

**BOA-23200**

11.1



# BOARD OF ADJUSTMENT CASE REPORT

STR: 9202  
CZM: 36  
CD: 4

Case Number: **BOA-23200**

**HEARING DATE:** 10/26/2021 1:00 PM

**APPLICANT:** Nathalie Cornett

**ACTION REQUESTED:** Variance to reduce the required setbacks and a Variance to allow a home and carport to be located in the planned right-of-way of West Edison Street to permit an addition to an existing, non-conforming home on a non-conforming lot (Sec. 5.030-A, Table 5-3; Sec. 90.090-A); Special Exception to allow a carport to be located in the street yard and street setback (Sec. 90.090-C.1)

**LOCATION:** 1314 W EDISON ST N

**ZONED:** RS-3

**PRESENT USE:** Residential

**TRACT SIZE:** 5880.62 SQ FT

**LEGAL DESCRIPTION:** N 20' OF LT 29 & ALL OF LT 30 BLK 1, PARK HILL ADDN AMD

**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 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 at the SE/c of E. Edison St. and N. Rosedale Ave.

**STAFF COMMENTS:** The applicant is requesting **Variance** to reduce the required setbacks and a **Variance** to allow a home and carport to be located in the planned right-of-way of West Edison Street to permit an addition to an existing, non-conforming home on a non-conforming lot (Sec. 5.030-A, Table 5-3; Sec. 90.090-A); **Special Exception** to allow a carport to be located in the street yard and street setback (Sec. 90.090-C.1)

11.2

Table 5-3: R District Lot and Building Regulations

| Regulations                         | RE | RS-1 | RS-2 | RS-3 | RS-4 | RS-5 | RD | RT   | RM-0 | RM-1 | RM-2 | RM-3 | RMH |
|-------------------------------------|----|------|------|------|------|------|----|------|------|------|------|------|-----|
| <b>Min. Building Setbacks (ft.)</b> |    |      |      |      |      |      |    |      |      |      |      |      |     |
| <b>Street [3]</b>                   |    |      |      |      |      |      |    |      |      |      |      |      |     |
| Arterial or fwy service rd.         | 35 | 35   | 35   | 35   | 35   | 35   | 35 | 35   | 10   | 10   | 10   | 10   | 35  |
| Other streets                       | 35 | 35   | 30   | 25   | 20   | 20   | 25 | 10   | 10   | 10   | 10   | 10   | 25  |
| Side (interior) [4]                 | 15 | 5    | 5    | 5    | 5    | 5    | 5  | 5[5] | 5[6] | 5[6] | 5[6] | 5[7] | 10  |
| Rear [4]                            | 25 | 25   | 25   | 20   | 20   | 20   | 20 | 20   | 20   | 20   | 10   | 20   | 15  |

90,090-A

**Measurement**

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See §90.090.C. for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right of way or planned right of way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

**1. Carports**

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 90.090. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.

- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

**STATEMENT OF HARDSHIP:** Please attached comments from applicant.

**SAMPLE MOTION:**

***Special Exception:***

Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to allow a carport to be located in the street yard and street setback (Sec. 90.090-C.1)

- 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.

***Variances:***

Move to \_\_\_\_\_ (approve/deny) a **Variance** to reduce the required setbacks and a **Variance** to allow a home and carport to be located in the planned right-of-way of West Edison Street to permit an addition to an existing, non-conforming home on a non-conforming lot (Sec. 5.030-A, Table 5-3; Sec. 90.090-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 \_\_\_\_\_.

