



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23552

Hearing Date: 07/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

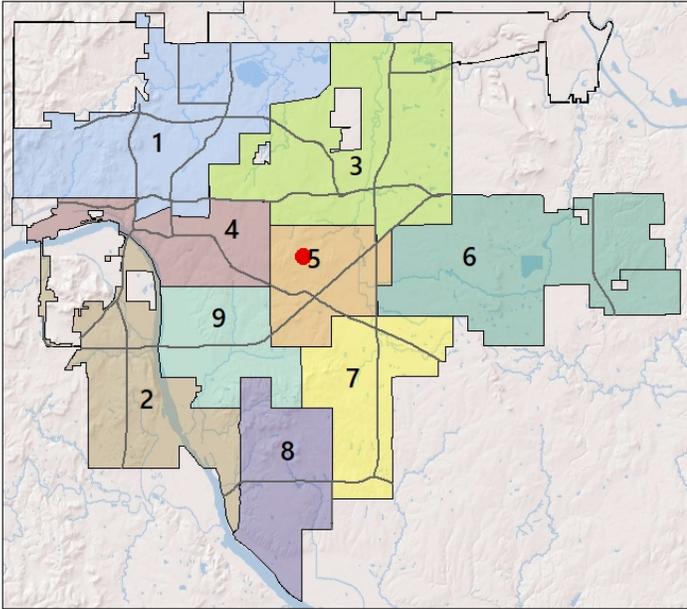
Owner and Applicant Information:

Applicant: Jason Goltry

Property Owner: WARDEN, CARMEN & JASON D GOLTRY

Action Requested: Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.17 acres

Location: 1117 S NORFOLK AV E

Present Zoning: RS-3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9212

Case Number: **BOA-23552**

CD: 4

HEARING DATE: 07/25/2023 1:00 PM

APPLICANT: Jason Goltry

ACTION REQUESTED: Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

LOCATION: 1117 S NORFOLK AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7501.06 SQ FT

LEGAL DESCRIPTION: LT 16 BLK 2, RIDGEWOOD ADDN OF TRACY PARK ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood".

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: The previous house was exactly 36 feet wide on the west elevation, and the new structure is the same width, so the distance from the side street (11th Place) will be the same as what was there for almost 90 years.

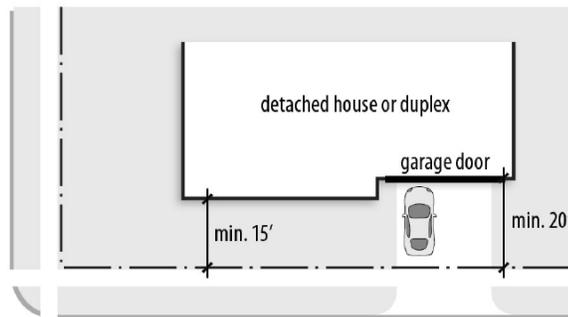
The garage will be roughly the distance to the adjacent property from the way it previously was, give or take a foot. Now it will just be attached to the home for convenience. It will also be rotated so rather than facing Norfolk Ave and having the entire length of the lot covered in concrete, it will face 11th Place and just have the required 20-foot setback. This is consistent with the other garages for corner-lot homes in the neighborhood.

We have alerted the neighbors and have heard no opposition; in fact, they've been supportive. The proposed structure is not materially different than the one that was there from 1935 to earlier this year. The real difference is that the garage will be attached, which is standard in 2023.

STAFF ANALYSIS: Applicant is requesting Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

- [3] For detached houses and duplexes on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in [Table 5-3](#) applies along the other street.

Figure 5-1: Street Side Setback on Corner Lots



Facts staff finds favorable for variance request:

- Property is located in the Tracy Park Historic Preservation Overlay District and has received a Historic Preservation permit of this work.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); **Variance** to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

- 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:

- 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;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- 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;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

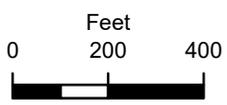
e. That the variance to be granted is the minimum variance that will afford relief;

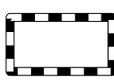
f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

