

BOA-23116

19-13 26

3.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9326

Case Number: **BOA-23116**

CZM: 48

CD: 5

HEARING DATE: 05/25/2021 1:00 PM *(Continued from 05/11/2021)*

APPLICANT: Ryan Kuzmic

ACTION REQUESTED: Special Exception to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

LOCATION: 7438 E 46 ST S

ZONED: IL

PRESENT USE: Medical Marijuana Grow

TRACT SIZE: 10001.42 SQ FT

LEGAL DESCRIPTION: LT 4 BLK 4, INDUSTRIAL EQUIPMENT CTR 2ND ADDN

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Employment Land Use Designation" and an "Area of Growth".

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the South side of E. 46th St. between 74th and 76th E. Avenues.

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

3.2

The zoning code describes Moderate-impact Marijuana Processing (Sec. 35.070-B.2) as the following:

2. **Moderate-impact Medical Marijuana Processing Facility**
An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food-based and water-based extraction.

Medical Marijuana uses are subject to the supplemental regulations of Sec. 40.225:

Section 40.225 Medical Marijuana Uses

The supplemental use regulation of this section apply to medical marijuana uses.

- 40.225-A A medical marijuana grower operation must be located inside an enclosed building.
- 40.225-B A medical marijuana processing facility, whether moderate impact or high impact, must be located inside an enclosed building.
- 40.225-C A medical marijuana dispensary must be located inside an enclosed building.
- 40.225-D A medical marijuana dispensary may not be located within 1,000 feet of another medical marijuana dispensary.
- 40.225-E Drive through windows and drive through lanes are prohibited for medical marijuana grower operations, processing facilities, dispensaries and research facilities.
- 40.225-F Medical marijuana grower operations, processing facilities and dispensaries must provide the following:
 1. A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
 2. An electronic security system and surveillance camera.
- 40.225-G Medical marijuana grower operations, processing facilities, dispensaries and research facilities must be conducted and maintained in compliance with the license issues by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

- 40.225-H No medical marijuana grower operation, processing facility, dispensary or research facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.
- 40.225-I The separation distance required under Section 40.225 D must be measured in a straight line between the nearest perimeter walls of the buildings (or portion of the building, in the case of a multiple tenant building) occupied by the dispensaries. The separation required under Section 40.225 D shall not be applied to limit the location of a medical marijuana dispensary for which a license was issued by the Oklahoma State Department of Health prior to December 1, 2018 for the particular location.

SAMPLE MOTION: Move to _____ (approve/deny) a **Special Exception** to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject property

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

March 30, 2021

LOD Number: 1
Ryan Kuzmic
1602 S Main ST
Tulsa, OK 74119

Phone: 918.401.9142

APPLICATION NO: COO-084153-2021

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 7438 E 46 ST

Description: Moderate-impact Medical Marijuana Processing

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. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT TULSAPLANNING.ORG; IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
4. A COPY OF A "RECORD SEARCH" [X] 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 WWW.CITYOFTULSA-BOA.ORG

COO-084153-2021

7438 E 46 ST

March 30, 2021

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office at 918-584-7526 or esubmit@incog.org. It is your responsibility to submit to our office 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.

Sec.15.020 Table 15-2: You are proposing an Industrial/Moderate-impact Medical Marijuana Processing Facility. This is in an IL zoning district. This will require a Special Exception approved by the Board of Adjustment.

Review comment: Submit a copy of the approved Special Exception as a revision to this application. Please contact Austin Chapman at 918-584-7526 or at achapman@incog.org for assistance with Special Exception.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code: <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Please notify the reviewer via email when your revisions have been submitted

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.

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.

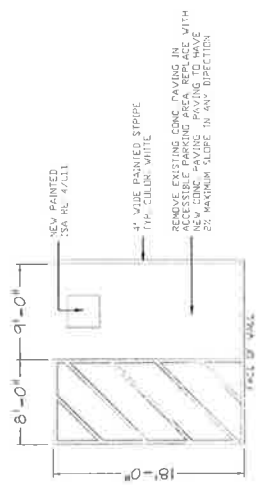
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| NOTES: |
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The design plan (Plan) has been prepared by Pinnacle Home Services, Inc. and is the property of Pinnacle Home Services, Inc. It is to be used only for the project and location specified herein. No part of this plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pinnacle Home Services, Inc.

