

Planning Commission Minutes
July 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:51 a.m. on July 24, 2023)

7. (SPUD-1545) Application by Ana L. Torres Solis to rezone 1715 NW 2nd Street from R-2 Medium-Low Density Residential District to SPUD-1545 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 27, 2023

Item No. IV. 7.

(SPUD-1545) Application by Ana L. Torres Solis to rezone 1715 NW 2nd Street from R-2 Medium-Low Density Residential District to SPUD-1545 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Charles Allen
Company Allen Engineering, Inc.
Phone 405-840-9901
Email callen@aeswins.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow office and two single-family residences.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Size of Site: 0.344 acres

3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|--------------|-------------|-------------|-------------|-------------|
| Zoning | R-2 | R-2 | R-2 | R-2 | R-2 |
| Land Use | Residential | Residential | Residential | Residential | Residential |

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulation of the **R-2, Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020 as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Single-Family Residential (8200-14), and
Administrative & Professional Office (8300.1).
2. Maximum Lot Coverage: 65%.
3. Maximum Building Height: 35 Feet and three stories.
4. Building Setback Lines:
25' Front (17.6' For Existing House),
0' Rear (10' from Centerline of Vacated 20' Alley), and
5' Side.
5. Open Space: A minimum of twenty percent (20%) open space shall be provided in this SPUD.
6. Sight-proof Screening: Existing six-foot wood stockade fence shall be deemed to satisfy the requirements for this SPUD.
7. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A 5-foot landscaped buffer shall be included on the West boundary abutting Residential.
8. Signs:
Freestanding accessory signs or pole signs shall not be permitted in this SPUD.
Electronic Message Display signs shall not be permitted in this SPUD. Attached signs will be in accordance with the base zoning district regulations. Non-accessory Signs shall not be permitted in this SPUD.
9. Access: Access to the property Shall be by a maximum of two drives from NW 2nd Street.
10. Sidewalks: Existing sidewalks shall be deemed to satisfy the requirements for this SPUD. If the existing sidewalks are damaged or removed, Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel,

or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

11. The subject property in this SPUD shall be allowed to be subdivided into two (2) tracts through an administrative deed approval, provided the bulk restriction of the base zoning are satisfied for each tract.
12. Two (2) detached single-family dwellings shall be allowed for this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. A maximum of 30% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.
2. Street Improvements: Existing, not applicable.
3. Other:

Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters: Residential trash collection will be utilized to serve this site.

Parking: This SPUD shall provide shared parking between the two homes. The proposed new single-family residence lower level will have indoor garage space for six vehicles. The six garage parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

4. Drainage: If required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances.

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Floor Plans and Elevations

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**

5. Parks and Recreation

6. Police

7. Public Works

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.

- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add section II.3: All drainage design for this development shall be in accordance with the applicable requirements of chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.

- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

b. Solid Waste Management

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

a. Water/Wastewater Quality

Water Availability

- 1) An existing 24" water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.

- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Structured parking may be appropriate to achieve desired intensity levels.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD would allow one more home on the 0.34-acre site, or 5.8 dwelling units per acre.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are available on the subject site along NW 2nd Street. The SPUD calls for replacement of sidewalks if they are damaged or removed.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed office and residential uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The existing R-2 District requires a maximum height of 35 feet and 2 1/2 stories. The SPUD proposes a maximum height of 35 feet and 3 stories. The PUD proposes setbacks of 0 feet on the north, 5 feet on the east, and west. The R-2 District typically would require 5 feet setback at the side yards, 25 at the front and 10 at the rear.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

- 3) **Service Efficiency:**
- Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian Areas: *N/A*
 - Upland Forests: *N/A*
 - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site is located off NW 2nd Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located northwest of the site along N Virginia Avenue.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located on the north side of NW 2nd St. mid-block between N Kentucky Ave and North Virginia Ave. The site is developed with a single-family structure on the west side of the site and a vacant lot by demolition on the east. The surrounding lots are zoned R-2 and developed as single family residences. The west end of the block, and the areas north, east and west of the block, are zoned for and developed with industrial uses.

