

# 15 Loma Alta Avenue

## Proposed Project

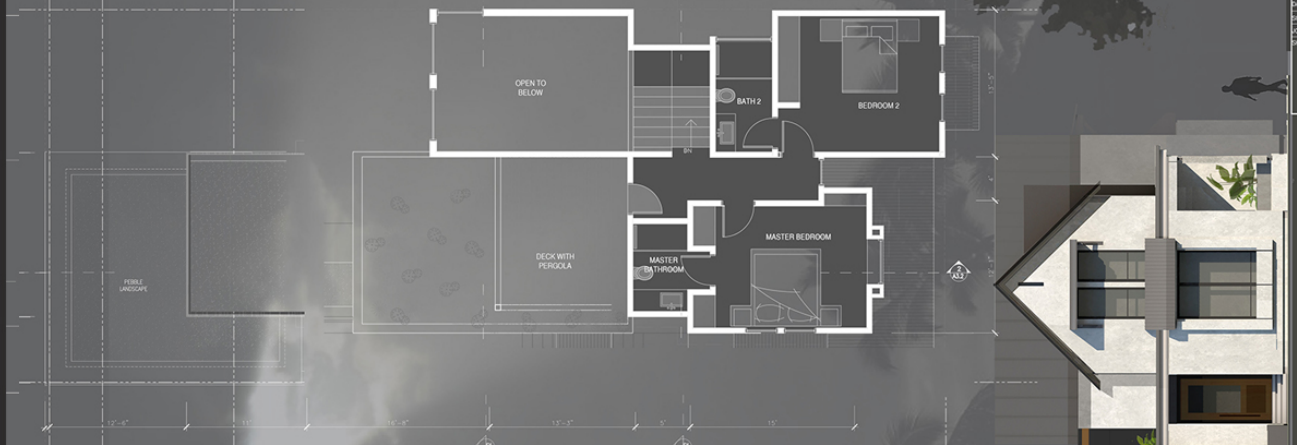
By: **Utopia**

DESIGN & CONSTRUCTION

License Number **1003593**



1 FIRST FLOOR PLAN



1 SECOND FLOOR PLAN



2 BASEMENT PLAN

**NOTE:**

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-01), NEW RESIDENTIAL SHALL BE SECTIONED WITH APPOINTMENT FINISHES FOR SINGLE-FAMILY RESIDENCES.
  - A. WOOD FINISHES (2" MIN) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSET PARTIALS, AND BATHING LOCATED 14" FROM THE FLOOR TO THE CENTER OF AN OPENING, INCLUDING THE PROTECTION OF CORNERS IF NEEDED IN THE FINISH.
  - B. ALL FINISHING SHOULD BE AT LEAST 3/8" ABOVE ON THE ACCESIBLE FLOOR LEVEL.
  - C. THE PRIMARY ENTRANCE DOOR SHALL BE 36" WIDE INCLUDING A 5/8" LEVEL LANDING TO BE MINIMUM 5'0" BY 5'0" FROM THE SECONDARY RESIDENT FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR CORNER DOOR.
2. A DOOR SWICHER BELL OR CHIME SHALL BE INSTALLED AT PRIMARY ENTRANCE.
3. NEW AND EXISTING BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL COMPLY WITH THE REQUIREMENTS, WHEN REQUIRED BY THE FIRE DEPT. OR LOCAL ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS OF FACILITY, EMERGENCY RESPONSE, ADDRESS NUMBERS SHALL BE BRASS FINISHED OR ALUMINUM FINISHED. NUMBERS SHALL BE MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 3/32 INCH (2.4 MM) WITH ACCESS TO BE KEYS OF PAVEMENT ROAD AND THE SIGNAGE CANOPY BE VIEWED FROM THE PUBLIC WAY. A MOUNTAIN, POLE OR OTHER SIGN OR WEARD SHALL BE USED TO VERIFY THE STRUCTURE ADDRESS NUMBERS SHALL BE MAINTAINED. (CIP REC. 905)

