

December 19, 2017

City of Broken Arrow Planning Commission
City of Broken Arrow
PO Box 610
Broken Arrow, Ok 74013

Re: Mullin Plumbing

Commissioners-

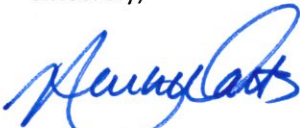
In 2016 the City of Broken Arrow approved the site plan for the new Mullin Plumbing headquarters located at 100 South 23rd Street. Since that time, Mullin Plumbing has been working toward construction. During that time, it has arisen the request that the back-working buildings be metal buildings only.

Therefore, we request that Buildings B, C, D and E, as shown on the approved Site Plan, be granted a variance from the City's requirement of masonry, stucco, etc. that fronts a street based on the following reasons:

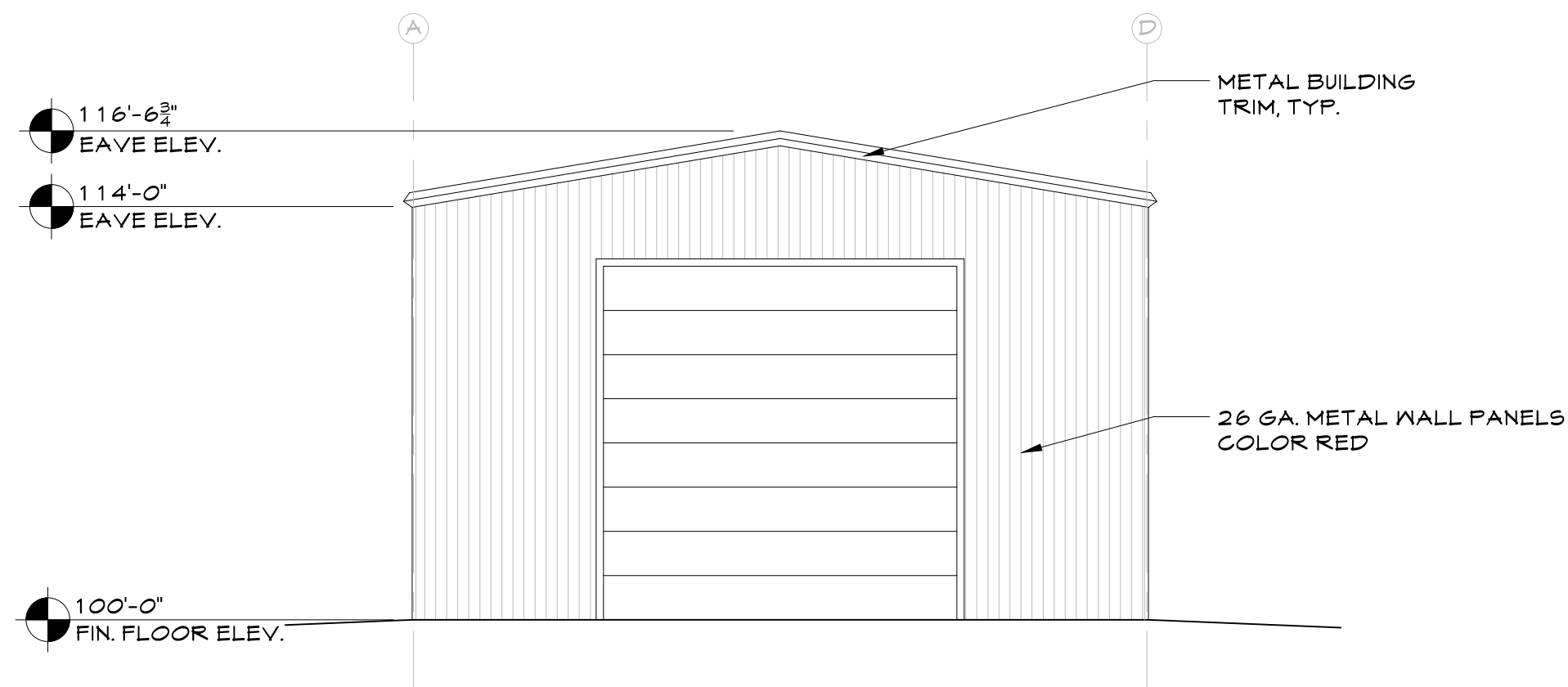
1. The buildings that the variance is requested for front Old Highway 51 and the surrounding areas do not comply with this requirement. The new office building that fronts County Line will adhere to this requirement.
2. The metal panels will be the color red to provide contrast and interest.
3. The buildings are placed significantly back from the road and do not create a frontage presence.
4. Per the approved Landscape Plan which is attached, there will be 32 trees planted in the street yard that will create a buffer from the street.

Therefore, based on the above discussion points we request the Planning Commission to grant a variance to allow all metal buildings for Buildings B, C, D and E located on the Mullin Plumbing site plan. Thank you for your time on this matter.

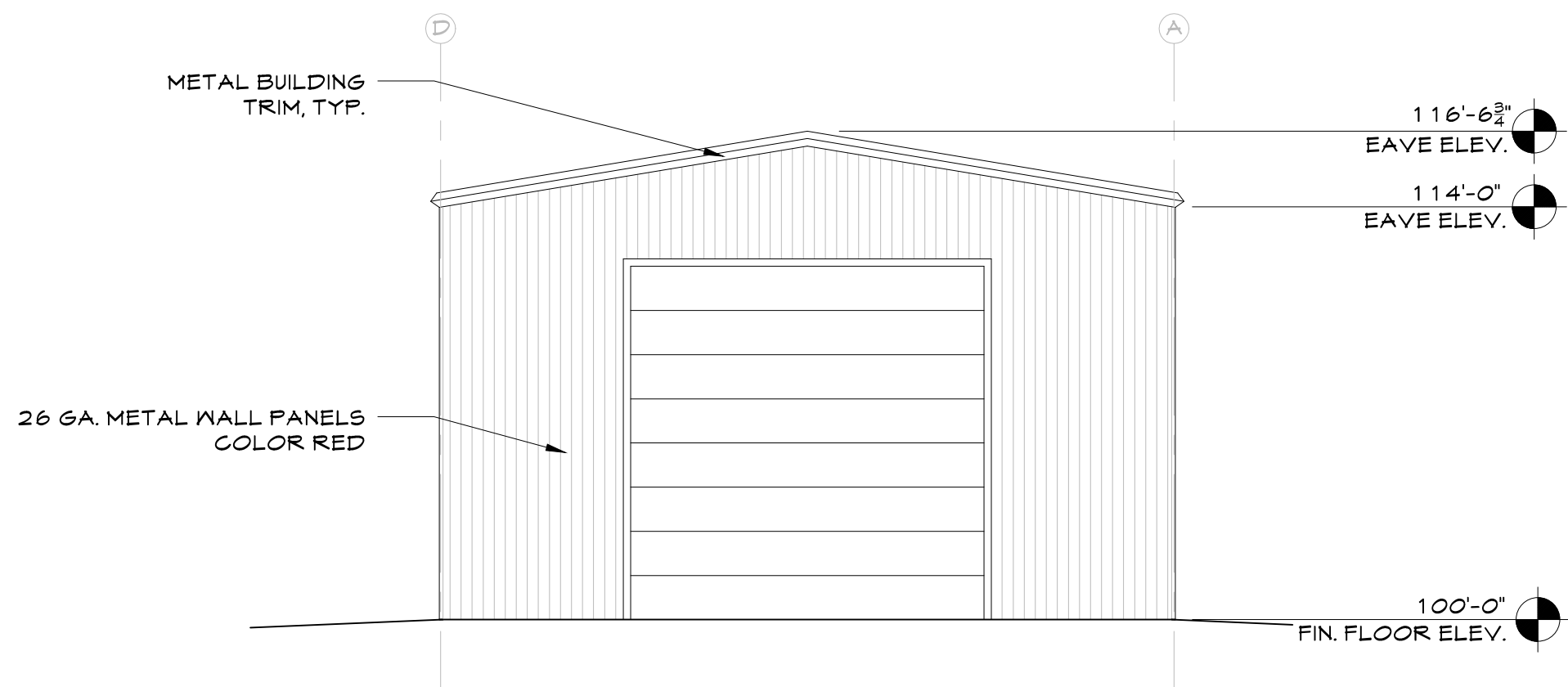
Sincerely,



