



BOARD OF ADJUSTMENT CASE REPORT

STR: 9227

Case Number: **BOA-23106**

CZM: 46

CD: 2

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Mike Foshee

ACTION REQUESTED: Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A)

LOCATION: 4936 S 24 PL W

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 9901.23 SQ FT

LEGAL DESCRIPTION: LOT-1-BLK-14, HILL HAVEN ADDN

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the corner located between S. 25th W. Ave. and S. 24th W. Ave. North along W. 50th St. S.

STAFF COMMENTS: Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A)

9.2

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

The applicant is requesting an 840 square foot accessory structure and per code they are limited to 500 square feet. The site plan originally proposed by the applicant located the building 10 from the Western property line which would have required a variance of the street setback. The applicant has noted on their sit plan that they will not install the additional curb cut on 25th and will setback the building 25' from the property line.

STATEMENT OF HARDSHIP: This is not going to be a living space. Will not affect the neighborhood, it is a backyard structure, will not be seen from the front of the house. This structure will upgrade property value plus there is enough land due to it being a corner lot and will accommodate the size of the building.

STATEMENT OF HARDSHIP: Move to _____ (approve/deny) a Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____
- **Suggested Conditions:** Detached Accesory structure not to be built inside the street setback.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject property



Facing East on W. 55th St.

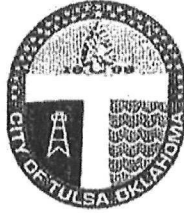


Rear yard of subject property

A.L

Danny Whiteman
Zoning Official
Plans Examiner II

TEL (918) 596-9664
dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD No. 1

2/2/2021

Mike Foshee
4936 S. 24th Pl. W
Tulsa, OK 74107

APPLICATION NO: **BLDC-77737-2020** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: **4936 S. 24th Pl. W**
Description: **New metal storage building**

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" ☐ IS ☒ IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Application No. **BLDC-077737-2020**

1. **R106.2 Site plan or plot plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
Review Comment: Submit a site plan that shows the following items.
 - Drawing to scale with location, dimensions and identification of existing and proposed buildings, structures, and driveway.
 - ✓ • Drawing to scale with distances from all property lines to the proposed building.
 - Identify any easements and public rights of way;
 - Include all architectural projections; i.e. stairs, porches, balconies, fireplaces, etc.
2. **45.030-A.2 Accessory Building Size, RS-2, RS-3, RS-4, RS-5 and RM Districts** In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater.
Review comments: You are proposing 840 sq. ft of detached accessory structure floor area. The proposed detached structure exceeds 500 sq. ft and 40% of the size of your house. Based on the size of your house (1,224 sq. ft.) you are allowed 500 sq. ft of detached accessory structure floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 500 sq. ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 500 sq. ft. and 40% of the floor area of the principal residential structure.

The zoning review will resume after these modified plans are submitted.

Note: Please direct all questions concerning variances, special exceptions, alternative landscape plans, alternative compliance parking ratios and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

END - ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

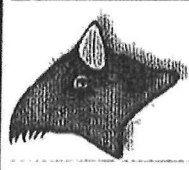
TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING
SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS (ONCE RAFTERS OR PURLINS, AND POSTS OR GUTS) (INCHES)
8 OR C	105 TO 140	85 TO 112	35	5.0	29 Gauge
			65	4.0	
					8

NOTES: 1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x 3" self-drilling screws with control seal washers.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 21 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

STANDARD CARPORT DETAILS

12 ft to 24 ft SPAN



CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

This document is the property of Carolina Carports, Inc. Use of these plans without the permission of Carolina Carports is prohibited.

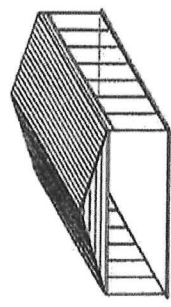
NOTE: USE $\odot \frac{21}{8}'' \times 2\frac{1}{2}'' \times 14$ Ga.
 $\odot \frac{21}{8}'' \times 2\frac{1}{2}'' \times 12$ Ga.
STEEL TUBE FOR ALL FRAME AND BASE
RAIL MEMBERS UNLESS OTHERWISE SHOWN.

METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

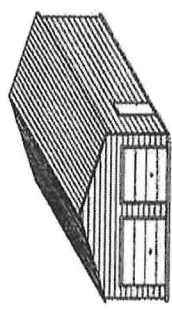
CAROLINA CARPORTS, INC.
187 Cardinal Ridge Trail
DOBSON, NORTH CAROLINA 27017

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2009, 2012, 2015 & 2018 INTERNATIONAL BUILDING CODES.



ISOMETRIC



ISOMETRIC

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

CONCRETE SLAB AND FOUNDATION ARE BY OTHERS. COORDINATE CONCRETE STRENGTH AND FOUNDATION DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION FOR THE PROPOSED STRUCTURE. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE. COVER OVER REINFORCING STEEL: MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2" ELSEWHERE. REINFORCING STEEL: THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

GENERAL NOTES:
THESE PLANS PERTAIN ONLY TO THE STRUCTURE INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MFRSS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, INSULATION, FINISHES, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS. THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE, SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS. ALL STEEL TUBING SHALL BE 59 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER. FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12 x 3" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS. ALL FIELD CONNECTIONS SHALL BE #12 x 3" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE. GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 6' ALONG THE BASE RAIL. INSTALL GROUND RODS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS AT A MAXIMUM SPACING OF 6' ALONG THE BASE RAIL. HELICAL ANCHORS AND GROUND RODS ARE NOT REQUIRED FOR CONCRETE FOUNDING AND/OR CONCRETE SLAB CONSTRUCTION. CONCRETE EXPANSION ANCHORS SHALL BE ITW RAMSEY/REDHEAD TRUBOLT WEDGE ANCHOR, WED-IT ANCHOR, MODEL AT1252, OR SLEEVE ANCHOR MODEL ISA 1250, OR APPROVED EQUAL. POST/WALL BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS. GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153, CLASS B-2. METAL PLATE CONNECTIONS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

BUILDING CODE INFORMATION	I	II
OCCUPANCY CATEGORY	U	or S
USE GROUP	U	or S
CONSTRUCTION TYPE	2B	

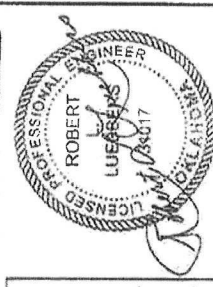
IMPORTANCE FACTORS	WIND	SNOW	SE
	1.0	1.0	1.0
EXPOSURE CATEGORY	1	1	1
	1.0	1.0	1.0
SEISMIC RESPONSE COEFFICIENT			0.000

DESIGN LOADS	MIN. DEAD LOAD	5 PSF
	MIN. FLOOR LIVE LOAD	100 PSF
	MIN. ROOF LIVE LOAD	20 PSF
	MIN. GROUND SNOW LOAD	
	MIN. ULTIMATE WIND SPEED	SEE TABLE 1
	MAX. ULTIMATE WIND SPEED	
	EXPOSURE CATEGORY	
	SEISMIC RESPONSE COEFFICIENT	0.000

These plans have been provided for the purpose of obtaining a building permit for:

Name: Mike Foshue
Address: 4936 S 24th W Place
City: Tulsa
State: OK
Zip: 74107

Use of these plans by anyone else or for any other purpose is prohibited.



10/15/2019

Neighbors Notified and approved of building

1. Randy McClellan 918.446.2339
2422 W 50th St
2. Lonnie Moss
2428 W 50th St
3. Marshiela and Allen Prior 918.521.3312 (They own but rent out houses)
4928 S 24th W PI
4923 S 24th W PI
4929 S 24th W PI
(Mailing address: 10965 Harreld Rd Beggs, OK 74421)
4. Brad Triplett
4924 S. 24th W PI
5. Joy Arnold and John 918.638.1256 (They own but rent out house)
4935 S 24th W PI
(Mailing address: 9049 S 111th W Ave Sapulpa, OK 74066)

All neighbors were notified in person except Marshiela, she was notified by a phone call. They were all notified in February, except Marshiela was notified March 3rd.

*See attached map of neighbors
houses who where notified*



*Allen and Marsheila Prior
10965 Harreld Rd
Beggs, OK 74421*

March 3, 2021

Mike Foshee
4936 S 24th West Pl
Tulsa, OK 74107

Dear Mike:


Today we spoke about the metal building you would like to build in your back yard. I understand that it is an 800 square foot metal building to be professionally built on a slab foundation. The main purpose for the building will be as a two car garage and expanded storage.