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



 Subject Tract

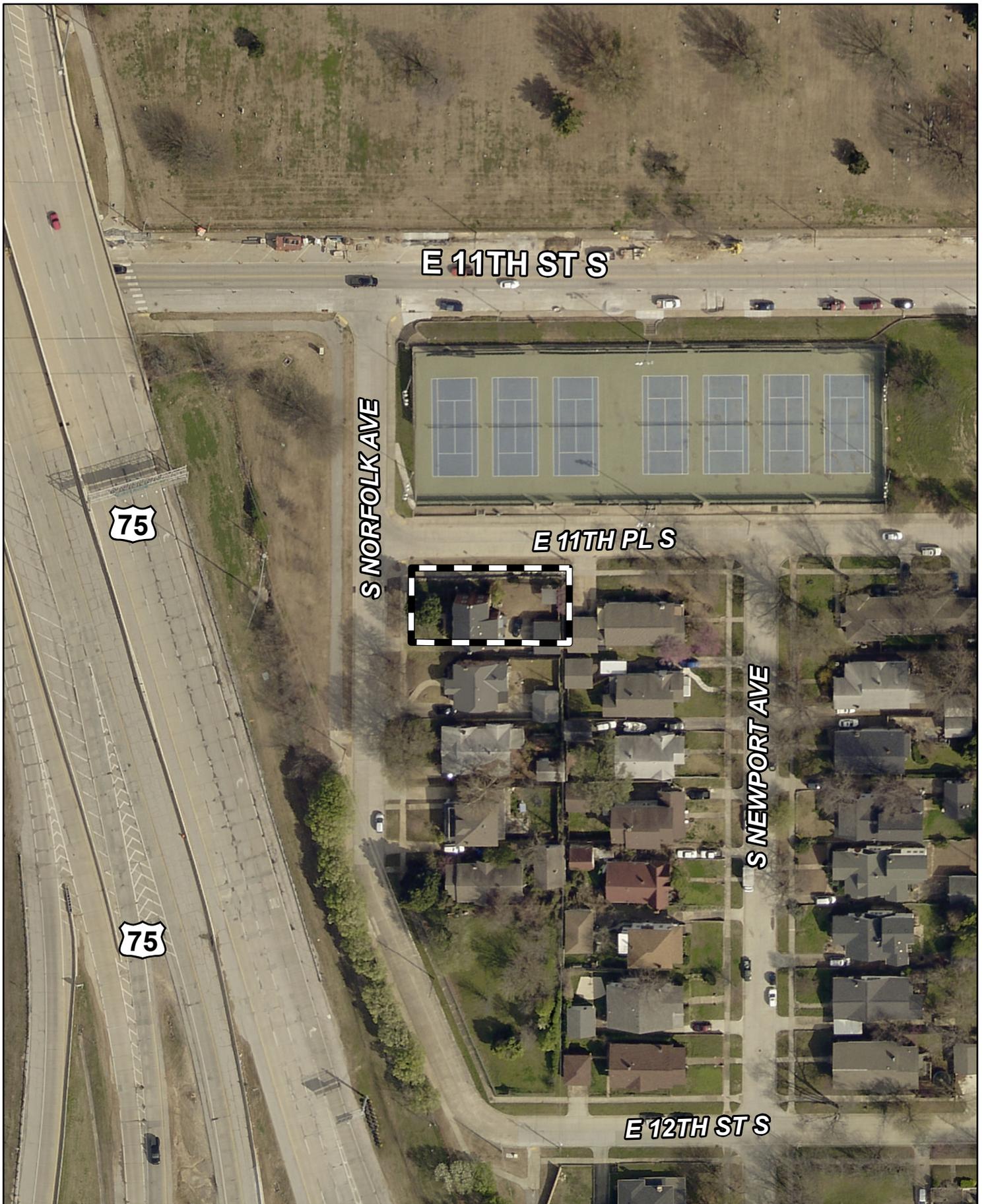
BOA-23552

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

19-12 12

Aerial Photo Date: 2021





E 11TH ST S

S NORFOLK AVE

E 11TH PL S

S NEWPORT AVE

E 12TH ST S

75

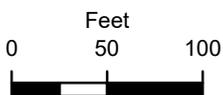
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BOA-23552

