

TULSA UROLOGY MEDICAL OFFICE

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BROKEN ARROW, OK 74012

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P301 PLUMBING SPECIFICATIONS

**TULSA UROLOGY
MEDICAL OFFICE**

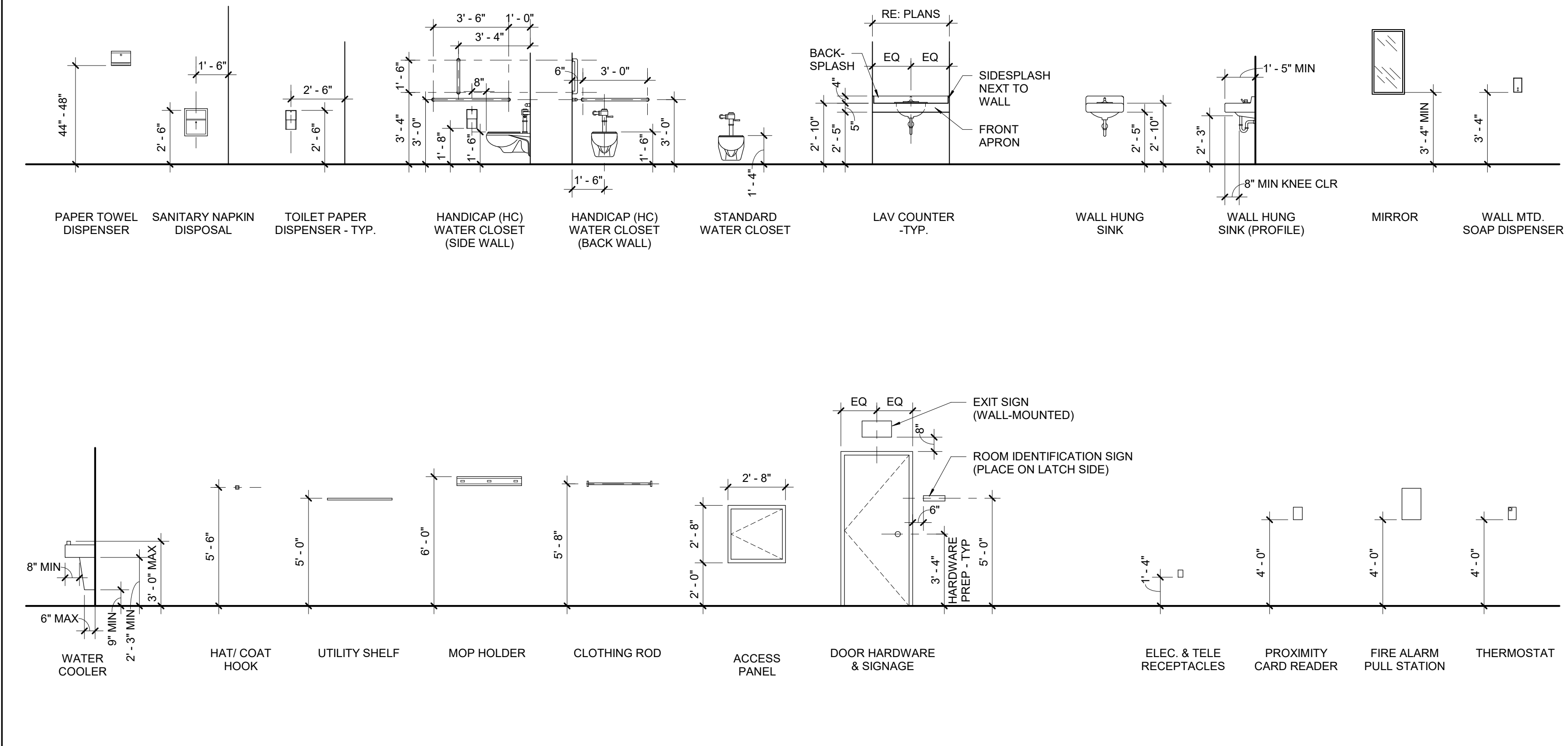
PROJECT NO.
18-011

ISSUE
PERMIT SET

ISSUE DATE
05.03.19

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C



C2 STANDARD MOUNTING HEIGHTS
 G001 SCALE: 1/4" = 1'-0"

ADOPTED CODES

INTERNATIONAL BUILDING CODE®, 2015 EDITION (IBC®, 2015)
 INTERNATIONAL EXISTING BUILDING CODE®, 2015 EDITION (IEBC®, 2015)
 INTERNATIONAL FIRE CODE®, 2016 EDITION (IFC®, 2016)
 INTERNATIONAL FUEL GAS CODE®, 2016 EDITION (IFGC®, 2016)
 INTERNATIONAL MECHANICAL CODE®, 2016 EDITION (IMC®, 2016)
 INTERNATIONAL PLUMBING CODE®, 2015 EDITION (IPC®, 2015)
 NATIONAL ELECTRIC CODE®, 2015 EDITION (NEC®, 2015)

CODE DATA - IBC

2015 INTERNATIONAL BUILDING CODE AND NFPA 101

SECTION 304.1	OCCUPANCY CLASSIFICATION	BUSINESS (B)
TABLE 601	CONSTRUCTION TYPE	TYPE V-B NS
TABLE 504.3	ALLOWABLE HEIGHT ACTUAL HEIGHT	40'-0" 30'-5"
TABLE 504.4	ALLOWABLE NO. STORIES ACTUAL NO. STORIES	TWO (2) TWO (2)
TABLE 506.2	ALLOWABLE AREA ACTUAL AREA	9,000 SQ FT 7,906 SQ FT
TABLE 803.11	INTERIOR FINISH REQ'S BY OCCUPANCY GROUP B - NON SPRINKLERED EXIT ENCLOSURES & PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	CLASS A CLASS B CLASS C
TABLE 1004.1.2	MAX FLOOR AREA ALLOWANCE / OCCUPANT CALCULATED OCCUPANT LOAD BUSINESS FIRST FLOOR SECOND FLOOR ACTUAL OCCUPANT LOAD	GROSS SQ FT / 100 6,794 SQ FT / 100 = 68 1,112 SQ FT / 100 = 12 TOTAL OCCUPANTS = 80
SECTION 1005	STAIRWAYS STAIRWAY WIDTH REQ'D STAIRWAY WIDTH PROVIDED OTHER EGRESS COMPONENTS EXIT WIDTH REQ'D EXIT WIDTH PROVIDED	.3" PER OCCUPANT .3" x 12 = 3.6" 44" .2" PER OCCUPANT .2" x 80 = 16" 34" x 4 DOORS = 136"
SECTION 1006.3	PATH OF EGRESS TRAVEL TO AN EXIT SHALL NOT PASS THROUGH MORE THAN ONE ADJACENT STORY.	
TABLE 1006.3.1	MINIMUM EXITS / OCCUPANT LOAD OCCUPANT LOAD 1-500	EXITS PER STORY 2
TABLE 1006.3.2(2)	STORIES W/ ONE EXIT - OCCUPANCY B MAX OCC LOAD	MAX TRAVEL DISTANCE 75'-0"
SECTION 1013.1	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN.	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE OCCUPANCY B	W/O SPRINKLER SYSTEM 200'
TABLE 1020.2	MINIMUM CORRIDOR WIDTH OCCUPANCY ANY NOT LISTED	MINIMUM WIDTH 44"
TABLE 2902.1	MINIMUM NUMBER OF PLUMBING FIXTURES	



05.03.19

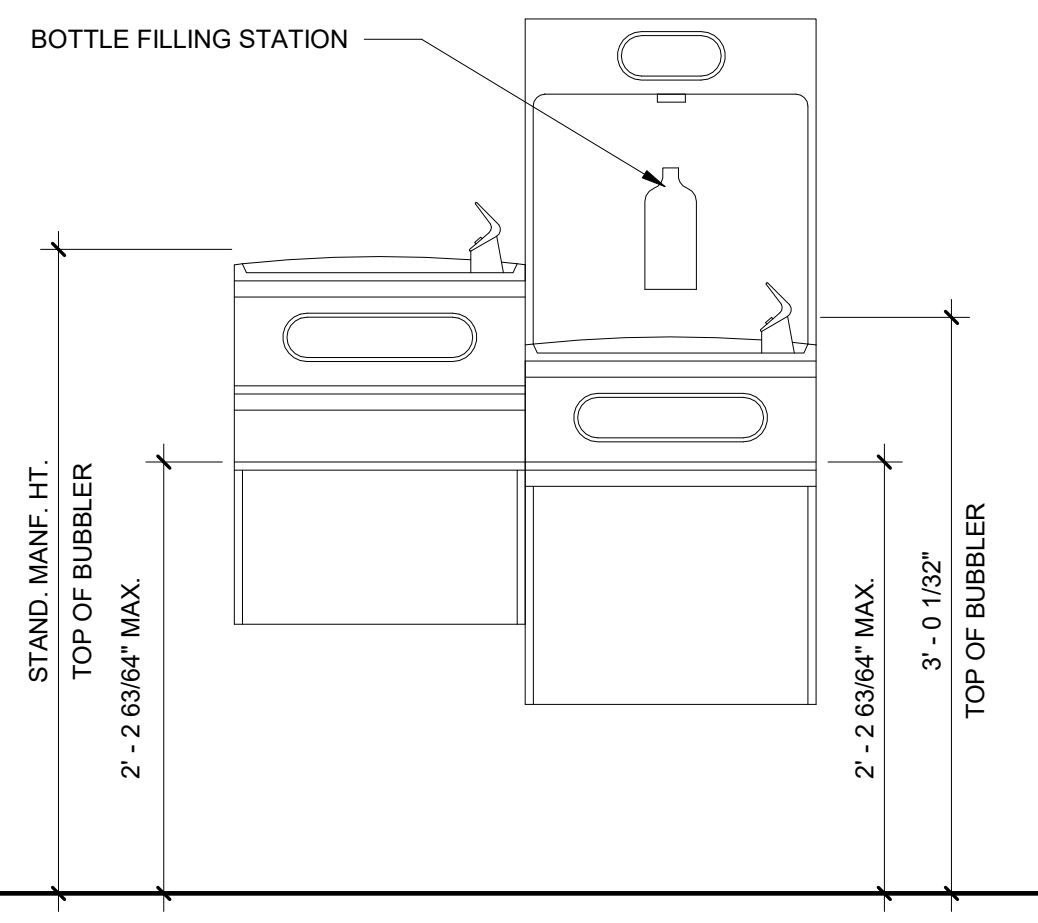
**TULSA UROLOGY
 MEDICAL OFFICE**
 850 W. MISSION STREET
 BROKEN ARROW, OK 74012

GENERAL INFORMATION

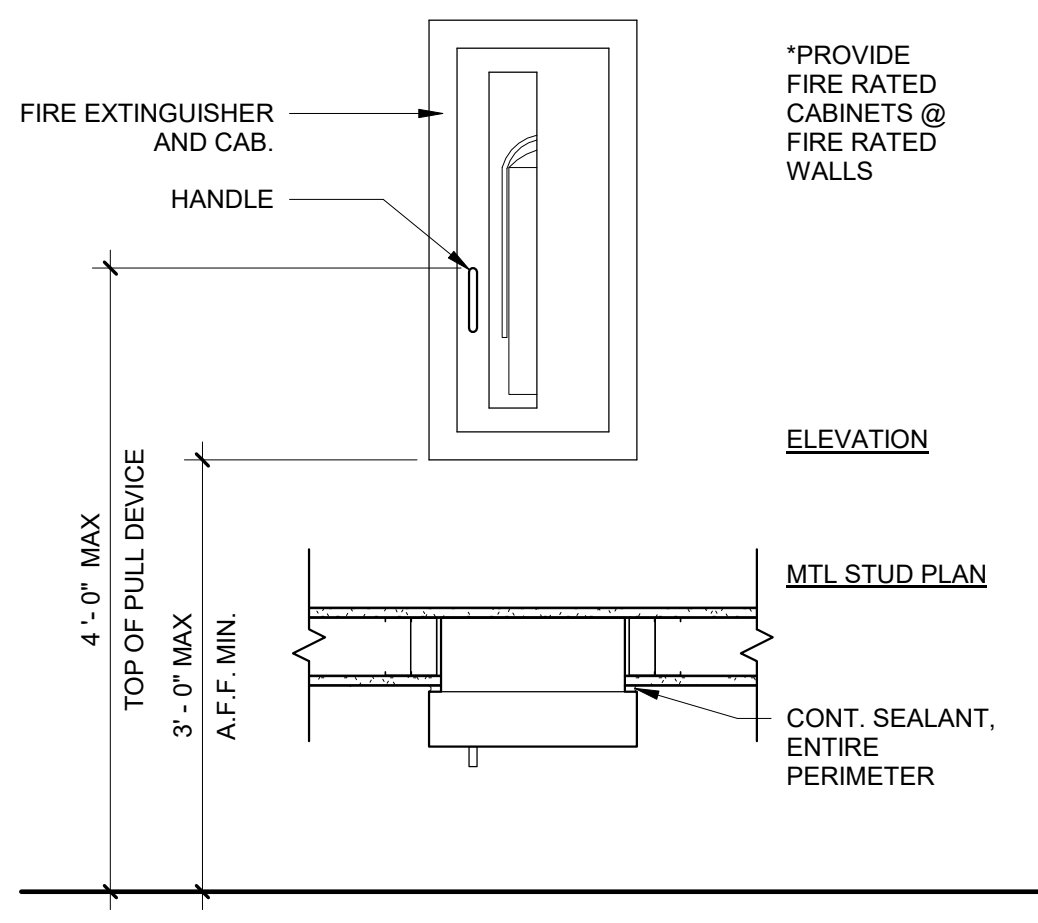
PROJECT NO.: 18-011
 DATE: 05.03.19
 REVISED:
 SHEET:

G001
PERMIT SET

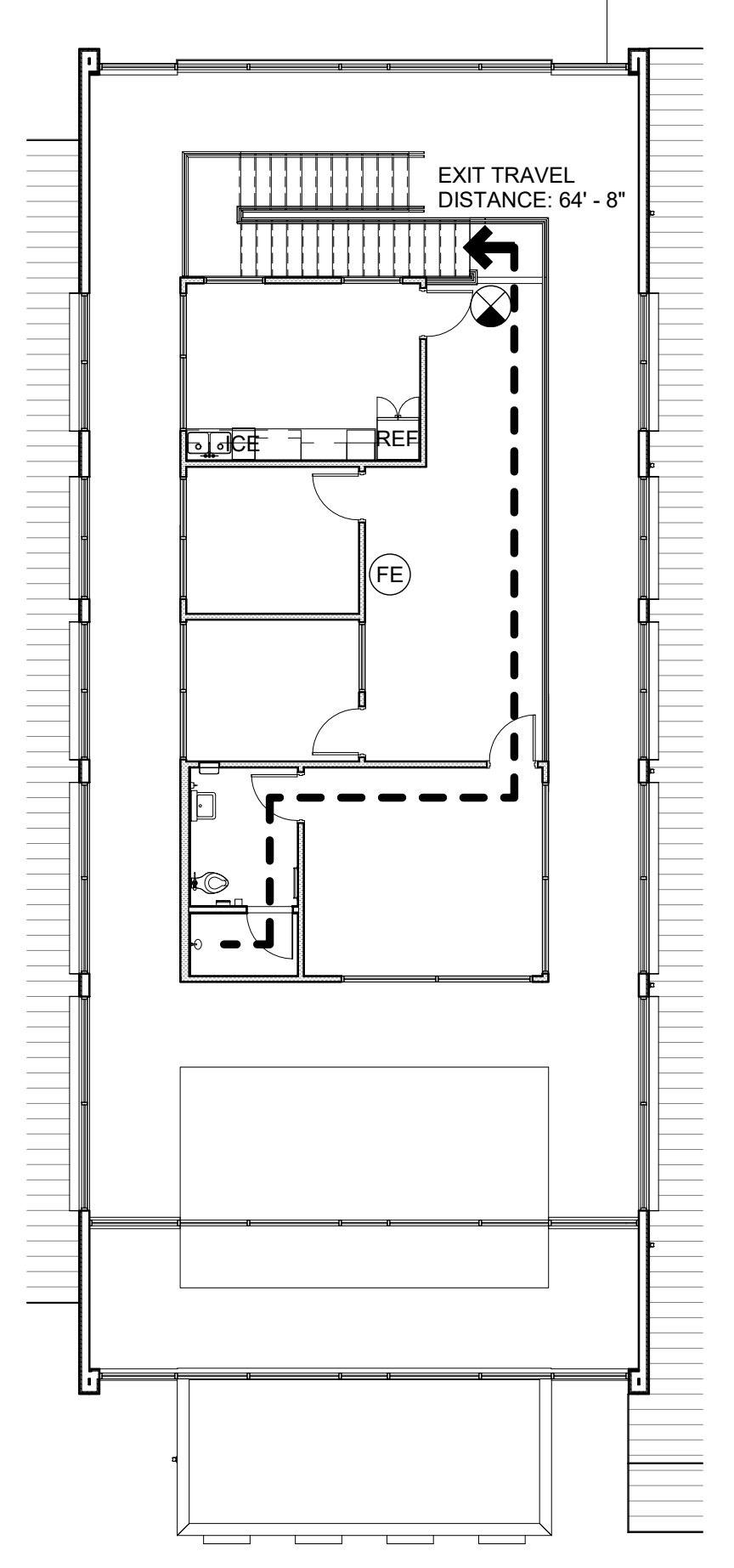
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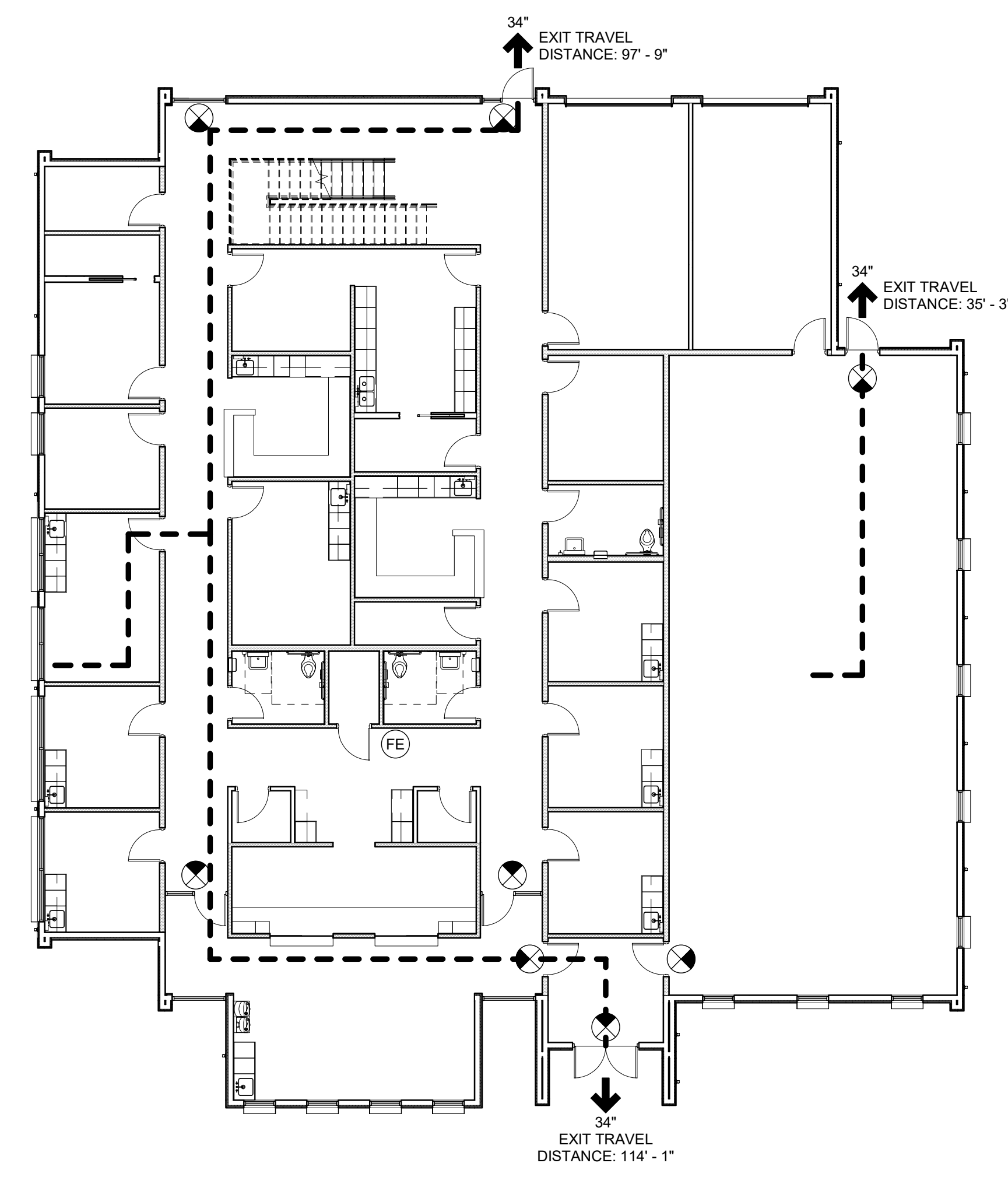
B1 EWC DETAIL
 G001 SCALE: 1" = 1'-0"



