

- GENERAL NOTES**
1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB UNLESS STATED OTHERWISE.
 2. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL CONTACT OKIE ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION, INCLUDING O.D.O.T. 2019 EDITION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF OKLAHOMA CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, AND BEING ALL OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) TOGETHER WITH A PORTION OF LOT TWENTY-FOUR (24) AND A PORTION OF LOTS TWENTY-SEVEN (27) THROUGH THIRTY-EIGHT (38) AND A PORTION OF THE VACATED NORTH/SOUTH ALLEY IN BLOCK ONE (1), ALL OF LOTS ONE (1) THROUGH TWENTY-FOUR (24) TOGETHER WITH A PORTION OF LOTS TWENTY-FIVE (25) AND TWENTY-SEVEN (27) THROUGH THIRTY-EIGHT (38) AND ALL OF THE EAST/WEST ALLEY AND A PORTION OF THE NORTH/SOUTH ALLEY IN BLOCK TWO (2), AND ALL OF VACATED N.W. 15TH STREET OF ANTON H. CLASSEN'S NORTH BROADWAY ADDITION ACCORDING TO THE PLAT RECORDED IN BOOK PL-3, PAGE 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF LOT 13 IN SAID BLOCK 1; THENCE SOUTH 01°21'44" WEST, ALONG AND WITH THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 284.17 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°42'25" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 460.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 1;

THENCE SOUTH 01°21'44" WEST, ALONG AND WITH THE EAST LINES OF SAID BLOCKS 1 AND 2, A DISTANCE OF 445.78 FEET TO A POINT 49.29 FEET NORTH OF THE SOUTHEAST (SE) CORNER OF LOT 38 OF SAID BLOCK 2;

THENCE SOUTH 89°46'35" WEST, DEPARTING THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 459.86 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2, SAID POINT LYING 49.29 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF LOT 26 OF SAID BLOCK 2;

THENCE NORTH 01°21'44" EAST, ALONG AND WITH THE WEST LINE OF SAID BLOCKS 2 AND 1, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ORIGINAL BENCHMARK ♦
THE CITY OF OKC GPS REFERENCE STATION NO. 234 LOCATED 27'9" EAST OF THE C. OF JORDAN AVE. AND 18' NORTH OF THE C. OF N.E. 17TH STREET.
N=179173.689
E=212234.716
ELEVATION = 1243.059 FEET (NAVD-88 DATUM)

ONSITE BENCHMARK #1 ♦
A 1/4" BAR WITH 1/4" CONTROL CAP LOCATED ON THE NORTH SIDE OF NW 14TH STREET APPROXIMATELY 115' EAST OF THE C. OF BROADWAY, 10' NE OF NO PARKING SIGN AND 9' SOUTH OF SIDEWALK.
N=176420.36
E=210133.448
ELEVATION = 1233.86 FEET (NAVD-88 DATUM)

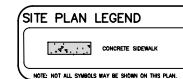
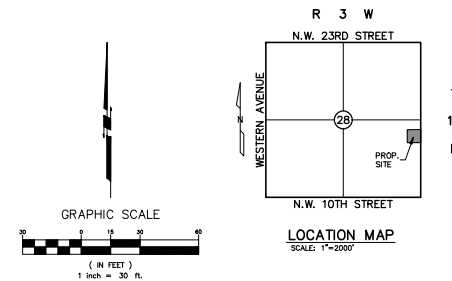
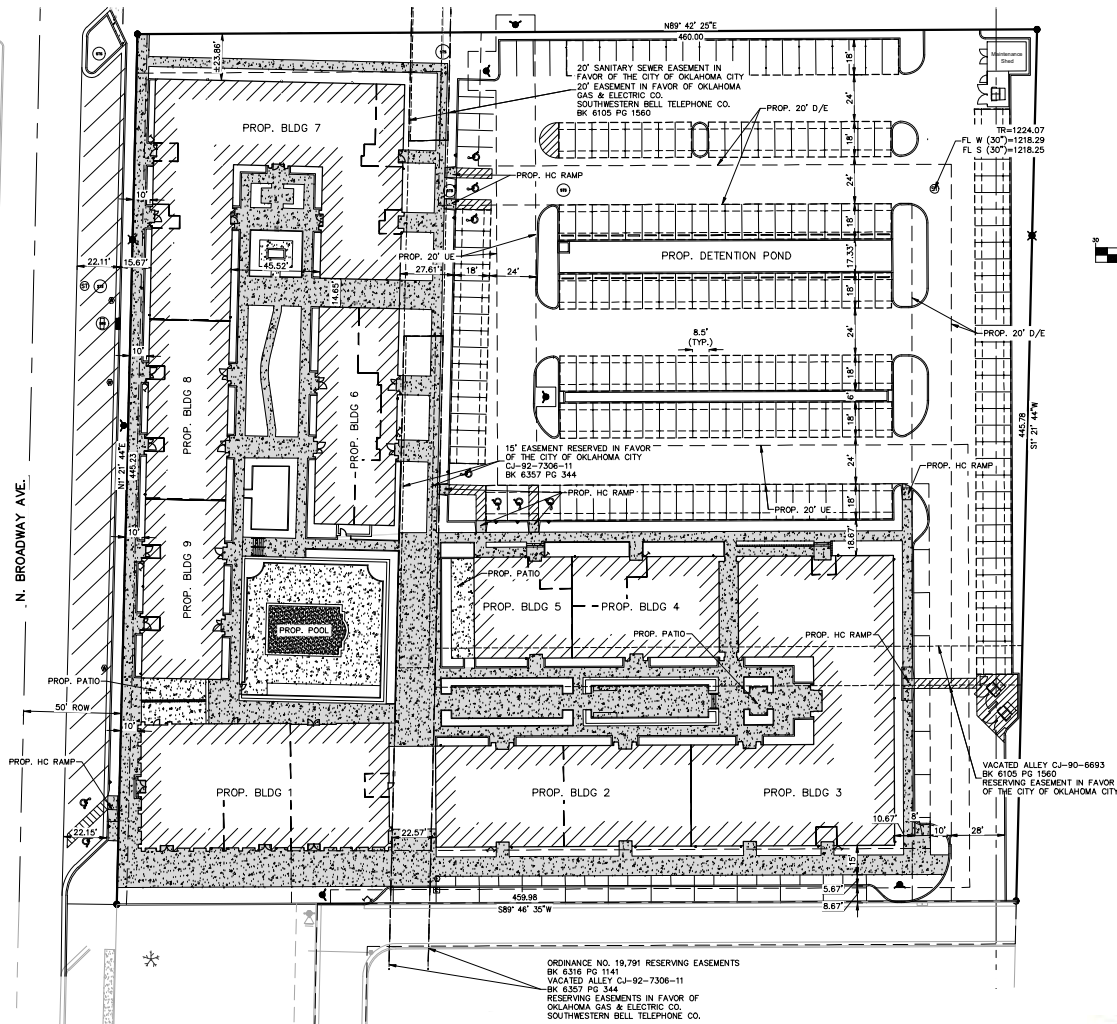
RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1900 S. Main Road
Suite 100
Oklahoma City, Oklahoma 73104
Phone: (405) 255-0441
Fax: (405) 255-0441
www.rubbsconsulting.com



