



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPECIAL PERMIT

Proud to Partner Leadership Academy (PTPLA)

Project Name

4149 Highline Boulevard, Oklahoma City, OK 73108

Address / Location of Property

Staff Use Only	587
Case No.: SP	
File Date:	2-29-24
Ward No.:	W3
Nbhd. Assoc.:	Meridian
School District:	Putnam City
Extg Zoning:	I-1
Overlay:	

Charter High School

Proposed Use

Special Permit for Moderate Impact Institutional use as a Charter High School prioritizing Putnam City Schools
Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Westpark Business Ctr. / Don Kaspereit

Name

4149 Highline Boulevard

Mailing Address

Oklahoma City, OK, 73108


City, State, Zip Code

(405) 740-5626 (405) 949-9099

Phone

don@summitreco.com

Email


Signature of Applicant

Dawn Bowles

Applicant's Name (please print)

4305 Idyl Breeze Drive

Applicant's Mailing Address

Oklahoma City, OK, 73179

City, State, Zip Code

(405) 697-0459

Phone

bowlesd1970@gmail.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

WARRANTY DEED

(Statutory Form — Individual)

BOOK 6456 PAGE 0115

KNOW ALL MEN BY THESE PRESENTS:

THAT D.P.I. & Co., a general partnership

DOC NUMBER 0006930

TIME 04:23 PM

FEE

9.00

DATE JUL. 6 1993

JOHN F. GARVEY

OKLAHOMA COUNTY CLERK
RECORDED AND FILED

_____, party _____ of the first part, in consideration of the sum of Ten and No/100 _____ dollars,

and other valuable considerations, in hand paid, the receipt which is hereby acknowledged, do es

hereby grant, bargain, sell and convey unto Westpark Business Center Company, L.L.C.

_____, part y

of the second part, the following described and real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

A tract of land located in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma, more particularly described as follows: Commencing 2012.61 feet South 89 deg.57'14" East and 67.64 feet North 00 deg.02'46" East of the Southwest corner (SW/C) of said Northwest Quarter (NW/4) for a point of beginning; Thence North 44 deg.57'14" West, a distance of 35.36 feet; Thence North 00 deg.02'46" East, a distance of 440.39 feet; Thence South 89 deg.57'46" East, a distance of 455.10 feet; Thence South 00 deg.14'14" West, a distance of 394.48 feet; Thence Southeasterly along a curve to the left (R=2009.86 feet) a distance of 71.01 feet; Thence North 89 deg.57'14" West, a distance of 429.63 feet more or less to the point or place of beginning.

(EXEMPT FROM DOCUMENTARY STAMPS, TITLE 68, SECTION 3202, PARAGRAPH 10)

Return to: Westpark Business Center Company, L.L.C.
4141 Highline Blvd., Ste. 180
Oklahoma City, OK 73108

Subject to easements, restrictions and mineral conveyances as of record, together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part y _____ of the second part,

its successors and _____, heirs and assigns forever, free and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 1st day of July, 19 93

D.P.I. & Co., a general partnership

By: Don C. Kaspereit
Don C. Kaspereit

STATE OF OKLAHOMA
COUNTY OF Oklahoma

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1st day of July, 19 93, personally appeared Don C. Kaspereit, Partner of D.P.I. & Co., a general partnership

to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires January 29, 1993
93050644

Tula D. Fessenden Notary Public
Tula D. Fessenden

NOTE — This form is supplied by THE TITLE INSURANCE DEPT. of OKLAHOMA CITY ABSTRACT & TITLE CO., Oklahoma City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.

Application for Special Permit

Requirements for Submittal: Item 1

4149 Highline Boulevard, Oklahoma City, OK 73108

Typed Legal Description:

A tract of land located in the Northwest Quarter (NW/4) of Section 2, Township 11 North, Range 4 West, I.M., Oklahoma City, Oklahoma County, Oklahoma , more particularly described as follows:

COMMENCING 2012.61 feet S 89°57'14" E and 67.64 feet N 00°02'46" E of the Southwest Corner (SW/C) of said Northwest Quarter (NW/4) for a point of beginning; thence N 44°57'14" W a distance of 35.36 feet; thence N 00°02'46" E a distance of 440.39 feet; thence S 89°57'46" E a distance of 455.10 feet; thence S 00°14'14" W a distance of 394.48 feet; thence Southeasterly along a curve to the left (R=2009.86 feet) a distance of 71.01 feet; thence N 89°57'14" W a distance of 429.63 feet, more or less, to the point or place of beginning.

LETTER OF AUTHORIZATION

I, DON KASPEREIT or,
(Property Owner of Record)

(Agent of the Property Owner of Record and Title) authorize

Dawn Bowles to make application
(Designated Representative)

for municipal approvals and do all things necessary for the advancement
of such application with respect to the property at the following location:

**4149 Highline Boulevard
Oklahoma City, Oklahoma 73108**

By: 
(Signature)

Title: owner-manager
(Manager/Proprietor)

Date: 2-26-24
(MM/DD/YYYY)

4149 Highline Boulevard, Oklahoma City, OK 73108

In accordance with 9350.45. Moderate Impact Institutional (59-8250.15) use, 4149 Highline Boulevard meets the following items in its entirety:

- A. The site shall front, or have direct access to, a street meeting design standards for, at least, a collector street.
- B. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.
- C. Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- D. 4149 Highline Boulevard was not developed and occupied as a school prior to the effective date of this chapter, and is therefore securing a special permit.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 29th day of February, 2024


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 29th day of February, 2024.

My Commission Expires:

09/13/26


Notary Public

Commission # 18009223



OWNERSHIP CERTIFICATE

State of Oklahoma)
)
County of Oklahoma)

The undersigned, duly bonded and qualified abstractor in and for Oklahoma County, Oklahoma, hereby certifies that the names and addresses shown herein represent a true, complete and current list of the property owners names and addresses, according to the office of the Oklahoma County Assessor.

The Abstractor does not guarantee the validity of the title to such parties nor is this instrument intended to guarantee title thereof.

Disclaimer: Requesting party recognizes that the list of owners names & addresses is derived from public records (tax records), not all of which may be free from error and omissions. Requesting party should not rely upon this list as a warranty or representation, and Stewart Title of Oklahoma, Inc. specifically disclaims all warranties as to the accuracy of this list, including any implied warranties. This list was prepared solely for requesting party and Stewart Title of Oklahoma, Inc. shall have no liability to the requesting party, or any third party in connection with the information provided.

EXECUTED AT OKLAHOMA CITY, OKLAHOMA, this 27th day of February, 2024.

Countersigned

Stewart Title of Oklahoma, Inc.

by:



Abstractor: Alex Poyner
License No: 5087

BY:



President

OWNERSHIP LIST

OWNERS AND THEIR ADDRESS OF THE PROPERTIES IMMEDIATELY SURROUNDING AND LYING WITHIN 300 FEET OF PROPERTY DESCRIBED AS FOLLOWS:

A tract of land located in the Northwest Quarter (NW/4) of Section 2, Township 11 North, Range 4 West, I.M., Oklahoma City, Oklahoma County, Oklahoma , more particularly described as follows:

COMMENCING 2012.61 feet S 89°57'14" E and 67.64 feet N 00°02'46" E of the Southwest Corner (SW/C) of said Northwest Quarter (NW/4) for a point of beginning; thence N 44°57'14" W a distance of 35.36 feet; thence N 00°02'46" E a distance of 440.39 feet; thence S 89°57'46" E a distance of 455.10 feet; thence S 00°14'14" W a distance of 394.48 feet; thence Southeasterly along a curve to the left (R=2009.86 feet) a distance of 71.01 feet; thence N 89°57'14" W a distance of 429.63 feet, more or less, to the point or place of beginning.

SEE ATTACHED FOR COMPLETE LIST

Account No	Name	Mailing Address	City	State	Zip Code	Sub Name	Block	Lot
R142321100	G&I X INDUSTRIAL OKC LLC	575 FIFTH AVE FL 38	NEW YORK	NY	10017	METROPOLITAN INDSTRL PK	004	001
R142321080	PBS PT INC	PO BOX 540757	DALLAS	TX	75354-0757	METROPOLITAN INDSTRL PK	003	003
R144691010	QUIK PRINT OF OKLAHOMA CITY INC	4233 CHARTER AVE	OKLAHOMA CITY	OK	73108-2023	METROPOLITAN IND. PARK 2ND	005	002
R141974005	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 02 11N 4W	000	000
R141974090	WESTPARK BUSINESS CENTER COMPANY LLC	4141 HIGHLINE BLVD STE 180	OKLAHOMA CITY	OK	73108-2018	UNPLTD PT SEC 02 11N 4W	000	000
R125051010	TINKER FEDERAL CREDIT UNION	PO BOX 45750	TINKER AFB	OK	73145-0750	WESTPARK CENTER	001	002
R125051020	KUSHI HOSPITALITY GROUP INC	4200 W INTERSTATE 40	OKLAHOMA CITY	OK	73108	WESTPARK CENTER	001	003
R141971070	R W TIMMS INVESTMENTS LLC	PO BOX 270814	OKLAHOMA CITY	OK	73137-0814	UNPLTD PT SEC 02 11N 4W	000	000
R141974070	TINKER CREDIT UNION	PO BOX 45750	TINKER AFB	OK	73145-0750	UNPLTD PT SEC 02 11N 4W	000	000
R141971117	HASKELL LEMON CONSTRUCTION CO	PO BOX 75608	OKLAHOMA CITY	OK	73147-0608	UNPLTD PT SEC 02 11N 4W	000	000
R141971101	HASKELL LEMON GROUP LLC	PO BOX 75608	OKLAHOMA CITY	OK	73147-0608	UNPLTD PT SEC 02 11N 4W	000	000

BUILDING LIMITATIONS- AREA A	
Ⓐ USE GROUP "E" (SECTION 305)	
Ⓑ CONSTRUCTION TYPE "2B" (TABLE 601)	
Ⓒ ALLOWABLE BUILDING AREA (TABLE 506.2)	
92,000 SQ. FT. - ALLOWABLE AREA	
SPRINKLER INCREASE: A= NOT USED	
= 0 SF	
FRONTAGE INCREASE: A= NOT USED	
= 0 SF	
92,000+ 0 + 0 = 92,000 SF ALLOWABLE	
TOTAL BUILDING AREA (GROSS) =15,973 SF	
TOTAL BUILDING AREA (OVERHANGS) =17,057 SF	
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	
75 FEET	
ALLOWABLE BUILDING HEIGHT (TABLE 504.4)	
3 STORY	

TYPE OF CONSTRUCTION - TABLE 601	
TYPE 2 B - FIRE RATINGS REQUIRED	
- STRUCTURAL FRAME - 0 HOURS	
- INTERIOR & EXTERIOR BEARING WALLS - 0 HOURS	
- INTERIOR NON-BEARING WALLS & PARTITIONS - 0 HOURS	
- FLOOR CONSTRUCTION - 0 HOURS	
- ROOF CONSTRUCTION - 0 HOURS	

FIRE EXTINGUISHER DISTRIBUTION (NFPA 10)	
- MAXIMUM TRAVEL DISTANCE - 75 LIN. FT.	
- MAXIMUM FLOOR AREA FOR ONE (1) EXTINGUISHER - 11,250 SQ. FT.	
- EXTINGUISHERS - 10 LB, 4-A RATING	

OPENING PROTECTIVE FIRE PROTECTION RATINGS (716.5)			
TYPE OF ASSEMBLY	REQ'D ASSEM. RATING(HR)	MIN. OPENING PROTECTION ASSEMBLY(HR)	
FIRE WALLS AND FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING GREATER THAN 1 HOUR	4	3 HR "A"	
	3	3 HR "A"	
	2	1 1/2 HR "B"	
FIRE BARRIERS: SHAFT AND EXIT ENCLOSURE WALLS	1 1/2	1 1/2 HR "B"	
	1	1 HR	
OTHER FIRE SEPARATION ASSEMBLIES	1	3/4 HR "C"	
FIRE PARTITIONS: CORRIDOR WALLS	1/2	1/3	
	1/2	1/3	
OTHER FIRE PARTITIONS	1	3/4 HR "C"	
EXTERIOR WALLS:	3	1 1/2	
	2	1 1/2	
	1	3/4	

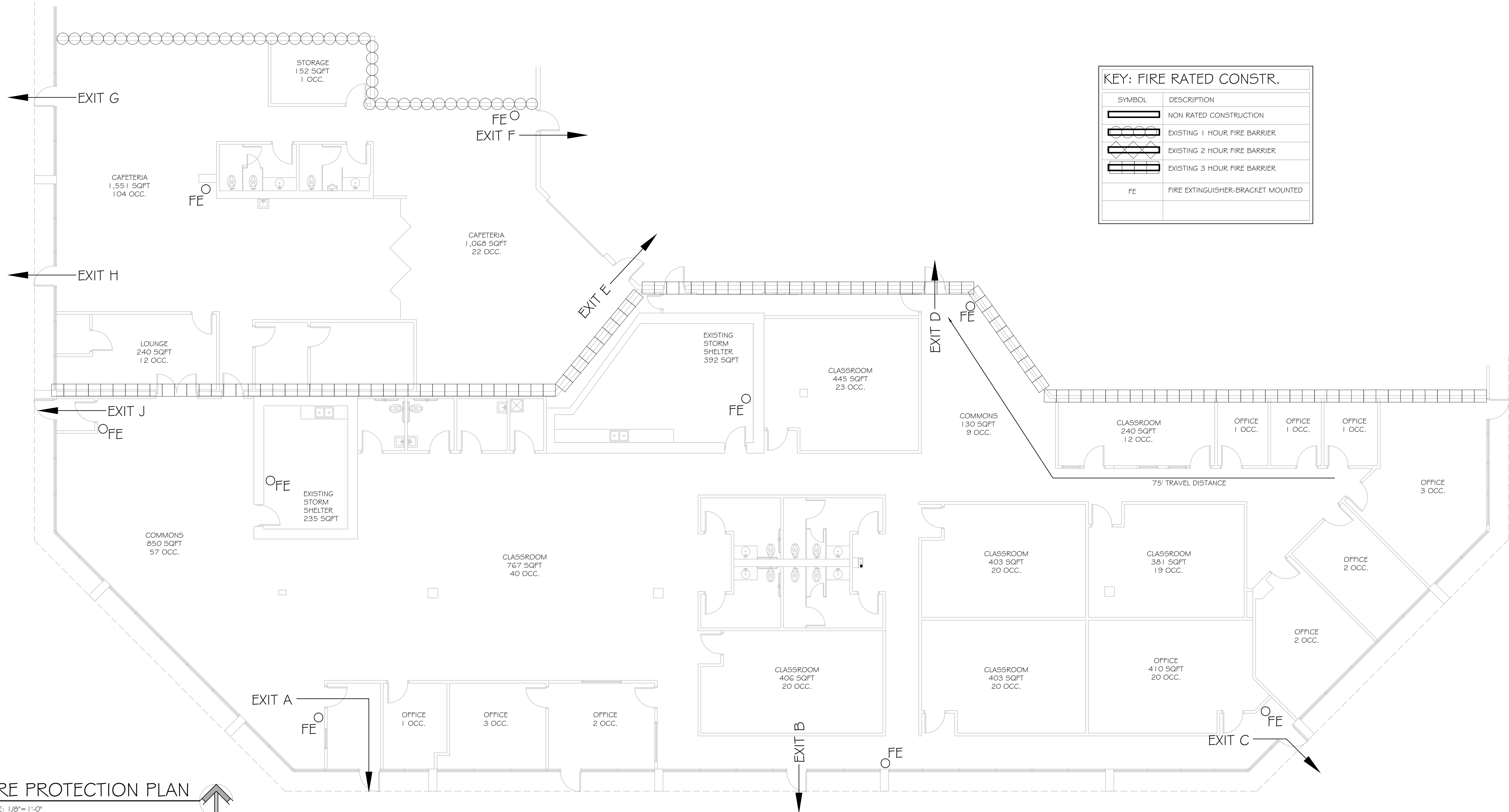
APPLICABLE BUILDING CODES AND STANDARDS	
IBC 2015	
INTERNATIONAL FUEL GAS CODE: 2015 EDITION	
INTERNATIONAL FIRE CODE: 2015 EDITION	
ADA MOST CURRENT EDITION	
INTERNATIONAL MECHANICAL CODE, 2015 EDITION	
INTERNATIONAL PLUMBING CODE, 2015 EDITION	
NATIONAL ELECTRICAL CODE, 2017 EDITION	

