

creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL
TULSA, OK 74133
918-943-5154

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
405-857-9059

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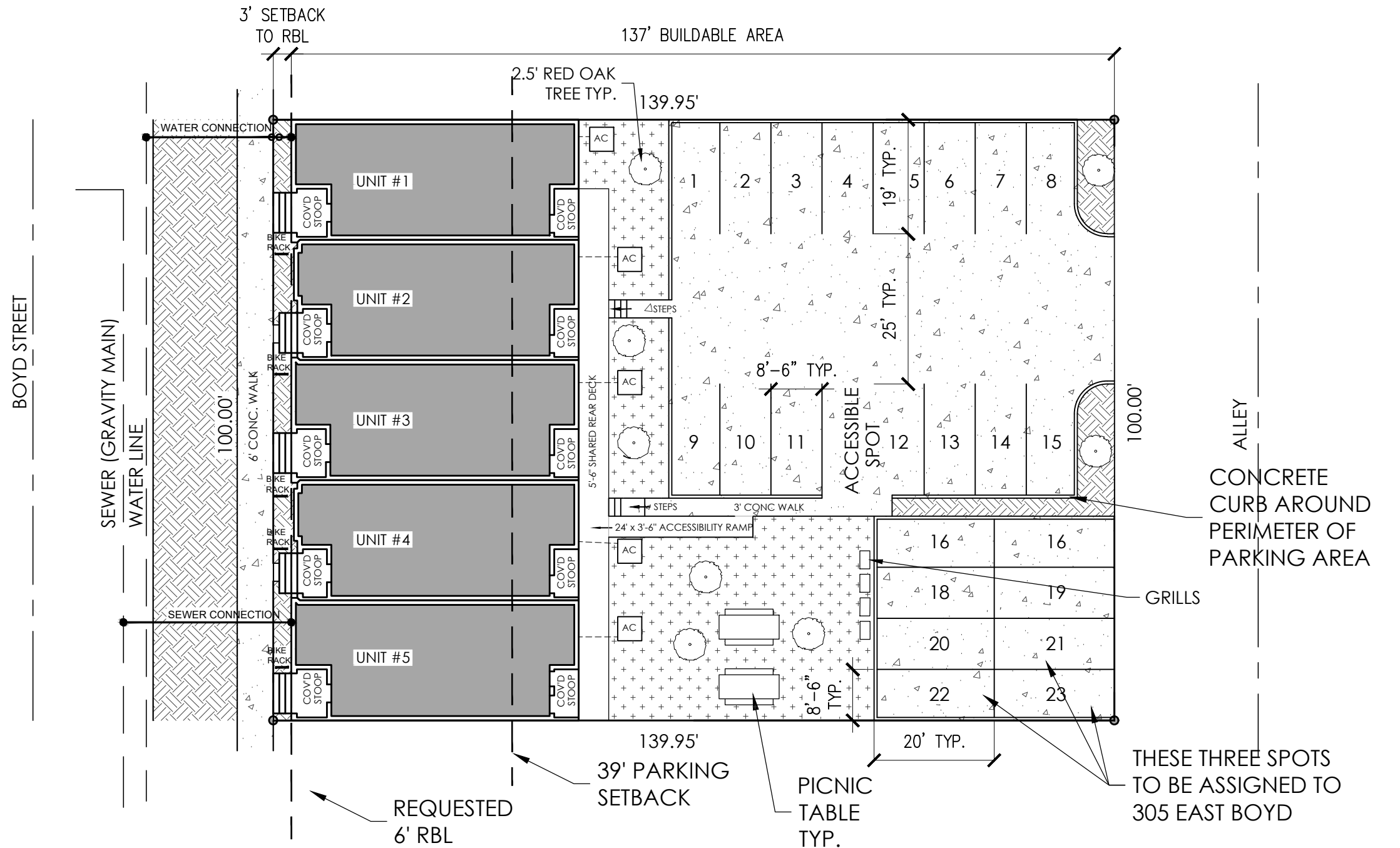
BOYD ST
DEVOPMENT
12-7-2023

NL
BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN

S101



TOTAL BUILDABLE AREA-	13,701 SQ FT	
PRIVATE OPEN AREA (EXCLUDING BACLONIES)-	1,996 SQ FT	14.57 %
REMAINING PRIVATE OPEN AREA TO BE SATISFIED BY THE 2ND FLOOR BALCONIES (THERE IS 862 SQ FT OF BALCONIES ON BUILDING)-	862 SQ FT	6.43 %
TOTAL PRIVATE OPEN AREA (INCLUDES THREE BALCONIES)-	2,858 SQ FT	20.86 %
TOTAL LOT SIZE-	13,995 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	5,331 SQ FT	38.09 %
CONCRETE: PARKING-	5,809 SQ FT	46.37 %
CONCRETE: WALKWAYS/RAMP-	262 SQ FT	1.87 %
AC PADS-	80 SQ FT	0.57 %
TOTAL LOT COVERAGE-	11,482 SQ FT	82.04 %

