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NEW TWO-CAR GARAGE

2205 NW 29TH STREET OKLAHOMA CITY, OK 73107

NEW TWO CAR GARAGE IN SHEPHERD HISTORIC DISTRICT



PROJECT TEAM

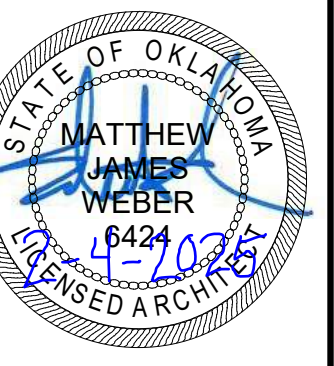
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GENERAL CONTRACTOR
TBD

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ARCHITECTURE
+
INTERIOR DESIGN

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OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
COVER SHEET



 VICINITY MAP



 LOCATION MAP

Revisions	
No.	Date

PROJECT NO.
2450
DATE
FEBRUARY 4, 2025
SHEET NO.

A0

NOT FOR CONSTRUCTION

THIS DOCUMENT IS
PRELIMINARY IN NATURE
AND NOT INTENDED FOR
CONSTRUCTION OR
IMPLEMENTATION



ARCHITECTURE
+
INTERIOR DESIGN

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OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161

CERTIFICATE OF APPROVAL - PROGRESS SET

NEW DETACHED TWO CAR GARAGE

RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
SURVEY

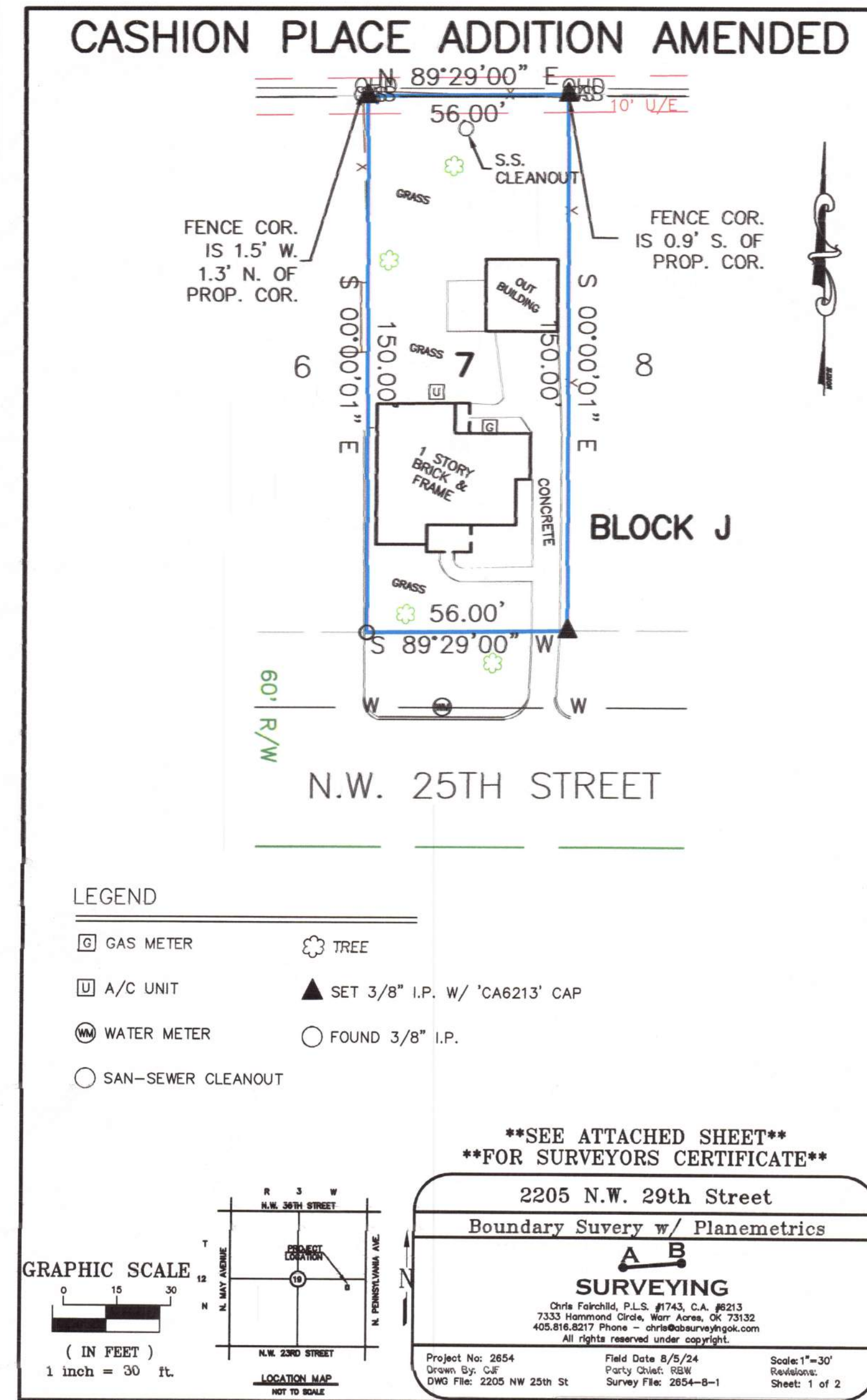
Revisions	
No.	Date

PROJECT NO.
450

DATE
FEBRUARY 2, 2025

SHEET NO.

A1



Certificate of Survey

I, Christopher Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth below, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal description as described in the Quit Claim Deed filed in Book 15634, Page 200, in the Office of the Oklahoma Clerk:

Lot Ten (10), Block B, AMENDED PLAT OF CASHION PLACE ADDITION to
Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat
thereof.

Said tract of land has an area of 8,400 sq. feet, or 0.1928 acres more or less.

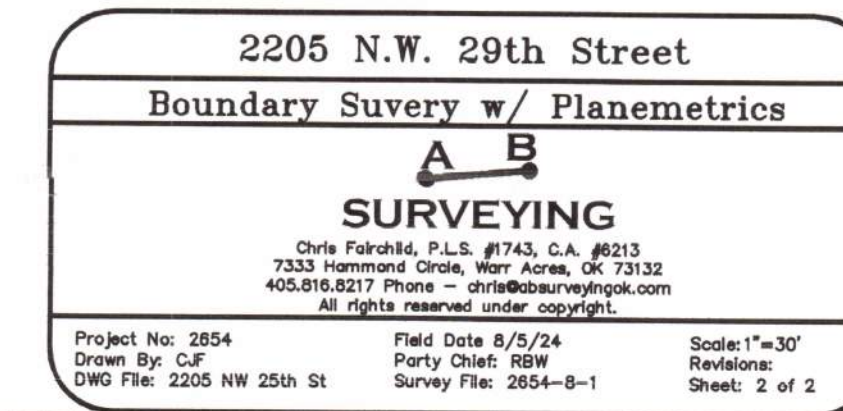
I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Christopher Fairchild, P.L.S. 1743