A1 F.E.C. DETAIL
 G001 SCALE: 1" = 1'-0"



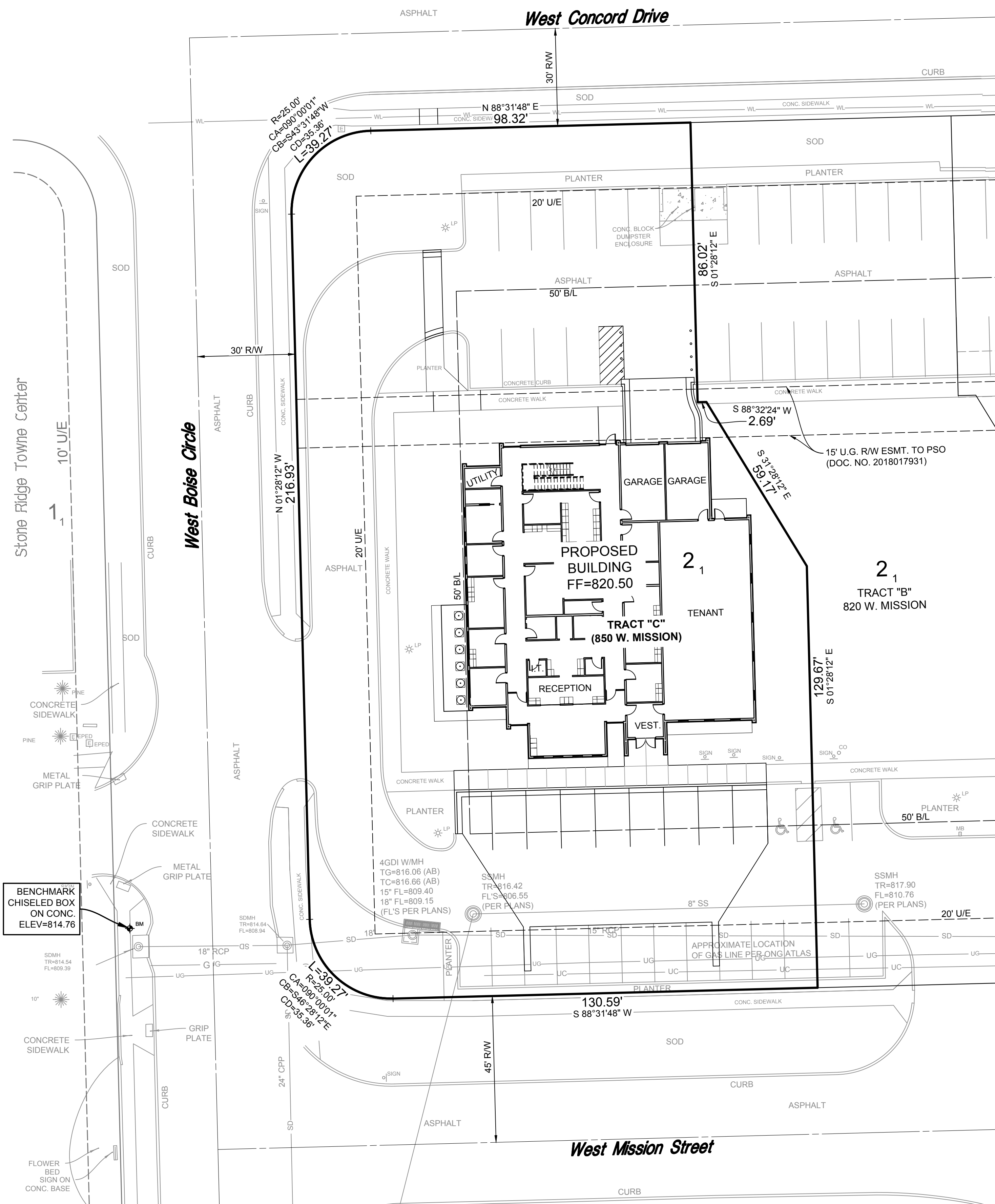
A2 SECOND FLOOR LIFE SAFETY PLAN
 G001 SCALE: 3/32" = 1'-0"



A3 FIRST FLOOR LIFE SAFETY PLAN
 G001 SCALE: 3/32" = 1'-0"

Legend

- ACC ACCESS
- A/C AIR CONDITIONER
- AS AUTO SPRINKLER
- BLDG BUILDING
- BL BOTTOM OF WALL
- BW BUILDING SETBACK LINE
- CGMP CORRUGATED METAL PIPE
- CL CENTERLINE
- CO SEWER CLEAN-OUT
- CONC CONCRETE
- CPED CABLE TELEVISION PEDESTAL
- DGDI DOUBLE GRATE DROP INLET
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPED ELECTRIC PEDESTAL
- ESMT EASEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOWLINE (INVERT)
- FNC FENCE
- FND FOUND
- FP FLAGPOLE
- G GUTTER
- GL GROUND LIGHT
- GM GAS METER
- GP GUARD POST
- GR GAS RISER
- GUY GUY DOWN
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- IP IRON PIN
- LNA LIMITS OF NO ACCESS
- LP LIGHT POLE
- MAVE MUTUAL ACCESS EASEMENT
- MB MAIL BOX
- ML METAL LID
- MW MONITOR WELL
- OC OVERHEAD CABLE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OU OVERHEAD UTILITIES
- PPT POWER POLE W/TRANSFORMER
- PP POWER POLE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- RR RAILROAD
- R/W RIGHT-OF-WAY
- SC SUPPORT COLUMN
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SGDI SINGLE GRATE DROP INLET
- SPHD SPRINKLER HEAD
- SS SANITARY SEWER
- SSLH SANITARY SEWER LAMPHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF INLET GRATE
- TGDI TRIPLE GRATE DROP INLET
- TBOX TELEPHONE BOX
- TSSX TRAFFIC SIGNAL BOX
- TPED TELEPHONE PEDESTAL
- TR TOP OF MANHOLE RIM
- TSMH TRAFFIC SIGNAL MANHOLE
- TRSL TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UC UNDERGROUND CABLE
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC
- UE UTILITY EASEMENT
- UT UNDERGROUND TELEPHONE
- UTMH TELEPHONE MANHOLE
- W WATERLINE
- WM WATER METER
- WS WATER SPIGOT
- WV WATER VALVE
- XFMR TRANSFORMER



Cover Sheet Tulsa Urology

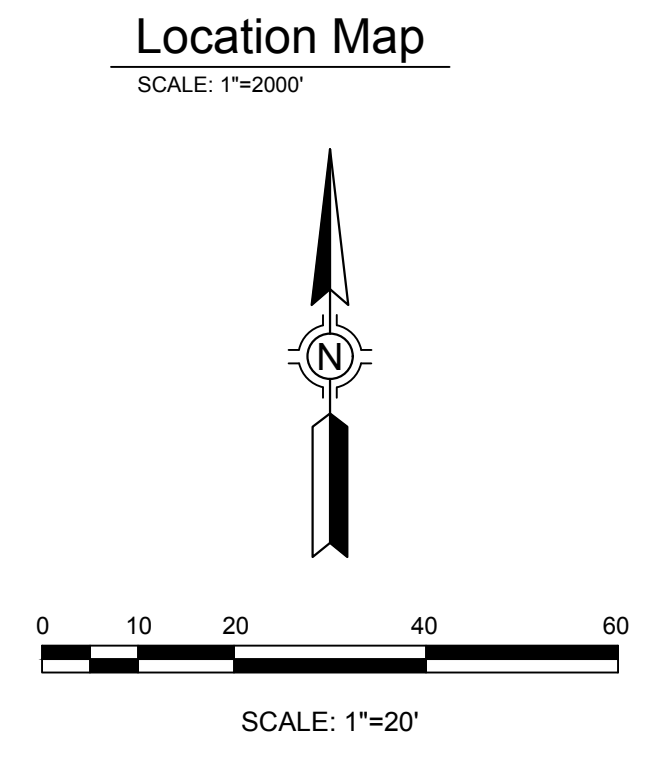
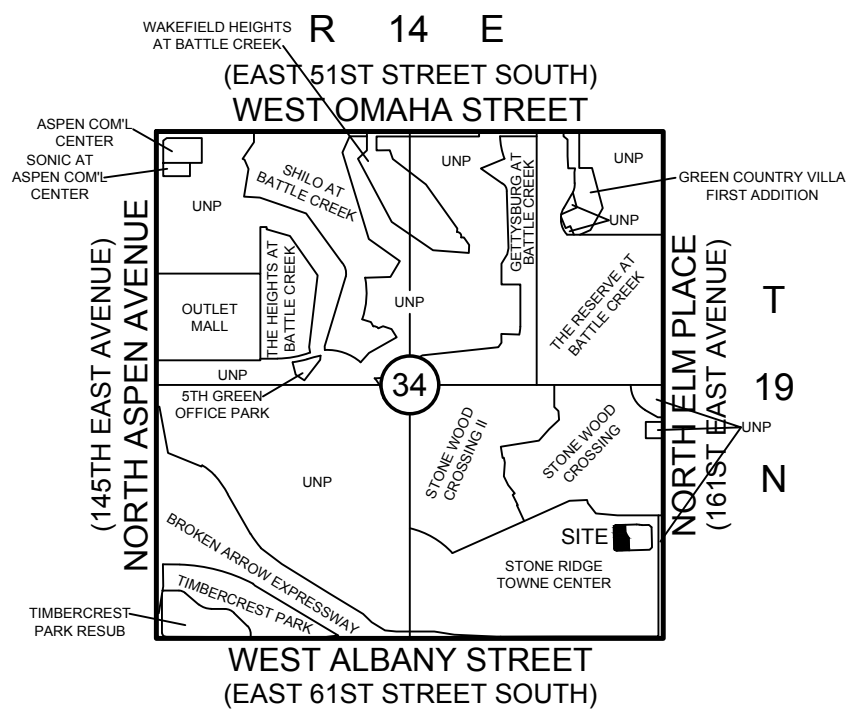
PART OF LOT 1, BLOCK 2 OF 'STONE RIDGE TOWNE CENTER' IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, T-19-N, R-14-E CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600

Architect:
Bird Nest Studio
P.O. Box 700357
Tulsa, OK, 74170
Phone: (918) 340-3026
Contact: Chad Walker

Owner:
Richard Saint
RBS Enterprises
800 W. Boise Circle, Suite 210
Broken Arrow, OK, 74012
Phone: (918) 606-1779
Contact: Richard Saint
Email: Rsturo@gmail.com

PROPERTY ADDRESS: 850 W. MISSION STREET (TRACT C)



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COVER SHEET	1
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GRADING & EROSION CONTROL DETAILS/DEMOLITION PLAN	3
PAVING PLAN & DETAILS	4
UTILITY PLAN	5

Benchmark:
CHISELED BOX ON CONCRETE, SOUTHWEST CORNER OF WEST BOISE CIRCLE.
ELEVATION=814.76
1988 NAVD DATUM

Basis of Bearing:
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description
A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), STONE RIDGE TOWNE CENTER, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°31'48" WEST FOR 75.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°44'21" AND A RADIUS OF 100.00 FEET WITH A CHORD BEARING OF NORTH 83°36'02" WEST AND CHORD DISTANCE OF 27.38 FEET FOR AN ARC LENGTH OF 27.47 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°44'21" AND A RADIUS OF 100.00 FEET WITH A CHORD BEARING OF NORTH 83°36'02" WEST AND A CHORD DISTANCE OF 27.38 FEET FOR AN ARC LENGTH OF 27.47 FEET; THENCE SOUTH 88°31'48" WEST FOR 116.98 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 01°28'12" EAST FOR 86.02 FEET; THENCE NORTH 88°32'24" EAST FOR 2.69 FEET; THENCE SOUTH 31°28'12" EAST FOR 59.17 FEET; THENCE SOUTH 01°28'12" EAST FOR 129.67 FEET; THENCE SOUTH 88°31'48" WEST FOR 130.59 FEET TO THE POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF NORTH 46°28'12" WEST AND A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 01°28'12" WEST FOR 216.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF NORTH 43°31'48" EAST AND A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 88°31'48" EAST FOR 98.32 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Land Area Summary

EXISTING IMPERVIOUS AREA	19,131 SQ. FT. (0.44 AC.)
PROPOSED IMPERVIOUS AREA	27,316 SQ. FT. (0.63 AC.)
INCREASE IN IMPERVIOUS AREA	8,185 SQ. FT. (0.19 AC.)
TOTAL DISTURBED AREA	17,437 SQ. FT. 0.40 AC.)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-062117-18



Permit Set DATE: 5-2-2019

DATE	REVISIONS



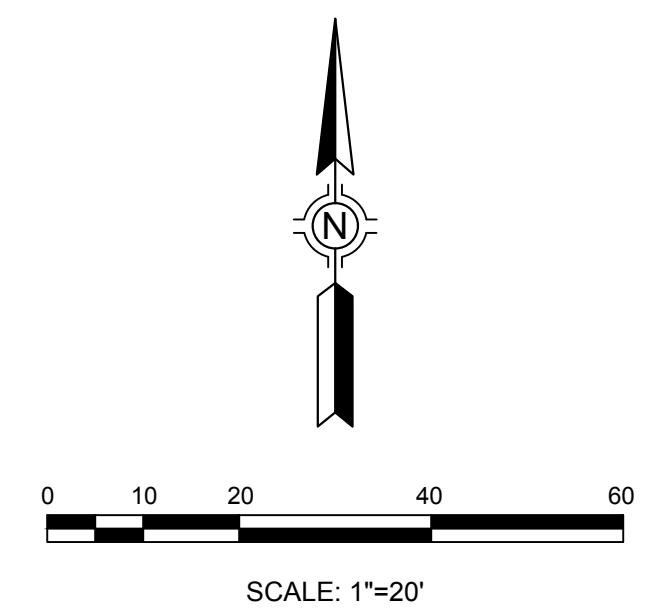
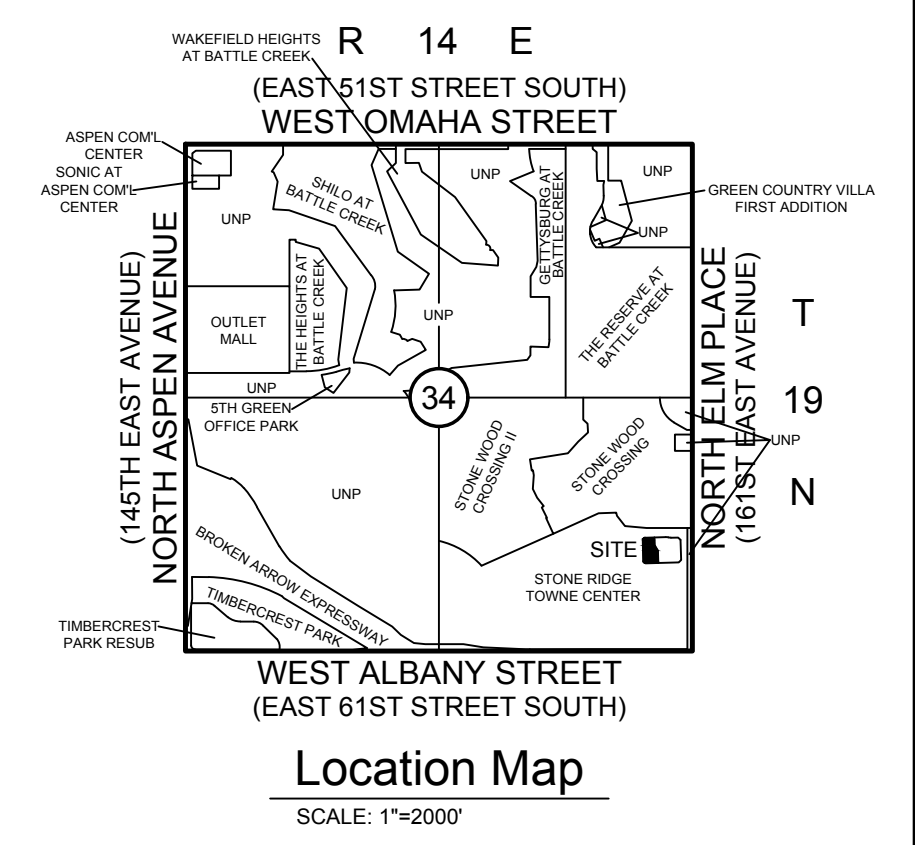
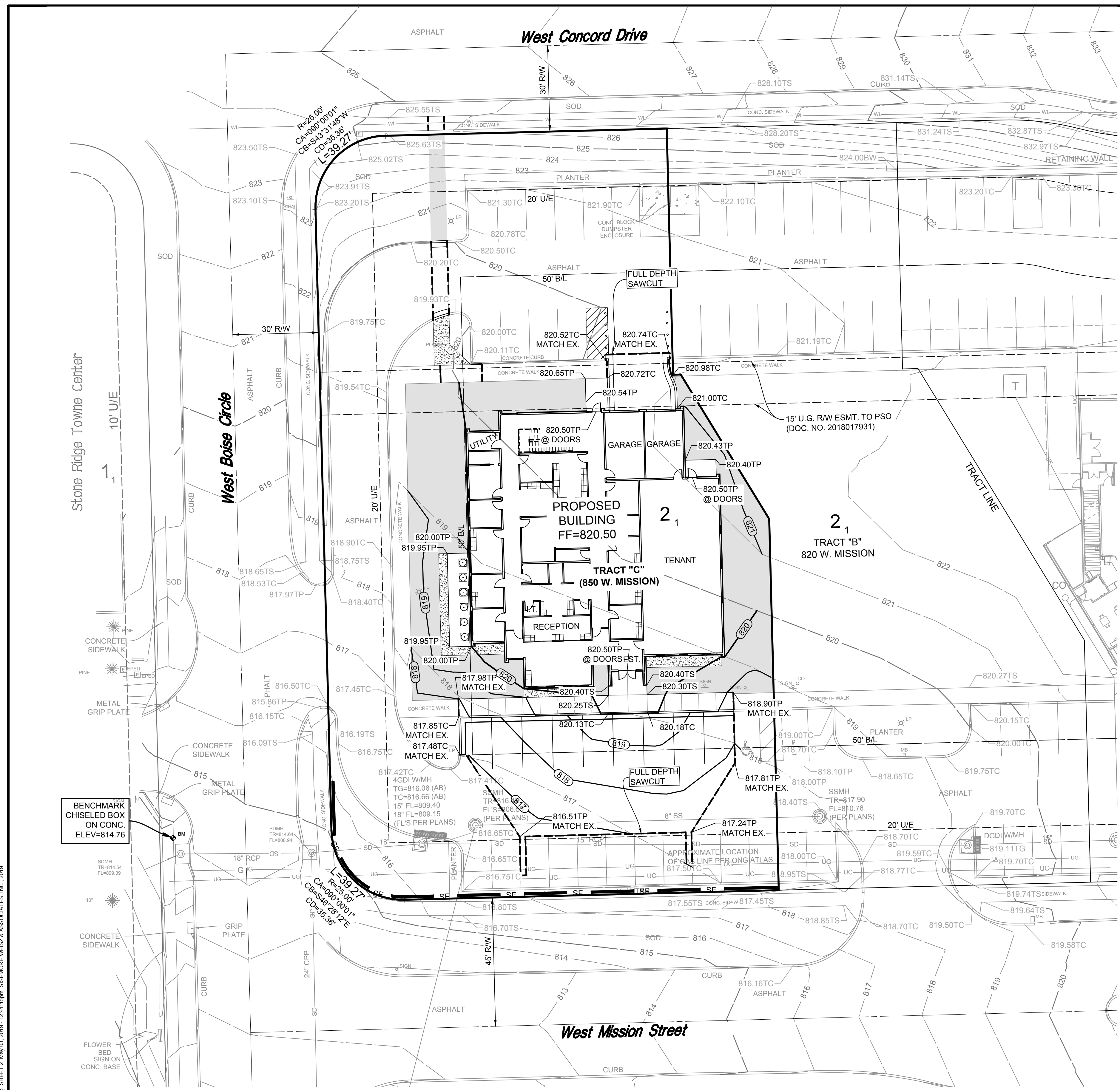
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

Sisemore Weisz & Associates, Inc.
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TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE (918) 665-3600
FAX: (918) 665-8968
EXP. DATE 6/30/19

Tulsa Urology
Cover Sheet
DEVELOPMENT NO.: ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 8298PVCV.dwg	SHEET 1 OF 5		WORK ORDER NO. 18298	

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- Legend**
- 817.43TS = SPOT ELEVATIONS (AS DESIGNED-EMERSON ORTHODONTICS)
 - 817.43(S)ASBTL = SPOT ELEVATIONS (AS-BUILT SHOTS 4-3-19)
 - 817.50TC = PROPOSED SPOT ELEVATIONS
 - TS = TOP OF SIDEWALK
 - TG = TOP OF GRATE
 - TC = TOP OF CURB
 - TP = TOP OF PAVEMENT
 - 820 = EXISTING CONTOUR
 - 820 = PROPOSED CONTOUR
 - SF = SILT FENCE
 - = DRAINAGE ARROW
 - = BERMUDA SLAB SOD
 - = PLANTER BED
 - = STABILIZED CONSTRUCTION ENTRANCE
 - = FULL DEPTH SAW CUT

GEO NOTES:
 1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY BUILDING & EARTH DATED APRIL 21, 2017.



Permit Set DATE: 5-3-2019

DATE	REVISIONS

CITY OF BROKEN ARROW
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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

SWA **Sisemore Weisz & Associates, Inc.**

6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421

PHONE (918) 666-3600
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 EXP. DATE 6/30/19

Tulsa Urology
 Grading & Erosion Control Plan

DEVELOPMENT NO. : ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 8298GRPL.dwg	SHEET OF	2 5	WORK ORDER NO.	18298

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Temporary Erosion Control

SMALL GRAINS SUCH AS OATS, RYE, WHEAT, SUDANS AND SORGHUMS ARE THE MOST FEASIBLE TEMPORARY VEGETATION TO CONTROL EROSION. THE PRACTICE IS EFFECTIVE FOR AREAS WHERE THE SOIL IS LEFT EXPOSED FOR A PERIOD OF 6 TO 12 MONTHS. THE TIME PERIOD MAY BE SHORTER DURING PERIODS OF EROSION RAINFALL.

1. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, STRAW BALES, ETC., SHALL BE INSTALLED.
2. TEMPORARY VEGETATIVE PRACTICES SHALL CONFORM TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITES AS ESTABLISHED BY EPA.
3. IF THE AREA TO BE SEEDED HAS BEEN RECENTLY LOOSENESED TO THE EXTENT THAT AN ADEQUATE SEEDBED EXISTS, NO ADDITIONAL TREATMENT IS REQUIRED. HOWEVER IF THE AREA TO BE SEEDED IS PACKED, CRUSTED, AND/OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENESED BY DISCING OR OTHER SUITABLE MEANS.
4. FERTILIZER SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE OR 15 POUNDS PER 1000 SQUARE FOOT USING 10-20-10 OR EQUAL.
5. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
6. SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	QUANTITY PER ACRE	QUANTITY PER 1000 S.F.	PLANTING DATE	DEPTH
ANNUAL	40 LBS	0.90 LBS	09/15 TO 11/30	1/4 IN.
ELBON RYE	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
WHEAT	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
OATS	3 BU.	2.50 LBS	08/15 TO 11/30	2 IN.
SORGHUM	60 LBS	1.40 LBS	03/01 TO 09/15	2 IN.
SUDAN	40 LBS	0.90 LBS	04/01 TO 09/15	2 IN.

7. SEEDS SHALL BE DRILLED UNIFORMLY.
8. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
9. 1 TO 3 MONTHS AFTER PLANTING, THE SEEDED SITE SHALL BE TOP DRESSED WITH 8 POUNDS PER 1000 SQUARE FEET OR 350 POUNDS PER ACRE OF 33-0-0.
10. AREAS WHICH DO NOT DEVELOP A SUFFICIENT COVER SHALL BE REPLANTED.
11. THE SEEDED AREA SHALL BE WATERED WHEN FEASIBLE AND NEEDED.

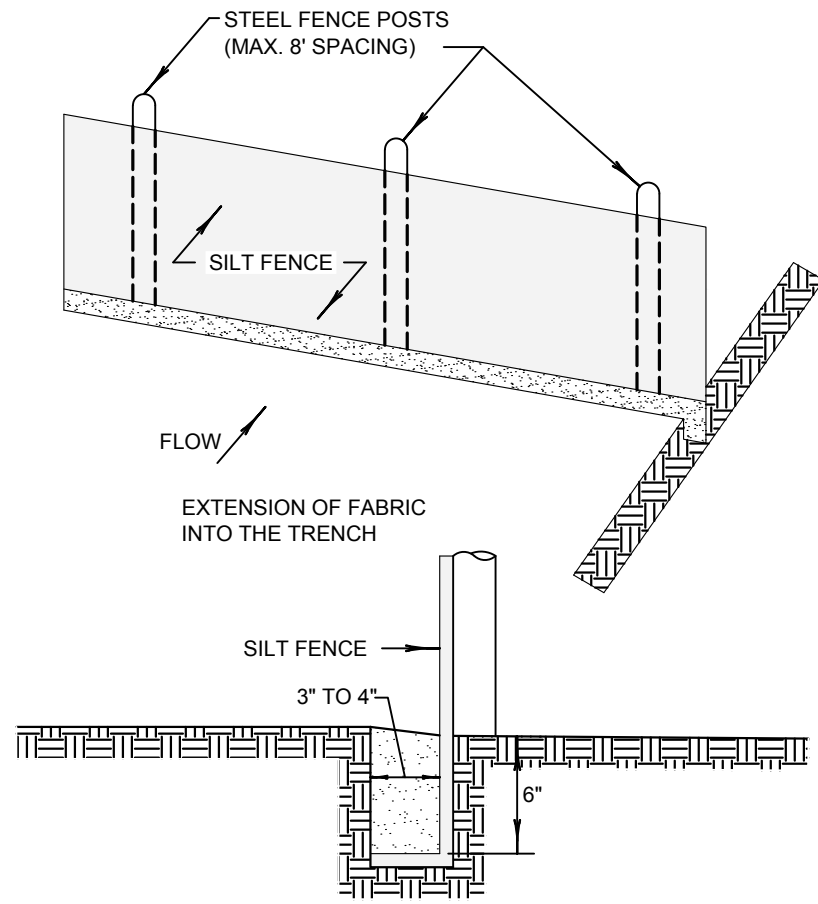
Permanent Erosion Control

BERMUDA GRASS, KENTUCKY 31, TALL FESCUE AND WEEPING LOVEGRASS ARE SOME OF THE TYPES OF PERMANENT VEGETATION THAT MAY BE EFFECTIVELY USED TO CONTROL EROSION.

1. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, STRAW BALES, ETC., SHALL BE INSTALLED.
2. THE SURFACE SHALL BE LOOSENESED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FOOT OR 450 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSENESED SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
3. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
4. SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	QUANTITY PER ACRE	QUANTITY PER 1000 S.F.	PLANTING DATE	DEPTH
BERMUDA	10 LBS	0.25 LBS	04/01 TO 08/15	1/2 IN.
FESCUE	40 LBS	0.90 LBS	09/01 TO 11/01	1/2 IN.
LOVEGRASS	40 LBS	0.90 LBS	04/01 TO 06/30	1/2 IN.

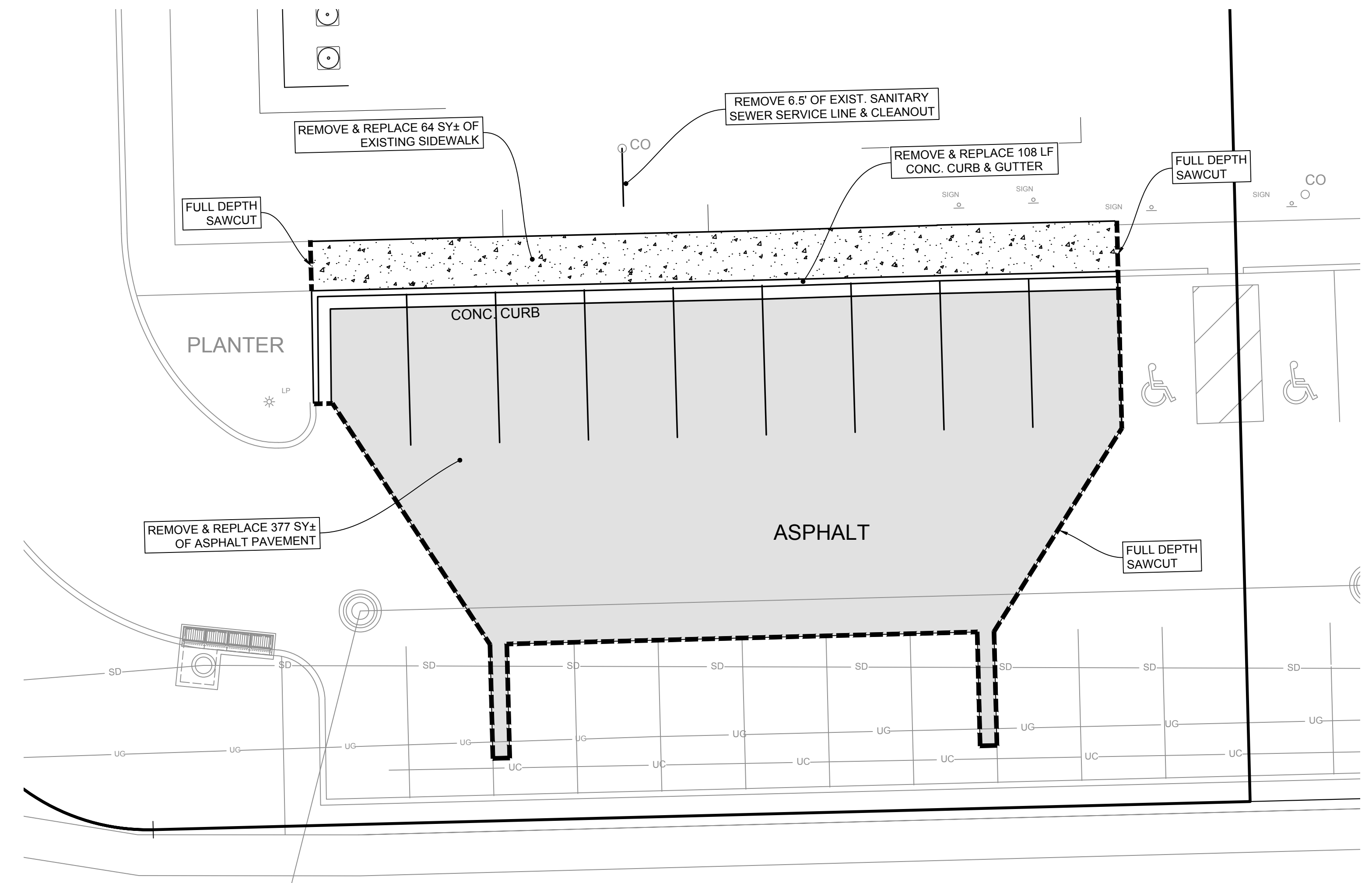
5. SEEDS SHALL BE DRILLED UNIFORMLY.
6. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
7. MULCH SHALL BE USED WHERE NEEDED.
8. THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS GROW 1/2 TO 1 INCH.



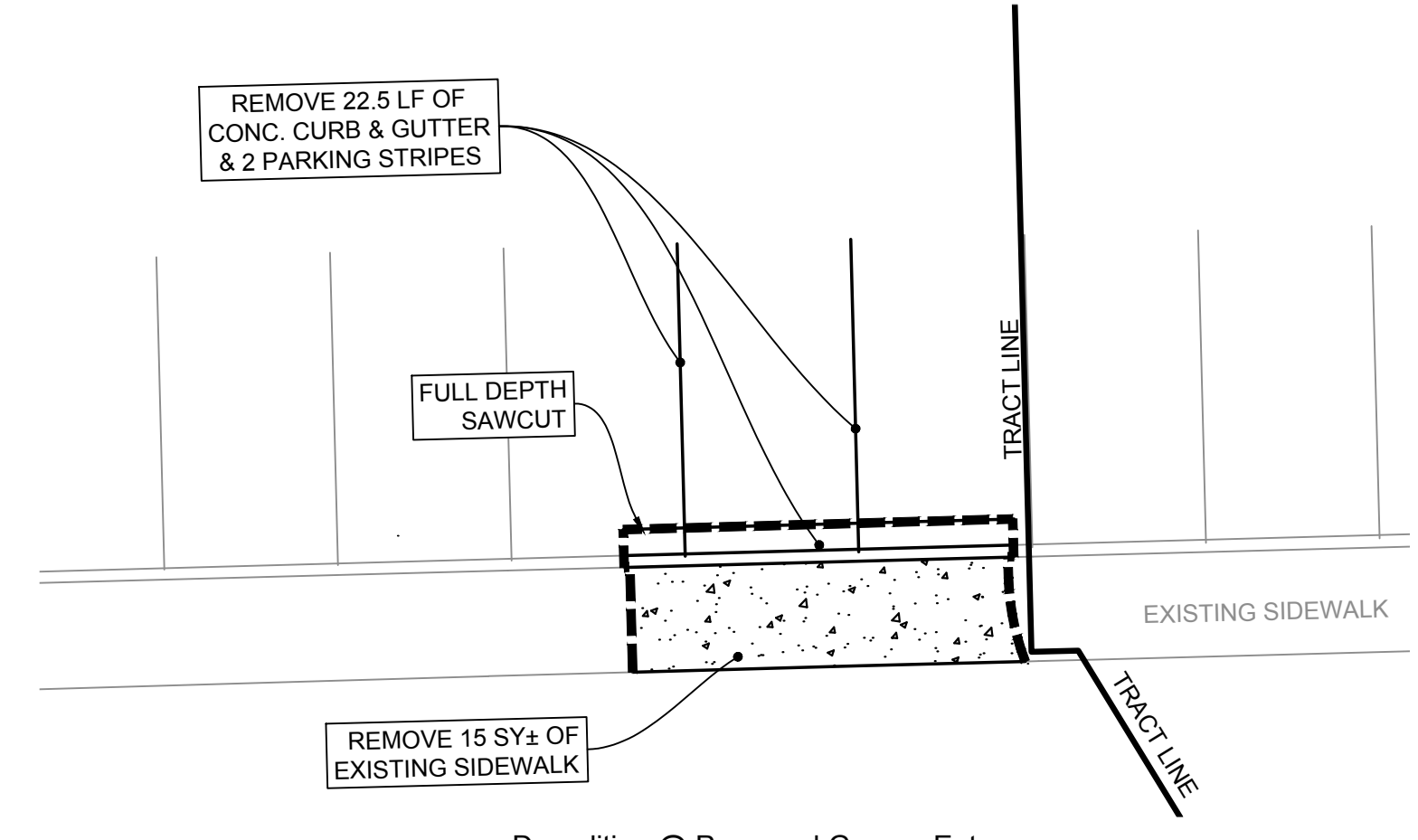
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

(A) Silt Fence Detail*
SCALE: NONE

* DRAINAGE AREA LESS THAN 2 ACRES.
STANDARD SYMBOL SF



Demolition @ South Parking Lot
Scale: 1"=10'



Demolition @ Proposed Garage Entrance
Scale: 1"=10'

K:\1808\GRPL.dwg SHEET 3 May 03, 2019 - 12:41:22pm SISEMORE WEISZ & ASSOCIATES, INC., 2019



Permit Set DATE: 5-3-2019

DATE	REVISIONS

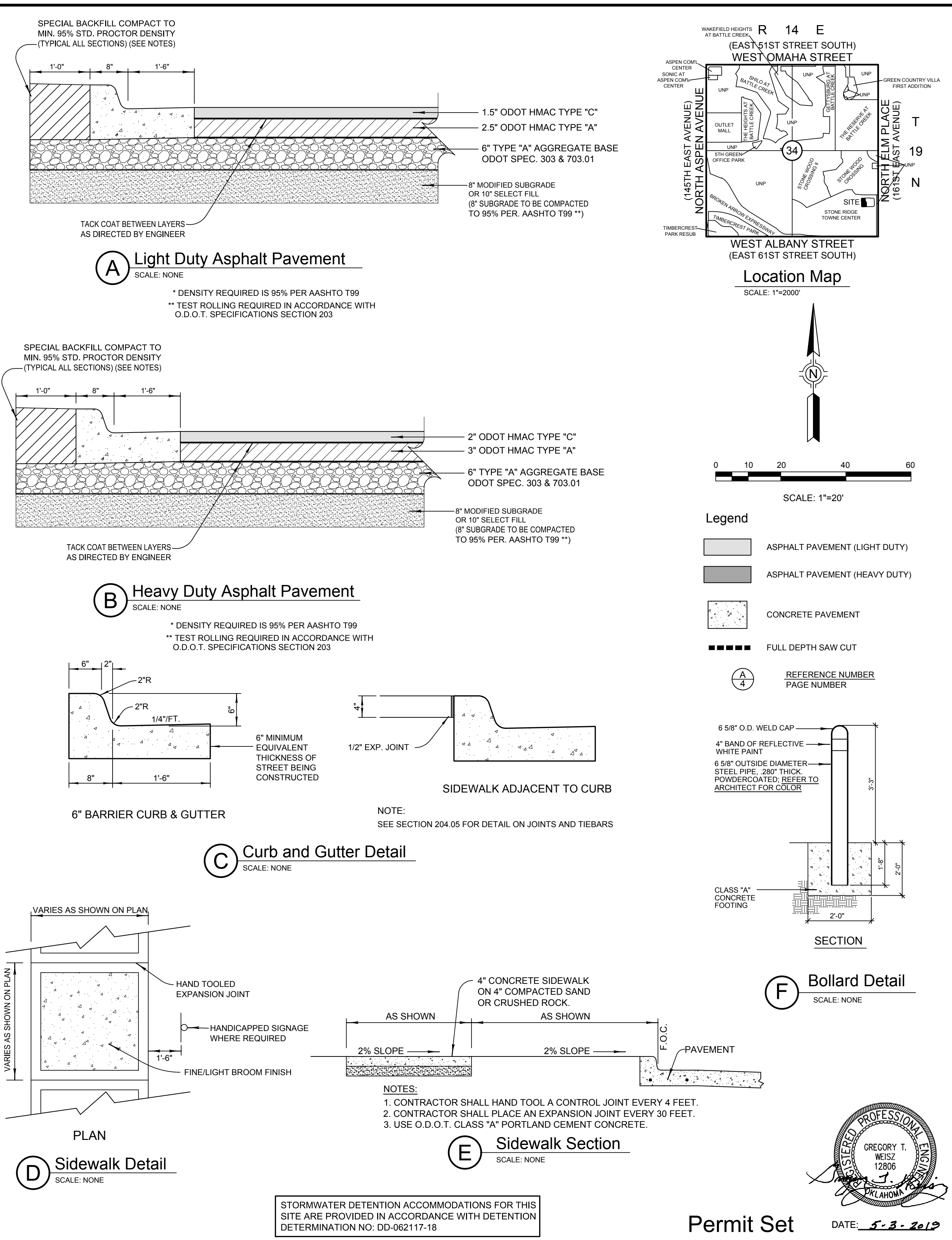
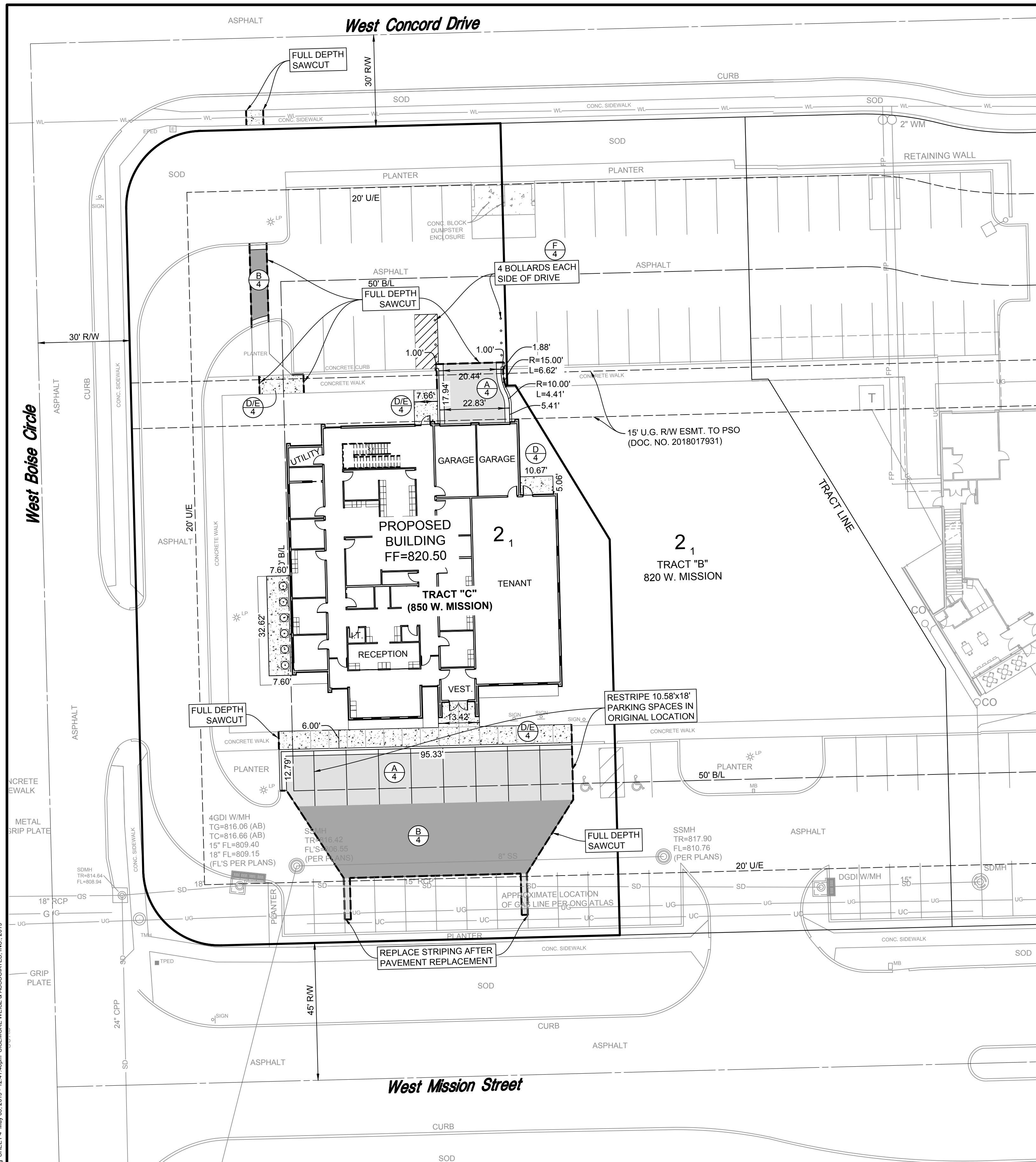
CITY OF BROKEN ARROW
Where opportunity lives

