

## **Project description**

### **16803 Farley Rd Los Gatos CA 95032**

This project includes the demolition of an existing 1,290 s.f. one-story residence and the construction of a new 2,502.28 s.f. two story residence with an attached single car garage of 445 s.f.

The first floor is 1,328 s.f. and includes Kitchen, dining area, Living area, half bathroom, office, entry area, front porch, and rear porch. Also, an attached single car garage of 445 s.f.

The Second floor is 1,174 s.f. and includes three bedrooms and one master bedroom (4 bedrooms in total), one hallway full bathroom, master bathroom and balcony facing back.

Currently the property has a detached one car garage/workshop and carport, this structure to remain as is.

## **Project justification**

The current home is to be completely demolished, (see demo plan sheet A1.0 and photos on the same page). The home is not of any particular style or merit. The project consists of removing the non-historic whole house, then construct a new second story residence using plaster as now exists. The design of the home will be adapted to the neighborhood in front view size. The home will be within the parcel's far limits and compatible with the neighborhood. The front setback will be 30.25 feet the average of the two homes on either side. Floor area / far comparisons: two homes with larger floor area and one home with similar far's and one home with lower far's 16793 Farley = 1,659 sf / far = .19, 16815 Farley = 2,076 sf / far = .18, 16829 Farley Rd = 2,251 sf / far = 0.2, 16830 Farley Rd = 2,130 sf / .18, 15724 Izorah way = 2,889 sf / far = .28 (similar), 16810 Farley = 882 sf / far = .06, 16780 Farley Rd = 2,555 sf / far = 0.064 in compliance with far. The garage located at the front, lends itself for the upper story to be naturally setback from the lower level, resulting in reduced mass and creating aesthetic interest.