



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23598

Hearing Date: 11/14/2023 1:00 PM

Case Report Prepared by:

Dylan Siers

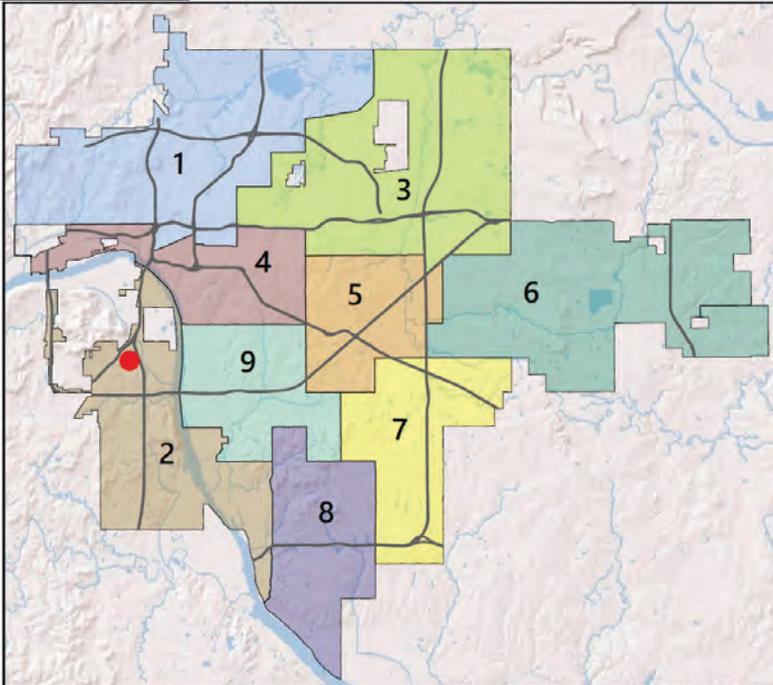
Owner and Applicant Information:

Applicant: Keith Robertson

Property Owner: RED FORK-BROOKSIDE
MASONIC LODGE #505 AF

Action Requested: Special Exception to permit a fraternal organization in the CS district. (Section 15.020); Special Exception to permit a fence height greater than 4 feet in the street setback. (Section 45.080-A)

Location Map:



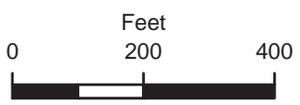
Additional Information:

Present Use: Vacant

Tract Size: 1.39 acres

Location: 3951 S. Union Ave.

Present Zoning: CS



BOA-23598





W 37TH PL S

S UNION PL

W 37TH PL S

W 38TH ST S

W 39TH ST S

W 39TH ST S

W 39TH ST S

S TACOMA AVE

75

S TACOMA AVE

W 40TH ST S

W 41ST ST S

S WACO AVE

S UNION AVE

W 42ND ST S

Subject Tract

Feet
0 200 400

BOA-23598

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



Aerial Photo Date: 2021

8.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9223
CD: 2

Case Number: BOA-23598

HEARING DATE: 11/14/2023 1:00 PM

APPLICANT: Keith Robertson

ACTION REQUESTED: Special Exception to permit a fraternal organization in the CS district. (Section 15.020)
Special Exception to permit a fence height greater than 4 feet in the street setback. (Section 45.080-A)

LOCATION: 3951 S UNION AV W

ZONED: CS

PRESENT USE: Vacant

TRACT SIZE: 60479.26 SQ FT

LEGAL DESCRIPTION: PRT LT 13 & PRT LT 14 BEG NWC LT 13 TH E307.62 SE112.34 S77 W330 N187 POB BLK 6, INTERURBAN ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STAFF ANALYSIS: The Applicant is requesting a Special Exception to permit a fraternal organization in the CS district. (Section 15.020);

35.040-F Fraternal Organization

The use of a building or lot by a not-for-profit organization that restricts access to its facility to bona fide, annual dues-paying members and their occasional guests and where the primary activity is a service not carried on as a business enterprise.

And a Special Exception to permit a fence height greater than 4 feet in the street setback. (Section 45.080-A).

