



Board of Adjustment

**Staff Report
Variance Case BOA-23654**

Hearing Date: March 12, 2024
Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

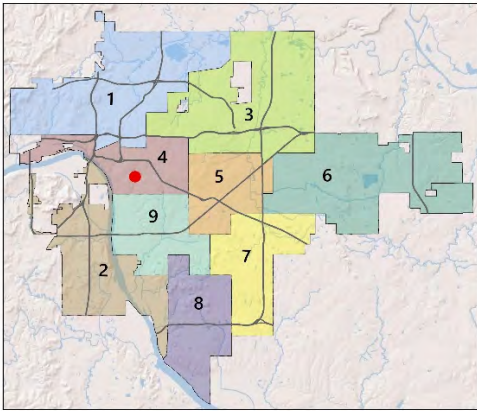
Applicant: Roger McKee
Property Owner: Clifton Lewis III & Rafaela Souza

Property Location

2736 S. Victor Ave E.
Tract Size: ±.4 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis.
County Commission: District 2, Karen Keith.

Public Notice Required

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

Request Summary

Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet or 40% of the floor area of the principal residential structure (Section 45.030-B, 45.031-D. 6.a); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

Zoning

Zoning District: RS-1
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed bike route is recommended on S Utica Ave in the Go Plan.

Environment

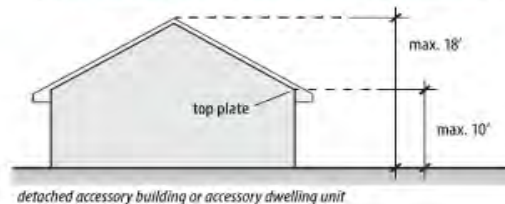
Flood Area: N/A
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet or 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

The site plan shows the proposed structure to have a height of 23'5". The applicant is proposing a 1,635 sq. ft detached accessory building. This exceeds the 750 sq ft or 40% (1,369 sq. ft.) of the floor area of the principal building allowed.

Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



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]

Relevant Case History

- None

Statement of Hardship

"1. The property is wedge shaped and the allowable construction area would prevent proper separation from the main structure. 2. There are adjacent properties with similar conditions so we would be keeping the character of the neighborhood. 3. Based on existing structures, lot shape and additional living, is why we are seeking this variance. 4. An elderly parent will be moving in with the homeowners for them to provide aging assistance. The location proposed provides the most adequate solution. 5. We are asking for the minimum relief required to facilitate our client's needs. 6. This proposed variance keeps with the nature and intent of both the zoning code and comprehensive plan."

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RE	Neighborhood	Residential
East	RE	Neighborhood	Residential
South	RS-1	Neighborhood	Residential
West	RS-1	Neighborhood	Residential

Small Area Plans

The subject property is not within a Small Area Plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed route is recommended on S. Utica Ave in the Go Plan.

Arterial Traffic per Lane: 4,688 vehicles per lane on Utica Ave.

Environmental Considerations

Flood Area: The subject property is not in a Flood Area.

Tree Canopy Coverage: Tree canopy in the area is 36%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D),

- 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 the hardship to be _____.

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

Property Description

PRT LTS 14 & 15 BEG 60S NEC LT 15 TH SW TO PT ON WL LT 15 SE107 NE TO PT ON EL NWLY110 POB BLK 11 FOREST HILLS, City of Tulsa, Tulsa County, State of Oklahoma.

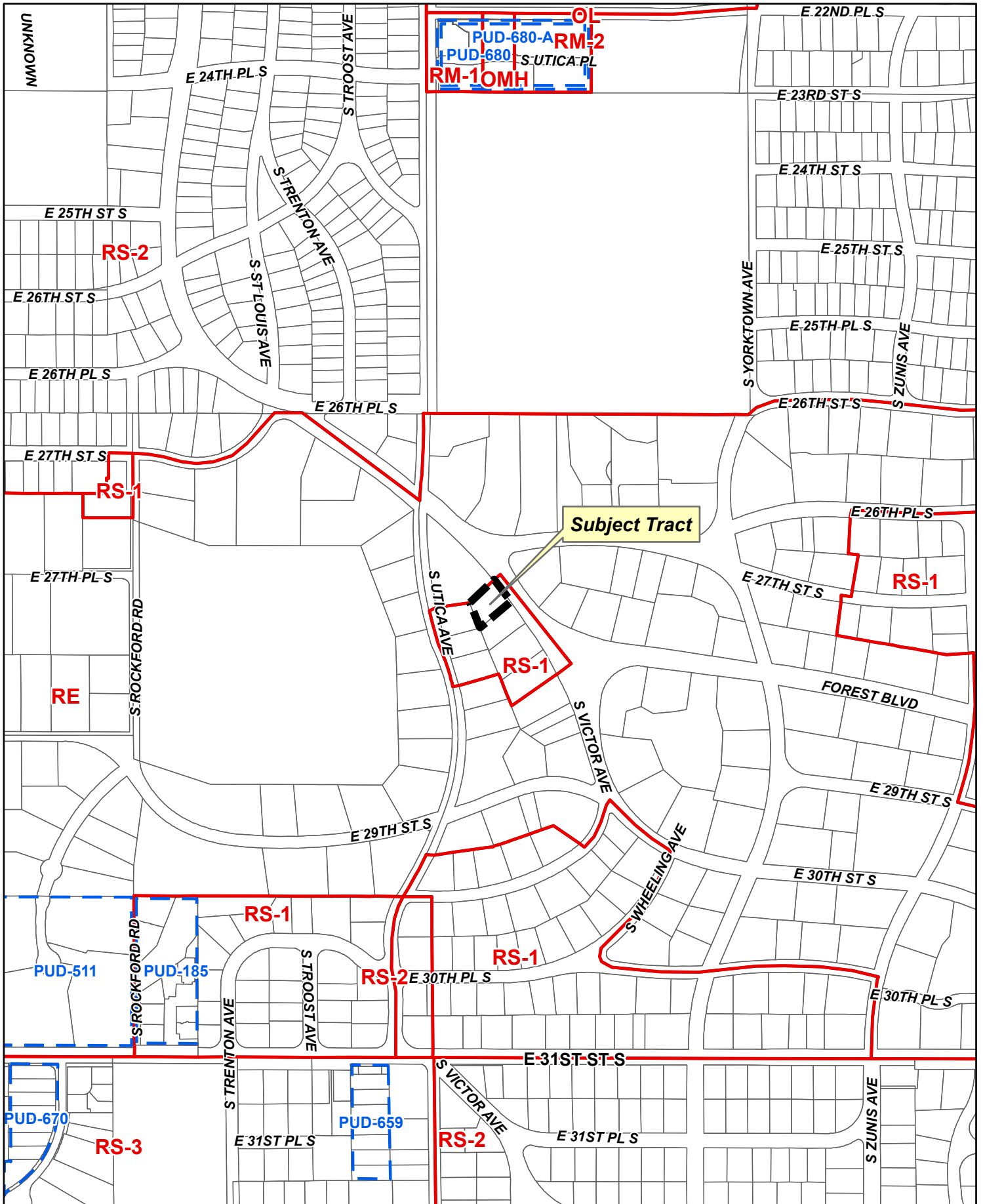
Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Photos
- Tulsa Comprehensive Plan Land Use Map



