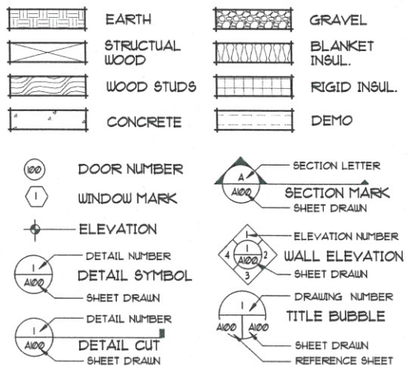
# McGEE RESIDENCE

## SUN VALLEY, IDAHO

## ABBREVIATIONS

| | |
|---|---|
| A.F.F. | ABOVE FINISHED FLOOR |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLKT. | BLANKET |
| BRD. | BOARD |
| CLG. | CEILING |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| DN. | DOWN |
| DR. | DOOR |
| DRWG. | DRAWING |
| EA. | EACH |
| ELECT. | ELECTRICAL |
| ELEV. | ELEVATION |
| E.P. | ELECTRICAL PANEL |
| EQ. | EQUAL |
| EXIST. | EXISTING |
| EXT. | EXTERIOR |
| F.F. | FINISH FLOOR |
| GND. | GROUND |
| GYP. | GYPSUM |
| MTL. | METAL |
| O.C. | ON CENTER |
| PART. BRD. | PARTICLE BOARD |
| PL | PROPERTY LINE |
| REQ. | REQUIRED |
| SHT. | SHEET |
| SHTG. | SHEATHING |
| STL. | STEEL |
| SYS. | SYSTEM |
| TYP. | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| VERT. | VERTICAL |
| W/ | WITH |
| W/D | WASHER / DRYER |

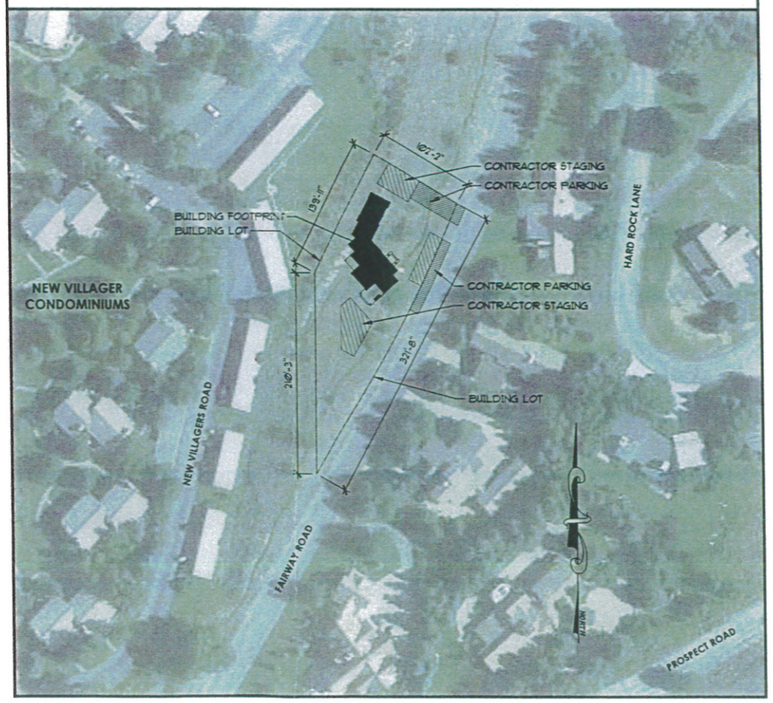
## SYMBOLS




## CODE DATA

| | |
|---|---|
| CODE: | 2012 IRC |
| OCCUPANCY CLASSIFICATION: | R |
| TYPE OF CONSTRUCTION: | V-B |
| AREA: | 4,112 S.F. |
| HEIGHT: | 29'-10" |

## LOCATION MAP




## DRAWING INDEX

| SHEET NUMBER | SHEET TITLE |
|---|---|
| **GENERAL** | |
| G100 | COVER SHEET, LOCATION MAP, DRAWING INDEX, SYMBOLS & ABBREVIATIONS |
| **CIVIL** | |
| ---- | EXISTING SITE SURVEY |
| C100 | GRADING & UTILITIES |
| **SITE DEVELOPMENT** | |
| SD100 | SITE DEVELOPMENT PLAN |
| **LANDSCAPE** | |
| L100 | LANDSCAPE PLANTING PLAN |
| **ARCHITECTURAL** | |
| A100 | MAIN LEVEL FLOOR PLAN |
| A101 | UPPER LEVEL FLOOR PLAN |
| A102 | ROOF PLAN & DETAILS |
| A200 | EXTERIOR ELEVATIONS |


EXHIBIT "PZ-H"

DR 2014-09

RECEIVED APR 10 2014 CITY OF SUN VALLEY COMMUNITY DEVELOPMENT DEPT.