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 proposed fence is approximately 6-feet in height.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to permit a fraternal organization in the CS district. (Section 15.020) and Special Exception to permit a fence height greater than 4 feet in the street setback. (Section 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

KEITH D. ROBERTSON ARCHITECT A.I.A., PLLC

COMMERCIAL CHURCHES RESIDENTIAL INSTITUTIONAL SPACE PLANNING ADA CONSULTING 3D RENDERING

October 09, 2023

Commercial Development Services
175 East 2nd Street suite 450
Tulsa, OK 74103
Attn: – Dana Box, Zoning Plans Examiner

RE: LOD-BLDC-157419-2023
4005 S. Union Ave., Tulsa, OK 74107
Description: Masonic Lodge Building

1. Section 15.020 Table 15-2 The proposed Masonic Lodge Building is designated Public, Civic and Institutional Fraternal Organization Use will require a Special Exemption approved by the BOA. Contact the Tulsa Planning office for further instructions and next steps.

Contact has been made with Austin Chapman and have been instructed to submit Site plan and Elevations to his attention, fill out form and make required payment by this next Thursday, October 12, 2023, for a Special Exception Request before the BOA.

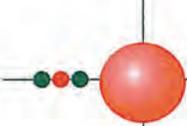
2. Section 65.030 Applicability – The landscaping and screening regulations of this chapter apply as set forth in the individual sections of this chapter.
Review comment: Provide a Landscaping Plan per Chapter 65 of the Tulsa Zoning Code.

RE: attached Landscaping plans Submittal per Chapter 65 Tulsa Zoning Code.

3. Section 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. The board of adjustments is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Sec. 70.120.

Review comment: Your proposed fence is approximately 6 feet in height and is within the required setback. Submit a revised site plan providing a special exception, reviewed and approved by the Board of Adjustment per Sec. 70.120, to increased height of 6 feet.

Contact has been made with Austin Chapman and have been instructed to submit Site plan and Elevations to his attention, fill out form and make required payment by this next Thursday, October 12, 2023, for a Special Exception request before the BOA.



KEITH D. ROBERTSON ARCHITECT A.I.A., PLLC

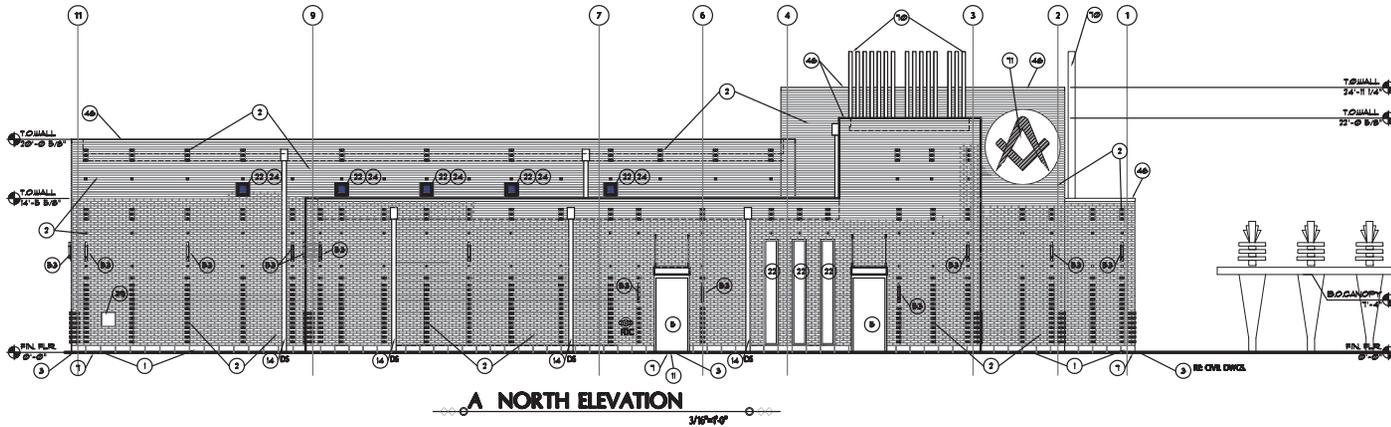
COMMERCIAL CHURCHES RESIDENTIAL INSTITUTIONAL SPACE PLANNING ADA CONSULTING 3D RENDERING

October 09, 2023

Commercial Development Services
175 East 2nd Street suite 450
Tulsa, OK 74103
Attn: – Roy Jordan, Water Shed Plans Examiner

RE: LOD-BLDC-157419-2023
4005 S. Union Ave., Tulsa, OK 74107
Description: Masonic Lodge Building

Review Comment: Current Commercial building application BLDC 157319-2023 has been placed in Active Hold due to required approval/signature IDP review.
RE: Please note that the IDP package submittal has been provided for the IDP review, has received review comments and will provide revision sets this week for your review as required.