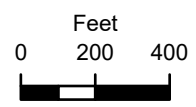
(Subject property)



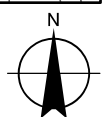


PUD-680-A RM-2
 PUD-680-B S-UTICA-PL
 RM-10MH

Subject Tract



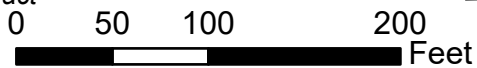
BOA-23654



6.6



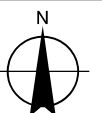
Subject Tract



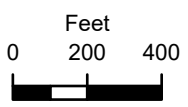
BOA-23654

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

Aerial Photo Date: 2021



6.7

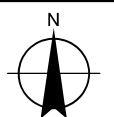


 Subject Tract

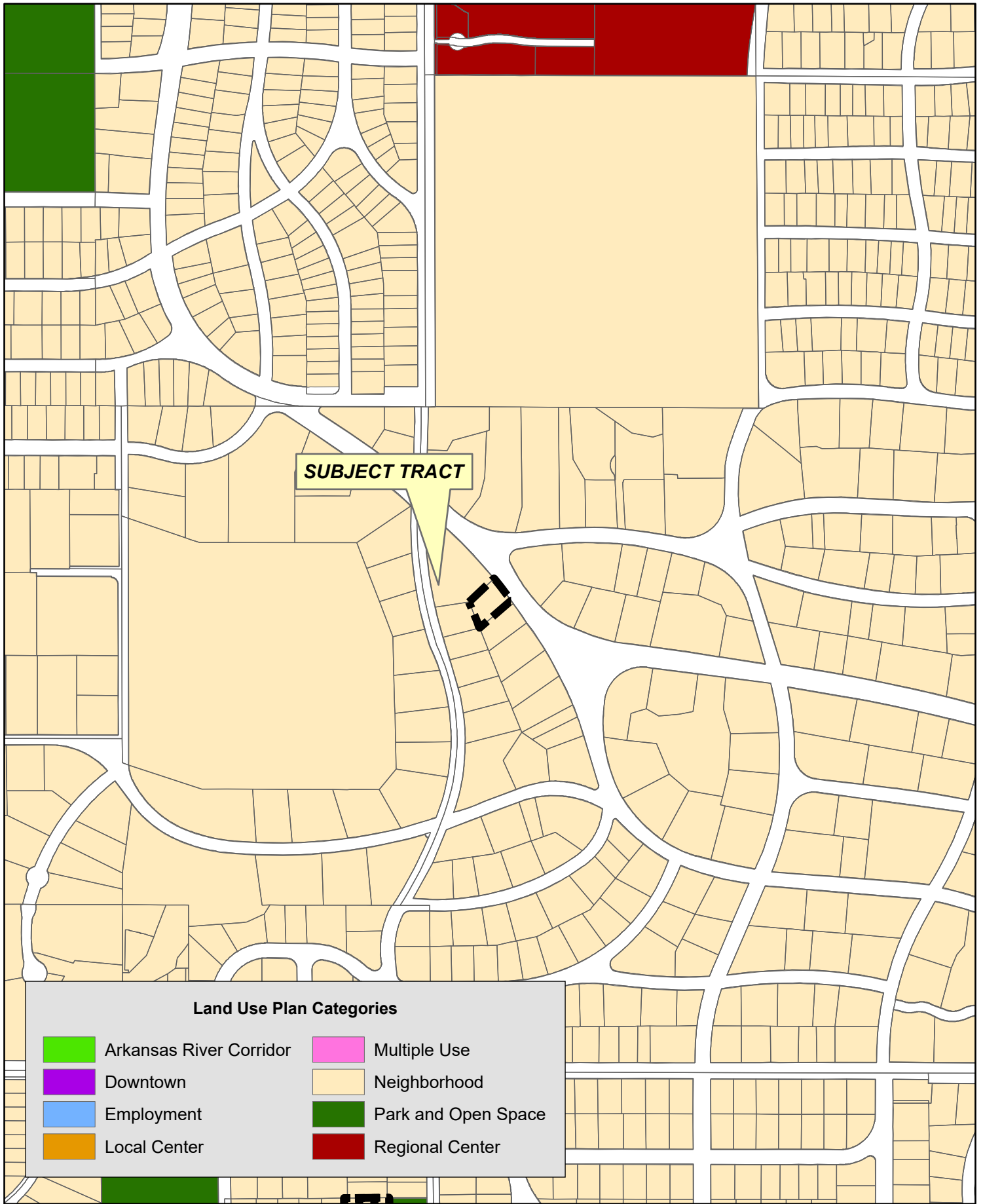
BOA-23654

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

Aerial Photo Date: 2021











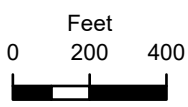
6.8



SUBJECT TRACT

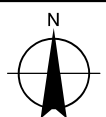
Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



BOA-23654

19-14 04



6.9

Souza-Lewis Residence Addition

Forest Hills - Part of Lot 14 & 15, Block 11

2736 S. Victor Ave., Tulsa, OK 74114

Job # 23163



wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



PROJECT:

**SOUZA-LEWIS
RESIDENCE
ADDITION**

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:

**COVER
SHEET**

SHEET #:

CONTRACTOR DIRECTIVES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS (IRC 2015).
2. PRIOR TO BIDDING, THE GENERAL CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS EFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARD TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
4. FIELD VERIFY MEANS THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.
5. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY TRADE.
6. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM, REQUIRING THE GREATER EXTENT, LARGER NUMBER OR HIGHER QUALITY SHALL GOVERN. IN ADDITION, W DESIGN LLC. MUST BE NOTIFIED OF ANY AND ALL DISCREPANCIES IN DIMENSIONS AND SIZES, PRIOR TO CONSTRUCTION, TO ASSIST IN PROVIDING THE CORRECT INFORMATION.
7. ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED MUST BE REVIEWED WITH THE APPROPRIATE SUBCONTRACTOR PRIOR TO CONSTRUCTION, UNLESS THE ARCHITECT OF RECORD HAS CONSULTED WITH THE APPROPRIATE LICENSED ENGINEER. W DESIGN, LLC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES DUE TO THE MENTIONED TRADES.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FRAMING OF OPENINGS.
9. CHANGES TO THE CITY APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR A CHANGE ORDER, ADDENDA OR CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT OF RECORD AND THE CITY HOLDING JURISDICTION.
10. THE EXISTING GRADE IS A FIELD SURVEY OF EXISTING CONDITIONS PROVIDED BY OWNER. THE ELEVATIONS MEASUREMENTS ARE ONLY APPROXIMATE AND NOT 100% ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.

W DESIGN, LLC.

RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF W DESIGN, LLC., NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. W DESIGN, LLC. IS NOT RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THESE PLANS AND ANY LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. W DESIGN, LLC. RECOMMENDS THAT THE OWNER OF THESE PLANS HAVE THEM REVIEWED BY THE PROPER AUTHORITIES TO DETERMINE IF ANY DISCREPANCIES EXIST AND HAVE ANY NECESSARY CORRECTIONS MADE PRIOR TO CONSTRUCTION.

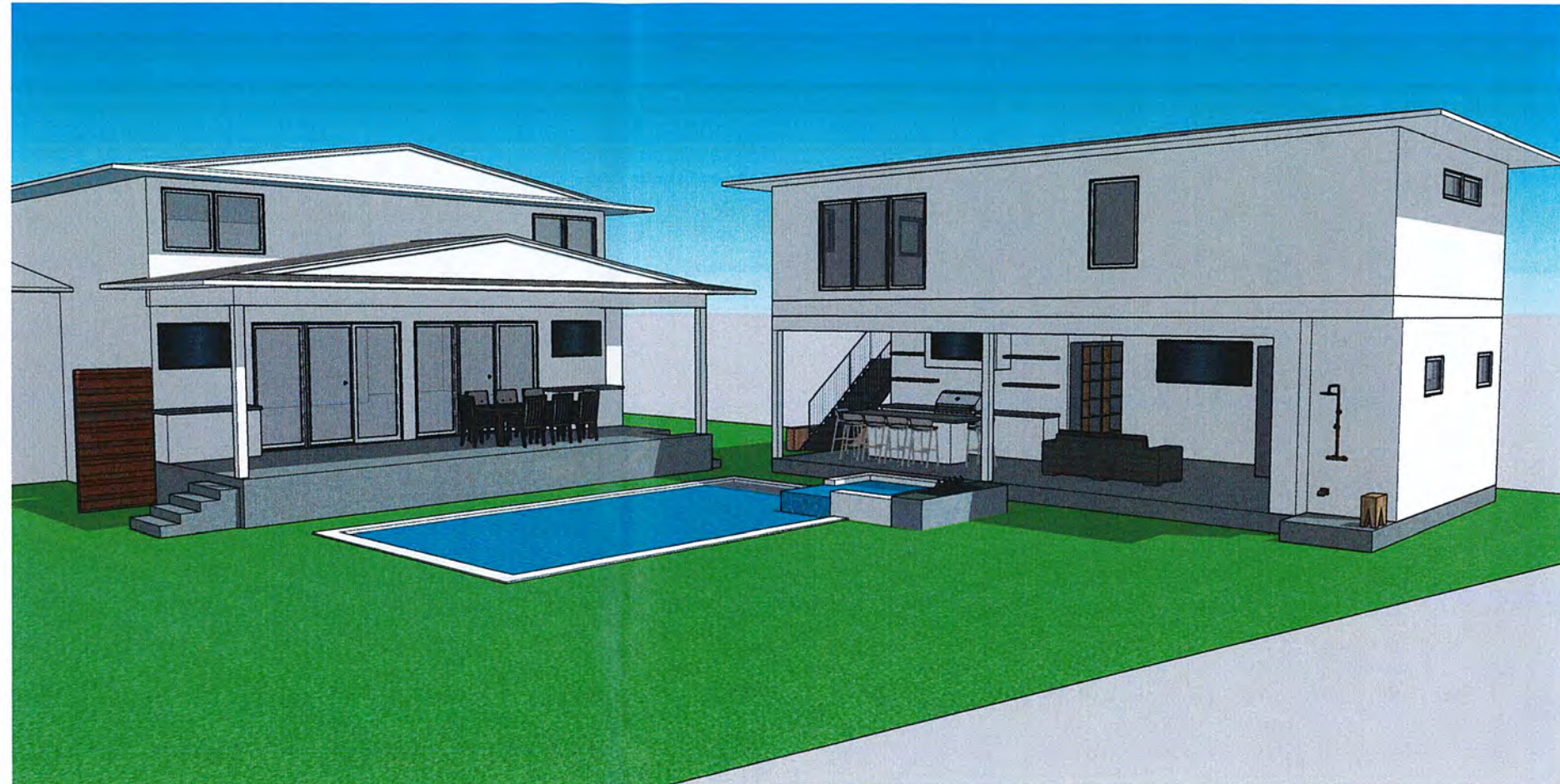


TABLE OF CONTENTS

CS	COVER SHEET	E1	LIGHTING PLAN- FIRST FLOOR
SP	SITE PLAN	E2	LIGHTING PLAN - SECOND FLOOR
PT1	FOUNDATION PLAN		
D1	DEMO FLOOR PLAN / ELEVATION		
A1	FLOOR PLAN - FIRST FLOOR		
A2	FLOOR PLAN - SECOND FLOOR		
A3	ELEVATIONS		
A4	ELEVATIONS		
A5	ROOF PLAN		
A6	WALL SECTIONS / EAVE DETAILS		

PROJECT TEAM

ARCHITECT
W DESIGN, LLC
608 EAST 3RD STREET
TULSA, OK 74120
918.794.6616
ARCHITECT OF RECORD:
WELDON J. BOWMAN, AIA, NCARB

