



Board of Adjustment

**Staff Report
BOA-23873**

Hearing Date: April 8, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

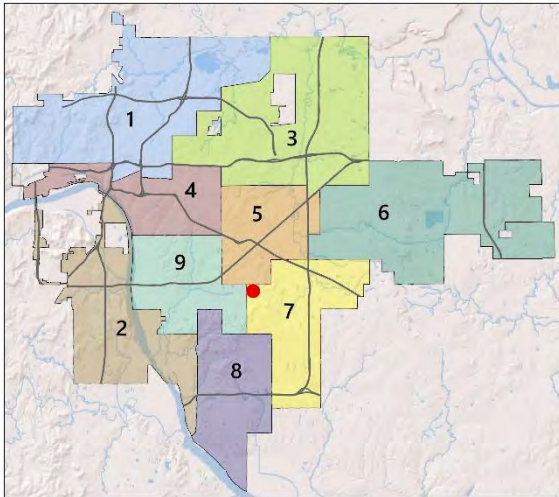
Applicant: GH2 Architects
Property Owner: Farm Tulsa Partners LLC

Property Location

6570 East 51st Street South
Tract Size: ±12.97 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter-Wright
County Commission: District 2, Lonnie Sims

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 Public, Civic, Institutional/ Governmental Service use in the CS district (Section 15.020, Table 15-2).

Zoning

Zoning District: CS
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Local Center
Small Area Plans: N/A
Development Era: Late Automobile Era

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: Multi-Modal Street
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks
Planned Bike/Ped Facilities: Bike Corridor

Environment

Flood Area: Tulsa Regulatory Floodplain, FEMA 500-Year Floodplain
Tree Canopy Coverage: 10-19%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to permit a Public, Civic, Institutional/Governmental Service use in the CS district (Section 15.020, Table 15-2). The proposed use is to accommodate Service Oklahoma, which provides drivers’ licenses and other related services.

Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with [Table 15-2](#).

Table 15-2: O, C and I District Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												

PUBLIC, CIVIC AND INSTITUTIONAL												
Airport	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	Section 40.150
College or University	S	P	P	P	P	P	P	P	S	S	S	Section 40.070
Day Care												
Family Child Care Home	P	P	P	P	P	P	P	P	S	S	S	Section 40.120
Child Care Center	P	P	P	P	P	P	P	P	S	S	S	Section 40.120
Detention and Correctional Facility	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Fraternal Organization	S	S	S	S	S	S	S	S	S	S	S	
Governmental Service or Similar Functions	S	S	S	S	S	S	S	S	S	S	S	

Relevant Case History

- BOA-05736, February 6, 1968; The board of adjustment determined that the existing retail use would be considered a continued non-conforming use in the U-1B district.
- BOA-21476, September 25, 2012; The board of adjustment verified the 300 foot spacing requirement of a liquor store from blood banks, plasma centers, day labor hiring centers, bail bond offices, pawn shops, and other liquor stores.
- BOA-23712, June 11, 2024; The board of adjustment voted to approve a special exception to permit an Animal Service/ Boarding or Shelter use in the CS district.

Comprehensive Plan Considerations

Land Use Plan

The property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Local Center	Commercial
East	RS-3	Neighborhood	Residential
South	OL	Local Center	Commercial
West	RS-2/CS	Neighborhood/Local Center	Residential/Commercial

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 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: East 51st Street South runs parallel to the north side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet. South Sheridan Road runs parallel to the west side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: East 51st Street South is designated as a 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: Regular Route 450 runs along East 51st Street South.

Existing Bike/Ped Facilities: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: The 2015 GOPlan recommends a Bike Corridor along East 51st Street South.

Arterial Traffic per Lane: East 51st Street South has an average annual daily traffic (AADT) of 4,659 vehicles per lane. South Sheridan Road has an AADT of 6,016 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is partially located within a Tulsa Regulatory Floodplain and the FEMA 500-year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 17%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a special exception to permit a Public, Civic, Institutional/Governmental Service use in the CS district (Section 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): _____.

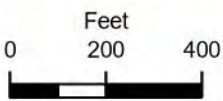
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LTS 1 2 & N/2 LT 3 LESS N290 W180 LT 1, THE FARM, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



 Subject Tract

BOA-23873

19-13 35

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

Aerial Photo Date: 2025



7.5



E 51ST ST S

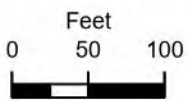
E 51ST PL S

S SHERIDAN RD

S 67TH PL

E 53RD ST S

E 53RD ST S



Subject Tract

BOA-23873

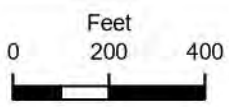
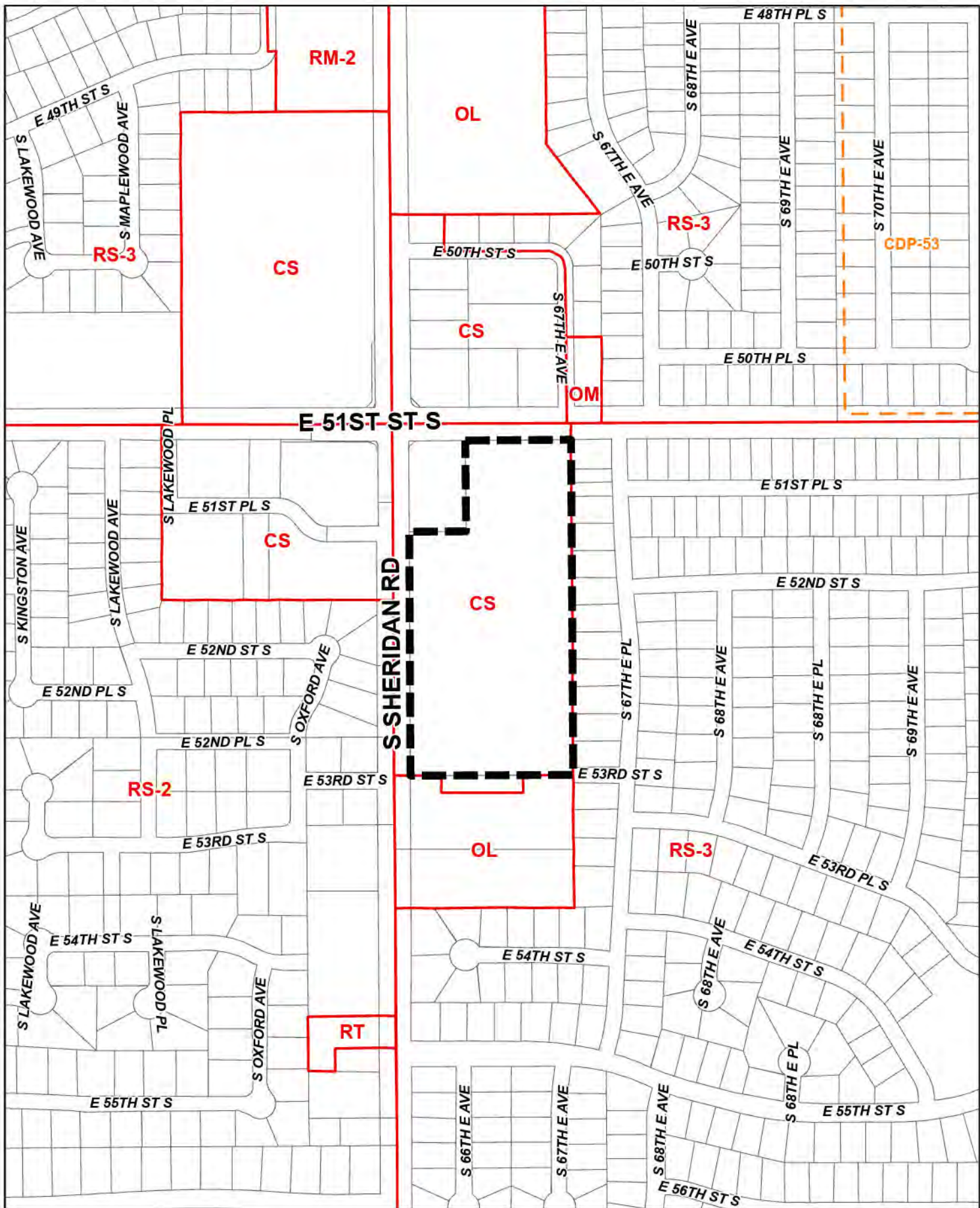
19-13 35

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

Aerial Photo Date: 2025



7.6



 Subject Tract

BOA-23873

19-13 35



Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

Service Oklahoma provides the community with easy access to driver licenses, disability parking placards, car registrations.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The intended use is compatible with the current retail and services currently occupied within this shopping center. The hours of operation will be aligned with the current tenants and the intensity of customer traffic is expected to be comparable to the existing tenant traffic. The intended use will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

Description of Use per the Applicant :

Service Oklahoma

Most locations are open from 7:00-5:30

One-stop-shop to navigate government services effortlessly, including:

Driver License & ID Cards

Auto & Vehicle Services

Births, Relationships, & Deaths

Business, Industries, & Employment

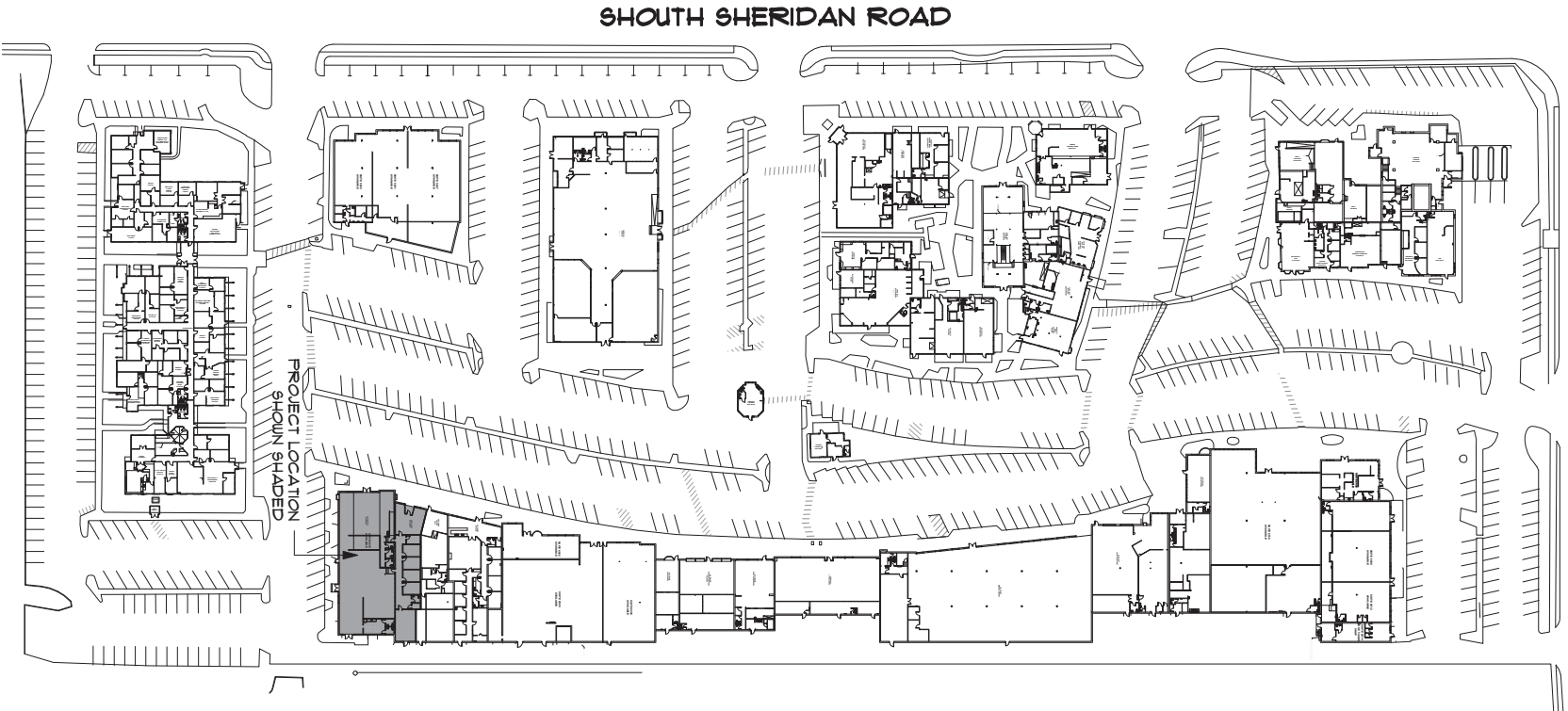
Health & Care

Boating, Hunting, & Fishing

Housing & Property

Legal & Police Services

EAST 51ST STREET



SHOUTH SHERIDAN ROAD

GH2
ARCHITECTS

SERVICE OKLAHOMA
FARM SHOPPING CENTER
SITE PLAN
SCALE: 1" = 100'-0"

PROJECT #: 20240314
ISSUE DATE: 02/28/25
SHEET NUMBER:
BOA1
© 2021 COMPANIONFORM ARCHITECTS, LLC



GH2
ARCHITECTS

SERVICE OKLAHOMA
WEST AND SOUTH ELEVATIONS
FARM SHOPPING CENTER
SCALE: As indicated

PROJECT #: 20240314

ISSUE DATE:
02/28/25

SHEET NUMBER:

BOA2

© 2022 COPYRIGHT GH2 ARCHITECTS, LLC

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDC-204823-2025 (6516 E 51ST ST S Tulsa, OK 74145) Markup Summary #1

BLDC-204823-2025 (3)



Subject: BLDC-204823-2025
Page Label: 2
Author: Barbara
Date: 2/6/2025 2:28:38 PM
Status:
Color: ■
Layer:
Space:

The permit address for the proposed renovation indicates that the work is to be completed at a different location / the permit application address does not match the address on the architectural plans. The address on the architectural plans is shown in a record search to have two units: A and B. The proposed plans indicate that Units A and B are to be combined into one unit. The permit address and the architectural plan address must match.
REVIEW COMMENT: combine the addresses for Unit A and Unit B by contacting the City of Tulsa at addresschange@cityoftulsa.org . Following the address combination, contact the Permit Center to correct / update the project application address.



Subject: BLDC-204823-2025
Page Label: 2
Author: Barbara
Date: 2/6/2025 2:27:37 PM
Status:
Color: ■
Layer:
Space:

Sec.15.020-C Table 15-2: The proposed governmental service office is categorized as Public, Civic, Institutional / Government Service use and is a located in a CS zoning district. This stated use is only permitted in a CS zoning district by Special Exception.
REVIEW COMMENT: All applications for Special Exception must be heard by the City of Tulsa Board of Adjustment (BOA) per Sec.70.120 Special Exceptions. If approved by the BOA, two copies of the Special Exception shall be submitted as a revision to this application.

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: BLDC-204823-2025
Page Label: 1
Author: Adam Murray
Date: 2/20/2025 12:27:15 PM
Status:
Color: ■
Layer:
Space:

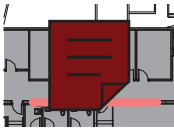
The permit address indicates the work is to be completed at a different location. The permit application address does not match the address on the architectural plans.

Note (11)



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 6:41:32 AM
Status:
Color: ■
Layer:
Space:

Section 107.2.1-Information on Construction Documents. Address on plan title block does not match permit application address. Please provide consistent and accurate information concerning the address.



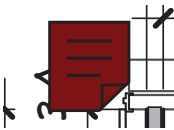
Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 6:44:23 AM
Status:
Color: ■
Layer:
Space:

Table 506.2-Allowable Area. Please provide the layout of all firewall separation and wall fire-resistance ratings (hours). Location of wall demolition appears to possibly be existing separation of fire areas.



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 8:02:36 AM
Status:
Color: ■
Layer:
Space:

Table 706.4-Fire Wall Fire-Resistant Ratings. This table requires fire walls to have a 3 hour rating for B occupancies, please show location of fire walls for compliance with building area requirements and provide opening protection (3hr) in accordance with Table 716.1(2)-Opening Fire Protection Assemblies, Ratings and Markings.



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 10:19:40 AM
Status:
Color: ■
Layer:
Space:

ICC A117.1-2009 Section 405.7.3-Length. This section requires ramp landings to have a clear length of 60 inches. Door(113A) swinging into the 60 inch clear length is non-compliant.

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



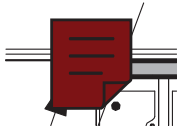
Subject: Note
Page Label: 2
Author: rroan
Date: 2/19/2025 2:05:24 PM
Status:
Color: ■
Layer:
Space:

Please note on plans the ramp barrier shall be constructed so that the barrier prevents the passage of a 4-inch-diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface.



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 8:28:20 AM
Status:
Color: ■
Layer:
Space:

Table 1004.5-Maximum Floor Area Allowances Per Occupant. Please provide a furniture plan for entry, testing, workroom and open offices so an accurate occupant load can be determined.



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 6:40:20 AM
Status:
Color: ■
Layer:
Space:

ICC A117.1-2009 Section 307.2-Protrusion Limits. Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into the circulation path. Please provide a wing wall on the west side of the drinking fountains or provide a cane skirt.



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 10:20:58 AM
Status:
Color: ■
Layer:
Space:

Section 1010.1.2.1-Direction of Swing. This section requires swinging doors in areas serving an occupant load of 50 or more to swing in the direction of egress. Workroom door swings in wrong direction now that the tenant space has expanded and likely has an occupant load greater than 50 people.

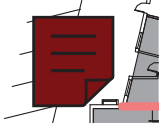


Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 10:15:59 AM
Status:
Color: ■
Layer:
Space:

Section 1008.3.2-Buildings. This section requires an emergency electrical system shall automatically illuminate exterior landings. Please indicate exterior egress emergency lighting on plans.

