



2212 ION AVENUE	
LOT INFORMATION	
LOT SIZE:	8,404 SQFT
LOT WIDTH:	79'-7"
LOT DEPTH:	105'-0"
FLOOD ZONE:	AE 1 I
LOT COVERAGE: 28.7% (30% MAX.)	
F.A.R.: 6.3%	
TOTAL IMPERVIOUS COVERAGE MAX:	7,000 SF
TOTAL IMPERVIOUS COVERAGE:	2,416 SF
HEATED FOOTPRINT:	1,525 SF
COVERED PORCHES + STAIRS:	252 SF
SHED:	297 SF
CONCRETE PATIO:	342 SF
TOTAL HEATED AND COOLED SQUARE FOOTAGE: 1,525 SF	
FIRST FLOOR:	1,525 SF

ION AVENUE (40' R/W)

PROPOSED SITE PLAN

scale 1/8"=1'-0"

