

16 CHESTNUT AVENUE - PROJECT DATA

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-1:12	same	-
Land use	single family residence + ADU	same	-
General Plan Designation	low density residential	same	-
Lot size (sq. ft.)	17,606 sq. ft.	same	12,000 sq. ft. minimum
Exterior materials:			
siding	Horizontal wood/painted	Horizontal wood, painted- hardie siding	-
trim	Wood painted	same	-
windows	Wood interior/exterior	Clad exterior/wood interior	-
roofing	Comp. asphalt	same	-
Building floor area:			
first floor	1,771 s.f.	2,373 s.f.	TOWN OF LOS GATOS PLANNING DIVISION
second floor	802 s.f.	1,293 s.f.	
attic	n	63 s.f.	-
shed	232 s.f.	232 s.f.	-
ADU (D-85-64)	822 s.f.	822 s.f.	ADU Approved 4/19/88
Green house	84 s.f.	0	-
Total countable sq. ft.	3,711 s.f.	3,961 + 822 ADU = 4,783 s.f.	Max = 4387 s.f. + 1200 s.f. ADU
garage	0	733 s.f.	Max = 1,139 s.f.
below grade s.f.	876	1,706 s.f.	non-countable s.f.
Setbacks (ft.):			
front	25 ft.-6 in.	25 ft.	25 feet minimum
rear	0	0	20 feet minimum
side abutting street	49 ft./25 ft.	22 ft. /47 ft.	15 feet minimum
Side interior	52 ft.	47 ft.	10 feet minimum
Maximum height (ft.)	28 ft.	30 ft.	30 feet maximum

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Building coverage (%)	16%	22%	40% maximum
Floor Area Ratio (%)			
house	n/a	n/a	- sq. ft. maximum
garage	n/a	n/a	- sq. ft. maximum
Parking	2 surface	3 covered garage spaces	two spaces minimum
Tree Removals			canopy replacement

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*Tree replacement – 16, 15-gallon trees