



PROJECT INFORMATION

Single-Family Design Review

PROJECT ADDRESS: 707 Gateview, Albany

ARCHITECTURAL STYLE

The architectural style/appearance of the home is Minimal Traditional architectural style.

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

1. New addition to receive stucco finish to match existing.
2. New paint to be applied to both existing and new addition. Refer to A05 COLORS & MATERIALS.
3. Existing guard rail to be replaced with metal rod rail and new rail to be the same type of metal rod rail.
4. New addition to have the same fenestration type as to existing.

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)	3,668 sf	5,772 sf
Bedroom count	6	7
Bathroom count	7	8

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (<u>west</u>)*	14' 11"	14' 11"	15' min.
Left Side (<u>north</u>)*	64' 5 1/4"	59' 3 3/4"	<u>5</u> ' min.
Right Side (<u>south</u>)*	3' 9 1/4"	5' 2"	<u>5</u> ' min.
Rear (<u>east</u>)*	23' 10 1/4"	20' 2 1/2"	<u>20</u> ' min.
Maximum Height	19' 9"	27' 0 1/2"	<u>40</u> ' max.

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

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size	18620	18620	--
Lot Coverage area (sq. ft.) ⁽¹⁾	2774	3436	<u>9310</u> max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	14.90%	18.45%	50% max.

FLOOR AREA RATIO CALCULATIONS

	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.) ⁽²⁾			
a. Lower Level/Basement ⁽³⁾	379 sf	379sf	(N)3rd floor = 1,136 sf (N)4th floor = 401 sf * floor area of 3rd and 4th floor are added to 'd' for total area.
b. Main Level	1343 sf	1343sf	
c. Second floor	2325 sf	2892 sf	
d. Covered Porch, Decks, Patios ⁽⁴⁾		1537 SF	
e. Accessory Structure(s), incl. ADUs			
Total Area:	4047	6151	
2. Specific Floor Area (sq. ft.) included in Section “1. Total Floor Area” above			
a. Covered Parking	379 sf	379 sf	
b. Max. Stairwell Footprint	66 sf	126 sf	
c. ADU (not JADU)			
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking	220 sf	220 sf	
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint	60 sf	60 sf	
Enter total area of all ADUs in column in 2.c that are 800 sq. ft. or less, otherwise enter zero			
c. ADU ⁽⁵⁾			
Total Deduction:	280	280	
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:	3767	5871	<u>10241</u> max. sq. ft.
5. Floor Area Ration (FAR)			
Section 4 total divided by lot size:	20.2%	31.5%	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.