

Pre-Planning Set

Remodel

155 Hernandez Avenue
Los Gatos, CA

Scope of Work

The project includes the interior remodel and roof re-build of this 1917 Colonial Revival home. No additional square footage will be added. Every effort will be made to maintain the look and feel of this Colonial Revival home.

Windows:

All windows will be replaced with new dual pane windows that match the style and pane patterns of the original 1917 windows.

On the Front (North) elevation the windows will be replaced within their existing locations. On the other elevations, several original windows will be moved for interior functionality, but will still match the original window style and patterning. Additionally, there are several existing, non-original aluminum windows that will be removed. Replacement siding at removed window sites will match the existing siding.

Roof:

The existing roof framing will be removed. The new framing pitch will be 6.25:12, slightly steeper than the existing pitch (5.5:12). The ridge will end up about 2' higher. The front eave above the porch will end up about 6" higher than it's current position. The dormer roof plate will also be raised 1' and the pitch will remain 2:12.

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- A4.0 Proposed Section

Project Data

Address: 155 Hernandez Ave.
Los Gatos, CA 95030

Owners: [REDACTED]

APN: 510-40-152
Zoning: R-1-8
Type of Construction: V-B
Number of Stories: 3
Occupancy Type: R/U
Wildland Interface Zone
Year Built: 1917

Front Setback: 25'
Side Setback: 8'
Rear Setback: 20'
Main Building Max. Height: 30'
Accessory Building Max. Height: 15'

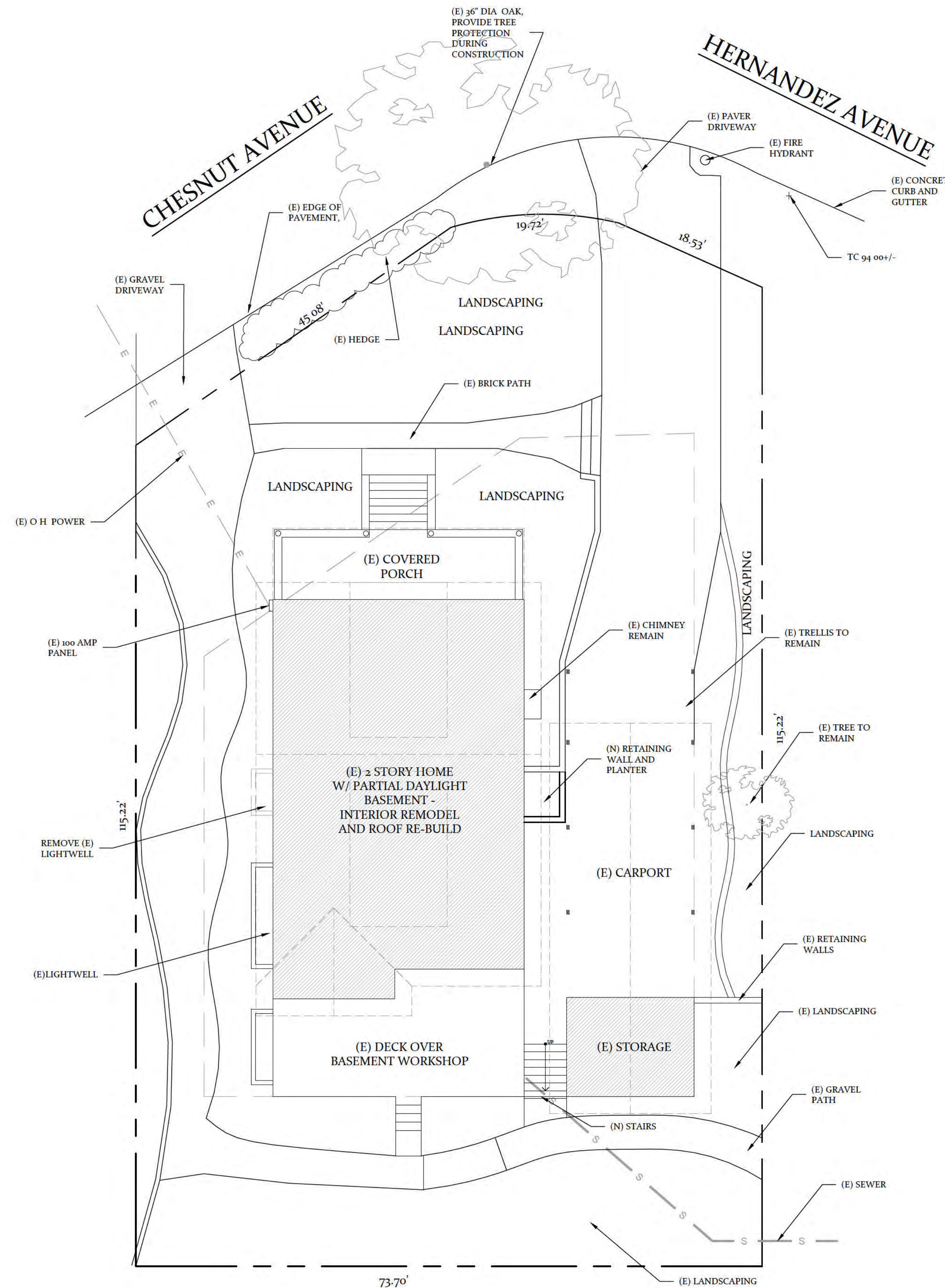
Area Calculations

Lot Area: 8,486 sf

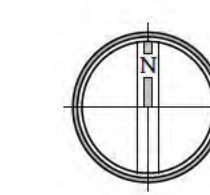
FAR calculation: $.35 - ((8.5 - 5) / 25 * .2) = .32$
FAR allowable area: $.32(8,486) = 2,732$ sf
Lot Coverage: $40\% (8,486) = 3,394$ sf

Main House FAR Areas

Building Area:	Existing	New
Main Floor:	1,336 sf	1,336 sf
2nd Floor:	853 sf	891 sf
Basement Livable:	763 sf	737 sf
Basement workshop:	374 sf	361 sf
	3,326 sf	3,325 sf



