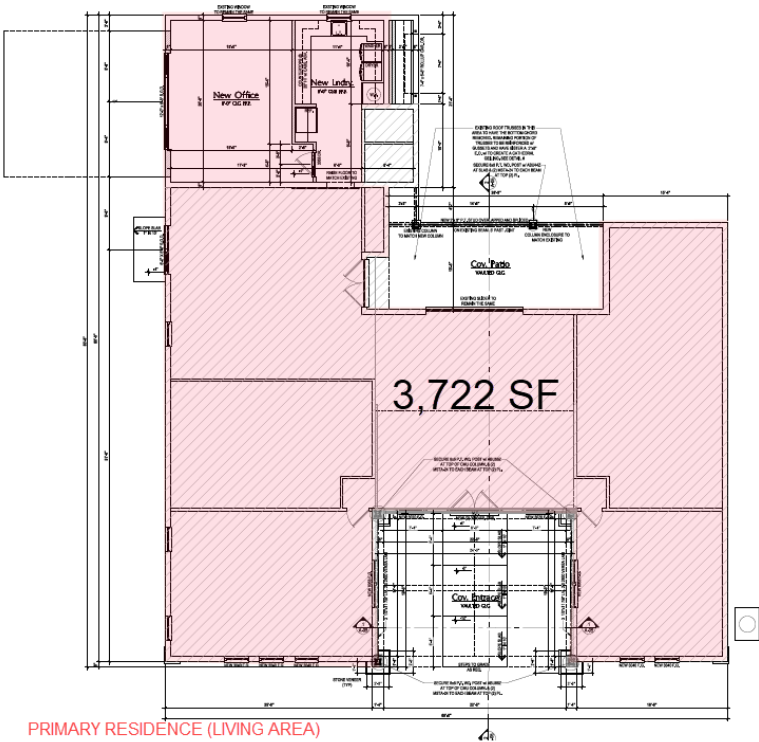


DAWN CT (3440)
VARIANCES

1. MASS/SIZE

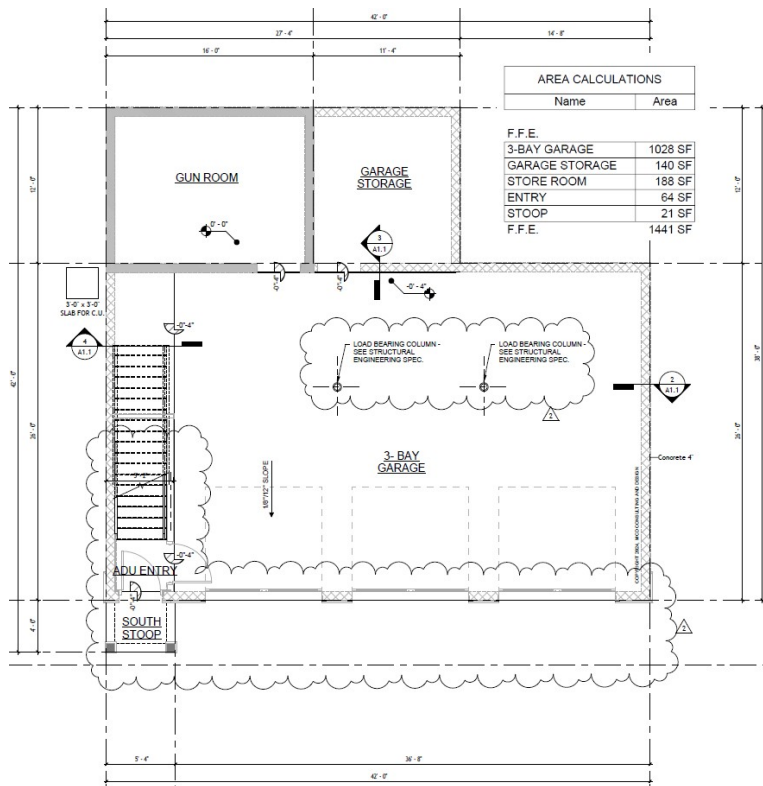
EXISTING PRIMARY RESIDENCE (LIVING AREA)



