TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE:	**December 6, 2018**
TO:	**Chairman and Board Members**
FROM:	**Office of Tulsa Development Authority**
SUBJECT:	**Review Construction Drawings for the Pearl Development**

Background:

Owner	**Pearl Development, LLC**
Developer:	**Peal Development, LLC**
Engineer:	**N/A**
Size of Tract:	**N/A**
Number of Lots:	**15 Lots**
Development Area:	**Pearl District**
Fair Market Value:	**$660,000.00**
Executive Director:	**O.C. Walker**

Relevant Info: On August 2, 2018, the TDA Board of Commissioner's reviewed and approved Resolution No. 6472, approving the Fourth Amendment to the Redevelopment Agreement with Pearl Development, LLC for the redevelopment of the property located at Southwest corner of South Peoria Avenue and East 6th Street, Tulsa Oklahoma. The Fourth Amendment allowed an extension of time up to 120 days to provide the Construction Documents. The Redeveloper has submitted Construction Documentation Plans and Specifications to the TDA Board of Commissioners for review and approval.

The minimum project requirements for the redevelopment project is to construct 3,000 square feet Restaurant facility and 4,000 square feet for retail, commercial and residential space. The character, placement, content, and minimum project requires substantially similar in location within the existing Village at Central Park development and any conceptual plans for the project must be submitted. This is a request to reviewed and approved by the TDA Board of Commissioners.

The project meets all minimum project requirements and the rhythm and scale of the proposed units are in conformity with the existing units.

Attachments: Construction Documentation Plans and Specifications.

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker

ACTION: APPROVAL: ____APPROVAL W/ CONDITION: _____ DENIAL: _____TABLED: _____VOTE:_____

BLACK PEARL

CONSTRUCTION DOCUMENTS

STUDIO 5 ARCHITECTS
7913 NW 59th Street Lake City FL 32055
www.studio5arch.com

SHEET INDEX

GENERAL

G-001 STANDARD MOUNTING HEIGHTS AND GENERAL NOTES
G-002 LIFE SAFETY PLANS AND CODE RESEARCH

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CE-03 GRADING & EROSION CONTROL PLAN
CE-04 GRADING & EROSION CONTROL DETAILS
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PV-02 PAVING DETAILS

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S002 GENERAL NOTES
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S101 FLOOR FRAMING PLAN
S501 FOUNDATION DETAILS
S622 FRAMING DETAILS

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M-200 MECHANICAL DETAILS
M-300 MECHANICAL SCHEDULES

PLUMBING

P-001 PLUMBING NOTES AND LEGEND
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E103 PARTIAL VIEWS POWER PLAN
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E601 ELECTRICAL SCHEDULES AND RISER
E602 PANEL SCHEDULES

Cover Sheet
Pearl

LOTS 1 THRU 8 AND RESEREV T, BLOCK 2 OF "THE VILLAGE AT CENTRAL PARK"
IN PART OF THE SOUTHEAST QUARTER OF SECTION 1, T-19-N, R-12-E
THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

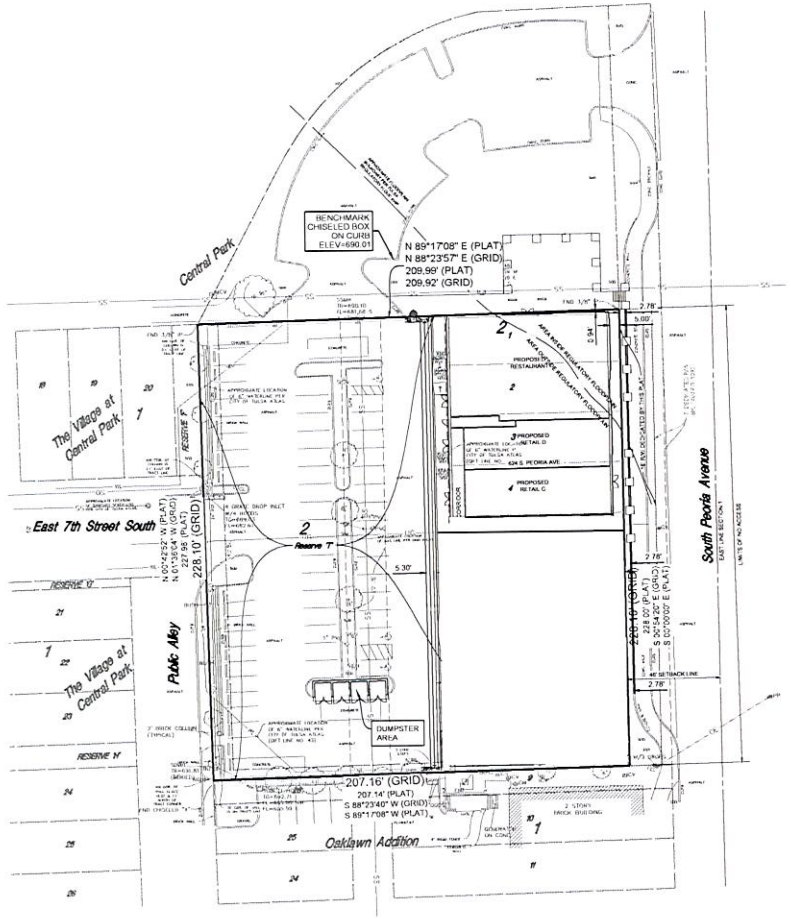
IDP #9291

Owner:
Studio 45 Architects
2510 E. 15th Street
Tulsa, OK, 74104
Phone: (918) 392-4958
Contact: Mr. Marcus Fairless

