

SINGLE FAMILY RESIDENTIAL DATA FORM

NAME: PA-2021-020 445 Virginia Ave., SUP + SFDDR + SDPA	PA: PA-2021-020	ADDRESS: 445 Virginia Ave
LOT AREA: 8,605 sq.ft.	ZONING: R1-B	APN: 034-072-060
FLOOR AREA: EXISTING House: 1 st = 2,264.3 sq. ft. 2 nd = 0 sq. ft. Garage: = 417 sq. ft. ¹ Basement: = 118.3 sq. ft. ¹ ADU: = 0 sq. ft. TOTAL: = 2,164.3 sq. ft.	PROPOSED 1,690.1 sq. ft. 1,830.4 sq. ft. 591 sq. ft. ¹ 436.6 sq. ft. ¹ 408.1 sq. ft. ² 3,520.5 sq. ft.	MAXIMUM ALLOWED 3,521 sq. ft.
F.A.R.: 0.25	0.41	0.41
BLDG. HEIGHT: Height to plate (24 ft. max): Height to peak (32 ft. max): Daylight Plane:	23'-11 3/16" 29'-8" 12'	24' 32' 12'
STORIES: 2	3	-
UNITS: 1	1 + ADU	1 + ADU + JADU
SETBACKS: Front: Front (garage): Left Side: Right Side: Rear: ADU:	PROPOSED 22'-9 1/4" 27' 7'-7 1/8" 6'-7" 51'-8" 51'-8"	MINIMUM REQUIRED 15' 20' 5' 5' 15' 4'
PARKING (outside of front & side setback): Garage (min. 10'x18'/car): Open Spaces: New Parking req'd: TOTAL PARKING:	PROPOSED 3 0 0 3	MINIMUM REQUIRED 2 0 1 3
LANDSCAPING: Protected Trees removed:	None	-
¹ SMMC 27.04.200(c)(6) excludes basements from floor area when less than one-half the area of the outermost basement walls is below finished or pre-existing grade. ² SMMC 27.19.050 allows an attached or detached ADU up to 800 sq. ft. to be exempt from floor area ratio limitations.		