

ATTACHMENT B

- + UPDATED RENDERS
- + SITE PLAN
- + FLOOR PLANS
- + ELEVATIONS
- + AREA CALCULATION

ADDITIONAL DETAILS

CONTEXT

- Overview
- Size
- Height
- Scale
- Form / Massing / Proportion
- Finish Floor
- Doors
 - Front door
 - Sliding back door
 - Garage - Overhead door
 - ADU - Back door
- Windows (Opt#1 & Opt#2)
- Roof shape

SITE

- Setback
- Site Plan
- Tree removal
- Impervious Area Calculation
- Covered Patio
- ADU

MATERIAL

- Siding

Feedback

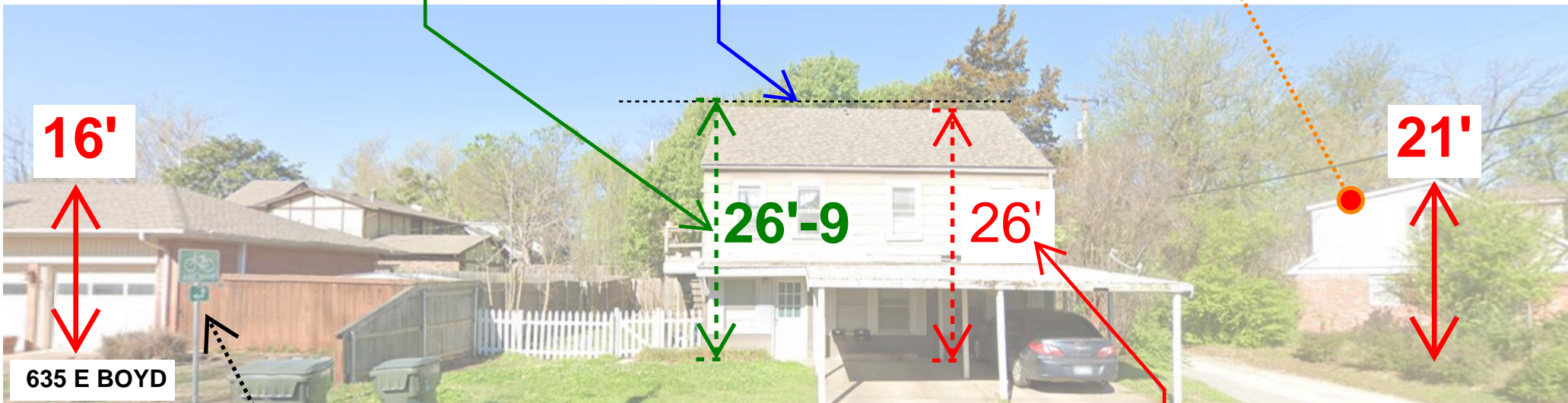
- +**Height**; current design feels too tall.
- +Needs more overall **detail** for depth and character.
- +Reduce **vertical** emphasis for better proportion.
- +The design leans too **modern**; incorporate more **traditional** elements.
- +Increase references to **historical** richness while maintaining authenticity.
- +Avoid creating a **false sense of history**—ensure historical references feel genuine.
- +Exclude **stucco** from the material palette.
- + **Garage** door that fits design

Context | HEIGHT



PROPOSED
HEIGHT

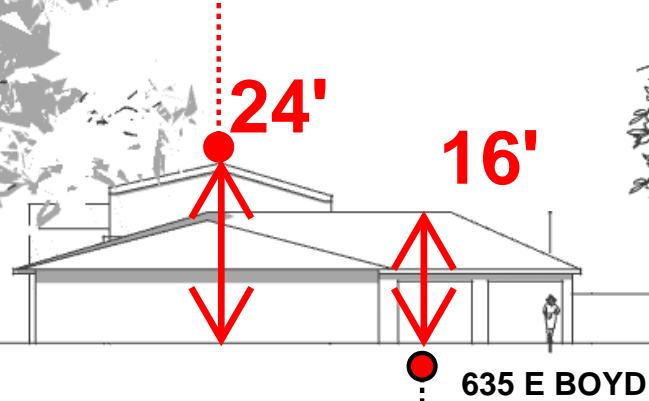
ADDITIONAL
HEIGHT: 9"



Context | SCALE



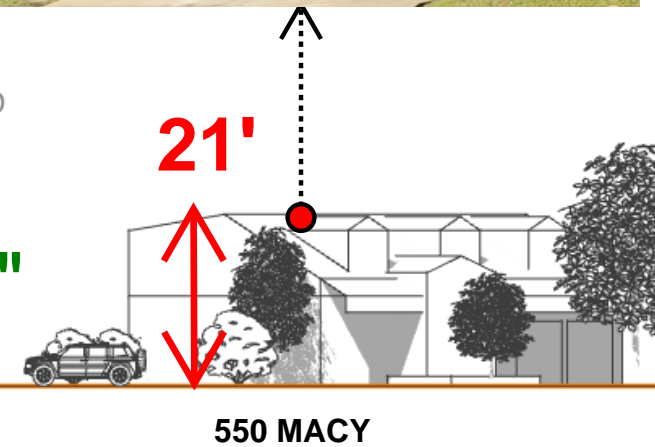
631 E BOYD



635 E BOYD



1320 OK AVE.

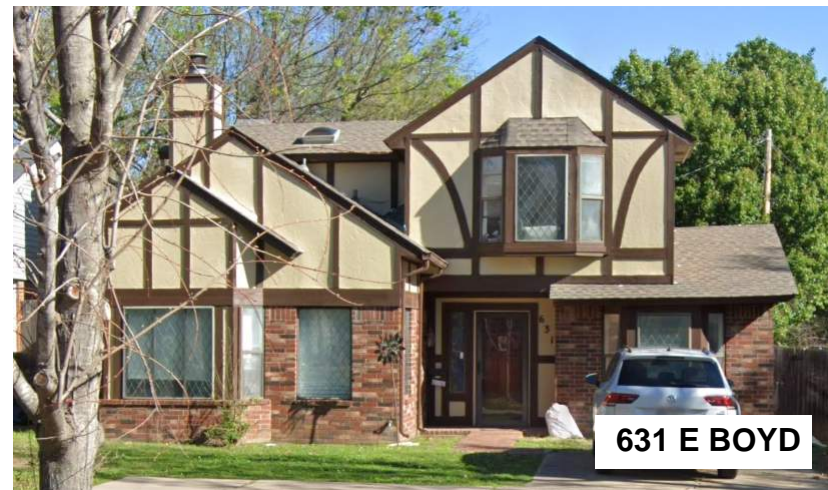


550 MACY





Context | **FORM / MASSING / PROPORTION**







Context | FORM / MASSING / PROPORTION



EAST ELEVATION - Front (Oklahoma Ave)



