

**56 Central Avenue - PROJECT DATA**

	<b>EXISTING CONDITIONS</b>	<b>PROPOSED PROJECT</b>	<b>REQUIRED/ PERMITTED</b>
<b>Zoning district</b>	R-1:10	same	-
<b>Land use</b>	Single-family home	same	-
<b>General Plan Designation</b>	Low density residential	same	-
<b>Lot size (sq. ft.)</b>			
• gross lot area	11,281	same	10,000 sq. ft. minimum
• net lot area	8,235	same	-
<b>Exterior materials:</b>			
• siding	wood	siding, board & batten	-
• trim	wood	wood	-
• windows	wood	vinyl	-
• roofing	wood	comp shingle & metal	-
<b>Building floor area:</b>			
• first floor	1,188	1,435	2,669 sq. ft. maximum
• second floor	-	1,230	
• below grade	-	1,590	exempt
• garage	-	717	749 sq. ft. maximum
<b>Setbacks (ft.):</b>			
• front	39'	26'	25 feet minimum
• rear	127'	122'	20 feet minimum
• side	0'	5'	10 feet minimum
• side	27'	5'	10 feet minimum
<b>Average slope (%)</b>	-	18.5%	-
<b>Maximum height (ft.)</b>	16'	25	25 feet maximum
<b>Building coverage (%)</b>	14%	37.9%	40%

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