Bixby Technical Advisory Committee
Meeting Agenda

Location Changed To:
Zoom- Online Meeting
Wednesday, March 1, 2023 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Steve Williams - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Kevin Bender - A.T.&T.
Katie Hutchinson - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Rob Miller -Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Gwen Plante - Bixby Assistant City Planner
Jon Brown - Bixby Special Projects
Heath Wright - Bixby Utilities & Water
Mike Butler - Bixby Fire Chief
Nicholas Flanary - Bixby Fire Marshal
Richard Hakel - Cox
Loyda Mercado - Cox
Jeannette Davis - Cox
Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Caleb Brenneke - East Central Electric
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Brandon Rainbolt - O.N.G.
Donald Kafer - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

1. **B.X.S.P. - 23.03 Cozort Office Site Plan**
   Applicant, W Design
   Discussion and review of site plan for Cozort Office.
   General Location: West of S Memorial Dr & South of E 121st St S
2. **B.X.S.P. - 23.04 Marlee Office Building #3 Site Plan**
   Applicant, W Design
   Discussion and review of site plan for Marlee Office Building #3.
   General Location: West of S Memorial Dr & South of E 121st St S

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., February 27th, 2023, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

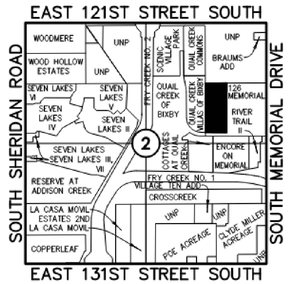
Justin Dowd, City Engineer

Persons who require a special accommodation to participate in this meeting should contact Justin Dowd, City Engineer, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email Justin Dowd (JDowd@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

GENERAL NOTES

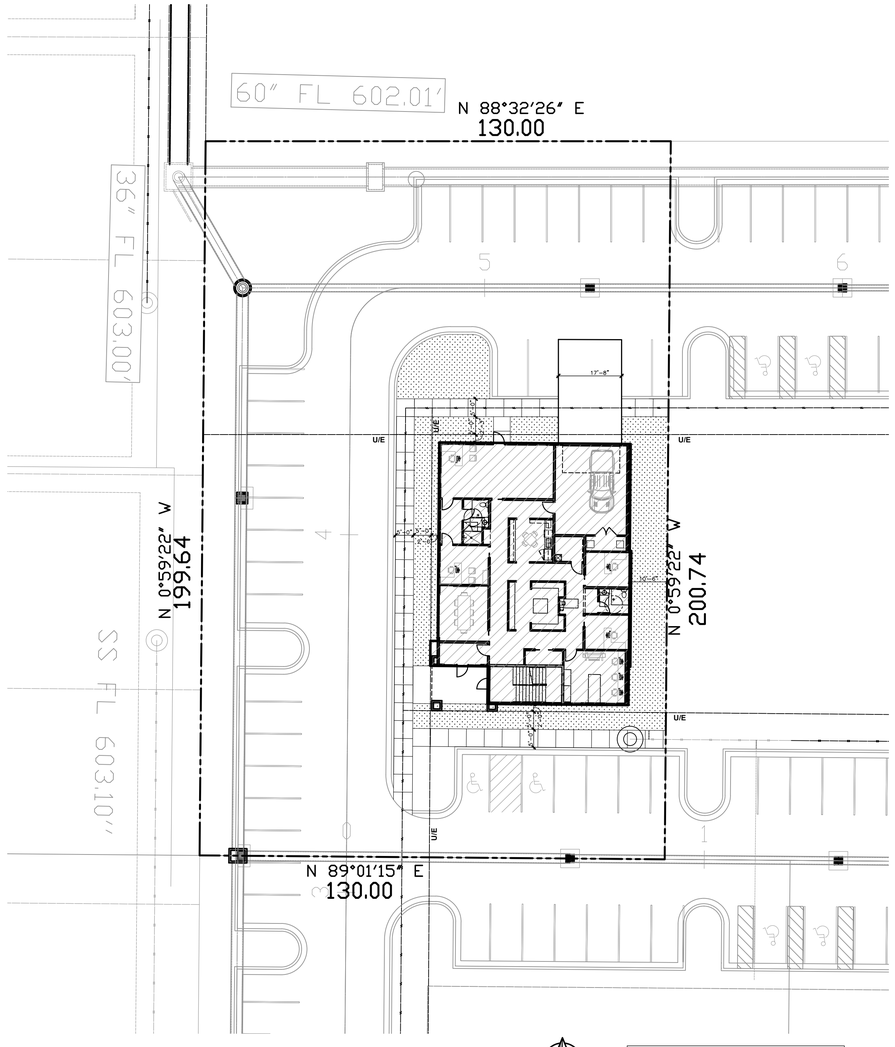
DETAILED SITE PLAN

A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
M. 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
N. 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
O. FIELD VERIFY IS DEFINED AS FOLLOWS: 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



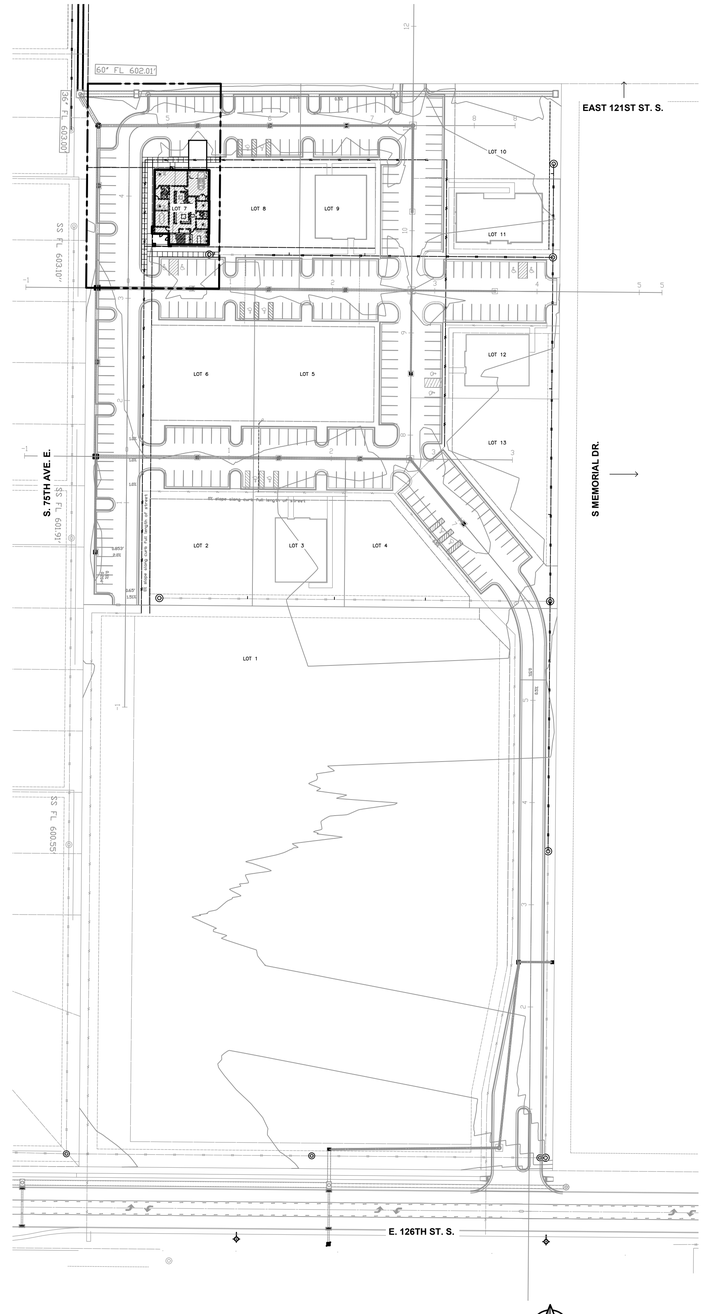
Location Map
Scale: 1"= 2000'
NORTH

T 17 N



2 ENLARGED SITE PLAN
SCALE: 1:20
0 20'-0" 40'-0"
SCALE: 1"=20'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE



1 OVERALL SITE PLAN
SCALE: 1:70
0 70'-0" 140'-0"
SCALE: 1"=70'-0"

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 7 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 11 LAND AREA	26,027 SF (.60 ACRES)
LANDSCAPE AREA REQUIRED	2,603 SF (10%)
LANDSCAPE AREA PROVIDED	6,155 SF (23.6%)

SITE DATA:

ZONING	SHOPPING CENTER DISTRICT (CS)
FIRST FLOOR BUILDING AREA:	3,755 SF
SECOND FLOOR BUILDING AREA:	2,785 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	38'-2" TOP OF RIDGE
PROPOSED FLOOR AREA RATIO:	.49

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	19
NUMBER OF EXISTING SPACES PROVIDED:	32 (PLUS SHARED PARKING DEVELOPMENT)
ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	2 (ALL CLASSIFY AS VAN)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 11)	26,027 SF (.60 AC)
EXISTING IMPERVIOUS AREA:	12,454 SF
PROPOSED IMPERVIOUS AREA:	17,835 SF
NET INCREASE:	5,381 SF

SETBACKS:

REQUIRED:

FROM NON-ARTERIAL STREET ROW:	25'
FROM RESIDENDIAL DEVELOPMENT AREA:	50'
FROM OTHER BOUNDARY:	20'

LEGAL DESCRIPTION:

LOT 7, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.

wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

02/06/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

COZORT OFFICE

PROJECT # 22247

7607 E 126 ST S TULSA, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

02.06.2023

SHEET NAME:

ARCHITECTURAL SITE PLAN

SHEET #:

A101

GENERAL NOTES

LANDSCAPE PLAN

A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

SITE PLAN

A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
D. 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
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F. FIELD VERIFY IS DEFINED AS FOLLOWS: 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

BED PREPARATION AND PLANTING

LANDSCAPE PLAN

A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURES 'NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND

	SOD / PLANTING AREA .

