



## Board of Adjustment

## Staff Report Special Exception Case BOA-23651

**Hearing Date:** March 12, 2024

**Prepared by:** Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

### **Owner and Applicant Information**

Applicant: Peter McGraw

Property Owner: Marketplace East LLC

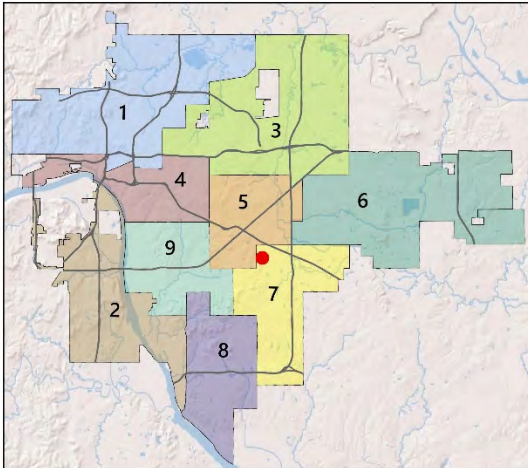
### **Property Location**

5120 S 95<sup>th</sup> E Ave

Tract Size: ± 1.67 acres

### **Location within the City of Tulsa**

*(shown with City Council districts)*



### **Elected Representatives**

City Council: District 7, Lori Decter Wright

County Commission: District 3, Kelley Dunkerley

### **Public Notice Required**

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

### **Request Summary**

Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

### **Zoning**

Zoning District: CS

Zoning Overlays: N/A

### **Comprehensive Plan Considerations**

#### **Land Use**

Land Use Plan: Employment

Small Area Plans: None

Development Era: Late Automobile

#### **Transportation**

Major Street & Highway Plan: Multimodal Corridor

planitulsa Street Type: Multi-Modal Corridor

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Corridor

#### **Environment**

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

## **Staff Analysis**

The applicant is proposing a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2):

### **35.060-C Warehouse**

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.”

### **35.060-D Wholesale Sales and Distribution**

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers.

#### Relevant Case History

- None

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Employment.

**Employment** is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Employment	Commercial
East	CS	Employment	Commercial
South	IL	Employment	Commercial
West	OL/PUD-242	Employment	Commercial

### **Small Area Plans**

The subject properties are not within a small area plan.

### **Development Era**

The subject property is located in an area developed during the Late Automobile Era.

### **Late Automobile**

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively

concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

Major Street & Highway Plan: Multi-Modal Corridor

Comprehensive Plan Street Designation: Multi-Modal Street

Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Bike Corridor

Arterial Traffic per Lane: 2500-5000 per lane

**Environmental Considerations**

Flood Area: The subject property is not within a flood era.

Tree Canopy Coverage: Tree canopy in the area is 10%-20% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

**Sample Motion**

I move to approve or deny a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

- per the conceptual plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- subject to the following conditions (including time limitation, if any): \_\_\_\_\_.

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

**Property Description**

Lot 1 and 2, Block 1, 51<sup>st</sup> & Mingo Commercial Center, City of Tulsa, State of Oklahoma