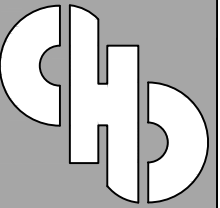
221 EAST BOYD
CLEVELAND COUNTY, NORMAN, OKLAHOMA

23 PARKING SPOTS

- CONCRETE
- PRIVATE OPEN AREA
- SOD



1 SITE PLAN
SCALE: 1" = 20'



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BOYD ST
DEVOPMENT

10/9/2023

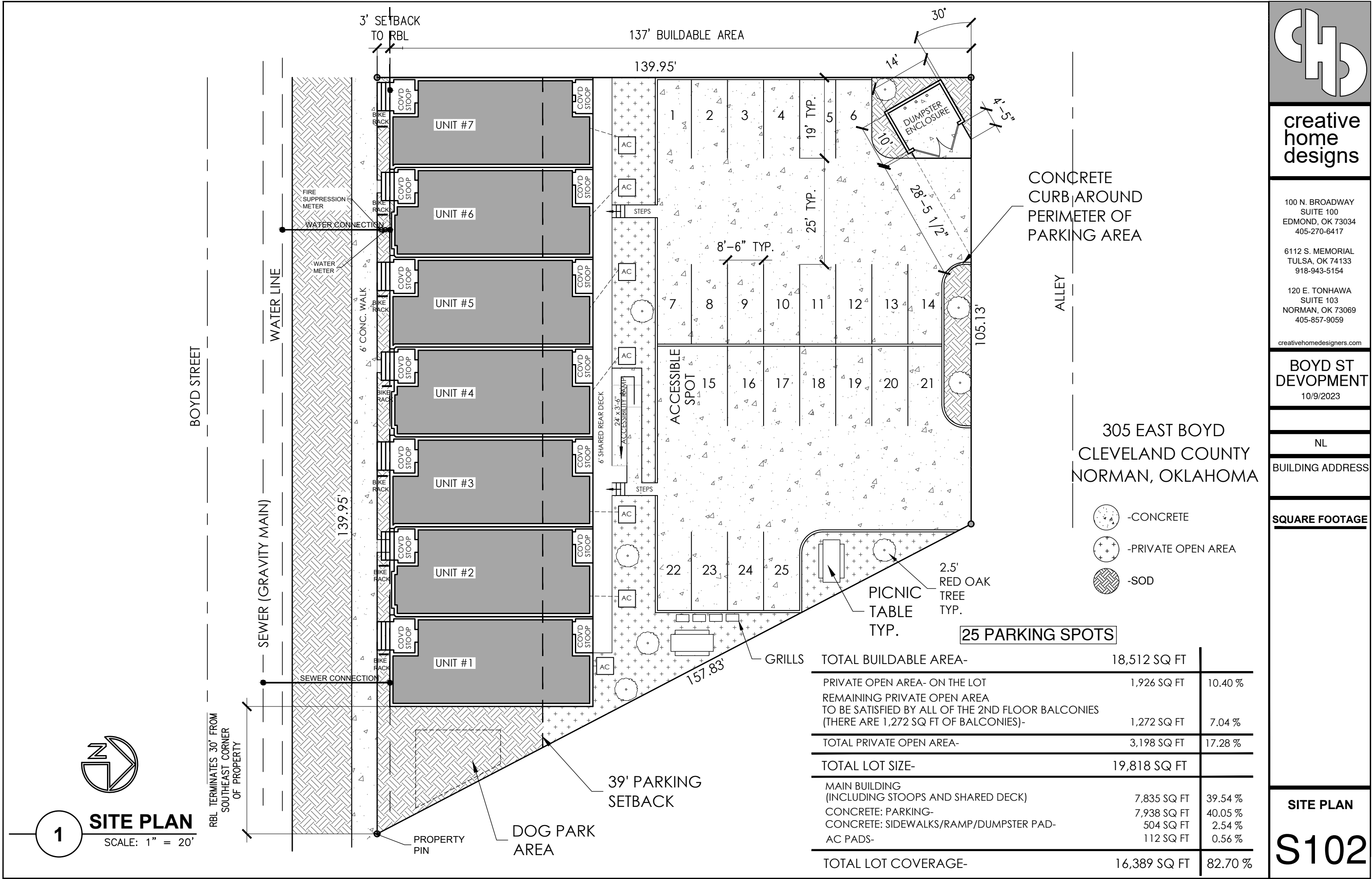
NL

BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN

S102



1

SITE PLAN

SCALE: 1" = 20'

RBL TERMINATES 30' FROM
SOUTHEAST CORNER
OF PROPERTY

BOYD STREET

SEWER (GRAVITY MAIN)

WATER LINE

3' SETBACK
TO RBL

137' BUILDABLE AREA

139.95'

30'

14'

10'

5'

28'-5 1/2"

105.13'

CONCRETE
CURB AROUND
PERIMETER OF
PARKING AREA

ALLEY

305 EAST BOYD
CLEVELAND COUNTY
NORMAN, OKLAHOMA

- CONCRETE
- PRIVATE OPEN AREA
- SOD

25 PARKING SPOTS

TOTAL BUILDABLE AREA-	18,512 SQ FT	
PRIVATE OPEN AREA- ON THE LOT	1,926 SQ FT	10.40 %
REMAINING PRIVATE OPEN AREA TO BE SATISFIED BY ALL OF THE 2ND FLOOR BALCONIES (THERE ARE 1,272 SQ FT OF BALCONIES)-	1,272 SQ FT	7.04 %
TOTAL PRIVATE OPEN AREA-	3,198 SQ FT	17.28 %
TOTAL LOT SIZE-	19,818 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)	7,835 SQ FT	39.54 %
CONCRETE: PARKING-	7,938 SQ FT	40.05 %
CONCRETE: SIDEWALKS/RAMP/DUMPSTER PAD-	504 SQ FT	2.54 %
AC PADS-	112 SQ FT	0.56 %
TOTAL LOT COVERAGE-	16,389 SQ FT	82.70 %

39' PARKING
SETBACK

DOG PARK
AREA

PROPERTY
PIN

GRILLS

PICNIC
TABLE
TYP.

2.5'
RED OAK
TREE
TYP.

157.83'

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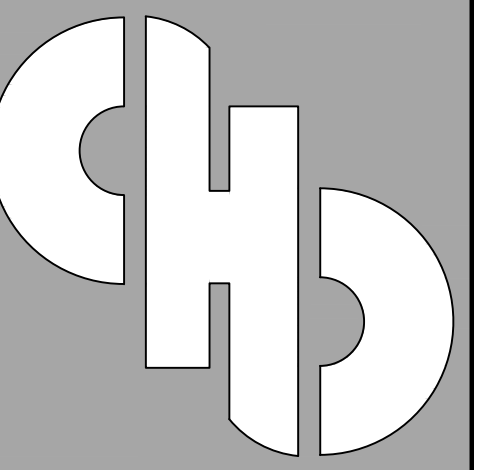
AC



