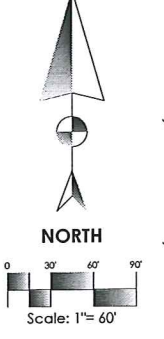
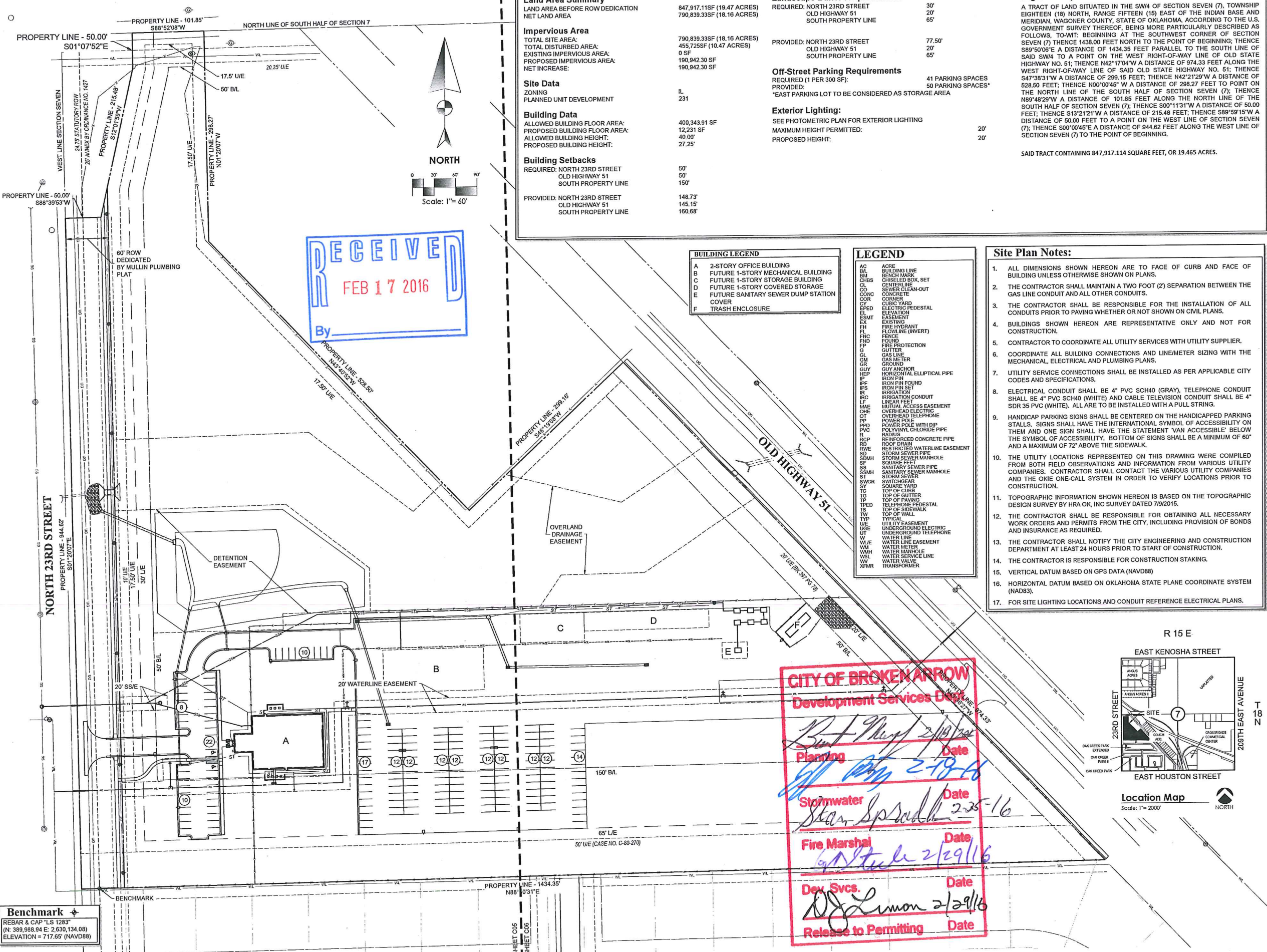


