



Board of Adjustment

**Staff Report
BOA-23920**

Hearing Date: August 12, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

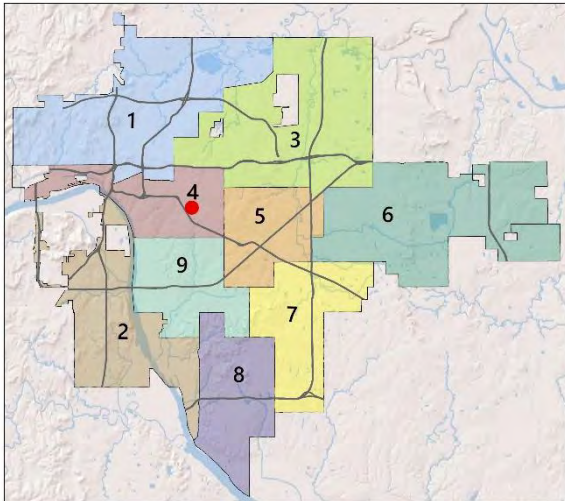
Applicant: Dawn Thomas (Warrick)
Property Owner: Dawn Michelle Thomas

Property Location

1724 South Florence Place
Tract Size: ±0.24 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
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 an accessory dwelling unit in the RS-3 district (Section 45.031-D); Variance to increase the maximum allowed 18-foot height of an accessory dwelling unit in the rear setback (Section 90.090-C.2).

Zoning

Zoning District: RS-3
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: N/A
Development Era: Streetcar Era

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-19%
Parks & Open Space: Florence Park

Staff Analysis

The applicant is requesting a special exception to permit an accessory dwelling unit (ADU) in the RS-3 district (Section 45.031-D). The proposed ADU is a single-story building in the rear yard of the subject property.

The applicant also requests a variance to increase the maximum allowed height of an ADU in the rear setback from 18 feet to 22 feet, 5 inches (Section 90.090-C.2).

Section 45.031 ADU, Accessory Dwelling Units

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.

Section 90.090 Setbacks

90.090-C Permitted Setback Obstructions in R Zoning Districts

Setbacks in R zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in [Table 90-1](#):

Table 90-1: Permitted Setback Obstructions in R Zoning Districts

Obstruction	Setback		
	Street	Side	Rear
Accessory buildings (see also §90.090-C2)	No	No	Yes

2. Detached Accessory Buildings in R Districts.

a. Detached accessory buildings may be located in rear setbacks, provided that:

- (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

Relevant Case History

- None found.

Statement of Hardship

The applicant’s statement of hardship is attached as a separate exhibit.

Comprehensive Plan Considerations

Land Use Plan

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	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	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 Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along Florence Place.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 11%. 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: Florence Park is located nearby to the south of the subject property.

Site Photos



View west from Florence Place, April 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to approve or deny a special exception to permit an accessory dwelling unit in the RS-3 district (Section 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 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.

Variance

I move to approve or deny a variance to increase the maximum allowed height of an accessory dwelling unit in the rear setback from 18 feet to 22 feet, 5 inches (Section 90.090-C.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 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

LT 7 & S/2 OF LT 8 BLK 8 FLORENCE PARK ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, and RM districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

[1] For detached accessory buildings located within rear setbacks, see Section [90.090-C](#).

[2] See Section 45.031-D.6 for exceptions to these floor area limits for accessory buildings containing an Accessory Dwelling Unit.

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of [Section 70.120](#) and comply with the regulations of [§90.090-C1](#).

Section 45.031 ADU, Accessory Dwelling Units

45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a household living use to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

45.031-B Purpose

1. The purpose of allowing accessory dwelling units is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
 - d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing principal building; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing principal building.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size

The size limitations in [Section 45.030](#) apply, provided that the maximum allowed square footage of an accessory building containing an Accessory Dwelling Unit is increased by 500 square feet. The maximum allowable floor area for accessory buildings containing an Accessory Dwelling Unit may be increased in accordance with the special exception procedures of [Section 70.120](#).

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

- a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the principal building. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the principal building.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

e. Second Story Windows

Any second-story window less than 10 feet from and oriented toward a lot line not abutting a right of way shall either use permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

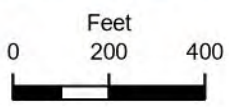
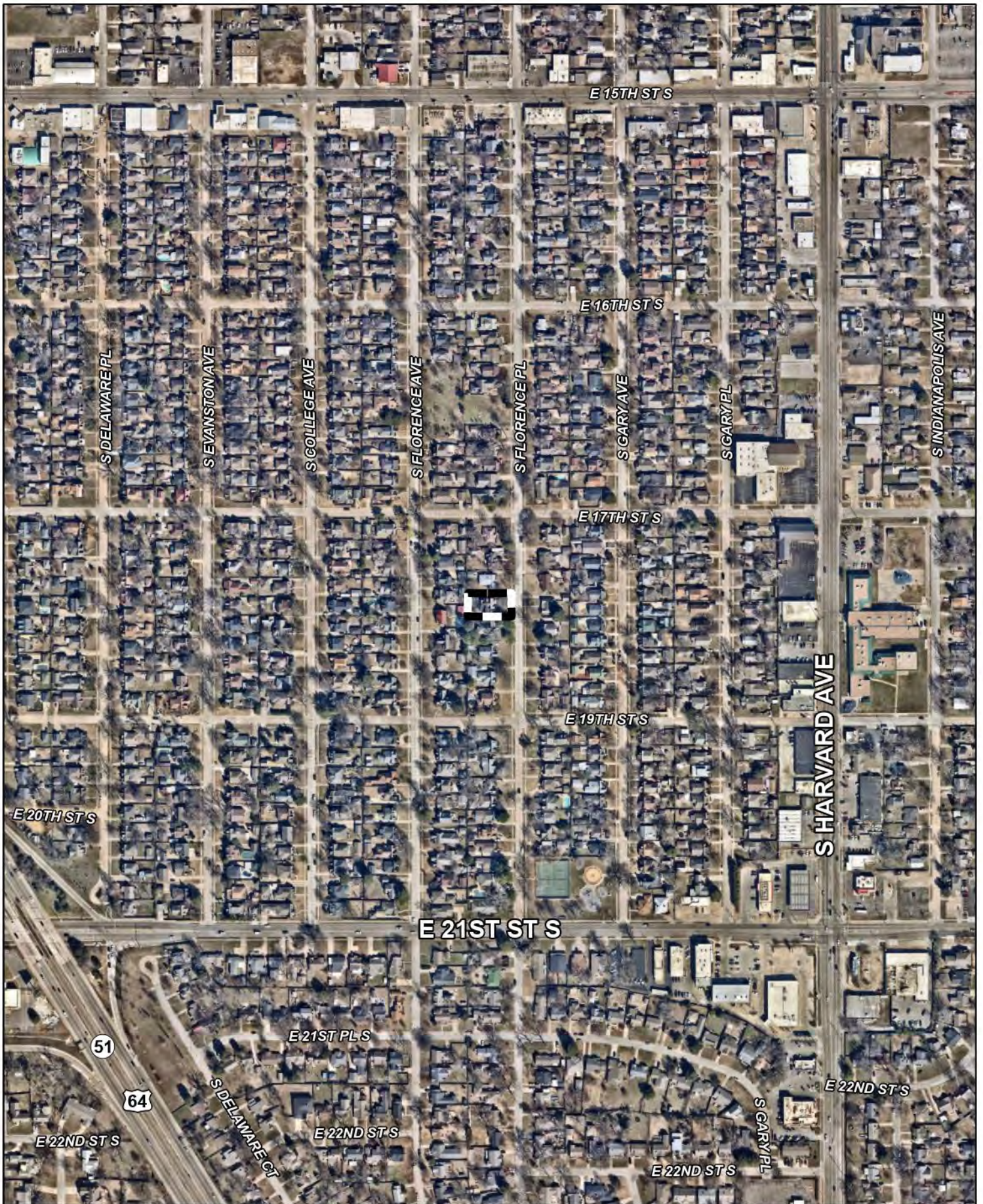
Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.
2. Dumpsters must be located on a dustless, all-weather surface.
3. Dumpsters may not:
 - a. Obstruct motorized or non-motorized traffic;
 - b. Reduce any sidewalk or walkway designed for the passage of pedestrians to less than 5 feet in width;
 - c. Be located within 10 feet of a fire hydrant or fire suppression connection;
 - d. Be located in a required parking space or required landscape area; or
 - e. Be located in a street setback or side setback.



 Subject Tract

BOA-23920

19-13 08

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

Aerial Photo Date: 2025



8.9

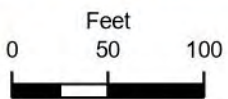


E 17TH ST S

S FLORENCE AVE

S FLORENCE PL

E 19TH ST S



Subject Tract

BOA-23920

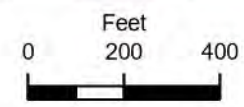
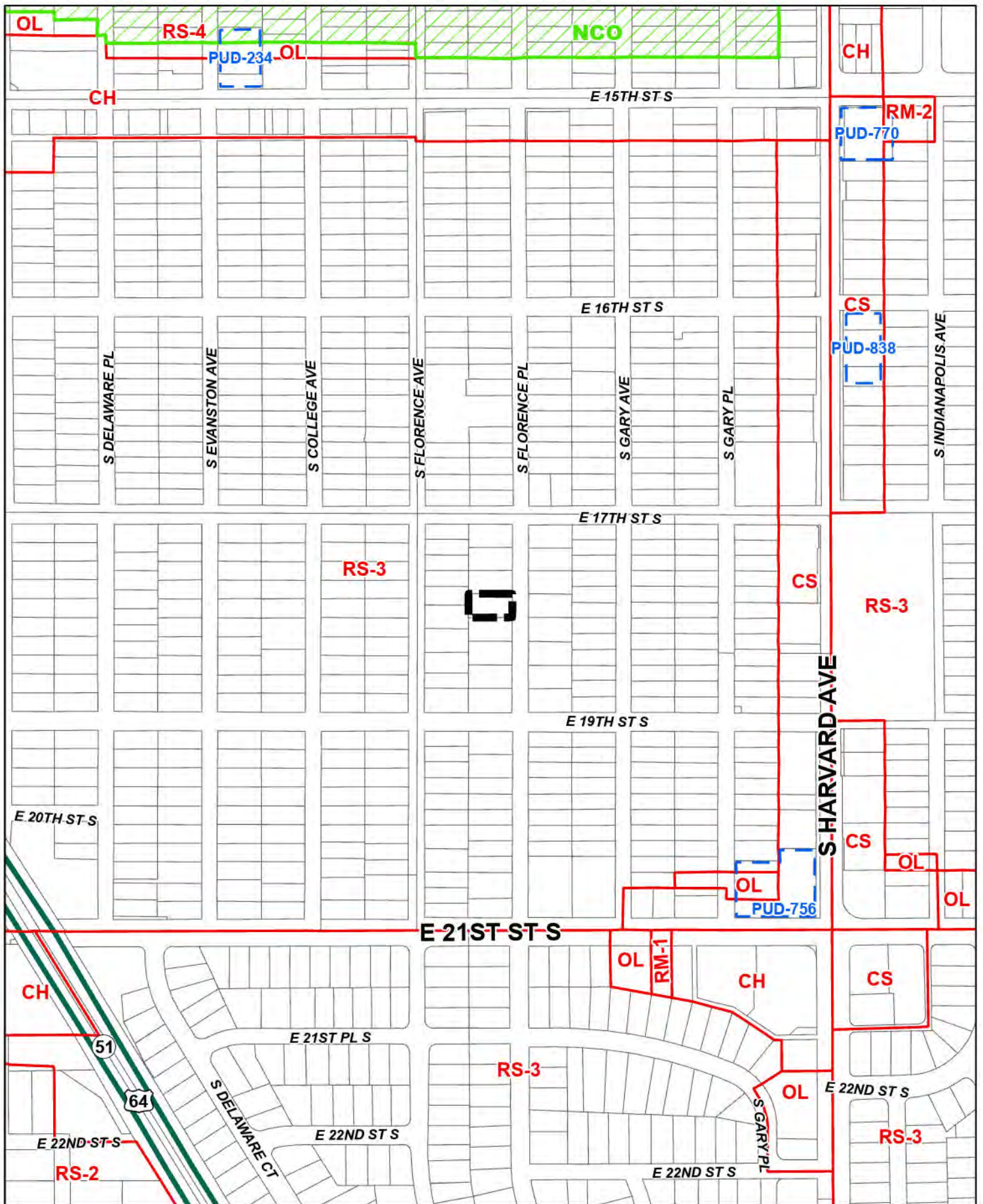
19-13 08

