



The City of OKLAHOMA CITY

CERTIFICATE OF APPROVAL DOWNTOWN DESIGN DISTRICT DTCA-25-00035

Applicant:

Laura Silverio
TAP Architecture
415 N Broadway Ave
Oklahoma City, OK 73102

Owner:

Melinda McMillan-Miller, Director
City of Oklahoma City Parks & Recreation Dept
420 W Main St Ste 210
Oklahoma City, OK 73102

On 4/4/2025, the Planning Department staff received your application for a 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 application for **428 W California Ave**. Staff has determined that the following is in conformance with the provisions of the Ordinance:

- 1) **Remove windows, remove overhead doors, install windows, install storefront, reverse existing door swings, install new overhead door, install shade screens on the north and west façades and paint building.**

Note: All items are elective unless construction is started.

All thirteen (13) 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.

Approved:

04/14/2025

Effective:

04/29/2025

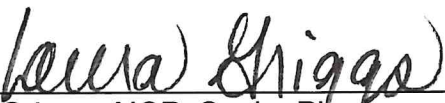
Expires:

04/14/2027

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 Commission

Page 1 of 1

*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."*

PROSTAR™ ROLLING SHEET DOORS

 PRODUCT LINE	COMMERCIAL WIND LOAD	MODELS	790CW
	COMMERCIAL DOOR		780CD
	SELF-STORAGE		770SS



DESIGN REVIEW
CERTIFICATE OF APPROVAL
CA# DICA-25-00035
Approval Date: 04 / 14 / 2025
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Items: Approved By: lg
With: Condition(s) / Variance
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OVERHEAD DOOR
PLANNING DEPT.
INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



General features and benefits

Strong and durable construction

- High-strength galvanized steel curtain enhances strength and maximizes wind load performance
- Unique curtain profile facilitates smooth operation and minimizes curtain damage
- Stepped rings allow tight, uniform curtain wrap and minimize headroom requirements
- Abrasion resistant polypropylene rub strips along both guide edges and flexible webbing along both curtain edges improve door operation, minimize curtain nesting and scratching
- Bearings prevent steel-to-steel contact, improve door operation and increase door shaft life

Extruded aluminum-reinforced bottom bar assembly enhances door strength and operation

Bulb-type astragal ensures tight seal to floor

Lock assemblies enhance door system security

Fast and easy installation

- Quick-connect headplate eliminates the need for multiple fasteners (available on 770SS only)
- Quick-connect bottom bar stops minimize fasteners and allow easy insertion of curtain into the guides
- Universal guide allows fastening in concrete, masonry, or wood jambs and fastening or welding to steel jambs
- Through-hole design reduces sideroom requirements
- Non-handed chain hoist (780CD and 790CW) with quick-connect features simplifies and speeds installation on site

Special design features for wind load applications (Model 790CW)

- Heavy-duty guide allows rolling sheet door system to meet stringent wind load specifications
- Curtain wind locks reinforce curtain and enhance wind loading performance and smooth operation

Broad size ranges and color options

- Door sizes to 20' wide by 16' high (6096 mm by 4877 mm)
- Self-storage door sizes from 3' wide by 7' high (914 mm by 2134 mm) up to 10' wide by 10' high (3048 mm by 3048 mm)
- Spectrum of curtain colors.

DESIGN REVIEW
CERTIFICATE OF APPROVAL
 CA# 04-25-00035
 Approval Date: 04/14/2025
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 Cover image: Model 790CW, white finish
 Image above: Model 780CD, glossy white finish
 Revised Date:
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An Attractive and Solidly Constructed Rolling Door on a Budget

These doors incorporate innovative design elements that enable fast installation and ensure smooth operation for enhanced door life. Key features include quick-connect components that simplify installation without sacrificing strength. A single, through-hole universal guide can be installed quickly and easily in concrete, masonry, steel or wood – and it requires minimal sideroom. Stepped curtain rings further minimize headroom by ensuring a tight curtain wrap, and standard roller bearings eliminate steel-on-steel contact for quieter, easier operation and extended life. Available in a variety of colors and sizes to fit openings from 3' wide by 7' high to 20' wide by 16' high (914 mm by 2134 mm to 6096 mm by 4877 mm), these full-feature doors are an ideal choice when functionality is as important as value, quality and aesthetics.

Color Options for All Models

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.