EAST COLLEGE STREET



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| Site Data | |
|---|----------------------------|
| Land Area Summary | |
| LAND AREA BEFORE ROW DEDICATION | 847,917.11SF (19.47 ACRES) |
| NET LAND AREA | 790,839.33SF (18.16 ACRES) |
| Impervious Area | |
| TOTAL SITE AREA: | 790,839.33SF (18.16 ACRES) |
| TOTAL DISTURBED AREA: | 455,725SF (10.47 ACRES) |
| EXISTING IMPERVIOUS AREA: | 0 SF |
| PROPOSED IMPERVIOUS AREA: | 190,942.30 SF |
| NET INCREASE: | 190,942.30 SF |
| Site Data | |
| ZONING | IL |
| PLANNED UNIT DEVELOPMENT | 231 |
| Building Data | |
| ALLOWED BUILDING FLOOR AREA: | 400,343.91 SF |
| PROPOSED BUILDING FLOOR AREA: | 12,231 SF |
| ALLOWED BUILDING HEIGHT: | 40.00' |
| PROPOSED BUILDING HEIGHT: | 27.25' |
| Building Setbacks | |
| REQUIRED: NORTH 23RD STREET | 50' |
| OLD HIGHWAY 51 | 50' |
| SOUTH PROPERTY LINE | 150' |
| PROVIDED: NORTH 23RD STREET | 148.73' |
| OLD HIGHWAY 51 | 145.15' |
| SOUTH PROPERTY LINE | 160.68' |
| Landscape Buffer Requirements: | |
| REQUIRED: NORTH 23RD STREET | 30' |
| OLD HIGHWAY 51 | 20' |
| SOUTH PROPERTY LINE | 65' |
| PROVIDED: NORTH 23RD STREET | 77.50' |
| OLD HIGHWAY 51 | 20' |
| SOUTH PROPERTY LINE | 65' |
| Off-Street Parking Requirements | |
| REQUIRED (1 PER 300 SF): | 41 PARKING SPACES |
| PROVIDED: | 50 PARKING SPACES* |
| *EAST PARKING LOT TO BE CONSIDERED AS STORAGE AREA | |
| Exterior Lighting: | |
| SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING | |
| MAXIMUM HEIGHT PERMITTED: | 20' |
| PROPOSED HEIGHT: | 20' |
| Legal Description | |
| A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION SEVEN (7) THENCE 1438.00 FEET NORTH TO THE POINT OF BEGINNING; THENCE S89°50'00"E A DISTANCE OF 1434.35 FEET PARALLEL TO THE SOUTH LINE OF SAID SW/4 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 51; THENCE N42°17'04"W A DISTANCE OF 974.33 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 51; THENCE S47°38'31"W A DISTANCE OF 299.15 FEET; THENCE N42°21'29"W A DISTANCE OF 528.50 FEET; THENCE N00°00'45"W A DISTANCE OF 298.27 FEET TO POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE N89°48'29"W A DISTANCE OF 101.85 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE S00°11'31"W A DISTANCE OF 50.00 FEET; THENCE S13°21'21"W A DISTANCE OF 215.48 FEET; THENCE S89°59'15"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF SECTION SEVEN (7); THENCE S00°00'45"E A DISTANCE OF 944.62 FEET ALONG THE WEST LINE OF SECTION SEVEN (7) TO THE POINT OF BEGINNING. | |
| SAID TRACT CONTAINING 847,917.114 SQUARE FEET, OR 19.465 ACRES. | |

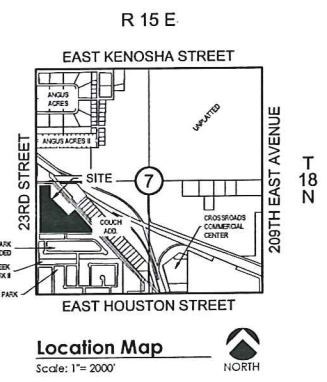
| BUILDING LEGEND | |
|-----------------|--|
| A | 2-STORY OFFICE BUILDING |
| B | FUTURE 1-STORY MECHANICAL BUILDING |
| C | FUTURE 1-STORY STORAGE BUILDING |
| D | FUTURE 1-STORY COVERED STORAGE |
| E | FUTURE SANITARY SEWER DUMP STATION COVER |
| F | TRASH ENCLOSURE |

