



Board of Adjustment

Staff Report Special Exception BOA-23668

Hearing Date: April 9, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Sierra Vetaw

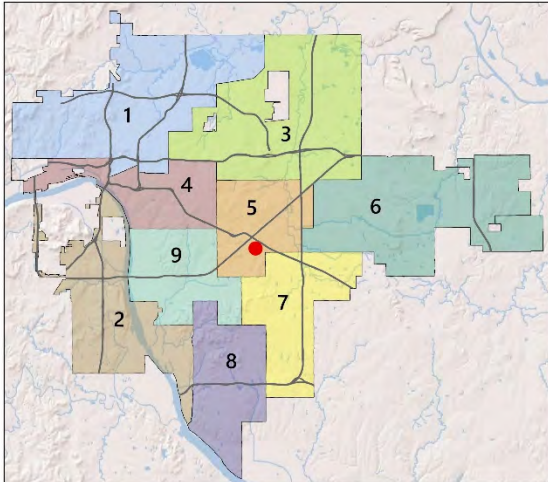
Property Owner: BA Memorial LLC

Property Location

3805 S 79 Ave E

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 5, Grant Miller

County Commission: District 2, Kelly 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

Variance to reduce the required street frontage in an IL district (Table 15-3); Special Exception for Day Care use in an IL District (Sec. 15.020, Table 15-2).

Zoning

Zoning District: IL

Zoning Overlays: None.

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: N/A

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: The Broken Arrow Expressway is classified as a Freeway

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: None

Tree Canopy Coverage: 0-10%

Parks & Open Space: None

Staff Analysis

The applicant is proposing a Variance to reduce the required street frontage in an IL district (Table 15-3); Special Exception for Day Care use in an IL District (Sec. 15.020, Table 15-2).

The current lot is non-conforming and has no actual street frontage. Access comes from the property to the South which has access unto S. 79th E. Ave.

Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-

The proposed use would be a Day Care.

35.040-D Day Care

1. Child Care Center

Uses providing care and supervision for children or adults for a fee on a regular basis away from their primary residence for less than 24 hours per day. Uses providing care and supervision for children or adults for 24 hours per day or longer are classified as group living uses. Child care centers in residential districts are subject to the same lot and building regulations that apply to detached houses, except as modified by supplemental regulations of [Section 40.120-A](#).

2. Family Child Care Home

A day care that provides care and supervision for 12 or fewer children for less than 24 hours per day. Family child care homes may be a principal use or accessory to an allowed household living use. Family child care homes are subject to the same lot and building regulations that apply to detached houses, except as modified by the supplemental regulations of [Section 40.120-B](#).

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment. The **Employment** designation 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	IL	Employment	Light Industrial
East	RS-2	None	Highway
South	IL	Employment	Light Industrial
West	IL	Employment	Light Industrial

Small Area Plans

The subject properties are not in a small area plan.

Development Era

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: The Broken Arrow Expressway is classified as a Freeway.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property none.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. 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**Special Exception**

I move to approve or deny a Special Exception to permit a Special Exception for Day Care use in an IL 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): _____.

Variance

I move to approve or deny a Variance to reduce the required street frontage in an IL district (Table 15-3);

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:

- a. 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;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. 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;
- d. 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.

Property Description

PRT E/2 SE BEG 430S & 380W & 326.58N NEC SE SE TH NW160.14 NE CRV LF 18.02 NE142 SE227.12 W57.39 SW124.06 POB SEC 23 19 13 .662AC, City of Tulsa, Tulsa County, State of Oklahoma



Subject property in BOA-23668 (Image used from Google Street view)

Exhibits

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



BOA-23668

12.6



Subject
Tract

Feet
200

400

BOA-23668

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

Aerial Photo Date: 2021



12.7

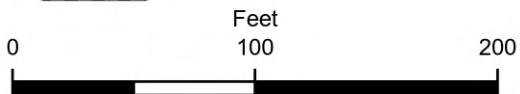


Subject
Tract

BOA-23668

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

Aerial Photo Date: 2021



12.8



BOA-23668



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

CITY OF TULSA

CORRECTIONS SUMMARY

BLDC-166164-2023 (3805 S 79TH AVE E Tulsa Tulsa, OK 74145) Markup Summary #2

Zoning BLDC-166164-2023 (2)



Subject: Zoning BLDC-166164-2023
Page Label: 6
Author: Jeffrey Bush
Date: 12/20/2023 9:03:33 AM
Status:
Color: ■
Layer:
Space:

Review Comment: Your proposed use is categorized as a Public, Civic, and Institutional/Day Care use. The proposed use is located within an IL zoned district. Per table 15-2 of the Tulsa Zoning Code this use requires a Special Exception within an IL zone. Please provide an approved Special Exception to permit a Day Care use within an IL zone



Subject: Zoning BLDC-166164-2023
Page Label: 6
Author: Jeffrey Bush
Date: 12/20/2023 9:05:14 AM
Status:
Color: ■
Layer:
Space:

Review Comment: Per table 15-3 an IL zone requires a street frontage of 50'. Our records indicate the lot has 0' of street frontage. You may wish to seek a variance to allow the use with a frontage of 0'. If so contact the Tulsa Planning Office for further instruction at 918-596-7526 or Planning@cityoftulsa.org

