

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, May 18, 2020
Virtual Meeting
5:30 p.m.

Planning and Zoning Commission

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Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by Blaine County, 1,720 square foot new two-story mixed-use building to consist of a 288 square foot office and 572 square foot storage on the first floor and an 860 square foot one-bedroom residential unit on the second floor. This project is located at 302 S 1st Avenue (Lot 13A, Block 22, Hailey Townsite), within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Public Hearing

PH 1 Continuation of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District. **ACTION ITEM**

PH 2 Continuation of a Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**

PH 3 Consideration of a Design Review Application by the City of Hailey, for a new 325 square foot “Fire Safety House” to be located behind the existing Hailey Fire Department at 617 South 3rd Ave. (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Hailey Townsite zoning districts. **THIS ITEM WILL BE CONTINUED TO JUNE 1, 2020. ACTION ITEM.**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: June 1, 2020.

- Rezone West Crescent
- DR Fire Safety House

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 4, 2020, the Hailey Planning and Zoning Commission considered a Design Review Application by Blaine County for a new 572 square foot garage and 288 square foot office with an 860 square foot, one (1) bedroom Accessory Dwelling Unit above. The project is located at 302 S. 1st Avenue (Lot 13A, Block 22, Hailey Townsite), in the Transitional (T) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2020 and mailed to property owners within 300 feet on April 1, 2020.

Application:

The Applicant is proposing to construct a new 860 square foot garage/office with an 860 square foot one (1) bedroom Accessory Dwelling Unit (ADU) above. The ADU incorporates an open floor plan, which includes a bathroom, kitchen and living room and is intended to be utilized by the County as temporary short-term housing for county employees struggling to find housing. Access to the ADU can be found from the exterior set of stairs, at the south elevation, that leads to a balcony/front entry to the ADU. The garage addition will include one (1) double-bay door and a connected 288 square foot office space – both intended to be utilized as storage for Blaine County. Separate parking areas off the alley will be provided for the garage/office users and the ADU users.

Current access for the existing residence (used as the office for the Blaine County Extension) is located on South First Avenue via parking located off the public right-of-way, and from the alley, where the garage/shop/ADU addition is proposed.

Procedural History:

The Design Review Application was submitted on January 27, 2020 and certified complete on February 4, 2020. A public hearing was originally scheduled to be held on April 20, 2020, in the Hailey City Council Chambers, and was continued on record to be heard May 4, 2020 in the Hailey City Council Chambers and via GoToMeeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: A Right-of-Way Encroachment Permit will be needed for any work done in the right-of-way.
				Life/Safety: No comments.
				Water and Sewer: It appears the new building will be placed directly over the existing water service. Staff requests a water service plan, including intentions to move or build over existing

				<p>water service, be submitted to the city prior to approval. Staff prefers to utilize only one water service meter for this property.</p> <p>The applicant hired a civil engineer to establish a water service plan for this project. The plan was not ready before the May 4, 2020 hearing, however the City Engineer felt that submission of a sufficient water service plan prior to pulling a permit would be acceptable, to which the applicant and the Commission agreed. This has been made Condition of Approval (m).</p> <p>Building: No comments.</p> <p>Streets:</p> <ol style="list-style-type: none"> 1. Looks like they plan to drain their hardscape area/driveway area directly into the alley. This will cause a drainage problem because the proposed footprint is currently permeable whereas post construction it will be impermeable. Any roof drains not directed into subsurface infiltration will exasperate this. Because of these issues, staff recommends additional detail on the drainage plan be provided to address. 2. The city does not intend to plow the existing alley. It will be the responsibility of the property owner to maintain access to their garage. 3. If alley improvements or grading are proposed, at a minimum they will require an encroachment permit and detailed plans. They may require a use agreement as well, but we need to see what they plan to do first. <p>The applicant hired a civil engineer to resolve all drainage issues and establish an alley drainage plan that is sufficient to the city. The plan was not ready before the May 4, 2020 hearing, however the City Engineer felt that submission of a sufficient drainage plan prior to pulling a permit would be acceptable, to which the applicant and the Commission agreed. This has been made Condition of Approval (n). The Commission expressed concern over the winter maintenance of the alley, however the applicant and staff are not concerned about snow removal and snow storage given the positive relationship between the City of Hailey and Blaine County. Commission ultimately determined that this was acceptable.</p>
				<p>Parks: The City Arborist expressed concern over removal of the pear tree. The applicant submitted an analysis performed by a certified arborist demonstrating that the tree is in moderate health and would likely begin to lose primary branches in upcoming years. The City Arborist accepted this analysis and has added Condition of Approval (o) that a 4" caliper fruit tree be planted to replace the lost tree.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.060.070(A)-1 Sidewalks & Drainage Improvements	<p>17.060.070A-1: Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein:</p> <p>b. The requirement for a sidewalk and drainage improvements may be waived for any remodel or addition to single-family dwelling and duplex projects within the townsite overlay district; sidewalk and drainage improvements shall be required for new principal building</p>
			Staff Comments	<p>The proposed project is not for a new principal building, thus this property is exempt from sidewalk and drainage improvements.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070 (B) Water Line Improvements	<p>17.070 B: In the townsite overlay district, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulation material for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer.</p>
			Staff Comments	<p>This has been made a condition of approval.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>

			Staff Comments	<i>N/A, the applicant does not intend to use any signage at this time. Any future signage will be subject to City approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum 17.09.040.01 Accessory Dwelling Units: one (1) space per unit</p>
			Staff Comments	<p><i>The Zoning Code requires a minimum of two (2) parking spaces for each single-family residential dwelling and one (1) parking space for an Accessory Dwelling Unit that is less than 1,000 square feet in size. The proposed garage space includes a two-car garage. Additionally, two (2) parking spaces are provided on the property off of the alley. The main residence/office utilizes R.O.W. parking along First Avenue and Walnut Street.</i></p> <p><i>Parking requirements for the proposed building are met.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. These fixtures include ultra-shallow recessed canned lighting, goose neck overhead garage door fixtures, and goose neck exterior door fixtures. Cut sheets are on file with the Community Development Department.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Transitional (TN) and Townsite Overlay (TO) Minimum Lot Size: 4,500 square feet Minimum Lot Width: 37.5 feet Maximum Height: 30' Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. <ul style="list-style-type: none"> ○ 60' property width = 9' setback • 1' for every 2.5' of building height <ul style="list-style-type: none"> ○ 19.6' building height = 7.8' setback • Alley: 6' minimum <p>ADU Floor Area: Minimum gross floor area of 300 square feet and maximum of 900 square feet Lot Coverage: 30%</p>

			Staff Comments	<p>Lot Size: 7,187 square feet (0.187 acres) Lot Width: ~60' Proposed Building Height: <ul style="list-style-type: none"> Proposed Building Height: 27'-8 7/8" Proposed Setbacks: <ul style="list-style-type: none"> Front Yard (West): 84' 2" Side Yard (North): 10' Side Yard (South): 11' 11" Rear Yard (East) - alley: 10' Proposed ADU floor area: 860 square feet Proposed Lot Coverage: <ul style="list-style-type: none"> 2,134 square feet (1,274 Existing Footprint + 860 Proposed Footprint) / 7,187 square foot lot = 29.6% <p>All setback, building height, and lot coverage requirements have been met.</p> <p>The Commission found that this standard has been met. An additional Condition of Approval (q) added by the Commission to add variety to the north side of the building – to be approved by staff and one Commissioner – may affect the setback of the proposed project. Staff and the Commissioner selected to approve the updated elevation will ensure that setbacks are still met.</p> </p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<p>Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a garage and ADU addition, not a principal building; therefore, sidewalk and drainage improvements are not required at this time. Staff expressed concern over drainage being directed into the city alley, however the applicant has hired a civil engineer to resolve all drainage concerns, and this has been added as Condition of Approval (n).</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</p>
			Staff Comments	<p>This standard shall be met.</p> <p>A Condition of Approval (l) ensuring compliance with this standard has been added.</p>

**Design Review Requirements for Non-Residential, Multifamily,
and/or Mixed-Use Buildings within the City of Hailey**

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>

			Staff Comments	Access to the ADU is on the south side of the building with a small balcony providing exterior space and safe access to the proposed building. <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.
			Staff Comments	A large existing pear tree (shown as an apple tree on the plans) was proposed to be relocated to the edge of the property as a part of the proposed project, however the applicant submitted an arborist assessment of the pear tree on April 29, 2020, which states that the tree is in "generally good health, but with really poor structure and a significant amount of stem decay," indicating that the tree should be replaced instead. The applicant has proposed replacing the tree with a 4" caliper fruit tree, to which the City Arborist agrees. This has been made Condition of Approval (o). Additionally, a large lilac bush exists near the edge of the proposed building and the applicant will make every attempt to save the bush during the construction process. <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			Staff Comments	The proposed accessory building will be accessed off the alley and appears to be safe for pedestrians. <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			Staff Comments	Trash and utility boxes, as well as exterior heat pumps, are proposed to be located underneath the stairs on the south side of the building. This is on the internal side of the building and will be blocked by the existing fence around the property. There is sufficient space for all uses and they do not interfere with any other uses on the property. <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	The proposed project will be exclusively accessed via the alley. This condition has been met. <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	N/A, as no vending machines are proposed at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation.
			Staff Comments	On-site parking areas are adjacent to the proposed building and will be screened from the street via the existing white fence around the property. The proposed snow storage plan for the property does not interfere with the parking areas, however the applicant will be responsible for plowing alley access to the driveway, as the city does not anticipate improving or servicing the alley at this time. The Commission expressed concern over snow removal and storage for the alley, which will be required of the applicant to access the property in the

				<p>winter. Staff and the applicant felt that given the positive relationship between the City of Hailey and Blaine County that this should not be an issue. Ultimately the Commission determined that the snow storage plan was acceptable.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p>Staff Comments On-site parking for the proposed accessory building will be exclusively accessed via the alley.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p> <p>Staff Comments Snow storage areas are delineated on the site plans, including sites accessible to various sizes and types of snow removal vehicles.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p> <p>Staff Comments Approximate proposed parking and vehicle circulation areas are 811.86 ft². Approximate proposed snow storage area is 202.97 ft², or 28% of the improved parking and circulation areas. The Commission expressed concern over snow removal and storage for the alley, which will be required of the applicant to access the property in the winter. Staff and the applicant felt that given the positive relationship between the City of Hailey and Blaine County that this should not be an issue. Ultimately the Commission determined that the snow storage plan was acceptable.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet (10').</p> <p>Staff Comments The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p> <p>Staff Comments This applicant does not intend to haul snow, thus this condition is not applicable.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</p> <p>Staff Comments Snow storage does not impede on any pertinent uses of the property. The Commission expressed concern over snow removal and storage for the alley, which will be required of the applicant to access the property in the winter. Staff and the applicant felt that given the positive relationship between the City of Hailey and Blaine County that this should not be an issue. Ultimately the Commission determined that the snow storage plan was acceptable.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	<p>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p> <p>Staff Comments Staff believes that the vegetation should be fine in the snow storage areas.</p> <p>The Commission found that this standard has been met.</p>

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant	Standards and Staff Comments
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Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>The scale, shape, size, and rooflines of the proposed addition are consistent with the scale and massing of buildings in the surrounding neighborhood.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<i>N/A, as the project is not a corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<i>The garage pop-out on the access side of the building creates an interesting façade on that side of the building, lessening the mass of the wall and create a more human-scaled design. The building is accessed off of an alley and thus does not connect with existing sidewalks or other pedestrian access.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>The existing residence/office contains the front façade of the building and is an historical building with many of these features. This is not proposed to be changed. The Commission requested that the same standards be met for this project as well, indicating that more architectural detailing be added to the north side of the building along Walnut Street. This has been added as Condition of Approval (q).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>The proposed building is a separate building from the main building but is designed to match the existing building and thus creates a cohesive whole across the property.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>The proposed project contains siding, windows, flashing, and fascia to match the existing building and uses a variety of materials. Dark green flashing and trim will be utilized to diversify texture and color on the exterior of the building. The Commission confirmed that the green trim indicated on one of the perspective drawings does indeed wrap around all sides of the building – the applicant indicated that it does.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>The proposed project is intended to match the existing residence/office and will be harmonious in color palette throughout.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	<i>N/A, as no flat roofs are proposed. The building will incorporate gabled roofs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the

				<p>following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	<p><i>The proposed building will feature double-glazed windows with low emissivity glazing.</i></p> <p><i>A wall plane is oriented due south, however due to site constrictions, it is slightly shorter than the south-north wall plan. The applicant has proposed to meet this standard by utilizing the following energy saving tactics in place of meeting a third of the code-listed requirements:</i></p> <ul style="list-style-type: none"> 1. R-60 ceiling insulation, which is 19% better than code requirement 2. Window glazing will have a u-value of .28, which is 12.5% better than code requirement 3. A high-efficiency mini-split heat pump heating and cooling system will be installed, which is 100% more efficient than code requirement <p><i>Staff sees this proposal as an adequate alternative for a small project and sufficient in its intention to save energy and provide a comfortable living space. The Commission requested that in order to meet this standard, spec sheets be provided for the windows and mini-split heat pump system, indicating that they do meet the efficiency standards suggested by the applicant. This has been added as Condition of Approval (p).</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			Staff Comments	<p><i>Primary access to the office/storage space is on a gable end. Snow clips and gutters and downspouts are proposed to the north and south ends of the project, providing adequate coverage for the ADU access and parking areas. There are no adjacent sidewalks to this project.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			Staff Comments	<p><i>Downspouts will be run to drywells in the landscaped back yard.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			Staff Comments	N/A No signage is intended at this time.
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	<i>The proposed building has been designed to match the existing residence/office in materials and architecture.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			Staff Comments	<i>The proposed accessory project is at the rear of the property.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	<i>No new fencing is proposed. Existing fencing shall remain on all sides, except the east side, which will now serve as access to the proposed project.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	<i>No new fencing is proposed.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	<i>Mechanical venting through the roof will be located on the south side of the building, shielding it from view from both adjacent Walnut Street and from the proposed project parking areas.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	<i>N/A – no alternative energy sources are currently proposed for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	<i>The trash receptacle area as well as any ground-mounted mechanical equipment proposed will be beneath the south-facing stairs and will be shielded from southern neighbors by the existing fence and from the alley by the stairs.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	<i>The applicant intends to underground existing overhead lines on the property and will run all service lines to the property underground.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>No appurtenances are proposed.</i> <i>The Commission found that this standard has been met.</i>

4. Landscaping: 17.06.080(A)4, items (a) thru (n)					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.	
			<i>Staff Comments</i>	The Commission found that this standard has been met.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.	
			<i>Staff Comments</i>	The Commission found that this standard has been met.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.	
			<i>Staff Comments</i>	Irrigation on the property is already existing and will be amended accordingly.	
				The Commission found that this standard has been met.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.	
			<i>Staff Comments</i>	No new landscaped areas are proposed. The existing pear tree shall be replaced by a 4-inch caliper fruit tree. The Commission indicated concern over lack of a landscape design for this project, however the applicant indicated that there will be no changes to the existing landscape design other than decreasing the size of the backyard of the existing residence/office. The Commission found this to be acceptable.	
				The Commission found that this standard has been met.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.	
			<i>Staff Comments</i>	N/A – this project is located in the TN zoning district.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.	
			<i>Staff Comments</i>	N/A – there are no pedestrian areas within the proposed project.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.	
			<i>Staff Comments</i>	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).	
			<i>Staff Comments</i>	Existing landscape maintenance will be continued.	
				The Commission found that this standard has been met.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.	
			<i>Staff Comments</i>	N/A, as no retaining walls are proposed at this time.	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to First Avenue and garage access via the alley.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood. • The single-family residence/office is existing. The garage/office and ADU addition orientation complements that of the existing residence. As existing, the front entry of the home faces First Avenue and the garage will be accessible from the alley. • The proposed garage and driveway will continue to provide space for vehicle storage. • The garage/office and ADU addition will be tucked behind the existing residence. Ample yard and open space exist on all sides of the home.

				<ul style="list-style-type: none"> The residence and proposed garage/shop and ADU addition are located on the north end of the block; impact of solar access to adjacent homes will be minimal to non-existent. Snow storage has been identified on the site plan and is sufficient for the site. Utilities are existing. Water, sewer and gas are located underground. Existing overhead power lines will be undergrounded as a part of the proposed project. <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p> <p>Staff Comments The residence/office is existing. The design intent of the proposed addition was to complement that of the existing residence, while retaining the character of Old Hailey. The proposed design takes advantage of the southern exposure: a balcony and entry to the ADU are located at the south elevation.</p> <p>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p>Staff Comments The use of gables breaks up the roofline and results in a shorter, smaller looking building. No single long plane exists; architectural detailing of the roof, balcony, windows and textured siding aid in making the addition appear smaller in scale. The Commission expressed concern over the lack of mass-reducing design on the west and north façades of the building. The Commission added a Condition of Approval (q) requiring that the applicant add architectural detailing to the north side of the building facing Walnut Street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p> <p>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p>Staff Comments The architectural style of the proposed addition is consistent with the style of Old Hailey, but is not an exact replica of any particular building.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p>Staff Comments The residence/office building is existing and is adorned with an entry gable and covered porch. The entry to the new ADU will not be seen from Walnut Street but is easily seen from the alley through which it is accessed.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p> <p>Staff Comments The residence/office is existing. The addition will parallel that of the existing residence and has been oriented with respect to the existing grid pattern of Hailey.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p>c. Building Form</p> <p>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</p>

			Staff Comments	<i>The proposed addition sees simple forms (rectangles and triangles). Exterior materials of the proposed addition will match those of the existing residence (white with dark green trim and metal soffits), making them consistent with styles and forms found in Old Hailey. The Commission expressed concern over the lack of design features reducing the scale of the building as perceived from Walnut Street. The Commission added a Condition of Approval (q) requiring that the applicant add architectural detailing to the north side of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	<i>The proposed addition incorporates a staggered gable roof to the east (entry) elevation, breaking up the entry/garage side of the building.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			Staff Comments	<i>A 5:12 composite shingle roof will be installed. Snow retention devices and rain gutters will be installed on both the north and south elevations to prevent snow shed or drip lines over the proposed parking areas. No setbacks less than ten feet (10') are proposed. A Condition of Approval (q) indicating that architectural features be added to the north side of the building may decrease the north side setback to below 10'. Staff and one Commissioner will ensure that the proposed new north elevation still meet snow shedding requirements.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			Staff Comments	<i>The proposed addition incorporates a simple gable roof. The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			Staff Comments	<i>The proposed roof pitches are 5:12, which is consistent with the surrounding neighborhood.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	<i>The west wall of the proposed addition is parallel to the First Avenue property line.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			Staff Comments	<i>The addition is proportional to the site. The two-story gable wall plane is 28'-wide, which is proportional to the 100-wide lot. The alley wall plane is 34' and is broken up by a jog in the building. Exterior colors and window variations also reduce the scale of the building to match the surrounding neighborhood.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			Staff Comments	<i>The proposed porch creates wall plane variation along the south elevation of the building and the garage bay is popped out from the mass of the building, which helps to create a smaller appearance in size and break up the longer wall planes along the east side of the building. No</i>

				<p><i>pop-outs were originally proposed along the west and north side of the building, though the west side will face the internal yard and the back door of the existing residence and the north side will be partially shielded by the existing fence and proposed new parking spot. The Commission found that the north side of the building required more architectural detailing, including a potential pop-out, and added Condition of Approval (q) requiring an update to this portion of the proposal.</i></p> <p><i>With the added Condition of Approval, the Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>f. Windows</p> <p>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</p> <p>Staff Comments <i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</p> <p>Staff Comments <i>No windows are proposed on the side lot line facing the only adjacent neighbor to the south. A half-window entry door to the ADU is proposed and will be shielded by the covered porch and neighboring trees.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p>g. Decks and Balconies</p> <p>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</p> <p>Staff Comments <i>A small covered balcony is proposed as the entrance to the ADU. Said deck is in scale with the building and the surrounding neighborhood.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</p> <p>Staff Comments <i>The proposed second story balcony is screened by existing vegetation (tree) and does not impact the privacy of the neighbors.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>h. Building Materials and Finishes</p> <p>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</p> <p>Staff Comments <i>The proposed addition will match that of the existing residence. Proposed siding is of hardy plank, color-matched to the white siding of the existing residence. Fascia and trim, windows, and flashing will all be matched to the existing residence. Posts will be dark green steel, and the roof will be cinder black composite shingles.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p> <p>Staff Comments <i>The wall planes will be broken up by dark green trim between floors. Wall planes are also broken up by the stairs to the ADU entry on the south and by the staggering of the building plane to the east.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p>

			Staff Comments	<p><i>Simple detailing is proposed: window and door trim, as well as corner trim and horizontal trim between floors around the perimeter of the building. Detail will match that of the existing residence. The Commission expressed a desire for greater architectural detailing on the north side of the building facing Walnut Street and added a Condition of Approval (q) to meet this requirement.</i></p> <p><i>With the new Condition of Approval, the Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</p> <p>Staff Comments <i>The existing residence has a front stoop and small windows. The proposed garage/ADU is designed to match the existing residence including a covered front porch entrance to the ADU, small windows, and matching dark green trim around the building.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p> <p>Staff Comments <i>Please refer to Section 17.06.090(C)3i for further information.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>4. Circulation and Parking</p> <p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p> <p>Staff Comments <i>Adequate parking has been provided and is in an appropriate location so as to minimally interfere with pedestrian access to both the existing residence and the proposed addition. Snow storage areas are within the back yard and adjacent to the alley-accessed parking areas, which do not restrict pedestrian access.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p> <p>Staff Comments <i>Onsite parking will be accessed from the alley side of the property and is blocked from the First Avenue by the existing residence and from Walnut Street by the existing fence.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p> <p>Staff Comments <i>The proposed garage addition, as well as the vehicle parking, can only be accessed from the alley.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p> <p>Staff Comments <i>The proposed detached garage will be accessed from the alley.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p> <p>Staff Comments <i>N/A, as the proposed garage bays will be accessed from the alley.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</p> <p>Staff Comments <i>The proposed new garage and parking is accessed from the alley. Existing parking for multiple vehicles exists around the property along First Avenue and Walnut Street.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</p>

			Staff Comments	<p>Off-street parking is provided and could be utilized for recreational vehicles should that be needed.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>5. Alleys</p> <p>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</p> <p>Staff Comments Alley access is not impacted and will be maintained.</p> <p>This alley is currently not improved. At this time, the City does not foresee improving the alley. If the Applicant wishes to see an improvement, he may do so at his own expense, which will require Improvements shall be to City Standards and final design shall be approved by the City Engineer. Additionally, the city does not intend to plow this alley, thus the property owner will be responsible for maintaining access to their garage.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</p> <p>Staff Comments Utilities and vehicular access to the garage are located off the alley.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</p> <p>Staff Comments The existing alley is gravel, however the city does not foresee paving it in the near future. Any improvements to the alley shall be at the applicant's expense. If noxious weeds are present on the site, the Developer shall control according to State Law.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</p> <p>Staff Comments The existing landscaping to be maintained is turf and is set back from the alley via the proposed parking areas.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<p>6. Accessory Structures</p> <p>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</p> <p>Staff Comments Though slightly larger in total floor area than the historic main building of the property, the detached garage/office and ADU addition has a smaller footprint and is proposed to be located to the rear of the parcel, which reduces its visibility and mass. Additionally, usage of the proposed building will be subordinate to the existing residence, which is currently used as an office, thus creating less traffic to the proposed addition than to the main building.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<p>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</p> <p>Staff Comments A detached garage/office and ADU addition is proposed and will be located to the rear of the parcel, with access from the alley.</p> <p>The Commission found that this standard has been met.</p>
			17.06.090(C)7	7. Snow Storage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	<p>The site plan proposes approximately 812 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (203 square feet) is required for snow storage. 228 square feet of snow storage is shown, thus this standard has been met. The Commission expressed concern over snow removal and snow storage for winter alley maintenance, however staff and the applicant felt that given the strong working relationship between the City of Hailey and Blaine County that this should not be an issue.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> Where snow is stored, key pedestrian routes and clear vision triangles. Consideration given to the impacts on adjacent properties when planning snow storage areas.
			Staff Comments	<p>Snow storage areas are at the end of the proposed parking spots, to the interior of the property. Snow storage areas do not restrict pedestrian access or visibility. Pedestrian access is unrestricted and visible from the street.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	<p>An existing pear tree (shown as an apple tree on the plans) sits at the center of the proposed new building and was intended to be relocated to the interior yard of the property along Walnut Street, however arborist analysis shows that the tree is in poor structural health, thus the applicant has proposed that a replacement 4" caliper fruit tree be planted in the intended new location.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			Staff Comments	<p>A large lilac bush sits on the edge of the proposed building site and every attempt will be made to save it in its current location if possible. No other landscape features currently exist on the property.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	<p>If noxious weeds are present on the site, the Developer shall control according to State Law.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	<p>An existing picket fence will remain along the north and south perimeters of the property.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	N/A, as none are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite

				<p>Overlay District, especially those originally constructed in the same Period of Significance.</p> <ul style="list-style-type: none"> • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			Staff Comments	<p><i>A ninety (90) square foot existing shed will be removed from the property. Because it is less than 120 square feet in area, it is not required to remain as an historic structure.</i></p> <p><i>No alteration to the existing historical residence/office is proposed. The proposed new building has been designed to match the style and materials of the existing historic structure, which will remain the primary building on the property.</i></p> <p><i>The proposed addition is congruous with the surrounding area, contributing to the overall charm of Old Hailey.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			Staff Comments	<p><i>The proposed new structure has been designed with materials and architecture to match the existing historic structure. The building will be located at the back of the property, to be accessed via the alley and thus will have a diminished presence in comparison to the main historic building on the property. The proposed new structure is in alignment with the existing structure, thus preserving the existing wall planes of the property. Additionally, an existing picket fence will remain around the property, further tying the design of the overall property together.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety or welfare of the public.**

2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**
- B. Conditions.** The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Title.
- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, and other Sections of the Hailey Municipal Code and City Standards.

DECISION

The Design Review Application by Blaine County for a new 572 square foot garage and 288 square foot office with an 860 square foot, one (1) bedroom Accessory Dwelling Unit above, located at 302 S. 1st Avenue (Lot 13A, Block 22, Hailey Townsite), in the Transitional (T) and Townsite Overlay (TO) Zoning Districts, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (q) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).
- e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
- j) A construction staging and storage plan shall be submitted and approved by staff.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- l) The developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer.
- m) A sufficient water service plan including water service to the new building as well as intentions with existing water service on the property shall be submitted to the city.

- n) A sufficient drainage plan shall be submitted to the city, addressing flow into and out of the alley and placing the driveway drywell in a location sufficiently distanced from the existing potable water service vault.
- o) The existing pear tree shall be replaced with a 4" caliper tree, species to be approved by the City Arborist.
- p) Cut sheets shall be submitted for the HVAC and window energy efficiency.
- q) Additional architectural detailing to the north side of the building shall be approved by staff and one commissioner.

Signed this ____ day of _____, 2020.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 18, 2020

To: Hailey Planning and Zoning Commission

From: Sharon Grant, Interim Community Development Contractor

Overview: Consideration of a Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25. The subdivision will consist of six (6) four-plex apartment buildings, for a total of twenty-four (24) apartment units comprised of twenty-four (24) 2-story townhomes, each unit ranging in size from approximately 1,040 square feet to 1,324 square feet. A total of 68 uncovered spaces are also proposed. This project will be located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) Zoning District.

Hearing: May 18, 2020

Applicant: Tanner Investments, LLC

Request: Design Review approval of a subdivision with six (6) buildings (28,368 sq. ft. in size)

Location: Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr (Parcel No. RPH0475086001A)

Zoning: General Residential (GR)

See Memo linked on the Agenda for discussion items resulting from the April 6, 2020 and May 4, 2020 Public Hearings. Findings of Fact will be updated to reflect actual deliberations and decision.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 26, 2020 and mailed to property owners within 300 feet on February 25, 2020 for the March 16, 2020 public hearing. At the March 16, 2020 Planning and Zoning public hearing the project was continued on record to April 6, 2020. Notice for the April 6, 2020 public hearing was published in the Idaho Mountain Express on March 18, 2020 and mailed to property owners within 300 feet on March 17, 2020. At the April 6, 2020 public hearing the project was continued on record to May 4, 2020. Notice for the May 4, 2020 public hearing was published in the Idaho Mountain Express on April 15, 2020 and mailed to property owners within 300 feet on April 15, 2020. At the May 4, 2020 public hearing the project was continued on record to May 18, 2020.

