

Attachment 2: Project Data**2730 Monroe Street**

Lot Size: 7,735 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,207 (demo)	351 + 2,048	2,399
Second Floor	n/a	1,734	1,734
Garage	403 (full demo)	462	462
ADU	n/a	518	283
Accessory building	n/a	150	150
Gross Floor Area	1,610	4,745	4,745
Lot Coverage	$1,610/7,735 = 20\%$		$3,011/7,735 = 39\%$
F.A.R.	$1,610/7,735 = 0.2$		$4,745/7,735 = 0.61$
Bedrooms/Baths	3/2		6/5.5
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X