BOYD STREET DEVELOPMENT

221 EAST BOYD ST- 11,856 SQ FT
5 UNITS, 20 BEDROOMS

305 EAST BOYD ST- 17,651 SQ FT
7 UNITS, 28 BEDROOMS



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CHD.DESIGN

BOYD ST
DEVELOPMENT

12-7-2023

NL

WOODS

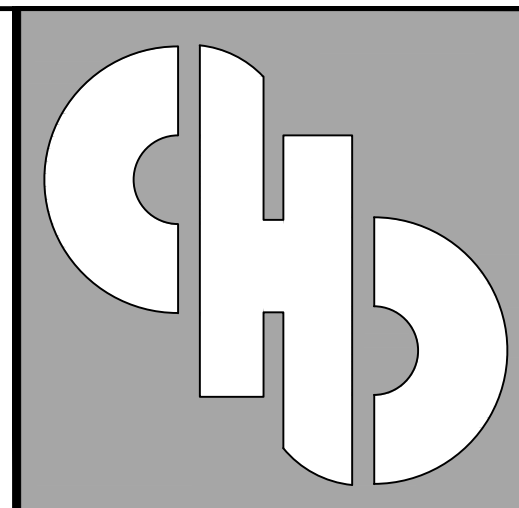
BUILDING ADDRESS

221 E. BOYD ST. &
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

COVER

COV



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BOYD ST
DEVELOPMENT

12-7-2023

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WOODS

BUILDING ADDRESS

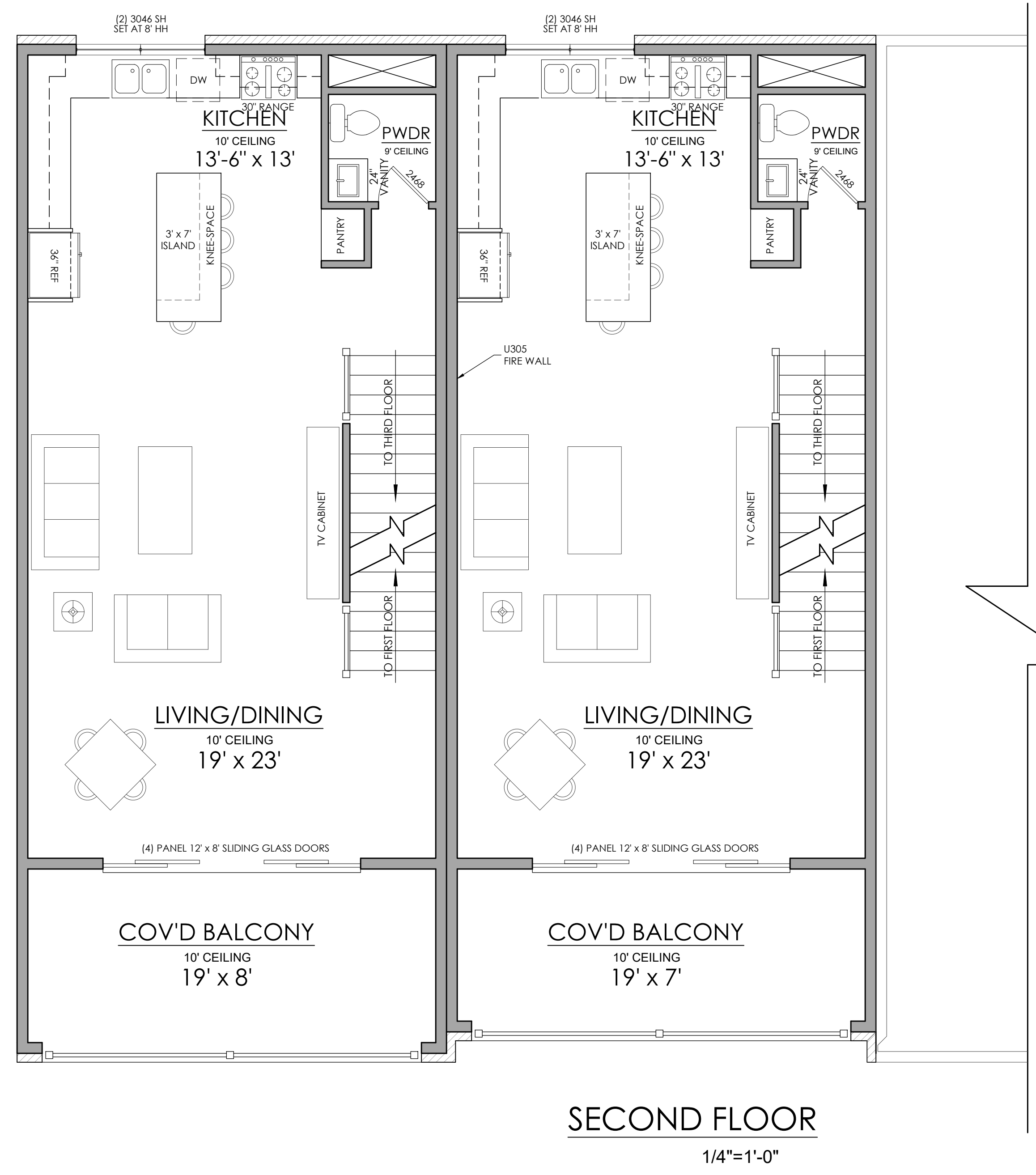
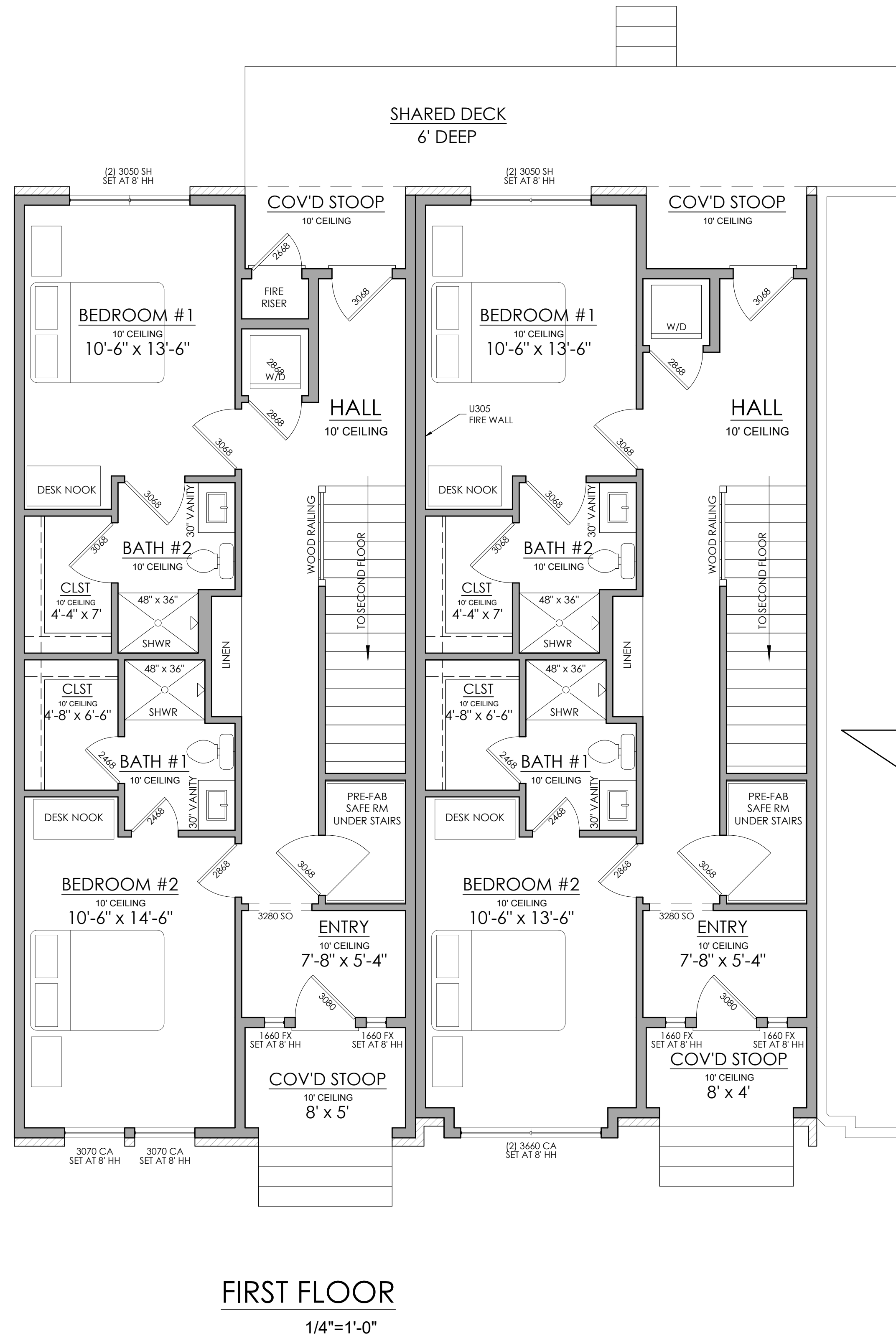
221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

FLOORPLAN

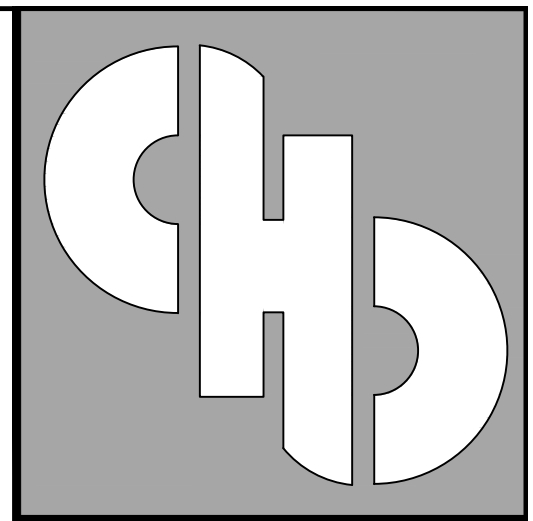
A101



TOTAL BUILDING
11,856 SQ FT

UNIT #1 TYPICAL FOOTAGE	
TOTAL-	2,374 SQ FT
FIRST FLOOR-	872 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT

UNIT #2 TYPICAL FOOTAGE	
TOTAL-	2,367 SQ FT
FIRST FLOOR-	865 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT



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WOODS

BUILDING ADDRESS

221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

FLOORPLAN/
ELEVATION

A102



THIRD FLOOR
1/4"=1'-0"

