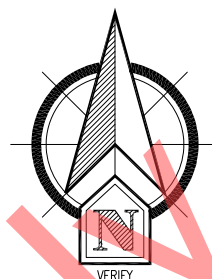
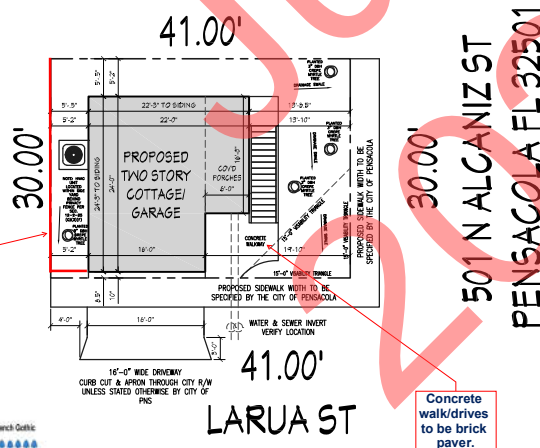


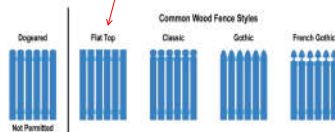
Paver pattern for walk and drive.



VERIFY



Fence - 6' flat top wood to hide equipment



Concrete walk/drives to be brick paver.

NOTES:

LOT AND HOUSE LOCATION TO BE VERIFIED BY OWNER/ CONTRACTOR.

VERIFY ALL SETBACKS WITH BUILDING DEPARTMENT AND ZONING.

SEPTIC TANK OR SEWER INVERT TO BE VERIFIED WITH HEALTH DEPARTMENT.

ALL DIMENSIONS OF SITE PLAN TO BE VERIFIED WITH OWNER/BUILDER/REGISTERED SURVEYOR IN CONJUNCTION WITH SURVEY AND LEGAL DESCRIPTION.

ALL DRIVEWAYS AND SIDEWALKS TO BE VERIFIED BY OWNER/CONTRACTOR.

R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (308 MM).

Zoning District: OEH-1
Form Standard for Development: SEC.12-3-10(3)

Setbacks
Front = none, Rear = none
Sides = 5'

Primary Frontage Occupation: 66%
(30'-0" / 16'-0")
Frontage Yard Type: STANDARD
Facade Type: PORCH
Front Yard Pervious Area:
Total front yard area: 415 SQFT
Impervious area: 30 SQFT
Pervious area: 385 SQFT
Percentage of pervious area in front yard: 90%
Percentage of impervious area in front yard: 10%

Lot Coverage for buildings only:
Total Lot Area: 1230 s.f.
House Footprint with stoops: 610 s.f.
Percentage of lot coverage: 50% lot coverage

Windows/Glazing (street frontages only)
First floor frontage s.f. = 252 s.f.
First floor glazing = 51 s.f. or 20% glazing
Glazing used in door = 15 s.f.

Second floor front s.f. = 228 s.f.
Second floor glazing = 48 s.f. or 21% glazing
Glazing used in door = 15 s.f.

(Side Street) N/A
First floor frontage s.f. = 152 s.f.
First floor glazing = 14 s.f. or 9% glazing
Glazing used in garage door = 14 s.f.

Second floor front s.f. = 168 s.f.
Second floor glazing = 36 s.f. or 21% glazing

No single pane of glass exceeds 20 s.f.

Additional Notes:

Sidewalks on both Alcaniz and LaRua to be protected HVAC/mechanical equipment to be screened from adjoining streets and open spaces by 6' privacy fence. The fence to be common "Flat Top" wood fence style

Porch height to be set with surveyor in compliance with ARB standards/requirements

Exterior Facade Information:

Roof Line - Gable / Hip
Roof Shingle Color - Pewter Gray
(GAF Timberline HDZ)
Exterior Siding / Eves Material - Hardie, lap siding - 5.5" exposure
Exterior House Color - White - Walls/soffits

SITE PLAN

SCALE: 1/8"=1'-0"



HOUSE PLANS UNLIMITED
4400 BAYOU BLVD., SUITE 25-B PENSACOLA, FL.
850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

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MAYGARDEN PROJECT
THE TOUCAN NEST

PROJECT INFO:
JOB NAME: BNO, IPU 25-0007
CAD FILE NO. IPU 25-0007
DRAWN BY: IPU
DATE: 03-07-2022
REVISIONS:

SHEET #
SP



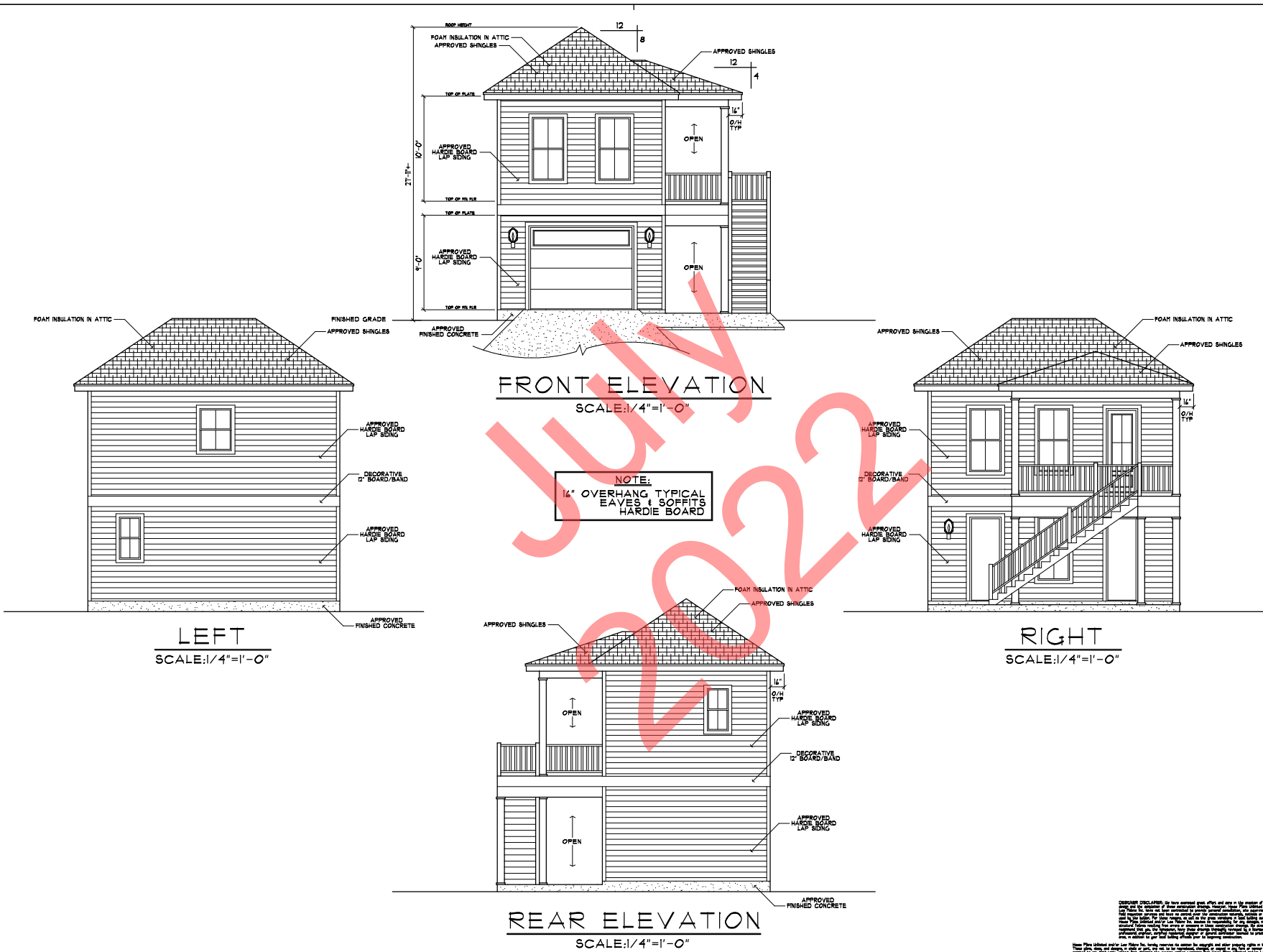
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MAYGARDEN
MINI 2-STORY
GARAGE/COTTAGE

PROJECT INFO:
JOB NAME: MAYGARDEN
CAD FILE NO.: 22004
DRAWN BY: HP U
DATE: 1/20/2022
REVISIONS: 00/00/00

SHEET #
A1



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