



NEW TWO-CAR GARAGE

2205 NW 29TH STREET OKLAHOMA CITY, OK 73107

NEW TWO CAR GARAGE IN SHEPHERD HISTORIC DISTRICT



ARCHITECTURE
+
INTERIOR DESIGN

1130 N. HARVEY AVENUE
SUITE 103
OKLAHOMA CITY, OK 73103

mat@ro-amstudio.com
405.204.8315

anh@ro-amstudio.com
405.255.7336

OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161



PROJECT TEAM

OWNER
RUTH WEBER
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ARCHITECT
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1130 N HARVEY AVENUE, SUITE 103
OKLAHOMA CITY, OK 73103
PH: 405.204.8315
MAIN CONTACT: MATT WEBER
EMAIL: MATT@RO-AMSTUDIO.COM

GENERAL CONTRACTOR
TBD

SHEET INDEX

ARCHITECTURAL	
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A5	REFLECTED CEILING & POWER PLANS
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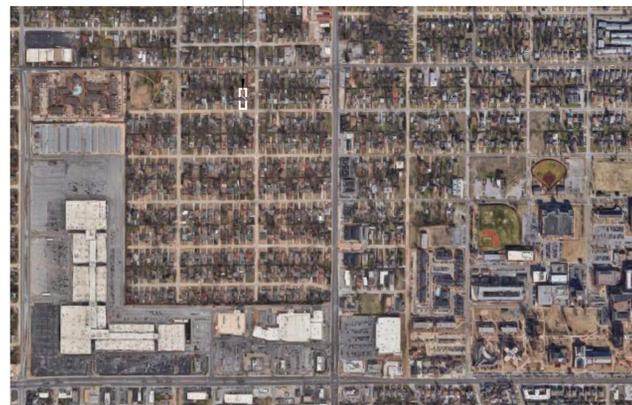
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

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

2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107



VICINITY MAP

2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107



LOCATION MAP

Revisions	
No.	Date

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2450
DATE
FEBRUARY 4, 2025
SHEET NO.

A0

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

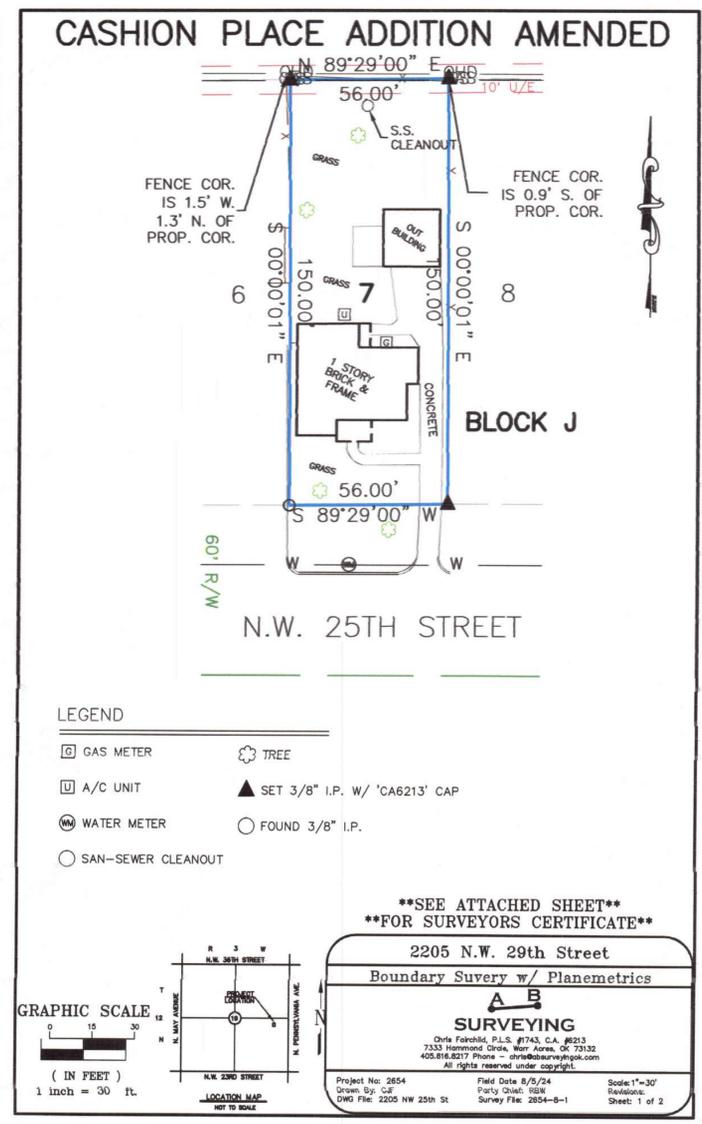


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OKLAHOMA CERTIFICATE
 OF
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Certificate of Survey

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.

Chris Fairchild
 Christopher Fairchild, P.L.S. #1743
 8/5/24
 Date

Notes

- 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.
- A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.

2205 N.W. 29th Street
 Boundary Survey w/ Planometrics

SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #213
 7333 Hammond Circle, West Avera, OK 73132
 405.816.8217 Phone - chris@bsurveying.com
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Project No: 2854 Field Date: 8/5/24 Scale: 1"=30'
 Drawn By: CF Party: RBW Revisions:
 DWG File: 2205 NW 25th St Survey File: 2854-8-1 Sheet: 1 of 2

2205 N.W. 29th Street
 Boundary Survey w/ Planometrics

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CERTIFICATE OF APPROVAL - PROGRESS SET

NEW DETACHED TWO CAR GARAGE

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

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DEMOLITION SITE PLAN AND ARCHITECTURAL SITE PLAN

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.
- B. CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED. PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. VENT PER 2018 IRC.
- 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
- F. ALL POWER IN GARAGE TO BE GFI RATED.
- G. INSULATE EXTERIOR WALLS WITH R-13 BATT INSULATION.
- H. INSULATE ATTIC RAFTERS WITH R-19 BATT INSULATION.