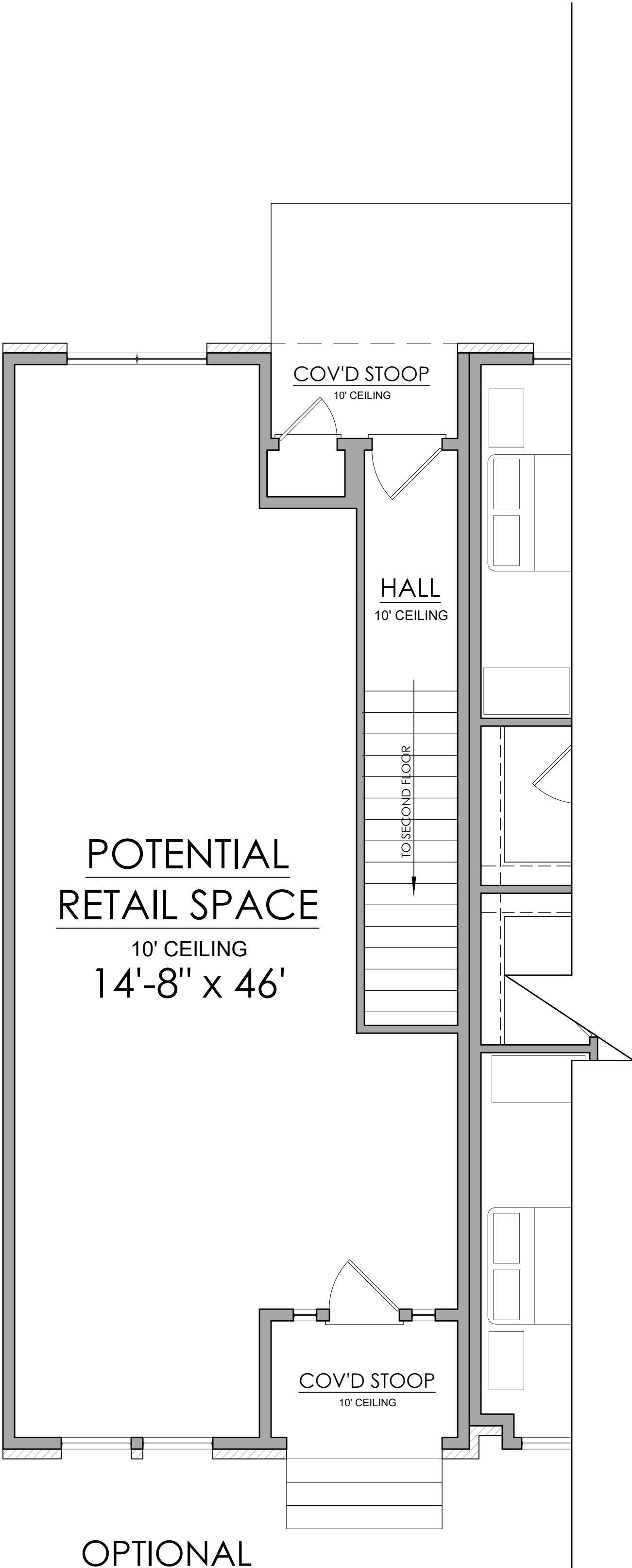


FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"

UNIT #1
GROUND STORY
FENESTRATION:
33.91%

UNIT #2
GROUND STORY
FENESTRATION:
39%

TOTAL BUILDING



POTENTIAL
RETAIL SPACE
10' CEILING
14'-8" x 46'

OPTIONAL
COMMERCIAL
LAYOUT FOR
FIRST FLOOR
1/8"=1'-0"