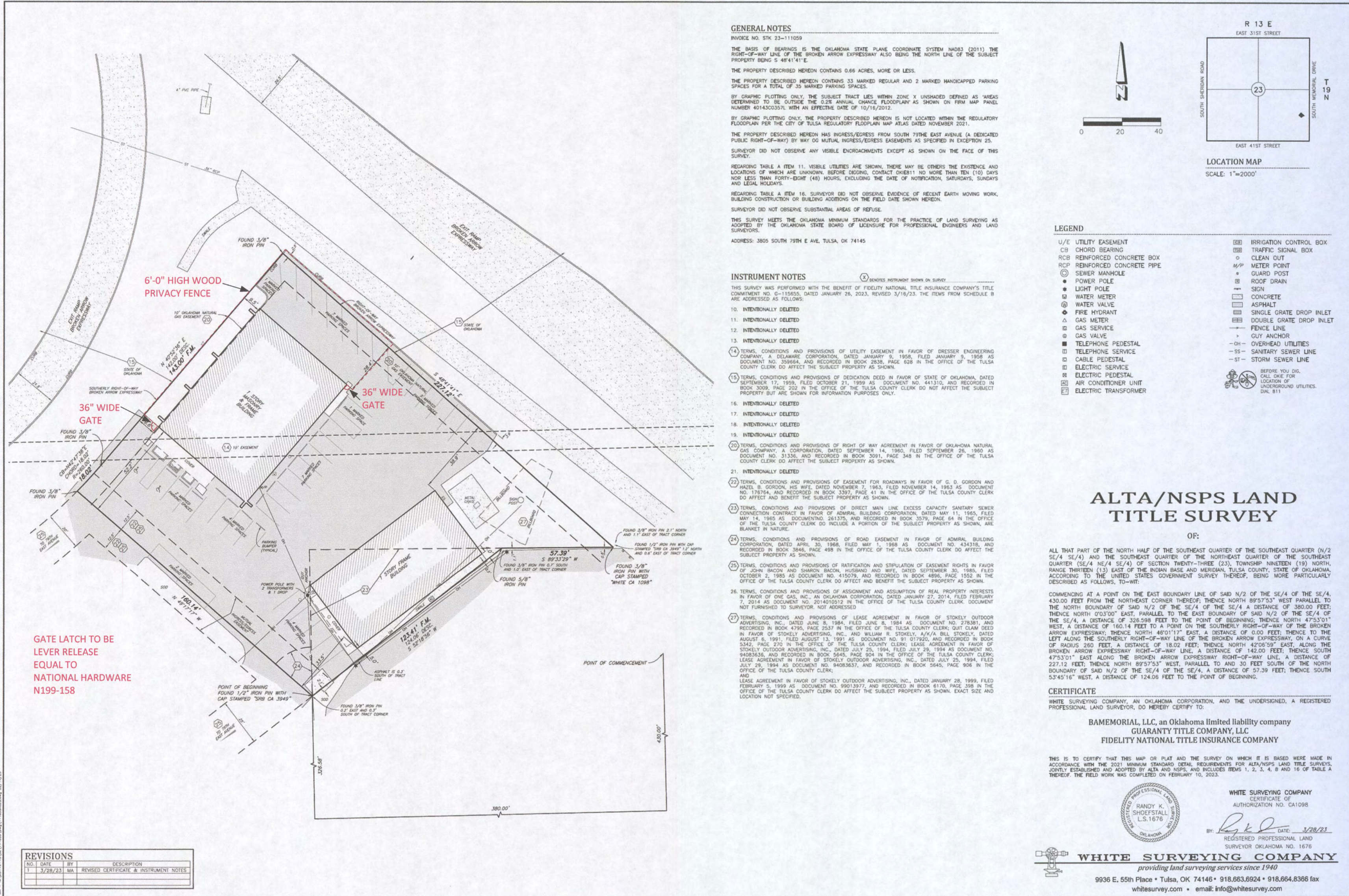
12.10

WATCH US GROW
EARLY LEARNING CENTER

3805 SUTH 79th AVENUE EAST
TULSA, OKLAHOMA

DRAWING INDEX

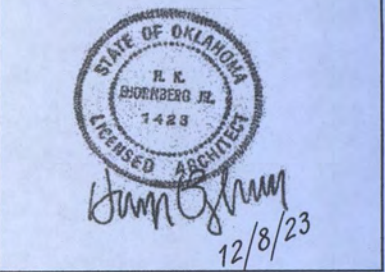
- A-000 COVER SHEET AND SITE PLAN
- A-100 FLOOR PLAN, CEILING PLAN AND LIFE SAFETY PLAN
- WHITE ALTA SURVEY



