



# The City of **OKLAHOMA CITY**

## **CERTIFICATE OF APPROVAL DOWNTOWN DESIGN REVIEW DISTRICT DTCA-22-00032 REVISION #1**

**Applicant:**

Austin McKiel  
Rand Elliott Architects  
35 Harrison Ave  
Oklahoma City, OK 73104

**Owner:**

Candace Baitz  
Pivot  
301 NW 13th St, Suite 202  
Oklahoma City, OK 73103

On 11/22/2022, the Planning Department staff received your application for a revision to the original Certificate of Approval. In accordance with §59-7200 of the Oklahoma City Municipal Code, also known as the Downtown Zoning Ordinance, staff of the Oklahoma City Planning Department has reviewed in detail the revision for **1204 N Hudson Ave.** Staff has determined that the following is in conformance with the provisions of the Ordinance:

- 1. Correct north property line location;**
- 2. Reconfigure curbs and parking lot;**
- 3. Remove southwest entry and add windows;**
- 4. Remove parking lot light poles;**
- 5. Revise west façade lobby entrance to be a single door;**
- 6. Revise location of bay window on south façade;**
- 7. Remove lower mullion on all windows;**
- 8. Reduce number of windows on north façade; and**
- 9. Relocate grow wall.**

Note: All items are elective unless construction is started.

All ten (10) attachments must remain together for this document to be valid. Work must be completed within two years of the date of the original approval and must be performed exactly as shown on approved plans. Please attach this document to the original Certificate of Approval set.

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*Your project may require a **permit**. Please check with the **Plan Review** section of the Development Services Department, 8th Floor, 420 W Main St (405-297-2525), for details. To obtain a permit, please submit the Certificate of Approval with the original attachments stamped "approved."*

**Certificate of Approval**  
**Downtown Design Review Committee**  
**DTCA-22-00032 R1**  
Page 2 of 2

<b>Approved:</b>	<b>Effective:</b>	<b>Expires:</b>
07/31/2023	08/15/2023	05/19/2024 (per original Certificate of Approval)

**Note:** Work may not commence until after the mandatory 10-working day appeal period starting from the date of approval.

Upon completion of your project, please contact the Planning Department (405-297-1624) for final Special Zoning inspection.

Attest:

  
\_\_\_\_\_  
Laura Griggs, AICP, Senior Planner  
Secretary, Downtown Design Review Committee

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**RAND ELLIOTT ARCHITECTS**  
 35 Harrison Avenue  
 Oklahoma City, Oklahoma 73104  
 405.232.9554

HUDSON OFFICE BUILDING  
 11<sup>th</sup> and Hudson  
 Oklahoma City, Oklahoma 73104  
 Project No. 2109

**DDRC REVISION**

**DESIGN REVIEW**  
**CERTIFICATE OF APPROVAL**

CA# DTCA-22-00032 RI

Approval Date: 05 / 19 / 2022

Expiration Date: 05 / 19 / 2024

Revised Date: 07 / 31 / 2023 November 16, 2022

Items: \_\_\_\_\_ Approved By: lg

With: \_\_\_\_\_ Condition(s) / \_\_\_\_\_ Variance

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The following items are modified due to cost and existing conditions:

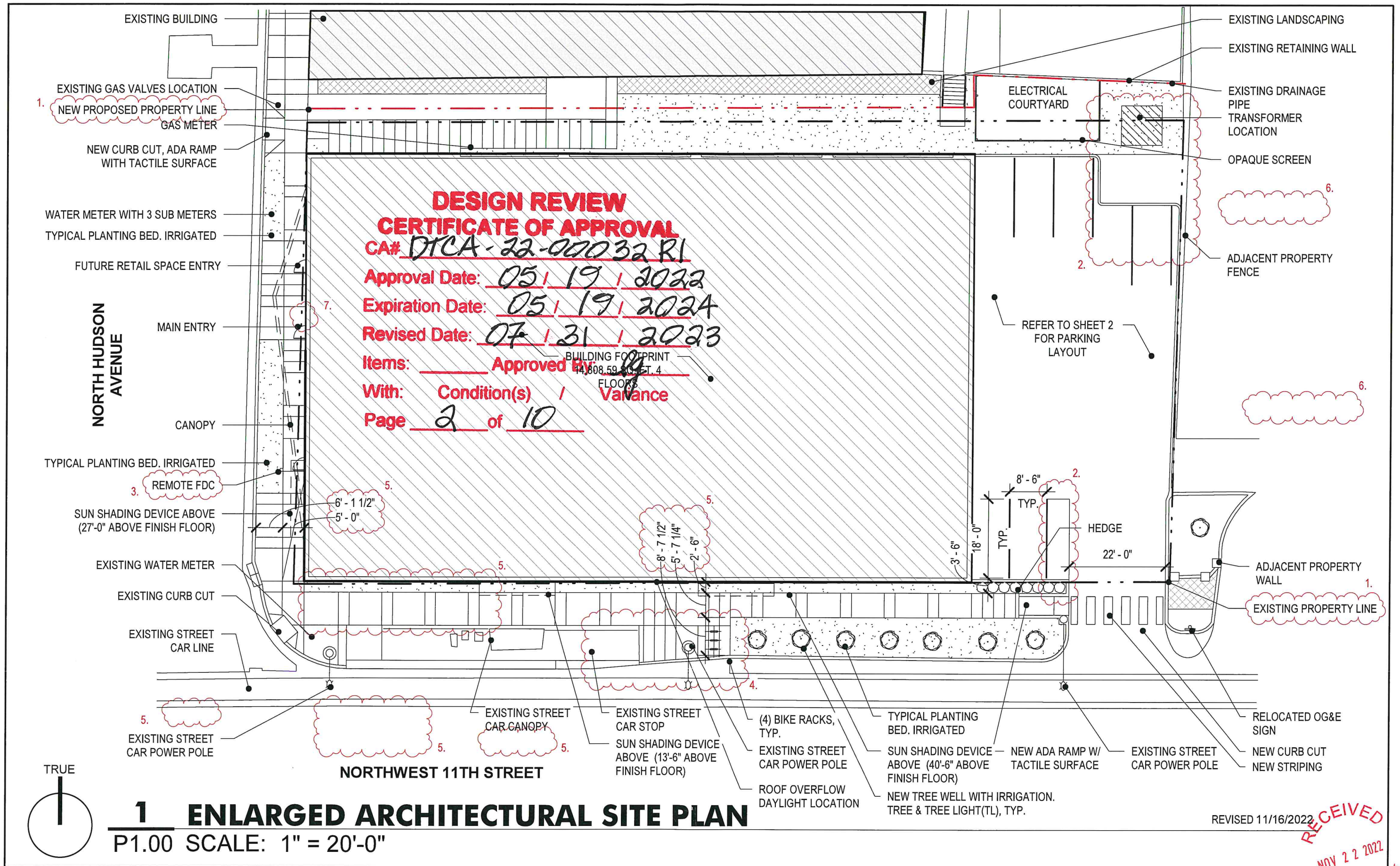
Prepared and issued by: Rand Elliott Architects

**DRAWINGS:**

P1.00	1. Located new North Property line. 2. Electric company requires larger clearance in front of equipment. Curbs & parking reconfigured. 3. Remote FDC located with-in 100'-0" existing fire hydrant required by planning review. Relocated 63' to the South. 4. Existing streetcar stop "panels" integrally poured with curb. The city will not allow these panels to be modified requiring job in south curb line. 5. Existing streetcar stop grades will not allow south retail entry. 6. Light levels from parking do not require parking poles. 7. Occupancy load does not require double door on west façade at lobby.
P1.01	1. Occupancy load does not require double door on west façade at lobby. 2. Code review required rework of parking spots.
P1.02	1. Relocated Gym.
P1.04	1. Removed Future Tenant room tags.
P3.00	1. Bay window location adjusted for façade aesthetic balance after removal of south retail entry. 2. Reworked façade at south retail entry. 3. Lower mullion not required for glazing performance and removed due to cost.
P3.01	1. Occupancy load does not require 2 doors on west façade. 2. Reworked façade at south retail entry due to removal of entry. 3. Lower mullion not required for glazing performance and removed due to cost, typical at all punched openings.
P3.02	1. Lower mullion not required for glazing performance and removed due to cost, typical at all punched openings. 2. Window openings reduced by 50% due to cost. This on the alley side of building with existing building covering 50% of façade. 3. Grow wall moved to alternate due to cost.
P3.03	1. Sunshade note beyond does not show in cut. 2. Lower mullion not required for glazing performance and removed due to cost, typical at all punched openings.

