

Response to Cannon Design Group

Feb.6th 2020

To: Ms. Jennifer Armer
Project Planner
Town of Los Gatos

From: Utopia Design & Construction

Re: 15 Loma Alta Ave. APN: 532-29-073
Architecture & Site application S-19-023

Issues & Concerns Response:

- 1- We understood the concern and have changed metal sidings to smooth stucco. Please review sheet A3.1
- 2- There was some drafting error in site plan that has been corrected. Please see Sheet A1.2 and new 3D modeling on Sheet A3.2 & Sheet A3.3. It is well integrated now.
- 3- Privacy of the neighbor @ 19 Loma Alta was our main concern in the design. This facade is facing them directly and relatively doesn't have as much impact on the street view. We intentionally didn't put any window on the second floor, as it would have open toward their master bedroom window. On the other hand they only have 2' set back to the fence. With our 8' setback, there will be only 10' distance and any kind of window/balcony will have major impact on their privacy.
Per this recommendation we added:
 - Bellybands to provide visual relief.
 - An exposed down spout
 - Larger windows for bathrooms, second floor bathroom will have a frosted glazing.
 - Glazing for staircase.
 - Extended one module of living room glazing in Rear Elevation to this Side Elevation. Please review sheets A2.1, A2.2, A3.1
- 4- There are quite few similar asymmetrical eave lines throughout the neighborhood. Please review "How We Read Our Neighborhood" section, Pg. 20 in the booklet we have submitted. The house @ 205 Loma Alta has an asymmetrical eave line.

- 5- We took the advice and redesigned that particular dormer from modern style to more traditional style.
- 6- Please review Sheet A3.2 for a detailed drawing of awning. Let us know if you still think they are too large.
- 7- We have reduced the size of top glazing. Please review Sheet A3.1 Rear Elevation and Sheet A3.2 Section 1
- 8- Hardscape area has been reduced. Please see Sheet A1.2 Proposed Site Plan

Recommendation:

- 1- Has been addressed in the design.
- 2- Metal siding has been replaced with smooth stucco. Please see Sheet A3.1
- 3- Considering your recommendation here is what we did:
 - Bellybands to provide visual relief.
 - An exposed down spout
 - Larger windows for bathrooms, second floor bathroom will have a frosted glazing.
 - Glazing for staircase.
 - Extended one module of living room glazing in Rear Elevation to this Side Elevation. Please review sheets A2.1, A2.2, A3.1
- 4- We have reduced the size of glazing in living room. Please see sheet A3.1
- 5- Please review First Floor Plan on sheet A2.1 we gave the garage door a 12" depth.
- 6- We will use KOLBE for windows.
- 7- We have added trees, Pittosporum 24g. Please review Sheet A1.2 Proposed Site Plan.