White



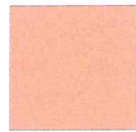
Glossy White



Silhouette Gray



Buckskin



Desert Tan



Garnet Red



Walnut Brown



Polar Blue



Royal Blue



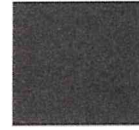
Teal



Dark Teal



Forest Green



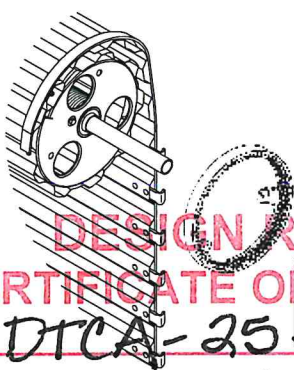
Bronze



Matte Black

Door components

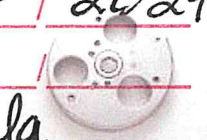
780CD/790CW



Headplate



Interior bottom bar slide bolt

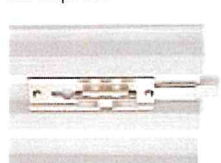


Stepped ring with roller bearing

770SS



Quick-connect headplate



Exterior curtain slide lock



Headplate with roller bearing



Stepped ring



Bottom bar stops

DESIGN REVIEW
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General Specifications for ProStar™ Rolling Sheet Doors

Model	790CW Commercial wind load door	780CD Commercial door	770SS Self-storage door
Maximum standard width	20' (6096 mm)	16' (4877 mm)	10' (3048mm)
Maximum standard height	16' (4877 mm)	16' (4877 mm)	10' (3048mm)
26-gauge curtain	Standard	Standard	Standard
Curtain rub strips (both front edges)	Standard	Standard	Standard
High strength curtain material	Standard	Standard	Standard
22/-22 psf minimum wind load design/pressure rating	Standard	N/A	Optional
Universal guide	14-gauge	18-gauge	18-gauge
Polypropylene guide rub strips (both edges)	Standard	Standard	Standard
Mounting			
Concrete	Standard	Standard	Standard
Masonry	Standard	Standard	Standard
Wood	Standard	Standard	Standard
Steel	Standard	Standard	Standard
Extruded aluminum bottom bar	Standard	Standard	Standard
12-gauge Quick-Connect bottom bar stops	Standard	Standard	N/A
14-gauge Quick-Connect bottom bar stops	N/A	N/A	Standard
11-gauge headplate	Standard	Standard	N/A
14-gauge headplate	N/A	N/A	Standard
Head plate roller bearing	Standard	Standard	Standard
Operation			
Manual	Standard	Standard	Standard
Chain hoist	Optional*	Optional*	N/A

* Standard on larger doors as shown on price grids. Contact your Overhead Door distributor for more details.

Options for ProStar™ Rolling Sheet Doors

Model	790CW Commercial wind load door	780CD Commercial door	770SS Self-storage door
Electric operator (Model RMZ® Medium-Duty Hoist and RLD™ Light-Duty Jackshaft)	20' (6096 mm)	16' (4877 mm)	N/A
Curtain locking mechanism			
Exterior curtain slide lock (left or right handed)	Optional	Optional	Standard*
Interior bottom bar slide bolt set (left & right handed)	Standard	Standard	Optional
Header draft seal	Optional	Optional	Optional
Jamb extension brackets	Optional	Optional	N/A

*Standard on exterior mounted doors only.

**DESIGN REVIEW
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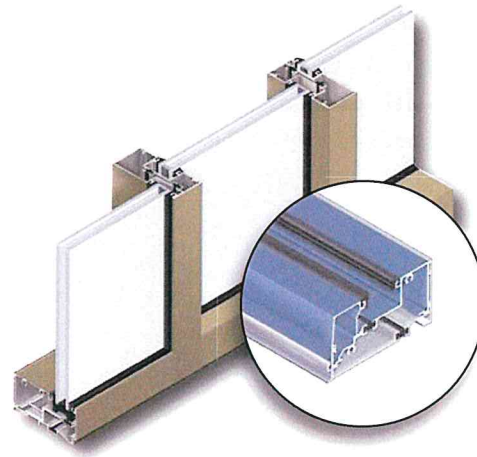
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The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



SERIES 3000 THERMAL MULTIPLANE



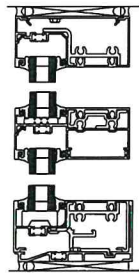
First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

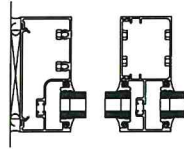
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

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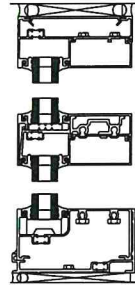
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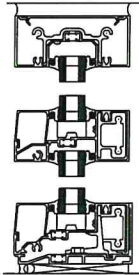
Front Set



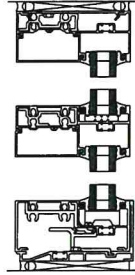
Front Set SSG



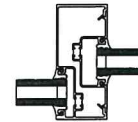
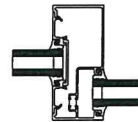
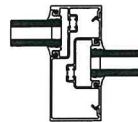
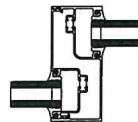
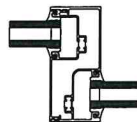
Center Set