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

SWA **Sisemore Weisz & Associates, Inc.**
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 666-3600
FAX: (918) 666-8938
EXP. DATE 6/30/19

Tulsa Urology
Grading & Erosion Control Details/
Demolition Plan
DEVELOPMENT NO.: ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN na	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 7948GRPL.dwg	SHEET OF	3 OF 5	WORK ORDER NO.	18298



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DATE	REVISIONS

CITY OF BROKEN ARROW
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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

SWA Sismore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74195
C.A. NO. 2421

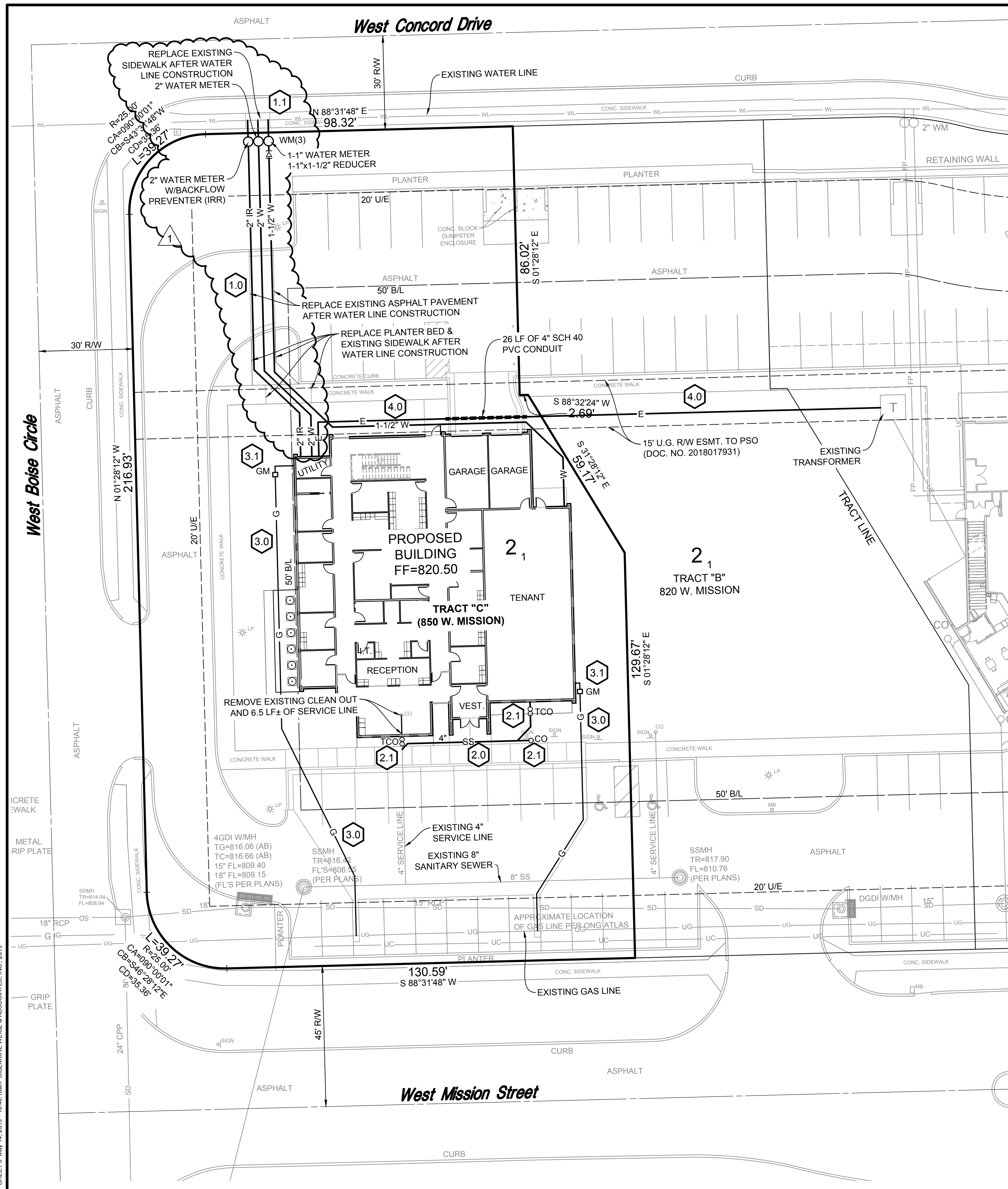
PHONE: (918) 665-3600
FAX: (918) 665-9999
EXP. DATE: 6/30/19

Tulsa Urology
Paving Plan & Details

DEVELOPMENT NO.: ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 8298PVPL.dwg	SHEET 4 OF 5		WORK ORDER NO. 18298	





Site Utilities Notes:

LOCATION FOR NEW SITE UTILITIES DIAGRAMMATIC. MINOR FIELD CHANGES ARE EXPECTED.

Water and Water Meter Notes:

1.0 THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID ALL COST FOR MATERIALS, LABOR AND EQUIPMENT NECESSARY FOR INSTALLATION OF THE CITY OF BROKEN ARROW STANDARD WATER METER DETAILS.

1.1 ALL WATER TAPS, TAPPING SLEEVES AND VALVES WILL BE PROVIDED BY THE CITY OF BROKEN ARROW AT THE CONTRACTORS EXPENSE.

Sanitary Sewer Notes:

2.0 ALL 4" TO 8" SANITARY SEWER SERVICE AS SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF BROKEN ARROW PLUMBING CODE AND SHALL BE INSTALLED BY A LICENSED PLUMBER. PIPE SHALL BE 4" PVC. SCH. 40 PIPE AND SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 1/8" PER LINEAR FOOT.

2.1 CLEAN-OUTS SHALL BE INSTALLED AS OUTLINED IN THE PLUMBING CODE AT ALL CHANGES IN DIRECTION AND NOT FURTHER THAN A 100-FOOT INTERVAL.

2.2 A BACKFLOW PREVENTER IS REQUIRED. BACKFLOW PREVENTERS ARE REQUIRED WHEN THE BUILDING FINISHED FLOOR ELEVATION IS LESS THE ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE.

BACKFLOW PREVENTER TABLE					
LOT	FF ELEV	TR	UPSTREAM MH	REQ.	Y/N
1-C	820.50		817.90		NO

Gas Service

3.0 GAS SERVICE IS SHOWN TO IDENTIFY LOCATION ONLY. A LICENSED PLUMBER WHO IS LICENSED TO DO BUSINESS IN OKLAHOMA SHALL INSTALL ALL GAS SERVICE. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS BETWEEN THE MECHANICAL ENGINEER AND THE GAS COMPANY FOR ACCURATE AND COMPLETE GAS METER SIZE AND PRESSURE REQUIREMENTS TO SERVE THE BUILDING.

3.1 GAS METER SHALL BE INSTALLED BY OKLAHOMA NATURAL GAS. ALL COST ASSOCIATED WITH METER AND SERVICE CONNECTION SHALL BE INCLUDED IN THE CONTRACTORS BID.

Electric Service

4.0 SERVICE TO BUILDING IS SHOWN FOR LOCATION PURPOSES ONLY. AN ELECTRICIAN LICENSED TO PERFORM SERVICE IN OKLAHOMA SHALL INSTALL UNDERGROUND ELECTRIC SERVICE. THE PRIMARY ELECTRIC SERVICE SHALL BE INSIDE 4" GRAY SCHEDULE 40 PVC CONDUIT BURIED 48" DEEP AS SHOWN.

Telephone Service

5.0 THE TELEPHONE COMPANY WILL INSTALL TELEPHONE SERVICE TO SERVE THE BUILDING. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS FROM THE EXISTING SERVICE TO THE BUILDING.

Cable TV

6.0 ALL FACILITIES FOR CABLE COMMUNICATIONS SHALL BE INSTALLED BY THE SUPPLIER OF THE SERVICE. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS FROM THE EXISTING SERVICE TO THE BUILDING.

Misc. Conduit

7.0 CONDUIT SHALL BE INSTALLED BY UTILITY CONTRACTOR FOR FUTURE USE

Utility / Governing Authorities Contact List

ZONING
Broken Arrow Planning Commission
City Planner, Farhad Daroga
220 South 1st Street / PO Box 610
Broken Arrow, OK 74013
918/259-8412 Fax: 918/258-4998

ENGINEERING
TRAFFIC
STORMWATER
WATER & SEWER
City of Broken Arrow Development Services Dept.
Director, Michael Skates
220 South First Street / PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5426 Fax: 918/259-8453

City of Broken Arrow
Director of Engineering, Alex Mills
P.O. Box 610
Broken Arrow, OK 74013
918/259-7000 Ext. 5414

BUILDING PERMITS
City of Broken Arrow
Building Inspections
Attn: Allen Stanton
220 South 1st Street / PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5337 Fax: 918/259-8244

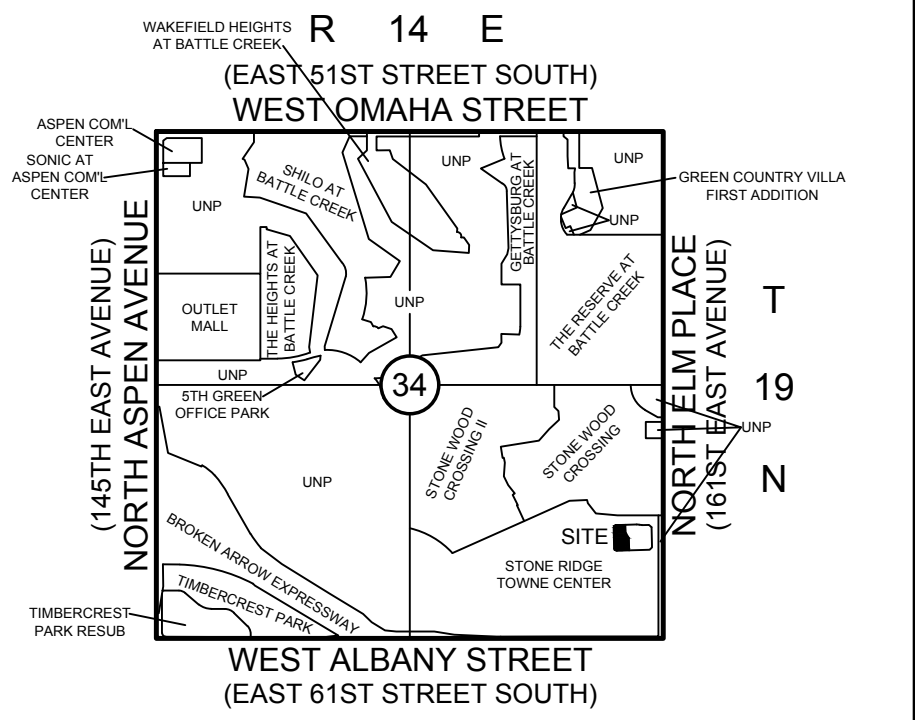
FIRE
City of Broken Arrow Fire Department
Fire Marshall, Stan Spradlin
220 South First Street
PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5208 Fax: 918/251-5784

GAS
Oklahoma Natural Gas Company
Attn: James Nobles
5848 E. 15th Street
Tulsa, OK 74112
918/831-8261 Fax: 918/831-8250

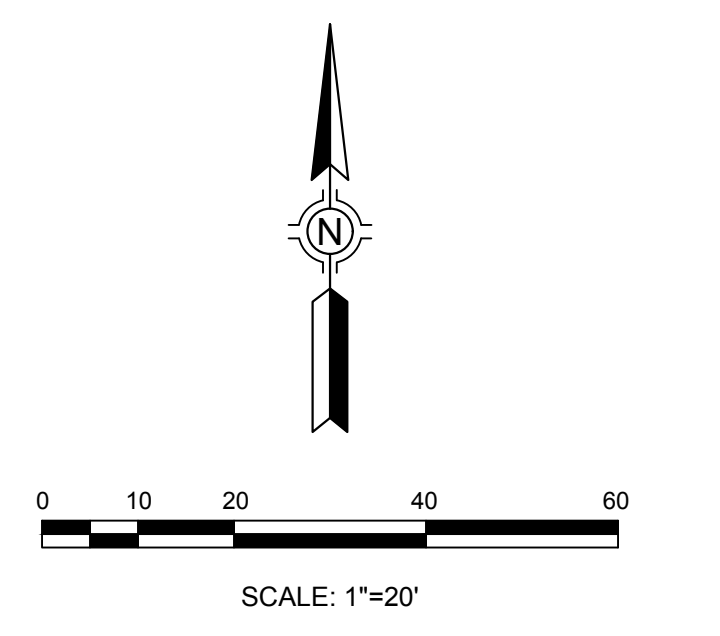
ELECTRICITY
AEP/PSO
Attn: Tyler Devereux
212 East 6th Street
Tulsa, OK 74119
918/599-2488 Fax: 918/599-3226

TELEPHONE
Windstream Communications
Attn: Angela Rahe
2300 South 1st Street
Broken Arrow, OK 74114-7137
918/451-3427 Fax: 918/259-1865

CABLE TELEVISION
Cox Communications
Attn: John Vanscey
11811 East 51st Street
Tulsa, OK 74145
918/286-4542 Fax: 918/286-4008

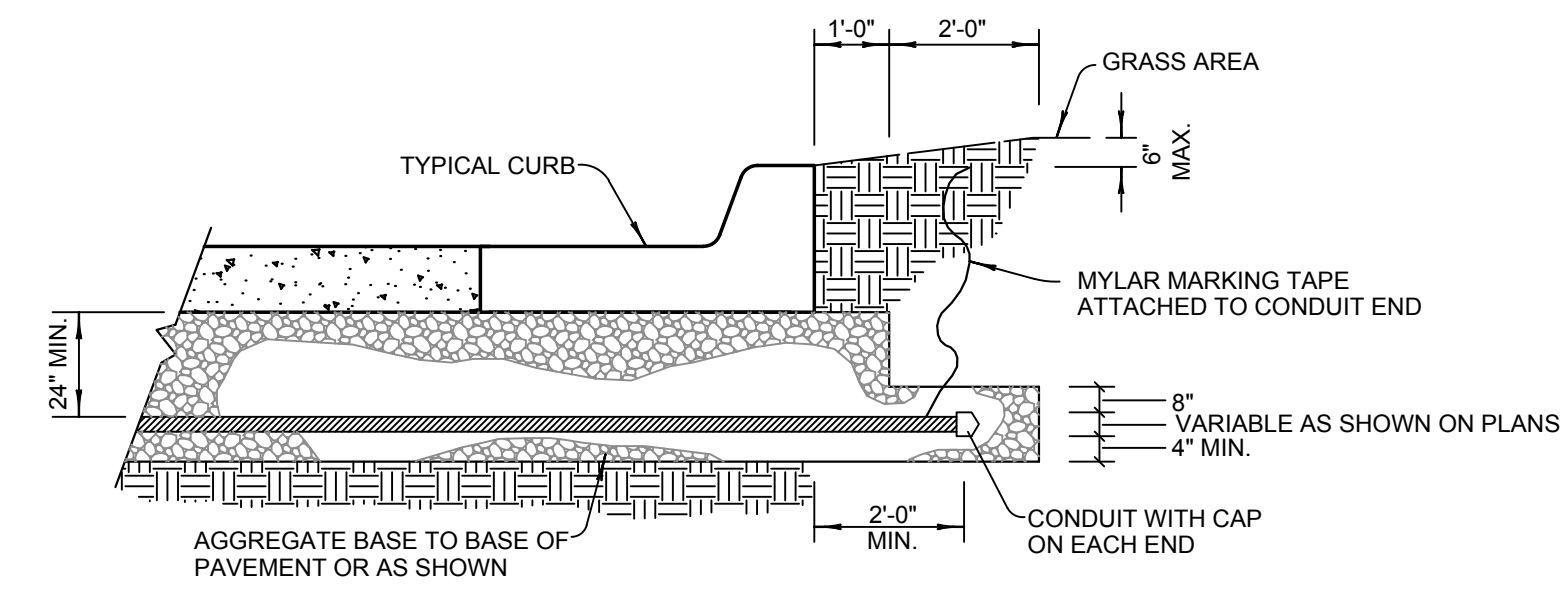


Location Map
SCALE: 1"=200'

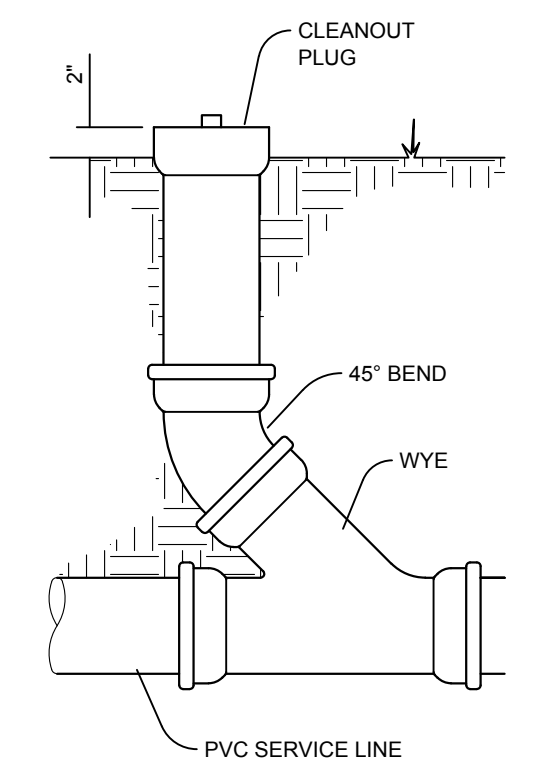


Legend

- SS SANITARY SEWER SERVICE
- W PROPOSED WATER SERVICE
- FP FIRE PROTECTION
- IR IRRIGATION
- G PROPOSED GAS SERVICE
- UE PROPOSED ELEC SERVICE
- SS EXISTING SANITARY SEWER
- WL EXISTING WATER LINE
- G EXISTING GAS LINE
- CO CLEAN OUT
- TCO TWIN CLEAN OUT
- WM WATER METER
- GM GAS METER



(A) Utility Conduit Detail
SCALE: NONE



(B) Clean-Out Detail
SCALE: NONE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-062117-18

K:\1200\2829\UTPL.dwg SHEET 5 May 14, 2019 - 10:40:18am SISEMORE WEISZ & ASSOCIATES, INC. 2019

DATE	REVISIONS
5.15.19	ADDENDUM 01

CITY OF BROKEN ARROW
Where opportunity lives

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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74125
C.A. NO. 2421

PHONE (918) 666-3600
FAX: (918) 666-9998
EXP. DATE 6/30/19

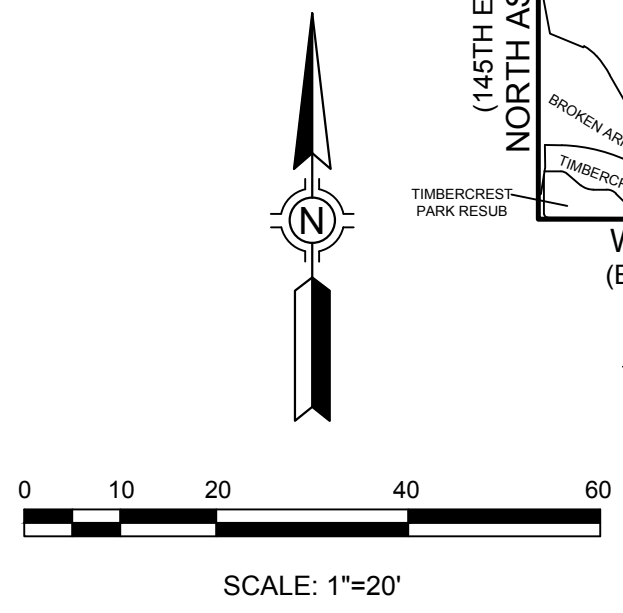
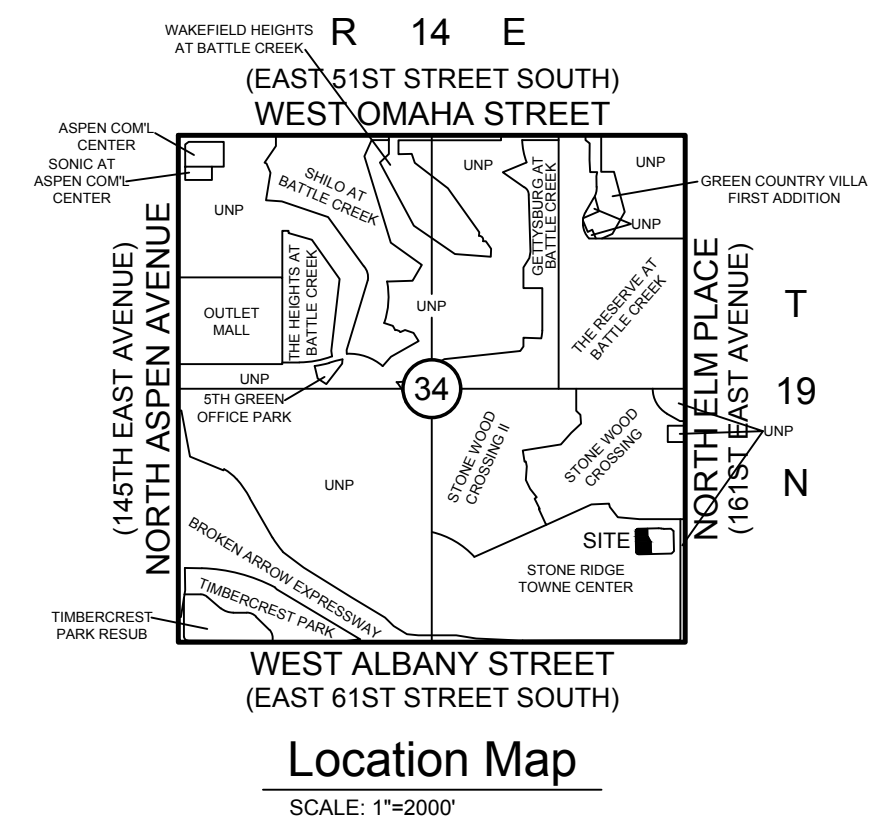
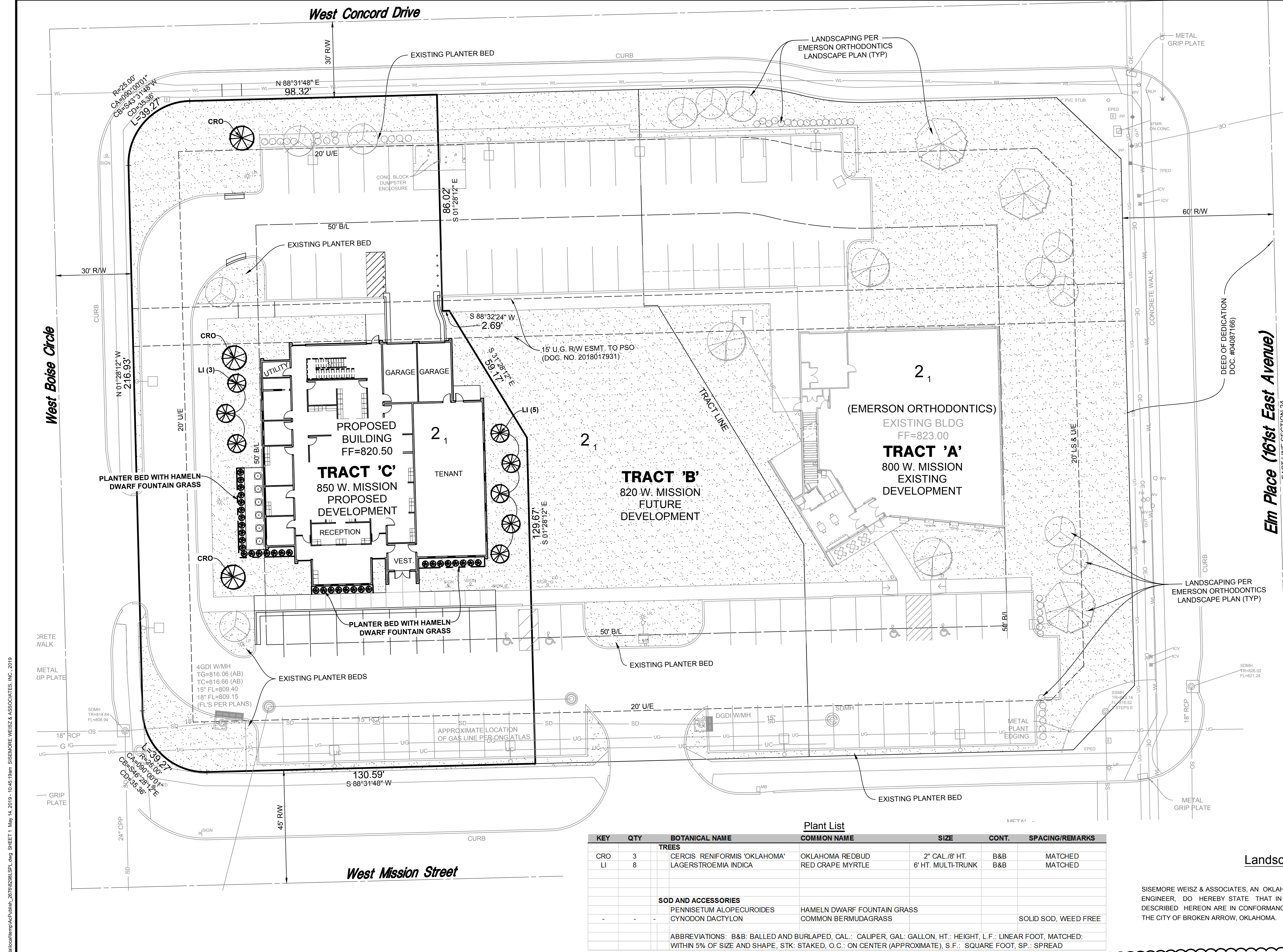
Tulsa Urology
Utility Plan

DEVELOPMENT NO.: ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

Permit Set DATE: 5-2-2019

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5/15/19	LAD	5/15/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/15/19		
DRAWING NAME: 8298UTPL.dwg	SHEET 5 OF 5		WORK ORDER NO. 18298	





Owner:
Richard Saint
RBS Enterprises
 800 W. Boise Circle, Suite 210
 Broken Arrow, OK, 74012
 Phone: (918) 606-1779
 Contact: Richard Saint
 Email: Rsturo@gmail.com

Architect:
Bird Nest Studio
 P.O. Box 700357
 Tulsa, OK, 74170
 Phone: (918) 340-3026
 Contact: Chad Walker

Legend

BERMUDAGRASS

SOD STEEL EDGING 3/16"x4"

Tract C Landscape Summary

TRACT C AREA: 37,730 SF 0.866 ACRES

TOTAL LANDSCAPE AREA
 REQUIRED: 15% 5,660 SF
 PROPOSED: 28% 10,643 SF

LANDSCAPE EDGE:
 WEST CONCORD DRIVE (123 LF)
 TREES
 REQUIRED TREES (1 TREE FOR EVERY FIFTY LINEAL FEET): 3 TREES
 PROVIDED: 3 TREES

SHRUBS
 LENGTH OF PARKING LOT ABUTTING LANDSCAPE EDGE: 71 LF
 REQUIRED SHRUBS:
 (10 SHRUBS FOR EVERY FIFTY LINEAL FEET OF PARKING LOT ABUTMENT TO THE LANDSCAPED EDGE)
 PROVIDED SHRUBS: 15 SHRUBS
 15 SHRUBS

INTERIOR PARKING LOT LANDSCAPING
 NUMBER OF PARKING SPACES
 REQUIRED: (1 TREE PER 15 PARKING SPACES)
 PROPOSED: 27 SPACES
 2 TREES
 11 TREES

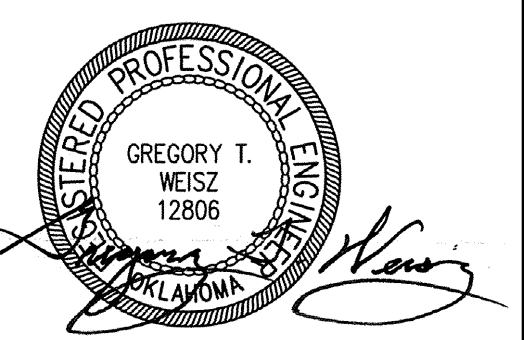
PARKING
 REQUIRED: 1 SPACE PER 250 SF
 27 SPACES
 PARKING PROVIDED: 31 SPACES
 INCLUDES 1 ACCESSIBLE

Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
TREES						
CRO	3	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL./8' HT.	B&B	MATCHED
LI	8	LAGERSTROEMIA INDICA	RED CRAPE MYRTLE	6' HT. MULTI-TRUNK	B&B	MATCHED
SOD AND ACCESSORIES						
-	-	PENNISETUM ALOPECUROIDES	HAMELN DWARF FOUNTAIN GRASS			SOLID SOD, WEED FREE
-	-	CYNODON DACTYLON	COMMON BERMUDAGRASS			
ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN 5% OF SIZE AND SHAPE, STK: STAKED, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD						

Landscape Certificate

SISEMORE WEISZ & ASSOCIATES, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED ENGINEER, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF BROKEN ARROW, OKLAHOMA.



DATE: 5-13-2019

DATE	REVISIONS
5.15.19	ADDENDUM 01

CITY OF BROKEN ARROW
Where opportunity lives

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421

PHONE (918) 666-3600
 FAX: (918) 666-9938
 EXP. DATE 6/30/19

Tract 'C'-Tulsa Urology
 Detail Landscape Plan
 Issue for Permit and Bid

DEVELOPMENT NO.: _____ DETENTION DETERMINATION NUMBER: DD-031508-15

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5-15-19	LAD	5-15-19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5-15-19		
DRAWING NAME: 8298L.SPL.dwg	SHEET 1 OF 2		WORK ORDER NO. 18298	

Certification of Installation

- A. INSTALLATION OF ALL LANDSCAPING EXCEPT TREES**
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (FOR MULTIFAMILY, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS) OR ISSUANCE OF FINAL INSPECTION (FOR SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS), WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY DEVELOPMENT SERVICES DEPARTMENT BY AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA, OR THE OWNER OF THE PROPERTY, STATING THAT THE INSTALLATION OF THE LANDSCAPING, EXCEPT TREES, IS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.
- B. INSTALLATION OF TREES**
PRIOR TO OR WITHIN ONE HUNDRED TWENTY (120) DAYS FOLLOWING THE ISSUANCE OF THE OCCUPANCY PERMIT (FOR MULTIFAMILY, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS) OR FINAL BUILDING PERMIT (FOR SINGLE FAMILY AND TWO FAMILY DEVELOPMENTS), WRITTEN CERTIFICATION OF AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN SHALL BE SUBMITTED TO THE CITY'S DEVELOPMENT SERVICES DEPARTMENT.
- C. TEMPORARY CERTIFICATE OF OCCUPANCY**
A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR UP TO ONE HUNDRED TWENTY (120) DAYS TO ALLOW LANDSCAPE MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

Planting Notes

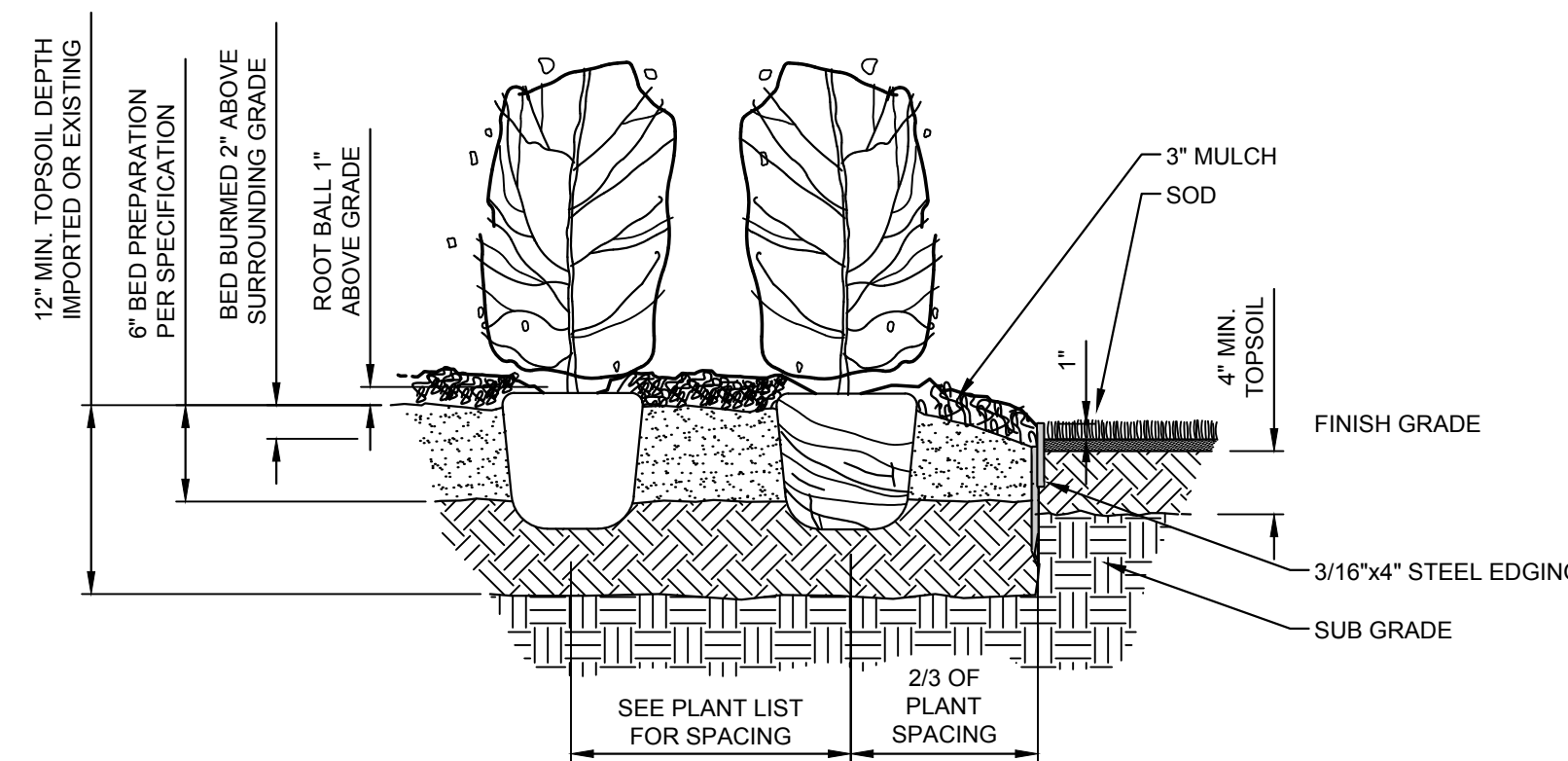
1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OVERHEAD OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD OBSTRUCTIONS BE FOUND, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS PRIOR TO BEGINNING SOIL PREPARATION. IF BERMUDA GRASS IS PRESENT IT SHALL BE ERADICATED BY APPROVED MEANS. SPREAD 2" OF COMPOST (BACK TO EARTH SOIL CONDITIONER), 1" OF PINE BARK MULCH, AND OSMOCOTE FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
6. TWINE AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. AREAS WITHIN THE PROPERTY LINES, THE R.O.W. PARALLEL TO THE PROPERTY LINES, AND ALL OTHER LAWN AREAS DISTURBED BY THE CONSTRUCTION PROCESS THAT ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS ARE TO BE SODDED WITH SOLID SOD BERMUDA GRASS.
9. ALL AREAS RECEIVING SOD SHALL RECEIVE A MINIMUM 4" OF TOPSOIL. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND SHALL BE NOT LESS THAN 2 YEARS OLD. APPLY A 10-20-10 FERTILIZER AT A RATE OF TEN(10) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SODDING.
10. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY RYERSON.
11. BACK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND OSMOCOTE FERTILIZER PER TREE.
12. ALL PLANTS SHALL BE TRUE OF SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS (CALIPER, SIZE, AND TRUNK HEIGHT) AS SPECIFIED ON THE DRAWING.
13. SIX WEEKS AFTER THE INSTALLATION OF SOD, A GRANULAR APPLICATION OF BARRICADE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER 1,000 S.F. AND THEREAFTER, ANNUAL APPLICATIONS SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
14. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST OF TWO ANNUAL LIQUID APPLICATIONS OF PENDULUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
15. STAKING AND GUYING TO BE REMOVED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

Irrigation Notes

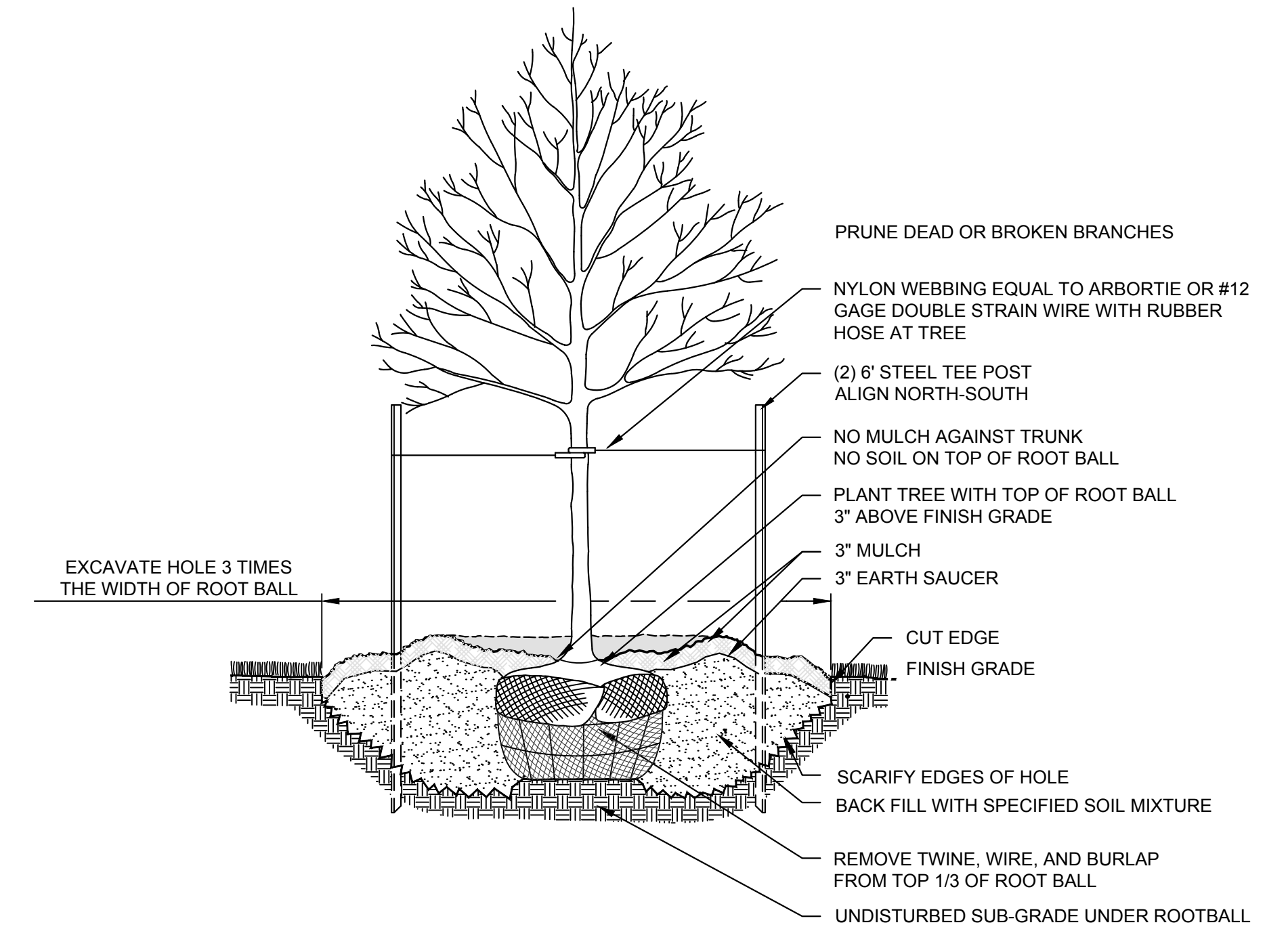
1. WATER SHALL BE PROVIDED IN ALL PLANTING BEDS AND SOD AREAS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION CONTROL ZONES SHALL BE SEPARATED TO PERMIT IRRIGATION OF SIMILAR PLANT MATERIALS, SUN EXPOSURE, LAND SLOPE AND SOIL/LANDSCAPE CONDITIONS. SYSTEM SHALL BE DESIGNED SUCH THAT ALL IRRIGATION HEADS SHALL APPLY WATER TO A GIVEN AREA AT THE SAME RATE YIELDING MATCHED AND UNIFORM PRECIPITATION RATES AND UNIFORM COVERAGE. SHRUB AND LAWN AREAS ARE TO BE IN ZONED SEPARATELY.
3. SPRAY HEADS SHALL BE SPACED NO FURTHER THAN FOR 'HEAD TO HEAD' COVERAGE BASED ON THE SPRINKLER HEAD PERFORMANCE PUBLISHED BY THE MANUFACTURER. ROTARY HEADS SHALL BE SPACED NO FURTHER THAN 85 PERCENT AND 90 PERCENT FOR 3/4" INLET AND 1" INLET ROTARIES RESPECTIVELY AT THE DESIGN PRESSURE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LANDSCAPE WATERING PROGRAM WITH THE OWNERS REPRESENTATIVE.
5. INSTALL SEPARATE IRRIGATION METER, BACK FLOW PREVENTION DEVICE AND PROTECTIVE HOUSING WITH HEAT TAPE. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR SHALL FOLLOW THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF IRRIGATION SYSTEM.
6. PROVIDE ELECTRICAL POWER TO BACK FLOW PREVENTER FOR HEATING DEVICE.
7. SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. COORDINATE EXACT LOCATION OF CONTROLS WITH OWNER'S REPRESENTATIVE.

