



The City of OKLAHOMA CITY

APPLICATION FOR CERTIFICATE OF APPROVAL

BC [x] DBD, DTD-1, SRODD, SYC, UD, DTD-2, SYT. District: DTD-1. Fee: \$200. Case Number: PCA-24-00022

Project type: New Project. Project Address: 820 NW 9th St. Property Owner: Dr. Salman Zubair. Organization: Shah 2 LLC. Phone: 405-308-6269. Email: Salman.Zubair@ssmhealth.com

I prefer my documents to be: [ ] Mailed or [x] 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.

Property Owner's Name: Salman Zubair. Signature: [Signature]. Date: 5-14-24. Applicant Name: ADGBlatt. Organization: Architecture Firm. Address: 920 W Main St. Phone: 405-232-5700. City, State, Zip: Okc, Ok. 73106. Email: tzajac@adgblatt.com

I prefer my documents to be: [ ] Mailed or [x] Emailed.

Applicant's Name: Tim Zajac. Signature: [Signature]. Date: 5-14-2024

BUILDING CONSTRUCTION Square feet of entire structure. [ ] New Construction [ ] Renovation [ ] Addition [ ] Demolition

OTHER WORK [x] Parking Lot Square feet of new parking lot or expansion to parking lot 35,000 s.f. [ ] Sign Square feet each sign [ ] Streetscape Length [ ] Width [ ] Note: Revocable Permits Required [ ] Fence Height [ ] Length [ ] Material [ ] Work not specified above

Received by: [Signature] Date received: [ ]



Fees effective 07/16/2020



13 May 2024

Attn: Laura Griggs

**Re: Proposal for Temporary parking Lot at 9<sup>th</sup> and Francis for DDRC review.**

Dear Ms. Griggs,

Please find the attached application and drawings for review. The project is a temporary parking lot for SSM Hospital during a period of construction to replace lost parking south of the campus. It is anticipated the lot will be required for approximately 24 months. We are, however, designing the parking lot to meet permanent lot requirements.

Please also note that we are developing parking spaces that access the alley in accordance with 59-10150.2.

Thank you,

**ADG Blatt**

Timothy M. Zajac, AIA  
Project Manager  
[tzajac@adgblatt.com](mailto:tzajac@adgblatt.com)

Enc:  
Project Scope Sketches

ADG Blatt  
920 W Main | Oklahoma City, OK | 73106 | 405.232.5700  
101 S Broadway #200 | Edmond, OK | 73034 | 405.340.8552  
[adgblatt.com](http://adgblatt.com)



Submitted by Bell & McCoy Lighting and Controls



**Job Name:**  
St. Anthony Neurology Clinic  
Architect: ADG (OKLAHOMA CITY)  
Engineer: PROFESSIONAL ENGINEERING  
CONSULTANTS, PA (OKLAHOMA CITY)

**Catalog Number:**  
BEACON VP-S-24NB-55-3K-T4-BLC

Notes:

Type:

P1

OKLAHOMA18-65228



**SPECIFICATIONS**

**Intended Use:**

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

**Construction:**

- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

**LED/Optics:**

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

**Electrical:**

- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA; shuts off at end of life.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

**Controls/Options:**

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on hours of operation or time of night (see [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).
- Also available with Beaconnect Wireless Control System (see [www.beaconproducts.com/products/beaconnect](http://www.beaconproducts.com/products/beaconnect)).

**Installation:**

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

**Finish:**

- Beacote V polyester powder-coat electrostatically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

**Listings:**

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IDA approved

**Warranty:**

Five year limited warranty (for more information visit: [www.hubbell-lighting.com/retailers/warranty](http://www.hubbell-lighting.com/retailers/warranty)).