The SPUD is requested to build an additional residence with office space and a 6-car garage on the vacant lot comprising the eastern area of the application. The current R-2 zoning would allow two duplexes on the subject site, but does not allow for the office use. The proposal is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

STAFF REPORT
The City of Oklahoma City
Planning Commission
July 27, 2023
SPUD-1545

Item No. IV. 7.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

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Case No: SPUD-1545
Existing Zoning: R-2
Location: 1715 NW 2nd St.

Applicant: Ana L. Torres Solis



Simplified Planned Unit Development

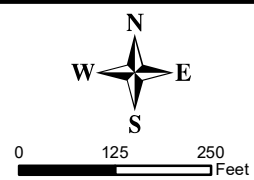
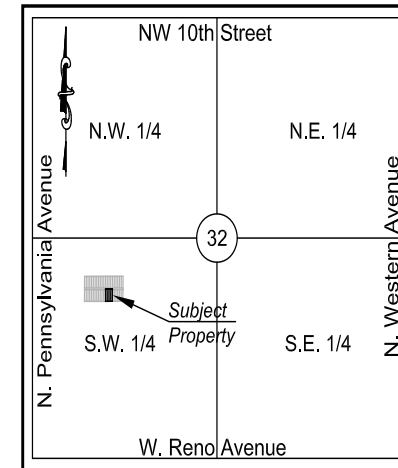


Exhibit "B"