General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE MONTHS. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SOD FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE MATERIALS LIST, THE PLANTING PLAN SUPERSEDES THE MATERIALS LIST IN ALL CASES.



Planting Detail
NOT TO SCALE



Tree Planting Detail
NOT TO SCALE

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DATE	REVISIONS
5.15.19	ADDENDUM 01



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

S&A **Sismore Weisz & Associates, Inc.**
 6111 EAST 32nd PLACE PHONE: (918) 665-3600
 TULSA, OKLAHOMA 74135 FAX: (918) 665-8068
 C.A. NO. 2421 EXP. DATE 6/30/19

Tract 'C'-Tulsa Urology
Landscape Notes & Details
Issue for Permit and Bid

DEVELOPMENT NO. : _____ DETENTION DETERMINATION NUMBER: DD-03308-15

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN na	GTW	5-15-19	LAD	5-15-19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5-15-19		
DRAWING NAME: 8298LSPL.dwg	SHEET 2		WORK ORDER NO.	
	OF 2		18298	

- GENERAL NOTES - SITE PLAN**
1. RE: CIVIL FOR GRADING, PAVING, DRAINAGE, EROSION CONTROL, UTILITIES, ETC... LANDSCAPE CONTRACTOR.
 2. LANDSCAPE DESIGN IS SCHEMATIC IN NATURE; FINAL SPECIES, LOCATIONS, AND PLANTING BED LAYOUTS SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE CONTRACTOR.
 3. LANDSCAPING SHALL COMPLY WITH ALL BROKEN ARROW ZONING ORDINANCES.
 4. NEW LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM, RE: CIVIL AND MEP.
 5. PROVIDE SOD AT ALL DISTURBED SOIL DUE TO CONSTRUCTION ACTIVITY.
 6. ANY DAMAGED SIDEWALKS OR PAVING DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH ORIGINAL CONDITION.

BIRD NEST STUDIO
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 Tulsa, Oklahoma 74170
 Tel: 918.340.3026
 www.birdneststudio.com
 owalker@birdneststudio.com



**TULSA UROLOGY
 MEDICAL OFFICE**
 850 W. MISSION STREET
 BROKEN ARROW, OK 74012

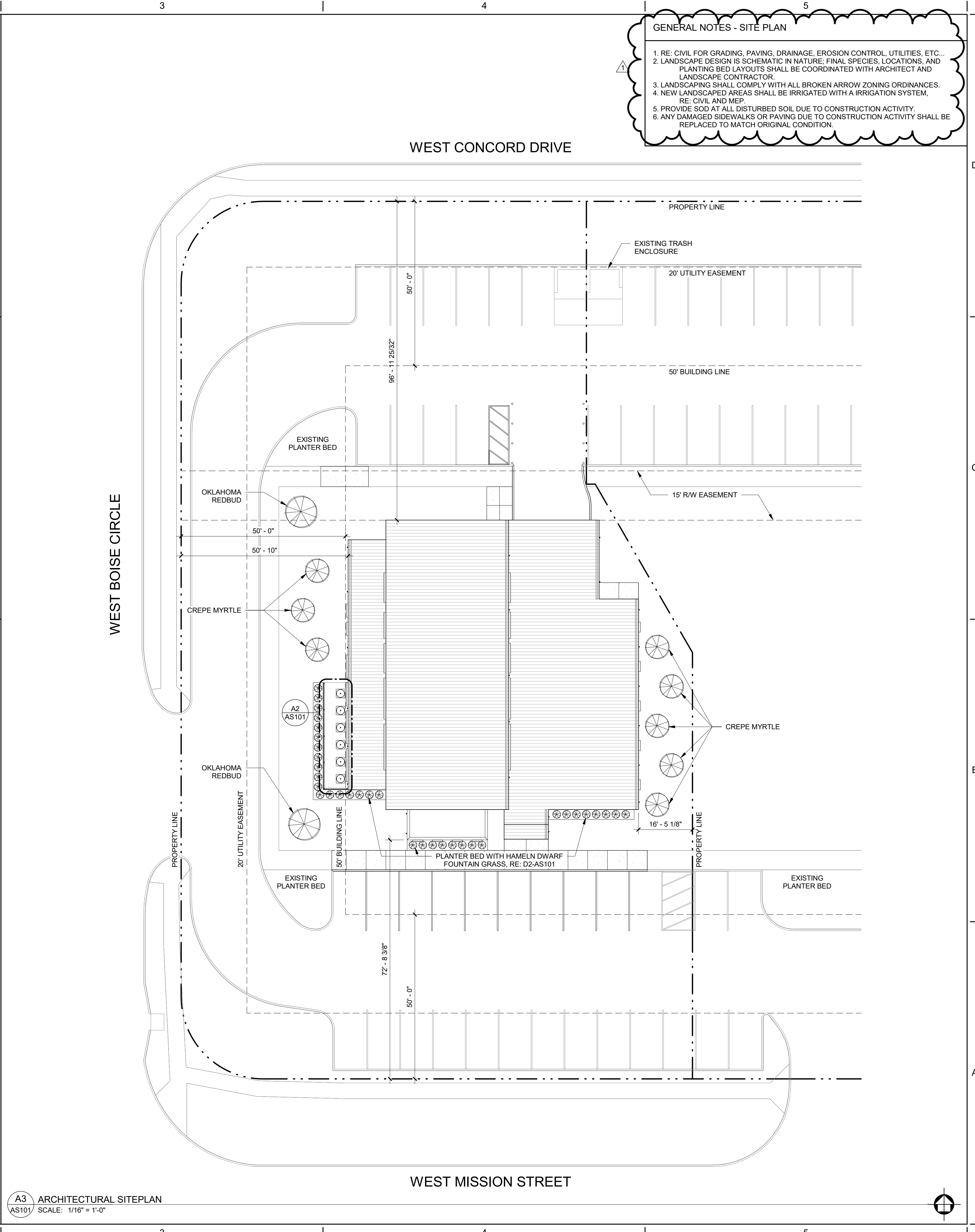
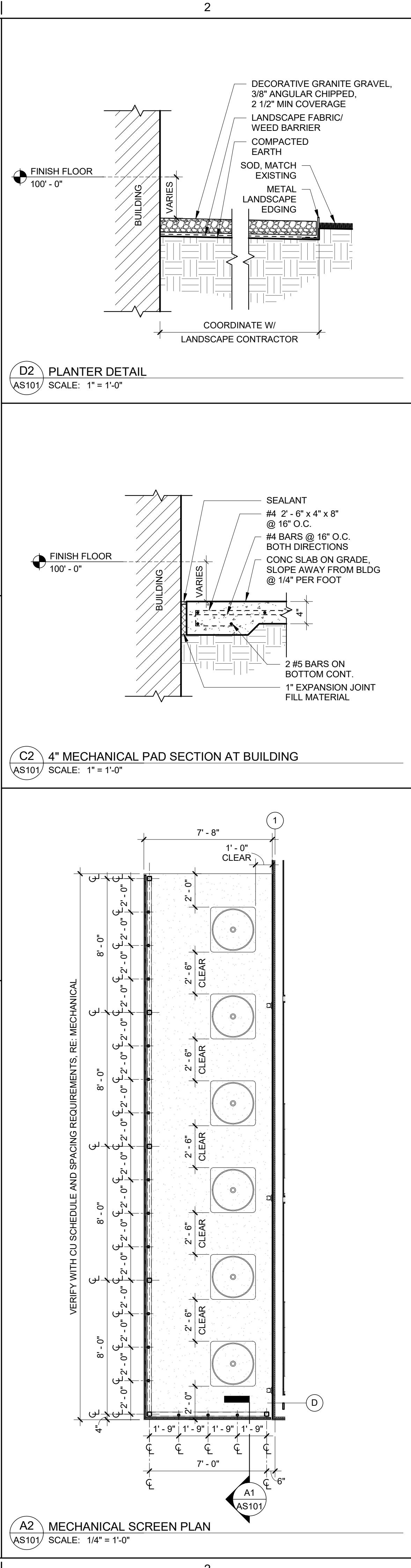
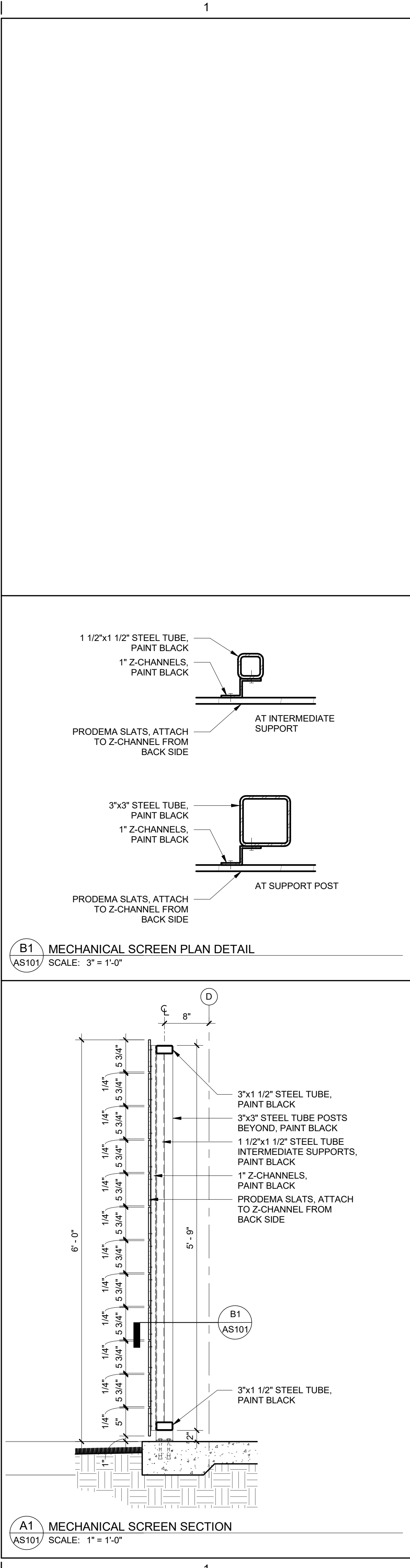
SITE PLAN

PROJECT NO.: 18-011
 DATE: 05.03.19
 REVISED: ADDENDUM 01
 05.15.19

SHEET:
AS101

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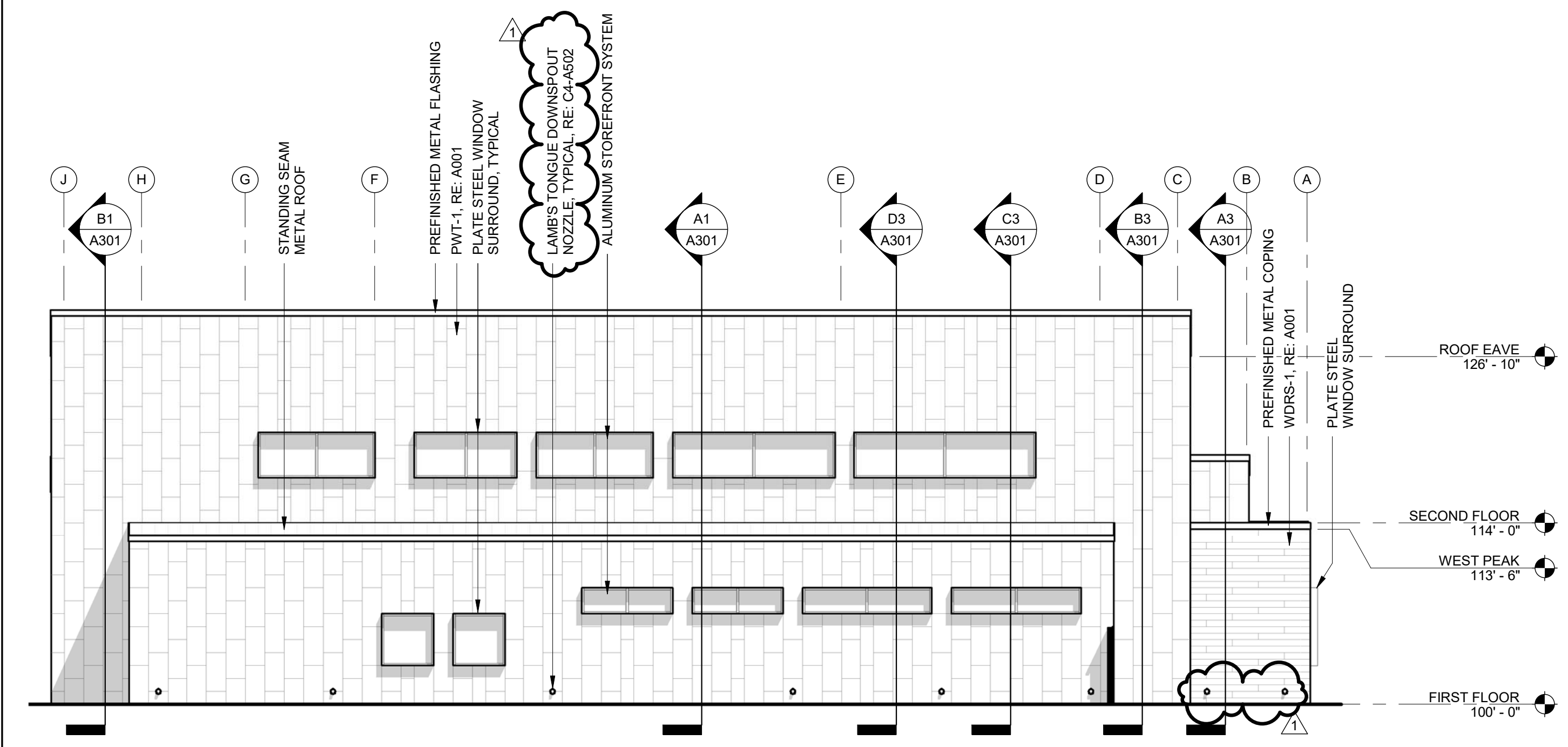
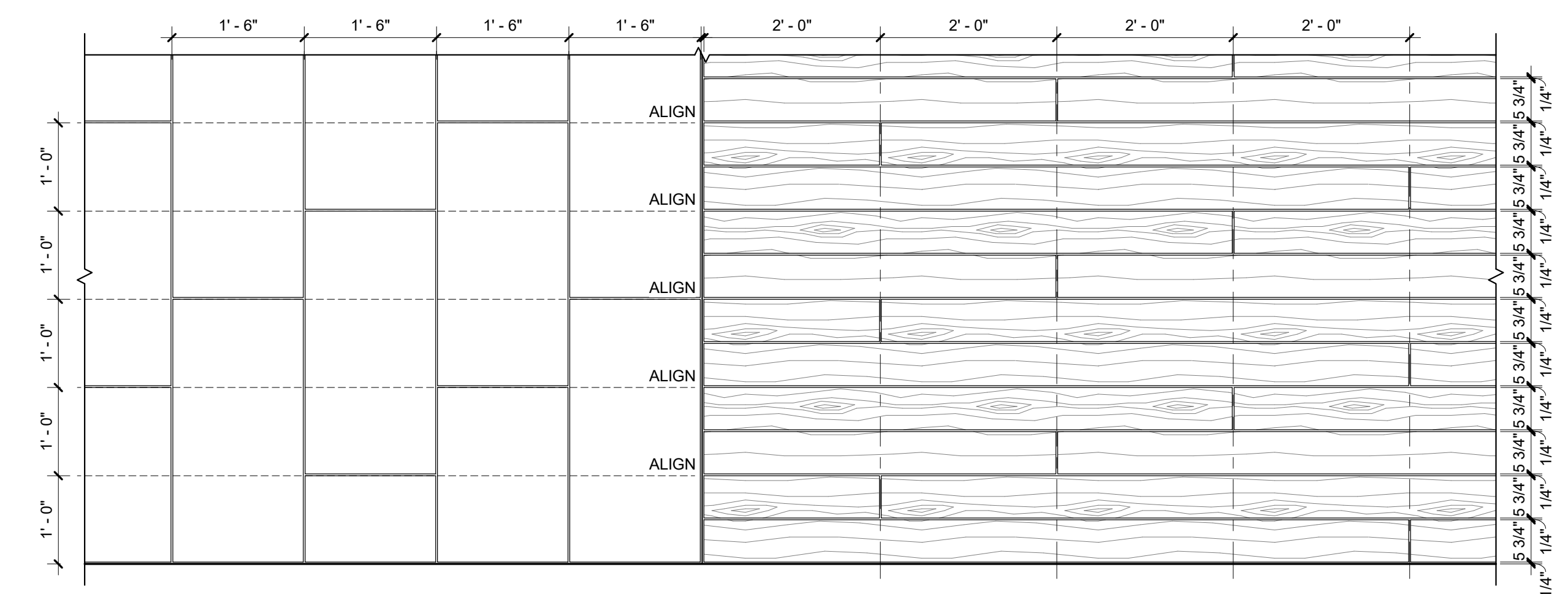
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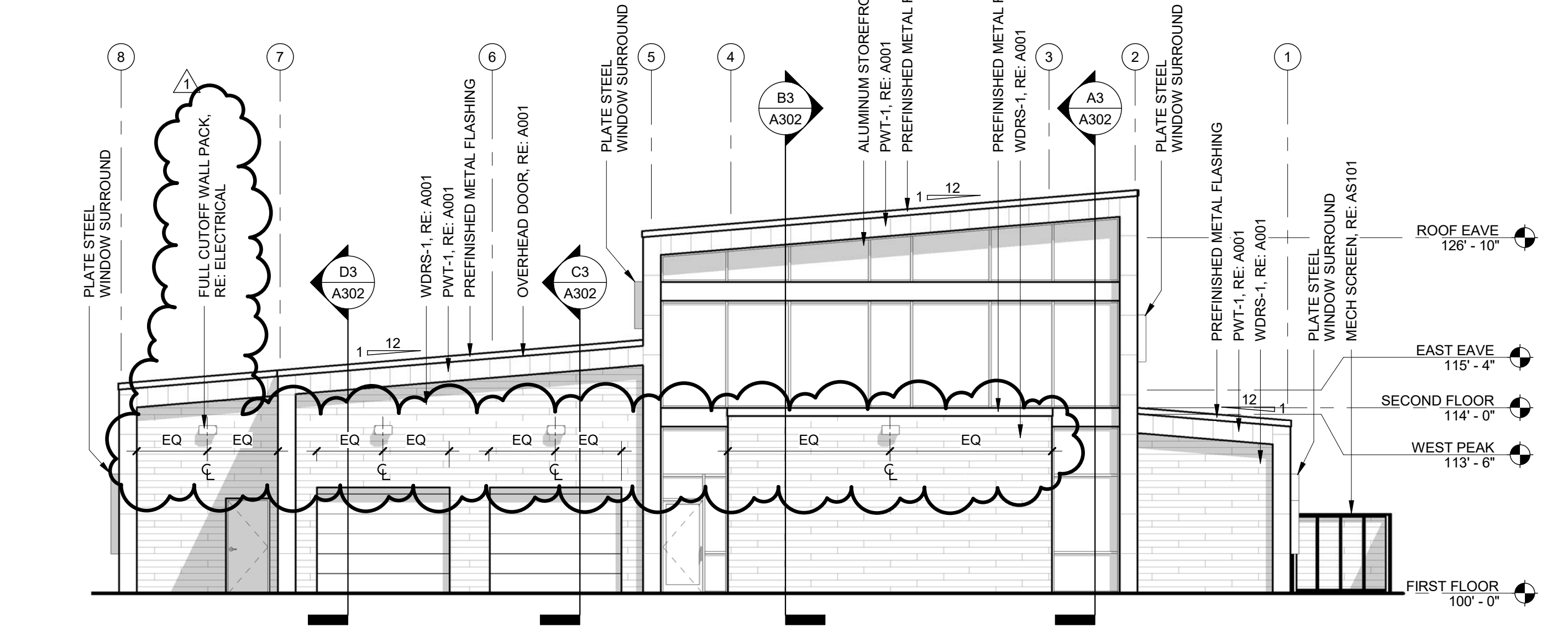