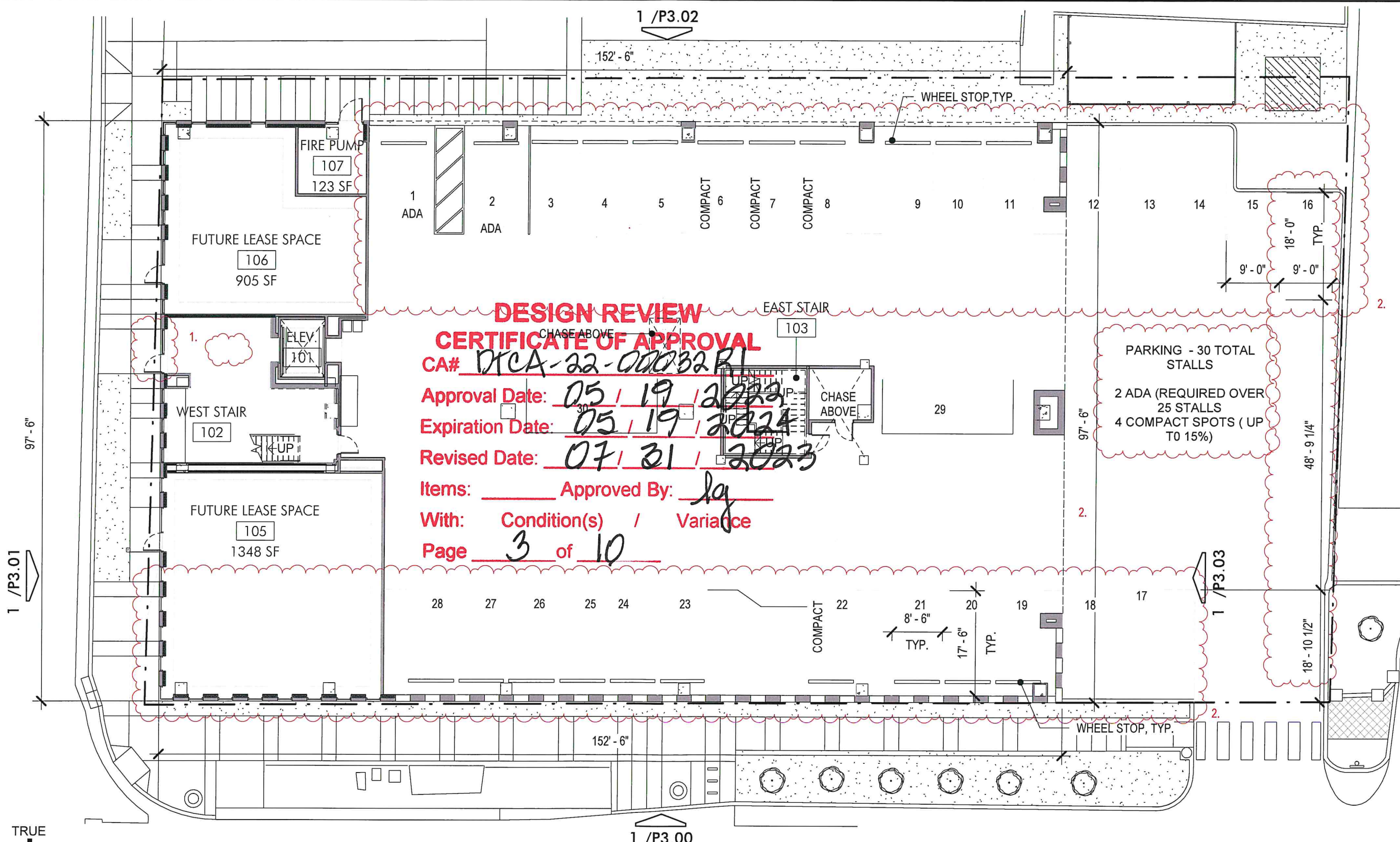
END OF DDRC COVER SHEET



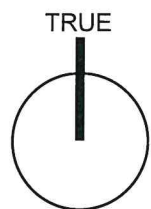


