



## PROPOSAL STATEMENT

### Replacement Residence & New ADU

844 Vaughn Ct.

Site is 4.94 acres with building envelope adjacent to Vaughn Ct. Existing driveway is accessed via Vaughn Ct. *Original residence was a single-story with a 5:12 pitch roof and garage located below the main floor level. Proposed residence is a single-story residence with garages and daylight basement to be located below the residence floor level and a rooftop terrace with mezzanine access.*

Original residence, pool and a portion of the driveway has been removed after being destroyed by fire. The proposed residence is to be located on the existing building pads and will retain similar floor elevations to the original residence. Project site is located at an elevation similar to the adjacent Stow Circle and will have less visual impact as it is not visible from the Rincon Valley area as demonstrated in the visual analysis.

The project includes proposal for a detached ADU which will be located between the residence and Vaughn Ct. Earth tone colors are proposed to further lower visual impact from the few adjacent locations that the project will be visible from.