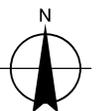
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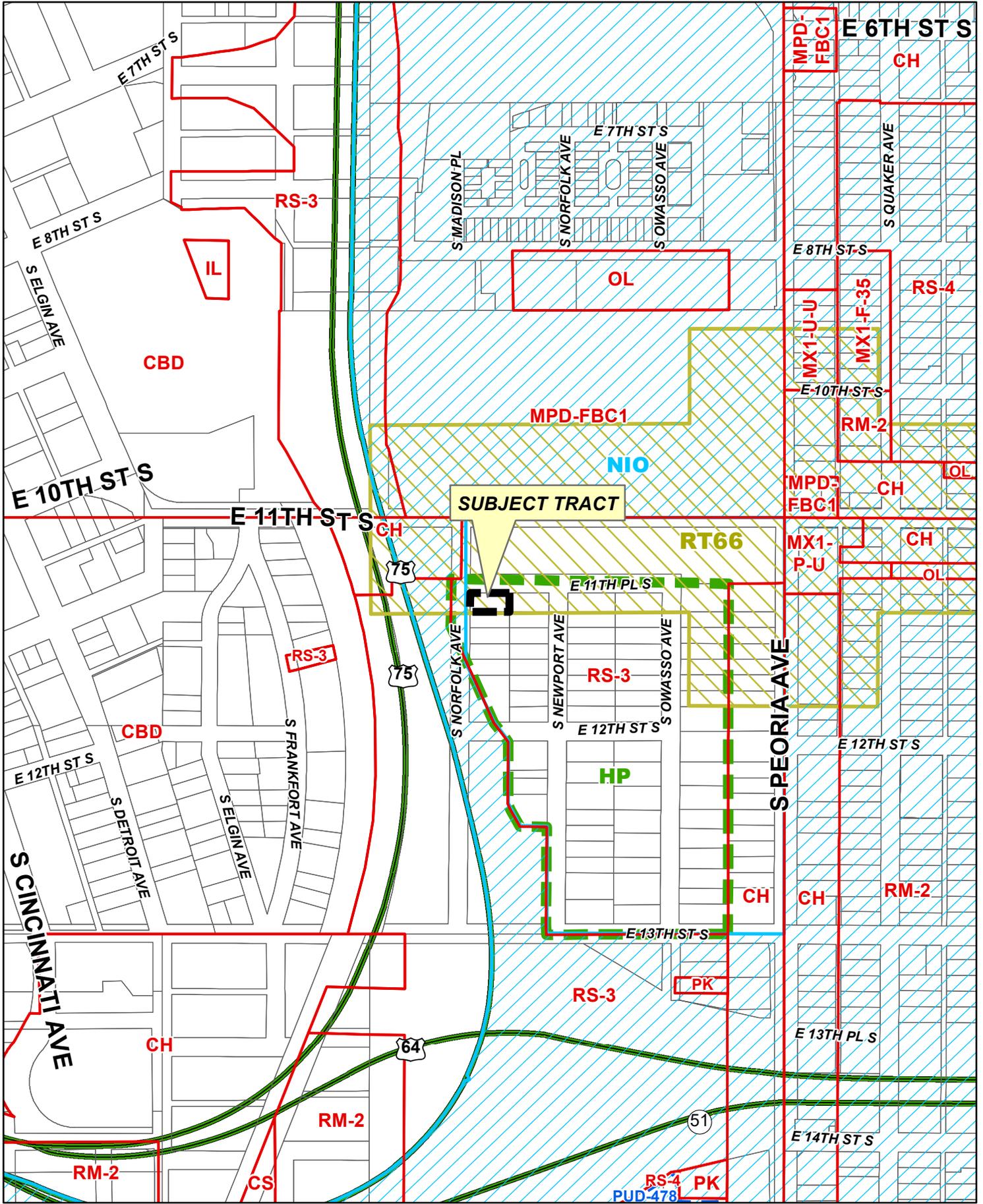
19-12 12

Aerial Photo Date: 2021



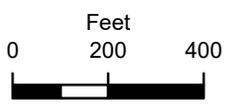
Subject Tract





BOA-23552

19-12 12





DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning Review (2)



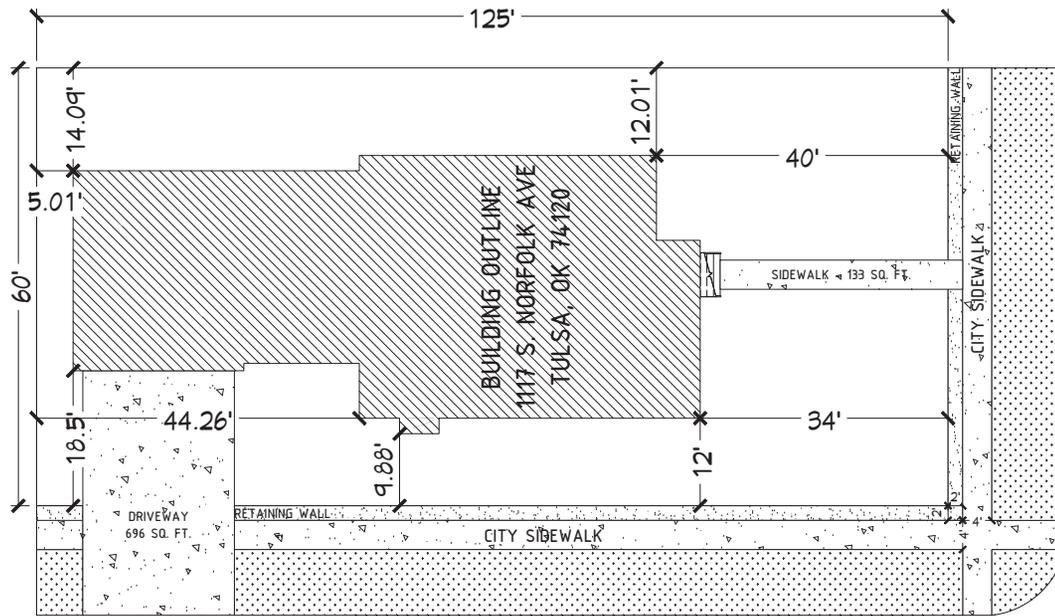
Subject: Zoning Review
Page Label: 15
Status:
Author: DWhiteman
Date: 6/7/2023 3:14:47 PM
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Section 5.030-A, Table of Regulations.
The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.
Review Comment: Per Table 5-3, a 20' rear setback is required for this RS-3 zoned lot. The site plan only provides a 5.01' rear setback, please revise the site and house plans to comply with this section. If you revise the plans to comply, you will also need to contact INCOG regarding an amended HP permit. As an alternative, you may request a variance from the Board of Adjustment to reduce a rear setback in the RS-3 zoning district from 20' to 5.01'.