1 Existing/Proposed Site Plan



1/8" = 1'-0"

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 The [REDACTED] Family
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Submittal:


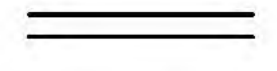

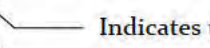
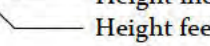
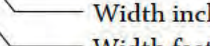
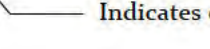


Site Plan and
Project Data

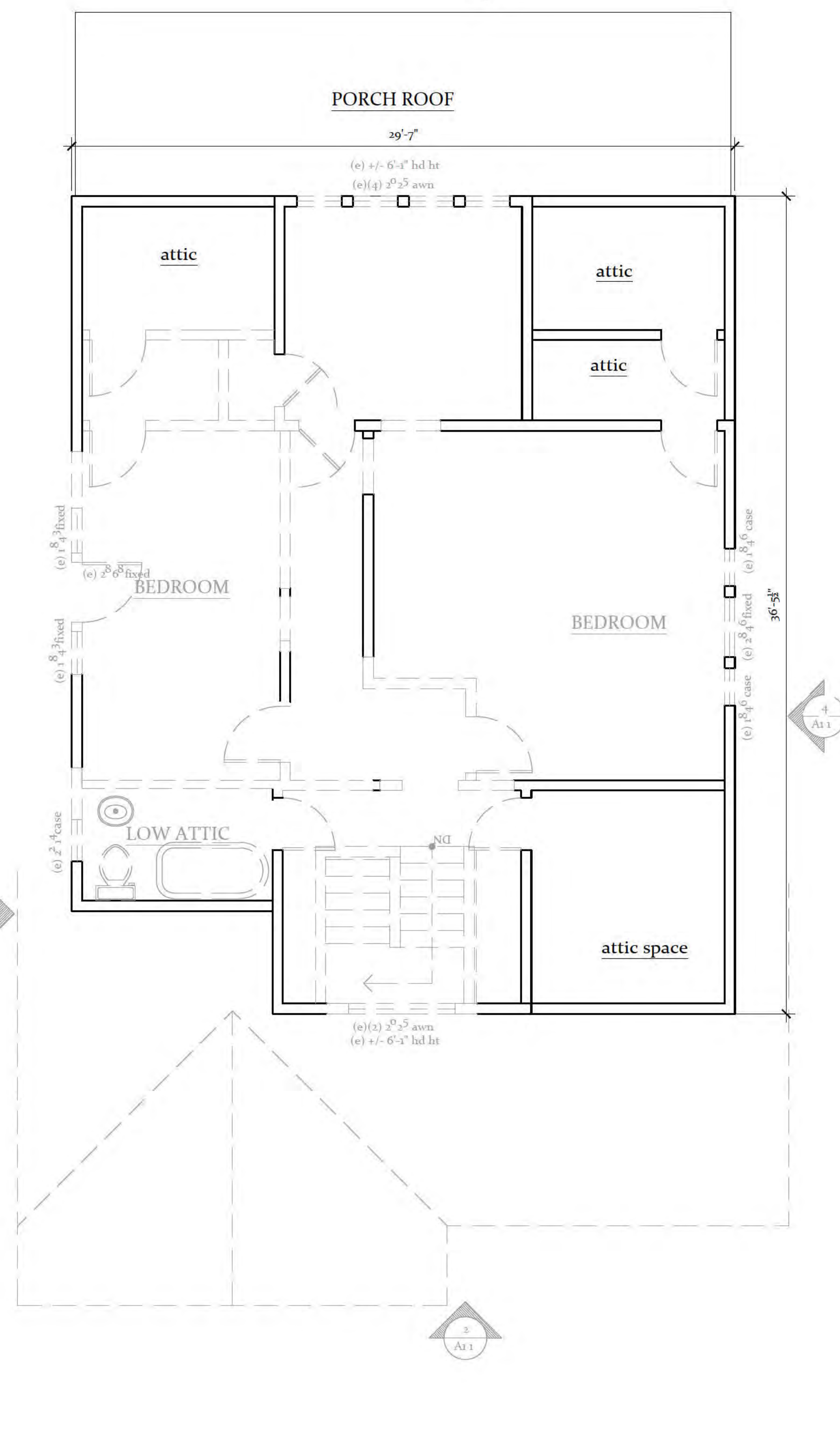
SCALE See Drawings

DATE Dec 9, 2024

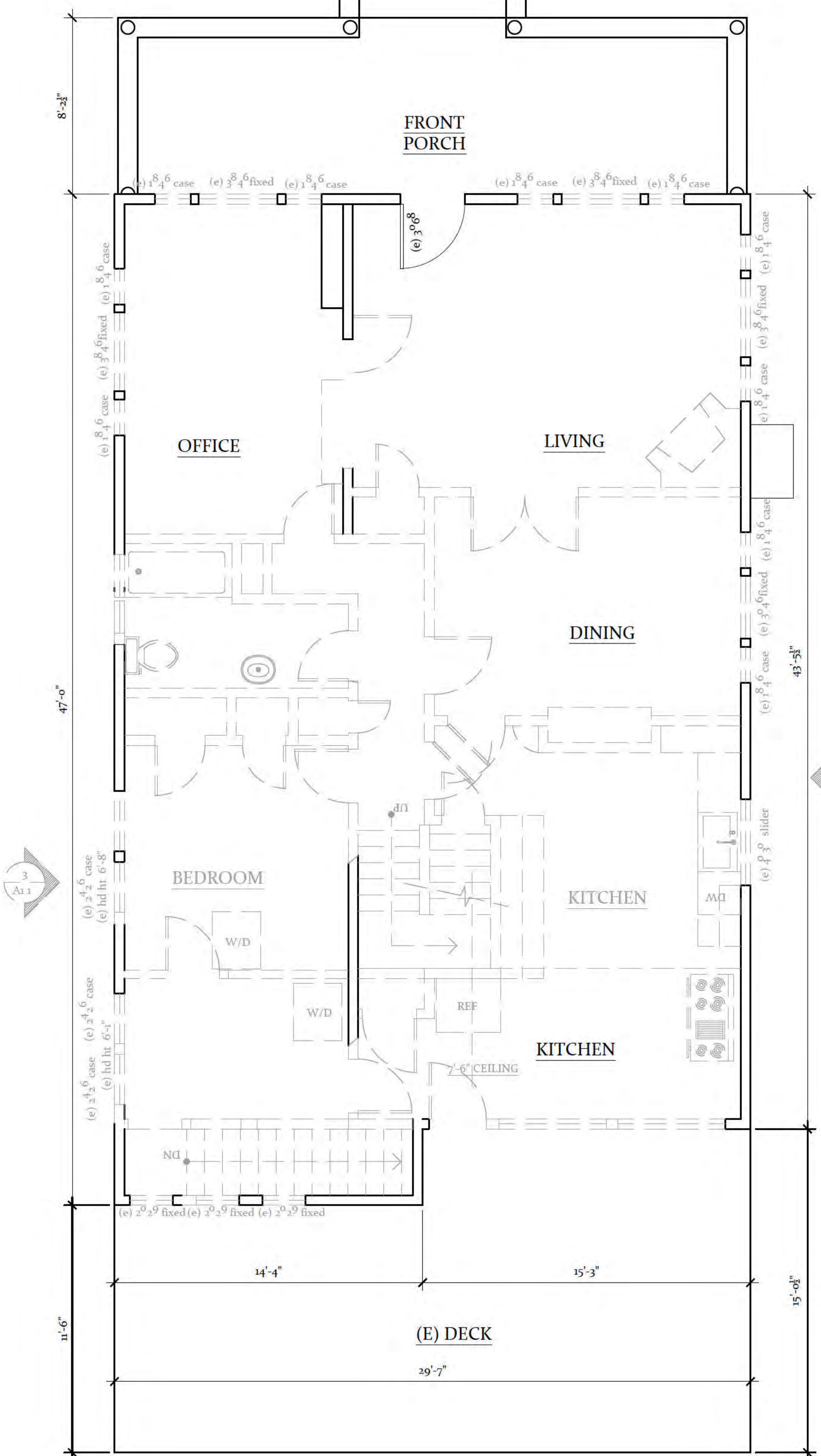
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Legend:

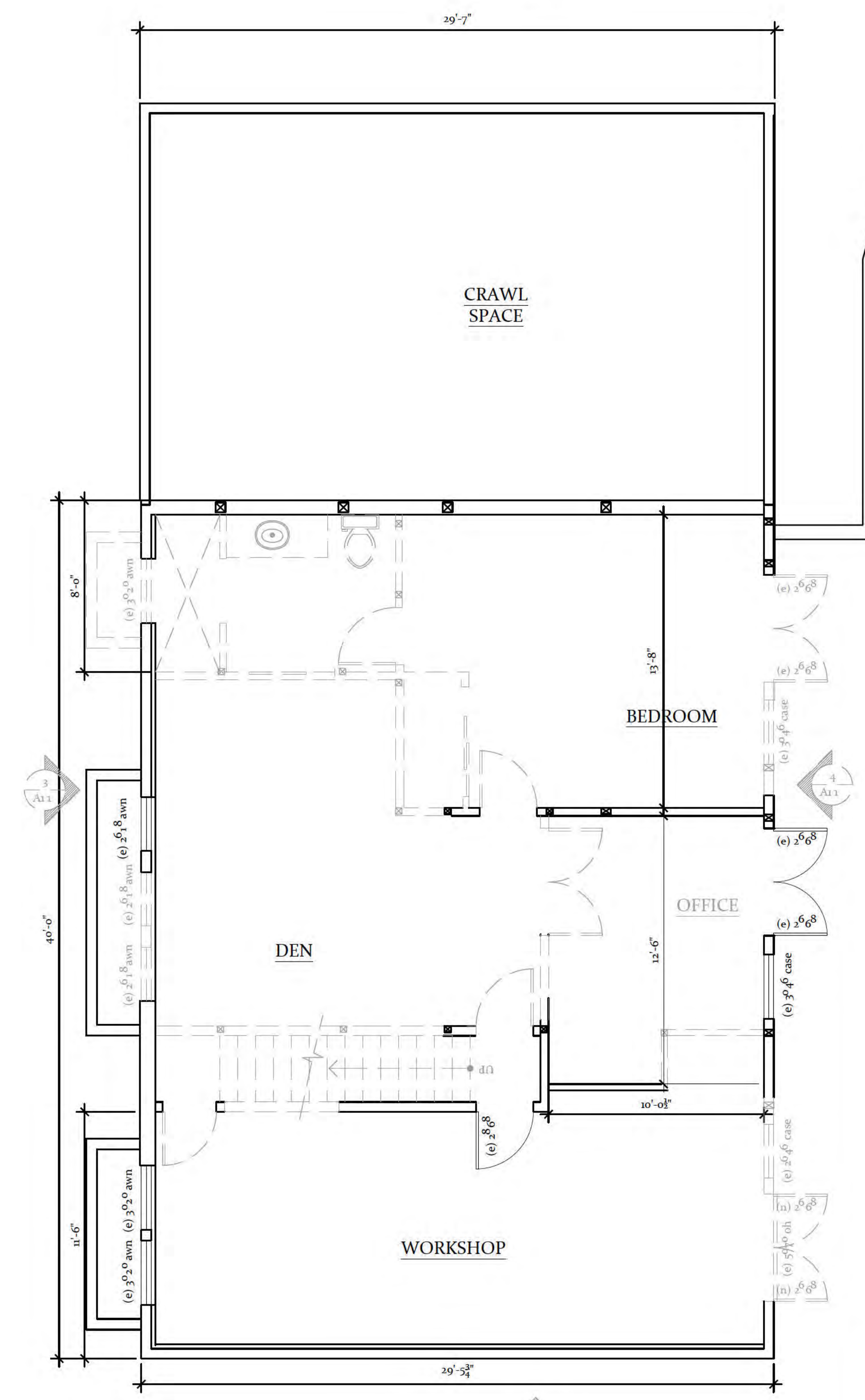
-  Indicates Construction to be Removed
-  Indicates Existing Construction to Remain
-  Window size
 -  Indicates tempered glass
 -  Height inches
 -  Height feet
 -  Width inches
 -  Width feet
 -  Indicates existing or new