Master Development Plan



Vicinity Map
Section 32, Township 12N, Range 3W
Not To Scale

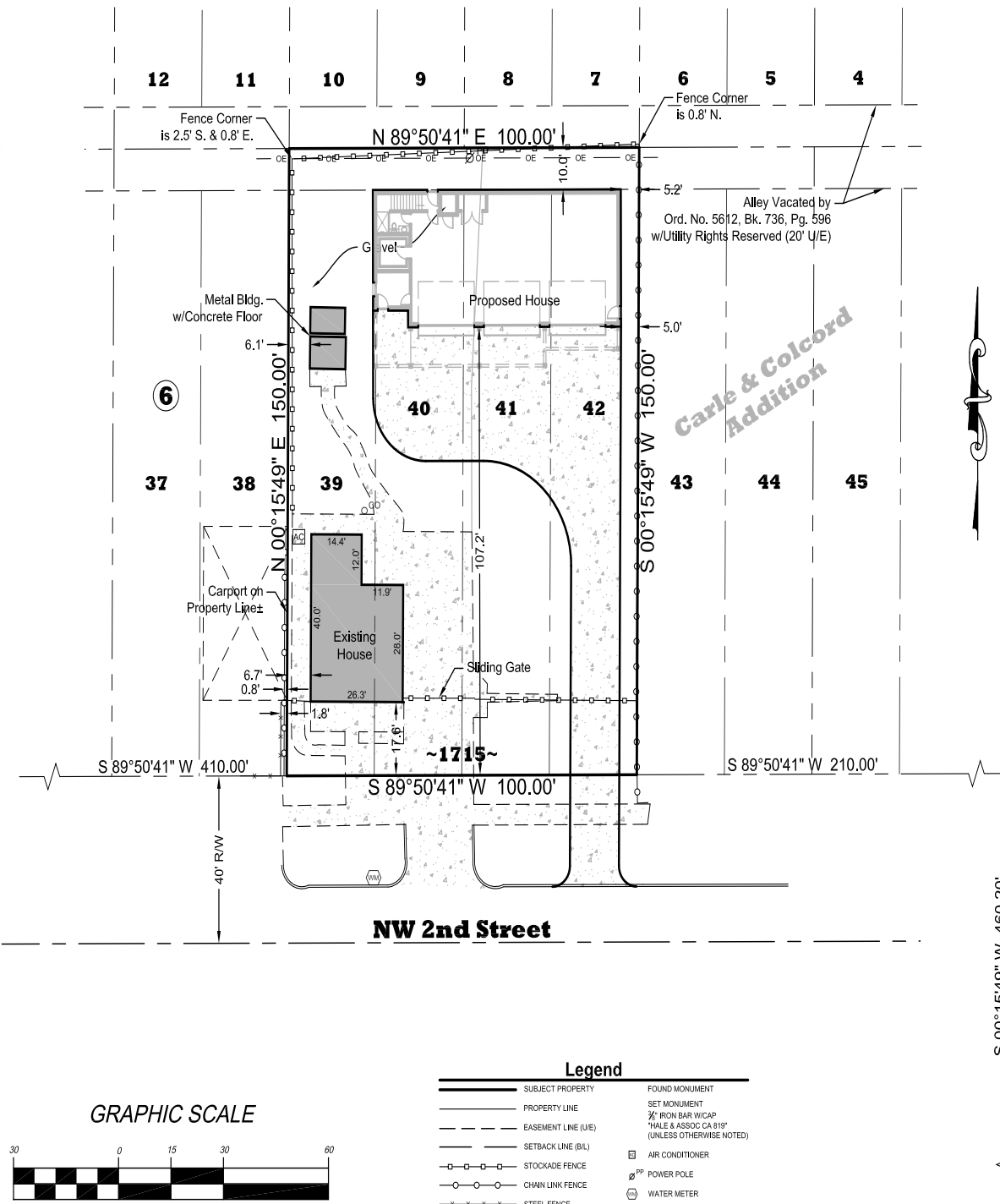
Legal Descriptions

Quit Claim Deed ~ Book 13126, Page 293

Lots Thirty-nine (39), and Forty (40), of Block Six (6), in CARLE AND COLCORD'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 3, Page 35.

Quit Claim Deed ~ Book 11975, Page 1442

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PROJECT NAME
