

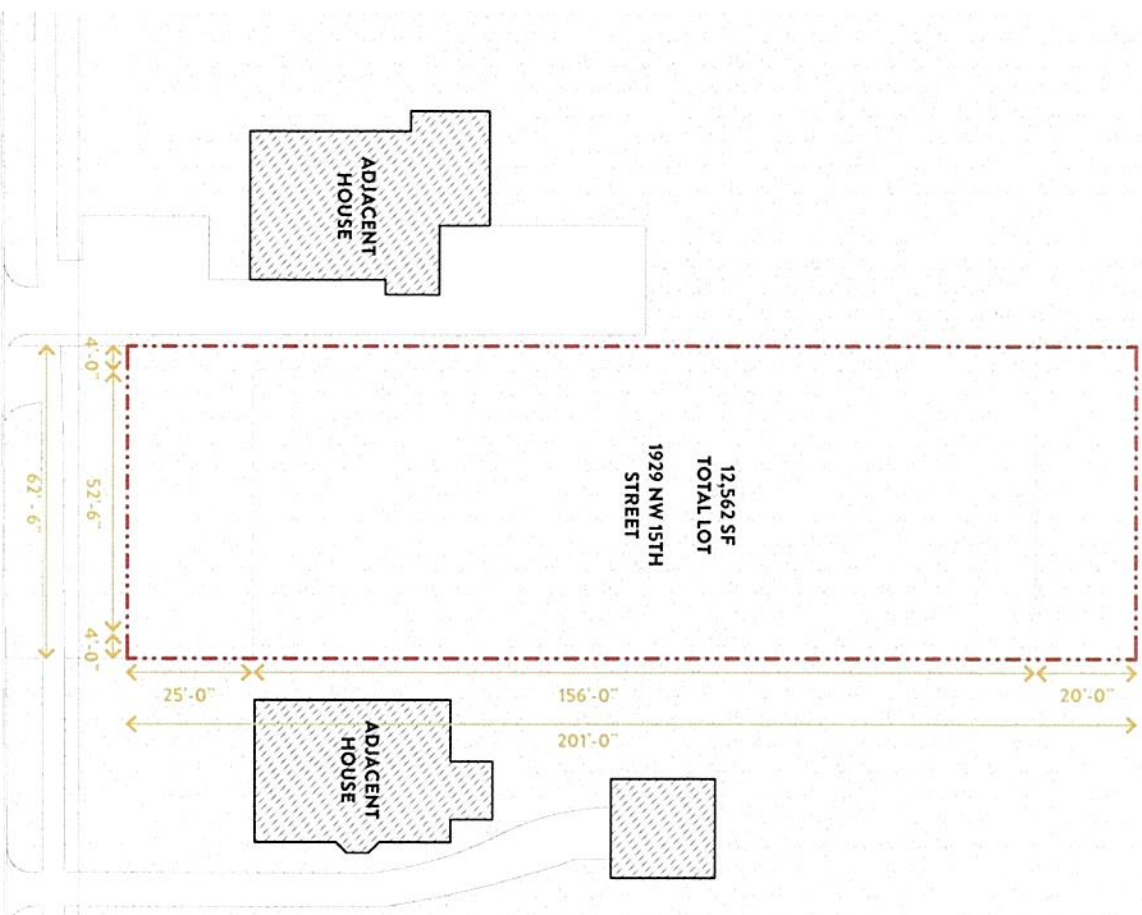
## PROJECT BRIEF + CONTEXT

CLIENT - PROVIDED BRIEF

The Site is a 12,562 SF tract of land at 1929 NW 15th Street in Oklahoma City

The proposed project consists of 4 buildings containing **8 units** with 2 bedroom for typical units, and two 1 bedroom units—for a total of **14 bedrooms**.

Evaluate optimal site planning to accommodate the units, 12 parking spaces.



