

CONSTRUCTION TYPE - VB  
 OCCUPANCY CLASSIFICATION - R-3

**LOT COVERAGE:**

Total Lot Area:	38,379 s.f.
4 plex (3,788 x 2):	7,576 s.f.
3 plex :	2,865 s.f.
3 plex w/ Water Meter :	2,993 s.f.
Total Building Footprint:	13,434 s.f.

Max. Lot Coverage = 40% = 15,351 s.f.  
 Actual Lot Coverage = 35%

Asphalt =	9,594 s.f.
Conc. driveways =	4,130 s.f.
Conc. patios =	2,282 s.f.
Buildings =	12,388 s.f.
Total Impervious Surface =	28,394 s.f. (74%)

Landscaping / Grass = 9,985 s.f. (26%)

**PARKING :**

1.5 SPACES PER 2 BED UNIT  
 14 UNITS x 1.5 = 21 spaces required

**PARKING PROVIDED:**

Garage Parking = 14 spaces

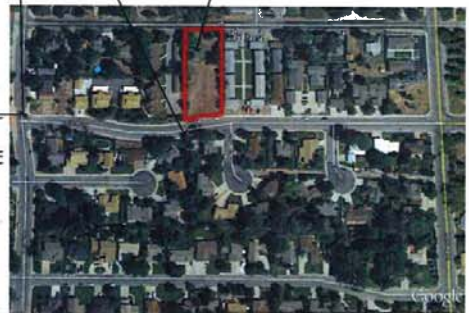
Driveway Parking = 14 spaces

Total Parking = 28 spaces provided

**LEGAL DESCRIPTION**

3104 BOULDER AVENUE  
 LOT 6 (LESS 2,120.77 S.F. STREET)  
 WOLF SUBDIVISION  
 38,379 s.f.

EXISTING FIRE HYDRANT  
 PROJECT LOCATION



**COLTON SITE PLAN**

1" = 20'-0"

14 UNITS



**VICININTY MAP**

N.T.S.