

FORMAL NARRATIVE FOR 4001 E. LAMAR ROAD

The project we propose will raze the existing structure and most of the existing landscape. We will build a simple one-story structure in the same location as the existing structure taking advantage of the views to Camelback and city lights. As directed by the Civil Engineer we will raise the pad of the home approximated 18 inches for drainage control

The massing of the home is completely within the Hillside Guidelines, less than 24 feet tall from any point along natural grade. We are less than 40 feet tall from the lowest natural grade at the structure. The structure is broken in multiple mass and roof types, thus minimizing the overall scale of the home. The materials on the home will recognize the Hillside Ordinance of LRV and reflective value. The stucco color and trim materials will be less than 38 LRV. The window systems will be clear insulated glass, non-reflective. The paving on the driveway will be concrete pavers at less than 38LRV.

The 40th street frontage will be re-landscaped and updated. We will remove the red rocks and develop a more natural solution, working from the Hillside approved planting palate. The east side of the property will remain as is, except for the development of a retention basin as directed by the Civil Engineer. The home is sited to take advantage of the views and existing infrastructure. Its location will limit construction past the existing pad. The entire site is considered disturbed, but the eastern side has much less construction impact. We will leave this area alone and rework the frontages recognizing the hillside requirements.

If there are any questions please do not hesitate to contact me.



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ARCHITECT

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