



**Board of Adjustment**

**Staff Report  
BOA-23921**

**Hearing Date:** August 26, 2025 (Continued from August 12, 2025)

**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

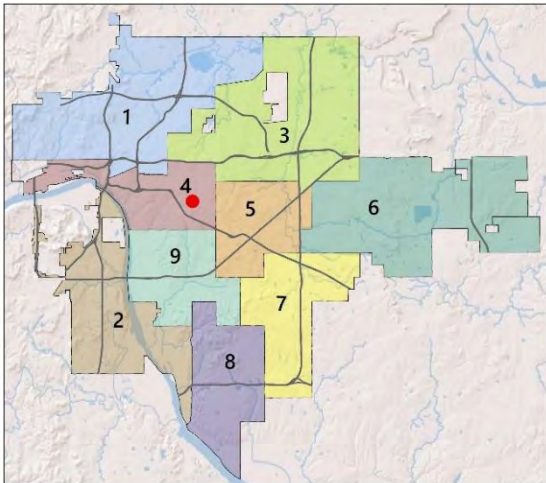
Applicant: Dwight Johnson  
Property Owner: M&M Capital Investments LLC

**Property Location**

1546 South Harvard Avenue  
Tract Size: ±0.14 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

**Request Summary**

Variance to reduce the required 20-foot setback for a street-facing garage door in the CS district (Section 15.030-A, Table 15-3; Section 15.030-B, Table note [1]); Variance to reduce the required building setback in the CS district from abutting RS-zoned lots (Section 15.030-A, Table 15-3; Section 15.030-B, Table Note [2]); Variance to increase the maximum allowable floor area ratio (FAR) in the CS district (Section 15.030-A, Table 15-3).

**Zoning**

Zoning District: CS  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Multiple Use  
Small Area Plans: N/A  
Development Era: Streetcar Era

**Transportation**

Major Street & Highway Plan: Secondary Arterial  
planitulsa Street Type: Main Street  
Transit: Regular Route

Existing Bike/Ped Facilities: Sidewalks  
Planned Bike/Ped Facilities: Bike Lane

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 0-9%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant is requesting a variance to reduce the required setback for a street-facing garage door in the CS district from 20 feet to 15 feet, 6 inches (Section 15.030-A, Table 15-3; Section 15.030-B, Table note [1]). A new dwelling unit is proposed on the subject property.

The applicant also requests a variance to reduce the required building setback in the CS district from an abutting RS-zoned lot (Section 15.030-A, Table 15-3; Section 15.030-B, Table Note [2]). When abutting an RS-zoned lot, there is a base building setback of 10 feet, and 2 feet of additional setback is required for each foot of building height above 15 feet. In this case, the applicant proposes a 23 foot, 11 inch building and is required to have a building setback of 27 feet, 10 inches from the lot to the west. As proposed, the building setback is 16 feet, 11 inches. The applicant is requesting 8 feet, 11 inches of relief.

The applicant also requests a variance to increase the maximum allowable floor area ratio (FAR) in the CS district (Section 15.030-A, Table 15-3). The maximum FAR for this district is 0.50. This is calculated as the area of all floors of all buildings (4,209 square feet) divided by the area of the lot (6,251 square feet). As proposed, the FAR of the subject property is 0.67.

This case was heard on August 12, 2025, but was continued to August 26, 2025 to provide the applicant time to revise the site plan and provide additional information.

**Section 15.030 Lot and Building Regulations**

**15.030-A Table of Regulations**

The lot and building regulations of

Table 15-3 apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). Additional regulations governing accessory uses and structures can be found in [Chapter 45](#).

*Table 15-3: O, C and I District Lot and Building Regulations*

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	-	-	-	-	-	-	-	-	-	-	-
Min. Open Space per Unit (sq. ft.)	-	-	-	-	-	-	-	-	-	-	-
<b>Building Setbacks (feet)</b>											
Street [1]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[2]	10[2]	10	10[2]	10[2]	-	-	75[3]	75[3]	75[3]
From O district	-	-	-	-	-	-	-	-	75[3]	75[3]	75[3]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

**15.030-B Table Notes**

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 15-3:

- [1] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.
- [2] When abutting RE-, RS- or RD-zoned lot, 2 feet of additional building setback required for each foot of building height above 15 feet.
- [3] Minimum building setback abutting freeway right-of-way or railroad right-of-way that is zoned AG, AG-R, R, or O is 10 feet.

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**Section 90.040 Floor Area**

The floor area of a building is measured as the sum of the gross horizontal areas of all floors within the building, including basements, as measured from the exterior faces of the exterior walls or from the centerline of walls separating 2 buildings. The floor area of enclosed required off-street parking areas is not included in the measurement of floor area.

**Section 90.050 Floor Area Ratio**

The floor area ratio (FAR) is the floor area of all buildings on a lot, divided by the area of that lot.

Relevant Case History

- BOA-18106, July 14, 1998; The board of adjustment voted to approve a special exception to permit a single-family dwelling in the CS district.

**Statement of Hardship**

The applicant’s statement of hardship is attached as a separate exhibit.

**Comprehensive Plan Considerations**

**Land Use Plan**

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Multiple Use	Commercial
East	CS	Multiple Use	Commercial
South	CS	Multiple Use	Medical Office
West	RS-3	Neighborhood	Residential

**Small Area Plans**

The subject property is not within 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: South Harvard Avenue runs parallel to the east side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: South Harvard Avenue is designated as a Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes,

pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: Regular Route 440 runs along South Harvard Avenue.

Existing Bike/Ped Facilities: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: The 2015 GO Plan recommends a Bike Lane along South Harvard Avenue.

Arterial Traffic per Lane: South Harvard Avenue has an average annual daily traffic (AADT) of 5,003 vehicles per lane.

### **Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 7%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Site Photos



View northwest from Harvard Avenue, May 2025 (Image from Google Street View)



View northeast from 16th Street, April 2025 (Image from Google Street View)

**Sample Motion**

I move to *approve or deny* a variance

1. to reduce the required setback for a street-facing garage door in the CS district *from 20 feet to 15 feet, 6 inches* (Section 15.030-A, Table 15-3; Section 15.030-B, Table note [1]);
  2. to reduce the required building setback in the CS district from abutting RS-zoned lot *from 27 feet, 10 inches to 16 feet, 11 inches* (Section 15.030-A, Table 15-3; Section 15.030-B, Table Note [2]);
  3. to increase the maximum allowable floor area ratio (FAR) in the CS district *from 0.50 to 0.67* (Section 15.030-A, Table 15-3).
- 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 the hardship to be \_\_\_\_\_.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

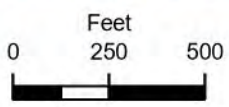
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

**Property Description**

W 125 LT 12 LESS 15W SECR LT 12 TH N14 W3 S12 W3 S2 E6 BLK 1 EXPOSITION HGTS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