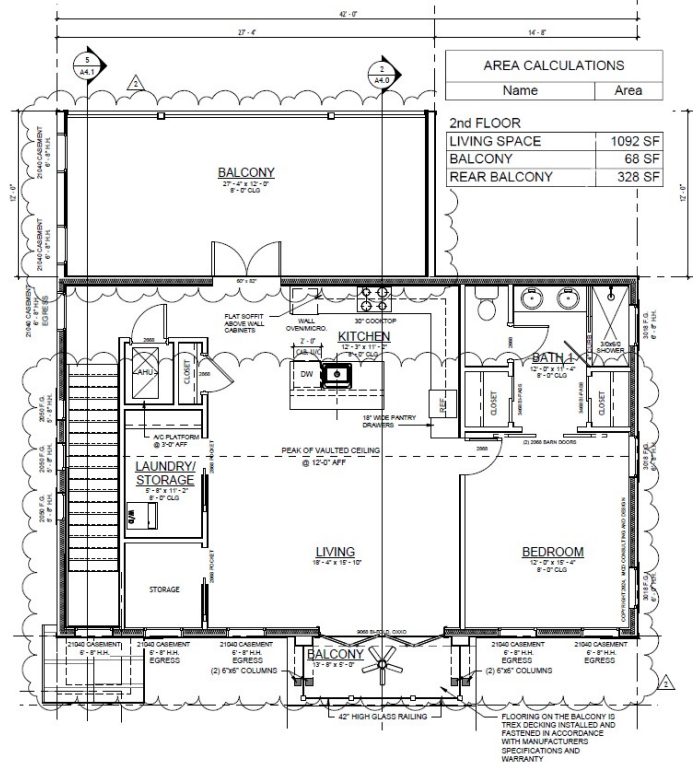
PROPOSED ACCESSORY STRUCTURE
PROPOSED AREA CALCULATIONS

AREA CALCULATIONS	
Name	Area
F.F.E.	
3-BAY GARAGE	1028 SF
GARAGE STORAGE	140 SF
STORE ROOM	188 SF
ENTRY	64 SF
STOOP	21 SF
F.F.E.	1441 SF
2nd FLOOR	
LIVING SPACE	1092 SF
BALCONY	68 SF
REAR BALCONY	328 SF
2nd FLOOR	1488 SF
TOTAL UNDER ROOF	2929 SF

PROPOSED FIRST FLOOR (1,441 SF)

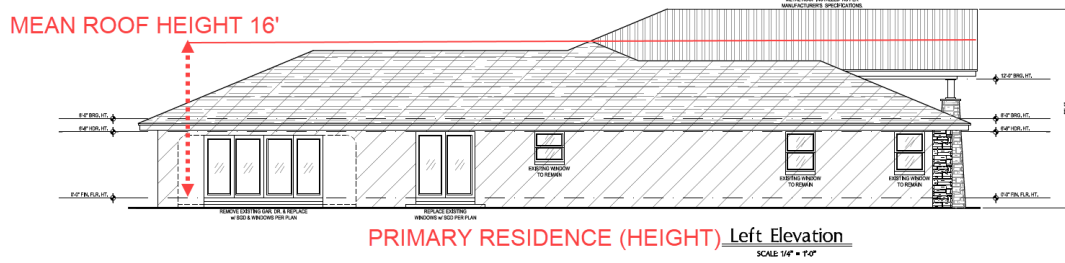
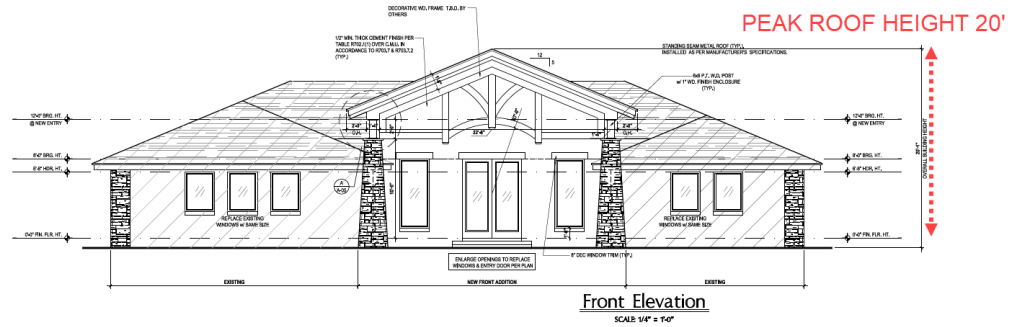


