



The City of Oklahoma City
Development Services 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 SPUD ReZONING

Simplified Planned Unit Development District

1900 NW 10th St.

Project Name

1900 NW 10th St.

Address / Location of Property (Provide County name & parcel no. if unknown)

Multi-family residential development

Summary Purpose Statement / Proposed Development

Staff Use Only	1447
Case No.: SPUD -	
File Date:	18Aug'22
Ward No.:	6
Nbhd. Assoc.:	METRO PARK NA
School District:	OKC
Extg Zoning:	R-2
Overlay:	-

2.28 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. 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 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of **\$1800.00** must be remitted within One (1) business day of submittal/confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.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.

LETTER OF AUTHORIZATION

R7 Capital Funding, LLC, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 1900 NW 10th Street Oklahoma City, OK 73106.

By:

Title: Manager



Date: 07/26/2022

(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)

20190913011283690
DEED 09/13/2019
08:52:10 AM Book:14130
Page:1448 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$1048.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



KNOW ALL MEN BY THESE PRESENTS:

THAT Cross and Crown Mission, Inc., party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto R7 Capital Funding, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered September 4TH, 2019.

Cross and Crown Mission, Inc.

BY: Paul Whitmire
Paul Whitmire
President

The State of OKLAHOMA

County of OKLAHOMA

CORPORATION ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4TH day of September, 2019 personally appeared Paul Whitmire, to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



D-M Brooks

Notary Public in and for the State of OKLAHOMA

Notary's Printed Name: _____

Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
R7 Capital Funding, LLC, an Oklahoma limited liability company

2924 NW 23rd
OKC, OK 73107

Presented for filing by and return to:

Chicago Title Oklahoma Co.

210 Park Ave, Ste 210

Oklahoma City, OK 73102

File No.: 710701800353

Title Insurance Commitment, if any, Issued by:

Chicago Title Insurance Corp.

EXHIBIT "A"
Legal Description

For Tax Map ID(s): 016729390

Lots Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44) and Forty-five (45), in Block Fifteen (15), of BELL VERN ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows: Beginning at a point at the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and along the West line of said Kentucky Avenue 300 feet; thence West and parallel with Tenth Street 250 feet; thence North and parallel with said Kentucky Avenue 300 feet to the South line of Tenth Street; thence East and along the South line of Tenth Street 250 feet to the Point of Beginning;

AND

Part of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, beginning at a point 250 feet West of the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and parallel with said Kentucky Avenue 140 feet; thence West and parallel with said Tenth Street 50 feet; thence North and parallel with said Kentucky Avenue 140 feet to the South line of said Tenth Street; thence East along the South line of said Tenth Street 50 feet to the Place of Beginning.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

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) §:
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COUNTY OF OKLAHOMA

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (12), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: July 22, 2022 at 7:30 AM

First American Title Insurance Company

By: Steven Jakowski

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2759986-OK99

LEGAL DESCRIPTION

**1900 NW 10th Street
Oklahoma City, OK 73106**

All of lots Forty-one(41), Forty-Two (42), Forty-three (43), Forty-Four (44) and Forty-five (45), in Block Fifteen (15), BELL VERN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; AND

DESCRIPTION #2:

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows:

Beginning at a point at the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and along the West line of said Kentucky Avenue 300 feet; thence West and parallel with Tenth Street 250 feet; thence North and parallel with said Kentucky Avenue 300 feet to the South line of Tenth Street; thence East and along the South line of Tenth Street 250 feet to the Point or Place of Beginning; AND

DESCRIPTION #3:

Part of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, beginning at a point 250 feet West of the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and parallel with said Kentucky Avenue 140 feet; thence West and parallel with said Tenth Street 50 feet; thence North and parallel with said Kentucky Avenue 140 feet to the South line of said Tenth Street; thence East along the South line of said Tenth Street 50 feet to the Place of Beginning.

