



**Board of Adjustment**

**Staff Report  
BOA-23988**

**Hearing Date:** January 13, 2026  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

Applicant: RCJ Designs  
Property Owner: Solomon Family Revocable Trust

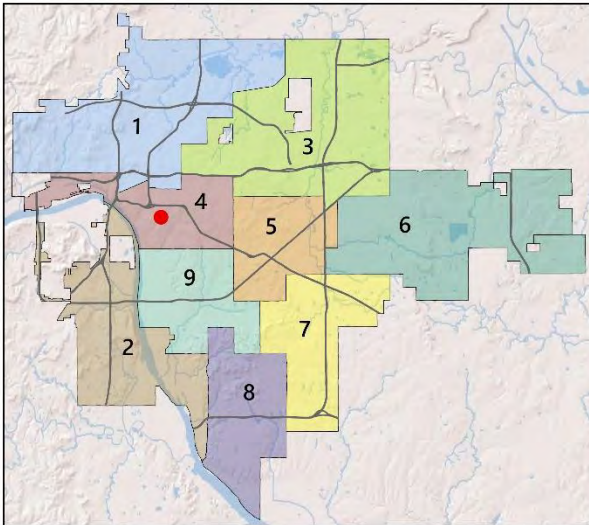
**Property Location**

1428 East 17th Place South

Tract Size: ±0.19 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).

**Zoning**

Zoning District: RS-3  
Zoning Overlays: HP

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: None  
Development Era: Streetcar Era

**Transportation**

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

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 30-49%  
Parks & Open Space: Swan Lake

## **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 630-square-foot ADU will be located in the rear yard of the subject property. A copy of Zoning Code Sections 45.030 and 45.031, which regulate accessory buildings and accessory dwelling units, is included as an attachment.

### **Section 45.031 ADU, Accessory Dwelling Units**

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#### **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.

#### **Relevant Case History**

- None found.

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Neighborhood. 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, HP	Neighborhood	Residential
East	RS-3, HP	Neighborhood	Residential
South	RS-3, HP, PUD-296	Neighborhood	Residential
West	RS-3, RD, HP, PUD-296	Neighborhood	Residential

### **Small Area Plans**

The subject property is not included in 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: A Signed Route runs along East 17th Place South, to the north of the subject property. Sidewalks are present along street frontages.

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 32%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: Swan Lake is located nearby to the southeast of the subject property.

**Site Photos**



View south from East 17th Place South, March 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.

**Property Description**

N162 E50 OF LT 10 BLK 26, PARK PLACE, 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, RD, RT, and RM Districts

In RS-2, RS-3, RS-4, RS-5, RD, RT, 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 or street 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**

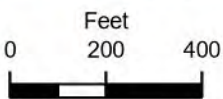
Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

**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-23988**

19-13 07

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

Aerial Photo Date: 2025



12.8

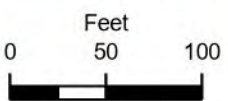


S QUINCY AVE

S ROCKFORD AVE

E 17TH PL S

S ST LOUIS AVE



Subject Tract

**BOA-23988**

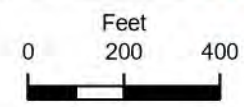
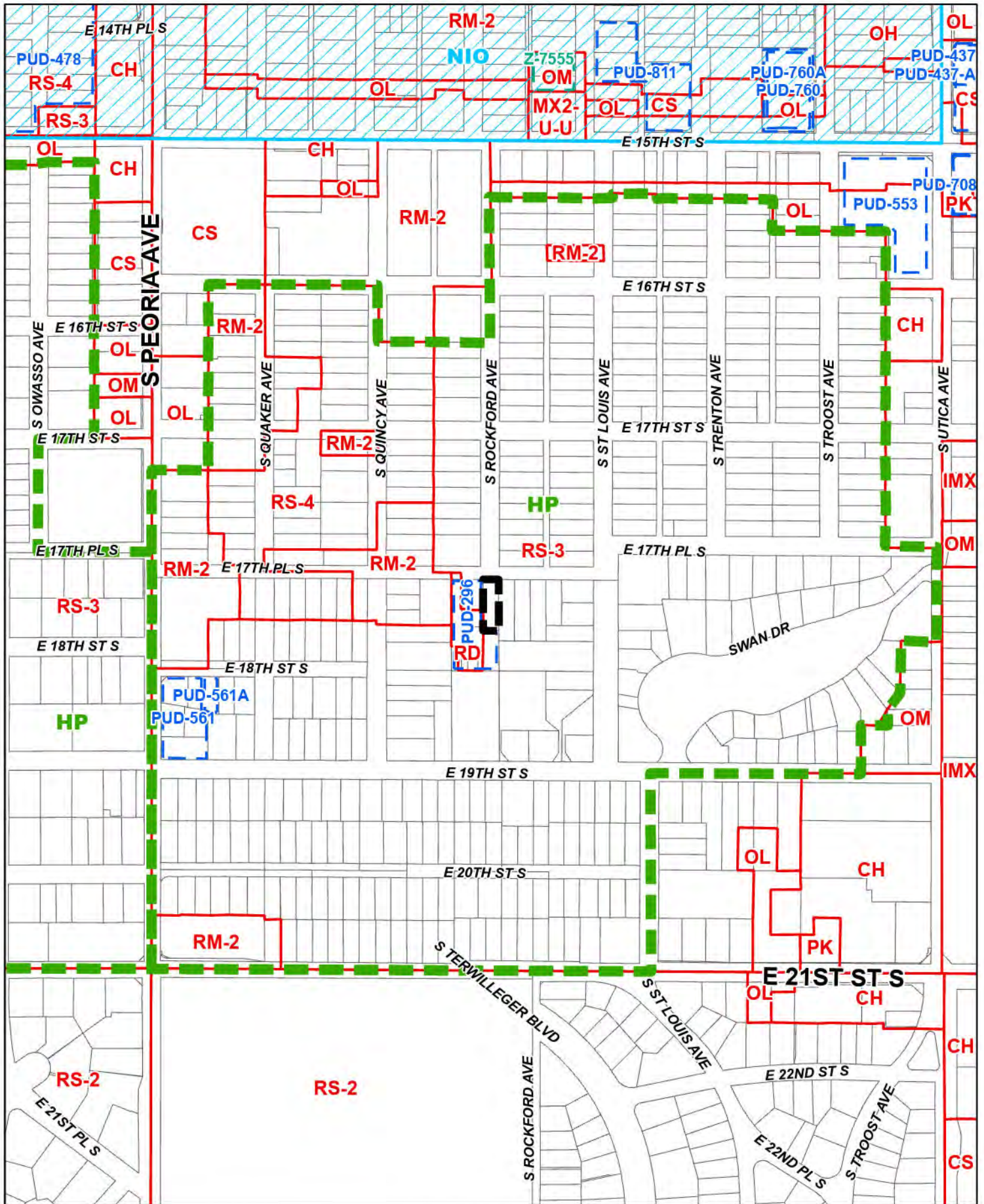
19-13 07