- KEYED NOTES:**
1. NEW 8" HIGH DENSITY MULTI-FACE EXTERIOR REINFORCED BLOCK BASE COURSE TO MATCH COLOR NOMIXA CONCRETE ARCHITECT APPROVED BRICK FINISHING ARCHITECT APPROVED BRICK FINISHING BOND BASE COURSE ON 1" AIR SPACE ON 1 LAYER TYPE "X" WEATHER LINER FULL HGT. ON 8" TOP BOARD BRUSHING ON 1/2" METAL BRD FRAMING @ 16" O.C. RE. EXTERIOR ELEVATION SHTS. FOR COLORS, QUANTITIES AND PATTERNS. RE. STRUCTURAL ENGINEERING DRAWINGS THIS SET. INSTALL WEEP HOLES WEEP HOLES FLASHING CONT. SLEEVES @ 32" O.C. AND PER MASONRY INDUSTRY PRACTICE STANDARDS. STOP WEEP HOLES FLASHING WEATHERLINE AS REQUIRED ABOVE GRADE SLOPE ALONG BA. FACE OF COLUMN STRUCTURE. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR ARCHITECT'S REVIEW/OWNER ACCEPTANCE PRIOR TO ORDERING OF BLOCK MATERIALS.
 2. NEW "REXER" BRICK-COLOR CERAMIC GLAZED WEATHER MODULAR BRICK OR ARCHITECT APPROVED BRICK FINISHING BOND COURSE/ACCENT PATTERNS ON 1" AIR SPACE ON 1 LAYER TYPE "X" WEATHER LINER FULL HGT. ON 8" TOP BOARD BRUSHING ON 1/2" METAL BRD FRAMING @ 16" O.C. RE. EXTERIOR ELEVATION SHTS. FOR COLORS, QUANTITIES AND PATTERNS. RE. STRUCTURAL ENGINEERING DRAWINGS THIS SET. INSTALL WEEP HOLES WEEP HOLES FLASHING CONT. SLEEVES @ 32" O.C. AND PER MASONRY INDUSTRY PRACTICE STANDARDS. STOP WEEP HOLES FLASHING WEATHERLINE AS REQUIRED ABOVE GRADE SLOPE ALONG BA. FACE OF COLUMN STRUCTURE. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR ARCHITECT'S REVIEW/OWNER ACCEPTANCE PRIOR TO ORDERING OF BRICK.
 3. RE. CIVL. DUGS FOR FULL SCOPE OF WORK ON ALL NEW ENTRY AND PERIMETER REINFORCEMENT BRICKS.
 4. NEW 8" TYPE "X" GYP. BD. ON 2 1/2" 2X8A. MT. STUDS @ 16" O.C. FULL HGT. TAPE MD. BAND SMOOTH. PREP FOR GLASS BA. FINISH AND PAINT FINISH (1 COAT PRIMER, 1 COAT FINISH).
 5. NEW EXTERIOR GRADE INSULATED HOLLOW METAL FRAME/DOOR ASSEMBLY INCLUDING INSULATED HARDWARE/FRM FINISHES. PREP FOR PAINT FINISH (1 COAT PRIMER, 2 COATS FINISH). RE. DOOR/HARDWARE SCHED. SHT. THIS SET.
 6. NEW 8" TYPE "X" GYP. BD. ON 2 1/2" 2X8A. MT. STUDS @ 16" O.C. FULL HGT. TAPE MD. BAND SMOOTH. PREP FOR GLASS BA. FINISH AND PAINT FINISH (1 COAT PRIMER, 1 COAT FINISH).
 7. 4" REIN. 3000 PSI CONG. SCHEDULE. SLOPE AWAY FROM STRUCTURE @ 100 SLOPE MAX.
 8. THRU IS NOT USED THIS SHT.
 9. NEW PERIMETER BODY/DOWNPOUT LOCATIONS. FIELD VERIFY ALL PROPOSED DOWNPOUT LOCATIONS. CONTRACTOR TO PROVIDE AND INSTALL LT. WEIGHT SPLASH BLOCKS AT ALL DOWNPOUTS. "BRIDGE" AGED BRONZE" COLOR.
 10. THRU IS NOT USED THIS SHT.
 11. NEW 1/2" FULL BATT INSULATION FULL HGT. OF EXTERIOR FRAMED WALL GAVITY TYPE. THRU IS NOT USED THIS SHT.
 12. NEW HOLLOW METAL FRAME/DOOR 2 PANEL SHAKER DOOR UNIT INCLUDING ARCHITECTURAL FINISH HARDWARE AS SELECTED BY ARCHITECT AND CONTRACTOR. INSTALL PER MANUF. SPECIFICATIONS/DTL. RE. DOOR/HARDWARE SCHED. SHT.
 13. EXTERIOR GRADE CLEAR ANODIZED ALUMINUM FINISHALLY TYPED 8" BY INSULATED DOOR/GLAZING INCLUDING ANODIZED THRESHOLD AND ALL GLASS/FRM/FRM AND FIBER GY. INSULATED GLAZING UNIT WITH INSULATED ABOVE-RECEIVER CONTRACTOR TO INSTALL PER MANUF. SPECIFICATIONS/DTL. RE. DOOR/WINDOW SCHED. SHT. FOR SIZE/PROFILE REQUIREMENTS.