NORTH ELEVATION - Alley



WEST ELEVATION - Rear



SOUTH ELEVATION - Side

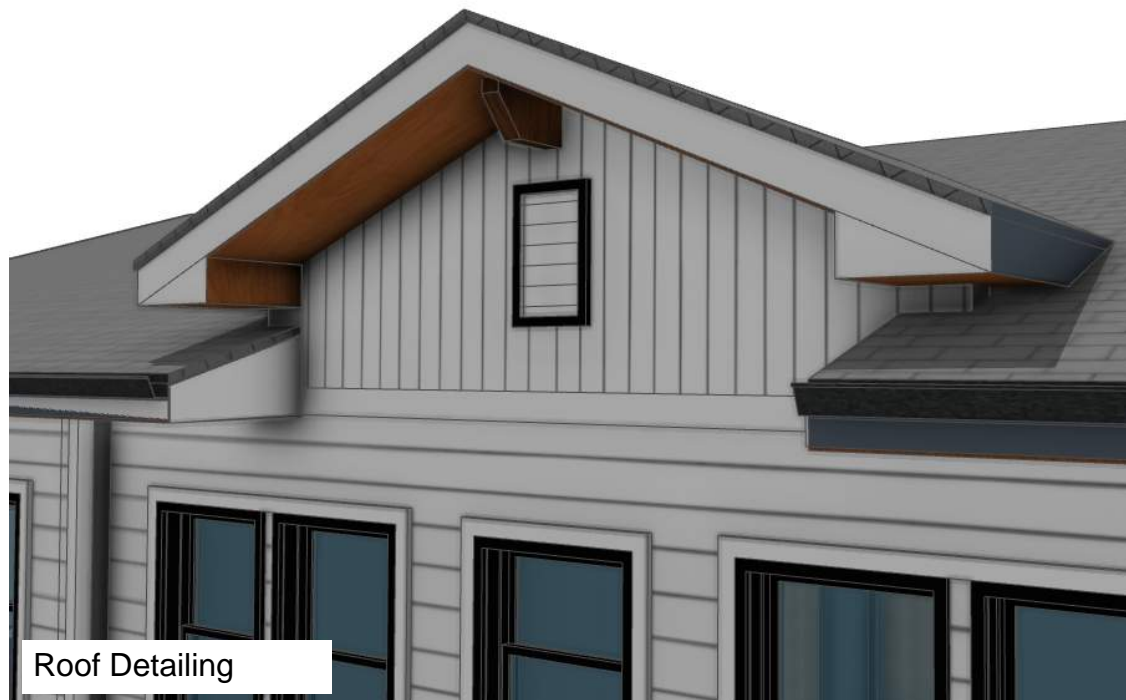








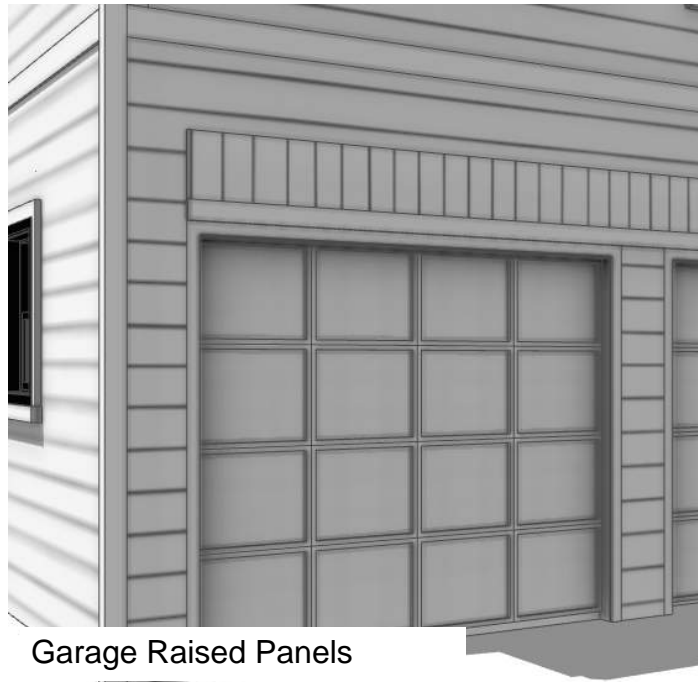
Wood entry portico



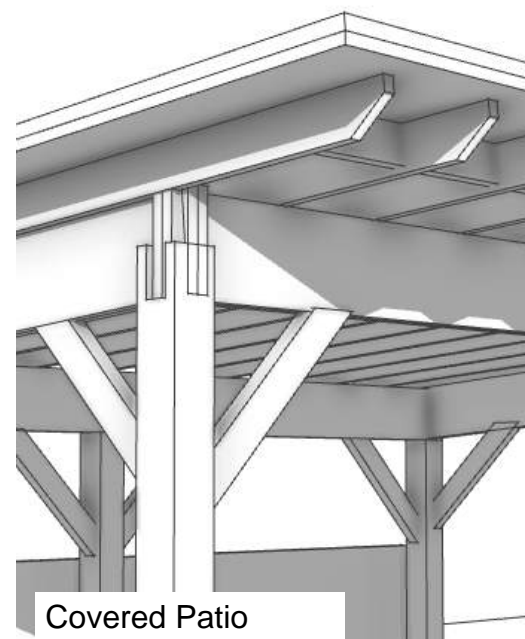
Roof Detailing



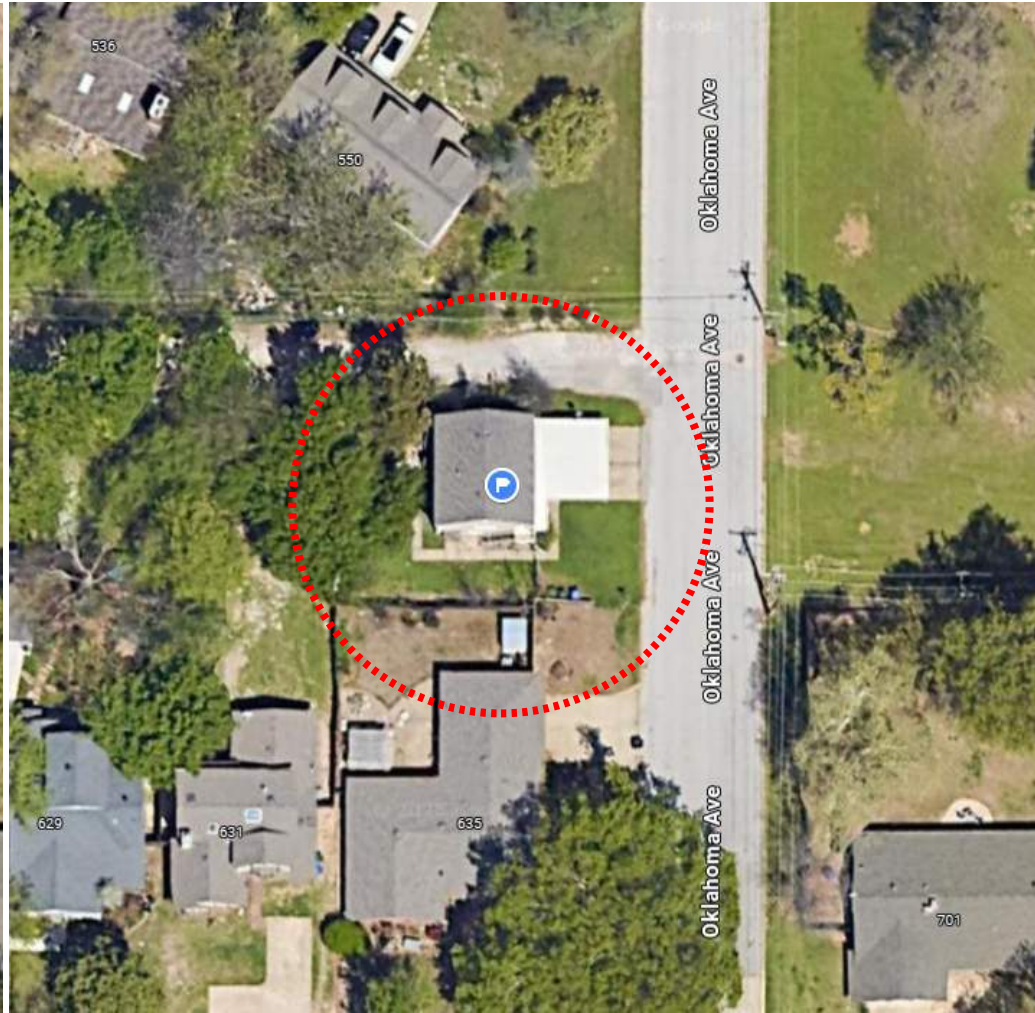
Trim and Soffit



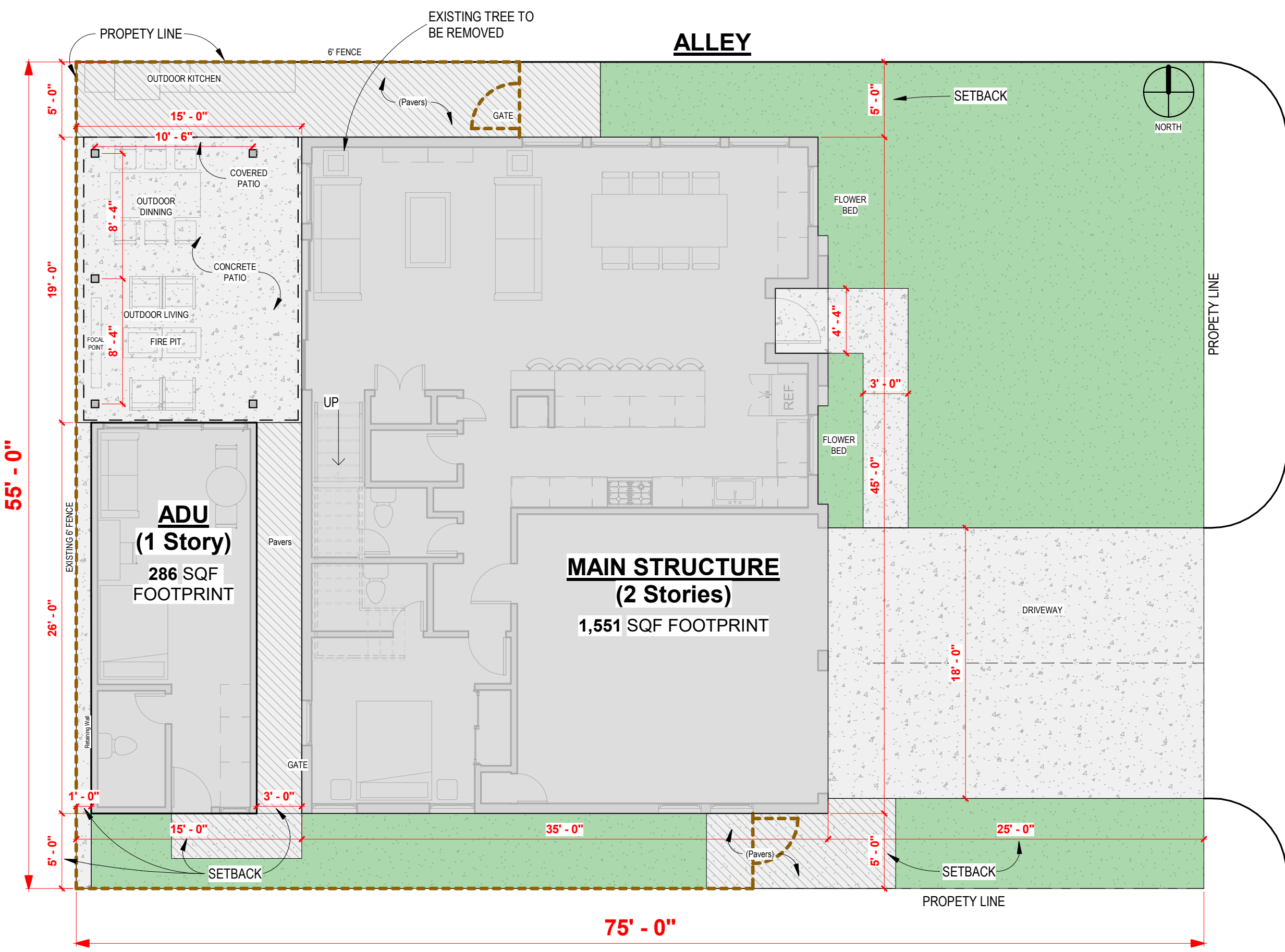
Garage Raised Panels



Covered Patio



- + SITE PLAN**
- + FLOOR PLANS**
- + ELEVATIONS**
- + AREA CALCULATION**



AREAS

Lot Size: 4,125sqf

Living Area:
Home: 2,432 sqf
ADU: 256 sqf
Total: 2,688 sqf

Paving Area: 805.5 sqf

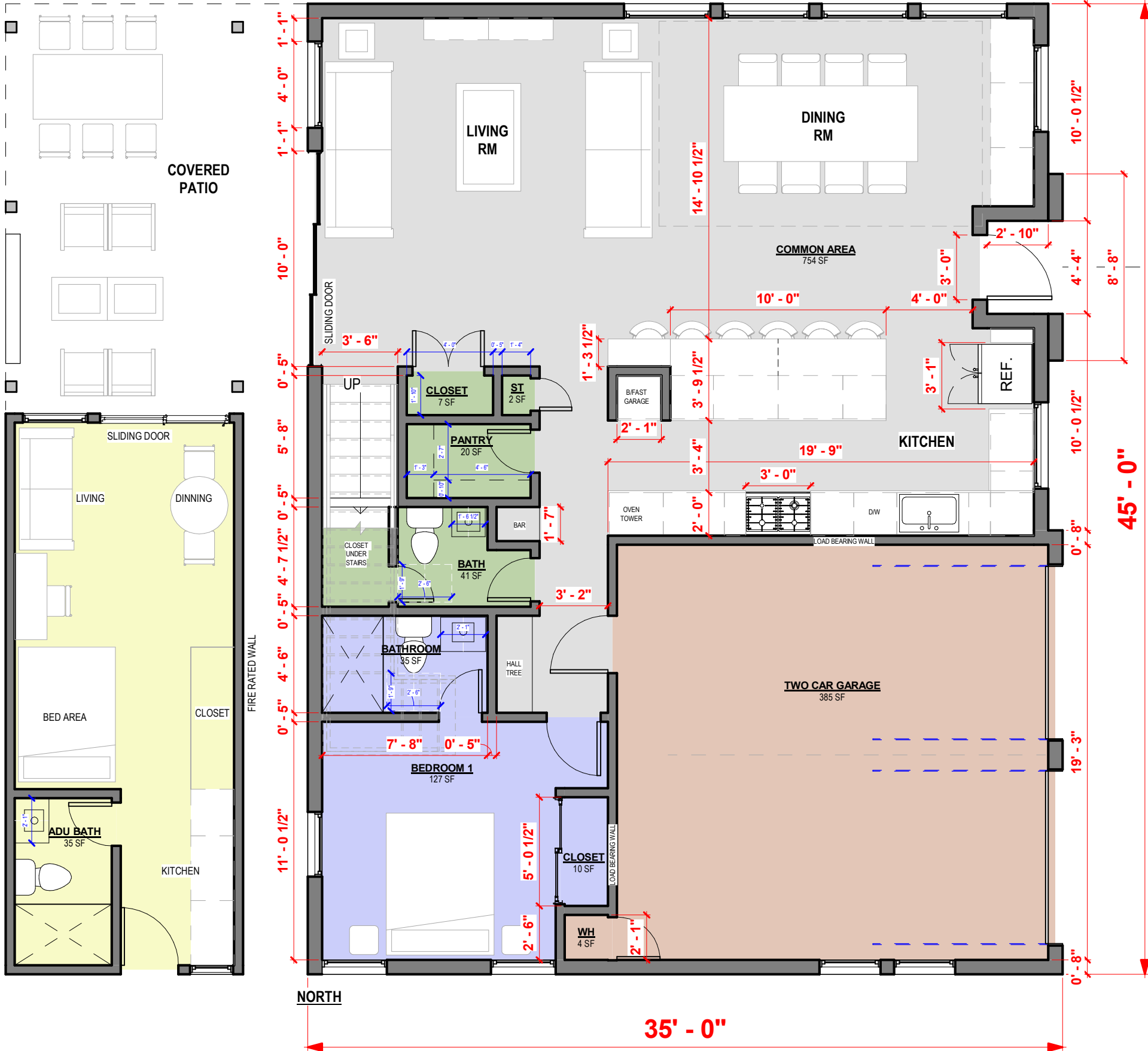
Footprint:
Home: 1,551 sqf
ADU: 286 sqf
Total: 1,837 sqf

Impervious: 2,676 sqf

IMPERVIOUS CALULATION	AREA	UNIT
Lot Area (75'x55')	4125.00	SQF
	65%	%
Allowable area	2681.25	SQF
DETAILED	SQF	
Main Structure Footprint	1551.00	
Driveway	450.00	
Front sidewalk	73.00	
Patio	285.00	
ADU Footprint	286.00	
Retaining Wall	31.00	
Total Impervious Area	2676.00	SQF
Delta from 2,681.25 sqf Allowable	5.25	SQF

② Impervious Surface Calculations
1/16" = 1'-0"





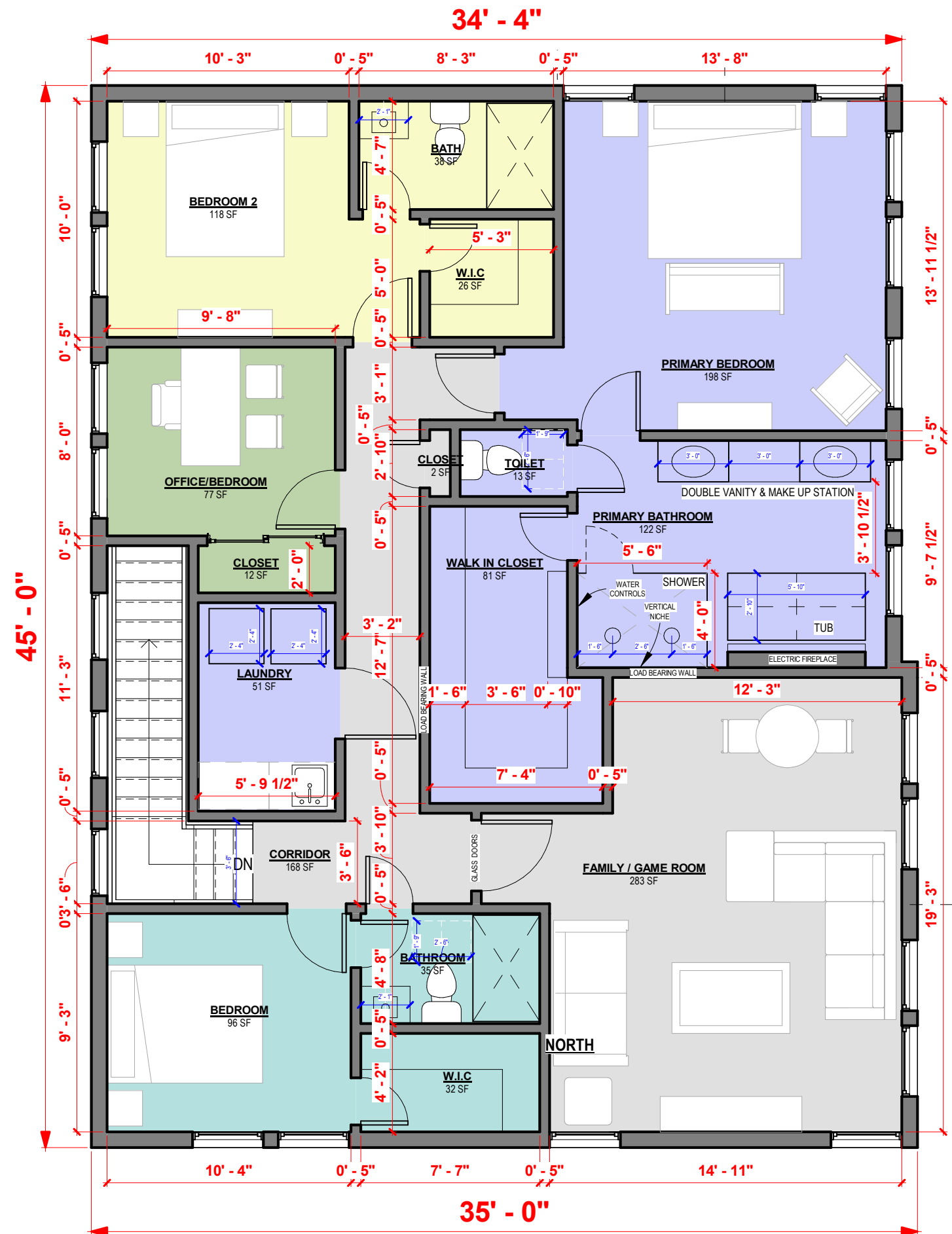
① Level 1
3/16" = 1'-0"



W.W. HOUSE
1320 Oklahoma Av. Norman OK 73071

A101
1ST FLOOR PLAN

Scale: 3/16" = 1'-0"



② Level 2
3/16" = 1'-0"

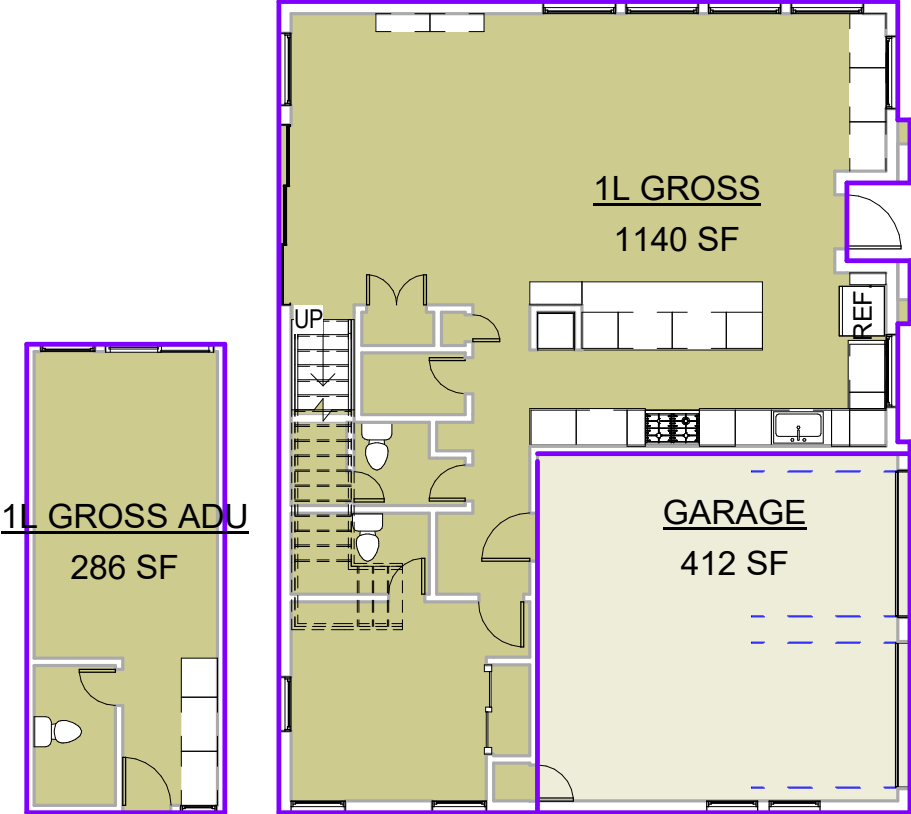


W.W. HOUSE
1320 Oklahoma Av. Norman OK 73071

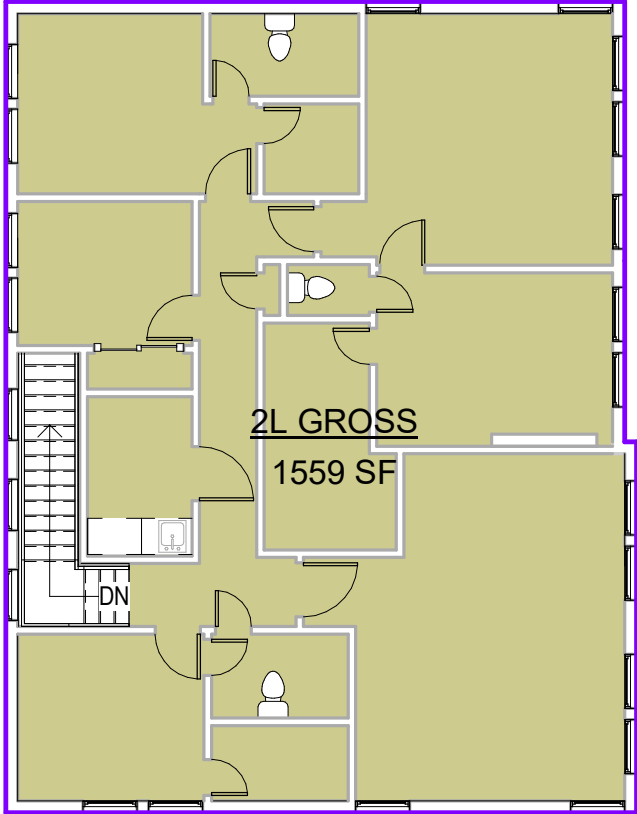
A102

2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

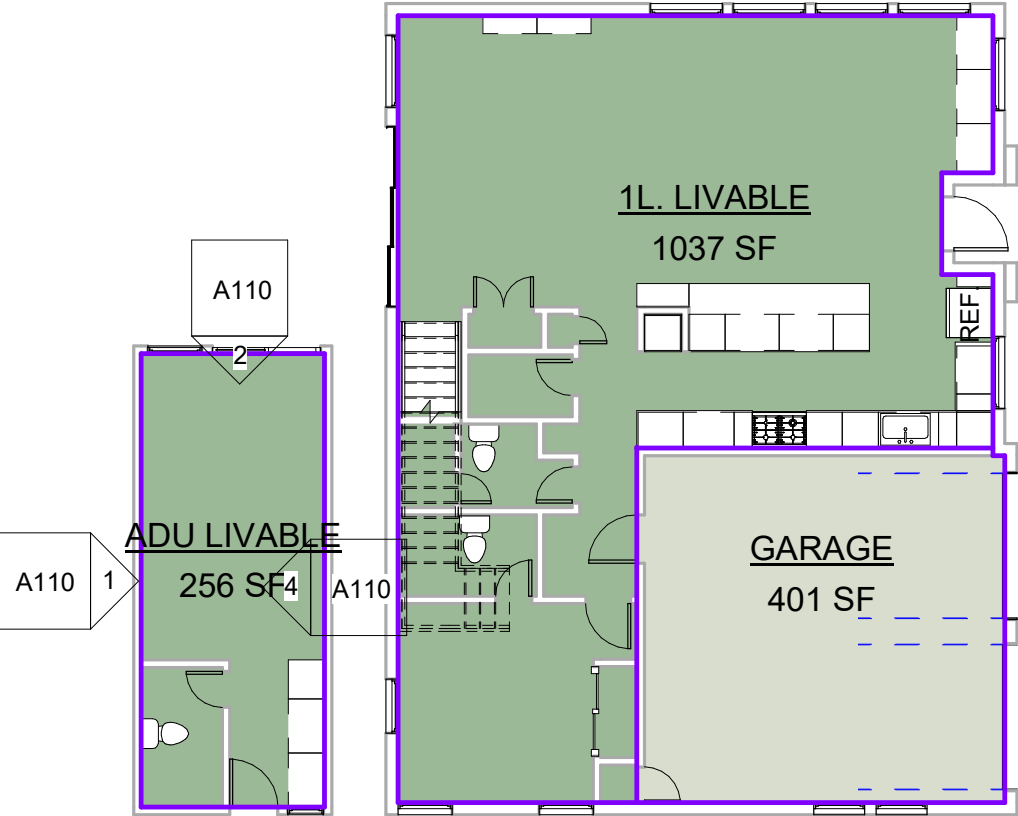


① Level 1
3/32" = 1'-0"

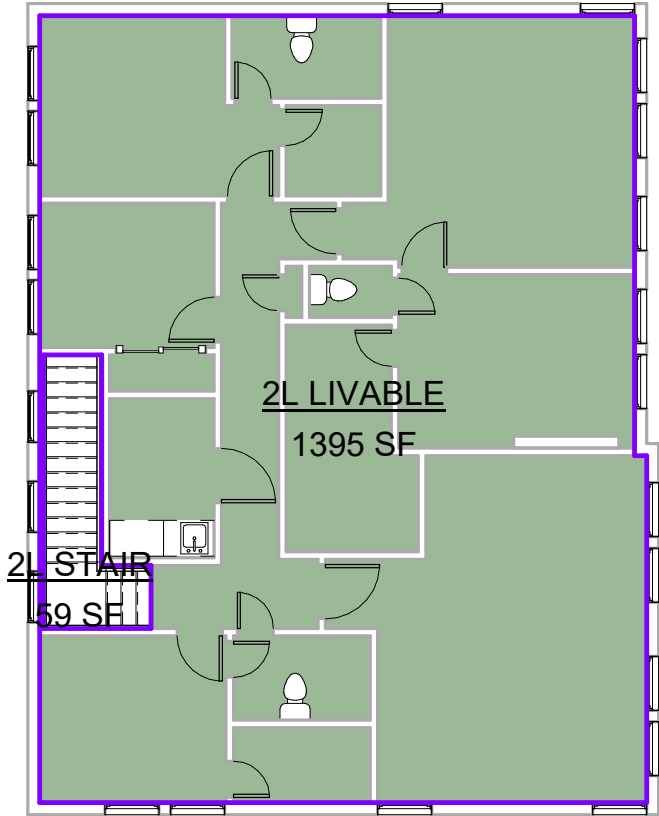


② Level 2
3/32" = 1'-0"

GROSS SQF AREAS		
Area Name	Level	Area
1L GROSS	Level 1	1140 SF
GARAGE	Level 1	412 SF
1L GROSS ADU	Level 1	286 SF
2L GROSS	Level 2	1559 SF
TOTAL GROSS SQF: 4		3396 SF



③ Level 1
3/32" = 1'-0"



④ Level 2
3/32" = 1'-0"

LIVABLE SQF AREAS			
Area Name	Level	Area	Comments
Floor Area			
1L. LIVABLE	Level 1	1037 SF	Floor Area
ADU LIVABLE	Level 1	256 SF	Floor Area
2L LIVABLE	Level 2	1395 SF	Floor Area
		2688 SF	
Major Vertical Penetration			
2L STAIR	Level 2	59 SF	Hole
		59 SF	
Store Area			
GARAGE	Level 1	401 SF	Unconditioned
		401 SF	
TOTAL LIVABLE SQF: 5		3148 SF	

CONTEXT

Context | PROJECT SUMMARY



Aerial View

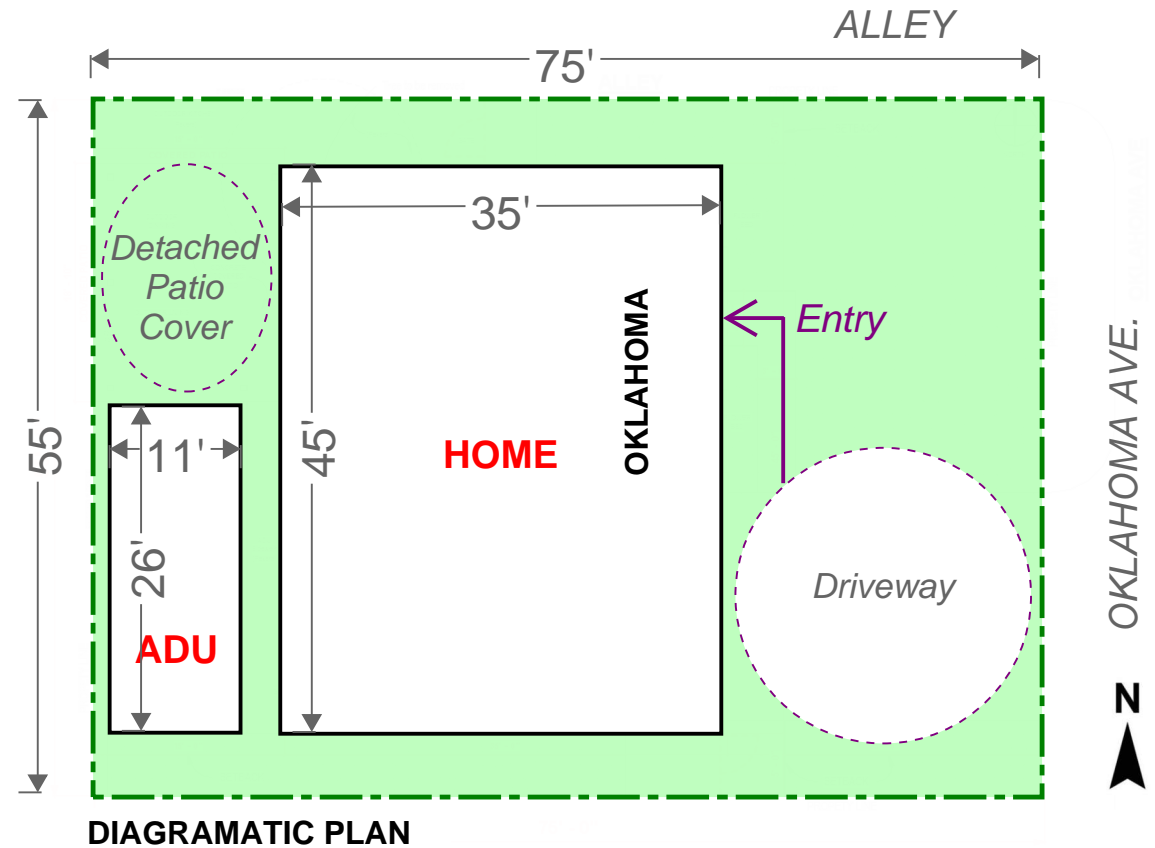
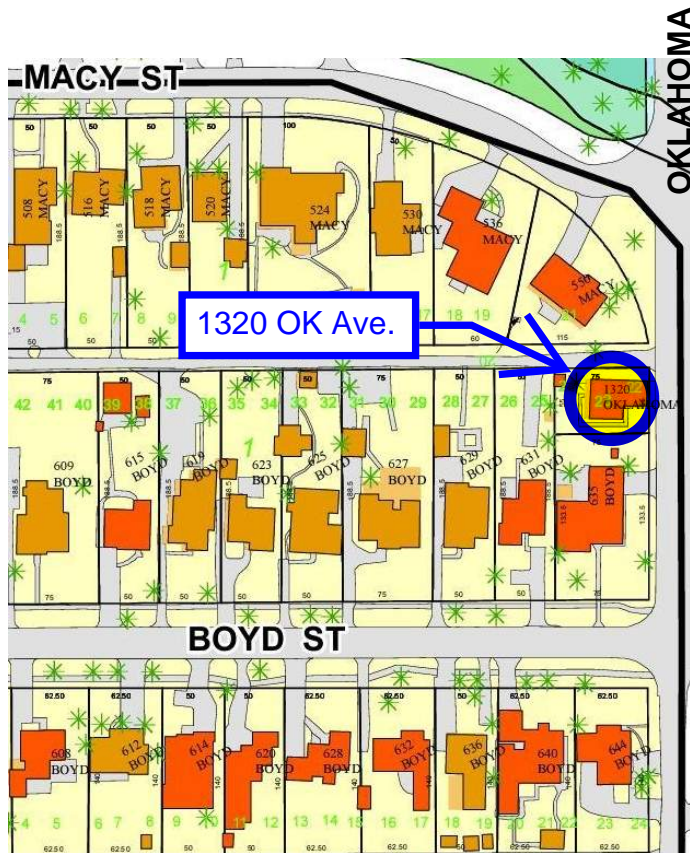
E Boyd Street



Context | PROJECT SUMMARY

2 Stories single family home + ADU on the back

Total Livable SQF= 2,688

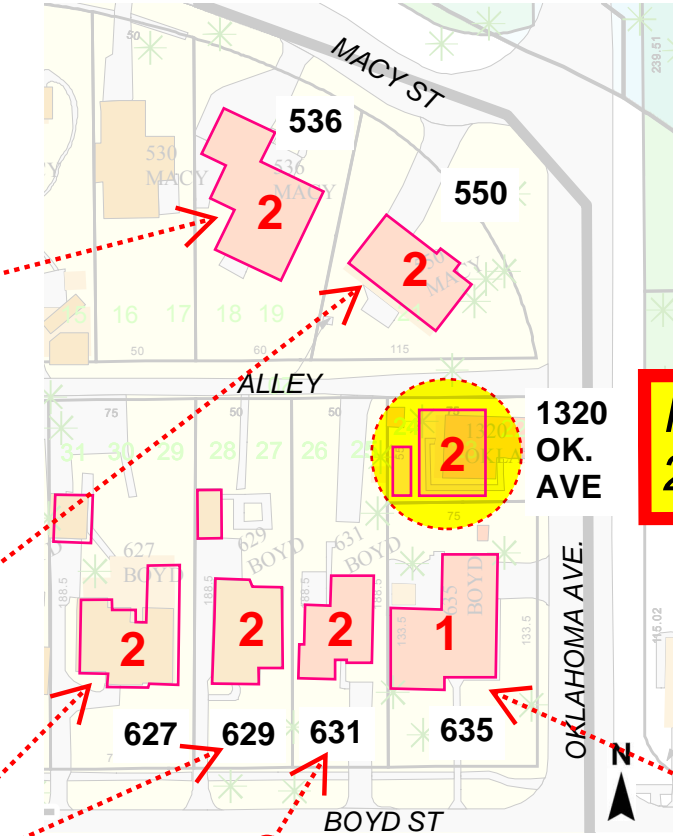


CONTRIBUTING STRUCTURES

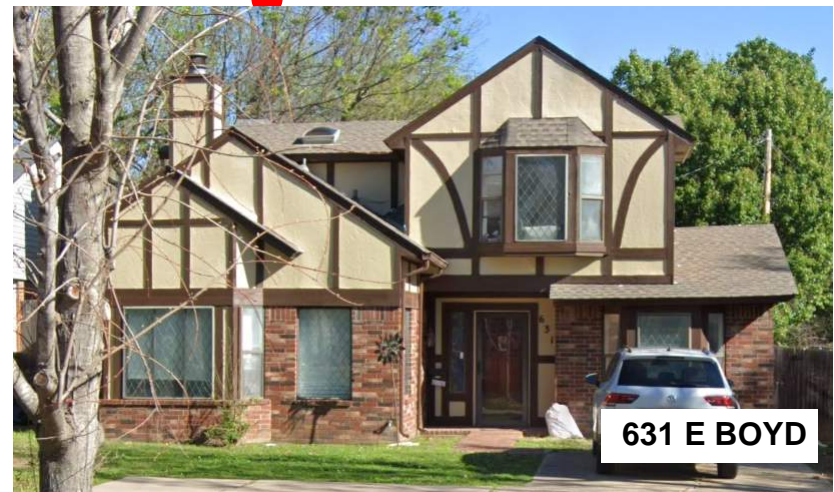
NON-CONTRIBUTING STRUCTURES

Size

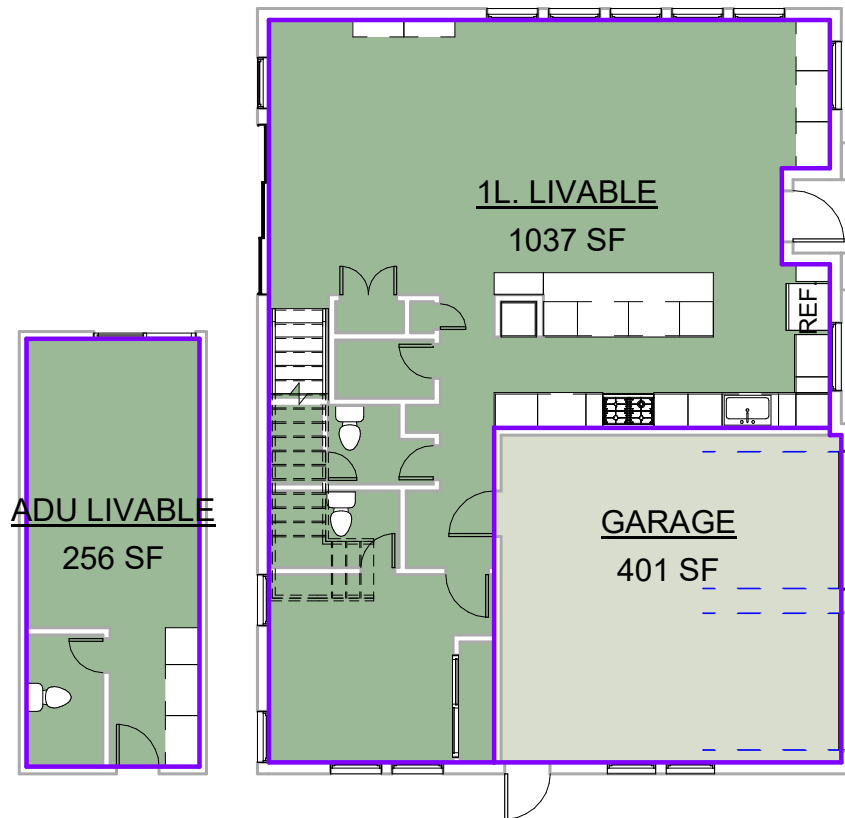
Context | SCALE



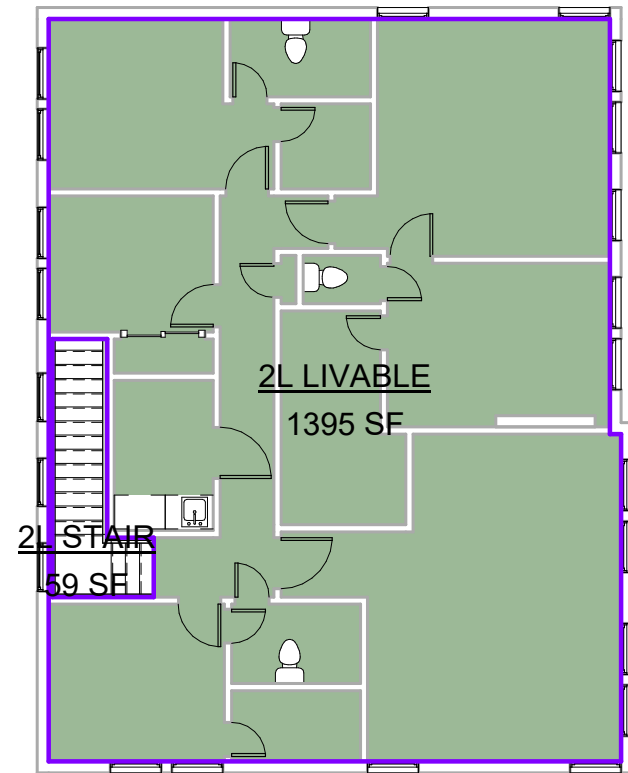
*Proposed
2 stories*



Context | SIZE



③ Level 1
3/32" = 1'-0"



④ Level 2
3/32" = 1'-0"

LIVABLE SQF AREAS			
Area Name	Level	Area	Comments
Floor Area			
1L. LIVABLE	Level 1	1037 SF	Floor Area
ADU LIVABLE	Level 1	256 SF	Floor Area
2L LIVABLE	Level 2	1395 SF	Floor Area

2688 SF

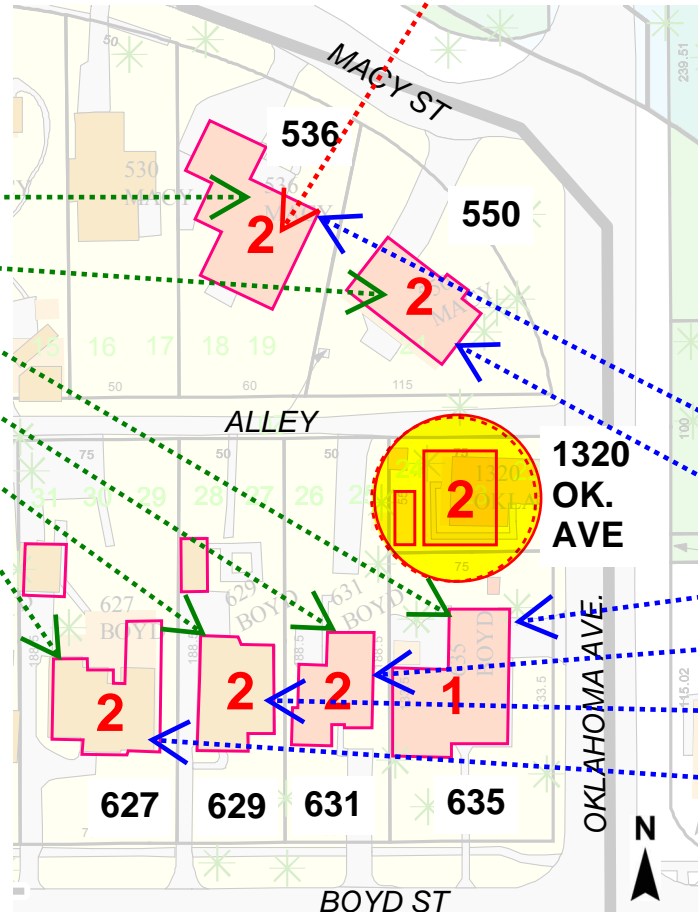
Context | SIZE

Numbers within footprints represent number of floors

Size by Footprint

ADDRESS	FOOTPRINT
536 Macy St	2928.16
550 Macy St	1835.25
635 E Boyd St	2903.40
631 E Boyd St	1554.63
629 E Boyd St	2058.05
627 E Boyd St	2816.04
Average	2349.26
1320 OK AVE.	1837.00
Delta from Average	-512.26

512.26 sf smaller by footprint.



Size by Livable Area

ADDRESS	LIVABLE AREA
536 Macy St	3872.00
550 Macy St	1940.00
635 E Boyd St	1652.00
631 E Boyd St	1969.00
629 E Boyd St	1680.00
627 E Boyd St	2707.00
Average	2303.33
1320 OK AVE.	2688.00
Delta from Average	384.67

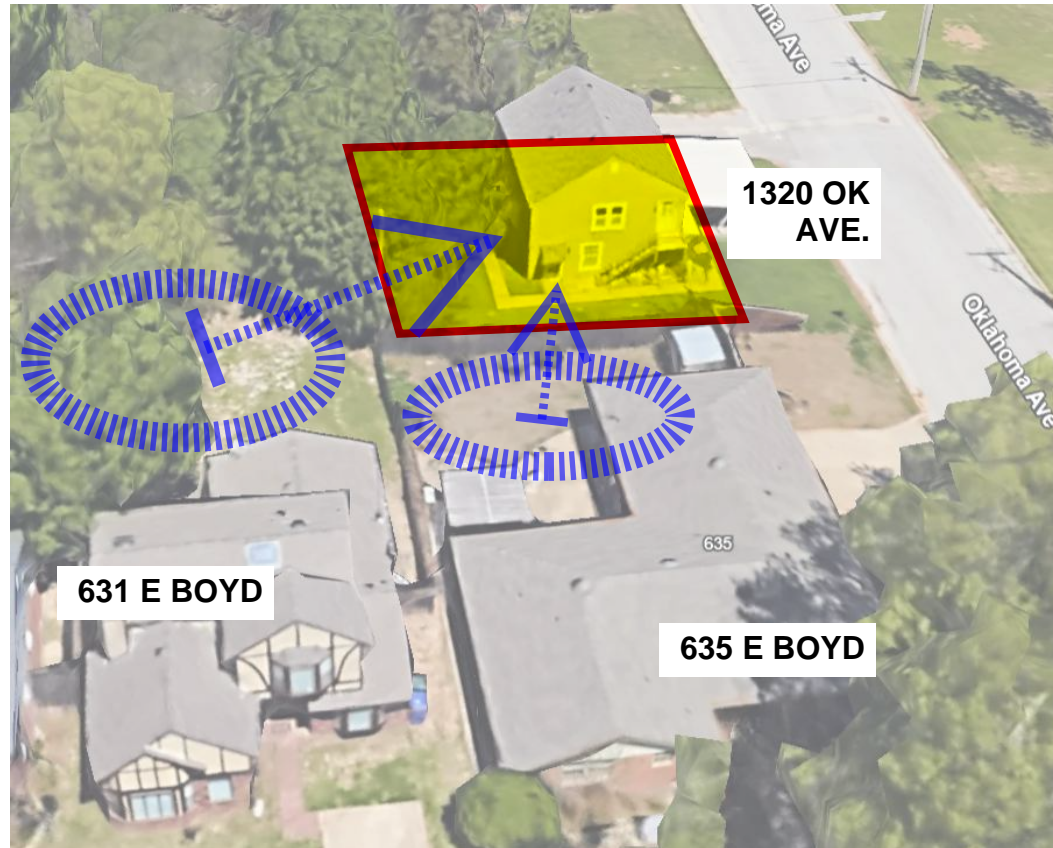
384.67 sf larger by livable area.

Data found on Southridge Historic District Official Map and Zillow.com

Finish Floor

Context | FINISH FLOOR

The current site's finished floor is below the adjacent west and south properties, causing water to flow into it, which was the main reason the previous 1st floor base plate was rotten



Request to raise the current F.F. by 6" to prevent water infiltration into house.

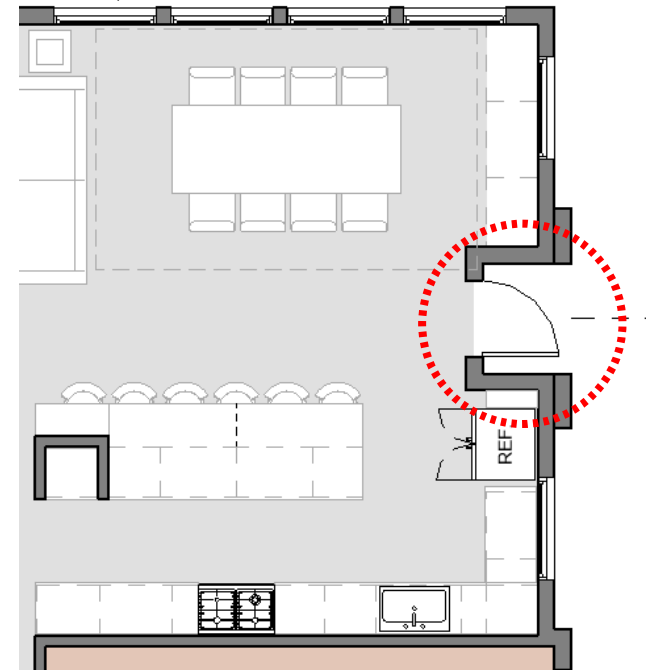


Doors

Context | FRONT DOOR

Krosswood Doors (Brand Rating: 3.7/5) ⓘ

36 in. x 96 in. Rustic Knotty Alder Arch Top 9-Lite Clear Glass
Unfinished Wood Front Door Slab



Door information:

- Brand: **Krosswood Doors**
- Material: **Wood**
- Type: **Craftsman 9-Lite Clear Beveled Glass Knotty Alder Unfinished Wood Front Door Slab**
- Size: **36"x96"**
- Panel thickness: **1-3/4"**

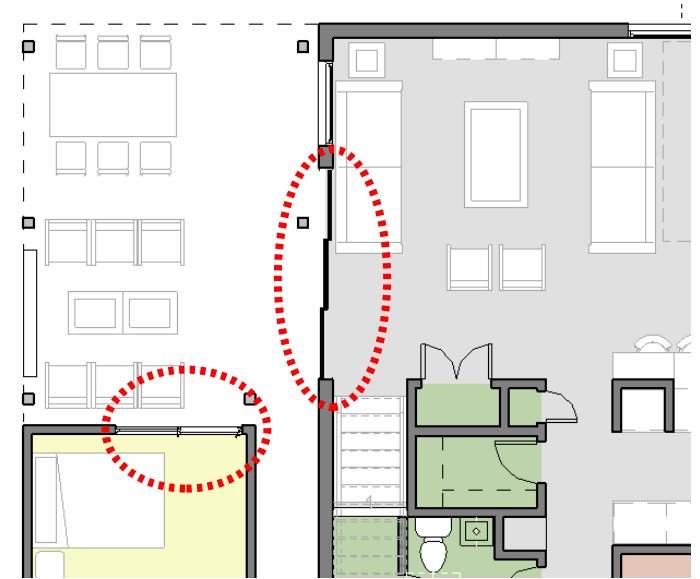
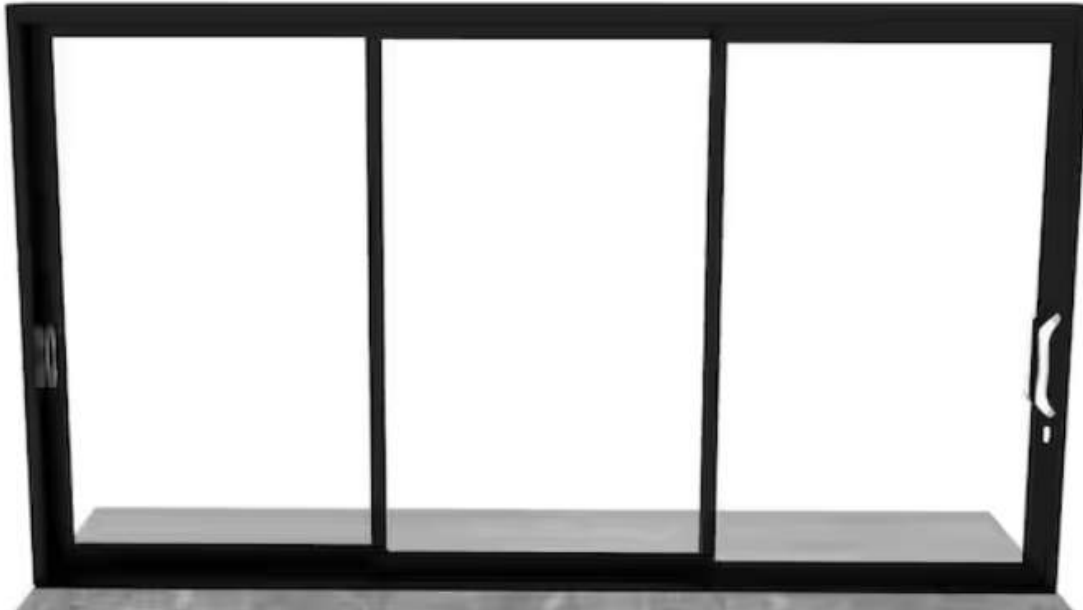
Reference:

- Internet # 308301767
- Model # KA.559V.30.80.134
- Store SKU # 1004030309

Context | SLIDING BACK DOOR

ERIS

120 in. x 96 in. Matte Black Universal Handing **Aluminum** Sliding Patio Door with Aluminum Frame and Lockset



Door information:

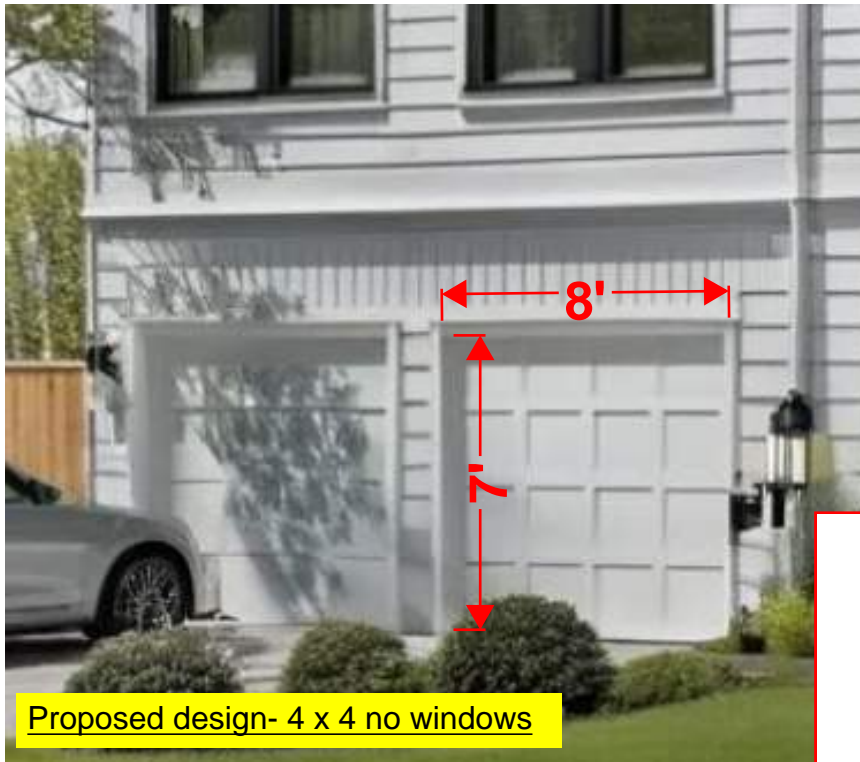
- Brand: **ERIS**
- Material: **Thermally broken aluminum**
- Type: **Sliding Patio Door**
- Size: **120"x96"**
- Panel thickness: 1-3/4"
- Color: **Black**
- Double tempered glass
- For ADU Size: **72"x80"**

Reference:

- Internet # 333106960
- Model # BS-12096
- Store SKU # 1012974969



Context | GARAGE DOOR - Metal w/ Composite Trim



RESIDENTIAL

Recessed Panel 2298

2298

AR-BE
Garage Doors, Inc.



Door information: Two single doors

- Company: **AR-BE Garage Doors Inc**
- Design: Recessed Panel 2298
- Type: **Raised Panel**
- Overlay trim: **1/2" Raised Composite Trim**
- Construction: **Metal structure**
- Glass: **None**
- Door Size (each): **8" wide x 7' long**



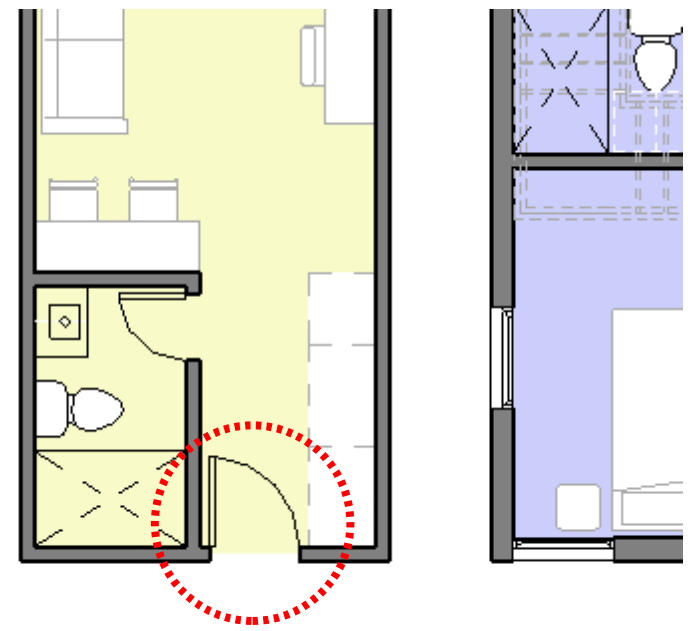
Double door shown as a design reference



Context | ADU BACK DOOR

Steves & Sons

**32 in. x 80 in. Element Series 9-Lite External Grille Left-Hand
White Primed Steel Prehung Front Door**



Door information:

- Brand: **Steve & Sons**
- Material: **Galvanized steel**
- Type: **Front door with 9-Lite**
- Size: **32"x80"**
- Panel thickness: **1-3/4"**
- Color: **White**
- Tempered glass

Reference:

- Internet # **205741527**
- Model # **STL9LCPR3280LI**
- Store SKU # **1001250857**

Windows

Context | WINDOWS OPT#1 - Aluminum

Proposed Windows:

- Brand: Ply Gem.
- Material: **Aluminum** with thermally broken frame.
- Type: **Single Hung** 4800 Series.
- Size: **Varies**
- Frame Color: **Black**
- Grille Patterns: None



.10 **Materials.** Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.

Context | WINDOWS OPT#1 - Aluminum



Ply Gem®
WINDOWS & DOORS

4810 SERIES SINGLE HUNG



Context | WINDOWS OPT#2 - Aluminum-Clad

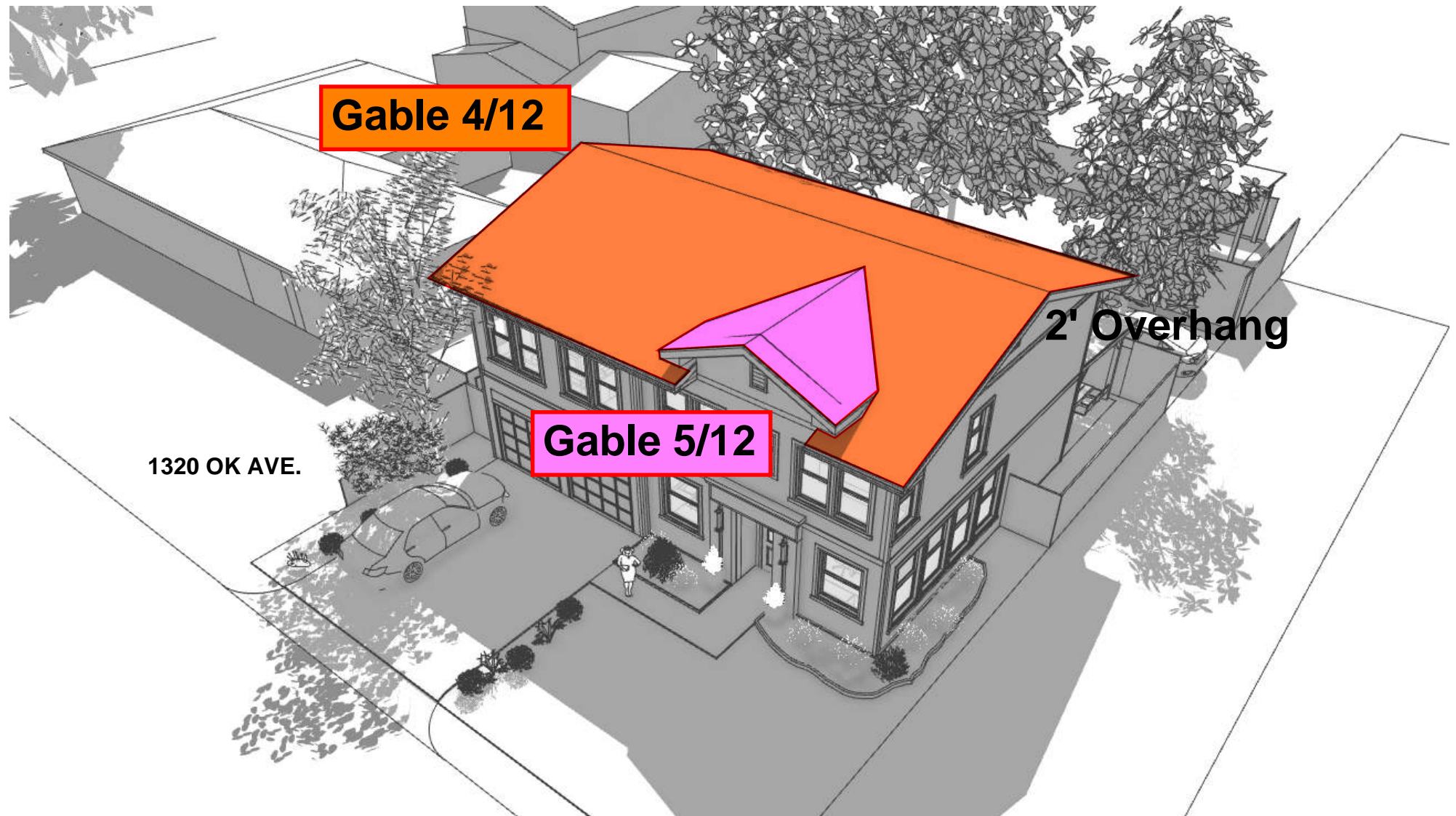
Proposed Windows:

- Brand: Ply Gem.
- Material: **Aluminum-Clad**.
- Type: **Mira Series**.
- Size: **Varies**
- Frame Color: **Black**
- Grille Patterns: None



