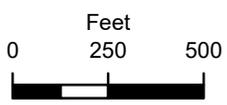
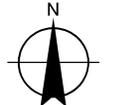


**SUBJECT TRACT**

**BOA-23361**



19-13 30



# BOARD OF ADJUSTMENT CASE REPORT

STR: 9330  
CZM: 47  
CD: 9

Case Number: **BOA-23361**

**HEARING DATE:** 06/14/2022 1:00 PM

**APPLICANT:** Robert Garand

**ACTION REQUESTED:** Special Exception to permit an Accessory Dwelling Unit in the RE District (Sec. 45.031-D) Special Exception to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

**LOCATION:** 2103 E 47 ST S;

**ZONED:** RE

**PRESENT USE:** Residential

**TRACT SIZE:** 181210.34 SQ FT

**LEGAL DESCRIPTION:** SE NE NW SE SEC 30 19 13; S 1/2 W 1/2 OF W 1/3 N 1/2 NE SE SEC 30-19-13,

**RELEVANT PREVIOUS ACTIONS:**

**Subject property:** None.

**Surrounding properties:**

**BOA-22031;** On 02.23.16 the Board **approved** a Special Exception to permit a fence or wall greater than 4-feet in height. Property located 2120 E. 46<sup>th</sup> St. S.

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

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.

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.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located on the Northside of E. 47<sup>th</sup> St. S. in between S. Zunis and Wheeling Avenues.

**STAFF COMMENTS:** The applicant is requesting a **Special Exception** to permit an Accessory Dwelling Unit in the RE District (Sec. 45.031-D) **Special Exception** to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

Included in your packet is Sec. 45.031-D with the supplemental regulations for Accessory Dwelling Units.

## Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, **except that in required street setbacks 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 or 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](#).

The property currently has fencing inside the street setback that is above 4-feet in height and the applicant is seeking to rebuild a portion of that fencing with a gate entry into the proposed Accessory Dwelling Unit. From the street very little is currently visible because of vegetation near the property line.

### **SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to permit an Accessory Dwelling Unit in the RE District (Sec. 45.031-D) **Special Exception** to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

- 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***

**22031—Philip Doyle**

FILE COPY

**Action Requested:**

Special Exception to permit a fence and wall height greater than 4 feet in the required street setback (front yard) of an RE District (Section 45.080-A). **LOCATION:** 2120 East 46<sup>th</sup> Street South (CD 9)

**Presentation:**

**Philip Doyle**, 2616 East 14<sup>th</sup> Street, Tulsa, OK; stated he would like to have a privacy fence on the north side of the subject property. The street is a dead end or a cul-de-sac and the back yards of the houses to the north face the subject property.

Mr. Van De Wiele asked Mr. Doyle if the long portions of the fence were going to be solid masonry and the short portions are to be wrought iron. Mr. Doyle answered affirmatively and stated they will vary from five feet to eight feet depending on the slope.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Flanagan, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a Special Exception to permit a fence and wall height greater than 4 feet in the required street setback (front yard) of an RE District (Section 45.080-A), subject to conceptual plans 3.8 and 3.10 and the maximum height of any wall or fence section will not be greater than eight feet. Finding the 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; for the following property:

**E. 1/2 W. 2/3 N. 1/2 NW NE SE & N. 2/3 W. 1/2 E. 1/3 N. 1/2 NW NE SE SEC 30-19-13, WENTWORTH ACRES, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**22033—Mark Capron**

**Action Requested:**

Variance to reduce the required building setback to 30 feet from East 31<sup>st</sup> Street South (Tract A); Variance to reduce the required building setback to 15 feet from South Lewis Avenue (Tract A & B); Variance to the required open space per unit 3,719 square feet (Tract A) (Section 5.030-A). **LOCATION:** 2258 East 31<sup>st</sup> Street South (CD 9)

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

## **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.

### **45.030-B      Carports**

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of Section 70.120 and comply with the regulations of Section 90.090-C1.

## **Section 45.031      ADU, Accessory Dwelling Units in R, AG, and AG-R Districts**

### **Section 45.031-A Definition**

A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

### **Section 45.031-B Purpose**

1. The purpose of allowing accessory dwelling units within R, AG, and AG-R districts is to:
  - a. accommodate new housing units while preserving the character of existing neighborhoods;
  - b. allow efficient use of the city's existing housing stock and infrastructure;
  - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and

- d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.
2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

### **Section 45.031-C      Applicability**

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

### **Section 45.031-D      Regulations**

#### **1. Where Allowed**

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

#### **2. Number**

No more than one accessory dwelling unit is allowed per lot.

#### **3. Methods of Creation**

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing detached house; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing detached house.

#### **4. Density (Minimum Lot Area and Lot Area per Unit)**

No additional lot area or lot area per unit is required for the accessory dwelling unit.

#### **5. Open space (Minimum open space per unit)**

No additional open space is required for the accessory dwelling unit.

#### **6. Accessory Dwelling Unit Size**

- a. 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, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

- b. 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, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, 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 Section 90.090-C2.

## 7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

## 8. Additional Regulations for Accessory Dwelling Units

### a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

### b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the detached house. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

### c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

### d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

## Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

## Section 45.050 Dumpsters

### 45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.
2. Dumpsters must be located on a dustless, all-weather surface.
3. Dumpsters may not:
  - a. Obstruct motorized or non-motorized traffic;

Lauren Parker  
PLANS EXAMINER

TEL (918) 596-9499  
laurenparker@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103-3227

## ZONING CLEARANCE PLAN REVIEW

LOD Number: 01

April 28, 2022

Robert Garand  
Dale Gardon Design  
20885 N 90<sup>th</sup> Pl. Unit 100  
Scottsdale, AZ 85255

Phone: (480) 948-9666

**APPLICATION NO:** **BLDR-114334-2022** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
**Location:** 2103 E 47<sup>th</sup> St. S  
**Description:** Residential – Accessory Dwelling Unit

### 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)

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 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.
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 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](http://WWW.CITYOFTULSA-BOA.ORG)

Application No. BLDR-114334-2022

2103 E 47<sup>th</sup> St S

April 28, 2022

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment 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 an INCOG representative at 584-7526.** 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.

### 1. Section 45.031-D Regulations Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

**Review Comments:** Apply to INCOG for a special exception to allow an Accessory Dwelling Unit in an RE zoned area.

### 2. 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-I.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:** The maximum driveway width of the two driveways combined on this lot is 30' in the front setback and 27' in the Right-Of-Way. Provide the driveway widths on the site plan in both the ROW and front setback. If the combined widths of both driveways exceed these allowances, please revise plans to show compliance or apply to BOA for a special exception to allow a driveway width to exceed the maximum widths.

**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.

**DALE GARDON DESIGN**

Architecture . Planning . Placemaking

20885 North 90th Place Suite 100 Scottsdale, Arizona 85255 P: 480.948.9666 [www.dalegardondesign.com](http://www.dalegardondesign.com)

[robert@dalegardondesign.com](mailto:robert@dalegardondesign.com)

May 5th, 2022

To:

Austin Chapman  
Planner, City of Tulsa Board of Adjustment  
Tulsa Planning Office  
2 W. 2nd St., 8<sup>th</sup> Floor  
Tulsa, OK 74103

From:

Robert Garand  
Project Manager  
Dale Gardon Design  
20555 North Pima Road, Suite 100  
Scottsdale, AZ 85255

Re: Case Number BOA 233-61

**NARRATIVE FOR A SPECIAL EXCEPTION FOR AN ACCESSORY DWELLING UNIT WITHIN THE RE ZONING DISTRICT**

A Special Exception is being requested for an Accessory Dwelling Unit located at 2103 E 47<sup>th</sup> St, Tulsa, OK. The Accessory Dwelling Unit is a Guest House as part of a larger Estate property that was originally two lots. The property is proposed to be combined into one lot to facilitate a Guest House location on the original second lot. The Guest House is comprised of 1799 sf of floor area. The Guest House is intended for the Owners guests only and is not intended to be rented or leased.

The Guest House is allowed to be 750 sf or 40% of the floor area of the Principal Residential Structure, whichever is greater. (Section 45.030-A Accessory Building Size and Section 45.031-D 6a). The floor area of the Principal Residential Structure is 17,319 sf. Therefore, 40% of 17,319 sf is 6,928 sf as maximum allowable.