Back Set



Multi Set



Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 - 32 with clear glass (Center and Front Set)
 - 37 with laminated glass (Center Set)
 - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set)
 - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
 - U-factor = 0.33, CRF = 68 Captured (Front Set)
 - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
 - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507

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With: Oldcastle Building Envelope

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5005 Lyndon B. Johnson Fwy., Suite 1050 ■ Dallas, TX 75244
1-866-OLDCASTLE (653-2278) ■ www.obe.com

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JOHN REX AT MCALPINE
428 W CALIFORNIA AVE
OKLAHOMA CITY, OK 73102

2025.02.07: BID SET
2025.03.04: PERMIT SET

ARCHITECTURAL SITE PLAN

A110

2418

All drawings and written materials herein constitute original work of TAParchitecture and may only be duplicated with their written consent.

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EXISTING
CONCRETE
SIDEWALK

THE PROPERTY IS OWNED BY OKLAHOMA CITY PARKS AND RECREATION. IN OUR AGREEMENT WITH THEM, THE LEGAL DESCRIPTION IS LOTS SEVENTEEN (17) THROUGH THIRTY-TWO (32) IN BLOCK NO. SIXTY (60), OKLAHOMA CITY ADDITION

01 ARCHITECTURAL SITE PLAN
1" = 10'-0"

RECEIVED

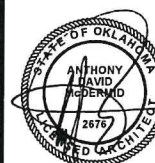
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2025.03.17

PROJECT

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428 W CALIFORNIA AVE
OKLAHOMA CITY, OK 73102