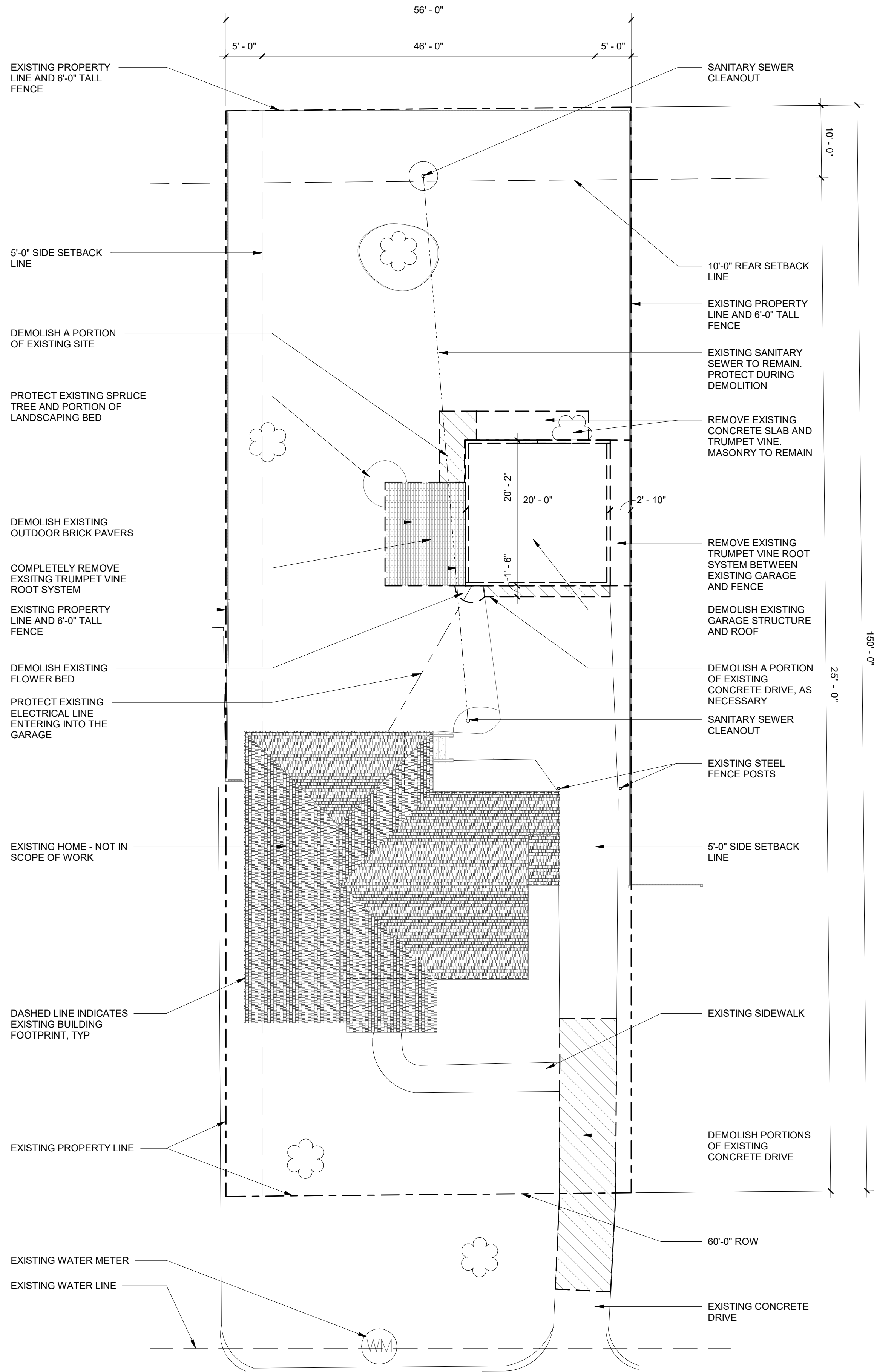
Date _____

Notes

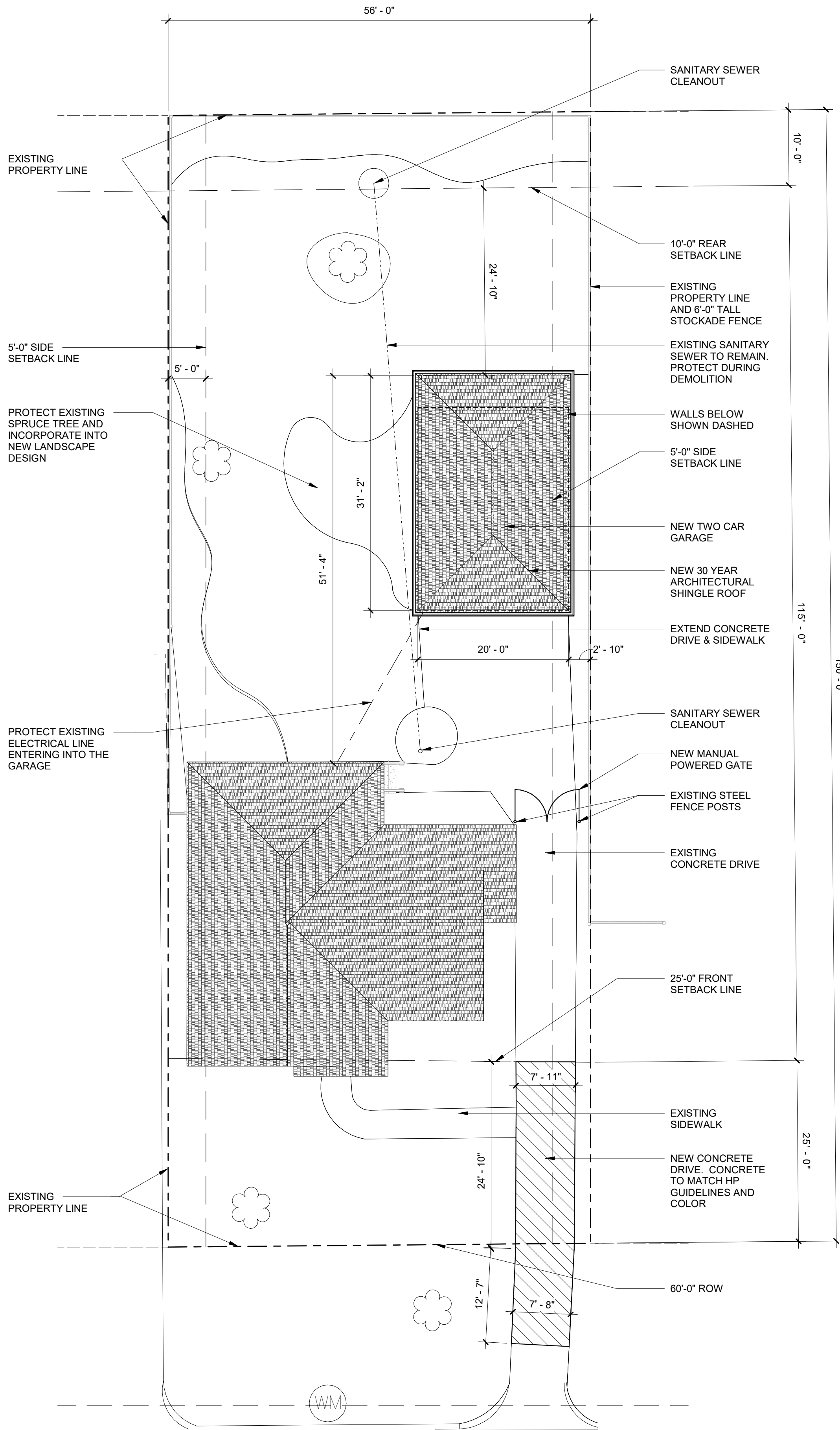
1. The bearing of North 89°29'00" East as shown on the plat of record for the South line of said Block J was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.



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1 DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES

- COORDINATE REQUIRED BLOCKING, BACKING, PENETRATIONS, AND SUPPORTS FOR OPENINGS AND WALL MOUNTED CONSTRUCTION OR EQUIPMENT. PROVIDE ALL INTERNAL WALL SUPPORTS FOR ANY WALL MOUNTED FIXTURES, EQUIPMENT, MILLWORK OR OTHER CONSTRUCTION WHETHER OR NOT THE ITEMS ARE PROVIDED BY THE CONTRACTOR. WHERE OWNER FURNISHED ITEMS REQUIRE WALL BLOCKING OR OTHER SUPPORT, COORDINATE WITH OWNER FOR REQUIREMENTS. CAULK ALL JOINTS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND WHERE THE INTERSECTION IS EXPOSED TO VIEW, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED. PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. VENT PER 2018 IRC.
- NEW CONCRETE SHALL NOT BE WHITE IN COLOR AND SHOULD BE TINTED TO MATCH THE COLOR OF EXISTING, ADJACENT CONCRETE.
- GARAGE VEHICLE DOORS MUST HAVE A SMOOTH TEXTURE AND MUST BE MADE OF SOLID WOOD, WOOD VENEER OVER A CONCEALED METAL FRAME, COMPOSITE WOOD, FIBERGLASS, OR HARDBOARD. THE DESIGN OF A DOOR MUST BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND AGE OF THE BUILDING.
- PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS
- ALL POWER IN GARAGE TO BE GFI RATED.
- INSULATE EXTERIOR WALLS WITH R-13 BATT INSULATION. INSULATE ATTIC RAFTERS WITH R-19 BATT INSULATION.

DEMOLITION NOTES

- DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING STRUCTURE, NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS IMMEDIATELY IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA AND LOCATIONS OF ALL OPENINGS AND EQUIPMENT TO REMAIN.
- DISCONNECT ANY ELECTRIC, GAS, WATER, OR OTHER LINES SERVICING ANY EXISTING STRUCTURE OR EQUIPMENT THAT IS PART OF THE RENOVATION PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION BEFORE PROCEEDING WITH WORK. PROTECT DURING CONSTRUCTION.
- REPAIR EXISTING CONSTRUCTION AS REQUIRED TO MATCH ADJACENT CONSTRUCTION IN QUALITY, SIZE, TEXTURE, AND FINISH, WHERE DAMAGED BY DEMOLITION WORK.
- DEMOLITION OF ANY CONSTRUCTION REQUIRED BY ANY TRADE TO PROPERLY COMPLETE THEIR WORK SHALL BE ACCOMPLISHED AS A PART OF THEIR WORK AND SHALL BE PART OF THE PRIME CONTRACT.
- UNLESS OTHERWISE NOTED ON DRAWINGS, WHERE REMOVAL OF AN ITEM IS CALLED FOR, IT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE.
- WHERE AN ITEM IS CALLED OUT TO BE RELOCATED, THE CONTRACTOR SHALL REMOVE IT UNDAMAGED, STORE AS REQUIRED, AND REINSTALL IT IN ITS NEW LOCATION INCLUDING ANY REQUIRED SUPPORTS, NEW HARDWARE, UTILITIES OR REFINISHING.
- WHERE EXISTING CONCRETE FLOOR SLABS ARE TO BE REMOVED FOR DEMOLITION OR NEW CONSTRUCTION, THE SLABS SHALL BE SAW CUT BEFORE REMOVAL. DO NOT OVER CUT AT CORNERS.
- ANY DISCREPANCIES OR ITEMS NOT SPECIFICALLY OR GENERALLY LISTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR RESOLUTION PRIOR TO DEMOLITION OR REMOVAL.
- DO NOT UNDERMINE EXISTING FOUNDATIONS. SCARIFY AND REMOVE ROOTS AND ROOT SYSTEMS WITHIN THE PLAN OF THE NEW GARAGE.

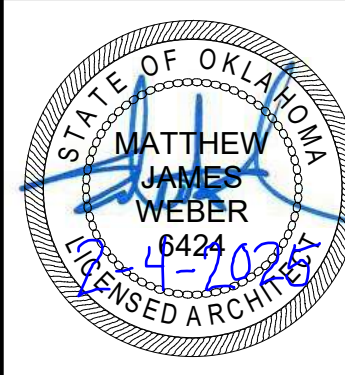
SITE LEGEND

- INDICATES PROPERTY LINE
- INDICATES EASEMENT LINE

LEGAL DESCRIPTION

LOT TEN (10) BLOCK B, AMENDED PLAT OF CASHION PLACE ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT OF LAND HAS AN AREA OF 8,400 SF, OR 0.1928 ACRES MORE OR LESS.



ARCHITECTURE
+
INTERIOR DESIGN

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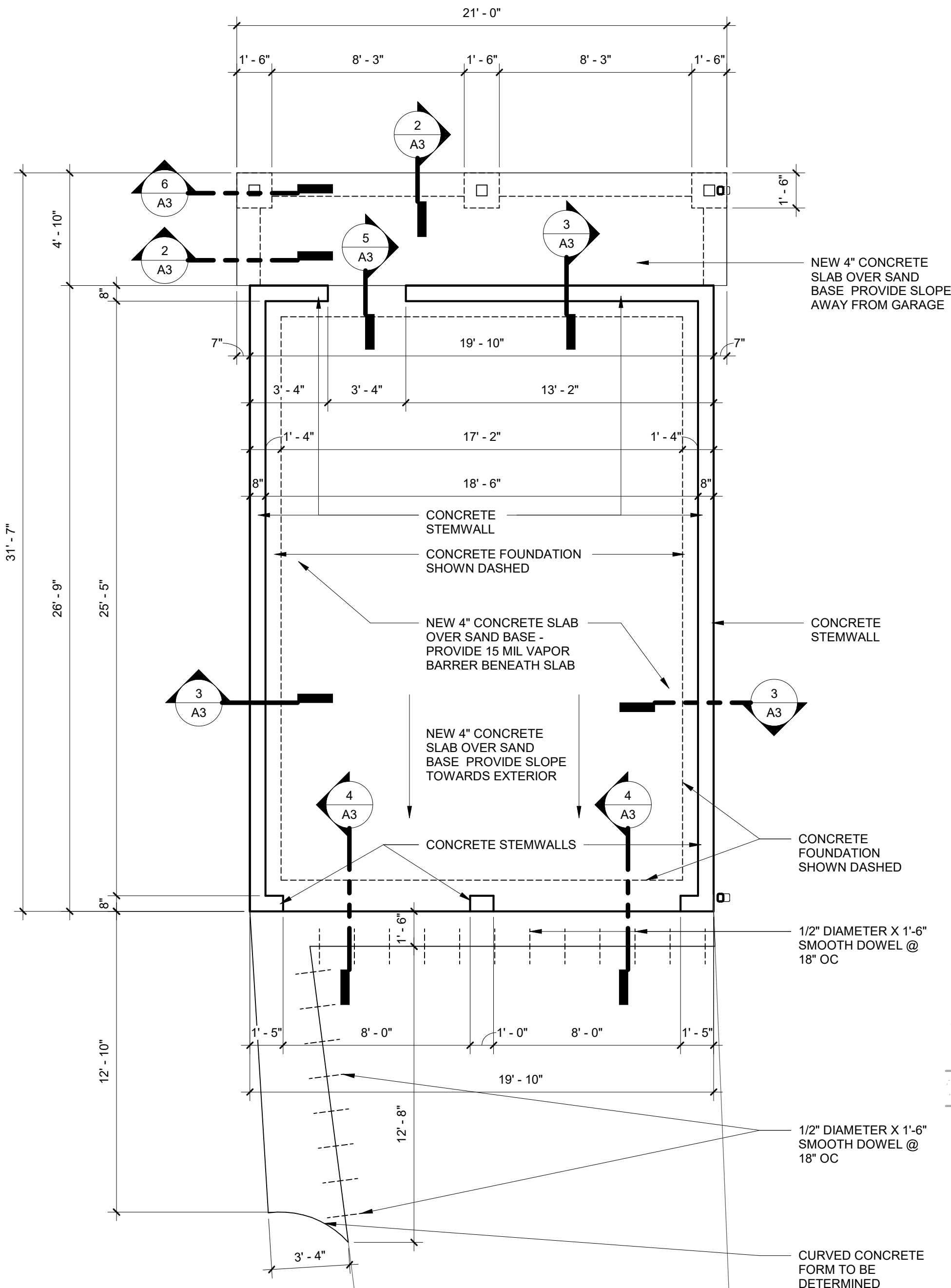
RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107