# PROJECT BRIEF + CONTEXT

## ZONING OVERVIEW

The Site is a 12,562 SF tract of land at 1929 NW 15th Street in Oklahoma City

### PARCEL:

**Zoning Class:** SPUD (R-4)

**Overlay Zoning:** N/A

**Plat:** Lot 43 | Block 01

**LUTA:** Urban Medium Intensity | Urban Residential

*Gross Density: 10 - 40 du/acre  
Lot Sizes: vary*

### BASE ZONING STANDARDS:

**Zoning Class:** SPUD (R-4)

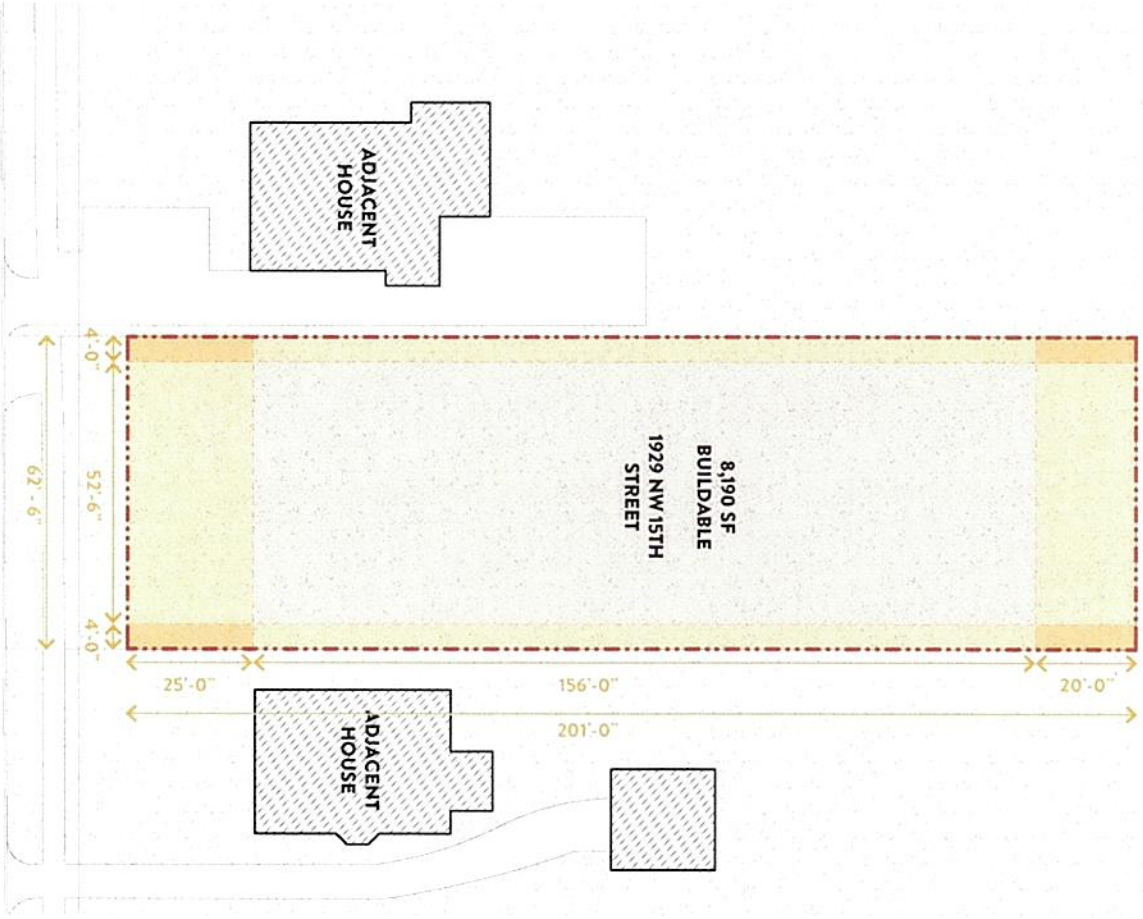
**Min. Lot Size :** 7,500 sf

**Density (LUTA Standard):** Max of 8 dwelling units  
*Minimum units =  $0.2066 \times 10 = 2.07$  (2)  
Maximum units =  $0.2066 \times 40 = 8.26$  (8)*

**Height:** 30 feet for neighborhood compatibility

**Minimum Lot Width:** 60 feet

**Open Space:** 20% minimum



# PROJECT BRIEF + CONTEXT

## ZONING OVERVIEW

The Site is a 12,562 SF tract of land at 1929 NW 15th Street in Oklahoma City

### PARCEL:

Zoning Class: SPUD (R-4)

Overlay Zoning: N/A

Plat: Lot 43 | Block 01

LUTA: Urban Medium Intensity | Urban Commercial

Gross Density: 10 - 40 du/acre

Lot Sizes: vary

## BASE ZONING STANDARDS:

Zoning Class: SPUD (R-4)

Min. Lot Size : 7,500 sf

Density (LUTA Standard): Max of 8 dwelling units

Minimum units =  $0.2066 \times 10 = 2.07$  (2)

Maximum units =  $0.2066 \times 40 = 8.26$  (8)

Height: 30 feet for neighborhood compatibility

Minimum Lot Width: 60 feet

Open Space: 20% ( $12,562 \text{ SF} \times .20 = 2,512 \text{ SF}$ )

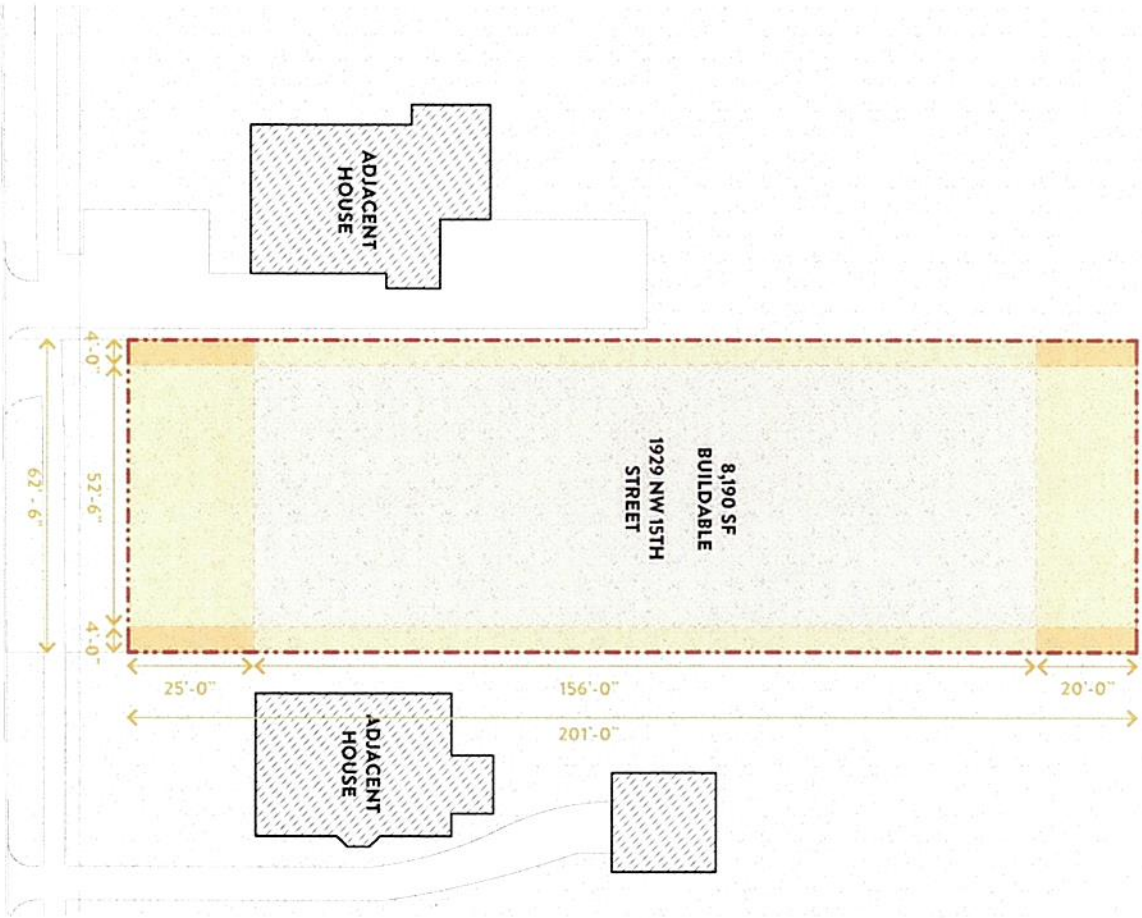
Setbacks: As below

Front Yard: 25'-0"

Side Yard: 4'-0"

Rear Yard: 20'-0"

DINNES STUDIO



# DESIGN STRATEGY

## SITE PLAN

### NOTES:

Unit Count: (8) units

Unit Type: (6) Two-bedroom, (2) One-bedroom

Target Unit Size: 934 sf

Stories: 2 (1 unit per floor)