As the owners of the house at 4928 S 24th West Place, located next door to your property, and also the owners of 4923 and 4928 S 24th West Place across the street from your property, we agree that this building, as proposed, will not decrease the value of the homes in the neighborhood. A quality metal building on a permanent foundation that replaces two free standing storage buildings would add value to your property, and thus, potentially increase the value of homes in the neighborhood.

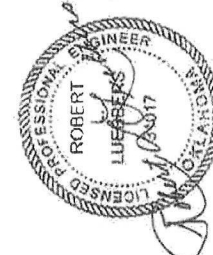
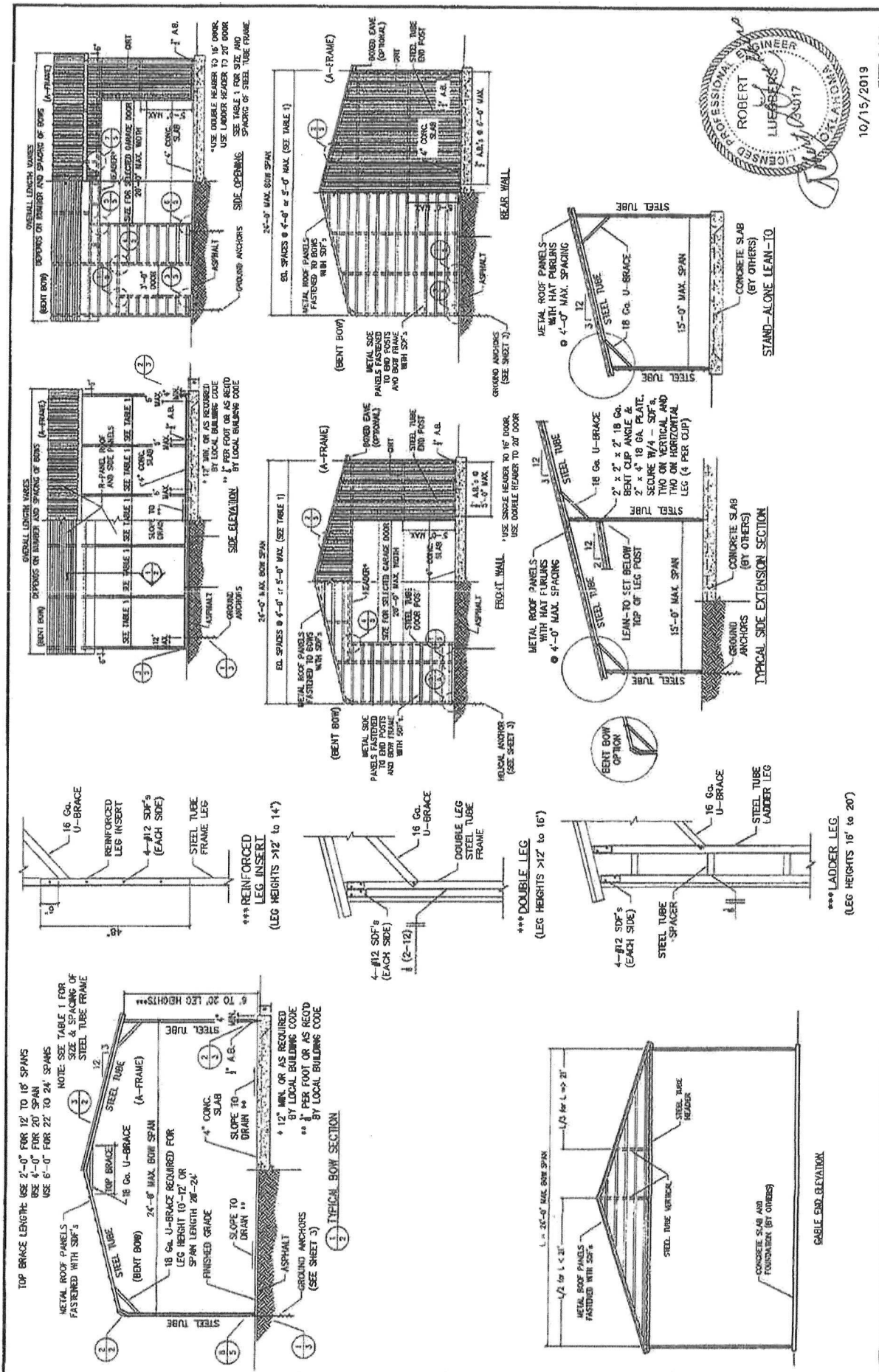
As such, we have no problem with this building being constructed next door.