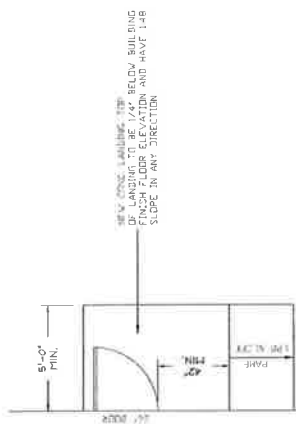


PINNACLE
HOME SERVICES, INC.
KEITH DALESSANDRO
1101 S. UNIVERSITY AVENUE
RALEIGH, NC 27607
919.881.3889
keith@pinnaclehomes.com
www.pinnaclehomes.com

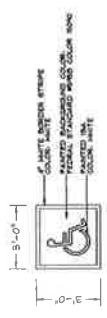
| | |
|----------------|------------------|
| MODEL # | TYCON II, L.L.C. |
| REVISIONS | |
| DATE | |
| PROJECT NUMBER | 18-066 |
| ADDRESS | |
| SITE PLAN | |
| SCALE | 1" = 20' |
| SHEET | C1.1 |



② ACCESSIBLE PARKING PLAN
SCALE: 3/8" = 1'-0"

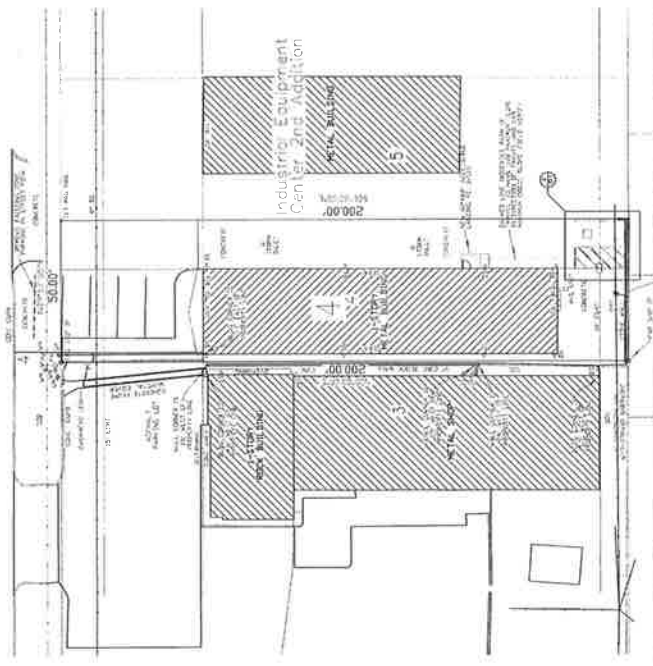


③ ACCESSIBLE DOOR LANDING
SCALE: 3/8" = 1'-0"



④ ISA SYMBOL
SCALE: NTS

APPROVAL: N/A 09
APPRAISAL: N/A 09
East 46th Street South



① SITE PLAN
SCALE: 1" = 20'

TYCON II, LLC

TULSA, OKLAHOMA

DIRECTORY

OWNER
 Pinnacle II, LLC
 1000 S. Broadway
 Tulsa, OK 74103
 owner@pinnacle2.com

DESIGNER
 Pinnacle II Home Design
 Andrew Arrow, Oklahoma 74122
 arrow@pinnacle2design.com

ARCHITECT
 Michael C. Sametis Architect
 1000 S. Broadway
 Tulsa, Oklahoma 74103
 msametis@mcasametis.com

PRIMARY APPLICABLE CODES

- INTERNATIONAL BUILDING CODES (IBC) SECTION 103
- INTERNATIONAL RESIDENTIAL CODES (IRC) SECTION 103
- INTERNATIONAL MECHANICAL CODES (IMC) SECTION 103
- INTERNATIONAL PLUMBING AND MECHANICAL CODES (IPMC) SECTION 103
- INTERNATIONAL ELECTRICAL CODES (NEC) SECTION 103
- INTERNATIONAL FIRE MARSHAL'S ASSOCIATION (IFMA) SECTION 103

PROJECT ADDRESS

1000 S. BROADWAY
 TULSA, OKLAHOMA 74103

LEGAL DESCRIPTION

LOT FOUR (4), BLOCK FOUR (4), INTERNAL EQUIPMENT CENTER AND
 ACCESSORY BUILDING, SUBDIVISION, ACCORDING TO THE
 RECORDS OF TULSA COUNTY.

