



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)

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*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
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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

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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

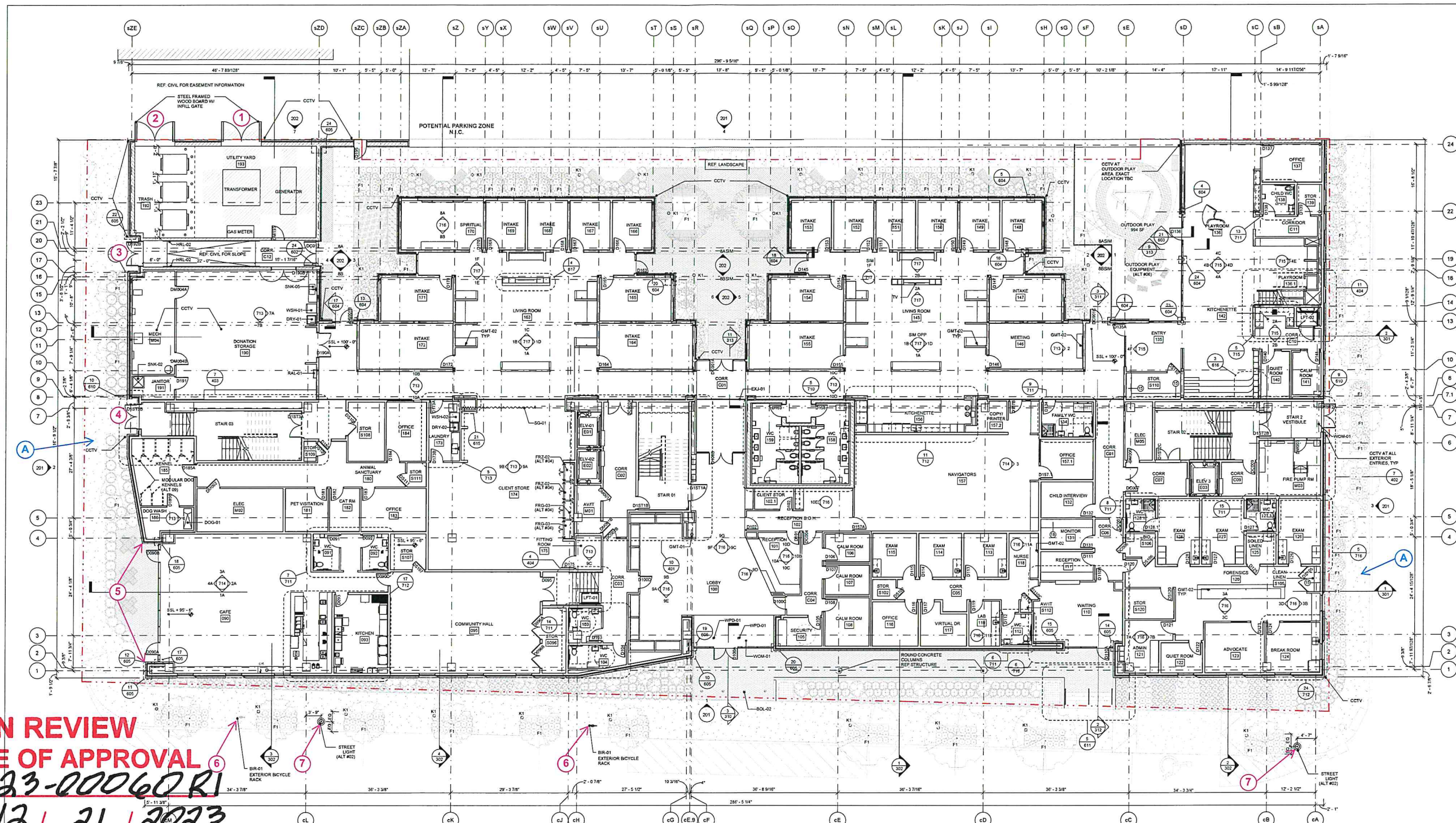
- 1.1. Pair of exterior gate doors added to the west wall of Utility Yard for transformer access. New doors to match previously proposed.
- 1.2. Previously proposed pair of exterior gate doors, on the west wall of the Utility Yard, have shifted slightly south (page left) to align with trash cans.
- 1.3. 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
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CA# DTCA-23-00060R1
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With: Condition(s) / Variance
Page 3 of 3

- 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	1/17/2024 1:52:17 PM	REV	DATE	DESCRIPTION
BIR-01 EXTERIOR BICYCLE RACK	01	01/01/2024	01	DEVELOPMENT
BIR-02 EXTERIOR BICYCLE RACK	02	01/01/2024	02	DEVELOPMENT
DO-01 DOG WASH STATION	03	01/01/2024	03	DEVELOPMENT
DRY-01 COMMERCIAL DRYER	04	01/01/2024	04	DEVELOPMENT
DRY-02 RESIDENTIAL DRYER	05	01/01/2024	05	DEVELOPMENT
ELV-01 ELEVATOR STRETCHER COMPLIANT - CORE 1	06	01/01/2024	06	DEVELOPMENT
ELV-02 ELEVATOR - CORE 1	07	01/01/2024	07	DEVELOPMENT
EX-01 EXTERIOR LANDSCAPE LIGHTING	08	01/01/2024	08	DEVELOPMENT
FRG-01 REACH-IN COMMERCIAL REFRIGERATOR	09	01/01/2024	09	DEVELOPMENT
FRG-02 REACH-IN COMMERCIAL FREEZER	10	01/01/2024	10	DEVELOPMENT
GMT-01 TRASH GROMMET	11	01/01/2024	11	DEVELOPMENT
GMT-02 ELECTRICAL GROMMET	12	01/01/2024	12	DEVELOPMENT
HR-02 METAL HANDRAIL	13	01/01/2024	13	DEVELOPMENT
K1 EXTERIOR LIGHT BOLLARD	14	01/01/2024	14	DEVELOPMENT
LFT-01 CHAIR LIFT - COMMUNITY HALL	15	01/01/2024	15	DEVELOPMENT
LFT-02 CHAIR LIFT - SANCTUARY	16	01/01/2024	16	DEVELOPMENT
RL-01 INTERIOR LADDER	17	01/01/2024	17	DEVELOPMENT
SG-01 SECURITY GRILLE	18	01/01/2024	18	DEVELOPMENT
SNK-01 SINK	19	01/01/2024	19	DEVELOPMENT
SNK-02 UTILITY/LAUNDRY SINK	20	01/01/2024	20	DEVELOPMENT
WOM-01 ENTRANCE FLOOR MATS	21	01/01/2024	21	DEVELOPMENT
WPD-01 WEAPON DETECTOR	22	01/01/2024	22	DEVELOPMENT
WSH-01 COMMERCIAL WASHING MACHINE	23	01/01/2024	23	DEVELOPMENT
WSH-02 RESIDENTIAL WASHER	24	01/01/2024	24	DEVELOPMENT

NOTE:
The reviewer should report all drawing errors, omissions and discrepancies to the architect and all dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.
Allford Hall Monaghan Morris, Limited (Allford) accepts no responsibility or liability for the accuracy of the information contained in this drawing or for any errors or omissions in the drawing or for any damages or losses resulting from the use of the drawing or for any other reason.
Any alteration or addition to the drawing or any other part of the program after the date of issue of the drawing shall be the responsibility of the client.
The accuracy of the information provided by client or any other party, clients, proceedings and operations arising out of reliance on such information.
Any reliance on the drawing other than for the local planning authority only for the purposes of the planning application to which it relates.
Any modification or changes made to it without prior written consent of Allford.

When this drawing is issued in recommended CAD format, it will be accompanied by a PDF version and a hard copy of the drawing to provide the client with a complete set of documents for the planning application.

ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LLC
1000 N. HURON AVE., SUITE 400, OKLAHOMA CITY, OK 73104
TEL: 405.521.1000 FAX: 405.521.1001
CITY OF OKLAHOMA CITY
MAPS 4 - FAMILY JUSTICE CENTER
FLOOR PLAN LEVEL 01
Drawing No. 22502
Project CPM JNB
Scale 1/8" = 1'-0" @ 36"x48"
Status PERMIT
Drawing No. 101
Revision 07

RECEIVED
MAY 21 2024
PLANNING DEPARTMENT