The entrance to the Accessory Dwelling Unit is facing the far west side of the property line, which complies with Section 45.031-D 8a, since the Principal Residential Structure orientation is East/West, the proposed Guest House is "behind" and in the visual rear yard of the Principal Residential Structure as it is oriented.

The Accessory Dwelling Unit is located over 200 feet behind the detached house, which complies with Section 45.031-D 8b.

The Accessory Dwelling Unit exterior finish materials will match that of the Principal Residential Structure exterior finish materials.

The Accessory Dwelling Unit's roof pitch is lower (6:12) than the Principal Residential Structure's roof pitch (10:12). This was by design preference to lower the Accessory Dwelling Unit's height and balance the proportions of the smaller footprint compared to the Principal Residential Structure's footprint. Per Section 45.010-E the Max. Building Height per Table 5-3: R District Lot and Building Regulations is 35 feet. The height of the Accessory Dwelling Unit at its highest is 23'-3" above average ground elevation. The second reason is that the Guest House is on higher natural grade than the Principal Residential Structure.



## DALE GARDON DESIGN

Architecture . Planning . Placemaking

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20885 North 90th Place Suite 100 Scottsdale, Arizona 85255 P: 480.948.9666 www.dalegardondesign.com

The Accessory Dwelling Unit Special Exception would increase the side (interior) setback to 25 feet. The Accessory Dwelling Unit building footprint complies with this setback and the site walls which fall within the 25-foot setback comply with Section 45.080; as they do not exceed 8' in height. The highest site wall within the side setback is 5'-6" high but has only about 1'-6" of exposed height to the adjacent property.

The Accessory Dwelling Unit has a separate access driveway and gated entry for privacy and security. The site walls and gate proposed are within the 35-foot building setback and requested to be approved at a height of 7'-4" for pool safety and overall security of the property. The walls and fences are visually obscured by all the existing perimeter landscape trees and plants.

Best Regards,



Robert J. Garand  
Project Manager





**NOT PART OF THIS PERMIT  
SUBMITTAL**

- ARCHITECTURAL SITE PLAN GENERAL NOTES:**
- EXACT LOCATION OF EXISTING VEGETATION AND SITE TOPOGRAPHY CONTOUR LOCATIONS ARE TO BE VERIFIED PRIOR TO COMMENCING CONSTRUCTION. SEE CIVIL PLANS FOR ADDITIONAL GRADING, SITE DISTURBANCE AND SITE VERTICAL CONTROL INFORMATION.
  - SEE LANDSCAPE PLAN FOR ADDITIONAL PLANTING AND REVEGETATION INFORMATION. INSTALL SLEEVES AS REQUIRED BY IRRIGATION PLANS AND SITE LIGHTING PLANS. PLANS ARE TO COMPLY WITH CITY'S NATIVE PLANT ORDINANCE.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12' HIGHER THAN THE HIGHEST PORTION OF EQUIPMENT. CONTRACTOR TO CONFIRM ALL MECHANICAL CLEARANCES PRIOR TO CONSTRUCTION SCREEN ENCLOSURES.
  - ALL DIMENSIONS ARE TO FACE OF CMU AND TOP OF WALL (T.O.W.) HEIGHT REFERENCES ARE TO TOP OF CMU, UNLESS NOTED OTHERWISE.
  - ALL PLANTER DRAIN OUTLETS APPROXIMATELY 8" ABOVE FINISHED GRADE.
  - REFER TO CIVIL AND LANDSCAPE FOR OTHER UNDERGROUND INFO REQUIREMENTS.
  - CONTRACTOR TO VERIFY ALL FIRE SPRINKLER STAND PIPE LOCATIONS WITH FIRE SPRINKLER INSTALLED.
  - CONTRACTOR TO REVIEW AND CONFIRM ALL UNDERGROUND UTILITY REQUIREMENTS.

