

July 6, 2020

Town of Paradise Valley
Hillside Development

Re: Renovation to existing home for:
Wayne and Catharine Teeter
4343 East Keim Drive
Paradise Valley, AZ 85253

Written Project Narrative and Workslope:

With Hillside Committee approval, we are anxious to begin remodeling this 1960's ranch style home. This home is currently an eyesore in an otherwise exceptional neighborhood. The condition of the home has deteriorated significantly over the past several years. The deck is unstable and unsafe. The diving pool has not been in functioning condition for many years. The landscaping in the front yard is overgrown and scraggly and the back yard is barren and stark.

Our project includes a complete interior and exterior renovation, small additions to increase functionality of the dining area and master suite and gain views of Praying Monk. We also propose a complete renovation of the exterior landscaping and pool, as well as modification to retention and drainage areas.

Additions:

Master Bedroom - 18' extension above existing patio, supported by posts

Dining area - 5' extension into existing driveway

Garage - 4' extension into existing driveway to accommodate modern vehicles and additional storage

Interior Remodel:

Completely update interior of home to modern finishes and fixtures and completely replace plumbing and electrical, bringing up to code. Floor plan/layout of lower level to remain largely the same. Main level to include an updated kitchen, master suite and open floor plan. Add gas fireplace.

Exterior Remodel:

Existing pool will be demolished and rebuilt, reduced in size and depth and brought to current code and standards. Deteriorated shake roof to be removed, raised, and replaced with modern metal roofing material. Dilapidated deck to be replaced with new deck.

Existing crumbling asphalt circular driveway will be replaced with pavers or exposed aggregate concrete.

Back yard hardscape (KoolDeck) will be significantly reduced and replaced with pavers, grass, and native desert plants.

Entire back yard currently consisting of bare dirt, rocks, weeds, and occasional clumps of feather grass and brittlebush will be completely revegetated with native desert plants and trees. We will add compacted granite walkway winding throughout the desert plantings, gas fireplace, and small artificial turf putting green.

Roofing materials, paint, trim, exterior home lighting, pavers, exposed aggregate concrete, and landscape lighting will comply with Hillside Guidelines, including appropriate LRV, appropriate lumens, and dark sky requirements.

As recommended by Hillside Review committee at our Concept meeting, we propose adding ground-mounted solar on the hillslope on the south side of the property.