Application: Tanner Investments, LLC is applying for a Design Review Application for Amended Woodside Subdivision, located at E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr (Lots 1-6, Block 86). The project will consist of six (6) buildings, two-stories in height, twenty-four (24) units in total. The six buildings will be 28,368 square feet in size and the following are proposed:

Four-Plex Buildings:

- Twenty-four (24) three-bedroom units
- Units range in size from 1,040 square feet to 1,324 square feet
- 68 uncovered parking spaces

At the April 6, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to May 4, 2020, with the following feedback to the Applicant:

1. **Concern that buildings are too close to the fence line (and property line and neighbors). This could affect property value or shading of adjacent properties. Suggested to move the buildings towards the center and further away from the property line, add more trees along property line and/or maybe move one of the six buildings into the center.** The Applicant studied an alternative layout with one building in the center of the property and determined that the negative impacts to the open space outweighed the small additional rear setback for the perimeter buildings. The Applicant is proposing the same layout with all six buildings located around the perimeter of the site. Staff suggests that the Commission discuss this.
2. **Applicant to submit a new plan that meets tree caliper requirements.** The Applicant submitted a revised landscape plan on March 31, 2020, which is attached. Staff reviewed the new landscape plan and found that there did not appear to be any changes from the previously submitted landscape plan and it still did not address the tree caliper requirements. Staff suggests that the landscape plan be updated and approved by the City arborist as a Condition of Approval and that the Commission discuss this.
3. **Concern that ADA parking is not adjacent to the building. Applicant agreed to consider moving it.** After reviewing the ADA requirements, the Applicant determined that for multifamily buildings with four or less units, ADA parking spaces are not required unless requested. Future potential ADA spaces have been identified on the revised civil engineering plans. Staff looked up the code and found that: "Handicap Accessible: All uses shall provide handicap accessible parking spaces as required by the IBC, and designed to comply with the standards set forth in ANSI A117.1. Such spaces may be included in the total number of required on-site parking spaces." Staff suggests that the Applicant follow the applicable code, and the Building Official review the ADA parking at the time of the permit application.
4. **Question about how the project will accommodate RV parking. In the lease agreement? In the CCRs?** The Applicant intends to restrict RV parking in the CC&R's. No RV parking will be allowed.
5. **Suggested to follow the City Staff recommendation for water sensors in irrigation.** The Applicant committed that all irrigation will follow the trout-friendly lawn standards, and all landscaping will be drought-tolerant. The Applicant does not intend to install water sensors in the irrigation.

6. **Concern that these are not flag lots, which is a lot or parcel of land that has a narrow projection or “flagpole” to the public or private right-of-way. This will need to be investigated and confirmed.** The Applicant has coordinated with Staff regarding the subdivision standards for the proposed lot line adjustment.
7. **Multiple opinions that the black and white color scheme is too stark/industrial and the palette needs additional color. Suggested to add color by changing the front door color, which would also mitigate against black doors getting too hot, especially if south or west facing. Maybe add more color variation between the buildings. Make sure these buildings are not in stark contrast to other neighboring buildings.** The Applicant submitted revised building renderings that show added color to the doors per the Commission’s request. These renderings are attached.
8. **Side facades are a little blunt and need more undulation or design features, e.g. windows, to break it up.** The Applicant submitted revised building elevations that show the addition of four windows and gable end vents to break up the side elevation. These elevations are attached.
9. **Consider the issues that could come from leaving plumbing in the outside wall.** The Applicant has chosen to leave the plumbing on the outside wall but thanks the Commission for the comment. Staff suggests that the Commission discuss this.
10. **Discussed design details for snow: gutters and downspout to drywell, heat tape and snow clips over front doors. Ensure the Applicant calls this out in plans by making it a condition of approval. Concern that rain gutters are not attractive so Applicant to provide a drawing.** The Applicant was unable to add gutters to the rendering but intends that the gutters will match the trim color so should blend in.
11. **Concern that recycling collection is not included and questioned if two trash enclosures will be sufficient. It is a condition of approval for Clear Creek to approve the plans.** The Applicant has added recycling to the trash enclosure areas, which are shown on the revised Civil Plan that is attached.
12. **Applicant committed to addressing the Mountain Rides requirements in the building permit application.** The Applicant committed to address the Mountain Rides requirements in the building permit application.

At the May 4, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to May 18, 2020, with the following feedback to the Applicant:

1. **The Commission has a continued concern that the buildings are too close to the fence line (and property line and neighbors). This could affect property value or shading of adjacent properties. The Applicant showed a new site layout with one building moved to the center. It was suggested to move a second building towards the center and have the ends of the two buildings face Woodside Blvd. This could shield more parking and allow for even more space between the buildings and property line. It was also suggested to add more trees along the property line.** The Applicant has moved a second building into the center area and faced the ends of the two building towards Woodside, which has enabled them to provide more distance between the buildings and the property line.

2. **Applicant to submit a new landscape plan that meets tree caliper requirements and creates more of a buffer along the property line.** The Applicant submitted a revised landscape plan that meets the tree caliper requirement and creates more of a buffer along the property line. In addition, trees were increased from 50 to 75.
3. **ADA parking requirements are deferred to the building official to be addressed with the building permit application. The Applicant has identified potential future ADA spots in close proximity to the buildings.** There are potential future ADA spots identified in close proximity to each building.
4. **The Commission reiterated to follow the City Staff recommendation for water sensors in irrigation as well as consider ways to reduce the amount of turf as a percentage of total landscape, potentially along the sidewalk on Woodside Blvd and around trash enclosures where maintaining turf could be more of a challenge.** Water sensors will be proposed, and locations will be identified in the meeting.
5. **Adding color to each front door was appreciated and helped to soften the design but there is a concern that the color scheme is still too stark compared to neighboring buildings. Consider adding color to the window cladding and/or building numbers to match the front doors. Consider using colors with a little more pop and intensity.** The Applicant submitted a revised rendering that shows less stark coloring by adding grey to the popouts.
6. **The Commission would like to see a rendering with the asphalt shingles shown and review a material sample.** The Applicant provided a sample of the asphalt shingles.
7. **The Commission would like to see a rendering of the trash enclosures.** The Applicant has provided a revised rendering of the trash enclosure.
8. **The Commission expressed that snow clips over pedestrian areas is a good precaution.** The Applicant intends to use snow clips over pedestrian areas.

The commission has seen several subdivision designs on the subject property over the last three years. The last version, submitted by this same applicant, was withdrawn due to the difficulty of providing adequate snow storage on a public road.

Procedural History: The Application was submitted on January 9, and certified complete on January 29, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 6, 2020, in the Hailey City Council Chambers (held virtually). On April 6, 2020 the project was continued on record to May 4, 2020. On May 4, 2020 the project was continued on record to May 18, 2020.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>The Public Works Department has reviewed, and their comments are included in the appropriate sections below.</i>
				Life/Safety: <i>The Fire Marshall has no comments at this time.</i>
				Water and Sewer: <i>The Public Works Department and City Staff has discussed the following comments with the Applicant who has agreed to incorporate the suggestions:</i> <ul style="list-style-type: none"> - <i>With them boring under Woodside they will have no way of insulating the water lines to protect them from freezing. We did allow the ARCH houses on Woodside to bore under the street and they did not have issues this year. It was discussed to insulate the water lines under Woodside.</i> - <i>Services should be separated enough so if we need to dig up a middle service then we can access it without having to dig on top of other services. PW suggests that the four ARCH lines should be separated two and two by at least four (4) feet. The two lines should be 18" apart.</i> - <i>They have water services going through multiple lots. Not sure if we care since it is on the customers side of the meter vault.</i> - <i>Also, on the customers side of the vault, their water lines are in the middle of their parking lot where they will plow and drive over in the winter potentially causing a freezing issue. Move these out of the asphalt.</i>
				Building: <i>No comments at this time.</i>
				Streets: <i>The Streets Department and City Staff has discussed the following comments with the Applicant who has agree to incorporate the suggestions:</i> <ul style="list-style-type: none"> - <i>The Applicant needs to show two stop signs coming off the project, one at each entry, as well as street signs.</i> - <i>The Applicant needs to submit a traffic control plan and a pedestrian control plan to be approved before any construction starting.</i> - <i>The Applicant needs to show that the new bus stop pad is the same size.</i> - <i>The Applicant is to ensure there is no parking alongside Woodside during construction and all construction parking shall be constrained to inside the construction property.</i> - <i>All driveways in the right of way shall have conduit placed under them to allow sprinkler system repairs.</i> - <i>All landscape areas shall be replanted and sprinkler system modifications shall be the responsibility of the developer.</i> - <i>The Applicant needs to supply detailed drawings of the water connections and the road shall be cut and the lines insulation.</i> - <i>The Applicant needs to call out the typical curb section for right of way areas: Curb and Gutter ISPWC SD-701 or SD-703 and Sidewalk ISPWC SD-709.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: <i>The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</i>
			Staff Comments	<i>No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces.</i>

				<p>The project is comprised of six, two-story apartment buildings. Each building will have 4 residential units, 24 residential units in total; thereby, requiring a total of 36 onsite parking spaces.</p> <p>The site plan shows a total of 68 onsite parking spaces.</p> <p>Parking requirements for the proposed project are met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p>
			Staff Comments	<p>N/A, as the maximum parking proposed is equal to 200% of the number of spaces required by the Hailey Municipal Code, which is 72 spaces, so this project is not providing on-site parking for more than two hundred percent (200%) of the number of spaces required. This project is providing 68 spaces. Therefore, no application for parking in excess is needed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> 1. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> i. Overlighting; ii. Energy waste; iii. Glare; iv. Light Trespass; v. Skyglow. 2. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. 3. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. 4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<p>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Cut Sheets and an Electrical Site Plan. The Applicant will need to provide a Photometric Plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>General Residential (GR) Zoning District:</p>
			Staff Comments	<p>Building Height:</p> <ul style="list-style-type: none"> - Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40'). - Proposed Building Height for Buildings: 28'-4 1/2". <p>Building height requirements have been met.</p> <p>Building Setbacks:</p> <ul style="list-style-type: none"> - Permitted Setbacks: <ul style="list-style-type: none"> o Front Yard: 20'

				<ul style="list-style-type: none"> ○ Side Yards: 10'7" ○ Rear Yard: 10'7" - Proposed Setbacks for the Six Buildings: <ul style="list-style-type: none"> ○ Front Yard (Woodside Blvd): 20+' ○ Side Yard (north): 10' ○ Side Yard (south): 10' ○ Rear Yard: 10' <p><i>The setbacks vary from building to building but in general meet the permitted setbacks along the perimeter (sides and rear). The frontage along Woodside Blvd appears to be a little more than the permitted 20' setback. The Applicant has added larger setbacks along the property line to address Commission concerns.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p><i>The sidewalk along Woodside Blvd is existing and will be repaired where necessary to relocate the existing bus stop and construct parking lot access locations.</i></p> <p><i>A Drainage Plan has been submitted, prepared by a registered engineer. Drainage appears to be adequate for the site. The City Engineer has reviewed this plan and has no additional comments at this time.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A This project is not located in the Townsite Overlay District.

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p> <p><i>Staff Comments</i></p> <p><i>The proposed building layout allows for a large open space in the center rear of the property. The open space will be available for the residents.</i></p> <p><i>The proposed space will encourage and create usable outdoor spaces by residents and visitors alike, and allow for safe access to the buildings.</i></p> <p><i>The Commission should discuss if the exterior spaces around buildings is adequately usable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of</p>

trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.

Staff Comments

Concept Planting Plan has been submitted (LC – 1.0), which show 75 new trees to be planted. No existing trees exist on site. See plan below.



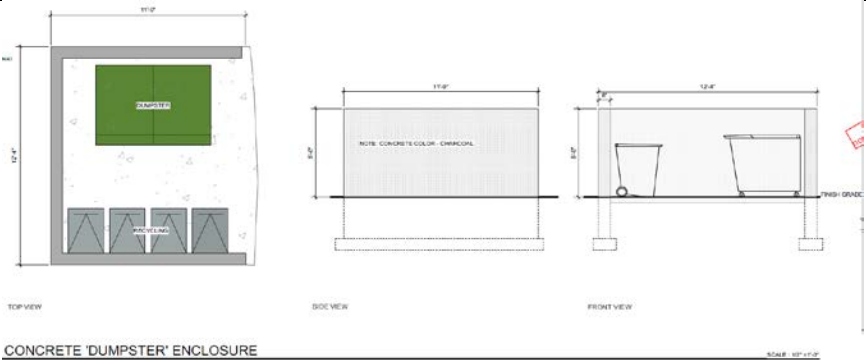
The Plant Schedule for the site includes:

PLANT SCHEDULE					
	Qty	Latin Name	Common Name	Size	Comments
TREES					
	4	ACER PLATANOIDES	NORWAY MAPLE	2 1/2" CAL.	
	2	ACER PLATANOIDES 'COLUMNAR'	COLUMNAR NORWAY MAPLE	2 1/2" CAL.	
	19	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	
	3	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8-10" MULTI-STEM (2 1/2" Cal.)	
	8	GYMNOCIDIUS DIOICA	KENTUCKY COFFEE TREE	4" CAL.	
	10	QUERCUS ROBUR X BICOLOR	REGAL PRINCE OAK	2 1/2" CAL.	
	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2 1/2" CAL.	
CONIFERS					
	5	ABIES CONCOLOR	WHITE FIR	10-12' B&B	
	11	ABIES LASIOCARPA ARIZONICA	CORKBARK FIR	7-8' B&B	
	10	PINUS MUGO 'ROSTRATA'	ROSTRATA MUGO PINE	6-7' B&B	
SHRUBS					
	12	COTONEASTER LUCIDUS	HEDGE COTONEASTER	5 GAL.	
	36	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL.	
	46	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	
	8	ROSA WOODSII	WOOD'S ROSE	5 GAL.	
GRASSES					
	106	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	1 GAL.	
	41	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.	
	49	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	

The project is proposing a total of 75 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 1/2") caliper.

The Applicant is proposing that 8 trees be a minimum of four-inch (4") caliper, which meets the minimum requirement that ten percent (10%), or a total of 7.5 trees, be at least four-inch (4") caliper.

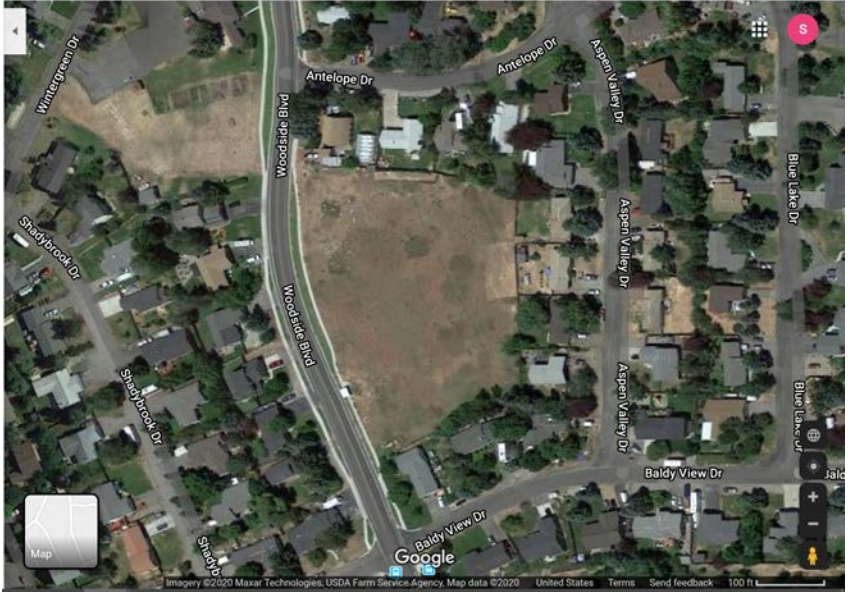
				<p><i>The Applicant is also proposing that 19 trees be a minimum of three-inch (3") caliper, which meets the minimum requirement that twenty percent (20%), or a total of 15 trees, be at least three-inch (3") caliper.</i></p> <p><i>Furthermore, the Applicant is proposing that 22 trees be a minimum of two-and-one-half-inch (2 ½") caliper, which meets the minimum requirement for 20%, which is 15 total trees of at least two-and-one-half-inch (2 ½") caliper.</i></p> <p><i>City Staff provided the caliper requirements to the Applicant and discussed the need to update the Concept Planting Plan to meet the requirements. The Concept Planting Plan was resubmitted and complies with the tree caliper requirement.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p><i>Site circulation has been designed to provide vehicular access and parking to between the outside 4 buildings and inside two buildings that form a u-shape around the perimeter of the property. A six -foot (6') wide sidewalk is existing along Woodside Blvd. A concrete sidewalk is proposed adjacent to each building, and around the perimeter of the parking lot which allows pedestrians to safely access the site and buildings from Woodside Blvd.</i></p> <p><i>Additionally, Mountain Rides requests that the Applicant include accommodations for the relocated Mountain Rides' bus stop, as follows:</i></p> <ul style="list-style-type: none"> <i>Mountain Rides concurs with the proposed relocation of its bus stop, per the Site Plan for Amended Woodside Subd. #25, by Galena Engineering, Inc., dated 3/20/20, requesting, however, that the relocated bus stop: i) be of the same, or better, quality than; ii) be of the same or larger footprint (area) than; and iii) include all of the amenities -- shelter, bench, signage, bike rack, "stub" sidewalk to street, concrete pad -- as the currently existing (and to be relocated) bus stop.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			Staff Comments	<p><i>Trash enclosures are located near building 3 and building 5 on the inside of a u-shape layout of parking spaces and are screened from view by a charcoal-colored concrete enclosure and Tannenbaum Pine trees. Staff raised a concern that there was no mention as to the use of recycling, storage and accessibility by the tenant. The Applicant revised the plans to show recycling containers in the trash enclosures. Staff is satisfied that their concern was addressed.</i></p> <p><i>The Commission expressed a concern that the Applicant provide a rendering of the trash enclosure, which was provided.</i></p>



				 <p><i>The locations of the trash enclosures appear to be practical; however, a letter from Clear Creek Disposal commenting on accessibility shall be provided. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i> N/A, no alleys are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p><i>Staff Comments</i> N/A, as no vending machines are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p> <p><i>Staff Comments</i> Onsite parking is located in close proximity to each building. The buildings have been located around the perimeter and in the center of the property, and parking is between the buildings. Landscape will provide parking screening from Woodside Blvd. Additional screening may be desired. The Applicant provided a revised landscape plan that shows additional screening.</p> <p><i>Snow storage is designated in the center landscaped area, and parking should not be obstructed by snow accumulation. A revised snow storage plan is in the works.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p><i>Staff Comments</i> This site is not serviced by an alley. Parking lot access is proposed in two locations to allow for adequate vehicular flow in and out of the site given the site's long frontage along Woodside Blvd. Seven parking areas will share the two access points.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>

			Staff Comments	<i>The site plan shows snow storage areas in the open space in the center of the property. Management will restrict parking along the open space to allow for snow storage access as necessary. A revised snow storage plan is in the works.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>The cumulative paved area is approximately 31,900 square feet. The proposed snow storage area is approximately 27,485 square feet, which is in excess of the 25% requirement.</i> <i>Please refer to Section 17.06.080(A)1i for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>The proposed snow storage areas are in excess of the 10' width requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>Snow storage areas do not impede site distance or vehicular and pedestrian circulation areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage areas are shown in grass landscape areas.</i>

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>The proposal is for multifamily buildings in the General Residential (GR) District, where a variety of mostly single-family homes exist. The height of the rooftop is 28'-4-1/2", which meets the zoned height limitations and is similar to other single-family, two-story homes in the area, although the nearby homes are a mixture of single-story and two-story homes. The nearest neighboring multifamily structures are the Sunnyside Apartments, which are also two-story buildings of a similar size and scale. The roof lines and shape of the buildings are similar to the proposed Skyview Apartments. Adjacent single-family residences, though smaller, are of similar size and have a similar feel to the rooflines.</i>

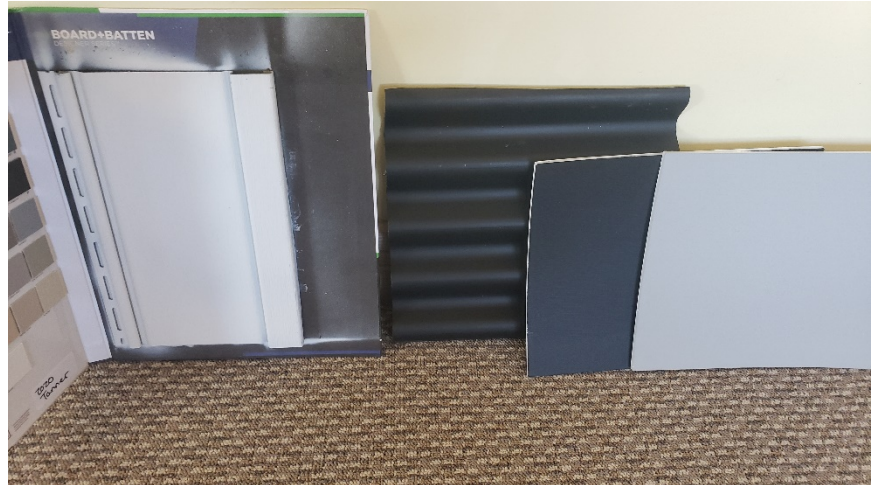
				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as this project is not a standardized corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<p><i>The proposed buildings encourage human interaction by providing sidewalks for pedestrian access to and around the site. Additionally, the building fronts include windows of a variety of sizes and shapes to encourage human scale.</i></p> <p><i>Each building also sees undulation and personal covered patio space to encourage human activity and interaction. Outdoor common space in the form of a large open play area is proposed in the center of the site, which has a u-shape of buildings around it.</i></p> <p><i>The Commission should discuss if there is sufficient emphasis on designing to the human scale and encouraging human activity and interaction.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<p><i>The street-facing building frontage includes windows, pedestrian entrances, second floor popouts and architectural detailing with varying window sizes and shapes and variable roof gable lines. Materials change from the ground level to the upper floors.</i></p> <p><i>That said, City Staff expressed concerned with how the development might look from Woodside Blvd, its large facade of each of two buildings (Buildings 1 and 6) at the end of the U shape. City Staff suggests more undulation and variety in the design features (and/or more welcoming landscape) of these facades facing Woodside. The Applicant submitted revised building elevations (shown below) in which four windows and gable end vents have been added to break up the side elevations.</i></p>

				 <p><i>The Commission should discuss if enough undulation and design features are present.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> N/A, as no future additions or renovations are planned.</p>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p> <p><i>Staff Comments</i> A variety of materials and two colors will provide texture on the exterior of the structures. The exterior materials include vertical metal siding, scored stucco and board and batten siding. The color scheme is made up of shades of white, gray and charcoal. The Commission requested more variation in colors, in particular, to change the black doors. The Applicant submitted revised building renderings in which color has been added to the doors of each unit. Below is a rendering with doors shown in “Red Theatre” paint. Each building has a different color scheme for the doors.</p> 


The Commission also expressed concern that the color scheme was too stark. The Applicant provided a revised rendering to show a less stark color scheme with grey added to the popouts.



A Materials Sample Board has been provided; see below.



The Commission requested that the Applicant provide a revised material sample of the roof. The Applicant provided a revised sample of asphalt shingle.

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i> The proposed exterior is a modern residential design. Though the adjacent residential structures are more traditional, the exterior materials, windows and roof line provide a residential feel to the structures.</p> <p>Please refer to Section 17.06.080(A)2f for further detail.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p> <p><i>Staff Comments</i> Rooflines with a primary pitch of 12:6 and roof elements, such as gables and window features are 12:4 and are proposed on all buildings, which are two</p>

				<i>stories in height. All buildings incorporate roof elements, such as gables and window features to provide further interest and variety.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p><i>The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> - Double glazed windows - Windows with low-emissivity glazing (U-factor windows of 0.32 or lower) - The applicant will incorporate the above items and requests that additional insulation (R-26 wall and R-60 ceiling) be an acceptable alternative. The aforementioned insulation levels exceed the City's "Build Better Program" and the adopted building codes. City Staff feels this is an acceptable alternative that minimizes energy consumption by investing in a permanent feature of the building: the envelope. <p><i>The Commission discussed if additional insulation is an acceptable alternative to conserve energy and agreed with Staff that it is.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<i>Snow clips and gutters are proposed over entries and pedestrian walkways. In addition, the roof is a 6:12 pitch covered in asphalt shingles, so snow is not expected to slide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<i>Downspouts and drains will drain to landscape areas and away from buildings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>

			<i>Staff Comments</i>	<i>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p> <p><i>Staff Comments</i> <i>The proposed trash enclosures will be in character with the modern residential building design. More detail as to their design may be needed. The Applicant provided a revised rendering.</i></p> <p><i>See 17.06.080(A)1d for more detail.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p> <p><i>Staff Comments</i> <i>Trash enclosures are located between buildings 2 and 6 as well as between buildings 3 and 5 and are screened from view by concrete enclosure and Rostrata Mugo Pine trees. Given the access and parking lot, the proposed trash enclosure areas provide appropriate access for both the future residents and refuse collectors.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p> <p><i>Staff Comments</i> <i>The proposed fencing is for 6' tongue and groove white vinyl privacy fencing to run along three perimeters that face residences (not the perimeter along Woodside). The proposed fencing is consistent with the proposed building color scheme.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<p>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</p> <p><i>Staff Comments</i> <i>The proposed fencing will be minimally visible from Woodside Blvd as it will be blocked by the proposed buildings. The proposed landscaping along Woodside Blvd will provide a buffer where it is visible. Please refer to Section 17.06.080(A)3c for further detail.</i></p> <p><i>The Commission should discuss if the plantings are sufficiently integrated with fencing to soften the visual impact. The Commission expressed a concern that the Applicant add more landscaping between the buildings and the property line and Woodside Blvd. The Applicant provided a revised landscape plan that shows increased trees and plantings to provide more soften the visual impact of the fencing.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<p>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</p> <p><i>Staff Comments</i> <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<p>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</p> <p><i>Staff Comments</i> <i>N/A</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<p>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</p>

			Staff Comments	<p>Heating and air conditioning will be located within the buildings. Two (2) trash enclosures are proposed, which will be screened from view by Charcoal-colored concrete enclosures and Rostrata Mugo Pine trees. The Commission should discuss the appropriateness of the trash enclosure.</p> <p>Transformer locations are not shown and shall be shown on the plans at final design. The applicant is flexible about the location and will work with Idaho Power on the location. The applicant will ensure that the transformers are screened from the street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<p>h. All service lines into the subject property shall be installed underground.</p> <p>Staff Comments All service lines will be installed underground.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	<p>i. Additional appurtenances shall not be located on existing utility poles.</p> <p>Staff Comments No appurtenances will be permitted on poles.</p>
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p> <p>Staff Comments All species proposed are drought-tolerant where xeriscape is not proposed. See Landscape Plan L – 1.0</p> <p>And, the overall turf area is 42,288 square feet, which is less than originally proposed. Staff encourages that turf make up less than 60% of the landscape area, which conserves water and reduces maintenance. The Applicant revised the Landscape Plan to show less turf.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p>Staff Comments The applicant confirmed that at a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought-tolerant plant species and/or xeriscape-specific plant materials. Features that minimize water use, such as moisture sensors are encouraged.</p> <p>Staff suggested that moisture sensors be specified and installed not just encouraged. The Commission recommended that the water sensors be specified, and the locations will be brought to the meeting.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<p>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</p> <p>Staff Comments The Applicant says that the landscape area will be irrigated. The Irrigation Plan to be reviewed and approved at final design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</p>

			Staff Comments	<i>Landscape Plan (L – 1.0) has been submitted, which shows 75 new trees to be planted. There are no existing trees. Staff recommends that the Landscape Plan be provided to the Arborist for review. This review and any recommendations made by the Hailey Tree Committee shall be a Condition of Approval.</i> <i>Please refer to Section 17.06.080(A)1b for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	<i>N/A, as the proposed project is located within the General Residential (GR) Zone District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	<i>N/A, as the proposed project is located within the General Residential (GR) Zone District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	<i>Storm water will be retained onsite. Runoff is proposed to drain into the open space and infiltrate into the ground via surface infiltration and proposed drywells.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	<i>The Applicant will be responsible for maintaining plant material in healthy condition. Proposed landscaping will be maintained by the HOA.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	<i>N/A, as no retaining walls are proposed at this time.</i>
Additional Design Review Requirements for Multi-Family within the City of Hailey				

1. Site Planning: 17.06.080(D)a, items (a) thru (c)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	1. Site Planning
				<p>a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.</p>
			Staff Comments	<p>The surrounding area sees a variety of single-family residences. The topography is flat but near foothills.</p> <p>That said, the density of this project is allowed, and each building is a four-plex, which is larger than some single-family homes but less massive than a multifamily project could be. The design has a residential feel.</p> <p>The Commission has heard concerns from neighbors that the buildings are all pushed to the perimeter. The Commission suggested re-orienting the buildings to be more responsive to the surrounding single-family neighborhood, such as moving one of the buildings into the central area. The Applicant considered this but determined the negative impacts to the open space outweighed the small additional rear setback for the perimeter buildings. The Commission then suggested moving a second building into the central area. The Applicant provided a revised building layout that shows two buildings in the central area and allows more space along the perimeter. The Commission should discuss if the buildings respond sufficiently to the adjacent uses.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			Staff Comments	A perimeter sidewalk along Woodside is existing and the proposed sidewalk will connect the two entrances to Woodside throughout the inside of the u-shaped layout of buildings, which will help to connect and reinforce pedestrian circulation within the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.
			Staff Comments	Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the public street (Woodside Blvd) via a u-shape with two access points to Woodside Blvd. A 6'-wide sidewalk is shown along the perimeter of the project on Woodside Blvd, where pedestrian traffic can safely navigate the site and visit the surrounding area. Gathering places appear to be minimal and are made up of a large open play area in the center rear.
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

			<i>Staff Comments</i>	<p><i>The buildings are consistent with the height of a two-story single-family home. The overall mass of the 4-plex buildings is larger than surrounding single family homes but uses varying materials, textures and colors to break up the bulk and mass as well as reflect the character of single-family homes. The front doors are individual and visible from the street. The use of a different color on the front doors of each building adds variation. The windows are residential in scale and appear to be thoughtfully placed. The windows on the front and rear could compromise privacy but also provide valued daylight to the units. Solar gain varies depending on the position of each building.</i></p> <p><i>The Commission has heard concerns from neighbors that the buildings are all pushed to the perimeter. The Commission suggested re-orienting the buildings to be more responsive to the surrounding single-family neighborhood, such as moving one of the buildings into the central area. The Applicant responded to a second concern that two buildings be placed in the center and submitted a revised building layout to this effect. The Commission should discuss if the buildings respond sufficiently to incorporate massing, group lines and character that responds to single-family homes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety or welfare of the public.**
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
- 1. Ensure compliance with applicable standards and guidelines.**
 - 2. Require conformity to approved plans and specifications.**
 - 3. Require security for compliance with the terms of the approval.**
 - 4. Minimize adverse impact on other development.**
 - 5. Control the sequence, timing and duration of development.**
 - 6. Assure that development and landscaping are maintained properly.**
 - 7. Require more restrictive standards than those generally found in the Zoning Title.**
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which**

security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

- 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions of Approval are suggested to be placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. This includes:
 - Water lines under Woodside Boulevard should be insulated.
 - Services should be separated enough so that if there is a need to dig up a middle service, it can be accessed without having to dig on top of other services.
 - If possible, water lines should be moved out of the asphalt to avoid winter freezing.
 - Two stop signs, one at each entry, shall be added.
 - The Applicant shall submit a traffic control plan and a pedestrian control plan, to be approved before any construction starting.
 - No parking alongside Woodside will be permitted during construction and all construction parking shall be constrained to inside the subject property.
 - All driveways in the right of way shall have conduit placed under them to allow sprinkler system repairs.
 - All landscape areas shall be replanted and sprinkler system modifications shall be the responsibility of the Applicant.
 - The Applicant needs to supply detailed drawings of the water connections and the road shall be cut and the lines insulation as part of the building permit.
 - The Applicant needs to call out the typical curb section for right of way areas: Curb and Gutter ISPMC SD-701 or SD-703 and Sidewalk ISPMC SD-709.
- d) Encroachment permits will be needed for work in the right-of-way.
- e) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to

and for the duration of a valid Building Permit.

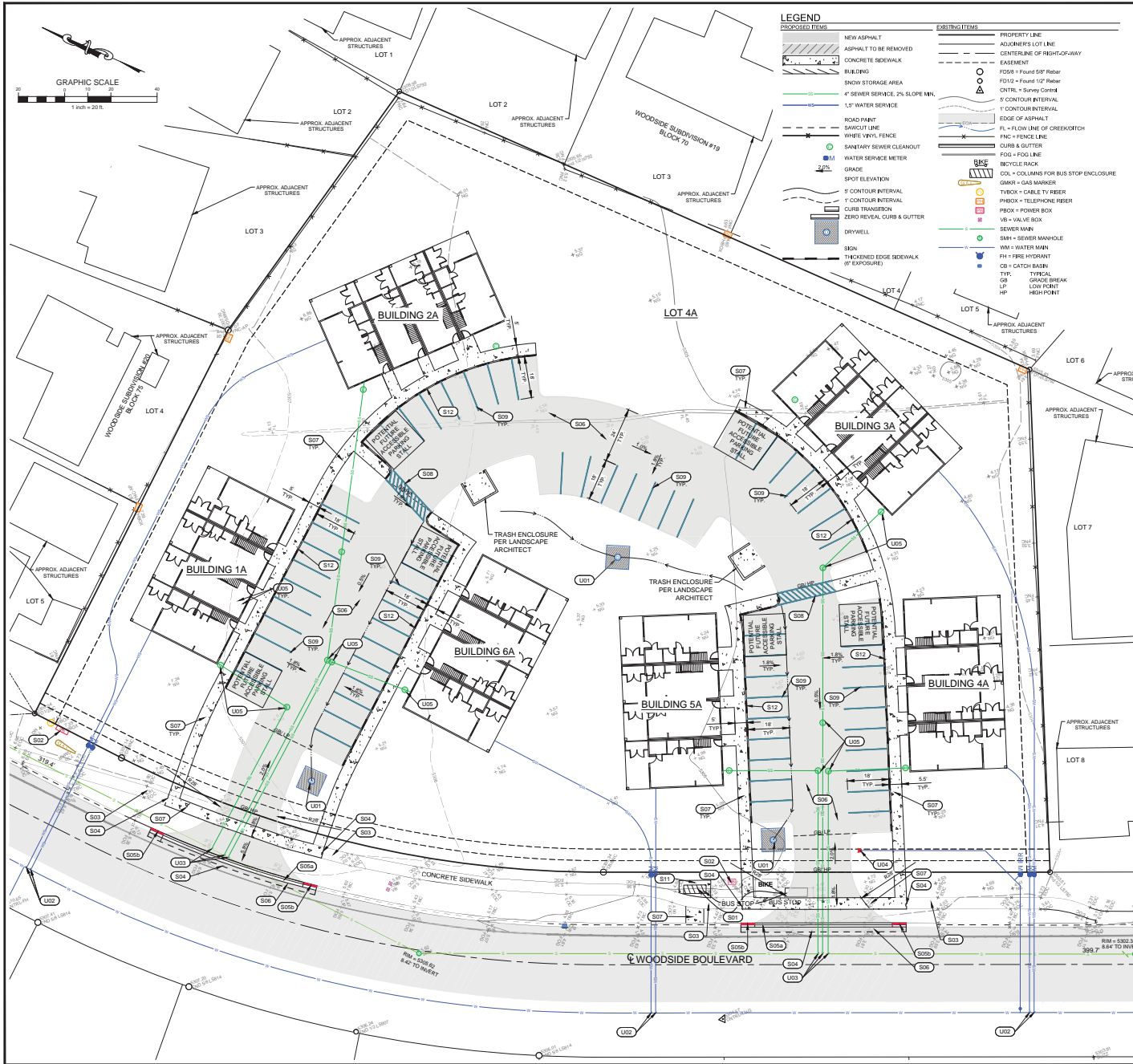
- f) The Applicant shall submit a letter from Clear Creek Disposal approving the accessibility of the proposed trash enclosure.
- g) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- h) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- i) The Applicant shall meet the requirements from Mountain Rides that the relocated bus stop: i) be of the same, or better, quality than; ii) be of the same or larger footprint (area) than; and iii) include all of the amenities -- shelter, bench, signage, bike rack, "stub" sidewalk to street, concrete pad -- as the currently existing (and to be relocated) bus stop.
- j) The Applicant shall submit a photometric plan for Staff review and approval prior to issuance of the building permit.
- k) The Applicant follow the applicable code for ADA parking, and the Building Official will review the ADA parking at the time of the permit application.

Motion Language:

Approval: Motion to approve the Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25, located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (k) are met.

Denial: Motion to deny the Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25, located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [Commission should specify a date].



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDaho STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HALEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE SPEC AND CITY OF HALEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL 800-445-1460 TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND MINIMUM POLLUTANT DISCHARGE ELIMINATION SYSTEM (PDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D4955. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
8. (PROOF-ROLLING) AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 12-TON SMOOTH-DRUM ROLLER. LOADED WATER TRUCK OR LOADED DUMP TRUCK AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNDESIRABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNDESIRABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
9. IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNDESIRABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC AND BACKFILL WITH FILL RITE GRAVEL.
10. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITS STANDARD 703.54, 71). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D1557.
11. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITS STANDARD 703.54, 34" 81). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D1557 TO 10" TO 1.5'.
12. ALL ASPHALT CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTIONS 805, 815, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 12" (1.5) MINUS NOMINAL SIZE CONFORMING TO TABLE 808B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 806.
13. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-04, APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
16. ALL TRENCHES SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.
17. PER IDAHO CODE 45-1413, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET OR CONTROLLED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR OBTUSURE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
18. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF HALEY UTILITIES DEPARTMENT STANDARDS.
19. CONTRACTOR SHALL PRESURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESURE TESTING, DISINFECTION AND MICROBIOLOGICAL TESTING PROCEDURES.
20. ALL WATER SUPPLY FITTINGS, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSIS/ASME STD. 41 COMPLIANT.
21. ALL WATER SUPPLY FITTINGS, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.05%.
22. THE CONTRACTOR SHALL USE ANSIS/ASME STANDARD 80 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
23. THE PROPOSED UTILITIES SHOWN HEREON ARE GENERALLY DIAGNOSTIC AND MAY NOT SHOW EVERY BEND, FITTING, CLEANOUT, ETC. REQUIRED FOR INSTALLATION. UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TEN STATES STANDARDS, CITY OF HALEY STANDARDS, THE UNIFORM PLUMBING CODE, AND ALL OTHER APPLICABLE AGENCIES UNLESS OTHERWISE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THESE STANDARDS.
24. EXISTING CONDITIONS AND UNDERGROUND UTILITIES SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED 05/05/17.

PARKING SUMMARY

REQUIRED PARKING:	36 SPACES (1.5 PER UNIT, 24 UNITS)
PROPOSED PARKING:	72 SPACES MAXIMUM
	68 SPACES

CONSTRUCTION KEYNOTES

- #### SITE IMPROVEMENTS
- 501 RETAIN AND RELOCATE EXISTING BUS STOP. COORDINATE WITH MOUNTAIN RIDES.
 - 502 RETAIN AND PROTECT EXISTING TRANSFORMER.
 - 503 RETAIN AND PROTECT EXISTING CONCRETE SIDEWALK TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - 504 SAWCUT EXISTING EXISTING ASPHALT OR CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - 505 CONSTRUCT CONCRETE CURB
 - a. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.
 - b. CURB TRANSITION PER DETAIL 3, SHEET C2 (1" TYP.).
 - 506 CONSTRUCT ASPHALT DRIVEWAY / PARKING AREA. SEE DETAIL 4, SHEET C2.
 - 507 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5, SHEET C2.
 - 508 INSTALL CROSS WALK STRIPING.
 - 509 INSTALL 4" WIDE WHITE PARKING SPACE PAVEMENT MARKINGS.
 - 510 (NOT USED).
 - 511 BUS STOP CONCRETE PAD TO MATCH EXISTING. COORDINATE WITH MOUNTAIN RIDES FOR REQUIRED DIMENSIONS AND BIKE STORAGE AREA REQUIREMENTS.
 - 512 THICKENED EDGE SIDEWALK. SEE DETAIL 2, SHEET C3.
- #### UTILITY IMPROVEMENTS
- U01 INSTALL DRYWELL PER DETAIL 8, SHEET C2.
 - U02 INSTALL 1.5" WATER SERVICE AND METER PER CITY OF HALEY DETAIL 18.14.010.B.2. SEE DETAIL 6, SHEET C2. BORE UNDER WOODSIDE BLVD.
 - U03 INSTALL SEWER SERVICE PER CITY OF HALEY DETAIL 18.14.010.C.4. SEE DETAIL 7, SHEET C2.
 - U04 INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF HALEY DETAIL 18.14.010.B.2. SEE DETAIL 1, SHEET C3.
 - U05 INSTALL CLEANOUT PER ISPWC SD-506A.

AMENDED WOODSIDE SUBD. NO. 25

LOCATED WITHIN SECTION 15, T2N, R1E, S1W, CITY OF HALEY, BLAINE COUNTY, IDAHO

PREPARED FOR TANNER CONSTRUCTION

GALENA ENGINEERING, INC.

Civil Engineers & Land Surveyors

1000 W. Main Street, Suite 100

Hailey, Idaho 83433

(208) 789-1700

www.galena-engineering.com

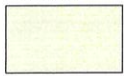
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
01	04/24/20	BS	ISSUE FOR REVISED DESIGN REVIEW
02	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
03	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
04	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
05	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
06	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
07	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
08	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
09	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
10	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
11	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
12	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
13	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
14	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
15	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
16	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
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19	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
20	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
21	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
22	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
23	06/11/20	BS	ISSUE FOR REVISED DESIGN REVIEW
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PLANT SCHEDULE				
	Qty	Latin Name	Common Name	Size
TREES	4	ACER PLATANOIDES	NORWAY MAPLE	2 1/2" CAL.
	2	ACER PLATANOIDES 'COLUMNAR'	COLUMNAR NORWAY MAPLE	2 1/2" CAL.
	19	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.
	3	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8-10" MULTI-STEM (2 1/2" CAL.)
	8	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	4" CAL.
	10	QUERCUS ROBUR X BICOLOR	REGAL PRINCE OAK	2 1/2" CAL.
	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2 1/2" CAL.
	5	ABIES CONCOLOR	WHITE FIR	10-12" B&B
	11	ABIES LASIOCARPA ARIZONICA	CORKBARK FIR	7-8" B&B
	10	PINUS MUGO 'ROSTRATA'	ROSTRATA MUGO PINE	6-7" B&B
CONIFERS	12	COTONEASTER LUCIDUS	HEDGE COTONEASTER	5 GAL.
	36	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL.
	46	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.
	8	ROSA WOODSII	WOOD'S ROSE	5 GAL.
SHRUBS	106	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	1 GAL.
	41	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.
	49	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.
GRASSES				

TURF GRASS



(42'288 SF) TOTAL LAWN AREA
SEED MIX - (XERILAWN)



RUSSIAN HAWTHORN



'AUTUMN BLAZE' MAPLE



'IVORY SILK' TREE LILAC

PLANT IMAGES



'ROSTRATA' MUGO PINE



CORKBARK FIR



WHITE FIR



'GRO-LOW' SUAC



'OVERDAM' REED GRASS



'KARL FOERSTER' GRASS



'NORTHWIND' GRASS



KEN. COFFEE TREE



WOODSIDE SUBD. NO.25

15. T.2N., R.18 E., B.M. HAILEY, IDAHO

LANDSCAPE PLAN

Preliminary
not for construction

PAGE 1 OF 2

garden
space
design
101 EAST BULLION ST. SUITE 20
HAILEY, IDAHO
388.725.7210
garden@spacesdesign.com

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GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
3. INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS AND ARE BASED ON BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE LANDSCAPE DESIGNER OF DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVAL AS REQUIRED AND COMPLY WITH RULES AND REGULATION OF JURISDICTION GOVERNING THE WORK.
5. THE HOME OWNER AND DESIGNER/CONSULTANT SHALL BE HELD HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR(S), AGENT(S), EMPLOYEE(S), OR SUBCONTRACTOR(S).
6. LANDSCAPE DESIGNER IS HELD HARMLESS FOR LANDSCAPE CONTRACTOR'S WORKMANSHIP.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS TO REPAIR SAID DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANT MATERIALS WHICH ARE TO REMAIN ON SITE. CONTRACTOR SHALL INSTALL A MINIMUM OF 4' TALL TEMPORARY FENCE AT TREE OR SHRUB DRIP LINE AND AROUND EXISTING GARDEN AREAS.
9. ALL DETAILS OF CONSTRUCTION, NOT DEPICTED IN THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, WALLS, HARDSCAPE, SOIL PREPARATION, AND PLANTING ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
10. CONTRACTOR TO VERIFY QUANTITIES OF ALL LANDSCAPE MATERIALS NEEDED FOR PROJECT.
11. THIS PLAN WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE DESIGNER.

PLANTING NOTES:

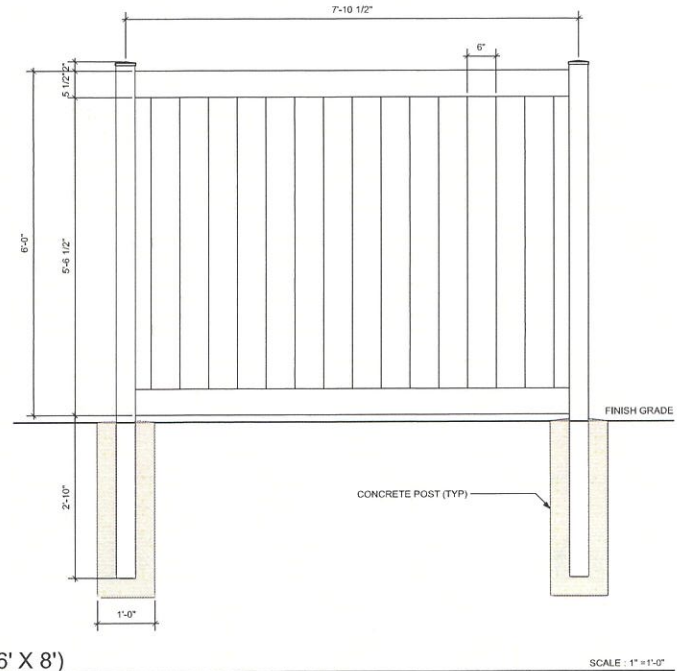
- A-1. ALL PLANT MATERIALS SHALL BE TRUE TO NAME. SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE HOME OWNER OR LANDSCAPE DESIGNER IN WRITING.
- A-2. PLANT LOCATIONS FOR NEW OR TRANSPLANTED TREES, SHRUBS AND PERENNIALS TO BE DETERMINED BY THE HOME OWNER OR LANDSCAPE DESIGNER. STAKE AND LABEL LOCATIONS OF INDIVIDUAL TREES AND SHRUBS, OUTLINE GARDEN BEDS OF MULTIPLE PLANTINGS.
- A-3. VERIFY ALL EXISTING TREES, SHRUBS AND OTHER VEGETATION TO REMAIN IN PLACE. ANY TREES, SHRUBS OR OTHER VEGETATION TO BE REMOVED ENTIRELY OR RELOCATED ON SITE MUST BE IDENTIFIED AND FLAGGED BY LANDSCAPE DESIGNER PRIOR TO REMOVAL OR TRANSPLANTING.
- A-4. PRIOR TO PLANTING, CONTRACTOR SHALL AERATE ALL EXISTING SOILS. DECOMPACTION DEPTH SHALL BE EQUAL TO OR GREATER THAN MATURE ROOT DEPTH OF THE PLANTS TO BE INSTALLED.
- A-5. ALL EXISTING SOILS THAT ARE TO BE USED FOR PLANTING WILL BE EVALUATED AND APPROPRIATELY AMENDED TO SUPPORT THE SPECIFIC PLANTING NEEDS IN EACH SPECIFIED PLANTING AREA. GENERALLY, AMENDED SOILS SHOULD BE BLENDED: 50% BIOSOLIDS / 50% TOPSOIL.
- A-6. ALL DECIDUOUS PLANT MATERIALS MOVED IN FULL LEAF ARE REQUIRED TO BE COVERED WITH TARPIS AND HANDLED APPROPRIATELY DURING TRANSPORTATION.
- A-7. MAINTENANCE OF ALL PLANT MATERIALS STORED ON OR OFF SITE THROUGHOUT THE INSTALLATION PHASE IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- A-8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIAL THROUGHOUT THE PROJECT.
- A-9. PLANT MATERIAL OBSERVATION DESIGNER MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT CONSTRUCTION SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. FURTHERMORE, DESIGNER RETAINS THE RIGHT TO OBSERVE TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL SYSTEMS, PESTS, DISEASE SYMPTOMS, BURSTS, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
- A-10. GARDEN BED FINISHED GRADE OF TOPSOIL SHALL BE APPROXIMATELY 3" BELOW ADJOINING PAVED SURFACES ALLOWING FOR 3" OF MULCH TO BE PLACED ON TOP.
- A-11. TREES AND SHRUBS INDIVIDUALLY PLANTED TREES AND SHRUBS SHALL BE TOP DRESSED WITH 3/4" MINIMUM OF COMPOSTED MULCH ON TOP OF ROOT BALLS AND EXCAVATION DAMAGED BRANCHES SHALL BE PRUNED AND APPROXIMATELY 1/3 OF INNER GROWTH REMOVED USING PROPER HORTICULTURE PRUNING STANDARDS.
- A-12. SOIL AND SEEDING AREAS: SEE P-5 FOR GENERAL SOIL COMPOSITION. AREAS TO BE SOODED 1-1.5" BELOW FINISHED ELEVATION.

IRRIGATION NOTES:

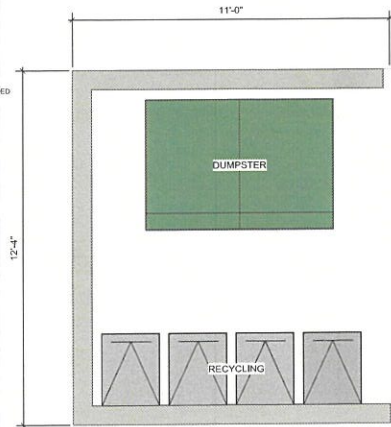
- I-1. IRRIGATE ALL DISTURBED AREAS WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
- I-2. SPRAY AND DRIP ZONES TO BE DETERMINED ON SITE BY WATER FLOW AND PRESSURE, AS WELL AS VEGETATION REQUIREMENTS.
- I-3. ALL TURF AREAS TO BE ZONED SEPARATE FROM NATURAL GRASS AREAS AND OTHER VEGETATION TYPES.
- I-4. ALL FLOWER CONTAINERS OR PLANTER BOXES TO HAVE SEPARATE ZONES FOR DRIP IRRIGATION.
- I-5. ANY EXISTING SITE IRRIGATION TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- I-6. ALL NEW GARDEN BEDS, TREES, AND SHRUBS TO BE DRIP IRRIGATED.
- I-7. ON-SITE WEATHER MONITORING STATIONS CONNECTED TO AN AUTOMATED IRRIGATION CLOCK WITH AN EVAPOTRANSPIRATION MODULE (WATER SENSORS) TO BE USED FOR CONTROLLING ALL IRRIGATION ZONES.
- I-8. REFER TO IRRIGATION PLAN IF APPLICABLE.



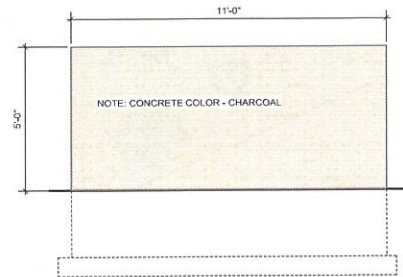
SAMPLE IMAGE



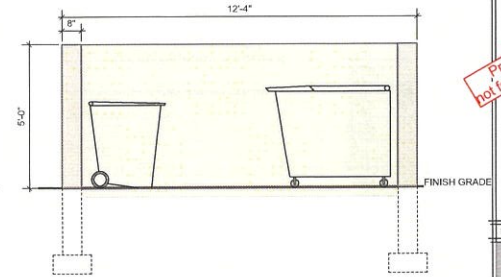
TONGNE & GROOVE VINYL PRIVACY FENCE (6' X 8')



TOP VIEW



SIDE VIEW



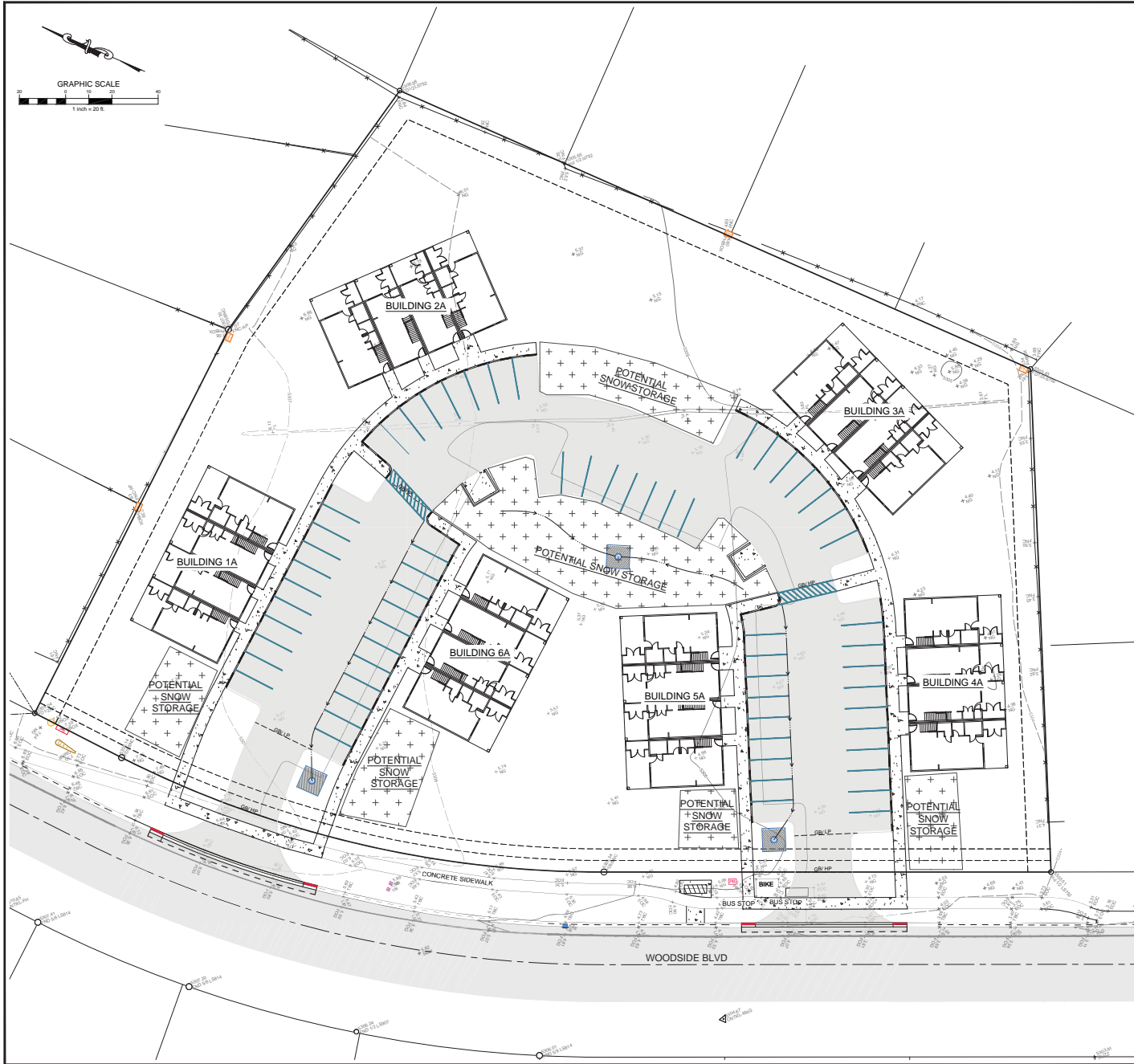
FRONT VIEW

CONCRETE 'DUMPSTER' ENCLOSURE

SCALE: 1/2" = 1'-0"

DATE	5.11.2020
REVISED	
PROJECT #	GSD 313.20
All items & designs appearing herein shall not be modified or otherwise used without the written consent of garden space design.	
SCALE	
WOODSIDE SUBD. NO.25	
15. T.2N., R.18 E., B.M. HAILEY, IDAHO	
DETAIL PAGE	
PAGE	2 OF 2
garden space design 101 EAST BALKON ST. SUITE 22 HAILEY, IDAHO 208.720.7210 garden spacedesign.com	

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SNOW STORAGE SUMMARY
REQUIRED SNOW STORAGE: 25% OF IMPERVIOUS SURFACES
±30,000' ± 25 = 7,500 SF
SNOW STORAGE: 10,000 SF (SHOWN)

NO.	DATE	BY	REVISIONS
1	05/1/2021	BKS	ISSUE FOR REVISION DESIGN REVIEW

GALENA ENGINEERING, INC.	
Civil Engineers & Land Surveyors	
1000 N. 10th Street, Suite 200	
Bozeman, Idaho 83725	
(208) 788-1700	
www.galenae.com	
email: galena@galenae-engineering.com	

A SNOW STORAGE EXHIBIT FOR	
AMENDED WOODSIDE SUBD. NO. 25	
LOCATED WITHIN SECTION 15, T2N, R1E, S14W, CITY OF HAILEY, BLAINE COUNTY, IDAHO	
PREPARED FOR TANNER CONSTRUCTION	

PROJECT INFORMATION	
DESIGNED BY	BKS
CHECKED BY	BKS
DATE	05/01/2021







1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801.217.3727

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PROJECT NAME:
SKYVIEW
BUILDING 1

LOCATION INFO:
LOT #
1
SUBDIVISION
WOODSIDE SUB.
#25, BLOCK 86
CITY
HAILEY
STATE
IDAHO

CLIENT NAME:
TANNER
CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE:
NOVEMBER 19, 2019

REVISION DETAILS
04/14/2020
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XXXXXXXXXX
XXXXXXXXXX

TANNER BUILDING 4-PLEX 4-19-19

COVER

A0 | 1

PAGE 1 OF 22



SKYVIEW BUILDING 1

AN RML DESIGN PROJECT

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE.

ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

PROFESSIONALS



DESIGNER
RML DESIGN
RANDALL M. LEWIS
1436 S. LEGEND HILLS DRIVE
SUITE #320
CLEARFIELD, UTAH, 84015
801-217-3727

ENGINEERS
PRICE ENGINEERING
KYLE PRICE
3671 N. HUT 126 SUITE N
FARR WEST, UTAH 84404
801-711-0542

CONTRACTOR
TANNER CONSTRUCTION
BRANT TANNER
PO BOX 353
HAILEY, IDAHO 83333
(208) 720-5476

BUILDING INFORMATION

OWNER
TANNER CONSTRUCTION

ADDRESS
LOT # 1
WOODSIDE SUBDIVISION #25, BLOCK 86
HAILEY, IDAHO

SQUARE FOOTAGE UNITS 1.4		SQUARE FOOTAGE UNITS 2.3	
UPPER LEVEL	632 SQ. FT.	UPPER LEVEL	528 SQ. FT.
MAIN LEVEL	672 SQ. FT.	MAIN LEVEL	512 SQ. FT.
TOTAL	1324 SQ. FT.	TOTAL	1040 SQ. FT.
LOWER LEVEL	N/A	LOWER LEVEL	N/A
BONUS ROOM	N/A	BONUS ROOM	N/A
GARAGE	N/A	GARAGE	N/A

DRAWING INDEX

- A0.1 COVER SHEET
- A0.2 GENERAL NOTES
- A0.3 GENERAL NOTES
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 ELEVATIONS
- A2.4 ELEVATIONS
- A3.1 MAIN FLOOR PLAN
- A3.2 MAIN FLOOR WALL FRAMING PLAN
- A3.3 SECOND FLOOR PLAN
- A3.4 SECOND FLOOR FRAMING PLAN
- A4.1 HOUSE SECTION
- A4.2 SECTIONS 4 DETAILS
- A4.3 SECTIONS 4 DETAILS
- A4.4 SECTIONS 4 DETAILS
- A4.5 SECTIONS 4 DETAILS
- S1.1 FOOTING / FOUNDATION PLAN
- S1.2 SECOND FLOOR FRAMING PLAN
- S1.3 ROOF FRAMING PLAN
- S2.1 STRUCTURAL DETAILS
- S2.2 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS



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NOVEMBER 19, 2019

REVISION DATES
04/14/2020
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

TANNER-SKYLARK-4-PLEX-4-19-20

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 22



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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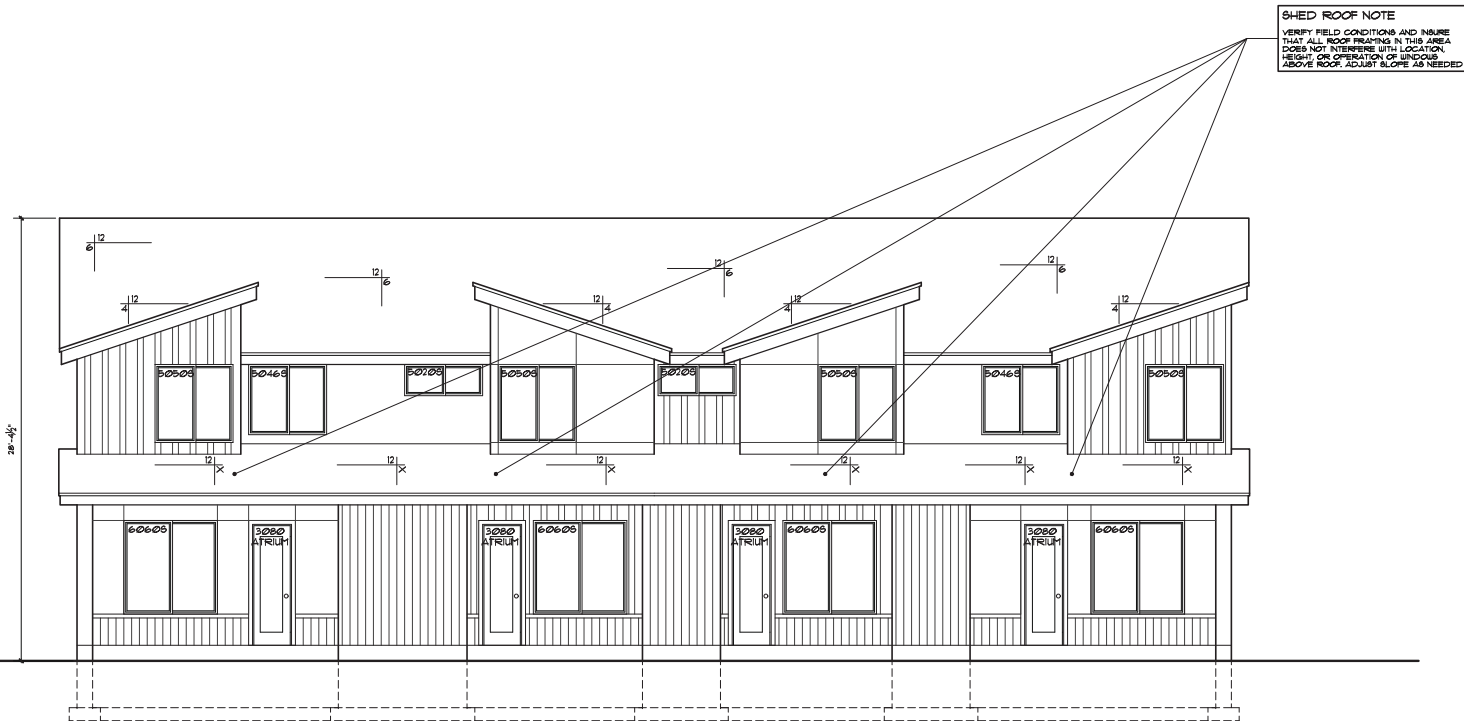
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04/14/2020
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TANNER-BUILDING 1-4-PLEX-4-20

REAR
ELEVATION

A2 | 2

PAGE 5 OF 22



REAR ELEVATION

SCALE: 1/8" = 1'-0"



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STATE
IDAHO

CLIENT NAME:
TANNER
CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE:
NOVEMBER 19, 2019

REVISION DATES
04/14/2020
XXXXXXXXXX
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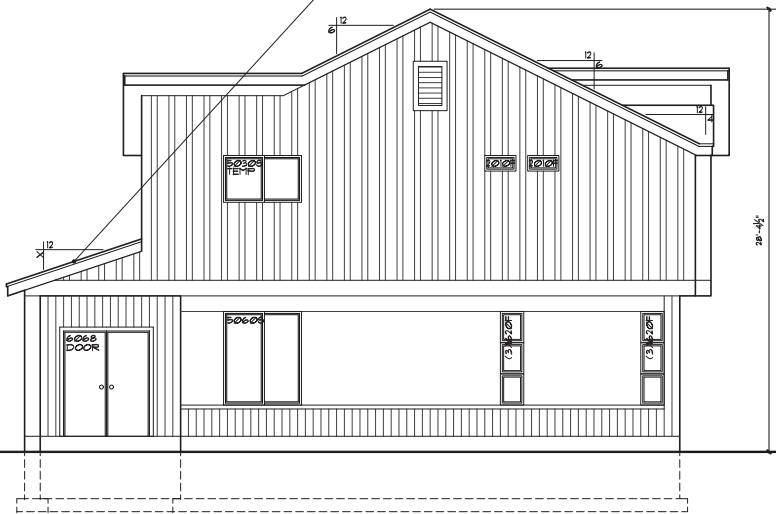
TANNER-SKYLARK-4-PLEX-4-19-20

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 22

SHED ROOF NOTE
VERIFY FIELD CONDITIONS AND INSURE
THAT ALL ROOF FRAMING IN THIS AREA
DOES NOT INTERFERE WITH LOCATION,
HEIGHT OR OPERATION OF UNIFORM
ABOVE ROOF. ADJUST SLOPE AS NEEDED



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



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CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
SKYVIEW
BUILDING 1

LOCATION INFO:
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1
SUBDIVISION
WOODSIDE SUB.
#25, BLOCK 86
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STATE
IDAHO

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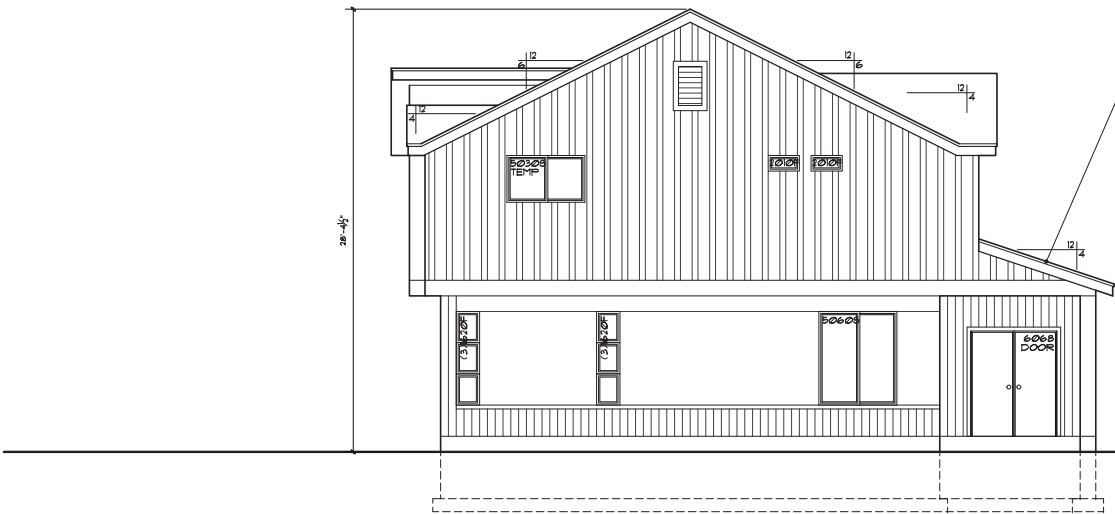
TANNER-SKYLARK-4-PLEX-4-19-20

RIGHT
ELEVATION

A2 | 4

PAGE 7 OF 22

SHED ROOF NOTE
VERIFY FIELD CONDITIONS AND INSURE
THAT ALL ROOF BRACKETS IN THIS AREA
DOES NOT INTERFERE WITH LOCATION,
HEIGHT OR OPERATION OF UNIFORM
ABOVE ROOF. ADJUST SLOPE AS NEEDED



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



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XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-BAYVIEW-4-PLEX-4-3-AE

MAIN
FLOOR
PLAN

A3 | 1

PAGE 8 OF 22

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE
FINISHED MAIN FLOOR IS DETERMINED TO BE
100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL
INDICATE ANY FEATURE ABOVE THE MAIN FLOOR
AS A NUMBER HIGHER THAN 100'-0". THESE
FEATURES INCLUDE BUT ARE NOT LIMITED TO
CEILING, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM
OF THE MAIN FLOOR (INCLUDING ANY AND ALL
PLATES) SHALL BE REFERENCED AT 99'-0". IT IS
UNDERSTOOD THAT IT IS LIKELY THAT THE
DISTANCE BETWEEN THE MAIN FLOOR AND THE
BOTTOM OF THE FLOOR FRAMING SYSTEM
INCLUDING THE RILL PLATE WOULD BE A DIFFERENT
DIMENSION THAN 1'-0". THESE
PLANS, HOWEVER, DETERMINE THAT POSITION TO
BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT
AND MAKE IT EASIER TO DETERMINE FEATURES
THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE
CALLED OUT IN REFERENCE TO TWO POSITIONS: THE
FINISHED MAIN FLOOR AND THE BOTTOM OF THE
MAIN FLOOR FRAMING SYSTEM. NUMBERS
ABOVE 100'-0" INDICATE FEATURES ABOVE
FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW
INDICATE FEATURES BELOW THE FLOOR FRAMING
SYSTEM.

AFR: IS AN INDICATION OF A FEATURE THAT
EXISTS IN RELATION TO ITS DISTANCE ABOVE THE
FINISHED FLOOR.

ELECTRICAL SCHEDULE

◆	CEILING MOUNTED INCANDESCENT
◆	WALL MOUNTED INCANDESCENT
◆	INCANDESCENT FULL CORD LIGHT
□	SMALL APERTURE RECESSED LIGHT
□	LARGE APERTURE RECESSED LIGHT
□	EXTERIOR RATED FLOOD LIGHT
□	SCOTCH AS PER OWNER
◆	FLUORESCENT LIGHT
◆	FLOOR HALL OR STAIR LIGHT
◆	TRACK LIGHTS
◆	CEILING FAN W/ LIGHT
◆	CEILING FAN
◆	EXHAUST FAN
◆	EXHAUST FAN W/ LIGHT
◆	EXHAUST FAN W/ HEATER
◆	SMOKE DETECTOR W/BATT BACKUP
◆	CARBON MONOXIDE DETECTOR
◆	120 VOLT DUPLEX OUTLET
◆	220 VOLT OUTLET
◆	120 VOLT GROUND FAULT INTERRUPTER
◆	120 VOLT WATERPROOF GFI OUTLET
◆	PHONE JACK
◆	TELEVISION CABLE JACK
◆	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
◆	NOMINAL SWITCH

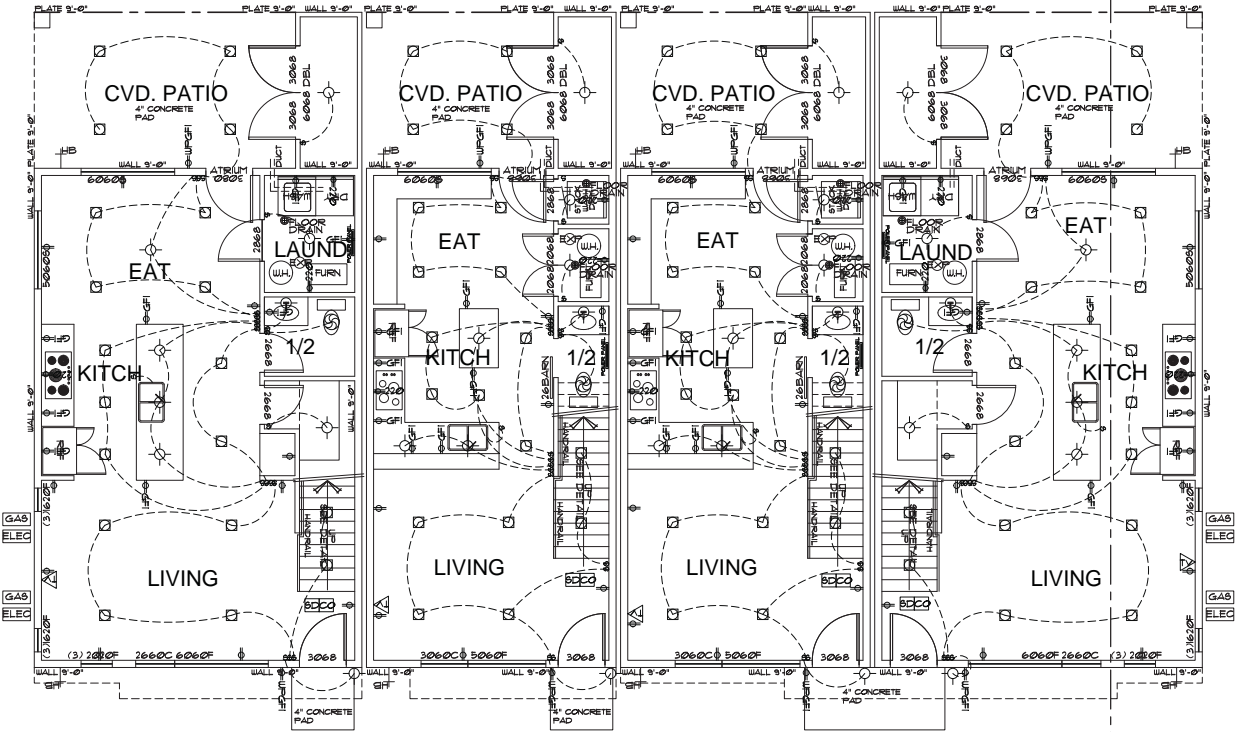
WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE
ASSUMED TO OPEN IN. UNLESS OTHERWISE
INDICATED

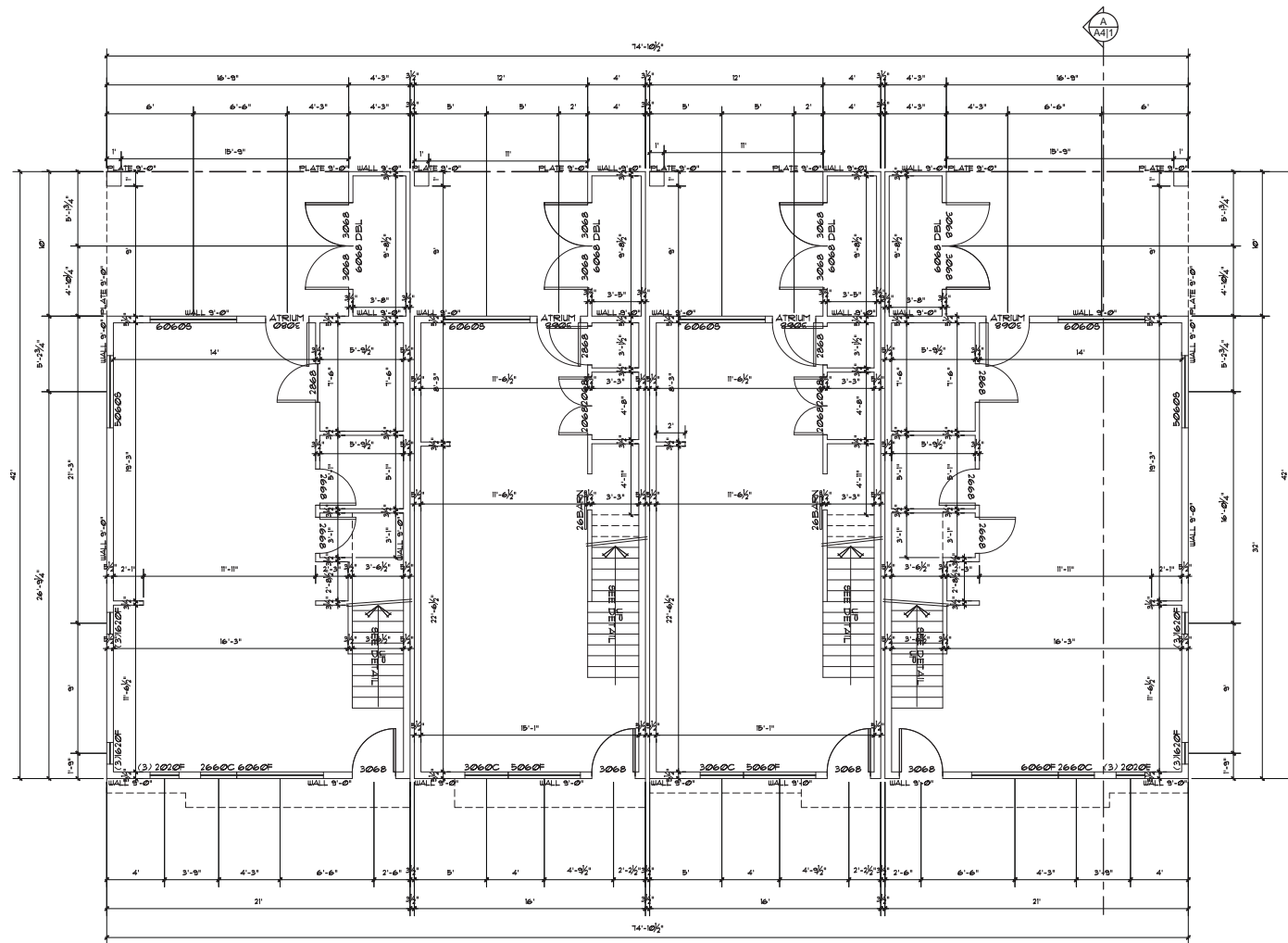
KEY TO TYPE
SH - SINGLE HUNG
C - CASEPENT
AW - AWING
S - SLIDER
F - FIXED

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC
ARCHITECTURE DO NOT USE ANY ROUNDED
CORNERS IN THE FINISH OF ANY OF THE
SHEETROCK IN THIS PROJECT UNLESS
SPECIFICALLY INSTRUCTED BY THE HOMEOWNER.
UNLESS OTHERWISE INSTRUCTED, USE ONLY 5/8" GYPSUM
CORNER TRIM IN THE COMPLETION OF THE
SHEETROCK OF THIS PROJECT.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

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AFR IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.



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BUILDING 1

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CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE:
NOVEMBER 19, 2019

REVISION DATE:
04/14/2020
XXXX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-BAYVIEW-4-PLEX-6-19-AE

MAIN FLOOR
WALL FRAMING
PLAN

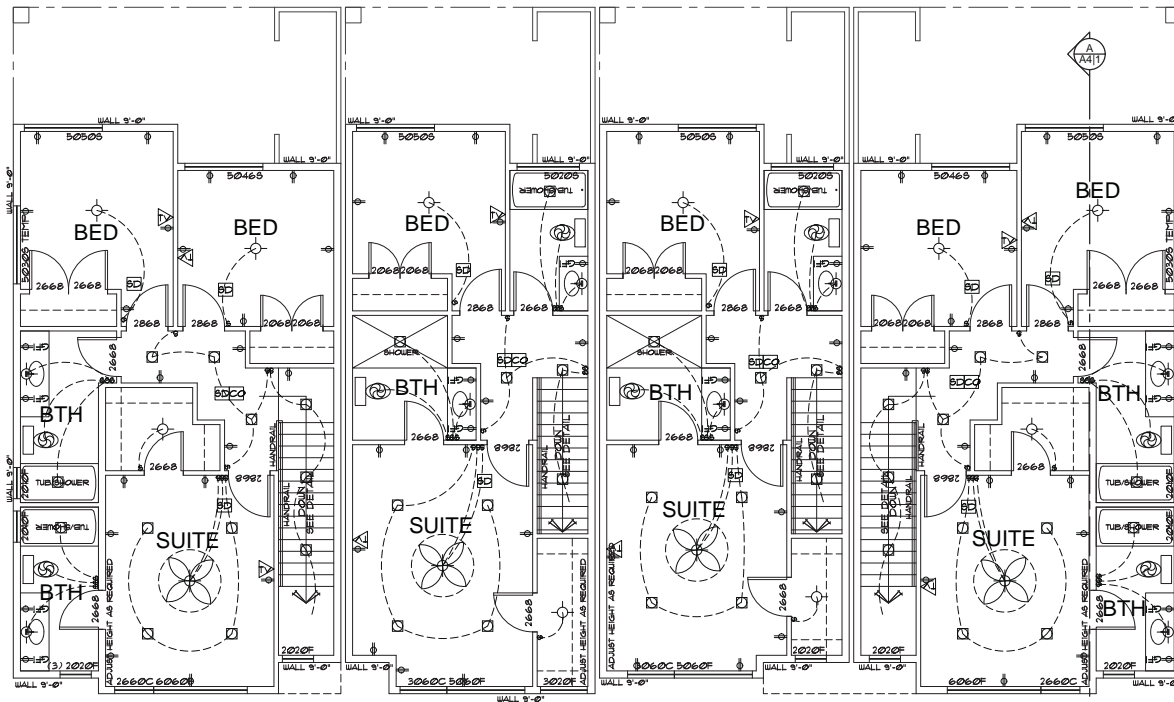
A3 | 2

PAGE 9 OF 22



MAIN FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"



VERTICAL REFERENCE NOTE

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ELECTRICAL SCHEDULE

⬡	CEILING MOUNTED INCANDESCENT
⬢	WALL MOUNTED INCANDESCENT
⬢	INCANDESCENT FULL CORD LIGHT
⬢	SMALL APERTURE RECESSED LIGHT
⬢	LARGE APERTURE RECESSED LIGHT
⬢	EXTERIOR RATED FLOOD LIGHT
⬢	SCOTCH AS PER OWNER
⬢	FLUORESCENT LIGHT
⬢	FLOOR HALL OR STAIR LIGHT
⬢	TRACK LIGHTS
⬢	CEILING FAN W/ LIGHT
⬢	CEILING FAN
⬢	EXHAUST FAN
⬢	EXHAUST FAN W/ LIGHT
⬢	EXHAUST FAN W/ HEATER
⬢	SMOKE DETECTOR W/BATT BACKUP
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⬢	120 VOLT DUPLEX OUTLET
⬢	220 VOLT OUTLET
⬢	120 VOLT GROUND FAULT INTERRUPTER
⬢	120 VOLT WATERPROOF GFI OUTLET
⬢	PHONE JACK
⬢	TELEVISION CABLE JACK
⬢	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
⬢	NORMAL SWITCH

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED.

KEY TO TYPE
SH - SINGLE HUNG
C - CASSEMENT
AW - AWNING
S - SLIDER
F - FIXED



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SKYVIEW
BUILDING 1

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CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE:
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XXXXXXXXXX
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TANNER-BAYVIEW-4-PLEX-6-3-AE

UPPER
FLOOR
PLAN

A3 | 3

PAGE 10 OF 22

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE NOTE

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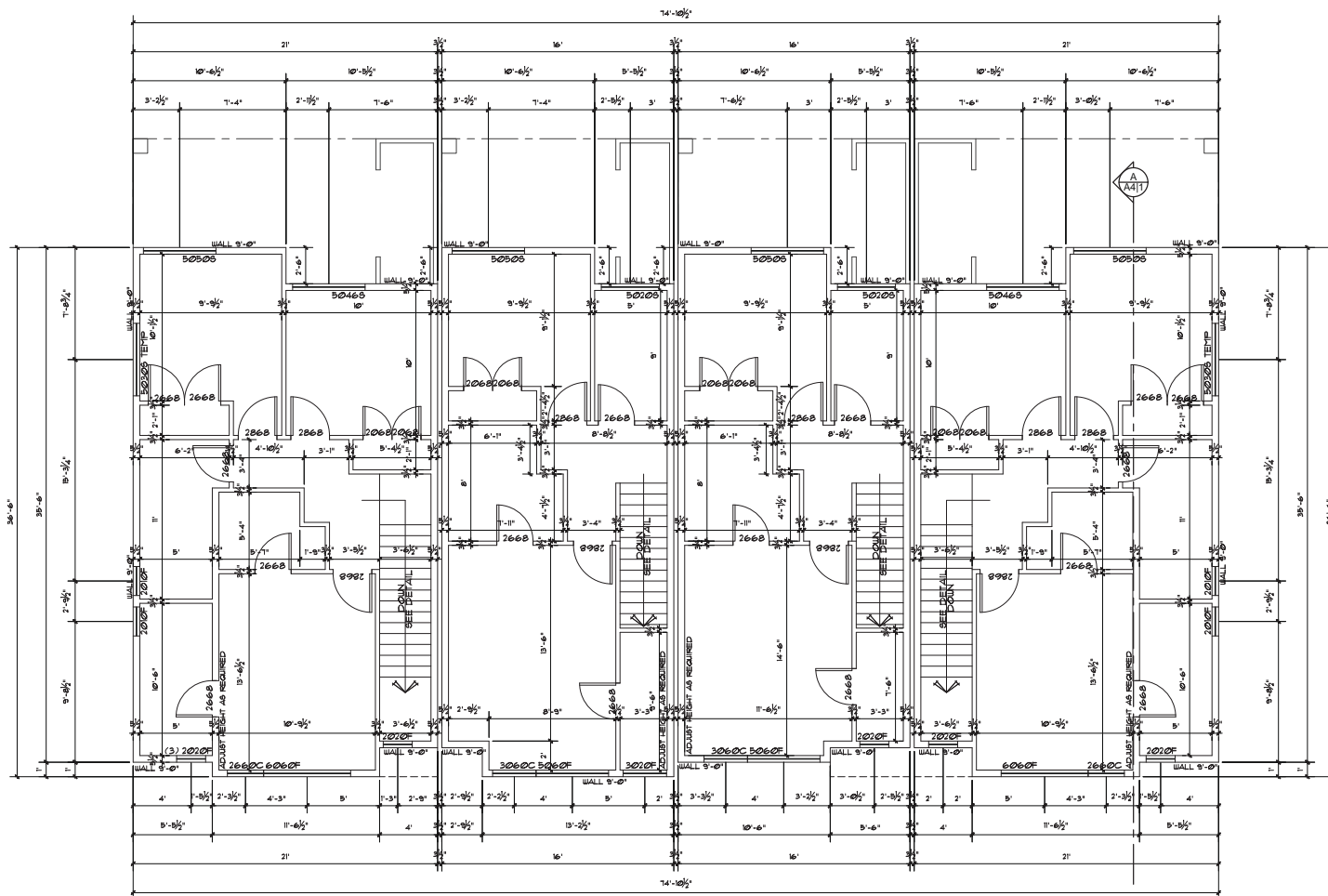
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UPPER FLOOR
WALL FRAMING
PLAN

A3 | 4

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UPPER FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"



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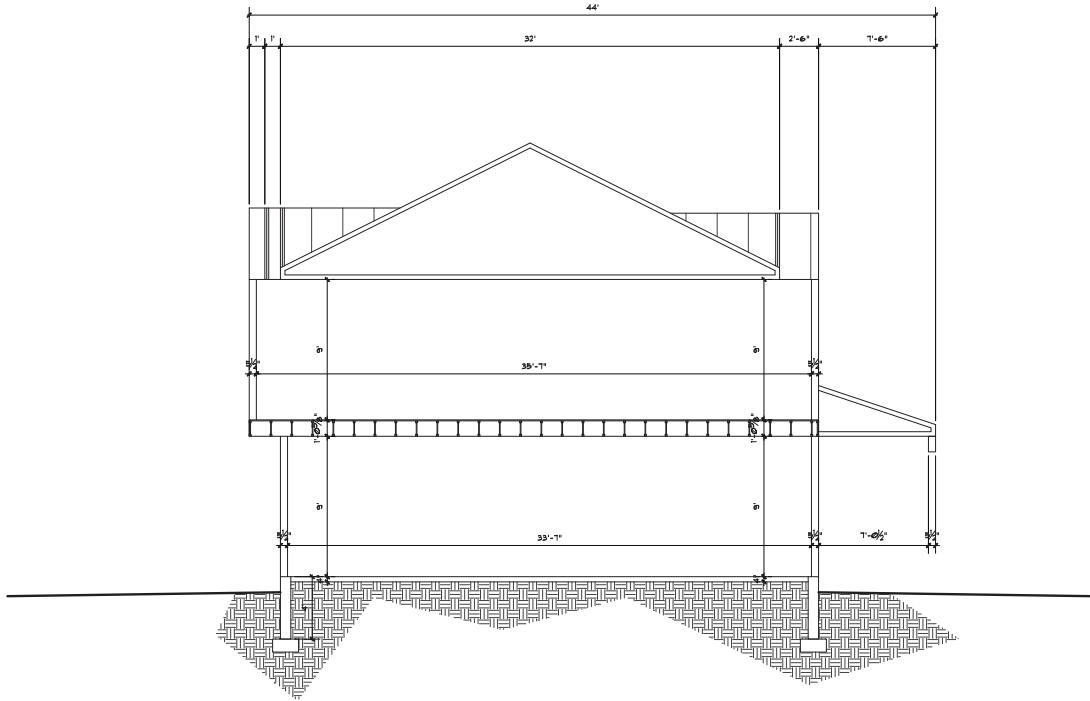
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XX/XX/XXXX
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HOUSE
SECTIONS

A4 | 1

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HOUSE SECTION 1

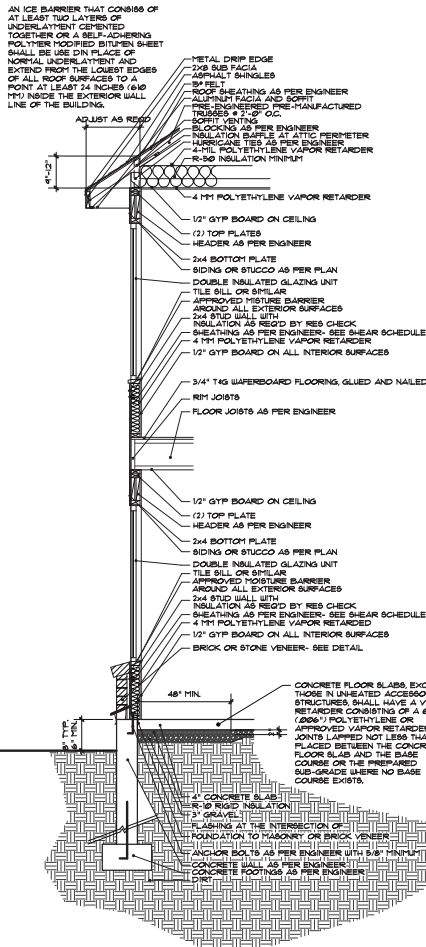
SCALE: 1/8" = 1'-0"

1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF BUILDING ENVELOPE SURFACES. FLASHING SHALL BE INSTALLED OVER THE WEATHER-RESISTANT BARRIER USED. ASB FLASHING SHALL COMPLY WITH ASTM 118. THE FLASHING SHALL BE INSTALLED OVER THE BARRIER AND UNDER THE FINISH SURFACING.

2. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT EXTERIOR WINDOW AND DOOR OPENINGS, THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAMES OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES AND AT THE INTERSECTION OF MASONRY, WOOD OR METAL WALLS WITH ROOFING, CORRUGATED CORRUGS AND BILLS CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM WHERE THERE ARE CHANGES IN LEVELS. FLASHING SHALL BE INSTALLED OVER THE FINISH SURFACING OF WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS, AND AT BUILT-IN GUTTERS.

3. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL, FINISH OR TO THE WATER-RESISTANT BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED WITH THE FINISH SURFACING OF THE WALL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS OR THE FLASHING MANUFACTURER'S INSTRUCTIONS.

4. APPROVE 9 INCH FLASHING AROUND ALL WINDOWS AND DOORS WITH BILT PLATE FLASHING 6 INCH STATE OF UTAH REQUIRES THAT AN INSPECTION OF THE WEATHER RESISTING BARRIER BE MADE TO DETERMINE IF IT IS CORRECTLY INSTALLED TO PREVENT WATER FROM ENTERING THE WEATHER RESISTING EXTERIOR WALL ENVELOPE.



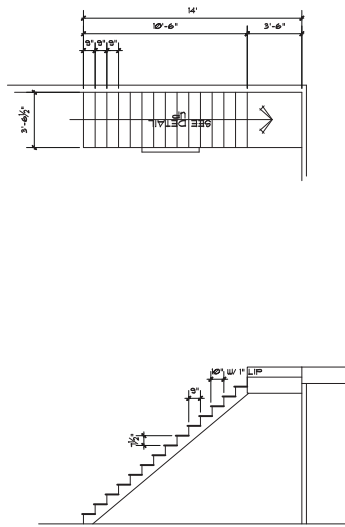
1. HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE HANDRAIL TO THE TOP OF THE HANDRAIL SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

2. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, INCLUDING THE LANDING AND THE BALCONY. HANDRAILS SHALL BE SECURED TO THE WALLS ABOVE THE LOUDEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR FINISHED TO THE WALL OR BALCONY RAILING. HANDRAILS SHALL BE SECURED TO THE WALLS. A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH (38 MM) BETWEEN THE WALL AND THE HANDRAIL.

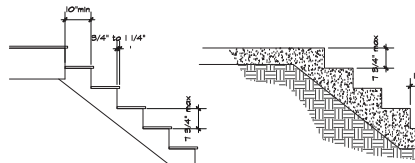
3. HANDRAILS SHALL COMPLY WITH TYPE 1 GRIP-SIDE HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 3/8 INCHES (35 MM) AND NOT MORE THAN 1 7/8 INCHES (48 MM). THE HANDRAIL SHALL BE SECURED TO THE WALLS BY PERPENDICULAR ORIENTATION OF AT LEAST 4 INCHES (100 MM) AND NOT GREATER THAN 6 INCHES (150 MM). THE HANDRAIL SHALL BE SECURED TO THE WALLS BY PERPENDICULAR ORIENTATION OF AT LEAST 4 INCHES (100 MM) AND NOT GREATER THAN 6 INCHES (150 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 6 INCH (150 MM).

4. LOUVER OF A VOLUTE TURNOUT OR STARTING EARS SHALL BE ALLOWED OVER THE LOUVER.

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (760MM) MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE TOP OF THE GUARD. GUARDS SHALL BE PLACED HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE REQUIRED.
2. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOBING OF THE TREADS.
3. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT SUCH ALLOW PASSAGE OF A SPHERE 4 INCHES (100MM) IN DIAMETER.
4. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL BARS IN FLOOR OR CEILING AREAS THAT COULD BE USED AS A LADDER OR AS A SUPPORT FOR RAILS OR OTHER ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.

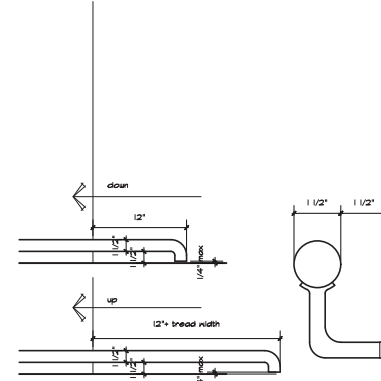


1. STAIRWAY SHALL HAVE 4 INCH MINIMUM AND 8 INCH MAXIMUM RISER HEIGHT AND A 9 INCH TREAD DEPTH.
2. UNDERS IN UNWINDING STAIRWAYS SHALL HAVE THE REQUIRED WIDTH OF RUN (9 INCHES) AT POINT 2 FEET FROM THE OPEN SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER BUT IN NO CASE SHALL ANY WIDTH BE LESS THAN 6 INCHES AT ANY POINT.
3. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL ALMOST TO THE WIDTH OF THE STAIRWAY
4. STAIRWAYS WITH MORE THAN 3 RISERS SHALL HAVE AT LEAST 1 HANDRAIL.
5. HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES AND NO MORE THAN 36 INCHES ABOVE THE NOBING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE RUN.
6. STAIRWAYS MORE THAN 36 INCHES ABOVE GRADE OR FLOOR WHICH HAVE OPEN SIDE OR SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36 INCHES HIGH ON THE OPEN SIDE OR SIDES.
7. THE TRIANGLE FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.
8. EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET-8 INCHES SUCH CLEARANCE SHALL BE MEASURED IN A VERTICAL PLANE FROM FLOOR AND TANGENT TO THE STAIRWAY TREAD NOBING TO THE SPRT ABOVE AT ALL POINTS.
9. STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES.



PLAN VIEW

SECTION VIEW



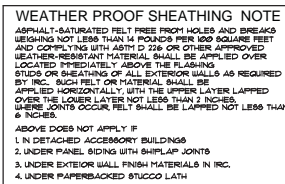
ESCAPE OR RESCUE WINDOW WITH A FINISH SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND SHALL COMPLY WITH THE FOLLOWING:

1. THE CLEAR DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 8 SQ. FT. WITH A MINIMUM DIMENSION OF 36 INCHES.
2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. THE LADDER OR STAIRS SHALL BE APPROACH TO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES.

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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Diagram illustrating the construction details of a fire wall, showing the roof, structural floor, and fire wall assembly. The diagram includes the following components and specifications:

- ROOF SHEATHING: 5/8" TYPE X GYP BD. EXTENDS 4" ON EACH SIDE OF FIRE WALL BEYOND FIREWALL.
- FIRE RATED PLYWOOD ALLOWED IN LIEU OF 5/8" TYPE X GYP BD.
- GYP. BD.
- STRUCTURAL FLOOR DECKING CAN PENETRATE GYP. BD. AND ATTACH TO WALL.
- FLOOR JOISTS SHALL NOT BEAR ON FIREWALL EXCEPT TO BE HUNG FROM A LEDGER ON THE OTHER SIDE OF THE GYP. BD. WHICH DEFINES THE FIREWALL.

A PARAPET IS NOT REQUIRED IN THE CASE WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS. THE PARAPET SHALL BE CONSTRUCTED OF 2" (51 MM) WOOD FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS, OR ONE LAYER OF 5/8" (15.9 MM) TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING. THE PARAPET SHALL BE NOT LESS THAN NOMINALLY 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET (1219 MM) OF THE GYPSON WALLS.

C

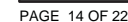
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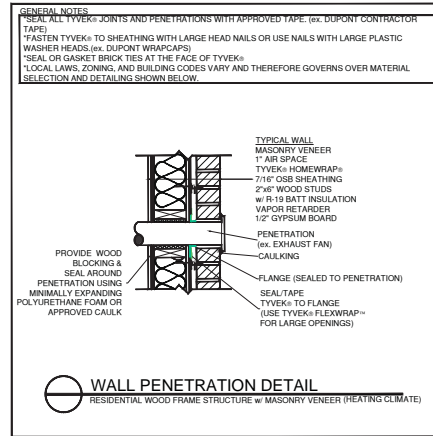
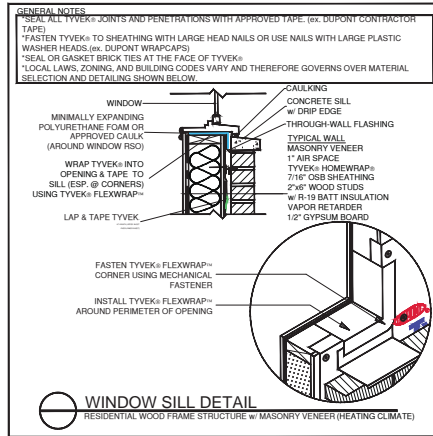
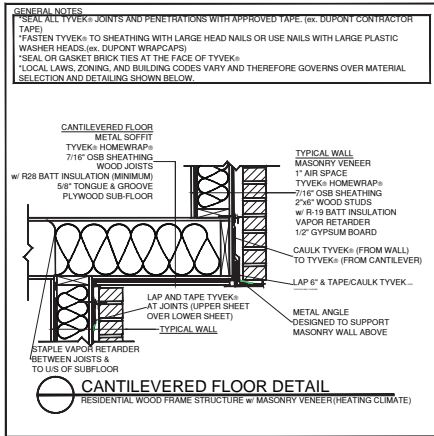
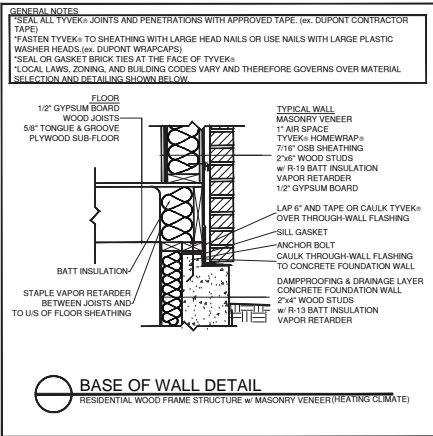
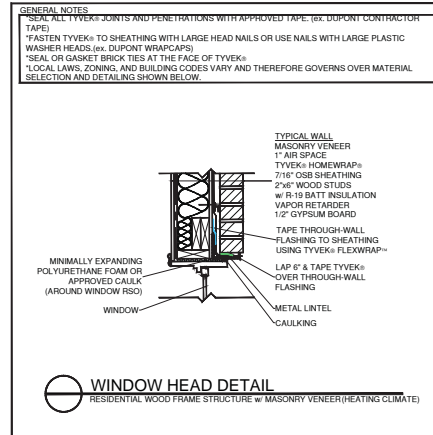
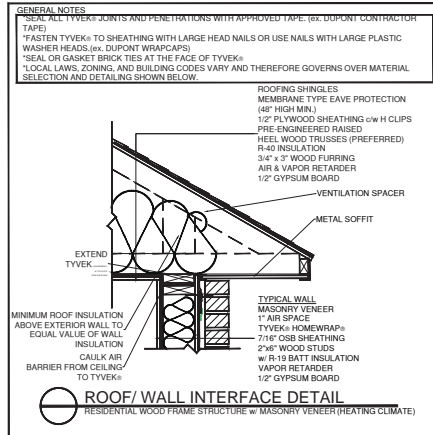
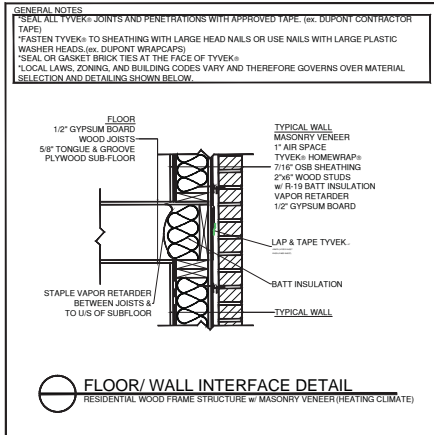
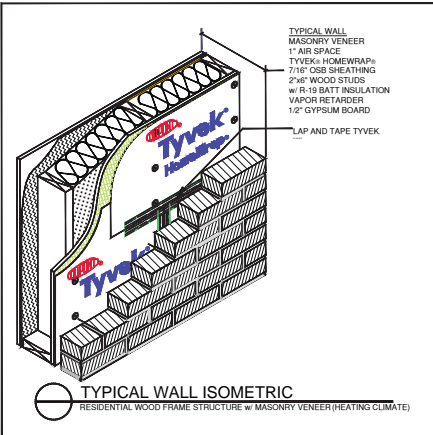
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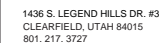
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BUILDING 1

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WOODSIDE SUB
#25, BLOCK 86
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HAILEY
STATE
IDAHO

CLIENT NAME:
TANNER
CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE
NOVEMBER 19 2019

REVISION DATES
04/14/2020
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

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SECTIONS AND DETAILS

A4 | 5

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ALL FOUNDATION WALLS ARE FND8 U.N.O.
ALL CONTINUOUS FOUNDATION WALL FOOTINGS ARE FC24 U.N.O.
ALL CONTINUOUS INTERIOR FOOTINGS ARE FC18 U.N.O.

30"	MINIMUM FROST DEPTH
6"	MINIMUM FINISH GRADE TO TOP OF FOUND.

PIER SCHEDULE

SPEC	DIA.	SQUARE OPTION	REINFORCEMENT
PI2	12"	12" X 12" MIN.	VERTICAL TIES (4) #4 #5 @ 12" O.C.

1. EMBED VERTICAL REINFORCEMENT INTO PIER FOOTING 5" MIN.
2. ALL VERTICAL REINFORCEMENT WITH TIES.
TIES SHALL WRAP THE OUTSIDE OF VERTICAL REINFORCEMENT ONCE AND WITH EACH END WRAPPING WITH A 270 DEGREE BEND AND TERMINATING ON THE SAME VERTICAL BAR.

SEE SHEET S2/3 FOR CONCRETE & REINFORCEMENT SPECIFICATIONS, AND SOIL DESIGN ASSUMPTIONS

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS: THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

APP. IS AN INDICATION OF A FEATURE THAT EXISTS IN LOCATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

FOOTING SCHEDULE

SPEC	CONTINUOUS SECTION SIZE		REINFORCEMENT	
	DEPTH	WIDTH	CONTINUOUS	TRAVERSE
FC18	10"	18"	(2) #4	NONE
FC24	10"	24"	(3) #4	NONE

SPEC	SPOT SIZE, 10" DEPTH		REINFORCEMENT	
	LENGTH	WIDTH	LONGWISE	SHORTWISE
F506	36"	36"	(4) #4	(4) #4

NOTES

1. PROVIDE REIN. STEEL 3" FROM BOTTOM OF FOOTINGS.
2. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL 24" MIN.
3. PROVIDE A 24" MIN. LAP FOR ALL STEEL.
4. FOOTINGS NEED NOT BE CONTINUOUS THRU FOUNDATION STEPS U.N.O.
5. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.
6. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS: PROVIDE "HOOKED" VERTICAL REINFORCEMENT EMBEDDED IN FOOTING 6" AND EXTENDING OUT OF FOOTING 24" TO LAP FOUNDATION WALL REINFORCEMENT. VERTICAL EMBEDDED REINFORCEMENT TO MATCH FOUNDATION WALL VERTICAL SPACING SPECIFICATION.

FOUNDATION WALL SCHEDULE

SPEC	DESCRIPTION
FND8	8" THICK CONTINUOUS (TYPICAL U.N.O.)
HEIGHTS	REINFORCEMENT (O.C.) OPENING LINTELS
VERTICAL	HORIZONTAL MAX SPAN MIN DEPTH
#4 @ 32"	(2) #4 2'-0" 8"
#4 @ 32"	(3) #4 2'-0" 6"
#4 @ 24"	(4) #4 3'-0" 6"

FND14	14-1/2" THICK CONTINUOUS (TYPICAL U.N.O.)
HEIGHTS	REINFORCEMENT (O.C.) OPENING LINTELS
VERTICAL	HORIZONTAL MAX SPAN MIN DEPTH
2'-0"	(2) ROWS #4 2'-0" 6"
3'-0"	(2) ROWS #4 2'-0" 6"
4'-0"	(2) ROWS #4 2'-0" 6"

NOTES

1. PROVIDE REIN. STEEL WITHIN 4" OF TOP & BOTTOM OF WALL AND WITHIN 2" OF OPENINGS.
2. PROVIDE (2) #4 ABOVE OPENINGS, AND (1) #4 EACH SIDE AND BELOW.
3. PROVIDE 3" OF MIN. CONC. COVER FOR ALL REIN. STEEL.
4. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL PER SCHEDULE (#4 - 18" MIN. #5 - 20" MIN.).
5. PROVIDE A 24" MIN. LAP FOR ANY STEEL IF NOT NOTED.
6. ALL STEEL IS CENTERED WITHIN THE WALL THICKNESS U.N.O. OR ON DETAILING.
7. EMBEDDED PIPES SHOULD HAVE A MAX. DIA. OF 2-1/2".
8. DO NOT BACKFILL FOUNDATION WALL UNTIL CONC. FLOOR SLAB IS IN PLACE AND CURED FOR 7 OR MORE DAYS.
9. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.

ANCHOR BOLTS & HOLDOWS

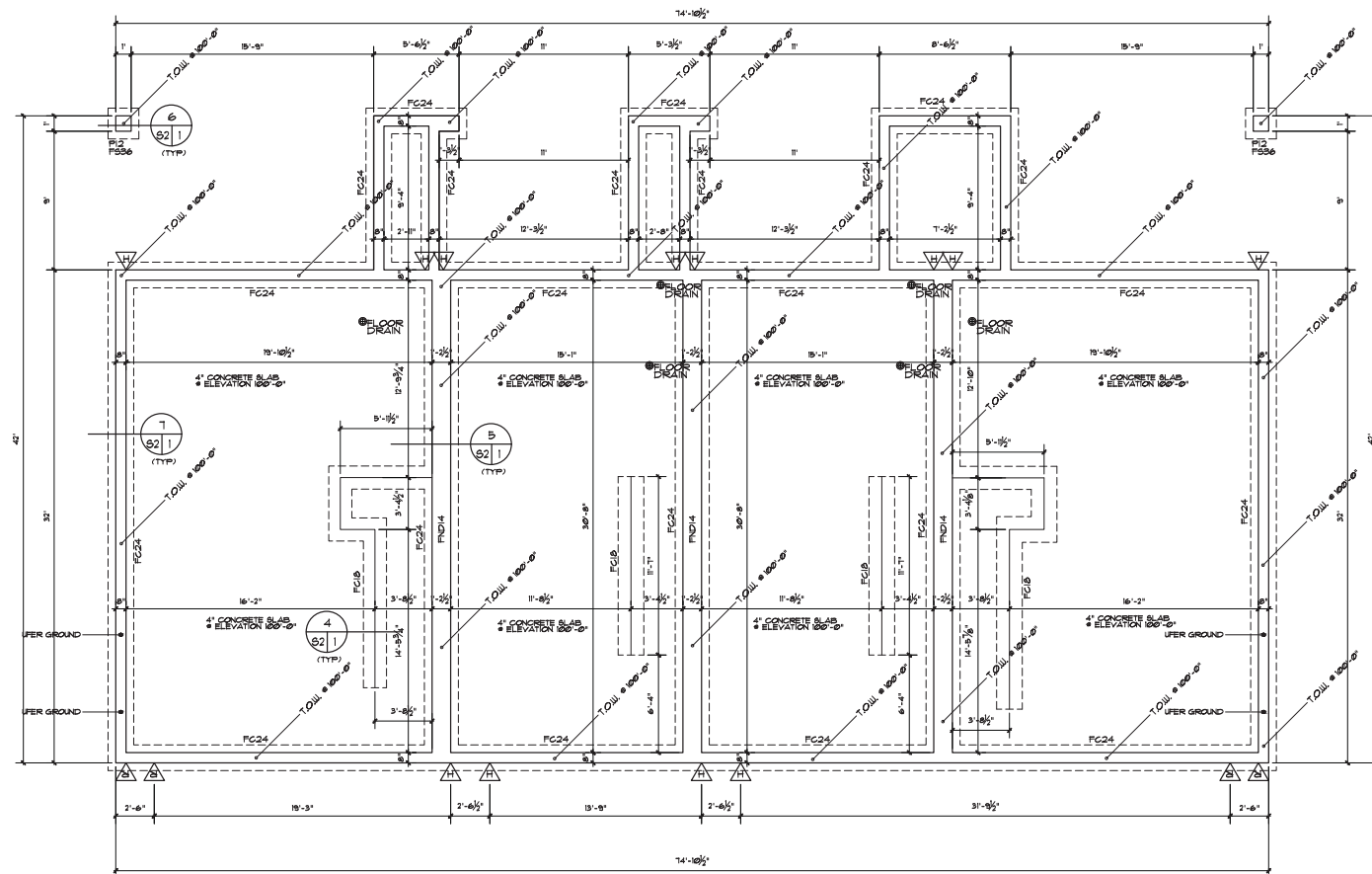
ANCHOR BOLTS U.N.O.

1/2" DIA. X 10" L A307 "J" BOLTS @ 32" O.C. U.N.O.
PROVIDE AN EMBEDMENT OF 7"
PROVIDE (2) A.B. MIN. PER WALL W/ (1) EA. FOUND. WALL END MIN. (2 PER CORNER).
PROVIDE 3" X 3" X 1/4" (MIN.) PLATE WASHERS EA. BOLT. WASHERS W/ 1-3/4" LONG SLOTTED HOLES ARE PERMITTED IF IT IS TOPPED WITH A SECOND STANDARD WASHER.

HOLDOWN CAST IN STRAPS OR POST INSTALLED TIES:

▽ SIMPSON #5THD14
CAST IN PLACE.
(12 TYP.)

▽ SIMPSON #UD8-SD52.5 W/ 7/8" DIA THREADED ROD
CAST IN PLACE OR EMBEDDED & EXPOSED 16" DEEP INTO TOP OF CONCRETE FOUNDATION AND WITHIN 6" OF A VERTICAL FOUNDATION #4 REBAR. PROVIDE SIMPSON SET-WP EPOXY. PROVIDE (2) 2X4 MINIMUM TIE POST. (4 TYP.)



FOOTING/ FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



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04/14/2020
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-BAYVIEW-4-PLEX-04-19-20

FOOTING FOUNDATION PLAN

S1 | 1

SW# : SHEAR WALL. SEE SHEET S2/3.

27 VERTICAL FRAMING STRAP.
LOWER STUDS OR FLOOR BEAM OR
CANTILEVERED RIM TO UPPER STUDS.
SIMPSON #MST2T W/ (30) 16D.
(8 TYP.)



SEE SHEET S2/S FOR WOOD FRAMING
SPECS AND NOTES.

SWR SHEAR WALL. SEE SHEET S2/S.

OVERBUILD FRAMING:

SHELL:
2X4 @ 24" O.C. (MIN)
SHELL VERT SUPPORT:
2X4 @ 48" O.C. (MIN)
VERT PLATES:
2X6 ACROSS TRUSSES.
FACE NAIL VERT ALONG SIDE
SHELL: 4 PLATES IV (4) 160
EA. CONNECTION OR PROVIDE
ABS GLIP. FACE NAIL PLATES
TO TRUSSE IV (2) 160 EA
TRUSSE MIN.
SEE DETAIL 25, SHEET S2/2.

SHED ROOF NOTE

VERIFY FIELD CONDITIONS AND INSURE
THAT ALL ROOF FRAMING IN THIS AREA
DOES NOT INTERFERE WITH LOCATION,
HEIGHT OR POSITION OF WINDOWS
RIGHT OR ROOF. ADJUST SLOPE AS NEEDED

ATTIC VENTILATION/ INSULATION CHART

SQUARE FOOTAGE OF ROOF = 3489 SQ. FT.
SOFFIT VENTING YES
REQUIRED VENTING = 1300 OR 1163 SQ. FT.
THIS AMOUNT TO BE CREATED BY GABLE VENTS
OR TURTLE STYLE ROOF VENTS.
SHOUL INSULATION BARRIERS IN THE ATTIC AT THE
EXTERIOR PERIMETER ON THE CROSS-SECTION.
PROVIDE INSULATION DEPTH MARKERS EVERY
300 SQUARE FEET OF ATTIC AREAS.

VERTICAL REFERENCE NOTE

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FINISHED MAIN FLOOR IS DETERMINED TO BE
100'-0" AS A BASE REFERENCE.
FROM THAT POSITION THESE PLANS WILL
INDICATE ANY FEATURE ABOVE THE MAIN FLOOR
AS A NUMBER HIGHER THAN 100'-0". THESE
FEATURES INCLUDE BUT ARE NOT LIMITED TO
CEILING, FLOORS, WINDOW POSITIONS, ETC.
THE BOTTOM OF THE FLOOR FRAMING SYSTEM
OF THE MAIN FLOOR (INCLUDING ANY AND ALL
PLATES) SHALL BE REFERENCED AT 99'-0". IT IS
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DISTANCE BETWEEN THE MAIN FLOOR AND THE
BOTTOM OF THE FLOOR FRAMING SYSTEM
INCLUDING THE ALL PLATE WOULD BE A DIFFERENT
DIMENSION THAN 1'-0". THESE
PLANS HOWEVER DETERMINE THAT POSITION TO
BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT
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THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.
THEREFORE, FEATURES OF THIS BUILDING ARE
CALLED OUT IN REFERENCE TO TWO POSITIONS: THE
FINISHED MAIN FLOOR AND THE BOTTOM OF THE
MAIN FLOOR FRAMING SYSTEM. NUMBERS
ABOVE 100'-0" INDICATE FEATURES ABOVE
FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW
INDICATE FEATURES BELOW THE FLOOR FRAMING
SYSTEM.
APP. IS AN INDICATION OF A FEATURE THAT
EXISTS IN RELATION TO ITS DISTANCE ABOVE THE
FINISHED FLOOR.

IN-WALL BEAM SCHEDULE

DESIGNATION	SUPPORT AND TRIMMER (SEE PLAN)	QUANTITY	SIZE	REMARKS
(2)2X4	(2) 2X4 STUDS			
(3)2X4	(3) 2X4 STUDS			
(4)2X4	(4) 2X4 STUDS			
(5)2X4	(5) 2X4 STUDS			
(6)2X4	(6) 2X4 STUDS			
(2)2X6	(2) 2X6 STUDS			
(3)2X6	(3) 2X6 STUDS			
(4)2X6	(4) 2X6 STUDS			
(5)2X6	(5) 2X6 STUDS			
(6)2X6	(6) 2X6 STUDS			

1. ALL STUDS ARE DOUG FIR OR HEM FIR
(WHITE PINE) STUD GRADE OR BTR
2. FASTEN EACH STUD TOGETHER WITH 160 @
16" MINIMUM
ON CENTER STAGGERED.
3. (1) SINGLE 2X CONTINUOUS TOP AND BOTTOM
PLATE ASSUMED MINIMUM.

BEAM SCHEDULE EX

DESIGNATION	BEAM DESCRIPTION (SEE PLAN)	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
MIN. BEAM OR HEADER	(2) 2 X 10 DPA#2	1	2X4
B2/S2	(2) 1-5/4" X 5-1/2" LVL	1	2X4
B2/S	(2) 2 X 6 DPA#2	1	2X4
B2/73/4	(1) 1-5/4" X 7-1/4" LVL	1	2X4
B2/71/4	(1) 1-5/4" X 7-1/4" LVL	1	2X4
B2/S	(2) 2 X 6 DPA#2	1	2X4
B2/S	(3) 2 X 6 DPA#2	1	2X6
B2/S2	(2) 1-5/4" X 4-1/2" LVL	3	2X4
B2/S2	(1) 1-5/4" X 4-1/2" LVL	3	2X6
B2/S	(2) 2X10 DPA#2	1	2X4
B2/S	(3) 2 X 10 DPA#2	1	2X4
B2/1/78	(1) 1-5/4" X 11-7/8" LVL	2	2X4
B2/3/1/8	(2) 1-5/4" X 11-7/8" LVL	3	2X4
B2/3/1/8	(1) 1-5/4" X 11-7/8" LVL	4	2X6
B2/4/1/8	(4) 1-5/4" X 11-7/8" LVL	5	2X6
B2/S2	(2) 2 X 12 DPA#2	1	2X4
B2/S2	(3) 2 X 12 DPA#2	1	2X6
B2/S2	(2) 1-5/4" X 14" LVL	4	2X4
B2/S2	(3) 1-5/4" X 14" LVL	4	2X6
B2/S2	(1) 1-5/4" X 16" LVL	4	2X4
B2/S2	(3) 1-5/4" X 16" LVL	5	2X6
B2/S2	(2) 1-5/4" X 18" LVL	5	2X4
B2/S2	(3) 1-5/4" X 18" LVL	5	2X6
GLB	WOOD GLULAM BEAM	SEE PLAN	
WPA	STEEL WIDE FLANGE BEAM	SEE PLAN	

- JOIN MULTIPLE PIECE BEAMS W/ (2) 160 @ 12" O.C.
- PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO
THE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
- LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM,
MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI FT. OR BTR.
- GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC UN.G.
- ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi,
Fu = 65 ksi CRITERIA.
6. X-BEAM IS ROSBORO X-BEAM BRAND GLULAM BEAMS OR EQUIV.



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ROOF
FRAMING
PLAN

S1 | 3

PAGE 19 OF 22

ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

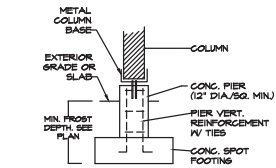
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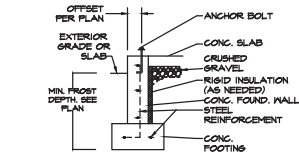
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4 INTERIOR FOOTING
NTS

5 FOUNDATION WALL
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6 SPOT FOOTING & PIER
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7 FOUNDATION WALL
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8 NO DETAIL
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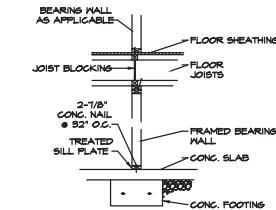
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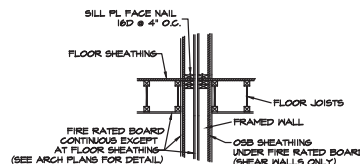
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14 FOUND. TO PARALLEL JOIST
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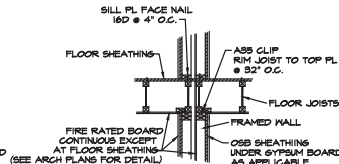
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16 INTERIOR BEARING WALL
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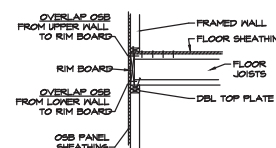
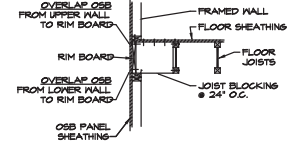
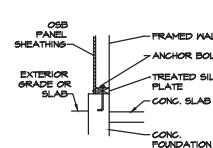
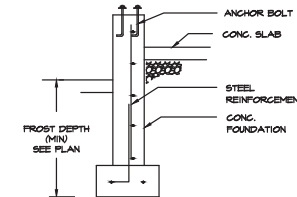
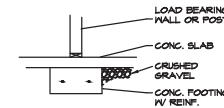
17 DBL. SHEAR WALL TO JOISTS
NTS



17 DBL. SHEAR WALL TO JOISTS
NTS

18 NO DETAIL
NTS

19 NO DETAIL
NTS



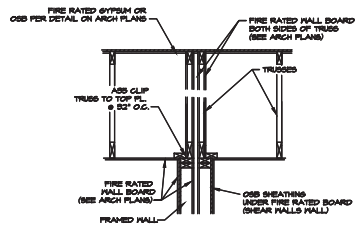
Date / Revision
11/13/19

ADDRESS: LOT 1-7, BLOCK 86, WOODSIDE SUBDIVISION #25
HAILEY, IDAHO

STRUCTURAL FRAMING DETAILS

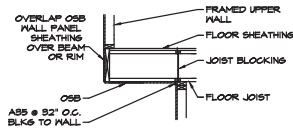
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RESIDENTIAL PLAN

S2/1



20 DBL. WALL TO TRUSSES
NTS

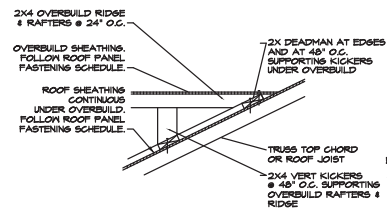
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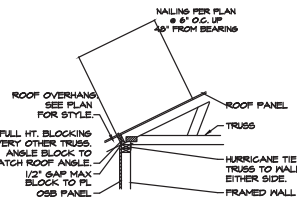
22 CANTILEVERED JOISTS
NTS

23 NO DETAIL
NTS

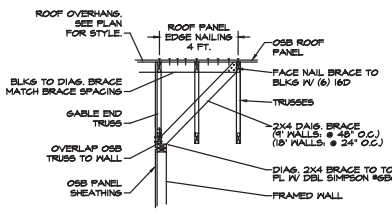
24 NO DETAIL
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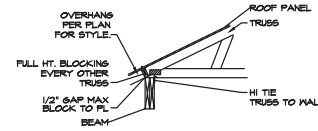
25 ROOF OVERBUILD
NTS



26 WALL TO TRUSS
NTS



27 WALL TO GABLE TRUSS
NTS



28 BEAM TO TRUSS
NTS



ARCHITECTURAL

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Dual Black





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STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting May 18, 2020

To: Hailey Planning and Zoning Commission

From: Sharon Grant, Interim Community Development Contractor

Overview: Consideration of a Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence). The project will be located at 801 North 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) Zoning District.

Hearing: May 18, 2020

Applicant: Kevin and Stefanie McMinn

Request: Design Review Approval of a 5,457 square foot orthodontist office and residences (1,512 square foot unfinished basement, 2,312 square foot main floor and 1,633 square foot second floor)

Location: 801 North 1st Avenue Lot 2, Block 1, Taylor Subdivision (Parcel RPH04830000020)

Zoning: Business (B) Zoning District.


Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2020 and mailed to property owners within 300 feet on April 1, 2020 for the April 20, 2020 public hearing. At the April 20, 2020 Planning and Zoning public hearing the project was continued on record to May 4, 2020. At the May 4, 2020 Planning and Zoning public hearing the project was continued on record to May 18, 2020.

Application: The Applicant is proposing a newly constructed 5,457 square foot orthodontist office and residences. The building will consist of a 1,512 square foot unfinished basement, a 2,312 square foot orthodontist office on the main floor and two (2) residential units totaling 1,633 square foot on the second floor. An existing shed on the South side of the site will be removed. Access will consist of a new curb cut off of 1st Ave North.

Procedural History: The Design Review Application was submitted on February 11, 2020 and certified complete on February 27, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on May 18, 2020, in the Hailey City Council Chambers (to be held virtually).

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety: No comments
				Water and Sewer: Staff expressed that the water service that is on this lot is being used by 811 1 st Ave. N. The meter vault is in the middle of 801 1 st Ave N. and 811 hooked to that meter vault and ran their service to the building. 811 will need to install their own service on their lot and will not have water until they do. 801 will need to hook up to the existing meter vault on their lot. 811 has been approved (Counterbalance) but not constructed.
				Building: No comments
				Streets: No comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	All building signage will be applied for under a separate sign permit following completion of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.04.090 for applicable code. 17.04.090 Commercial: 1 parking space per 1,000 gross square feet Residential: 1 parking space per unit under 1,000 sq ft
			Staff Comments	The Hailey Municipal Code requires one (1) parking space per 1,000 gross square feet of commercial space. The building totals 5,457 gross square feet of which 3824 square feet is commercial. Four (4) parking spaces are required. The site plan shows eight (8) parking spaces for customers (public), and an additional two spaces where residents can stage cars. Parking requirements are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

				<p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<p>The Applicant will install Dark Sky compliant fixtures (4" recessed downlights located in canopies and 2nd floor cantilever soffits), downcast and low wattage fixtures (see image below). Lighting Details are also attached.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Business (B) Maximum Height: 40' "(because mixed use) Setbacks: 0'</p>
			<i>Staff Comments</i>	<p>Zoning District(s): (B)</p> <p>Proposed Height: 25'-5-1/2"</p> <p>Proposed Setbacks:</p> <ul style="list-style-type: none"> • Front (East): 2' • Side (North): 23' 5" • Side (South): 73' • Rear (West): 2' <p>The proposed project complies with height and setback requirements of the Hailey Municipal Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Required Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			<i>Staff Comments</i>	<p>There is existing sidewalk along 1st Ave N, for which the applicant will have finishes and articulations of planes and surfaces to serve as the "front" of the building. New sidewalks will be installed bordering the parking area on the south side and in the northwest corner of the site bordering the tenant parking.</p>

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080 (A) 1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			Staff Comments	<p><i>The proposed building lot is narrow and long with orientation north and south, so facing the long dimension of the building axis facing the south is not possible.</i></p> <p><i>The main entrance to the building and a large window into the reception area are on the south elevation. The main entry is in the southeast corner of the building, equally visible from 1st Ave N and the parking lot.</i></p> <p><i>There are large windows into the reception, manager's office and orthodontic operatory on the east elevation to capture morning sun.</i></p> <p><i>There is 688 sq. ft. of open space in the northeast corner of the site for use by building occupants, primarily the residential tenants on the 2nd floor.</i></p> <p><i>The spaces around buildings are usable and allow for safe access to the buildings.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>
			Staff Comments	<p><i>The existing plant materials to be removed include cottonwood trees, native weeds and grasses and few current bushes. While the existing cottonwood tree is over 6 inches, it would be impossible to develop this site without removing it. And, cottonwood trees are not considered a desirable species to preserve. Staff does not feel that an arborist review is warranted in this circumstance.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p><i>Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk along 1st Avenue that connects to a new sidewalk between the patient and employee parking lot and front entry of the building. All employee, customer and patient access to the building will be from parking spaces located to the south and northwest of the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			Staff Comments	<p><i>All services and material deliveries to the building will be located both on the south and north sides, and the trash enclosure will be located at the southwest corner of the building and will be screened from 1st Avenue by the building and a fence. Staff requests that recycling containers be available in the trash enclosure.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>

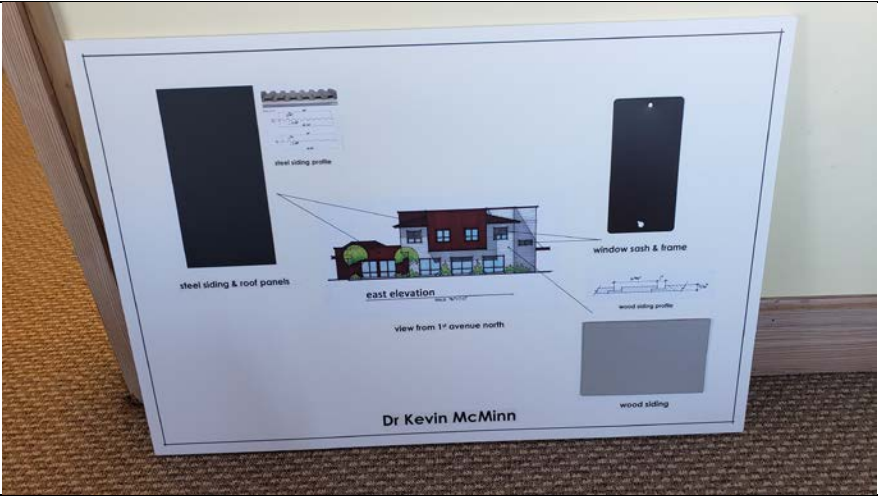
			Staff Comments	<i>There is not an alley associated with this site. There is an emergency and utilities easement along the west side of the property—this will provide access to the tenant parking spaces located in the northwest corner of the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	<i>No vending machines will be located on the exterior of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	<i>This building is within the B zoning district. A useable prominent entrance is located just off the front of the building and the parking is mostly buffered from the sidewalk with landscaping. The narrow configuration of this lot makes it impossible to have all parking in the rear.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>There will be a curb cut from 1st Avenue into the parking lot located on the south of the building. All of the patient and employee parking will be in this lot. The narrow, south elevation of the building faces this lot. The longer east elevation faces 1st Avenue and the existing concrete sidewalk will have finishes and articulation of planes and surfaces to serve as the 'front' of the building. The main entry is in the southeast corner of the building, equally visible from 1st Avenue and the parking lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<i>Snow storage areas are in two locations. One location is an open area in the northeast corner, which does not restrict pedestrian access. The other location is on the south side of the site where parking spaces are located. Both locations are sited in a practical manner that is accessible to most types of snow removal vehicles that can accommodate moderate areas of snow.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>The total of the snow storage equals 25% of the improved parking and pedestrian walks and does impede four (4) parking spaces that are in excess of the minimum number of spaces required. If the owner decides that these four (4) spaces are desirable for year-round use, then the snow will be hauled from the lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>The total snow storage area is 621 sq. ft. The combined area is more than 10 feet but the area on the northeast corner is less than 10 feet. Staff questions whether</i>

				<i>each snow storage area complies and suggests the Applicant needs to expand the smaller storage area in the Northeast area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>The Owner intends to store snow on site but has committed to hauling snow if the parking is desired.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>The trash storage/pickup areas and service areas or utilities are not impeded by snow storage. The parking spaces could be impeded depending on if snow is stored or hauled.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>In the smaller storage area, the Applicant plans to install turf that is salt-tolerant and resilient to heavy snow.</i>

2. Building Design: 17.06.080 (A) 2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The design, proportions, and colors of the building are harmonious with surrounding buildings and proposed buildings in the neighborhood. The scale and texture of the exterior finishes are compatible with an upscale business neighborhood (see image below). The flat roofs have generous parapets to break up the perceived mass.</i>

				<p style="text-align: center;">west elevation</p> <p style="text-align: center;"><small>Scale: 1/8" = 1'-0"</small></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The building is not a corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The building faces 1st Avenue and customer parking is designed and scaled to be pedestrian friendly. The building incorporates glass doors and windows to invite pedestrians and light inward. It incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The front façade faces 1st Avenue and includes design features such as windows, building off-sets, projections, and changes in material to create human scale.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>N/A. No additions onto or renovations of the exterior of the building are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>Two materials will be used on the exterior: steel siding and wood siding. Several colors are proposed, primarily dark bronze and buff, and note that the maroon that appears in the center rendering is not representative of the actual colors according to the Applicant.</i>

				 <p>The image shows a printed architectural rendering of a two-story building's east elevation. Callouts point to various materials and features: 'steel siding & roof panels' on the upper left, 'wood siding profile' on the upper right, 'window sash & frame' on the right side, 'wood siding' on the lower right, and 'view from 1st avenue north' at the bottom. The name 'Dr Kevin McMinn' is printed at the bottom of the rendering.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			Staff Comments	<p>The building colors are complimentary to the neighboring buildings. See 17.06.080(A)2f for more detail.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			Staff Comments	<p>The flat roofs have generous parapets to break up the perceived mass.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	<p>The Applicant is proposing that the building will include the following energy-conserving features:</p> <ul style="list-style-type: none"> • Southern-facing windows with an exterior "light shelf" for summer shading. • The windows will be double-glazed. • The windows will have low emissivity. • The roof insulation provides an R-value that is 71% of above minimum code requirements according to the Applicant.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>There are no sloping roof surfaces to generate snowfall onto pedestrians at the main or tenant entrances.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>All of the roof drainage runs to interior drains that are drained to drywells located under the parking areas. A drainage plan is attached. All drainage plans to be reviewed by the City of Hailey's Public Works Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A There are no vehicle drive-through canopies.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>All building signage will be applied for under a separate sign permit following completion of construction.</i>

3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080 (A) 3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A There are no accessory buildings planned for this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3b	b. Accessory structures shall be located at the rear of the property. (1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.
			<i>Staff Comments</i>	<i>N/A There are no accessory buildings planned for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>The fence around the trash enclosure will be compatible with the finishes on the building. It will be sided with the nickel-gap siding in the same color as the building. A rendering is attached.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1706.080(A) 3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>Fencing is minimal (just around the trash enclosure) and has planting to soften the visual impact.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be

				shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>The roof-mounted mechanical equipment will be shielded by the parapet walls.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A None are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>There will be no ground mounted HVAC equipment.</i> <i>The trash enclosure will be screened. A rendering is attached.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All service lines into the property will be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A No appurtenances are proposed on existing utility poles.</i>

4. Landscaping: 17.06.080 (A) 4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>All proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>Plants are hardy for Zone 4.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>Irrigation will utilize water sensors.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>All retaining walls that are necessary will be made of formed concrete and be compatible with neighboring retaining walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>None will be over two (2') feet in height, and terracing and guardrails will not be required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ?	17.06.080(A) 4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A Staff does not consider thee retaining walls to be extensive but the Commission should discuss.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A. No retaining walls will be over 24" high.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A. No retaining walls are proposed to be used for seating.</i>

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

1. Site Planning: 17.06.080 (B) 1, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>There is an existing sidewalk along 1st Avenue, which is also the front of the building. The existing sidewalk will connect to a new sidewalk that will run along the entire south façade between the building and the parking lot and connects the parking lot and main entry. New sidewalk will also be added between the tenant parking and entry.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>N/A The sidewalk along the building front is existing. The narrow lot is not conducive to wider sidewalks. Staff recommends that a bike rack be added. The Applicant has agreed to add a bike rack.</i>

2. Building Design: 17.06.080 (B) 2, items (a) thru (g)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is

				located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	<i>The main façade is oriented to 1st Avenue and faces East. The main entrance is on the south elevation but is visible from both 1st Avenue and the parking lot on the south side of the building. The main entry is on the corner and is recessed to appear more oriented towards 1st Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	<i>This two-story building includes variations in roof lines and in materials that provide visual interest and soften the image. The building incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2c	c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	<i>The building incorporates glass doors and windows at the street level to invite pedestrians and light inward. The human scale is enhanced by the interplay of metal and wood finishes to break up tall vertical walls. There is an overhang above the main entrance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 2d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	<i>N/A This building does not exceed 30 feet in height.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	<i>There will be a large open area in the northeast corner of the lot for use by building occupants, primarily the residential tenants on the 2nd floor.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>Fire department staging is available from the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site’s edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>N/A This building is not adjacent to a residential area.</i>

3. Landscaping: 17.06.080 (B) 3, item (a)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>N/A. The proposed project is located in the Business (B) Zoning District. The surrounding properties are also zoned Business (B).</i>

17.06.080 Criteria.

A. The Commission or Hearing Examiner shall determine the following before approval is given:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:

1. Ensure compliance with applicable standards and guidelines.
2. Require conformity to approved plans and specifications.
3. Require security for compliance with the terms of the approval.
4. Minimize adverse impact on other development.
5. Control the sequence, timing and duration of development.
6. Assure that development and landscaping are maintained properly.
7. Require more restrictive standards than those generally found in the Zoning Ordinance.

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

1. If any extension of the one-year period is granted by the City, each additional year,

or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions of Approval are suggested to be placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new exterior lighting shall comply with the Outdoor Lighting Ordinance.
- e) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- f) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- g) The Applicant shall submit a Sign Permit Application for Staff approval for new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
- h) Construction staging and storage shall not be in the City Right-of-Way. All construction impacts shall occur within property boundary.
- i) Applicant shall provide recycling containers in the trash enclosure.
- j) Snow storage areas shall be reconfigured to meet the minimum size requirements.
- k) Applicant shall provide a bike rack. Design and location to be approved by Staff.
- l) Changes to the tree selection shall be provided per arborist review. Final plans to be approved by Staff.
- m) Applicant shall provide a plant list that includes species, size and quantity.

Motion Language

Approval: Motion to approve the Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence). The project will be located at 801 North 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business

(B) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence). The project will be located at 801 North 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [Commission should specify a date].

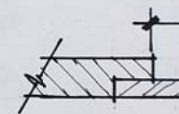


east elevation

SCALE $\frac{1}{8}" = 1'-0"$

view from 1st avenue north

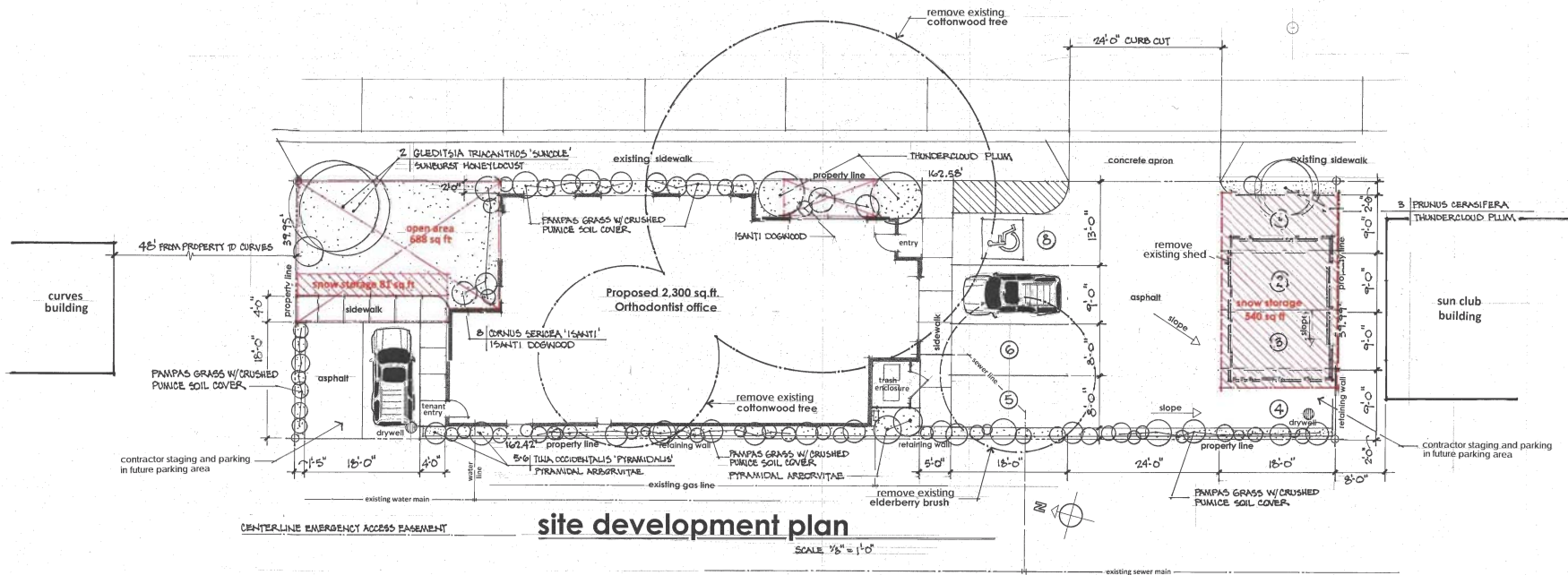
window





**Taylor Subdivision
Block 1 Lot 2
6,500 sq.ft. +/-**

— centerline 1st ave N



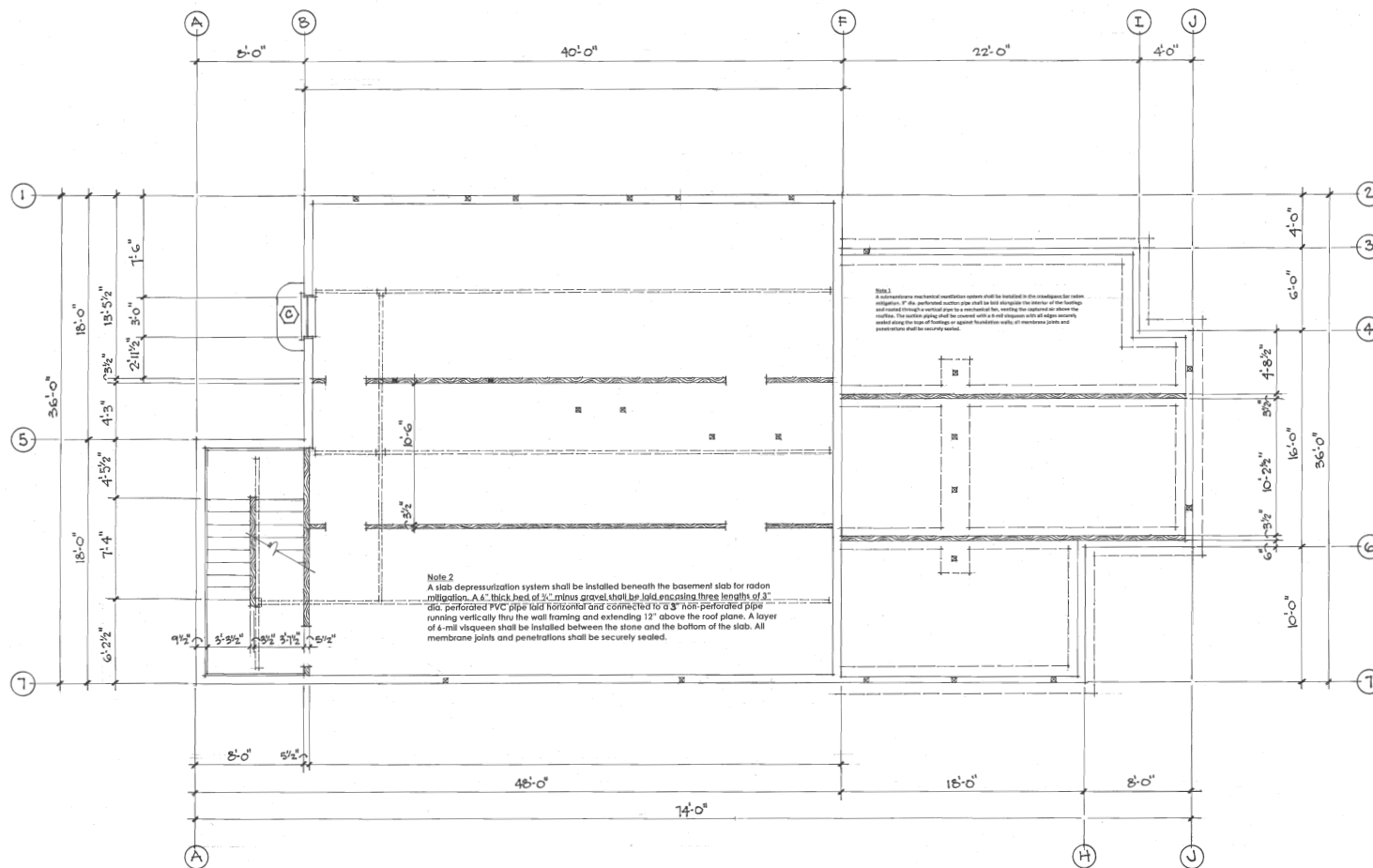
<u>building tabulation:</u>	
unfinished basement:	1,512 sq.ft.
main floor:	2,312 sq.ft.
2 nd floor:	1,633 sq.ft.
	type V construction
	1-hour exterior walls
	full sprinkler system

110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2346

PROJECT NO. _____
DATE _____
DRAWN BY _____

Dr Kevin McMinn
Site proposal
Hailey, Idaho





basement floor plan

SCALE 1/4" = 1'-0"

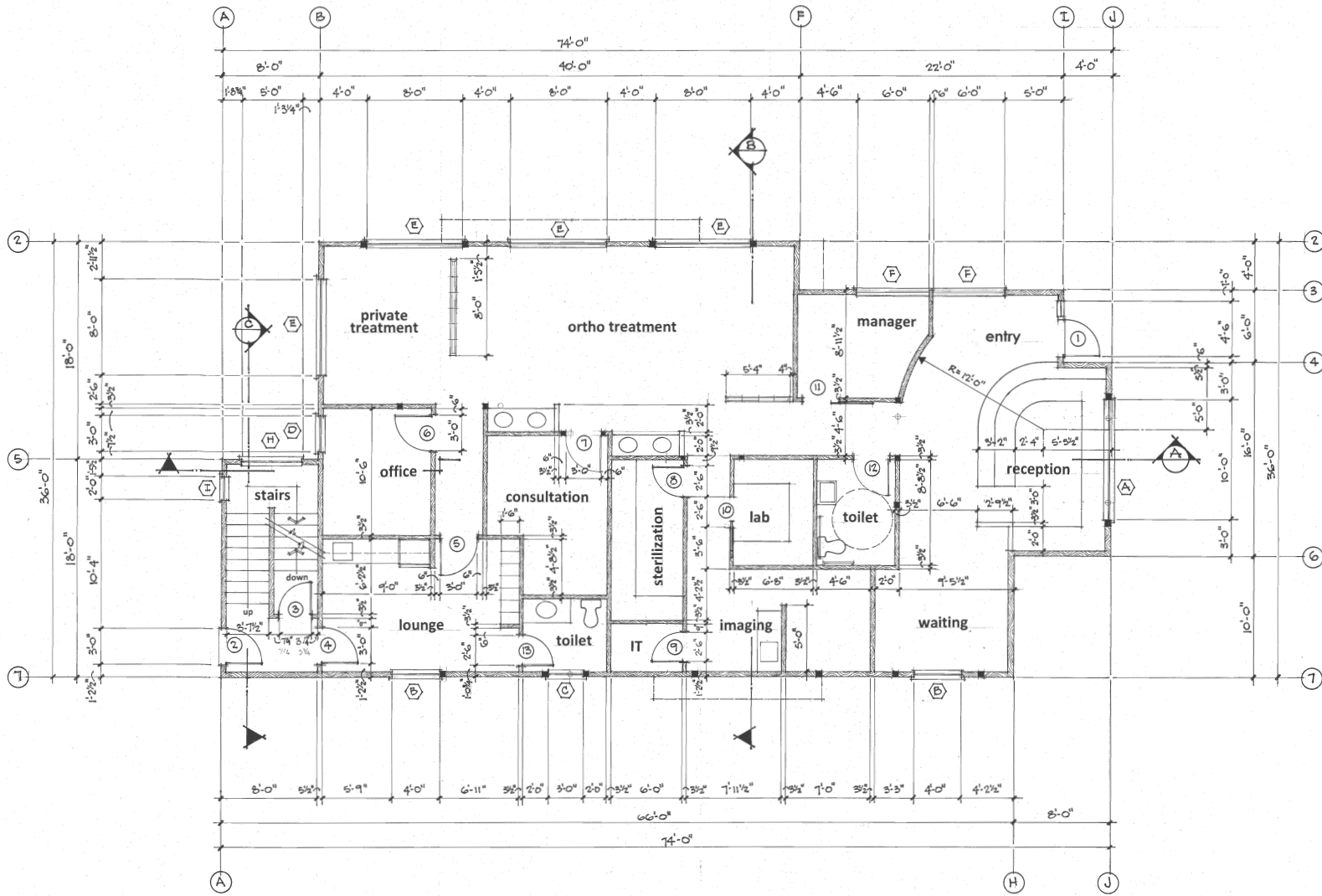


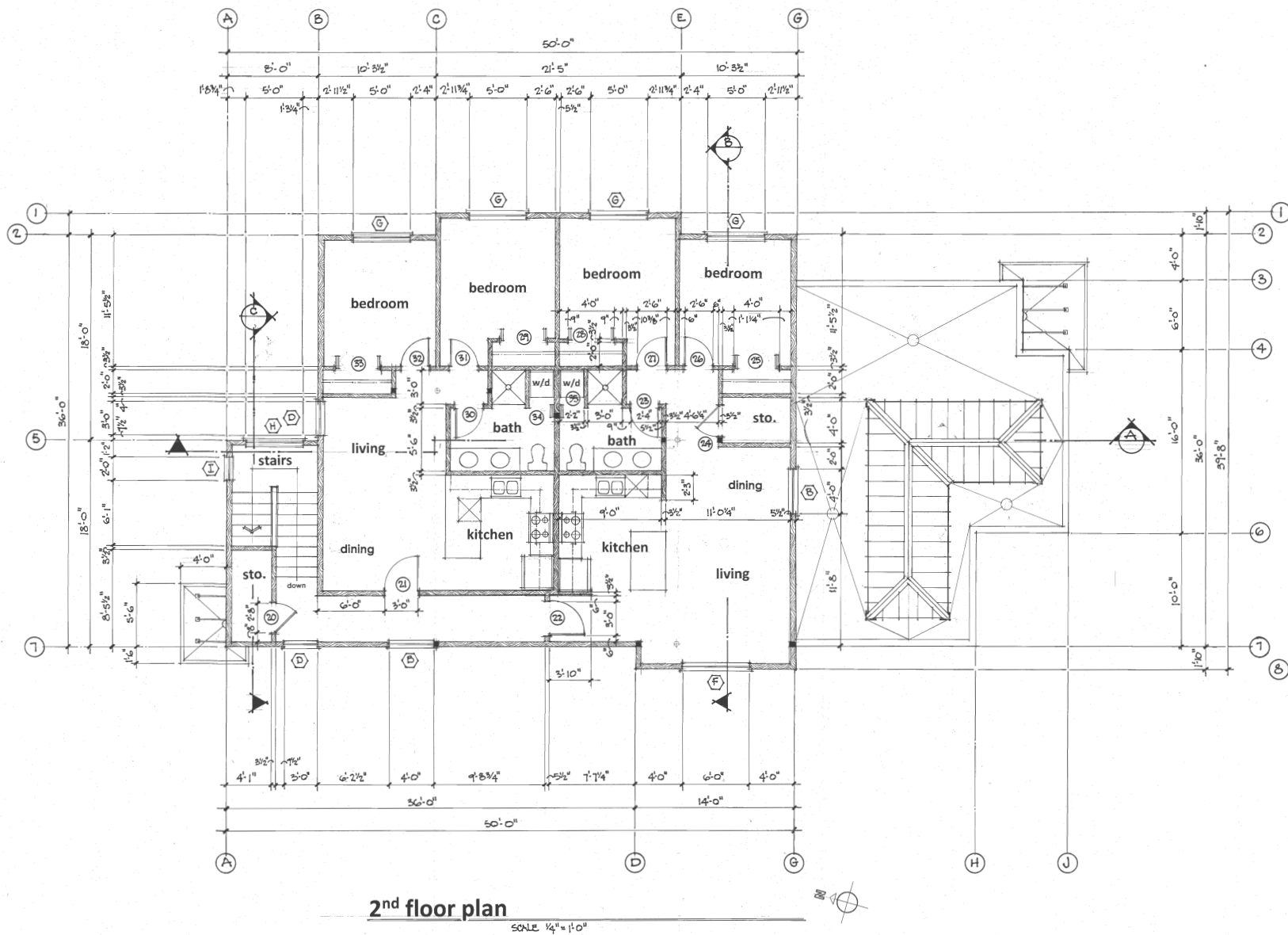
ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 726-2344

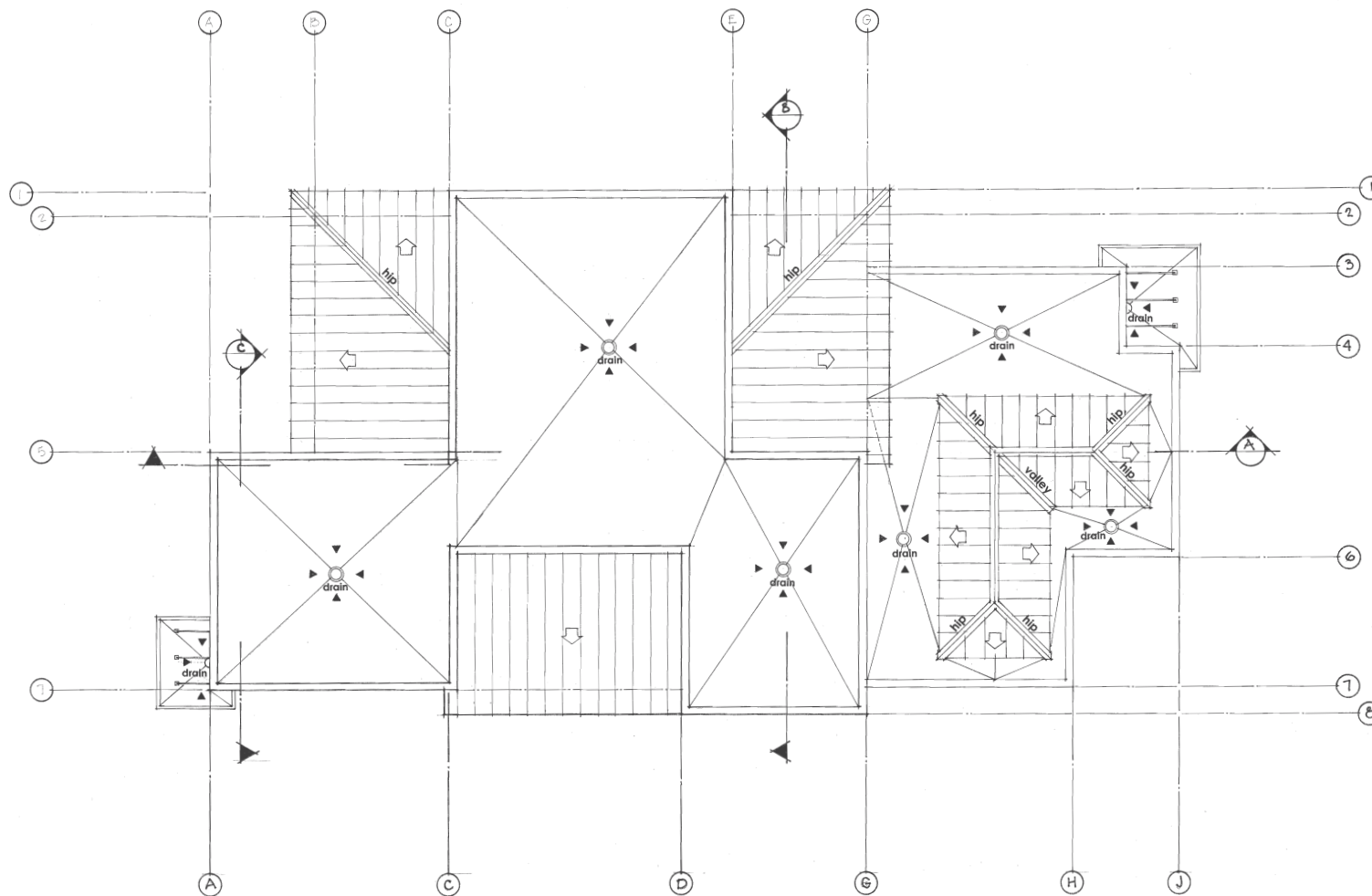
PROJECT NO.
DATE
DRAWN BY

Dr Kevin McMinn
801 N 1st Avenue
Hailey, Idaho 83333









roof plan

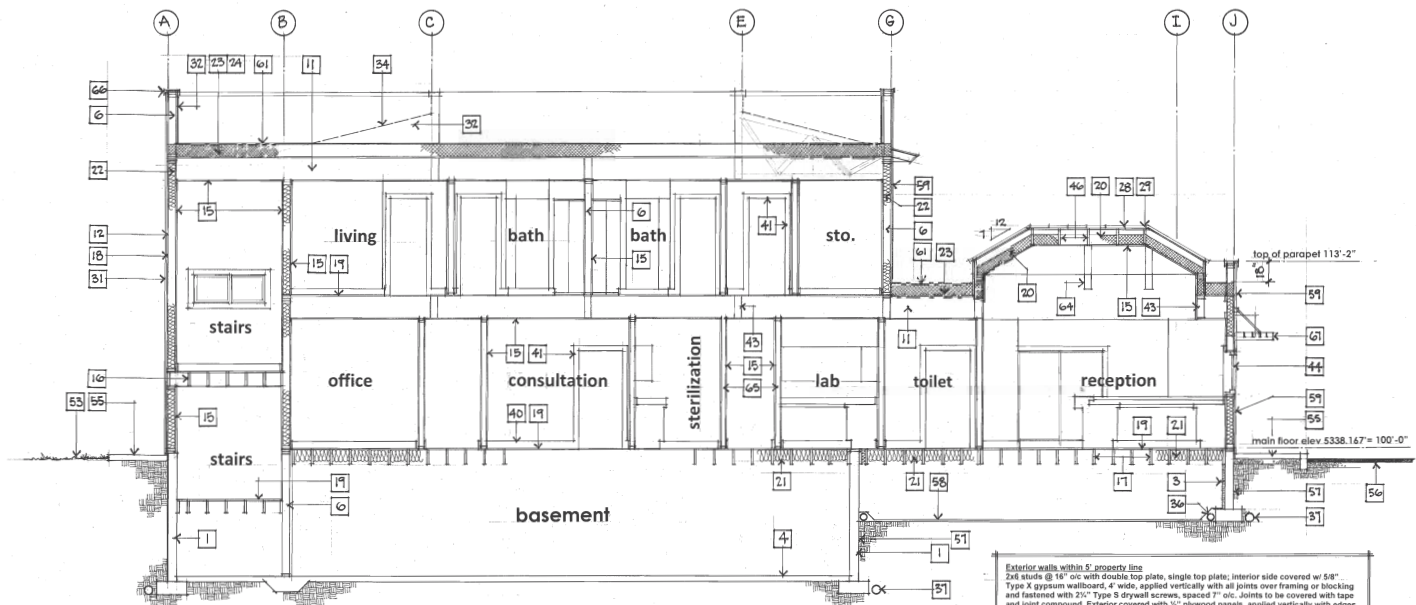
SCALE: 1/4" = 1'-0"

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 726-2344

PROJECT NO.
DATE
DRAWN BY

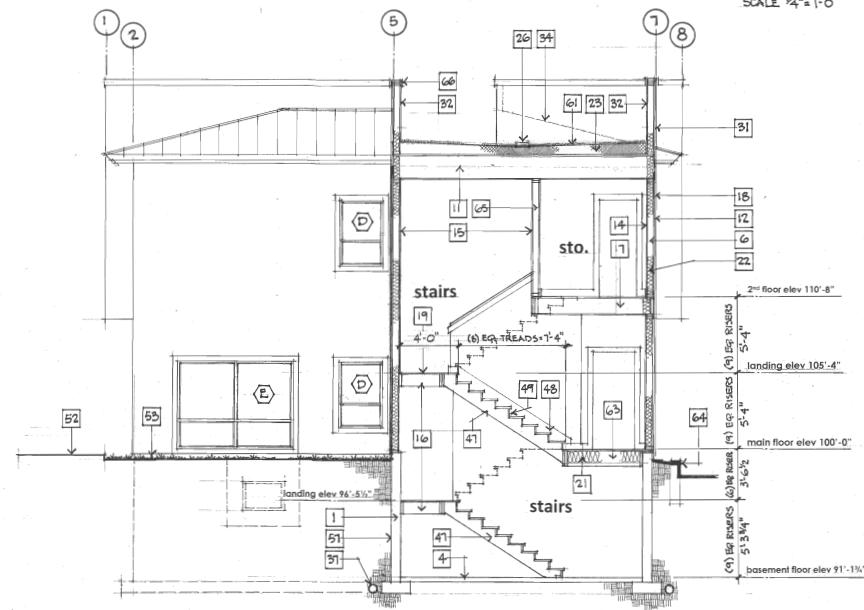
Dr Kevin McMinn
801 N 1st Avenue

OWEN WRIGHT SCANLON
NCARB

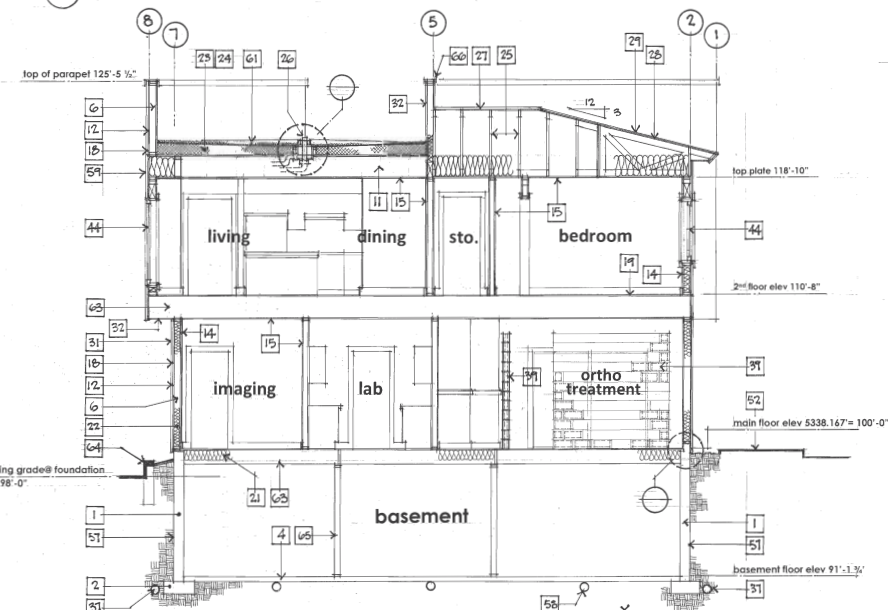


longitudinal section

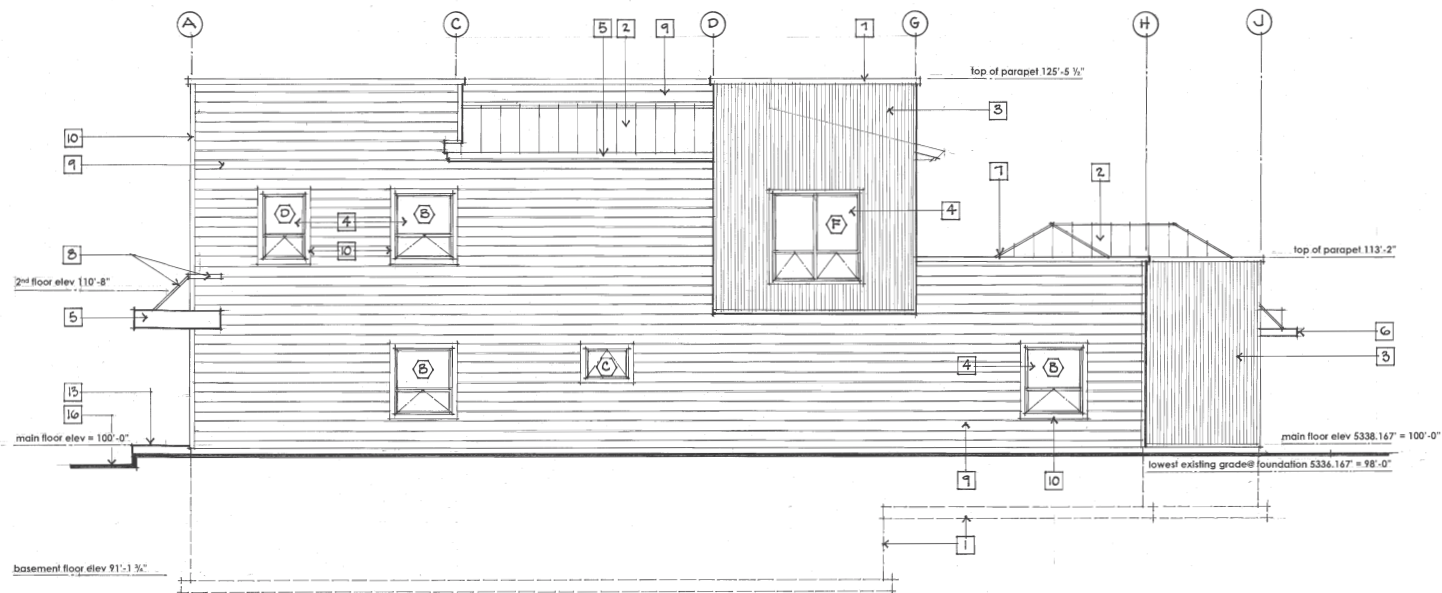
SCALE 1/4" = 1'-0"



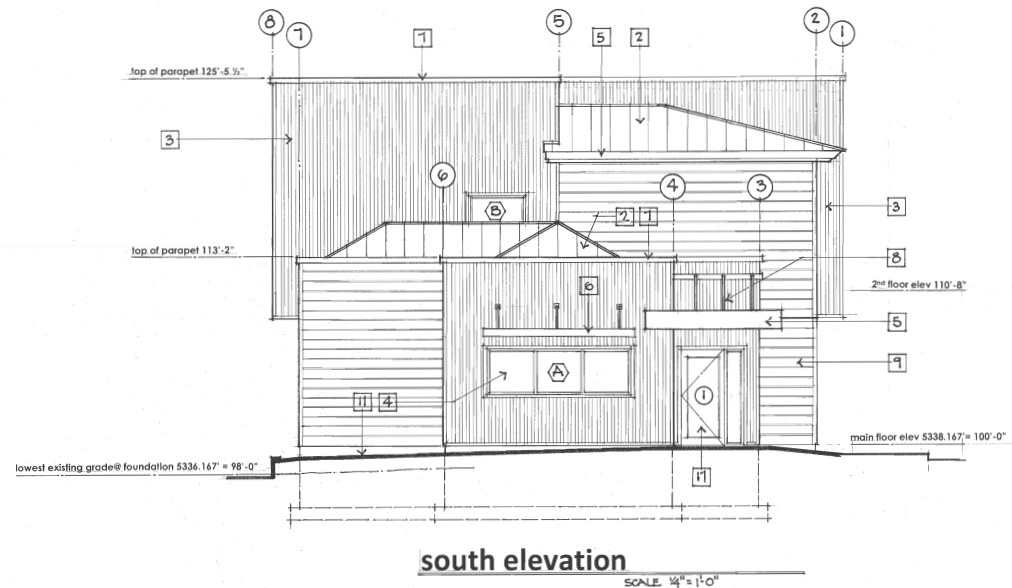
cross section

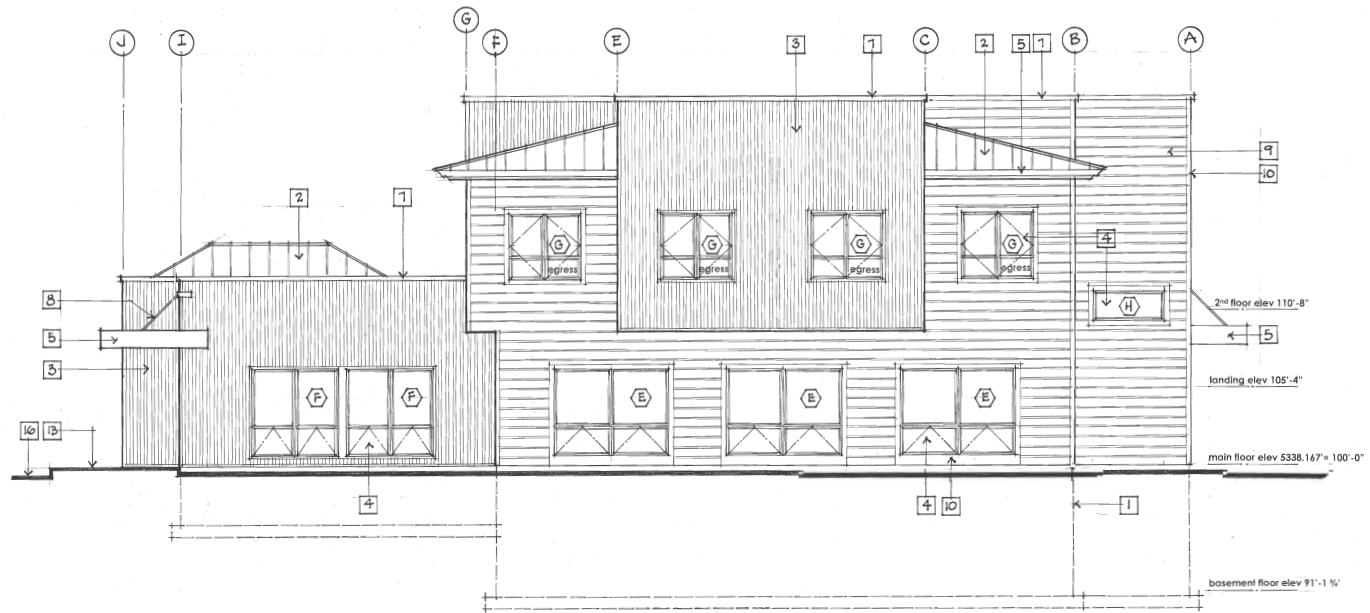


cross section



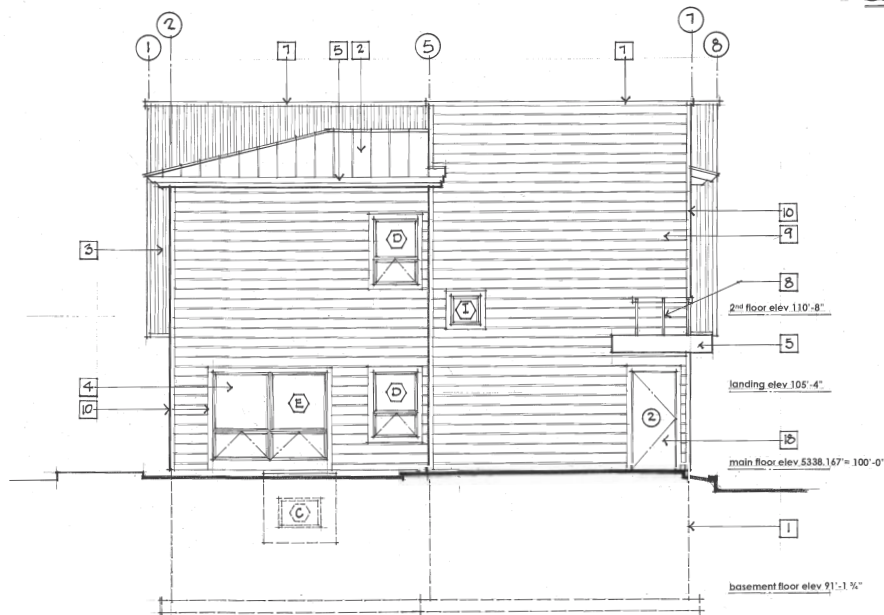
KEYNOTES	
1.	Line of foundation
2.	Standing seam steel roof
3.	Corastl SMP painted 4" box rib steel siding (Corrugated Metals, Inc.) or equal
4.	Aluminum clad wood window
5.	Kynar clad steel fascia
6.	Kynar clad steel light shelf
7.	Kynar clad steel parapet cap cont.
8.	Kynar clad steel supports
9.	Nickel-gap poly-ash siding
10.	Nickel-gap poly-ash trim
11.	Finish grade
12.	Existing sidewalk
13.	New concrete landing
14.	Concrete retaining wall
15.	Existing pavement
16.	New pavement
17.	Aluminum clad wood door
18.	Solid core wood door