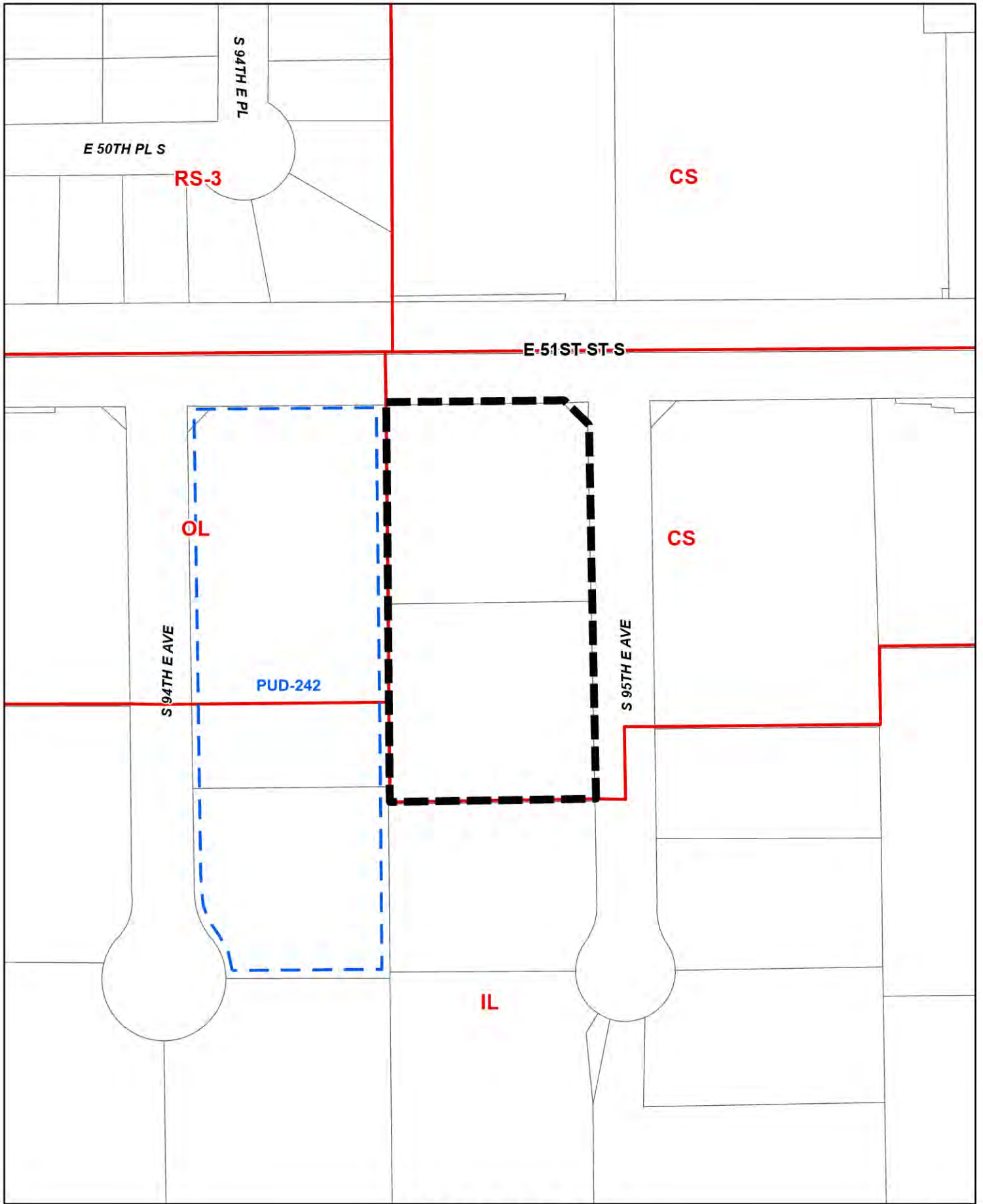
**Photos:**



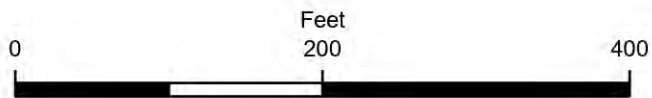
***Subject Property***

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant's Exhibits



**BOA-23651**



3.5





E 51ST ST S

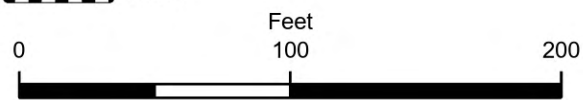
S 95TH E AVE

 Subject Tract

**BOA-23651**

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

Aerial Photo Date: 2021



**3.6**





E 50TH PL S

S 94TH PL

E 51ST ST S

S 94TH AVE

S 95TH AVE



Subject Tract

**BOA-23651**

Feet  
200

400

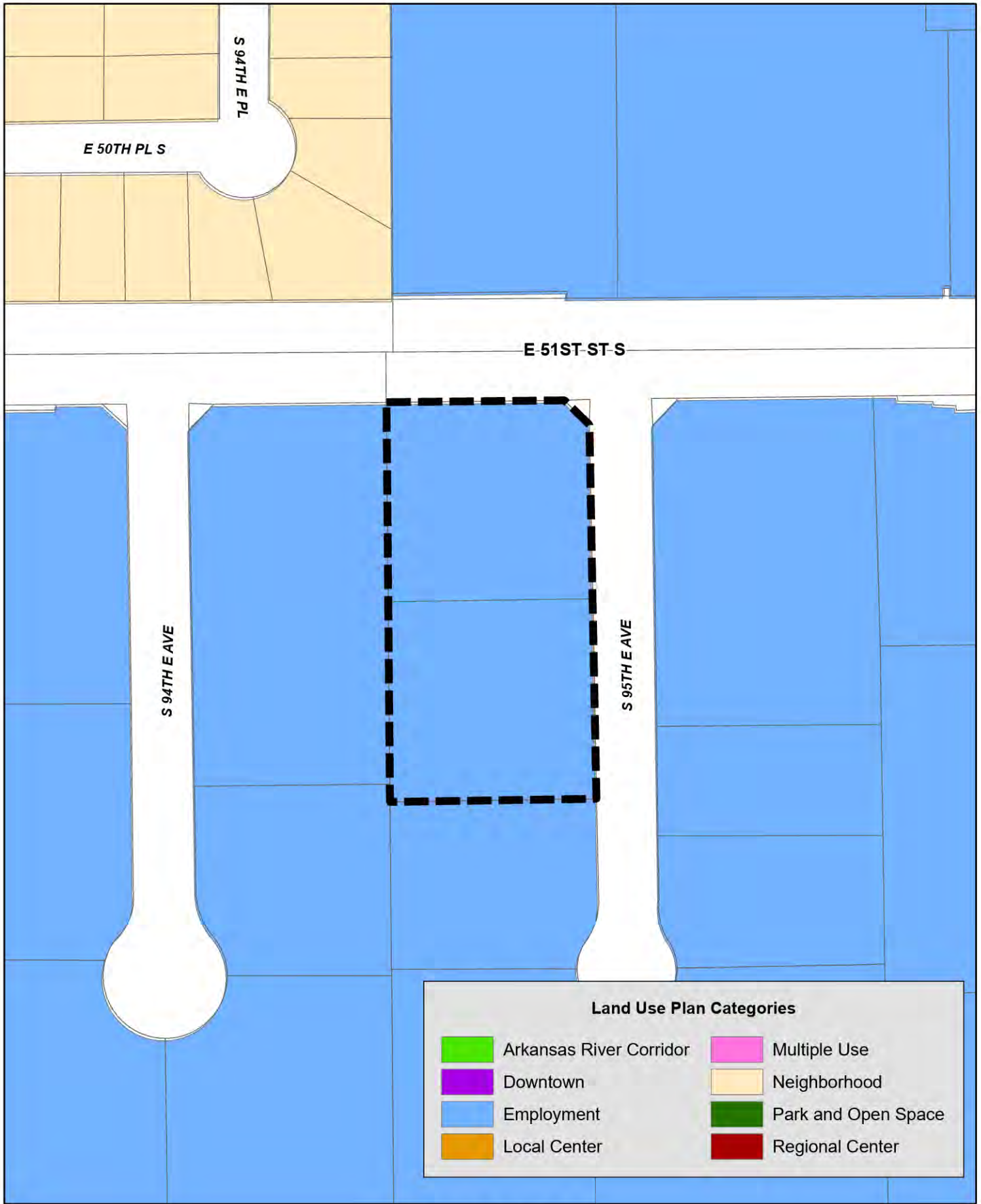
Note: Graphic overlays may not precisely align with physical features on the ground.



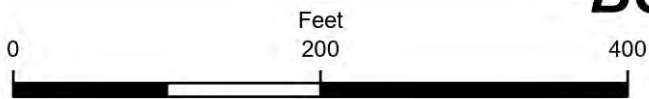
Aerial Photo Date: 2021

3.7





**BOA-23651**





# BLDC-166380-2023 (5120 S 95TH AVE E Tulsa, OK 74145) Markup Summary #2

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Zoning BLDC-166380-2023 (1)

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**Subject:** Zoning BLDC-166380-2023  
**Page Label:** 2  
**Author:** Jeffrey Bush  
**Date:** 1/22/2024 1:16:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review Comment: Brewery was a mistype and shouldn't have been included with this comment. The use of the proposed warehouse space would still require a special exception. Contact the Tulsa Planning Office for further instruction.

January 17, 2024

George Goza  
Building Plans Reviewer  
175 East 2<sup>nd</sup> Street  
Tulsa, Oklahoma 74103  
(918) 596-9671

Jeff Bush  
Zoning Plans Reviewer  
175 East 2<sup>nd</sup> Street  
Tulsa, Oklahoma 74103  
(918) 596-9657