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600

Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
B/W	BOTTOM OF WALL
CGMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
M/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PPT	POWER POLE W/TRANSFORMER
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TBOX	TELEPHONE BOX
TSBX	TRAFFIC SIGNAL BOX
TPED	TELEPHONE PEDESTAL
TK	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
UT	UNDERGROUND TELEPHONE
UTMH	TELEPHONE MANHOLE
W	WATERLINE
WM	WATER METER
WS	WATER SPIGOT
WV	WATER VALVE
XFMR	TRANSFORMER



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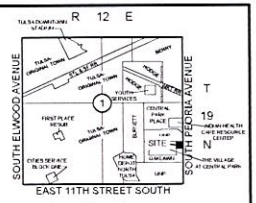

Location Map
SCALE: 1"=2000'

Note:
ALL WORK LOCATED IN THE CITY OF TULSA RIGHT OF WAY WILL REQUIRE A ROW CONSTRUCTION PERMIT. CONTRACTOR IS REQUIRED TO APPLY FOR AND RECEIVE ROW CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION OF THE IDP. PLEASE CALL 596-2519 FOR ROW PERMIT INFORMATION.

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DEMOLITION PLAN	GE02
GRADING & EROSION CONTROL PLAN	GE03
GRADING & EROSION CONTROL DETAILS	GE04
PAVING PLAN	PV01
PAVING DETAILS	PV02

Notes:

Benchmark:
CHISELED BOX ON CURB NORTH SIDE OF PROPERTY
ELEVATION=690.01
1988 NAVD DATUM

Basis of Bearing:
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), AND RESERVE "T", ALL IN BLOCK TWO (2), THE VILLAGE AT CENTRAL PARK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Note:
TOTAL DISTURBED AREA = 1.09 Ac.

Impervious Area Table:

EXISTING IMPERVIOUS AREA TO BE REMOVED	1,605 S.F.
PROPOSED IMPERVIOUS AREA	25,602 S.F.
NET INCREASE	23,997 S.F.

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CALL OKIE !

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-6543.

SOUTHWESTERN BELL TELEPHONE COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
AMERICAN ELECTRIC POWER COMPANY

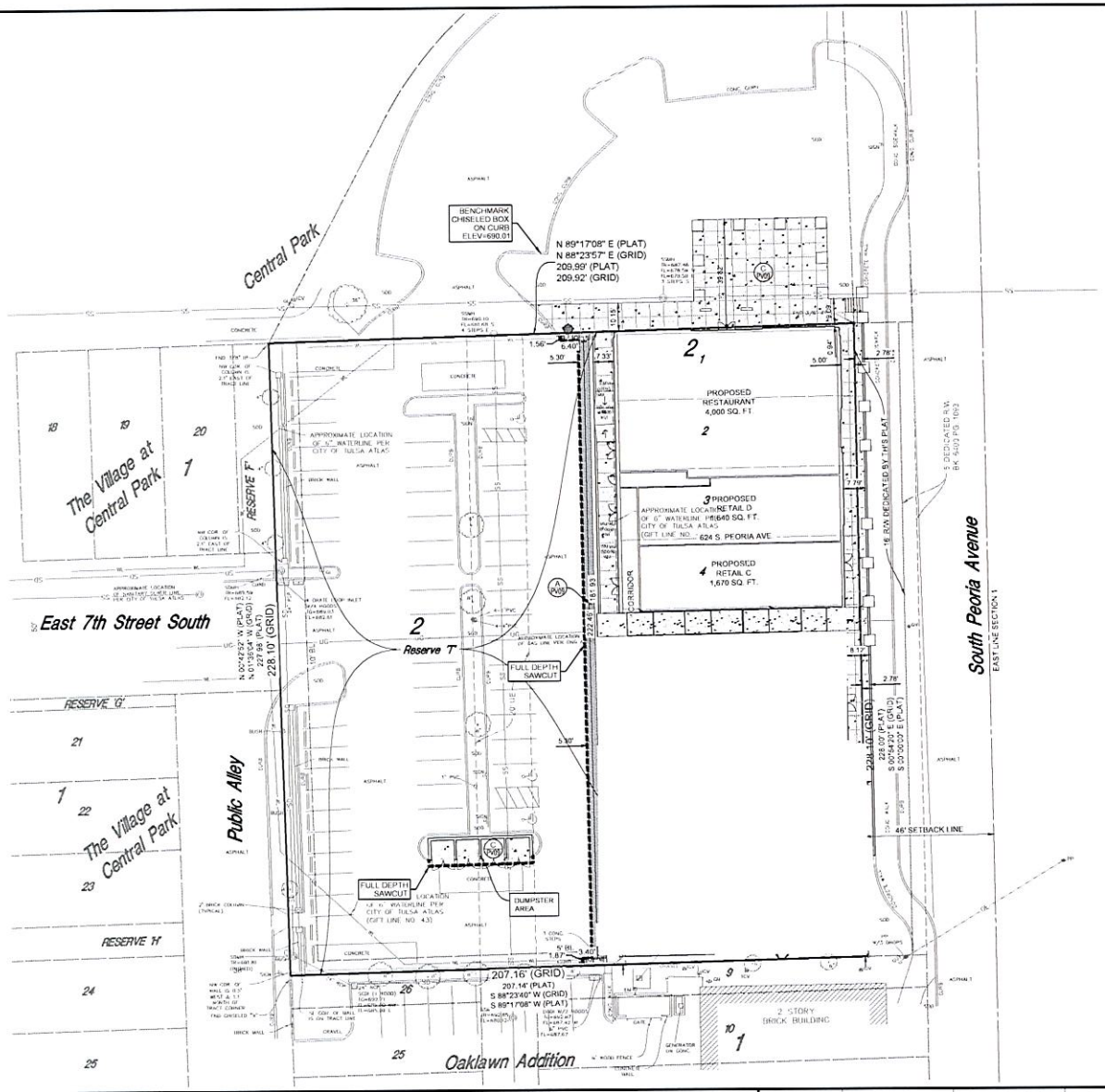
DATE	REVISIONS

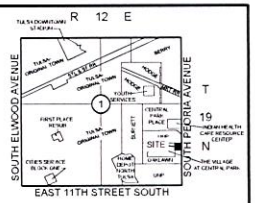
CITY OF TULSA

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-0068
EXP. DATE: 6/30/19

PLAN SCALE: 1"=30'	WORK ORDER NO. 17949.01	TYPE OF WORK	DRAFTED BY KDD
PROFILE SCALE: HORZ. na / VERT. na	FILE: 1912.01	PHASE N/A	SHEET 01 OF 06
	ATLAS PAGE NO. 1		

Pearl
Cover Sheet
IDP# 9291 -GE-01





Location Map

SCALE 1"=2000'

SCALE 1"=20'

Legend

- ASPHALT PAVEMENT (LIGHT DUTY)
- ASPHALT PAVEMENT (HEAVY DUTY)
- CONCRETE PAVEMENT
- FULL DEPTH SAW CUT
- CONTROL JOINT
- EXPANSION JOINT
- INDICATES AREAS WHERE CURB SLOPES AWAY FROM GUTTER

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COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
AMERICAN ELECTRIC POWER COMPANY

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DATE	REVISIONS

CITY OF TULSA

Sisemore Weisz & Associates, Inc.
618 EAST 32nd PLACE
TULSA, OKLAHOMA 74105
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8068
EXP. DATE 6/30/19

PLAN SCALE	WORK ORDER NO.	TYPE OF WORK	
1"=20'	17949.01		DRAFTED BY KDD
PROFILE SCALE	FILE	PHASE	
HORZ. na / VERT. na	1912.01	N/A	SHEET 05 OF 06
	ATLAS PAGE NO. 1		

Pearl

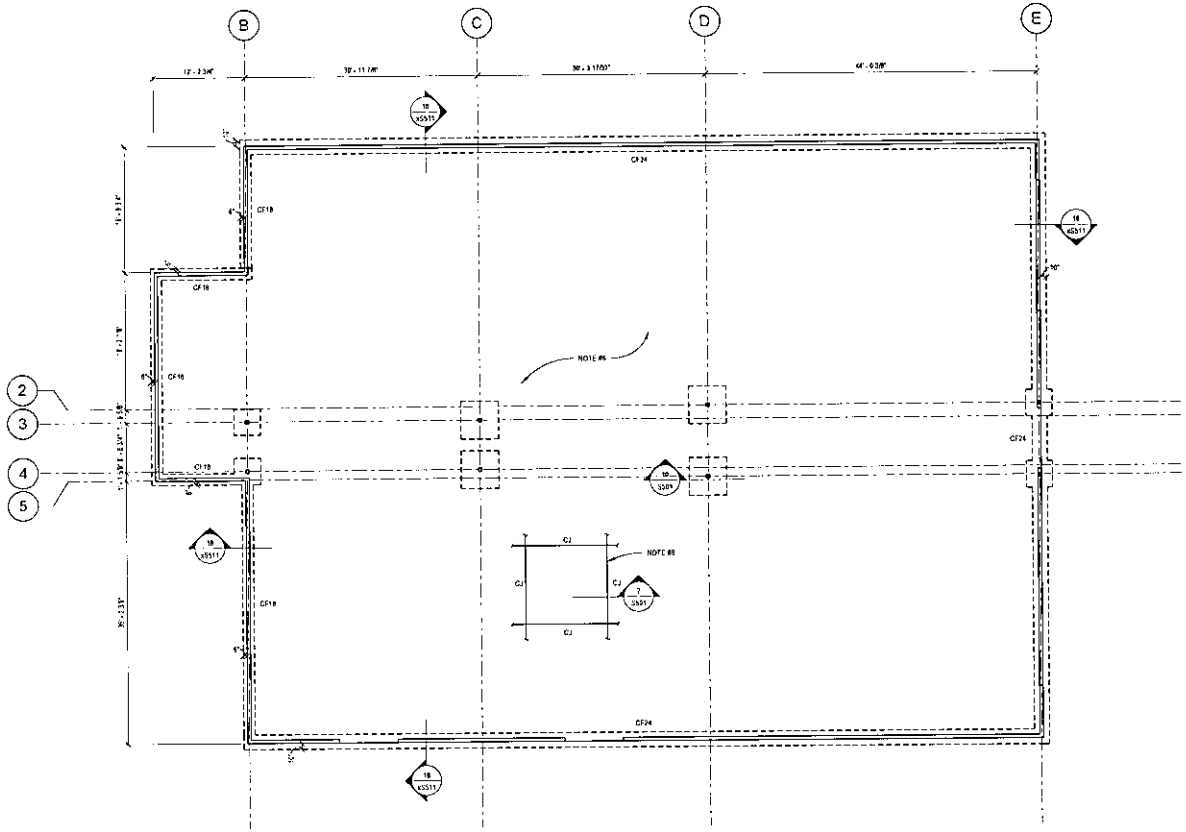
Paving Plan

IDP# 9291 -PV-01

ISOLATED FOOTING SCHEDULE		
MARK	SIZE (WxWxD)	REINFORCEMENT
F42	3'-6"x3'-6"x1'-6"	(5)-#5 BOT BARS, EW
F64	5'-0"x5'-0"x1'-6"	(7)-#5 BOT BARS, EW

CONTINUOUS FOOTING SCHEDULE		
MARK	SIZE (WxDxD)	REINFORCEMENT
CF18	1'-8"x1'-6"	(2)-#5 CONT T&B W/#3 TIES AT 48" OC
CF24	2'-0"x1'-6"	(2)-#5 CONT T&B W/#3 TIES AT 48" OC

COLUMN SCHEDULE		
MARK	SIZE	COMMENTS
C1	HSS6X6X1/4	



1 FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN NOTES (WOOD)

1. RE: SHEET S001 FOR GENERAL NOTES.
2. RE: ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. COORDINATE SLAB ELEVATIONS AND SLOPES WITH ARCHITECTURAL PLANS.
3. RE: MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATION OF PENETRATIONS NOT INDICATED ON STRUCTURAL DRAWINGS.
4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION FOR THE SLAB AREA. SLAB SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER DURING CONSTRUCTION.
5. RE: SHEET S501 FOR REINFORCEMENT AT RE-ENTRANT CORNERS AND DISCONTINUOUS JOINTS.
6. FINISH FLOOR REFERENCE ELEVATION = 0'-0" TYPICAL FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB-ON-GRADE REINFORCED WITH #4 AT 18" OC EACH WAY OVER 10 MIL MINIMUM VAPOR BARRIER OVER 4" COARSE AGGREGATE OVER APPROVED LOW VOLUME CHANGE ENGINEERED FILL PER THE GEOTECHNICAL REPORT.
7. CENTER FOOTING BELOW ALL COLUMN AND LOAD BEARING WALLS SHOWN.
8. CONTROL JOINTS SHOULD NOT BE SPACED MORE THAN 15'-0" OC, AND THE PANELS SO FORMED BY THE CONTROL JOINTS SHOULD NOT EXCEED A LENGTH TO WIDTH RATIO OF 1.5.
9. WALLS SHOWN ARE LOAD BEARING WALLS AND SHEARWALLS. STUDS ARE TO BE 2X6 EXTERIOR AND 2X4 INTERIOR AT 16" OC DOUGLAS FIR SOUTH NO. 2, UNO. REF. ARCH FOR STUD WALL LOCATIONS.
10. T.O. EXTERIOR FTG = 99'-4" UNO.

SHEAR WALL, RE: SCHEDULE ON S511

STUDIO 49 ARCHITECTS
2515 East 15th Street Tulsa OK
www.STUDIO49.com

THE PEARL
6TH & PEORIA TULSA, OK

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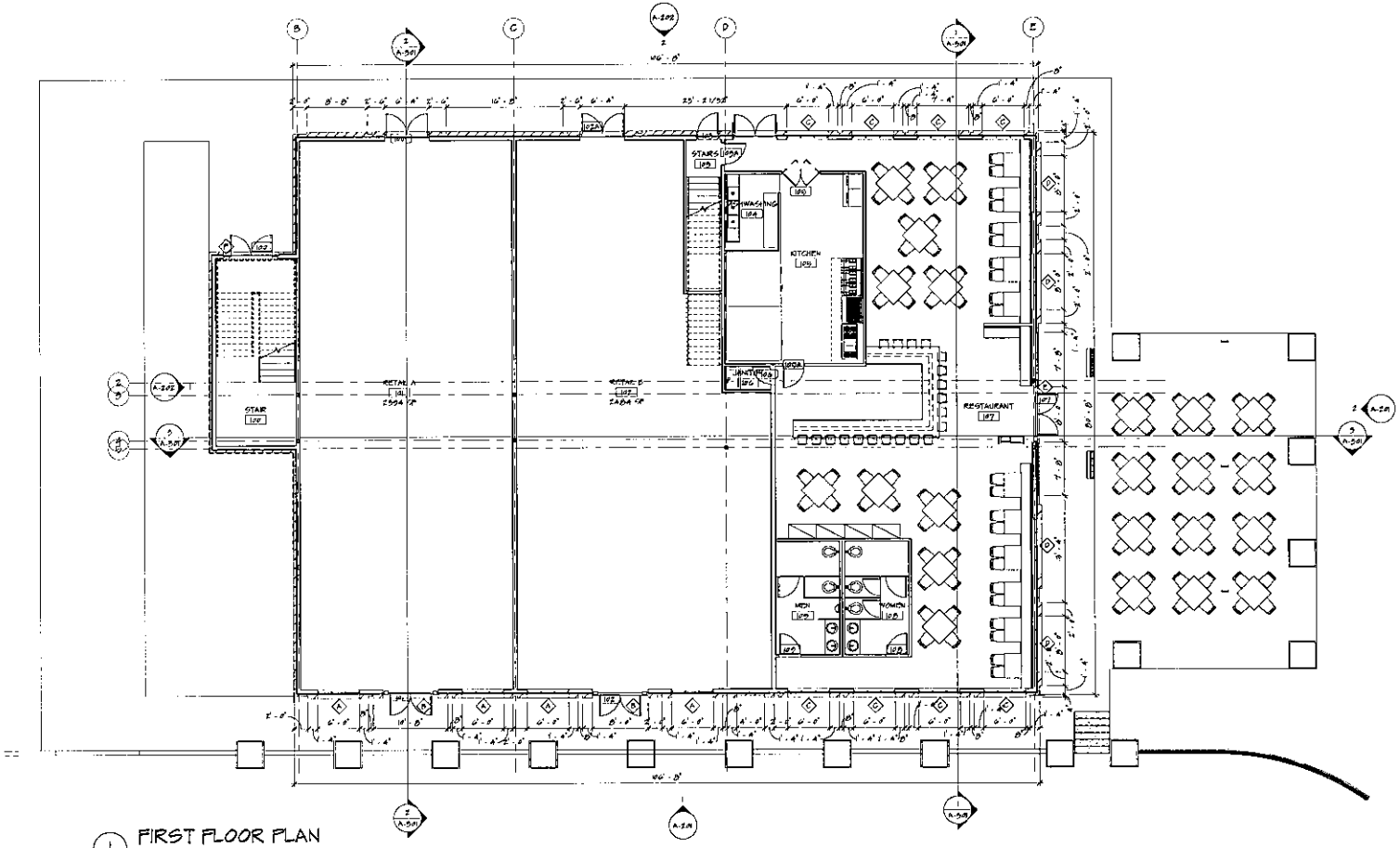
PROJECT NO 100-031
ISSUE DATE 11/29/2018

FOUNDATION PLAN

S100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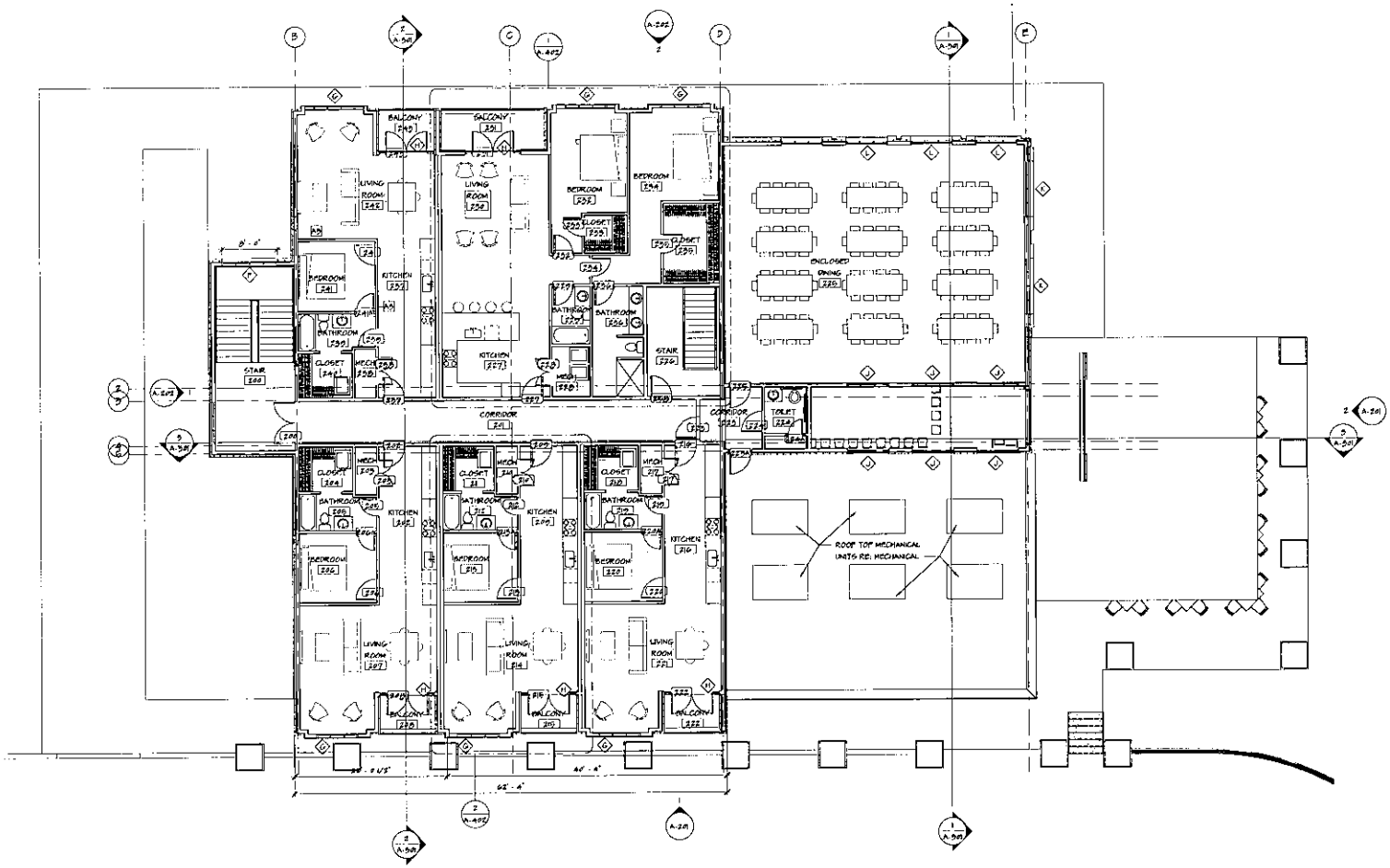

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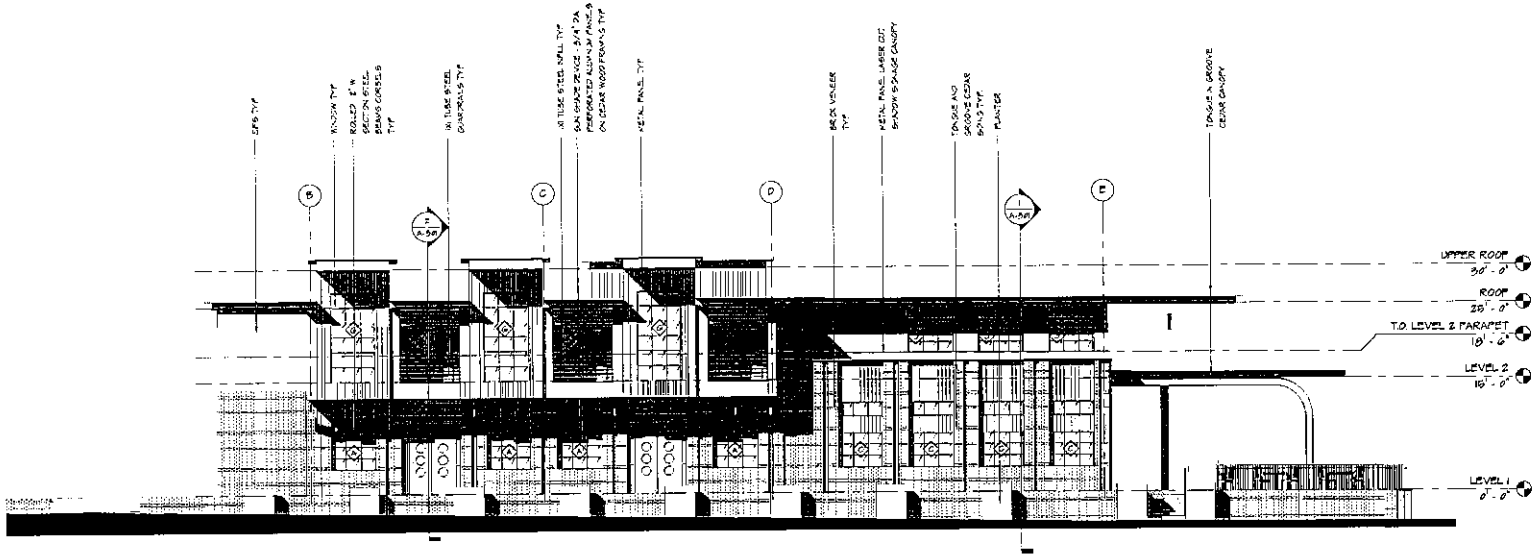
PROJECT NO. 17-251

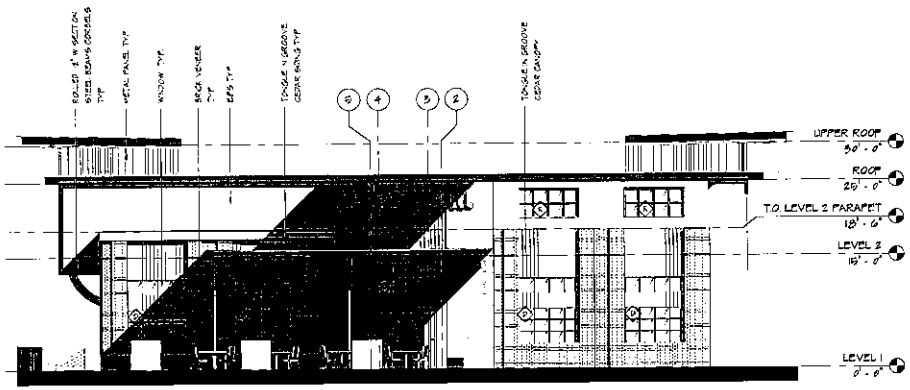
SHEET DATE 8/29/2018

SECOND FLOOR PLAN

A-102



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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www.STUDIO5ARCHITECTS.com

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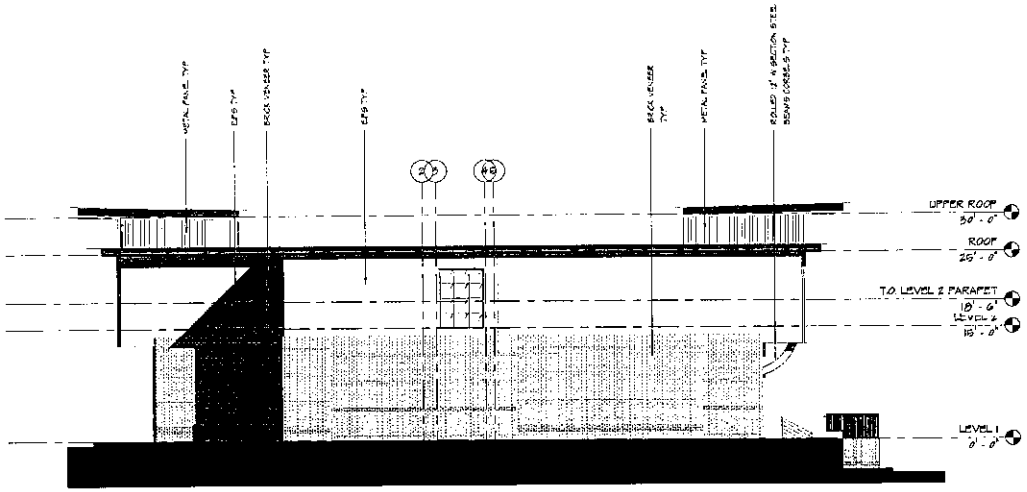
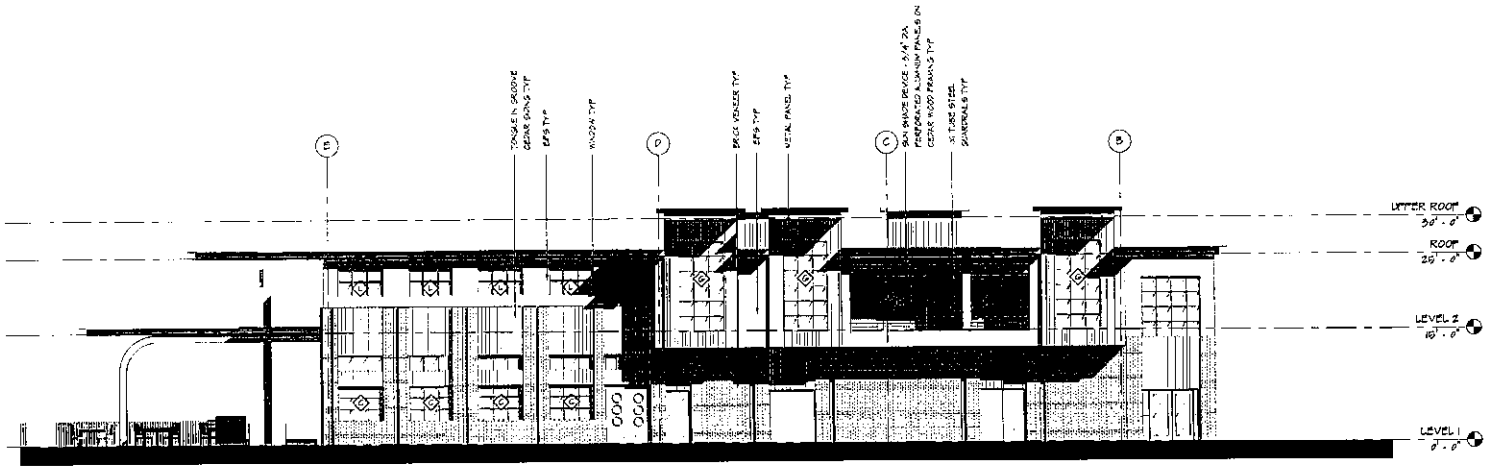
PROJECT NO 1505-0516
ISSUE DATE: 11/23/2015

EXTERIOR ELEVATIONS

A-201



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

STUDIO 4 ARCHITECTS

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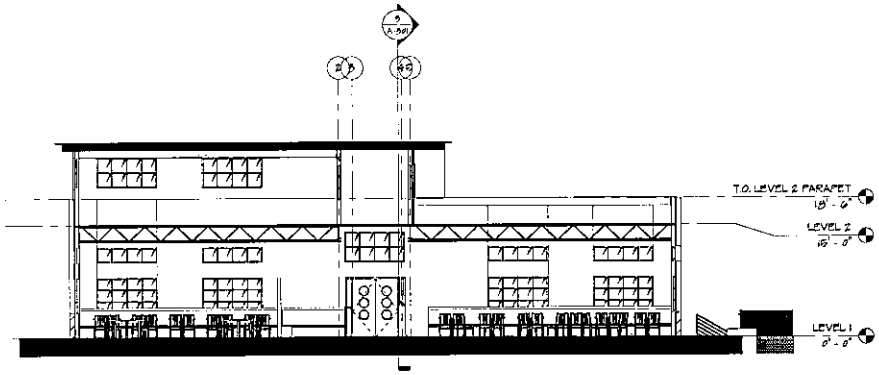
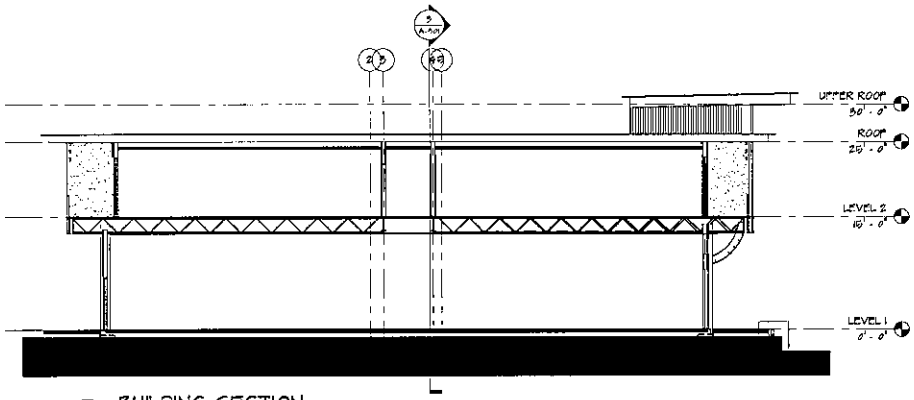
PROJECT NO: 102-09
ISSUE DATE: 11/23/2018

