



214 EAST OREGON AVENUE
PHOENIX
ARIZONA, 85012-1436

(602) 279-2638
frozen_music@cox.net
cawthronarchitects.com

FEINSTEIN RESIDENCE PROJECT NARRATIVE 8 MAY 2018

The proposed work consists of 4 parts, all being remodeling / additions to an existing single story, single family residence to remain. The existing home was last remodeled by the present owner in 2012. The master bedroom received new balcony, windows and roofing with miscellaneous interior remodeling at that time, all in conformance to hillside regulations.

1. GARAGE

The construction of a new single bay frame/stucco garage, attached to the existing 2 car garage in a detached structure - The expanded garage will have a single 9' glazed garage door and is internally connected to the existing garage. The existing garage door will be replaced with a new 16' glazed garage door to match. All glazing will be non reflective Lo-E and all frame members are dark bronze. There will be a single door opening the entire connected garage to the rear yard of the existing home. The exterior appearance will mirror the existing home

2. LATH SHADE STRUCTURE

The construction of a new steel lath shade structure on the north side of the existing home - The shade structure provides cover for the existing living room windows, creates a small covered patio and extends 7'-6" past the line of the existing home. The structure consists of steel posts, beams and channels and is attached to and supported by the existing home. The painted finish is a dark gray to match the existing metal roofing of the existing home

3. REFINISHED DRIVEWAY AND ENTRY STAIRS

The construction of a new stair leading from the existing, refinished driveway to the entry level of the existing home and refinishing the existing driveway - The existing asphalt drive will be refinished w/ new exposed aggregate concrete paving. The 2 existing auto gates will be replaced with a single stucco on masonry gate controlling access to the garage. A trash enclosure that allows the existing exposed trash containers to be concealed is integrated into the gate support pylon. The new entry stairs replace the existing stucco on masonry stairs. The refinished driveways will be natural exposed aggregate to complement the existing natural hillside. The stair walls are masonry with an applied patina steel finish to relate to the same. The stair surface is sandblasted natural concrete

4. POOL AND SPA

The construction of a new pool and spa - The new pool is located at the west of the existing home and overflows to the west. The interior pool surface is "Pebble Sheen Ocean Blue". The pool overflows into a basin at the west. The dark rust color of the overflow tile mimics the patina steel finish of the entry stair walls and the natural color of the hillside. There is a stucco on masonry pool equipment enclosure to the south of the pool area adjacent to and matching the finish of the new garage. A planter borders the south west corner of the pool and is finished in a dark gray tile. A spa is located at the northwest corner of the pool and is finished in the same dark gray tile.