Re: **LOD Number: 1**

Subject: **BLDC-166380-2023**

Dear Reviewers,

Please accept this letter as our acknowledgment to your plan review comments and our acceptance to comply with all comments provided. Below is our response to specific comments.

Review Comments:

- 1) **Section 107.2.6 Site Plan. Please provide a Site Plan indicating parking areas with accessible parking space(s) indicated, property line location with distances to the building and a North arrow. (G101)**  
*Response: A Site Plan showing parking and accessible parking, property lines, and dimensions has been added to Sheet G101.*
- 2) **Section 903.2.9 Item 3. The proposed combined fire area for the building exceeds 24,000 square feet. For an S-1 occupancy to be permitted a fire wall separation in accordance with Section 706 is required. (G101)**  
*Response: The project has been revised to Separated Mixed Use per Section 508.4. Per paragraph 508.4.2 the allowable building area (including frontage increases) meets the requirements with a ration of 0.83. Reference attached Sheet G101.*
- 3) **Section 1008.3.2/1008.3.3. Please indicate emergency lighting locations as new or existing with emergency power in accordance with 1008.3.4 for interior exit passageway and exterior of the building at each exit discharge door. (G101)**  
*Response: Emergency lighting locations are identified on Sheet A121.*
- 4) **Section 1013.1 Exit Signs Re: Please indicate location of exit signs new or existing within the exit access and at each exit discharge door. (G101)**  
*Response: Exit signs have been identified on Sheet A121.*



