

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 will be placed on wall plates that are 1' higher than the existing and the existing pitch (5:12) will be changed to 6:12. The ridge will end up about 2' higher. The front eave above the porch will end up about 10" 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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- A3.1 Proposed Elevations
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Project Data

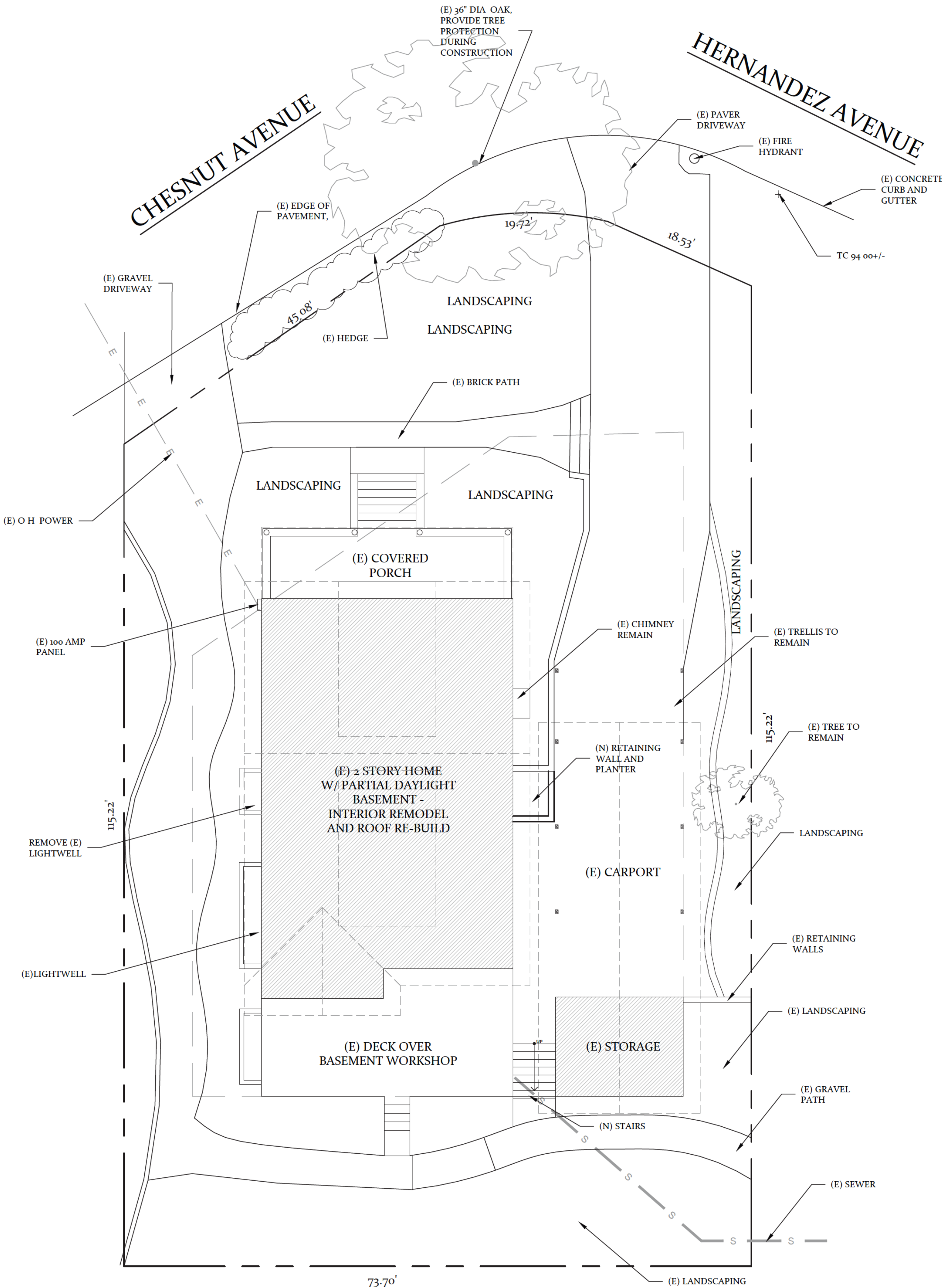
Address:	155 Hernandez Ave. Los Gatos, CA 95030
Owners:	
APN:	510-40-152
Zoning:	R-1-8
Type of Construction:	V-B
Number of Stories:	3
Occupancy Type:	R/U
Wildland Interface Zone	
Year Built:	1917
Front Setback:	25'
Side Setback:	8'
Rear Setback:	20'
Main Building Max. Height:	30'
Accessory Building Max. Height:	15'

Area Calculations

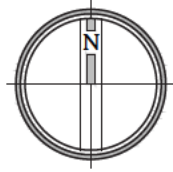
Lot Area:	8,486 sf
FAR calculation:	$.35 - ((8.5 - 5) / 25 * .2) = .32$
FAR allowable area:	$.32 (8,486) = 2,732 \text{ sf}$
Lot Coverage:	$40\% (8,486) = 3,394 \text{ sf}$

Main House FAR Areas

Building Area:	Existing	New
Main Floor:	1,336 sf	1,336 sf
2nd Floor:	817 sf	829 sf
Basement Livable:	762 sf	751 sf
Basement workshop:	374 sf	361 sf
	3,289 sf	3,277 sf



1 Existing/Proposed Site Plan



1/8" = 1'-0"

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Interior Home Remodel  
The [Redacted] Family  
155 Hernandez Avenue, Los Gatos

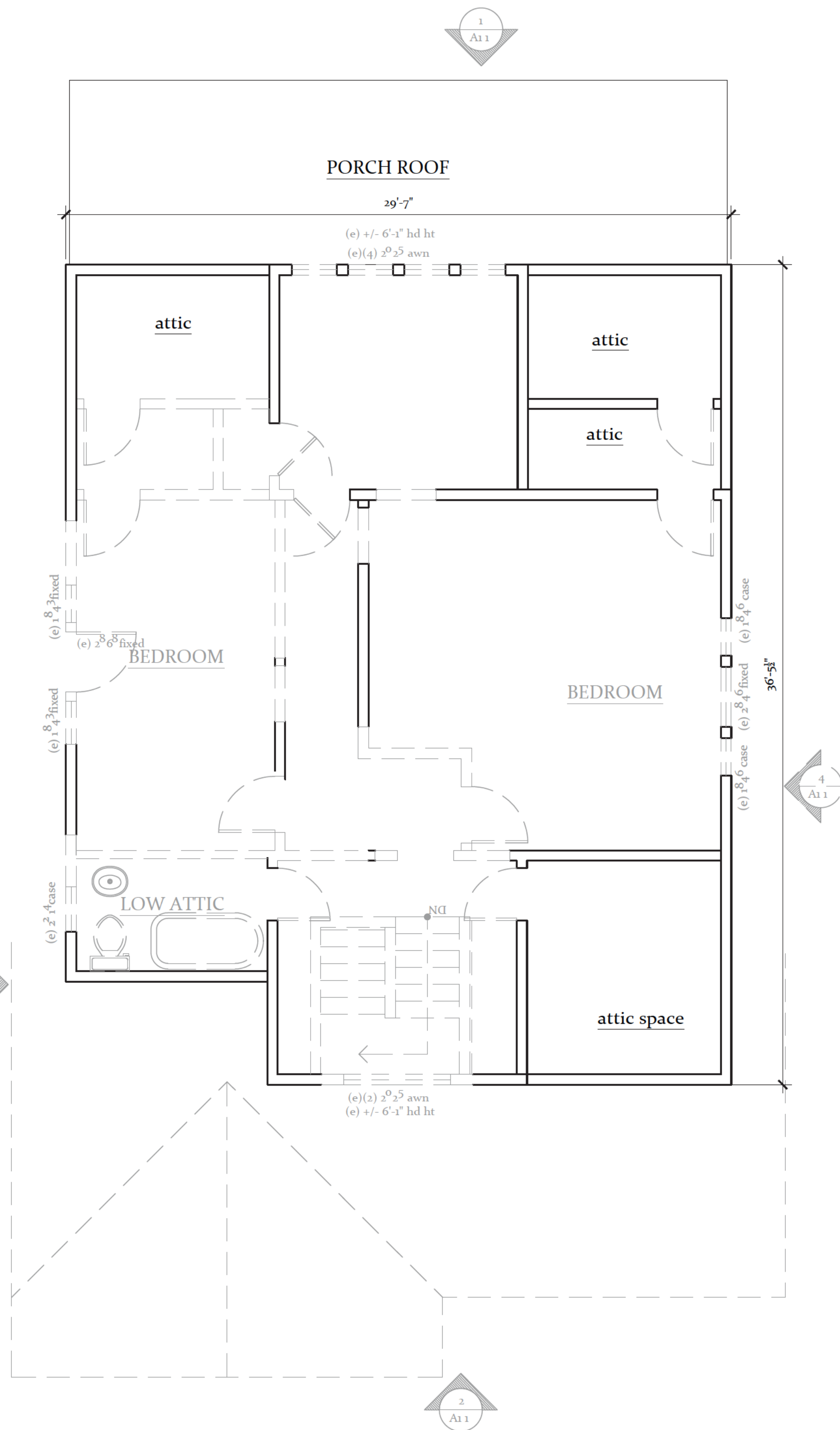
Submittal:

Site Plan and  
Project Data

SCALE See Drawings  
DATE Nov 26, 2024

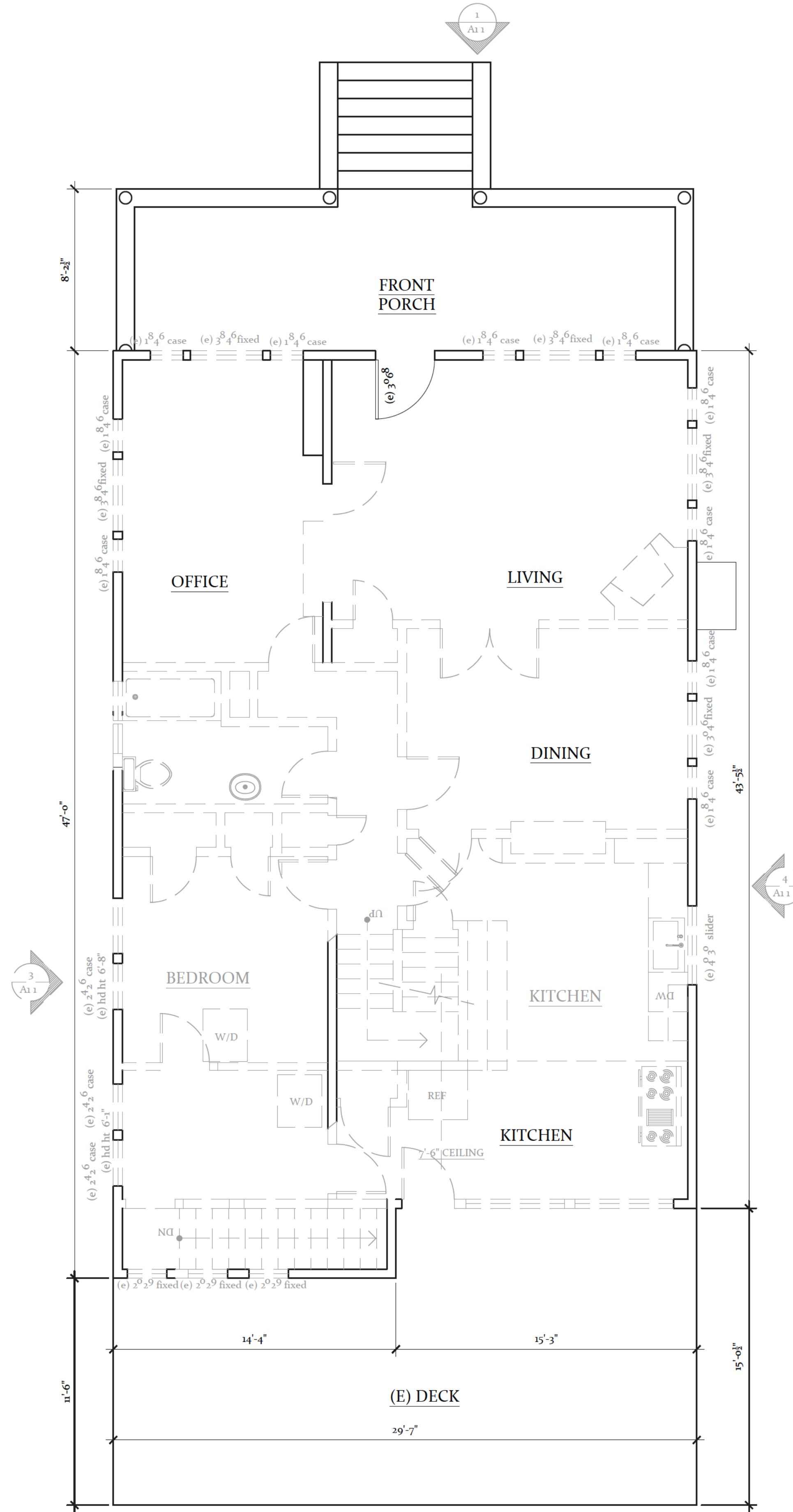
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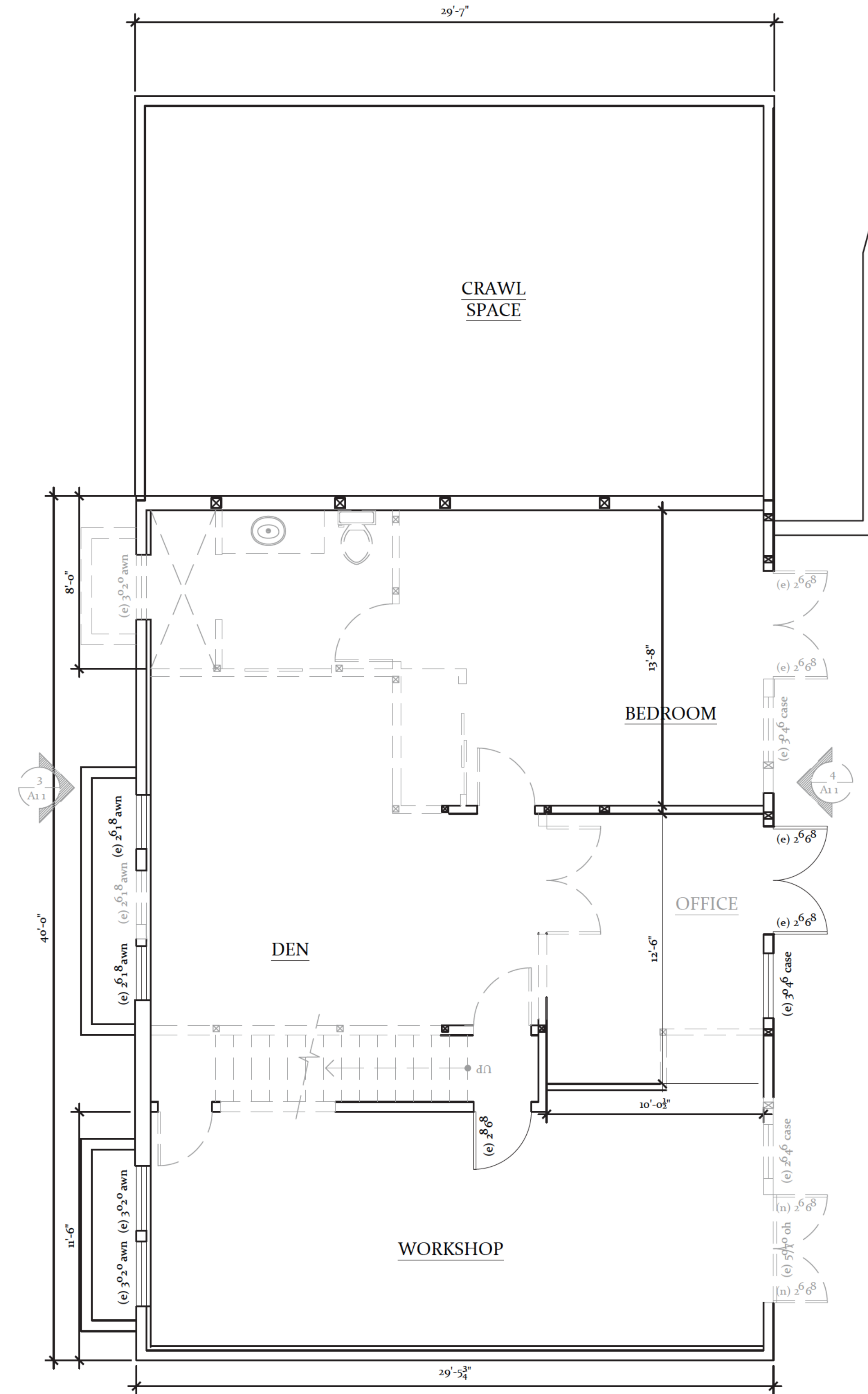
3 Existing / Demo 2nd Floor Plan

1/4" = 1'-0"



2 Existing / Demo Main Floor Plan

1/4" = 1'-0"



1 Existing / Demo Daylight Basement Plan

1/4" = 1'-0"

- 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

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Existing / Demo  
Plans

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A1.0



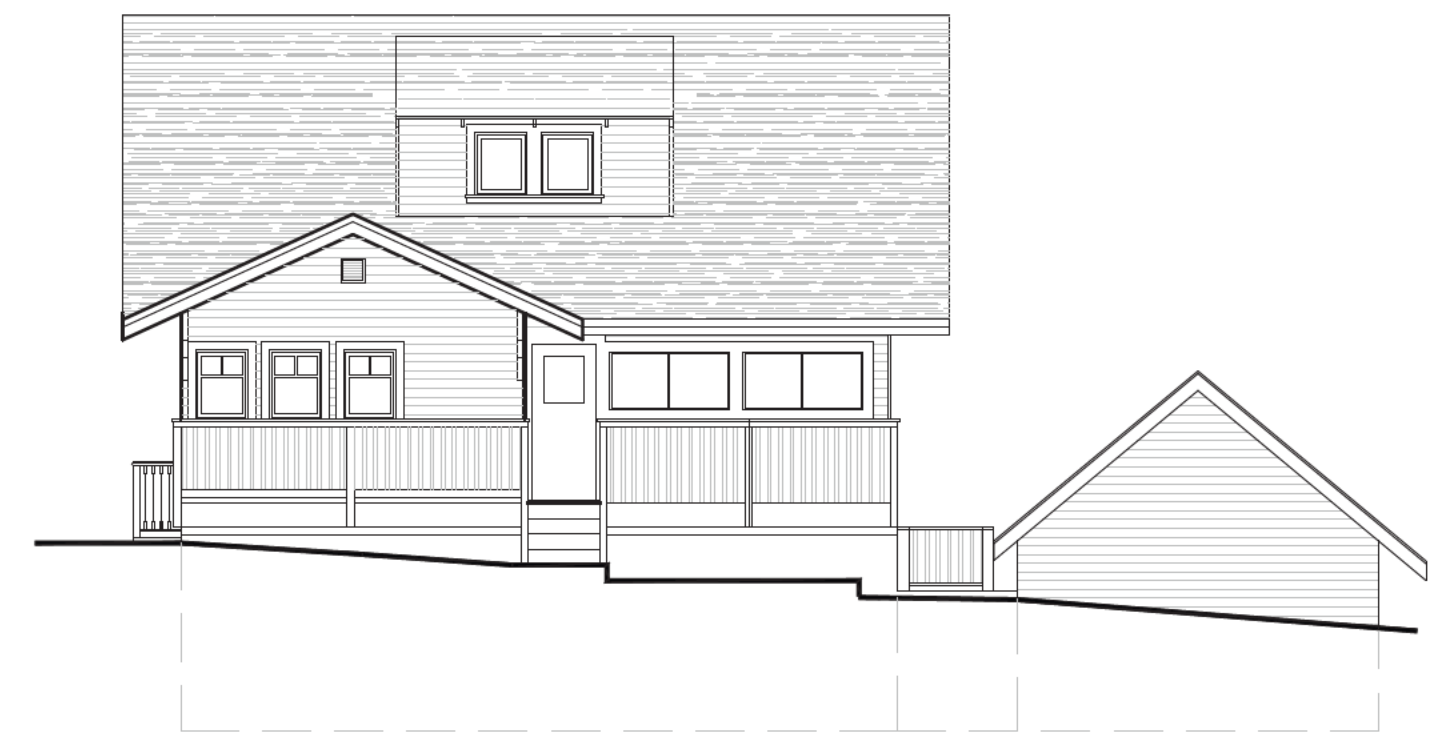
3 Existing Side (West) Elevation  
1/8" = 1'-0"