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*

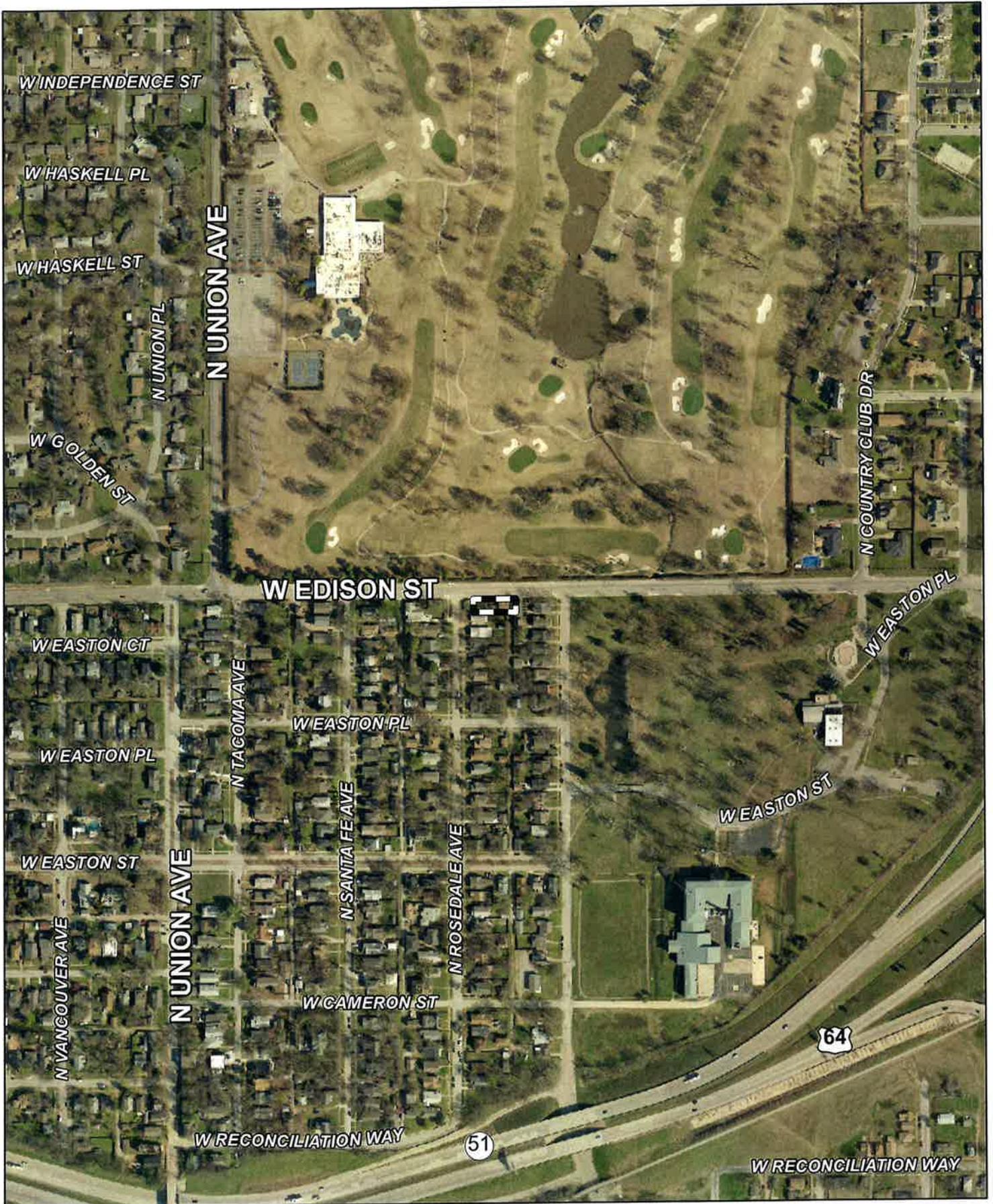
*g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