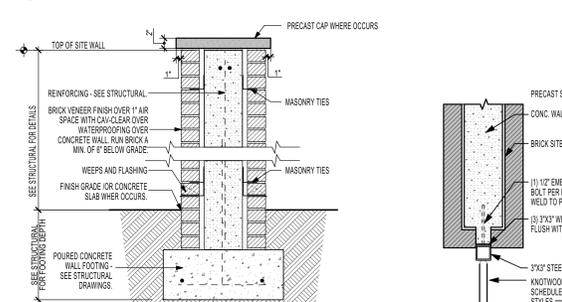
- ARCHITECTURAL SITE PLAN KEY NOTES:**
- PROPERTY LINE
  - BUILDING LINE
  - UTILITY EASEMENT
  - STORMWATER DRAINAGE EASEMENT
  - GAS METER APPROX. LOCATION  
A. EXISTING  
B. NEW
  - NOT USED
  - NOT USED
  - ELECTRIC SERVICE ENTRANCE  
A. EXISTING  
B. NEW
  - ELECTRICAL TRANSFORMER LOCATION
  - NOT USED
  - CALL BOX - PROVIDE ALL NECESSARY WIRING  
A. EXISTING  
B. NEW
  - POND - EXISTING TO REMAIN
  - FENCE  
A. EXISTING  
B. NEW
  - STREAM - EXISTING TO REMAIN
  - AUTOCOURT  
A. EXISTING TO REMAIN/NEW PAVING MATERIAL PER LANDSCAPE  
B. NEW
  - SPA/POOL EQUIPMENT AREA
  - POOL & SPA TO BE PROVIDED BY GENERAL CONTRACTOR POOL DRAWINGS SHALL BE PROVIDED BY THE POOL INSTALLER & BE SUBMITTED TO THE LOCAL GOVERNING AUTHORITY FOR ALL NECESSARY PERMITTING & APPROVALS.
  - POOL TERRACE
  - BOCCO COURT
  - TRASH ENCLOSURE AREA
  - ENTRY PORTAL/GATE  
A. EXISTING  
B. NEW SWING GATE
  - FIRE APPLIANCE
  - FOUNTAIN / WATER FEATURE
  - CONDENSING UNITS-SCREENED WITH A WALL 12" (MIN.) HIGHER THAN THE TOP OF THE MECHANICAL EQUIPMENT
  - SITE WALL WITH PRECAST CAP  
A. EXISTING  
B. NEW
  - PLANTER  
A. EXISTING  
B. NEW
  - RAISED PLANTER. PROVIDE IRRIGATION AND DRAINAGE
  - POT PLINTH AND PLANTER POT. PROVIDE IRRIGATION AND DRAINAGE.
  - TRENCH DRAIN
  - TURF
  - DRIVEWAY  
A. EXISTING  
B. NEW
  - EXISTING MAILBOX TO REMAIN
  - WALKWAY
  - STEPS
  - CATCH BASIN. PROVIDE DECORATIVE DRAIN COVER - SEE CIVIL DRAWINGS
  - BBO LOCATION
  - ROOF DRAIN / LEADER LOCATION
  - GUEST PARKING
  - OUTDOOR SHOWER TO REMAIN  
A. EXISTING  
B. NEW



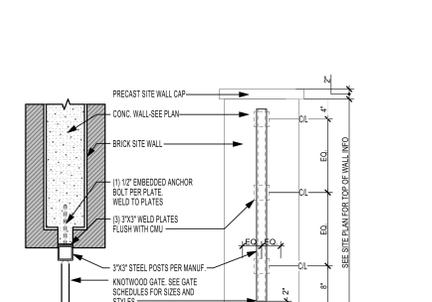
**TULSA E 47TH STREET**  
2103 E 47TH STREET TULSA OK

**GUEST HOUSE ARCHITECTURAL SITE PLAN**

**GUEST HOUSE ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"



**1 TYPICAL SITE WALL**  
SCALE: 1" = 1'-0"



**2 TYPICAL PEDESTRIAN GATE**  
SCALE: 1" = 1'-0"

**BID SET**

THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS AND SPECIFICATIONS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