PROJECT DATA

ZONING CLASSIFICATION: I-1 INDUSTRIAL - LIGHT
OCCUPANCY CLASSIFICATION: F-1
CONSTRUCTION TYPE: II-B
BUILDING SQUARE FOOTAGE: 3,732 SF
OCCUPANT LOAD (TABLE 104.1):
 GENERAL BUILDING: 100 PER 100 SQ FT
 OCCUPANT LOAD: 37
PARKING:
 REQUIRED PARKING SPACES PER BUILDING CODE TABLE
 103: 8 SPACES
 8 SPACES SHALL BE PROVIDED FOR ALL OCCUPANTS.
ACCESSIBLE PARKING SPACES:
 PER ADA COMPLIANCE, ONE (1) ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH ONE (1) HUNDRED (100) SQUARE FEET OF BUILDING FLOOR AREA.
PERMITTED FEATURES (TABLE 103.1):

| ITEM | QUANTITY | PROVIDED | REQUIRED |
|---|----------|----------|----------|
| WATER CLOSURE (ECL) | 1 | 1 | 1 |
| WATER CLOSURE FOR EACH 100 SQ FT OF OCCUPANT FLOOR AREA | 1 | 1 | 1 |
| WATER CLOSURE FOR EACH 100 SQ FT OF OCCUPANT FLOOR AREA | 1 | 1 | 1 |
| WATER CLOSURE FOR EACH 100 SQ FT OF OCCUPANT FLOOR AREA | 1 | 1 | 1 |
| WATER CLOSURE FOR EACH 100 SQ FT OF OCCUPANT FLOOR AREA | 1 | 1 | 1 |
| WATER CLOSURE FOR EACH 100 SQ FT OF OCCUPANT FLOOR AREA | 1 | 1 | 1 |

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE PRIMARY GOVERNMENT CODES AND REGULATIONS APPLICABLE TO THE PROJECT AND THE PROJECT LOCATION. IN THE EVENT OF A CONFLICT BETWEEN TWO GOVERNMENT CODES OR REGULATIONS, THE MORE STRINGENT ONE SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS AT THE PROJECT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
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INDEX OF DRAWINGS

- AS SHOWN ON DRAWING 001-00000000
 SITE
 ARCHITECTURAL
 ALL DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

NOTES:

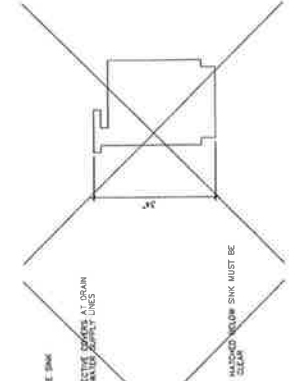
This design (plan, profile) has been prepared by the design firm (Pinna) and is the property of the design firm. It is not to be used for any other project without the written consent of the design firm. The design firm is not responsible for any errors or omissions in this drawing. The design firm is not responsible for any conditions not shown on this drawing. The design firm is not responsible for any conditions not shown on this drawing.



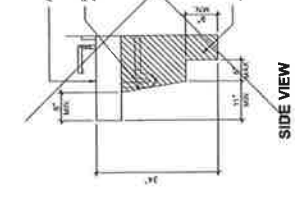
PINNACLE
 HOME DESIGN
 1000 S. BROADWAY
 TULSA, OKLAHOMA 74103
 www.pinnacle2.com

MODEL #: TYCON II, LLC
 REGIONAL: 02/08/2020
 DATE: 02/08/2020
 SCALE: 1/8"=1'-0"
 PROJECT NUMBER: 0010000000
 ADDRESS:
 COVER SHEET
 SCALE:
 SHEET: A0.1

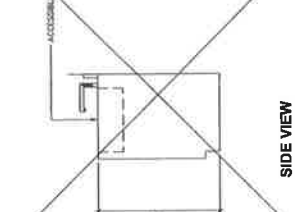
NOTES:



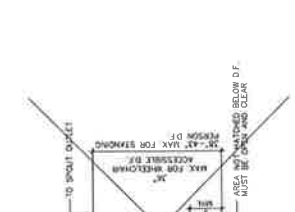
1 ACCESSIBLE DRINKING FOUNTAIN
ADA 301.150



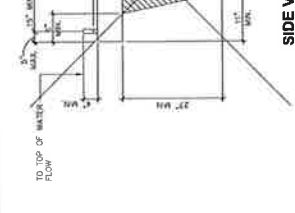
2 KITCHEN & WORKROOM ACCESSIBLE SINK
ADA 301.150