New Generation Concrete
1515 NW 2nd Street
Oklahoma City, Oklahoma 73106
(405) 921-7506

PROJECT NAME
1715 NW 2nd Street
Oklahoma City, Oklahoma 73106
Carle & Colcord's, Block 6, Lots 39-42
Exhibit "B"
Master Development Plan

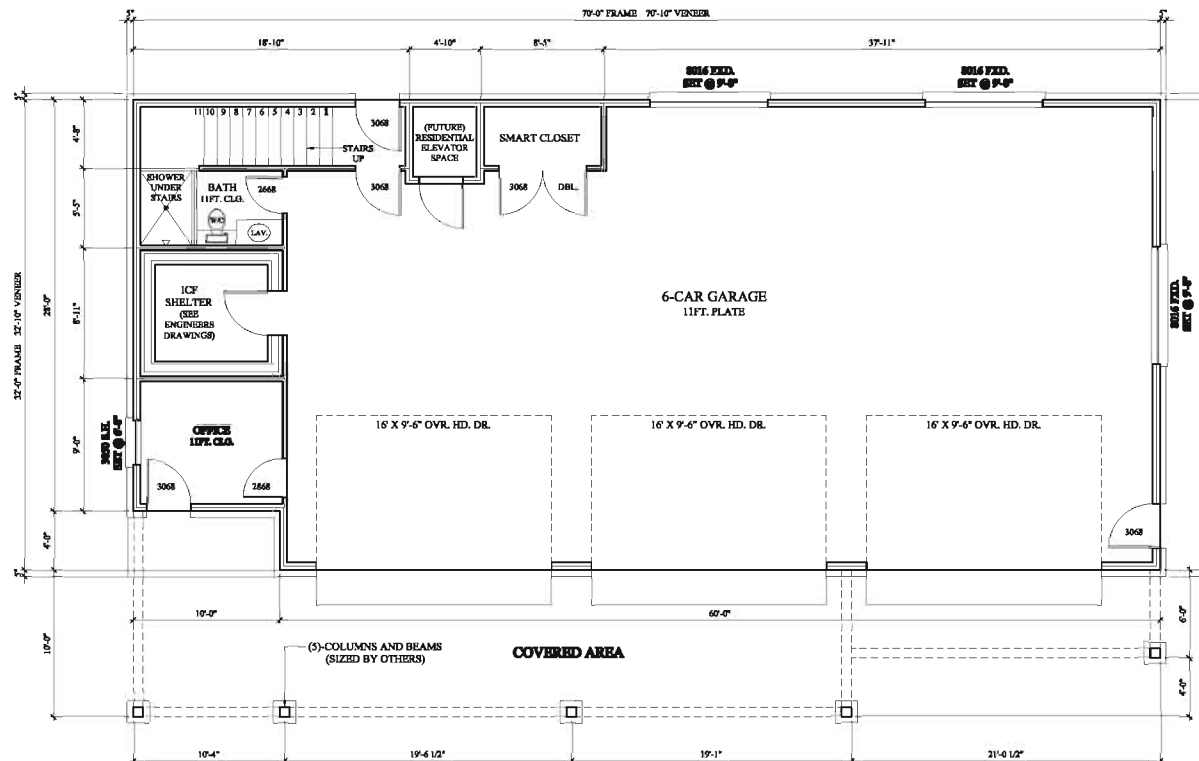
PROJECT NAME
ALLEN
ENGINEERING
SERVICES, INC.
1601 N. Lincoln Blvd., Suite 200
Oklahoma City, Oklahoma 73109
Tel: (405) 921-7506 Fax: (405) 921-7507



PROJECT NO. 4783.8
FILE 4783-8.dwg
DATE 06-14-2023
DRAWN BY JMS
CHECKED BY CWA
FIELD CHECK H&A

SHEET
1

Exhibit C: Floor Plans



GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE TO BE 2"X 6"

| | |
|--------------------|---------------------|
| TOTAL VENEER | TOTAL FRAME |
| 3620 | 3561 |
| 1ST FLOOR FRAME | 2ND FLOOR FRAME |
| 330 | 2311 |
| 3RD FLOOR FRAME | |
| 920 | |
| GARAGE FRAME | CONCRETE BALCONY |
| 1870 | 476 |

NOTES TO BE OBSERVED BY THE CONTRACTOR:

1. ALL EXTERIOR WALLS ARE TO BE 2"X 6" VENEER.

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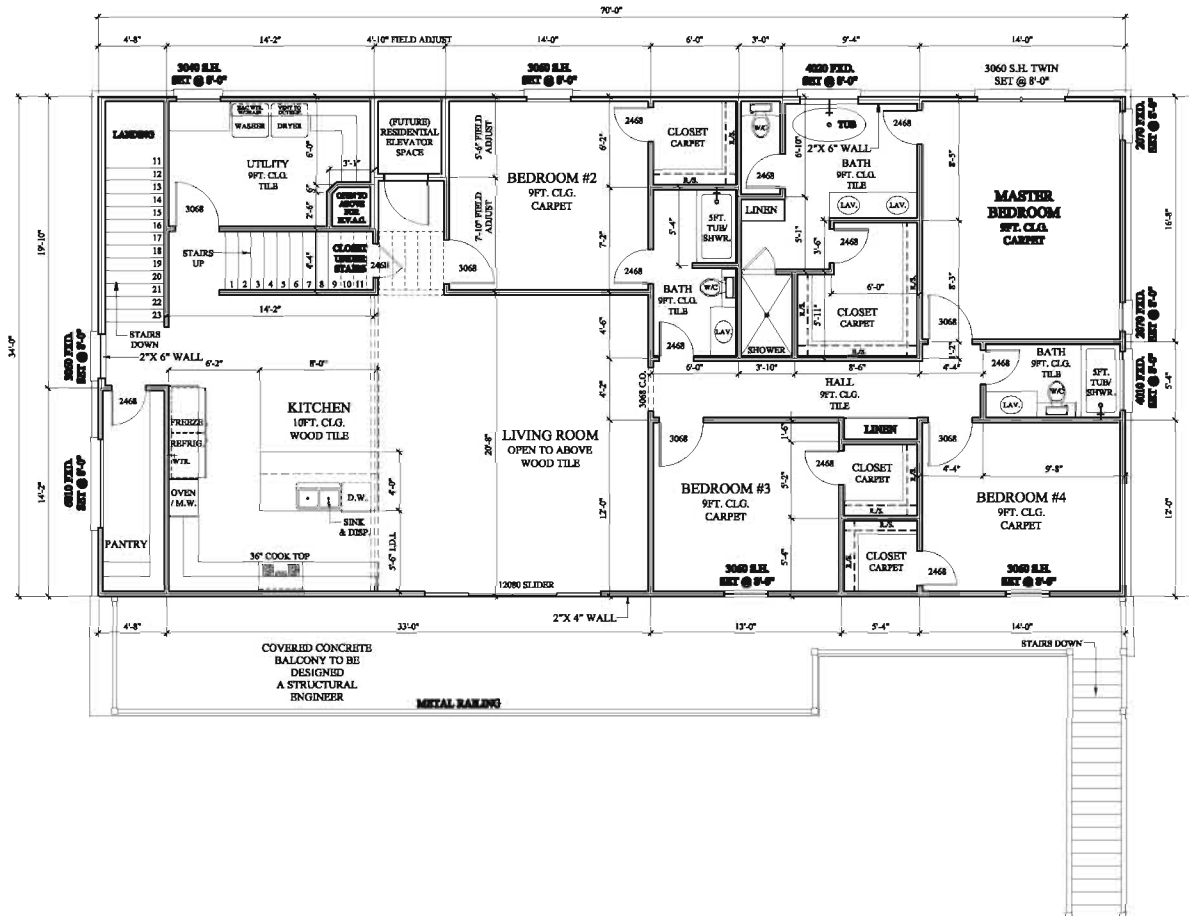
49. ALL EXTERIOR WALLS ARE TO BE 2"X 6" VENEER.