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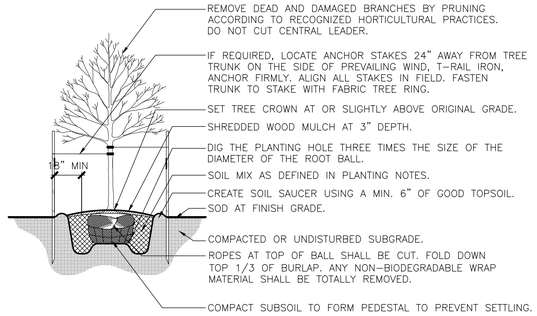
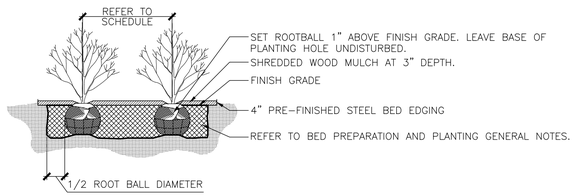


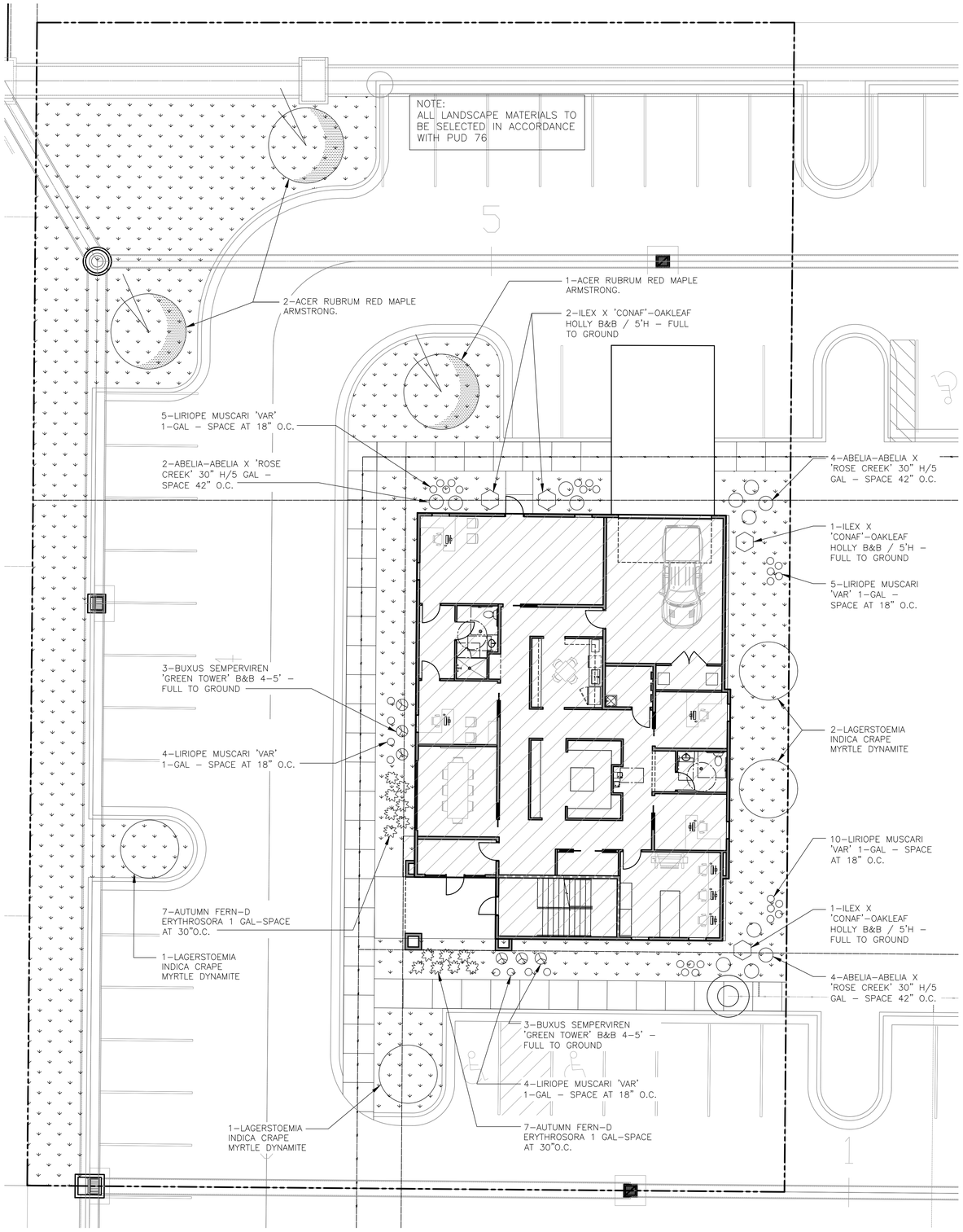
2 TREE PLANTING DETAIL

SCALE: N.T.S.



3 SHRUB MASS PLANTING DETAIL

SCALE: N.T.S.



1 ARCHITECTURAL LANDSCAPE PLAN

SCALE: 1/16 = 1'-0"

0 10'-0" 20'-0"

SCALE: 1"=10'-0"

wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
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www.wdesignsite.com

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CONSULTANT:

REVISIONS:

ISSUE DATE:

02.06.2023

SHEET NAME:

LANDSCAPE PLAN

SHEET #:

L101

KEYNOTES
FLOOR PLAN

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. 5'-0" TURN RADIUS (ADA REQUIREMENT)
2. HI-LOW DRINKING FOUNTAIN (ADA REQUIREMENT)
3. RESTROOM SIGNAGE, RE: 1/A002 FOR MT. HT.
4. 30"X48" ACCESSIBLE APPROACH (ADA REQUIREMENT)
5. BUILDING STONE VENEER, RE: A300 SERIES
6. MASONRY VENEER, RE: A300 SERIES
7. STUCCO VENEER, RE: A300 SERIES
8. PROVIDE SIGNAGE, INSTRUCTIONS, AND TWO-WAY COMMUNICATION COMPLYING WITH IBC 2015 SECTIONS 1009.8, 1009.8.2, & 1009.9
9. ELEVATOR, RE: A400 SERIES. PRIOR TO INSTALLATION OF PIT, CONTRACTOR TO VERIFY SELECTED ELEVATOR MODEL AND MANUFACTURER'S RECOMMENDED CLEAR DIMENSIONS.
10. CONDENSING UNITS ON 4" CONCRETE PAD, VERIFY EXACT LOCATION WITH CLIENT
11. WOOD POST, RE: STRUCTURAL (1-HR RATED)
12. ATTIC ACCESS LADDER AND HATCH ABOVE
13. 30"D x 33.75"H COUNTERTOPS WITH BACK-SPLASH MOUNTED ON BASE CABINETS WITH INTERNAL ADJUSTABLE SHELVING, BRUSHED NICKEL BAR PULLS, AND DROP-IN SINK. 36"Hx12"D UPPER CABINETS MOUNTED 18" ABOVE COUNTER TOP SURFACE WITH TWO INTERNAL ADJUSTABLE SHELVES. NOTE: VERIFY THAT LIP OF THE DROP-IN SINK IS LESS THAN .25", IF THE LIP IS GREATER THAN .25" COUNTER TOP HEIGHT TO BE ADJUSTED SO THAT TOP OF SINK RIM IS 34" A.F.F.
14. 24"D x 34"H COUNTERTOPS MOUNTED ON BASE CABINETS WITH INTERNAL ADJUSTABLE SHELVING, BRUSHED NICKEL BAR PULLS. 36"Hx12"D UPPER CABINETS MOUNTED 18" ABOVE COUNTER TOP SURFACE WITH TWO INTERNAL ADJUSTABLE SHELVES.
15. STEEL COLUMN, RE: STRUCTURAL

KEYNOTES
TOILET ACCESSORIES

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

T1. TOILET PAPER DISPENSER
T2. SANITARY NAPKIN DISPOSAL, SINGLE COMPARTMENT
T3. GRAB BAR - 36", RE: 1/A002 FOR MT. HT (ADA REQ.)
T4. GRAB BAR - 42", RE: 1/A002 FOR MT. HT (ADA REQ.)
T5. GRAB BAR - 18" VERT., RE: 1/A002 FOR MT. HT (ADA REQ.)
T6. MIRROR, TEMPERED GLASS
T7. PAPER TOWEL DISPENSER
T8. VANITY TOP SOAP DISPENSER
T9. FLOOR DRAIN TO SANITARY SEWER, LOCATED AND INSTALLED BY CONTRACTOR
T10. MOP SINK
T11. ADA PLUMBING FIXTURES SELECTED AND INSTALLED BY CONTRACTOR

GENERAL NOTES

1. ALL RATED WALLS TO EXTEND TO DECK, U.N.O.
2. ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONED TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED; U.N.O.

