

PROJECT DESCRIPTION

DESIGN SUMMARY

THE HOME POSSESSES A LARGE WELCOMING PORCH SPACE FROM STREET TO HOUSE - THIS DESIRABLE ELEMENT WILL REMAIN UNCHANGED. THE EXISTING NATIVE LOS GATOS STONE FRONT YARD LANDSCAPE WALLS WILL REMAIN UNCHANGED; COMPLEMENTING STONE WILL BE ADDED TO THE BASE OF THE HOUSE.

THE EXISTING HOME IS NON-HISTORIC and IS SITUATED BETWEEN A BEAUTIFUL MATURE OAK AT THE REAR OF THE HOME and A GROVE OF BEAUTIFUL MATURE OAKS AT THE FRONT OF THE HOME. THE ADDITION HAS BEEN PLACED and DESIGNED WITH NO GRADING REQUIRED TO FIT SEAMLESSLY BETWEEN THE TREES; TREES THAT THE HOMEOWNERS APPRECIATE and HAVE PROFESSIONALLY MAINTAINED. THE HOME EXISTS AS A TWO BEDROOM and HAS BEEN DESIGNED TO REMAIN A TWO BEDROOM.

A NON-CONFORMING PORTION OF THE EXISTING STRUCTURE ENCROACHES INTO THE REQUIRED SIDE-YARD SETBACK BY 3'-0" ALONG THE NORTHERLY PROPERTY LINE. THIS PROJECT WILL ELIMINATE THAT ENCROACHMENT, BRINGING THAT PORTION OF THE HOME INTO COMFORMANCE WITH THE REQUIRED SIDE-YARD SETBACK.

THE REMODEL and ADDITION HAVE BEEN DESIGNED TO NOT INCREASE THE HOMES FOOTPRINT (OTHER THAN A SMALL INCREASE AT THE KITCHEN) SO AS NOT TO IMPACT THE SITES OAK TREES. THE TOWN'S ARBORIST HAS FOUND THIS DESIGN WILL NOT POSE DETRIMENTAL IMPACTS TO THE TREES. THE HOME HAS BEEN DESIGNED WITH THOROUGH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES. THE ADDITION IS CONSISTANT WITH THE HOMES EXISTING DESIGN STYLE, NEIGHBORHOOD SCALE and ITS FLOOR AREA IS BELOW THAT WHICH IS ALLOWED FOR THE SITE.

THE ALLOWABLE FLOOR AREA FOR THE SITE1835 SF

THE HOMES PROPOSED FLOOR AREA1714 SF

UNDER THE ALLOWABLE FLOOR AREA BY-121 SF

SUPPLEMENTAL PLANNING COMMENTS

1. REFERENCE THE NEIGHBORHOOD CONTEXT SHEET A-II. THE HOME IS NOT THE TALLEST IN ITS IMMEDIATE NEIGHBORHOOD - 200, 218, 223 and 228 MASSOL ARE ALL TALLER.
2. REFERENCE NEIGHBORHOOD CONTEXT SHEET A-II. THERE ARE EIGHT HOUSES IN THE IMMEDIATE NEIGHBORHOOD WITH GREATER FLOOR AREAS.
3. THERE ARE FOUR HOMES WITH GREATER F.A.R.'s.
4. THE HOME'S FINISH MATERIALS WILL NOT DEVIATE FROM HOW IT CURRENTLY EXISTS - THEREFORE, IT DOES and WILL CONTINUE TO BLEND AMICABLY WITHIN ITS NEIGHBORHOOD. STONE VENEER WILL BE INCORPORATED INTO THE BASE OF HOUSE PER THE ELEVATIONS. THE NEW STONE WILL MATCH THE EXISTING LOS GATOS STONE AS CLOSELY AS PRACTICAL and COMPLEMENT THE EXISTING SITE STONE WORK.

SUMMARY

HPC:

THE PROJECT WAS REVIEWED BY THE HPC AND ALL OF HPC'S RECOMMENDATIONS FOR WINDOW/DOOR/CHIMNEY DESIGN HAVE BEEN INCORPORATED INTO THE HOME'S DESIGN.

THE PROJECT IS:

- BELOW ITS ALLOWABLE FLOOR AREA
- BELOW THE FLOOR AREAS OF EIGHT OF ITS NEIGHBORS
- BELOW THE FAR OF FOUR OF ITS NEIGHBORS
- BELOW THE HEIGHTS OF NEIGHBORING HOMES
- THOUGHTFULLY DESIGNED TO SITUATE HARMONIOUSLY INTO ITS UNIQUE SITE CONSTRAINTS OF BEAUTIFUL TREES, NATURAL GENTLE SITE SLOPE and THE EXISTING LANDSCAPE WALLS OF NATURAL LOS GATOS STONE
- NO GRADING IS PROPOSED, NATURAL GRADE TO BE UNCHANGED
- THE NORTHERLY PORTION OF THE BUILDING WILL BE BROUGHT INTO COMPLIANCE WITH THE REQUIRED SIDE-YARD SETBACK

THIS IS A WELL DESIGNED HOME REMODEL IN TERMS OF DETAIL, RESPECT FOR ITS BUILDING SITE, NEIGHBORHOOD COMPATIBILITY and THE INCORPORATION OF TOWN DESIGN GUIDELINES.