

TREE PROTECTION NOTES:

- 1) TREE PLANKING WILL BE PROVIDED FOR ALL 14" & LARGER (PROTECTED) TREES
- 2) 8" LAYER OF MULCH WILL BE PROVIDED IN THE ENTIRE AVAILABLE CRZ OF PROTECTED TREES AS WELL AS BETWEEN PROTECTION FENCE & HOUSE
- 3) ALL UTILITY ROUTES ARE EXISTING AND NOT DISTURBED OR CHANGED
- 4) PROVIDE A 5'-0" TALL CHAIN LINK FENCE AT CRZ OF TREES AS SHOWN.

PROTECTED TREE LEGEND

TREE 101 - 28" PECAN

TREE 101 CRZ CALCULATIONS:

COVERED AREA OF CRZ: 280# = 15.1%
UNCOVERED AREA OF CRZ: 1504# = 84.9%
TOTAL AREA OF CRZ: 1784# = 100.0%

NOTE: ALL CALCULATIONS DO NOT INCLUDE STREET AREA.

F.A.R. CALCULATIONS

MAIN HOUSE	
EXIST. 1st FLOOR GROSS AREA	1163
NEW 1st FLOOR AREA	32
NEW 2nd FLOOR GROSS AREA	489
A.D.U.	
NEW 1st FLOOR GROSS AREA	633
NEW 2nd FLOOR GROSS AREA	300
TOTAL GROSS FLOOR AREA	2617
TOTAL GROSS GROSS AREA OF LOT	6566
FLOOR AREA RATIO	39.9%
(max. 0.4% of lot area)	

BUILDING COVERAGE

LOT SQ. FT.	6566 = 100.0%
MAIN HOUSE 1st FLR COND. AREA	1195
MAIN HOUSE COV. PORCH	141
A.D.U. 1st FLR COND. AREA	633
A.D.U. COV. PORCH	37
TOTAL BUILDING COVERAGE	2006 = 30.6%

IMPERVIOUS COV.

TOTAL BUILDING COV.	2006
FRONT PARKING PAD	324
REAR PARKING PAD, STRIP DRIVES	432
REAR DECK/STEPS (160x5)	80
CRAWL SPACE ACCESS, BRICK WALL	20
A/C PADS	18
TOTAL IMPERV. COVERAGE	2880 = 43.8%

NOTES:

PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE
FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.
FINAL DRAINAGE AT HOUSE TO BE DETERMINED BY CONTRACTOR & VERIFIED BY OWNER