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

Aerial Photo Date: 2025



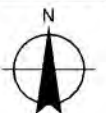
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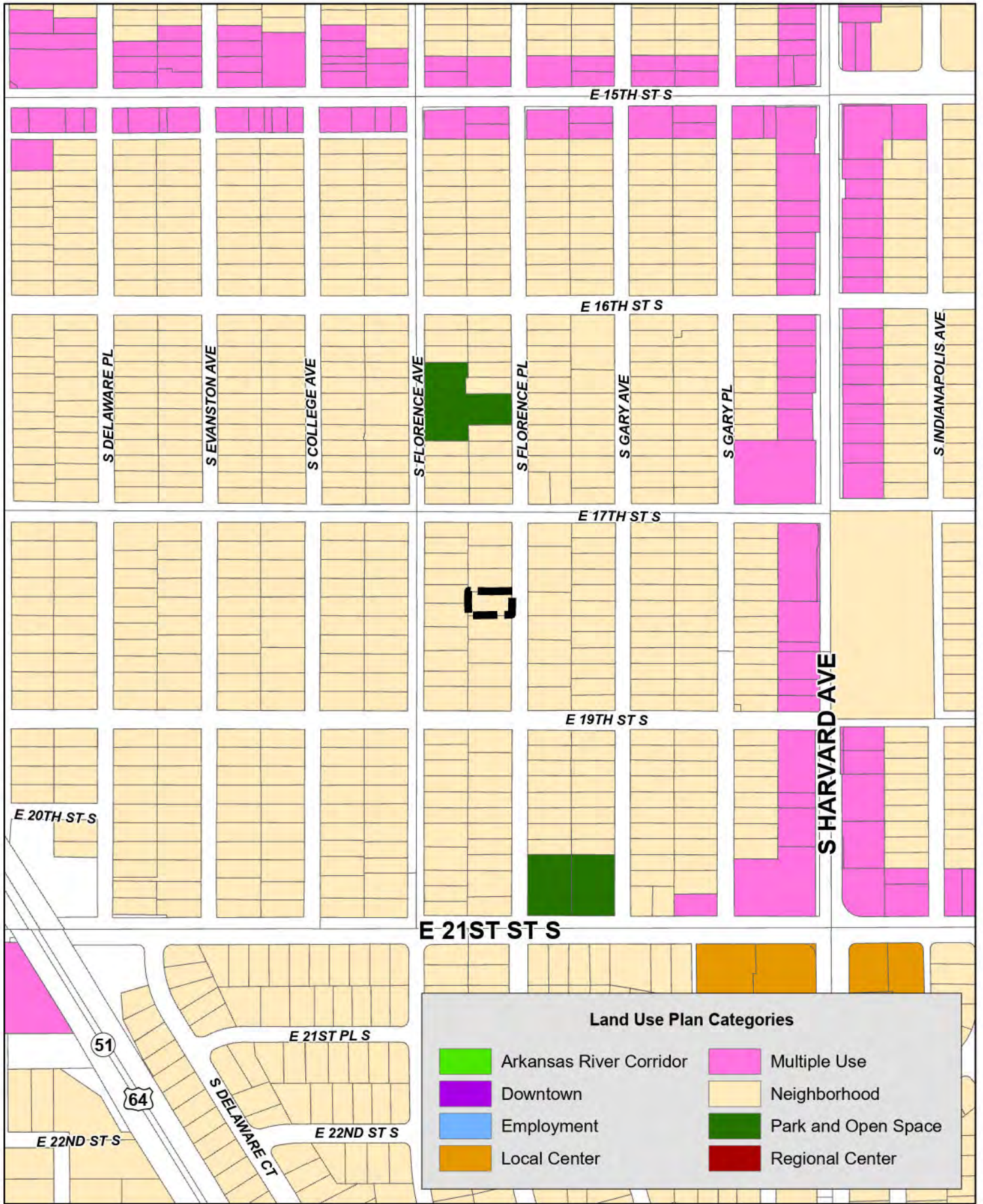
 Subject Tract









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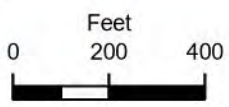
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8.11



Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

BOA-23920

19-13 08



8.12

Variances

Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies each of these conditions.

1. That the physical surroundings, shape, or topographic 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;

The Tulsa Zoning Code provides that an ADU on this property shall comply with Sec. 45.031D.8.d Roof Pitch "The roof pitch (of) any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building." The principal structure has several different roof alignments and all are quite steep. In order to comply with this requirement and present an accessory structure that represents the character of the house and neighborhood, a steeper roof results in

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

Literal enforcement of the zoning code in this case would result in a structure that does not reflect the character of the principal structure which would not fit as well into the context of the site and surrounding neighborhood.

3. 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;

Houses in the neighborhood are eclectic, varying in style, size and character. The roof pitch and alignments of the principal structure on this property are unique.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

While the proposed structure is new, it is the intent of this application to build something that looks like it has always been a part of the subject property. The roof alignment and pitch of the primary structure existed prior to the applicant taking ownership of the property in 2012.

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

Using the same roof pitch as the principal structure will ensure compatibility as well as compliance with criteria for ADUs in this zoning district. The proposed height variance is the minimum required to achieve compatibility (as required under Sec. 45.031D.8.d.).

6. 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

The variance does not alter the character of the neighborhood, and in fact ensures the new structure fits seamlessly into the lot and neighborhood by providing architectural features that mimic the principal structure.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

Like many other ADUs in the Florence Park neighborhood, the proposed structure adds residential units without negatively impacting adjacent and surrounding properties or the general enjoyment of the neighborhood. The goal is to add a dwelling unit that contributes to the neighborhood and looks and feels that it has always been in this location. The addition of a residential unit also provides needed attainable housing.

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

As shown on proposed elevations, the proposed ADU is located behind the existing residence so it is not intrusive to the street edge or neighboring properties. Replacing a detached garage with a new structure that matches the character, building materials and architectural style of the principal structure allows a minor increase in overall density while maintaining the look and feel of the existing development on the subject property which is supported by Sec. 45.031 of the

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

The proposed ADU will be integrated into a neighborhood that boasts duplexes, small apartments, and many other ADUs. The new structure will not be injurious to the neighborhood. It will comply with all building and fire code requirements, contribute to housing options and provide the applicant the ability to take care of family members or to supplement household income in a way that does not negatively impact adjoining properties or the general public.

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.

Warrick - Accessory Dwelling Unit

1724 S. Florence Pl. Tulsa, OK. 74104

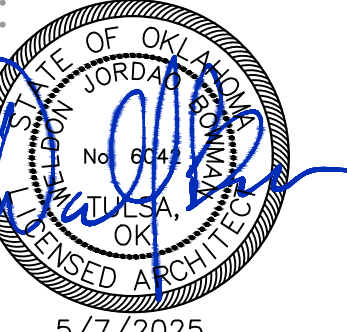
Job # 24187.01



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Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com



SEAL:



5/7/2025
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

**WARRICK
ACCESSORY
DWELLING UNIT**

PROJECT #
24187.01

**1724 S. Florence Pl.
Tulsa, OK. 74104**

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2025

SHEET NAME:

**COVER
SHEET**

SHEET #:

A001

PROJECT TEAM

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

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

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.

CONTRACTOR DIRECTIVES

- ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS. VERIFY CODE STANDARDS VERSION WITH LOCAL JURISDICTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FRAMING OF OPENINGS.
- 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.
- 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.

SITE PLAN NOTES

- ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
- EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
- STRAW WATTLE AND/OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
- WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH.
- 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.
- THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
- 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.

FLOOR PLAN NOTES

- WINDOWS ARE DEFINED AS FEET AND INCHES, WIDTH X HEIGHT. EX. 2'4" IS MEASURED 2'-0" X 4'-0"
- EGRESS COMPLIANCE WINDOWS - VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE. ADJUSTMENTS MAY BE REQUIRED TO ACCOMMODATE WINDOW SELECTION AND STYLE REFER TO IRC, SECTION R310
- 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.
- 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.

ELEVATION NOTES

- ELEVATIONS ARE CREATED WITHOUT THE BENEFIT OF TOPOGRAPHIC SURVEY. CONTRACTOR TO VERIFY IMPACT OF FINAL GRADES OF FOUNDATION AND 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.
- ELEVATION HEIGHTS ARE CALCULATED USING 9 1/4" FLOOR TRUSS AND 3/4" TONGUE AND GROOVE SUBFLOOR FRAMING. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ELEVATION HEIGHT CHANGES DUE TO ACTUAL FLOOR JOIST DEPTH AND COORDINATING SIZES WITH LUMBER SUPPLIER AND/OR STRUCTURAL ENGINEER.

ROOF PLAN NOTES

- GUTTERS AND DOWNSPOUTS NOT SHOW CONSULT WITH OWNER FOR MATERIAL AND COLOR SELECTION
- CONTRACTOR TO INSTALL ICE SHIELD WHERE ROOF PITCH IS LESS THAN 4:12








ELECTRICAL NOTES

- ELECTRICIAN TO PROVIDE POWER SUPPLY TO ALL APPLIANCES WHETHER INDICATED OR NOT. (I.E. DISHWASHER, DISPOSAL, ICE MAKER, ETC). VERIFY LOCATIONS WITH OWNER.
- ELECTRICIAN TO VERIFY CONNECTIONS REQUIRED FOR RANGE COOKTOP AND OVENS - GAS OR ELECTRIC.
- OUTLETS LOCATED ABOVE COUNTERTOPS TO BE CENTERED 8" ABOVE COUNTERTOP SURFACE. CONSULT OWNER FOR COUNTERTOP HEIGHTS.
- LOCATE SMOKE DETECTORS AND THERMOSTATS NEAR RETURN AIR GRILLES IN COMPLIANCE WITH LOCAL CODE REQUIREMENTS. ELECTRICIAN TO COORDINATE WITH MECHANICAL CONTRACTOR.
- VERIFY LOCATION OF ALL FLOOR OUTLETS WITH OWNER PRIOR TO INSTALLATION.
- ALL FIXTURE SELECTIONS AND FINISHES SUBJECT TO OWNERS APPROVAL.
- LAMPS INSTALLED SHOULD NOT EXCEED MANUFACTURER'S RECOMMENDED WATTAGE. REFER TO MANUFACTURER FOR RECOMMENDED WATTAGE.
- ELECTRICAL LAYOUT IS SCHEMATIC IN DESIGN AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, AND OWNER FOR COORDINATING FINAL SELECTION OF FIXTURES AND LAYOUT.
- ELECTRICIAN TO COORDINATE PENDANT, CHANDELER, AND CEILING FAN LOCATIONS WITH GENERAL CONTRACTOR FOR REINFORCED FRAMING FOR SECURE INSTALLATION. REFER TO MANUFACTURER SPECIFICATIONS FOR SECURE INSTALLATION REQUIREMENTS.
- CONTRACTOR TO VERIFY LOCATION OF EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH. REFER TO MANUFACTURER'S RECOMMENDATIONS BASED ON CLIENT'S SELECTION.

GENERAL ABBREVIATIONS

ABS.	ABSOLUTE
A.F.F.	ABOVE FINISH FLOOR
A.O.	ARCHED OPENING
BD	BOARD
B.O.	BOTTOM OF
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR, CLEARANCE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONC.	CONCRETE
DIA.	DIAMETER
DN	DOWN
DWG.	DISHWASHER
DWL.	DRAWING
DTL.	DETAIL
(E)	EXISTING
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
E.W.	EACH WAY
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.F.E.	FINISH FLOOR ELEVATION
FN.	FINISH
FLR.	FLOOR
F.O.A.	FACE OF FINISH
F.O.S.	FACE OF STUD
FRZ.	FREEZER
FV	FIELD VERIFY
GA	GAUGE
GYP.	GYP SUM
HT.	HEIGHT
HORZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
(N)	NEW
NO.	NUMBER
NOM.	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OP	OPENING
PLUMB.	PLUMBING
PLY.	PLYWOOD
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
RE.	REFER TO
REF.	REFRIGERATOR
REV	REVERSE
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
THK.	THICK
T.O.B.	TOP OF BEAM
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TR	TRANSOM
TWT	TREAD WIDTH
T.W.H.	TANKLESS WATER HEATER
TYP.	TYPICAL
UC	UNDER-COUNTER
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VLT.	VAULTED
VRS	VARIES
V.T.R.	VENT THROUGH ROOF
W.H.	WATER HEATER
WD.	WOOD

SYMBOL LEGEND

ROOM	ROOM NAME, RE: FLOOR PLAN
X'-XX" CLG HT	CEILING HEIGHT
	EGRESS ACCESS
	TEMPERED GLASS
	REVISION NUMBER
	PRIMARY KEYNOTE
	ELEVATION MARKER
X/A20X	DRAWING NUMBER
	BUILDING SECTION/WALL SECTION MARKER
X/A20X	DRAWING NUMBER
	ELEVATED DIMENSION POINT / DATUM POINT

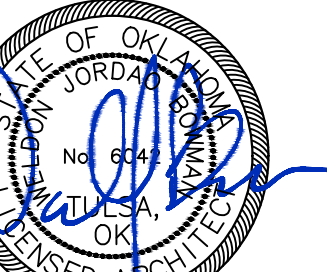
SHEET INDEX

A001	COVER SHEET
A002	SHEET INDEX & NOTES & LEGENDS
A003	MODEL VIEWS
SP01	ARCHITECTURAL SITE PLAN
PT1	FOUNDATION PLAN / DETAILS
A101	FLOOR PLAN /LIGHTING PLAN
A201	ELEVATIONS
A202	BUILDING SECTION ROOF PLAN AND WALL SECTION



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SEAL:



5/7/2025
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

**WARRICK
ACCESSORY
DWELLING UNIT**

**PROJECT #
24187.01**

**1724 S. Florence Pl.
Tulsa, OK. 74104**

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2025

SHEET NAME:
**SHEET INDEX
NOTES & LEGENDS**

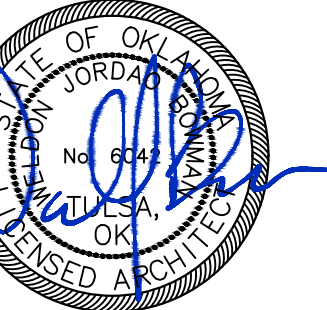
SHEET #:

A002



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PROJECT #
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1724 S. Florence Pl.
 Tulsa, OK. 74104

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2025

SHEET NAME:
MODEL VIEWS

SHEET #:

A003

DRAWN BY: RMM/SCS



4 3D VIEW
 SCALE: NOT TO SCALE



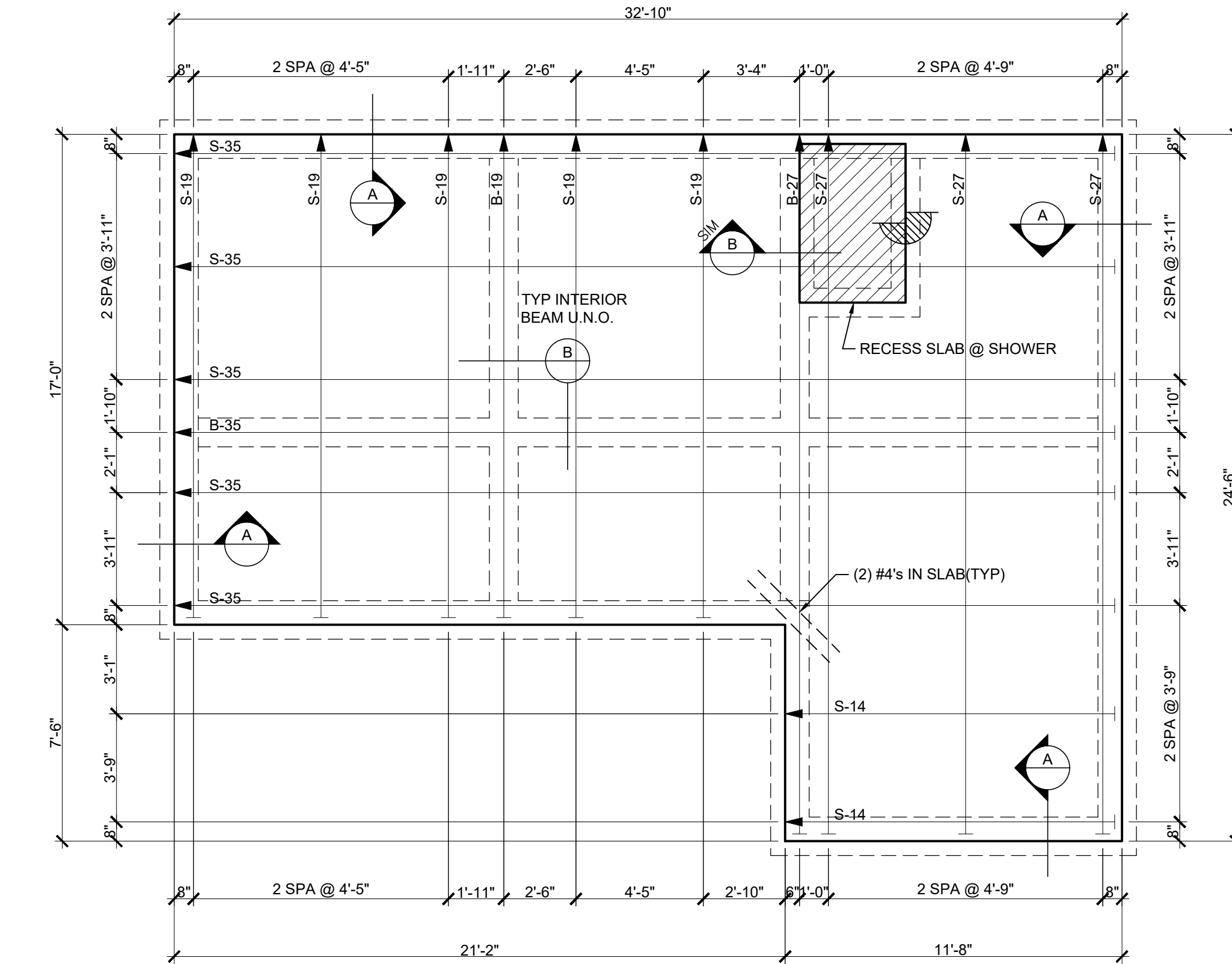
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 SCALE: NOT TO SCALE



3 3D VIEW
 SCALE: NOT TO SCALE

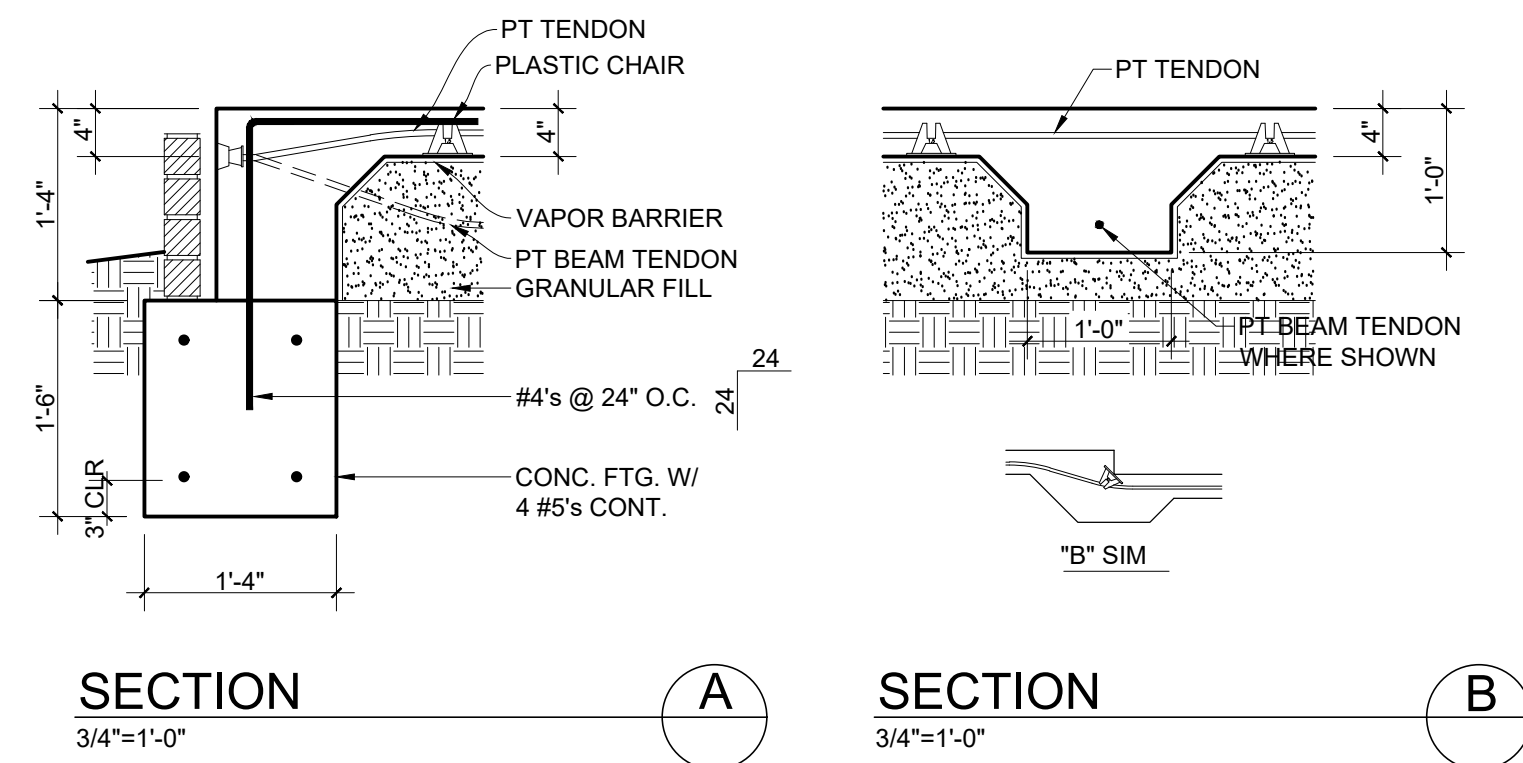


1 3D VIEW
 SCALE: NOT TO SCALE



FOUNDATION PLAN

1/4"=1'-0"



GENERAL NOTES ©

I. DESIGN CRITERIA

- A. BUILDING CODE:
 1. IBC 2018
 2. POST TENSIONING INSTITUTE-DESIGN & CONSTRUCTION OF POST-TENSIONED SLABS-ON-GRADE 3rd Ed.
 3. AMERICAN CONCRETE INSTITUTE-ACI 318
- B. LIVE LOADS: 40PSF
- C. OTHER LOADS: BUILDING
- D. SEISMIC: SITE CLASS: D SEISMIC DESIGN CATEGORY, B
- E. ASSUMED SOIL BEARING CAPACITY: 2000 PSF(MIN.) PLASTICITY INDEX: 25(MAX.)

II. MATERIALS

- A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2100 PSI AT THE TIME OF FINAL STRESSING AND 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE ON PLAN. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED.
- B. CALCIUM CHLORIDE OR AD MIXTURES CONTAINING CALCIUM CHLORIDE IS PROHIBITED. USE ONLY SET ACCELERATORS THAT DO NOT CONTAIN CALCIUM CHLORIDE.
- C. ALL CONVENTIONAL STRUCTURAL REINFORCING STEEL SHALL BE SIZED AS NOTED ON PLANS. ALL REBAR SHALL CONFORM TO ASTM A-615, GRADE 60.
- D. ALL POST-TENSIONING TENDONS AND ANCHORAGE SHALL CONFORM TO SPECIFICATIONS SET FORTH BY THE POST-TENSIONING INSTITUTE. TENDONS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-416. ALL PRESTRESSING STEEL SHALL BE 1/2 INCH DIAMETER, 7 WIRE, 270KSI LOW RELAXATION STRAND, COATED WITH A RUST PREVENTATIVE LUBRICANT AND WRAPPED WITH A PLASTIC SHEATH.

STRAND SPECIFICS:

NOMINAL DIAMETER	1/2 INCH	ULTIMATE STRENGTH	41.3 KIPS
AREA	0.153 SQ. IN.	MAX. TEMP FORCE	33.0 KIPS
MOD. OF ELASTICITY	28,000 KSI	ANCHORING FORCE	28.9 KIPS

III. CONSTRUCTION

- A. VERIFY ALL DIMENSIONS. DIMENSIONS INDICATED ON FOUNDATION PLANS ARE THOSE PROVIDED BY THE DESIGN ARCHITECT/BUILDER. NOTIFY SCI OF ANY DISCREPANCIES.
- B. SOIL BELOW THE FOUNDATION SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY. THIS SHALL BE CONFIRMED BY AN INDEPENDENT TESTING AGENCY.
- C. IMPORTED SOIL FILL RECOMMENDATIONS INCLUDE, BUT ARE NOT LIMITED TO:
 1. SELECT FILL MATERIAL WITH A PLASTICITY INDEX BETWEEN 6 AND 18.
 2. PLACED IN LIFTS OF 8" MAXIMUM. THE DENSITY OF THE STRUCTURAL COMPACTED FILL SHOULD NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
 3. SOIL TESTING AND APPROVAL BY A GEOTECHNICAL FIRM.
- D. MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION DURING CONSTRUCTION SUCH THAT WATER WILL NOT COLLECT OR POND ADJACENT TO FOUNDATION. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE, MINIMUM 5% FOR A MINIMUM DISTANCE OF 10 FEET OR AS REQUIRED BY CODE.
- E. PIERS MAY ONLY BE USED IF THEY ARE SPECIFICALLY SHOWN IN THE DESIGN.
- F. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS DETAILED OR SPECIFIED BY THE ENGINEER.
- G. NO SAW CUTTING OF THE SLAB IS PERMITTED.
- H. CONCRETE SHALL BE WELL CONSOLIDATED IN THE VICINITY OF EACH TENDON ANCHORAGE.
- I. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO INSURE THAT ALIGNMENT OF POST-TENSIONING TENDONS REMAIN UNCHANGED.
- J. PLUMBING TRENCHES SHALL NOT BE LOCATED DIRECTLY UNDER BEAMS. LOCATE BETWEEN BEAMS AND CROSS AT RIGHT ANGLES.
- K. REFERENCE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL DROPS, OPENINGS AND INSERTS.
- L. ALL SUPPORT CHAIRS MUST BE SECURED WITH WIRE TIES TO THE TENDONS.
- M. A MINIMUM OF 4 INCHES OF GRANULAR FILL SHALL BE PLACED UNDER ALL SLABS.
- N. A PLASTIC VAPOR BARRIER (6MIL MINIMUM), SHALL BE PLACED BELOW THE SLAB TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB.

IV. TENDON PLACEMENT

- A. TENDONS SHALL BE PLACED ACCORDING TO NUMBER AND SPACING AS SHOWN ON THE DRAWING. SLIGHT DEVIATION IN SPACING IS PERMITTED WHERE REQUIRED TO AVOID OPENINGS AND INSERTS WHICH ARE SPECIFICALLY LOCATED.
- B. TOLERANCES
 1. VERTICAL PLACEMENT IN SLAB TENDONS SHALL BE LIMITED TO 1/2 INCH, PLUS OR MINUS.
 2. HORIZONTAL PLACEMENT IN SLAB TENDONS SHALL BE LIMITED TO 8 INCHES, PLUS OR MINUS.
 3. THE MAXIMUM TENDON DISPLACEMENT HORIZONTALLY SHALL NOT EXCEED 12 INCHES.
 4. THE MINIMUM RADIUS OF CURVATURE TO ACHIEVE VERTICAL AND HORIZONTAL TRANSITION IN TENDON ALIGNMENT SHALL BE 60 INCHES.
- C. DAMAGED SHEATHING MAY BE REPAIRED BY TAPING. A MAXIMUM OF 6 INCHES EXPOSED STRAND IS PERMITTED AT LIVE END, 12 INCHES AT DEAD END ANCHORAGE.