Subject: Zoning Review
Page Label: 15
Status:
Author: DWhiteman
Date: 6/7/2023 3:34:00 PM
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Section 5.030-A – Setback(s) footnote [3]: In the RS-2 zoned district on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in Table 5-3 applies along the other street.
Review Comment: Please revise the plans to indicate a 15' side street setback from the north side of the house, and a 20' setback for the street-facing garage doors. As an alternative you may request a variance from the Board of Adjustment for a side street setback of less than 15' and you may request an Administrative Adjustment from INCOG for the street facing garage doors; to reduce the required street setback by up to 5'.



E. 11TH PL.

S. NORFOLK AVE



GENERAL NOTES:
 EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED, UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS' AND/OR MANUFACTURERS' FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. CONTRACTORS: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. **MATERIALS:** WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURES DIRECTIONS:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD AND COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS, PERMITS, FEES AND NOTICES THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, AND PLUMBING WORK IS BY OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES, FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



PLOT PLAN

6/16/2023
 JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4" @ 12" @ 12"	6 FT. 8 IN.
UPSTAIRS	8 FT.	8" @ 12" @ 14" @ 12"	6 FT. 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.R.D. FRONT PORCH AREA
185 SQ. FT. C.V.R.D. REAR PORCH AREA

SPEC:
 D-091 S-01

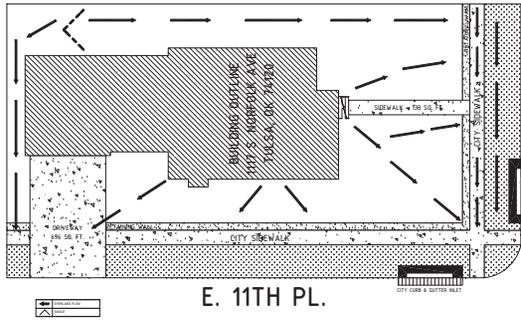
SCALE:
 1/4" = 1'-0"

SHEET:
 1

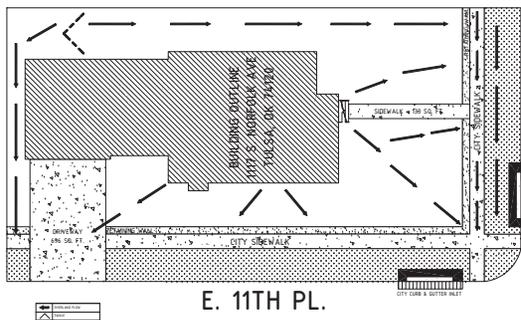
2

PROPOSED PRE-CONSTRUCTION DRAINAGE

SCALE: 1/16" = 1'-0"



E. 11TH PL.



E. 11TH PL.

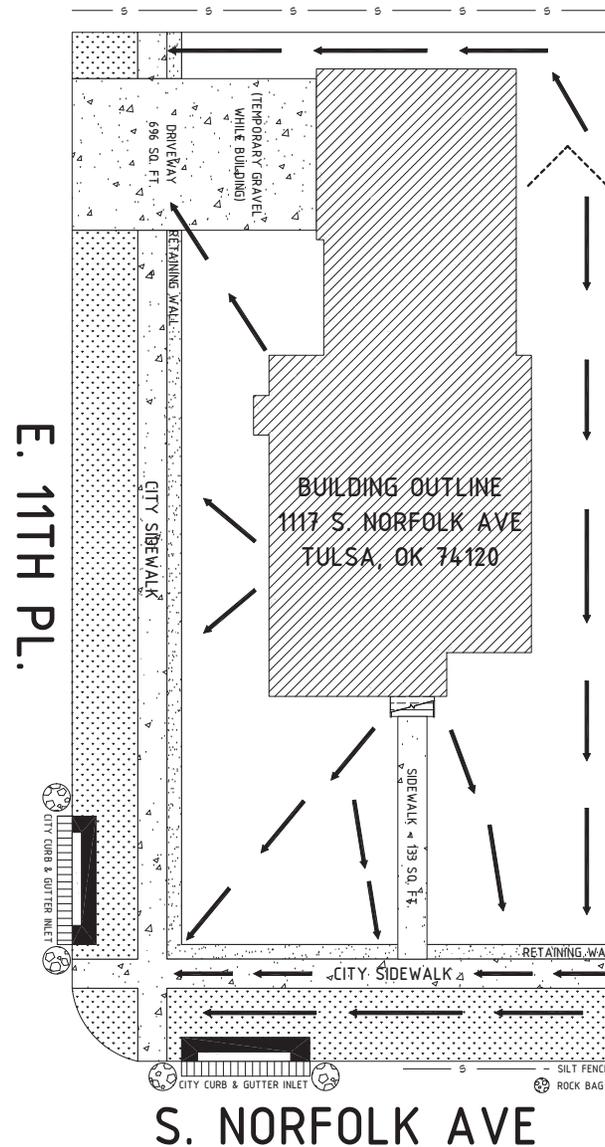
2.1

PROPOSED POST-CONSTRUCTION DRAINAGE

SCALE: 1/16" = 1'-0"

EROSION CONTROL MEASURES

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



E. 11TH PL.

S. NORFOLK AVE

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PLOT PLAN

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4" / 8" / 12"	6 FT 8 IN.
UPSTAIRS	8 FT.	8" / 12" / 14" / 12"	6 FT 8 IN.