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Note
Page Label: 2
Author: rroan
Date: 2/20/2025 10:25:09 AM
Status:
Color: ■
Layer:
Space:

Section 1106.1-Required. Where parking is provided, accessible parking shall be provided. Please provide details of accessible parking including adjacent access aisles. Spaces should be in compliance with ICC A117.1-2009 Section 502



Subject: Note
Page Label: 1
Author: Adam Murray
Date: 2/20/2025 12:27:41 PM
Status:
Color: ■
Layer:
Space:

Section 107.2.1-Information on Construction Documents. Address on plan title block does not match permit application address. Please provide consistent and accurate information concerning the address.

FARM SHOPPING CENTER

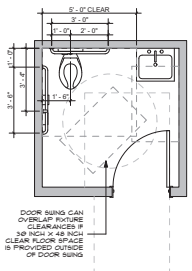
SERVICE OKLAHOMA

PERMIT DRAWINGS

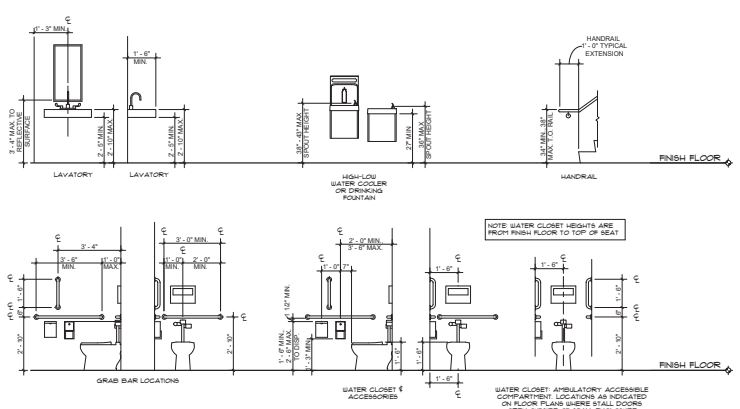
01/31/25



RESTROOM ANCH PLAN



MISCELLANEOUS ACCESSORIES, TOILET ACCESSORIES AND FIXTURES



- NOTES**
1. MOUNTING HEIGHTS SHOWN ARE FOR ALL ACCESSORIES AND FIXTURES REQUIRED, UNLESS NOTED OTHERWISE OR DIMENSIONED ON DRAWINGS FOR SPECIFIC CONDITIONS.
 2. CLEARANCES, MOUNTING HEIGHTS, AND LOCATIONS INDICATED APPLY TO SPECIFIC LOCATIONS THROUGHOUT PROJECT WHERE FIXTURES OCCUR. REFER TO FLOOR PLANS, ENLARGED FLOOR PLANS, JAPAN SERIES AND INTERIOR ELEVATIONS FOR FUTURE LOCATIONS AND ADDITIONAL INFORMATION.
 3. B.F. - DENOTES ACCESSIBLE BARRIER FREE REQUIREMENTS.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
CV	COVER
41	PERMIT PLAN



DOOR SCHEDULE							COMMENTS	DOOR NO.
NO.	DOOR NO.	ROOM	DOOR	FRAME	MATERIAL	FINISH		
01	01	OFFICE	3'-0" x 7'-0"	1'-0"	4M	01	01	
02	02	MEN	3'-0" x 7'-0"	1'-0"	4M	02	02	
03	03	WOMEN	3'-0" x 7'-0"	1'-0"	4M	03	03	
04	04	JAN	3'-0" x 7'-0"	1'-0"	4M	04	04	
05	05	MEN	3'-0" x 7'-0"	1'-0"	4M	05	05	
06	06	WOMEN	3'-0" x 7'-0"	1'-0"	4M	06	06	
07	07	CONFERENCE	3'-0" x 7'-0"	1'-0"	4M	07	07	
08	08	CONFERENCE	3'-0" x 7'-0"	1'-0"	4M	08	08	
09	09	OFFICE	3'-0" x 7'-0"	1'-0"	4M	09	09	
10	10	OFFICE	3'-0" x 7'-0"	1'-0"	4M	10	10	
11	11	OFFICE	3'-0" x 7'-0"	1'-0"	4M	11	11	
12	12	OFFICE	3'-0" x 7'-0"	1'-0"	4M	12	12	
13	13	OFFICE	3'-0" x 7'-0"	1'-0"	4M	13	13	
14	14	OFFICE	3'-0" x 7'-0"	1'-0"	4M	14	14	
15	15	OFFICE	3'-0" x 7'-0"	1'-0"	4M	15	15	
16	16	OFFICE	3'-0" x 7'-0"	1'-0"	4M	16	16	
17	17	OFFICE	3'-0" x 7'-0"	1'-0"	4M	17	17	
18	18	OFFICE	3'-0" x 7'-0"	1'-0"	4M	18	18	
19	19	OFFICE	3'-0" x 7'-0"	1'-0"	4M	19	19	
20	20	OFFICE	3'-0" x 7'-0"	1'-0"	4M	20	20	
21	21	OFFICE	3'-0" x 7'-0"	1'-0"	4M	21	21	
22	22	STOR	3'-0" x 7'-0"	1'-0"	4M	22	22	

