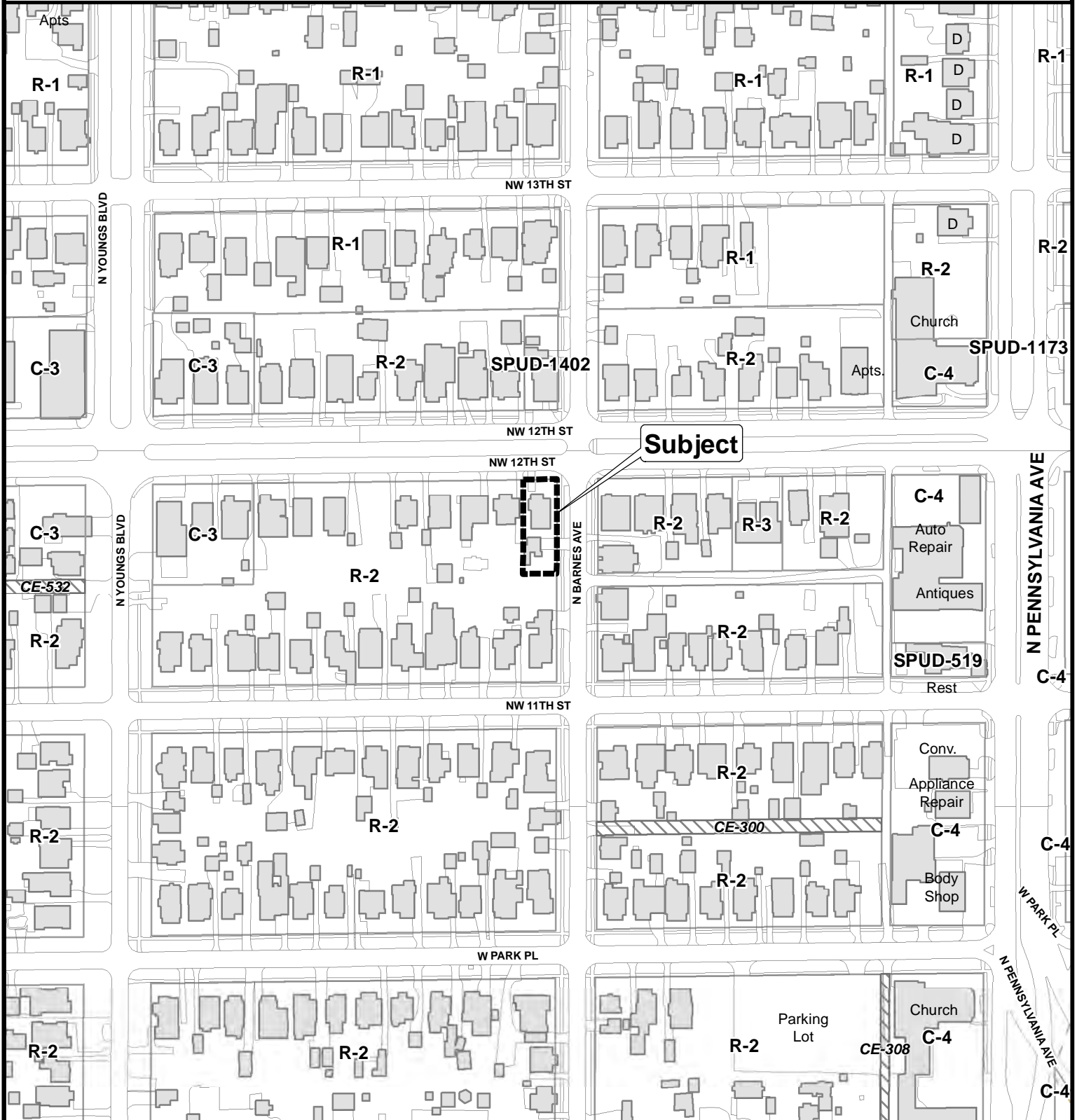


Case No: SPUD-1661

Applicant: Matthew Barber and Paul Thetford

Existing Zoning: R-2

Location: 2200 NW 12th St. and 1215 N. Barnes Ave.

