WRENCH BUILDING
1303 E. 11th Tulsa OK 74120

<table>
<thead>
<tr>
<th>Situs address</th>
<th>1303 E 11 ST S TULSA 74120</th>
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<tbody>
<tr>
<td>Owner name</td>
<td>CITY OF TULSA</td>
</tr>
<tr>
<td>Owner mailing address</td>
<td>OFFICE OF CTY CLERK</td>
</tr>
<tr>
<td></td>
<td>175 E 2ND ST STE 260</td>
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<tr>
<td></td>
<td>TULSA, OK 74103</td>
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<tr>
<td>Land area†</td>
<td>0.19 acres / 8,449 sq ft</td>
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<tr>
<td>Tax rate</td>
<td>T-1A [TULSA]</td>
</tr>
<tr>
<td>Subdivision</td>
<td>EAST LYNN ADDN</td>
</tr>
<tr>
<td>Legal description</td>
<td>Legal: N47/2 OF W86 2/3 LT 8 &amp; W86 2/3 LT 9 BLK 10</td>
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<tr>
<td>Zoning</td>
<td>MIXED-USE [MPDFBC1]</td>
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</table>

Building Modification Considerations

Retail Use

- Occupancy 500+ need to add sprinklers
- Flood Plain Determination needed
- Over 50 occupants need two means of egress
- North Wall : 2-Hour Area Separation Wall System. Determine east wall is 10 ft from nearest structure—if not may require fire wall
- Parapet Wall Height needs to be confirmed—may cause roof fire protection requirements
- Separate toilet facilities shall be provided for males and females
- ADA Accessibility Standards Need to be met—establish design requirements for the construction and alteration of facilities
- Parking required per MPD Zoning

Restaurant Use

- Occupancy 100+ need to add sprinklers
- Flood Plain Determination needed
- Over 50 occupants need two means of egress
- North Wall : 2-Hour Area Separation Wall System. Determine east wall is 10 ft from nearest structure—if not may require fire wall
- Parapet Wall Height needs to be confirmed—may cause roof fire protection requirements
- Separate toilet facilities shall be provided for males and females
- ADA Accessibility Standards need to be met—establish design requirements for the construction and alteration of facilities
- Parking required per MPD Zoning
- Health Department Approval
- Grease Trap Required
- Hood installation

A building permit and Certificate of Occupancy must be obtained from the Building Official before beginning construction or tenant improvements and or occupying the building. For more information about obtaining a permit, or whether one is required, contact the Building Permit Center at (918) 596-9456 or visit us at 175 E 2nd St., Suite 455.