PROPOSED SECOND FLOOR/ADU (1,488 SF)

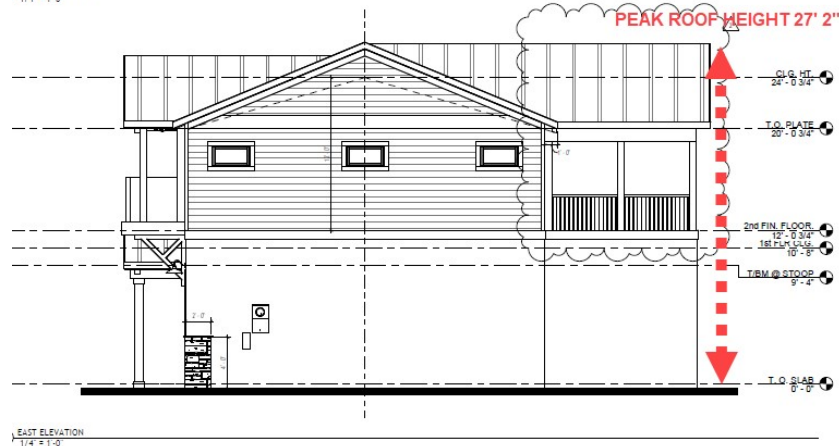
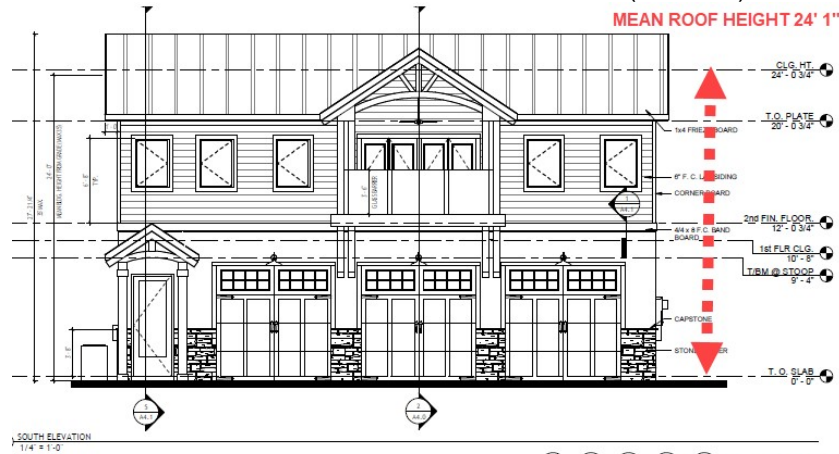


2. HEIGHT

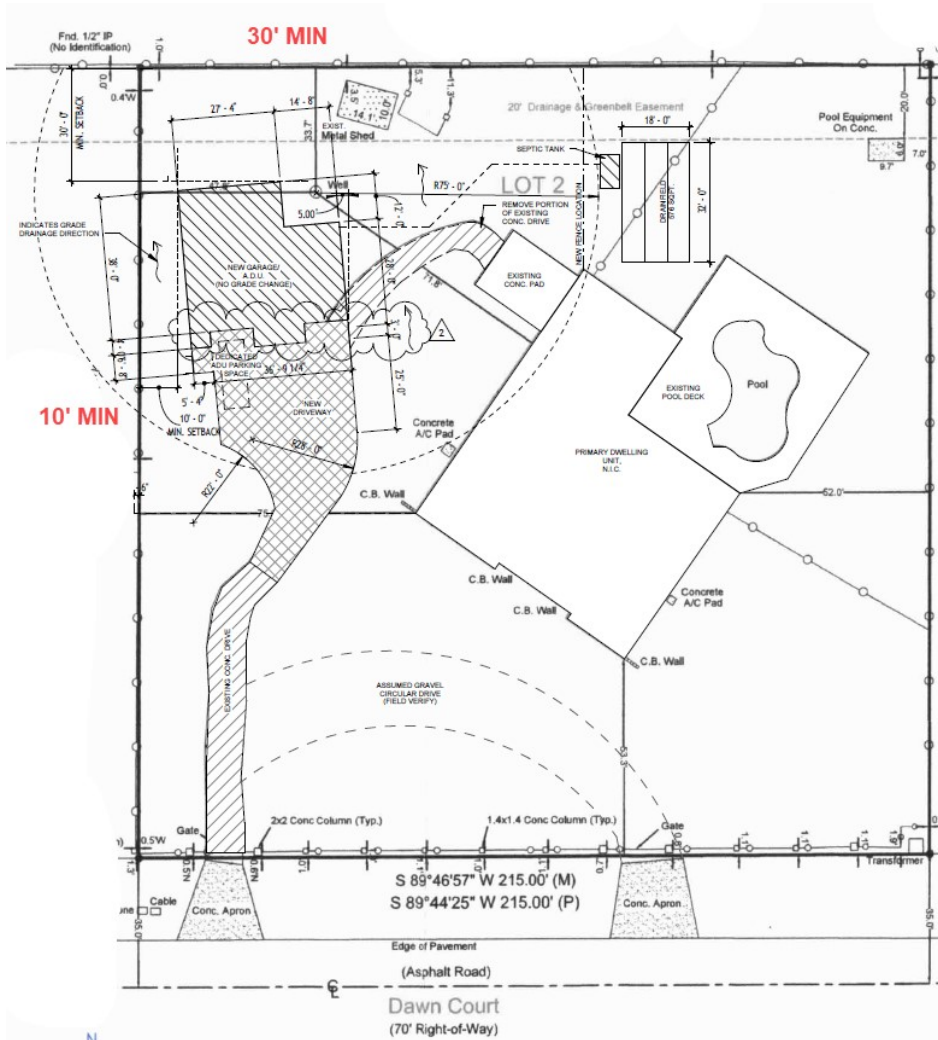
EXISTING RESIDENCE (HEIGHT)



PROPOSED ACCESSORY STRUCTURE (HEIGHT)



SITE PLAN



GROSS FLOOR AREA-ADU	GFA - GROSS FLOOR AREA (S.F.)	
PDU-PRIMARY DWELLING UNIT, MAX. ADU SIZE PERMITTED OR MAXIMUM	3,722 1,303 1,000	35%
ADU-ACCESSORY DWELLING UNIT PROPOSED	1,002	
* INCLUSIVE OF ONLY 2ND FLOOR A/C LIVING SPACE; EXCL. 1ST FLOOR, GARAGE & STORAGE		

IMPERVIOUS LOT AREA CALCULATIONS	S.F.	
LOT AREA	43,680	(1.002 ACRES)
IMPERVIOUS, EXISTING		
PDU - PRIMARY DWELLING UNIT, DRIVEWAY (S)	3,722	
METAL SHED	1,704	
POOL DECK (POOL SURFACE AREA EXCLUDED)	140	
CONC. PAD	1,803	
TOTAL EXISTING	7,548	
IMPERVIOUS, NEW CONSTRUCTION		
GARAGE 1ST FLOOR	379	
NEW DRIVEWAY/PARKING APRON	1,578	
TOTAL NEW CONSTRUCTION	2,138	
IMPERVIOUS, TOTAL PROPERTY ACHIEVED	3,716	
MAXIMUM IMPERVIOUS PERMITTED	11,294	25%
	13,104	30%