

RELOCATE FENCE ON NORTH PROPERTY LINE

REMOVE BACK SECTION OF DRIVEWAY

REMOVE NORTH SECTION OF FENCE

EXTEND LINE OF EXISTING FENCE

EXISTING AUTO COURT: REPLACE WITH NEW CONCRETE OR ASPHALT

EXISTING GARAGE

PATIO
22-0 x 9-0

PLANTING BED

PLANTING BED

PROPOSED ADDITION

REMOVE EXISTING PERGOLA & PATIO

EXISTING RESIDENCE

PROPOSED PORCH

NEW SIDEWALK

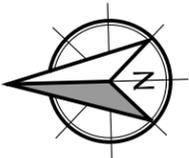
DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 9873 SF

MAXIMUM BUILDING COVER 35% = 3455 SF
PROPOSED LOT COVER:
EXISTING HOUSE = 720 SF
EXISTING GARAGE = 490 SF
PROPOSED ADDITION = 360 SF
PROPOSED PORCH = 185 SF
TOTAL BUILDING COVER 17.8% = 1755 SF

MAXIMUM DEVELOP. COVER 60% = 5923 SF
PROPOSED DEVELOP. COVER:
BUILDING COVER = 1755 SF
SIDEWALK = 78 SF
EXISTING DRIVEWAY = 2211 SF
DRIVEWAY REMOVAL = -629 SF
PATIO = 227 SF
TOTAL 36.9% = 3642 SF

51.3' AVERAGE EXISTING FRONT YARD SETBACK



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Date:
27 Oct 2021

Project Number:
21-018

Drawing Title:
Site Plan

Project Name:
Vincent-Kunkel Residence
792 Francis Ave.

Scale:
1/8" = 1'-0"

Sheet Number:
S-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME