



## Project Narrative

May 14, 2020

Paul Mood  
Town Engineer  
Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, Arizona 85253

RE: Camelback Mountain Estate  
5001 E McDonald Drive  
Paradise Valley, Arizona 85253

Mr. Paul Mood,

Enclosed please find our submittal containing the required documents for the Town of Paradise Valley Combined Hillside Committee Review.

## Project Details:

The Camelback Estate located at 5001 E. McDonald Drive sits atop a 1 acre hillside parcel on the west edge of Paradise Valley on the northern slope of Camelback Mountain. The existing residence is a house built in 1963 with 3,032 square feet of livable space and a 2 car garage. The proposed remodel and small addition will convert this dated home to a more contemporary residence that fits with the high end residential living that Paradise Valley is known for. Once complete the updated home will be 3,669 square feet of livable space with 1,062 square feet of a 4 car garage and mechanical, and converting/adding 1,108 square feet of covered outdoor living spaces to take advantage of the amazing views and climate.

This home is designed with an eye toward a contemporary lifestyle, entertaining, maximizing outdoor living, and a feel for taking in the amazing views and landscape of the natural terrain of Paradise Valley.

## Main Residence:

As you take the turn off McDonald Drive up the driveway to the Camelback Estate you will notice the main shape of the house is the same as the existing home with two separate wings wrapping around a center courtyard and pool. At the top of the drive is a 4 Car Garage with multiple guest parking spaces and a large glass entry door to the residence. You can't help but notice the proximity to the west side of Camelback Mountain and how close you feel to the natural landscape of this well known natural terrain.

Once you enter the residence your eye is immediately taken to the north where you can see all of Mummy Mountain through the full glass end Great Room and outdoor living patio. Going further into the house is the Kitchen and Living

Room where on the north side of this amazing space is full height sliding glass pocket doors with high transom windows above going to the ceiling. This space opens to the outstanding courtyard and pool area where you will see over 180 degree views from the west side of Piastewa Peak to the east side of Mummy Mountain. This lot deserves to have open glass to maximize these incredible Paradise Valley views and it would be a disservice to not take full advantage of the view. Looking south in the Living Room will also be full height glass with a new roofline looking up Camelback Mountain and covered patio area to have your own private oasis at the back of the house.

Once you continue further into the house you will make your way to the Bedroom wing of the residence where the Master Bedroom is now facing towards the north part of the property with matching full glass to take advantage of the northern views. Every room in this house has a lot of natural light and there are too many fantastic views to even list.

#### **Construction Features:**

Exterior walls will be clad with stucco to adjust the style of the Architecture to a more contemporary feel. The clay tile roofing material will be removed and replaced with a dark standing seam metal roofing material. This change in exterior material will only add to the value of the residence as well as the aesthetic appeal. The shape of the house floor plan layout and majority of the roofline will remain the same with a few key areas of roof in the middle of the house to be adjusted to maximize the view. The overall height of the structure will be less than 2' taller than what is currently existing as a 1 story building. The owner also has decided to install a new sprinkler system in the house since this will be beneficial for the Town of Paradise Valley. Complimenting the new exterior materials will be additional glass windows and doors so the owner can take full advantage of the best views in the area.

#### **Lot Features:**

When the house was built in 1963 the owner flattened a portion of the lot to accommodate the building as it sits today. There is an existing chain link fence that is on the south part of the property near the back property line that we plan to remove and replace with native plants and landscape in the area as a good faith gesture to restoring some of the property to what it historically once was. We also plan to remove any existing palm trees and any other vegetation that is not native to the area to again restore what is historic natural landscape. The upper portion of the driveway/parking is asphalt and we plan to replace the majority of it with landscape pavers to conform to PV standards.

We are excited to get this project moving forward and want to thank you for your consideration on this amazing project. If you have any questions please let us know.

Best Regards,

A handwritten signature in black ink, appearing to read 'DJB', followed by a horizontal line.

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