



PROJECT INFORMATION

Single-Family Lot – Design Review

PROJECT ADDRESS: 755 Pierce St, Albany, CA 94706

ARCHITECTURAL STYLE

The architectural style/appearance of the home is colonial style house.

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

yes, it will be

GENERAL INFORMATION

	Existing	Proposed
Dwelling Unit square footage (total)	1,365 SF	16 SF
Bedroom count	3	No change
Bathroom count	2	No change

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()*	14ft 8in	No change	15' min.
Left Side ()*	4ft 7in	No change	5' min.
Right Side ()*	5ft 6in	No change	5' min.
Rear ()*	17ft 9in	No change	20' min.
Maximum Height	14FT 6IN	No change	28' max.

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

AREA & COVERAGE CALCULATIONS

	Existing	Proposed	Requirement
Lot Size	3,600 SF	3,600 SF	--
Lot Coverage area (sq. ft.) ⁽¹⁾	1,484 SF	1,500 SF	<u>1,800</u> max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	41.2%	41.66%	50% max.

FLOOR AREA RATIO CALCULATIONS

	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.)⁽²⁾			
a. Lower Level/Basement ⁽³⁾	N/A	N/A	
b. Main Level	1,484 SF	1,500 SF	
c. Second floor	N/A	N/A	
d. Covered Porch, Decks, Patios ⁽⁴⁾	N/A	N/A	
e. Accessory Structure(s), incl. ADUs	N/A	N/A	
Total Area:	1,484SF	1,500 SF	
2. Specific Floor Area (sq. ft.) included in Section "1. Total Floor Area" above			
a. Covered Parking	196 SF	196 SF	
b. Max. Stairwell Footprint	N/A	N/A	
c. ADU (not JADU)	N/A	N/A	
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking	196 SF	196 SF	
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint	N/A	N/A	
Enter total area of all ADUs in column in 2.c that are 800 sq. ft. or less, otherwise enter zero			
c. ADU ⁽⁵⁾	N/A	N/A	
Total Deduction:	196 SF	196 SF	
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:	1,288 SF	1,304 SF	<u>1,980</u> max. sq. ft.
5. Floor Area Ration (FAR)			
Section 4 total divided by lot size:	35.7%	36.2%	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.