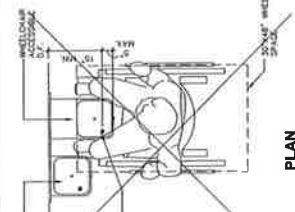
3 TOILET ACCESSIBLE SINK
ADA 301.150



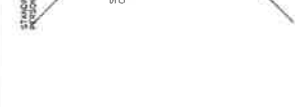
4 ACCESSIBLE COUNTER
ADA 301.150



5 ACCESSIBLE LAVATORY
ADA 301.150



6 ACCESSIBLE URINAL
ADA 301.150



7 ACCESSIBLE TOILET
ADA 301.150

This drawing (Plan) has been prepared by the Architect/Engineer in accordance with the provisions of the International Building Code, 2003 Edition, and the International Plumbing Code, 2003 Edition, as amended. The Architect/Engineer is not responsible for the accuracy of the information provided by the contractor. The contractor shall be responsible for the accuracy of the information provided by the contractor.

GENERAL NOTES:

1. NO SHARP OR ABRASIVE EDGES ON SURFACES UNDER LAVATORY

2. ACCESSIBLE LAVATORY

3. PWS PROVIDING COLD AND HOT WATER SUPPLY UNITS

4. AREA NOT MATCHED BELOW LAVATORY

5. AREA NOT MATCHED BELOW LAVATORY

6. ACCESSIBLE URINAL

7. ACCESSIBLE TOILET

8. MOUNTING HEIGHTS

9. MIRROR

10. PAPER TOWEL DISPENSER

11. SOAP DISPENSER

12. ELECTRICAL RECEPTACLE

13. DATA PORT

14. TELEPHONE PORT

PINNACLE
 ARCHITECTS

KEITH J. BLESSING
 ARCHITECT
 918 BR. 3962
 BROWNSVILLE, TX 77802
 keith@pinnaclearch.com
 www.pinnaclearch.com

MODEL #
TYOON II, L.L.C.

| | |
|----------|--------------------|
| DATE | DESCRIPTION |
| 05/02/03 | ISSUED FOR PERMITS |
| 07/09/03 | ISSUED FOR PERMITS |
| 12/07/03 | ISSUED FOR PERMITS |
| 05/02/04 | ISSUED FOR PERMITS |
| 02/02/04 | ISSUED FOR PERMITS |

PG. PRODUCT NUMBER
 11-081

ADDRESS

8 MOUNTING HEIGHTS
ADA 301.150

GENERAL NOTES:

1. MOUNTING HEIGHTS SHALL BE AS SHOWN IN THIS DRAWING.

2. MOUNTING HEIGHTS SHALL BE AS SHOWN IN THIS DRAWING.

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED BY THE CLIENT.
 3. ALL WALLS TO BE 1/2" GYP BOARD ON STUDS.
 4. ALL FLOORS TO BE 1/2" GYP BOARD ON JOISTS.
 5. ALL CEILING TO BE 1/2" GYP BOARD ON RAFTERS.
 6. ALL DOORS TO BE 1-1/2" MINIMUM CLEARANCE.
 7. ALL WINDOWS TO BE 1/2" MINIMUM CLEARANCE.
 8. ALL ELECTRICAL TO BE PERmitted BY THE LOCAL AUTHORITIES.
 9. ALL MECHANICAL TO BE PERmitted BY THE LOCAL AUTHORITIES.
 10. ALL PLUMBING TO BE PERmitted BY THE LOCAL AUTHORITIES.



PINNACLE
 CORPORATION

KEITH DALESSANDRO
 ARCHITECT
 10000 JENNIFER DR. SUITE 200
 WASHINGTON, DC 20032
 (703) 461-1800
 www.pinnaclecorp.com

MODEL #
 TYCON II, L.L.C.