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AIA NCARB ASLA

PROJECT: McGEE RESIDENCE SUN VALLEY, IDAHO

SHEET TITLE: COVER SHEET, LOCATION MAP, DRAWING INDEX, SYMBOLS & ABBREVIATIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
|---|---|
| | |

DRAWN BY: M. VIZCARRA

CHECKED BY: XXX

JOB NUMBER: 12281-13A

PROJECT DATE: FEBRUARY 18, 2014

SHEET G100 OF 1

# A SITE SURVEY SHOWING
# LOT 1, LOWER FAIRWAY ROAD SUBD. CORRECTED
## WITHIN SE, T.4N., R.18E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR KRISTOPHER AND JULIA McGEE

FAIRWAY ROAD
60' PUBLIC RIGHT OF WAY

L=220.36'
R=1402.40'
Chord=220.13'
Chord Bearing=N 27°0'19" E

N 31°30'24" E
101.76'

S 60°53' E
102.17'

S 27°20'47" W
139.88'

S 0°12'16" E
210.21'

10' Wide Irrigation Ditch Easement per Plat

10' Wide Irrigation Ditch Easement

15' Wide Gas Line Easement per Plat

LOT 1
Area: ±24,740 Sq. Ft.
±0.57 Ac.

LOT 2

Abandoned Old Road

New Villager Condominiums

New Villager Condominiums

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

## LEGEND

- Subject Boundary
- EOA = Edge of Asphalt
- Lot Line
- Existing Underground Power Line
- Existing Phone Line
- Existing Cable TV Line
- Easement per Plat
- Centerline of Creek
- Building Zone per Plat
- 1' Contours
- Survey Control Point
- Found Monument as Shown
- SGN = Sign
- Water Meter
- Fire Hydrant

| | |
|---|---|
| GB | Grade Break Elevation |
| DL | Drip Line of Vegetation |
| TOP | Top of Slope |
| TOE | TOE of Slope |
| VERT PIPE | Vertical Plastic Pipe |
| WTR | Top Center of Water Valve |
| WTR LN | Irrigation Water Line Valve |
| CL CRK | Center of Creek |
| SPRUCE6 | 6"ø Spruce |
| ASPEN2 | 2"ø Aspen |
| PINE5 | 5"ø Pine |
| POST BE | Existing Post Marking Building Envelope |

## NOTES

1. The Horizontal Datum is assumed based on the Blaine County GIS coordinates. The Vertical Datum is assumed 5938.2 feet at the northeast corner of Lot 1 (Point Number 104).

2. Boundary Information from the Plat of Lower Fairway Road Subdivision, Corrected. Please refer to this Document for Setbacks and Notes.

3. Utility Locations shown are by Digline. Before any Excavation, Digline should be Contacted to Verify Utility Locations.

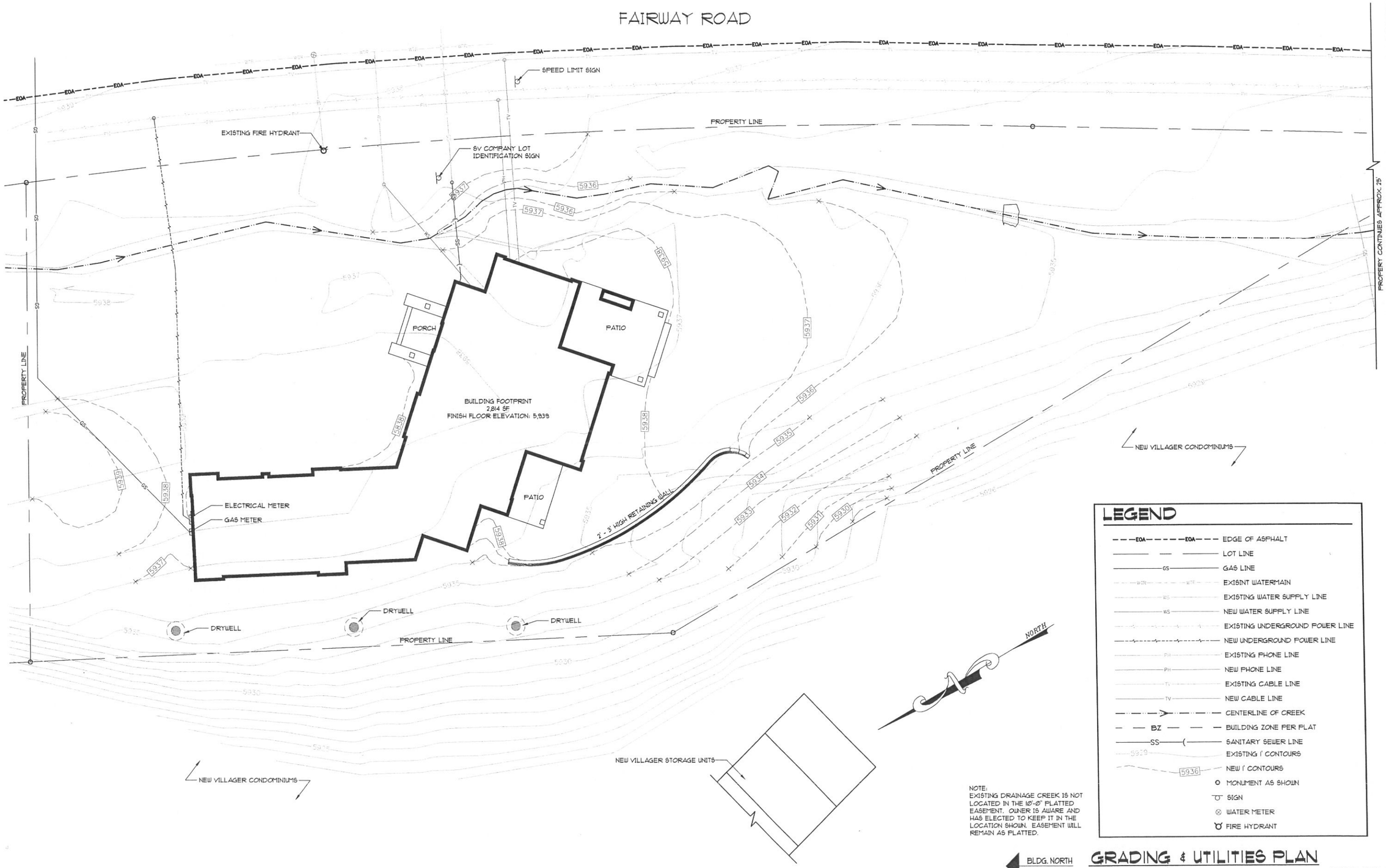
4. The Irrigation Ditch is not within the Easement Area shown on the Plat.