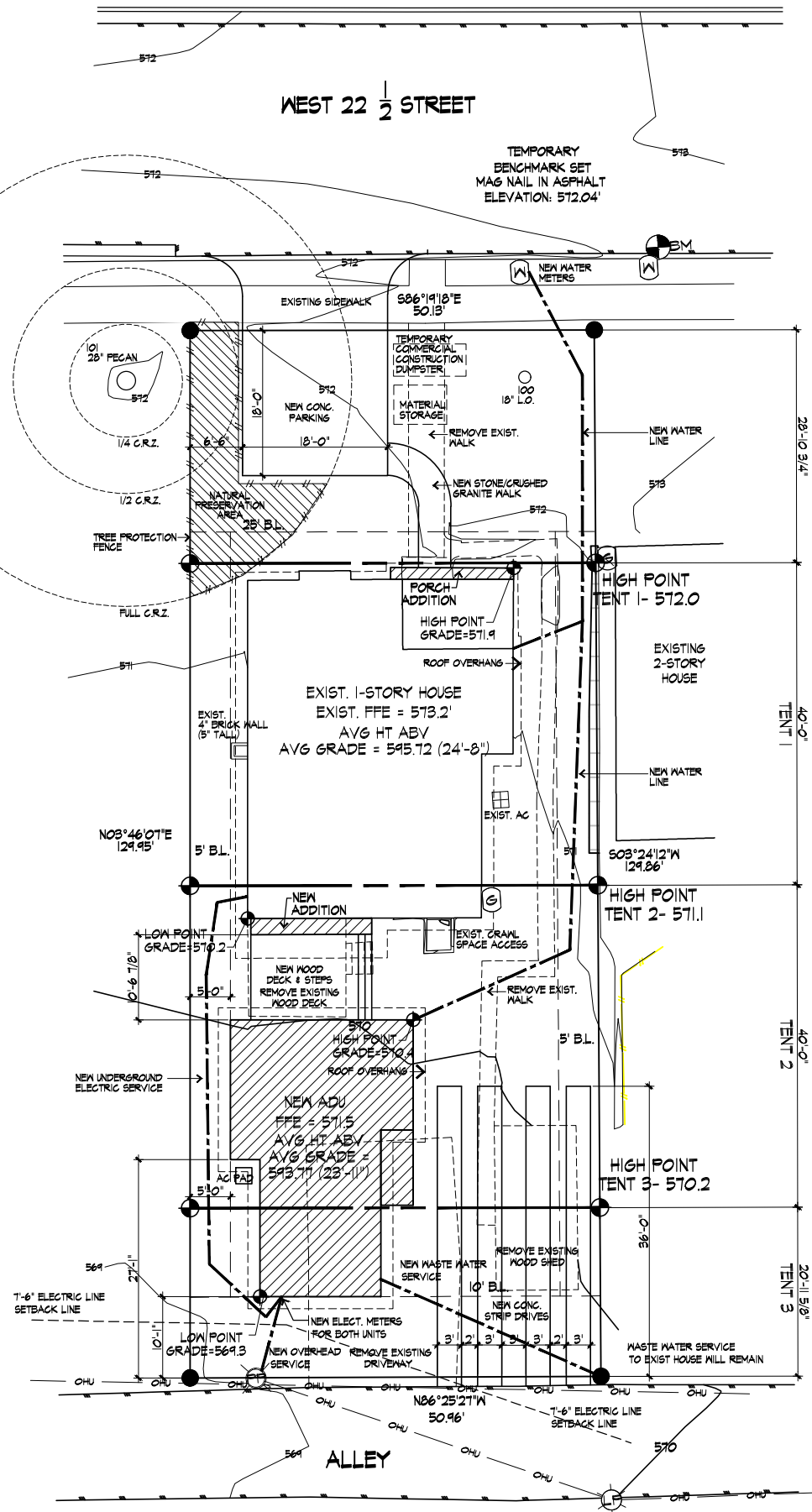
LEGAL DESCRIPTION

P J LANKLESS ADDITION
PART OF OUTLOTS 24 & 30 DIVISION D
DIVISION A
EAST 50' OF LOT 10
1113 N. 22 1/2 STREET

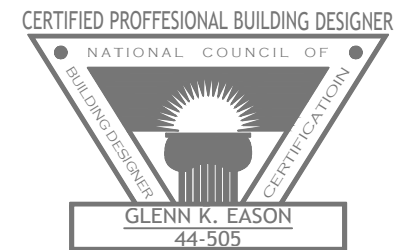


SITE PLAN

SCALE: 1"=20'



NOTE:
FINAL LOCATION OF SERVICE LINES
MAY VARY TO FIELD CONDITIONS



6-23-17

ADD JOB NUMBER:
42720

PRELIMINARY REVIEW DATE:
6-13-20 6-16-20 6-25-20

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
1113 N. 22 1/2 ST.