SQUARE FOOTAGE

1,746 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C/VD. FRONT PORCH AREA
155 SQ. FT. C/VD. REAR PORCH AREA

SPEC:

D-01 S-01

SCALE:

1/4" = 1'-0"

SHEET:

2



FOUNDATION PLAN

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4" @ 12' : 12'	6 FT. 8 IN.
UPSTAIRS	8 FT.	8' : 12' / 14' : 12'	6 FT. 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.R.D. FRONT PORCH AREA
185 SQ. FT. C.V.R.D. REAR PORCH AREA

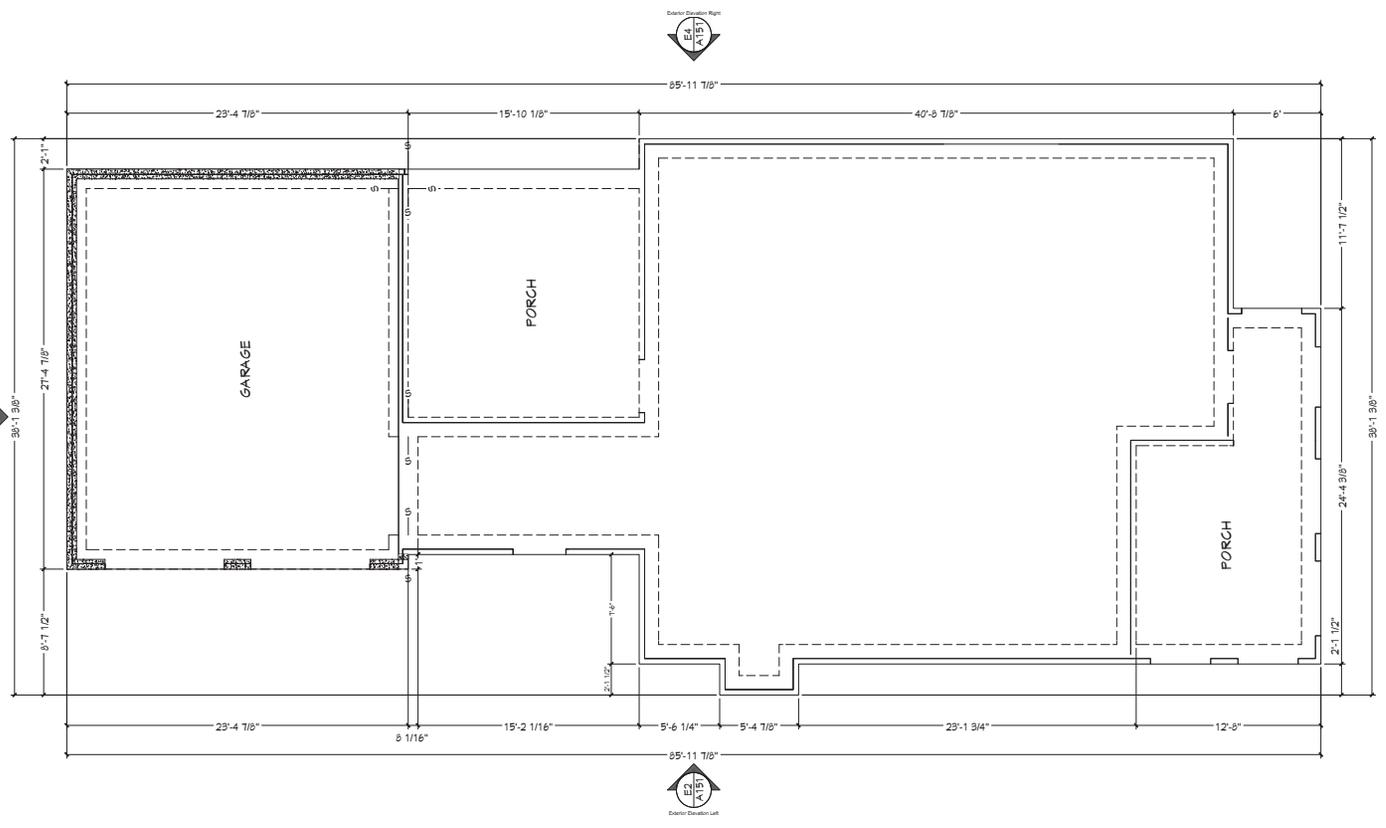
SPEC: D-091 S-01

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

SHEET: 3

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3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4" @ 12" @ 12"	6 FT. 8 IN.
UPSTAIRS	8 FT.	8" @ 12" @ 14" @ 12"	6 FT. 8 IN.