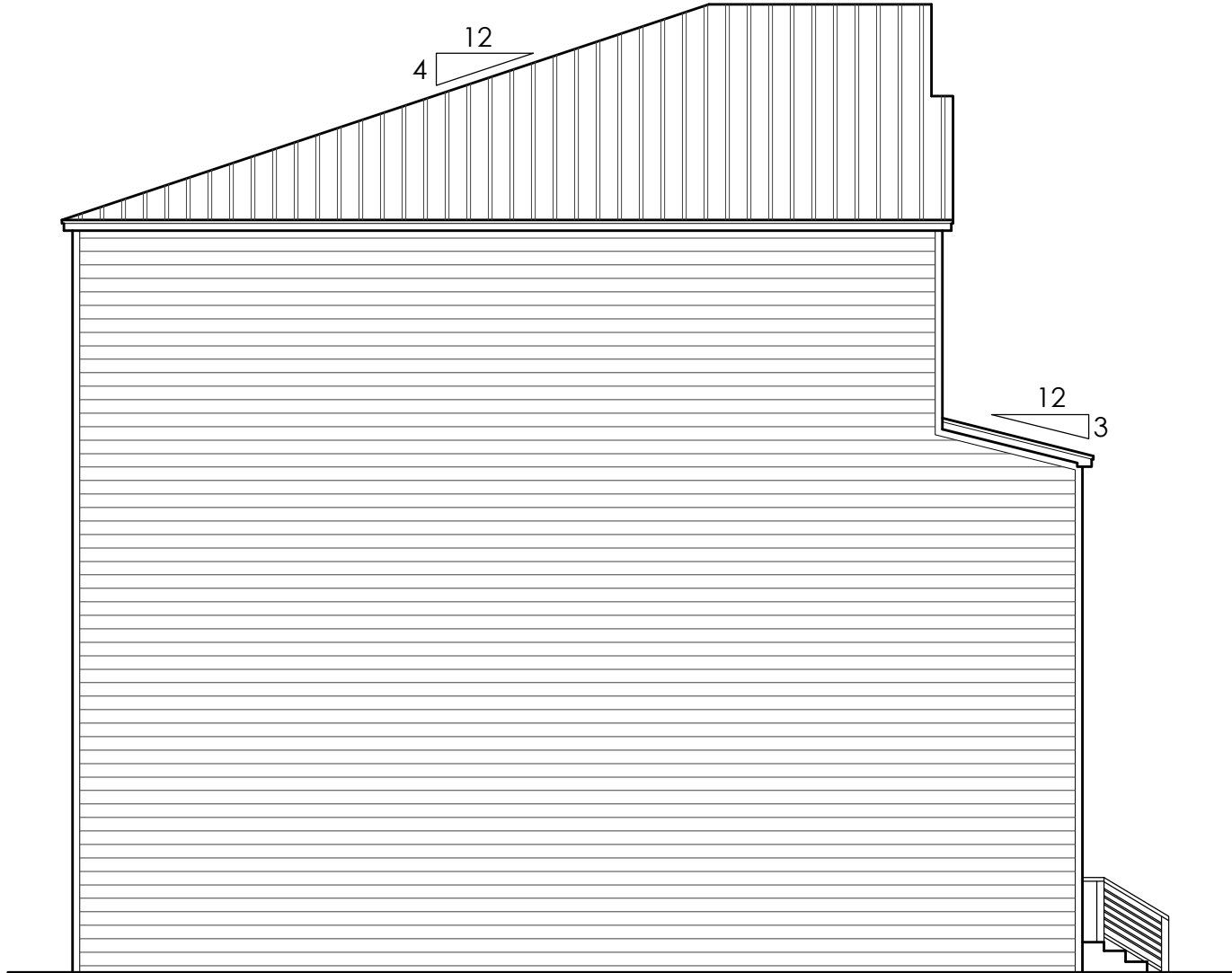
862 SQ FT
TOTAL OF BALCONY
SPACE ON THIS BUILDING



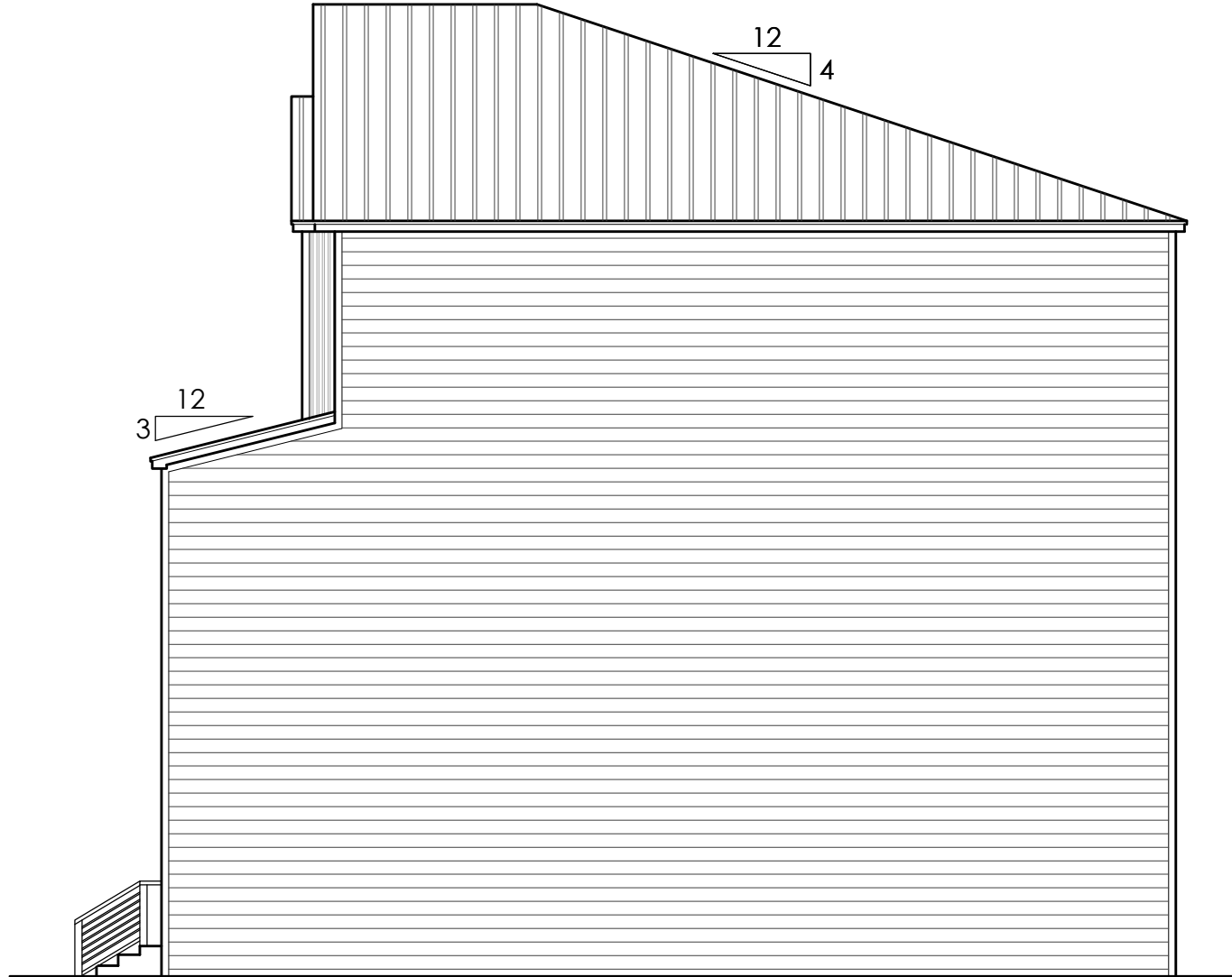
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



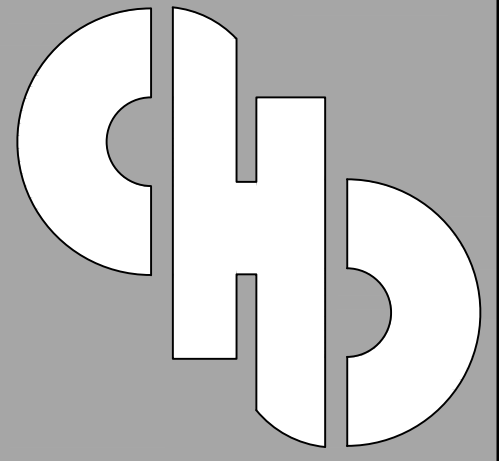
REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



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BOYD ST
DEVELOPMENT

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WOODS

BUILDING ADDRESS

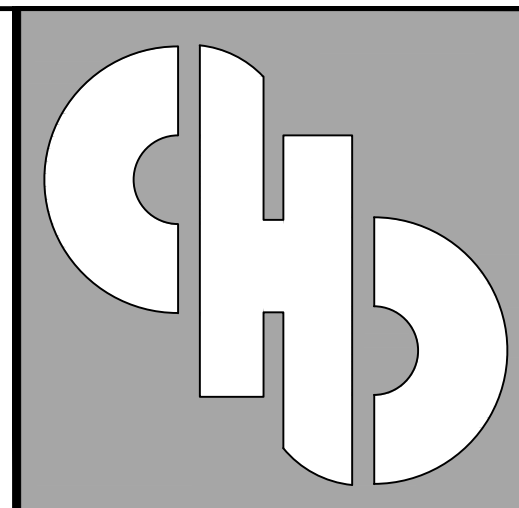
221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