 14. CLEAR ANODIZED ALUMINUM FRAME/8" INSULATED FIBER WINDOW GLAZING UNIT WITH BALL RECEIVER. CONTRACTOR TO INSTALL PER MANUF. SPECIFICATIONS/DTL. RE. DOOR/WINDOW SCHED. SHT. FOR SIZE/PROFILE REQUIREMENTS.
 15. THRU IS NOT USED THIS SHT.
 16. NEW 1/2" FULL BATT INSULATION FULL HGT. OF FRAMED WALL GAVITY TYPE. INSTALL IN PERIMETER WALLS OF LODGE ROOM AND RECEPTION PER. RE. FLOOR PLAN SHT AND ELEVATION/BUILDING SECTION SHTS.
 17. CLEAR ANODIZED ALUMINUM FRAME/8" INSULATED FIBER GLASS/FRM ART WINDOW GLAZING UNIT WITH BALL RECEIVER. CONTRACTOR TO INSTALL PER MANUF. SPECIFICATIONS/DTL. RE. DOOR/WINDOW SCHED. SHT. FOR SIZE/PROFILE REQUIREMENTS.
 18. THRU IS NOT USED THIS SHT.
 19. REIN. 3000 PSI CONG. SLAB. PREP FOR NATURAL POLISHED FLOOR FINISH. RE. STRUCTURAL DUGS FOR FULL SCOPE OF WORK FOR REINFORCEMENT REQUIREMENTS. SPECIFICATIONS/DTL.
 20. THRU IS NOT USED THIS SHT.
 21. CORNER BRICK LOCATION. CUT BRICKS 1-1/2" X 1-1/4" X 4" DEEP VENEER WALL BLOCK CUT ALLOWING FOR APPROXIMATE 1/2" GAVITY DEPTH. GAVITY PERIMETER TO BE LAID WITH 8" TOP BRUSHING AND TAPER AT ALL EDGES AND CORNERS. OWNER TO PROVIDE A SELF-CONTAINED GALVANIZED COPPER SHELL BOX TO BE PLACED INSIDE THE GAVITY IN BEHALF ACCORDANCE. RE. ENLARGED PLAN DTL. SHT. FOR FULL SCOPE OF WORK.
 22. BRICK LINTEL SUPPORT ANGLE. RE. STRUCTURAL FOR SIZES AND SPACING REQUIRED. RE. STRUCT. DUGS.
 23. ARTIFICAL SKIRT PANEL WITH REQUIRED CLOSURE FLASHING AND COUNTERFLASHING. PROVIDE AND INSTALL ALL REQUIRED MISCELLANEOUS ATTACHMENT HARDWARE, PANELS, AND CLOSURE FLASHING DTL. PER MANUF. SPECIFICATIONS/DTL. "BRIDGE" AGED BRONZE" COLOR.
 24. NEW "MARA" ARCHITECTURAL CANOPES "ENTRANCE" PRE-FABRICATED CUSTOM OVERHEAD SUPPORTED CANOPY OR ARCHITECT APPROVED BRICK FINISHING FINISH-DURABLE TUBE OR LAC. OR AS POLYESTER RESIN BARRIED POLYURETHANE COAT FINISH - CLEAR ANODIZED ALUMINUM/OPTIMALLY BRONZE METALLIC 96-96969. www.marcacanthropology.com OR 1-321-483-5028
 25. REIN. CONG. FIBER. RE. STRUCT. DUGS FOR SCHED. SIZE AND REIN. REQUIREMENTS.
 26. PRE-FABRICATED/PRE-INSULATED 24GA/28GA. MIN. CONT. WALL GAP CLOSURE FLASHING/COUNTER FLASHING INCLUDING CONT. GLAZ. "BRIDGE" AGED BRONZE. TITANIA DOTTAL ALUMINUM OR ARCHITECT APPROVED BRICK. CONTRACTOR TO INSTALL PER SELECTED MANUF. SPECIFICATIONS/DETAILS.
 27. THRU IS NOT USED THIS SHT.
 28. NEW ARCHITECTURAL EXTERIOR GRADE "LED" LIGHT FIXTURE. RE. EXTERIOR ELEVATION SHT. RE. SELECTED CEILING PLAN SHT. AND PREP DUGS FOR FULL SCOPE OF WORK.
 29. THRU IS NOT USED THIS SHT.
 30. ORIENTAL 4" X 8" X 3/8" STRUCTURAL BENT PLATE FIN PROFILES BY LENGTHS SHOWN ON ELEVATIONS. WELDED PLATE CAP AT TOP WITH NIBBE CORNER MOUNTED "LED" TUBE LIGHTING SQUARE FULL LENGTH AND ANCHORED TO WALL FINISHING STRUCTURE. RE. STRUCT. DUGS FOR THROUGH WALL ATTACHMENT DTL. BRND SMOOTH ALL SELLS AND PREP FOR 3 COAT PAINT FINISH.
 31. "MASON" COPPER-SQUARE LOGO CIRCULAR SIGNAGE SHIELD WITH "LED" BACK LIGHTING. RE. TOP DUGS FOR POWER REQUIREMENTS. ADVISE CONTRACTOR TO PROVIDE ALL REQUIRED DOCUMENTATION FOR CITY OF TULSA PERMITTING/APPROVALS.