SQUARE FOOTAGE

1,746 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.RD. FRONT PORCH AREA
155 SQ. FT. C.V.RD. REAR PORCH AREA

SPEC: D-091 S-01

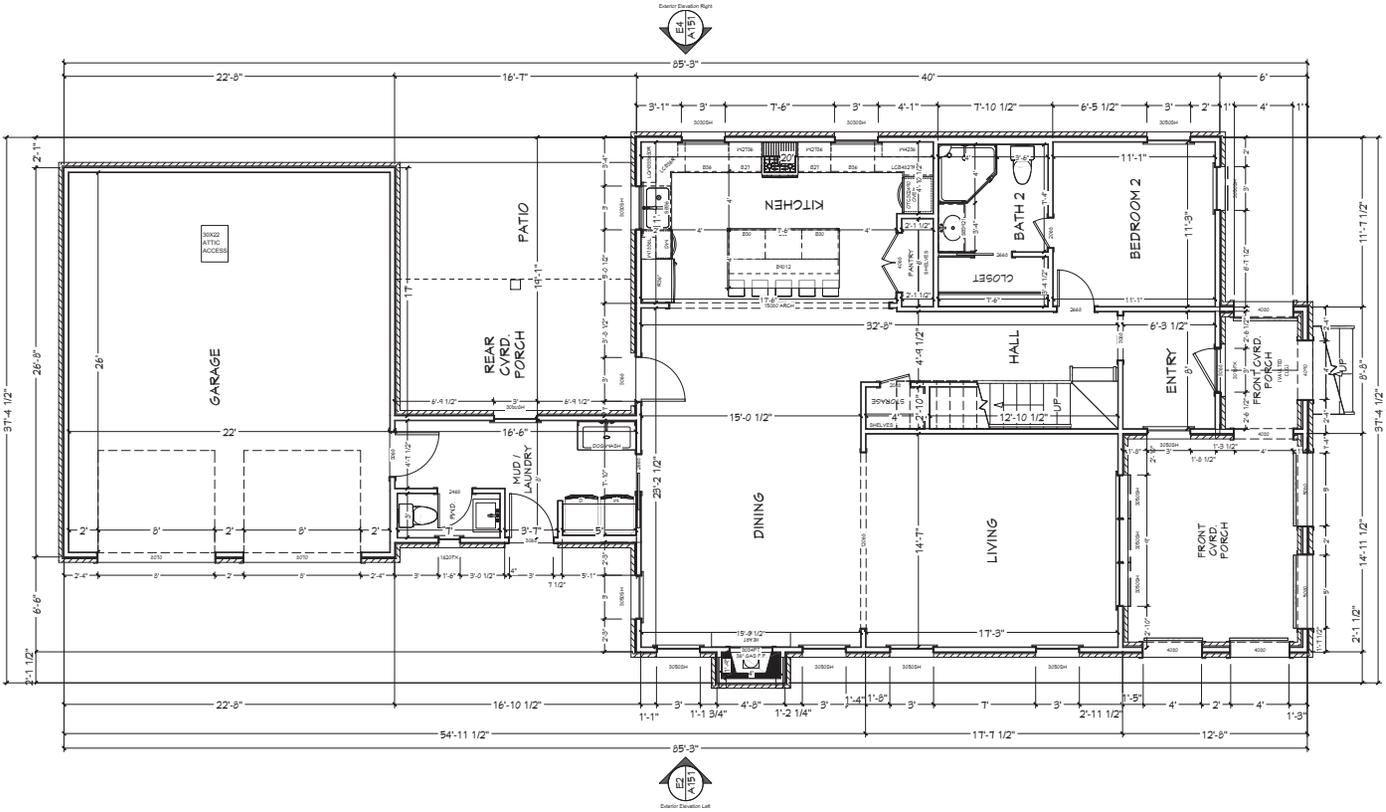
SCALE: 1/4" = 1'-0"

SHEET: 4

GENERAL NOTES:

EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. DIMENSIONS: DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED, UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. MATERIALS: WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER. WORK AND MATERIALS NOT SPECIFIED: ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. PERMITS, FEES AND NOTICES: THE OWNER WILL SECURE AND PAY FOR ALL PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. INSURANCE: OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE BUILDING PROCESS: TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, AND PLUMBING WORK IS BY OTHERS. TIMBER RIDGE DESIGNS: THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES, FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

FRAMING NOTES:
 ALL INTERIOR DIMENSIONS ARE MEASURED FROM DRYWALL TO DRYWALL
 ALL EXTERIOR DIMENSIONS ARE MEASURED FROM FRAME TO FRAME
 ALL EXTERIOR WALLS ARE 2X4



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



UPSTAIRS FLOOR PLAN

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4" @ 12' : 12	6 FT 8 IN.
UPSTAIRS	8 FT.	8' : 12' / 14' : 12	6 FT 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.R.D. FRONT PORCH AREA
185 SQ. FT. C.V.R.D. REAR PORCH AREA