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SHEET TITLE

DEMO BUILDING ELEVATIONS

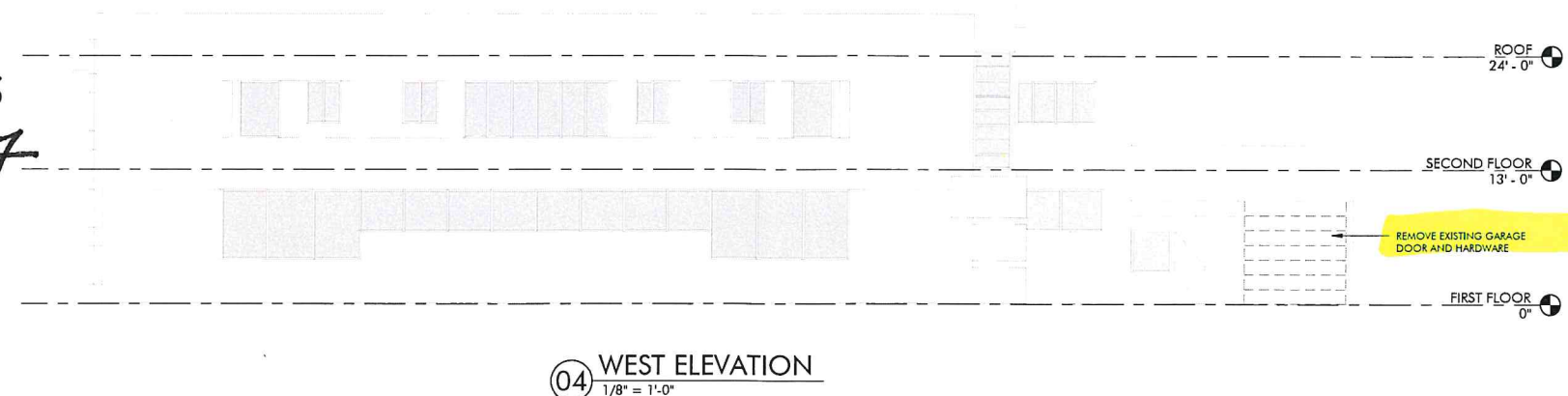
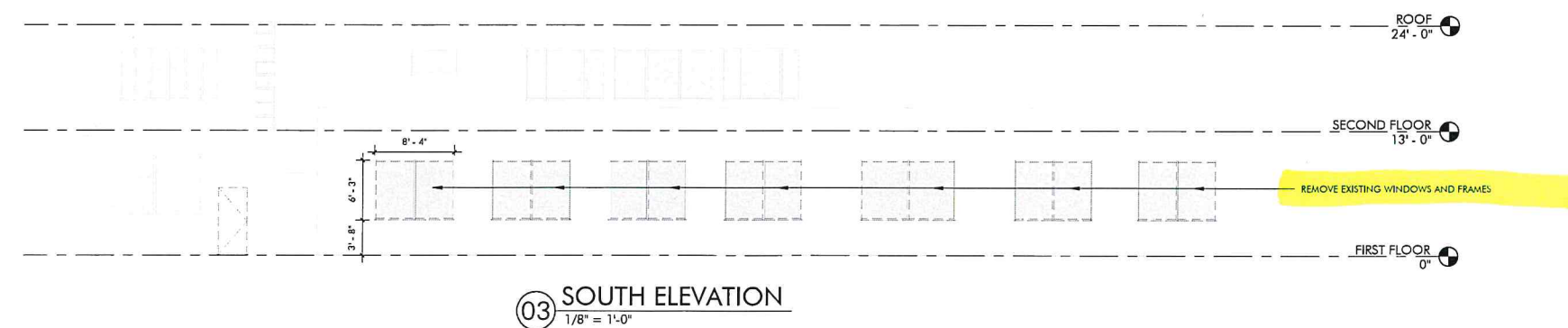
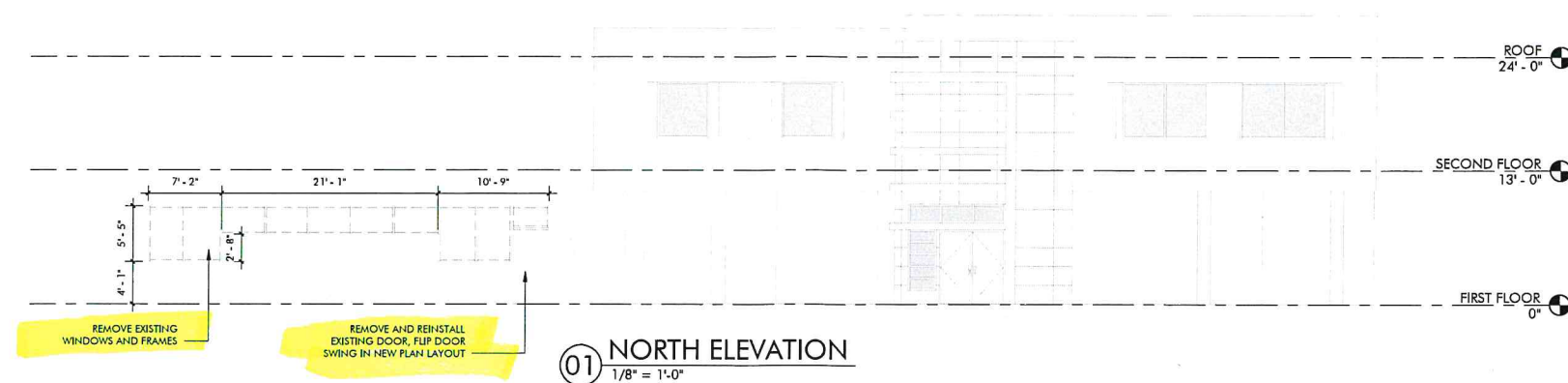
SHEET NUMBER

AD310

PROJECT NUMBER _____

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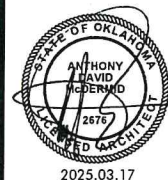
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ISSUES / REVISIONS

2025.02.07: BID SET
2025.03.04: PERMIT SET
2025.03.27: ADDENDUM 01

SHEET TITLE

DIMENSION FLOOR PLANS

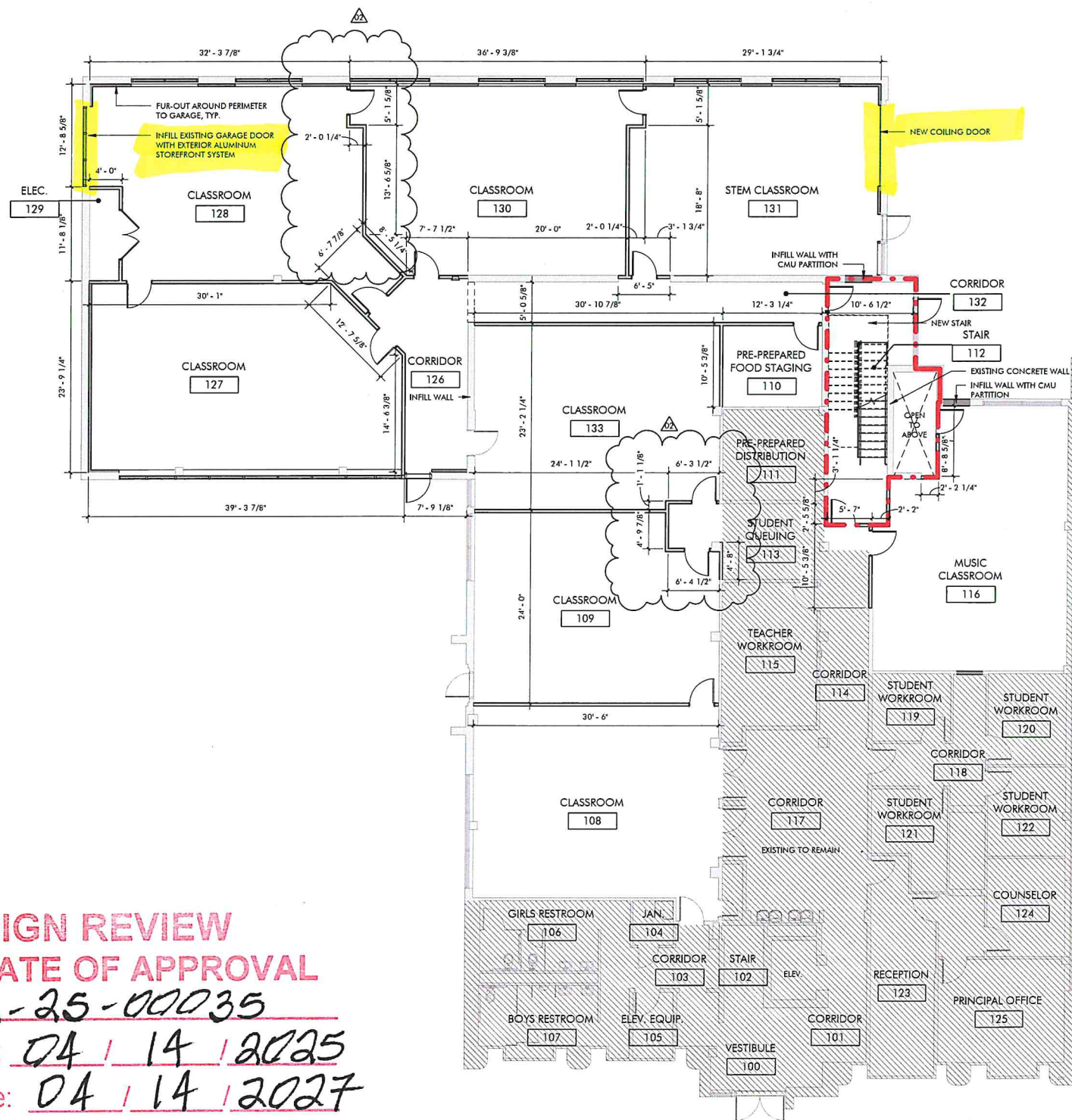
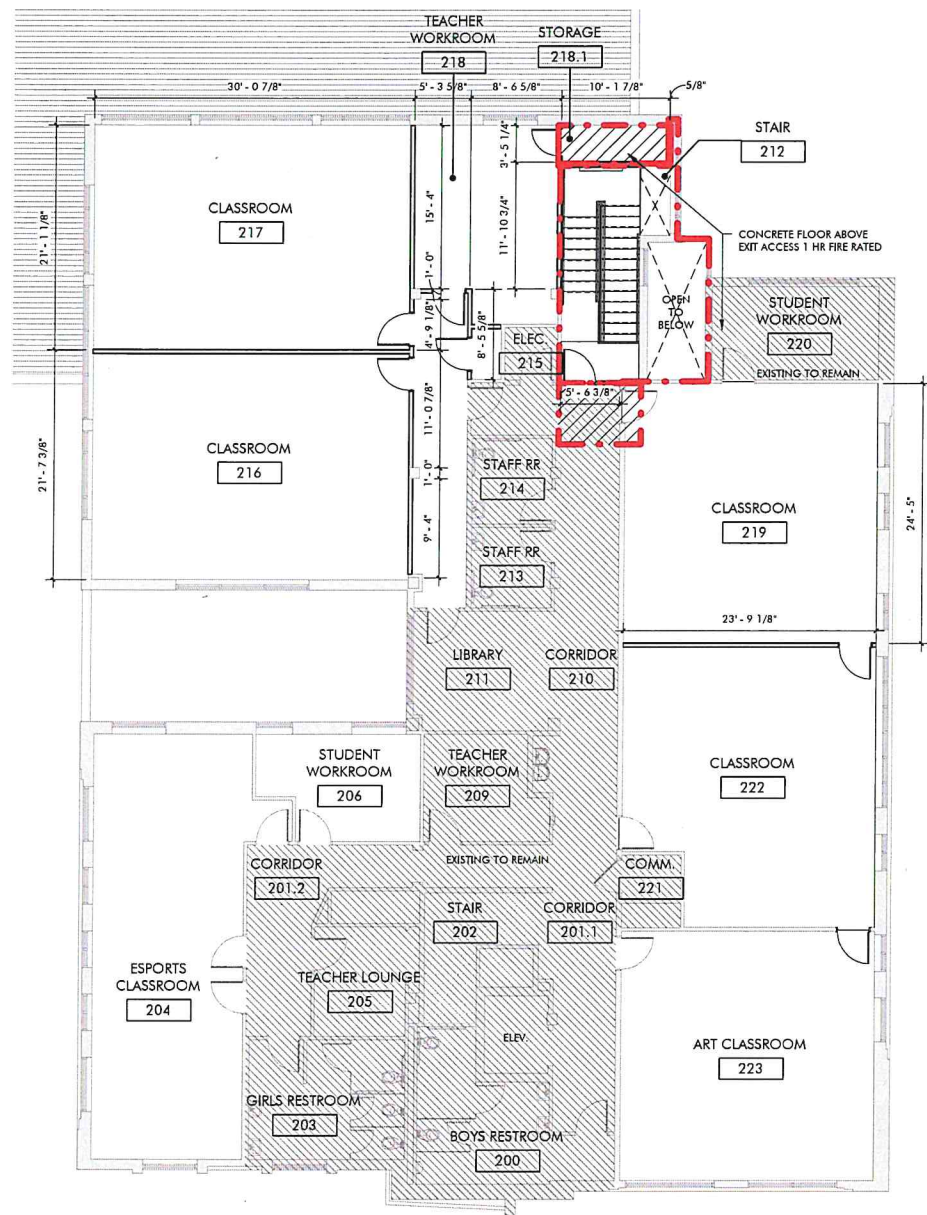
SHEET NUMBER