Roof Shape

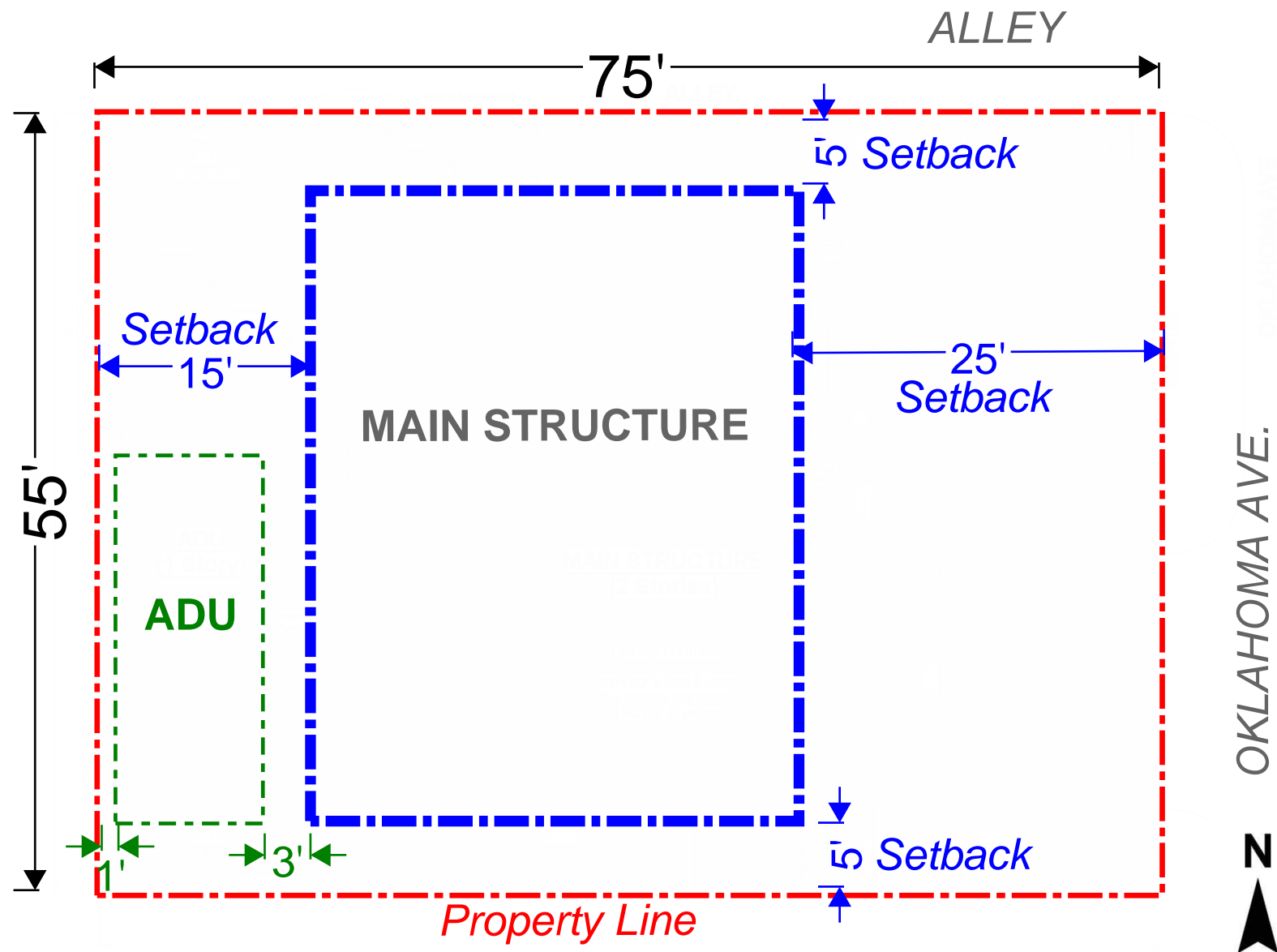
Context | ROOF SHAPE



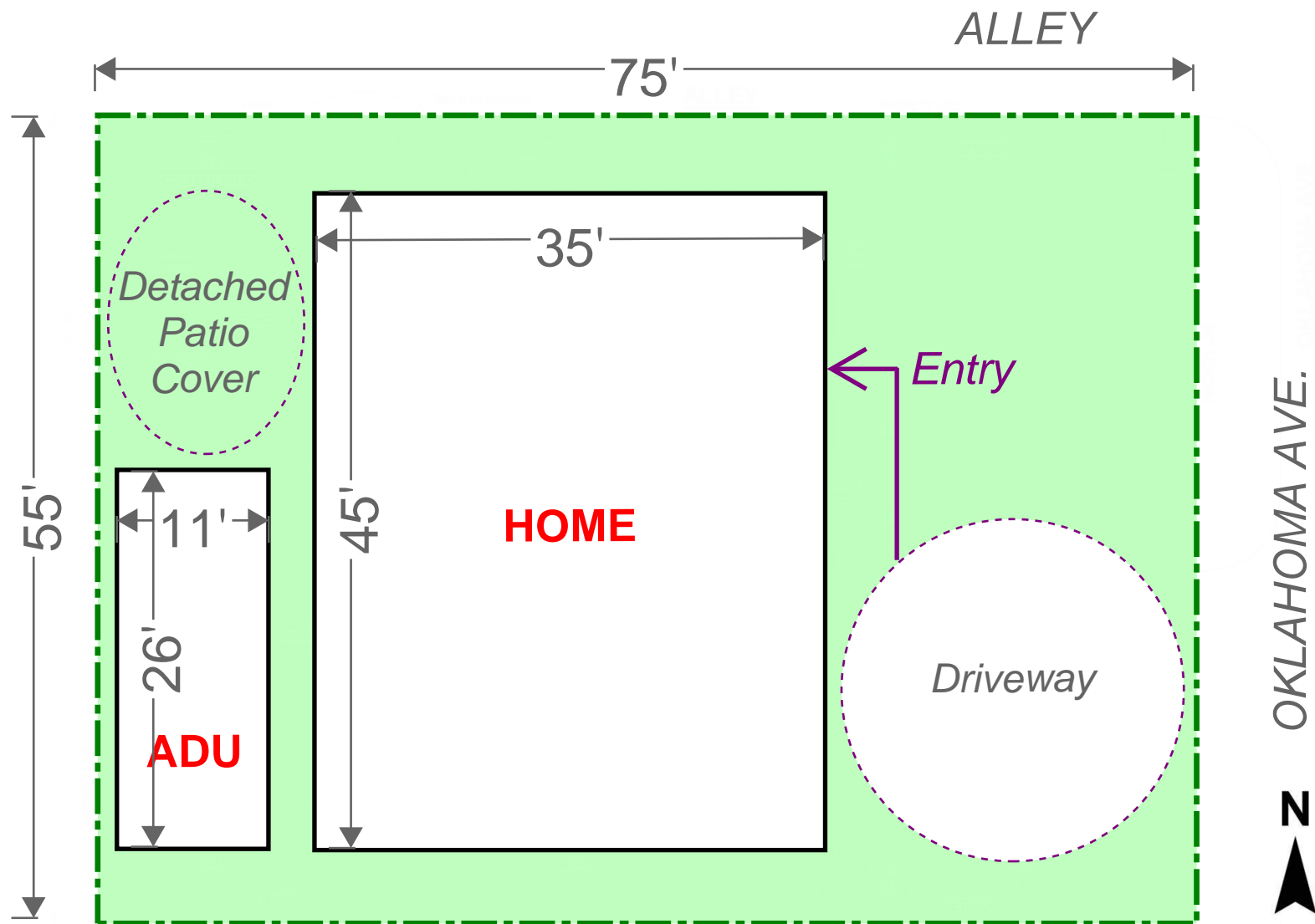
SITE

Setbacks

Site | SETBACK



Site | SITE ELEMENTS

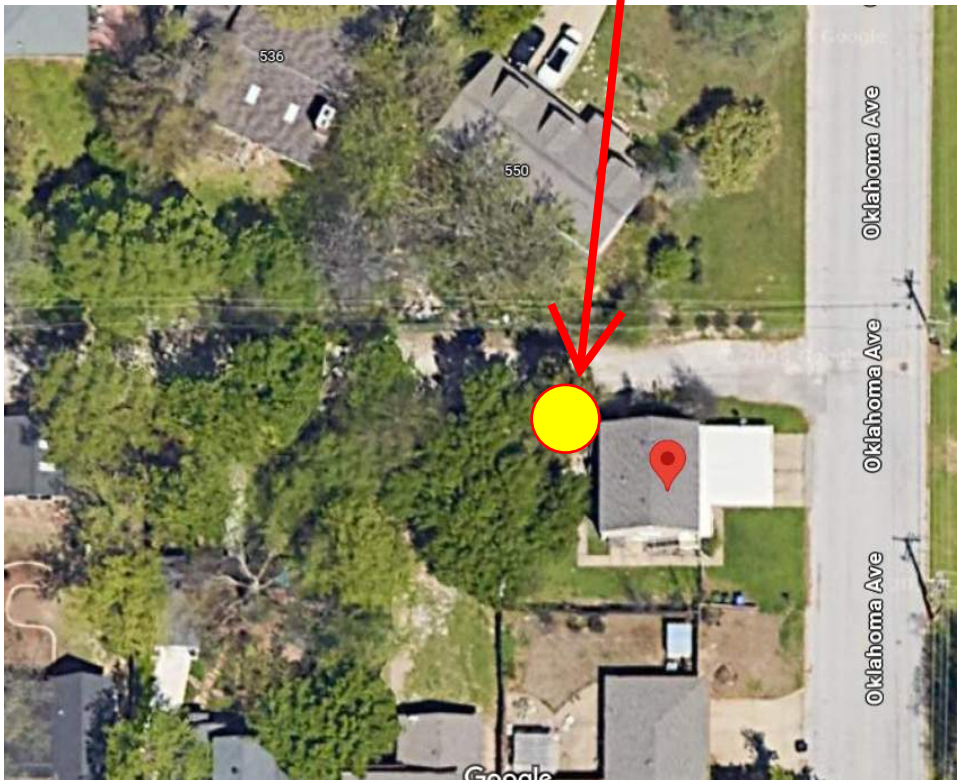
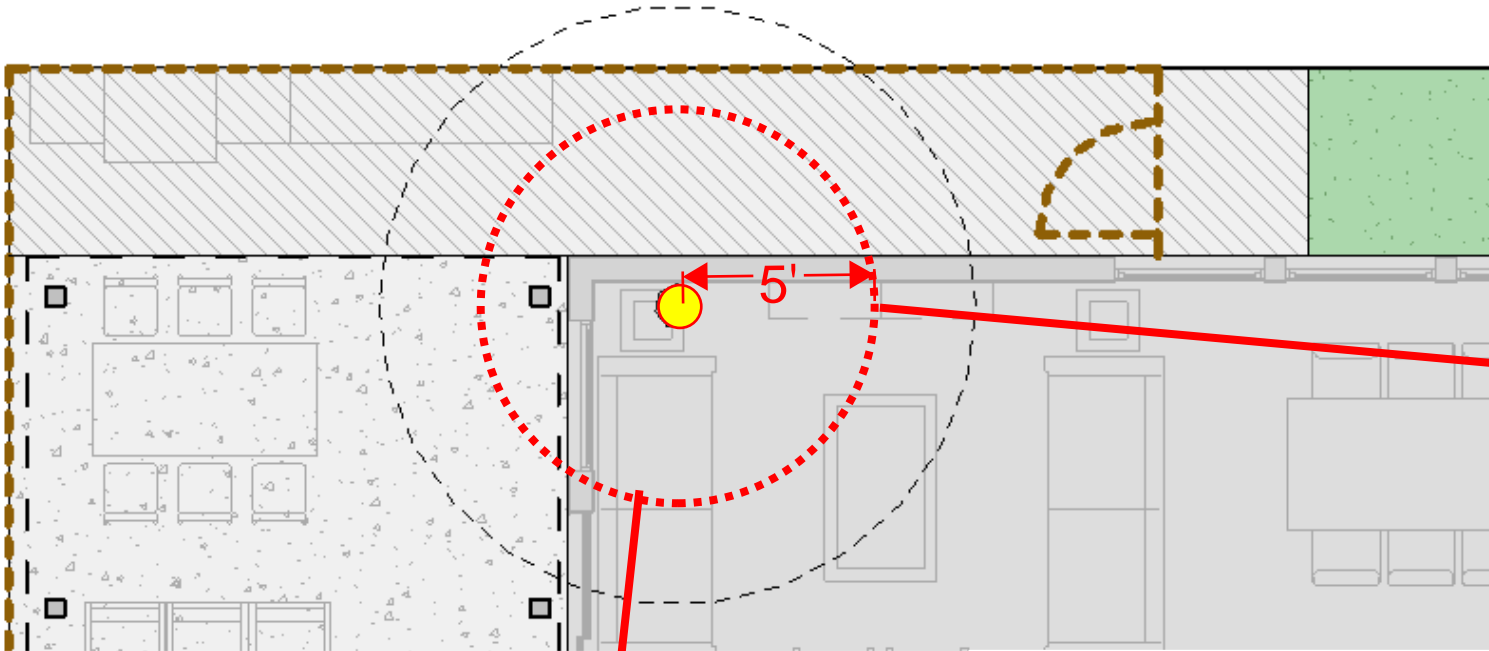


Site Plan



Tree Removal

Site | TREE REMOVAL



Existing pine tree is located within the building foundation area of the proposed home.