DOOR GENERAL NOTES

- PAINT ALL HOLLOW METAL DOORS AND FRAMES, UNLESS NOTED OTHERWISE.
- COORDINATE ALL DETAILS WITH PARTITION TYPES, INTERIOR / EXTERIOR FINISHES AND CEILING CONDITIONS AS INDICATED ON FLOOR PLANS, CEILING PLANS, AND OTHER DRAWINGS.
- ALL DOORS, FRAMES AND HARDWARE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS, AS INDICATED.
- PROVIDE CONTIGUOUS SEALANT AT JOINTS BETWEEN DOOR / LIFE FRAMES AND ADJACENT SURFACES EACH SIDE OF ALL LEADS / LATCHES / KILLS AND AROUND THE BASE OF ALL DOOR FRAMES.
- GLASS TO BE TEMPLERED SAFETY GLAZING.

DOOR OPERATION NOTES

- DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE FOR OPERATION.
- DOORS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS OF ICC A117-109.5 FOR OPERATIONS.
- DOORS SHALL ALLOW FOR UNLATCHING WITHOUT MORE THAN ONE OPERATION.
- SEPARATE DOORS SHALL BE READY OPERABLE FROM THE EXTERIOR SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXISTING HARDWARE TO BE REPLACED AS NEEDED TO MEET ALL ACCESSIBILITY REQUIREMENTS.

PLAN LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL TO BE 3/8" METAL STUDS WITH 1/2" GYPSUM BOARD ON EACH SIDE UNLESS NOTED OTHERWISE
- DOOR REFERENCE DOOR SCHEDULE FOR NEW DOOR DOOR SIZES NOTED ON PLAN
- SPOT ELEVATION
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHT
- EMERGENCY LIGHT