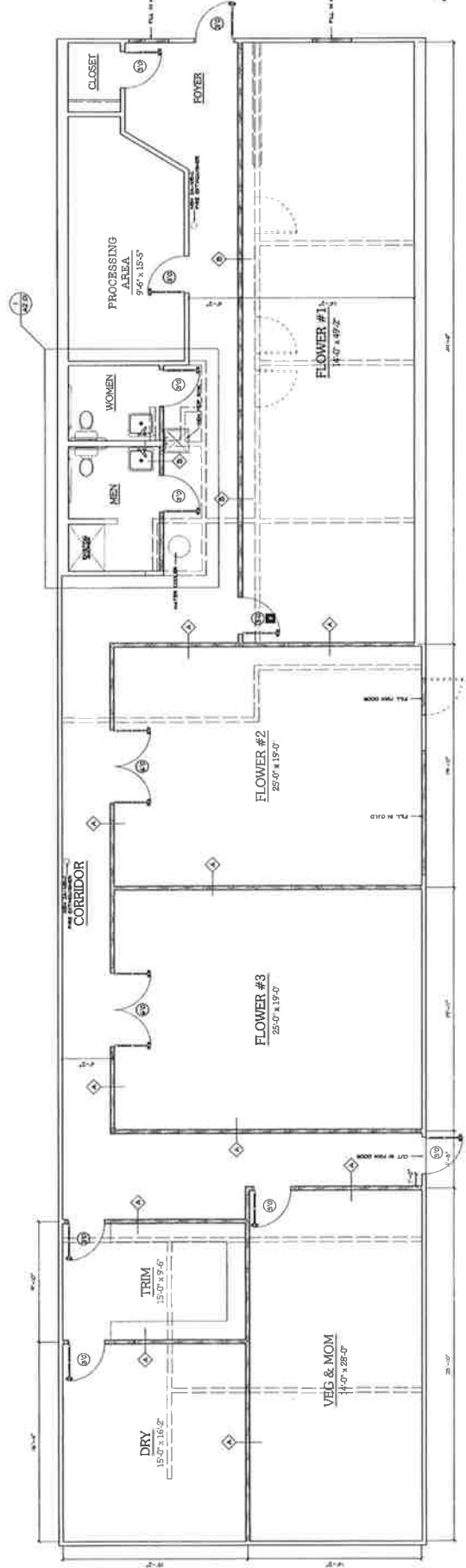
REVISIONS
 DATE: 01/20/20
 BY: [Signature]

PROJECT NUMBER
 19-066

ADDRESS

FLOOR PLAN
 SCALE: 1/4"=1'-0"

SHEET
 A1.01



NOTE:
 ALL WALLS TO BE 1/2" GYP BOARD ON STUDS
 ALL FLOORS TO BE 1/2" GYP BOARD ON JOISTS
 ALL CEILING TO BE 1/2" GYP BOARD ON RAFTERS

WALL LEGEND:
 --- WALL TO REMAIN
 --- WALL TO BE REMOVED
 --- WALL TO BE REMOVED
 --- WALL TO BE REMOVED

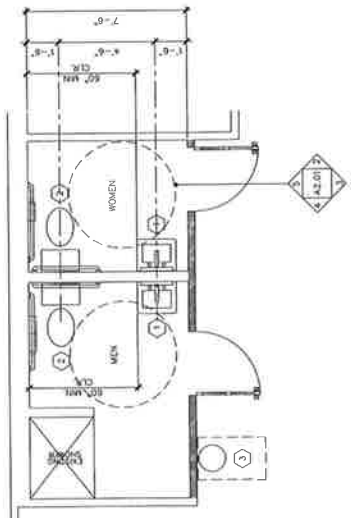
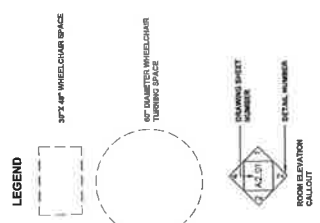


FLOOR PLAN
 SCALE: 1/4"=1'-0"

3.11

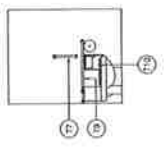
- KEYNOTES** NOTE: NOTE ALL KEYNOTES MAY BE USED ON THIS DRAWING SHEET.
- 1 RELOCATED CHITING ACCESSIBLE LAVATORY RE-AMM
 - 2 ACCESSIBLE WATER DISPENSER

- TOILET ACCESSORIES** NOTE: NOTE ALL KEYNOTES MAY BE USED ON THIS DRAWING SHEET.
- 12 TOILET PAPER DISPENSER
 - 13 WASTE RECEPTACLE
 - 14 PAPER TOWEL DISPENSER WASTE RECEPTACLE
 - 15 PAPER TOWEL DISPENSER WASTE RECEPTACLE
 - 16 SOAP DISPENSER LARGE CAPACITY
 - 17 1/4" CUP FOUNTAIN
 - 18 1/4" CUP FOUNTAIN
 - 19 1/4" CUP FOUNTAIN
 - 20 TOILET PAPER DISPENSER RE-AMM
 - 21 TOILET PAPER DISPENSER RE-AMM
 - 22 SOAP DISPENSER
 - 23 SOAP DISPENSER
 - 24 SOAP DISPENSER
 - 25 TOILET PAPER DISPENSER
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 - 27 TOILET PAPER DISPENSER
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 - 100 TOILET PAPER DISPENSER

