



The City of  
**OKLAHOMA CITY**

## APPLICATION FOR CERTIFICATE OF APPROVAL

<input type="checkbox"/> BC	<input type="checkbox"/> DBD, DTD-1, DTD-2	<input type="checkbox"/> SRODD	<input type="checkbox"/> SYC, SYT	<input type="checkbox"/> UD
District: <u>PTD-1</u>				
Fee: <u>\$200</u> Administrative Review or Extension				
<u>\$750</u> Commission/Committee Review				
Case Number: <u>DTCA-24-00054</u>				

☒ **New Project**

☐ **Revision** to Case # \_\_\_\_\_

☐ **Extension** to Case # \_\_\_\_\_

**Project Address** 1140 N. Robinson Ave.

**Property Owner Name** Stuart Hudson

**Address** 825 NW 15th Street

**City, State, Zip** OKC, OK 73106

☐ **Violation Notice Issued**

☐ **City Project** (If yes, please select type)

☐ CIP ☐ Federal Exempt ☐ Maps

☐ COTPA ☐ General Fund ☐ Special Purpose

☐ Federal ☐ GO Bond ☐ TIF

**Organization** RRP 1140 LLC

**Phone** 405-820-0386

**Email** stuartshudson@gmail.com

I prefer my documents to be: ☐ Mailed or ☒ Emailed.

**Property Owner:** I authorize the applicant to speak for me in matters regarding this application. Any agreement made by the applicant regarding this proposal will be binding upon me. I authorize the City of Oklahoma City Planning Staff to enter the property for the purpose of observing and taking photographs of the project area for presentation and for inspections to insure consistency between approved proposal and completed project. Owner agrees that work will be performed exactly as approved or they will apply for revisions prior to work commencing.

**Property Owner's Name** Stuart Hudson **Signature** Stuart S Hudson **Date** 9-17-24

**Applicant Name** Brent Wall **Organization** LAUD Studio

**Address** 220 NW 13th Street Suite 1 **Phone** 405-420-8800

**City, State, Zip** OKC, OK 73103 **Email** bwall@laudstudio.com

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**Applicant's Name** Brent Wall **Signature** Brent Wall **Date** 2024-09-17

**BUILDING CONSTRUCTION** Square feet of entire structure \_\_\_\_\_

☐ **New Construction** ☒ **Renovation** ☐ **Addition** ☐ **Demolition**

### OTHER WORK

☒ **Parking Lot** Square feet of new parking lot or expansion to parking lot 17,700

☒ **Sign** Square feet each sign [ 8 sf ] [ 8 sf ] [ \_\_\_\_\_ ] Total Signage [ 16 sf ] Type: ADA Parking

☐ **Streetscape** Length [ \_\_\_\_\_ ] Width [ \_\_\_\_\_ ] **Note: Revocable Permits Required**

☐ **Fence** Height [ \_\_\_\_\_ ] Length [ \_\_\_\_\_ ] Material \_\_\_\_\_

☒ **Work not specified above** Construction of solar canopies, installation of charging stations, Bicycle racks

**Received by** Laura Giggs

**Date received** \_\_\_\_\_

Fees effective 07/16/2020

1140 Robinson

2024-10-31

Prepared by:  
LAUD Studio LLC  
220 NW 13th Street Suite 1  
Oklahoma City, OK  
73103

**LAUD**

Landscape Architecture  
+ Urban Design



To: Laura Griggs  
405-297-2980  
Laura.griggs@okc.gov

From: Brent Wall PLA, ASLA  
Director, LAUD Studio  
220 NW 13th Street  
Oklahoma City, OK 73103  
Oklahoma Certificate of Authority No. 02418

10 October, 2024

Re: Scope of Work - 1140 Robinson

## PROJECT DESCRIPTION

Renovation of the parking lot at 1140 Robinson is intended to provide an improved parking layout, improved overall aesthetic, and serve the parking needs for the newly renovated Baptist Building located at 1141 Robinson directly west of the subject site. Currently, the parking lot is haphazardly organized and has no real visual value. The plans contained herein seek to remedy this situation through a newly planned and organized parking strategy, and a thoughtfully designed landscape.