3 Existing / Demo 2nd Floor Plan
1/4" = 1'-0"



2 Existing / Demo Main Floor Plan
1/4" = 1'-0"



1 Existing / Demo Daylight Basement Plan
1/4" = 1'-0"

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Existing / Demo Plans

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A1.0



3 Existing Side (West) Elevation
1/8" = 1'-0"



1 Existing Front (North) Elevation
1/8" = 1'-0"



4 Existing Side (East) Elevation
1/8" = 1'-0"



2 Existing Rear (South) Elevation
1/8" = 1'-0"

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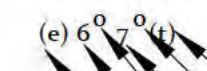
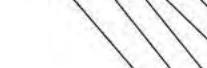





Existing Elevations

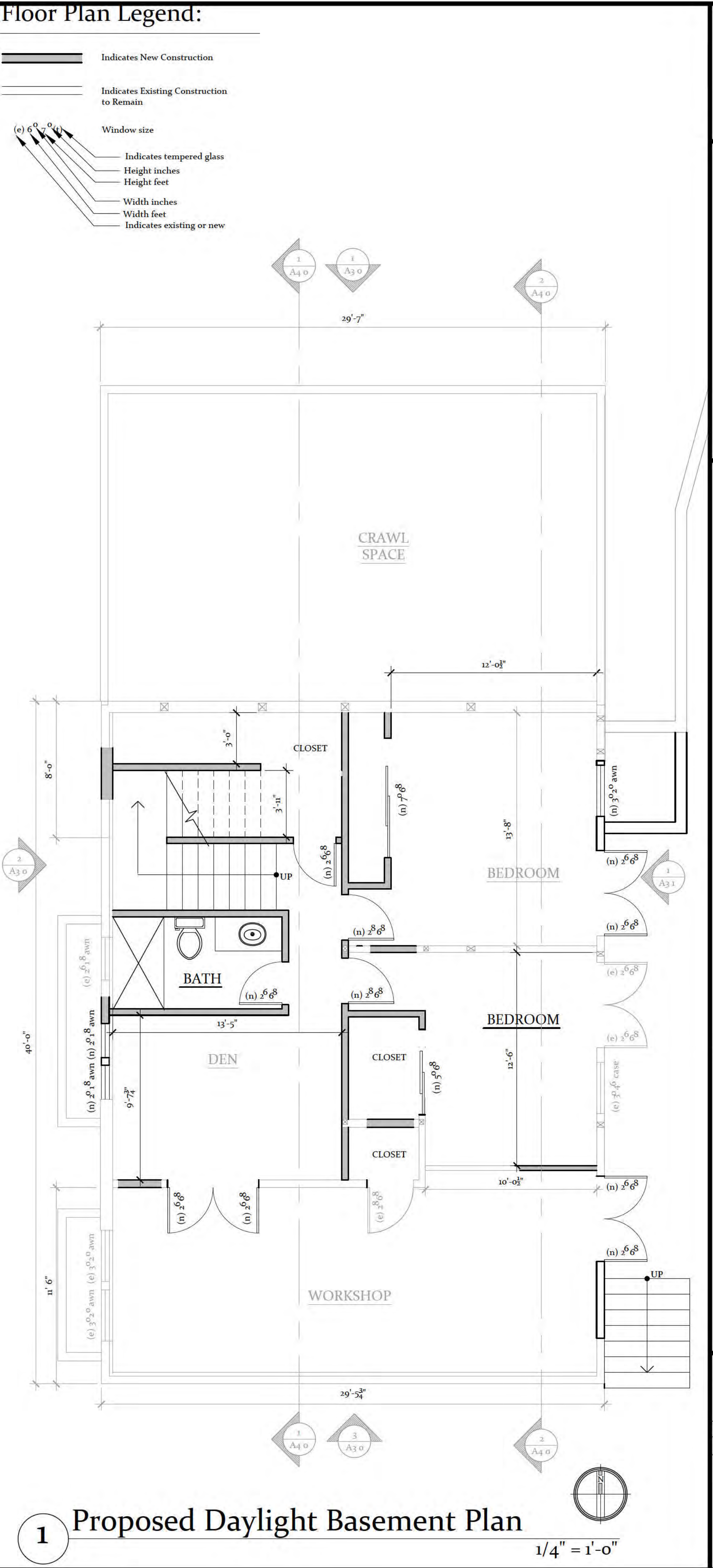
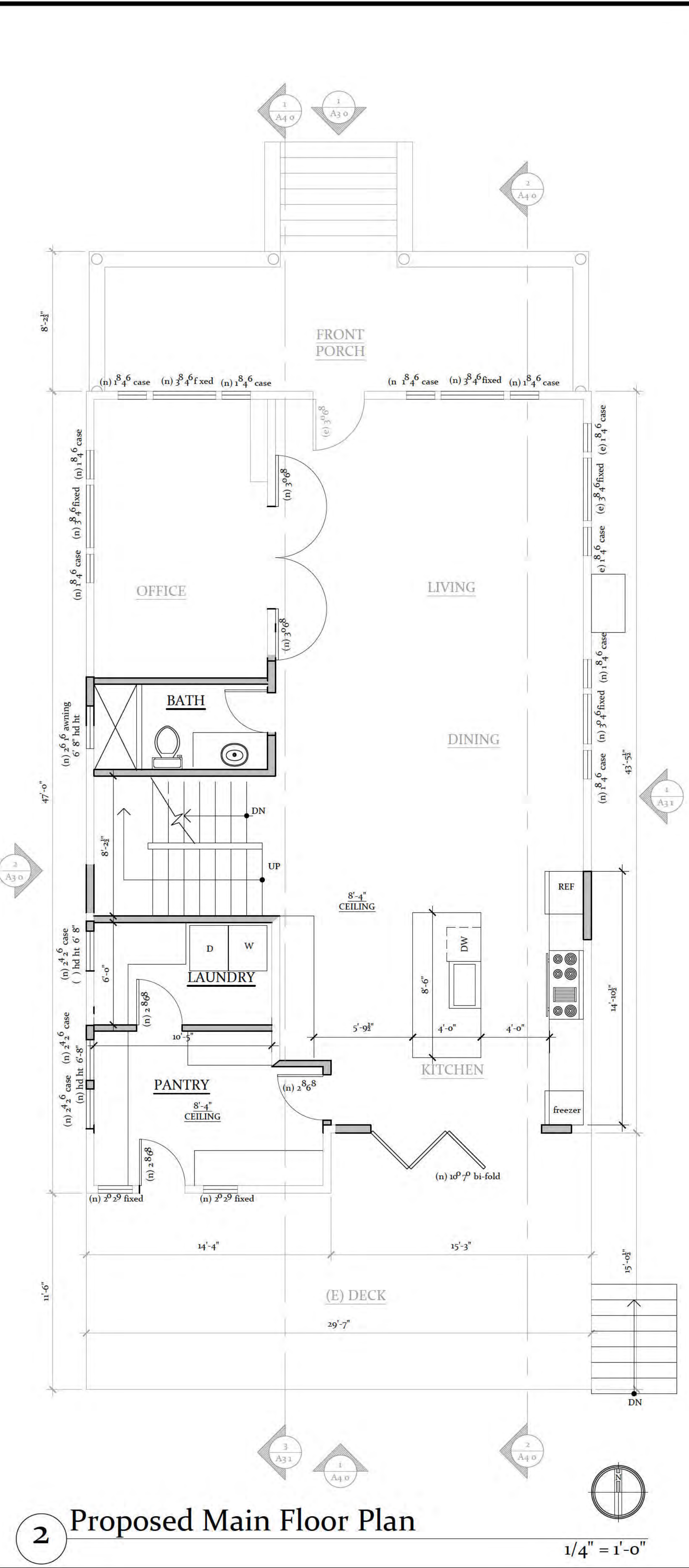
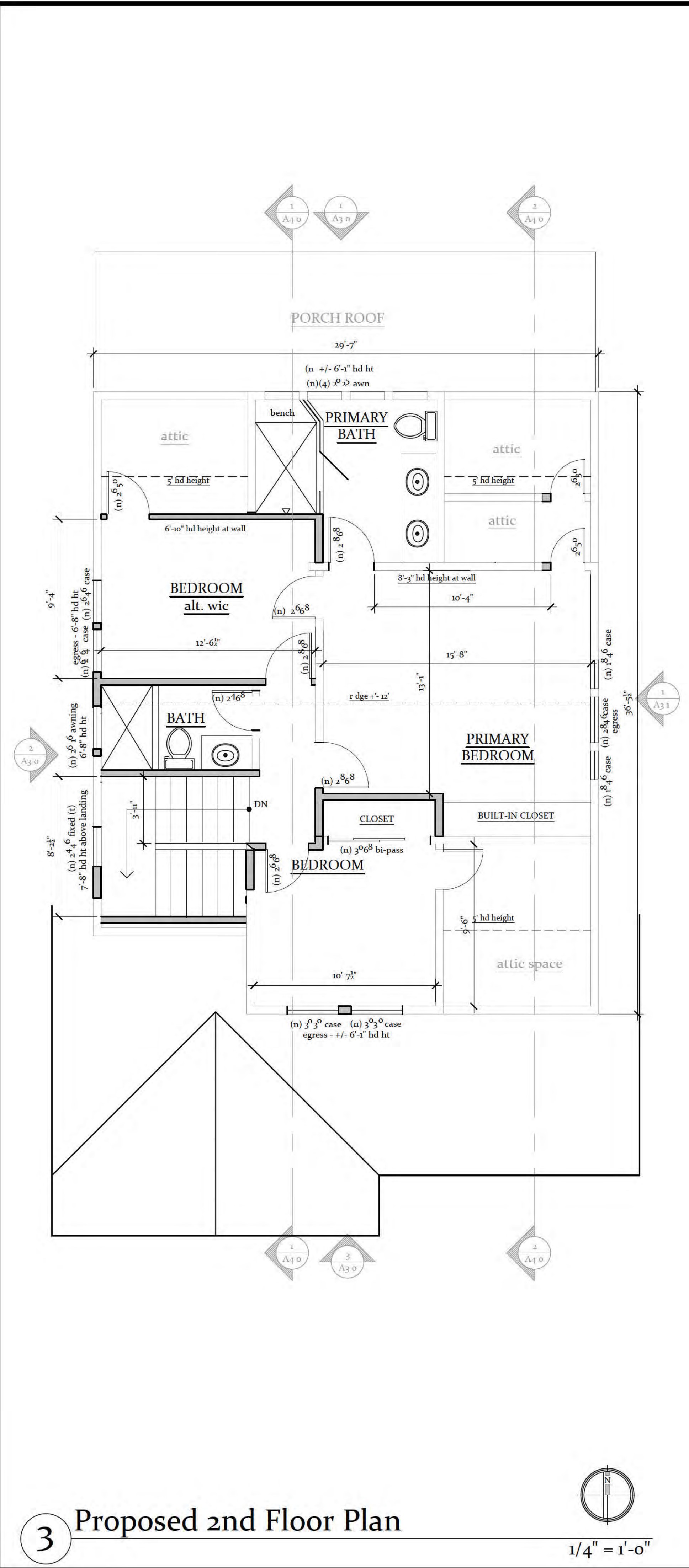
SCALE See Drawings

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A1.1

Floor Plan Legend:

-  Indicates New Construction
-  Indicates Existing Construction to Remain
-  Window size
-  Indicates tempered glass
-  Height inches
-  Height feet
-  Width inches
-  Width feet
-  Indicates existing or new