***Subject property***



***Facing East on Edison***



W INDEPENDENCE ST

W HASKELL PL

W HASKELL ST

W GOLDEN ST

N UNION AVE

N UNION PL

N COUNTRY CLUB DR

W EDISON ST

WEASTON CT

WEASTON PL

WEASTON PL

N TACOMA AVE

N SANTA FE AVE

N ROSEDALE AVE

WEASTON ST

WEASTON ST

N UNION AVE

W CAMERON ST

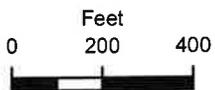
N VANCOUVER AVE

W RECONCILIATION WAY

51

64

W RECONCILIATION WAY



Subject Tract

**BOA-23200**

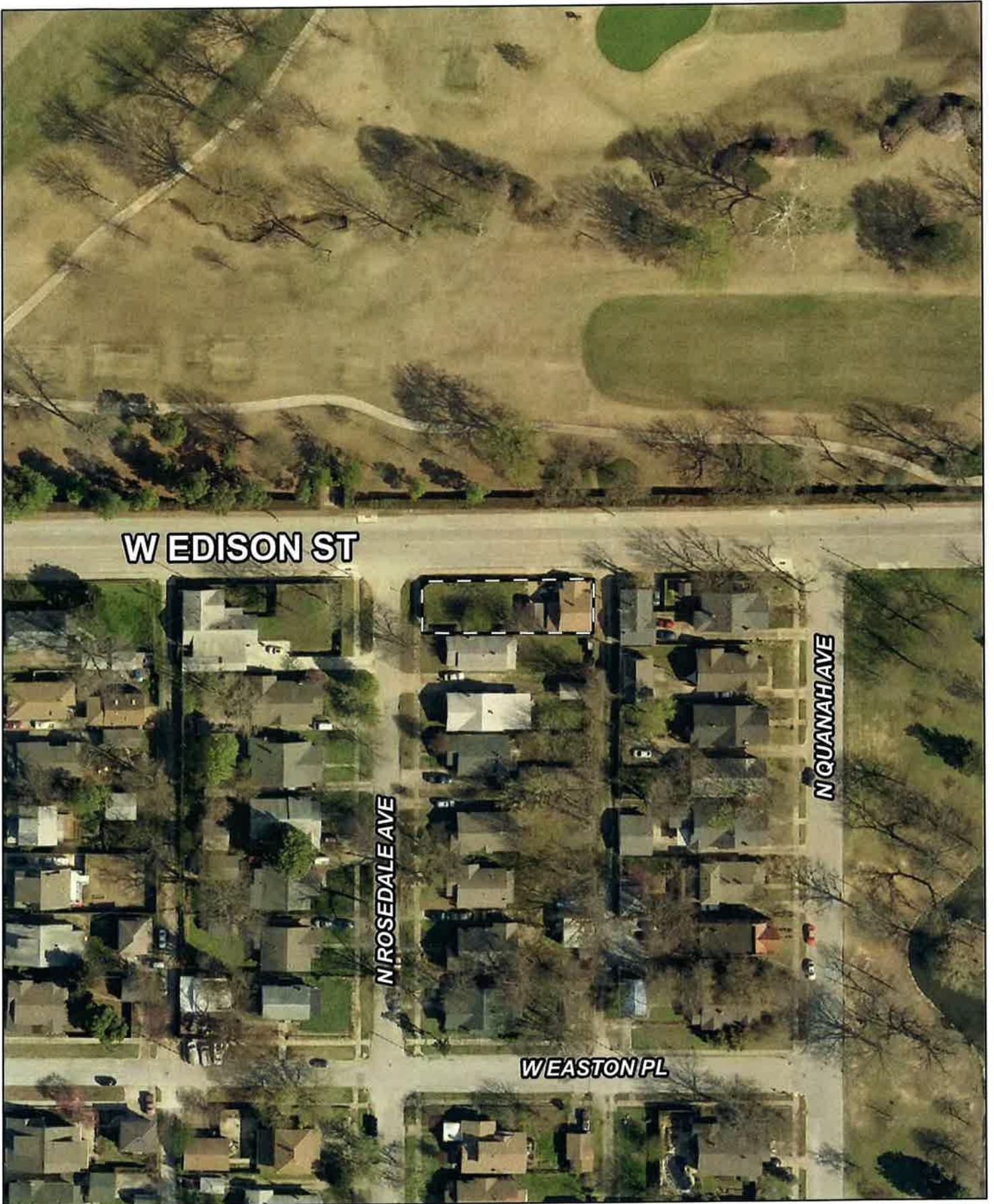
19-12 02

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

Aerial Photo Date: 2020/2021



11.7



Subject  
Tract

**BOA-23200**

19-12 02

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

Aerial Photo Date: 2020/2021



11.8

**Danny Whiteman**  
Zoning Official  
Plans Examiner II

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



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

## ZONING CLEARANCE PLAN REVIEW

July 20, 2021

4/27/2021

LOD No. 1

**Kara Biederman**  
10402 E. 115<sup>th</sup> St. S.  
Bixby, OK 74008

**APPLICATION NO: R-1184** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
**Project Location: 1314 W. Edison St.**  
**Description: Addition and interior remodel**

### 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 2<sup>nd</sup> 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](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> 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. R-1184

- 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:** No distance is shown for the new picket fence from the centerline of Edison or of Rosedale. The planned right of way (ROW) width for Edison is 100', and the planned ROW width for Rosedale is 60'. Revise the site plan to show that the fence is not in the planned ROW, or see instructions in item 6 below for a variance and removal agreement for construction in the planned ROW.

**2. 5.030-A Lot and Building Regulations**

In the RS-2/RS-1 zoned district the minimum side yard setback shall be 5 feet from the property line.

**Review Comments:** On the south side of the property, the proposed addition is shown to be 2' from the property line. Revise your plans to indicate a 5' side setback to the property line or apply to INCOG for a variance to allow an addition in an RS-3 lot to have a 2' side setback.

**3. 45.080-A Fences and Walls**

Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks (front setback) fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses and duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

**Review Comments:** No height is shown for the fence. Please revise the plans to show a fence height that complies with this section, or alternatively, you may pursue a special exception from the BOA for fence in a street setback to exceed 4' in height.

**4. 55.090-F Surfacing**

In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Maximum Driveway Width

| Lot Frontage                            | 75'+ | 60' - 74' | 46' - 59' | 30' - 45' | Less than 30' [2] |
