

PROJECT INFORMATION:

APN	021-041-004
ZONING	A-1
GENERAL PLAN	RESID: 1 UNIT/ACRE
FRONT SETBACK	35 FEET
INTERIOR SETBACK	15 FEET
MAX HEIGHT	30 FEET
OPEN SPACE	1250 sq.ft.
FIRE ZONE	HIGH FIRE HAZARD
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3
# PARKING SPACES	2
FLOOR AREA RATIO	41% OF MAX FAR

AREA TABULATION:

DESCRIPTION	GROSS AREA	NET AREA
LOT	54,793 sqft gross	43,804 sqft net
MAIN FLOOR	1309 sqft gross	1234 sqft net
LOWER FLOOR	403 sqft gross	344 sqft net
TOTAL	1712 sqft gross	1578 sqft net
GARAGE	484 sqft gross	445 sqft net
TOTAL Proposed 21% FAR	2194 sqft gross	2043 sqft net
100% MAX FAR ALLOWED		4999 sqft net
DECK		111 sqft

COVERAGE:

area	percent
BUILDING	1493 sq.ft. 3 %
PAVING	9281 sq.ft. 17 %
LANDSCAPE	44,013 80 %

EARTH WORK:

cut	fill
UNDER BUILDING	20 cu.yd. 5 cu.yd.
OUTSIDE BUILDING	0 cu.yd. 0 cu.yd.
TOTAL EARTH MOVEMENT:	25 cu.yd.

SCOPE OF WORK:
 A NEW SINGLE FAMILY RESIDENCE WITH TWO BEDROOMS, THREE BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, UTILITY ROOM, LAUNDRY, TWO-CAR GARAGE, EXTERIOR RETAINING WALLS, EXTERIOR DECK AND LANDSCAPING.

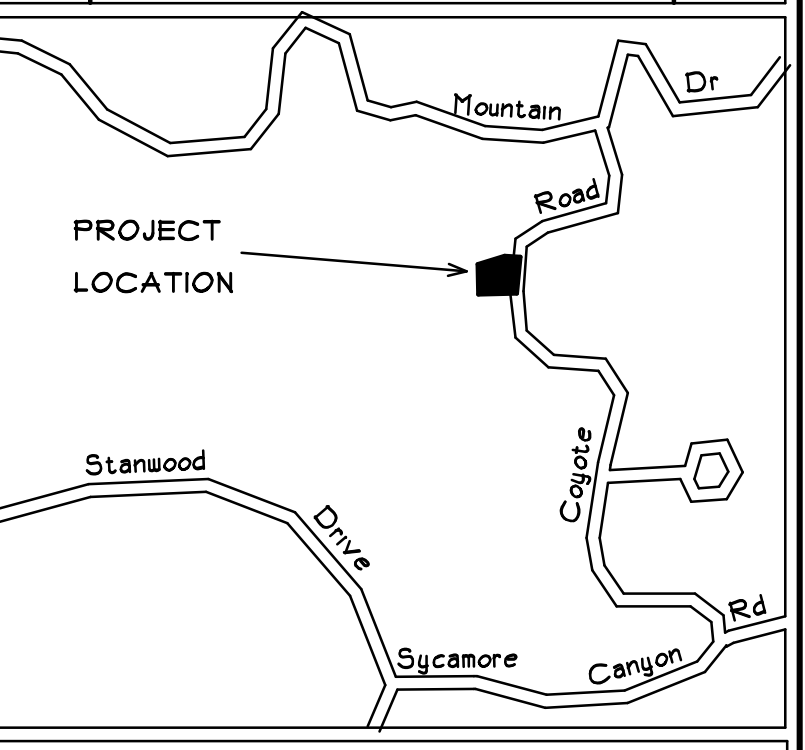
DESCRETIONARY REQUEST LIST:
 SFDB APPROVALS
 THIS PARCEL IS LOCATED WITHIN A DESIGNATED HIGH FIRE HAZARD DISTRICT

AVERAGE SLOPE CALCULATION:
 L = 4820 linear feet
 I = 5 foot
 A = 1.24 net acres
 S = 0.00229 x 4820 x 5 / 1.24 = 43.8%

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REVISIONS:

NO.	DESCRIPTION	DATE



PROJECT:
 TEA FIRE LOT REBUILD
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SHEET:
 SITE PLAN

PROJECT #: 021-041-004
DATE: 17 MARCH 2012

SHEET: A-1 of 1

