

**BOA-23351**

20-12 25

7.1

# BOARD OF ADJUSTMENT CASE REPORT

STR: 0225

Case Number: **BOA-23351**

CZM: 28

CD: 1

**HEARING DATE:** 06/28/2022 1:00 PM (Continued from 06/14/2022)

**APPLICANT:** Tulsa Precise Investments LLC

**ACTION REQUESTED:** Special Exception to permit a duplex in the RS-4 District (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3)

**LOCATION:** 1015 E. Young St.

**ZONED:** RS-4

**PRESENT USE:** Vacant

**TRACT SIZE:** 9674.72 SQ FT

**LEGAL DESCRIPTION:** W 1/2 OF LT 9 BLK 3, SUNNY SLOPE ADDN

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Growth".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is West of the NW/c of E. Young St. and N. Madison Pl.

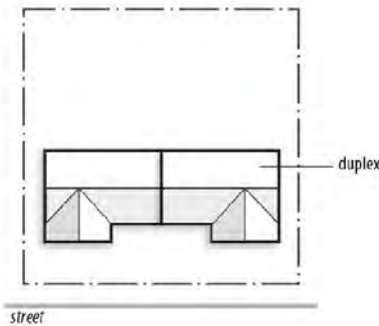
**STAFF COMMENTS:** The applicant is requesting **Special Exception** to permit a duplex in the RS-4 District (Table 5.020, Table 5-2, Table 5-2.5); **Special Exception** to increase the permitted driveway width in a Residential District (Section 55.090-F.3)  
Duplexes are defined as follows:

35.010-E

**Duplex**

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



Maximum Driveway Width

Lot Frontage	75'+	60' – 74'	46' – 59'	30' – 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

The applicant is seeking to widen the allowed driveway width from 26-feet within the driveway and 30-feet on the lot to allow a 40-foot wide driveway. Applicant will be required to get right-of-way permit from City of Tulsa.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to permit a duplex in an RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); **Special Exception** to increase the permitted driveway width in a Residential District (Section 55.090-F.3)

- 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.





***Subject property***



***Facing East on Young St.***

**Danny Whiteman**  
Zoning Official  
Plans Examiner II

TEL (918) 596-9664  
dwhiteman@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

**LOD No. 2**

**4/1/2022**

**Damon Ousley**  
PO Box 481046  
Tulsa, OK 74148

**APPLICATION NO: BLDR-111556-2022** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
**Project Location: 1015 E. Young St. Unit A**  
**Description: New duplex**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

##### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" ☐ **IS** ☒ **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Application No. **BLDR-111556-2022**

1. **5.020 Use Regulations** - Principal uses allowed in R districts in accordance with Table 5-2.

**Review Comments:** Duplexes are only allowed on an RS-4 zoned lot by special exception.

**Apply to the Board of Adjustment for a special exception to allow a duplex on an RS-4 zoned lot.**

**NOTE:** each duplex unit requires a permit. Apply for a separate permit for Unit B. This application is reviewed for Unit A.

2. **55.090-F.3 Surfacing.** In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Maximum Driveway Width					
Lot Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

**Review Comments:** This lot has a 64.5' wide street frontage, which permits a maximum driveway width of 26' in the right of way (ROW) and 30' within the street setback area. Please revise the site plan to show a driveway that conforms to these maximum widths; or you may apply to INCOG for a special exception to allow a driveway width of 40' in the ROW and in the front setback area.

The zoning review will resume after these BOA approval documents and/or modified plans are submitted.

**Note:** Please direct all questions concerning variances, special exceptions, alternative landscape plans, alternative compliance parking ratios and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant. Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

## END -ZONING CODE REVIEW

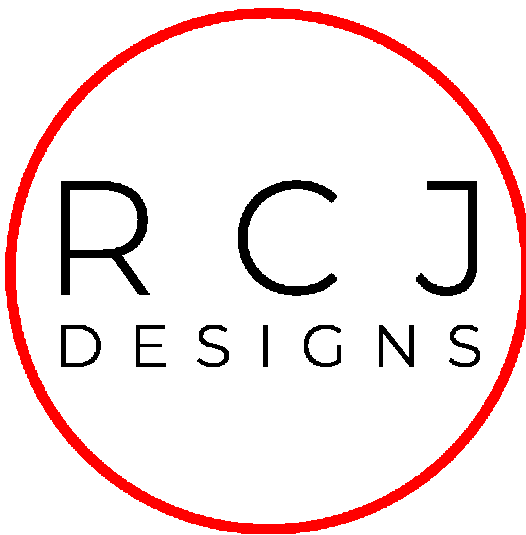
**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



# YOUNG ST DUPLEX

1015 E Young St. Tulsa, OK 74106 Job# 21243



T U L S A , O K .  
[ P ] 9 1 8 . 8 5 9 . 9 3 4 3  
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CONSULTANT

PROJECT

YOUNG ST  
DUPLEX

PROJECT # 21243

1015 E Young St  
Tulsa, OK 74106

REVISIONS

No.	Description	Date
-----	-------------	------

PROJECT STATUS

PERMIT SET

ISSUE DATE

01.07.2022

SHEET NAME

COVER SHEET

SHEET NUMBER

CS



## PROJECT TEAM

DESIGN:

RCJ DESIGNS, LLC  
3902 E 51st St  
TULSA, OK. 74135

RAUL CISNEROS JR  
RAUL@RCJDESIGNS.COM  
918.859.9343  
WWW.RCJDESIGNS.COM

## SCOPE OF WORK

SUMMARY:

NEW RESIDENTIAL BUILDING ON AN EMPTY LOT.