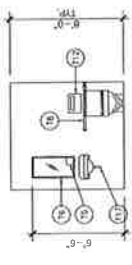


1 TOILETS PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. WALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
2. REFER TO DRAWING AREA FOR REQUIRED ACCESSIBLE LOCATIONS, MOUNTING HEIGHTS AND CLEARANCES



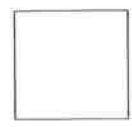
5 WOMEN WEST
SCALE: 1/4" = 1'-0"



4 WOMEN SOUTH
SCALE: 1/4" = 1'-0"



3 WOMEN EAST
SCALE: 1/4" = 1'-0"



2 WOMEN NORTH
SCALE: 1/4" = 1'-0"

THIS DRAWING (PART) HAS BEEN PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.



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MODEL #
TYCON II, L.L.C.

| | |
|------------|------------|
| REVISED | DATE |
| 02/02/2002 | 02/02/2002 |
| 05/09/2002 | 05/09/2002 |
| 12/17/2002 | 12/17/2002 |
| 02/02/2002 | 02/02/2002 |
| 02/02/2002 | 02/02/2002 |

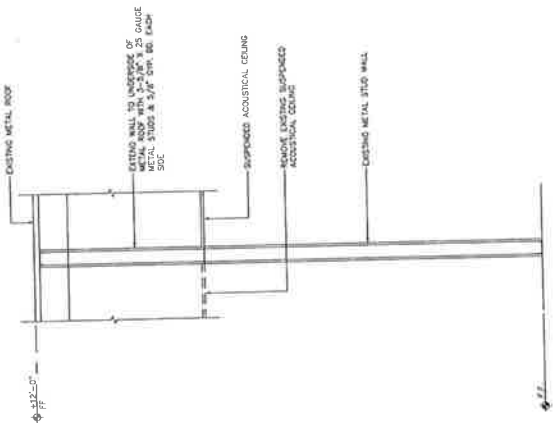
PGC PROJECT NUMBER:
12-048

ADDRESS:

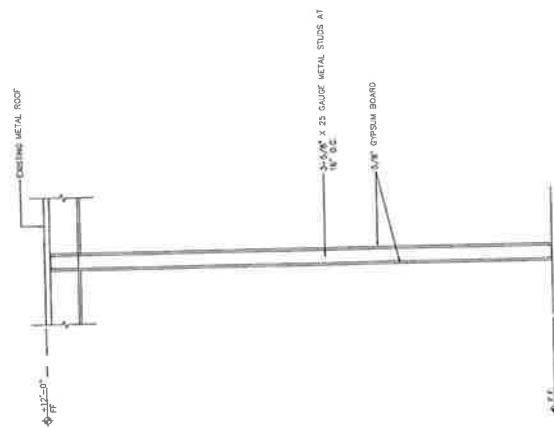
TOILET PLAN & ROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

SHEET:
A2.01

3.12



2 TYPE 2 EXISTING WALL MODIFIED
SCALE 3/8" = 1'-0"



1 TYPE 1 NEW WALL
SCALE 3/8" = 1'-0"

INTERIOR METAL STUD DESIGN REQUIREMENTS
 INTERIOR METAL STUD WALLS TO BE BUILT TO ACCOMMODATE THE FOLLOWING:
 1. INTERNAL LOADS (IPC)
 2. SEPARATION (ICM)

| NO. | REVISION |
|-----|----------|
| | |
| | |
| | |
| | |

NOTES:
 This design (Plan) has been prepared by representation of existing conditions. The designer is not responsible for any existing conditions that may be present in the field. The designer is not responsible for any existing conditions that may be present in the field. The designer is not responsible for any existing conditions that may be present in the field.



PINNACLE
 PAPER DESIGN & CONSTRUCTION

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 FAX: 305.555.5678
 WWW.PINNACLEDESIGN.COM

MODEL #:
TYCON II, LLC.