REFERENCING

A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND CEILING DETAILS
C. RE: A600 SERIES DRAWINGS FOR ROOF PLAN

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
	PATH OF TRAVEL / TRAVEL DISTANCE

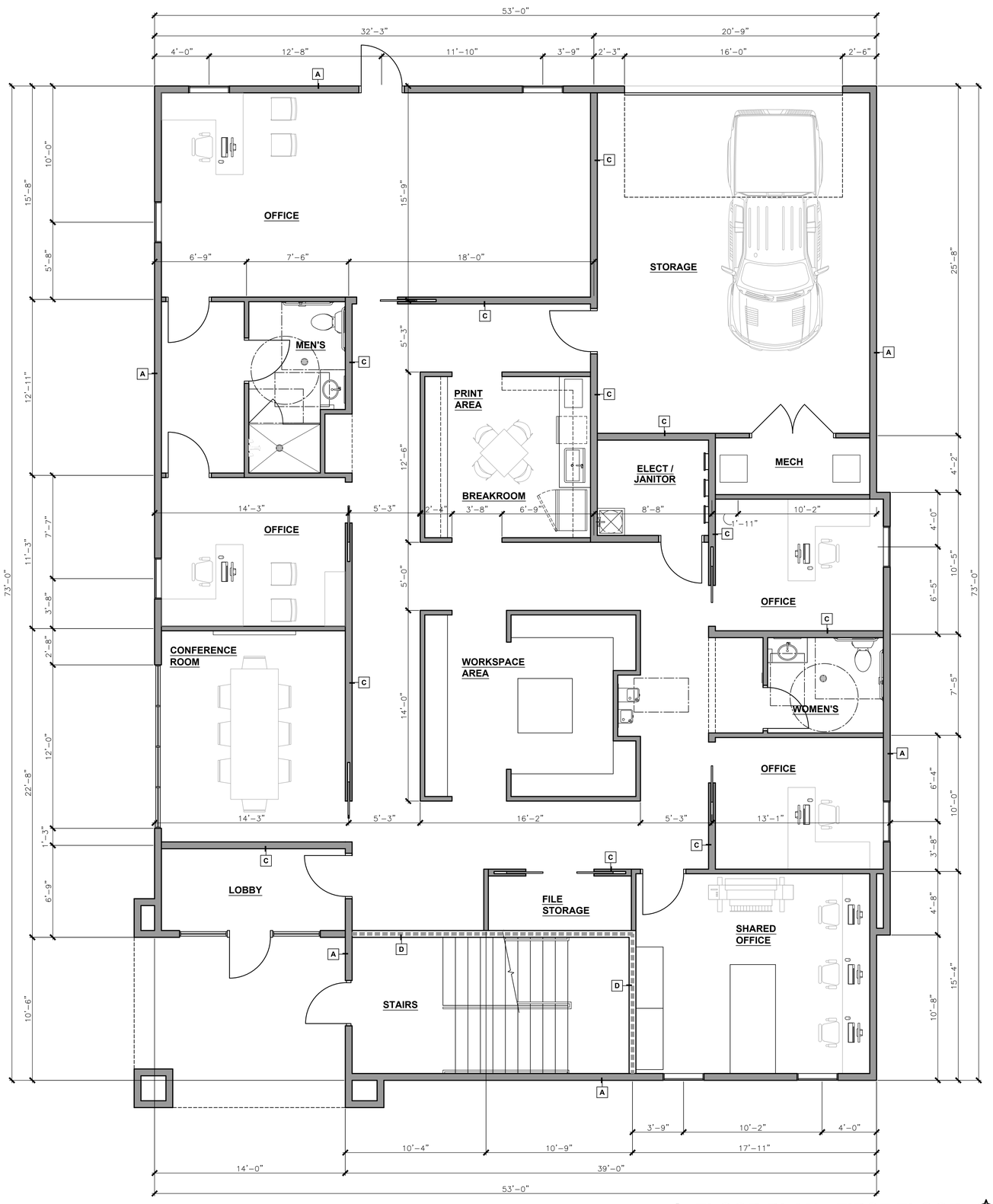
WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
A		6" WOOD STUD WALL WITH STUCCO OR MASONRY VENEER
B		4" WOOD STUD WALL (INTERIOR)
C		6" WOOD STUD WALL (INTERIOR)
D	UL U305 1-HR	6" WOOD STUD WALL (1-HOUR RATED)

NOTE: TYPICAL STUD SPACING IS 16" O.C.
NOTE: REFER TO UL DESIGN # FOR THICKNESS AND TYPE OF GYPSUM BOARD REQUIRED.
NOTE: UNLABELED AND NON-RATED INTERIOR WALLS ARE TYPE E.

GENERAL DOOR/HARDWARE NOTES

1. MAXIMUM UNDERCUT OF RATED DOORS SHALL BE 1/2".
2. DOOR SWING TO BE 180° AT BUILDING ENTRY WHERE NO OBSTACLES EXIST.
3. EXIT DOORS SHALL BE OPENABLE AT ALL TIMES FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
4. FURNISH AND INSTALL ONLY HARDWARE WHICH HAS BEEN TESTED AND LISTED BY UNDERWRITERS' LABORATORIES, FACTORY MUTUAL, OR OTHER TESTING AGENCY ACCEPTABLE TO THE STATE FIRE MARSHAL FOR THE TYPE AND SIZE OF EACH DOOR REQUIRED, AND FRAME LABELS.
5. WHERE PANIC EXIT DEVICES ARE REQUIRED ON FIRE-RATED DOORS, FURNISH AND INSTALL SUPPLEMENTARY MARKING ON DOOR LABEL INDICATING "FIRE DOOR TO BE EQUIPPED WITH FIRE EXIT HARDWARE", AND FURNISH AND INSTALL LABEL ON EXIT DEVICE INDICATING "FIRE EXIT HARDWARE".
6. ALL FIRE RATED DOORS SHALL BE AUTOMATIC CLOSING OR SELF CLOSING.
7. ALL RATED DOORS IDENTIFIED ON THE PLAN AND/OR OCCURRING ALONG DEFINED RATED WALLS ON THE FLOOR PLANS SHALL BE PROVIDED WITH INTUMESCENT FIRE AND SMOKE SEALS.
8. TYPICAL DOOR THICKNESS SHALL BE 1 3/4" UNLESS OTHERWISE NOTED.
9. FRAMES SHALL BE WELDED, KNOCK DOWN FRAMES ARE NOT ACCEPTABLE.
10. ALL HARDWARE FINISH SHALL BE MATCHING, CONSULT OWNER FOR SELECTION OF FINISH.
11. ALL LOCKSETS TO BE SCHLAGE LOCKS. CYLINDERS AND PADLOCKS SHALL BE "BEST TYPE", ARROW OR FALCON TYPE CORE COMPATIBLE PRODUCTS FOR REMOVABLE FIGURE 8 CONFIGURATION, SMALL FORMAT INTERCHANGEABLE, SERIES "E" SIX (6) PIN TUMBLER INSERTS, HEAVY DUTY CORES. THE GENERAL CONTRACTOR SHALL ORDER AND PAY COSTS FOR BLANK PERMANENT CORES AND HAVE UNCOMBINATED CORES SHIPPED DIRECTLY TO OWNER.
12. RE-INSPECT OPERATION OF ALL HARDWARE BEFORE TURNOVER TO OWNER, INSTRUCT CLIENT DESIGNATED REPRESENTATIVE ON THE OPERATION AND MAINTENANCE OF THE HARDWARE AND RETURN ONE (1) MONTH THEREAFTER FOR NECESSARY ADJUSTMENTS.
13. ALL EMERGENCY EXIT DOORS SHALL BE PROVIDED WITH EXIT PANIC HARDWARE, OR AS APPROVED BY ARCHITECT AND LOCAL CODE
14. PROVIDE CYLINDERS AND PADLOCKS TO SECURE ALL ADDITIONAL VALVES OR HATCHES ON THE EXTERIOR OF THE BUILDINGS SHELL.
15. ENTRANCE DOORS - "UNIGEAR" DOUBLE BEARING CONTINUOUS HINGE ALONG FULL HEIGHT OF JAMB



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"
3,755 S.F.

wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
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SEAL:

02/06/2023
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PROJECT:

COZORT OFFICE

PROJECT # 22247

7607 E 126 ST S TULSA, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

02.06.2023

SHEET NAME:

FLOOR PLAN FIRST FLOOR

SHEET #:

A201

KEYNOTES
NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

FLOOR PLAN

1. 5'-0" TURN RADIUS (ADA REQUIREMENT)
2. HI-LOW DRINKING FOUNTAIN (ADA REQUIREMENT)
3. RESTROOM SIGNAGE, RE: 1/A002 FOR MT. HT.
4. 30"X48" ACCESSIBLE APPROACH (ADA REQUIREMENT)
5. BUILDING STONE VENEER, RE: A300 SERIES
6. MASONRY VENEER, RE: A300 SERIES
7. STUCCO VENEER, RE: A300 SERIES
8. PROVIDE SIGNAGE, INSTRUCTIONS, AND TWO-WAY COMMUNICATION COMPLYING WITH IBC 2015 SECTIONS 1009.8, 1009.8.2, & 1009.9
9. ELEVATOR, RE: A400 SERIES. PRIOR TO INSTALLATION OF PIT, CONTRACTOR TO VERIFY SELECTED ELEVATOR MODEL AND MANUFACTURER'S RECOMMENDED CLEAR DIMENSIONS.
10. CONDENSING UNITS ON 4" CONCRETE PAD, VERIFY EXACT LOCATION WITH CLIENT
11. WOOD POST, RE: STRUCTURAL (1-HR RATED)
12. ATTIC ACCESS LADDER AND HATCH ABOVE
13. 30"D x 33.75"H COUNTERTOPS WITH BACK-SPLASH MOUNTED ON BASE CABINETS WITH INTERNAL ADJUSTABLE SHELVING, BRUSHED NICKEL BAR PULLS, AND DROP-IN SINK. 36"Hx12"D UPPER CABINETS MOUNTED 18" ABOVE COUNTER TOP SURFACE WITH TWO INTERNAL ADJUSTABLE SHELVES. NOTE: VERIFY THAT LIP OF THE DROP-IN SINK IS LESS THAN .25", IF THE LIP IS GREATER THAN .25" COUNTER TOP HEIGHT TO BE ADJUSTED SO THAT TOP OF SINK RIM IS 34" A.F.F.
14. 24"D x 34"H COUNTERTOPS MOUNTED ON BASE CABINETS WITH INTERNAL ADJUSTABLE SHELVING, BRUSHED NICKEL BAR PULLS. 36"Hx12"D UPPER CABINETS MOUNTED 18" ABOVE COUNTER TOP SURFACE WITH TWO INTERNAL ADJUSTABLE SHELVES.
15. STEEL COLUMN, RE: STRUCTURAL

KEYNOTES
NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

TOILET ACCESSORIES

T1. TOILET PAPER DISPENSER
T2. SANITARY NAPKIN DISPOSAL, SINGLE COMPARTMENT
T3. GRAB BAR - 36", RE: 1/A002 FOR MT. HT (ADA REQ.)
T4. GRAB BAR - 42", RE: 1/A002 FOR MT. HT (ADA REQ.)
T5. GRAB BAR - 18" VERT., RE: 1/A002 FOR MT. HT (ADA REQ.)
T6. MIRROR, TEMPERED GLASS
T7. PAPER TOWEL DISPENSER
T8. VANITY TOP SOAP DISPENSER
T9. FLOOR DRAIN TO SANITARY SEWER, LOCATED AND INSTALLED BY CONTRACTOR
T10. MOP SINK
T11. ADA PLUMBING FIXTURES SELECTED AND INSTALLED BY CONTRACTOR

GENERAL NOTES

1. ALL RATED WALLS TO EXTEND TO DECK, U.N.O.
2. ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONED TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED; U.N.O.

REFERENCING

A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND CEILING DETAILS
C. RE: A600 SERIES DRAWINGS FOR ROOF PLAN

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
	PATH OF TRAVEL / TRAVEL DISTANCE

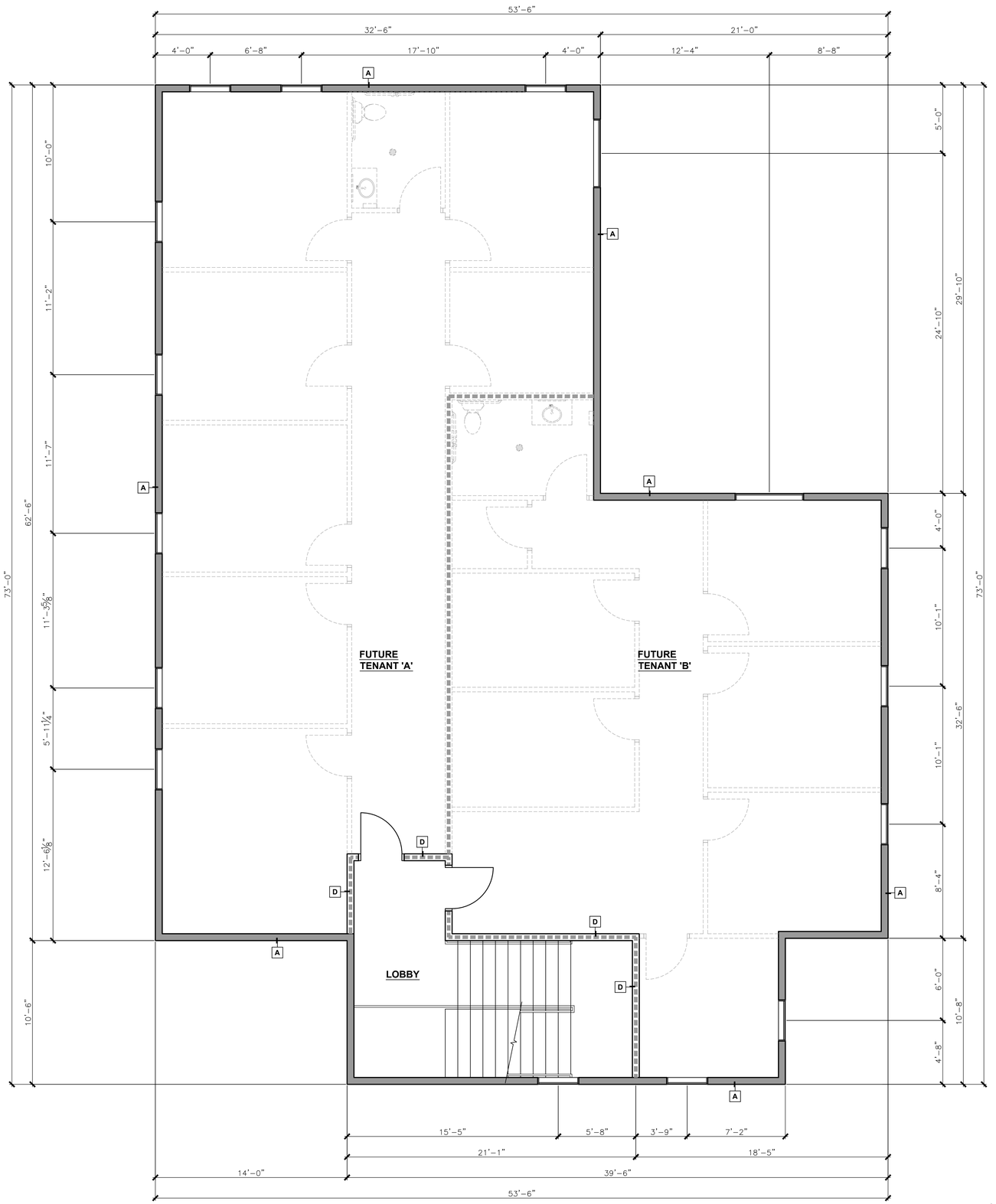
WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
A		6" WOOD STUD WALL WITH STUCCO OR MASONRY VENEER
B		4" WOOD STUD WALL (INTERIOR)
C		6" WOOD STUD WALL (INTERIOR)
D	UL U305 1-HR	6" WOOD STUD WALL (1-HOUR RATED)

NOTE: TYPICAL STUD SPACING IS 16" O.C.
NOTE: REFER TO UL DESIGN # FOR THICKNESS AND TYPE OF GYPSUM BOARD REQUIRED.
NOTE: UNLABELED AND NON-RATED INTERIOR WALLS ARE TYPE E.

GENERAL DOOR/HARDWARE NOTES

1. MAXIMUM UNDERCUT OF RATED DOORS SHALL BE 1/2".
2. DOOR SWING TO BE 180° AT BUILDING ENTRY WHERE NO OBSTACLES EXIST.
3. EXIT DOORS SHALL BE OPENABLE AT ALL TIMES FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
4. FURNISH AND INSTALL ONLY HARDWARE WHICH HAS BEEN TESTED AND LISTED BY UNDERWRITERS' LABORATORIES, FACTORY MUTUAL, OR OTHER TESTING AGENCY ACCEPTABLE TO THE STATE FIRE MARSHAL FOR THE TYPE AND SIZE OF EACH DOOR REQUIRED, AND FRAME LABELS.
5. WHERE PANIC EXIT DEVICES ARE REQUIRED ON FIRE-RATED DOORS, FURNISH AND INSTALL SUPPLEMENTARY MARKING ON DOOR LABEL INDICATING "FIRE DOOR TO BE EQUIPPED WITH FIRE EXIT HARDWARE", AND FURNISH AND INSTALL LABEL ON EXIT DEVICE INDICATING "FIRE EXIT HARDWARE".
6. ALL FIRE RATED DOORS SHALL BE AUTOMATIC CLOSING OR SELF CLOSING.
7. ALL RATED DOORS IDENTIFIED ON THE PLAN AND/OR OCCURRING ALONG DEFINED RATED WALLS ON THE FLOOR PLANS SHALL BE PROVIDED WITH INTUMESCENT FIRE AND SMOKE SEALS.
8. TYPICAL DOOR THICKNESS SHALL BE 1 3/4" UNLESS OTHERWISE NOTED.
9. FRAMES SHALL BE WELDED, KNOCK DOWN FRAMES ARE NOT ACCEPTABLE.
10. ALL HARDWARE FINISH SHALL BE MATCHING, CONSULT OWNER FOR SELECTION OF FINISH.
11. ALL LOCKSETS TO BE SCHLAGE LOCKS. CYLINDERS AND PADLOCKS SHALL BE "BEST TYPE", ARROW OR FALCON TYPE CORE COMPATIBLE PRODUCTS FOR REMOVABLE FIGURE 8 CONFIGURATION, SMALL FORMAT INTERCHANGEABLE, SERIES "E" SIX (6) PIN TUMBLER INSERTS, HEAVY DUTY CORES. THE GENERAL CONTRACTOR SHALL ORDER AND PAY COSTS FOR BLANK PERMANENT CORES AND HAVE UNCOMBINATED CORES SHIPPED DIRECTLY TO OWNER.
12. RE-INSPECT OPERATION OF ALL HARDWARE BEFORE TURNOVER TO OWNER, INSTRUCT CLIENT DESIGNATED REPRESENTATIVE ON THE OPERATION AND MAINTENANCE OF THE HARDWARE AND RETURN ONE (1) MONTH THEREAFTER FOR NECESSARY ADJUSTMENTS.
13. ALL EMERGENCY EXIT DOORS SHALL BE PROVIDED WITH EXIT PANIC HARDWARE, OR AS APPROVED BY ARCHITECT AND LOCAL CODE
14. PROVIDE CYLINDERS AND PADLOCKS TO SECURE ALL ADDITIONAL VALVES OR HATCHES ON THE EXTERIOR OF THE BUILDINGS SHELL.
15. ENTRANCE DOORS - "UNIGEAR" DOUBLE BEARING CONTINUOUS HINGE ALONG FULL HEIGHT OF JAMB