Alpine Enterprises Inc.
Surveying, Mapping, and Natural Hazards Consulting
280 Rivers Street East, Lower Level
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com


PROJECT PATH AND PRINT DATE: U:\LandProjects2004\1228_McGee_LowerFairway\t1\dwg\1228_t1LowerFairways.dwg 6/4/2013 9:39:03 AM MDT

| NO | DATE | BY |
|---|---|---|
| REVISIONS | | |

Sheet 1 of 1




NOTE:
EXISTING DRAINAGE CREEK IS NOT LOCATED IN THE 10'-0" PLATTED EASEMENT. OWNER IS AWARE AND HAS ELECTED TO KEEP IT IN THE LOCATION SHOWN. EASEMENT WILL REMAIN AS PLATTED.

## GRADING & UTILITIES PLAN

SCALE: 1" = 10'-0"
LOT AREA: 24,740 S.F.
MAXIMUM ALLOWABLE FOOTPRINT: 3,654 S.F.
PROPOSED FOOTPRINT: 2,814 S.F.

ROUGH EST. OF QUANTITIES:
CUT: 212 CY
FILL: 244 CY

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AIA NCARB ASLA

PROJECT:
McGEE RESIDENCE
SUN VALLEY, IDAHO

SHEET TITLE:
GRADING & UTILITIES PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
|---|---|
| | |

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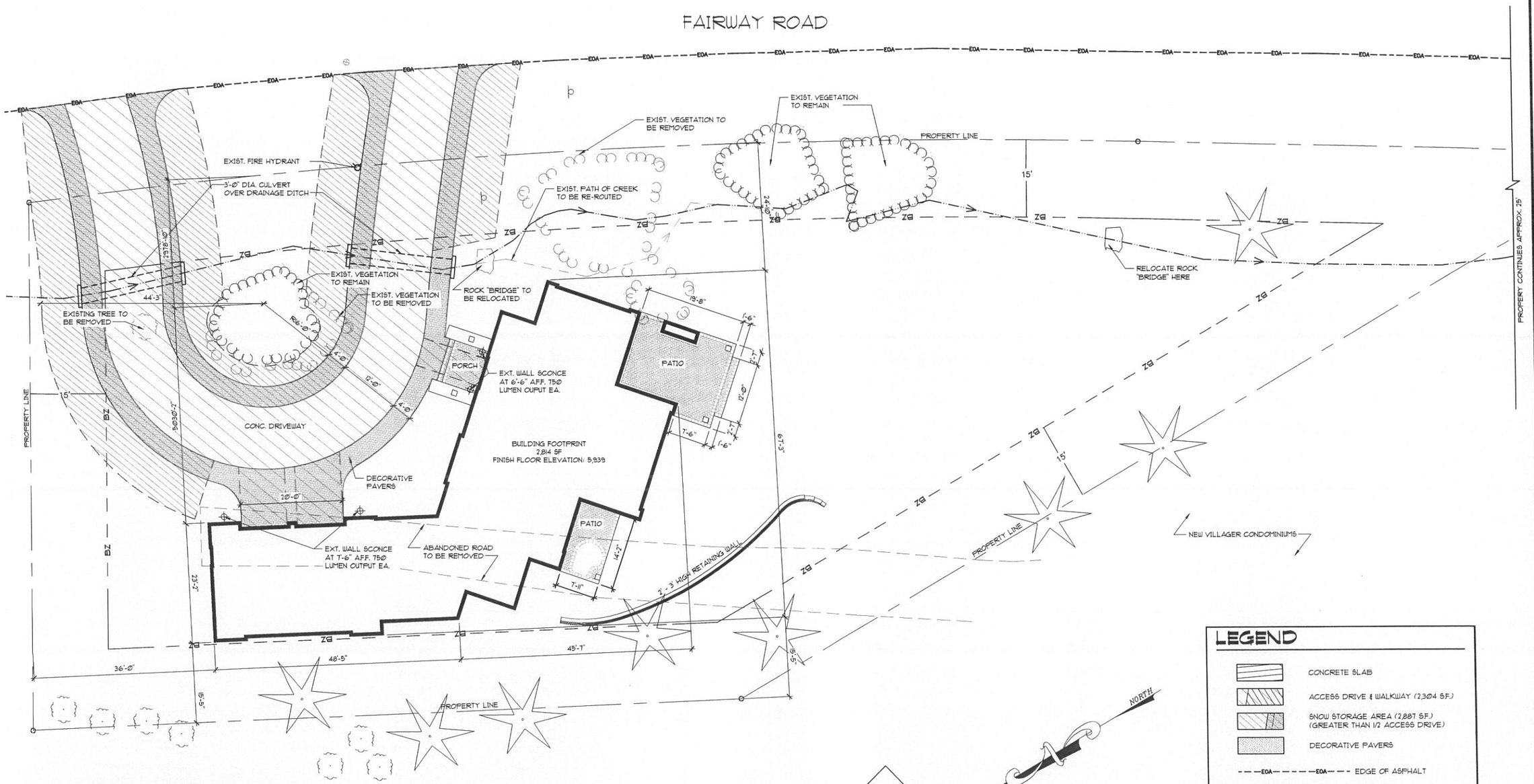
CHECKED BY: XXX
JOB NUMBER: 12281-13A
PROJECT DATE: FEBRUARY 18, 2014
SHEET C100 OF XXXX




