

Jennifer Armer

From: Kelly Luoma [REDACTED]
Sent: Tuesday, January 12, 2021 10:44 PM
To: Jennifer Armer
Subject: FW: New design for 15 Loma Alta Avenue

Hi Jennifer

Wanted to share these comments.

For the most part we think the new plans (craftsman style) address many of the neighbor concerns but we continue to be concerned about the small details beyond design.

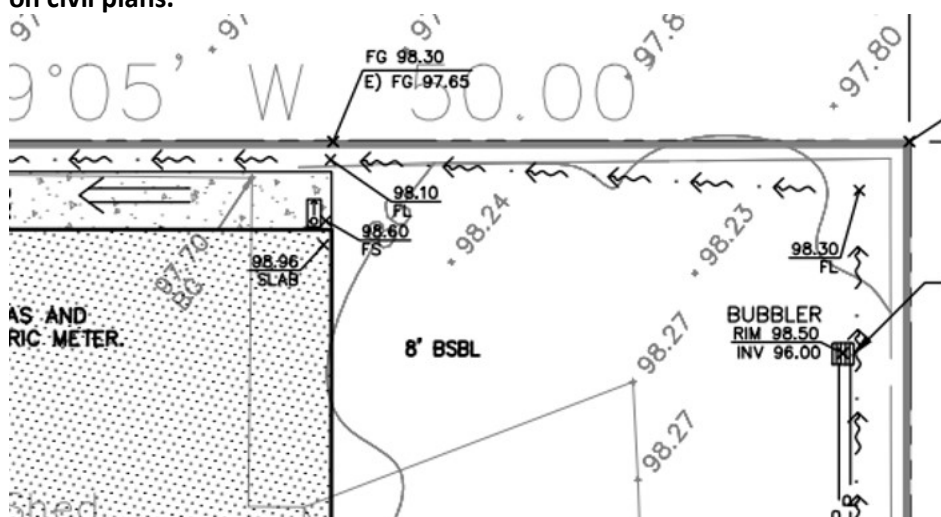
Actual heights/elevations

Water (drainage) being an issue

Fence between properties seems to be missing on plans.

We'd like to see these details addressed as part of the Building Permit process moving forward.

- Roof pitch on garage (Dwg A1.2) is called out as 8/12 - the letter indicates design is based upon 6 pitch which - lower roof is preferred by neighbors due to both scale (height) and is corresponding to adjacent properties styles / roof lines.
- A3.2 Building section plan 2 calls for a balcony - A2.2 calls for a deck - a railing is not indicated.
- Civil plans have not been updated or coordinated with architectural drawings.
- Civil plans are marked updated 2-3-20 per note #2 - all quantities (square footage, disturbed area, cut/export, etc on drawing C-1.0 appear to reflect prior design.
- No fence detail - north side of property - an existing 8' fence is in place for security and privacy from Panaghetti.
- **Site Plan A1.2 has concrete pad walkway from garage to property line - Civil sheet (C2.1) shows a drainage ditch between paved walk and fence with all storm water from 15 Loma Alta pumped and flowing north to 111 Panighetti Place. a full width concrete pad restricts free flow of water from property to alley as indicated on civil plans.**



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