

ARCHITECTURAL SITE/LANDSCAPE PLAN
SCALE: 1" = 20'-0"

BUILDING CODE DATA
ALL DRAWINGS & CONSTRUCTION SHALL CONFORM TO THE CITY OF OKLAHOMA CITY BUILDING CODES AND AMENDMENTS, CONSISTING OF THE FOLLOWING:
MODEL BUILDING CODE: INTERNATIONAL BUILDING CODE, 2003
PLUMBING CODE: INTERNATIONAL PLUMBING CODE, 2009
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE, 1996
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE, 2008
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

GENERAL NOTES
CONTRACTORS WORK SHALL MEET ALL LOCAL, STATE AND FEDERAL CODES.
ALL BIDS MUST INCLUDE GENERAL LIABILITY WORKERS COMPENSATION AND BUILDER'S RISK INSURANCE

DESIGN/BUILD NOTE:
ALL ELECTRICAL LIGHTING, POWER SERVICE AND DISTRIBUTION, MECHANICAL HVAC SYSTEMS, PLUMBING SYSTEMS ARE TO BE DESIGNED & INSTALLED BY LICENSED CONTRACTORS. THIS SCOPE IS NOT INCLUDED IN THESE DOCUMENTS

PARKING CALCULATIONS:
PER OKC CHAPTER 59, ZONING & PLANNING CODE, TABLE 106.002:
OFFICE AREA: 4,468 SF / 200 = 22.3 SPACES (OFFICE)
STORAGE AREA: 1,032 SF / 100 = 10.3 SPACES (WAREHOUSE)
TOTAL REQUIRED: 33.3 + 10.3 SPACES
(INCLUDING 1 VAN ACCESSIBLE SPACE)
TOTAL SPACES PROVIDED: 24 (INCLUDING 1 VAN ACCESSIBLE SPACES)

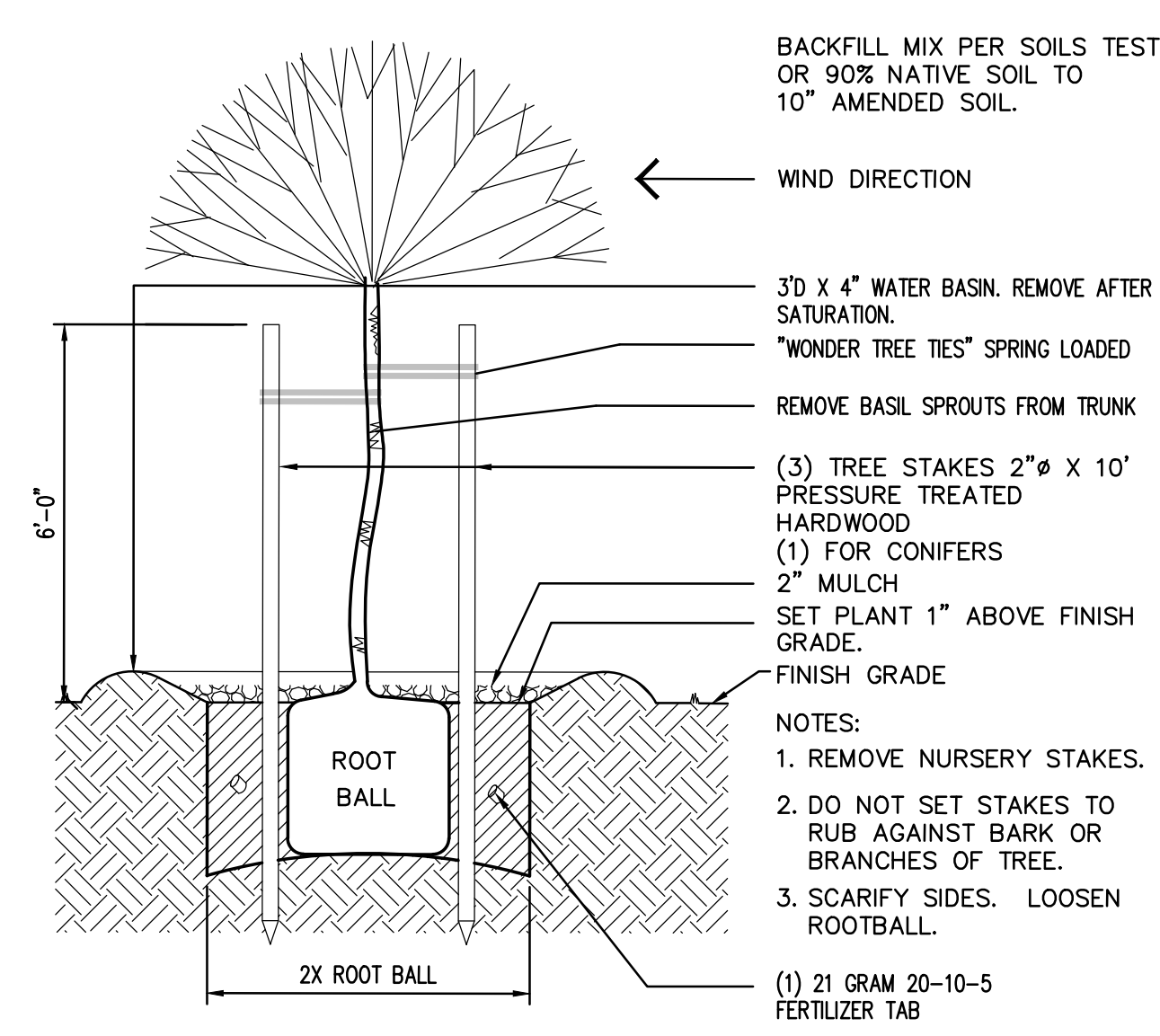
- KEYNOTES:**
- G.C. SHALL INSTALL A WATERPROOF WALL MOUNTED HOSE BIB AT THIS LOCATION. THIS WATER SOURCE SHALL BE USED TO SUPPLY IRRIGATION WATER TO THE NEW PLANTS/GRASS AREAS. OWNER TO DEVELOP AND IMPLEMENT A REGULAR IRRIGATION/MAINTENANCE PROGRAM USING MANUAL TREE IRRIGATION UNITS (TREE GATORS) AND MOVEABLE SPRINKLERS ATTACHED TO HOSES.
 - G.C. SHALL INSTALL A WATERPROOF IN GROUND TYPE HOSE BIB AT THIS LOCATION. THIS WATER SOURCE SHALL BE USED TO SUPPLY IRRIGATION WATER TO THE NEW PLANTS/GRASS AREAS. OWNER TO DEVELOP AND IMPLEMENT A REGULAR IRRIGATION/MAINTENANCE PROGRAM USING MANUAL TREE IRRIGATION UNITS (TREE GATORS) AND MOVEABLE SPRINKLERS ATTACHED TO HOSES.
 - NEW CURB RAMP TO MEET CITY STANDARDS

