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CONSTRUCTION PLANS FOR:

EXTERIOR RENOVATION WATER DISTRIBUTION SATELLITE OFFICE

5605 SOUTH GARNETT ROAD
TULSA, OKLAHOMA
PROJECT NUMBER: SP 22-14
ACCOUNT NO.: 203310017Z,BUILDINGS.7400

CITY OF TULSA, OK
ENGINEERING SERVICES DEPARTMENT

ARCHITECT:



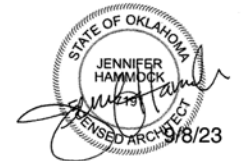
ARCHITECTURE | CIVIL | STRUCTURAL

C.A. 0049 (ARCH) RENEWAL DATE: 06-30-2025
C.A. 00262 (PE) RENEWAL DATE: 06-30-2024

1623 E. 6TH ST.
TULSA, OK 74120
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PREPARED BY:

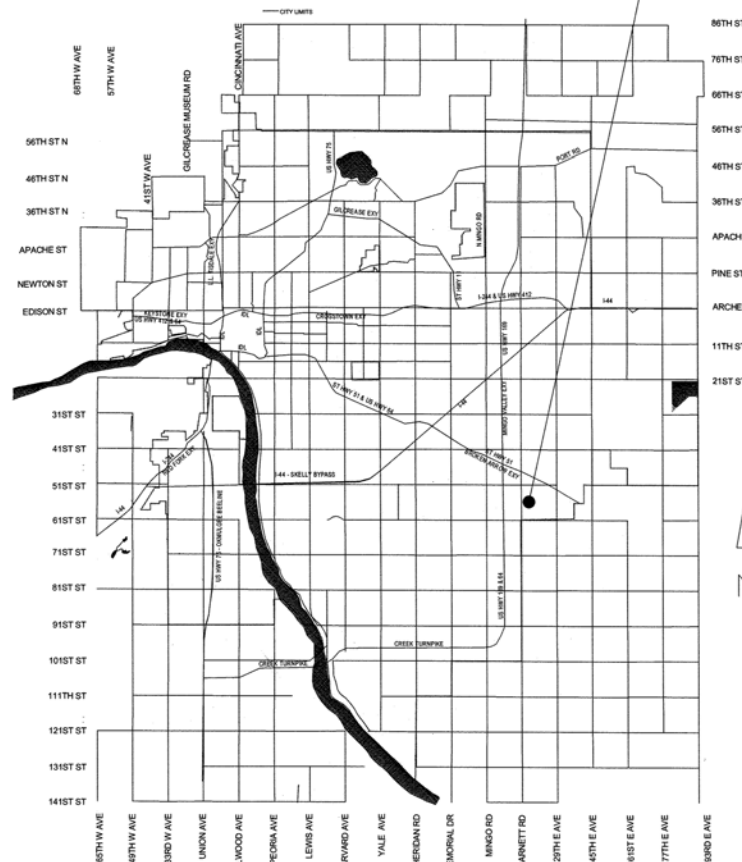
JENNIFER HAMMOCK
PROJECT MANAGER
BKL, INCORPORATED



PREPARED FOR:

CITY OF TULSA,
WATER DISTRIBUTION

PROJECT LOCATION



BID DOCUMENTS

09/08/2023



CITY OF
Tulsa
A New Kind of Energy.

UTILITY COORDINATION:

	NUMBER	NOTIFIED
CITY OF TULSA UTILITY COORDINATOR	918-596-9649	
WATER DESIGN	918-596-9566	
WASTEWATER DESIGN	918-596-9564	
TRANSPORTATION DESIGN	918-596-9636	
TRAFFIC ENGINEERING DESIGN	918-596-9741	
STORMWATER DESIGN	918-596-9498	
PSO/AEP	918-250-6257	
OKLAHOMA NATURAL GAS COMPANY	918-831-8261	
AT&T	918-576-2142	
MCI	918-325-0187	
COX COMMUNICATIONS	918-286-4716	
EASYTEL COMMUNICATIONS	918-523-8025	
PARKS DEPARTMENT	918-596-2406	
BUILDING MAINTENANCE & OPERATIONS	918-596-9389	
PERMITTING	918-596-9456	
SPECIAL PROJECTS DESIGN	918-596-9512	



48 HOURS BEFORE YOU DIG...
CALL OKIE: 1-800-522-6543

LOCATIONS OF UNDERGROUND UTILITY LINES WERE OBTAINED FROM THE UTILITY OWNERS AND HAVE BEEN SHOWN TO THE EXTENT KNOWN. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL "OKIE" 48 HOURS PRIOR TO ANY EXCAVATION TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES HEREIN, PRIOR TO FURTHER CONSTRUCTION.

Jen W...

10/10/23
DATE

DEPARTMENT OF CITY EXPERIENCE DIRECTOR

[Signature]

WATER & SEWER DIRECTOR

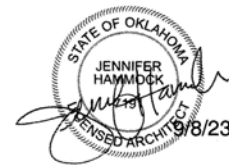
10-24-2023
DATE

ITEM NO	SPEC SECTION	DESCRIPTION	QUANTITY	UNIT	PAY ITEM NOTES
1		GENERAL REQUIREMENTS	1	EA	GENERAL REQUIREMENTS: GENERAL CONDITIONS AND MISCELLANEOUS DIRECT AND INDIRECT PROJECT COSTS REQUIRED BY THE CONTRACT DOCUMENTS BUT NOT LISTED AS A SPECIFIC UNIT PRICE PAY ITEM IN THE PROPOSAL. INCLUDES, BUT IS NOT LIMITED TO: GENERAL CONDITIONS COVERING MISCELLANEOUS NON-STAFFING COSTS DIRECTLY RELATED TO THE PROJECT, SUCH AS JOB TRAILER, MOBILIZATION, PERMIT FEES (OTHER THAN BUILDING PERMIT PROVIDED BY CITY OF TULSA), TEMPORARY UTILITIES, PERMANENT UTILITY CONNECTION FEES, BARRIERS, SCAFFOLDING, EQUIPMENT RENTAL, CLEANING AND DUMPSTERS, ETC. EACH UNIT PRICE WILL BE DEEMED TO INCLUDE AN AMOUNT CONSIDERED BY THE CONTRACTOR TO BE ADEQUATE TO COVER CONTRACTOR'S OVERHEAD AND PROFIT FOR EACH SEPARATELY IDENTIFIED ITEM.
2	12100	OWNERS ALLOWANCE	1	ALLOW	ALLOWANCE FOR UNFORESEEN CONDITIONS REQUIRING ADDITIONAL WORK NOT IN THE CONTRACT DOCUMENTS. USED ONLY AT THE DISCRETION OF THE OWNER, IN STRICT ACCORDANCE WITH THE REFERENCED SPECIFICATION SECTION.
3	024119	REMOVAL OF CONCRETE PAVEMENT	105	SF	DEMOLITION OF EXISTING SIDEWALK TO PREPARE FOR NEW DRAINAGE WORK
4	024119	REMOVAL OF EXISTING PIPE	5	LF	DEMOLITION OF EXISTING DRAIN PIPE AS IT LEAVES THE BUILDING AND ENTERS BELOW GRADE.
5	033000	TRENCH AND SIDEWALK	4	CY	INSTALLATION OF NEW TRENCH DRAINS FOR DAYLIGHTING ROOF DRAINS ALONG EXISTING SIDEWALKS
6	074113.16	STANDING SEAM METAL ROOF	701	SF	STANDING SEAM METAL ROOF PANEL SYSTEM AS SPECIFIED, INCLUDING METAL ROOF COMPONENTS OVER ICE AND WATER SHIELD, ISO INSULATION, ADHERED TO EXISTING METAL STRUCTURE. INCLUDES FLASHINGS, COUNTERFLASHING, ROOFING SPECIALTIES, INCLUDES ALL LABOR AND MATERIALS REQUIRED FOR INSTALLATION OF A FULLY WARRANTIED AND WATERPROOF METAL ROOF SYSTEM ACCORDINGLY. NO ADDITIONAL MATERIAL OR LABOR COST ALLOWED FOR MISCELLANEOUS COMPONENTS OF THE COMPLETED ROOFING SYSTEM
7	053100	STEEL DECK REPLACE	1,050	SF	PREPARE DAMAGED METAL DECK WITH OVERLAY OF 22 GAGE METAL (AS INSTRUCTED BY ARCHITECT)
8	053100	STEEL DECK REPAIR	1,050	SF	TREAT RUSTED METAL DECK WITH RUST PENETRATING SEALER
9	054000	STEEL STUDS	210	LF	REPLACEMENT OF RUSTED STUDS IN EXTERIOR WING WALLS, FRAMING FOR SCUPPER REWORK
10	061000	ROUGH CARPENTRY	420	LF	REMOVE EXISTING DAMAGED WOOD AND NAILERS AND REPLACE WITH NEW TREATED LUMBER OF APPROPRIATE SIZE.
11	070150.19	PREPARATION FOR RE-ROOFING	7,211	GFA	REMOVE EXISTING ROOFING SYSTEM IN PREPARATION FOR NEW. INCLUDES REMOVAL AND DISPOSAL OF EXISTING ROOFING AND WATERPROOFING SYSTEM DOWN TO THE STRUCTURAL DECK, PARAPETS AND OTHER SUBSTRATES. INCLUDES EXISTING ABANDONED EQUIPMENT PLATFORMS, MECHANICAL EQUIPMENT, CURBS, AND OTHER OBJECTS INTERFERING WITH NEW CONSTRUCTION AND INDICATED TO BE REMOVED. CONTRACTOR SHALL EXAMINE EXISTING SUBSTRATE(S) AND ADJACENT MATERIALS FOR RUST, DRY ROT AND OTHER DAMAGE WHICH COULD HINDER THE SUCCESSFUL APPLICATION OF NEW ROOFING SYSTEM. CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF DAMAGE.
12	075423	TPO ROOFING SYSTEM	6,510	SF	THERMOPLASTIC POLYOLEFIN (TPO) SINGLE-PLY MEMBRANE ROOFING SYSTEM WITH 20 YEAR NDL WARRANTY. ROOFING SYSTEM INCLUDES, SINGLE-PLY MEMBRANE 60 MIL FLEECE-BACKED TPO, FULLY ADHERED TO 1/2" COVERBOARD, OVER TAPERED AND NON-TAPERED INSULATION (R-25 MIN) FASTENED TO DECK AS SHOWN ON DRAWINGS. MEMBRANE FLASHINGS, SHEET METAL FLASHINGS AND COUNTER-FLASHINGS, ROOF SPECIALTIES, COPINGS AND CURBS, INCLUDES ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR A COMPLETED INSTALLATION OF A FULLY WARRANTIED AND WATERPROOF MEMBRANE ROOFING SYSTEM. CONTRACTOR SHALL CONFIRM THEIR OWN QUANTITIES AND BID THE ENTIRE ROOF SYSTEM ACCORDINGLY. NO ADDITIONAL MATERIAL OR LABOR COST ALLOWED FOR VERTICAL FLASHING OR OTHER COMPONENTS OF THE COMPLETED ROOFING SYSTEM.