ELEVATIONS

A201



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CHD.DESIGN

BOYD ST
DEVELOPMENT

12-7-2023

NL

WOODS

BUILDING ADDRESS

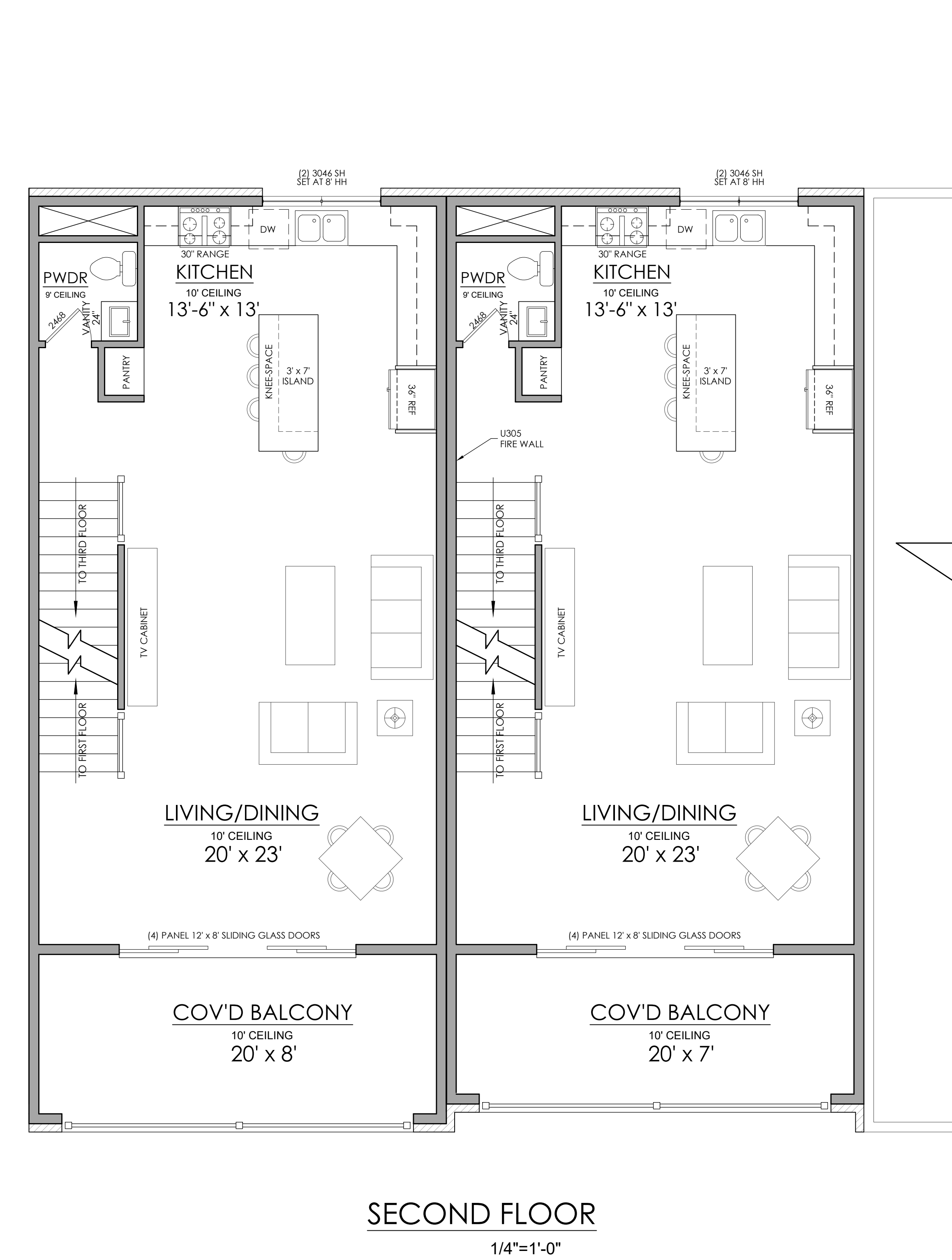
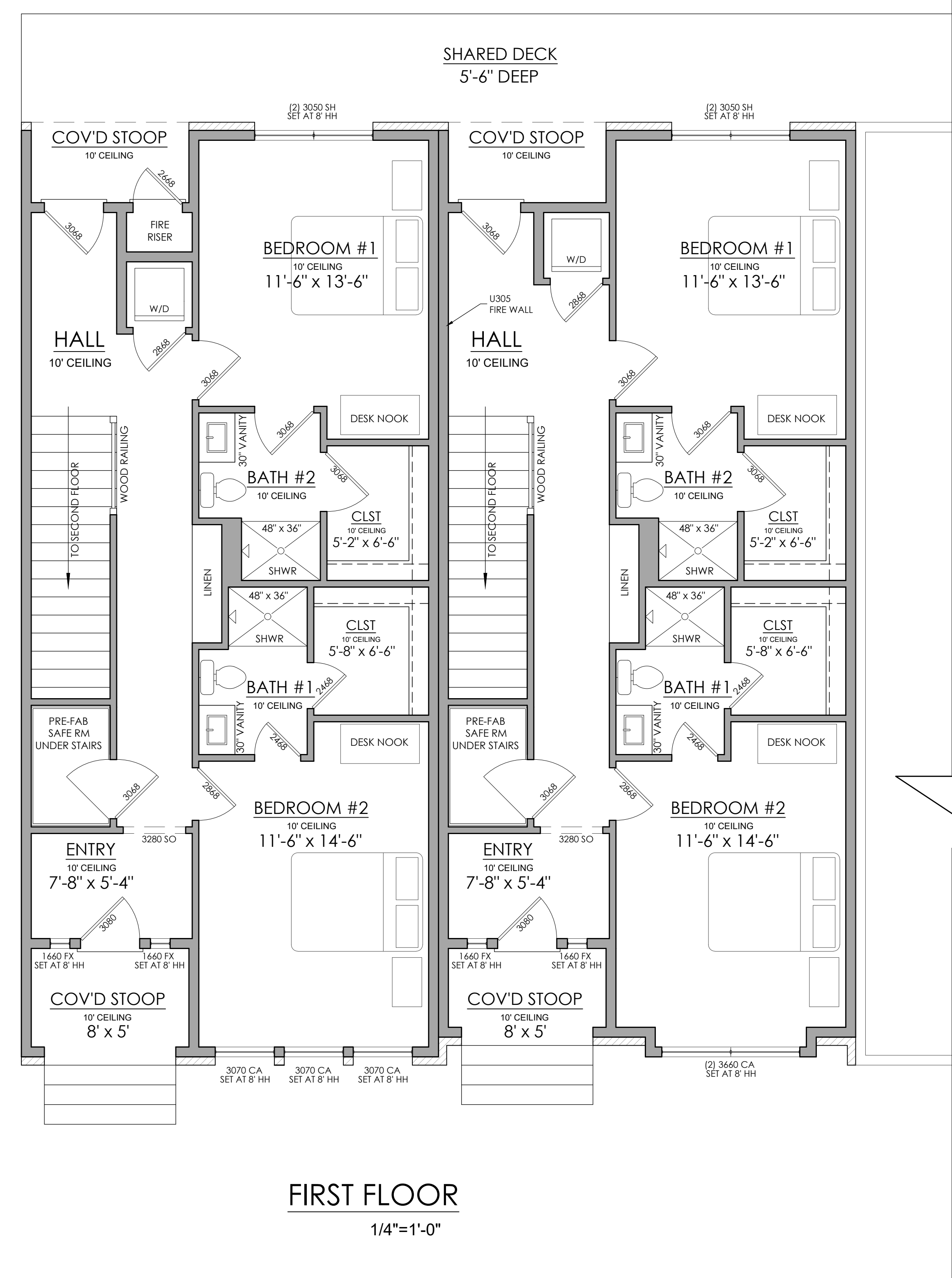
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

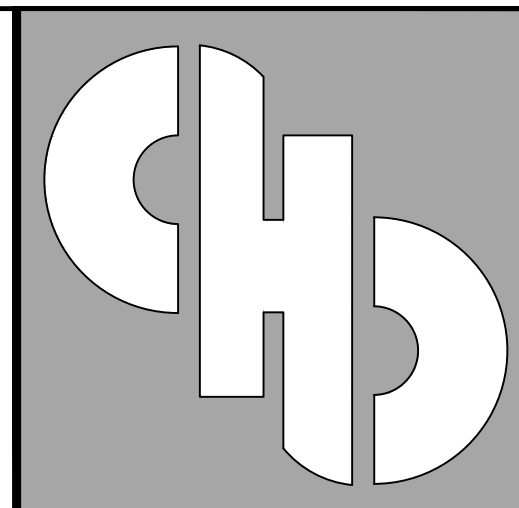
FLOORPLAN

A101



UNIT #1 TYPICAL FOOTAGE		UNIT #2 TYPICAL FOOTAGE	
TOTAL-	2,525 SQ FT	TOTAL-	2,517 SQ FT
FIRST FLOOR-	927 SQ FT	FIRST FLOOR-	919 SQ FT
SECOND FLOOR-	822 SQ FT	SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT	THIRD FLOOR-	776 SQ FT

