALL INCLUDE SEAMS, JOINTS AND OTHER TYPICAL DETAILS USED IN THE INSTALLATION OF THE ASSEMBLY AND SHALL BE TESTED IN THE MANNER INTENDED FOR USE.

DIVISION 7- THERMAL AND MOISTURE PROTECTION (CONTINUED)

- 7.13 FOAM PLASTIC INSULATION INCLUDING, BUT NOT LIMITED TO, EXTRUDED OR EXPANDED POLYSTYRENE OR POLYISOCYANURATE SHALL NOT BE INSTALLED BELOW GRADE ON FOUNDATION WALLS OR BELOW GRADE ON THE EXTERIOR OF SLAB FOUNDATIONS.
- EXCEPTION-WHEN IN ADDITION TO THE REQUIREMENTS OF IBC, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS PROVIDED. CLEARANCE BETWEEN EARTH AND FOAM PLASTICS APPLIED TO THE EXTERIOR WALLS SHALL NOT BE LESS THAN 6 INCHES.
- DIVISION 8- OPENINGS
- 8.01 THE CONTRACTOR SHALL PROVIDE ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS REQUIRED FOR THE PROJECT. SEE THE ARCHITECTURAL DRAWINGS FOR WINDOW AND DOORS SPECIFICATIONS.
- DIVISION 9- FINISHES
- 9.01 THE CONTRACTOR SHALL PROVIDE ALL FINISHES REQUIRED FOR COMPLETION OF THE PROJECT. SEE THE FINISH NOTES FOR ADDITIONAL INFORMATION.
- 9.02 SEE WALL SCHEDULE AND RATED WALL ASSEMBLIES FOR GYPSUM BOARD REQUIREMENTS.
- 9.03 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. CLASS A FLAME SPREAD INDEX SHALL BE 0-25 AND SMOKE DEVELOPED INDEX SHALL BE 0-450CLASS B FLAME SPREAD INDEX SHALL BE 26-75 AND SMOKE DEVELOPED INDEX SHALL BE 0-450. CLASS C FLAME SPREAD SHALL BE 76-200 AND SMOKE DEVELOPED INDEX SHALL BE 0-450.
- 9.04 INTERIOR FINISH MATERIALS SHALL BE APPLIED OR OTHERWISE FASTENED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHERE SUBJECTED TO ROOM TEMPERATURES OF 200 DEGREES FAHRENHEIT FOR NOT LESS THAN 30 MINUTES.
- 9.05 INTERIOR PAINT SHALL BE APPLIED AT A MINIMUM OF ONE (1) PRIMER COAT AND TWO (2) FINISH COATS. SEE FINISH SCHEDULE FOR LOCATIONS OF PAINTED AREAS. WALLS AND CEILING SHALL HAVE FLAT PAINT UNLESS OTHERWISE NOTED. MOLDINGS AND TRIMS SHALL HAVE SEMI-GLOSS UNLESS OTHERWISE NOTED. ARCHITECT AND OWNER TO DETERMINE COLORS.
- DIVISION 10- SPECIALTIES
- 10.01 FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS SHOWN ON DRAWINGS AND WITHIN FIRE EXTINGUISHER CABINETS.
- DIVISION 11- FURNISHINGS
- 11.01 FURNISHINGS SHALL BE BY OWNER.

TSW

PLANNING • ARCHITECTURE

LANDSCAPE ARCHITECTURE

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seal

STATE OF OKLAHOMA

HEATHER OIS MOBLE

A08073

REGISTERED ARCHITECT

consultant

revisions

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project number: 22107
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checked by: APS

drawing date
06/23/2023

sheet title
GENERAL NOTES &
SPECIFICATIONS

sheet number

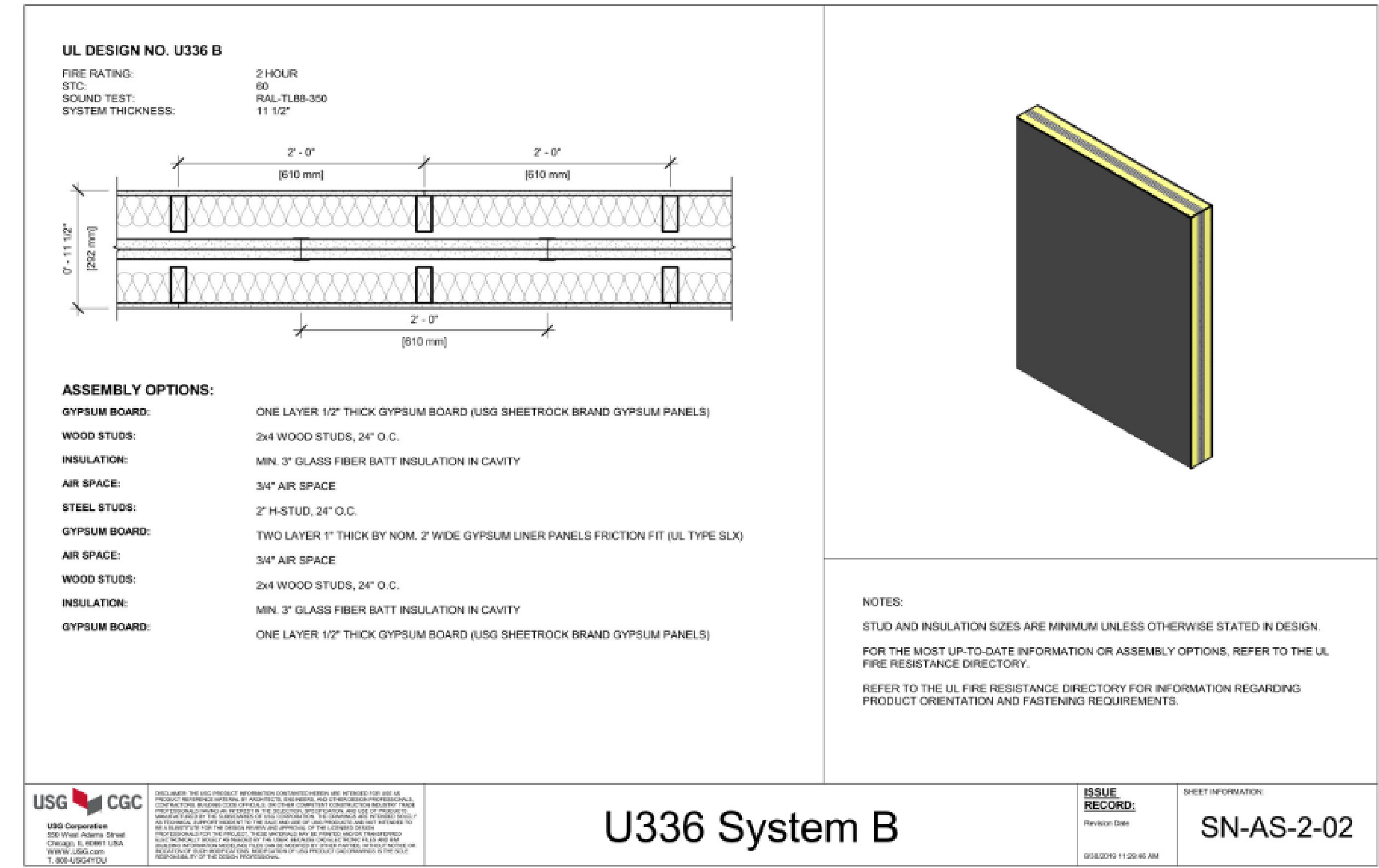
PERMIT SET

A0.1

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NOTE: THIS IS THE UL ASSEMBLY FOR ALL OF THE DEMISING WALLS BETWEEN ALL OF THE TOWNHOME UNITS.

U 336 ASSEMBLY



Fire-resistance Ratings - ANSI/UL 263
BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Design No. U336

February 16, 2022

Exposed to fire from separation Wall side only
Nonbearing Wall Rating - 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
Finish Rating - 120 Min
STC Rating - 61 (see Item 9)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

AREA SEPARATION WALL — (Max Height - 70 ft)

1. Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs — Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

CERTAINTED GYPSUM INC — Type Shaftliner, EGRG Shaftliner, GlasRoc Shaftliner, LGFCSL

THAI GYPSUM PRODUCTS PCL — Type Shaftliner

PROTECTED WALL: (Bearing or Nonbearing Wall. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall.

4A. Steel Studs — (As an alternate to Item 4, Not Shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. Steel Studs — (As an alternate to Items 4 and 4A) — For Nonbearing Wall — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board — Classified or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails or screws space 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound. Wallboard attached to steel studs (Items 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

5A. Plywood Sheathing or OSB — (Not Shown) — As an alternate to Items 5, 5B, and 5C. Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. Batts and Blankets* — (Not Shown) — As an alternate to Items 5, 5A and 5B. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies. Min 3/4 in. separation between insulation and area separation wall.

5C. Wall and Partition Facings and Accessories* — (Not Shown) — As an alternate to Items 5, 5A, 5B and 5C. 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

CERTAINTED GYPSUM INC — Type SilentFX

5D. Wall and Partition Facings and Accessories* — (Not Shown) — Adhered stone veneer is mortar bonded to a lath and scratch coat applied to sheathing (Items 5, 5A, or 5C), installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.

ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

5E. Batts and Blankets* — (Not Shown, Optional) Used in addition to Items 5, 5A, or 5C. Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies. Min 3/4 in. separation between insulation and area separation wall.

6. Attachment Clips — Aluminum angle, 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 70 ft high, clips spaced as described above for the upper 24 ft, and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

7A. Non-Bearing Wall Partition Intersection — (Optional, Not Shown) — Nominal 2 by 4 in. or 2 by 6 in. wood studs intersecting protected wall cavity on each side of full width 24 in. cavity. Protected wall gypsum board min 1/2 in. thick, 4 ft wide, applied horizontally or vertically and perpendicular to Area Separation Wall. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Wood studs with gypsum board forms box coming out from Area Separation Wall. Max of one box constructed in alternating cavities.

8. Caulk/Sealant — (Optional, Not Shown, Intended for use as an air barrier - Not evaluated as fireblocking) — ASTM C834, Type OP, Grade 0" C or -18" C Latex Sealant at the Shaftliner and C-Track (Item 1) and H-Stud (Item 2) framing locations.

8A. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.

DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Window & Door

ICP ADHESIVES & SEALANTS INC — Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam

9. STC Rating — The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 8, excluding Items 7 and 7A, except:

A. Item 4, above - Wood Studs - Protected wall studs shall be spaced 24 in. OC.

B. Item 5, above - Gypsum Board - Min. weight 1.6 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.

C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.60 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 4A and 4B) and Plywood Sheathing or OSB (Items 5A and 10), Batts and Blankets (Item 5B), and Wall and Partition Facings and Accessories (Item 5C) not evaluated as alternatives for obtaining STC rating.

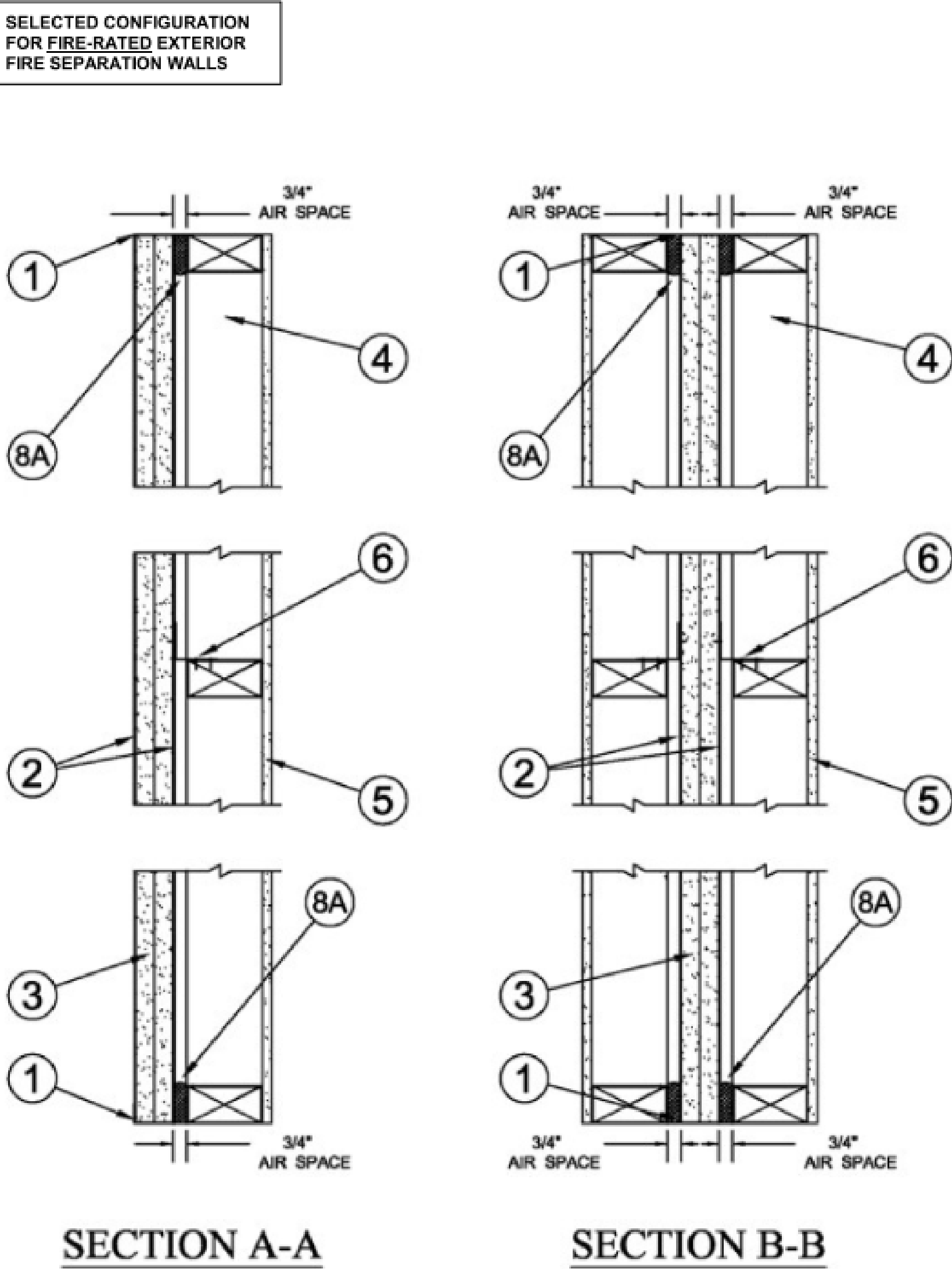
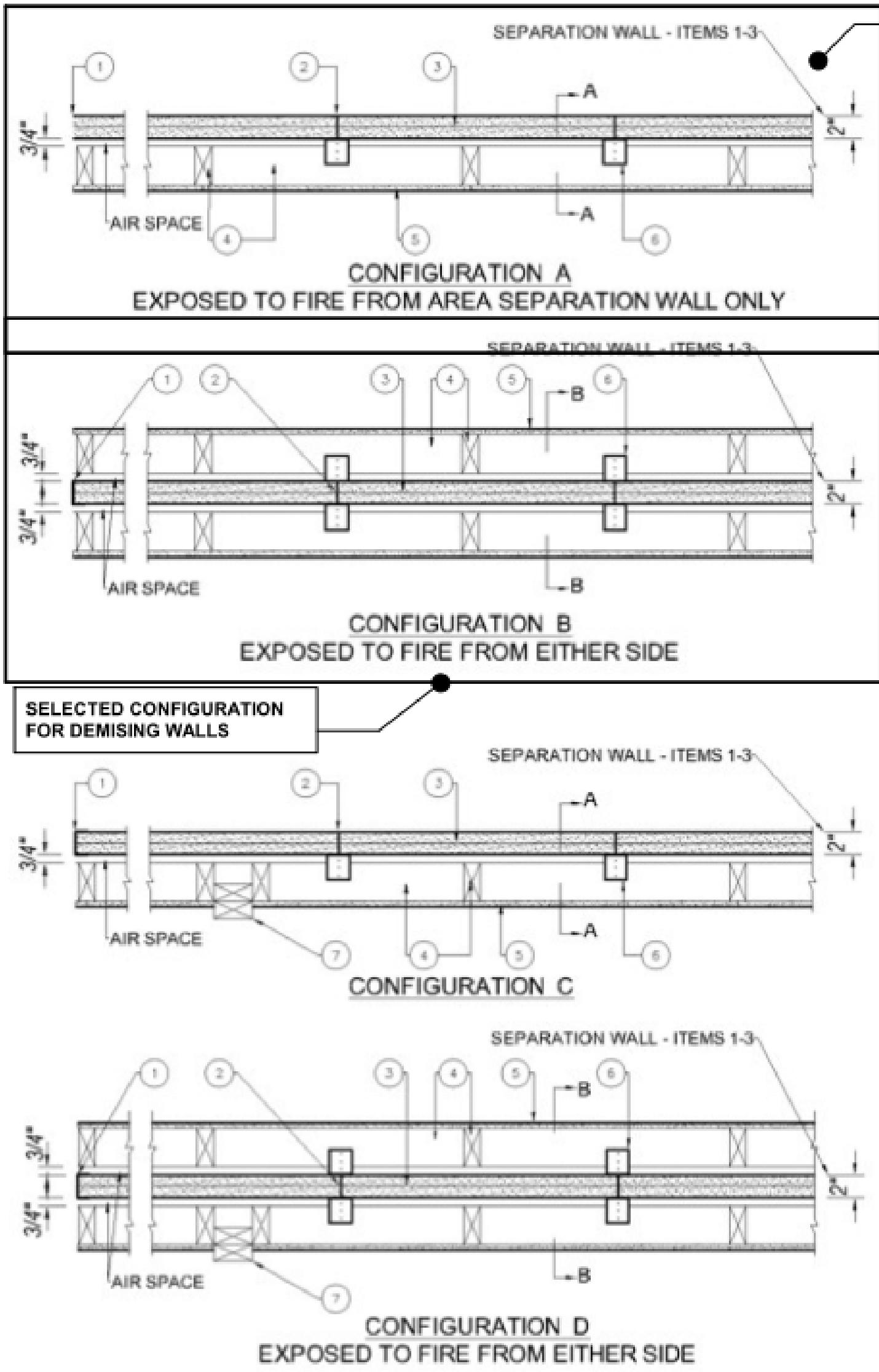
10. Plywood Sheathing or OSB — (Optional, Not shown) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side (Item 3) of Configuration A or Configuration D. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2022-02-16

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2 NORTH EAST PERSPECTIVE
A1.0 SCALE:



1 SOUTHWEST PERSPECTIVE
A1.0 SCALE:

AXONOMETRICS AND
PERSPECTIVES ARE
SHOWN FOR GENERAL
INFORMATION ONLY.
SEE DETAILED PLANS, ELEVATIONS
AND WALL SECTIONS FOR
CONSTRUCTION DETAILS.

EXTERIOR ELEMENTS ARE SHOWN
FOR GENERAL DESIGN INTENT. SEE
CIVIL AND LANDSCAPE DRAWINGS
FOR ITEMS MORE THAN 5'-0"
BEYOND THE EXTERIOR ENVELOP
OF THE BUILDING.



1 WEST ELEVATION
A1.1 SCALE:



2 EAST ELEVATION
A1.1 SCALE:



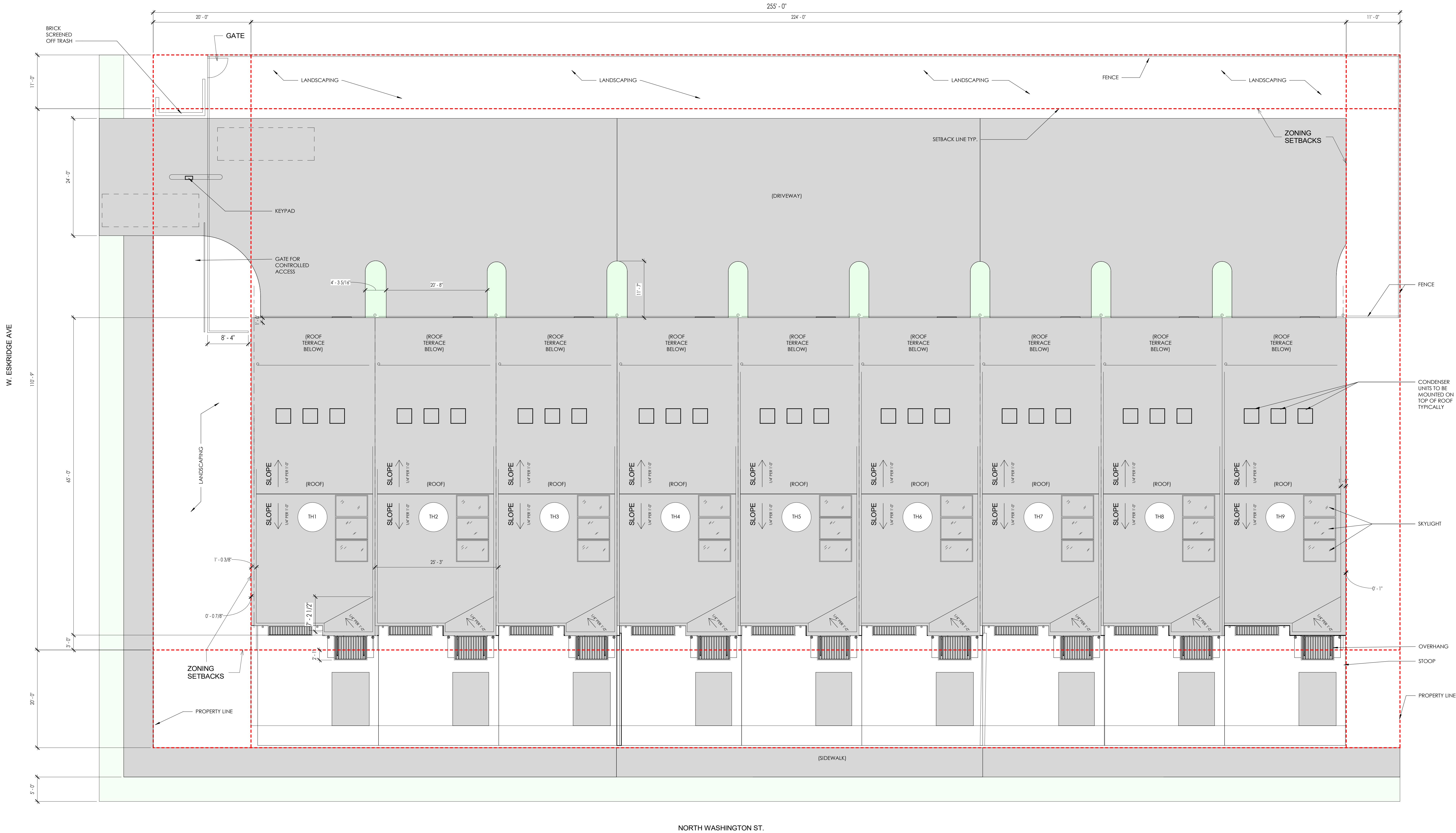
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A1.1 SCALE:



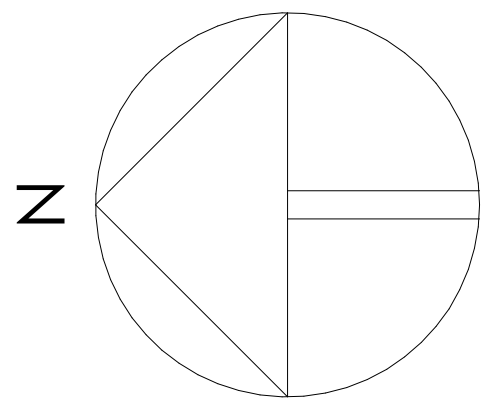
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A1.1 SCALE:

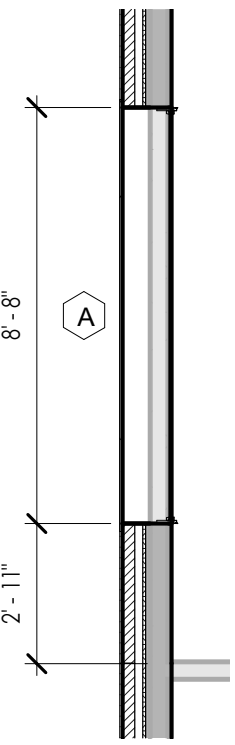
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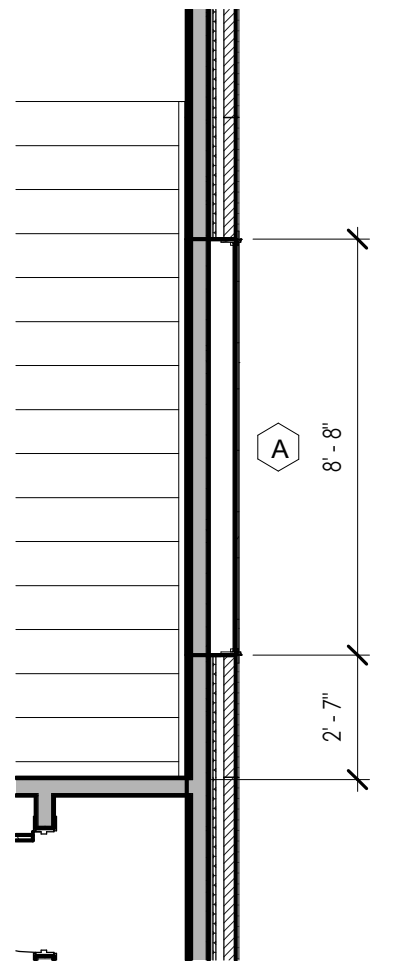


1 ARCHITECTURAL SITE PLAN & OVERALL ROOF PLAN
A1.2 SCALE: 1/8" = 1'-0"

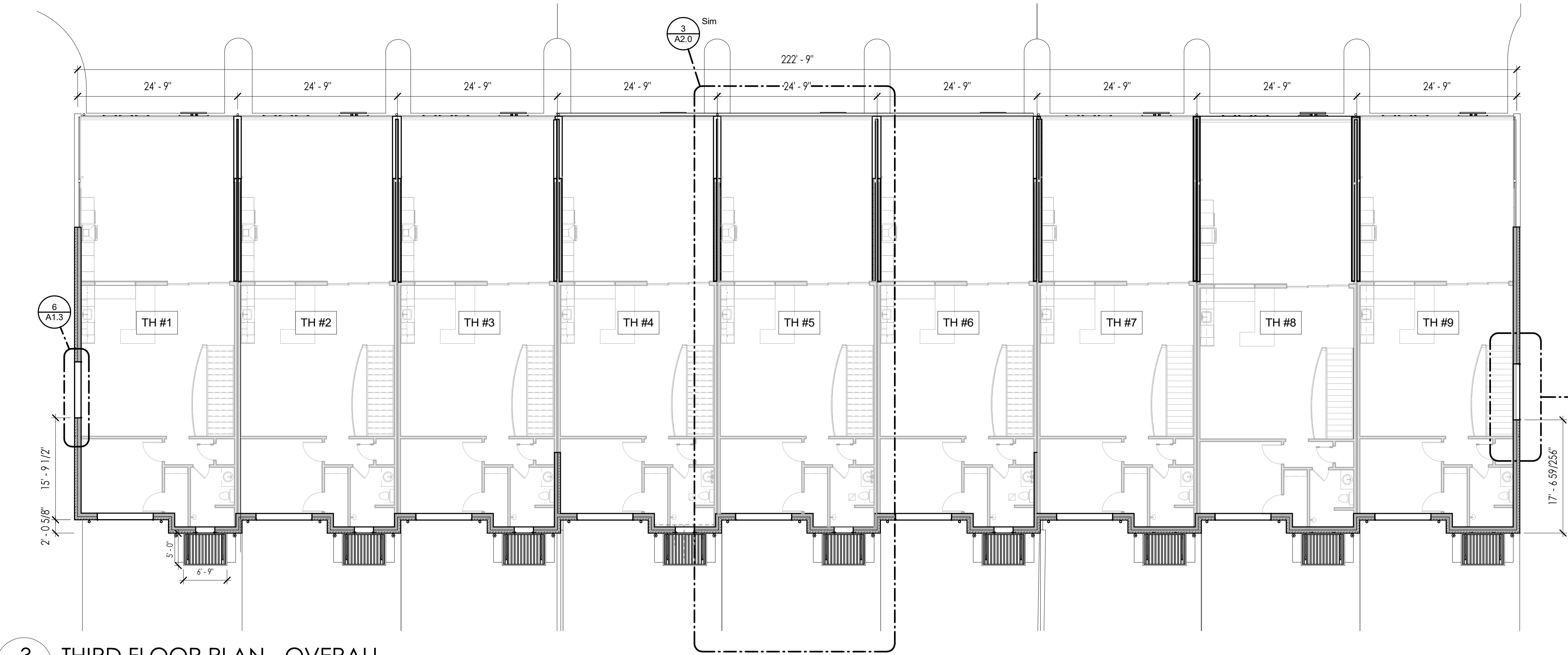




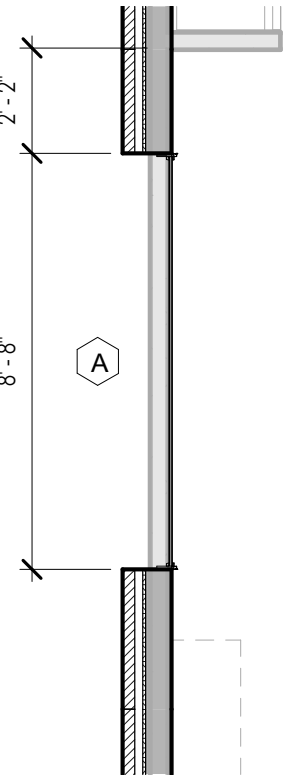
6 THIRD FLOOR NORTH
WINDOW DETAIL - TH#1
A1.3 SCALE: 1/4" = 1'-0"



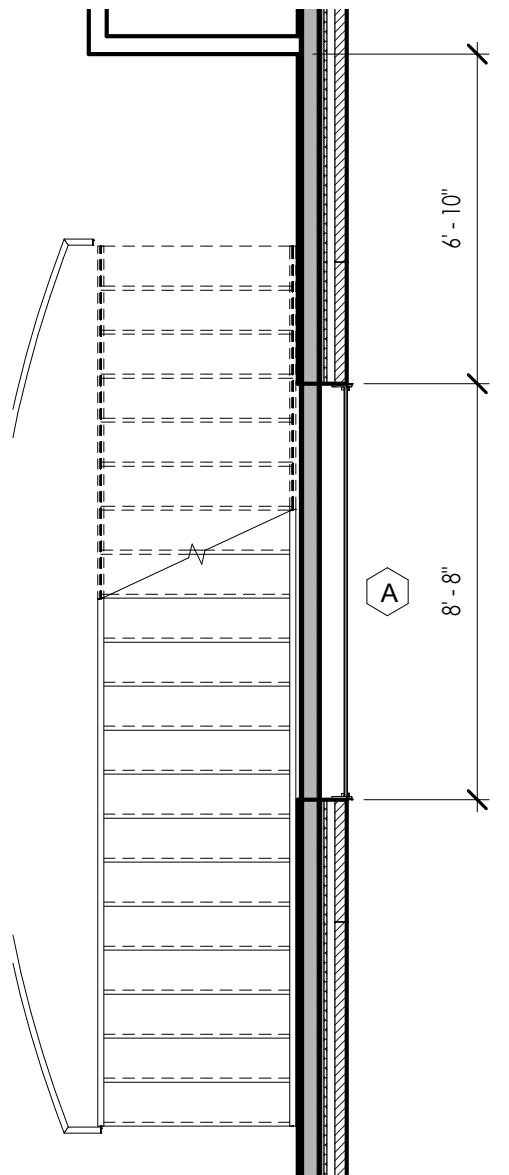
4 THIRD FLOOR SOUTH
WINDOW DETAIL - TH#9
A1.3 SCALE: 1/4" = 1'-0"



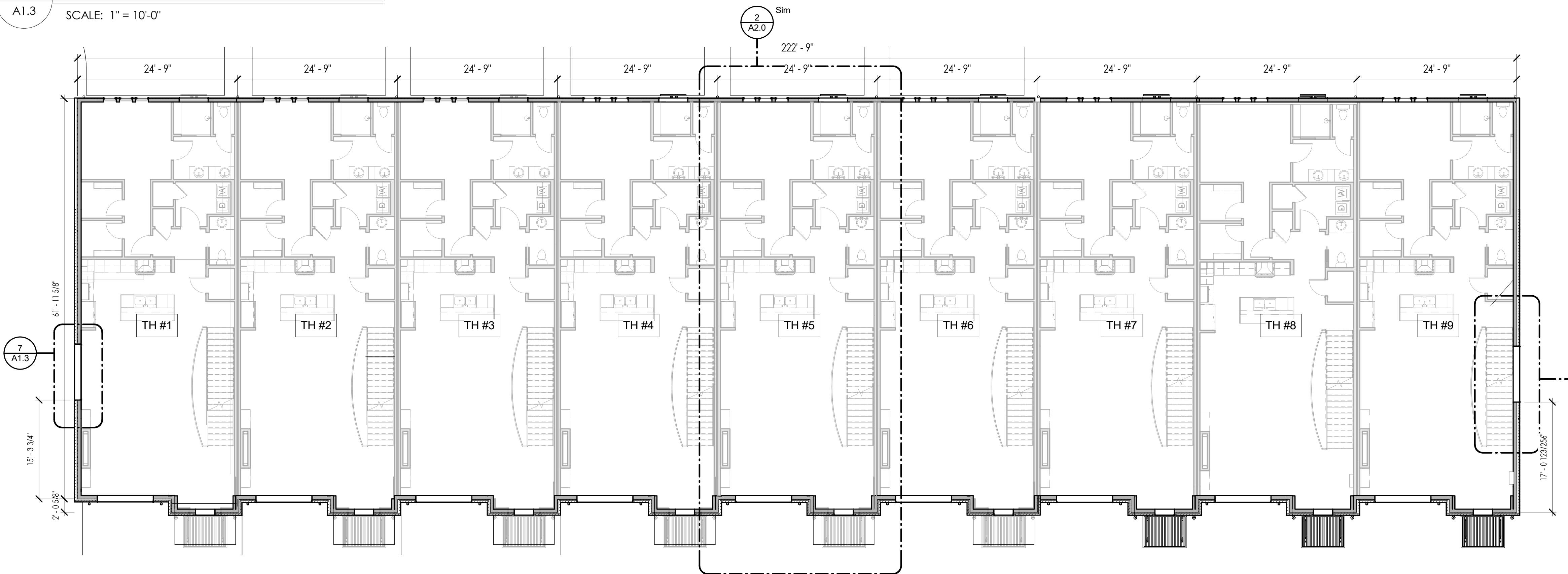
3 THIRD FLOOR PLAN - OVERALL
A1.3 SCALE: 1" = 10'-0"



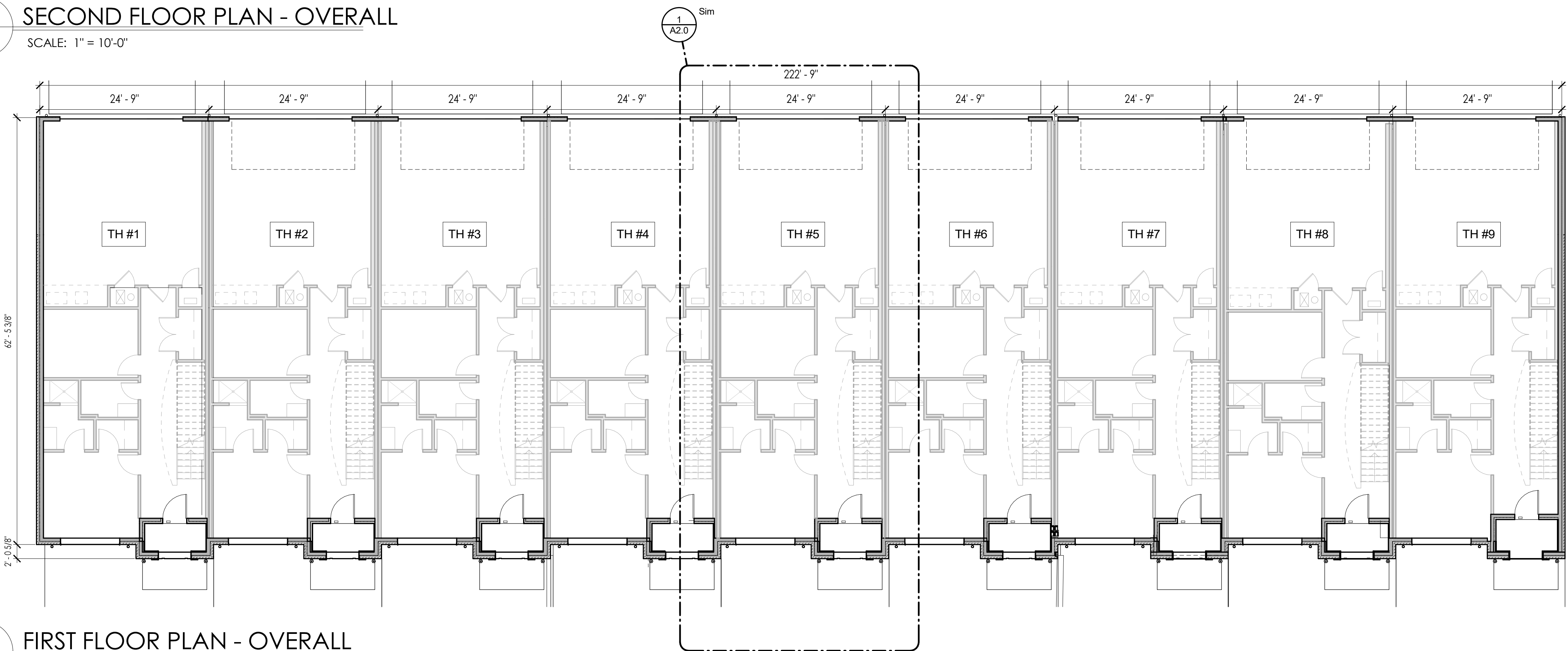
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WINDOW DETAIL - TH#1
A1.3 SCALE: 1/4" = 1'-0"



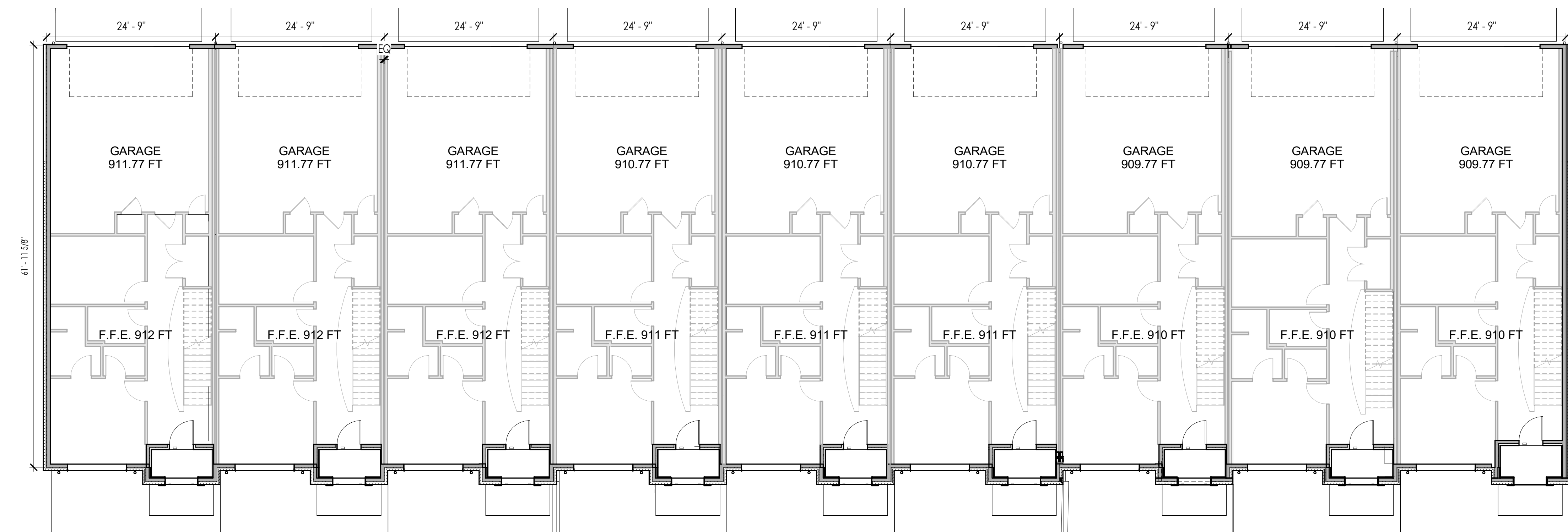
5 SECOND FLOOR SOUTH
WINDOW DETAIL - TH#9
A1.3 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - OVERALL
A1.3 SCALE: 1" = 10'-0"

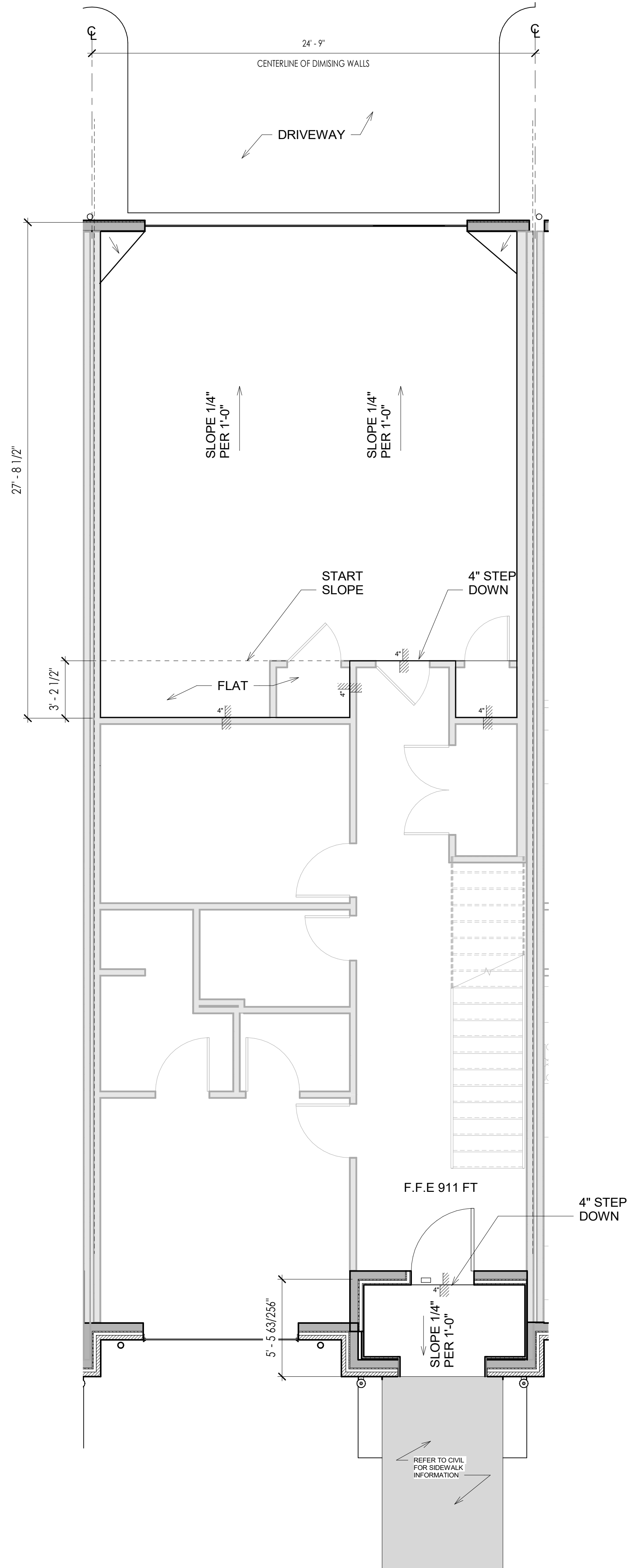


1 FIRST FLOOR PLAN - OVERALL
A1.3 SCALE: 1" = 10'-0"



1 FOUNDATION PLAN
SCALE: 1" = 10'-0"

- FOUNDATION PLAN NOTES**
1. ARCHITECTURAL SLAB PLAN IS FOR DIMENSIONAL CONTROL.
 2. REFER TO STRUCTURAL DRAWINGS FOR WIDTH, DEPTH, AND COMPOSITION OF ALL STRUCTURAL BUILDING COMPONENTS.
 3. PROVIDE SLEEVES IN FOOTINGS FOR PLUMBING, AS REQUIRED.



2 FOUNDATION PLAN - ENLARGED
SCALE: 1/4" = 1'-0"

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revisions

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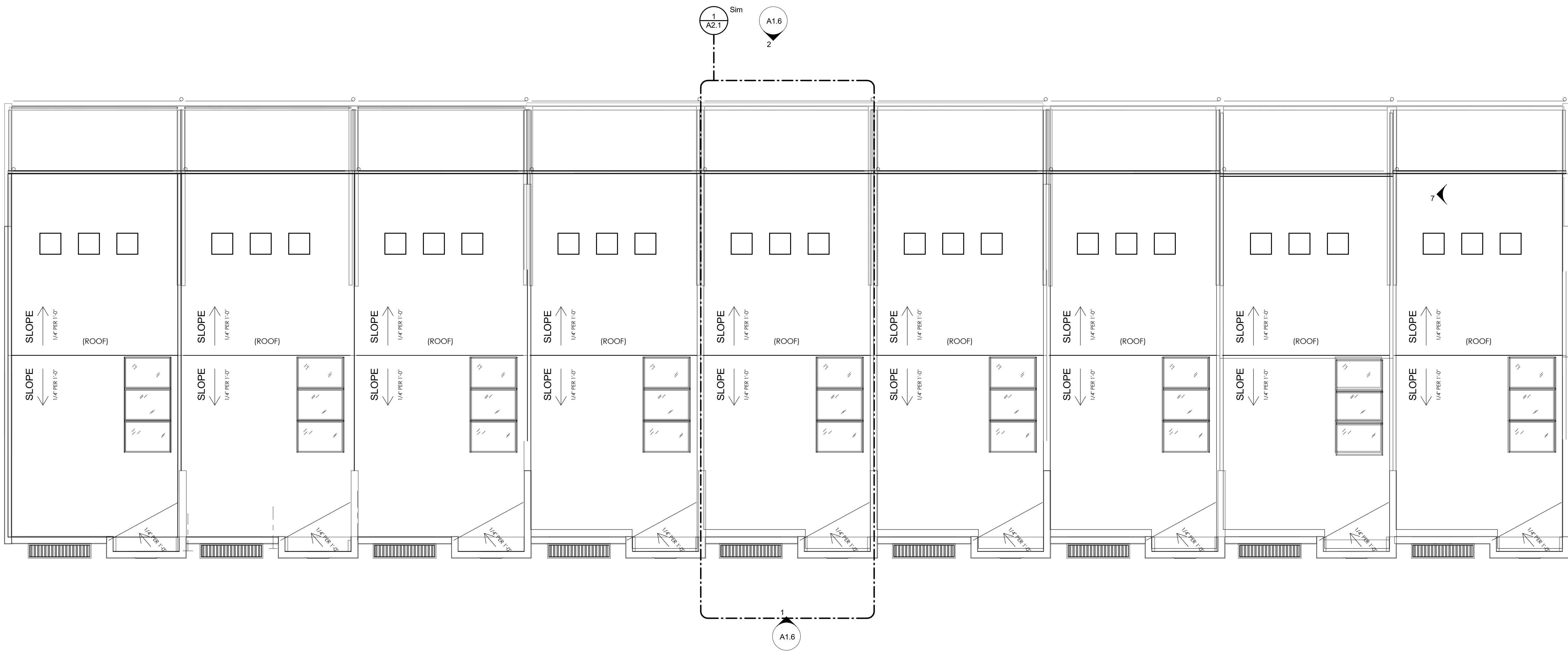
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ROOF PLAN - OVERALL
sheet number



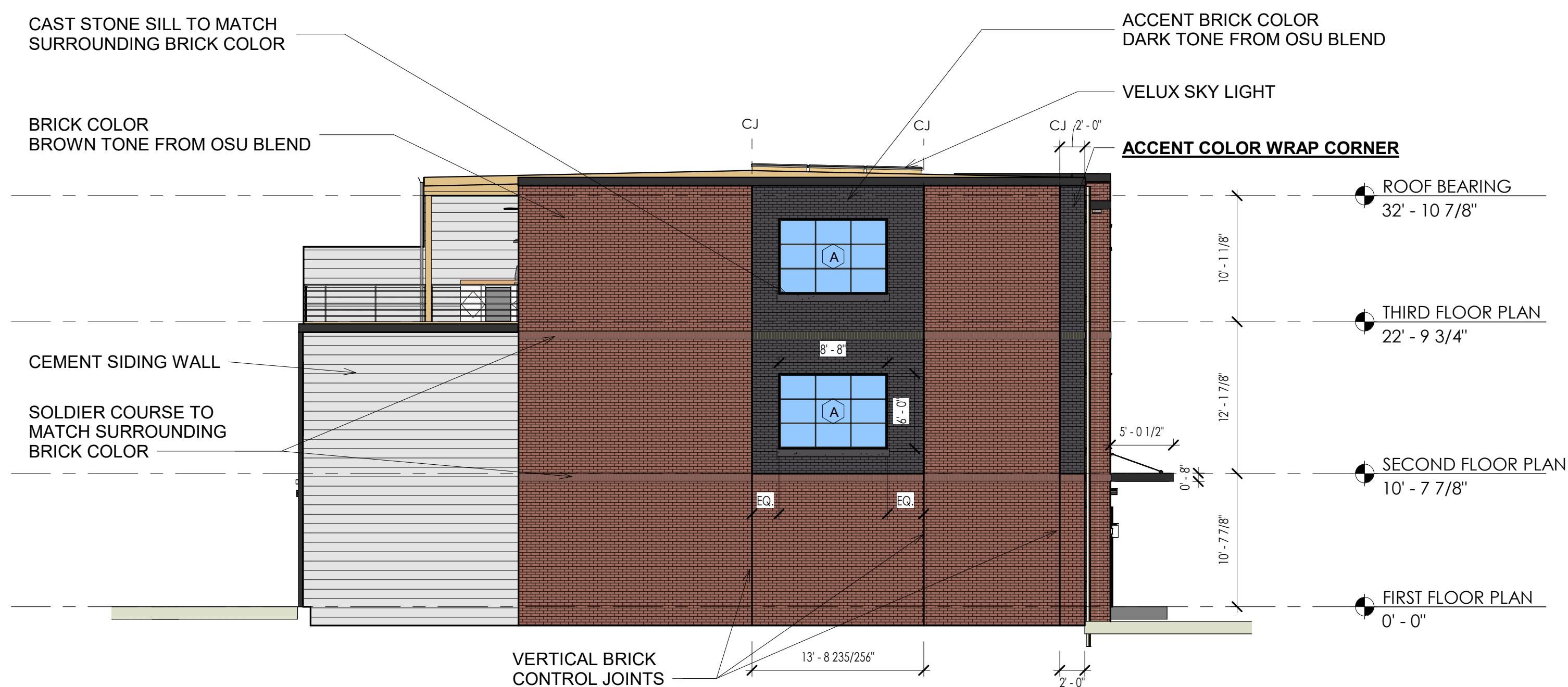
1 ROOF PLAN
A1.5 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A1.6 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A1.6 SCALE: 1/8" = 1'-0"

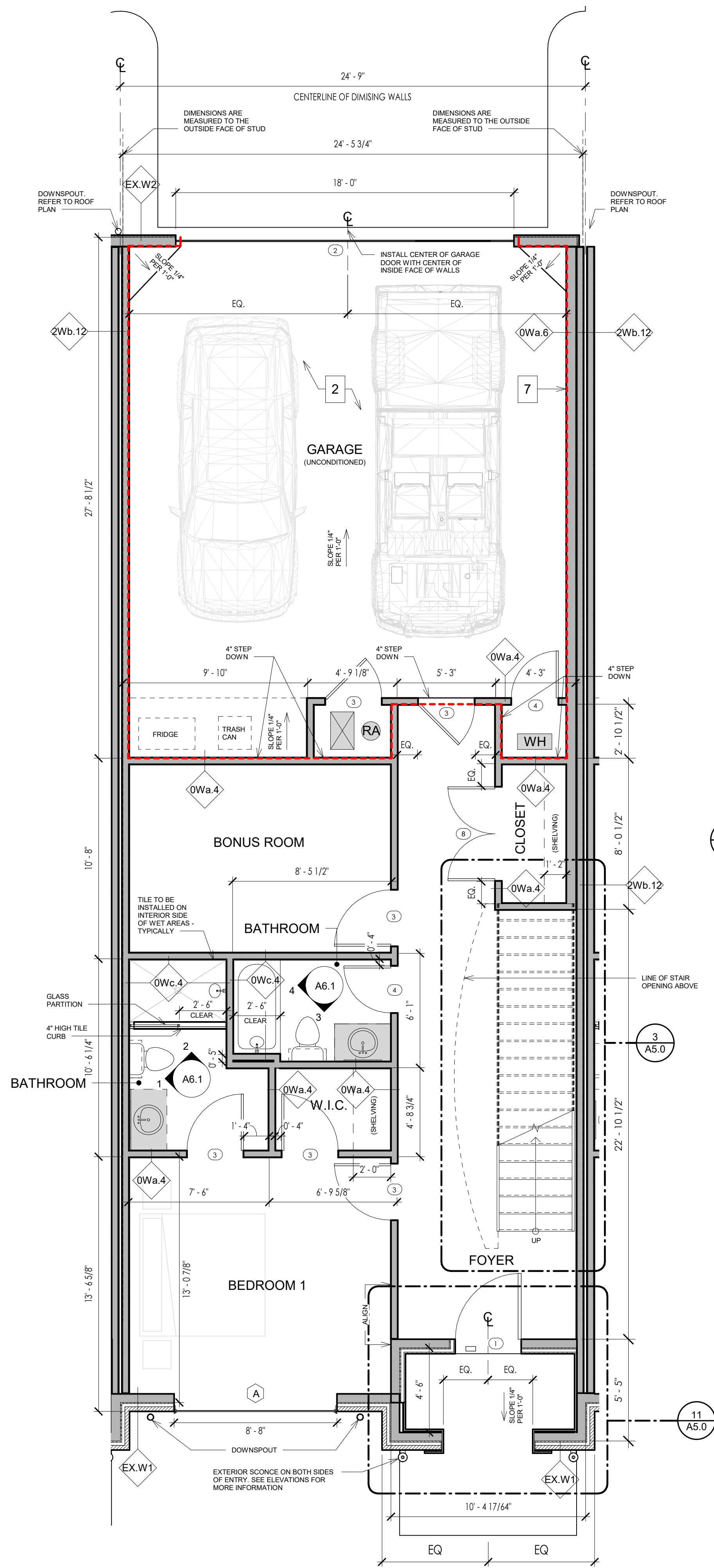


3 NORTH ELEVATION
A1.6 SCALE: 1/8" = 1'-0"

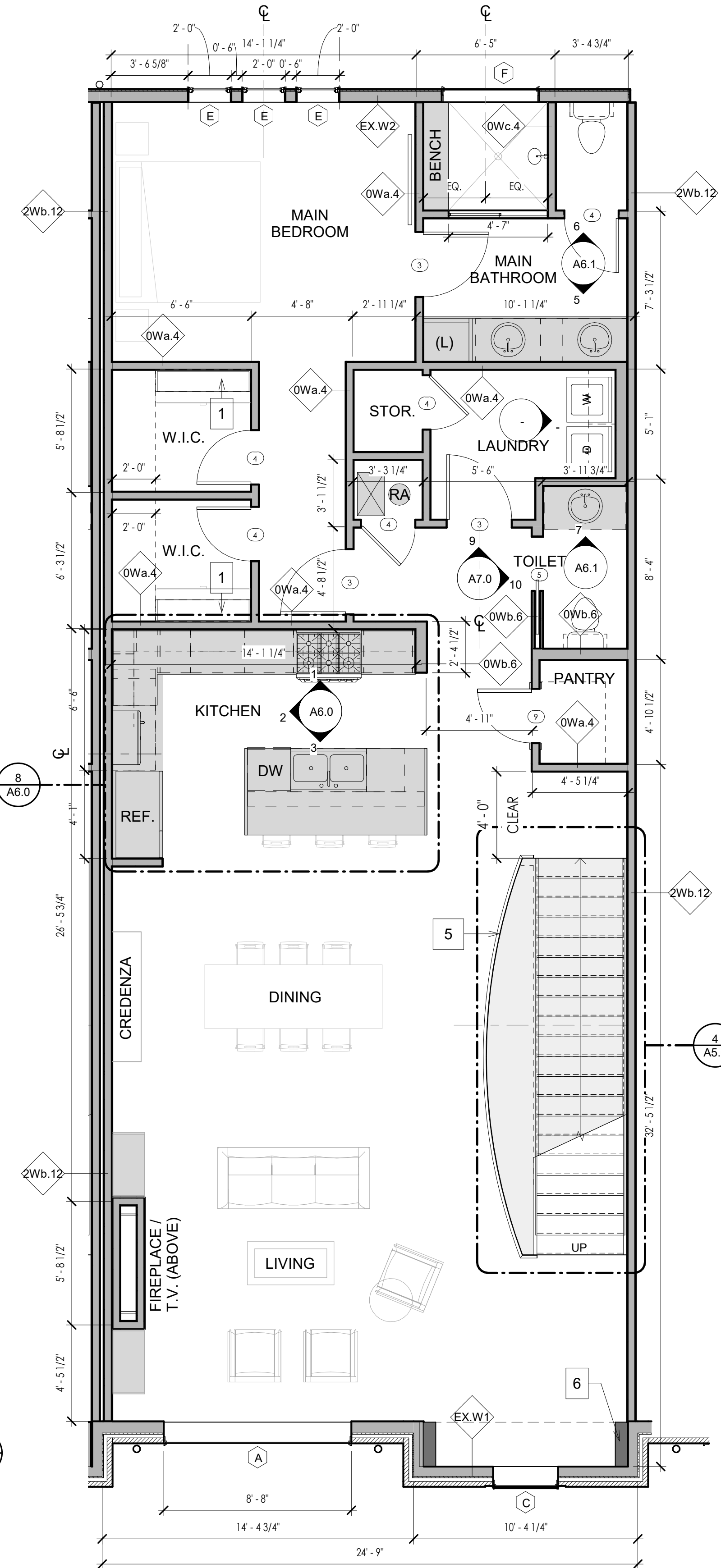


4 SOUTH ELEVATION
A1.6 SCALE: 1/8" = 1'-0"

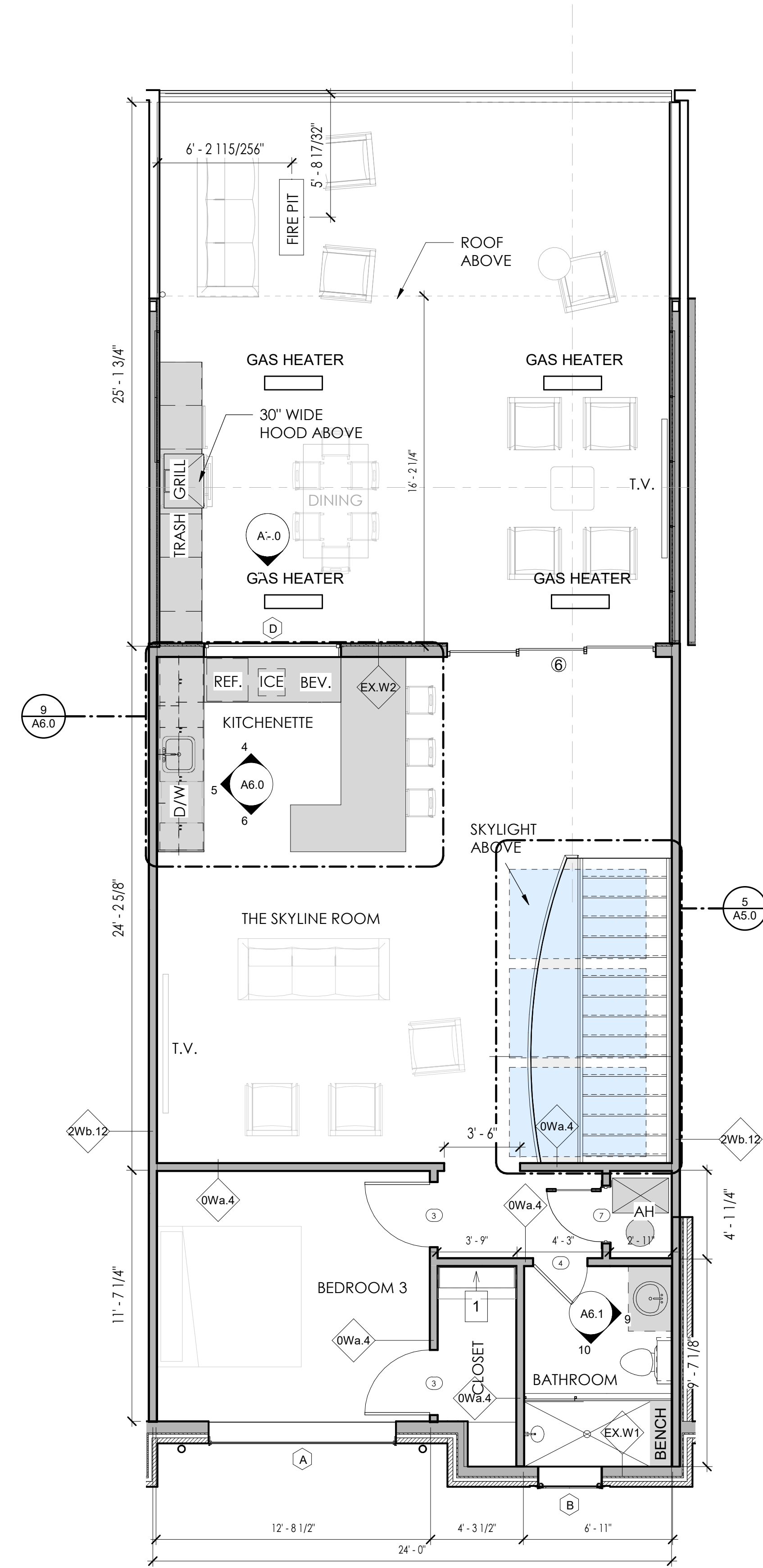
*NOTE THAT SOUTH AND NORTH ELEVATION IS PLACED AT DIFFERENT SITE HEIGHT



1 FIRST FLOOR - UNIT PLAN
A2.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR - UNIT PLAN
A2.0 SCALE: 1/4" = 1'-0"



3 THIRD FLOOR - UNIT PLAN
A2.0 SCALE: 1/4" = 1'-0"

WALL SCHEDULE:

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
OWc.4	NONE	N/A		1/2" GYPSUM BOARD WITH SCHLUTER KERDI MEMBRANE W/ TILE ON ONE SIDE & 1/2" GYP. BOARD ON OTHER SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE. SEE RESTROOM ELEVATIONS FOR HEIGHT OF TILE.
OWa.4	NONE	U305		1/2" GYP. BOARD EACH SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE.
OWa.6	NONE	N/A		1/2" GYP. BOARD ON ONE SIDE OF 2x6 WOOD STUDS TO CEILING ABOVE.
OWa.6	NONE	N/A		1/2" GYP. BOARD ON EACH SIDE OF 2x6 WOOD STUDS TO CEILING ABOVE.

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
EX.W1	1 HOUR	U419		NOM. 4X8 BRICK W/ NOM. 2" AIR SPACE. WEATHER BARRIER MEMBRANE WITH FLUID APPLIED WATERPROOFING, AND 5/8" GLASS FIBER REINFORCED GYPSUM ON ONE SIDE & 1/2" GYP. BOARD ON THE OTHER SIDE OF 6" WOOD STUDS. BRICK ACCESSORIES SHALL BE PROVIDED. SEE DETAILS AND STRUCTURAL DRAWINGS.
EX.W2	1 HOUR	U419		FIBER CEMENT LAP SIDING, 5/8" GLASS FIBER REINFORCED GYPSUM SHEATHING, AND WATER RESISTANT MEMBRANE WITH FLUID APPLIED WATERPROOFING ON EXTERIOR SIDE & 1/2" GYP. BOARD ON THE INTERIOR SIDE OF 6" WOOD STUDS.
2Wb.12	2 HOUR	U3368		DOUBLE STUD WALL WITH A 1" AIR GAP BETWEEN STUDS - 2X4 ON THE BOTH SIDE - AND 2 LAYERS OF TYPE X 5/8" FULL-HEIGHT GYP ON THE OUTSIDE FACES OF THE STUDS. TO MAINTAIN THE CONTINUOUS FIRE RATING THROUGH THE FLOOR AND STAIR LANDINGS, A TOP FLANGE HANGER IS UTILIZED SUCH THAT IT STANDS OFF THE FACE OF THE WALL ENOUGH FOR 2-LAYERS OF TYPE X 5/8" THICK GYPSUM SHEATHING TO BE INSTALLED BEHIND IT (NO PRE-ROCK REQUIRED)

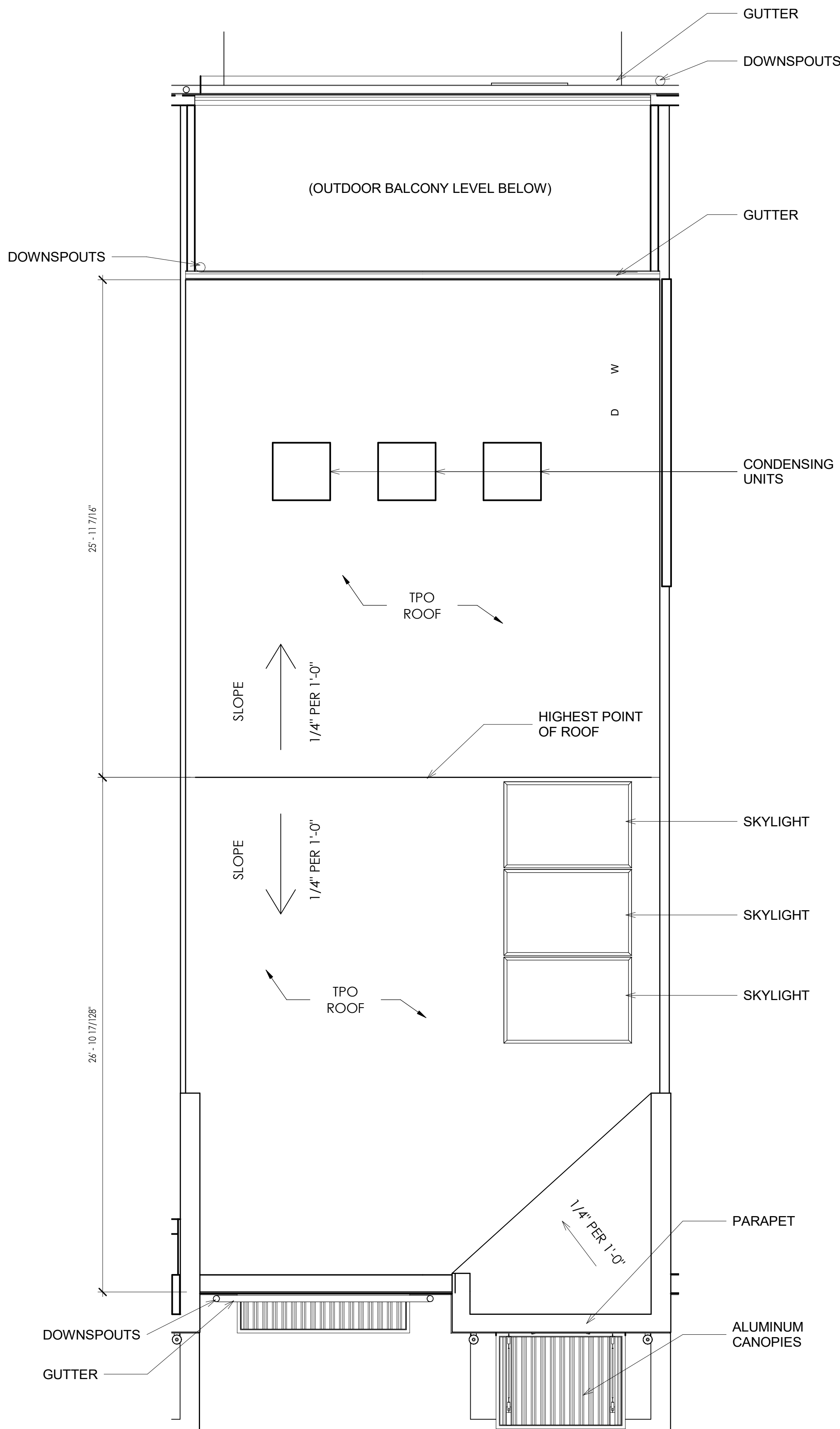
- FLOOR PLAN KEYNOTES**
- LUGGAGE SHELF
 - CONCRETE FINISH FLOOR IN GARAGE. SLOPE 1/4" PER 1'-0" TOWARDS DOOR CRICKET CONCRETE BACK ON SIDES OF GARAGE DOOR
 - EXTERIOR WOOD PEDESTAL DECK WITH DRAINAGE BENEATH
 - BRICK PLANTER
 - GUARDRAIL
 - PLUMBING CHASE
 - WALL FURROUT FOR PLUMBING CHASE

- SYMBOL LEGEND & ABBREVIATIONS**
- | | |
|--------|--------------------------------|
| NOTE | NOTE/ DESCRIPTION |
| | WINDOW TYPE |
| | DOOR TYPE |
| | EXTERIOR ELEVATION |
| | BUILDING OR WALL SECTION |
| | DETAIL |
| | DRAWING NUMBER / TITLE & SCALE |
| | REVISION |
| W.I.C. | WALK IN CLOSET |
| W.H. | WATER HEATER |

- INTERIOR FINISH NOTES**
- INSTALL ALL WOOD BASES 11/16" ABOVE FINISH FLOOR.
 - SEE PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION
 - THE PROJECT SHALL HAVE NO CROWN MOULDING FOR WALL TO CEILING TRANSITIONS UNLESS OTHERWISE NOTED.
 - ALL GYP BOARD UNDER THE STAIR TO BE 1/2", PAINT PER IRC R302.7
 - CEILING IN ALL GARAGES TO BE 5/8" "TYPE X" GYP. BOARD. PAINT PER IRC TABLE R302.6
 - GARAGE WALLS SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPARATION SHALL BE 1/2" GYP. BOARD PER IRC TABLE 302.6
 - REFERENCE UL RATING FOR GYP. BOARD APPLICATIONS OF DEMISING WALL.
- DEMISING WALL NOTE:
PER 2018 IRC R302.2 EXCEPTION, NO PLUMBING OR VENTING SHALL BE IN THE DEMISING WALLS. THESE DRAWINGS SHOW FURRING WALLS BEYOND THE DEMISING WALLS TO SATISFY THIS REQUIREMENT. IT IS AT THE OWNER'S DISCRETION WHERE THE FURRED WALLS ARE BUILT BASED ON THE FIELD CONDITIONS, BUT IN ALL CONDITIONS, THE DEMISING WALLS SHALL NOT BE PENETRATED BY ANYTHING NOT ALLOWED IN IRC 302.2.

- WALL TYPE DESIGNATION KEY:**
- | | |
|--------------------------------------|---------------------------------|
| OWa.6 | Ex.W4 |
| WALL STUD/STRUCTURAL TYPE | WALL STUD/STRUCTURAL TYPE |
| NOM. WIDTH OF PRIMARY WALL STRUCTURE | |
| FINISH DESIGNATION | FINISH DESIGNATION |
| REQUIRED FIRE-RESISTANT RATING | DENOTES EXTERIOR WALL TYPE ONLY |
- REQUIRED FIRE-RESISTANT RATING:**
0- NO FIRE-RESISTANT RATING REQUIRED
1- 1-HOUR FIRE RESISTANT RATING REQUIRED
- WALL STUD/STRUCTURAL TYPES:**
W- WOOD STUD WALL
S- LIGHT GAUGE METAL STUD & METAL FURRING WALL
C- CONCRETE WALL
U- CONCRETE MASONRY WALL
P- PRE CAST CONCRETE WALL
- NOMINAL WIDTH OF PRIMARY WALL STRUCTURE:**
1- 7/8" METAL FURRING
4- 2X4 WOOD STUD OR 3-5/8" METAL STUD
6- 2X6 WOOD STUD OR 6" METAL STUD
8- 6X8X16 CMU
- FINISH DESIGNATION:**
FINISH DESIGNATIONS VARY FOR ALL WALL TYPES. SEE SCHEDULE BELOW.

- WALL SCHEDULE NOTES:**
- PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS WITH SOUND ATTENUATION INSULATION.
 - PROVIDE ACOUSTICAL PADDING IN ALL ELECTRICAL AND TELEPHONE OUTLETS LOCATED WALLS WITH SOUND ATTENUATION BLANKETS
 - REFER TO CEILING TYPE LEGEND FOR INFORMATION REGARDING CEILING CONSTRUCTION
 - PROVIDE FIRE CAULKING AT TOP AND BOTTOM OF ALL RATED PARTITIONS
 - ALL RATED PARTITIONS AND THOSE WITH SOUND ATTENUATION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE
 - PROVIDE SMOKE SEAL AND FIRE SAFING AT ALL FLOOR PENETRATIONS FOR PIPING, CONDUIT, ETC.
 - REFER TO UL ASSEMBLY REQUIREMENTS . ACHIEVE FIRE RATINGS DESCRIBED IN THE WALL SCHEDULE
 - SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION OF BEARING WALLS. WHERE OSB IS REQUIRED WITHIN THE UNITS OR CORRIDORS THE GYPSUM SHALL BE THE LAST LAYER TO PROVIDE A FINISHED WALL.



ROOF PLAN NOTES:

NOTES ON SKYLIGHTS:

1. SKYLIGHTS TO BE INSTALLED IN A CURB EXTENDING NOT LESS THAN 4" ABOVE THE ROOF PLAN PER R308.6.8 SECTION OF THE INTERNATIONAL RESIDENTIAL CODE.

2. SKYLIGHTS ARE TO BE LAMINATED GLASS WITH INTERLAYER THICKNESS NOT LESS THAN .030 INCH THICK PER R308.6.1 SECTION OF THE IRC.

NOTES ON ROOF:

1. ROOF OVERHANG DIMENSIONS ARE FROM EDGE OF ROOF TO FACE OF STUD.

2. ARCHITECTURAL ROOF DETAILS ARE FOR WATERPROOFING PURPOSES. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION AND DETAILS ON ROOF PENETRATIONS.

