

ETIWANDA AVE

84.93'

8.0' SETBACK  
5.0' DEDICATION  
3.0'

3' DEDICATION

NOT A FIRE LANE

3' DEDICATION

178.79'

③ FIRE HOSE PULL @ 149'

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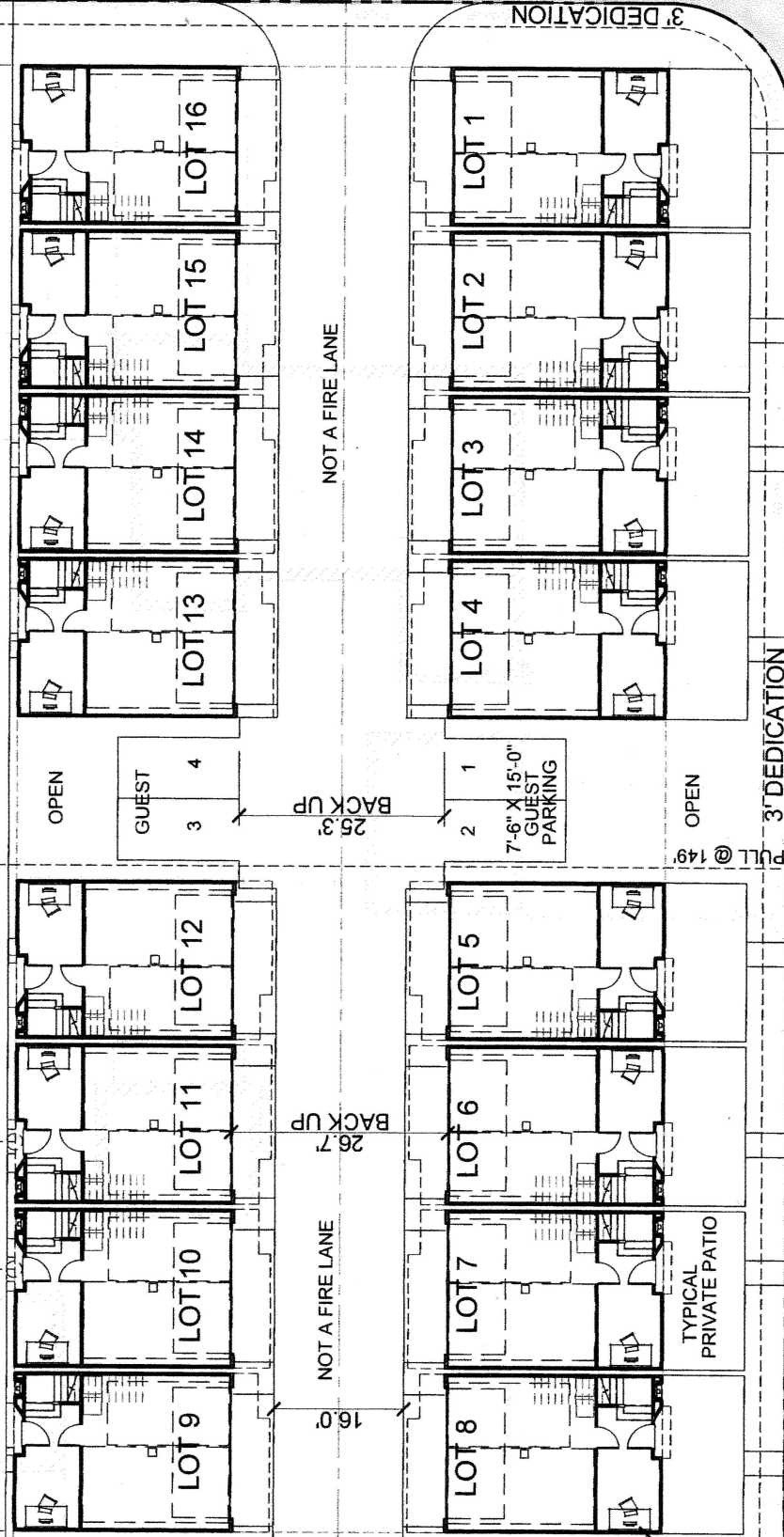
3.0' DEDICATION  
12.0'

100.01' OVERHANG TYP  
4.5'

5.0' SETBACK

5.0' SETBACK

193.87'



## NOTES:

1. TOTAL AREA: 29,101 S.F. (0.67 AC.) GROSS TO CL STREET  
18,464 S.F. (0.42 AC.) NET
2. ZONING EXISTING: RA-1 AND PROPOSED: (T)(Q)R3-1
3. USE: 16 SMALL LOT SUBDIVISION PURSUANT TO ORDINANCE NO. 176354
4. PARKING SPACES: 32 TENANT AND 4 GUEST
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTARY DRAINAGE TO BE CONVEYED TO STREET.
7. NO OAK, WESTERN SYC, CALIF BAY OR SC BLACK WALNUT TREES ON PROPERTY. EXIST. TREES TO BE REMOVED.  
SEE TREE REPORT BY KAY J. GREENLY DATED OCT. 17, 2016.
8. SITE HAS 1 SINGLE FAMILY RESIDENCE AND AN AUXILLARY BLDG TO BE REMOVED.

## VESTING NOTES:

1. BUILDING HEIGHT: 38.5 FT.
2. BUILDING AREA: LOTS 1-16= 1,461 SQ. FT.
3. TOTAL PARKING SPACES : 32 TENANT AND 4 GUEST
4. ACCESS FROM ETIWANDA AVENUE
5. TRASH CONTAINERS TO BE  
LOCATED IN GARAGES
6. SOUTH YARDS = FRONT YARDS  
NORTH YARDS = REAR YARDS

## LOT MATRIX

LOT	AREA S.F.	YARDS:			
		NORTH	SOUTH	EAST	WEST
1	1,265	13.35'	12.0'	5.0'	0.33'
2	1,049	13.35'	12.0'	0.33'	0.33'
3	1,049	13.35'	12.0'	0.33'	0.33'
4	1,552	13.35'	12.0'	0.33'	10.0'
5	1,552	13.35'	12.0'	10.0'	0.33'
6	1,049	13.35'	12.0'	0.33'	0.33'
7	1,049	13.35'	12.0'	0.33'	0.33'
8	1,314	13.35'	12.0'	0.33'	5.0'
9	1,149	5.0'	13.35'	0.33'	5.0'
10	908	5.0'	13.35'	0.33'	0.33'
11	908	5.0'	13.35'	0.33'	0.33'
12	1,342	5.0'	13.35'	10.0'	0.33'
13	1,342	5.0'	13.35'	0.33'	10.0'
14	908	5.0'	13.35'	0.33'	0.33'
15	908	5.0'	13.35'	0.33'	0.33'
16	1,124	5.0'	13.35'	5.0'	0.33'