A210

PROJECT NUMBER

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01 1ST FLOOR DIMENSION PLAN
1/8" = 1'-0"02 2ND FLOOR DIMENSION PLAN
1/8" = 1'-0"DESIGN REVIEW
CERTIFICATE OF APPROVALCA# DTCA-25-00035Approval Date: 04 / 14 / 2025Expiration Date: 04 / 14 / 2027Revised Date: / / Items: Approved By: lgWith: Condition(s) / VariancePage 9 of 13

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2025.03.17

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SHEET TITLE

BUILDING ELEVATIONS

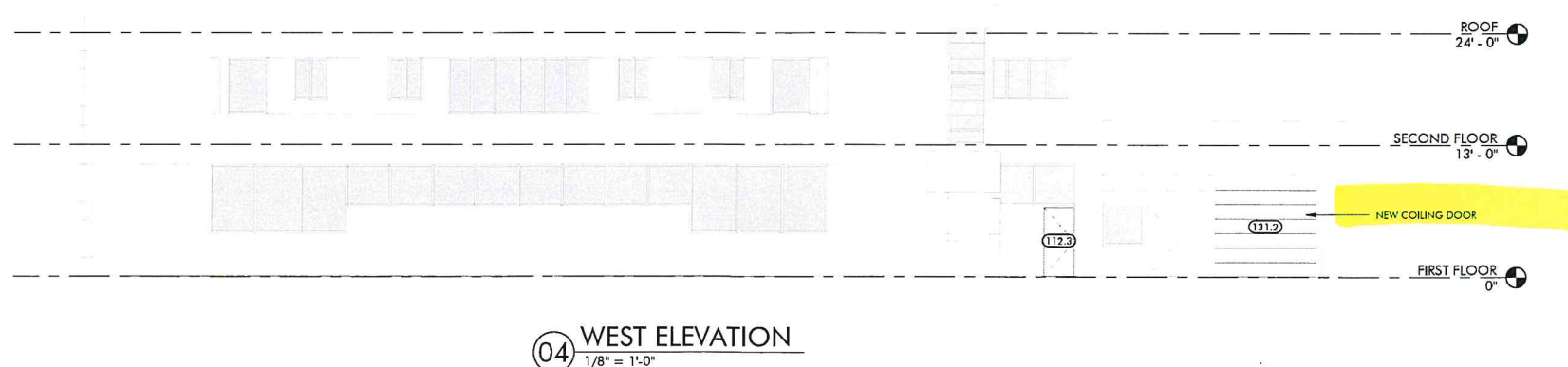
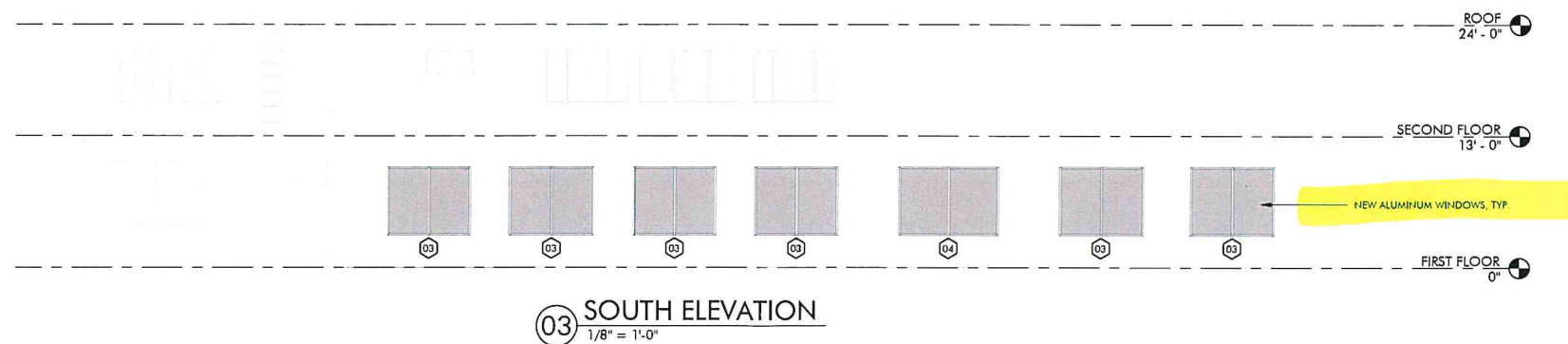
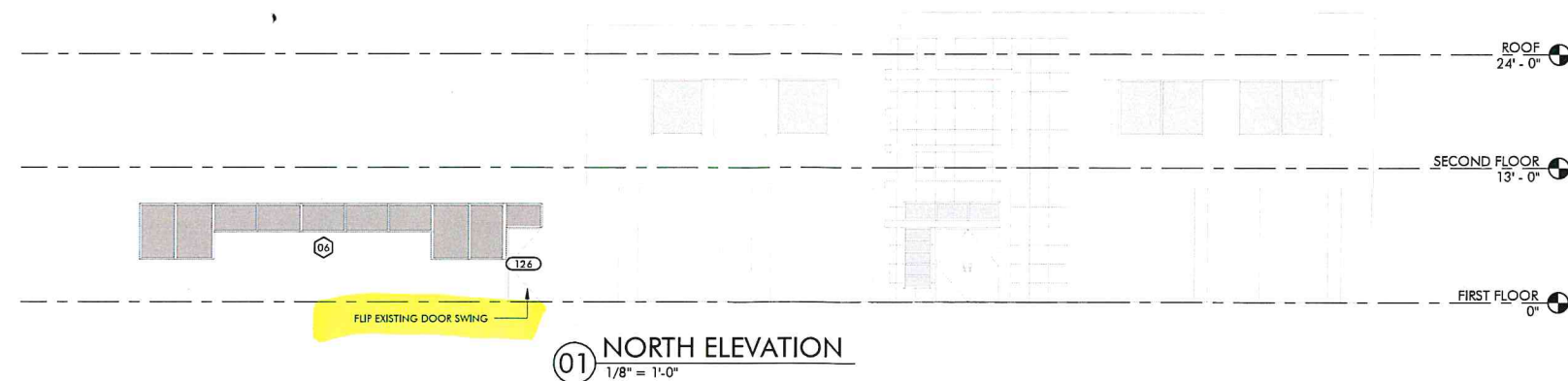
SHEET NUMBER

