

PROJECT DESCRIPTION OF THE PROPOSED DEVELOPMENT

446 SAN BENITO AVE, LOS GATOS, CA, 95030

PROJECT NAME: - Addition & Remodelling of Existing House

PROJECT ADDRESS: - 446 San Benito Ave, Los Gatos, CA-95030

OWNERS: - Rajkumari & Devendra

PROPERTY DETAILS (EXISTING): -

1. APN No: - 410-16-051
2. The existing house is in R1-D Zone & the primary structure was built in 1920 i.e. prior to 1941. And, therefore, the house is considered a historic inventory.
3. The lot area is 7200 Sqft and the living area of the existing house is 850 Sqft.
4. The floor height of the existing structure is 8'-0".

DETAILS OF THE PROPOSED PROJECT: -

It is proposed to make an addition to this house on the first floor & second floor. The broad parameters of the addition are as under:

ZONING: - RM-512

CONSTRUCTION TYPE: - V-B (NON-SPRINKLERED)

OCCUPANCY: - R3U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE

STORIES:- 2

LOT AREA = 7,200 SQ FT (0.1653 ACRES)

FLOOR AREA ALLOWED = $0.33 \times 7200 = 2376$ SQ FT

GARAGE FLOOR AREA ALLOWED = $0.094 \times 7200 = 677$ SQ FT

MAX LOT COVERAGE - 40% (7200 SQ FT) = 2880 SQ FT

	EXISTING	PROPOSED	ADDITION /REDUCTION
a. LIVING AREA			
FIRST FLOOR	845 SQ FT	1151 SQ FT	+ 306 SQ FT
SECOND FLOOR	0 SQ FT	1224 SQ FT	+1224 SQ FT
b. GARAGE	240 SQ FT	626 SQ FT	+386 SQ FT
c. FRONT PORCH	111 SQ FT	322 SQ FT	+211 SQ FT
d. REAR DECK (1ST FLOOR)	0 SQ FT	316 SQ FT	+ 316 SQ FT
e. REAR DECK (2ND FLOOR)	0 SQ FT	203 SQ FT	+203 SQ FT
TOTAL FLOOR AREA	845 SQ FT	2375 SQ FT < (PERMITTED) 2376 SQ FT (33%)	+ 1530 SQ FT
TOTAL LOT COVERAGE	956 SQ FT	2415 SQ FT 2880 SQ FT(40%)	+ 1859 SQ FT

5. After completion of the project the building will have 4 bedrooms & 4 bathrooms.
6. To maintain the historic character of the house following aspects have been kept in view-
 - i. The front portion of the existing house has mostly been maintained as it is except that the trellis which were not part of the original house are proposed to be removed and the front door & window locations have been swiped.
 - ii. The roof style of the second story as well as for the first floor addition on the left side has been designed to match the existing style.
 - iii. The houses in the area in general, are with gable roofs and therefore, the proposed elevation of the house matches with the existing houses in the neighbourhood.
 - iv. The wood shingles siding is being adopted for the whole house similar to the one in the existing house.
 - v. Though in the existing condition the windows have been modified to vinyl windows with no architectural elements, the new windows have been proposed with projected sills and bends on all four sides to match the historical character of the house, as seen in the old photographs.
 - vi. As would be seen from the neighbourhood analysis this house after addition is a median house with reference to its floor area or height etc.
7. 3D views of the proposed house after addition are included in the plan set to provide an overall view of the house for better appreciation of its features.