| LEGEND | |
|--------|-------------------------------|
| AC | ACRE |
| BL | BUILDING LINE |
| BM | BENCH MARK |
| CB | CHISELED BOX, SET |
| CD | SEWER CLEAN-OUT |
| CC | CONCRETE |
| CCOR | CORNER |
| CCYD | CUBIC YARD |
| CEPD | ELECTRIC PEDESTAL ELEVATION |
| ESMT | EASEMENT |
| EX | EXISTING |
| ST | FIRE HYDRANT |
| FL | FLOWLINE (INVERT) |
| FNC | FENCE |
| FID | FOUND |
| FP | FIRE PROTECTION |
| G | GUTTER |
| GL | GAS LINE |
| GM | GAS METER |
| GR | GROUND |
| GUY | GUY ANCHOR |
| HSP | HORIZONTAL ELLIPTICAL PIPE |
| IP | IRON PIN |
| IPF | IRON PIN FOUND |
| IPFS | IRON PIN SET |
| IR | IRRIGATION |
| ISC | IRIGATION CONDUIT |
| MAE | MUTUAL ACCESS EASEMENT |
| 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 |
| SD | STORM SEWER |
| SDMH | STORM SEWER MANHOLE |
| SF | SQUARE FEET |
| SF | SANITARY SEWER PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SS | STORM SEWER |
| SWGR | SWITCHGEAR |
| SQ | SQUARE YARD |
| TC | TOP OF CURB |
| TG | TOP OF GUTTER |
| TP | TOP OF PAVING |
| TPED | TELEPHONE PEDESTAL |
| TW | TOP OF SIDEWALK |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UE | UTILITY EASEMENT |
| UEE | UNDERGROUND ELECTRIC |
| UT | UNDERGROUND TELEPHONE |
| W | WATER LINE |
| W/E | WATER LINE EASEMENT |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WSL | WATER SERVICE LINE |
| WV | WATER VALVE |
| XFMR | TRANSFORMER |

- Site Plan Notes:**
- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
 - THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2) SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
 - BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
 - CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
 - COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
 - UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
 - ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
 - HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
 - THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY HRA OK, INC SURVEY DATED 7/9/2015.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
 - VERTICAL DATUM BASED ON GPS DATA (NAVD88)
 - HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
 - FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

CITY OF BROKEN ARROW
Development Services Dept

Planing Date 2/19/16
Stormwater Date 2-18-16
Fire Marshal Date 2-25-16
Dev Svcs. Date 2/29/16
Release to Permitting Date



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

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WWW.KKTARCHITECTS.COM

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 | 1"=60' |
| VERT SCALE | |
| ATLAS PAGE NO. | |
| MANAGER | ANW |
| DRAWN BY | LST |
| DATE | 2/17/2016 |