east elevation

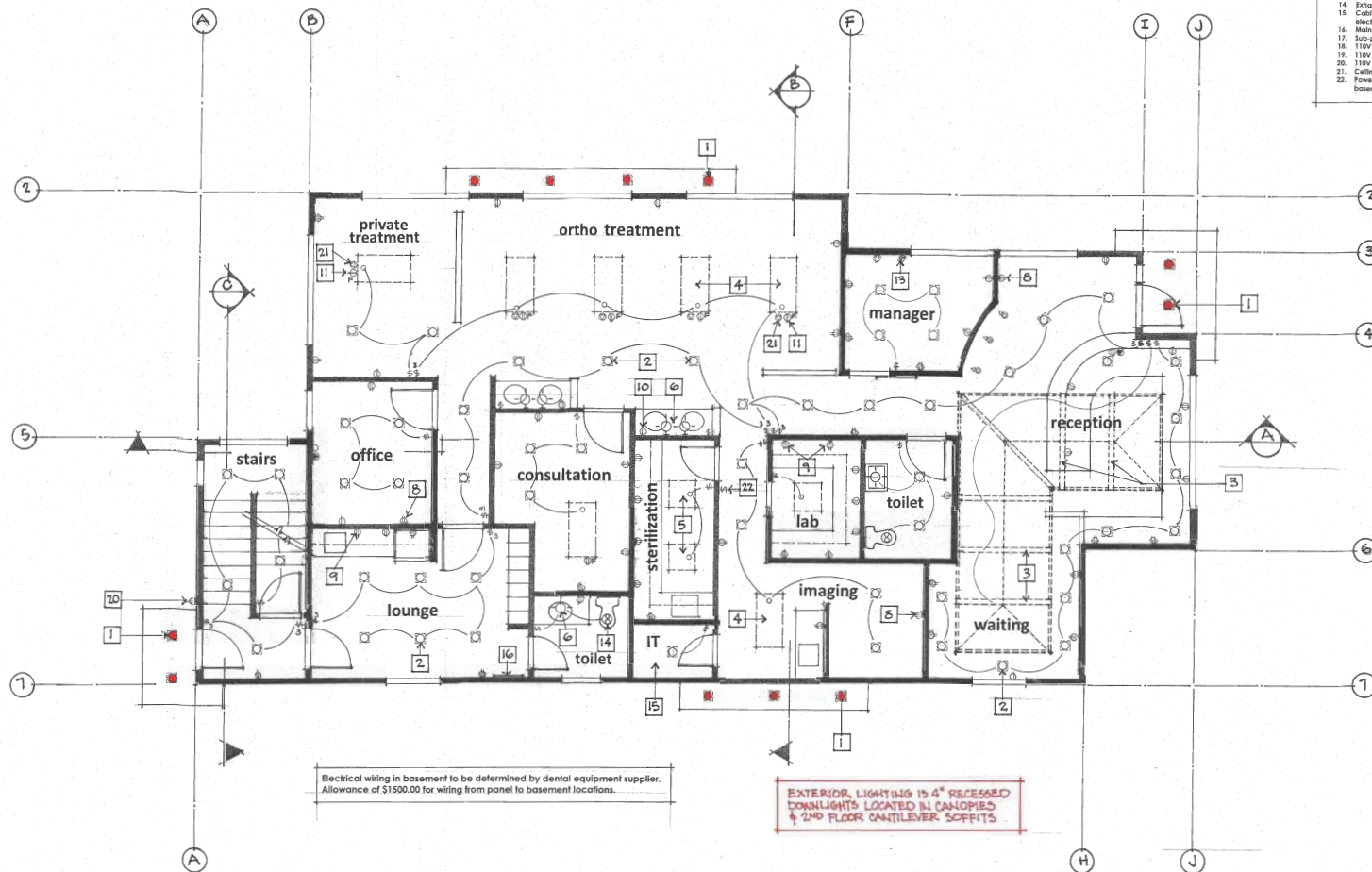
SCALE 1/4" = 1'-0"



north elevation

SCALE 1/4" = 1'-0"

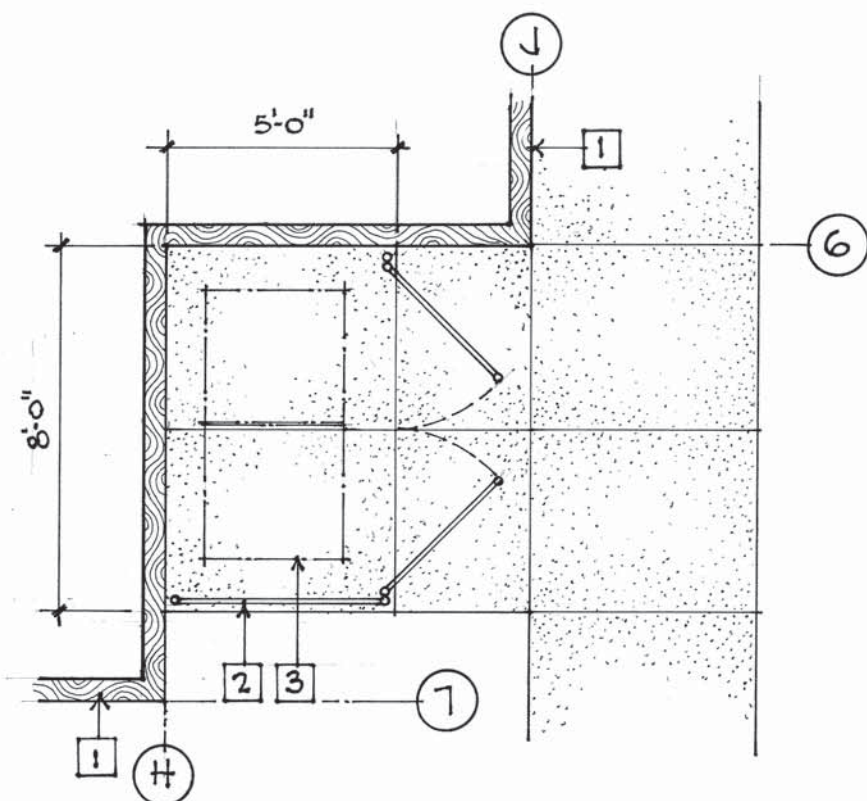
KEYNOTES	
1.	Line of foundation
2.	Standing seam steel roof
3.	Corral 5MP painted 4" box rib steel siding (Corrugated Metals, Inc) or equal
4.	Aluminum clad wood window
5.	Kynar clad steel fascia
6.	Kynar clad steel light shelf
7.	Kynar clad steel parapet cap cont.
8.	Kynar clad steel supports
9.	Nickel-gap poly-ash siding
10.	Nickel-gap poly-ash trim
11.	Finish grade
12.	Existing sidewalk
13.	New concrete landing
14.	Concrete retaining wall
15.	Existing pavement
16.	New pavement
17.	Aluminum clad wood door
18.	Solid core wood door



main floor power & lighting plan

SCALE 1/4" = 1'-0"

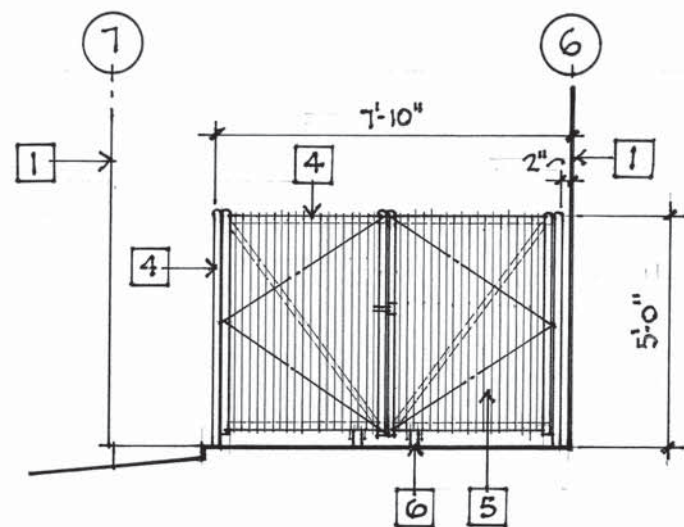
- Electrical notes (notes are typical for all symbols)
1. 4" recessed downlight, wet location
 2. 4" recessed downlight interior LED
 3. White LED strip light mounted on top of decorative beam
 4. 48" ceiling mount LED wrap around
 5. 24" ceiling mount LED wrap around
 6. Wall mount vanity light
 7. Suspended light above table
 8. 110V duplex outlet 15" mounting H
 9. 110V duplex outlet above counter
 10. 110V GFI duplex within 6' water
 11. 110V floor mounted duplex outlet
 12. 220V appliance outlet
 13. CAT telephone connection
 14. Exhaust fan
 15. Cabling by IT consultant, power by electrical contractor
 16. Main panel
 17. Sub-panel
 18. 110V outlet in end of cabinet
 19. 110V wiring for exhaust hood
 20. 110V exterior GFI outlet
 21. Ceiling mounted TV connection
 22. Power switch to compressor in basement- red light on/off indicator



enclosure plan

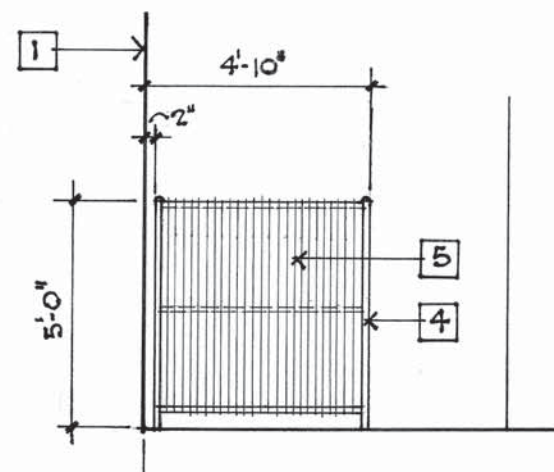
SCALE $\frac{3}{8}" = 1'-0"$

- 1- building wall
- 2- metal enclosure wall
- 3- 4-yard dumpster
- 4- chain link frame
- 5- perforated corrugated metal
- 6- caster wheel



front elevation

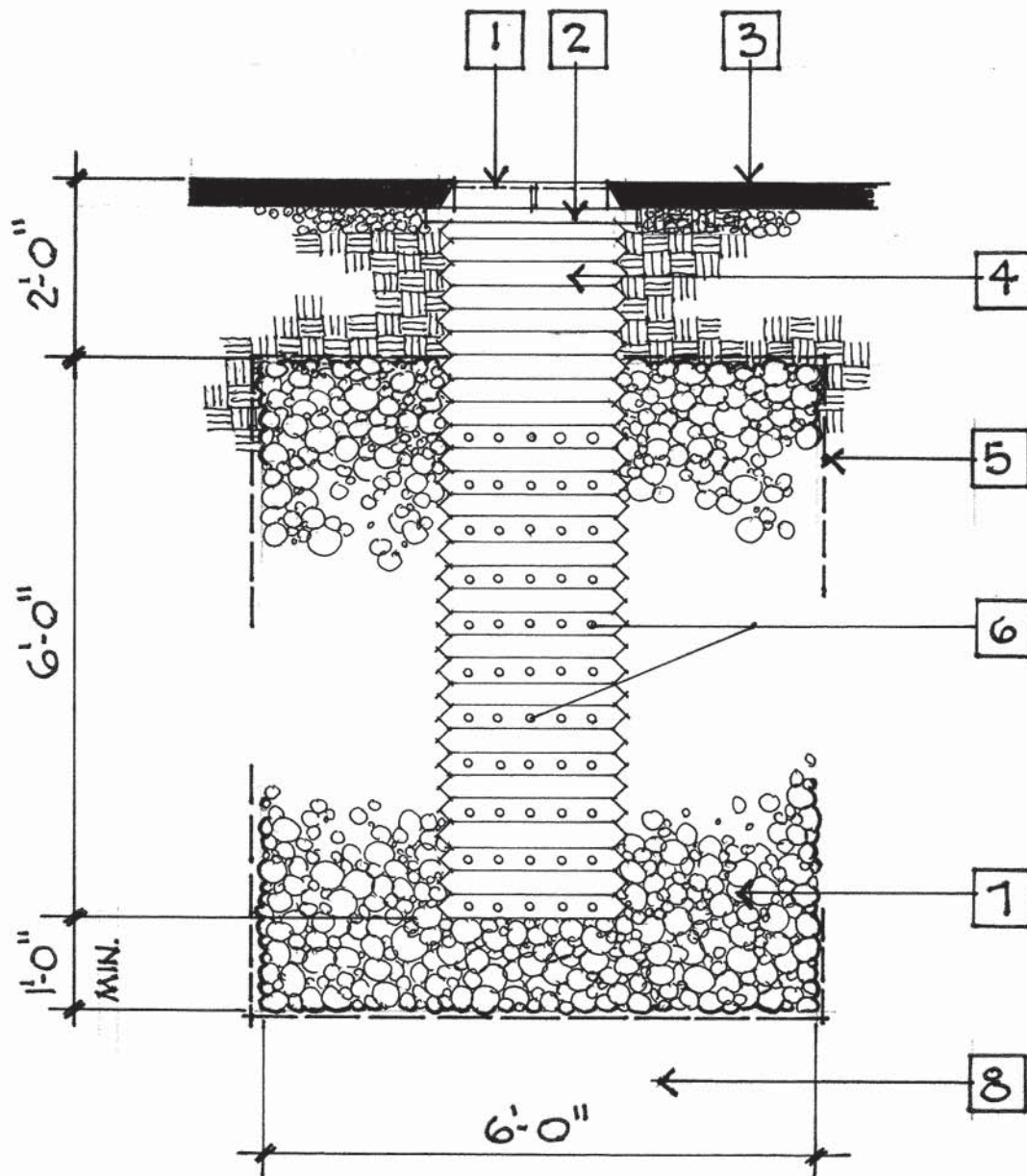
SCALE $\frac{3}{8}" = 1'-0"$



side elevation

SCALE $\frac{3}{8}" = 1'-0"$

McMinn



keynotes-

1. Cast iron ring and grate
2. Grade ring
3. Asphalt paving and base
4. 24" dia. corrugated pipe
5. Filter fabric on sides, top & bottom cont.
6. Perforations @ 4" o/c
7. 2" washed gravel
8. Verify cobble and sand beneath drywell

drywell detail

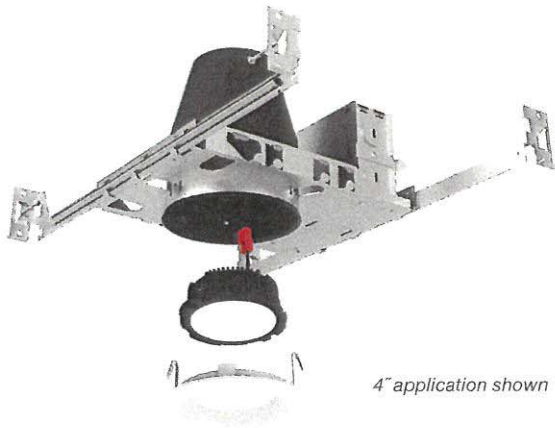


FIXTURE A and C FLAT CEILING and SHOWER

DRD2

Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS



- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Twist & Lock



Wet location rated



50,000 hrs lifetime



5 yr Warranty

Frame-in Kit

HOUSING: 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) $\frac{1}{2}$ " and (1) $\frac{3}{4}$ " knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

MOUNTING: Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: $\frac{1}{2}$ " up to 1".

CUTOUT: 4 $\frac{3}{8}$ " (4" frame-in kit, 4" shallow frame-in kit), 5 $\frac{3}{4}$ " (5" frame-in kit), 6 $\frac{3}{8}$ " (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER): 750 lm (10.8W), 1000 lm (12.8W).

COLOR QUALITY: 93+ CRI, 2-step SDCM.

CCT OPTIONS: 2700K, 3000K, 3500K, 4000K.

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1% and/or emergency lighting).

INPUT VOLTAGE: 120/277V.

DIMMING: Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.

EMERGENCY LIGHTING: Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

LIFETIME: 50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTINGS: cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JA8 compliant. UL Listed for Wet Location. ASTM E283 certified Air Tight. IC Rated.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code:	Type:		
Project:	Contact:	Date:	



PRODUCT SELECTION GUIDE

FRAME-IN KIT (Product Code Example: **DRDH** + **N** + **IC** + **4** = **DRDHNIC4**)

PRODUCT CODE	APPLICATION	IC/NON-IC	APERTURE	DRIVER	OPTION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DRDH	Housing	N New Construction	IC Insulation Contact	4 4" Aperture	[Blank] Integrated TRIAC/ELV
			4S 4" Shallow ¹	7O 0-10V, 750 lm	[Blank] None
			5 5" Aperture	100 0-10V, 1000 lm	EM Emergency Driver <small>Only available for 0-10V and Lutron Hi-Lume 1% driver</small>
			6 6" Aperture	7C Lutron LDE1 ¹ , 750 lm	
			6S 6" Shallow	10C Lutron LDE1 ¹ , 1000 lm	
				7W Lutron L3DA3W ² , 750 lm	
				10W Lutron L3DA3W ² , 1000 lm	

LIGHT ENGINE (Product Code Example: **DRD2M** + **7** + **9** + **27** = **DRD2M7927**)

PRODUCT CODE	LUMENS	CRI	CCT	DRIVER
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DRD2M	7 750 lm	9 93+ CRI	27 2700K	[Blank] Integrated TRIAC/ELV
	10 1000 lm		30 3000K	A Alternate Dimming <small>Must be selected if 0-10V, Lutron Hi-Lume 1% driver is selected for frame-in kit</small>
			35 3500K	
			40 4000K	

TRIMS (Product Code Example: **DRD2T** + **R** + **4** + **S** + **WH** = **DRD2TR4SWH**)

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DRD2T	R Round	4 4" Aperture	S Smooth	WH White	[Blank] None
	S Square <small>Only available in 4" aperture, smooth style</small>	5 5" Aperture	B Baffle	BK Black	DF Dead Front <small>Only available in round shape, 4" aperture, smooth style.</small>
	D Deep <small>Only available in 6" aperture; smooth or baffle style; white, low iridescent or custom finish</small>	6 6" Aperture	W Wall Wash <small>Only available in white finish</small>	SW Silver Reflector, White Flange	
				AZ Low Iridescent Reflector, White Flange <small>Only available in deep shape</small>	
				CC Custom Color	

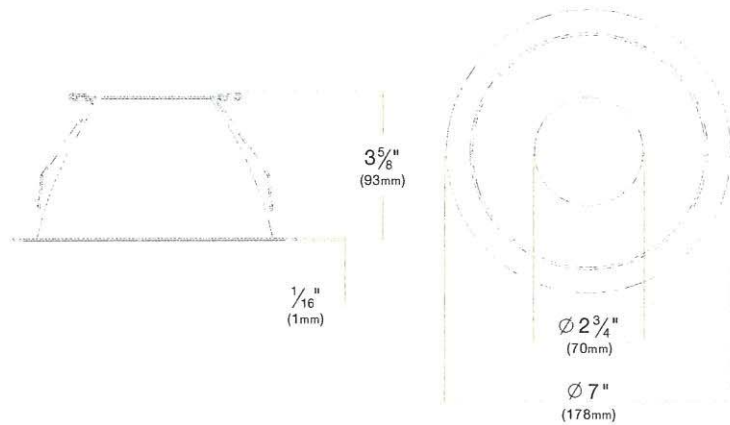
¹ DRDHNIC4S Alternate Dimming utilizes 12" x 10" frame-in kit, see line drawings for details

² Lutron LDE1 Dimming refers to Lutron Hi-lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black™

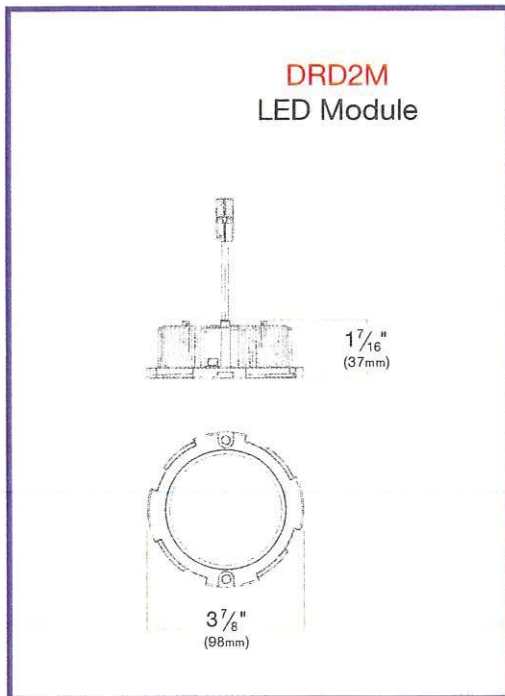
³ Lutron L3DA3W Dimming refers to Lutron Hi-lume 1% 3-wire LED driver

TRIM DIMENSIONS

DRD2TD6 6" Deep Trim



LIGHT ENGINE OVERVIEW

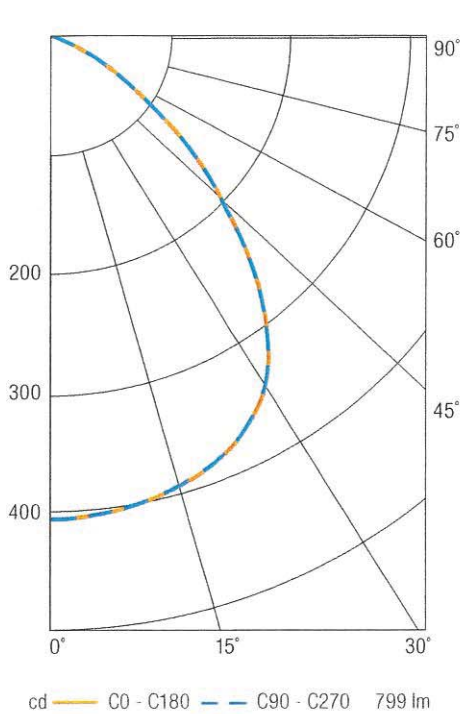


	DRD2M7	DRD2M10
Total Module Lumen Output (lm)	750	1000
Total Rated Power (W)	10.8	12.8
Efficacy (lm/W)	80	85
Color Rendering Index	93+	
CCT Options	2700K, 3000K, 3500K, 4000K	
Optics	Flood	
Binning	2-step SDCM	
Lifetime (L70)	50,000 hours	
Max Ambient Operating Temperature	40°C	
Input Voltage (V)	120/277V, 50/60Hz	
Input Current at 120V (Max)	0.090	0.107
Input Current at 277V (Max)	0.042	0.050
Power Factor	>0.9	
Total Harmonic Distortion	<20%	
Dimming	100% - 5%	

PHOTOMETRICS

Light Engine: **DRD2M7930** (DRD2 Module, 750 lm, 93 CRI, 3000K)

Trim: **DRD2TR6SWH** (DRD2 Trim, 6" Aperture, Smooth, White)



Luminous Intensity

Gamma	C 0°
0.0°	406
5.0°	404
10.0°	400
15.0°	394
20.0°	386
25.0°	373
30.0°	351
35.0°	316
40.0°	265
45.0°	208
50.0°	154
55.0°	100
60.0°	55
65.0°	24
70.0°	8
75.0°	4
80.0°	1
85.0°	0
90.0°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	321	40
0-40	517	65
0-60	768	96
0-90	799	100
0-180	799	100

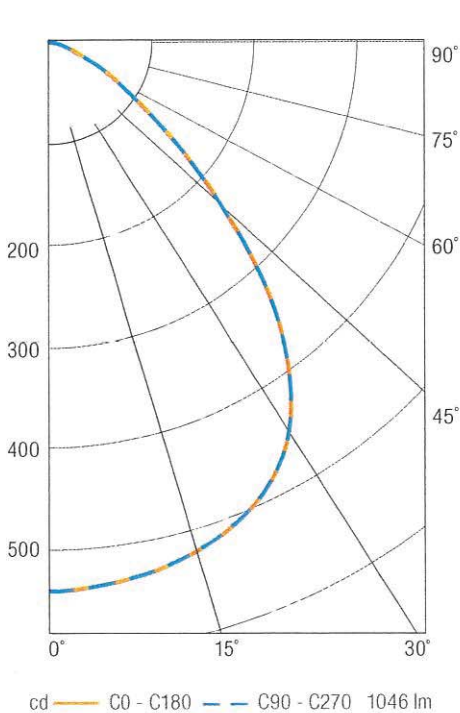
Illuminance Chart

Distance from LED	Foot Candles	Diameter
2.5'	65	5.1'
5.0'	16	10.1'
7.5'	7	15.2'
9.0'	5	18.3'

Beam Angle: 90°

Light Engine: **DRD2M10930** (DRD2 Module, 1000 lm, 93 CRI, 3000K)

Trim: **DRD2TR6SWH** (DRD2 Trim, 6" Aperture, Smooth, White)



Luminous Intensity

Gamma	C 0°
0.0°	540
5.0°	537
10.0°	531
15.0°	523
20.0°	510
25.0°	492
30.0°	461
35.0°	411
40.0°	342
45.0°	256
50.0°	172
55.0°	112
60.0°	74
65.0°	48
70.0°	27
75.0°	12
80.0°	6
85.0°	2
90.0°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	425	41
0-40	679	65
0-60	980	94
0-90	1046	100
0-180	1046	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
2.5'	86	4.9'
5.0'	22	9.7'
7.5'	10	14.6'
9.0'	7	17.5'

Beam Angle: 90°

**DIMMER COMPATIBILITY**

Recommended Phase-control Dimmers (Dims down to 5% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2M7	Max Load DRD2M10
Control 4	Control 4	C4-APD120	10	9
Cooper	Decorator	DLC03P, DAL06P	25	20
Legrand	Adorne	ADTP703TU	35	30
Lutron	Caseta	PD-6WCL	12	10
	CL Series	AYCL-153, CTCL-153, DVCL-153, LGCL-513, SCL-153, TGCL-513	12	10
	CL Series	AYCL-253, DVCL-253	20	15
	Grafik Eye 3000	QSGR-3P	30	25
	Grafik Sys / Homeworks	RPM-4A	25	20
	Grafik Sys / Homeworks	RPM-4U	30	25
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	12	10
	Maestro Wireless	MRF2-6ELV, MRF2-6CL	12	10
	Radio RA	RRD-6NA, RRD-6CL, RRD-6D	12	10

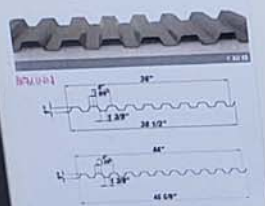
Compatible Phase-control Dimmers¹ (Dims down to 20% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2M7	Max Load DRD2M10
Cooper	Slide	SLC03P, SAL06P	25	20
Legrand	Harmony	H703PTU, HCL453P	30	25
Leviton	IlumaTech Slide	IPE04	25	20
	SureSlide	6621, 6674	10	10
Lutron	Diva	DV-600	12	10
	Maestro	MA-600	12	9
	Maestro ELV	MAELV-600, MSCELV-600	35	30
	Maestro Wireless	MRF2-6ND	12	10
	Power Booster	PHPM-PA, PHPM-WBX	25	20
	Sunrise	SR400RPC120, ZP260QEW	20	15
Watt Stopper	Digital Light Management	LMRC-221	160	150
	Dimming Sensor	PW-100D	14	12

¹ Dimmer compatibility reflects performance compatibility only. Please reference your local codes for application.



steel siding & roof panels



steel siding profile



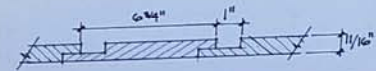
east elevation

SCALE 1/8"=1'-0"

view from 1st avenue north



window sash & frame



wood siding profile



wood siding

Dr Kevin McMinn

Return to Agenda