DEMOLITION SITE PLAN AND ARCHITECTURAL SITE PLAN

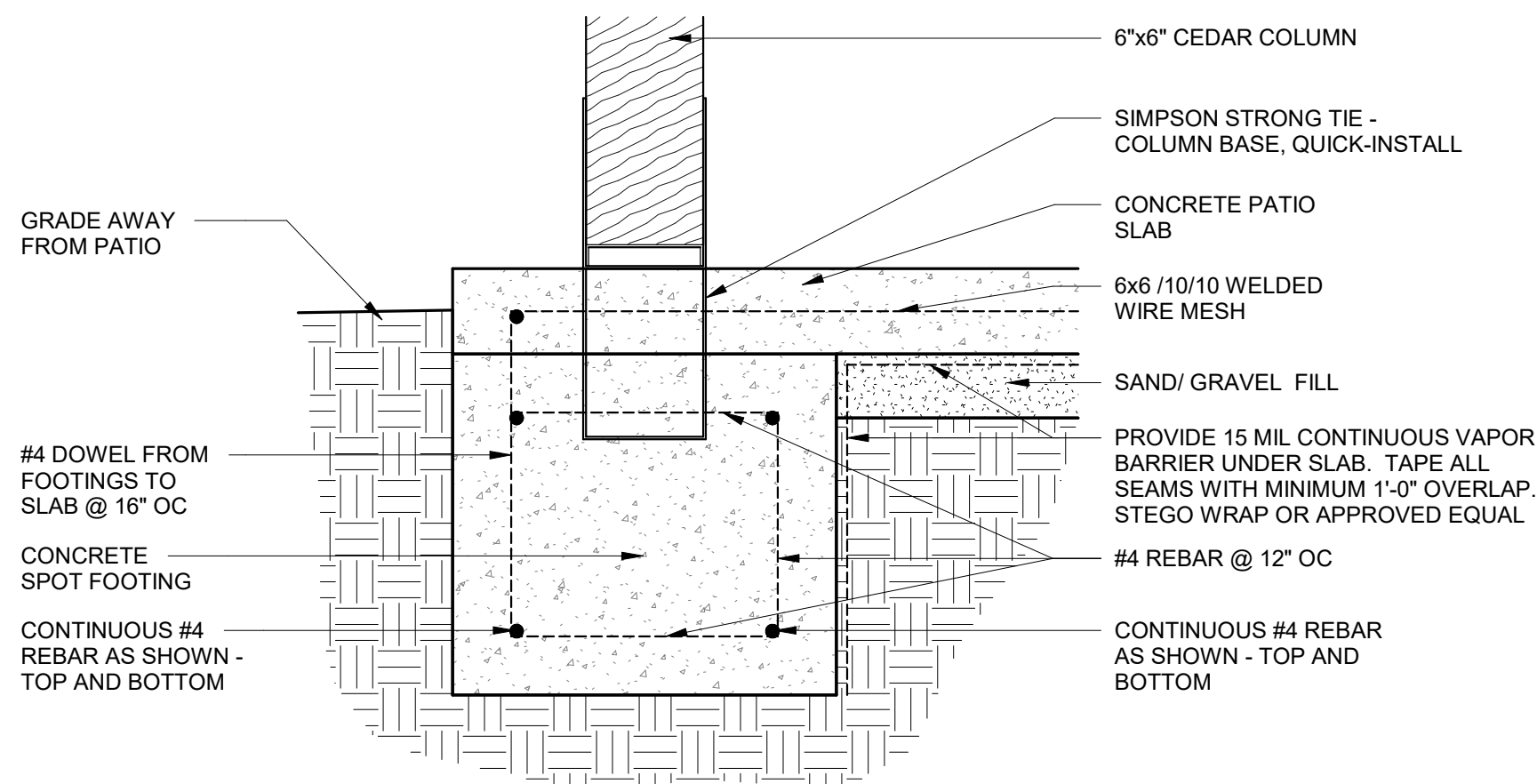
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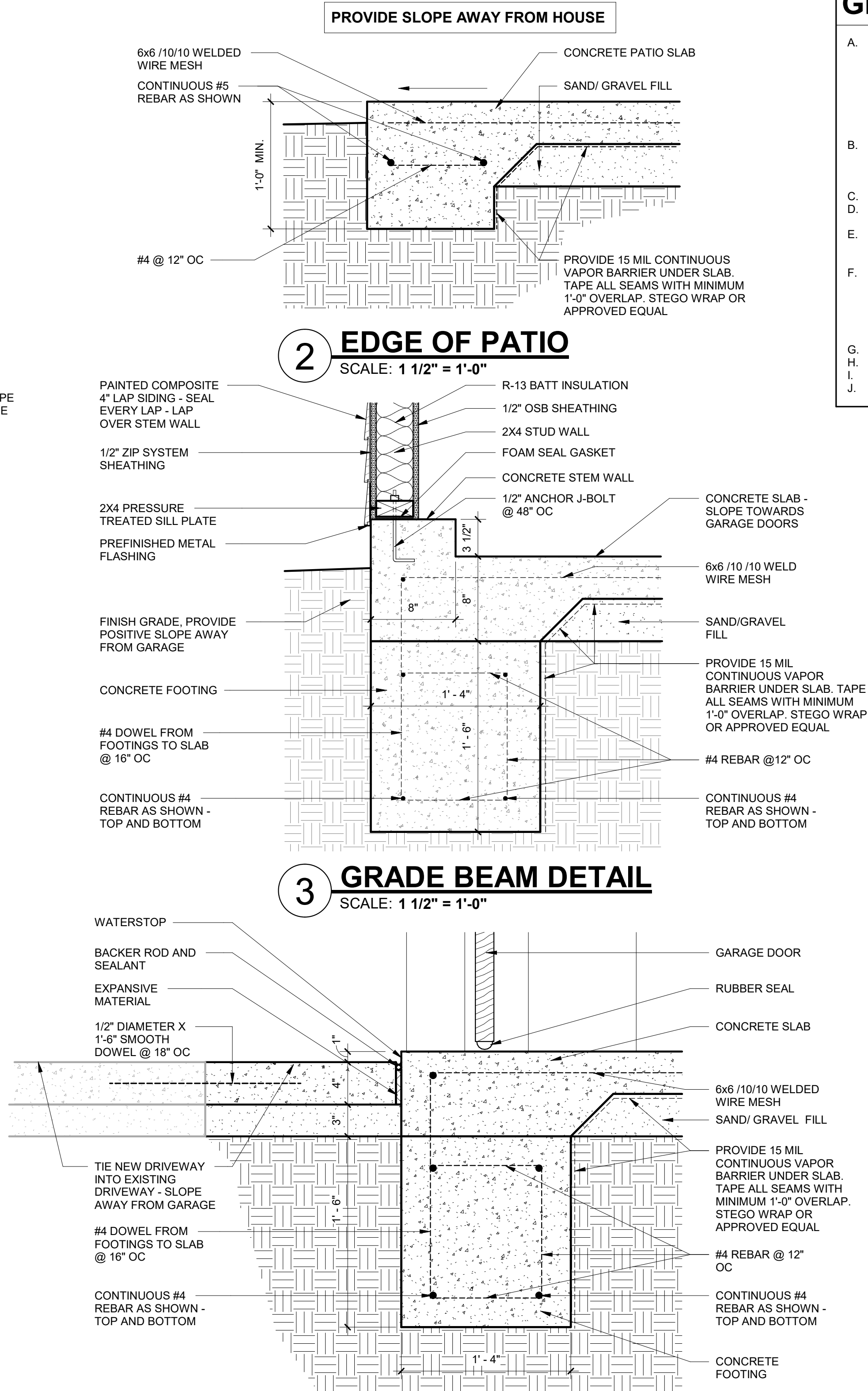
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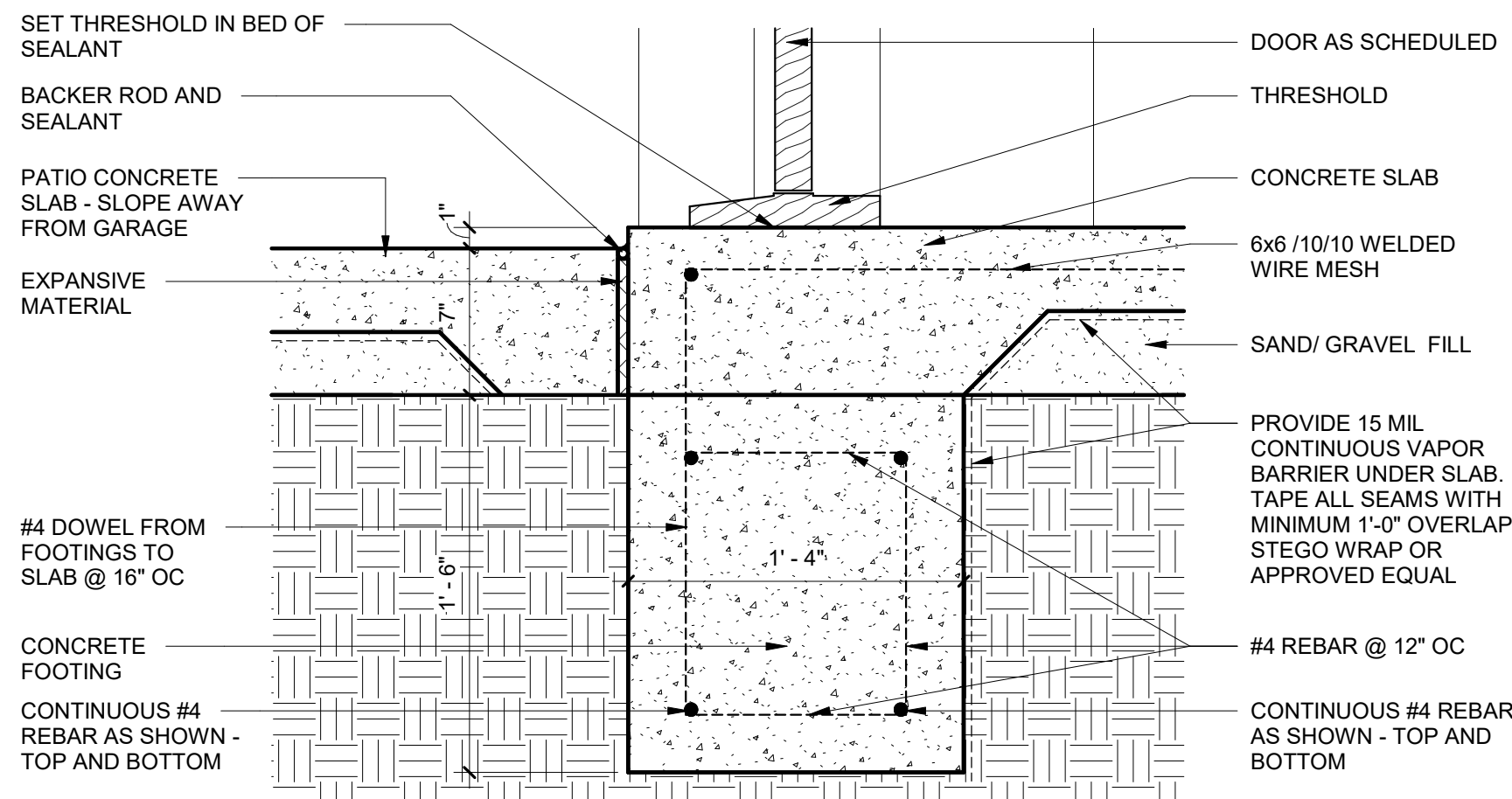
1 FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



6 COLUMN BASE SECTION
SCALE: 1 1/2" = 1'-0"



4 WATERSTOP DETAIL
SCALE: 1 1/2" = 1'-0"



5 SILL DETAIL
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

- A. COORDINATE REQUIRED BLOCKING, BACKING, PENETRATIONS, AND SUPPORTS FOR OPENINGS AND WALL MOUNTED CONSTRUCTION OR EQUIPMENT. PROVIDE ALL INTERNAL WALL SUPPORTS FOR ANY WALL MOUNTED FIXTURES, EQUIPMENT, MILLWORK OR OTHER CONSTRUCTION WHETHER OR NOT THE ITEMS ARE PROVIDED BY THE CONTRACTOR. WHERE OWNER FURNISHED ITEMS REQUIRE WALL BLOCKINGS OR OTHER SUPPORT, COORDINATE WITH OWNER FOR REQUIREMENTS. CAULK ALL JOINTS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND WHERE THE INTERSECTION IS EXPOSED TO VIEW, UNLESS NOTED OTHERWISE.
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- C. NEW CONCRETE SHALL NOT BE WHITE IN COLOR AND SHOULD BE TINTED TO MATCH THE COLOR OF EXISTING, ADJACENT CONCRETE.
- D. GARAGE VEHICLE DOORS MUST HAVE A SMOOTH TEXTURE AND MUST BE MADE OF SOLID WOOD, WOOD VENEER OVER A CONCEALED METAL FRAME, COMPOSITE WOOD, FIBERGLASS, OR HARDBOARD. THE DESIGN OF A DOOR MUST BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND AGE OF THE BUILDING.
- E. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS ALL POWER IN GARAGE TO BE GFI RATED.
- F. INSULATE EXTERIOR WALLS WITH R-13 BATT INSULATION. INSULATE ATTIC RAFTERS WITH R-19 BATT INSULATION.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD = 30psf, L₁₆=180 DEAD LOAD = 10psf

SIZE	SPACING (IN INCHES)	SPANS (MAX. RAFTER SPANS BETWEEN BRACINGS) (FT.-IN.)
2 X 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 X 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 X 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 X 12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
THE ABOVE TABLES ARE BASED ON THE IRC 2018 TABLE R802.4.1(3)

HIP/VALLEY CONVERSION

IF COMMON RAFTER ROOF PITCH IS... THEN HIP/VALLEY RAFTER ROOF PITCH BECOMES...