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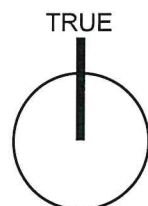
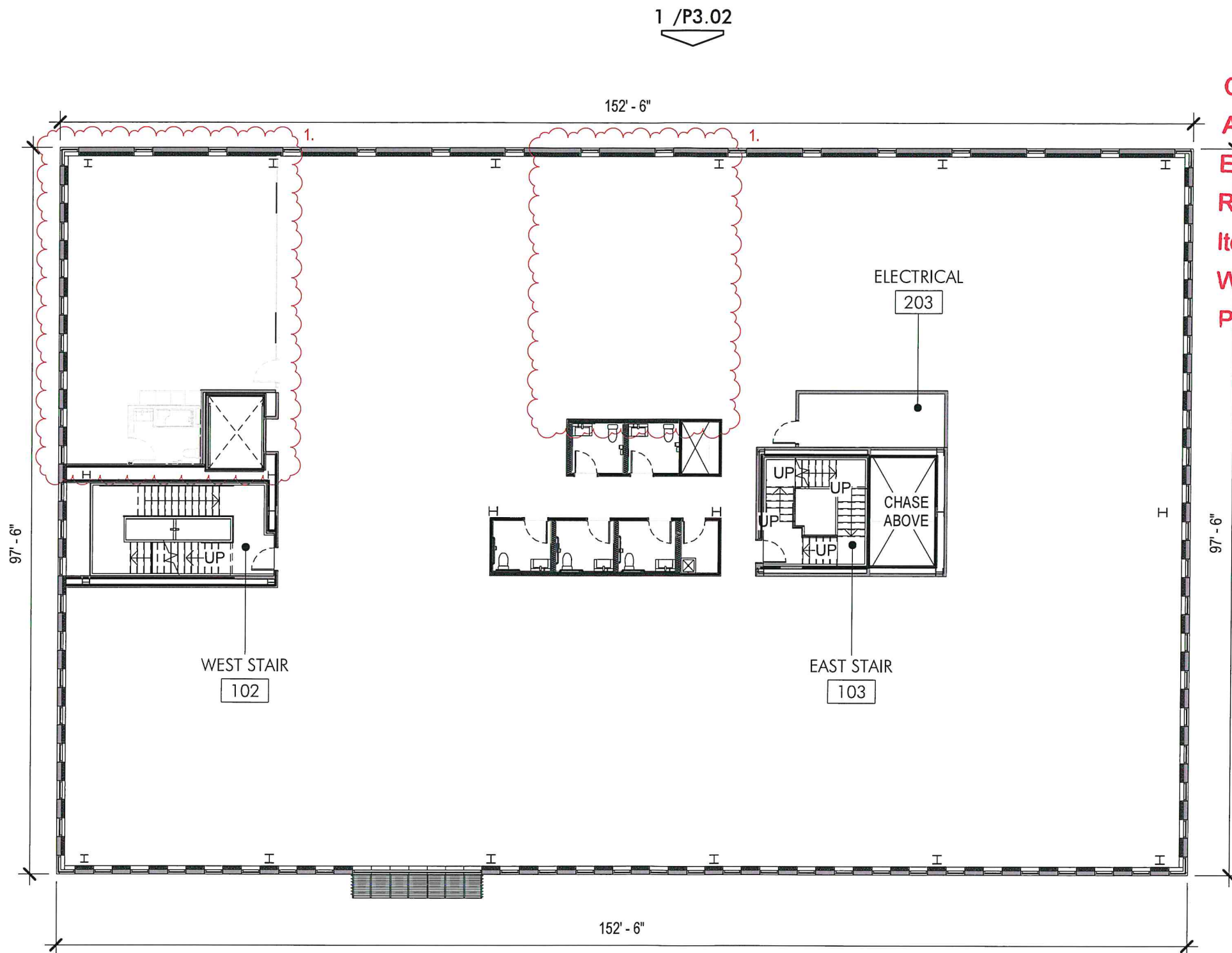


