

## 15523 Columbia Avenue Information Regarding Rebuild

\*\*\* All measurements are approximate. The city zoning site does not list the actual site area. Must have surveys for accurate site coverage/FAR calculations.

Zone = RS-3

Site Dimensions = approx. 29.50' x 118.98'

Site Area = 3,510 S.F.

Site Coverage = 50% = 1,755 S.F.

FSR = 70% = 2,457 S.F.

\*exclude basement floor and garage

### Approximate Square Footage Per Floor

(these are only approximate as the design determines how large a home the finished product would be.)

Basement Floor 1300 S.F.

Main Floor 1300 S.F.

Upper Floor 1150 S.F.

**Total = 3,750 S.F.**

Plus 2 Car Garage 420 S.F

### Setbacks

Principal:

Front = 3m (9.84')

Rear = 3m (9.84')

\*Front and rear setback total may not be less than 9.0m (29.50')

Interior Sides = 1.2m (3.94')

Ancillary:

Front = Not Permitted

Rear = 1.5m (4.92')

\*Front and rear setback total may not be less than 9.0m (29.50')

Interior Sides = 1.2m (3.94')

### Height

Principal:

7.7m (25.26')

South elevation= 45 degree containment at 6.0m high

Ancillary:

4.0m (13.12')

### Building Envelope

21.62' x 89.48'