ALLEY NORTH
N. BROADWAY AVENUE & N.W. 14TH STREET
OKLAHOMA CITY, OKLAHOMA
SITE PLAN

Proj. No.: 24-041	
Date:	4/10/2025
Scale:	(horiz) 1"=30'
Drawn By:	JVA (Ver.)
Checked By:	HRP
Approved By:	MS

SHEET NUMBER
SP1



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALLEY NORTH

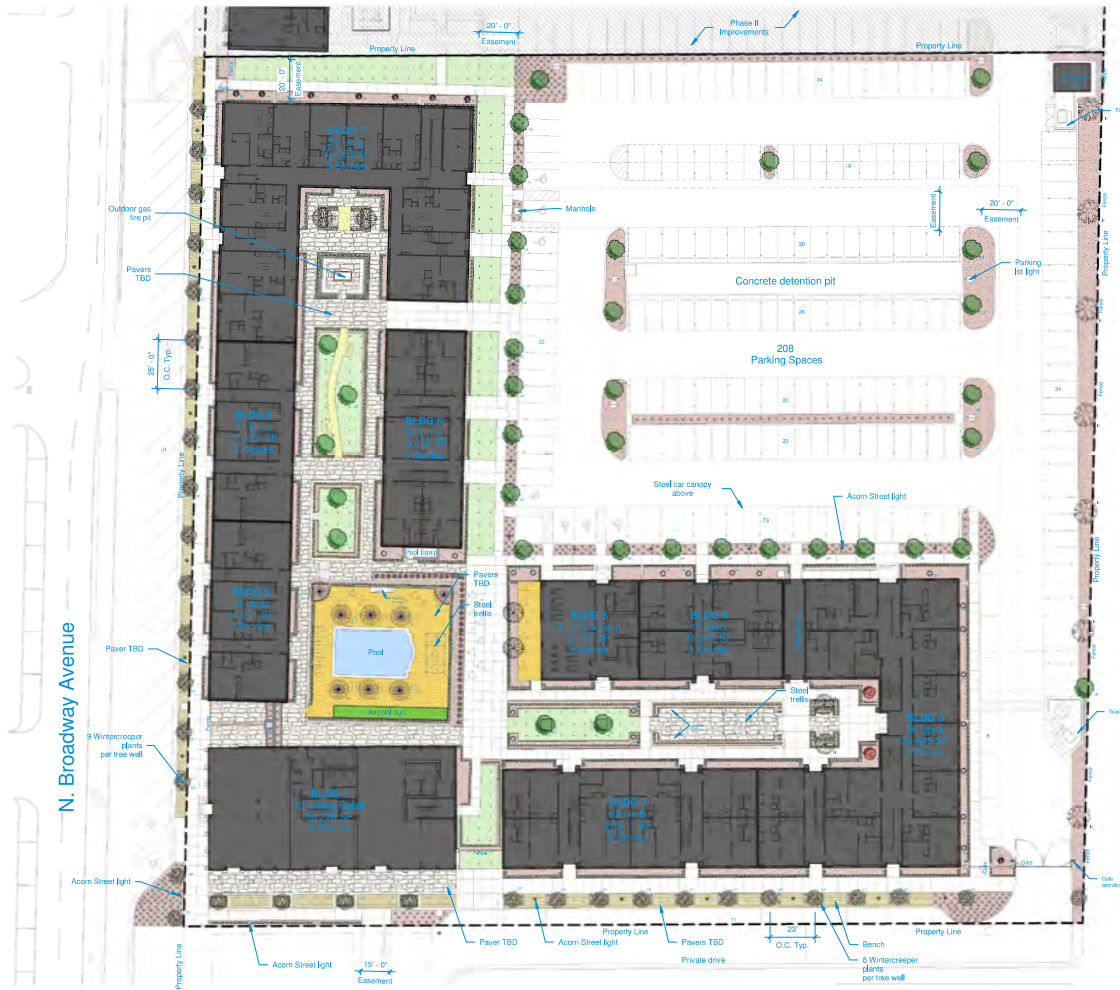
RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1900 S. 10th Street
Tulsa, Oklahoma 74106
Phone: (918) 255-0041
Fax: (918) 255-0042
www.rubbsconsulting.com

ALLEY NORTH
N. BROADWAY AVENUE & N.W. 14TH STREET
OKLAHOMA CITY, OKLAHOMA
PEDESTRIAN PLAN

REVISIONS	NO.	DESCRIPTION	DATE
Proj. No. 24-041			
Date: 4/15/2023			
Scale: As Shown			
Drawn By: JNA			
Checked By: JNA			
Approved By: JNA			

SHEET NUMBER
SP2

24-041



1 Landscape Site Plan
1" = 30'-0"

Site Points	
Description Of Property	
Developed Area	Building Area 175,000 SF Developed Area 204,855 SF
Requirements	Site Point: 1 per 200 SF of Development Parking Int Points: 2 per space plus 1 for additional
Calculation of points	Site Points: $204,855/200 = 1,024$ Total Parking Spaces(on site) 219 Additional Parking Points: $219 \times 3 = 657$
Points	Existing Site Points 0 Total Required 1,681

Surfaces Legend					
Symbol	Material	Approximate Area	Symbol	Material	Approximate Area
	Planter bed 3" depth of Cypress mulch	24,965 SF		Artificial Turf	348 SF
	3" of decomposed granite	1,360 SF		Mortar in Place Flag Stone	8,997 SF
	U-3 Bermuda	7,643 SF		Concrete Paver at Street	2,767 SF
				Paver	2,971 SF

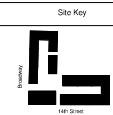
Landscape Legend										
Symbol	Species Name	Size	Mature Height	Mature Spread(Dia)	Count	Points	Total	Notes	Ever	Decid
	Lacebark Elm <i>Ulmus parvifolia</i>	3" Cal.	40'-60'	40'-60'	37	15	555			
	Chinese Pistache <i>Pistacia chinensis</i>	3" Cal.	60'	40'-50'	33	15	495	Male specimen trees only		
	Japanese Maple <i>Acer palmatum</i>	2" Cal.	20'	10'-15'	2	12	24			
	Incense Cedar <i>Calocedrus decurrens</i>	3" Cal.	40'-60'	30'-40'	7	15	105		Yes	
	Parrotia <i>Parrotia persica</i>	3" Cal.	20'-40'	15'-30'	6	15	90			
	Crape Myrtle <i>Lagerstroemia indica</i> 'Tombia'	5 gal	15'	10'	20	3	60			
	Yaupon Holly <i>Ilex vomitoria</i>	5 gal	2'	3'	8	3	24		Yes	
	Little Gem <i>Magnolia</i> <i>Magnolia grandiflora</i> 'Little Gem'	3" Cal.	15'-20'	10'	8	15	120		Yes	
	Purple winter creeper <i>Eurocyathus forsteri</i>	1/4" pot	1'-3'	12'-18"	894	1/4	224	Spaced evenly in beds. May be obscured by trees.	Yes	
	Emerald Green Arborvitae	5 gal	3'-4'	15'-20'	41	3	123		Yes	
	Bonsai Wisteria	3 gal	4'	4'-5'	1606	2	3212		Yes	
	U-3 Bermuda				7,643	1/4	212			
Total Points							5,244			
Evergreen Points							3,808			

General Notes:
1. Contractor to verify all plant counts and areas. Total areas may vary with slight changes in slope.
2. Provide automated irrigation for all trees, grass, and planter beds.
3. Field Verify all areas, areas will vary depending on slope. Areas do not account for waste and overages.