RISE/RUN	SLOPE	RISE/RUN	SLOPE
1/12	5°	1/17	3°
2/12	10°	2/17	7°
3/12	14°	3/17	10°
4/12	18°	4/17	13°
5/12	23°	5/17	16°
6/12	27°	6/17	19°
7/12	30°	7/17	22°
8/12	34°	8/17	25°
9/12	37°	9/17	28°
10/12	40°	10/17	30°
11/12	42°	11/17	33°
12/12	45°	12/17	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

RAFTER LENGTH CHART

ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.

FOUNDATION NOTES

- A. CONTRACTOR SHALL MEET ALL APPLICABLE CODES.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND VERIFY ANY AND ALL DISCREPANCIES WITH THE ARCHITECT.
- C. CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
- D. ALL EXTERIOR WALLS, BEARING WALLS, AND COLUMNS SHALL BE SUPPORTED ON CONTINUOUS CONCRETE GRADE BEAMS OR FOOTINGS. THEY SHALL BE OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL AND SHALL ALWAYS EXTEND BELOW THE FROST LINE.
- E. ALL ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE.
- F. FOOTING & REINFORCING SIZE SHALL MEET LOCAL CODES.
- G. PROVIDE #5 REBAR DOWEL PER DETAIL XXX FROM CONCRETE GRADE BEAM TO CONCRETE SLAB.
- H. CONCRETE SLAB ON GRADE SHALL BE OF COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 3500 PSI.
- I. CONCRETE SLAB SHALL BE ON 4" SAND OR GRAVEL FILL.
- J. CONCRETE SLAB REINFORCING SHALL HAVE CONTINUOUS 6x6 /10/10 WELDED WIRE MESH.
- K. THICKENED SLAB BEAMS BELOW BEARING WALLS SHALL HAVE CONTINUOUS #5 REBAR.
- L. PROVIDE CONTINUOUS 1/2" EXPANSION JOINT AT ALL EXTERIOR WALLS.
- M. PROVIDE CONTINUOUS VAPOR BARRIER BENEATH SLAB EQUAL TO STEGO 15 MIL.
- N. PROVIDE TERMITE PROTECTION AS REQUIRED.
- O. REFER TO PLAN FOR UTILITY PENETRATIONS. COORDINATE WITH PLUMBER AND ELECTRICIAN. ALL PENETRATIONS SHALL BE SEALED.

GENERAL FRAMING NOTES

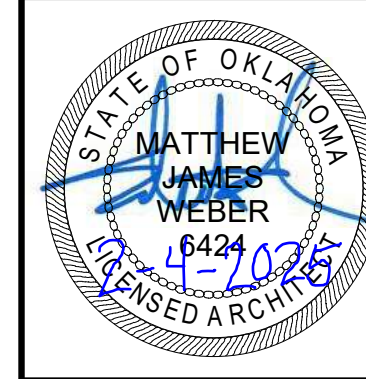
1. ALL FRAMING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
2. ALL POSTS SHALL BE SOUTHERN YELLOW PINE (SYP) #1 6x6 BEAMS AND LARGER SHALL BE DOUGLAS FIR #1, U.O.N.
3. ALL HARDWARE TO BE 'SIMPSON STRONG-TIE'.
4. HEADERS ARE TO BE 4x10 (SYP) #2 FOR 2x4 FRAMED WALLS AND 6x10 FOR 2x6 FRAMED WALLS MINIMUM, U.O.N. SUPPORT EACH HEADER WITH DOUBLE TRIMMER STUDS WHERE OPENINGS ARE 6'-0" WIDE OR WIDER.
5. PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS, I.E., 4x BEAMS ARE TO BE SUPPORTED BY (2) 2x OR 4x POST AND 6x BEAMS ARE TO BE SUPPORTED BY 6x POST.
6. PROVIDE POSITIVE TYPE POST BEAM CONNECTION, I.E., CC, BC, AC, PC, LT, ETC.
7. WHERE MULTIPLE 2x JOISTS ARE STITCHED TOGETHER FOR 2 OR 3 - USE (2) 16d S AT 12" O.C. FOR 4 OR MORE, USE (2) 1/2" DIAMETER THROUGH BOLTS WITH WASHERS AT 24" O.C.
8. MINIMUM NAILING REQUIREMENTS SHALL CONFORM WITH TABLE R603.2(1).
9. JOINTS IN DOUBLE TOP PLATES OF STUD BEARING WALLS SHALL OCCUR AT THE CENTER LINE OF SUPPORTING STUD.
10. ALL TOP PLATE SPLICES OF STUD WALLS SHALL BE A MINIMUM OF 48" LONG WITH (8) 16d S AT EACH SIDE OF SPLICE.
11. INTERSECTING WALLS NOT AT 90 DEGREES WITH RESPECT TO EACH OTHER SHALL BE STRAPPED TOGETHER WITH ST22 STRAPS U.O.N. ALL STRAPS ARE TO BE CENTERED ON THE SPLICE.
12. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.
13. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID HEIGHT OF WALLS OVER 10 FEET IN HEIGHT PER 2015 IRC.
14. PROVIDE BLOCKING BETWEEN ALL FLOOR JOISTS, TRUSSES AND RAFTERS AT ALL BEARING WALLS, GIRDERS, HEADERS AND BEAMS.
15. ALL STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF FABRICATION OR CONSTRUCTION.
16. GLU-LAMINATED, MICROLAM, PARALLAM, BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTOR PER 2015 IRC.
17. ALL FABRICATION SHALL BE PERFORMED IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH THE 2015 IRC SHOP DRAWINGS, INCLUDING ROOF TRUSS CALCULATIONS WHERE OCCURS, SHALL BE SUBMITTED AND APPROVED PRIOR TO THE START OF TRUSS FABRICATION.
18. JOIST AND RAFTER SPANS NOT TO EXCEED 2015 IRC SPAN TABLES.
19. PROVIDE RAFTER TIES WHERE CEILING JOISTS AND RAFTERS ARE NOT PARALLEL.
20. WHERE SILL OR TOP PLATE IS CUT FOR PLUMBING FASTEN A METAL TIE OF NOT LESS THAN 1/8" THICK x 1.5" WIDE ACROSS THE OPENING WITH NO LESS THAN (4) 16d NAILS.
21. ALL NAILING IS TO CONFORM TO 2015 IRC.
22. PROVIDE HEADERS AT ALL FRAMED OPENINGS.
23. ALL WOOD EXPOSED TO WEATHER SHALL BE PRIMED ALL SIDES AND CUT ENDS PRIOR TO INSTALLATION.
24. ALL EXPOSED METAL FASTENERS & BOLTS SHALL BE HOT DIPPED GALVANIZED, ALL EXPOSED SHEET METAL INCL. GUTTERS & DOWNSPOUTS SHALL BE PREFINISHED.
25. COORDINATE ALL WATERPROOFING DETAILS AS SHOWN ON THE DRAWINGS TO PROVIDE A WEATHERTIGHT ENVELOPE IN THE EVENT THAT CERTAIN FEATURES OF CONSTRUCTION ARE NOT SHOWN OR NOTED, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME GENERAL CHARACTER AS SIMILAR CONDITIONS SHOWN OR NOTED.
26. COORDINATE BOTTOM OF FASCIA TO ALIGN AROUND THE BUILDING WHERE SHOWN ON THE ELEVATIONS, SECTIONS, AND DETAILS.
27. ALL EXPOSED STRUCTURAL WOOD TO BE SOUTHERN YELLOW PINE (SYP) #1 SELECT WITH NO VISIBLE MARKS OR FLAWS.

BOLTING NOTES

1. HOLES FOR THROUGH BOLTS SHALL BE DRILLED 1/16" OVERSIZE.
2. HOLES FOR LAG BOLTS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK, THE REST SHALL BE DRILLED NO LARGER THAN THE ROOT OF THE THREAD.
3. LAG BOLTS SHALL BE SCREWED (NOT DRIVEN) INTO PLACE.
4. ALL NUTS AND BOLTS SHALL BE PROVIDED WITH FLAT OR MALLEABLE WASHERS WHERE BEARING AGAINST WOOD.
5. ALL BOLTS AND LAG BOLTS SHALL BE TIGHTENED UPON INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT THE COMPLETION OF THE JOB.
6. ALL BOLTS SHALL BE ASTM A-307 MINIMUM U.O.N. BOLTS SHALL BE NEW AND WITHOUT EXCESSIVE RUST. ALL BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

WALL HATCH LEGEND

TYPICAL WALL - REFER TO A34.0 PARTITION TYPES



**ROAM
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

RUTH WEBER

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FOUNDATION FLOOR PLAN & DETAILS

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2450

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A3



OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161

ATTACHED TWO
RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
FLOOR AND ROOF

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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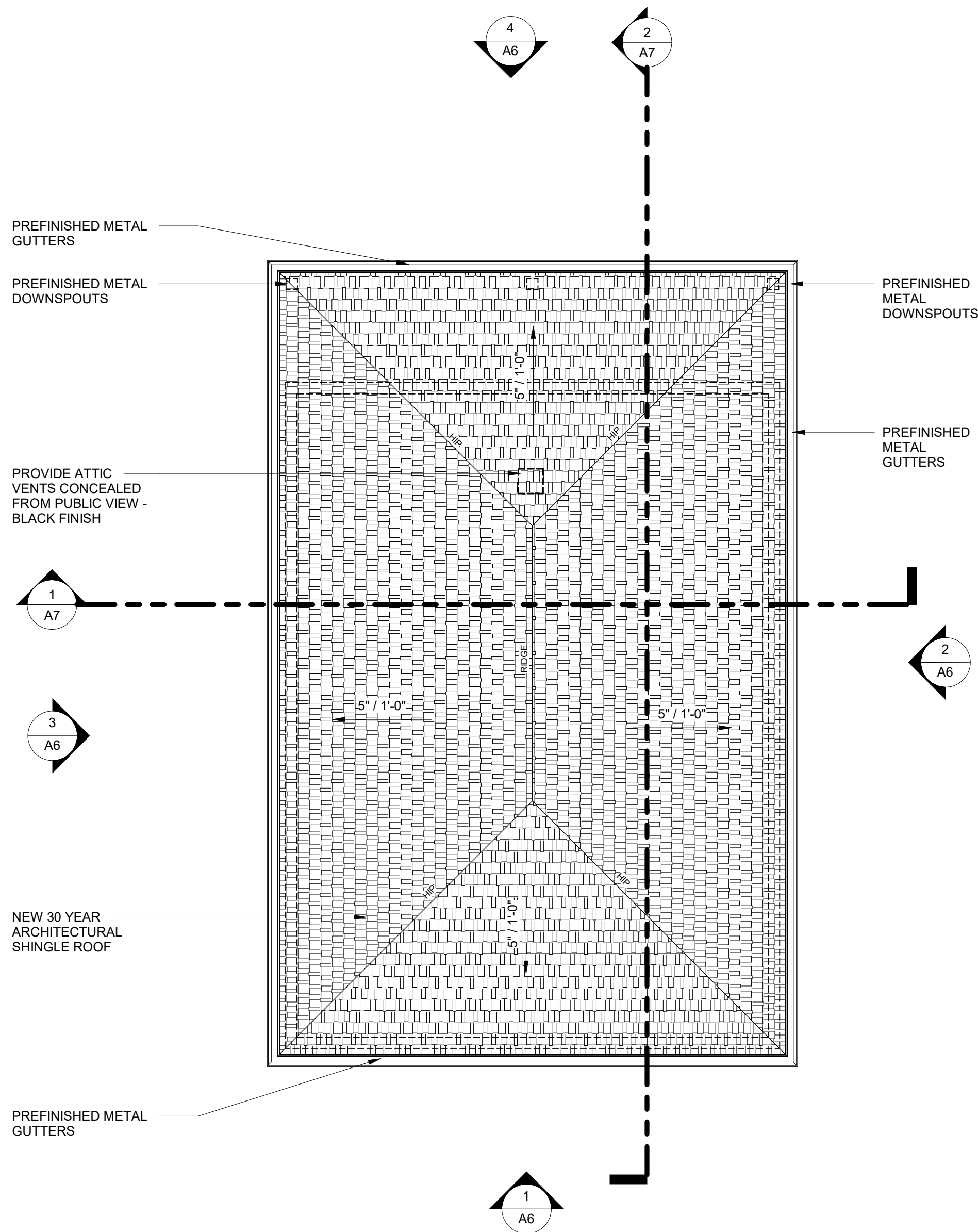
DATE
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SHEET NO.