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Garcia Residence

1ST LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



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|--------------|-------------|
| TOTAL VENEER | TOTAL FRAME |
| 3620 | 3561 |
| 1ST FLOOR | 2ND FLOOR |
| FRAME | FRAME |
| 330 | 2311 |
| 3RD FLOOR | |
| FRAME | |
| 920 | |
| GARAGE | CONCRETE |
| FRAME | BALCONY |
| 1870 | 476 |

NOTES TO BE OBSERVED BY THE CONTRACTOR:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DAMAGED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

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UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.

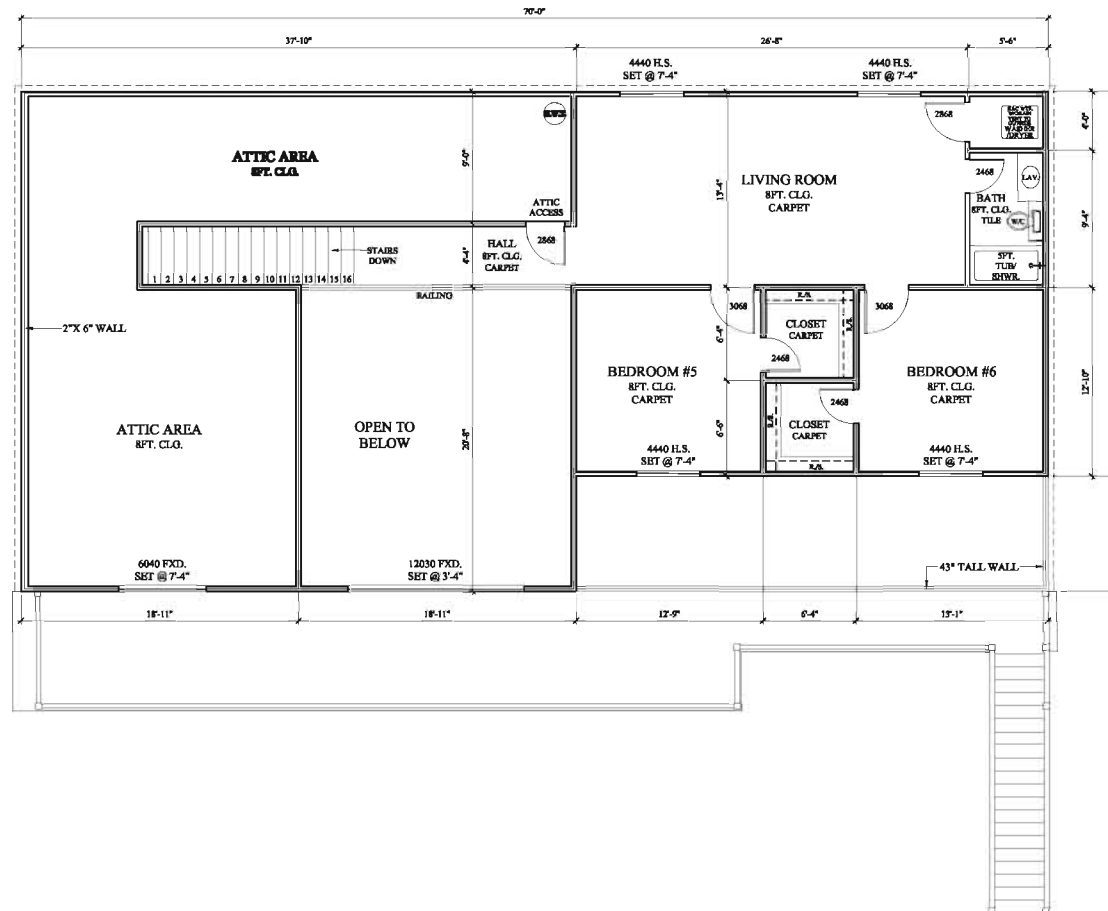


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Garcia Residence

2ND LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



| | |
|-----------------|----------------|
| TOTAL VENEER | TOTAL FRAME |
| 3620 | 3561 |
| 1ST FLOOR | 2ND FLOOR |
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| 330 | 2311 |
| 3RD FLOOR | |
| FRAME | |
| 920 | |
| GARAGE | CONCRETE |
| FRAME | BALCONY |
| 1870 | 476 |

HOUSE TO HOUSE
ROOM RENTS AND EXPENSES ARE
NOT TAXABLE. CONVENTION
EXPENSES ONLY ARE TAXABLE IN
APPROXIMATELY 10 PERCENT OF
ROOM RENT. THE REMAINDER IS
EXCLUDED FROM INCOME. GROSS
FOR CONVENTION AND TRAVEL AS
APPLIED TO THE CONVENTION AND
TRAVEL.

**THINK OUTLINES AND
STUDY AIDS ARE GOOD AND
WORTH THE INVESTMENT.
THE ACTING, READING, WRITING
AND THINKING SKILLS
GAINED THROUGH THESE METHODS
COMBINED BY ANY COURSE
WILL ASSIST YOU AFTER GRADUATE
AND BEYOND FOR THE REMAINDER.**

www.elsevier.com/locate/jmb



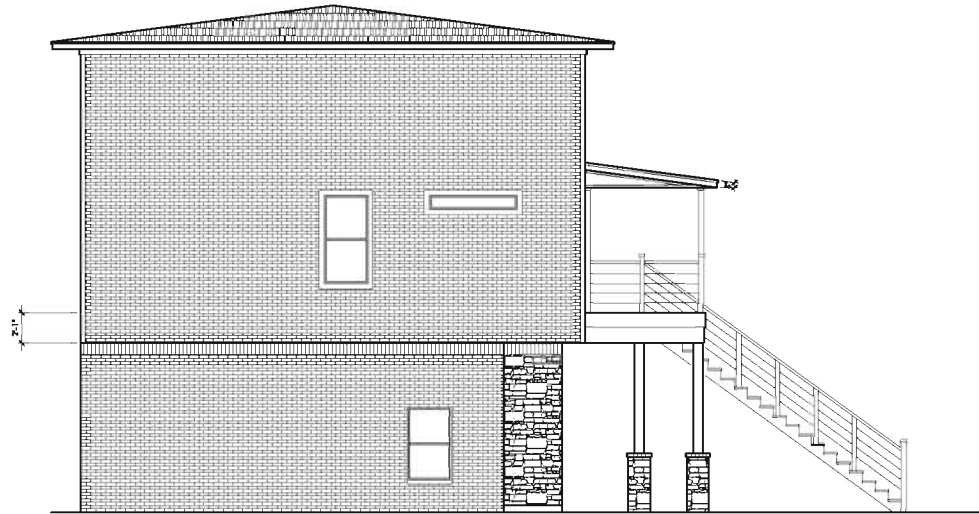
*****NOTES*****

THESE IMAGES ARE TO BE
USED FOR THE SET OF PLAS
ONLY IF THE ATTACHED
IMAGE IS AVAILABLE.
THESE IMAGES ARE TO BE
USED FOR THE PLAS ONLY
IF THE ATTACHED IMAGE
IS AVAILABLE. THE PLAS
TO BE USED ARE ON ORDER.

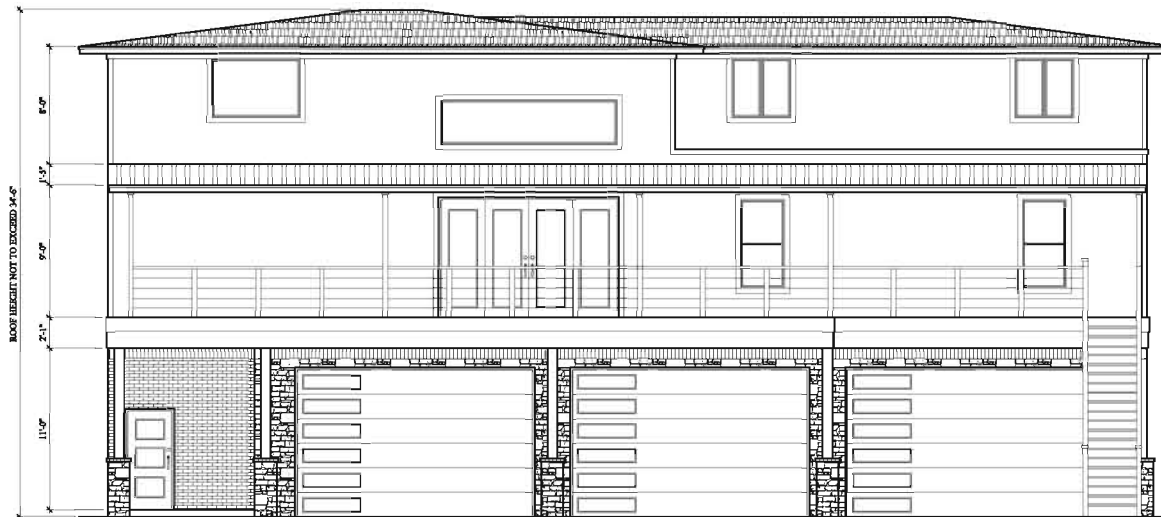
Garcia Residence

3RD LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Elevations



LEFT SIDE



FRONT VIEW

| | |
|--------------------|---------------------|
| TOTAL VENNER | TOTAL FRAME |
| 3620 | 3561 |
| 1ST FLOOR FRAME | 2ND FLOOR FRAME |
| 330 | 2311 |
| 3RD FLOOR FRAME | |
| 920 | |
| GARAGE FRAME | CONCRETE BALCONY |
| 1870 | 476 |

NOTES TO BE OBSERVED BY THE
OWNER AND THE CONTRACTOR
1. ALL WORK SHALL BE DONE IN
ACCORDANCE WITH THE LATEST
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BUILDING CODE (IBC) AND THE
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NATIONAL FIRE PROTECTION
ASSOCIATION (NFPA) CODES.
2. ALL MATERIALS AND WORKMANSHIP
SHALL BE SUBJECT TO INSPECTION
AND APPROVAL BY THE LOCAL
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3. THE OWNER SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY
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4. THE CONTRACTOR SHALL BE
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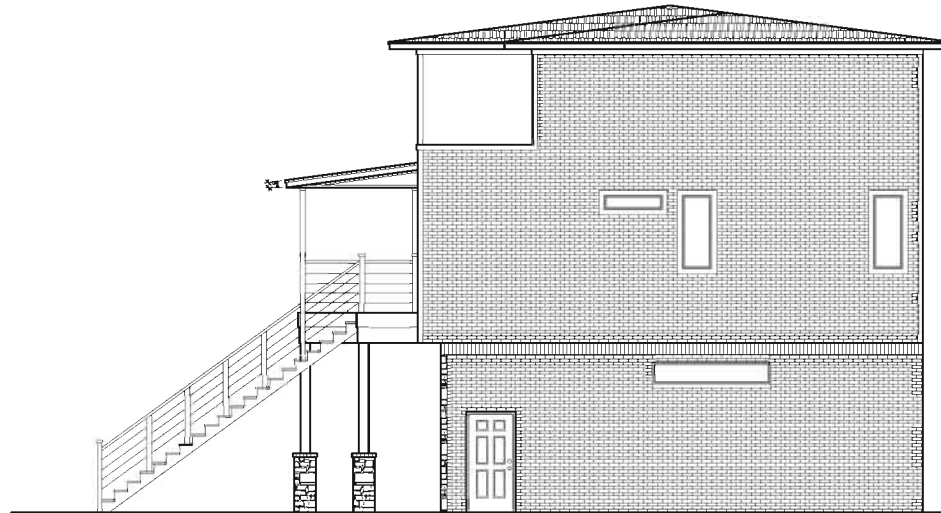


