



PROJECT INFORMATION

Single-Family Design Review

PROJECT ADDRESS: 509 RAMONA AVENUE

ARCHITECTURAL STYLE

The architectural style/appearance of the home is 1929 MCGREGOR.

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

A MINOR ADDITION AND EXTENSION OF THE ROOF LINE ON THE REAR OF THE RESIDENCE TO CONFORM WITH THE CHARACTER OF THE HOUSE.

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)	1493	1553
Bedroom count	3	3
Bathroom count	2	2

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()*	15'	15'	15' min.
Left Side ()*	3.6'	3.6'	<u>3.6</u> ' min.
Right Side ()*	3.6'	3.6'	<u>3.6</u> ' min.
Rear ()*	20'	20'	<u>20</u> ' min.
Maximum Height	19'-1"	19'-1"	<u>26</u> ' max.

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

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size	3600	3600	--
Lot Coverage area (sq. ft.) ⁽¹⁾	1726	1756	<u>1800</u> max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	47.9%	48.8%	55% max.

FLOOR AREA RATIO CALCULATIONS

	Existing	Proposed	Requirement	
1. Total Floor Area (sq. ft.)⁽²⁾				
a. Lower Level/Basement ⁽³⁾	208	238		
b. Main Level	1285	1315		
c. Second floor				
d. Covered Porch, Decks, Patios ⁽⁴⁾	47	47		
e. Accessory Structure(s), incl. ADUs	394	394		
Total Area:	1934	1994		
2. Specific Floor Area (sq. ft.) included in Section "1. Total Floor Area" above				
a. Covered Parking	220	220		
b. Max. Stairwell Footprint				
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	220		
Enter 60 or the number in column in 2.b., whichever is less				
b. Stairwell Footprint				
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:	220	220		
4. Total FAR square footage (sq. ft.)				
Section 1. total minus Section 3. total:	1714	1774	1980 max. sq. ft.	
5. Floor Area Ration (FAR)				
Section 4 total divided by lot size:	47.6%	49.3%	55% max.	

- 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.
- 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.
- 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.
- Include if closed on three or more sides; a solid roof shall be counted as one side.
- Note: ADU square footage is included in FAR calculations for purposes of determining whether exceptional Design Review requirements apply to a project.