If anyone has any questions they may contact me at 918-521-3312.

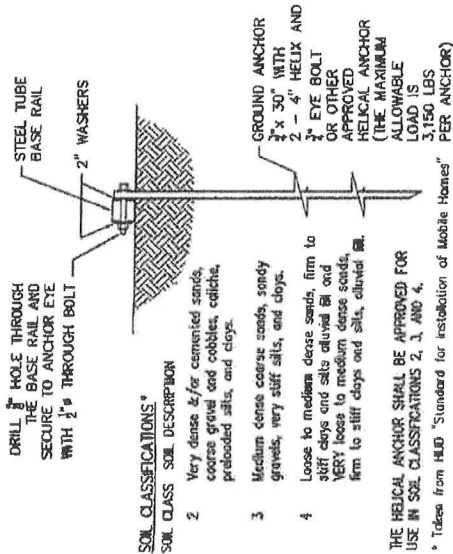
Best regards,


Marsheila B. Prior - owner


Allen Prior - owner



10/15/2019
SHEET 2 OF 4



SOIL CLASSIFICATIONS*

SOIL CLASS SOIL DESCRIPTION

2 Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.

3 Medium dense coarse sands, sandy gravels, very stiff silts, and clays.

4 Loose to medium dense sands, firm to stiff clays and silts, silty sand, firm to very loose to medium dense sands, firm to stiff clays and silts, diluted fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HLB "Standard for Installation of Mobile Homes"