V. STRESSING

- A. STRESSING OPERATION MUST BE COMPLETE BEFORE ANY ADJACENT CONCRETE PLACEMENTS ARE MADE.
- B. FORMS MUST BE REMOVED AND NO BACKFILL ALLOWED NEXT TO THE SLAB TO ALLOW A CLEAN STRESSING OPERATION AREA.
- C. PROVIDE 3'-0" BY 1'-6" WIDE CLEAR AREA AROUND ALL STRESSING ENDS ON OUTSIDE EDGE, OR AT ALL STRESSING AREAS.
- D. STRESSING SHALL BE UNDER THE IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN THIS TYPE OF WORK.
- E. FORMED POCKET HOLES AT STRESSING ENDS OF CABLE SHALL BE FILLED WITH A SAND/CEMENT GROUT FOLLOWING THE STRESSING OPERATION AND REMOVAL OF STRESSING TAIL.
- F. FOR SLABS OVER 100 FEET IN LENGTH PROVIDE A 25% PARTIAL STRESS WITHIN 48 HOURS OF CONCRETE PLACEMENT. FINAL STRESSING SHALL OCCUR AS SOON AS CONCRETE REACHES 2100 PSI OR 7 DAYS.

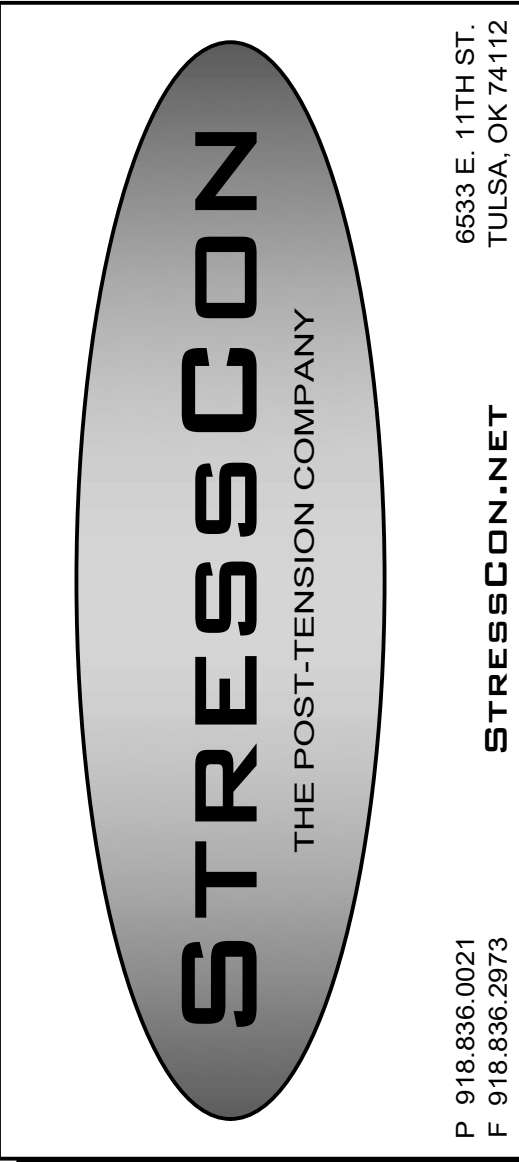
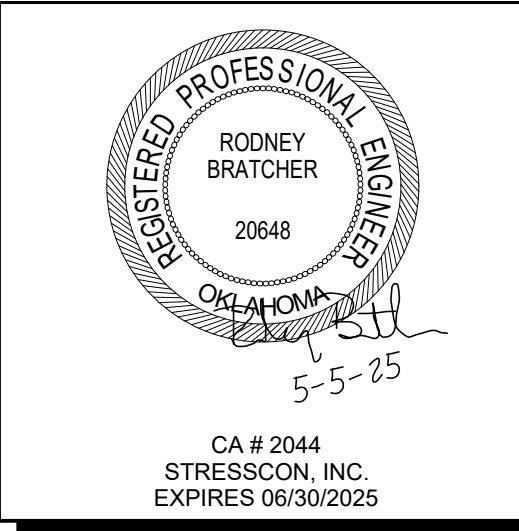
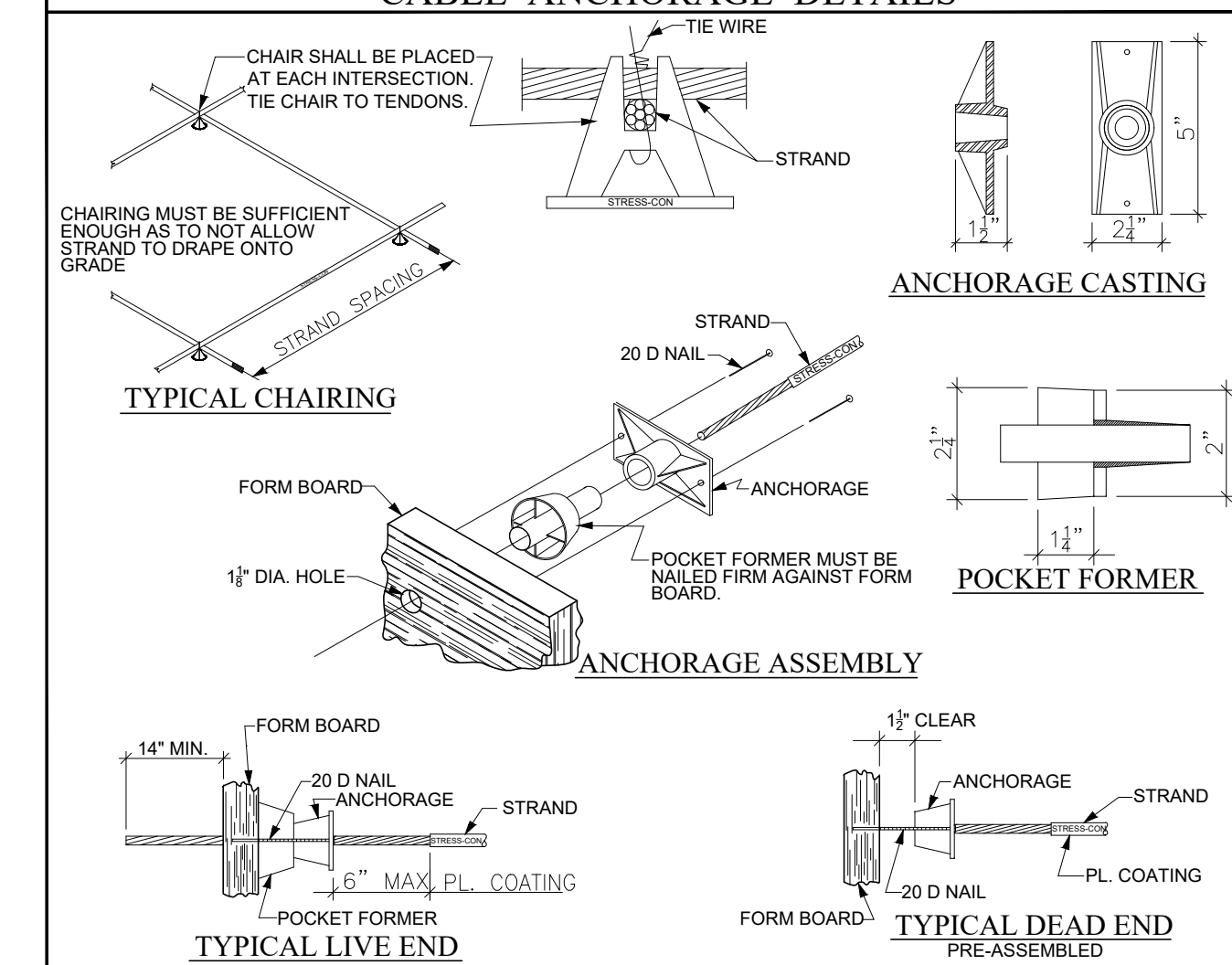
VI. LIMITATIONS

- A. THIS DESIGN SHOWN IS FOR THE SPECIFIC PROJECT SITE AND PT MATERIALS SUPPLIED BY STRESSCON, INC. (SCI) OF TULSA, OKLAHOMA. USE OF THIS DRAWING FOR OTHER SITES IS PROHIBITED.
- B. THE DESIGN SHOWN WAS FORMULATED WITHOUT THE BENEFIT OF A GEOTECHNICAL INVESTIGATION. WITHOUT GEOTECHNICAL INFORMATION, SCI DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY FOR THE PERFORMANCE OF THE FOUNDATION.
- C. VERIFICATION OF SOIL DESIGN PARAMETERS, PRE-POUR INSPECTIONS, MEASURED ELONGATIONS, AND TESTING OF CONCRETE AND SOIL SHOULD ALL BE COMPLETED BY A QUALIFIED TESTING AGENCY.
- D. ALL PARTIES SHOULD BE AWARE THAT THIS IS A FLEXIBLE FOUNDATION. WHEN PROPERLY CONSTRUCTED, THE MAXIMUM ANTICIPATED MOVEMENT OF THE FOUNDATION IS LIMITED TO 1/2 INCH(±). RIGID STRUCTURES, SUCH AS BRICK VENEER, SHOULD BE DESIGNED ACCORDINGLY. THE USE OF JOINTS AT OPENINGS OR OTHER DISCONTINUITIES IN MASONRY WALLS IS RECOMMENDED.
- E. WHEN USING A VAPOR RETARDER, REFER TO ACI 302 AND ACI 308 FOR PROCEDURES AND CAUTIONS REGARDING THE USE AND PLACEMENT OF A VAPOR RETARDER BARRIER.
- F. PLAIN AND POST-TENSIONED CONCRETE DEVELOP CRACKS. THE CRACKS ARE DUE TO CREEP, SHRINKAGE AND RESTRAINING EFFECTS. THE CRACKS ARE CONSIDERED COSMETIC AND DO NOT AFFECT THE SERVICEABILITY OR STRENGTH REQUIREMENTS. PT COMPRESSIVE FORCES ARE USED TO CONTROL CRACKING, BUT MAY NOT ELIMINATE ALL CRACKING AS THIS IS IMPRACTICAL. CONTRACTOR SHALL USE STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF CONCRETE SLABS TO REDUCE CRACKING, SPALLING OR EXTREME CRACKING MAY BE CAUSED BY LOW QUALITY MATERIAL, PLACEMENT OR FINISHING TECHNIQUES.
- G. USE OF THIS PLAN CONFIRMS ACCEPTANCE OF THE TERMS AND CONDITIONS LISTED ABOVE.

VII. KEY

- S-XX SLAB TENDON LENGTH
- B-XX BEAM TENDON LENGTH
- ← STRESSING END - "LIVE END"
- FACTORY SEATED ANCHOR - "DEAD END"