AMP
STUDIO

1500 Broadway

1500 N. Broadway Avenue
Oklahoma City, OK 73102

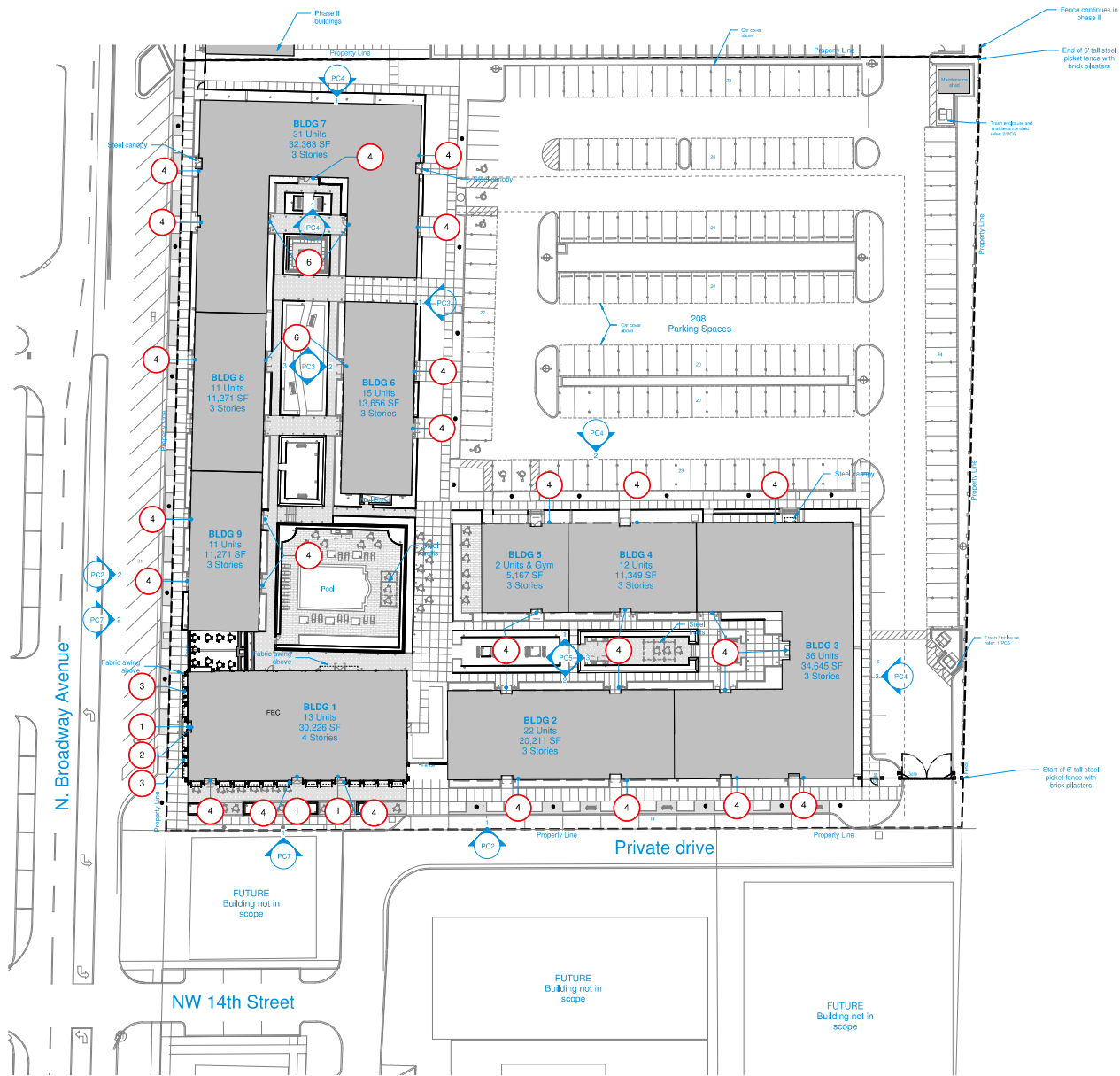


Not For
Construction

ISSUES / REVISIONS

Planning Commission

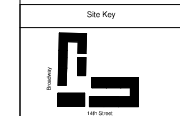
12.29.2024



1 Architectural Site Plan
1" = 30'-0"



1500 Broadway
1500 N. Broadway Avenue
Oklahoma City, OK 73102



Not For Construction

ISSUES / REVISIONS	
Planning Commission	5.5.2025

Project Number:
2024.08

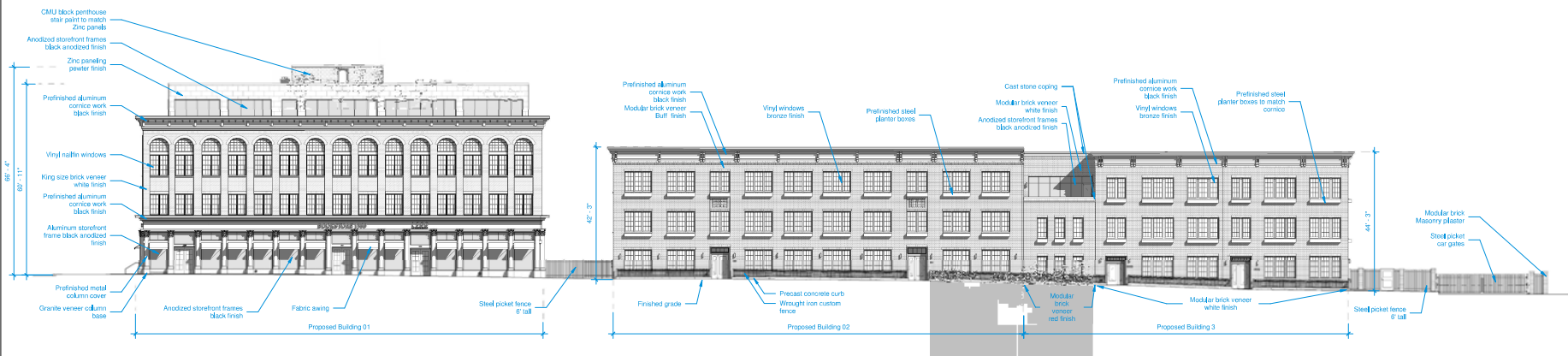
Drawing Title

Architectural Site Plan
PC

Sheet No.