|---|------|-----------|-----------|-----------|-------------------|
| Driveway Within Right-of-Way (feet) [1] | 27'  | 26'       | 22'       | 20'       | 12'               |
| Driveway Within Street Setback (feet)   | 30'  | 30'       | --        | --        | --                |

**Review Comments:** Maximum driveway width allowed on this lot is 30' and 27' in the Right-Of-Way. Revise plans to show the width for the new driveway.

**5. 90.090-C.1 Carports**

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.

**Review comment:** The proposed carport is in a street yard and requires a special exception granted by the BOA. By definition, the street yard is the yard between the building and the street. It also has a dimension that is greater than 20' x 20'. In addition, it does not have a side setback from the south property line of at least 5'. Please contact an INCOG representative at 918-584-7526 for further information on obtaining a special exception for a carport in a street yard, that exceeds 20' x 20', and is set back less than 5' from the side lot line. If approved, submit a copy of the approved special exception as a revision to your application.

#### 6. 90.090-A Setbacks Measurement

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See §90.090- C for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right of way or planned right of way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

1. Street setbacks are measured from the actual right-of-way line of the street (other than an alley), provided that if the following measurement results in a greater setback, the greater setback applies:

a. For streets shown on the major street and highway plan, if the width of the planned right-of-way exceeds the width of the actual right-of-way, the measurement must be taken from the planned right-of-way.

**Review comments:** The proposed addition appears to be in the planned right of way (ROW) of Edison St., as does much of the new picket fence. According to the major street and highway plan, Edison is shown to be a Secondary Arterial street with a 100 feet planned ROW width. According to the rules of measurements for 90.090-A, the planned ROW line is 50 feet from the centerline of Edison St. since the planned ROW at this location is 100 feet wide. It appears that the existing house, and therefore the proposed addition, is less than 50 feet from the centerline of the street. This means the proposed addition is in the planned ROW. You may revise the plans to show that no part of the new addition will be built within 85 feet of the centerline of Edison St., which is the 35 feet RS-3 setback from an arterial street plus 50 feet from the centerline. Alternatively, you may contact Chris Kovac at 918-596-9649 for information on acquiring a ROW removal agreement and INCOG at 918-584-7526 to apply for a variance to permit a residential addition to be located in the planned ROW less than 50 feet from the center of Edison St.

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.

## Exhibit "A"

The Applicant requests a Variance of Section 90.090-A of the Tulsa Zoning Code, to allow for an addition to an existing home on a nonconforming lot located in the planned right-of-way of West Edison Street. The property is located at 1314 W. Edison (the "Property").

The Property is located on the south side of W. Edison Street. The Property is a long, narrow lot, bounded by rights-of-way on three sides – W. Edison St. on the north, Rosedale Ave. on the west, and an alleyway on the east. More generally, to the north is the Tulsa County Club, to the east is Owen Park, and to the south and west are residential neighborhoods. The current owners of the Property purchased the Property in April of 2021 and commenced with their plans to renovate the existing 1925 home on the Property, which had fallen into disrepair. The renovation plans include adding a loft second story, reorienting the front door to face North Rosedale Ave., and replacing the existing detached garage with a new attached carport.

The Major Street and Highway Plan (MSHP) designates West Edison as a Secondary Arterial Street. Edison currently has at least 50 feet of existing right-of-way, which includes a sidewalk on the south side of the street. Edison was recently re-stripped from a four-lane road to a three-lane road with a bike lane. The MSHP designates a total of 100 feet of planned right-of-way for secondary arterials such as Edison. The planned right-of-way of Edison extends 25' into the Property, covering over half of the Property.

The Code requires that setbacks be measured from the planned right-of-way and RS-3 districts have a 35 foot street setback. The 25' planned right-of-way and the 35' street setback surpass the actual width (43') of Property. The lot and the structure are both nonconforming which allows for a reduction in the side street setback from 35' to 5'. However, even using this reduced setback, only an approximately 9.5 foot wide strip would be out of the building setback. All in all, only around 660 square feet of the 5,880 square foot lot is located outside of a building setback.

The nonconformity of both the lot and the existing structure, coupled with the excessive amount of planned right-of-way for Edison, renders the Property all but undevelopable and results in unnecessary hardship to the owners. A variance to permit a loft second story and a portion of the carport will improve the Property and the character of the neighborhood. Moreover, with the amount of lanes recently reduced on Edison, the addition of a bike lane, and the existing sidewalk, it is unlikely the City will use the allotted planned right-of-way in the near future, if ever. Therefore, the variance will not cause substantial detriment to the public good and does not impair the spirit and intent of the Code or the Comprehensive Plan.

The Applicant also requests a Special Exception pursuant to Section 90.090-C.1 to allow a carport to be located in the street yard. Again, due to the excessive planned right-of-way of Edison, as well as Rosedale, almost the entire Property constitutes a street yard. The carport will be located in a similar location as the existing detached garage along the southern, interior side lot line of the Property and thus will not be injurious to the neighborhood. Additionally, the carport is set back from Edison as far as the Code allows, with 5' between the carport and the perimeter fence and meets all other dimensional requirements for carports required under the Code and therefore is in harmony with the spirit and intent of the Code.

# Edison Street Renovation



918-290-2228

GreenLeafArchitecture.com

**Natalie Moss**  
**1314 W. Edison St.**  
**Tulsa, OK 74127**

Stamp:

**Revisions:**

1. Schematic Design 5/1/21
2. Revised Schematic 5/1/21
3. Preliminary Drawings 5/28/21
4. Preliminary Revised Drawings 6/2/21
5. Construction Drawings 5/4/21
6. Construction Drawings 8/7/21
7. Construction Drawings 8/9/21

Print Scale:  
24"x36"

Date:  
8/9/2021

Title:  
COVER SHEET

Sheet:  
**A1.0**

2015 International Residential Code (IRC 2015) Copyright 2021

**GENERAL NOTES**

- These Construction Drawings are intended to be printed on 24"x36" (Arch D) paper. Printing these drawings at a different size will impact the scale. The Contractor, Owner and/or recipient of these Drawings shall be responsible for any errors resulting from misreading, printing and/or any alterations that cause errors in scale.
- Prior to performing any work or ordering any materials, the General Contractor and all Subcontractors shall be responsible for verifying all existing conditions, project requirements and dimensions for the project.
- Written dimensions shall take precedence over stated dimensions. Dimensions shown are from finished wall surface to finished wall surface unless otherwise indicated.
- As a minimum standard, all work and materials installed shall be in strict accordance with all applicable building codes, regulations and ordinances having jurisdiction.
- Install all appliances, materials, equipment and building systems in strict accordance with the Manufacturer's instructions and specifications.
- The Contractor must maintain a current, complete set of Construction Drawings at the site for review by Subcontractors and others on the Construction Site through all phases of construction.
- Contractor to coordinate with Owner an location for: Dumpster placement, material staging, temporary office facilities, temporary restroom facilities, and/or temporary utilities for this project.
- Construction shall comply with the accessibility requirements, if applicable, per the Americans with Disabilities Act Accessibility Guidelines.
- Size, placement and orientation of framing members on an Engineered Structural Details govern size, placement and orientation of framing members shown on the Construction Drawings.
- Plumbing, Mechanical, and Electrical Contractors shall not generate or cut structural members without written authorization from a licensed Professional Structural Engineer.
- Contractor to obtain any and all required Building Construction Permits associated with the work included in these Construction Drawings.
- Contractor, Subcontractors and Owner to verify that site conditions are similar to the plans. Any discrepancies that arise from varying site conditions shall be reported to the Owner and Designer prior to construction.
- Contractor, Subcontractor and/or Owner assumes all liability for construction of project and results of construction using Construction Drawings.

