



Legislation Text

File #: 18-488, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: December 12th, 2018

Subject: Combined review for a remodel and addition to the residence at 7001 N 40th Street (APN 169-13-041).

Narrative: The proposed project will remodel the interior and add a second-story addition with a patio to the 1970 residence above the existing garage. The new project has an application date of May 2nd, 2018 and will be reviewed under the previous Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.444 ac or 62,881 ft ²
2.	Area Under Roof	6,898 ft ²
3.	Floor Area Ratio	10.97%
4.	Building Site Slope	2.00%
5.	Allowable Disturbed Area	37,729 ft ² (60.00%)
6.	Existing Net Disturbed Area	16,272 ft ² (25.88%)
7.	Proposed Net Disturbed Area	16,272 ft ² (25.88%)
8.	Maximum Building Height	22 ft - 9 in
9.	Overall Height	22 ft - 9 in
10.	Volume of Cut/Fill	0 yd ³
11.	Hillside Assurance	\$0

Background

The property currently contains a 4,200 ft² residential property with an attached garage constructed in 1970. A small part of the driveway lies in the adjacent property and the north end of the property does not meet current setback requirements.

New Single Family Residence

The proposed project will update the interior of the property along with the addition of a second-story guest room and closet above the existing garage. The addition will provide approximately 800 ft² of livable floor space, will have a patio, and meets current setback requirements. The second-floor addition shall remain within 24' above natural grade and shall have a maximum height of 22 ft - 9 in. All site disturbances shall remain the same. A new 8 in masonry wall to screen mechanical equipment shall be added at the east side of the property. The masonry wall shall have a maximum height of 6 ft above natural grade.

Materials

The new roof on the addition shall match the existing roof with dark brown asphalt shingles (LRV 14). The new garage door will be painted dark brown (LRV 10) to match the existing garage door. New stucco shall be gray (LRV 29) and shall match the existing stucco. All material shall have an LRV of 38 or less.

Building Lighting

Three (3) recessed can lights shall be added at the new patio area, with two located on the upper floor level and one at the lower level. All light sources shall have a maximum color temperature of 3000K and shall not output more than 750 lumens.

Grading and Drainage

There will be no new grading or drainage design associated with the site as no new areas will be disturbed.

Hillside Safety Improvement Plan

The applicant is not required to submit a Hillside Safety Improvement Plan based on the scope of work.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
2. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
4. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
5. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
6. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.