OVERALL SITE PLAN
ST15-127

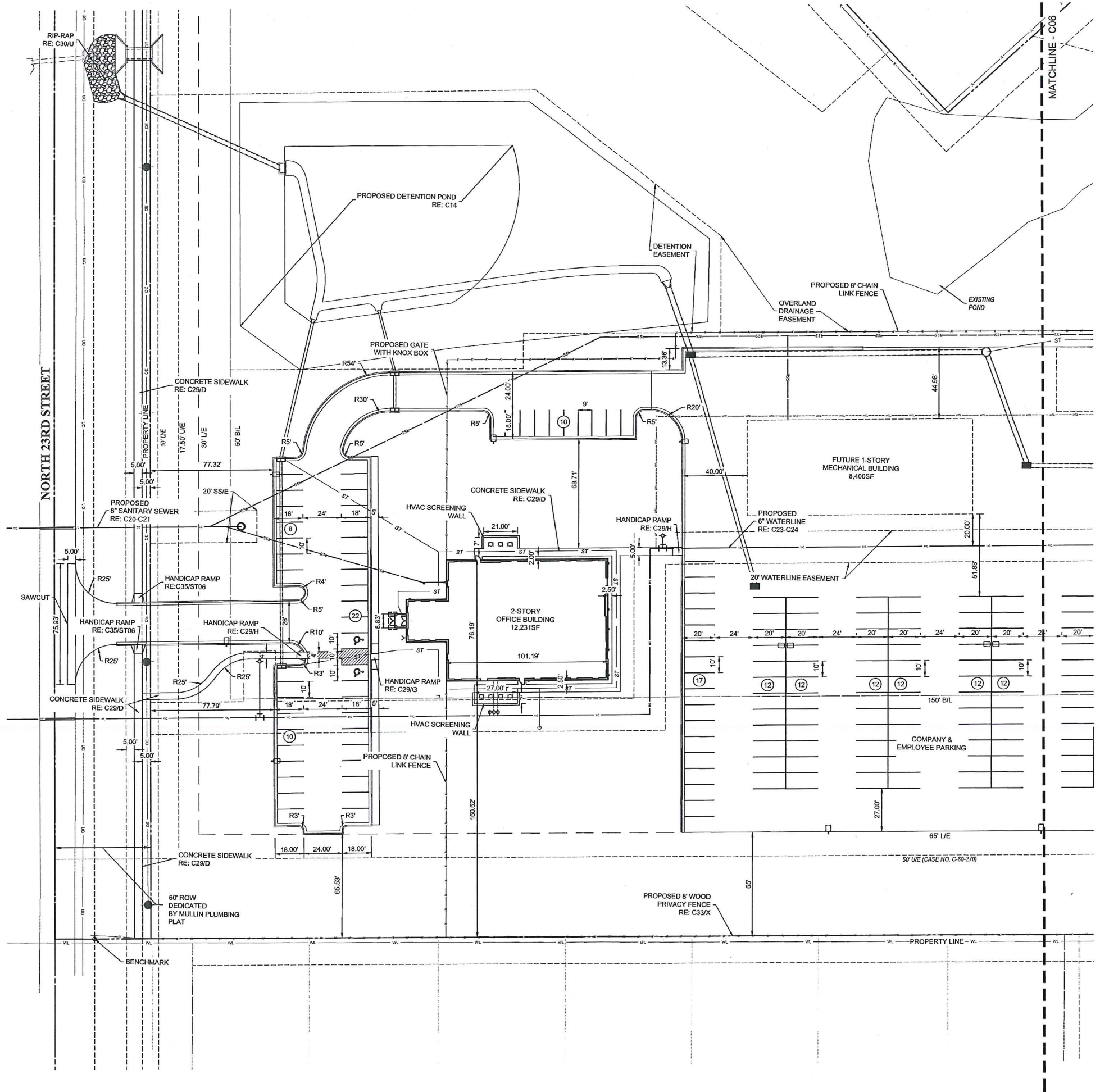
C01

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Legend

| | |
|------|-------------------------------|
| AC | ACRE |
| BL | BUILDING LINE |
| BM | BENCH MARK |
| CHBS | CHISELED BOX, SET |
| CL | CENTERLINE |
| CO | CONCRETE |
| CONC | CONCRETE |
| COR | CORNER |
| CY | CUBIC YARD |
| EPED | ELECTRIC PEDESTAL |
| EL | ELEVATION |
| ESMT | EASEMENT |
| EX | EXISTING |
| FL | FIRE HYDRANT |
| FL | FLOWLINE (WVERT) |
| FNC | FENCE |
| FND | FOUND |
| FP | FIRE PROTECTION |
| G | GUTTER |
| GL | GAS LINE |
| GM | GAS METER |
| GR | GROUND |
| GUY | GUY ANCHOR |
| HSP | HORIZONTAL ELLIPTICAL PIPE |
| IP | IRON PIN |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| IR | IRRIGATION |
| IRC | IRRIGATION CONDUIT |
| LA | LINEAL FEET |
| MAE | MUTUAL ACCESS EASEMENT |
| OE | OVERHEAD ELECTRIC |
| OT | OVERHEAD TELEPHONE |
| PP | POWER POLE WITH DIP |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROOF DRAIN |
| RWE | RESTRICTED WATERLINE EASEMENT |
| RS | STORM SEWER PIPE |
| SD | STORM SEWER MANHOLE |
| SF | SQUARE FEET |
| SS | SANITARY SEWER PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| ST | STORM SEWER |
| SWGR | SWITCHGEAR |
| SY | SQUARE YARD |
| TC | TOP OF CURB |
| 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 |