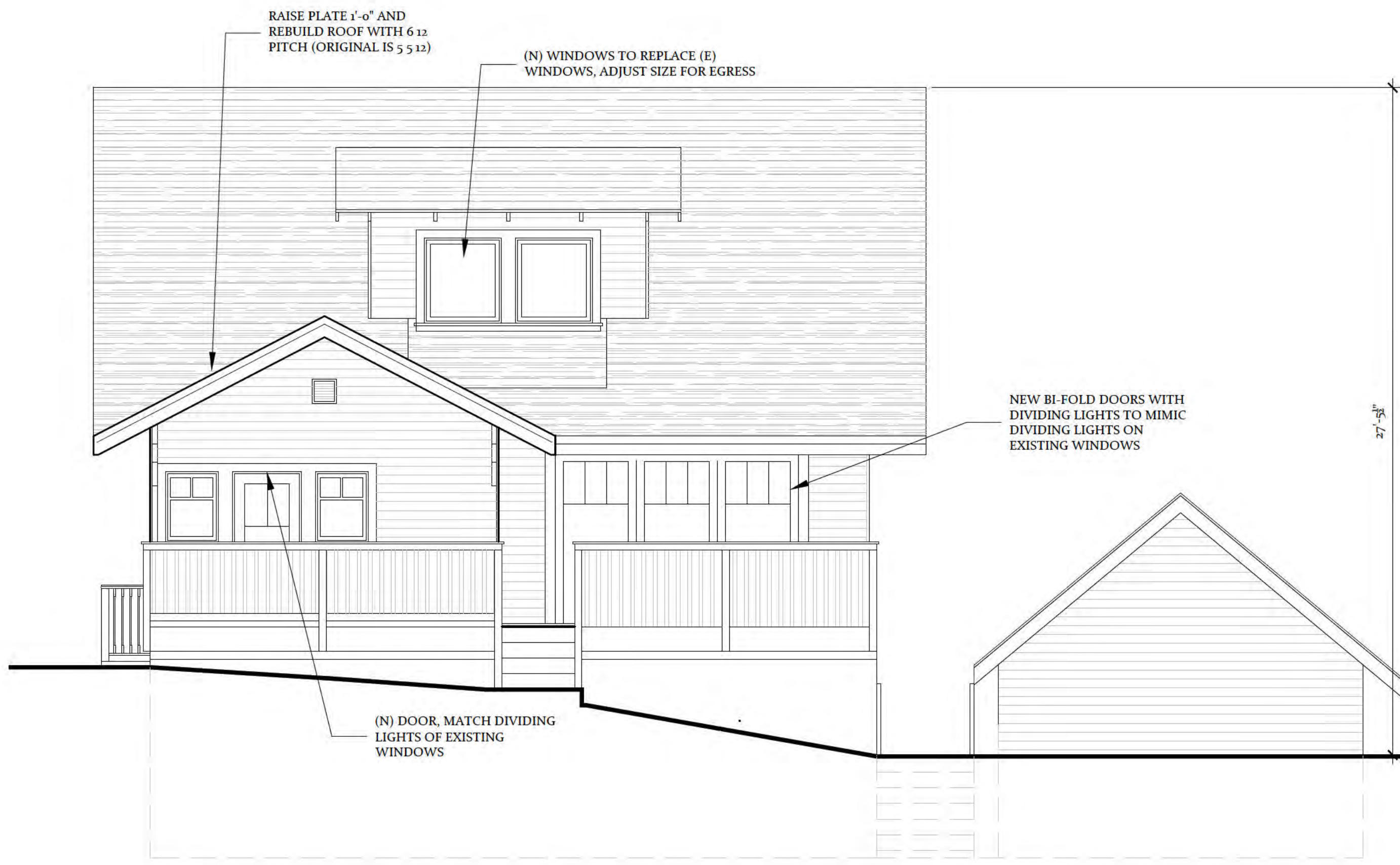
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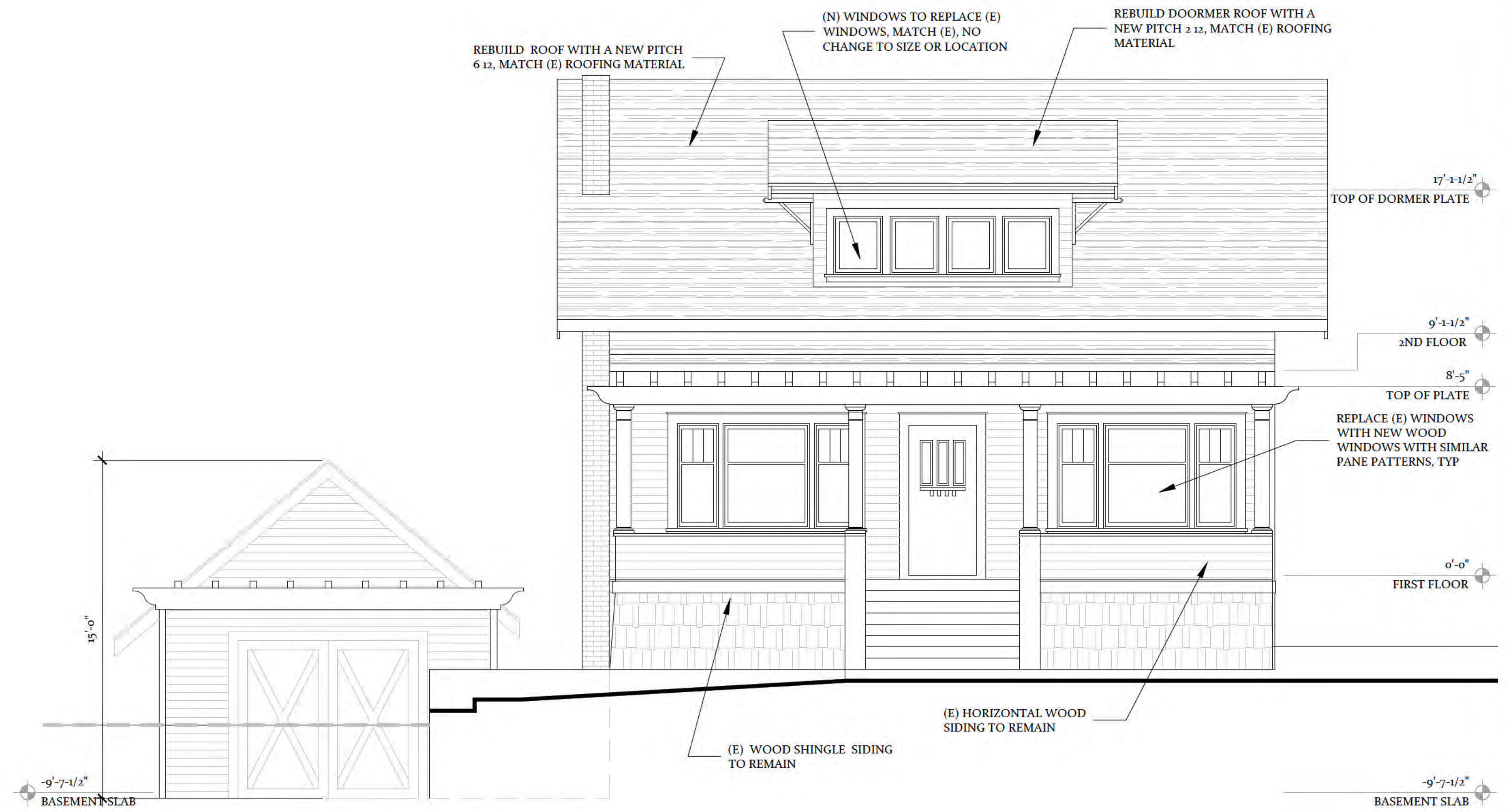
Proposed Floor Plans
 SCALE See Drawings
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A2.0