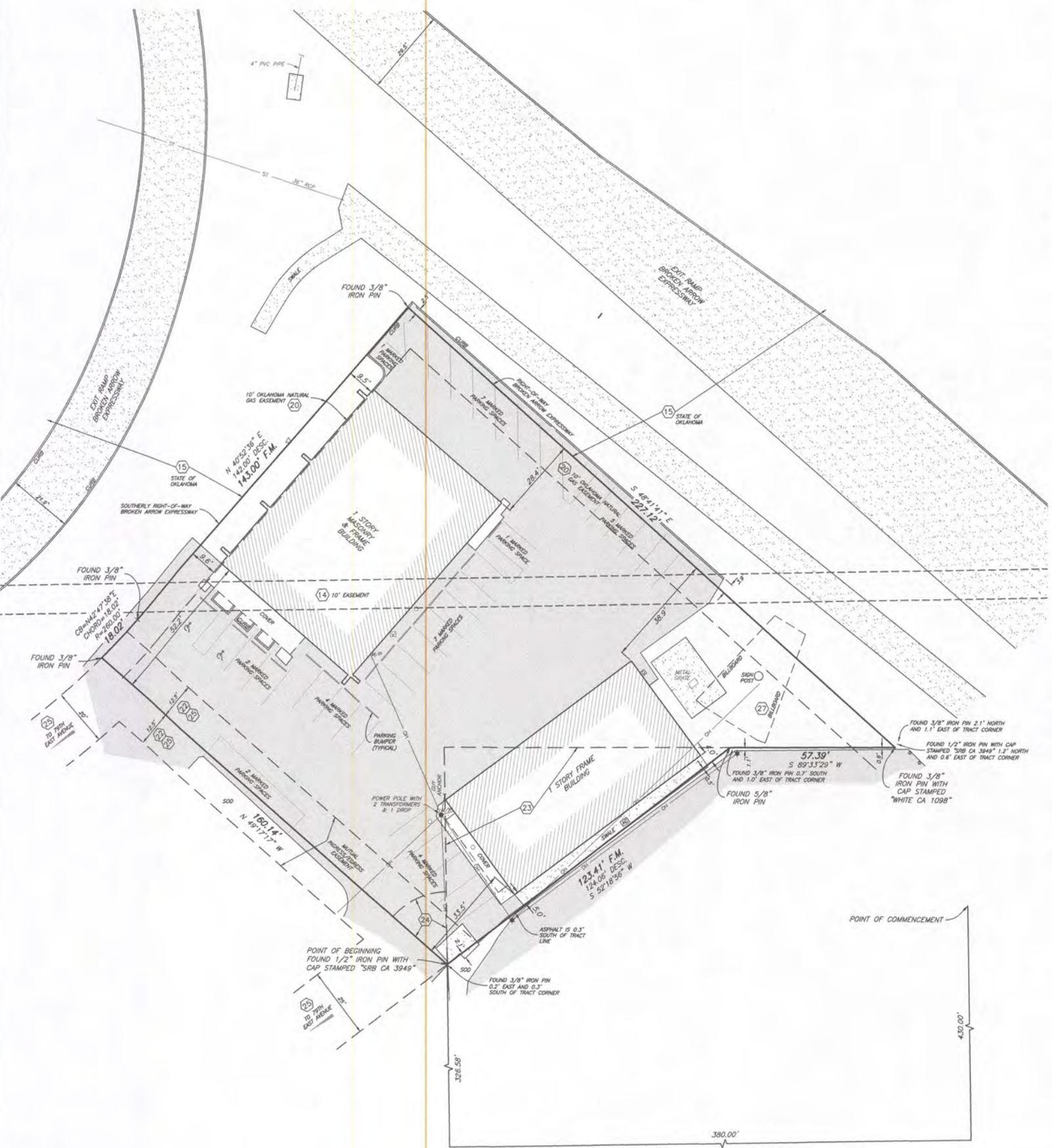
REVISIONS		REMARKS
MM/DD/YY		
1		
2		
3		
4		
5		

WATCH US GROW
EARLY LEARNING CENTER
3805 SOUTH 79th AVENUE EAST
TULSA, OKLAHOMA

ARCHITECT
HARRY BJORNBERG
4853 S SHERIDAN RD,
TULSA OK 74145
918-724-4472
hbjorn@ewcincorporated.com



COVER SHEET
A-000



GENERAL NOTES

INVOICE NO. STK 23-111059

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) THE RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY ALSO BEING THE NORTH LINE OF THE SUBJECT PROPERTY BEING S 48°41'41"E.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.66 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS 33 MARKED REGULAR AND 2 MARKED HANDICAPPED PARKING SPACES FOR A TOTAL OF 35 MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X, UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0357L WITH AN EFFECTIVE DATE OF 10/16/2012.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED NOVEMBER 2021.

THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM SOUTH 79TH EAST AVENUE (A DEDICATED PUBLIC RIGHT-OF-WAY) BY WAY OF MUTUAL INGRESS/EGRESS EASEMENTS AS SPECIFIED IN EXCEPTION 25.

SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE FACE OF THIS SURVEY.

REGARDING TABLE A ITEM 11, VISIBLE UTILITIES ARE SHOWN, THERE MAY BE OTHERS THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. BEFORE DIGGING, CONTACT OKIE11 NO MORE THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) HOURS, EXCLUDING THE DATE OF NOTIFICATION, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS.

REGARDING TABLE A ITEM 16, SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE FIELD DATE SHOWN HEREON.

SURVEYOR DID NOT OBSERVE SUBSTANTIAL AREAS OF REFUSE.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ADDRESS: 3805 SOUTH 79TH E AVE, TULSA, OK 74145

INSTRUMENT NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. C-115655, DATED JANUARY 26, 2023, REVISED 3/16/23. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

10. INTENTIONALLY DELETED

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT IN FAVOR OF DRESSER ENGINEERING COMPANY, A DELAWARE CORPORATION, DATED JANUARY 9, 1958, FILED JANUARY 9, 1958 AS DOCUMENT NO. 359664, AND RECORDED IN BOOK 2838, PAGE 626 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT THE SUBJECT PROPERTY AS SHOWN.

15. TERMS, CONDITIONS AND PROVISIONS OF DEDICATION DEED IN FAVOR OF STATE OF OKLAHOMA, DATED SEPTEMBER 17, 1959, FILED OCTOBER 21, 1959 AS DOCUMENT NO. 441310, AND RECORDED IN BOOK 3009, PAGE 202 IN THE OFFICE OF THE TULSA COUNTY CLERK DO NOT AFFECT THE SUBJECT PROPERTY BUT ARE SHOWN FOR INFORMATION PURPOSES ONLY.

16. INTENTIONALLY DELETED

17. INTENTIONALLY DELETED

18. INTENTIONALLY DELETED

19. INTENTIONALLY DELETED

20. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A CORPORATION, DATED SEPTEMBER 14, 1960, FILED SEPTEMBER 28, 1960 AS DOCUMENT NO. 31336, AND RECORDED IN BOOK 3091, PAGE 348 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT THE SUBJECT PROPERTY AS SHOWN.