Subject  
Tract

**BOA-23921**

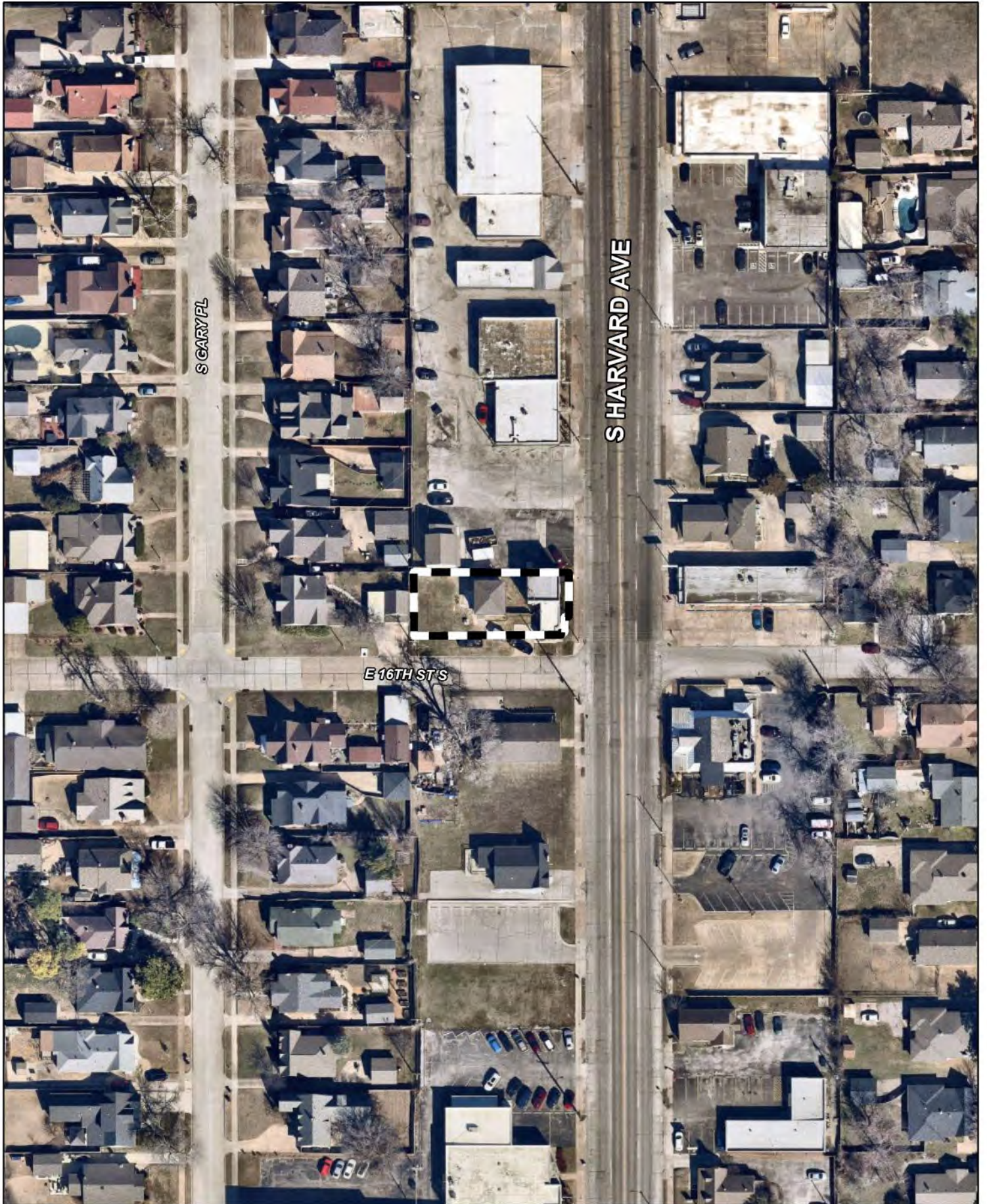
19-13 08

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

Aerial Photo Date: 2025



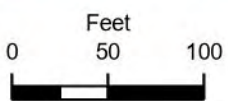
2.7



S GARY PL

S HARVARD AVE

E 16TH ST S



Subject Tract

**BOA-23921**

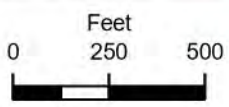
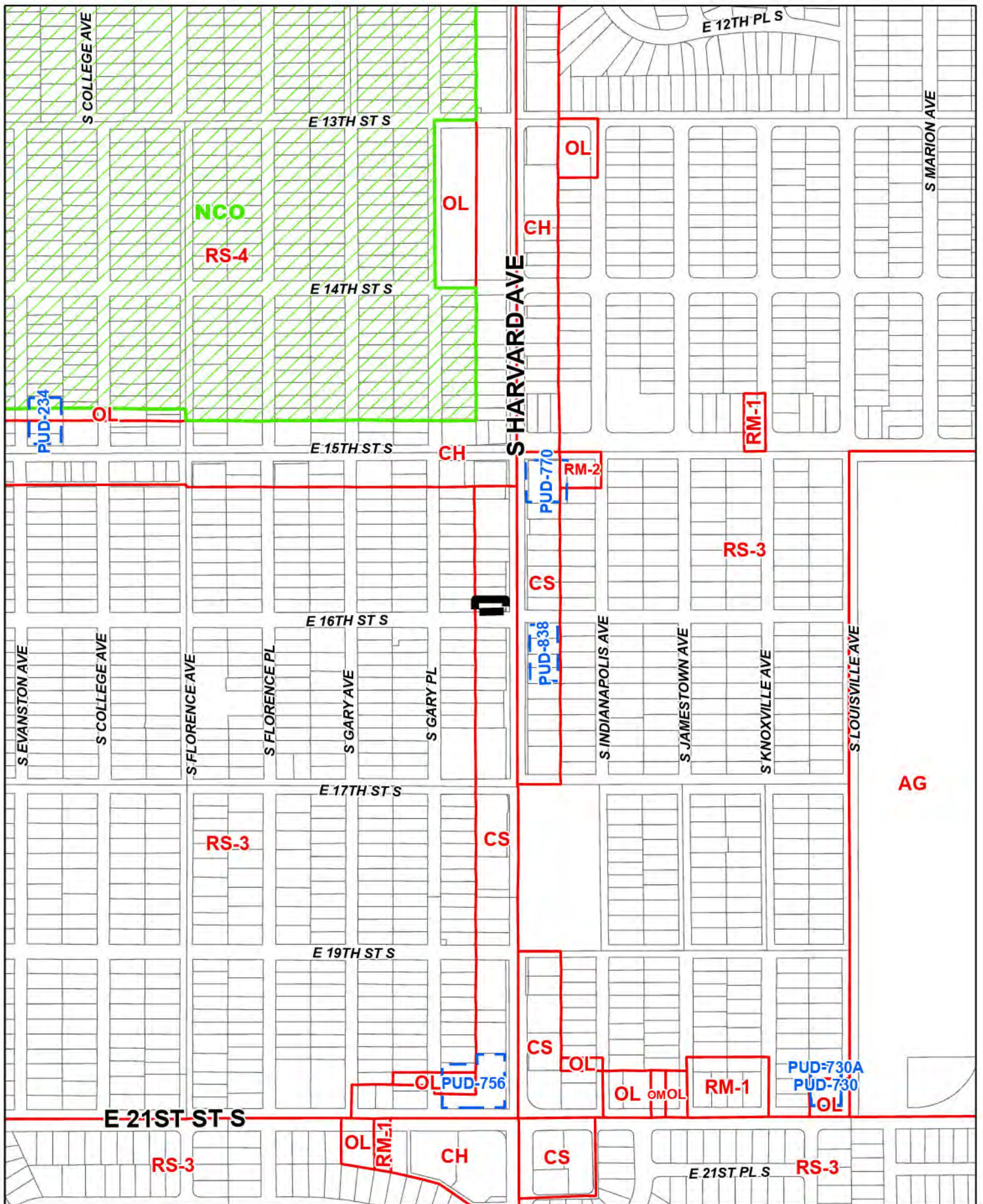
19-13 08

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

Aerial Photo Date: 2025



2.8



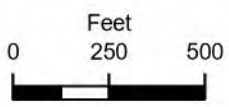
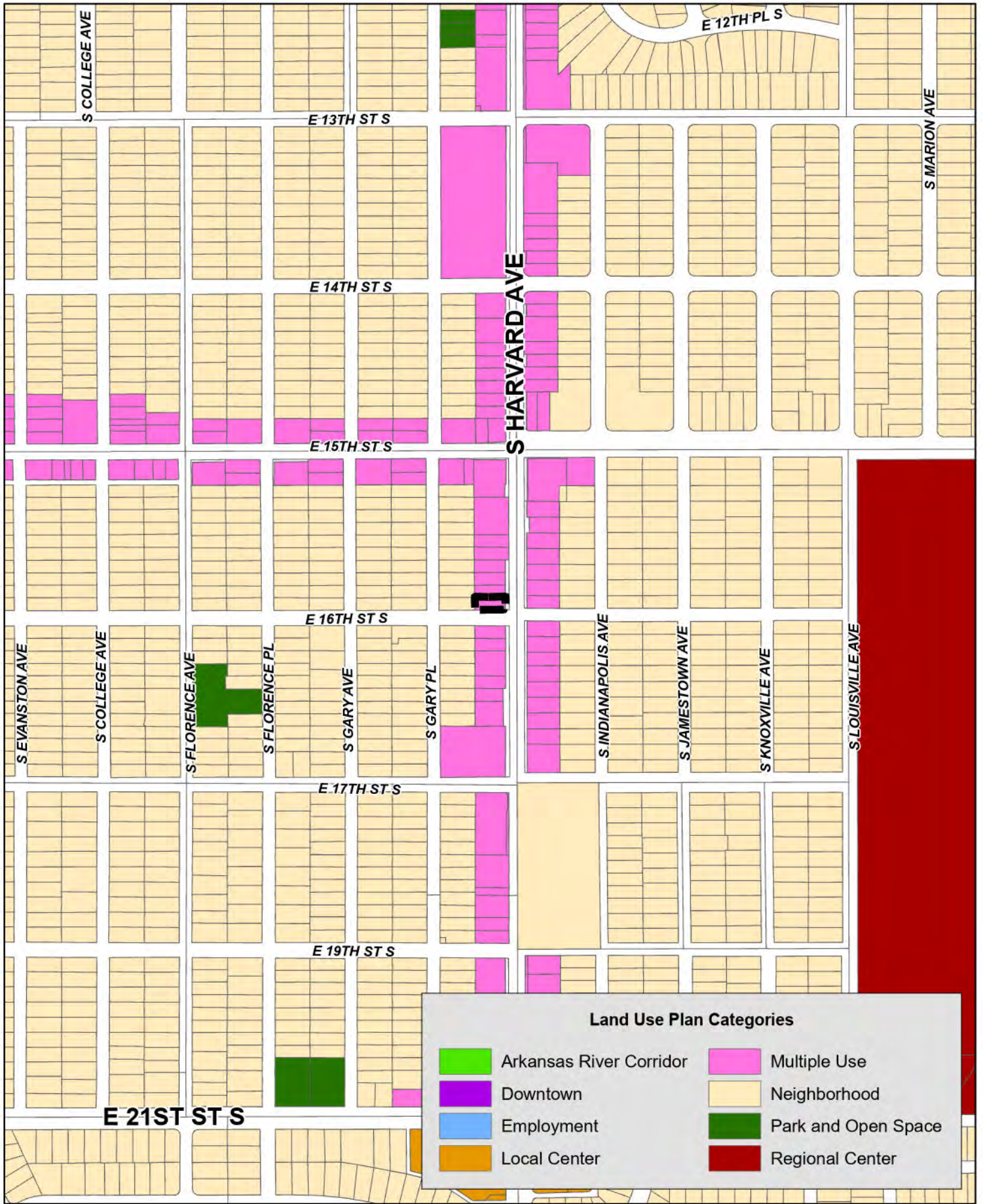
 Subject Tract

**BOA-23921**

19-13 08



2.9



**Subject Tract**

**BOA-23921**

19-13 08



2.10



# VARIANCE QUESTIONS

<b>Project Name:</b>	16th & Harvard - ADU
<b>Date:</b>	7.18.2025
<b>Response By:</b>	Cody Rogers cDesign, LLC. PO Box 576 Mounds, OK 74047 918.809.6813 cdesignhomes@gmail.com

### Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies each of these conditions.

1. *That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*

**Response:**

Our property presents unique conditions that contribute to the need for this request. Specifically, the existing dwelling centered on the Lot that limits placement options for the proposed garage/ ADU.

2. *That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;*

**Response:**

The requested variances to the South/ West setbacks and FAR would not harm neighbors, block views or disrupt the character of the neighborhood. East 16th Street South is a side street and is primarily utilized for driveways and detached garages.

3. *That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*

**Response:**

The central placement of the existing dwelling—predating our ownership—significantly limits buildable area and flexibility in designing an ADU that complies with FAR while still meeting basic livability standards. These site-specific constraints are not commonly found in other properties within the same zoning classification, and therefore we believe the variance is warranted.

4.

*That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*

**Response:**

We did not construct or modify the original dwelling placement; we acquired the property in its current condition.

We are requesting a variance to exceed the allowable Floor Area Ratio (FAR) on our 6,251 square-foot lot. The zoning code permits a maximum FAR of 0.50, which equates to approximately 3,125 square feet. Our proposed project would result in an FAR of 0.67 — a modest increase of 0.17.

5.

*That the variance to be granted is the minimum variance that will afford relief;*

**Response:**

The variances we are requesting — an increase in FAR from 0.50 to 0.67 and the reduced setbacks — are the minimum necessary to achieve a functional and livable Accessory Dwelling Unit (ADU). We have explored multiple design options, but due to the central placement of the existing dwelling, more compact or alternative layouts are not feasible without sacrificing essential living space or significantly compromising accessibility and usability of the proposed garage.

The additional square footage is not being used for luxury or excess, but rather to provide basic living needs — including a kitchen, bathroom, bedroom, and living area — in a layout that supports multi-family use.

We are not seeking to overbuild or exceed the character of the neighborhood, but simply to make reasonable use of our property given its unique constraints. Therefore, we believe this is the smallest variance possible that still allows the ADU to function as intended.

6.

*That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*

**Response:**

The proposed FAR and setback variances will not alter the essential character of the neighborhood, nor will it substantially or permanently impair the use or development of adjacent properties. The design of the ADU has been carefully planned to ensure that it is consistent in scale, form, and appearance with nearby structures.

The increased FAR is not being used to build a structure that is oversized or out of place, but rather to allow for a modest and functional living space. The ADU will not block views, restrict light, or intrude on privacy for neighboring properties.

Moreover, the addition of an ADU aligns with broader community goals around housing flexibility and responsible infill development. We have taken care to ensure that this project will enhance, not detract from, the character of the neighborhood, and we believe it will have no adverse long-term impact on surrounding properties.

7.

*That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.*

**Response:**

Granting this variance will not cause substantial detriment to the public good, nor will it impair the spirit or intent of the zoning code or the comprehensive plan. The proposed ADU remains within the overall vision of responsible, well-integrated residential development. It is designed to meet modern housing needs without compromising neighborhood character or livability.

The modest increase in FAR allows for a practical, code-compliant structure. By utilizing existing infrastructure and land efficiently, this project supports many goals outlined in the city's comprehensive plan, including expanding housing options, supporting diverse households, and making neighborhoods more adaptable over time.

This request aligns with the zoning code's broader intent—to balance property rights with community interests—by delivering a thoughtful, context-sensitive addition that benefits the property owner without negatively affecting the public or surrounding properties.

We respectfully ask for your consideration,

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**END OF COMMENTS**

Sincerely,

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Cody Rogers, Architectural Draftsman  
(Design Professional in Responsible Charge)



# RESPONSE LETTER

<b>Plan Corrections Summary:</b>	BLDR-210056-2025 (1546 S HARVARD AVE E Tulsa, OK 74112) Markup Summary #1
<b>Project Name:</b>	16th & Harvard - ADU
<b>Application Number:</b>	BLDR-210056-2025
<b>Plans Examiner:</b> Architectural	George Goza City of Tulsa - Development Services 175 East 2nd Street, Suite 450 Tulsa, OK 74103 918.576.5405 ggoza@cityoftulsa.org
<b>Plans Examiner:</b> WSD	James Henley City of Tulsa - Development Services 175 East 2nd Street, Suite 450 Tulsa, OK 74103 918.596.7344 jameshenley@cityoftulsa.org
<b>Plans Examiner:</b> Zoning	Danny Whiteman City of Tulsa - Development Services 175 East 2nd Street, Suite 450 Tulsa, OK 74103 918.596.9664 dwhiteman@cityoftulsa.org
<b>Corrections Summary:</b> Received Date	4.18.2025
<b>Corrections Summary:</b> Response Date	5.6.2025
<b>Response By:</b>	Cody Rogers cDesign, LLC. PO Box 576 Mounds, OK 74047 918.809.6813 cdesignhomes@gmail.com



# RESPONSE LETTER

1. **Review Comment:** Architectural

*The span for the deck beam(s) appears to exceed the limits of Table R507.5 permitted for prescriptive construction (Section R301.1.3). Please provide an engineered product with support information meeting the proposed design or a design sealed by an Oklahoma Professional Engineer. This is regarding the front upper exterior deck with a beam span of approximately 24-feet.*

**Response:**

Refer to revised sheet FP.01 - Main Level Floor Plan. The deck beam has been notated for an engineered product design with [supporting documents to be provided](#).