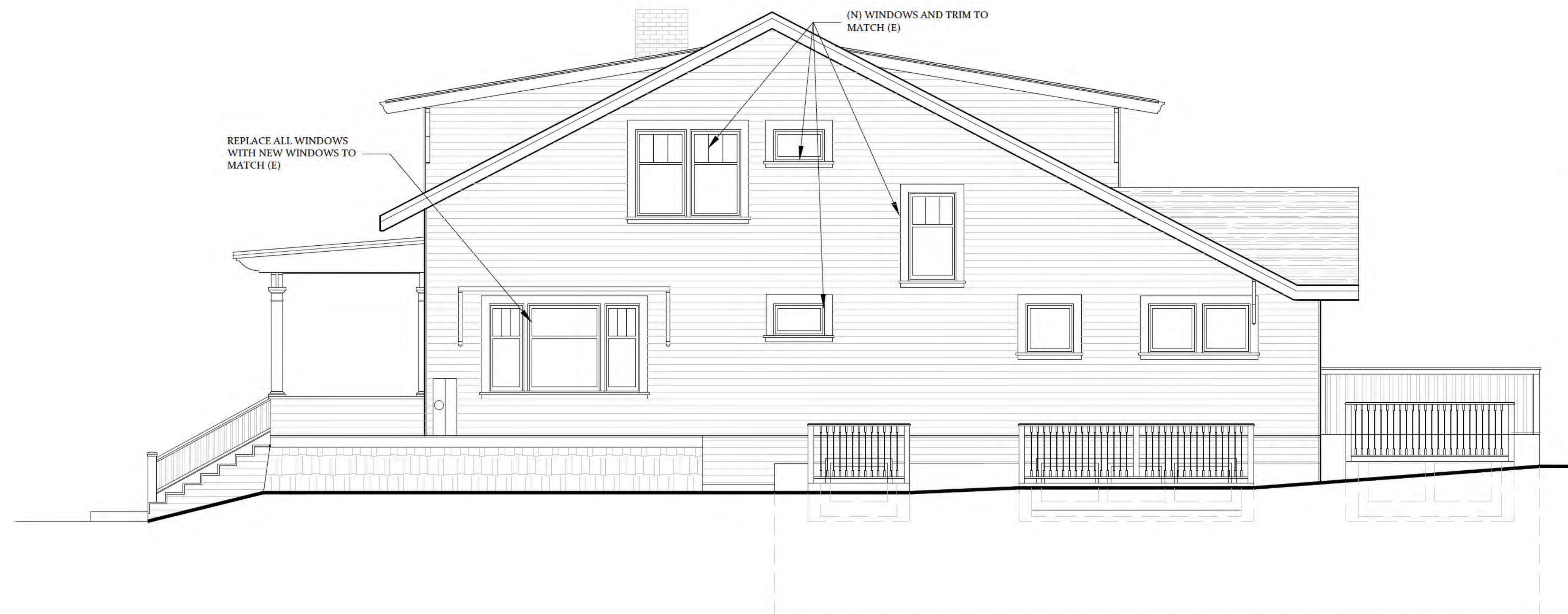
3 Proposed Rear (South) Elevation

1/4" = 1'-0"



1 Proposed Front (North) Elevation

1/4" = 1'-0"



2 Proposed Side (West) Elevation

1/4" = 1'-0"

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Proposed Elevations

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A3.0



1 Proposed Side (East) Elevation

1/4" = 1'-0"

