

GENERAL NOTES

- A. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION
- B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- C. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- D. FIELD VERIFY IS DEFINED AS; THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION
- E. PATCH AND REPAIR SOILS AND/OR LANDSCAPE DISTURBED BY DEMOLITION OR NEW CONSTRUCTION
- F. CONTRACTOR TO ENSURE AREAS OF NEW CONSTRUCTION ADJOINING EXISTING SHALL BE FLUSH IN NATURE
- G. ALL NEW SITE CONCRETE PAVING TO MATCH EXISTING SITE DRAINAGE. GC TO FIELD VERIFY EXISTING DRAINAGE.
- H. PROVIDE DRAINAGE AWAY FROM BUILDING AT ALL NEW CONCRETE WORK AND DISTURBED LANDSCAPE/VEGETATION AREAS.
- I. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- J. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGN SHALL CONFORM TO ADA STANDARDS OR LOCATE RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- K. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- L. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- M. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

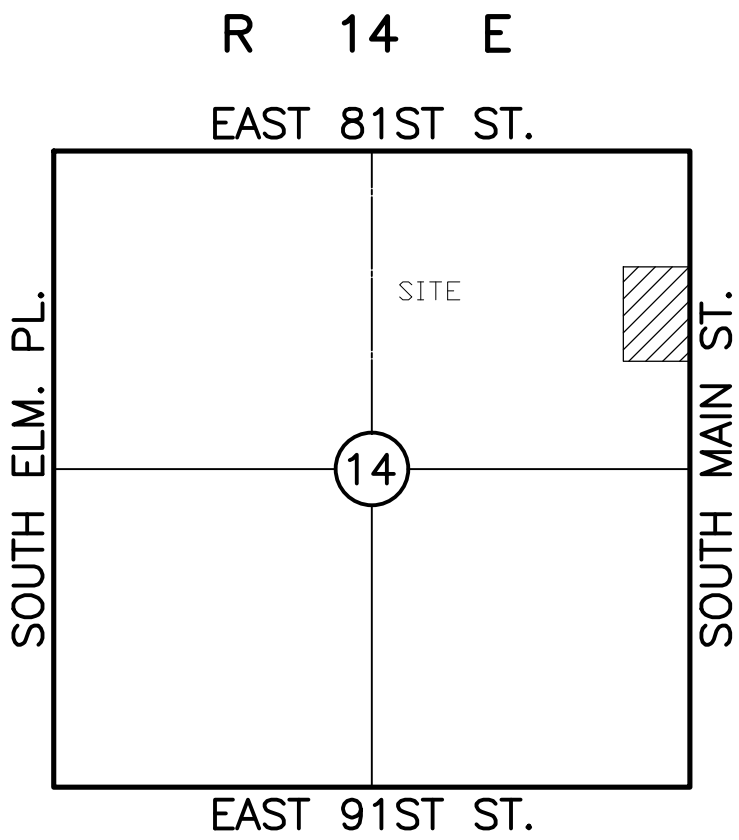
DETAILED SITE PLAN

SUBDIVISION: FEARS ADDN  
LEGAL: LT 1, 2 & 3, BLK 13  
TOWNSHIP: 18 NORTH; RANGE 14 EAST; SECTION 14  
DEVELOPMENT AREA: .48 ACRES / 21,000 SQ. FT.  
ZONED: DM (DOWNTOWN MIXED CORE DISTRICT)  
ACCOUNT #R79200841404300  
PARCEL #79200841404300  
ADDRESS: 904 W. MAIN ST. BROKEN ARROW, OK