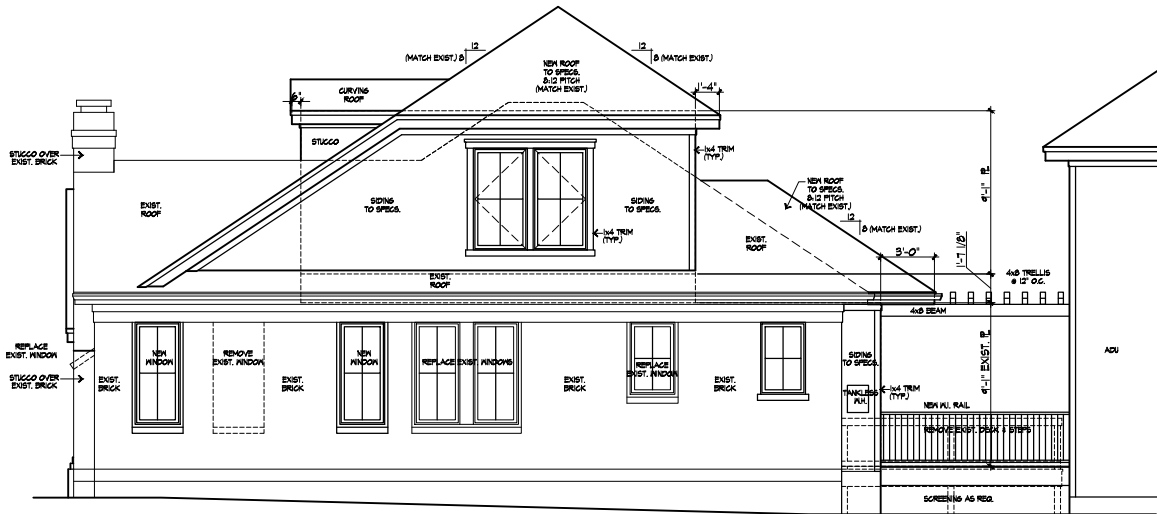
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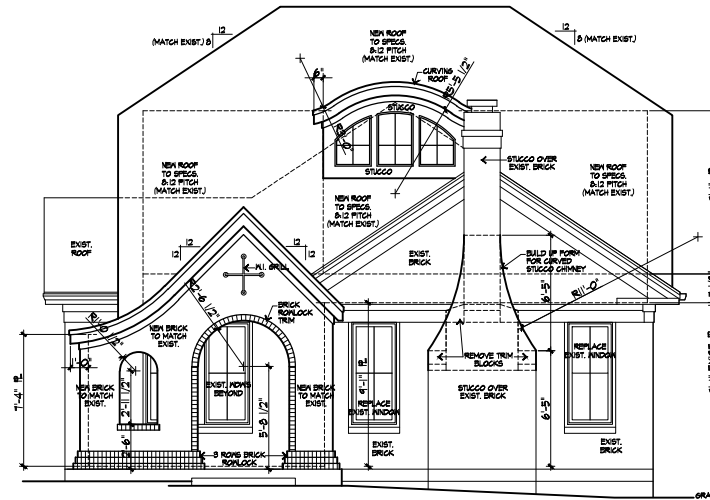
DIRECTORY:
MILLER-113 N 22 1/2
DRAWING FILE:
2200217.DWG

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RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

