

X 8' Wood Privacy Fence

Scale: NONE

NOTE: SMOOTH SIDE WILL BE ORIENTED TOWARD THE RESIDENTIAL PROPERTY

King Architectural Solutions
 1513 East 15th Street, Suite B
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CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2017



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, 1999 AND ODOT SPECIFICATIONS 2009

NEW ADMINISTRATIVE BUILDING
MULLIN PLUMBING
 100 SOUTH 23RD STREET
 BROKEN ARROW, OK 74011



HORT SCALE .
 VERT SCALE .
 ATLAS PAGE NO. .
 MANAGER . ANW
 DRAWN BY . LST
 DATE . 2/09/2016

DETAIL SHEET 1

C05



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NEW ADMINISTRATIVE BUILDING

MULLIN PLUMBING

100 SOUTH 23RD STREET
BROKEN ARROW, OK 74014

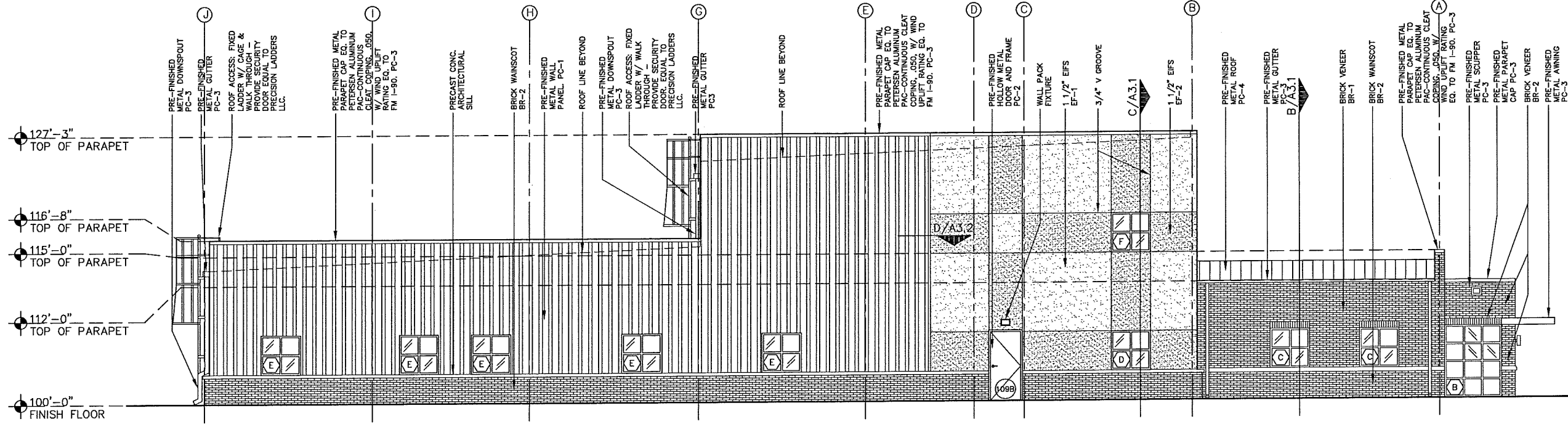


ARCHITECTURAL SEAL

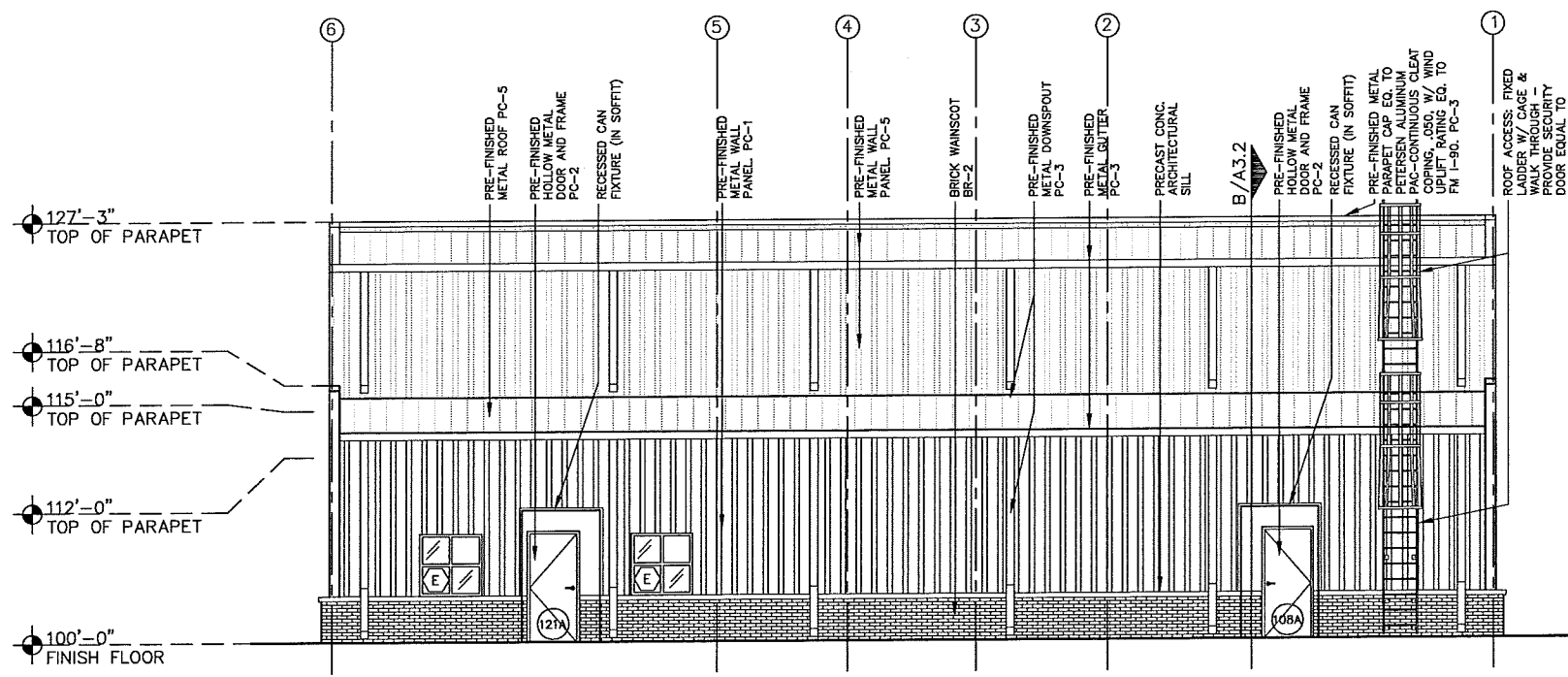
SCALE: AS NOTED
FILE NAME: MULLIN PLUMBING
MANAGER: MK
DRAWN BY: GH, BB
DATE: 10/2/15

ELEVATIONS

A2.1



A NORTH ELEVATION
SCALE: 3/16" = 1'-0"



B EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRICK FINISHES	
BR-1	MODULAR BRICK, FIELD COLOR
BR-2	MODULAR BRICK, ACCENT COLOR
EFS FINISHES	
EF-1	EQUAL TO DRYVIT OUTSULATION SYSTEM, TEXTURE: SANDBLAST, COLOR: TO BE SELECTED BY OWNER
EF-2	EQUAL TO DRYVIT OUTSULATION SYSTEM, TEXTURE: SANDBLAST, COLOR: TO BE SELECTED BY OWNER
PAINT FINISHES	
PC-1	COLOR TO BE SELECTED BY OWNER
PC-2	COLOR TO BE SELECTED BY OWNER
PC-3	COLOR TO BE SELECTED BY OWNER
PC-4	COLOR TO BE SELECTED BY OWNER
PC-5	EQUAL TO MCCI PBR PANEL, COLOR: "POLAR WHITE"



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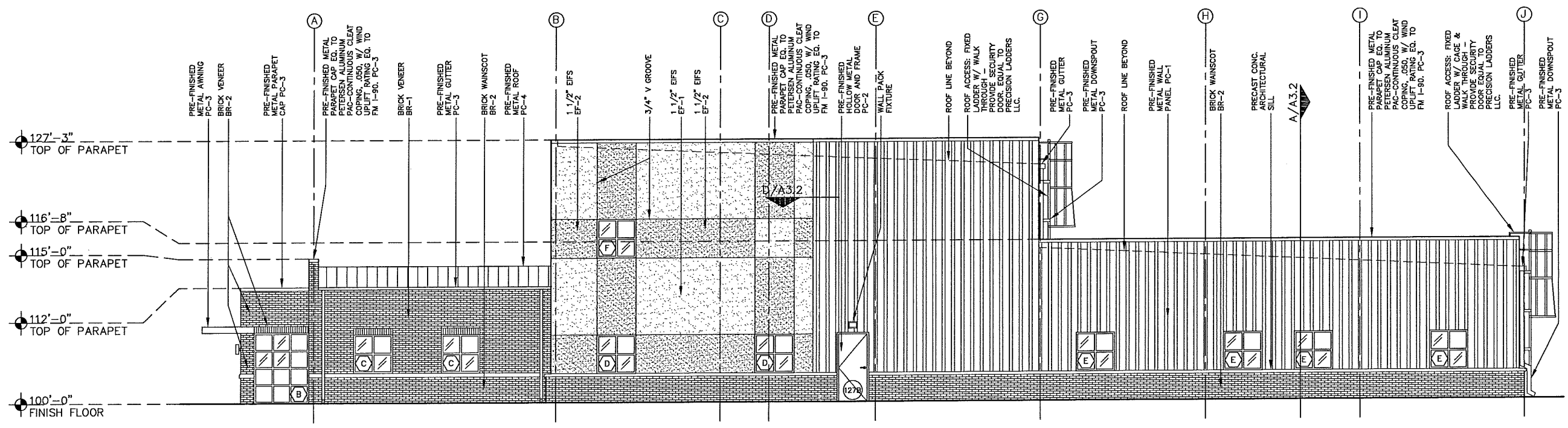


ARCHITECTURAL SEAL

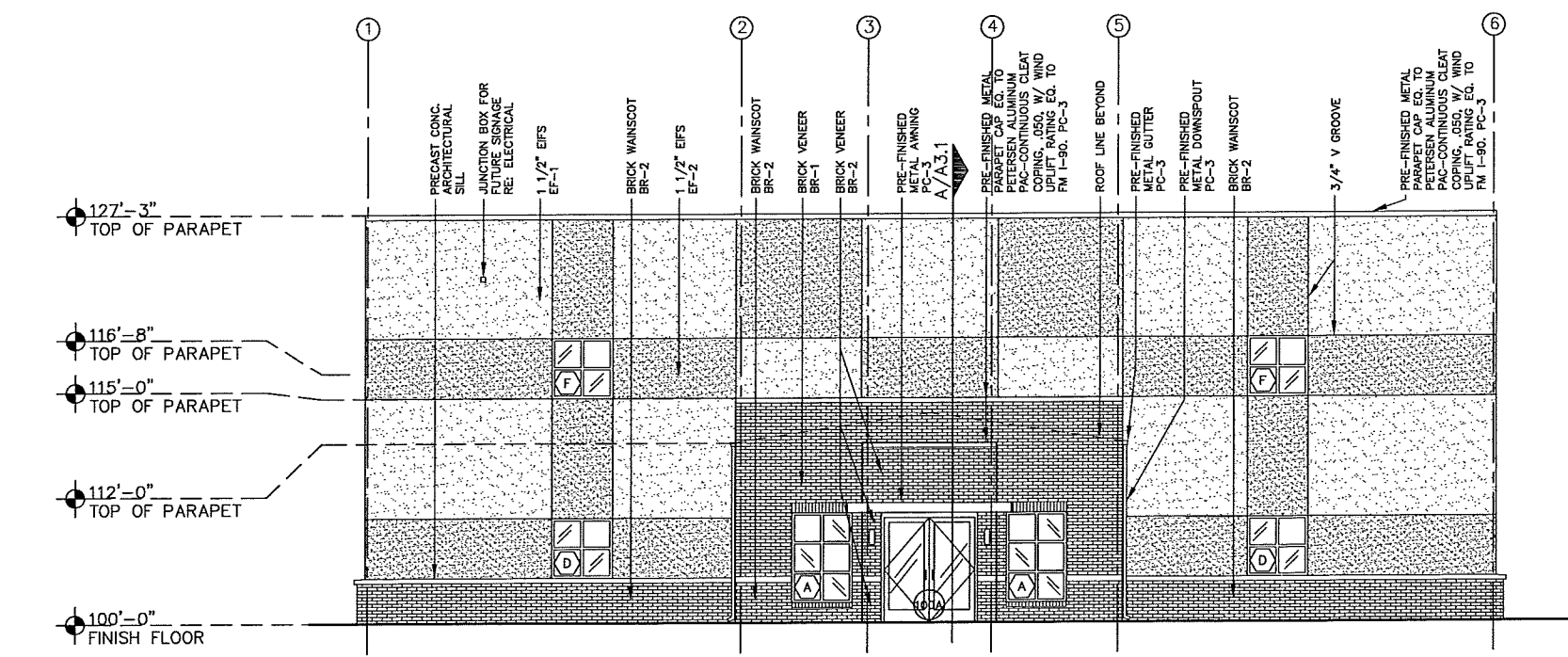
SCALE: AS NOTED
FILE NAME: MULLIN PLUMBING
MANAGER: MK
DRAWN BY: GN, BB
DATE: 10/2/15

ELEVATIONS

A2.2

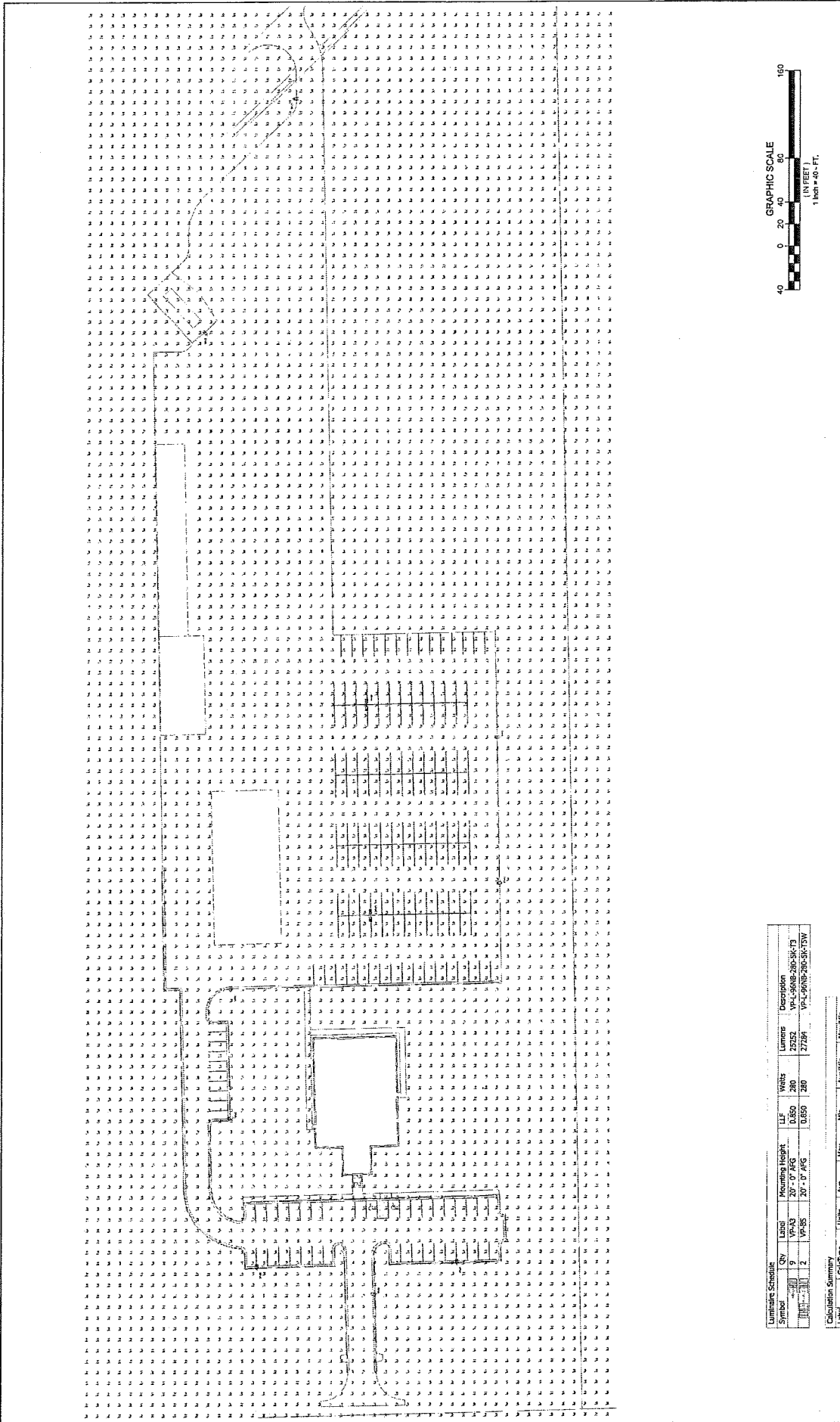


A SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



B WEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRICK FINISHES	
BR-1	MODULAR BRICK, FIELD COLOR
BR-2	MODULAR BRICK, ACCENT COLOR
EIFS FINISHES	
EF-1	EQUAL TO DRYVIT OUTSULATION SYSTEM, TEXTURE: SANDBLAST, COLOR: TO BE SELECTED BY OWNER
EF-2	EQUAL TO DRYVIT OUTSULATION SYSTEM, TEXTURE: SANDBLAST, COLOR: TO BE SELECTED BY OWNER
PAINT FINISHES	
PC-1	COLOR TO BE SELECTED BY OWNER
PC-2	COLOR TO BE SELECTED BY OWNER
PC-3	COLOR TO BE SELECTED BY OWNER
PC-4	COLOR TO BE SELECTED BY OWNER
PC-5	EQUAL TO MCCI PBR PANEL, COLOR: "POLAR WHITE"



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LF	Watts	Lumens	Description
VP-A3	9	VP-A3	20'-0" AVG	0.850	240	2322	VP-L-9008-200-3K-F3
VP-B3	2	VP-B3	20'-0" AVG	0.650	280	2734	VP-L-9008-200-3K-F3W

Calculation Summary					
Label	Units	Value	Min	Max	Height
Area	Sq Ft	2,117	8.3	0.1	86.70
Foot Area	Sq Ft	2,117	8.3	0.1	86.70



MULLIN PLUMBING ADMINISTRATIVE BUILDING
 BROKEN ARROW, OK
 LED SITE LIGHTING PLAN

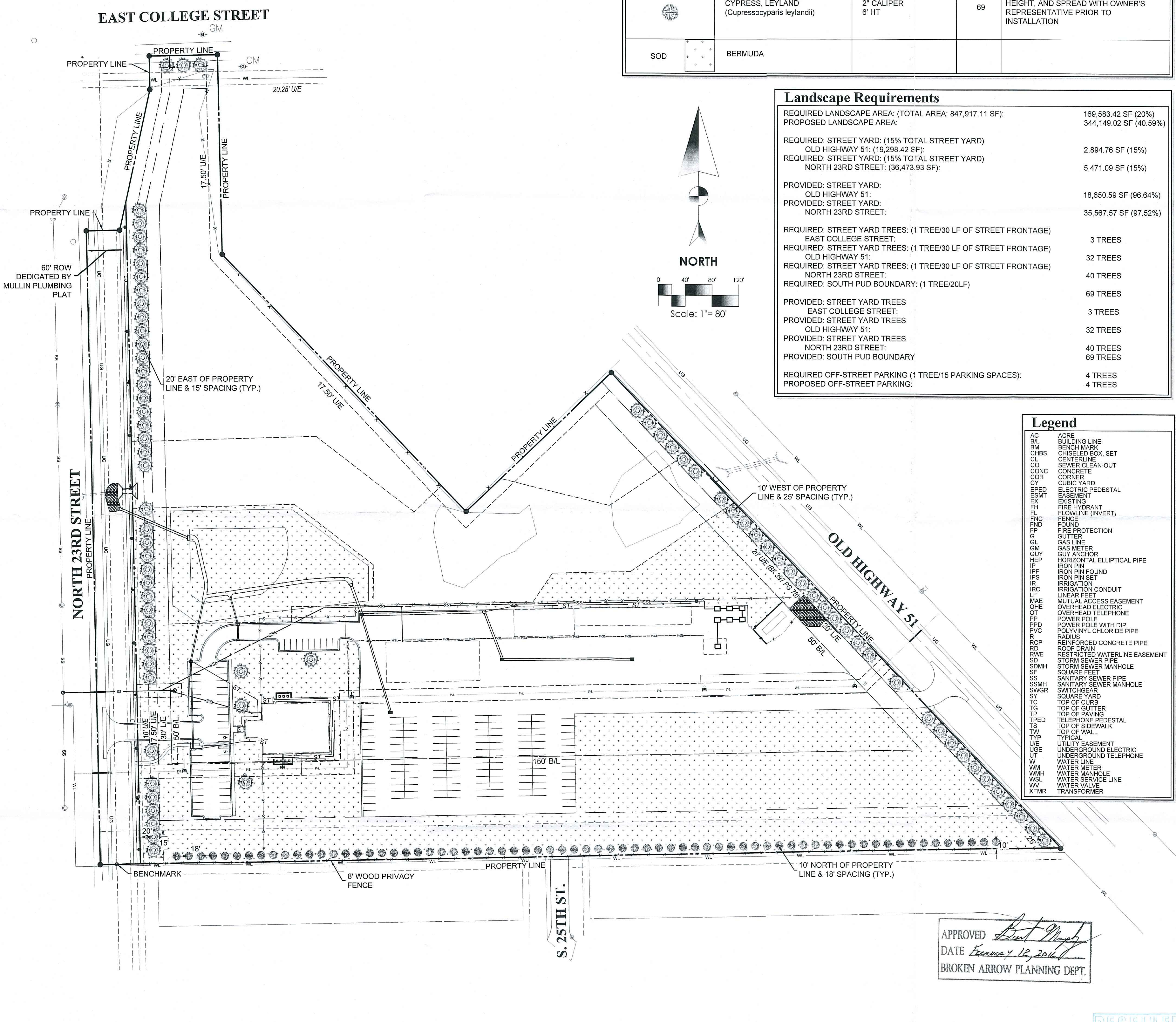
1578521
 1578522

1677498B

Landscape Notes:

General Notes
 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

Soil Preparation
 ALL SHRUB, GROUND COVER, AND SEASONAL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION / AMENDMENT. ALL PLANTING BEDS MUST BE SLOPED AWAY FROM ALL STRUCTURES AT A MINIMUM OF 2% SLOPE.
 MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.
 BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
 CULTIVATE SHRUB PLANTING BEDS TO DEPTH OF 8". TILL BACK TO EARTH SOIL CONDITIONER COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
 WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. IF THE LANDSCAPE CONTRACTOR ENCOUNTERS ABNORMAL CONDITIONS, THEY SHOULD CONTACT THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT FOR DIRECTION.
 ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THE TIME REMAINDER OF PIT SHALL THEN BE BACKFILLED ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
 EACH TREE SHALL RECEIVE TWO (2) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.
 PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS AND AWAY FROM ALL STRUCTURES AT A MINIMUM OF 2%.
Mulch
 MULCH ALL PLANTING BEDS AND TREE WELLS WITH A BLACK HARDWOOD MULCH. REFER TO PLANT DETAILS FOR MULCH DEPTH. CONTRACTOR MUST SUBMIT MULCH SAMPLES FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
 PLACE 3" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 3" OF MULCH IN ALL TREE SAUCERS. TOP OF MULCH SHALL BE 6" BELOW FINISHED FLOOR FOR ALL BEDS ABUTTING STRUCTURES WHERE APPLICABLE.
 PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE AFTER PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND PER MANUFACTURER'S RECOMMENDATIONS.
Lawn Areas
 ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH 419 BERMUDA OR LATITUDE 36 BERMUDA, UNLESS SHOWN FOR OTHER PLANTINGS.
 APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
 MAY 1 - AUGUST 31: APPLY A 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.
 SEPTEMBER 1 - APRIL 30: APPLY MILORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.
 ALL SODDED LAWN AREAS SHALL NOT BE INSTALLED UNTIL ALL FINAL GRADE IS ESTABLISHED AND DRAINING PROPERLY AS INTENDED ON THE GRADING PLAN. CONTRACTOR IS TO PREPARE SOIL FOR SODDED AREAS BY TILLING TO A MINIMUM DEPT OF 3" IN ALL AREAS. PLACE SOD TO ENSURE A GOOD CONTACT WITH THE SOIL AND KEEP MOIST TO ENSURE PROPER ROOT ESTABLISHMENT.
Irrigation Notes
 AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS. THE LANDSCAPE CONTRACTOR WILL INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS AND TURF AREAS, INCLUDING THE STREET RIGHT-OF-WAYS. TURF AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.
Planting Notes
 PLANTING DATES FOR ALL PLANT MATERIALS, TREES AND SHRUBS, SHALL BE DURING THE SPRING AND FALL MONTHS. IF PLANTING DATES ARE DURING THE SUMMER MONTHS, THE CONTRACTOR IS TO CONTACT THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH INSTALLATION.
 QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS FOR CONTRACTOR'S CONVENIENCE AND INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE ALL PLANTS AS SPECIFIED TO LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.
 PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE RESERVES THE RIGHT TO REVISE PROPOSED PLANT LIST AND/OR LOCATION OF PLANTS AS DEEMED NECESSARY.
 LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
 ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMANS' AMERICAN STANDARD OF NURSERY STOCK. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
 PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
 LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
 PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
 THE LANDSCAPE CONTRACTOR SHALL GRADE ALL PLANTING AND LAWN AREAS TO SMOOTH AND UNIFORM LEVELS OR SLOPE WITHOUT ANY ABRUPT CHANGES. ALL SOIL AREAS, PLANTING BEDS OR LAWNS ADJACENT TO BUILDINGS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AWAY FROM THE BUILDINGS TO EITHER THE PARKING AREAS OR AREA DRAINS. THE FINISH GRADE, IN ALL PLANTING AREAS, AFTER ADDING SOIL AMENDMENT AND SETTLEMENT, SHALL BE ONE INCH BELOW CURBS, SIDEWALKS, AND OTHER PAVING AND SIX INCHES BELOW FINISHED FLOOR. ROUGH GRADING FOR BERMS OR OTHER LAWN FEATURES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
 PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS WHERE NOT SPECIFICALLY DEPICTED ON PLANS.
 SEASONAL ANNUAL BEDS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION. LANDSCAPE CONTRACTOR SHALL OBTAIN APPROVAL OF TYPE OF ANNUALS BEFORE INSTALLATION FROM THE OWNER'S REPRESENTATIVE.
 FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER. EXCEPT FOR ANNUAL AND PERENNIAL BEDS.
 5"x3/16" PAINTED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF STEEL EDGING FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS TO ENSURE STEEL EDGING DOES NOT DAM AND CREATE POOLING OF WATER IN THE PLANTING BEDS AND THAT POSITIVE FLOW IS PROVIDED AWAY FROM ALL STRUCTURES.
 THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN PLANTS HEALTHY CONDITION.
 AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
 LANDSCAPE CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE PLANTED AT THE APPROPRIATE PLANTING TIMES.
 AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
 LANDSCAPE CONTRACTOR SHALL REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE CALENDAR YEAR AFTER PROVISIONAL ACCEPTANCE.



Note
 ALL TREES TO BE LOCATED AT LEAST 10 FEET FROM ANY FIRE HYDRANT. ALL MEDIUM TO LARGE TREES ARE REQUIRED TO BE LOCATED AT LEAST 20 FEET FROM ANY OVERHEAD UTILITY WIRE AND AT LEAST 5 FEET FROM ANY UNDERGROUND PUBLIC UTILITY LINE. CONTRACTOR TO VERIFY AT PLANTING THAT THESE REQUIREMENTS ARE BEING MET.

Landscape Schedule

SYMBOL site function	COMMON NAME botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QTY REQ'D	COMMENTS
	PISTACHE, CHINESE (Pistacia chinensis)	2" CALIPER 6' HT	75	VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
	CYPRESS, LEYLAND (Cupressocyparis leylandii)	2" CALIPER 6' HT	69	VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
SOD	BERMUDA			

Landscape Requirements

REQUIRED LANDSCAPE AREA: (TOTAL AREA: 847,917.11 SF):	169,583.42 SF (20%)
PROPOSED LANDSCAPE AREA:	344,149.02 SF (40.59%)
REQUIRED: STREET YARD: (15% TOTAL STREET YARD)	2,894.76 SF (15%)
REQUIRED: STREET YARD: (15% TOTAL STREET YARD)	5,471.09 SF (15%)
PROVIDED: STREET YARD:	
OLD HIGHWAY 51:	18,650.59 SF (96.64%)
NORTH 23RD STREET:	35,567.57 SF (97.52%)
REQUIRED: STREET YARD TREES: (1 TREE/30 LF OF STREET FRONTAGE)	
EAST COLLEGE STREET:	3 TREES
REQUIRED: STREET YARD TREES: (1 TREE/30 LF OF STREET FRONTAGE)	
OLD HIGHWAY 51:	32 TREES
REQUIRED: STREET YARD TREES: (1 TREE/30 LF OF STREET FRONTAGE)	
NORTH 23RD STREET:	40 TREES
REQUIRED: SOUTH PUD BOUNDARY: (1 TREE/20LF)	
PROVIDED: STREET YARD TREES	69 TREES
EAST COLLEGE STREET:	3 TREES
PROVIDED: STREET YARD TREES	32 TREES
OLD HIGHWAY 51:	40 TREES
PROVIDED: STREET YARD TREES	69 TREES
NORTH 23RD STREET:	4 TREES
PROVIDED: SOUTH PUD BOUNDARY	4 TREES
REQUIRED OFF-STREET PARKING (1 TREE/15 PARKING SPACES):	
PROPOSED OFF-STREET PARKING:	4 TREES

Legend

- AC ACRE
- BIL BUILDING LINE
- BM BENCH MARK
- CHBS BENCH MARK
- CL CENTERLINE
- CO CENTERLINE
- CONC CONCRETE
- COR CORNER
- CY CUBIC YARD
- EPEL ELECTRIC PEDESTAL
- ESWIT EXISTING
- FL FIRE HYDRANT
- FND FLOWLINE (INVERT)
- FND FOUND
- FP FIRE PROTECTION
- GL GUTTER
- GL GAS LINE
- GM GAS METER
- GUY GUY ANCHOR
- HEP HORIZONTAL ELLIPTICAL PIPE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRRIGATION
- IRC IRRIGATION CONDUIT
- LF LINEAR FEET
- MAE MUTUAL ACCESS BASEMENT
- OHE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- PP POWER POLE
- PPD POWER POLE WITH DIP
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- RWE RESTRICTED WATERLINE EASEMENT
- SDM STORM DRAIN
- SDM STORM SEWER MANHOLE
- SS SANITARY SEWER PIPE
- SSM SANITARY SEWER MANHOLE
- SSM SWITCH
- SY SQUARE YARD
- TC TOP OF CURB
- TG TOP OF GUTTER
- TP TOP OF PAVING
- TPED TELEPHONE PEDESTAL
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- TYP TYPICAL
- UE UTILITY EASEMENT
- UGE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- W WATER LINE
- WM WATER METER
- WMH WATER MANHOLE
- WSL WATER SERVICE LINE
- WV WATER VALVE
- XFMR TRANSFORMER

APPROVED *[Signature]*
 DATE *February 12, 2016*
 BROKEN ARROW PLANNING DEPT.

RECEIVED
 FEB 10 2016

Benchmark
 REBAR & CAP "LS 1283"
 (N: 389,988.94 E: 2,630,134.08)
 ELEVATION = 717.65' (NAVD88)

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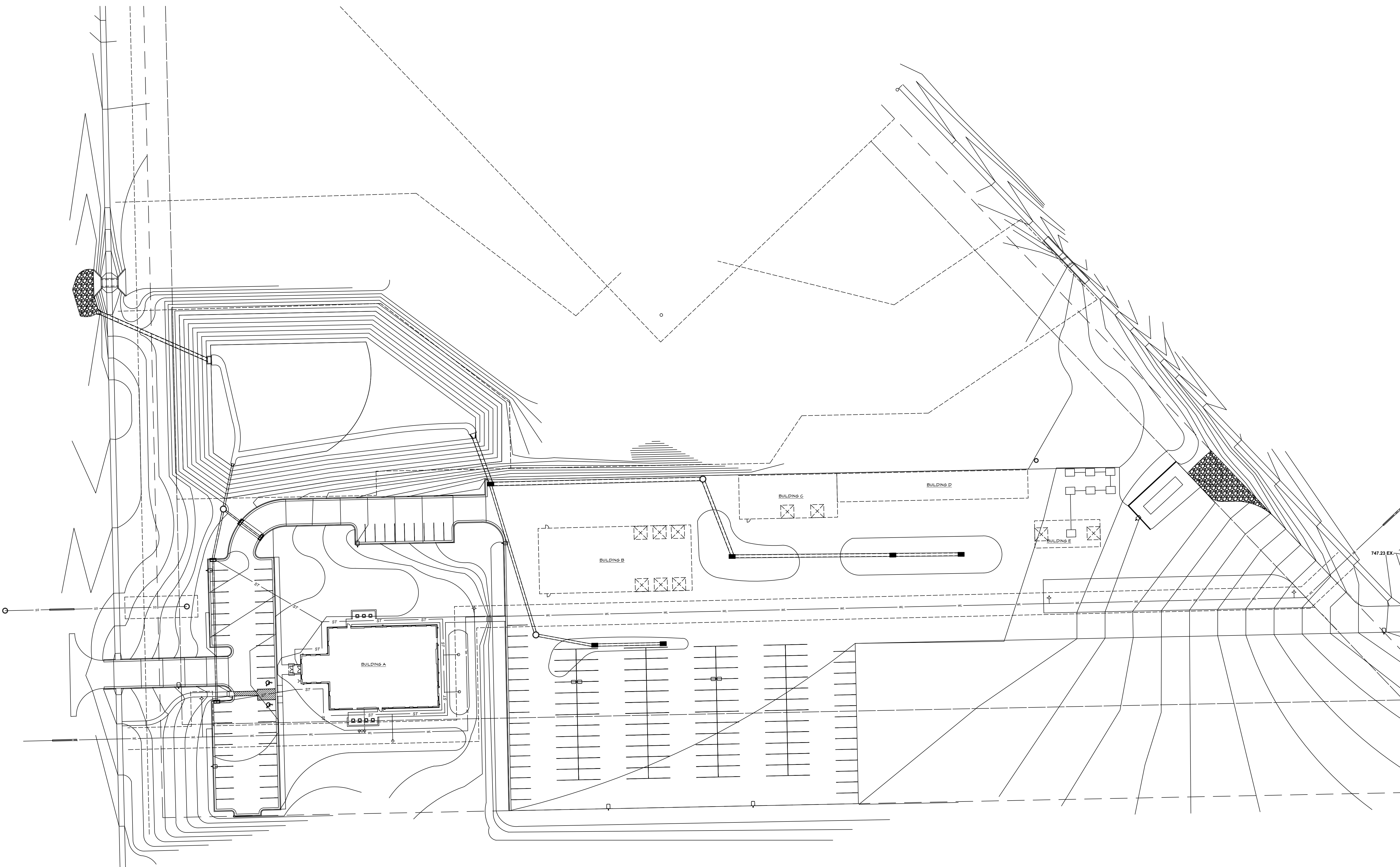
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PROFESSIONAL SEAL
 A. NICOLE
 WATER
 2-9-2015

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LANDSCAPE PLAN

L1



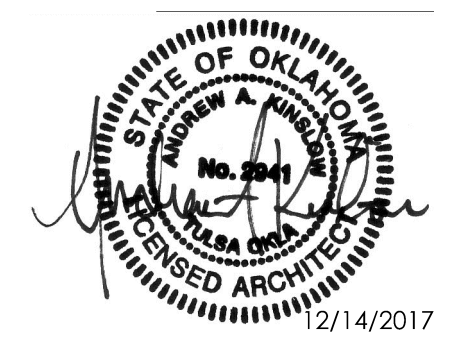
A SITE LAYOUT
Scale: NTS



**MULLIN
PLUMBING**

METAL
BUILDINGS

SITE
LAYOUT



NOT FOR CONSTRUCTION

12-14-17	REVIEW SET

SITE
LAYOUT
SP-1