

SINGLE FAMILY RESIDENTIAL DATA FORM								
NAME: 866 Viewridge Dr. SFDDR + SUP	PA: 16-074	ADDRESS: 866 Viewridge Dr.						
LOT AREA: 36,720 SF	ZONING: R1B	APN: 042-271-070						
FLOOR AREA: Existing (incl. garage) Proposed Garage (3-car garage): TOTAL:	PROPOSED 3,688.77 SF 3,950.49 SF 640.5 SF 4,590.99 SF	MAXIMUM ALLOWED 6000 SF**						
F.A.R.:	12.5%	16.3%						
BLDG. HEIGHT: Height to plate range*: Height to peak: Daylight Plane:	8'-10" to 13'-1" (e)/ 11'-0" to 13'-1" (p) 14'-0" (e)/19'-6" (p) Compliant	24' 32'						
STORIES:	1	2 (permitted)						
UNITS:	1	1						
SETBACKS: Front: Garage Setback (min. 20 ft): Left Side: Right Side: Rear First Floor:	PROPOSED ~51' 20' 5'-0" 9'-4" 100'+	MINIMUM REQUIRED 15' 20' 5' 5' 15'						
PARKING Total Floor Area for Parking Requirements (see Zoning Code Section 27.18.110) (Outside of front & side setback): Garage Uncovered Spaces: New Parking required: TOTAL PARKING:	PROPOSED 4,000 SF 3-car garage 1 4 stalls 4 stalls (3-car garage and 1 uncovered stall)	MINIMUM REQUIRED 4 stalls required						
LANDSCAPING: Heritage Trees removed:	2 (under separate permit HT2016-0209)	2 (removed under separate permit HT2016-0209)						
FLOOD ZONE:	No	No						
<p>*SMMC 27.04.080 Building Height - "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.</p> <p>**SMMC 27.18.060 Floor Area Ratio – The floor area ratio of buildings and structures on a parcel shall not exceed the following limitations:</p> <table border="1"> <thead> <tr> <th>Districts</th> <th>Maximum Floor Area</th> </tr> </thead> <tbody> <tr> <td>R1-A</td> <td>0.4 for parcels of less than or equal to 10,000 SF plus 0.2 for additional parcel area over 10,000 SF</td> </tr> <tr> <td>R1-B and R1-C</td> <td>0.5 for parcels of less than or equal to 6,000 SF plus 0.2 for additional parcel area over 6,000 SF.</td> </tr> </tbody> </table> <p><i>In no case shall more than 6,000 square feet of total floor area be permitted per parcel in residential use.</i></p>			Districts	Maximum Floor Area	R1-A	0.4 for parcels of less than or equal to 10,000 SF plus 0.2 for additional parcel area over 10,000 SF	R1-B and R1-C	0.5 for parcels of less than or equal to 6,000 SF plus 0.2 for additional parcel area over 6,000 SF.
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