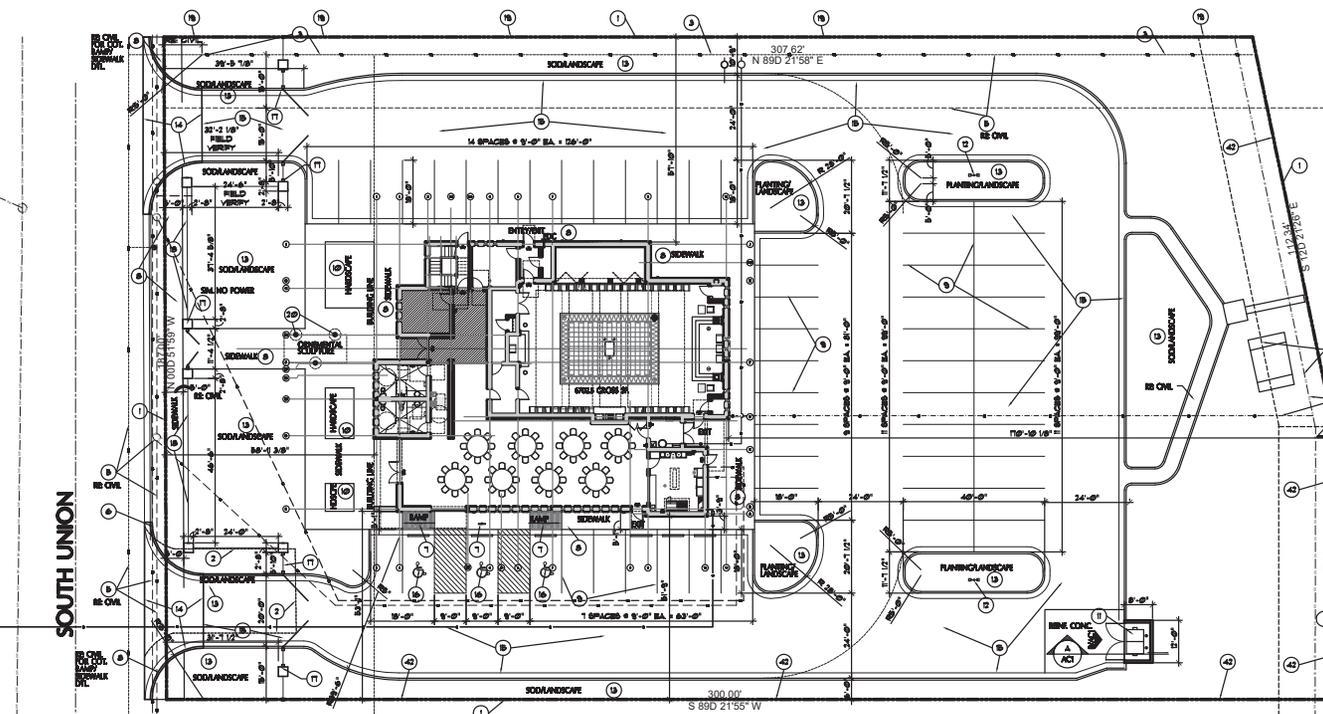


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FOR THE RED FORK - BROOKSIDE MASONIC LODGE NO. 905
 SOUTH UNION AVE
 TULSA, OK 74107

**BOARD OF ADJUSTMENTS
 NEW WORK
 EXTERIOR ELEVATIONS**
 316"=1'-0"
 AUGUST 01 2023

A2.1



COMPREHENSIVE SITE PLAN
1/16"=1'-0"

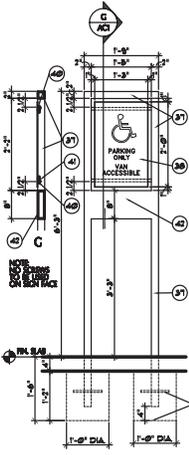
KEYED NOTES:

1. BOUNDARY PROPERTY LINE
2. EXISTING CURB CUT ENTRY/EXIT TO BE REMOVED IN ITS ENTIRETY AND DISPOSED OF PROPERLY TO APPROVED CONSTRUCTION DEPARTMENT SITE
3. EXISTING CHAIN-LINK FENCING TO BE REMOVED IN ITS ENTIRETY AND DISPOSED OF PROPERLY TO APPROVED CONSTRUCTION DEPARTMENT LANDFILL SITE
4. EXISTING STORM SEWER LINE/LET TO REMAIN. REF. TO CIVIL DWG# FOR FULL SCOPE OF WORK THIS AREA.
5. EXISTING FIRE HYDRANT LOCATIONS TO REMAIN. REF. TO CIVIL DWG# FOR FULL SCOPE OF WORK THIS AREA.
6. EXISTING FIRE HYDRANT LOCATIONS TO REMAIN. REF. TO CIVIL DWG# THIS SET FOR FULL SCOPE OF WORK THIS AREA.
7. NEW HANDICAP SIGNAGE FOR CAR AND VAN ACCESSIBILITY. REF. TO ANBI IT1 2009 STANDARDS AND CIVIL DWG# THIS SET FOR ALL SLOPES AND GRASSES.
8. NEW REIN. CONC. SIDEWALK. REF. TO GENERAL NOTES THIS SET AND CIVIL DWG# THIS SET.
9. NEW PAVING: LOT STRIPING - PAINT TRAFFIC YELLOW/WHITE. REF. TO ANBI IT1 2009 STANDARDS FOR TRANSVERSE AND CROSS SLOPES. REF. TO GENERAL NOTES THIS SET AND CIVIL DWG# THIS SET.
10. NEW BRICK PAVEMENT PATTERN LOCATION.
11. NEW DUMPSTER/ENCLOSURE LOCATION. REF. TO DTLS THIS SET.
12. NEW SITE LIGHT SPACED LOCATION.
13. NEW LANDSCAPE PLANTING/LOC. LOCATION.
14. NEW CURB CUT ENTRY/EXIT PER CITY OF TULSA/CDDOT STANDARDS/DTLS. REF. TO CIVIL DWG# THIS SET.
15. NEW ASPHALT PAVING. REF. CIVIL DWG# THIS SET FOR SPECIFICATIONS.
16. NEW HANDICAP PARKING SYMBOL - PAINT TRAFFIC BLUE.
17. NEW "RECESSED BRICK-CLOUD GRANITE" FINISH WEATHER BRICK OR ARCHITECT APPROVED EQUAL FINISHING BOARD COORDINATING PATTERNS ON 1" AIR SPACE ON REIN. HIGH DENSITY CONC. BLOCK COLUMN. REF. DTLS THIS SET. FOR COLOR, QUANTITY AND PATTERNS. REF. STRUCTURAL ENGINEERING DRAWINGS THIS SET. INSTALL 2" WEEP HOLES BA. SIDE WEEP HOLE FLASHING CONT. SLICES PER PRACTICE STANDARDS. STOP WEEP HOLE FLASHING INSURE AS REQUIRED ABOVE GRADE SLOPES ALONG BA. FACE OF COLUMN STRUCTURE. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR ARCHITECT'S REVIEW/OWNER ACCEPTANCE PRIOR TO ORDERING OF BRICK. REF. ARCHITECTURAL DTLS. PLASTER COLUMN HST TO BE 6'-4" ABOVE GRADE.
18. NEW 6'-0" HIGH PREPARED DECORATIVE UPRIGHT IRON FINISH. PATTERN TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
19. NEW 6'-0" HIGH SOLID-COLOR SURFACE FINISH. PATTERN TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
20. NEW ORNAMENTAL SCULPTURAL COLUMN LIGHTING WITH TRELLIS COVER.