- 5) **Section 1705 Special Inspections – Provide structural Statement of Special Inspections [refer sample 2018 form on our website under Development Services / Inspection Services]. Re: Please review and provide required structural statement of special inspections if a foundation will be required as determined by the professional engineer. (G101)**

*Response: A fire wall is not being added. There are no structural revisions as part of this project.*

- 6) **ICC A117.1-2009 Section 804.4. Sinks in kitchenettes require the sink height to be 34-inches from floor to the rim of the sink in accordance with FIG. 606.3. Please provide note or detail/ elevation to confirm. (A101)**

*Response: Both kitchenettes are existing with no new scope of work in these areas. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.*

- 7) **Section 606.2 Exception 1. If a parallel approach is proposed for the sink in the kitchenette, please indicate a 48-inch space centered on the sink. (A101)**

*Response: Both kitchenettes are existing with no new scope of work. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.*

- 8) **Sec. 15.020 Table 15-2: The proposed brewery is designated Wholesale, Distribution, & Storage/ Warehouse use. It is located in a CS zoning district. This will require a Special Exception approved by the BOA.**

**Review comment: Submit an approved BOA Special Exception to allow an Wholesale, Distribution, & Storage use in a C-S zoning district. Contact the Tulsa Planning Office for further instruction at 918-596-7526 or [Planning@cityoftulsa.org](mailto:Planning@cityoftulsa.org). (G101)**

*Response: There is no brewery associated with this project. The project is for improvements to Stryker which is a medical device supply company and includes a Business Occupancy and Storage S-1 Occupancy.*

Sincerely,  
**GH2 ARCHITECTS, LLC**



Michael Park, NCIDQ, ASID

Attachments: - Letter of Deficiency – Response (8.5" x 11")  
- Sheets (24" x 36")

**DETAILED CODE INFORMATION**

**APPLICABLE CODES**  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL MECHANICAL AND FUEL GAS CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017)  
 AND ALL ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**EXISTING BUILDING INFORMATION**  
 USE / OCCUPANCY: WAREHOUSE / BUSINESS USE  
 BUILDING HEIGHT: 1-STORY WITH APPROXIMATE HEIGHT OF 16' TO TOP OF PARAPET WALL  
 FLOOR AREA: TOTAL AREA UNDER ROOF IS APPROXIMATELY 21,949 SQUARE FEET  
 EXISTING CONSTRUCTION: CONCRETE SLAB ON GRADE  
 PRECAST CONCRETE EXTERIOR WALLS  
 STEEL COLUMNS, BEAMS, AND BAR JOISTS WITH METAL ROOF DECK.  
 FIRE PROTECTION: NO EXISTING FIRE SPRINKLER SYSTEM.

**2018 IBC CODE REVIEW**

**CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE**  
 BUSINESS (GROUP B)  
 STORAGE (GROUP S) (MODERATE HAZARD) WAREHOUSE

**CHAPTER 4 SPECIAL DETAILED REQUIREMENTS**  
 403.1 HIGH-PILED STOCK OR RACK STORAGE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.  
**STORAGE SHALL BE MAINTAINED 2 FEET OR MORE BELOW THE CEILING IN NON-SPRINKLERED AREAS OF THE BUILDING.**  
**EXCEPTION 1: THE 2-FOOT CLEARANCE IS NOT REQUIRED FOR STORAGE ALONG WALLS.**

**CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS**  
 TABLE 502.2 ALLOWABLE BUILDING HEIGHT  
 GROUP B, S, NON-SPRINKLERED TYPE I-B 35-FEET ALLOWABLE  
**THE EXISTING BUILDING IS APPROXIMATELY 16-FEET IN HEIGHT. MEETS CODE REQUIREMENTS.**

TABLE 502.4 ALLOWABLE STORES ABOVE GRADE PLANE  
 GROUP B, NON-SPRINKLERED TYPE I-B 3-STORIES ALLOWABLE  
 GROUP S-1, NON-SPRINKLERED TYPE I-B 2-STORIES ALLOWABLE  
**THE EXISTING BUILDING IS 1-STORY IN HEIGHT. MEETS CODE REQUIREMENTS.**

TABLE 506.2 ALLOWABLE AREA  
 GROUP B, NON-SPRINKLERED TYPE I-B 23,000 S.F. ALLOWABLE  
 GROUP S-1, NON-SPRINKLERED TYPE I-B 13,500 S.F. ALLOWABLE  
**THE EXISTING BUILDING IS APPROXIMATELY 21,949 SQUARE FEET UNDER ROOF. EXCEEDS CODE REQUIREMENTS.**  
**USE AREA INCREASE (SEE CALCULATIONS AT 506.3.3 BELOW).**

506.2.1 MIXED OCCUPANCY ONE-STORY BUILDINGS  
 THE ALLOWABLE AREA OF A MIXED OCCUPANCY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 506.1 BASED ON EQUATION 5-1 FOR EACH APPLICABLE OCCUPANCY.