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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2728	R016729390	R7 CAPITAL FUNDING LLC		7916 NW 23RD ST, Unit 157	BETHANY	OK	73008	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 41 THRU 45 PLUS PT NW4 SEC 32 12N 3W BEG SW/C OF INTERSECTION OF 10TH ST & KENTUCKY AVE TH S300FT W250FT N300FT E250FT TO BEG & PT NW4 SEC 32 12N 3W BEG 250FT W OF SW/C (SUBJECT PROPERTY)	1900 NW 10TH ST OKLAHOMA CITY
2715	R063029400	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 34 & 35	1947 NW 10TH ST OKLAHOMA CITY
2715	R063029430	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 36 THRU 41	1943 NW 10TH ST OKLAHOMA CITY
2715	R063029520	CITY OF OKLAHOMA CITY		208 MUNICIPAL BUILDING	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 42 & 43	1931 NW 10TH ST OKLAHOMA CITY
2715	R063029550	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 44 & 45	1927 NW 10TH ST OKLAHOMA CITY
2715	R063029580	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 46 & 47	1923 NW 10TH ST OKLAHOMA CITY

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2715	R063029610	CITY OF OKLAHOMA CITY	CITY CLERK MUNICIPAL BUILDING	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 48 & 49	1919 NW 10TH ST OKLAHOMA CITY
2715	R063029640	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 50 & 51	1915 NW 10TH ST OKLAHOMA CITY
2715	R063029670	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 52 & 53	1911 NW 10TH ST OKLAHOMA CITY
2715	R063029700	CITY OF OKLAHOMA CITY		200 N WALKER AVE STE 302	OKLAHOMA CITY	OK	73102-2232	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 54 & 55	1907 NW 10TH ST OKLAHOMA CITY
2715	R063029725	CITY OF OKLAHOMA CITY		208 MUNICIPAL BUILDING	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 56 57 & 58	1901 NW 10TH ST OKLAHOMA CITY
2715	R063029220	YOUSIF WAHID S & AMNI D		14613 DOULTON CIR	OKLAHOMA CITY	OK	73142	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 BEG NW/C LOT 19 TH E1.2FT S66.6FT TO PT 2.4FT E OF W LINE SWLY 9FT TO W LINE TH N75.6FT TO BEG & ALL LOTS 20 & 21	1938 W PARK PL OKLAHOMA CITY
2715	R063029190	KELLEY LAUREN		1934 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION BLK 007 LOT 000 LOT 18 & LOT 19 EX BEG NW/C LT 19 TH E1.2FT S66.6FT SW9FT N75.6FT TO BEG	1934 W PARK PL OKLAHOMA CITY

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2715	R063029160	JE RENTALS LLC		216 N OAKS RD	HARRAH	OK	73045	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 16 & 17	1930 W PARK PL OKLAHOMA CITY
2715	R063029130	MEIER ANDREW	MEIER KARSTEN	1926 PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 14 & 15	1926 W PARK PL OKLAHOMA CITY
2715	R063029100	MARTINEZ JESSICA GUADALUPE		1922 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 12 & 13	1922 W PARK PL OKLAHOMA CITY
2715	R063029070	HERNANDEZ TRUJILLO MA DEL CARMEN	DELGADO JUAN	1918 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 10 & 11	1918 W PARK PL OKLAHOMA CITY
2715	R063029040	HERNANDEZ TRUJILLO MA DEL CARMEN		1918 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 8 & 9	1914 W PARK PL OKLAHOMA CITY
2715	R063029010	DELGADO JUAN JASSO	MARTINEZ GEONVEVA CERVANTES	1910 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 6 & 7	1910 W PARK PL OKLAHOMA CITY
2715	R063028990	TRAVIS MICHAEL R JR		1904 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 4 & 5	1904 W PARK PL OKLAHOMA CITY
2715	R063028980	5 M CONTRACTING LLC		1900 W PARK PL	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	007	000	BAUMANS ADDITION 007 000 LOTS 1 THRU 3	1900 W PARK PL OKLAHOMA CITY
2728	R016721080	GOVEA LIDIA	JARAMILLO WILLIAM	1845 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 25 & 26	1845 NW 9TH ST OKLAHOMA CITY