PER ANCHOR

3,150 LBS

THE MAXIMUM ALLOWABLE LOAD IS

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

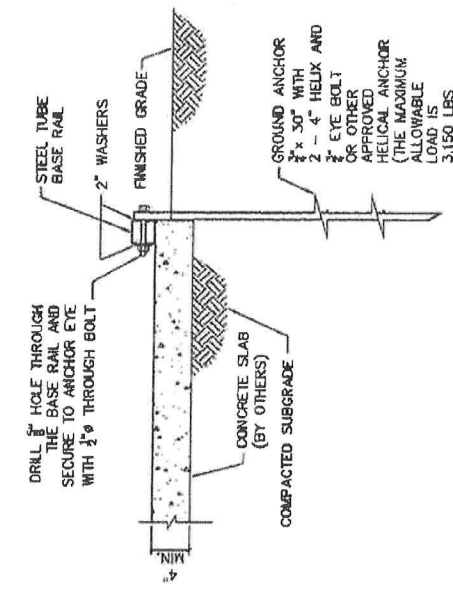
3,150 LBS

PER ANCHOR

3,150 LBS

PER ANCHOR

3,150 LBS



2 ALTERNATE BASE RAIL ANCHORAGE

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

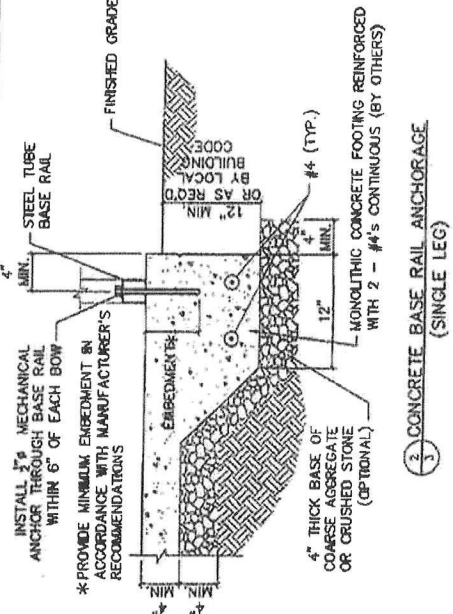
3

3

3

3

3



3 CONCRETE BASE RAIL ANCHORAGE (SINGLE LEG)

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

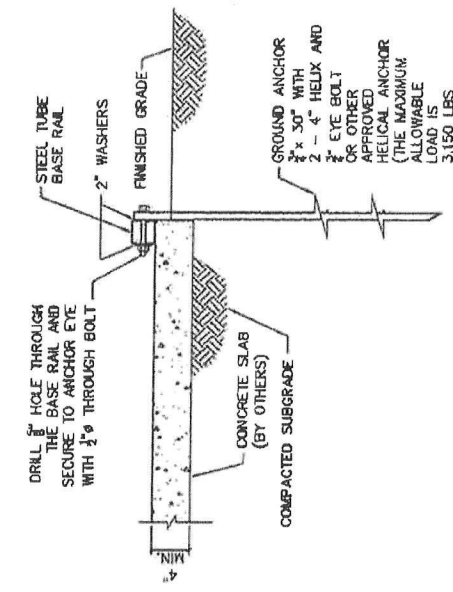
3

3

3

3

3



2 ALTERNATE BASE RAIL ANCHORAGE

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

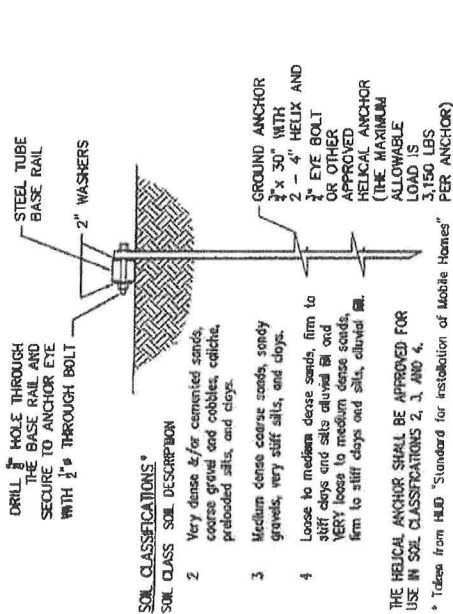
3

3

3

3

3



1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3



1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

1 SOIL BASE RAIL ANCHOR DETAIL

3

3

3

3

3

3



DEALER		Superior Outdoor Structures- Kay				DEALER PHONE #		918-224-4334 ext. 1		DATE		12/29/2020	
CUSTOMER NAME		Mike Foshee				COUNTY		Tulsa		TAX -- (Where Delivered)		8.52%	
ADDRESS		4936 S. 24th Place				CITY		Tulsa		STATE		OK ZIP 74107	
PHONE:		WORK (918)		639-9999		HOME (918)		830-9292		OTHER		()	
ROOF STYLE		Regular		Boxed Eave		Vertical		X		GAUGE		14 X 12	
UNIT SIZE		W. 24 L.		36 HT. 9		POWER AVAILABLE		Yes		X		No	
COLOR		Top Barn Red		Sides Sandstone		Trim Barn Red		UNCERTIFIED		CERTIFIED		X	
SURFACE TYPE		Ground		Cement X		Asphalt		Wood		Other			

NOTE: FRAME 1 FT. SHORTER THAN ROOF LENGTH

1	24x36
1	9' Leg Height
1	
2	Sides Closed
2	Ends Closed
1	36"x80" Walk-in L
1	12"x8' Frame cu
1	Dealer Discoun

8-12 weeks Estimated time frame (weather/holidays permitting)

Please Provide Placement And Spacing Of Windows, Doors Or Openings

Front View (Width)

Left Side (Length)

Right Side (Length)

Back View (Width)

BINDING PURCHASE CONTRACT

CHECK WITH YOUR COUNTY / CITY TO SEE IF YOU NEED A ZONING AND / OR BUILDING PERMIT

This purchase agreement (the "Agreement") is made by and between Carolina Carports, Inc. ("CCI"), a North Carolina corporation, and _____ (the "Buyer"). Buyer agrees to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understand the terms of this Agreement, including the terms and conditions contained on the reverse side of this document and agrees to be bound by the same.

Customer: X

CCl₄:

Exam 4:

By: Kay Stroup

(Site Will Be Level): Initial X

Rev. Aug. 21 201

Terms, Conditions, and Warranties

1. **Products and Warranties.** Buyer has been educated about CCF's various products and warranties, including without limitation the following

9.18



BOA-23106

Aerial Photo Date: February 2018



9.19



Feet
0 50 100



Subject
Tract

BOA-23106

19-12 27

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

9.20

