

FILE NUMBER: PLN 19-0234

SITE LOCATION: 16391 AZTEC RIDGE DR., LOS GATOS, CA, 95030

APN: 532-26-098

DATE: 3.15.2021

FROM: NATALIA AMATUNI

FEASIBILITY ANALYSIS

To determine site design parameters survey of the existing site has been conducted.

There is a natural slope from right to left, see picture below. Based on topography, area down the slope is most convenient for the septic system, oak trees remain untouched and house elevated to avoid water table issues and to get a best view.



The living room, family room, great hall and master bedroom suite above with decks oriented to enjoy views of the Valley. All houses in the neighborhood face the valley as well and by placing the house at the proposed location we follow logical orientation already established.

Please see as an example picture of a residency recently built at 15300 Blackberry Hill Rd. below.



Grading area minimized leaving most of the property as is. For the grading and cut and fill analysis, please see Civil engineer "Statement of justification of proposed grading".

Landscape side yard with steps form a set piece of open and structured space around the house while its floor to ceiling glazing in the center creates a sense of dwelling in the sky and nature itself. It also breaks a building into the three parts- glass will reflect and help to avoid a bulk look. The house designed to preserve old oak trees on the site and proposed stairs going from the house to the oaks connect them both.

Another intention was to create a house with a small footprint (to preserve existing landscape and possible later to restore a vineyard) and large operable windows and doors allow for continuous airflow.

Please see site analysis below. Proposed house remains within the setbacks.

No trees will be removed as part of the project.