**DESIGN CRITERIA**

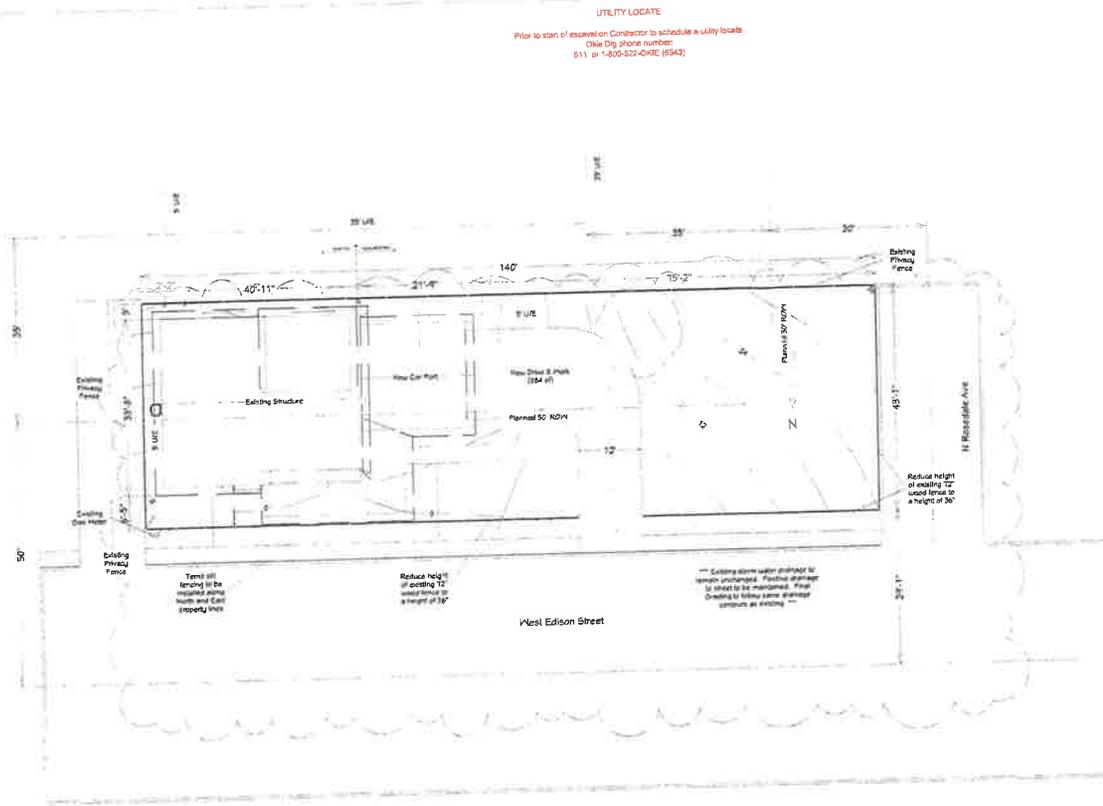
|  |  |
|--|--|
| CODE                                     | 2015 International Residential Code (2015 IRC)         |
| BUILDING TYPE                            | Light Framed Wood, Single Family Residential Structure |
| LOADS                                    |  |
| Dead Loads                               |  |
| Roof                                     | 22 PSF   |
| Floor                                    | 33 PSF   |
| Live Loads                               |  |
| Roof                                     | 22 PSF   |
| First Floor & Slabs                      | 100 PSF  |
| Second Floor                             | 50 PSF   |
| Second Floor Corridors                   | 40 PSF   |
| Other Loads                              |  |
| Ground Snow Load (Pg)                    | 15 PSF   |
| Roof Snow Load (Ps)                      | 15 PSF   |
| Snow-Roof Slope Factor (Cs)              | 1.0  |
| Importance Factor (Is)                   | 1.0  |
| Wind Loads (ASCE 7-16)                   |  |
| Basic Wind Speed (3 sec gust)            | 100 MPH  |
| Exposure                                 | C  |
| Importance Factor (Is)                   | 1.0  |
| Seismic Load (ASCE 7-16)                 |  |
| Importance Factor (Ie)                   | 1.0  |
| Seismic Use Group                        | I - Normal   |
| Se                                       | 0.128  |
| S1                                       | 0.071  |
| D  | D  |
| Seismic Soil Profile Type                | 0.137  |
| Design Spectral Response (Sds)           | 0.114  |
| Design Spectral Response (Sd1)           | S  |
| Seismic Design Category                  | Light Framed Walls w/ Shear Panels                     |
| Basic Seismic Force Resting System       | 6.5  |
| Seismic Response Modification Factor (R) | Equivalent Lateral Force                               |
| Analysis Procedure Used                  |  |
| Soils                                    | 2,500 PSI  |
| Undisturbed Earth                        | 25,000 PSI   |
| Bedrock                                  |  |
| FIRE SPRINKLER:                          | No   |
| FIRE ALARM SYSTEM                        | Yes  |

| PAGE | LABEL | TITLE                                |
|------|-------|--------------------------------------|
|      |       | COVER SHEET                          |
| 1    | A1.0  | 1. SITE PLAN                         |
| 2    | A1.1  | 2. MAIN LEVEL FLOORPLAN              |
| 3    | A1.2  | 3. SECOND LEVEL FLOORPLAN            |
| 4    | A1.3  | 4. ROOF & CEILING PLAN               |
| 5    | A1.4  | 5. DEMOLITION PLAN                   |
| 6    | E1.1  | 6. FOUNDATION PLAN                   |
| 7    | S1.1  | 7. CMU FOUNDATION DETAILS            |
| 8    | S1.2  | 8. MAIN LEVEL ELEC. PLAN             |
| 9    | E1.1  | 9. SECOND LEVEL ELEC. PLAN           |
| 10   | E1.2  | 10. MAIN LEVEL PLUMB. & MECH. PLAN   |
| 11   | M1.1  | 11. SECOND LEVEL PLUMB. & MECH. PLAN |
| 12   | M1.2  | 12. EXTERIOR ELEVATIONS              |
| 13   | A2.1  | 13. BUILDING CUT-THROUGH             |
| 14   | A2.2  | 14. BUILDING SECTIONS                |
| 15   | A2.3  | 15. KITCHEN ELEVATIONS               |
| 16   | A3.1  | 16. BATHROOM ELEVATIONS              |
| 17   | A4.1  | 17. FRAMING DETAILS                  |
| 18   | A4.2  | 18. SHEAR WALL FRAMING DETAILS       |
| 19   | A5.1  | 19. STAIR & RAILING DETAILS          |
| 20   | A5.2  | 20. DECK & RAILING DETAILS           |
| 21   | A5.3  | 21. PROJECT NOTES                    |
| 22   | A5.4  | 22. PROJECT NOTES & SCHEDULES        |
| 23   | A6.1  |                                      |
| 24   | A6.2  |                                      |



A1.1

51.11



Site Plan  
Scale: 1"=10'

**UTILITY LOCATE**  
Prior to start of excavation Contractor to schedule a utility locate.  
One Day phone number:  
811 or 1-800-522-ORIE (8543)

**SITE PLAN NOTES**

- Final grade to slopes 6" per 15'-0" away from the house for the first 15'-0"
- All concrete paths to slope at 2% or 2" per 1'-0" away from building
- Contractor responsible for all utility locates and subcontractor utility engineering for 90% project.
- Contractor to immediately notify One Day if un-located utilities are encountered.
- Drives and walks to be 4" concrete, minimum 3,000 psi at 28 days
- The Contractor shall be responsible for repairing any trenches and/or excavations that exist for a maximum of 1 year.
- The Contractor shall prevent sediment, debris and all other sediments from entering the storm sewer system during all construction operations.

**EROSION CONTROL NOTES:**

- Lot drainage to remain unchanged. Positive storm water drainage to street to be kept.
- Install silt fence prior to excavation and construction.
- Minimize site disturbance by tight control of excavation limits.
- All exposed soil shall be mulched with straw or wood chips to minimize soil erosion. No soil shall be left in an exposed condition. It is recommended that the contractor maintain a stock pile of this material on site for quick application.
- Dispersion trenches shall overflow onto native undisturbed ground. No site disturbance below trenches.

**GRADING NOTES:**

- Contractor to verify location of all existing utilities.
- Contractor to provide positive drainage away from building.
- Final grade to remove surface drainage toward rock channels and dispersion trenches.
- Construction areas shall be cleared, graded to remove trees, vegetation, rocks and other obstructions and stripped of topsoil.
- Place 18 inches with a gradient steeper than 3:1 in this not to exceed 8 inches, and make sure each 18 is properly compacted.

**LANDSCAPING NOTES:**

- Contractor to coordinate final landscaping elements including stumps, grass and landscape beds with Owner prior to construction.
- All landscaping beds to be located where shown.
- Install sprinkler system for lawn and landscape beds.
- Grass Type: Bermuda
- Landscape Edging: Metal
- Landscape Tree Cover: Mulch



**Natalie Moss**  
**1314 W. Edison St.**  
**Tulsa, OK 74127**

Stamp:

**ZONING**

Zoning: Residential  
Variance Required: Yes

ROW:  
Edson Street: 100 (50' from Centerline)  
Rosedale Ave: 60' (30' from Centerline)

| Setbacks: | Required | Actual    |
|-----------|----------|-----------|
| Front:    | 35'      | 45'-11"   |
| Rear:     | 5'       | Unchanged |
| Left:     | 33'      | Unchanged |
| Right:    | 5'       | Unchanged |

Building Use: Residential - Single Family  
Floodplain: No

**Revisions:**

- Schematic Design 5/11/21
- Revised Schematic 5/18/21
- Prepared Drawings 5/28/21
- Prepared revised Drawings 6/2/21
- Construction Drawings 6/8/21
- Construction Drawings 6/7/21
- Construction Drawings 8/9/21
- 
- 
- 
- 

**Print Scale:**  
24"x36"

**Date:**  
8/9/2021

**Title:**  
SITE PLAN  
Sheet:  
**A1.1**

**THIS PAGE  
INTENTIONALLY  
LEFT BLANK**