ITEM NO	SPEC SECTION	DESCRIPTION	QUANTITY	UNIT	PAY ITEM NOTES
13	072419	WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM	6,787	SF	EXTERIOR SHEATHING, MOISTURE BARRIER, INSULATION BOARD, REINFORCING MESH, BASE COAT, FINISH COAT
14	076200	SHEET METAL FLASHING AND TRIM	746	SF	BASE DETAIL AND CAP FLASHING
15	077200	ROOF HATCH	1	EA	FURNISH AND INSTALL NEW ROOF HATCH, MATCH EXISTING ROOF HATCH DIMENSIONS, NEW HATCH TO HAVE LADDER-UP SAFETY POST & GUARDRAIL SYSTEM
16	076200	OVERFLOW SCUPPERS	4	EA	INSTALL OVERFLOW SCUPPER PER TPO MFR'S INSTRUCTIONS
17	077129	MANUF. ROOF EXPANSION JOINT COVER	53	LF	MATERIALS AND LABOR ASSOCIATED WITH THE INSTALLATION OF ROOF EXPANSION JOINT COVER
18	077200	MANUFACTURED ROOF CURBS	2	EA	REPLACE EXISTING MANUFACTURED ROOF CURBS WITH NEW, WHICH SHALL BE SIZED APPROPRIATELY TO FIT EXISTING RTUS AND DECK OPENING, PROVIDE 8" MIN. HEIGHT ABOVE NEW ROOF MEMBRANE ONCE IT IS IN PLACE.
19	079200	SEALANTS AND CAULKING	525	LF	REMOVE EXISTING JOINT SEALANTS AS REQUIRED AND INDICATED. CLEAN, PRIME AND PREPARE SURFACES FOR NEW JOINT SEALANT APPLICATION. PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION
20	084113	STOREFRONTS AND ALUM OPENINGS	258	SF	INSTALLING STOREFRONT, FLASHINGS AND SEALANTS PER DRAWINGS, SPECIFICATIONS AND, MANUFACTURERS DETAILS.
21	099113	EXTERIOR PAINTING	1	SYS	ALL LABOR AND MATERIAL ASSOCIATED WITH PAINTING NOTED ON DRAWINGS
22	099000	ACOUSTICAL CEILINGS	100	EA	REPLACE WATER DAMAGED CEILING TILES AND LIGHT LENSES WITH NEW, MATCH EXISTING.
23	220000	PLUMBING WORK	53	LF	MISCELLANEOUS WORK ON PLUMBING, WATER, GAS, DRAINAGE AS INDICATED ON DRAWINGS AND SPECIFICATIONS
24	DIV 22	AREA DRAINS/CATCH BASINS	4	EA	ALL WORK ASSOCIATED WITH INSTALLING AREA DRAINS AND STORM DRAINS. INCLUDES MATERIALS AND LABOR NECESSARY FOR CURB CUTS
25	DIV 22	DOWNSPOUT NOZZLE	4	EA	(3) 4" & (1) 6" DOWNSPOUT NOZZLES
26	230000	MECHANICAL WORK	2	EA	MECHANICAL WORK FOR RTUS, AND ALL LABOR AND MATERIALS REQUIRED
27	260000	ELECTRICAL WORK	2	EA	ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO DISCONNECT AND RECONNECT ELECTRICAL SERVICES TO ROOFTOP EQUIPMENT AS NECESSARY FOR THE PROPER INSTALLATION OF ROOFING SYSTEM. PRICE TO INCLUDE REPLACEMENT OF ELECTRICAL COMPONENTS WHICH ARE FOUND TO BE NO LONGER SERVICEABLE, NEW POURABLE SEALANT PANS, BOOTS, CONDUIT SUPPORTS, ETC. IN ORDER TO RESTORE CIRCUITS TO PROPER OPERATION AS QUICKLY AS POSSIBLE
28	320000	SITework	4	EA	REPAINT BOLLARDS AND GAS VALVE

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF TULSA STANDARDS AND THE STANDARD SPECIFICATIONS FOR SPECIAL PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING SAFETY, HEALTH AND SANITATION. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER NEEDED ACTIONS ON AS THEIR OWN RESPONSIBILITY TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
- ALL PUBLIC FEATURES OF THIS PROJECT RENOVATION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES, AND THE INTERIM FINAL RULES FOR PUBLIC RIGHT-OF-WAY, PUBLISHED IN THE FEDERAL REGISTRY, TUESDAY, SEPTEMBER 3, 2002. WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THIS ACT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK, WHICH IS NOT IN FULL COMPLIANCE WITH THE ADA WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. ANY WORK, WHICH IS NOT PERFORMED WITHIN THE GUIDE LINES OF THE ADA, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE LIMITS OF THE CONSTRUCTION SHALL BE RETURNED TO THEIR PREVIOUS CONDITION AT CONTRACTOR'S EXPENSE AS DIRECTED BY ENGINEER. ORANGE PROTECTIVE FENCING SHALL BE INSTALLED AROUND THE DRIP LINE OF ALL TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION AND STAGING AREA. ALL AREAS DISTURBED WITHIN AND BEYOND THE LIMIT OF CONSTRUCTION LINE SHALL BE RE-VEGETATED.
- IN ORDER TO ALLEVIATE DUST CONDITIONS DURING GRADING OR SIMILAR OPERATIONS AND BEFORE WORK IS COMPLETED, THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE OWNER'S REPRESENTATIVE. COST OF SPRINKLING TO BE INCLUDED IN PRICE BID FOR OTHER ITEMS OF WORK.
- RAMP SLOPES SHALL NOT EXCEED 12:1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INFLECTED TO THE EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA AS A RESULT OF DIGGING, TRENCHING, BORING, ETC. DEPTH OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. PRIOR TO DIGGING, THE CONTRACTOR SHALL CALL THE CITY OF TULSA TO VERIFY UTILITIES SHOWN ON DRAWINGS AND FOR A LIST OF ALL UNDERGROUND FACILITIES REGISTERED IN THE AREA OF CONSTRUCTION LISTED WITH THE FOLLOWING AGENCIES:
A. THE "OKIE" NOTIFICATION CENTER 1-800-522-6543,
B. FACILITIES MAINTENANCE 918-527-0209
- CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF THE OKLAHOMA ONE-CALL SYSTEM, INC., NOTICE OF ANY EXCAVATION NO SOONER THAN TEN DAYS OR LATER THAN 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS, LEGAL HOLIDAY PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR STORM WATER MANAGEMENT FOR THIS PROJECT. ALL COST TO BE INCLUDED IN OTHER ITEMS OF WORK.
- COORDINATE THE CONSTRUCTION STAGING AREA WITH THE OWNER'S REPRESENTATIVE. IF REQUIRED THE AREA SHALL BE STABILIZED WITH AGGREGATE BASE TO A DEPTH OF 6". THE GRAVEL IS TO BE REMOVED AT THE COMPLETION OF PROJECT. ALL COSTS TO BE INCLUDED IN LINE ITEM MOBILIZATION, DEMOBILIZATION, AND MISCELLANEOUS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED TO THE EXISTING SIDEWALK, LIGHTING, AND AMENITIES DURING CONSTRUCTION IF CAUSED BY CONSTRUCTION ACTIVITIES PERFORMED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS.
- WHERE IT IS NECESSARY TO CROSS CURBING, PROTECTION AGAINST DAMAGE SHALL BE PROVIDED BY THE CONTRACTOR AND ANY DAMAGE TO THE ROADWAY PAVEMENT, CURBS, SIDEWALKS, VEGETATION, OR DRIVEWAYS CAUSED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- FOR ITEMS PROVIDED "BY OTHERS" PROVIDE AND INSTALL BLOCKING AND POWER/DATA AS REQUIRED. COORDINATE INSTALLATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD



EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE

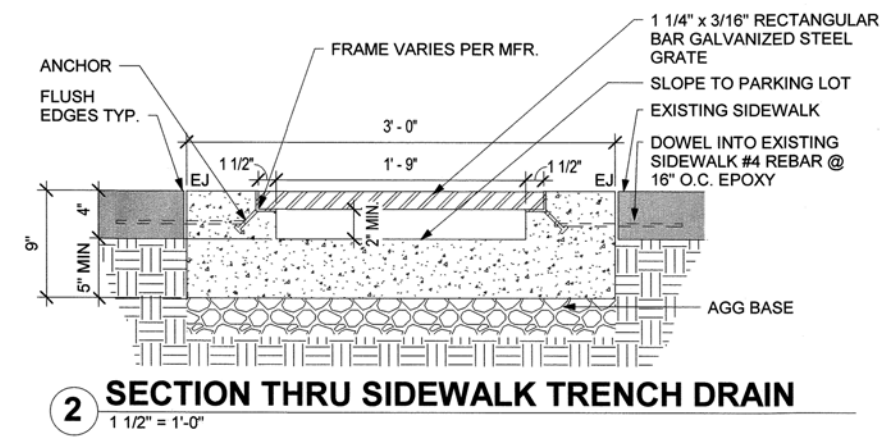
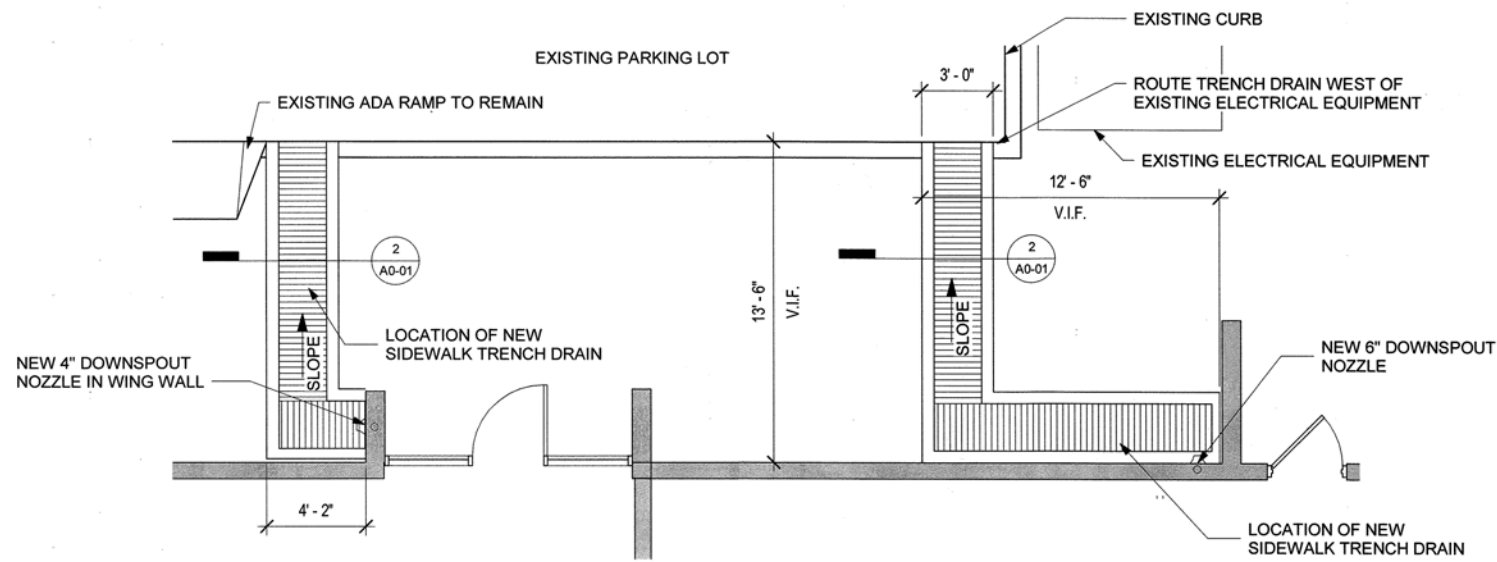
PROJECT NO. SP 22-14

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:
**BKL, INCORPORATED
ENGINEERS & ARCHITECTS**

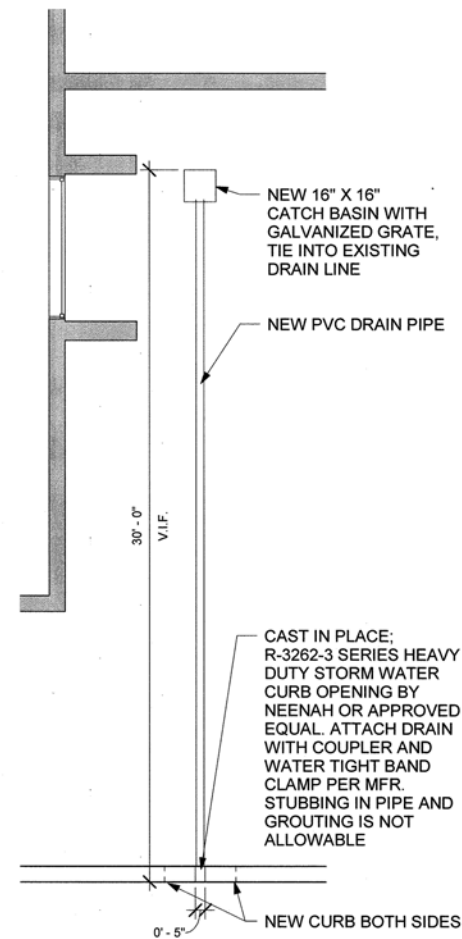
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HORIZONTAL:	FIELD MGR.:	SUR 10/9/23	
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SHEET NAME:			SHEET NO.
QUANTITIES & GENERAL NOTES			G1-01

