

MULTI-FAMILY RESIDENTIAL DATA FORM		
NAME: 526-528 N. Claremont St. Duplex Condominium Conversion (Tentative Parcel Map)	PA: PA-2018-061	ADDRESS: 526, 528 N. Claremont St.
LOT SIZE: 7,903 sq. ft.	ZONING: R2 (Two Family Dwellings)	APN: 032-167-240
FLOOR AREA	PROPOSED	MAXIMUM ALLOWED
526 N. Claremont St.:	(E) 1,544 sq. ft.	-
528 N. Claremont St.:	(E) 2,662 sq. ft.	-
TOTAL:	(E) 4,206 sq. ft.	4,741 sq. ft.
F.A.R.:	(E) 0.53	0.60
BLDG. HEIGHT:	(E) 19'-11"	24'-0"
DAYLIGHT PLANE:	(E) 14' & 45°	14' & 45° ¹
STORIES:	(E) 2	-
UNITS:	(E) 2	2
SETBACKS:	PROPOSED	MINIMUM REQUIRED
Front:	(E) 24'-8"	15'-0"
Left Side:	(E) 7'-6"	5'-0"
Right Side:	(E) 10'-6"	5'-0"
Rear First Floor:	(E) 34'-8"	15'-0"
Rear Second Floor:	(E) 34'-8"	25'-0"
PARKING:	PROPOSED	MINIMUM REQUIRED
3+ Bedroom (2@2.0/unit):	-	4.0
Visitor (2@0.2/unit):	-	<u>0.4</u>
TOTAL PARKING:	(E) 5	5 ²
COVERED PARKING:	(E) 2	2
FOOTNOTES:		
¹ The required daylight plane may commence at a height of 14 ft. as opposed to 12 ft. when the finished first floor is at a height greater than 3 ft. above existing grade.		
² When determining the required number of off-street parking spaces, a fractional space shall be considered a full space.		