## PROJECT COMPONENTS

PARKING LOT- Note: Refer to Civil Sheets for all parking lot construction items.

The existing parking lot surface shall be removed in preparation for the new parking surface. The existing entry along NW 11th will be removed and replaced (refer to civil sheets). The parking lot surface will be asphalt with concrete header curbs along the east, south, west, and north sides (refer to civil plans). Surface drainage will sheet flow to landscaped beds along the periphery (refer to civil plans). Rubber parking bumpers will prevent vehicles from entering the landscaped beds.

## BICYCLE RACKS

Six bicycle racks have been placed inside the parking lot in an area that is too small for a vehicular space.

## ADA SIGNAGE

Two ADA signs will be placed along the west side the parking lot. The signs have been designed to emulate the architectural motifs of the building and solar canopies.

## PLANTING

The use of future solar canopies limits the amount of trees that can be placed in the parking area. A trade between shade from trees and shade from the canopies should be considered a positive. As a result, trees have been placed on the north side of parking area where they will shade the sidewalk and street, but will not



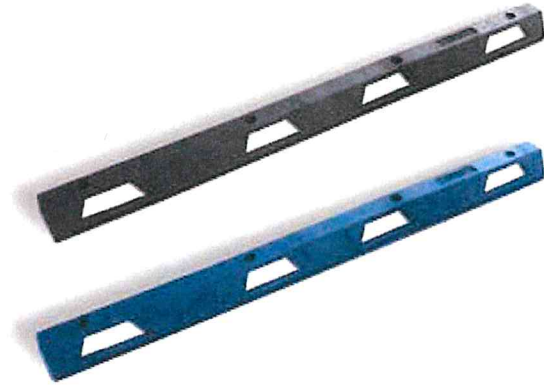
decrease solar gain on the solar panels.

Plantings have been crafted to provide an evergreen screen from the utility easement on the east side, screening on the south side through the use of large ornamental grasses, screening on the north side through the use of medium size ornamental grasses, and screening on the west side through a combination of short shrubs, grasses, and colorful perennials. Visibility and safety concerns require that the landscape be low enough to ensure the interior of the parking area is open.