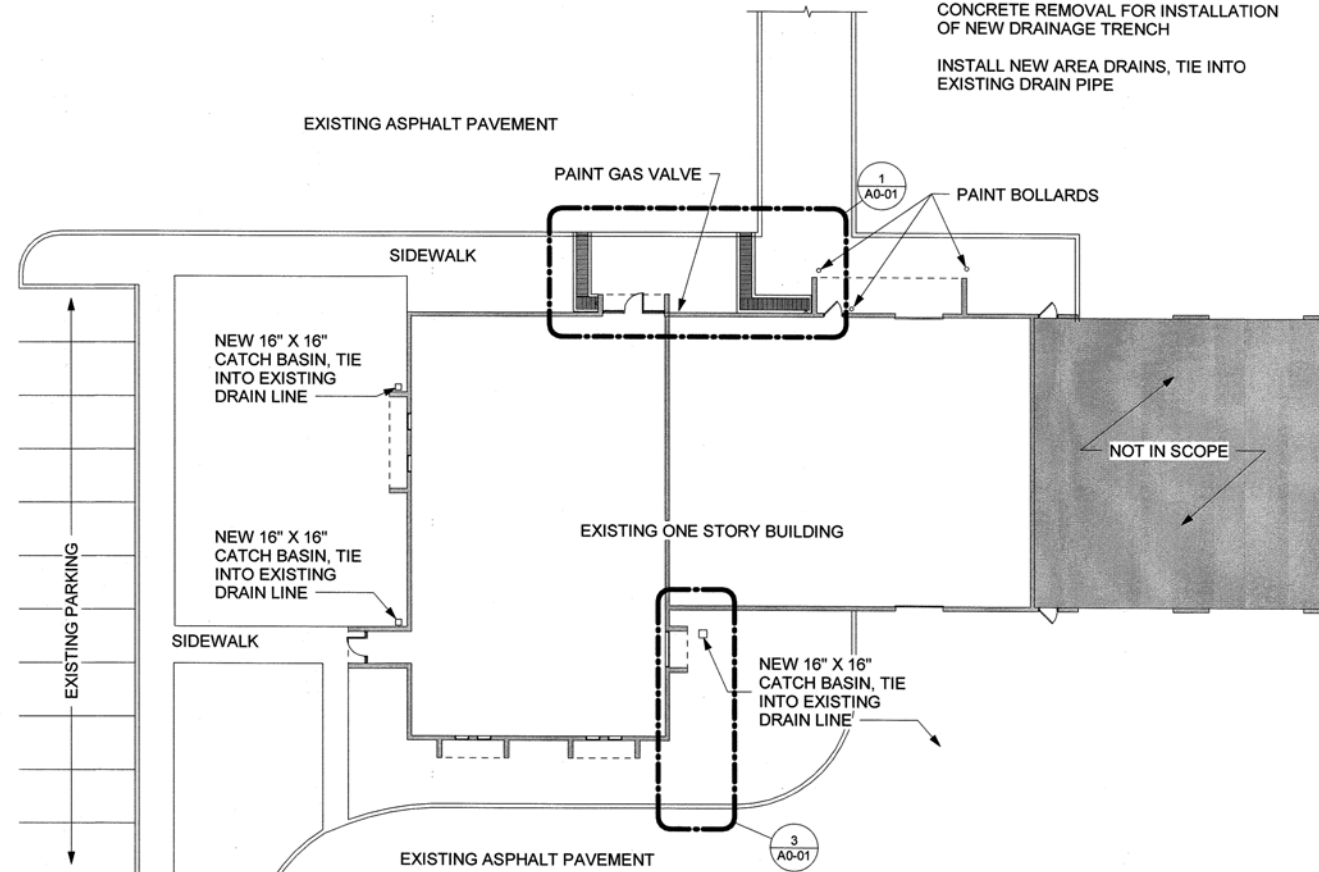


1 ENLARGED SIDEWALK PLAN
1/4" = 1'-0"

SCOPE OF SITE WORK
LIMITED TO PORTION OF SIDEWALK CONCRETE REMOVAL FOR INSTALLATION OF NEW DRAINAGE TRENCH
INSTALL NEW AREA DRAINS, TIE INTO EXISTING DRAIN PIPE



3 EAST DRAIN
1/4" = 1'-0"



4 PARTIAL SITE PLAN
1/16" = 1'-0"



EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE

PROJECT NO. SP 22-14

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:
BKL, INCORPORATED ENGINEERS & ARCHITECTS

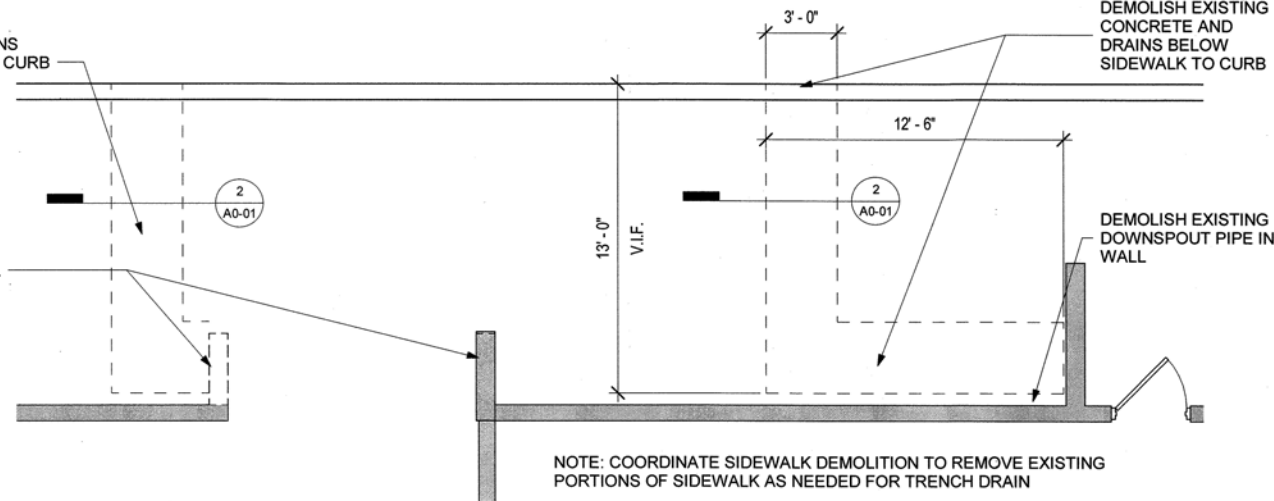
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	FILE:	DRAWING:		
	SHEET NAME:	SITE PLAN		SHEET NO. A0-01

DEMOLISH EXISTING CONCRETE AND DRAINS BELOW SIDEWALK TO CURB

DEMOLISH EXISTING CONCRETE AND DRAINS BELOW SIDEWALK TO CURB

DEMOLISH EXISTING WING WALLS AND DOWNSPOUT IN WALL

DEMOLISH EXISTING DOWNSPOUT PIPE IN WALL



GENERAL NOTES - DEMOLITION:

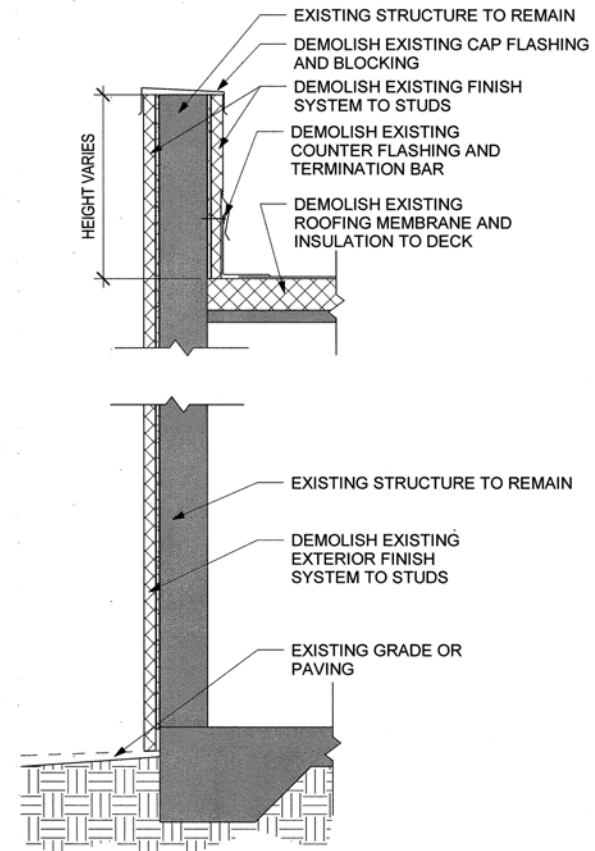
1. DEMOLITION PLANS ARE DIAGRAMMATIC AND REPRESENT THE GENERAL QUANTITY AND LOCATIONS. FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE DEMOLITION WITH ALL DISCIPLINES.
2. ALL EXISTING MATERIAL IS REQUIRED TO BE REMOVED IF NECESSARY TO MAKE THE NEW INSTALLATION. THE CONTRACTOR IS TO HAVE ALL NECESSARY DEMOLITION IN THE BID.
3. REMOVE ALL ABANDONED DEVICES. CAP OFF, PATCH, AND REPAIR, AND PREP SURFACE FOR INSTALLATION OF NEW DEVICES AND NEW FINISHES.
4. MILESTONE INSPECTION: ARCHITECT AND CITY TO REVIEW CONDITION OF EXTERIOR WALL STRUCTURE AFTER EXTERIOR FINISH SYSTEM IS REMOVED

KEYNOTES

Key Value	Keynote Text
2.6	DEMOLISH EXISTING ROOF SCUPPER FOR REPLACEMENT
2.7	REMOVE EXISTING WINDOW
2.8	REMOVE EXISTING DOOR ASSEMBLY, PROTECT FOR REINSTALLATION
2.13	DEMOLISH EXISTING EXTERIOR EIFS SYSTEM DOWN TO STUDS, PREP WALLS FOR NEW INSTALLATION
2.14	DEMOLISH CURB 3' WIDE FOR STORM WATER OPENING
2.17	REMOVE EXISTING WALL PACK LIGHTS AND CAMERAS, PROTECT FOR REINSTALLATION