05.03.19

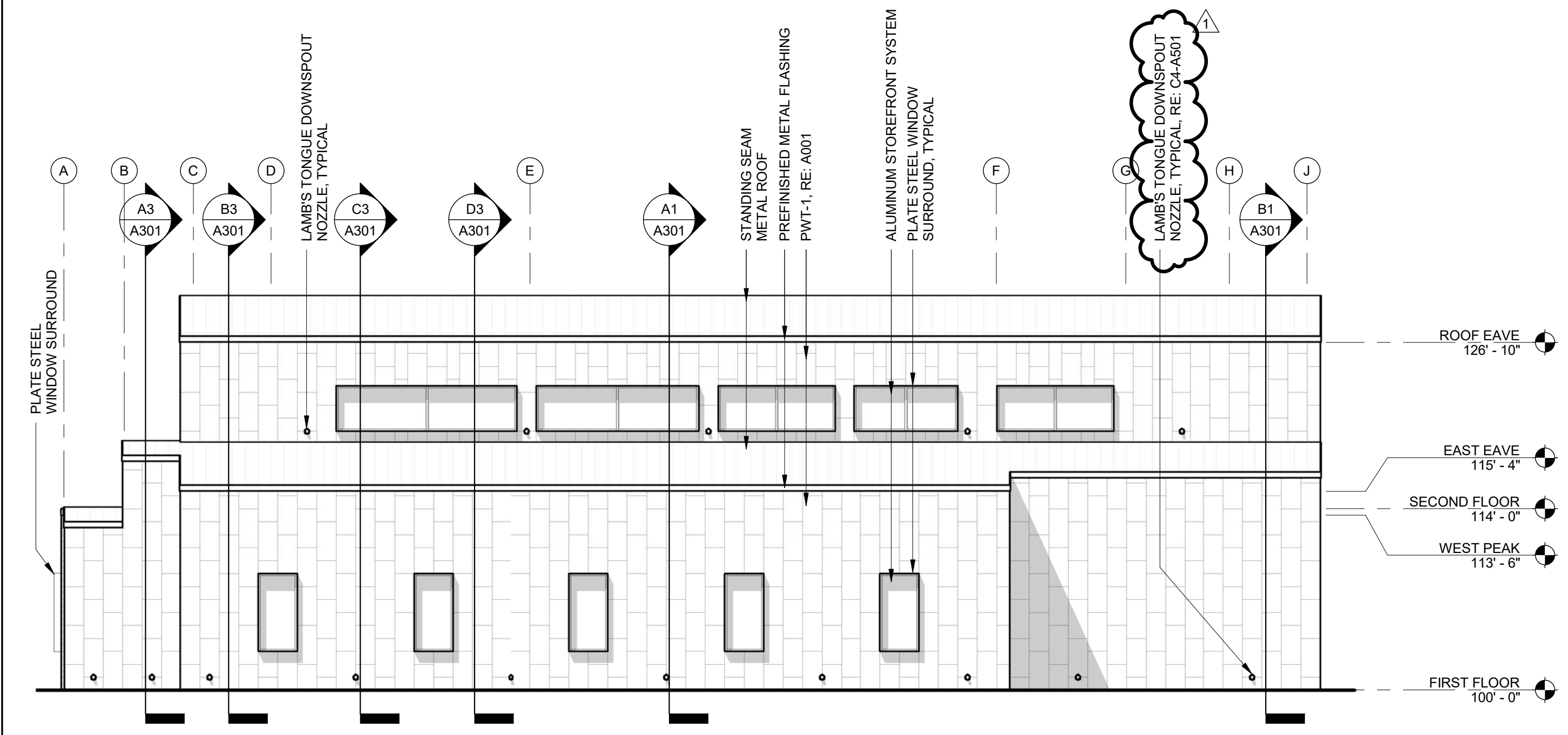
D3 TILE AND WOOD RAINSCREEN PATTERN DIAGRAM
A201 SCALE: 3/4" = 1'-0"



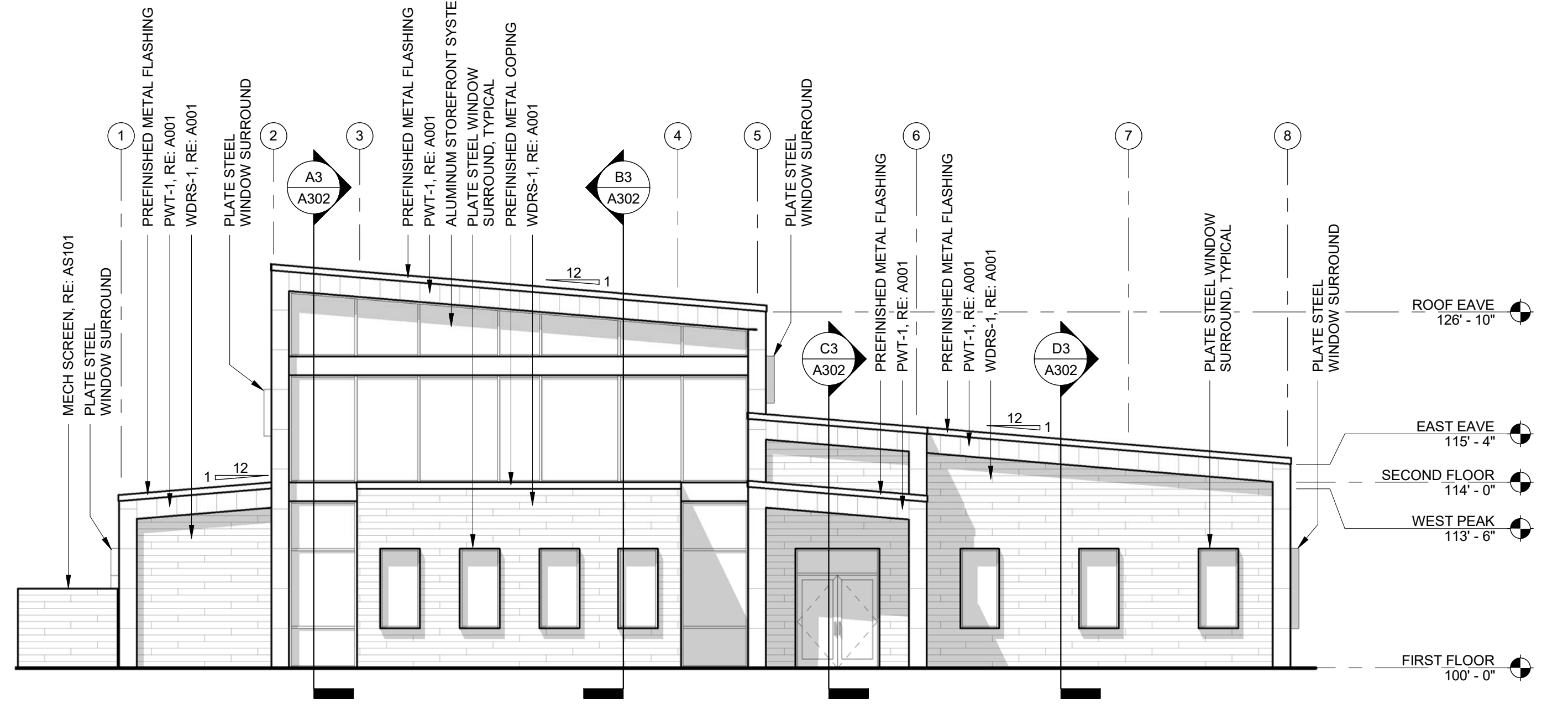
B1 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"



B3 NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"



A3 SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"

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850 W. MISSION STREET
BROKEN ARROW, OK 74012

ELEVATIONS

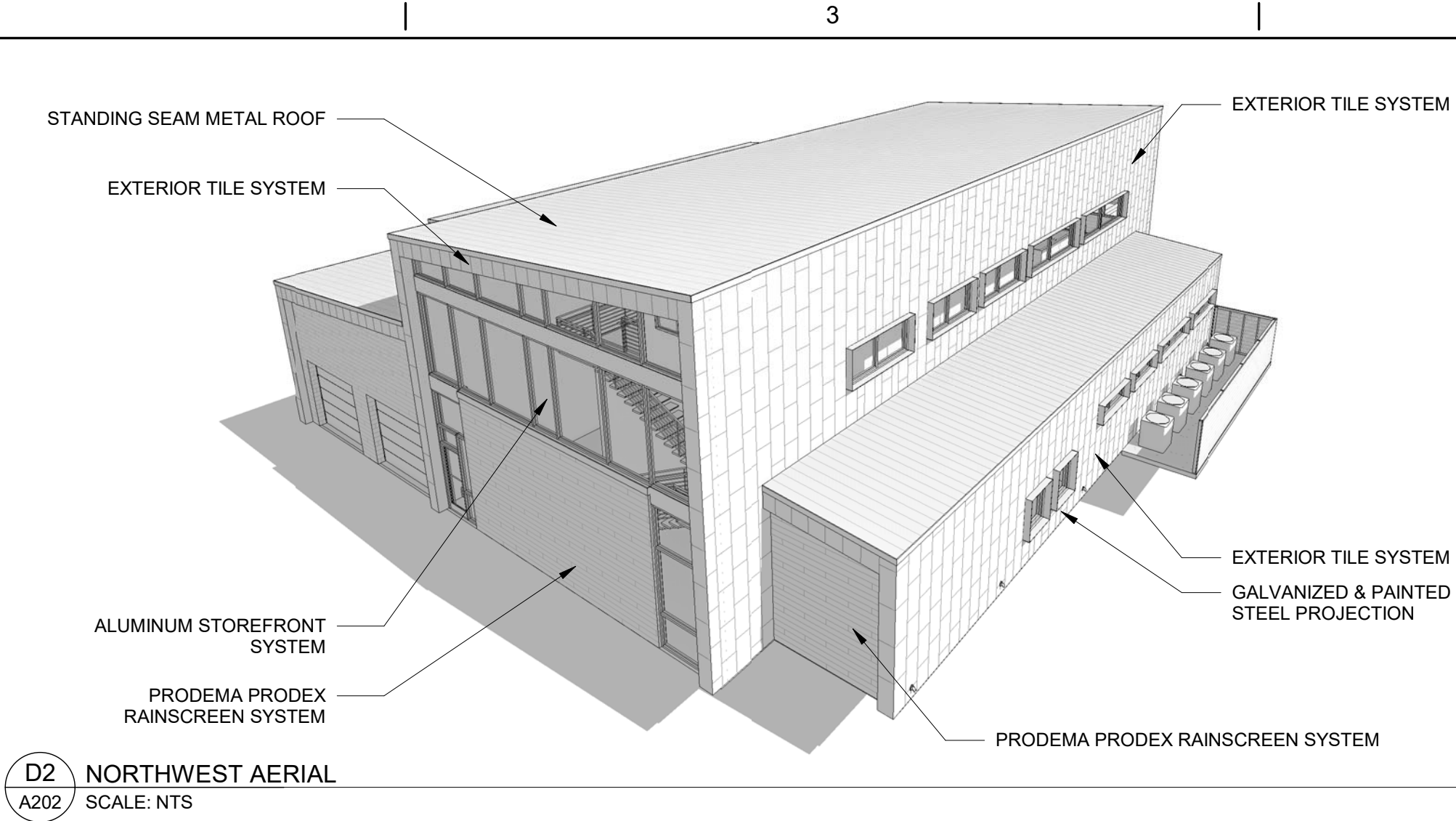
PROJECT NO.: 18-011
DATE: 05.03.19
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05.15.19

SHEET:
A201
PERMIT SET

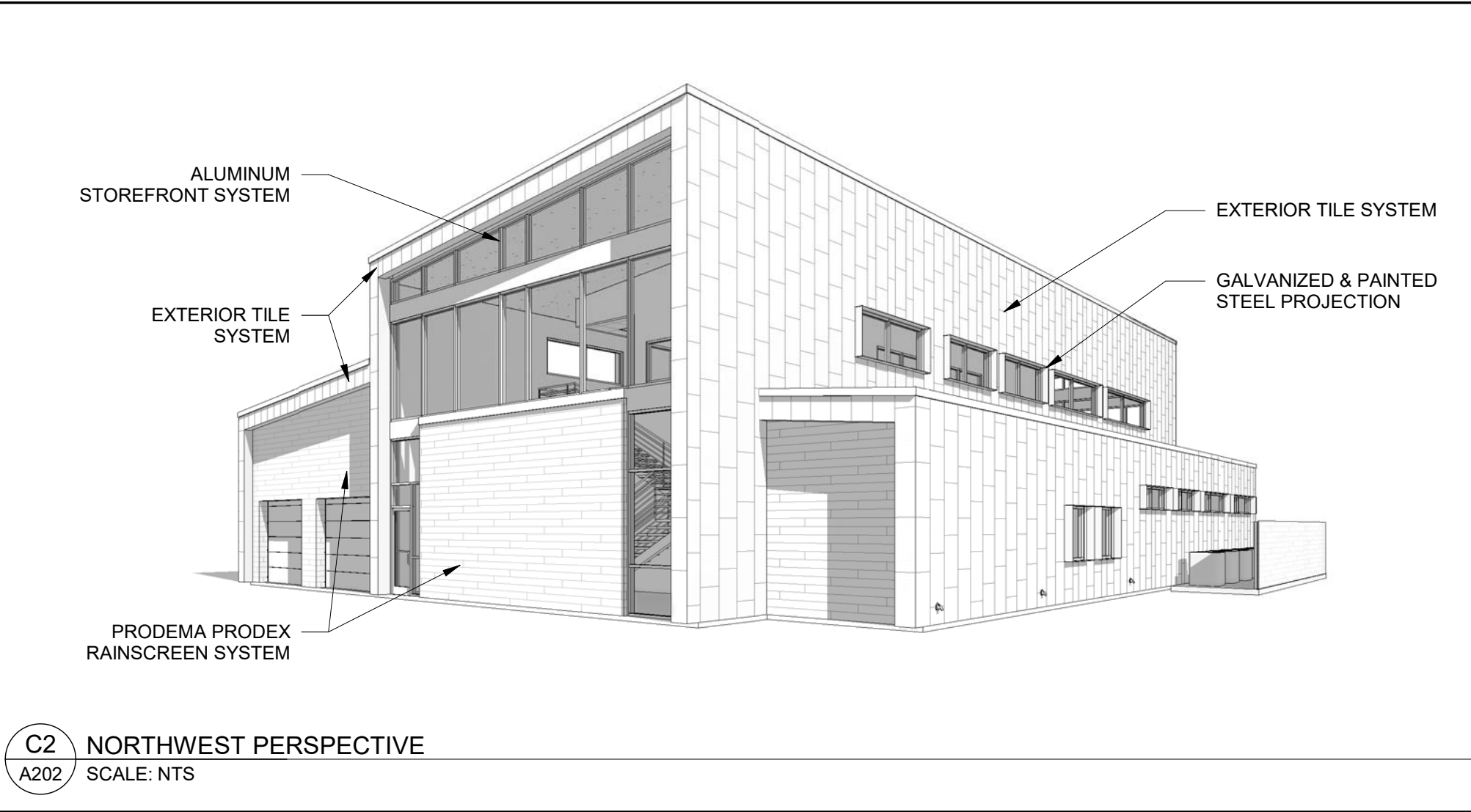
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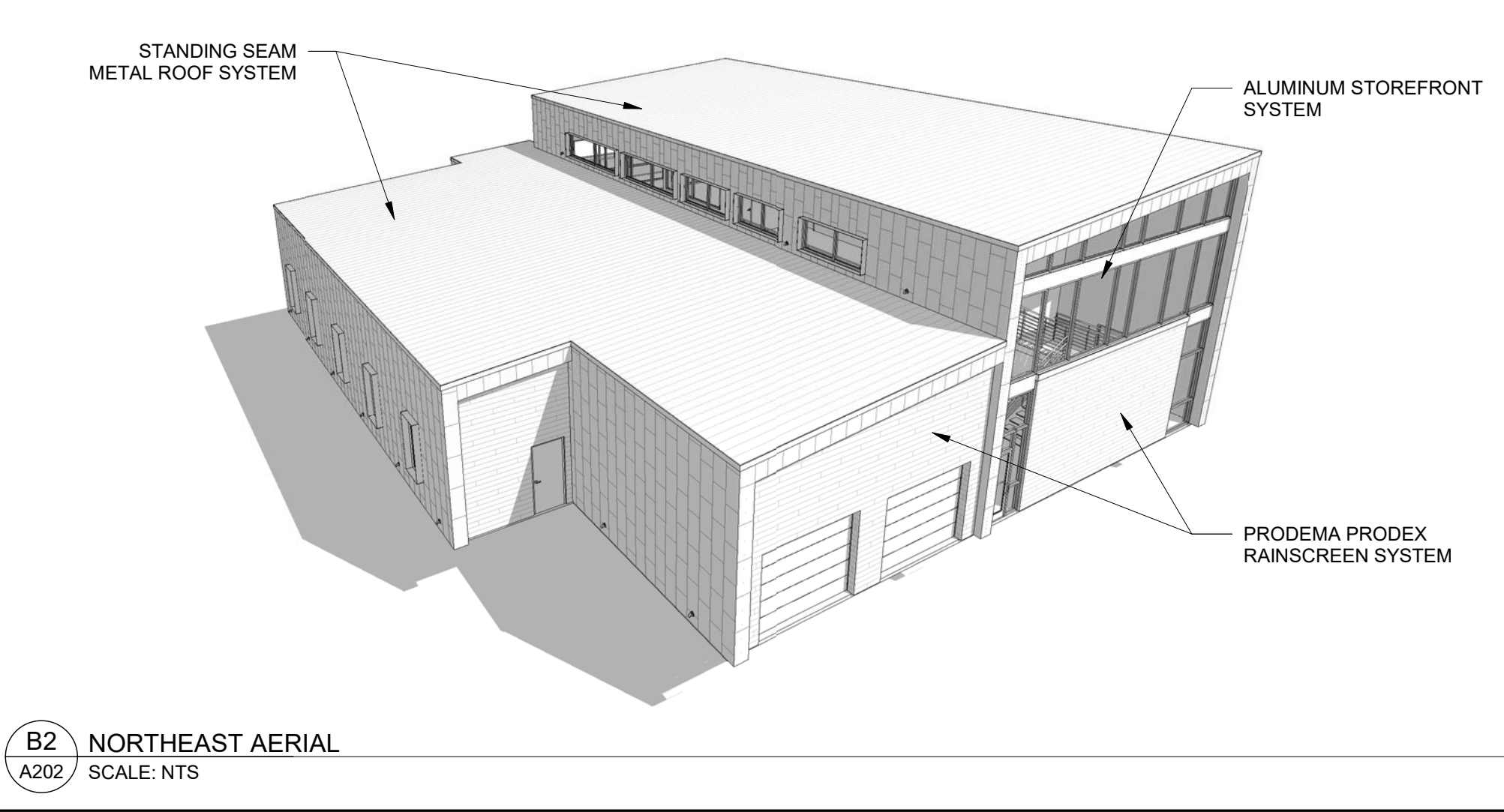
A1 SOUTHWEST PERSPECTIVE ENLARGED
SCALE: NTS