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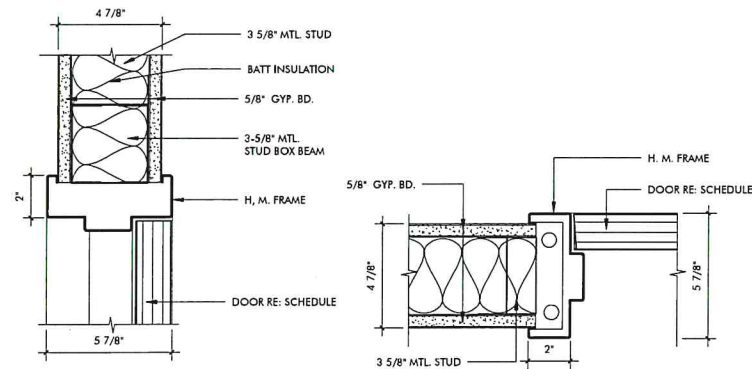
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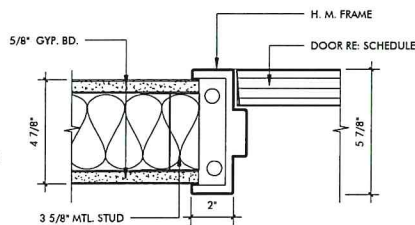
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With:	Condition(s)	/	Variance
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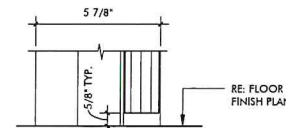
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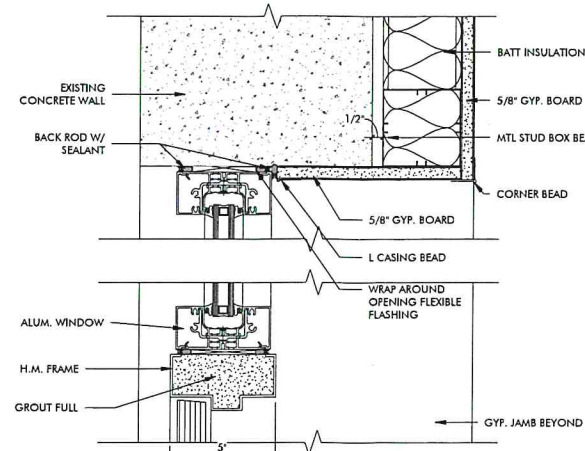
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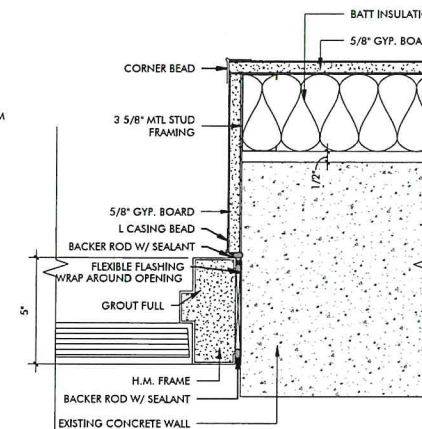
02 H.M. JAMB
3" = 1'-0"



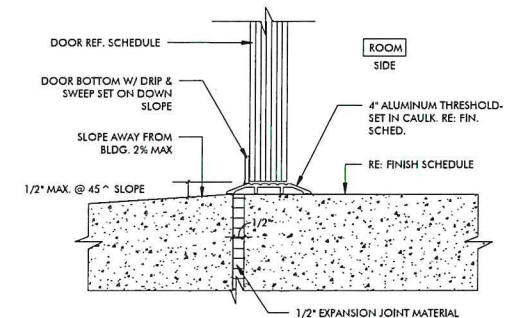
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3" = 1'-0"



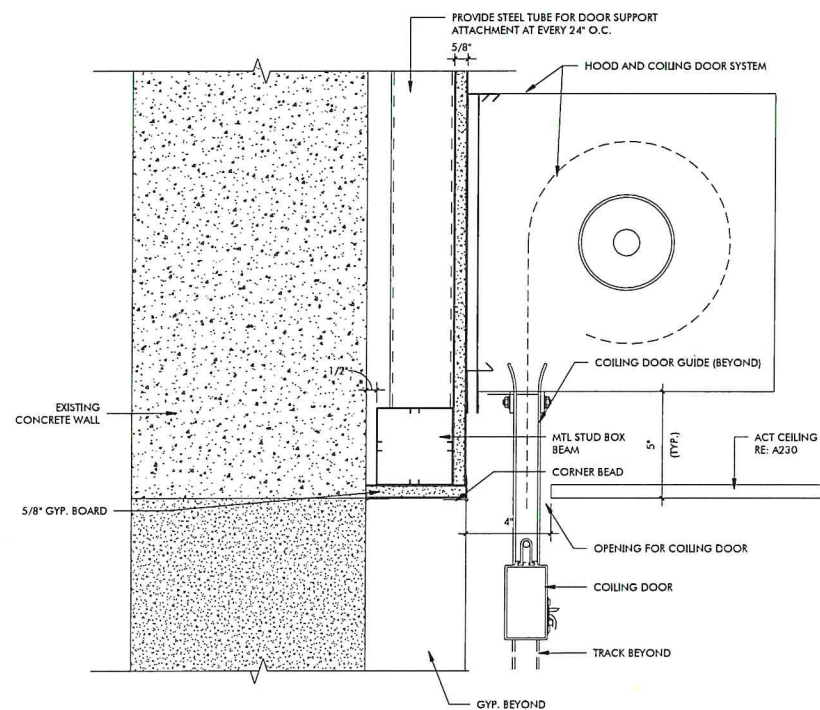
04 H.M. HEAD
3" = 1'-0"



05 H.M. JAMB
3" = 1'-0"



06 H.M. SILL
3" = 1'-0"



07 ROLLIND DOOR HEAD
3" = 1'-0"

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ARCHITECT'S
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2025.03.17

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JOHN REX AT MCALPINE
428 W CALIFORNIA AVE
OKLAHOMA CITY, OK 73102

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