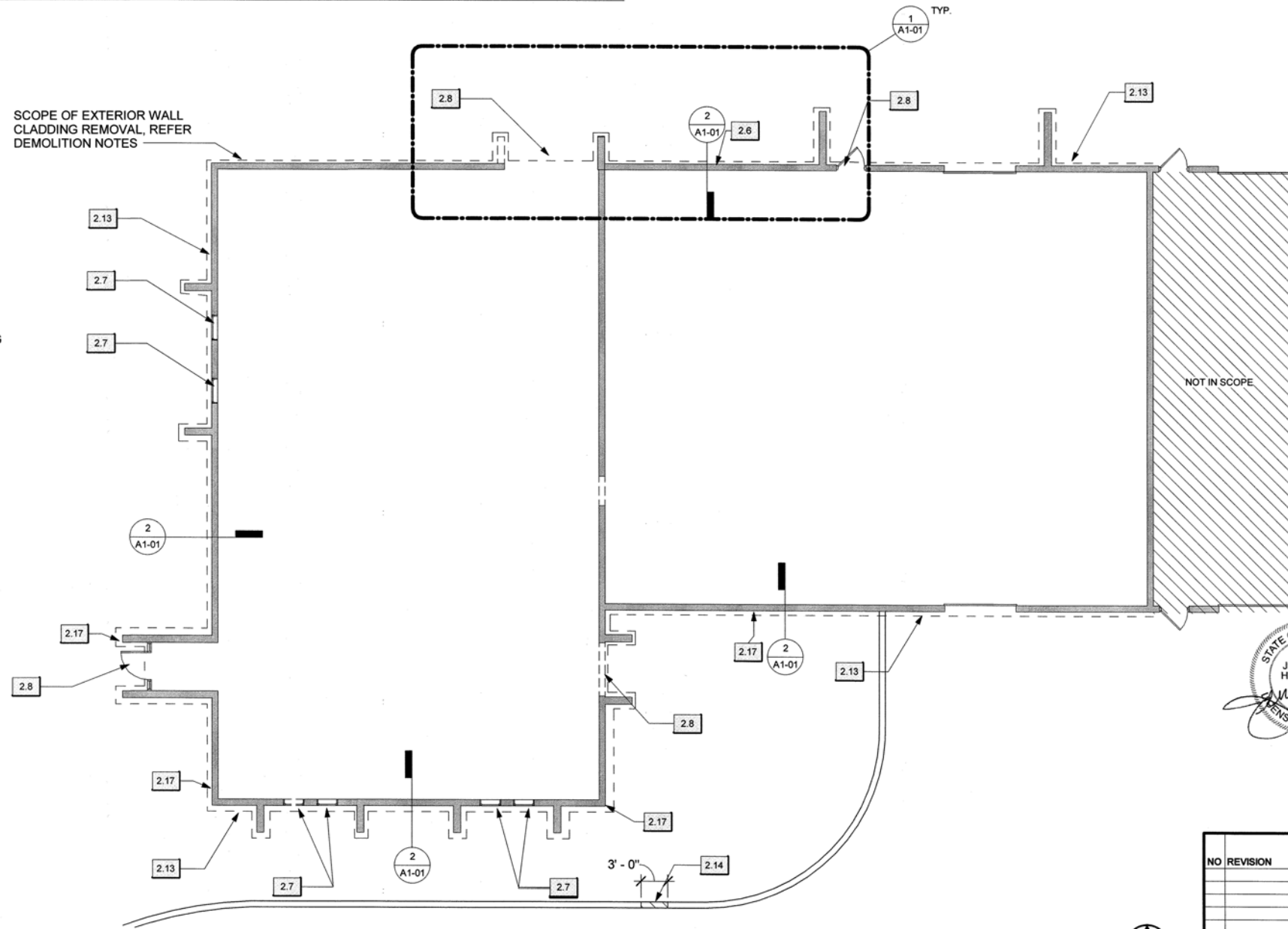
1 WALKWAY DEMOLITION PLAN
1/4" = 1'-0"

SCOPE OF EXTERIOR WALL CLADDING REMOVAL, REFER DEMOLITION NOTES



2 EXTERIOR WALL FINISHES DEMOLITION
1" = 1'-0"

3 DEMOLITION FLOOR PLAN
1/8" = 1'-0"



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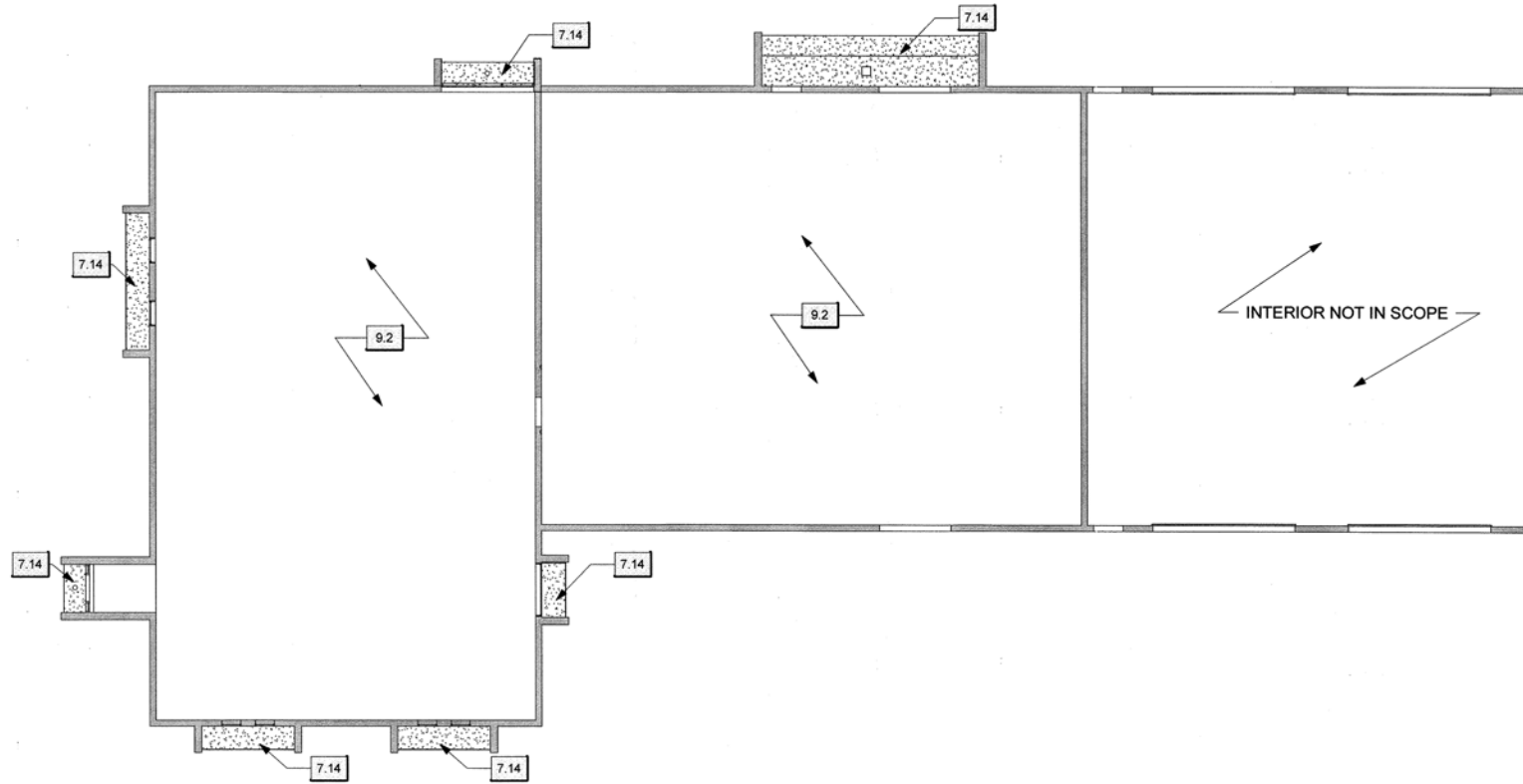
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				HORIZONTAL:	FIELD MGR.	LEN 10/23	
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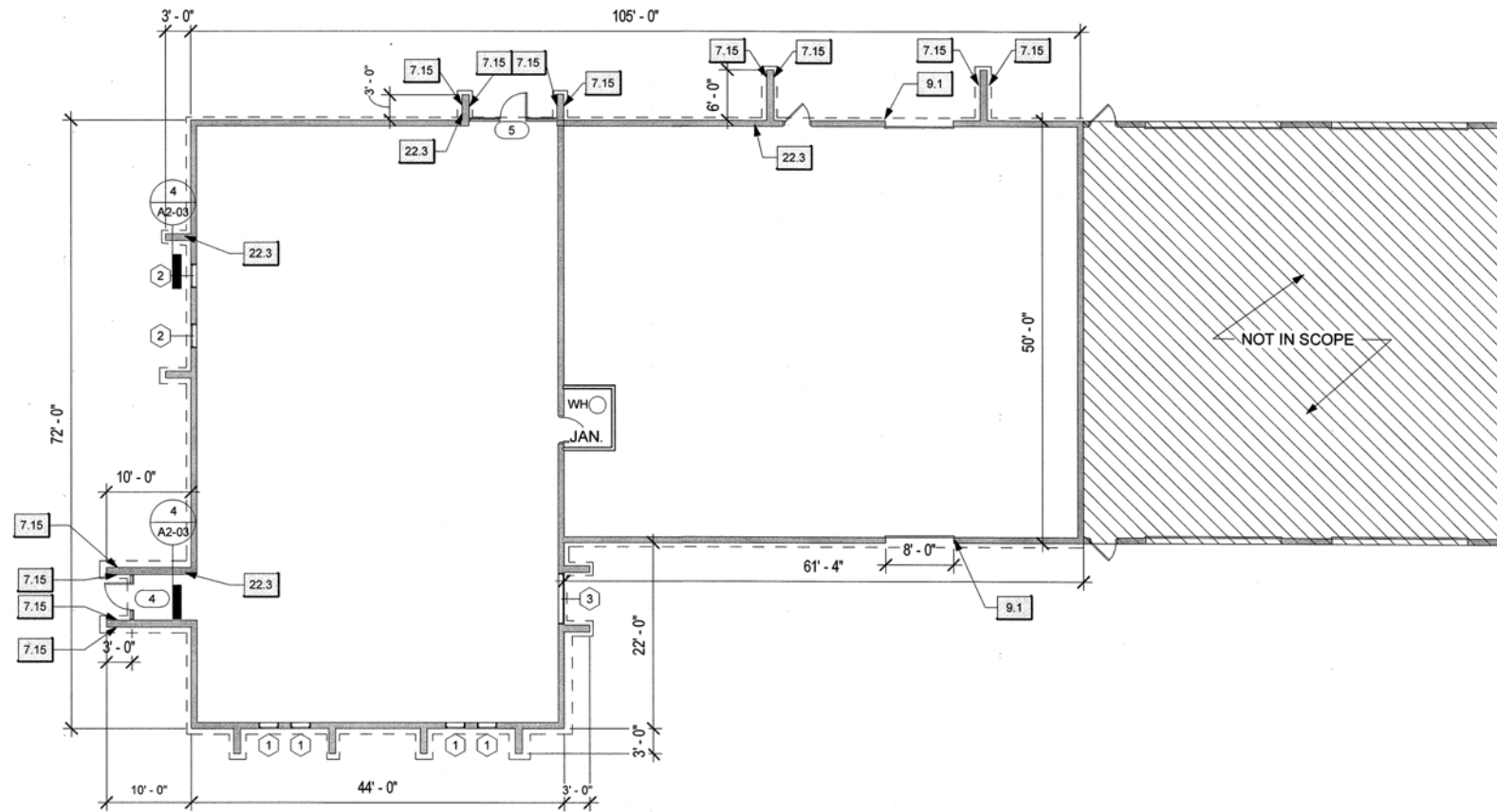
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KEYNOTES

Key Value	Keynote Text
7.14	NEW EIFS SOFFIT
7.15	REINFORCEMENT MESH INSTALLED IN EIFS SYSTEM
9.1	PAINT OH DOOR & FRAME
9.2	PROVIDE 48 TOTAL ACT: ARMSTRONG CORTEGA 2X4 OR APPROVED EQUAL. INTENT IS FOR ACT TO MATCH EXISTING. GC TO REPLACE DAMAGED CEILING TILES AS NEEDED. COORDINATE LOCATIONS WITH OWNER
22.3	INSTALL NEW DOWNSPOUT PIPE FROM ROOF DRAIN TO DOWNSPOUT NOZZLE



1 REFLECTED CEILING PLAN
3/32" = 1'-0"



2 FLOOR PLAN
3/32" = 1'-0"



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NO	REVISION	BY	DATE	PLAN SCALE:	DRAWN:	ABS	APPROVED:
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					SURVEY:		
				PROFILE SCALE:	PROJ. MGR.	1/11/23	
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				HORIZONTAL:	FIELD MGR.	10/17/23	
					RECOMMENDED:		
				VERTICAL:	DESIGN MANAGER:		CITY ENGINEER:
				FILE:	DRAWING:		
				SHEET NAME:	FLOOR/CEILING PLAN		SHEET NO.:
							A1-02

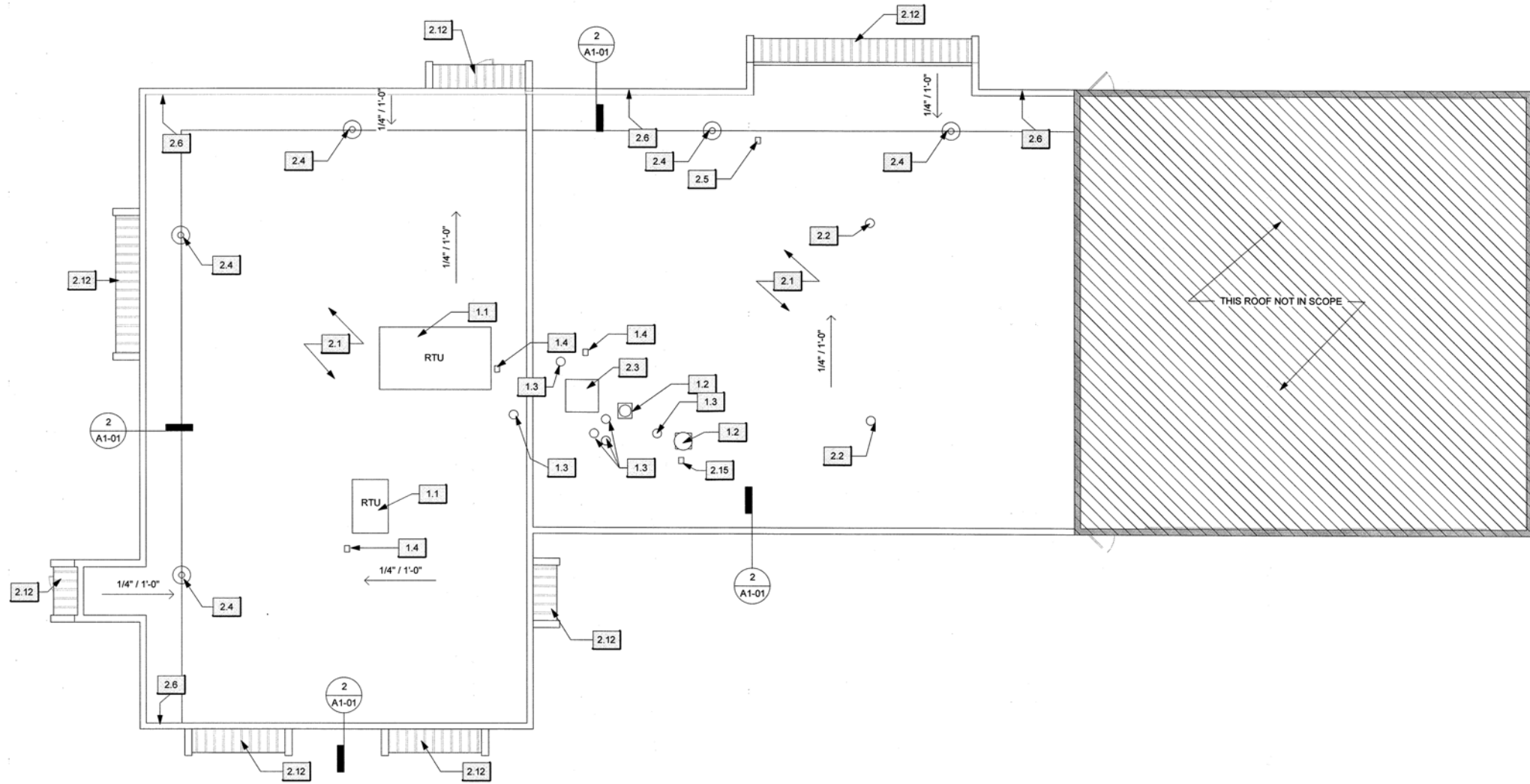
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KEYNOTES

Key Value	Keynote Text
1.1	DEMOLISH EXISTING ROOF CURB, PROTECT RTU FOR REINSTALLATION
1.2	DEMOLISH EXISTING ROOF CURB, PROTECT MECHANICAL UNIT FOR REINSTALLATION
1.3	EXISTING PLUMBING PENETRATION TO REMAIN
1.4	EXISTING ELECTRICAL PENETRATION TO REMAIN
2.2	DEMOLISH EXISTING VENT FOR REPLACEMENT
2.4	DEMOLISH EXISTING ROOF DRAIN FOR REPLACEMENT
2.5	DEMOLISH EXISTING SEALANT POCKET
2.6	DEMOLISH EXISTING ROOF SCUPPER FOR REPLACEMENT
2.15	DEMOLISH EXISTING CHANNEL STRUT SUPPORTING FUSED DISCONNECT

2.1
2.12



EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE

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CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:

BKL, INCORPORATED
ENGINEERS & ARCHITECTS

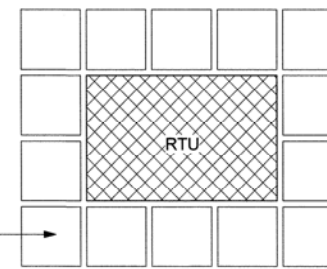
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				1/8" = 1'-0"	DESIGNED	KDR	
					SURVEY		
				PROFILE SCALE:	PROJ. MGR.	AK 8/8/23	
					LEAD ENGR.	SKR 8/8/23	
				HORIZONTAL:	FIELD MGR.	AKM 10/23	
					RECOMMENDED:		
				VERTICAL:	DESIGN MANAGER		CITY ENGINEER
				FILE:	DRAWING:		
				SHEET NAME:	DEMOLITION ROOF PLAN		SHEET NO.
							A1-03

1 DEMOLITION ROOF PLAN
1/8" = 1'-0"



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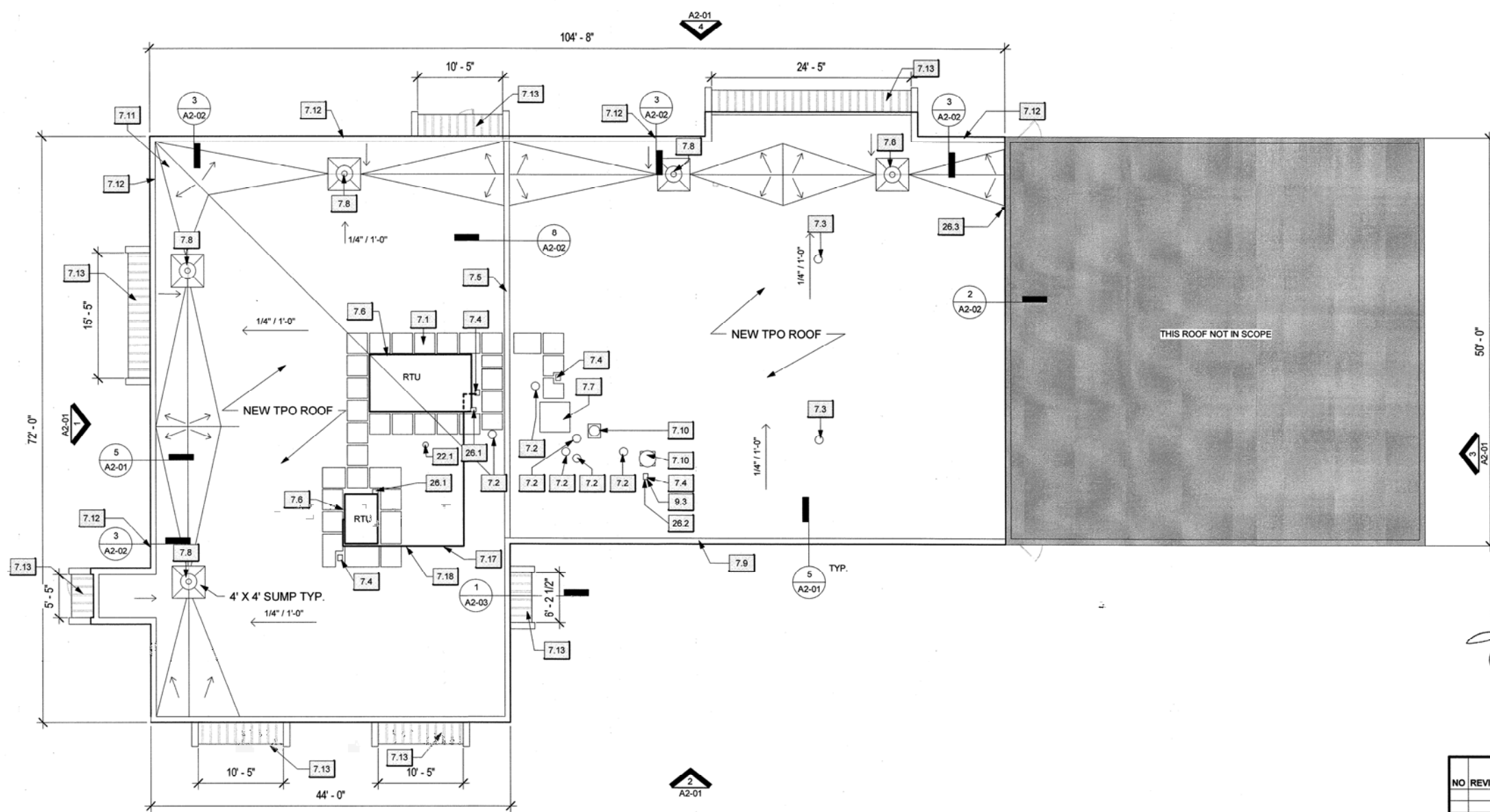


2'-6" WALKWAY PADS
SPACED 3" APART LOCATED
ON ALL SIDES OF RTU AND
ADJACENT TO ROOF HATCH

2 WALK PAD LAYOUT
1/4" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
7.1	WALK PAD, TYPICAL
7.2	PIPE PENETRATION, PROVIDE NEW BOOTS
7.3	INSTALL NEW FLUE PER MFR.
7.4	POURABLE SEALANT POCKET
7.5	MFR STANDARD EXPANSION JOINT COVER
7.6	NEW RTU CURB
7.7	INSTALL NEW ROOF HATCH
7.8	INSTALL NEW OWNER SUPPLIED ROOF DRAINS PER MFR.
7.9	NEW PARAPET COPING TYP.
7.10	REINSTALL MECHANICAL EQUIPMENT
7.11	INSTALL TAPERED INSULATION TO CREATE POSITIVE DRAINAGE, TYP.
7.12	THRU-WALL SECONDARY ROOF SCUPPER 16"W X 6"H. REFER ELEVATION
7.13	NEW STANDING SEAM METAL ROOF
7.17	PAINT EXISTING GAS LINES SAFETY YELLOW.
7.18	INSTALL NEW PIPE SUPPORTS AS NEEDED
9.3	REPAINT FUSED DISCONNECT WHITE
22.1	NEW ROOF MOUNTED FROST-PROOF ROOF HYDRANT, MODEL SRH-MS, WOODFORD MANUFACTURING OR APPROVED EQUAL, COORDINATE EXACT LOCATION IN FIELD
26.1	FURNISH AND INSTALL 125V 20A DUPLEX WP GFCI WITH CAST ALUMINUM WEATHERPROOF WHILE-IN-USE COVER. CONNECT TO CIRCUIT CURRENTLY SERVING RECEPTACLE IN HOT WATER TANK ROOM BELOW. ROUTE CONDUIT AND WIRE THROUGH ROOF AND ATTACH OUTLET TO RTU.
26.2	INSTALL NEW CHANNEL STRUTS TO SUPPORT FUSED DISCONNECT
26.3	INSTALL 1 1/2" WEATHERHEAD FOR FUTURE RELOCATION OF NETWORKING CABLES

ROOFING GENERAL NOTES:
 1. EXISTING RTU CURBS ARE TO BE REPLACED, EXISTING CURB ADAPTERS ARE TO BE REUSED.
 2. COORDINATE RE-ROOFING OPERATIONS TO PREVENT WATER INFILTRATION INTO BUILDING DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES TO CONTENTS OF THE BUILDING DURING RE-ROOF OPERATIONS.
 3. TAPERED INSULATION PLAN IS DIAGRAMMATIC. GC. TO PROVIDE SUBMITTAL TO THE ARCHITECT.
 4. PATCH DECK AND INSULATION AT REMOVED EQUIPMENT



