



PROJECT INFORMATION

Single-Family Design Review

PROJECT ADDRESS: _____

ARCHITECTURAL STYLE

The architectural style/appearance of the home is _____.

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

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)		
Bedroom count		
Bathroom count		

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (north)*			15' min.
Left Side (east)*			___ ' min.
Right Side (west)*			___ ' min.
Rear (south)*			___ ' min.
Maximum Height			___ ' max.

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

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size			--
Lot Coverage area (sq. ft.) ⁽¹⁾			___ max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)			50% 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.

FLOOR AREA RATIO CALCULATIONS

	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.)⁽¹⁾			
a. Lower Level/Basement ⁽²⁾			
b. Main Level			
c. Second floor & above ⁽³⁾			
d. Covered Porch, Decks, Patios			
e. Accessory Structure(s)			
Total Area:			
2. Specific Floor Area (sq. ft.) included in Section "1. Total Floor Area" above⁽⁴⁾			
a. Covered Parking			
b. Max. Stairwell Footprint			
c. Attached or Detached ADU (not JADU)			
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking			
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint			
Enter total area of ADU in column in 2.c that is 800 sq. ft. or less, otherwise enter zero			
c. ADU ⁽⁵⁾			
Total Deduction:			
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:			_____ max. sq. ft.
5. Floor Area Ration (FAR)			
Section 4 total divided by lot size:			0.55 max.

- All area on the parcel that is enclosed on three sides (a solid roof counts as a side) inclusive of exterior walls, but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms.
- 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.
- Any attic space having a floor area of at least one hundred fifty (150) square feet with a ceiling height of seven (7) feet six (6) inches or more shall be calculated as gross square footage.
- All square footage listed in section 2 must also be included in section 1.
- Note: ADU square footage is included in FAR calculations for purposes of determining whether exceptional Design Review (> .45 FAR) requirements apply to a project.