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

Aerial Photo Date: 2025



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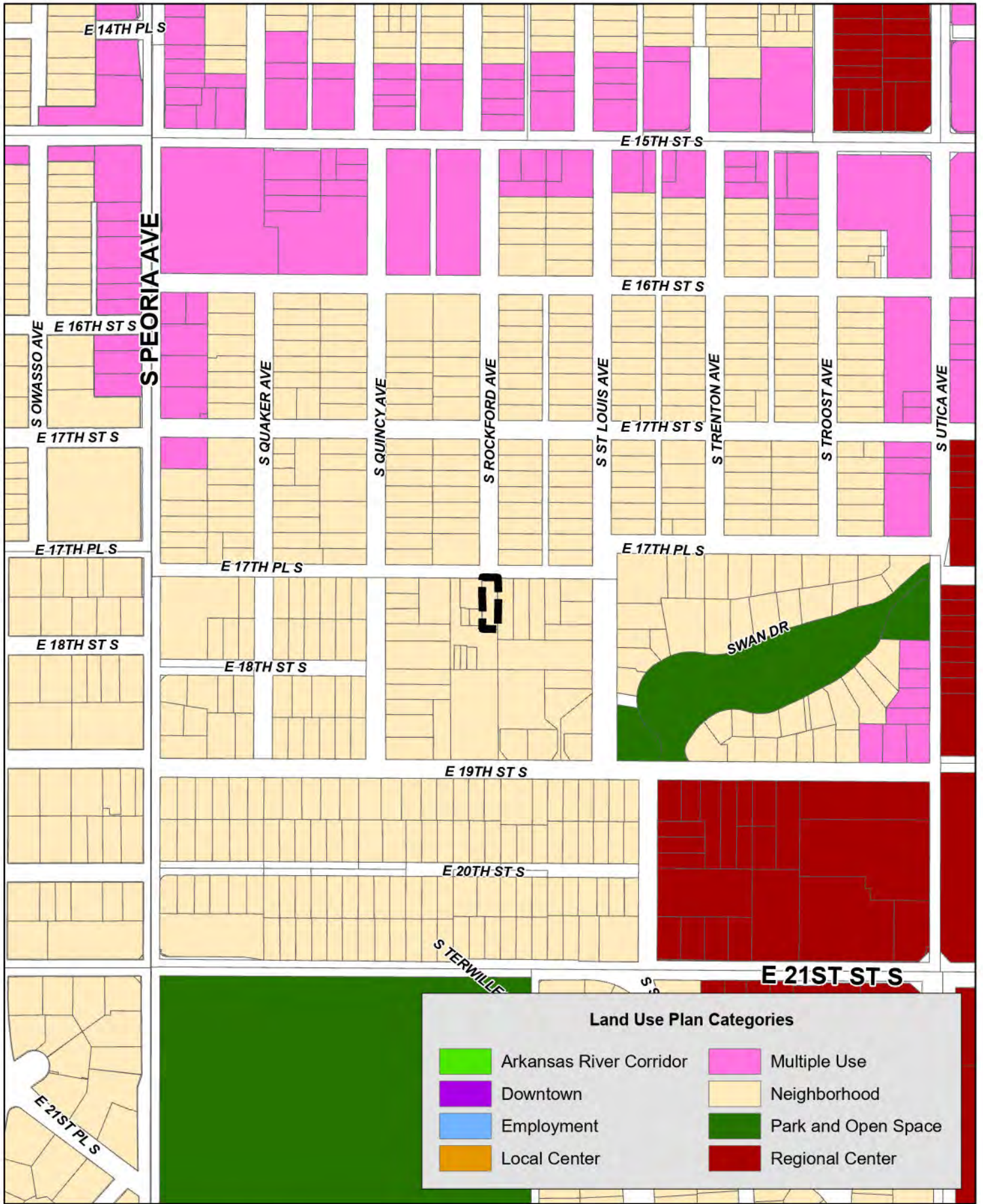
 Subject Tract

**BOA-23988**

19-13 07

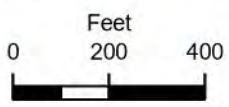


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**Land Use Plan Categories**

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



Subject Tract

**BOA-23988**

19-13 07



12.11

## Special Exceptions

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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

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

### 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.

# SOLOMON RESIDENCE

## ADU ADDITION

1428 E 17th Pl

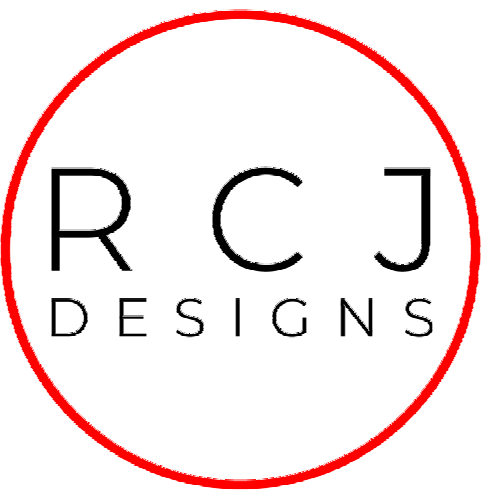
TULSA, OK 74120

PROJECT NUMBER

25155

REVIEW SET

12.09.2025



TULSA, OK  
918.859.9343  
WWW.RCJDESIGNS.COM

PROJECT ISSUE  
REVIEW SET

ISSUE DATE  
12.09.2025

PROJECT ADDRESS  
1428 E 17th Pl  
TULSA, OK 74120

PROJECT NUMBER  
25155



FOR REFERENCE PURPOSES ONLY

### PROJECT TEAM

**DESIGN:**

RCJ DESIGNS, LLC  
8246 E 73RD ST  
TULSA, OK, 74133

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

### SCOPE OF WORK

**SUMMARY:**

ADU ADDITION

### SHEET INDEX

CS	COVER SHEET
A0	SITE PLAN
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	ROOF PLAN
A4	WALL SECTION/DETAILS

# SOLOMON RESIDENCE ADU ADDITION

**LEGEND** SITE PLAN

NOT ALL ITEMS MAY BE USED

\_\_\_\_\_ NEW ITEM  
 \_\_\_\_\_ EXISTING ITEM TO REMAIN  
 - - - - - EXISTING ITEM TO DEMOLISHED

EXISTING BUILDING FOOTPRINT: AREA NOT IN SCOPE OF WORK  
 ASPHALT PAVING  
 TULSA REGULATORY FLOOD PLAIN  
 CONCRETE DRIVEWAY/WALKWAY