1 ROOF PLAN
1/8" = 1'-0"

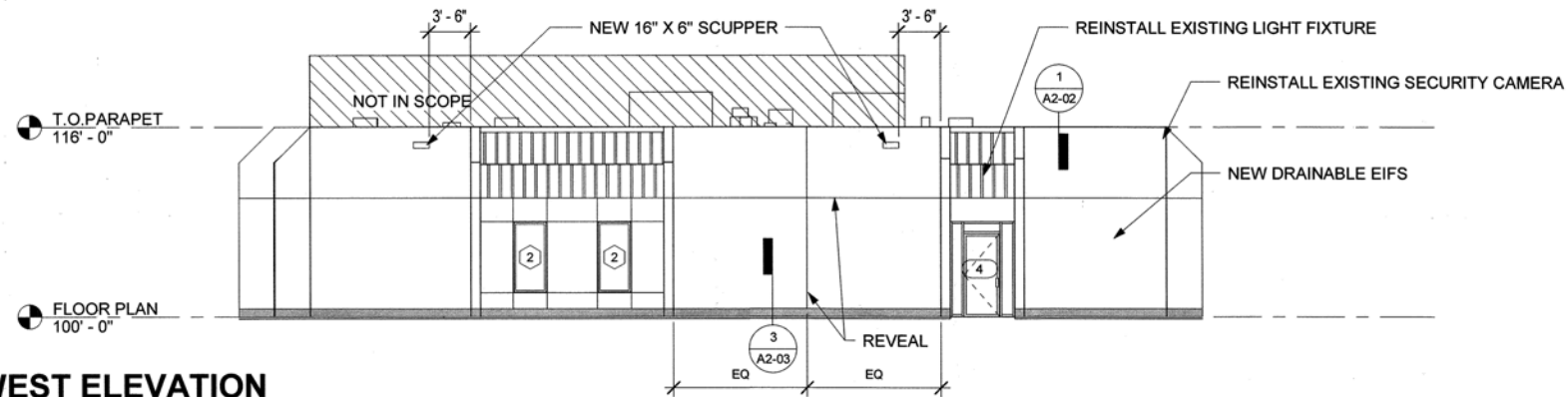
EXTERIOR RENOVATION, WATER
DISTRIBUTION SATELLITE OFFICE
PROJECT NO. SP 22-14
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT



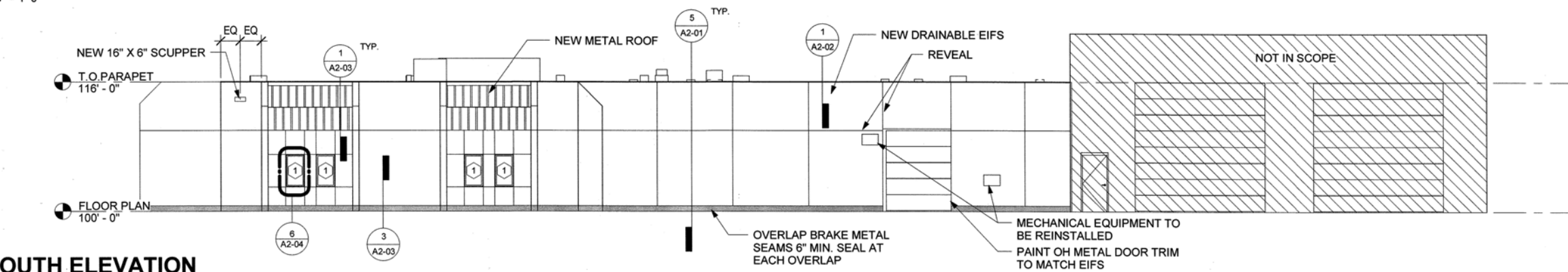
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NO	REVISION	BY	DATE	PLAN SCALE:	DRAWN	ABS	APPROVED
				As indicated	DESIGNED	KDR	
					SURVEY		
				PROFILE SCALE:	PROJ. MGR.	MJ	10/23
					LEAD ENGR.	SKR	07/23
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					RECOMMENDED:		
				VERTICAL:	DESIGN MANAGER		CITY ENGINEER
				FILE:	DRAWING:		
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					SHEET NO. A1-04		

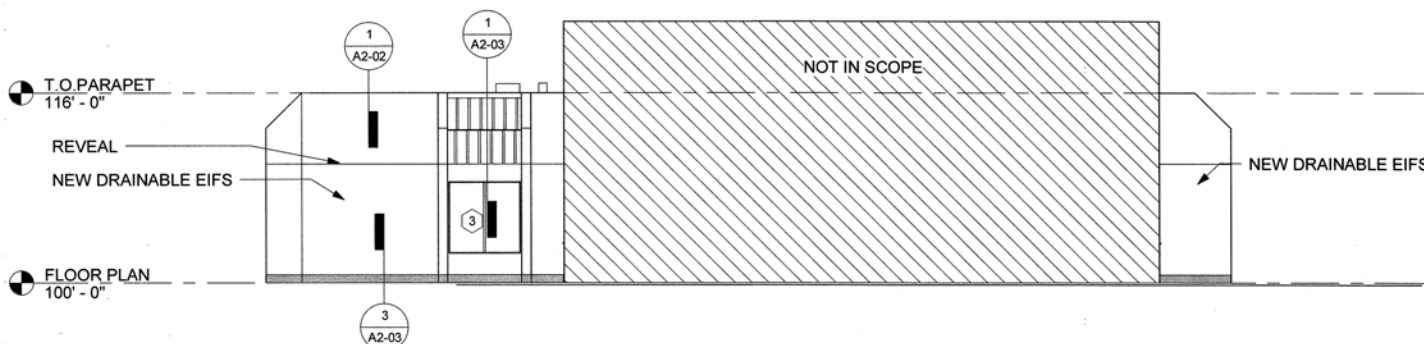




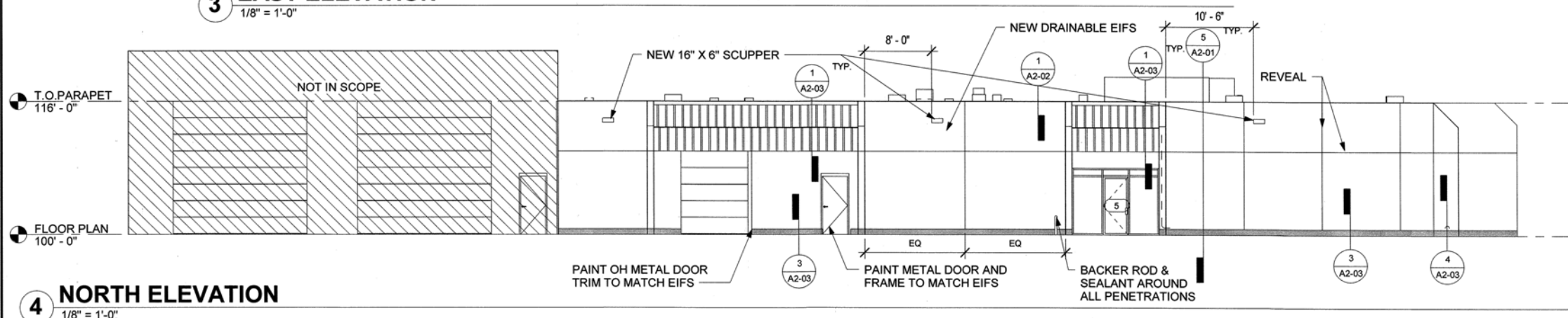
1 WEST ELEVATION
1/8" = 1'-0"



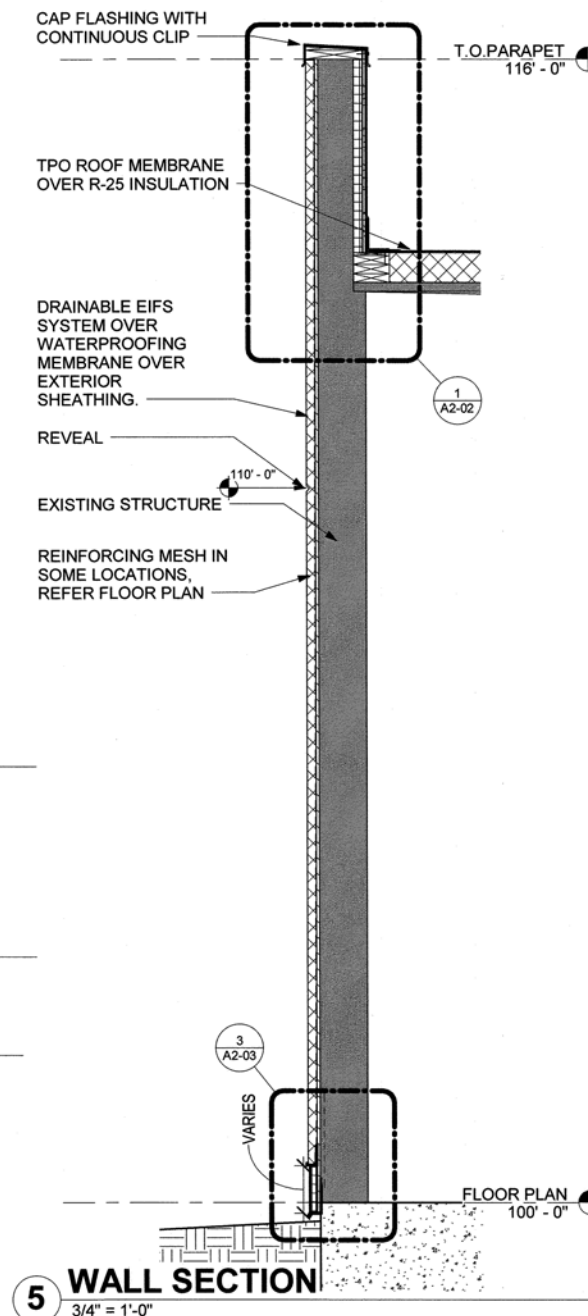
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



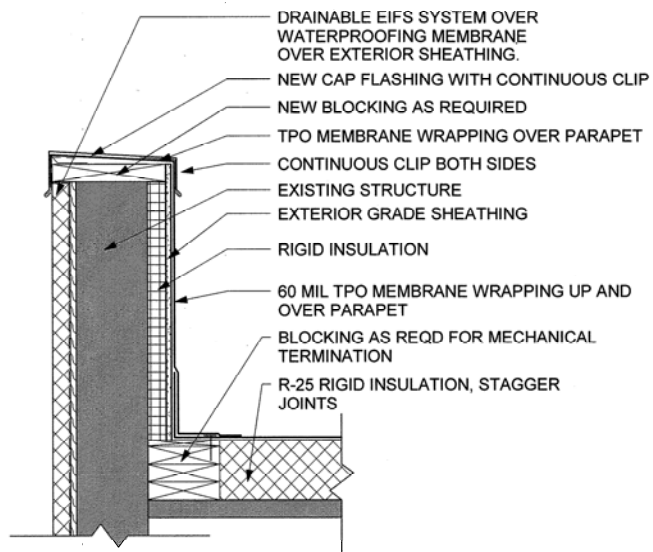
5 WALL SECTION
3/4" = 1'-0"



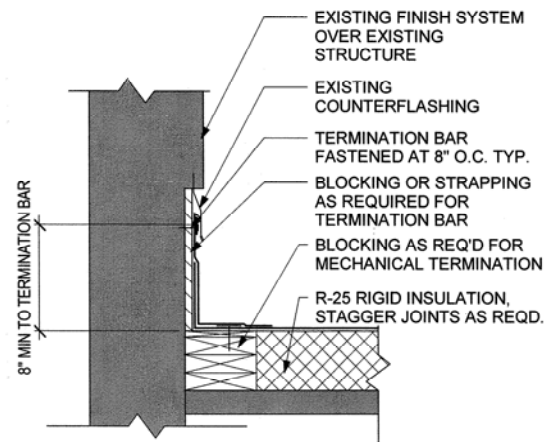
EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE			
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CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT			
PLANS AND ESTIMATES PREPARED BY: BKL, INCORPORATED ENGINEERS & ARCHITECTS			
PLAN SCALE:	DRAWN: ABS	DESIGNED: KDR	APPROVED:
As indicated	SURVEY:		
PROFILE SCALE:	PROJ. MGR. <i>[Signature]</i>	LEAD ENGR. <i>[Signature]</i>	
HORIZONTAL:	FIELD MGR. <i>[Signature]</i>	RECOMMENDED:	
VERTICAL:	DESIGN MANAGER:		CITY ENGINEER:
FILE:	DRAWING:		
SHEET NAME: BUILDING ELEVATIONS			SHEET NO. A2-01