CABLE ANCHORAGE DETAILS



PROJECT:	FOUNDATION PLAN
ADDRESS:	1724 S. FLORENCE PL.
CITY/STATE:	TULSA, OK
CLIENT:	W DESIGN

DATE:	5/5/2025
REV. DATE:	
DRAWN BY:	BG
PROJECT #:	85768

**FOUNDATION SYSTEM
POST-TENSION PLAN**

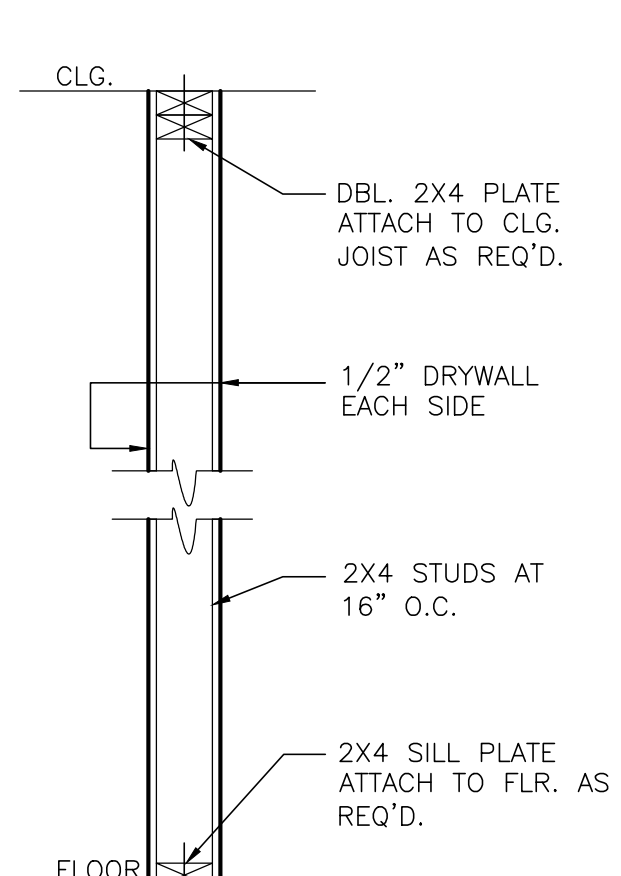
**SHEET
PT1 OF PT1**

LEGEND NOTE: ALL SYMBOLS MIGHT NOT BE USED ON THIS SHEET

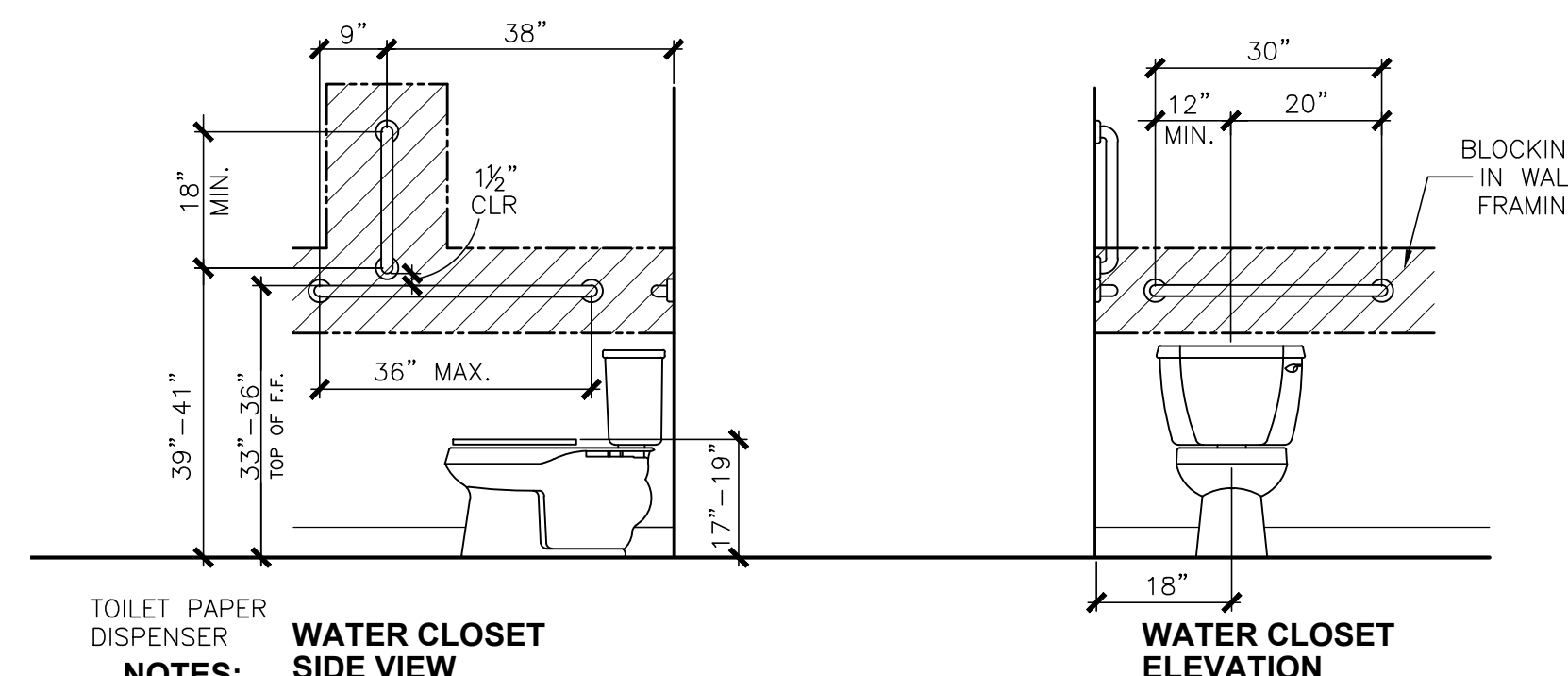
SYMBOL	DESCRIPTION
	WALL - WOOD STUD
	MASONRY VENEER, RE: ELEV.
	MASONRY VENEER WAINSCOT, RE: ELEV.
	TEMPERED SAFETY GLASS
	EGRESS COMPLIANCE WINDOW, RE: A002

KEYNOTES ○ NOT ALL KEYNOTES MAY BE FOUND ON THIS SHEET

- RECESS FLOOR @ SHOWER, VERIFY W/ OWNER.
- PEDESTRIAN DOOR FROM GARAGE TO RESIDENCE, 1 3/8" SOLID WOOD DOOR EQUIPPED WITH SELF-CLOSER DEVICE WITHOUT DEADBOLT LOCK. PER IRC SECTION R302.5.1.
- 2x6 STUD WALL.
- 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.
- FIREPLACE AND HEARTH TO CONFORM TO CHAPTER 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 REFERENCE.
- CONTRACTOR TO PROVIDE STRONG WALL REINFORCEMENT @ POCKET DOOR FRAME WALL CONNECTION.
- SAFE ROOM BY OTHERS, COORDINATE DOOR SIZE WITH MANUFACTURER.
- STRUCTURAL BEAM ABOVE TO BE SIZED BY LICENSED ENGINEER.
- CHANGE IN CEILING HEIGHTS.
- PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS. RE: 3/A101



4 PARTITION DETAIL
SCALE: 1"=1'-0"



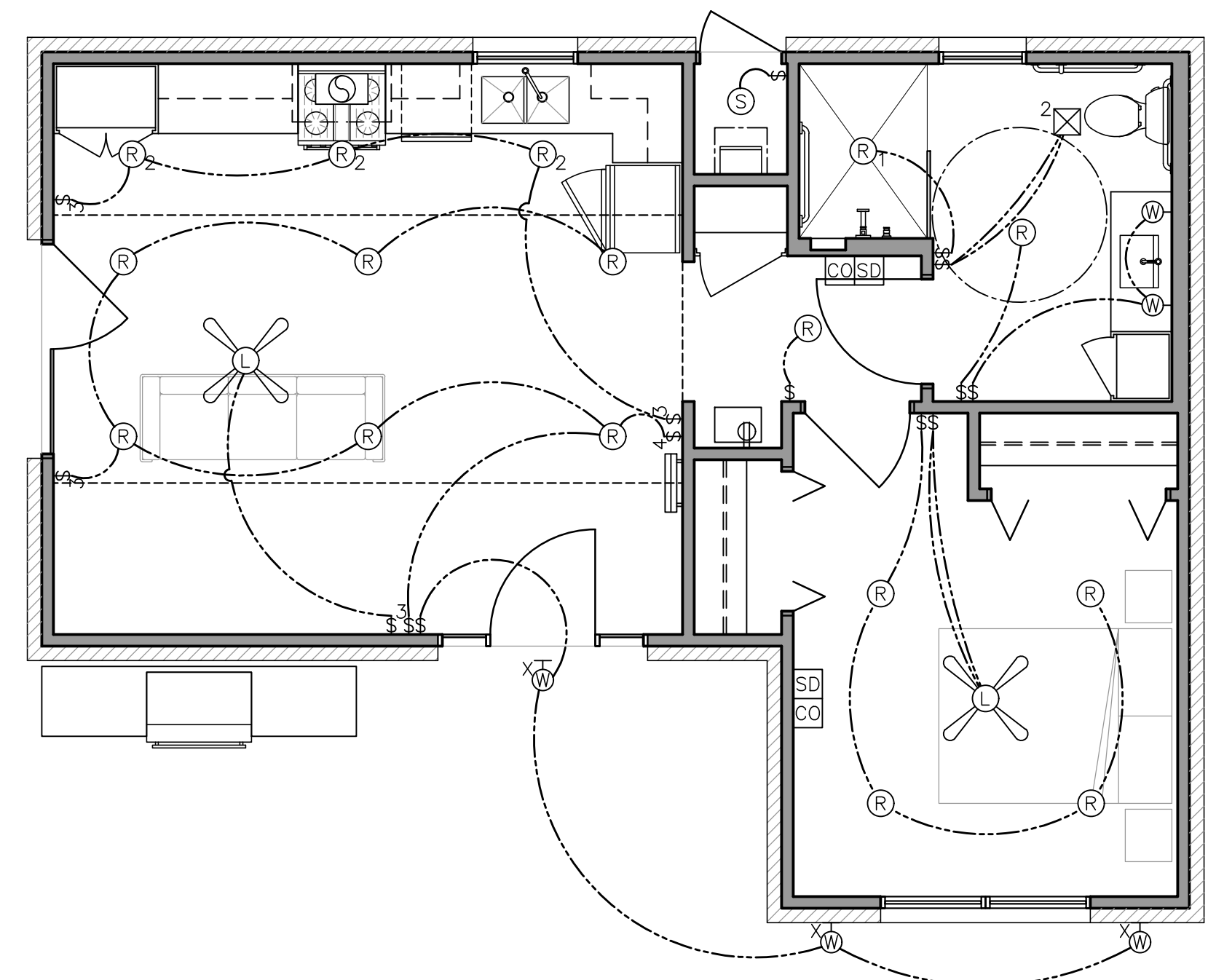
3 MOUNTING HEIGHTS AND CLEARANCES
SCALE: NONE



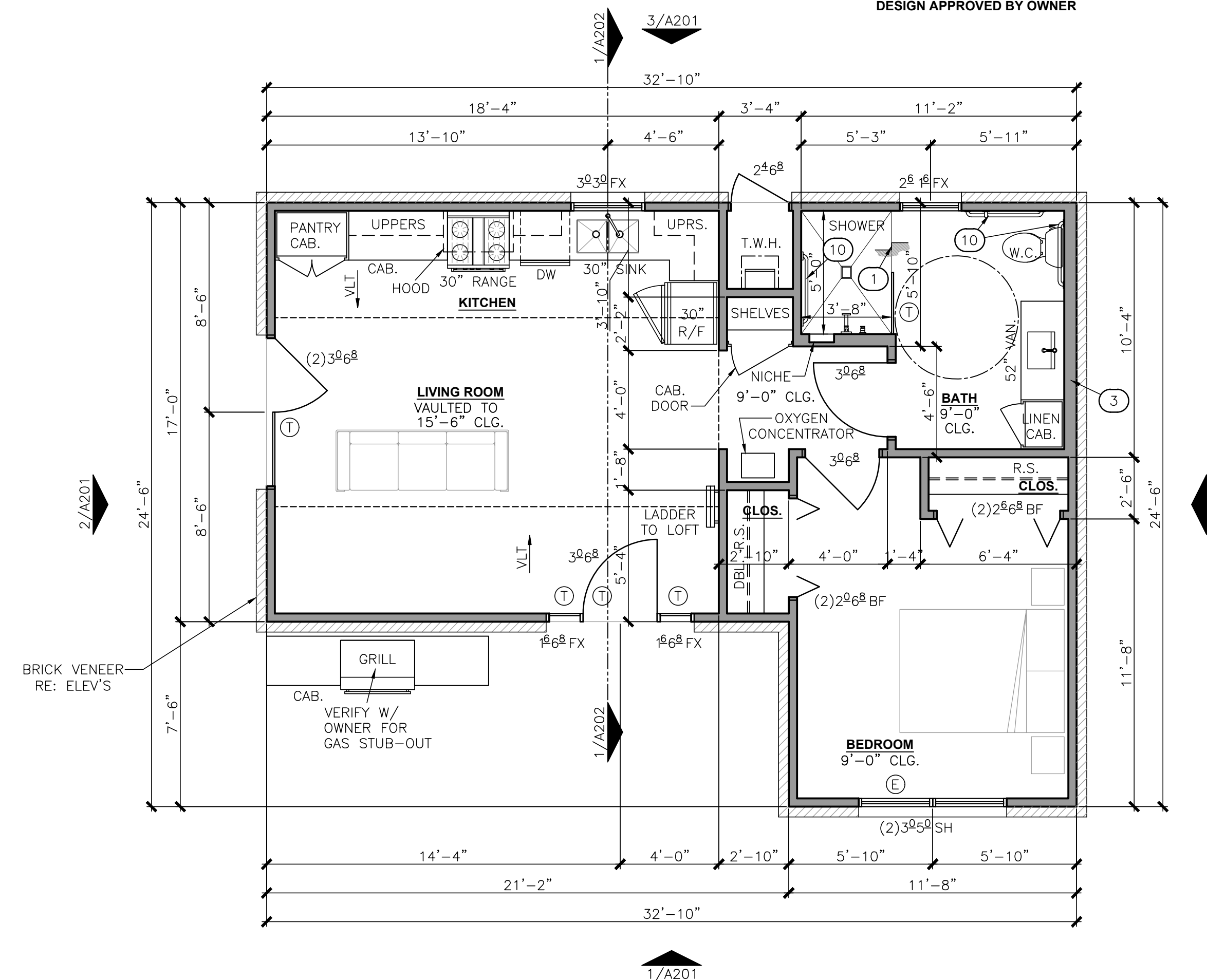
CONCEPT LADDER TO LOFT FINAL DESIGN APPROVED BY OWNER

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
-----	CIRCUIT	
(R)	RECESSED CAN	
(R) ₁	RECESSED CAN	WET LOCATION
(R) ₂	RECESSED CAN	SLOPE LOCATION
(R) ₃	RECESSED MINI-CAN	
(R) ₄	RECESSED MINI-CAN	SOFFIT LOCATION
(P)	PENDANT	
(C)	CHANDELIER	
(S)	SURFACE MT. FIXTURE	
(K)	KEYLESS PORCELAIN	P=PULLCHAIN
(W)	WALL SCONCE	
(W) _x	WALL SCONCE	EXTERIOR LOCATION
(D)	EXTERIOR DOWN LIGHT	LEAVE LIGHTING VERIFY LOCATION
(U)	EXTERIOR UP LIGHT	
(L)	SURFACE MT. FIXTURE	LENGTH LISTED ON PLANS L=LED F=FLUORESCENT
(L)	UNDER COUNTER LIGHT	L=LED F=FLUORESCENT
(S)	FLOOD LIGHTS	
(F)	CEILING FAN/LIGHT	L=LED F=FLUORESCENT P=PULLCHAIN
(X) ₁	HEAT FAN/EXHAUST FAN/LIGHT	50CFM, DUCT TO EXTERIOR
(X) ₂	EXHAUST FAN/LIGHT	50CFM, DUCT TO EXTERIOR
(X) ₃	EXHAUST FAN	50CFM, DUCT TO EXTERIOR
(S)	RANGE HOOD VENT	DUCT TO EXTERIOR
(S)	SWITCH	3=3-WAY 4=4-WAY
(S)	DIMMER SWITCH	
(M)	OCCUPANCY SENSOR SWITCH	
(SD)	SMOKE DETECTOR	
(CO)	CARBON MONOXIDE DETECTOR	
(O)	120V FLOOR OUTLET	
(GDO) _{#1}	GARAGE DOOR OPENER	GARAGE DOOR BUTTON # LISTED ON PLANS
(GDO) _{#1}	GARAGE DOOR OPENER	GARAGE DOOR BUTTON # LISTED ON PLANS
(GDO) _{#1}	GARAGE DOOR OPENER	GARAGE DOOR OPENER # LISTED ON PLANS
(KP)	ACCESS KEYPAD	
(GCD)	SINK GARBAGE DISPOSAL	
(CU)	CONDENSER UNIT	
(FAU)	FORCED AIR UNIT	VERIFY IF GAS OR ELECTRIC
(WH)	WATER HEATER	VERIFY IF GAS OR ELECTRIC
(TWH)	TANKLESS WATER HEATER	VERIFY IF GAS OR ELECTRIC
(GEN)	EMERGENCY GENERATOR	VERIFY FUEL TYPE
(ATS)	AUTOMATIC TRANSFER SWITCH	
(CH)	DOOR BELL BUTTON	
(CH)	CHIMES	
(RS)	RECESSED SHADE SCREEN	
(IR)	INFRARED HEATER	
(J)	JUNCTION BOX	

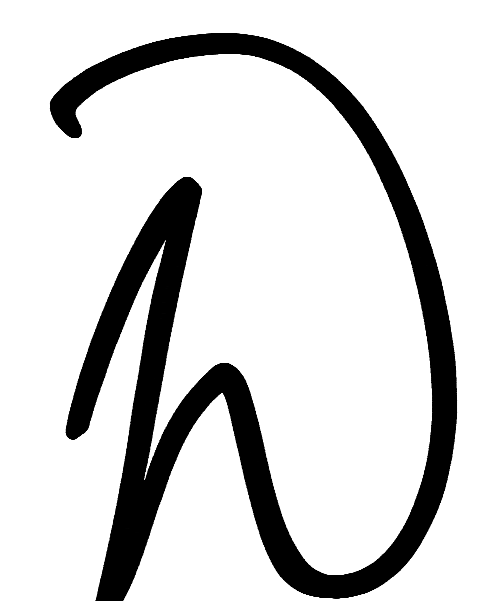


RE: SHEET A002 FOR GENERAL NOTES.
2 LIGHTING PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"



RE: SHEET A002 FOR GENERAL NOTES.
1 FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"

AREA CALCULATIONS (SQUARE FEET)	
FIRST:	646
SECOND:	N/A
TOTAL LIVING:	646
COV'D PORCH:	N/A



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PROJECT:

**WARRICK
ACCESSORY
DWELLING UNIT**

PROJECT #
24187.01

**1724 S. Florence Pl.
Tulsa, OK. 74104**

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2025

SHEET NAME:
**FLOOR PLAN &
LIGHTING PLAN**

SHEET #:

A101

DRAWN BY: 8.20/SCS

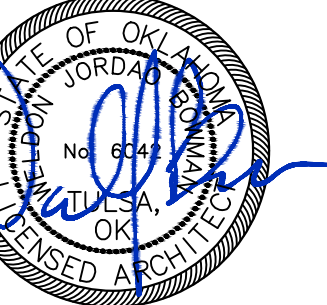
KEYNOTES ○
ELEVATIONS NOT ALL KEYNOTES MAY BE FOUND ON THIS SHEET

1. COMPOSITION SHINGLES OVER WATERPROOF UNDERLAYMENT ON 1/2" PLYWOOD DECKING, U.N.O. FOLLOW MANUFACTURES GUIDELINES. MATCH EXISTING HOUSE STYLE
2. TEXTURED PANEL BOARD W/ 1X TRIM BD'S. MATCH EXISTING HOUSE STYLE



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SEAL:



5/7/2025
WELDON BOWMAN, AIA
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PROJECT:

**WARRICK
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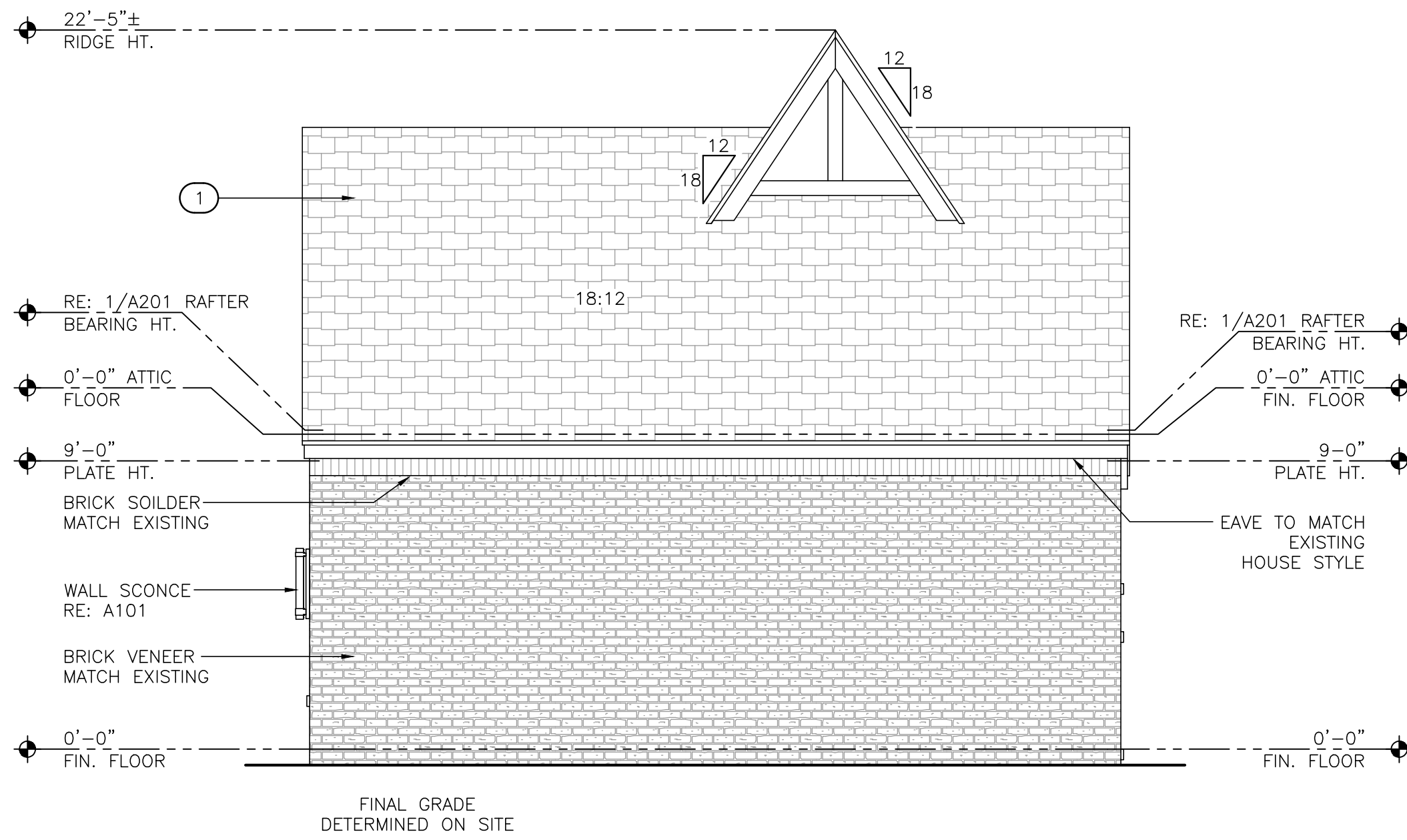
SHEET NAME:

ELEVATIONS

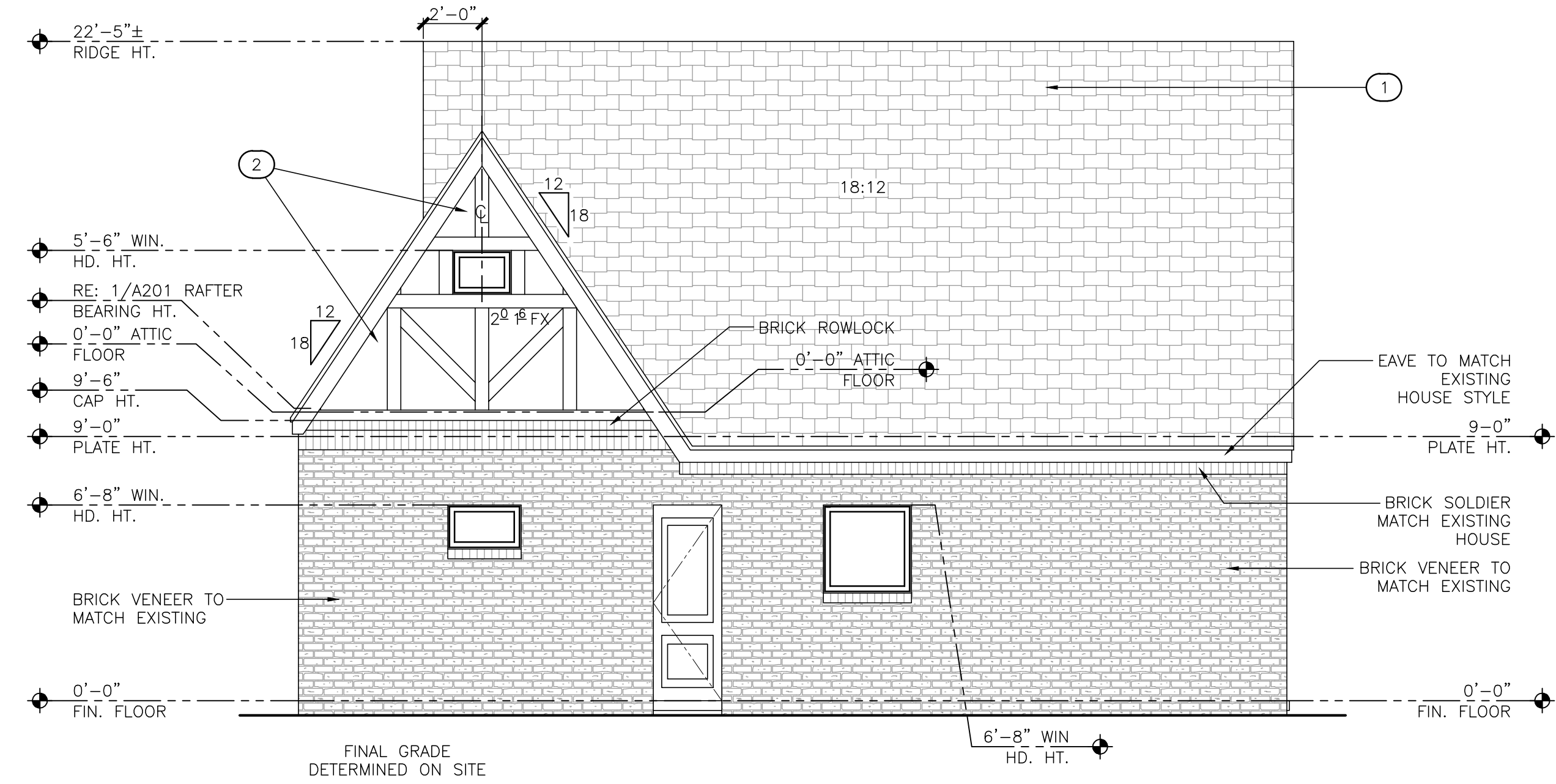
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A201