506.3 FRONTAGE INCREASE CALCULATED PER SECTIONS 506.3.1 THROUGH 506.3.3

506.3.1 MINIMUM PERCENTAGE OF FRONTAGE INCREASE  
 THE ALLEY AT WEST SIDE OF BUILDING IS 20' DEEP TO CENTERLINE  
 NORTH, EAST, AND SOUTH SIDES ARE OPEN WITH AN ESTIMATED WIDTH OF OVER 60'.  
 TOTAL PERIMETER = 818.5' TOTAL PERIMETER WITH OPEN SPACE AT LEAST 20' = 818.5'  
**TOTAL PERCENT = 100%.**

506.3.2 MINIMUM FRONTAGE DISTANCE SHALL BE 30'  
 WHERE THE DISTANCE IS GREATER THAN 30', A VALUE OF 30' SHALL BE USED.  
**THE MINIMUM DISTANCE IS TO THE CENTERLINE BETWEEN BUILDINGS ON THE WEST SIDE = 20'.**

506.3.3 AMOUNT OF INCREASE USING A WEIGHTED AVERAGE VALUE FOR THE WIDTH  
**WIDTH (W) = 20.00' BASED ON THE FOLLOWING:**

AREA INCREASE CALCULATION  

$$= (818.5 / 818.5) \times (0.25) \times (28,000/100) + [(1.00 - 0.25) \times (10,336) + (0.75) \times (10,336)] \times 0.70$$

ALLOWABLE AREA FOR BUSINESS OCCUPANCY (B) PER SECTION 506.2.4  
 A1 = 23,000 S.F.  
 A2 = 23,000 x 0.70 = 16,100 S.F.  
 A = 39,100 SQUARE FEET

ALLOWABLE AREA = 39,100 S.F.  
**ACTUAL AREA (A) = 16,840 S.F.**

ALLOWABLE AREA FOR MOST STRINGENT OCCUPANCY (S-1) IS 13,500 S.F. PER SECTION 506.2.4  
 A1 = 42 (0.5 X 1)  
 A2 = 13,500 x (13,500 x 0.70) = 13,500 x (12,250)  
 A = 17,360 SQUARE FEET

ALLOWABLE AREA = 73,100 S.F.  
**ACTUAL AREA (S-1) = 16,210 S.F.**

506.4 MIXED USE AND OCCUPANCY  
 THE BUILDING CONTAINS BUSINESS AND STORAGE (S-1) OCCUPANCIES AND WILL BE CONSIDERED SEPARATED MIXED-USE PER SECTION 506.4.

506.4 SEPARATED OCCUPANCIES  
 506.4.1 OCCUPANCIES SHALL BE SEPARATED PER TABLE 506.4  
 REQUIRED SEPARATION IS 'N' BETWEEN BUSINESS (B) AND STORAGE (S-1). NO SEPARATION IS REQUIRED.  
 506.4.2 ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY  
 BUSINESS (B) 16,840 ACTUAL AREA / 39,100 ALLOWABLE AREA = 0.43  
 STORAGE (S-1) 16,210 ACTUAL AREA / 16,210 ALLOWABLE AREA = 1.00  
 TOTAL 0.83 < 1 MEETS CODE REQUIREMENT.

**CHAPTER 6 TYPES OF CONSTRUCTION**  
 TABLE 601 THE BUILDING IS TYPE I-B CONSTRUCTION  
 PRIMARY STRUCTURAL FRAME 0-HOUR FIRE-RESISTANCE RATING  
 REINFORCING WALLS 0-HOUR FIRE-RESISTANCE RATING  
 NONBEARING WALLS 0-HOUR FIRE-RESISTANCE RATING  
 FLOOR CONSTRUCTION 0-HOUR FIRE-RESISTANCE RATING  
 ROOF CONSTRUCTION 0-HOUR FIRE-RESISTANCE RATING

TABLE 602 FIRE-RESISTANCE RATING OF EXTERIOR WALLS  
 FIRE SEPARATION DISTANCE 10' x 1-30'  
 CONSTRUCTION TYPE I-B  
 OCCUPANCY (B) / (S)

