

**PROJECT INFORMATION**
Single-Family Design ReviewPROJECT ADDRESS: 1119 Ordway St**ARCHITECTURAL STYLE**

The architectural style/appearance of the home is _____.

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

proposed lower stairs + retaining walls to
be concrete, matching existing
Basement expansion has no exterior change

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)	2,562	2,562
Bedroom count	4	4
Bathroom count	2.5	2.5

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (west)*	22.6'	22.6'	15' min.
Left Side (North)*	3.9'	3.9'	3.5' min.
Right Side (South)*	5.2'	5.2'	3.5' min.
Rear (east)*	127.75'	127.75'	20' min.
Maximum Height	24'	24'	28' max.

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

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size	7,560	7,560	-
Lot Coverage area (sq. ft.)(¹)	3,340	3,340	3,780 max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	44.2%	44.2%	50% max.

FLOOR AREA RATIO CALCULATIONS

	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.) ⁽²⁾			
a. Lower Level/Basement ⁽³⁾	258	340	
b. Main Level	1686	1686	
c. Second floor	814	814	
d. Covered Porch, Decks, Patios ⁽⁴⁾	62	62	
e. Accessory Structure(s), incl. ADUs	838	838	
Total Area:			
2. Specific Floor Area (sq. ft.) included in Section "1. Total Floor Area" above			
a. Covered Parking	293	293	
b. Max. Stairwell Footprint	36	36	
c. Attached or Detached ADU (not converted J/ADU)	545	545	
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking	220	220	
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint	36	36	
Enter total area of ADU in column in 2.c that is 800 sq. ft. or less, otherwise enter zero			
c. ADU ⁽⁵⁾	545	545	
Total Deduction:		801	
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:	2857	2939	4,158 max. sq. ft.
5. Floor Area Ratio (FAR)			
Section 4 total divided by lot size:	37.8%	38.9%	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.