21. NEW 8" HIGH DENSITY 60-11 FINISH EXTERIOR REIN. CONC. BLOCK WALL ENCLOSURE FINISHING BOARD PATTERN "COLEB" COLOR "NIGHTA COAL" OR ARCHITECT APPROVED EQUAL. REF. EXTERIOR FINISHING DTLS FOR COLOR, QUANTITY AND PATTERNS. REF. STRUCTURAL ENGINEERING DRAWINGS THIS SET. INSTALL WEEP HOLES, WEEP HOLE FLASHING CONT. SLICES & 2" OC. AND PER Masonry Industry Practice Standards. STOP WEEP HOLE FLASHING INSURE AS REQUIRED ABOVE GRADE SLOPES ALONG BA. WALL FACE CONTRACTOR TO PROVIDE COLOR SAMPLES FOR ARCHITECT'S REVIEW/OWNER ACCEPTANCE PRIOR TO ORDERING OF BLOCK MATERIALS.
22. SOLID-COLOR FILLED REIN. CONC. CAP BLOCK. SLOPE FOR POSITIVE DRAINAGE.
23. REIN. CONC. BLOCK BOND BEAM CONT. WITH 2" REIN. BARS CONT. AND 4# BAR DIA. OVERLAP SPLICES AND CORNERS.
24. 4# VERT. BARS @ 24" OC. AND ADJACENT 8" VERT. BARS HST.
25. 4# REIN. BARS CONT. TOP AND BOTTOM. PROVIDE 4# BAR DIA. OVERLAP ALL SPLICES AND CORNERS.
26. 8" DIA. CONC. FILLED PIPE BOLLARD WITH WEIN. REIN. BRICK. PREP FOR 3 COAT FINISH. (1 COAT PRIMER, 2 COATS FINISH).
27. 4" REIN. CONC. SLAB, 3000 PSI MIN. W/ #4 BARS @ 2" OC. BA. WAY. SLOPE FOR POSITIVE DRAINAGE AWAY FROM STRUCTURE.
28. 4" X 4" X 3/16" TUBE STEEL, VERTICAL, COLL./PORGYATE SUPPORT.
29. 2" X 2" X 3/16" TUBE STEEL GATE FRAMING. FITTER ALL CORNERS/END CONT. WELD ATTACH. GRIND SMOOTH ALL WELDED CONNECTIONS. SAND, PREP AND PRIMER TO ACCEPT 3 COATS PAINT FINISH. (1 COAT PRIMER, 2 COATS FINISH) "SHERWIN-Williams" TRON CRIST BU 1056.
30. NOT USED THIS SET.
31. 2" X 8" X 3/16" TUBE STEEL GATE FRAMING. FITTER ALL CORNERS/END CONT. WELD ATTACH. GRIND SMOOTH ALL WELDED CONNECTIONS. SAND, PREP AND PRIMER TO ACCEPT 3 COATS PAINT FINISH. (1 COAT PRIMER, 2 COATS FINISH) "SHERWIN-Williams" TRON CRIST BU 1056.
32. 3/8" DIA. MAX. MAX. PERFORATED STEEL PANEL. 3/8" DIA. 6" x 6" "MANGROVE" OR ARCHITECT APPROVED EQUAL. PANELS TO DIMENSIONS SHOWN AND THROUGH BOLT CONNECTION AT ALL CORNERS @ 8" OC.
33. 2" X TUBE STEEL FRAMES, FITTER AND WELD CORNERS GRIND SMOOTH ALL SPLICES AND PREP FOR 3 COAT PAINT FINISH. (1 COAT PRIMER, 2 COATS FINISH).
34. 8" X 24" CUSTOM METAL SIGNAGE SIGNAGE BACKGROUND COLOR "SHERWIN-Williams" COLOR - "SHERWIN WHITE BU 1056" HANDICAP SYMBOL AND LETTERING "SHERWIN-Williams" BU 688A. NOTE: "VAN ACCESSIBLE" LETTERING TYPICAL OF 1 SIGN ONLY. ATTACH SIGN TO 1/2" BAR STOCK WITH VANDAL PROOF BOLTS.
35. SET SIGN HAINS INTO 2" DIA. X 1/4" REIN. CONC. PIS. W/ 2" REIN. GRADE WITH (4) #4 BARS VERTICAL, WELD BRICK TO REIN. BARS FOR ADDITIONAL REIN.
36. CONT. WELD 3/4" ANGLE TO BACK OF SIGN FACE. PREP FOR PAINT FINISH.
37. 1/2" BAR STOCK. PREP FOR PAINT FINISH.
38. 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCING.