## SHEET INDEX

CS	COVER SHEET
SP	SITE PLAN
A1	FLOOR PLAN
A3	EXTERIOR ELEVATIONS / WALL SECTION
A4	EXTERIOR ELEVATIONS
A5	ROOF PLAN



24x36

PROJECT INFORMATION

LEGAL DESCRIPTION

SUBDIVISION: SUNNY SLOPE ADDITION  
LEGAL: N 1/2 OF LT 9 BLK 3  
SECTION: 25 TOWNSHIP: 20 RANGE: 12

GENERAL INFORMATION

ZONING: RS-4  
LOT SIZE: .22 ACRES / 9,675 SQ FT  
UNIT A LIVABLE AREA: 1,165 SQ FT  
UNIT B LIVABLE AREA: 1,165 SQ FT

ADDITIONAL INFORMATION

UNIT A LIVABLE: 1,165 SQ FT  
UNIT A GARAGE: 446 SQ FT  
UNIT A FRONT COVERED PORCH: 46 SQ FT  
UNIT A DRIVEWAY / WALKWAY: 562 SQ FT  
UNIT A TOTAL: 2,219 SQ FT

UNIT B LIVABLE: 1,165 SQ FT  
UNIT B GARAGE: 464 SQ FT  
UNIT B FRONT COVERED PORCH: 46 SQ FT  
UNIT B DRIVEWAY / WALKWAY: 535 SQ FT  
UNIT B TOTAL: 2,210 SQ FT

TOTAL: 4,429 SQ FT

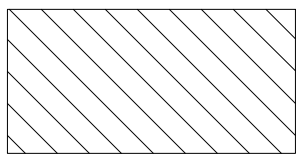
REGULATIONS

MIN. OPEN SPACE REQ'D: 2,500 SQ FT  
OPEN SPACE PROPOSED: 5,246 SQ FT  
MAX. BUILDING HEIGHT: 35' 0"  
PROPOSED BLDG. HT.: +/- 21' 9"

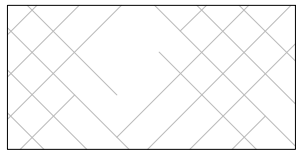
LEGEND

SITE PLAN

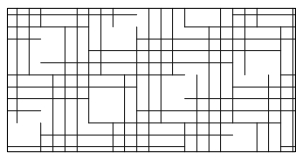
NOT ALL ITEMS MAY BE USED



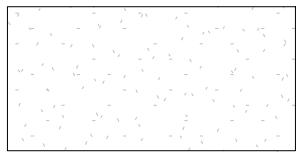
EXISTING BUILDING FOOTPRINT:  
AREA NOT IN SCOPE OF WORK



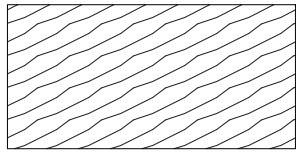
EXISTING ASPHALT PAVING .



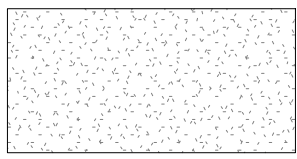
NEW ASPHALT PAVING / TRACK .



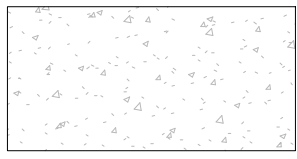
EXISTING GRAVEL DRIVE/PARKING.



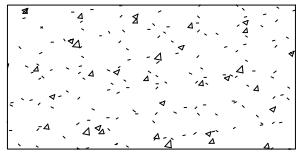
TULSA REGULATORY FLOOD PLAN



EXISTING SOD TO REMAIN



EXISTING CONCRETE  
DRIVEWAY / WALKWAY



NEW CONCRETE  
DRIVEWAY / WALKWAY



PROPERTY LINE



BUILDING SETBACKS



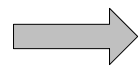
EXTERIOR WALL STUD OUTLINE



SILT FENCE



HAY BALE



DRAINAGE FLOW

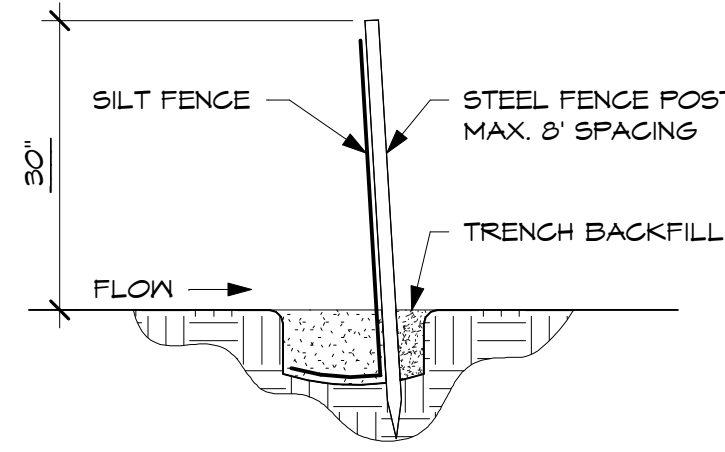


DOWNSPOUT

SILT FENCE DETAIL

SITE PLAN

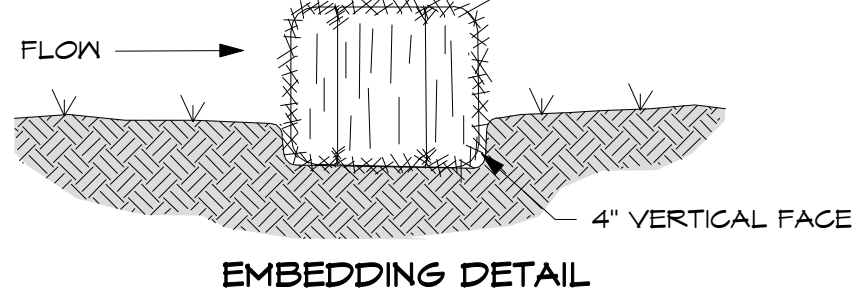
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4 INCHES AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO MOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