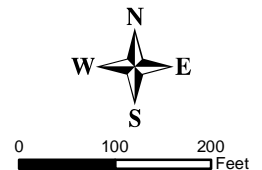


Note: "Subject" is located approximately 936' North of NW 10th St.



The City of OKLAHOMA CITY

Simplified Planned Unit Development



SPUD-_____ MASTER DESIGN STATEMENT

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

FOR

2200 NW 12th Street
Oklahoma City, Oklahoma 73107

July 11, 2024

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Mr. Matthew Barber &
Mr. Paul Thetford
423 NE 16th Street
Oklahoma City, Oklahoma 73104
Tel: (918) 557-8599

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, 2010).

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, provided, however, that the density and or intensity of the SPUD shall not be increased. 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 site will be developed in accordance with the regulation of the **R-2, Medium-Low Density Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following uses are permitted within this SPUD:
Permitted Use Units:
Single-family Residential (8200.14), and
Two-family Residential (8200.16).
2. Minimum lot size: 3,000 square feet. No more than two lots shall be created by administrative deed approval.
3. Maximum lot coverage: 60%
4. Density: 2200 NW 12th Street – one (1) single-family residence
1215 N. Barnes Avenue – one (1) two-family residence
5. Minimum lot width: N/A
6. Maximum Building Height: 35 Feet and two and one-half stories
7. Maximum Building Size: N/A

- 8. Maximum Number of Buildings: Two (2)
- 9. Building Setback Lines

	<u>2200 NW 12th Street</u>	<u>1215 N. Barnes Avenue</u>
North:	25' Front	5' Side
South:	5' Rear	0' Side
East:	0' Side	15' Front
West:	5' Side	0' Rear

- 10. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
- 11. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 12. Signs:
 - 12.1 Freestanding Accessory Signs: No freestanding accessory signs or pole signs will be allowed in this SPUD. Electronic Message Display signs shall not be permitted in this SPUD.
 - 12.2 Attached Signs: Attached signs will be in accordance with the base zoning district regulations.
 - 12.3 Non-accessory Signs: Non-accessory signs are specifically prohibited in this SPUD.
- 13. Access: Access to the property is from NW 12th Street and N. Barnes Avenue.
- 14. Sidewalks: An existing sidewalk is located along N. Barnes Avenue. A sidewalk will be installed along NW 12th Street in accordance with the City of Oklahoma City Standard Details and Specifications. Any sidewalk removed in this SPUD shall be replaced.

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. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.
- 2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
- 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, 2010, as amended.
- 5. Dumpsters: Residential trash collection will be utilized to serve this site.

6. Parking: The proposed new two-family residence will have one garage space for each unit and one space in front of the garage with access from N. Barns Avenue. The existing single-family residence has one existing space accessible for NW 12th Street. The parking spaces shown on the Master Development Plan shall be deemed to satisfy the required parking for all uses within this SPUD.
7. Lot Line Adjustment: Lot line adjustment shall be allowed by administrative deed approval. Platting or re-platting shall not be required for the SPUD.

