Proposed wall sign location

City of Broken Arrow

MAR 7 2016

FIRE LANES SHALL BE MARKED BY PAINTING LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. CURBS SHALL BE PAINTED IN RED TRAFFIC PAINT FROM THE TOP SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE AND LETTERED IN THE SAME MANNER AS THE FLAT STRIPING.

- ABOVE SLAB CONSTRUCTION WITH COMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIALS BEING STORED ON SITE SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCES ROADS AND FIRE HYDRANTS.
- STRUCTURE CONSTRUCTION , ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF IFC CHAPTER 14 AND NFPA 241.
- PROVIDE 3 FEET CLEARANCE AROUND & ACCESS TO ALL FIRE HYDRANTS PER IFC 508.5
- FIRE HYDRANTS, FDC, OR FIRE PROTECTION SYSTEM CONTROL VALVES SHALL NOT BE OBSTRUCTED.
- PROVIDE GUARD POSTS TO PROTECT FIRE HYDRANTS THAT MAY BE SUBJECTED TO VEHICULAR DAMAGE PER IFC 508.5.6

BLDG. # LEGEND

(05) REVISED BLDG. #5 PER CITY PERMIT COMMENTS

(02) ORIGINAL BLDG. #5 PER PUD-224

Surveyor's Legal Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST I THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

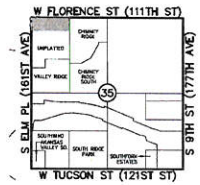
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 88°37'46" EAST LONG THE NORTH LINE OF THE W/2 NW/4, FOR A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°37'46" EAST AND CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 763.07 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER F THE W/2 NW/4; THENCE SOUTH 1°21'01" EAST ALONG THE EAST LINE OF THE W/2 NW/4, SAID LINE ALSO BEING THE WEST LINE OF "CHIMNEY RIDGE", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3461);FOR A DISTANCE OF 446.46 FEET TO A POINT; THENCE SOUTH 88°37'13" WEST FOR A DISTANCE OF 1258.30 FEET TO A POINT ON THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM PLACE; THENCE NORTH 1°13'18" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCEOF 373.66 FEET TO A POINT; THENCE NORTH 43°39'14" EAST FOR A DISTANCE OF 35.37 FEET TO A POINT ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF WEST FLORENCE STREET; THENCE NORTH 88°37'46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 480.0 FEET TO A POINT; THENCE NORTH 1°30'03" WEST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- F — FIREHYDRANT CONNECTION LOCATION - REFER SITE PLANS
- S — FIRE SPRINKLER CLOSET LOCATION AT 1ST FLOOR BRDNY. - REFER BLDG. PLANS
- HC — HANDICAP ACCESSIBLE UNIT - REFER UNIT PLANS
- Y — FIRE DEPT. CONNECTION LOCATION
- H — HANDICAP ACCESSIBLE PARKING SPACES- REFER DTL. H-P4 (EACH SPACE TO HAVE BOTH A POLE MTD. & SURFACE PAINTED SIGN, RAMP & LOADING AREA) REF. TO H-P4
- A — LEVEL OF ELEVATION REFER BLDG. ELEVATION
- B — LEVEL OF ELEVATION REFER BLDG. ELEVATION
- P — PARKING LOT SPEED BUMP
- BBQ — PEDESTAL BARBEQUE GRILL & CONC PAD LOCATION
- 8'-0" TALL TRASH CONTAINER FENCE ENCLOSURE - REFER SHEET P3
- BUILDING MOUNTED SITE LIGHT FIXTURE REFER G-P3

R 14 E



Location Map
SCALE: 1"=2000'

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE IN LIEU OF DETENTION DETERMINATION #DD- PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 205,241 SQ. FT.

TABULATION

Project Name: ICON @ Broken Arrow Apartments
Broken Arrow, Oklahoma
Client: Cass & Associates
Date: November 26, 2014

Net Lot Area			
Lot Area	11.31 Gross Acres		492,646 s.f.

Units			Unit Area
72	Units type A2 One bedroom Units		789 s.f.
	31% of total	TOTAL	56,808 s.f.
18	Units type A3 One bedroom Units		966 s.f.
	4% of total	TOTAL	17,550 s.f.
24	Units type A6 One bedroom Units		854 s.f.
	10% of total	TOTAL	20,544 s.f.
54	Units type B2 Two bedroom Units		1000 s.f.
	23% of total	TOTAL	54,000 s.f.
18	Units type B3 Two bedroom Units		1267 s.f.
	4% of total	TOTAL	22,806 s.f.
36	Units type B6 Two bedroom Units		1100 s.f.
	15% of total	TOTAL	39,600 s.f.
234	Units Total		227,778 s.f.

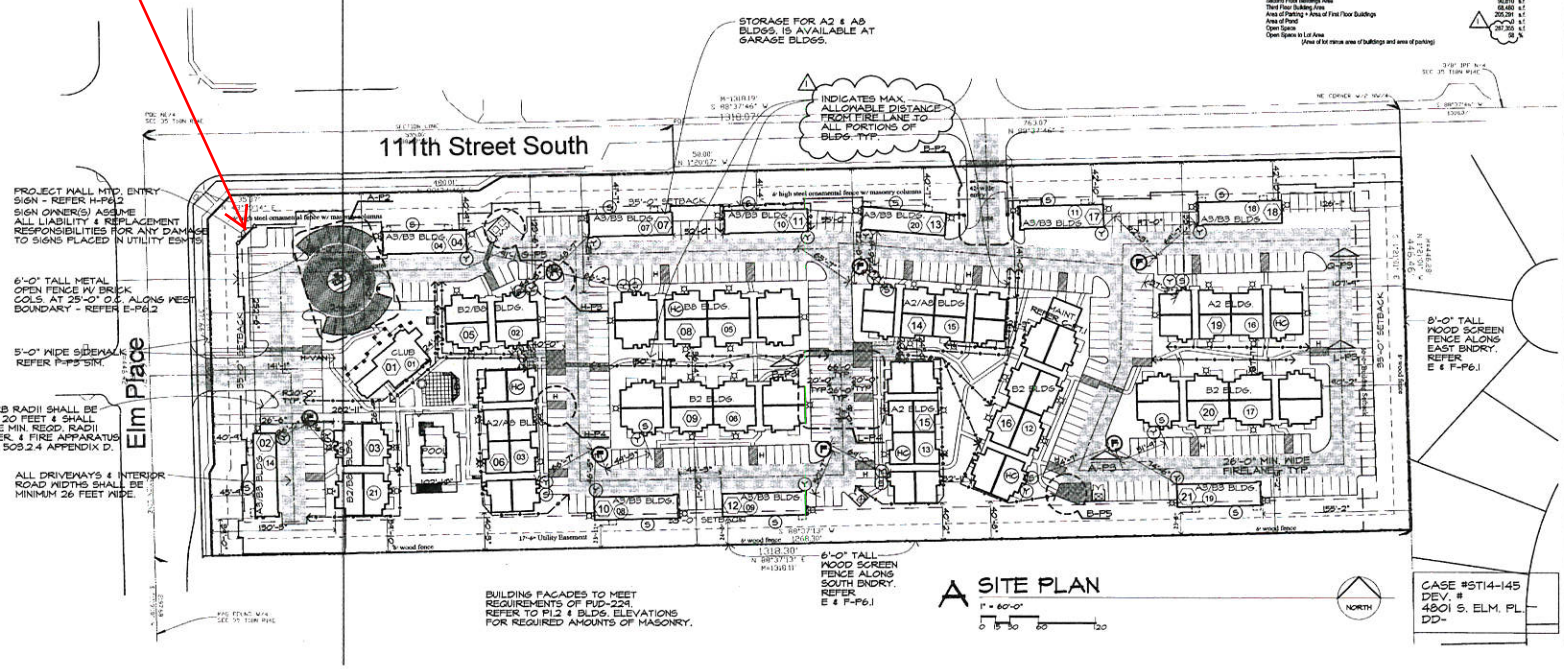
72 Total barrier Free Units Required (Accessible)
8 Barrier Free Units Constructed (Handicap)

Buildings		Bldg. Areas
10	Buildings type A3B3.2 (Garage Bldg)	22,538 s.f.
2	Units Type A3B3 (Small) Two Bedroom Units	2,233 s.f.
0	underground floor	0 s.f.
2	unheatedwood floor	2,233 s.f.
0	unfatified floor	0 s.f.
0	unfatiesement floor	0 s.f.
2	Buildings type A2.3	37,872 s.f.
24	Units Type A2 One Bedroom Units	18,936 s.f.
8	underground floor	6,312 s.f.
8	unfatiesement floor	6,312 s.f.
8	unfatified floor	6,312 s.f.
0	unfatiesement floor	0 s.f.
2	Buildings type A3A6.2	26,488 s.f.
12	Units Type A2 One Bedroom Units	9,468 s.f.
4	underground floor	3,156 s.f.
4	unfatiesement floor	3,156 s.f.
4	unfatified floor	3,156 s.f.
0	unfatiesement floor	0 s.f.
12	Units Type A6 One Bedroom Units	10,272 s.f.
4	underground floor	3,424 s.f.
4	unfatiesement floor	3,424 s.f.
4	unfatified floor	3,424 s.f.
0	unfatiesement floor	0 s.f.
3	Buildings type B2.3	75,600 s.f.
24	Units Type B2 Two Bedroom Units	25,200 s.f.
8	underground floor	8,400 s.f.
8	unfatiesement floor	8,400 s.f.
8	unfatified floor	8,400 s.f.
0	unfatiesement floor	0 s.f.
2	Buildings type B2B6.2	25,896 s.f.
6	Units Type B2 Two Bedroom Units	6,300 s.f.
2	underground floor	2,100 s.f.
2	unfatiesement floor	2,100 s.f.
2	unfatified floor	2,100 s.f.
0	unfatiesement floor	0 s.f.
6	Units Type B6 Two Bedroom Units	6,648 s.f.
2	underground floor	2,216 s.f.
2	unfatiesement floor	2,216 s.f.
2	unfatified floor	2,216 s.f.
0	unfatiesement floor	0 s.f.
1	Buildings type B6.3	26,592 s.f.
24	Units Type B6 Two Bedroom Units	26,592 s.f.
8	underground floor	8,864 s.f.
8	unfatiesement floor	8,864 s.f.
8	unfatified floor	8,864 s.f.
0	unfatiesement floor	0 s.f.
39	Apt. Buildings Total	227,778 s.f.
	Garages below Apts.	16,799 s.f.
1	Maintenance Building (attached)	600 s.f.
1	Clubhouse/Pool Building	2,011 s.f.
42	Buildings (Total Project Square Footage)	246,851 s.f.

Parking Required				
100	1 BR units	@	1.75 spaces each	180 spaces
130	2 BR units	@	1.75 spaces each	228 spaces
	Handicapped usable parking spaces total for units			8.20 spaces
				416 spaces

Parking Provided	
Open Parking Spaces	316 spaces
Garages	60 spaces
Handicapped usable parking spaces total (part of total spaces)	9 spaces
	376 spaces

Building Areas	Gross Bldg. Areas
First Floor Buildings Area	61,591 s.f.
Second Floor Buildings Area	66,810 s.f.
Third Floor Building Area	66,480 s.f.
Area of Parking + Area of First Floor Buildings	205,241 s.f.
Area of Pond	20,000 s.f.
Open Space	267,405 s.f.
Open Space in Lot Area (Area of lot minus area of buildings and area of parking)	54 %



CASE #ST14-145
DEV. #
4801 S. ELM. PL.
DD-

Revision #	Date	Description
1	1-19-15	City site comments

PROJECT: The ICON at Broken Arrow APARTMENTS

LOCATION: Broken Arrow, Oklahoma

CLIENT: Cass & Associates

SEAL:

REGISTERED ARCHITECT JOHN E. KELLY STATE OF OKLAHOMA

NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED, DECEMBER 1990 KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE COPYRIGHT PROTECTION IS LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR DERIVATIVES THEREOF MAY BE PROHIBITED BY LAW. THE DESIGNATION OF CONSTRUCTION OF BUILDINGS BEING SUIZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

NO CAD FILES WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/622-2987

PROJECT NUMBER
DATE 12-11-14

SHEET TITLE
SITE PLAN

SHEET NUMBER
P1