

Attachment 2: Project Data/Compliance

Project Address: 3109 Alexander Avenue
Zoning: R1-6L

Project Number: PLN25-00265

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,510	6,510	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,760	2,097	--	--
2nd Floor:	NA	1,427	--	--
Basement:	NA	NA	--	--
Accessory Building:	NA	NA	600 SF max	NA
Garage:	480	480	-	--
Porch/Patio:	NA	28	--	--
Total:	2,240	4,004	--	--
Floor Area Ratio:	0.34	0.62	--	--
% of 2nd floor to 1st floor:	NA	54.82%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	34.40%	40%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	21'-2"	21'-1"	20'	Y
(2nd floor):		27'-11"	25'	
Left Side (1st floor):	5'-3"	5'-3"	5'	Y
(2nd floor):		10'-2"	10'	
Right Side (1st floor):	5'	5'	5'	Y
(2nd floor):		10'-1"	10'	
Rear (1st floor):	28'-7"	28'-7"	20'	Y
(2nd floor):				
Height (FT)				
Main building:	13'-11 "	23'-6"	25 '	Y
# of Bedrooms/Bathrooms:	4/2	7/4.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				
Off-street	2	2	2	Y
Common Living Area (SFR)	--	923	Min 25%	y