1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"
2,785 S.F.

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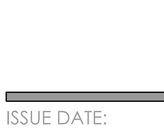


02/06/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

COZORT OFFICE

PROJECT # 22247

7607 E 126 ST S TULSA, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:
02.06.2023

SHEET NAME:
FLOOR PLAN SECOND FLOOR

SHEET #:
A202

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
6. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES
ELEVATIONS

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD
2. RIDGE VENT; RE: A601
3. PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR
4. PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR
5. CEDAR WOOD EAVE BRACKETS
6. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM
7. NOT USED
8. NOT USED
9. PRECAST CONCRETE SILL MOLDING
10. 6" NATURAL BUILDING STONE
11. 12"H x 24"W CULTURED STONE PANELS
12. MODULAR BRICK, 7-5/8"L x 2-1/4"H x 3-5/8"D; 3/8" GROUT
13. MODULAR BRICK SOLDIER COURSE
14. MODULAR BRICK ROWLOCK COURSE
15. CEDAR WOOD CANOPY, RE: DETAIL
16. CEDAR WOOD BRACKETS AT ENTRY, RE: DETAIL
17. HVAC CONDENSER LOCATION, VERIFY WITH MECHANICAL CONTRACTOR
18. 8X TIMBER HEADER
19. BUILDING ADDRESS AS APPROVED BY AUTHORITY HAVING JURISDICTION AND OWNER
20. HIGH CAPACITY DOME VENT, RE: A600 SERIES
21. PROPOSED LOCATION OF STUCCO CONTROL JOINTS
22. ENTRY DOOR SYSTEM WITH TEMPERED GLAZING. SURROUNDING DOORFRAME WITH TEMPERED GLAZING SIDELITES AND TEMPERED TRANSOM.

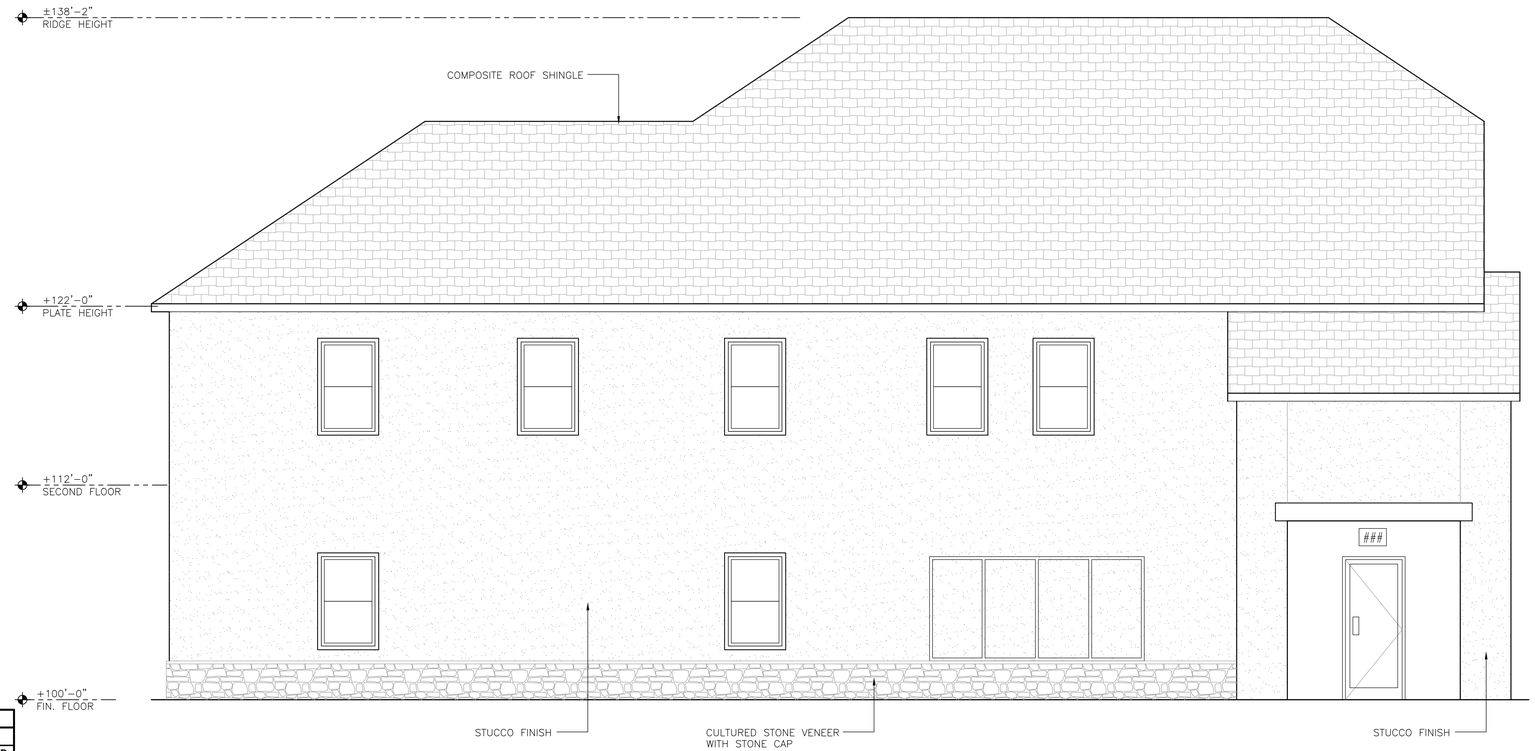
EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
CS-2	CULTURED STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER (DARK)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO	BY OWNER (LIGHT)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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SEAL:

02/06/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

COZORT OFFICE

PROJECT # 22247

7607 E 126 ST S TULSA, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

02.06.2023

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET #:

A301

GENERAL NOTES

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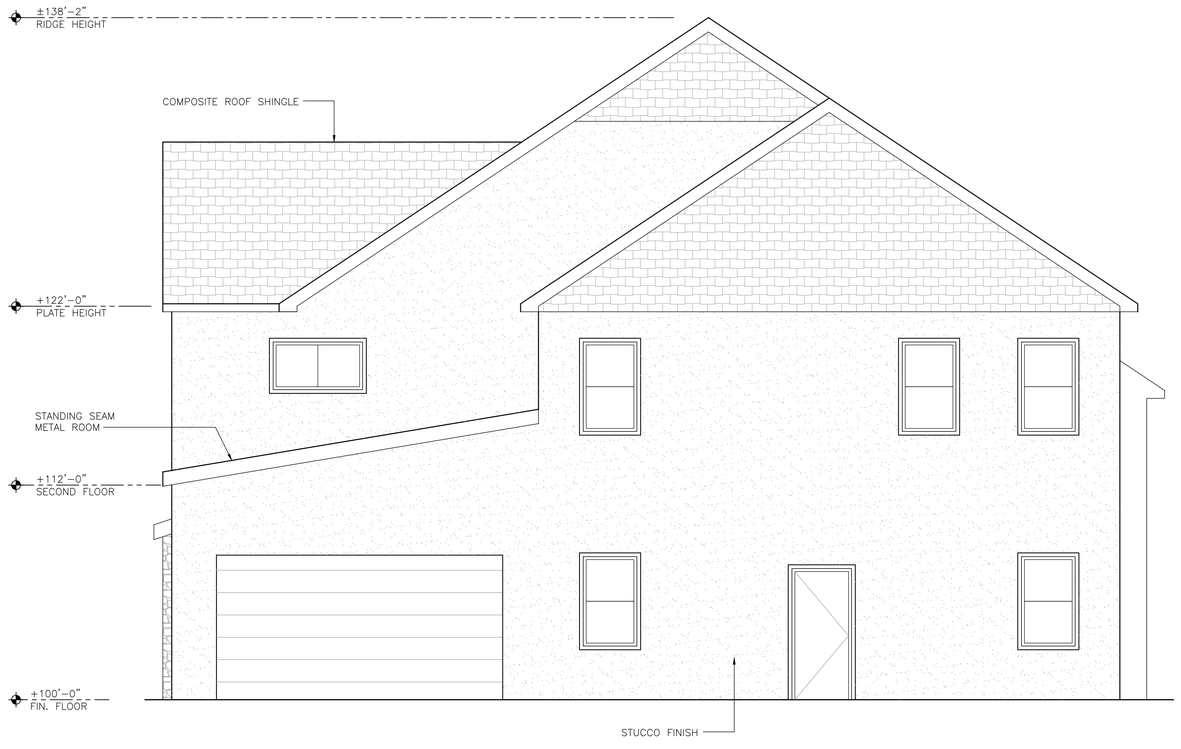

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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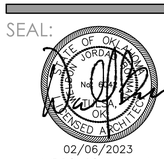


02/06/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

COZORT OFFICE

PROJECT # 22247

7607 E 126 ST S TULSA, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

02.06.2023

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET #:

A302

GENERAL NOTES

DETAILED SITE PLAN

A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
M. 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
N. 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
O. FIELD VERIFY IS DEFINED AS FOLLOWS: 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

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 9 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 3 LAND AREA	22,022 SF (.505 ACRES)
LANDSCAPE AREA REQUIRED	2,202 SF (10%)
LANDSCAPE AREA PROVIDED	5,468 SF (24.8%)

SITE DATA:

ZONING	PUD 76 & CG
FIRST FLOOR BUILDING AREA:	3,181 SF
SECOND FLOOR BUILDING AREA:	2,958 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	20'-9" TO BOTTOM OF EAVE
PROPOSED FLOOR AREA RATIO:	.14.4

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	17.5
NUMBER OF EXISTING SPACES PROVIDED:	32 (SHARED PARKING DEVELOPMENT)
ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	0 (SHARED PARKING DEVELOPMENT)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 3)	22,022 SF (.505 AC)
EXISTING IMPERVIOUS AREA:	11,652 SF
PROPOSED IMPERVIOUS AREA:	4,558 SF
NET INCREASE:	4,558 SF

SETBACKS:

REQUIRED:

FROM NON-ARTERIAL STREET ROW:	25'
FROM RESIDENDIAL DEVELOPMENT AREA:	50'
FROM OTHER BOUNDARY:	20'

LEGAL DESCRIPTION:

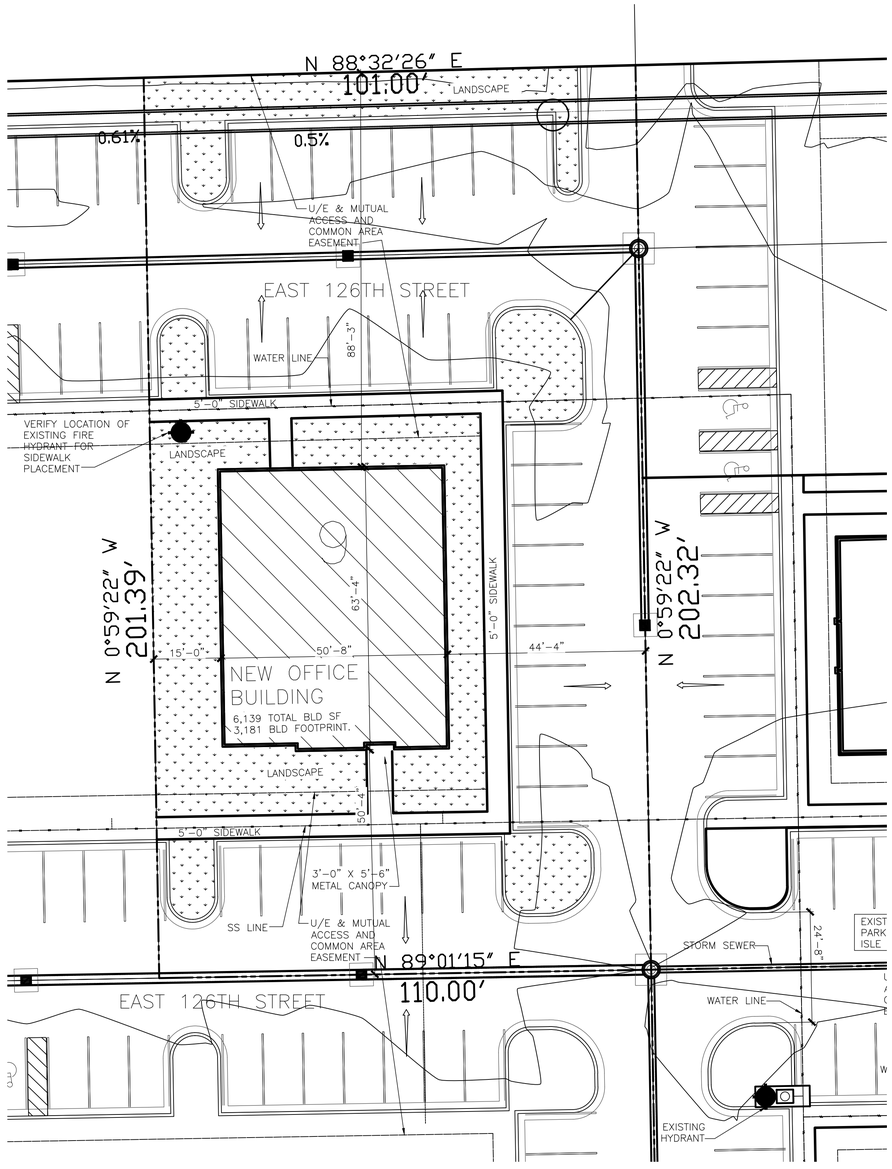
LOT 9, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.

Location Map
Scale: 1"= 2000'
NORTH

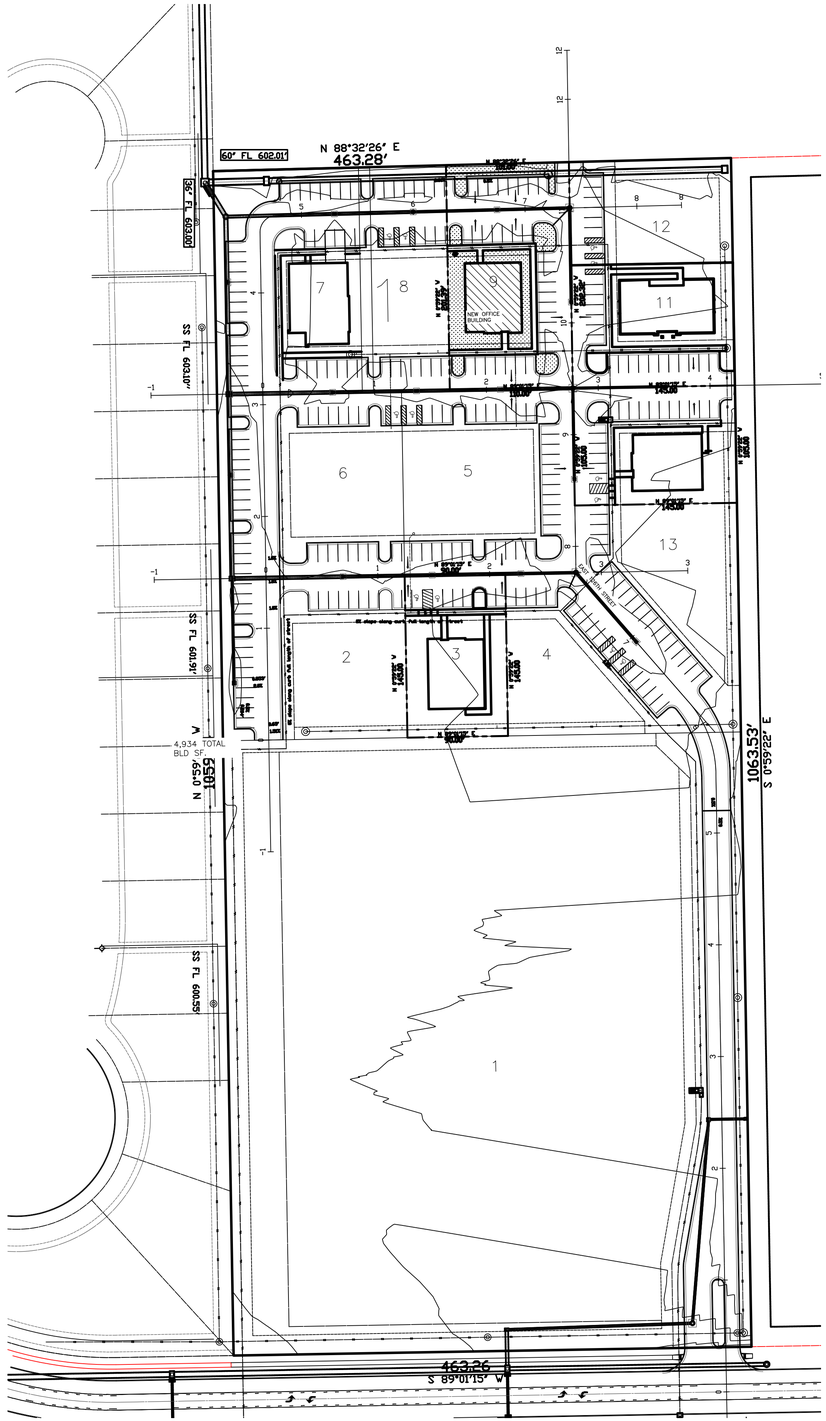
NOTE: ALL WATER TO BE DIRECTED TO STORM SEWER BASIN. NO WATER TO MY FLOW TO ADJACENT PROPERTY TO THE WEST



2 ENLARGED SITE PLAN

SCALE: 1/16 = 1'-0"
0 16'-0" 32'-0"
SCALE: 1/16"=1'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE



1 OVERALL SITE PLAN

SCALE: 1/32 = 1'-0"
0 32'-0" 64'-0"
SCALE: 1/32"=1'-0"

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY

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ARCHITECTURE & INTERIORS
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SEAL:

2/6/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

MARLEE OFFICE #3 (BIXBY)

PROJECT # 23009
7631 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.6.2023

SHEET NAME:

ARCHITECTURAL SITE PLAN

SHEET #:

A101

DRAWN BY: DGP

GENERAL NOTES

LANDSCAPE PLAN

A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

SITE PLAN

A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
D. 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
E. 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
F. FIELD VERIFY IS DEFINED AS FOLLOWS: 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

BED PREPARATION AND PLANTING

LANDSCAPE PLAN

A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURES 'NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND

	SOD / PLANTING AREA .