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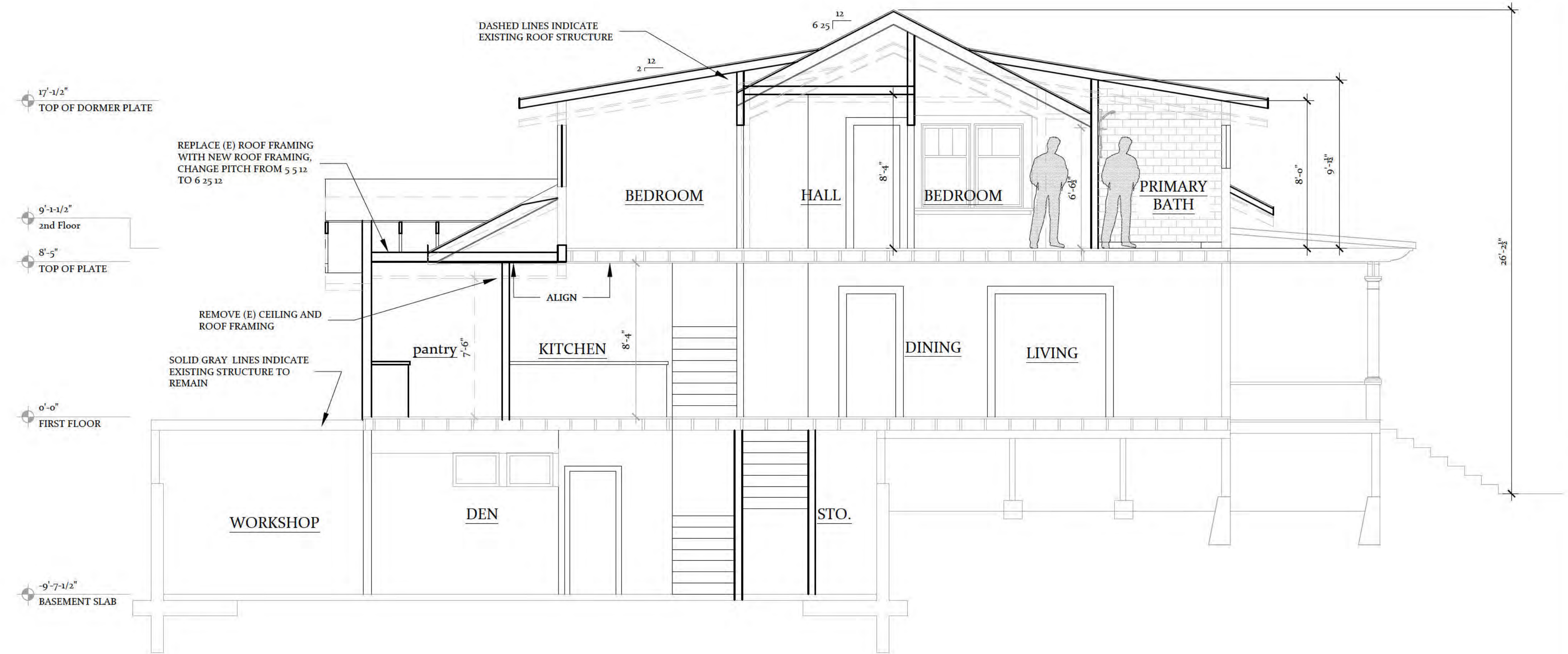
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Proposed Elevation

SCALE See Drawings

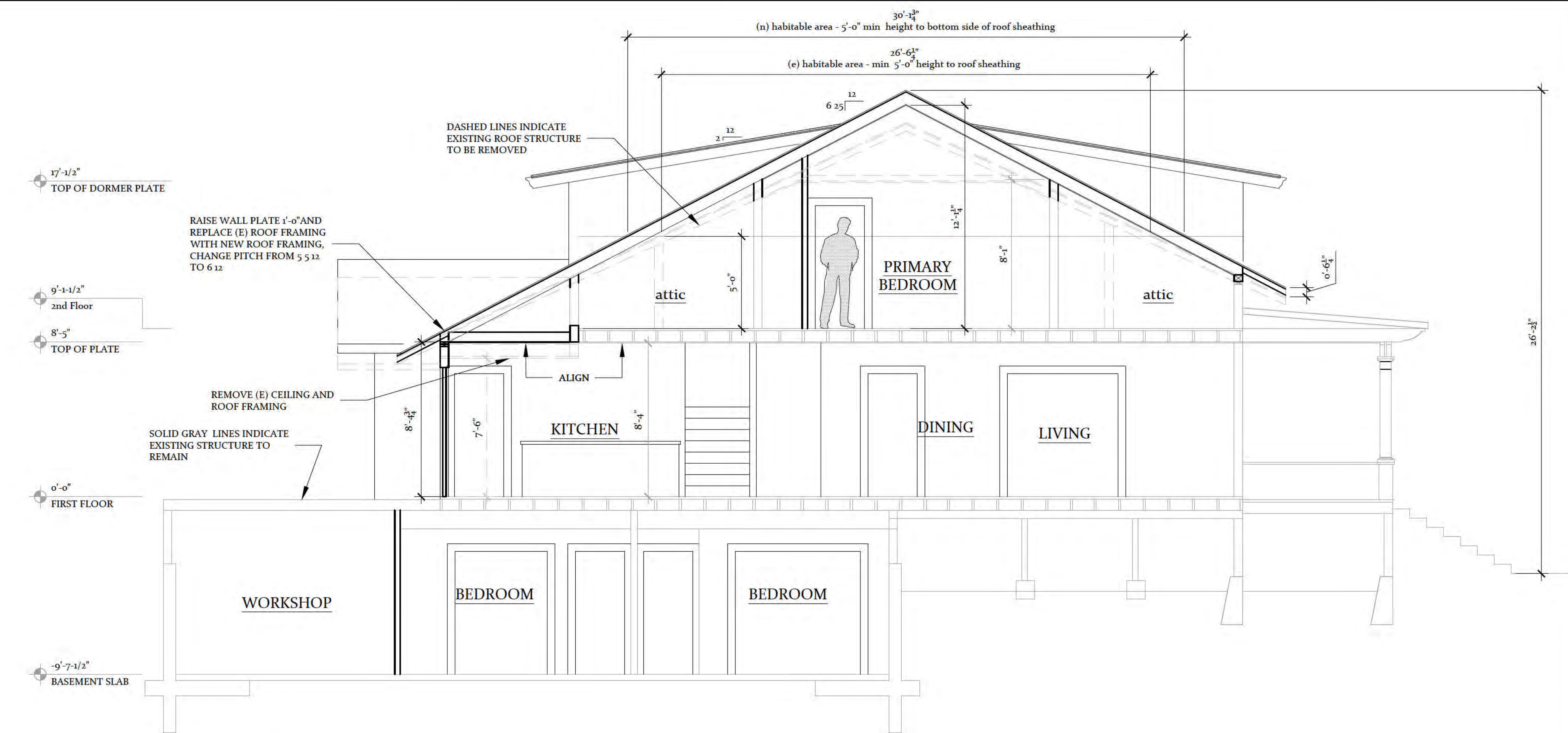
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1 Proposed Section Through Dormer

1/4" = 1'-0"



2 Proposed Section

1/4" = 1'-0"

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SCALE See Drawings

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