## FIRE ACCESS PLAN

SCALE: 1" = 40'-0"

## LEGEND

- CONCRETE SLAB
- ACCESS DRIVE & WALKWAY (2,304 S.F.)
- SNOW STORAGE AREA (2,887 S.F.) (GREATER THAN 1/2 ACCESS DRIVE)
- DECORATIVE PAVERS
- EDGE OF ASPHALT
- DEMO
- LOT LINE
- CENTERLINE OF CREEK
- BUILDING ZONE PER PLAT
- SIGN
- WATER METER
- FIRE HYDRANT

BLDG. NORTH

## SITE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"
LOT AREA: 24,740 S.F.

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REGISTERED PROFESSIONAL ARCHITECT AR-095418 STATE OF IDAHO BENJAMIN HENRY OLIS LEDFORD 2-18-14

AIA NCARB ASLA

PROJECT: McGEE RESIDENCE
SUN VALLEY, IDAHO

SHEET TITLE: SITE DEVELOPMENT PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
|---|---|
| | |

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CHECKED BY: XXX
JOB NUMBER: 12281-13A
PROJECT DATE: FEBRUARY 18, 2014
SHEET SD100 OF XXXX

FAIRWAY ROAD

EOA

NATURALIZED AREA, SEED LIGHTLY W/ NATIVE GRASSES

EXIST. VEGETATION TO REMAIN

PROPERTY LINE

(1) EXIST. SPRUCE TO REMAIN

PROPERTY CONTINUES APPROX. 25'

PLANTING BED W/ LOW GROWING PLANTS, AS SELECTED BY OWNER

ROCK "BRIDGE"

EXIST. VEGETATION TO REMAIN, OR MEDIUM SIZED SHRUBS AS SELECTED BY OWNER

DECORATIVE PAVERS

PROPERTY LINE

PLANTING BEDS W/ LOW GROWING PLANTS, AS SELECTED BY OWNER

BUILDING FOOTPRINT
2,814 SF
FINISH FLOOR ELEVATION: 5,939

NATURALIZED AREA, SEED LIGHTLY W/ NATIVE GRASSES

(2) EXIST PINES TO REMAIN

DECORATIVE PAVERS

HOT TUB

2'-3' HIGH KEYSTONE BLOCK RETAINING WALL

PROPERTY LINE

(2) EXIST. SPRUCE TO REMAIN

NEW VILLAGER CONDOMINIUMS

NATURALIZED AREA, SEED LIGHTLY W/ NATIVE GRASSES

(1) EXIST. SPRUCE TO REMAIN

PROPERTY LINE

(3) EXIST. ASPENS TO REMAIN

NEW VILLAGER CONDOMINIUMS

NORTH

BLDG. NORTH

## LEGEND

- CONCRETE SLAB
- DECORATIVE PAVERS
- SOD
- BARK OR ROCK MULCH AS SELECTED BY OWNER
- EOA — EOA — EDGE OF ASPHALT
- CENTERLINE OF CREEK
- LOT LINE
- 5930 — EXISTING 1' CONTOURS
- 5936 — NEW 1' CONTOURS
- SIGN
- WATER METER
- FIRE HYDRANT
- LARGE CONICAL EVERGREEN, WHITE FIR, NORWAY SPRUCE, OR SIMILAR (10 TOTAL)
- BIG TOOTH MAPLE OR SIMILAR (2 TOTAL)
- QUAKING ASPEN (18 TOTAL)
- SHRUBS & ORNAMENTAL TREES SELECTED BY OWNER
- DECORATIVE ROCK BOULDERS 1' TO 3' IN DIAMETER SEMI-BURIED FOR NATURAL APPEARANCE, GROUP ALONG CREEK BED AS SHOWN

# LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'-0"
LOT AREA: 24,740 S.F.
IRRIGATED AREA: 11,442 S.F


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REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT — AR-LA-804 — 3-18-14 — STATE OF IDAHO — BENJAMIN MEMY

AIA NCARB ASLA

PROJECT: McGEE RESIDENCE — SUN VALLEY, IDAHO

SHEET TITLE: LANDSCAPE PLANTING PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

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| REVISION | DATE |
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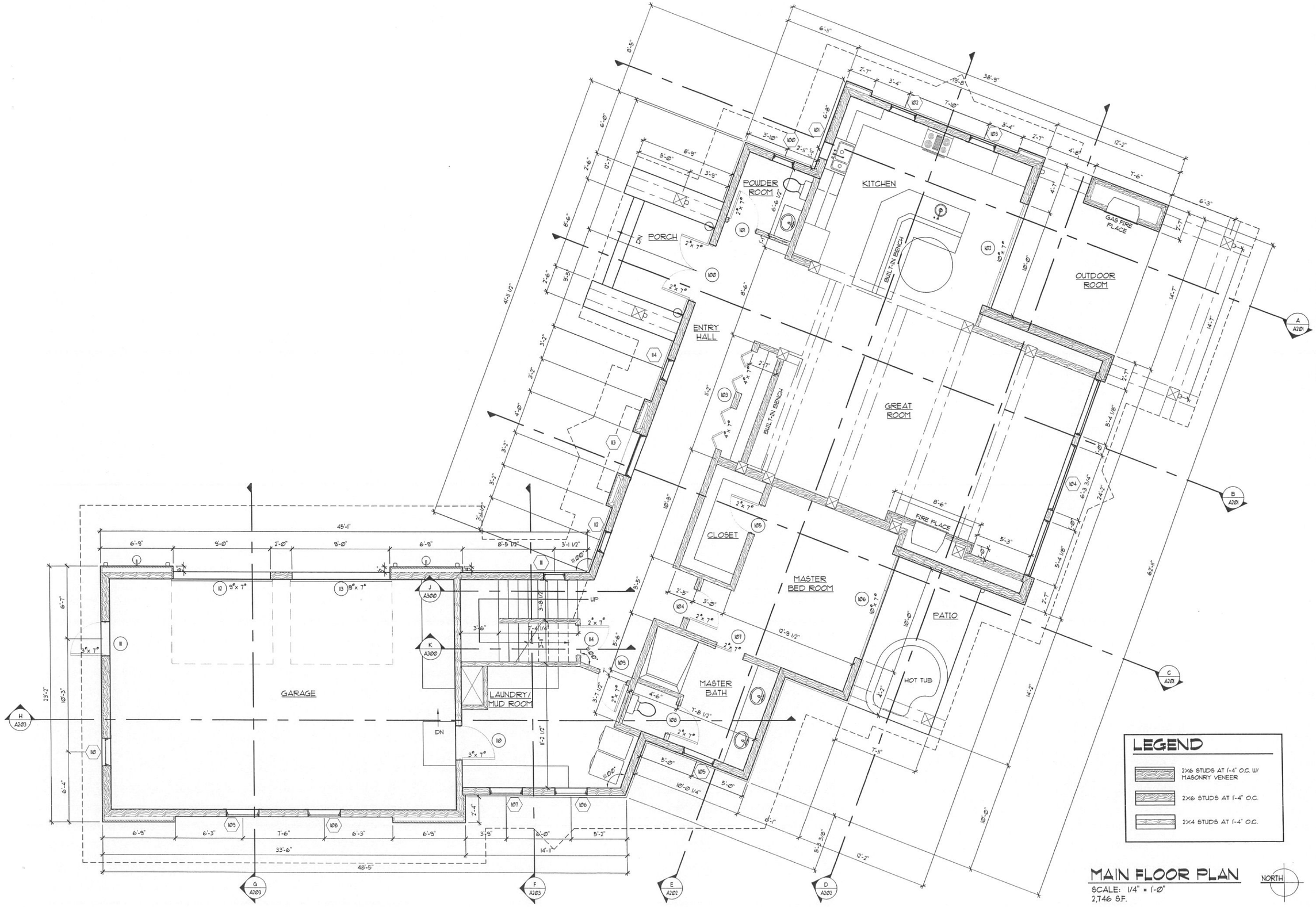
PROJECT DATE: FEBRUARY 18, 2014
SHEET L100 OF XXXX




## LEGEND

- 2X6 STUDS AT 1'-4" O.C. W/ MASONRY VENEER
- 2X6 STUDS AT 1'-4" O.C.
- 2X4 STUDS AT 1'-4" O.C.

## MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
2,746 S.F.

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REGISTERED PROFESSIONAL ARCHITECT AR-095418 STATE OF IDAHO BENJAMIN HENRY OTIS LEDFORD

AIA NCARB ASLA

PROJECT:

**McGEE RESIDENCE**

**SUN VALLEY, IDAHO**

SHEET TITLE:

**MAIN LEVEL FLOOR PLAN**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
|---|---|
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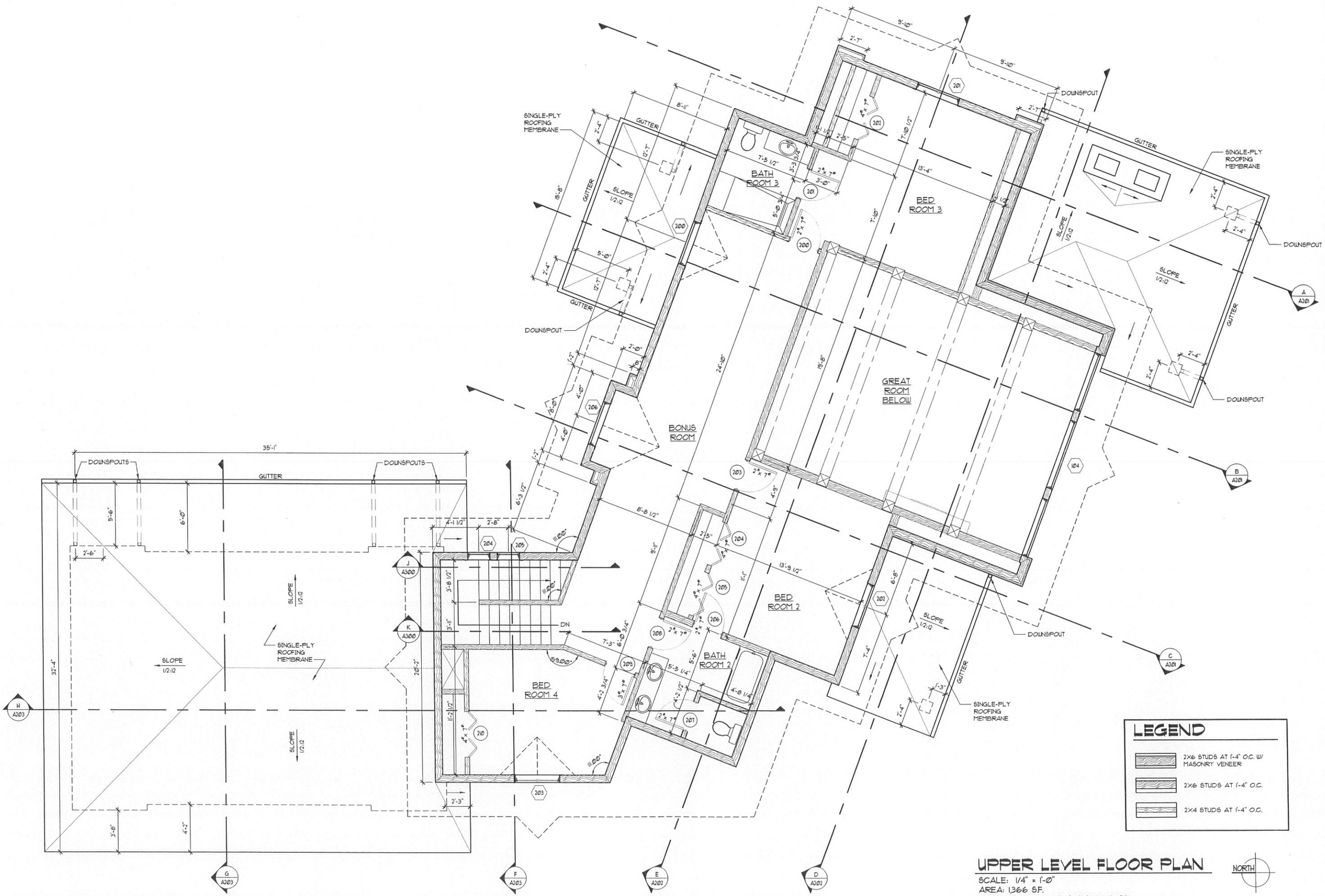
JOB NUMBER: 12281-13A

PROJECT DATE: FEBRUARY 18, 2014

SHEET A100 OF XXXX




## UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 1,366 S.F.
TOTAL LOWER ROOF AREA: 1,805 S.F.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REGISTERED PROFESSIONAL ARCHITECT — AR-13041 — 2-18-14 — STATE OF IDAHO — BENJAMIN L. HENRY