**CHAPTER 7 FIRE AND SMOKE PROTECTION**  
 TABLE 701.3.10 FIRE-RESISTANCE RATING FOR FIRE BARRIERS BETWEEN FIRE AREAS  
 S-1 OCCUPANCY FIRE-RESISTANCE RATING 3-HOUR FIRE BARRIER  
 100% CONTINUITY. FIRE BARRIERS SHALL EXTEND TO THE UNDERSIDE OF ROOF DECK.  
 TABLE 761 OPENING FIRE PROTECTION ASSEMBLIES  
 DOORS IN 3-HOUR-RATED FIRE BARRIER 3-HOUR DOOR RATING

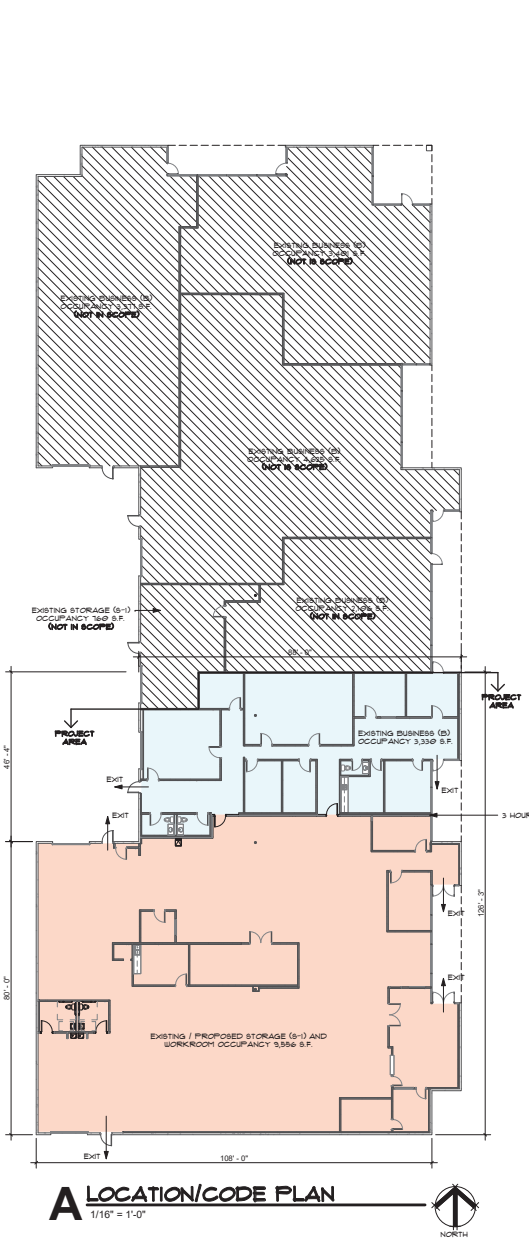
**CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS**  
 903.2.3 FIRE AREA FOR GROUP S-1  
 AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED IN S-1 OCCUPANCY WHERE THE FIRE AREA EXCEEDS 10,000 S.F.  
**TWO S-1 FIRE AREAS IDENTIFIED. FIRE AREA 1 IS 16,840 S.F. WITHIN THE PROJECT AREA AND 6,000 S.F. OUTSIDE THE PROJECT AREA. EACH AREA IS LESS THAN 10,000 S.F. ALLOWED. A 3-HOUR FIRE BARRIER WILL SEPARATE THE TWO FIRE AREAS.**  
**TOTAL S-1 FIRE AREA ON FLOOR: 16,840 S.F. WHICH IS LESS THAN 24,000 S.F. MAX ALLOWED.**

**CHAPTER 10 MEANS OF EGRESS**  
 TABLE 1004.2 OCCUPANT LOAD  
 BUSINESS AREAS 150 S.F. PER OCCUPANT WAREHOUSES 300 S.F. PER OCCUPANT

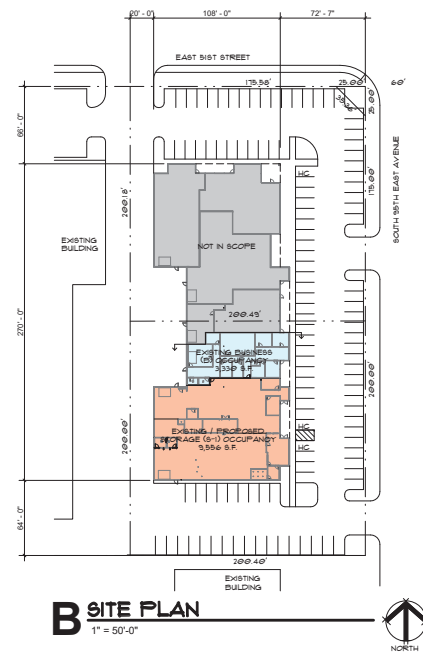
**PROJECT AREA COMMENTS ON BUSINESS (B) OFFICE AREA**  
 3,330 S.F. / 3,330 S.F. / 150 S.F. = 2220 OCCUPANTS  
 STORAGE (S-1) WAREHOUSE 3 OCCUPANTS 15 S. MALE / 15 S. FEMALE  
 MALE WATER CLOSETS 0-60 (0) REQUIRED  
 FEMALE WATER CLOSETS 0-60 (0) REQUIRED  
 MALE LAVATORIES 0-44 (0) REQUIRED  
 FEMALE LAVATORIES 0-44 (0) REQUIRED  
 DRINKING FOUNTAINS 0-22 (0) REQUIRED

