

FORMAL NARRATIVE FOR 7026 N. 40th STREET

The project we propose will include tearing down the existing structure and building a new two story 5700 sq. ft. home. It will maintain its alignment with the existing topography, while focusing on the views to the southeast. The home we propose will nestle into the site stepping back the mass to honor the requirement for a 24'-0" offset for height. This will minimize the scale and control the height of any single mass to less than 24'-0".

We will maintain the patios against the mountain, on the west side of the home. This will draw the mountainside into the home and the owner's lives. We will maintain the existing driveway and auto-court. We will add another garage rotated to minimize impact to the adjacent hillside and minimize any expansion of the existing driveway.

We will remove the most eastern site wall from the right of way, and work with a landscape architect and civil engineer to mitigate erosion. We want to maintain the remaining site walls built in 1982 to minimize further erosion issues to the existing site. The existing site walls exceed the 300' total linear feet as visible from any point on the property per Hillside regulation. We will apply for a variance for this issue. There is an existing retaining wall approximately 103 feet continuous length. We can create a visual break along the wall to lesson the impact by creating a small visual opening-break in the wall for landscape boulders. This transition would mitigate an excessive length to accommodate Hillside regulations.

We have sited the home on the existing pad carefully concentrating the new elements to limit further expansion or disturbance. In fact the new project will have less disturbed areas than the existing home, by approximately 1098 sq. ft.

This design is effective at developing a lifestyle that engages the mountain, the neighbors, and the views. The design recognizes the existing conditions and minimizes any adverse effects on the site. The proposed home will optimize the visual opportunities, views of the mountain, the city lights and through careful planning minimize adverse effects on the hillside and neighbors.

If there are any questions please do not hesitate to contact me.

Regards

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ARCHITECT

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