SHEET NO.
A4

ROOF LEGEND

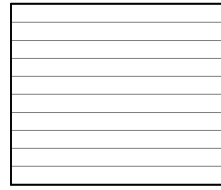
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, AND VALLEY RAFTERS TO BE 2X10, MIN. 2 S.Y.P.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART
4. ROOF SHEATHING: 5/8" OSB NAILED TO FRAMING WITH 6d NAILS @ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING
5. U.O.N. STAGGER JOINTS AND RUN PERPENDICULAR TO THE DIRECTION OF SHEATHING
6. HEADER INDICATED ROOF SUPPORT. USE (2) 2X4 MINIMUM OR 4X4. SUPPORTS SHALL BE AT NOT LESS THAN 45 DEGREES MEASURED FROM THE HORIZONTAL.
7. PROVIDE EDGE NAILING TO ALL BLOCKING OR RM JOISTS, 12" O.C. AT ALL BLOCKING OR RM JOISTS WHICH OCCUR IN SHEAR WALL LINES TO TOP PLATES WITH "SIMPSON L50" FRAMING CLIPS AT 48" O.C. U.O.N.
8. PROVIDE CONTINUOUS BLOCKING OVER ALL BEARING WALLS, SHEAR WALLS AND HEADERS
9. NO PLYWOOD SHALL BE LESS THAN 12" IN ITS LEAST DIMENSION
10. USE 1/2" THICK - PLYWOOD WHERE WOOD FRAMING IS SPACED 24" O.C. - ATTACH TO FRAMING WITH SCREWS @ 12" O.C. MIN. SCREW SPACING REQUIRED TO PENETRATE INTO THE WOOD FRAMING A MINIMUM OF 3/4". STAGGER ALL END JOINTS AND RUN THE PLYWOOD BOARDS PERPENDICULAR TO THE DIRECTION OF THE FRAMING. LEAVE 1/8" SPACE AT ALL PANEL EDGES AND END JOINTS U.O.N.
11. COVER SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.
12. PROVIDE PANEL JOINTS TO BE SQUARE AND GROOVE EDGES IF REQUIRED. MAKE SURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS SPECIFIED HEREIN OR AS PER THE CURRENT INTERNATIONAL BUILDING CODE.
13. PROVIDE 3'-0" OF ICE AND WATER SHEED IN ALL ROOF VALLEYS, ALONG ROOF RIDGES AND 12" O.C. ON LEAVES
14. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY THE CURRENT CODES AND GROOVE EDGES IF REQUIRED.
16. ALL PREFINISHED GUTTERS AND DOWNSPOUTS TO BE COORDINATED AND SIZED BY GUTTER INSTALLER. PROVIDE DOWNSPOUT LAYOUT FOR ARCHITECT AND OWNER TO CONFIRM WITH LANDSCAPING.
17. ASPHALT SHINGLES SHALL BE 30 YEAR ARCHITECTURAL SHINGLES.
18. NO EXPOSED FASTENERS ALLOWED.



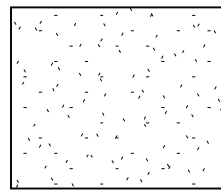
 **2 ROOF PLAN**
SCALE: 1/4" = 1'-0"

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CEILING LEGEND



EXTERIOR - WOOD CANOPY
PAINTED TONGUE AND GROOVE WOOD -
WOOD TYPE AND PAINT TBD

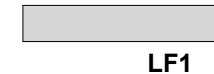


CLG-01
1/2 OSB SHEATHING CEILING @ 9'-0"

LIGHT FIXTURE LEGEND

ROE

ROE 6" LED DOWNLIGHT - EXTERIOR RATED
BRAND: JUNO
STYLE: LED REGRESSED SWITCHABLE DOWNLIGHT
TEMPERATURE: 4000K
FINISH: WHITE
REP COMPANY: TRIPLE C LIGHTING



LF1

LF1 48" DIRECT SURFACE MOUNT LINEAR
FIXTURE
BRAND: LITHONIA LIGHTING
STYLE: LED LITEPUFF
TEMPERATURE: 4000K
FINISH: WHITE
REP COMPANY: TRIPLE C LIGHTING

SC1

SC1 WALL SCONCE
BRAND: SCHOOLHOUSE
STYLE: ALLEGHENY 4.5" OUTDOOR SCONCE
TEMPERATURE: 4000K
FINISH: ALDER GLOSS
REP COMPANY: ONLINE

GENERAL NOTES

- A. COORDINATE REQUIRED BLOCKING, BACKING, PENETRATIONS, AND SUPPORTS FOR OPENINGS AND WALL MOUNTED CONSTRUCTION OR EQUIPMENT. PROVIDE ALL INTERNAL WALL SUPPORTS FOR ANY WALL MOUNTED FIXTURES, EQUIPMENT, MILLWORK OR OTHER CONSTRUCTION WHETHER OR NOT THE ITEMS ARE PROVIDED BY THE CONTRACTOR. WHERE OWNER FURNISHED ITEMS REQUIRE WALL BLOCKING OR OTHER SUPPORT, COORDINATE WITH OWNER FOR REQUIREMENTS. CAULK ALL JOINTS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND WHERE THE INTERSECTION IS EXPOSED TO VIEW, UNLESS NOTED OTHERWISE.
- C. CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED.
- D. PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. VENT PER 2018 IRC.
- E. NEW CONCRETE SHALL NOT BE WHITE IN COLOR AND SHOULD BE TINTED TO MATCH THE COLOR OF EXISTING, ADJACENT CONCRETE.
- F. GARAGE VEHICLE DOORS MUST HAVE A SMOOTH TEXTURE AND MUST BE MADE OF SOLID WOOD, WOOD VENEER OVER A CONCEALED METAL FRAME, COMPOSITE WOOD, FIBERGLASS, OR HARDBOARD. THE DESIGN OF A DOOR MUST BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND AGE OF THE BUILDING.
- G. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS
- H. ALL POWER IN GARAGE TO BE GFI RATED.
- I. INSULATE EXTERIOR WALLS WITH R-13 BATT INSULATION.
- J. INSULATE ATTIC RAFTERS WITH R-19 BATT INSULATION.

LIGHTING & POWER NOTES

- A. VERIFY LIGHT FIXTURE, SWITCHING TYPES, LOCATIONS, AND HEIGHTS WITH THE OWNER & THE ARCHITECT.
- B. ALL SWITCHES & FACE PLATES TO BE WHITE UNLESS NOTED OTHERWISE.
- C. COORDINATE WITH ARCHITECT/DESIGNER FOR ANY DISCREPANCIES.
- D. ALL POWER SHOWN IS CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED WITH OWNER.
- E. ALL POWER IN GARAGE SHALL BE GFI RATED PER CODE.

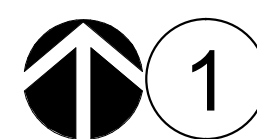
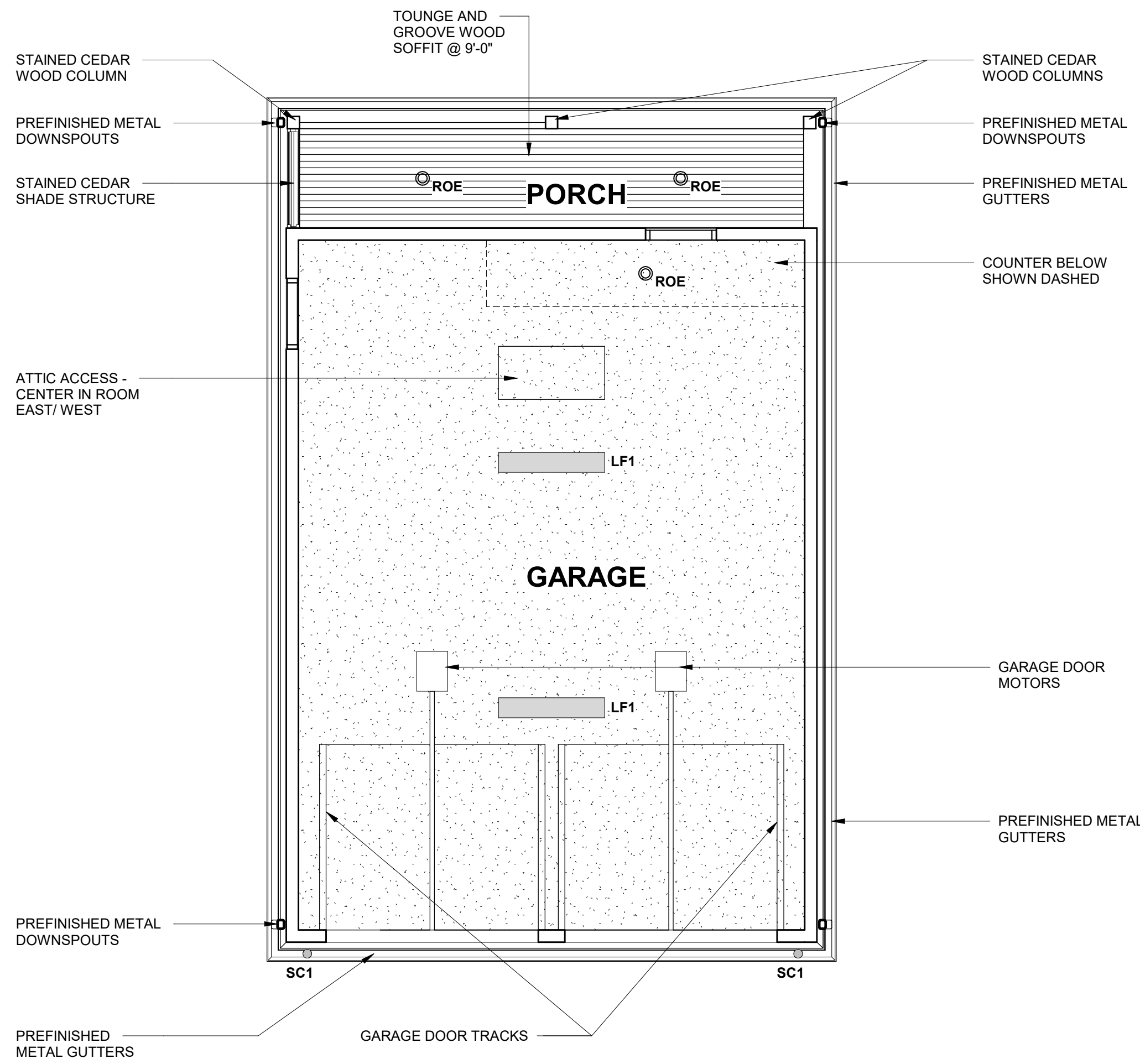
ELECTRICAL LEGEND