OCCUPANT LOAD AND EXIT CAPACITY SUMMARY	
FIRE AREA	
Ⓐ OCCUPANT LOAD (TABLE 1004.1.2)	
= 400 PEOPLE AT E OCCUPANCY	
Ⓑ EXIT WIDTH REQUIRED (TABLE 1005.3.1)	
400x 0.2 = 80.0" REQUIRED	
MIN. 3 EXITS REQUIRED (TABLE 106.3.1)	
Ⓒ GENERAL BUILDING EXITS SUMMARY	
EXIT "A" 35 INCHES	
EXIT "B" 35 INCHES	
EXIT "C" 35 INCHES	
EXIT "D" 35 INCHES	
EXIT "E" 35 INCHES	
EXIT "F" 35 INCHES	
EXIT "G" 35 INCHES	
EXIT "H" 35 INCHES	
EXIT "J" 35 INCHES	
315 INCHES TOTAL	

PLUMBING FIXTURE SUMMARY (TABLE 2902.1)		
OCCUPANCY - E (OCCUPANT LOAD 400)		
FIXTURE	REQUIRED	PROVIDED
MALE LAVATORIES	1 PER 50	2
MALE WATER CLOSETS	1 PER 50	3
MALE URINALS	0	1
FEMALE LAVATORIES	1 PER 50	2
FEMALE WATER CLOSETS	1 PER 50	4
UNISEX LAVATORIES	0	4
UNISEX WATER CLOSETS	0	4
DRINKING FOUNTAINS	1 PER 100	1
SERVICE SINK	1	1

REQ. FOR FIRE ALARM PROTECTION (907.2.3)
BUILDING IS REQUIRED TO HAVE A NFPA-72 COMPLIANT FIRE ALARM, OCCUPANCY OVER 50. UPDATE EXISTING FIRE ALARM FOR CODE COMPLIANCE.

REQ. FOR FIRE SPRINKLER PROTECTION (903.2.3)
BUILDING IS REQUIRED TO HAVE A NFPA-13 COMPLIANT FIRE SUPPRESSION SYSTEM. FIRE AREAS OVER 12,000 SF.



PERMIT SET

PO BOX 2618
BLANCHARD, OK 73010
PHONE: 405-255-8202

PROJECT:
PTPLA SCHOOL RENOVATIONS

4149 HIGHLINE BLVD
OKLAHOMA CITY, OK 73106

DRAWING SCALE:
PROJECT #: 0896
DATE: 2-27-2024
DESIGNED BY: ROS
DRAWN BY: ROS
REVIEWED BY: ROS

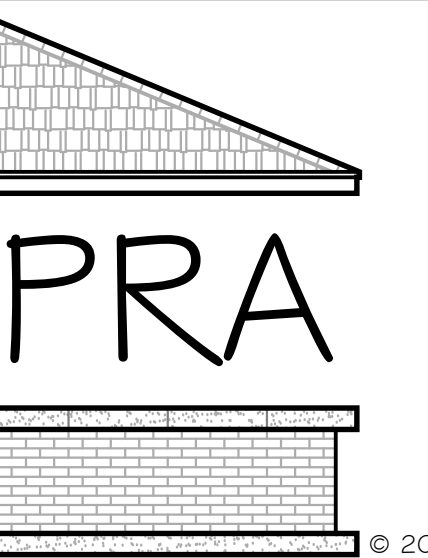
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TITLE:
FIRE PROTECT. PLAN

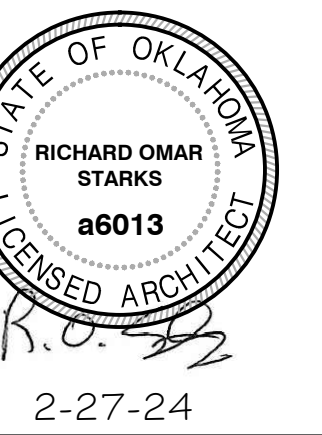
SHHEET:
F-1



PERMIT SET



PO BOX 2618
BLANCHARD, OK 73010
PHONE: 405-255-8202



PROJECT:
PTPLA SCHOOL
RENOVATIONS

4149 HIGHLINE BLVD
OKLAHOMA CITY, OK 73106

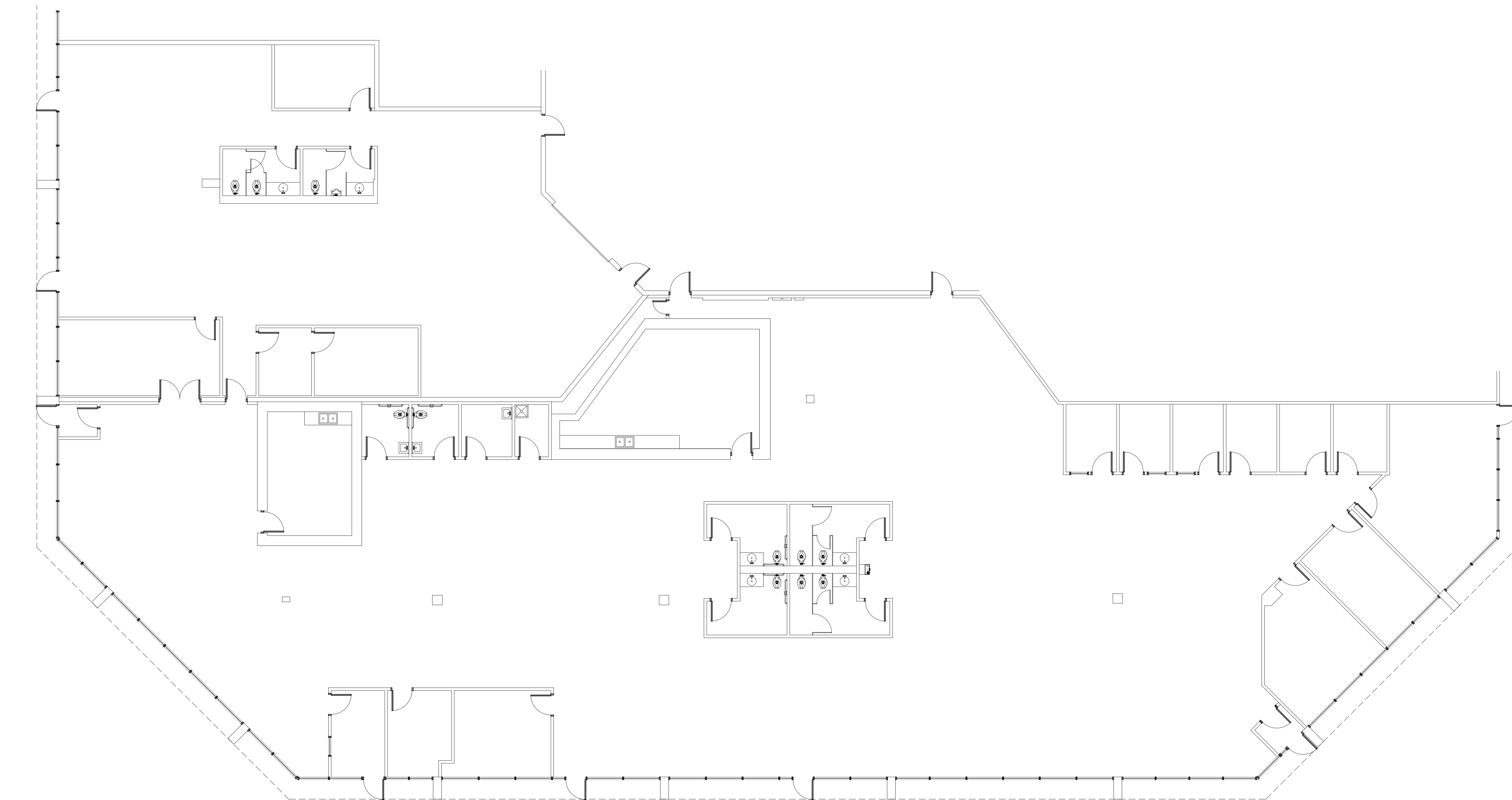
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PROJECT #: 0896
DATE: 2-27-2024
DESIGNED BY: ROS
DRAWN BY: ROS
REVIEWED BY: ROS

