



Legislation Text

File #: 21-012, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: January 13th, 2021

Subject: Combined Review for an addition and guesthouse at 5001 E McDonald Drive (APN 172-04-009).

Narrative: The proposed project shall add to the previously approved remodel of the single family residence and shall construct a new guesthouse. The new project has an original application date of January 5th, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.01 ac or 43,573 ft ²
2.	Area Under Roof	8,488 ft ²
3.	Floor Area Ratio	19.48%
4.	Building Site Slope	13.74%
5.	Allowable Disturbed Area	16,649 ft ² (38.21%)
6.	Existing Gross Disturbed Area	37,596 ft ² (86.28%)
7.	Proposed Net Disturbed Area	23,441 ft ² (53.80%)
8.	Maximum Building Height	16 ft - 0 in
9.	Overall Height	34 ft - 0.5 in
10.	Volume of Cut/Fill	1726 yd ³
11.	Hillside Assurance	\$60,410

Background

The property currently has a 3,000 ft² residential structure constructed in 1963. An application for a major remodel was previously approved by the Hillside Building Committee on June 10th, 2020.

Remodel and Addition

The proposed amendment to the previously approved application includes an expansion of the master suite at the northeast end of the residence, and expanded dining area at the center of the residence, and a new bedroom/office at the southwest corner of the residence.

Guesthouse

A new guesthouse is proposed southwest of the residence within the existing disturbed area.

Pool

No changes to the pool are proposed.

Building Materials

Newly proposed gray (LRV 25) stack bond CMU wall materials have been proposed for the guesthouse and a gray ballasted roofing system (LRV 25) shall be used on both structures. The proposed building materials shall include taupe (Sherwin Williams, Nor'Eastern, LRV 32) colored stucco, soffits, and trim. Metal roof and fascia finishes in midnight bronze (LRV 7). Exterior tongue and groove wood soffits shall be dark brown (Sherwin Williams, Hawthorne, LRV 20). Window and door frames shall match existing dark bronze (LRV 7). View fences shall be rusted metal (LRV 12) and stone veneers shall be dark gray (Neptune, LRV 5). All materials shall have an LRV of 38 or less

Hardscape

There are no proposed changes to the previously approved materials. Belgard pavers (Lueders Gray, LRV 30) are proposed for the driveway. The patio and pool deck areas shall receive a silver travertine (LRV 30) finish. All materials shall have an LRV of 38 or less.

Building Lighting

Additional lighting has been provided for the proposed guesthouse. All proposed building lighting shall be provided through twelve (12) wall sconces (275 lumens actual / 750 allowable) and twenty (20) recessed can lights (725 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

No additional landscape lighting is proposed with this new application. Landscape lighting includes fourteen (14) wall lights (11 lumens actual / 250 lumens allowable) and thirteen (13) up lights (62 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

No additional vegetation is proposed around the new guesthouse. Previously approved site vegetation is provided on the table below:

Trees	Shrubs/Accents	Groundcover
Honey Mesquite	Century Plant	Trailing Smoke Bush
	Saguaro	
	Beargrass	
	Mexican Fence Post	
	Soaptree Yucca	

Land Disturbance

A gross disturbed area of 86.28% (37,596 ft²) currently exists on the lot and the building pad slope of 13.74% allows a disturbance of 39.41% (17,170 ft²) the lot. The applicant has proposed a net disturbed area of approximately 54.80% (23,441 ft²).

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. Stormwater generated onsite will be retained in a located on the north side of the property.

Sewer

A new septic system is proposed.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed 45 days without any public comment.

Combined Plan Review

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

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. 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.
3. 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.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$26,051.
5. 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.
6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan.
7. 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.
8. 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.
9. 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.
10. Natural stone selections shall not exceed the maximum allowable LRV of 38. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.
11. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

12. All undisturbed areas shall be revegetated with a native seed mix.
13. Applicant shall correct Sheet A1.1c to provide correct wall scone counts.