



PROJECT INFORMATION

Single-Family Design Review

PROJECT ADDRESS: 723 Evelyn Avenue

ARCHITECTURAL STYLE

The architectural style/appearance of the home is Craftsman.

The proposed will be compatible with the existing architecture as follows:

The house will maintain the existing gable roof with shingles and gable end barge rafters. The original shingle siding will be replaced with cement plaster siding and the new windows will have 3 1/2" flat trim with a sill which is common to craftsman homes. The house and additions will remain 1-story and will not increase the building height.

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)	904	1494
Bedroom count	2	3
Bathroom count	1	2

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (west)*	24'-5"	15'-1"	15' min.
Left Side (north)*	4'-2"	4'-1"	3'-6 1/2" min.
Right Side (south)*	9'-7"	3'-8"	3'-6 1/2" min.
Rear (east)*	35'-4"	24'-10"	20' min.
Maximum Height	16'-7"	16'-7"	28' \max.

*Within parenthesis, please include the related orientation (i.e. north, south, east, west)

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size	3,550	3,550	4,000 --
Lot Coverage area (sq. ft.) ⁽¹⁾	1,062	1,614	_1,775 max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	29.9%	45.4%	50% max.

FLOOR AREA RATIO CALCULATIONS

	Existing		Proposed		Requirement
1. Total Floor Area (sq. ft.) ⁽²⁾					
a. Lower Level/Basement ⁽³⁾	0		0		
b. Main Level	904		1,494		
c. Second floor	0		0		
d. Covered Porch, Decks, Patios ⁽⁴⁾	0		0		
e. Accessory Structure(s), incl. ADUs	158		120		
Total Area:	0	1,062	0	1,614	
2. Specific Floor Area (sq. ft.) included in Section “1. Total Floor Area” above					
a. Covered Parking	0		0		
b. Max. Stairwell Footprint	0		0		
c. ADU (not JADU)	0		0		
3. Deductions (sq. ft.)					
Enter 220 or the number in column in 2.a., whichever is less					
a. Covered Parking	0		0		
Enter 60 or the number in column in 2.b., whichever is less					
b. Stairwell Footprint	0		0		
Enter total area of all ADUs in column in 2.c that are 800 sq. ft. or less, otherwise enter zero					
c. ADU ⁽⁵⁾	0		0		
Total Deduction:	0	0	0	0	
4. Total FAR square footage (sq. ft.)					
Section 1. total minus Section 3. total:	0	1,062	0	1,614	_1,952 max. sq. ft.
5. Floor Area Ration (FAR)					
Section 4 total divided by lot size:	0.0%	29.9%	0.0%	45.4%	55% max.

1. All land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches, landings, balconies, or stairways that are less than six (6) feet above grade and are not enclosed by walls on more than two (2) sides; eaves; trellises or other structures that do not have solid roofs.
2. Total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms.
3. Any covered area below the first or main floor shall be included in the floor area if the average height of the perimeter is greater than 5 feet as measured from existing grade at the exterior to the top of existing finished floor of the story above. For structures on sloped lots, the average shall be taken at points where the interior space has a minimum 7.5-foot floor to ceiling height.
4. Include if closed on three or more sides; a solid roof shall be counted as one side.
5. Note: ADU square footage is included in FAR calculations for purposes of determining whether exceptional Design Review requirements apply to a project.