DEMOLITION NOTES

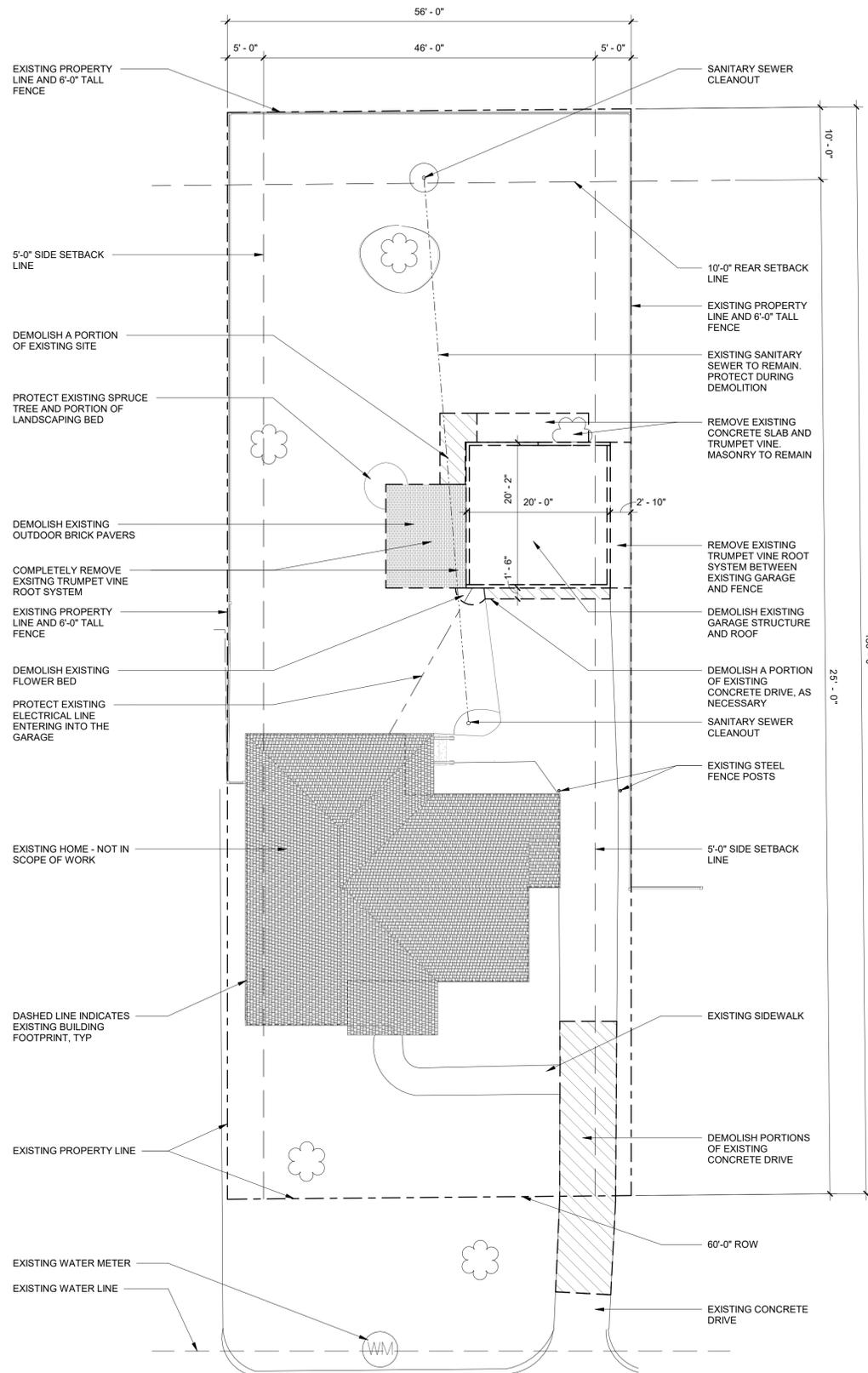
- 1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING STRUCTURE. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- 2. CONTRACTOR 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.
- 3. 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.
- 4. REPAIR EXISTING CONSTRUCTION AS REQUIRED TO MATCH ADJACENT CONSTRUCTION IN QUALITY, SIZE, TEXTURE, AND FINISH WHERE DAMAGED BY DEMOLITION WORK.
- 5. 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.
- 6. 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.
- 7. WHERE AN ITEM IS CALLED OUT TO BE RELOCATED, THE CONTRACTOR SHALL REMOVE IT UNHARMED, STORE AS REQUIRED, AND REINSTALL IT IN ITS NEW LOCATION INCLUDING ANY REQUIRED SUPPORTS, NEW HARDWARE, UTILITIES OR REFINISHING.
- 8. 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.
- 9. 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.
- 10. DO NOT UNDERMINE EXISTING FOUNDATIONS.
- 11. SCARIFY AND REMOVE ROOTS AND ROOT SYSTEMS WITHIN THE PLAN OF THE NEW GARAGE.

SITE LEGEND

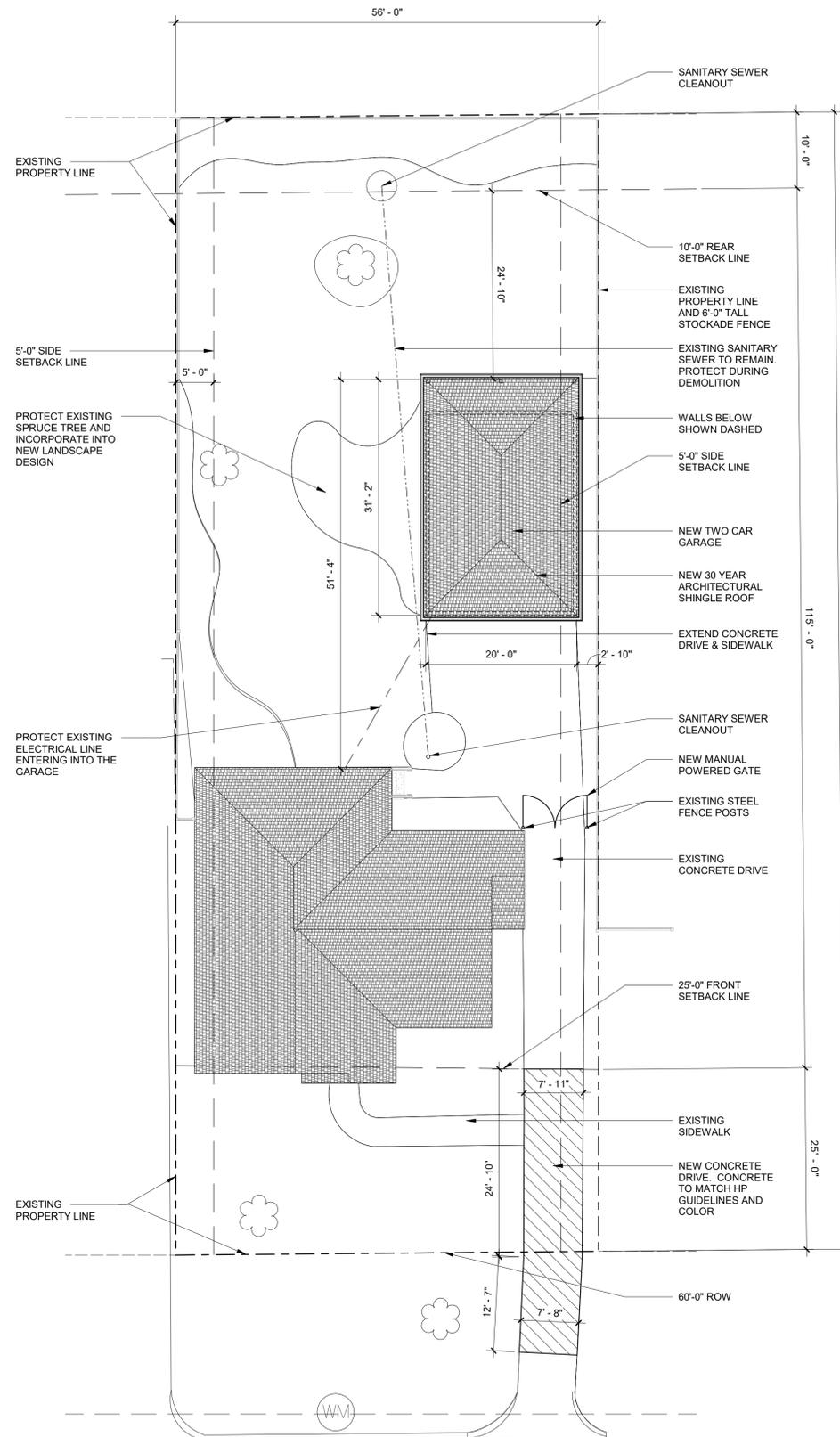
- - - - - INDICATES PROPERTY LINE
- - - - - INDICATES EASEMENT LINE

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.



