



Legislation Text

File #: 17-306, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: September 28, 2017

Subject: Combined review for remodel/addition to main residence and site improvements located at 6033 N. 43rd St. (APN: 169-22-031).

Narrative: The scope of work at 6033 N. 43rd St. Paradise Valley, AZ 85253 (parcel # 169-22-031) consists of demolition of existing pool and patio, exterior deck, entry sidewalk, planters and partial demolition of garage.

New work on the back of the house to consist of new pool (under separate permit) and patio, new porch and railing, new planter and new retaining wall. The entry side of the home will receive resurfaced asphalt driveway, new entry sidewalk, planter, seating at existing courtyard, new garage door in existing carport opening, new work area extending off the back of the existing garage and new roof on garage to accommodate garage door and added work area. New desert compliant landscaping and landscape lighting to be added near the home and landscape added at disturbed areas. New concealed lighting will be added to the exterior of rear porch and pool area for area lighting. Entry side of home will receive new driveway marker lighting, new sconces on the garage, entry landscape lighting and new entry sconces at the front door. All exterior lighting is meant to be minimal and noninvasive both aesthetically and from a light pollution standpoint.

The brushed stainless steel cable railing has an LRV of 40% and staff would like to get the Committee's input if this is appropriate to the design and site.

Description	Quantities
Area of Lot	0.4 acres or 39,392Sq Ft

Area Under Roof	4,048 Sq Ft
Floor Area Ratio	10.15%
Building Site Slope	12.15%
Allowable Disturbed Area (%)	42.81%
Allowable Disturbed Area (Sq Ft)	15,370 Sq Ft
Existing Disturbed Area	7,549 Sq Ft
Proposed Disturbed Area (%)	27.91%
Proposed Disturbed Area (Sq Ft)	10,995 Sq Ft
Remaining Disturbed Area (%)	11.11%
Retention Area	1,234 Sq Ft
Volume of Cut/Fill	115/110 Cubic Yards
Hillside Assurance	\$5,375
Number of Retaining Walls	3
Length of Retaining Walls	117 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches

Stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the street adjoining the subject site.
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
3. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved plans.
4. A Financial Assurance in the amount of \$5,375 shall be paid prior to the issuance of the building permit.
5. 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 be limited to use between the hours of 7:00 AM or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal holidays.