21. INTENTIONALLY DELETED

22. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT FOR ROADWAYS IN FAVOR OF G. D. GORDON AND HAZEL B. GORDON, HIS WIFE, DATED NOVEMBER 7, 1963, FILED NOVEMBER 14, 1963 AS DOCUMENT NO. 176764, AND RECORDED IN BOOK 3397, PAGE 41 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AS SHOWN.

23. TERMS, CONDITIONS AND PROVISIONS OF DIRECT MAIN LINE EXCESS CAPACITY SANITARY SEWER CONNECTION CONTRACT IN FAVOR OF ADMIRAL BUILDING CORPORATION, DATED MAY 11, 1965, FILED MAY 14, 1965 AS DOCUMENT NO. 281375, AND RECORDED IN BOOK 3579, PAGE 64 IN THE OFFICE OF THE TULSA COUNTY CLERK DO INCLUDE A PORTION OF THE SUBJECT PROPERTY AS SHOWN, ARE BLANKET IN NATURE.

24. TERMS, CONDITIONS AND PROVISIONS OF ROAD EASEMENT IN FAVOR OF ADMIRAL BUILDING CORPORATION, DATED APRIL 30, 1968, FILED MAY 1, 1968 AS DOCUMENT NO. 434318, AND RECORDED IN BOOK 3846, PAGE 498 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT THE SUBJECT PROPERTY AS SHOWN.

25. TERMS, CONDITIONS AND PROVISIONS OF RATIFICATION AND STIPULATION OF EASEMENT RIGHTS IN FAVOR OF JOHN BACON AND SHARON BACON, HUSBAND AND WIFE, DATED SEPTEMBER 30, 1985, FILED OCTOBER 2, 1985 AS DOCUMENT NO. 415079, AND RECORDED IN BOOK 4896, PAGE 1552 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AS SHOWN.

26. TERMS, CONDITIONS AND PROVISIONS OF ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., AN OKLAHOMA CORPORATION, DATED JANUARY 27, 2014, FILED FEBRUARY 7, 2014 AS DOCUMENT NO. 2014010512 IN THE OFFICE OF THE TULSA COUNTY CLERK. DOCUMENT NOT FURNISHED TO SURVEYOR. NOT ADDRESSED.

27. TERMS, CONDITIONS AND PROVISIONS OF LEASE AGREEMENT IN FAVOR OF STOKELY OUTDOOR ADVERTISING, INC., DATED JUNE 8, 1984, FILED JUNE 8, 1984 AS DOCUMENT NO. 278381, AND RECORDED IN BOOK 4795, PAGE 2537 IN THE OFFICE OF THE TULSA COUNTY CLERK; QUIT CLAIM DEED IN FAVOR OF STOKELY ADVERTISING, INC., AND WILLIAM R. STOKELY, A/K/A BILL STOKELY, DATED AUGUST 8, 1991, FILED AUGUST 13, 1991 AS DOCUMENT NO. 91 017920, AND RECORDED IN BOOK 5342, PAGE 270 IN THE OFFICE OF THE TULSA COUNTY CLERK; LEASE AGREEMENT IN FAVOR OF STOKELY OUTDOOR ADVERTISING, INC., DATED JULY 25, 1994, FILED JULY 29, 1994 AS DOCUMENT NO. 94083636, AND RECORDED IN BOOK 5645, PAGE 904 IN THE OFFICE OF THE TULSA COUNTY CLERK; LEASE AGREEMENT IN FAVOR OF STOKELY OUTDOOR ADVERTISING, INC., DATED JULY 25, 1994, FILED JULY 29, 1994 AS DOCUMENT NO. 94083637, AND RECORDED IN BOOK 5645, PAGE 906 IN THE OFFICE OF THE TULSA COUNTY CLERK; AND LEASE AGREEMENT IN FAVOR OF STOKELY OUTDOOR ADVERTISING, INC., DATED JANUARY 28, 1999, FILED FEBRUARY 5, 1999 AS DOCUMENT NO. 99013977, AND RECORDED IN BOOK 6170, PAGE 398 IN THE OFFICE OF THE TULSA COUNTY CLERK DO AFFECT THE SUBJECT PROPERTY AS SHOWN, EXACT SIZE AND LOCATION NOT SPECIFIED.

LEGEND

U/E UTILITY EASEMENT	IRIGATION CONTROL BOX
CB CHORD BEARING	TRAFFIC SIGNAL BOX
RCB REINFORCED CONCRETE BOX	CLEAN OUT
RCP REINFORCED CONCRETE PIPE	METER POINT
SEWER MANHOLE	GUARD POST
POWER POLE	ROOF DRAIN
LIGHT POLE	SIGN
WATER METER	CONCRETE
WATER VALVE	ASPHALT
FIRE HYDRANT	SINGLE GRATE DROP INLET
GAS METER	DOUBLE GRATE DROP INLET
GAS SERVICE	FENCE LINE
GAS VALVE	GUY ANCHOR
TELEPHONE PEDESTAL	OVERHEAD UTILITIES
TELEPHONE SERVICE	SANITARY SEWER LINE
CABLE PEDESTAL	STORM SEWER LINE
ELECTRIC SERVICE	
ELECTRIC PEDESTAL	
AIR CONDITIONER UNIT	
ELECTRIC TRANSFORMER	

BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811

ALTA/NSPS LAND TITLE SURVEY

OF:

ALL THAT PART OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER (N/2 SE/4 SE/4) AND THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER (SE/4 NE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE EAST BOUNDARY LINE OF SAID N/2 OF THE SE/4 OF THE SE/4, 430.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°57'53" WEST PARALLEL TO THE NORTH BOUNDARY OF SAID N/2 OF THE SE/4 OF THE SE/4 A DISTANCE OF 380.00 FEET; THENCE NORTH 0°03'00" EAST, PARALLEL TO THE EAST BOUNDARY OF SAID N/2 OF THE SE/4 OF THE SE/4, A DISTANCE OF 326.598 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°53'01" WEST, A DISTANCE OF 160.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE BROKEN ARROW EXPRESSWAY; THENCE NORTH 46°01'17" EAST, A DISTANCE OF 0.00 FEET; THENCE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY, ON A CURVE OF RADIUS 260 FEET, A DISTANCE OF 18.02 FEET; THENCE NORTH 42°06'59" EAST, ALONG THE BROKEN ARROW EXPRESSWAY RIGHT-OF-WAY LINE, A DISTANCE OF 142.00 FEET; THENCE SOUTH 47°53'01" EAST ALONG THE BROKEN ARROW EXPRESSWAY RIGHT-OF-WAY LINE, A DISTANCE OF 227.12 FEET; THENCE NORTH 89°57'53" WEST, PARALLEL TO AND 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID N/2 OF THE SE/4 OF THE SE/4, A DISTANCE OF 57.39 FEET; THENCE SOUTH 53°45'16" WEST, A DISTANCE OF 124.06 FEET TO THE POINT OF BEGINNING.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

BAMEMORIAL, LLC, an Oklahoma limited liability company
GUARANTY TITLE COMPANY, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2023.

WHITE SURVEYING COMPANY
providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax
whitesurvey.com • email: info@whitesurvey.com

REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1676

DATE: 3/28/23

BY:

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098

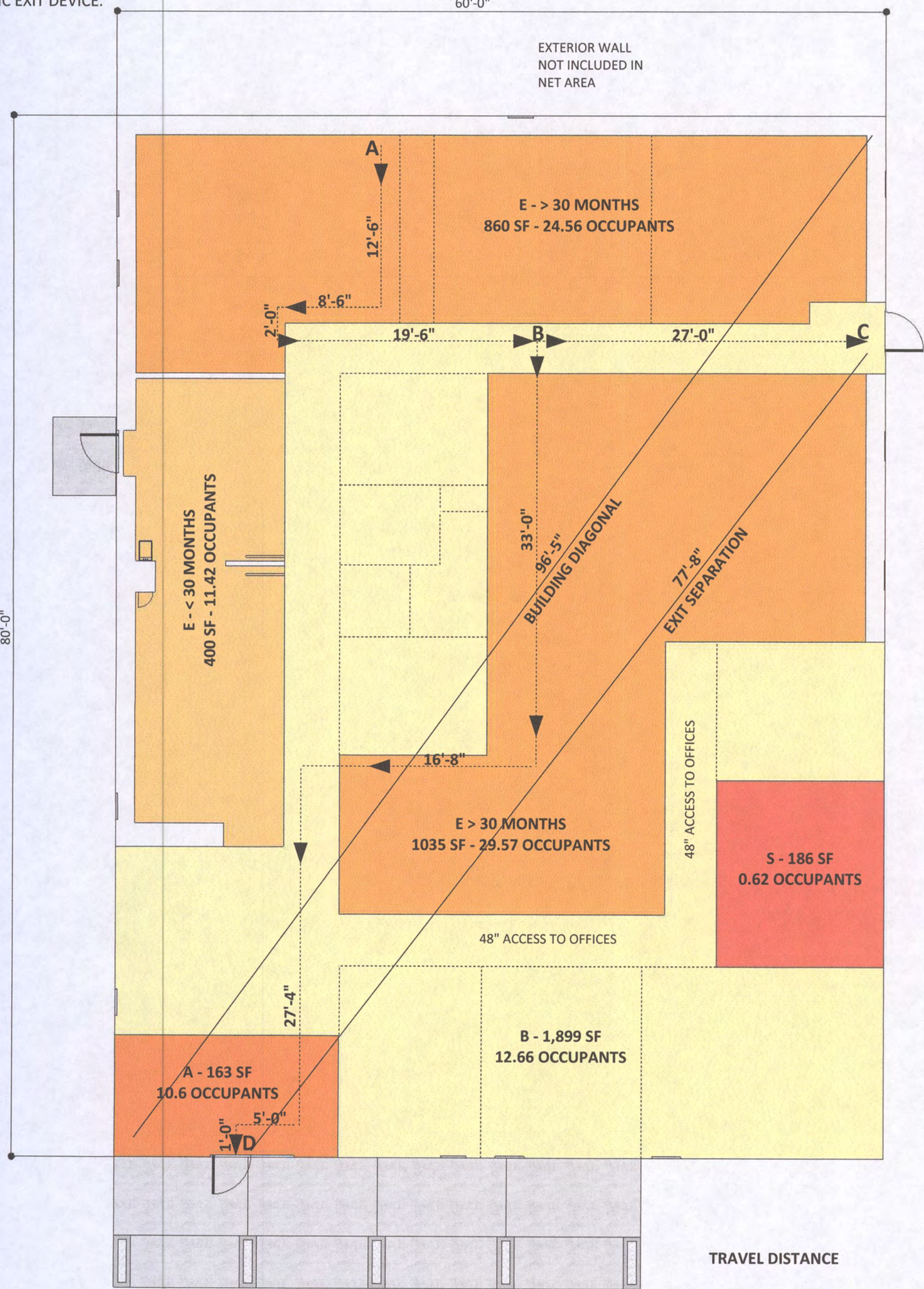
RANDY K. SHOEFSTALL
L.S. 1676

MA - N:\32-19-13\STK\111059\Draw\111059M023.dwg 02/14/23

REVISIONS				
NO.	DATE	BY	DESCRIPTION	
1	3/28/23	MA	REVISED CERTIFICATE & INSTRUMENT NOTES	

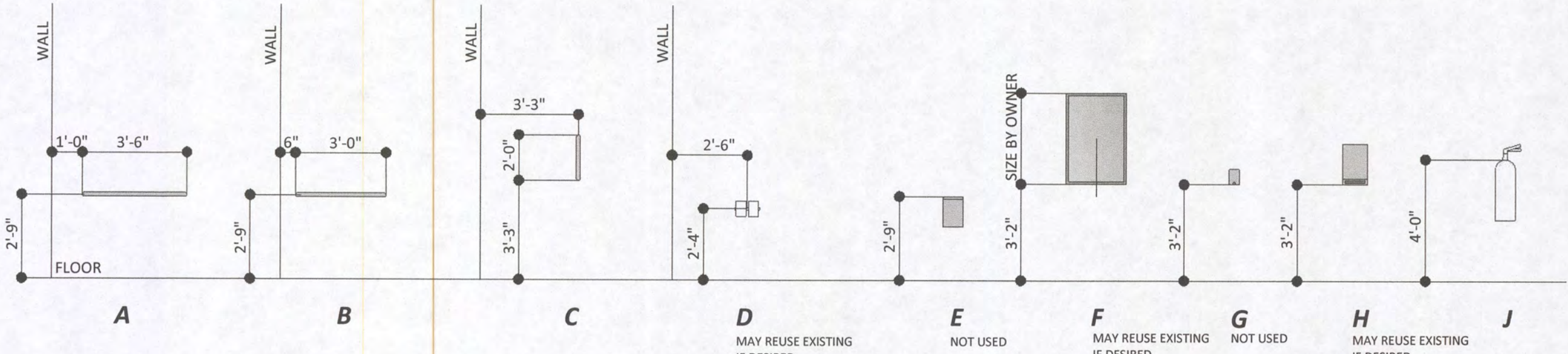
- DOOR NOTES
- EXISTING HOLLOW CORE WOOD DOOR.
REMOVE EXISTING PRIVACY SET. PROVIDE
NEW LEVER HANDLE PRIVACY SET. BRONZE
FINISH TO MATCH EXISTING.
 - EXISTING 30" W HOLLOW CORE WOOD DOOR.
REMOVE DOOR AND FRAME. WIDEN OPENING
TO FIT 36" W DOOR AND FRAME. PROVIDE
NEW 36" W HOLLOW CORE DOOR AND KD
DRYWALL FRAME. PROVIDE LEVER HANDLE
PRIVACY SET.
 - EXISTING 32" HOLLOW CORE WOOD DOOR.
REMOVE DOOR AND FRAME. WIDEN OPENING
TO FIT 36" W DOOR AND FRAME. PROVIDE
NEW 36" W HOLLOW CORE DOOR AND KD
DRYWALL FRAME. PROVIDE LEVER HANDLE
PRIVACY SET.
 - EXISTING 36" RAISED PANEL WOOD DOOR.
REMOVE DOOR AND FRAME. PROVIDE NEW
SOLID CORE WOOD DOOR AND HOLLOW METAL
KD DRYWALL FRAME. PROVIDE LEVER HANDLE
PASSAGE SET. DOOR AND FRAM ASSEMBLY IS
TO BE UL 20 MINUTE RATED.
 - EXISTING 36" W ALUMINUM STOREFRONT
DOOR.
ADD PANIC EXIT DEVICE.
 - EXISTING 36" W HOLLOW METAL DOOR.
ADD PANIC EXIT DEVICE.

	EXTERIOR WALL NOT INCLUDED IN NET AREA	258 SF	
	RECEPTION	163 SF	10.86 OCCUPANTS
	DAYCARE 0-30 MONTHS	400 SF	11.42 OCCUPANTS
	DAYCARE 30-60 MONTHS	1,894 SF	54.11 OCCUPANTS
	BUSINESS USE OFFICES, TOILETS AND CORRIDORS	1,899 SF	12.66 OCCUPANTS
	STORAGE USE	186 SF	00.62 OCCUPANTS
	TOTAL	4,800 SF	90.00 OCCUPANTS



A-3 LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

A-B	42'-6"	COMMON PATH
B-C	27'-0"	
A-C	74'-6"	
B-D	73'-0"	
A-D	115'-6"	