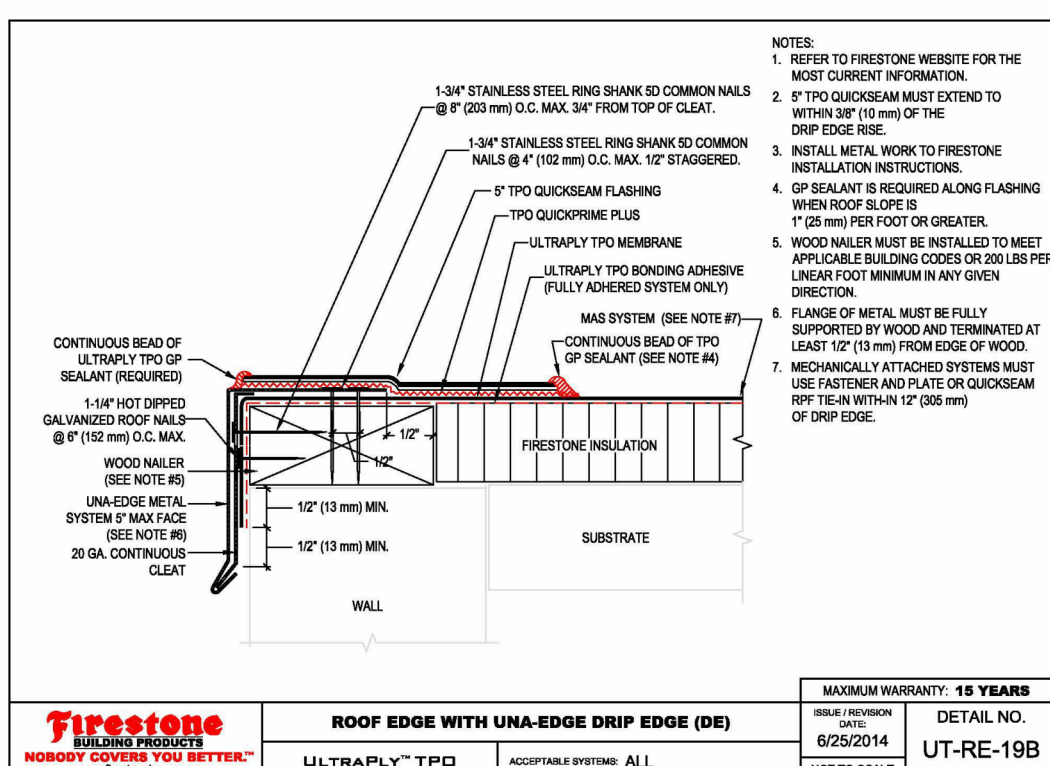
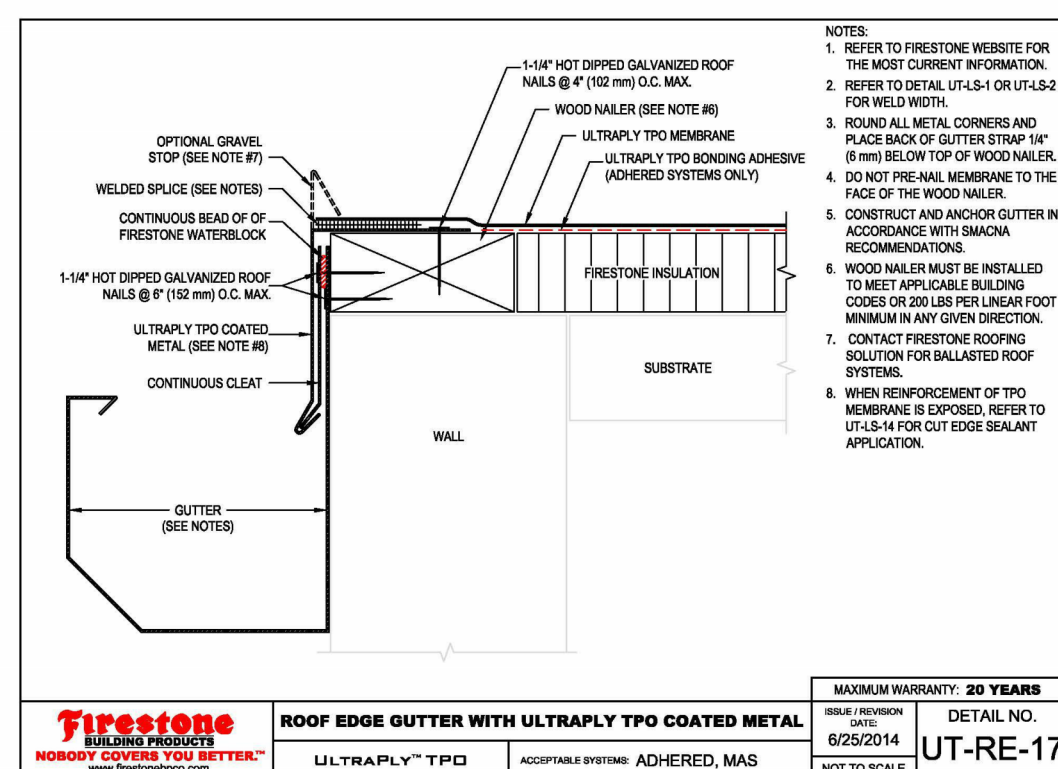
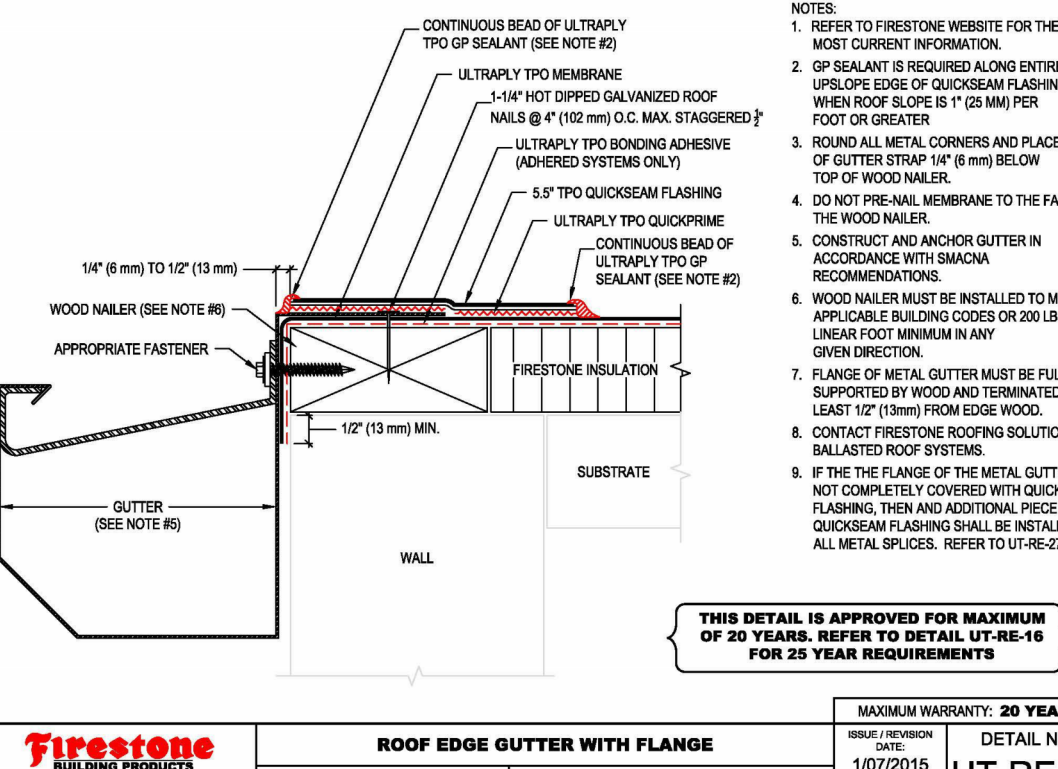
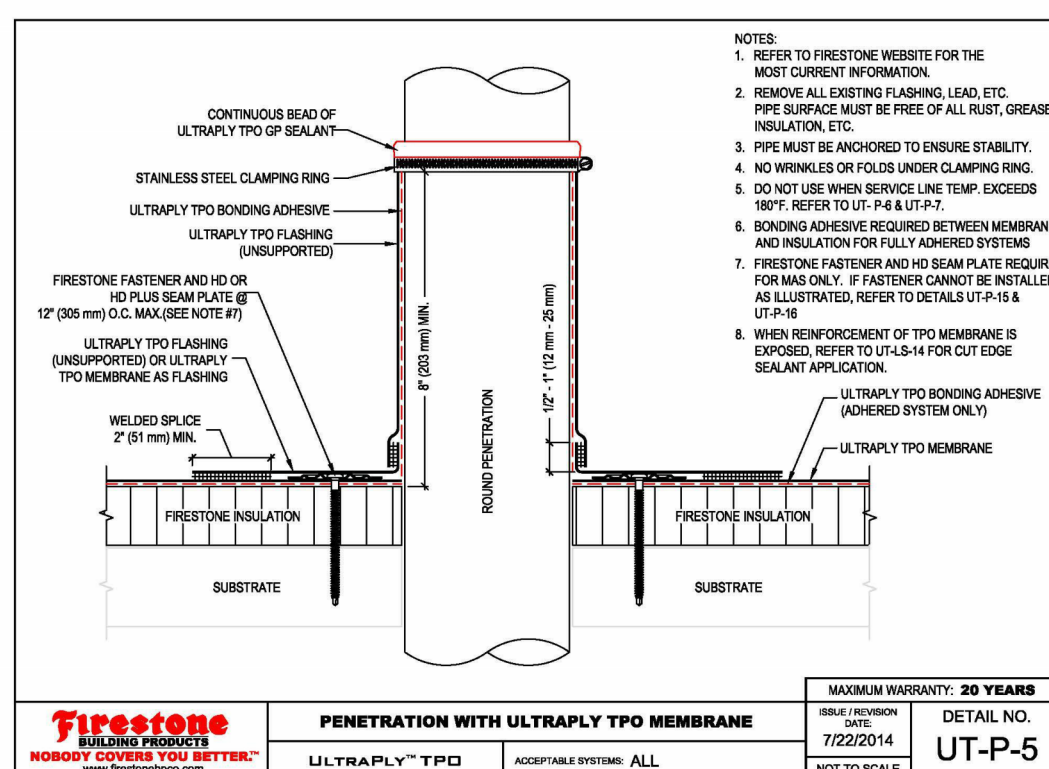
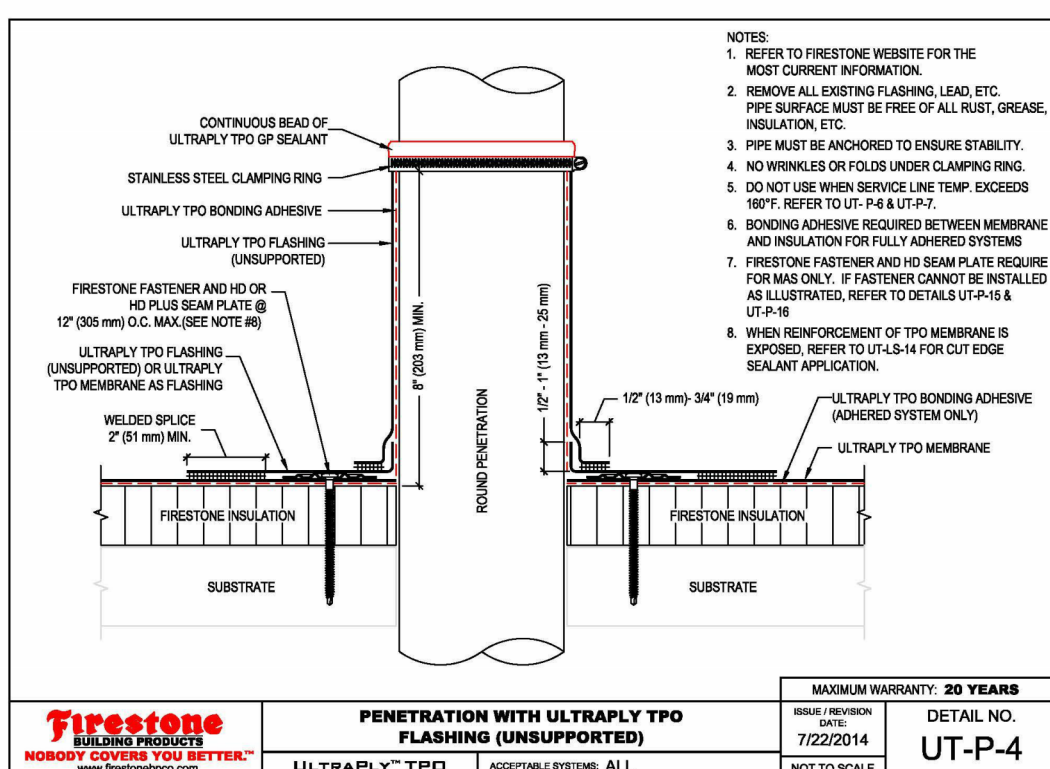
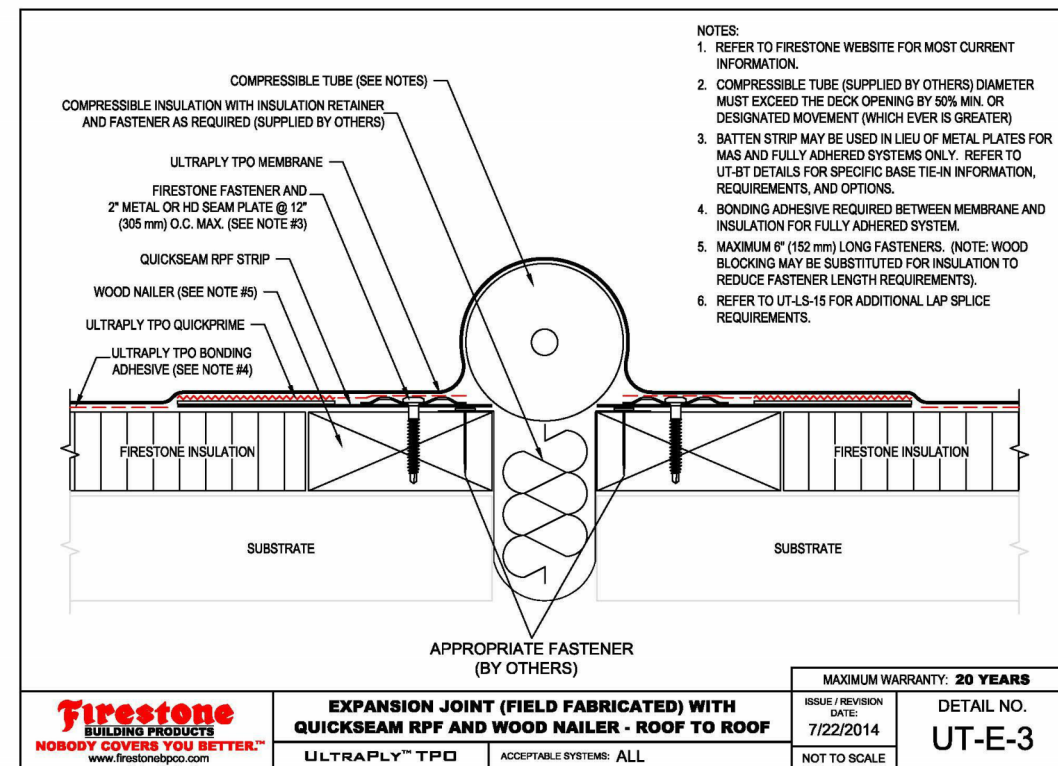
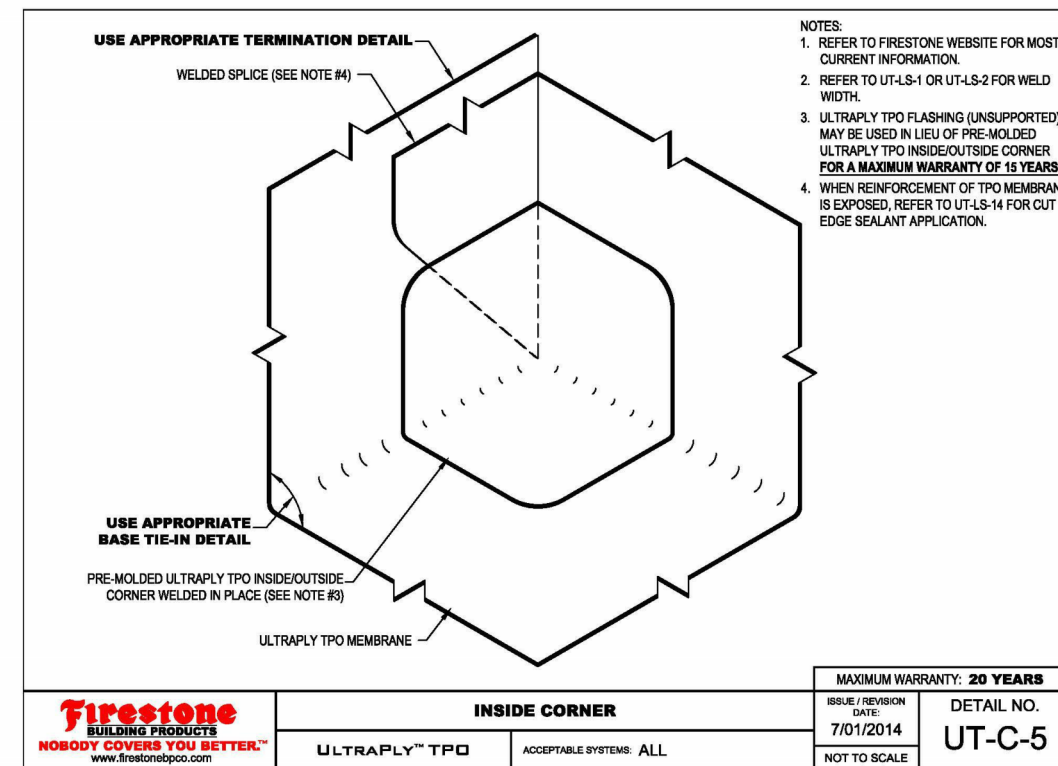
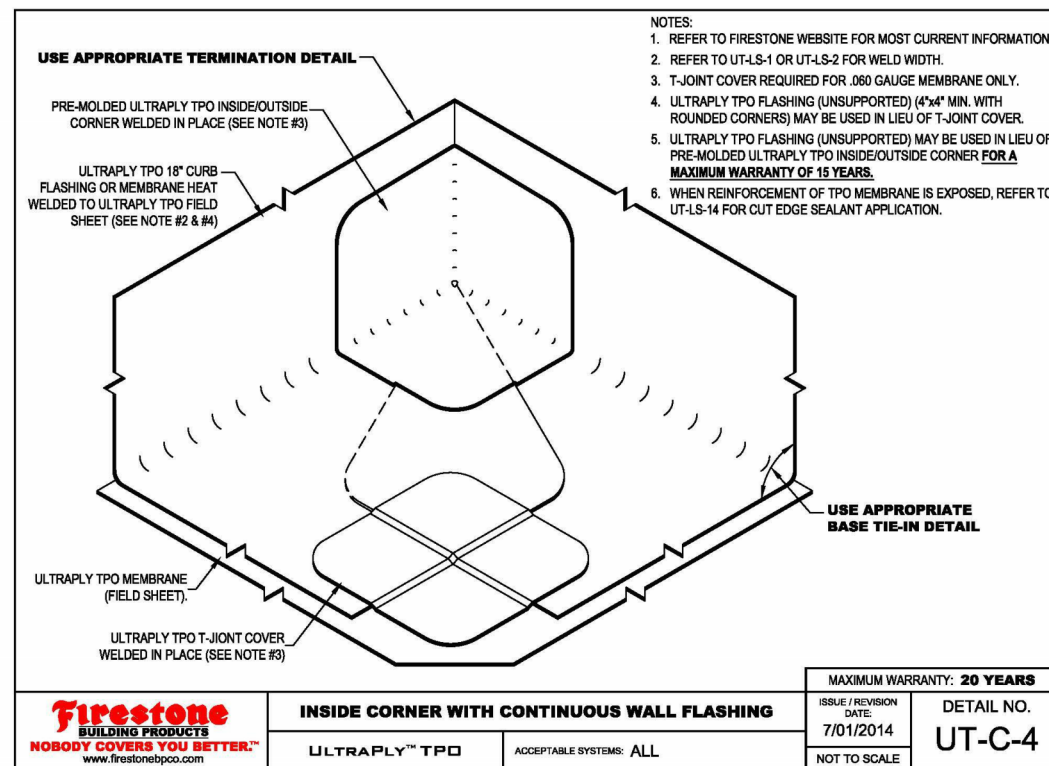
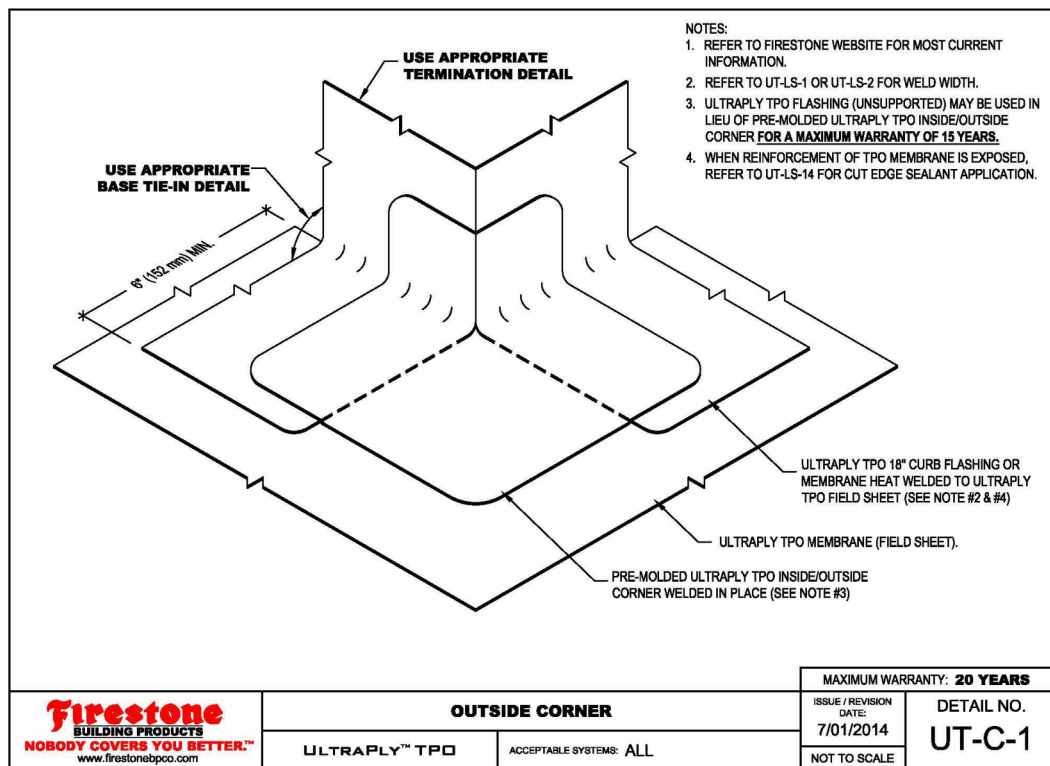
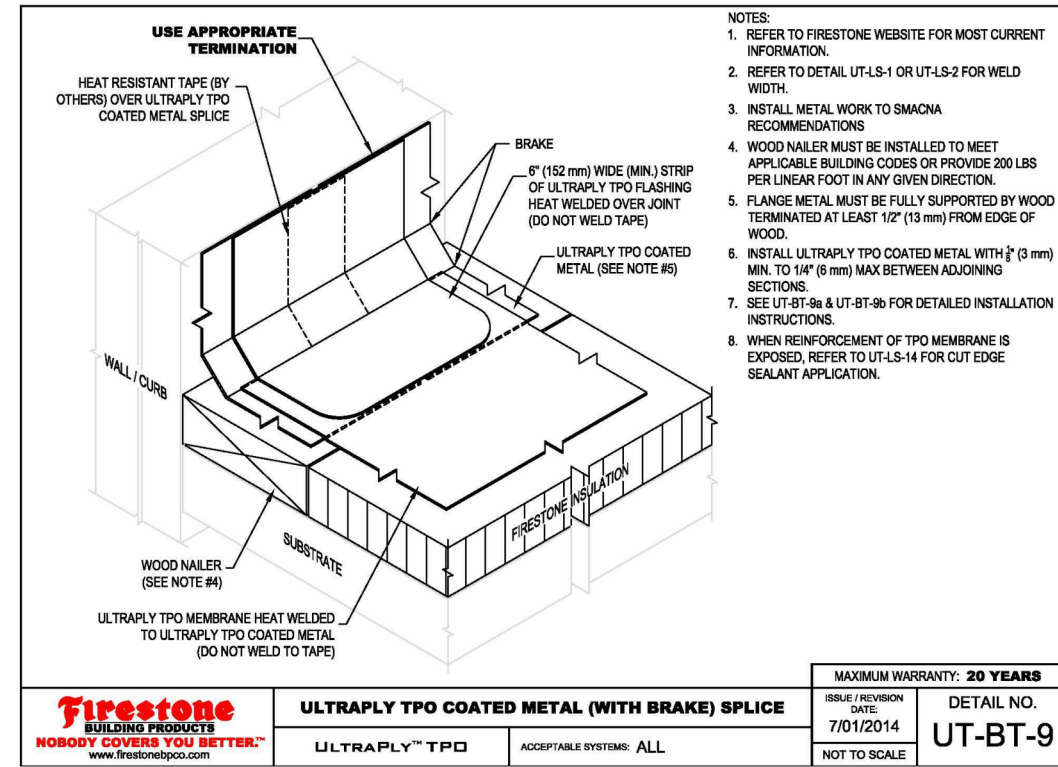
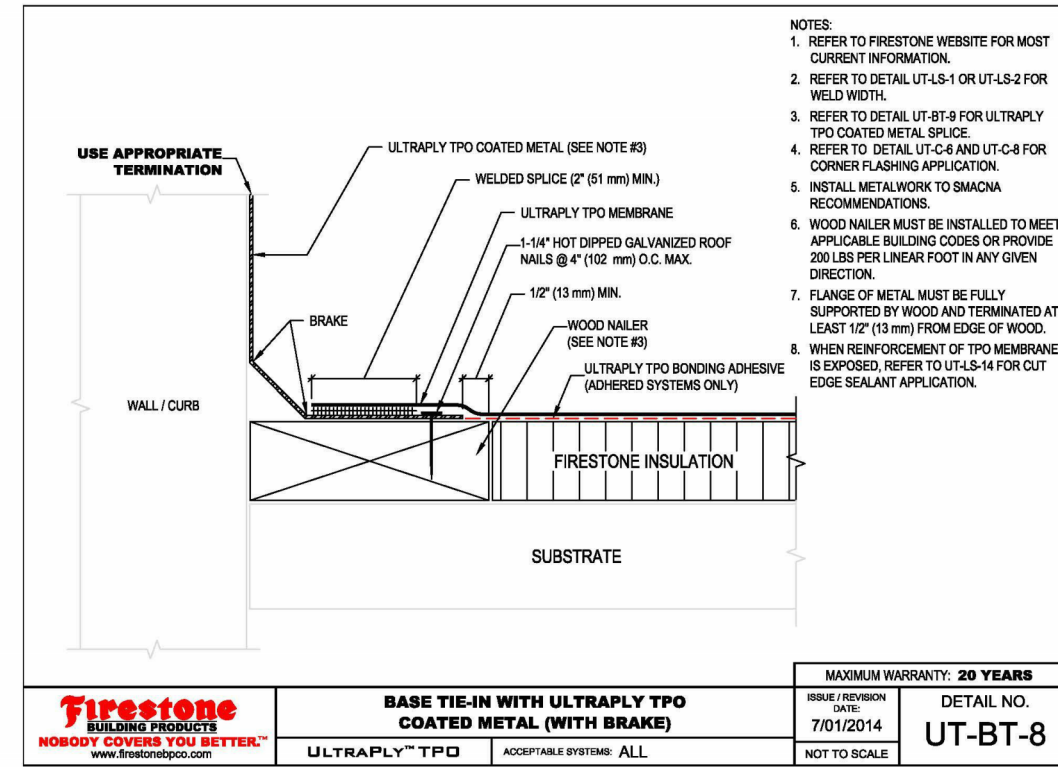
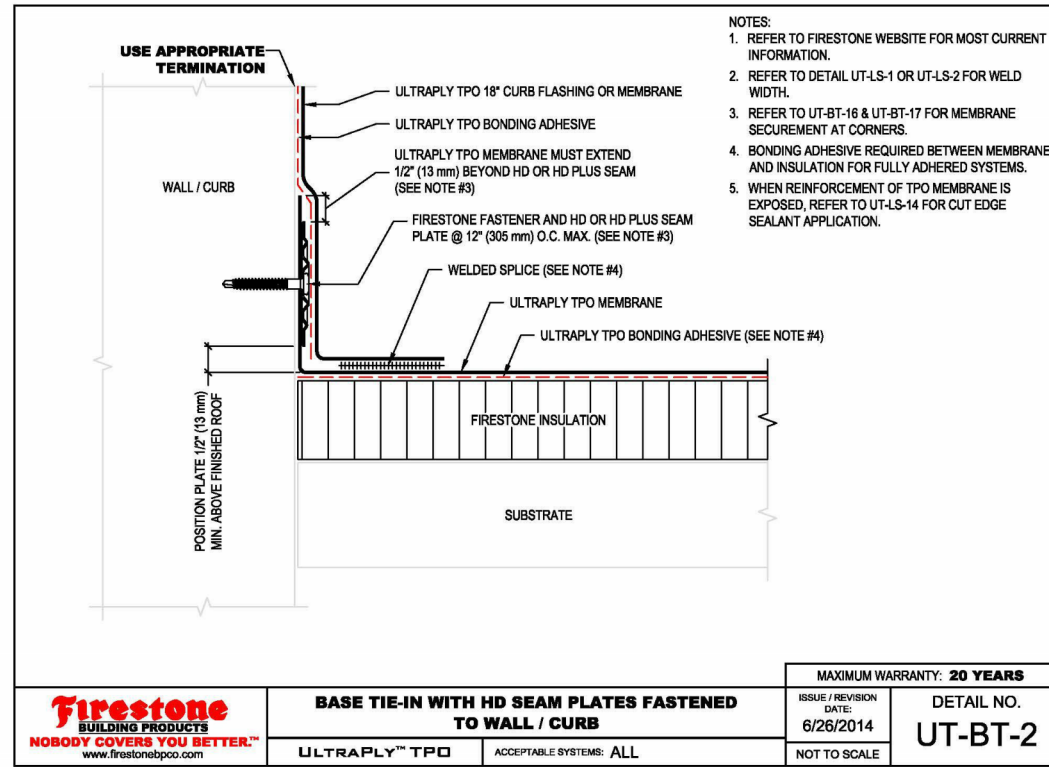
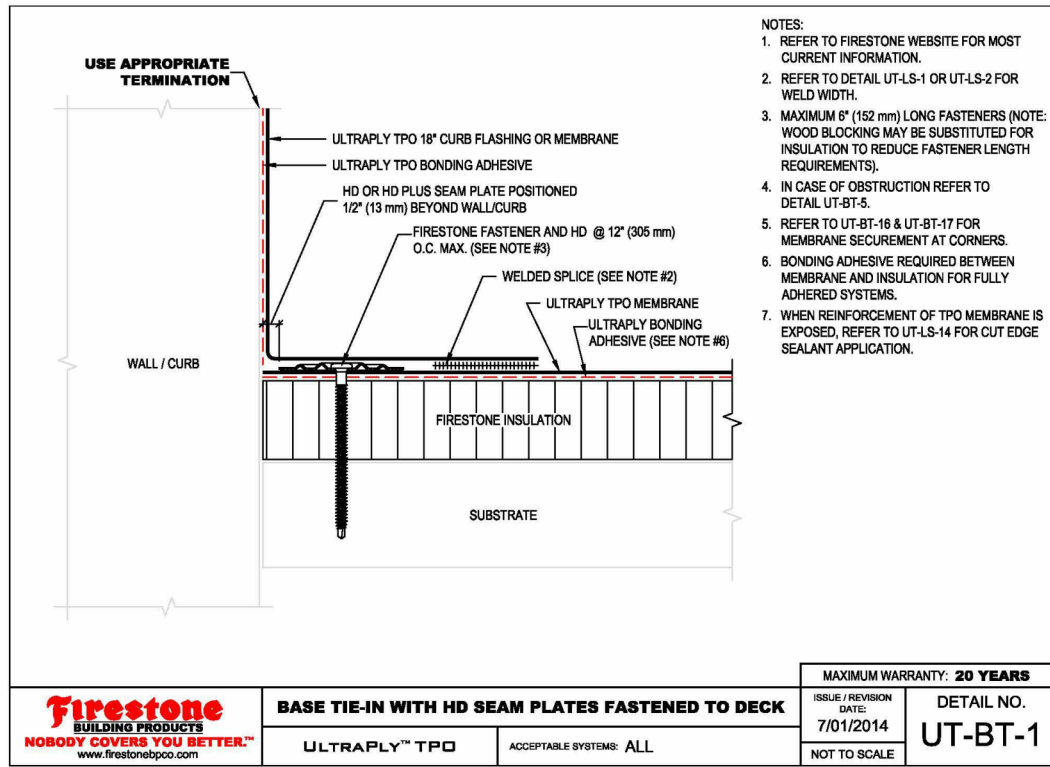
3. SEE GENERAL NOTES & SPECIFICATIONS FOR MORE INFORMATION ON THE ROOF SYSTEM AND COMPONENTS.

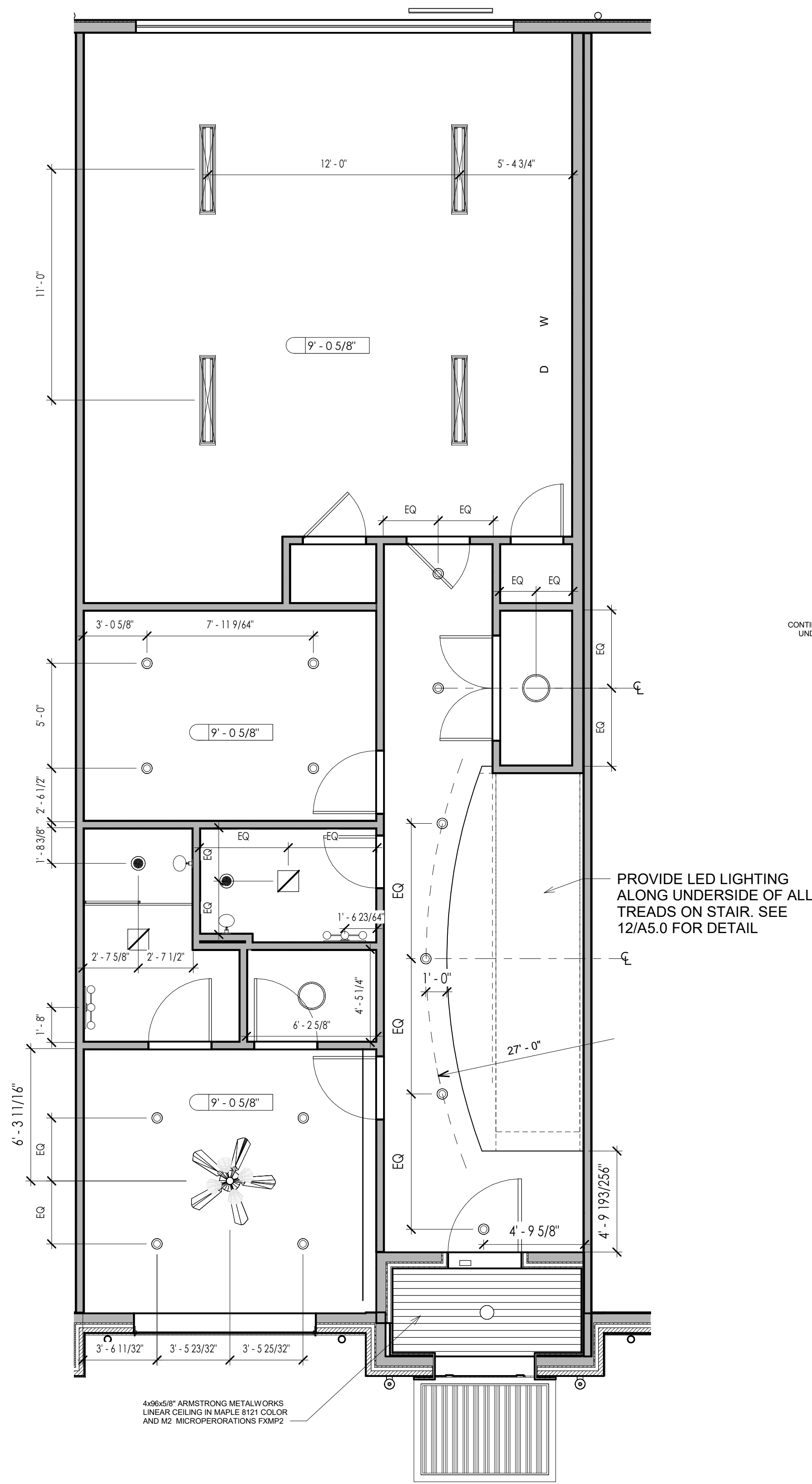
4. CRICKETS OR COUNTER SLOPES SHALL BE PROVIDED AT ALL PARAPETS OR OTHER ROOF OBSTRUCTION INTERRUPTING A NEGATIVE ROOF SLOPE.

5. ICE & WATER SHIELD SHALL BE INSTALLED AT ALL SLOPE TRANSITIONS AND TERMINATIONS.

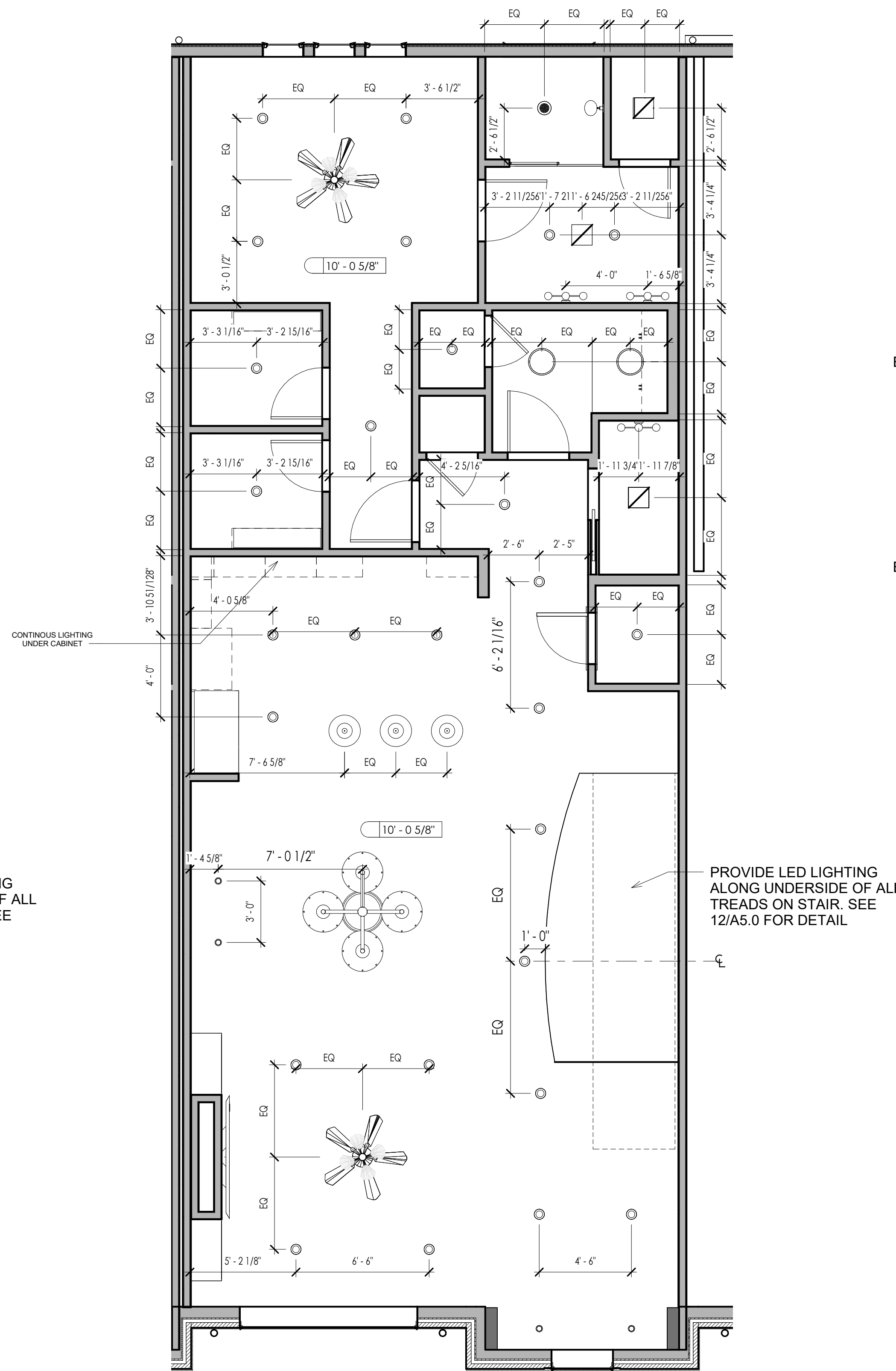
6. ROOFING SYSTEMS SHALL BE INSTALLED PER ALL OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

7. STACK OR CROSS VENTING SHALL BE PROVIDED FOR ALL UNCONDITIONED ATTIC AREAS IN BOTH LOW SLOPE AND SLOPED ROOFS. SLOPED ROOFS SHALL BE PROVIDED WITH CONTINUOUS SOFFIT VENTS AND RIDGE VENTS. LOW SLOPED ROOFS SHALL BE PROVIDED WITH OPPOSITE WALL VENTS TO ALLOW FOR CROSS VENTILATION.

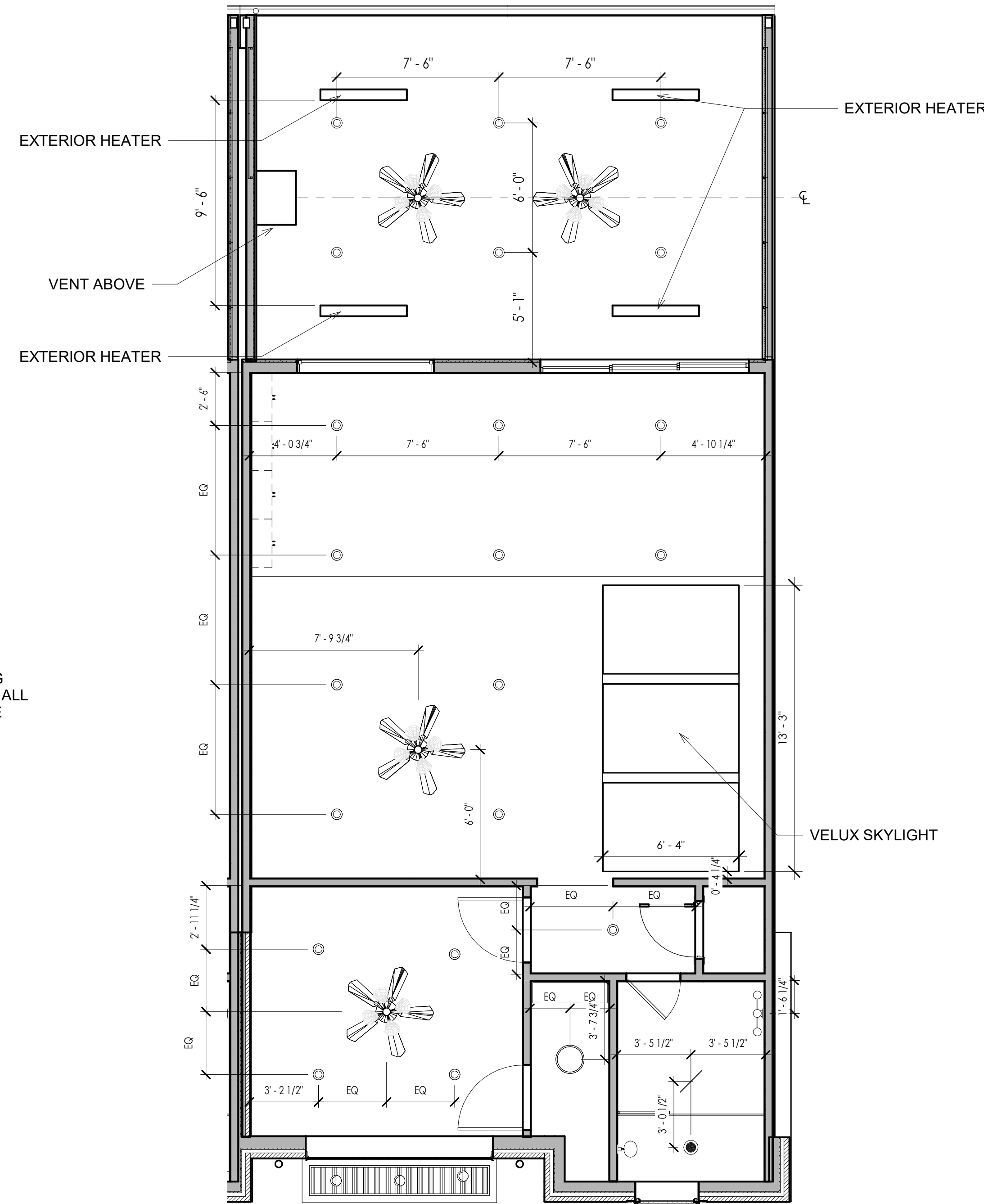




1 FIRST FLOOR UNIT RCP PLAN
A2.2 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR UNIT RCP PLAN
A2.2 SCALE: 1/4" = 1'-0"



3 THIRD FLOOR UNIT RCP PLAN
A2.2 SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. THE ARCHITECTURAL PLAN IS FOR DIMENSIONAL CONTROL AND DESCRIPTION OF NON-ELECTRICAL CEILING ELEMENTS. OWNER IS RESPONSIBLE FOR CIRCUITING, SWITCHING, AND ELECTRICAL PANEL INFORMATION
2. ALL CEILINGS SHALL USE 1/2" GYP BD U.N.O.
3. DIMENSIONS ARE FROM FACE OF GYP TO CENTERLINE OF LIGHTING FIXTURE.
4. WHERE NO DIMENSIONS, CENTER ON ARCHITECTURAL ELEMENT.
5. ALL UPPER CABINETS SHALL HAVE UNDER CABINET LIGHT, CENTERED.
6. ABOVE RANGE MICROWAVE SHALL HAVE A VENT & LIGHT.
7. TYPICAL CEILING HEIGHTS ARE MEASURED VERTICALLY FROM THE FINISH FLOOR LEVEL:
 - FIRST FLOOR CEILING: 9'-0" A.F.F.
 - SECOND FLOOR CEILING: 10'-0" A.F.F.
 - THIRD FLOOR CEILING: 10'-0" A.F.F.

LIGHTING LEGEND

	SURFACE MOUNTED FIXTURE (CLOSETS)		12" EXHAUST BATHROOM FAN W/ LIGHT
	PENDANT LIGHT - DISK		RESTROOM VANITY WALL LIGHT
	6" RECESSED LED CAN LIGHT		CEILING FAN
	8" RECESSED LED CAN LIGHT - WATERPROOF		48" MOUNTED FLUORESCENT TUBE LIGHT
	8" RECESSED LED CAN LIGHT		EXTERIOR ELECTRIC HEATER



revisions

project information
STILLWATER TOWNHOMES

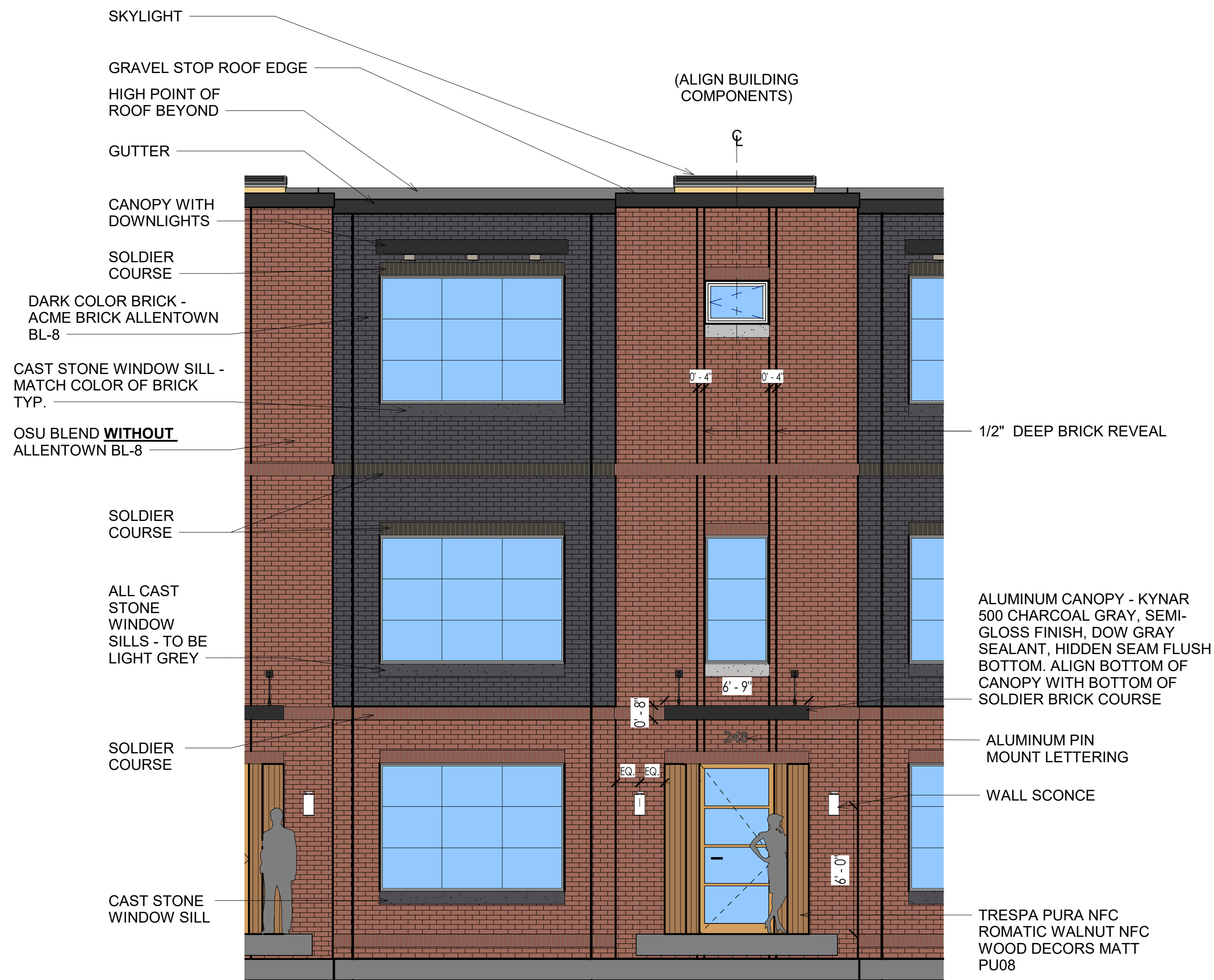
project address
847 W ESKRIDGE AVE.
STILLWATER, OK 74075

client information
TODD KRAYBILL
CONSTRUCTION
322 WESTPARK CT.
STILLWATER, OK 74074
405.880.4152
TSKRAYBILL@GMAIL.COM

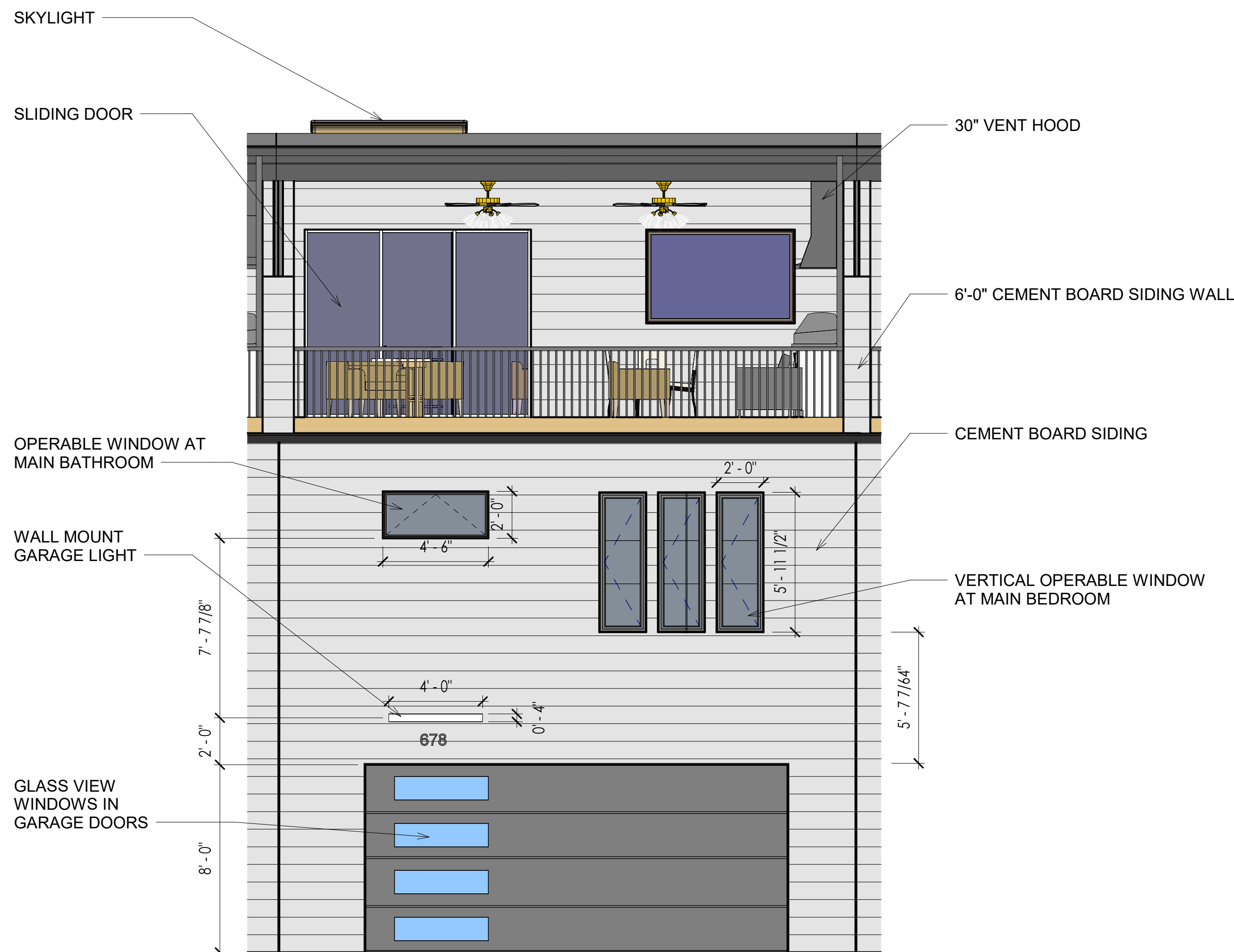
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06/23/2023
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ENLARGED
sheet number

PERMIT SET

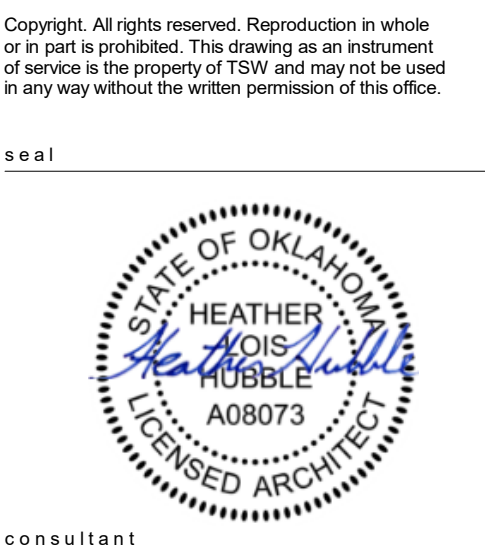
A3.0



1 WEST ELEVATION - ENLARGED
A3.0 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - ENLARGED
A3.0 SCALE: 1/4" = 1'-0"



revisions

project information

STILLWATER TOWNHOMES

project address

847 W ESKRIDGE AVE.
STILLWATER, OK 74075

client information

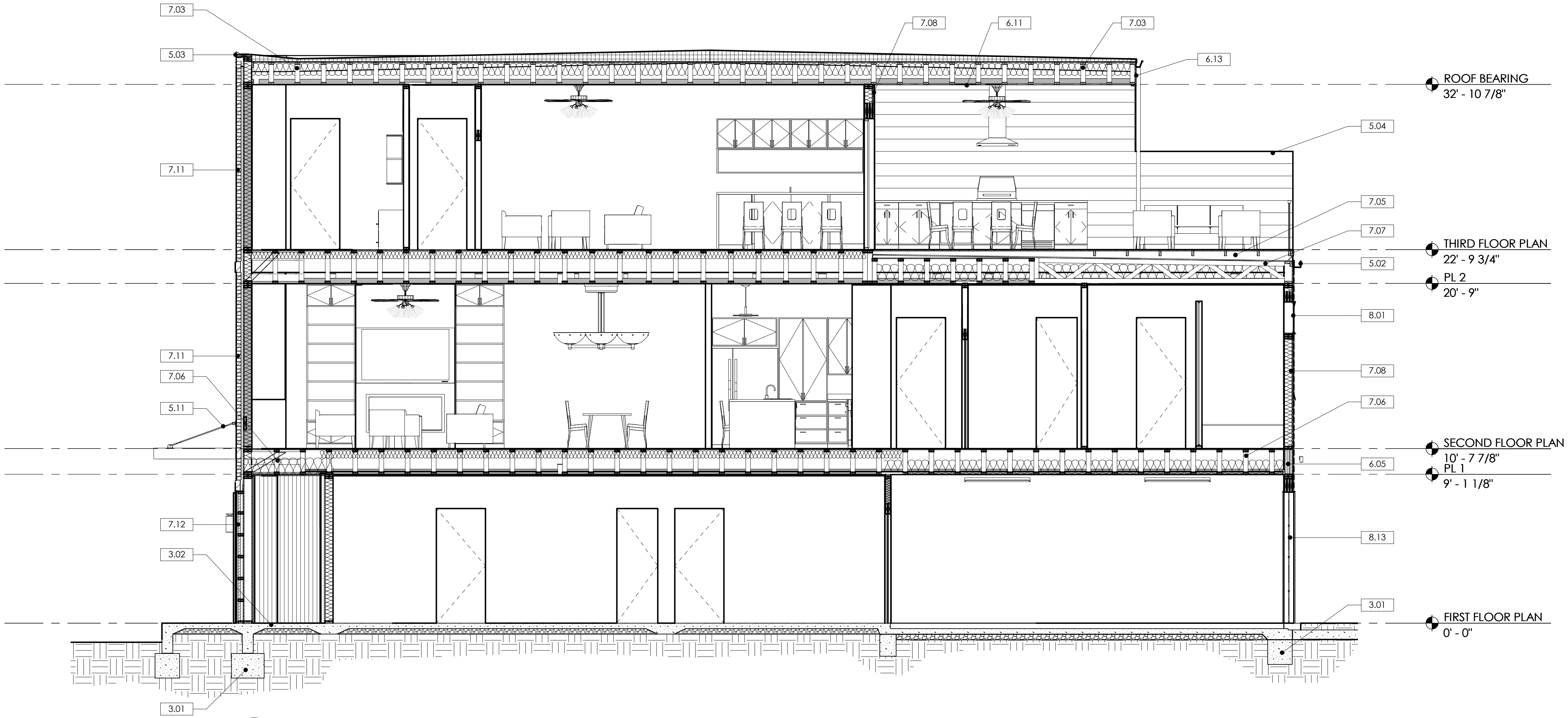
TODD KRAYBILL
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drawing information

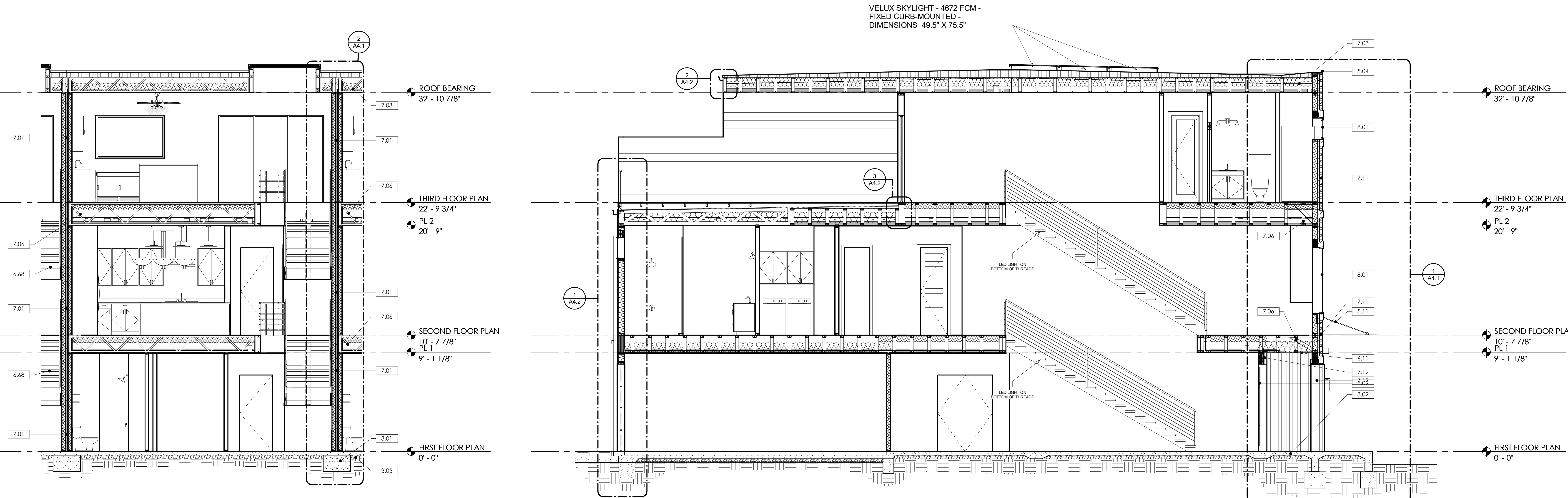
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06/23/2023
sheet title:
BUILDING SECTIONS
sheet number

PERMIT SET

KEYNOTE LEGEND	
MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER.
5.02	5"x5" SQUARE ALUM. GUTTER W/ 4"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK. TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUROPOLYMER COATING. LAP ROOF MEMBRANE OVER EXTERIOR VENEER. COORD. W/ MANUF. INSTRUCTIONS TYP.
5.04	METAL COPING WALL CAP W/ CONT. CLEAT. DRIP EDGE EACH SIDE AND TOP SLOPED EACH WAY FOR POSITIVE DRAINAGE. FLUROPOLYMER COATING TYP.
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS. SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
6.05	LVL BEAM. SEE STRUC.
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.68	WOOD FRAMED STAIRS W/ SOLID WOOD TREADS - STAINED. PROVIDE 1/2" GYP. BOARD ON UNDERSIDE OF STAIRS. TYP.
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2" IF STUDS, WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE, THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL. SEE UL U336 FOR ASSEMBLY. PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL.
7.03	ROOF SYSTEM: ENGINEERED OPEN-WEB ROOF TRUSS W/ PLYWOOD DECKING, W/ FULLY ADHERED 40 MIL TPO ROOF MEMBRANE ABOVE. MIN R-30 CAVITY BATT INSULATION FILLED IN-BETWEEN ROOF TRUSSES. SLOPED INSULATION W/ ALL APPROPRIATE FLASHING, PENETRATION, AND TERMINATION DETAILS. MIN. 1/4" PER 1'-0" SLOPE. 20 YEAR WARRANTY.
7.05	PATIO DECK SYSTEM: IPE PAVYER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE.
7.06	FLOOR SYSTEM: ENGINEERED WOOD FLOOR JOISTS WITH 3/4" PLYWOOD SUBFLOOR FILLED WITH R-30 OVER EXTERIOR SPACE. SEE STRUC.
7.07	ROOF PATIO DECK SYSTEM: SLOPED ENGINEERED OPEN-WEB TRUSS W/ PLYWOOD DECKING (SEE STRUC.) W/ WATER PROOFING SYSTEM TURNED UP WALL MIN. 8" AND LAPPED UNDER SILL FLASHING AT DOOR OPENINGS. SLOPE DECK MIN. 1/8" PER 1'-0" TO GUTTER.
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT. ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.11	EXTERIOR BRICK WALL: RUNNING BOND BRICK VENEER (W/ WEEPS @ 24" O.C. @ TERMINATIONS) ATTACHED TO 2x6 WOOD STUD WALL WITH ADJUSTABLE GALVANIZED STEEL ANCHORS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.). FLUID APPLIED WATER RESISTANT MEMBRANE. AND AIR CAVITY IN BETWEEN BRICK AND WRB. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.12	RAINSCREEN SYSTEM: COMPOSITE WOOD LOOK PLANKS - WALNUT WITH MANUFACTURER STARTER TRACK, CLIPS, AND TERMINATION TRIM (POWDER COAT - BLACK) ATTACHED TO 2x6 STUD WALL WITH MANUF. APPROVED FASTENERS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" EXTERIOR SHEATHING (SEE STRUC.) AND CONT. WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW. SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR. SEE SCHEDULE FOR MORE INFORMATION.
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)

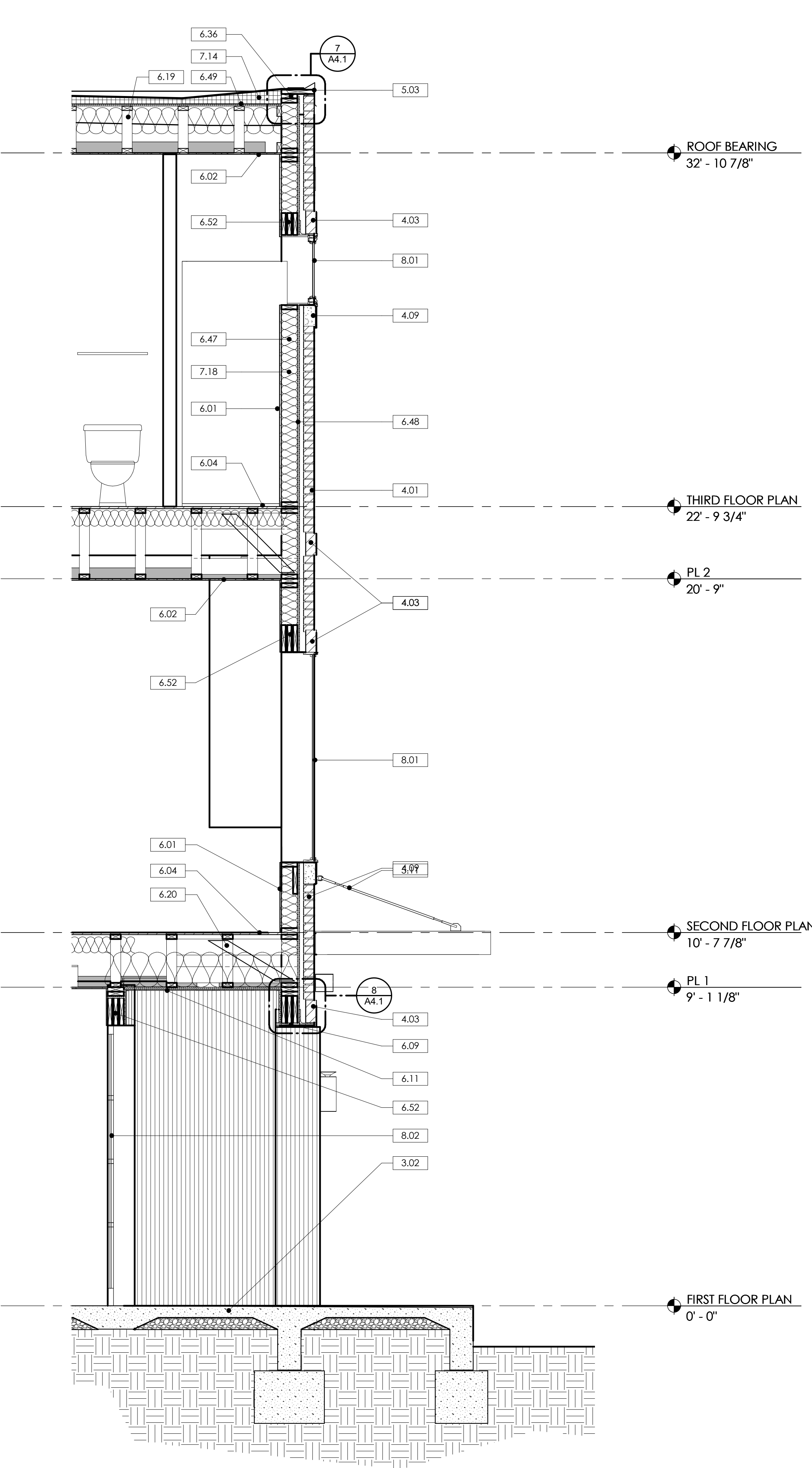


1 TRANSVERSE SECTION I
A4.0 SCALE: 1/4" = 1'-0"

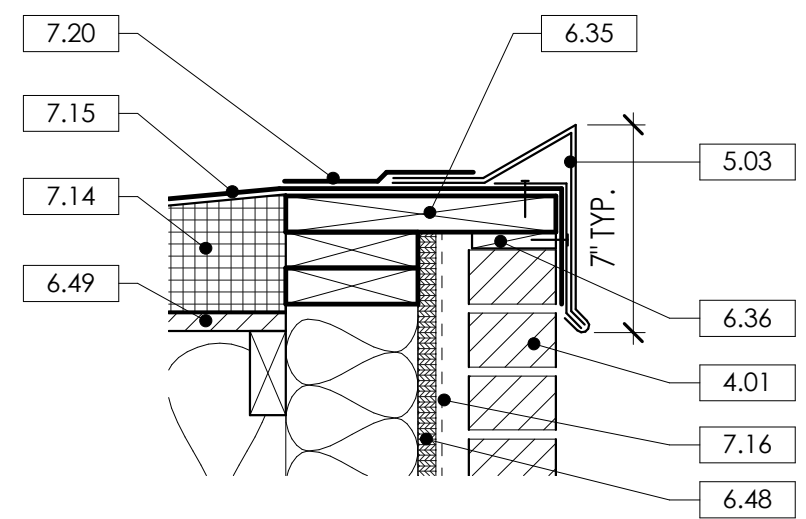


2 LONGITUDINAL SECTION
A4.0 SCALE: 1/4" = 1'-0"

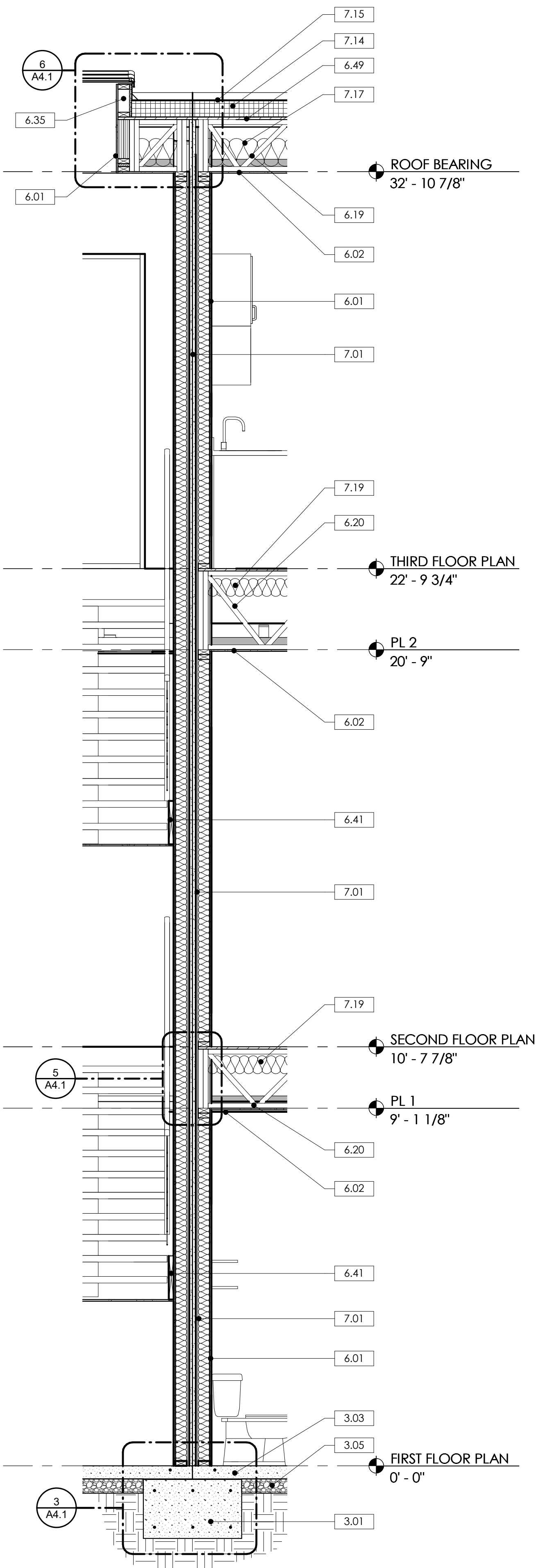
3 TRANSVERSE SECTION II
A4.0 SCALE: 1/4" = 1'-0"



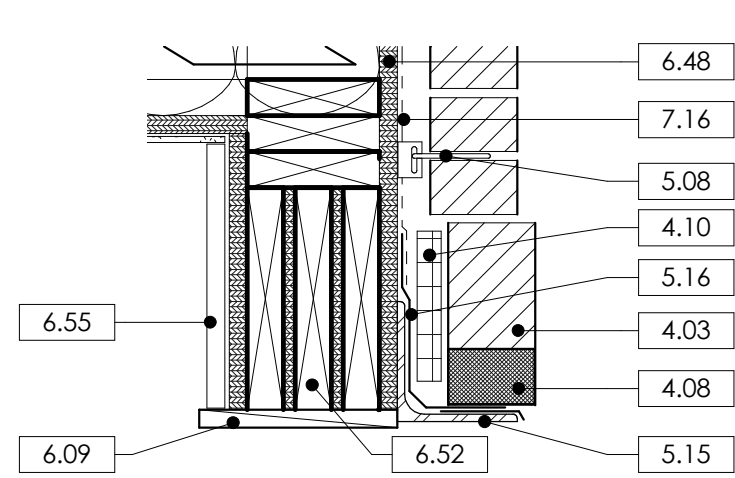
1 WALL SECTION THRU ENTRY
A4.1 SCALE: 1/2" = 1'-0"



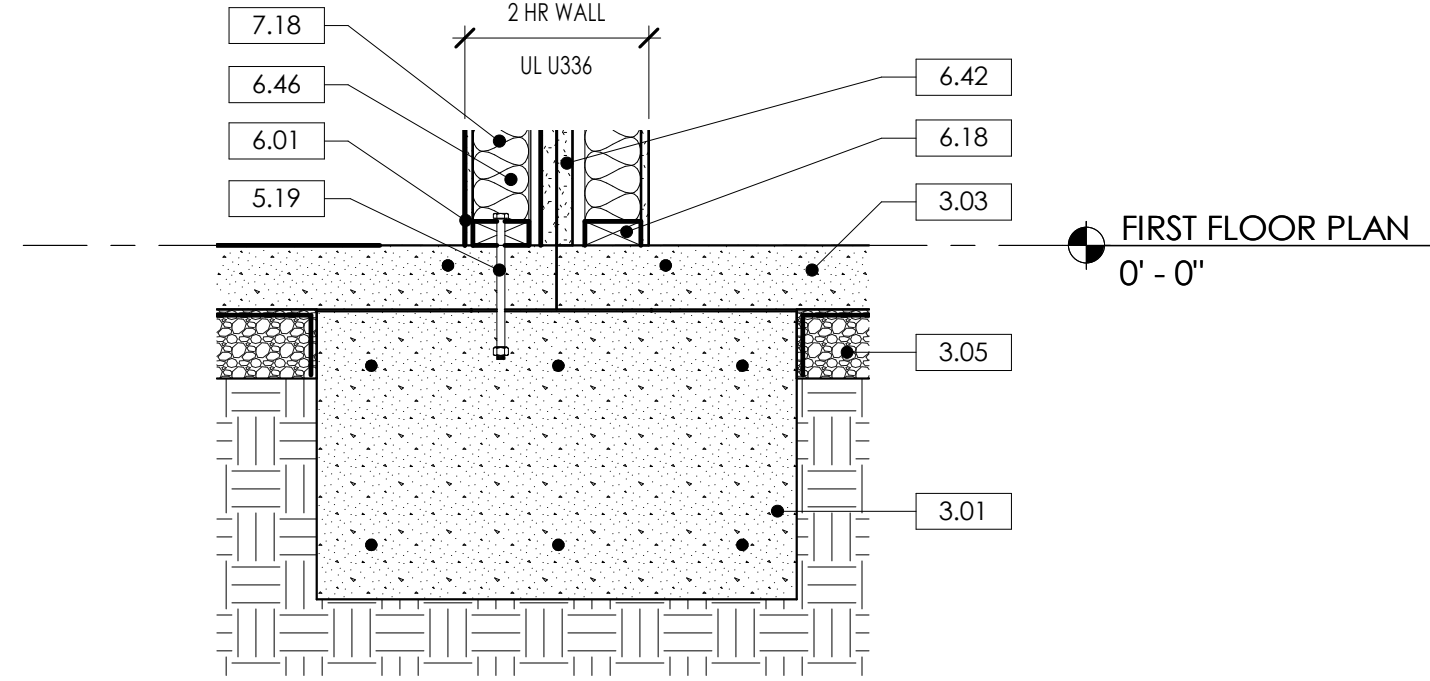
7 DETAIL - METAL COPING
A4.1 SCALE: 1 1/2" = 1'-0"



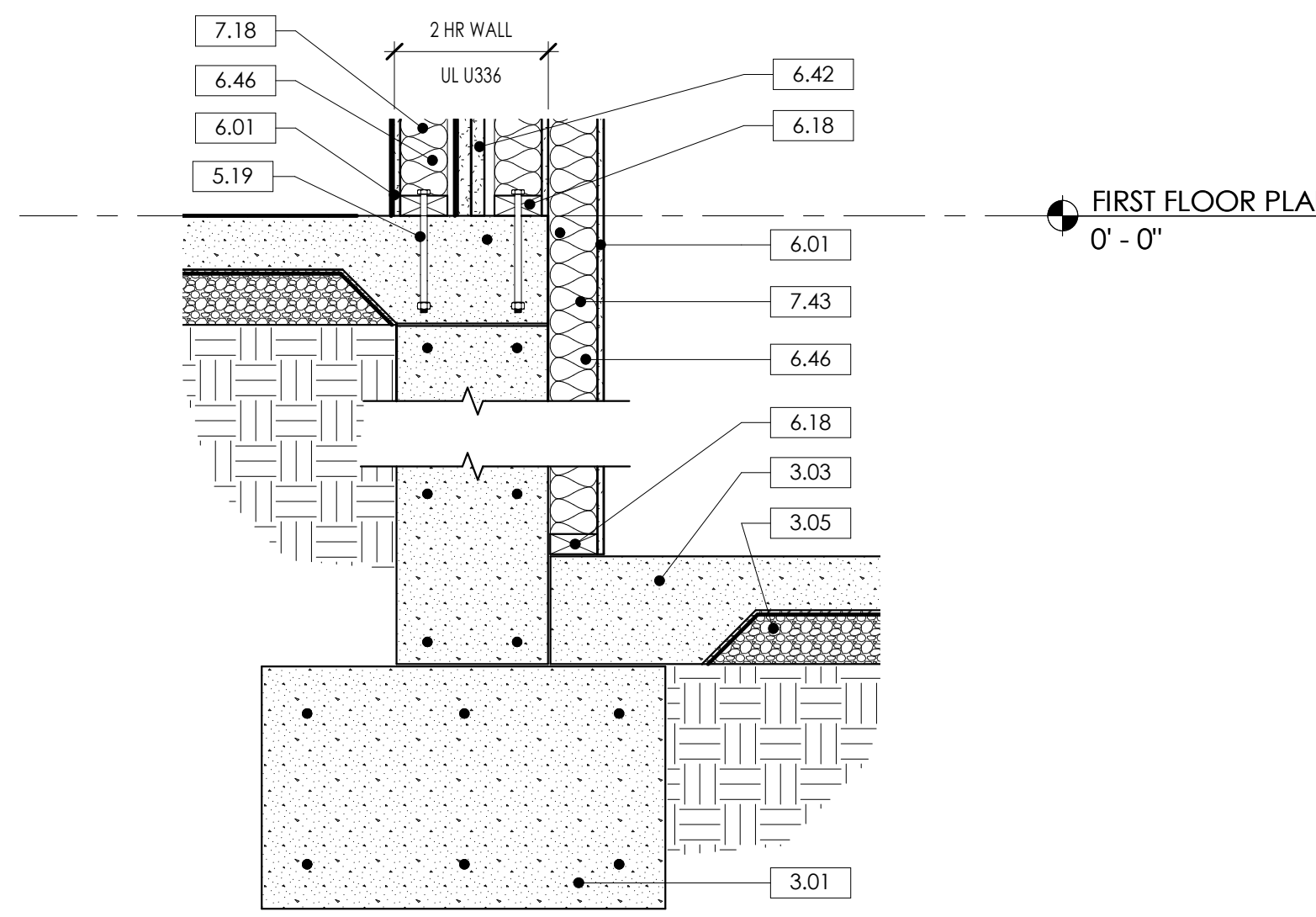
2 WALL SECTION - DEMISING WALL TYP.
A4.1 SCALE: 1/2" = 1'-0"