CONSULTANT: Utopia

CLIENT: LOMA ALTA Residence  
15 LOMA ALTA  
LOS ANGELES, CA 90024  
APN: 532-29-073

DRAWING TITLE: PROPOSED FIRST AND BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
A	1/25/19	CITY COMMENTS
B	12/14/19	CITY COMMENTS

DRAWN: [ ]  
CHECKED: [ ]  
DATE: 3/30/19  
SCALE: [ ]  
JOB NO.: [ ]  
SHEET NO.: [ ]

A2.1a

Panighetti Facade

CONSULTANT: [ ]  
CLIENT: [ ]  
DRAWING TITLE: [ ]

## Context

- Written Description of Proposed Project Pg. 3-5
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# WRITTEN DESCRIPTION OF PROPOSED PROJECT

## WRITTEN DESCRIPTION OF PROPOSED PROJECT

- New Construction of Two-Story Single-Family home with a “Modernized Victorian” architectural style.
- The exciting house will be fully deconstructed.
- Lot Description:  
The 15 Loma Alta lot is a 100’ x 50’ corner lot with Loma Alta St. as main street and Panighetti St. as side street.

Project Data:

Address: 15 Loma Alta

APN: 532-29-073  
Lot Size: 0.126 Acres (5500 ft<sup>2</sup>)  
Net Lot Size: 0.126 Acres (5500 ft<sup>2</sup>)  
Zoning District: R 1:8  
Occupancy: Currently Unoccupied  
Construction Type: Residential

<u>Setbacks</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
Front:	25'	19'-6"	25'
Side:	8'	8'	8'
Panighetti St:	15'	8'	8'
Rear:	8'	1'	3'

<u>FAR</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
House:	1,903 ft <sup>2</sup>	1,462 ft <sup>2</sup>	First Floor:1,269 ft <sup>2</sup> Second Floor:601 ft <sup>2</sup>
Garage:	542.3 ft <sup>2</sup>	468 ft <sup>2</sup>	483 ft <sup>2</sup>
Total:	2,995.3 ft <sup>2</sup>	1,930 ft <sup>2</sup>	2,386 ft <sup>2</sup>
Basement: Within the Boundary of First Floor	1,274 ft <sup>2</sup>		708 ft <sup>2</sup>

Total Proposed Living Area Including Basement: 2,578 ft<sup>2</sup>  
Total Proposed Floor Area Including Basement: 3,061 ft<sup>2</sup>  
Total Proposed Living Area Excluding Basement: 1,870 ft<sup>2</sup>  
Total Proposed Floor Area Excluding Basement: 2,353 ft<sup>2</sup>  
Total Allowable Floor Area Excluding Basement: 1,903 ft<sup>2</sup>  
Total Requested Extra Floor Area: 0.00 ft<sup>2</sup>

Proposed Floor Area:

First Floor:  
Living Area: 1,269 ft<sup>2</sup>  
Garage: 483 ft<sup>2</sup>  
Total: 1,752 ft<sup>2</sup>  
Second Floor:  
Living Area: 601 ft<sup>2</sup>  
  
Total First & Second Floor: 1,870 ft<sup>2</sup>  
  
Basement: 708 ft<sup>2</sup>

# LAYOUT & SETBACKS

LAYOUT & SETBACKS



Corner perspective 1

- 1- Attention to the nature of the lot as being a corner lot and providing architectural detail at the corner.
- 2- Understanding the location of oak tree and emphasizing it in the design and using its beauty as an added value to the property.
- 3- Giving more setback at the corner to serve two purposes:
  - a- Having a better perspective of the house
  - b- Eliminating a mass volume at the corner.
- 4- Providing as much as possible backyard space and locating it next to neighbor's backyard. This layout helps both to receive maximum light and air.
- 5- Using Panighetti St, side street, for garage access and locating the garage as far away from Loma Alta, main street, and the important corner spot.
- 6- Having proper height next to neighbors and prevent blocking their indirect light. Please note that there is no direct light blocking. See also diagram #7



- 7- Building mass has designed according to daylights from Dec.21st to Jun.21st. It won't create any shadow over neighbor's house from 9 am to 3 pm during summer and winter on any month.











# ARCHITECTURAL STYLE

## ARCHITECTURAL STYLE

### Reference:

- A field Guide to American Houses (Recommended by Town of Los Gatos)
- Elements of Victorian Houses.
  - 1- Steep pitched gabled roof
  - 2- Dormer's "shed or gabled"
  - 3- Shallow porch, usually one-story height and extended over entrance or main and side wall both.
  - 4- Double vertical windows
  - 5- Diagonal porch-support braces
  - 6- Top bracketed windows

# Proposed Design

Human perspective from corner of Loma Alta St. and Panighetti Pl.

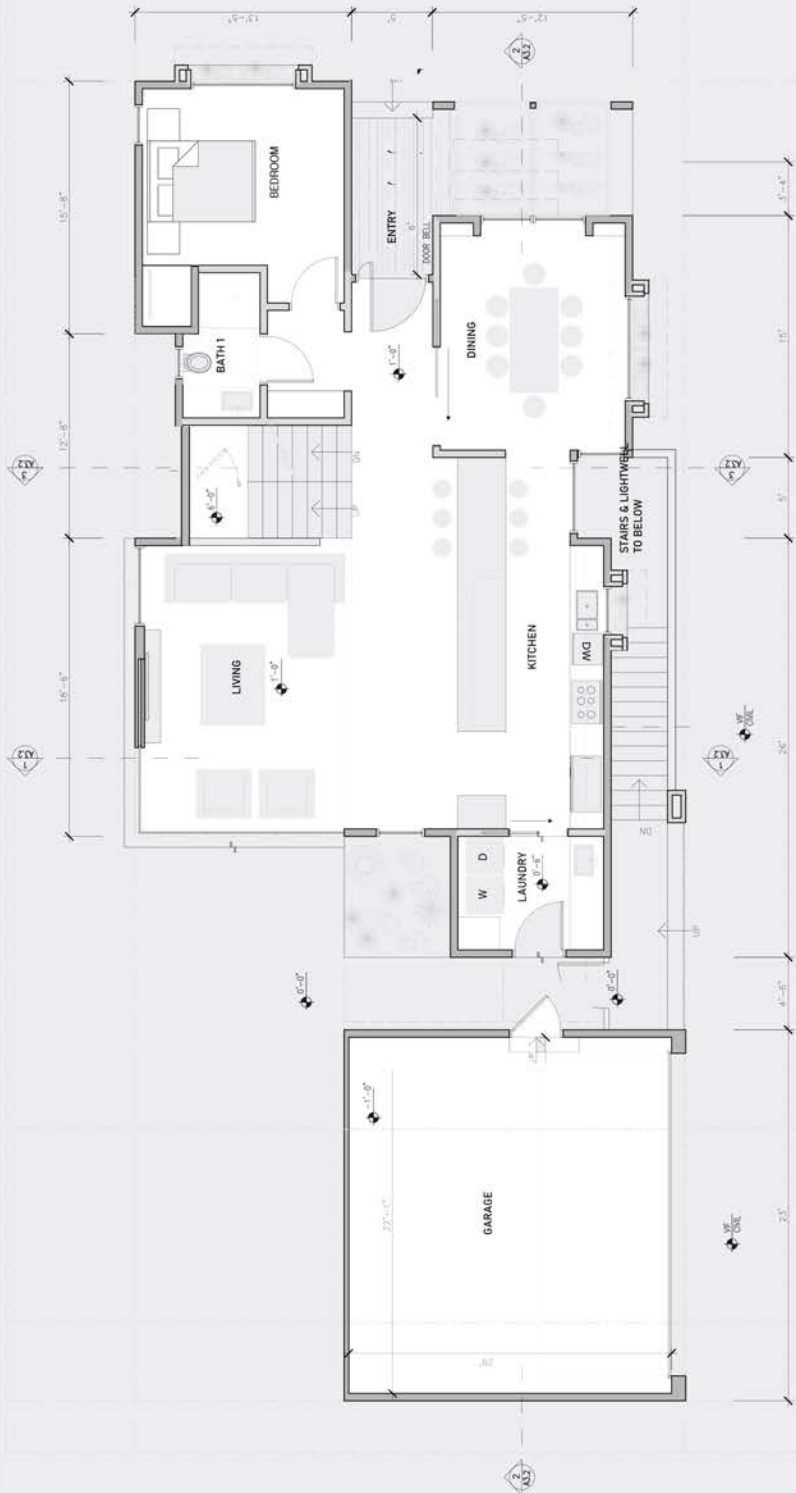


Bird eye view from corner of Loma Alta St. and Panighetti Pl.