**CHAPTER 23 PLUMBING SYSTEMS**  
 BUSINESS (B) OFFICE AREA: 22 OCCUPANTS 11 MALE / 11 FEMALE  
 STORAGE (S-1) WAREHOUSE 3 OCCUPANTS 15 S. MALE / 15 S. FEMALE  
 MALE WATER CLOSETS 0-60 (0) REQUIRED  
 FEMALE WATER CLOSETS 0-60 (0) REQUIRED  
 MALE LAVATORIES 0-44 (0) REQUIRED  
 FEMALE LAVATORIES 0-44 (0) REQUIRED  
 DRINKING FOUNTAINS 0-22 (0) REQUIRED

**FIVE UNSEXED RESTROOMS WITH TOILET AND LAVATORY PROVIDED. TWO DRINKING FOUNTAINS PROVIDED.**



**A LOCATION/CODE PLAN**  
 1/16" = 1'-0"



**B SITE PLAN**  
 1" = 50'-0"

TOTAL BUILDING AREA UNDER ROOF: 21,949 S.F.  
 MAXIMUM FIRE (S-1) FIRE AREA: 12,000 S.F.  
 WITHOUT AN AUTOMATIC FIRE SPRINKLER SYSTEM (PER 903.2.3)  
 MAXIMUM TOTAL S-1 FIRE AREA IN BUILDING: 24,000 S.F. WITHOUT AN AUTOMATIC FIRE SPRINKLER SYSTEM (PER 903.2.3)  
 BUILDING HAS TWO S-1 AREAS:  
 3,330 S.F. (AREA OF WORK)  
 5,996 S.F. (OUTSIDE AREA OF WORK)  
 16,840 S.F. OF S-1 WITHIN THE BUILDING



**STRYKER**  
**MARKET PLACE EAST**  
 5120 S 95TH E AVE, TULSA, OK 74145  
**G101**  
 LIFE SAFETY - FIRST FLOOR

**GH2ARCHITECTS**

GH2.COM  
 GH2 PROJECT NUMBER: 20230190  
 ISSUE DATE: 11.13.2023  
 ISSUE: PERMIT DRAWINGS  
 OTHER ISSUE DATES: NONE  
 NO. DESCRIPTION DATE

SHEET NAME: LIFE SAFETY - FIRST FLOOR

SHEET NUMBER: G101  
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114323

GH2.COM

GH2 PROJECT NUMBER:  
**20230190**

ISSUE DATE:  
**11.13.2023**

ISSUE:  
**DESIGN DEVELOPMENT**

OTHER ISSUE DATES:  
 NO. DESCRIPTION DATE

SHEET NAME:  
**REFLECTED  
 CEILING PLAN -  
 FIRST FLOOR**

SHEET NUMBER:  
**A121**

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### REFLECTED CEILING PLAN NOTES