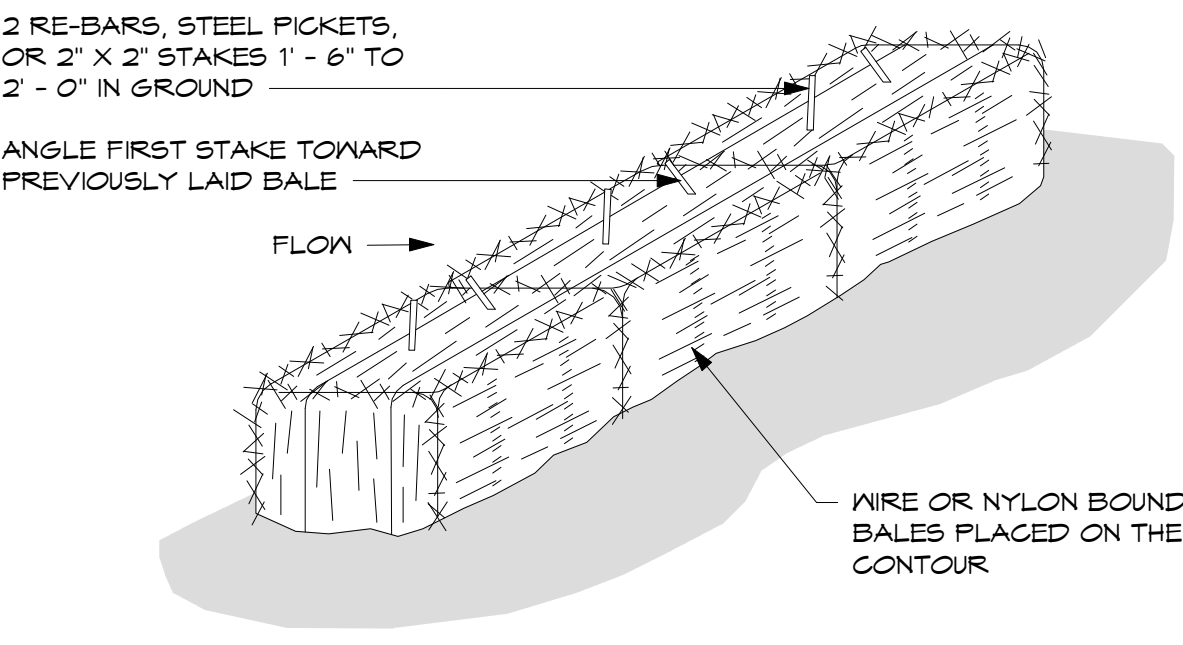
SCALE: NOT TO SCALE

HAY BALE DETAIL

SITE PLAN



EMBEDDING DETAIL



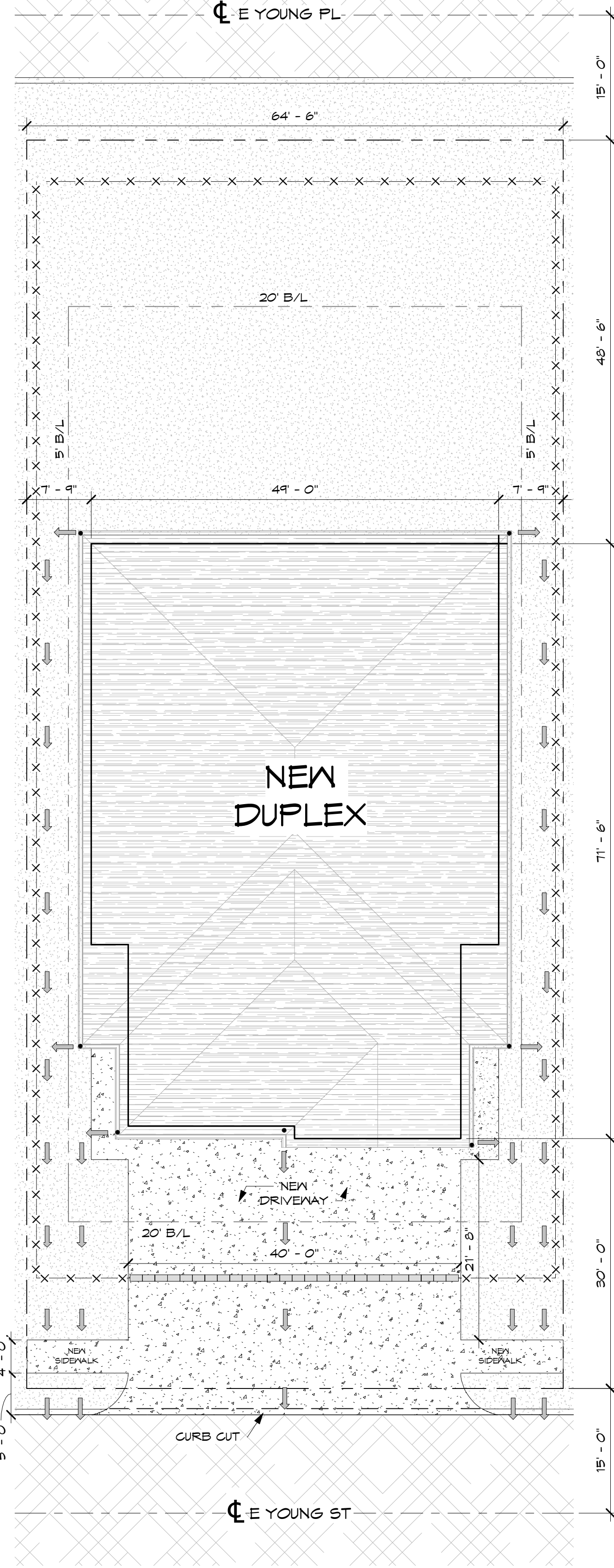
ANCHORING DETAIL

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

SURVEY DISCLAIMER

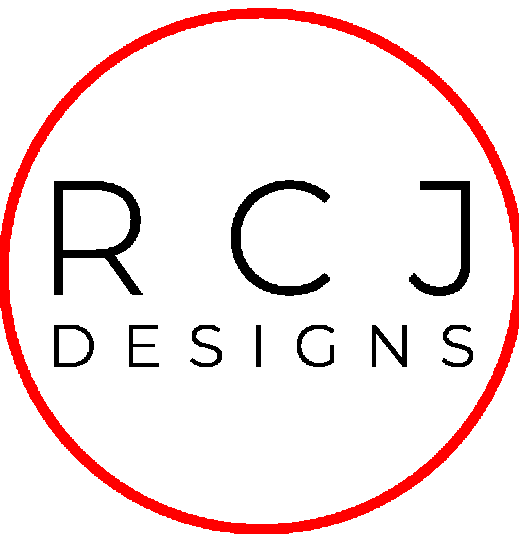
SITE PLAN

- THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.



1

SITE PLAN  
3/32" = 1'-0"



T U L S A , O K .  
[ P ] 9 1 8 . 8 5 9 . 9 3 4 3  
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CONSULTANT

PROJECT

YOUNG ST  
DUPLEX

PROJECT # 21243

1015 E Young St  
Tulsa, OK 74106

REVISIONS

No.	Description	Date
1	LOD #1	3.24.22

PROJECT STATUS

PERMIT SET

ISSUE DATE

01.07.2022

SHEET NAME

SITE PLAN

SHEET NUMBER

SP

3/24/2022 5:03:41 PM

C:\Users\Owner\RCJ\_Designs\Dropbox\01 RCJ\_Designs\RCJ\_Designs\01 Projects\21243-RM1-1015 E Young St\02 Drawings\01 CAD\21243-RM1\_1015 E Young St.rvt



GENERAL NOTES

FLOOR PLAN

- ALL INTERIOR WALLS TO BE A4 U.N.O.
- ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
- ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED; U.N.O.

KEYNOTES

FLOOR PLAN

- 26" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS. 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP. BACKSPASH BY OTHERS.
- UL DESIGN U301
  - 2x4 WOOD STUD @ 16" O.C.
  - (2) 5/8" GYP. BOARD ON EACH SIDE
  - EXTEND GYP. BOARD TO UNDERSIDE OF ROOF SHEATHING
  - ACOUSTICAL BATT INSUL. IN CAVITY
  - FIRE SEAL ALL PENETRATIONS
  - FIRE SEALANT BETWEEN SLAB AND GYP. BOARD
- 

REFERENCING

FLOOR PLAN

- A. RE: SHEET A3 FOR EXTERIOR ELEVATIONS  
B. RE: SHEET A3 FOR ROOF PLAN

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR WALL TO REMAIN
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL

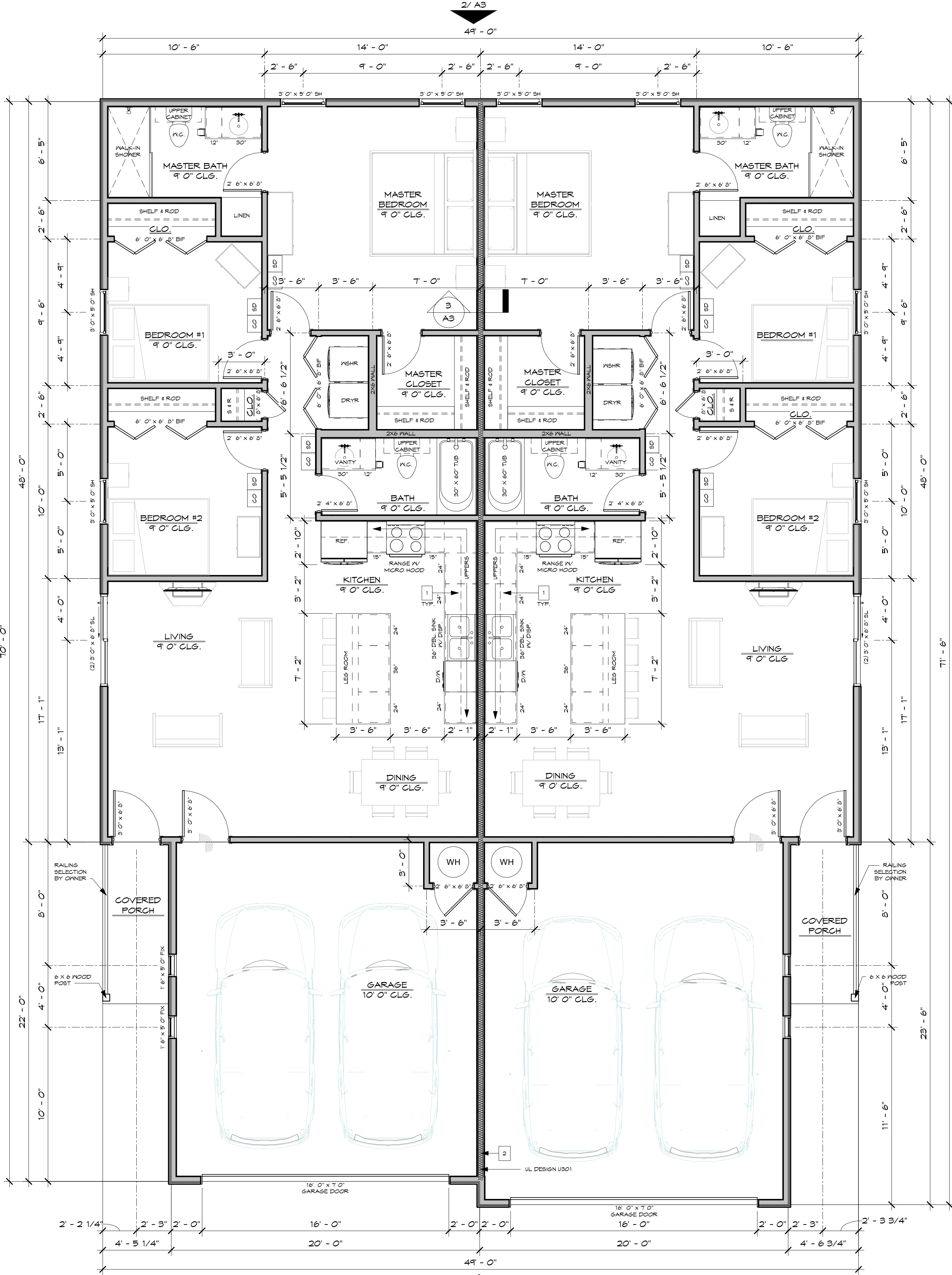
LETTER INDICATES WALL TYPE  
NUMBER INDICATES STUD SIZE AS FOLLOWS:  
2 - 2" x 4" WOOD STUD FLAT FURRING  
4 - 2" x 4" WOOD STUD  
6 - 2" x 6" WOOD STUD  
8 - 2" x 8" WOOD STUD  
10 - 2" x 10" WOOD STUD

NOTE: ALL INTERIOR WALLS TO BE A4 U.N.O.

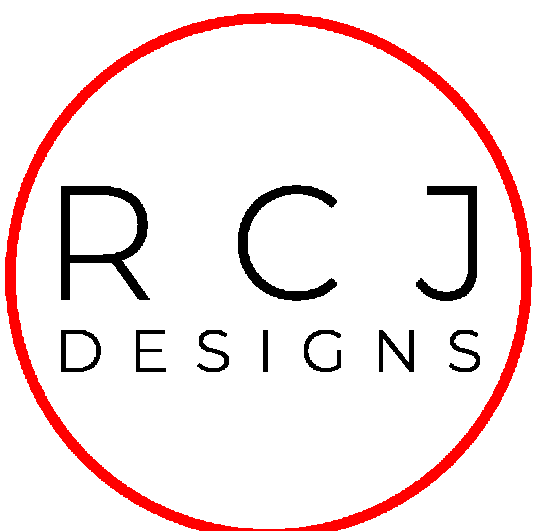
FLOOR PLAN LEGEND

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX)
	NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP)
	NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BIF)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:  
1. NOT ALL ITEMS MAY BE USED.



1 FLOOR PLAN  
1/4" = 1'-0"



T U L S A , O K .  
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CONSULTANT

PROJECT

YOUNG ST  
DUPLEX

PROJECT # 21243

1015 E Young St  
Tulsa, OK 74106

REVISIONS

No. Description Date

PROJECT STATUS

PERMIT SET

ISSUE DATE

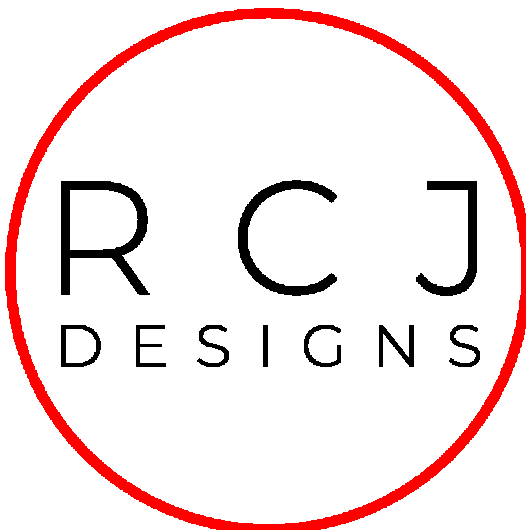
01.07.2022

SHEET NAME

FLOOR PLAN

SHEET NUMBER

A1



T U L S A , O K .  
[ P ] 9 1 8 . 8 5 9 . 9 3 4 3  
WWW.RCJDESIGNS.COM

CONSULTANT

PROJECT

YOUNG ST  
DUPLEX

PROJECT # 21243

1015 E Young St  
Tulsa, OK 74106

REVISIONS

No.	Description	Date
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PROJECT STATUS

PERMIT SET

ISSUE DATE

01.07.2022

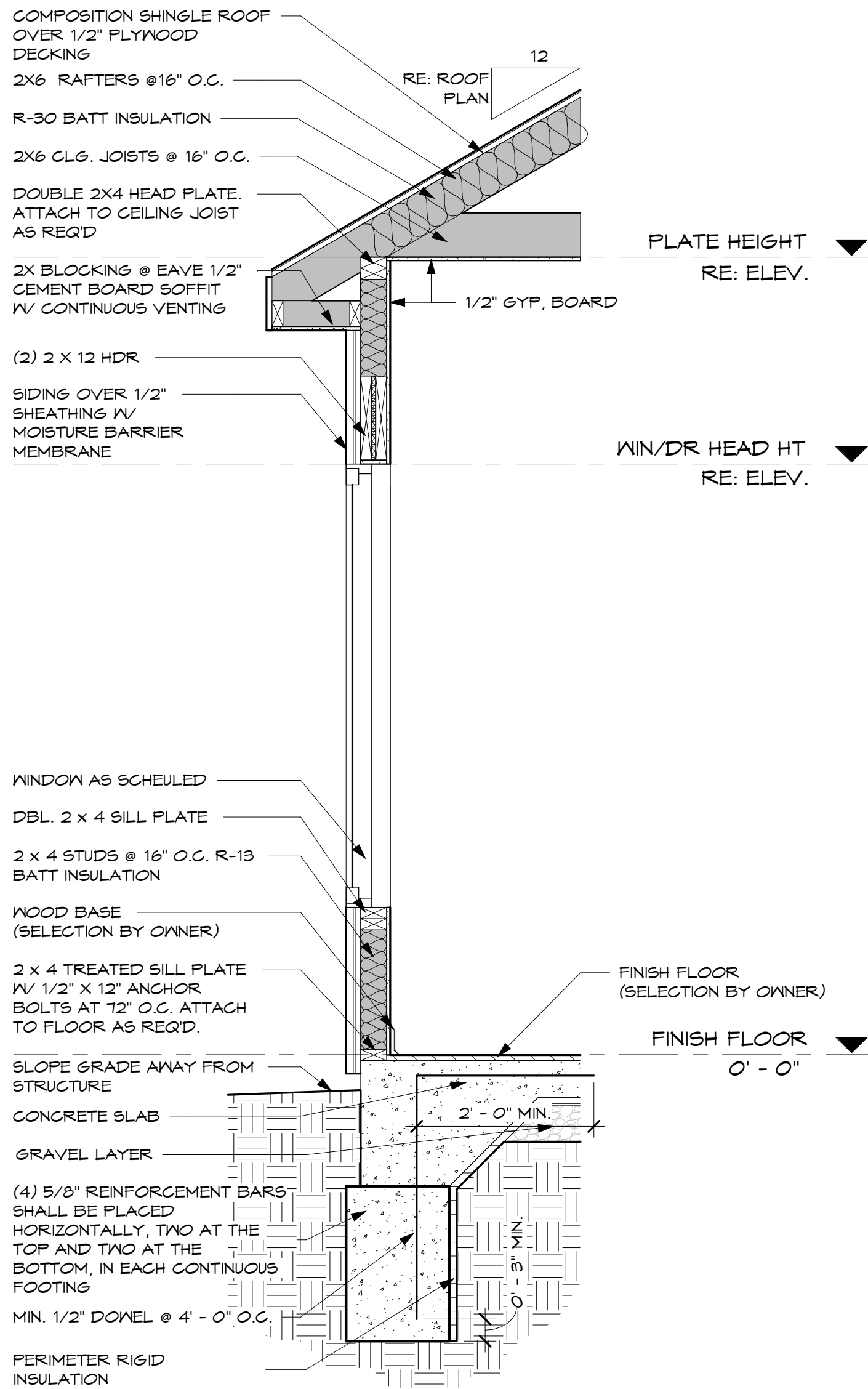
SHEET NAME

EXTERIOR  
ELEVATIONS /  
WALL SECTION

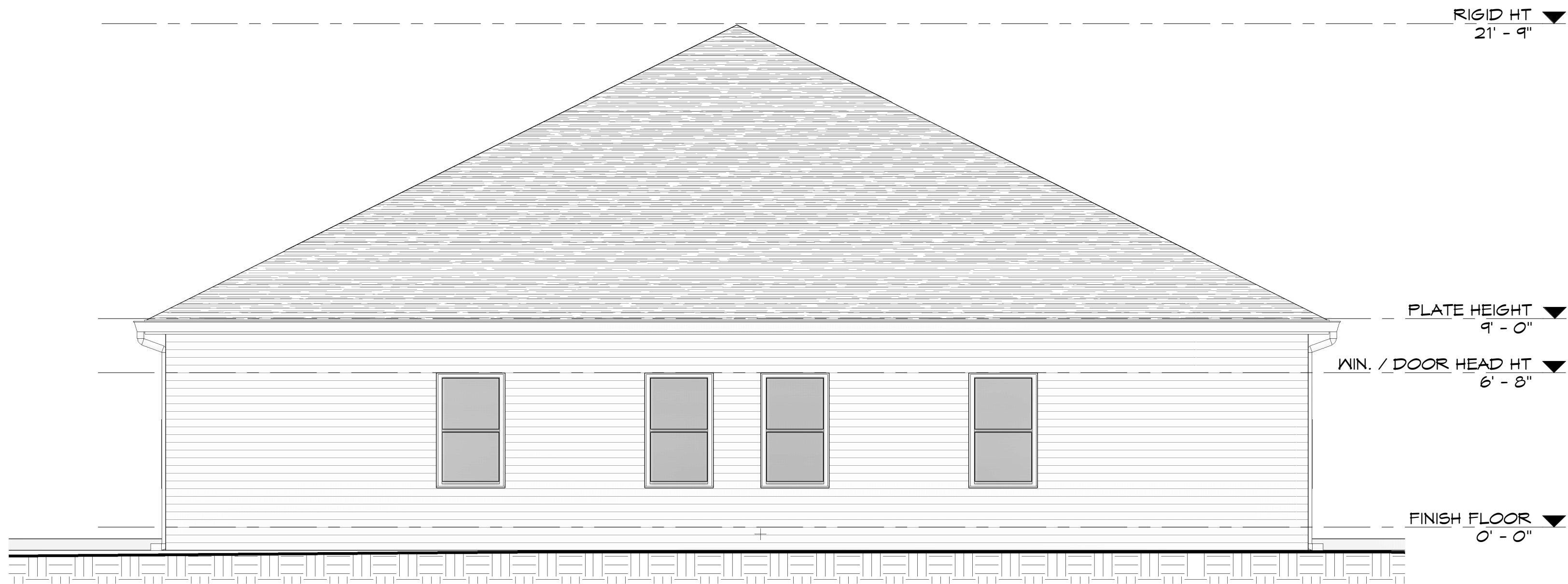
SHEET NUMBER

A3

9/24/2022 5:03:36 PM



3 TYP. WALL SECTION - 9' - 0" PLATE  
3/4" = 1'-0"

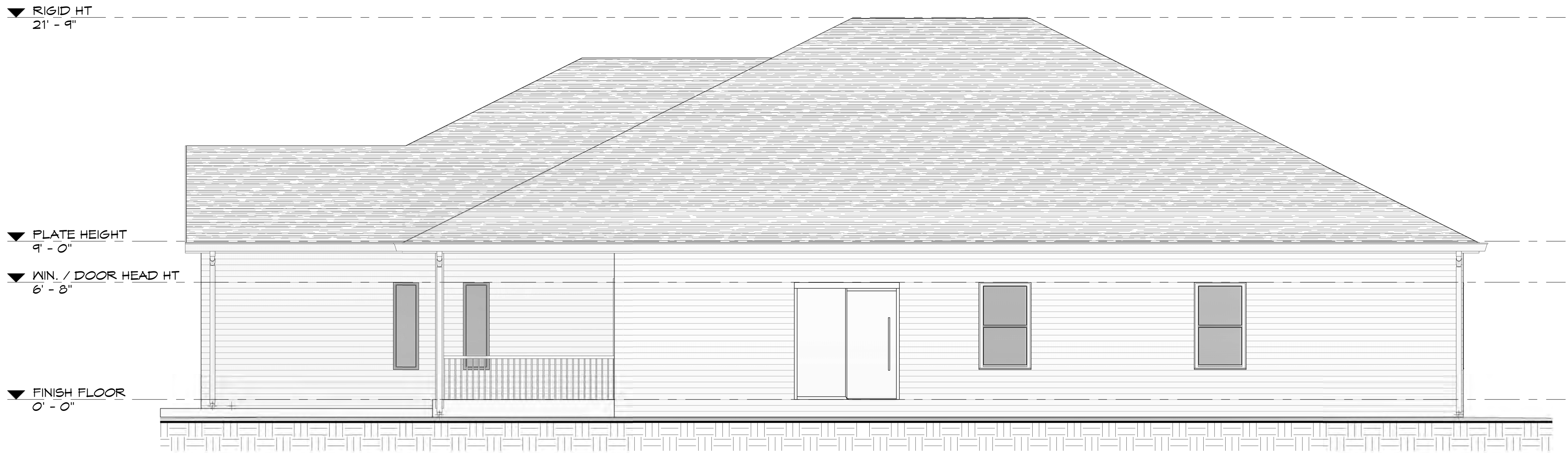


2 REAR ELEVATION  
1/4" = 1'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"

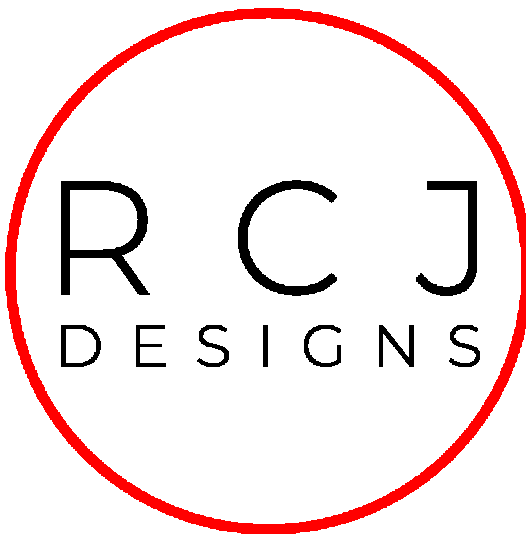




**2** RIGHT SIDE ELEVATION  
1/4" = 1'-0"



**1** LEFT SIDE ELEVATION  
1/4" = 1'-0"



T U L S A , O K .  
[ P ] 9 1 8 . 8 5 9 . 9 3 4 3  
WWW.RCJDESIGNS.COM

CONSULTANT

PROJECT

YOUNG ST  
DUPLEX

PROJECT # 21243

1015 E Young St  
Tulsa, OK 74106

REVISIONS

No.	Description	Date
-----	-------------	------

PROJECT STATUS

PERMIT SET

ISSUE DATE

01.07.2022

SHEET NAME

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A4

9/24/2022 5:03:42 PM

GENERAL NOTES

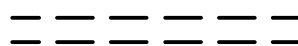
- 1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2015

ROOF PLAN

LEGEND

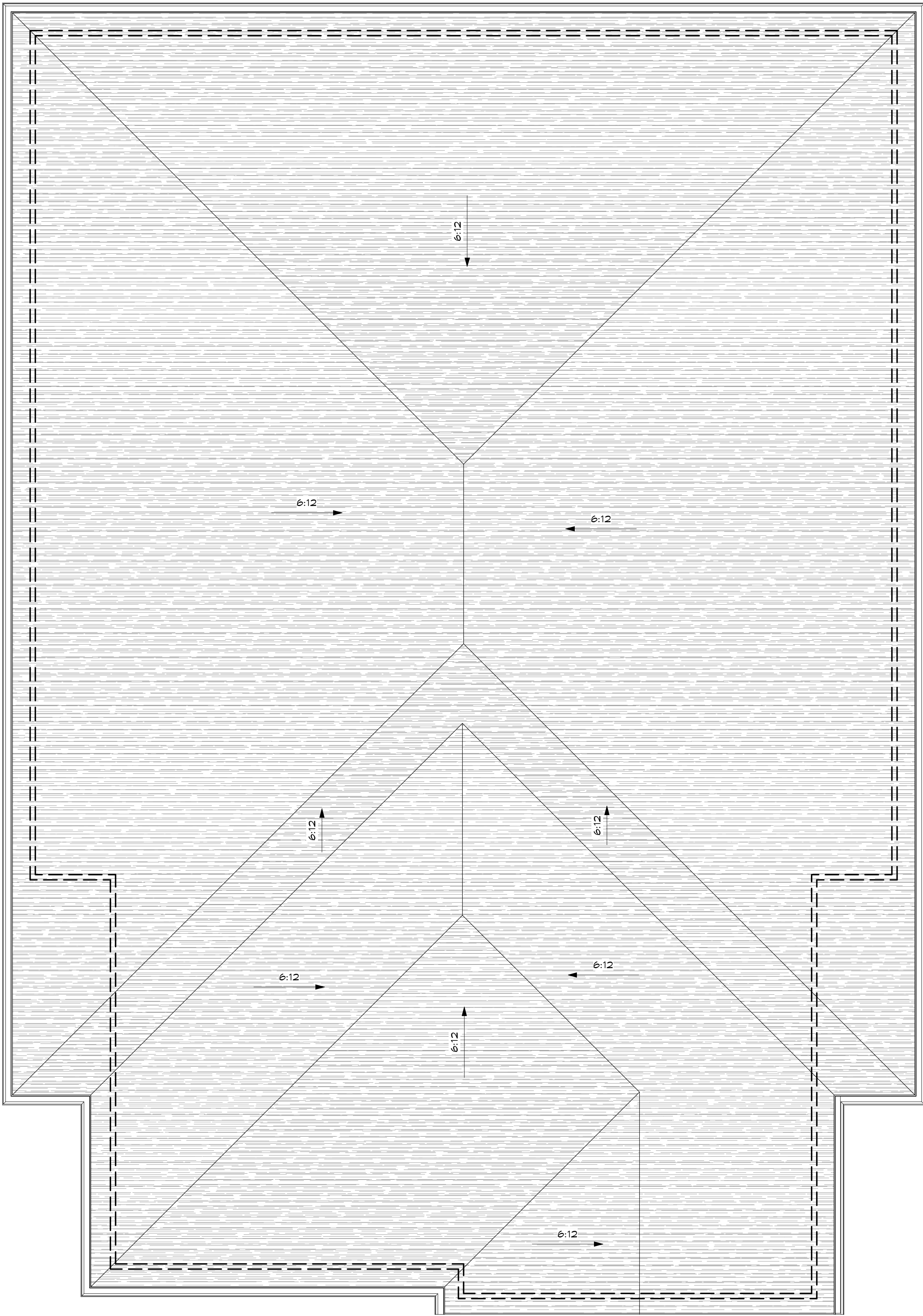


ARCHITECTURAL SHINGLES



EXTERIOR WALL STUD BELOW ROOF

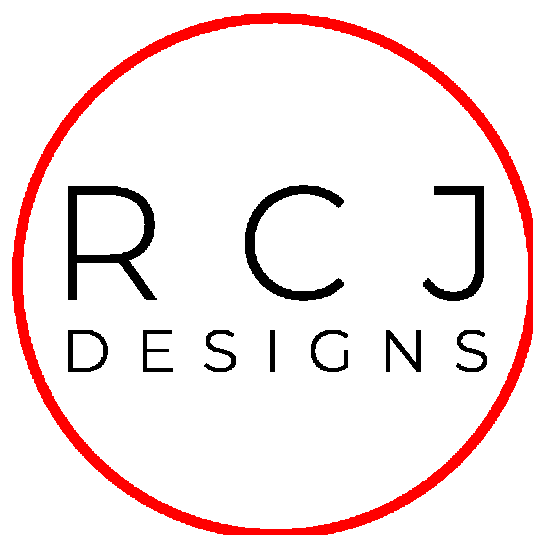
ROOF PLAN



1

ROOF PLAN

1/4" = 1'-0"



T U L S A , O K .  
[ P ] 9 1 8 . 8 5 9 . 9 3 4 3  
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PROJECT STATUS

PERMIT SET

ISSUE DATE

01.07.2022

SHEET NAME

ROOF PLAN

SHEET NUMBER

A5





0 200 400  
Feet



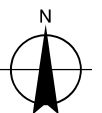
Subject  
Tract

**BOA-23351**

20-12 25

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

Aerial Photo Date: 2020/2021



7.13





0 50 100  
Feet



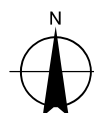
Subject  
Tract

**BOA-23351**

20-12 25

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

Aerial Photo Date: 2020/2021



7.14