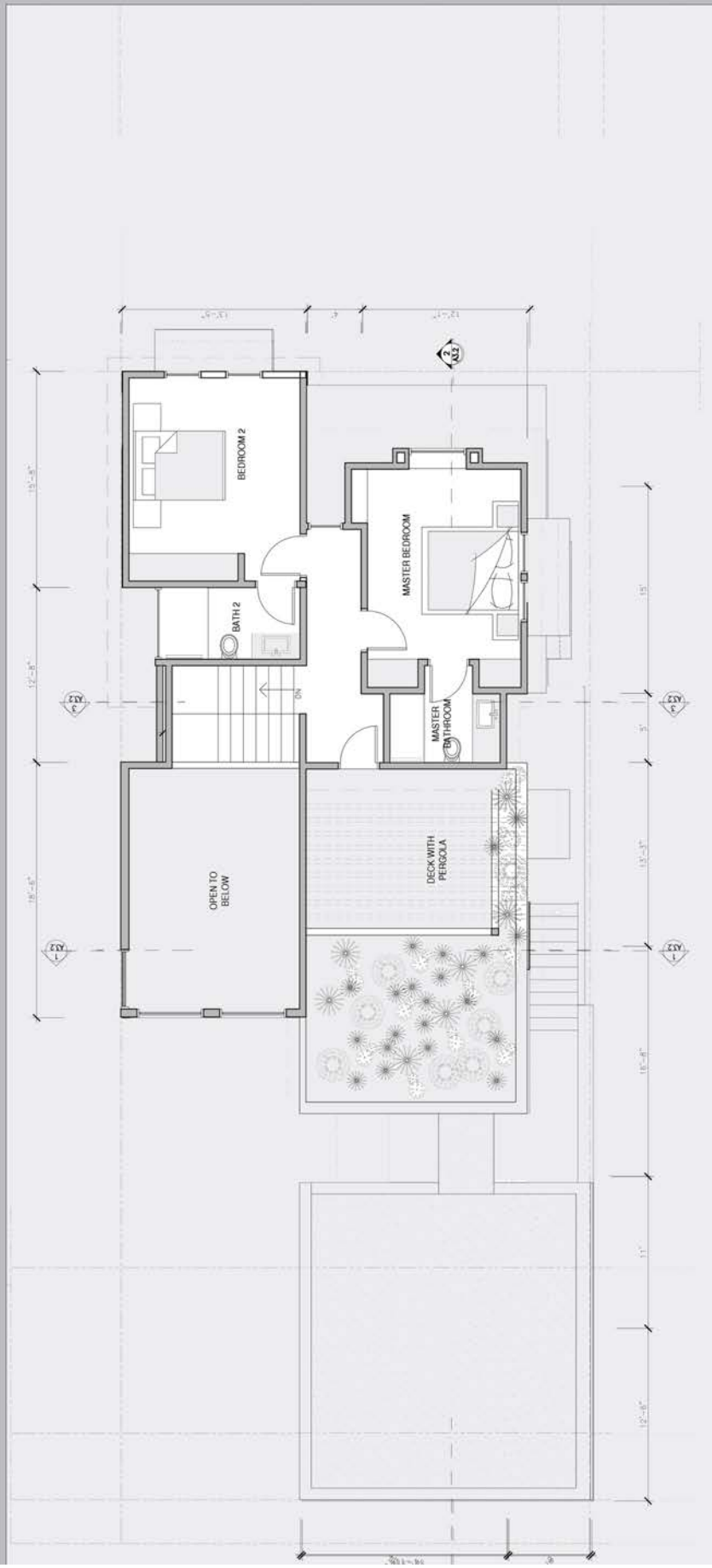






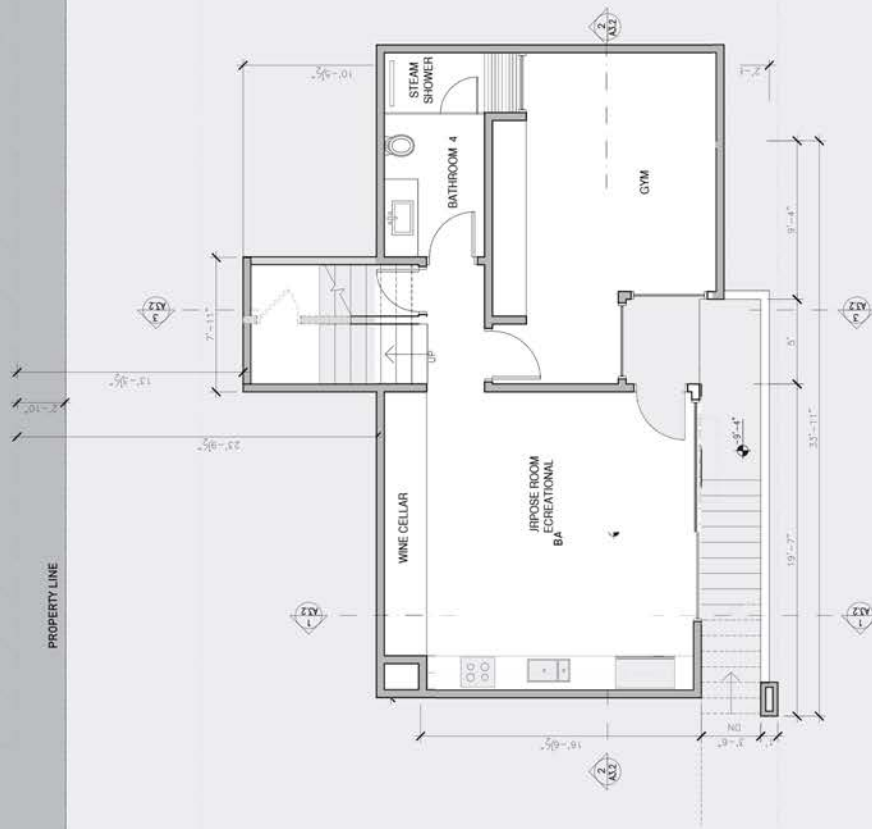


# First Floor Plan



# Second Floor Plan

USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFIC. ACCESS TO PRIVATE ROAD AND THE BUILDING SHALL BE PROVIDED BY THE OWNER. ALL DIMENSIONS SHALL BE MAINTAINED.