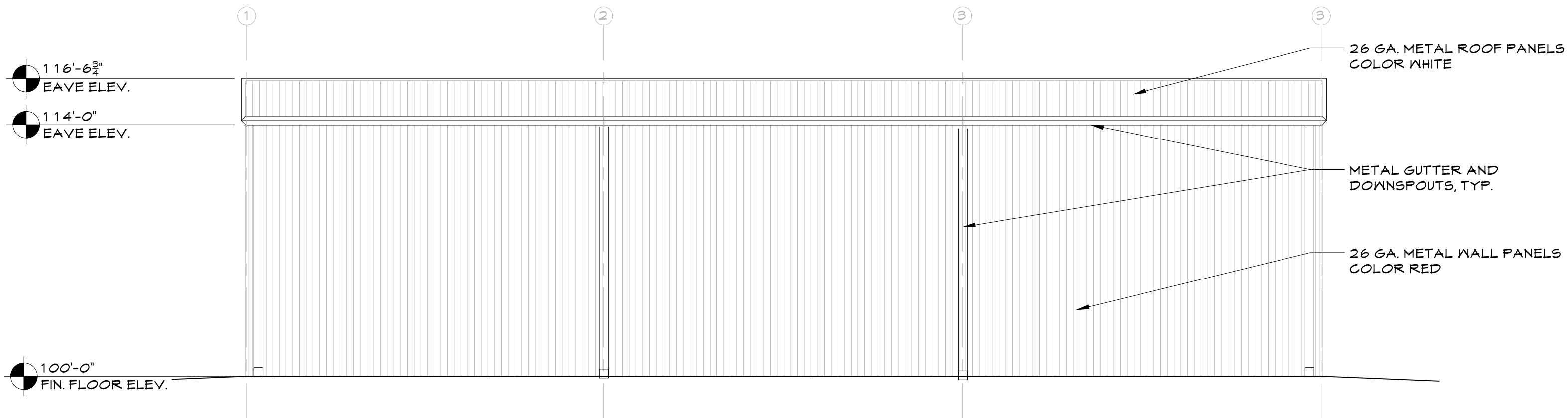
A. Nicole Watts, P.E., CFM
Principal | Director of Civil Engineering



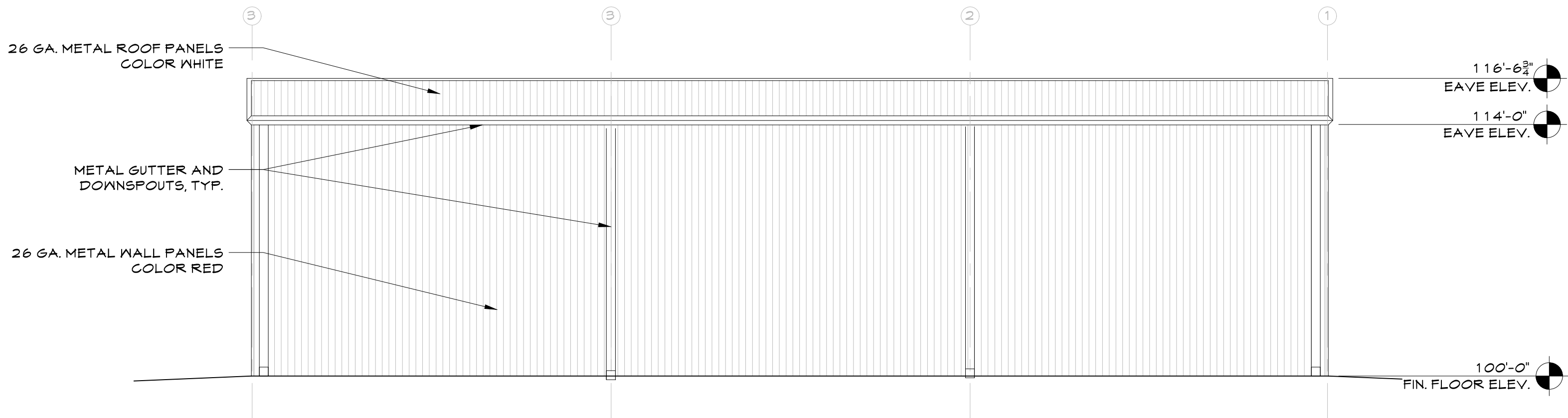
A BUILDING E WEST ELEVATION
Scale: 3/16" = 1'-0"



B BUILDING E EAST ELEVATION
Scale: 3/16" = 1'-0"



C BUILDING E SOUTH ELEVATION
Scale: 3/16" = 1'-0"



