



May 26th, 2020

PROJECT NARRATIVE

The intent of the proposed project at 5405 E. San Miguel is to build “the forever home” for the family of four while contributing to the current revitalization process taking place in Town of Paradise Valley. The original house – demolished in 2016 – was perched over the edge of the current building pad with large portion of the footprint constructed over the front setbacks and in close proximity to the street creating an unfortunate disturbance.

The new Owners are very excited to enjoy the gorgeous views of Mummy Mountain range and the famous Monk, while protecting the unparalleled, natural privacy of the property.

The designed improvements will include the new single-family residence with the Guest Suite under one roof. The new 9,899 square feet home (13,000 under roof total) and the yard improvements with a small pool - are to be set back to create quaint front yard and complement the home. There will be a small BBQ area in the back of the home.

The Owners enjoy the understated esthetics of the latest trends in the contemporary design for their new home exterior. They will also strive to achieve the highest home sustainability by using appropriate recyclable materials and addressing low LRV values as required. We are specifying the major feature walls to be the exposed concrete with the accents of the dark basalt stone veneer as base of the house. The expansive glazing will be set back from the street view to make the minimal visual impact of the home on neighboring properties and the Camelback Mountain as a backdrop for the home.

We hope that the Hillside Building Committee will find our Conceptual Package plans in compliance with regulations of the Hillside Development Area. We are excited to move forward with the design process and complete the project soon.

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