# Basement Floor Plan

# How We Read Our Neighborhood



Proposed Design  
**15 Loma Alta Avenue**



Existing Design Example  
**205 Loma Alta Avenue**



Existing Design Example  
**54 Whitney Ave**



Proposed Design  
**15 Loma Alta Avenue**



Proposed Design  
**15 Loma Alta Avenue**

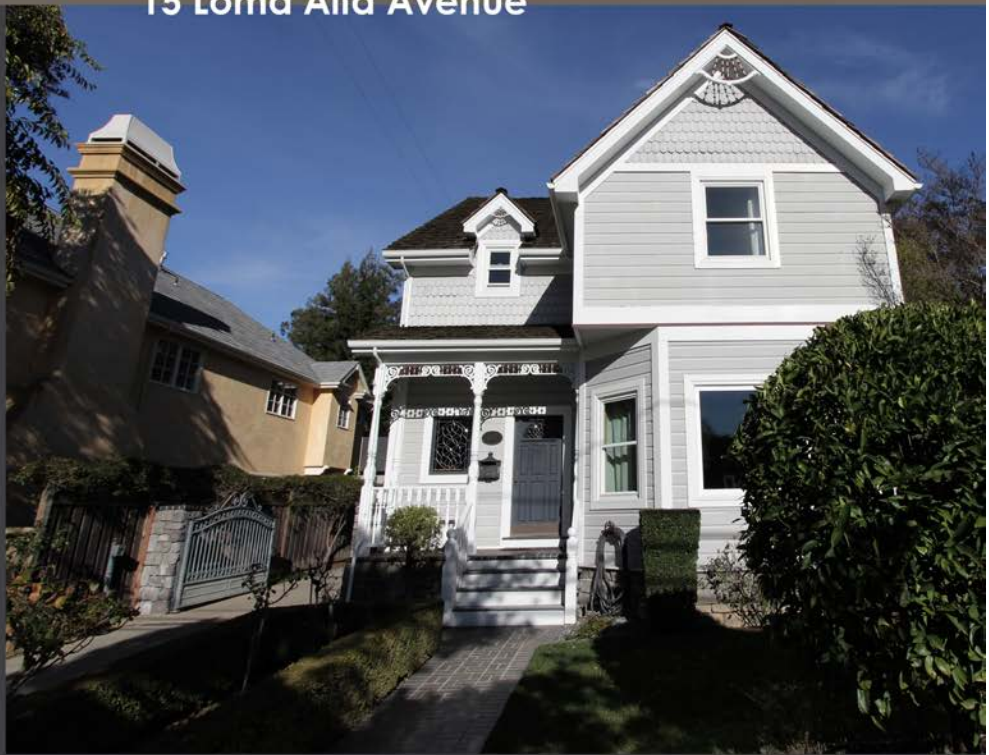


Existing House Example  
**128 Loma Alta Avenue**





Proposed Design  
**15 Loma Alta Avenue**



Existing House Example  
**128 Loma Alta Avenue**

# LETTER OF JUSTIFICATION



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1- Justifying Two-story Design: There are number of immediate neighbors with two-story houses which justifies our two-story design.





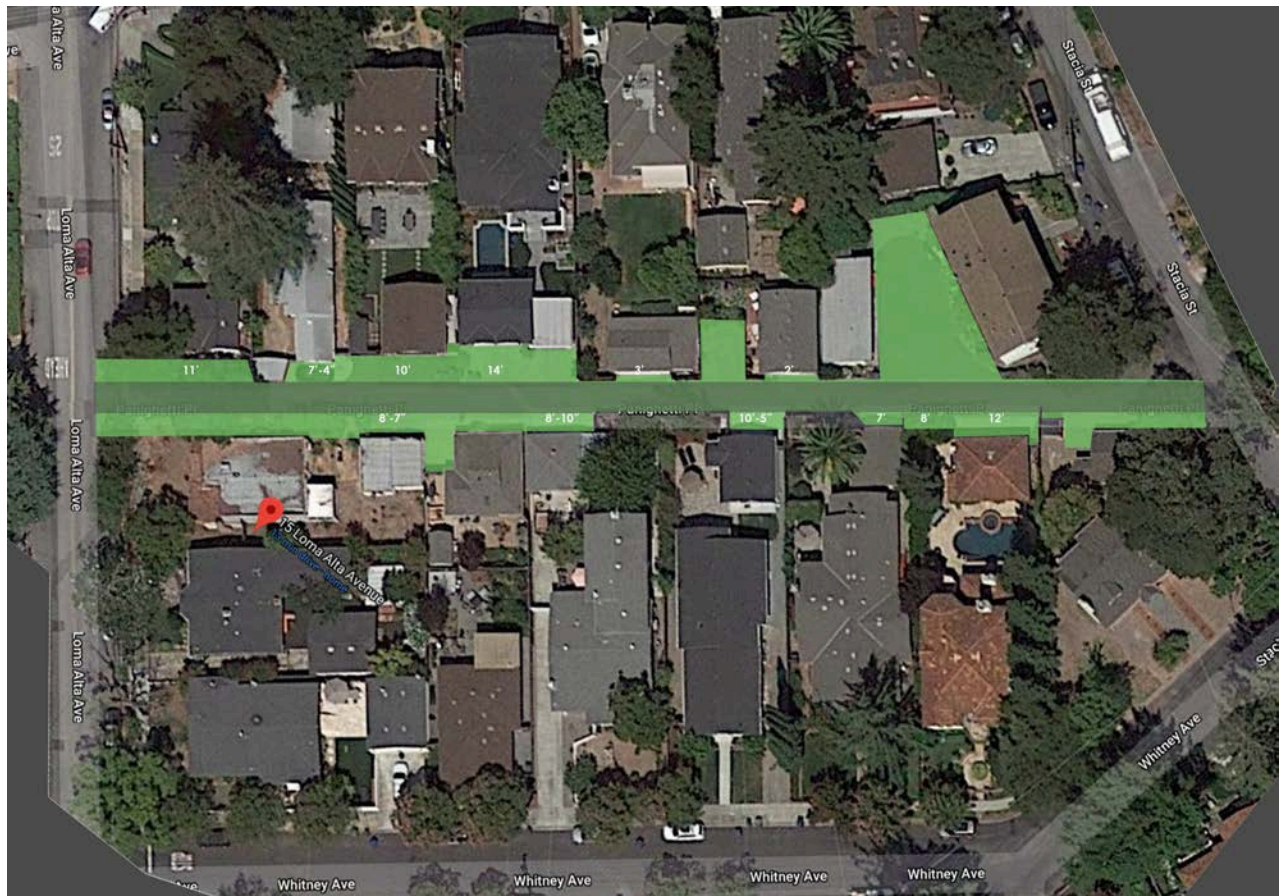
2- Justifying Set Back: Panighetti Pl. provides access to garages of houses that their main entrances are either on Los Gatos Blvd. or Whitney Ave. Which makes it an access road not a street. Please refer to code 29.10.155 based on this code we are allowed to include the width of Panighetti Pl. for garage access turn calculation. It also allows us to have an 8' setback along Panighetti Pl. on livable areas.