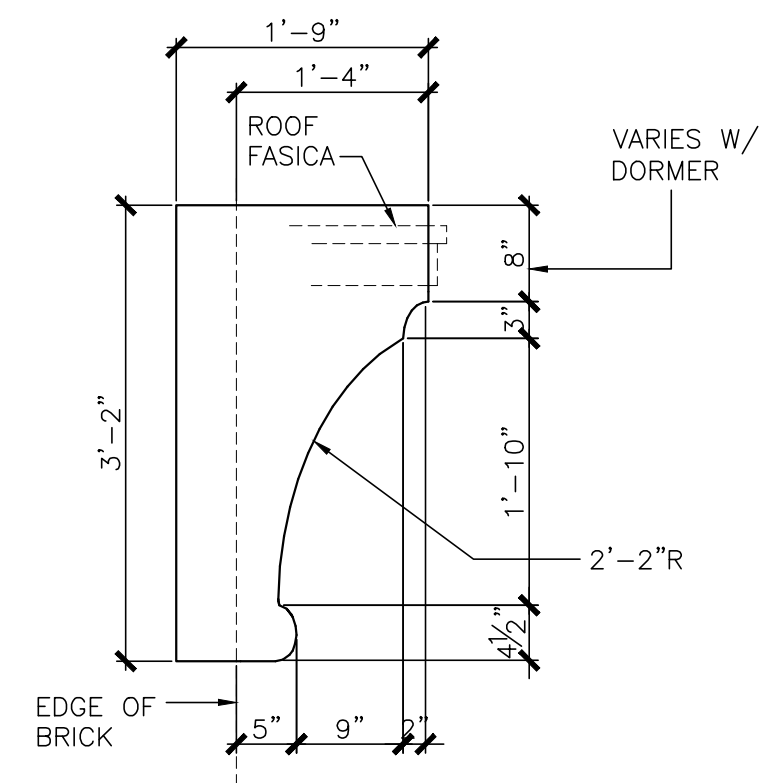
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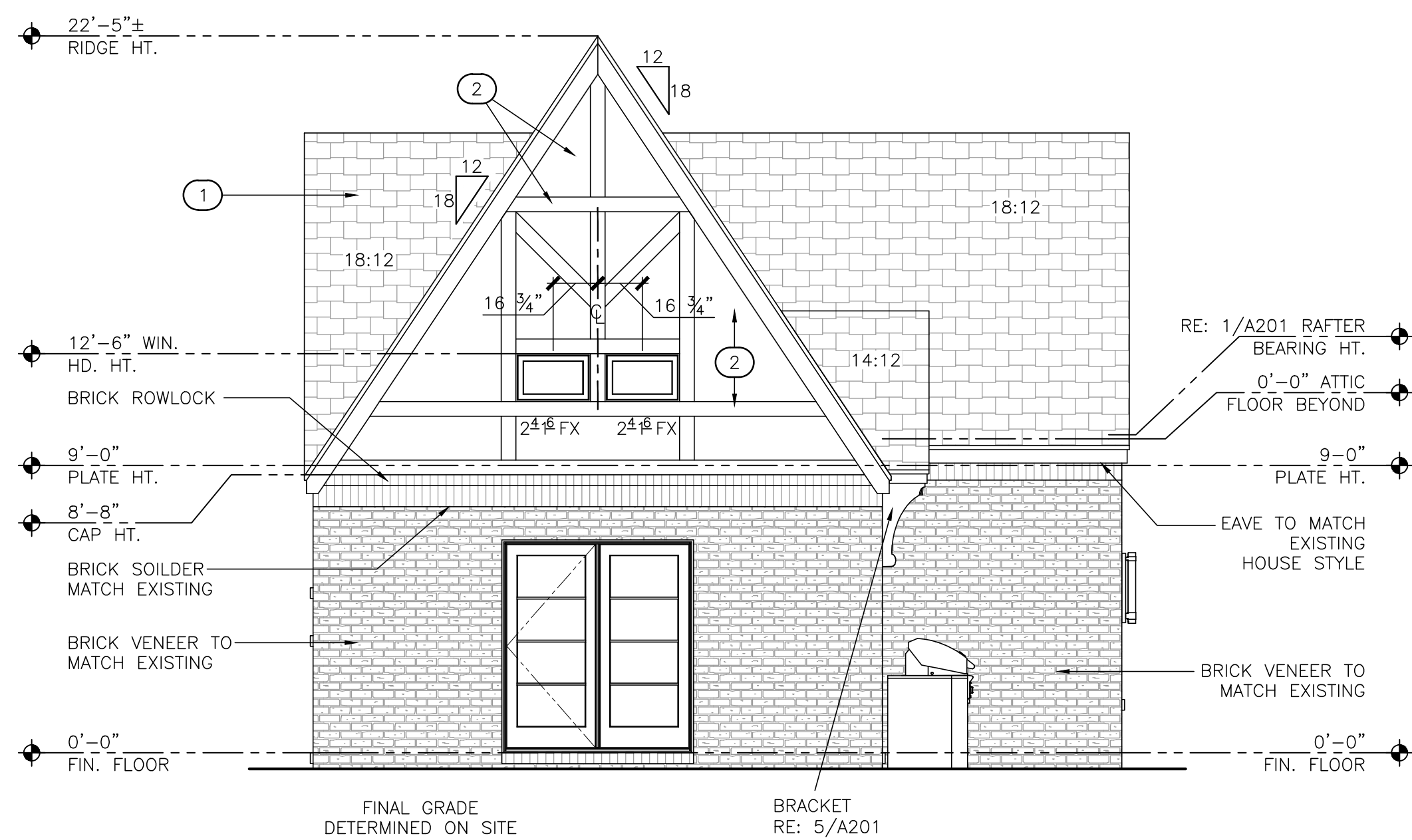
RE: SHEET A002 FOR GENERAL NOTES.
4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



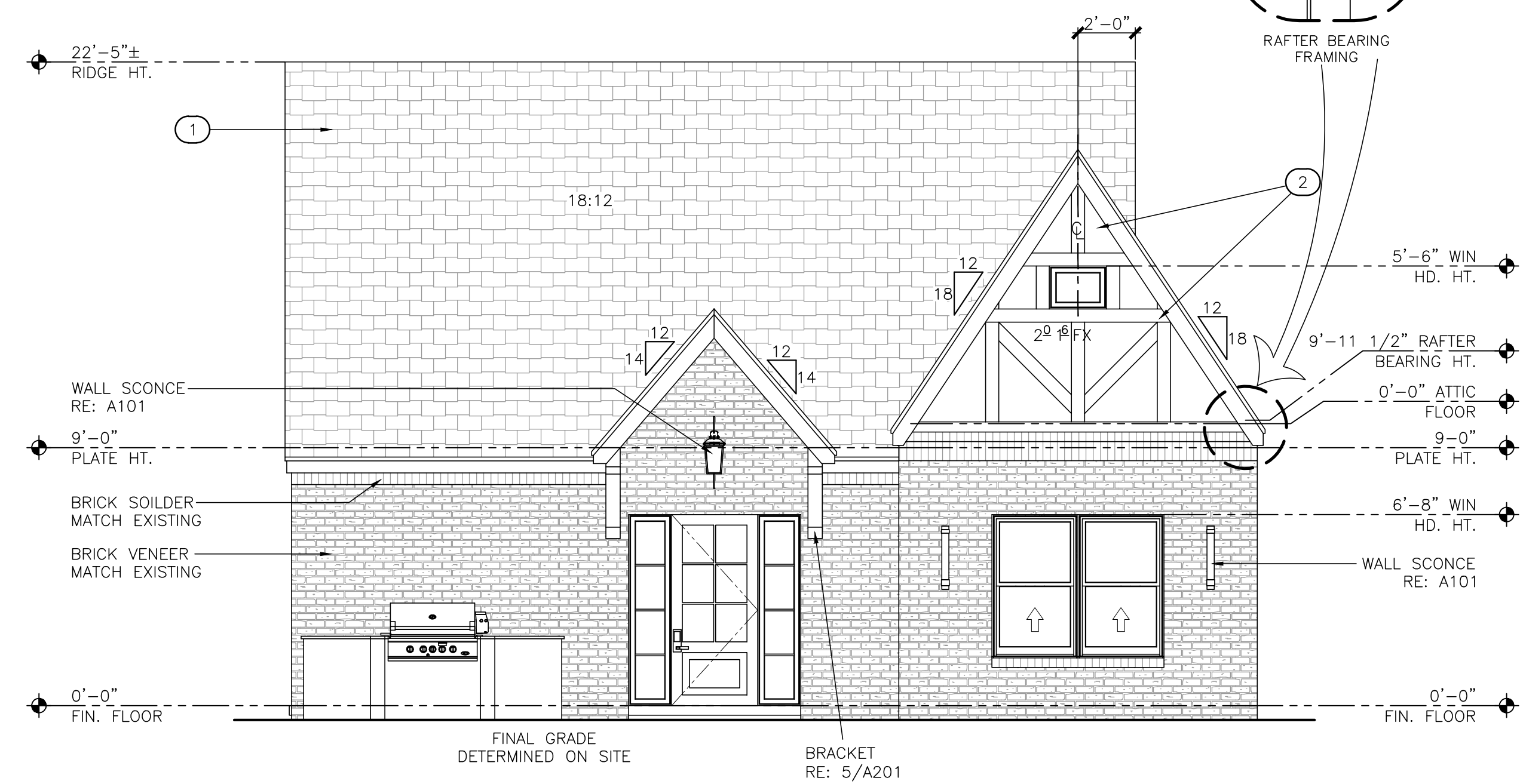
RE: SHEET A002 FOR GENERAL NOTES.
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



PAINTED BRACKET
5 BRACKET DETAIL
SCALE: 3/4" = 1'-0"



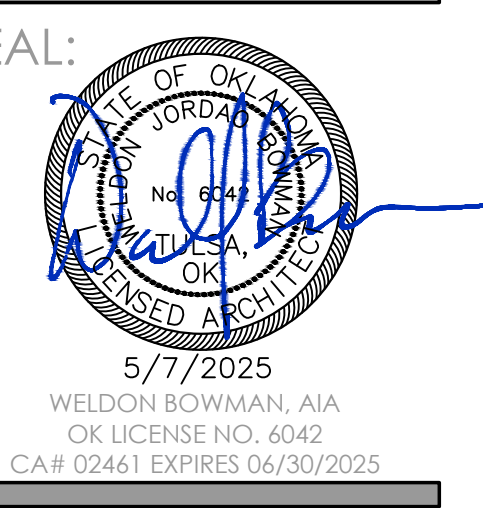
RE: SHEET A002 FOR GENERAL NOTES.
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RE: SHEET A002 FOR GENERAL NOTES.
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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 www.wdesignsite.com



PROJECT:
**WARRICK
 ACCESSORY
 DWELLING UNIT**

PROJECT #
24187.01

1724 S. Florence Pl.
 Tulsa, OK. 74104

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2025

SHEET NAME:

ELEVATIONS

SHEET #:

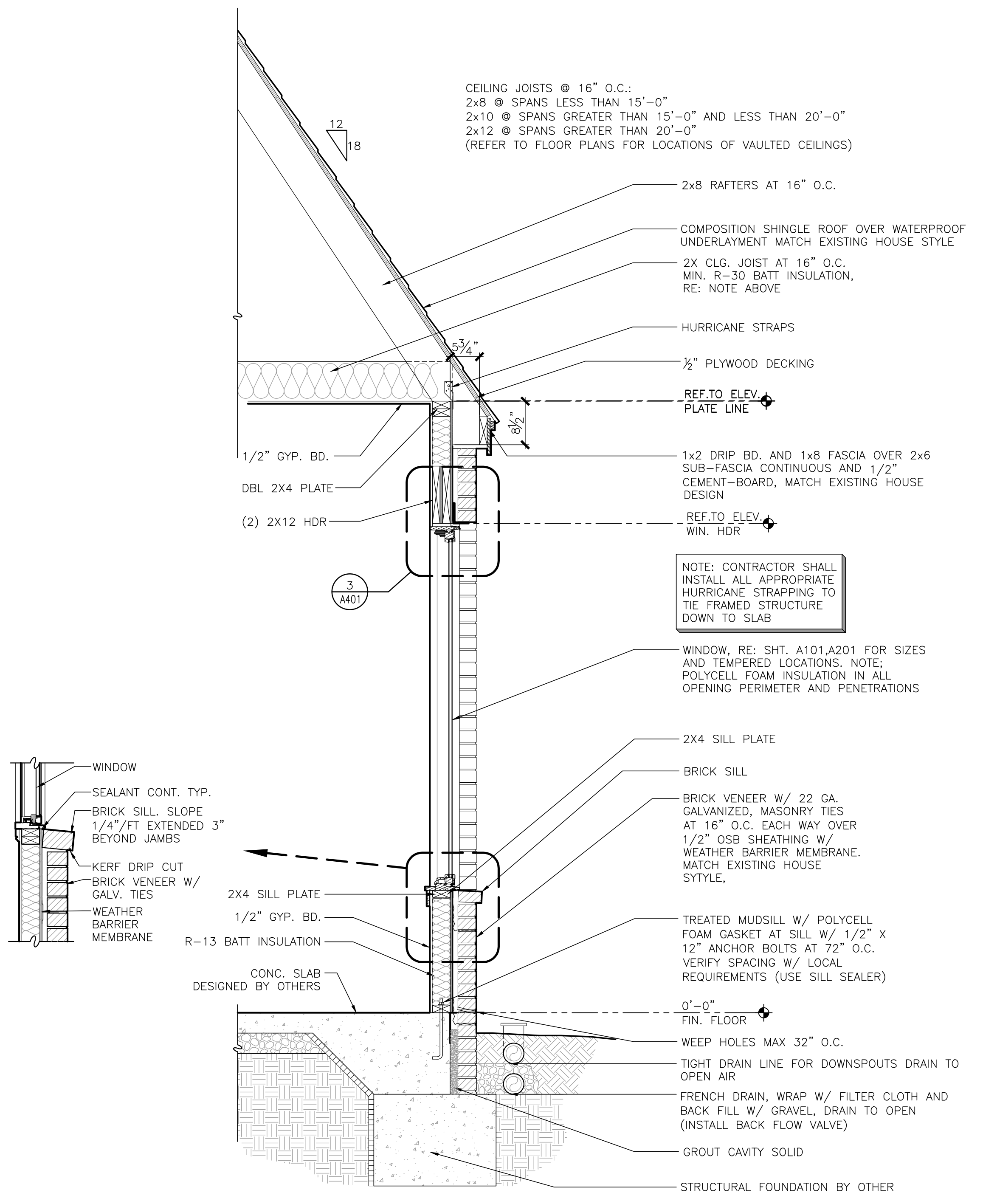
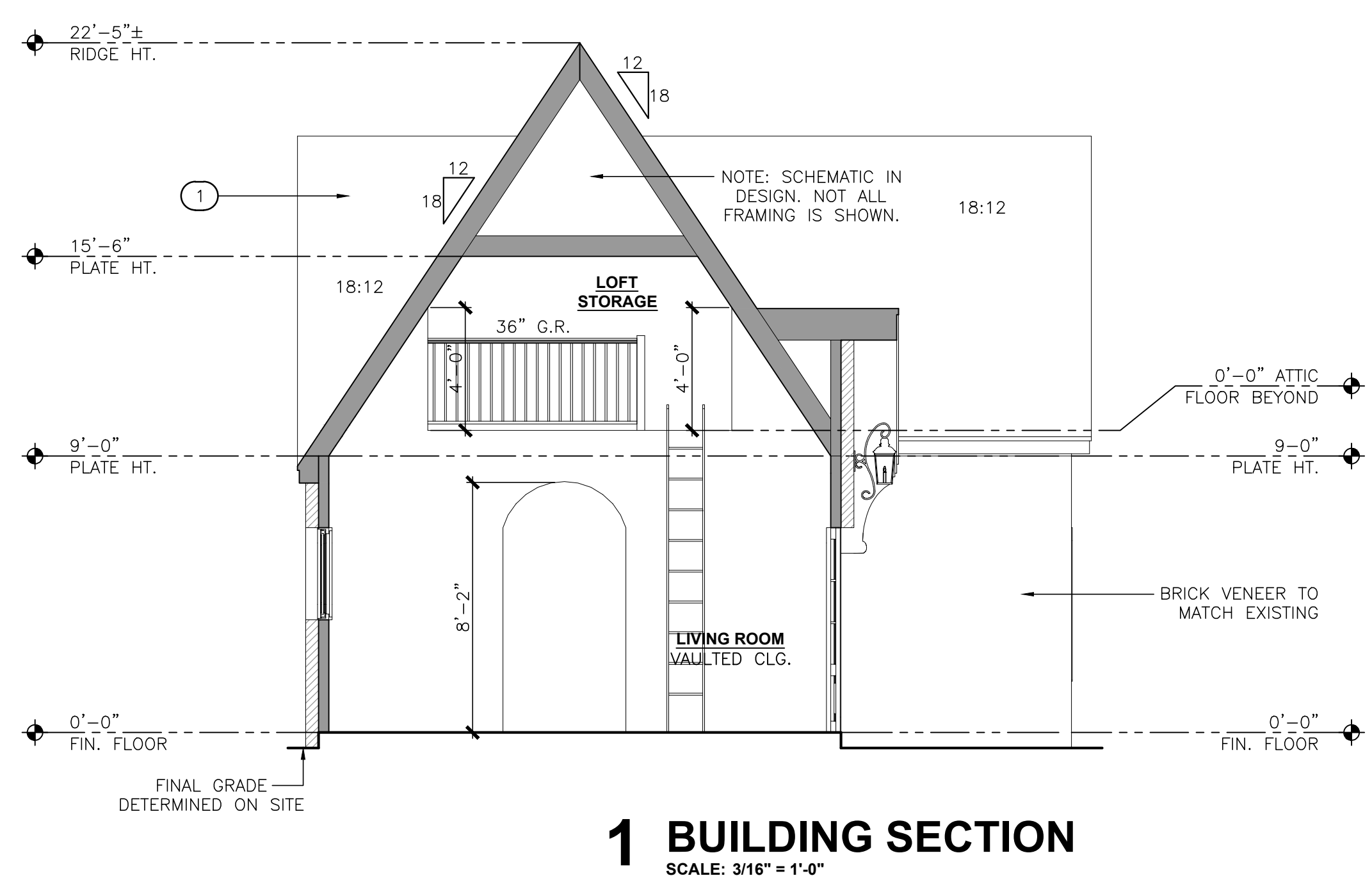
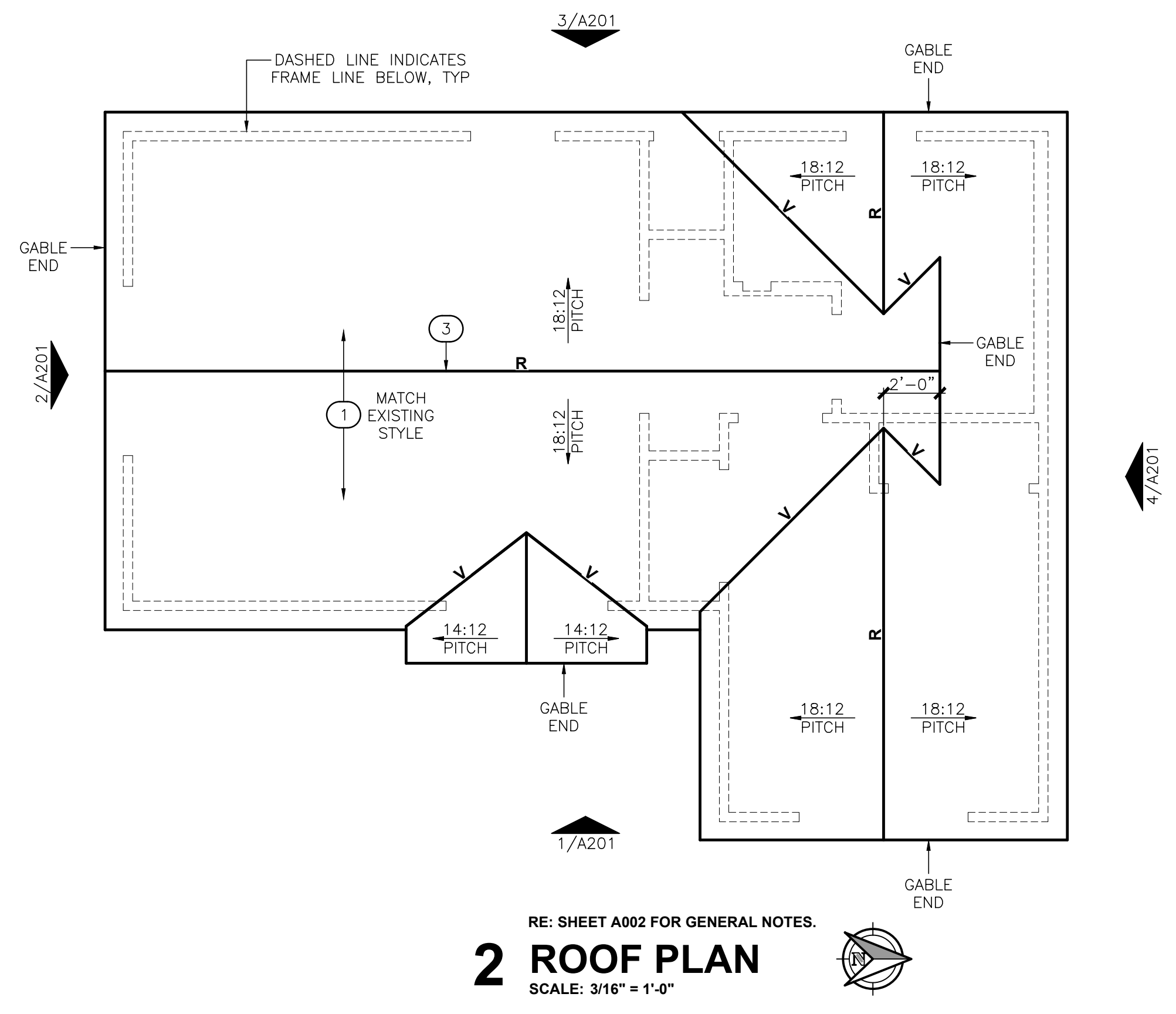
A202

DRAWN BY: 8.22/SCS

LEGEND NOTE: ALL SYMBOLS MIGHT NOT BE USED ON THIS SHEET

SYMBOL	DESCRIPTION
	OVER-FRAME ROOF
R	RIDGE
H	HIP
V	VALLEY
#:12 PITCH	ROOF PITCH / SLOPE DIRECTION
	DOWNSPOUT

- KEYNOTES** ○ NOT ALL KEYNOTES MAY BE FOUND ON THIS SHEET
- COMPOSITION SHINGLES OVER WATERPROOF UNDERLAYMENT ON 1/2" PLYWOOD DECKING, U.N.O. FOLLOW MANUFACTURES GUIDELINES.
 - METAL ROOF OVER WATERPROOF MEMBRANE (FOLLOW MANUFACTURES INSTALLATION GUIDELINES) ON PLYWOOD DECKING, U.N.O. VERIFY W/ OWNER
 - PROVIDE ADEQUATE ROOF VENTILATION (E.G. RIDGE VENT, BOX VENTS, ETC.) AND MEET MIN. CODE REQUIREMENTS BASED ON SELECTED ROOF TYPE.
 1. SPRAY FOAM USED IN ATTIC SPACE, CONTRACTOR IS TO PROVIDE ADEQUATE VENTILATION SYSTEM IN COMPLIANCE WITH IRC SECTION R806.



CEILING JOISTS @ 16" O.C.:
 2x8 @ SPANS LESS THAN 15'-0"
 2x10 @ SPANS GREATER THAN 15'-0" AND LESS THAN 20'-0"
 2x12 @ SPANS GREATER THAN 20'-0"
 (REFER TO FLOOR PLANS FOR LOCATIONS OF VAULTED CEILINGS)

2x8 RAFTERS AT 16" O.C.
 COMPOSITION SHINGLE ROOF OVER WATERPROOF UNDERLAYMENT MATCH EXISTING HOUSE STYLE
 2X CLG. JOIST AT 16" O.C. MIN. R-30 BATT INSULATION, RE: NOTE ABOVE
 HURRICANE STRAPS
 1/2" PLYWOOD DECKING
 REF. TO ELEV. PLATE LINE
 1/2" GYP. BD.
 DBL 2X4 PLATE
 (2) 2X12 HDR
 REF. TO ELEV. WIN. HDR
 NOTE: CONTRACTOR SHALL INSTALL ALL APPROPRIATE HURRICANE STRAPPING TO THE FRAMED STRUCTURE DOWN TO SLAB

WINDOW, RE: SHT. A101.A201 FOR SIZES AND TEMPERED LOCATIONS. NOTE: POLYCELL FOAM INSULATION IN ALL OPENING PERIMETER AND PENETRATIONS
 2X4 SILL PLATE
 BRICK SILL
 BRICK VENEER W/ 22 GA. GALVANIZED, MASONRY TIES AT 16" O.C. EACH WAY OVER 1/2" OSB SHEATHING W/ WEATHER BARRIER MEMBRANE. MATCH EXISTING HOUSE SYTYLE,
 TREATED MUDSILL W/ POLYCELL FOAM GASKET AT SILL W/ 1/2" X 12" ANCHOR BOLTS AT 72" O.C. VERIFY SPACING W/ LOCAL REQUIREMENTS (USE SILL SEALER)
 0'-0" FIN. FLOOR
 WEEP HOLES MAX 32" O.C.
 TIGHT DRAIN LINE FOR DOWNSPOUTS DRAIN TO OPEN AIR
 FRENCH DRAIN, WRAP W/ FILTER CLOTH AND BACK FILL W/ GRAVEL, DRAIN TO OPEN (INSTALL BACK FLOW VALVE)
 GROUT CAVITY SOLID
 STRUCTURAL FOUNDATION BY OTHER

WINDOW
 SEALANT CONT. TYP.
 BRICK SILL. SLOPE 1/4"/FT EXTENDED 3" BEYOND JAMBS
 KERF DRIP CUT
 BRICK VENEER W/ GALV. TIES
 WEATHER BARRIER MEMBRANE

2X4 SILL PLATE
 1/2" GYP. BD.
 R-13 BATT INSULATION
 CONC. SLAB DESIGNED BY OTHERS
 FIN. FLOOR
 WEEP HOLES MAX 32" O.C.
 TIGHT DRAIN LINE FOR DOWNSPOUTS DRAIN TO OPEN AIR
 FRENCH DRAIN, WRAP W/ FILTER CLOTH AND BACK FILL W/ GRAVEL, DRAIN TO OPEN (INSTALL BACK FLOW VALVE)
 GROUT CAVITY SOLID
 STRUCTURAL FOUNDATION BY OTHER



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDR-215936-2025 (1724 S FLORENCE PL E Tulsa, OK 74104) Markup Summary #1

ARCHITECTURAL (1)



Subject: ARCHITECTURAL
Page Label: [1] 24187.01-A101-A101
Author: GEORGE GOZA
Date: 6/24/2025 4:06:05 PM
Status:
Color: ■
Layer:
Space:

R311.7.11 Alternating tread devices.
REVIEW COMMENT: Please indicate floor area for the loft, which is limited to 200 gross square feet by exception, for the use of an alternating tread device or ships ladder (R311.7.12). Also, provide the proposed final design of the stair.

Zoning Review (2)



Subject: Zoning Review
Page Label: [1] 24187.01-SP01-SP01
Author: DWhiteman
Date: 6/24/2025 3:32:30 PM
Status:
Color: ■
Layer:
Space:

Section 45.031-D.1 Regulations, Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.
REVIEW COMMENT: Apply to the Board of Adjustment for a special exception to allow an Accessory Dwelling Unit in an RS-3 zoning district. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment scheduling and procedures.

8-23



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: [1] 24187.01-A201-A202-A201
Author: DWhiteman
Date: 6/24/2025 3:52:15 PM
Status:
Color: ■
Layer:
Space:

Section 90.090-C.2.a, Detached Accessory Buildings in R Districts. Detached accessory buildings may be located in rear setbacks, provided that: (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.
REVIEW COMMENT: Please revise plans to indicate that the detached accessory building will not exceed 18 feet in height, or apply to the Board of Adjustment for a variance to allow an accessory building to exceed 18 feet in height in the rear setback of an RS-3 zoned lot. For zoning purposes the overall height is measured to grade per Section 90.160-A, not to finished floor.

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