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2728	R016721110	ONTIVEROS SANTIAGO & ROSE	ESTATE OF SCOTT JENNINGS	1841 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2419	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 27 & 28	1841 NW 9TH ST OKLAHOMA CITY
2728	R016721140	JENNINGS STEVEN RANDEL PER REP	LEGUIN JENNINGS	1837 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2400	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 29 & 30	1837 NW 9TH ST OKLAHOMA CITY
2728	R016721170	SALVIDAR FELICIA	ONTIVEROS JOSE SANTIAGO VILLANUEVA	1835 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2419	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 31 & 32	1835 NW 9TH ST OKLAHOMA CITY
2728	R016721200	ADEOYE SAMSON		1829 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2419	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 33 & 34	1829 NW 9TH ST OKLAHOMA CITY
2728	R016721050	DELGADO CRUZ IBARRA		1844 NW 10TH ST	OKLAHOMA CITY	OK	73106- 2426	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 23 & 24	1844 NW 10TH ST OKLAHOMA CITY
2728	R016721020	DELGATO CRUZ IBARRA		1844 NW 10TH ST	OKLAHOMA CITY	OK	73106- 2426	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 21 & 22	1840 NW 10TH ST OKLAHOMA CITY
2728	R016720990	PAPPAS JOHN		1838 NW 10TH ST	OKLAHOMA CITY	OK	73106- 2426	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 19 & 20	1838 NW 10TH ST OKLAHOMA CITY
2728	R016720960	GALINDO DANIEL	GALINDO LOURDES	1832 NW 10TH ST	OKLAHOMA CITY	OK	73106- 2426	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 17 & 18	1832 NW 10TH ST OKLAHOMA CITY
2728	R016720930	THOMAS TONY D & TONYA L		1828 NW 10TH ST	OKLAHOMA CITY	OK	73106- 2426	BELL VERN ADDITION	002	000	BELL VERN ADDITION 002 000 LOTS 15 & 16	1828 NW 10TH ST OKLAHOMA CITY

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2728	R016721800	LOPEZ SANDRA HERLINDA MENDEZ		1845 NW 8TH ST	OKLAHOMA CITY	OK	73106- 2413	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 25 & 26	1845 NW 8TH ST OKLAHOMA CITY
2728	R016721830	RUIZ LUIS MIGUEL	ISAULA JUAN CARLOS	2921 CASHION PL	OKLAHOMA CITY	OK	73112- 6927	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 27 & 28	1841 NW 8TH ST OKLAHOMA CITY
2728	R016721860	REID TERRENCE T & SAMANTHA E		PO BOX 30802	EDMOND	OK	73003	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 29 & 30	1837 NW 8TH ST OKLAHOMA CITY
2728	R016721890	MONTOKA J CONCEPCION RODRIGUEZ		1833 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 31 & 32	1833 NW 8TH ST OKLAHOMA CITY
2728	R016721770	SHU KAI		914 N KENTUCKY AVE	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 23 & 24	914 N KENTUCKY AVE OKLAHOMA CITY
2728	R016721740	VILLANUEVA LUIS		1840 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2420	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 21 & 22	1840 NW 9TH ST OKLAHOMA CITY
2728	R016721710	VIVID HOMES LLC		7916 NW 23RD ST	BETHANY	OK	73008	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 19 & 20	1836 NW 9TH ST OKLAHOMA CITY
2728	R016721680	ZERMENO KIMBERLY D	ZERMENO MANUEL D	106 DIANNA DR	YUKON	OK	73099	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 17 & 18	1832 NW 9TH ST OKLAHOMA CITY
2728	R016721650	BYRD ALMATENE TRS	BYRD ALMATENE LIVING TRUST	1828 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2420	BELL VERN ADDITION	003	000	BELL VERN ADDITION 003 000 LOTS 15 & 16	1828 NW 9TH ST OKLAHOMA CITY

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2728	R016728550	JONES CYNTHIA		1933 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 31 & 32	1933 NW 8TH ST OKLAHOMA CITY
2728	R016728580	DELEON SERJIO F JIRON		1929 NW 8TH ST	OKLAHOMA CITY	OK	73106-2415	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 33 & 34	1929 NW 8TH ST OKLAHOMA CITY
2728	R016728610	METRO AREA INVESTORS LLC		517 N CHRIS TER	MUSTANG	OK	73064	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 35 & 36	1925 NW 8TH ST OKLAHOMA CITY
2728	R016728640	ANDERSON DONALD WAYNE	NGUYEN HANG T	1921 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 37 & 38	1921 NW 8TH ST OKLAHOMA CITY
2728	R016728670	NORMAN RICHARD A		1917 NW 8TH ST	OKLAHOMA CITY	OK	73106-2415	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 39 & 40	1917 NW 8TH ST OKLAHOMA CITY
2728	R016728700	KIMBROUGH TIFFANY JO		900 SW 41ST ST	MOORE	OK	73160	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 41 & 42	1915 NW 8TH ST OKLAHOMA CITY
2728	R016728730	FUTURE HOPE INVESTMENTS LLC		PO BOX 893293	OKLAHOMA CITY	OK	73189	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 43 & 44	1909 NW 8TH ST OKLAHOMA CITY
2728	R016728760	VALERIO ORBELINA & ROBERTO		1905 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 45 & 46	1905 NW 8TH ST OKLAHOMA CITY
2728	R016728790	ESMAEILJ ABBAS ASHTARI AB		PO BOX 94517	OKLAHOMA CITY	OK	73143-4517	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 47 & 48	907 N KENTUCKY AVE OKLAHOMA CITY

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2728	R016728475	CARR GARY H & KAREN F S		12435 SW 40TH ST	YUKON	OK	73099- 7222	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 BEG AT SW/C LT 27 NE130.18FT TO NE/C TH SE TO SE/C SW TO SW/C LOT 27 & ALL LOT 28	904 N VIRGINIA AVE OKLAHOMA CITY
2728	R016728470	CARR GARY H		12435 SW 40TH ST	YUKON	OK	73099- 7222	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 BEG AT PT 139.45FT SELY FROM NW/C BLK 14 NELY & AT RIGHT ANGLE TO N LINE LINWOOD BLVD 65FT TH SELY 75FT TH SWLY 65F TH NWLY 75FT TO BEG	910 N VIRGINIA AVE OKLAHOMA CITY
2728	R016728460	PANIC PROPERTIES LLC		PO BOX 30864	EDMOND	OK	73003	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 BEG AT A PT ON E LINE LINWOOD BLVD 89.45FT SELY FROM NW/C BLK 14 TH NELY 65FT SELY 50FT TH SWLY 65FT TO E LINE OF SD BLVD TH NWLY 50FT TO BEG	920 N VIRGINIA AVE OKLAHOMA CITY
2728	R016728400	BAQUERA ROBERTO M		1942 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 W10FT OF LT 20 & ALL OF LT 21	1942 NW 9TH ST OKLAHOMA CITY

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2728	R016728435	BDM INC					1946 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2422	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 PT OF LOTS 22 THRU 27 BEG NE/C LOT 22 TH SELY 135.45FT SWLY 65.18FT NWLY 126.5FT SWLY 21FT NWLY 18.48FT N36.72FT E78.70FT TO BEG	1952 NW 9TH ST OKLAHOMA CITY
						MENA ROBERTO MELENDEZ & MELENDEZ MARIA									
2728	R016728370	PEREZ MARIA MENDEZ					1936 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2422	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOT 19 & E15FT OF LOT 20	1936 NW 9TH ST OKLAHOMA CITY
2728	R016728340	DELION ANGEL					1931 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 17 & 18	1932 NW 9TH ST OKLAHOMA CITY
2728	R016728310	LEON ELDER Y DE				LEON ANGEL G DE	1931 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 15 & 16	1928 NW 9TH ST OKLAHOMA CITY
2728	R016728430	BDM INC					1946 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2422	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 PT LOTS 22 THRU 24 BEG AT NW/C LOT 22 E75FT S36.72FT SELY 18.48FT SWLY 44FT NWLY 89.45FT TO BEG	920 N VIRGINIA AVE OKLAHOMA CITY
2728	R016728280	MOONEY MONTGOMERY					1924 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014	000	BELL VERN ADDITION 014 000 LOTS 13 & 14	1924 NW 9TH ST OKLAHOMA CITY