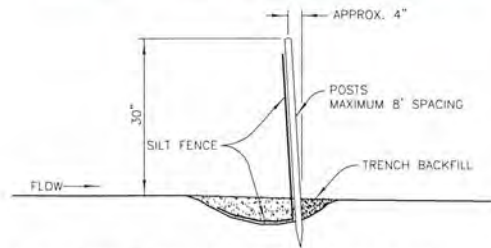
GENERAL CONTRACTOR
CHAD MCCUTCHEN
HOME INNOVATIONS
PH: 918.280.9655

STRUCTURAL
STRESSCON
6533 EAST 11TH STREET
TULSA, OK 74112
918.836.0021

6.10 **CS**

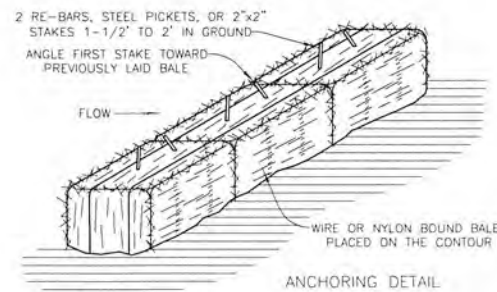
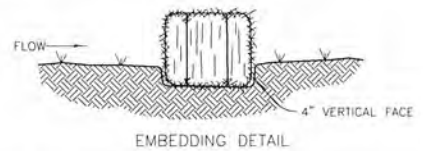
NOTES:
GRADING AND EROSION CONTROL PLAN

1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. HAY BALE DIKES OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO(2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
8. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY TO REMAIN CONSISTENT WITH ANY CHANGES APPLICABLE TO PROTECT SURFACE WATER RESOURCES IN SEDIMENT EROSION SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE OR LOCAL OFFICIALS FOR WHICH THE PERMITEE RECEIVES WRITTEN NOTICE.



1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS INDICATED IN NOTE 7 ABOVE.

3 SILT FENCE DETAIL
SCALE: NONE



1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

2 HAY BALE DIKE DETAIL
SCALE: NONE

LEGAL DESCRIPTION

- PART OF LOT 14 & 15, BLOCK 11 FOREST HILLS TULSA, OKLAHOMA

LIVABILITY SPACE

• ZONING =	RS-1
• LOT SIZE =	15,303 SQ.FT. 12'-4"
• PROPOSED STRUCTURE HEIGHT =	12'-4"
EXISTING PER COUNTY ASSESSOR:	
• FIRST FLOOR FRAMED =	2,198 SQ.FT.
• SECOND FLOOR FRAMED =	1,224 SQ.FT.
• TOTAL FRAMED =	3,422 SQ.FT.
• GARAGE =	480 SQ.FT.
• PORCH =	155 SQ.FT.
• DRIVEWAY =	1,608 SQ.FT.
PROPOSED:	
• POOL HOUSE FIRST FLOOR =	815 SQ.FT.
• POOL HOUSE SECOND FLOOR =	820 SQ. FT.
• PORCH ADDITION =	420 SQ.FT.
LIVABILITY SPACE REQUIRED = 7,000 SQ.FT.	
LIVABILITY SPACE = 9,622 SQ.FT.	
FLOOR AREA PER SECTION 45.030-A	
• ALLOWED =	40%(1,369 SQ.FT.)
• PROPOSED =	47.8%(1,635 SQ.FT.)
REAR YARD OBSTRUCTION COVERAGE PER TABLE 90-2	
• TOTAL REAR YARD =	2,689 SQ.FT.
• ALLOWABLE =	20% (537.8 SQ.FT.)
• PROPOSED =	12.4% (333 SQ. FT.)



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEWARE YOU DIG. CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSD)

EROSION CONTROL LEGEND

- SWALE IN GRADE
- HAY BALE
- DOWNSPOUT
- SILT FENCE
- DOWNSPOUT TO SPLASH PAD
- UNDERGROUND LEADER, DISCHARGE AT CURB
- NEW DRAINAGE FLOW
- EXISTING DRAINAGE FLOW

NOTE: VERIFY LOCATION OF EXISTING IRRIGATION AND RE-ROUTE AS NECESSARY



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

TOPOGRAPHY SHOWN ON THESE DRAWINGS IS EXISTING GRADE PER SURVEY. CONSIDERATION FOR STABLE FOUNDATION OF HOUSE AND RETAINING WALLS IN REGARDS TO CUT & FILLS OF SOILS SHALL BE PROVIDED BY CONTRACTOR. W DESIGN CAN ASSIST WITH FINAL GRADE DESIGN IF REQUESTED.



wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:
Check Set

PROJECT:

SOUZA-LEWIS RESIDENCE ADDITION

PROJECT #
23163

2736 S. VICTOR AVE. TULSA, OK 74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:
ARCHITECTURAL SITE PLAN

SHEET #:

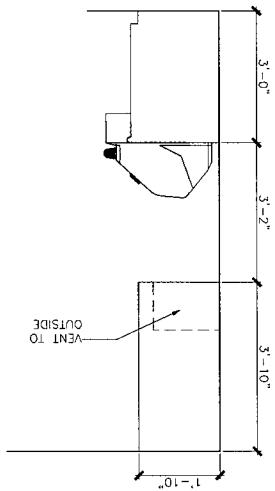
6.11 **SP**

LEGEND

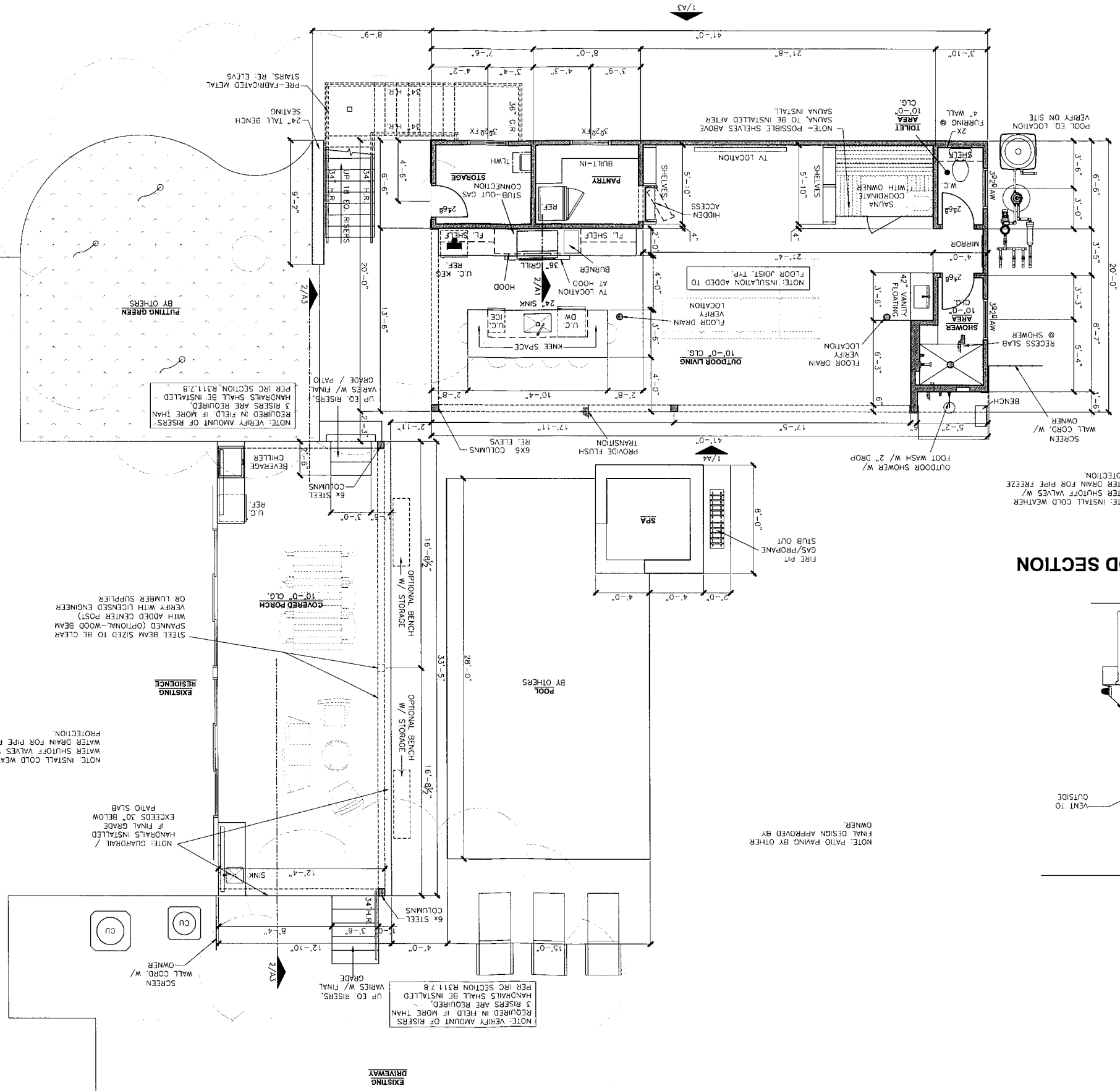
SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	MASONRY VENEER
	MASONRY VENEER WAINSCOT

2 GRILL / HOOD SECTION

SCALE: 1/2" = 1'-0"



- APPLIANCES INDICATED ON PLANS MAY ONLY BE RECOMMENDATIONS.
- FOR VERIFYING INSTALLATION REQUIREMENTS WITH SCHEMATIC IN NATURE, CONTRACTOR IS RESPONSIBLE.
- SELECT APPLIANCES AND PROVIDE NECESSARY CLEARANCES AND CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
- REFRIG. AND HEARTH TO CONFORM TO SECTION 10 OF THE INTERNATIONAL RESIDENTIAL CODE, EVEN THOUGH HEARTH EXTENSION MAY NOT BE SHOWN ON THESE DRAWINGS, HEARTH EXTENSION MAY BE REQUIRED FOR FINAL SELECTION OF REFRIG. TYPE, CONNECTION AND/OR REPLACE VENTOR TO VERIFY FINAL CONFORMANCE WITH THE AFOREMENTIONED CODE SECTION.
- R302.2 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD
- EGRESS COMPLIANCE WINDOW VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE ADJUSTMENTS MAY BE REQUIRED TO REFER TO IRC 2015, SECTION R310
- BASISMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310. CONSTRUCTION SHALL BE IN COMPLIANCE WITH SECTION R302.1 FOR ALL APPLICABLE OPENINGS PER THIS SECTION.
- NOTE: WINDOWS ARE DEFINED AS FEET/INCHES. CX, 2'-0" IS MEASURED 2'-0" x 4'-0"
- NOTE: PEDESTRIAN DOOR FROM GARAGE TO RESIDENCE SHALL BE 1 3/4" SOLID WOOD DOOR AND EQUIPPED WITH SELF-CLOSING DEVICE PER IRC SECTION 302.5.1
- NOTE: GARAGE CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD
- NOTE: ALL PLUMBING WALLS, ARCHED (A.O.), AND CASED OPENING (C.O.) WALLS ARE SHOWN AS 2x4 UNLESS OTHERWISE NOTED
- ① = TEMPERED SAFETY GLASS



1 FLOOR PLAN - FIRST FLOOR

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



AREA CALCULATIONS (SQUARE FEET)	819
POOL HOUSE FIRST FLOOR:	819
POOL HOUSE SECOND FLOOR:	820
POOL HOUSE TOTAL:	1,639
COVERED PORCH:	412

A1

SHEET NAME: FLOOR PLAN FIRST FLOOR

SHEET #:

2.06.2024

ISSUE DATE:

REVISIONS:

CONSULTANT:

2736 S. VICTOR AVE. TULSA, OK 74114

PROJECT # 23163

SOZA-LEWIS RESIDENCE ADDITION

PROJECT:



SEAL:

www.wdesignstudio.com
 608 E. 3rd Street
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602



LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	MASONRY VENEER
	MASONRY VENEER WAINSCOT



wdesign
 ARCHITECTURE & INTERIORS
 608 E. 3rd Street
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602
 www.wdesignsite.com

SEAL:



PROJECT:

**SOUZA-LEWIS
 RESIDENCE
 ADDITION**

PROJECT #
 23163

2736 S. VICTOR AVE.
 TULSA, OK
 74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:
**FLOOR PLAN
 SECOND FLOOR**

SHEET #:

APPLIANCES INDICATED ON PLANS MAY ONLY BE SCHEMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INSTALLATION REQUIREMENTS WITH SELECTED APPLIANCES AND PROVIDE NECESSARY CLEARANCES AND CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.