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
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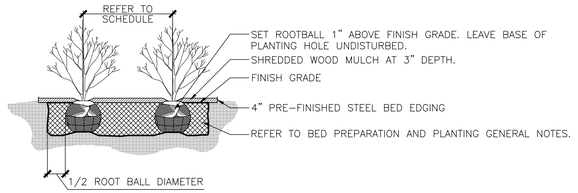
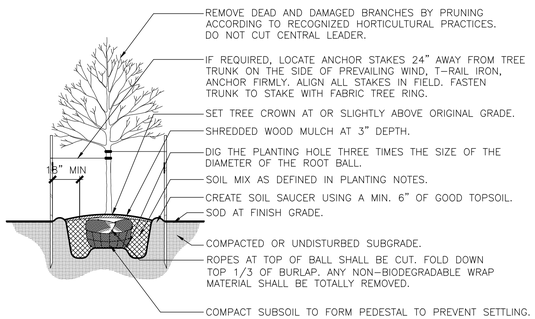


3 SHRUB MASS PLANTING DETAIL

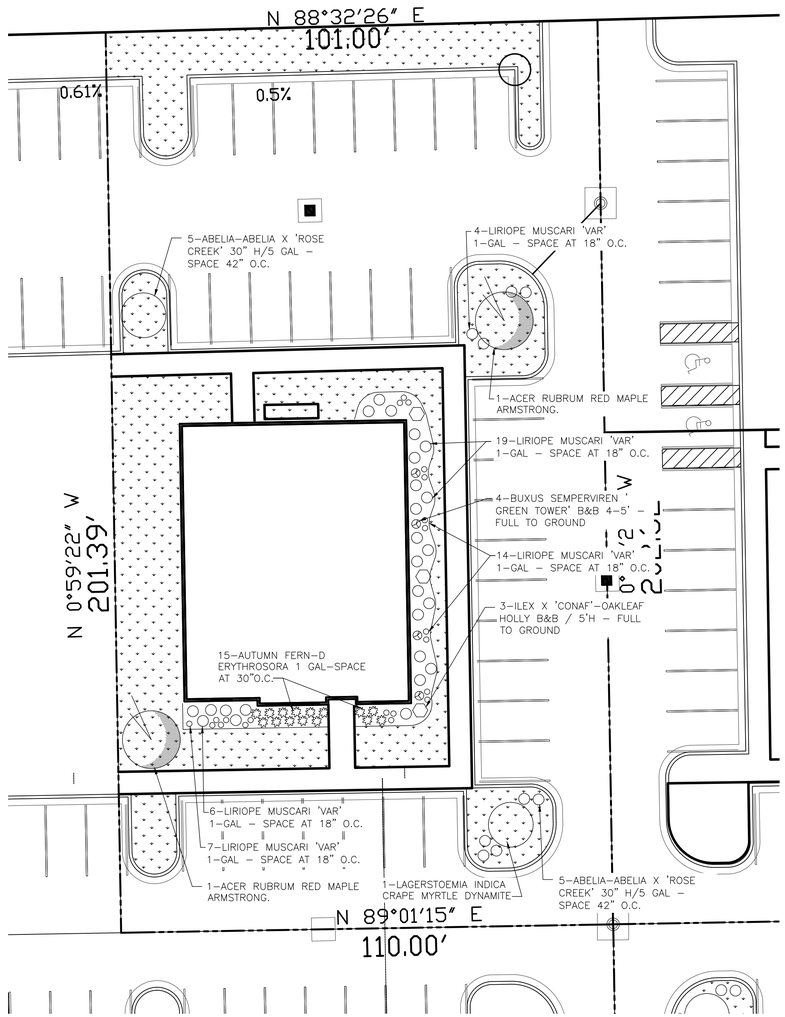
SCALE: N.T.S.



2 TREE PLANTING DETAIL

SCALE: N.T.S.

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



1 ARCHITECTURAL LANDSCAPE PLAN

SCALE: 1/16 = 1'-0"

0 16'-0" 32'-0"

SCALE: 1/16"=1'-0"

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ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
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Fax: 918.794.6602
www.wdesignsite.com

SEAL:

2/6/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

MARLEE OFFICE #3 (BIXBY)

PROJECT # 23009
7631 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.6.2023

SHEET NAME:

LANDSCAPE PLAN

SHEET #:

L101

DRAWN BY: DGP

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
6. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES
ELEVATIONS

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD.
2. STANDING SEAM METAL ROOF. COLOR SELECTED BY OWNER
3. HIGH CAPACITY DOME VENT, RE: A600.
4. PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR.
5. PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR.
6. CEDAR WOOD EAVE BRACKETS
7. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM.
8. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM WITH COLOR AND V-GROOVES TO SIMULATE CASTSTONE
9. PROPOSED LOCATION OF STUCCO CONTROL JOINTS.
10. BRASS PLATE WITH BUILDING ADDRESS AS APPROVED BY AUTHORITY HAVING JURISDICTION AND OWNER.
11. EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP.
12. MODULAR BRICK, 7-5/8"L X 2-1/4"H X 3-5/8"D; 3/8" GROUT
13. HVAC CONDENSER LOCTION, VERIFY WITH MECHANICAL CONTRACTOR AND OWNER
14. NOT USED
15. ENTRY DOOR SYSTEM WITH TEMPERED GLAZING. SURROUNDING DOORFRAME WITH TEMPERED GLAZING SIDELITES AND TEMPERED TRANSOM.
16. MAN DOOR
17. PRE-FINSIHED ALUMINUM CANOPY SYSTEM, BY OTHERS
18. WALL PACK LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-3	7/8" 3-COAT STUCCO SIMULATE CAST STONE	DARK	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