AIA NCARB ASLA

PROJECT: McGEE RESIDENCE — SUN VALLEY, IDAHO

SHEET TITLE: UPPER LEVEL FLOOR PLAN & LOWER ROOF PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
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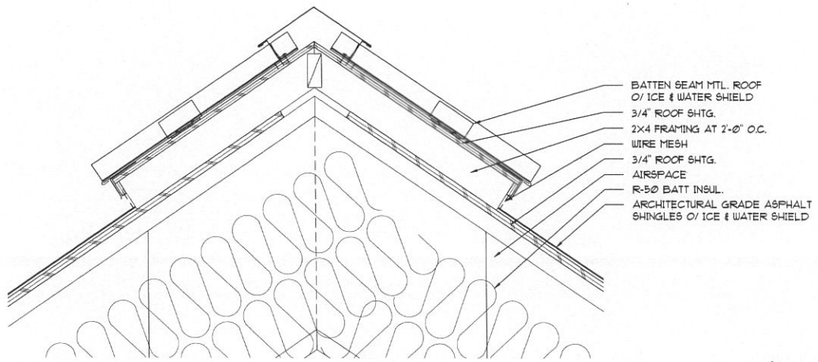
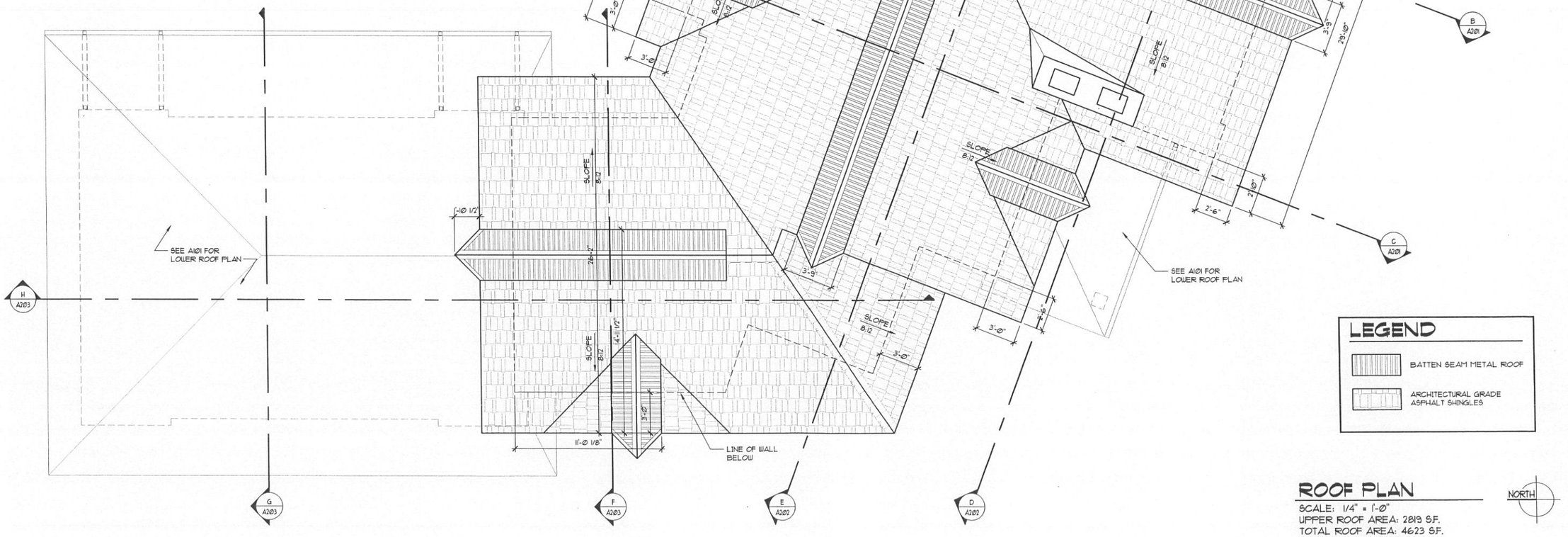
JOB NUMBER: 12281-13A
PROJECT DATE: FEBRUARY 18, 2014
SHEET A101 OF XXXX




## DETAIL

SCALE: 1 1/2" = 1'-Ø"  1 / A201 A102




## LEGEND

- BATTEN SEAM METAL ROOF
- ARCHITECTURAL GRADE ASPHALT SHINGLES

## ROOF PLAN

SCALE: 1/4" = 1'-Ø"
UPPER ROOF AREA: 2819 S.F.
TOTAL ROOF AREA: 4623 S.F.
% OF ROOF BETWEEN 30' & 35' ABOVE RECORD GRADE: Ø%

NORTH

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REGISTERED PROFESSIONAL ARCHITECT AR-984117 BENJAMIN HENRY OTT STATE OF IDAHO
AIA NCARB ASLA