DRAWN	RJD
CHECKED	Checked By
DATE	5/3/2022
JOB NO.	2114

**REVISIONS**

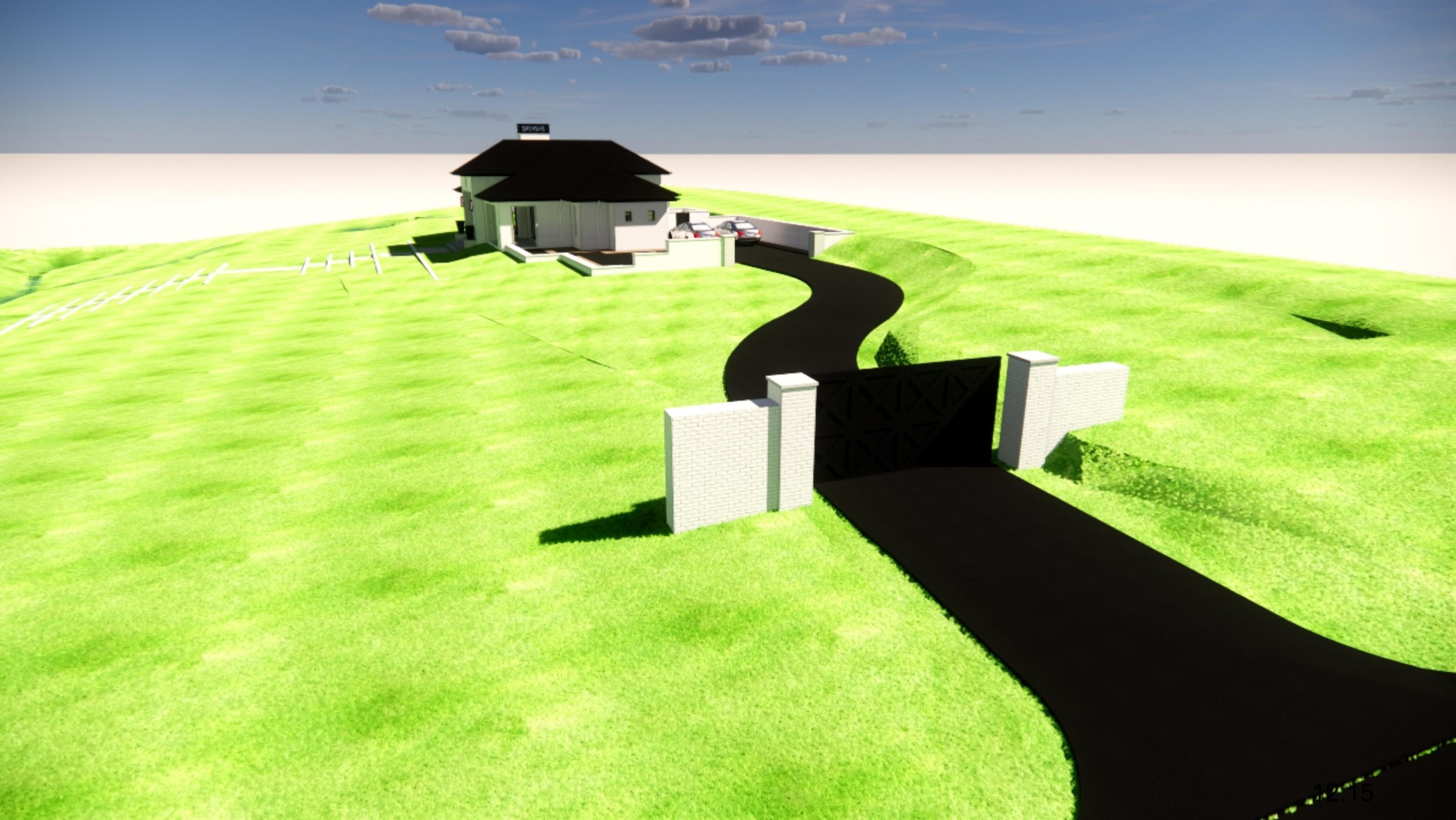
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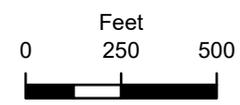
PRINT DATE: 5/3/2022

SHEET

**GH-A1.0**

12.11





Subject Tract

**BOA-23361**

19-13 30

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

Aerial Photo Date: 2020/2021



12.16

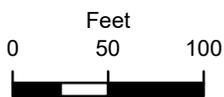


**E 47TH ST S**

**S YORKTOWN AVE**

**E 47TH PL S**

**S YORKTOWN PL**



**Subject Tract**

**BOA-23361**

19-13 30

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

Aerial Photo Date: 2020/2021



**12.17**