

PROJECT DESCRIPTION

THIS PROJECT IS LOCATED ON A CORNER HILLSIDE SITE THAT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND EXISTING ACCESSORY DWELLING UNIT THAT ARE LOCATED WITHIN THE MOST LEVEL AREA OF THE SITE. WHEREAS THIS AREA OF THE SITE COULD BE CONSIDERED AS THE "LEAST RESTRICTIVE DEVELOPMENT AREA", THE VIEW IMPACTS THAT WOULD AFFECT ADJACENT PROPERTIES AS WELL AS RIDGELINE VIEW PROTECTION HAVE DICTATED THAT THE NEW RESIDENCE BE LOCATED NEAR THE LOWEST PORTION OF THE SITE. THE PROPOSED RESIDENCE AND DRIVEWAY IS LOCATED ON AREAS WITH A SLOPE BELOW 30%. THIS AREA ALSO PROVIDES THE LEAST AMOUNT OF DISTURBANCE AND IMPACT TO THE SURROUNDING NEIGHBORS AND ENVIRONMENT.

THE PROJECT INCLUDES A SINGLE FAMILY RESIDENCE WITH A FLOOR AREA BELOW THE MAXIMUM ALLOWABLE HEIGHT AND FLOOR AREA. PARKING IS LOCATED BELOW GRADE AND OUT OF VIEW. THE RESIDENCE HAS A FLAT ROOF WITH MASSING ELEMENTS THAT STEP BACK AND INTEGRATE INTO THE HILLSIDE. BECAUSE THE RESIDENCE IS TUCKED INTO THE HILLSIDE, FLOOR AREA BELOW GRADE INCLUDES LIGHTWELLS TO PROVIDE EGRESS, LIGHT AND VENTILATION.

ON SITE PARKING INCLUDES 3 GUEST PARKING STALLS AND 3 ENCLOSED PARKING STALLS.

A LANDSCAPE PLAN WAS DESIGNED TO MITIGATE THE VISUAL IMPACT OF THE RESIDENCE AND MINIMIZE GRADING FOR THE DRIVEWAY.

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