Bola Bicycle Rack by  
Landscape Forms  
Qty: 6



Recycled Rubber Parking Bumpers 6'  
Qty Black Standard: 23  
Qty Blue ADA: 2



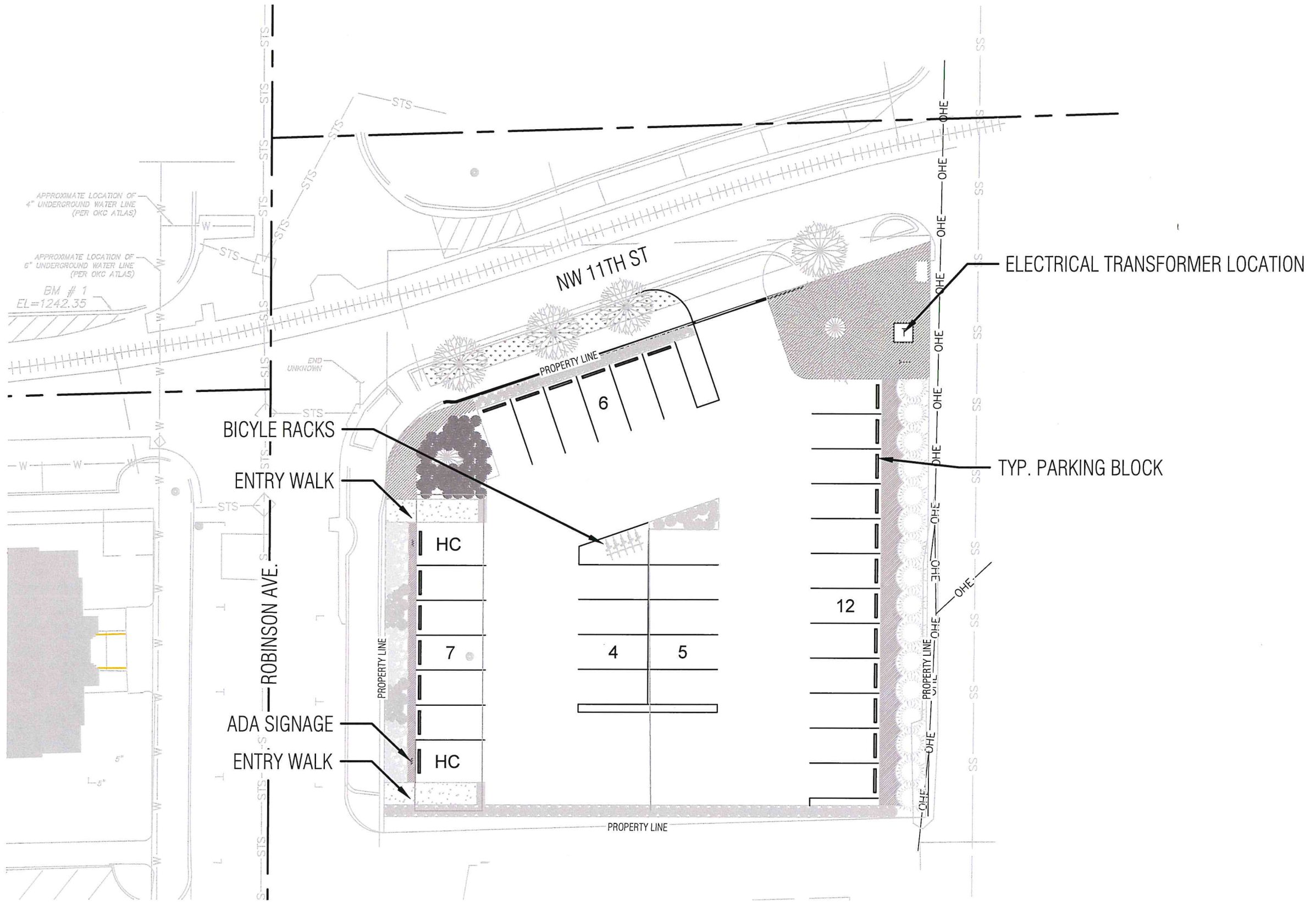
Custom ADA Signage  
Qty: 2



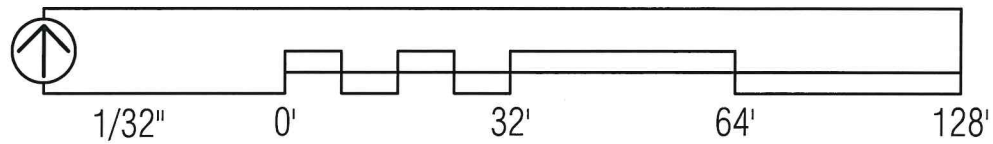


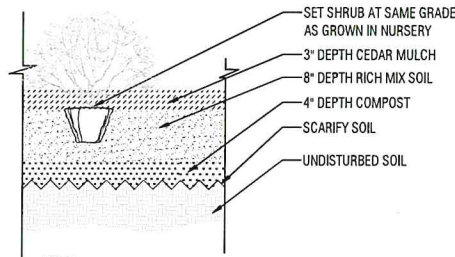
1140 Robinson

5



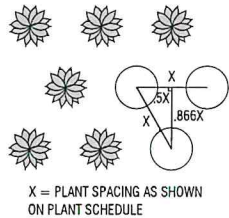
# SITE PLAN





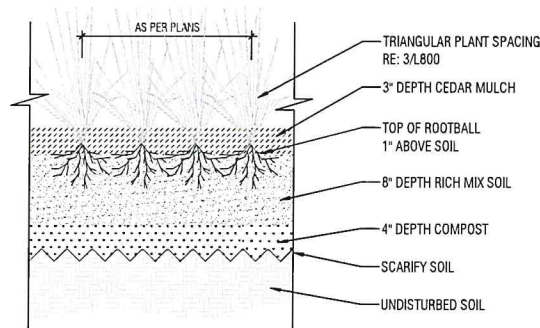
NOTE:  
1. SCARIFY SOIL  
2. PLACE 4" COMPOST AND TILL  
3. PLACE RICH MIX SOIL AND COMPACT NO MORE THAN 75%  
4. PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

#### 4 SHRUB PLANTING SCALE: AS SHOWN



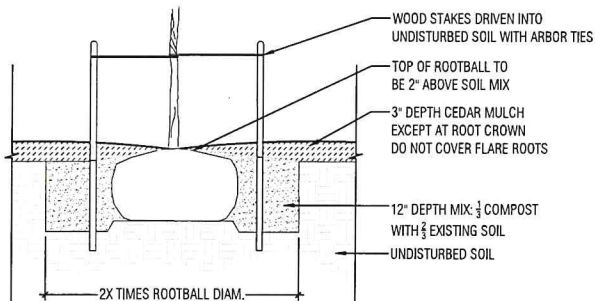
X = PLANT SPACING AS SHOWN  
ON PLANT SCHEDULE

#### 3 TRIANGULAR SPACING SCALE: AS SHOWN



NOTE:  
1. SCARIFY SOIL  
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3. PLACE RICH MIX SOIL AND COMPACT NO MORE THAN 75%

#### 2 GROUND COVER DETAIL SCALE: AS SHOWN



NOTE:  
1. CUT TWINE & BURLAP FROM AROUND TRUNK. FOLD BURLAP TO EXPOSE TOP 1/4 OF ROOTBALL. REMOVE ALL BASKETS IF PRESENT  
2. PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING  
3. BUILD INVERTED WELL AS SHOWN  
4. SATURATE AFTER PLANTING TO REMOVE AIR VOIDS  
5. WOUND TRACE ALL INJURIES INCURRED DURING PLANTING

#### 1 TREE PLANTING DETAIL SCALE: AS SHOWN

### PLANTING NOTES

BY USE OF THESE DRAWINGS BEARING THE SEAL AND SIGNATURE OF THE LANDSCAPE ARCHITECT, FOR ANY REASON, THE USER ACKNOWLEDGES AND ACCEPTS THE FOLLOWING:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED TO DAMAGE OF SAID UTILITIES OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- ANY DISCREPANCIES BETWEEN THE NOTES AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON SITE AND THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
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- REFER TO DRAWINGS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION. MULCH SHALL BE CEDAR.
- ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL COMPLETE THE FOLLOWING TASKS BEFORE BEGINNING PLANTING OPERATIONS:

SHRUBS- LAYOUT CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT ONSITE PRIOR TO DIGGING HOLES FOR PLANTING.

TREES- STAKE ALL TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES FOR PLANTING. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR. ENSURE PROPER COORDINATION OF ALL FOOTINGS, SUB-STRUCTURE AND UTILITIES.

ELECTRICAL- STAKE THE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. REVIEW WITH PROPOSED TREE STAKING MENTIONED ABOVE. ANY SITE LIGHTING INSTALLED WITHOUT ITS FINAL LOCATION APPROVED BY THE LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR.

- THE CONTRACTOR SHALL ALWAYS ASSUME THE SMALLER SIZE OF EACH PLANT WHEN A RANGE IS GIVEN CONCERNING SPACING. I.E. PLANT TYPE IS 12" TO 18" WIDE. THE CONTRACTOR SHALL USE 12" (THE SMALLER SIZE) TO ESTIMATE PLANTS REQUIRED TO FILL A GIVEN AREA.
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- WARRANTY PERIOD FOR TURF, GRASSES, SHRUBS TREES AND ALL VEGETATION: TWELVE MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.
- WARRANTEE REPLACEMENTS: REMOVE DEAD AND/OR DEFECTIVE PLANTS IMMEDIATELY AND REPLACE WITHIN THIRTY DAYS WHEN WEATHER CONDITIONS PERMIT BUT BEFORE FINAL COMPLETION. MATCH SIZE AND SPECIES OF ADJACENT PLANTS. REINSTATE THE WARRANTY FOR THE CORRECTED WORK FROM DATE WHEN THE CORRECTION IS COMPLETED.