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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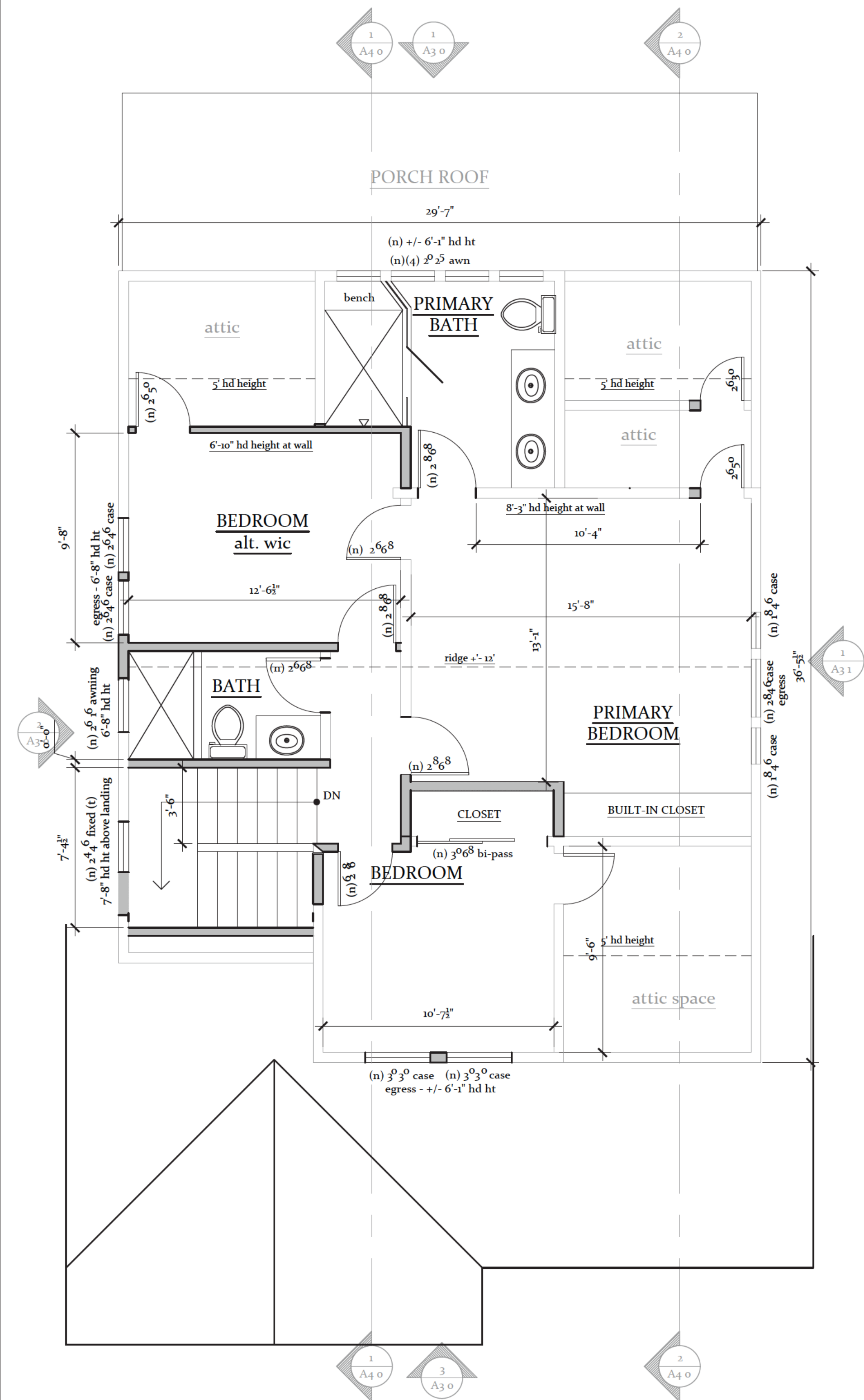
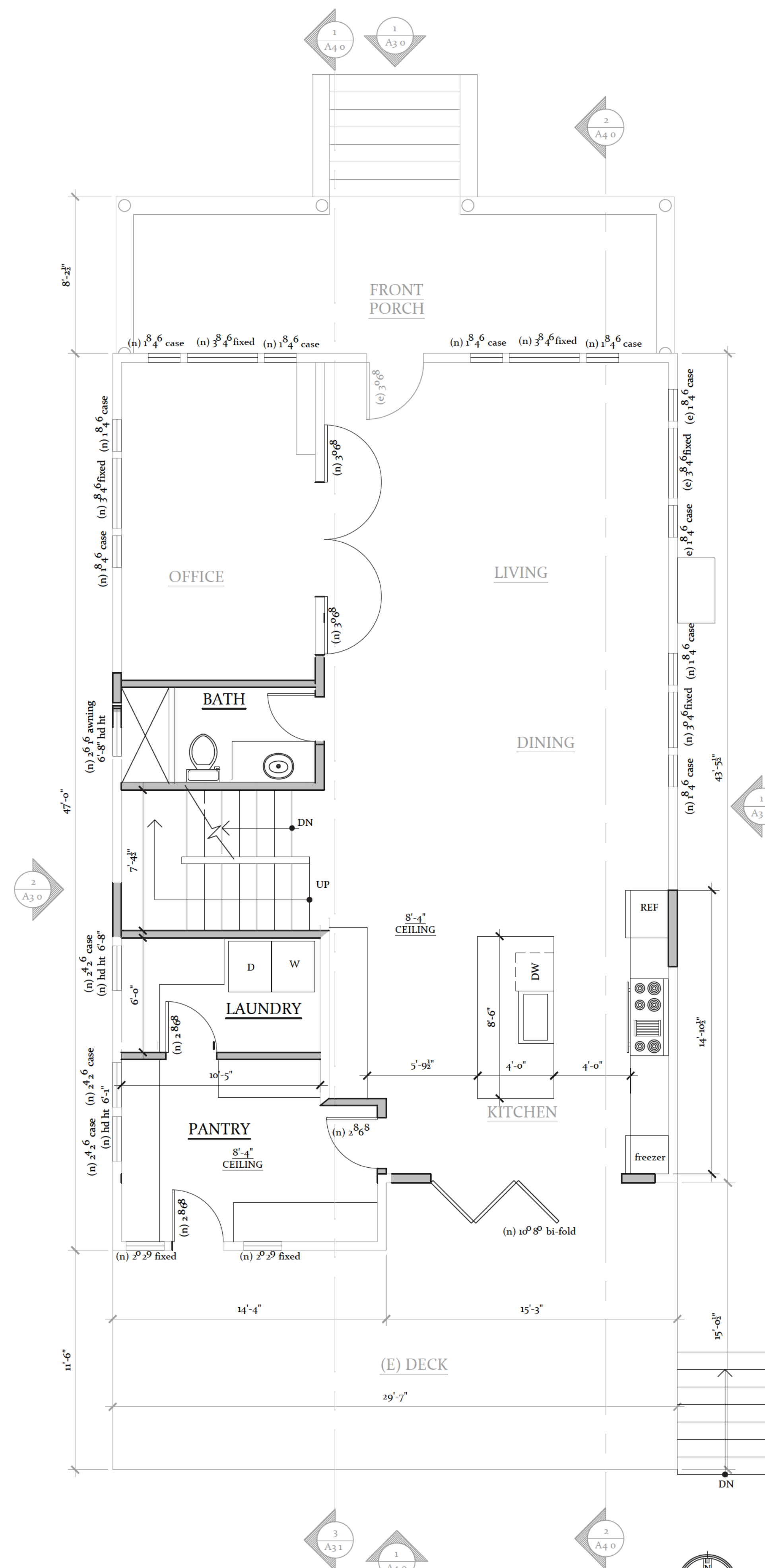
Submittal:

Existing  
Elevations

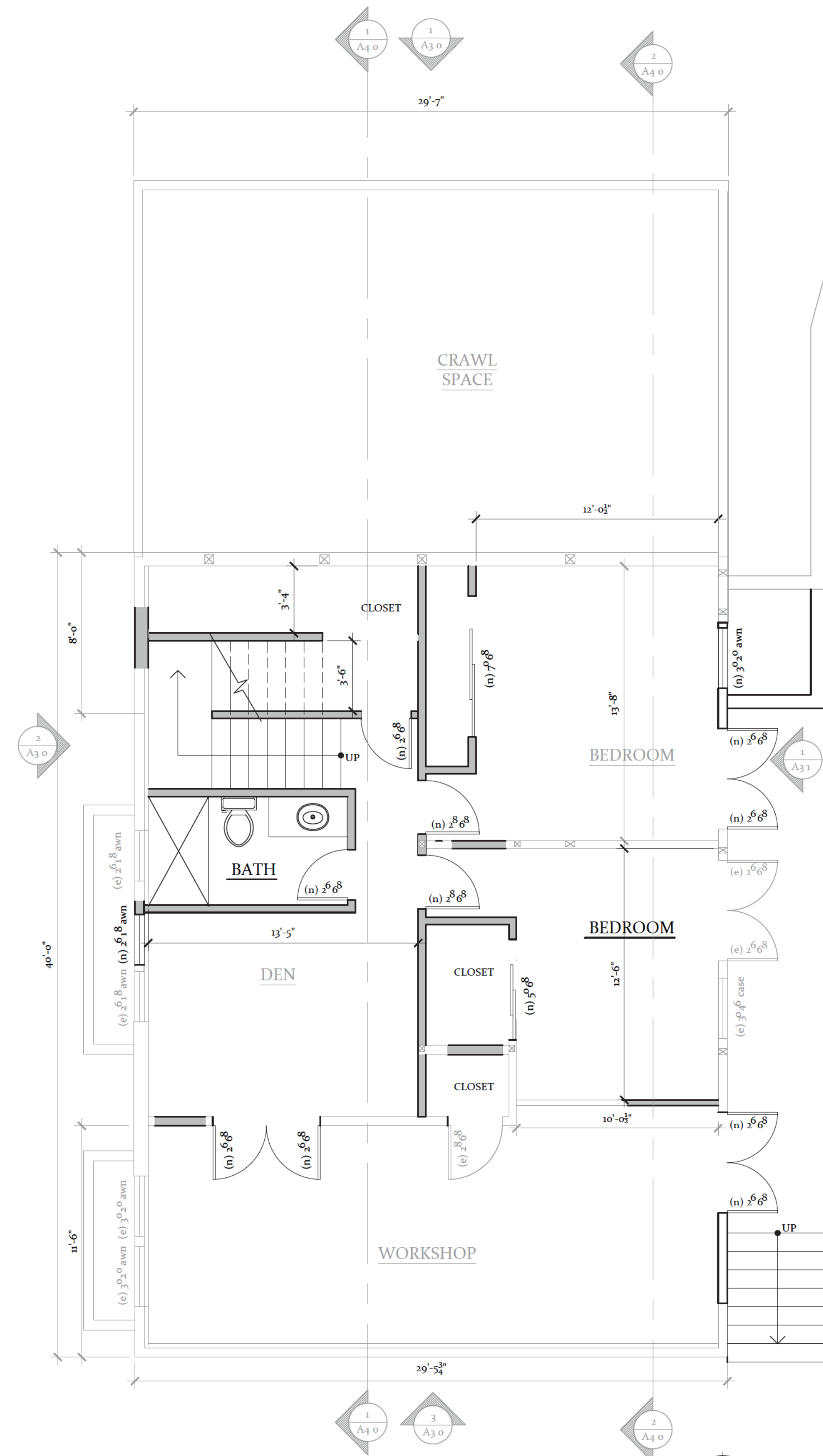
SCALE See Drawings  
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A1.1




$$\frac{1}{4}'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$


- 
- Legend for window symbols and sizes:
- 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