PROJECT:
McGEE RESIDENCE
SUN VALLEY, IDAHO

SHEET TITLE:
ROOF PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
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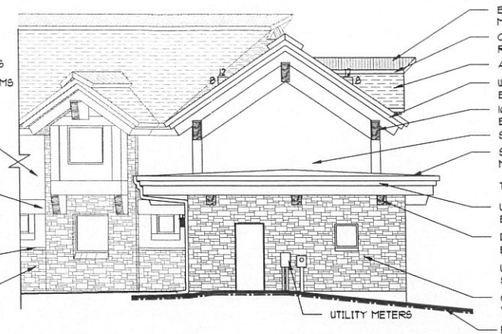
JOB NUMBER: 12281-13.A
PROJECT DATE: FEBRUARY 18, 2014
SHEET A102 OF XXXX

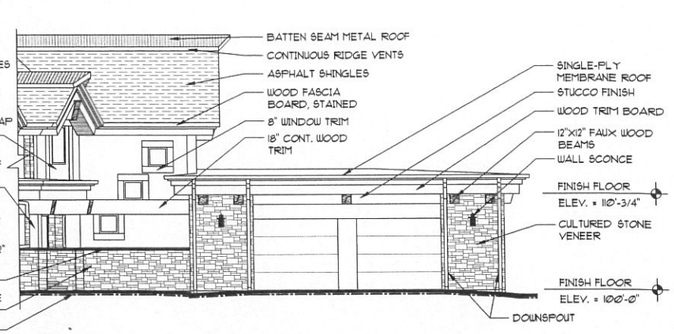
## GARAGE WEST ELEVATION

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




## GARAGE NORTH ELEVATION

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




## GARAGE EAST ELEVATION

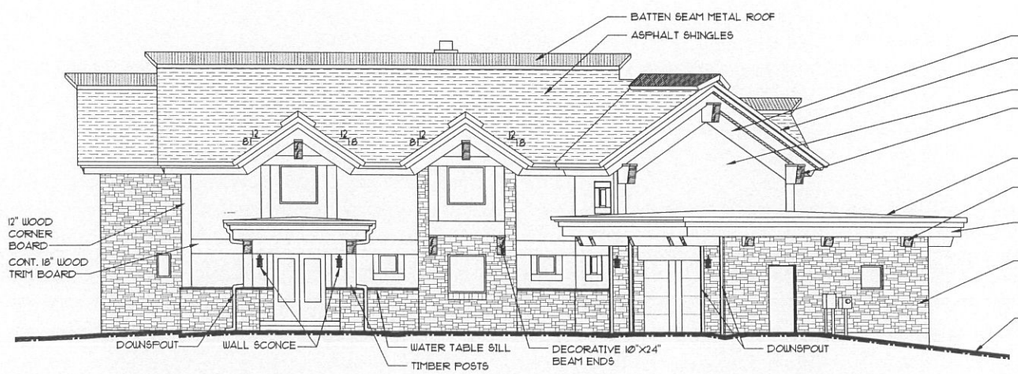
SCALE: 1/8" = 1'-0"

## SOUTH ELEVATION

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

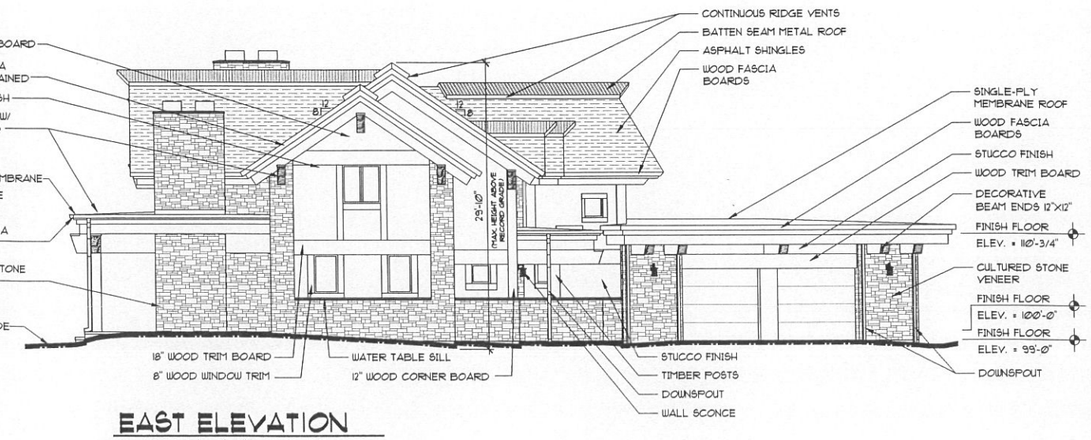
## WEST ELEVATION

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




## NORTH ELEVATION

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




## EAST ELEVATION

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

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REGISTERED PROFESSIONAL ARCHITECT AR-05417 BENJAMIN HENRY OTT STATE OF IDAHO

AIA NCARB ASLA

PROJECT: McGEE RESIDENCE SUN VALLEY, IDAHO

SHEET TITLE:

# EXTERIOR ELEVATIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO 22" X 34" SHEET SIZE

| REVISION | DATE |
|---|---|
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DRAWN BY: M. VIZCARRA

CHECKED BY: XXX

JOB NUMBER: 12281-13A

PROJECT DATE: FEBRUARY 18, 2014

SHEET A200 OF XXXX