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |

IPC PROJECT NUMBER:
 P-000

ADDRESS:

INTERIOR WALL TYPES:

SCALE: 3/8" = 1'-0"

SHEET:
A4.60

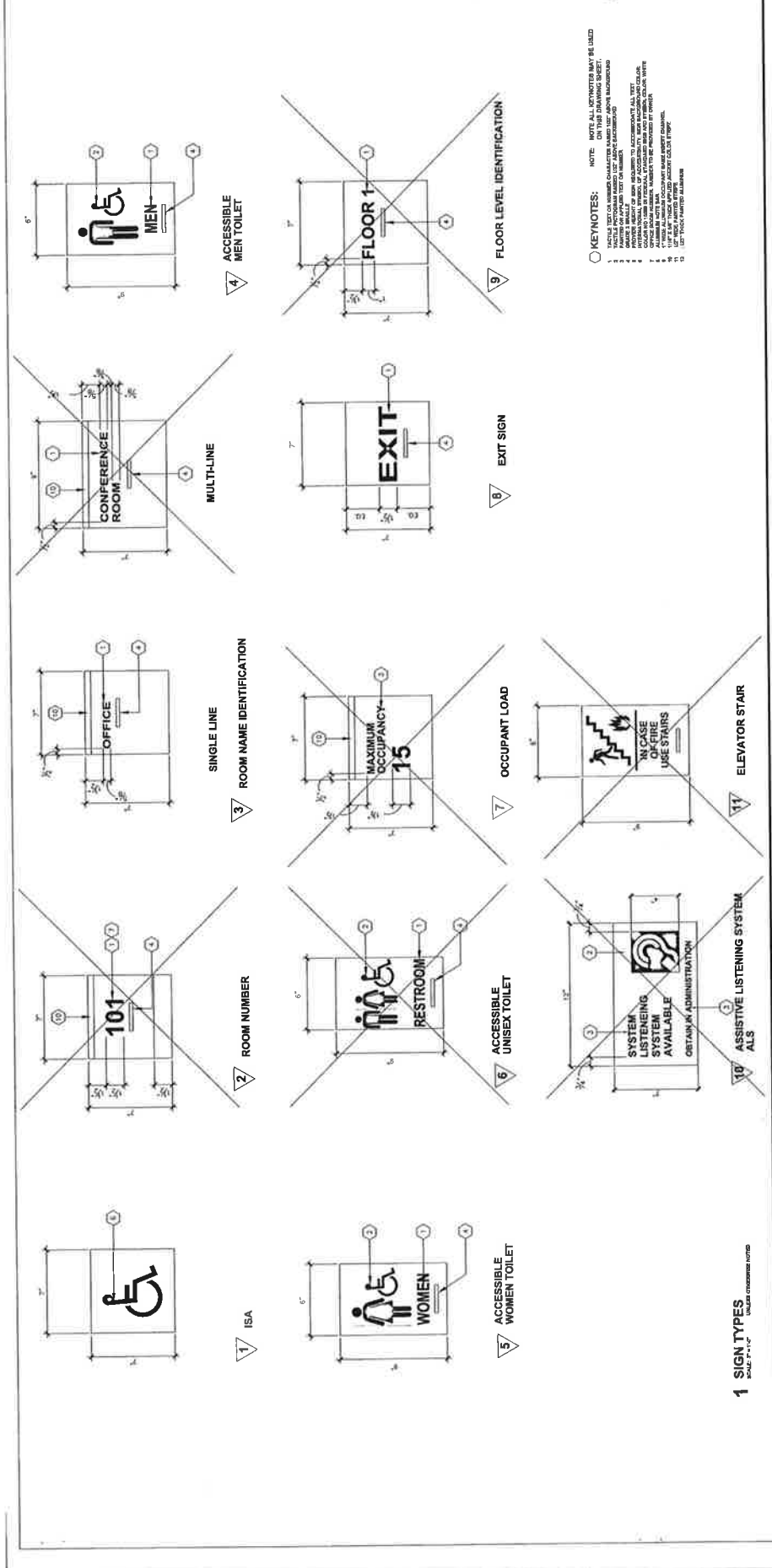
NOTES

This design plan (Plan) has been prepared by the architect or contractor and is intended to be used for construction only. It is not to be used for any other purpose. The architect or contractor shall be responsible for the accuracy of the information provided in this plan. The architect or contractor shall be responsible for the accuracy of the information provided in this plan. The architect or contractor shall be responsible for the accuracy of the information provided in this plan.



