

NARRATIVE

Remodel and expand the Gallery House plus guest room addition, at the Sanctuary Spa and Resort on Camelback Mountain in Paradise Valley

This project remodels, expands and adds 3 attached guest rooms to the existing 3,104 livable sqft Gallery House, one of the oldest single-family homes within the Sanctuary SUP. Within the existing Gallery House efforts will be undertaken to remodel the first floor living and kitchen spaces into a master suite, select interior upgrades to the other 4 existing bedrooms and reconfiguring the entry foyer to include a circular stair and single person elevator connecting to a new 2,271 livable sqft. second floor expansion. The second-floor expansion (covering a portion of the existing tennis court roof scape) will house a replacement kitchen, powder room, additional gallery space, living space, dining space and a bedroom suite. The remaining existing roof scape will continue to be used as outdoor living and gathering spaces including built in seating around a fire bowl. The remodel and addition are designed to embrace the scale, existing site conditions and environmental sensitivities of the Resort's Mountain Casitas & Suites and adjacent private homes.

The new attached guest room structure is a 1,408 livable sqft single-story structure containing three bedrooms. Each bedroom has a private bath suite, exterior patio and entry. In addition, there will be certain road, driveway and walkway improvements made to accommodate new parking spaces, pedestrian movement and the Resort's guest carts.

With this fresh look to the Gallery House additional remediations and improvements to this portion of the property become viable. These include but are not limited to:

- Adding 4 new parking spaces

- Pedestrian and ADA friendly parking, walkway and path improvements

- Improved and secured pedestrian access points to the property

- Internal driveway augmentations improving safety and security without diminishing emergency access

- Relocating the (non-conforming) existing pool and patio further east and north away from the abutting neighbor and free of the drainage easement

- Additional indoor and outdoor living spaces without increasing the Gallery House foot print

Efforts have been made to address the comments from the first study session which include but are not limited to:

- Removal of the second-floor terrace service bar

- Removal of the see thru fireplace from the second-floor terrace

Efforts to mitigate noise and light transmission from the property with landscaping and design revisions;

Reducing the windows and openings on the West façade of the Gallery expansion remodel

Reducing the amount of pipe railing on the West façade of the Gallery expansion remodel

Limiting the use of the Gallery House pool, yard, patio and second floor terrace to occupants and guests.

Designing an internal connection between the guest room structure and the Gallery House remodel expansion

Incorporating planters into the west façade of the guest room patios

Materials envisioned will be of the same family and color palate currently employed throughout the property. Darker colors will match those existing and will comply with the 38% reflectivity standard. Entry and patio lighting will be low level hooded and shielded fixtures directing light downward. Landscape lighting will be in keeping with the low level hooded fixtures currently located along Sanctuary's internal path and trail system for way finding, security and safety. Constructed heights of the second-floor expansion and guest rooms are within the height limits and property setback requirements as suggested by the SUP and the Town of Paradise Valley.

GALLERY HOUSE RENOVATIONS AND GUEST HOUSE



Lot Coverage Project Data 1/2/19

Lot Areas

Resort Parcel	172-02-009B	407,722 sf =	9.4 acres
Resort Parcel	172-02-098	48,657 sf =	1.1 acres
Casitas Parcel		252,648 sf =	5.8 acres
Casa 2	172-02-087	45,141 sf =	1.0 acres
Gallery House	172-02-088	37,967 sf =	0.9 acres
Total		792,135 sf =	18.2 acres

Existing Coverage Area

	Area	Keys	SUP amendment no.
Elements Restaurant/Jade Bar	13,971 sf		SUP 00-07, SUP 13-01
The Views Conference Facility	7,248 sf		SUP 94-03
Tennis Facility	1,000 sf		Original SUP
Site Services	4,620 sf		SUP 00-07
Women's and Men's Spas	12,272 sf		SUP 00-07
2017 Spa Expansion	2,398 sf		SUP 12-02
Subtotal	41,509 sf		

Casitas: 40-2BR/1-1BR	62,894 sf	81	Original SUP
Spa Villas: 1BR	17,760	24	SUP 00-07
2014 Casa 2 complex	6,118 sf	5	SUP 14-05
Gallery House	3,707 sf	1	
Subtotal	90,479 sf	111 keys	

Total		131,988 sf	111 (max allowed per SUP= 170)
Lot Coverage	131,988 / 792,135 =	16.7%	(max allowed per SUP= 25%)

Added Coverage Area - Approved Future Projects

	Area	Keys	SUP amendment no.
Interstitial Development:			SUP 16-08
Bungalows & Infill Units (45 keys)	10,663 sf	45	
Removal of 6 storage units	-928 sf		
New Storage Bldg to replace 6 units	1,950 sf		
Views Ballroom Expansion	2,305 sf		
Spa Suites: 1BR	13,445 sf	20	SUP 12-02
Multi-Purpose Pavilion	1,980 sf		SUP 12-02
Roofed Mechanical	320 sf		SUP 12-02
Subtotal	29,735 sf	65 keys	

Recalculation - Including Approved Future Projects

	Area	Keys	SUP amendment no.
Current + Approved	131,988 + 29,735 =	161,723 sf	176 (max allowed per SUP= 170)
Lot Coverage	161,723 / 792,135 =	20.4%	(max allowed per SUP= 25%)

Future Coverage Area Waiting Approval

	Area	Keys
Gallery House Expansion and Addition	4,405 SF	4

Coverage Area and Keys

	Area	Keys
Total Coverage	161,723 + 4,405 =	166,128 sf
Lot Coverage	166,128 / 792,135 =	21.0%

LEGAL DESCRIPTION

Being a portion of the East 334 feet of Tract 4, O'Brien's Camelback Lands recorded in Book 18 of Maps, page 36, records of Maricopa County, Arizona and a portion of Lot 21, Cameldale Properties, recorded in Book 55 of Maps, Page 38, records of Maricopa County, Arizona, and Plat of Correction to Cameldale Properties recorded in Book 64 of Maps, page 32, records of Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Lot 21 as shown on said Plat of Correction;
Thence South 0 degrees 08 minutes 30 seconds East (assumed bearing) along the East line of said Lot 21, 620.00 feet;
Thence North 86 degrees 22 minutes 57 seconds West, 158.25 feet;
Thence South 84 degrees 39 minutes 45 seconds West, 67.35 feet;
Thence South 76 degrees 39 minutes 17 seconds West, 68.15 feet;
Thence South 40 degrees 52 minutes 57 seconds West, 141.39 feet to the TRUE POINT OF BEGINNING;
Thence South 35 degrees 45 minutes 49 seconds East, 134.27 feet to the North corner of that parcel of land described in Docket 2209, page 336, records of Maricopa County, Arizona;
Thence along the West line of said parcel South 7 degrees 20 minutes 30 seconds West, 120.00 feet;
Thence South 19 degrees 59 minutes 30 seconds East, 158.00 feet;
Thence North 89 degrees 51 minutes 30 seconds East, 28.07 feet;
Thence South 20 degrees 37 minutes 45 seconds East, 42.44 feet;
Thence North 81 degrees 33 minutes 44 seconds West 648.67 feet to a point on the West line of the East 334 feet of said Tract 4 O'Brien's Camelback Lands which bears South 0 degrees 02 minutes 15 seconds East, 100.00 feet from the Southeast corner of Stone Canyon East, recorded in Book 81 of maps, page 34, records of Maricopa County, Arizona;
Thence North 0 degrees 02 minutes 15 seconds West along the West line of the East 334 feet Tract 4 and the East line said Stone Canyon East 528.94 feet to the Southwest corner of that parcel of land described in Docket 1771, page 25, records of Maricopa County, Arizona;
Thence South 89 degrees 11 minutes 15 seconds East, 100.00 feet to the Southeast corner of said Parcel;
Thence South 80 degrees 06 minutes 20 seconds East, 244.90 feet;
Thence South 7 degrees 58 minutes 45 seconds East, 87.38 feet;
Thence South 89 degrees 02 minutes 25 seconds East, 35.65 feet to the TRUE POINT OF BEGINNING.

RESPONSES TO STAFF COMMENTS OF 15 MARCH 2018:

1. The narrative identifies 4 new parking spaces and the site plan identifies 5 new parking spaces. Please identify the correct number of proposed parking spaces and update accordingly.
 - The Narrative is revised (attached) expanding and clarifying parking thus: *“Adding 4 new parking spaces along the approaching access road; deleting one of two spaces in the existing garage; and adding two parking spaces at the end of the driveway to the west of the existing entry door, one of which replaces the space deleted from the garage. The result is two existing spaces increased to seven to be provided.”*
2. Please verify the previously approved key count. Per the 2017 SUP Amendment for the ballroom expansion and casita additions, it was noted that the key count increased to 170 keys. Via this application, it identifies 176 approved keys and 180 proposed keys.
 - The key count in the SUP 16-08 Lot Coverage Project Data inadvertently did not include Casa 2 (1 key), Casa 3/Gallery House (1 key) and four new Spa Casitas per SUP 14-05 (4 keys). This new Lot Coverage Project Data corrects that omission.
3. Sheet A101. There is a rounded area on the west side of the Gallery House (see attached). Please identify what this is (e.g. raised deck, covered entry, etc.).
 - This is part of a new bathroom on the first floor that replaces the existing kitchen.
4. Sheet A102. Elevation 1. The deck wall between the Gallery House and Guest House appears to 15'4" tall. Please identify why this height is needed and identify if the height can be reduced.
 - The existing grade for this unit is the top of the existing roof/tennis court and the parapet height is the minimum necessary for the roof behind. The 15'-4" distance is not the wall height from top to bottom but a reference from top of wall to original natural grade, as it is assumed to have been before the existing house was built in 1974. The original natural grade elevation at this location is lower than the existing roof elevation and is represented by the yellow line.