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



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

Revisions	
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A2



**ROOM
STUDIO**

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- 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.

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.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD = 30psf, U/L=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
2 X 8	12.0	16-4
	16.0	14-2
	19.2	12-11
2 X 10	12.0	19-5
	16.0	16-10
	19.2	15-4
2 X 12	12.0	22-10
	16.0	19-10
	19.2	18-1
24.0	16-2	

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 6x BEAMS AND LARGER SHALL BE DOUGLAS FIR #1, U.O. ALL HARDWARE TO BE 'SIMPSON STRONG-TIE'.
- 3. 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.
- 4. 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.
- 5. PROVIDE POSITIVE TYPE POST BEAM CONNECTION, I.E., CC, BC, AC, PC, LT, ETC.
- 6. 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.
- 7. MINIMUM NAILING REQUIREMENTS SHALL CONFORM WITH TABLE R603.2(1).
- 8. JOINTS IN DOUBLE TOP PLATES OF STUD BEARING WALLS SHALL OCCUR AT THE CENTER LINE OF SUPPORTING STUD.
- 9. ALL TOP PLATE SPLICES OF STUD WALLS SHALL BE A MINIMUM OF 48" LONG WITH (3) 16d S AT EACH SIDE OF SPLICE.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. PROVIDE BLOCKING BETWEEN ALL FLOOR JOISTS, TRUSSES AND RAFTERS AT ALL BEARING WALLS, GIRDERS, HEADERS AND BEAMS.
- 14. ALL STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF FABRICATION OR CONSTRUCTION.
- 15. GLU-LAMINATED, MICROLAM, PARALLAM, BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTOR PER 2015 IRC.
- 16. 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.
- 17. JOIST AND RAFTER SPANS NOT TO EXCEED 2015 IRC SPAN TABLES.
- 18. PROVIDE RAFTER TIES WHERE CEILING JOISTS AND RAFTERS ARE NOT PARALLEL.
- 19. WHERE SILL OR TOP PLATE IS CUT FOR PLUMBING FASTEN A METAL PIECE OF NOT LESS THAN 1/8" THICK x 1.5" WIDE ACROSS THE OPENING WITH NO LESS THAN (4) 16d NAILS.
- 20. ALL NAILING IS TO CONFORM TO 2015 IRC.
- 21. PROVIDE HEADERS AT ALL FRAMED OPENINGS.
- 22. ALL WOOD EXPOSED TO WEATHER SHALL BE PRIMED ALL SIDES AND CUT ENDS PRIOR TO INSTALLATION.
- 23. ALL EXPOSED METAL FASTENERS & BOLTS SHALL BE HOT DIPPED GALVANIZED. ALL EXPOSED SHEET METAL INCL. GUTTERS & DOWNSPOUTS SHALL BE PREFINISHED.
- 24. 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.
- 25. COORDINATE BOTTOM OF FASCIA TO ALIGN AROUND THE BUILDING WHERE SHOWN ON THE ELEVATIONS, SECTIONS, AND DETAILS.
- 26. ALL EXPOSED STRUCTURAL WOOD TO BE SOUTHERN YELLOW PINE (SYP) #1 SELECT WITH NO VISIBLE MARKS OR FLAWS.

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°

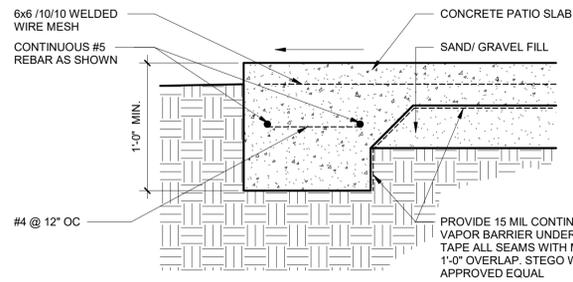
CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

RAFTER LENGTH CHART

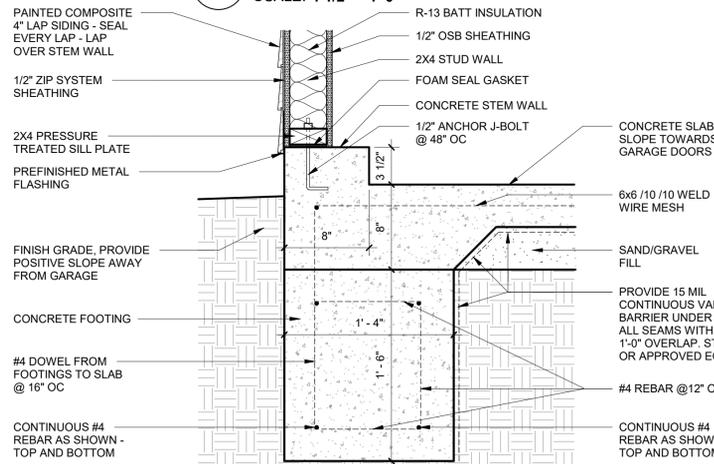
ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

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

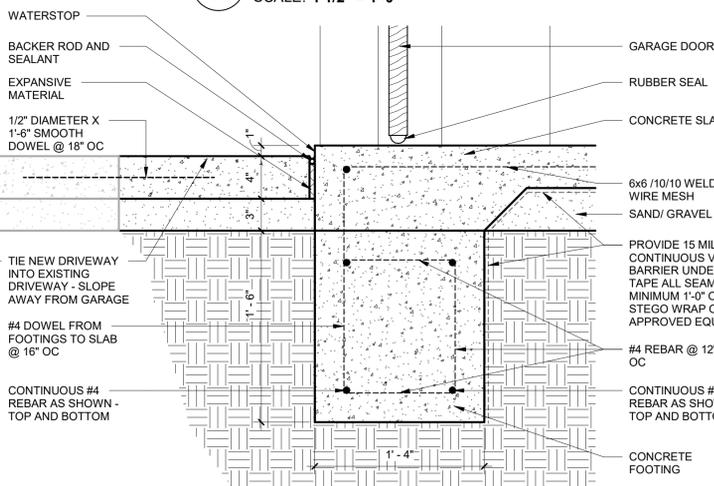
PROVIDE SLOPE AWAY FROM HOUSE



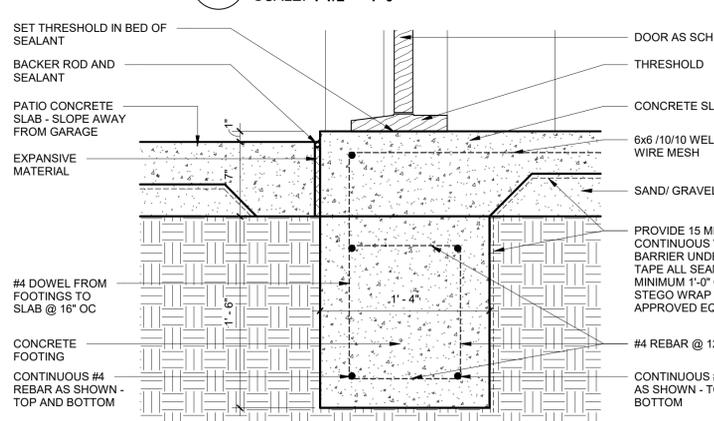
2 EDGE OF PATIO
SCALE: 1 1/2" = 1'-0"