EXTERIOR ELEVATIONS

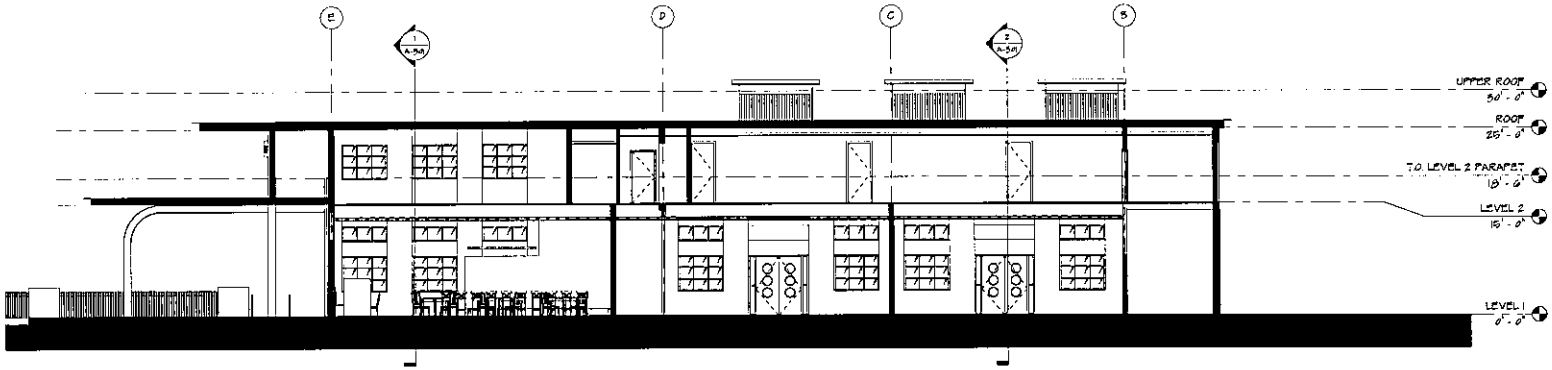
A-202



1 RESTAURANT SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"

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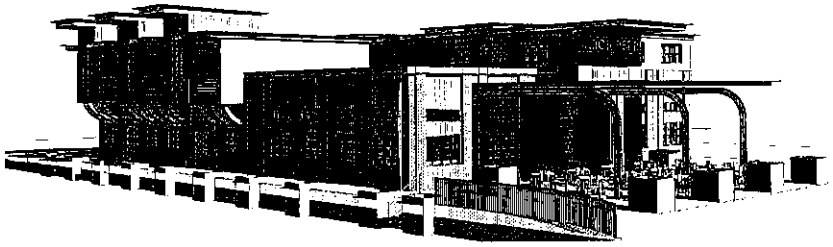
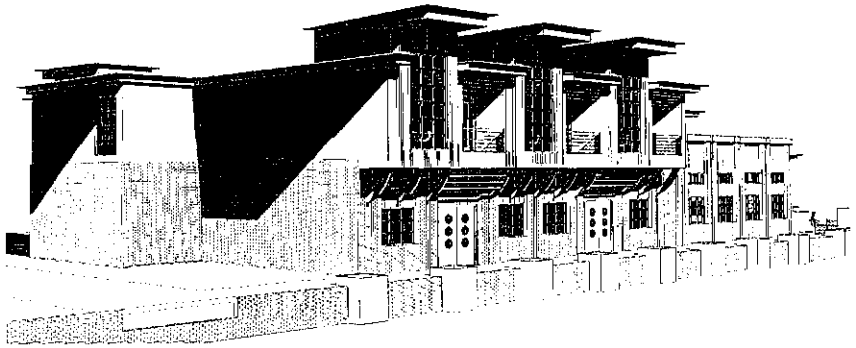
BUILDING SECTIONS

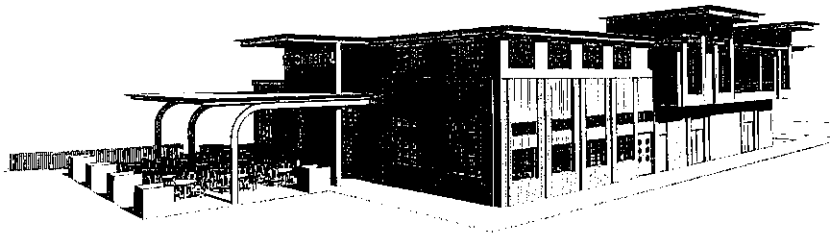
A-301



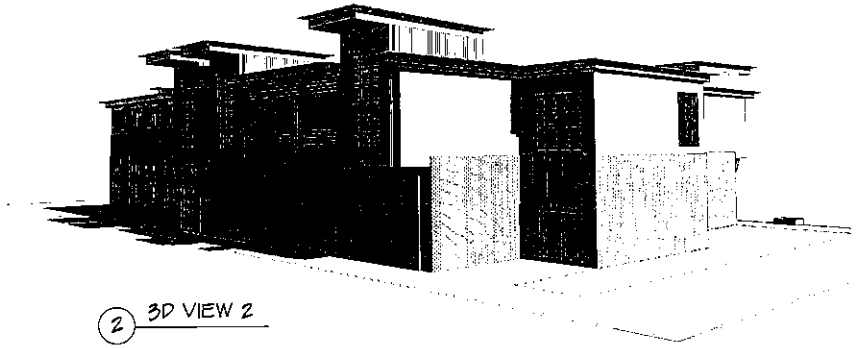
3 3D VIEW 3



4 3D VIEW 4



1 3D VIEW 1



2 3D VIEW 2

STUDIO 66 ARCHITECTS

2575 East 36th Street, Tulsa, OK 74104

www.studio66architects.com

THE PEARL

6TH & PEORIA TULSA, OK

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PROJECT NO: 180-051

ISSUE DATE: 8/20/2018

3D VIEWS

A-450