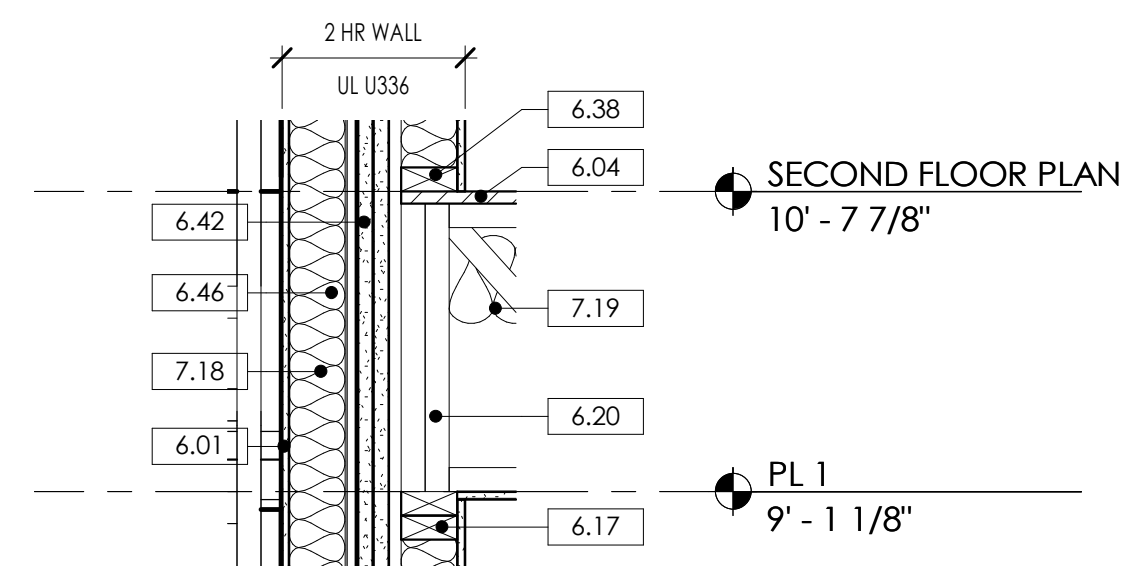
8 DETAIL - ENTRY HEADER
A4.1 SCALE: 1 1/2" = 1'-0"



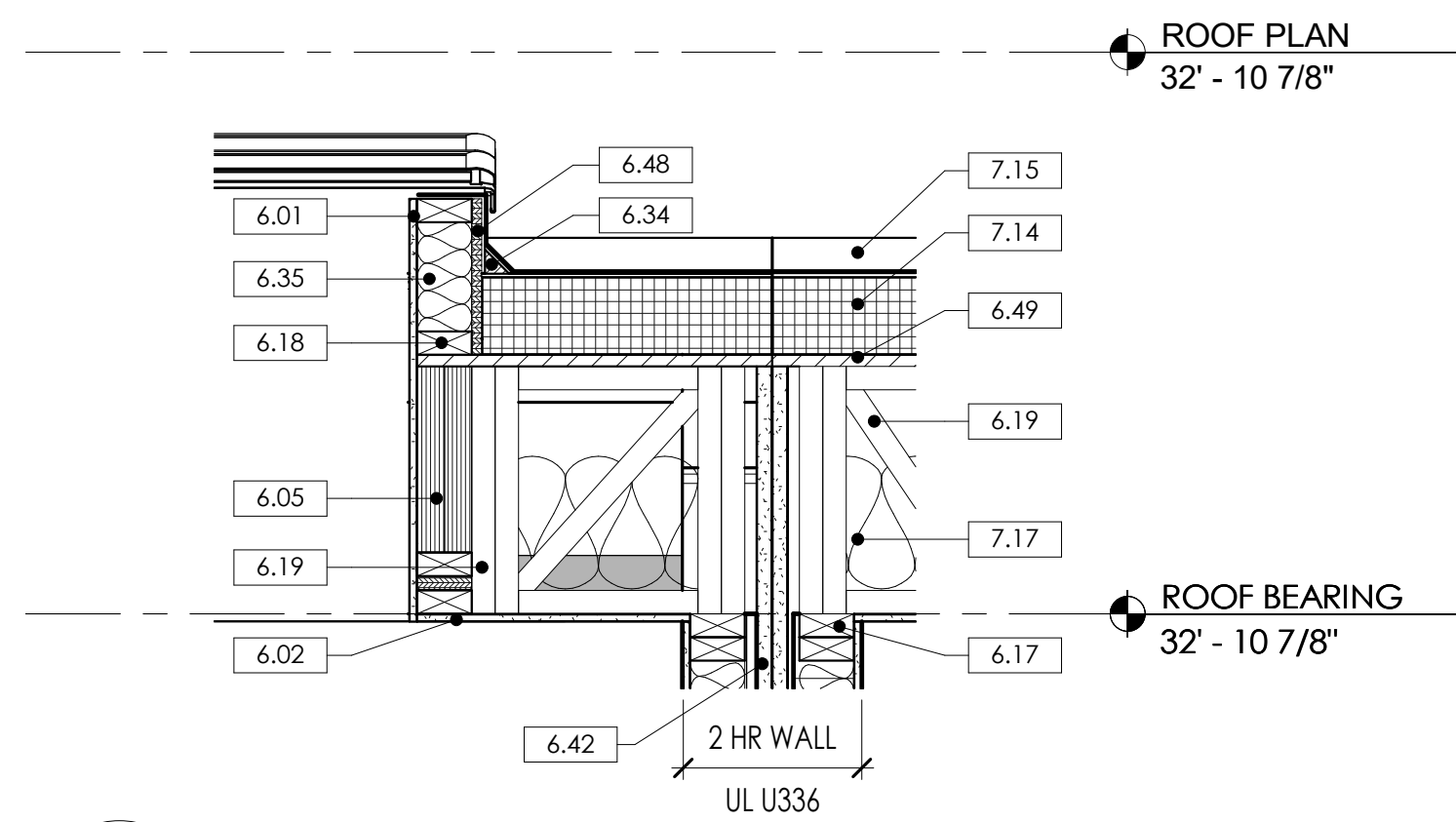
3 DEMISING WALL @ FOOTING TYP.
A4.1 SCALE: 1" = 1'-0"



4 DEMISING WALL @ STEPPED FOOTING TYP.
A4.1 SCALE: 1" = 1'-0"

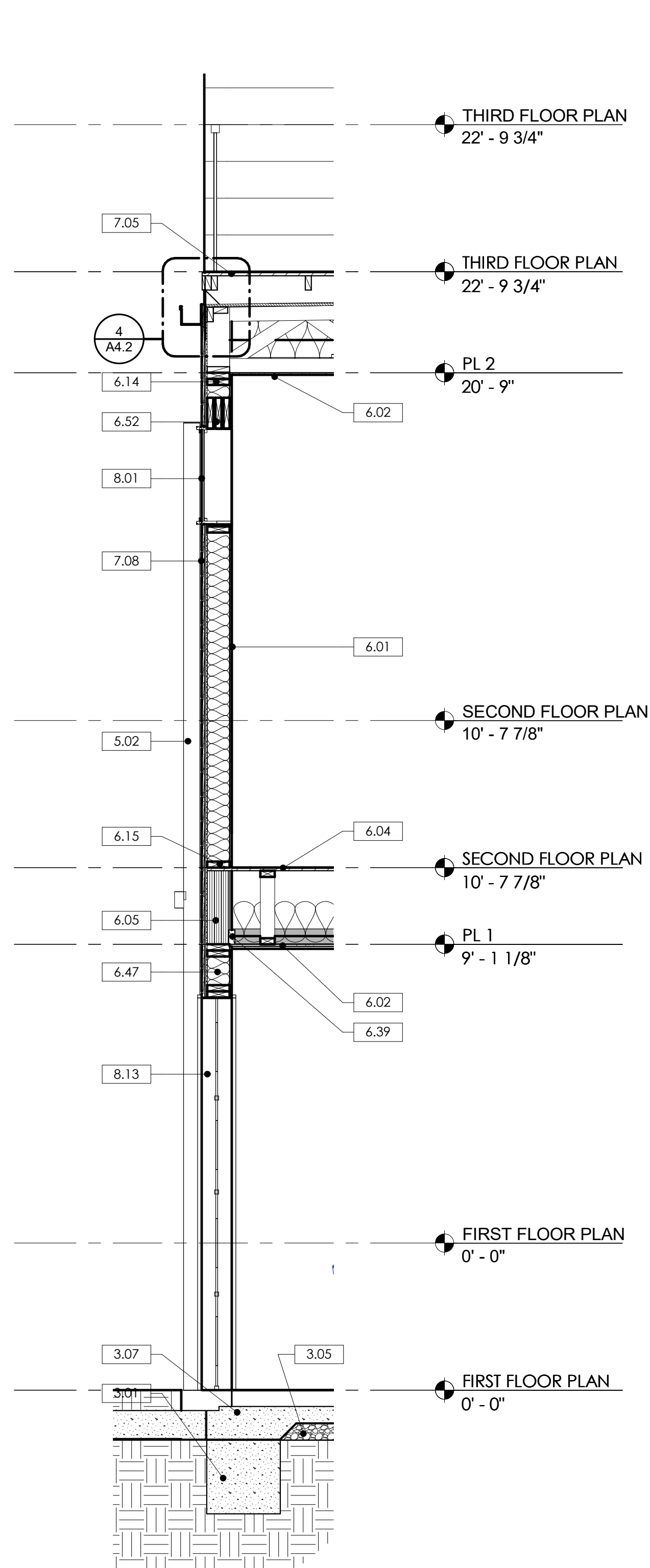


5 DEMISING WALL @ FLOOR TRUSS
A4.1 SCALE: 1" = 1'-0"

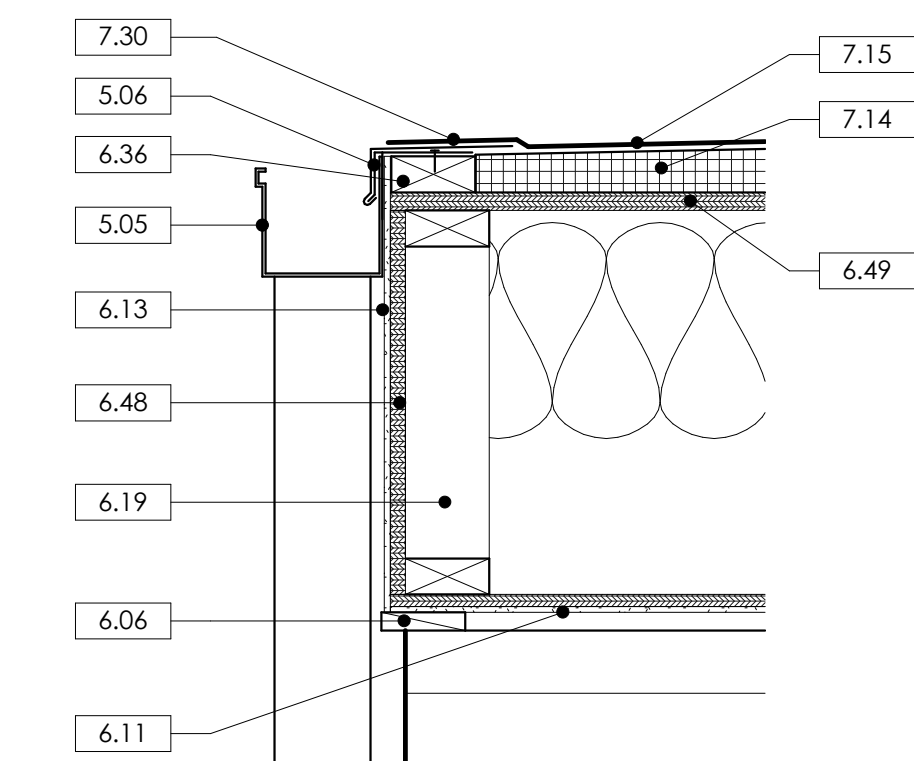


6 DEMISING WALL @ ROOF TRUSS
A4.1 SCALE: 1" = 1'-0"

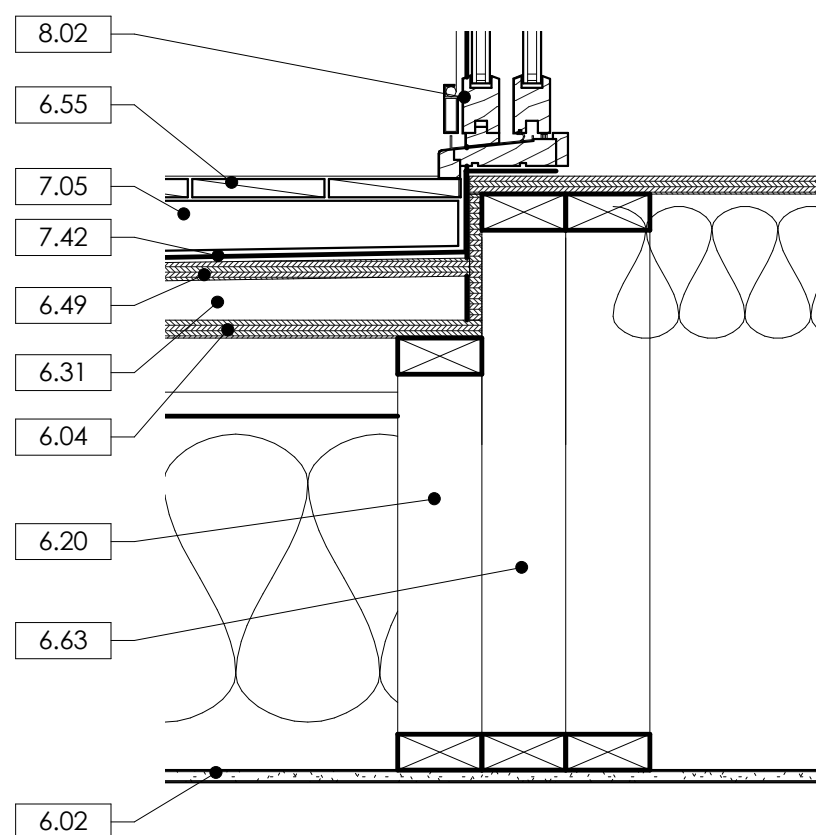
KEYNOTE LEGEND	
MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER, SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE, SEE STRUC.
3.03	TYP. REINFORCED CONCRETE SLAB ON GRADE W/ TURN DOWN FOOTING SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
4.01	RUNNING BOND BRICK VENEER
4.03	SINGLE BRICK SOLDIER COURSE
4.08	WEEPS @ TERMINATIONS, 24" O.C. TYP.
4.09	PRECAST CONCRETE SILL W/ BEVELED TOP EDGE AND DRIP KERF, TYP.
4.10	MORTAR NET, TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUOROPOLYMER COATING, LAP ROOF MEMBRANE OVER EXTERIOR VENEER, COORD. W/ MANUF. INSTRUCTIONS TYP.
5.08	GALVANIZED METAL ANCHORS
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS, SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
5.15	STEEL UNTEL ANGLE
5.16	THRU-WALL FLASHING LAPPED OVER SS DRIP EDGE TYP.
5.19	METAL ANCHOR BOLT, SEE STRUC.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR, SEE STRUC.
6.05	LVL BEAM, SEE STRUC.
6.09	1x10 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1x4 BATTENS OVER SEAMS - PAINT
6.17	2x4 DOUBLE TOP PLATE
6.18	2x4 P.T. SOLE PLATE
6.19	ENGINEERED ROOF TRUSS, SEE STRUC.
6.20	ENGINEERED OPEN-WEB FLOOR TRUSS, SEE STRUC.
6.34	CANT STRIP
6.35	P.T. WOOD FRAMING
6.36	P.T. WOOD BLOCKING
6.38	2x4 SOLE PLATE
6.41	2x12 STRINGER
6.42	1" GYP. LINER PANEL, SEE UL 336 ASSEMBLY
6.46	2x4 STUD WALL
6.47	2x6 WOOD FRAMING
6.48	EXTERIOR SHEATHING, SEE STRUC.
6.49	ROOF SHEATHING, SEE STRUC.
6.52	WOOD HEADER, SEE STRUC.
6.55	1x6 COMPOSITE WOOD LOOK DECK BOARDS, FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2" IF STUDS, WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE, THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL, SEE UL U336 FOR ASSEMBLY, PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE, 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.16	FLUID APPLIED WEATHER RESISTANT MEMBRANE
7.17	MIN. R-38 CAVITY INSULATION
7.18	MIN. R-19 WALL CAVITY INSULATION FILLED INSIDE 2x6 STUD WALL
7.19	MIN. R-30 CAVITY INSULATION HELD UP TO UNDERSIDE OF FLOOR DECK
7.20	ROOF MEMBRANE STRIP LAPPED OVER EDGE OF METAL COPING, CONFIRM W/ MANUF. INSTALLATION INSTRUCTIONS
7.43	MIN. R-13 WALL CAVITY INSULATION
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW, SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR, SEE SCHEDULE FOR MORE INFORMATION



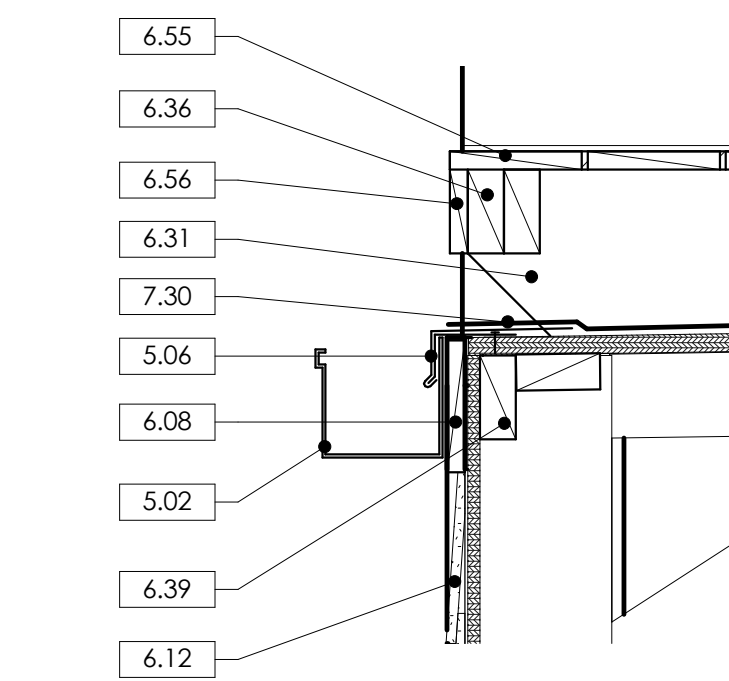
1 WALL SECTION - GARAGE / PATIO RAILING
A4.2 SCALE: 1/2" = 1'-0"



2 DETAIL - GUTTER @ PATIO ROOF
A4.2 SCALE: 1 1/2" = 1'-0"



3 DETAIL - PATIO DOOR THRESHOLD
A4.2 SCALE: 1 1/2" = 1'-0"



4 DETAIL - GUTTER @ PATIO EDGE
A4.2 SCALE: 1 1/2" = 1'-0"

KEYNOTE LEGEND	
MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
3.07	TYP. GARAGE SLAB: 4" REINFORCED CONCRETE SLAB ON GRADE, SLOPED TO DRAIN 1/8" PER FT. SEE STRUC.
5.02	5"x5" SQUARE ALUM. GUTTER W/ 3"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK. TYP.
5.05	5"x5" SQUARE ALUM. GUTTER W/ 3"x4" DOWNSPOUT DOWN TO ELBOW AND COMPOSITE SPLASH BLOCK UNDER PATIO DECK.
5.06	METAL TURNDOWN COPING AT ROOF EDGE W/ CONT. CLEAT AND DRIP EDGE. FLUOROPOLYMER COATING TYP.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR. SEE STRUC.
6.05	LVL BEAM. SEE STRUC.
6.06	1x4 FIBER CEMENT TRIM BD. - PAINT
6.08	1x5 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.12	FIBER CEMENT LAP WALL SIDING W/ 9" EXPOSURE - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.14	2x6 DOUBLE TOP PLATE
6.15	2x6 SOLE PLATE
6.19	ENGINEERED ROOF TRUSS. SEE STRUC.
6.20	ENGINEERED OPEN WEB FLOOR TRUSS. SEE STRUC.
6.31	RIPPED 2x10 P.T. WOOD JOISTS @ 16" O.C. TO PROVIDE LEVEL SURFACE FOR DECK BOARDS
6.36	P.T. WOOD BLOCKING
6.39	WOOD BLOCKING. SEE STRUC.
6.47	2x4 WOOD FRAMING
6.48	EXTERIOR SHEATHING. SEE STRUC.
6.49	ROOF SHEATHING. SEE STRUC.
6.52	WOOD HEADER. SEE STRUC.
6.55	1x6 COMPOSITE WOOD LOOK DECK BOARDS. FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
6.56	1x4 COMPOSITE WOOD LOOK TRIM TO MATCH DECK BOARDS
6.63	GIRDER TRUSS. SEE STRUC.
7.05	PATIO DECK SYSTEM: IPE PAVER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT. ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE. 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.30	LAP ROOF MEMBRANE OVER METAL TURNDOWN COPING AND PROVIDE SEALANT AT CUT EDGE AS REQ'D BY MANUF.
7.42	WATERPROOFING SYSTEM TO TURN UP WALLS MIN. 8" AND LAP INTO FRAMED OPENINGS AS REQ'D
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW. SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR. SEE SCHEDULE FOR MORE INFORMATION
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)

TSW

PLANNING • ARCHITECTURE

LANDSCAPE ARCHITECTURE

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seal

STATE OF OKLAHOMA

HEATHER
OIS
HUBBLE
A08073

REGISTERED ARCHITECT

consultant

revisions

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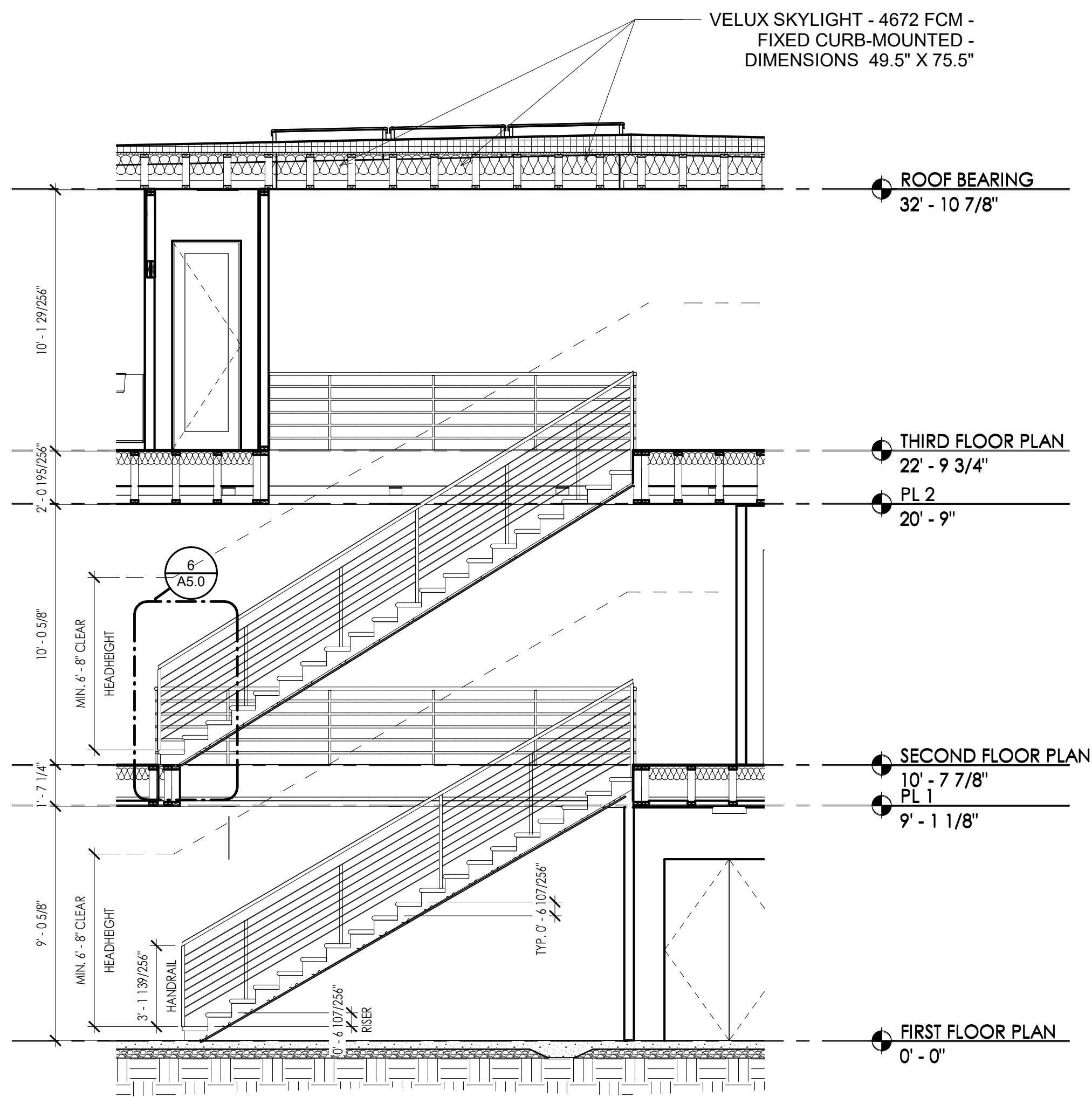
drawing information

project number: 22107
contact:
drawn by: BHC
checked by: APS
drawing date: 06/23/2023
sheet title: WALL SECTIONS AND DETAILS
sheet number:

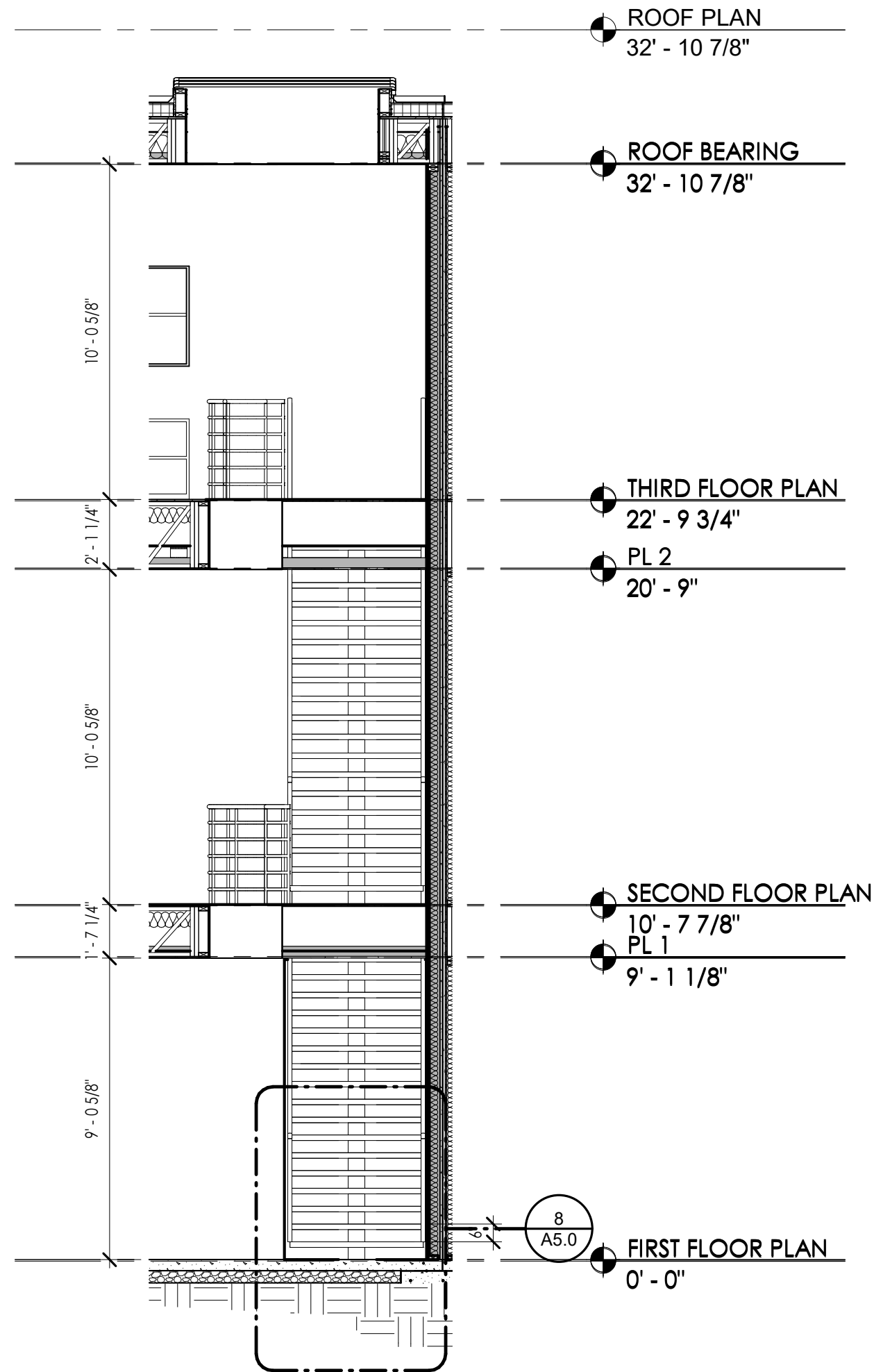
PERMIT SET

A4.2

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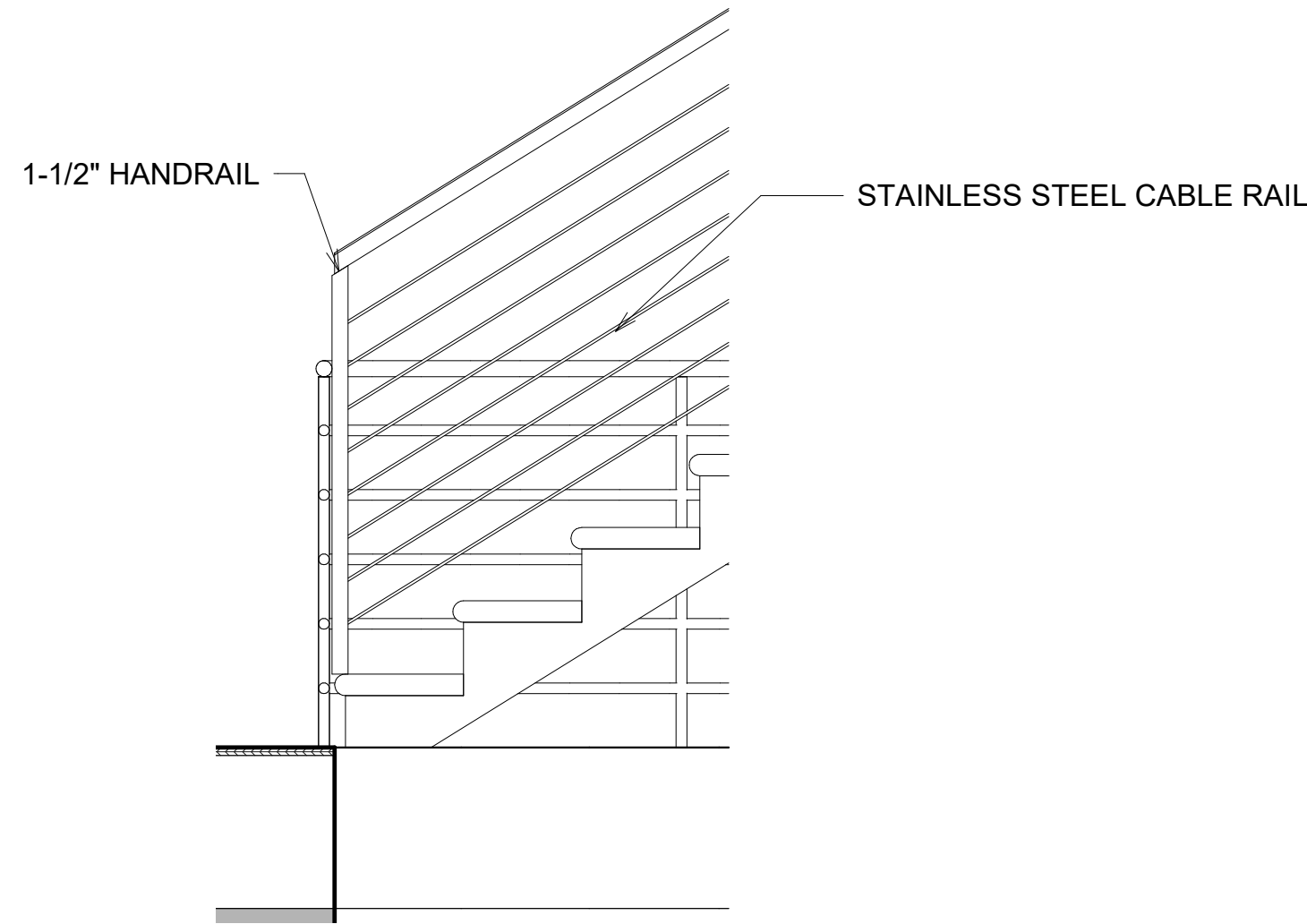
1 LONGITUDINAL SECTION - STAIR
A5.0 SCALE: 1/4" = 1'-0"



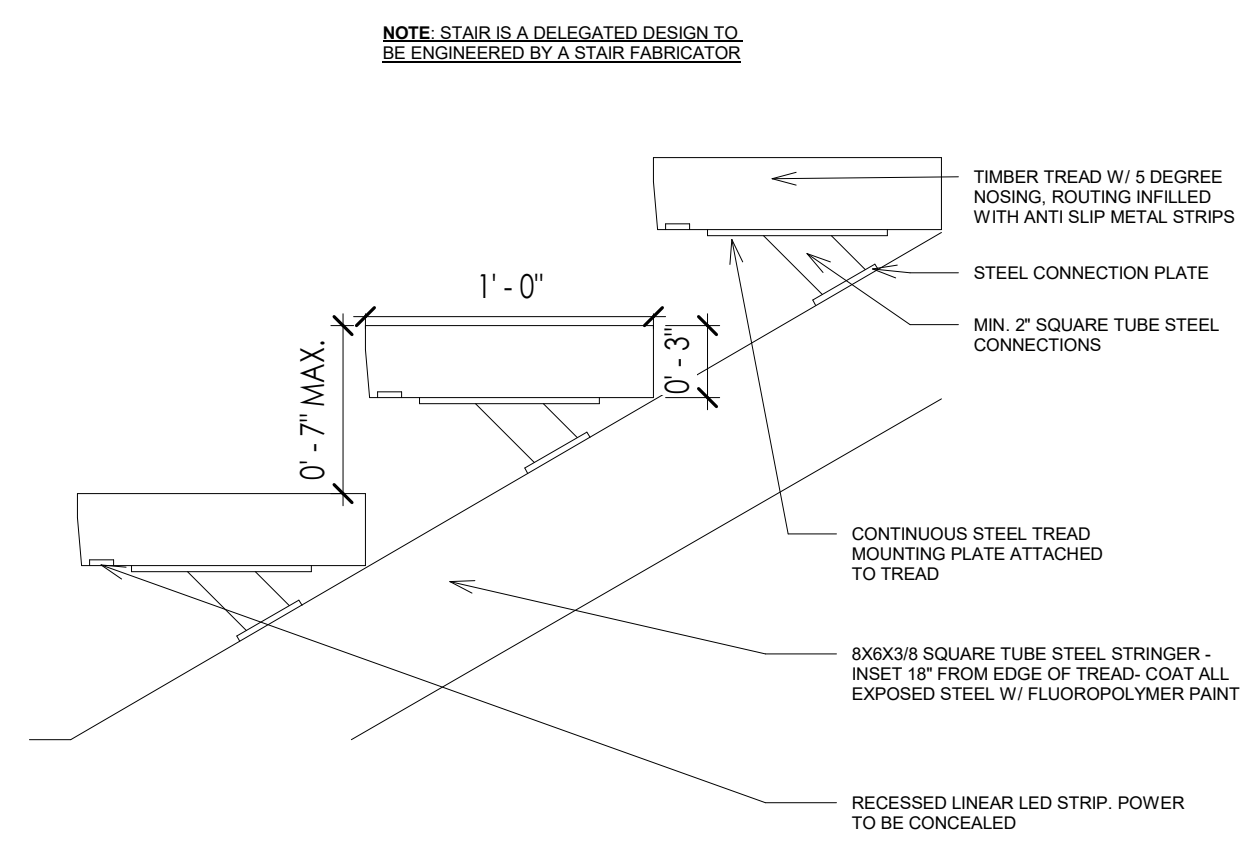
2 TRANSVERSE SECTION - STAIR
A5.0 SCALE: 1/4" = 1'-0"

NOTE: STAIR TO BE FABRICATED IN SUCH A WAY THAT A 4" SPHERE CANNOT PASS THROUGH AT ANY POINT IN THE GUARDRAILING

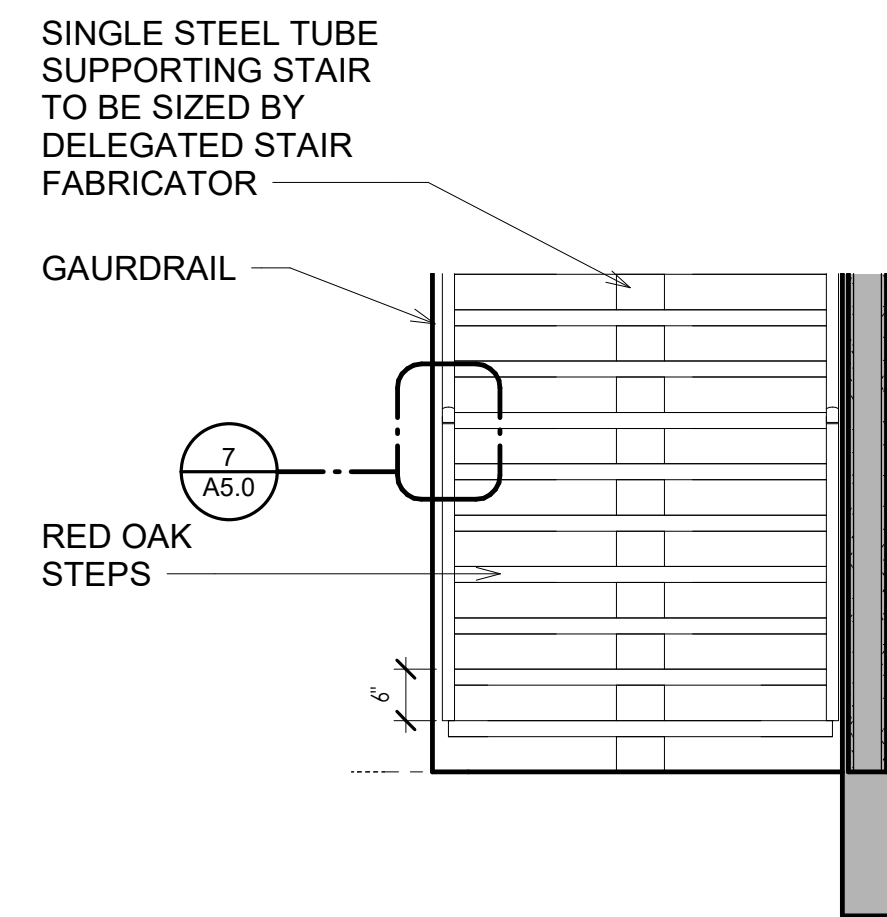
7 HANDRAIL DETAILS
A5.0 SCALE: 3" = 1'-0"



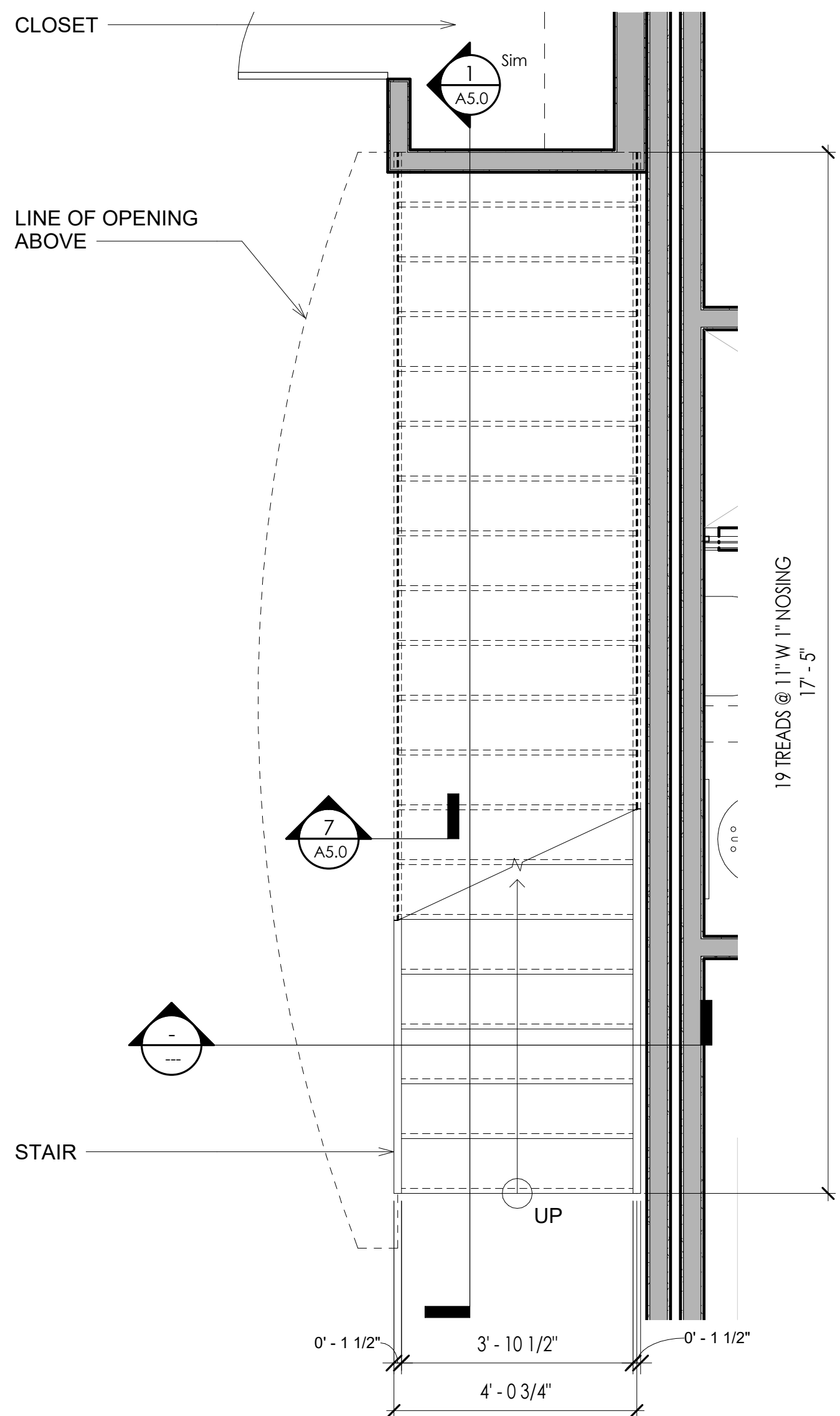
6 STAIR DETAIL - GUARDRAIL
A5.0 SCALE: 3/4" = 1'-0"



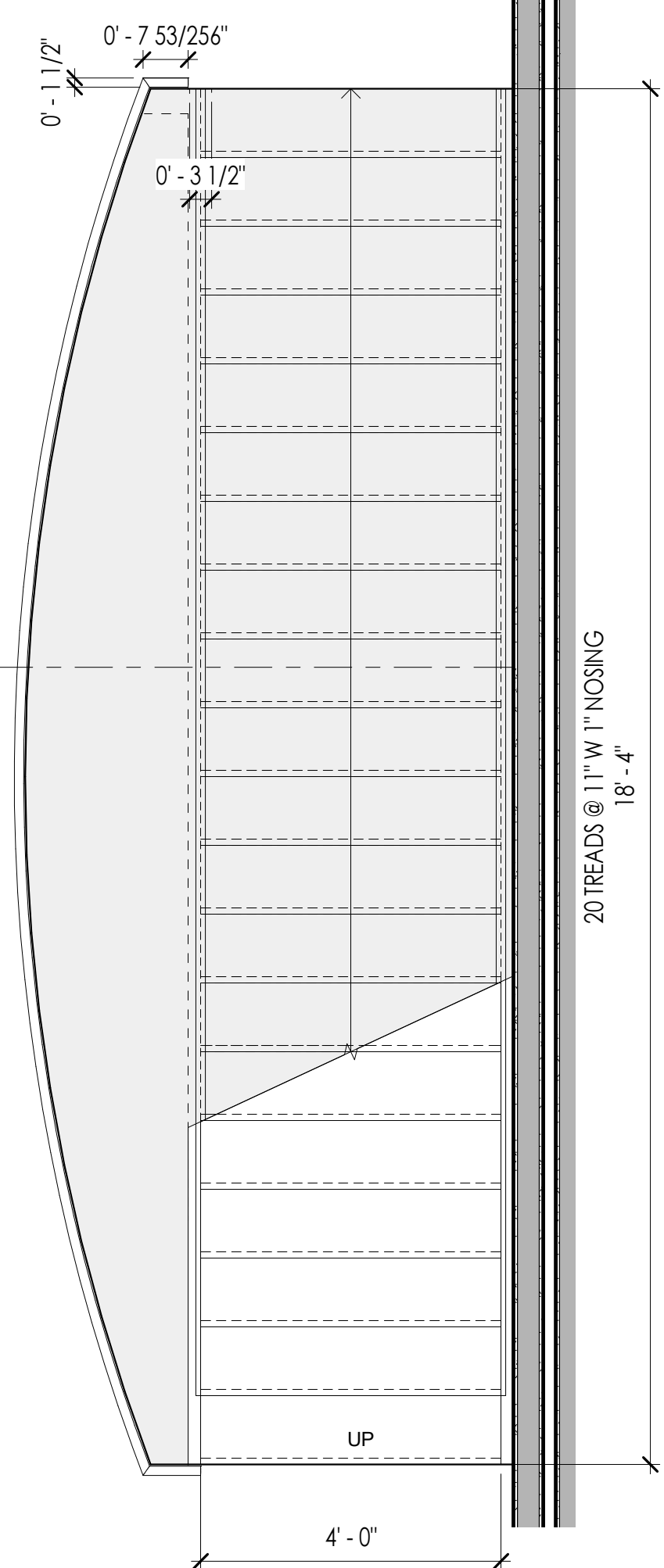
12 STAIR TREAD DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"



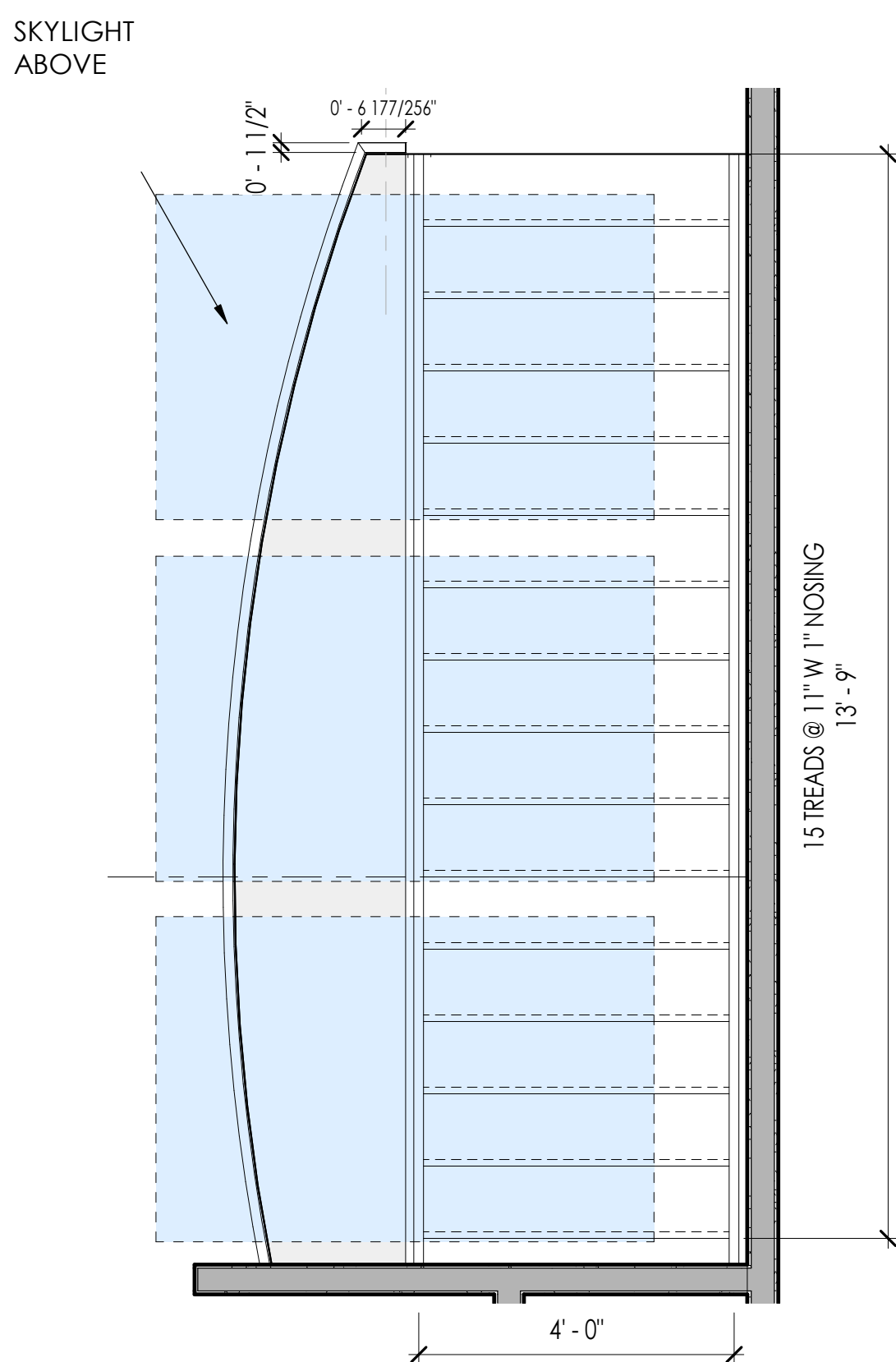
8 STAIR DETAIL - FRONT
A5.0 SCALE: 1/2" = 1'-0"



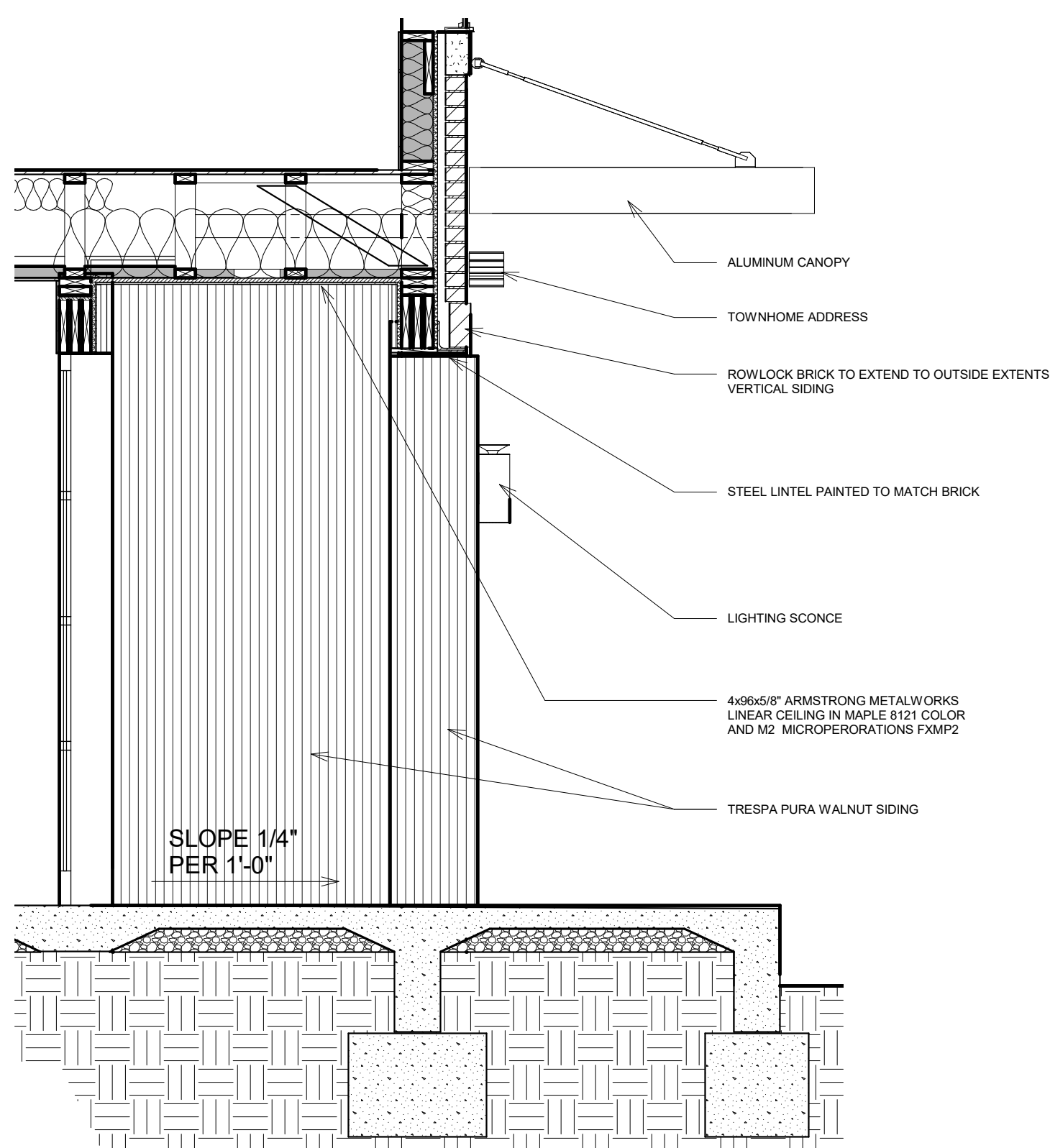
3 FIRST FLOOR STAIR PLAN
A5.0 SCALE: 1/2" = 1'-0"



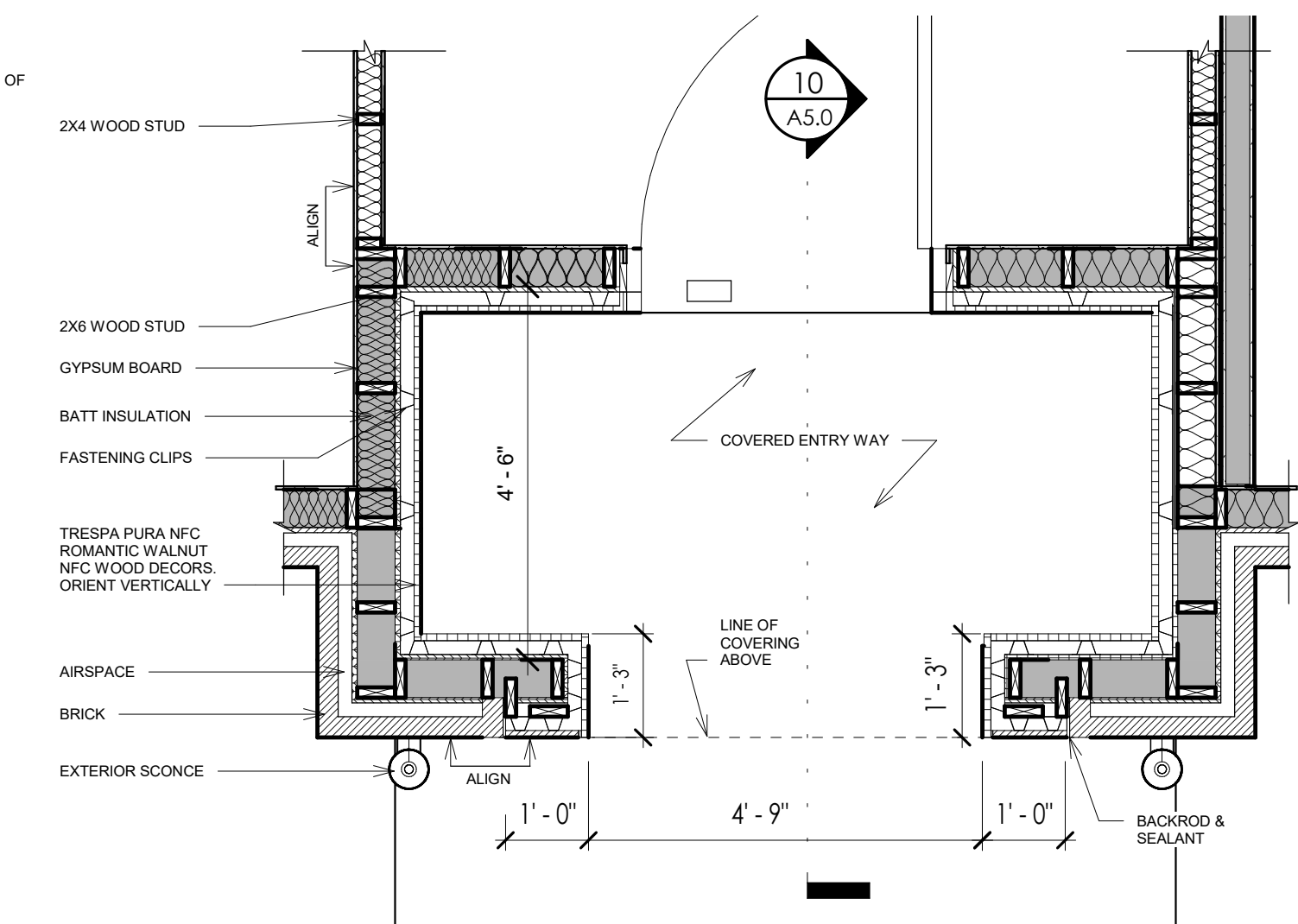
4 SECOND FLOOR STAIR PLAN
A5.0 SCALE: 1/2" = 1'-0"



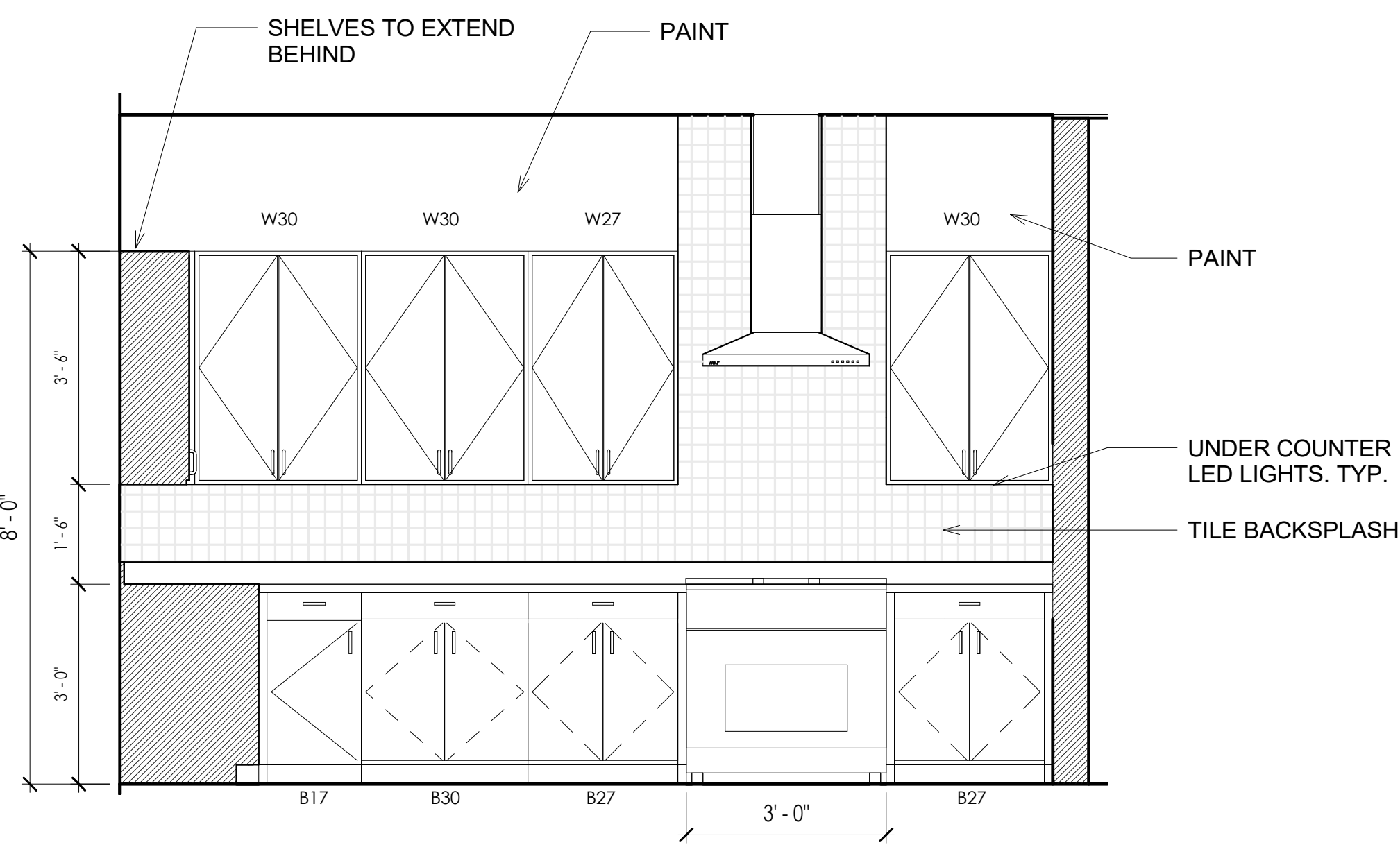
5 THIRD FLOOR STAIR PLAN
A5.0 SCALE: 1/2" = 1'-0"



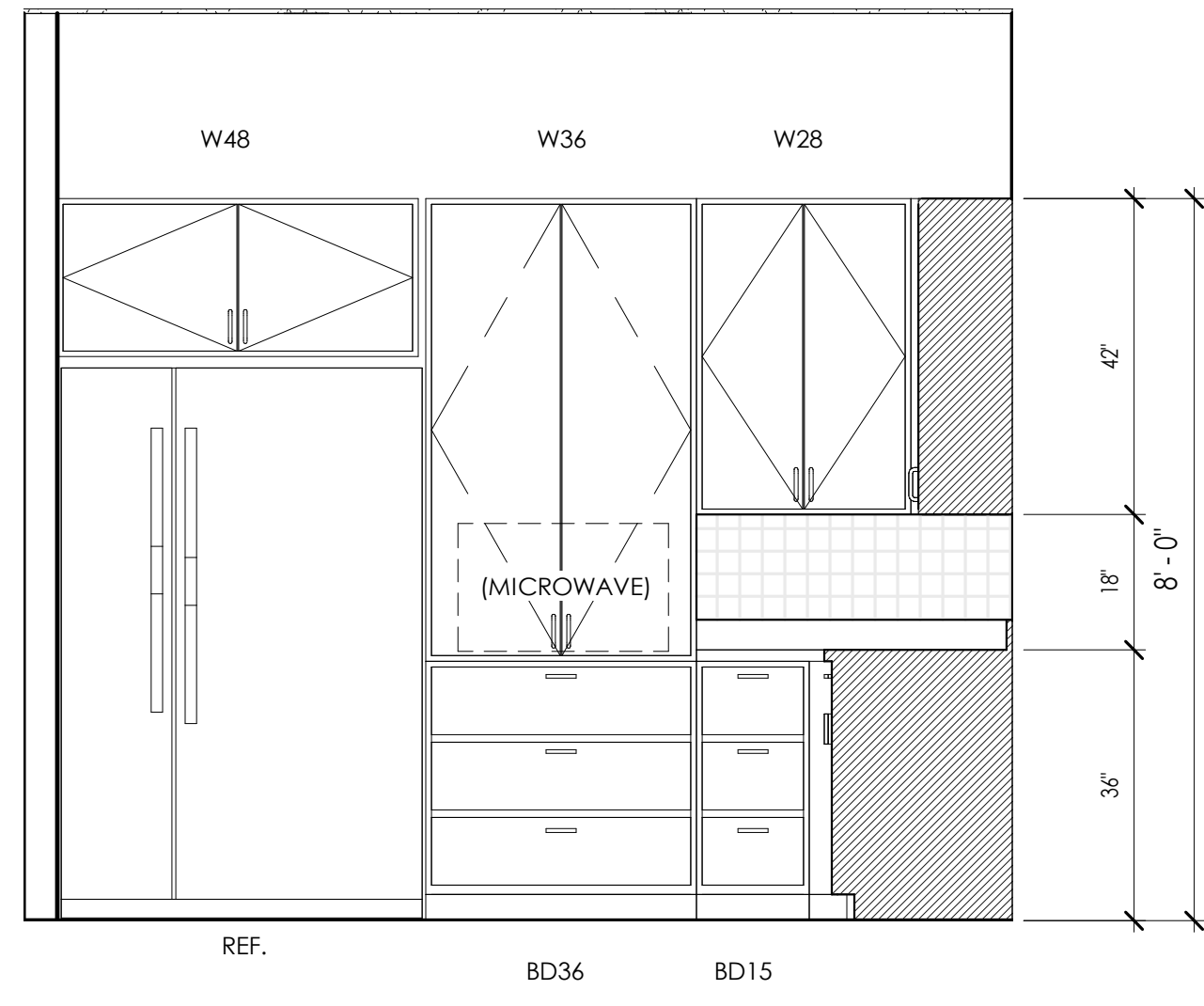
10 VESTIBULE SECTION
A5.0 SCALE: 1/2" = 1'-0"



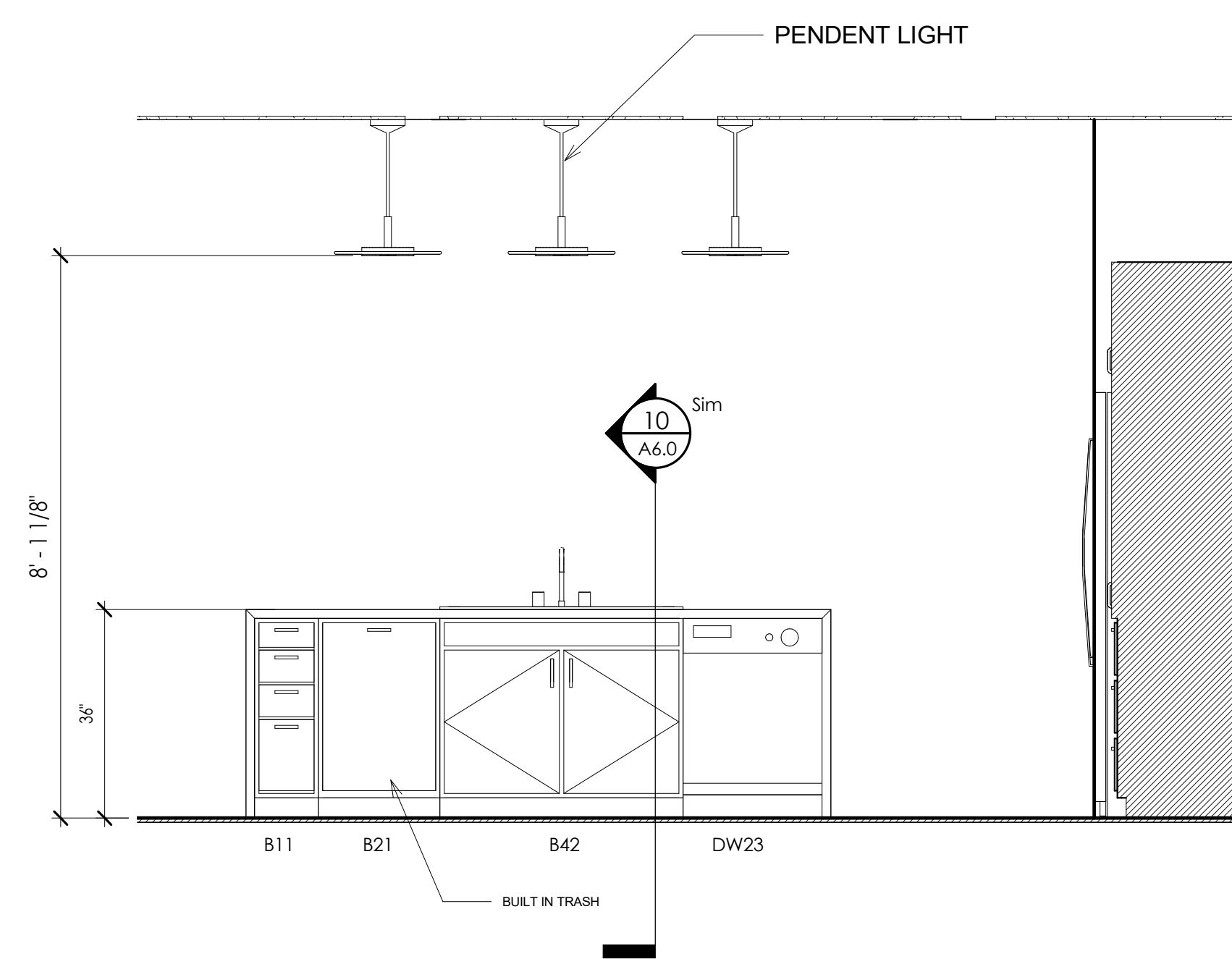
11 VESTIBULE DETAIL
A5.0 SCALE: 1/2" = 1'-0"



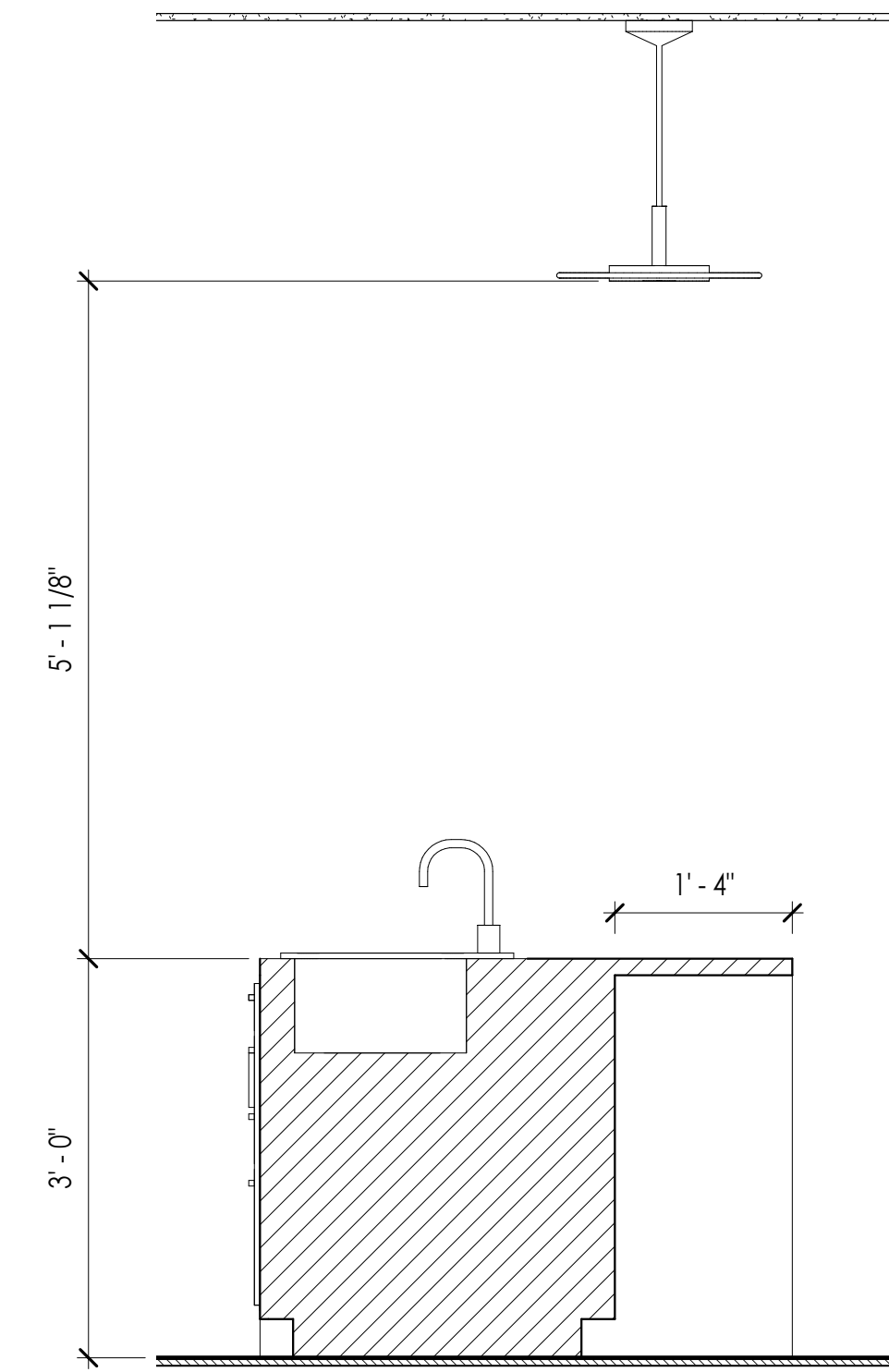
1 2ND FLOOR KITCHEN ELEVATION A
A6.0 SCALE: 1/2" = 1'-0"



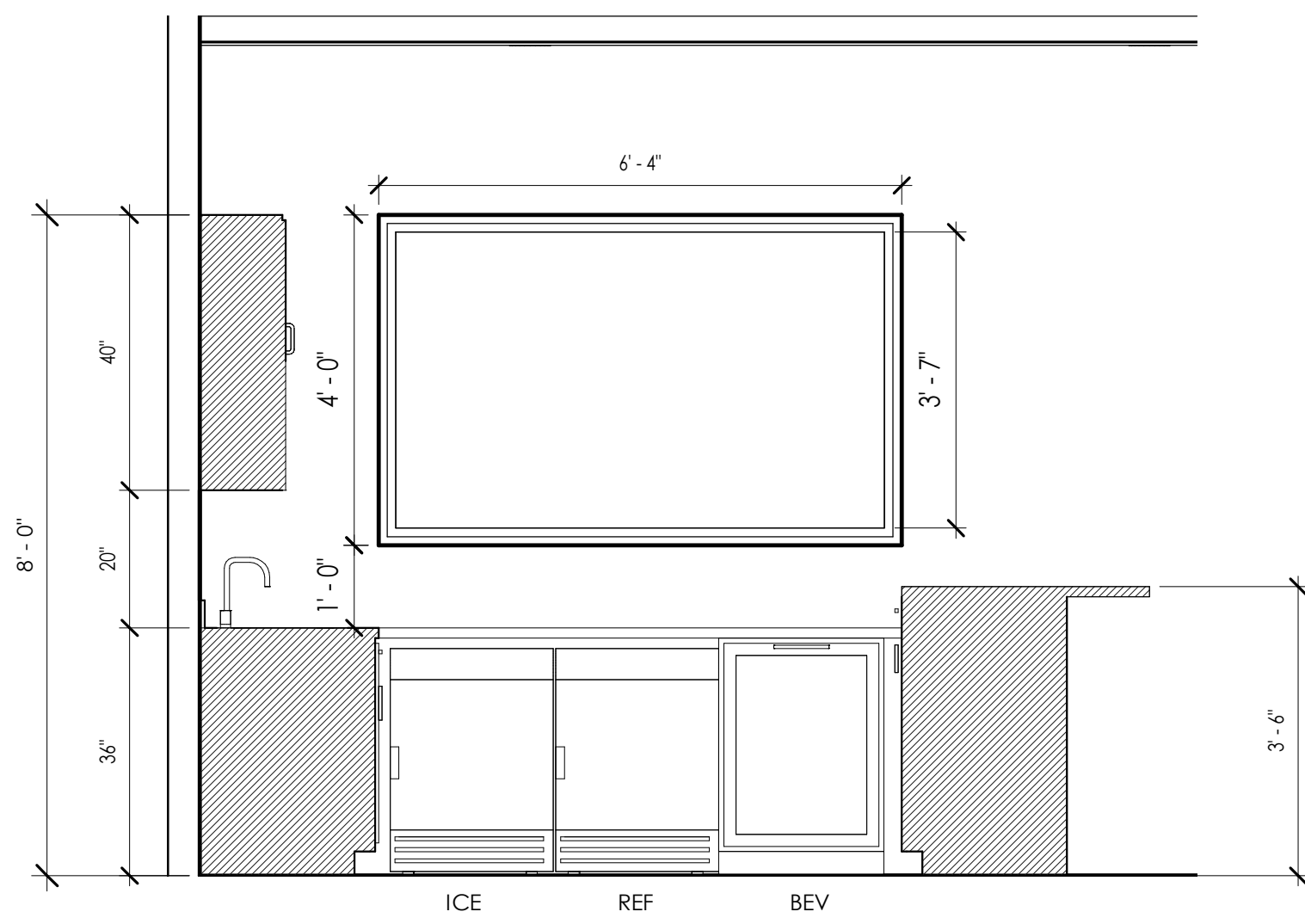
2 2ND FLOOR KITCHEN ELEVATION B
A6.0 SCALE: 1/2" = 1'-0"



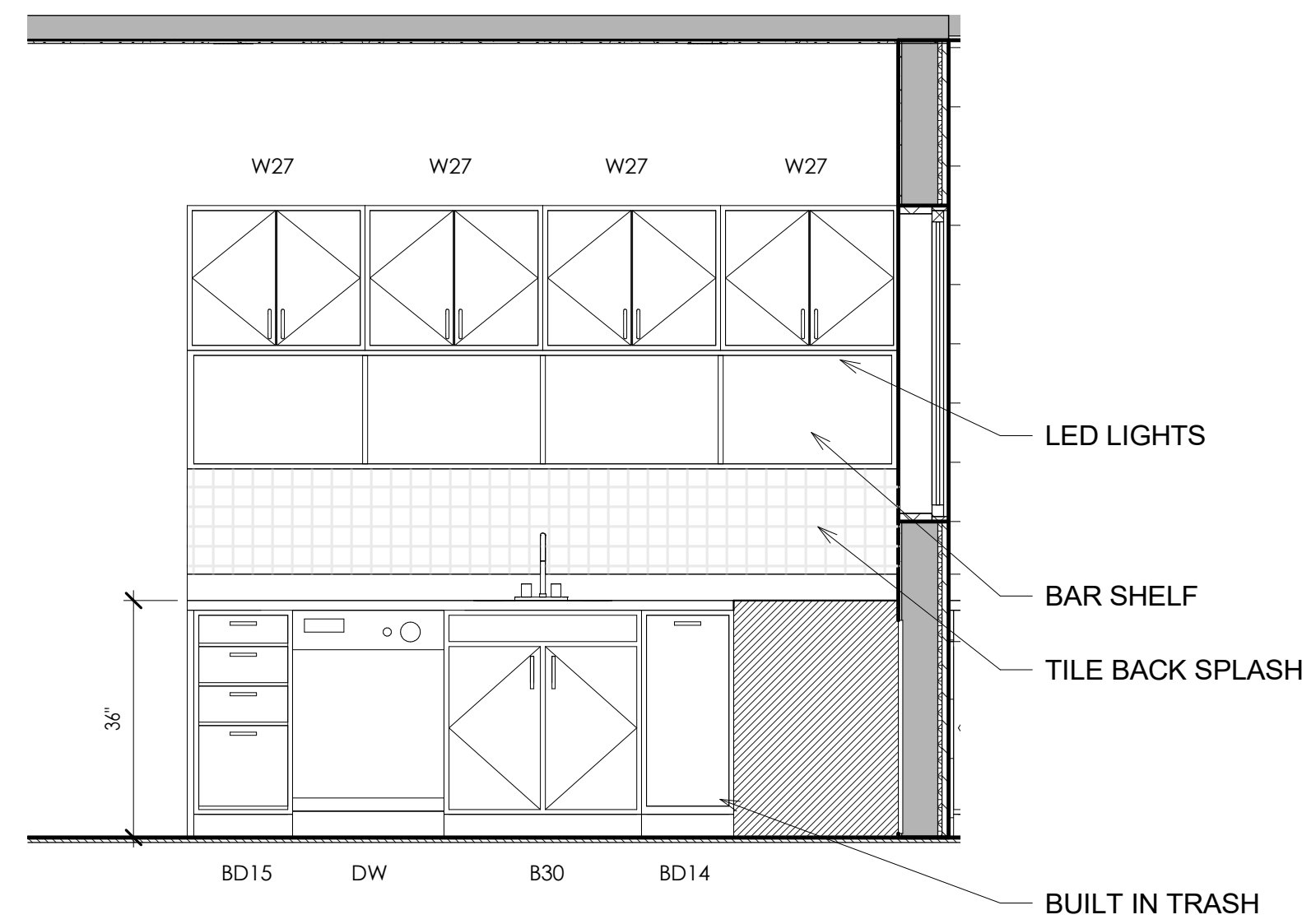
3 2ND FLOOR KITCHEN ELEVATION C
A6.0 SCALE: 1/2" = 1'-0"



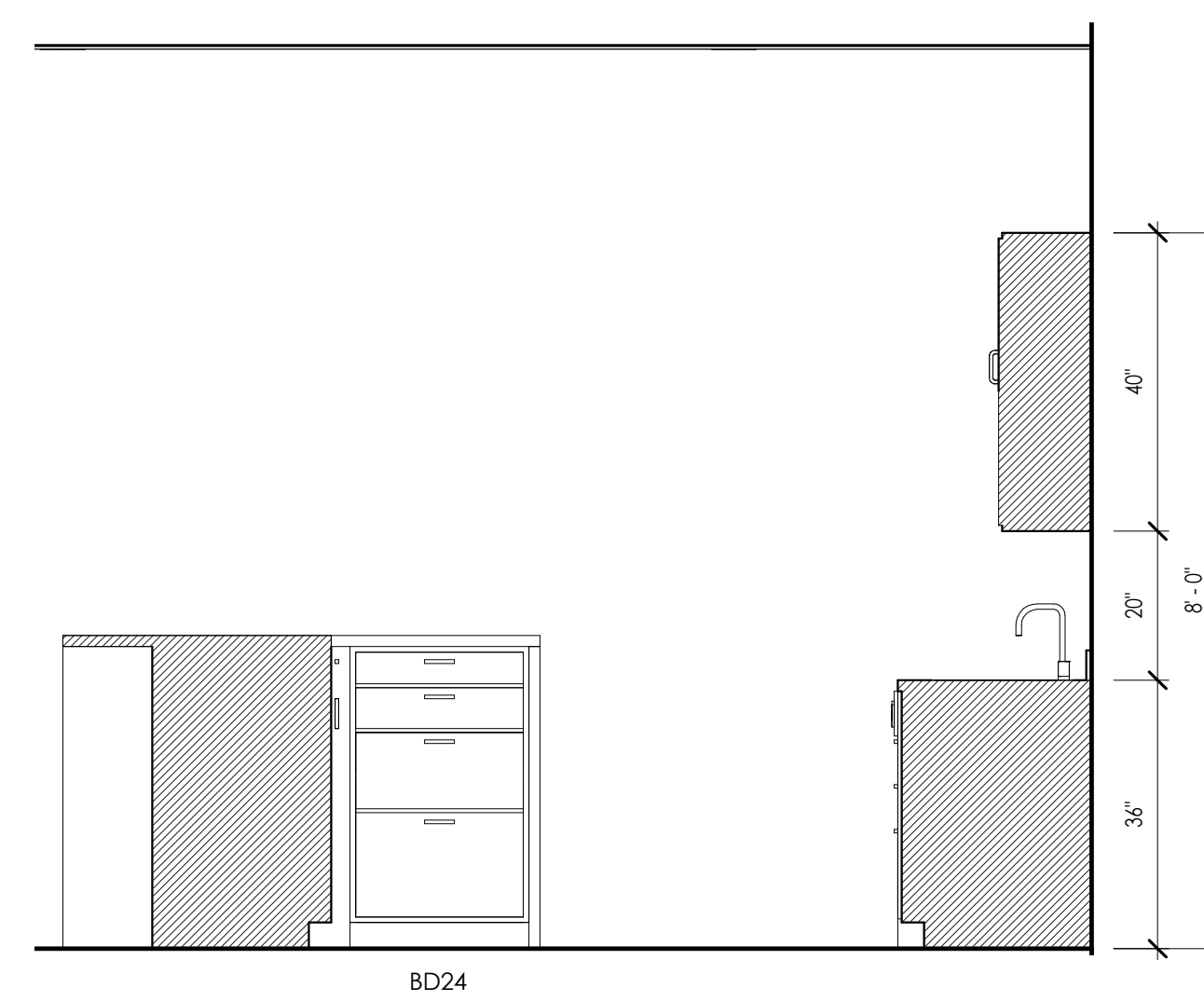
10 2ND FLOOR KITCHEN ISLAND
A6.0 SCALE: 3/4" = 1'-0"



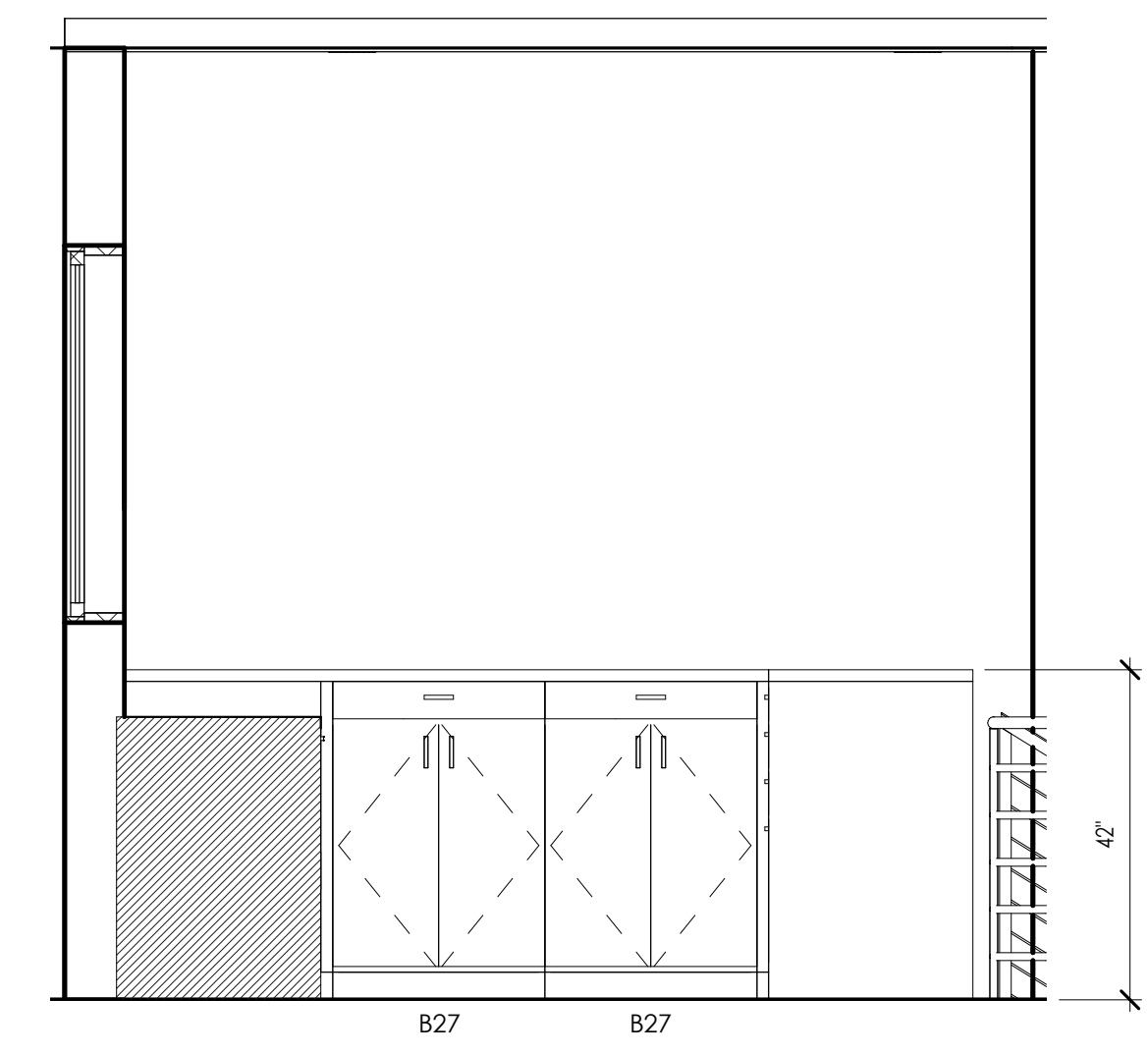
4 3RD FLOOR KITCHEN ELEVATION A
A6.0 SCALE: 1/2" = 1'-0"



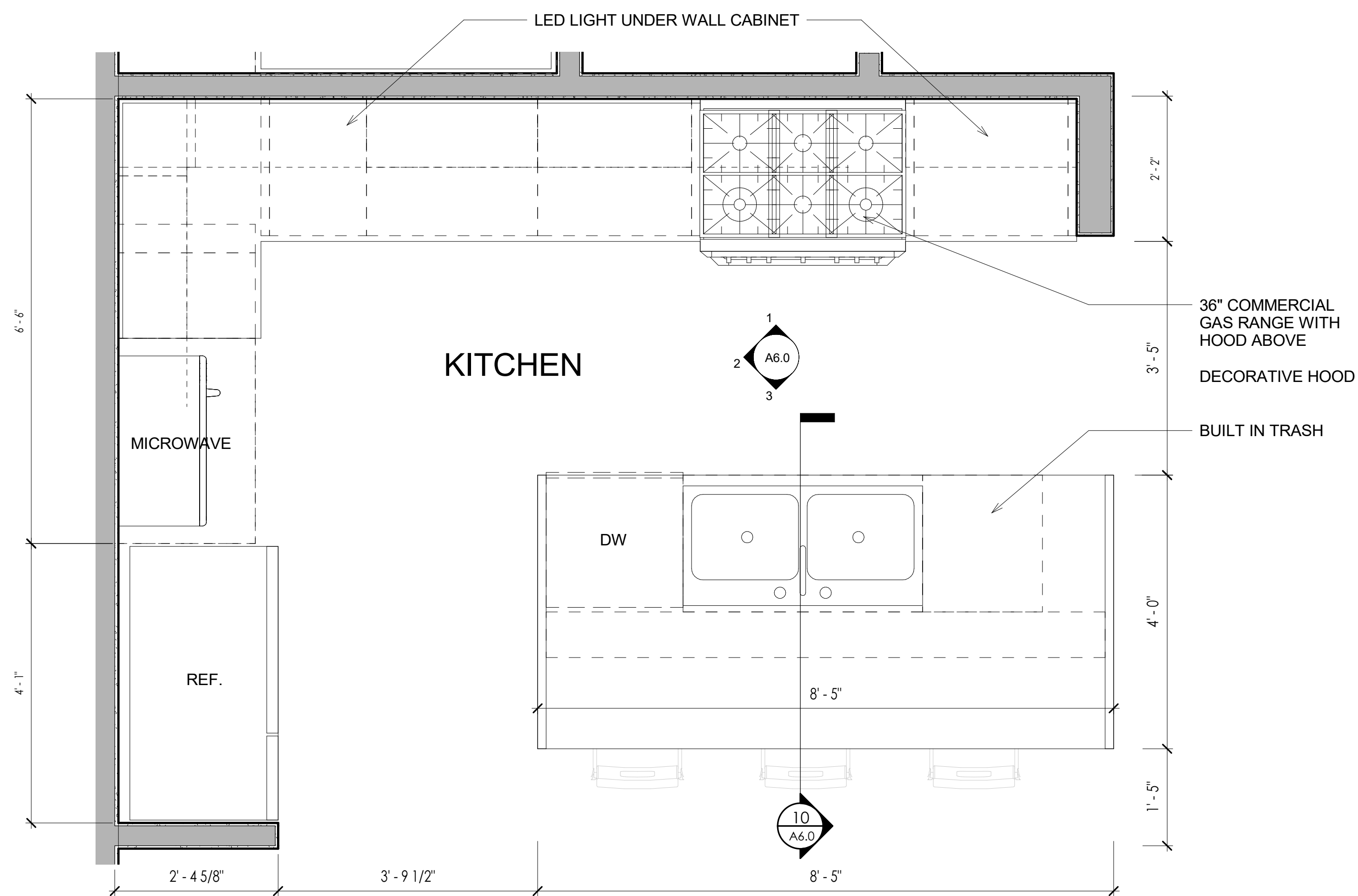
5 3RD FLOOR KITCHEN ELEVATION B
A6.0 SCALE: 1/2" = 1'-0"



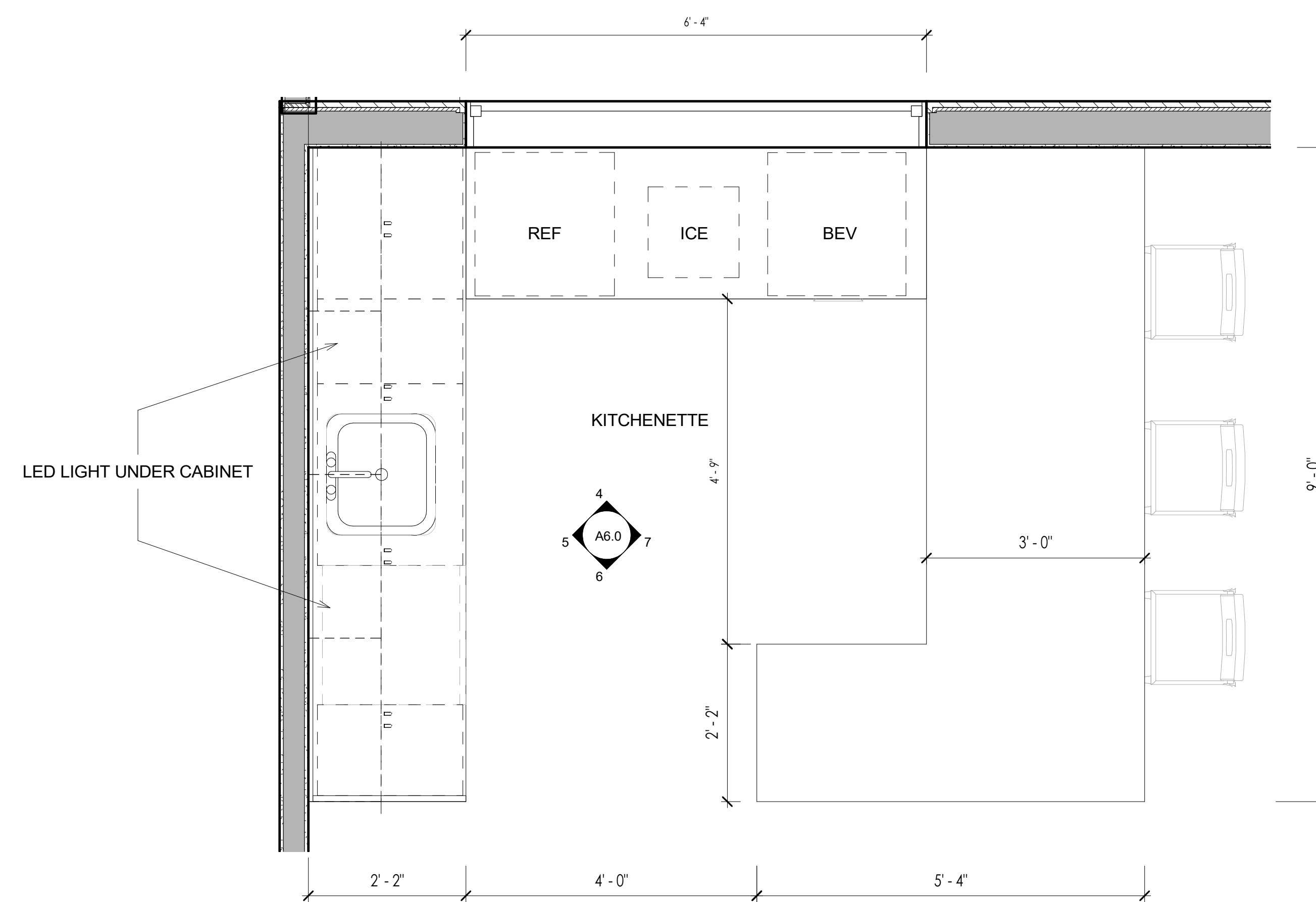
6 3RD FLOOR KITCHEN ELEVATION C
A6.0 SCALE: 1/2" = 1'-0"



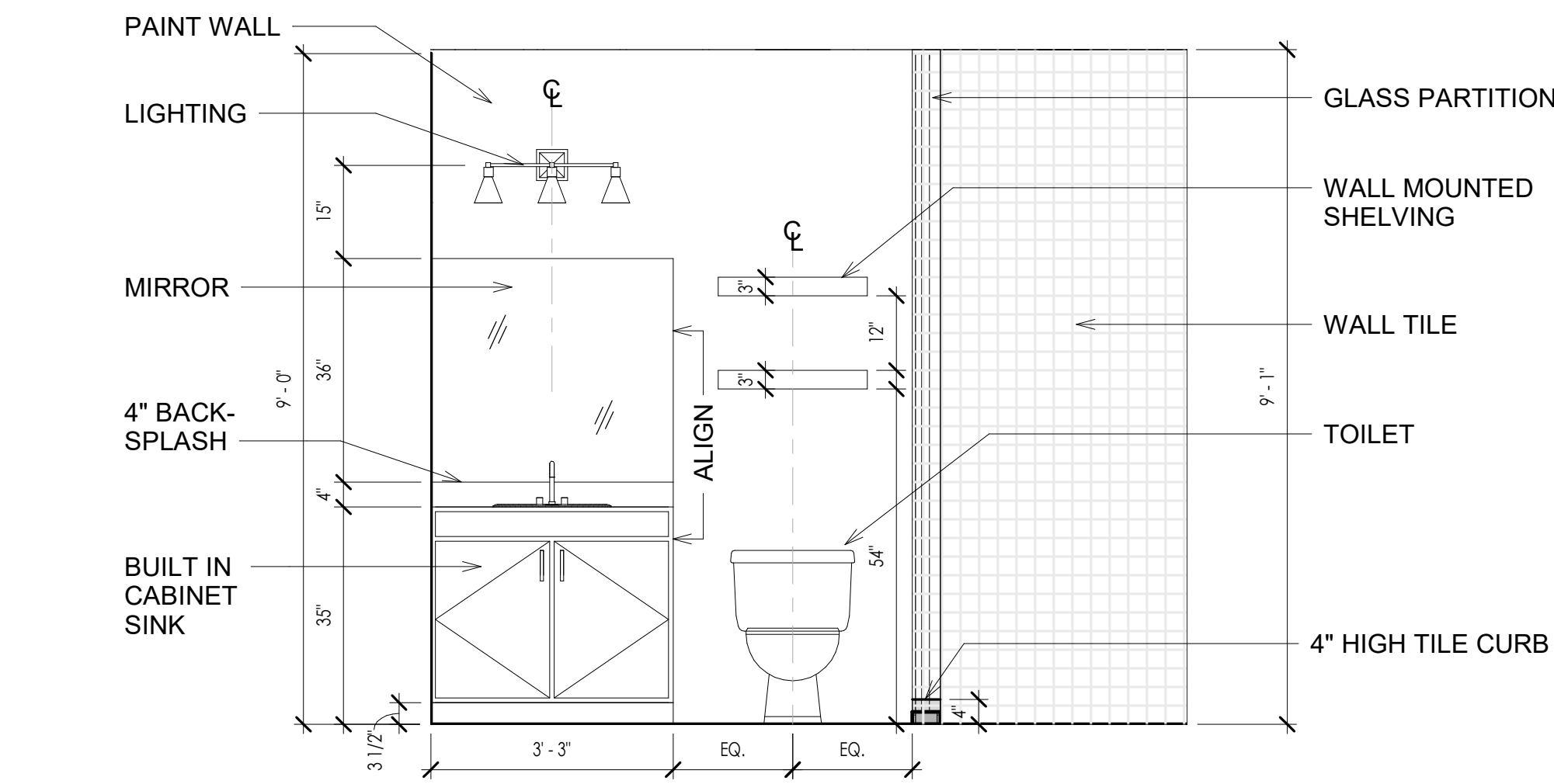
7 3RD FLOOR KITCHEN ELEVATION D
A6.0 SCALE: 1/2" = 1'-0"



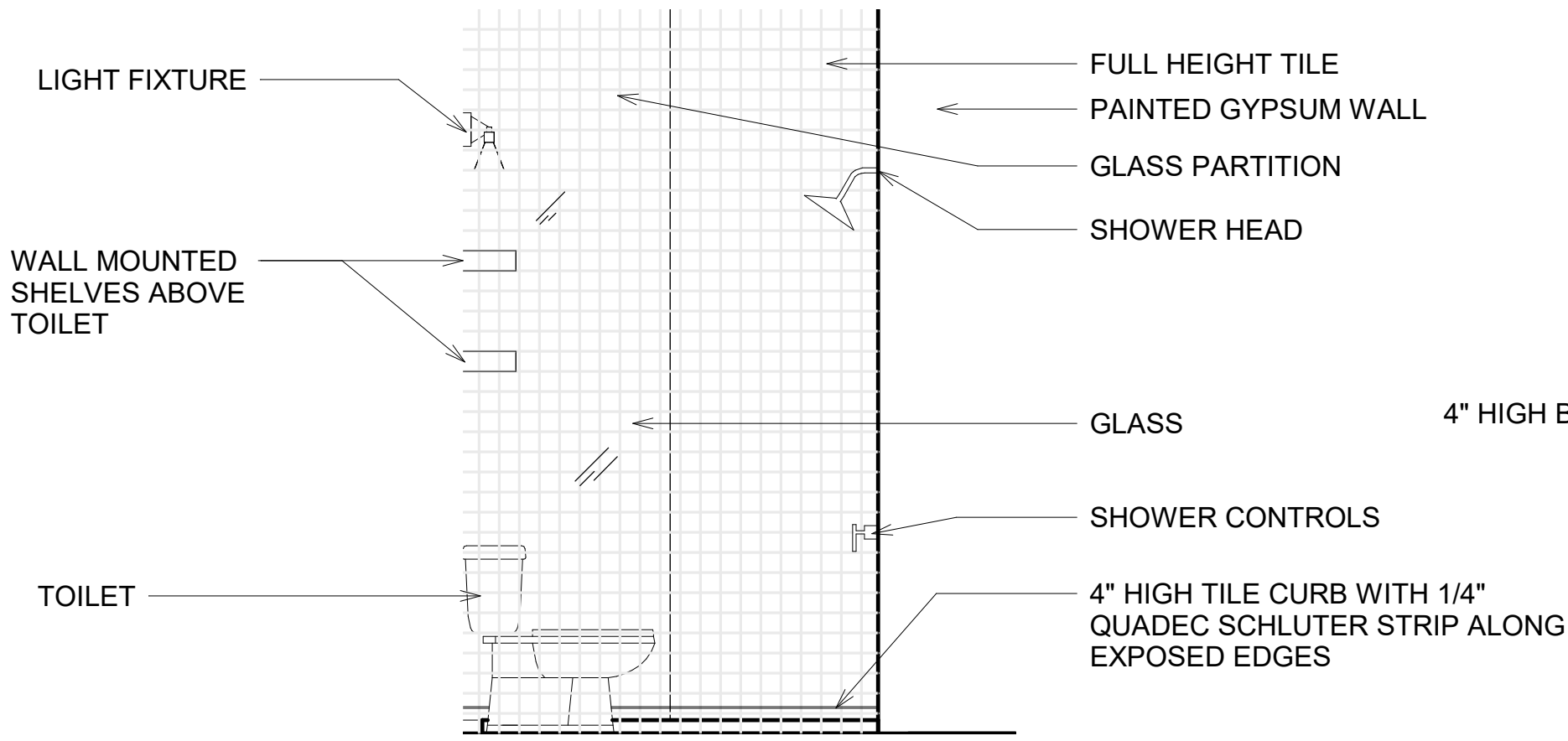
8 SECOND FLOOR - KITCHEN ENLARGED
A6.0 SCALE: 3/4" = 1'-0"



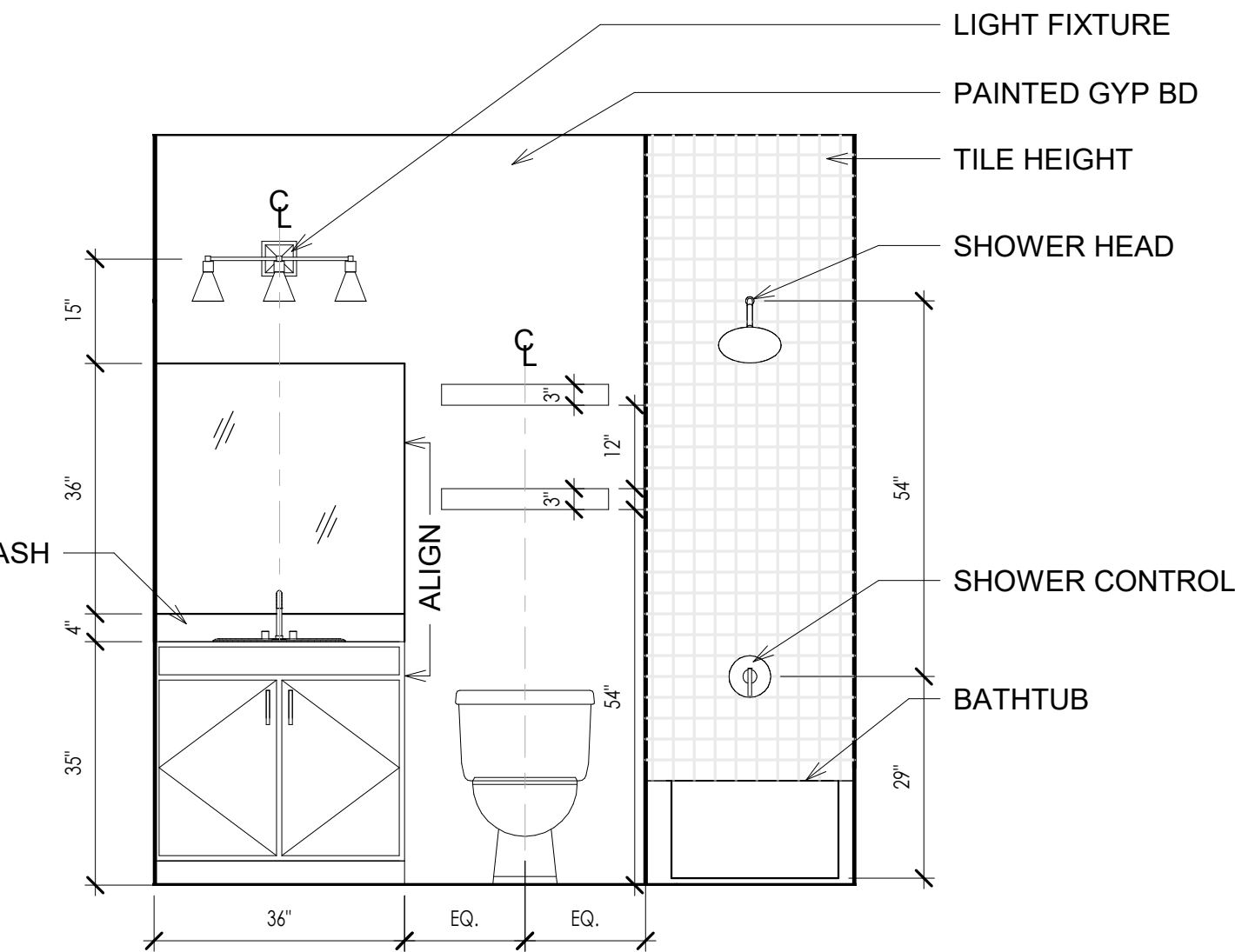
9 THIRD FLOOR - KITCHEN ENLARGED
A6.0 SCALE: 3/4" = 1'-0"



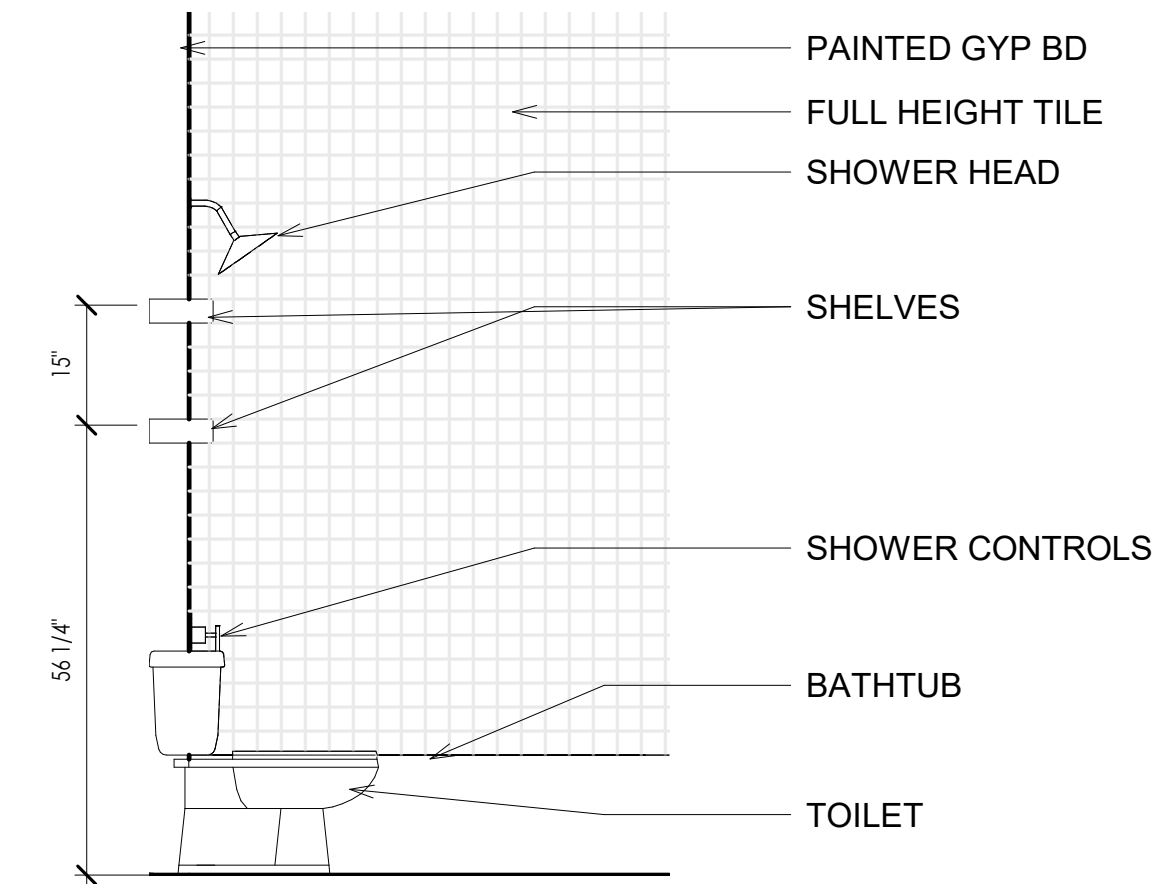
1 FIRST FLOOR BATHROOM A-A
A6.1 SCALE: 1/2" = 1'-0"



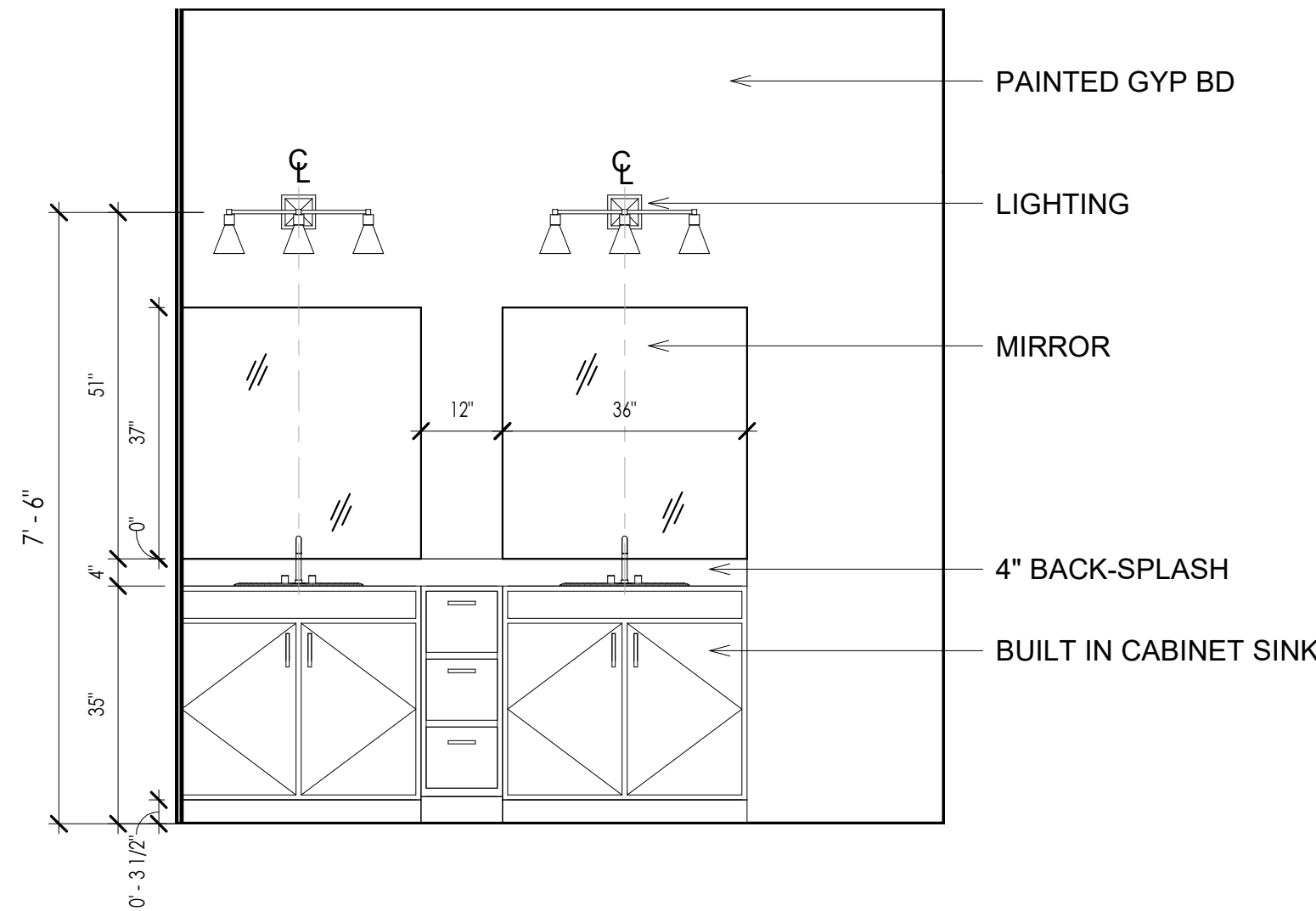
2 FIRST FLOOR BATHROOM A-B
A6.1 SCALE: 1/2" = 1'-0"



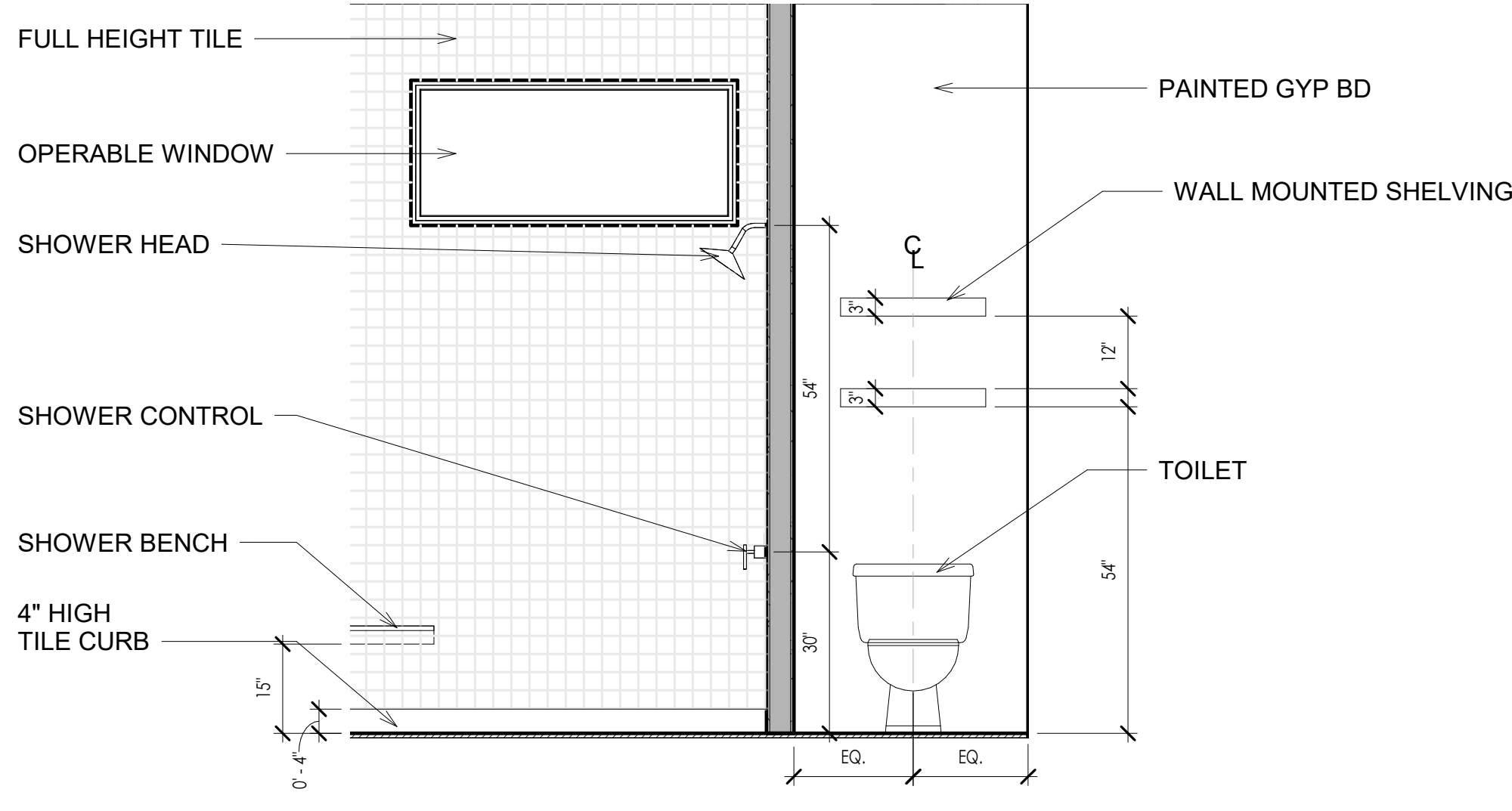
3 FIRST FLOOR BATHROOM B-A
A6.1 SCALE: 1/2" = 1'-0"



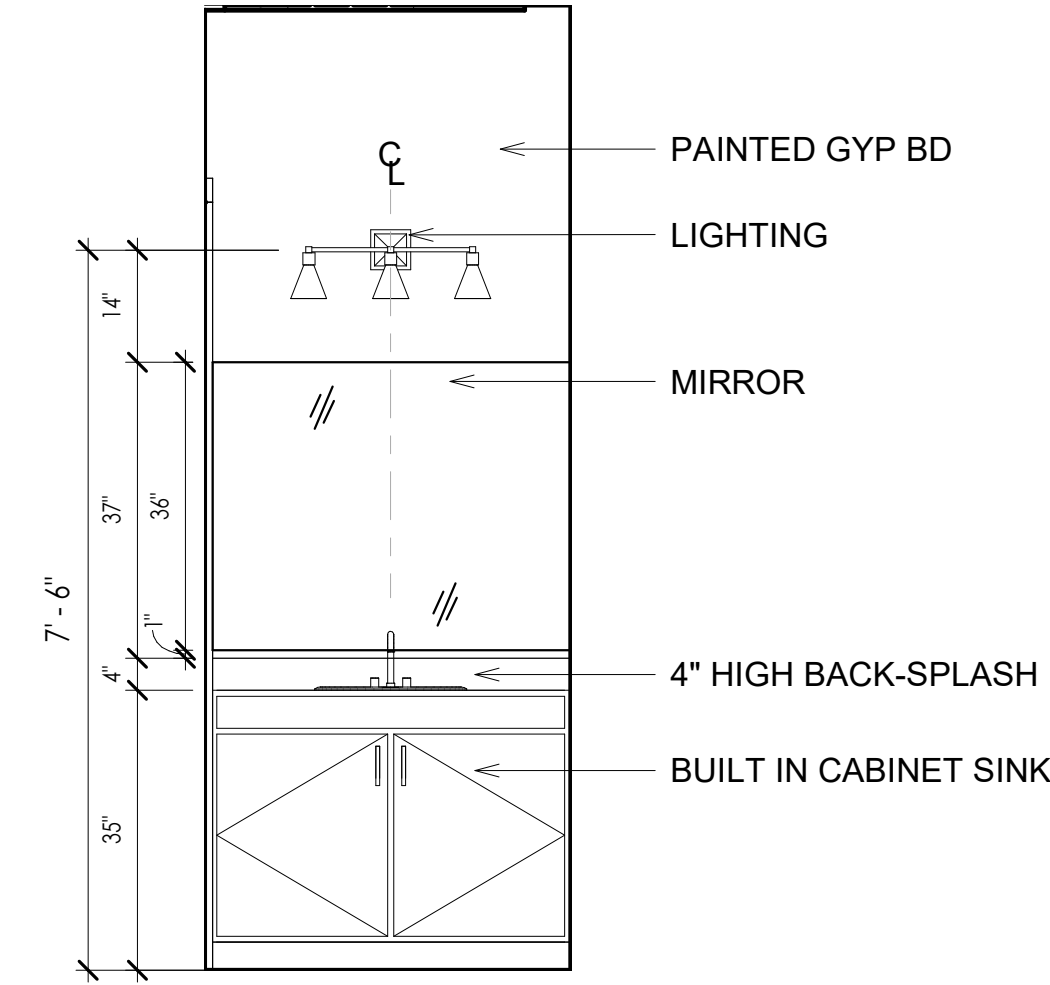
4 FIRST FLOOR BATHROOM B-B
A6.1 SCALE: 1/2" = 1'-0"



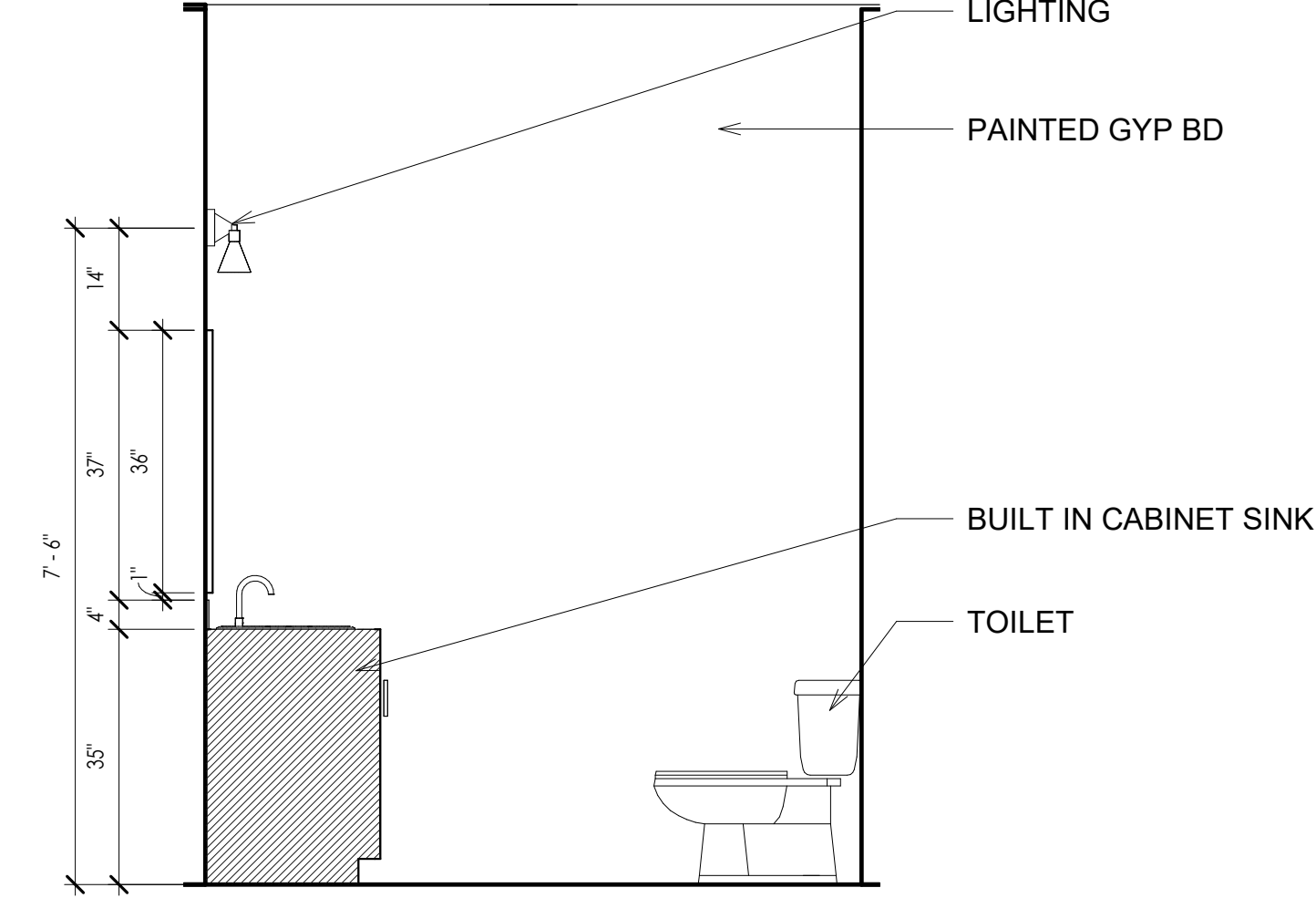
5 SECOND FLOOR BATHROOM A-A
A6.1 SCALE: 1/2" = 1'-0"



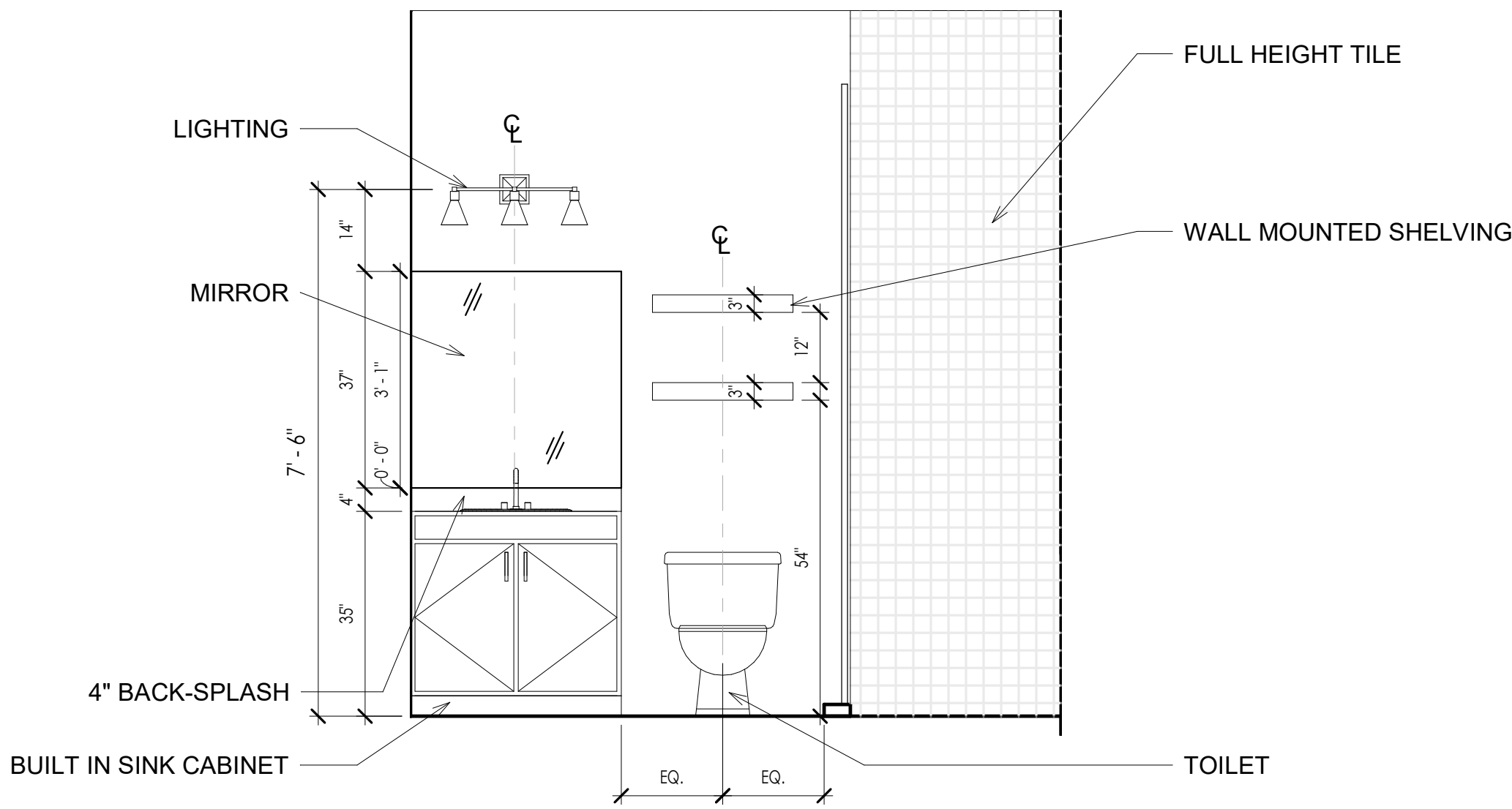
6 SECOND FLOOR BATHROOM A-B
A6.1 SCALE: 1/2" = 1'-0"



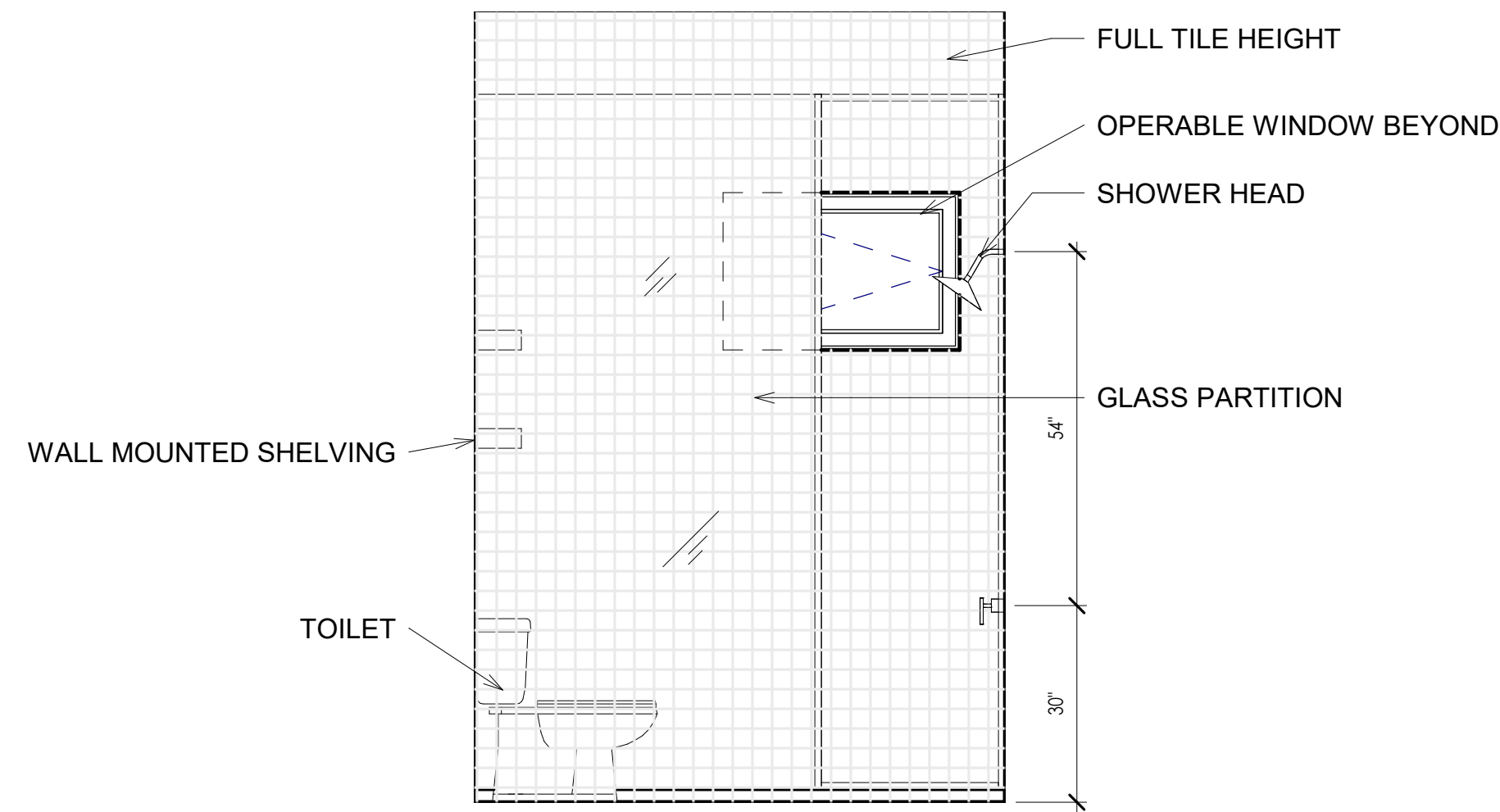
7 SECOND FLOOR BATHROOM B-A
A6.1 SCALE: 1/2" = 1'-0"



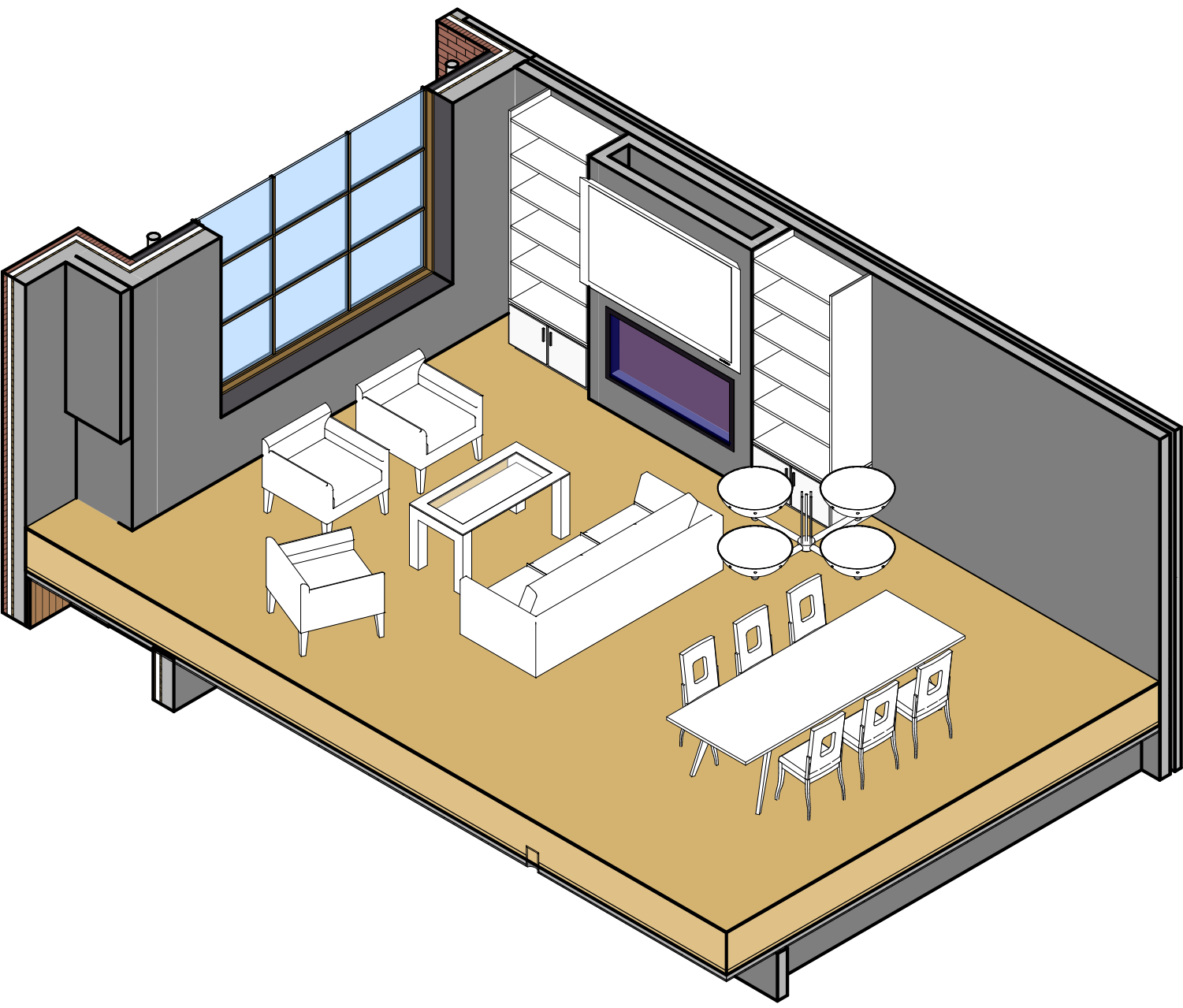
8 SECOND FLOOR BATHROOM B-B
A6.1 SCALE: 1/2" = 1'-0"



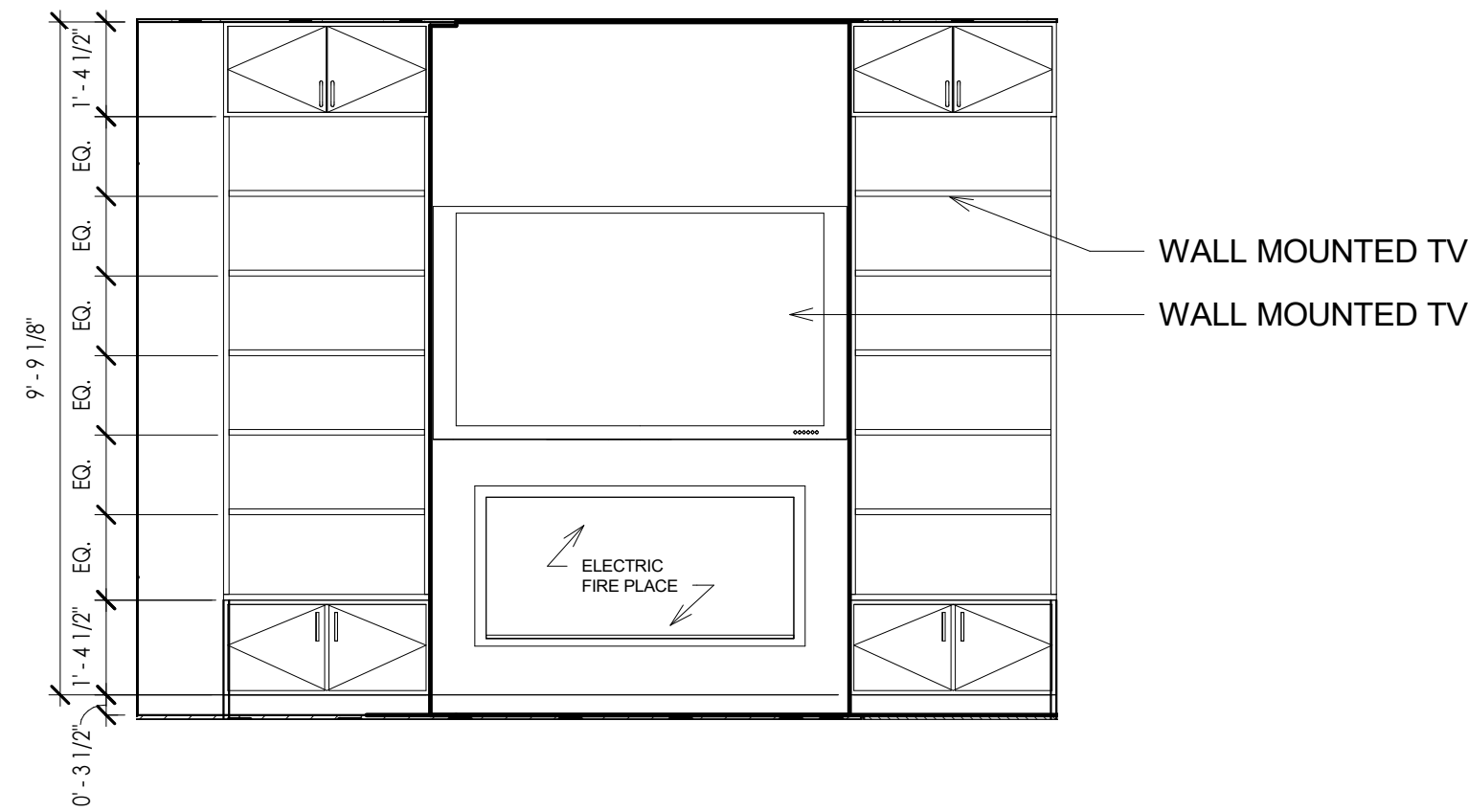
9 THRID FROOM BATHROOM A-A
A6.1 SCALE: 1/2" = 1'-0"



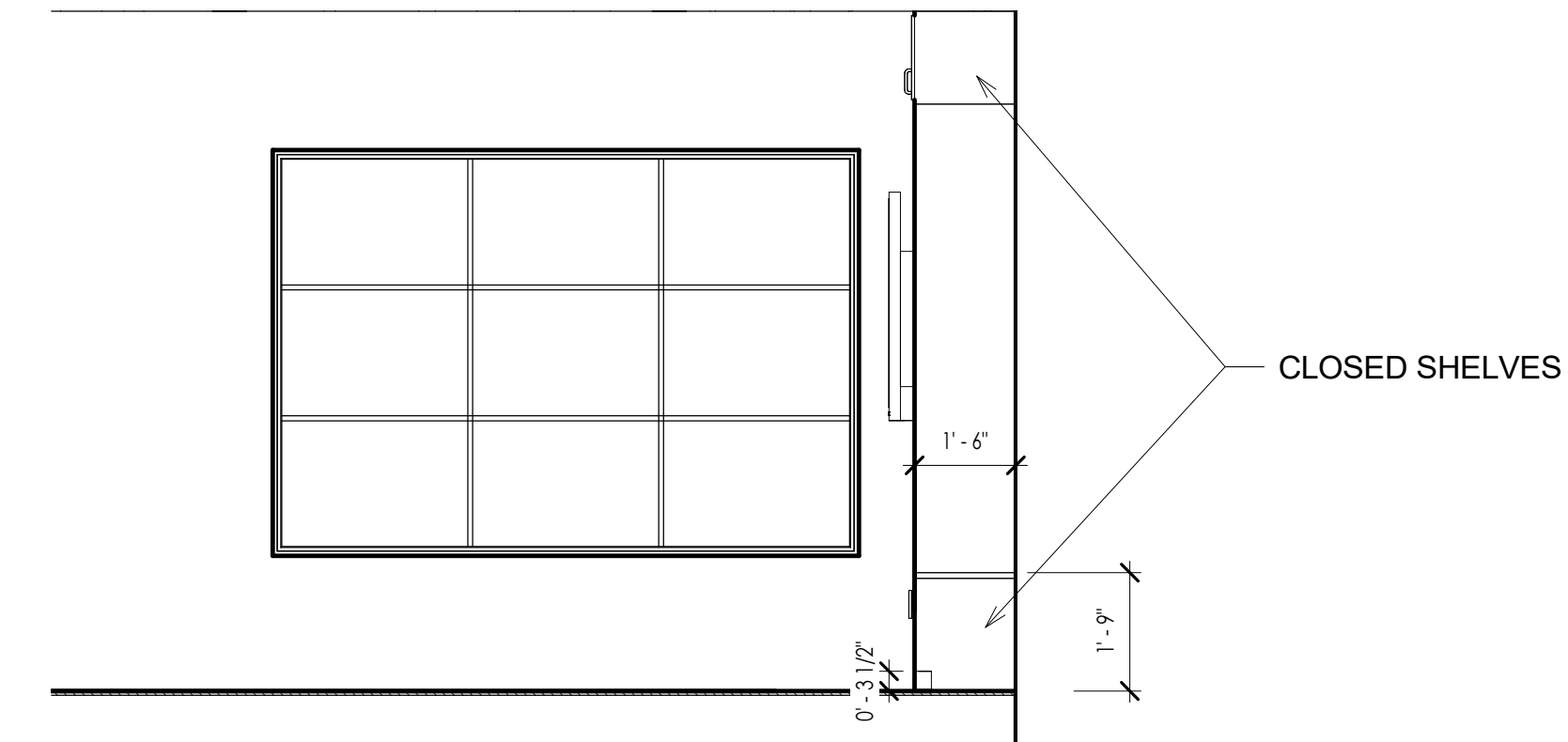
10 THRID FROOM BATHROOM A-B
A6.1 SCALE: 1/2" = 1'-0"



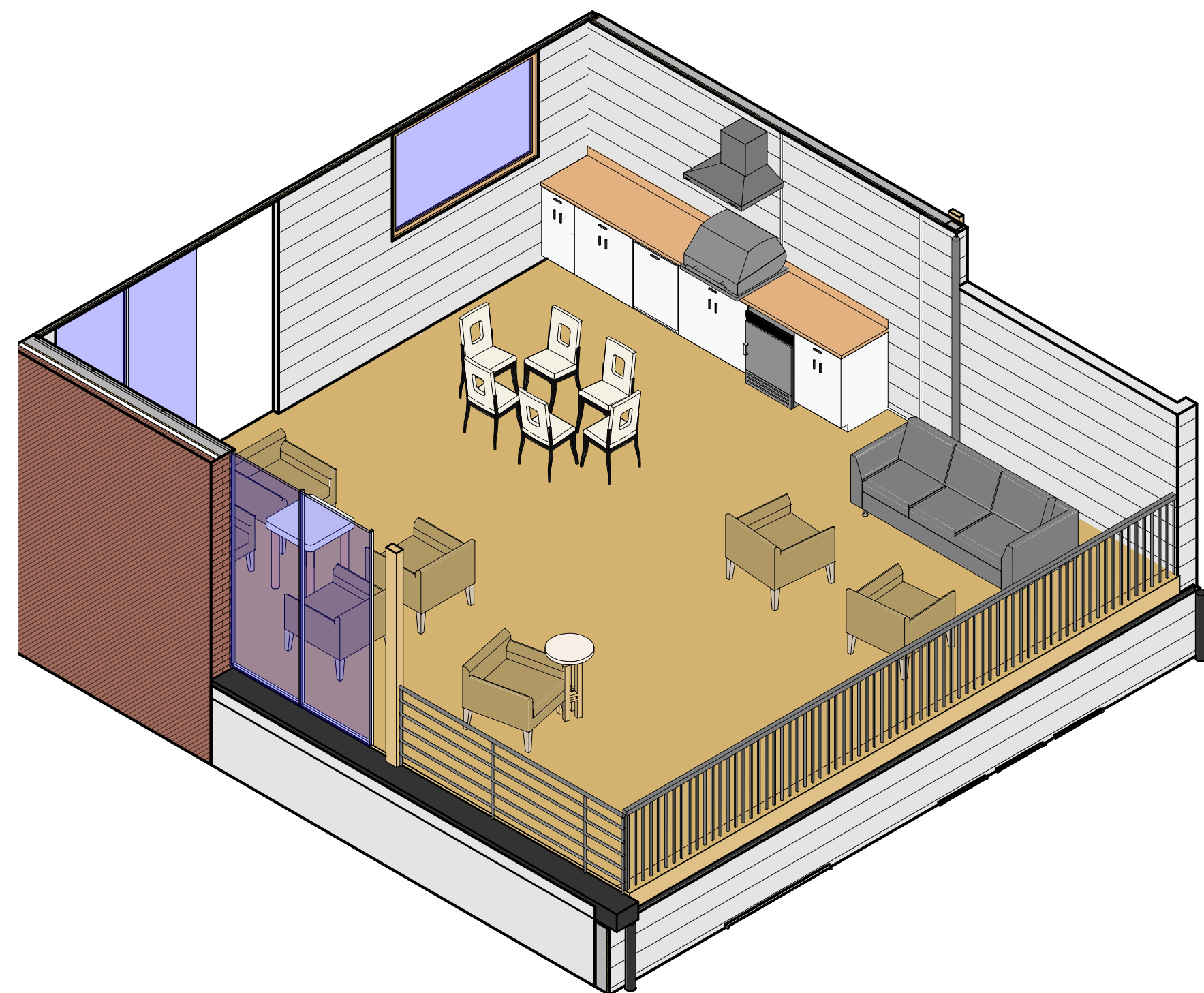
1 2ND FLOOR - LIVINGROOM AXON
A6.2 SCALE:



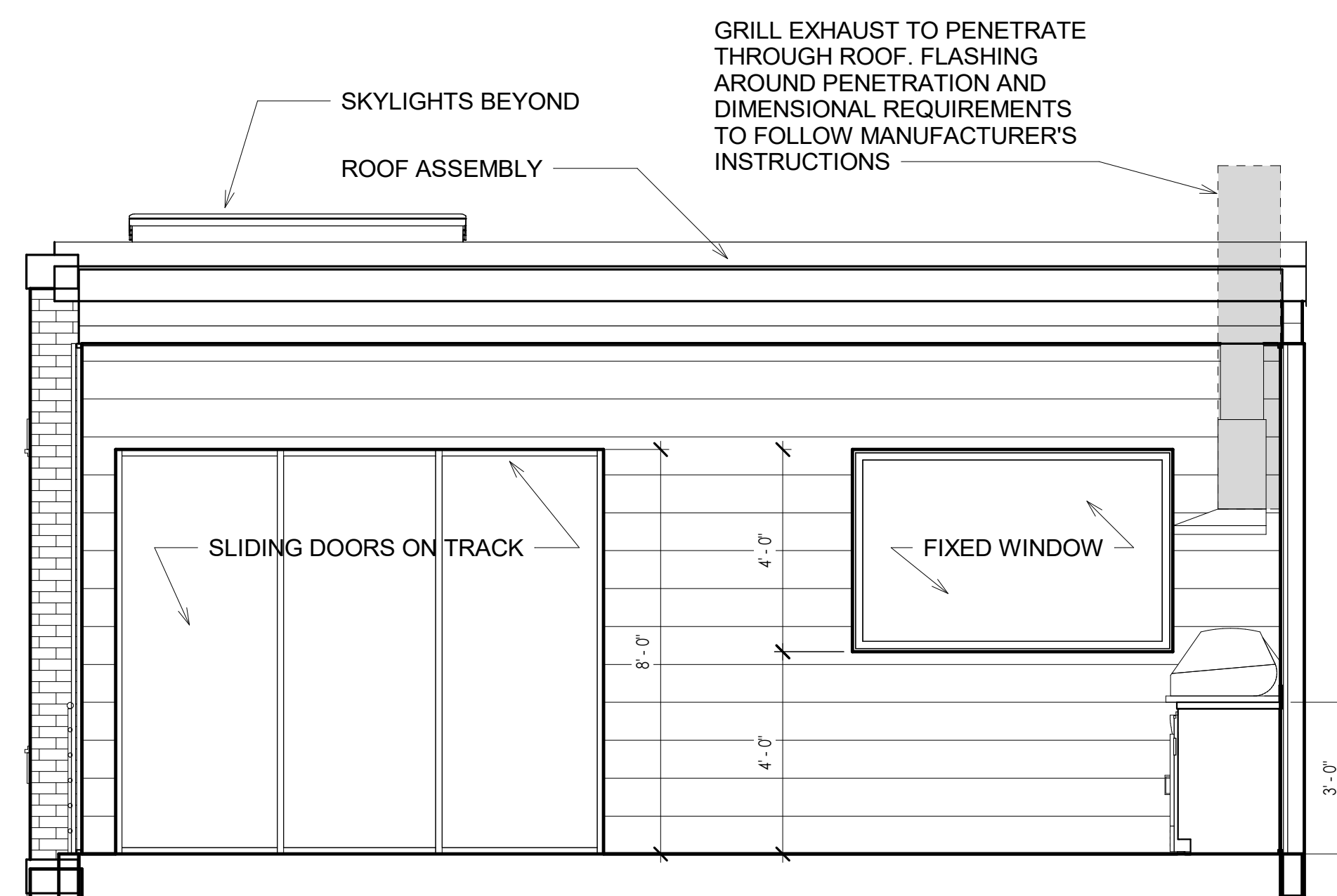
2 SECOND FLOOR LIVINGROOM A
A6.2 SCALE: 3/8" = 1'-0"



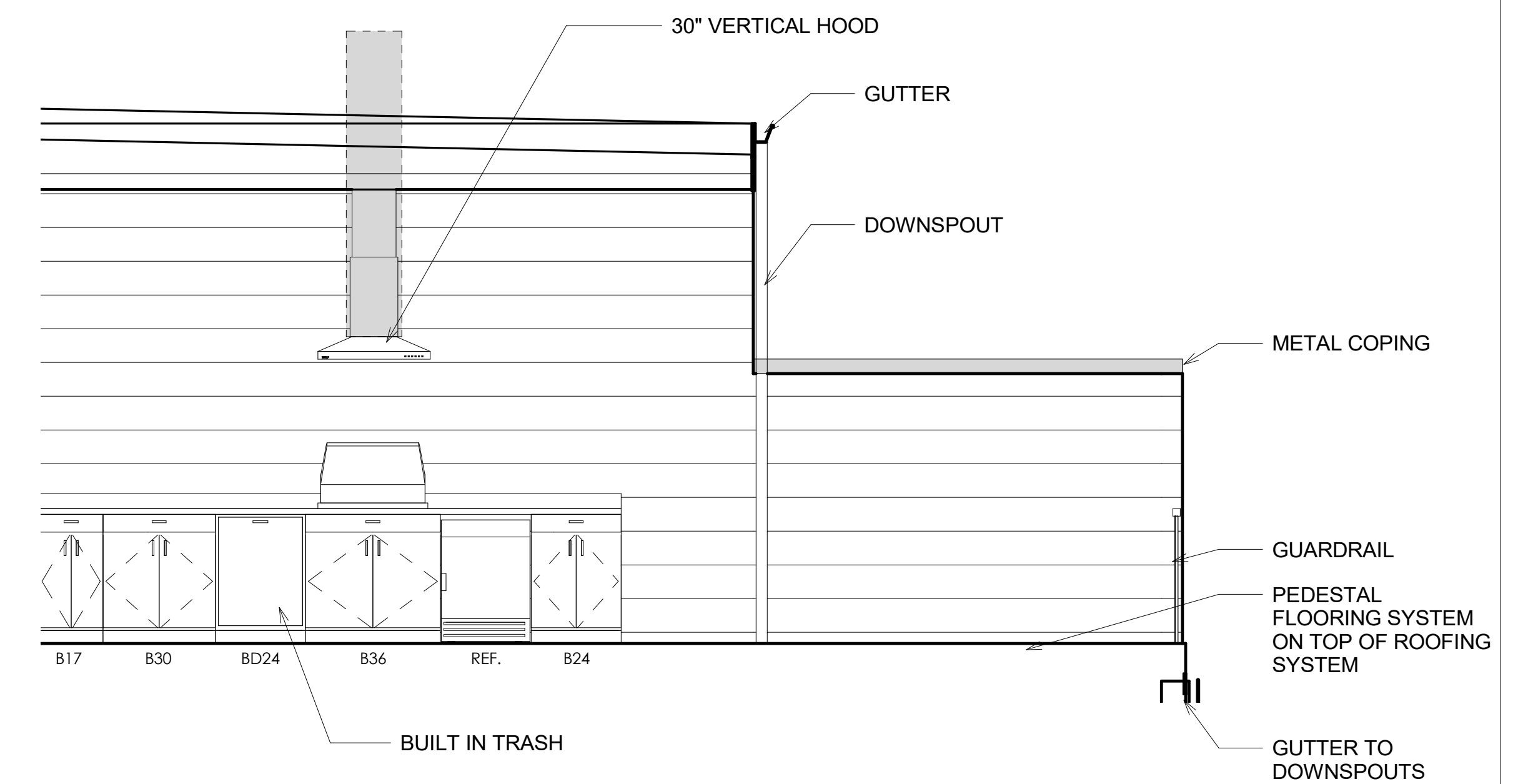
3 SECOND FLOOR LIVINGROOM B
A6.2 SCALE: 3/8" = 1'-0"



5 THIRD FLOOR- OUTDOOR SPACE
A6.2 SCALE:



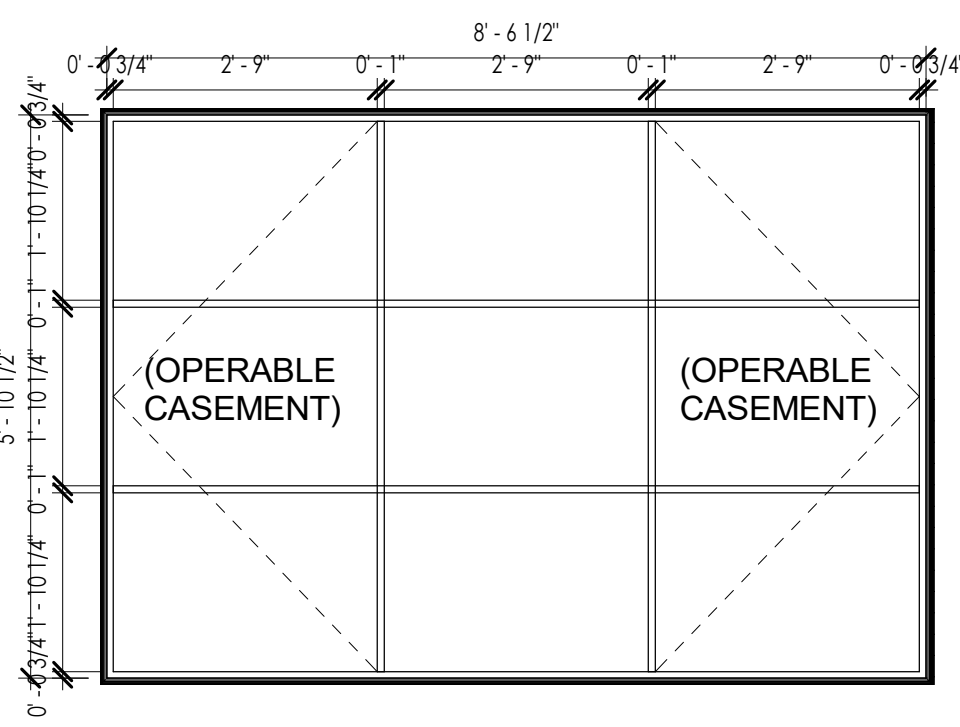
6 THRID FLOOR OUTDOOR A
A6.2 SCALE: 3/8" = 1'-0"



7 THRID FLOOR OUTDOOR B
A6.2 SCALE: 3/8" = 1'-0"

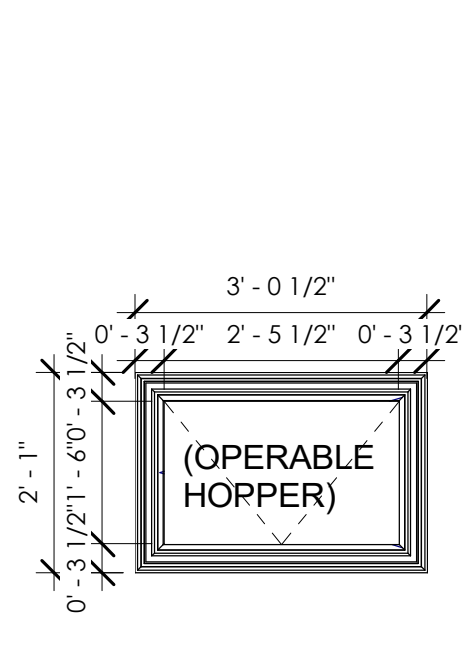
WINDOW NOTES:

- BASIS OF DESIGN:
A. BASIS OF DESIGN FOR PVC COATED WOOD WINDOWS SHALL BE KOLBE
1. ALL WINDOW GLAZING SHALL BE LOW-E.
2. MANUFACTURER'S STANDARD HARDWARE SHALL BE USED ON OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
3. COORDINATE WINDOW SIZES, DETAILS, AND ROUGH OPENING REQUIREMENTS OF WINDOW MANUFACTURER.
4. ALL WOOD WINDOW MUNTINS SHALL BE "SIMULATED DIVIDED LITE" WITH FIXED GRILLS ON THE EXTERIOR AND INTERIOR.
5. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
6. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING HAZARDOUS LOCATIONS:
a. ALL GLAZING IN SWING DOORS EXCEPT JALOUSIES
b. ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
c. ALL GLAZING IN STORM DOORS
d. ALL GLAZING IN UNFRAMED SWING DOORS
e. ALL GLAZING IN DOORS, AND ENCLOSURES OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
f. ALL GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE GREATER THAN 9 S.F. AND WHERE THE BOTTOM EDGE IS 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE IS 36 INCHES ABOVE THE FLOOR AND IS WITHIN 36 INCHES OF WALKING SURFACES MEASURE HORIZONTALLY.
g. ALL GLAZING IN HANDRAILS
h. ALL GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF A WALKING SURFACE, OF A STAIRWAY, LANDING OR RAMP
7. THRU-WALL FLASHING SHOULD EXTEND UP THE WALL CAVITY AT LEAST 8" AND SHOULD BE EXTENDED HIGHER IF MORTAR NET IS USED. MORTAR NETS SHOULD BE USED AT THE BASE OF ALL WALLS, AS WELL AS AT ANY INTERRUPTION IN THE MASONRY CAVITY (SUCH AS: LINTELS, SHELF ANGLES, WINDOWS, OR DOORS). KEEP CAVITY CLEAN, AS THE MORTAR NET'S EFFECTIVENESS IS REDUCED BY EXCESSIVE MORTAR FALLING ON TOP OF IT.
8. WEEPS SHOULD BE LOCATED AT 24" O.C. FOR FULL HEAD JOINT SIZED WEEPS, AND SHOULD CONTAIN SCREENS MADE OF NON-CORROSIVE METALS OR PLASTICS. IN MASONRY SILLS (SUCH AS WINDOWS), TUBE OR WICK WEEPS SHOULD BE USED 16" O.C. MAXIMUM.
9. PRE-CAST SILLS SHOULD SLOPE AT A MINIMUM OF 15 DEGREES, AND OVERHANG AT LEAST 1.5"
10. MASONRY TIES, AND ANCHORS SHOULD BE OF NON-CORROSIVE METALS, SUCH AS STAINLESS STEEL, ZINC-COATED, HOT DIPPED GALVANIZED, AND EPOXY-COATED.
11. SEALANT JOINTS SHOULD BE A MINIMUM OF 3/8" WIDE AND SHOULD HAVE A 2:1 RELATIONSHIP OF WIDTH TO DEPTH.
12. IN OCCUPANCY GROUPS R-2 AND R-3, ONE AND TWO-FAMILY AND MULTI-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR UNLESS WINDOW OPENING CONTROL DEVICE IS USED THAT COMPLIES WITH ASTM F 2090.
13. PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. BASEMENT AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



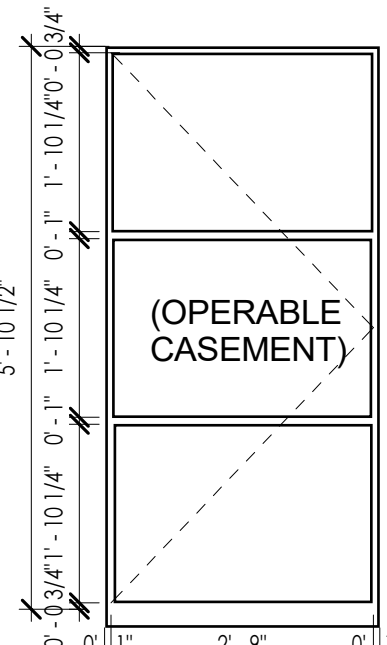
WINDOW A

SCALE: 1/2" = 1'-0"



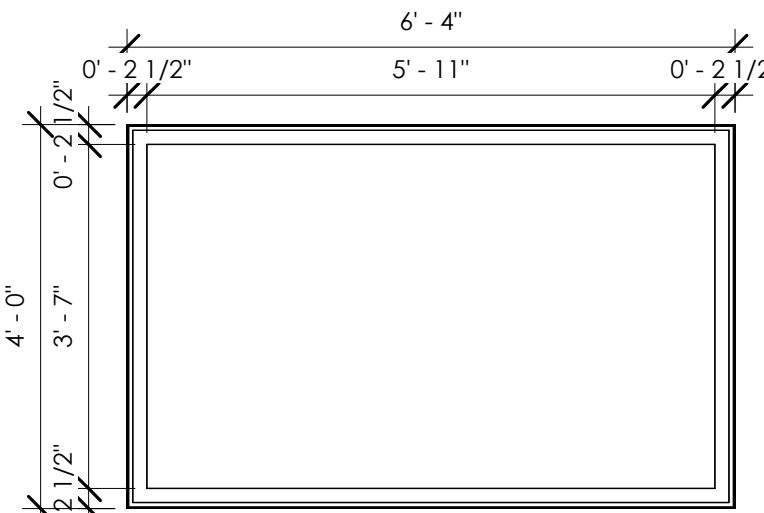
WINDOW B

SCALE: 1/2" = 1'-0"



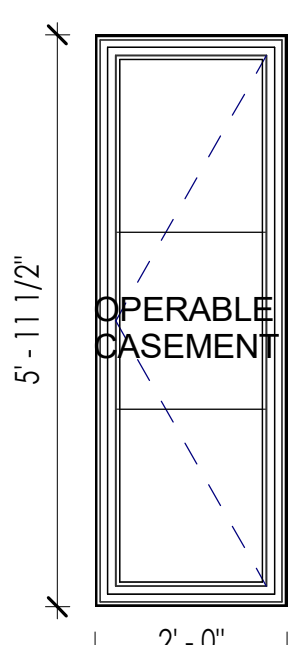
WINDOW C

SCALE: 1/2" = 1'-0"



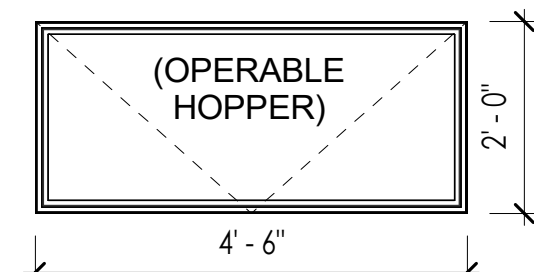
WINDOW D

SCALE: 1/2" = 1'-0"



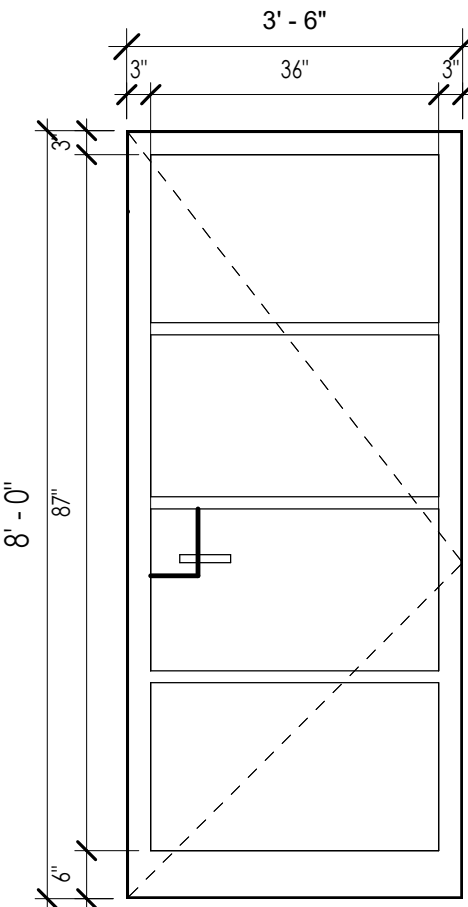
WINDOW E

SCALE: 1/2" = 1'-0"



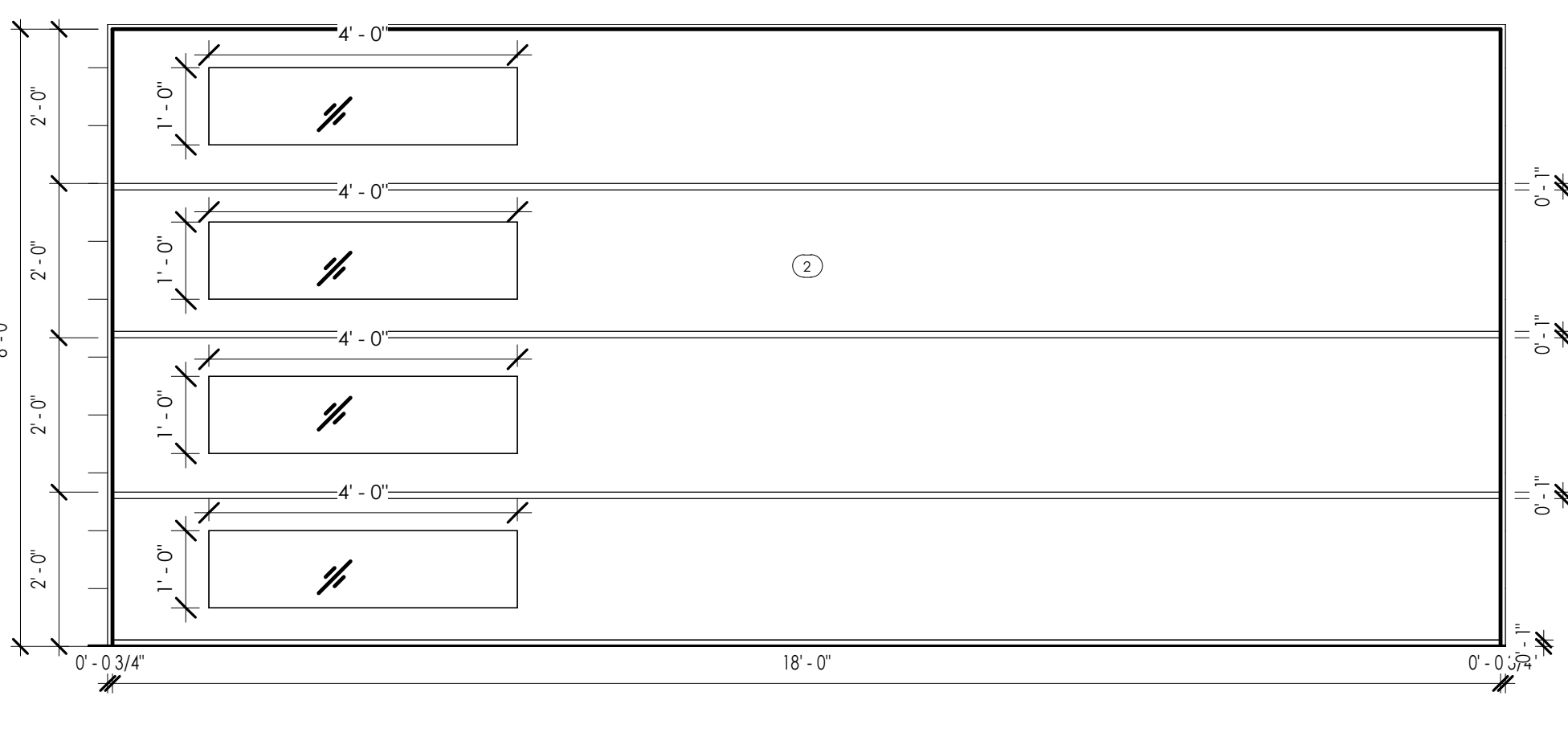
WINDOW F

SCALE: 1/2" = 1'-0"



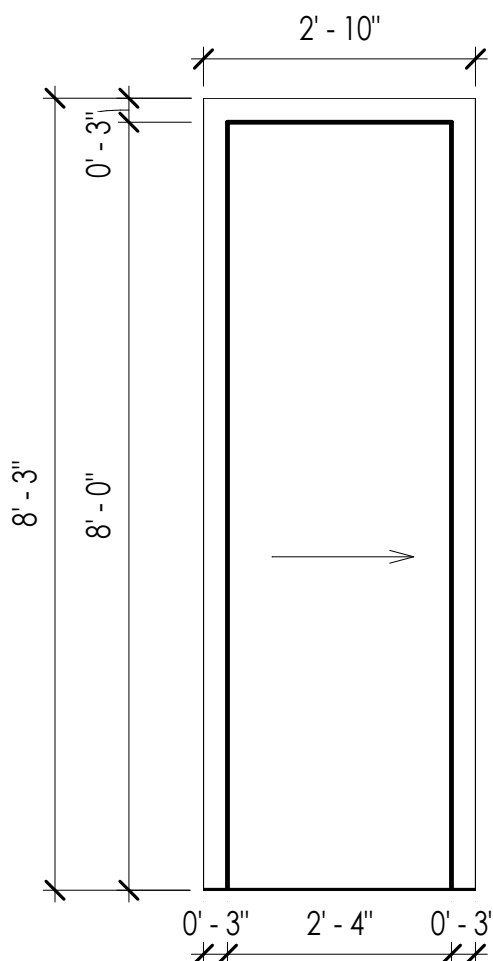
DOOR 1

SCALE: 1/2" = 1'-0"



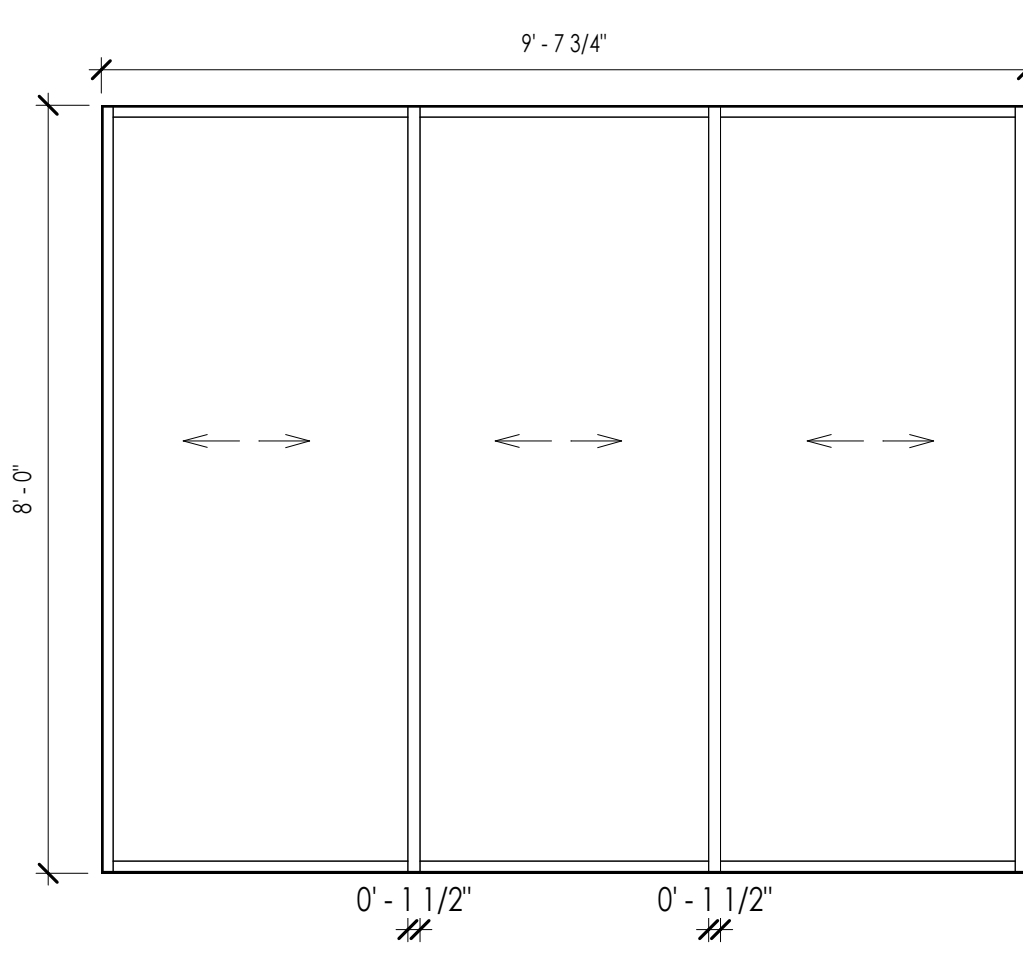
DOOR 2

SCALE: 1/2" = 1'-0"



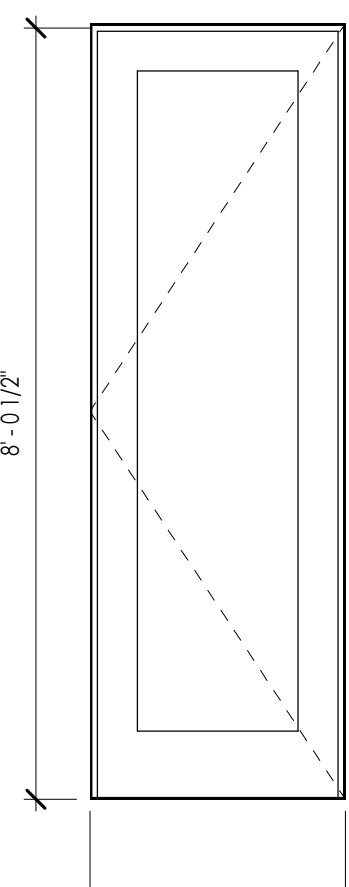
DOOR 5

SCALE: 1/2" = 1'-0"



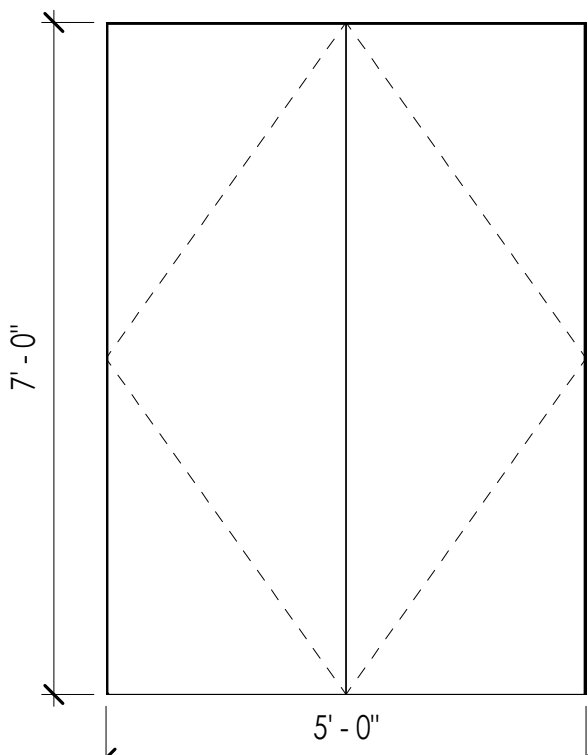
DOOR 6

SCALE: 1/2" = 1'-0"



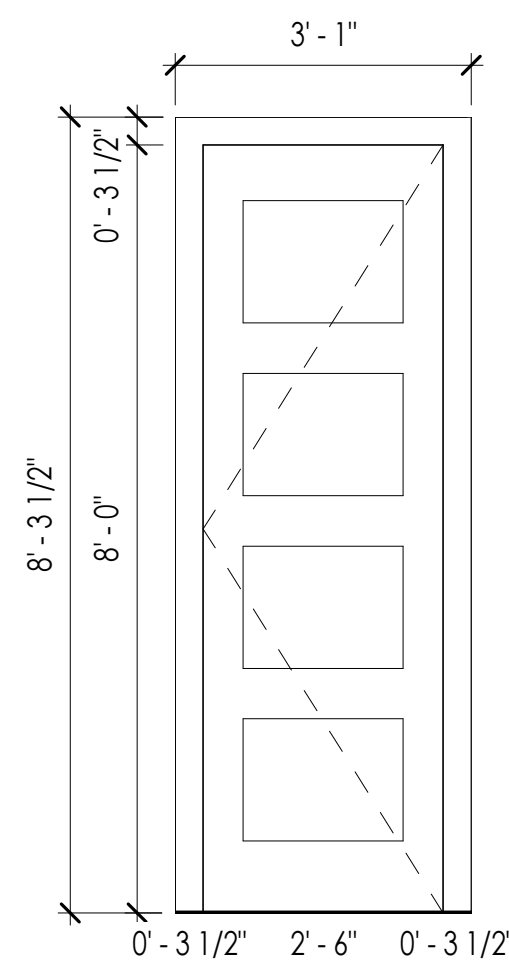
DOOR 7

SCALE: 1/2" = 1'-0"



DOOR 8

SCALE: 1/2" = 1'-0"



DOOR 9

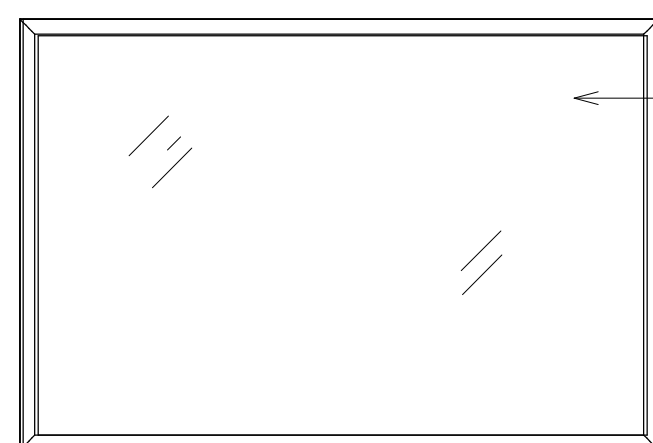
SCALE: 1/2" = 1'-0"

DOOR LEGEND:

ALUM	ALUMINUM STOREFRONT
HM	HOLLOW METAL
WD	WOOD
HC	HOLLOW CORE WOOD
STL	STEEL
STL	TUBE STEEL
PC	PARTIAL CORE
FG	FIBERGLASS
FR	FRENCH DOOR
TBD	TO BE DETERMINED

DOOR NOTES:

- BASIS OF DESIGN:
A. BASIS OF DESIGN FOR EXTERIOR PVC CLAD DOORS SHALL BE----
B. BASIS OF DESIGN FOR INTERIOR FLUSH WOOD DOOR SHALL BE----
C. BASIS OF DESIGN FOR INTERIOR CUSTOM WOOD DOORS SHALL BE----
1. COORDINATE DETAILS WITH REQUIREMENTS OF DOOR MANUFACTURER
2. ALL CLOSERS SHALL REQUIRE NO MORE THAN 15 LBS. OF FORCE TO OPEN THE DOOR.
3. SEE SHEET ---- (OR HARDWARE SCHEDULE) FOR ALL HARDWARE AND EMERGENCY EXIT EQUIPMENT.
4. OWNER TO REVIEW HARDWARE BEFORE INSTALLATION FOR PROGRAMMATIC REQUIREMENTS.
5. WHERE DOORS ARE ADJACENT TO WALLS WHICH ARE PERPENDICULAR TO THE DOOR IN THE CLOSED POSITION, PROVIDE A FLOOR STOP, IF NOT ALREADY NOTED ON THE DOOR SCHEDULE.
6. ALL GLAZING LOCATED WITHIN OPERABLE DOORS SHALL BE TEMPERED. ALL GLAZING LOCATED WITHIN 24" OF A VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
7. ALL TEMPERED GLASS SHALL MEET THE TESTING REQUIREMENT FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
8. SEE WINDOW MANUFACTURER'S STANDARD DETAILS FOR TYPICAL HEAD, JAMB, & SILL CONDITIONS OF THE DOORS IN STOREFRONT SYSTEMS.



SKYLIGHT

SCALE: 1/2" = 1'-0"

NOTE: THERE ARE TO BE 3 OF THESE SKYLIGHTS INSTALLED IN EACH TOWNHOME

DOOR SCHEDULE:

*NOTE: DOORS ON 2ND AND 3RD FLOORS TO BE 8'-0" TALL. DOORS ON 1ST FLOOR TO BE 7'-0" TALL

TYPE	ROUGH DOPEING		FINISH COLOR		TYPE	HARDWARE	COMMENTS
	WIDTH	HEIGHT	EXTERIOR	INTERIOR			
1	3'-6"	8'-0"	NATURAL WD COLOR TO MATCH SIDING	NATURAL WD	FRONT ENTRY	HANDLE + LOCK SET	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
2	18'-2"	8'-0"	GREY	GREY	GARAGE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
3	3'-0"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
4	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
5	2'-10"	8'-0"	PAINT	PAINT	INTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
6	9'-7 3/4"	8'-0"	PAINT	PAINT	EXTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
7	2'-8"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
8	5'-0"	7'-0"	PAINT	PAINT	INTERIOR DOUBLE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
9	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR PANEL DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL

*NOTE: THE SELECTION FOR ALL LOCK SETS IS UP TO THE DISCRETION OF THE OWNER.

WINDOW SCHEDULE:

TYPE	ROUGH DOPEING		DETAILS	
	WIDTH	HEIGHT	WIDTH	HEIGHT
A	8'-6"	5'-10"	2A	2B
B	3'- 1/2"	2'-1"	2A	2B
C	2'-9"	5'-10"	2A	2B
D	6'- 4"	4'-0"	2A	2B
E	5'- 11 1/2"	2'-0"	2A	2B
F	4'- 6"	2'-0"	2A	2B

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
6. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS
8. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL RESIDENTIAL CODE 2015.

DESIGN LOADS	
OCCUPANCY OR USE	UNIFORM DEAD/LIVE (psf)
ROOF	15 / 20
RESIDENTIAL FLOOR	20 / 40
ROOF DECK	25 / 60
WIND DESIGN CRITERIA	
BASIC WIND SPEED (V _{ult}):	115 mph
FACTORED WIND SPEED (V _{desd}):	89 mph
RISK CATEGORY:	II
WIND EXPOSURE CLASSIFICATION:	Fx = B; Fy = C
INTERNAL PRESSURE COEFFICIENT:	±0.18
SEISMIC DESIGN CRITERIA	
RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I _s):	I _s = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _{as} = 0.167g S _{s1} = 0.068g
SITE CLASS:	D (DEFAULT)
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _{as} = 0.179g S _{s1} = 0.109g
SEISMIC DESIGN CATEGORY:	B
BASIC SEISMIC-FORCE RESISTING SYSTEM(S):	Fx; LIGHT-FRAME (WOOD) WALLS SHEATHED W/ WOOD STRUCTURAL PANELS Fy; LIGHT-FRAME WALLS W/ SHEAR PANELS OF ALL OTHER MATERIALS
DESIGN BASE SHEAR:	Fx = 4.1k; Fy = 13.4k
RESPONSE MODIFICATION FACTOR(S):	Fx,R = 6.5; Fy,R = 2.0
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS	HDR.	=	HEADER
ARCH.	=	ARCHITECT	HORZ.	=	HORIZONTAL
C.J.	=	CONTROL JOINT	INT.	=	INTERIOR
C.I.P.	=	CAST IN PLACE	MAX.	=	MAXIMUM
CFR	=	CARBON FIBER REINFORCEMENT	MANF.	=	MANUFACTURER
CONC.	=	CONCRETE	M.C.	=	MOMENT CONNECTION
CONT.	=	CONTINUOUS	MIN.	=	MINIMUM
CONX.	=	CONNECTION	O.C.	=	ON CENTER
COORD.	=	COORDINATE	P.A.F.	=	POWDER ACTUATED FASTENER
D&E	=	DRILL & EPOXY	REINF.	=	REINFORCEMENT
E.O.C.	=	EDGE OF CONCRETE	REQ.	=	REQUIRED
E.W.	=	EACH WAY	SIM.	=	SIMILAR
EX.	=	EXISTING	S.O.G.	=	SLAB ON GRADE
EXP.	=	EXPANSION	STD.	=	STANDARD
EXT.	=	EXTERIOR	STL.	=	STEEL
F.F.E.	=	FINISH FLOOR ELEVATION	SQ.	=	SQUARE
FLR.	=	FLOOR	T&B	=	TOP & BOTTOM
FTG.	=	FOOTING	TYP.	=	TYPICAL
GPR	=	GROUND-PENETRATING RADAR	U.N.	=	UNLESS NOTED
GYP.	=	GYPSUM BOARD	U.N.O.	=	UNLESS NOTED OTHERWISE
H.R.	=	HANDRAIL	VERT.	=	VERTICAL
			W.W.M.	=	WELDED WIRE MESH

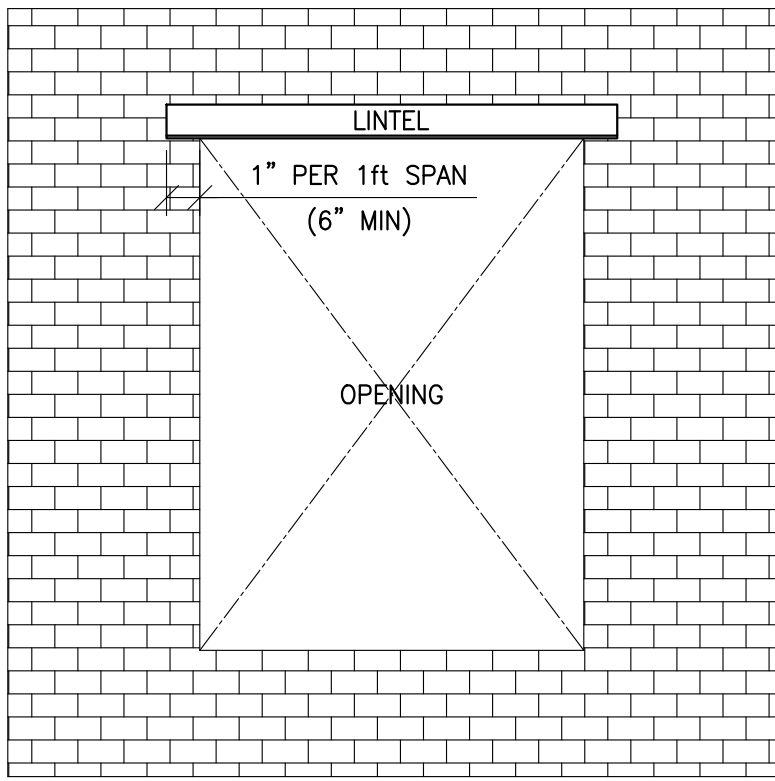
CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE.
3. SLAB SHALL BE 4" THICK, MINIMUM AND SHALL BE REINFORCED WITH 6x6-W2.9xW2.9 W.W.M. SLAB SHALL BE PLACED ON 10-MIL VAPOR BARRIER ON 6"-8" MIN. OF #57 STONE OVER 16"-18" OF PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS. VAPOR BARRIER MAY BE OMITTED FROM DRIVES, WALKS, PATIOS, AND OTHER FLAT WORK NOT LIKELY TO BE ENCLOSED AND HEATED AT A LATER DATE. VAPOR BARRIER JOINTS SHALL BE LAPPED NO LESS THAN 6".
4. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
5. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
6. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
7. NO CONSTRUCTION LOADS SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM, ANY PART OF THE STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND LOADS PLACED THEREON.
8. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.
9. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLAB, WALLS, JOIST:	
#11 BARS AND SMALLER	¾
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

MASONRY:

1. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. USE 22GA x¾" WIDE GALVANIZED CORRUGATED TIES U.N.O. BY PROJECT ARCHITECT.



MASONRY VENEER LINTEL SCHEDULE	
CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x½"
8'-1" TO 10'-0"	L6x4x¾"
NOTES: 1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLAN. SPANS GREATER THAN THOSE SHOWN REQUIRE SPECIAL ANALYSIS. 2. LINTELS ARE DESIGNED TO CARRY MASONRY VENEER ONLY. 3. PROVIDE 1" OF BEARING ON EACH END OF LINTEL FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS REQUIRED.	

FOUNDATION:

1. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1200psf PER THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY METCO MIDWEST ENGINEERING & TESTING CORPORATION DATED MARCH 23, 2023.
2. EXPANSIVE SOILS ARE PRESENT ON SITE, REFER TO GEOTECHNICAL ENGINEERING REPORT FOR REQUIRED EXCAVATION, BACKFILLING, PAD AND FOOTING PREPARATION TO MINIMIZE MOVEMENT DUE TO SOIL EXPANSION SUFFICIENT TO ALLOW SHALLOW FOUNDATIONS NOT SPECIFICALLY DESIGNED FOR EXPANSIVE SOIL. PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS SHALL BE USED TO MINIMIZE MOVEMENTS DUE TO POTENTIAL CRACKING IN BRICK VENEER.
3. SITE SHALL BE PREPARED ACCORDING TO THE RECOMMENDATIONS OUTLINED IN THE REPORT PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. ALL EXCAVATIONS SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMANCE TO THE RECOMMENDATIONS IN THE REPORT AND TO ENSURE THAT THE DESIGN ALLOWABLE BEARING PRESSURE IS ACHIEVED.
4. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR NON-EXPANSIVE MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.
5. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.
6. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.
7. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION BY A SOILS ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. ALL VAPOR BARRIERS TO BE 10 MIL. POLYETHYLENE SHEETING UNLESS NOTED OTHERWISE.
9. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.
10. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT.
11. WHERE A UTILITY LINE PASSES UNDER A FOOTING, PROVIDE A STEEL OR PRECAST SLEEVE WITH MINIMUM 2" CLEAR ON ALL SIDES OF PIPE. CONDUITS AND PIPES EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THE OVERALL THICKNESS OF THE SLAB, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. A MINIMUM SLAB THICKNESS OF 2½" MUST BE MAINTAINED OVER EMBEDDED ITEMS.

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"
4. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.
6. DESIGN OF STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.
2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.
3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.
4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

MINIMUM REQUIRED SUBMITTALS				
	EPOXY & MECHANICAL ANCHORS	MISC. CONC. PRODUCTS	CONC. MIX DESIGN	WOOD FLOOR AND ROOF TRUSSES
PRODUCT LITERATURE	✓	✓	✓	
SHOP DRAWINGS				✓
CALCULATIONS (SIGNED & SEALED)				✓

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.
2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.
3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.
5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
 - a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
 - b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
 - c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
 - d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

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GENERAL NOTES

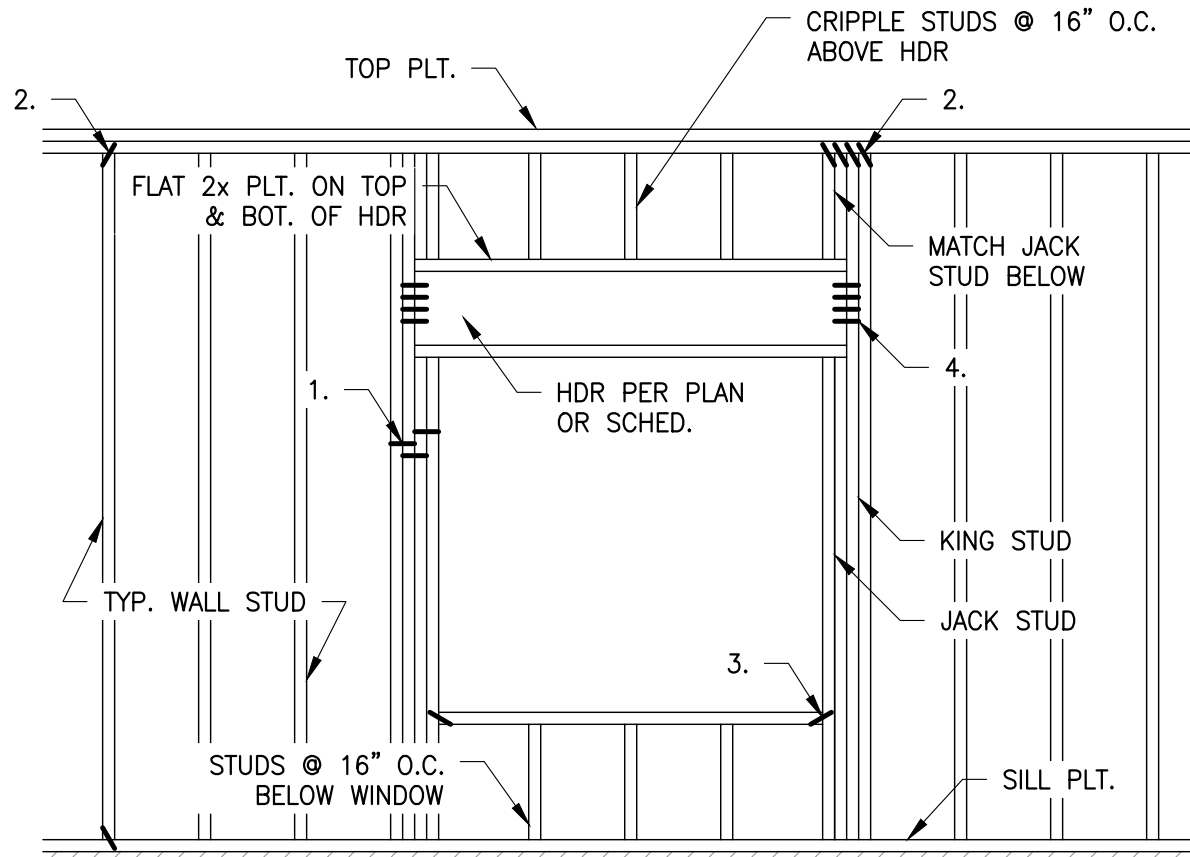
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WOOD:

- ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE #2 SPRUCE-PINE-FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.
- ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.
- AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE. SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT $\leq 19\%$.
- ROOF SHEATHING SHALL BE $\frac{3}{8}$ " APA RATED PLYWOOD SHEATHING. MINIMUM NAILING SHALL BE 10d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCS CLIPS, PROVIDE (1) CLIP BETWEEN EACH TRUSS/SUPPORT.
- FLOOR SHEATHING SHALL BE $\frac{3}{8}$ " ADVANTECH SUBFLOORING SYSTEM MANUFACTURED BY HUBER ENGINEERED WOODS, OR APPROVED ALTERNATE, GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.
- EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE $\frac{1}{2}$ " APA RATED PLYWOOD SHEATHING, EXPOSURE 1. MINIMUM NAILING SHALL BE 10d x 3" LONG NAILS SPACED AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR AREAS. SEE A/S-1.5 FOR REQUIRED FASTENING AT SHEAR WALLS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED. FLUID APPLIED WATERPROOFING MEMBRANE PER CONTRACTOR. DRYWALL NAILING TO BE APPROVED BEFORE TAPING.
- PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O. AS GREATER ON PLANS. EACH LAYER OF GANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.
- BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE 2.0E LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUS-JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
- COLUMNS DESIGNATED ON THE PLANS AS PSL SHALL BE 1.8E PARALLEL STRAND LUMBER AS MANUFACTURED BY TRUS-JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
- DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.
- UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.
- PROVIDE $\frac{3}{8}$ " x 9" SIMPSON TITEN HD SCREW ANCHORS SPACED @ 4'-0" O.C. MAX. & EMBEDDED 7" MIN. INTO CONCRETE. SEE A/S-1.5 FOR REQUIRED ANCHORAGE AT SHEAR WALLS. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS. PROVIDE STEEL PLATE WASHERS @ EXTERIOR WALL AND SHEAR PANEL ANCHOR BOLTS. AT 2x4 WALLS, WASHERS SHALL BE MINIMUM 3"x3"x $\frac{1}{2}$ " STEEL PLATE (SIMPSON BPS $\frac{1}{2}$ -3 OR EQUIVALENT). AT 2x6 WALLS, WASHERS SHALL BE MINIMUM 3"x4"x $\frac{1}{2}$ " STEEL PLATE (SIMPSON BPS $\frac{1}{2}$ -6 OR EQUIVALENT) ORIENTED WITH LONG DIRECTION PERPENDICULAR TO WALL.
- ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
8d = 0.131" x 2 $\frac{1}{2}$ "
10d = 0.148" x 3"
16d = 0.162" x 3 $\frac{1}{2}$ "



JACK/KING STUD SCHEDULE			
CALLOUT	STUDS	JACK STUD	KING STUD
P5	(5) GANGED STUDS	(3) STUDS	(2) STUDS
P4	(4) GANGED STUDS	(2) STUDS	(2) STUDS
P3	(3) GANGED STUDS	(2) STUDS	(1) STUD
P2	(2) GANGED STUDS	(1) STUD	(1) STUD

A
S-0.1

TYP. FRAMING AT OPENING
SCALE: NO SCALE

WOOD HEADER SCHEDULE			
SPAN, LESS THAN	LOAD BEARING WALL	NON BEARING WALL	KING STUDS
2'-0"	(2) 2x8* OR (3) 2x6*	(2) 2x6* OR (3) 2x4*	(1)
4'-0"	(2) 2x10* OR (3) 2x8*	(2) 2x8* OR (3) 2x6*	(2)
6'-0"	(2) $\frac{7}{8}$ " LVL** OR (3) 2x12**	(2) 2x10* OR (3) 2x8*	(2)
8'-0"	(2) $\frac{9}{4}$ " LVL** OR (3) $\frac{7}{8}$ " LVL**	(2) 2x12* OR (3) 2x10*	(3)
10'-0"	(2) 1 $\frac{1}{4}$ " LVL** OR (3) $\frac{9}{4}$ " LVL**	(2) 2x12* OR (3) 2x10*	(4)

- NOTES:
- PROVIDE FULL-HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING.
 - USE (2) PLY HEADER AT 2x4 WALLS AND (3) PLY HEADER AT 2x6 WALLS.
 - * (1) JACK STUD; ** (2) JACK STUDS

SHOP-FABRICATED WOOD TRUSSES:

- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
- TRUSS LAYOUT SHOWN IN THESE DRAWINGS IS PROVIDED FOR CONCEPTUAL DESIGN ONLY. THE MANUFACTURER AND DESIGNER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS, BOTH SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER (STATE OF OKLAHOMA). SUBMITTALS SHALL BE MADE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND, IF REQUIRED, TO THE LOCAL BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN AND ALL CONNECTORS NOT SPECIFIED IN THESE DRAWINGS. CALCULATIONS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. THE MANUFACTURER SHALL PROVIDE ALL CONNECTIONS BETWEEN TRUSSES AND LOAD BEARING ELEMENTS. TRUSS FABRICATOR IS TO REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT AND ENGINEER FOR REVIEW AND COMMENT.
- FLOOR TRUSSES SHALL BE DESIGNED FOR ALL LOADS IMPOSED, INCLUDING THOSE FROM LOAD BEARING WALLS ABOVE THAT LOAD THE TRUSSES IN A PARALLEL OR PERPENDICULAR MANNER. MULTIPLY TRUSSES (GIRDER TRUSSES) ARE TO BE PROVIDED WHERE A SINGLE TRUSS CAN NOT ADEQUATELY SUPPORT THE IMPOSED LOADS.
- FLOOR AND ROOF TRUSSES SHALL BE SPACED AT 24" O.C. U.N.O. ON THE PLANS. PROVIDE MULTIPLE TRUSSES (GIRDER TRUSS) WHERE ONE TRUSS CANNOT SUPPORT THE SPECIFIED LOAD.
- TRUSS MANUFACTURER AND DESIGNER SHALL PROVIDE HANGERS AND CONNECTORS THAT ARE NOT SPECIFIED ON THE DRAWINGS. CONNECTORS THAT ARE SPECIFIED HEREIN ARE BASED UPON SIMPSON "STRONG TIE" WOOD CONSTRUCTION CONNECTORS. SUBSTITUTIONS MAY BE MADE FOR EQUIVALENT PRODUCTS.
- ROOF TRUSSES SHALL HAVE CONNECTORS AT EACH END TO RESIST UPLIFT FORCES. CONNECTORS ARE TO BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- TRUSS CHORDS AND WEB MEMBERS SHALL BE 2x4 (MINIMUM) AND CONSISTENTLY SIZED THROUGHOUT PROJECT.
- TRUSS DEFLECTION CRITERIA:
ROOF TRUSSES: L/360 LIVE LOAD ONLY; L/240 TOTAL LOAD
FLOOR TRUSSES: L/480 LIVE LOAD ONLY; L/360 TOTAL LOAD
- TYPICAL TRUSS DESIGN LOADS (U.N.O.):
FLOOR SYSTEM DEAD LOADS: 15 PSF TCDL 5 PSF BCDL (U.N.O. ON PLAN)
FLOOR SYSTEM LIVE LOADS: 40 PSF TCLL (U.N.O. ON PLAN)

ROOF SYSTEM DEAD LOADS: 10 PSF TCDL 5 PSF BCDL
ROOF SYSTEM LIVE LOADS: 20 PSF TCLL
- MECHANICAL EQUIPMENT MAY BE PRESENT. THE LOCATION, LOADS, AND METHODS OF ATTACHMENT FOR ALL EQUIPMENT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND ACCOUNTED FOR BY THE TRUSS DESIGNER.
- ALL REQUIRED TRUSS BRIDGING & BRACING SHALL BE SHOWN ON THE SHOP DRAWINGS PREPARED BY THE FABRICATOR & DESIGNER. SPECIFICATION SHALL BE IN ACCORDANCE WITH BCSI B1-2018 "THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A445-72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI.
- INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.
- IMPROPERLY HANDLED OR STORED TRUSSES, AS NOTED ABOVE AND IN THE SPECIFICATIONS, SHALL BE REMOVED FROM THE JOBSITE AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- NON-BEARING PARTITION WALLS SHALL NOT BE FRAMED TIGHT TO THE UNDERSIDE OF JOISTS. PROVIDE $\frac{3}{4}$ " GAP WITH SIMPSON SDPW SCREWS AT PERPENDICULAR WALLS AND BLOCKING WITH SIMPSON SDPW SCREWS @ 24" O.C. AT PARALLEL WALLS. SEE DETAIL 3/S-3.0.
- ALL PRE-ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED BY THE PROJECT STRUCTURAL ENGINEER-OF-RECORD.

TYP. ATTACHMENTS

- STUD TO STUD IN BUILT-UP STUD PACK, 10d NAILS @ 8" O.C. STAGGERED EA. PLY
- STUD TO TOP & SILL PLATES, (4) 10d TOENAILS OR (2) 16d END NAILS
- SILL TO JAMB STUD, (4) 10d TOENAILS OR (2) 16d END NAILS
- JAMB STUD TO HDR, (4) 10d END NAILS EA. PLY

TYP. STUD WALL SCHEDULE (U.N.O.)			
WALL LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR
MAXIMUM WALL HEIGHT	9'- $\frac{1}{8}$ "	10'- $\frac{1}{8}$ "	10'- $\frac{1}{8}$ "
TYP. EXTERIOR WALL	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
TYP. DEMISING WALL	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x4 @ 16" O.C.
TYP. INT. BEARING WALL OR SHEAR WALL	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.
TYP. NON LOAD-BEARING	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.

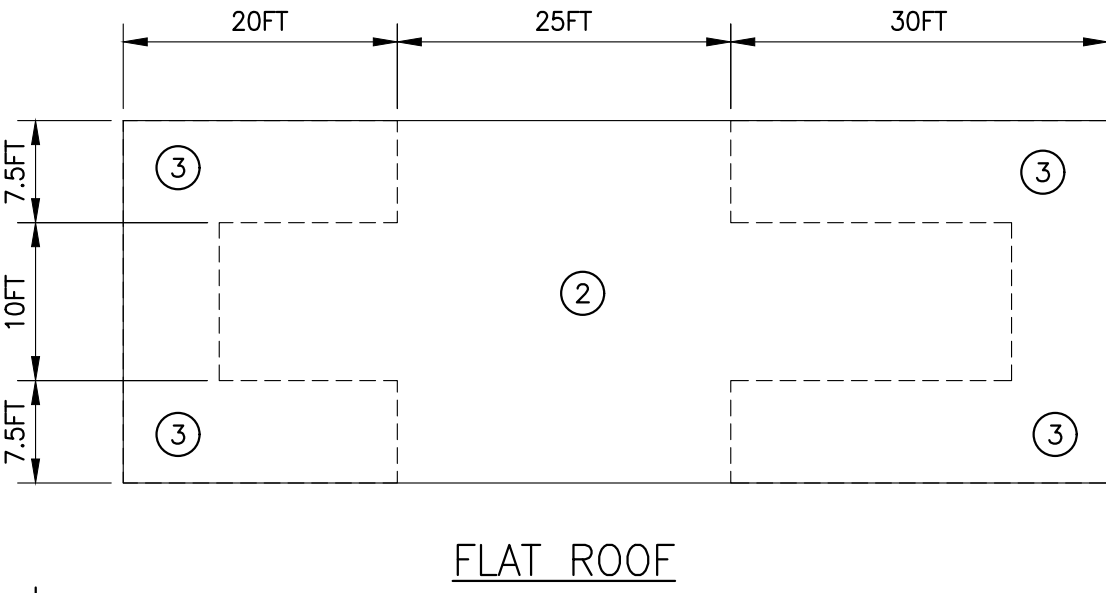
1. COORDINATE NON-BEARING INTERIOR WALL STUD SIZES WITH ARCHITECTURAL PLANS.
2. EXTERIOR WALL STUDS SUPPORTING BRICK VENEER PER DETAIL 5/S-3.0 SHALL BE DBL STUDS AT LEVEL WITH LINTEL ATTACHMENT.

C
S-0.1

TYP. STUD WALL SCHEDULE
SCALE: NO SCALE

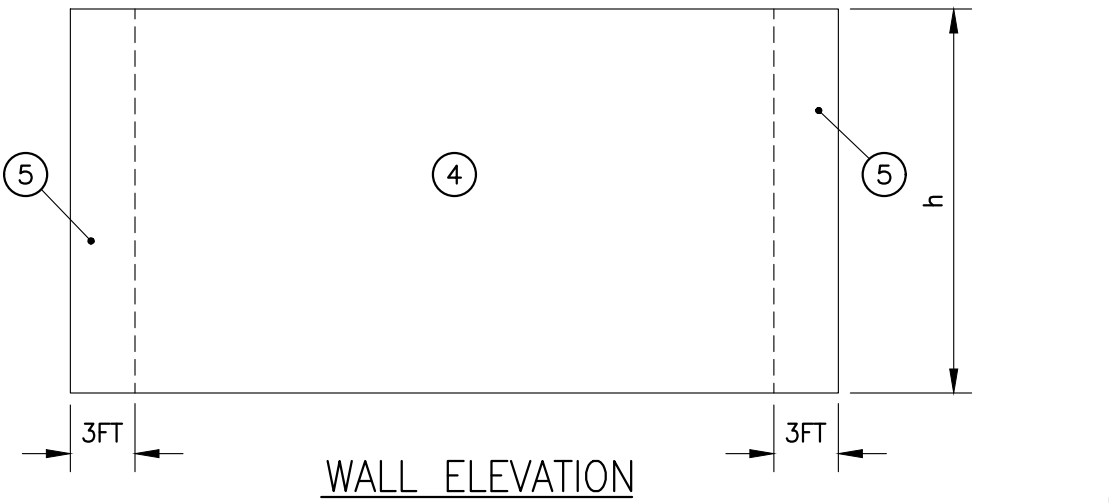
COMPONENTS AND CLADDING PRESSURES, TYP. FLAT ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V _{ult} = 115 MPH; MEAN ROOF HEIGHT < 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+16.0, -64.6	+16.0, -84.2
Ae = 50 SQ. FT.	+16.0, -60.0	+16.0, -75.1
Ae = 100 SQ. FT.	+16.0, -55.5	+16.0, -66.0
Ae > 200 SQ. FT.	+16.0, -51.0	+16.0, -57.0

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V _{ult} = 115 MPH; MEAN ROOF HEIGHT < 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+23.1, -75.1	+23.1, -94.7
Ae = 50 SQ. FT.	+22.2, -70.6	+22.2, -85.7
Ae = 100 SQ. FT.	+21.3, -66.0	+21.3, -76.6
Ae > 200 SQ. FT.	+21.3, -61.5	+21.3, -67.5



COMPONENTS AND CLADDING PRESSURES, TYP. WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V _{ult} = 115 MPH; MEAN ROOF HEIGHT < 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+28.9, -31.5	+28.9, -37.4
Ae = 50 SQ. FT.	+27.6, -30.1	+27.6, -34.7
Ae = 100 SQ. FT.	+26.2, -28.8	+26.2, -31.9
Ae > 200 SQ. FT.	+24.9, -27.4	+24.9, -29.2

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V _{ult} = 115 MPH; MEAN ROOF HEIGHT < 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+39.5, -42.0	+39.5, -47.9
Ae = 50 SQ. FT.	+38.1, -40.7	+38.1, -45.2
Ae = 100 SQ. FT.	+36.7, -39.3	+36.7, -42.5
Ae > 200 SQ. FT.	+35.4, -37.9	+35.4, -39.7



WOOD STRUCTURAL PANEL ROOF SHEATHING + NAILING SCHEDULE			ROOF FASTENING ZONE (1)	
SHEATHING THICKNESS	NAILS	PANEL LOCATION	2	3
			FASTENING SCHEDULE (inches on center)	
1 $\frac{1}{2}$ " PLYWOOD	10d COMMON (2)	PANEL EDGE	4	3
		PANEL FIELD	6	6

NOTES:
1. ROOF FASTENING ZONES ARE SHOWN AT B/S-0.1.
2. USE RING-SHANK NAILS FOR ROOF PANEL FASTENING.

B
S-0.1

COMPONENTS & CLADDING PRESSURES
SCALE: NO SCALE

- NOTES:
- LOADS AND DIAGRAMS ARE BASED ON THE ASCE 7-16. PRESSURES SHOWN ARE ULTIMATE LOADS. TO CONVERT TO ALLOWABLE (ASD) LOAD, MULTIPLY VALUES BY 0.6 FACTOR.
 - INTERPOLATION MAY BE UTILIZED FOR EFFECTIVE AREAS THAT OCCUR BETWEEN VALUES SHOWN IN THE TABLE.
 - PLUS AND MINUS SIGN INDICATES THE PRESSURE ACTING TOWARDS AND AWAY FROM THE SURFACES, RESPECTIVELY.

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SE #23011

revisions

project information

STILLWATER
TOWNHOMES

project address

STILLWATER, OK

client information

TODD KRAYBILL
CONSTRUCTION

drawing information

project number: Sef23011
contact: MUS
drawn by: DSW
checked by: MUS

drawing date

2023.06.23

sheet title

GENERAL NOTES

sheet number

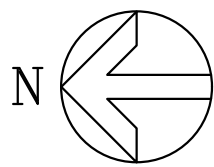
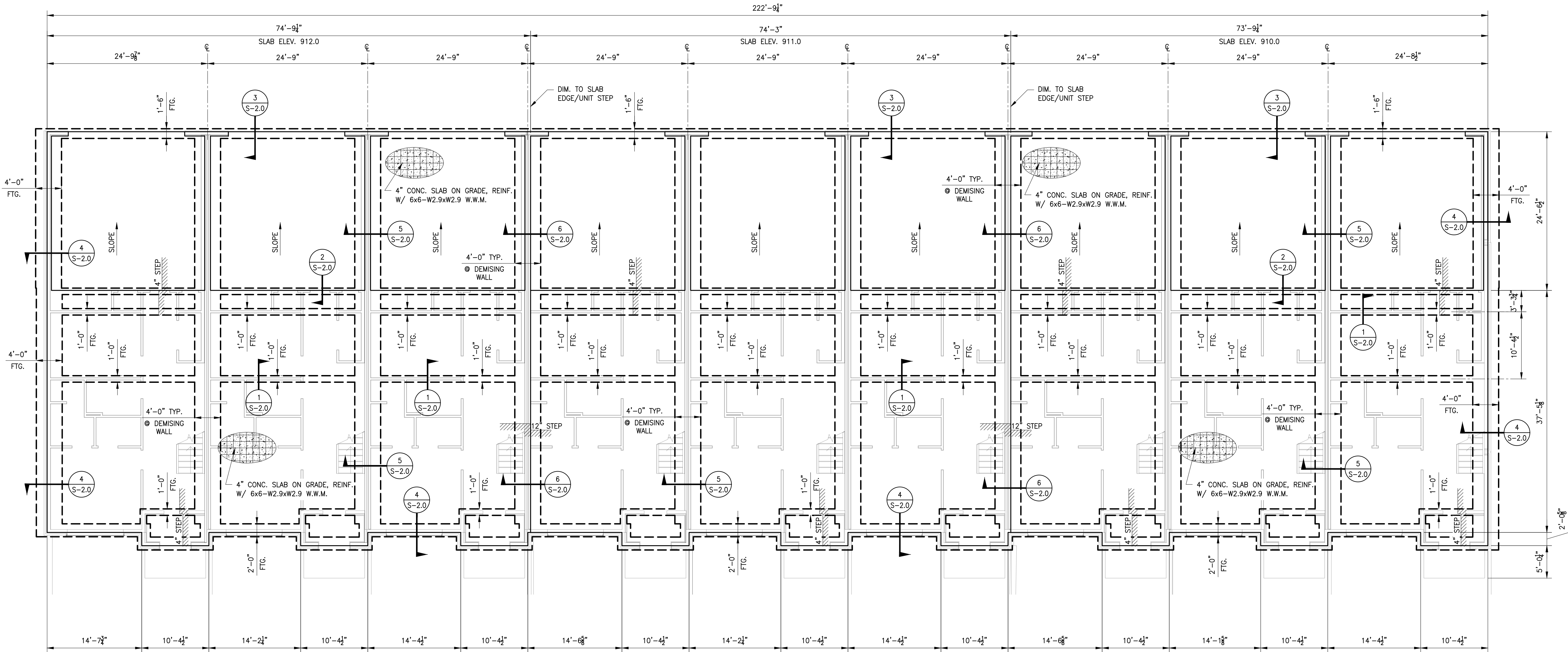
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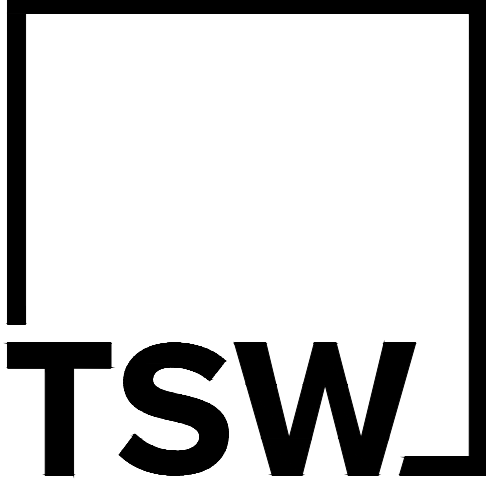
LEGEND	
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○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	CONC. WALL
▨	LOAD BEARING WALL
□	WOOD COLUMN, PER PLAN

NOTES:

- SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
- ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB.
SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
- ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



BUILDING FOUNDATION PLAN
SCALE: 1/8"=1'-0"



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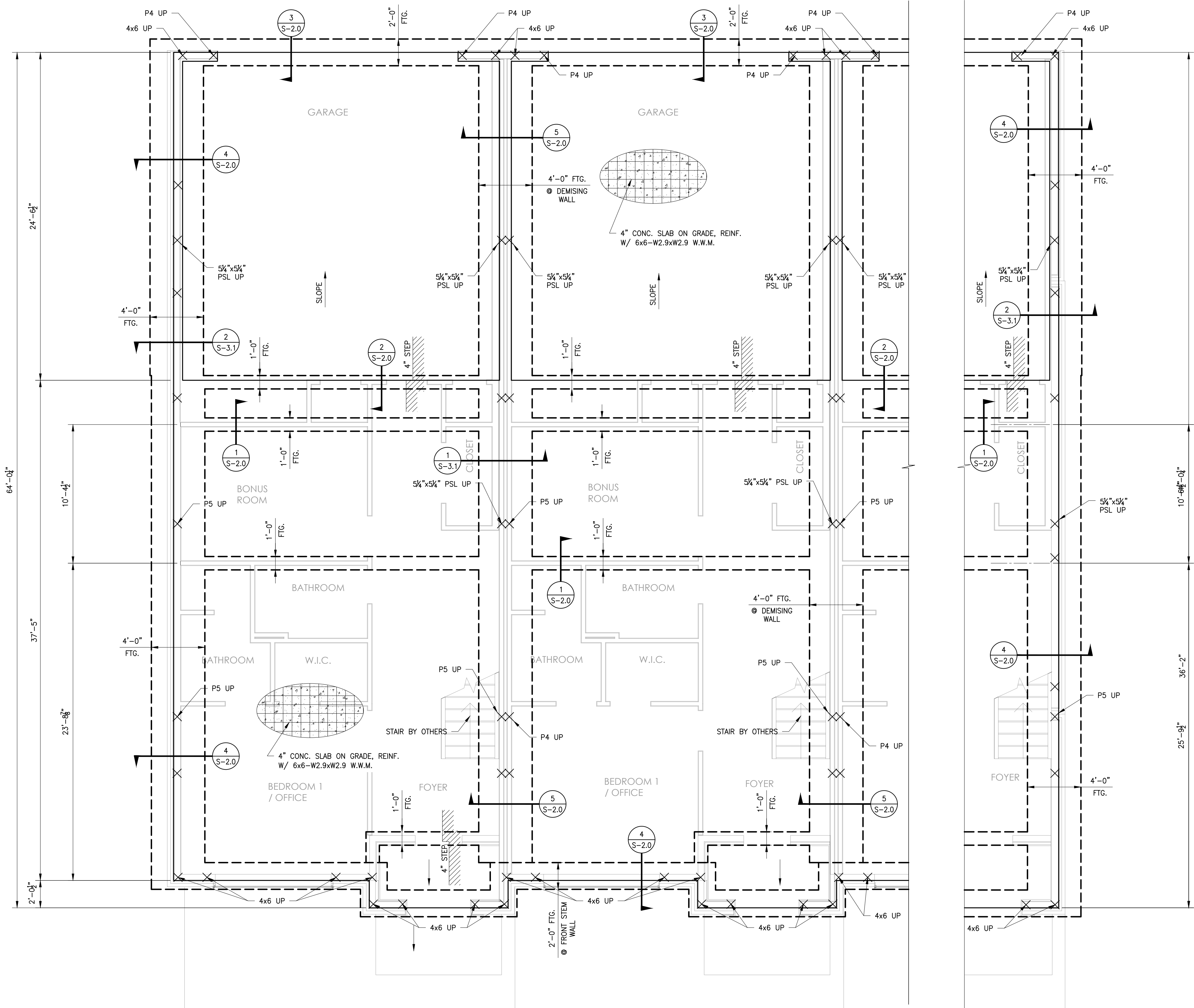
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OVERALL BUILDING
FOUNDATION PLAN

sheet number

S-1.0

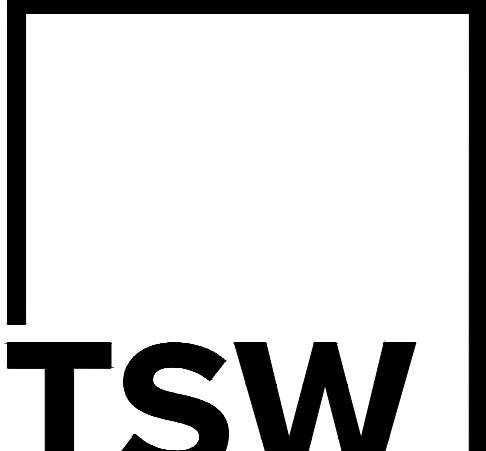
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FOUNDATION PLAN
SCALE: 1/4"=1'-0"

LEGEND	
⊗	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	CONC. WALL
▨	LOAD BEARING WALL
□	WOOD COLUMN, PER PLAN

- NOTES:
- SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
 - ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB.
SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
 - ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
 - SEE S-1.5 FOR SHEAR WALL PLAN.



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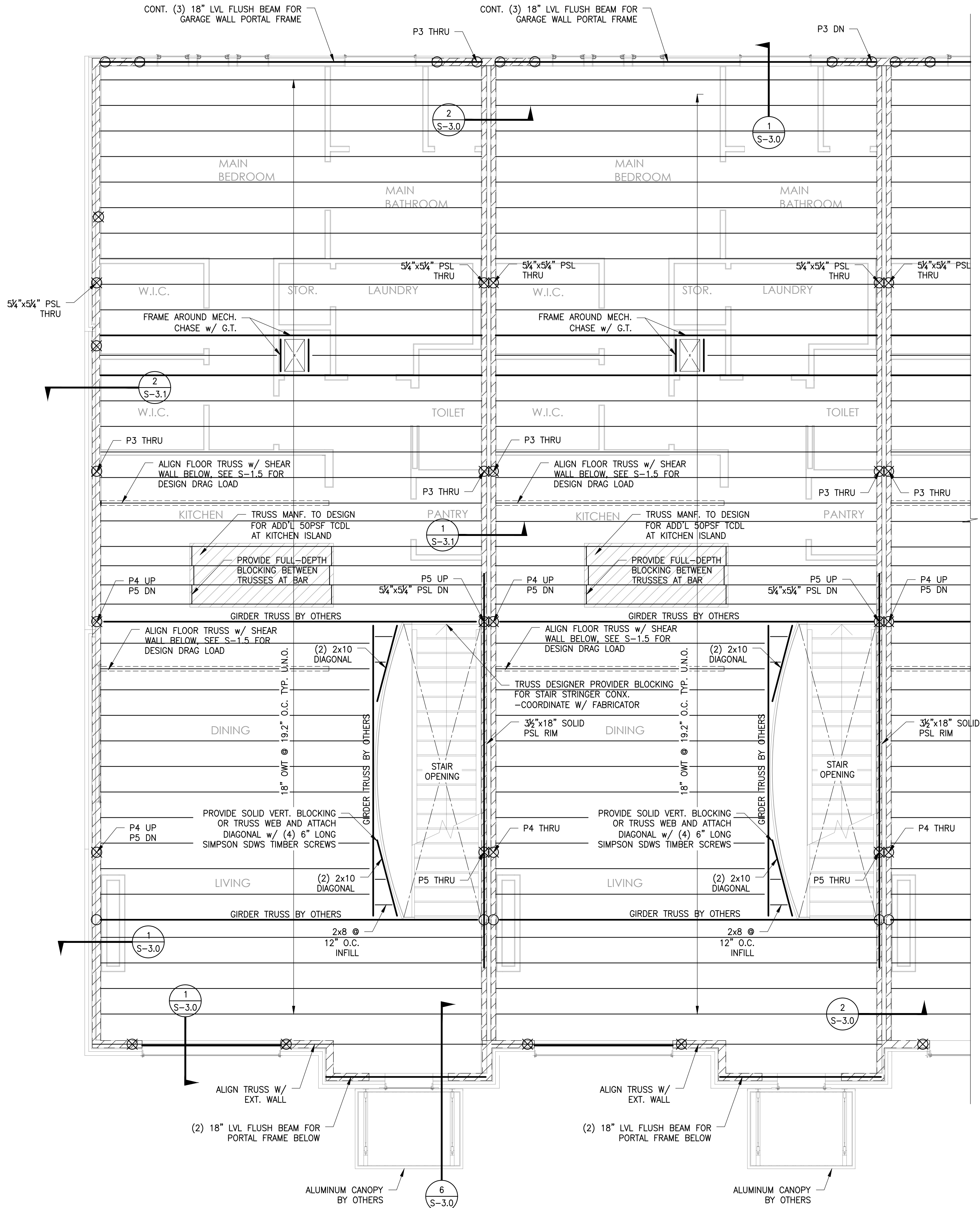
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FOUNDATION PLAN

sheet number

S-1.1

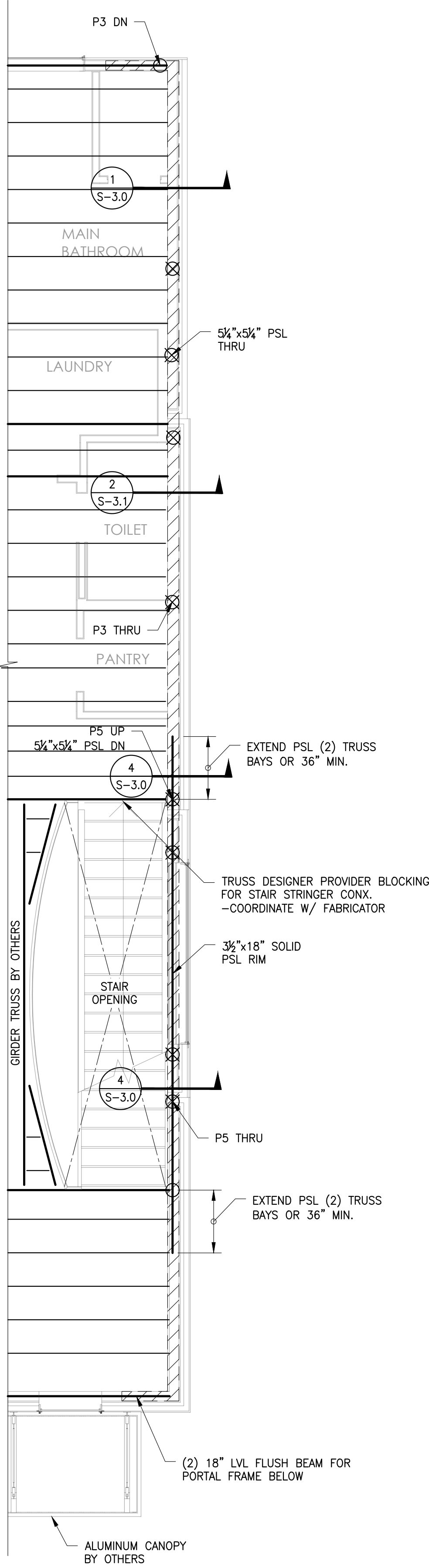
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2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

LEGEND	
	POST UP, P3 TYP. U.N.O.
	POST DOWN, P3 TYP. U.N.O.
	POST THRU, P3 TYP. U.N.O.
	(3) GANGED STUDS
	(4) GANGED STUDS
	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
	GIRDER TRUSS, BY OTHERS

- NOTES:
- SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
 - FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
 - ALL DIMENSIONS SHOWN TO F/WALL.
 - SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
 - ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
 - SEE S-1.5 FOR SHEAR WALL PLAN.