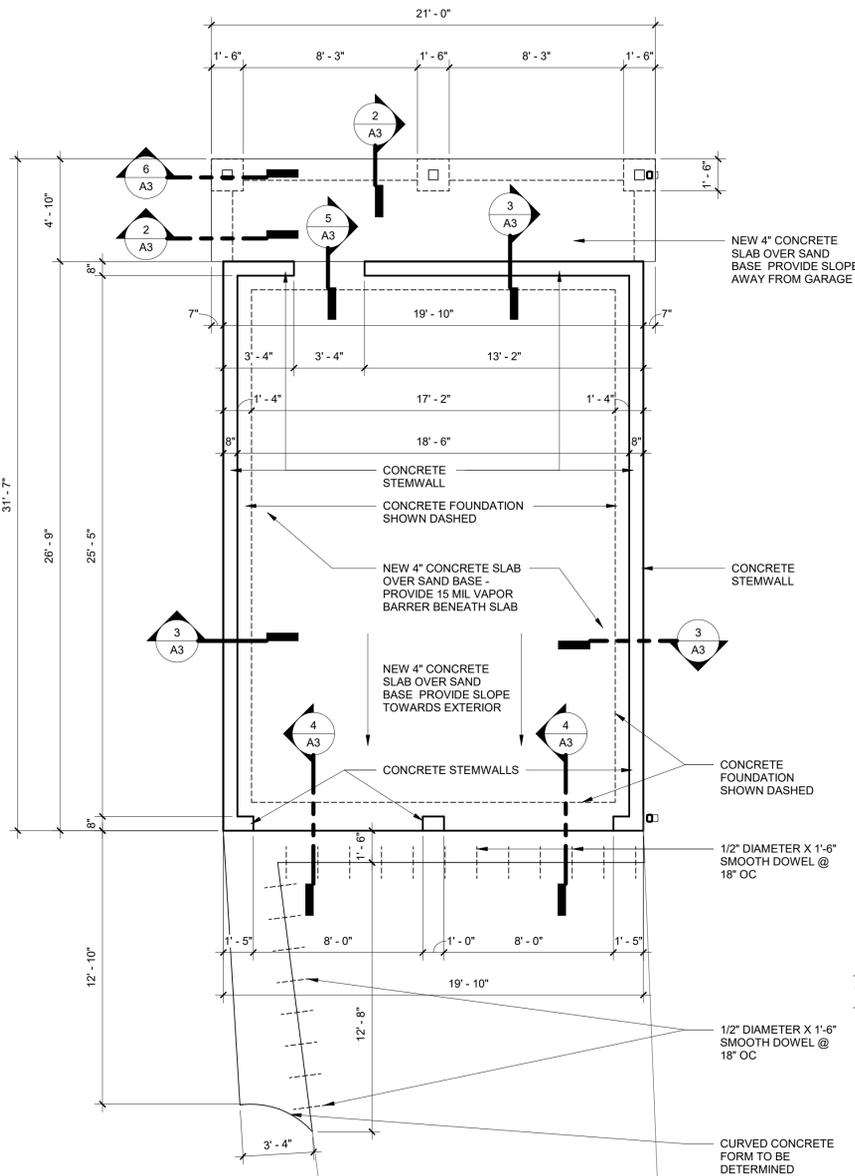
3 GRADE BEAM DETAIL
SCALE: 1 1/2" = 1'-0"



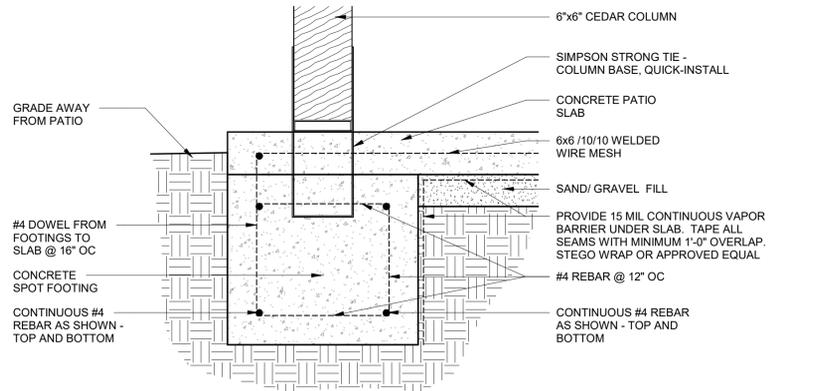
4 WATERSTOP DETAIL
SCALE: 1 1/2" = 1'-0"



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



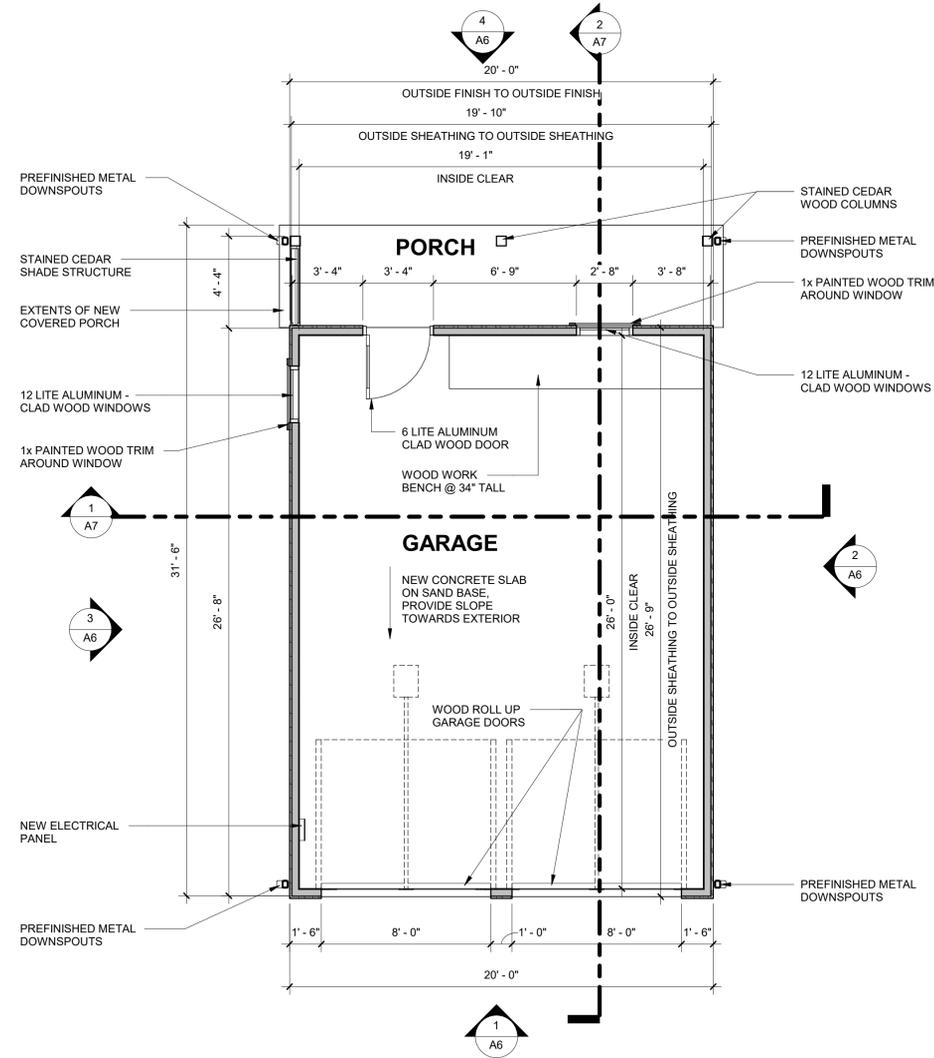
1 FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



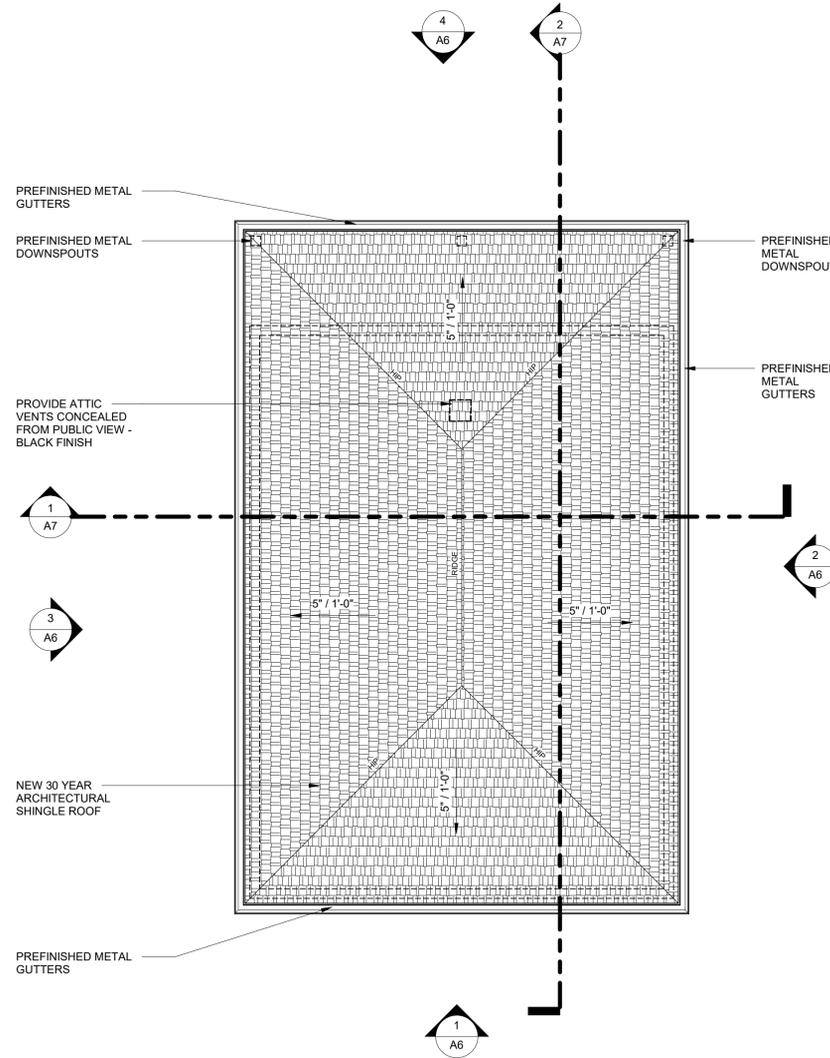
6 COLUMN BASE SECTION
SCALE: 1 1/2" = 1'-0"

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



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

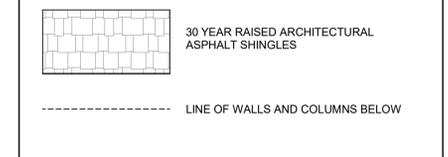
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ROOF NOTES

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

ROOF LEGEND



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OKLAHOMA CERTIFICATE
OF
AUTHORITY #03161

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

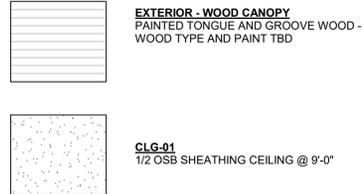
RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
FLOOR AND ROOF PLANS

Revisions	
No.	Date

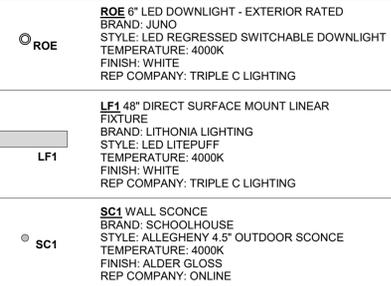
PROJECT NO.
2450
DATE
FEBRUARY 4, 2025

SHEET NO.
A4

CEILING LEGEND



LIGHT FIXTURE LEGEND



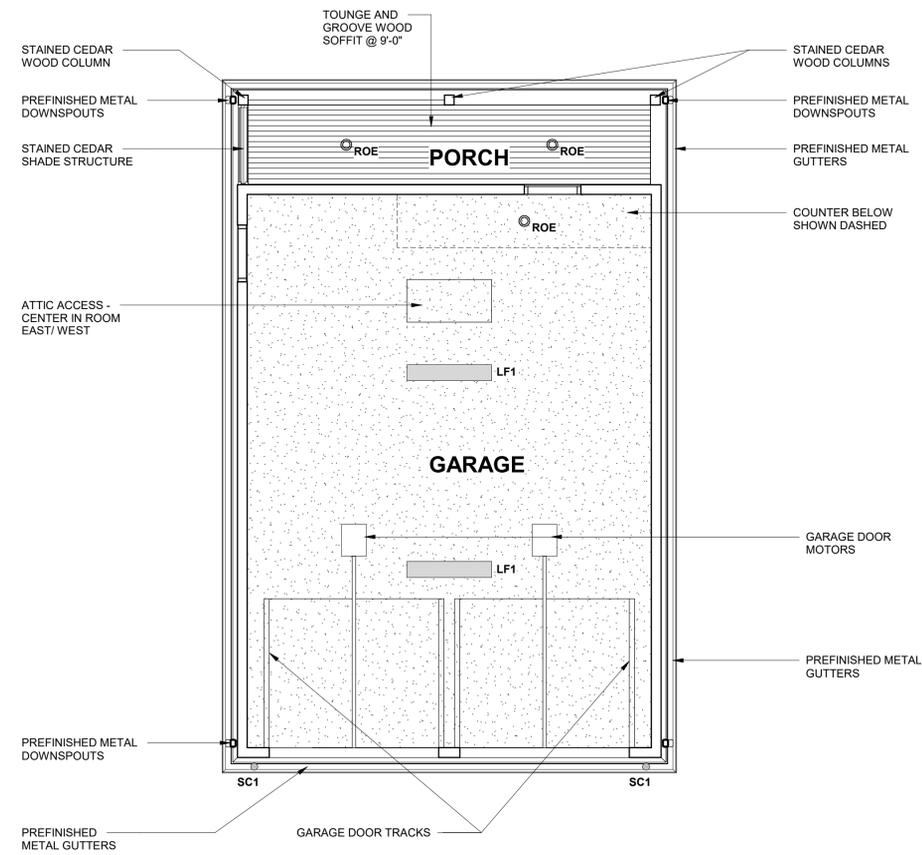
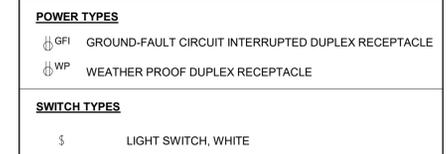
GENERAL NOTES

- 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.
- B. CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED. PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. VENT PER 2018 IRC.
- 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
- F. ALL POWER IN GARAGE TO BE GFI RATED.
- G. INSULATE EXTERIOR WALLS WITH R-13 BATT INSULATION.
- H. INSULATE ATTIC RAFTERS WITH R-19 BATT INSULATION.

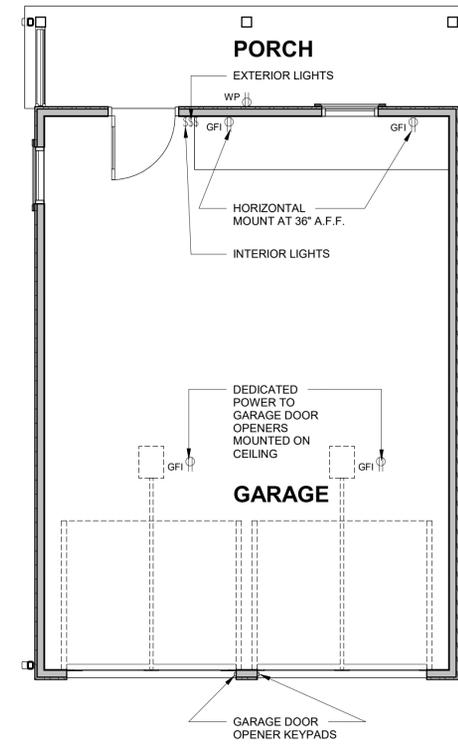
LIGHTING & POWER NOTES

- 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



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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



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OKLAHOMA CERTIFICATE
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEW DETACHED TWO CAR GARAGE

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

REFLECTED CEILING & POWER PLANS

Revisions	
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PROJECT NO.
2450

DATE
FEBRUARY 4, 2025

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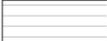
RUTH WEBER
2205 NW 29TH STREET
OKLAHOMA CITY, OK 73107
EXTERIOR ELEVATIONS

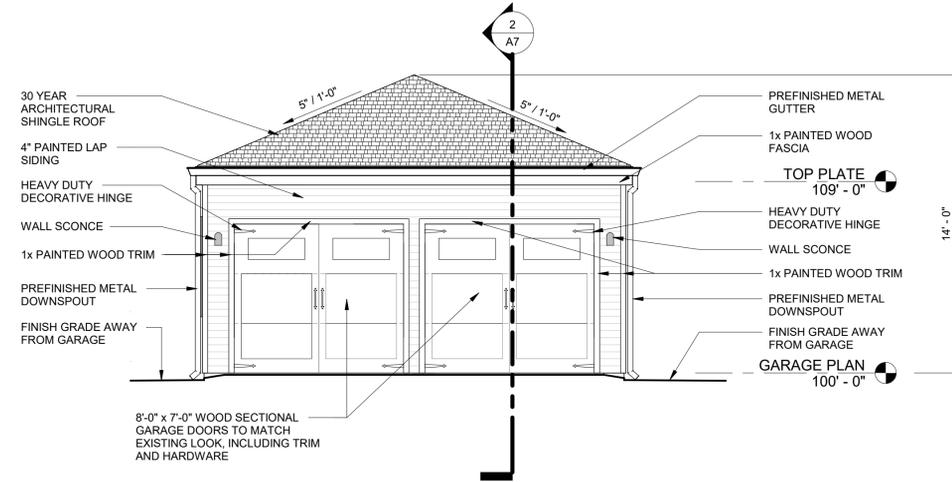
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

GENERAL NOTES

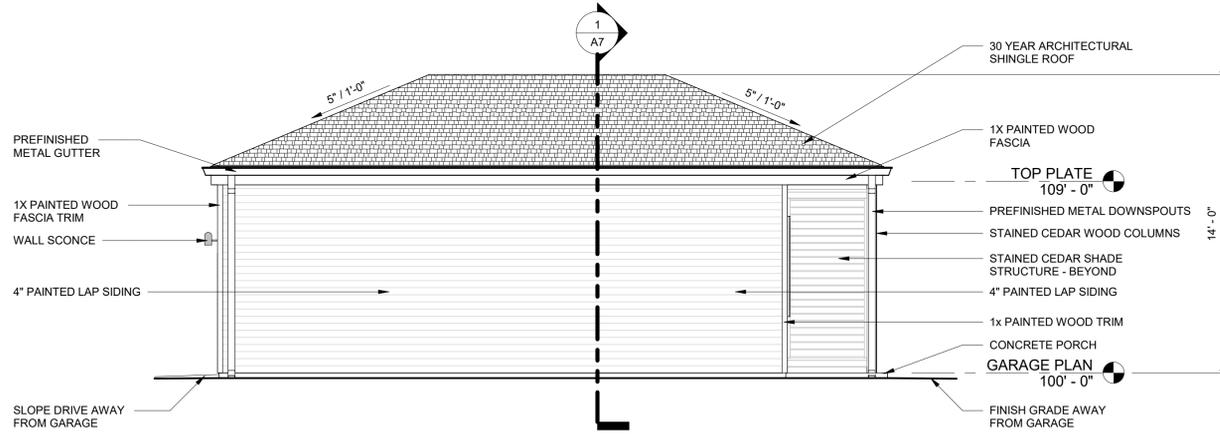
- A. COORDINATE REQUIRED BLOCKING, BACKING, PENETRATIONS AND SUPPORTS FOR OPENINGS AND WALL MOUNTED CONSTRUCTION OR EQUIPMENT. PROVIDE ALL INTERNAL WALL SUPPORTS FOR ANY WALL MOUNTED FIXTURES, EQUIPMENT, MILLWORK, OR OTHER CONSTRUCTION WHETHER OR NOT THE ITEMS ARE PROVIDED BY THE CONTRACTOR. WHERE OWNER 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.
- B. 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.
- C. ALL EQUIPMENT IS PROVIDED BY THE OWNER. CONTRACTOR INSTALLED. CONTRACTOR TO COORDINATE ALL SYSTEMS REQUIRED.
- D. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- E. NO EXPOSED FASTENERS ALLOWED.
- F. PROVIDE ALL PREFINISHED WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS.
- G. PROVIDE ALL STANDARD VENT THROUGH ROOF DETAILS. COLOR TO MATCH ROOF.
- H. 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.
- I. PREFINISHED GUTTERS AND DOWNSPOUTS.
- J. PROVIDE FOAM CLOSURES AT INSIDE, OUTSIDE, WALL SOFFITS, AND ALL OPENINGS.

ELEVATION FINISHES

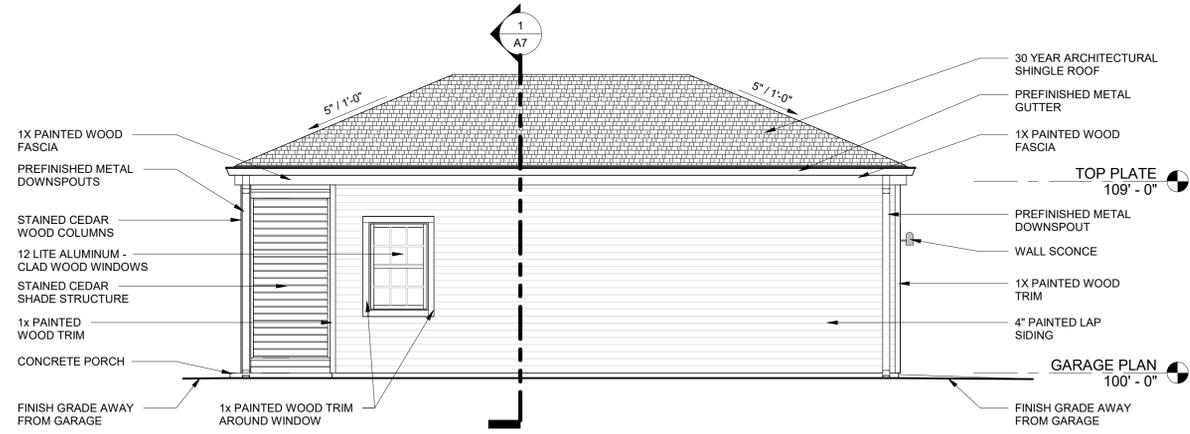
-  30 YEAR ARCHITECTURAL SHINGLE ROOF
-  4" PAINTED LAP SIDING
-  STAINED CEDAR WOOD



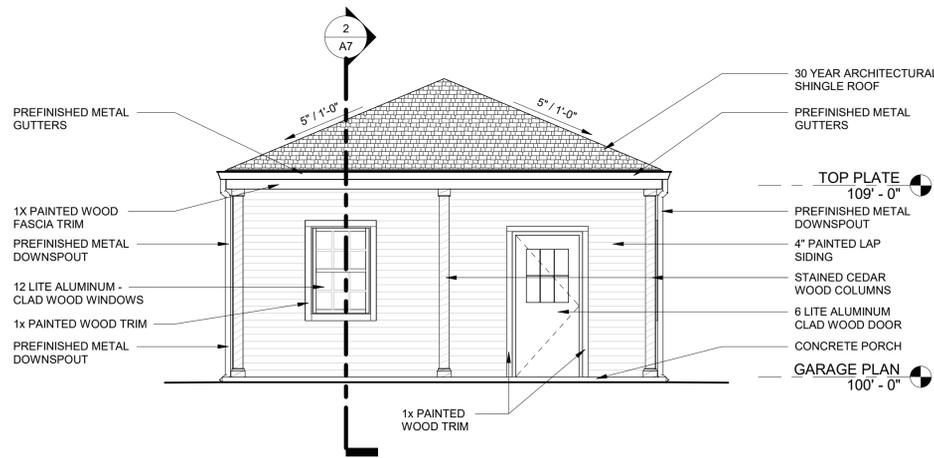
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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FEBRUARY 4, 2025
SHEET NO.

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OKLAHOMA CERTIFICATE
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
NEW DETACHED TWO CAR GARAGE

RUTH WEBER
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MISCELLANEOUS DETAILS

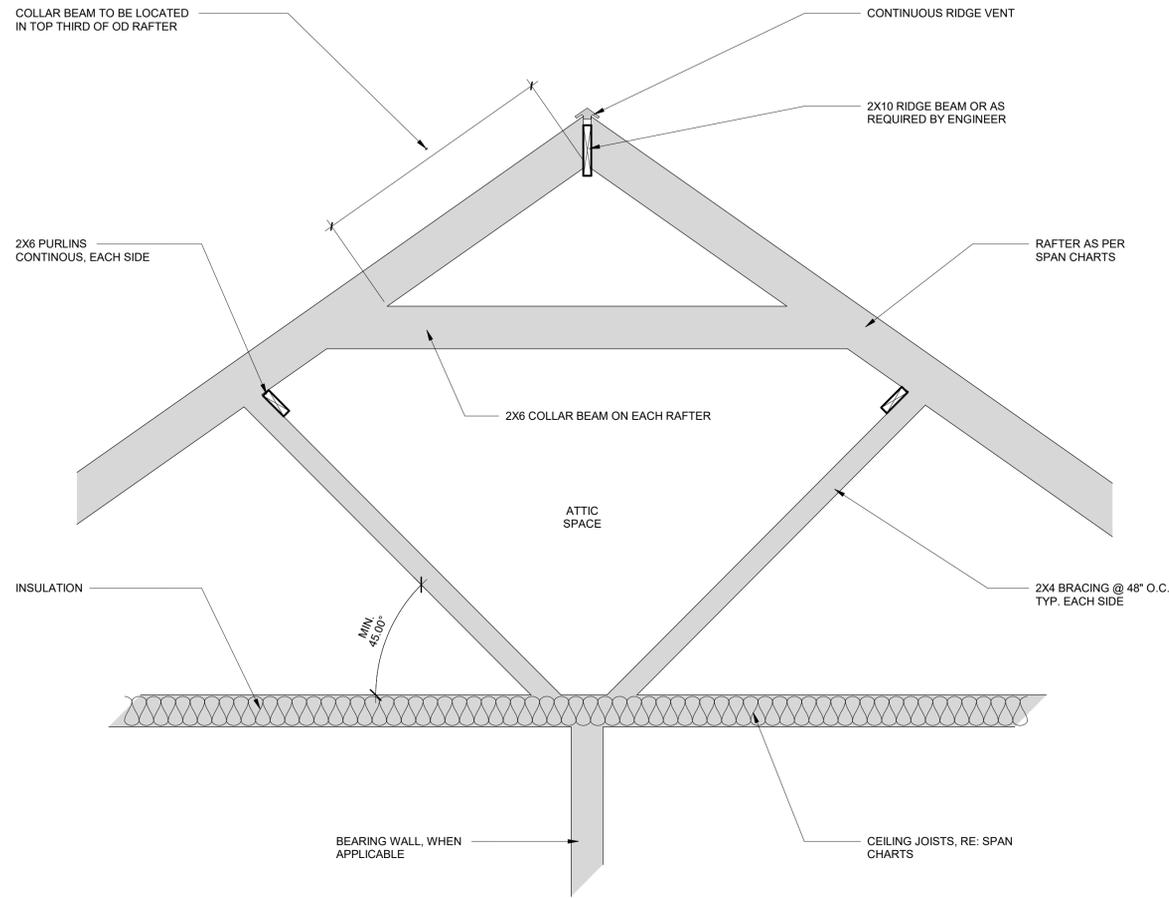
Revisions	
No.	Date

PROJECT NO.
2450

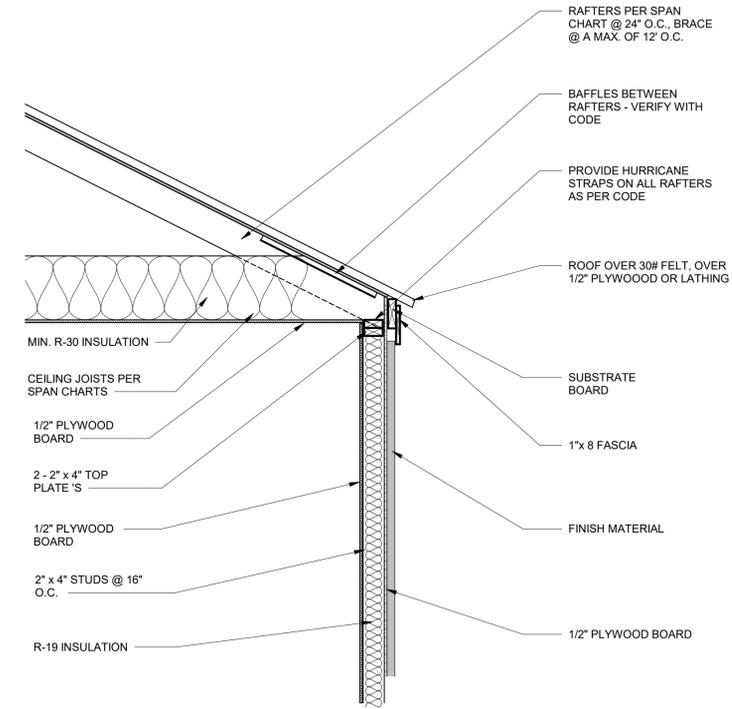
DATE
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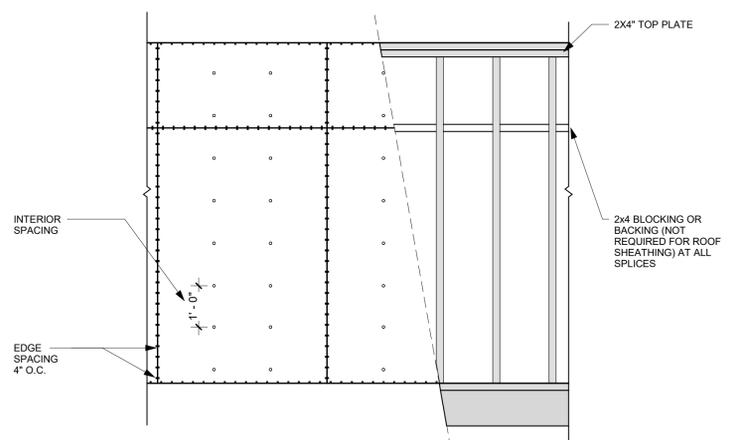
A9



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



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

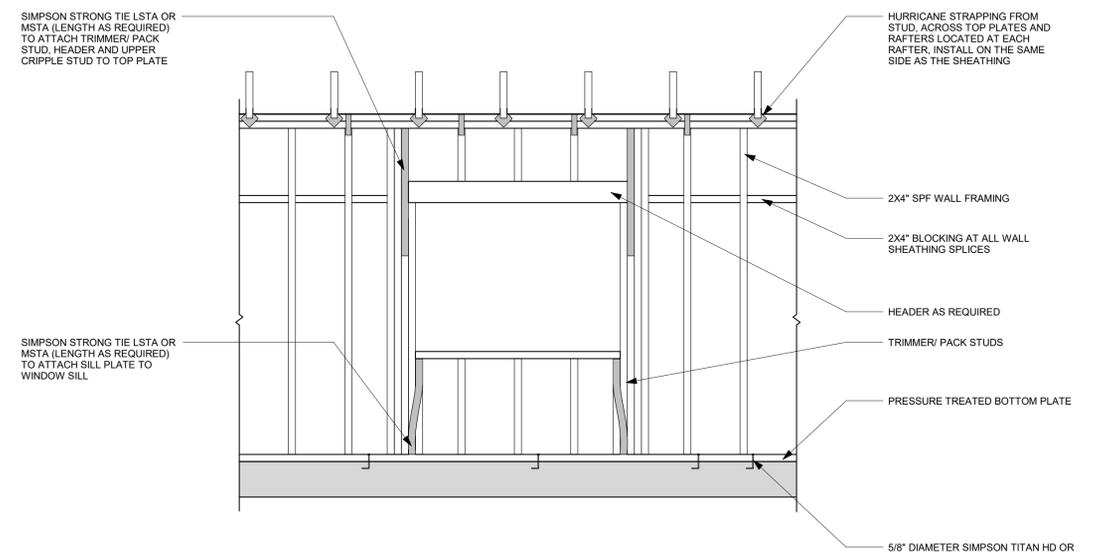


4 WALL/ROOF FASTENING DETAIL
SCALE: 1/2" = 1'-0"

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.



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



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REFERENCE PHOTOS

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A10

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DEMO EXISTING ROOF STRUCTURE

DEMO EXISTING GARAGE DOORS

DEMO A PORTION OF EXISTING SITE

DEMO EXISTING STRUCTURE AND FOUNDATION

DEMO EXISTING ROOF STRUCTURE

DEMO EXISTING STRUCTURE AND FOUNDATION

DEMO A PORTION OF EXISTING CONCRETE

DEMO A PORTION OF EXISTING SITE



DEMO EXISTING ROOF STRUCTURE

DEMO EXISTING GARAGE DOORS

DEMO EXISTING STRUCTURE

DEMO A PORTION OF EXISTING CONCRETE



DEMO EXISTING STRUCTURE AND FOUNDATION

DEMO EXISTING GARAGE DOORS

DEMO A PORTION OF EXISTING CONCRETE



DEMO EXISTING ROOF STRUCTURE AND FOUNDATION

DEMO A PORTION OF EXISTING SITE

PREVENT DAMAGE ON LANDSCAPING OUTSIDE OF DEMOLITION LINES

DEMO EXISTING STRUCTURE AND FOUNDATION

DEMO EXISTING VEGETATION

DEMO EXISTING STRUCTURE

DEMO EXISTING CONCRETE PAD

DEMO EXISTING BRICK PAVING

DEMO EXISTING BRICK PAVING



DEMO EXISTING VEGETATION

DEMO EXISTING ROOF STRUCTURE

DEMO EXISTING STRUCTURE AND FOUNDATION

DEMO A PORTION OF EXISTING SITE

DEMO EXISTING GARAGE DOORS

DEMO A PORTION OF EXISTING LANDSCAPE INSIDE DEMOLITION LINES



DEMO EXISTING ROOF STRUCTURE

DEMO EXISTING BRICK PAVING

DEMO EXISTING CONCRETE PAD