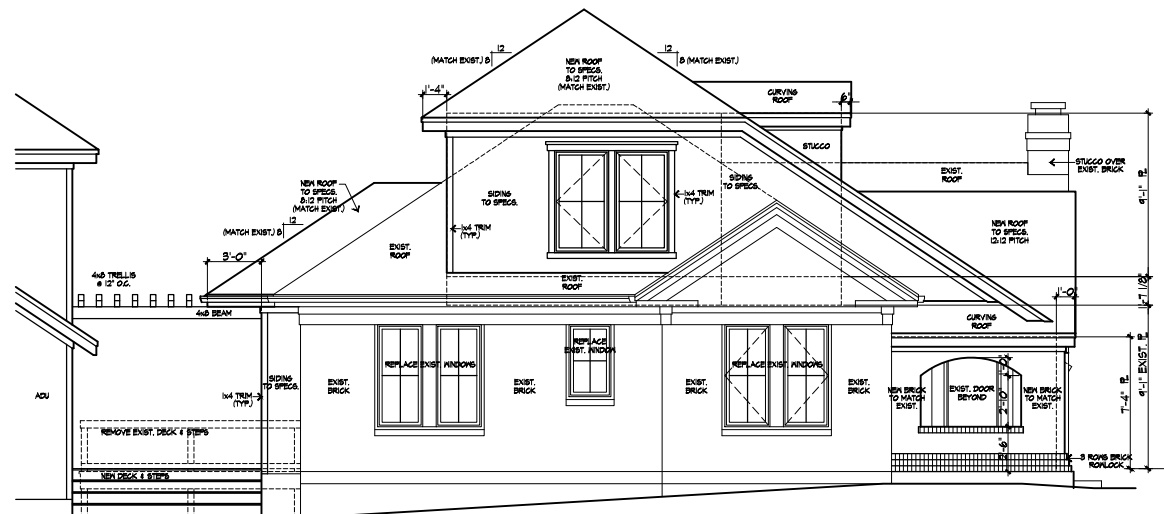


FRONT ELEVATION

NOTE: ATTIC VENTILATION TO COMPLY WITH U.G. BUILDING CODES
CURRENT EDITION.

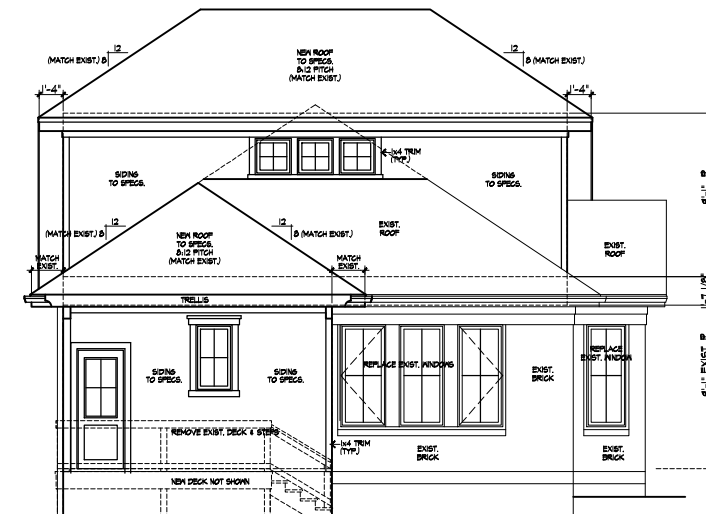
- 1. PROVIDE EXPANSION JOINTS IN STUCCO AS REQUIRED
TO COMPLY W/ U.G. BUILDING CODES
- 1. PAINT ALL BRICK

SCALE: 3/32" = 1'-0"



LEFT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

ADD. JOB NUMBER:
42120

PRELIMINARY REVIEW DATE:
6-13-20 6-18-20

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
1113 W 22 1/2 ST.

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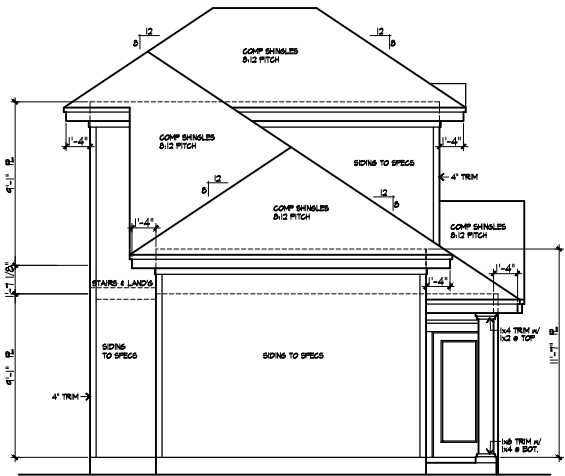


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DIRECTORY:
MILLER - 10 A 22 1/2
DRAWING P.L.C.
42120S.V.006

