

146 Robin Way PROJECT DATA			
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-1:10	same	-
Land use	Single-family home	same	-
General Plan Designation	low density residential	same	-
Lot size:			
· Square feet/acres	13,122	same	10,000 sq. ft. min.
Exterior materials:			
· siding	stucco	Wood, stone veneer, stucco	-
· trim	wood	none	-
· windows	vinyl	metal	-
· roofing	Wood shingles	metal	-
Building floor area (sq. ft.):			
· first floor	2,466	3,737	-
· second floor	-	-	-
· garage	542	508	-
· cellar	-	-	-
Setbacks (ft.):			
· front	>25"	25"-9"	25 feet minimum
· rear	>25'	27'-9"	20 feet minimum
· side	<10'	10'	10 feet minimum
· side street	-	-	15 feet minimum
Maximum height (ft.)	14'-15'	18'-1"	30 feet maximum
Building coverage (%)	24.1%	36.8%	40% maximum
Floor Area Ratio (%)			
· house	2,466	3,737	3,738 sq. ft. maximum
· garage	542	508	1,013 sq. ft. maximum
Parking	2	2	two spaces minimum
Tree Removals	-	1	canopy replacement
Sewer or septic	sewer	same	-

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