### City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

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

(208) 788-9815

115 MAIN STREET SOUTH HAILEY, IDAHO 83333

# 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 1<sup>st</sup> 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 1<sup>st</sup> Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**
- 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. 1<sup>st</sup> 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.

			Gen	eral Requirements for all Design Review Applications
Co	Compliant Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.050	Complete Application
$\boxtimes$			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.
				<b>Water and Sewer:</b> 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

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			water service, be submitted to the city prior to approval. Staff prefers to utilize only one
			water service meter for this property.
			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).
			Building: No comments.
			Streets:
			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.
			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.
			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.
	$\boxtimes$	17.060.070(A)-1	17.060.070A-1: Sidewalks and drainage improvements are required in all zoning districts,
		Sidewalks &	except as otherwise provided herein:
		Drainage	b. The requirement for a sidewalk and drainage improvements may be waived for any
		Improvements	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
		Staff Commonts	building  The proposed project is not for a new principal building, thus this property is exempt from
		Staff Comments	sidewalk and drainage improvements.
			Sidewaik and aramage improvements.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.070 (B)	17.070 B: In the townsite overlay district, any proposal for new construction or addition of
		Water Line	a garage accessing from the alley, where water main lines within the alley are less than six
		Improvements	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
		Staff Commonts	nearest public street, as recommended by the city engineer.
		Staff Comments	This has been made a condition of approval.
			The Commission found that this standard has been met.
	$\boxtimes$	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	N/A, the applicant does not intend to use any signage at this time. Any future signage will be subject to City approval.
$\boxtimes$		17.09.040 Onsite Parking Req.	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
		Staff Comments	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.  Parking requirements for the proposed building are met.
			The Commission found that this standard has been met.
		17.08C.040 Outdoor Lighting Standards	<ul> <li>17.08C.040 General Standards</li> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol> <li>Overlighting;</li> <li>Energy waste;</li> <li>Glare;</li> <li>Light Trespass;</li> <li>Skyglow.</li> <li>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.</li> <li>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.</li> <li>Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ol> </li> </ul>
		Staff Comments	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.  The Commission found that this standard has been met.
$\boxtimes$		Bulk	Zoning District: Transitional (TN) and Townsite Overlay (TO)
		Requirements	Minimum Lot Size: 4,500 square feet Minimum Lot Width: 37.5 feet Maximum Height: 30' Setbacks:  • Street R.O.W. Adjacent: 12'; 20' to Garage Door  • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.  • 60' property width = 9' setback  • 1' for every 2.5' of building height  • 19.6' building height = 7.8' setback  • Alley: 6' minimum  ADU Floor Area: Minimum gross floor area of 300 square feet and maximum of 900 square feet

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			Staff Comments	Lot Size: 7,187 square feet (0.187 acres)
				Lot Width: ~60'
				Proposed Building Height:
				<ul> <li>Proposed Building Height: 27'-8<sup>7</sup>/<sub>8</sub>"</li> </ul>
				Proposed Setbacks:
				o Front Yard (West): 84' 2"
				Side Yard (North): 10'
				O Side Yard (South): 11' 11"
				Rear Yard (East) - alley: 10'  Rear Yard ADU floor grows 200 agus foot
				Proposed ADU floor area: 860 square feet Proposed Lot Coverage:
				o 2,134 square feet (1,274 Existing Footprint + 860 Proposed Footprint) /
				7,187 square foot lot = 29.6%
				All askbarals building bainbt and let assures as a suitane arts based as a
				All setback, building height, and lot coverage requirements have been met.
				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.
$\boxtimes$			17.06.070(A)1	Sidewalks and drainage improvements are required in all zoning districts, except as
			Street	otherwise provided herein.
			Improvements	
			Required	
			Staff Comments	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).
				resolve an aramage concerns, and ans has been added as condition of Approval (II).
				The Commission found that this standard has been met.
$\boxtimes$			17.06.070(B)	In the Townsite Overlay District, any proposal for new construction or addition of a garage
			Required Water	accessing from the alley, where water main lines within the alley are less than six feet (6')
			System	deep, the developer shall install insulating material (blue board insulation or similar
			Improvements	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)
			Staff Comments	This standard shall be met.
			<i>"</i>	
				A Condition of Approval (I) ensuring compliance with this standard has been added.
			_	eview Requirements for Non-Residential, Multifamily,
			and	or Mixed-Use Buildings within the City of Hailey
1 614	o Dlan	ning, 1	7.06.090(A)1 itams	(a) thru (a)
1. 310	e Piali	mig. 1	7.06.080(A)1, items	(a) tinu (n)
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.080(A)1a	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
1				that are usable by the residents and allow for safe access to buildings

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		Ct off Comments	Assessment the ADUS and the south side of the health and the south
		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.
			The Commission found that this standard has been met.
		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.
			The Commission found that this standard has been met.
		17.06.080(A)1c	<ul> <li>Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</li> </ul>
		Staff Comments	The proposed accessory building will be accessed off the alley and appears to be safe for
			pedestrians.
		17.06.080(A)1d	The Commission found that this standard has been met.  d. Building services including loading areas, trash storage/pickup areas and utility
		17.00.080(A)10	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.
			they do not interjete with any other uses on the property.
			The Commission found that this standard has been met.
$\boxtimes$		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.
			The Commission found that this standard has been met.
	$\boxtimes$	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from
		6: (( 6	any street.
		Staff Comments	N/A, as no vending machines are proposed at this time.
		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
1			storage for the alley, which will be required of the applicant to access the property in the

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			ı			
				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.		
				The Commission found that this standard has been met.		
			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	On-site parking for the proposed accessory building will be exclusively accessed via the alley.		
				The Commission found that this standard has been met.		
X			17.06.080(A)1i	<ol> <li>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.</li> </ol>		
			Staff Comments	Snow storage areas are delineated on the site plans, including sites accessible to various sizes		
				and types of snow removal vehicles.		
				The Commission found that this standard has been met.		
$\boxtimes$			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	Approximate proposed parking and vehicle circulation areas are 811.86 ft². Approximate		
				proposed snow storage area is 202.97 ft <sup>2</sup> , 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.		
				The Commission found that this standard has been met.		
			17.06.080(A)1k	<ul> <li>A designated snow storage area shall not have any dimension less than 10 feet (10').</li> </ul>		
			Staff Comments	The Commission found that this standard has been met.		
		$\boxtimes$	17.06.080(A)1I	<ol> <li>Hauling of snow from downtown areas is permissible where other options are not practical.</li> </ol>		
			Staff Comments	This applicant does not intend to haul snow, thus this condition is not applicable.		
			17.06.080(A)1m	<ul> <li>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.</li> </ul>		
			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.		
				The Commission found that this standard has been met.		
$\boxtimes$			17.06.080(A)1n	<ul> <li>Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</li> </ul>		
			Staff Comments	Staff believes that the vegetation should be fine in the snow storage areas.		
				The Commission found that this standard has been met.		
2. Bu	ilding	Design	: 17.06.080(A)2, ite	ms (a) thru (m)		
Co	mplia	nt	Standards and Staff Comments			

Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.080(A)2a	<ul> <li>The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</li> </ul>
			Staff Comments	The scale, shape, size, and rooflines of the proposed addition are consistent with the scale and
				massing of buildings in the surrounding neighborhood.
				The Commission found that this standard has been met.
		$\boxtimes$	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	N/A, as the project is not a corporate design.
			17.06.080(A)2c	<ul> <li>At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</li> </ul>
			Staff Comments	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.
				The Commission found that this standard has been met.
$\boxtimes$			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	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).
			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	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.
				The Commission found that this standard has been met.
			17.06.080(A)2f	<ul> <li>All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</li> </ul>
			Staff Comments	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.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into
			17.00.000(A)2g	the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	The proposed project is intended to match the existing residence/office and will be harmonious in color palette throughout.
				The Commission found that this standard has been met.
		$\boxtimes$	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	N/A, as no flat roofs are proposed. The building will incorporate gabled roofs.
$\boxtimes$			17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative
i		1		energy sources and/or passive solar techniques. At least three (3) of the

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			Staff Comments	following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:  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.  The proposed building will feature double-glazed windows with low emissivity glazing.  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:  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  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
$\boxtimes$			17.06.080(A)2j	heat pump system, indicating that they do meet the efficiency standards suggested by the applicant. This has been added as Condition of Approval (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
			Staff Comments	falling directly onto adjacent sidewalks.  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.  The Commission found that this standard has been met.
X			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.
			Staff Comments	Downspouts will be run to drywells in the landscaped back yard.  The Commission found that this standard has been met.
		$\boxtimes$	17.06.080(A)2I	I. 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).
	_		Staff Comments	N/A
			17.06.080(A)2m	<ul> <li>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.</li> </ul>

C	omplia	int		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	The proposed building has been designed to match the existing residence/office in materials and architecture.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			Staff Comments	The proposed accessory project is at the rear of the property.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	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.
				The Commission found that this standard has been met.
			17.06.080(A)3d	<ul> <li>Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</li> </ul>
			Staff Comments	No new fencing is proposed.
			47.00.000(4)2-	The Commission found that this standard has been met.
$\boxtimes$			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	Mechanical venting through the roof will be located on the south side of the building, shielding
			Stuff comments	it from view from both adjacent Walnut Street and from the proposed project parking areas.
				The Commission found that this standard has been met.
		$\boxtimes$	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
			Staff Comments	its surroundings.  N/A – no alternative energy sources are currently proposed for this project.
$\nabla$			17.06.080(A)3g	
$\boxtimes$			17.00.080(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	The trash receptable 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.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	The applicant intends to underground existing overhead lines on the property and will run all service lines to the property underground.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	No appurtenances are proposed.
				The Commission found that this standard has been met.

4. La	ndsca	oing: 17	7.06.080(A)4, items	(a) thru (n)
C	omplia	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
×			17.06.080(A)4a	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.
			Staff Comments	The Commission found that this standard has been met.
$\boxtimes$			17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	The Commission found that this standard has been met.
×			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.
			Staff Comments	Irrigation on the property is already existing and will be amended accordingly.
				The Commission found that this standard has been met.
			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.
			Staff Comments	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.
		$\boxtimes$	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	N/A – this project is located in the TN zoning district.
		$\boxtimes$	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	N/A – there are no pedestrian areas within the proposed project.
		$\boxtimes$	17.06.080(A)4g	<li>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</li>
			Staff Comments	N/A
			17.06.080(A)4h  Staff Comments	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).  Existing landscape maintenance will be continued.
				The Commission found that this standard has been met.
		$\boxtimes$	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the
			_7.00.000(A)41	appearance of the site.
			Staff Comments	N/A, as no retaining walls are proposed at this time.

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			17.06.080(A)4j	<ul> <li>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</li> </ul>
			Staff Comments	N/A, as no retaining walls are proposed at this time.
		$\boxtimes$	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of
			17.00.000(A)4K	the project, shall be no higher than four feet or terraced with a three-foot
				horizontal separation of walls.
			Staff Comments	N/A, as no retaining walls are proposed at this time.
		$\boxtimes$	17.06.080(A)4l	I. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	N/A, as no retaining walls are proposed at this time.
		$\boxtimes$	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	N/A, as no retaining walls are proposed at this time.
		×	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	N/A, as no retaining walls are proposed at this time.
		Desig	n Review Guide	lines for Residential Buildings in the Townsite Overlay District (TO).
	omplia			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			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.
			Staff Comments	The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition
			Stujj Comments	will preserve the grid pattern, keeping visual access to First Avenue and garage access via the
				alley.
				The Commission found that this standard has been met.
$\boxtimes$				Guideline: Site planning for new development and redevelopment shall address the
				following:
				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.
			Staff Comments	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.

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×		Staff Comments	<ul> <li>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.</li> <li>Snow storage has been identified on the site plan and is sufficient for the site.</li> <li>Utilities are existing. Water, sewer and gas are located underground. Existing overhead power lines will be undergrounded as a part of the proposed project.</li> <li>The Commission found that this standard has been met.</li> <li>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.</li> <li>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</li> </ul>
			are located at the south elevation.  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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)2	Bulk Requirements (Mass and Scale, Height, Setbacks)
			Guideline: The perceived mass of larger buildings shall be diminished by the design.
		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.
$\boxtimes$		17.06.090(C)3	3. Architectural Character
		17.06.090(C)3a	a. General
			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.
		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.  The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3b	b. Building Orientation
		17.00.030(0)30	Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
		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.
			The Commission found that this standard has been met.
$\boxtimes$			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.
		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.
			The Commission found that this standard has been met.
X		17.06.090(C)3c	c. Building Form
			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.

		Staff Comments	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.
$\boxtimes$		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	The proposed addition incorporates a staggered gable roof to the east (entry) elevation,
			breaking up the entry/garage side of the building.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.
			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 shall be given to the roof.
		Staff Comments	form to ensure that snow does not shed onto adjacent properties.  A 5:12 composite shingle roof will be installed. Snow retention devices and rain gutters will be
		Stujj Comments	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.
	 	47.06.000(6)2.1	The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are
		Staff Comments	similar to those traditionally found in the neighborhood are encouraged.  The proposed addition incorporates a simple gable roof. The proposed roof forms, ridge
		Stujj Comments	lengths and materials are similar to those traditionally found in the neighborhood.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found
		a: «« a	traditionally in the surrounding neighborhood.
		Staff Comments	The proposed roof pitches are 5:12, which is consistent with the surrounding neighborhood.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3e	e. Wall Planes
			Guideline: Primary wall planes should be parallel to the front lot line.
		Staff Comments	The west wall of the proposed addition is parallel to the First Avenue property line.
	 	47.05.000/0\0	The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the
		Staff Comments	surrounding neighborhood.  The addition is proportional to the site. The two-story gable wall plane is 28'-wide, which is
		Stujj Comments	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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
		Staff Comments	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
	1		appearance in size and break up the longer wall planes along the east side of the building. No

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			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.  With the added Condition of Approval, the Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3f	f. Windows
		. ,	Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
		Staff Comments	The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully
		Staff Comments	planned to respect the privacy of neighbors.  No windows are proposed on the side lot line facing the only adjacent neighbor to the south.
		Stajj comments	A half-window entry door to the ADU is proposed and will be shielded by the covered porch
			and neighboring trees.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3g	g. Decks and Balconies
		Staff Comments	Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
		Stujj Comments	A small covered balcony is proposed as the entrance to the ADU. Said deck is in scale with the building and the surrounding neighborhood.
			The Commission found that this standard has been met.
		17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
		Staff Comments	The proposed second story balcony is screened by existing vegetation (tree) and does not impact the privacy of the neighbors.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3h	h. Building Materials and Finishes
			Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The
		Staff Comments	use of texture and detailing to reduce the perceived scale of large walls is encouraged.  The proposed addition will match that of the existing residence. Proposed siding is of hardy
		Stajj comments	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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up
•	-	. ,	the mass of the wall plane.
		Staff Comments	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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3i	i. Ornamentation and Architectural Detailing
			Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

		Staff Comments	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.
			With the new Condition of Approval, the Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3i	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.
		Staff Comments	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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible
			with the scale and pattern of the neighborhood.
		Staff Comments	Please refer to Section 17.06.090(C)3i for further information.
			The Commission found that this standard has been met.
X		17.06.090(C)4	4. Circulation and Parking
			Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
		Staff Comments	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.
			The Commission found that this standard has been met.
X		17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
		Staff Comments	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.
			The Commission found that this standard has been met.
		17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
		Staff Comments	The proposed garage addition, as well as the vehicle parking, can only be accessed from the
			alley.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
		Staff Comments	The proposed detached garage will be accessed from the alley.
			The Commission found that this standard has been met.
		17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
		Staff Comments	N/A, as the proposed garage bays will be accessed from the alley.
$\boxtimes$		17.06.090(C)4	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.
		Staff Comments	The proposed new garage and parking is accessed from the alley. Existing parking for
		otajj comments	multiple vehicles exists around the property along First Avenue and Walnut Street.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part
			of the overall site planning.

	1	1	Staff Comments	Off-street parking is provided and could be utilized for recreational vehicles should that be
			Stujj Comments	needed.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	Alley access is not impacted and will be maintained.
				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.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)5	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.
			Staff Comments	Utilities and vehicular access to the garage are located off the alley.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)5	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.
			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 of
				the site, the Developer shall control according to State Law.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)5	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.
			Staff Comments	The existing landscaping to be maintained is turf and is set back from the alley via the
			Stujj comments	proposed parking areas.
				proposed parking direas.
				The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the
				property in terms of size, location and function.
			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.
	<u> </u>		4- 44 45 5/5	The Commission found that this standard has been met.
$\boxtimes$			17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of
			a	the alley unless found to be impractical.
			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.
				The Commission found that this standard has been rest
			17.00.000(0)7	The Commission found that this standard has been met.
			17.06.090(C)7	7. Snow Storage

$\boxtimes$			Guideline: All projects shall be required to provide 25% snow storage on the site.
_	_	Staff Comments	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.
			and blaine county that this should not be all issue.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing:
			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	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.
			The Commission found that this standard has been met.
$\boxtimes$		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	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.
			The Course is in found that this standard has been used
$\boxtimes$		17.06.090(C)8	The Commission found that this standard has been met.  Guideline: Attention shall be given to other significant landscape features which may be
		17.00.030(C)6	present on the site. Mature shrubs, flower beds and other significant landscape features
		Staff Commonts	shall be shown on the site plan and be incorporated into the site plan where feasible.
		Staff Comments	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.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
		Staff Comments	If noxious weeds are present on the site, the Developer shall control according to State Law.
			The Commission found that this standard has been met.
$\boxtimes$		17.06.000(0)0	9. Fences and Walls
		17.06.090(C)9	
			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
		Staff Comments	gates.  An existing picket fence will remain along the north and south perimeters of the property.
		Stujj Comments	An existing picket jence will remain along the north and south perimeters of the property.
			The Commission found that this standard has been met.
	$\boxtimes$	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
		Staff Comments	N/A, as none are proposed.
$\boxtimes$		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:
	1		The alteration should be congruous with the historical, architectural, archeological,
			The alteration should be congruous with the historical, architectural, architectural,

		Overlay District, especially those originally constructed in the same Period of Significance.  • 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	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.
		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.
		The proposed addition is congruous with the surrounding area, contributing to the overall charm of Old Hailey.
		The Commission found that this standard has been met.
	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:
		<ul> <li>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.</li> </ul>
		<ul> <li>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:</li> </ul>
		<ul> <li>The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> </ul>
		<ul> <li>Exterior materials that are compatible with the original building materials should be selected;</li> </ul>
		<ul> <li>The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>The visual impact of the addition should be minimized from the street;</li> </ul>
		<ul> <li>The wassand scale of the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> </ul>
		<ul> <li>The roof form and slope of the roof on the addition should be in character with the original building;</li> </ul>
		<ul> <li>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul>
	Staff Comments	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.
		The Commission found that this standard has been met.

#### 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.
  - 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. 1<sup>st</sup> 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.
- 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.
- I) 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.

Blaine County ADU Design Review Lot 13A, Block 22, Hailey Townsite (302 S. First Avenue) Hailey Planning Zoning Commission – May 18, 2020 Findings of Fact – Page 21 of 21

- 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 Assis	stant

### 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.

Amended Woodside Subdivision No. 25 Design Review E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr. (Lots 1-6, Block 86)

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**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.

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- 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					
C	omplia	nt		Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments		
$\boxtimes$			17.06.050	Complete Application		

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		Department Comments	Engineering: The Public Works Department has reviewed, and their comments are included in the appropriate sections below.
			Life/Safety: The Fire Marshall has no comments at this time.
			Water and Sewer: The Public Works Department and City Staff has discussed the
			following comments with the Applicant who has agreed to incorporate the suggestions:
			- With them boring under Woodside they will have no way of insolating 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.
			- 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.
			- They have water services going through multiple lots. Not sure if we care
			since it is on the customers side of the meter vault 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.
			Building: No comments at this time.
			Streets: The Streets Department and City Staff has discussed the following
			comments with the Applicant who has agree to incorporate the suggestions:
			- The Applicant needs to show two stop signs coming off the project, one at
			each entry, as well as street signs.
			- The Applicant needs to submit a traffic control plan and a pedestrian
			control plan to be approved before any construction starting.
			- The Applicant needs to show that the new bus stop pad is the same size.
			- 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.
			- 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 developer.
			- The Applicant needs to supply detailed drawings of the water connections
			and the road shall be cut and the lines insulation.
			- 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.
$\boxtimes$	П	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	No signage is proposed at this time; however, any signage exceeding four square
		Comments	feet will need to be accompanied by a Sign Permit Application and be approved
			prior to installation.
		17.09.040 On- site Parking Req.	See Section 17.09.040 for applicable code.
		Staff Comments	Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces.

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	,		,	,
				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.
				The site plan shows a total of 68 onsite parking spaces.
				Parking requirements for the proposed project are met.
		$\boxtimes$	17.09.040.06:	A. Approval Required: No use shall provide on-site parking for more than two
			Excess of	hundred percent (200%) of the number of spaces required by this chapter unless
			Permitted	permitted by specific action of the commission. Applications for parking in excess
			Parking	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.
			Staff	N/A, as the maximum parking proposed is equal to 200% of the number of spaces
			Comments	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.
$\boxtimes$			17.08C.040	17.08C.040 General Standards
			Outdoor	1. All exterior lighting shall be designed, located and lamped in order to prevent:
			Lighting Standards	i. Overlighting;
			Standards	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
			C: (f	such application by the Lighting Administrator.
			Staff Comments	The Applicant will install Dark Sky compliant, downcast and low wattage fixtures.
			Comments	Cut Sheets and an Electrical Site Plan. The Applicant will need to provide a
			DII-	Photometric Plan.
			Bulk Requirements	General Residential (GR) Zoning District:
			Staff	Building Height:
			Comments	- 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 ½".
				Building height requirements have been met.
				Building Setbacks:
				- Permitted Setbacks:
				o Front Yard: 20'
	l	l	1	O 11011C 1010. 20

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		17.06.080(A)1b	residents and visitors alike, and allow for safe access to the buildings.  The Commission should discuss if the exterior spaces around buildings is adequately usable.  b. All existing plant material shall be inventoried and delineated, to scale, and
			The proposed space will encourage and create usable outdoor spaces by
			the property. The open space will be available for the residents.
		Staff Comments	
			around buildings that are usable by the residents and allow for safe access to buildings.
			greatest extent possible sun exposure in exterior spaces to create spaces
		17.06.080(A)1a	
No		City Code	City Standards and Staff Comments
		3: 17.00.080(7	Standards and Staff Comments
. 51	•	•	lixed-Use Buildings within the City of Hailey
	Des	_	Requirements for Non-Residential, Multifamily,
		Staff Comments	N/A This project is not located in the Townsite Overlay District.
	$\bowtie$	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.
			appears to be adequate for the site. The City Engineer has reviewed this plan and has no additional comments at this time.
			A Drainage Plan has been submitted, prepared by a registered engineer. Drainage
		C	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.
		Street Improvements Required	otherwise provided herein.
П			Sidewalks and drainage improvements are required in all zoning districts, except as
			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.
			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
			o Rear Yard: 10'
			<ul><li>Side Yard (north): 10'</li><li>Side Yard (south): 10'</li></ul>
			<ul><li>Front Yard (Woodside Blvd): 20+'</li><li>Side Yard (north): 10'</li></ul>
			- Proposed Setbacks for the Six Buildings:
			<ul> <li>Side Yards: 10<sup>7</sup>′</li> <li>Rear Yard: 10<sup>7</sup>′</li> </ul>
	No	Des	17.06.070(A)1   Street   Improvements   Required   Staff   Comments

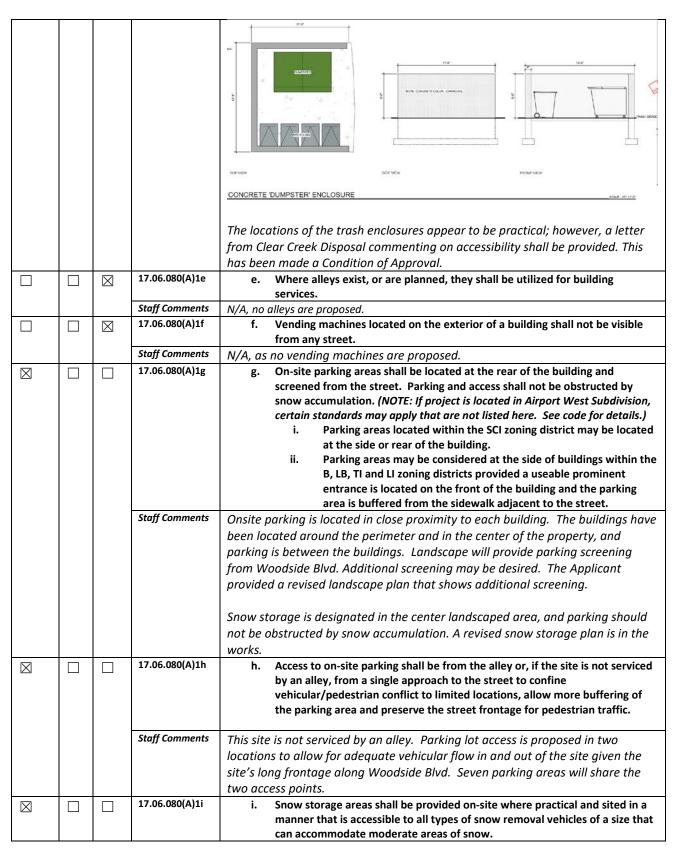
trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch 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. 10/0 MM 14 MM 57 MM The Plant Schedule for the site includes: PLANT SCHEDULE NORWAY MAPLE COLUMNAR NORWAY MAPLE ACER PLATANOIDES 2 1/2" CAL. 2 1/2" CAL. ACER PLATANOIDES 'COLUMNAR ACER X 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE 3" CAL CRATAEGUS AMBIGUA 8-10' MULTI-STEM (2 1/2" Cal..) RUSSIAN HAWTHORN GYMNOCIADUS DIOICA KENTUCKY COFFEE TREE QUERCUS ROBUR X BICOLOR REGAL PRINCE OAK 2 1/2" CAL SYRINGA RETICULATA IVORY SILE IVORY SILK TREE LILA 2 1/2" CAL ABIES CONCOLOR WHITE FIR 10-12' B&B PINUS MUGO 'ROSTRATA' ROSTRATA MUGO PINE 6-7' B&B COTONEASTER LUCIDUS RHAMNUS FRANGULA 'FINE LINE' RHUS AROMATICA 'GRO-LOW' 5 GAL 5 GAL 5 GAL GRO-LOW SUMAC ROSA WOODSII WOOD'S ROSE 5 GAL 106 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTERS FEATHER REED GRASS

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  $\frac{1}{2}$ ") 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.

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			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.  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.  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.
$\boxtimes$		17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and
		Staff Comments	through the site and to building.
		July comments	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.
			Additionally, Mountain Rides requests that the Applicant include
			accommodations for the relocated Mountain Rides' bus stop, as follows:
			<ul> <li>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.</li> </ul>
⊠?		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 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.
			The Commission expressed a concern that the Applicant provide a rendering of the trash enclosure, which was provided.



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			Staff Comments	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.
$\boxtimes$			17.06.080(A)1j	<ul> <li>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</li> </ul>
			Staff Comments	The cumulative paved area is approximately 31,900 square feet. The proposed
				snow storage area I s approximately 27,485 square feet, which is in excess of
				the 25% requirement.
				Please refer to Section 17.06.080(A)1i for further detail.
			17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	The proposed snow storage areas are in excess of the 10' width requirement.
		$\boxtimes$	17.06.080(A)1I	I. Hauling of snow from downtown areas is permissible where other options
			Ct. W.C.	are not practical.
			Staff Comments	N/A.
$\boxtimes$			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	Snow storage areas do not impede site distance or vehicular and pedestrian
				circulation areas.
$\boxtimes$	П	П	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	Snow storage areas are shown in grass landscape areas.
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
⊠?			17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be
			c: "a .	compatible with surrounding buildings.
			Staff Comments	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
I		1	1	rooflines.

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				Antelope Dr.  Pril de proposition de la
		$\boxtimes$	17.06.080(A)2b Staff Comments	b. Standardized corporate building designs are prohibited.
⊠?			17.06.080(A)2c	N/A, as this project is not a standardized corporate design.  c. At ground level, building design shall emphasize human scale, be
			171001000(71)20	pedestrian oriented and encourage human activity and interaction.
			Staff Comments	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.
				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.
				The Commission should discuss if there is sufficient emphasis on designing to
				the human scale and encouraging human activity and interaction.
⊠?			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	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.
				· · · · · · · · · · · · · · · · · · ·
				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
	l l			I ili wilicii jour willaows alia gable ella velits have been added to bleak ab the

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			The Commission should discuss if enough undulation and design features are present.
	$\boxtimes$	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	N/A, as no future additions or renovations are planned.
⊠?		17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
		Staff Comments	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.

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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.

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				Cambridge  France Company  Com
			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	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.
				1007 mile provide a residential feet to the structures.
			48 00 000/1101	Please refer to Section 17.06.080(A)2f for further detail.
⊠?			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	Rooflines with a primary pitch of 12:6 and roof elements, such as gables and
	1	1	ĺ	window features are 12:4 and are proposed on all buildings, which are two

			stories in height. All buildings incorporate roof elements, such as gables and		
			window features to provide further interest and variety.		
⊠?		17.06.080(A)2i  Staff Comments	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:  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 onsite.  vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.  The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:  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.		
			The Commission discussed if additional insulation is an acceptable alternative to conserve energy and agreed with Staff that it is.		
$\boxtimes$		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.		
		Staff Comments	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.		
$\boxtimes$		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.		
		Staff Comments	Downspouts and drains will drain to landscape areas and away from buildings.		
		17.06.080(A)2I	I. 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).		
		Staff Comments	N/A, as no vehicle canopies are proposed.		
	$\boxtimes$	17.06.080(A)2m	<ul> <li>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.</li> </ul>		

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			Staff Comments	N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not			
				required at this time.			
	3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)						
	mplian			Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
			17.06.080(A)3a	<ul> <li>Accessory structures shall be designed to be compatible with the principal building(s).</li> </ul>			
			Staff Comments	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.			
				See 17.06.080(A)1d for more detail.			
$\boxtimes$			17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.			
			Staff Comments	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.			
$\boxtimes$			17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with			
				other materials used on the site.			
			Staff Comments	The proposed fencing is for 6' tongue and grove 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.			
⊠?			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	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.			
				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.			
		$\boxtimes$	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-			
			Staff Commonts	site parking areas, adjacent public streets and adjacent properties.			
			Staff Comments	N/A			
		$\boxtimes$	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			
			Staff Comments	building and its surroundings.  N/A			
<b>□</b>			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.			

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			Staff Comments	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.
				alseass the appropriateness of the trash enclosure.
				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.
			17.06.080(A)3h	h. All service lines into the subject property shall be installed
$\boxtimes$			27.00.000(7.70	underground.
			Staff Comments	All service lines will be installed underground.
$\boxtimes$	П		17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	No appurtenances will be permitted on poles.
4 lar	ndsca	ning:	17 06 080(Δ)	4, items (a) thru (n)
	mplian			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			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.
			Staff Comments	All species proposed are drought-tolerant where xeriscape is not proposed. See
				Landscape Plan L – 1.0
				,
				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.
$\boxtimes$	П		17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			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.
				- Cricouragear
				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.
$\boxtimes$			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.
			Staff Comments	The Applicant says that the landscape area will be irrigated. The Irrigation Plan
				to be reviewed and approved at final design.
⊠?			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.

		Staff Comments	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.
			Please refer to Section 17.06.080(A)1b for further details.
		17.06.080(A)4e	<ul> <li>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.</li> </ul>
		Staff Comments	N/A, as the proposed project is located within the General Residential (GR) Zone District.
		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	N/A, as the proposed project is located within the General Residential (GR) Zone District.
$\boxtimes$		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	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.
$\boxtimes$		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	The Applicant will be responsible for maintaining plant material in healthy condition. Proposed landscaping will be maintained by the HOA.
	$\boxtimes$	17.06.080(A)4i	<ul> <li>Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</li> </ul>
		Staff Comments	N/A, as no retaining walls are proposed at this time.
		17.06.080(A)4j	<ul> <li>Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</li> </ul>
		Staff Comments	N/A, as no retaining walls are proposed at this time.
		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	N/A, as no retaining walls are proposed at this time.
	$\boxtimes$	17.06.080(A)4I	I. Landscaping should be provided within or in front of extensive retaining walls.
		Staff Comments	N/A, as no retaining walls are proposed at this time.
	$\boxtimes$	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
		Staff Comments	N/A, as no retaining walls are proposed at this time.
	$\boxtimes$	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	N/A, as no retaining walls are proposed at this time.
			onal Design Review Requirements for

Multi-Family within the City of Hailey

1. Site	Plan	ning:	17.06.080(D)a	a, items (a) thru (c)	
Co	mplian	t		Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments	
⊠?			17.06.080(D)1a	1. Site Planning	
				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.	
			Staff Comments	The surrounding area sees a variety of single-family residences. The topography is flat but near foothills.	
				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.	
				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	
$\boxtimes$			17.06.080(D)1b	the buildings respond sufficiently to the adjacent uses.  b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation	
			Staff Comments	within a site.  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.	
$\boxtimes$			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. Bui	lding	Desig	n: 17.06.080(	D)2, items (a) thru (b)	
	mplian			Standards and Staff Comments	
⊠?			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.	

		Staff Comments	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.  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.
$\boxtimes$		17.06.080(D)2b	<ul> <li>At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</li> </ul>
		Staff Comments	Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.

## 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 ISPWC SD-701 or SD-703 and Sidewalk ISPWC 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

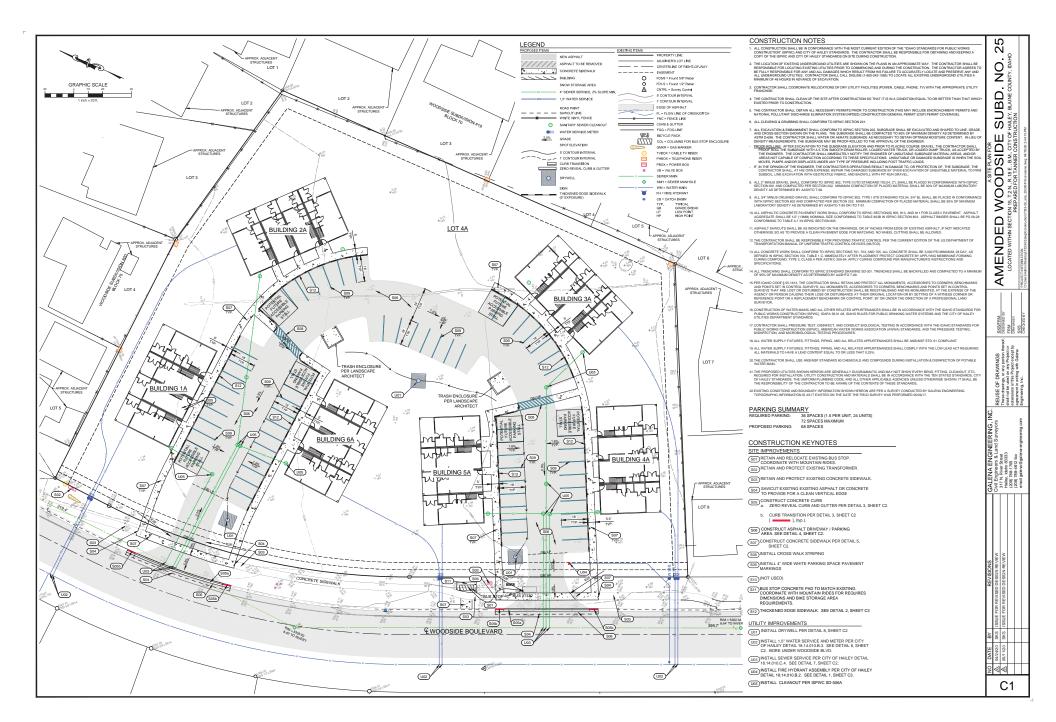
Amended Woodside Subdivision No. 25 Design Review E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr. (Lots 1-6, Block 86)
Hailey Planning Zoning Commission – May 18, 2020
Staff Report – Page 23 of 23

- 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 Re	view Application by Tanner Investments, LLC on behalf of Brant							
anner, represented by Galena Engineering, for amended Woodside Subdivision No. 25, located at Block								
86, E side of Woodside Blvd. btw Ant	elope 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 ide	ntified standard is not met].							
Continuation: Motion to continue the	e public hearing to [Commission should specify a date].							





#### 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 INFORMATION SHOWN ON THE DRAWNESS IS RELATING TO EASI FOR COMMITTING AND ARE SPECIAL OF THE PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY, FIELD VERIFY EXISTING CONDITIONS. DIMENSIONS AND NOTIFY THE LANDSCAPE DESIGNER OF DISCREPANCIES OR CONDITIONS ADVERSELY. AFFECTING THE DESIGN INTENT 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 DWINER AND DESIGNER/CONSULTANT SHALL BE HELD HARMLESS FOR INJURY OR DEATH TO PRESONS OF DAMAGE STOPPOPERTY 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.
- 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.

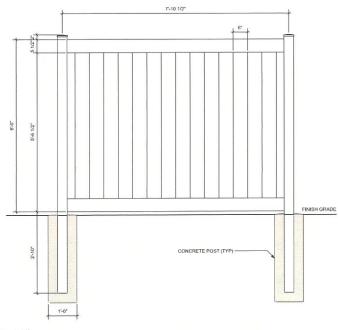
#### PLANTING NOTES:

- P-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.
- P-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.
- P-3 VERIFY ALL EXISTING TREES, SHRUBS AND OTHER VEGETATION TO REMAIN IN FLACE, 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
- PAL PRIOR TO PLANTING, CONTRACTOR SHALL AFRATE ALL EXISTING SOILS, DECOMPACTION DEPTH SHALL BE EQUAL TO OR GREATER THAN MATURE ROOT DEPTH OF THE PLANTS TO BE INSTALLED.
- P.5. ALL EXISTING SOILS THAT ARE TO BE USED FOR PLANTING WILL BE EVALUATED AND APPROPRIATELY AMENDED TO SUPPORT THE SPECIFIC PLANT NEEDS IN EACH SPECIFIED PLANTING AREA. GENERALLY, AMENDED SOILS SHOULD BE BLENDED: 50% BIOSOLIDS / 50% TOPSOIL.
- P46 ALL DECIDIOUS PLANT MATERIALS MOVED IN FULL-LEAF ARE REQUIRED TO BE COVERED WITH TARPS AND HANDLED APPROPRIATELY DURING TRANSPORTATION.
- P-7 MAINTENANCE OF ALL PLANT MATERIALS STORED ON OR OFF SITE THROUGHOUT THE INSTALLATION PHASE IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- P-8 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIAL THROUGHOUT THE PROJECT,
- P-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 OROWING A CONSTRUCTION STEEDED FOR PLANTING PROCESSING CESCING RETAINS THE RIGHT TO GENERAL PRESENCE STATES THE RIGHT TO GENERAL RELEASE AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL SYSTEMS, PESTS, DISEASE SYMPTOMS, PULIFIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL. AT ANY TIME DURING PROGRESS OF WORK.
- P-10 GARDEN BED: FINISHED GRADE OF TOPSOIL SHALL BE APPROXIMATELY 3 1/2" BELOW ADJOINING PAVED SURFACES ALLOWING FOR 3" OF MULCH TO BE PLACED ON TOP.
- 8-11 TREES AND SHRIPS: INDIVIDUALLY PLANTED TRESS AND SHRUBS SHALL BE TOP DRESSED WITH 3-4 INNESS AND SHOWS IN INDIVIDUALS. IN INDIVIDUALS AND EXCAVATION, DAMAGED BRANCHES SHALL BE PRUNED AND APPROXIMATELY 12 OF INNER GROWTH REMOVED USING PROPER HORTICULTURE PRUNING STANDARDS.
- P-12 SOD AND SEEDED AREAS. SEE P-5 FOR GENERAL SOIL COMPOSITION, AREAS TO BE SODDED 1- 1.5\* BELOW FINISHED ELEVATION.

#### IRRIGATION NOTES:

- L1 BRRIGATE ALL DISTURBED AREAS WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
- F2 SPRAY AND DRIP ZONES TO BE DETERMINED ON SITE BY WATER FLOW AND PRESSURE, AS WELL AS VEGETATION REQUIREMENTS.
- L3 ALL TURF AREAS TO BE ZONED SEPARATE FROM NATURAL GRASS AREAS AND OTHER VEGETATION TYPES.
- 14 ALL FLOWER CONTAINERS OR PLANTER BOXES TO HAVE SEPARATE ZONES FOR DRIP
- LS ANY EXISTING SITE IRRIGATION TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 146 ALL NEW GARDEN BEDS, TREES, AND SHRUBS TO BE DRIP IRRIGATED.
- 1-7 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.
- LA REFER TO IRRIGATION PLAN IF APPLICABLE.

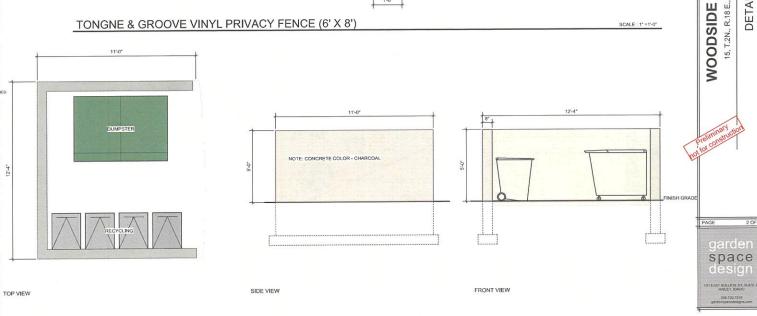




TONGNE & GROOVE VINYL PRIVACY FENCE (6' X 8')

SCALE: 1" =1'-0"

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



CONCRETE 'DUMPSTER' ENCLOSURE

L-2.0

2 OF 2

PROJECT # GSD 313.20

SCALE

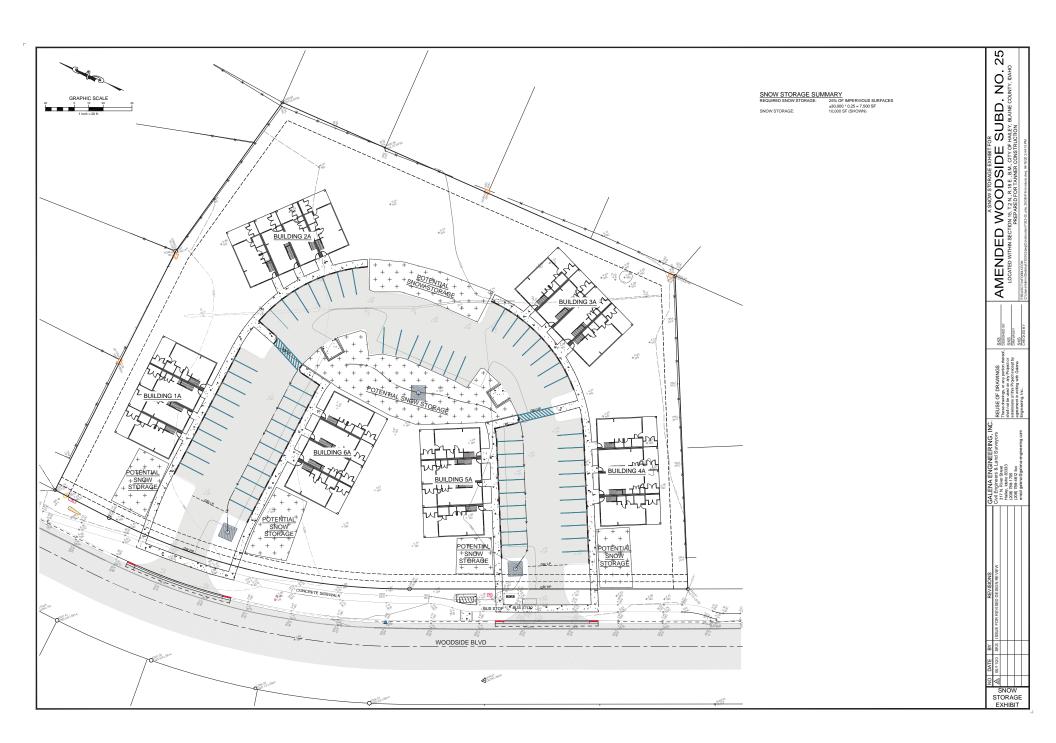
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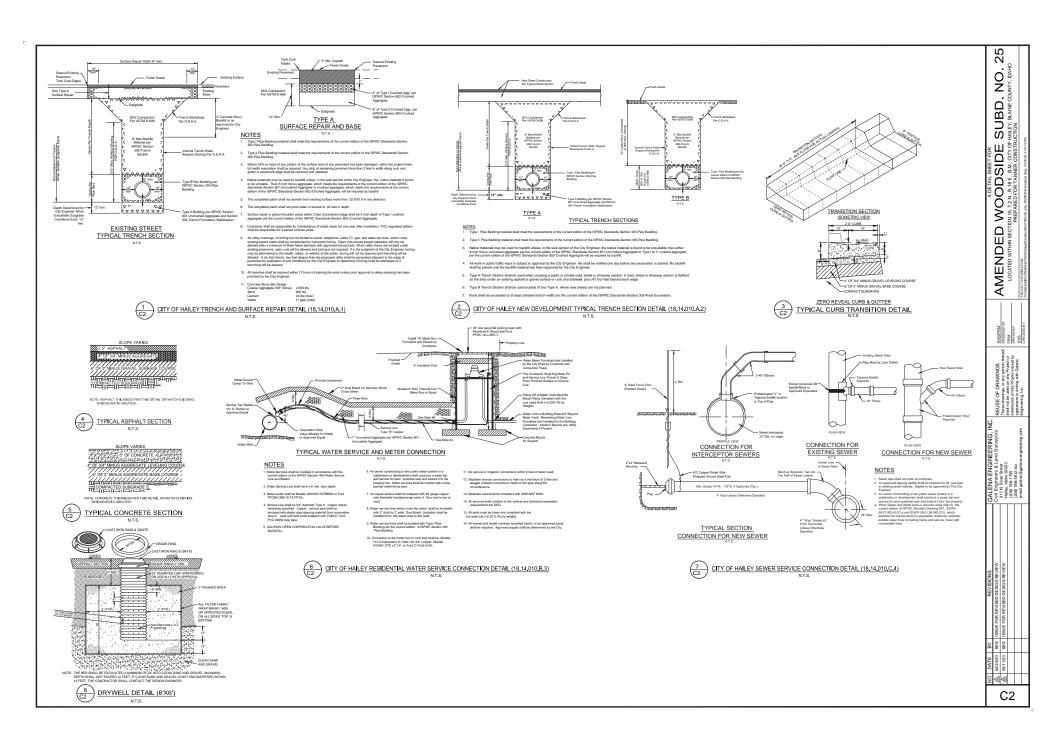
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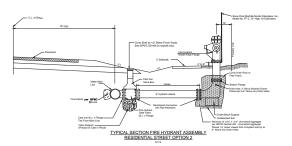
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DETAIL PAGE



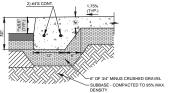




HYDRANT VEHICULAR PROTECTION



CITY OF HAILEY FIRE HYDRANT DETAIL (18.14.010.B.2) N.T.S.



"FACE REVEAL HEIGHT IS 4.75" TO 5.5" WHEREIN 5.5" IS TYPICAL.
REFER TO INDIVIDUAL GRADING DESIGNS FOR ACTUAL CURB REVEAL.

- NEFER TO INDIVIDUAL GRADING DESIGNS FOR ACTUAL CURS REVEAL.

  NOTES, CHEST PROSERVED EXPANSION JOINT MATERIAL (AGSTTOM 213) AT
  TERMINAL POINTS OF RADII.

  TERMINAL POINTS OF RADII.

  TOTAL PROSERVED AS THE STATE OF THE TOTAL TO MATCH
  WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.

  3. 12" TRANSVERSE PREFORMED BUTHINAUOUS JOINTS AT THE TERMINUS
  POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO
  PERMINAENT FOUNDATIONS.
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.



2 THICKENED SIDEWALK EDGE N.T.S.

AMENDED WOODSIDE LOCATED WITHIN SECTION 16, TAN, R. 18, E. B.M., CITYOF PREPARED FOR TANKER CONSIDER

25

SUBD NO 2 PEHALEY, BLAINE COUNTY, IDAHO RUCTION

GALENA ENGINEE Civil Engineers & Land Si 317 N. River Steet Halley, Maho 83333 (208) 788-4176 (208) 788-4176 email galena @galena-engin

244 C3







# **SKYVIEW BUILDING 1**

AN RML DESIGN PROJECT

## **GENERAL NOTES**

THE GENERAL CONTRACTOR ASSUMES FILL RESPONSIBILITY TO YERFY THE CONDITIONS, DIPENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FILL ILBUILTY FOR ANY PROPLETS THAT HAY ARRISE DIE TO POSSIBLE ERRORS OR O'TISSIONS ON THESE FLANS, USE OF THESE PLANS CONSTITUTES CONTRILATED WITH THE ADDY TENSIS.

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

WORD TANSHIP 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.

UNLEGS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOUN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SHITLAR CONDITIONS ELSEWERRE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROWNET 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 QUINER 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**



PRICE

ENGINEERING INC.

RML DESIGN

DESIGNER

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

ENGINEERS

PRICE ENGINEERING

KYLE PRICE 3611 N. HWY 126, SUITE N FARR WEST, UTAH 84404 801-771-0542

CONTRACTOR

TANNER CONSTRUCTION

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

## **BUILDING INFORMATION**

OWNER

TANNER CONSTRUCTION

ADDRESS

WOODSIDE SUBDIVISION \*25, BLOCK 86 HAILEY, IDAHO

SQUARE FOOTAGE	JNITS 1, 4	SQUARE FOOTAGE UNITS 2, 3		
UPPER LEVEL MAIN LEVEL	652 SQ. FT. 672 SQ. FT.	UPPER LEVEL MAIN LEVEL	528 SQ. FT. 512 SQ. FT.	
TOTAL	1324 SQ. FT.	TOTAL	1040 SQ. F	

LOWER LEVEL BONUS ROOM LOWER LEVEL BONUS ROOM GARAGE GARAGE

# 1436 S. LEGEND HILLS DR. #320 CLEARFIELD LITAH 84015

ATTENTION



C ALL RIGHTS RESERVED

PROJECT NAME: SKYVIEW **BUILDING 1** 

LOCATION INFO: LOT# SUBDIVISION WOODSIDE SUB.