Floor-to-Floor: 8' ceilings throughout

Laundry: In-unit

Amenities: Individual entry

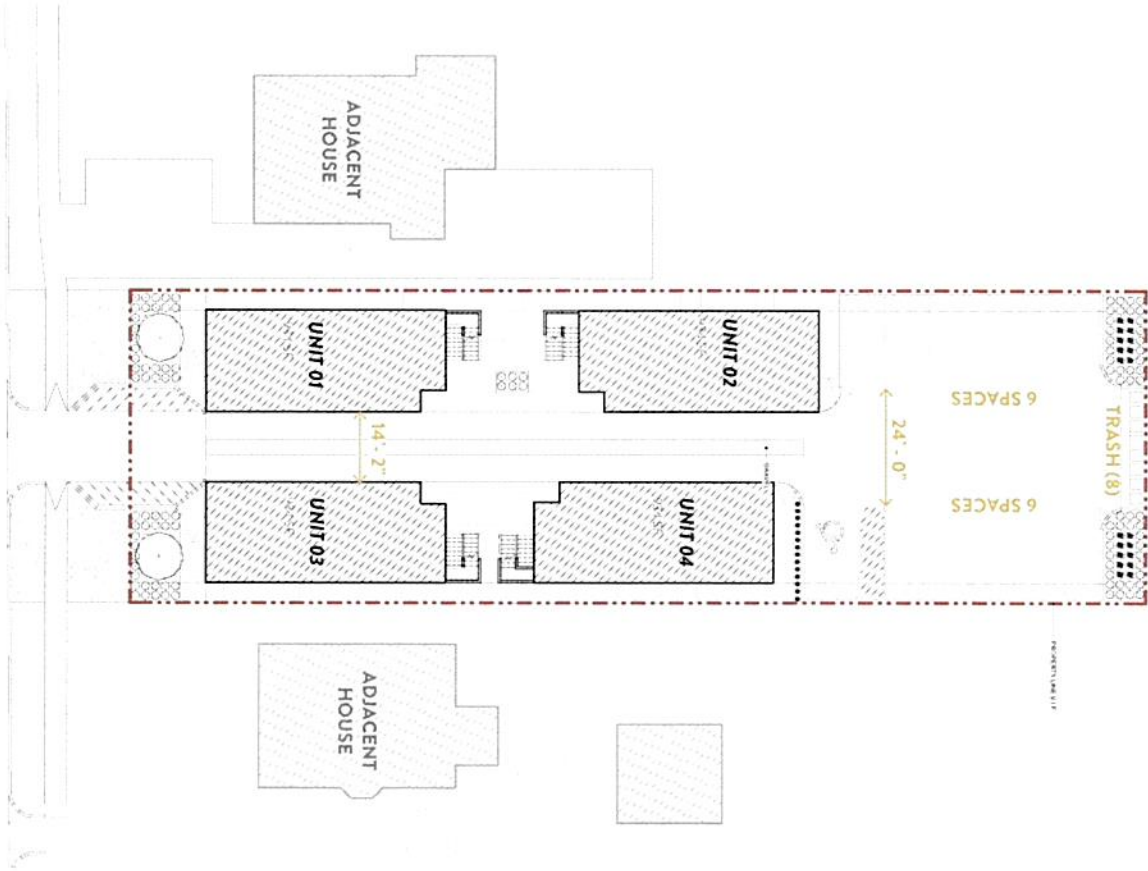
### ARCHITECTS REMARKS

This option is 4 buildings, 2 side-by-side with inward individual entries off a common outdoor space. The buildings are two-story and contain 2 units per building. Typical units will be a two-bedroom apartment flanking a central drive that leads to rear parking.

|                        |                        |                 |                  |
|------------------------|------------------------|-----------------|------------------|
| 934                    | 956                    | 1,890           | 7,560            |
| LEVEL 01 - PER UNIT SF | LEVEL 02 - PER UNIT SF | PER BUILDING SF | TOTAL PROJECT SF |