GENERAL PROJECT NOTES

- GENERAL NOTES ARE TYPICAL FOR AREAS OF WORK.
- REFER TO COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL PROJECT NOTES.
- THE CONTRACT DOCUMENTS IN THEIR ENTIRETY ARE THE RESPONSIBILITY OF ALL TRADES. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR IS NOT RESPONSIBLE FOR PROVIDING COMPLETED AND OPERATIONAL FUNCTIONING SYSTEMS.
- ANY PRELIMINARY TESTS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR THE PROPER EXECUTION, INSTALLATION, OR PERFORMANCE OF THE WORK, SHALL BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT AND COORDINATION OF DIMENSIONS IN THE FIELD.
- THE PRESENCE OF THE ARCHITECT OR AN ARCHITECT'S REPRESENTATIVE ON THE JOB SITE DOES NOT IMPLY CONCURRENCE OR APPROVAL OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO OBTAIN THE ARCHITECT'S REVIEW AND APPROVAL.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN IF CRITICAL DIMENSIONS DO NOT APPEAR ON CONSTRUCTION DOCUMENTS, OR CONFLICT WITH DIMENSIONS ON OTHER DETAILS, NOTIFY THE ARCHITECT.
- VERIFY EQUIPMENT ROOM-IN DIMENSIONS WITH MANUFACTURER FOR EQUIPMENT THAT IS EXISTING, REUSED OR PURCHASED BY OWNER.
- ALL PENETRATIONS THROUGH FLOORS, WALLS AND RAISED ASSEMBLIES AS WELL AS ALONG SLAB PERIMETERS AND SEPARATION WALL PERIMETERS, SHALL BE SEALED AND PROTECTED TO PREVENT AIR, WATER, SOUND, AND FIRE PENETRATIONS. PROTECTIVE DEVICES HAVING THE SAME OR GREATER TESTED RATING AS THAT REQUIRED FOR THE PENETRATION. ALL PENETRATIONS TO BE PROTECTED TO MAINTAIN FIRE RATED ASSEMBLY INTEGRITY.
- PROVIDE ELECTRICAL PROTECTION / ISOLATION BETWEEN ALL DISSIPATIVE METALS, WHERE THEY OCCUR TO PREVENT ELECTROLYTIC REACTION AND / OR CORROSION.
- PROVIDE ADEQUATE BLOCKING, BRACING OR STRUCTURAL SUPPORT AS REQUIRED TO PROPERLY INSTALL ALL MOUNTED ASSEMBLIES, INCLUDING ALL ATTACHED EQUIPMENT, TOOLS AND CONSTRUCTION PURCHASED ITEMS. PLUMBING FIXTURES, MISCELLANEOUS, AND CARESOME.
- PROVIDE ALL TEMPORARY BRACINGS AND SHORING AS REQUIRED FOR CONTRACT WORK.
- PROTECT ALL NEWLY INSTALLED MATERIALS AND FINISHES UNTIL WORK IS FORMALLY ACCEPTED BY THE ARCHITECT OR THE OWNER'S REPRESENTATIVE AND TRANSFERRED TO THE OWNER.
- THE CONTRACTOR IS TO BE KEPT CLEAN AND FREE OF DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING, SCHEDULING, HANDLING, TRANSPORTING AND DISPOSING OF DEBRIS.
- COORDINATE STAGING AND STORAGE AREAS, AND LOCATIONS OF TEMPORARY FACILITIES WITH OWNER.
- COORDINATE LOCATIONS OF CONSTRUCTION DUMPSTER ON SITE AND ACCESS TO BUILDING WITH OWNER.
- PROVIDE DUST PROTECTION OF THE AREA OUTSIDE OF CONSTRUCTION AND DEMOLITION LIMITS.
- PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION AS REQUIRED.
- LOCATION OF EXISTING UTILITIES SHOULD BE APPROXIMATE. UTILITIES IDENTIFIED BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR REPAIR ACCORDING TO THE OWNER'S SPECIFICATIONS AND REQUIREMENTS AT NO COST TO THE OWNER.
- SUBMIT A REQUEST TO INTERRUPT ANY SERVICES TO OWNER, IN WRITING, 30 DAYS ADVANCE OF THE START DATE OF ANY SERVICES. REQUESTS SHALL STATE REASON, DATE, DURATION OF STOP AND APPROPRIATE CONTACT INFORMATION.
- VERIFY THE EXISTENCE AND LOCATION OF UTILITIES PRIOR TO STARTING WORK.
- MAINTAIN UTILITY SERVICES AND PROTECT THEM AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE UTILITIES - KNOWN AND UNKNOWN (OVERSEEN AND BURIED) WHICH MAY OCCUR DUE TO THEIR ACTION OR INACTION ON THE PROJECT SITE DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL SEEK ASSISTANCE OF LOCAL UTILITIES IN LOCATING THE UTILITIES PRIOR TO CONSTRUCTION OPERATIONS IN ANY AREA.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE OWNER'S SECURITY REQUIREMENTS FOR THE AREA OF CONSTRUCTION.
- INSTALL ALL NEW MATERIALS AND EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
- ALL NEW BUILDING MATERIALS AND PRODUCTS SHALL NOT CONTAIN LEAD, CADMIUM, OR ASBESTOS.
- KEYNOTES WHERE INDICATED ARE FOR REFERENCE ONLY AND MAY NOT BE AT ALL LOCATIONS THAT CORRESPOND TO THAT NOTE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS REQUIRED FOR DEMOLITION AND NEW CONSTRUCTION.
- REPAIR ANY DAMAGES DUE TO CONSTRUCTION TRAFFIC OR OPERATIONS. A. RETURN ALL DISTURBED LANDSCAPE AREAS DUE TO CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION. B. FINAL GRADE AND SOG AREAS DISTURBED BY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS, PERMITS AND INSURANCE COVERAGES REQUIRED AND POSTING ANY REQUIRED BONDS, PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION.
- PROVIDE A TEMPORARY 6' FEET HIGH CHAIN LINK FENCE AROUND THE FULL PERIMETER OF THE CONSTRUCTION SITE DURING WORK, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- FINAL COLOR SELECTIONS TO BE MADE BY OWNER / ARCHITECT UPON RECEIPT OF ALL MATERIAL SUBMITTALS. REVISIONS CANNOT BEEN WITH ALL MATERIALS HAVE BEEN RECEIVED.
- FINAL GRADE TO SLOPE AWAY FROM BUILDING. TYPICAL GRADE TO FACILITY, DRAINAGE.
- THE LOCATION OF DUCTS, PIPE AND EQUIPMENT, AS SHOWN ON THE DRAWINGS, ARE DIAGNOSTIC AND SCHEMATIC, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK. LIGHT FIXTURES LOCATIONS SUPERSEDE HVAC DUCTWORK, GRILLES AND CHIMNEYS.
- CLEAN INTERIOR AND EXTERIOR OF ALL WINDOW GLAZING.
- PROVIDE NEW ESCUTCHEONS AT ALL PLUMBING PENETRATION AREAS AND FASTEN IN PLACE WITH JOINT SPACER.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR BETWEEN A DRAWING AND MARKED FIELD DIMENSIONS, THE DRAWINGS OR SPECIFICATION REQUIRE THE GREATER EXTENT. LARGER NUMBER OR HIGHER QUALITY SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING FOR RESOLUTION BEFORE PROCEEDING.
- COORDINATE DEMOLITION AND CONSTRUCTION OPERATIONS AND PROCEDURES WITH OWNER AND OWNER'S ENVIRONMENTAL CONSULTANT IF AND WHEN SITE CONDITIONS ARE PRESENT THAT REQUIRE ENVIRONMENTAL REGULATION. ARCHITECT'S CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO PROVIDE REGULATION OR LATELY REGULATION REQUIREMENTS AND SHALL NOT BE USED AS SUCH.
- HAND-BLASTING IS NOT PERMITTED.
- CONTRACTOR SHALL MAINTAIN A CURRENT RECORD SET OF ALL CONTRACT DOCUMENTS AND REVISIONS SUBMITTED ON SITE FOR THE DURATION OF THE PROJECT. ANY CHANGES MADE TO THE CONTRACT DOCUMENTS SHALL BE PROMPTLY INCORPORATED INTO THE CURRENT RECORD SET.
- UNLESS IN WRITING, A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT IN WRITING FOR ALL QUESTIONS, SOLUTIONS BUT NOT LIMITED TO CLARIFICATIONS, INTERPRETATIONS, AND CONFLICTS THAT MAY AFFECT DESIGN INTENT, PRIOR TO PROCEEDING WITH THE WORK.

SUMMARY AND APPLICABLE CODES

SUMMARY
 THE PROJECT DESCRIBED IN THIS DOCUMENT IS A NON-SPRINKLED SINGLE STORY INTERIOR RENOVEL IN AN EXISTING SHOPPING CENTER.

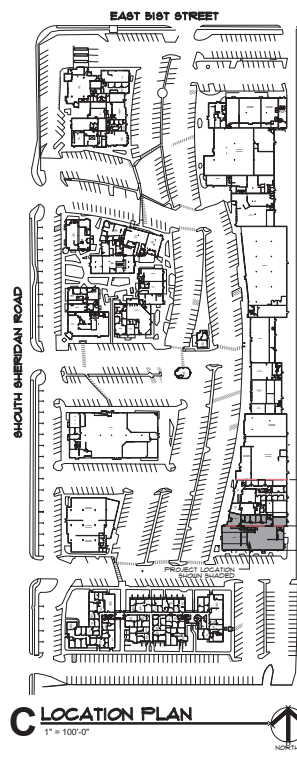
TOTAL SQUARE FOOTAGE: 8292 SF OF TENANT SPACE

OCCUPANCY TYPE: B

NUMBER OF STORES: 1

TYPE OF BUILDING: NON-SPRINKLED

APPLICABLE CODES:
 2021 INTERNATIONAL BUILDING CODE (IBC)



GENERAL DEFINITIONS

ALIGN
 TO ACCURATELY LOCATE RACE BASED ON ADJACENT ITEMS OR CONSTRUCTION.

CLEAR
 MINIMUM DIMENSION BETWEEN FINISHED CONDITION SHALL BE TREATED AS A PRELIMINARY TO BE ADDED TO OTHER DIMENSIONS.

HANDOUT
 THE CONDITION MAY NOT VARY TO A DIMENSION GREATER THAN THAT SHOWN WITHOUT THE APPROVAL OF THE ARCHITECT.

MINIMUM
 THE CONDITION MAY NOT VARY TO A DIMENSION SMALLER THAN THAT SHOWN WITHOUT THE APPROVAL OF THE ARCHITECT.

SIMILAR
 NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND NOTES ARE TO BE SUPPLEMENTED BY NOTES AND NOTES APPLY IN SIMILAR CONDITIONS. THE WORD "SIMILAR" MEANS THAT ITEMS IN EACH CASE ARE TO BE IDENTICAL, UNLESS NOTED OUT TO DIFFERENT CONDITIONS IN A SIMILAR MANNER TO THE EXAMPLES REFERENCED TO AND DOES NOT MEAN IDENTICAL.

TYPICAL
 THE CONDITION APPLIES TO THE SAME CONDITIONS THROUGHOUT UNLESS NOTED OTHERWISE.

