
PROJECT SUMMARY

PROJECT DESCRIPTION:

Construct 2 (2) new Condominiums of 2115 sf each. Each Unit to consist of Living Room, Dining Area, Laundry, Kitchen, Powder Room, Three (3) Bedrooms with Closets, two (2) full bathrooms and a private, attached Garage.

LEGAL DESCRIPTION:

APN# 7534-010-027
Tract TRACT # 7506
Lot LOT 32
Block BLK E

OCCUPANCY TMC 91.6.1

Group R3 Residential
Group U Private Garage

LOTSIZE TMC 91.6.3

50 ft x 130.46 ft = 6523 sf

ZONING

R-2

SETBACKS TMC 91.6.4; 91.6.5; 91.6.6

Development Standards:

Front: 20' - 0"
Side: 5' - 0"
Rear: 15' - 0"

Proposed:

Front: 20' - 0"
Side: 5' - 1"
Rear: 23' - 11"

BUILDING & FLOOR AREA CALCULATIONS TMC 91.6.10

Development Standards:

F.A.R. = .65 to 1.0 Proposed F.A.R. = .648

Proposed:

Habitable Space Habitable Space Garage SF:

24236 Ocean Avenue:	24238 Ocean Avenue:	
1st Floor = 1026 sf	1st Floor = 1026sf	24236 Ocean = 402 sf
2nd Floor = 1089 sf	2nd Floor = 1089 sf	
<u>Total = 2115 sf</u>	<u>Total = 2115 sf</u>	24238 Ocean = 402 sf

Total, Both Units, Both Floors = 4230SF
Proposed F.A.R. = 4230sf / 6523sf = .0648

HEIGHT TMC 91.6.2

Development Standards = Maximum Height = 27' - 0"

Proposed Maximum Height = 23' - 3-1/2" Above Adjacent Finished Grade

OPEN SPACE TMC 91.6.9

Development Standards:

1/3 of Lot = 6523 sf / 3 = 2174 sf

Proposed (See Diagram Drawing A.1 Site Plan):

Total = 2489 sf

PARKING TMC 91.36.5

Development Standards:

4 Covered Parking Spaces and 1 uncovered Guest Space

Provided:

- (2) 2 Car Garages, attached to structure, 20'x18' interior clear dimension
- (1) 10'x20' Guest Parking Area with no encroachments

Lockable Storage Calculations TMC 91.36.5

Development Standards:

200 Cubic Feet of Lockable Storage per Dwelling Unit

Provided at Each Unit (See Details Drawing A.8):

1 . Area Under Stair	=	136 Cubic Feet
2 . Storage at Garage	=	53 Cubic Feet
3 . Storage at Laundry	=	21 Cubic Feet
		<hr/>
		210 Cubic Feet

Landscape

See Landscape Drawings