2. **Review Comment:** Architectural

*R507.9- - 507.9.2 Vertical and lateral connections. Please review for a method to attach the deck to the structure and describe by detail and/or sufficient notes to adhere to section(s).*

**Response:**

Refer to new sheet SE.01 - Deck Frame Section. The vertical and lateral connections have been notated to reference the appropriate IRC sections.

3. **Review Comment:** Architectural

*Table R803.1 Minimum thickness of lumber roof sheathing. For the use of 1/2-inch or equivalent roof decking please specify a truss spacing of 16-inches. If truss spacing will be 24-inches, please specify 5/8-inch or equivalent roof decking.*

**Response:**

Refer to new sheet SE.01 - Typical Wall Section. The truss spacing has been notated for 16" o.c.

4. **Review Comment:** Architectural

*Plans are not clear to describe the roof/ceiling members. If Pre-engineered Wood Trusses will be used, they must be sealed by an Oklahoma Professional Engineer. These need to be provided during this review or you may submit them under a separate addendum application when available. An addendum application must be approved prior to requesting a framing inspection. Please provide engineered truss documents to remove the requirement for an addendum to this application or this requirement will be left in place for this permit.*

**Response:**

Pre-Engineered Wood Trusses will be used with [supporting documents to be provided](#).

5. **Review Comment:** WSD

*Primary residence on lot. You will need to reapply for an Accessory Dwelling Unit per Zoning review.*

**Response:**

A new application for the Accessory Dwelling Unit to be submitted.



# RESPONSE LETTER

## 6. Review Comment: WSD

*Revise site plan to show a measurement from the centerline of the 8" sewer main to the Westernmost edge of the proposed structure. Minimum setback from the center of the line, based on line depth, is 10ft.*

### Response:

Refer to revised sheet SP.01 - Site Plan. The dimension to the centerline of the 8" sewer main to the Westernmost edge of the proposed structure has been added and exceeds the minimum requirement.

## 7. Review Comment: WSD

*The Site Plan does not show sidewalks. Sidewalks are required on curb and gutter streets pursuant to: Title 35 Section 602 B – Tulsa City Ordinance  
[https://library.municode.com/ok/tulsa/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT35IND\\_CH6FARI-WAC](https://library.municode.com/ok/tulsa/codes/code_of_ordinances?nodeId=COOR_TIT35IND_CH6FARI-WAC) Title 42 Section 70.080 B.2. 4 Sidewalks – Tulsa Zoning Code  
<http://tulsaplanning.org/programs/zoning/zoning-codes/TMAPC> Subdivision and Development Regulations Section 5-070 Sidewalks  
<http://tulsaplanning.org/plans/Tulsa-Subdivision-Development-Regulations.pdf>  
Revise site plan to show public sidewalks. Sidewalks must be shown on the site plan for permit approval, even if you intend to pay the fee-in-lieu of sidewalks at a later date.  
Corner lot note: Sidewalks must be installed from the West property line to the East property line, then continue around the corner to the North property line.*

### Response:

Refer to revised sheet SP.01 - Site Plan. The required sidewalks are now shown along the Southern property line with existing public sidewalks added and notated. There is one section of existing sidewalk that sits directly on the South property line. If an additional sidewalk is to be required in this section, please advise.

## 8. Review Comment: Zoning

*Since there is already a primary residential building on the site, this needs to be applied for as a residential accessory building permit. To be considered a detached house there cannot be another principal residential building on the lot. This will be considered an Accessory Dwelling Unit, accessory to the existing building. Please do not submit revisions to this permit, you will need to apply for a new separate permit.*

### Response:

A new application for the Accessory Dwelling Unit to be submitted.

## 9. Review Comment: Zoning

*It is not clear what kind of residential building the existing 2 story frame building is. Is it one single family residence? Is there more than one unit?  
If more than one unit, please show how many units there are and where the units are located.*

### Response:

Refer to revised sheet SP.01 - Site Plan. See also the added "Floor Area Calculations" found on SP.01. The description for each building has been added to the labels, (Office/ Dwelling/ ADU), along with the unit description (1-unit rentals).



# RESPONSE LETTER

## 10. Review Comment: Zoning

*On the new permit application, revise the plans to show that any garage doors facing 16th St. will be set back at least 20' from the south property line.*

### Response:

Refer to revised sheet SP.01 - Site Plan. The garage door facing 16th Street is now set back 15'-6".  
Variance / Administrative Adjustment Required

## 11. Review Comment: Zoning

*If these two lots are to be combined, please provide the lot combination approval paperwork from the Planning Office, with the deed that has been recorded at the county clerks office. They may be owned by the same company or person but I do not see that they have been officially combined. Combination is not required, but if you do combine the lots this is the documentation we need to see. For more information on lot combinations please contact the Planning Office at 918-596-7526.*

### Response:

Refer to revised sheet SP.01 - Site Plan. The two lots are not to be combined and notations have been updated

## 12. Review Comment: Zoning

*The lot to the west of this lot is RS zoned. According to the table the base setback required is 10' from an RS zoned lot. According to the footnote, 2' of additional setback is required for each foot of building height above 15'. The proposed building height is 23' 11" which is 8' 11" above 15'. Therefore, 17' 10" needs to be added to the base setback of 10'. In summary, this building as proposed requires a 27' 10" setback from the west property line. Please revise plans accordingly.*

### Response:

Refer to revised sheet SP.01 - Site Plan & revised sheet RP.01 - Roof Plan. The proposed building has been repositioned and now has a set back of 16'-11" from the lot to the West. The proposed building height of 23'-11" did not change. Variance Required

## 13. Review Comment: Zoning

*According to the table in this section, a 10' street setback is required. Please revise the plans so that no part of the proposed building, including the front deck, is located closer than 10' to the south property line.*

### Response:

Refer to revised sheet SP.01 - Site Plan. The front deck has been reduced in size and repositioned to set back 10'-6" from the South property line.



# RESPONSE LETTER

## 14. Review Comment: Zoning

*According to the table in this section, a maximum floor area ratio of 0.50 is allowed. With the proposed and existing buildings, the floor area ratio being proposed is 0.67. This is the area of all floors of all buildings, divided by the area of the lot. See Section 90.050. Please revise the plans to reduce the proposed building floor area to no greater than 450 square feet, to achieve a maximum floor area ratio of 0.50.*

### Response:

Refer to revised sheet SP.01 - Site Plan. See also the added "Floor Area Calculations" found on SP.01. The proposed building floor area ratio of 0.67 did not change. Variance Required

## 15. Review Comment: Zoning

*Any windows on the second level within 10' of the rear or side property line need to have permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor. Please revise plans accordingly, keeping in mind that the required emergency escape opening windows in bedrooms must have a sill no more than 44" off of the floor.*

### Response:

Refer to revised sheet SP.01 - Site Plan & revised sheet FP.01 - Upper Level Floor Plan. The building has been repositioned and now exceeds the required set back of 10' from the West property line. On the North property line, Lots 11 & 12 are not to be combined and therefore the second story bedroom egress window was relocated to the East wall.

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END OF COMMENTS

Thank you for your prompt review. I am confident that the revisions provided have resolved all concerns raised by your department. Please don't hesitate to reach out if you have any questions or require further information.

Sincerely,

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Cody Rogers, Architectural Draftsman  
(Design Professional in Responsible Charge)



DEVELOPMENT SERVICES

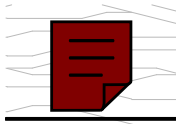
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

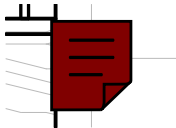
### BLDR-210056-2025 (1546 S HARVARD AVE E Tulsa, OK 74112) Markup Summary #1

#### ARCHITECTURAL (4)



**Subject:** ARCHITECTURAL  
**Page Label:** 4  
**Author:** GEORGE GOZA  
**Date:** 4/14/2025 8:36:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Table R507.5 Deck Beam Span Lengths. REVIEW COMMENT: The span for the deck beam(s) appears to exceed the limits of Table R507.5 permitted for prescriptive construction (Section R301.1.3). Please provide an engineered product with support information meeting the proposed design or a design sealed by an Oklahoma Professional Engineer. This is regarding the front upper exterior deck with a beam span of approximately 24-feet.



**Subject:** ARCHITECTURAL  
**Page Label:** 5  
**Author:** GEORGE GOZA  
**Date:** 4/14/2025 8:37:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

R507.9- - 507.9.2 Vertical and lateral connections. Please review for a method to attach the deck to the structure and describe by detail and/or sufficient notes to adhere to section(s).



**Subject:** ARCHITECTURAL  
**Page Label:** 5  
**Author:** GEORGE GOZA  
**Date:** 4/14/2025 8:40:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Table R803.1 Minimum thickness of lumber roof sheathing. For the use of 1/2-inch or equivalent roof decking please specify a truss spacing of 16-inches. If truss spacing will be 24-inches, please specify 5/8-inch or equivalent roof decking.

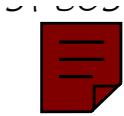


DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** ARCHITECTURAL  
**Page Label:** 5  
**Author:** GEORGE GOZA  
**Date:** 4/14/2025 8:41:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

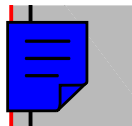
R802.10.2 Design. Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1. REVIEW COMMENT: Plans are not clear to describe the roof/ceiling members. If Pre-engineered Wood Trusses will be used, they must be sealed by an Oklahoma Professional Engineer. These need to be provided during this review or you may submit them under a separate addendum application when available. An addendum application must be approved prior to requesting a framing inspection. Please provide engineered truss documents to remove the requirement for an addendum to this application or this requirement will be left in place for this permit.

### Note (3)



**Subject:** Note  
**Page Label:** 1  
**Author:** James Henley  
**Date:** 4/11/2025 10:43:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Primary residence on lot. You will need to reapply for an Accessory Dwelling Until per Zoning review.



**Subject:** Note  
**Page Label:** 1  
**Author:** James Henley  
**Date:** 4/11/2025 10:45:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise site plan to show a measurement from the center line of the 8" sewer main to the Westernmost edge of the proposed structure. Minimum setback from the center of the line, based on line depth, is 10ft.

2-20



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
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# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** Note  
**Page Label:** 1  
**Author:** James Henley  
**Date:** 4/11/2025 10:46:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Site Plan does not show sidewalks. Sidewalks are required on curb and gutter streets pursuant to:

Title 35 Section 602 B – Tulsa City Ordinance  
[https://library.municode.com/ok/tulsa/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT35INDE\\_CH6FARI-WAC](https://library.municode.com/ok/tulsa/codes/code_of_ordinances?nodeId=COOR_TIT35INDE_CH6FARI-WAC)

Title 42 Section 70.080 B.2. 4 Sidewalks – Tulsa Zoning Code  
<http://tulsaplanning.org/programs/zoning/zoning-codes/>

TMAPC Subdivision and Development Regulations Section 5-070 Sidewalks  
<http://tulsaplanning.org/plans/Tulsa-Subdivision-Development-Regulations.pdf>

Revise site plan to show public sidewalks. Sidewalks must be shown on the site plan for permit approval, even if you intend to pay the fee-in-lieu of sidewalks at a later date.

Corner lot note:  
Sidewalks must be installed from the West property line to the East property line, then continue around the corner to the North property line.

221



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

### Zoning Review (9)



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:45:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

35.010-A Detached House. A detached house is a principal residential building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings. Detached houses are not attached to and do not abut other dwelling units. Detached houses include conventional ("stick-built") construction and construction involving modular or system-built components as long as such construction complies with city building codes. (An Accessory Dwelling Unit, as defined by §45.031-A, is not considered a detached house.)

REVIEW COMMENT: Since there is already a primary residential building on the site, this needs to be applied for as a residential accessory building permit. To be considered a detached house there cannot be another principal residential building on the lot. This will be considered an Accessory Dwelling Unit, accessory to the existing building. Please do not submit revisions to this permit, you will need to apply for a new separate permit.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

It is not clear what kind of residential building the existing 2 story frame building is. Is it one single family residence? Is there more than one unit? If more than one unit, please show how many units there are and where the units are located.

