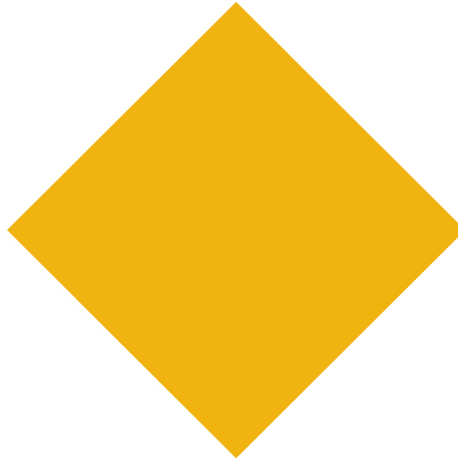




Concept Hillside Narrative

Address: 7480 North 58th Place
Paradise Valley, AZ 85253
Parcel: 169-02-031
Zoning: R-43 [Hillside]

A new single-family residence is proposed on a undisturbed 1.13 acre lot in the subdivision of La Place Du Sommet nestled in the heart of Mummy Mountain.

The house is two levels with approximately 4,405 sf of livable space with a 3-car garage, spa and an exterior deck.

Due to the unique site conditions two variance requests were approved by the Board of Adjustment on December 6, 2017 to allow for an encroachment into the 24 feet max height limit above natural grade and an increase in allowable disturbance.

The natural topography of the lot flows from the north-west [high point] to the south-east [low point]. The site progressively gets steeper the higher you move up in elevation. A natural rock outcropping runs through the northern portion of the lot that will be preserved. The primary views of the valley and the mountain ranges are due east.

To minimize the impact on the site. The two-story structure is oriented parallel with the topography and is sited to create as low of a building profile as possible without completely bearing the building.

The lower level of the house will be made from cast in place board formed concrete walls, integrally colored to match the hillside. This will ground the house and will give the illusion that the upper level is sitting on part of the mountain. The upper level horizontal "vintage" Kynar skin will also pick up on the colors of the dark rock outcroppings. The horizontal pattern will help decrease the vertical feel of the house. Hot rolled mill steel will be used on the garage doors and for any mechanical screening. The steel will age and patina over time and will pick up on the dark black

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rock outcroppings on the site. The glass will be as non-reflective as possible while still meeting the energy code.

A deck, at the main level of the house, will float over the desert. It will be an open metal grating that will allow light and water to pass through it. The deck will be the primary exterior space. Due to being located on the south side, an overhang and a 75% open dark galvanized trellis is required to provide shade not only for the deck but also for the south facing glass.

All roofs will be spray foam with broad cast granules that will meet the LRV requirements. The owners may potentially be adding solar panels to the upper level roof. In anticipation for the system the upper level roof will have an 18" parapet that will fully screen the panels in elevation view.

The driveway will be exposed aggregate concrete that will meet the LRV requirements.

The landscaping on the site will primarily consist of revegetation back up to the house to make it look like the house is integrated and growing out of the mountain. There will be locations of defined desert landscaping at locations that will allow for it.

All exterior lighting will be addressed in the final submittal however the lighting strategy will be minimal down facing and shielded lights that will provide lighting at the key exterior spaces. The lighting will be located and directed to prevent undue lighting of the exterior façade.

The building design, with the approved variances, will meet all the regulations set forth in the hillside ordinance.