TOTAL BUILDING
17,651 SQ FT



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DEVELOPMENT

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BUILDING ADDRESS

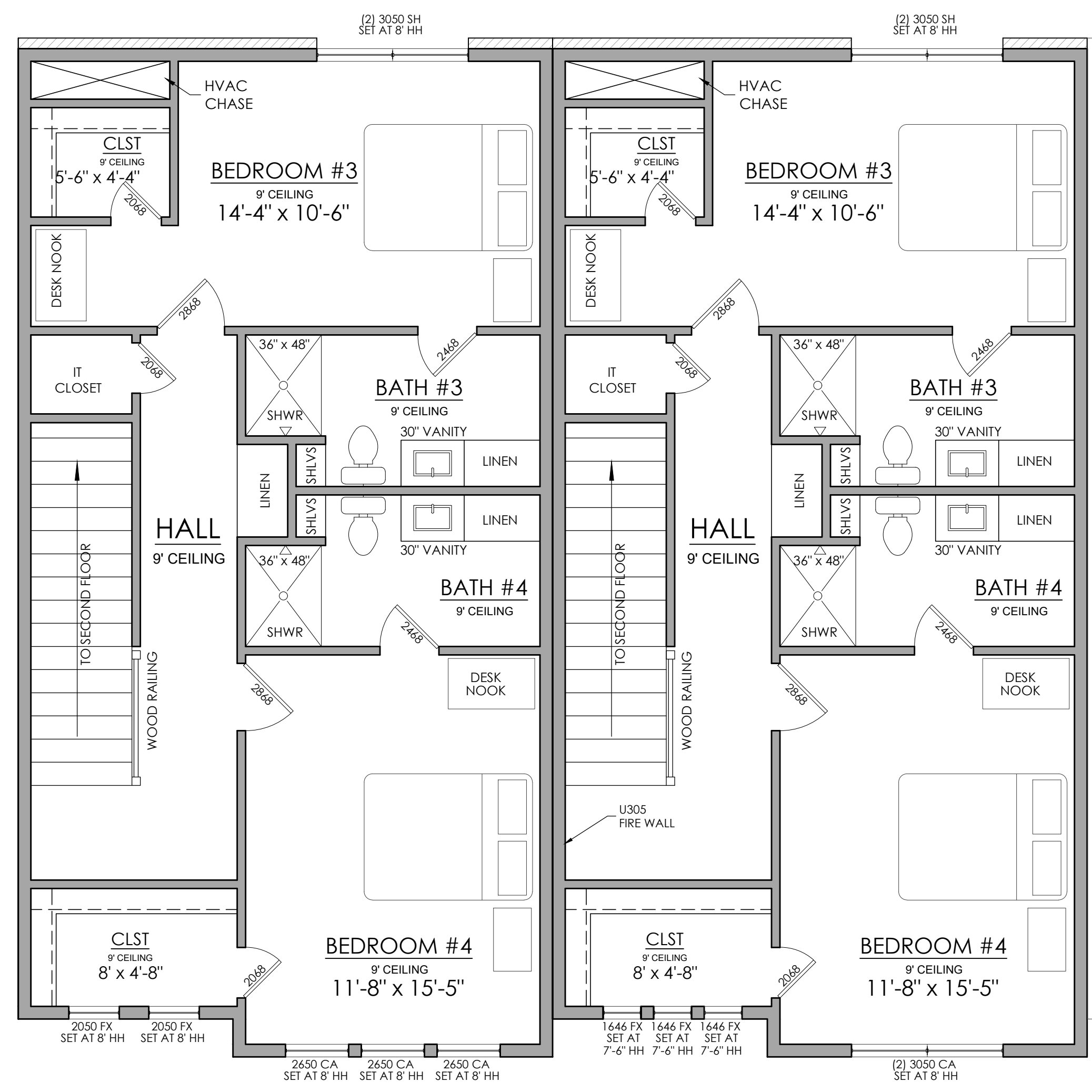
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

FLOORPLAN/
ELEVATION

A102



THIRD FLOOR
1/4"=1'-0"

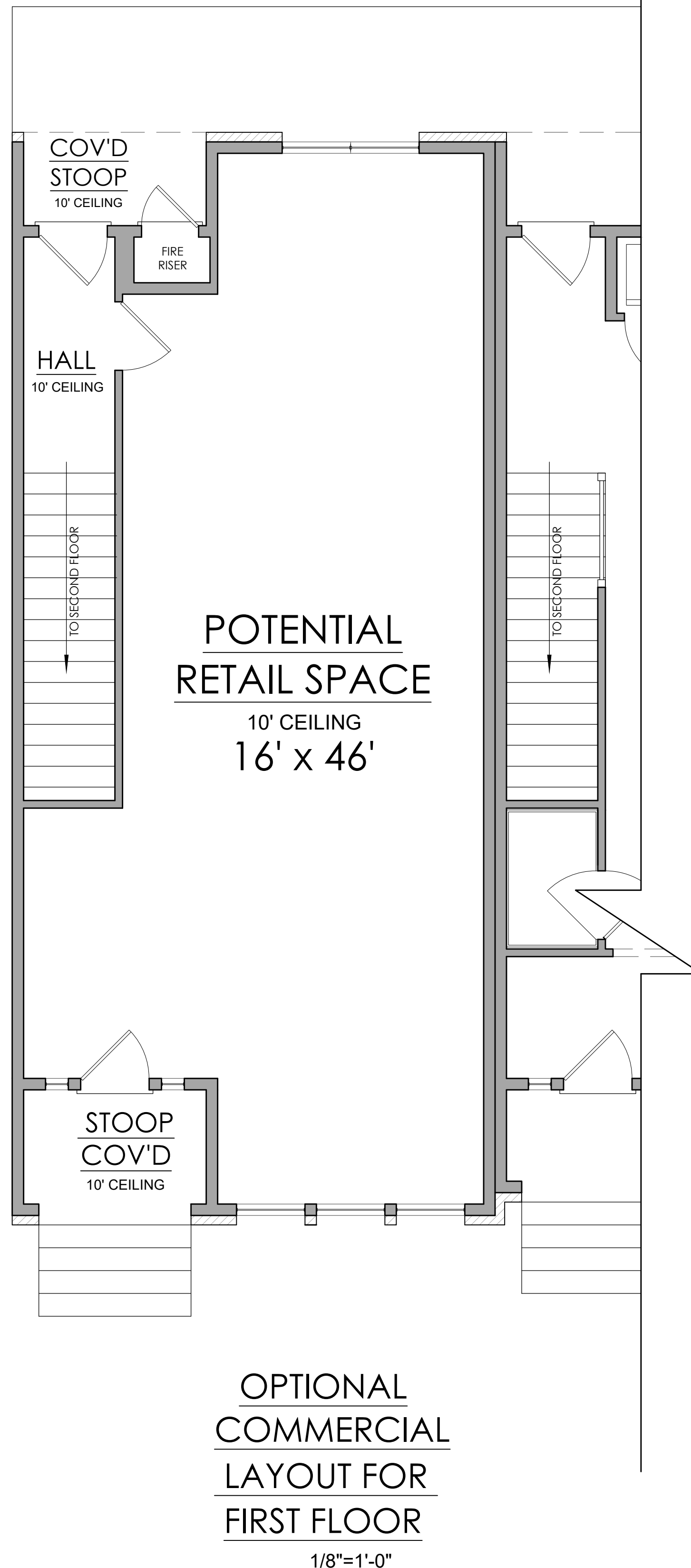


UNIT #1
GROUND STORY
FENESTRATION:
40.57%

UNIT #2
GROUND STORY
FENESTRATION:
36.79%

TOTAL BUILDING
FENESTRATION:
32.71%

FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"