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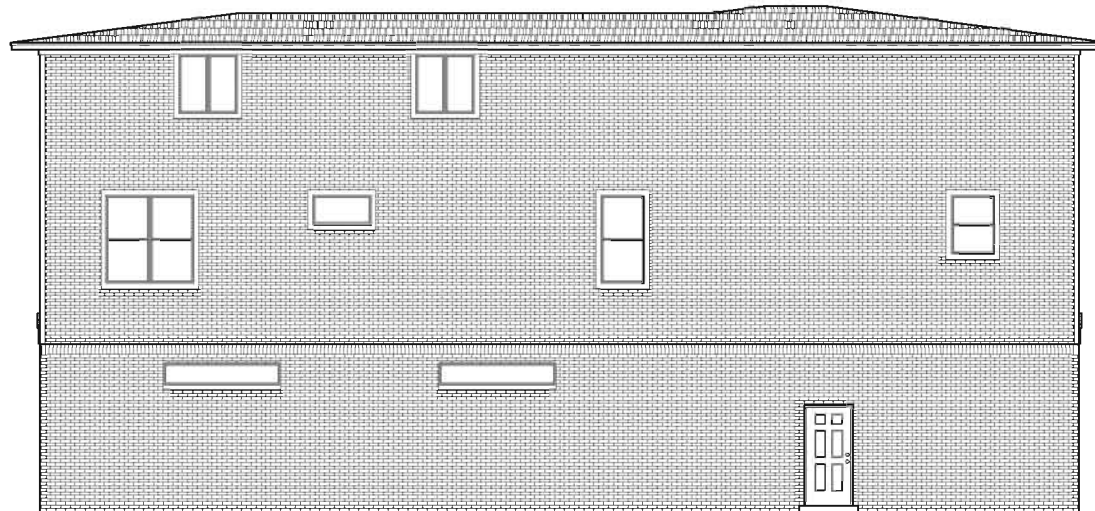
Garcia Residence

ELEVATIONS
SCALE: 1/4"=1'-0"

Exhibit C: Elevations



RIGHT SIDE



REAR VIEW

| | |
|--------------------|---------------------|
| TOTAL VENNER | TOTAL FRAME |
| 3620 | 3561 |
| 1ST FLOOR FRAME | 2ND FLOOR FRAME |
| 330 | 2311 |
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2. ALL MATERIALS SHALL BE
NEW UNLESS OTHERWISE
NOTED.
3. ALL WORK SHALL BE DONE
IN ACCORDANCE WITH THE
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INTERNATIONAL BUILDING CODE
(IBC) AND THE LATEST EDITION
OF THE NATIONAL FIRE
PROTECTION ASSOCIATION
(NFPA) CODES.



GARCIA RESIDENCE
10000 N. 10TH AVE.
SUITE 100
DENVER, CO 80231
TEL: 303.733.1000
WWW.TDESIGNS.COM

Garcia Residence

ELEVATIONS
SCALE: 1/4"=1'-0"

Case No: SPUD-1545

Applicant: Ana L. Torres Solis

Existing Zoning: R-2

Location: 1715 NW 2nd St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

