TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: February 11, 2021
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Contract with Jesse L. Wright and Cheryl V. Wright for property located in the Dirty Butter Area, Tulsa Oklahoma
LOCATION: 2020 N. Hartford Avenue

Background:
Owner: Tulsa Development Authority
Developer: Jesse L. Wright and Cheryl V. Wright
Location: 2020 North Hartford Avenue
Size of Tract: 0.66 acres / 28,569 Sq. Ft.
Number of Lots: 1 Lot
Development Area: Dirty Butter-Heritage Hills Subdivision
Fair Market Value: $115,000.00
Project Manager: Casey Stowe

Relevant Info:
On April 10, 2014, the TDA Board of Commissioners reviewed and approved Resolution No. 5946 to proceed with the sale and redevelopment of seven (7) lots in a platted subdivision known as the Dirty Butter-Heritage Hills Extension, Plat No. 6504. On December 4, 2014, the TDA Board of Commissioners reviewed and approved Resolution No. 6039 to ratify the Deed of Dedication for said Plat No. 6504. TDA held a property lot draw for properties that had been marketed and advertised as vacant lots for Redevelopment of Single-Family Dwellings.

On October 3, 2019, Resolution No. 6600 approved a formal Contract with Jesse L. Wright and Cheryl V. Wright to develop property at 2020 N. Hartford Ave.

This is a request for TDA to approve Site Plans and Specifications pursuant to the terms of the Redevelopment Contract.

Attachments: Site Plans & Specifications

Recommendations: Staff recommends approval of the Site Plans and Specifications pursuant to the terms of the said Redevelopment Contract.

Reviewed By: Casey Stowe, Project Manager
GENERAL SITE NOTES:
1. All existing drainage from the property to remain as is and unaltered.
2. Contractor shall install and maintain all barriers for erosion control for the duration of the project.
3. All grades adjacent to structure shall slope away from the structure at a minimum of 6" per 10'-0".
4. New construction shall not cause any additional runoff onto adjacent properties or watershed.
5. Contractor shall verify in field all conditions.
6. All existing site access & amenities to remain unaltered.
7. The total "disturbed area" of the proposed construction is less than one (1) acre.

LEGAL DESCRIPTION:
Subdivision: Dirty Butter - Heritage Hills Ext Resub PRT Blk 1 & PRT Blk 7 & PRT Blk 8 & PRT Blk 12 Meadowbrook
Legal: Lot 1 Block 1
Section: 25 Township: 20 Range: 12

SCALE: 1/16" = 1'-0"
PROPOSED SITE PLAN
SCALE: 1' = 1'-0"
CONCEPTUAL FOUNDATION PLAN

ISSUED 05 JANUARY 2021 FOR PERMIT / CONSTRUCTION
WRIGHT RESIDENCE
2020 N. HARTFORD
TULSA, OK

PROJECT NO. 2020_001
DRAWN BY KLA

SQUARE FOOTAGE
FIRST FLOOR : 2,846
SECOND FLOOR : 583
TOTAL : 3,429
3 CAR GARAGE : 968

FOUNDATION GENERAL NOTES
1. BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE.
2. STRUCTURAL ELEMENTS ARE NON-SELF SUPPORTING AND REQUIRE INTERACTION WITH OTHER ELEMENTS FOR STABILITY AND RESISTANCE TO LATERAL FORCES. FRAME/BEAM SYSTEMS May NOT PROVIDE SUFFICIENT INTERACTIONS FOR STABILITY AND RESISTANCE TO LATERAL FORCES.
3. ISOLATED AND CONT. FOOTINGS ARE FOR A NET ALLOWABLE BEARING PRESSURE OF 2000 PSF.
4. EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 24" BELOW FINISHED GRADE ON COMPETENT SOIL.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'C) AT 28 DAYS OF: 1) EXTERIOR WALKS, 3,500 PSI, AND 2) ALL OTHER CONCRETE 3,000 PSI.
6. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH (Fy) OF 60 KSI. REINFORCING BARS SHALL BE SPLICED A MIN. OF 48 BAR DIAMETERS, 24 INCHES, OR GREATER, UNLESS OTHERWISE NOTED.
7. "C.J." INDICATES SAW CUT JOINT OR DOWLED CONSTRUCTION JOINT IN SLAB.
8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION FOR THE SLAB AREA. SLAB SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER DURING CONSTRUCTION.

#5 CONTINUOUS T&B, PROVIDE 30" LAPS T&B W/ MATCHING 30"X30" CORNER BARS #3 TIE STIRRUPS @ 36" O.C.

4" 3.5K PSI CONC. SLAB W/ #3'S @ 18" E.W. #5'S @ 36" O.C. #5'S CONT.

4" 3.500 PSI. CONCRETE SLAB W/ #4 @ 18" O.C. OVER 4" CRUSHED STONE ON PROPERLY PREPARTED COMPACTED SUB-GRADE

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'C) AT 28 DAYS OF: 1) EXTERIOR WALKS, 3,500 PSI, AND 2) ALL OTHER CONCRETE 3,000 PSI.

SCALE: 1/4" = 1'-0" SCALE: 3/4" = 1'-0"

CONCEPTUAL FOUNDATION PLAN
UPPER FLOOR PLAN

GENERAL FLOOR PLAN NOTES
1. ALL FRAMING AT EXTERIOR WALLS TO BE 2X6 MIN. UNLESS NOTED OTHERWISE. FRAMING AT PLATES HIGHER THAN 12'-0" SHALL BE 2X8 MIN. UNLESS NOTED OTHERWISE.
2. ALL FRAMING AT PLUMBING WALLS TO BE 2X6 MIN. UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE FROM FACE OF FRAMING.
4. UNLESS OTHERWISE NOTED, LOCATE ALL DOORS 4" FROM FINISHED FACE OF ADJACENT WALL.
5. ALL WINDOW R.O. SHALL BE VERIFIED WITH WINDOW SUPPLIER AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
6. KITCHEN AND BATHROOM CABINET LAYOUT SHOWN FOR REFERENCE ONLY, ALL FINAL DESIGN SHALL BE FURNISHED AND COORDINATED BY OTHERS.
7. KITCHEN EXHAUST VENTILATION SHALL COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
8. TOILET EXHAUST VENTILATION SHALL COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
9. ELECTRICAL AND MECHANICAL SYSTEMS BY OTHERS AND SHALL COMPLY WITH LOCAL JURISDICTIONAL CODES AND ORDINANCES.
10. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. DEVICES TO COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE AND NFPA REQUIREMENTS.
11. ALL PLUMBING AND MECHANICAL VENTS TO BE ROUTED TO THE BACKSIDE (WEST SIDE) OF THE ROOF AND NOT BE VISIBLE FROM THE FRONT OF THE RESIDENCE.
12. ALL HEADERS TO BE DOUBLE 2X10'S FRAMED PER IRC TABLE R502.5 (1).
13. ALL WINDOWS INSTALLED IN SLEEPING ROOMS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR EMERGENCY ESCAPE AND HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FINISH FLOOR.
14. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION PER IRC R806.1.
15. ENCLOSED SPACE UNDERNEATH STAIR TO BE PROTECTED WITH 1/2" GYPSUM BOARD PER IRC - R302.7 WALL LEGEND
NEW MASONRY WALL CONSTRUCTION
NEW FRAMED WALL CONSTRUCTION
NEW PARTIAL HEIGHT WALL CONSTRUCTION

SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"
## Schedules

### Wright Residence

**2020 N. Hartford**

**Tulsa, OK**

**Revision No. 001**

**Drawn By:** KLA

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### Square Footage

- **First Floor:** 2,846 sq.ft.
- **Second Floor:** 583 sq.ft.
- **Total:** 3,429 sq.ft.

### Door Schedule

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**TOTAL:** 32 units

**3 Car Garage:**

- | PANEL | QUAN | DOOR | ID | SIZE | WIDTH | HEIGHT |
- |-------|------|------|----|------|-------|--------|
|       |      |      |    |      | 968   | 6'-0"   | 9'-0" |

### Schedule Notes

- **Door Schedule Notes:**
  - \( D1 \)
  - \( D2 \)
  - \( D3 \)
  - \( D4 \)
  - \( D5 \)
  - \( D6 \)
  - \( D7 \)
  - \( D8 \)
  - \( D9 \)

- **Window Schedule Notes:**
  - \( W1 \)
  - \( W2 \)
  - \( W3 \)
  - \( W4 \)
  - \( W5 \)
  - \( W6 \)
  - \( W7 \)
  - \( W8 \)
  - \( W9 \)

**For Permit / Construction**

**Issue Date:** 05 January 2021

**Issued by:** KLEEDO

**Scale:** 1/8" = 1'-0"
1. ELECTRICAL AND MECHANICAL SYSTEMS SHOWN FOR INFORMATION / LOCATION AND FOR REFERENCE ONLY. REFER TO DRAWINGS BY OTHERS FOR COMPLETE ELECTRICAL AND MECHANICAL DESIGN. ALL DESIGNS AND INSTALLATIONS SHALL COMPLY WITH LOCAL JURISDICTIONAL CODES AND ORDINANCES.

2. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. DEVICES TO COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE AND NFPA REQUIREMENTS.

3. ALL FIXTURE BOXES IN BEDROOMS SHALL BE CEILING FAN BOXES.

4. CONTRACTOR SHALL COORDINATE AND PROVIDE POWER AND CONTROL FOR ALL REQUIRED EQUIPMENT WHETHER REFLECTED ON PLANS OR NOT.

GENERAL NOTES - R.C.P.

1. LIGHTING FURNITURE/ELECTRICAL DEVICE LEGEND
   - RECESSED FIXTURE
   - TRACK LIGHTING
   - OR UNDERCOUNTER
   - PENDANT/SURFACE FIXTURE
   - CEILING FAN J-BOX
   - LIGHTING FIXTURE/ELECTRICAL DEVICE LEGEND
   - GENERAL NOTES - R.C.P.

2. 42" TV
   - WP
   - H.A.C
   - TV

3. 42" TV
   - WP
   - H.A.C
   - TV

4. 3 CAR GARAGE
   - 968

5. SCALE: 1/4" = 1'-0"
WRIGHT RESIDENCE
2020 N. HARTFORD
TULSA, OK

EXTERIOR ELEVATIONS

ISSUED 05 JANUARY 2021 FOR PERMIT / CONSTRUCTION

PROJECT NO.
2020_001

DRAWN BY
KLA

SQUARE FOOTAGE
FIRST FLOOR: 2,846
SECOND FLOOR: 583
TOTAL: 3,429
3 CAR GARAGE: 968

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

NORTH ELEVATION

SOUTH ELEVATION

+9'-0" PLATE
+10'-0" MASTER SUITE PLATE
+12'-0" GREAT ROOM PLATE
+19'-0 3/8" PLATE 2ND FLOOR

COMP ROOF, TYP.

6 12 10 12
+19'-3/8" (9'-0"
PLATE

TOTAL: 3,429
3 CAR GARAGE: 968

REVISIONS
NO. NAME DATE

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