$$\frac{1}{4}'' = 1'-0''$$

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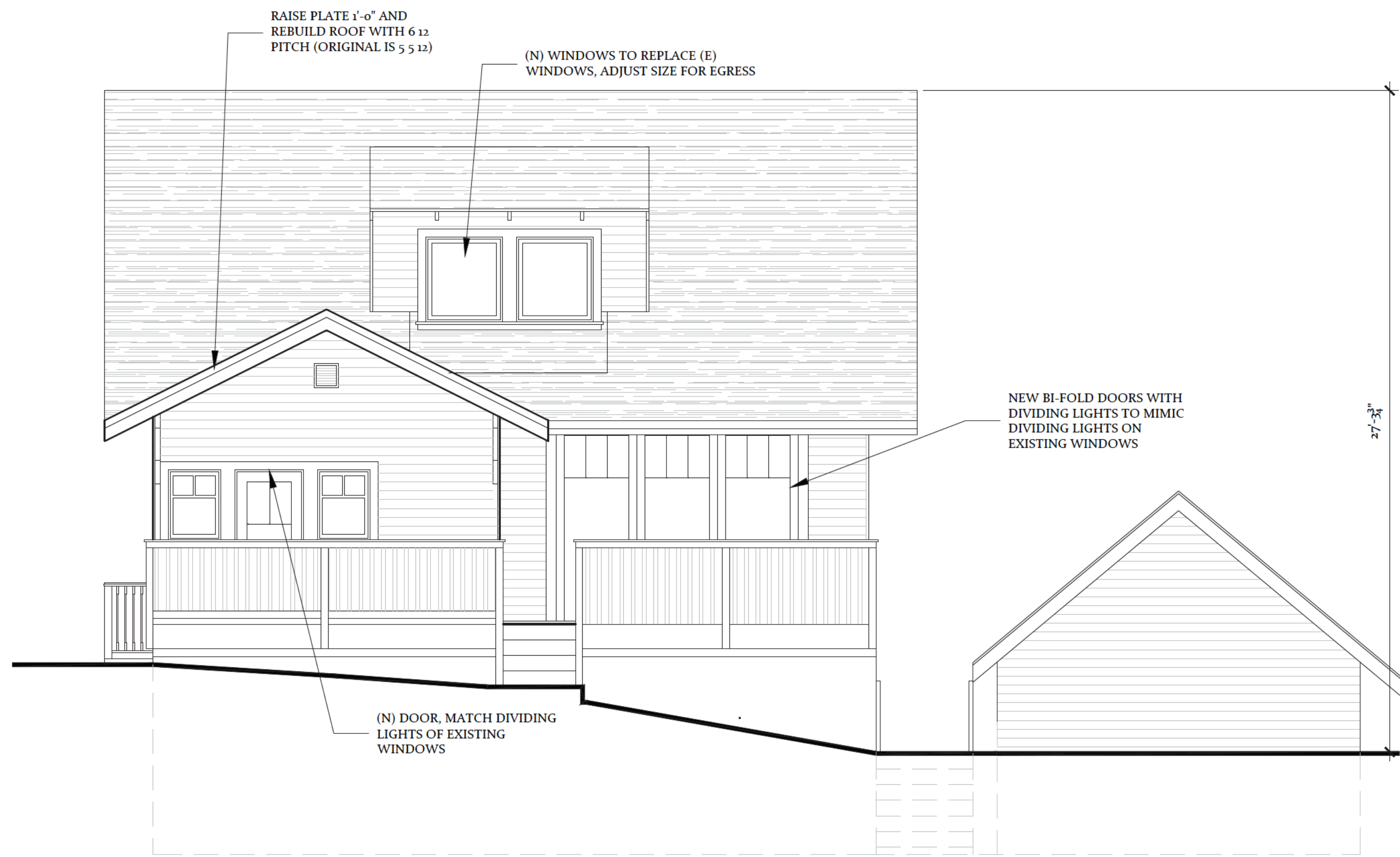
**Interior Home Remodel**  
**The [REDACTED] Family**  
**155 Hernandez Avenue, Los Gatos**

Submittal:

## Proposed Floor Plans

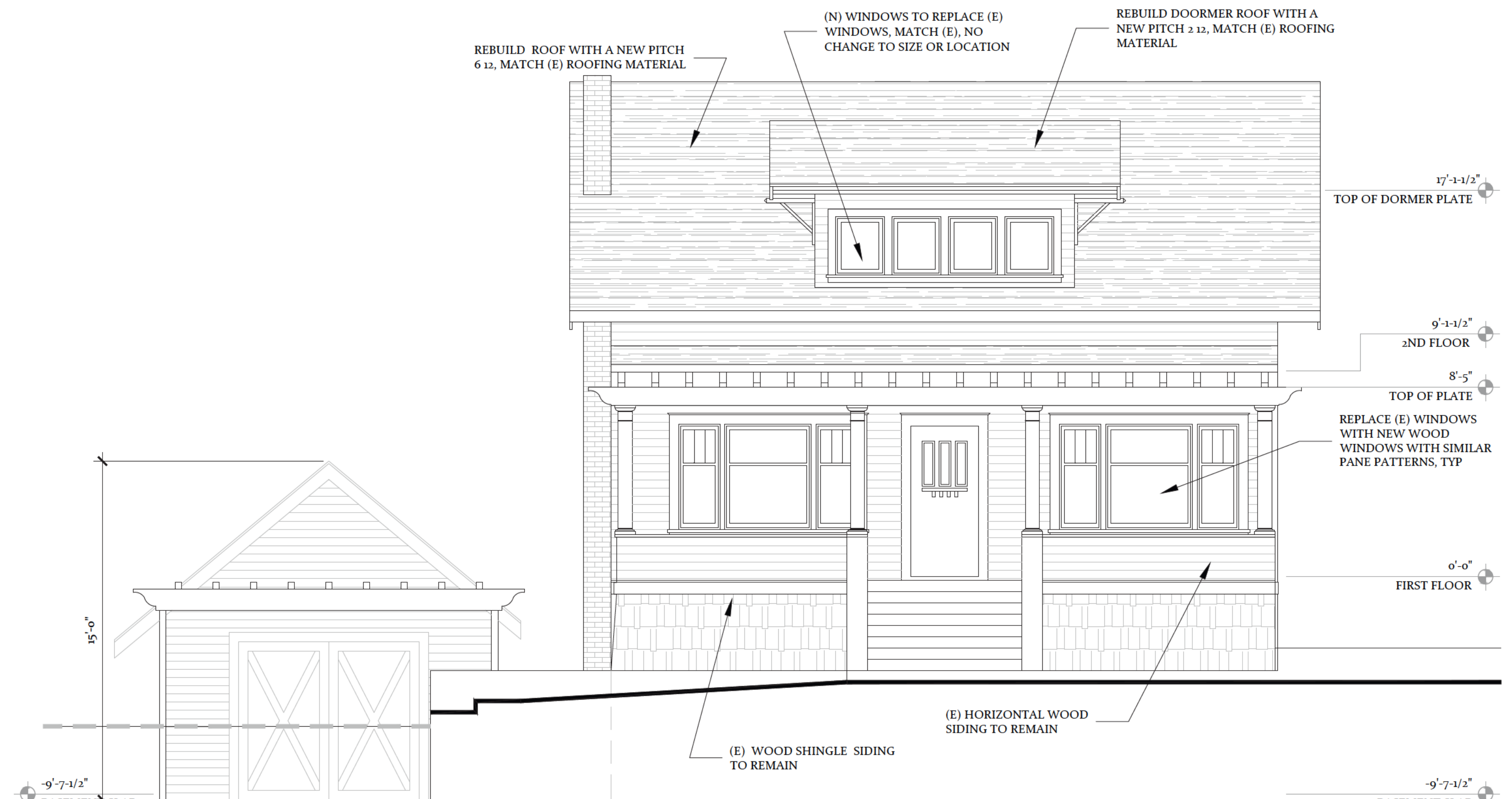
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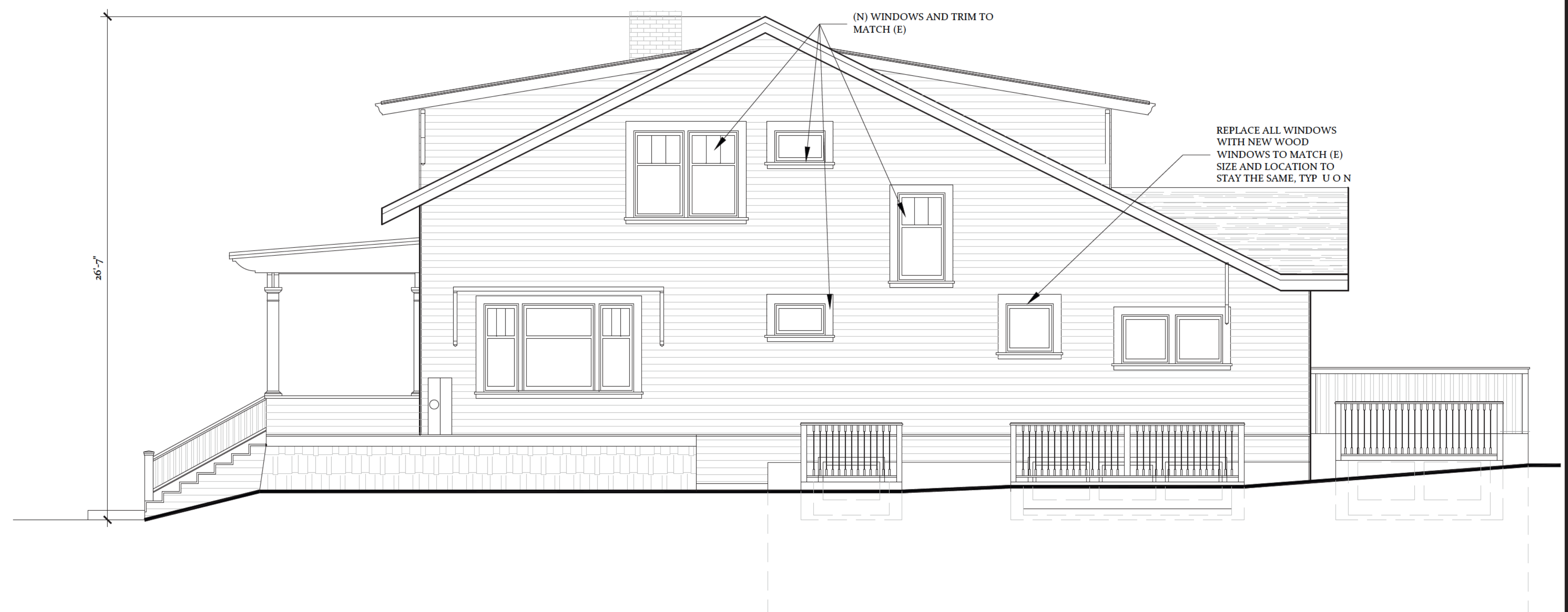
3 Proposed Rear (South) Elevation

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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Proposed  
Elevation

SCALE See Drawings

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A3.1



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