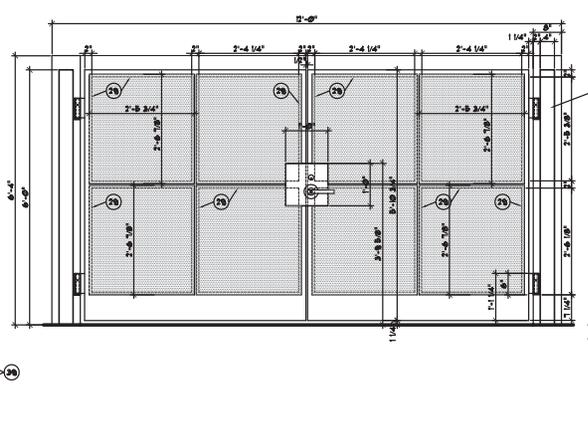


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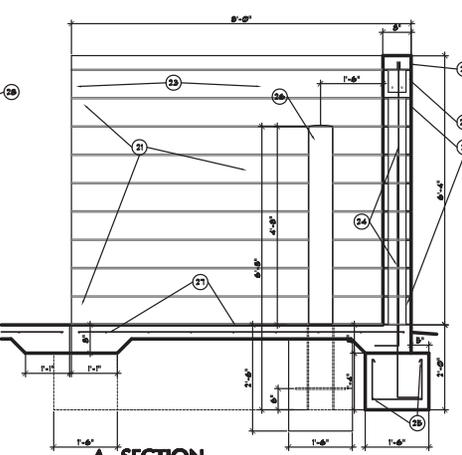
NEW MASONIC LODGE FOR THE RED FORK - BROOKSIDE MASONIC LODGE NO. 905
SOUTH UNION AVE.
TULSA, OK 74107



F FRONT ELEVATION HANDICAP SIGN/DTLS.
3/16"=1'-0"



B FRONT ELEVATION DUMPSTER ENCLOSURE/DTLS.
3/16"=1'-0"



A SECTION DUMPSTER ENCLOSURE
3/16"=1'-0"

BOARD OF ADJUSTMENTS COMPREHENSIVE SITE PLAN/ SITE DETAILS
1/16"=1'-0"
AUGUST 01 2023

AC1