### PLANT SCHEDULE

#### TREES

Symbol	Quantity	Common Name	Botanical Name	Selection	Size	Spacing	Detail	EVERGREEN	POINT VALUE	TOTAL POINTS
Gb	1	Skytower Maidenhair Tree	Ginkgo biloba	'Skytower'	2"	As Shown	1/L800	N	12	12
Gd	4	Kentucky Coffee Tree	Gymnocladus dioica		2"	As Shown	1/L800	N	12	48
Ins	16	Nellie Stevens Holly	Ilex 'Nellie R. Stevens'		7'-8" HT.	As Shown	4/L800	Y	12	192

#### SHRUBS

Symbol	Quantity	Common Name	Botanical Name	Selection	Size	Spacing	Detail	EVERGREEN	POINT VALUE	TOTAL POINTS
Bd	15	Butterfly Bush	Buddleia spp.	Lo and Behold 'Purple Haze'	#5	As Shown	4/L800	N	3	45
Cg	1	Hardy Bird of Paradise	Caesalpinia gilliesii		#5	As Shown	4/L800	N	3	3
Jc	115	Shore Juniper	Juniperus conferta		#5	36" OC	4/L800	Y	3	345

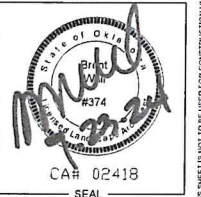
#### GROUND COVER

Symbol	Quantity	Common Name	Botanical Name	Selection	Size	Spacing	Detail	EVERGREEN	POINT VALUE	TOTAL POINTS
Cn	55	Calamint	Calamintha nepeta		1 gal	As /shown	2.3/L800	N	0.5	27.5
Cd	51	Berkeley Sedge	Carex divulsa		1 gal	12" OC	2.3/L800	N	0.5	25.5
Cl	65	Inland Sea Oats	Chasmanthium latifolium		1 gal	As shown	2.3/L800	N	0.5	32.5
Pn	160	Frog Fruit	Phyla nodiflora		1 gal	12" Oc	2.3/L800	N	0.5	80
Pv	71	Switch Grass	Panicum virgatum		1 gal	As Shown	2.3/L800	N	0.5	35.5
Rh	31	Black Eyed Susan	Rudbeckia hirta	'Indian Summer'	1 gal	As Shown	2.3/L800	N	0.5	15.5
Yp	50	Pale Leaf Yucca	Yucca pallida		5 gal	30"	3.4/L800	N	3	250

### POINTS SCHEDULE

Site Area	17666	PROVIDED	REQUIRED
Developed Area	17666	LANDSCAPE POINTS 1111.5	292.43
Additional Parking	34	EVERGREEN POINTS 537	73.1075
Required Parking	34		
Site Points	88.43		
Parking Points	204		
Total Landscape Points	292.43		
Highway Frontage	0		
Non Highway Frontage	0		
Minimum Points in Front and Side Yards			
Minimum Evergreen Points	73.1075		
Maximum Turf Points	73.1075		

BAPTIST BUILDING  
PARKING AND LANDSCAPING IMPROVEMENTS  
1140 North Robinson Avenue  
Oklahoma City, Oklahoma 73103



