Formal Hillside Review
Project Narrative
4517 East Desert Park Place, Paradise Valley, AZ 85253

Nestled in front of a unique rock formation at 4517 East Desert Park Place will be 6800sf contemporary house that takes advantage of the spectacular view and embraces the natural beauty of the site. It will be constructed on an undeveloped lot that faces East toward the nearby Mummy Mountain. Off in the distance are the McDowell Mountains. The Phoenix Mountain Preserve is immediately to the West of the property

The proposed home has two stories with the main living area on the upper level including the master bedroom wing. On the lower level is the garage, entry area and the lower bedroom wing.

House Gross Square Footage:	6,800sf
Garage Area:	1,070sf
Lot Area:	45,098sf
Building Site Slope:	34%
Allowable Disturbed Area:	4,546sf (10.08%)
Actual Disturbed Area:	4,493sf
Floor Area Ratio: (10088sf/45098sf)	22.37%*

The home sits at the base of a beautiful natural quartzite outcrop. The rock outcrop influenced where the house is placed. This unique and craggy rock formation will be viewed as you enter the house along with the phenomenal vistas of the valley and mountains to the East. On the West side of the house is a very private patio courtyard that includes a lap pool and a spa.

This proposed home at 4517 E. Desert Park Place is a classic modern architectural design. It incorporates clean lines and elegant materials. Architectural metal elements flank the clean stucco forms. Large operable doors open to take in the vistas and the windows are carved into the walls to create light and ventilation. The floor plan flows from the Entry to Great Living Space and allows the outside to come in. The house will provide contemporary living at its finest in one of the nicest neighborhoods in Paradise Valley.

*Floor Area Ratio is calculated as follows:

SQUARE FOOTAGE	
ROOF AREA	5154
COURTYARD	955
UNCOVERED DECKS	150
LIVABLE LOWER LEVEL	2723
LOWER LEVEL GARAGE	1106
TOTAL FLOOR AREA	10,088
ALLOWABLE (45,098 x 25%)	11,274
FLOOR AREA RATIO	22.37%