**CERTIFICATIONS/LISTINGS**



\*3000K and warmer CCTs only

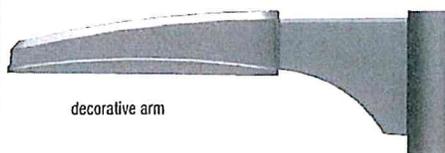
Web: [www.securitylighting.com](http://www.securitylighting.com)  
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704  
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642  
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**BEACON**  
Small Viper Luminaire

**PRODUCT IMAGE(S)**

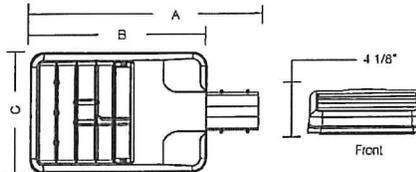


rectangular arm



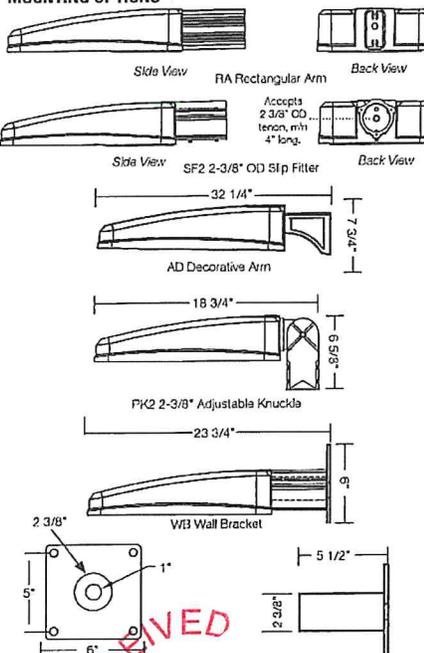
decorative arm

**DIMENSIONS**



A	B	C	Weight:	EPA
22.75" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft <sup>2</sup>

**MOUNTING OPTIONS**



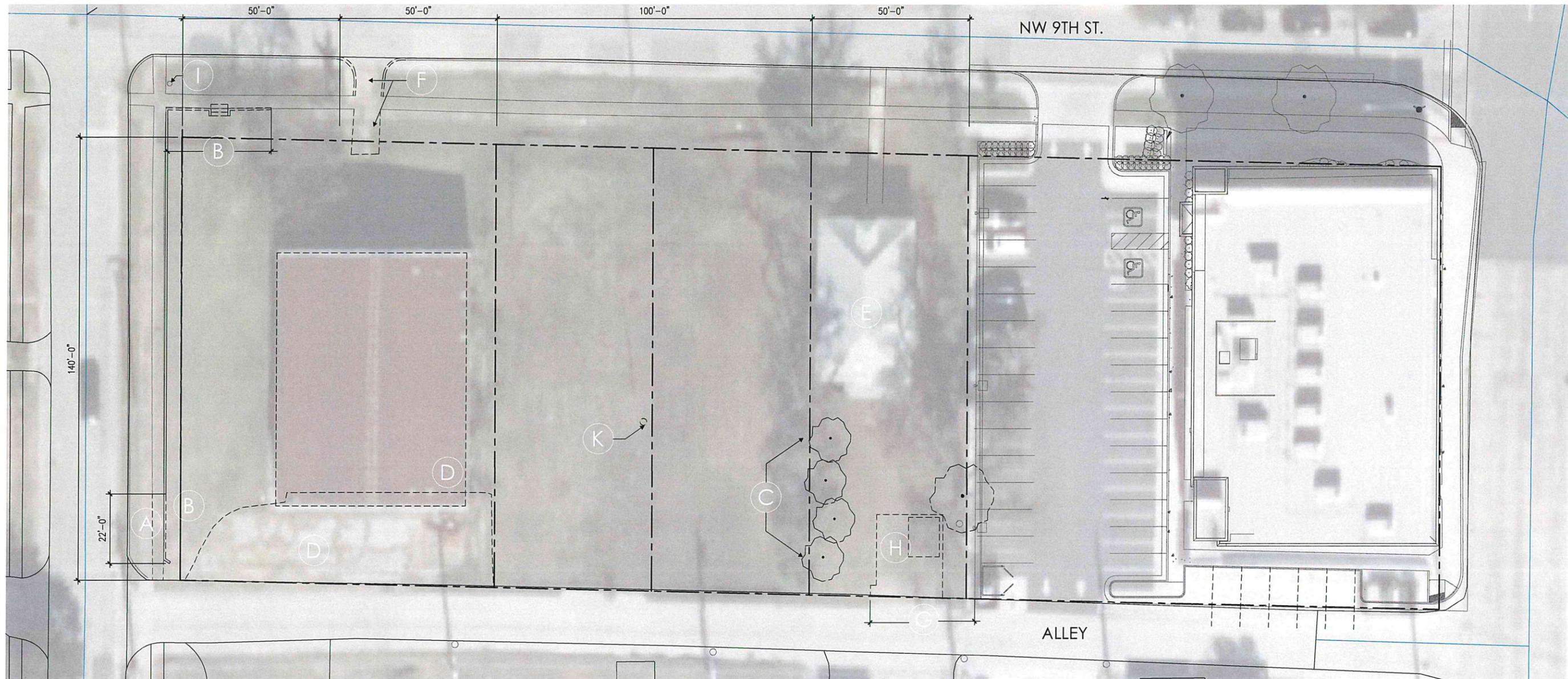
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Drawing name: M:\PROJECTS\HEALTH\Zubair\Projects\Zubair\_Site\_Sheet\_2d\_Site\_Planning > Phase One (Demo) Plotted By: YSECUINI Jun 13, 2024 - 10:10am