Benchmark
 REBAR & CAP "LS 1283"
 (N: 389.988, 94 E: 2.630, 134.08)
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NEW ADMINISTRATIVE BUILDING
MULLIN PLUMBING
 100 SOUTH 23RD STREET
 BROKEN ARROW, OK 74011



| | | |
|----------------|---|-----------|
| HORT SCALE | • | 1"=30' |
| VERT SCALE | • | |
| ATLAS PAGE NO. | • | |
| MANAGER | • | ANW |
| DRAWN BY | • | LST |
| DATE | • | 2/17/2016 |

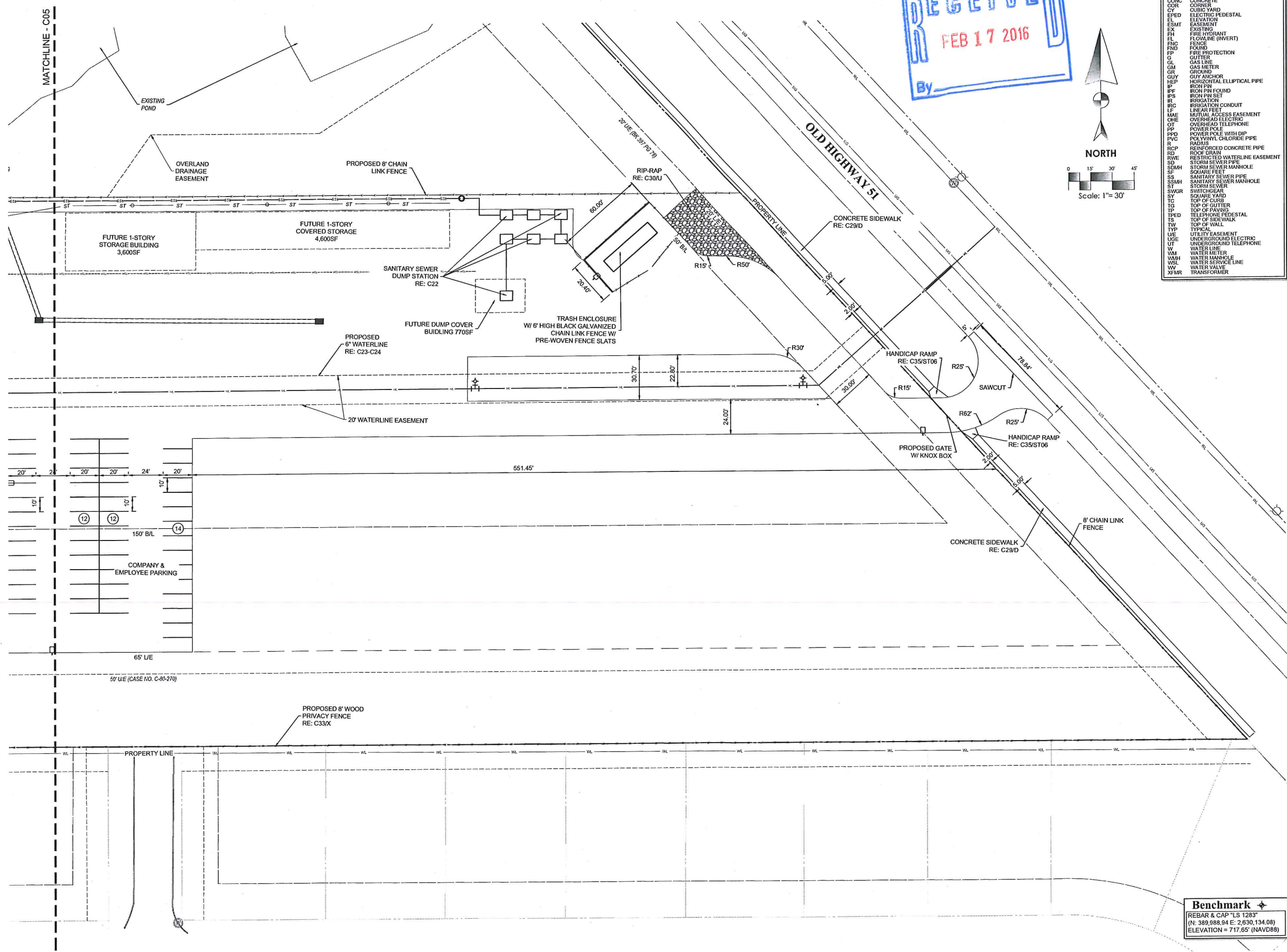
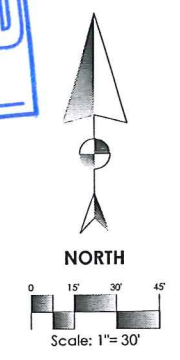
WEST SITE PLAN
 ST15-127
C02