- - - - - PROPERTY LINE  
 - - - - - BUILDING SETBACKS  
 - - - - - BUILDING OUTLINE  
 ○ ○ ○ ○ ○ SILT FENCE  
 PRE-CONSTRUCTION DRAINAGE FLOW  
 POST-CONSTRUCTION DRAINAGE FLOW  
 STRAW WATTLE  
 DOWNSPOUTS

**PROJECT INFORMATION** SITE PLAN

**LEGAL DESCRIPTION**

SUBDIVISION: PARK PLACE (31325)  
 LEGAL: N162 ESO OF LT 10 BLK 26  
 SECTION: 07 TOWNSHIP: 19 RANGE: 13

**GENERAL INFORMATION**

ZONING: RS-3  
 LOT SIZE: 19 ACRES / 8,100 SQ FT  
 1ST FLOOR LIVABLE AREA: 630 SQ FT  
 2ND FLOOR LIVABLE AREA: 575 SQ FT  
**TOTAL HEATED AREA: 1,205 SQ FT**

**ADDITIONAL INFORMATION**

EXISTING LIVABLE AREA: 1,070 SQ FT  
 EXISTING FRONT PORCH: 24 SQ FT  
 EXISTING REAR PORCH: 50 SQ FT  
 EXISTING SIDE PORCH: 64 SQ FT  
 EXISTING DETACHED GARAGE: 216 SQ FT  
 EXISTING DRIVEWAY: 608 SQ FT  
 PROPOSED ADU: 630 SQ FT  
 NEW FRONT COVERED PORCH: 60 SQ FT

**GRAND TOTAL: 2,722 SQ FT**

**REGULATIONS**

MIN. OPEN SPACE REQ'D: 4,000 SQ FT  
 OPEN SPACE PROPOSED: 5,378 SQ FT  
 MAX BUILDING HEIGHT: 35' - 0"  
 RES. STRUCTURE HEIGHT: +/- 23' 2"

**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.

**SIDEWALKS/CURB RAMPS/CROSSWALK NOTE**

THE OWNER/CONTRACTOR SHALL VERIFY THAT THE EXISTING AND PROPOSED SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING PROPERTY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHTS OF WAY PUBLISHED ON JULY 26, 2011 BY THE US ACCESS BOARD. IF ANY EXISTING SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING THEIR PROJECT ARE FOUND TO NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES THEN IN ACCORDANCE WITH TRO TITLE 35, CHAPTER 6, SECTION 601, PARAGRAPH F THE OWNER/CONTRACTOR SHALL REPAIR OR REPLACE THE EXISTING SIDEWALKS, CURB RAMPS AND CROSS WALKS AND BRING THEM INTO ADA COMPLIANCE AT THEIR OWN EXPENSE.

DRIVEWAYS AND SIDEWALKS REQUIRE SEPARATE REVIEW AND PERMITS.

**KEYNOTES** SITE PLAN

#

1. NOT USED

**CAUTION**

BEFORE YOU DIG...  
 NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.  
 CALL OKIE  
 1-800-522-8543

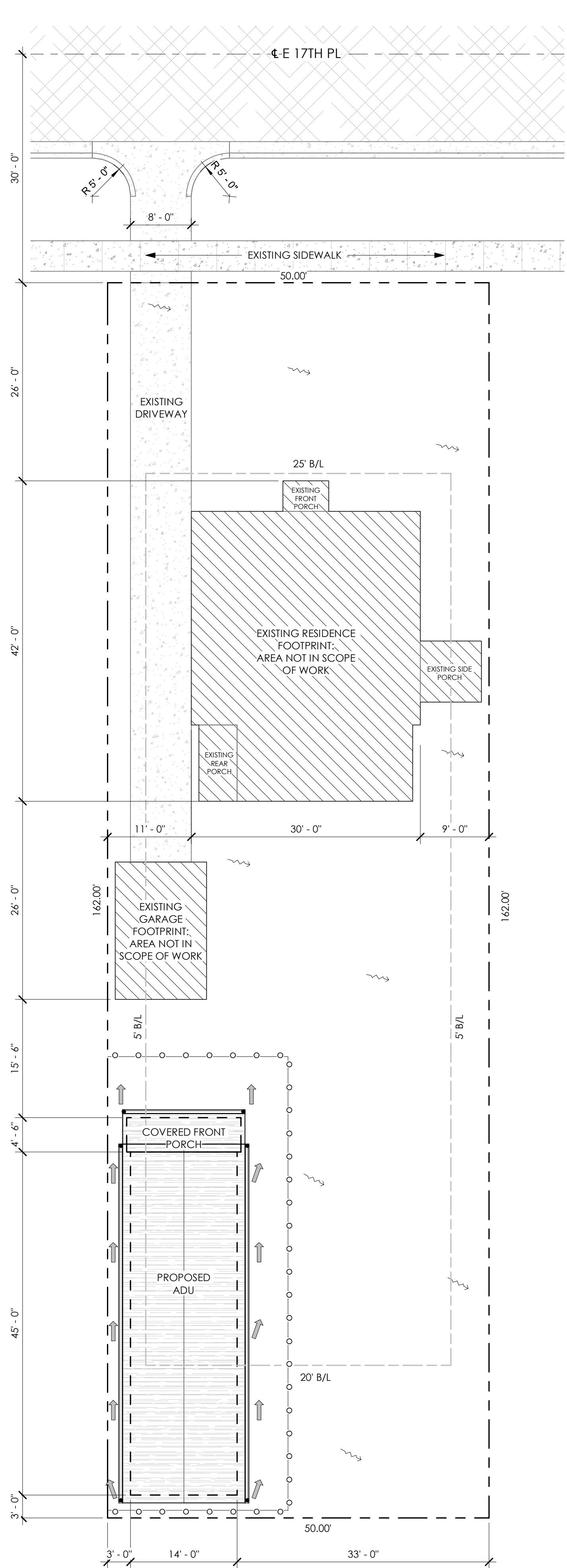
**SILT FENCE DETAIL** SITE PLAN

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- 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.
- 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.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- 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

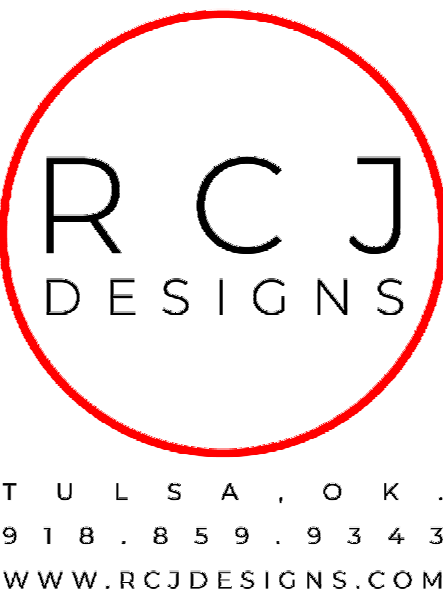
MAX SQUARE FOOTAGE OF ACCESSORY BUILDING: 40% OF RESIDENCE OR 500 SQ FT, WHICHEVER IS GREATER  
 1,070 SQ FT X 40% = 428 SQ FT MAX.  
 PROPOSED AREA: 630 SQ FT

MAXIMUM COVERAGE OF REAR SETBACK FOR RS-4 LOTS: 40% OF REAR SETBACK.  
 1,000 SQ FT X 40% = 400 SQ FT MAX.  
 ACCESSORY BUILDING COVERAGE: 238 SQ FT



**1 SITE PLAN**  
 1" = 10'-0"

**NOT FOR CONSTRUCTION OR PERMITTING**



DRAWN FOR:  
**SOLOMON RESIDENCE**

**ADU ADDITION**

1428 E 17th Pl  
 TULSA, OK 74120

NO.	REVISION	DATE

PROJECT NUMBER:  
 25155  
 ISSUE:  
 REVIEW SET  
 DATE:  
 12.09.2025  
 DRAWN BY:  
 JAH  
 CHECKED BY:

SHEET TITLE:

**SITE PLAN**

**A0**

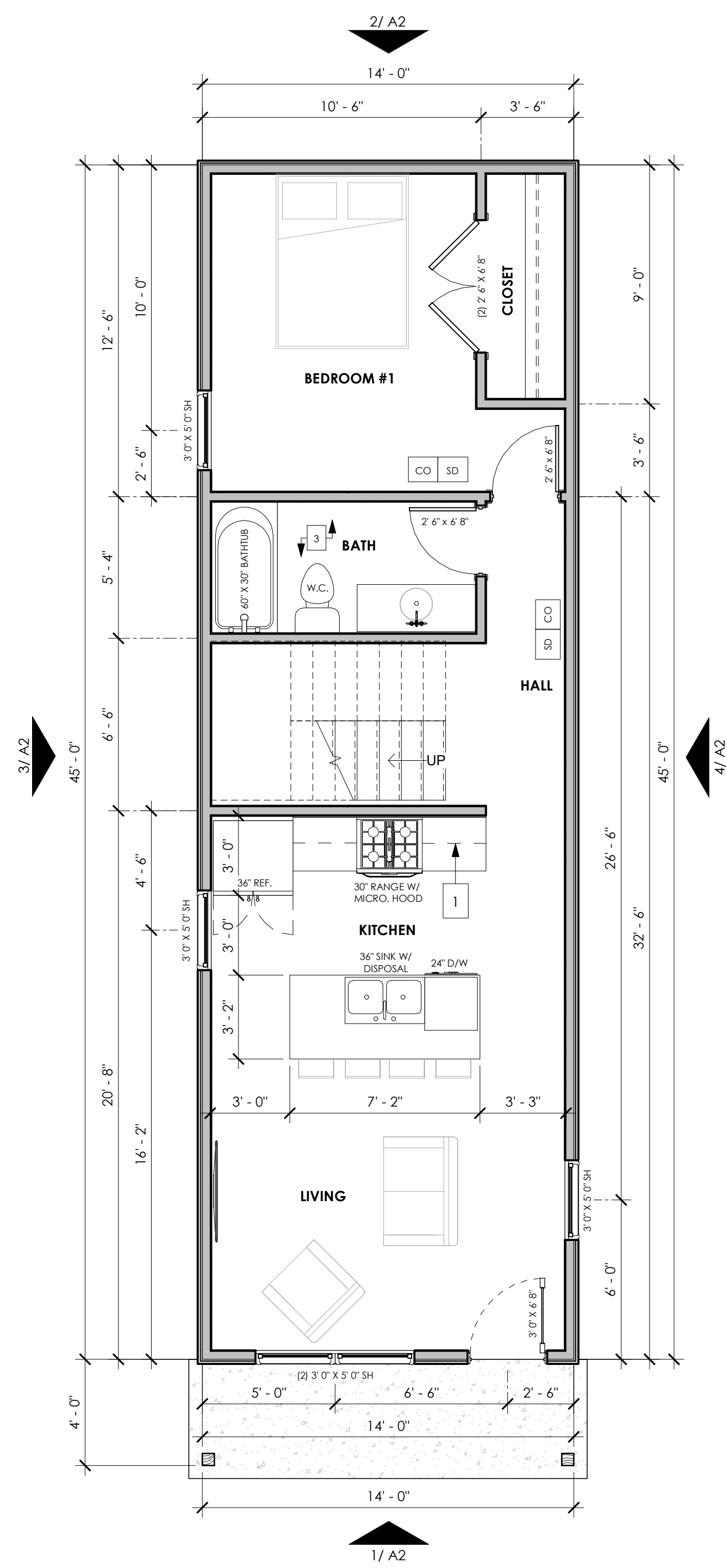
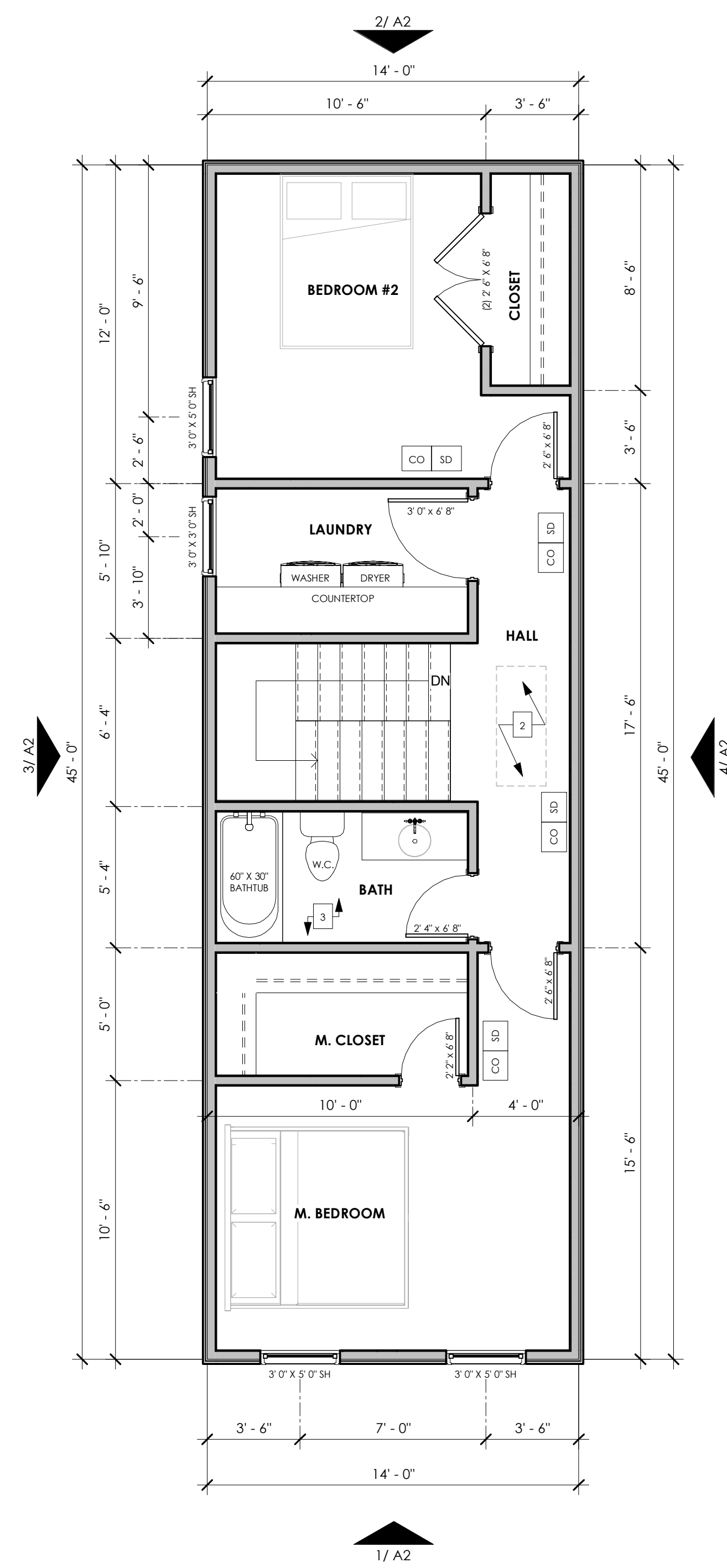
FLOOR PLAN LEGEND		FLOOR PLAN
ITEM	DESCRIPTION	
	WINDOW - FIXED (FX) WINDOW - SINGLE HUNG (SH)	
	DOOR OPENING (OP) ARCHED DOOR OPENING (AO)	
	STANDARD DOOR	
	SLIDING DOOR	
	BI-FOLD DOOR (BD)	
	CEILING MOUNTED SMOKE DETECTOR	
	CEILING MOUNTED CARBON MONOXIDE DETECTOR	
<b>LEGEND NOTES:</b> NOT ALL ITEMS MAY BE USED.		
1.	- SMOKE DETECTOR SHOULD BE AT LEAST 6 FT FROM A BEDROOM DOOR. - SMOKE DETECTOR SHOULD BE AT LEAST 3 FT FROM A BATHROOM DOOR.	
2.	- CARBON MONOXIDE DETECTOR SHOULD BE AT LEAST 10 FT FROM A BEDROOM DOOR. - CARBON MONOXIDE DETECTOR SHOULD BE AT LEAST 3 FT FROM A BATHROOM DOOR.	

GENERAL NOTES		FLOOR PLAN
1.	ALL INTERIOR WALLS TO BE A4 U.N.O.	
2.	ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.	
3.	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.	
4.	GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.	
5.	NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.	
6.	ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.	
7.	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.	
8.	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.	

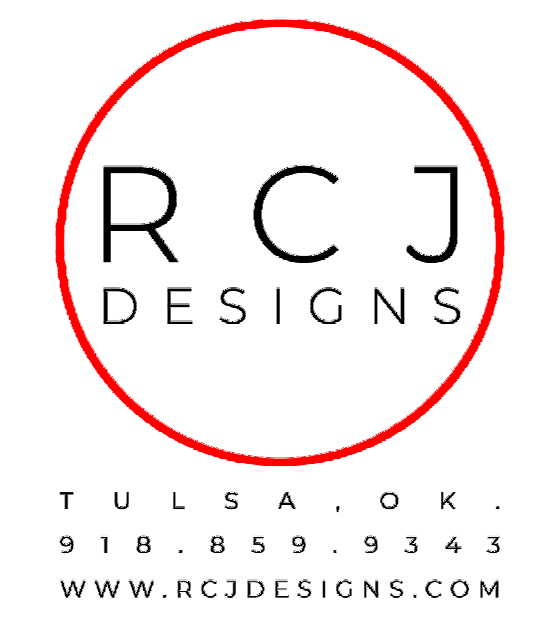
WALL ASSEMBLIES		FLOOR PLAN
ITEM	DESCRIPTION	
	NEW EXTERIOR WALL RE: EXTERIOR ELEVATIONS FOR FINISH	
	NEW INTERIOR WALL	
<b>NOTE:</b> ALL INTERIOR WALLS TO BE A4 U.N.O.		
1.	PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.	

KEYNOTES		FLOOR PLAN
#		
1.	25" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS. 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP. BACKSPASH BY OTHERS	
2.	ATTIC ACCESS 22.5" X 54"	
3.	CELLING MOUNTED EXHAUST FAN TO VENT OUTSIDE FROM THE ROOF	

REFERENCING		FLOOR PLAN
A.	RE: SHEETS A3/A4 FOR EXTERIOR ELEVATIONS	
B.	RE: SHEETS A5 FOR ROOF PLAN	



**NOT FOR CONSTRUCTION OR PERMITTING**



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**SOLOMON RESIDENCE**

**ADU ADDITION**

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TULSA, OK 74120

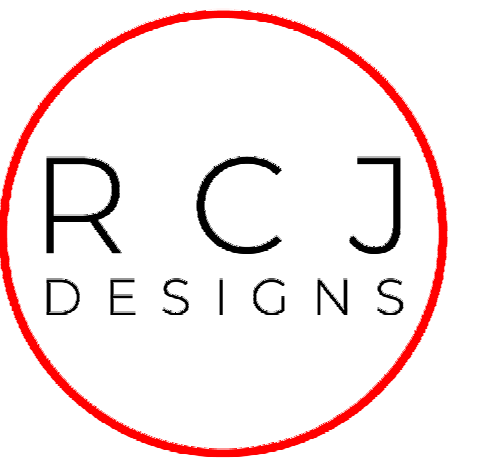
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25155  
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SHEET TITLE:

**FLOOR PLANS**

**A1**



T U L S A . O K .  
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WWW.RCJDESIGNS.COM

NOT FOR CONSTRUCTION OR PERMITTING

DRAWN FOR:  
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TGO  
CHECKED BY:

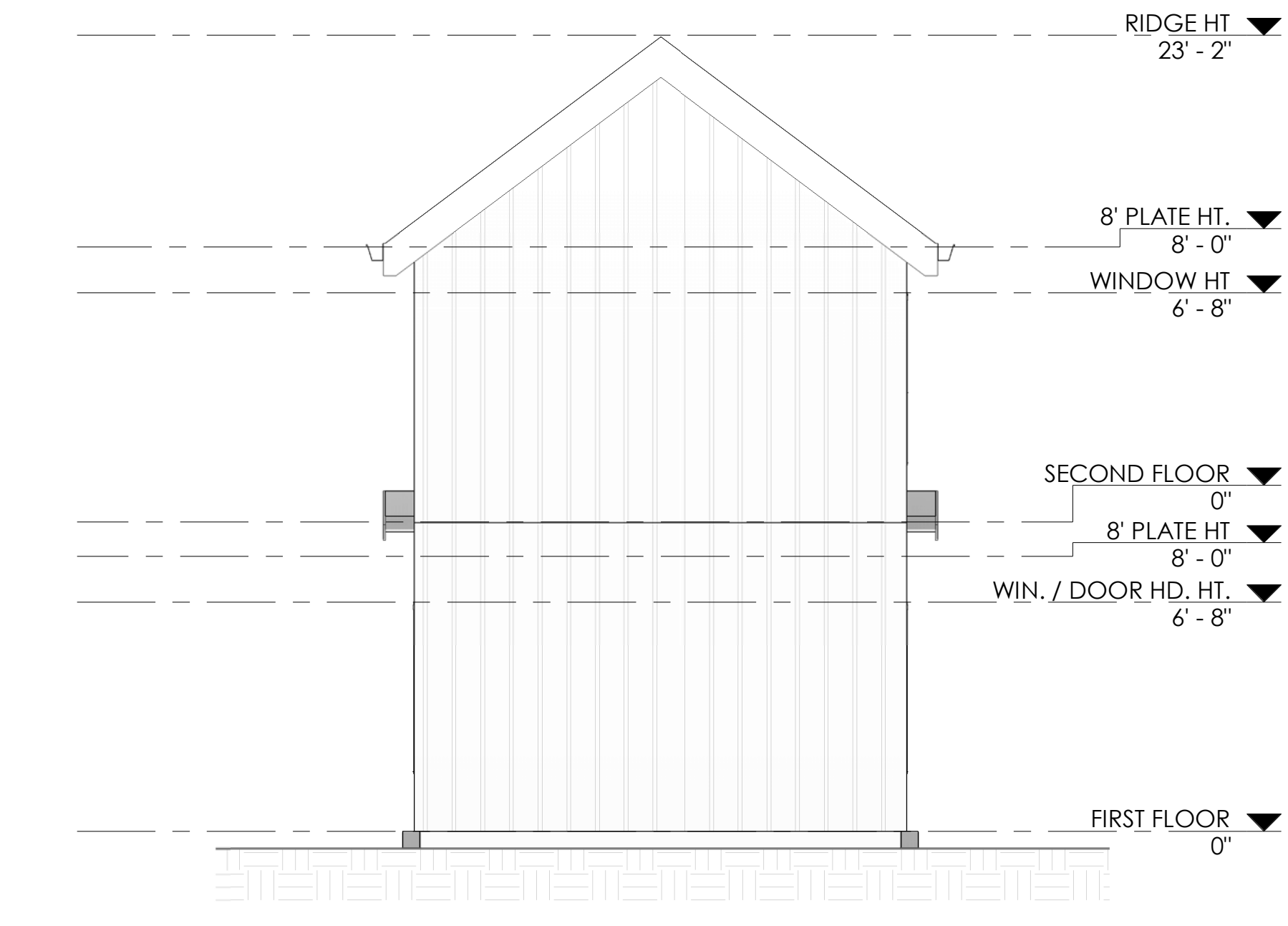
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**EXTERIOR ELEVATIONS**

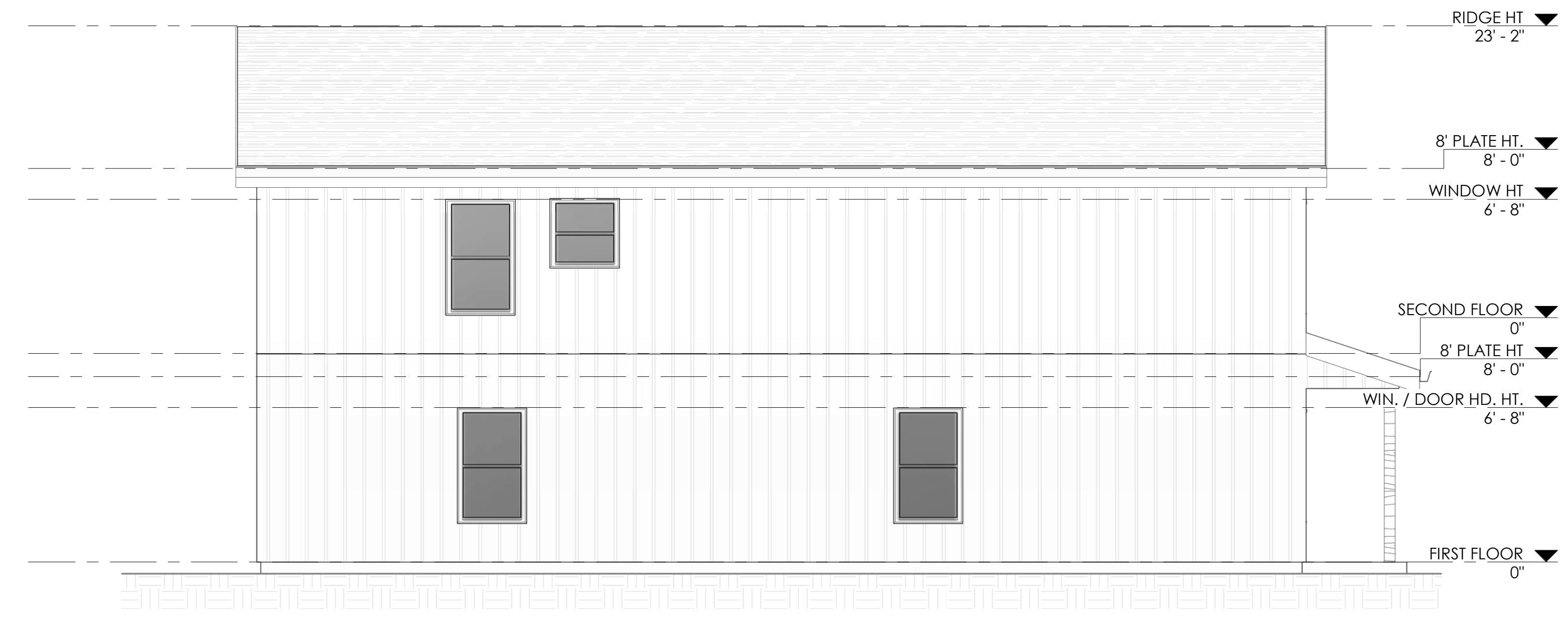
**A2**



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



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



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



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

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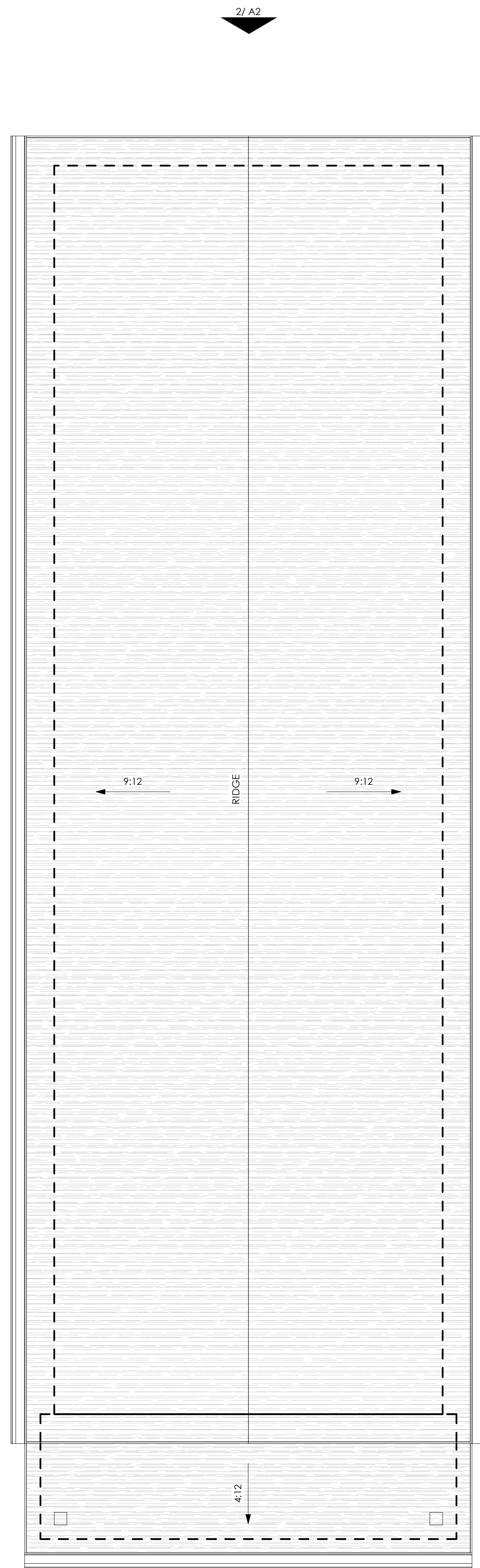
**GENERAL NOTES** ROOF PLAN

1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806. IRC 2018

**LEGEND** ROOF PLAN

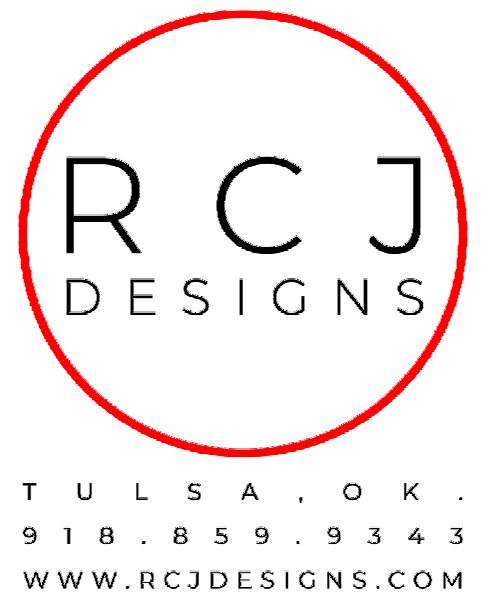
SHINGLE ROOF ASSEMBLY

FLOOR SLAB OUTLINE



**1** ROOF PLAN  
3/8" = 1'-0"

**NOT FOR CONSTRUCTION OR PERMITTING**



DRAWN FOR:  
**SOLOMON RESIDENCE**

**ADU ADDITION**

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TULSA, OK 74120

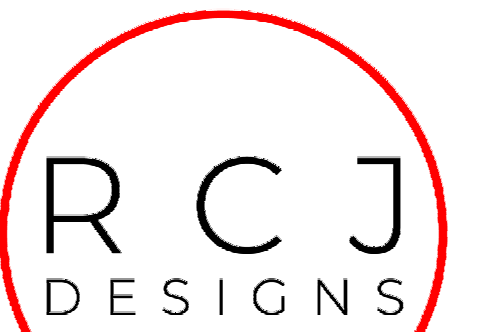
NO.	REVISION	DATE

PROJECT NUMBER:  
25155  
ISSUE:  
REVIEW SET  
DATE:  
12.09.2025  
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**ROOF PLAN**

**A3**

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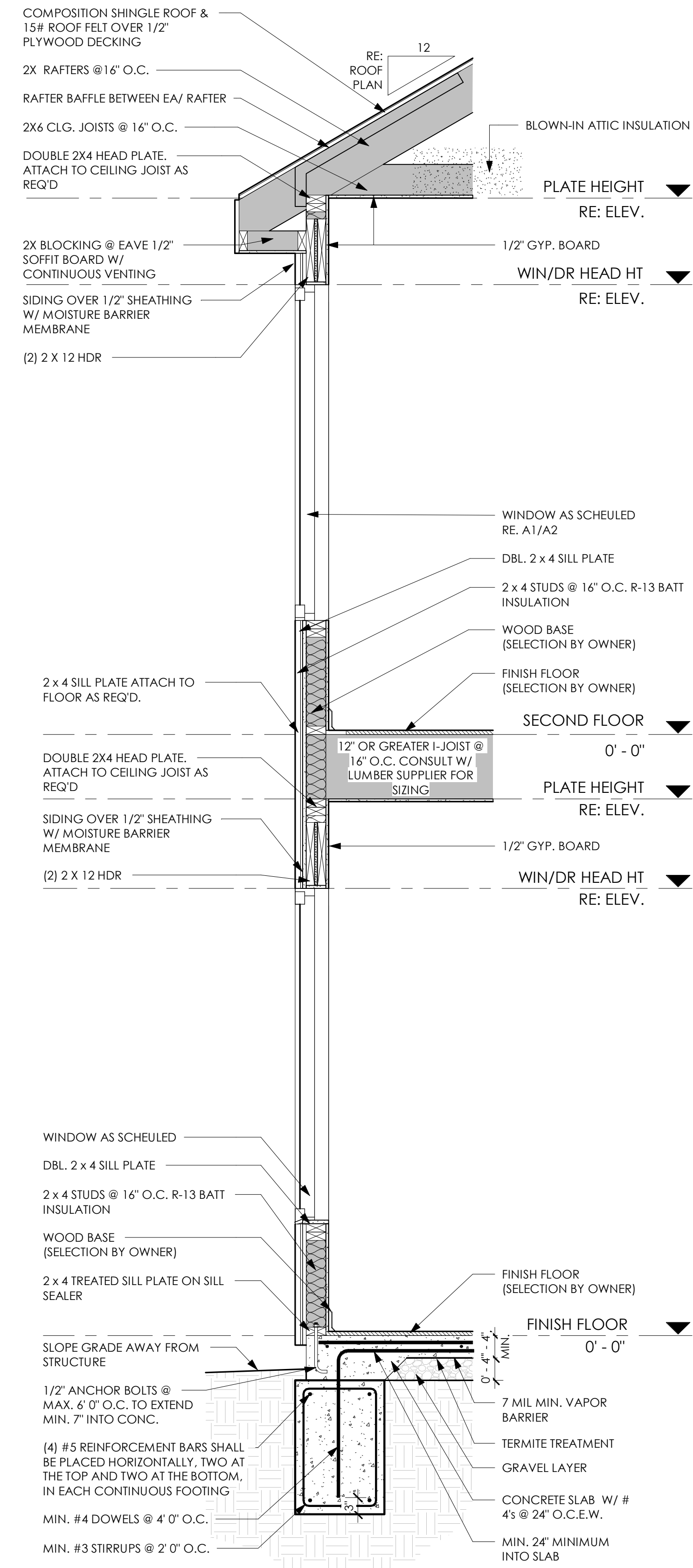


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- FRAMING NOTES**
- DESIGN AND CONSTRUCTION OF THE ROOF/CEILING SYSTEM SHALL ADHERE TO THE PROVISIONS OF CHAPTER 8 OF THE 2018 IRC.
  - ALL FRAMING LUMBER SHALL BEAR A GRADE STAMP OF AN APPROVED GRADIN AGENCY.
  - ALL CONNECTIONS USED FOR WOOD CONSTRUCTION SHALL BE SIMPSON STRONG TIE CONNECTIONS OR EQUAL AND INSTALLED PER MANUFACTURER'S INSTRUCTION.
  - ALL FRAME LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE MARKED AS FOLLOWS UNLESS NOTED OTHERWISE ON DRAWINGS:
 

3.1. STUDS	STUD GRADE
3.2. STRUCTURAL JOISTS	NO. 2
3.3. BEAMS AND STRINGERS	NO. 1
3.4. POST AND TIMBERS	NO. 1
  - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED PINE, #2 OR BETTER
  - JOISTS AND RAFTERS SHALL BE BLOCKED AS REQUIRED BY IRC. BLOCKING SHALL BE INSTALLED WITH A TIGHT-FITTING CONNECTIONS AND FREE OF SPLITS
  - ALL TOP PLATES SHALL BE 2 - 2X4 WITH MINIMUM LAP SPLICE OF 48" WITH BUTT JOINTS OCCURRING OVER BEARING STUDS PER CODE
  - ALL JOISTS, HEADERS, BEAMS AND RAFTERS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AT EACH END OF THE SPAN.
  - INSTALL HEADERS OVER OPENINGS IN LOAD BEARING WALLS AS FOLLOWS:
    - OPENINGS UP TO & INCLUDING 4 FEET: 1 - 2X8 OR 2 - 2X6 WITH ONE JACK STUD EACH END.
    - OPENINGS UP TO & INCLUDING 9 FEET: 2 - 2X12 WITH TWO JACK STUDS EACH END
  - INSTALL 1 - 2X4 TRIMMER OR 4X4 POST UNDER ALL HEADERS AND BEAMS 4" WIDE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  - INSTALL NOT LESS THAN THREE (3) STUDS AT ALL CORNERS OF EXTERIOR WALLS.
  - ALL JOISTS, BEAMS AND RAFTERS SHALL BE INSTALLED WITH THE NATURAL CROWN UP.



**1** TYP. WALL SECTION - 2-STORY  
3/4" = 1'-0"

DRAWN FOR:  
**SOLOMON RESIDENCE**

**ADU ADDITION**

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TULSA, OK 74120

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**WALL SECTIONS/  
DETAILS**

**A4**

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