FIREPLACE AND HEARTH TO CONFORM TO SECTION 10 OF THE INTERNATIONAL RESIDENTIAL CODE. EVEN THOUGH HEARTH EXTENSION MAY NOT BE SHOWN ON THESE DRAWINGS, HEARTH EXTENSION MAY BE REQUIRED FOR FINAL SELECTION OF FIREPLACE TYPE. CONTRACTOR AND/OR FIREPLACE VENDOR TO VERIFY FINAL SELECTION AND PROVIDE INSTALLATION IN CONFORMANCE WITH THE AFOREMENTIONED CODE SECTION.

R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

EGRESS COMPLIANCE WINDOW. VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE. ADJUSTMENTS MAY BE REQUIRED TO ACCOMMODATE WINDOW SELECTION AND STYLE REFER TO IRC 2015, SECTION R310

BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310. CONSTRUCTION SHALL BE IN COMPLIANCE WITH SECTION R310.2.1 FOR ALL APPLICABLE OPENINGS PER THIS SECTION.

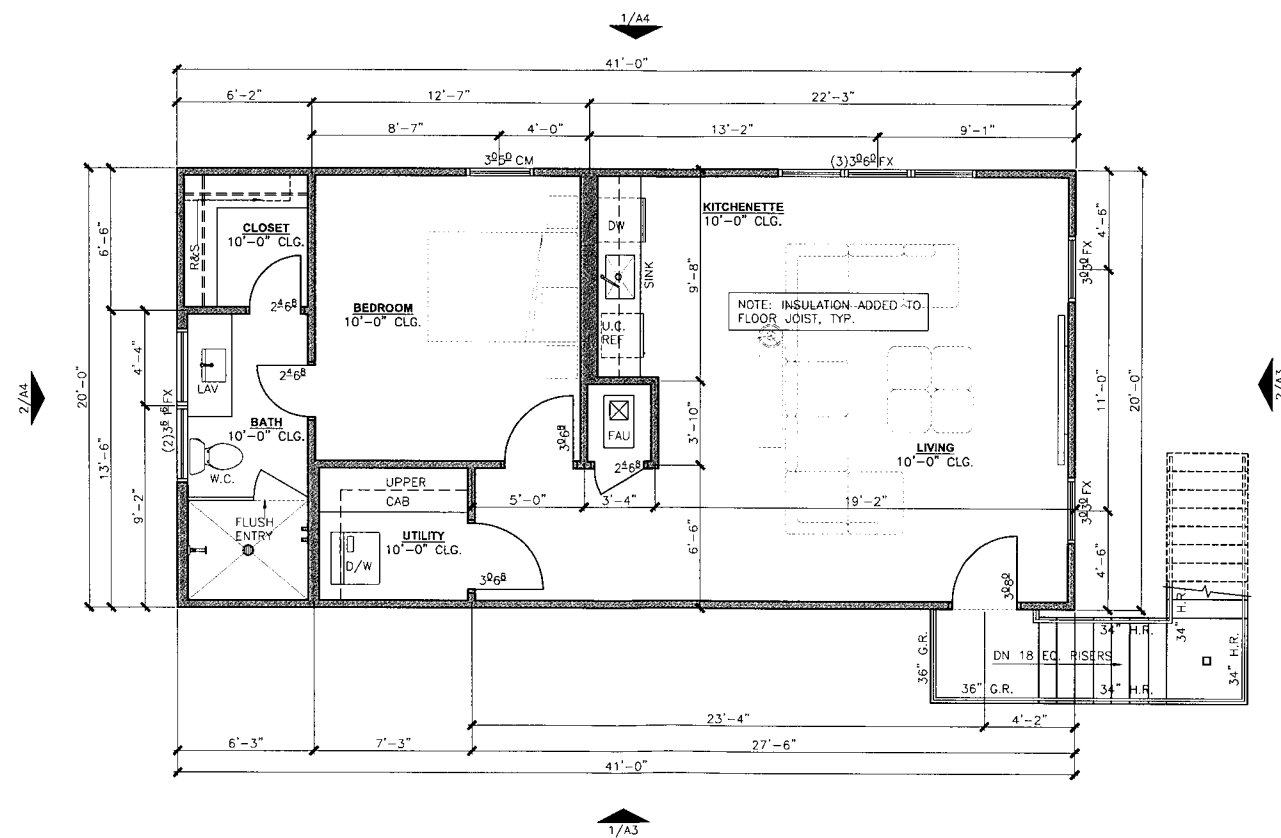
NOTE: WINDOWS ARE DEFINED AS FEET/INCHES. EX. 2'-0" IS MEASURED 2'-0" x 4'-0"

NOTE: PEDESTRIAN DOOR FROM GARAGE TO RESIDENCE SHALL BE 1 3/8" SOLID WOOD DOOR AND EQUIPPED WITH SELF-CLOSING DEVICE PER IRC SECTION 302.5.1

NOTE: GARAGE CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD

NOTE: ALL PLUMBING WALLS, ARCHED (A.O.), AND CASED OPENING (C.O.) WALLS ARE SHOWN AS 2x6. REMAINING WALLS SHOWN AS 2x4. UNLESS OTHERWISE NOTED

T = TEMPERED SAFETY GLASS



AREA CALCULATIONS (SQUARE FEET)	
POOL HOUSE FIRST FLOOR:	815
POOL HOUSE SECOND FLOOR:	820
POOL HOUSE TOTAL:	1,635
COVD PORCH:	412

1 FLOOR PLAN - SECOND FLOOR

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



6.13 **A2**



wdesign
 ARCHITECTURE & INTERIORS
 608 E. 3rd Street
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602
 www.wdesignsite.com

SEAL:



PROJECT:

**SOUZA-LEWIS
 RESIDENCE
 ADDITION**

PROJECT #
 23163

2736 S. VICTOR AVE.
 TULSA, OK
 74114

CONSULTANT:

REVISIONS:

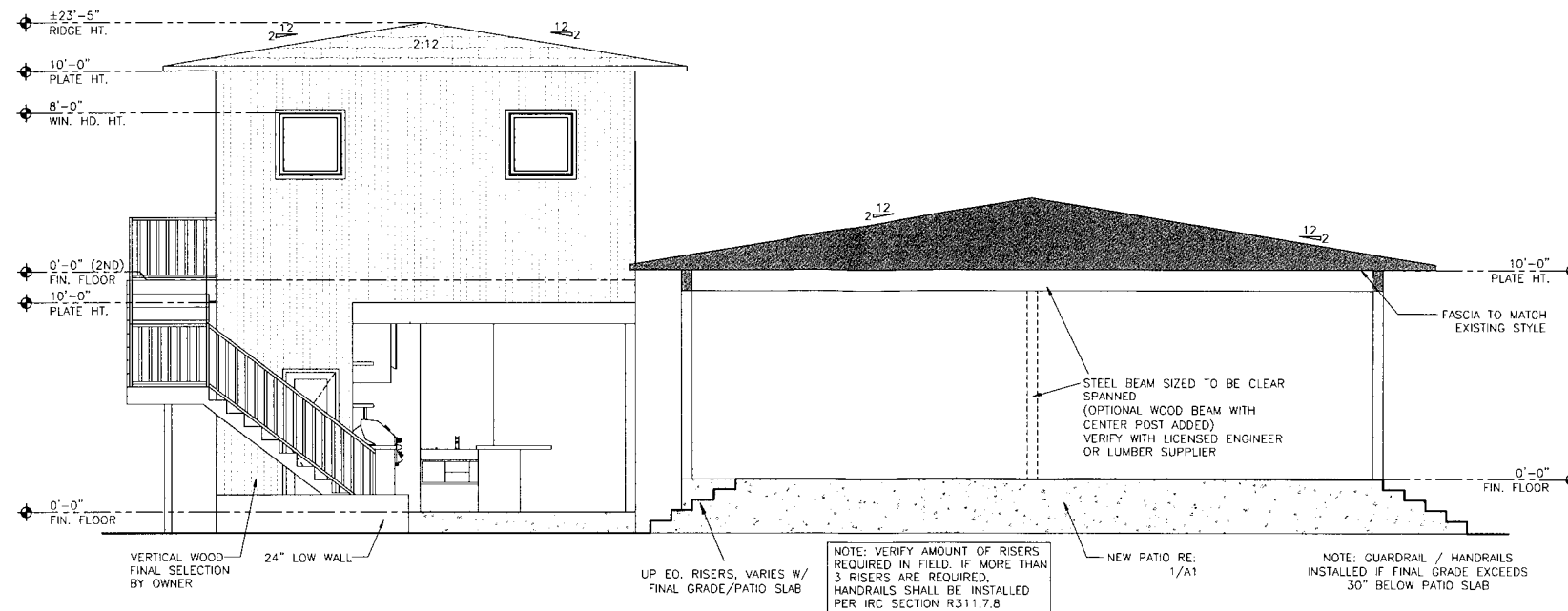
ISSUE DATE:

2.06.2024

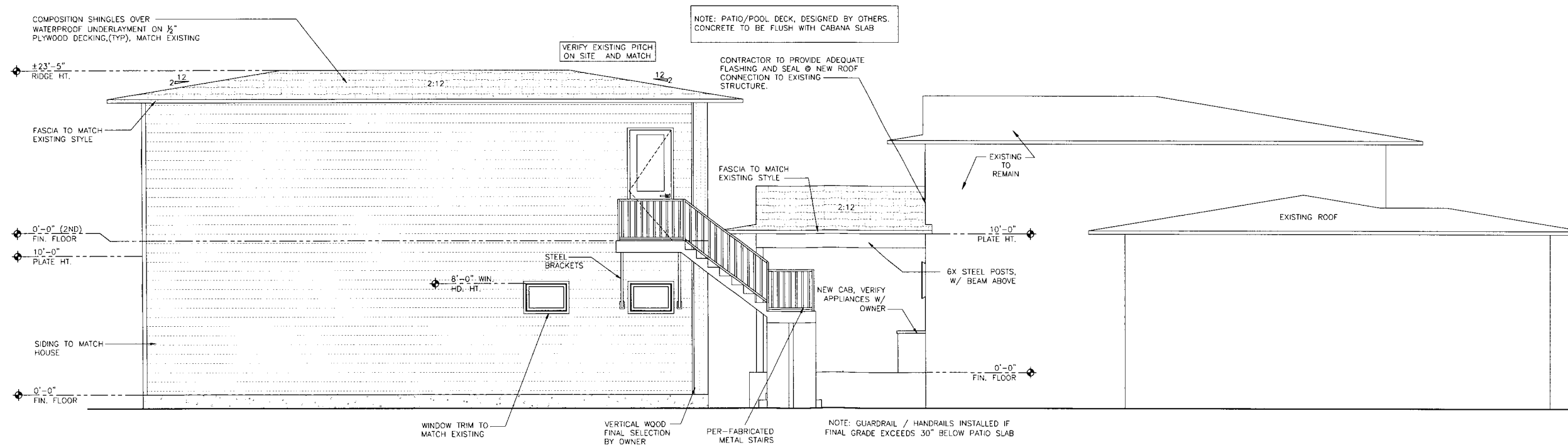
SHEET NAME:

ELEVATIONS

SHEET #:



2 LEFT ELEVATION / SECTION @ PORCH
 SCALE: 1/4" = 1'-0"



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

ELEVATIONS ARE CREATED WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY. CONTRACTOR TO VERIFY IMPACT OF FINAL GRADES TO FOUNDATION/SLAB AND MAKE THE APPROPRIATE ADJUSTMENTS TO FOUNDATION AND/OR VENER AS NECESSARY TO FACILITATE CONSTRUCTION. STEPS TO GRADE AND GUARD RAILS MAY BE REQUIRED AND MUST CONFORM TO IRC SECTIONS R311 AND R312.

6.14 **A3**



wdesign
 ARCHITECTURE & INTERIORS
 608 E. 3rd Street
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602
 www.wdesignsite.com

SEAL:

Check Set

PROJECT:

**SOUZA-LEWIS
 RESIDENCE
 ADDITION**

PROJECT #
 23163

2736 S. VICTOR AVE.
 TULSA, OK
 74114

CONSULTANT:

REVISIONS:

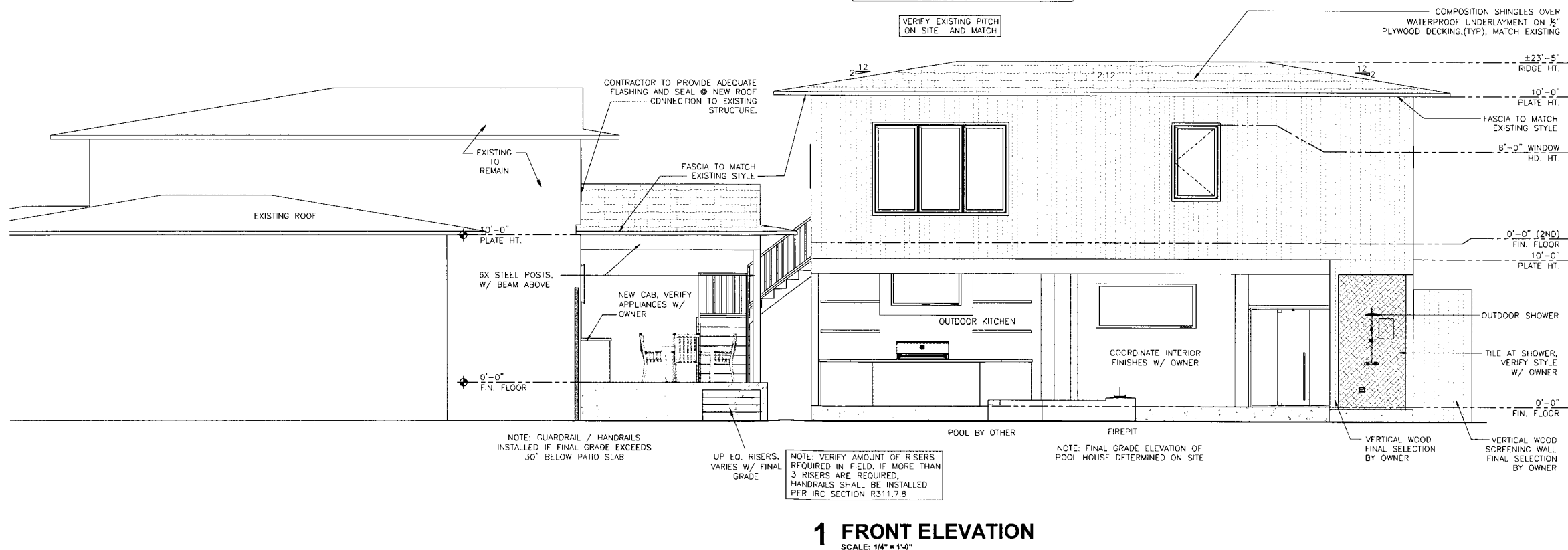
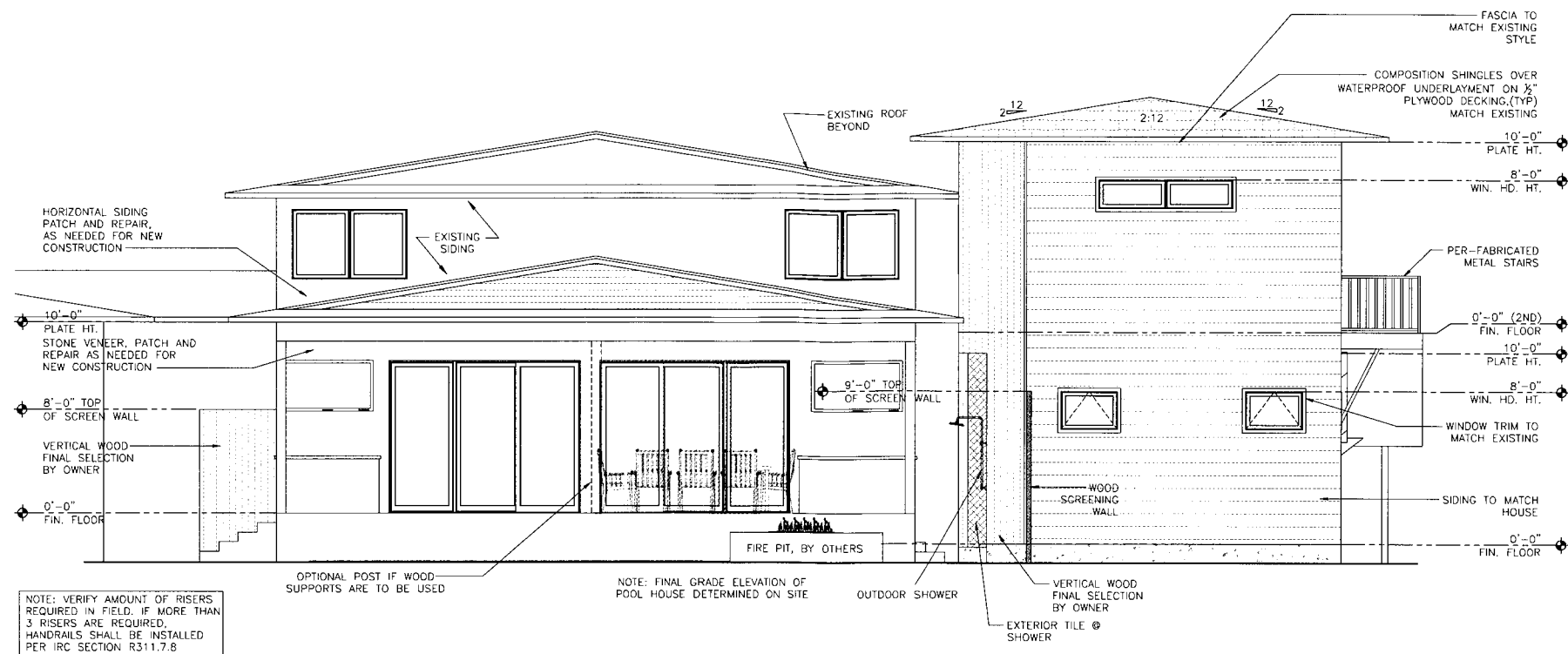
ISSUE DATE:

2.06.2024

SHEET NAME:

ELEVATIONS

SHEET #:



ELEVATIONS ARE CREATED WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY. CONTRACTOR TO VERIFY IMPACT OF FINAL GRADES TO FOUNDATION/SLAB AND MAKE THE APPROPRIATE ADJUSTMENTS TO FOUNDATION AND/OR VENEER AS NECESSARY TO FACILITATE CONSTRUCTION. STEPS TO GRADE AND GUARD RAILS MAY BE REQUIRED AND MUST CONFORM TO IRC SECTIONS R311 AND R312.

6.15 **A4**