NO	REVISION	BY	DATE

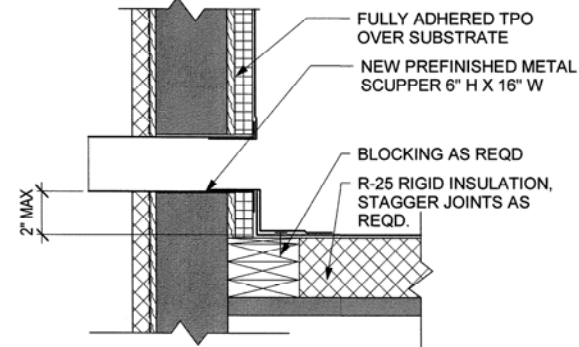
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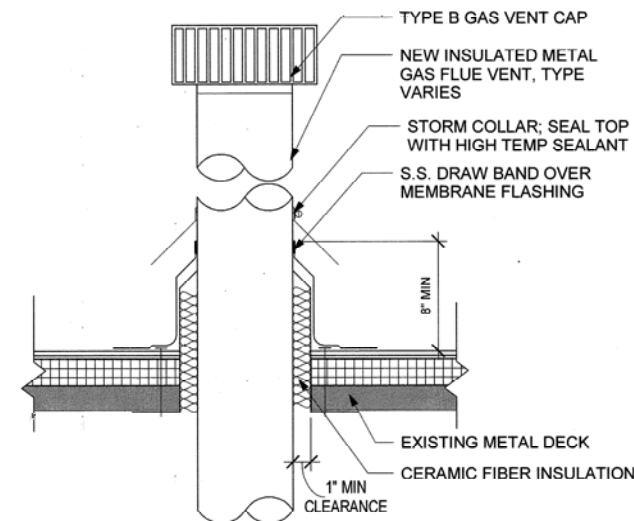
1 PARAPET
1 1/2" = 1'-0"



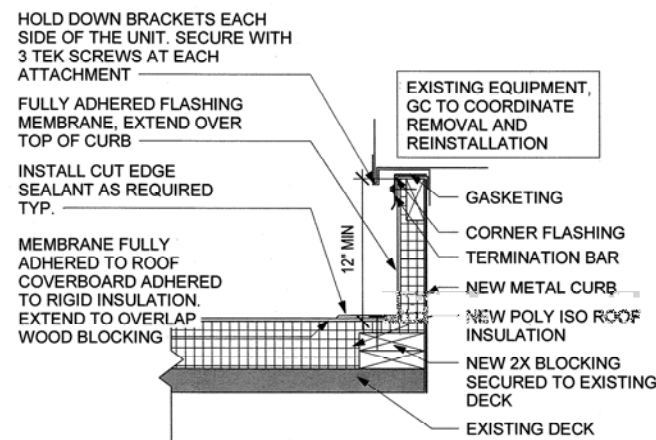
2 ROOF TO EXISTING WALL
1 1/2" = 1'-0"



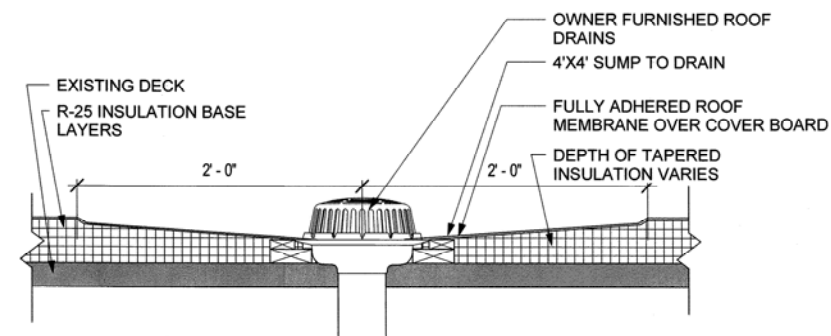
3 THRU-WALL SCUPPER
1 1/2" = 1'-0"



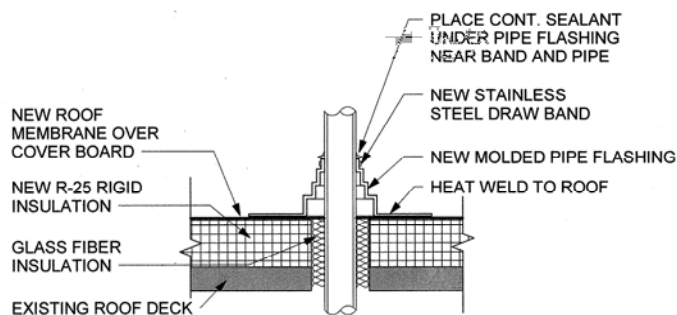
4 FLUE PENETRATION
1 1/2" = 1'-0"



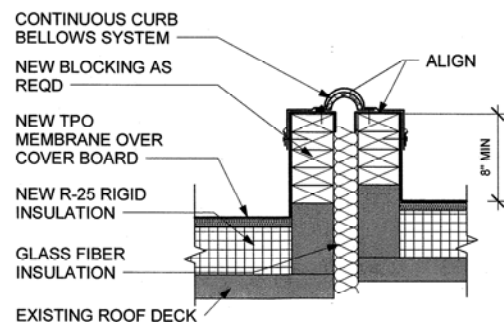
5 RTU CURB
1 1/2" = 1'-0"



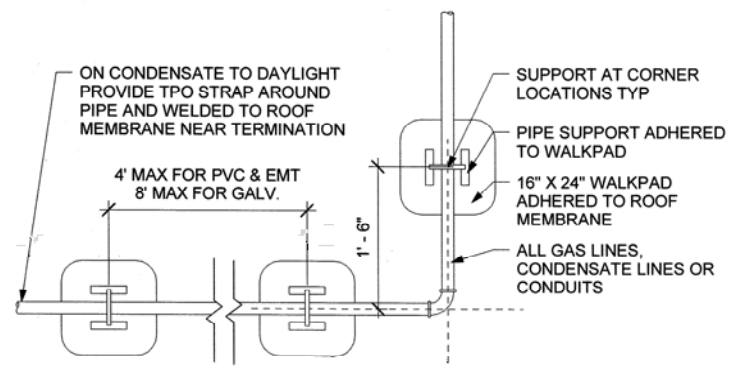
6 ROOF DRAIN
1 1/2" = 1'-0"



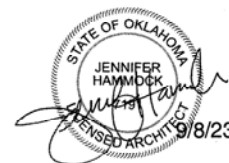
7 PLUMBING PENETRATION
1 1/2" = 1'-0"



8 BELLOWS JOINT COVER
1 1/2" = 1'-0"



9 PIPE SUPPORT LAYOUT
1" = 1'-0"



EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE

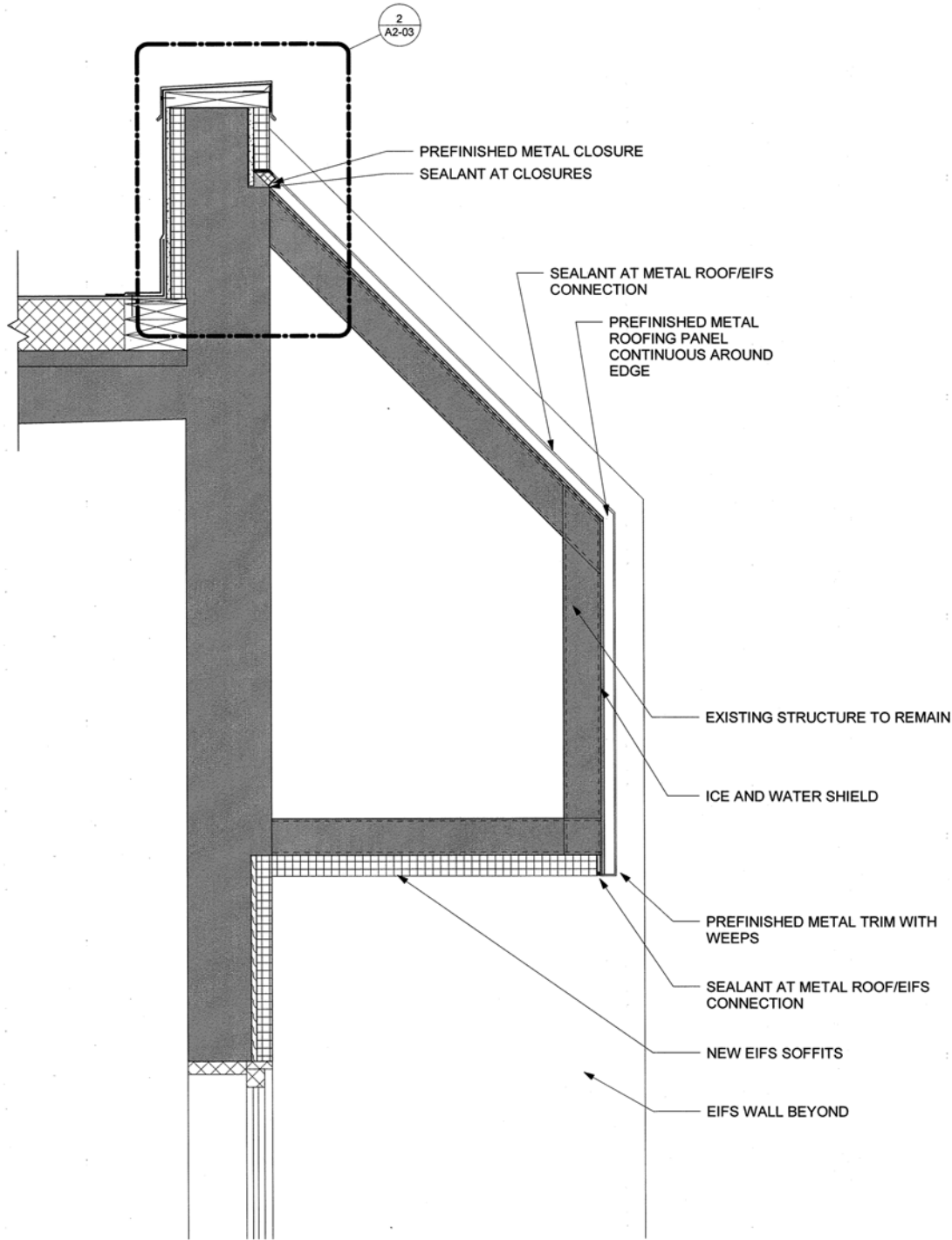
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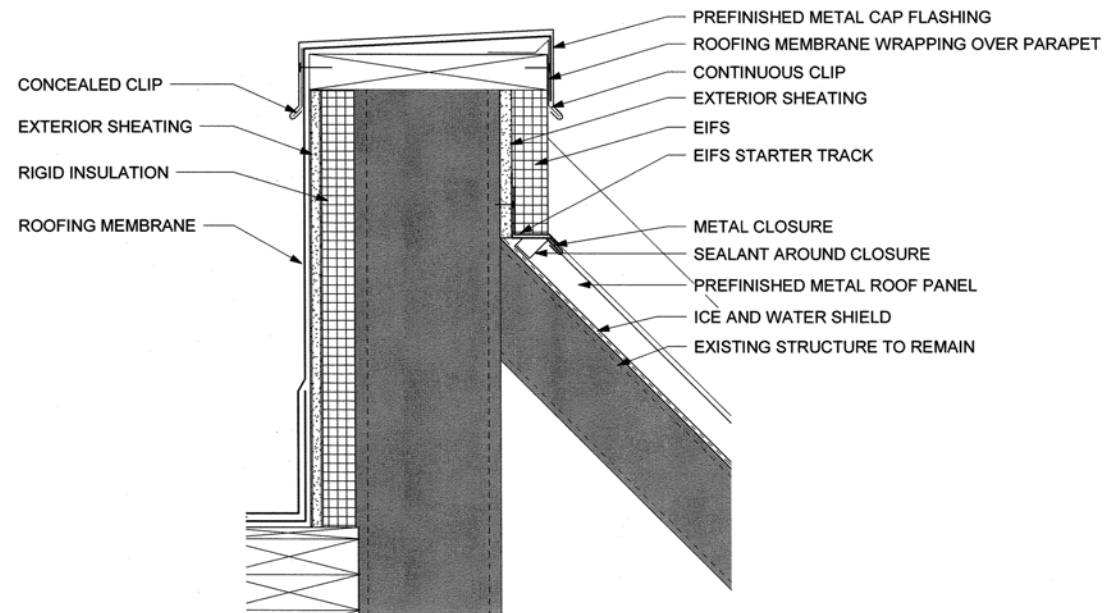
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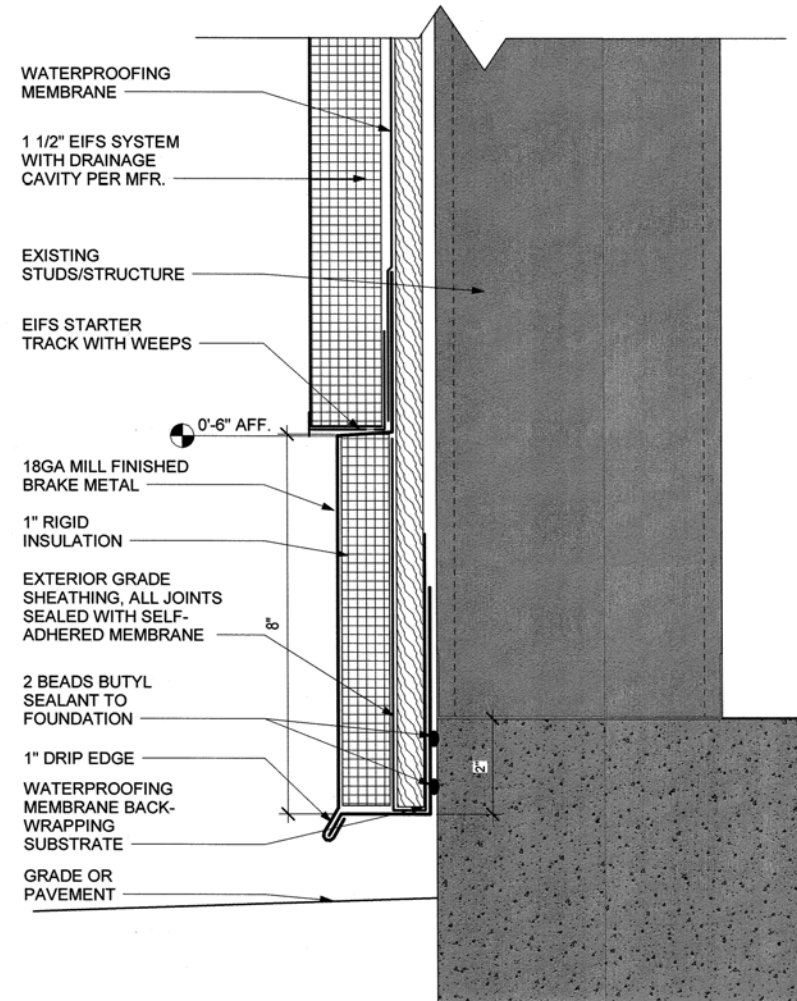
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				SHEET NAME:			SHEET NO.:
				ROOF DETAILS			A2-02