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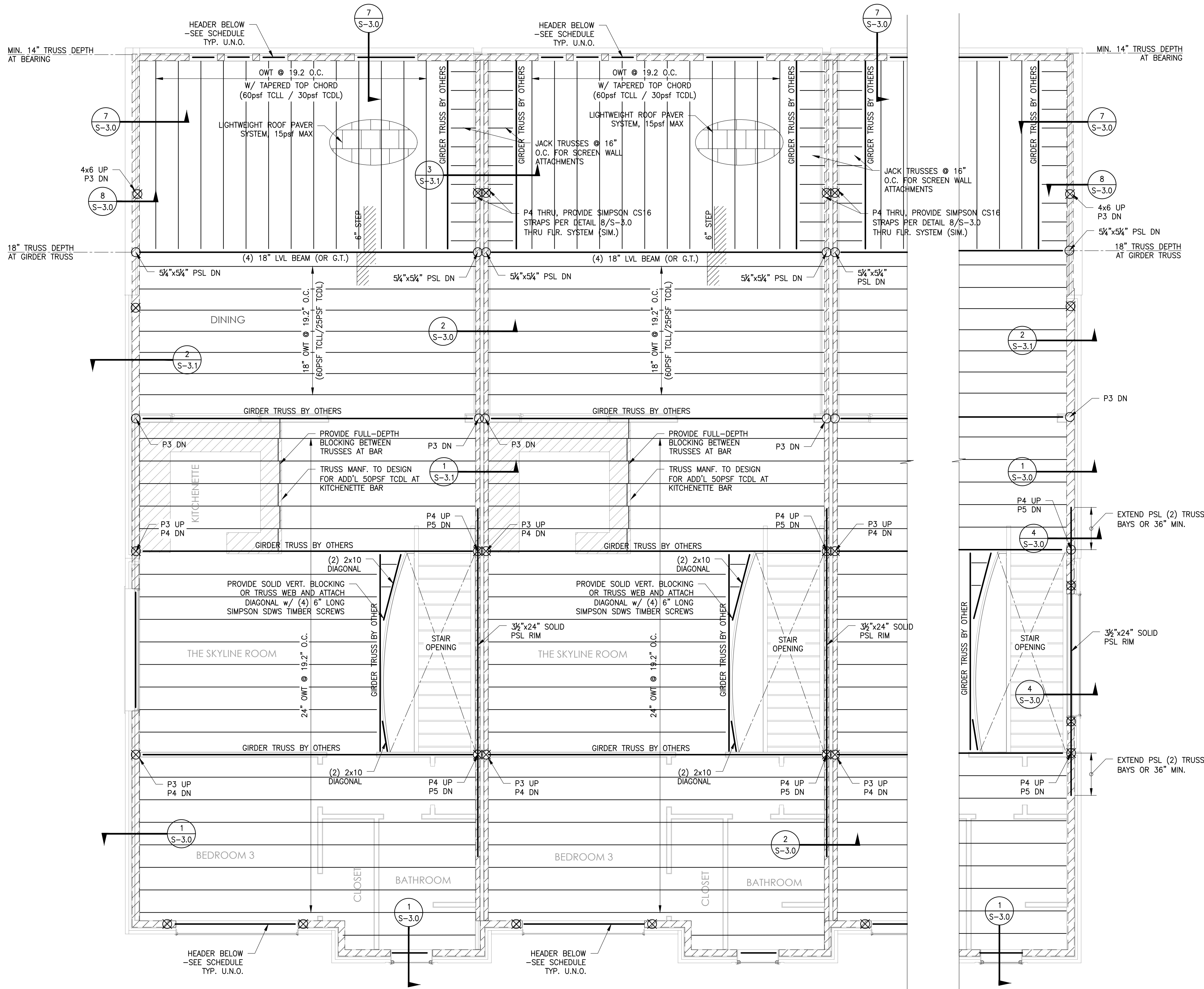
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2ND FLOOR
FRAMING PLAN

sheet number

S-1.2

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3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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checked by: MUS

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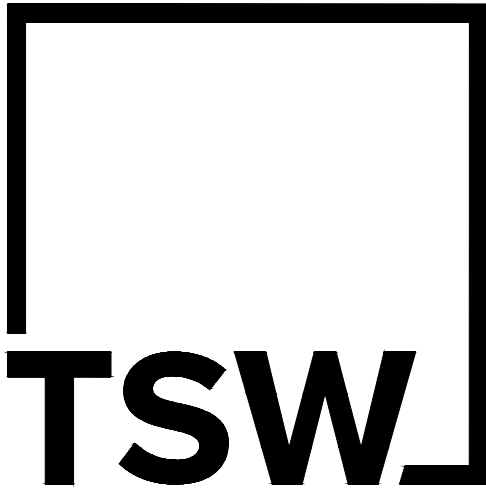
3RD FLOOR
FRAMING PLAN

sheet number

S-1.3

LEGEND	
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○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	CONC. WALL
▨	LOAD BEARING WALL
□	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

- NOTES:
- SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
 - FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
 - SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
- ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



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checked by: MJS

drawing date

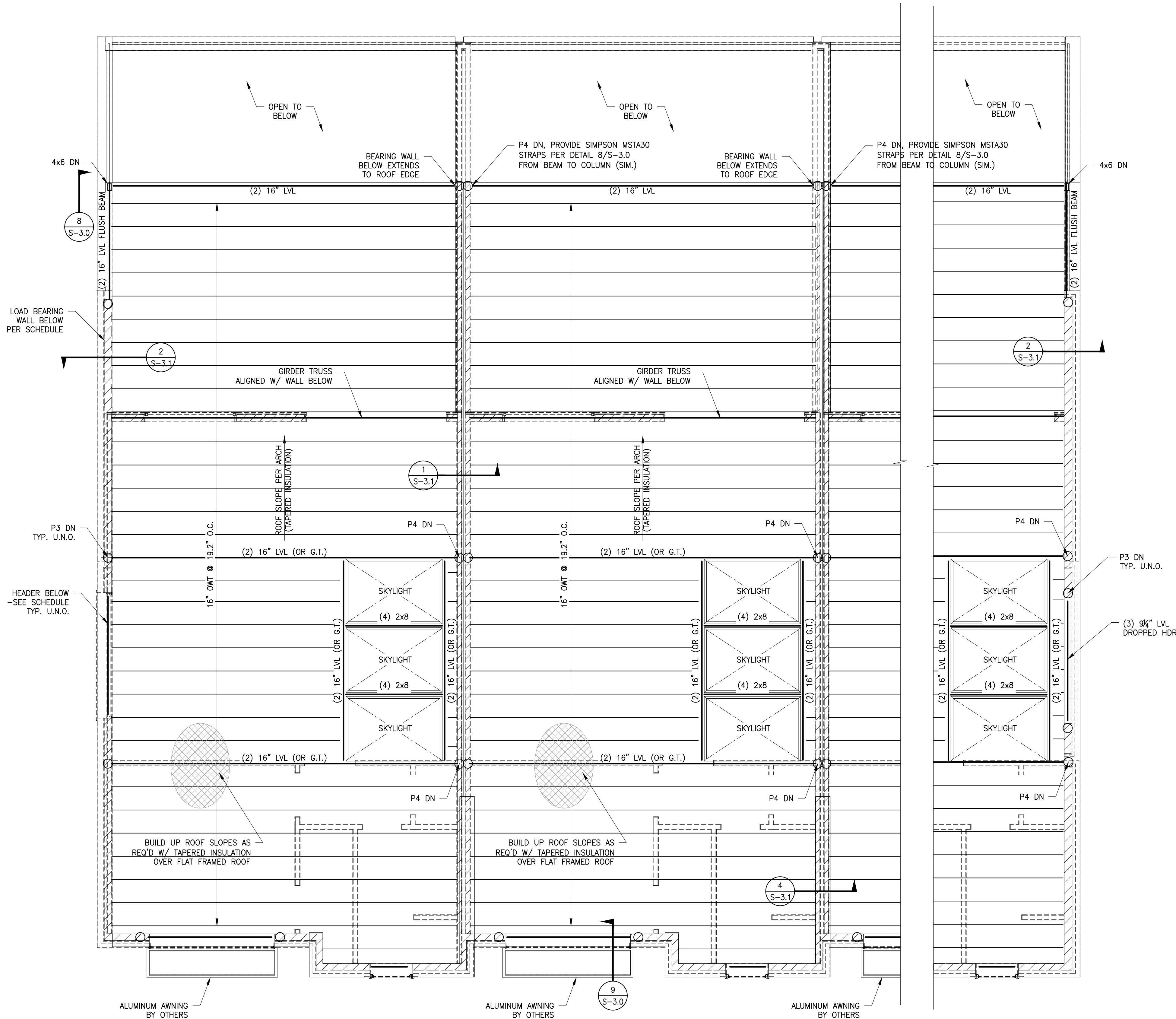
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sheet title

ROOF FRAMING PLAN

sheet number

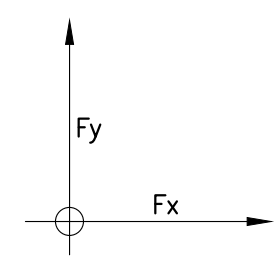
S-1.4



ROOF FRAMING PLAN

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

ISSUED FOR PERMIT



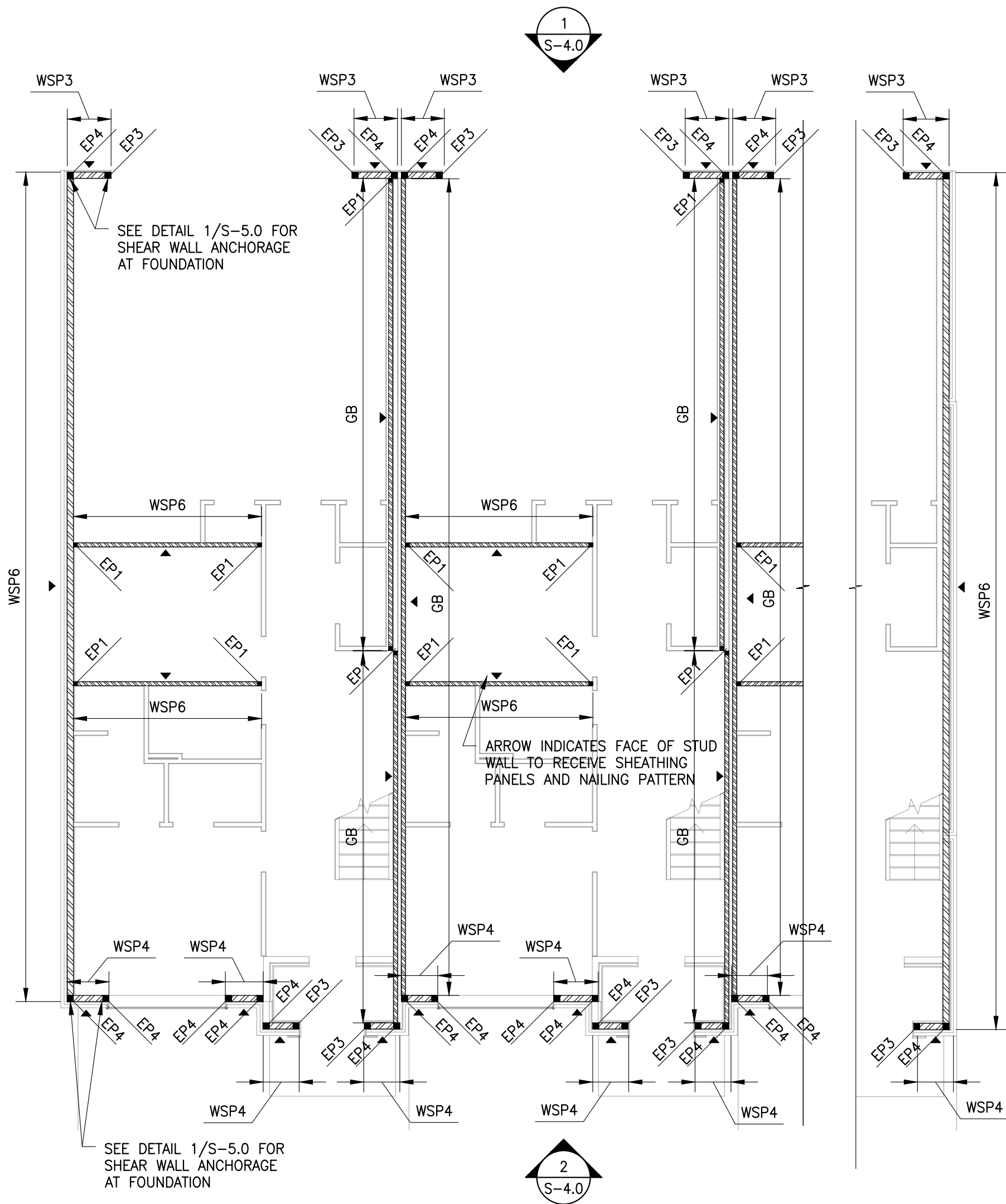
STORY SHEAR VALUES, KIPS ⁶⁰				
LEVEL	Fx (R=6.5)		Fy (R=2.0)	
	WIND (W)	SEISMIC (E)	WIND (W)	SEISMIC (E)
THIRD	3.8	1.7	2.2	5.6
SECOND	11.4	3.3	6.6	10.8
FIRST ⁽²⁾	19.0	4.1	10.4	13.4

1. STORY SHEAR LOAD VALUES ARE UNFACTORED.
2. TOTAL SHEAR VALUE AT STRUCTURE BASE.

LEGEND	
	S.W. END POST & HOLDOWN
	SHEAR WALL
	SHEATHED WALL FACE
	GIRDER TRUSS, BY OTHERS

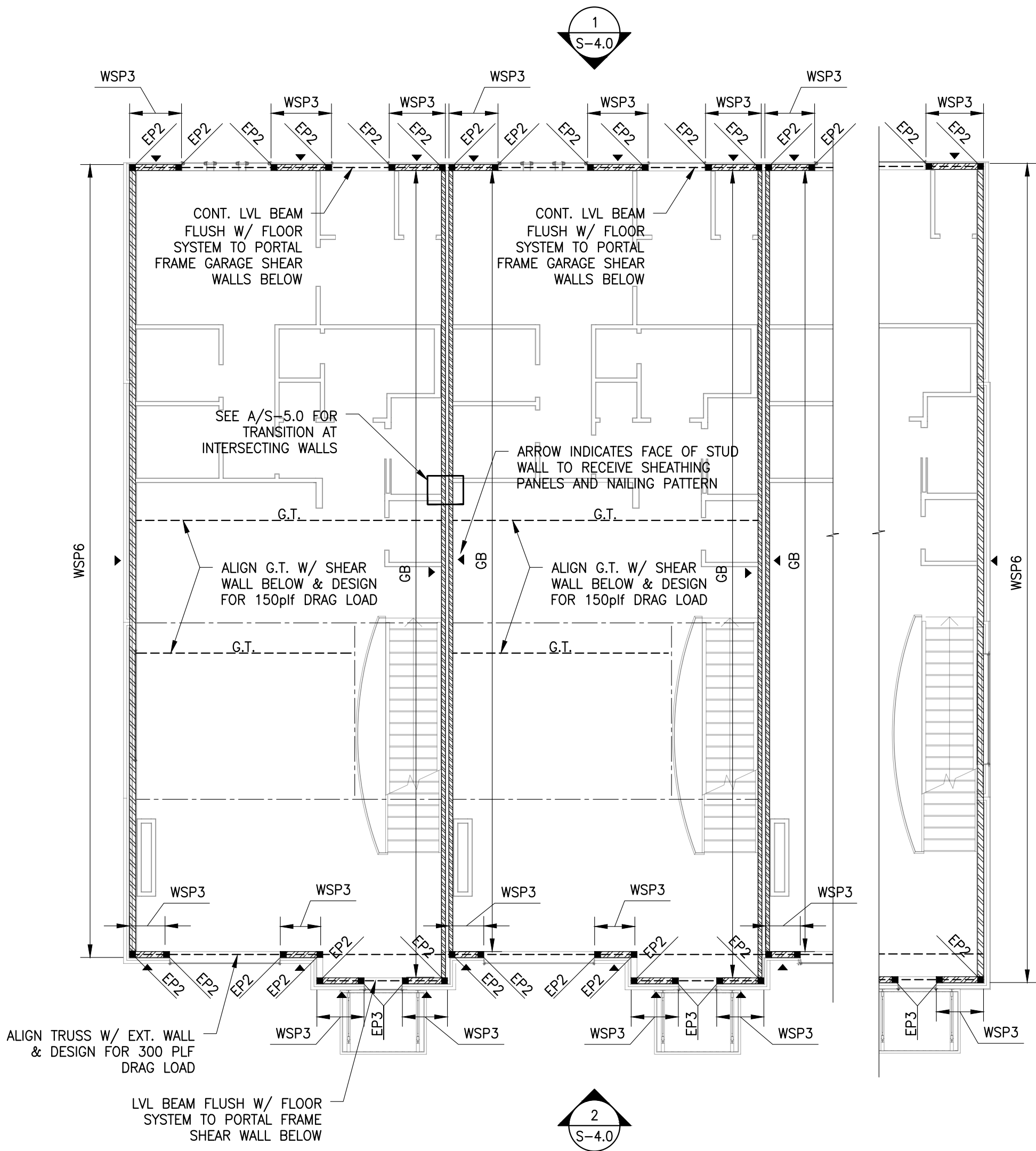
NOTES:

- SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
- SEE S-5.0 FOR SHEAR WALL CONSTRUCTION DETAILS.
- ALL EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE 1/2" APA RATED PLYWOOD SHEATHING, EXPOSURE 1.
- 0.157"Ø POWDER ACTUATED FASTENERS TO HAVE 1" MIN. PENETRATION INTO CONCRETE.
- 3/8"Ø ANCHORS TO HAVE 7" MIN. EMBEDMENT INTO CONCRETE.
- FOR 3/8"Ø ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS AS FOLLOWS:
2x4 WALL: SIMPSON BPS 5/8-3
2x6 WALL: SIMPSON BPS 5/8-6
1/2" CLR. MAX. BETWEEN INSIDE FACE OF SHEATHING AND WASHER EDGE.



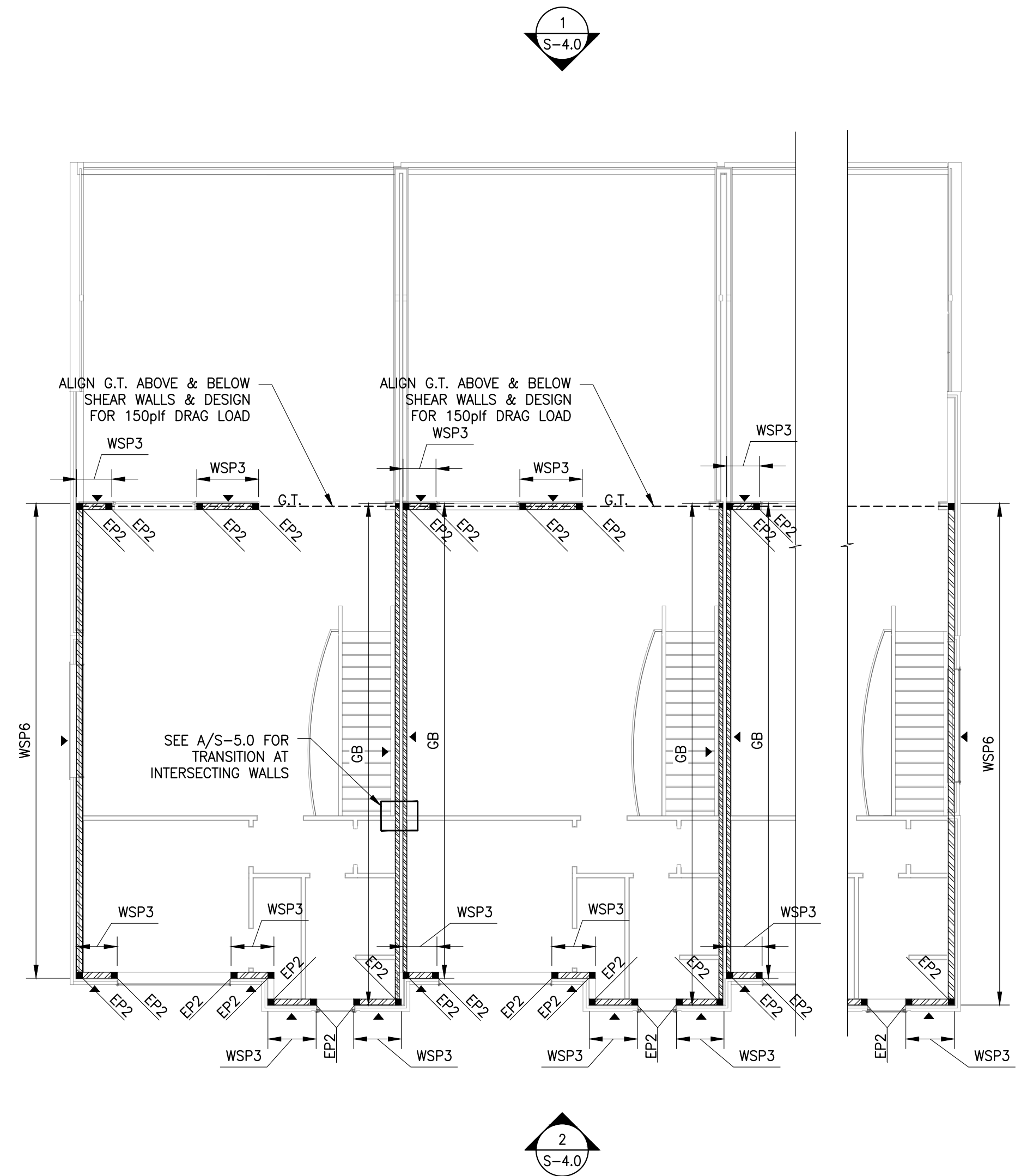
1ST FLOOR SHEAR WALL PLAN

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



2ND FLOOR SHEAR WALL PLAN

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



3RD FLOOR SHEAR WALL PLAN

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

SHEAR WALL SHEATHING AND FASTENING SCHEDULE		
MARK	SHEATHING TYPE	FASTENER
WSP3	1/2" PLYWOOD	10d COMMON NAILS SPACED @ 3" O.C. ALONG PANEL EDGES & 6" O.C. IN PANEL FIELD
WSP4	1/2" PLYWOOD	10d COMMON NAILS SPACED @ 4" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
WSP6	1/2" PLYWOOD	10d COMMON NAILS SPACED @ 6" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
GB	3/8" GYPSUM	6d COOLER NAILS SPACED @ 7" O.C. ACROSS ALL AREAS OF PANEL

1. SHEATHING AND FASTENING SPECIFIED IN SCHEDULE TO BE APPLIED TO SAME FACE OF WALL AS MARK LOCATION ON SHEAR WALL PLAN. SEE ARCH. FOR FINISH REQUIRED ON OPPOSITE FACE OF WALL.

2. SHEATHING PANELS ARE TO BE APPLIED WITH LONG DIMENSION PERPENDICULAR TO STUDS. EDGE JOINTS TO HAVE 2x BLOCKING WITH THE SPECIFIED EDGE NAILING PATTERN. GYPSUM PANELS DO NOT REQUIRE EDGE BLOCKING.

WALL PLATE FASTENING SCHEDULE					
FLOOR SYSTEM	WALL TYPE	WSP6 & TYP. EXTERIOR WALLS	WSP4 & WSP3 SHEAR WALLS	GB SHEAR WALLS & DEMISING WALL	INTERIOR NON-LOAD BEARING WALLS
3RD	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A ⁽¹⁾
	SILL PLATE ⁽²⁾	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
2ND	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A ⁽¹⁾
	SILL PLATE ⁽²⁾	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
1ST	TOP PLATE	16d NAILS @ 6" O.C.	16d NAILS @ 3" O.C.	(2) 16d NAILS, EA. TRUSS	N/A ⁽¹⁾
	SILL PLATE ⁽²⁾	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	5/8"x9" SIMPSON TITEN HD @ 24" O.C.	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	0.157"Ø x2 1/2" P.A.F. @ 12" O.C.

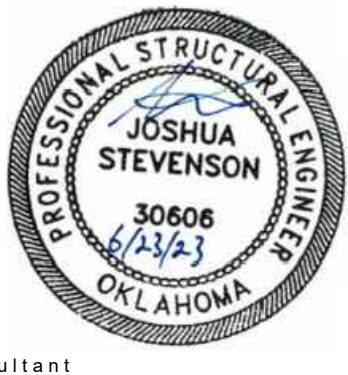
1. SEE DETAIL 3/S-3.0 FOR NON-LOAD BEARING WALL TOP PLATE ATTACHMENT.

2. SILL PLATES TO BE NAILED FROM TOP INTO TRUSS OR BLOCKING BELOW SUBFLOOR. TOP PLATES TO BE NAILED FROM ABOVE THRU TRUSS OR BLOCKING INTO PLATE BELOW.

END CHORD SCHEDULE		
MARK	END CHORD	HOLDOWN DEVICE
EP1	(2) 2x6, OR (3) 2x4	CMST14 STRAP, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU4-SDS AT FDN LEVEL
EP2	(3) 2x6	CMST14 STRAP, 36" END LENGTH w/ (38) 10d NAILS INTO EA. END OF STRAP
EP3	(4) 2x6	(2) CMST14 STRAPS, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU8-SDS AT FDN LEVEL
EP4	4x6 TIMBER	HDU11-SDS AT FDN LEVEL

1. WHERE TYPICAL WALLS INTERSECT, USE THE HIGHER CAPACITY POST & HOLD DOWN FROM THIS SCHEDULE. PROVIDE CRUSH BLOCKING IN FLOOR GAP TO MATCH POST BELOW.

2. STRAP NAILS TO BE 10d COMMON NAILS. NUMBER OF NAILS LISTED IN TABLE IS THE NUMBER OF NAILS REQUIRED INTO EACH END OF THE STRAP (END LENGTH, SEE DETAIL 5/S-5.0).



consultant

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SE #23011

revisions

project information

**STILLWATER
TOWNHOMES**

project address

STILLWATER, OK

client information

TODD KRAYBILL
CONSTRUCTION

drawing information

project number: Sef23011
contact: MJS
drawn by: DSW
checked by: MJS

drawing date

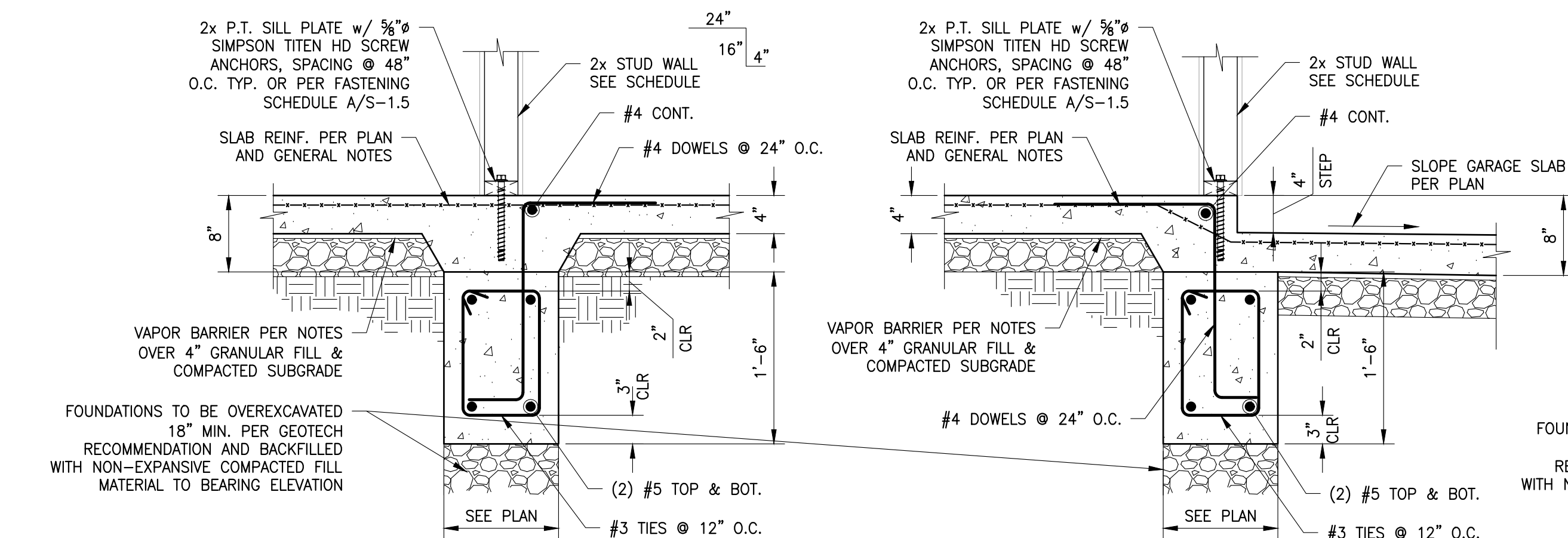
2023.06.23

sheet title

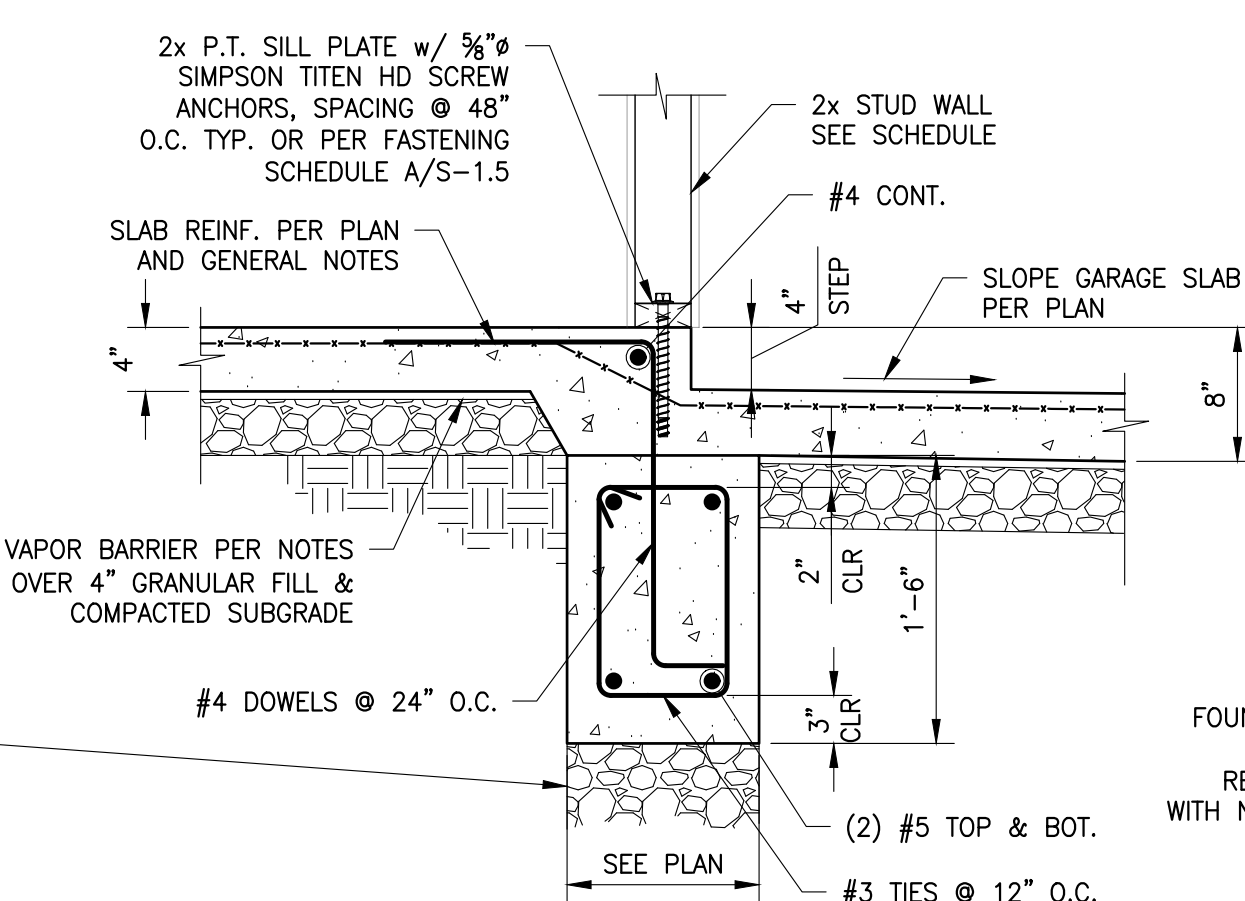
SHEAR WALL PLANS

sheet number

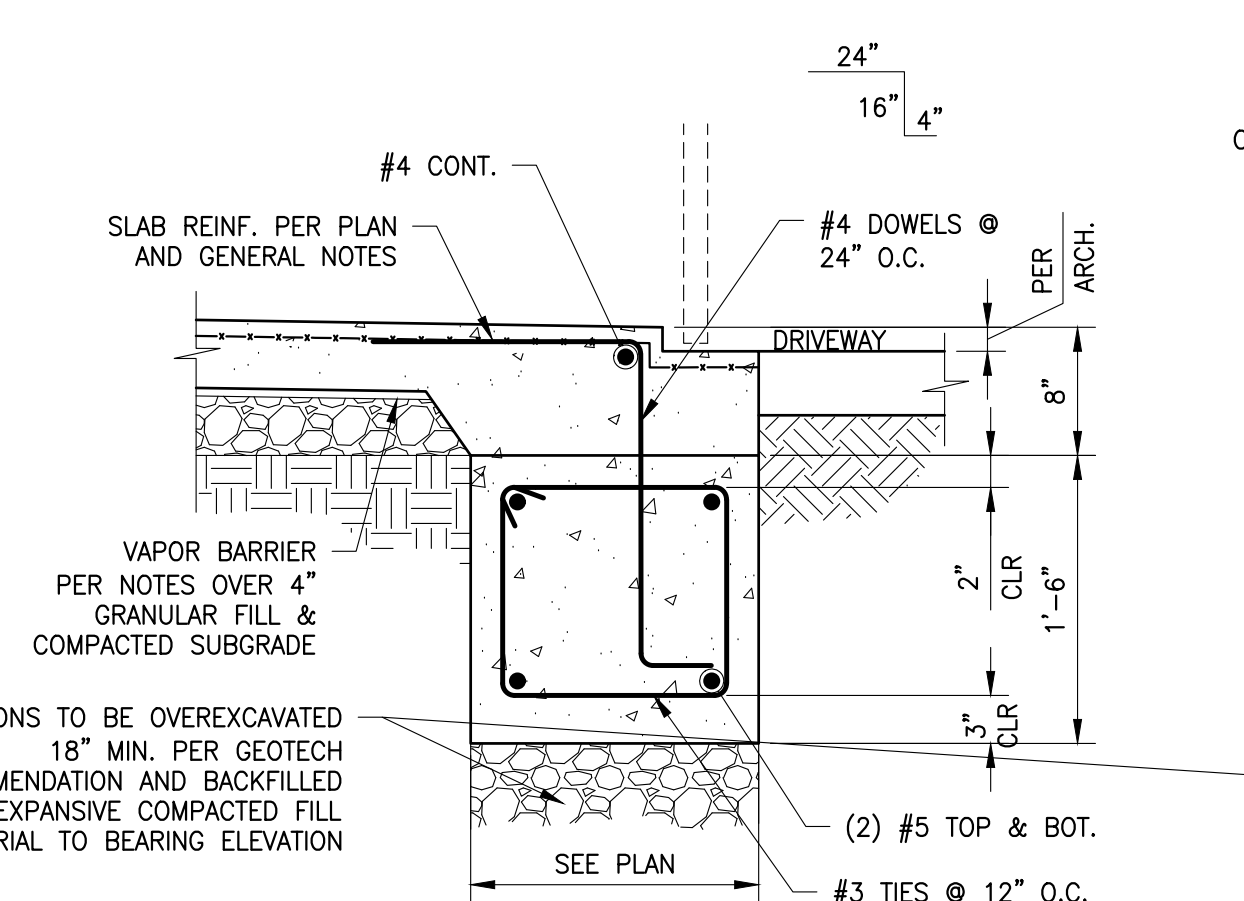
S-1.5



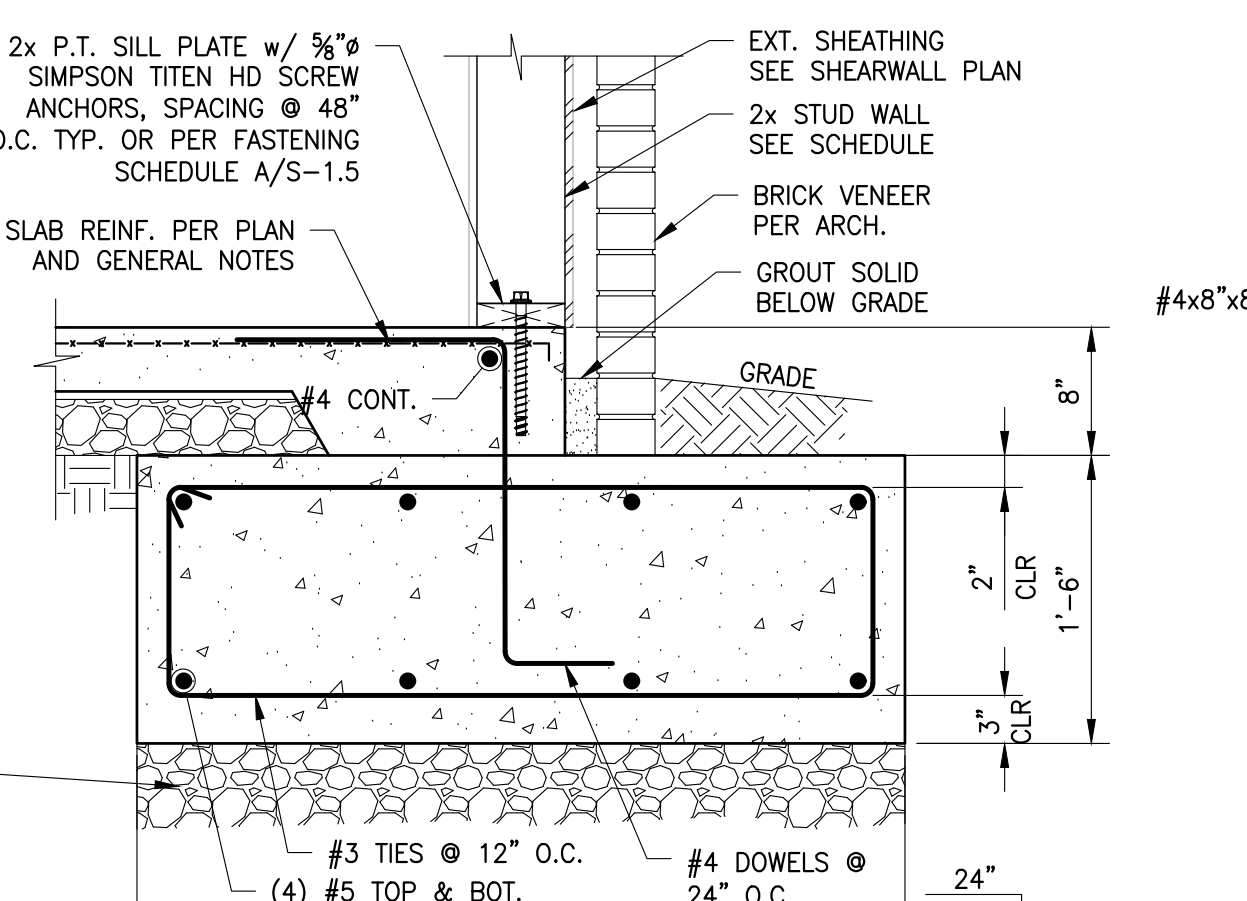
1 THICKENED SLAB FOOTING
S-2.0 SCALE: 1"=1'-0"



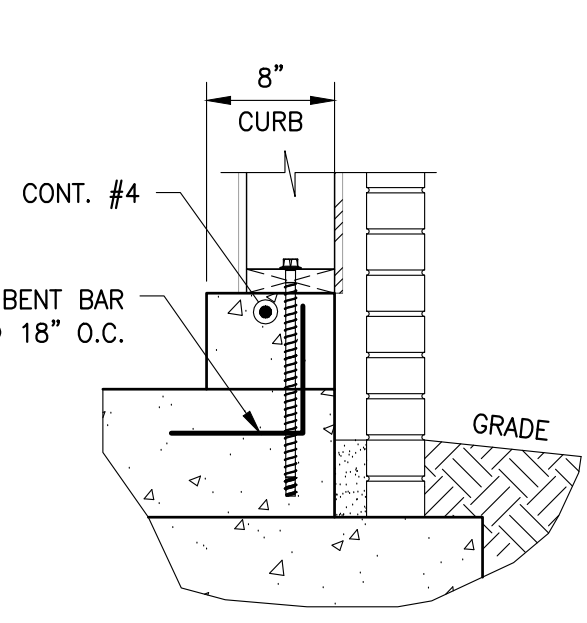
2 STEP FTG. AT GARAGE
S-2.0 SCALE: 1"=1'-0"



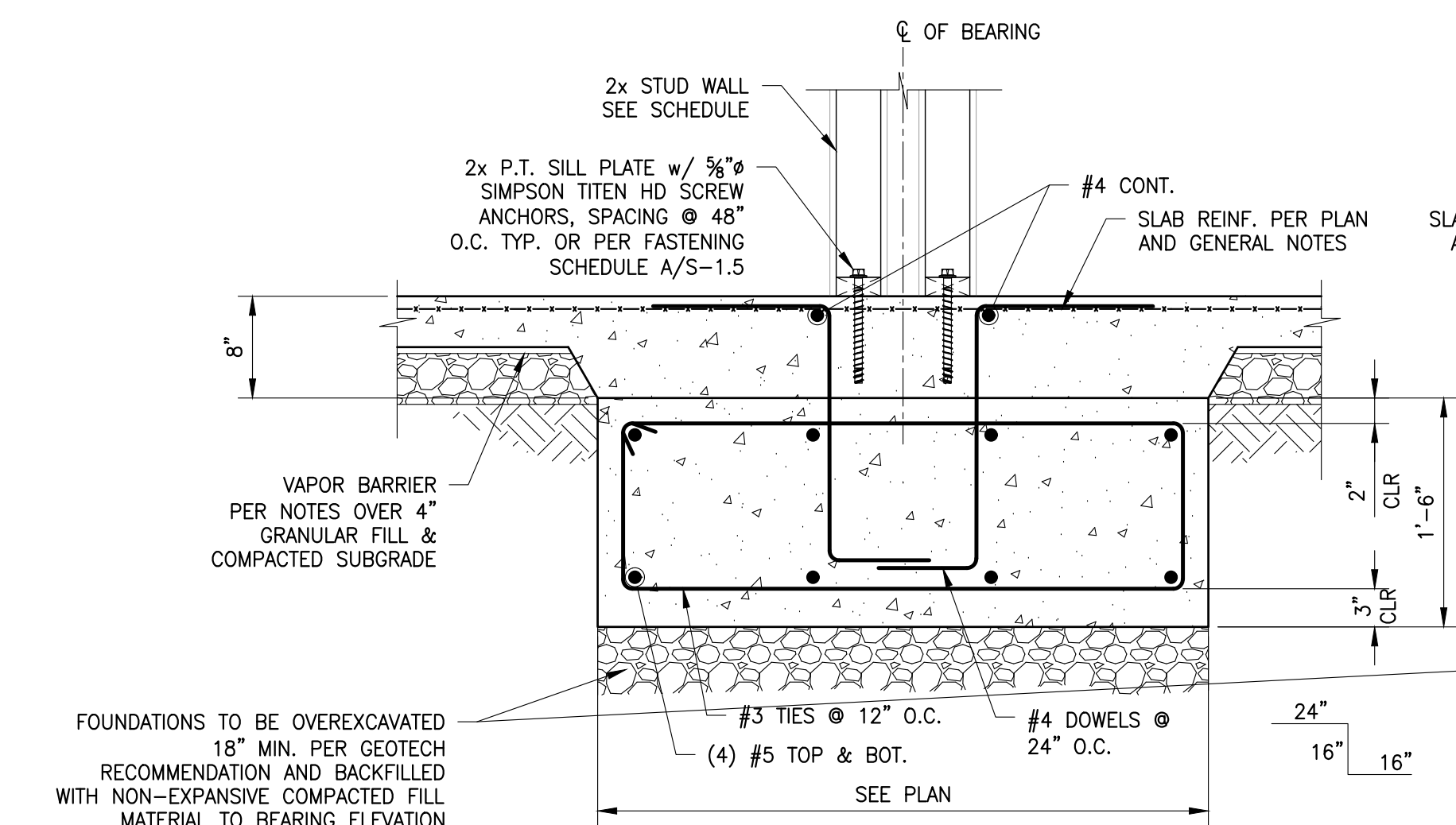
3 GARAGE TURNDOWN
S-2.0 SCALE: 1"=1'-0"



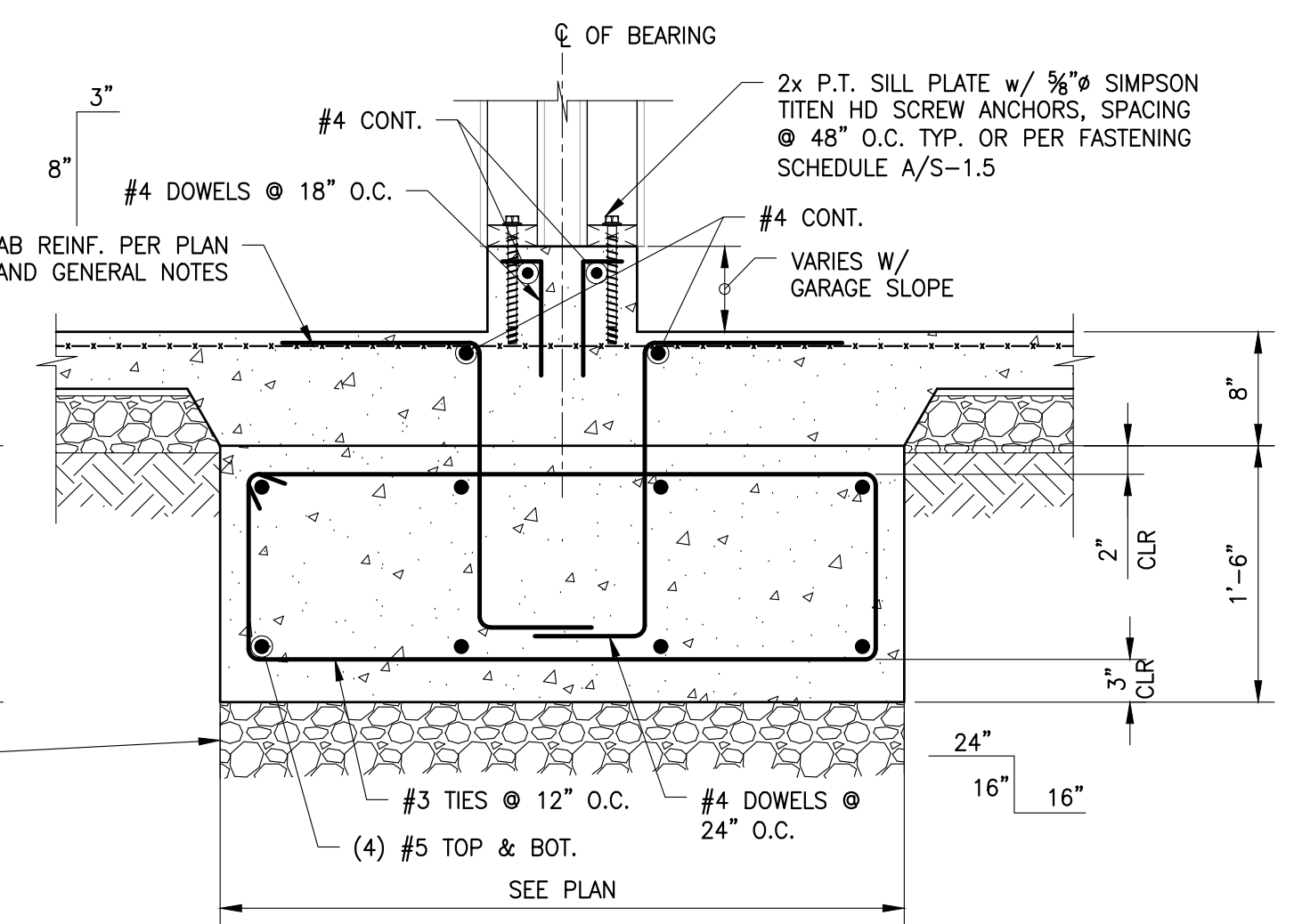
4 TURNDOWN FOOTING WITH MASONRY VENEER
S-2.0 SCALE: 1"=1'-0"



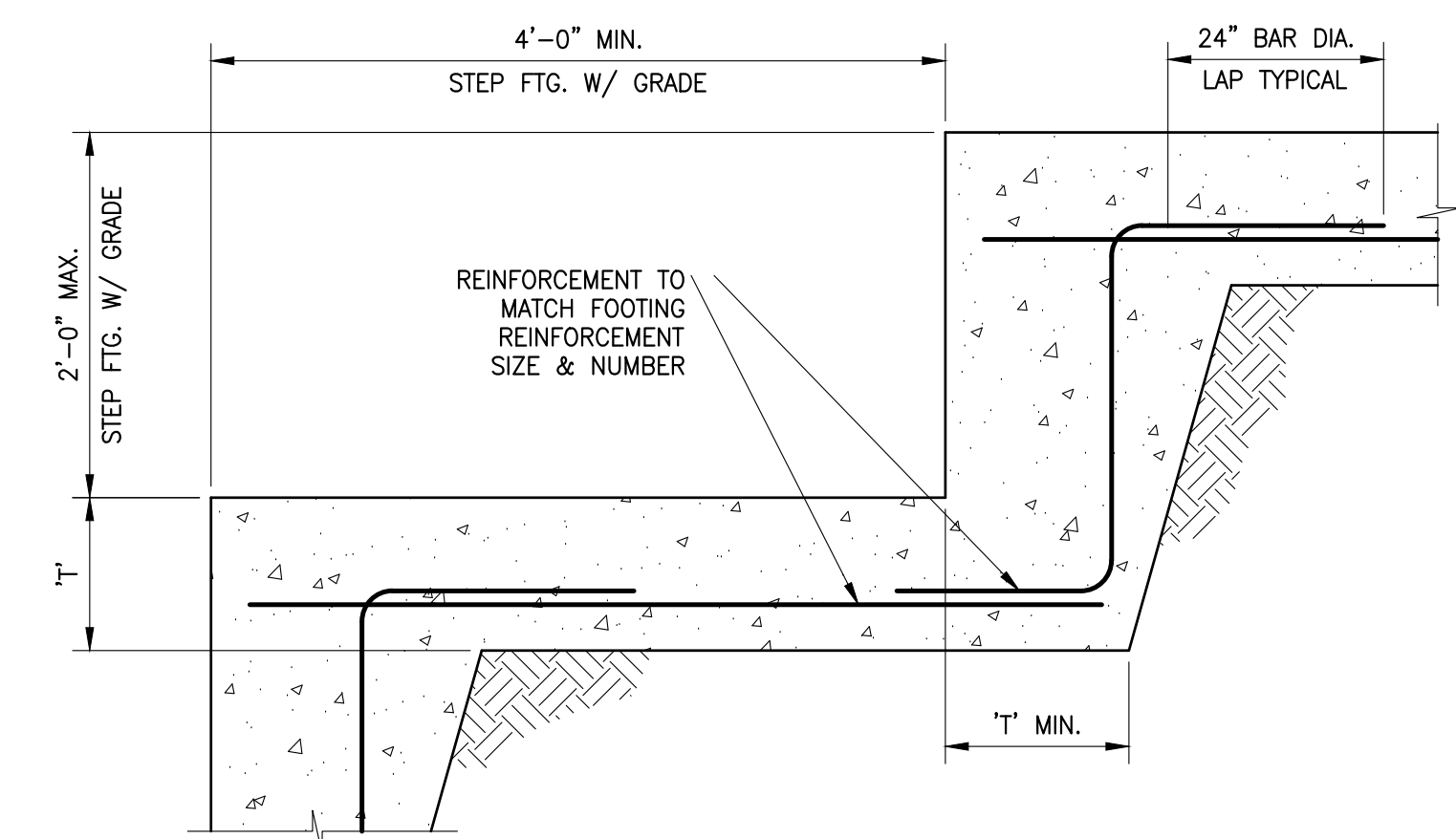
ALTERNATIVE AT CURB



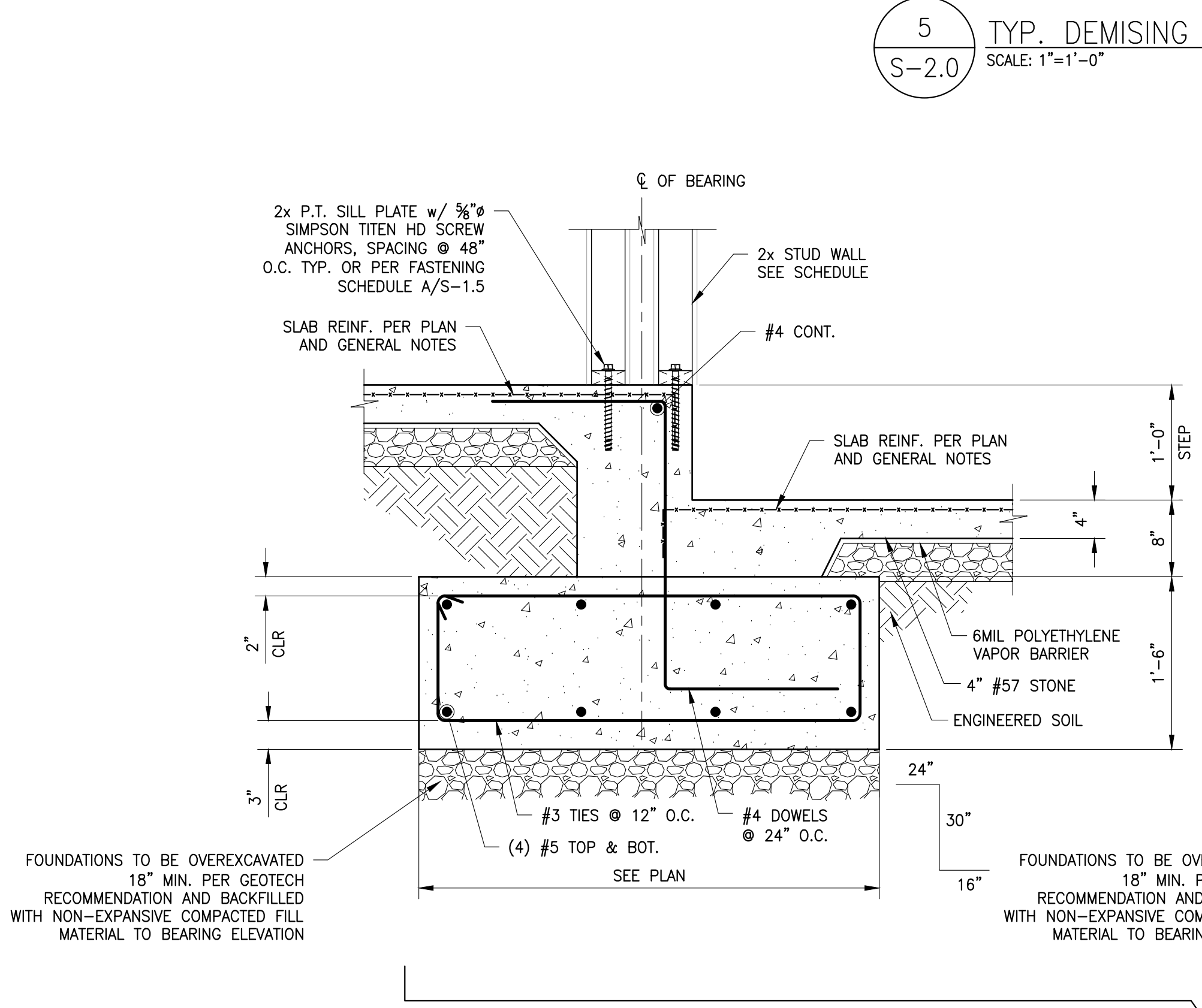
@ SLOPED GARAGE



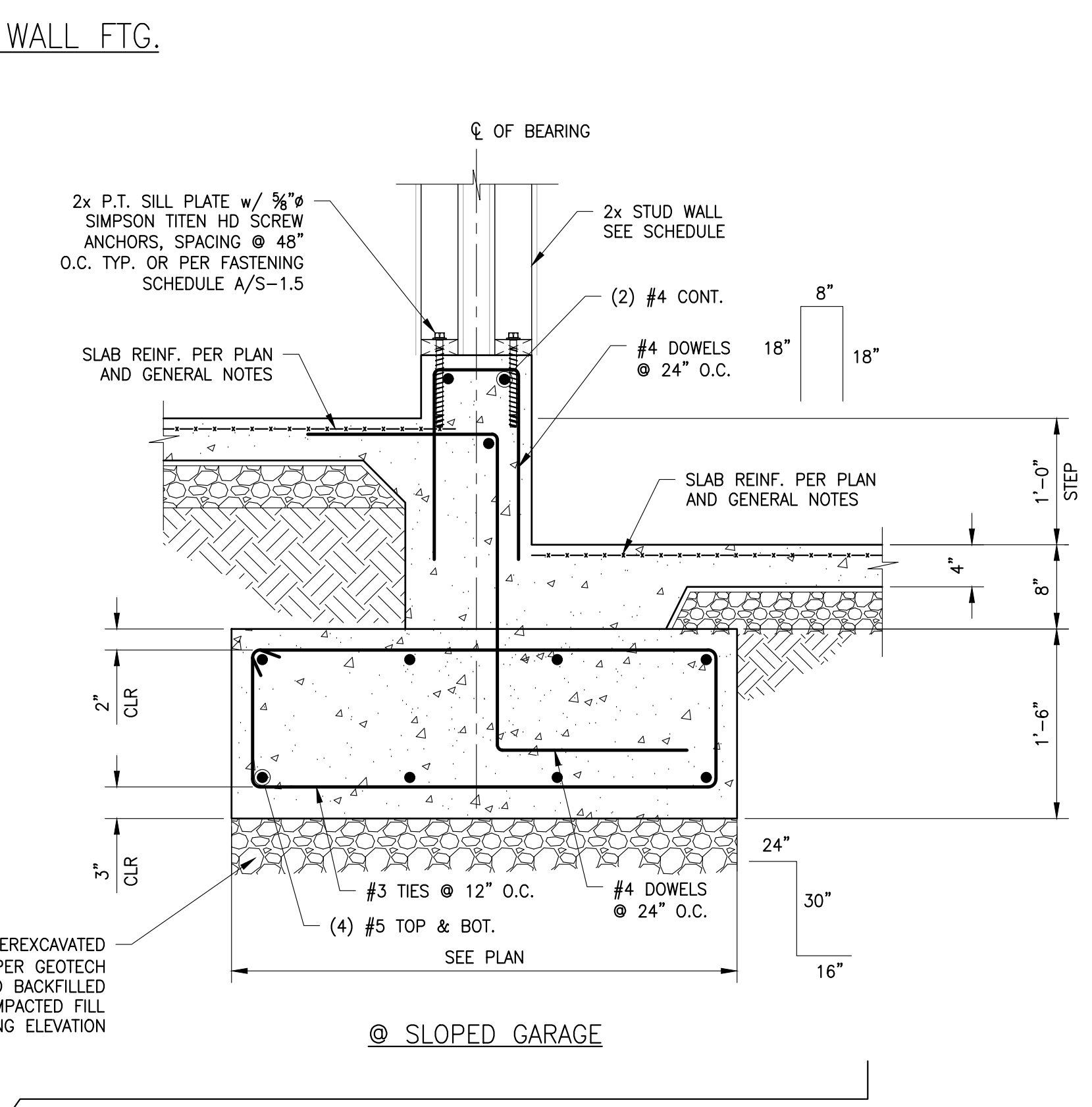
@ SLOPED GARAGE



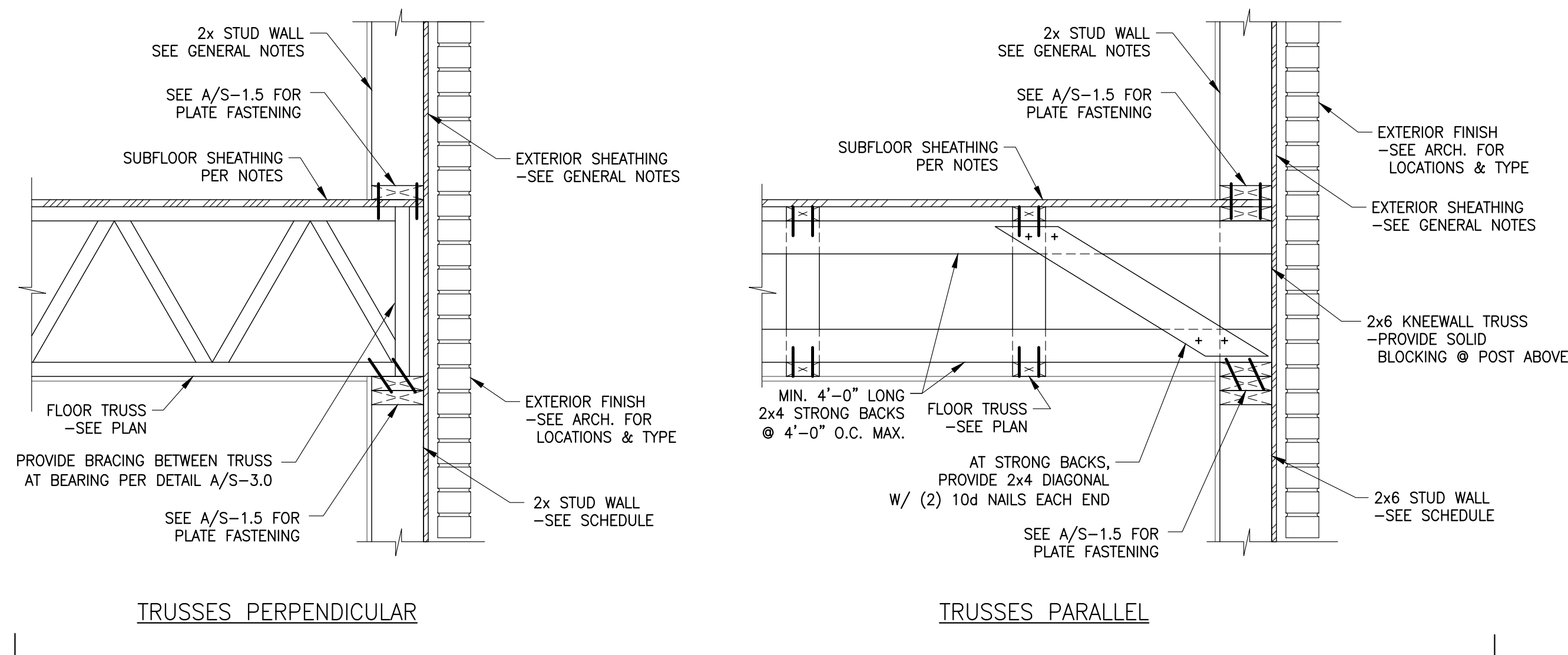
A STEPPED FOOTING DETAIL
S-2.0 SCALE: NO SCALE



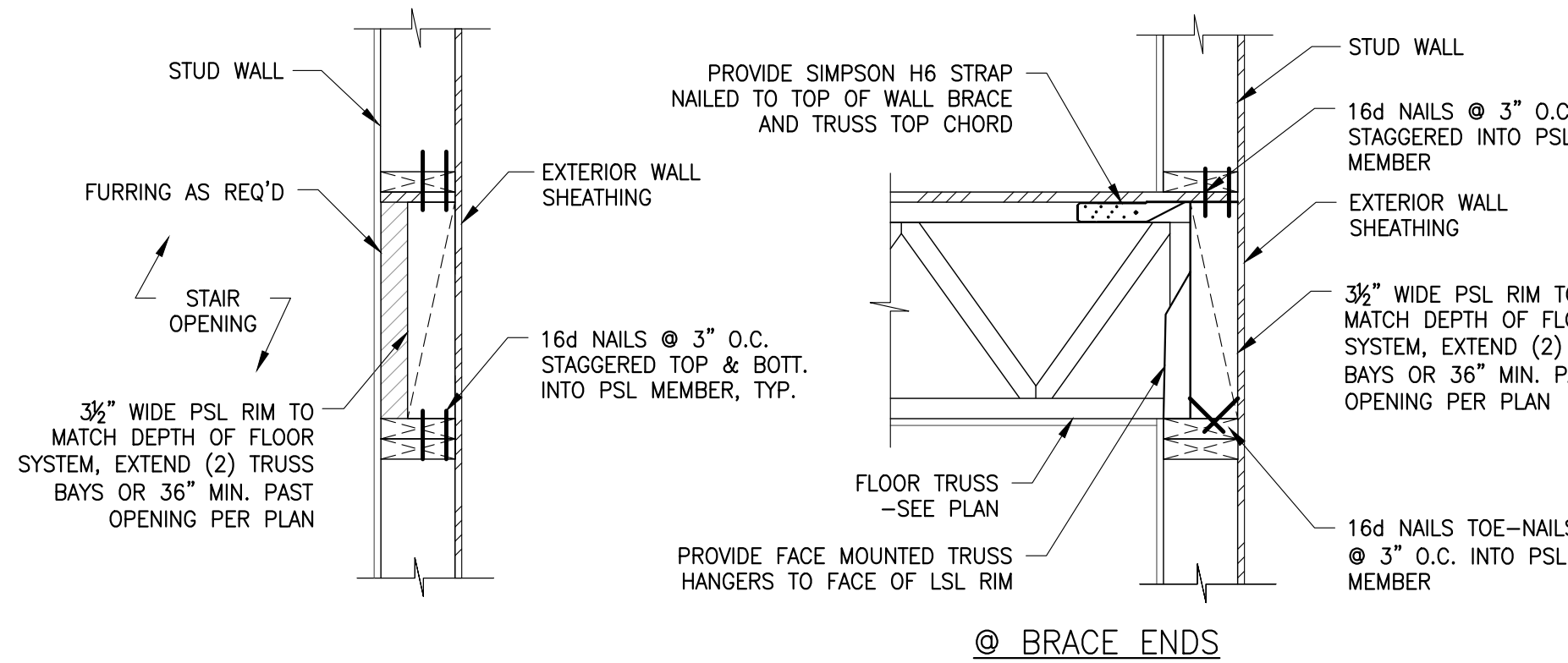
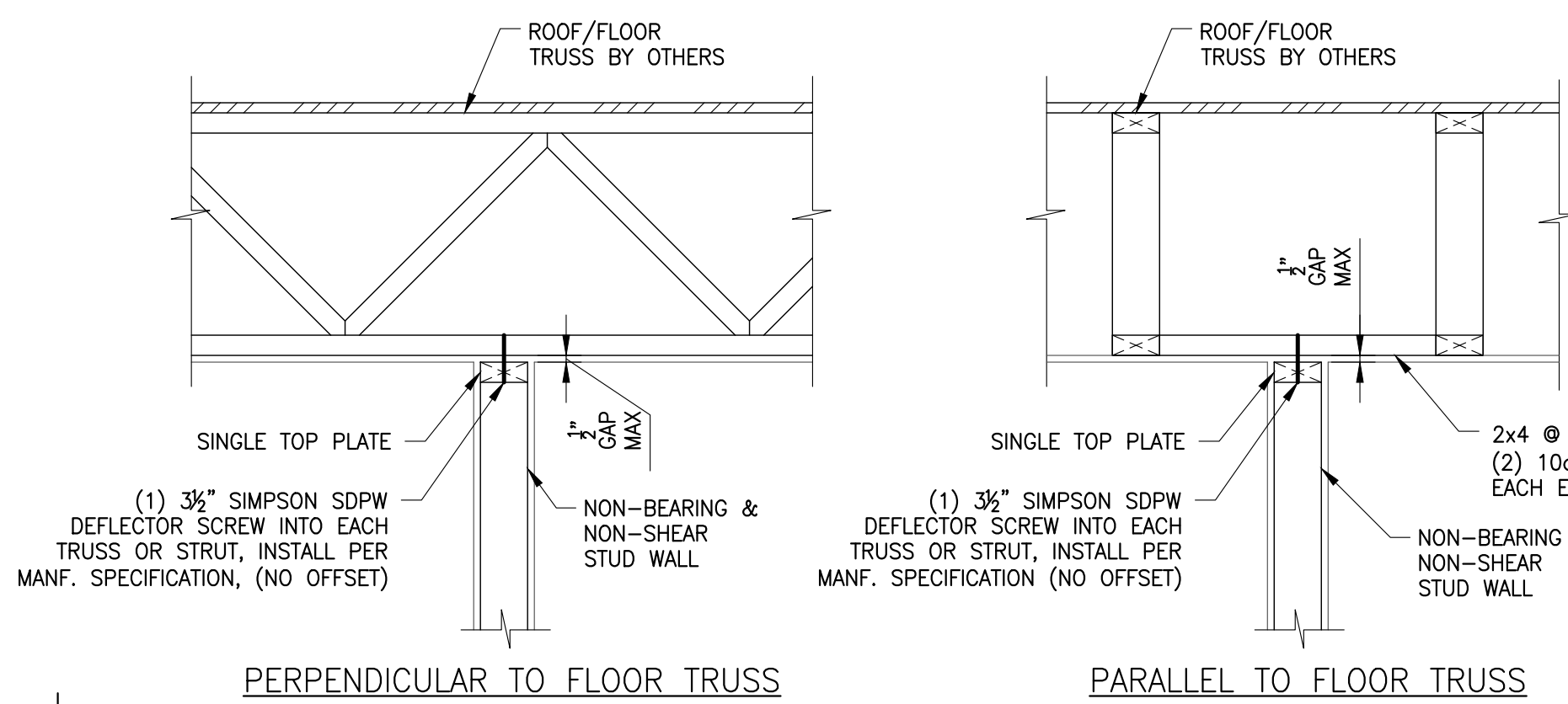
6 DEMISING WALL FTG. AT SLAB STEP
S-2.0 SCALE: 1"=1'-0"



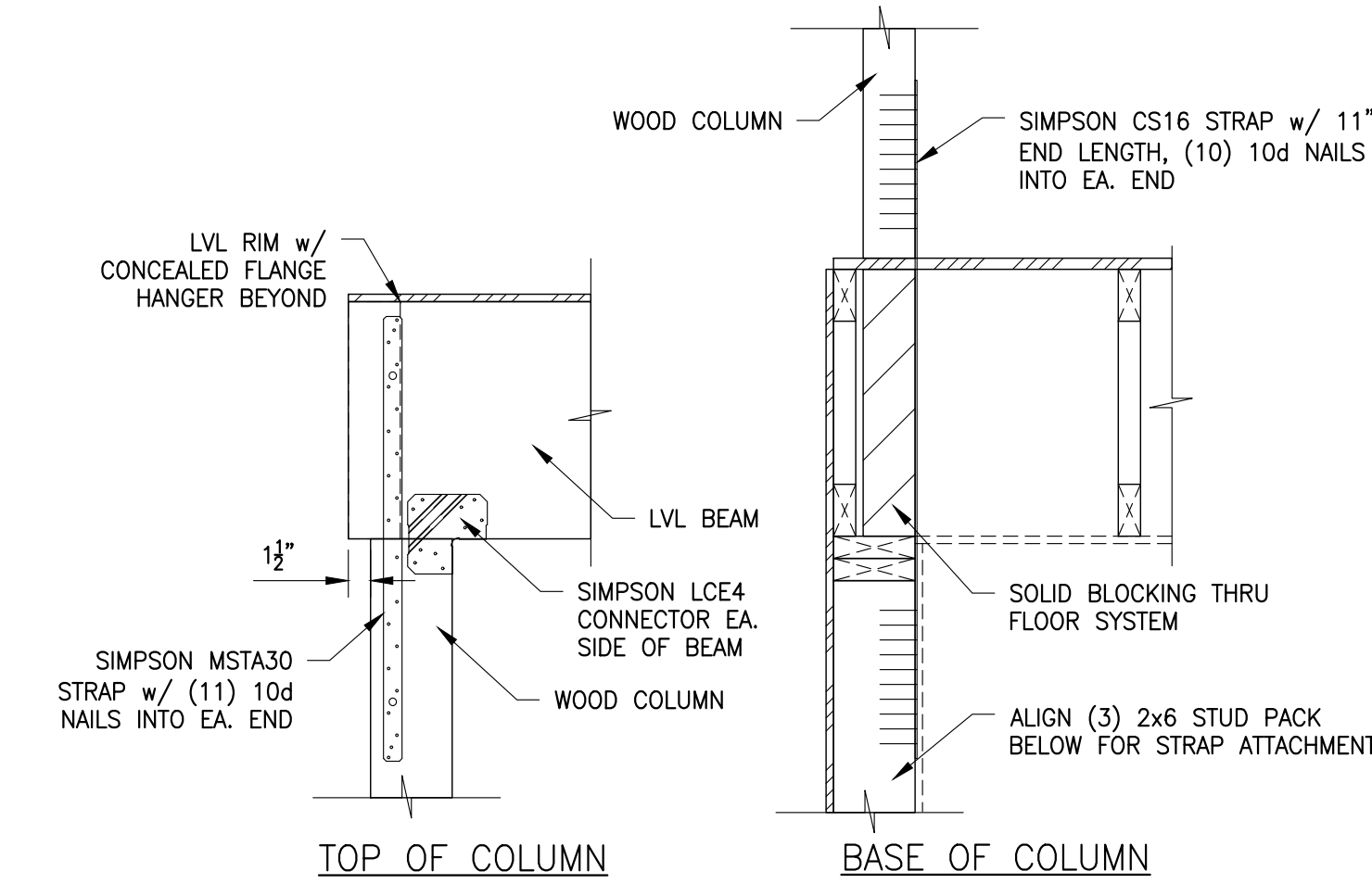
6 DEMISING WALL FTG. AT SLAB STEP
S-2.0 SCALE: 1"=1'-0"



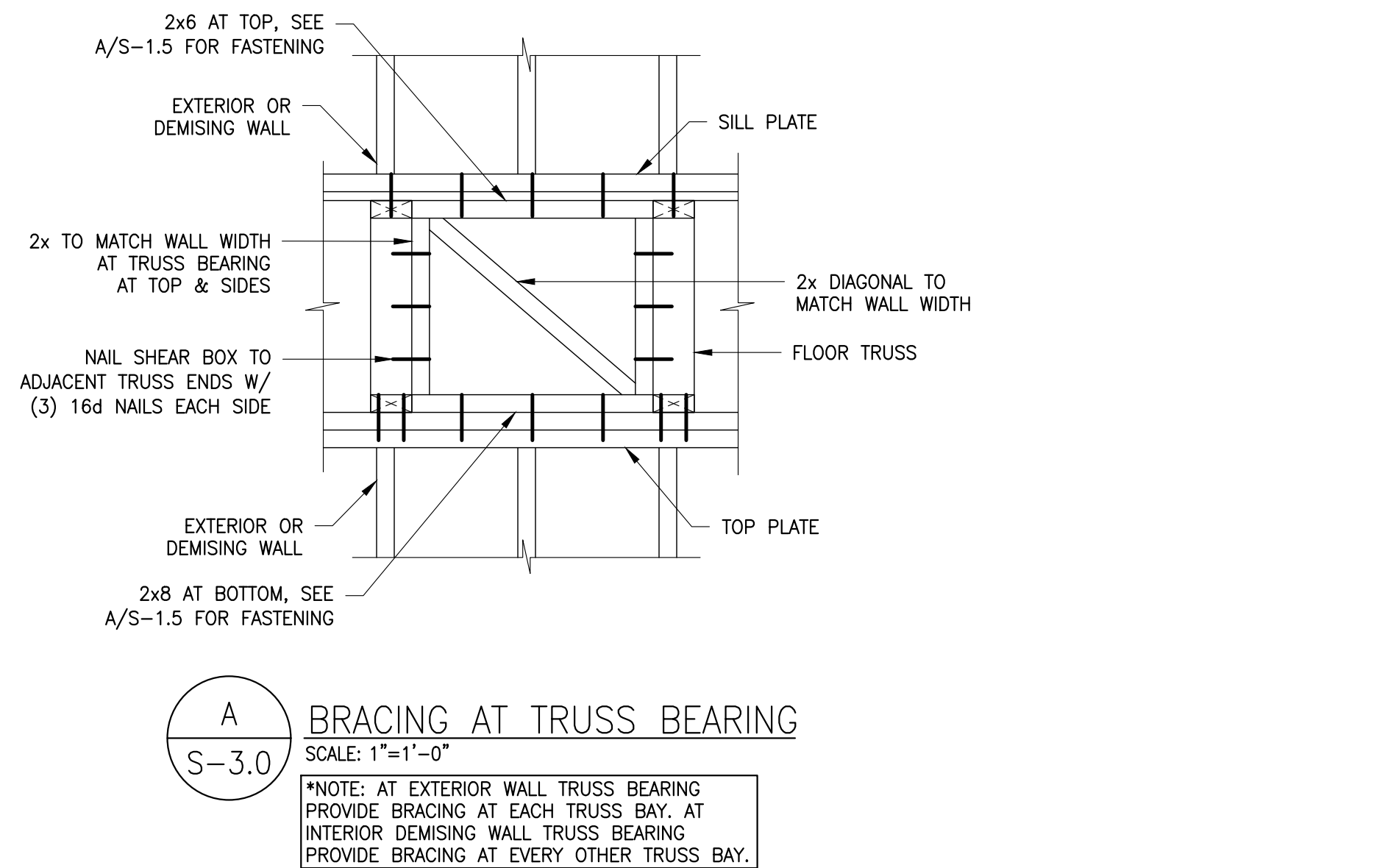
1 TYP. EXTERIOR WALL DETAIL
SCALE: 1"=1'-0"



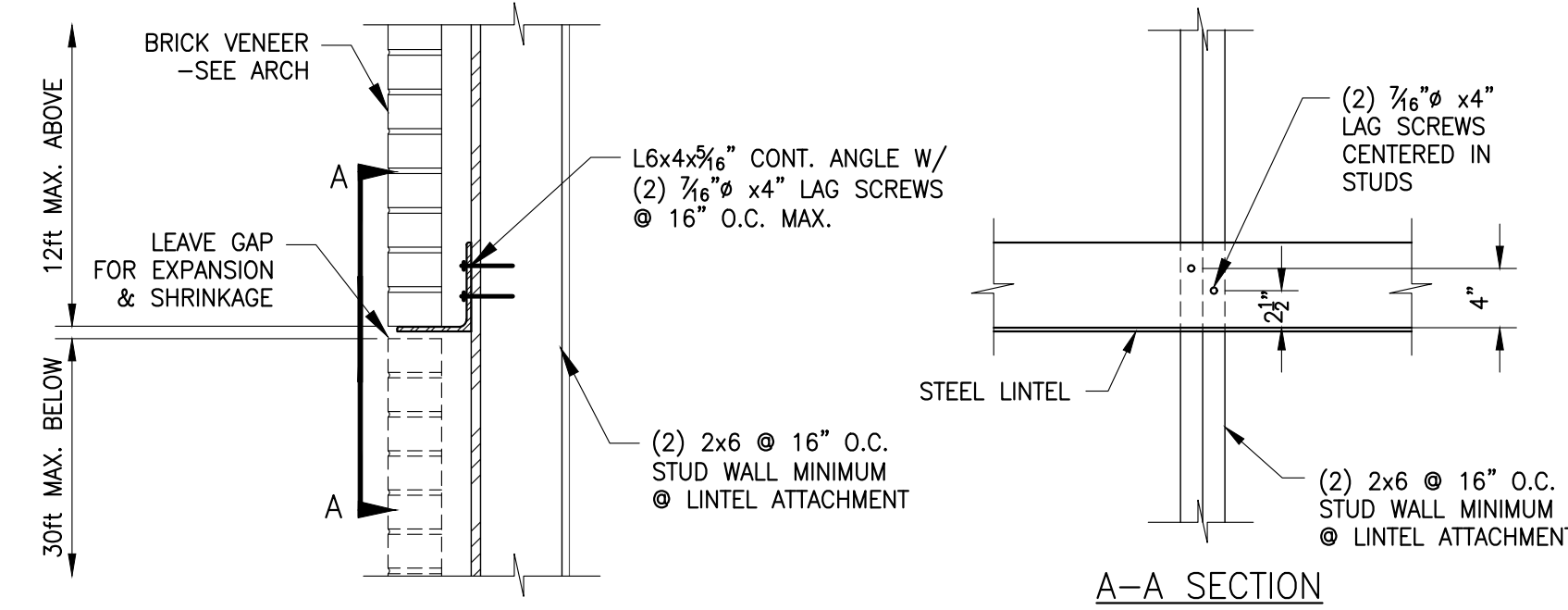
4 STAIR AND CLERESTORY JOINT BRACE
SCALE: 1"=1'-0"



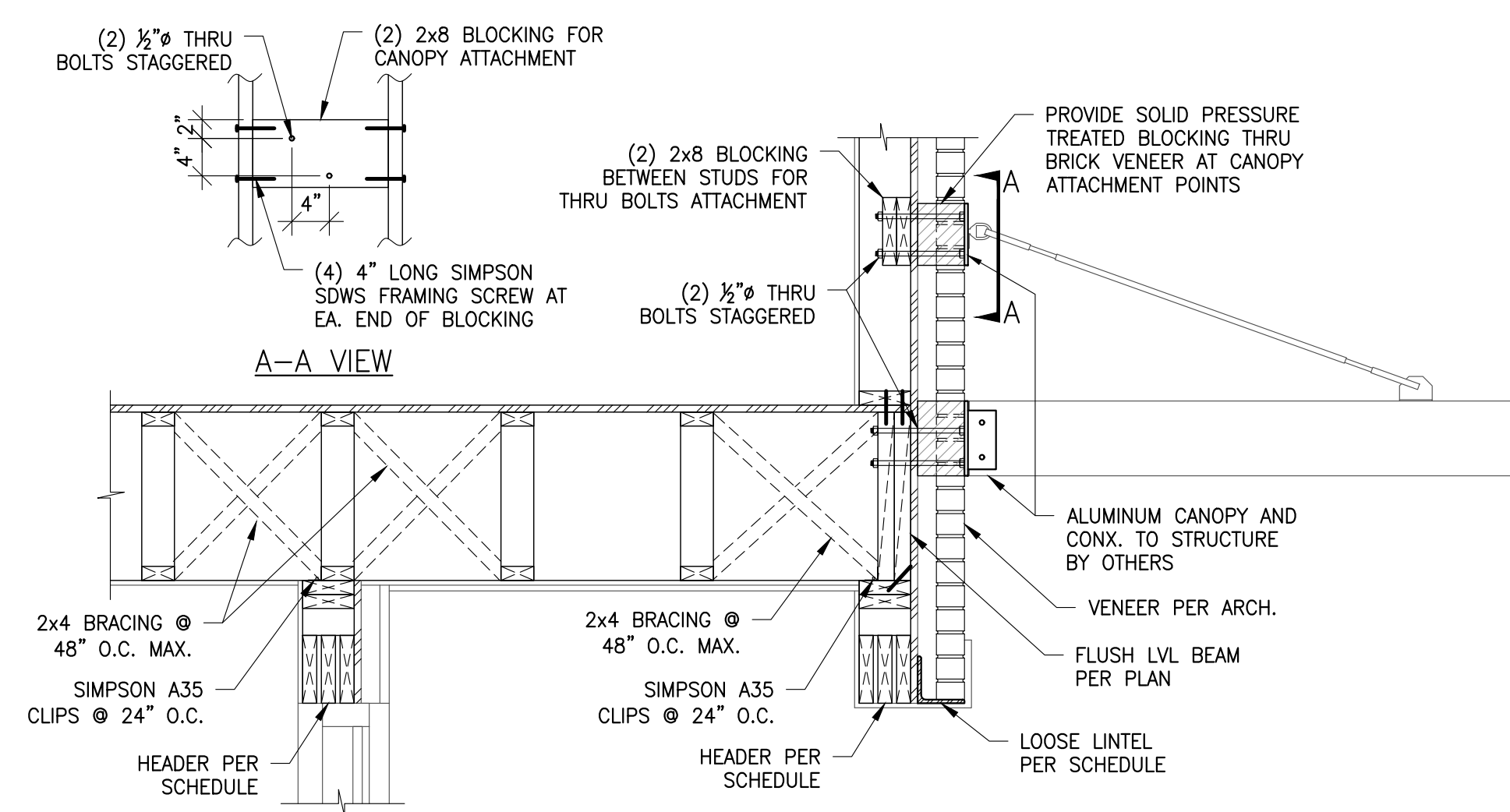
8 COLUMN DETAIL
SCALE: 1"=1'-0"



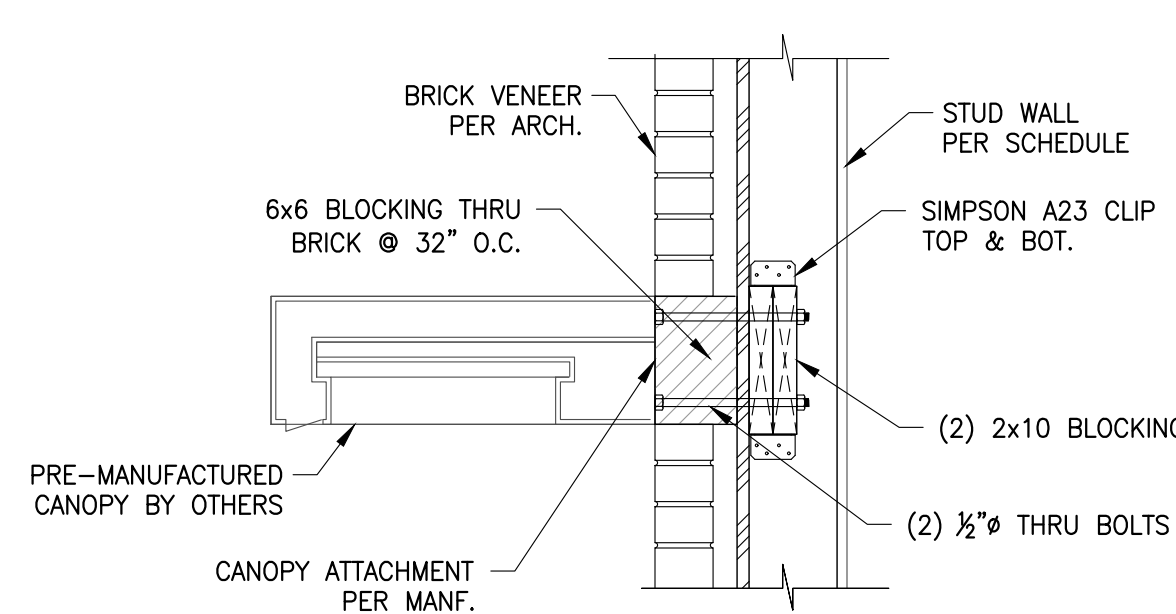
A BRACING AT TRUSS BEARING
SCALE: 1"=1'-0"



5 TYP. LINTEL ATTACHEMNT TO WOOD
SCALE: 1"=1'-0"

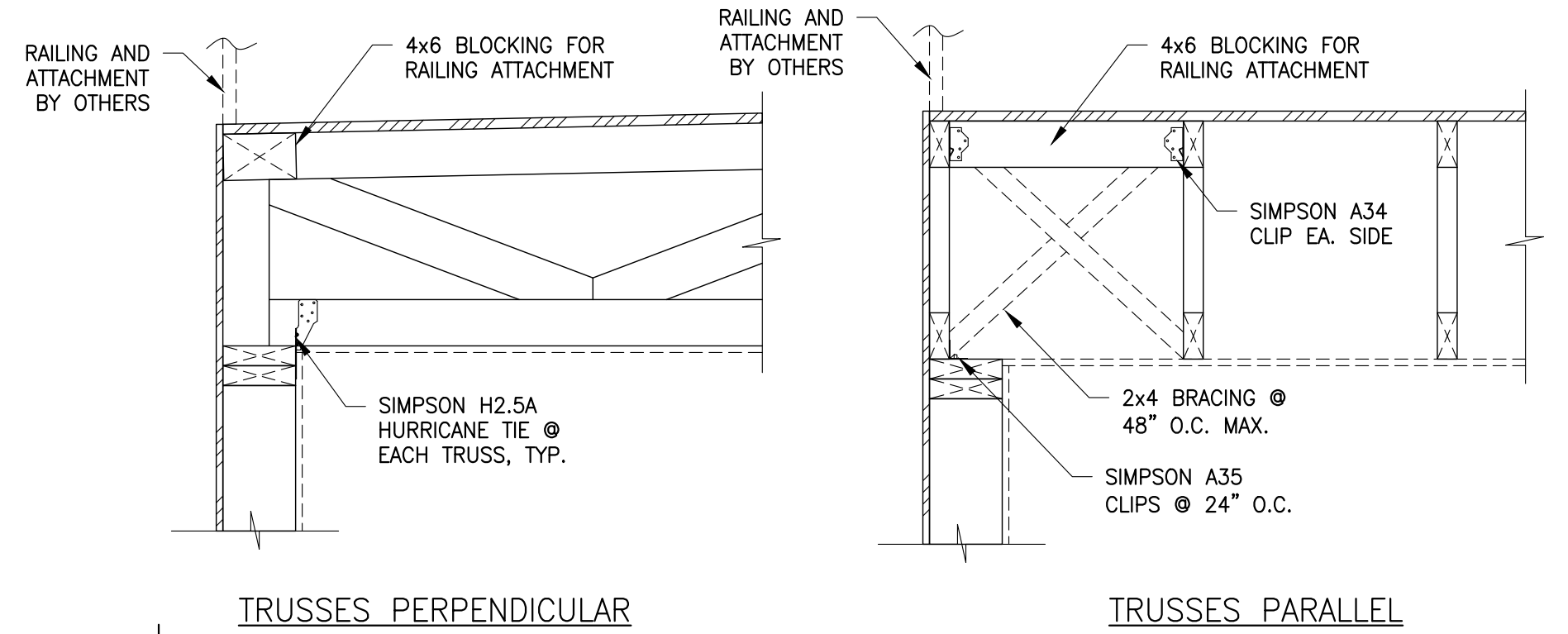


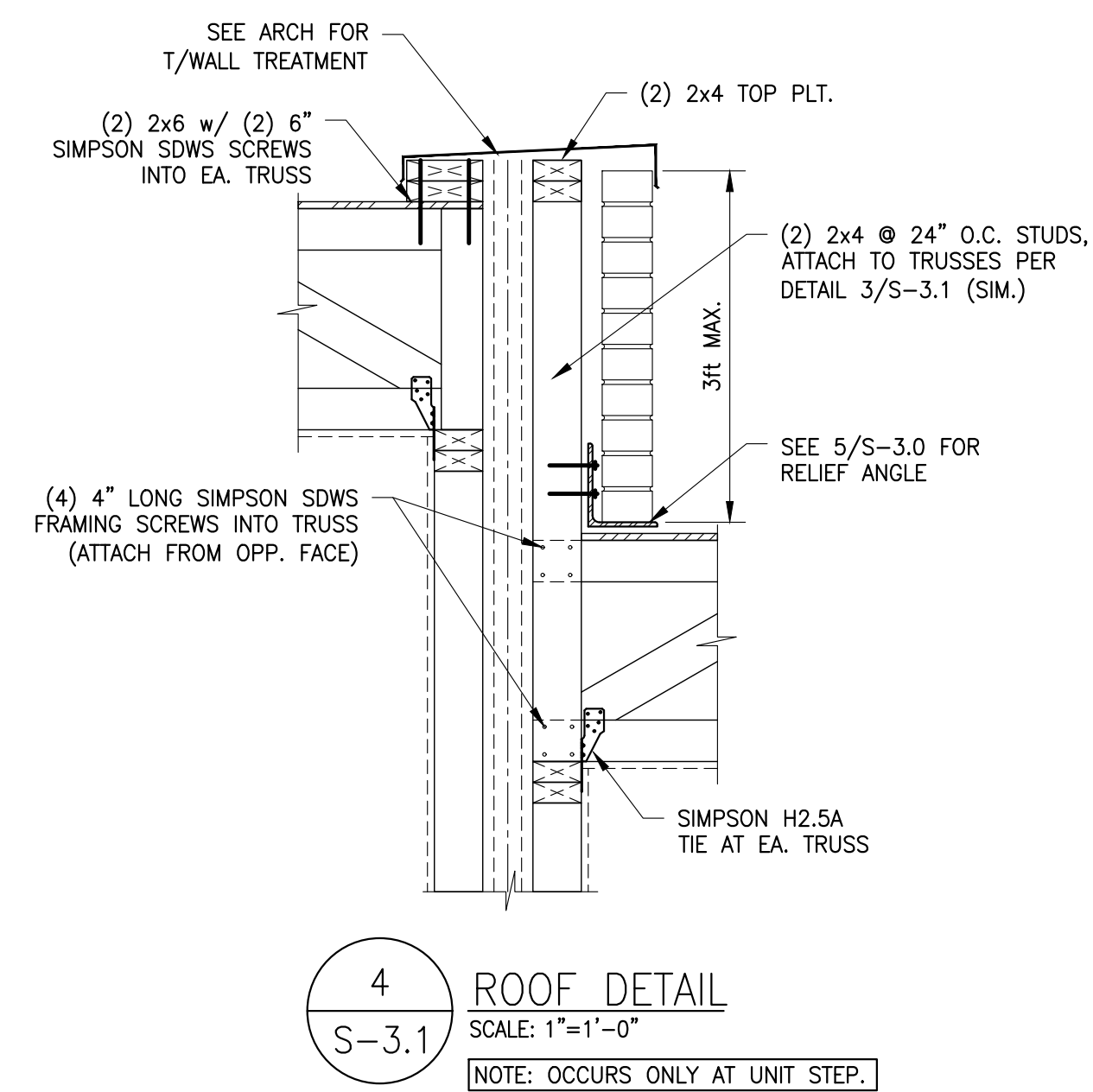
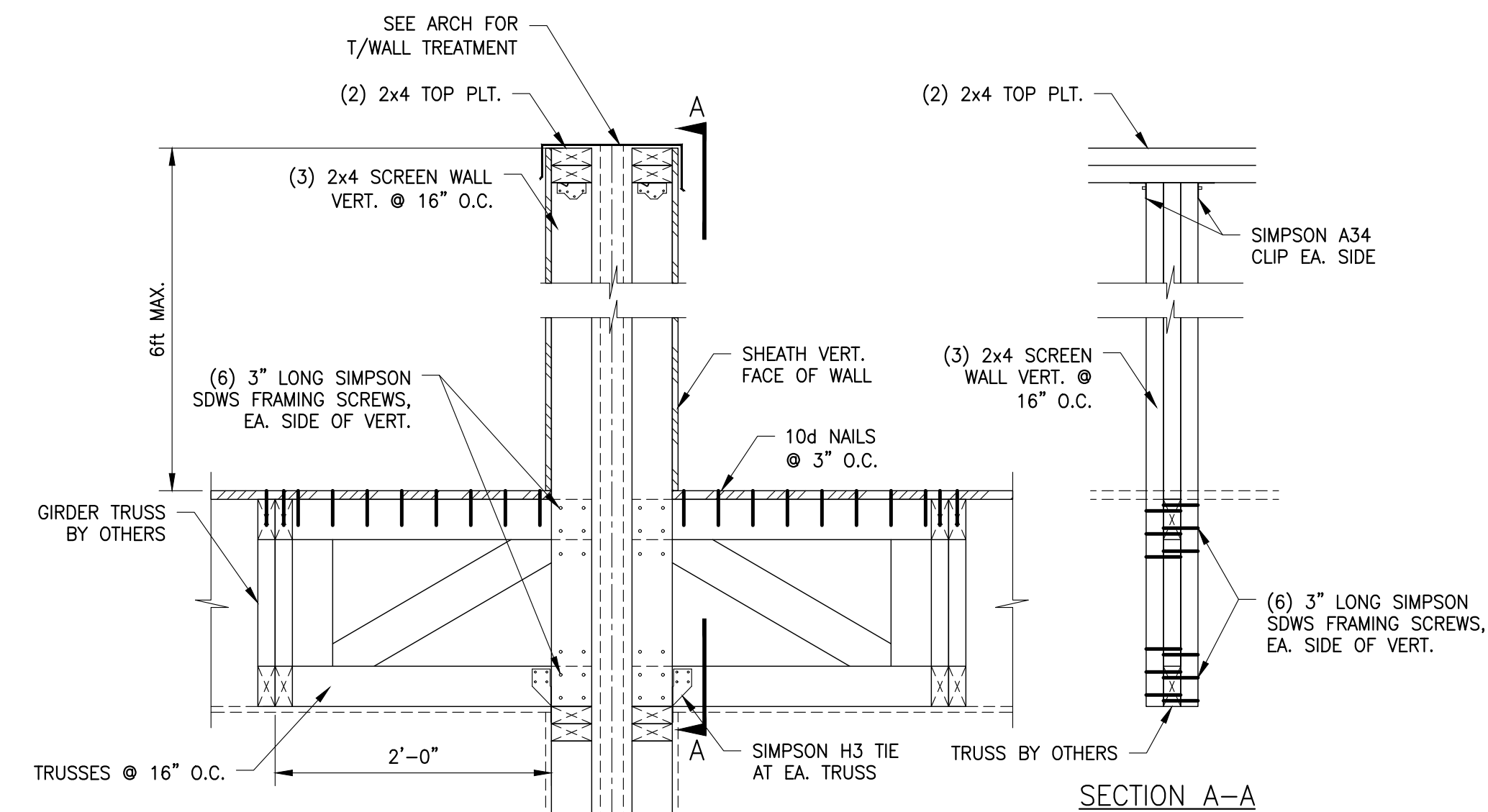
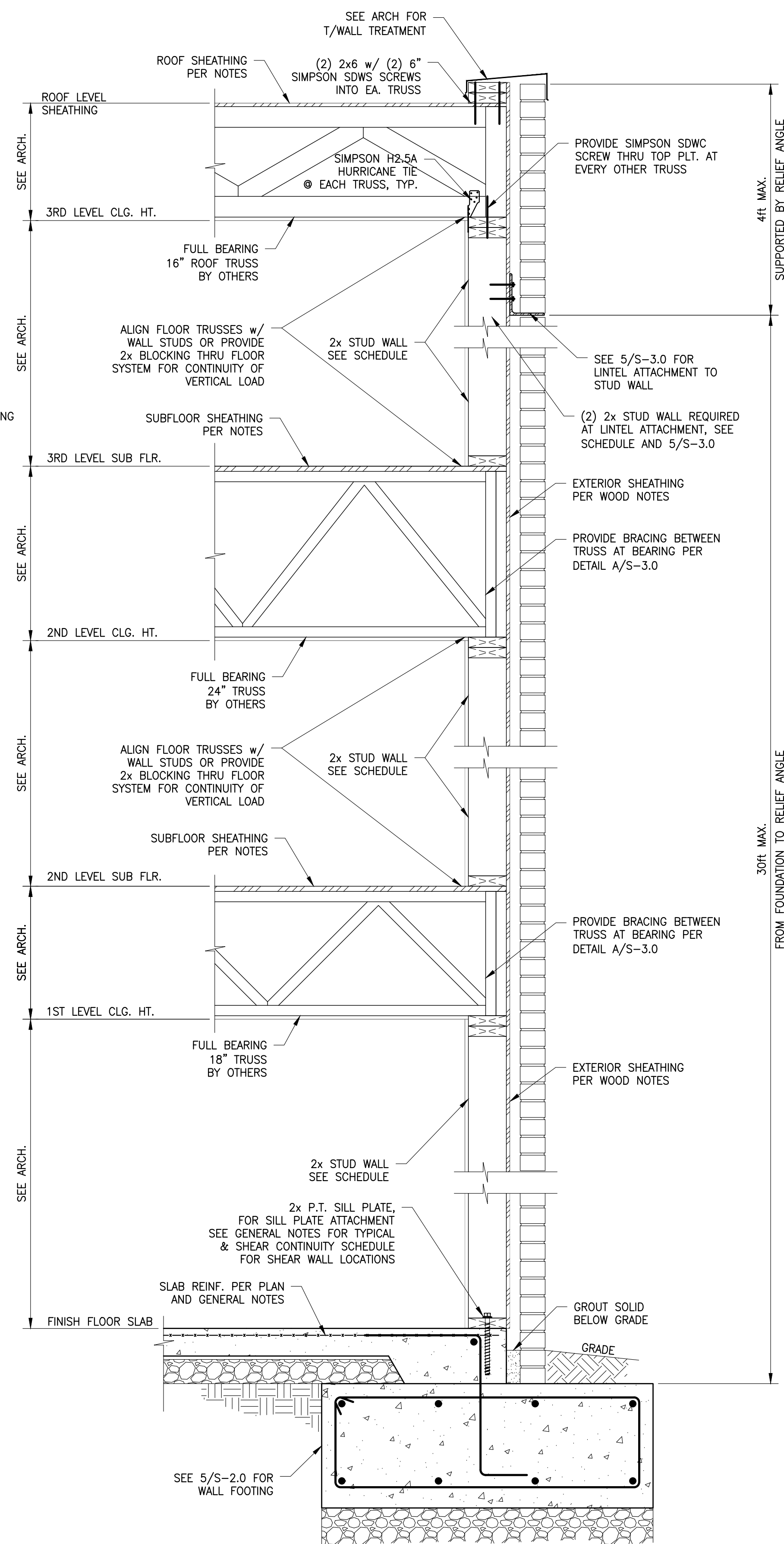
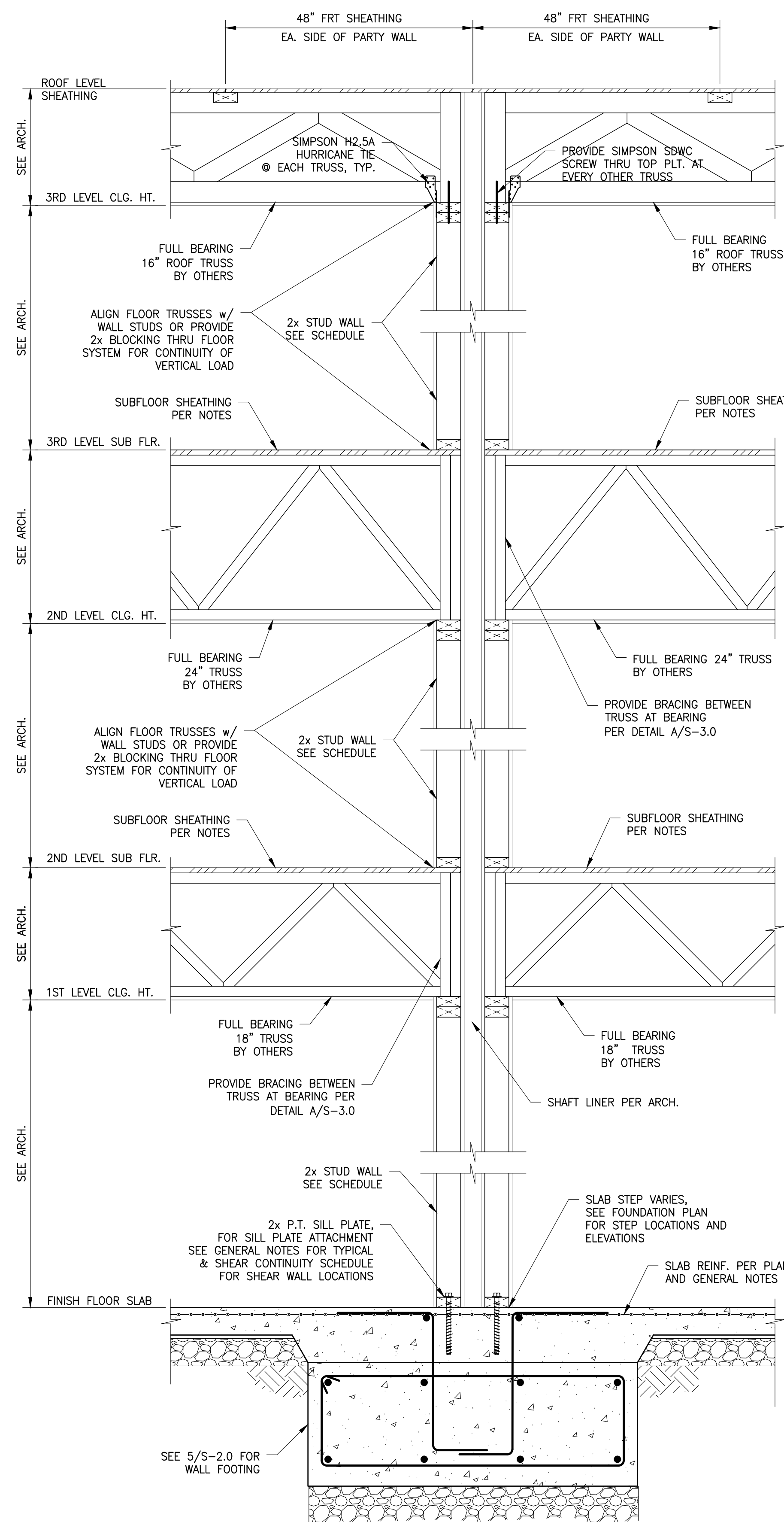
6 ENTRY SECTION
SCALE: 3/4"=1'-0"

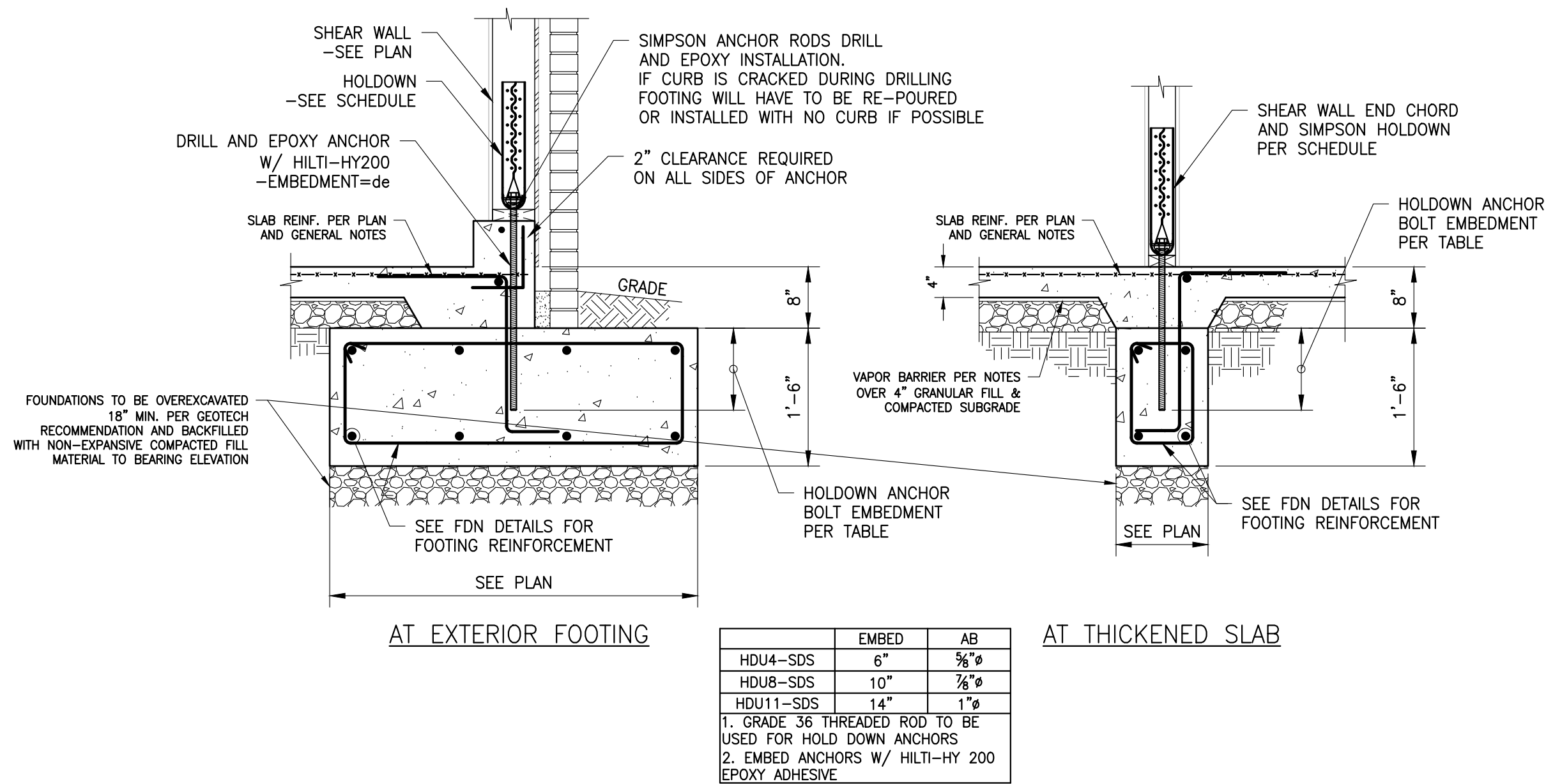


9 CANOPY CONNECTION
SCALE: 1"=1'-0"

7 ROOF DECK FRAMING DETAIL
SCALE: 1"=1'-0"

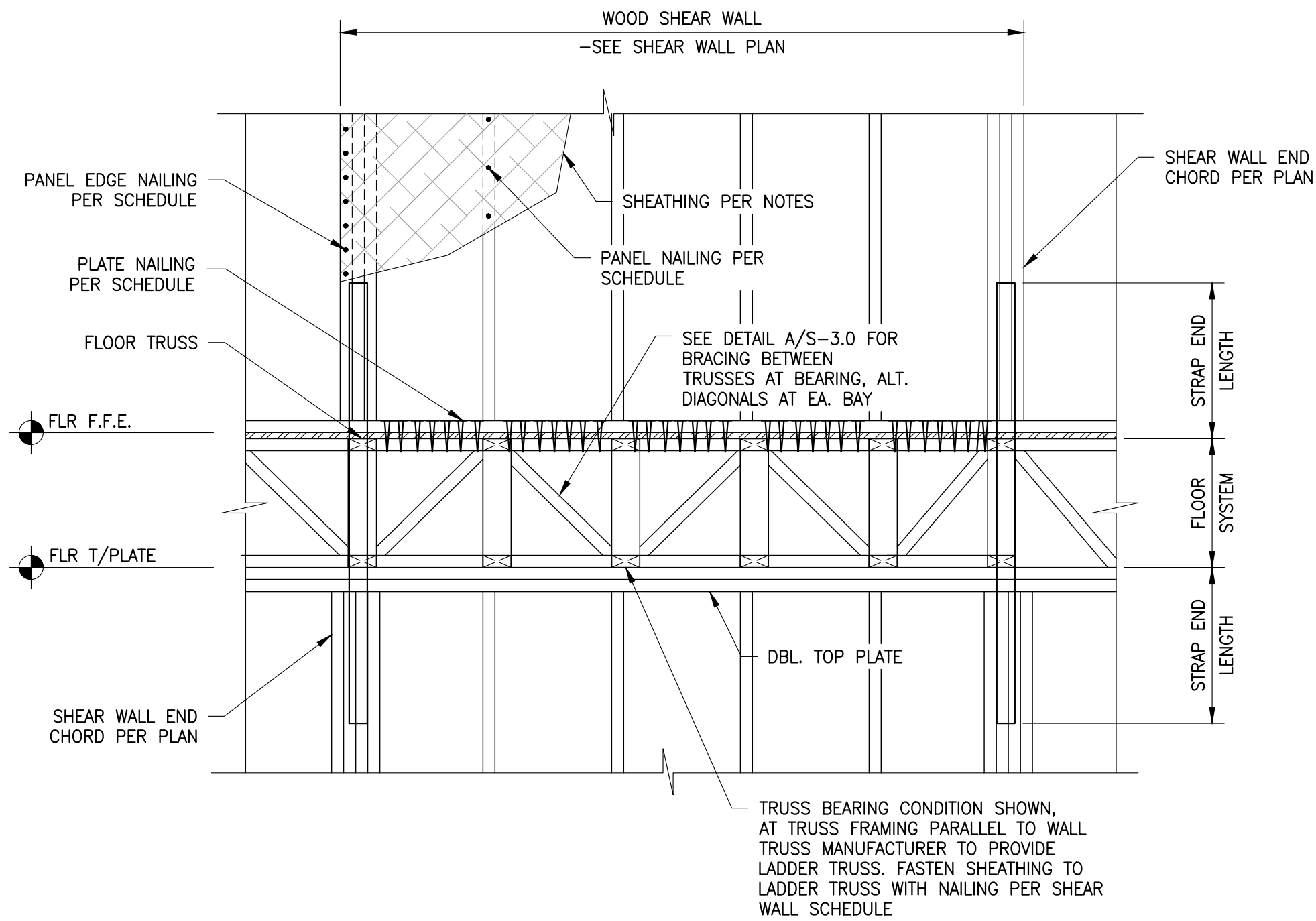




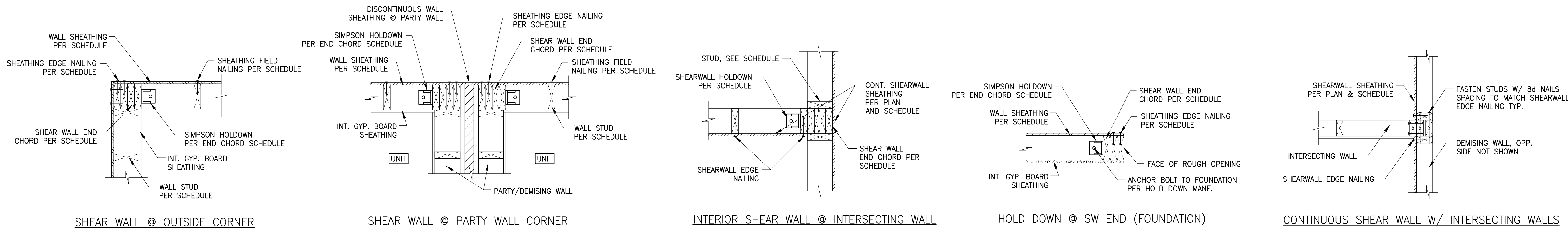


1
S-5.0
SHEAR WALL ANCHORAGE
SCALE: 3/4"=1'-0"

NOTE: POST-INSTALLED SILL ANCHORS INTO SLAB RISK DAMAGE TO SLAB TENDONS. CONTRACTOR IS RESPONSIBLE FOR SCANNING/MARKING TENDON LOCATIONS ON SLAB PRIOR TO ANCHOR INSTALL. OFFSET SILL ANCHORS FROM TENDON LOCATIONS 3". SLAB DESIGNER TO OFFSET TENDONS 12" FROM CENTERLINE OF PARALLEL WALLS TO ENSURE CLEARANCE OF SILL ANCHORS.

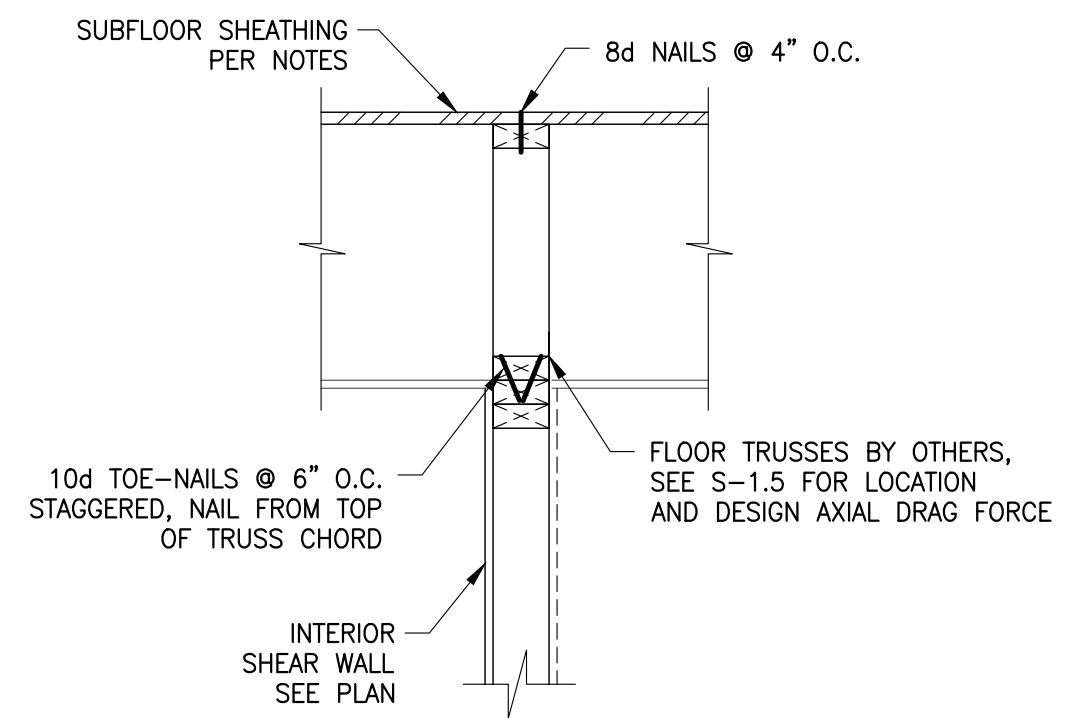


2
S-5.0
TYPICAL SHEAR WALL CONSTRUCTION
SCALE: 3/4"=1'-0"

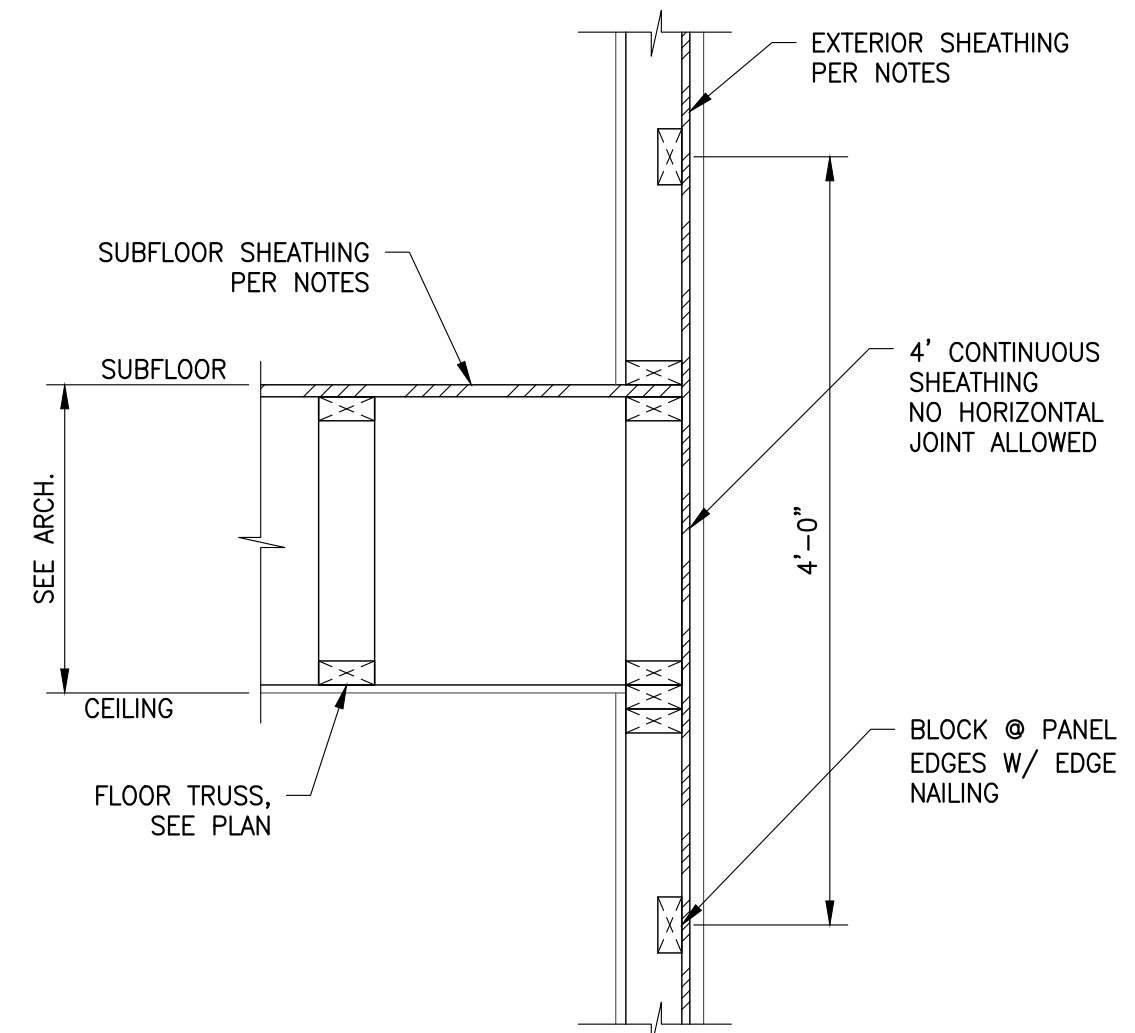


A
S-5.0
TYP. SHEARWALL TRANSITION FRAMING
SCALE: 1"=1'-0"

*CONDITIONS SHOWN AT FOUNDATION LEVEL. FOR SHEAR WALLS AT ELEVATED LEVELS, USE SIMPSON STRAP SPECIFIED IN END CHORD SCHEDULE.

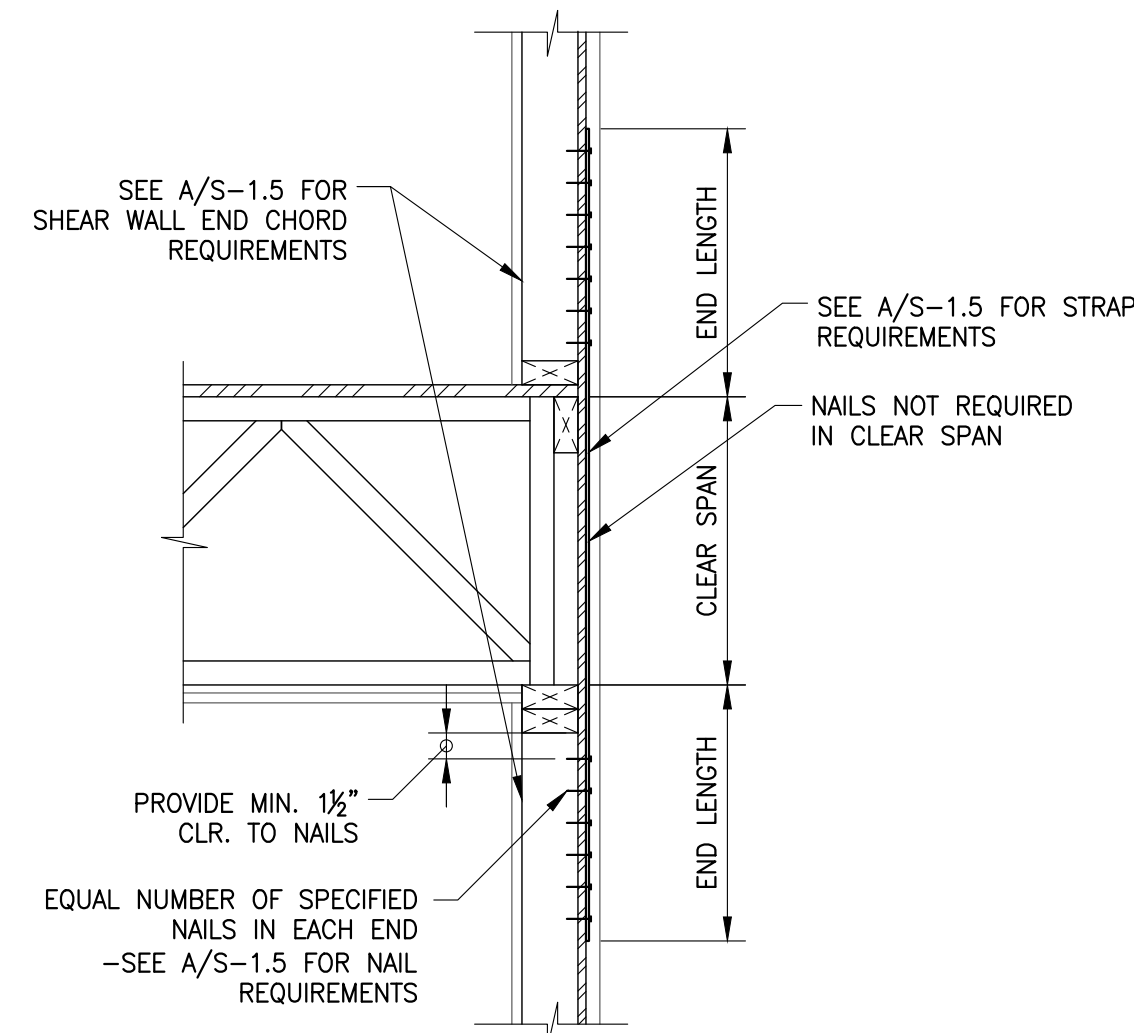


3
S-5.0
TOP CONX. OF INTERIOR SHEAR WALLS
SCALE: 1"=1'-0"



4
S-5.0
TYP. EXTERIOR SHEATHING DETAIL
SCALE: 1"=1'-0"

NOTE: SHEATHING TO OVERLAP FLOOR SYSTEM AS SHOWN HERE, ADDITIONAL SHEAR TRANSFER HARDWARE REQ'D IF DETAIL NOT FOLLOWED (CONTACT EOR FOR SPECIFICATIONS).



5
S-5.0
TYP. STRAP CONNECTION DETAIL
SCALE: 1"=1'-0"

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revisions

project information
**STILLWATER
TOWNHOMES**

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STILLWATER, OK

client information
TODD KRAYBILL
CONSTRUCTION

drawing information
project number: Sef23011
contact: MJS
drawn by: DSW
checked by: MJS

drawing date
2023.06.23
sheet title
SHEAR WALL DETAILS

sheet number
S-5.0

REPORT TO: CITY COUNCIL

MEETING DATE: OCTOBER 16, 2023



Agenda Item:	8.a. CC-23-160
Previous/Related Action:	Presentation of Electric Utility Rate Study Presentation of Water/Wastewater/Rural Water Rate Study
Background/Issue:	Rate study results were presented to the Council/SUA Trustees at two prior meetings: • LM Vedder Consulting presented electric utility rate study results on September 25, 2023. • City staff presented stormwater fee study results on behalf of Jacobs Engineering on September 25, 2023. • NewGen Strategies & Solutions presented water and wastewater utility rate study results on October 2, 2023. • The presentations were for informational purposes only with possible action to follow at a future meeting. • Town Hall meetings were held on October 10, 2023 and October 12, 2023 to provide opportunity to engage with customers on potential rate increases.
Proposal/Solution:	This presentation is to provide examples of how the combined proposed rates would impact individual customer bills.
Financial Source/Impact:	Rates impact revenue to the SUA and the ability to fund operations and capital improvements.
Related Strategic Priority:	#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT #2 MOTIVATED MANAGEMENT
Recommended Action/Motion:	N/A – report for informational purposes only to aid in future rate decisions.
Prepared By:	Christy Cluck, Finance Director Dana Mattox, Utility Billing/Customer Service Director
Reviewed By:	
Submitted By:	Brady Moore, Interim City Manager

Attachments

1. Utility Bill Examples Presentation

Utility Bill Examples

Christy Cluck, Finance Director
Dana Mattox, Utility & Billing Services Director
October 16, 2023

Utility Rate Study Presentations

- Electric – 9/25/2023
 - LM Vedder Consulting
- Stormwater – 9/25/2023
 - Jacobs Engineering
- Water/Wastewater – 10/2/2023
 - NewGen Strategies & Solutions
- Town Hall Meetings – 10/10/2023 and 10/12/2023

Electric Rate Study Recap

- Key Drivers:
 - Cost recovery
 - Align rate structure with cost of service
 - Modernize rate structure

Electric Rate Study Recap

- Recommendations:
 - Increase fixed charges to align with cost of service
 - Eliminate declining block rate billing structure
 - Eliminate seasonal demand differential
 - Align commercial class with peers & cost of service
 - Implement new rates each January 1st beginning in 2024 through 2028

Electric Rate History

Fiscal Year	Percent Increase
FY2011	1.7%
FY2012	3.0%
FY2013	2.1%
FY2014	1.6%
FY2015	1.7%
FY2016	0.0%
FY2017	1.1%
FY2018	2.0%
FY2019 – FY2022	0.0%
FY2023 (July)	3.0%
FY2023 (January)	3.0%

Water/Wastewater Rate Study Recap

- Key drivers:
 - Water capital improvements - \$491 million
 - Wastewater capital improvements - \$105 million
 - Cost to serve rural, wholesale and raw water customers

Water/Wastewater Rate Study Recap

- Recommendations:

- Implement 3% retail, wholesale and raw water rate increases January 1, 2024
- Implement annual rate increases each July 1st beginning in 2024 through 2028
- Implement a 1.5x multiplier for outside city limits and rural water system customers

Water & Wastewater Rate History

* effective rate increase based on ¾" meter size and 5,000 gal

Fiscal Year	Water Percent Increase*	Wastewater Percent Increase*
FY2011*	17.4%	11.5%
FY2012*	16.9%	18.6%
FY2013*	12.7%	8.8%
FY2014*	4.9%	7.1%
FY2015	0.0%	0.0%
FY2016*	2.1%	0.0%
FY2017*	2.1%	0.0%
FY2018*	2.0%	2.1%
FY2019 – FY2022	0.0%	0.0%
FY2023	3.0%	3.0%
FY2024	3.0%	3.0%

Stormwater Rate Study Recap

- Key drivers:
 - Further master plan studies
 - Capital needs
 - MS4 program needs
 - Floodplain management needs

Stormwater Rate Study Recap

- Recommendations:
 - Update the (ERU) value of 5,000 ft² to 2,500 ft²
 - Update the residential flat rate to \$2.46
 - Update commercial tiered rates per the consultants recommendation

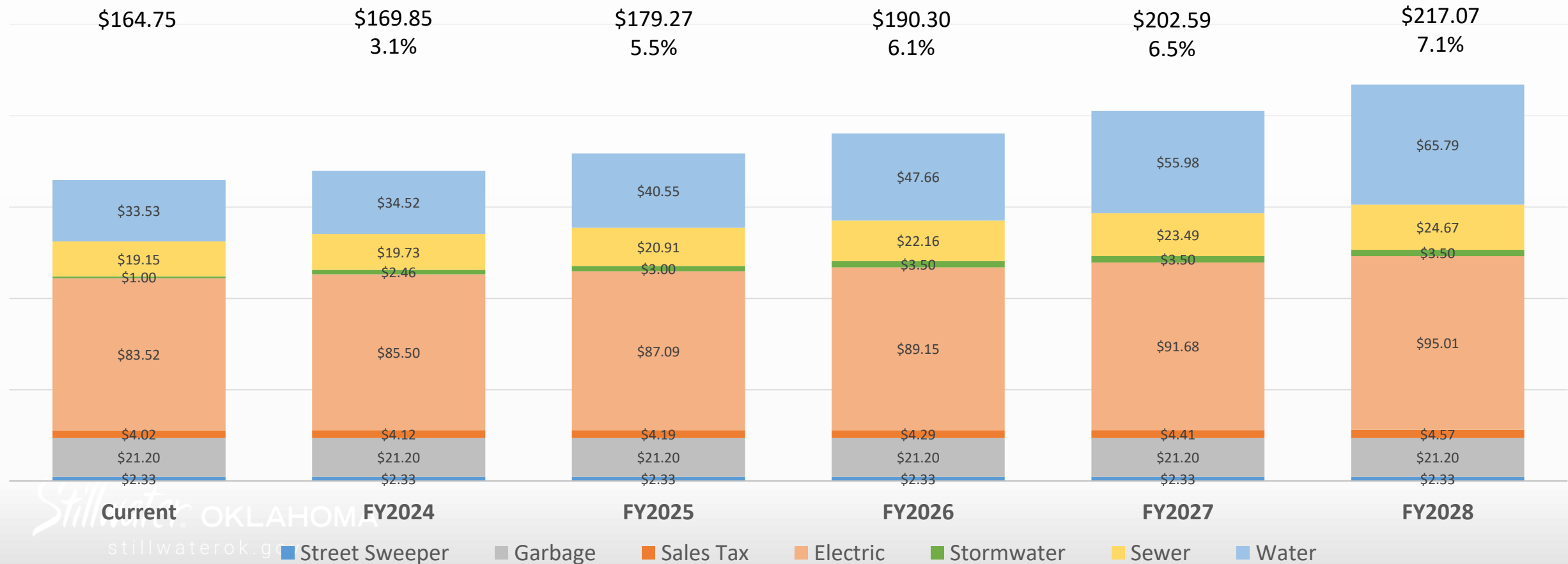
Stormwater Rate History

**No change to fee
since original
1997 rates.**

Utility Bill Examples

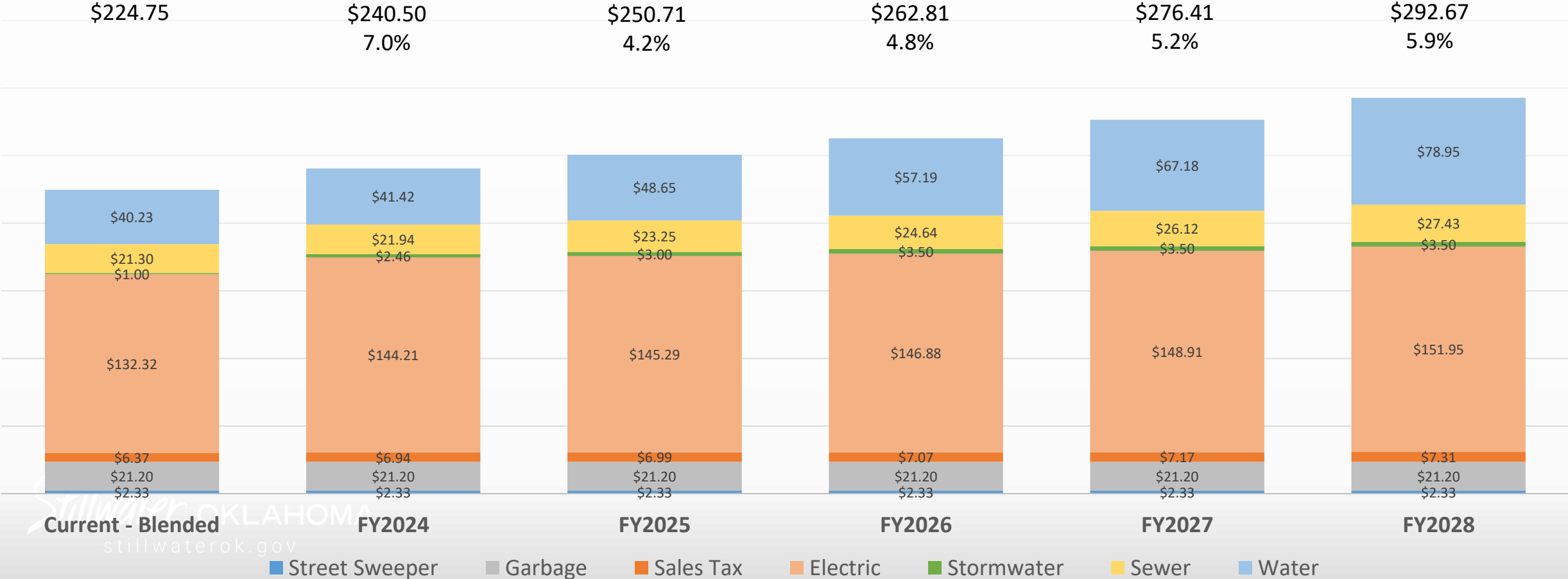
Residential (Low Usage)

Consumption: 530 EL (kwh) 3,500 WT (gal) 2,900 WW (gal)



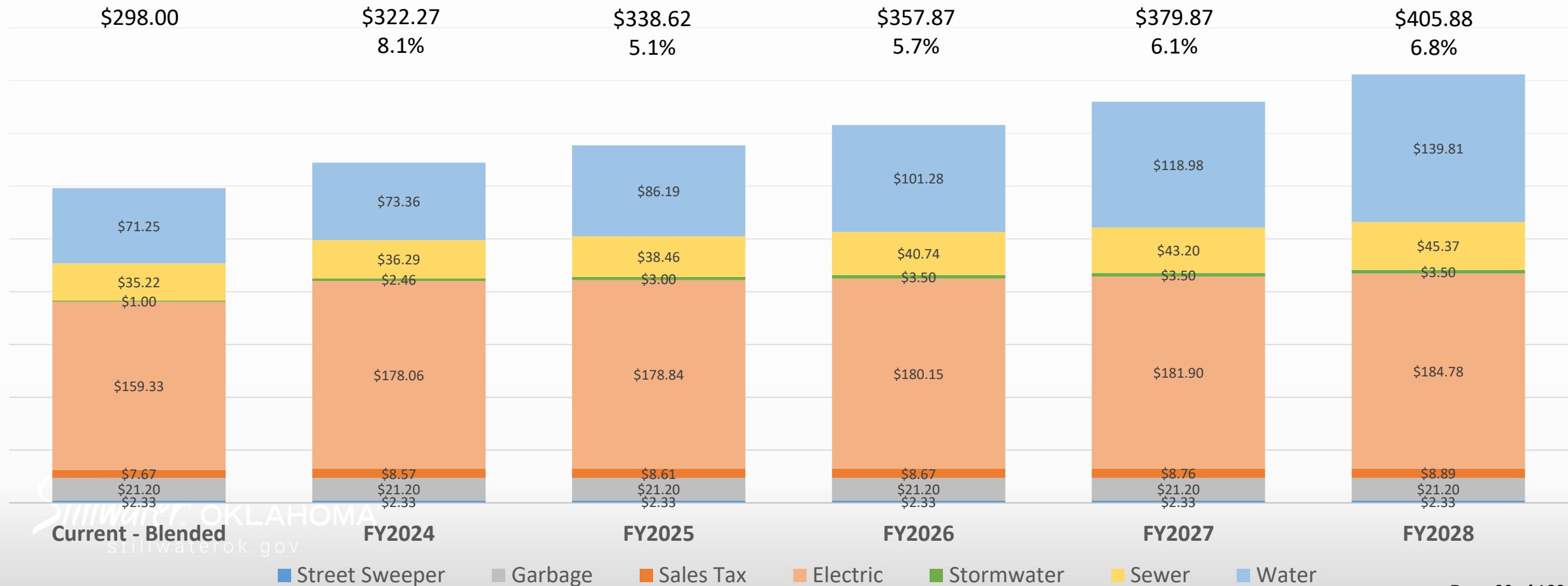
Residential (Average Usage)

Consumption: 955 EL (kwh) 4,400 WT (gal) 3,500 WW (gal)



Residential (High Usage)

Consumption: 1,200 EL (kwh) 8,400 WT (gal) 7,400 WW (gal)



R
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High
Usage

* ¾" meter

Account Statement **CURRENT**

ACCOUNT INFORMATION

ACCOUNT NUMBER: XXXXX-XXXXX
SERVICE ADDRESS: 123 ANYWHERE ST
LAST PAYMENT AMOUNT: 128.30
BILLING DATE: 2/01/2024
CURRENT CHARGES DUE: 3/01/24
AMOUNT DUE: 302.75



CURRENT CHARGES - ELECTRIC

Charge Description	Rate	Usage	Amount
CUSTOMER CHARGE			10.39
KWH	0.100597	1200 KWH	120.72
POWER COST ADJ	0.023520	1200 KWH	28.22
PCA STORM RECOVERY	0.002615	1200 KWH	3.14
TOTAL ELECTRIC CHARGES			162.47



CURRENT CHARGES - WATER

Charge Description	Rate / 1000 GAL	Usage	Amount
CUSTOMER CHARGE			7.45
UP TO 5,000 GALS	7.45	5,000 GAL	37.25
NEXT 7,000 GALS	7.81	3,400 GAL	26.55
TOTAL WATER CHARGES			71.25



CURRENT CHARGES - WASTE WATER

Charge Description	Rate / 1000 GAL	Usage	Amount
CUSTOMER CHARGE USAGE			8.80
PER 1000 GAL	3.57	7,400 GAL	26.42
TOTAL W. WATER CHARGES			35.22



CURRENT CHARGES - WASTE MANAGEMENT

Charge Description	Amount
96 GALLON CART	21.20
TOTAL WASTE MGMT CHARGES	21.20

CURRENT CHARGES - OTHER

Charge Description	Amount
4.813% SALES TAX (CITY & COUNTY)	7.82
DRAINAGE FEE	2.46
STREET SWEEPER	2.33
TOTAL OTHER CHARGES	12.61

AMOUNT DUE

CURRENT CHARGES: 302.75
AMOUNT DUE: 302.75

Account Statement **JAN 2024**

ACCOUNT INFORMATION

ACCOUNT NUMBER: XXXXX-XXXXX
SERVICE ADDRESS: 123 ANYWHERE ST
LAST PAYMENT AMOUNT: 128.30
BILLING DATE: 2/01/2024
CURRENT CHARGES DUE: 3/01/24
AMOUNT DUE: 325.56



CURRENT CHARGES - ELECTRIC

Charge Description	Rate	Usage	Amount
CUSTOMER CHARGE			12.28
KWH	0.114630	1200 KWH	137.56
POWER COST ADJ	0.023520	1200 KWH	28.22
PCA STORM RECOVERY	0.002615	1200 KWH	3.14
TOTAL ELECTRIC CHARGES			181.20



CURRENT CHARGES - WATER

Charge Description	Rate / 1000 GAL	Usage	Amount
CUSTOMER CHARGE			7.67
UP TO 5,000 GALS	7.67	5,000 GAL	38.35
NEXT 7,000 GALS	8.04	3,400 GAL	27.34
TOTAL WATER CHARGES			73.36



CURRENT CHARGES - WASTE WATER

Charge Description	Rate / 1000 GAL	Usage	Amount
CUSTOMER CHARGE USAGE			9.06
PER 1000 GAL	3.68	7,400 GAL	27.23
TOTAL W. WATER CHARGES			36.29



CURRENT CHARGES - WASTE MANAGEMENT

Charge Description	Amount
96 GALLON CART	21.20
TOTAL WASTE MGMT CHARGES	21.20

CURRENT CHARGES - OTHER

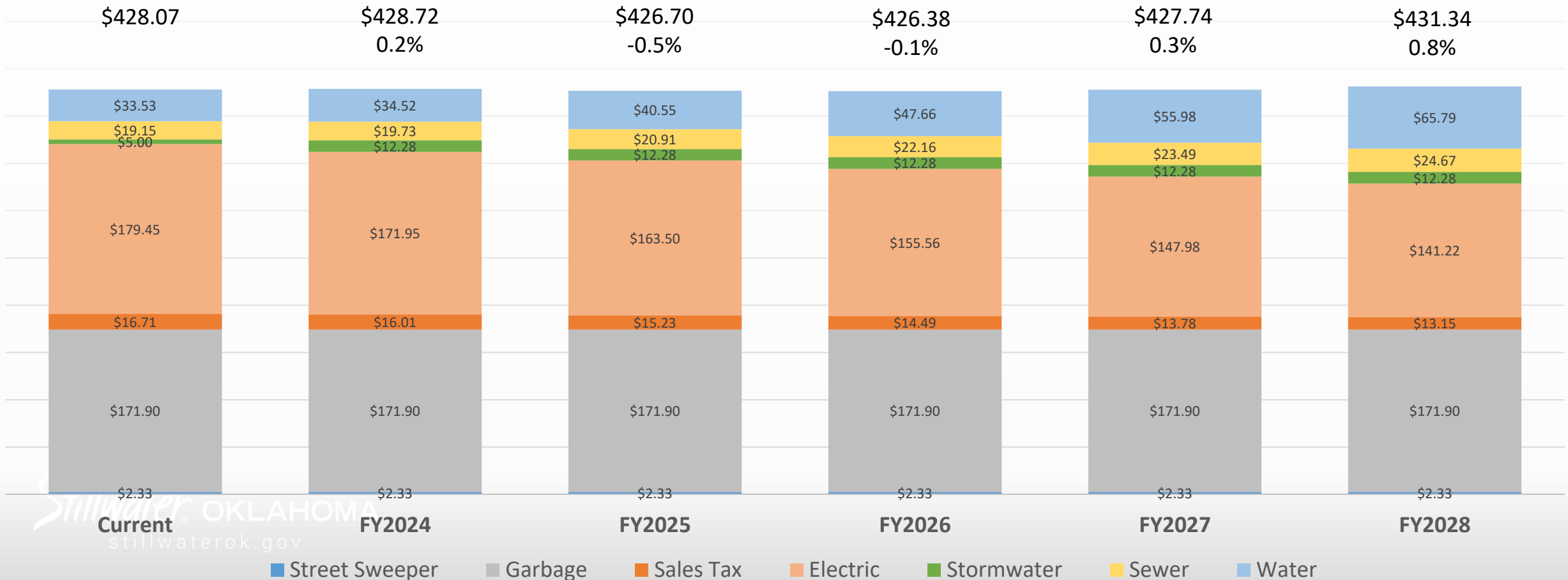
Charge Description	Amount
4.813% SALES TAX (CITY & COUNTY)	8.72
DRAINAGE FEE	2.46
STREET SWEEPER	2.33
TOTAL OTHER CHARGES	13.51

AMOUNT DUE

CURRENT CHARGES: 325.56
AMOUNT DUE: 325.56

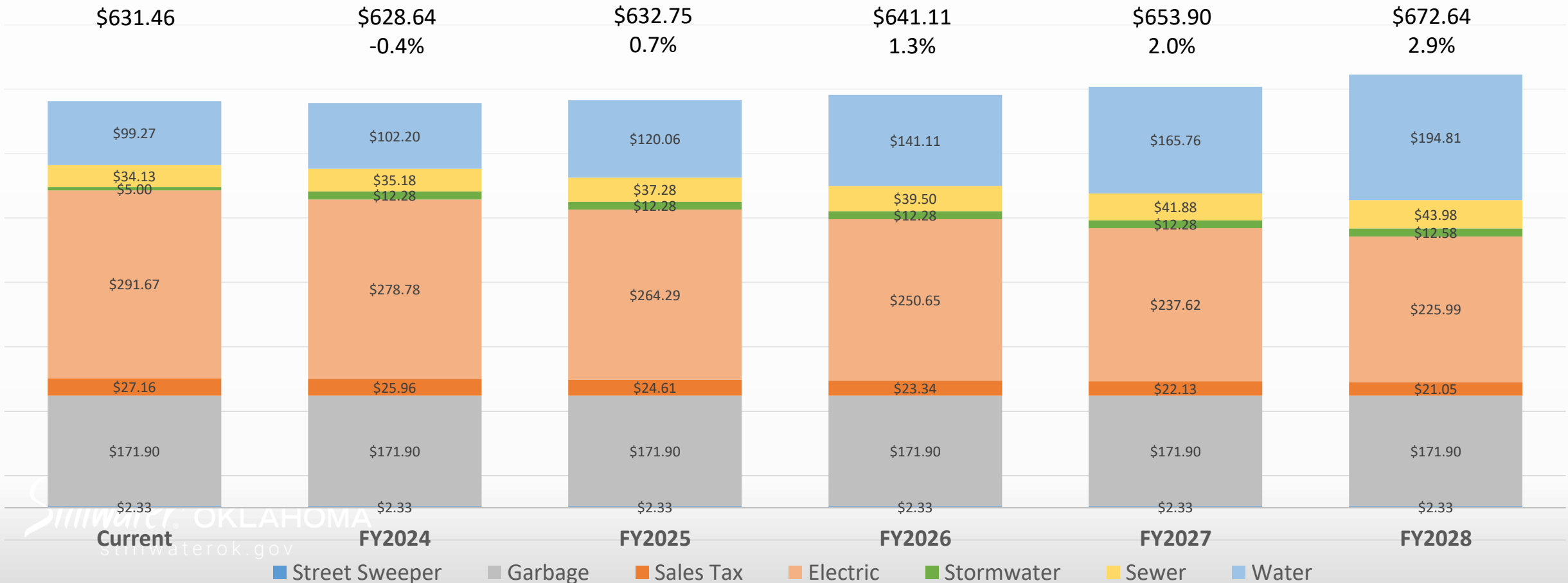
Small Commercial (Low Usage)

Consumption: 1,000 EL (kwh) 3,500 WT (gal) 2,900 WW (gal)



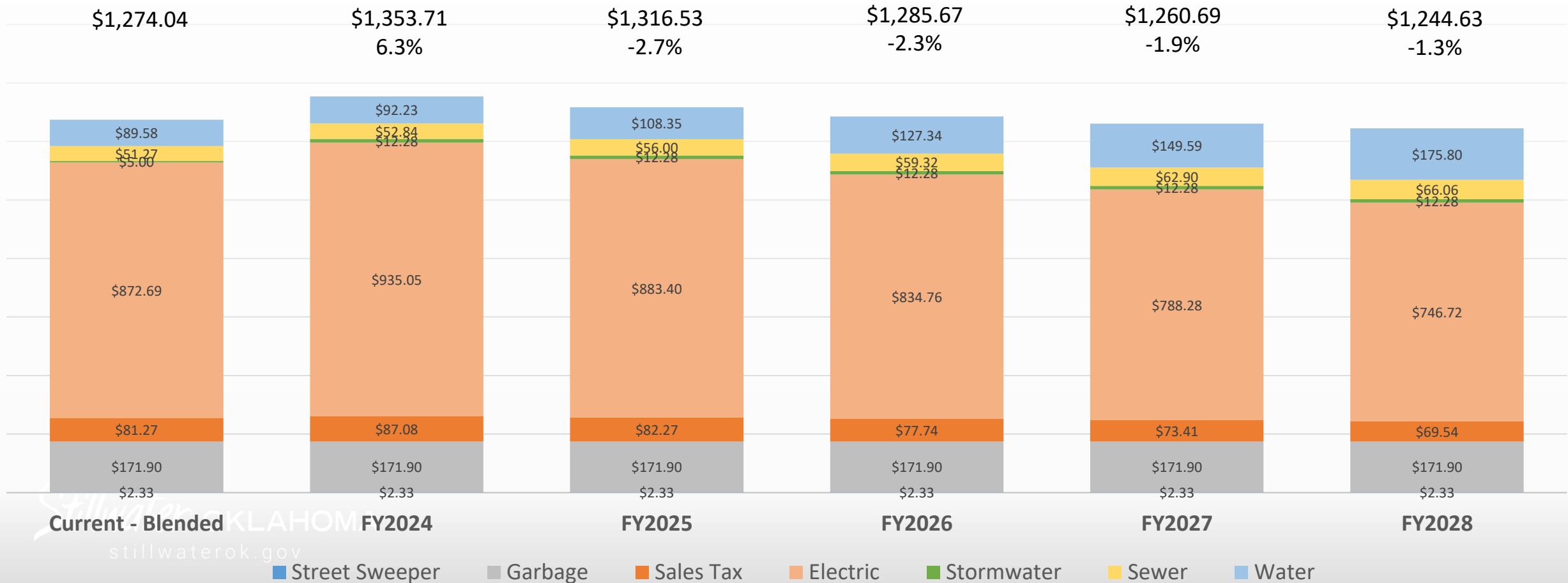
Small Commercial (Average Usage)

Consumption: 1,700 EL (kwh) 11,300 WT (gal) 5,200 WW (gal)



Small Commercial (High Usage)

Consumption: 6,000 EL (kwh) 10,000 WT (gal) 10,000 WW (gal)



COMMERCIAL

SMALL

High Usage

*1" meter

Account Statement

CURRENT

ACCOUNT INFORMATION

ACCOUNT NUMBER:

XXXXXX-XXXXX

SERVICE ADDRESS:

123 ANYWHERE ST

LAST PAYMENT AMOUNT:

224.83

BILLING DATE:

2/15/2024

CURRENT CHARGES DUE:

3/30/24

AMOUNT DUE:

1,291.19

CURRENT CHARGES - ELECTRIC

Charge Description

Rate

Usage

Amount

CUSTOMER CHARGE

19.14

ALL KWH - SUMMER

0.118738

6,000 KWH

712.43

POWER COST ADJ

0.023520

6,000 KWH

141.12

PCA STORM RECOVERY

0.002615

6,000 KWH

15.69

TOTAL ELECTRIC CHARGES

888.38

CURRENT CHARGES - WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

15.08

UP TO 15,000 GALS

7.45

10,000 GAL

74.50

TOTAL WATER CHARGES

89.58

CURRENT CHARGES - WASTE WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

15.57

USAGE PER 1000 GAL

3.57

10,000 GAL

35.70

TOTAL W. WATER CHARGES

51.27

CURRENT CHARGES - WASTE MANAGEMENT

Charge Description

Amount

4.0 CU.YD X 2 PER WK

171.90

TOTAL WASTE MGMT CHARGES

171.90

CURRENT CHARGES - OTHER

Charge Description

Amount

9.313% SALES TAX (CITY & COUNTY)

82.73

DRAINAGE FEE

5.00

STREET SWEEPER

2.33

TOTAL OTHER CHARGES

90.06

AMOUNT DUE

CURRENT CHARGES:

1,291.19

AMOUNT DUE:

1,291.19

Account Statement

JAN 2024

ACCOUNT INFORMATION

ACCOUNT NUMBER:

XXXXXX-XXXXX

SERVICE ADDRESS:

123 ANYWHERE ST

LAST PAYMENT AMOUNT:

224.83

BILLING DATE:

2/15/2024

CURRENT CHARGES DUE:

3/30/24

AMOUNT DUE:

1,370.86

CURRENT CHARGES - ELECTRIC

Charge Description

Rate

Usage

Amount

CUSTOMER CHARGE

19.33

ALL KWH - SUMMER

0.129100

6,000 KWH

774.60

POWER COST ADJ

0.023520

6,000 KWH

141.12

PCA STORM RECOVERY

0.002615

6,000 KWH

15.69

TOTAL ELECTRIC CHARGES

950.74

CURRENT CHARGES - WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

15.53

UP TO 15,000 GALS

7.67

10,000 GAL

76.70

TOTAL WATER CHARGES

92.23

CURRENT CHARGES - WASTE WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

16.04

USAGE PER 1000 GAL

3.68

10,000 GAL

36.80

TOTAL W. WATER CHARGES

52.84

CURRENT CHARGES - WASTE MANAGEMENT

Charge Description

Amount

4.0 CU.YD X 2 PER WK

171.90

TOTAL WASTE MGMT CHARGES

171.90

CURRENT CHARGES - OTHER

Charge Description

Amount

9.313% SALES TAX (CITY & COUNTY)

88.54

DRAINAGE FEE

12.28

STREET SWEEPER

2.33

TOTAL OTHER CHARGES

103.15

AMOUNT DUE

CURRENT CHARGES:

1,370.86

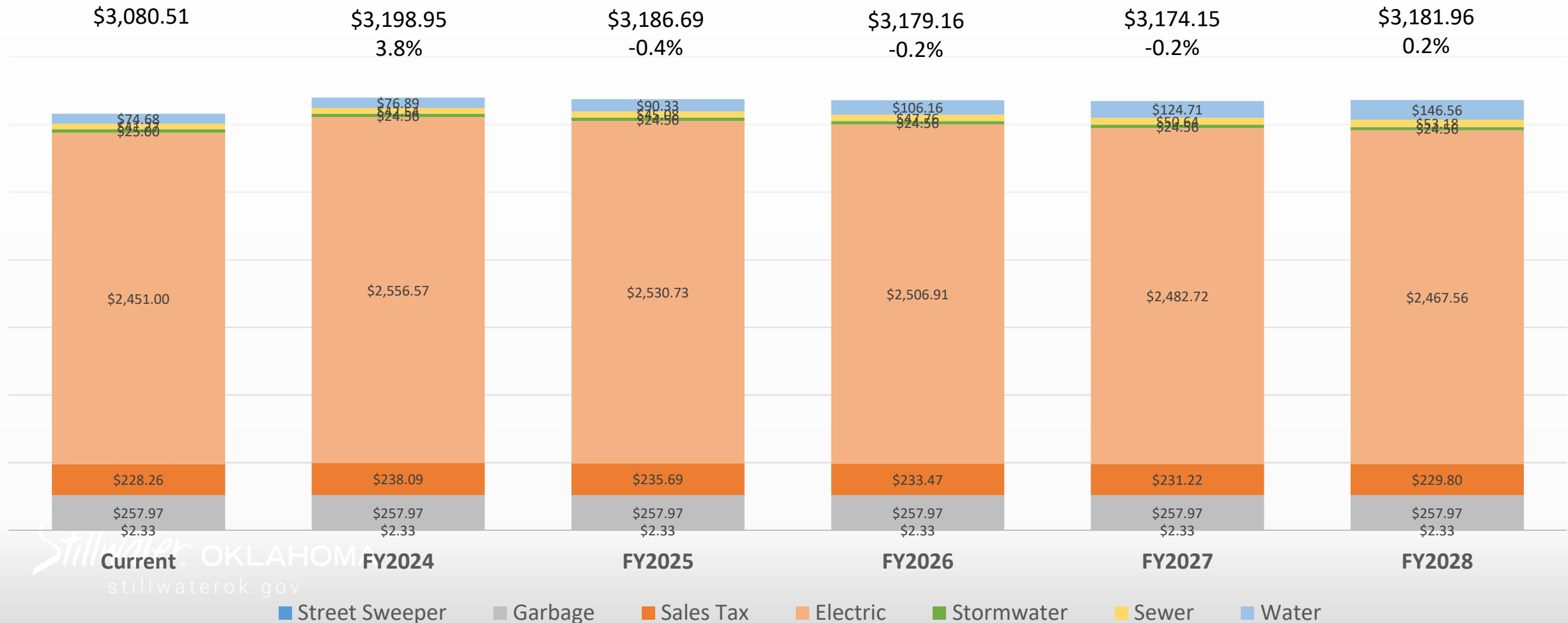
AMOUNT DUE:

1,370.86

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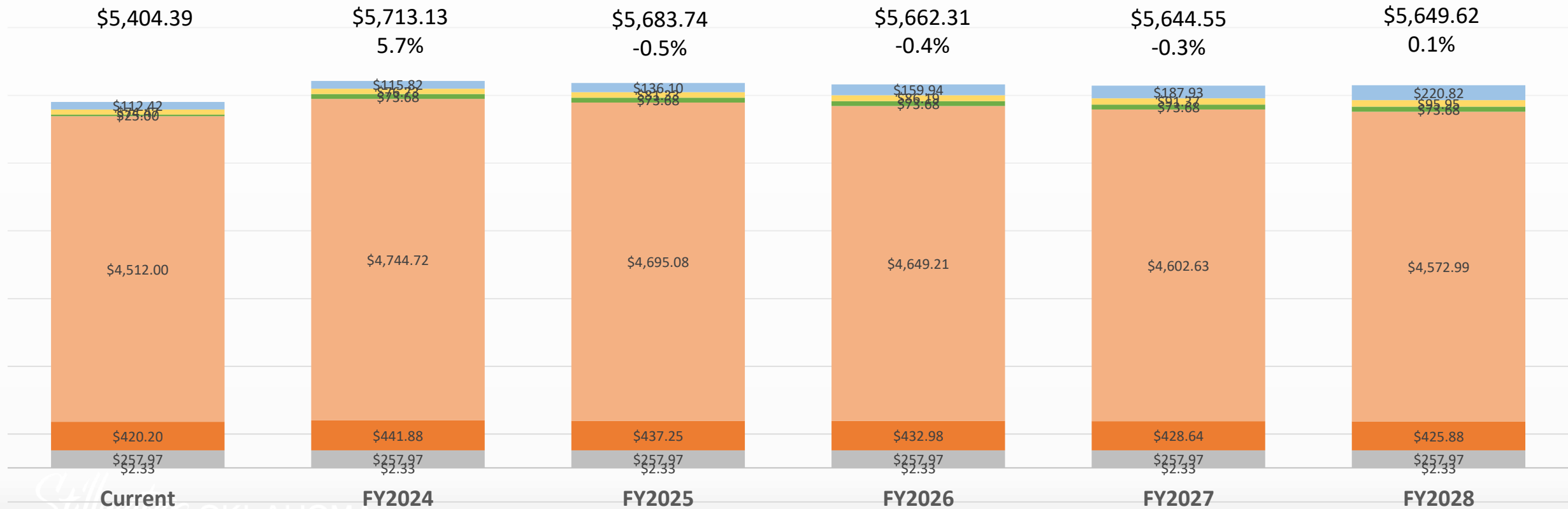
Large Commercial (Low Usage)

Consumption: 20,000 EL (kwh) 8,000 WT (gal) 7,200 WW (gal)



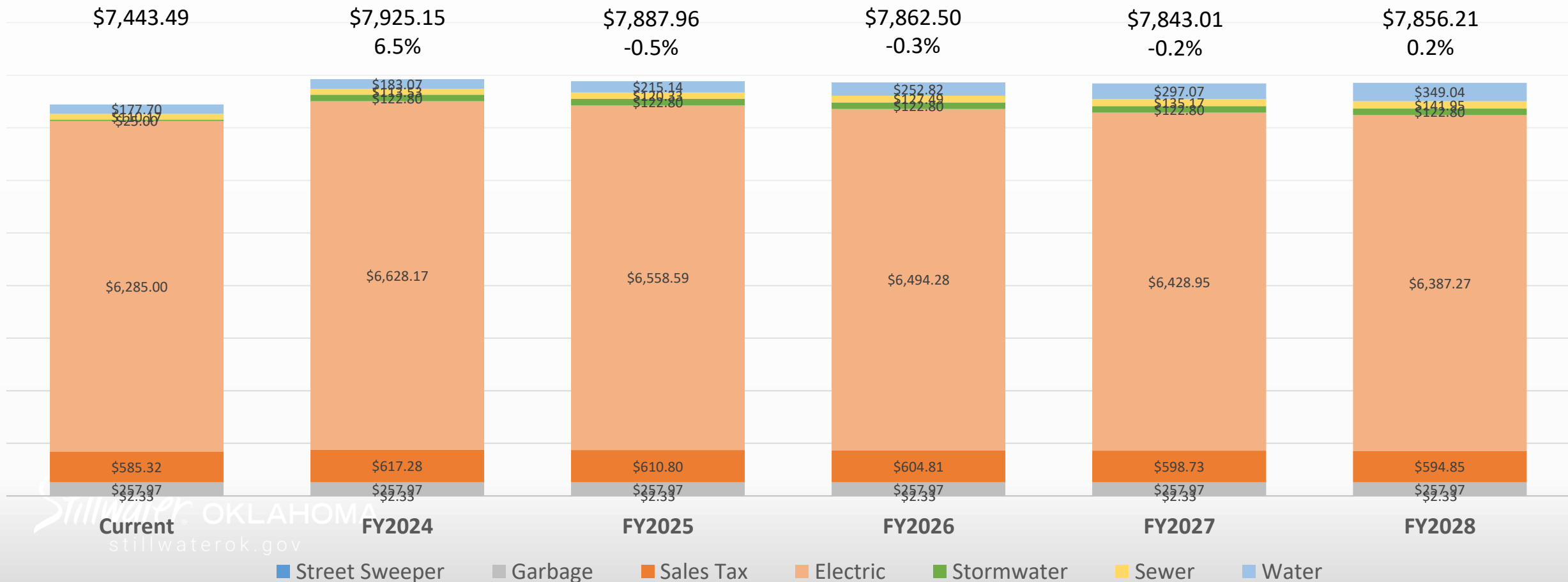
Large Commercial (Average Usage)

Consumption: 37,600 EL (kwh) 8,800 WT (gal) 6,900 WW (gal)



Large Commercial (High Usage)

Consumption: 52,500 EL (kwh) 17,400 WT (gal) 16,900 WW (gal)



COMMERCIAL

LARGE

High Usage

*2" meter

Account Statement

CURRENT

ACCOUNT INFORMATION

ACCOUNT NUMBER:

XXXXXX-XXXXX

SERVICE ADDRESS:

123 ANYWHERE ST

LAST PAYMENT AMOUNT:

2,222.65

BILLING DATE:

2/15/2024

CURRENT CHARGES DUE:

3/30/24

AMOUNT DUE:

7,593.57

CURRENT CHARGES - ELECTRIC

Charge Description

Rate

Usage

Amount

CUSTOMER CHARGE

240.70

ENERGY CHARGE

0.058660

52,500 KWH

3,079.65

DEMAND

11.04280

156.65 KW

1,729.85

POWER COST ADJ

0.023520

52,500 KWH

1,234.80

PCA STORM RECOVERY

0.002615

52,500 KWH

137.29

TOTAL ELECTRIC CHARGES

6,422.29

CURRENT CHARGES - WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

45.63

USAGE

7.59

17,400 GAL

132.07

TOTAL WATER CHARGES

177.70

CURRENT CHARGES - WASTE WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

49.84

USAGE PER 1000 GAL

3.57

16,900 GAL

60.33

TOTAL W. WATER CHARGES

110.17

CURRENT CHARGES - WASTE MANAGEMENT

Charge Description

Amount

4.0 CU YD X 3 PER WK

257.97

TOTAL WASTE MGMT CHARGES

257.97

CURRENT CHARGES - OTHER

Charge Description

Amount

DRAINAGE FEE

25.00

STREET SWEEPER

2.33

9.313% SALES TAX (CITY & COUNTY)

598.11

TOTAL OTHER CHARGES

625.44

AMOUNT DUE

CURRENT CHARGES:

7,593.57

AMOUNT DUE:

7,593.57

Account Statement

JAN 2024

ACCOUNT INFORMATION

ACCOUNT NUMBER:

XXXXXX-XXXXX

SERVICE ADDRESS:

123 ANYWHERE ST

LAST PAYMENT AMOUNT:

2,222.65

BILLING DATE:

2/15/2024

CURRENT CHARGES DUE:

3/30/24

AMOUNT DUE:

8,075.23

CURRENT CHARGES - ELECTRIC

Charge Description

Rate

Usage

Amount

CUSTOMER CHARGE

243.11

ENERGY CHARGE

0.055730

52,500 KWH

2,925.83

SUMMER SEASON DEMAND

14.2000

156.65 KW

2,224.43

POWER COST ADJ

0.023520

52,500 KWH

1,234.80

PCA STORM RECOVERY

0.002615

52,500 KWH

137.29

TOTAL ELECTRIC CHARGES

6,765.46

CURRENT CHARGES - WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

47.00

USAGE

7.82

17,400 GAL

136.07

TOTAL WATER CHARGES

183.07

CURRENT CHARGES - WASTE WATER

Charge Description

Rate / 1000 GAL

Usage

Amount

CUSTOMER CHARGE

51.34

USAGE PER 1000 GAL

3.68

16,900 GAL

62.19

TOTAL W. WATER CHARGES

113.53

CURRENT CHARGES - WASTE MANAGEMENT

Charge Description

Amount

4.0 CU YD X 3 PER WK

257.97

TOTAL WASTE MGMT CHARGES

257.97

CURRENT CHARGES - OTHER

Charge Description

Amount

DRAINAGE FEE

122.80

STREET SWEEPER

2.33

9.313% SALES TAX (CITY & COUNTY)

630.07

TOTAL OTHER CHARGES

755.20

AMOUNT DUE

CURRENT CHARGES:

8,075.23

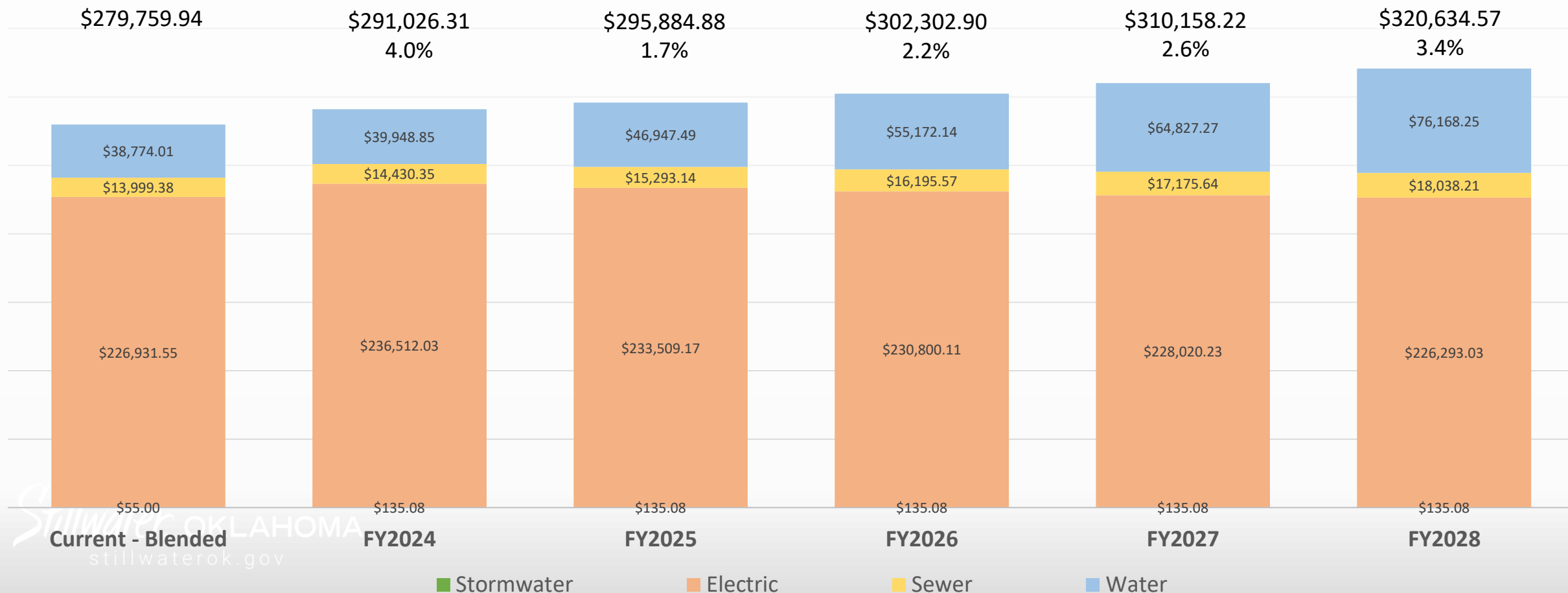
AMOUNT DUE:

8,075.23

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Industry

Consumption: 2,222,400 EL (kwh) 5,054,100 WT (gal)
3,790,500 WW (gal)



Questions?