#25, BLOCK 86 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

NER-BUNYAL-M-4PLEX-6-18-B

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S112 SECOND FLOOR FRAM S113 ROOF FRAMING PLAN S211 STRUCTURAL DETAILS S212 STRUCTURAL DETAILS S313 STRUCTURAL DETAILS

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A01.2 GENERAL NOTES
A01.3 GENERAL NOTES
A01.3 ELEVATIONS
A21.2 ELEVATIONS
A21.3 ELEVATIONS
A21.4 ELEVATIONS
A21.4 ELEVATIONS
A21.4 MAIN FLOOR PLAN
A31.4 MAIN FLOOR PLAN
A31.5 MAIN FLOOR PLAN
A31.5 SECOND FLOOR FRAMING PLAN
A31.4 SECOND FLOOR FRAMING PLAN
A31.4 POOL SECTIONS
A01.1 HOUSE SECTION
A02.2 SECTIONS 4 DETAILS
A04.3 SECTIONS 4 DETAILS
A04.5 SECTIONS 4 DETAILS
A04.5 SECTIONS 4 DETAILS
A04.5 SECTIONS 4 DETAILS

A45 SECTIONS & DETAILS S11 FOOTING / FOUNDATION PLAN S12 SECOND FLOOR FRAMING PLAN

COVER

#### LIGHT AND VENTILATION NOTES

- ALL HABITABLE BOOTHS SHALL HAVE AN ACCIDENCE TO CALLED A FACE OF THE BASIS OF THE FLOOR AREA OF SUCH PROPERLY DEVILED FROM THE FLOOR AREA OF SUCH PROPERLY DOWNLOAD FOR THE OUTSING STORE OF THE OUTSING FOR THE OUTSING STORE OF THE OUTSING STORE OUTSING AND THE OUTSING AREA TO THE OUTSING SHALL BE 4 PERCENCY OF THE FLOOR AREA STOREM SERVICE HAVE THE FLOOR AREA SERVE SERVE STOREM STOREM STOREM.
- 2. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION RISE AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH IRC.
- 3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION ONE ABOVE IS SATISFIED AND ARTHCIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMATION OF 6 POOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30° (162171) ABOVE THE
- 4. BATH-ROOMS, MATER CLOSET COMPARTMENTS AND OTHER SHILLAR ROOMS SHALL BE PROVIDED WITH ASSUREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN THREE SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
- 5.THE GLAZED AREA SHALL NOT BE REQUIRED UNESEE AFTECIAL LIGHT AND A PECHANICAL POTILIZATION SYSTEM ARE PROVIDED. THE INSTITUTION SYSTEM ARE PROVIDED. THE INSTITUTION VENILLATION ARTIS SHALL BE SO CHY (24 LIS) FOR INTERMITTENT VENILLATION OR 20 CPM (VE LIS) FOR CONTINUOUS VENILLATION, AREA CONTINUOUS VENILLATION, VENILLATION AREA PROMITHE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- CONTINUE OFFICE BY AND EXTENSION STATEMENT SHALL BE EXAMINED THE MALL BE EXAMINED THE MALL BE EXAMINED THE MALL BE EXAMINED THE MALL BE THE MALL BE AND THE MALL BE THE MALL BE AND THE MALL B
- AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRMAY SECTION.
- 8.WHERE LIGHTING OUTLETS ARE NOTALLED IN INTERIOR 6TARMAT'S THERE SHALL BE A MALL BUTCH AT EACH FLOORIE LYEL TO CONTROL HELL ISSUE OUTLET WHERE CONTROL TO CONTROL OF THE CONTROL OF THE PROPERTY OF EXTERIOR STANDARYS SHALL BE CONTROLLED PROMINGUE THE DUBLING WIT.

#### GLASS & GLAZING NOTES

- L L 6AFETY GLASS (TEMPERED) SHALL BE USED IN ALL
  HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE
  COMMITTEE OF AMERICIFIC HAZARDOUS LOCATIONS FOR THE
- PROFESS OF GLASSES

   GLAZANS IN MININGS DOORS EXCEPT JALOUSES.

   GLAZANS IN MININGS DOORS EXCEPT JALOUSES.

   AGRIPTION SERVICES AND PARES IN RULING AND EPICLID

   GLAZANS IN ALL IMPRACED BUILDING DOORS.

   GLAZANS IN ACID IMPRACED BUILDINGS DOOR MININGS IN GLAZANS IN ACID IMPRACED BUILDINGS DOOR MININGS IN GLAZANS IN ACID IMPRACED BUILDINGS DOOR MININGS IN ACID IMPRACED BUILDINGS IN ACID IMPRACED BUILDINGS IN ACID IMPRACED TO A BUILDING BUILDINGS BUILDINGS OF CONTACT BUILDINGS IN ACID IMPRACED TO BUILDINGS IN ACID IMPRACED BUILDINGS IN ACID IMPRACED BUILDINGS IN ACID IN EAST AND ACID IMPRACED BUILDINGS IN ACID IMPRACED BUILDINGS IN
- WALKING BURFACE.

   GLAZING IN AN INDIVIDUAL FIXED OR OFFERABLE PAREL
  ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE
  19 WITHIN A 24-NCH (6/9 MY) ARC OF THE DOOR IN A
  CLOSED PORTION AND WHOSE BOTTOM EDGE IS LESS THAN
  6/9 NCHES (1924 MY) ABOVE THE FLOOR OR WALKING
  SUMFACE.
- COLAZING N. AN NDIVIDIAL FIXED OR OPERABLE PAVEL.
  OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT
  OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT
  SILVEN THAN THOSE LOCATIONS DESCRIBED ABOVE THAN
  SILVEN THE THOSE LOCATION THAN THE CARRY THAN SILVEN THAN THE ABOVE THAN
  SILVEN THE THAN SILVEN SILVEN SILVEN THAN ABOVE THE
  FLOOR THAN SILVEN SILVEN

- 3.ALI GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
- AGLATING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR BURNING FOOLS, NOT TUBS AND SPAS WHERE THE DOTTO!! EDGE OF THE GLAZING IS LESS THAN 69 INCHES (ES/4 HP) JOROVER A WALKING QUEFACE AND WITHIN 60 INCHES (ES/4 HP) JOROVER/THAIL! OF THE WATER'S EDGE. THIS SHALL APPLY TO SNIGLE GLAZING AND TO ALL PANES IN MILITIPLE GLAZING.
- 5/SLAZING ADJACENT TO STAIRMAYS, LANDINGS AND RAPPS WITHIN 36 INCHES (SIM PM) HORIZONTALLY OF A WALKING SURFACE WENT THE EXPOSED SWEFACE OF THE GLASS IS LESS THAN 60 INCHES (ISJA PM) ABOVE THE PLANE OF THE ADJACENT WALKING SWEFACE (SIM PM).
- 6. GLAZING ADJACENT TO STAIRMAYS WITHIN 60 NCHES (1824 MY) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRMAY IN ANY DIRECTION WHEN THE EMPOSED SWEFACE OF THE GLASS IS LESS THAN 60 NCHES (1824 MY) ABOVE THE NOSE OF THE TREAD.

#### FOUNDATION DRAINAGE NOTES

- JUNEAU FOUND DYNAMINGER FOLLS:

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- A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM.
- 2. SUBJACE DINANAGE SHALL BE DIVERTED TO A STORM BELIEF CONVEYTANCE OF CHEEK AFFROM DE POINT FOR THE AFFROM AND FOR THE AFFROM A STORE AFFROM A SHALL BE ARADED TO DEARN SUBFACE BUILDING OF SHALL BE ARADED TO THE ARADED SHALL BE ALLER ALLY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 NOCHES (52 PHI) WITHIN THE FIRST OF EET (3946 PHI)

#### PLUMBING NOTES

- I, RIEL. HIRED WATER HEATERS SHALL NOT DE INSTALLED IN A ROCH USED AS A STORAGE CLOSET, WATER HEATERS LOCATED IN A BEDRADOM OR BATHROOM SHALL BE INSTALLED IN A SEALED SINCLOSURE SO THAT COMBUSTION ARE WILL NOT DE TAKEN FROM THE LINNS GAZE. INSTALLATION OF DIRECT-VENT WATER HEATERS WITHIN AN ENCLOSURE BOTO REQUIRECT
- LIMERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS NOTALLED IN A LOCATION WHERE WATER LEAKAGE PRON'THE TANK WILL CAUGE DATAGE. THE TANK SHALL BE INSTALLED IN A GALVANIZED SPEEL PAN HAVING A MATERIAL THROUGHS OF \$235° (ASSISTANCE) OR OTHER PANS APPROVED FOR BUCH USE, LISTED PANS BANG LOFFLY, UT IN GAL CS.
- 3NO WATER PIPING DRANAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.
- AMATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.
- 5.PLUMBING VENTS SHALL TERMINATE AT LEAST 3 FEET ABOVE, IO FEET AWAY FROM, OR 4 FEET BELOW AN OPENABLE WINDOW, DOOR OR AIR INTAKE OPENINGS.
- 6. IN SEISMIC DESIGN CATEGORIES DØ, DI, D2, AND
- NAMOJES

  NESSMICOSEO ACTEGORY C, MATER HEATERS SHALL BE ASCACED OR STRAPPED IN THE UPPER OSE-THIRD AND ASCACED OR STRAPPED IN THE UPPER OSE-THIRD AND ASCACED OR STRAPPED IN THE UPPER OSE-THIRD OF SHORE SOLIT ON THE UPPER ASCALL OR SHAPE OF THE WATER HEATER ACTING IN ANY OPERATING MEIGHT OF THE MATER HEATER ACTING IN ANY APPLIANCE NAMEACHMERS RECOMPREDATIONS HAINTAIN AS CLEARANCE AND CONTROL OF THE MATERIAL ASCALLANCE MAINTAIN AS CLEARANCE ABOVE CONTROLS FOR LOUISE TO
- BACKFLOW PREVENTERS SHALL NOT BE LOCATED IN AREAS SUBJECT TO FREEZING EXCEPT WHERE THEY CAN BE REMOVED BY YEARS OF UNIONS, OR ARE PROTECTED BY HEAT, INSULATION, OR BOTH.
- IN NOVIDUALLY NOLATE ALL PLIMBNS, WATER AND DRAIN LINES IN ALL AREAS SUBJECT TO PREEZING. EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND EXTERIOR WALLS, WATER SERVICE PIESS SHALL BE NOT LESS THAN 10" DEEP AND NOT LESS THAN 10" DEEP A
- 9. CONCEALED SLIP JONT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINISHO PIENSKOOP OF IX INCHES, THE ACCESS PANEL IS NOT RECUIRED WHEN THE JONTS ARE MADE BY SCREWING, SOLDERING, OR SOLVENT CETENTING TO MAKE A
- IN N. DOCUMENT BLANCK A UNITER DESIGN TERPERATURE OF 33°T (O'C) OR LOUER AS SHOUN IN TABLE RESPOND FOR THE NOTALLED CUTSORE OF BUILDING IN BOTTEROR MALLS. IN NOTALLED CUTSORE OF A BUILDING IN BOTTEROR MALLS. IN NOTALLED CUTSORE OF BUILDING IN BOTTEROR MALLS. IN NORMATION OF PREZION TERPETATURE IN LESS ADDICATE PROVISION IS FACE TO PROTECT IT FROM PREZION BY NORMATION OF THE PROVISION OF THE PROPERTY OF NOTALLED CONTROLLED THAT IN CHOICE (350 PH JOSE) AND TO LESS THAN IN CHES (550 PH J DELL) THE PROOF LINE.
- ILOPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 NO-HES (IS MY) ABOVE THE ROOF OR 6 NO-HES (IS MY) ABOVE THE ROOF OR 6 NO-HES (IS MY) ABOVE THE ANTICIPATED SHOUL ACCUMULATION, WHICHWER IS GREATER EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY TERMOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RNA AT LEAST THEIR TICK HOY ABOVE THE ROOF.
- DIMENE THE 913 PERCENT VALUE FOR CUTODE DEBIGN TETMERATURE IS O DEGREES FAMENHEIT (\*18 DEGREES CELLSUS) OR LEGS, EVERT VANT EXTENSION THROUGH A ROOF OR UALL SHALL BE A FINITIATION OF 3 NOTES (18 MF) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VEST SHALL BE ALDE INSIDE THE STRUCTURE A MINIMUM OF I ROOT (365 MF) BELLOW THE ROOF OR MINIMUM OF I ROOT (365 MF) BELLOW THE ROOF OR MINIMUM OF I ROOT (365 MF) BELLOW THE ROOF OR MINIMUM OF I ROOT (365 MF).
- 13. ALL SHOWER DOOR OPENINGS SHALL HAVE A MINIMUM OF 22" CLEAR AND UNOBSTRUCTED FINISHED WITDTH WITH THE DOOR OPEN.

#### PLUMBING NOTES CONT...

- 4, THE JINCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING VENT EXTREMSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAULKING.
- IB, VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV AERIALS, OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER.
- IN DOVINGEL BOOKER AND THE REVENUE OF COMMANDA
  WALKES SHALL BE DOURTED HAT CONTROL AND OF THE
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  ASSET IN THE PROSPER AND THE PROSTATION OF AN ANALYSIS OF THE PROSTATION OF THE PROSTATIO
- IT. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIR. POOL BATHTUBS SHALL BE LIMITED TO A HAXMMIT TEMPERATURE OF 20 DESCREES FAMENAMENT OF DESCREES CELSURS BY A WATER TEMPERATURE. LIMITING DEVICE THAT CONFORMS TO ASSE INTO OR CAS BEIGS. SUCCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMPANION TUBSHAUGH VALUE IN ACCORDANCE WITH VIEW.
- 8. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH URG.
- IS, FOR MATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 NCHES (S) INT), A DEVICE FOR CONTROLLES PRESSURE ENGLISHMENT, A THE PRESSURE OF THE FORMATION THE PRESSURE SHE THE PRESSURE REDUCTING VALVE EXCEEDS THE PRESSURE REDUCTING VALVE SECTION.
- 20.JHERE A BACKFLOW PREVENTION DEVICE, CHECK VALVE, OR OTHER DEVICE 16 NOTALLED ON A WATER SUPPLY. SYSTEM UILIZMS \$70.0000 MILIZMS HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL
- THE THE PARTY PRIBER HAT REPROPOSED CETEMITIONS BACKER WITE GLASS HAT GYTRATI BLACKERS OR PRIBE. SERVICE OF THE THE PARTY BLACKERS OR PRIBE. SERVICE OF THE REPROPOSED CETTLE HAS BEEN CORPUSED OF THE PARTY CERTAIN CORP. THE PARTY CERTAIN CORP. THE PARTY CERTAIN CORP. SERVICE HAS BACKERS FOR MALL. THE N TID AND BACKER AREAS AND MALL. PARELS N HOUSER AREAS AND MALL. PARELS N HOUSER AREAS AND MALL. PARELS N HOUSER AREAS AND MALL.
- 22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 NO. LESS (SI MT) AND NOT POWE THAN 4 NO. LESS (SI MT) AND THE THAN 4 NO. LESS (SI MT) AND TRAPS (SI MT) AND THE DIESE PEAL DESIGN TRAPS SEAL PROTER VALVES SHALL BOOK ONNECT TO THE TRAP AT A POINT ABOVE THE LESS (OF THE TRAP AT A POINT ABOVE THE LESS (OF THE TRAP BEAL).
- 23, BILLCOCKS, HOSE BIBBS, WALL HYRDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTE BY AN ATMOSPHERIC-THYE OR PRESENCE-TYPE VACUUM BREAKER OR A PERHAMBILT ATTACHED HOSE CONNECTION VACUUM BREAKER.
- 24. FIXTURE VALVES, WHEN NOTALLED, SHALL BE LOCATED EITHER AT THE PIXTURE OR AT THE PIXMED.D. IF VALVES ARE INSTALLED AT THE PIXMED.D. THEY SHALL BE LABELED NDICATING THE FIXTURE SERVICED.
- 25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RISERS AND BRANCHES SHALL BE PROVIDED WITH ACCESS, AN INDIVIDUAL SHATOF VALVE SHALL BE REQUIRED ON THE FIXTURE GUITH, PIPE TO EACH PLUMBING FIXTURE OTHER THAN EARTHURS AND SHOULESS.
- 26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS HUST DE 19" X 19" WHERE EQUIPMENT 18 LOCATED MORE THAN TUP FEET FROM ACCESS OFFENS AND 1" X 2" IF SUCH EQUIPMENT 15 LESS THAN TWO FEET FROM ACCESS OPENING
- 21, COPPER TYPE PIPE IS REQUIRED FOR MATER SERVICE 28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES
- ZO LEMBER THE FLOOD LEVEL RITHS OF PLIFFBING FIVTURES ARE
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  RIGHT UPSTREAM FLANCES IN THE PUBLIC SELECT, THE
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  BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SILCH
  RITHS FLOOR INTURES HAVE BLOOD FLOOR
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  RICH
- 30/N6TALL NON-PREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. 31. MAXIMUM FLOW RATES ARE AS FOLLOWS

LAVATORY FAUCETS - 22 GPM AT 60 PSI 9HOUER HEAD - 25 GPM AT 80 PSI 9NK - 22 GPM AT 60 PSI TOILET - L6 GALLONS PER FLUSH

32, A SHOWER PAN IS TO BE PROVIDED.

33, INTERIOR WATER AND GAS PIPING IS TO BE BONDED AS PER IRC R36/0946 AND R36/09.T

#### GARAGE FRAMING NOTES

- L THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERENCES THE FINISHED MAN FLOOR AND NOT THE LICENAL HEIGHT OF THE WALL FROOT THE FOUNDATION WALL OF THE GARAGE. THE LITERAL WALL WOULD BE TYPICALLY TALLER THAN THE HEIGHT NOTED.
- IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT THE TOP OF THE GARAGE WALL IS CONTINUOUS WITH THE TOP OF THE WALL OF THE PORTION OF THE HOUSE CLOSEST TO THE GARAGE.
- THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

#### ELECTRICAL NOTES

- LUNDERGROUND ELECTRICAL SERVICES SHALL BE NSTALLED IS INCH RIGID RISSER WITH IS INCH RIGID ELBOW ATTACHED TO IS NICH PROF. ELECTRICAL DUCT TO WITHIN I POOT OF PEDESTAL AND BURIED A MINIMUM OF IS INCHES DEEP.
- CLEARANCES.

  J. PROVIDE AN UL-FIR ORDAND, THERE IS TO BE A PETALLIC MARTIE SERVICE OR A CONCERNE BUCASED, ELECTRODE INC.

  MARTIE SERVICE OR A CONCERNE BUCASED, ELECTRODE INC.

  THE HUBBE. AN ELECTRODE BUCASED BY AT LEAST A LARKE THE HUBBE. AND ELECTRODE INC.

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  THE AND THE
- 4. ALL BATHROOM RECEPTICLES ARE GEC! PROTECTED.
- AFCI PROTECT ALL 120 VOLT, SINGLE PHASE, IS AND 20 APP BRANCH CIRCUITS NSTALLED N BEDROOMS, KITCHENS AND LANDRY AREAS, THIS INCLUDES INDIVIDUAL BRANCH (MOTOR) CIRCUITS.
- 1. STOCE ALAPTS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS. IN SACH REIERRIS ROOT, OTHORE SACH THE RELIERRIS ROOT, OTHORE SACH THE REPROPERTY OF LOCAL PADPIGNATION, STOPP OF THE PERIOR OF LOCAL PADPIGNATION, STOPP OF THE PUBLISH OF LOCAL PADPIGNATION, STOPP OF THE PUBLISH OF LOCAL PADPIGNATION, AND LOCAL PADPIGNATION OF THE PUBLISH AS A PADPIGNATION OF THE PUBLISH AS A PADPIGNATION OF THE LOCAL PADPIGNATION OF THE PUBLISH AS A PADPIGNATION OF THE LOCAL PADPIGNATION OF THE PUBLISH AS A PADPIGNATION OF THE LOCAL PADPIGNATION OF THE PUBLISH AS A PADPIGNATION OF THE ALAPSEN THE ROYS CALLED THE PUBLISH AS A PADPIGNATION OF THE ALAPSEN THE
- 8. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 21T AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NEPA 12.
- 9. UTAH STATE AYENDYENT REQUIRES CARBON MONOXIDE DETECTORS ON EACH HABITABLE LEVEL OF DUELLING SCAUPPED WITH RELE DURING APPLIANCES, CARBON MONOXIDE DETECTORS ARE TO BE COMBINATION UNITS UNEED IN SERIES W SYOCKE DETECTORS, THEY UILL BE HARD UNEED WITH DATTERY BACK UP.
- (Ø). ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST IS INCHES ABOVE THE FLOOR IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE.
- 12.APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN IS INCHES ABOVE THE FLOOR IN GARAGES.

## BUILL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL

- IAIN THE KITCHEN, PANTRY, BREAKFAST ROOM, DNING ROOM, OR SYMLAR AREA OF A DUELLING INIT, THE TIMO OR MORE 100 ANTHER SYMLAUS BRAYLANGE BRAYLANGE BRAYLANGE BRAYLANGE BRAYLANGE BROWN BROOK RECEPTAGE OUTLIETS COVERED BY SECTIONS ESSOU AND ESSOU AND THOSE RECEPTAGE OUTLIETS FOR RECEPTAGE OUTLIETS OF RECEPTAGE OUTLIETS OF SHECKEN AND THOSE RECEPTAGE OUTLIETS OF RECEPTAGE OUTLIETS OUTLIETS OUTLIETS OF RECEPTAGE OUTLIETS OUTLIE
- IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS ESSAUL AND ESSAUL, SUITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE PRANCH CIRCUIT AS DEFINED IN SECTION ESSAUS, EXCEPTION 1 SHALL BE PERMITTED.
- THE RECEPTACLE OUTLET FOR REPRIGERATION
  APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM
  AN INDIVIDUAL BRANCH CIRCUIT RATED AT 5 AMPERES OR
  GREATER
- THE TWO OR MORE 6MALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E39013 SHALL SERVE NO OTHER OUTLETS
- INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER
- B. ENBURE SMOKE AND CARBON MONOXIDE DETECTORS RECIEVE POWER PROM A BEDROOM CIRCUIT.
- IS. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL CONTENTOP IS INCIRES (369 TH) OR WIDER RECEPTACLE OUTLETS SHALL BE NOT ALLED SO THAT NO THAT IN THE CONTENT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SHALL BE NOT A RECEPTACLE OUTLET IN THAT SPACE.
- RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E390(J.4.)

### ELECTRICAL NOTES CONT...

- IT, AT LEAST ONE RECEPTACLE OUTLET SHALL BE
  NISTALLED AT EACH IBLAND COUNTERTOP SPACE WITH A
  LONG DIMENSION OF 24 INCHES (609 MY) OR GREATER AND
  A SHORT DIMENSION OF 12 INCHES (309 MY) OR GREATER.
- IS. RECEPTALLE OFFILETS SHALL BE LOCATED NOT 
  RECEPTACE OUT, ITS SHALL NOT BE NOTALLED N. 
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  APPLIANCES OCCUPYING DEDICATED SHALLE SHALL NOT 
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- NAMES DE TYP BETOND TIE SUPPORT BASE.

  S. CORP.-CONCETTED LIPHAMESE, CAIMA, CABLE, OR
  CORP.-COURTED LIPHAMESE, LICHTING TRACK.

  PERDANTA, AND CELLING AURIENCE PRODUCE TO AND
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- 20. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS.
- 21. ALL 125-VOLT, IS AND 20 AMP RECEPTACLES
  NISTALLED INSIDE OR OUTSIDE OF A DUELLING SHALL BE
  LISTED AS TAMPER RESISTANT RECEPTACLES.
- 23, MERE TUO OR MONE NON-METALLIC SHEATHED CABLES (ROMEX) ARE NISTALLED TOGETHER IN THE SAME PLACE WHICH THAN TANNES SHE BETWEEN THEST AND MERIE CALLAND, ROAT NIBLATION, OR OTHER TYPES OF THE NIBLATION, OR OTHER TYPES OF THE NIBLATION OF THE CONDUCTORS MIST BE DERATED.
- 24. ALL LIGHTING OVER TUBS OR SHOUERS MUST BE SUITABLE FOR WET OR DAMP LOCATIONS.
- FOR LIET OF DATE LOCATIONS.

  FOR LIET OF DATE LOCATIONS.

  SOURCE TO COMPLY USE IN RESERVED.

  SOURCE LIGHT IN IN 10 TO COMPLY USE IN RESERVED.

  SOURCE SHALL BE LISTED FOR THIS PLAYPORE.

  11. THE LAMPORY AREA, REQUIRES A DEPOLATED 50 ANY OF READILY ACCORDING THIS PLAYPORE.

  READILY ACCORDING THE LOCATION OF THIS PLAYPORE.

  SOURCE SHALL BE A 10 ANY RECEPTACLES ARE TAPPER.

  SOURCE SHALL BE A 10 ANY RECEPTACLES ARE TAPPER.
- REBISTANT.

  2.4 MINITURY OF ONE 19 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE CUILETO. SUCH CIRCUIT SHALL HAVE NO CHER CUILETS.

  30.4 MINITURY OF ONE 19 AMP BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE LAMPRY AREA AND SHALL SERVE ONLY RECEPTACLE CUITLETS IN THE LAMPRY AREA.
- THE LAUNDRY ANEA.

  31. CENTRAL HEATING EQUIPMENT OTHER THAN FIXED
  ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN
  INDIVIDUAL BRANCH CIRCUIT.

#### MECHANICAL NOTES

- I, CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRYERS EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE ORIGINED OF THE BUILDING.
- 2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHOSD SPECIFIED IN U.R.C.
- THE MAXIMUM LENGTH OF OF THE EXHAUST DUCT SHALL BE 35 FT (19668 MM) FROM THE CONBICTION TO THE TRANSITION DUCT FROM THE DIXTRE TO THE OUTER TRENTHAL MHERE STITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH LIP.C.
- THE TAMPON LIBOTINE OF THE STANLIST DUTY SMALL BEINDERSHADED OF THE DOTHER MANDERS NAVIGATIONS. NAVIGATIONS, THE GODE OFFICIAL SMALL BE PROVIDED BY A COPY OF THE BRIGHLACTION SMIRICATIONS FOR THE DOLD TO THE COCKEALED. THE NAVIALATION NATIONATIONS AND ALL BE REPORTED TO THE COOK SPECIAL PRIOR TO THE COCKEALED OFFICIAL PRIOR THE SMALL BEINDERS THE NAVIGATION OF THE TAMPON OF THE TAMPON
- 3. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THE SOURCE OF THIS SECURITION IS NOT LESS FOR THE REPORTS OF THIS SECURITION SOURCE OF SHALES THAT ARE NOT PART OF THE LIVING SPACE OF A DIBELLING UNIT AND THAT CONTINUED THAT A PRIVATE GRANGE THROUGH OFFENNOS SHALL BE CONSIDERED TO BE PART OF THE GLARAGE.
- 4. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.
- BY APPROVED BARKERS.