POWER TYPES

- GFI GROUND-FAULT CIRCUIT INTERRUPTED DUPLEX RECEPTACLE
- WP WEATHER PROOF DUPLEX RECEPTACLE

SWITCH TYPES

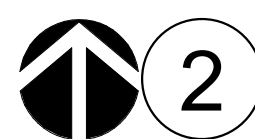
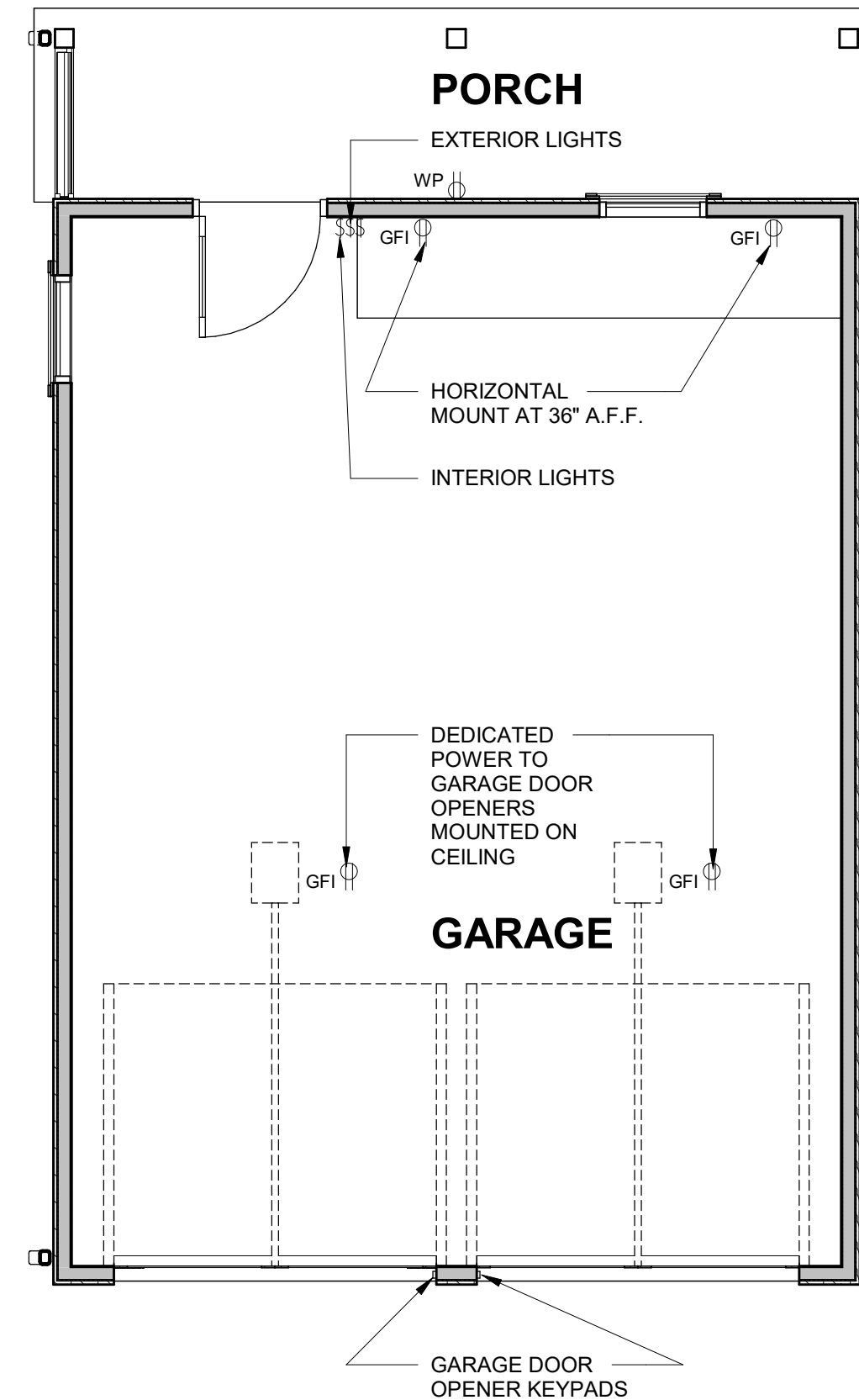
- S LIGHT SWITCH, WHITE



1

REFLECTED CEILING PLAN

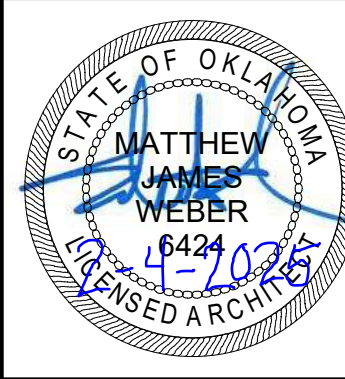
SCALE: 1/4" = 1'-0"



2

POWER PLAN

SCALE: 1/4" = 1'-0"



ARCHITECTURE
+
INTERIOR DESIGN

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OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161

NEW DETACHED TWO CAR GARAGE

RUTH WEBER

2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107

REFLECTED CEILING & POWER PLANS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Revisions		
No.		Date

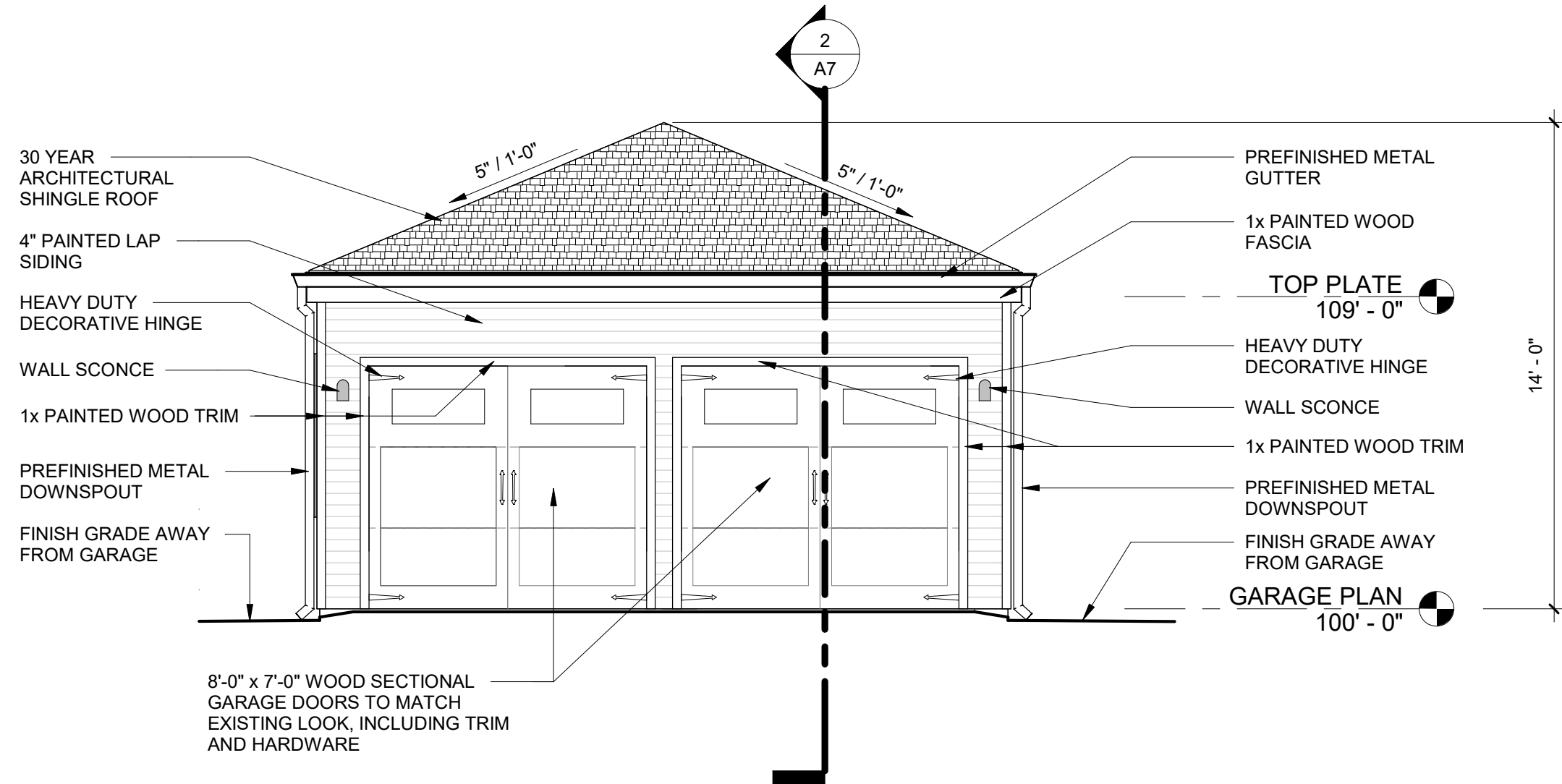
PROJECT NO.
2450

DATE
FEBRUARY 4, 2025

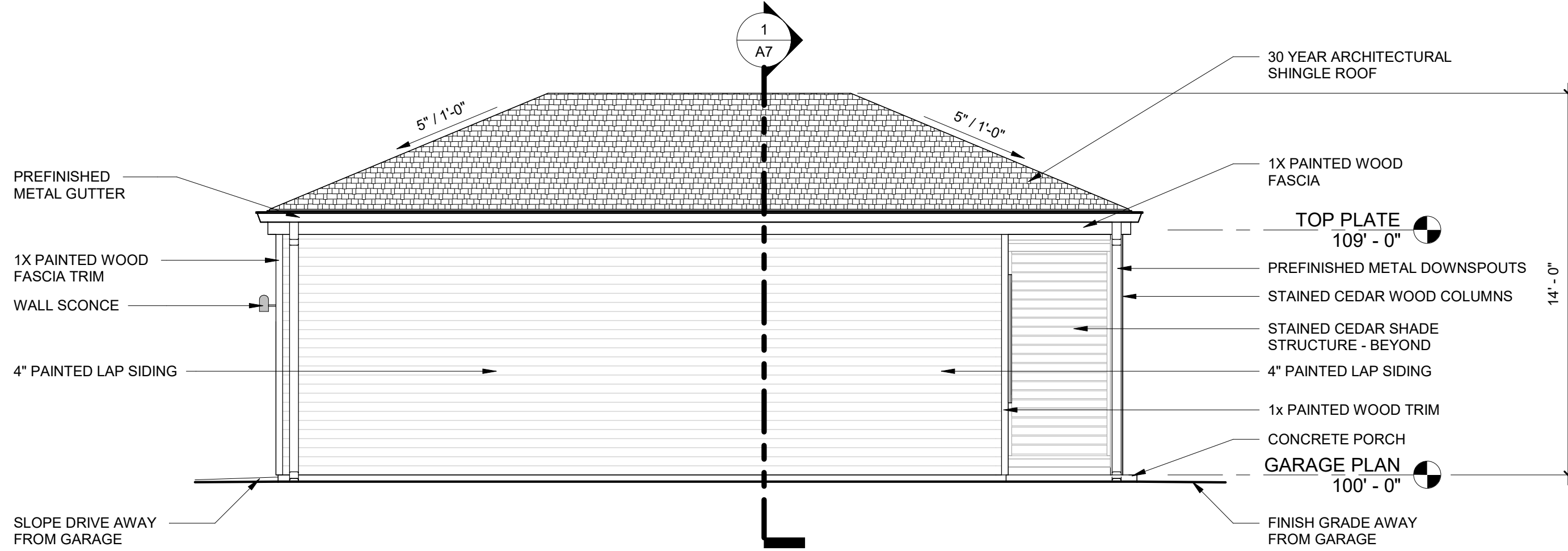
SHEET NO.

A5

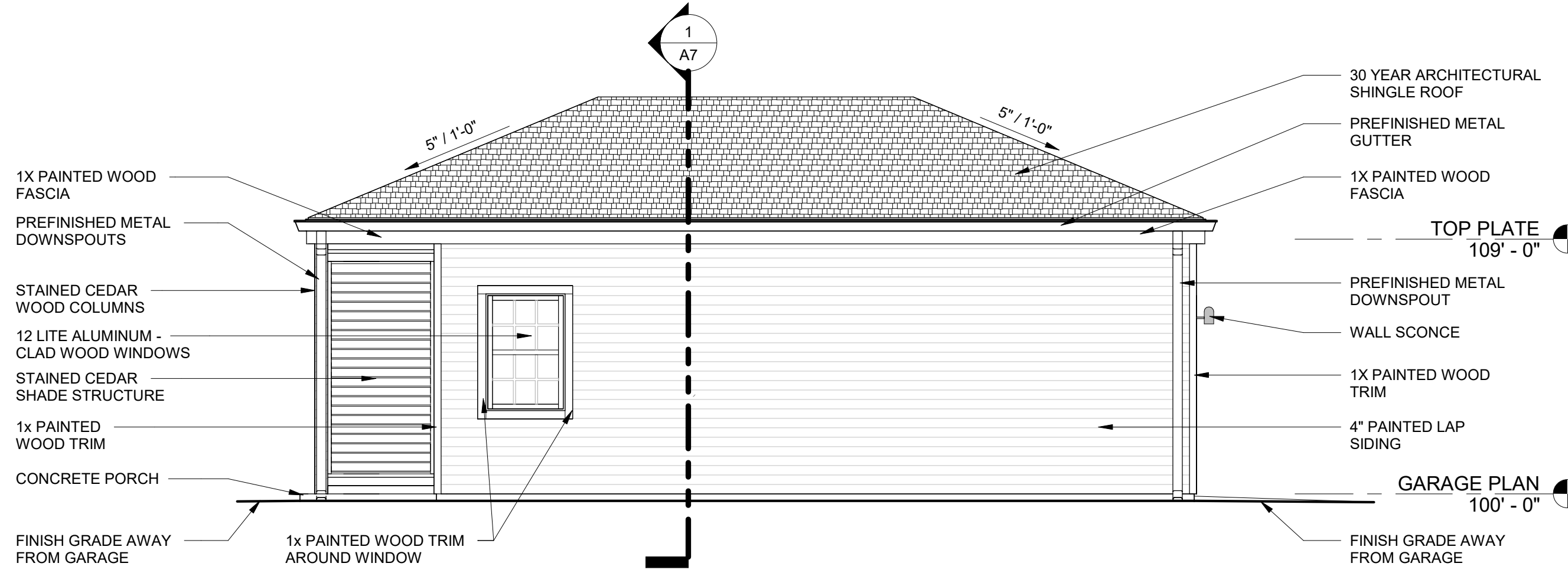
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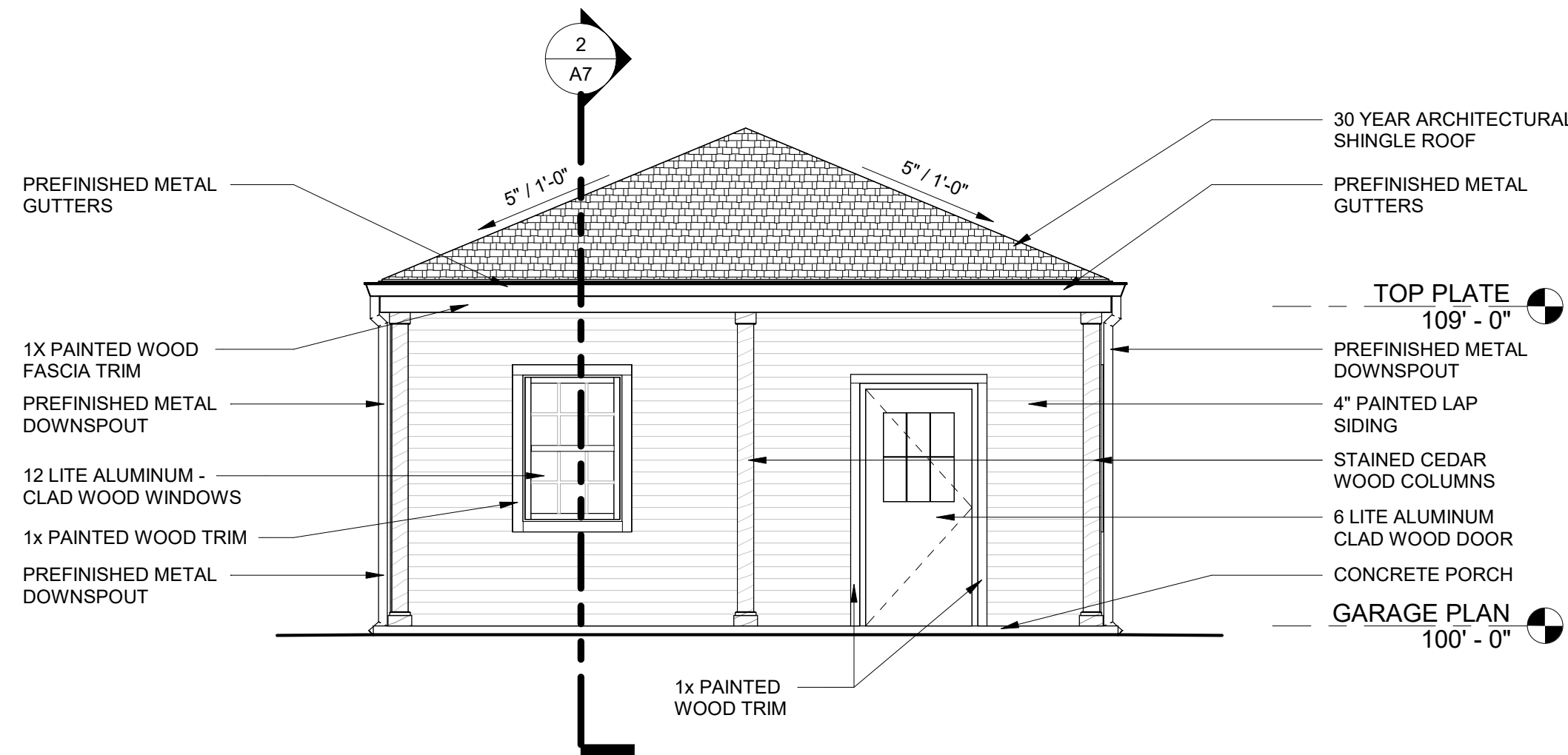
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- COORDINATE REQUIRED BLOCKING, BACKING, PENETRATIONS AND SUPPORTS FOR OPENINGS AND WALL MOUNTED CONSTRUCTION OR EQUIPMENT. PROVIDE ALL INTERNAL WALL SUPPORTS FOR ANY WALL MOUNTED FIXTURES, EQUIPMENT, MILLWORK, OR OTHER CONSTRUCTION WHETHER OR NOT THE ITEMS ARE PROVIDED BY THE CONTRACTOR. WHERE OWNER FURNISHED ITEMS REQUIRE WALL BLOCKING OR OTHER SUPPORT, COORDINATE WITH OWNER FOR REQUIREMENTS. CAULK ALL JOINTS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND WHERE THE INTERSECTION IS EXPOSED TO VIEW, UNLESS NOTED OTHERWISE.
- WHERE DOORS IN PARTITIONS ARE NOT SPECIFICALLY LOCATED ON PLANS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS.
- ALL EQUIPMENT IS PROVIDED BY THE OWNER. CONTRACTOR INSTALLED. CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED.
- ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- NO EXPOSED FASTENERS ALLOWED.
- PROVIDE ALL PREFINISHED WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS.
- PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. COLOR TO MATCH ROOF.
- PROVIDE CONTINUOUS INSULATION AND AIR BARRIER THROUGHOUT BUILDING ENVELOPE. MINIMUM R-30 AT ROOF AND R-19 AT WALLS. SPRAY FOAM INSULATION SHALL BE PROTECTED WITH APPROVED THERMAL BARRIER. VENT THROUGH ROOF DETAILS SHALL BE CONCEALED FROM THE MAIN ENTRY VIEW.
- PREFINISHED GUTTERS AND DOWNSPOUTS.
- PROVIDE FOAM CLOSURES AT INSIDE, OUTSIDE, WALL SOFFITS, AND ALL OPENINGS.

ELEVATION FINISHES

- 30 YEAR ARCHITECTURAL SHINGLE ROOF
- 4" PAINTED LAP SIDING
- STAINED CEDAR WOOD



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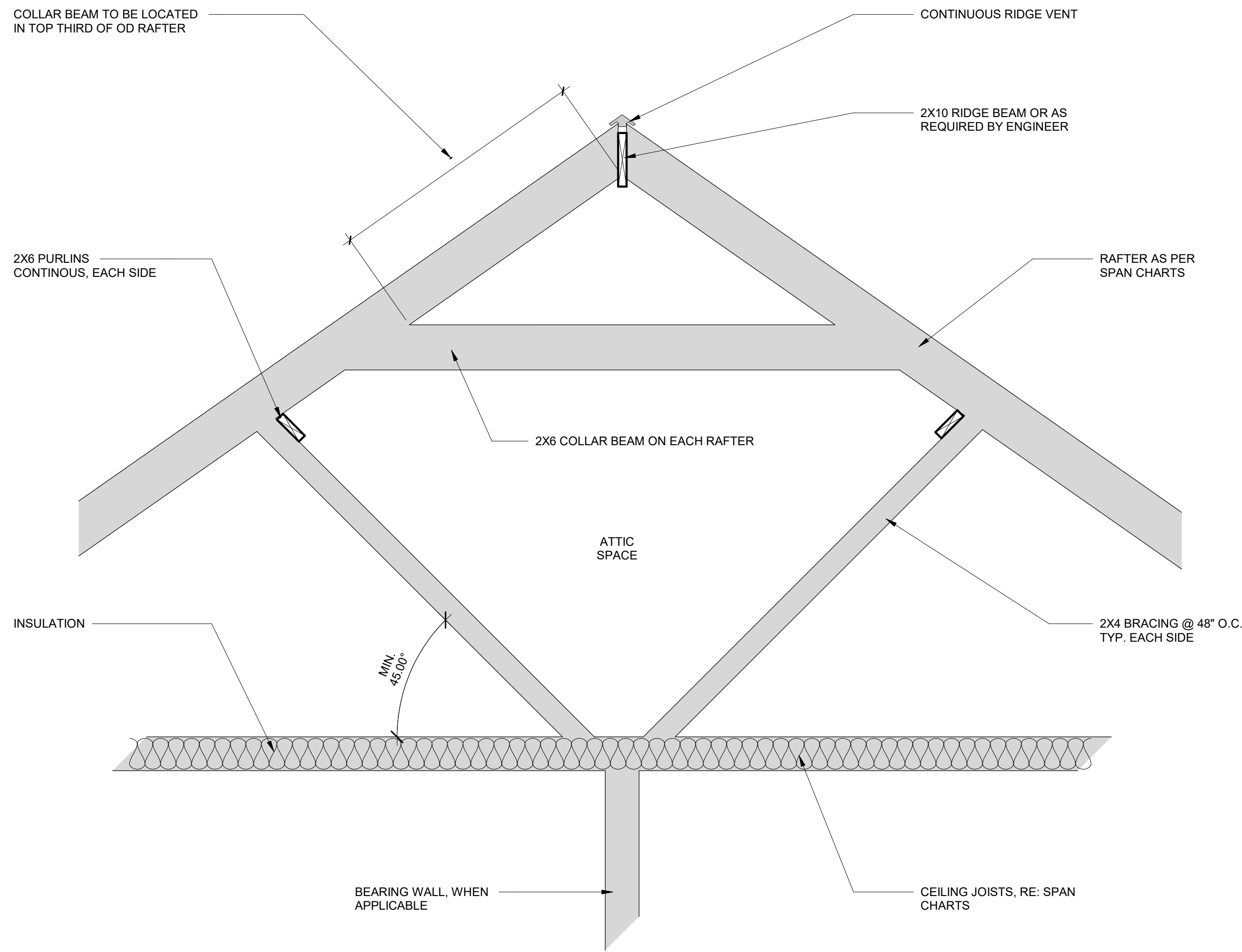
NEW DETACHED TWO CAR GARAGE

RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
EXTERIOR ELEVATIONS

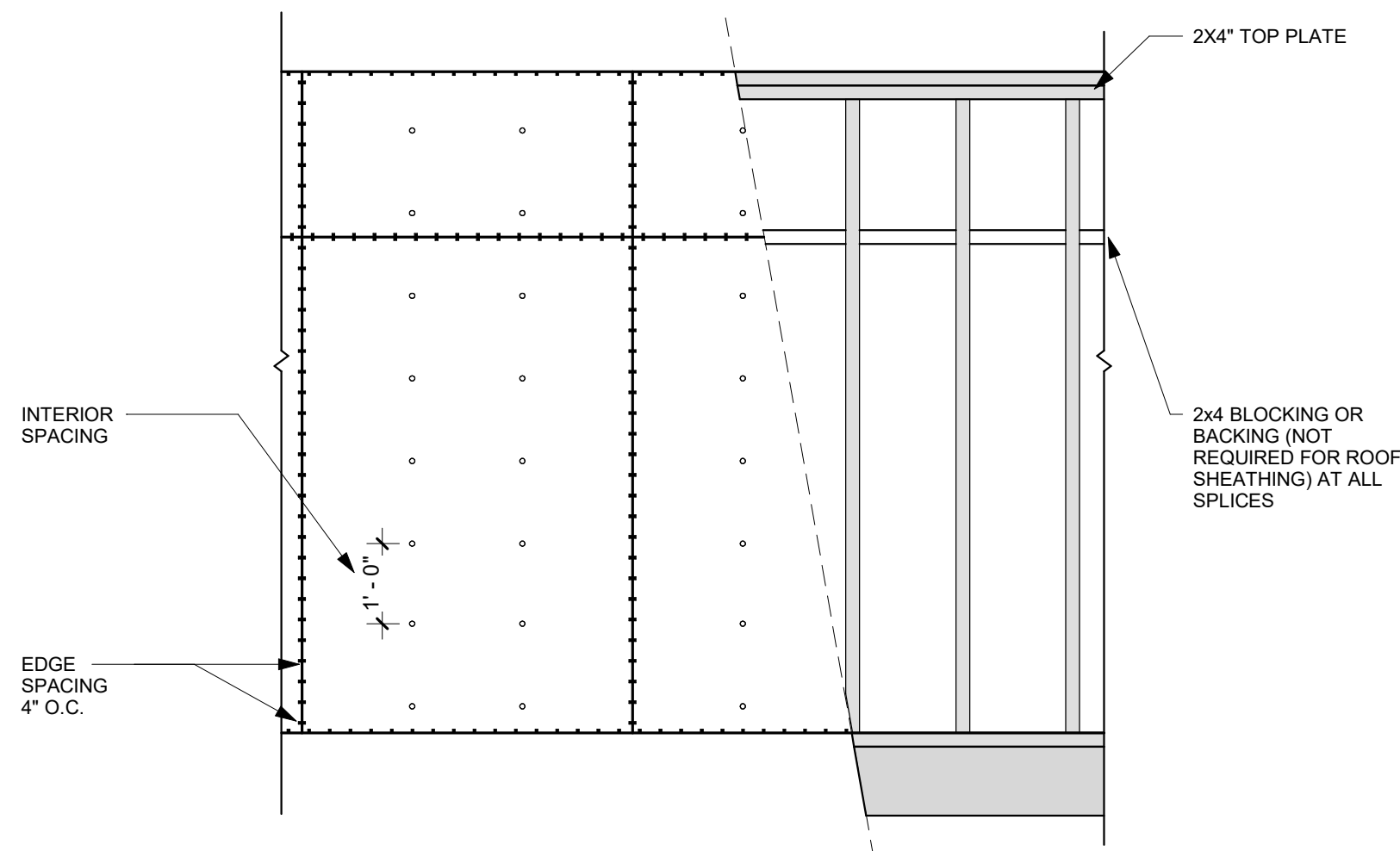
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No.		Date

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2450
DATE
FEBRUARY 4, 2025
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A6



2 TYPICAL ROOF BRACING
SCALE: 3/4" = 1'-0"



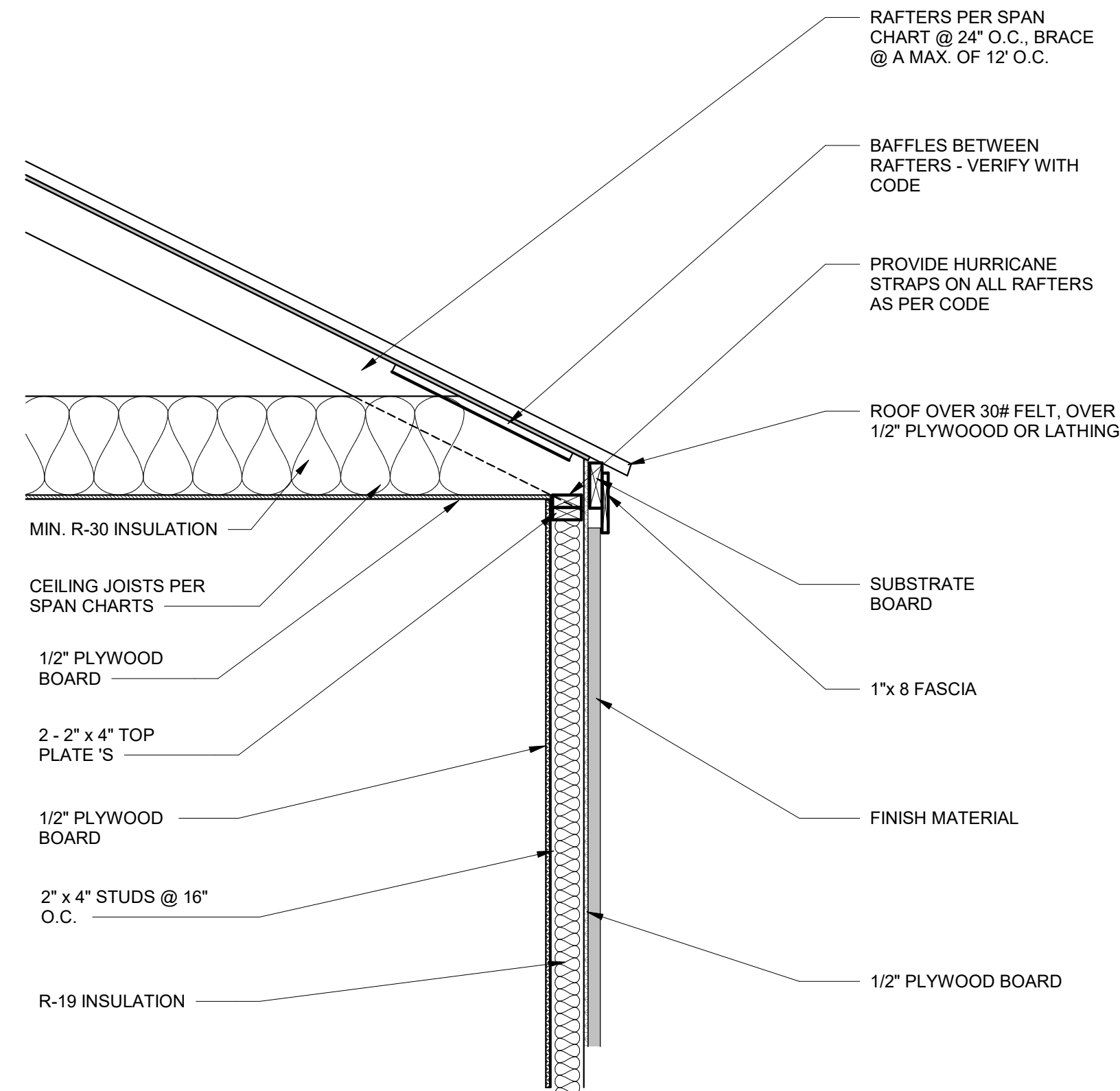
4 WALL/ROOF FASTENING DETAIL
SCALE: 1/2" = 1'-0"

NAIL SIZE SPACING FOR WALL SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 12" O.C.

NAIL SIZE SPACING FOR ROOF SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 4" O.C.

NOTES:

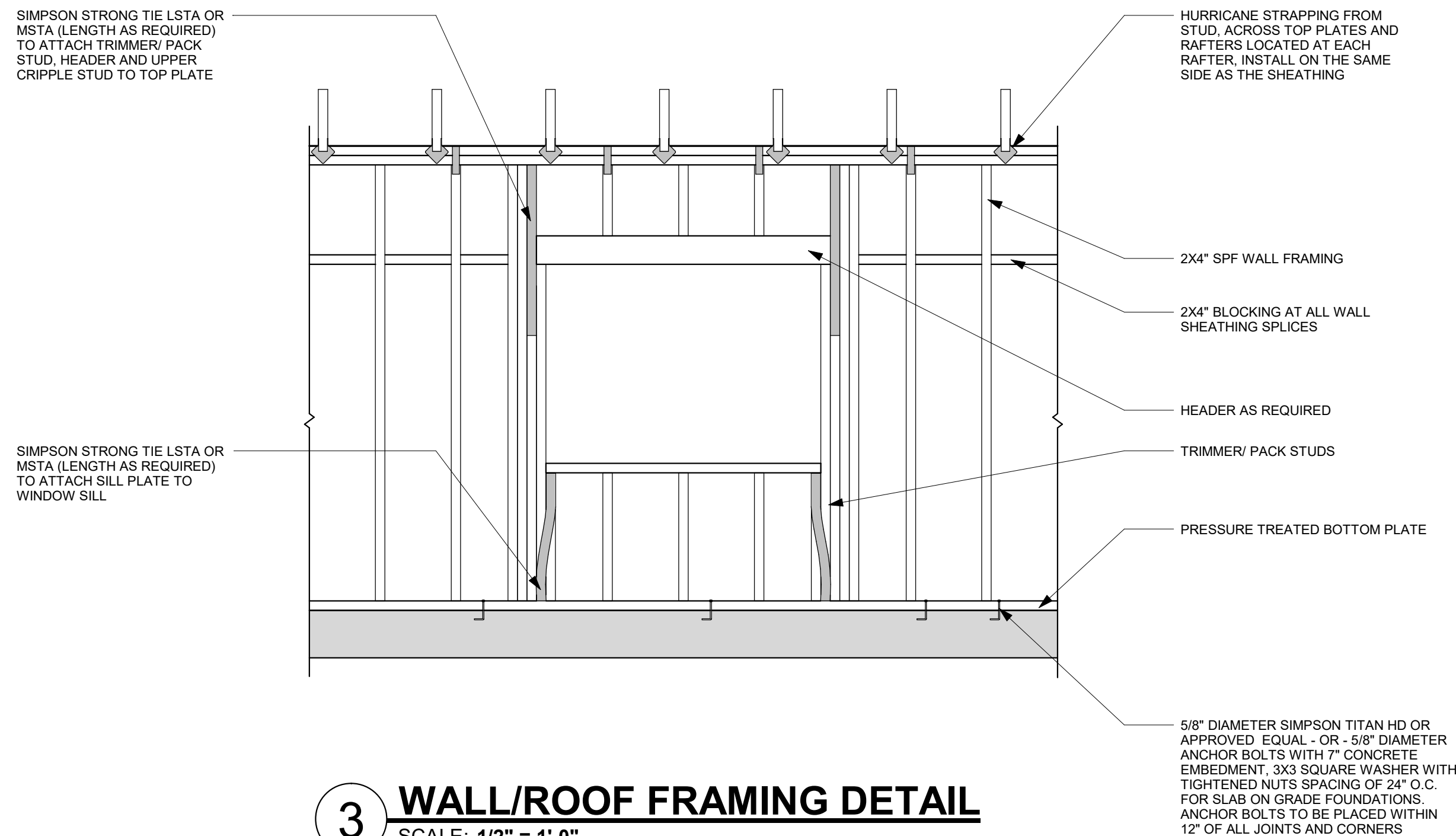
1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP PLATES.
2. PROVIDE 2X6 OR GREATER COLLAR TIES ON EACH TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE
3. SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND APPLICATIONS
4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.



NOTE: "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED WITH 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD

NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. CONFIRM WITH OWNER AND ARCHITECT

1 TYPICAL CORNICE DETAIL
SCALE: 3/4" = 1'-0"



3 WALL/ROOF FRAMING DETAIL
SCALE: 1/2" = 1'-0"



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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

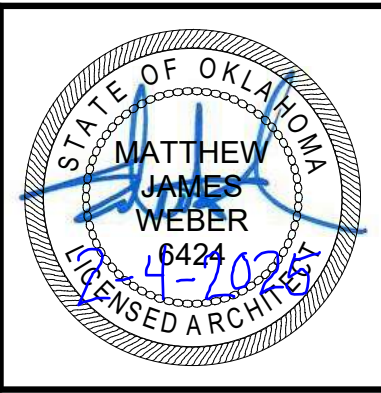
RUTH WEBER
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MISCELLANEOUS DETAILS

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OKLAHOMA CERTIFICATE
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

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REFERENCE PHOTOS

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A10