RESOLUTION CC-2023-36

A RESOLUTION OF THE STILLWATER CITY COUNCIL, AS A RECIPIENT OF FINANCIAL ASSISTANCE FROM THE OKLAHOMA DEPARTMENT OF COMMERCE FOR A FY23 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), 19168 CDBG 23, ADOPTING A SECTION 3 ANNUAL PLAN DIRECTED AT INCREASING THE UTILIZATION OF LOWER INCOME RESIDENTS AND BUSINESSES WITHIN THE CDBG PROJECT SITE.

WHEREAS, the City of Stillwater is the recipient of grant funding from the Oklahoma Department of Commerce, Community Development Block Grant Small Cities, 19168 CDBG 23 which requires the adoption of a Section 3 Plan; and

WHEREAS, the Section 3 Plan is intended to ensure, to the greatest extent feasible, that training and employment opportunities generated by the U.S. Department of Housing and Urban Development projects be given to low income residents of the Section 3 project area and that contracts for work in connection with this project be awarded to qualified Section 3 Business Concerns; and

WHEREAS, it is the intention of the City of Stillwater to implement its CDBG project activities in accordance with all program regulations including the said Section 3 requirements.

NOW THEREFORE BE IT RESOLVED that the Stillwater City Council hereby adopts the attached CDBG Section 3 Plan.

PASSED AND APPROVED by the City Council of Stillwater, Oklahoma, and signed this 16th day of October, 2023.

CITY OF STILLWATER, OKLAHOMA
a Municipal Corporation

WILLIAM H. JOYCE, MAYOR

(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 16th DAY OF OCTOBER, 2023.

KIMBERLY CARNLEY, CITY ATTORNEY

SECTION 3 PLAN

City of Stillwater, OK agrees to implement affirmative steps to comply with the Section 3 requirements set forth at 24 CFR 75 directed at increasing the utilization of lower income residents and businesses within the Community Development Block Grant project site. Section 3 refers to Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 projects include housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

Safe Harbor Compliance: The City of Stillwater will be considered to have complied with the Section 3 requirements below and met the safe harbor, if they certify that they followed the required prioritization of effort and met or exceeded the applicable Section 3 benchmarks.

Prior to beginning work, contractors or subcontractors will be required to certify that they will follow the required prioritization of effort for Section 3 workers, Targeted Section 3 workers, and Section 3 Business Concerns as outlined in the certification of prioritization of effort for employment, training, and contracting.

HUD establishes and updates Section 3 benchmarks through a document published in the Federal Register. The City of Stillwater Grants Manager will review and update the Section 3 benchmarks as necessary.

- A. To implement Section 3 requirements by seeking the assistance of local officials in determining the exact boundaries of the applicable project area.
- B. To attempt to recruit from within the City the necessary number of lower income residents through local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area.
- C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- D. To insert this Section 3 plan in all bid documents, and to require all bidders to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- E. To ensure that all appropriate project area "business concerns" are notified of pending sub-contractual opportunities.
- F. To maintain records, including copies of correspondence, memoranda, etc., which document that all the above affirmative action steps have been taken.

- G. To appoint or recruit an executive official as Equal Opportunity Officer (EOO) to coordinate the implementation of this Section 3 plan.
- H. To list all permanent workforce for this project by job title.
- I. To list all projected workforce needs for this project by job classification and time frame for potential hire.

RESOLUTION NO. CC-2023-37

A RESOLUTION DECLARING THAT FIREARMS OWNED BY THE CITY OF STILLWATER POLICE DEPARTMENT ARE SURPLUS PROPERTY AND AUTHORIZING AND APPROVING THE TRADE-IN OF SAID FIREARMS FOR A CREDIT TO BE APPLIED TO THE PURCHASE OF NEW FIREARMS

WHEREAS, the City of Stillwater Police Department owns the following firearms as more fully set forth in Exhibit A: Eighty-Two (82) Glock 17 Gen-4 pistols, Seven (7) Glock 17 Gen-5 pistols, Three (3) Glock 19 Gen-4 pistols, Three (3) Bushmaster AR-15 rifles, Six (6) Rock River LAR-15 rifles, and Sixty-two (62) Colt AR-15 rifles; and

WHEREAS, the above-described firearms include approximately 20-year old rifles currently stored in inventory, and almost 10-year old current duty pistols which have a recommended service life of 10 years; and

WHEREAS, the Police Department has solicited quotes from licensed and authorized law enforcement firearms dealers to trade-in the existing firearms for the purchase of new duty pistols, holders, and optics; and

WHEREAS, the Police Department has reviewed the trade-in quotes received and determined that the quote received from H & H Shooting Sports (attached hereto as Exhibit B) was the best quote received, providing a fair market value trade-in credit for each firearm for a total credit of approximately \$65,225, and the ability to purchase the following new duty pistols and related equipment: Eighty-Eight (88) Glock 47 MOS Gen-5 pistols, Eight-eight (88) Glock 47 pistol holders, and Thirty-three (33) pistol optics, with a remaining above trade-in credit cost to the City of approximately \$135.68; and

WHEREAS, the Police Department after reviewing the quote has deemed it appropriate and necessary to recommend action to declare the firearms described in Exhibit A as surplus property as the property is near its end of useful service life and no longer required for the continued effective operation of the Police Department; and

WHEREAS, the Police Department has determined that disposal of the surplus property by means of trade-in with the trade-in credit applied to the purchase of new duty pistols and related equipment is in the best interest of the city and continued effective operation of the police department, and will provide the city capital project savings by eliminating the need to purchase new pistols in FY24-25; and

WHEREAS, the City Council deems it appropriate and desirable to declare the property listed in Exhibit A as surplus property and to authorize and approve the trade-in of said property for the purchase of new duty pistols and related equipment with said trade-in credit applied to the purchase.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Stillwater:

Section 1. The Stillwater Police Department firearms listed in Exhibit A are hereby determined to be surplus property of the City.

Section 2. The City Council hereby approves disposal of the surplus property by means of trade-in to H&H Shooting Sports at the fair market values reflected in the quote attached as Exhibit B.

Section 3. The City Council hereby approves the purchase of new duty pistols and related equipment as set forth in the quote attached as Exhibit B and authorizes and approves the trade-in credit to be applied to this purchase.

PASSED AND APPROVED, this 16th day of October, 2023.

William H. Joyce, Mayor

(SEAL)

ATTEST:

Teresa Kadavy, City Clerk

Approved as to form and legality.

Kimberly Carnley, City Attorney

RESOLUTION NO. CC-2023-38

“A RESOLUTION AUTHORIZING THE ASSIGNMENT OF THE STILLWATER REGIONAL AIRPORT BUILDING LEASE AGREEMENT BETWEEN THE CITY OF STILLWATER AND STILLWATER AIRCRAFT SERVICES, INC. TO STILLWATER FLIGHT CENTER, INC.; AND AUTHORIZING THE CITY MANAGER TO SIGN RELATED DOCUMENTS NECESSARY FOR SUCH PURPOSE”

WHEREAS, pursuant to the Stillwater Regional Airport Building Lease Agreement dated July 1, 2020, Stillwater Aircraft Services, Inc. is the Lessee of a certain building at Stillwater Regional Airport known as “Hangar #2” and as more particularly described therein; and

WHEREAS, Section 12.2 of the Agreement requires prior written consent by Stillwater Regional Airport prior to assignment of the Building Lease; and

WHEREAS, Stillwater Aircraft Services, Inc. has requested written consent to assign the Building Lease Agreement to Stillwater Flight Center, Inc.; and

WHEREAS, SRA finds it appropriate and desirable to provide consent to assign the Building Lease Agreement in order to address hangar relocation needs in anticipation of construction of the new airport terminal and to best serve the airport and its users;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and the City Council the City of Stillwater:

Section 1. The City of Stillwater, as owner and operator of Stillwater Regional Airport, hereby consents to Lessee assigning the Building Lease Agreement dated July 1, 2020 to Stillwater Flight Center, Inc., and authorizes the City Manager to sign any related documents, including any addendums to the lease, that are necessary and appropriate for such purpose.

PASSED AND APPROVED by the City Council of Stillwater, Oklahoma, and signed this 16th day of October, 2023.

CITY OF STILLWATER, OKLAHOMA
a Municipal Corporation

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 16th DAY OF OCTOBER, 2023.

KIMBERLY CARNLEY, CITY ATTORNEY

ADDENDUM

STILLWATER REGIONAL AIRPORT BUILDING LEASE AGREEMENT

Lease No: SRA Building Lease Agreement dated July 1, 2020

Lessee: Stillwater Flight Center, Inc.

This Addendum to the Building Lease Agreement hereby amends and modifies the Lease Agreement as follows:

- I. **Assignment.** Pursuant to Resolution 2023-38, the assignment of this Lease Agreement was authorized by the City of Stillwater, as owner and operator of Stillwater Regional Airport.
- II. **Acceptance of Lease Agreement Terms.** Stillwater Flight Center, Inc. hereby agrees to assume the duties, obligations, and liabilities of Stillwater Aircraft Services, Inc. as set forth in the Building Lease Agreement attached hereto as Exhibit A, and as amended herein, for the duration of the term of said lease agreement and any authorized extension.
- III. **Term.** Article II, Term, Section 2.3, Option to Extend, is hereby replaced with the following:

During the period commencing one (1) year prior to the expiration date of this Agreement and ending one hundred twenty (120) days prior to the expiration date of this Agreement ("option period"), the parties shall have the option to extend the Term of this Agreement, for one (1) extended period of ten (10) years (Extension Term: July 1, 2025 – June 30, 2035), subject to the following terms and conditions:

- a. Extension Term requires mutual consent confirmed in writing by both the City of Stillwater, as owner and operator of Stillwater Regional Airport, and the Lessee;
- b. Lessee shall not be in default of this Agreement;
- c. Lessee shall deliver timely written notice of its desire to extend the term for the extension period to SRA;
- d. All terms and conditions including rental rates, fees and charges then applicable to this Agreement shall remain in full force and effect during the Extension Term.

Effective Date. This agreement shall become effective October 16, 2023.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first above written.

LESSEE

Stillwater Flight Center Hangar, LLC

STILLWATER REGIONAL AIRPORT
CITY OF STILLWATER, OKLAHOMA

Brady Moore, Interim City Manager

STILLWATER REGIONAL AIRPORT BUILDING LEASE AGREEMENT

This agreement is entered into between the City of Stillwater, Oklahoma, a municipal Corporation ("City"), acting through Stillwater Regional Airport Authority, ("SRA"), and Stillwater Aircraft Services Inc. 2020-7 West Airport Road, Stillwater, Oklahoma 74075 ("Lessee").

RECITALS:

1. The City of Stillwater is a municipal corporation established under the laws of the State of Oklahoma.

2. The City of Stillwater owns and operates through the Stillwater Airport Authority, land and certain aviation facilities known as "Stillwater Regional Airport."

3. SRA desires to lease a certain building at Stillwater Regional Airport known as "Hangar #2" and more specifically described herein on Exhibit "1" for aviation purposes as hereinafter defined, and Lessee desires to lease from SRA for a term of years hereinafter defined premises, specifically to maintain offices and/or storage and aircraft servicing operations.

NOW, THEREFORE, In consideration of the mutual covenants hereinafter contained to be kept and performed by the parties hereto and upon the provisions and conditions hereinafter set forth, SRA and Lessee do hereby agree as follows:

ARTICLE I Definitions

Section 1.1 Definitions. Throughout this Agreement, these words shall have the following meanings, respectively, unless the context clearly shall indicate some other meaning:

- a. *Agreement* means this lease Agreement between SRA and Lessee;
- b. *Airport* means Stillwater Regional Airport;
- c. *Airport Improvements* means those improvements identified on an approved Airport Layout Plan;
- d. *EPA* means the United States Environmental Protection Agency and all federal, state or local agency, or governmental entity, succeeding to, or being delegated with its jurisdiction, functions, or responsibilities;
- e. *FAA* means the Federal Aviation Administration of the United States, or any federal agency succeeding to its jurisdiction or function;
- f. *FAR* means Federal Aviation Regulations and shall include, but not be limited to, all regulations, policies, statements and directives promulgated or issued by the FAA;
- g. *Governmental Requirements* means all federal, state and local laws, ordinances, rules, regulations, policies and procedures, security plans, standards, and rulings, including, but not limited to, all additions and amendments now in effect, or hereinafter enacted, as may be imposed by the FAA, TSA or any other governmental entity succeeding to the jurisdiction, functions, or responsibilities of

either, Stillwater Regional Airport Authority; the City of Stillwater; the State of Oklahoma, or other governmental entities to Lessee's use of the Airport and operation/utilization of the Leased Premises and improvements thereon.

- h. *Leased Premises* means the land area or facility described and illustrated on Exhibit "1"
- i. *Leasehold Improvements* means all improvements made by the Lessee(s) to the Leased Premises, except for "trade fixtures" as described herein.
- j. *Term* means the period of time that this Agreement shall be in effect, as set forth in Sections 2.1 and 2.2;
- k. *TSA* means the Transportation Security Administration of the United States, or any federal agency succeeding to its jurisdiction or function.

ARTICLE II

Term

Section 2.1 Term of Agreement. The Term of this Agreement shall commence on July 1, 2020, and expires on June 30, 2025, unless otherwise terminated or canceled as provided herein.

Section 2.2 Survival of Obligations. All obligations under this Agreement which have been incurred by Lessee, or with respect to which Lessee shall be in default, shall survive any termination or cancellation of this Agreement, unless waived or released in writing by SRA.

Section 2.3 Option to Extend. During the period commencing one (1) year prior to the expiration date of this Agreement and ending one hundred twenty (120) days prior to the expiration date of this Agreement ("option period"), Lessee shall have the option to extend the Term of this Agreement, for one (1) extended period of five (5) years, subject to the following terms and conditions:

- a. Lessee shall not be in default of this Agreement;
- b. Lessee shall deliver timely written notice of its exercise of the option to SRA;
- c. All terms and conditions including rental rates, fees and charges then applicable to this Agreement shall remain in full force during the extended term period.

Section 2.4 Surrender of Possession. Except as otherwise expressly provided in this Agreement, at the expiration or sooner termination of the Agreement, or any extension hereof, Lessee agrees to surrender possession of Leased Premises peacefully and promptly to SRA subject to the terms of Article VI, Section 6.3(b).

Section 2.5 Holding Over. If Lessee shall hold over after the termination of this Agreement, SRA, at its sole discretion, may allow Lessee to remain on the Leased Premises on a month-to-month basis as a tenant at will. During such tenancy, Lessee shall pay to SRA rentals, fees and charges at a rate set by SRA at the time the election to hold over is exercised by Lessee. Lessee shall be bound by all of the remaining provisions of this Agreement during any hold over tenancy.

Section 2.6 Lease Expiration. At the end of the Term, Lessee shall immediately and peaceably vacate the leased premises. Any and all Leasehold Improvements and/or constructed and/or attached by Lessee on the Leased Premises shall become the property of SRA, unless removed in accordance with Section 6.3 herein. Lessee agrees to execute any and all documents necessary to convey title to any such improvement/fixture to SRA at said time.

ARTICLE III Rentals, Fees and Charges

Section 3.1 Initial Rental Rate. From the commencement date of this Agreement, Lessee shall pay, in advance to SRA, the annual base rental rate of Fifteen Thousand One Hundred Fifty-Nine Dollars and Eighteen Cents (\$15,159.18). The leased premises contain 11,832 square feet square feet as identified in Exhibit "1" for an initial annual rental of One Thousand Two Hundred Sixty-Three Dollars and Twenty Seven Cents per month (\$1,263.27/month) or Fifteen Thousand One Hundred Fifty-Nine Dollars and Eighteen Cents per year (\$15,159.18/year). Lessee shall pay a pro rata amount for any possession of the Leased Premises for less than one (1) year. The first rental payment shall be made by Lessee on or before the commencement date hereof and all subsequent annual rentals shall be paid in advance on or before the 1st day of July of each year of the Term.

Section 3.2 Subsequent Rental Rate--CPI; Improvement Cost Adjustment. Effective on each July 1st during the Term of this Agreement, the base rental rate shall be increased based upon the percentage increase in the National Consumer Price Index ("CPI") as published by the United States Department of Labor, Bureau of Labor Statistics, or successor agency or entity. The annual base ground rental rate shall be adjusted to the nearest penny (\$0.01). Additionally, the cost of any structural improvement(s) to the building paid for by SRA shall be added to the rental rate. The total amount of such increase shall equal the actual cost of the improvement(s) and shall be payable by Lessee in equal installments during the initial term of this Agreement. Said rate adjustment shall become effective upon payment for said improvement by SRA and written notice to Lessee of such rate adjustment. Lessee may cancel this Agreement upon one hundred twenty (120) days written notice to SRA if Lessee objects to such a rate increase.

Section 3.3 Rate Adjustment--Limitation. In any event, the rental rate for any succeeding rental period shall not be less than the rental rate established for the preceding rental period.

Section 3.4 Fees and Charges. Lessee shall pay to SRA as the same are or may be applicable to Lessee, the following fees and charges, for the use of services, privileges and facilities at the Airport:

- a. **Fuel Flow Fee.** Lessee shall pay to SRA an Aviation Fuel Flowage Fee in the manner and amount established by ordinance and/or regulations.

- b. Other. Lessee shall pay to SRA such other fees and charges as reasonably may be assessed for all other services, privileges or facilities used by Lessee at the Airport as established by SRA and published in the Schedule of Rates, Fees and Charges, including any amendments.

Section 3.5 License Contingent Upon Payment. The grant of the rights, licenses, facilities, services and privileges to Lessee under this Agreement, in each case, shall be subject to the full and timely payment of the rentals, fees and charges required to be paid by Lessee hereunder.

Section 3.6 Landlord's Lien. SRA shall have the first lien, paramount to all others, on every right and interest of Lessee in this Agreement, on all improvements, equipment and fixtures to the Leased Premises. The lien is granted for the purpose of securing the payment of rentals, fees, charges, taxes, assessments, liens, penalties and damages herein covenanted to be paid by Lessee, and for the purpose of securing the performance, all and singular, of the covenants, conditions and obligations of this Agreement to be performed and observed by Lessee. This lien shall be in addition to all rights of a landlord given under the laws of the State of Oklahoma. Aircraft stored on the Leased Premises are specifically excluded from this lien.

Section 3.7 Place of Payments. All sums payable by Lessee hereunder shall be delivered to:

Stillwater Regional Airport
2020-1 West Airport Road
Stillwater, Oklahoma 74075

Section 3.8 Delinquencies. In addition to any remedy available to it hereunder, SRA may impose as additional rent a delinquency charge on all overdue payments, at the rate of eighteen percent (18%) per annum or the then maximum rate allowed by law, if greater.

Section 3.9 Security Assurances. Concurrently with execution of this Agreement, Lessee shall obtain and deliver to SRA, unless specifically waived in writing by SRA a security assurance in a form acceptable under the Minimum Standards for Commercial Activities at Stillwater Regional Airport, renewable for the term thereof. Said Security Assurance shall serve the purpose of securing payment of all sums payable by Lessee to SRA hereunder and will be forfeited in whole or in part to satisfy a Lessee liability in the event of Lessee's failure to pay any rates, rentals, fees or charges of whatsoever nature due SRA and conditioned to ensure the faithful and full performance by Lessee of all its covenants, terms, conditions and obligations of this Agreement. Upon request of SRA, Lessee shall restore the Security Assurance to its original Amount. The Security Assurance shall be in the amount of fifty percent (50%) of the annual rental rates, fees and charges to be paid by Lessee pursuant to Section 3.1 hereof. The form, provisions and nature of the Security Assurance, and the identity of the surety, insurer or other obligor, shall be subject to the approval of SRA. In the event that SRA and Lessee hereafter agree to any amendment or modification of this Agreement, Lessee shall, if required by the terms of the Security Assurance, obtain the consent of the surety, insurer or other obligor hereunder, as the case may be, and shall adjust the amount of the Security Assurance to reflect any increase in the rentals, fees or charges payable by Lessee hereunder. The failure of Lessee to furnish (and keep in full force and effect) the Security Assurance, to renew the same,

to adjust the amount thereof, or to obtain the consent of surety, insurer or obligor as heretofore set forth, shall constitute an event of default under this Agreement.

Section 3.10 Accord and Satisfaction. No payment by Lessee or receipt by SRA of a lesser amount than the rentals, percentage fees and/or charges or payment(s) due to be made by Lessee hereunder shall be deemed to be other than a payment on "account" of the rent, percentage fees and/or charges due, and no endorsement or statement on any check or in any letter accompanying any check or payment as rent fees and/or charges shall be deemed in accord and satisfaction, and SRA may accept such check or payment without prejudice to SRA's right to recover the balance of such rent percentage fees and/or charges or to pursue any other remedy provided in this Agreement.

Section 3.11 Utility Service/Cost. Lessee, at its own expense, shall be responsible for the cost of all utility services on the Leased Premises. Lessee shall pay as the same becomes due, all utilities and other charges incurred in the operations, maintenance, use, occupancy, of the Leased Premises and the improvements located thereon.

ARTICLE IV Lessor's Grants; Reservations

Section 4.1 Lease. SRA hereby offers and leases to Lessee, and Lessee hereby accepts and leases from SRA, the Leased Premises for the aviation purposes set forth in Section 5.1 hereof for the Term of this Agreement, subject to the provisions set forth herein. Lessee accepts the Leased Premises in the condition existing at the commencement of this Agreement.

Section 4.2 Avigation Easement. SRA also reserves for itself, and the City and its licensees, an avigation easement in, over and across the air space above the Leased Premises and the unrestricted right to subject the Leased Premises to such Airport noise and vibration as may result from the flight of aircraft, warm up of engines, testing of engines or motors and other aviation related activities. SRA reserves the right to take such action as may be necessary to protect the aerial approaches of the Airport against obstruction in accordance with 14 C.F.R. Part 77 and other applicable standards or Governmental Requirements, together with the right to prevent Lessee or any other person from erecting or permitting to be erected any antenna, equipment, building or other facility or structure on the Airport (other than any buildings to be constructed in compliance with the plans and specifications approved pursuant to Article VI hereof), which would conflict with such standards and Governmental Requirements.

LESSEE SHALL WAIVE, REMISE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH LESSEE MAY NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST SRA OR CITY ON ACCOUNT OF OR ARISING OUT OF NOISE, VIBRATIONS, FUMES, DUST, FUEL, PARTICLES AND OTHER EFFECTS THAT MAY BE CAUSED OR MAY HAVE BEEN CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT OR ON THE AIRPORT OR IN AND NEAR THE AIRSPACE ABOVE THE LEASED PREMISES.

Lessee shall (a) not allow any tree or other vegetation to remain on the Leased Premises which encroaches upon or extends into the prohibited airspace or rights-of-way of the Airport; (b) use, permit or suffer the use of the Leased Premises in such a manner as to create electrical interferences with radio communication to or from any aircraft or between any airport installation and any aircraft, or as to make it difficult for aircraft pilots to distinguish between airport lights or as to impair visibility in the vicinity of the Airport, or to otherwise endanger the landing, taking off or maneuvering of aircraft; (c) not permit the construction of any facility or improvement which attracts or results in the concentration of birds which would interfere with the safe operation of aircraft in the airspace above the Leased Premises and at the Airport; and (d) not cause or permit any change in authorized land use hereunder that will reduce the compatibility of the noise compatibility program measures upon which Federal funds have been expended.

"Airspace" means for the purposes of this Section, any space above the ground level of the Leased Premises. "Aircraft" means for the purposes of this Section, any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air or space, regardless of the form of propulsion, which powers said aircraft in flight. It is understood and agreed that the covenants and agreements in this section shall run with the land.

Section 4.3 Reservation of Mineral Rights. SRA reserves all right, title and interest in and to all minerals in, on or under the Leased Premises. Lessee shall not engage in any mining or drilling activities in, on or under the Leased Premises during the Term of this agreement. "Minerals" as used herein shall mean all mineral substances and deposits whether solid, gaseous, or liquid.

Section 4.4 Quiet Enjoyment. Unless Lessee shall have defaulted in his obligations hereunder, he shall have quiet enjoyment of the Leased Premises. Provided, however, SRA makes no representations or warranties, either express or implied, as to the condition of the Leased Premises or that they will be suitable for Lessee's purposes and needs. SRA reserves the right to further develop, improve, rehabilitate, repair, reconstruct, alter and expand the Airport and all roadways, parking areas, terminal facilities, runways, taxiways and other aircraft operating areas as it may reasonably see fit, free from any and all liability to Lessee for damages of any nature whatsoever to Lessee occasioned during the making of improvements, repairs, alterations, reconstructions and additions to the Airport.

Section 4.5 No Joint Venture or Partnership. This Agreement shall not be deemed or construed (a) to create any relationship of joint venture or partnership between SRA and Lessee; (b) to give SRA any interest in the business of Lessee; or (c) to grant to Lessee any powers as an agent or representative of SRA or the City, for any purpose or to bind SRA or the City.

Section 4.6 Right of Relocation. SRA shall have the right to relocate Lessee's Leased Premises including any improvements located thereon when necessary to accommodate the overall growth and development of the Airport. The need for such relocation shall be determined by SRA.

In the event such a relocation becomes necessary, Lessee shall be assigned a replacement area, if available, which is equivalent in size and amenities. Should Lessee

disagree with the replacement location, Lessee shall have the right, within fifteen (15) calendar days of receipt of the written notice by the Airports Director of impending relocation, to provide written notice to the Airport Director that Lessee disagrees with the replacement location. Upon such written notice by Lessee, the parties shall, for a period not to exceed thirty (30) days from the date of such notice, negotiate in good faith an attempt to resolve the matter to the satisfaction of both parties; however, if for any reason this issue is not resolved within thirty (30) days, SRA shall have the right to unilaterally decide the matter, and Lessee agrees to and shall abide by SRA's decision.

Should the Airports Director serve written notice on Lessee that Lessee is to be relocated, Lessee agrees it shall take or cause to be taken any and all actions as may be required to vacate its Leased Premises and surrender the same to SRA and begin serving the public from replacement location or remainder space upon written notice by the Airports Director that said replacement premises are available for beneficial occupancy by Lessee. Lessee shall be responsible for moving its trade fixtures. If SRA requires Lessee to relocate its Leased Premises during the Term of this Agreement, the cost of the replacement service center site and improvements located thereon shall be borne by SRA.

Section 4.7 Termination of Agreement for Airport Purposes. Lessee agrees and understands that, by reason of the broad public interest in the efficient maintenance, operation and development of the Airport, SRA hereby expressly reserves the right to terminate this Agreement upon a determination by SRA that the Leased Premises are needed for permanent Airport construction, or development, or improvements. Such construction, development or improvements shall be for airport and or aviation purposes only.

In the event that permanent Airport construction, development or improvement necessitates termination of this Agreement and the acquisition of Lessee's Leasehold Improvements and interest in the Leased Premises, Lessee shall surrender the Leased Premises to SRA within ninety (90) days from receipt of SRA's written notice of its intent to terminate the Agreement and acquire Lessee's Leasehold Improvements and interest in the Leased Premises. SRA shall use its best efforts to provide Lessee with replacement premises at the Airport at the rates not to exceed those provided in this Agreement and under the same terms and conditions as this Agreement or the then current lease agreement in use by SRA subject to the same periods of duration and renewal options of this Agreement. Relocation benefits shall be paid by SRA to Lessee in the manner required by applicable law.

ARTICLE V

Use

Section 5.1 Use of Leased Premises. Lessee shall use the Leased Premises for the express and limited purpose of maintaining offices and/or storage for its fueling and aircraft servicing operations located on the Airport. Provided, that should SRA authorize the subletting of all or any portion of the Leased Premises by Lessee during the term of this Agreement for another aviation purpose, then such purpose shall also be an authorized use of the Leased Premises. Lessee shall have a *non-exclusive* license to use, in common with others, the access roads or designated taxiways or taxi lanes as aircraft operations will safely permit for

purposes of ingress and egress to the Leased Premises and the public facilities of the Airport to carry on its fueling and/or aircraft servicing operations as authorized by this agreement and Stillwater Regional Airport Authority Building Lease Agreement or any successor agreement. SRA reserves the right to close any means of ingress and egress, so long as other reasonable means of ingress and egress to the Leased Premises are available to Lessee.

Section 5.2 General Use of the Airport. Subject to terms, conditions and covenants hereof, and provided that Lessee is not in default of this Agreement, Lessee shall be entitled to use, on a *non-exclusive* basis, public areas of the Airport including runways, taxiways, taxi lanes, aprons, lighting, navigation aids, and other facilities necessary for the operation of the aircraft.

Section 5.3 Fueling Operations. Lessee shall be entitled to fuel and service aircraft as a fixed base operator on Airport property during the term of this Agreement. In addition to any other requirements set forth in this Agreement, Lessee shall comply with all Governmental Requirements, including without limitation, those of the Environmental Protection Agency, for fuel tanks, fuel storage, the transportation of fuel and fuel pumping facilities.

Section 5.4 Safety and Security Plan. Lessee, at its sole cost and expense, shall comply with any airport safety and security plan established by SRA. Lessee shall require all invitees entering the Leased Premises to comply with any such plan and all applicable Governmental Requirements pertaining to security and safety.

Section 5.5 Limitations on Signage. Lessee shall not erect, maintain or display signs or advertising or graphics at or on the exterior parts of the Leased Premises, or inside the Leased Premises, so as to be visible outside the Leased Premises, without the prior, written approval of SRA. Exterior signs affecting public safety and security shall be erected, maintained and/or displayed in accordance with applicable Governmental Regulations. If SRA has not granted approval for said signage, Lessee shall within five (5) days of receipt of written notice by SRA, remove, obliterate, or paint out any and all advertising signs, posters, graphics and similar devices placed by Lessee on the Leased Premises. Should Lessee fail to so remove, obliterate or paint out each and every sign, poster, graphic or piece of advertising designated by SRA in said written notice and restore the Leased Premises to its prior condition, SRA may effect such removal and Lessee shall pay the entire cost thereof to SRA on demand.

ARTICLE VI

Improvements to the Premises

Section 6.1 Title to Existing Improvements. Title to all improvements (except the building and any other improvements owned by SRA or City) currently located on the Leased Premises and Leasehold Improvements constructed by the Lessee during the Term of this Agreement as hereinafter set forth, shall be and remain in Lessee during the Term of this Agreement and any extended period. Title to any such Leasehold Improvements shall vest with SRA upon expiration of this Agreement as set forth in Section 2.6 herein. Lessee shall not sell, convey, mortgage, gift, or devise the Leasehold Improvements without SRA consent.

Section 6.2 Removal or Alteration of Airport Structures on Leased Premises. Lessee shall not remove or otherwise permanently alter any improvement to the Leased Premises that is owned by SRA or the City without prior written consent of SRA. Lessee shall request permission in writing to remove or alter such improvements during the term of this Agreement, or at the termination or expiration thereof.

Section 6.3 Removal or Alteration of Improvements on Leased Premises. Removal of any building, hangar, or other structure constructed on the Leased Premises by Lessee during the term of this Agreement shall require the additional consent of the Stillwater City Council. The entire cost of any removal, storage, maintenance, transportation and/or disposal of any Leasehold Improvement shall be paid by Lessee. Upon termination or expiration of this Agreement, SRA may require Lessee to remove Lessee's Improvements. In such event, Lessee shall restore the Leased Premises to an unimproved condition and shall pay the entire cost of such removal and/or restoration. If Lessee fails to so remove any such improvement, SRA may, at its sole discretion, cause such improvement(s) to be removed from the Leased Premises and the entire cost of removal and/or restoring said Leased Premises shall be paid by Lessee. Provided, that this requirement shall not apply to any trade fixture that is not permanently attached to the Leased Premises.

Section 6.4 Construction of New Improvements. Lessee shall have the right to construct new improvements on the Leased Premises in accordance with the terms and conditions of this Agreement. Lessee shall not construct any improvements to the Leased Premises without submittal to, and approval of, all plans and specifications by SRA as hereinafter set forth. All plans and specifications for new improvements on the Leased Premises shall be prepared by Lessee in compliance with applicable Governmental Requirements. Lessee shall furnish to SRA copies of permits and licenses needed for construction. A construction application, in a form prepared by Authority, together with plans and specifications, shall be submitted by Lessee to SRA for approval. Thereafter, SRA shall have thirty (30) days after receipt within which to approve the plans and specifications, or to notify Lessee of any objections thereto. Each objection and the ground therefor, shall be stated separately. Lessee shall have a reasonable time thereafter within which to make any revisions to remove SRA's objections. Upon SRA's receipt of the final plans and specifications, SRA shall have thirty (30) days within which to approve or reject Lessee's revised proposal. After SRA's approval of the final plans and specifications, Lessee may proceed with construction. Construction shall be substantially in accordance with the approved plans and specifications. Upon completion of construction, Lessee shall furnish to SRA one (1) complete set of reproducible "as built" plans and specifications in digital format.

Section 6.5 Adverse Effect of New Improvements. New improvements on the Leased Premises shall not be constructed in a manner which may adversely affect existing improvements, other Airport tenants, Airport property, or other property contiguous to the Airport.

Section 6.6 Inspection. SRA and/or the City, or the authorized representative of SRA or City, shall have the right to inspect the Leased Premises during all reasonable hours, or in case of emergency, at any time.

Section 6.7 Weight Limitations. Lessee hereby specifically acknowledges that the roadways, taxi lanes, taxiways, ramps and aprons located on the Airport wherein the Leased Premises are located are stressed for designated maximum gross weights. Lessee shall be responsible for all damage or destruction caused by utilization of said Airport roadways, taxi lanes, taxiways, ramps and aprons by aircraft or vehicles operated by Lessee or invitees in excess of the maximum gross weights.

Section 6.8 Fences and Gates. If any part of the Leased Premises, or the improvements thereon, are enclosed within the secure area of the Airport, Lessee shall provide all materials and labor, at its sole cost, necessary to comply with the Airport Security Plan and TSA Section 49 CFR Part 1542 (Airport Security). Lessee shall pay the cost of all additional gates or doors required for access by Lessee and its employees, business invitees, or others from the landside of the Airport to the air side of the Airport into the secure area. Lessee shall install an entry card system approved by the SRA pursuant to the Airport Security Plan submitted to and approved by the FAA at all security gates or doors on the Leased Premises. Any alteration of the communication devices or entry card system, which may be necessitated by a change in Governmental Requirements shall be paid for by Lessee.

Section 6.9 Minimum Hangar Standards.

- a. *Lawn Maintenance.* Lessee is responsible for mowing lawn and trimming weeds and grass in the immediate vicinity of the building (See Exhibit "1"). Grass should be kept to a height not greater than six inches. SRA is responsible to mow grass and lawn from the apron area to the taxiway. Any trees or shrubbery planted must not limit the visibility for vehicular or aircraft movement.
- b. *Outside Storage.* Lessee shall not store any items on the exterior of the hangar structure, except as may be specifically permitted by this agreement or with the prior written permission of the Stillwater Regional Airport Director. Aircraft in an unairworthy condition or disabled, disassembled, or partially assembled aircraft, parts, or other aircraft components thereof, shall not be parked, stored or left standing for a period of excess of thirty (30) days on the exterior areas or portions of the Leased Premises. Approval of the Airport Director is required if the thirty (30) day period allowed will be exceeded.
- c. *Exterior Improvement Appearance.* SRA shall maintain the exterior appearance of the Facility on the Leased Premises in a proper state of repair Lessee shall be deemed in conformity with this maintenance standard as outlined in a, b, and c of this section, if Lessee has consulted, and complied, with reasonable directives from SRA. Compliance with this maintenance standard is a prerequisite for SRA approval of (i) Lessee's option to extend, and/or (ii) a new sublease agreement for the Leased Premises.

Section 6.10 No Liens or Encumbrances. Lessee shall well, truly and promptly pay or satisfy the just and equitable claims of all persons who have performed labor or furnished material for construction of any improvement required or authorized under this Agreement, and all bills, costs or claims of whatever kind, which may at law or equity become a lien upon said work, or a claim against the Leased Premises. Provided, however, that Lessee may contest the

amount or validity of any claim without being in default of this Agreement upon furnishing security satisfactory to SRA guaranteeing such claim will be properly discharged forthwith if any such contest is finally determined against Lessee.

ARTICLE VII

Maintenance and Care of Leased Premises

Section 7.1 Lessee's Obligations. Lessee, at all times, shall keep in a clean and orderly condition and appearance all the Leased Premises and all of Lessee's fixtures, equipment and personal property which are located thereon. Lessee shall be responsible for the minor maintenance required to occupy the lease premises. Lessee shall not store aircraft service vehicles, tugs, fuel trucks, fork lifts, mobile equipment, cargo, or other personal property on the Leased Premises unless the same are in common use in Lessee's aviation related operations. The Leased Premises shall not be used for the storage of motor vehicles, recreational vehicles or boats. Lessee shall not commit or suffer to be committed any nuisance on the Leased Premises. Lessee shall conduct Lessee's operations in an orderly and proper manner so as not to annoy, disturb, or be offensive to others at the Airport. Lessee shall take all reasonable measures to keep the sound level of Lessee's operations as low as reasonably possible. Lessee shall not permit the accumulation of any rubbish, trash or other waste material on or about the Leased Premises. Lessee shall not store any gasoline or other material likely to give off fumes or gases or any material likely to constitute a fire, safety or security hazard on the Leased Premises, except in tanks and in the manner approved by appropriate governmental authorities. Lessee shall not cause or permit any hazardous or flammable substance to be used, stored, generated or disposed of on the Airport or Leased Premises, except as otherwise provided herein.

ARTICLE VIII

Indemnity and Insurance

Section 8.1 Indemnity-General. Lessee shall indemnify, protect, defend and hold completely harmless, SRA, the City, and its officers, agents and employees from and against all liability, losses, suits, claims, judgments, fines or demands arising from injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including attorney fees, court costs, and expert fees), of any nature whatsoever arising out of or incident to this Agreement, Lessee's use or occupancy of the Leased Premises, Lessee's fueling and/or aircraft servicing operations, the Airport, or the rights, licenses, or privileges granted Lessee herein, or the acts or omissions of Lessee's officers, agents, employees, contractors, subcontractors, licensees, or invitees, regarding of where the injury, death or damage may occur, unless such injury, death or damages is caused by the sole negligence of SRA. SRA shall give notice to Lessee of any such liability, loss, suit, claim or demand, and Lessee shall defend the same using counsel reasonably acceptable to SRA. The provisions of this section shall survive the early termination or expiration of this Agreement.

Section 8.2 Insurance.

- a. Lessee shall maintain in force during the Term, and any extended Term, public liability and insurance in comprehensive form including but not limited to airport premises liability and aircraft liability with such coverage and limits as reasonably may be required and approved by SRA from time to time, but in no event for less than in minimum amounts equal to the liability limits applicable to municipalities under the Oklahoma Governmental Tort Claims Act, 51 O.S. §151, *et seq.*, which are presently \$125,000.00 per person for personal injury; \$25,000.00 per person for property damage; and \$1,000,000.00 total liability per occurrence. SRA, the City of Stillwater, and the officers, employees, and/or agents of said entities shall be named as additional insured on said policy up to, but not exceeding, the statutory liability limits. This requirement should not be construed as limiting the ability of Lessee to obtain additional liability insurance in excess of the statutory liability amounts, provided that SRA, the City of Stillwater, and their officers, employees, and/or agents are not named as additional insured to the extent any liability coverage in excess of the statutory liability limits is procured by Lessee. Lessee shall additionally maintain insurance for its fueling and/or aircraft servicing operations in accordance with the applicable Governmental Requirements.
- b. Concurrent with the execution of this Agreement, Lessee shall provide proof of insurance by providing a certificate of Lessee's insurance coverage. The certificate(s) of insurance shall provide that (1) the insurance coverage shall not be canceled, changed in coverage, or reduced in limits without at least thirty (30) days prior written notice to SRA; (2) the policy shall be considered primary as regard any other insurance coverage SRA or the City may possess, including any self-insured retention or deductible SRA or the City may have, and any other insurance coverage SRA or the City may possess shall be considered excess insurance only; and (3) deductibles shall not exceed five thousand dollars (\$5,000.00).
- c. If the insurance coverage required herein is canceled, changed in coverage or reduced in limits, Lessee shall, within thirty (30) days, but in no event later than the effective date of cancellation, change or reduction, provide to SRA a certificate showing that insurance coverage has been reinstated or provided through another insurance company. Upon failure to provide such certificate, and Lessee's failure to respond to a written notice from SRA, SRA may, in addition to all its other remedies exercise SRA's rights as provided in the default provisions of this Agreement.

ARTICLE IX Regulated Substances

Section 9.1 Compliance and Indemnity. Lessee shall not cause or permit any "Regulated Substance" as hereinafter defined, to be brought upon, generated, stored, or used in or about the Leased Premises by Lessee, its agents, employees, contractors, or invitees, except for such Regulated Substance of the type and quantity as is necessary to Lessee's business and with prior written notice to SRA. Any Regulated Substance permitted on the

Leased Premises as provided herein, and all containers therefor, shall be used, kept, stored, and disposed of in a manner that complies with all federal, state and local laws or regulations applicable to this Regulated Substance, including but not limited to the Governmental Requirements.

Lessee shall not cause or permit, release, discharge, leak, or emit, nor permit to be discharged, leaked, released, or emitted, any Regulated Substance into the atmosphere, ground, storm or sewer system, or any body of water, ditch, stream, if that Regulated Substance (as is reasonably determined by SRA, or any governmental authority) does or may pollute or contaminate the same, or may adversely affect (a) the health, welfare, or safety of persons, whether located on the Leased Premises or elsewhere, or (b) the condition, use or enjoyment of the building, facilities or any other real or personal property. Lessee shall fully and timely comply with all applicable federal, state and local statutes, ordinances and regulations relating to protection of the environment, including, without limitation, 42 U.S.C. §6991-6991i.

Disclosure. At the commencement of each year of the term hereof, Lessee shall disclose to SRA the name(s) and approximate amount(s) of any Regulated Substance that Lessee intends to store, use, or dispose of on the Leased Premises in the first year of the Term hereof. In addition, at the commencement of each additional year of the Term hereof, beginning with the second year, Lessee shall disclose to SRA the name(s) and amount(s) of all Regulated Substances that were actually used, stored, or disposed of on the Leased Premises if those materials were not previously identified to SRA at the commencement of the previous lease year.

Compliance Action. Lessee shall, at Lessee's sole expense, clean-up, remove, and remediate (1) any Regulated Substance in, on, or under the Leased Premises in excess of allowable levels established by all applicable federal, state and local laws and regulations, and (2) all contaminants and pollutants, in, on, or under the Leased Premises that create or threaten to create a substantial threat to human health or the environment and that are required to be moved, cleaned up, or remediated by any applicable federal, state, or local law, regulation, standard or order. This obligation does not apply to a release of Regulated Substances, pollutants, contaminants, or petroleum products that existed on the Leased Premises prior to the execution of the agreement caused solely by the act or omission of SRA or a third party for whom the operator is not responsible (e.g. not a customer, invitee, employee, agent, or person having any contractual or business relationship with Lessee).

Definition of Regulated Substances. Regulated Substances: As used herein, the term "Regulated Substances" means and includes any and all substances, chemicals, waste, sewage or other materials, which are now or hereafter regulated, controlled or prohibited by any local, state, or federal law or regulation requiring removal, warning or restrictions on the use, generation, disposal or transportation thereof, including, without limitation (a) any substance defined as a "hazardous substance", "hazardous material", "hazardous waste", "toxic substance", or "air pollutant" in the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. §9601 *et seq.*, The Hazardous Materials Transportation Act (HMTA), 49 U.S.C. §1801 *et seq.*, The Resource Conservation and Recovery Act (RCRA), 42 U.S.C. § 6901 *et seq.*, Federal Water Pollution Control Act (FWPC), 33 U.S. §1251 *et seq.*, or the Clean Air Act (CAA), 42 U.S.C. §7401 *et seq.*, all as amended and amended hereafter; (b) any substance defined as a "hazardous substance", "hazardous waste", "toxic substance",

"extremely hazardous waste", "RCRA hazardous waste", "waste", "hazardous material" or "controlled industrial waste", as defined in the Oklahoma Industrial Waste Disposal Act, 63 O.S. §1-2000 *et seq.*; (c) any Regulated Substance, hazardous substance, hazardous waste, toxic substance, toxic waste, hazardous material, waste, chemical, or compound described in any other federal, state, or local statute, ordinance, code, rule, regulation, order, decree, or other law now or at any time hereafter in effect, regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic, or dangerous substance, chemical, material, compound or waste. As used herein, the term Regulated Substance or "hazardous substances" also means and includes, without limitation, asbestos, flammable, explosive or radioactive materials; gasoline; oil; motor oil; waste oil; petroleum (including without limitation, crude oil, or any fraction thereof); petroleum based products; paints and solvents; leads; cyanide; DDT; printing inks; acids; pesticides; ammonium compounds; polychlorobiphenyls; and other regulated chemical products.

Indemnity Noncompliance/Notice of Violation. Lessee hereby fully agrees that it shall be fully liable for all costs and expenses related to the use, storage, and disposal of Regulated Substances kept on the Leased Premises by Lessee, and the Lessee shall give immediate notice to SRA of any violation or potential violation of the provisions hereof. Without limiting any provisions of this Agreement, Lessee shall defend, indemnify, and hold harmless SRA, the City, and any councilors, board members, officers, agents, and employees for said entities from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorneys' and consultants' fees, court costs, and litigation expenses) of whatever kind or nature, known or unknown, contingent or otherwise, arising out of or in any way related to (a) any liabilities, damages, suits, penalties, judgments and environmental cleanup, removal, response, assessment, or remediation costs, arising from actual, threatened or alleged contamination of the Leased Premises; (b) the presence, disposal, release, or threatened release of any such Regulated Substance that is on, from, or affecting the soil, water, vegetation, buildings, personal property, persons, animals, or otherwise; (c) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to that Regulated Substance; (d) any lawsuit brought or threatened, settlement reached, or government order relating to that Regulated Substance; or (e) any violation of any laws applicable thereto. The provisions hereof shall be in addition to any other obligations and liabilities Lessee may have to SRA at law or equity and shall survive the transactions contemplated herein and shall survive the termination or expiration of this Agreement.

ARTICLE X

Governmental Requirements

Section 10.1 Governmental Requirements – General. Lessee shall comply with all Governmental Requirements applicable to Lessee's use of the Airport and operation/utilization of the Leased Premises and improvements thereon. Lessee shall also require its guests, invitees, and those doing business with it at the Airport to comply with all applicable Governmental Requirements.

Section 10.2. No Liability for Exercise of Powers. Neither SRA nor the City shall be liable to Lessee for any diminution or deprivation of Lessee's rights which may result from the

proper exercise of any power to preserve SRA or the City under this Agreement. Lessee shall not be entitled to terminate this Agreement by reason thereof, unless the exercise of such power shall substantially interfere with Lessee's rights hereunder so as to constitute a termination of this Agreement by operation of law.

Section 10.3 Non-discrimination. Lessee, Lessee's successors in interest and assigns, as a part of the consideration hereof, do covenant and agree hereby, as a covenant running with the land, and as a condition of any license and/or right granted herein or by Airport, that in the event facilities are constructed, maintained and/or otherwise operated on property described in this Agreement for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provisions of similar services or benefits, Lessee shall remain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49 CFR Part 21, (Non-discrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964), Part 26 (Participation by Minority Business Enterprises and DOT Programs) and Part 27 (Nondiscrimination on Basis of Handicap and Programs and Activities Receiving or Benefiting from Federal Assistance) and the regulations promulgated thereunder or may hereafter be amended.

Section 10.4 Taxes and Other Governmental Charges. Lessee shall pay, as the same become due, all taxes and governmental charges of any kind whatsoever that any time may be lawfully assessed or levied against or with respect to Lessee's Leasehold Improvements, including any ad valorem or personal property tax that may be assessed against any leasehold interest or estate created or authorized by this Agreement. Lessee may contest any such taxes or governmental charges in good faith and with due diligence, as permitted by law.

Section 10.6 Open Records Act. Lessee understands and acknowledges that SRA is a public body and obligated to comply with the Oklahoma Open Records Act (51 O.S. §24A.1. et seq.). Lessee understands and acknowledges that persons or entities that submit information to public bodies have no right to keep such information from public access or dissemination, nor a reasonable expectation that the information will be kept from public access. SRA has no duty to notify Lessee whenever a request for such information is received by SRA in accordance with the Act.

Section 10.7 Domestication. If Lessee is a foreign corporation, Lessee shall domesticate corporate status within the State of Oklahoma. Lessee shall obtain a certificate of good standing from the Secretary of the State of Oklahoma and provide to SRA such evidence of good standing as SRA from time to time reasonably may require.

ARTICLE XI

Default

Section 11.1 Events of Default Defined/Cure. The following shall be "events of default" under this Agreement, and the terms "events of default" or "default" shall mean, whenever they are used herein, any one or more of the following:

- a. Lessee shall fail to pay when due and owing any rentals, fees, or charges payable hereunder and such nonpayment shall continue for thirty (30) days after written notice thereof by SRA;
- b. Lessee shall (1) mortgage, pledge or encumber, any portion of its interest in this Agreement; (2) subject the Leased Premises to any lien of whatsoever nature, or (3) transfer, sublease or assign, either voluntarily or by operation of law, any portion of its interest in the Leased Premises, the Leasehold Improvements, or in this Agreement, except in accordance with the provisions hereof;
- c. Lessee shall terminate Lessee's corporate structure, except as permitted herein;
- d. Lessee shall substantially breach any term, provision, condition, obligation or covenant under this Agreement;
- e. Lessee shall abandon, desert, or vacate the Leased Premises voluntarily for a continuous period of ninety (90) days or more after a written notice served on Lessee. Abandonment shall be presumed by evidence of non-payment of rentals for a continuous period of ninety (90) days after due, plus non-occupancy of the Leased Premises.
- f. Lessee shall fail to comply with insurance requirements imposed in Section 8.2 hereof.

If Lessee commits an event of default as set forth in Subsections 10.1(a) through (f) hereof, and such failure shall continue unremedied for thirty (30) days after SRA shall have given to the Lessee written notice specifying such default, then SRA may proceed in accordance with Section 10.2 of this Agreement; provided, SRA may grant Lessee (in writing) such additional time as reasonably is required to correct any such default if Lessee has instituted corrective action as is diligently pursuing the same.

Section 11.2 Remedies upon Lessee's Default and Failure to Cure. Whenever an event of default of Lessee shall occur, and upon Lessee's failure to cure after notice of default is given as provided in Section 11.1 above, SRA may pursue any available right or remedy at law or equity, including:

- a. *Termination.* SRA may deliver to Lessee written notice of termination, specifying the date (which must be at least thirty (30) days after the date of mailing of the notice) upon which the Agreement will terminate. In the event of termination, Lessee's right to possession of the Leased Premises immediately shall cease. SRA may then reenter and take possession of the Leased Premises and Lessee forthwith shall surrender possession of the Leased Premises. Upon termination of this Agreement, Lessee shall be liable for payment of:
 - 1.) All sums accrued through the date of termination;
 - 2.) The balance of all rentals required to be paid to Lessee;

- 3.) The reasonable costs incurred by SRA in terminating this Agreement, recovering possession of, and re-letting the Leased Premises, or any portion thereof; and
- 4.) The reasonable cost incurred by SRA to restore the Leased Premises or any portion thereof to the condition in which they originally were leased, ordinary wear and tear excepted.

All rentals received by SRA from re-letting the Leased Premises after the termination of this Agreement shall be credited against the Outstanding Rental Balance. The acceptance by SRA of any rentals from Lessee after the termination of this Agreement shall not reinstate this Agreement.

- b. *Possession of Leased Property; Storage.* If SRA takes possession of the Leased Premises upon Lessee's default, SRA may expel Lessee and those claiming through or under Lessee and remove their property. SRA may remove all of Lessee's property in or upon the Leased Premises and place such property in storage for the account, and at the sole expense, of Lessee.
- c. *Cumulative Remedies.* Each remedy available to SRA under this Section shall be cumulative and shall be in addition to every other remedy of SRA under this Agreement or existing at law or in equity.

Section 11.3 Nonwaiver. Neither the waiver by SRA of any breach by Lessee of any provision hereof, nor any forbearance by SRA to seek a remedy for any such breach, shall operate as a waiver of any other breach by Lessee.

Section 11.4 Event of Default by SRA, Lessee's Remedies. SRA shall not be in default in the performance of any of its obligation hereunder until SRA shall have failed to perform such obligations for thirty (30) days or such additional time as is reasonably required to correct any such nonperformance, after notice by Lessee to SRA specifying wherein SRA has failed to perform any such obligations. Neither the occurrence nor existence of any default by SRA shall relieve Lessee of Lessee's obligation hereunder to pay rentals, fees and charges. However, Lessee may institute such action against SRA as Lessee may deem necessary to compel performance or recover Lessee's damages for nonperformance.

Section 11.5 Condemnation. If, at any time during the Term and any extended term, the Leased Premises or the Leasehold Improvements located thereon or any portion thereof shall be taken by exercise of the power of eminent domain by a governmental entity other than SRA or the City, the proceeds and awards in the condemnation proceedings shall be divided, and rentals required hereunder shall be adjusted in such manner as shall be just and equitable. If SRA and Lessee are unable to agree upon a just and equitable division of proceeds and adjustment of rentals within thirty (30) days after rendition of any condemnation award, the matters then in dispute shall be submitted for determination by a court of competent jurisdiction. If the Leased Premises are taken wholly by condemnation, this Agreement shall terminate. Provided, valuation of Lessee's interest in the Leased Premises and any Leasehold Improvements thereon shall be determined in the manner set forth in Section 4.7 entitled *Termination of Agreement for Airport Purposes*.

ARTICLE XII

Transfer of Interest

Section 12.1 Assignments by SRA and the City. SRA and the City may transfer or assign this Agreement to any successor in interest to whom the Airport may be sold or assigned without consent of Lessee; however, the successor in interest shall execute and deliver to SRA, with a copy to Lessee, an instrument assuming the obligations of SRA and the City under this Agreement.

Section 12.2 Assigning, Subletting and Encumbering. Lessee shall not assign, sublet or encumber the Leased Premises, or any Leasehold Improvements thereon, without SRA's prior written consent. If Lessee shall be other than an individual, for purposes of this section, the transfer of the majority of the shares of the Lessee (including any combination of shares that are equivalent to a majority interest) or any other evidence of majority ownership interest or control in the Lessee's enterprise, shall be deemed an "assignment."

ARTICLE XIII

Miscellaneous

Section 13.1 Rules of Construction. Throughout this Agreement, unless the context clearly shall require otherwise:

- a. The singular includes the plural and vice versa;
- b. The words "and" and "or" shall be both conjunctive and disjunctive;
- c. The words "all" and "any" mean "any and all";
- d. The word "including" means "including without limitation";
- e. Reference to any exhibits shall mean exhibits attached to this Agreement which shall be deemed incorporated by reference; and
- f. Reference to articles or sections respectively shall mean articles or sections of this Agreement.

Section 13.2 Existence of Lessee Entity. All references in this Agreement to "corporations" and "corporate" shall include limited liability companies and limited partnerships, as appropriate. If Lessee is a corporation, Lessee shall maintain its corporate existence and shall not dispose of all or substantially all of its assets and shall not consolidate with or merge into another corporation or permit one or more other corporations to consolidate with or merge into it. However, Lessee may, without violating the prohibition contained in this section, consolidate with or merge into another corporation, or permit one or more other corporations to consolidate with or merge into it, or sell or otherwise transfer to another corporation all of substantially all of its assets as an entity and thereafter dissolve. If the surviving or transferee corporation (a) assumes in writing all of the obligations of Lessee herein; (b) has net assets and capital (both paid in and surplus) at least equal to the net assets and capital of Lessee immediately prior to such consolidation, merger, sale or transfer; and (c) is qualified to do business in Oklahoma.

Section 13.3 Notice. All notices, certificates, statements, demands, requests, consents, approvals, authorizations, offers, agreements, appointments, designations or other communication which may be or are required to be given by either party thereto to the other shall be deemed to have been given sufficiently on the fifth day following the day on which the same are mailed by registered or certified or priority mail, postage prepaid as follows, if to SRA or the City:

3304 N. Airport Industrial Access Road
Stillwater, Oklahoma 74075

and, if to Lessee:

2020-7 West Airport Road
Stillwater, Oklahoma 74075

SRA, the City, and Lessee, by written notice given hereunder, may designate any further or different addresses to which subsequent notices, certificates or other communication shall be sent.

Section 13.4 Severability. In the event any provisions of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, unless such holding shall materially and adversely affect the rights of either party as set forth herein.

Section 13.5 Entire Agreement; Modification. This Agreement expresses the entire understanding of SRA and Lessee concerning the Leased Premises and all agreements of SRA and Lessee with each other concerning the subject matter hereof. Neither SRA nor Lessee has made or shall be bound by any agreement or any representation to the other concerning the Leased Premises or the subject matter hereof which is not set forth expressly in this Agreement. This Agreement may be modified only by a written agreement of subsequent date hereto signed by SRA and Lessee.

Section 13.6 Execution of Counterparts. This Agreement simultaneously may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 13.7 Effect of Saturdays, Sundays and Legal Holidays. Whenever this Agreement requires any action to be taken on a Saturday, Sunday or a legal holiday, such action shall be taken on the first business day occurring thereafter. Whenever in this Agreement, the time within which any action is required to be taken, or within which any right will lapse or expire, shall terminate on Saturday, Sunday or a legal holiday, such time shall continue to run until 11:59 p.m. on the next succeeding business day.

Section 13.8 Descriptive Headings; Table of Contents. The descriptive headings of the Sections of this Agreement and any Table of Contents annexed hereto are inserted or annexed for convenience of reference only and do not constitute a part of this Agreement, and shall not affect the meaning, construction, interpretation or effect of this Agreement.

Section 13.9 Choice of Law; Enforcement. This Agreement shall be construed and enforced in accordance with the laws of the State of Oklahoma. Whenever in this Agreement it is provided that either party shall make any payment or perform, or refrain from performing, any act or obligation, each such provision, even though not so expressed, shall be construed as an express covenant to make such payment or to perform, as the case may be, such act or obligation.

Section 13.10 Force Majeure. Neither SRA nor Lessee shall be deemed in violation of this Agreement if it is prevented from performing any of the obligations hereunder by reason of embargoes, shortage of material, acts of God, acts of the public enemy, acts of superior governmental authority, weather conditions, floods, riots, rebellions, sabotage, or any other circumstances for which it is not responsible or which are not within its control, and the time for performance automatically shall be extended by the period the party is prevented from performing its obligations hereunder; however, these provisions shall not apply to the failure of Lessee to pay the rentals and other charges required hereunder.

Section 13.11 Recovery of Attorney's Fees and Costs. If either party shall bring any legal or equitable action against the other, the non-prevailing party shall pay the prevailing party's reasonable attorney's fees and costs incurred in such action and any appeal therefrom. For purposes of this section, "costs" shall include expert witness fees, court reporter fees, and court costs.

Section 13.12 Binding Effect. This Agreement shall inure to the benefit of, and shall be binding upon, SRA and its successors and assigns, and upon Lessee and Lessee's respective heirs, devisees, personal representatives, successors, and assigns, if such assignment shall have been made in conformity with the provisions of this Agreement.

Section 13.13 Nonwaiver of Rights. No waiver of default by either party of any of the terms, covenants, and conditions hereof to be performed, kept and observed by the other party shall be construed as, or shall operate as, a waiver of any subsequent default of any of the terms, covenants or conditions herein contained, to be performed, kept and observed by the other party.

IN WITNESS WHEREOF, SRA and Lessee have entered into this Agreement at Stillwater, Oklahoma, on the 1 day of July, 2020.

STILLWATER AIRCRAFT SERVICES, INC.
an Oklahoma Corporation


Bryan Smith, President

STATE OF OKLAHOMA)
) ss:
COUNTY OF PAYNE)

On this 17th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bryan Smith, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its SGA and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Notary Public

My Commission Expires: _____
My Commission No.: _____



STILLWATER REGIONAL AIRPORT AUTHORITY

SRRA NOT ABLE TO CONVENE.
WENT DIRECTLY TO COUNCIL II

Marc Tower, Chairman

CITY COUNCIL ENDORSEMENT

The Stillwater City Council hereby authorizes the Stillwater Regional Airport Authority to enter into the above lease agreement dated the 6 day of July, 2020, between Stillwater Regional Airport, lessor, and Stillwater Aircraft Services, Inc.

CITY OF STILLWATER, OKLAHOMA
A Municipal Corporation



William H. Joyce
WILLIAM H. JOYCE, MAYOR

Teresa Kadavy
Teresa Kadavy, City Clerk

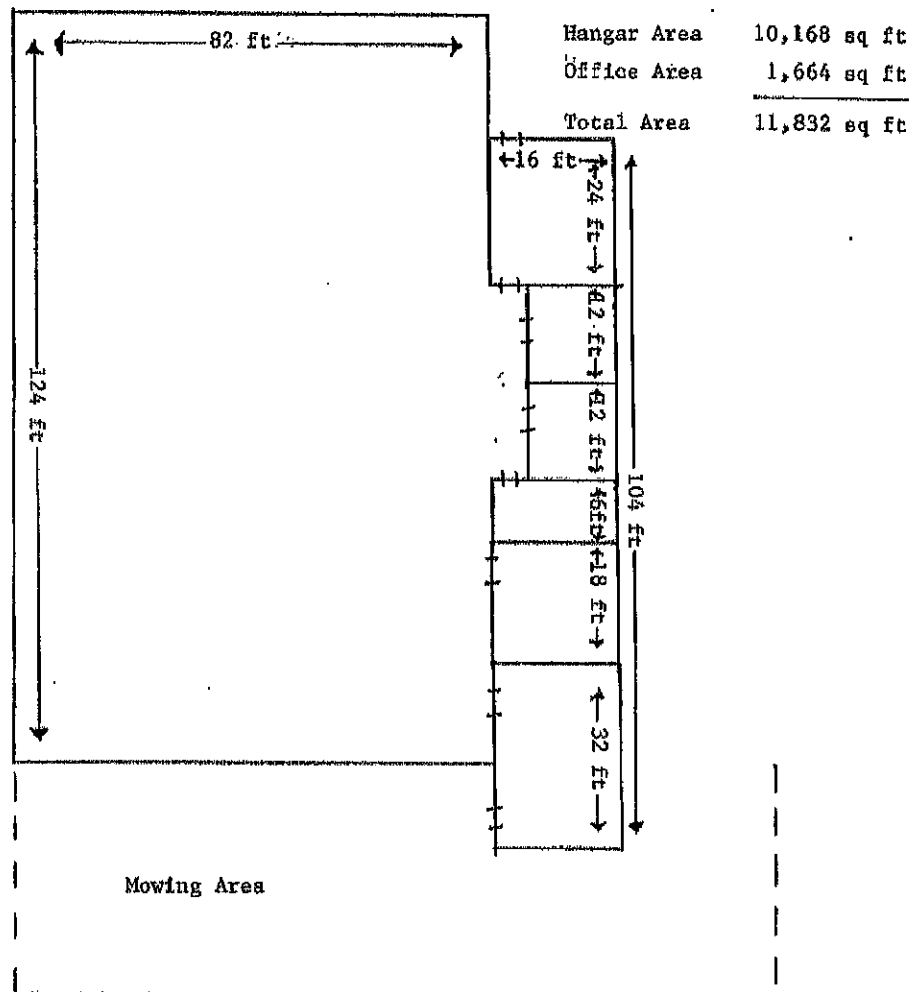
Approved as to form and legality this 6 day of July, 2020.

John E. Dorman
John E. Dorman, City Attorney

EXHIBIT #1

North
↖

Hangar #2



ORDINANCE NO. 3527

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 716 WEST 11TH AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY AND MULTI-FAMILY DISTRICT (RTM).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 716 West 11th Avenue:

Lots Seven (7) and Eight (8), in Block Five (5), DUNCAN'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma

and

Lot Nine (9), in Block Five (5), DUNCAN'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma

be and the same is hereby rezoned from (RSS) Small Lot Single Family Residential District to (RTM) Two-Family and Multi-Family District.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2023.

TAMMY EWING, ASSISTANT CITY ATTORNEY

First Reading: 10/16/2023
Second Reading:

ORDINANCE NO. 3528

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 847 WEST ESKRIDGE AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY RESIDENTIAL DISTRICT (RT).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 847 West Eskridge Avenue:

Lots Seventeen (17), Eighteen (18) and Nineteen (19), in Block Nine (9), of the Subdivision of the North Half of Blocks 9 and 10, ALBERT PIKE ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

be and the same is hereby rezoned from (RSS) Small Lot Single Family Residential District to (RT) Two-Family Residential District.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2023.

TAMMY EWING, ASSISTANT CITY ATTORNEY

First Reading: 10/16/2023
Second Reading:

ORDINANCE NO. 3526

“AN ORDINANCE AMENDING STILLWATER CITY CODE BY AMENDING CHAPTER 23, LAND DEVELOPMENT CODE, ARTICLE VI, LAND USE CLASSIFICATIONS, DIVISION 1, GENERALLY, SECTION 23-121, EXEMPTIONS; SETBACKS FOR FENCES, ETC.; PROJECTIONS INTO YARDS; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY”

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

SECTION 1: That Stillwater City Code, Chapter 23, Land Development Code, Article VI, Land Use Classifications, Division 1, Generally, Section 23-121, Exemptions; setbacks for fences, etc.; projections into yards, be amended to read as follows:

Sec. 23-121. Exemptions; setbacks for fences, etc.; projections into yards.

(a) *Exemptions.* The following are exempt from the provisions of this article:

- (1) Railroad tracks, signals, bridges, and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities;
- (2) Property owned and used for governmental or university use by any branch of the county, state or federal government or by any publicly funded institution of higher learning. If such entity elects to participate in the city development review process, all applicable regulations shall be followed from beginning through completion of the application.

(b) *Height and setback requirements for fences, etc.* Fences, landscaping or visual barriers shall be subject to the following height and setback requirements, unless otherwise regulated or prohibited by article IV of this chapter and except as provided in (1) below:

Type	Height	Allowed
Fences	Zero to four feet	All yards
Fences	Four to eight feet	All rear, side and secondary front yards
Hedges or required visual barriers	Zero to four feet	All yards
Hedges or required visual barriers	Over four feet	All rear, side and secondary front yards

- (1) No fence, hedge, or visual barrier taller than four feet shall extend into the front yard. A fence, hedge, or visual barrier four to eight feet in height may extend to within five feet of the secondary front yard of a corner lot in a residentially zoned district. Secondary front yard used here means the property line dividing the right of way from the street to which the address has not been assigned.

(c) *Projections into yards.* The following may project from a principal structure into a minimum setback:

- (1) Cornices, eaves, shade control devices, and awnings or canopies over doors and windows may project a distance not exceeding two feet into the required yard.
- (2) Bay windows, balconies, and chimneys may project a distance not exceeding two feet, provided that such features do not occupy, in total, more than one-third of the length of the building wall on which they are located.
- (3) Fire escapes, and other uncovered stairs and landings may project a distance not exceeding three feet into required yards.
- (4) Canopies over commercial fuel pump and vehicle service islands may overhang a required front or exterior side yard a distance not to exceed one foot for each one foot in height, provided that the ground support structure is located entirely within the required minimum building setback line, and further provided the canopy extends no closer than five feet to the property line.
- (5) Open terraces, decks, and porches not over 30 inches above the average level of the adjoining ground may project a distance not exceeding five feet into required yards, provided that such projection extends no closer than five feet to any interior side property line.
- (6) Under no circumstances shall any portion of a structure project into an easement.

(d) *Exemption.* If the structure is developed within a PUD and there is adequate clearance provided.

SECTION 2: REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2023.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading:
10/2/2023

Second Reading:
10/16/2023