  5.AR FOR COMBISTION, VENTLATION AND DILITION OF FUE CASES FOR ANY INJUSTED STATE LED IN BUILDINGS SHALL BE CASES FOR ANY INJUSTED STATE LED IN BUILDINGS SHALL BE PROVIDED IN SECTIONS CASES TO ANOTHER STATE LEGISLATION OF SECTIONS CASES TO A SHATE AND ANY INFORMATION OF SECTIONS CASES TO A SHATE AND ANY INFORMATION OF SECTIONS CASES TO ANY INJUSTED SHALL BE ANY INJUSTED AND APPLIANCES AGONDAIN ANY INJUSTED AND APPLIANCES OF THE THAN CASTAGORY I SHALL BE PROVIDED BUTH COMBISTION VENTLATION, AND DILITION AND IN ACCORDANCE WITH THE APPLIANCE MAINFACTURERY SHIPLIANCES AND STRUCTURES.
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- THE PASSAGEMAY AND LEVEL SERVICE SPACE ARE NOT REGUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REGUIRED OPENING.
- IS. RIEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTFIDE IN ACCORDANCE WITH THEIR LISTING AND LABEL AND HAMBACTURERS SHATELLATION INSTITCTIONS EXCEPT APPLIANCES LISTED AND LABELLED FOR IN-VENTED USE. VENTEMS STSTEPS SHALL CONSIST OF APPROVED CHIPTER'S CREVENTS, OR VENTING ASSENCE. IS THAT ARE INTEGRAL PARTS OF LABELLED APPLIANCES.
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#### ATTENTION

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PROJECT NAME: SKYVIEW **BUILDING 1** 

# LOCATION INFO:

LOT# WOODSIDE SUB. #25. BLOCK 86 HAILEY

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

WER-SUNVAL-M-4PLEX-6-19-B

**GENERAL** NOTES

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#### **GENERAL NOTES**

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#### MECHANICAL NOTES CONT...

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- IB. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION BUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.
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  AT A POINT 5 PEET (94) HOU ABOVE THE PLOOR AND 2 PEET
  (66) HOU PROM EXPERIOR WALLS IN ALL HABITABLE ROOMS
  AT THE DESKOR TEMPERATURE.
- IT, CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN QUITLET TO AN APROVED PLACE OF DISPOSAL CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE.
- 18. IN ADDITION TO THE REQUIREMENTS OF SECTION MAILS, A SECONDARY DRAIN OR AUXILLIARY DRAIN PAN SHALL BE REQUIRED FOR BACH COOLING OR ELAPONATOR COIL WHERE DAMAGE TO ANY BUILDING OFFICHEMENTS WILL OCCUR AS A REBULT OF CHERLOY BY THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPMS, SUCH PIPMS SHALL MAINTAIN A HINHITH HORIZONTAL BLOPPE IN PIPING SHALL MANTAIN A TINITIEM HOPELOWING WELL IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN VERTICAL IN IZ UNITS HORIZONTAL (I PERCENT SLOPE), DRAIN PIPING SHALL BE A MINIMUM OF 3 NCH (19 MM) NOMINAL PIPE
- 19, PROVIDE 10/0 SQUARE INCHES OF MAKE UP AIR FOR CLOTHES DRYERS LOCATO WITHIN CLOSETS OR COMPARTMENTS.
- COMPARIENTS

  20 A PREVAIENT CENTRICATE QUALL BE POSTED ON OR IN
  THE PROPERTY OF THE PROPERTY O
- 21. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET FIRM MINITE (18 CUBIC METERS FER SECOND SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.
- 22, ALL DUCTIONK MUST BE INSULATED AND/OR SEALED
- 23, DUCT TESTING IS TO BE PERFORMED IN ACCORDANCE WITH
- 24, GAS-FILED WATER HEATERS MUST COMPLY WITH UTAH CODE 15A-6-162 FOR NITROGEN OXIDE EMISSION LIMITS

#### EXCAVATION FOUNDATION NOTES

- I. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL
- ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAYING.
- 3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER
- 4. ALL EXTERIOR FOOTINGS SHALL BE IPLACED AT LEAST 12 NCHES (305 MM) BELOW THE UNDISTURBED GROUND AURELOCE
- ALL BACEPT MERIE OTHERMINE PROTECTED FROM FROST, POWER OF THE MAN OTHER PROPERTY AND THE PROPERTY AND THE PROPERTY OF THE PROTECTED FROM THE PROTECTED FROM THE PROTECTED FROM THE PROTECTED THE PROTECTED BELOW THE PROST LINE SPECFED BY THE LAST AND THE PROST LINE SPECFED BY THE SPECFED BY THE PROST LINE SPECFED BY THE PROST LINE SPECFED BY TH

- 5.FNISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS
- 6.4 MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA
- 1. IF SOIL 18 TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT DRIVING OF EQUIPMENT OVER THE DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRANACE OF SURFACE WATER.
- 8.THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL
- PROVIDE A VAPOR RETARDER 6 MIL. PY, EINYLBUS OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 5 INCHES INDER ALL CONCRETE 61.498 EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER INNEATED BUILDINGS.
- 10, SHOU COMPACTION ON ALL BACKFILLED AREAS, ALL DIRT RAMPS OVER SIDEUALKS ARE TO BE OF ROAD BASE MATERIAL.
- INATERIAL IL SUCCESSION DE SECTION RAGES TO BE 
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- PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO
- 2.PILL MATERIAL SHALL BE PREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO MATERIAL PROPOSED. THE FILL DEPTHS SHALL NOT BY DEED 24 NO-HES (6/6) PH) FOR CLEAN SAND OR GRAVEL AND 8 NO-HES (1997 PH) FOR EACH SAND OR GRAVEL AND 8
- 13. A 4 NOH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-RUNACES LAG PASSING A 2 I NOH (5) MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WIEN THE SLAS IS BELDU GRADE.
- UND THE BLAG IS BELOW GRADE.

  IN FROVIDE AN UNFRE GROUND. THERE IS TO BE A YETALL'C WATER SERVICE OR A CONCRETE ENCARED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE WAY AND A CONCRETE LOCATED WITHIN AND NEAR THE BOTTOM POR A CONCRETE LOCATED WITHIN AND NEAR THE BOTTOM OR A CONCRETE FORDATION OF FORDING THAT IS IN DIRECT CONTACT WITH THE EMPIRITATION OF A TILEAST TO PEET FOR THE PROPERTY OF MATERIAL PROPERTY OF THE STATE OF THE PROPERTY OF THE

#### HOME THEATRE NOTE

- L THE GLAZED AREAS NEED NOT BE OPENABLE IMPER THE MEMORY TO THE PROPERTY OF TH
- 2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION I ABOVE 16 SATISHED AND ARTHRICAL LIGHT 16 PROVIDED CAPABLE OF PRODUCING AN AVERAC ILLUMINATION OF 6 POOTCANDLES (6.46 LIXY OVERS THE AREA OF THE ROOM LEVEL 17 A HEIGHT OF 30 INCHES (16/2 141) ABOVE THE FLOOR LEVEL

#### FLASHING NOTES

- SINING NOTES

  APPROVED CORROGION-RESISTANT FLASHING SHALL BE
  APPLIED BINGLE-FASHION IN SCH A HANNER FOR PREVENT
  OF MATTER THE BUILDING STREAM, FRANKING
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- FLASH AND CAULK ALL EXTERIOR UNDOUS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS
   SILL PLATES TO BE MADE OF REDUCOD OR PRESSURE
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#### EGRESS & EXIT NOTES

- L THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE PROPERTY OF THE THEORY OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 25 BUTTO VERTICAL TO 2 UNITS HORIZONTAL (2-PERCENT).
- WHERE A STAIRMAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERCOR SIDE OF A DOOR, OTHER THAN THE EXTERNOR SIDE OF THE TWO PROVIDED THE BOOK OTHER THAN AN EXTERIOR STORT OR SCREEN DOOR DOES NOT SUMG OVER THE STAIRMAY.
- THE EXTERIOR LANDING AT AN EXTERIOR DOORMAY SHALL NOT BE MORE THAN 1-3-4 NO-HES (196 INTO SELLOW THE TON OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORT OR SCREEN DOOR DOES NOT SUING OVER THE LANDING.
- THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION ROULD SHALL NOT BE MORE THAN T-3/4 NICHES (196 MY) LOUER THAN THE TOP OF THE THRESHOLD.
- THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL
- DIRECTION OF TRAVEL.

  2. BASSPENS NEWSTAND AND EVERY OLESPHON GOOD SHALL HAVE AT LEAST ONE OPENABLE BYBASSPAY BROWN SHALL HAVE AT LEAST ONE OPENABLE BYBASSPAY FROM PROPERTY OF THE PROPERTY O

- AUTHOR USE OF THE IN DOCA OF THE MAN CHARLES SHALLOW AND AUTHOR OF THE THE MAN CHARLES SHALLOW THE DOOR OF WINDOU OF THE THE MAN CHARLOW THE DOOR OF WINDOU OF THE STEPRISHOT SECAME AND RESCUE OPENING TO BE FULL YOPENED. THE HORIZONTAL DIMENSION OF THE WINDOU WILL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE TIET WITH A MINIMUM NORZONTAL PROJECTION AND WITH OF 58 NOVEMS.
- THE LADDER OR STEPS REQUIRED BY SECTION RSIQ2.1 SHALL BE PERMITTED TO BNCROACH A MAXIMUM OF 6 INCHES NTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- AURODO MELLO STILLA CRITICAL DEPTH GENERALITE THAN AL NORME BELON THE AURODO GROON LEVEL SHALL DE GENERALITE APPLICAL LEVEL SHALL DEPTH GENERALITY APPLICAL LADDER OR STIPPO MEMALE SHALL THE REMAINING THE RELLA TOPIENDO CONTROLLA CONTROL
- 5.HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED
- BURNETTS, MARTIABLE ATTICS AND EVERT BLEEPING TOOL THAT BY A CONTROL OF THE STATE O

#### OCCUPANCY SEPARATION NOTES

- I, THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE II (ATTACHED GARAGE OR CARPORT MAY BE LITHED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.
- 2. PROVIDE 5/8 INCH TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE
- 3.IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.
- 4.A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 NCJES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE RS AND THE U OCCUPANCIES.
- 5.0FENINGS FROM A PRIVATE GARAGE DIRECTLY NTO A ROOM USED FOR SLEEPING FURROSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS.
- 6.THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND THE ATTIC AREA BY NSTALLATION OF NATERIALS AND THE ATTIC AREA BY NSTALLATION OF NATERIALS TO APPLIED TO THE GARAGE SIDE LINESE THE SEPARATION IS A FLOOR-CELLING ASSET
- 1, THE ATTIC ACCESS IN THE GARAGE MUST ALSO MEET THE SAME FIRE RATING OF 5/8" TYPE X GYPSUM
- 8. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF I HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.
- FIRE RESISTIVE CONTRACTION DE INNERS AND HAVE & PROSTIVE LACK THE ATTO CORT SHALL BE SERVE LOCADIA.

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- 15.9 BY OFFICE OF THE ROOMS AND PERFORM OF PLANTING THE MALE HAVE BEEN AND THE MALE HAVE BEEN AND THE MALE HAVE BEEN AND THE SECURITY LIBES, THE AND THE MALE HAVE BEEN AND THE SECURITY LIBES, THE AND THE MALE HAVE BEEN AND THE PLANTING THE MALE BEEN AND THE MALE ROOMS AND THE AND THE MALE THE MALE THE MALE BEEN AND THE MALE THE MALE THE MALE BEEN AND THE MALE THE MALE AND THE MALE THE MALE THE MALE AND THE MALE TH

#### INSULATION NOTES

- I. THE THICKNESS OF BLOWN N OR SPRAYED ROOF, CELLING NOW, ATCH (PROPERLY ASSOCIATION FROM THE WITTEN NOW, ATCH (PROPERLY ASSOCIATION FROM THE WITTEN ASSOCIATION FROM THE WITTEN ASSOCIATION FROM THE ATTIC SPACE. THE MARKERS SHALL BE AFFICED TO THE TRIBBESS OF MOSTIS ARE MARKED WITT THE THINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES AT HINKING OF IT (25 HT) MOSTILLED THICKNESS WITT NAMEDIES WITT NAM
- HIGH EACH MARKER BHALL FACE THE ATTIC ACCESS OFFENCE.

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  TO LITH AIR LEAGUE.

  THE AIR BARKER SHALL BE VERRIED WITH BUILDING TESTING (BLOWER DOOR TEST).

  AIR LARGE BARKER SHALL BE VERRIED WITH BUILDING TESTING (BLOWER DOOR TEST).

  TO INCOMPLIED BY DAILS (SITTLE SHALL BE WARTER STRENPED AIRD NIBLATED TO A LEVEL BOUNGABLE TO A BUILDING THE SHARL BROWN DESPACES. BOOK DOOL IC RATED WERRE IN DIRECT CONTACT WITH NIBLATION PER INC.

#### CRAWL SPACES

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- EACH CORNER OF THE BUILDING.

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#### FIRE SAFETY NOTES

- I. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (ISMM) GYPSUM BOARD
- SPORE ALARYS HALL BE NOTALLED IN THE FOLLOWING LOCATIONS EACH INTERPRETATION FOR THE PROPERTY OF THE BEDROOFF, AND OF BEACH ADDITIONAL STORT OF THE DIRECTION, AND OF BEACH ADDITIONAL STORT OF THE DIRECTION, MICHIGAN BEACH ATTOCKNICK AND MASTERS ATTOCKNICK AND ADDITIONAL STORT OF THE DIRECTION AND MASTERS AND MASTERS
- WEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE NOTALLED WITHIN AN INDIVIDUAL DUBLLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SICH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- 3. REGUIRED STOKE DETECTORS SHALL RECEIVE THEIR PRIVARY FOURER RROM THE BUILDING WIRNING AND SHALL BE EQUIPPED WITH A BATTERY BACQUE, ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THAT THE ALARY IS AUDILE IN ALL SLEEPING AREAS.
- R.PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.
- 5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OFFININGS (BOTH VERTICAL, AND INCREASE). AND THE THE BARRIES BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF 69-ACE. FRIEBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
- LOCATIONS . IN CONCEALED SPACES OF STID IMALES AND PARALLEL PRACES OF STID IMALES AND PARALLEL PRACES AND PARALLEL PRACES AND PARALLEL PRACES OF STID AND PARALLEL PRACES AND PARALLEL PRA

#### EXTERIOR FINISH NOTES

I, EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND NSTALLED AS PER MANAFACTURER'S NSTALLATION NSTRUCTION GUIDE ALL NSTALLERS MUST BE APPROVED BY THE MANAFACTURER

### BATHROOM NOTES

I, BATHTUB AND SHOUER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOUBRY HEADS AND IN SHOUBR NOVABSORDERST SUPPACES BUCH WALL IS SPRACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 PEET (929 1741) ABOVE THE FLOOR

I, ALL U-FACTORS SHALL BE DETERMINED BY TESTING IN ACCORDANCE WITH MIRC 1600 AND LABELED AS SUCH BY THE MANUFACTURER, PER IZC. 2, ENSURE WINDOWS HAVE A U-FACTOR OF 32 OR LOWER.



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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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**GENERAL** NOTES

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**GENERAL NOTES** 

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TANER-BUNYAL-M-4PLEX-6-P

FRONT REAR ELEVATIONS

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PAGE 4 OF 22





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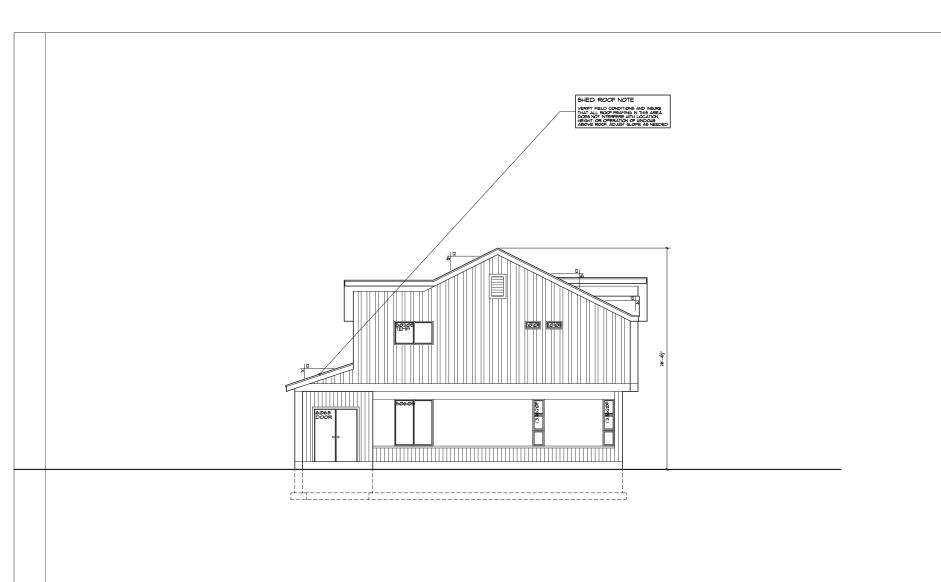
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TANNER-BUNYAL-M-4PLEX-6-19-B

REAR ELEVATION

A2

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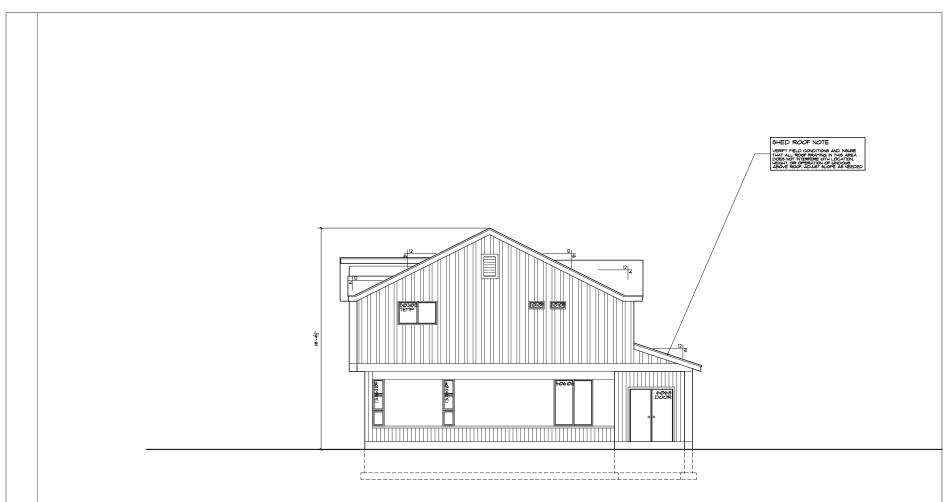
TANNER-BUNYAL-M-4PLEX-6-19-B

LEFT ELEVATION

A2

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LEFT SIDE ELEVATION





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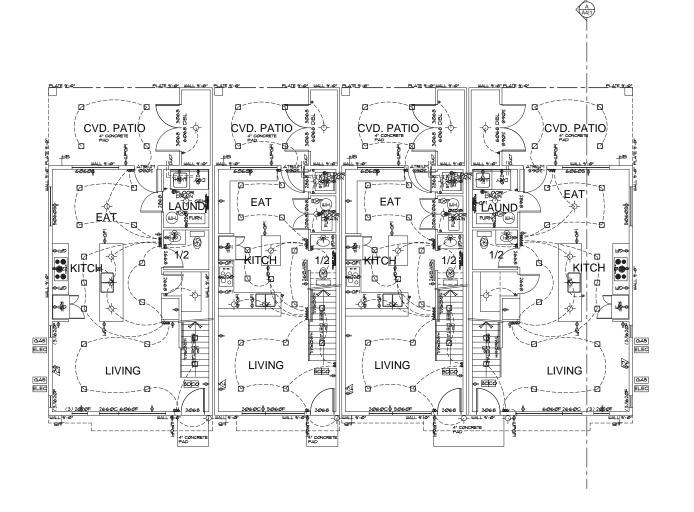
TANNER-BUNYAL-M-4PLEX-6-19-B

RIGHT ELEVATION

A2

PAGE 7 OF 22

RIGHT SIDE ELEVATION



IN THESE PLANS THE POSITION OF THE FINNEED HAIN FLOOR IS DETERMINED TO BE 100°-0" AS A BASK REFERENCE. THE HAIN FLOOR IS THE HAIN FLOOR THAT POSITION THESE PLANS WILL INCOME ANY DEPTH AND THE HAIN FLOOR AS A INTERNET MAINER HAIR DON'T HE HAIN FLOOR CHIEFE INCLUDE BUT ARE DO'T LITTLED TO CELLINGS, FLOORS, WHOOU POSITIONS, ETC.

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### WINDOW TYPE NOTE

TELEVISION CABLE JACK

MULTI-MEDIA OUTLET (CAT SE WIRING W 4 PORT OUTLET)

6 -SLIDER F -FIXED

PHONE JACK

6 NORMAL BUITCH

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 56% UNLESS OTHERWISE INDICATED

KEY TO TYPE 9H -9INGLE HUNG C -CASEMENT AW -AWNING

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### SHEETROCK NOTE

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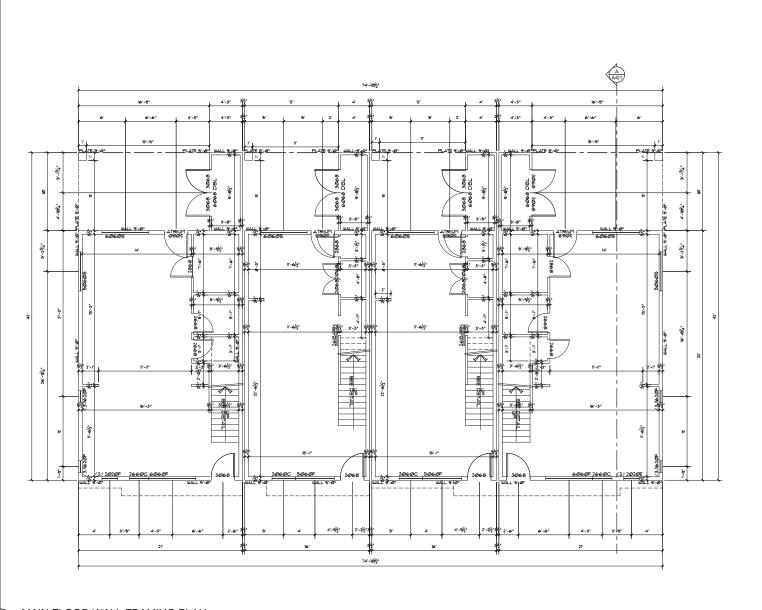
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NER-BUNYAL-M-4PLEX-6-19-AE

MAIN **FLOOR** PLAN

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MAIN FLOOR PLAN



IN THESE PLANS THE POSITION OF THE FINNEED MAIN FLOOR IS DETERMINED TO BE 1904-9" AS A BASE REFERENCE.

FROM THAT POSITION THESE FLANS MILL.

ROCKLE ANY FRATURE ABOVE THE HAIN FLOOR AND NEEDEN THE MILL THE PLANS FLOOR AND NEEDEN AND SECOND THE PLANS FLOOR AND NEEDEN AND SECOND THE PLANS FLOOR AND NEEDEN FLOOR AND THE PLANS FLOOR INCOME POSITIONS, ETC.

FEATURES INCLUSE BUT ARE NOT LIMITED TO CELLINGS, ILLOOKS, BIRCOL POSTROS, BIR

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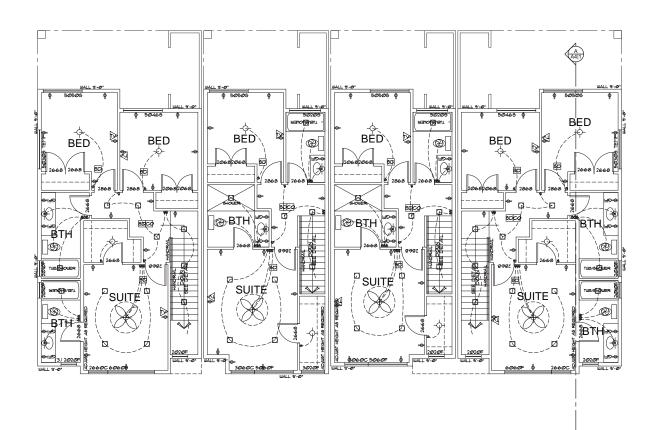
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MAIN FLOOR WALL FRAMING PLAN

PAGE 9 OF 22

MAIN FLOOR WALL FRAMING PLAN



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## ELECTRICAL SCHEDULE

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*CONCE	SCONCE AS PER OWNER
$\boxtimes$	FLOURESCENT LIGHT
-φ-	FLOOR HALL OR STAIR LIGHT
4	TRACK LIGHTS
®	CEILING FAN W LIGHT
88	CEILING FAN
@	EXHAUST FAN
22	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
6D	SMOKE DETECTOR WBATT BACKUP
Ø	CARBON MONOXIDE DETECTOR
ф	10 VOLT DUPLEX OUTLET
<b>⇔</b> 22Ø	22Ø VOLT OUTLET
⊕-GFI	10 VOLT GROUND FAULT INTERRUPTER
⊕=WPGFI	IIØ VOLT WATERPROOF GFI OUTLET

### 6 NORMAL BUITCH SHEETROCK NOTE

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TELEVISION CABLE JACK

### WINDOW TYPE NOTE

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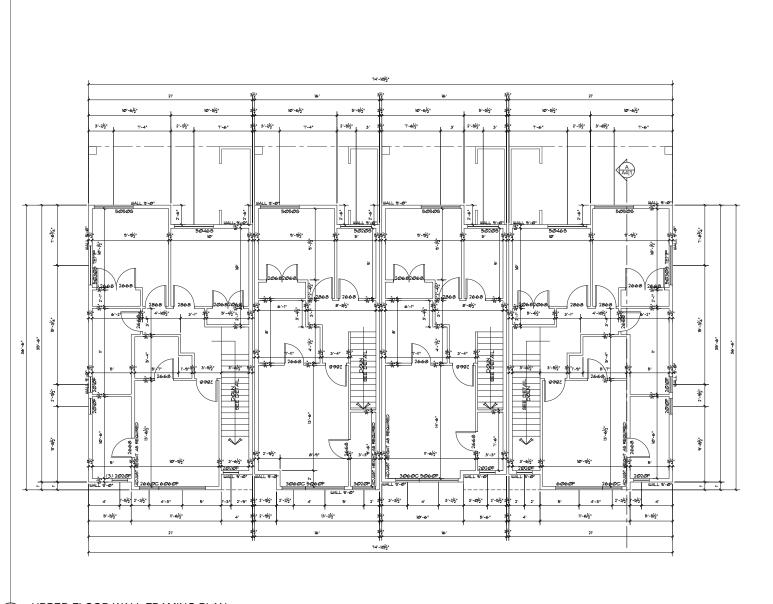
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**UPPER FLOOR** PLAN

PAGE 10 OF 22

UPPER FLOOR PLAN



IN THESE PLANS THE POSITION OF THE FINNEED MAIN FLOOR IS DETERMINED TO BE 1904-9" AS A BASE REFERENCE.