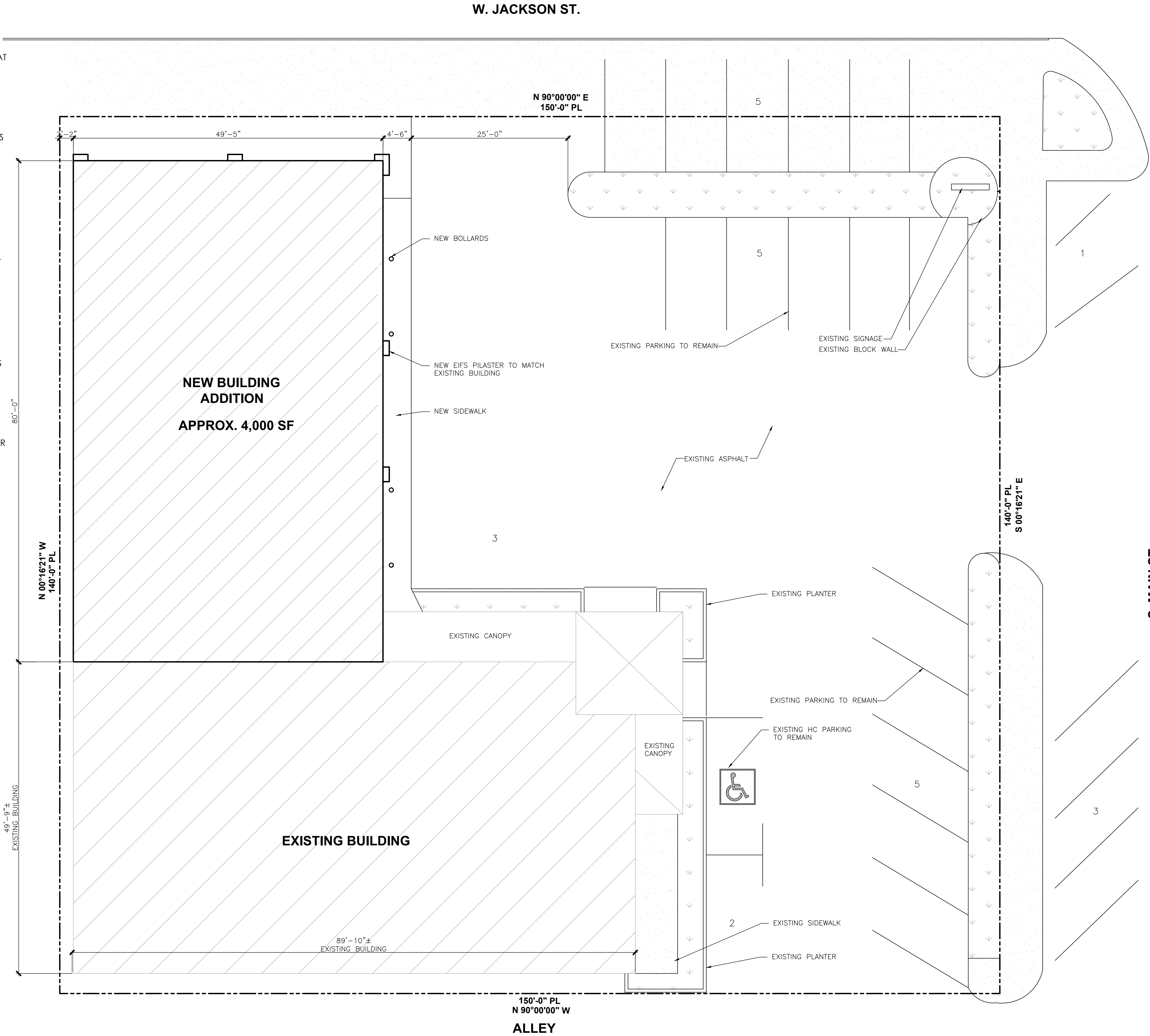
PROPOSED USE: STORAGE ADDITION TO EXISTING OFFICE/STORAGE BUILDING

BUILDING FLOOR AREA PROPOSED (FOOTPRINT): APPROX. 4,000 SF

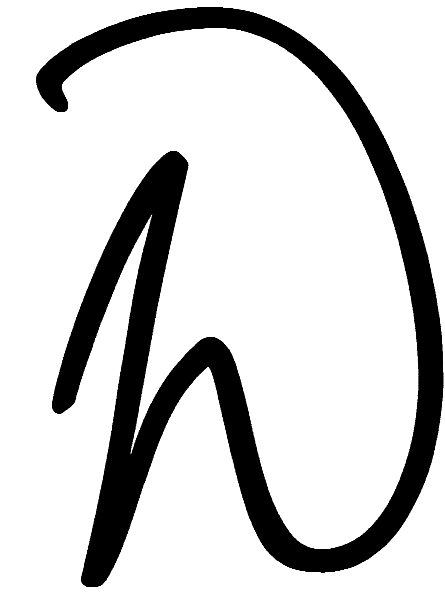
(DM) MAXIMUM BUILDING HEIGHT PROPOSED: 14'-8".  
(DM) FRONT:MIN 0, MAX 10. SITE & REAR: 0



Location Map  
SCALE: NTS



FOR SITE PLAN APPROVAL  
**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1/8" = 1'-0"



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SEAL:



5/23/2016  
WELDON BOWMAN, AIA  
OK LICENSE NO. 6042  
CA# 02461 EXPIRES 06/30/2017

PROJECT:

**FENIX  
OUTFITTERS**

**PROJECT #  
16069**

**904 S. MAIN ST.  
BROKEN ARROW,  
OK 74012**

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.23.2016

SHEET NAME:

**ARCHITECTURAL  
SITE PLAN**

SHEET #:  
FOR SITE PLAN APPROVAL

**A101**