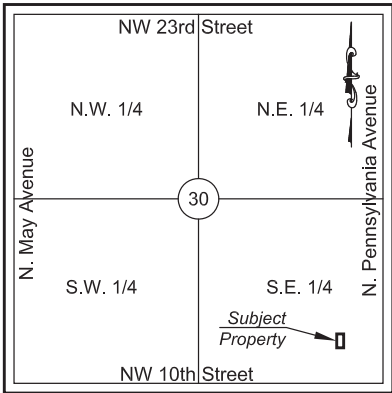
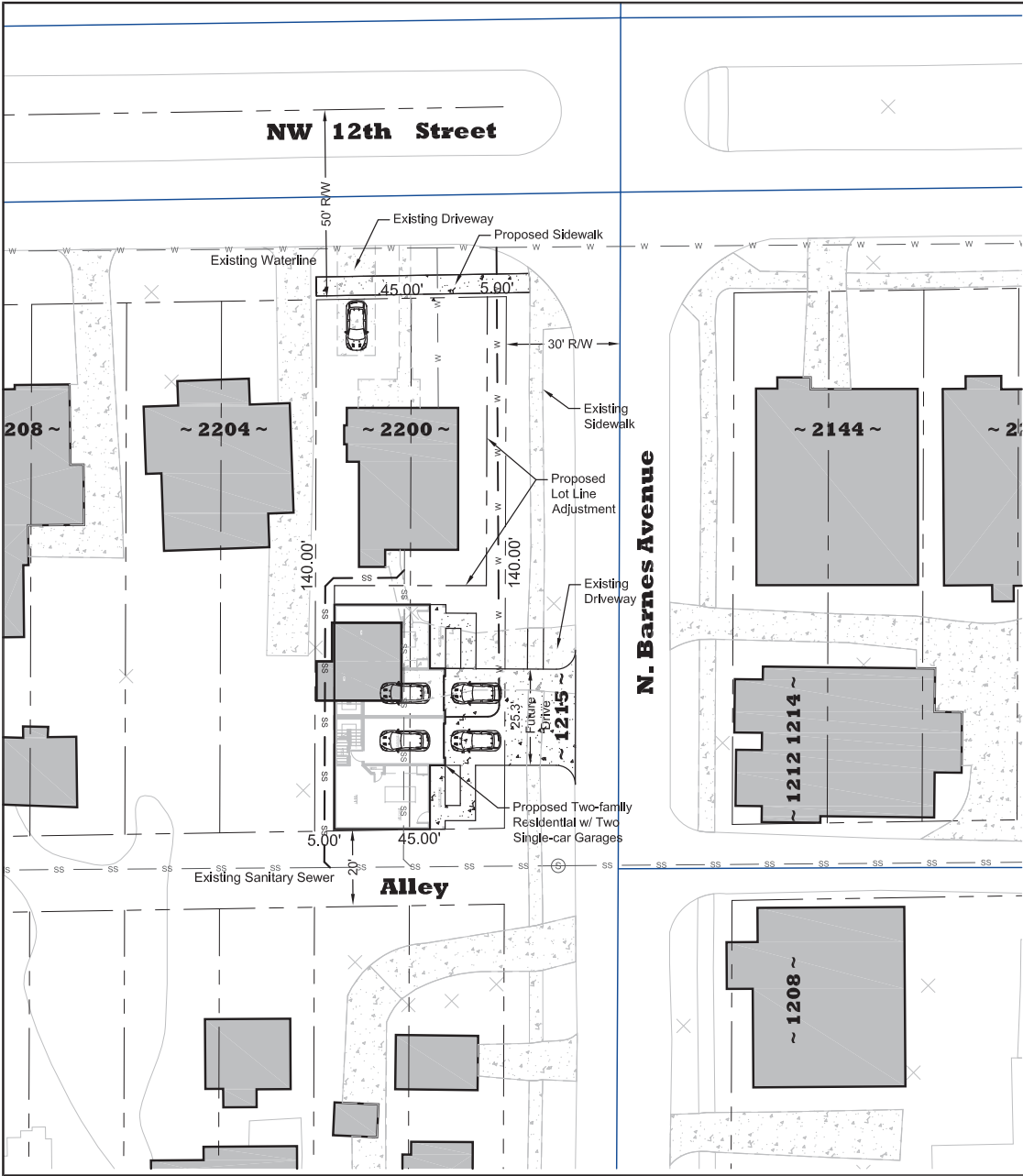
III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Architectural Site Plan
- Exhibit D: Floor Plan
- Exhibit E: Elevations

