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

Project Address: 754 Ridge Road **Project Number: PLN26-00029**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	6,700	6,700	6,000	Y
Building Square Footage (SF)				
1st Floor:	--	2,620	--	--
2nd Floor:	--	879	--	--
Porch/Patio:	--	23	--	--
ADU Porch/Patio:	--	15	--	--
Total (enclosed):	--	3,500	--	--
% of 2nd floor to 1st floor:	--	34%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	--	40%	40% max	Y
Rear Yard Accessory Building Coverage:	--	14%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	-- --	20'-0" 33'-2"	20'-0" 25'-0"	Y
Left Side (1st floor): **(2nd floor):**	-- --	5'-11" 12'-8"	5'-0" 10'-0"	Y
Right Side (1st floor): **(2nd floor):**	-- --	5'-9" 17'-10"	5'-0" 10'-0"	Y
Rear (1st floor): **(2nd floor):**	-- --	29'-0" 32'-4"	20'-0" 20'-0"	Y
Height (FT)				
Main building:	--	24'-8"	25'-0"	Y
# of Bedrooms/Bathrooms:	--	3/2	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	--	2	2	Y
Common Living Area (SFR)	--	30%	Min 25%	Y