- Risk of Structural Damage
- Water and Drainage Issues
- Increased Pest Problems

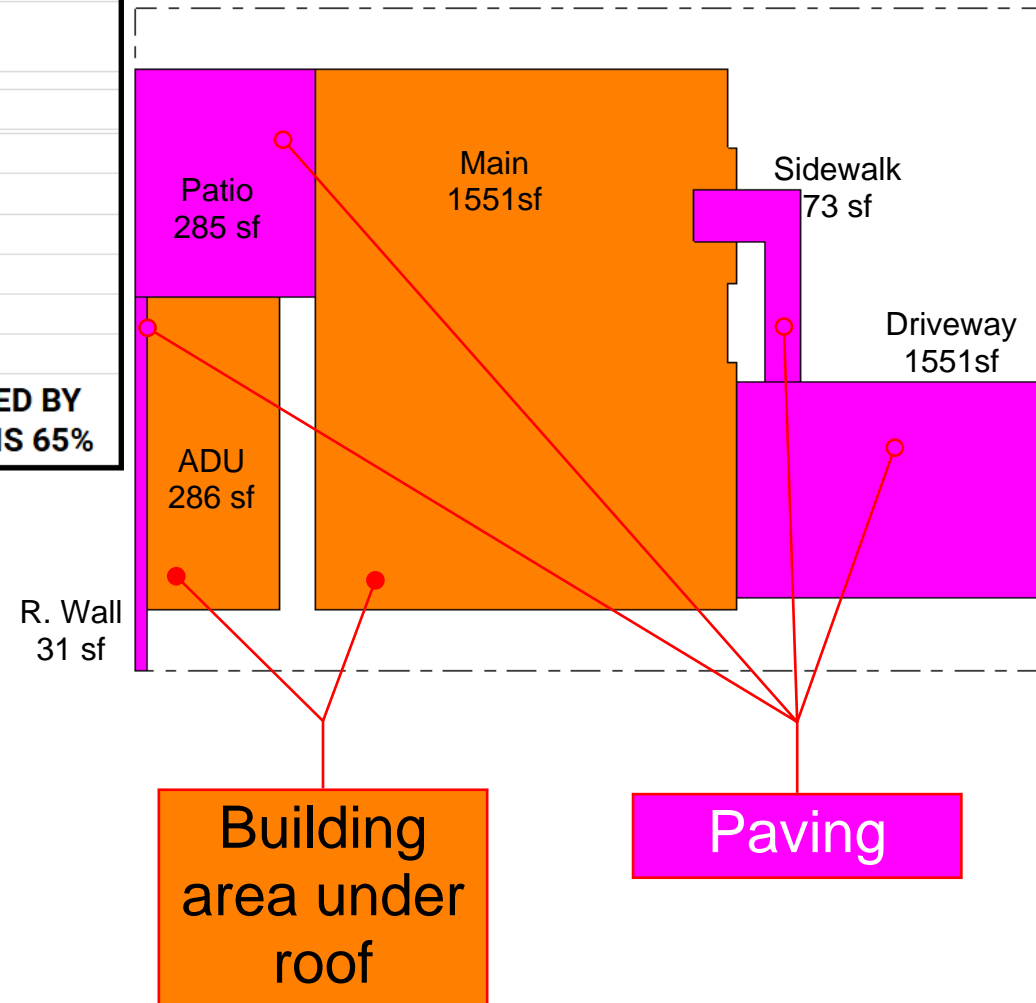
To offset tree lost, considerable landscaping will be place on the east.

Impervious Area Calculation

Site | IMPERVIOUS AREA CALCULATION

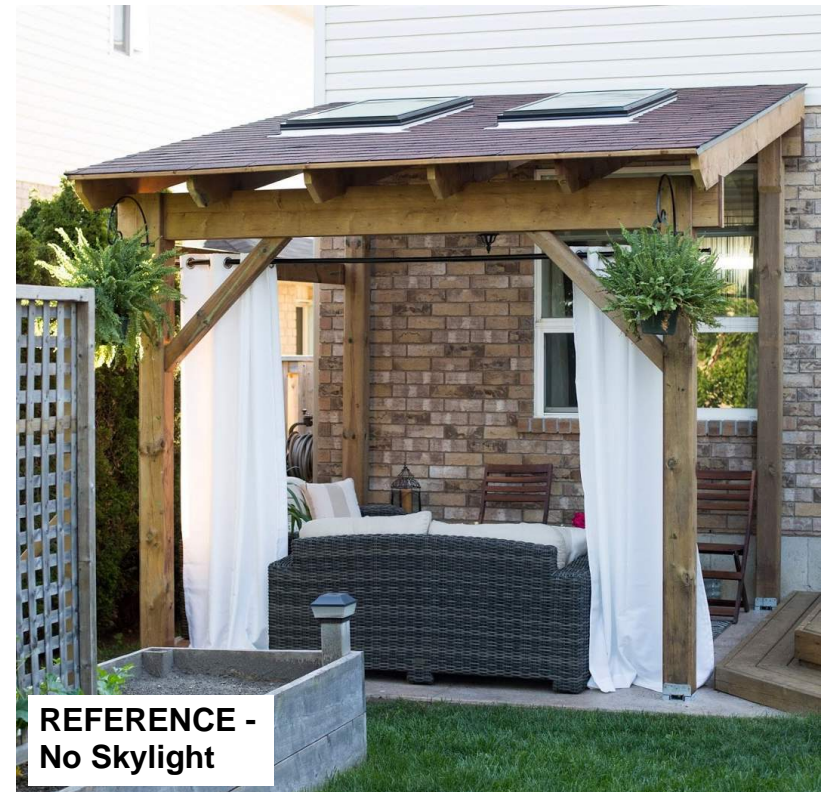
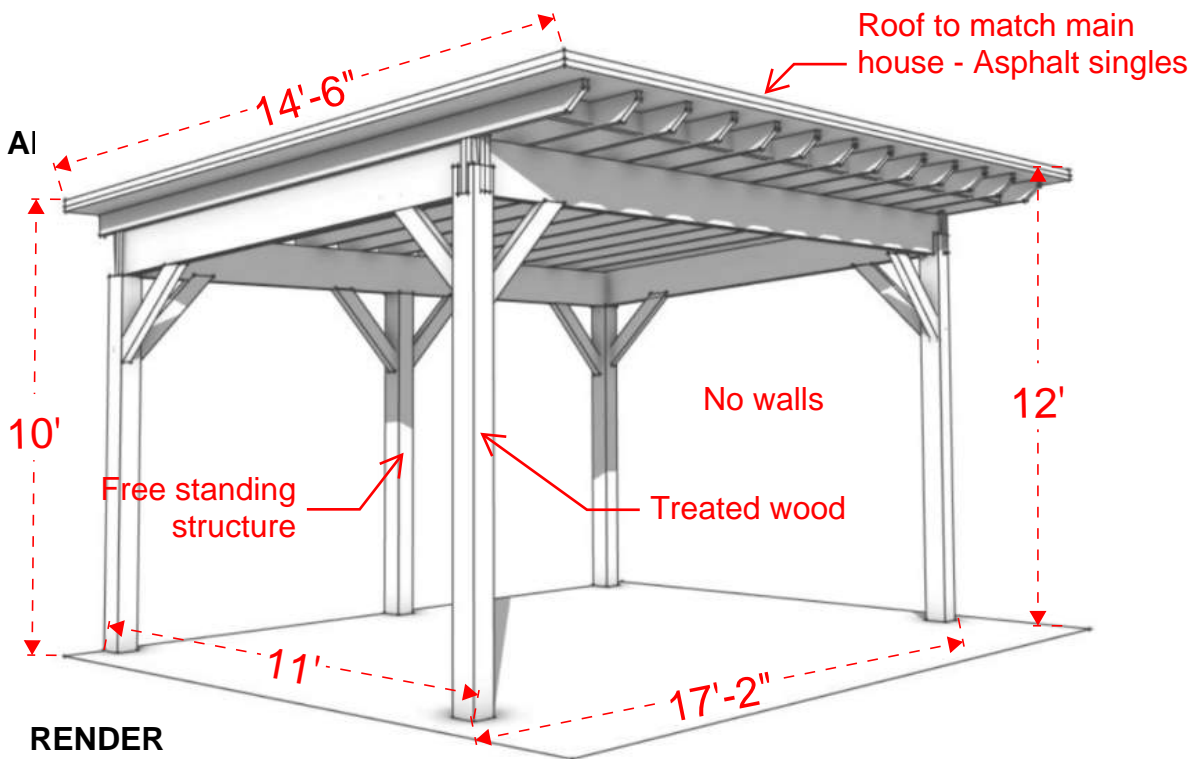
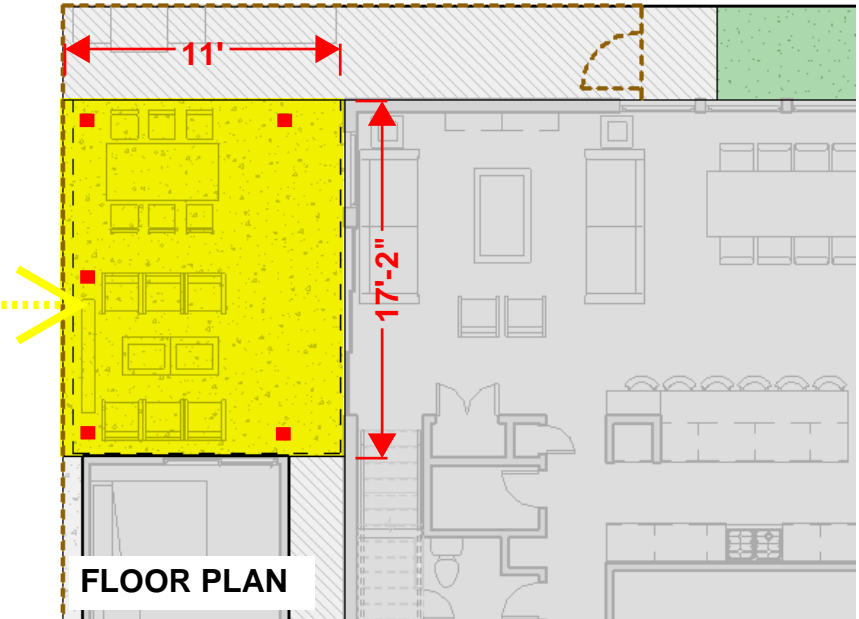
BUILDING AREA UNDER ROOF		AREA	UNIT	NOTE
A	Lot Area	4125.00	sf	55' x 75'
B	Project Area	1837.00	sf	
C	Living Area	2688.00	sf	
Building Footprint				
D	Existing Structure	0.00	sf	Empty lot
E	New/Proposed	1837.00	sf	
F	Total Building Coverage (D+E)	1837.00	sf	
G	% Total Building Coverage (F/A)	44.53%	% of lot	
H	TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT	1837.00	sf	
PAVING/OTHER		AREA	UNIT	NOTE
I	Paving/Other Impervious Areas:			
	1. Existing	0.00	sf	Empty lot
	2. New/Proposed	839.00		
J	Total Paving/Other Impervious Coverage	839.00		
K	% Paving Coverage (J/A)	20.34%	% of lot	
Combined (Paving + Building)		64.87%		MAXIMUM ALLOWED BY CITY OF NORMAN IS 65%

IMPERVIOUS CALCULATION		AREA	UNIT
Lot Area (75'x55')		4125.00	SQF
		65%	%
Allowable area		2681.25	SQF
DETAILED		SQF	
Main Structure Footprint		1551.00	
Driveway		450.00	
Front sidewalk		73.00	
Patio		285.00	
ADU Footprint		286.00	
Retaining Wall		31.00	
Total Impervious Area		2676.00	SQF
Delta from 2,681.25 sqf Allowable		5.25	SQF

