

## NARRATIVE

### A remodel expansion and a guest house addition for the Gallery House, at the Sanctuary Spa and Resort on Camelback Mountain in Paradise Valley

This project updates, expands and adds a guest house to the existing 3,919 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 the 1,620 sqft. second floor expansion. The second-floor expansion (on a portion of the existing tennis court roof scape) will create a catering kitchen, powder room, additional gallery space, living and dining spaces. The remaining existing roof scape will be repurposed as outdoor living and gathering spaces to include a service bar and outdoor fireplace. 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 guest house is a 3,373 sqft standalone single-story structure with four bedrooms. Each bedroom has a private bath suite, exterior patio and entry. As a separate structure from the Gallery House there will be certain road and walk way improvements to accommodate foot traffic 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 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 provided.

- Pedestrian and ADA friendly parking, path and trail improvements

- Improved access points to the property

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

- Relocating the existing pool further east away from the adjacent neighbor

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

- Addition of a separate guest house with four bedrooms

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 only. 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 house are within the height limits and property setback requirements as contained by the SUP and the Town of Paradise Valley.

# GALLERY HOUSE RENOVATIONS AND GUEST HOUSE



## Lot Coverage Project Data 3/5/18

### 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         |
| <b>Total</b>   |             | <b>792,135 sf =</b> | <b>18.2 acres</b> |

| 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                  |
| <b>Subtotal</b>               | <b>41,509 sf</b>                 |                 |                            |
| 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                 | 3,919 sf                         | 1               |                            |
| <b>Subtotal</b>               | <b>90,691 sf</b>                 | <b>111 keys</b> |                            |
| <b>Total</b>                  | <b>132,200 sf</b>                | <b>111</b>      | (max allowed per SUP= 170) |
| Lot Coverage                  | 132,200 / 792,135 = <b>16.7%</b> |                 | (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         |
| <b>Subtotal</b>                                | <b>29,735 sf</b> | <b>65 keys</b> |                   |

| Recalculation - Including Approved Future Projects | Area                                 | Keys       | SUP amendment no.          |
|--|--------------------------------------|------------|----------------------------|
| Current + Approved                                 | 132,200 + 29,735 = <b>161,935 sf</b> | <b>176</b> | (max allowed per SUP= 170) |
| Lot Coverage                                       | 161,935 / 792,135 = <b>20.4%</b>     |            | (max allowed per SUP= 25%) |

| Future Coverage Area Waiting Approval | Area            | Keys     |
|---------------------------------------|-----------------|----------|
| <b>New Keys at Gallery House</b>      | <b>3,373 SF</b> | <b>4</b> |

| Coverage Area and Keys | Area                                | Keys                       |
|------------------------|-------------------------------------|----------------------------|
| Total Coverage         | 161,935 + 3,373 = <b>165,308 sf</b> | <b>180</b>                 |
| Lot Coverage           | 165,308 / 792,135 = <b>20.9%</b>    | (max allowed per SUP= 25%) |

## 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, Camelback Properties, recorded in Book 55 of Maps, Page 38, records of Maricopa County, Arizona, and Plat of Correction to Camelback 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.