**1 1ST FLOOR -FLOOR PLAN**  
P1.01 SCALE: 1/16" = 1'-0"

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1 /P3.01



# 1 2ND FLOOR- FLOOR PLAN

P1.02 SCALE: 1/16" = 1'-0"

1 /P3.00

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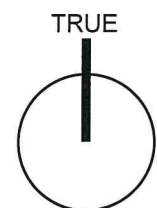
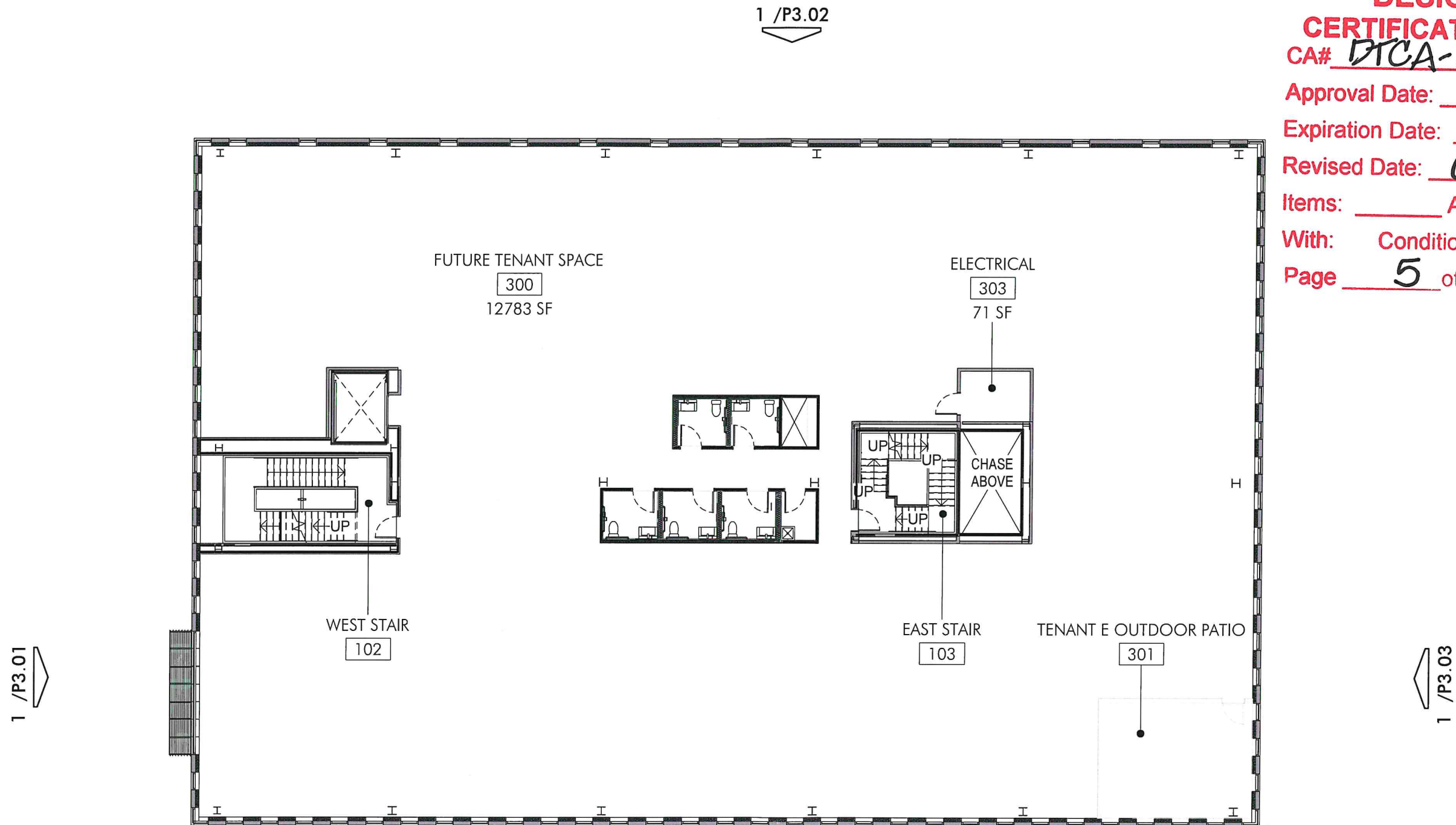
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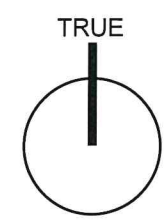
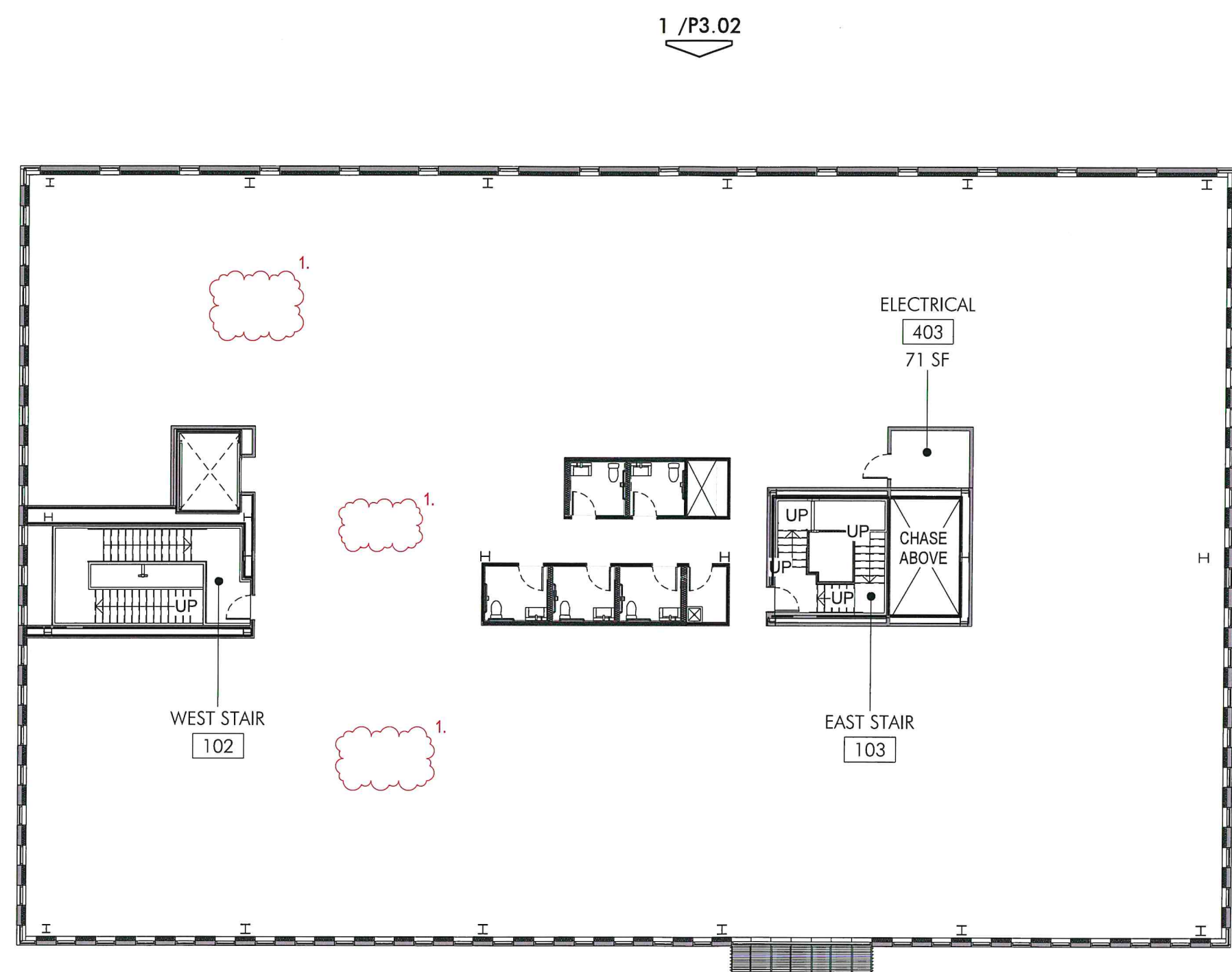


