

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 108 Brookside Avenue
Zoning: R1-8L

Project Number: PLN26-00121

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	13,700	--	8,000	Y
Building Square Footage (SF)				
1st Floor:	1,438	3,143	--	--
2nd Floor:	--	834	--	--
Porch/Patio:	--	560	--	--
Porte Cochere	--	497	--	--
Garage	--	629	--	--
Total (enclosed):	--	4,829	--	--
% of 2nd floor to 1st floor:	--	26%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	11%	36%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	22	20	20	Y
(2nd floor):	--	25	25	
Left Side (1st floor):	10	6	5	Y
(2nd floor):	--	11	10	
Right Side (1st floor):	16	9	5	Y
(2nd floor):	--	14	10	
Rear (1st floor):	70	20	20	Y
(2nd floor):	--	25	20	
Height (FT)				
Main building:	n/a	25'	Max 25'	Y
# of Bedrooms/Bathrooms:	3/1	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)	>25%	>25%	Min 25%	Y
Open Landscaped Area (Front):	>35%	>35%	Min 35%	Y