

PROJECT:
GILBERTSON RESIDENCE

GILBERTSON RESIDENCE
 10179 SE 43RD AVE.
 MILWAUKIE OR, 97222-8202

ZONE: R-7
 LOT SIZE: 8547.64 SF
 BUILDING SF: 1348 SF
 MAX. HGT. LIMIT: 20 FT

SECTION 19.301.5
 DEVELOPMENT STANDARDS:
 INCREASE LOT COVERAGE:
 FOR A NEW SFR OR AN
 ADDITION TO A SINGLE
 FAMILY DETACHED
 DWELLING. ONLY PORTIONS
 OF THE STRUCTURE THAT
 ARE LESS THAN 20FT AND
 NO TALLER THAN 1-STORY,
 ALLOWS 40% LOT
 COVERAGE

LOT COVERAGE = (8547.64
 SF)(0.40) = 3,419 SF TOTAL
 ALLOWED

(E) LOT COVERAGE
 (E) MAIN: 1348 SF
 (E) ATT. GARAGE: 484 SF
 (E) DET. ACC. STR: 561 SF
 = 2,393 SF 28%

(N) AVAILABLE LOT
 COVERAGE: 12% = 1,025.7 SF

(N) PROPOSED LOT
 COVERAGE:
 1,000 SF

MIN. VEGETATION (PERCENT
 OF LOT):
 30% = 2,564 SF REQUIRED
 34% = 2,912 SF PROVIDED

FRONT YARD VEGETATION
 40% REQUIRED
 64% PROVIDED

SITE PLAN

SCALE: 1" = 10'-0"

