



Legislation Text

File #: 18-247, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: June 13, 2018

Subject: Combined review for remodel, garage addition and site improvements to an existing single family residence located at 5033 E. McDonald Drive (APN: 172-04-010).

Description	Quantities
Area of Lot	1.00 AC or 43,575 Sq Ft
Area Under Roof	6,452 Sq Ft
Floor Area Ratio	14.8%
Building Site Slope	19.5%
Allowable Disturbed Area (%)	20.95%
Allowable Disturbed Area (Sq Ft)	9,129 Sq Ft
Existing Disturbed Area	31,650 Sq Ft (72.6%)
Proposed Disturbed Area (%)	55.3%
Proposed Disturbed Area (Sq Ft)	24,100 Sq Ft
Volume of Cut/Fill	150 CY
Hillside Assurance	\$3,750
Number of Retaining Walls	4
Length of Retaining Walls	187' - 6"
Maximum Building Height	19' - 0"
Overall Height	27' - 5"

Background

The property currently contains a 4,588 ft.² residential property constructed in 1969. Approximately 72.6% of the lot has been previously disturbed and exceeds the 20.95% allowable disturbed area under the existing Hillside Development Regulations.

New Single Family Residence

The existing home and property will be remodeled to include a new garage bay addition to the existing 2 car

detached garage, new lath shade structure, new pool, spa and entry stairs. The existing asphalt driveway (7,552 ft.²) will be removed and replaced with an exposed concrete surface. A new entry gate and trash enclosure will also be added at the west driveway entrance.

Retaining Walls

There is an existing retaining wall along the north side of the property that will remain in place. Two new retaining walls will be added at the entry stairs and a third retaining wall will be added at the pool and spa area.

Pool

A new negative edge pool and spa is proposed at the west side of the house. The two existing palm trees are proposed to remain in a landscape island in the center of the pool. A 1" diameter steel tube (patina finish) pool fence is proposed in the landscape area outside of the pool. The alignment of the pool barrier fence is proposed to wrap around the existing vegetation.

Grading & Drainage

There will be grading associated with construction of the property to retain the "pre vs. post" storm water volumes for the 100 year, 2 hour rainfall event. The proposed grading and drainage plan collects storm water from the rear of the property as well as the driveway and connects to underground perforated storage pipes. Two new concrete trenches with removable grates are proposed at the southwest corner of the property. This will allow storm water to flow in its natural path along the west side of the property. A series of check dams (native rock) will be constructed in the wash along the west side of the property.

Sewer

There is no sewer available in the immediate area of the property and it will remain on a septic system.

Stipulations:

1. All construction parking shall be located on the property. No construction parking shall be permitted on E. McDonald Drive.
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 \$3,750 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.