

Attachment 2: Project Data/Compliance

Project Address: 472 Muriel Court
Zoning: R1-6L - Single-Family Residential

Project Number: PLN25-00398

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	8,596	8,596	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,466	3,006	--	--
Garage:	505	400	400	Y
Porch/Patio:	282	30	--	
Total:	1,971	3,406	--	--
Floor Area Ratio:	22.9%	39.6%	--	--
Building Coverage (%)				
Building Coverage (All):	26.2%	39.9%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	26'5"	25'4"	20'	Y
Left Side (1st floor):	5'1"	5'1"	5'	Y
Right Side (1st floor):	4'9"	4'9"	5'	N
Rear (1st floor):	34'8"	28'10"	20'	Y
Height (FT)				
Main building:	12'11"	18'9"	25'	Y
# of Bedrooms/Bathrooms:	3/2	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	--	2,533	Min 25%	Y