

2826 Toyon Drive Project Data

Lot Size: 8,088 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,238	603	1,841
Second Floor	692		692
Garage	420		420
Porch	32		32
Gross Floor Area	2,350		2,953
Lot Coverage	1,690/8,088= 20%		2,293/8,088 = 28%
F.A.R.	2,350/8,088 = 0.29		2,953/8,088 = 0.37
% of 2nd floor to 1st floor	692/1,658 = 42%		692/2,261=31%
Bedrooms/Baths	4/2.5		5/4
Flood Zone	X		X