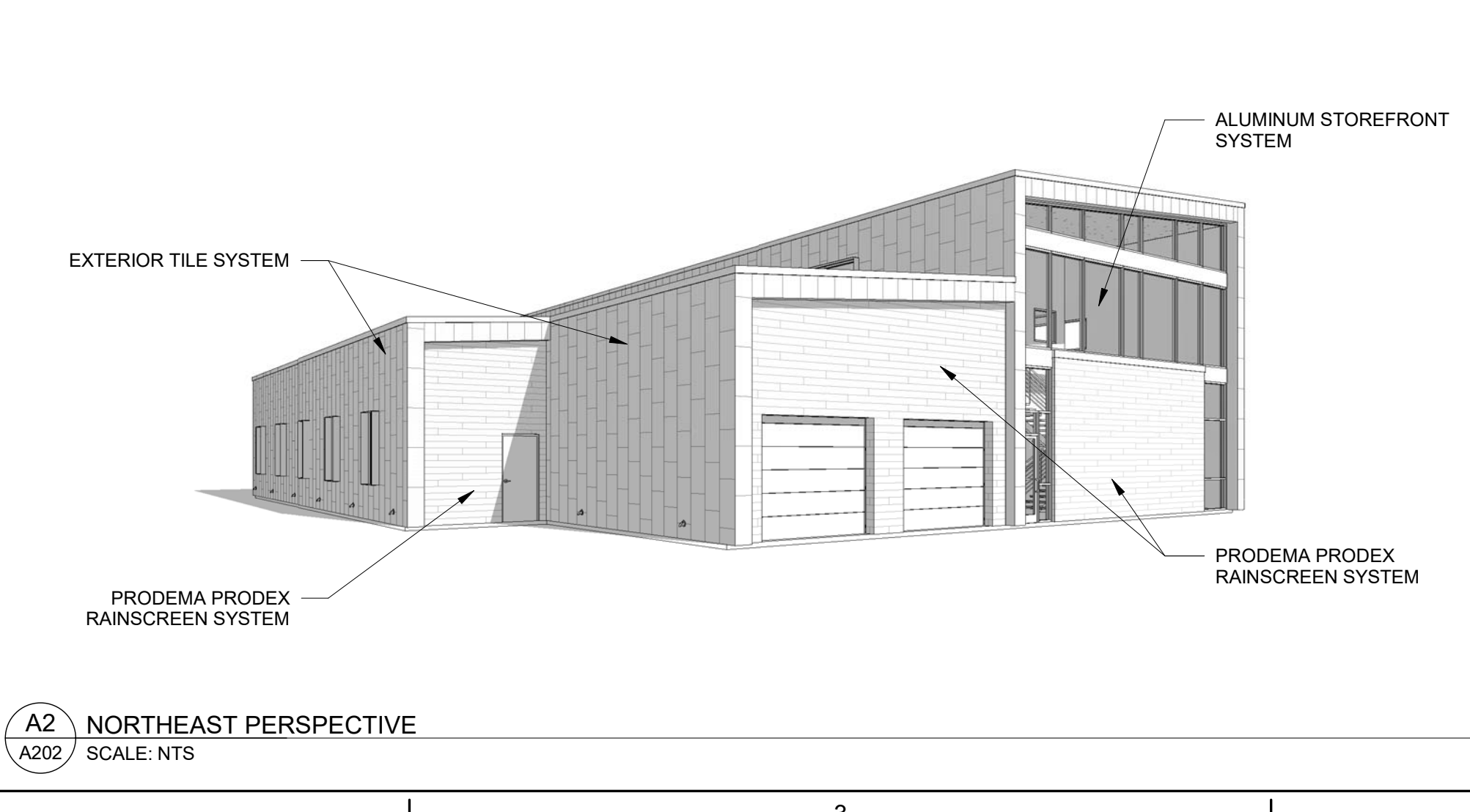
D2 NORTHWEST AERIAL
SCALE: NTS



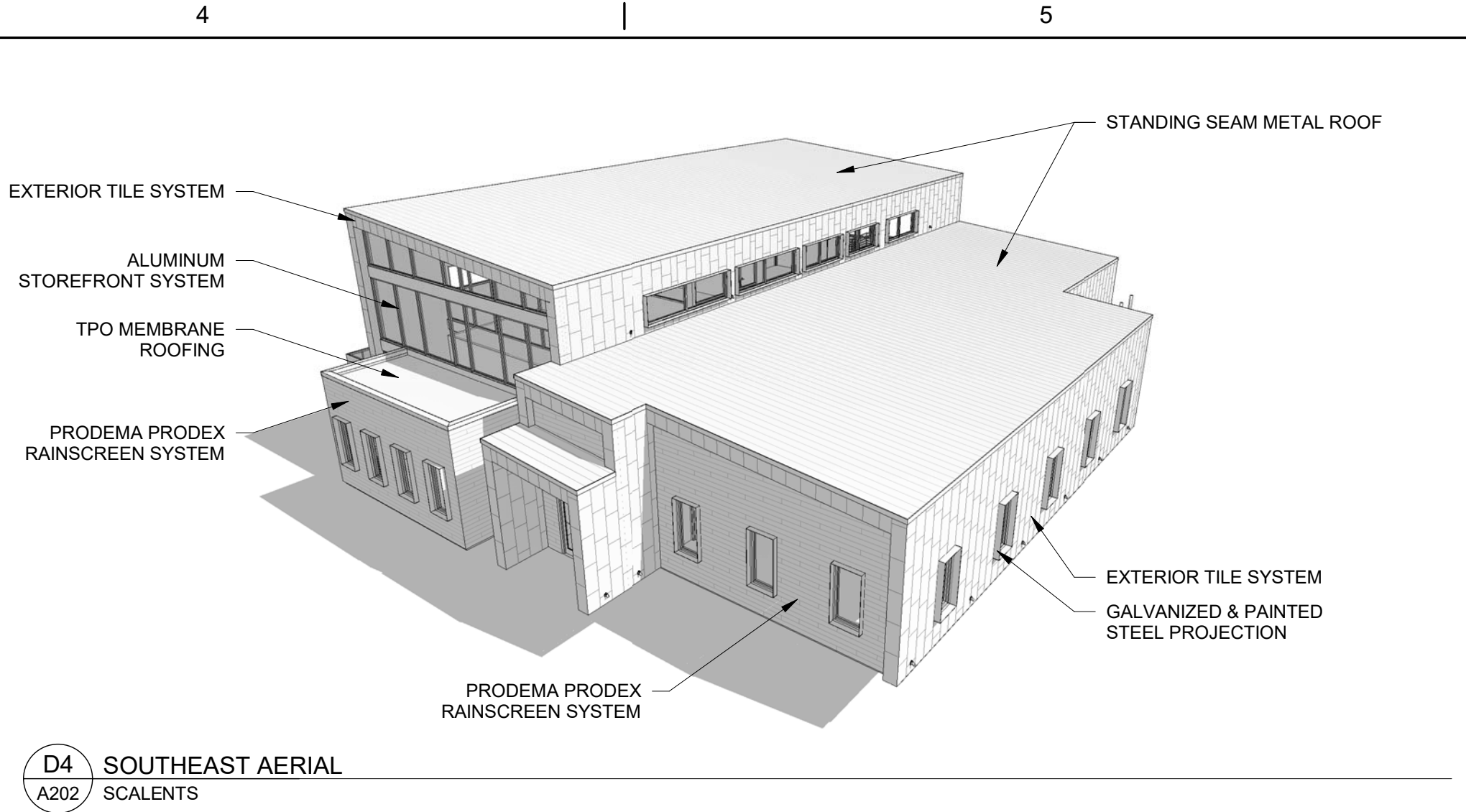
C2 NORTHWEST PERSPECTIVE
SCALE: NTS



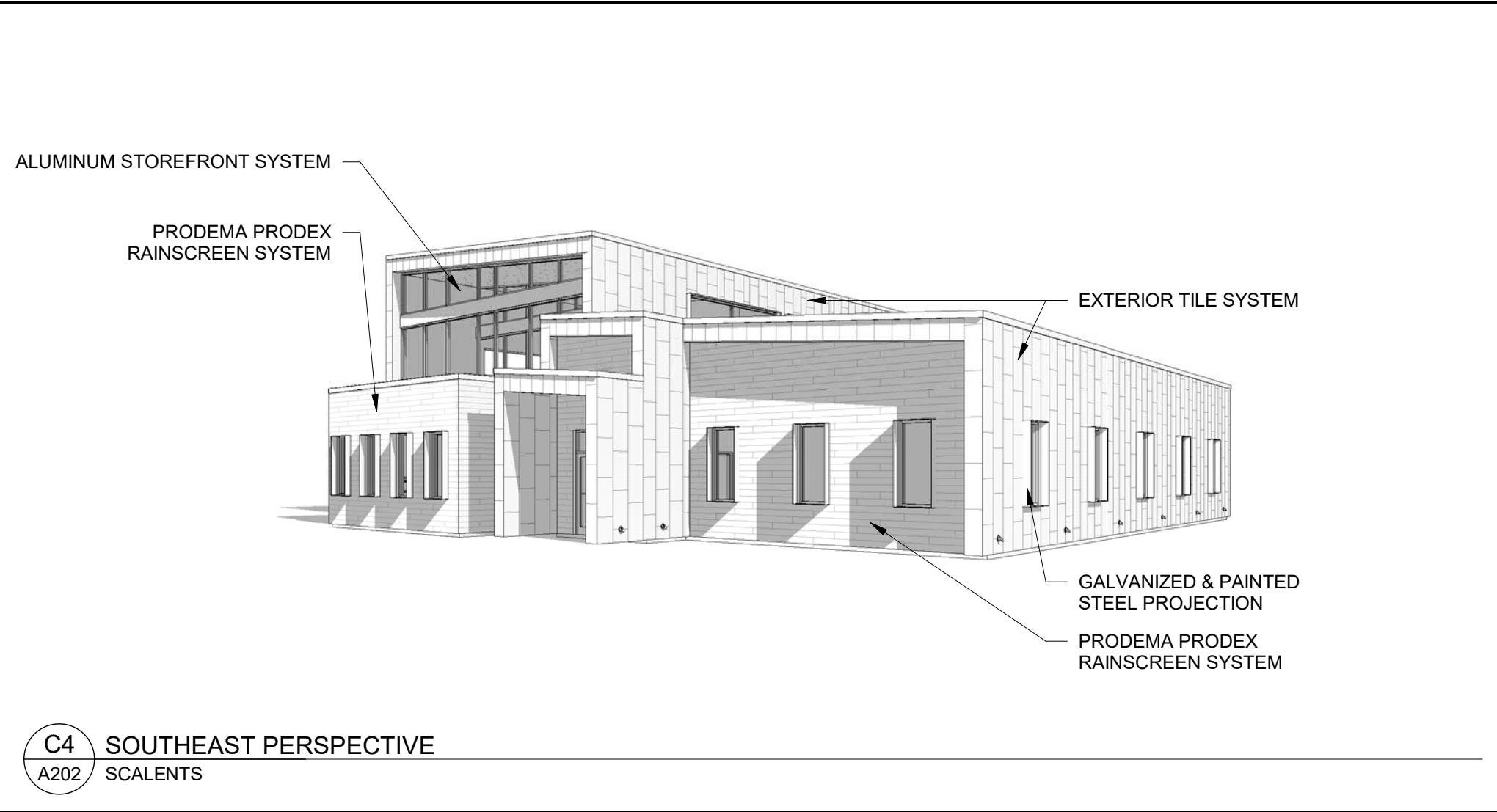
B2 NORTHEAST AERIAL
SCALE: NTS



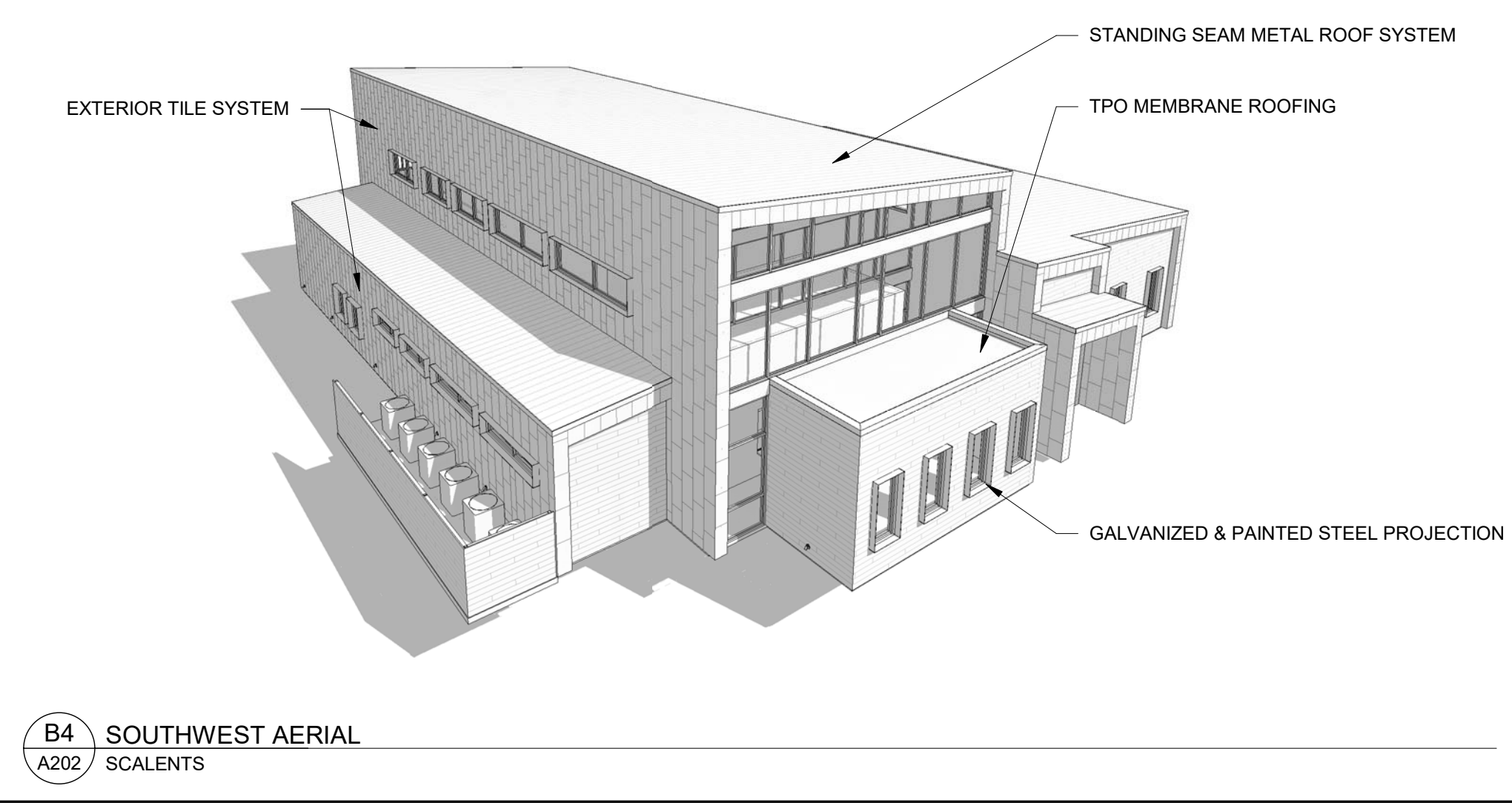
A2 NORTHEAST PERSPECTIVE
SCALE: NTS



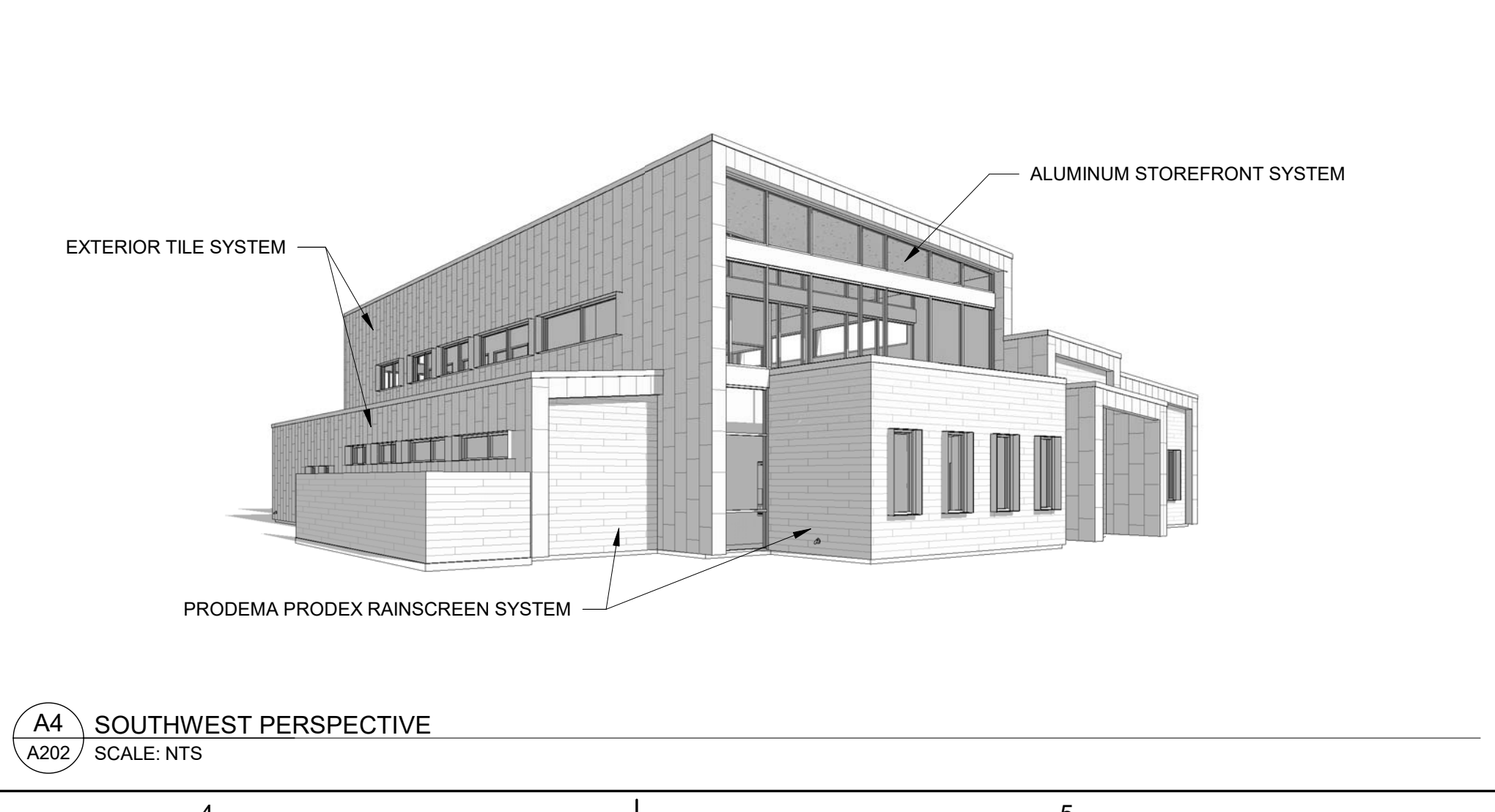
D4 SOUTHEAST AERIAL
SCALE: NTS



C4 SOUTHEAST PERSPECTIVE
SCALE: NTS

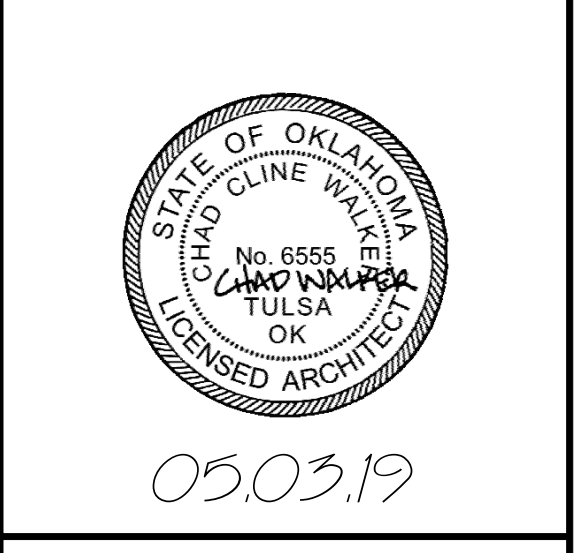


B4 SOUTHWEST AERIAL
SCALE: NTS



A4 SOUTHWEST PERSPECTIVE
SCALE: NTS

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**TULSA UROLOGY
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EXTERIOR PERSPECTIVES
PROJECT NO.: 18-011
DATE: 05.03.19
REVISED:
SHEET:
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