FOOTAGES NOTES ARE CONCEPTUAL AND MAY CHANGE AS THE DESIGN DEVELOPS

DINNES STUDIO





# DESIGN STRATEGY

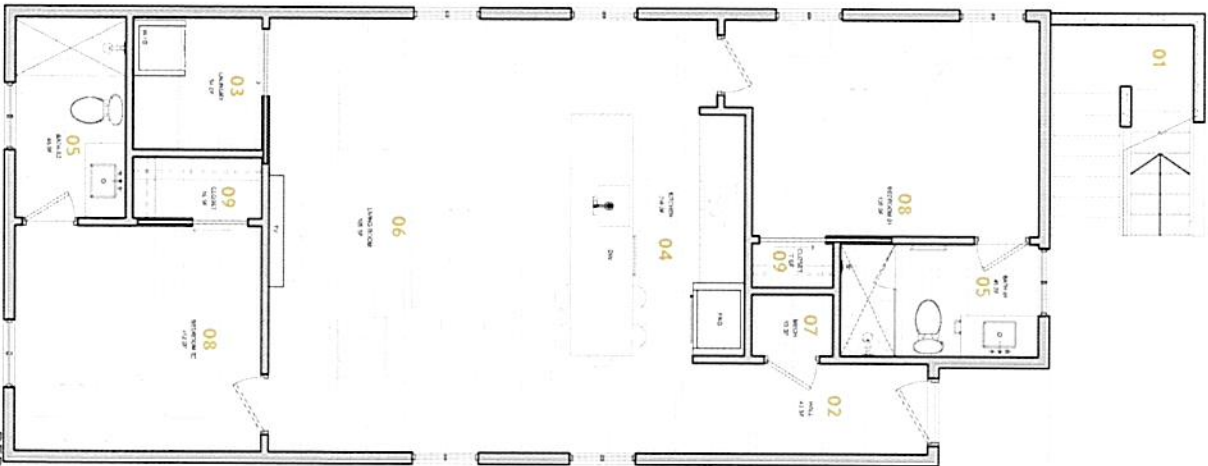
SPATIAL PLANNING | OPTION 01

PROJECT PROGRAM:

- 01 STAIRS
- 02 FOYER
- 03 LAUNDRY
- 04 KITCHEN
- 05 BATHROOM
- 06 LIVING ROOM
- 07 MECHANICAL
- 08 BEDROOM
- 09 CLOSET



DINNES STUDIO



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SPATIAL PLANNING | OPTION 01

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934

LEVEL 01 - PER UNIT SF

956

LEVEL 02 - PER UNIT SF

1,890

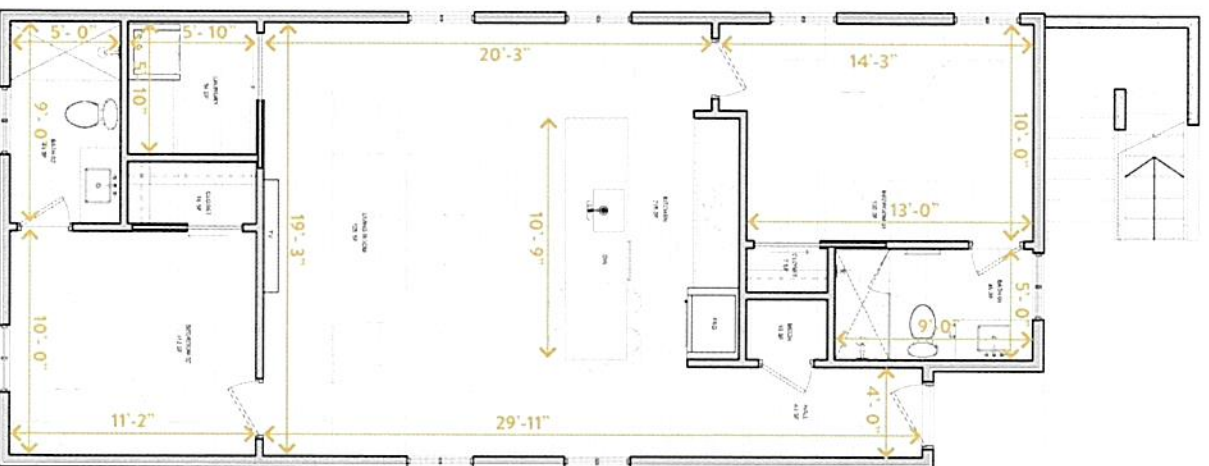
PER BUILDING SF

7,560

TOTAL PROJECT SF

FOOTINGS NOTES ARE CONCEPTUAL AND MAY CHANGE AS THE DESIGN DEVELOPS

DINNES STUDIO



# DESIGN STRATEGY

SPATIAL PLANNING | OPTION 02

PROJECT PROGRAM:

- 01 STAIRS
- 02 LIVING ROOM
- 03 KITCHEN
- 04 WASHER / DRYER
- 05 MECHANICAL
- 06 HALL
- 07 CLOSET
- 08 BATHROOM
- 09 BEDROOM