LANDSCAPE NOTES

- ALL BED AREAS ARE TO BE PREPARED WITH QUALITY SOIL MIX CONSISTING OF A BLEND OF COMPOST SANDY LOAM TOPSOIL, AGED PINE BARK AND #1 SCREENED SAND (NO CLAY). ALL MATERIALS ARE TO BE SCREENED TO PROVIDE 99% 1" MINUS SIZING, AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOSITE OF ORGANICS IS TO BE INCORPORATED. SOIL IS TO BE WEED FREE AND FREE OF REPRODUCTIVE PARTS OF WEEDS.
THE LANDSCAPE CONTRACTOR WILL FILL ALL LANDSCAPE BEDS WITH SOIL MIX AT A MINIMUM OF 6" BELOW TOP OF CURB.
ALL LANDSCAPE BEDS TO BE CROWNED (IN ADDITION TO BELOW CURB SOIL) AS DESIGNATED ON DRAWING. THE NUMBER OF INCHES REFERS TO HEIGHT IN CENTER OF THE BED ABOVE THE TOP OF CURB.
- ALL PLANTS ARE TO BE OPTIMUM SIZE AND QUALITY FOR EACH VARIETY.
- ALL PLANTS ARE TO BE FREE OF DISEASE, FREEZE DAMAGE AND TRANSPORTATION DAMAGE.
- ALL PLANTS ARE TO HAVE THE SAME RELATIONSHIP TO FINISHED GRADE WHEN PLANTED AS WHEN IN CONTAINER.
- ALL MULCH WILL BE PINE BARK HAMMER MILLED AND THEN SCREENED TO PROVIDE A BLEND OF FINES AND 1" MINUS SIZING. ALL BEDS AND TREE RINGS WILL BE MULCHED TO A 3" DEPTH.
- USE USMOOCOTE 14-14-14 OR EQUAL PREMIUM QUALITY SLOW RELEASE FERTILIZER IN ALL SHRUB AND SEASONAL COLOR PLANTING AREAS. BROADCAST AT PACKAGE LABEL RATES OVER ENTIRE PLANTING AREA BEFORE MULCHING.
- ALL AREAS TO BE SODDED WILL BE FINE GRADED WITH 2" CLEAN SAND, FREE OF LUMPS. SOD WILL BE ST. AUGUSTINE LAID SOLID AND ROLLED WITH A LIGHTWEIGHT ROLLER. SOD LAID ON A SLOPE MUST BE ATTACHED WITH 2" WIDE BY 6" LONG STAPLES.
- ALL TREES SHOULD BE STAKED WITH AT LEAST THREE (3) STEEL POSTS, SIX (6) FOOT IN LENGTH AND 1/2" PLASTIC CHAIN.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL BE FREE OF CONTAMINATED SOIL AND DEBRIS. THE BED AREA WILL BE LEFT 6" BELOW TOP OF CURB. ALL SOD AREAS WILL BE LEFT 2" BELOW TOP OF CURB.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION

LANDSCAPE CALCS:

PROPERTY DATA:			
DEVELOPED AREA:	87,004 SF.		
REQUIRED PARKING SPACES:	24		
PROVIDED PARKING SPACES:	24		
CALCULATION OF POINTS:			
SITE POINTS:			
25 POINTS FOR FIRST 5,000 SF. OF DEV. AREA	25		
1 POINT FOR EACH ADDITIONAL 2,000 SF. ((87,004 SF - 5,000 SF) / 2,000) = 410	410		
PARKING LOT POINTS:			
TWO POINTS PER REQ. SPACE (2 X 24 = 48)	48		
ADDITIONAL PROVIDED SPACES (1 X 0 = 0)	0		
TOTAL POINTS:	483	496	OK
POINTS DESIGNATION:			
MIN. 60% OF SITE POINTS TO BE USED IN THE FRONT AND SIDE YARDS	290		OK
MIN. 25% OF TOTAL POINT SHALL BE USED FOR EVERGREEN PLANTINGS	121	195	OK
MIN. 25% OF TOTAL POINTS MAY BE USED FOR TURF GRASS, EXCLUDING TURF IN THE RIGHT-OF-WAY	121	251	OK
MIN. 25% OF TOTAL POINTS MAY BE PLACED IN THE RIGHT-OF-WAY, IF APPROVED BY CITY	121	N/A	OK
OTHER REQUIREMENTS:			
IRRIGATION HOSE BIBS REQUIRED TO BE WITHIN 100' OF ALL REQUIRED PLANTING AREAS			OK
SHADE TREES ARE REQUIRED TO BE LOCATED WITHIN 15' OF ALL PARKING SPACES			OK



TREE PLANTING DETAIL

LEGEND - PARKING LOT PLANTINGS

ABR/SYM	MINIMUM SIZE/HEIGHT	PLANT TYPE	PLANT QNTY PROVIDED	PLANT POINTS EACH	TOTAL POINTS PROVIDED
MD	2" CALIFER	DECIDUOUS	FRONTAGE N/A	N/A	N/A
		CADDO MAPLE	15	12	180
ME	3" CALIFER	EVERGREEN	FRONTAGE N/A	N/A	N/A
		PANICLED GOLDEN RAINTREE	13	15	195
	SOLID SOD	GRASS	1,005 SQ. YDS	0.25/S.Y.	121 ALLOWED
		BERMUDA	281 TOTAL PROVIDED		
TOTAL POINTS PROVIDED:					496

NOTE: REGARDING FINAL TREE MATERIALS: G.C. TO PRESENT FINAL OPTIONS FOR OWNER TO SELECT FROM. REQUIRED SIZE AND TYPE (DECIDUOUS/EVERGREEN) OF TREE SHALL MEET CITY OF OKC CODE AS LISTED.

DATE	DESCRIPTION
08-23-14	CITY REVISIONS

STAMP: [Professional Seal]

CORNERSTONE ARCHITECTURE
1601 S.W. 89TH SUITE G100
OKLAHOMA CITY, OK 73159
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2014 NEW CONSTRUCTION

ENERVEST OFFICES
OKLAHOMA CITY, OKLAHOMA

JOB SITE ADDRESS:
602 N. SARA RD.
OKLAHOMA CITY, OKLAHOMA 73108

OWNER:
D & P GROUP LLC
FOR CONSULT:
OKLAHOMA CITY, OKLAHOMA 73122

JOB NUMBER: **1411**

DRAWN BY: H.D.P. CHECKED BY: M.S.L.

SHEET TITLE: **ARCHITECTURAL SITE PLAN**

DATE: **JULY 20, 2014**

SHEET NUMBER: **A1.0**