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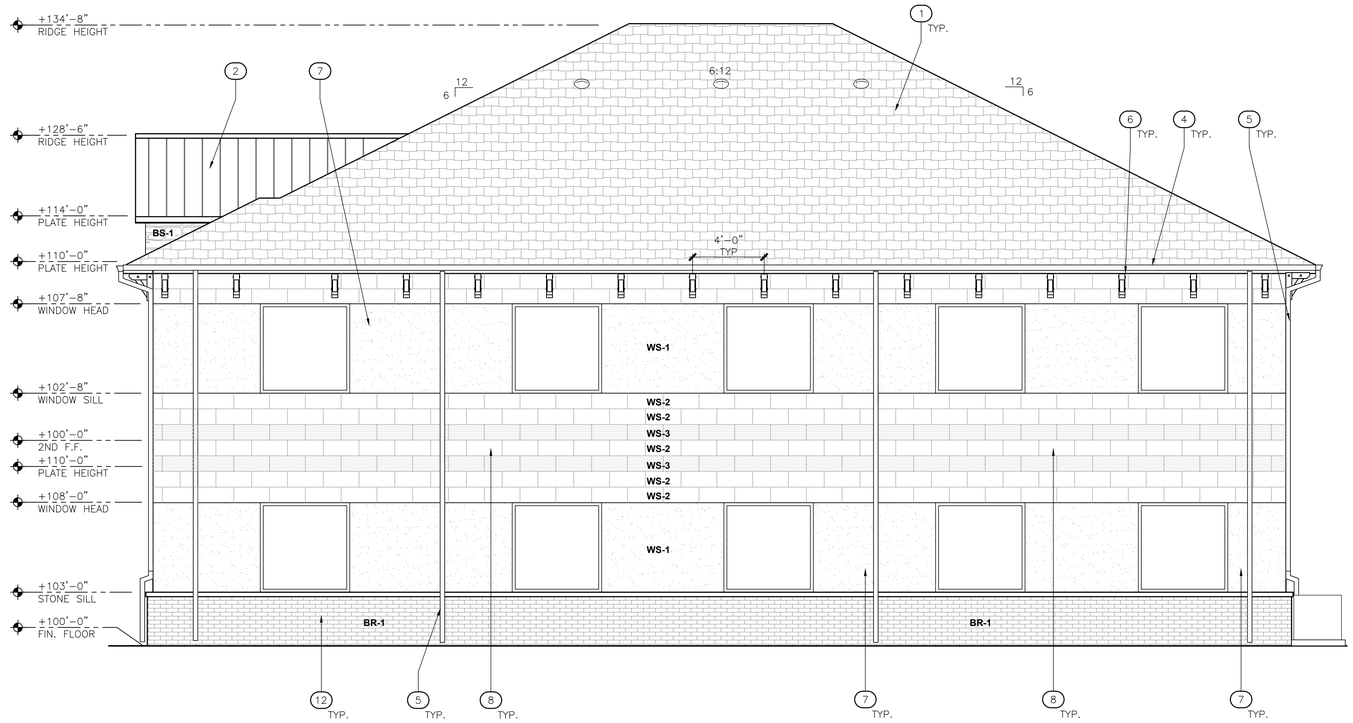
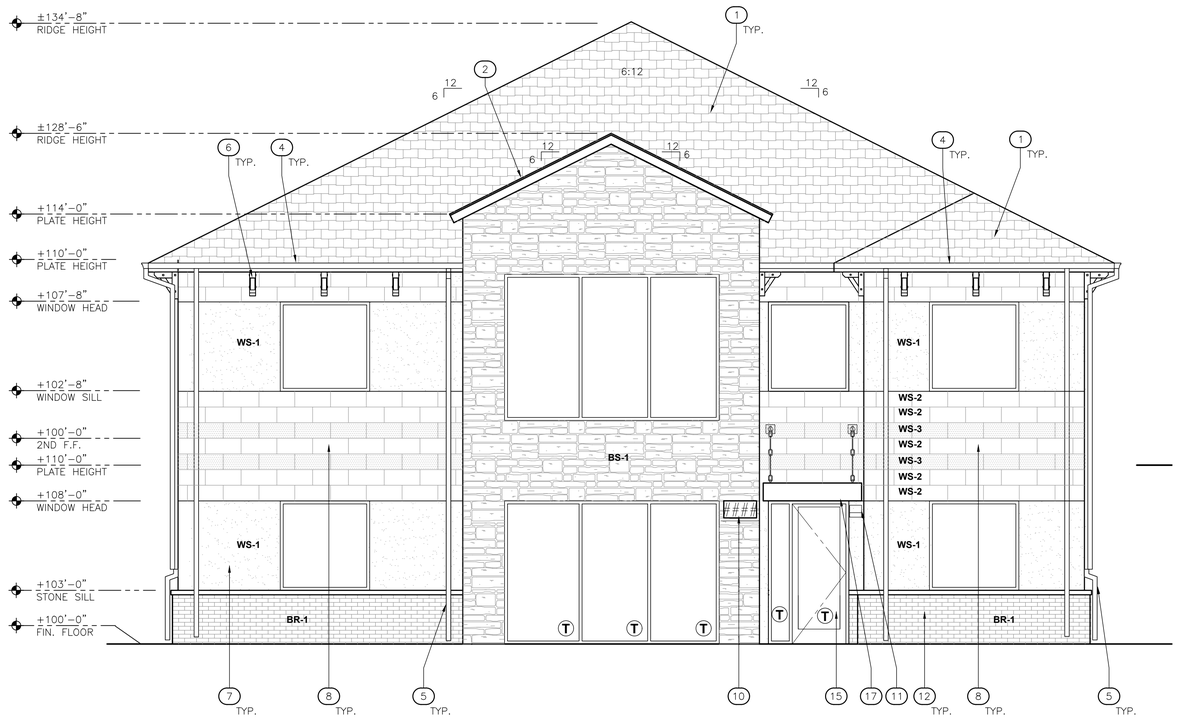
FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
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2/6/2023
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CONSULTANT:

REVISIONS:

ISSUE DATE:
2.6.2023

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET #:
A301

DRAWN BY: DGP

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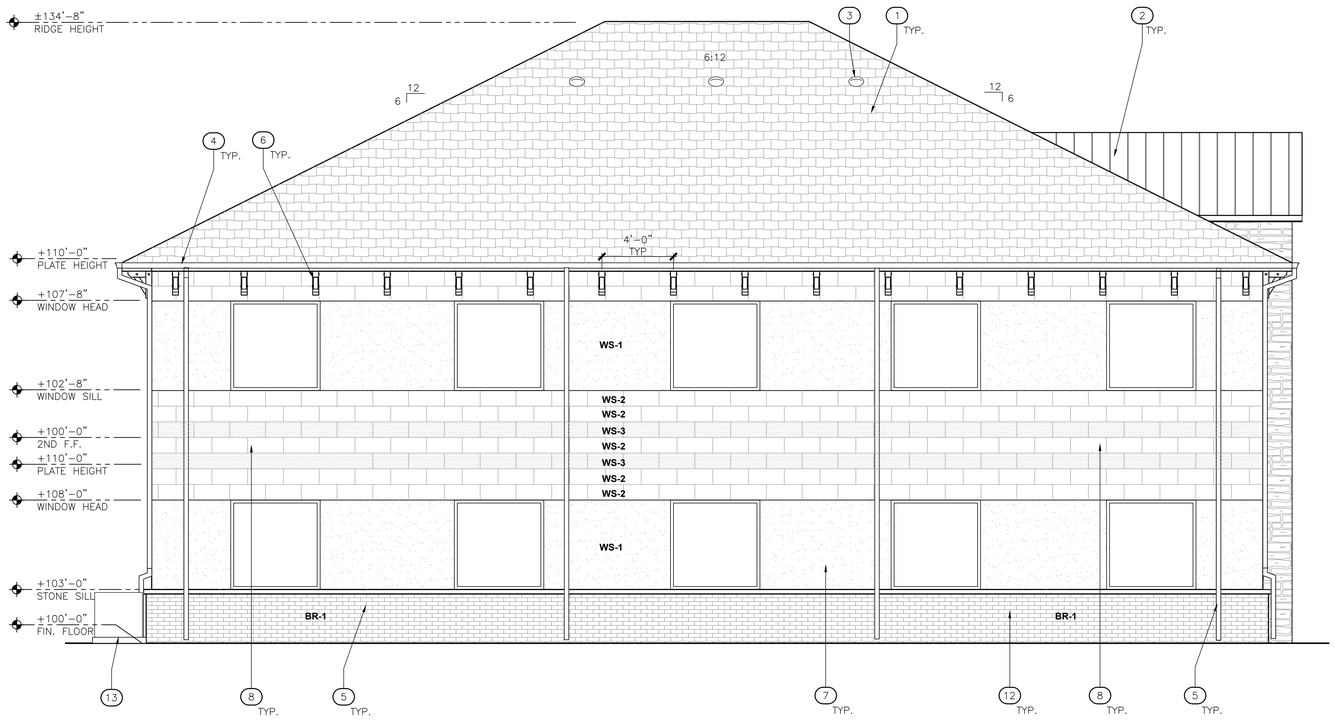
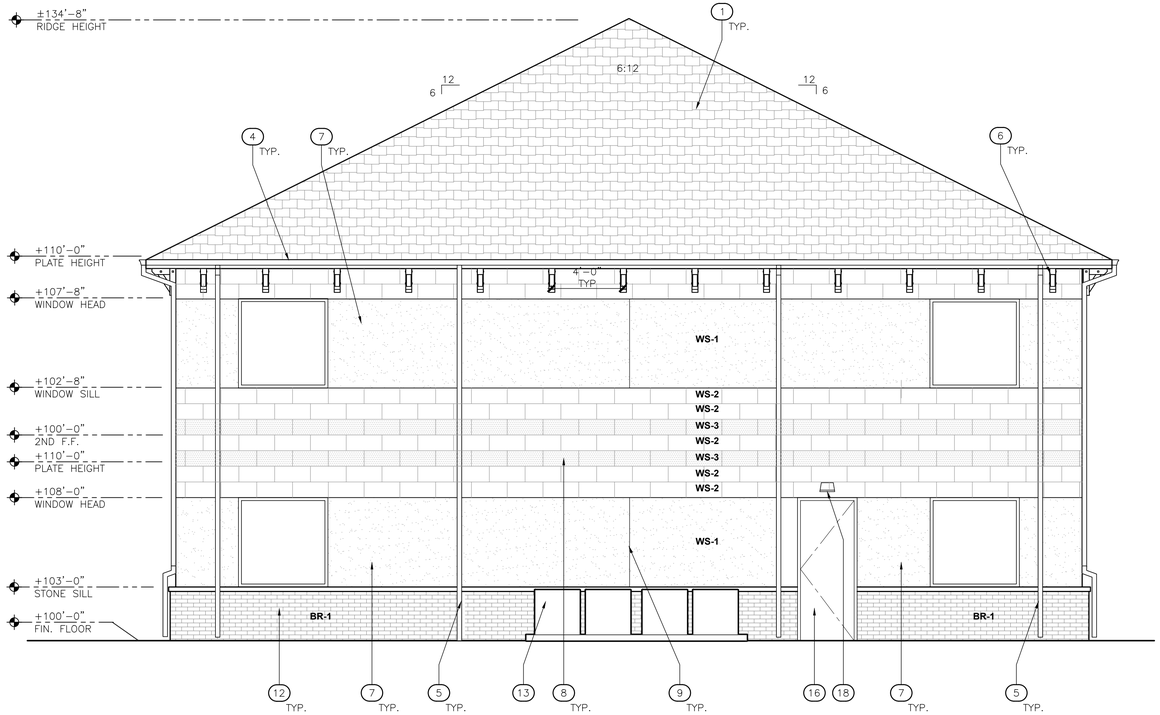


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
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EXTERIOR ELEVATIONS

SHEET #:
A302

DRAWN BY: DGP