PLT DATE: 1/14/2016 FILE: X:\DRAWING FILES\2016\MULLIN PLUMBING - COUNTY UNDERGROUND CON. - WEST AND EAST SITE PLAN

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Legend

| | |
|------|-------------------------------|
| AC | ACRE |
| BL | BUILDING LINE |
| BM | BENCH MARK |
| CHBS | CHISELED BOX SET |
| CL | CENTERLINE |
| CO | SEWER CLEAN-OUT |
| CONC | CONCRETE |
| COR | CORNER |
| CY | CUBIC YARD |
| EPED | ELECTRIC PEDESTAL |
| EL | ELEVATION |
| ESMT | EASEMENT |
| EX | EXISTING |
| FL | FIRE HYDRANT |
| FL | FLOWLINE (INVERT) |
| FND | FOUND |
| FP | FIRE PROTECTION |
| G | GUTTER |
| GL | GAS LINE |
| GM | GAS METER |
| GR | GROUND |
| GUY | GUY ANCHOR |
| HEP | HORIZONTAL ELLIPTICAL PIPE |
| IFP | IRON PIN FOUND |
| IPS | IRON PIN SET |
| IRG | IRRIGATION |
| IRG | IRRIGATION CONDUIT |
| LF | LINEAR FEET |
| MAE | MUTUAL ACCESS EASEMENT |
| ONE | OVERHEAD ELECTRIC |
| OT | OVERHEAD TELEPHONE |
| PPD | POWER POLE WITH DIP |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROCK DRAIN |
| RWE | RESTRICTED WATERLINE EASEMENT |
| SD | STORM SEWER PIPE |
| SDMH | STORM SEWER MANHOLE |
| SS | SANITARY SEWER PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| ST | STORM SEWER |
| SWGR | SWITCHGEAR |
| SY | SQUARE YARD |
| TC | TOP OF CURB |
| TP | TOP OF PAVING |
| TPED | TELEPHONE PEDESTAL |
| TS | TOP OF SIDEWALK |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| U/E | UTILITY EASEMENT |
| USE | UNDERGROUND ELECTRIC |
| UT | UNDERGROUND TELEPHONE |
| W | WATER LINE |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WSL | WATER SERVICE LINE |
| VV | WATER VALVE |
| WTR | TRANSFORMER |



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 SPECIFICATIONS, 1999 AND ODOT SPECIFICATIONS 2009

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



HORI SCALE . . . 1"=30'
 VERT SCALE . . .
 ATLAS PAGE NO. . .
 MANAGER . . . ANW
 DRAWN BY . . . LST
 DATE . . . 2/17/2016

