



COVERAGE BY ABOVE GRADE STRUCTURES		
DWELLING	-	1,090.50 S.F.
GARAGE	-	231.00 S.F.
FRONT PORCH	-	142.25 S.F.
REAR STEPS	-	<u>17.25 S.F.</u>
TOTAL	-	1,481.00 S.F.
1 481/6 250 = 23.6%		

IMPROVED COVERAGE CALCULATION OF LOT AREA		
BUILDING	-	1,481.00 S.F.
DRIVEWAY	-	1,194.37 S.F.
WALKWAY/PATIO/AC	-	75.40 S.F.
TOTAL	-	2,750.77 S.F.

GROSS AREA CALCULATIONS

FIRST FLOOR	-	994.90
SECOND FLOOR	-	<u>1,196.26</u>
TOTAL	-	2,191.16

2,191.16/6,250 = 35%

ZONING TABLE - R-2 RESIDENCE ZONE				
ITEM	REQUIREMENT FOR ZONE	EXIST'G	PROP.	COMPL.
MIN. LOT AREA	10,500	6,250	6,250	EXIST'G
MIN. LOT WIDTH	75'	50'	50'	EXIST'G
MIN. AVERAGE LOT WIDTH (WITHIN 140')	75'	50'	50'	EXIST'G
MIN. LOT DEPTH	120'	125'	125'	
HEIGHT (HT/STORIES)	30/2 1/2	26'-4.5"/2 1/2	26'-4.5"/2 1/2	
FRONT SETBACK	40'	34.4'	34.4'	EXIST'G
SIDEYARD SETBACK (1 SIDE/BOTH SIDES)	10'/20'	8'/20'-2'	8'/20'-2'	VARIANCE GRANTED
ACCESSORY STRUCTURE SETBACK	5'	N/A	3'	VARIANCE
REAR SETBACK	30'	38.02'	38.02'	
COVERAGE BY ABOVE GRADE STRUCT.	20%/1,250	20%/1,250	23.6%/1,481	VARIANCE GRANTED
COVERAGE BY IMPROVEMENTS (WITHIN 140')	45%/2,812.5	37.76%/2,359.94	44%/2,750.77	3
GROSS BUILDING AREA	35%/2,856 S.F.	28%/1,747.9	35%/2,191.16	
GROSS BUILDING AREA (ACCESSORY BLDG)	7.5%/588 S.F.	2%	3.6%/231 S.F.	
MAX. DRIVEWAY WIDTH	20'	10'	10'	



NOTE: INFORMATION TAKEN
FROM A SURVEY PREPARED BY
GEORGE W. LATUS, LIC. NO. 33106
DATED 10/12/21.

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111* SITE PLAN, GARAGE PLANS & ELEVATIONS, BLDG DATA

Cesar F. Padilla, Lic. No. 13091

date	01/07/24
scale	AS NOTED
DRAWN	CP
CHECKED	CP

- 3 03/18/24 - UPDATED COV W/ A/C UNITS
- 2 05/11/23 - SOFFIT DETAIL SPEC
- 1 03/20/23 - RELEASED FOR PERMITTING

revisions