2/22



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
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# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 15.030-A Table of Regulations. The lot and building regulations of Table 15-3 apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45. Footnote [1] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater. REVIEW COMMENT: On the new permit application, revise the plans to show that any garage doors facing 16th St. will be set back at least 20' from the south property line.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If these two lots are to be combined, please provide the lot combination approval paperwork from the Planning Office, with the deed that has been recorded at the county clerks office. They may be owned by the same company or person but I do not see that they have been officially combined. Combination is not required, but if you do combine the lots this is the documentation we need to see. For more information on lot combinations please contact the Planning Office at 918-596-7526.

2/25



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 15.030-A Table of Regulations. The lot and building regulations of Table 15-3 apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45. Footnote [2] When abutting RE-, RS- or RD-zoned lot, 2 feet of additional building setback required for each foot of building height above 15 feet. REVIEW COMMENT: The lot to the west of this lot is RS zoned. According to the table the base setback required is 10' from an RS zoned lot. According to the footnote, 2' of additional setback is required for each foot of building height above 15'. The proposed building height is 23' 11" which is 8' 11" above 15'. Therefore, 17' 10" needs to be added to the base setback of 10'. In summary, this building as proposed requires a 27' 10" setback from the west property line. Please revise plans accordingly.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 15.030-A Table of Regulations. The lot and building regulations of Table 15-3 apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45. REVIEW COMMENT: According to the table in this section, a 10' street setback is required. Please revise the plans so that no part of the proposed building, including the front deck, is located closer than 10' to the south property line.



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
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# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:45:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 15.030-A Table of Regulations. The lot and building regulations of Table 15-3 apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45.

REVIEW COMMENT: According to the table in this section, a maximum floor area ratio of 0.50 is allowed. With the proposed and existing buildings, the floor area ratio being proposed is 0.67. This is the area of all floors of all buildings, divided by the area of the lot. See Section 90.050. Please revise the plans to reduce the proposed building floor area to no greater than 450 square feet, to achieve a maximum floor area ratio of 0.50.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:08:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 45.031-D.8.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.

REVIEW COMMENT: Any windows on the second level within 10' of the rear or side property line need to have permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor. Please revise plans accordingly, keeping in mind that the required emergency escape opening windows in bedrooms must have a sill no more than 44" off of the floor.

2-25



DEVELOPMENT SERVICES

175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 4/11/2025 1:46:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note: I recommend contacting the Planning Office to discuss possible solutions to the above zoning review comments. You may call them at 918-596-7526 to discuss.

2-26

LEGEND	
ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BO	BUILDING OVERHANG
BW	BRICK WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
CMFP	CORRUGATED METAL PIPE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
CS	CRAWL SPACE
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EYED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GDN	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA.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
PLANTR	LANDSCAPE PLANTER
PP	POWER POLE
PPT	POWER POLE (w/ TRANSFORMER)
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RW	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
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE/CEM
TRSL	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UE	UTILITY EASEMENT
UGM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
WL	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WP	WOOD POST
WV	WATER VALVE
WS	WATER SYGOT
XFWR	TRANSFORMER
(F)	FIELD DISTANCE
(I)	LEGAL DISTANCE

FLOOR AREA CALCULATIONS	
(sq. ft. / over veneer / all levels)	
<b>EXISTING BUILDINGS</b>	
355	1-STORY BRICK OFFICE
1,272	2-STORY BRICK OFFICE
1,022	2-STORY FRAME DWELLING
2,649	TOTAL EXISTING FLOOR AREA
<b>PROPOSED BUILDINGS</b>	
1,560	2-STORY FRAME DWELLING
4,209	TOTAL PROPOSED FLOOR AREA
6,251	LOT AREA
0.50	MAX FLOOR AREA RATIO (FAR)
0.67	PROPOSED (FAR)

**VARIANCE REQUIRED**  
 RE: TULSA ZONING CODE  
 SECTION 15.030  
 TABLE 15.030-A

**SITE PLAN NOTES**

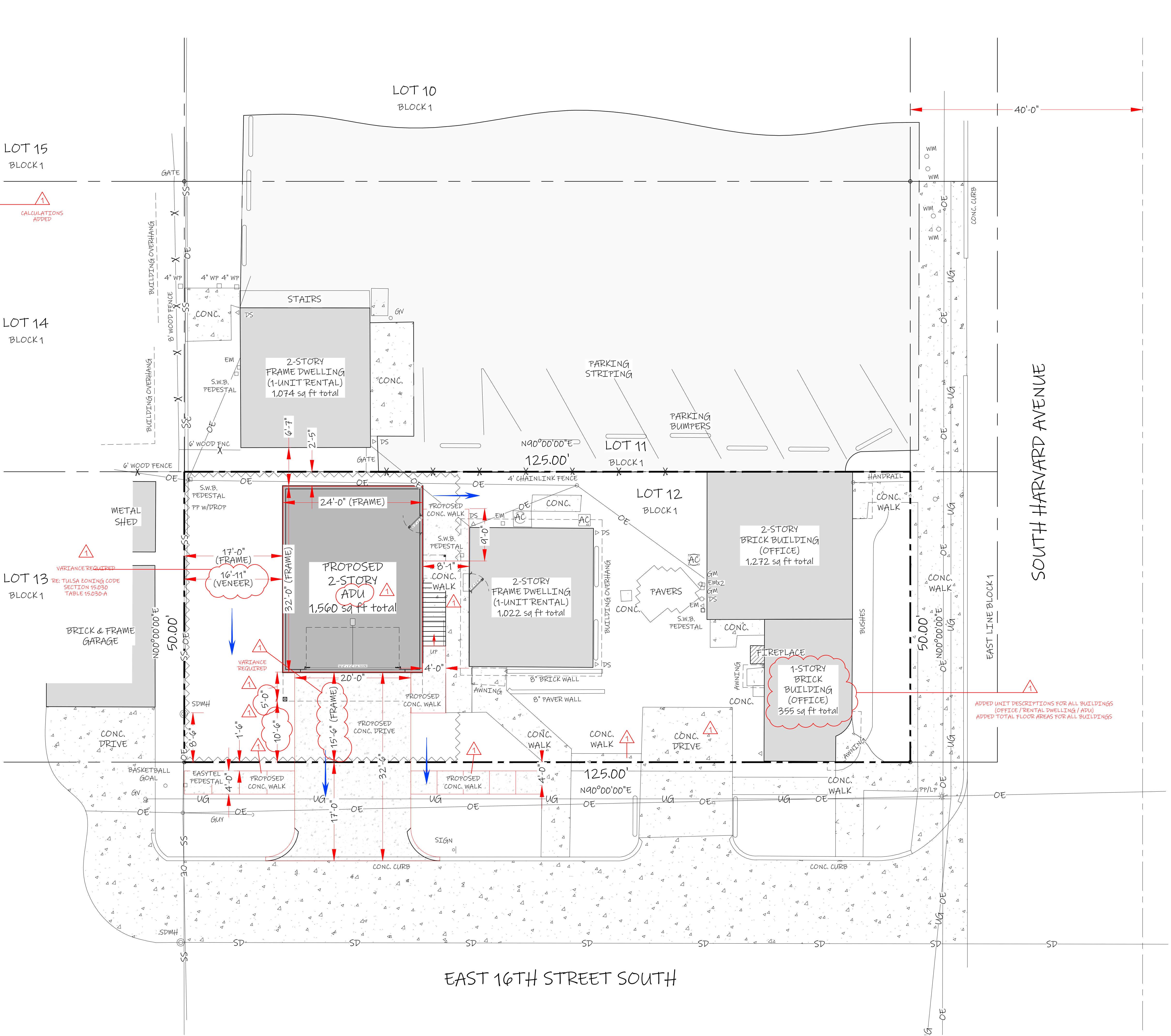
BUILDER TO VERIFY SITE PLAN AND PROPOSED DWELLING INFORMATION, I.E. PROPERTY DIMENSIONS, BUILD LINES, SETBACKS, RECORDED AERIAL & UTILITY EASEMENTS, PRIOR TO ANY CONSTRUCTION.

BUILDER TO VERIFY THE SLAB FOOTPRINT DOES NOT ENCRUCH INTO ANY RECORDED AREAS ABOVE. UTILIZE A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR TO PREVENT ANY POSSIBLE ENCRUCHMENTS.

**LEGAL DESCRIPTION**

Lot 11 & 12 Block 1 - Exposition Heights Addition  
 1546 S. Harvard Ave E.  
 Tulsa, OK 74112  
 Tulsa County

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



**DESIGN**  
 Cody Rogers  
 c: 918.809.6813  
 cdesignhomes@gmail.com

**DISCLAIMER**

This plan has been drafted/ prepared by cDesign LLC without representation or warranty of any kind.

Local building codes vary and should be consulted by the Owner / Contractor. cDesign LLC shall have no liability whatsoever attributable to the construction of this plan.

**DESIGNED FOR**

Dwight Johnson  
 918.269.4511  
 johnson214@cox.net

**SITE INFO**

1546 S. Harvard Ave E.  
 Tulsa, OK 74112  
 Exposition Heights Addition  
 Lot 11 & 12 Block 1  
 Tulsa County

# 16th & Harvard - ADU

REV	DATE
Rev 1	5.6.2025

**SHEET NUMBER**  
 SP.01  
 Site Plan

**AREA CALCULATIONS**

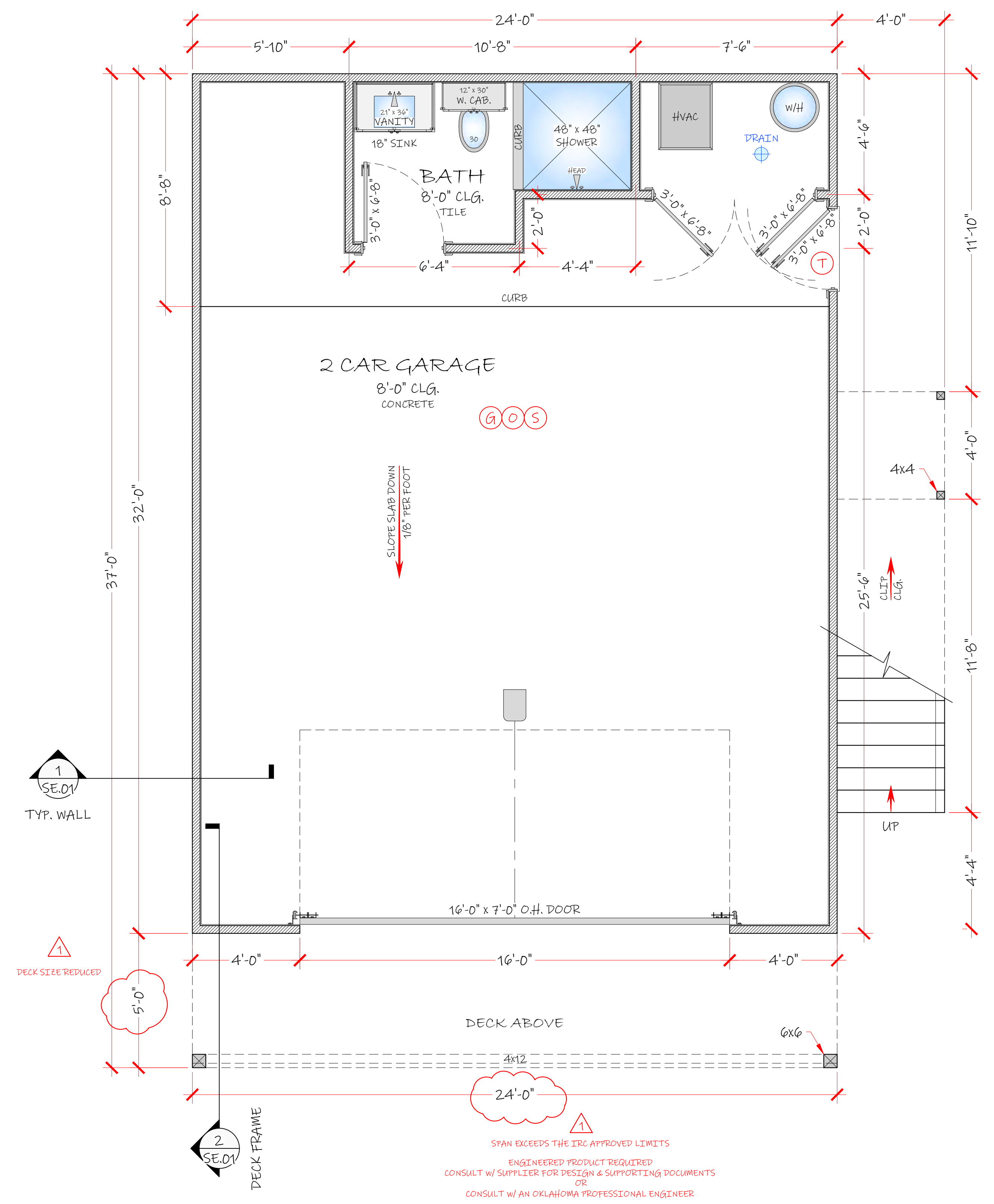
MAIN LEVEL (sq. ft. / over frame)	
768	2 CAR GARAGE (attached)
UPPER LEVEL (over frame)	
768	LIVABLE SPACE
120	DECK (covered)