EAST SITE PLAN
 ST15-127
C03

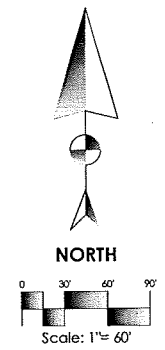
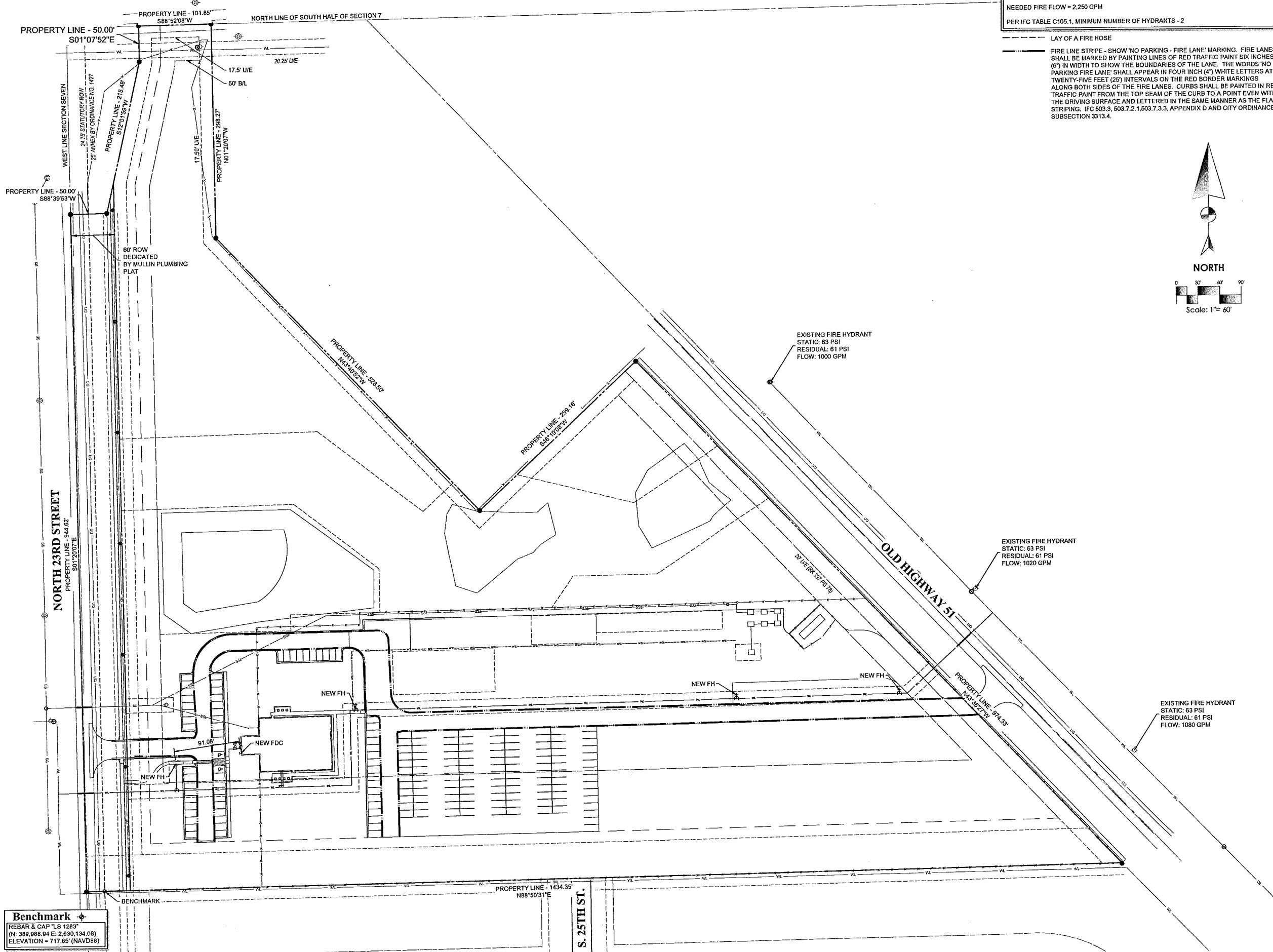
Benchmark +
 REBAR & CAP "LS 1283"
 (N: 389,988.94 E: 2,630,134.08)
 ELEVATION = 717.65' (NAVD88)

PLT DATE: WED, 17 FEB 2016 FILE: A:\DRAWING FILES\2015\MULLIN PLUMBING - COUNTY LINCOLN DRAWING\2015 OR - WEST AND EAST SITE PLAN

EAST COLLEGE STREET

Fire Flow Calculation
 BUILDING AREA - 12,231 SF
 TYPE - IIB CONSTRUCTION
 NEEDED FIRE FLOW = 2,250 GPM
 PER IFC TABLE C105.1, MINIMUM NUMBER OF HYDRANTS - 2

LAY OF A FIRE HOSE
 FIRE LINE STRIPE - SHOW 'NO PARKING - FIRE LANE' MARKING. FIRE LANES SHALL BE MARKED BY PAINTING LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS 'NO PARKING FIRE LANE' SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT TWENTY-FIVE FEET (25') 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. IFC 503.3, 503.7.2, 1.503.7.3.3, APPENDIX D AND CITY ORDINANCE SUBSECTION 3313.4.



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



HORT SCALE: 1" = 60'
 VERT SCALE: . . .
 ATLAS PAGE NO.: . . .
 MANAGER: . . . ANW
 DRAWN BY: . . . LST
 DATE: 2/09/2016

FIRE FLOW PLAN
C04