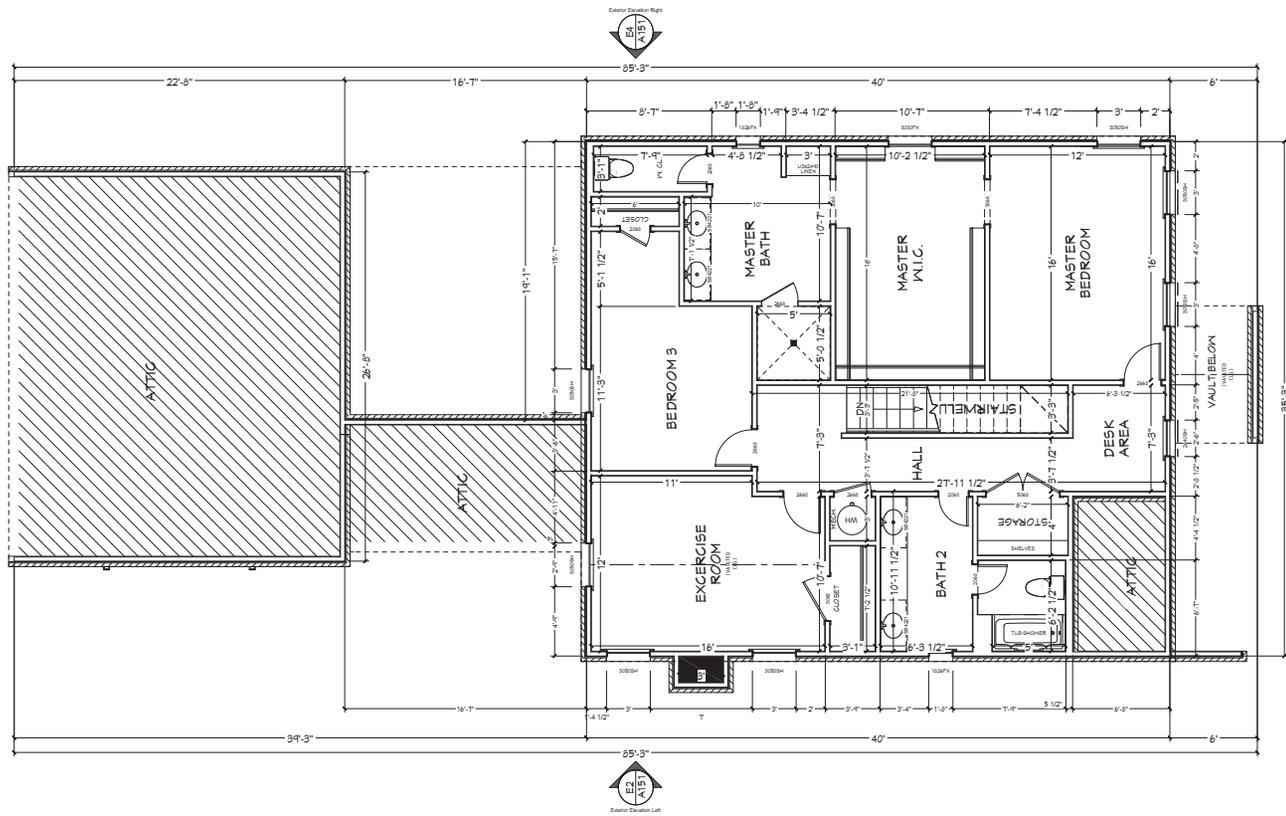
SPEC: D-091 / S-01

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

SHEET: 5

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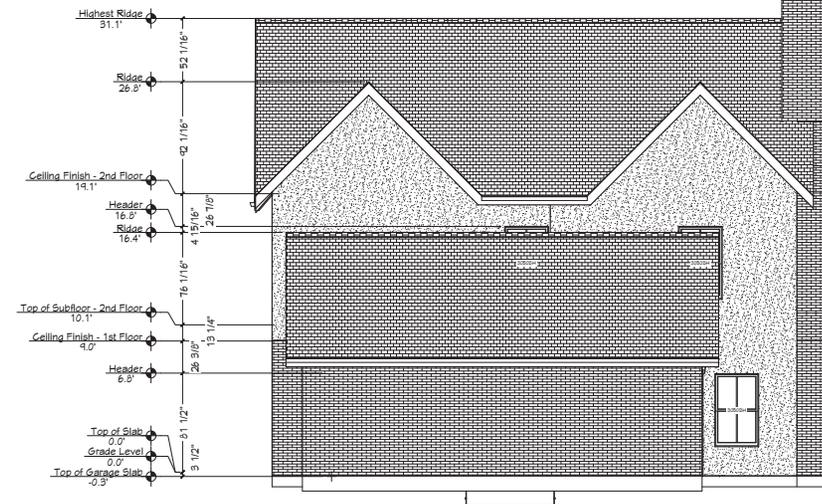
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 ALL EXTERIOR DIMENSIONS ARE MEASURED FROM FRAME TO FRAME
 ALL EXTERIOR WALLS ARE 2X4