D BUILDING E NORTH ELEVATION
Scale: 3/16" = 1'-0"

**MULLIN
PLUMBING**

METAL
BUILDINGS

EXTERIOR
ELEVATIONS

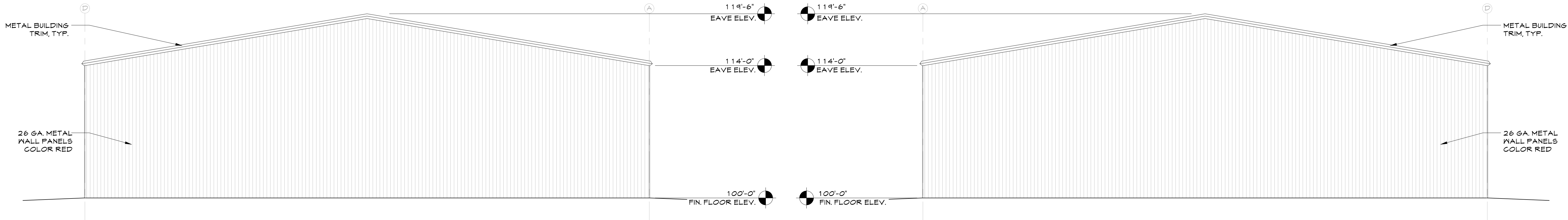


NOT FOR CONSTRUCTION

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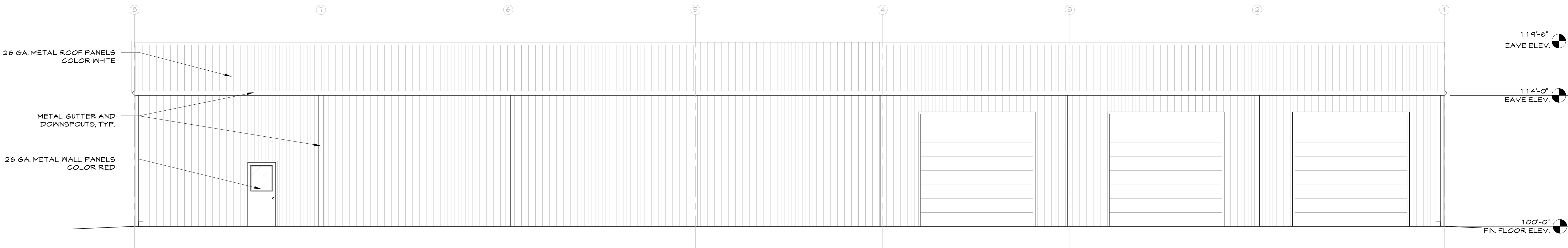
EXTERIOR
ELEVATIONS

ELV-1

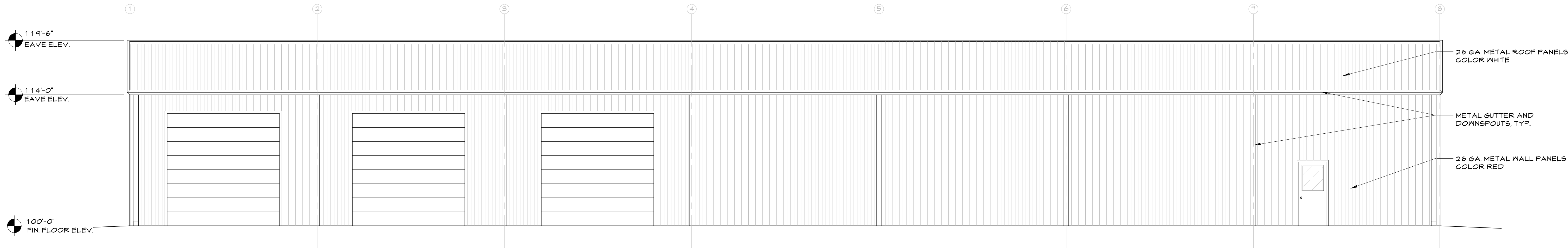


A BUILDING B EAST ELEVATION
Scale: 3/16" = 1'-0"

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



C BUILDING B SOUTH ELEVATION
Scale: 3/16" = 1'-0"



D BUILDING B NORTH ELEVATION
Scale: 3/16" = 1'-0"

**MULLIN
PLUMBING**

METAL
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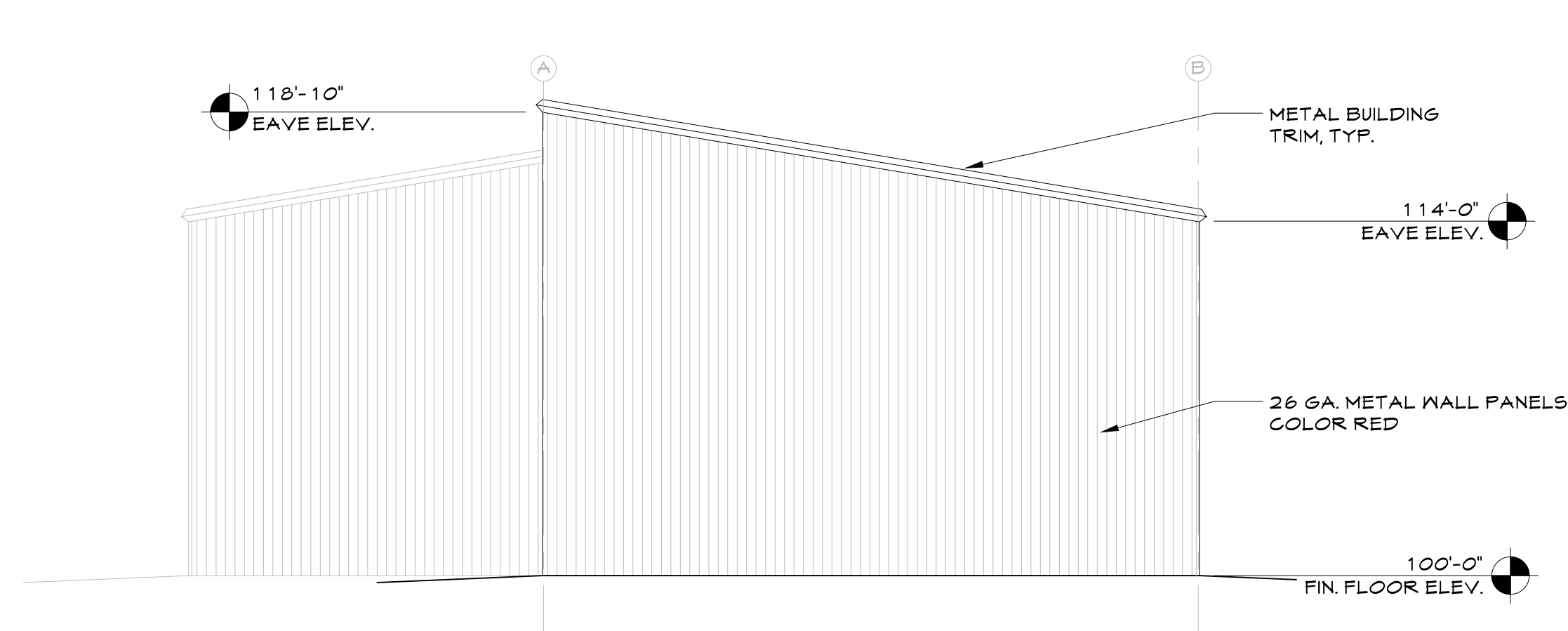