FROM THAT POSITION THESE FLANS MILL.

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

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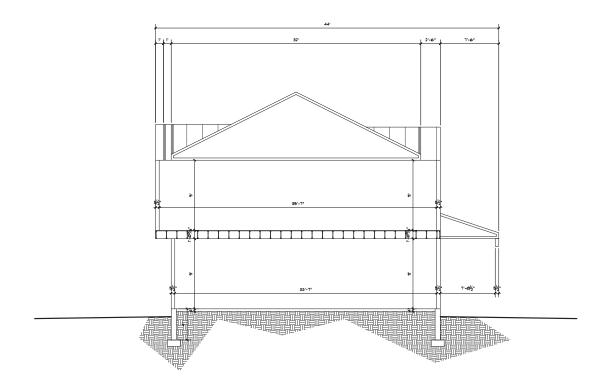
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UPPER FLOOR WALL FRAMING PLAN

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UPPER FLOOR WALL FRAMING PLAN





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HOUSE SECTIONS

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#### FLASHING NOTES

- I. APPROVED CORROBION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A FLANER TO PREVENT ENTEY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL PRAVINGS COPPIONENTS BUILDINGS STRUCTURAL PRAVING COPPIONENTS BUILDINGS SHALL COPPIE, WITH JAYA'A TIL THE FLASHING SHALL EXTEND TO THE GREACE OF THE EXTENDED THE STRUCTURE OF THE STRUCTURE OF THE THE STRUCTURE OF THE THE STRUCTURE OF THE STR
- APPROVIDE CORROSCO, RESISTANT FLAGRINGS SHALL BE INSTALLED AT DETERMINE AND A CONTROLLED AT DETERMINE AND A CONTROLLED AT DETERMINE AND A CONTROLLED AT THE ROBO OF THE ADMINISTRATION WITH PRACTIC OR STALL BUT A PRODUCT HEAD LIPS ON ON PIETAL DEEP STALLOG OFFINIAL MEDIT AND AT THE BUDG OF HEADANT WOOD ON PIETAL DETERMINED AND A THE STALLOG AND A PRODUCT HEAD AND A THE STALLOG AND A THE
- 3.FLASHING AT EXTERIOR WINDOW AND DOOR OFFENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WILL, INSIST OR TO THE WITTER-RESISTED EMPRIOR FOR SUBSECUENT DEMANGER, PLANISH AT THE STREET WINDOW AND DOOR OFFENINGS SHALL BE INSTALLED MANUFACTUREDES INSTILLATION AND FLASHING INSTRUCTIONS OR THE FLASHING MANUFACTUREDES INSTILLATION AND FLASHING INSTRUCTIONS OR THE FLASHING
- 4,PROVIDE 9 INCH FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
- 5.THE STATE OF UTAH REQUIRES THAT AN INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING BE MADE IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTANT EXTERIOR WALL ENVELOPE.

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TABLE ALLY SUNDLESS

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A -4 MM POLYETHYLENE VAPOR RETARDER 1/2" GYP BOARD ON CEILING - (2) TOP PLATES - HEADER AS PER ENGINEER

> - 2x4 BOTTOM PLATE - SIDING OR STUCCO AS PER PLAN DOUBLE NOULATED GLATING UNIT
> THE SHLL OR SHELLAR SHEET
> HE SHLL OR SHELLAR SHEET
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> HE SH 1/2" GYP BOARD ON ALL INTERIOR SURFACES

\_ RIM JOISTS

FLOOR JOISTS AS PER ENGINEER

1/2" GYP BOARD ON CEILING - (2) TOP PLATE - HEADER AS PER ENGINEER

- 2x4 BOTTOM PLATE - SIDING OR STUCCO AS PER PLAN - DOUBLE NOULATED GLAZING UNIT - TILE SILL OR SIMILAR - APPROVED MOISTURE BARRIER AROUND ALL EXTERIOR SURFACES

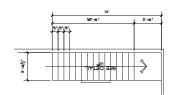
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- 4 MM POLYETHYLENE VAPOR RETARDED - 1/2" GYP BOARD ON ALL INTERIOR SURFACES

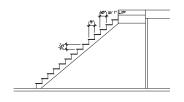
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#### HANDRAIL NOTES

- I, HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 HT) AND NOT MORE THAN 38 NOTES (865FIT).
- 2, MACRALLS FOR STAIRMAYS SHALL BE CONTINUOUS FOR THE FILL LENGTH OF THE FLIGHT, RECH A PONN DIRECTLY ABOVE THE TOW RISER OF THE FLIGHT TO A FOONT DIRECTLY SHALL TERRITARE IN RESILE, FOODS OR SHETT! TERRITALS, AMADRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 IS NOW! (38°TY) BETWEEN THE WALL AND THE MACRAILS.
- 3. HANDRALS SHALL COPPLY WITH TYPE I GRIP-BUZ: HANDRALS WITH CIRCLEAR CROSS SECTION SHALL, HAVE AN OUTDOOD DIAMETER OF AT LEAST IS, INCLES (SINT) AND NOT DEPOSED OF A LEAST IS, INCLES (SINT) AND NOT DEPOSED OF A LEAST INCLES (SINT) AND NOT SECTION OF DEPOSED OF AT LEAST INCLES (SINT) AND NOT SECTION OF DIPOSEON OF AT LEAST INCLES (SINT) AND NOT SECTION OF DIPOSEON OF A LEAST INCLES (SINT) AND NOT SECTION OF DIPOSEON OF A LEAST INCLES (SINT).
- 4.THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAT.

- 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 NOSING OF THE TREADS.
- 3. REQUIRED GUARDÓ ÓHALL NOT HAYE OPENINGÓ FROM THE WALKING ÓURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 NCHES (1621°11) N DIATETER
- 4.REQUIRED GLIARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL BARS IN FLOOR AREAS, BALCONIES, AND PORCHES, AND SHALL NOT HAVE INTERVEDIATE RAILS OR OTHER ORNATENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.



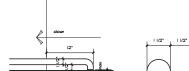


#### STAIRWAY AND RAILING NOTES

- I, STAIRIUAY SHALL HAVE 4 INCH MINIMUM AND 8 INCH MAXIMUM RISER HEIGHT AND A 9 INCH TREAD DIFFTH
- 2. UNDERS IN UNDING STAIRMAYS SHALL HAVE THE REQUIRED WIDTH OF RIN (9 NOHES) AT A POINT IS INCHES PROOF THE SIDE OF THE STAIRMAY WHERE THE TREADS ARE NARROWER BUT IN NO CASE SHALL ANY WIDTH DE LESS THAN 6 NOHES AT ANY POINT.
- 3. EVERY STAIRMAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRMAY
- 4.STAIRWAYS WITH MORE THAN 3 RISERS SHALL HAVE AT LEAST I HANDRAIL
- 9. HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES AND NO MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAYRS,
- 6.9TA/RUIAYS MORE THAN 3.0 NCHES ABOVE GRADE OF FLOOR UHICH HAVE OPEN SIDE OR SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36 INCHES HIGH ON THE OPEN SIDE OR SIDES.
- 1. THE TRIANGLE OPENINGS FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A GLIARDRAIL AT THE OPEN SIDE OF A STAIRUIAY MAY BE OF SUCH SIZE THAT A SPHERE 4 NCHES N DIAMETER CAN NOT PASS THROUGH.
- 8.EVERY STARRILLY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6-FEET-8-INCHES SUCH CLEARANCE SHALL BE TEARRILED IN A VERTICAL PLANE PARALLEL AND TANGENT TO THE STARRILLY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.
- 9. STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES.
- (Ø. BNCLØBED USABLE SPACE UNDER STAIRWAYS SHALLHAVE THE WALLS AND SOFFI PROTECTED ON THE ENCLØBED SIDE AS REQUIRED FOR I HOUR FIRE RESISTIVE CONSTRUCTION.

IL THE HAMMEN ROBER HEIGHT SHALL BE 1-½ INCHES (1991 NY) AND THE MINIMAN TREAD DEPTH SHALL BE 69 INCHES (1994 NY) (19 INCHES (1995 NY) DE 19 INCHES (1995 NY) DE





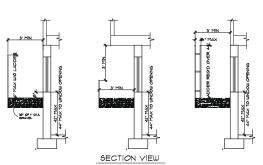
12'+ tread nidth

STAIR TREAD DETAIL С

RAILING TERMINATION DETAIL D

APPROVED LADDER LOCATIONS

PLAN VIEW



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

I. THE CLEAR DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQ FT, WITH A MINIMUM DIMENSION OF 36 INCHES.

2. WINDOW WELLS WITH A VERTICAL DEPTH OF 2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPED WITH AN APPROVED PERM'ANENTLY AFFIXED HAT ARE ACCESSIBLE WITH THE WINDOW IN THE FILLY OPEN POSITION. THE LADDER OR STAIRS THAN SHALL NOT ENCROACH NTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES.

1436 S. LEGEND HILLS DR. #320 CLEARFIELD LITAH 84015 801. 217. 3727

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PROJECT NAME: SKYVIEW **BUILDING 1** 

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

**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

SECTIONS AND **DETAILS** 

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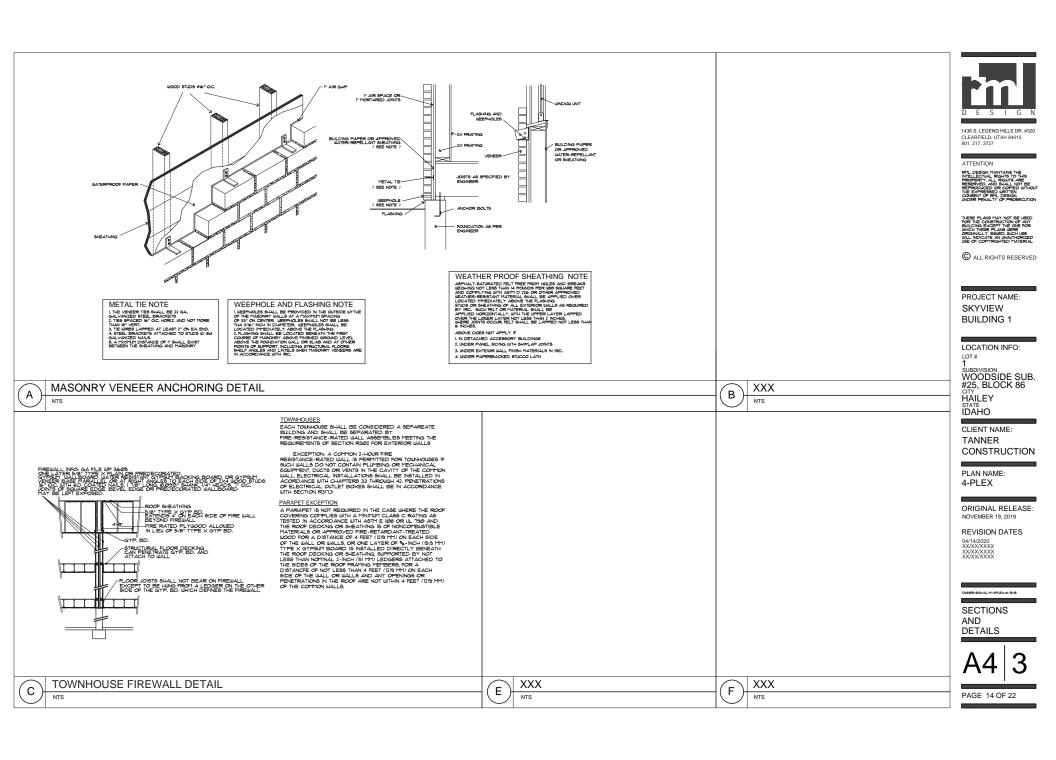
STAIR PLAN AND SECTION

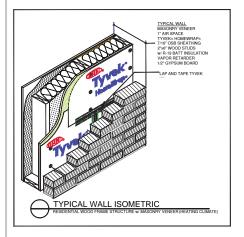
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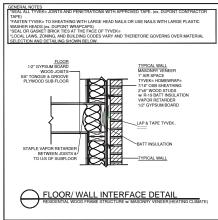
WINDOW WELL DETAIL

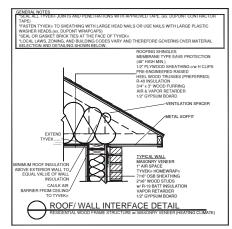
WALL SECTION

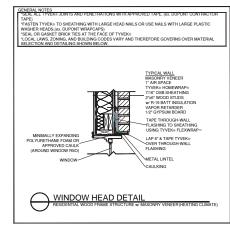
SCALE: 1/8" = 1'-0"

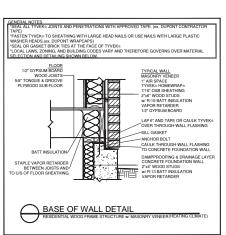


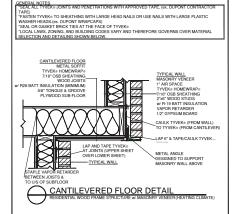


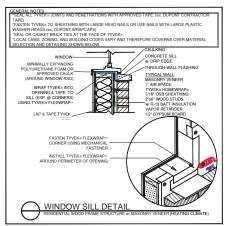


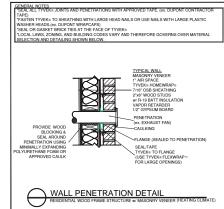














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PROJECT NAME: SKYVIEW **BUILDING 1** 

LOCATION INFO: LOT# WOODSIDE SUB. #25, BLOCK 86 HAILEY IDAHO

CLIENT NAME: **TANNER** CONSTRUCTION

PLAN NAME: 4-PLEX

ORIGINAL RELEASE: NOVEMBER 19, 2019

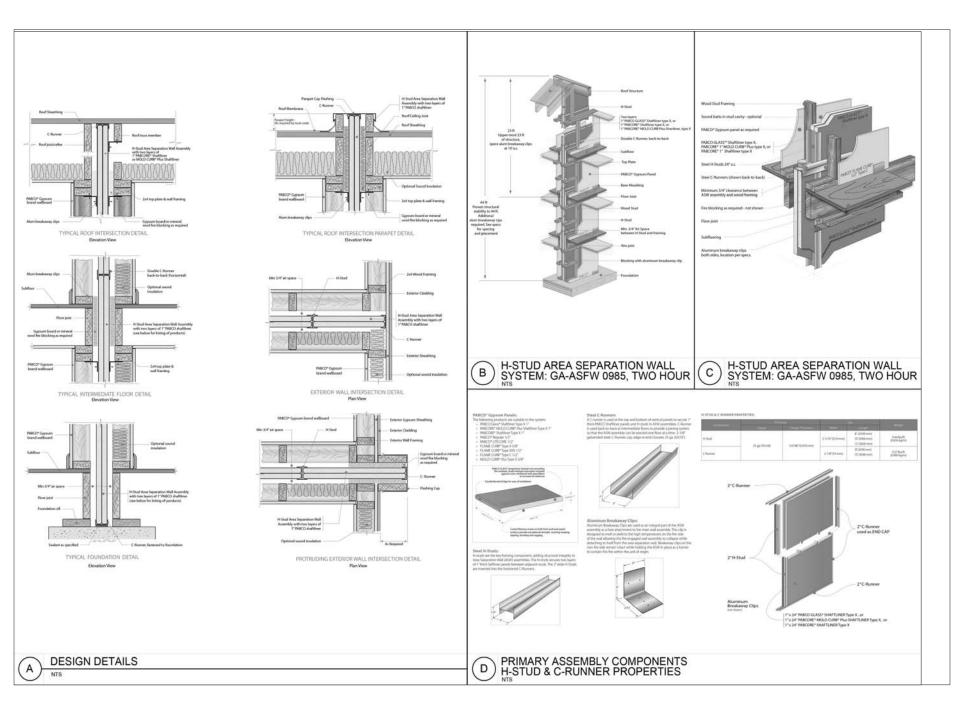
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NER-SUNVAL-M-4PLEX-6-19-B

SECTIONS AND **DETAILS** 

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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 DATES
04/14/2020
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TANER-BUNVAL-M-4PLEX-6-N

SECTIONS AND DETAILS

A4 |

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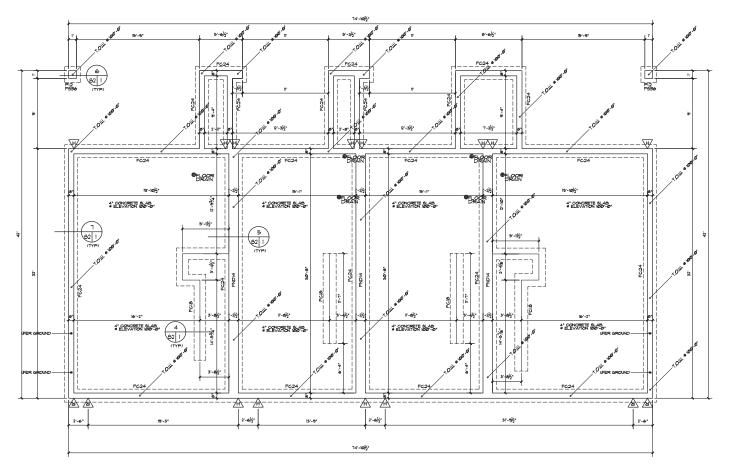
ALL FOUNDATION WALLS ARE FNDS U.N.O. ALL CONTINUOUS FOUNDATION WALL FOOTINGS ARE FC24 U.N.O. ALL CONTINUOUS INTERIOR FOOTINGS ARE FCIB U.N.O.

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

PIER SCHEDULE CONTINUOUS SECTION SIZE REINFORCMENT DIA. SQUARE OPTION VERTICAL TIES |12" | 12" X |2" MIN. | (4) #4 #8 @ 12" O.C. PI2

EMBED VERTICAL REINFORCEMENT INTO PIER FOOTING 5" MIN.
ALL VERTICAL REINFORCEMENT WITH TIES.
TIES SHALL WARP 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 52/3 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.

100°0° AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL

NDICATE ANY FEATURE ABOVE THE MAIN FLOOR
AS A NUMBER HIGHER THAN 100°0°. THESE

EATURES INCLIDE BUT ARE NOT LIMITED TO

CELLINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM
OF THE MAIN FLOOR (INCLUDING ANY AND ALL BIL THE BOTTON OF THE FLOOR FRACTION OF STREET

THE BOTTON OF THE FLOOR FRACTION OF STREET

FLATED ABALL BE REPREDICATED AT 59-0-1. IT IS

INDUSTRIES AT 59-0-1. IT I

AFF, IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE

#### FOOTING SCHEDULE

SPEC	CONTINUOUS S	SECTION SIZE	REINFORGMENT		
	DEPTH	MIDTH	CONTINUOUSE	TRAVERS	
FCIB	10"	18"	(2) #4	NONE	
FG24	10"	24"	(3) #4	NONE	
SPEC	SPOT SIZE, IO" DEPTH		REINFORCMENT		
	LENGTH	MIDTH	LONGWISE	SHORTWISE	
F586	96"	96"	(4) #4	(4) #4	

- PROVIDE REINF. STEEL 3" FROM BOTTOM OF FOOTINGS. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP
- 3. PROVIDE A 24" MIN. LAP FOR ALL STEEL.
  4. FOOTINGS NEED NOT BE CONTINUOUS THRU FOUNDATION STEPS U.NO.
- STEPS JUIDO. LOS CONTROLOS TREM FOUNDATION STAND FOR THE PROPERTY FOR THE

#### FOUNDATION WALL SCHEDULE

SPEC	DESCRIPTION	DN .			
FND6	8" THICK COI	NTINUOUS (TYPI	CAL U.N.O.)		
HEIGHTS	REINFORCME	NT (O.C.)	OPENING L	NTELS	
	VERTICAL	HORIZONTAL	MAX SPAN	MIN DEPTH	
2'-0"	#4 e 92*	(2) #4	2'-0"	6"	
8'-0"	#4 e 92*	(8) #4	2'-0"	6"	
4'-0"	#4 e 24"	(4) #4	3'-0"	6"	
FND14	14-1/2" THICK	CONTINUOUS (	TYPICAL U.N.O.)		
HEIGHTS	REINFORCME		OPENING LINTELS		
	VERTICAL	HORIZONTAL	MAX SPAN	MIN DEPTH	
2'-0"	(2) RONS #4	(2) RONS #4	2'-0"	6"	
3'-0"	e 24" O.C.	9 12" O.C.	2'-0"	6"	
4'-0"		l	3'-0"	4"	

- NOTES

  PROVIDE REINF, SITEEL WITHIN 4" OF TOP & BOTTOM OF WALL
  AND WITHIN 2" OF OPENINGS, AND (1) AF EACH SIDE
  PROVIDE (2) A ABOVE OPENINGS, AND (1) AF EACH SIDE
  PROVIDE 3" OF MIN. CONC. COME FOR ALL REINF, SITEL
  A PROVIDE OF MIN. BENT SITEL ABOUND CORNERS AND LAP
  WALL SITEL FOR SCHEDUL (AP 18 MIN, MP 20 MIN)
  ALL SITEL IS CHIEFED WITHIN THE WALL THOOMEST
  OF ALL SITELS (SCHEDED WITHIN THE WALL THOOMEST
  OF ON DETAILING
  OF ON DETAILING PROVIDED HAVE A MAX. DIA. OF 2-1/2"
  DO NOT BROTHLIFT HOUSE FOR 7 OR MORE DAYS.
  ALB SITELS OF THE SITE WITHIN WALL LINKING, CONC. FLOOR
  SCHED IS N PLACE AND CURPE FOR 7 OR MORE DAYS.

  SCHEDULS SOON APPLICABLE TO APPLIED FLAN ONLY.

#### ANCHOR BOLTS & HOLDOWS

ANCHOR BOLTS LLN 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) E.A. FOUND.
WALL END MIN. (2) PER CONKEN).
WALL END MIN. (2) PER CONKEN,
WASHERS W/ 1-5/4" LONG SLOTTED HOLES ARE PERMITTED
WIT ITS TOPPEW WITH A SECOND STANDARD WASHER.

HOLDOWN CAST IN STRAPS OR POST INSTALLED TIES:

SIMPSON #STHD14 CAST IN PLACE. (12 TYP.)

SIMPSON #HDU8-SDS2.5 W/ 7/8" DIA THREADED ROD
CAST.IN. PLACE ON EMBEDDED. & FPOXED 18" DEEP INT
TOP OF CONCRETE FOUNDATION AND WITHIN 6" OF A
VERTICAL FOUNDATION AND HIM 18" OF A
VERTICAL FOUNDATION JA FRBAR. PROVIDE SIMPSON
SET-XP EPOXY. PROVIDE (2) 2X4 MINIMUM TIE POST.
(4 TP?)



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PLAN NAME: 4-PLEX

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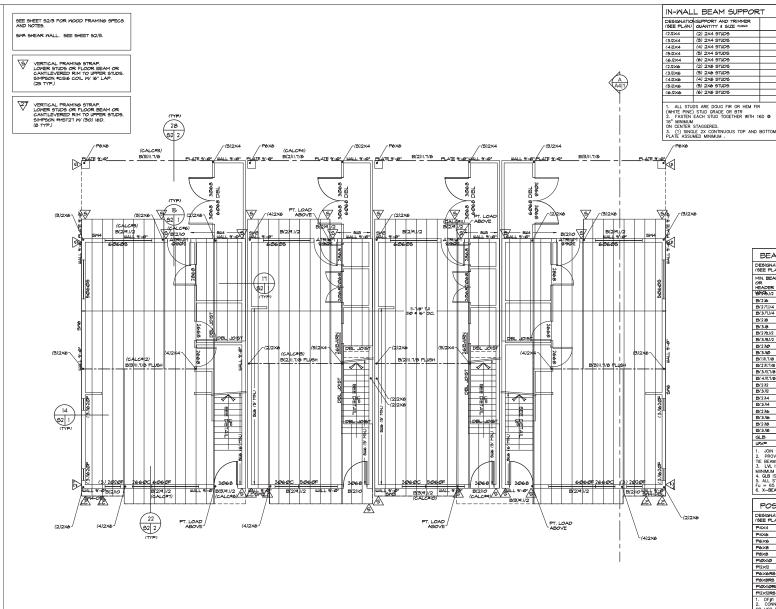
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NER-BUNYAL-M-4PLEX-6-19-AE

**FOOTING FOUNDATION** PLAN

PAGE 17 OF 22

FOOTING/ FOUNDATION PLAN



#### VERTICAL REFERENCE NOTE

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

100°0° AS A BASE REFERENCE.