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| | |
|------------------------|------------------|
| MODEL # | TYCOM II, L.L.C. |
| ISSUANCE | 02/02/02 |
| DATE | 12/11/19 |
| BY | 02/02/02 |
| FOR | 02/02/02 |
| PROJECT NUMBER | 19-066 |
| ADDRESS | |
| BUILDING SIGN SCHEDULE | |
| SCALE | |
| SHEET | A10.1 |

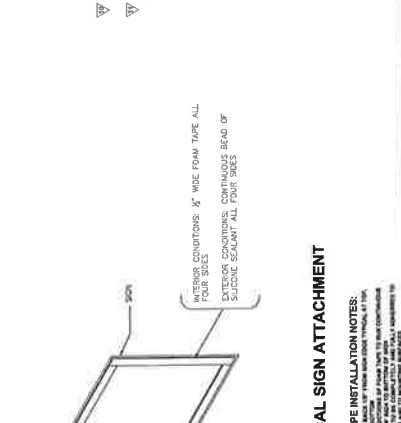
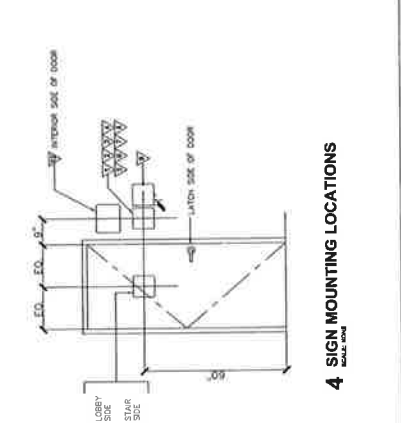


GENERAL NOTES

- ALL SIGNS SHALL BE CONSTRUCTION AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TEXT CASE UPPER CASE.
- TEXT CASE LOWER CASE.

SIGN SCHEDULE

| TYPE | REQUIRED LOCATIONS |
|------|------------------------------|
| 1 | ENTRANCE SIGN IDENTIFICATION |
| 2 | EXIT SIGN |
| 3 | CONFERENCE ROOM #10 |
| 4 | CONFERENCE ROOM #11 |
| 5 | CONFERENCE ROOM #12 |
| 6 | CONFERENCE ROOM #13 |
| 7 | CONFERENCE ROOM #14 |
| 8 | CONFERENCE ROOM #15 |
| 9 | CONFERENCE ROOM #16 |
| 10 | CONFERENCE ROOM #17 |
| 11 | CONFERENCE ROOM #18 |



3 TYPICAL SIGN ATTACHMENT
 SIGN SIZE
 FOAM TAPE INSTALLATION NOTES:
 1. SIGN SIZE
 2. SIGN WEIGHT
 3. SIGN MATERIAL
 4. SIGN COLOR
 5. SIGN FINISH
 6. SIGN TYPE
 7. SIGN LOCATION
 8. SIGN MOUNTING METHOD
 9. SIGN MOUNTING SURFACE
 10. SIGN MOUNTING HEIGHT
 11. SIGN MOUNTING DISTANCE
 12. SIGN MOUNTING ANGLE
 13. SIGN MOUNTING TOLERANCE
 14. SIGN MOUNTING CONDITION

4 SIGN MOUNTING LOCATIONS
 SIGN SIZE
 SIGN WEIGHT
 SIGN MATERIAL
 SIGN COLOR
 SIGN FINISH
 SIGN TYPE
 SIGN LOCATION
 SIGN MOUNTING METHOD
 SIGN MOUNTING SURFACE
 SIGN MOUNTING HEIGHT
 SIGN MOUNTING DISTANCE
 SIGN MOUNTING ANGLE
 SIGN MOUNTING TOLERANCE
 SIGN MOUNTING CONDITION

6.14

318

RECEIVED
-DEC 1 8 2019
By: C-50665

ADDRESS: 7438 E 46th St - S
OCCUPATION: General
BUILDING: TAO

TEMPERATURE: 50.665
DATE: 2/12/80

CO REQUIRED

OFFICE COPY

318

3.15



E46 STS

S76 EAVE

E46 PLS



Subject Tract

BOA-23116

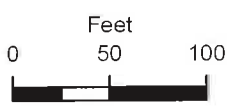
19-13 26

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

Aerial Photo Date: February 2018



3.17



Sparger, Janet

From: Joseph Wallis <heath@svenskraft.com>
Sent: Tuesday, May 11, 2021 12:59 PM
To: esubmit
Subject: Against BOA-23116

I'm writing to speak out AGAINST BOA-23116.

There is no reason for this increase in intensity. These groups operations currently surround my business which is directly behind the proposed modification. Their odors currently carry off property which is against city ordinance. Allowing for more intensive operation will only make matters worse. I have a public facing business and it is embarrassing to explain to customers the odors these businesses generate onto my property.

Svenskraft