E1

EXTERIOR FRONT ELEVATION

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



E3

EXTERIOR REAR ELEVATION

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

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EXTERIOR ELEVATIONS

6/16/2023

JASON & CARMEN GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	ROOF HEIGHT	WDW HEIGHT
MAIN	8 FT.	3/4" / 12"	6 FT. 8 IN.	6 FT. 8 IN.
UPSTAIRS	8 FT.	8" / 12" / 14"	12	6 FT. 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
702 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. CVRD. FRONT PORCH AREA
185 SQ. FT. CVRD. REAR PORCH AREA

SPEC:

D-091 5-01

SCALE:

1/4" = 1'-0"

SHEET:

7

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OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	8 FT.	3/4/8/12 : 12	6 FT 8 IN.
UPSTAIRS	8 FT.	8/12/14 : 12	6 FT 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.I.D. FRONT PORCH AREA
185 SQ. FT. C.V.I.D. REAR PORCH AREA

SPEC:
D-091 S-01

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

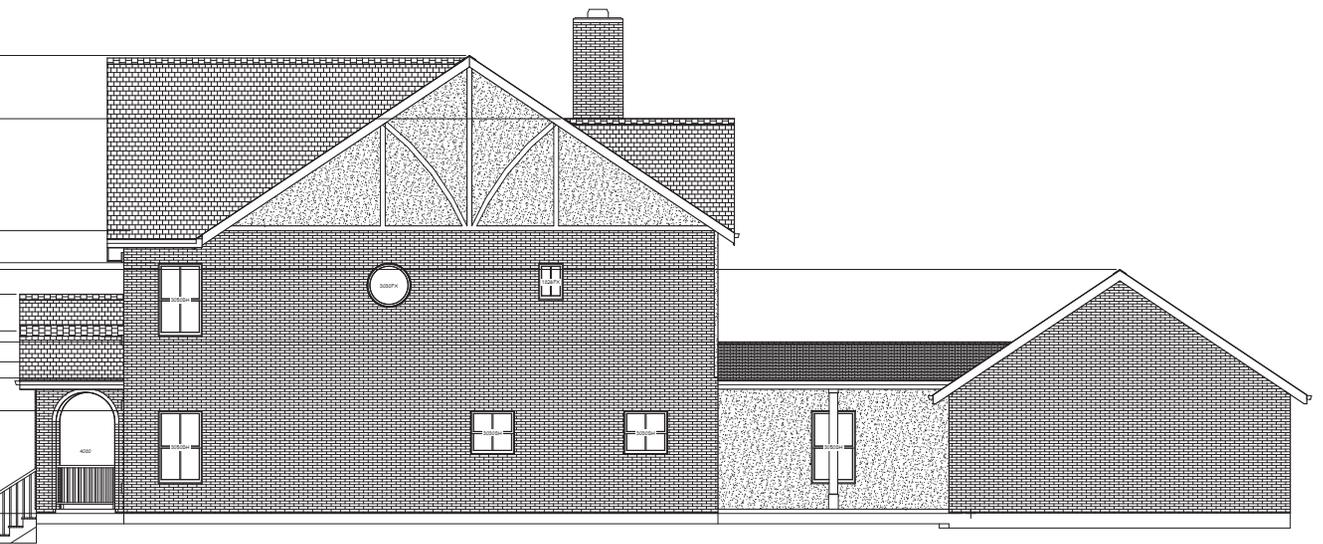
SHEET:
8

Highest Ridge	31.1'	2' 1/8"
Ridge	30.9'	41 13/16"
Ridge	26.2'	
Ceiling Finish - 2nd Floor	14.1'	42 1/16"
Header	16.9'	26 3/8"
Ridge	16.4'	5 7/16"
Ridge	14.7'	20 7/16"
Ridge	13.4'	15 4/16"
Ridge	11.5'	23 11/16"
Top of Subfloor - 2nd Floor	10.1'	16 3/8"
Ceiling Finish - 1st Floor	4.0'	13 1/4"
Header	6.5'	26 3/8"
Top of Slab	0.0'	31 1/2"
Grade Level	0.0'	
Top of Garage Slab	-0.3'	9 1/2"



E2 EXTERIOR LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

Highest Ridge	31.1'	52 1/16"
Ridge	26.2'	
Ceiling Finish - 2nd Floor	14.1'	42 1/16"
Header	16.9'	26 3/8"
Ridge	16.4'	5 7/16"
Ridge	14.7'	20 7/16"
Ridge	12.2'	30 3/16"
Ridge	11.5'	4 1/16"
Top of Subfloor - 2nd Floor	10.1'	16 3/8"
Ceiling Finish - 1st Floor	4.0'	13 1/4"
Header	6.5'	26 3/8"
Top of Slab	0.0'	31 1/2"
Grade Level	0.0'	
Top of Garage Slab	-0.3'	9 1/2"



E4 EXTERIOR RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"