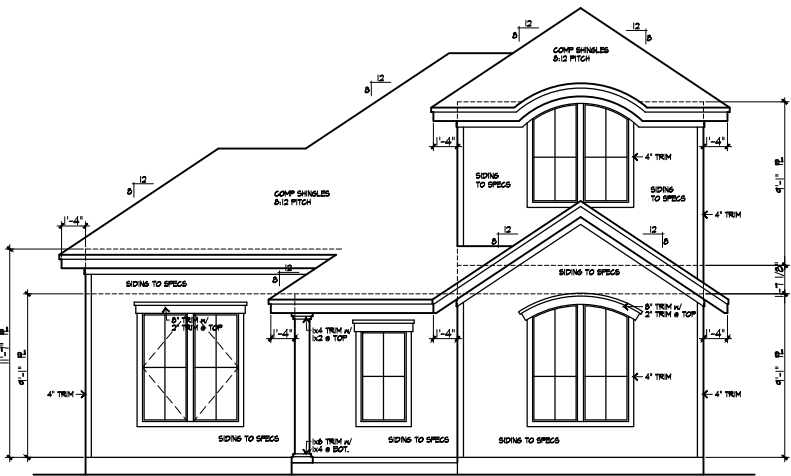
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6-17-20



LEFT ELEVATION

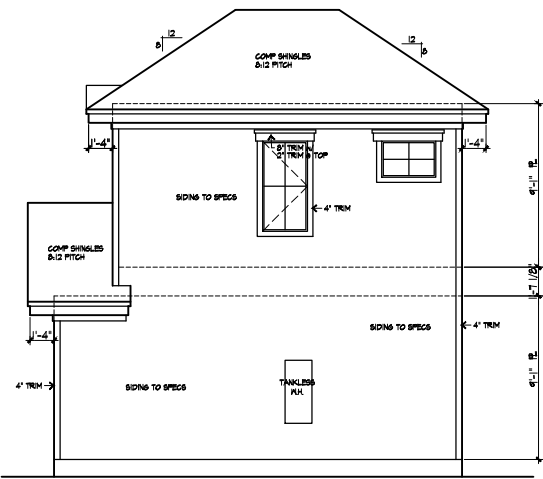
SCALE: 3/32" = 1'-0"



FRONT ELEVATION

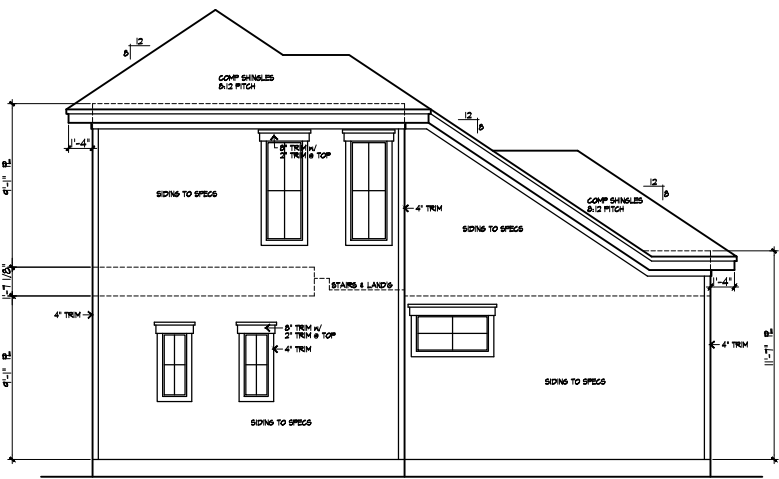
NOTE: ATTIC VENTILATION TO COMPLY WITH I.R.C. BUILDING CODES
CURRENT EDITION.

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

ADD JOB NUMBER	42120
PRELIMINARY REVIEW DATE	6-13-20 10-16-20
RELEASE DATE	
REVISIONS	

ADU
1113 W 221/2 ST.

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NATIONAL COUNCIL OF
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