

PROJECT DESCRIPTION:

OWNER / DESIGNER / GENERAL CONTRACTOR: Susan M. Parten, P.E.
 STRUCTURAL ENGINEER: Robert D. Hammond, P.E. (RDHammond Consulting and Engineering, LLC)
 FLOOR AND ROOF TRUSS STRUCTURAL ENGINEER: Robert A. Davis, P.E. (Allied Truss)

This Project consists of replacing 3-car carport (demolished this year under permit # 2023-130213 BP) with a detached two-story addition. The proposed addition is a two-bedroom / two-bathroom apartment having interior square footage of approximately 1,306 SF. The 1994 survey at the right shows the location of the demolished carport at the rear / SE corner of the property. The proposed new structure will be located in approximately the same location, though it will be further from the property lines so as to comply with existing COA setback requirements. All water/ and electric utilities to the upstairs apartment will be metered separately from the existing duplex (no gas service to the new building).

In addition to adding a 3rd living unit to the existing duplex property, the new proposed structure will have the following features contributing to long-term resilience and sustainability:

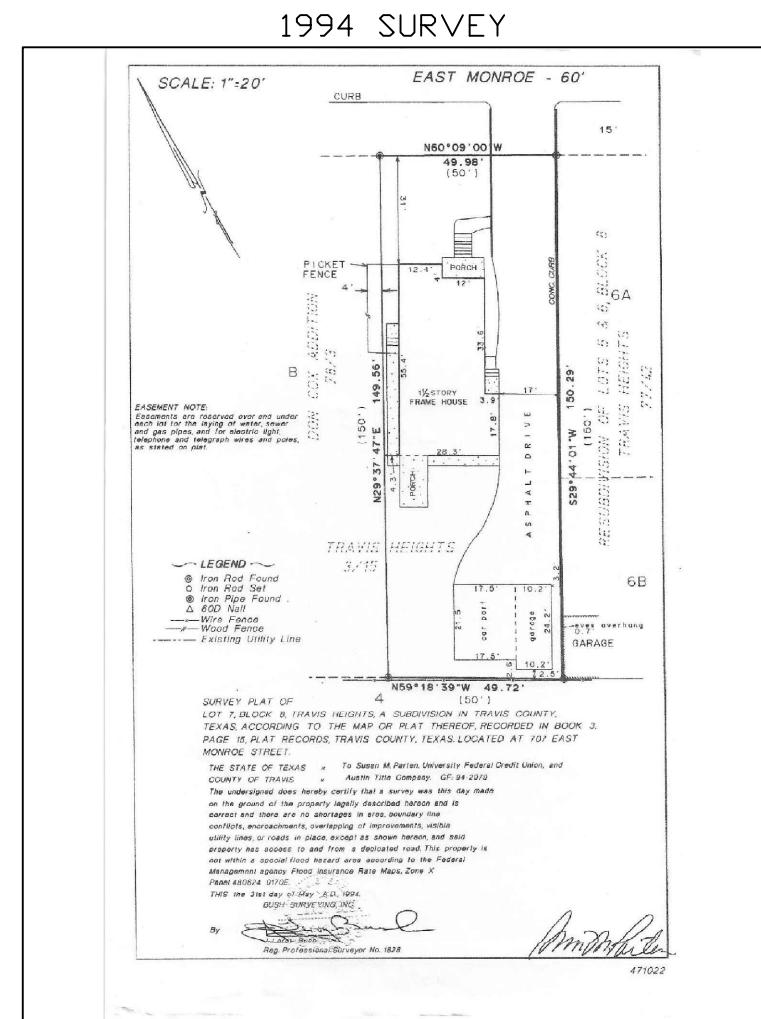
- Insulated concrete form (ICF) walls; 6" reinforced monolithically poured concrete walls designed to very high wind resistance (200 mph) with 2-5/8" EPS insulation on each side of reinforced concrete walls, beneath interior and exterior cladding;
- Roof trusses designed for 150 mph winds;
- Metal double standing seam roof to accept fasteners for PV/ solar panels, and for rainwater capture and storage;
- High insulation/ R-value urethane-filled garage door for summer and winter weather protection for vehicles and building piping / plumbing;

The 1994 survey shows all current improvements and the location of the recently demolished carport.

SHEET INDEX:

- Sheet 1: Site Plan
- Sheet 2: Elevation Views - Proposed new structure
- Sheet 3: Floor Plan and Aesthetic Elevation Views - Proposed new structure
- Roof Framing Plans and Details
- Hip Roof Truss Details and Layout Plan

PLEASE NOTE: THESE PLANS HAVE BEEN REVISED SIGNIFICANTLY FROM THE ORIGINAL MAY 7 BUILDING PERMIT APPLICATION SUBMITTAL. THE ORIGINAL APPLICATION CONSISTED OF A 3-CAR GARAGE WITH UPSTAIRS APARTMENT. THE NEW APPLICATION ALIGNS MUCH BETTER WITH THE CITY'S GOAL TO INCREASE HOUSING UNITS IN THE URBAN CORE AND ENCOURAGE USE OF PUBLIC TRANSPORTATION.



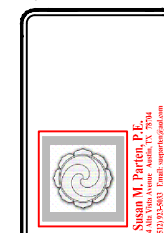
ABOVE: 3-CAR CARPORT DEMOLISHED MARCH 2024 UNDER PERMIT # 2023-130213 BP
 LEFT: NEW PROPOSED 2-BR/2B APARTMENT.

COVER/INDEX SHEET AND PROJECT DESCRIPTION

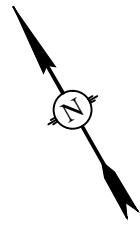


DATE: 06/09/2024
 DRAWN: Susan Parten, P.E.
 APPROVED:
 REVISIONS:

707 EAST MONROE ST
 BLDG. B RESIDENTIAL ADDITION



SHEET
COV
 OF



EAST MONROE ST

707 EAST MONROE ST.

APPROX. 24" X 24" WATER METER VAULT;

1/4 CRITICAL ROOT ZONE (19' DIAM.)

38" DIAM HERITAGE LIVE OAK TREE

1/2 CRITICAL ROOT ZONE (38' DIAM)

CRITICAL ROOT ZONE (74' DIAM)

CRITICAL ROOT ZONE (100' DIAMETER)

1/2 CRITICAL ROOT ZONE (50' DIAMETER)

50" BRANCHED HERITAGE PECAN TREE

1/4 CRITICAL ROOT ZONE (25' DIAMETER)

EXISTING OVERHEAD ELECTRIC SERVICE LINE

PROPOSED NEW WATER LINE ROUTING TO ADDITION;

EXISTING 4" CLEANOUT FOR EXISTING DUPLEX.

PROPOSED NEW SEWER LINE ROUTING FROM NEW RESIDENTIAL ADDITION. ELECTRIC CONDUIT IN SHARED TRENCH.

EXISTING ASPHALT DRIVEWAY

31.5" DIAM HERITAGE PECAN TREE

1/2 CRITICAL ROOT ZONE (31.5' DIAMETER)

CRITICAL ROOT ZONE (63' DIAMETER)

1/4 CRITICAL ROOT ZONE (15.75' DIAMETER)

ROOF PERIMETER - NEW DETACHED RESIDENTIAL ADDITION

PREVIOUS 622.1 FT² CARPORT DEMOLISHED PERMIT #2023-130213 BP

BUILDING FOOTPRINT - NEW DETACHED RESIDENTIAL ADDITION

150 AMP SERVICE BREAKER PANEL

PROPOSED NEW WATER LINE

PROPOSED 4" SEWER LINE CLEANOUT

10' REAR YARD SETBACK

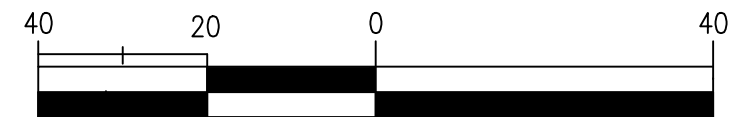
N29DEGREES 37'47"E 149.56'

S29DEGREES 44'01"W 150.29'

N59DEGREES 18'39"W 49.72'

EXISTING AND PROPOSED UTILITIES LEGEND

- EXISTING AE SERVICE LINE
- PROPOSED CONDUIT ROUTING TO ADDITION
- PROPOSED NEW WATER SERVICE LINE
- EXISTING WATER LINES TO DUPLEX UNITS
- PROPOSED NEW GRAVITY SEWER LINE
- EXISTING SEWER LATERAL LINE
- EXISTING GAS LINES TO DUPLEX UNITS



GRAPHIC SCALE

SITE PLAN



DATE: 6/7/24
DRAWN: Susan Parfen, P.E.
APPROVED:
REVISED:

707 EAST MONROE ST
BLDG B RESIDENTIAL ADDITION



SHEET
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