934

956

1,890

7,560

LEVEL 01 - PER UNIT SF

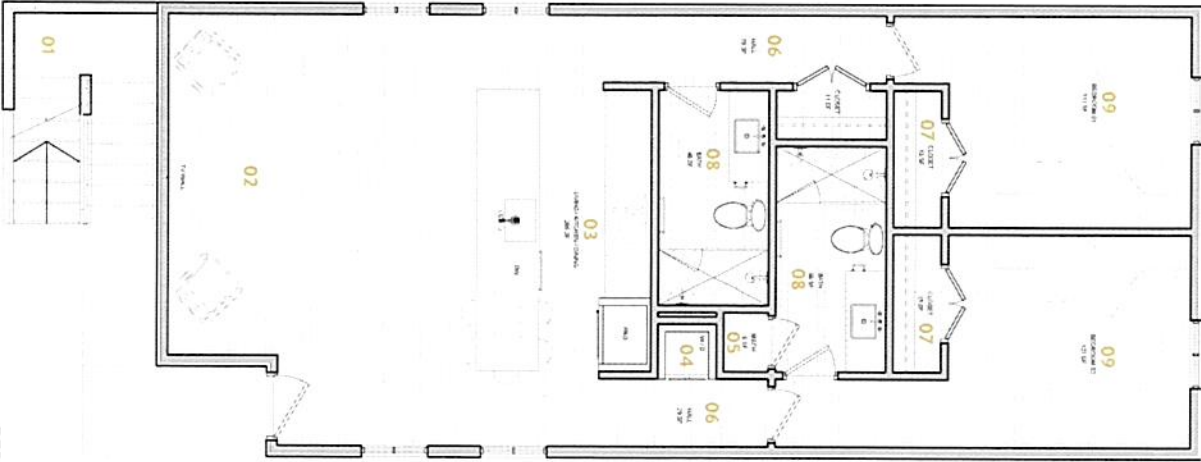
LEVEL 02 - PER UNIT SF

PER BUILDING SF

TOTAL PROJECT SF

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## DINNES STUDIO



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LEVEL 01 - PER UNIT SF

956

LEVEL 02 - PER UNIT SF

1,890

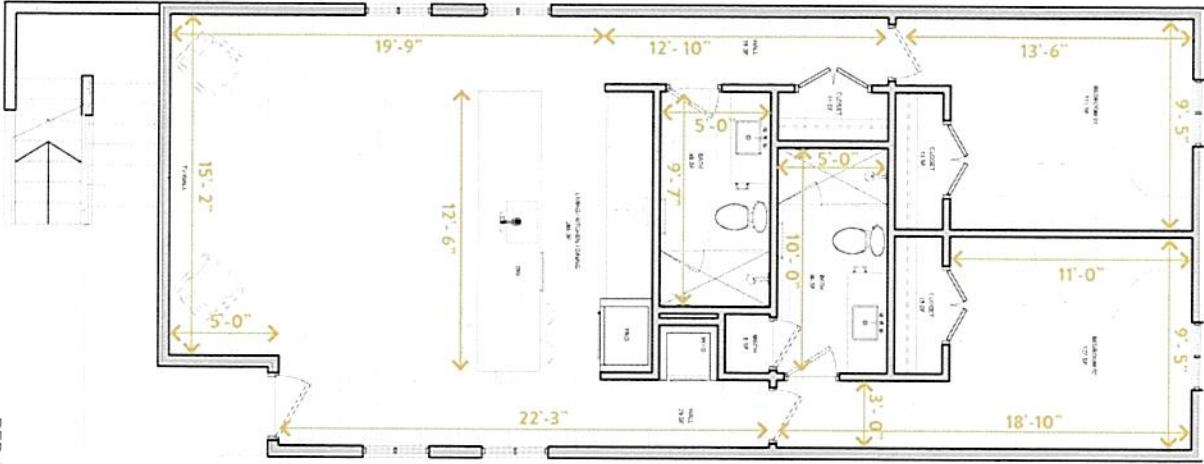
PER BUILDING SF

7,560

TOTAL PROJECT SF

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DINNES STUDIO





# DESIGN STRATEGY

SPATIAL PLANING - 1 BEDROOM | OPTION 01

PROJECT PROGRAM:

- 01 STAIRS
- 02 LIVING ROOM
- 03 KITCHEN
- 04 DINING
- 05 LAUNDRY
- 06 MECHANICAL
- 07 HALL
- 08 CLOSET
- 09 BATHROOM
- 10 WET ROOM
- 11 BEDROOM
- 12 POWDER

934

956

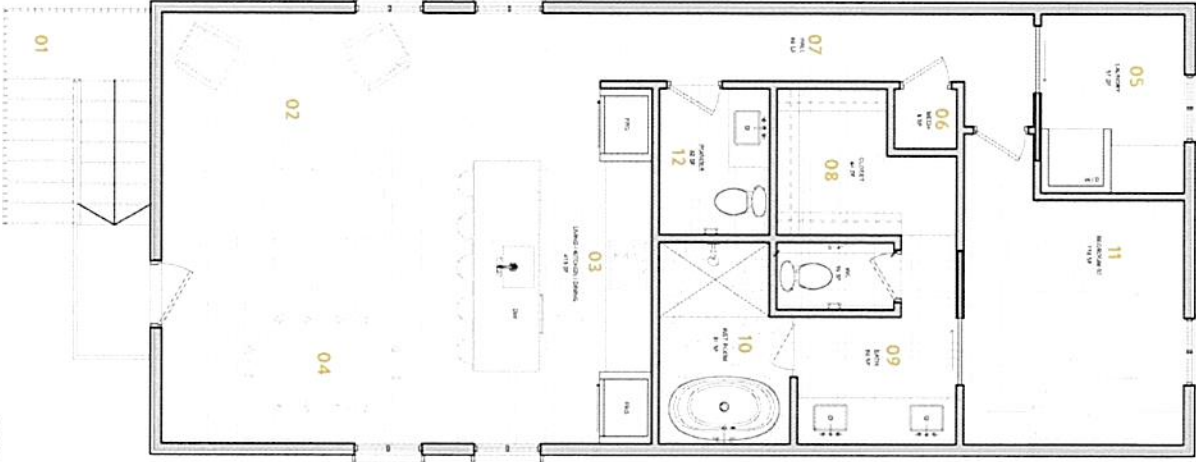
1,890

7,560

LEVEL 01 - PER UNIT SF    LEVEL 02 - PER UNIT SF    PER BUILDING SF    TOTAL PROJECT SF

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DINNES STUDIO



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SPATIAL PLANNING - 1 BEDROOM | OPTION 01

PROJECT PROGRAM:

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934

LEVEL 01 - PER UNIT SF

956

LEVEL 02 - PER UNIT SF

1,890

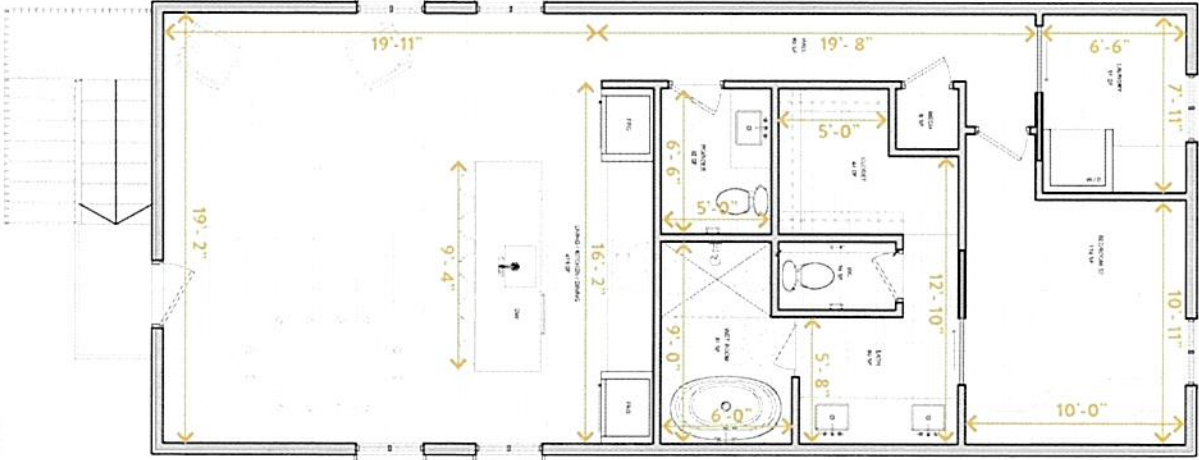
PER BUILDING SF

7,560

TOTAL PROJECT SF

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DINNES STUDIO



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LEVEL 01 - PER UNIT SF

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LEVEL 02 - PER UNIT SF

1,890

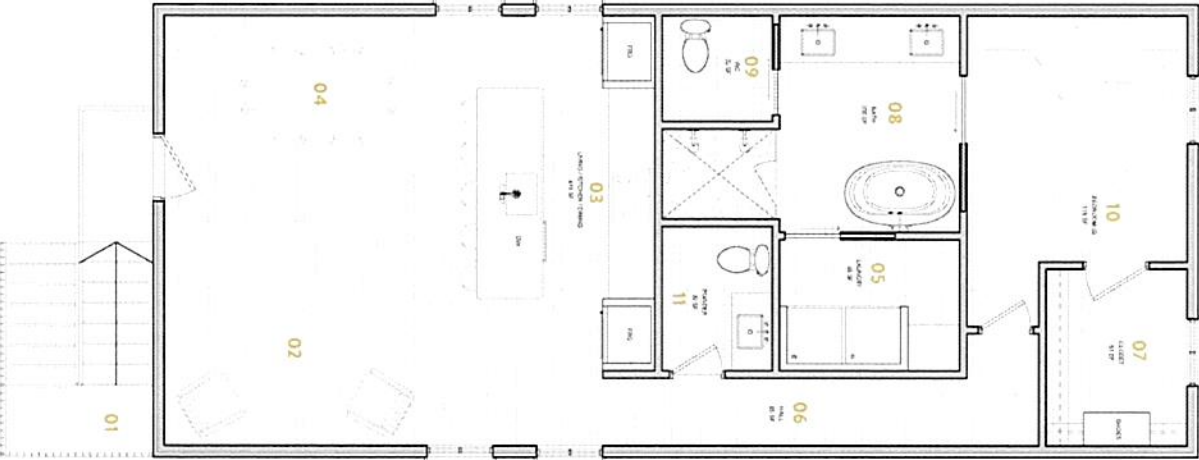
PER BUILDING SF

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## DINNES STUDIO



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SPATIAL PLANING - 1 BEDROOM | OPTION 02

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1,890

7,560

LEVEL 01 - PER UNIT SF

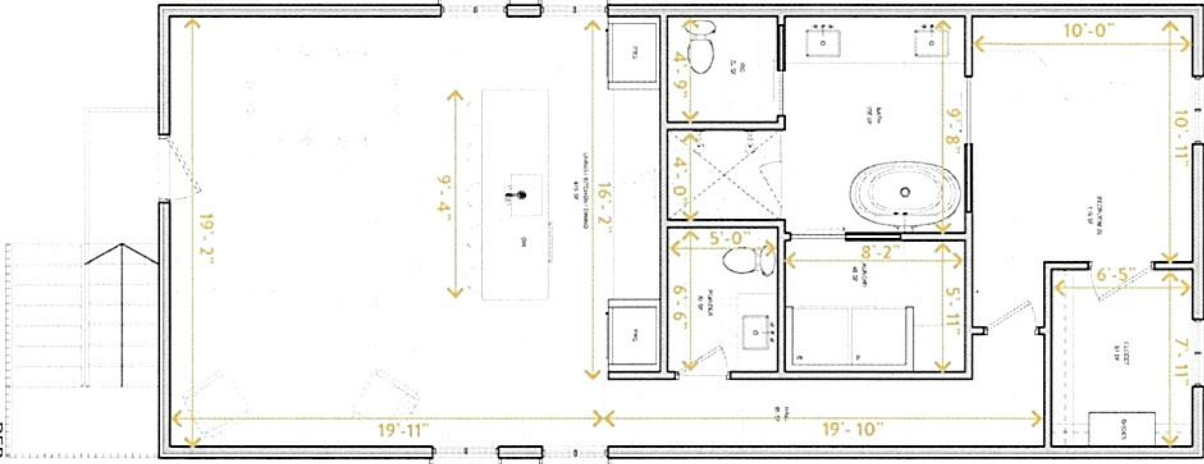
LEVEL 02 - PER UNIT SF

PER BUILDING SF

TOTAL PROJECT SF

FOOTINGS NOTES ARE CONCEPTUAL AND MAY CHANGE AS THE DESIGN DEVELOPS

DINNES STUDIO



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