- Architecture
- Historic Preservation
- Master Planning
- Interior Design

102 W. Apache St.  
Norman, Oklahoma  
73069

tel: 405.360.5818  
blw@anishinabedesign.com

OK CA No. 02154  
June 30, 2025

PROJECT NUMBER  
H39722  
ISSUE DATE  
SEP 23, 2024  
REVISION DATES

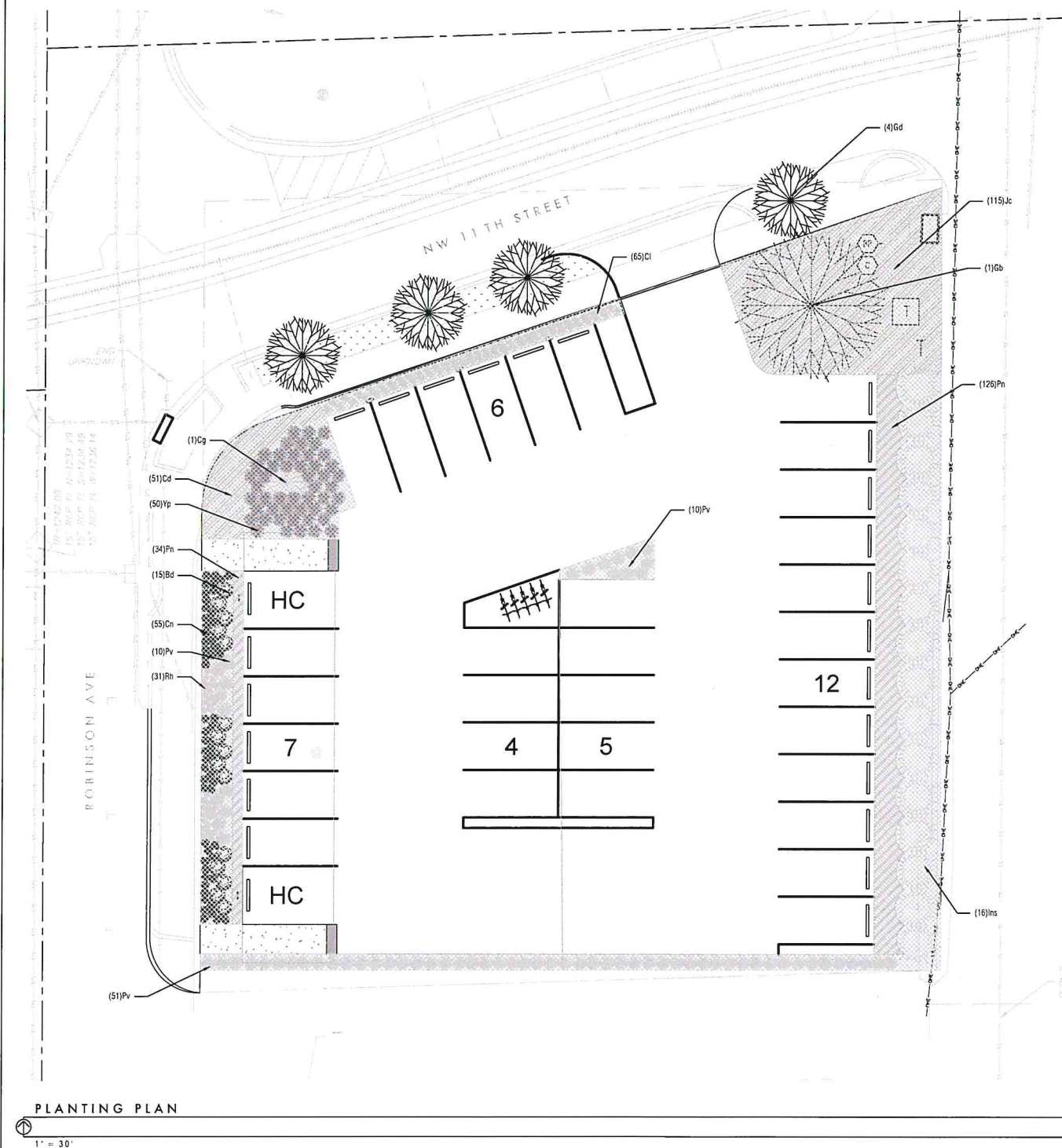
SHEET TITLE  
PLANTING PLAN

SHEET NUMBER  
L800



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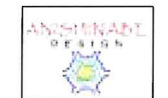


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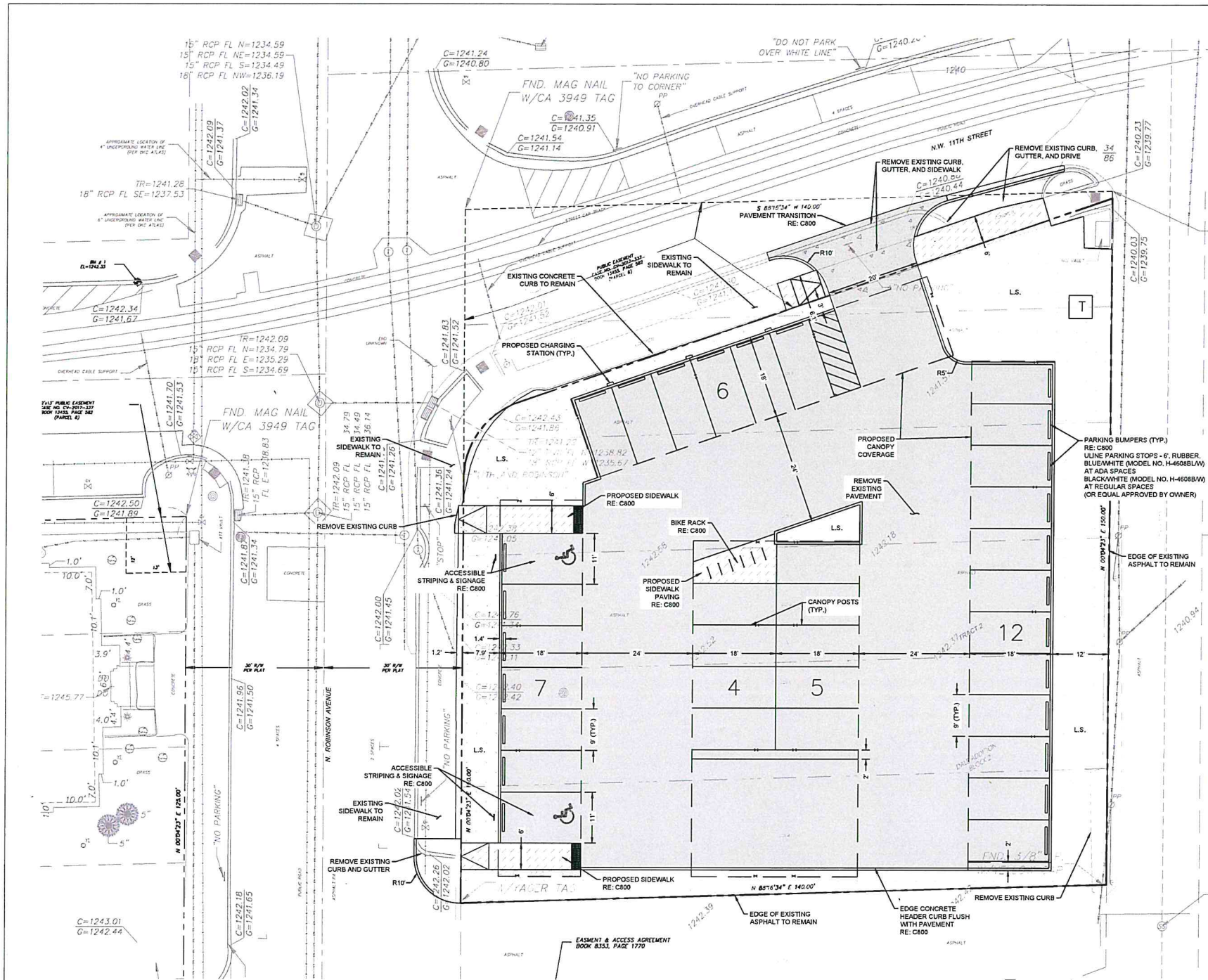






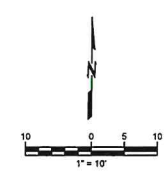
**CAUTION**  
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



**LEGEND**

---	PROPERTY LINE
---	PROPOSED CANOPY COVERAGE
[Pattern]	SIDEWALK RE: C800
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT RE: C800
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT RE: C800
[Pattern]	LANDSCAPE PLANTING BED (L.S.)



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**PARKING AND LANDSCAPING IMPROVEMENTS**  
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**OCT 10, 2024**

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SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C400**