- (A)** VERIFY CONDITION OF EXISTING SIDEWALKS  
NEW SIDEWALKS TO REMAIN OLD AND DAMAGED SIDEWALKS TO BE  
REMOVED AND REPLACED.
- (B)** VERIFY AND DEMO LOW RETAINING WALL AND STAIRS AS REQUIRED.
- (C)** VERIFY AND REMOVE TREES/FENCE IN THIS AREA.
- (D)** REMOVE EXISTING BUILDING SLAB AND RETAINING WALL IN IT'S ENTIRELY.
- (E)** EXISTING HOUSE TO REMAIN
- (F)** DEMO CURB CUT AND REPLACE GUTTER
- (G)** DEMO CURB FOR NEW DRIVE

- (H)** REMOVE STORAGE BUILDING AND SLAB
- (I)** EXISTING FIRE HYDRANT TO REMAIN
- (J)** RE-STRIPE EXISTING PARKING SPACES TO BE PARALLEL  
PARKING STALLS
- (K)** REMOVE / RELOCATE EXISTING POWER POLE



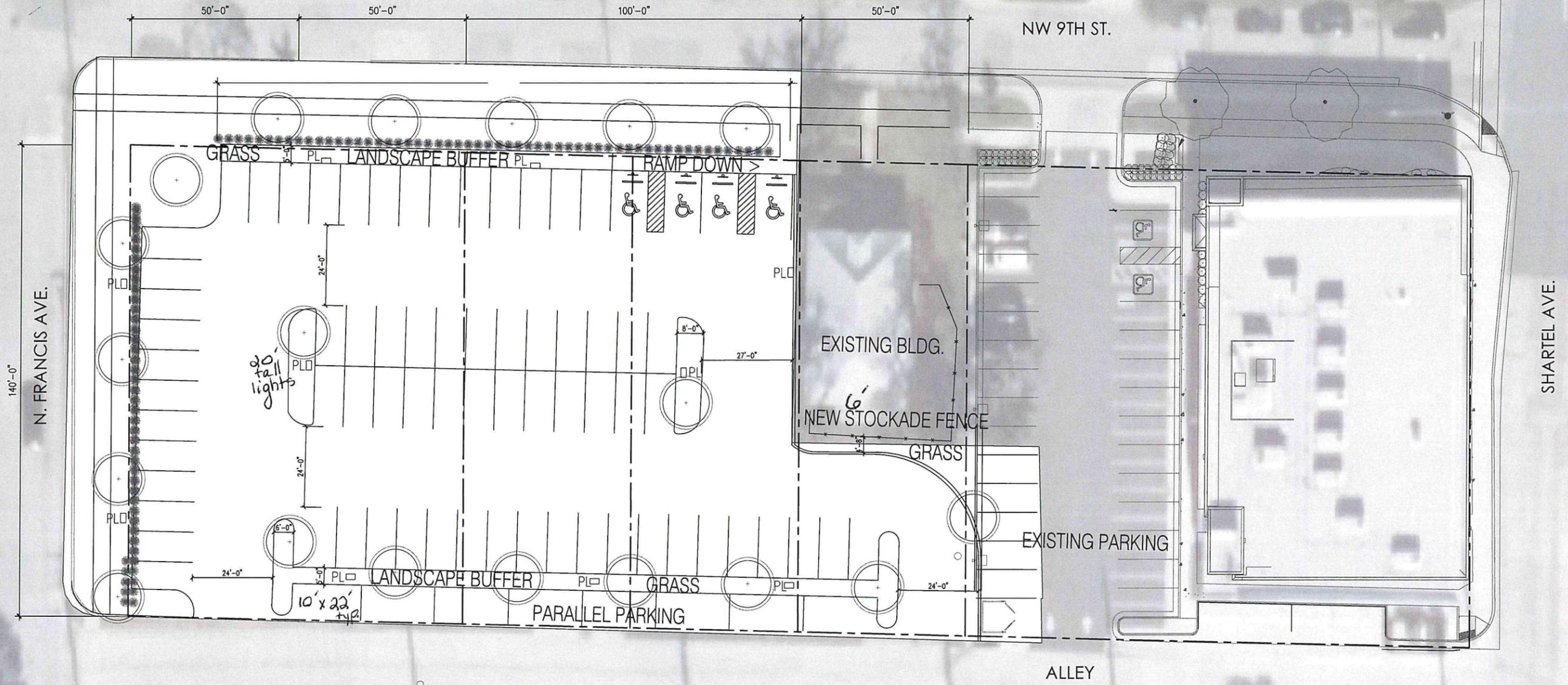
**1** Phase One Demo  
**SITE PLAN**  
SCALE: 1/32" = 1'-0"

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**9th. + N. Francis Parking Lot**  
9th Street Oklahoma City, OK



Drawing name: M:\PROJECTS\HEALTH\Zubair\Projects\Zubair Site Plan.dwg > Phase One Plotted By: J. RMORFAN Jun 13, 2024 - 9:18am



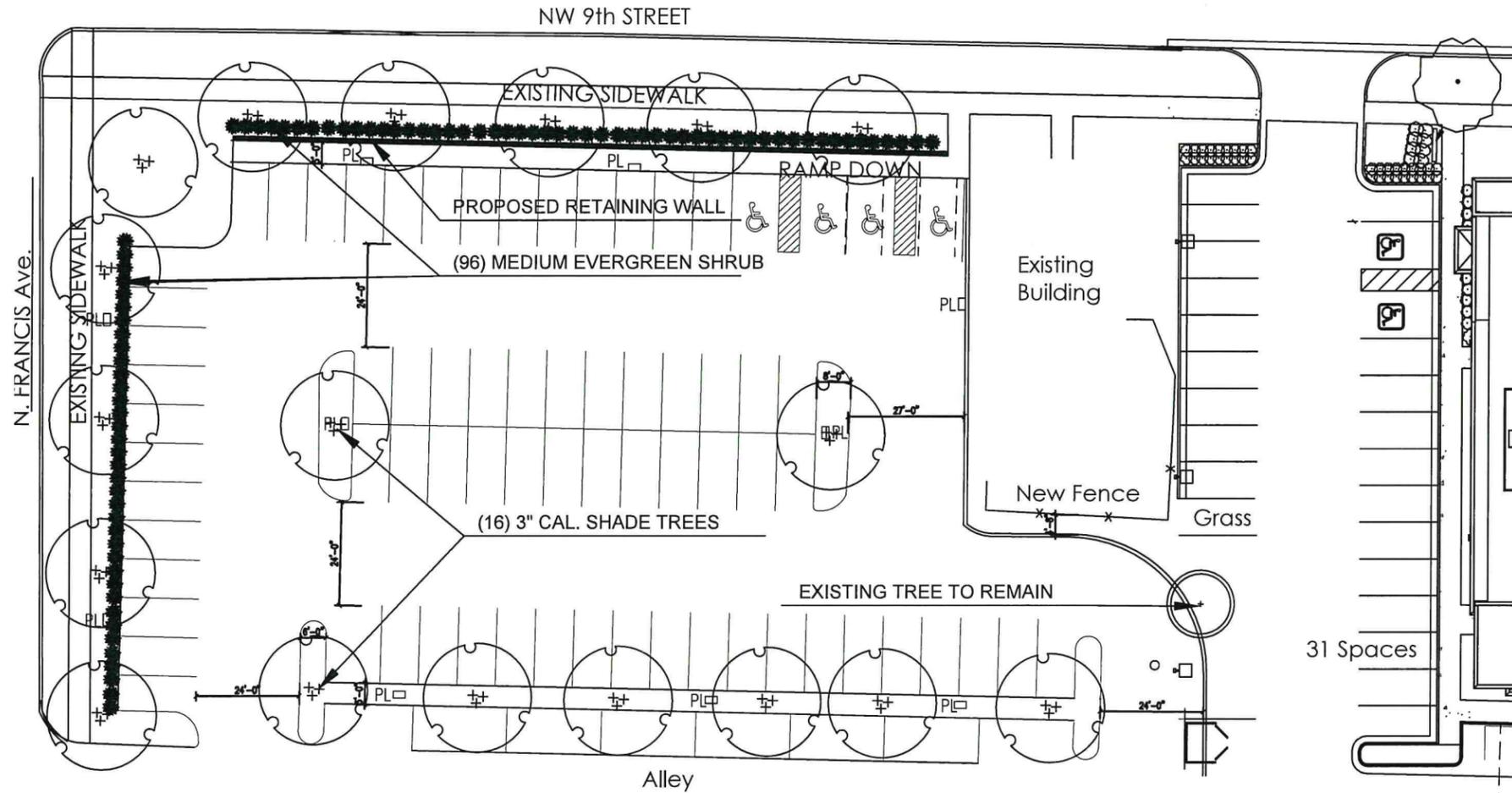
**1** **SITE PLAN**  
SCALE: 1/32" = 1'-0"

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**9th. + N. Francis Parking Lot**  
9th Street Oklahoma City, OK



Drawing name: C:\Users\msottong\Desktop\Site 1 2 and 30KC Downtown 2024.dwg > Layout1 Plotted By: MSOTTONG Jun 13, 2024 - 10:34am



**1** Phase One Landscape Plan  
**Landscape Plan**  
 SCALE: 1/32" = 1'-0"



**PLANTING PLAN NOTES**

1. PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND/OR CIVIL ENGINEER AND, CONSULT WITH ALL UTILITY COMPANY REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS.
2. CONTRACTOR TO STAKE ALL TREE LOCATIONS AND PLANTING BED FORMS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES, STRUCTURES AND SITE IMPROVEMENTS. ANY DAMAGE SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING FIVE (5) DAYS PRIOR TO THE ANTICIPATED DATE FOR REVIEW OF THE PLANT LOCATION STAKING. REVIEW TO BE REQUESTED PRIOR TO EXCAVATION OF THE PLANTING PITS.
4. FINISHING GRADES IN ALL LANDSCAPE AREAS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SEEDING, SODDING, OR PLANTING. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW FIVE (5) DAYS PRIOR TO THE DESIRED DATE OF REVIEW TO BE REQUESTED PRIOR TO EXCAVATION OF THE PLANTING PITS.
5. THE CONTRACTOR SHALL PRESERVE AREAS OF EXISTING VEGETATION, INCLUDING GRASS, THAT OCCUR WITHIN THE CONTRACT LIMITS BUT ARE NOT NEEDED FOR CONSTRUCTION. REPAIR ALL OF THESE EXISTING AREAS TO THEIR ORIGINAL CONDITION WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER.
6. PRIOR TO SEEDING OR SODDING, VERIFY THAT SOIL ADJACENT TO PAVEMENT AND CURBS ARE AT THE CORRECT ELEVATION TO ASSURE A LEVEL TRANSITION FROM THE PAVEMENT TO THE LAWN AREAS. NO COMPENSATION FOR REMOVAL AND REPLACEMENT OF INSTALLED LAWN, DUE TO UNACCEPTABLE TRANSITION FROM ONE SURFACE TO THE OTHER (I.E SOD TOO HIGH OR TOO LOW) WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
7. QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
8. ALL SOIL AND OTHER DEBRIS SPILLED OR TRACKED ONTO THE PUBLIC R.O.W OR ADJACENT PROPERTIES SHALL BE CLEANED-UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. PLANT LABELS AND TAGS SHALL BE LEFT ON THE PLANT MATERIALS UNTIL AFTER THE INITIAL INSPECTION BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREES TO BE STRAIGHT AND VERTICAL AT THE TIME OF THE FINAL INSPECTION SCHEDULED AT THE END OF THE ONE YEAR WARRANTY PERIOD. SHOULD THE CONTRACTOR CHOOSE TO STAKE OR GUY THE TREES, STAKING AND GUYING SHALL BE PLACED PER THE CONTRACT DOCUMENT AND THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND OFF-SITE DISPOSAL OF ALL STAKES, WIRES, CABLE, AND ANCHORS IMMEDIATELY BEFORE THE ONE YEAR WARRANTY INSPECTION.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL SHRUBS & PERENNIALS TO A MINIMUM DEPTH OF 3 INCHES, MAXIMUM DEPTH OF 4 INCHES. HARDWOOD MULCH SHALL NOT BE ARTIFICIALLY DYED.
11. BACKFILL TO TOP OF CURB OR TOP OF PAVEMENT WITH AMENDED SOIL (MINUS 1-1/2" FOR SOD AND 4" FOR PLANTING BEDS).
12. ANY CANOPY TREES CURRENTLY ON SITE AND IN GOOD HEALTH MAY BE TRANSPLANTED TO ALIGN WITH NEW PLANTING DESIGN.



**UTILITY WARNING:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. 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 THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.

Zubair Site Study  
 9th Street Oklahoma City, OK



Drawing name: C:\Users\mattstong\Desktop\Site 1 2 and 3OKC Downtown 2024.dwg > Layout1 (4) Plotted By : MSOTDONG Jun 13, 2024 - 10:35am

PLANT QUANTITY	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES					
18	SHADE TREES 7 - Quercus shumardii (Shumard Oak) 7 - Ulmus parvifolia (Lacebark Elm)	3" CAL	8'-9'	4'-5'	B&B, STRONG CENTRAL LEADER, MATCHED, FULL AND WELL ROOTED. LANDSCAPE ARCHITECT TO APPROVE. PRIOR TO PURCHASE
SHRUBS / ORNAMENTALS					
96	MEDIUM EVERGREEN SHRUB 96 - Myrica Cerifera Var. Pumila. Dwarf Wax Myrtle	3 GAL	2'-3'	2'-3'	CONTAINER GROWN, MATCHED, FULL AND WELL ROOTED. LANDSCAPE ARCHITECT TO APPROVE. PRIOR TO PURCHASE
4000 SQ'	BERMUDA GRASS Cynodon dactylon	SOD			

**LANDSCAPE CALCULATION**

33,400 SF OF DEVELOPED AREA

- 1) 33,400/200 SF = 167 POINTS
- 2) 86 NEW PARK. x 3 = 258 PTS

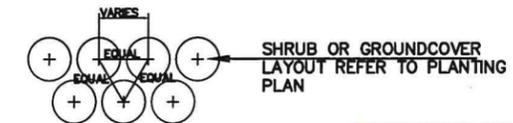
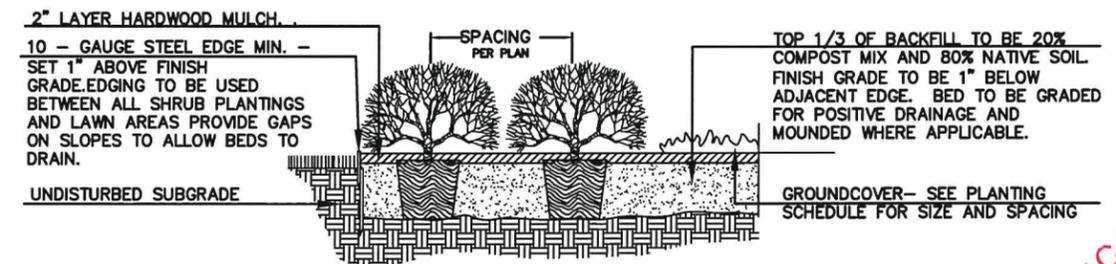
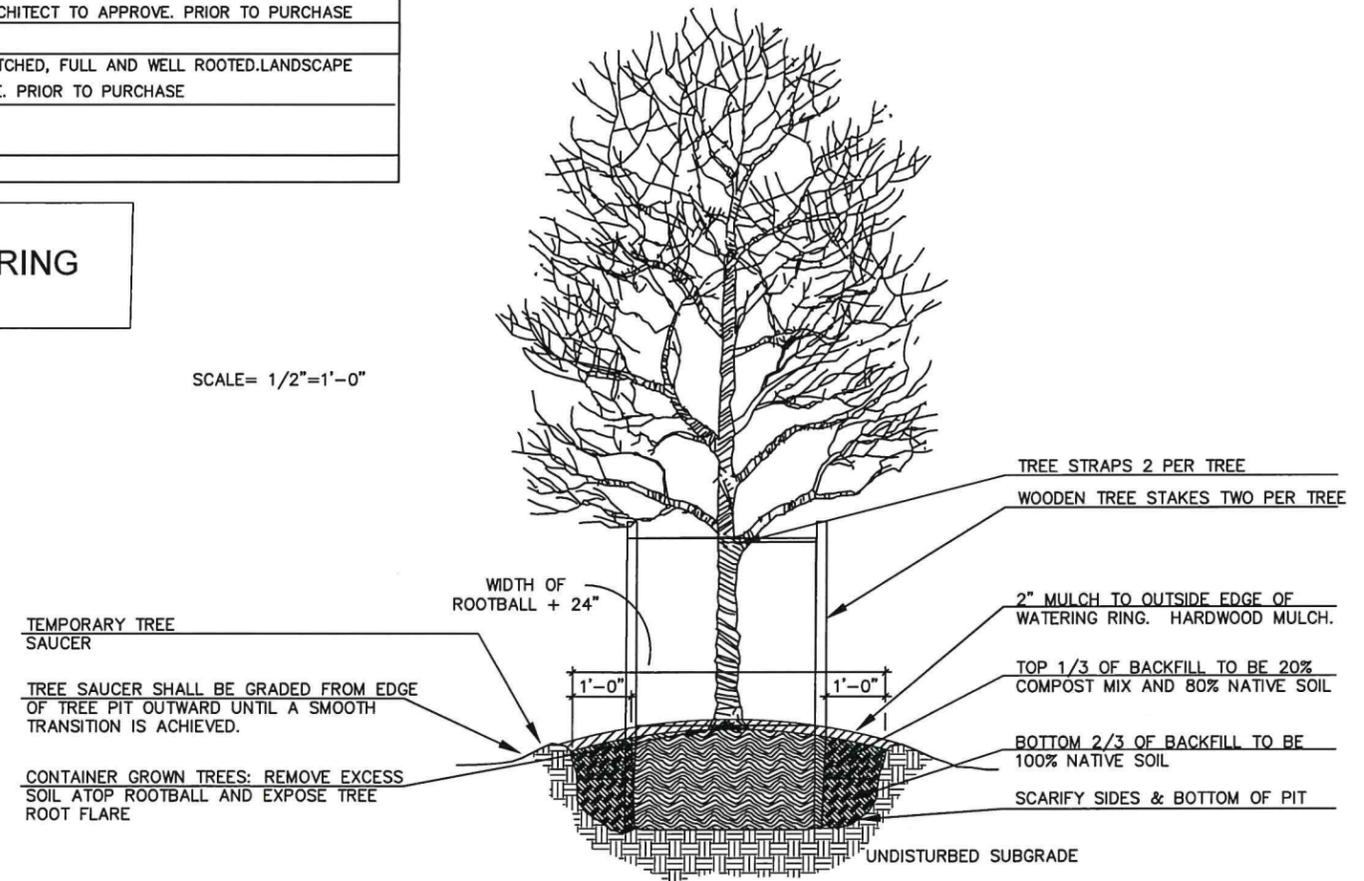
TOTAL LANDSCAPING REQ'D = 425 POINTS

TOTAL LANDSCAPING PROVIDED = 462 PTS

Plant type	Points	Qty.	Total
3" Cal. Trees	15	18	270
Medium Evergreen			
Shrub	2	96	192
<b>Total Points</b>			<b>462</b>

**CONTRACTOR RESPONSIBLE FOR IRRIGATING ALL PLANT MATERIAL DURING CONSTRUCTION.**

SCALE = 1/2" = 1'-0"



**Phase One Landscape Details**  
**Landscape Details**

SCALE: NTS

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**ADG Blatt**

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