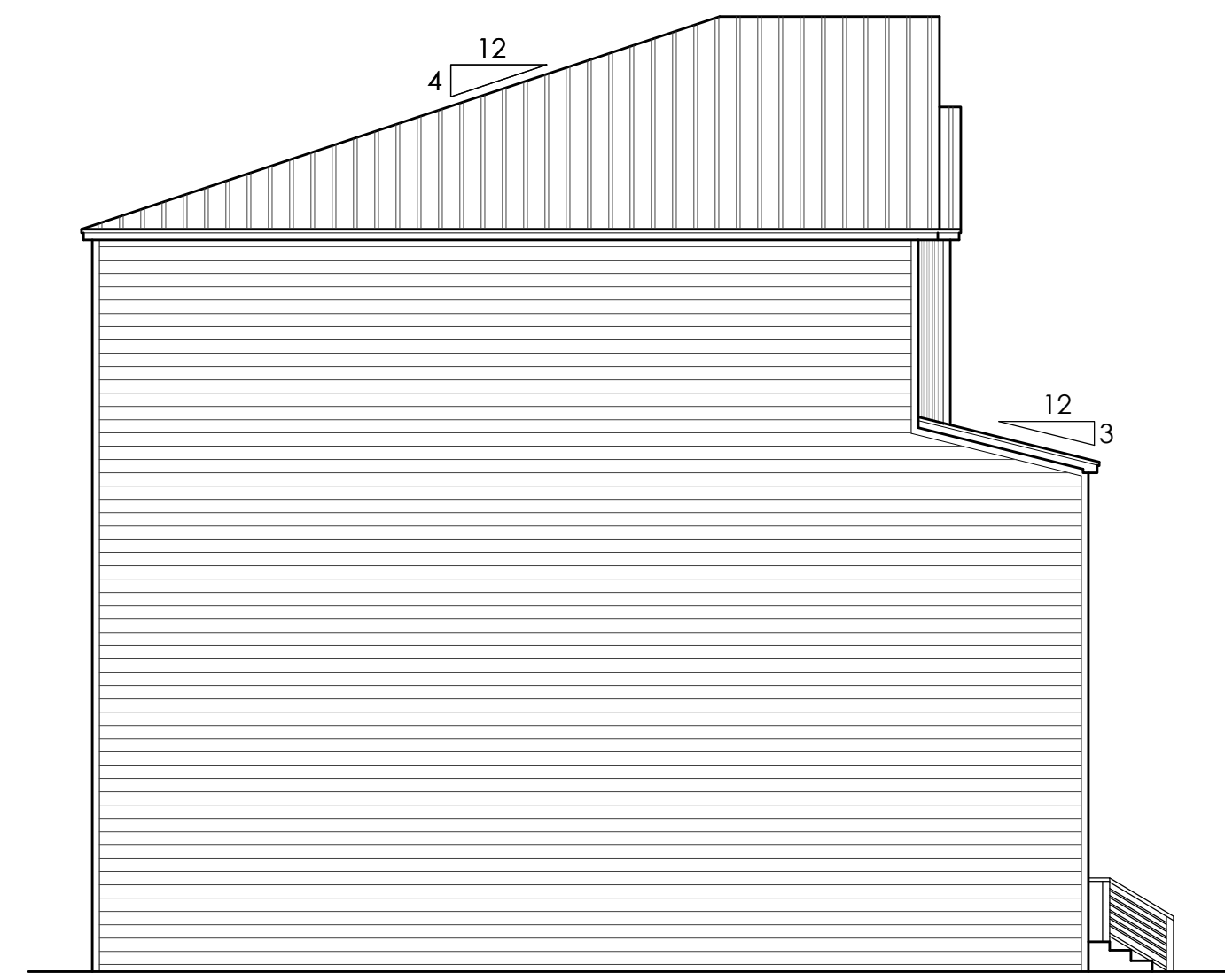
1,272 SQ FT
TOTAL OF
BALCONY
SPACE ON
THIS BUILDING



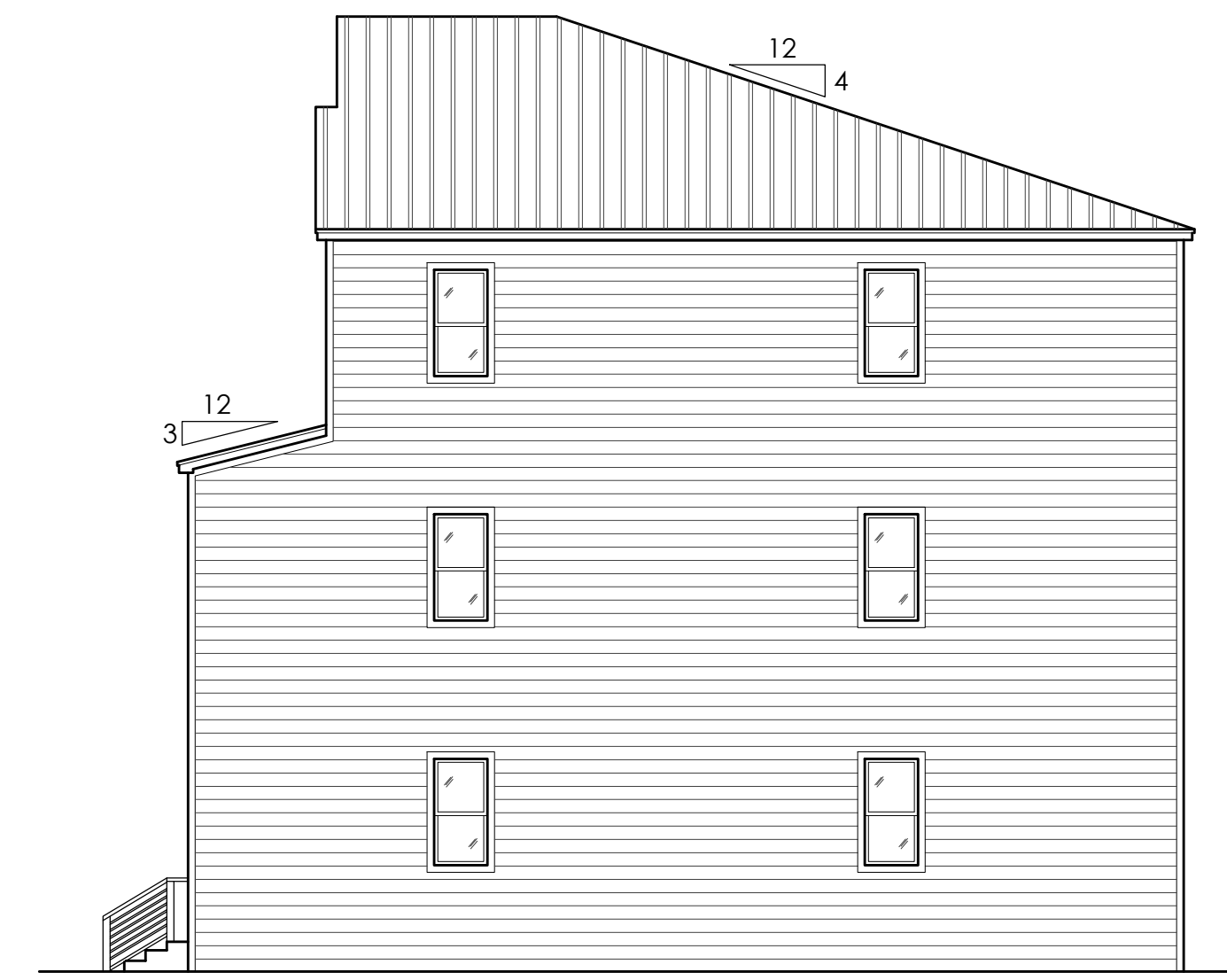
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



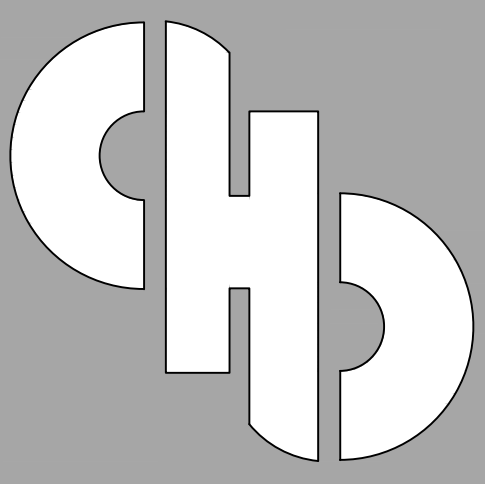
REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



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NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

ELEVATIONS

A201