**FLOOR PLAN NOTES**

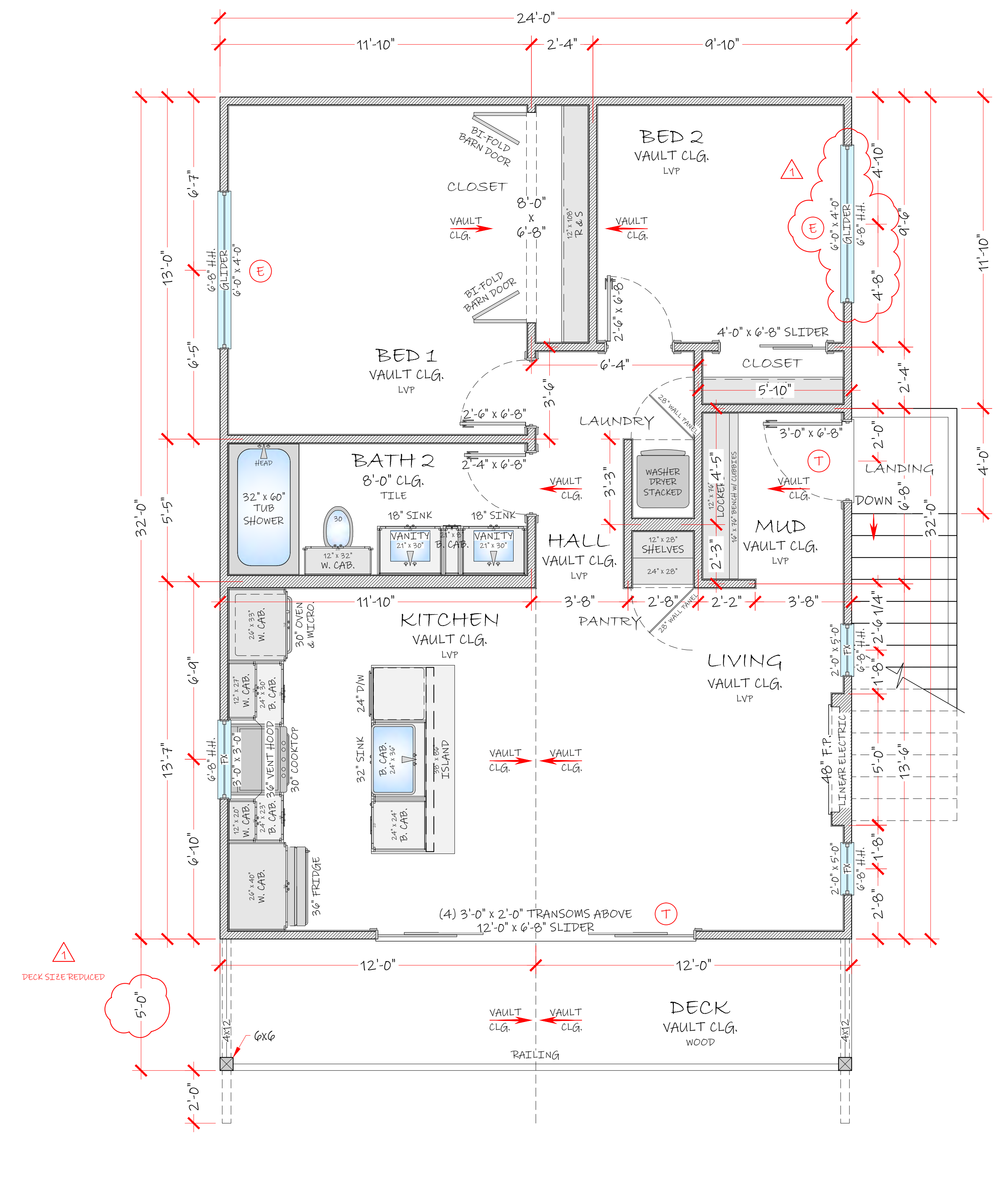
BUILDER OR CONTRACTOR TO VERIFY MANUFACTURERS RECOMMENDED SPECS. I.E. APPLIANCES, FIREPLACES, DOORS, WINDOWS, CABINETRY, FIXTURES, ETC.

ASSUME ALL DOORS AND WINDOWS ARE EITHER 4" OFF THE NEAREST ADJACENT WALL, CENTERED BETWEEN TWO WALLS OR LOCATE AS DIMENSIONED.

- KEY NOTES**
- EGRESS WINDOW: VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE. ADJUSTMENTS MAY BE REQUIRED TO ACCOMMODATE SELECTIONS. REFER TO IRC SECTION R310.
  - EMERGENCY ESCAPE & RESCUE: BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.2.1.
  - GARAGE CEILING: 5/8" TYPE X GYPSUM BOARD
  - OPENING PROTECTION: ALL DOORS BETWEEN GARAGE AND DWELLING MUST HAVE SELF-CLOSING DEVICE AND THE DOOR MUST HAVE A MINIMUM THICKNESS OF 1-3/8", AND BE MADE OF SOLID WOOD OR HONEYCOMB-CORE STEEL WITH A FIRE RATING OF 20 MIN. REFER TO IRC SECTION R302.5.1
  - SEPARATION / GARAGE WALLS: ALL WALLS BETWEEN GARAGE AND DWELLING MUST BE COVERED IN MIN. 1/2" GYPSUM BOARD ON GARAGE SIDE REFER TO IRC SECTION R302.6
  - TEMPERED SAFETY GLASS: REFER TO IRC SECTIONS R308.4.1 - R308.4.7



1 MAIN LEVEL FLOOR PLAN  
3/8" = 1'-0"



2 UPPER LEVEL FLOOR PLAN  
3/8" = 1'-0"

**DESIGN**

Cody Rogers  
c: 918.809.6813  
cdesignhomes@gmail.com

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**DESIGNED FOR**

Dwight Johnson  
918.269.4511  
johnson214@cox.net

**SITE INFO**

1546 S. Harvard Ave E.  
Tulsa, OK 74112  
Exposition Heights Addition  
Lot 11 & 12 Block 1  
Tulsa County

**16th & Harvard - ADU**

REV	DATE
Rev 1	5.6.2025

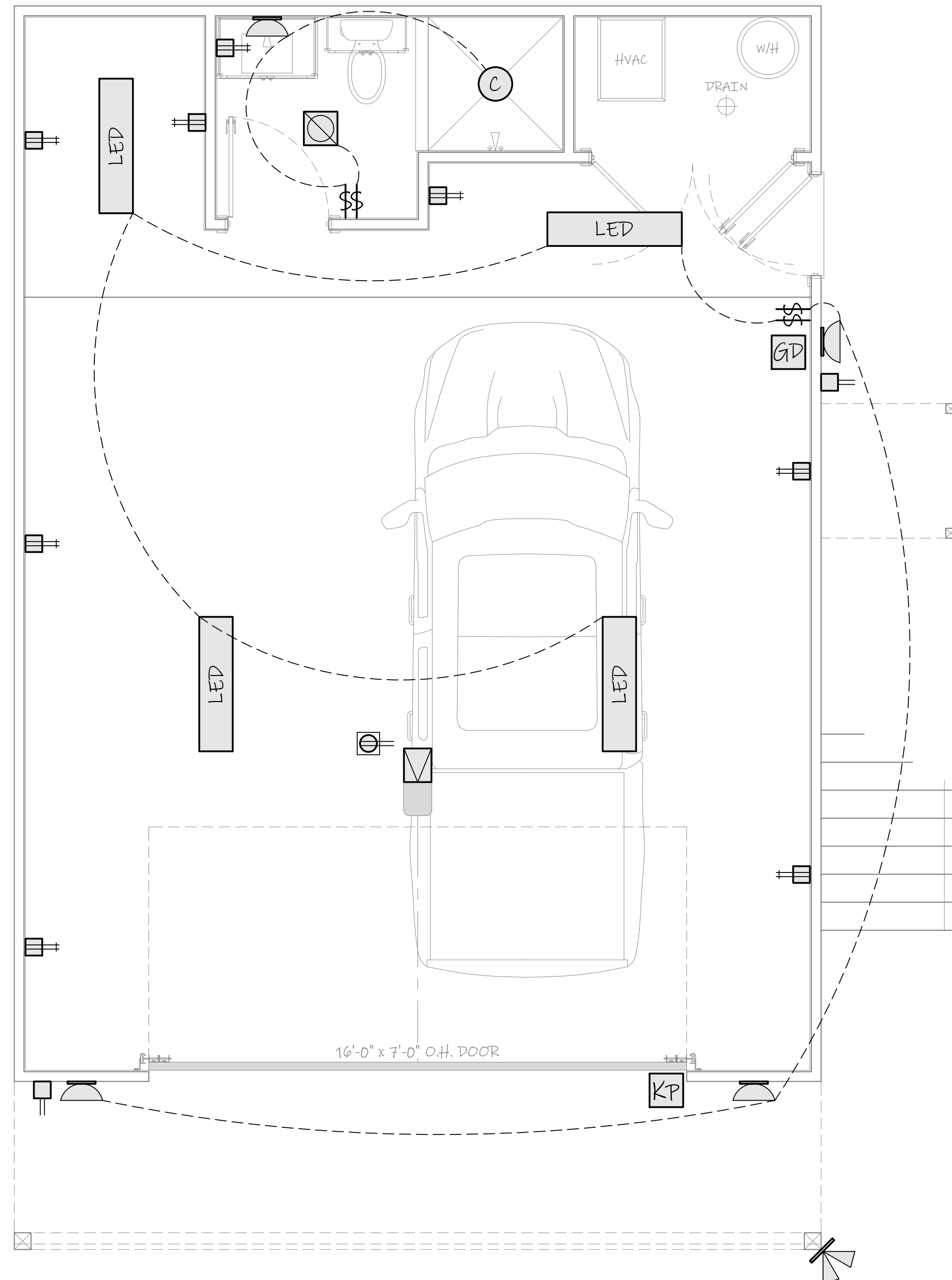
**SHEET NUMBER**

FP.01

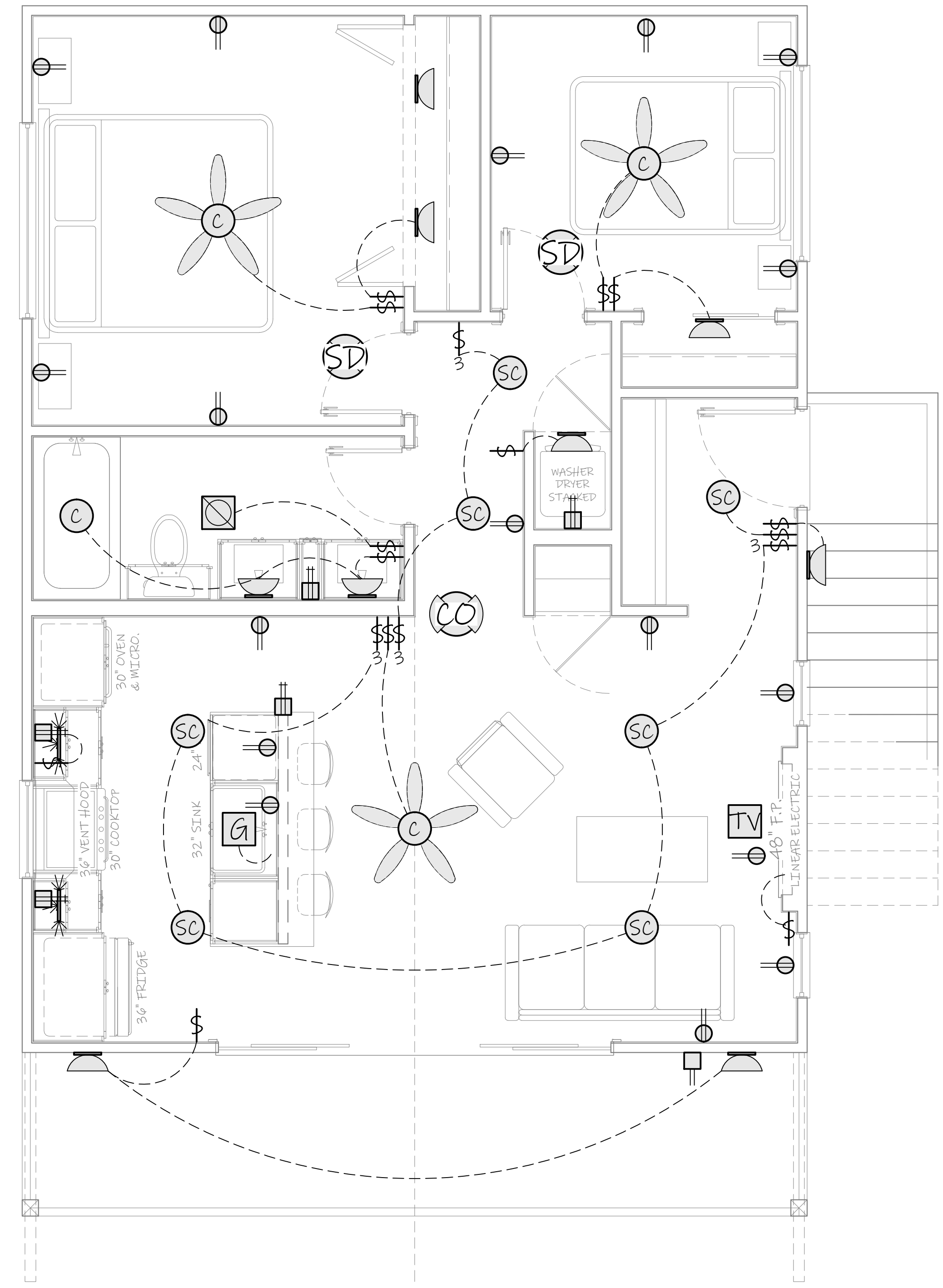
Floor Plans

ELECTRICAL LEGEND	
---	CIRCUIT
⚡	SWITCH
⚡ 3	SWITCH (3-WAY / 4-WAY)
⚡ D	SWITCH (DIMMER / JAMB / MOTION)
⚡ 72"	SWITCH (RAISED # AFF.)
⊕	WALL OUTLET (DUPLEX)
⊕	220 V. OUTLET
⊕	G.F.C.I. OUTLET (DUPLEX)
⊕	EXTERIOR OUTLET (WATERPROOF)
⊕	FLOOR OUTLET
⊕	CEILING OUTLET (DUPLEX)
⊕	SOFFIT OUTLET (DUPLEX)
⊕	DOUBLE OUTLET (DUPLEX)
⊕	RECESSED CAN (FIXTURE)
⊕	CAN / SLOPE CEILING (FIXTURE)
⊕	MINI CAN (FIXTURE)
⊕	SURFACE MOUNT (FIXTURE)
⊕	PENDANT / HANGING (FIXTURE)
⊕	CHANDELIER (FIXTURE)
⊕	EYEBALL SPOTLIGHT (FIXTURE)
⊕	WALL MOUNT (FIXTURE)
⊕	FLOOD LIGHT (MOTION FIXTURE)
⊕	UNDER CABINET (LED STRIP)
⊕	TOE KICK / WALKWAY (LED STRIP)
⊕	SMOKE DETECTOR
⊕	CARBON / SMOKE DETECTOR
⊕	EXHAUST FAN
⊕	EXHAUST FAN / LIGHT
⊕	EXHAUST FAN / LIGHT / HEAT
⊕	DOOR BELL (CHIME)
⊕	GARBAGE DISPOSAL
⊕	DOOR BELL (DEVICE)
⊕	GARAGE DOOR (CLICKER)
⊕	GARAGE DOOR (KEYPAD)
⊕	CABLE / TV JACK
⊕	GARAGE DOOR OPENER
⊕	12' x 48' (LED FIXTURE)
⊕	INFRARED HEATER
⊕	E.V. CHARGER
⊕	CEILING FAN (w/ LIGHT)
⊕	CEILING FAN (NO LIGHT)

- ELECTRICAL NOTES**
1. WIRING & ALL RECEPTACLES TO BE INSTALLED PER LOCAL CODE.
  2. OUTLET AMOUNT AND LOCATIONS MAY VARY.
  3. REFER TO MANUFACTURER SPECS FOR REQUIREMENTS.
  4. ELECTRICIAN TO CONSULT W/ OWNER FOR SELECTIONS.
  5. ELECTRICIAN TO VERIFY GAS & POWER REQUIREMENTS FOR ALL APPLIANCES WHETHER INDICATED OR NOT.
  6. ELECTRICIAN TO VERIFY INSTALLATION LOCATIONS FOR ALL APPLIANCES & FIXTURES.
  7. ELECTRICIAN TO VERIFY FLOOR OUTLETS W/ BUILDER OR OWNER.
  8. ELECTRICIAN TO VERIFY OUTLET HEIGHTS W/ BUILDER OR OWNER.
  9. ELECTRICIAN TO VERIFY CABLE, PHONE, SMART-HOME, & WIFI MEDIA REQUIREMENTS W/ BUILDER OR OWNER.
  10. ELECTRICIAN TO VERIFY CEILING FAN SWITCH REQUIREMENTS I.E. SINGLE SWITCH, DUAL-SWITCH OR REMOTE CONTROL SETUPS.
  11. ELECTRICIAN TO VERIFY EXTERIOR "SOFFIT" ACCENT "DOWN" LIGHTING AND/OR LANDSCAPE "UP" LIGHTING. COORDINATE FIXTURE SELECTIONS AND LOCATIONS W/ BUILDER OR OWNER.
  12. ELECTRICIAN TO VERIFY EXTERIOR "SOFFIT" OUTLETS AND/OR POWER REQUIREMENTS FOR SECURITY CAMERAS & HOLIDAY LIGHTING.
  13. BUILDER AND/OR ELECTRICIAN TO VERIFY & COORDINATE REINFORCED FRAMING LOCATIONS FOR CEILING FAN, CHANDELIER & PENDANT MOUNTING BOWES. REFER TO MANUFACTURER SPECS FOR SECURE INSTALLATION INSTRUCTIONS.



1 MAIN LEVEL ELECTRICAL PLAN  
3/8" = 1'-0"



2 UPPER LEVEL ELECTRICAL PLAN  
3/8" = 1'-0"

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Lot 11 & 12 Block 1  
Tulsa County

**16th & Harvard - ADU**

REV	DATE
Rev 1	5.6.2025

**SHEET NUMBER**  
**EL.01**

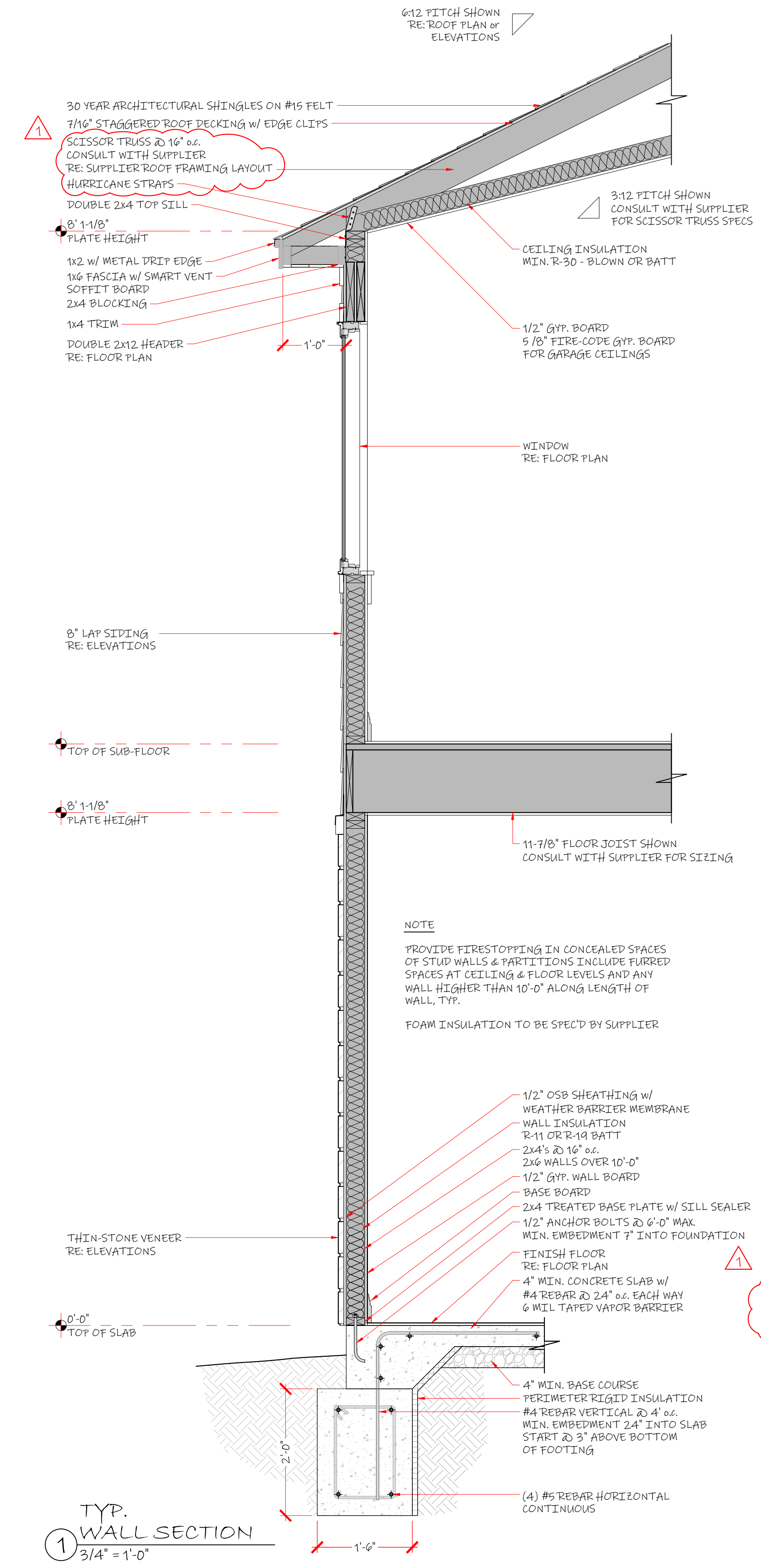
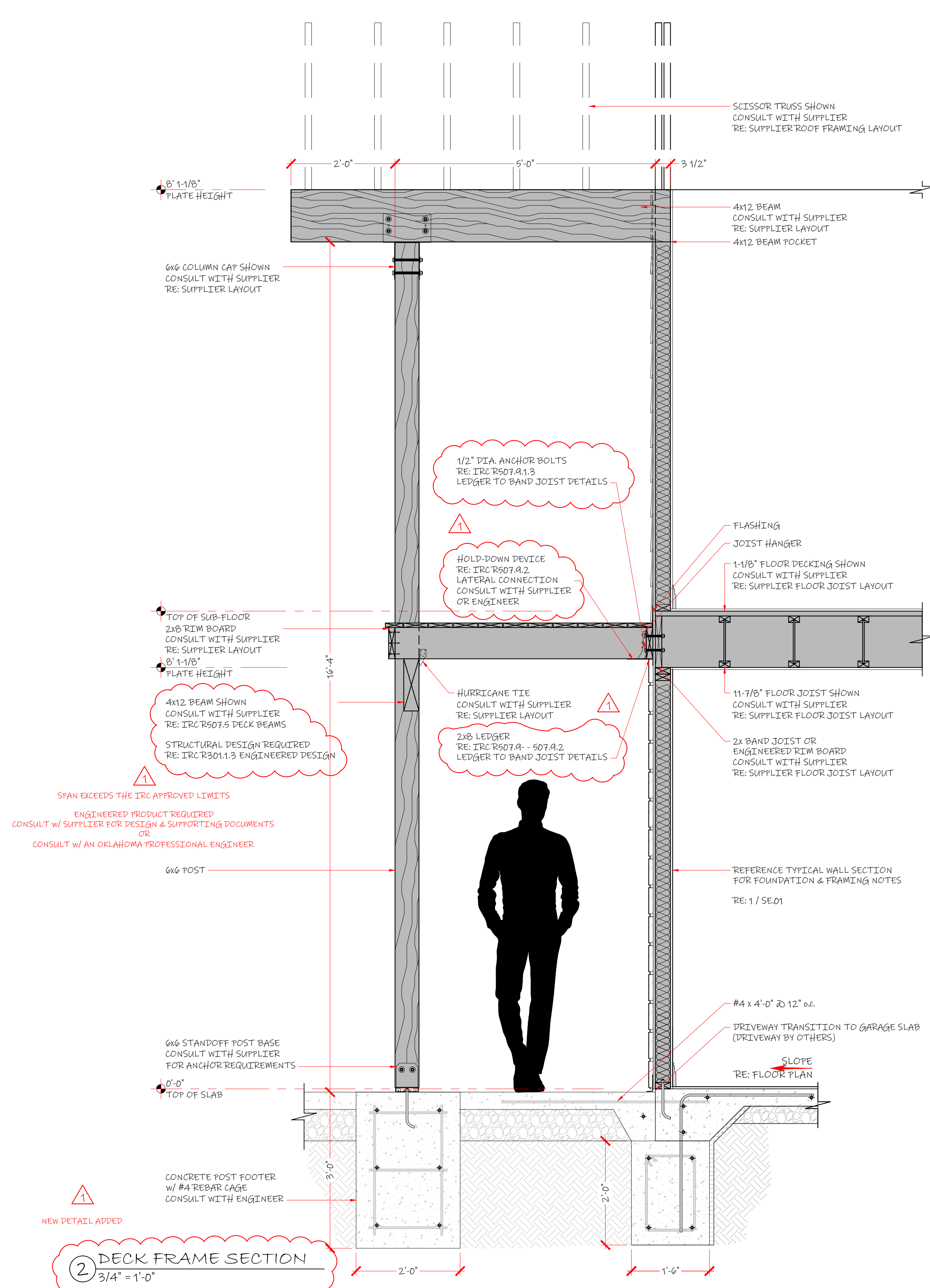
Electrical Plans

**DISCLAIMER**  
This plan has been drafted/ prepared by cDesign LLC without representation or warranty of any kind.  
Local building codes vary and should be consulted by the Owner / Contractor.  
cDesign LLC shall have no liability whatsoever attributable to the construction of this plan.

**DESIGNED FOR**  
**Dwight Johnson**  
918.269.4511  
johnson214@cox.net

**SITE INFO**  
1546 S. Harvard Ave E.  
Tulsa, OK 74112  
Exposition Heights Addition  
Lot 11 & 12 Block 1  
Tulsa County

**16th & Harvard - ADU**



REV	DATE
Rev 1	5.6.2025

**SHEET NUMBER**  
**SE.01**

Elevations

ROOF NOTES	
8' 1-1/8"	PLATE HEIGHT (main level)
8' 1-1/8"	PLATE HEIGHT (upper level)
w/a	ROOF PITCH (front-to-back)
6/12	ROOF PITCH (side-to-side)
1'-0"	SOFFIT / OVERHANG

RAFTERS SHALL BE SIZED BASED ON RAFTER SPANS IN IRC TABLES: RB02.4(1) THROUGH RB02.4(6)

**DESIGN**

**Cody Rogers**  
c: 918.809.6813  
cdesignhomes@gmail.com

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**DESIGNED FOR**

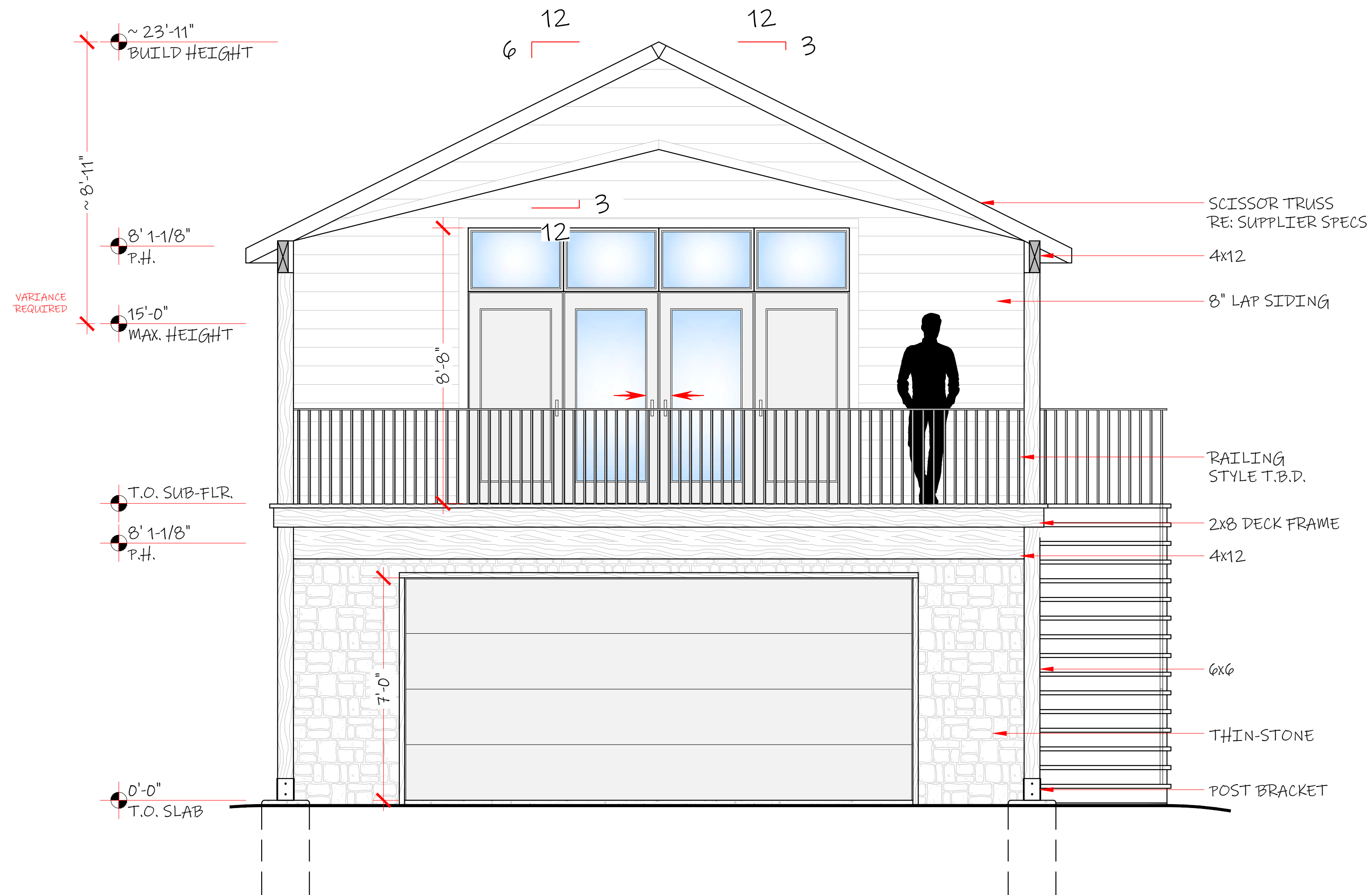
**Dwight Johnson**  
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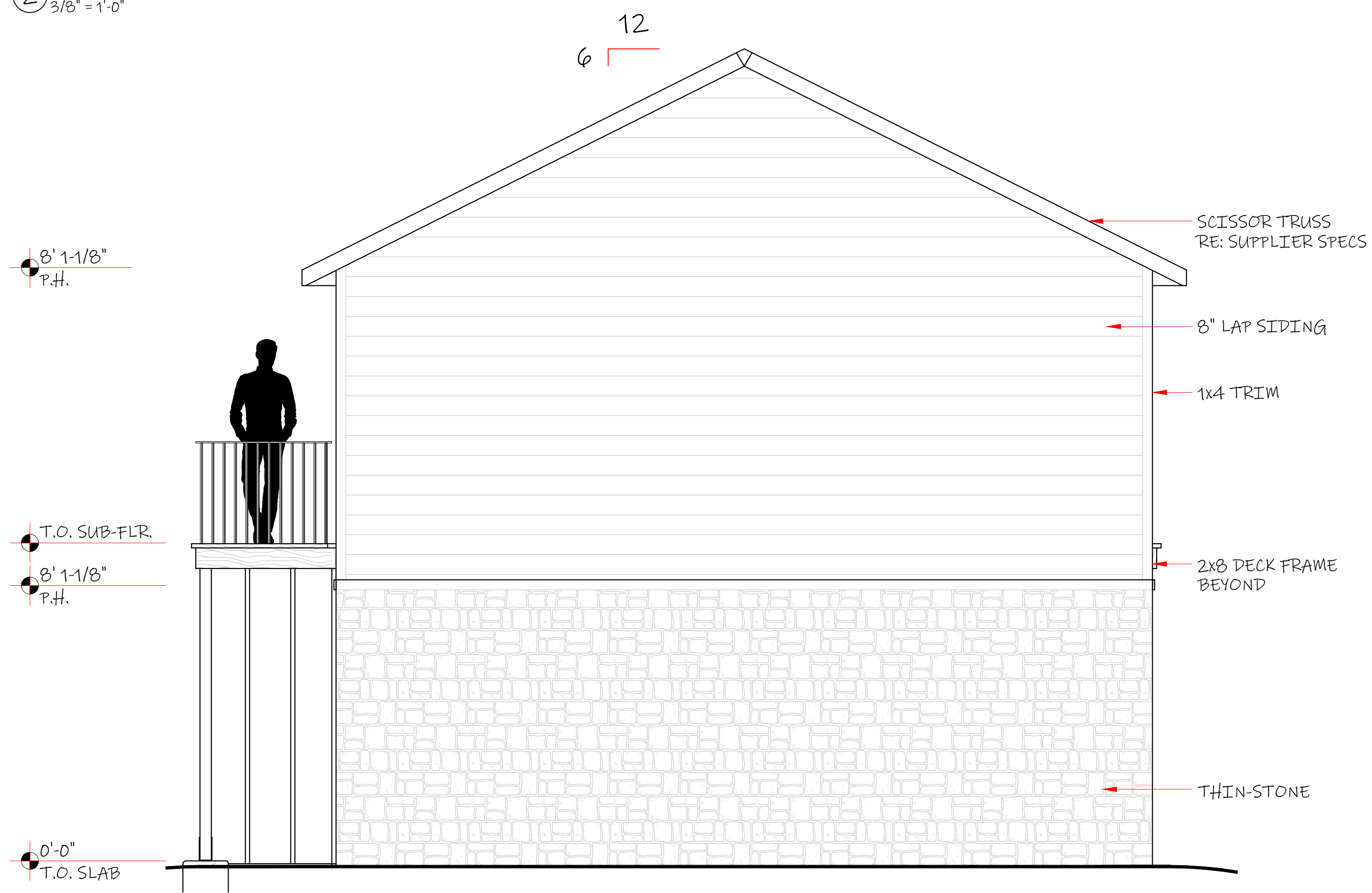
**16th & Harvard - ADU**

REV	DATE
Rev 1	5.6.2025

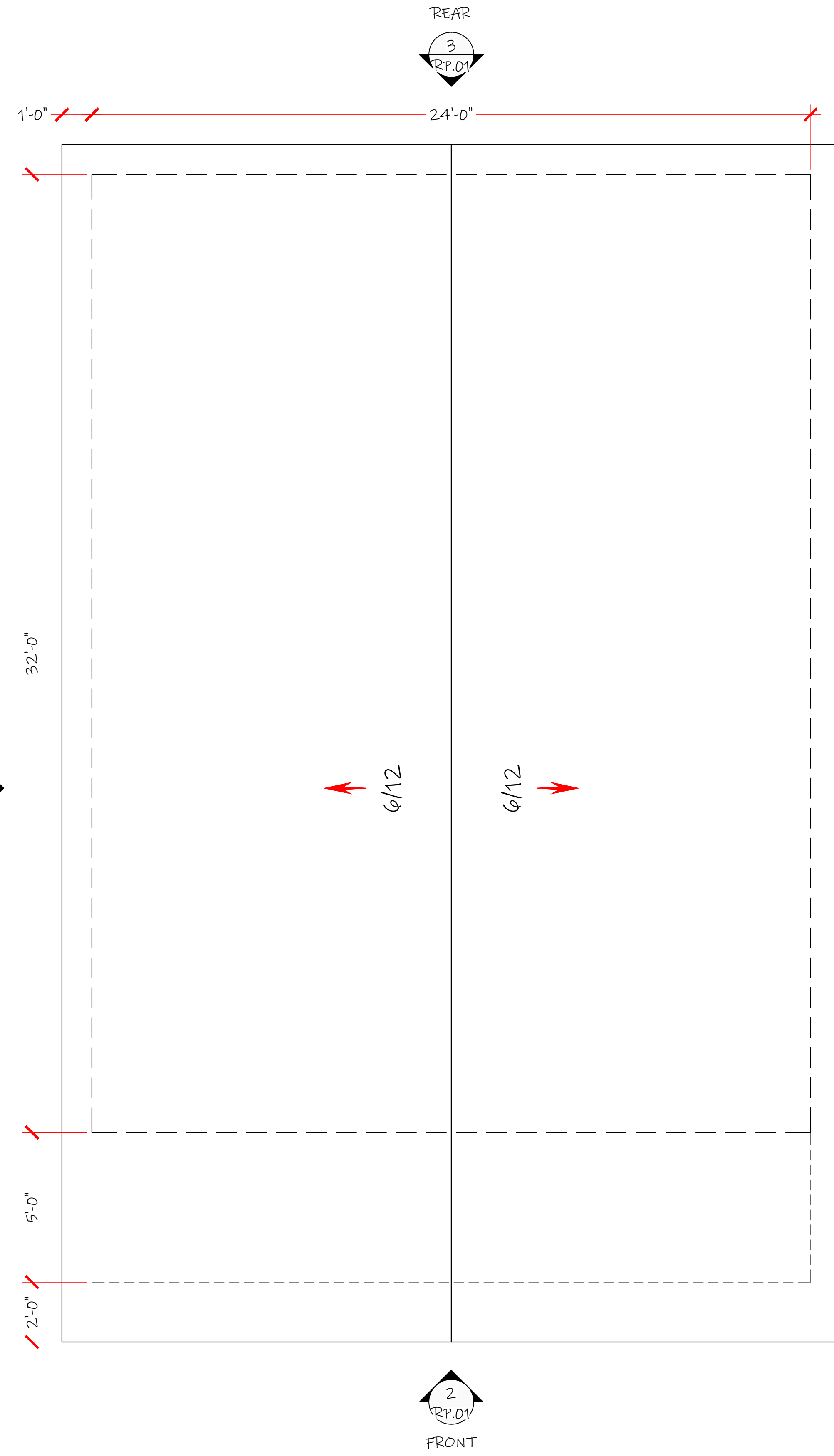
**SHEET NUMBER**  
**RP.01**



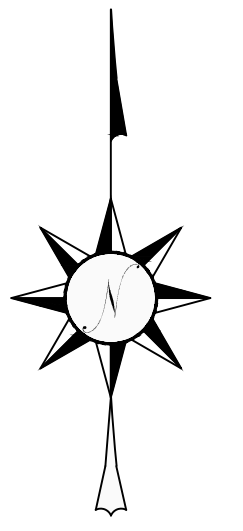
② FRONT ELEVATION  
3/8" = 1'-0"



③ REAR ELEVATION  
3/8" = 1'-0"



① ROOF PLAN  
3/8" = 1'-0"



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**SITE INFO**

1546 S. Harvard Ave E.  
 Tulsa, OK 74112  
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 Tulsa County

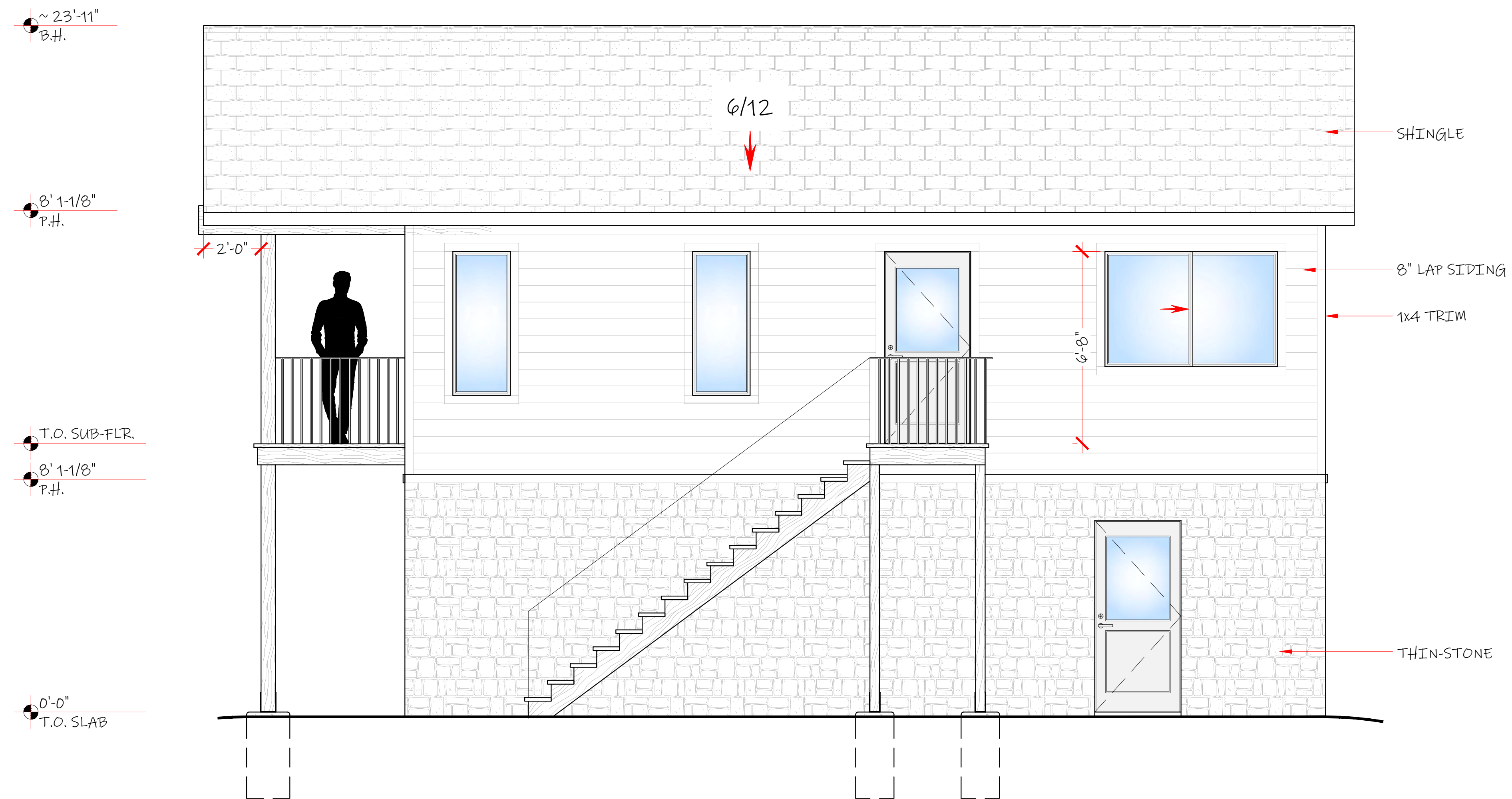
**16th & Harvard - ADU**

REV	DATE
Rev 1	5.6.2025

**SHEET NUMBER**

**EX.01**

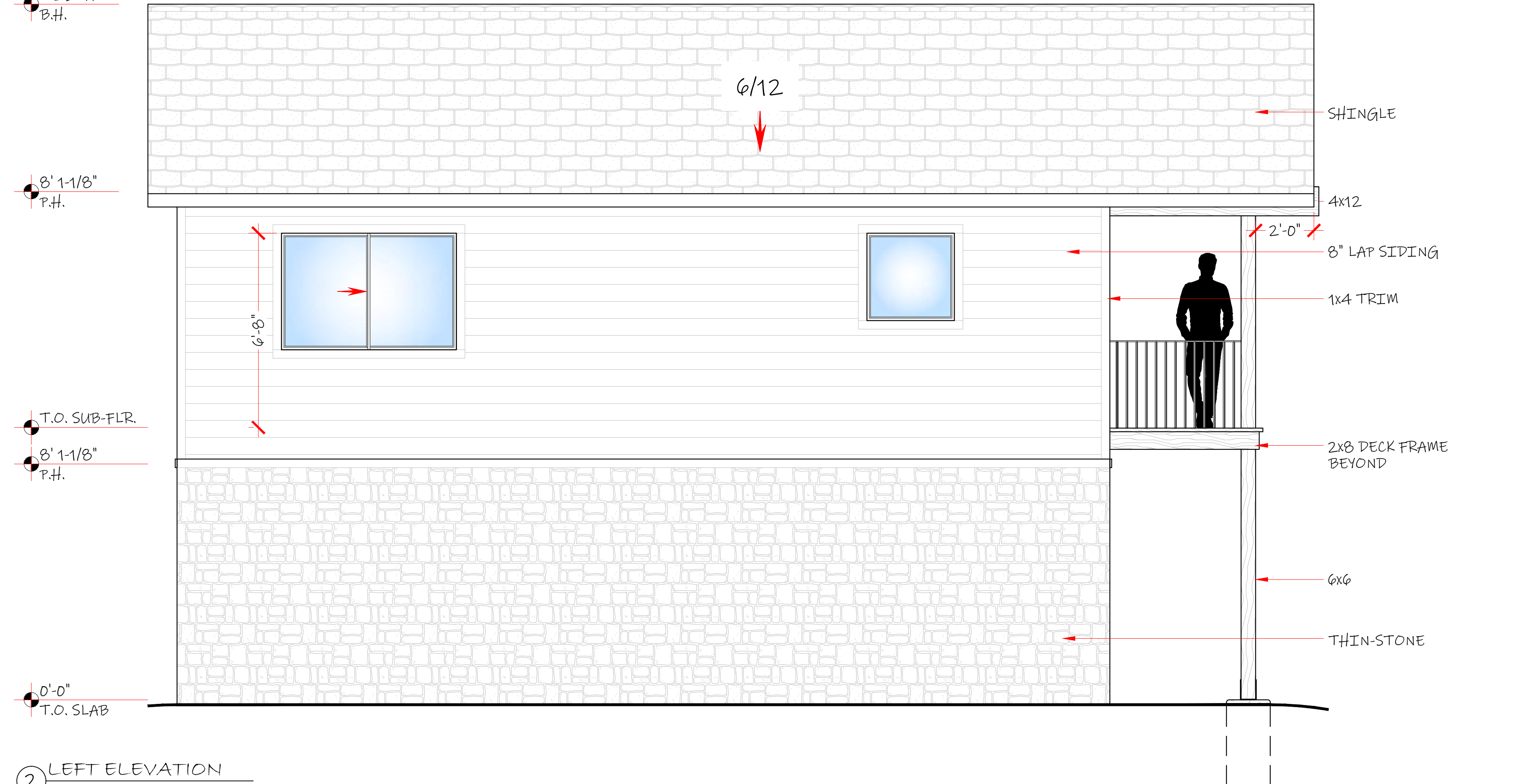
Elevations



1 RIGHT ELEVATION

3/8" = 1'-0"

~ 23'-11" B.H.



2 LEFT ELEVATION

3/8" = 1'-0"