



ARCHITECTURE AND PLANNING

12-24-2020

# INITIAL CONSULTATION SUMMARY REPORT

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PREPARED FOR CLIENT JOHN DOE

FOR PROPERTY SITE

LOCATED AT 1234 OAK STREET ,CA

This summary is prepared based on our best understanding of the clients needs and code requirements and it should only taken as estimate based on the architect's experience from previous projects. It should be thought of as an initial body or information to help the client make decisions to move forward with full scale project.

# Residential Zoning Requirements for 1234 Oak Street CA 90001

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Site Address:	1234 Oak Street	Building 1:	
Lot /Parcel Area (Calculated):	1280 (Sq. Ft.)	Year Built	1951
Assessor's Parcel No. (APN):	1210000300	Building Class:	D45B
Tract :	TR 11111	Number of Units:	1
Block:	None	Number of Bedrooms :	2
Lot:	8	Number of Bathrooms:	1
Zoning :	R1-1	Building square footage :	750 (sq ft )
General Plan Land Use:	Low Residential		
General Plan notes :	Yes		
Hillside Area:	No		

# Residential Zoning Requirements for 1234 Oak Street CA 90001

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## **Maximum Allowable Area :**

Based on Floor Area Ratio (FAR) of .45  
Site area 8500 S.F. x 0.45 = 3850 S.F.

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## **Setbacks :**

Front yard setback : 20'  
Rear setback: 15'  
Side yard setbacks : 5'

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**Maximum Allowable Height :** 33'

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## **Parking required:**

Typical 2 bedroom unit: 2 parking spaces  
Typical 1 bedroom unit: 1.5 parking spaces  
Typical Studio/single unit: 1 parking space

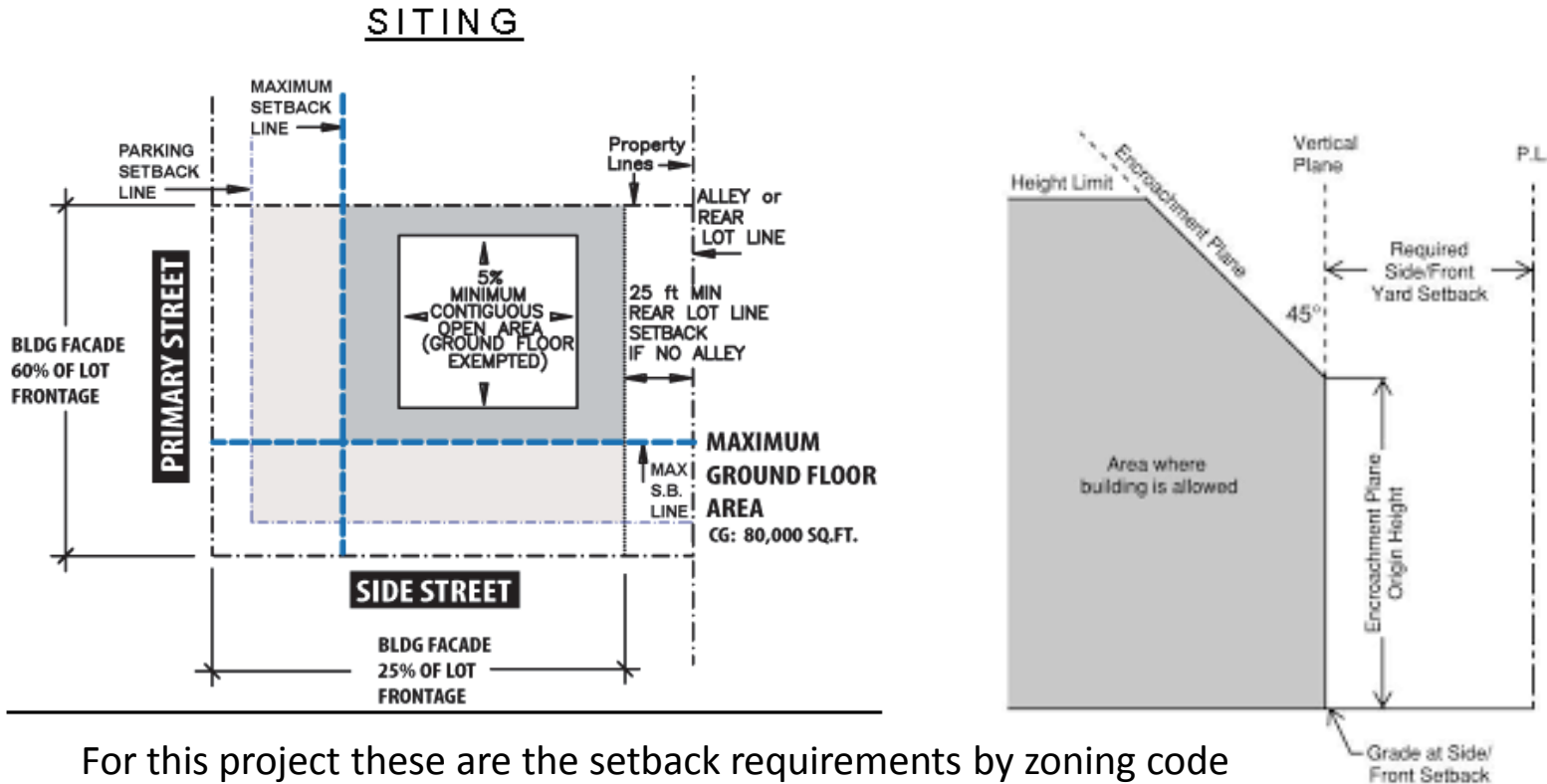
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## **Unit count :**

For Residential Development, the property is limited to one residential unit per 1,500 SF of lot area. Based on lot area the property can have 3 units (5,600/ 1,500 = 3.73 units)

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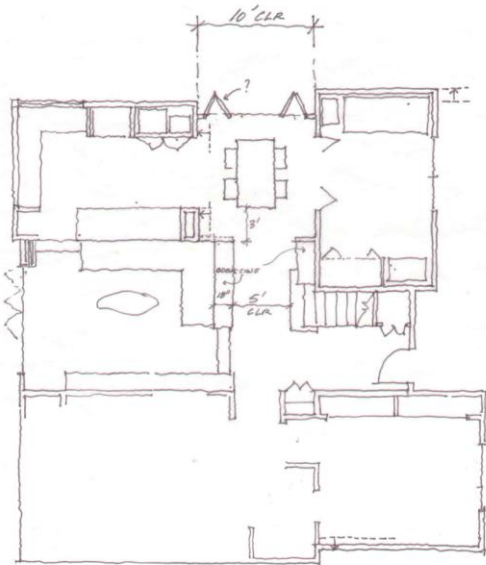
# Graphic Zoning Setback Requirements



For this project these are the setback requirements by zoning code

# Planning Design Options

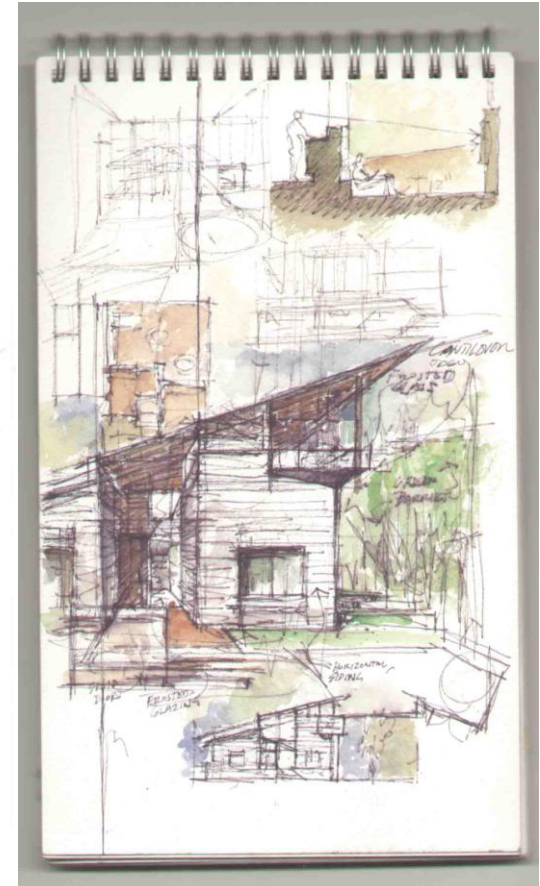
Rough sketches showing ideas and design possibilities based on the clients desires and potential budget.



3/16" = 1'-0"



LOOKING TO LIVING



# Aesthetic Design Directions

Discuss possible aesthetic possibilities, be it Classical or Contemporary styles, ideas about materials and finishes, and landscape ideas .



# Rough Cost Estimates for this Project

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## ***Cost estimates:***

For this project the construction cost are based on local contractors experience from previous similar projects and based on a cost-per-square-foot method for new construction or renovation.

## ***Consultant Fees:***

For example:

300 SF of new Addition:        \$200/Sq f t = \$6,000 (based on project location)

200 SF of interior renovation    \$150/sq ft = \$3,000 (based on project location)

## ***Consultant Fees:***

Architect fees: (dependent on project complexity)

Estimated Structural Engineer Fees: (dependent on project complexity)

Estimated Energy Consultant Fees: (based on previous projects)

## ***City permits:***

Plan check fees: (estimated based on project on valuation )

Estimated Building permit fees: Based of area added, school taxes, Public Work fees and other clerical fees.