SPUD-1661 Exhibit A - Legal Description

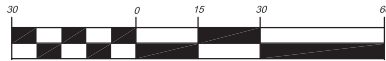
Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit "B" Master Development Plan



Vicinity Map
Section 30, Township 12N, Range 3W
Not To Scale

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Legal Description

Joint Tenancy Warranty Deed, Book 13887, Page 259

Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

DATE	
REVISION/ISSUE	
NO.	
CLIENT	Matthew Barber & Paul Theftord 423 NE 16th Street Oklahoma City, Oklahoma 73104 (918) 557-4599
PROJECT NAME	2200 NW 12th Street Oklahoma City, Oklahoma 73107 Young's Englewood Block 13, Lots 47 & 48 Exhibit B - Master Development Plan
PROJECT NO.	1610 1100 Oklahoma City, Oklahoma 73109 Tel: (918) 557-4599 Fax: (918) 557-4491
PROJECT/NO.	6142.3
TITLE	6142.3Pip
DATE	07-16-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CHECK	N/A
SHEET	1

WALL SCHEDULE				
MARK	TYPE	LENGTH	STUD COUNT	BASE AND SILL @ 14"
A	(10) - 2X4 - EXTERIOR	175'-4"	175.33	12.52
B	(10) - 2X4 - INTERIOR	111'-1 15/32"	111.12	7.94
C	(10) - 2X6 (2X4 STAGGERED) - INTERIOR	28'-10"	28.83	2.06
D	(9) - 2X4 - EXTERIOR	175'-4 1/4"	175.35	12.53
E	(9) - 2X4 - INTERIOR	250'-1 9/32"	250.11	17.86
F	(9) - 2X6 - INTERIOR	28'-10"	28.83	2.06
Grand total: GO		769'-7"	769.58	54.97

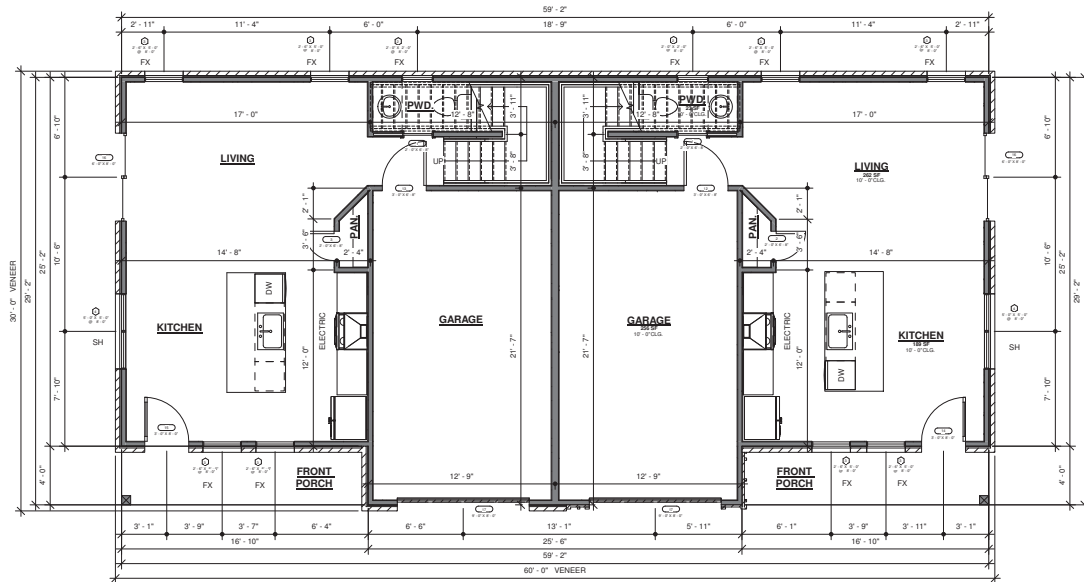
GENERAL NOTES:

1. WALL SHEATHING IN WET AREAS TO BE DUROCK CONC. BD. OR APPROVED EQUAL
2. DOOR OPENING TO BE OFFSET 6" FROM FINISHED FACE OF WALL, U.N.O.
3. INTERIOR PARTITIONS ARE DIMENSIONED TO CENTER OF STRUCTURE, U.N.O.

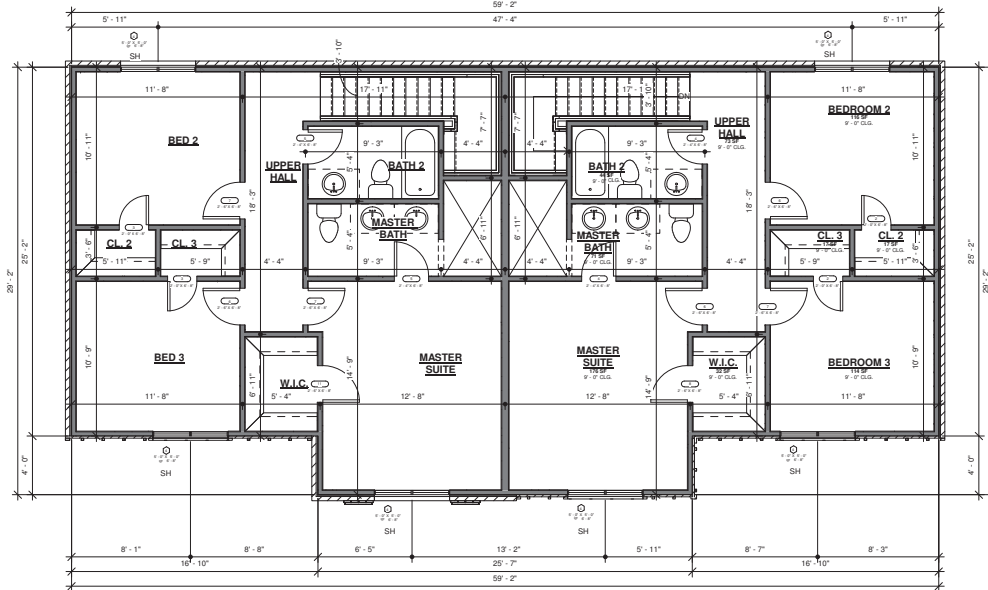
ROOM SCHEDULE			
Name	Level	Area	Perimeter
GARAGE	FIRST FLOOR	256 SF	66'-5 1/2"
KITCHEN	FIRST FLOOR	189 SF	55'-1 1/4"
LIVING	FIRST FLOOR	262 SF	93'-7 1/4"
P.W.D.	FIRST FLOOR	23 SF	20'-2"
BATH 2	SECOND FLOOR	44 SF	27'-7 1/8"
BEDROOM 2	SECOND FLOOR	116 SF	43'-1 1/2"
BEDROOM 3	SECOND FLOOR	114 SF	42'-8 1/2"
CL. 2	SECOND FLOOR	17 SF	17'-0 1/4"
CL. 3	SECOND FLOOR	17 SF	17'-0 1/4"
MASTER BATH	SECOND FLOOR	71 SF	39'-4"
MASTER SUITE	SECOND FLOOR	176 SF	54'-9"
UPPER HALL	SECOND FLOOR	73 SF	45'-7 5/8"
W.I.C.	SECOND FLOOR	32 SF	22'-8"

DOOR SCHEDULE				
MARK	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	INTERIOR SINGLE POCKET	2'-0"	6'-8"	2
2	INTERIOR RIGHT SINGLE OUTSWING	2'-0"	6'-8"	3
3	INTERIOR LEFT SINGLE OUTSWING	2'-0"	6'-8"	3
4	INTERIOR RIGHT SINGLE INSWING	2'-4"	6'-8"	2
5	INTERIOR LEFT SINGLE INSWING	2'-4"	6'-8"	2
6	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	3
7	INTERIOR LEFT SINGLE INSWING	2'-6"	6'-8"	3
8	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	1
11	INTERIOR LEFT SINGLE OUTSWING	2'-6"	6'-8"	1
12	FIBERGLASS RIGHT SINGLE OUTSWING	3'-0"	6'-8"	1
13	FIBERGLASS LEFT SINGLE OUTSWING	3'-0"	6'-8"	1
14	EXTERIOR RIGHT SINGLE INSWING	3'-0"	8'-0"	1
15	EXTERIOR LEFT SINGLE INSWING	3'-0"	8'-0"	1
16	EXTERIOR SLIDER	6'-0"	8'-0"	2
17	SINGLE OVERHEAD	9'-0"	8'-0"	2
Grand total: 28				

WINDOW SCHEDULE				
MARK	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	LOUVRE VENT	1'-0"	3'-0"	1
2	FIXED	2'-0"	2'-0"	2
3	FIXED	2'-6"	5'-0"	5
4	(2) SINGLE HUNG	5'-0"	5'-0"	5
Grand total: 19				



1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

DATE	REV.	SET	DESCRIPTION

ANTICIPATED VENEER
SQUARE FOOTAGES
(INDIVIDUAL UNIT SF)

1 - 557 SF
2 - 785 SF
TOTAL - 1322 SF

**WADE
DESIGN GROUP**

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N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

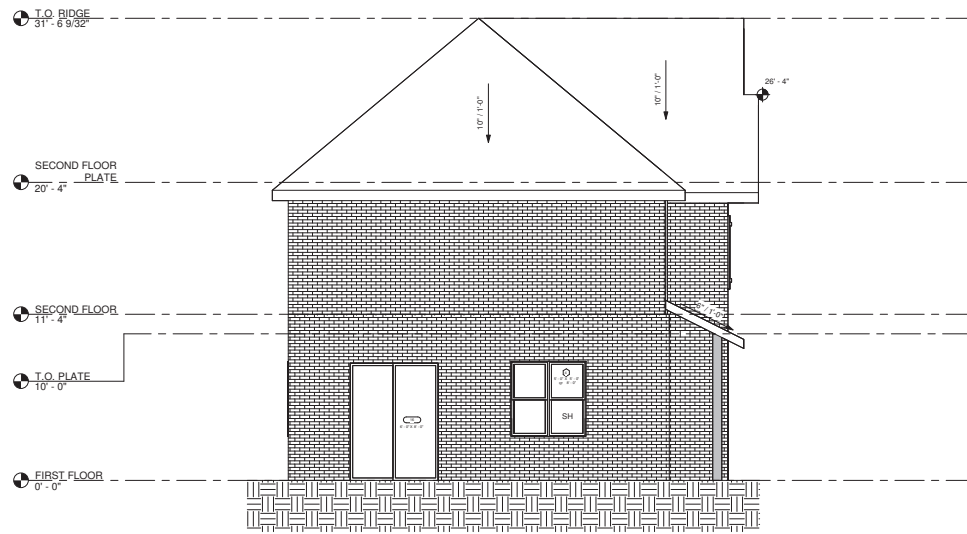
PROJECT NO. 2024001
DRAWN BY: J. STOUT
CHECKED BY: E. WALLACE
BT CAPITAL LLC

FLOOR PLANS

A2.0



1 FRONT ELEVATION
A3.0 1/4" = 1'-0"



2 LEFT
A3.0 1/4" = 1'-0"

DATE	REV.	SET	DESCRIPTION

ANTICIPATED VENEER SQUARE FOOTAGES (INDIVIDUAL UNIT SF)
 1 - 557 SF
 2 - 785 SF
 TOTAL - 1322 SF

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N. BARNES DUPLEX
 OKLAHOMA CITY, OK 73107
PROJECT NO. 2024001
 DRAWN BY E. WALLACE
 CHECKED BY J. STOUT

FRONT AND LEFT ELEVATION

A3.0

