



The City of
OKLAHOMA CITY

CERTIFICATE OF APPROVAL
DOWNTOWN DESIGN REVIEW DISTRICT
DTCA-23-00060
REVISION #1

Applicant:

Jessica Beebe
AHMM Architects
29 E Reno Ave, Suite 440
Oklahoma City, OK 73104

Owner:

David Todd, OKC MAPS
420 W Main St #400 OKC, OK 73102
Chris Fleming, Midtown Renaissance
PO Box 2898 OKC, OK 73101

On 05/21/2024, the Planning Department staff received your application for a revision to the original Certificate of Approval. In accordance with §59-7200 of the Oklahoma City Municipal Code, also known as the Downtown Zoning Ordinance, staff of the Oklahoma City Planning Department has reviewed in detail the revision for **1135 N Hudson Ave.** Staff has determined that the following is in conformance with the provisions of the Ordinance:

- 1) **West facade: Shift location of exterior gate doors to the south and add additional exterior gate doors;**
- 2) **South facade: Shift westernmost double entrance doors to the east; revise building design at the eastern end to shift building wing walls, widen planter and shift glazed opening to the west;**
- 3) **North facade: add one window and move the locations of the other windows;**
- 4) **Add two bike racks on Hudson; and**
- 5) **Move the location of the two proposed street lights along Hudson.**

Note: All items are elective unless construction is started.

All three (3) attachments must remain together for this document to be valid. Work must be completed within two years of the date of the original approval and must be performed exactly as shown on approved plans. Please attach this document to the original Certificate of Approval set.

Approved:
06/10/2024

Effective:
06/26/2024

Expires:
12/21/2025 (per original Certificate of Approval)

Page 1 of 2

*Your project may require a **permit**. Please check with the **Plan Review** section of the Development Services Department, 8th Floor, 420 W Main St (405-297-2525), for details. To obtain a permit, please submit the Certificate of Approval with the original attachments stamped "approved."*

Certificate of Approval
Downtown Design Review Committee
DTCA-23-00060 R1
Page 2 of 2

Note: Work may not commence until after the mandatory 10-working day appeal period starting from the date of approval.

Upon completion of your project, please contact the Planning Department (405-297-1624) for final Special Zoning inspection.

Attest:



Laura Griggs, AICP, Senior Planner
Secretary, Downtown Design Review Committee

*Your project may require a **permit**. Please check with the **Plan Review** section of the Development Services Department, 8th Floor, 420 W Main St (405-297-2525), for details. To obtain a permit, please submit the Certificate of Approval with the original attachments stamped "approved."*

DTCA-23-00060 Revision (R1) to Application

Below is a description of revisions made to the Downtown Design Review Committee application DTCA-23-00060.

1.0 Building

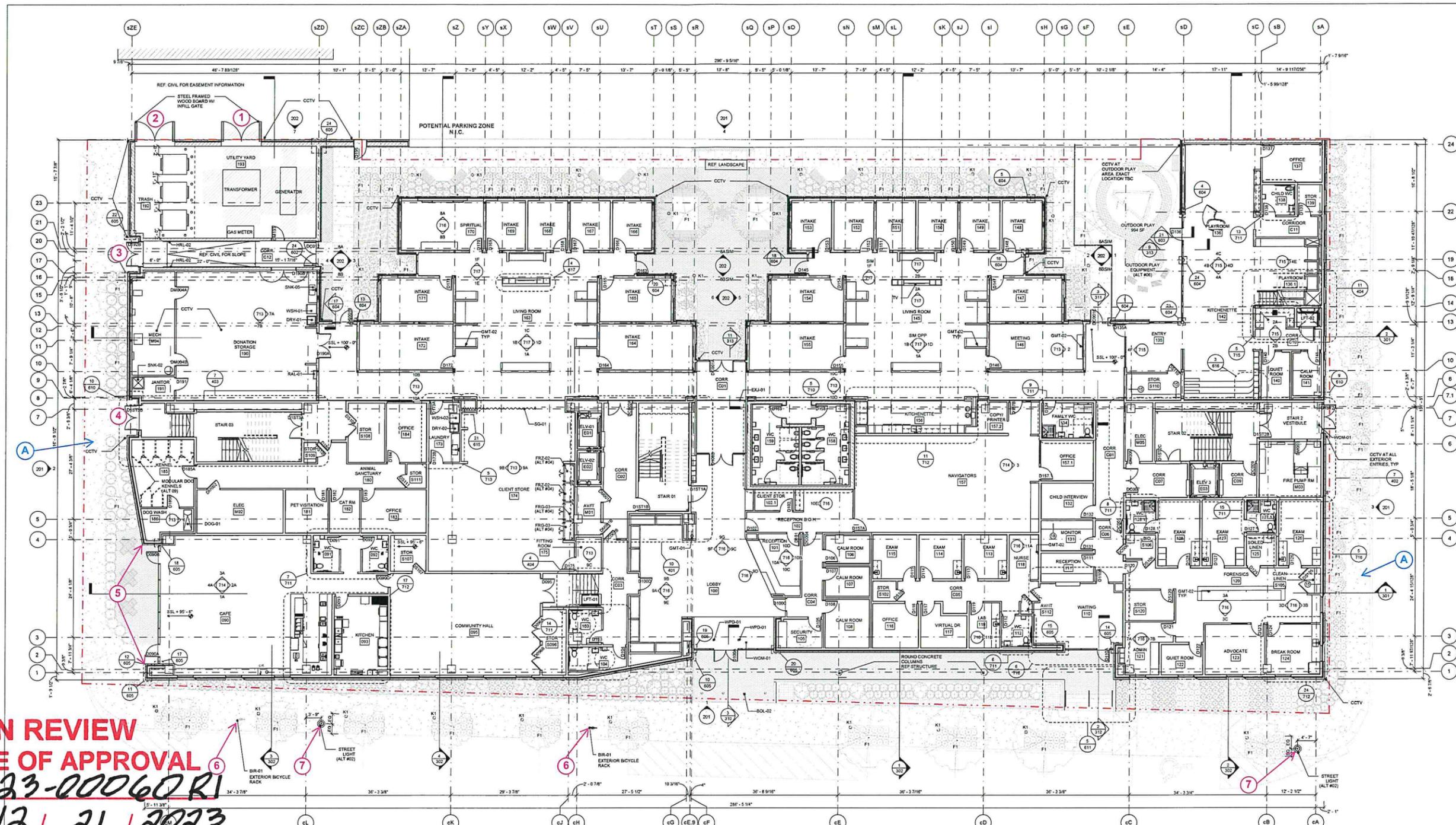
- 1.1. Pair of exterior gate doors added to the west wall of Utility Yard for transformer access. New doors to match previously proposed.
- 1.2. Previously proposed pair of exterior gate doors, on the west wall of the Utility Yard, have shifted slightly south (page left) to align with trash cans.
- 1.3. At the South Elevation, the alcove and pair of doors (D192B) leading to corridor C12 between the Utility Yard and Donations has shifted slightly East (page down).
- 1.4. At the South Elevation, the alcove and pair of doors (D1ST3B) leading to Stair 03 has shifted slightly West (page up).
- 1.5. At the South Elevation, the wing walls on either side of the Cafe (Rm 090) glazing have shifted slightly west (page up) with the wing wall on the east widening while the wing wall at the west shifted west, therefore shifting the glazed opening to the west as a whole.
- 1.6. The punched windows in the brick wall on the North Elevation increased in number by one and their locations adjusted slightly.

2.0 Site

- 2.1. Two bike racks were added at the south half of the block along Hudson.
- 2.2. The location of the two proposed streetlights were moved slightly to different locations along Hudson.
- 2.3. The sidewalks have been widened to 6ft where directly adjacent to the curb.

**DESIGN REVIEW
CERTIFICATE OF APPROVAL**
CA# DTCA-23-00060 R1
Approval Date: 12 / 21 / 2023
Expiration Date: 12 / 21 / 2025
Revised Date: 06 / 10 / 2024
Items: _____ Approved By: Jay
With: Condition(s) / Variance
Page 1 of 3





**DESIGN REVIEW
CERTIFICATE OF APPROVAL**

CA# DTCA-23-00060R1

Approval Date: 12 / 21 / 2023

Expiration Date: 12 / 21 / 2025

Revised Date: 06 / 10 / 2024

Items: 3 Approved By: lg

With: Condition(s) / Variance

Page 3 of 3

1. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, NOTES, AND DETAILS
2. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, NOTES, AND DETAILS
3. WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
4. ALL BUILDING COMMON AREAS, SIGNAGE AND IDENTIFYING DEVICES TO COMPLY WITH THE REQUIREMENTS OF THE ADA (AMERICANS WITH DISABILITIES ACT)
5. REFER TO SHEET 01002 FOR TYPICAL WALL ASSEMBLIES
6. ALL WALLS EXTEND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
7. ALL TILE AREAS TO RECEIVE CEMENT BACKER BOARD, TYP.
8. INSTALL SLOTTED DEFLECTION HEAD TRACKER WHERE WALLS ATTACH TO UNDERSOLE OF EXISTING STRUCTURE.
9. WALLS ARE TO BE CONSTRUCTED PER WALL TAG. A WALL TYPE IS CONTINUOUS THROUGH THE ROOM REGARDLESS OF JOBS OR OTHER INTERRUPTIONS UNLESS A TAG AND/OR DETAIL INDICATES A CHANGE IN WALL TYPE.
10. ANY WALL SEGMENT NOT TAGGED IS TO BE CONSTRUCTED PER THE ADJACENT OR NEAREST TAGGED WALL UNLESS SHOWN OTHERWISE BY STRUCTURAL DRAWINGS, CODE PLANS, OR DETAIL CALLOUTS.
11. ALL GYPSUM BOARD WALLS TO BE TYPE "X" AND ALL GWS SURFACES TO BE PREPARED FOR PAINT FINISH UNLESS NOTED OTHERWISE.
12. PROVIDE SOLID BLOCKING AS REQ'D AT ALL WALLS WITH CABINETRY UPPERS AND/OR LOWER CABINETS AS WELL AS FOR WALL MOUNTED ITEMS INCLUDING SHELVES, WC ACCESSORIES, TV'S, SEF FEARS, FIXTURES, AND EQUIPMENT. VERIFY BLOCKING REQUIREMENTS WITH MFR OF ITEM TO BE MOUNTED.
13. ALL WALL DIMENSIONS TO CENTER LINE OF INTERIOR WALL AND INSIDE FINISH FACE OF EXTERIOR WALLS
14. REFER TO SHEET 004 FOR ACCESSIBILITY CONVENTIONED AND GENERAL ACCESSIBILITY NOTES
15. REFER TO SHEET 010 FOR SPECIFICATION INDEX.
16. REFER TO SHEET 01002 FOR MILLWORK DETAILS AND GENERAL NOTES.

- 1 Pair of exterior gate doors added to the west wall of Utility Yard for transformer access. New doors to match previously proposed
- 2 Previously proposed pair of exterior gate doors have shifted slightly south (page left) to align with trash cans
- 3 Alcove and pair of doors (D192B) leading to corridor C12 between the Utility Yard and Donations has shifted slightly East (page down)
- 4 Alcove and pair of doors (D1ST3B) leading to Stair 03 has shifted slightly West (page up)
- 5 The wing walls on either side of the Cafe (Rm 090) glazing have shifted slightly west (page up) with the wing wall on the east widening while the wing wall at the west shifted west, therefore shifting the glazed opening to the west as a whole
- 6 Two bike racks were added at the south half of the block along Hudson
- 7 The location of the two proposed streetlights were moved slightly to different locations along Hudson
- 8 The punched windows in the brick wall on the North Elevation increased in number by one and their locations adjusted slightly (see next page)

Additionally:
A The sidewalks have been widened to 6ft where directly adjacent to the curb

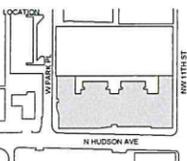
FOR PERMIT ONLY

| KEY | | | |
|--------|---|--------|-----------------------------|
| BR-01 | EXTERIOR BICYCLE RACK | GMT-02 | ELECTRICAL GROMETT |
| ESL-02 | STEEL BOLLARD WITH STAINLESS STEEL SLEEVE | HR-02 | METAL HANDRAIL |
| DOG-01 | DOG WASH STATION | K1 | EXTERIOR LIGHT BOLLARD |
| DRY-01 | COMMERCIAL DRYER | LFT-01 | CHAIR LIFT - COMMUNITY HALL |
| DRY-02 | RESIDENTIAL DRYER | LFT-02 | CHAIR LIFT - SANCTUARY |
| ELV-01 | ELEVATOR STRETCHER COMPLIANT - CORE 1 | RAL-01 | INTERIOR LADDER |
| ELV-02 | ELEVATOR - CORE 1 | SG-01 | SECURITY GRILLE |
| EX-01 | EXTERIOR LANDSCAPE LIGHTING | SNK-02 | SINK |
| FRZ-01 | REACH-IN COMMERCIAL REFRIGERATOR | SNK-05 | UTILITY/LAUNDRY SINK |
| FRZ-02 | REACH-IN COMMERCIAL FREEZER | WOM-01 | ENTRANCE FLOOR MATS |
| | | WPD-01 | WEAPON DETECTOR |
| | | WSH-01 | COMMERCIAL WASHING MACHINE |

| 1/17/2024 1:52:13 PM | REV | DATE | DESCRIPTION |
|----------------------|-----|----------|---------------|
| 01 | 01 | 12/21/23 | FOR SUBMITTAL |
| 02 | 02 | 12/21/23 | FOR PERMIT |
| 03 | 03 | 12/21/23 | FOR PERMIT |
| 04 | 04 | 12/21/23 | FOR PERMIT |
| 05 | 05 | 12/21/23 | FOR PERMIT |
| 06 | 06 | 12/21/23 | FOR PERMIT |
| 07 | 07 | 12/21/23 | FOR PERMIT |
| 08 | 08 | 12/21/23 | FOR PERMIT |
| 09 | 09 | 12/21/23 | FOR PERMIT |
| 10 | 10 | 12/21/23 | FOR PERMIT |
| 11 | 11 | 12/21/23 | FOR PERMIT |
| 12 | 12 | 12/21/23 | FOR PERMIT |
| 13 | 13 | 12/21/23 | FOR PERMIT |
| 14 | 14 | 12/21/23 | FOR PERMIT |
| 15 | 15 | 12/21/23 | FOR PERMIT |
| 16 | 16 | 12/21/23 | FOR PERMIT |
| 17 | 17 | 12/21/23 | FOR PERMIT |
| 18 | 18 | 12/21/23 | FOR PERMIT |
| 19 | 19 | 12/21/23 | FOR PERMIT |
| 20 | 20 | 12/21/23 | FOR PERMIT |
| 21 | 21 | 12/21/23 | FOR PERMIT |
| 22 | 22 | 12/21/23 | FOR PERMIT |
| 23 | 23 | 12/21/23 | FOR PERMIT |
| 24 | 24 | 12/21/23 | FOR PERMIT |



NOTE: The recipient of this report shall report all errors, omissions and discrepancies to the architect. All dimensions shall be checked on site by the architect and each dimension shall be the contractor's responsibility. The architect shall not be held responsible for any errors or omissions on the part of the contractor. The architect shall not be held responsible for any errors or omissions on the part of the contractor. The architect shall not be held responsible for any errors or omissions on the part of the contractor.



| | |
|--|-------------------------------|
| ALLFORD HALL MONAGHAN MORRIS ARCHITECTS LLC 1100 N. HURON AVENUE, SUITE 400, OKLAHOMA CITY, OK 73104 TEL: 405.521.1100 FAX: 405.521.1101 | CLIENT: CITY OF OKLAHOMA CITY |
| DRAWING TITLE: MAPS 4 - FAMILY JUSTICE CENTER FLOOR PLAN LEVEL 01 | DRAWING NO: 22502 |
| DATE: 12/21/23 | STATUS: PERMIT |
| DRAWN BY: JNB | CHECKED BY: JNB |
| SCALE: 1/8" = 1'-0" @ 36"x48" | DATE: 12/21/23 |
| PROJECT: 22502 | REVISION: 101 |
| DESIGNER: A | DATE: 07 |

RECEIVED
MAY 21 2024
PLANNING DEPARTMENT