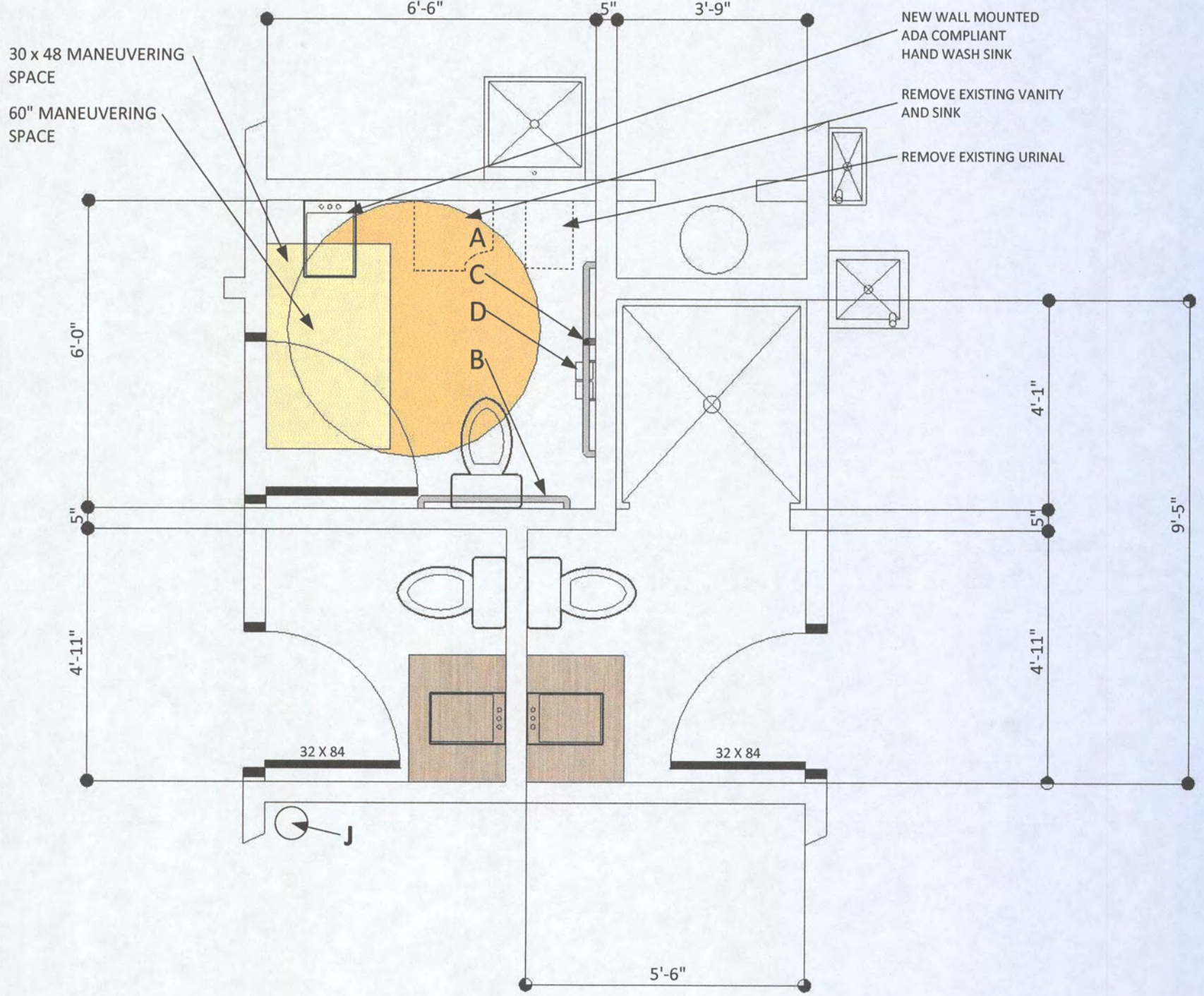


A-2 FLOOR PLAN
SCALE: 1/8"=1'-0"

