



A R C H I T E C T U R E

May 2nd, 2019

Re: 1808-172 Peak Residence

Project Narrative

The project is a significant residential addition. It involves the removal of the entry level walls down to the foundations at that grade and the floor framing above the walk out basement below. The project includes the addition of another story above the current one for a total of 3 stories on the downhill side of the building.

The existing home sits within the 35' buffer of an existing type III watercourse that lies on the neighboring property to the west of our site. The project is proposing the use of buffer averaging as a portion of the remodeled area occurs in the buffer, as does the existing home. Many existing building elements in the buffer are proposed for removal with a few being replaced in kind or similarly.

The project storm drainage will be run to the storm line in 80th as requested by the city through the presubmittal process.

The driveway/curb cut will be relocated due to a change in the garage orientation.

The existing home is approximately 3,352sf. The finished home will be 4,370sf before any basement exclusions.

The project will contain a 330sf accessory dwelling unit on the lowest level.