**1 3RD FLOOR - FLOOR PLAN**  
P1.03 SCALE: 1/16" = 1'-0"



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**1 4TH FLOOR - FLOOR PLAN**  
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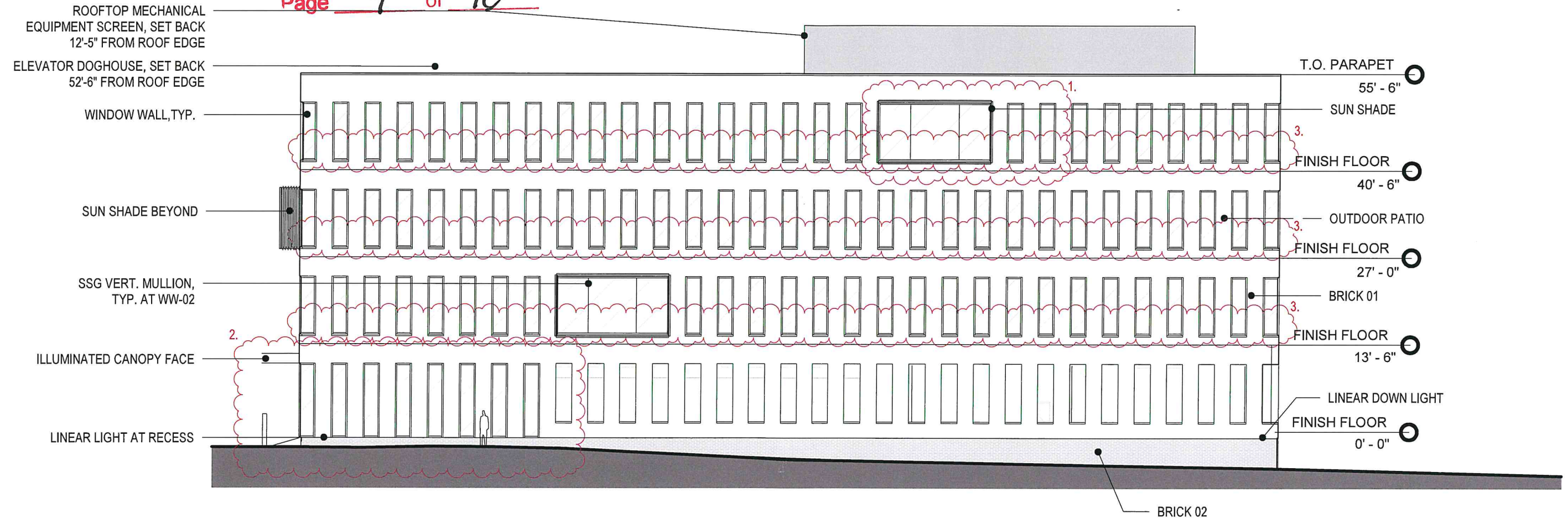
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9,092 SQ. FT OF FACADE

35.42 SQ. FT OF MULLION REMOVED

135 SQ. FT OF FIRST FLOOR.

90 SQ. FT CHANGE TO OUTDOOR PATIO ALTERNATE



**1 EXTERIOR ELEVATION - SOUTH**

P3.00 SCALE: 1/16" = 1'-0"

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5,420 SQ. FT OF FACADE

29.2 SQ. FT OF MULLION REMOVED  
28 SQ. FT OF FIRST FLOOR.

ROOFTOP MECHANICAL EQUIPMENT SCREEN  
BEYOND, SET BACK 68'-6" FROM ROOF EDGE

ELEVATOR DOGHOUSE, SET BACK  
19'-0" FROM ROOF EDGE



**1 EXTERIOR ELEVATION- WEST**

P3.01 SCALE: 1/16" = 1'-0"

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9,092 SQ. FT OF FACADE  
22.08 SQ. FT OF MULLION REMOVED  
1035 SQ. FT OF WINDOW REMOVED.



**1 EXTERIOR ELEVATION - NORTH**  
P3.02 SCALE: 1/16" = 1'-0"

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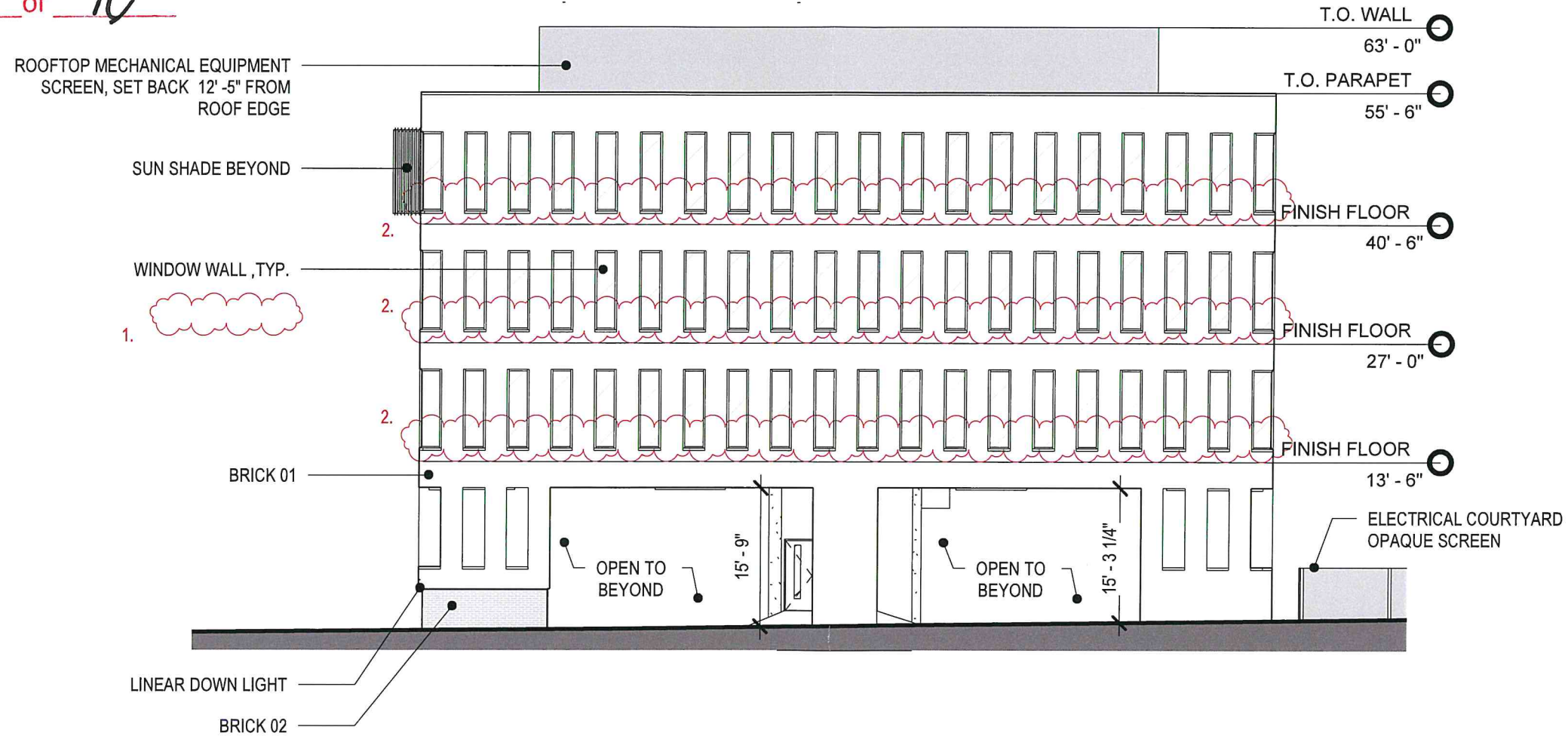
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5,420 SQ. FT OF FACADE

25 SQ. FT OF MULLION REMOVED



**1 EXTERIOR ELEVATION - EAST**

P3.03 SCALE: 1/16" = 1'-0"

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