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2728	R016728250	WARRIOR HOLDINGS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 11 & 12	1920 NW 9TH ST OKLAHOMA CITY
2728	R016728220	DELEON GENARA G		1916 NW 9TH ST	OKLAHOMA CITY	OK	73106-2422	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 9 & 10	1916 NW 9TH ST OKLAHOMA CITY
2728	R016728190	SHIPLEY MYRTLE E	DEERE SHANNON	1912 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 7 & 8	1912 NW 9TH ST OKLAHOMA CITY
2728	R016728160	FLEEKS PATRICIA		1908 NW 9TH ST	OKLAHOMA CITY	OK	73106-2422	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 5 & 6	1908 NW 9TH ST OKLAHOMA CITY
2728	R016728130	DINH PROPERTY MANAGEMENT LLC		1904 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 3 & 4	1904 NW 9TH ST OKLAHOMA CITY
2728	R016728100	DILLON MARGY		809 N CEDARDALE DR	OKLAHOMA CITY	OK	73127-5513	BELL VERN ADDITION	014 000		BELL VERN ADDITION 014 000 LOTS 1 & 2	1900 NW 9TH ST OKLAHOMA CITY
2728	R016728490	ARMENDARIZ STEVE		525 W 117TH ST	LOS ANGELES	CA	90044-4029	BELL VERN ADDITION	014 029		BELL VERN ADDITION 014 029	1943 NW 8TH ST OKLAHOMA CITY
2728	R016728520	ARMENDARIZ STEVE		525 W 117TH ST	LOS ANGELES	CA	90044-4029	BELL VERN ADDITION	014 030		BELL VERN ADDITION 014 030	1937 NW 8TH ST OKLAHOMA CITY
2728	R016729210	OCKER LINDSAY		2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627	BELL VERN ADDITION	015 000		BELL VERN ADDITION 015 000 LOTS 29 & 30	1943 NW 9TH ST OKLAHOMA CITY

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2728	R016729240	TORRES RENTAL		3025 SW 28TH ST	OKLAHOMA CITY	OK	73108- 5611	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 31 & 32	1941 NW 9TH ST OKLAHOMA CITY
2728	R016729270	AGUILAR MARIA		1939 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 33 & 34	1939 NW 9TH ST OKLAHOMA CITY
2728	R016729300	DELEON ANGEL G		1931 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 35 & 36	1937 NW 9TH ST OKLAHOMA CITY
2728	R016729330	DELEON ANGEL G	DELEON MARTA & CIFUENTES ELDER Y DELEON	1931 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 37 & 38	1935 NW 9TH ST OKLAHOMA CITY
2728	R016729360	DELION ANGEL G		1931 NW 9TH ST	OKLAHOMA CITY	OK	73106- 2421	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 39 & 40	1931 NW 9TH ST OKLAHOMA CITY
2728	R016729180	TWS AFAB INC		PO BOX 641	TULSA	OK	74101- 0641	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 PRT OF LOTS 27 & 28 BEG SE/C LOT 28 TH NWLY ALONG S LINE LT 28 62FT TH NELY TO A PT ON N LINE OF LT 27 39FT NWLY FROM NE/C LOT 28 TH SELY ALONG N LINE OF LITS 27 & 28 TO NE/C	0 UNKNOWN OKLAHOMA CITY

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2728	R016729030	MCKYE MARSHALL C & FRANCES TRS	MCKYE MARSHALL C & FRANCES TRUST	10560 MENTZ HILL ACRES DR	SAINT LOUIS	MO	63128- 2515	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 15 & 16 PLUS ALL OF VACATED ALLEY ADJ SD LTS ON S	1954 NW 10TH ST OKLAHOMA CITY
2728	R016729000	MCKYE MARSHALL C & FRANCES TRS	MCKYE MARSHALL C & FRANCES TRUST	10560 MENTZ HILL ACRES DR	SAINT LOUIS	MO	63128- 2515	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 13 & 14 PLUS ALL VACATED ALLEY ADJ ON S	1950 NW 10TH ST OKLAHOMA CITY
2728	R016728970	DEODARA TRUST		200 S I 35 SERVICE RD	MOORE	OK	73160	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 11 & 12	1946 NW 10TH ST OKLAHOMA CITY
2728	R016728940	VACANCY PROPERTIES LLC		13429 SKYVIEW RD	EDMOND	OK	73013	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 9 & 10	1940 NW 10TH ST OKLAHOMA CITY
2728	R016728880	MARTINEZ REY & LOIDA		11916 WICKFORD PL	YUKON	OK	73099- 8390	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 5 THRU 8	1934 NW 10TH ST OKLAHOMA CITY
2728	R016728850	JIMENEZ JOSE		7008 STONYCREE K DR	OKLAHOMA CITY	OK	73132- 6221	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 3 & 4	1928 NW 10TH ST OKLAHOMA CITY
2728	R016728820	HORN JOHN		11108 NW 114TH ST	YUKON	OK	73099- 8042	BELL VERN ADDITION	015	000	BELL VERN ADDITION 015 000 LOTS 1 & 2	1926 NW 10TH ST OKLAHOMA CITY
2715	R062866500	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 25 & 26	1845 NW 10TH ST OKLAHOMA CITY

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2715	R062866550	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 27 & 28	1841 NW 10TH ST OKLAHOMA CITY
2715	R062866600	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 29 & 30	1837 NW 10TH ST OKLAHOMA CITY
2715	R062866650	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 31 & 32	1831 NW 10TH ST OKLAHOMA CITY
2715	R062866700	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 33 & 34	1829 NW 10TH ST OKLAHOMA CITY
2715	R062866450	BE RENTALS LLC		1915 NW 23RD ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 23 & 24	1842 W PARK PL OKLAHOMA CITY
2715	R062866400	SCHUERCH DANIEL		1840 W PARK PL	OKLAHOMA CITY	OK	73106-2231	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 21 & 22	1840 W PARK PL OKLAHOMA CITY
2715	R062866350	JIMENEZ ALICIA	JIMENEZ ROBERTO	1130 N GARDNER AVE	OKLAHOMA CITY	OK	73127	CLASSENS CREAM RIDGE	008	000	CLASSENS CREAM RIDGE 008 000 LOTS 19 & 20	1836 W PARK PL OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1447-_____

MASTER DESIGN STATEMENT FOR

1900 NW 10th Street

August 3, 2022
August 16, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbbox@wbfbllaw.com

SPUD-1447— MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be permitted within this SPUD:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential (The maximum number of dwelling units within this SPUD shall be 6246)
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

2. Maximum Building Height:

Maximum height within this SPUD shall be two (2) stories.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North: 25'

East: 20'

South: 20'

West: 20'

6. Sight-proof Screening:

Screening regulations shall be in accordance with the base zoning.

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.

8. Signs:

8.1 Freestanding Accessory Signs:

Freestanding Accessory signs shall be in accordance with the base zoning district.

8.2 Attached Signs:

Attached signs shall be in accordance with the base zoning district.

8.3 Non-Accessory Signs:

Non-Accessory signs will be prohibited within this SPUD.

8.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

9. Access:

Access to the site shall be from NW 9th Street, NW 10th Street and Kentucky Ave.

10. Parking Regulations:

The parking regulations shall conform with Section 59, Article X of the Oklahoma City Municipal Code, 2020.

11. Sidewalk Regulations:

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.

II. Other Development Regulations:

1. Architecture:

Existing buildings shall be permitted to remain and shall be deemed in conformance with all applicable building requirements contained within this SPUD. In the event that any new structure is constructed, the following shall apply:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space requirements shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. 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.

5. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

6. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

**1900 NW 10th Street
Oklahoma City, OK 73106**

All of lots Forty-one(41), Forty-Two (42), Forty-three (43), Forty-Four (44) and Forty-five (45), in Block Fifteen (15), BELL VERN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; AND