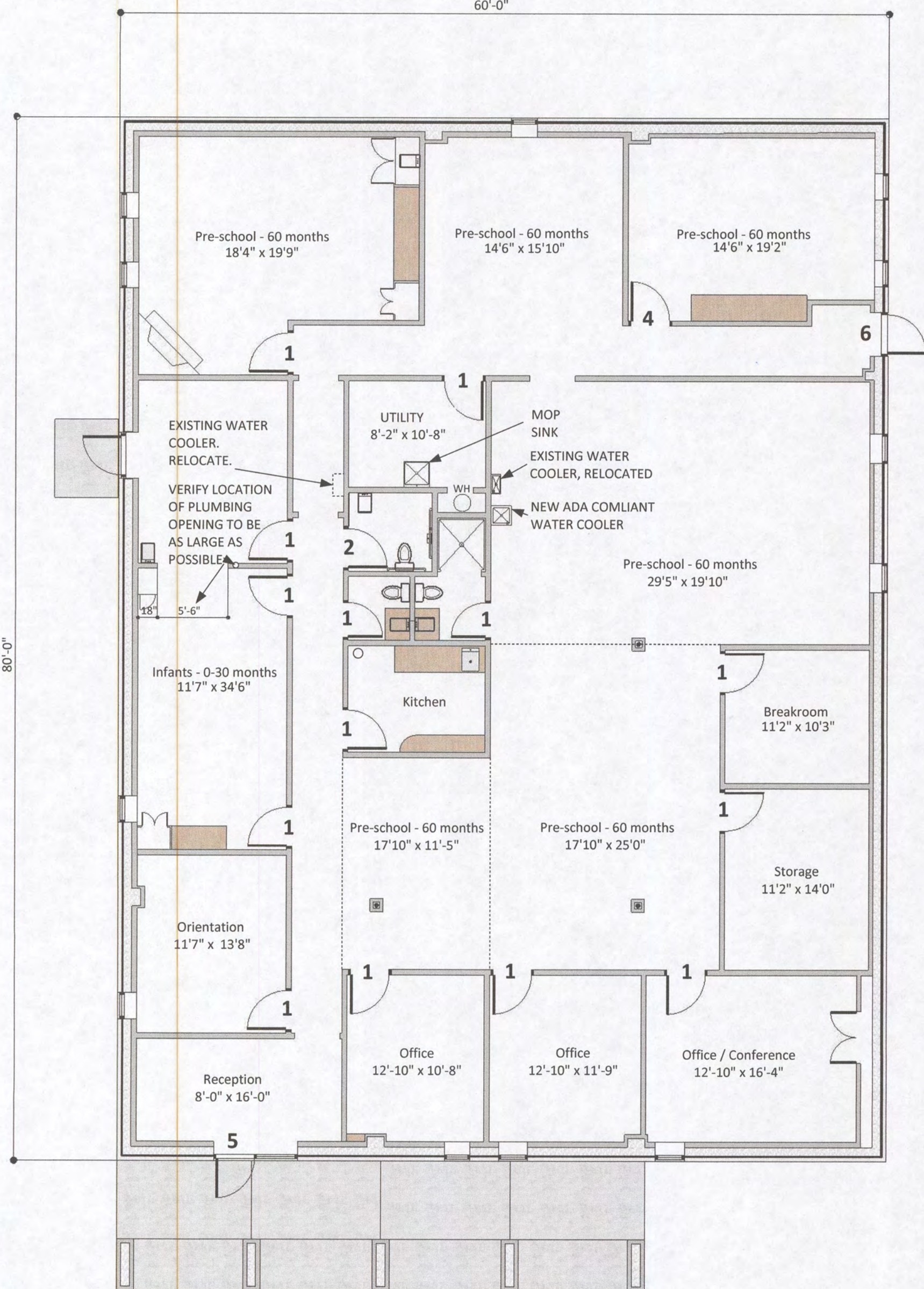
ACCESSORY SCHEDULE

A	42" GRABBAR	#832	
B	36" GRABBAR	#832	
C	18" GRABBAR	#832	
D	TISSUE DISPENSER	#5263	16"H x 6"W x 4"D
E	NAPKIN DISPOSAL	#4722-15	15"H x 11"W x 4"D
F	MIRROR	#780-1830	18"W x 30" H
G	SOAP DISPENSER	#6562-13	8"H x 5"W x 3"D
H	TOWEL DISPENSER	#2493	16"H x 11"W x 9"D
J	FIRE EXTINGUISHER	5# TYPE ABC, SURFACE MOUNTED	

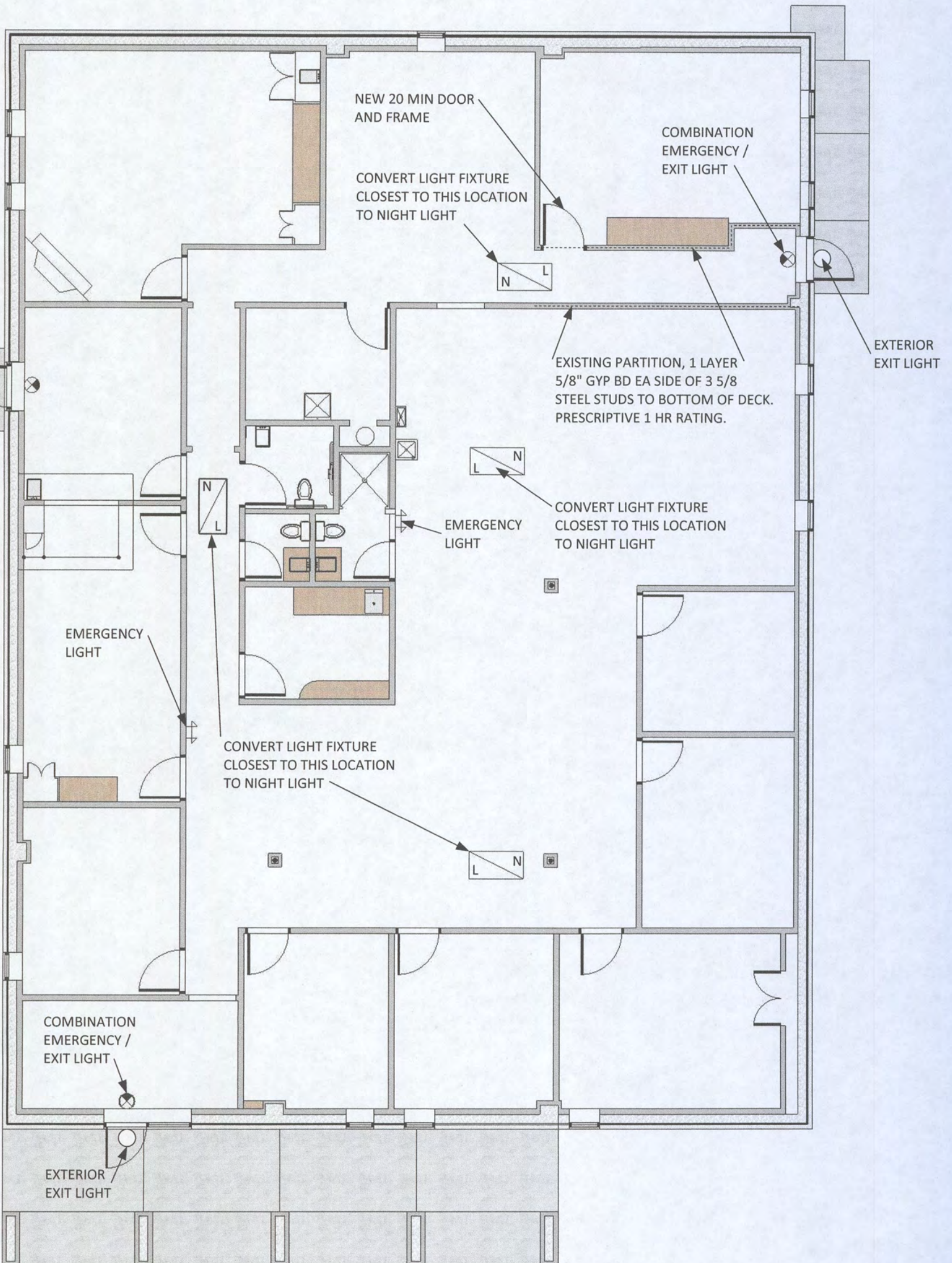
TOILET ACCESSORIES SHOWN ARE BY BRADLEY.
FINAL SELECTIONS TO BE MADE BY THE OWNER



A-4 TOILET PLAN
SCALE: 3/8"=1'-0"



A-1 CEILING PLAN
SCALE: 1/8"=1'-0"



WATCH US GROW
EARLY LEARNING CENTER
3805 SOUTH 79th AVENUE EAST
TULSA, OKLAHOMA

ARCHITECT
HARRY BJORNBERG
4853 S SHERIDAN RD,
TULSA OK 74145
918-724-4472
hbjorn@ewc1incorporated.com