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OF THE MAIN FLOOR (INCLUDING ANY AND ALL BIL THE BOTTON OF THE FLOOR FRACTION OF STREET

THE BOTTON OF THE FLOOR FRACTION OF STREET

FLATED ABALL BE REPREDICATED AT 59-0-1. IT IS

INDUSTRIES AT 59-0-1. IT I

AFF, IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE

BEAM	SCHEDULE EX	SEE NOTES	,2,8,4,5
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
MIN. BEAM OR HEADER	(2) 2 X IO DF#2	1	2×4
5/2/5,1/2	(2) I-3/4" × 5-I/2" LVL	1	2×4
B(2)6	(2) 2 × 6 DF/HF#2	1	2×4
B(2/IJ/4	(2) I-9/4" X 7-I/4" LVL	1	2×4
В(3Л.1/4	(3) I-3/4" × 7-I/4" LVL	1	2×4
B(2)8	(2) 2 × 8 DF/HF#2	1	2×4
B(3)8	(9) 2 × 8 DF/HF#2	1	2×6
B(2/9,1/2	(2) I-3/4" X 9-I/2" LVL	3	2×4
B(3/9,1/2	(3) I-3/4" X 9-I/2" LVL	3	2×6
B(2)(Ø)	(2) 2XIO* DF/HF #2	1	2×4
B(3)@	(3) 2 X IO DF/HF#2	1	2×4
B(1)11.7/8	(I) I-3/4" X II-7/8" LVL	2	2×4
B(2)II,T/8	(2) I-3/4" X II-7/8" LVL	3	2×4
B(3/II,7/8	(3) I-3/4" × II-7/6" LVL	4	2×6
B(4XI,7/8	(4) I-3/4" X II-7/6" LVL	5	2×6
B(2)(2	(2) 2 X I2 DF/HF#2	1	2×4
B(3/I2	(3) 2 X I2 DF/HF#2	1	2×6
B(2)14	(2) I-3/4" X I4" LVL	4	2×4
B(3)14	(3) I-3/4" X I4" LVL	4	2×6
B(2)(6	(2) I-3/4" × I6" LVL	4	2×4
B(376	(3) I-3/4" × I6" LVL	5	2×6
B(2)(8	(2) I-3/4" X IB" LVL	5	2×4
B(3)8	(3) I-3/4" X I&" LVL	5	2×6
GLB	WOOD GLULAM BEAM.	SEE PLAN	
MaXee	STEEL WIDE FLANGE BEAM	SEE PLAN	

UN-PP | DTEEL PICK EMANS W/ (27) 100 0 127 0, 250 0, 100 0 127 0, 250 0, 100 0 127 0, 250 0, 100 0 127 0, 250 0, 100 0 127 0, 250 0, 100 0 127 0, 250 0, 100 0, 250 0, 250 0, 100 0, 250

POST & COLUMN SCHEDULE							
DESIGNATIO (SEE PLAN)	NDRESSED SECTION SIZE (APPROX) & GRADE	CAP/BASE U.N.O.®	BASE TO CONC. U.N.OS				
P4×4	3-I/2" X 3-I/2" DF#I	BC4, LCE4	ABU44Z				
P4×6	3-I/2" X 5-I/2" DF#I	BC46, LCE	44BU46Z				
P6X6	5-1/2" X 5-1/2" DF#I	BC6, AC6	ABU66Z				
P6X8	5-1/2" X 7-1/2" DF#I	BC16, AC6	SEE PLAN				
P8×8	7-1/2" X 7-1/2" DF#I	BC16, AC6	ABU88Z				
PlØXIØ	4-1/2" X 4-1/2" DF#I	SEE PLAN	ABUIØIØZ				
P12X12	II-I/2" X II-I/2" DF#I	SEE PLAN	ABUI212Z				
P6X6R5	6" × 6" DF#	AC6	ABU66RZ				
P8X8R8	8" × 8" DF#	SEE PLAN					
PIØXIØRS	10" X 10" DF#1		ABUIØIØRZ				
P12×12R6	12" X 12" DF#I	SEE PLAN	ABUI212RZ				

PILZCIRBO | 12" X 12" DPWI | SEE PLAN | ABUIDITAT.

1. DF## = DOUG FIR GRADE #F OR BETTER |

2. CONNECTOR MODE IMMERS RELATE TO SUPPON STRONG TE 2. CONNECTOR MODE IMMERS RELATE TO SUPPON STRONG TE 2. CONNECTOR MODE IMMERS ACCEPTABLE IF ALL RATED CAPACITIES EXCEPT THOSE USTED. (LCE.) & (AC.) MODELS ARE INSTALLED IN PAIRS. UN.O. = UNLESS NOTED OTHERWISE (ON THE PLANS).

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PLAN NAME: 4-PLEX

ORIGINAL RELEASE: NOVEMBER 19, 2019

REVISION DATES

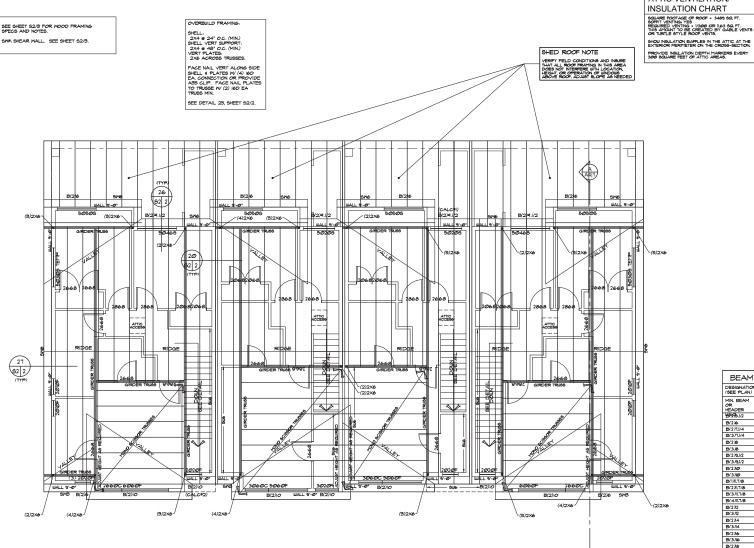
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NER-SUNVAL-M-4PLEX-6-19-AE

**UPPER FLOOR** FLOOR FRAMING PLAN

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UPPER FLOOR FRAMING PLAN



ATTIC VENTILATION/ INSULATION CHART

SHOW INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERMETER ON THE CROSS-SECTION. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQUARE FEET OF ATTIC AREAS.

#### VERTICAL REFERENCE NOTE

N THESE PLANS THE POSITION OF THE PRINSHED HAIN FLOOR IS DETERMINED TO BE 100° OF 100° A DESERVATION TO BE 100° OF 100° A DESERVATION THESE PLANS MILL NOTICE AND THE HAIN FLOOR AS A NUMBER ABOVE THE HAIN FLOOR AS A NUMBER WHICH PLANS WILLIAM THE POSITION OF THE PLANS WILLIAM THE POSITION OF THE PLANS WILLIAM SHOULD BE NOTICED TO CEIL MICE, ELOOPS, WHOOM POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM
OF THE MAIN FLOOR (INCLUDING ANY AND ALL BIL THE BOTTON OF THE PLOOR FRANCIS OF STEEL THE PLATED MALL LES RETERENCED AT 95-0°. IT IS LANDING TO THE PLATED MALL LES RETERENCED AT 95-0°. IT IS LANDING TO THE PLATE THE PLATE AND THE PLATE THE P

AFF, IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE

#### IN-WALL BEAM SUPPORT

	QUANTITY & SIZE (1202)	
(2)2×4	(2) 2X4 STUDS	Г
(3/2×4	(B) 2X4 STUDS	Г
(4/2×4	(4) 2X4 STUDS	Г
(5/2×4	(5) 2X4 STUDS	Г
(6/2×4	(6) 2X4 STUDS	Г
(2)2X6	(2) 2X6 STUDS	Г
(3/2×6	(B) 2X6 STUDS	Г
(4)2×6	(4) 2X6 STUDS	Г
(5/2×6	(5) 2X6 STUDS	Г
(6/2×6	(6) 2X6 STUDS	Г

. ALL STUDS ARE DOUG FIR OR HEM FIR (WHITE PINE) STUD GRADE OR BTR 2. FASTEN EACH STUD TOGETHER WITH 16D @

2. FASTEN EACH STUD TOGETHER WITH 16D @ 16" MINIMUM ON CENTER STAGGERED. 3. (1) SINGLE 2X CONTINUOUS TOP AND BOTTOM PLATE ASSUMED MINIMUM.

BEAM	SCHEDULE EX	SEE NOTES	,2,3,4,5
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
OR HEADER	(2) 2 X IO DF#2	1	2×4
B195.1/2	(2) I-9/4" X 5-I/2" LVL	1	2×4
B(2)6	(2) 2 X 6 DF/HF#2	1	2×4
B(2/IJ/4	(2) I-3/4" X 7-I/4" LVL	1	2×4
B(3/1.1/4	(3) I-3/4" X T-I/4" LVL	1	2×4
B(2)8	(2) 2 X 8 DF/HF#2	1	2×4
B(3/8	(3) 2 × 8 DF/HF#2	1	2×6
B(2/5,1/2	(2) I-8/4" X 4-I/2" LVL	3	2×4
B(3/9,1/2	(3) I-3/4" × 9-I/2" LVL	3	2×6
B(2)(Ø	(2) 2XIO* DF/HF #2	1	2×4
B(3)10	(8) 2 X IO DF/HF#2	1	2×4
B(1)11,7/8	(I) I-3/4" × II-7/6" LVL	2	2×4
B(2)II,T/8	(2) I-8/4" X II-7/6" LVL	3	2×4
B(3/II,T/8	(3) I-9/4" X II-7/8" LVL	4	2×6
B(4/II,7/8	(4) I-8/4" X II-7/8" LVL	5	2×6
B(2)(2)	(2) 2 X I2 DF/HF#2	1	2×4
B(3/12	(3) 2 X I2 DF/HF#2	1	2×6
B(2)/4	(2) I-8/4" X I4" LVL	4	2×4
B(3)14	(3) I-3/4" X I4" LVL	4	2×6
B(2)(6	(2) I-3/4" X I6" LVL	4	2×4
B(3)/6	(B) I-9/4" X I6" LVL	5	2×6
B(2)8	(2) I-8/4" X I8" LVL	5	2×4
B(3/I8	(3) I-3/4" X I&" LVL	5	2×6
GLB	MOOD GLULAM BEAM.	SEE PLAN	
WeXee	STEEL WIDE FLANGE BEAM	SEE PLAN	

UNCH | STEEL HIDE TLANDS EACH | SEE FLAN

1. JOHN MULTIPE FECE ERAMS W/C/N | SEE FLAN

2. FRONDE WETAL FRAMING CONNECTORS (E.S. MANSON, EC) TO

2. FRONDE WETAL FRAMING CONNECTORS (E.S. MANSON, EC) TO

3. U.K. IS LANDARTED VESEER LUNGER, IE., MORCALAY VERSALAM,
MINIMALM LVI, SPEC FROUNDE 10E AND 2600 FB Fb OR BTE.

4. CB IS SILLUM BEAM. FROVES TO FLAN SEE TO FLAN SEE

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

ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED, SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPTRIGHTED MATERIAL

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PROJECT NAME: SKYVIEW **BUILDING 1** 

LOCATION INFO: LOT# SUBDIVISION WOODSIDE SUB. #25, BLOCK 86 HAILEY 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

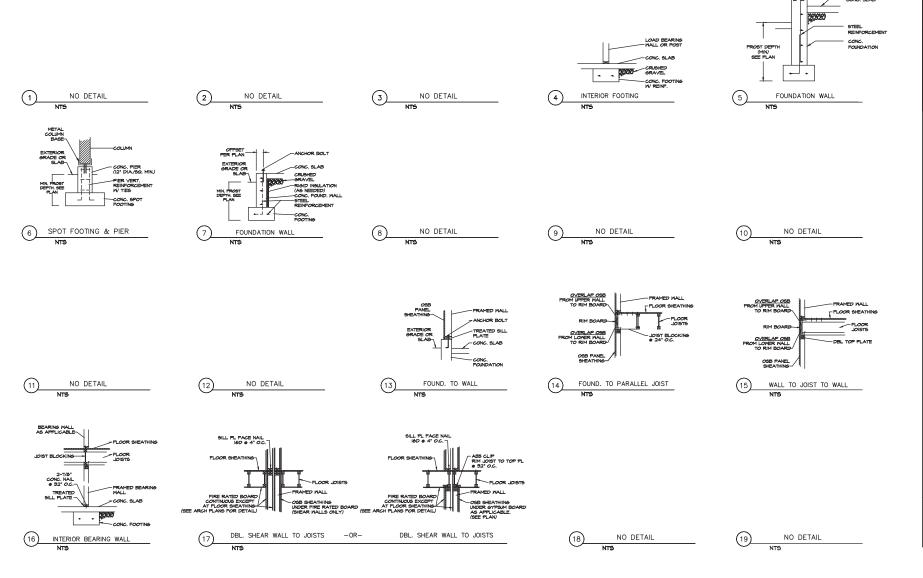
TANER-SINVAL-M-4PLEX-6-76-AE

ROOF **FRAMING** PLAN

PAGE 19 OF 22

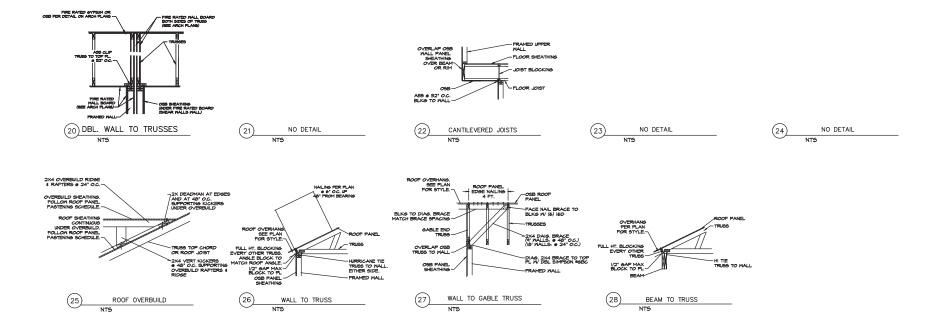
ROOF FRAMING PLAN

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



PRICE ENGINEERING INC KYLE: (801) 791-6274 TRAVIS: (435)720-2907 kyle@price—engineering.com travis@price—engineering.com Date / Revision 11/13/19 SUBDIVISION Woodside 86, LOT I-7, BLOCK 8 HAILEY, IDAHO ADDRESS: STRUCTURAL FRAMING DETAILS RML TANNER 4-PLEX SUN VALLEY RESIDENTIAL PLAN S2/1

ANCHOR BOLT



**L**PRICE ENGINEERING INC KYLE: (801) 791-6274 TRAVIS:(435)720-2907 kyle@price—engineering.com travis@price—engineering.com Date / Revision 11/13/19 SUBDIVISION Woodside 86, LOT I-7, BLOCK 8 HAILEY, IDAHO DETAILS VALLEY FRAMING SUN RML TANNER 4-PLEX RESIDENTIAL PLAN STRUCTURAL

S2/2

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED. DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).

ALL DESIGN IS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.

2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEFFER THAN 2' AND ANY ON SIE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGLISHED.

DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.

#### CONCRETE SPECS & DETAILING

ELEMENT		(F's) MINIMUM	(F'c) RECOMMENED	WC RATIO
	FOOTINGS	8000 PSI	8000 PSI	50
	WALLS	8500 PSI	8500 PSI	50
	SUSP. SLABS	8500 PSI	8500 PSI	.45
	SLABS	8500 PSI	4000 PSI	.45

- (f'c) STRENGTH BASED ON 28 DAY CURE TIME PORTLAND TYPE I/II CEMENT. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT 3/4" MAX AGGREGATE SIZE 4" MAXAMUM SLUMP ADMIKTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORGEMENT DETAILING & SPECIFICATIONS						
	MELDABLE (ALL UN.O.)					
	ABLE		GRADE 60 LOW ALL			
MELD	ED WIRE FABRIC	ASTM A 185				
REINF	ORGEMENT CONCRETE O	OVER (MIN.)	INCHES			
EXPO	SED TO EARTH (NOT FOR	RMED)	8"			
EXPO	SED TO EARTH OR MEA	THER (FORMED	2"			
NOT !	XPOSED TO EARTH OR	MEATHER	I-I/2"			
REINF	REINFORCEMENT (REBAR) LAP SCHEDULE					
SIZE	MINIMUM LAP FOR CO	NTINUOUS REBA	AR, U.N.O.			
#3	12"					
#4	18"					
45	20"					
#6	24"					
1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING, 2. REINFORGMENT SUPPORT FER ACI 315. 3. ROUGHEL OOKSTRUCTION JOINT SUPFACES TO 1/4" AMPLITUDE OR MORE. 4. BEND REINFORGEMENT COLD CNCE 5. BEND ROUTHOUSE CORNEL BRIS TO CONFORM TO ACI 318. 6. PROVINE CONTINUOUS CORNEL BRIS AT MILE, AND FOOTING 6. PROVINE CONTINUOUS CORNEL BRIS AT MILE, AND FOOTING						

#### CONCRETE PLACEMENT & CONSTRUCTION SPECS

- NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.

  WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
- DRYING.

  3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX	
9-I/2*	1-1/4"	8'-0"	
4"	I-I/2"	10'-0"	
5*	1-3/4"	12'-0"	
6"	2'	15'-0"	

FR05	T DEPTH, GRADING, DRAINAGE		
SEE PLAN	MINIMUM FROST DEPTH		
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.		
NOTES:			

IN TEST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SDE ADMICTST FINISH GRACE TO THE BOTTOM OF FOOTING. OF THE ADMICTST FINISH GRACE TO THE BOTTOM OF FOOTING, OF THE FUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF FUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF FUNDATIONS AT LEAST 8" OF DROP THE FIRST 10 FEET OF FUNDATION AT LEAST 5, FEET OR INTO AN APPROVED DRAINAGE FOUNDATION AT LEAST 5, FEET OR INTO AN APPROVED DRAINAGE SHOULD BE GRADED TO PRAIN TO APPROVED MEANS, SWALES, OR DRAINAGE SYSTIMS, PER THE REQUIREMENTS OF THE OTHER OUT OF

SHEAR WALL SCHEDULE							
DESIGNATION OSS PANEL SD SPACING INSIDE EDGES OILY. (SEE PLAN)							
SM6 (I) SIDE		6"	(I) 2X				
SW4	(I) SIDE	4"	DBL 2X OR (I) 4X				
SW3	(I) SIDE	9"	DBL 2X OR (I) 4X				
SW2	SW2 (I) SIDE 2" (I) 4X						
SW4-DBL	BOTH SIDES	4"	DBL 2X OR (I) 4X				

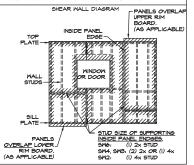
SHEAR WALL FRAMING SPECS:

PROVIDE 7/16" THICK APA STAMPED EXPOSURE 1 OSB SHEATHING OR BTR. PROVIDE STUDS @ 16" O.C. MAXIMUM.

FASTEN ALL WALL PANELS W/ 8D NAILING © 12° O.C. EXCEPT ON PANEL EDGES. SEE ABOVE FOR PANELS EDGE FASTENING SPECS.

BLOCK ALL WALL PANEL (OSB) EDGES. OVERLAP PANELS OVER TOP AND BOTTOM PLATES.

4. FASTEN SILL PLATES TO WOOD FLOORS W/ 16D @ 4" O.C. STAGGERED. FASTEN ALL DBL 2X STUD MEMBERS TOGETHER WITH 16D @ 6" O.C. STAGGERED.



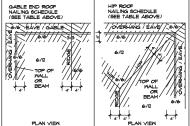
#### TABLE OF EQUIVALENT FASTENERS

NAIL SIZE	NAIL SPACING	STA	STAPLE SPACING		NOTES
		14 6A.	15 6A.	16 6A.	
	12"	12"	10*	8"	1
8D	10"	10"	8"	6-1/2"	1
	6"	6"	5'	4"	1
	4"	4"	8-1/2"	2-1/2"	1
	3"	3"	2-1/2"	1-1/2"	1
					ALL STAPLES
		14 6A.	15 6A.	16 GA.	PROVIDE I-I/2* PENETRATION
	12"	9-1/2"	8"	6-1/2"	120101
IØD	10"	8"	7*	5-1/2"	1
	6"	5'	4"	8-1/2"	1
l	4"	3"	2-1/2"	2"	1
	9"	2-1/2"	2"	I-I/2*	
					]

#### FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILIN6	NOTES .			
1	JOIST TO TOP PLATE OR BEAM	(2) I6D	TOENAIL			
2	BLOCKING (BLKG) TO SILL OR BEAM	16D e 4"O.C.	TOENAIL			
3	SILL TO JOIST, R.I, BLKG, BEAM THRU FLOOR	16D e 4" O.C.	FACE NAIL			
4	TOP OR SILL PLATE TO STUD	(2) I6D	FACE NAIL			
5	BUILT UP (MULTIPLE) STUDS / COLUMNS	16D e 16" O.C.	FACE NAIL			
6	DBL. TOP PLATE LAP	16D e 4" O.C.	FACE NAIL			
7	DBL. TOP PLATE INTERSECTION LAP	(2) I6D	FACE NAIL			
8	HEADERS, BEAMS, GIRDERS MULTIPL/BUILT UP	(2) 16D e 16"	FACE NAIL			
9	OSB PANELS TO 2X WALL FRAMING	8D e 6" / 12"	ED6E/INT.			
	ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 23/04/9.5.					

ROOF PANEL SCHEDULE TO NOTE LOS								
ROOF DESIGN SNOW LOAD	NOTES	(TYP.)						
UP TO 40 PSF UP TO TO PSF UP TO 130 PSF	6" 2" 8"	SHALL BE A STAMPED, E & RATED A	PA XPOSURE 1,					
FOR ROOF SNOU DESIGN CRITER		THICKNESS 7/16" 1/2" 5/8"	SPAN RATING 24/16 32/16 40/20					
ROOF PANEL FAS	STENING TA	ABLE	2. PROVIDE	EDGE				
NAILING SPEC WHERE PANEL MEETS MEMBER, I.E. TRUSS, JOIST, BLOCK, (SEE DIAGRAM BELOW)	NAILING APF FROM PANEI INSIDE EDGE INSIDE ROOF JOISTS & BI PROVIDE ED	L EDGEŚ W/ S SHARING TRUSS, EAMS.						
6/12	ALONG ALL							
6/6	6"	6"	3. PROVID					
3/3	3"	SPACING OF						



#### \_\_\_\_\_\_

ROC	OF TRUSS & JOIST NOTES
TRUSSES PRE-MANUFER'D)	1. ENGINEERING FOR TRUSSES IS PROVIDED BY THE MANUFACTURES MANUFACTURES AND FUNCTION OF THE STATE ALL MANUFACTURES MAY, UNION SEEP FLAN, UNION SEEP FLANS FROM THE SEEP FLANS FROM THE SEEP FLANS FROM SEEP FLANS
ROOF JOISTS	PROVIDE SIMPSON VPA CONNECTORS AT ALL JOIST BEARING LOCATIONS.     PROVIDE FULL HIEGHT BLOCKING EVERY OTHER JOIST.

#### FLOOR SHEATHING NOTES

FLOOR SHEATHING U.N.O.:

1. PROVIDE 23/32" APA' STAMPED, EXPOSURE 1, T&G OSB PANELS FASTEN WITH 10D COMMON OR GALVANIZED NAILS @ 6"/ 12" EDGE / FIELD O.C.
2. PROVIDE CONTINUOUS GLUE JOIST TO PANELS.

#### WALL STUD HEIGHTS & LOAD BLOCKING

	ALL STUD HEIGH ARE UNSUPPORT	NOTES (TYP)		
MALL STUDS MAX. HEIGHT	NOMINAL DF SIZE	VERT. O.C SPACING	LATERAL SUPPORT	PLAN WALL SPECS,     DIMENSIONS AND SCALES     GOVERN WALL SIZING.
UP TO 10"	2 × 4	16"	NONE	
UP TO 12'	2 X 4	12"	OSB.	2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN
UP TO 14"	2×6	16"	PLYWOOD,	USING WALL STUD HT.
UP TO 161	2×6	12"	OR GLUFD	TABLE.
UP TO 18"	2 X 6	8*	GYPSUM	3. PROVIDE 2X DF OR
UP TO 17'	I-I/2"x5-I/2"*	16"	BOARD	BTR. SQUASH BLOCKING
	I-I/2"x5-I/2"*	12"	l	UNDER ALL POINTS LOADS TRANSFERRED
UP TO 20'	I-I/2"x7-I/4"*	16"		THROUGH WALLS FROM

\*TJI TIMBERSTRAND LSL STUDS. CONTACT ENGINEER FOR OTHER BRANDS OR CONFIGURATIONS.

JABLE.

3. PROVIDE 2X DF OR BITE. SOUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SOFEDULE) DALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

NOTES (TYP)

#### DESIGN CRITERIA GOVERNING CODE: 2018 IBC, ASCE 7

RISK CATEGORT II							
1. LIVE LOADS:	SLEEPING AREAS DECKS BALCONIES OTHER AREAS ROOF	30 PSF 60 PSF 100 PSF 40 PSF 20 PSF					
2. SNOW LOAD:	GROUND Pg	143 PSF					

PS 143 PSF 100 PSF + DRIFT Pf: 100 PSF + DRIFT Cs: 1.0 Ce: 1.0 Ct: 1.0 L: 1.0

DESIGN SPEED: 120 MPH 3 SEC. GUST EXPOSURE: B 4. SEISMIC:

SDC: D R: 6.5 I: 1.0 SITE CLASS: D (ASSUMED) Sms: 0.68 Sm1: 0.33 Sds: 0.45

FORCE RESISTING SYSTEM: WOOD LIGHT FRAME W/ WOOD PANEL ANALYSIS PROCEDURE: SIMPLIFIED (IBC 12.14.8)

ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED) 5. SOIL BEARING:

15 PSF (ASPHALT SHINGLES)
15 PSF (INCL. THIN TILE)
10 PSF (STUCCO, SIDING)
45 PSF (VENEER: BRICK,STONE)
145 PCF (FTGS, FOUND, ETC)

BEAM	SCHEDULE EX	SEE NOTES	1,2,3,4,5
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
MIN. BEAM OR HEADER	(2) 2 × IO DF#2	1	2×4
BM95.1/2	(2) I-3/4" × 5-I/2" LVL	1	2×4
B(2)6	(2) 2 X 6 DF/HF#2	1	2×4
В/2Л,1/4	(2) I-3/4" X T-I/4" LVL	1	2×4
B(3/I,I/4	(3) I-3/4" X T-I/4" LVL	1	2×4
B(2)8	(2) 2 X 8 DF/HF#2	1	2×4
EX338	(8) 2 × 8 DF/HF#2	1	2×6
B(2)9J/2	(2) I-3/4" X 9-I/2" LVL	3	2×4
B(3/9,1/2	(8) I-8/4" X 4-I/2" LVL	3	2×6
B(2)IØ	(2) 2XIO" DF/HF #2	- 1	2×4
B(3)@	(B) 2 X IO DF/HF#2	1	2×4
B/1/11,1/8	(I) I-8/4" X II-7/6" LVL	2	2×4
B(2/IL1/8	(2) I-8/4" × II-7/8" LVL	3	2×4
B/3/1.7/8	(3) I-3/4" X II-7/8" LVL	4	2×6
B/4/ILT/8	(4) I-8/4" X II-7/8" LVL	5	2×6
B(2)(2	(2) 2 X I2 DF/HF#2	1	2×4
BX 3 X2	(3) 2 X I2 DF/HF#2	1	2×6
B(2)14	(2) I-8/4" X I4" LVL	4	2×4
B/3/14	(3) I-3/4" X I4" LVL	4	2×6
B(276	(2) I-3/4" × I6" LVL	4	2×4
B(3X6	(3) I-9/4" X I6" LVL	5	2×6
B(2)(8	(2) I-9/4" X I&" LVL	5	2×4
B(3/8	(3) I-3/4" X I&" LVL	5	2×6
GLB	WOOD GLULAM BEAM.	SEE PLAN	
MaXaa	STEEL WIDE FLANGE BEAM	SEE PLAN	

IDAGE TO THE PERCE BEAMS W (2) 160 B 127 OC.

1. JOHN MULTICLE PERCE BEAMS W (2) 160 B 127 OC.

11. BE BEAMS GREATER HAN 6 - O' TO POSTS OR TRIMMERS.

1. L'AL IS LAMINATO VENEE LUMBER, I.E., MEGOLAM, WESSLAM, MINIMUM LV. SPEC PROVINCE 165 AND 2600 PS Fb OR BTR.

MINIMUM LV. SPEC PROVINCE 165 AND 2600 PS Fb OR BTR.

1. L'AL STEEL BEAMS TO MEET 1871 M 992 CR FP = 50 kel, Fu = 55 kel CRITERIA.

5. ALL STEEL BEAMS TO MEET 1871 M 992 CR FP = 50 kel, Fu = 65 kel CRITERIA.

#### POST & COLUMN SCHEDULE

DESIGNATIO (SEE PLAN)	NDRESSED SECTION SIZE (APPROX) & GRADEI	CAP/BASE U.N.O.®	BASE TO CONC. U.N.O.
P4X4	8-1/2" X 8-1/2" DF#1	BC4, LCE4	ABU44Z
P4X6	8-I/2" X 5-I/2" DF#I	BC46, LCE	44BU46Z
P6X6	5-I/2" X 5-I/2" DF#I	BC6, AC6	ABU66Z
P6X8	5-I/2" X 7-I/2" DF#I	BC1/a, AC6	SEE PLAN
P8X8	7-I/2" X 7-I/2" DF#I	BC1/a, AC6	ABU88Z
Pløxlø	4-1/2" X 4-1/2" DF#1	SEE PLAN	ABUIØIØZ
P12×12	II-I/2" X II-I/2" DF#I	SEE PLAN	ABU1212Z
P6X6R6	6" × 6" DF#I	AC6	ABU66RZ
PSXSRS	8" × 8" DF#	SEE PLAN	ABUSSRZ
PIØXIØRS	10" X 10" DF#1	SEE PLAN	ABUIØIØRZ
P12X12R6	12" X 12" DF#I	SEE PLAN	ABU1212RZ
1. DF#1 =	DOUG FIR GRADE #1 OR BETTE	R	

CONNECTOR MODEL NUMBERS RELATE TO SIMPSON STRONG TIE OR USP (MITEK) BRAND WHERE APPLICABLE. OTHER CONNECTOR MODEL NUMBERS ACCEPTABLE IF ALL RATED CAPACITIES EXCEED THOSE LISTED, (LCE\_) & (AC\_) MODELS ARE INSTALLED IN PAIRS. U.N.O. = UNLESS NOTED OTHERWISE (ON THE PLANS). PRICE ENGINEERING INC

KYLE: (801) 791-6274 TRAVIS:(435)720-2907 kyle@price-engineering.com travis@price-engineering.co

Date / Revi 11/13/19

8 SUBDIVISI 핌 Woodsig

86,

BLOCK LOT I-7, HAILEY, ADDRESS:

Notes

 $\infty$ VALLEY S йí CHEDUL SUN  $\stackrel{\mathsf{\times}}{\mathsf{\square}}$ 4-PLE PLAN Š RUCTURAL RML TANNER 1 RESIDENTIAL P  $\vdash$ Ġ

# DUAL BLACK

# Cambridge Cambridge

ited Lifetime<sup>1</sup> Architectural Shingles

Security of the security of th

Featured Culor: Dual Blac

StormShield



### Return to Agenda



## 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 I	Requirements for all Design Review Applications			
C	omplia	nt		Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
$\boxtimes$			17.06.050 (B)	Complete Application			
			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 1st Ave. N. The meter vault is in the middle of 801 1st 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			
$\boxtimes$			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.			
			17.09.040 Onsite 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.			
			17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards  a. All exterior lighting shall be designed, located and lamped in order to prevent:  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.			

				<ul> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cutoff type luminaires.</li> <li>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.</li> </ul>
			Staff Comments	The Applicant will install Dark Sky compliant fixtures (4" recessed downlights located in canopies and 2 <sup>nd</sup> floor cantilever soffits), downcast and low wattage fixtures (see image below). Lighting Details are also attached.
				4 application shown
$\boxtimes$			Bulk Requirements	Zoning District: Business (B) Maximum Height: 40' "(because mixed use) Setbacks: 0'
			Staff Comments	Zoning District(s): (B)
				Proposed Height: 25'-5-1/2"
				Proposed Setbacks:  • Front (East): 2'  • Side (North): 23' 5"  • Side (South): 73'
				Rear (West): 2'
				The proposed project complies with height and setback requirements of the Hailey Municipal Code.
$\boxtimes$			17.06.070(A)1 Required Street Improvement s Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	There is existing sidewalk along 1 <sup>st</sup> 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.
		De	_	ew Requirements for Non-Residential, Multifamily, Mixed-Use Buildings within the City of Hailey
1. S	ite Pla	annin	g: 17.06.080	(A) 1, items (a) thru (n)

(	ompliar	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			17.06.080(A) 1a	<ul> <li>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</li> </ul>
			Staff Comments	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.
				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 1 <sup>st</sup> Ave N and the parking lot.
				There are large windows into the reception, manager's office and orthodontic operatory on the east elevation to capture morning sun.
				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 $2^{nd}$ floor.
				The spaces around buildings are usable and allow for safe access to the buildings.
			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	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.
$\boxtimes$			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	Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk along 1 <sup>st</sup> 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.
⊠?			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	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 1 <sup>st</sup> Avenue by the building and a fence. Staff requests that recycling containers be available in the trash enclosure.
		$\boxtimes$	17.06.080(A) 1e	e. Where alleys exist, or are planned, they shall be utilized for building services.

		Staff Comments	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.
	$\boxtimes$	17.06.080(A) 1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
		Staff Comments	No vending machines will be located on the exterior of the building.
		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.)  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	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.
		17.06.080(A) 1h	<ul> <li>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.</li> </ul>
		Staff Comments	There will be a curb cut from 1 <sup>st</sup> 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 1 <sup>st</sup> 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 1 <sup>st</sup> Avenue and the parking lot.
		17.06.080(A) 1i	<ol> <li>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.</li> </ol>
		Staff Comments	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.
$\boxtimes$		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	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.
⊠?		17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
		Staff Comments	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

			each snow storage area complies and suggests the Applicant needs to expand the smaller storage area in the Northeast area.
$\boxtimes$		17.06.080(A) 1l	<ol> <li>Hauling of snow from downtown areas is permissible where other options are not practical.</li> </ol>
		Staff Comments	The Owner intends to store snow on site but has committed to hauling snow if the parking is desired.
$\boxtimes$		17.06.080(A) 1m	<ul> <li>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.</li> </ul>
		Staff Comments	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.
⊠?		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	In the smaller storage area, the Applicant plans to install turf that is salt-tolerant and resilient to heavy snow.

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

Co	mplian	nt		Standards and Staff Comments							
Yes	No	N/A	City Code	City Standards and Staff Comments							
			17.06.080(A) 2a	<ul> <li>The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</li> </ul>							
			Staff Comments	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.							

			Mest elevation  Social Vivigor  Social Vivigor
$\boxtimes$		17.06.080(A) 2b Staff	b. Standardized corporate building designs are prohibited.
		Comments	The building us not a corporate design.
$\boxtimes$		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	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.
		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	The front façade faces 1 <sup>st</sup> Avenue and includes design features such as windows, building off-sets, projections, and changes in material to create human scale.
	$\boxtimes$	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	N/A. No additions onto or renovations of the exterior of the building are proposed.
		17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
		Staff Comments	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.

			steel siding & roof panels  east elevation  view from 1° oversue north  Pr Kevin McMinn  wood skilling  wood skilling
		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	The building colors are complimentary to the neighboring buildings. See 17.06.080(A)2f for more detail.
$\boxtimes$		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	The flat roofs have generous parapets to break up the perceived mass.
		17.06.080(A) 2i	<ul> <li>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: <ol> <li>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.</li> <li>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.</li> <li>iii) Double glazed windows.</li> <li>iv) Windows with Low Emissivity glazing.</li> <li>v) Earth berming against exterior walls</li> <li>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ol> </li> </ul>
		Staff Comments	The Applicant is proposing that the building will include the following energy-conserving features:  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.

			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.
			Staff Comments	There are no sloping roof surfaces to generate snowfall onto pedestrians at the main or tenant entrances.
$\boxtimes$			17.06.080(A)	k. Downspouts and drains shall be located within landscape areas or other
			2k	appropriate locations where freezing will not create pedestrian hazards.
			Staff	All of the roof drainage runs to interior drains that are drained to drywells located
			Comments	under the parking areas. A drainage plan is attached. All drainage plans to be
				reviewed by the City of Hailey's Public Works Department.
			17.06.080(A) 2l	<ol> <li>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).</li> </ol>
			Staff Comments	N/A There are no vehicle drive-through canopies.
			17.06.080(A) 2m	<ul> <li>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.</li> </ul>
			Staff Comments	All building signage will be applied for under a separate sign permit following completion of construction.
3. Ac	cesso	ry Str	uctures, Fe	nces and Equipment/Utilities: 17.06.080 (A) 3, items (a) thru (i)
_			1	
	ompliar			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			17.06.080(A) 3a	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).
Yes	No	N/A	17.06.080(A) 3a Staff Comments	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.
Yes	No	N/A	17.06.080(A) 3a Staff	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).
Yes	No 🗆	N/A	17.06.080(A) 3a Staff Comments 17.06.080(A) 3b  Staff Comments	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.
Yes	No 🗆	N/A	17.06.080(A) 3a Staff Comments 17.06.080(A) 3b Staff	a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.
Yes	No 🗆	N/A	17.06.080(A) 3a  Staff Comments 17.06.080(A) 3b  Staff Comments 17.06.080(A) 3c  Staff	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.  c. Walls and fences shall be constructed of materials compatible with other
Yes	No 🗆	N/A	17.06.080(A) 3a Staff Comments 17.06.080(A) 3b  Staff Comments 17.06.080(A) 3c	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.  c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
Yes	No 🗆	N/A	17.06.080(A) 3a  Staff Comments 17.06.080(A) 3b  Staff Comments 17.06.080(A) 3c  Staff	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.  c. Walls and fences shall be constructed of materials compatible with other materials used on the site.  The fence around the trash enclosure will be compatible with the finishes on the
Yes	No 🗆	N/A	17.06.080(A) 3a  Staff Comments 17.06.080(A) 3b  Staff Comments 17.06.080(A) 3c  Staff	City Standards and Staff Comments  a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.  c. Walls and fences shall be constructed of materials compatible with other materials used on the site.  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.
Yes	No	N/A	17.06.080(A) 3a Staff Comments 17.06.080(A) 3b  Staff Comments 17.06.080(A) 3c  Staff Comments 17.06.080(A)	a. Accessory structures shall be designed to be compatible with the principal building(s).  N/A There are no accessory buildings planned for this project.  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.  N/A There are no accessory buildings planned for this project.  c. Walls and fences shall be constructed of materials compatible with other materials used on the site.  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.  d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual

				shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.				
			Staff Comments	The roof-mounted mechanical equipment will be shielded by the parapet walls.				
			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 its surroundings.				
			Staff Comments	N/A None are proposed at this time.				
	<u> </u>		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	There will be no ground mounted HVAC equipment.				
				The trash enclosure will be screened. A rendering is attached.				
$\boxtimes$			17.06.080(A) 3h	i. All service lines into the subject property shall be installed underground.				
			Staff Comments	All service lines into the property will be installed underground.				
			17.06.080(A) 3i	j. Additional appurtenances shall not be located on existing utility poles.				
			Staff	N/A No appurtenances are proposed on existing utility poles.				
			Comments	N/A No appartenances are proposed on existing utility poles.				
			Comments	(A) 4, items (a) thru (n)				
Co	mpliar	nt	17.06.080	(A) 4, items (a) thru (n)  Standards and Staff Comments				
			17.06.080 City Code	(A) 4, items (a) thru (n)  Standards and Staff Comments  City Standards and Staff Comments				
Co	mpliar	nt	17.06.080	(A) 4, items (a) thru (n)  Standards and Staff Comments				
Co Yes	mpliar No	nt	17.06.080  City Code 17.06.080(A)	(A) 4, items (a) thru (n)  Standards and Staff Comments  City Standards and Staff Comments  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.  All proposed landscaping will be drought tolerant and will be watered by an				
Co Yes	mpliar No	nt	Comments  17.06.080  City Code 17.06.080(A) 4a  Staff Comments 17.06.080(A)	(A) 4, items (a) thru (n)  Standards and Staff Comments  City Standards and Staff Comments  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.				
Co Yes ⊠	mpliar No	nt	City Code 17.06.080(A) 4a Staff Comments 17.06.080(A) 4b Staff	(A) 4, items (a) thru (n)  Standards and Staff Comments  City Standards and Staff Comments  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.  All proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.				
Co Yes ⊠	mpliar No	nt	City Code 17.06.080(A) 4a Staff Comments 17.06.080(A) 4b	Standards and Staff Comments  City Standards and Staff Comments  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.  All proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.  b. All plant species shall be hardy to the Zone 4 environment.				
Yes	mpliar No	nt	Comments  17.06.080  City Code 17.06.080(A) 4a  Staff Comments 17.06.080(A) 4b Staff Comments 17.06.080(A)	Standards and Staff Comments  City Standards and Staff Comments  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.  All proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.  b. All plant species shall be hardy to the Zone 4 environment.  Plants are hardy for Zone 4.  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				

		Staff Comments	There are a variety of trees, plants and shrubs proposed for this project. Limited width of many of the planting areas will of necessity require smaller plantings with limited spread. The trees planned for this application are within the growth limits of their respective planting areas. Staff has concerns that:  • The 2 Gleditsia trees planted at the corner of the building appear to be planted right next to one another. They may be too close together. Is there a way to delineate 1/8" to know how far 1' is on the plan?  • The thundercloud plum trees will produce fruit that is edible and will attract wildlife and will also drop onto the sidewalk, which is messy and not maintenance friendly.  Staff requested that the Applicant make these changes to the landscape plan. The Applicant has agreed to adjust the spacing of the Gleditsia trees and replace the thundercloud plum trees with Honey Locust trees.
		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	N/A - There are no planting boxes or hanging baskets planned for use in the landscaping.
		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	There are a variety of trees, plants and shrubs proposed for this project. There is no plant list.    Control   Cont
$\boxtimes$		17.06.080(A) 4g Staff Comments	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.  All storm water runoff will be contained on site, either in a drywell or in planting areas.
		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	The landscaped areas will be maintained in neat and attractive order during the growing season and properly winterized in the fall.
$\boxtimes$		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	All retaining walls that are necessary will be made of formed concrete, be less than

$\boxtimes$			17.06.080(A)						
				the site, or of natural or decorative materials.					
			Staff Comments	All retaining walls that are necessary will be made of formed concrete and be					
				compatible with neighboring retaining walls.					
$\boxtimes$			17.06.080(A) 4k	k. Retaining walls, where visible to the public and/or to residents or employees of					
			48	the project, shall be no higher than four feet or terraced with a three-foot					
			Staff	horizontal separation of walls.					
			Comments	None will be over two (2') feet in height, and terracing and guardrails will not be					
			17.06.090(A)	required.					
		⊠?	17.06.080(A) 4l	I. Landscaping should be provided within or in front of extensive retaining walls.					
			Staff	N/A Staff does not consider thee retaining walls to be extensive but the Commission					
			Comments	should discuss.					
		$\boxtimes$	17.06.080(A)	m. Retaining walls over 24" high may require railings or planting buffers for safety.					
			4m						
			Staff Comments	N/A. No retaining walls will be over 24" high.					
		$\boxtimes$	17.06.080(A)	n. Low retaining walls may be used for seating if capped with a surface of at least 12					
			4n	to 16 inches wide.					
			Staff	N/A. No retaining walls are proposed to be used for seating.					
			Comments						
		Non-Residential Buildings Located within B, LB, or TN							
			Non-Res	idential Buildings Located within B, LB, or TN					
1. Site	Plan	ning:							
1. Site	Plan	ning:		idential Buildings Located within B, LB, or TN (B) 1, items (a) thru (b)					
	Plan								
			17.06.080 ( City Code	B) 1, items (a) thru (b)  Standards and Staff Comments  City Standards and Staff Comments					
Co	mpliar	nt	17.06.080 (	(B) 1, items (a) thru (b)  Standards and Staff Comments					
Co. Yes	mpliar	nt	17.06.080 (  City Code 17.06.080(B) 1a Staff	B) 1, items (a) thru (b)  Standards and Staff Comments  City Standards and Staff Comments  a. The site shall support pedestrian circulation and provide pedestrian amenities.					
Co. Yes	mpliar	nt	17.06.080 (  City Code  17.06.080(B)  1a	B) 1, items (a) thru (b)  Standards and Staff Comments  City Standards and Staff Comments  a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.					
Co. Yes	mpliar	nt	17.06.080 (  City Code 17.06.080(B) 1a Staff	Standards and Staff Comments  City Standards and Staff Comments  a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.  There is an existing sidewalk along 1 <sup>st</sup> 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					
Co. Yes	mpliar	nt	17.06.080 (  City Code 17.06.080(B) 1a Staff	Standards and Staff Comments  City Standards and Staff Comments  a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.  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					
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		Careff	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.
		Staff Comments	The main façade is oriented to 1 <sup>st</sup> Avenue and faces East. The main entrance is on the south elevation but is visible from both 1 <sup>st</sup> 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 1 <sup>st</sup> Avenue.
		17.06.080(B) 2b	<ul> <li>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.</li> <li>Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</li> </ul>
		Staff Comments	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.
		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.
		Staff Comments	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.
		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.
		Staff Comments	N/A This building does not exceed 30 feet in height.
$\boxtimes$		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.
		Staff Comments	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 2 <sup>nd</sup> floor.
$\boxtimes$		17.06.080(B) 2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
		Staff Comments	Fire department staging is available from the street.
		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:  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
		Staff Comments	adjacent residential patterns  N/A This building is not adjacent to a residential area.

3. Lar	3. Landscaping: 17.06.080 (B) 3, item (a)						
Co	mpliar	nt		Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
			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.			
			Staff Comments	N/A. The proposed project is located in the Business (B) Zoning District. The surrounding properties are also zoned Business (B).			

#### 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.
- I) 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.

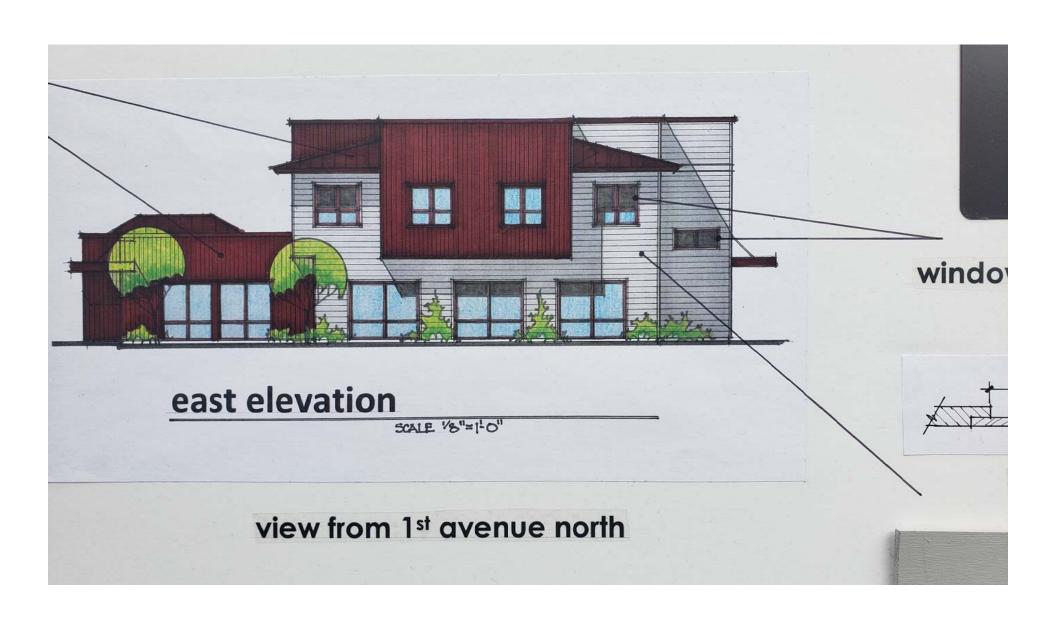
#### **Motion Language**

**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

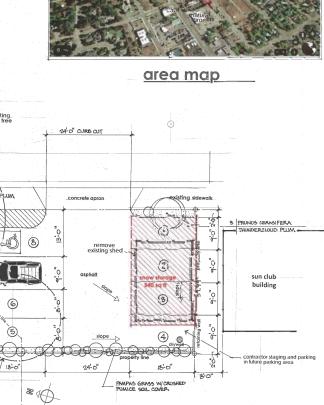
McMinn Office, Design Review Lots 2, Block 1, Hailey Townsite (801 N 1st Avenue) Hailey Planning Zoning Commission – May 18, 2020 Staff Report – Page 16 of 16

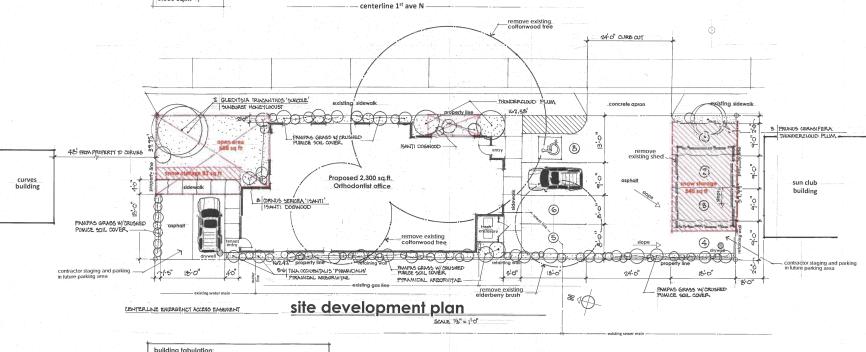
(B) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through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

Review Application by Ke	vin and Stefanie McMinn, represented by
oot orthodontist office (1,	,512 square foot unfinished basement,
and 1,633 square foot sec	cond floor residence). The project will be
ot 2, Block 1, Taylor Subdi	vision) within the Business (B) Zoning
[the Commission	on should cite which standards are not met
dentified standard is not n	net].
the public hearing to	[Commission should specify a date].
	oot orthodontist office (1 and 1,633 square foot sed ot 2, Block 1, Taylor Subdi









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

unfinished basement: 1,512 sq.ff. main floor: 2,312 sq.ff. 2<sup>nd</sup> floor 1,633 sq.ff.

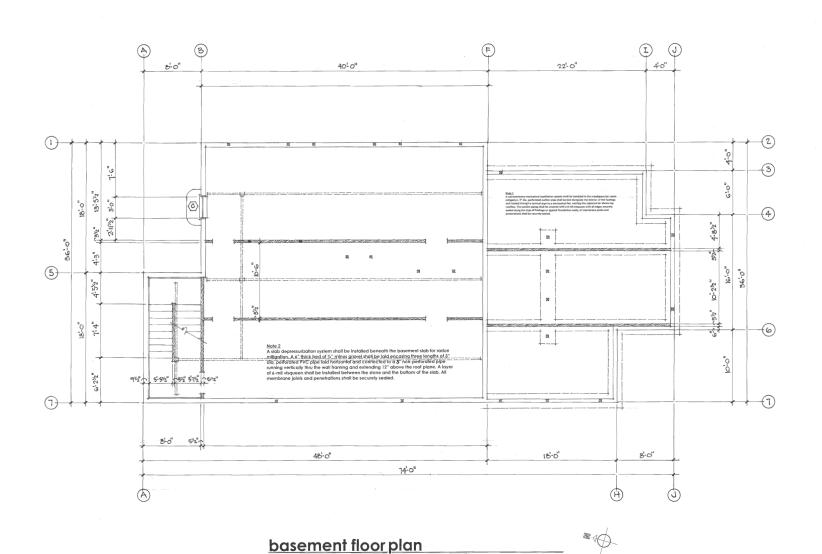
type V construction 1-hour exterior walls full sprinkler system

840

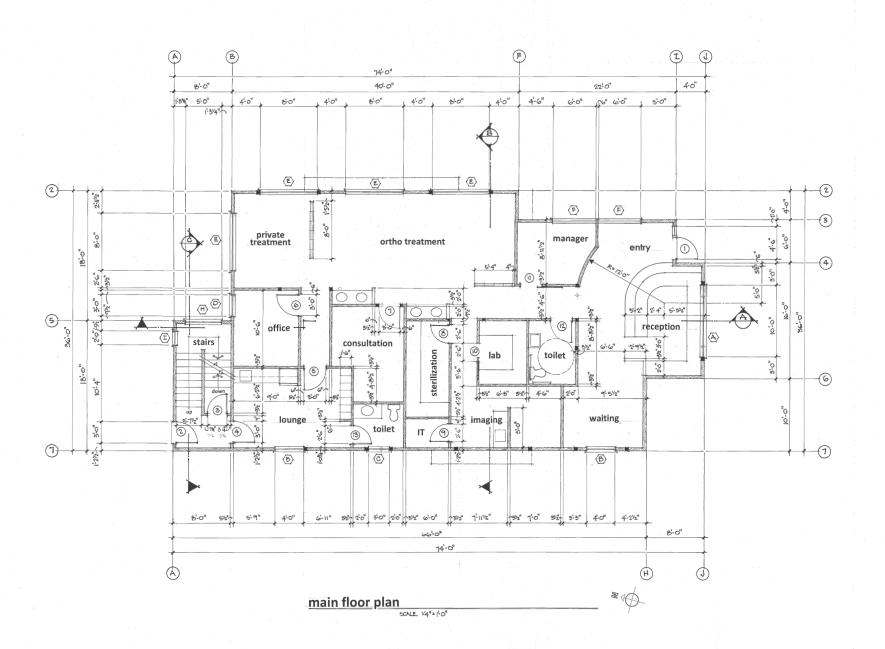
drainage plan

SCALE 18"= 1-0"

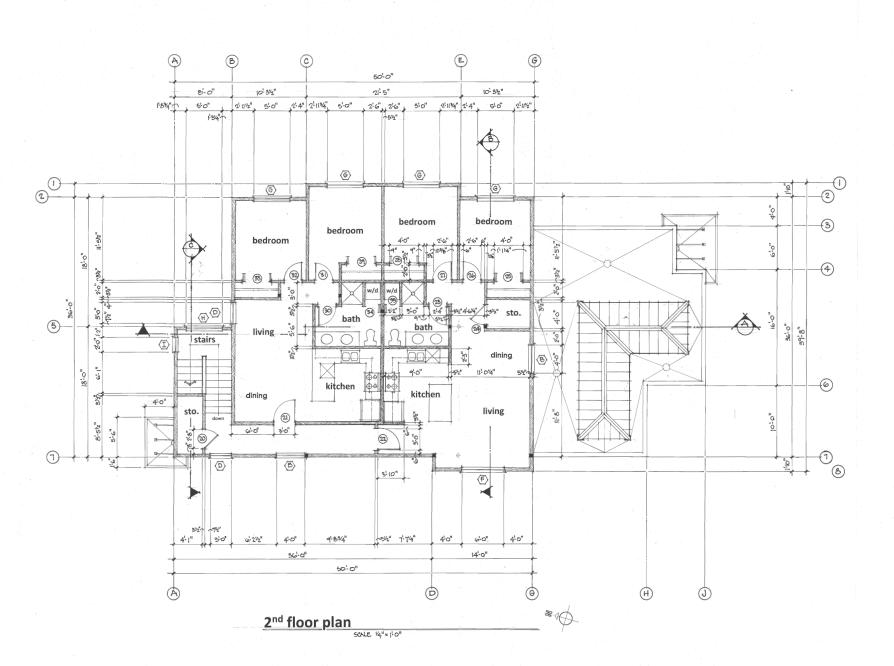
ANLON Dr Kevin McMinn



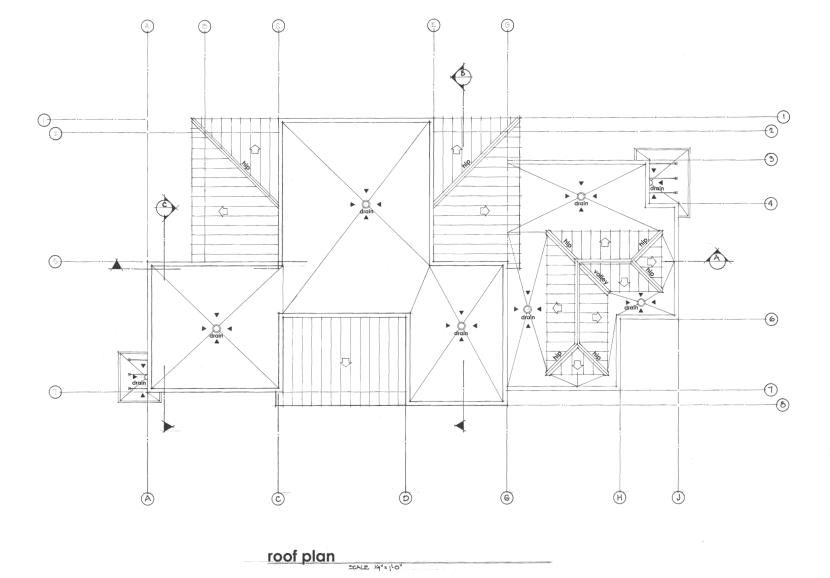
SCALE 14"=1"0"

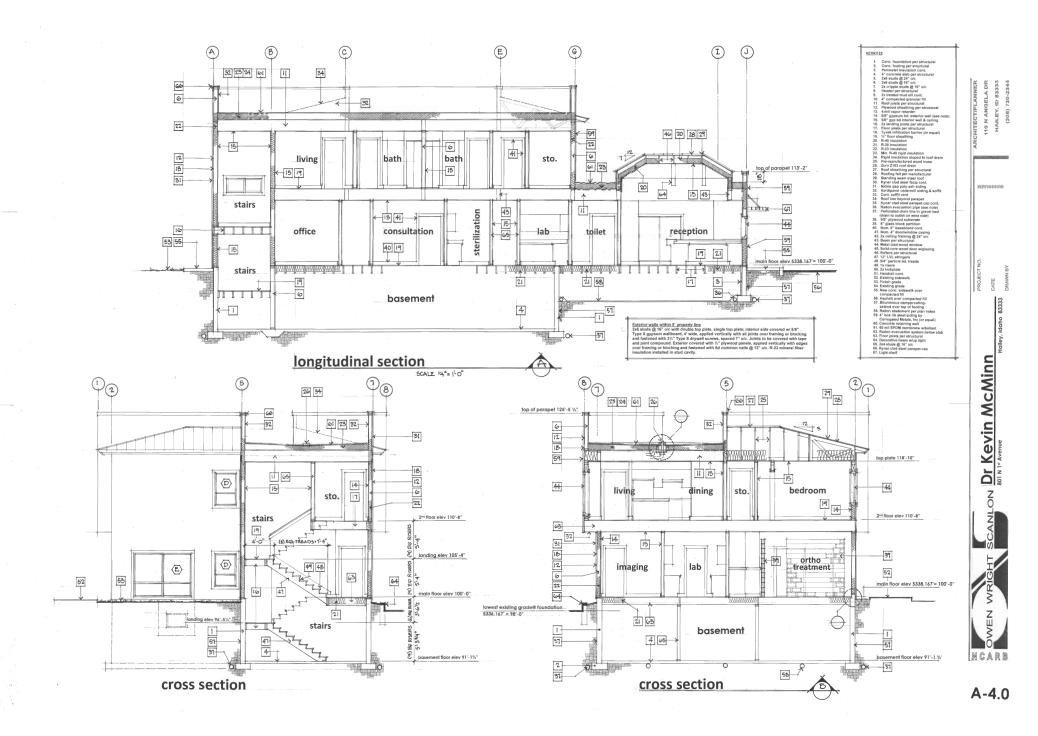


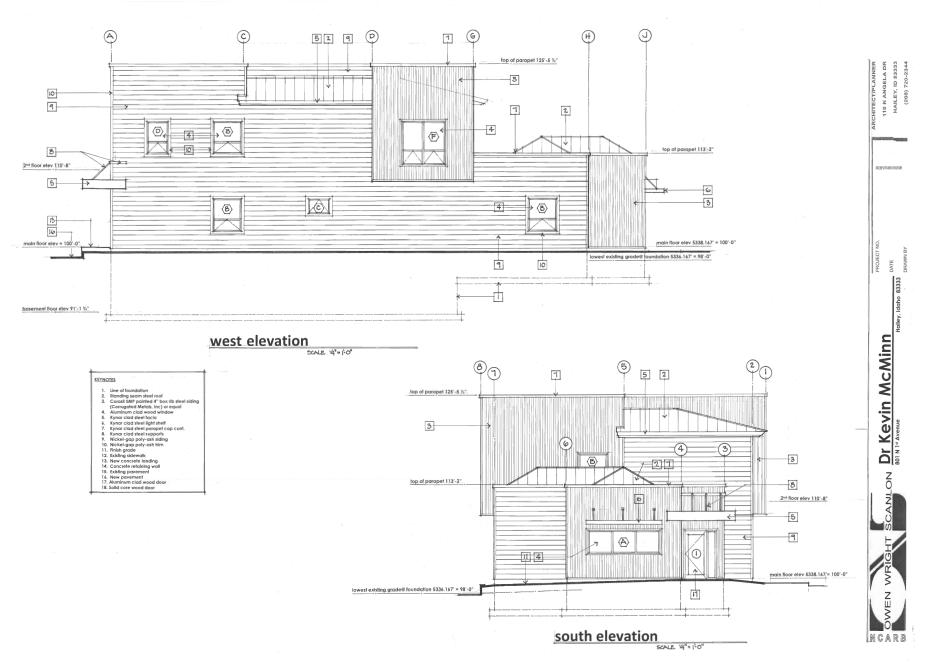


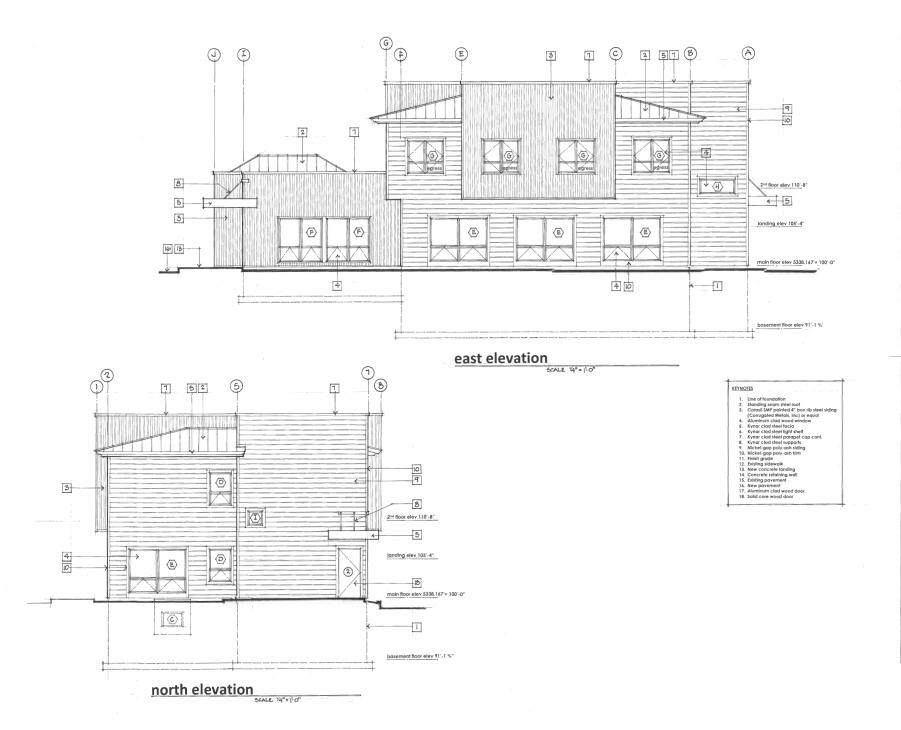




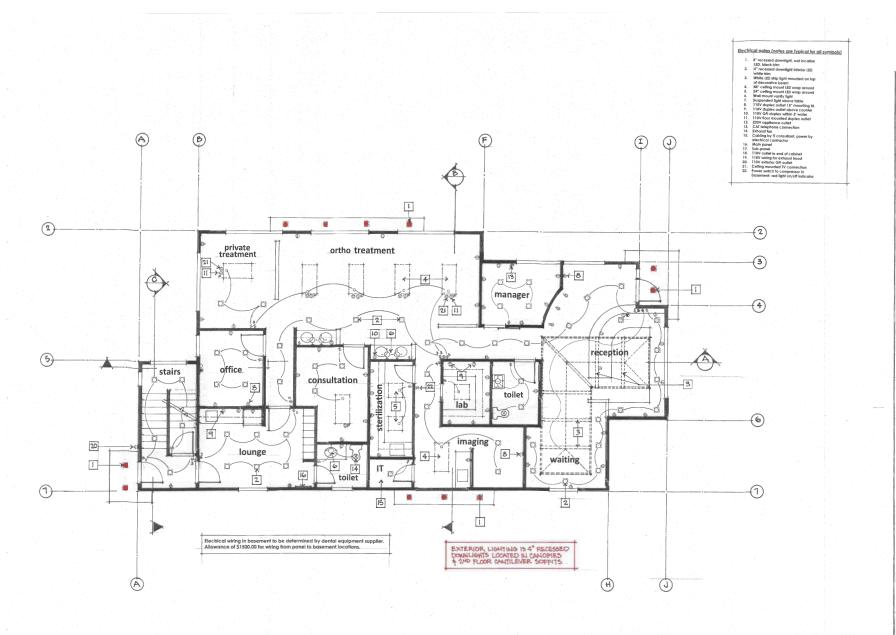








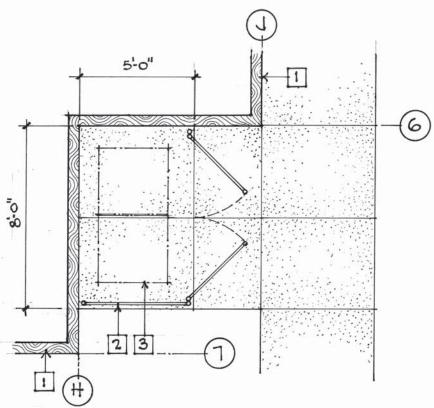
CANLON Dr Kevin McMinn
801 N 14 Avenue Halley, Idaho 83333



main floor power & lighting plan

E-1.1

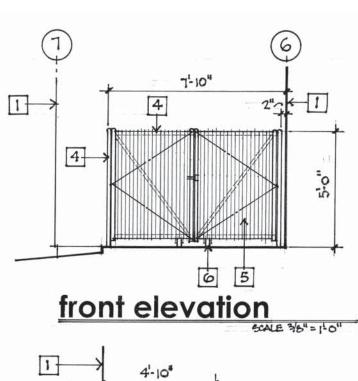
Dr Kevin McMinn

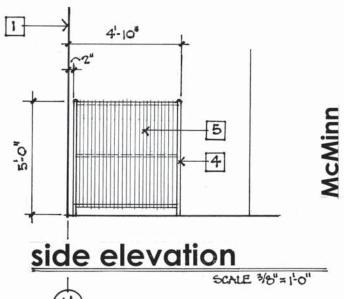


enclosure plan

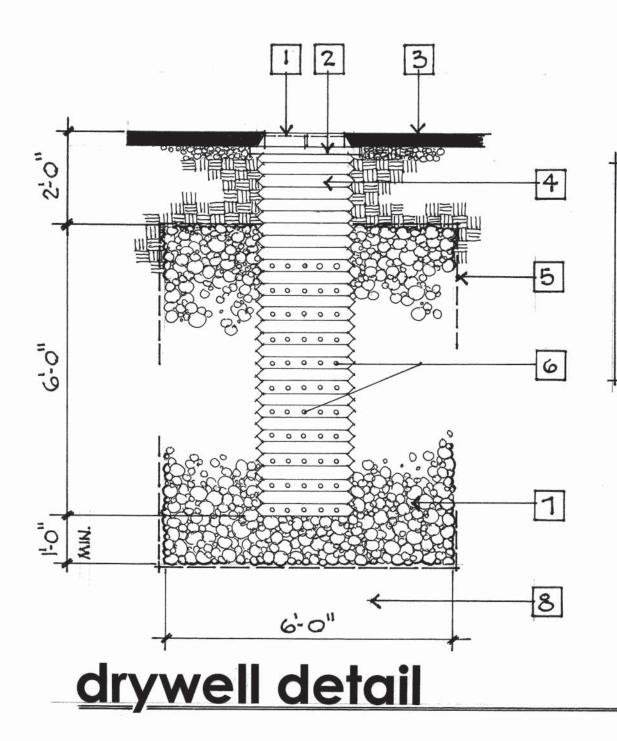
SCALE 3/8"=1-0"

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









#### keynotes-

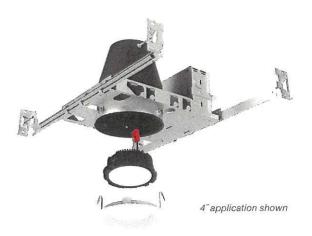
- 1. Cast iron ring and grate
- 2. Grade ring
- 3. Asphalt paving and base
- 4. 24" dia. corrugated pipe
- Filter fabric on sides, top & bottom cont.
- 6. Perforations @ 4" o/c
- 7. 2" washed gravel
- 8. Verify cobble and sand beneath drywell



#### FIXTURE A and C FLAT CEILING and SHOWER



#### 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



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) ½" and (1) ¾" 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: 1/2" up to 1".

CUTOUT: 4 %" (4" frame-in kit, 4" shallow frame-in kit), 5 %" (5" frame-in kit), 6 %" (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:		Туре:			
Project:	Contact:		Date:		



#### DRD2

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

#### PRODUCT SELECTION GUIDE

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

PRODU	CT GODE	AP	PLICATION	IG/N	NON-IC	APE	RTURE	DRIVER		OPTION	
DRDH	Housing	N	New Construction	(C	Insulation Contact	4	4" Aperture	[Blank]	Integrated TRIAC/ELV	[Blank]	None
						48	4" Shallow <sup>1</sup>	70	0-10V, 750 lm	EM	Emergency Driver Only available for 0-10V and Lutron Hi-Lume 1% driver
					Dodg Jorgania va veda "Jast ved Hov	5	5" Aperture	100	0-10V, 1000 lm		
						6	6" Aperture	7C	Lutron LDE1 <sup>1</sup> , 750 lm		
						6S	6" Shallow	10C	Lutron LDE1 <sup>1</sup> , 1000 lm		
								7W	Lutron L3DA3W <sup>2</sup> , 750 lm		
								10W	Lutron L3DA3W <sup>2</sup> , 1000 lm		

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

PRODUCT CODE		LUMENS		CRI		CCT		DRIVER	
L	1					lL_		L	
DRD2M	Module	7	750 lm	9	93+ CRI	27	2700K	[Blank]	Integrated TRIAC/ELV
***********************************		10	1000 lm			30	3000K	A	Alternate Dimming Must be selected if 0-10V, Lutron Hi-Lume 1% driver is selected for frame-in kit
						35	3500K		
					W (2011) 100000 - 100 - 101 -	40	4000K		

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

PRODUCT			APE	-	ERTURE	STY	(LE	FINIS	SH	OPTION	
DRD2T	Trim	R	Round	4	4" Aperture	S	Smooth	WH	White	[Blank]	None
		S	Square Only available in 4" aperture, smooth style	5	5" Aperture	В	Baffle	вк	Black	DF	Dead Front Only available in round shape, 4' aperture, smooth style.
		D	Deep Only available in 6" aperture; smooth or baffle style; white, low iridescent or custom finish	6	6" Aperture	W	Wall Wash Only available in white finish	SW	Silver Reflector, White Flange		
								AZ	Low Iridescent Reflector, White Flange Only available in deep shape		
								cc	Custom Color		

<sup>&</sup>lt;sup>1</sup> DRDHNIC4S Alternate Dimming utilizes 12" x 10" frame-in kit, see line drawings for details

<sup>3</sup> Lutron L3DA3W Dimming refers to Lutron Hi-lume 1% 3-wire LED driver

<sup>&</sup>lt;sup>2</sup> Lutron LDE1 Dimming refers to Lutron Hi-lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black™

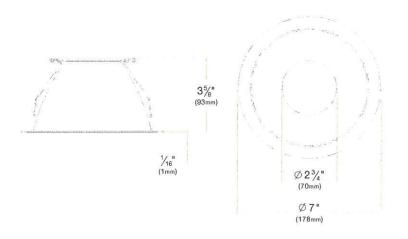




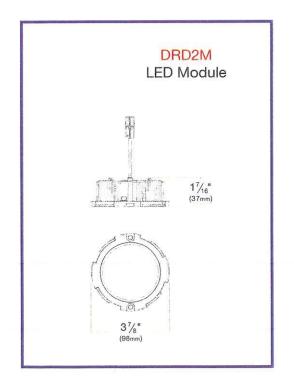
Recessed LED Downlight General New Construction 4", 5", 6" Aperture

#### TRIM DIMENSIONS





#### LIGHT ENGINE OVERVIEW



	DRD2M7	DRD2M10
Total Module Lumen Output (Im)	750	1000
Total Rated Power (W)	10.8	12.8
Efficacy (Im/W)	80	85
Color Rendering Index	9	13+
CCT Options	2700K, 3000K	, 3500K, 4000K
Optics	Flo	ood
Binning	2-step	SDCM
Lifetime (L70)	50,00	0 hours
Max Ambient Operating Temperature	40	o°C
Input Voltage (V)	120/277\	/, 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	<2	20%
Dimming	100%	6 - 5%

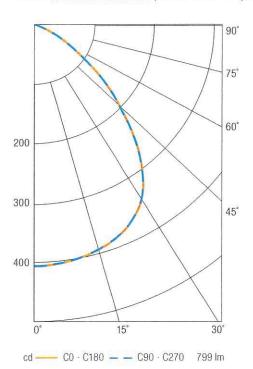


Recessed LED Downlight General New Construction 4", 5", 6" Aperture

#### PHOTOMETRICS

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

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



#### Luminous Intensity

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

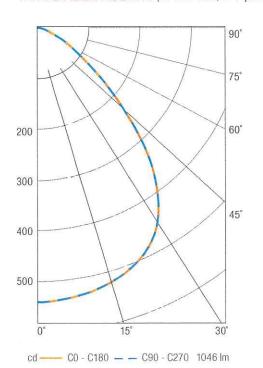
#### Illuminance Chart

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°





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

#### DIMMER COMPATIBILITY

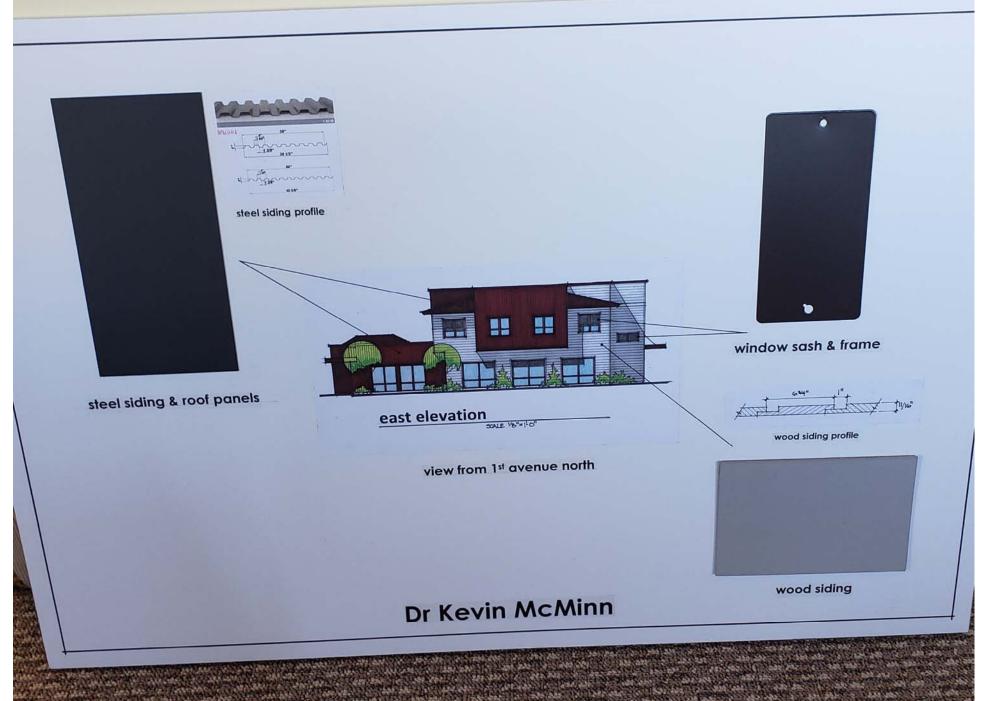
#### Recommended Phase-control Dimmers (Dims down to 5% nominal measured light output)

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
	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
Lutron	Grafik Sys / Homeworks	RPM-4A	25	20
	Grafik Sys / Homeworks	RPM-4U	30	25
	Maestro CL	MACL-153M, MSCL-0P153M, 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 Dimmers<sup>1</sup> (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
	IllumaTech Slide	IPE04	25	20
Leviton	SureSlide	6621, 6674	10	10
	Diva	DV-600	12	10
	Maestro	MA-600	12	9
	Maestro ELV	MAELV-600, MSCELV-600	35	30
Lutron	Maestro Wireless	MRF2-6ND	12	10
	Power Booster	PHPM-PA, PHPM-WBX	25	20
	Sunrise	SR400RPC120, ZP260QEW	20	15
	Digital Light Management	LMRC-221	160	150
Watt Stopper	Dimming Sensor	PW-100D	14	12

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



### Return to Agenda