- ALL CEILING SHALL MATCH EXISTING, UNLESS NOTED OTHERWISE.
- ALL CEILING FINISHES TO BE MATCH EXISTING, UNLESS NOTED OTHERWISE.
- LIGHTS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, DIFFUSERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.
- CENTER, ALIGN AND / OR LOCATE LIGHT FIXTURES, MECHANICAL GRILLES, LIFE SAFETY DEVICES, OCCUPANCY SENSORS, SECURITY AND DATA FIXTURES AND OTHER MISCELLANEOUS COMPONENTS IN A UNIFORM AND ORDERLY FASHION, UNLESS ALTERNATE ARRANGEMENT IS SPECIFICALLY DIMENSIONED AND NOTED, INSTALL TRUE AND SQUARE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE FIT OF ALL WORK AND TO PROVIDE A UNIFORM AND ORDERLY PLACEMENT AND APPEARANCE, WHETHER EXPOSED TO VIEW OR CONCEALED BY FINISHES.
- CENTER EXIT SIGNS ABOVE DOORS, UNLESS ALTERNATE ARRANGEMENT IS SPECIFICALLY DIMENSIONED AND NOTED.
- PROVIDE GYPSUM BOARD BULKHEADS WHERE CEILINGS OF DIFFERENT HEIGHTS OR ORIENTATION ADJ. DO NOT BUILD BULKHEADS OF ACOUSTICAL CEILING MATERIAL.
- ALIGN ALL SCOFFS AND / OR BULKHEADS WITH ADJACENT WALLS, UNLESS NOTED OTHERWISE.
- PROVIDE SUFFICIENT SUPPORT AND GRID SYSTEMS TO SUPPORT ALL CEILING MOUNTED DEVICES. ALL FIXTURES SHALL BE SUPPORTED AT EACH CORNER.
- MISALIGNED MEP FIXTURES OF ANY TYPE OR AT ANY LOCATION EXPOSED TO VIEW ARE NOT ALLOWED. MISALIGNED FIXTURES SHALL BE ADJUSTED OR REMOVED AND REPLACED IF REQUIRED FOR PROPER ALIGNMENT AT NO ADDITIONAL COST.
- CONTRACTOR TO COORDINATE ALL OUTLETS, SWITCHES AND POWER FEED WITH CABINETS, PARTITIONS, FINISHES, FIXTURES AND EQUIPMENT.
- PROVIDE FIRE-FINISHED ELECTRICAL DEVICES AND COVER PLATES TO MATCH EXISTING AT ALL AREAS IN PROJECT.
- MAINTAIN CONTINUOUS FIRE RATED ENCLOSURES AS REQUIRED AT RATED WALLS AND CEILING. PROVIDE FIRE RATED FUTURE COVERS, HHOVES OR CONSTRUCT GYPSUM BOARD ENCLOSURES WHERE REQUIRED FOR FIXTURE OR MEP RUNS TO MAINTAIN CONTINUOUS FIRE RATING.
- COORDINATION ALL DEVICES REQUIRED FOR PROJECT MAY NOT BE SHOWN ON ARCHITECTURAL DRAWINGS. ALL DEVICES IN PROJECT SHALL FOLLOW DESIGN CRITERIA FOR PLACEMENT, AS INDICATED WHETHER OR NOT SHOWN ON ARCHITECTURAL DRAWINGS. REPORT DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

### REFLECTED CEILING PLAN LEGEND

- 2x4 ACOUSTIC CEILING TILE (ACT)
- GYPSUM BOARD
- 2x4 LAY IN LENS
- 2x2 LAY IN LENS
- RECESSED CAN LIGHT
- EXHAUST FAN
- EMERGENCY LIGHT
- EXIT SIGN
- OPEN TO STRUCTURE

### REFLECTED CEILING PLAN DIAGRAMS

THE FOLLOWING DESIGN CRITERIA APPLIES UNLESS SPECIFICALLY NOTED AND DIMENSIONED OTHERWISE.

- A. FIXTURES IN ACOUSTICAL CEILING TILE** WHEN NOT DIMENSIONED BUT OCCURS ON ACT / SQUARE GRID-TYPE CEILING. LOCATE ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, AND OTHER DEVICES) AT CENTER OF PANEL ON ACT / SQUARE GRID-TYPE CEILING.
- 
- CENTER SPRINKLER HEADS WITHIN 2x2 PORTION OF 2x4 ACT; WHERE 2x4 ACT IS INDICATED.

- B. ACOUSTICAL CEILING TILE PLACEMENT** ACT / SQUARE AND / OR RECTANGULAR GRID-TYPE CEILINGS TO BE EVENLY SPACED. CUT TO FIT IRREGULAR GRID AND PERIPHERY EDGE TRIM. MAKE FELD CUT EDGES OF SAME PROFILE AS FACTORY EDGES. DOUBLE CUT AND FELD PAINT EXPOSED REVEAL EDGES.
- 

- C. CONDUIT** CONCEAL ALL WIRE IN CONDUIT WHERE EXPOSED TO VIEW. INCLUDES:
- ALL ELECTRICAL WIRING.
  - ALL DATA / IT / SECURITY WIRING; PROVIDE CONDUIT. CABLE TRAYS ARE ONLY ALLOWED WHERE CONCEALED BY ACT, DROP CEILING / CLOUDS AND WHERE WIRE IS FULLY CONCEALED FROM VIEW. EXPOSED UNDERSIDES OF CABLE TRAYS ARE ONLY ALLOWED WHERE MATERIAL IS PLACED SIMILAR TO REGULAR DATAWORK. EXPOSED RANDOMLY PLACED CABLE TRAYS ARE NOT ALLOWED.
  - NO CABLE IS NOT ALLOWED AT EXPOSED LOCATIONS.



**A** FIRST FLOOR REFLECTED CEILING PLAN  
 1/8" = 1'-0"