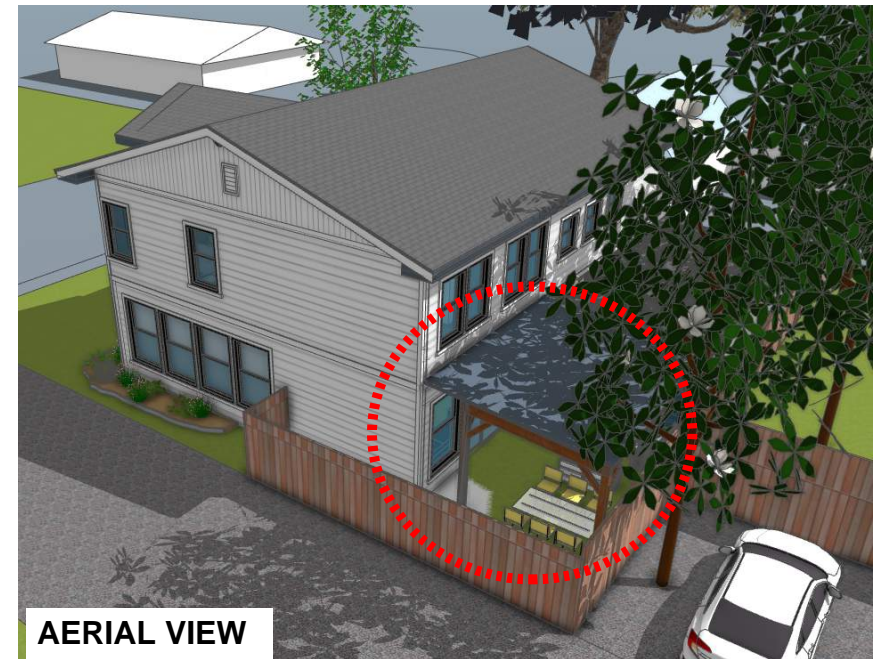


Covered Patio

Context | COVERED PATIO



Context | COVERED PATIO

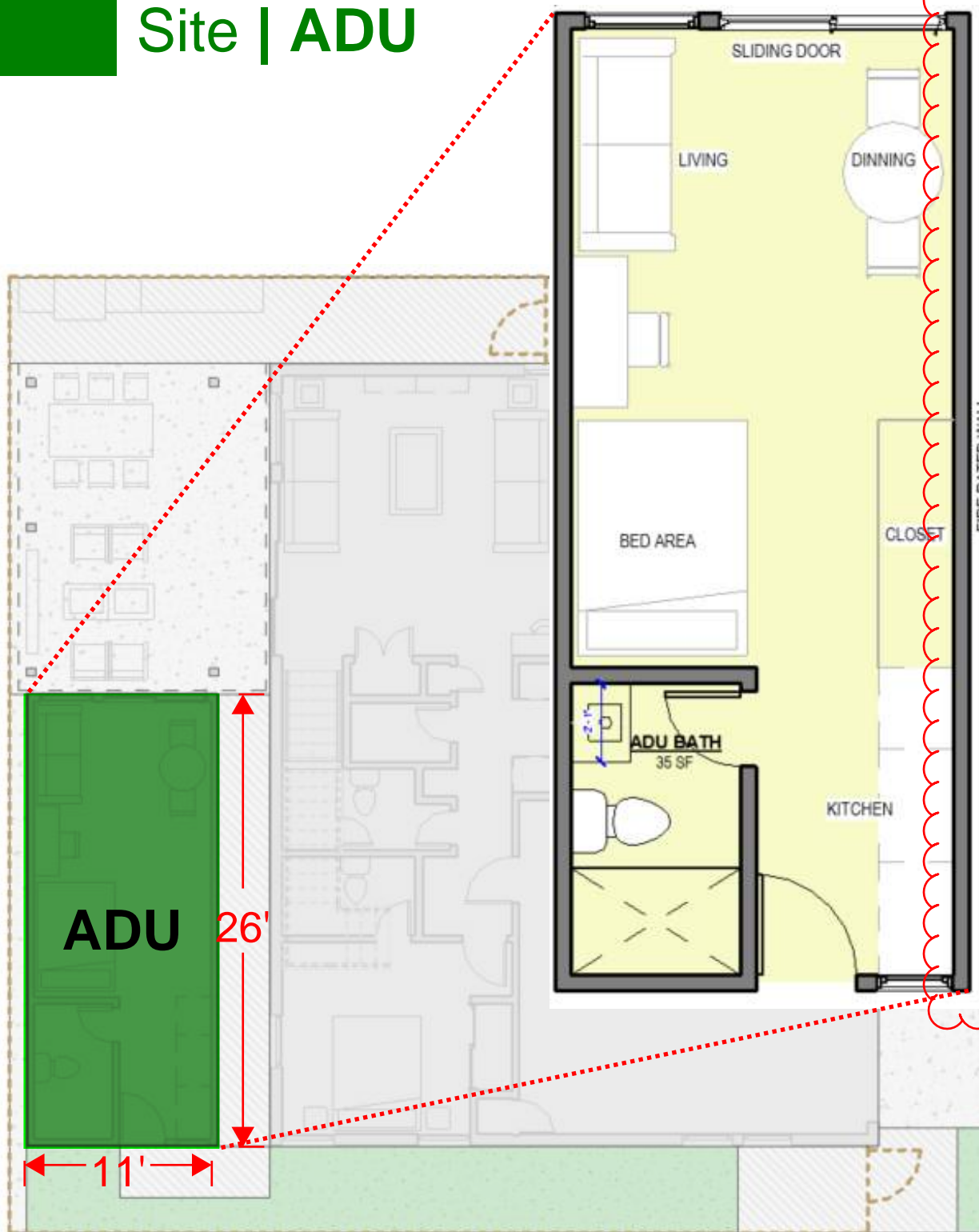


Context | **COVERED PATIO**



ADU

Site | ADU

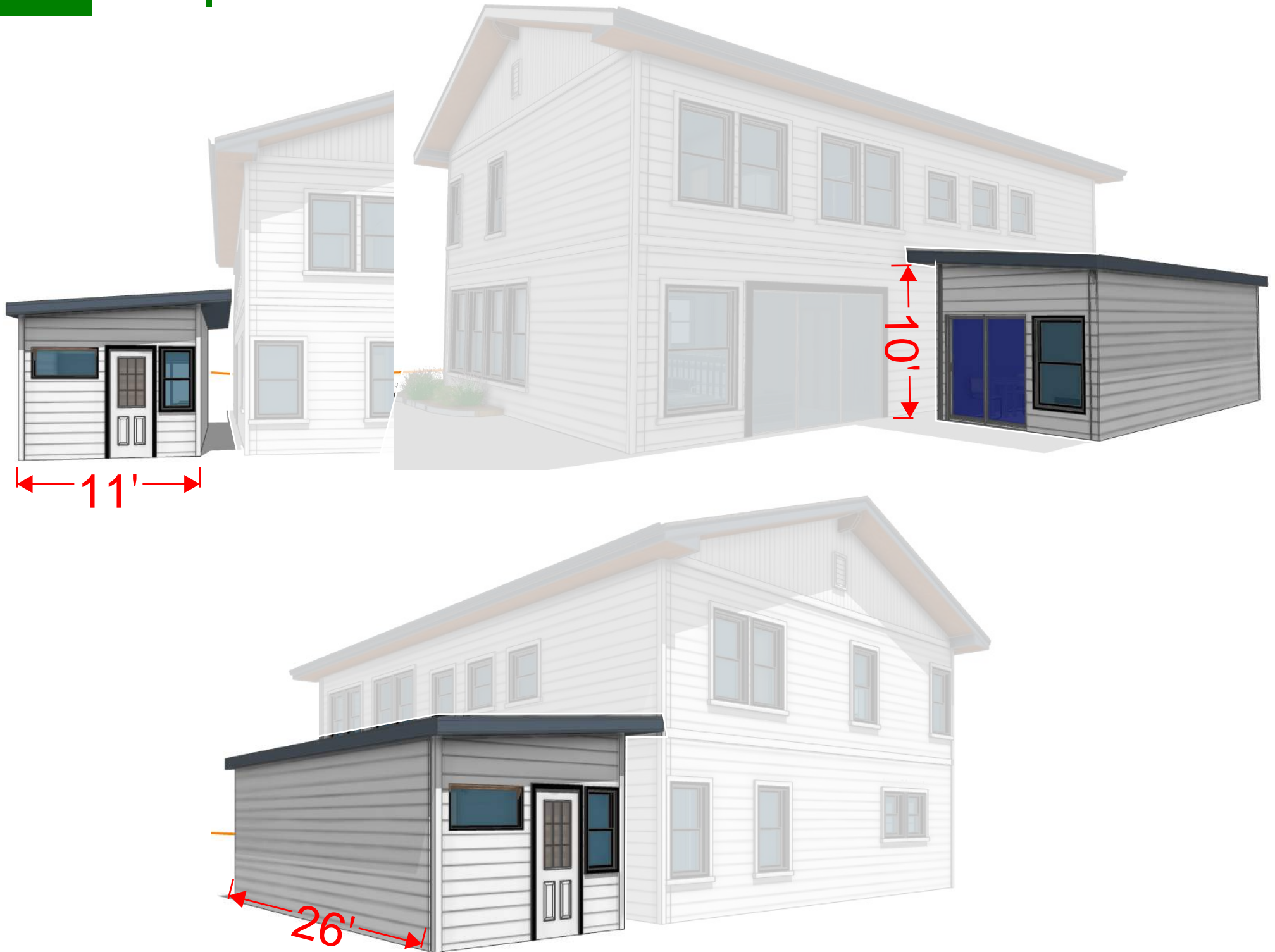


FIRE RATED WALL

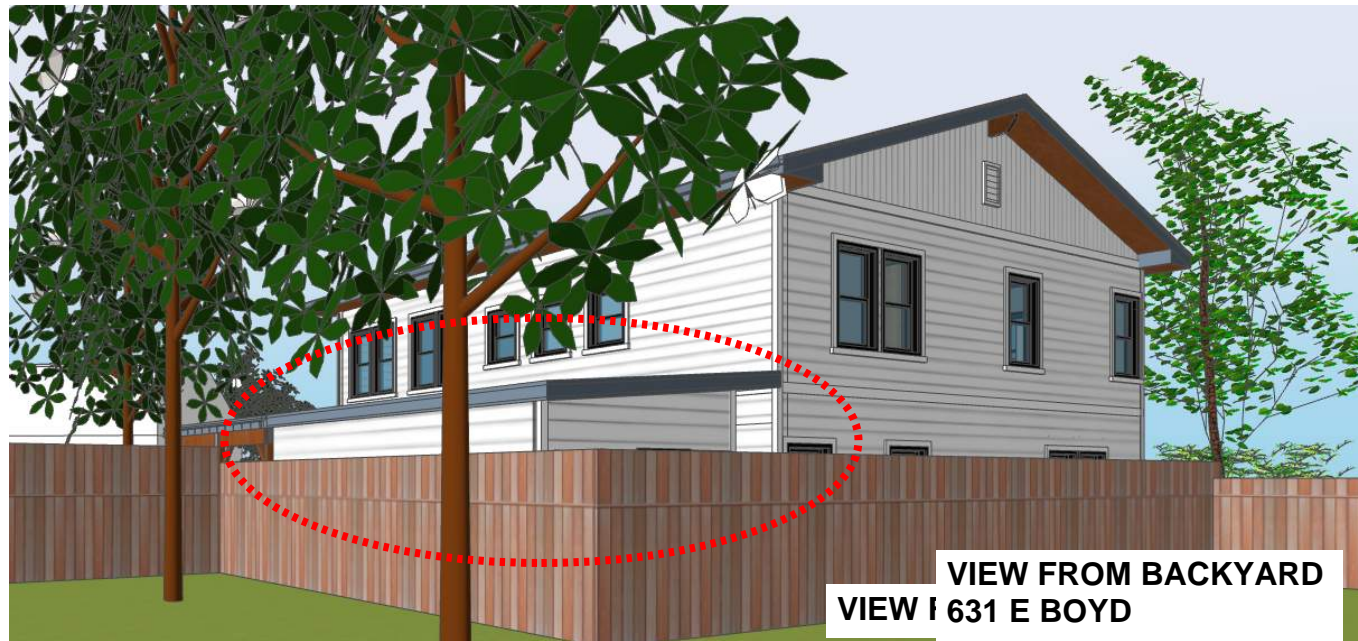
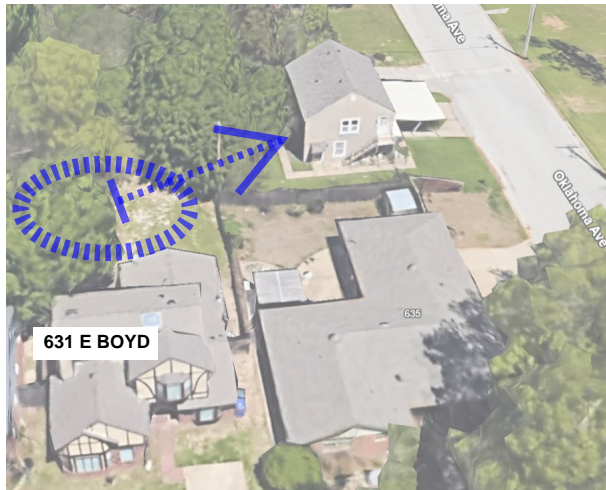
Proposed ADU:

- Area: **286 sf** (maximum allowed 650sf)
- Floors: **One**
- Max. wall height: 10'
- Single slope roof towards west.
- Full living space
- Setback from house: 3'
- Setback from fence: 1'

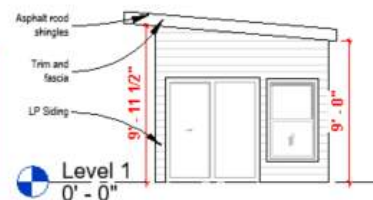
Site | ADU



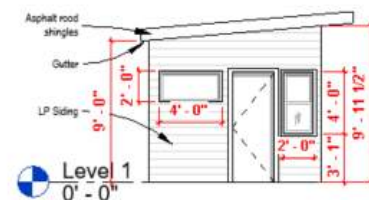
Site | ADU



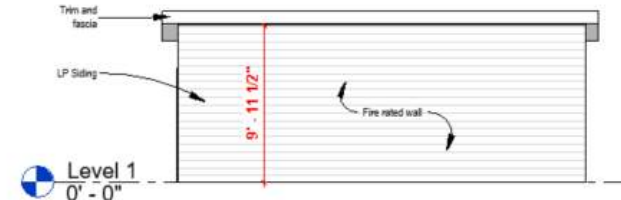
① ADU West Elevation
1/8" = 1'-0"



② ADU North Elevation
1/8" = 1'-0"



③ ADU South Elevation
1/8" = 1'-0"



④ ADU East Elevation
1/8" = 1'-0"

MATERIAL

Siding

Material | SIDING



LP SmartSide®
ExpertFinish™ TRIM & SIDING

images shown for product reference

Material | SIDING

With over 20 years of exceptional performance as a full home siding solution, it's easy to see why LP® SmartSide® Trim & Siding has become the #1 brand of engineered wood siding. LP has redefined traditional building materials with treated engineered wood products that offer game-changing durability, workability and beauty.

THE DURABILITY DIFFERENCE



With four components of protection, the LP® SmartGuard® process adds strength and helps LP® SmartSide® products withstand impacts, damage from freeze/thaw cycles, high humidity, fungal decay and more. Alongside an industry-leading limited warranty, you can depend on LP SmartSide products for advanced durability.

- More resistant to impact than fiber cement
- Survives golf-ball-sized hail and stands up to harsh weather in any climate
- Withstands up to 200 mph wind gusts and 78 mph fastballs
- Will stay attached to a home better than fiber cement during extreme weather events
- Holds its value over time with a 5/50-year limited warranty covering both labor and material replacement

WORKABILITY THAT SAVES TIME & RESOURCES



Our treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use.

- LP SmartSide lap siding installs faster than fiber cement lap siding
- Less prone to accidental breakage during handling and installation compared to fiber cement
- No special equipment needed for cutting or installing; works and cuts like traditional wood
- Easier to carry and 45% lighter per foot than fiber cement

BEAUTY DESIGNED FOR PEACE OF MIND



LP SmartSide Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Our treated engineered wood siding can completely transform your home's look.

- Comes pre-primed for exceptional paint adhesion
- Realistic cedar-grain texture offers a striking natural appearance
- Smooth finish offers a clean, modern look
- Longer lengths can allow for fewer seams on your home
- LP® SmartSide® ExpertFinish® Trim & Siding offers 16 versatile colors to fit any home's style



Material | SIDING

Proposed Siding:

- LP SmartSide Siding.
- **Horizontal & Vertical** Lap Siding and trim.
- 38 Series Cedar Texture.
- 8" - 12" spacing.
- 16' board length.
- Primed, to be painted.



Lap Siding

THE LP SMARTSIDE DIFFERENCE



Lighter Weights:

LP SmartSide lap siding weighs 45% less per foot than fiber cement lap siding.



Longer Lengths:

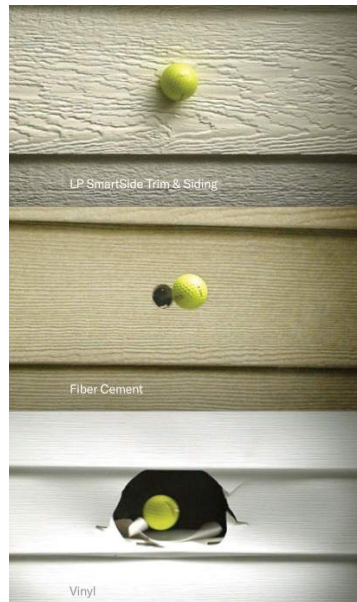
LP SmartSide siding's 16-foot lengths may lead to fewer seams and cuts, compared to fiber cement's 12-foot lengths.



Advanced Durability:

LP SmartSide siding is less prone to breakage than fiber cement, helping to reduce waste.

Impact resistance



Material | SIDING



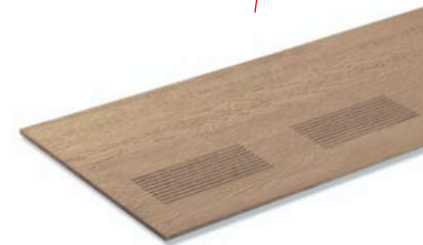
TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture



LAP SIDING

Easier-to-maintain traditional siding, available in cedar texture



SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch