




ENERGY CODE REQUIREMENTS	
CLIMATE ZONE:	2
FENESTRATION	
U-FACTOR:	0.40 MAXIMUM
SHGC:	0.25 MAXIMUM
R-VALUES	
CEILING:	R-38
WOOD FRAME WALL:	R-13
SLAB:	R-0

NOTE: THE PRIMARY STRUCTURE ON THE 0.5 ACRE PROPERTY IS 4 BEDROOMS WITH 8 PARKING SPACES CURRENTLY AVAILABLE (2 PARKING SPACES COVERED VIA THE EXISTING 2-CAR GARAGE AND 4 SPACES IN THE EXISTING DRIVEWAY ATTACHED TO THE PRIMARY STRUCTURE). ALTHOUGH THE MINIMUM REQUIRED PARKING SPACES ARE CURRENTLY AVAILABLE AND LOCATED ON THE PREMISES AS REQUIRED BY THE CITY OF BRYAN, THE ADU GARAGE AND DRIVE WILL ACCOMMODATE 2 ADDITIONAL PARKING SPACES. THIS IS NOT A VARIANCE REQUEST, BUT A RESPONSE TO SDRG COMMENTS.

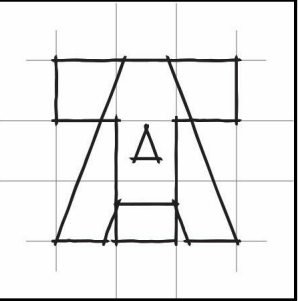
NOTE: ALL POWER ARE UNDERGROUND ELECTRICAL LINES AND A STANDARD 200 AMP SERVICE IS REQUIRED AND AVAILABLE. TEMPORARY POWER IS CURRENTLY IN PLACE.

SITE LEGEND:	
FIRE HYDRANT	
EXISTING UNDERGROUND ELECTRIC LINE	
NEW UNDERGROUND ELECTRIC LINE	

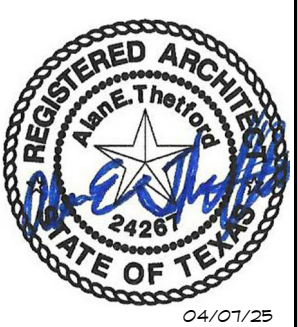
SQUARE FOOTAGES	
FIRST FLOOR AREA	1491 SF
TOTAL LIVING AREA	1491 SF
GARAGE AREA	151 SF
FRONT PORCH AREA	34 SF
REAR PORCH AREA	409 SF
UNCONDITIONED AREA	593 SF
TOTAL COVERED AREA	2090 SF



NOTE: THE PROPOSED ACCESSORY DWELLING UNIT IS INTENDED FOR USE BY THOSE INHABITING THE PRIMARY STRUCTURE OR THEIR IMMEDIATE FAMILY



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A NEW RESIDENCE FOR
THE JACKSONS
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REVISIONS	

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SITE PLAN

DATE
07 APR. 2025

SHEET
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