PC1

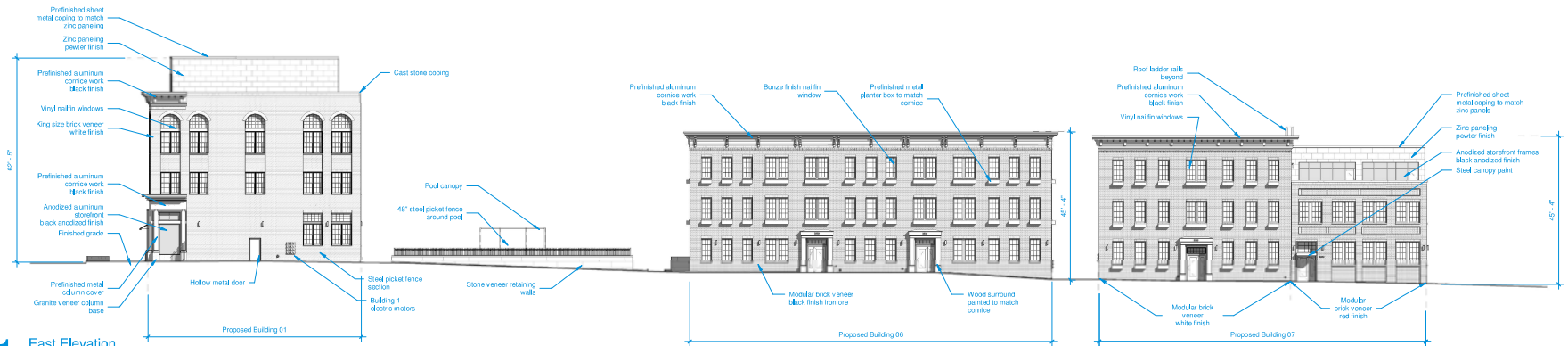
This drawing is the sole property of AMP Studio, PLLC and is a copyrighted document and is not to be used or reproduced without written consent.



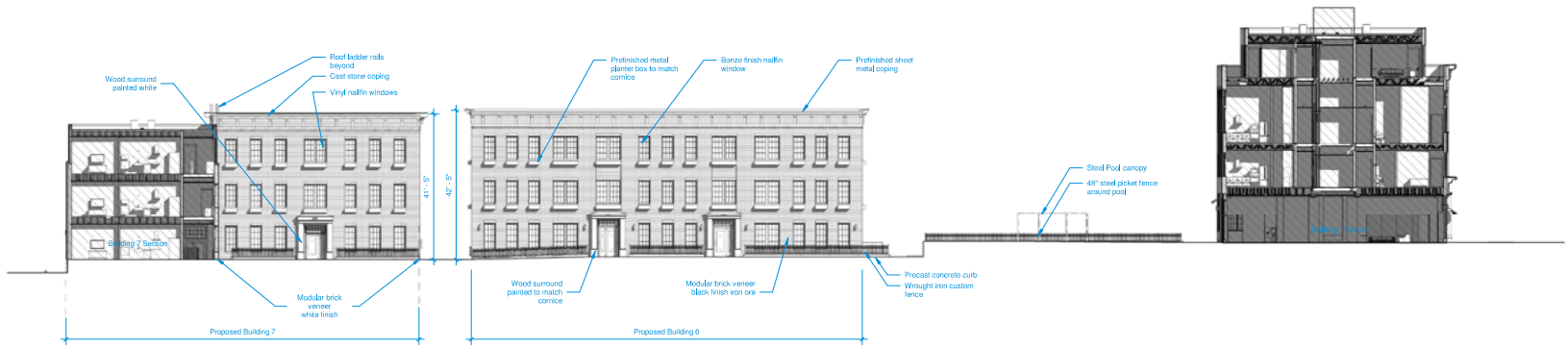
1 Proposed South Elevation
1/16" = 1'-0"



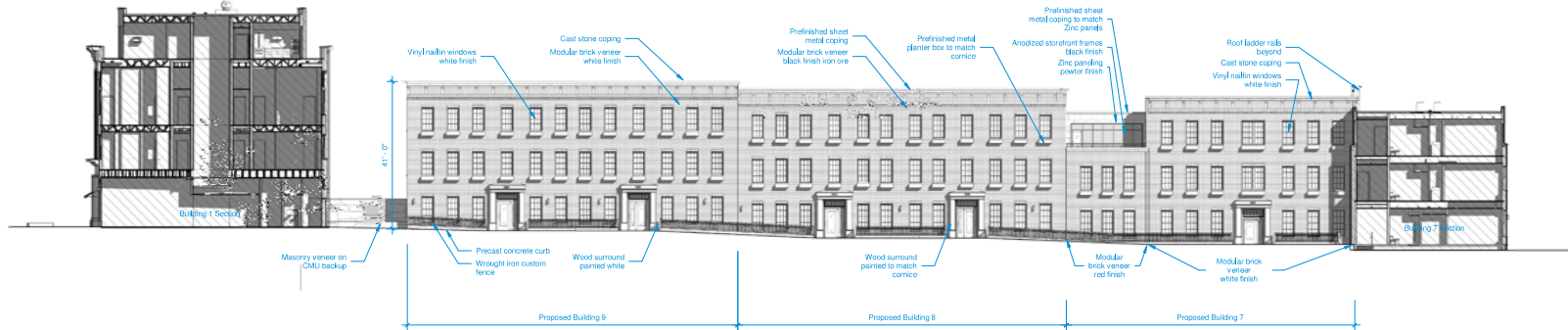
2 West Elevation
1/16" = 1'-0"



1 East Elevation
1/16" = 1'-0"

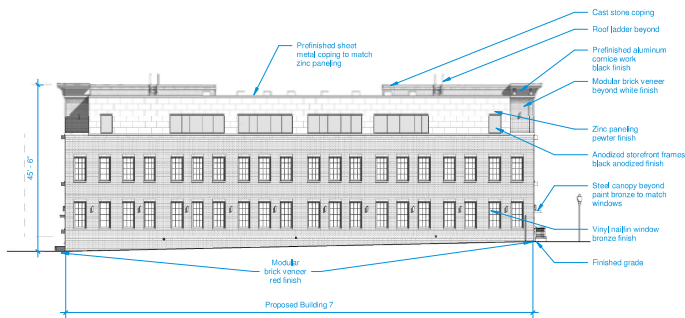


2 West Courtyard East Elevation
1/16" = 1'-0"

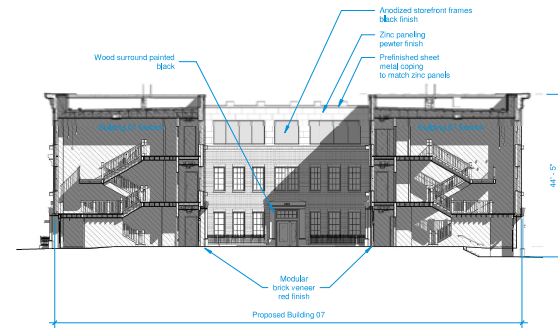


3 West Courtyard West Elevation
1/16" = 1'-0"

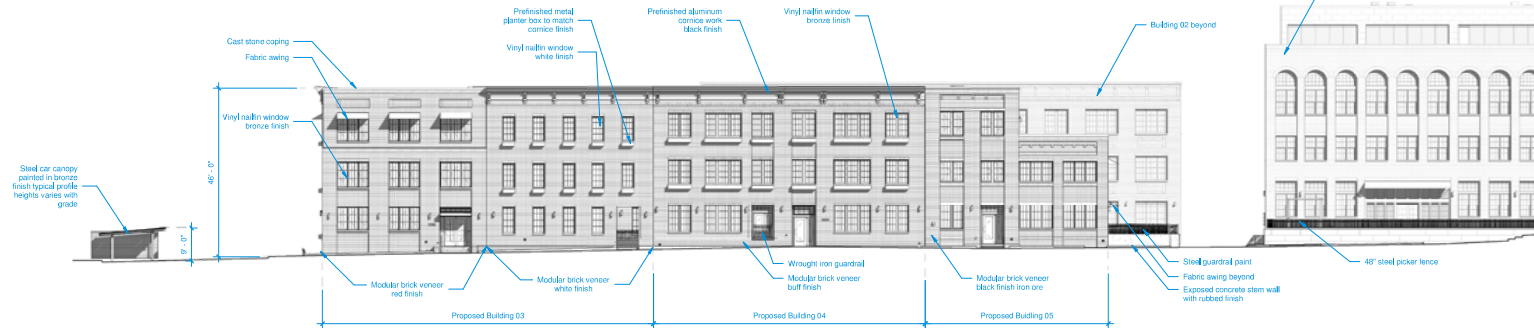




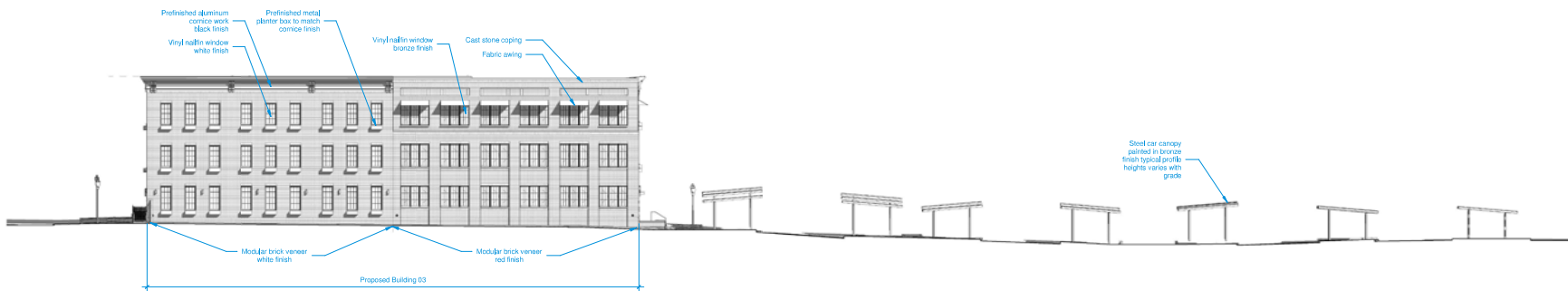
1 North Elevation Building 7
1/16" = 1'-0"



4 West Courtyard South Elevation
1/16" = 1'-0"

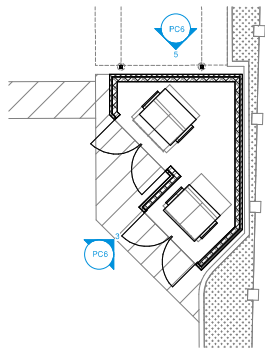


2 North Elevation
1/16" = 1'-0"

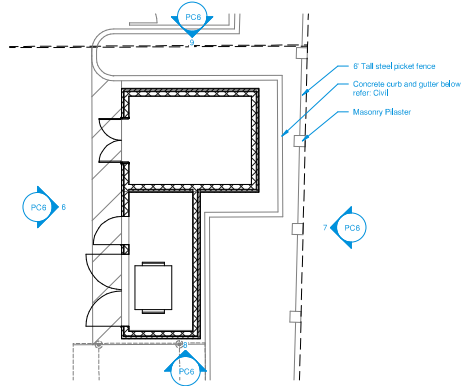


3 East Elevation
1/16" = 1'-0"

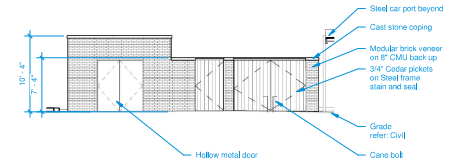




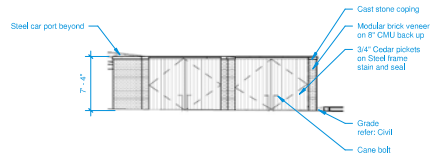
1 Enlarged Trash Enclosure Plan
1/8" = 1'-0"



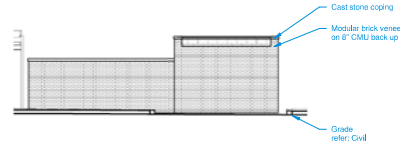
2 Enlarged Maintenance & Trash Enclosure Plan
1/8" = 1'-0"



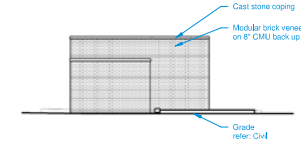
6 West Elevation Maintenance Shed
1/8" = 1'-0"



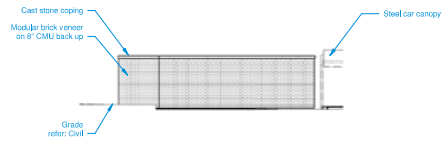
3 Trash Enclosure West Elevation
1/8" = 1'-0"



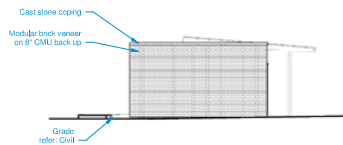
7 East Elevation Maintenance Shed
1/8" = 1'-0"



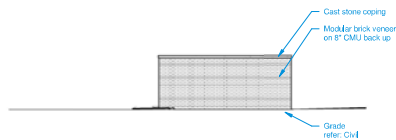
8 South Elevation Maintenance Shed
1/8" = 1'-0"



4 Trash Enclosure East Elevation
1/8" = 1'-0"

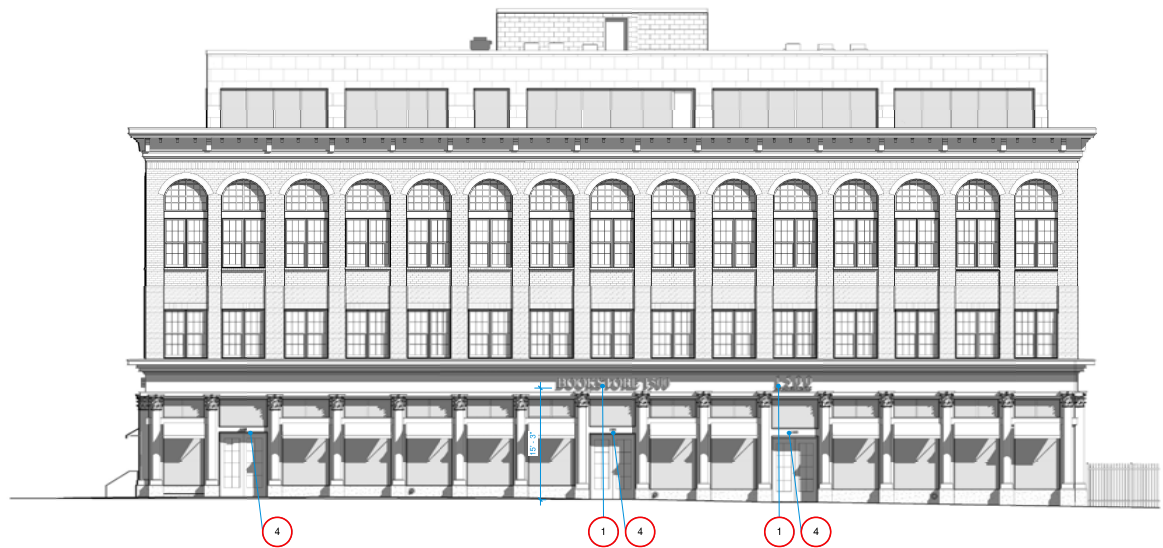


9 North Elevation Maintenance Shed
1/8" = 1'-0"

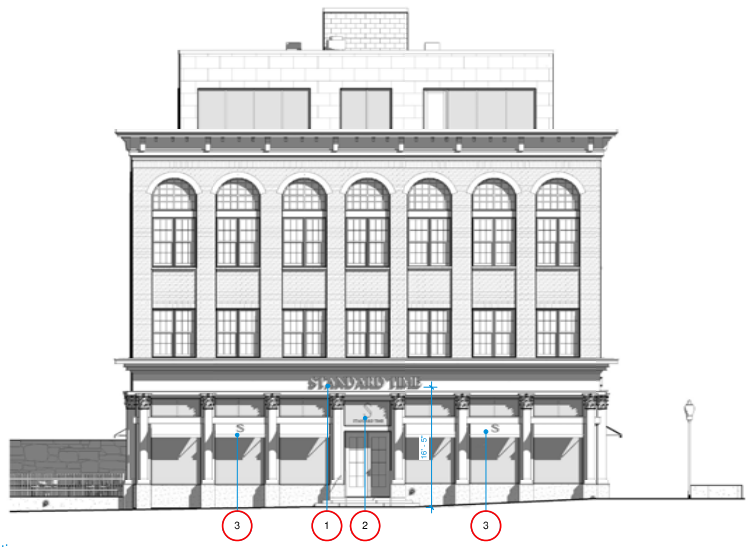


5 Trash Enclosure North Elevation
1/8" = 1'-0"





1 Building 01 South Elevation
1/8" = 1'-0"

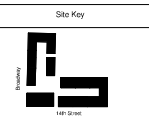


2 Building 01 West Elevation
1/8" = 1'-0"

Signage Legend	
1	High lift cast aluminum sign on standoffs in brass finish
2	Logo painted on glass transom
3	Embroidered fabric logo fabric awing
4	6" tall brass address letter on standoffs



1500 Broadway
1500 N. Broadway Avenue
Oklahoma City, OK 73102



Not For Construction

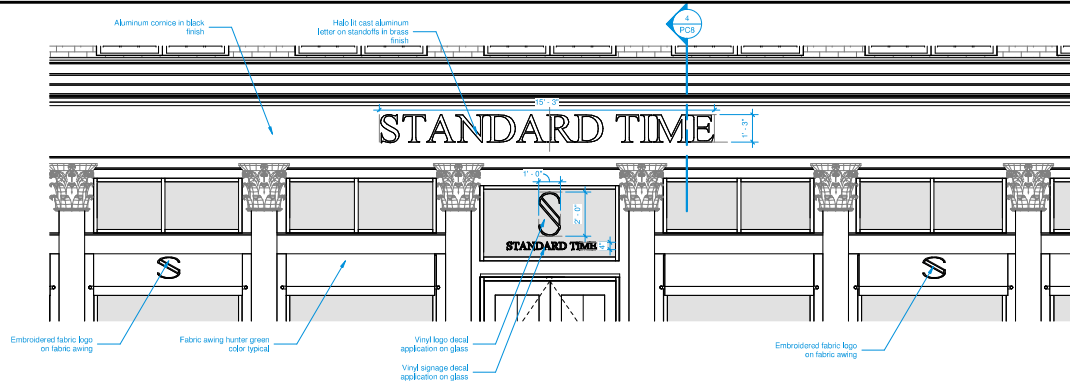
ISSUES / REVISIONS	
Planning Commission	
5.5.2025	

Project Number:
2024.08

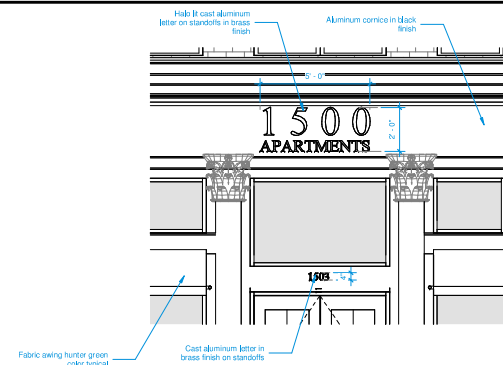
Drawing Title
Signage Plan

Sheet No.
PC7

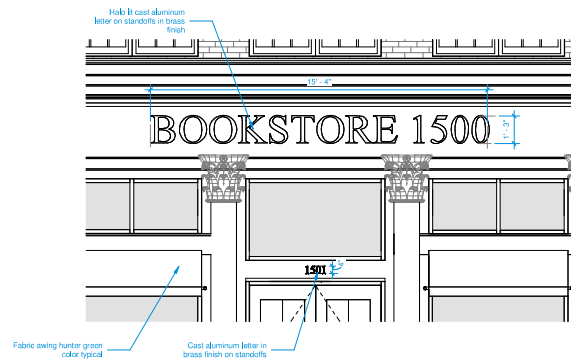
This drawing is the sole property of R&P Studio, PLLC and is a copyrighted document and is not to be used or reproduced without written consent.



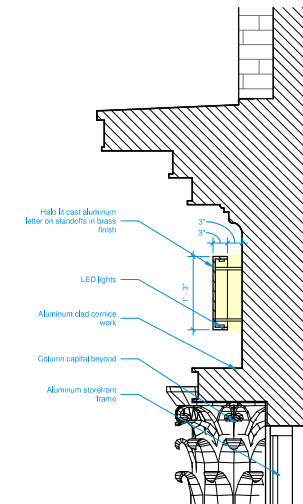
1 Enlarged Signage
Elevation West Facade Building 01
3/8" = 1'-0"



3 Enlarged Signage
Building 01 South Elevation
3/8" = 1'-0"



2 Enlarged Signage
Building 01 South Elevation
3/8" = 1'-0"



4 Signage Section Typical
1" = 1'-0"

AMP
STUDIO

1500 Broadway

1500 N. Broadway Avenue
Oklahoma City, OK 73102

Site Key



Not For
Construction

ISSUES / REVISIONS

Planning Commission

5.5.2025

Project Number:

2024.08

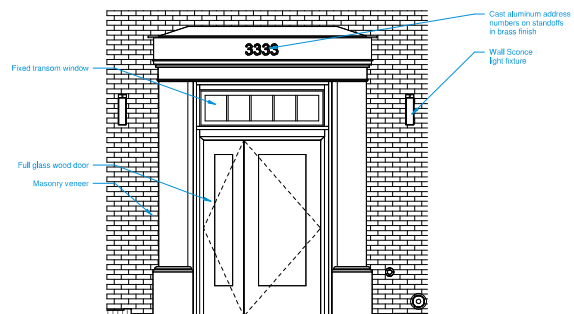
Drawing Title

Signage Plan

Sheet No.

PC8

This drawing is the sole property of AMP Studio, PLLC and is a copyrighted document and is not to be used or reproduced without written consent.



2 Typical Address Signage

PC9