PANIGHETTI WEST



PANIGHETTI EAST





Lot Examples in Panighettis Pl. with Little or no Set Backs

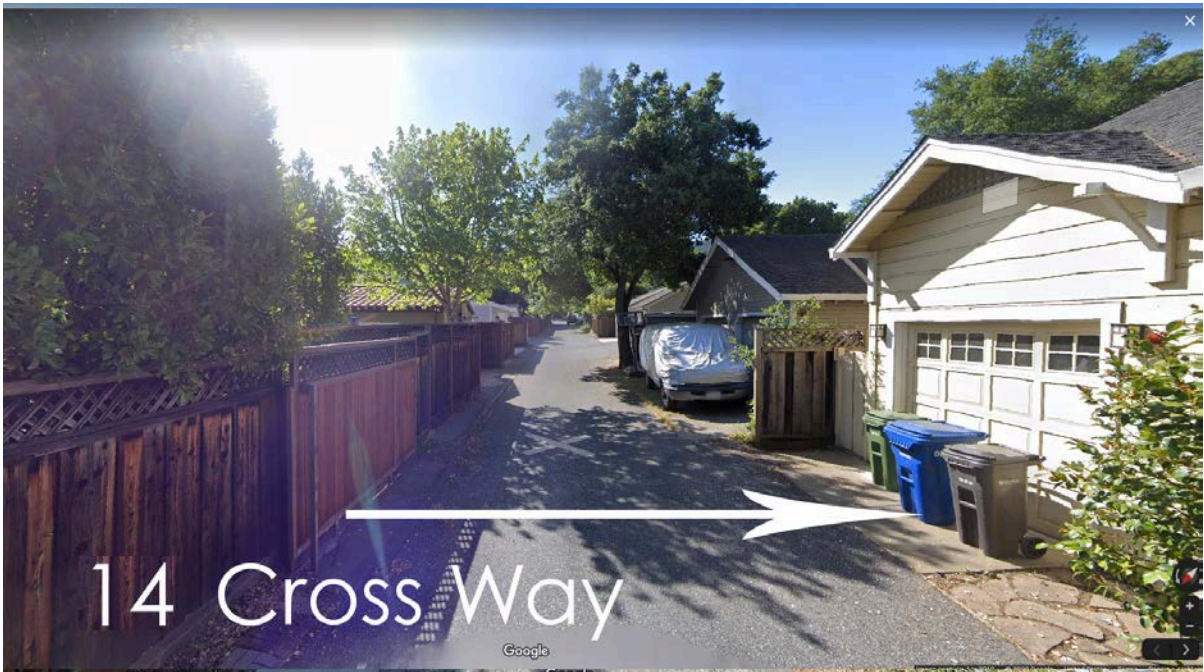




Lot Examples with Same Situation as 15 Loma Alta & Panighettis Pl. with Little or no Set Backs









3- Justifying Metal Roof: Our immediate neighbor across Loma Alta St. has metal roof.



4- Justifying Modernization of Traditional Houses:

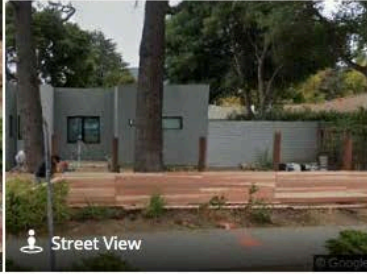
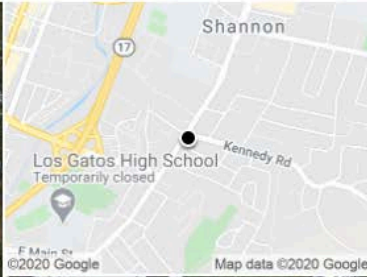




Example of Houses with completely Modern Architectural Style







# 380 Los Gatos Blvd Los Gatos, CA 95032

3 beds · 3 baths · 1,824 sqft

380 Los Gatos Blvd, Los Gatos, CA is a single family

● OFF MARKET

Zestimate®:

\$2,240,776

Rent Zestimate®: \$5,500 /mo

Est. refi payment: \$9,986/mo

[Get current rates](#)

Home Shoppers  
are Waiting

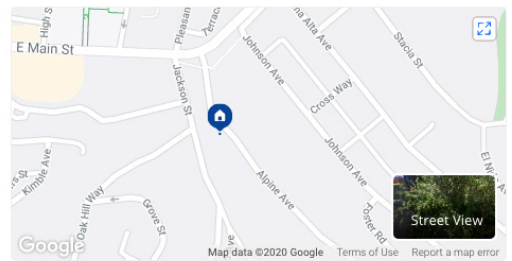


Ask an agent about market conditions in your neighborhood



# 26 ALPINE AVE

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax history](#)



Travel times

[Add work destination](#)

## Overview

Time on Zillow **113 days** | Views **2,035** | Saves **21**

One of the most desirable streets in Los Gatos, Alpine Avenue is a beautiful blend of architectural styles & historical estate properties. Steps from downtown Los Gatos, a perfect setting for this fully approved new construction Spectacular Modern

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