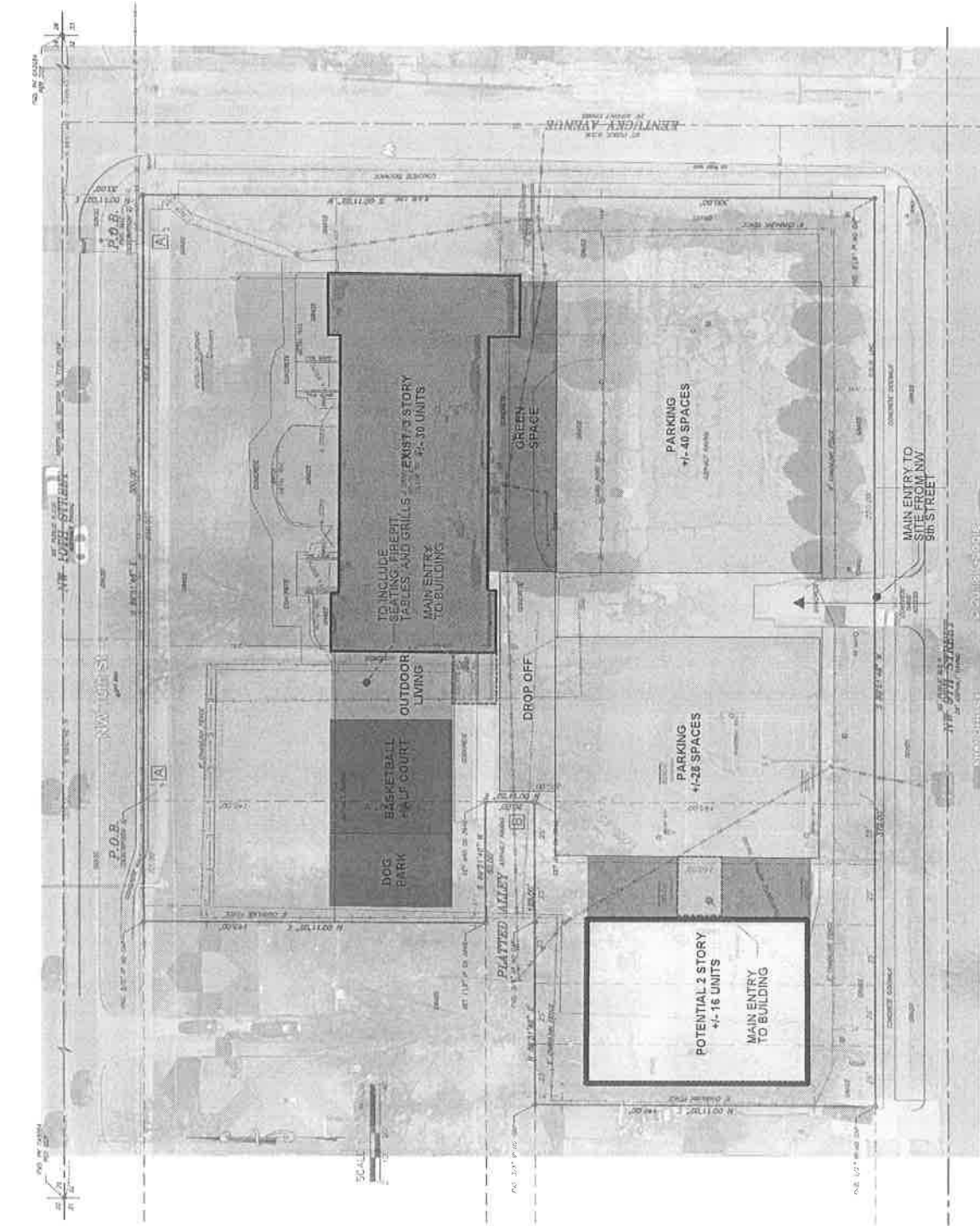
DESCRIPTION #2:

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows:

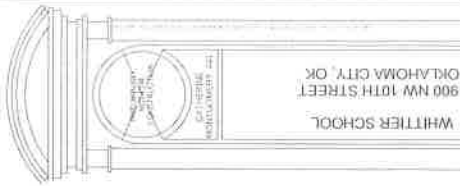
Beginning at a point at the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and along the West line of said Kentucky Avenue 300 feet; thence West and parallel with Tenth Street 250 feet; thence North and parallel with said Kentucky Avenue 300 feet to the South line of Tenth Street; thence East and along the South line of Tenth Street 250 feet to the Point or Place of Beginning; AND

DESCRIPTION #3:

Part of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, beginning at a point 250 feet West of the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and parallel with said Kentucky Avenue 140 feet; thence West and parallel with said Tenth Street 50 feet; thence North and parallel with said Kentucky Avenue 140 feet to the South line of said Tenth Street; thence East along the South line of said Tenth Street 50 feet to the Place of Beginning.



➤ SITE PLAN - CONCEPTUAL DEVELOPMENT - OPTION A



PROJECT	WHITTIER SCHOOL
SITE PLAN	CONCEPTUAL DEVELOPMENT
DATE	ST1101
DESIGNED BY	ARCHITECTS
DRAWN BY	ARCHITECTS
CHECKED BY	ARCHITECTS
DATE	2018.12.28
SCALE	AS SHOWN