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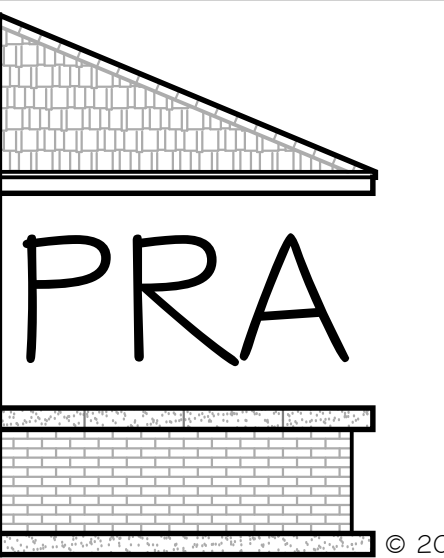
TITLE:
SITE
PLAN

SHEET:
SP



A EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"
North

PERMIT SET



PO BOX 2618
BLANCHARD, OK 73010
PHONE: 405-255-8202



PROJECT:
PTPLA SCHOOL
RENOVATIONS

4149 HIGHLINE BLVD
OKLAHOMA CITY, OK 73105

DRAWING SCALE:
PROJECT #: 0896
DATE: 2-27-2024
DESIGNED BY: ROS
DRAWN BY: ROS
REVIEWED BY: ROS

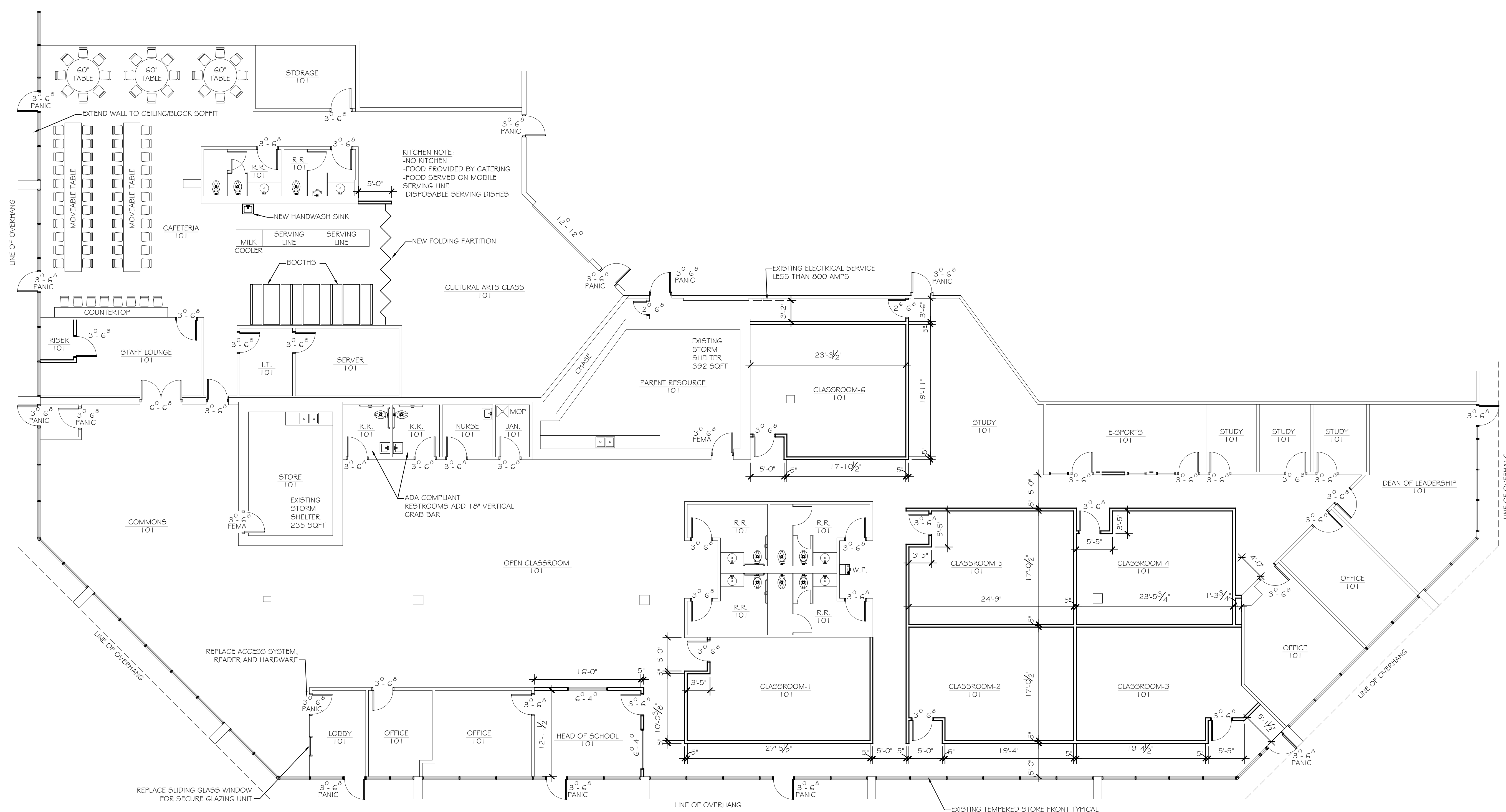
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TITLE:
EXISTING
FLOOR
PLAN

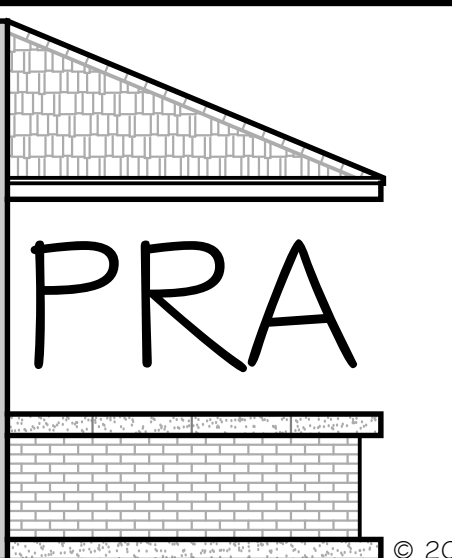
SHEET:

A-1



RENOVATED FLOOR PLAN
SCALE: 1/8"=1'-0"
North

PERMIT SET



PO BOX 2618
BLANCHARD, OK 73010
PHONE: 405-255-8202



PROJECT:
**PTPLA SCHOOL
RENOVATIONS**

4149 HIGHLINE BLVD
OKLAHOMA CITY, OK 73105

DRAWING SCALE:
PROJECT #: 0896
DATE: 2-27-2024
DESIGNED BY: RDS
DRAWN BY: RDS
REVIEWED BY: RDS

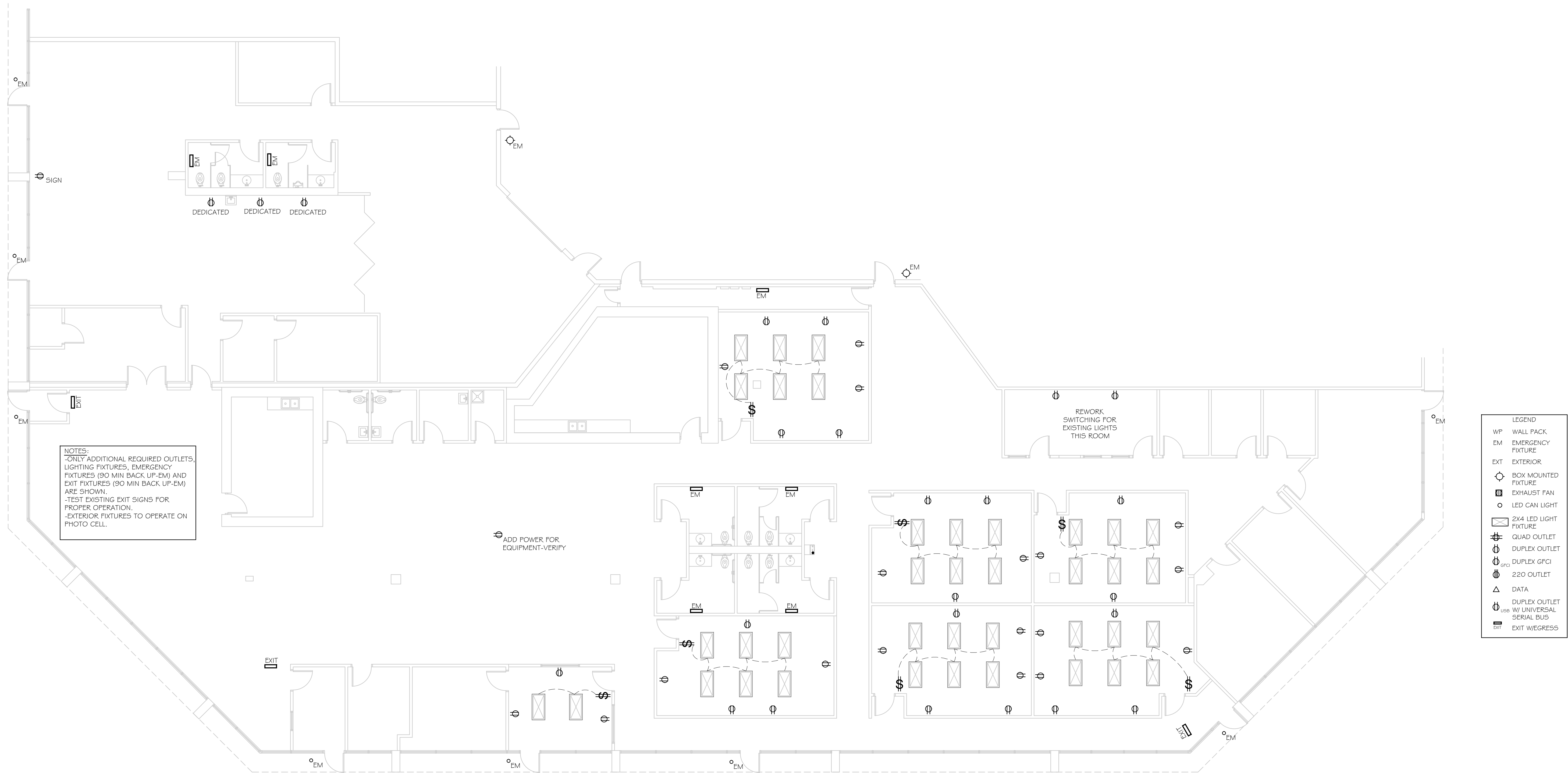
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TITLE:
**RENOVAT.
FLOOR
PLAN**

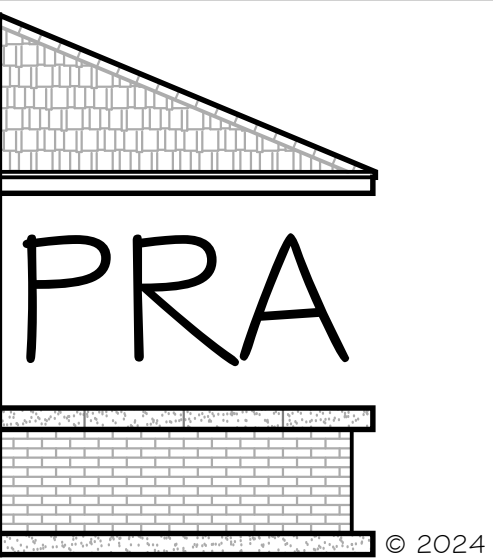
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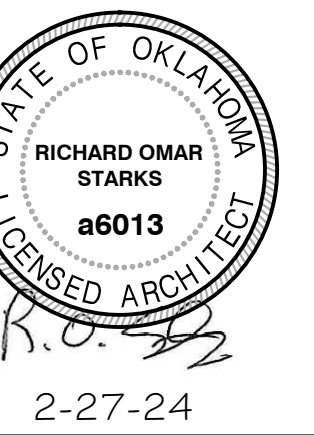


RENOVATED FLOOR PLAN
SCALE: 1/8"=1'-0"
North

PERMIT SET



PO BOX 2618
BLANCHARD, OK 73010
PHONE: 405-255-8202



PROJECT:
**PTPLA SCHOOL
RENOVATIONS**

4149 HIGHLINE BLVD
OKLAHOMA CITY, OK 73106

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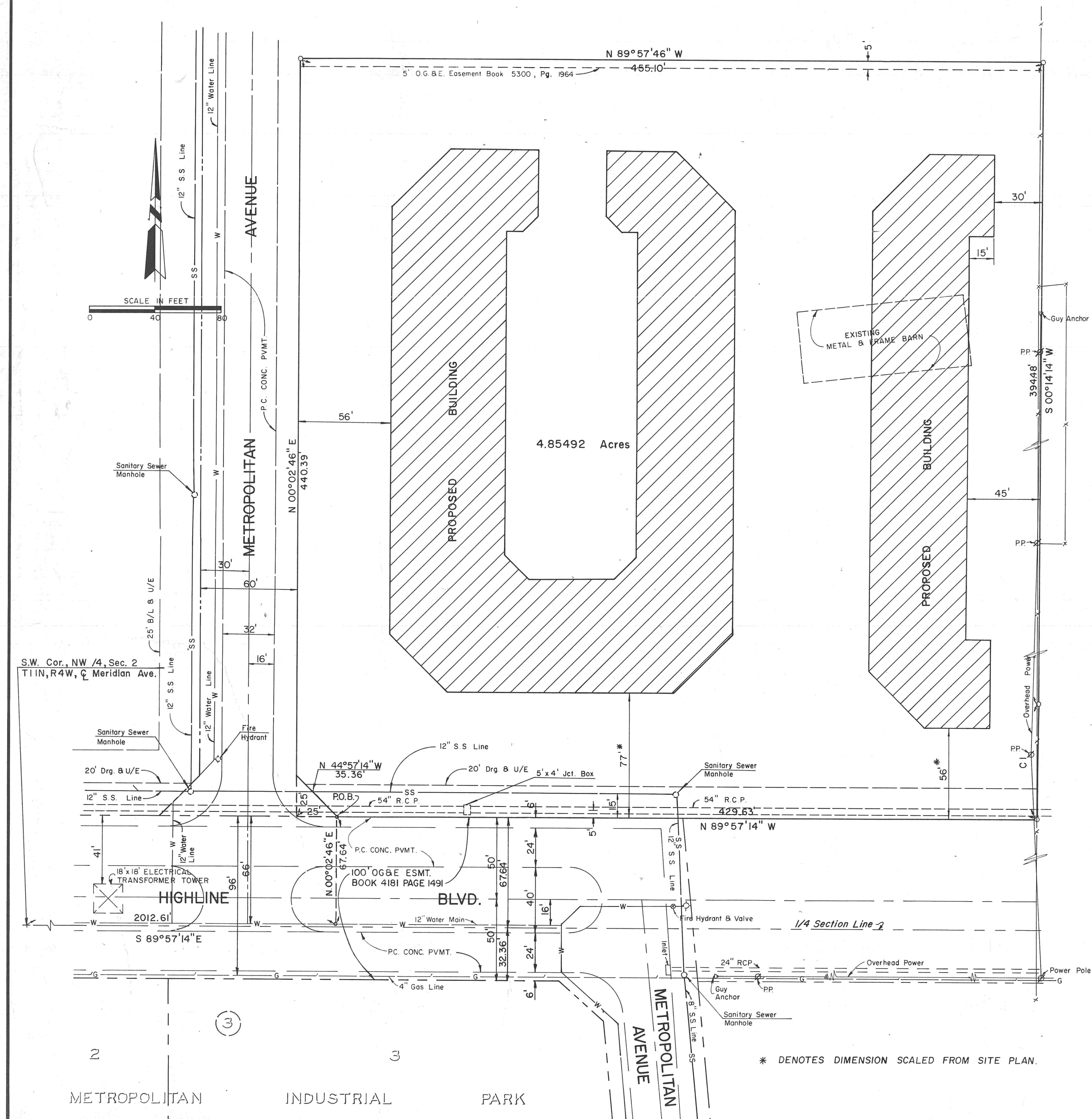
TITLE:
**RENOVAT.
ELECT.
PLAN**

SHEET:

A-1.2

SURVEY

LAND TITLE SURVEY FOR
A PART OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 4 WEST, I.M.
OKLAHOMA CITY, OKLAHOMA



I, Richard D. Gravlin, a Registered Land Surveyor in the State of Oklahoma, do hereby certify to DPI and Co., Westinghouse Credit Corporation and Chicago Title Insurance Company that this map and the survey on which it is based were made in accordance with the minimum standard detail requirements for Land Title Surveys and that a careful boundary survey was made under my supervision on the 4th day of January, 1985, of:

A tract of land located in the Northwest Quarter (NW/4) of Section 2, T11N, R4W of the I.M. Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Commencing 2012.61 feet S 89°57'14\"/>

Said survey was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions of the land, structures, other improvements, and visible items on the subject property; it correctly shows the location and dimensions of all streets, rights-of-way and easements of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters. The subject property is not designated as a "100-year flood prone area" as defined by U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973; there are no visible easement or right-of-way conflicts except as shown, and there are no visible encroachments on adjoining premises, streets, or other improvements, and there are no visible encroachments on the subject land by buildings, or structures situated on adjoining premises.

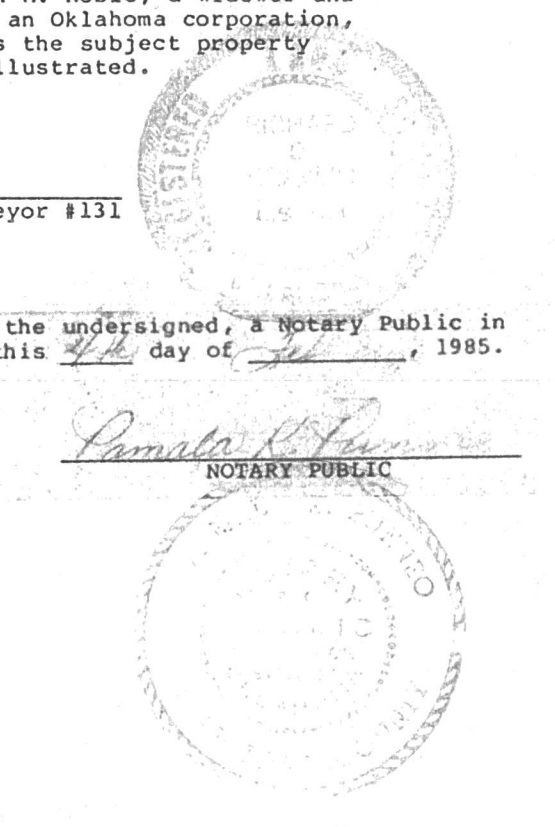
The Easement in favor of OKLAHOMA GAS AND ELECTRIC COMPANY, filed in Book 5300, Page 1964 is located along the north 5 feet of subject property.

The Easement Agreement between John M. Noble, a widower and OKLAHOMA GAS AND ELECTRIC COMPANY, an Oklahoma corporation, filed in Book 4181, Page 1491 abuts the subject property along the south property line as illustrated.

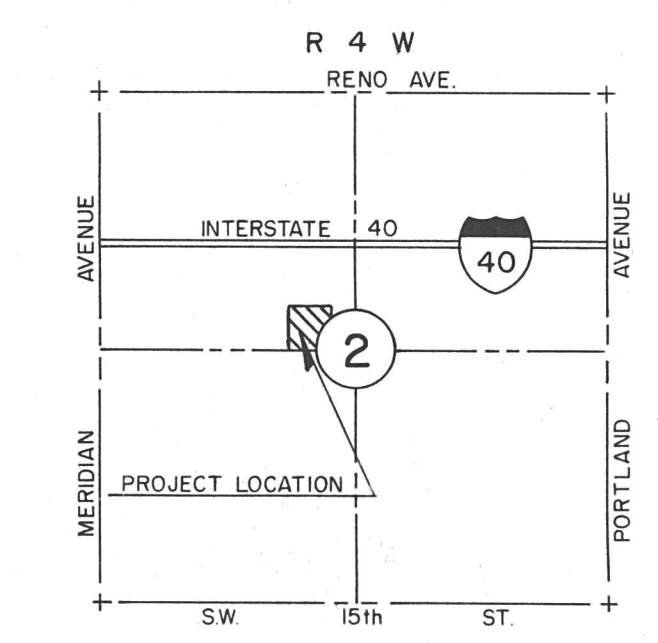
Richard D. Gravlin
Richard D. Gravlin, Reg. Land Surveyor #131

Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 4th day of January, 1985.

My Commission Expires:
February 21, 1987



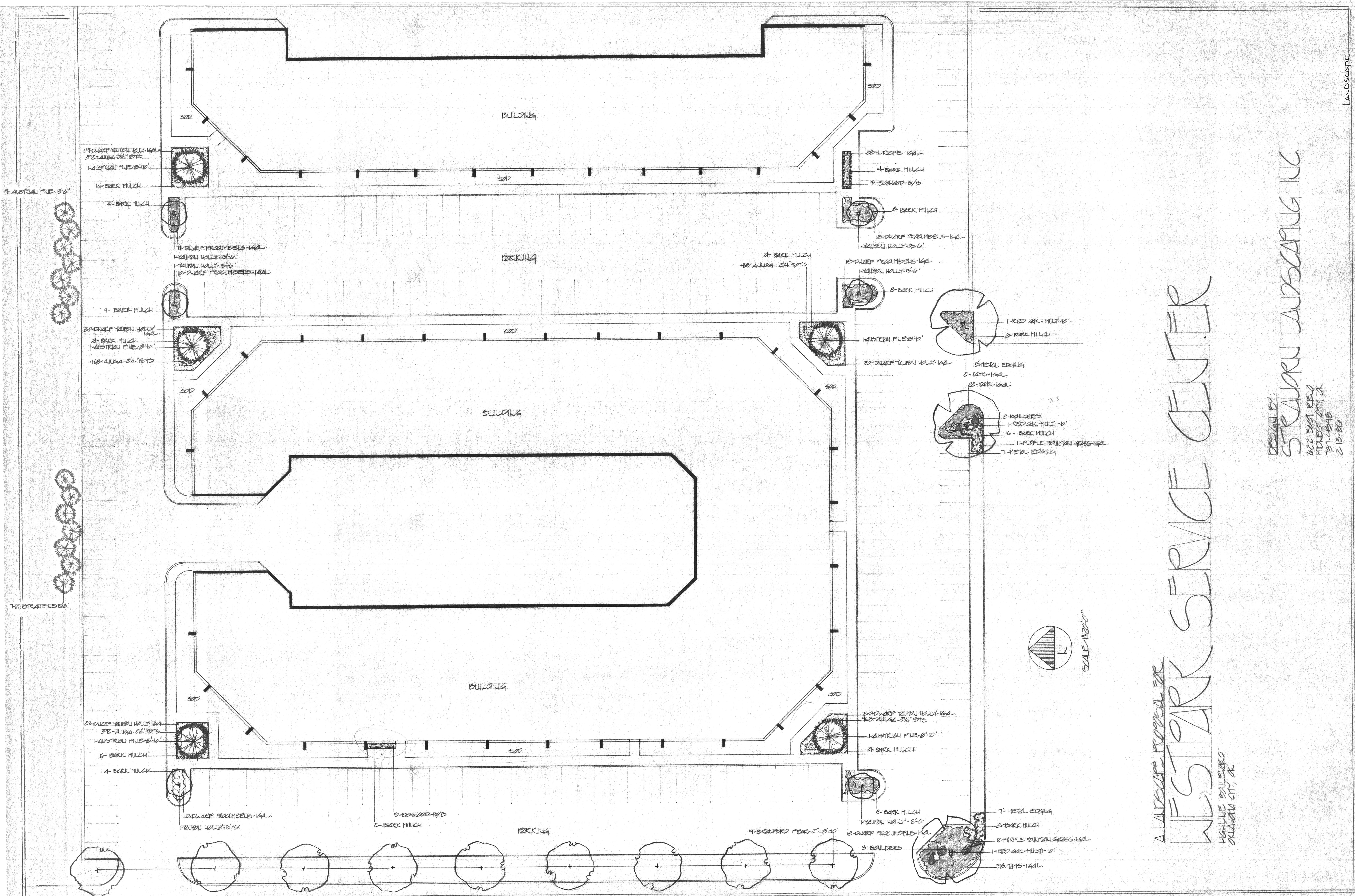
No.	BEARING	CHORD	Δ	RADIUS	LENGTH	TAN
C1	S 00°38'11\"	70.99487	02°01'27\"	2009.86000	71.01000	35.50297



LOCATION MAP

* DENOTES DIMENSION SCALED FROM SITE PLAN.

SERVICE CENTER MASTER SET



LANDSCAPE PROPOSAL FOR
WESTARK SERVICE CENTER
HARRISVILLE BOULEVARD
OKLAHOMA CITY, OK

DESIGNED BY:
STRAUER LANDSCAPING LLC
602 EAST REED
MIDWEST CITY, OK
73115-1545
213.866

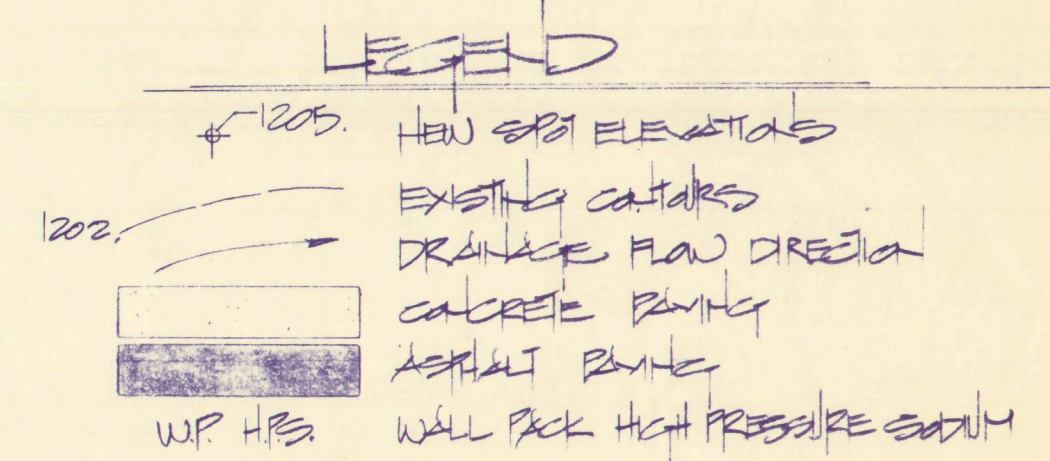
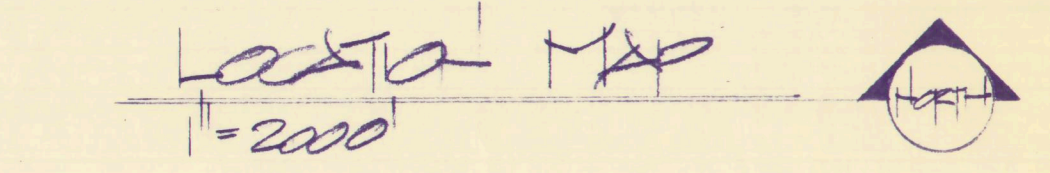
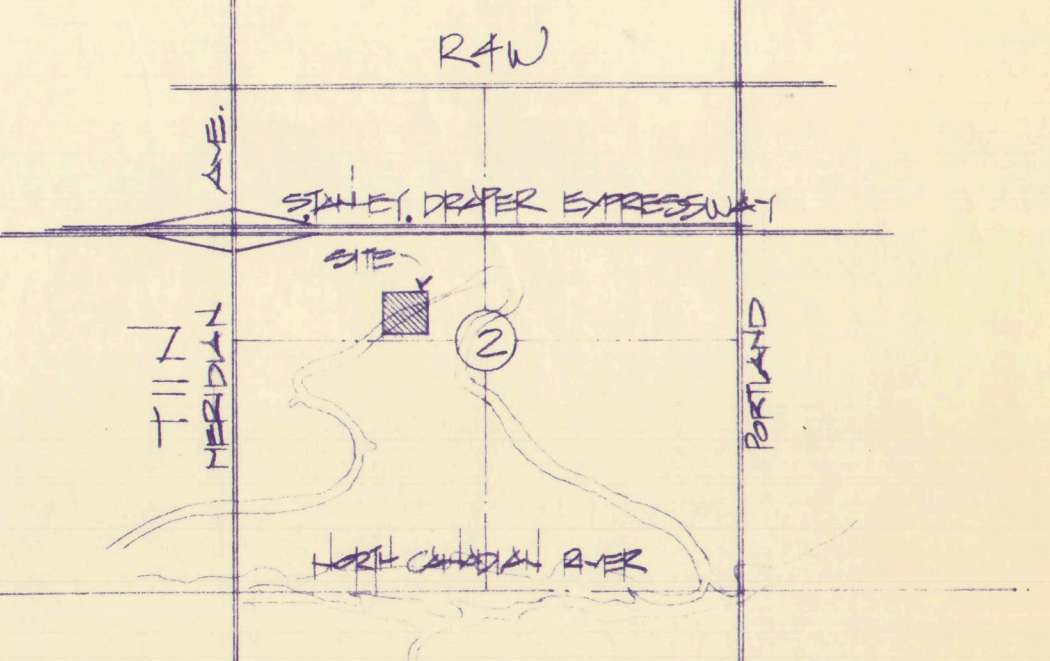
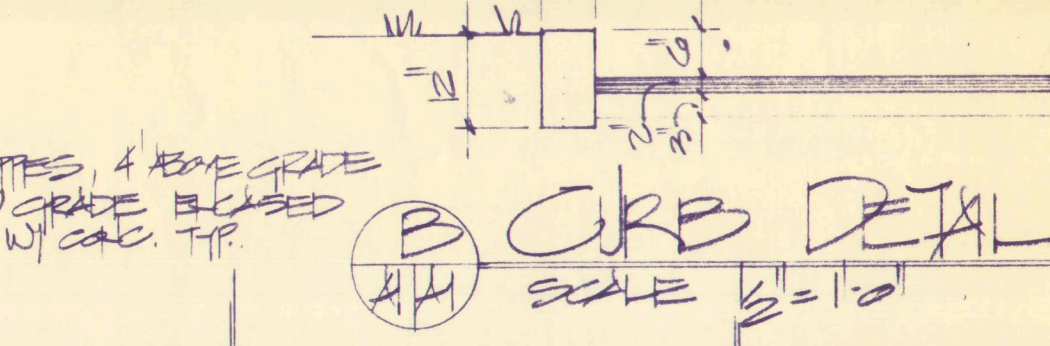
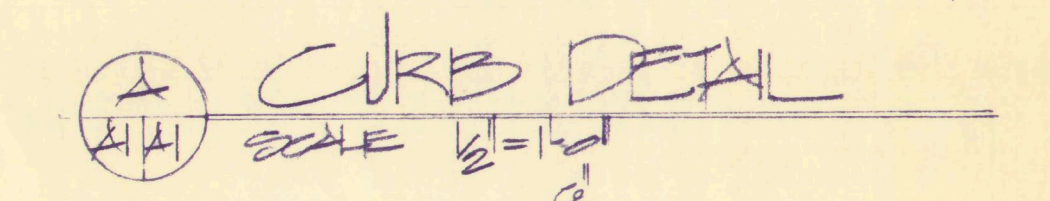
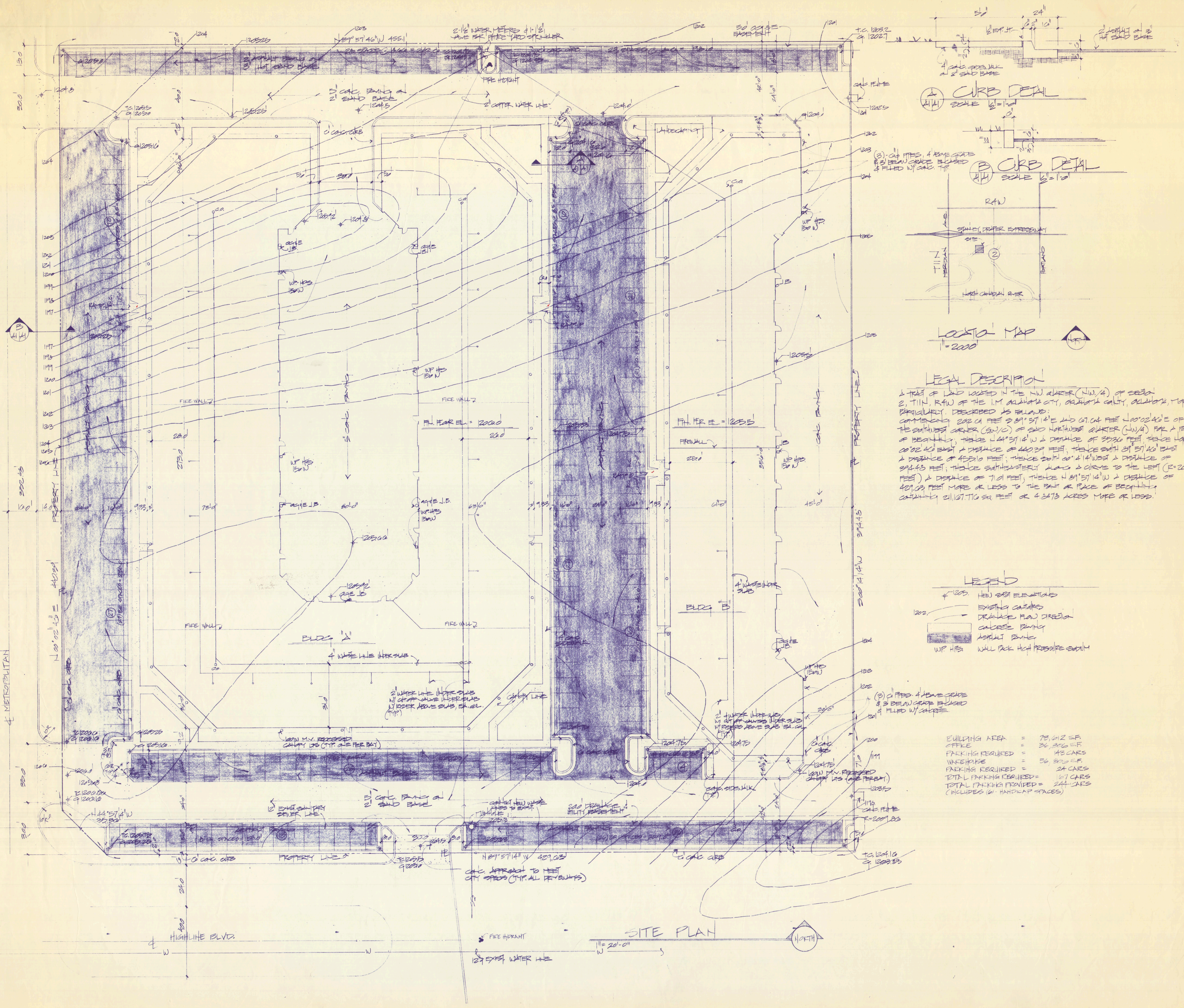
LANDSCAPE



REVISIONS
SITE PLAN

DOW MCCARTY
ARCHITECT
3108 EAST HEYER ROAD
OKLA. CITY, OKLA. 73111

telephone (405) 478-7190



BUILDING AREA	=	78,612 SF
OFFICE	=	36,000 SF
PARKING REQUIRED	=	143 CARS
WAREHOUSE	=	36,000 SF
PARKING REQUIRED	=	24 CARS
TOTAL PARKING REQUIRED	=	167 CARS
TOTAL PARKING PROVIDED	=	244 CARS
(INCLUDES 60' HANDICAP SPACES)		