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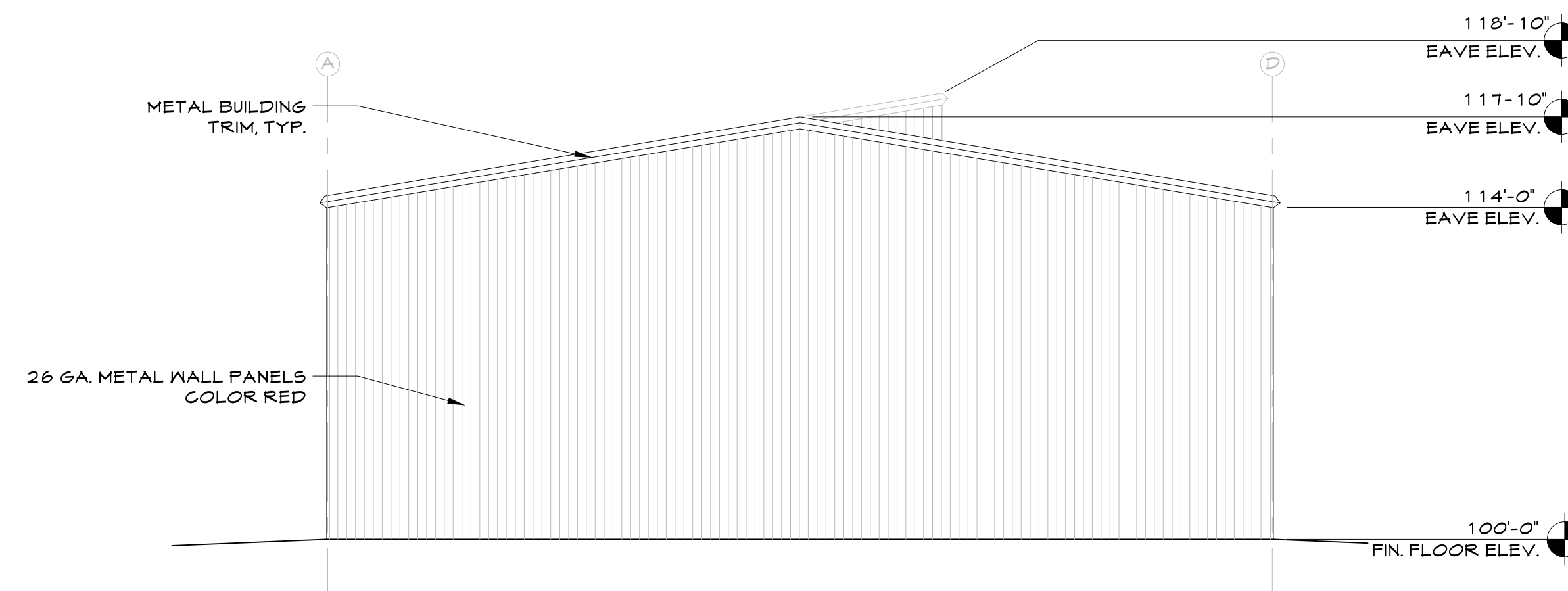
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EXTERIOR
ELEVATIONS

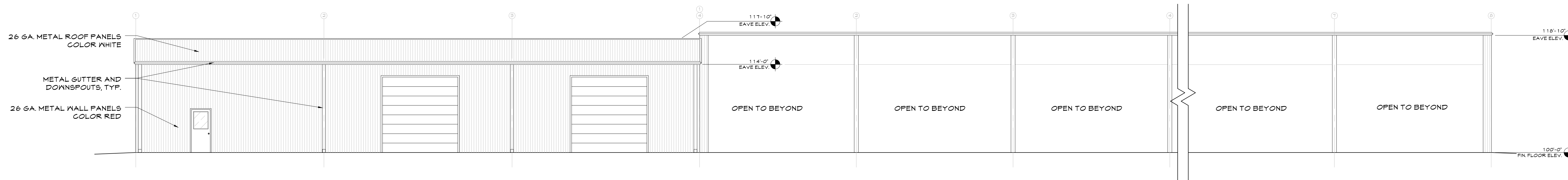
ELV-3



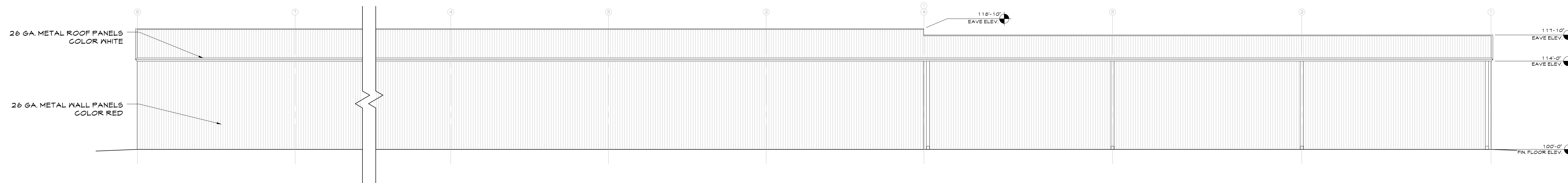
A BUILDING C EAST ELEVATION
Scale: 3/16" = 1'-0"



B BUILDING D WEST ELEVATION
Scale: 3/16" = 1'-0"



C BUILDINGS C & D SOUTH ELEVATION
Scale: 1/8" = 1'-0"



D BUILDINGS C & D NORTH ELEVATION
Scale: 1/8" = 1'-0"