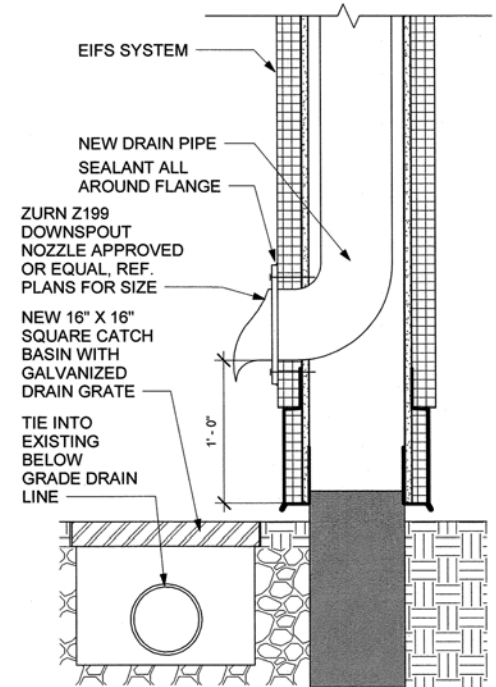
1 METAL ROOFING SECTION
1 1/2" = 1'-0"



2 METAL ROOF DETAIL
3" = 1'-0"



3 EXTERIOR WALL BASE DETAIL
6" = 1'-0"



4 DRAIN DETAIL
1 1/2" = 1'-0"



EXTERIOR RENOVATION, WATER DISTRIBUTION SATELLITE OFFICE

PROJECT NO. SP 22-14

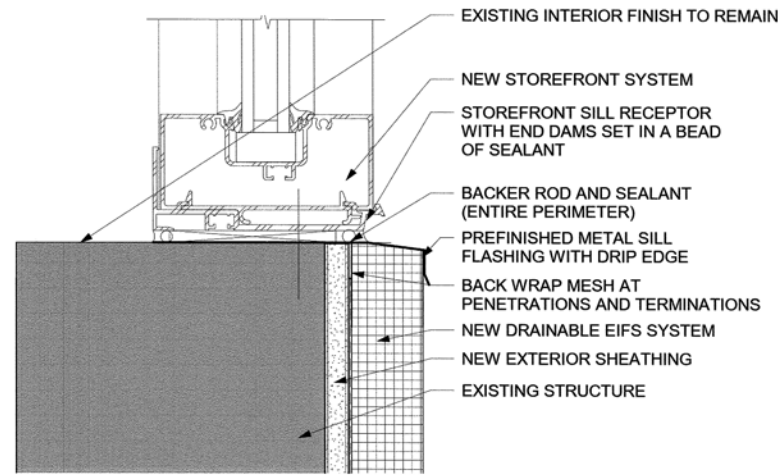
CITY OF TULSA, OKLAHOMA
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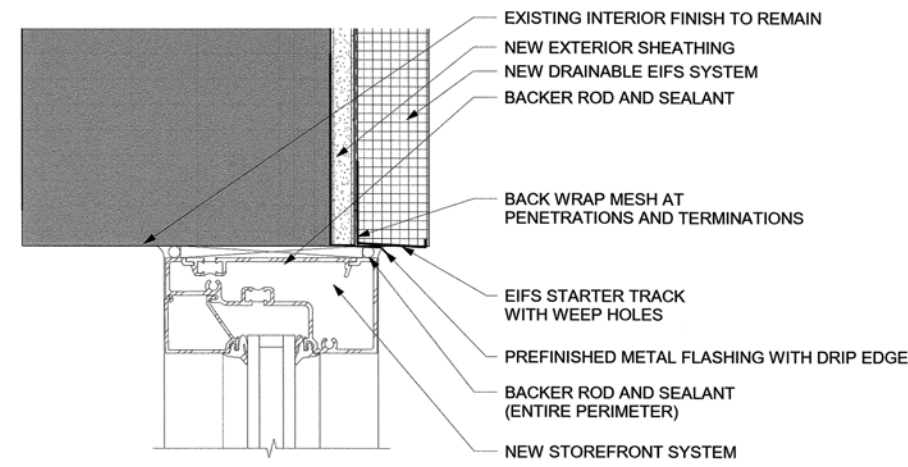
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				As indicated	DESIGNED	KDR	
					SURVEY		
				PROFILE SCALE:	PROJ. MGR.	JAL 10/23	
					LEAD ENGR.	SKR 10/23	
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							A2-03

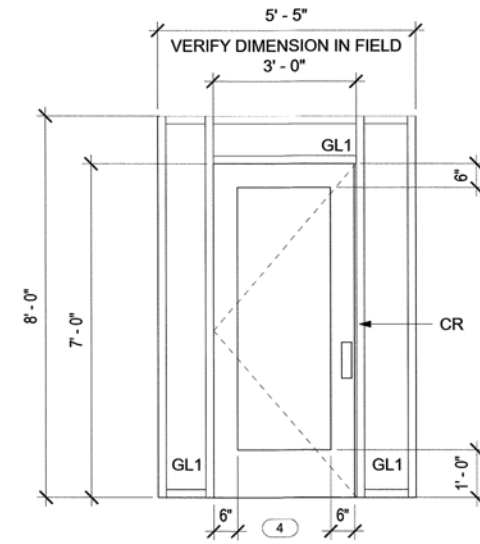
DOOR SCHEDULE								
DOOR NUMBER	DOOR				FRAME		HARDWARE	NOTES
	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		
4	3'-0"	7'-0"	ALUM	BLK ANOD	ALUM	BLK ANOD	1	
5	3'-0"	7'-0"	ALUM	BLK ANOD	ALUM	BLK ANOD	1	



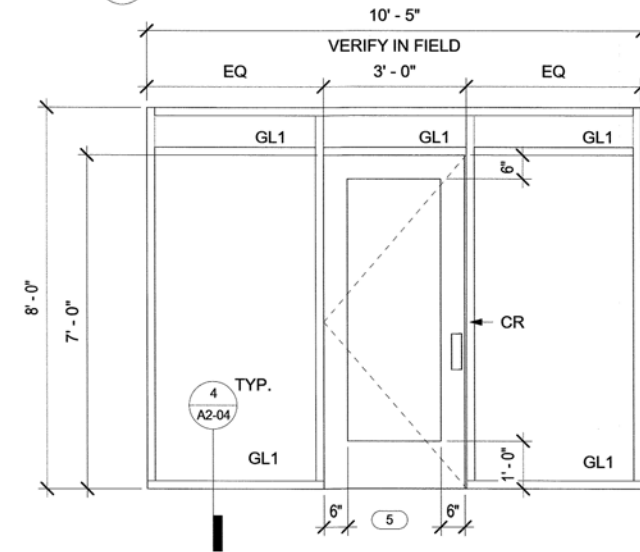
1 STOREFRONT SILL
6" = 1'-0"



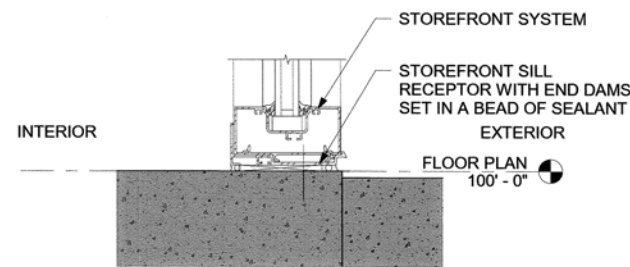
2 STOREFRONT HEAD
6" = 1'-0"



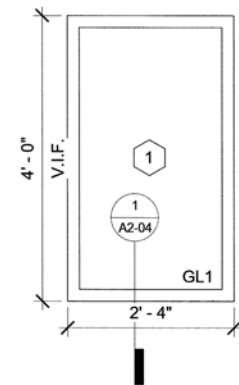
3 ALUM STOREFRONT ENTRY
1/2" = 1'-0"



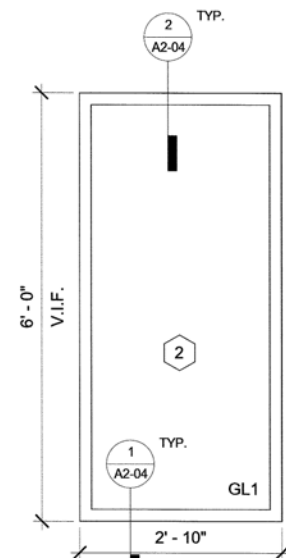
5 ALUM. STOREFRONT ENTRY
1/2" = 1'-0"



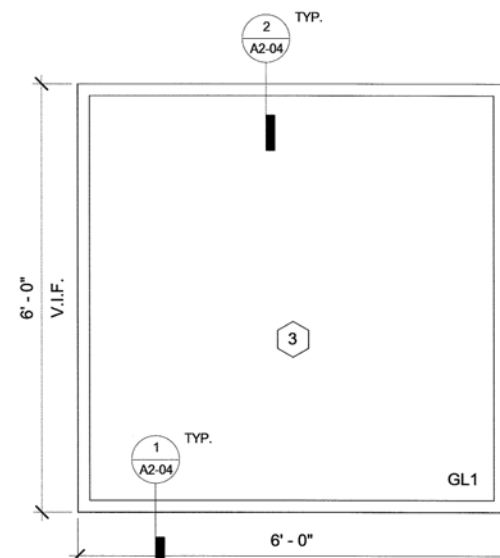
4 STOREFRONT BASE
3" = 1'-0"



6 STOREFRONT 1
3/4" = 1'-0"



7 STOREFRONT 2
3/4" = 1'-0"



8 STOREFRONT 3
3/4" = 1'-0"



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				As Indicated	ABS	KDR												STOREFRONT DETAILS	A2-04

NOTE: REFER TO SPECIFICATION FOR GLAZING TYPES