



Concept Hillside Narrative

Address: 5340 East San Miguel Ave
Paradise Valley, AZ 85253
Parcel: 172-47-085
Zoning: R-43 [Hillside]

A new single-family residence is proposed on an undisturbed 1.15 acre lot in the Stone Canyon subdivision tucked along the north face of Camelback Mountain.

The house is two levels with approximately 7,015 sf of livable space with a 4-car garage, patio and pool.

The natural topography of the site includes two washes flowing generally from west to east, with the southern wash containing approximately 75% of the water flow across the site. The lot rises sharply along the northwest property edge. Primary views are towards Echo Canyon to the southwest and Mummy Mountain to the northeast.

The building was devised as two perpendicular bars. To minimize the impact to the site, one bar is pushed as far to the northwest as possible to avoid the washes. We've then created a literal bridge to the second bar which will allow the [northern] wash to flow underneath our structure. Our siting avoids the larger, southern wash entirely.

The main level of the house sits at grade on the uphill side and rises out of the ground facing to the north as the slope drops away. This created the opportunity for a lower level under one of the wings. The palette consists of masonry walls clad in gray stone, "vintage" kynar corrugated metal cladding and dark gray EIFS. The stone is used to "ground" the house into the hillside, establishing a solid base. The metal siding adds texture and the dark tones of the cladding will help the house recede into the landscape. The glass will be as non-reflective as possible while still meeting the energy code.

The house will have outdoor spaces on the main level oriented towards both the main views. To the southwest, facing Camelback, is the main patio which will be clad

the construction zone, ltd
1729 east osborn road
phoenix, arizona 85016
p 602.230.0383 f 602.230.0535

in stone. This is also where the swimming pool will be located. There are two elevated decks facing out over Paradise Valley to the northeast, off the living room and bedroom wings. These will be supported on a painted steel structure with open metal grating that will allow light and water to pass through it.

Along the entry walk, a stone-clad wall supports a shade trellis, and a similar screen is used at the east end of the house to provide privacy from the neighbors while still allowing some light through.

The main body of the house has a parapeted roof while will be coated with spray foam and broadcast granules which will meet the LRV requirements. This roof will likely have solar panels which will be screened by the parapet. The living room wing of the house has a shed roof which "opens up" towards views of Echo Canyon. This roof will be covered in the same metal siding as is used for the walls.

The driveway will be exposed aggregate concrete that will meet the LRV requirements.

The landscaping on the site will primarily consist of revegetation back up to the house to make it look like the house is integrated and growing out of the mountain. There will be locations of defined desert landscaping at locations that will allow for it.

All exterior lighting will be addressed in the final submittal however the lighting strategy will be minimal down facing and shielded lights that will provide lighting at the key exterior spaces. The lighting will be located and directed to prevent undue lighting of the exterior façade.

The building design will meet all the regulations set forth in the hillside ordinance.