

PROJECT DESCRIPTION LETTER

This Contemporary-style home is designed to promote an open space design by utilizing abundant natural light. The great room and kitchen area extends to the back patio with modern double-sliding doors, creating a spacious location for casual gatherings. A modern floating staircase is an extraordinary focal point that ties together public and private spaces of the home. The home contains a lavish master suite as well as a sizable guest suite, each with their own bathroom and walk-in closet. Modern stone and wood materials are used to promote the Contemporary exterior, while staying compatible with neighboring homes.

We have designed our first floor with nine-foot plate heights, which is a common height for new home designs. Additionally, a minimum 2'-6" cavity space between the first and second floors is required for installation of the HVAC ductwork, fire sprinkler pipes, electrical wires, and structural support beams. Thus, we cannot reduce this cavity space to lower the overall building height/first floor exterior height.

However, we have accepted the City's recommendations to lower the exterior garage height by a total of 2' (we have already incorporated a 1' decrease in an earlier revision) in order to be more compatible with adjacent homes, as it is not necessary to include this cavity space for the unconditioned garage.

A common design element of Contemporary-style homes is a two-story staircase wall. We have designed this part of our exterior to consist of stone and to be a mostly unbroken wall.

However, we have also incorporated the City's recommendations. We shifted the staircase wall to be behind other front-facing exterior walls, ensuring that the staircase wall does not overpower the rest of the design. In addition, our proposed porch overhang and split window design already divides the staircase wall into two distinct sections. If we extend the overhang further to split the staircase wall, we believe that the altered balance of the overhang and the staircase wall will compromise our Contemporary design.