CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: MH Mark Hofman, Community Development Director

Meeting Date: November 13, 2014

Agenda Item: **Geneva Equities Single Family Residence Design Review Application No. DR 2014-34**

SUBJECT: Site visit and public hearing for a design review application proposing the construction of a new 4,543 gross square foot, two-story single family dwelling with attached garage and associated site improvements on an existing vacant lot in the Single-Family Residential (RS-1) Zoning District. **Applicant:** David Hertel, AIA, LLC for Geneva Equities, LLC. **Application Filing Date:** October 14, 2014. **Location:** Lot 18 Fairway Subdivision; 403 Fairway Loop.

BACKGROUND: The project proposes development of existing vacant Lot 18 of the Fairway Subdivision Plat (**see Exhibit "PZ-F"**) with a new, two-level single family detached dwelling. The existing 0.36-acre (15,821 square foot) Lot 18 is generally flat in topography and covered in low lying, non-native ground cover vegetation. No areas with significant slope greater than 25% lie on or near the site. The lot is a legal nonconformity because the existing lot area is less than the 20,000 square feet required for new lots in the RS-1 Zoning District. No building envelope is depicted for the lot on the recorded Plat as part of the overall Fairway Subdivision. The November 13, 2014 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicant, staff and interested parties. The main height of the proposed two-story structure will be identified by the applicant with a temporary pole for review by the Commission and the public and the placement of the dwelling on the small lot can easily be shown in the field with a measuring tape.

ANALYSIS: The project site lies adjacent to the northwest of the Fairway Loop public street right-of-way just in from the initial intersection with Fairway Road. Developed single family lots lie adjacent to the north, east, west, and south. The new detached single family dwelling is to be developed as a single phase and is designed with a 1,435 square foot main level, and a 1,911 square foot upper level. The Main Level design includes an attached 1,197 square foot three-car garage and the dwelling will be accessed directly from the Fairway Loop public street right-of-way via a 20-foot wide driveway. The driveway and turnaround will be pavers with a section of asphalt apron connecting to the Fairway Loop street paving. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

approval by the Community Development Director. The construction management plan shall include all applicable elements dealing with noise, construction hours, staging, materials storage, dust control, tire cleaning, construction parking, dogs, garbage, safety, etc., as well as any comments and issues identified by the Planning and Zoning Commission during the site visit and public hearing. The Fairway Loop right-of-way, as well as the site driveway, must be maintained free and clear through the duration of project construction.

Application Review and Comment- The project drawings and application materials were reviewed by the City of Sun Valley Fire Department (**Exhibit "PZ-B"**) and the Building Official (**Exhibit "PZ-C"**) for comments and conditions. The comments and conditions are reflected in the draft Conditions contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review attached to this Report as **Exhibit "PZ-A"**.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed single family design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of existing and future development expected in the area. No significant negative impacts to the area or City due to the residential development have been identified by staff.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on October 29, 2014; 2.) posting of the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church, and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public comment emails or letters were received by the City as of the writing of this Report.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission perform a site visit to view applicable site conditions and height staking, review the project drawings, discuss any remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-34.

Exhibit "PZ-B"	City of Sun Valley Fire Department review and comment letter dated October 24, 2014.
Exhibit "PZ-C"	Sun Valley Building Comments for Planning & Zoning Review letter dated October 16, 2014 from the Building Official.
Exhibit "PZ-D"	Exterior lighting photo and detail consisting of one (1) 8.5" by 11" sheet stamped received by the City on October 14, 2014.
Exhibit "PZ-E"	Exterior Color Board exhibit and color rendering consisting of three (3) 8.5" by 11" color sheets stamped received by the City on October 14, 2014.
Exhibit "PZ-F"	Fairway Subdivision Plat, consisting of one (1) 11" by 17" sheet.
Exhibit "PZ-G"	Reduced 11" by 17" project drawing set consisting of seven (7) sheets stamped received by the City on October 28, 2014.

**The entire administrative record for this Design Review application is available for review in the Community Development Department at City Hall.

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
DESIGN REVIEW

Project Name: **Geneva Equities Single Family Residence**

Applicant: **David Hertel, AIA,LLC for Geneva Equities, LLC.**

Location: **Lot 18 Fairway Subdivision;**
403 Fairway Loop

Zoning District: **Single-Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
Main Floor	1,435
Upper Floor	1,911
Attached Garage	1,197
Total Gross Area	**4,543**

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade will meet the ten (10) foot minimum required setback standard from exterior property lines for nonconforming (area) lots in the RS-1 Zoning District (Development Code Section 9-2A-3E).

Lot Area: approx. 0.36 acres (15,821 sq. ft.)

Building Envelope: No building envelope exists on the recorded Plat for the Fairway Subdivision.

Building Footprint Allowed: 2,911 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 2,731 sq. ft.

Allowable Footprint Outside Building Envelope: N/A; no building envelope is recorded on the Lot.

Proposed Footprint Outside Building Envelope: N/A.

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: 24'9" above existing record grade with 0% (0 sq. ft.) between 30 and 35 feet.

Required Snow Storage: 1,120 sq. ft. min.
Proposed Snow Storage: 1,977 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Irrigated Area: 10,850 sq. ft. (permanent irrigated area)

Project Description: The applicant proposes construction of a new 4,543 gross square foot, two-story single family dwelling with attached garage and associated site improvements on an existing vacant lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. The project develops Lot 18 of the Fairway Subdivision with a new, two-level single family detached dwelling.

The existing 0.36-acre (15,821 square foot) Lot 18 is generally flat in topography and covered in low lying, non-native ground cover vegetation. No areas with significant slope greater than 25% lie on or near the site. The lot is a legal nonconformity because the existing lot area is less than the 20,000 square feet required for new lots in the RS-1 Zoning District. No building envelope is depicted for the lot on the recorded Plat as part of the overall Fairway Subdivision. The November 13, 2014 public hearing commenced with a noticed visit to the site by the Commission, applicant, staff and interested parties. The main height of the proposed two-story structure was identified by the applicant with a temporary pole for review by the Commission and the public.

The project site lies adjacent to the northwest of the Fairway Loop public street right-of-way just in from the initial intersection with Fairway Road. Developed single family lots lie adjacent to the north, east, west, and south. The new detached single family dwelling is to be developed as a single phase and is designed with a 1,435 square foot main level, and a 1,911 square foot upper level. The Main Level design includes an attached 1,197 square foot three-car garage and the dwelling will be accessed directly from the Fairway Loop public street right-of-way via a 20-foot wide driveway. The driveway and turnaround will be pavers with a section of asphalt apron connecting to the Fairway Loop street paving. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

As per the colors/materials board reviewed by the Commission at the site visit and public hearing, the structure's exterior materials are primarily unfinished TK metal panels on the first level and tight-knot cedar tongue-in-groove siding for the second level. Fascia elements are also cedar and fir columns and beams are included. The design includes metal window cladding and steel guardrails. The front stoop element is natural color concrete and the flat roof will be a membrane/ballast material design. The project's exterior lighting is called out on Sheet A-01, Main and Upper Floor Plans, of the project drawings to ensure project compliance with the City's exterior lighting regulations. A total of six (6) wall sconce fixtures will be used on the exterior of the main level and three (3) on the upper level. Photos and details of the dark sky compliant wall sconce fixtures were reviewed and found acceptable.

The construction of the new single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District. The RS-1 Zoning District allows single family residential construction by right as a land use. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure exceeds thirty (30) feet above adjacent record grade, where a thirty-five foot maximum is permissible by Code in the RS-1 Zoning District. The structure's maximum proposed height is 24'9" above existing record grade. No recorded building envelope or building zone exists for the legal vacant lot. The total proposed building footprint of 2,731 square feet complies with the 2,911 square foot maximum footprint allowed for the site. Other than the at-grade access driveway, site grading, drainage improvements, low retaining walls, and site landscaping, no portion of the construction extends into the ten (10) foot building setback area.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, off-street parking, landscape irrigation, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking erected on the site to demonstrate the general height of the proposed dwelling.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B, Section 3 DESIGN REVIEW,** the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single-Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and building footprint. The existing 0.36-acre (15,821 square foot) Lot 18 is generally flat in topography and covered in low lying, non-native ground cover vegetation. No areas with significant slope greater than 25% lie on or near the site.**

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of the subdivision and project design. The design of the project is consistent with and complimentary to existing and anticipated future development in the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**

3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view height staking and to examine existing site conditions. The existing Lot 18 is generally flat in topography and covered in low lying, non-native ground cover vegetation. No areas with significant slope greater than 25% lie on or near the site. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**

4. The proposed design is in context and complimentary to adjacent properties. **The residential infill project is on Lot 18 of the Fairway Subdivision Plat. Undeveloped single family lots lie adjacent to the north, east, west, and south. The structure will be sited in an area which is consistent with existing residential development along Fairway Loop and Fairway Road. The site lies adjacent to the Fairway Loop right-of-way and the new development is consistent and in context with, and complimentary to, adjacent properties because of sensitivity in design, bulk, mass and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the subdivision's Plat approvals.**

5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character**

and scale of the neighborhood because the dwelling is sensitively and appropriately placed on the site and the 4,543 gross square foot single family design is consistent with existing single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Fairway Loop public street right-of-way via a new private asphalt and decorative paver driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the most developable portion of the site and will be separated from view from surrounding areas in the future by new landscaping vegetation.

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department and Building Official review letters dated October 24 and October 16, 2014 (attached). No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**

7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the flat roof elements of the structure are architecturally broken up to avoid a massive pitched roof presentation, the structure is integrated into the infill site, visual impacts are minimized while allowing development of the existing lot, and the materials are consistent with the quality and design of surrounding development and the region.**

8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single-Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning District.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below conditions of approval are met. Design review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

CONDITIONS OF APPROVAL

1. **The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**

5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
6. **A final construction management plan shall be submitted to the Community Development Director and Building Inspector at the time of application for a building permit that addresses construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Erosion control measures and construction fencing shall be required where appropriate to protect neighboring properties. *Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required*. No construction parking or staging shall occur on the Fairway Loop public right-of-way or on Fairway Road without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Fairway Loop shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance.**
7. **The applicant shall comply with the applicable comments set forth in the Sun Valley Fire Department Review Letter dated October 24, 2014 and the Building Official Comments for Planning & Zoning Review letter dated October 16, 2014 which are based on the stated project design (both Letters attached herein). A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase and the access roadway shall be maintained free and clear for emergency vehicle access. No modifications to the approved plans shall be made without written permission of the Fire Chief, Building Official and Community Development Director.**
8. **Any planned permanent address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**
9. **All exterior lighting shall be consistent with the project drawings and approved project design. Any future new lighting shall remain consistent with the provisions for exterior lighting compliance and shall receive prior approval of the Community Development Department prior to modification.**
10. **The subject Design Review Application shall be specific to the project drawings (7 Sheets) stamped received by the City on October 28, 2014 and approved by the Planning & Zoning Commission on November 13, 2014. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**
11. **The applicant shall install additional drywells and perform any grading necessary to catch/direct runoff to the dry wells, as may be determined appropriate, of a sufficient quantity along the rear and side property lines to catch run-off before it gets to the adjacent developed properties. The required drywells shall be shown on the grading or landscape plan submitted for building permit review to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.**
12. **The project's utilities shall be enclosed and screened from view. The enclosure design shall be depicted on the plans submitted for building permit review to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.**

13. **All mechanical flues shall be contained in a chimney shroud to the satisfaction of the Building Official and the Community Development Director.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-34.

Dated this 13th day of November, 2014.

_____

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

EXHIBIT "PZ-B"

CITY of SUN VALLEY
FIRE DEPARTMENT

Date: 10/24/2014
To: Mark Hofman
Re: 2014-34/ Geneva Equities Residence/ 403 Fairway Loop

I have reviewed the submitted plans for 403 Fairway Loop and have the following comment:

1. The drive way shown on the plans indicates a width of 16 feet.
   The driveway shall have a minimum width of 20 feet to accommodate fire department access and to meet the required hose reach to extend within 150 feet to all portions of the exterior walls of the first story of the residence.

No Changes shall be made to the plans without approval of the Fire Code Official or the Fire Chief.

The correct address shall be posted in a place so as to be visible from the street. This shall be on a contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used the numbers shall be no lower than 4 feet from finish grade. The requirement for the posting of numbers on the residence shall also be in effect. The numbers shall be posted in the usual and customary location.

Reid Black Fire Code Official
City of Sun Valley Fire Department

The Sun Valley Fire Department Mission is to do no harm, survive and be courteous. We accomplish this through compassionate, professional response to all situations where we are called for assistance.

EXHIBIT
"PZ-C"

Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: October 16, 2014, 2014

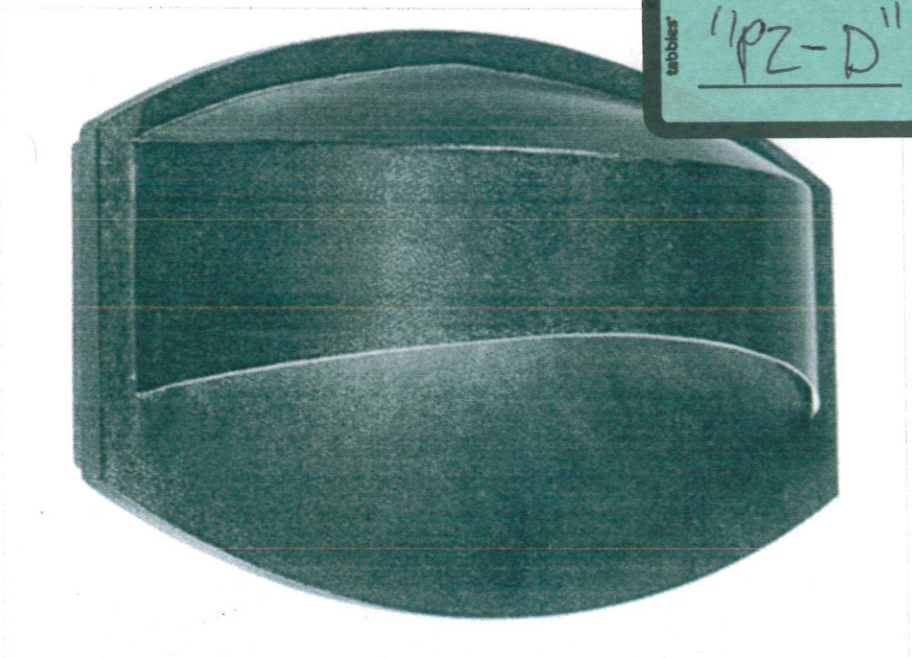
Project: Geneva Equities Residence DR2014-34

These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

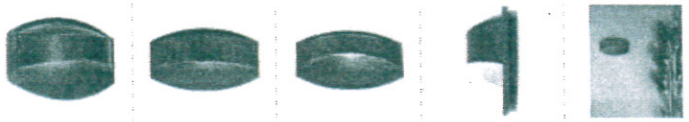
Building Comments:

1. Exterior landing at garage man door is not the required 36" in length.
2. A hand rail is required on exterior stairs across from the garage man door.
3. No other apparent discrepancies.

EXHIBIT
"PZ-D"



LARGER IMAGE | PRINT



Like 0 Tweet g+1 1

Bronze Dark Sky 7-Inch-H Possini Euro Outdoor Wall Light

EUP5936

QTY 1

ADD TO WISH LIST

USUALLY SHIPS IN 1 TO 2 DAYS
EMAIL A FRIEND

WRITE A REVIEW >

Modern lines meet gorgeous materials in this horizontal outdoor light. The sleek design will add contemporary class and appeal to your home. This outdoor wall light features a bronze finish. Dark Sky Compliant. From Possini Euro Design.

- Bronze dark sky wall sconce.
- Possini Euro outdoor wall light design.
- Bronze finish.
- Contemporary style.
- Dark sky compliant.
- May be used indoors or as an outdoor wall sconce.
- Extends 3-inches from the wall.
- 7-inches high.
- 11-inches wide.
- Includes one 40W G9 Halogen bulb.

'U MAY ALSO LIKE...

POSSINI
EURO DESIGN COLLECTION

PRODUCT REVIEWS SUMMARY

BRONZE DARK SKY 7-INCH-H POSSINI EURO OUTDOOR WALL LIGHT

$500 REVIEW SWEEPSTAKES
LEAVE A REVIEW BELOW FOR A CHANCE TO WIN! RULES

AVG. CUSTOMER RATING: (0 REVIEWS)

BE THE FIRST TO REVIEW THIS PRODUCT. WRITE A REVIEW

RECEIVED
OCT 14 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

ABOUT POSSINI EURO DESIGN

Possini Euro's line of contemporary lighting has been designed to complement the modern interior. The look is clean and uncomplicated with eye-catching, geometric lines. Possini Euro lighting spans across almost every category including bathroom lighting, chandeliers, close-to-ceiling lighting, desk lamps, pendants, sconces, and table lamps. These textured compositions include optic glass and shimmering, reflective surfaces. Versatile yet sophisticated, Possini Euro lighting is a wonderful selection for today's home. Check

EXHIBIT
"PZ-E"

DAVID HERTEL
ARCHITECTURE
PLANNING
NCARB
AIA

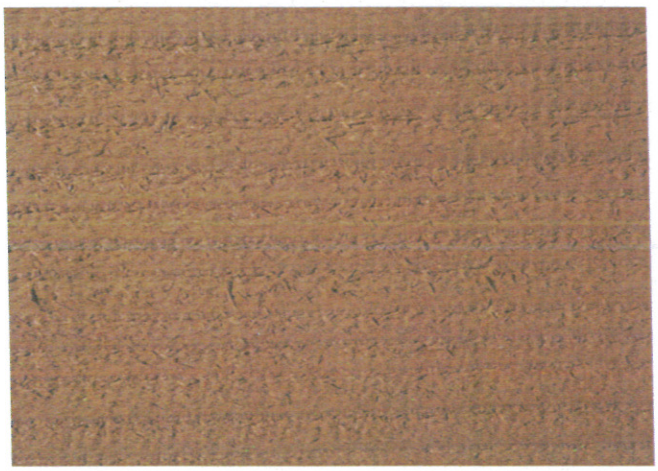
RESIDENCE FOR GENEVA EQUITIES
403 FAIRWAY LOOP; SUN VALLEY, ID

COLOR BOARD

October 13, 2014

RECEIVED
OCT 14 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

David Hertel, AIA, LLC ▼ 512 West Idaho Street, Suite 106 ▼ Boise, Idaho 83702
208.720.2848 ▼ text 925.382.4337 ▼ e-mail: david@dhertel.com

Photograph or Diagram	Description
	Tight-knot cedar fascia, belly band, and fir columns & beams: 'Superdeck, DB 1907, "Canyon"
	Tight-knot cedar tongue-in-groove, butt-joint siding; 1x6 soffit; 1x6 corner trim; and 1x3 door & window trim: Semi-solid, 'Kwall Howells', "Beachwood"
	1st Floor Siding, Chimney and parapet coping: Unfinished, TK metal panels, to naturally rust over time

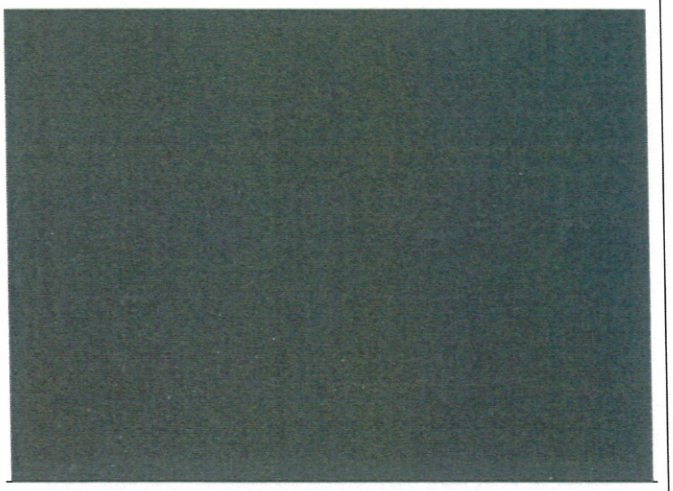
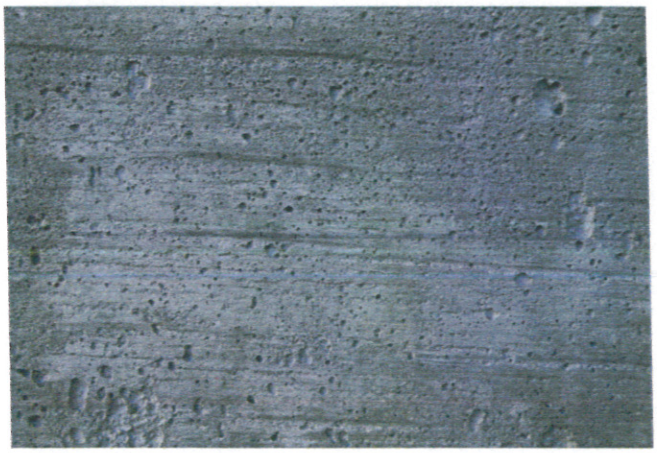
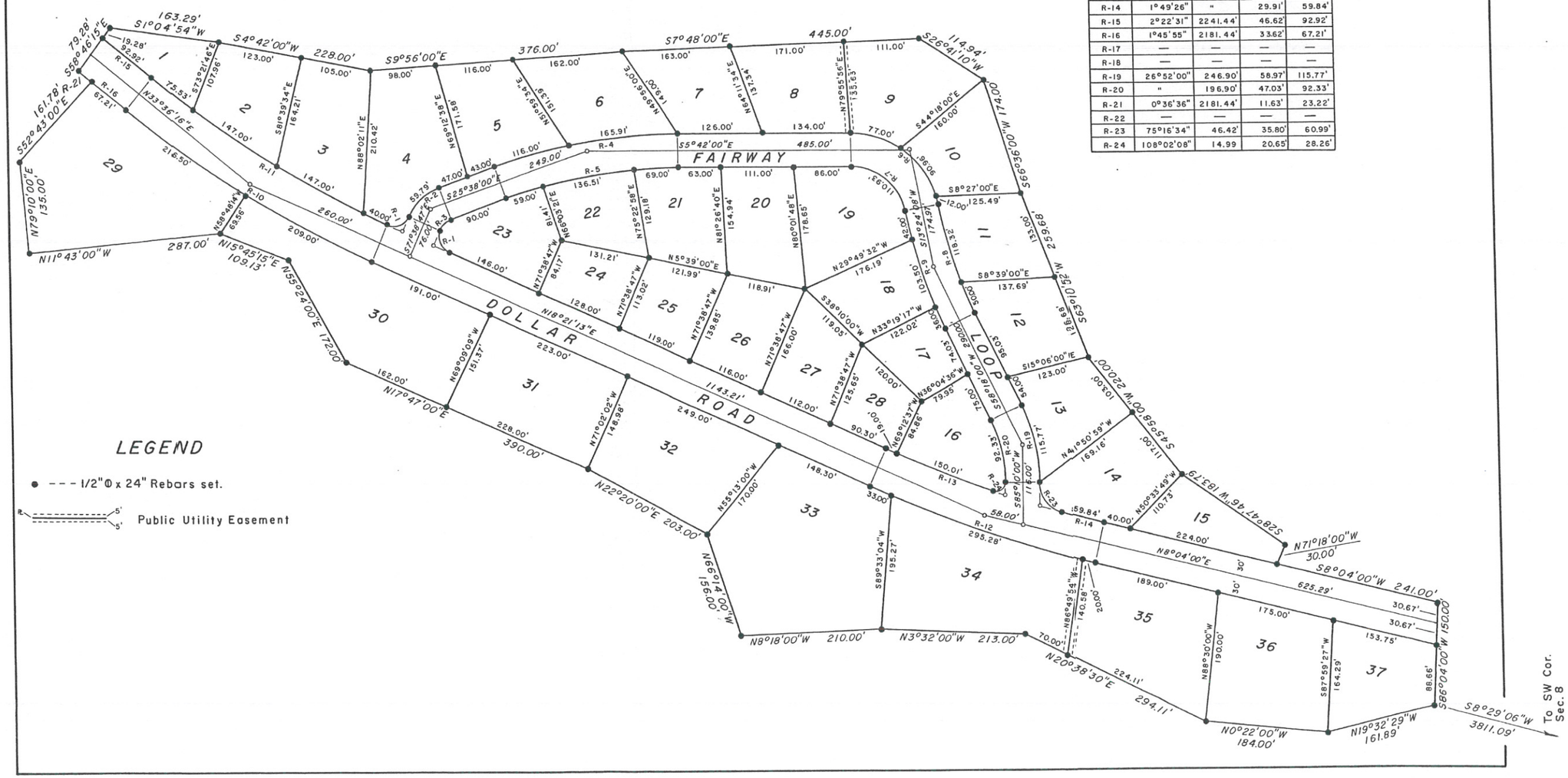
Photograph or Diagram	Description
	Metal window cladding and steel guardrails: Pella Windows & Doors Color, "Iron Ore"
	Concrete stoop: Formed in-place concrete: Natural color

EXHIBIT "PZ-F"

FAIRWAY SUBDIVISION

SECS. 5 & 8, T4N, R18E, B.M.
THE VILLAGE OF SUN VALLEY
BLAINE COUNTY IDAHO

SCALE: 1" = 100'



CURVE DATA

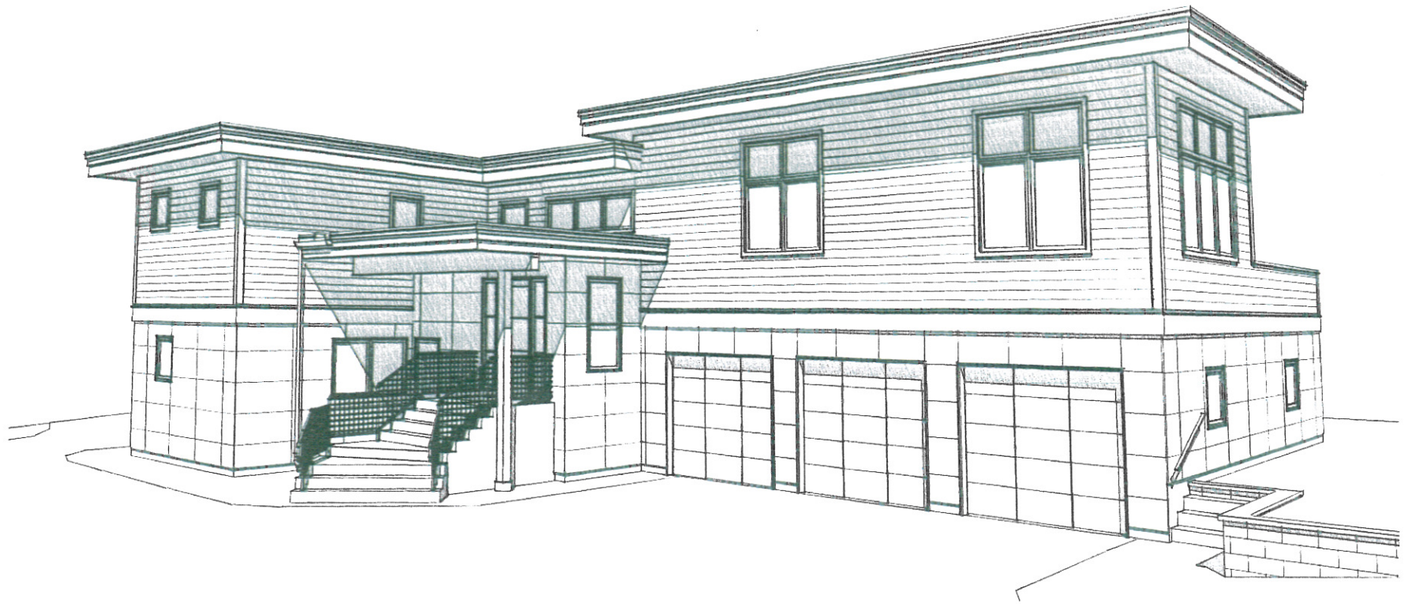
CURVE	Δ	R	T	Lc
R-1	90°00'00"	25.00'	25.00'	39.27'
R-2	46°00'47"	74.46'	31.62'	59.79'
R-3	"	24.46'	10.39'	19.64'
R-4	19°56'00"	810.30'	142.39'	281.91'
R-5	"	760.30'	133.61'	264.51'
R-6	79°06'08"	130.35'	107.65'	179.96'
R-7	"	80.35'	66.36'	110.93'
R-8	15°06'08"	638.57'	84.66'	168.32'
R-9	"	688.57'	91.28'	181.50'
R-10	15°15'03"	1598.57'	214.02'	425.50'
R-11	"	1538.57'	205.98'	409.53'
R-12	10°17'13"	1939.86'	174.61'	348.28'
R-13	5°09'05"	1879.86'	84.54'	169.01'
R-14	1°49'26"	"	29.91'	59.84'
R-15	2°22'31"	2241.44'	46.62'	92.92'
R-16	1°45'55"	2181.44'	33.62'	67.21'
R-17	—	—	—	—
R-18	—	—	—	—
R-19	26°52'00"	246.90'	58.97'	115.77'
R-20	"	196.90'	47.03'	92.33'
R-21	0°36'36"	2181.44'	11.63'	23.22'
R-22	—	—	—	—
R-23	75°16'34"	46.42'	35.80'	60.99'
R-24	108°02'08"	14.99	20.65'	28.26'

LEGEND

● - - - 1/2" Ø x 24" Rebars set.

5' 5' Public Utility Easement

EXHIBIT "PZ-6"



NEIGHBORHOOD MAP

VICINITY MAP

PROJECT STATISTICS

AREA OF LOT:	15,821 SQ. FT.
ALLOWABLE BUILDING FOOTPRINT: (15,821 SQ.FT. - 10,890 SQ. FT.) ÷ 12 + 2,500 SQ. FT.)	2,911 SQ. FT.
LOT COVERAGE:	2,731 SQ. FT. 18.4%
ZONING:	RS-1
FIRE CODE:	3
MAXIMUM BUILDING HEIGHT:	24'-9"
FLOOR AREA (TO OUTSIDE OF STUDS):	
MAIN LEVEL LIVING:	1,435 SQ. FT.
UPPER LEVEL LIVING:	1,911 SQ. FT.
SUB-TOTAL LIVING:	3,346 SQ. FT.
GARAGE / MECHANICAL:	1,197 SQ. FT.
TOTAL FLOOR AREA:	4,543 SQ. FT.
SNOW STORAGE PROVIDED: (2064 SQ. FT. ÷ 2)	1,032 SQ. FT.

SHEET INDEX

CVR	COVER SHEET
L-01	SITE SURVEY
L-02	SITE GRADING PLAN
L-03	LANDSCAPE PLAN
SP-01	SITE / CONSTRUCTION & MANAGEMENT PLAN
A-01	FLOOR & ROOF PLANS
A-02	EXTERIOR ELEVATIONS & BUILDING SECTION

DR 2014-34

RECEIVED
OCT 28 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

DAVID HERTEL
ARCHITECTURE
PLANNING
NCARB
AIA
LICENSED ARCHITECT AR-1889
DAVID A. HERTEL STATE OF IDAHO
360 East Avenue North, Suite 600
Post Office Box 3495
Ketchum, ID 83340
208.726-1510
FAX: 208.726.0999
e-mail: david@dhertel.com

CONSULTANTS / CONTRACTOR

STRUCTURAL ENGINEER:

BUILDER:

PROJECT NAME

A RESIDENCE FOR:
GENEVA EQUITIES
403 FAIRWAY LOOP
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

REVISION DATES

SHEET TITLE

COVER SHEET

DATE: 10/27/14

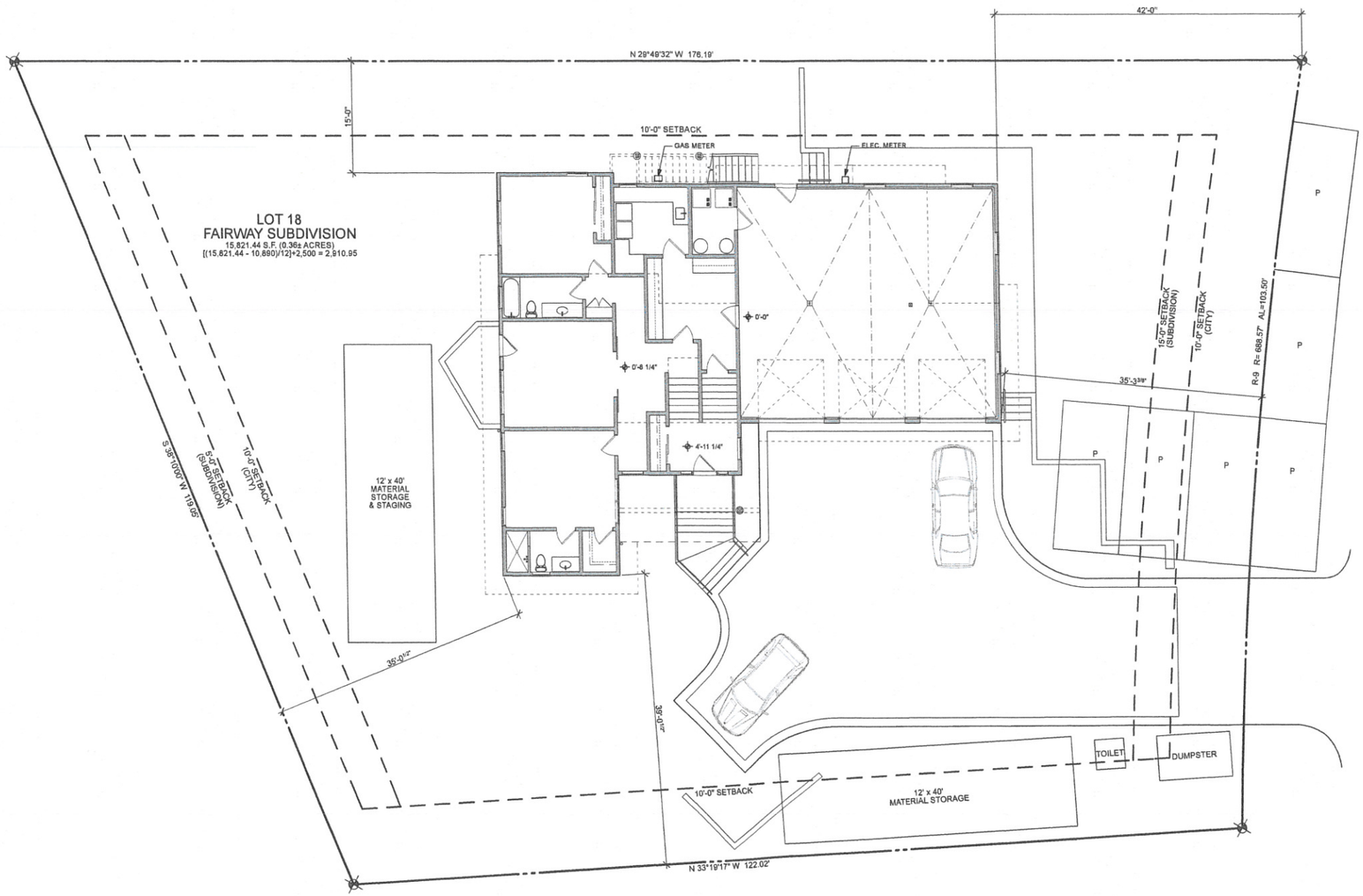
SCALE:

DRAWN BY: D3 DRAFTING, INC

DAH JOB NUMBER:

SHEET NUMBER

CVR



1 SITE / CONSTRUCTION MANAGEMENT PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

DAVID HERTEL
ARCHITECTURE
PLANNING
NCARB
AIA
LICENSED ARCHITECT AR-1850
DAVID A. HERTEL STATE OF IDAHO
360 East Avenue North, Suite 600
Post Office Box 3495
Ketchum, ID 83340
208.726-1510
FAX: 208.726.0999
e-mail: david@dhertel.com

CONSULTANTS / CONTRACTOR

STRUCTURAL ENGINEER:

BUILDER:

PROJECT NAME

A RESIDENCE FOR:
GENEVA EQUITIES
403 FAIRWAY LOOP
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

REVISION DATES

SHEET TITLE
SITE / CONSTRUCTION & MANAGEMENT PLAN

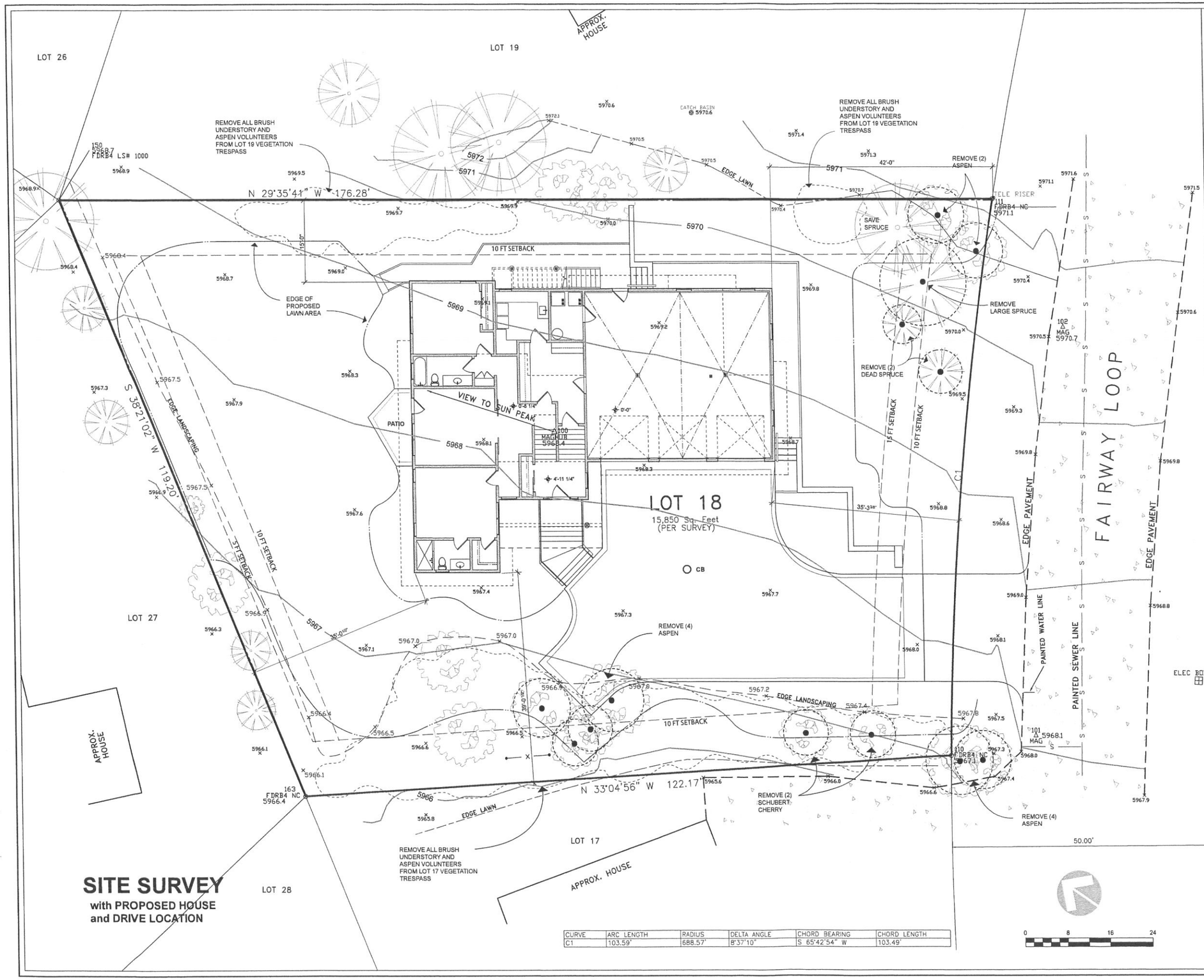
DATE: 10/27/14

SCALE: AS NOTED

DRAWN BY: D3 DRAFTING, INC.

DAH JOB NUMBER:

SHEET NUMBER
SP-01



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.59'	688.57'	8°37'10"	S 65°42'54" W	103.49'

SITE SURVEY
with PROPOSED HOUSE and DRIVE LOCATION

NOTES

GENERAL RESTRICTIONS & TITLE INFORMATION:

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

5. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
6. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.

SURVEY AND SITE FEATURES:

7. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION INST. # 125090 ROTATED TO STATE PLANE. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
8. ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
9. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
10. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
11. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
12. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
13. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINITNG METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.

PREPARED BY :
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
Copyright © 2014 by Benchmark Associates.

EXISTING SPRUCE

EXISTING ASPEN

TREE TO BE REMOVED

UNDERSTORY VEGETATION TO BE REMOVED

SHEET NUMBER

L-01

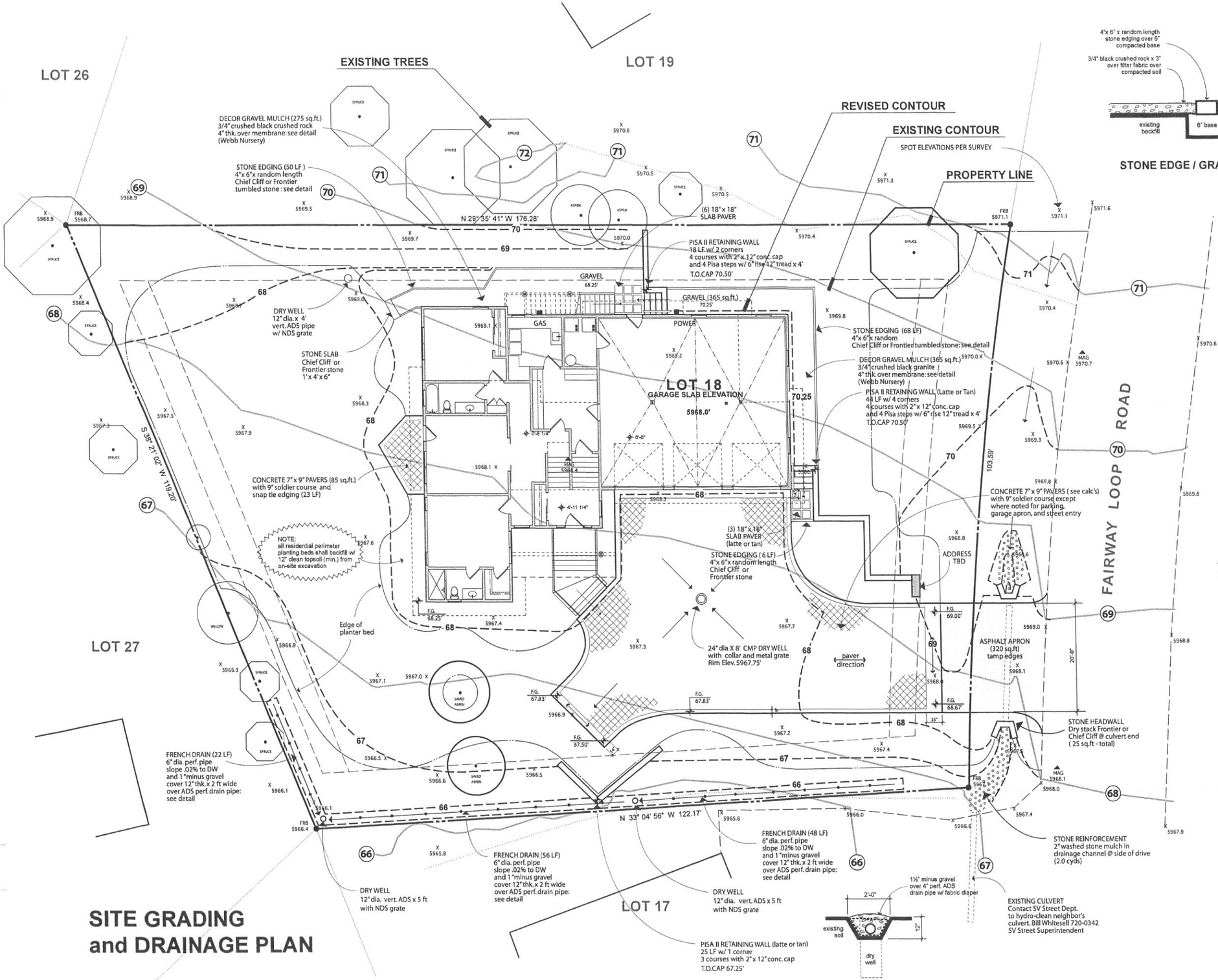
BENCHMARK ASSOCIATES

FAIRWAY SUBDIVISION
LOT 18
LOCATED WITHIN
TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

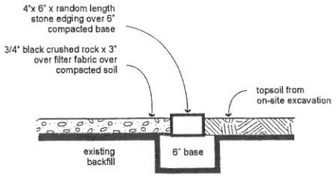
PREPARED FOR : GENEVA DEVELOPEMENT

PROJECT NO. 14153	DWG BY: DWS	CRD: 14153.CRD	14153.DWG
A TOPOGRAPHIC MAP	DATE OF SURVEY: 9/22/2014	SHEET: 1 OF 1

G:\BMA\F\fairway subdivision\Lot 18\14153.dwg, D-SIZE, 9/25/2014 8:43:25 AM



SITE GRADING and DRAINAGE PLAN



STONE EDGE / GRAVEL DETAIL

DRIVEWAY PAVING DATA

DRIVEWAY FIELD (Latte) 1875 sq.ft.

145 LF	9" SOLDIER COURSE	145 sq.ft	
45 LF	14" SOLDIER COURSE	53 sq.ft	
20 LF	35" SOLDIER COURSE	60 sq.ft	
		2133 sq.ft	

Provide 4" compacted road mix and sand bed

FRENCH DRAIN

SCALE 1/8" = 1' - 0"

steven job
landscape architecture • planning
box 857 sun valley, idaho 83353
(208) 726 - 3887
landarch@cox.net

CONSULTANTS / CONTRACTOR

PROJECT NAME

A RESIDENCE FOR:

GENEVA EQUITIES

403 FAIRWAY LOOP ROAD
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

REVISION DATES

STATE OF IDAHO
STEVEN JOB
LA-8
LICENSED LANDSCAPE ARCHITECT

SHEET TITLE

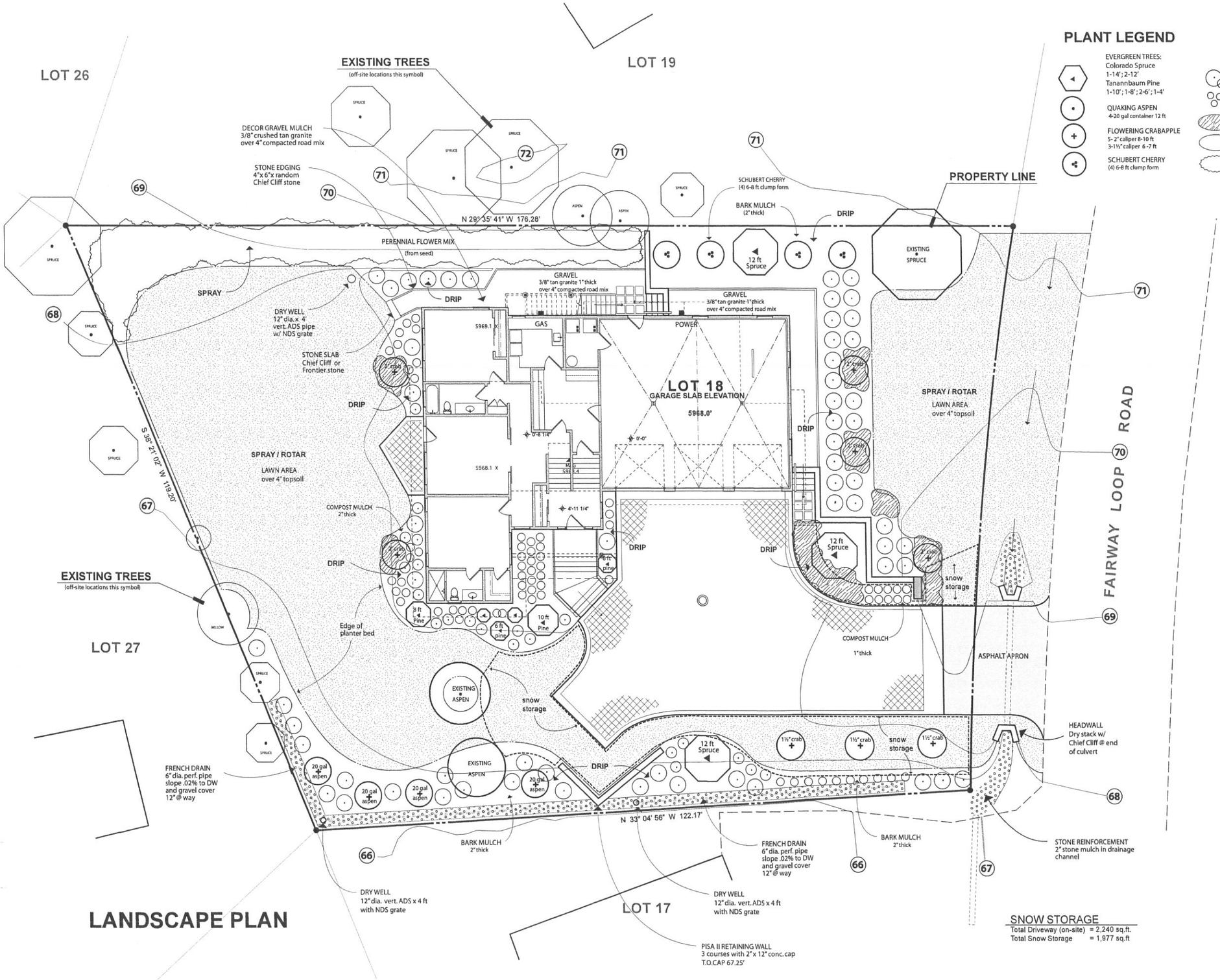
SITE GRADING PLAN

DATE 10/27/14

SCALE AS NOTED

SHEET NUMBER

L-02



LANDSCAPE PLAN

PLANT LEGEND

EVERGREEN TREES:
Colorado Spruce
1-14'; 2-12'
Tanannbaum Pine
1-10'; 1-8'; 2-6'; 1-4'

QUAKING ASPEN
4-20 gal container 12 ft

FLOWERING CRABAPPLE
5- 2" caliper 8-10 ft
3-1½" caliper 6 -7 ft

SCHUBERT CHERRY
(4) 6-8 ft clump form

DECIDUOUS SHRUB
80- 5 gal container

PERENNIAL / ORNAMENTAL GRASS
75-1 gal container

FLOWERING GROUND COVER (16 flts)
from 4" cup @ 12" o.c.

SOD LAWN (6700 sq.ft. / 100 cuyds)
over 4" topsoil

PERENNIAL WILDFLOWER MIX
Native Intermountain Mix - 1 lb
Applewood Seed Co.- Colorado
hand seed over 2" new topsoil / topdress

BARK / COMPOST MULCH
Soil Pep - exterior beds 16 cuyds
Compost - interior beds 12 cuyds

NOTE:
ALL NEW PLANTINGS SHALL BE AUTOMATICALLY WATERED AND ELECTRONICALLY CONTROLLED

SNOW STORAGE

Total Driveway (on-site) = 2,240 sq.ft.
Total Snow Storage = 1,977 sq.ft

SCALE 1/8" = 1' - 0"

steven job
landscape architecture • planning
box 857 sun valley, idaho 83353
(208) 726 - 3887
landarch@cox.net

CONSULTANTS / CONTRACTOR

PROJECT NAME

A RESIDENCE FOR:
GENEVA EQUITIES
403 FAIRWAY LOOP ROAD
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

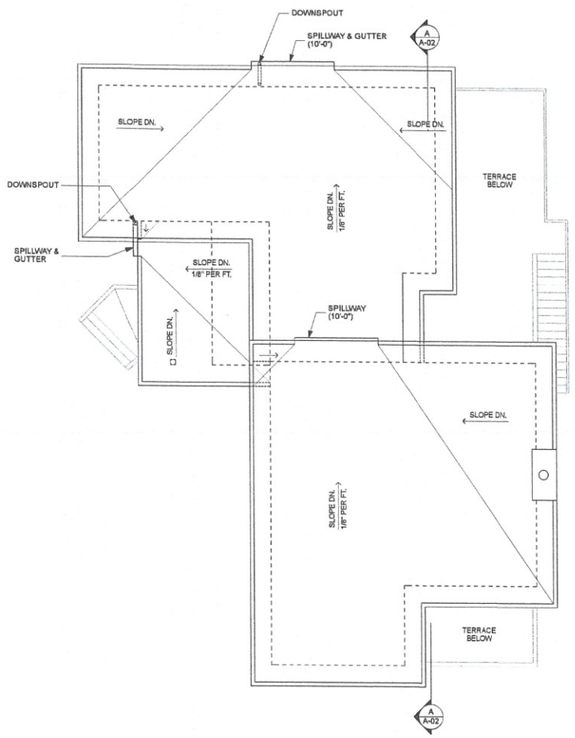
REVISION DATES

SHEET TITLE
LANDSCAPE PLAN

DATE
10/27/14

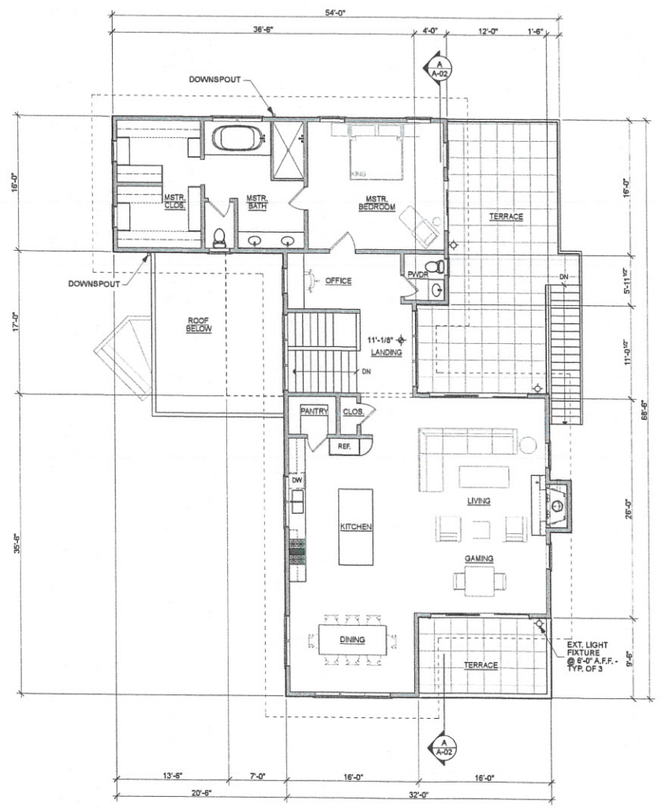
SCALE
AS NOTED

SHEET NUMBER
L-03



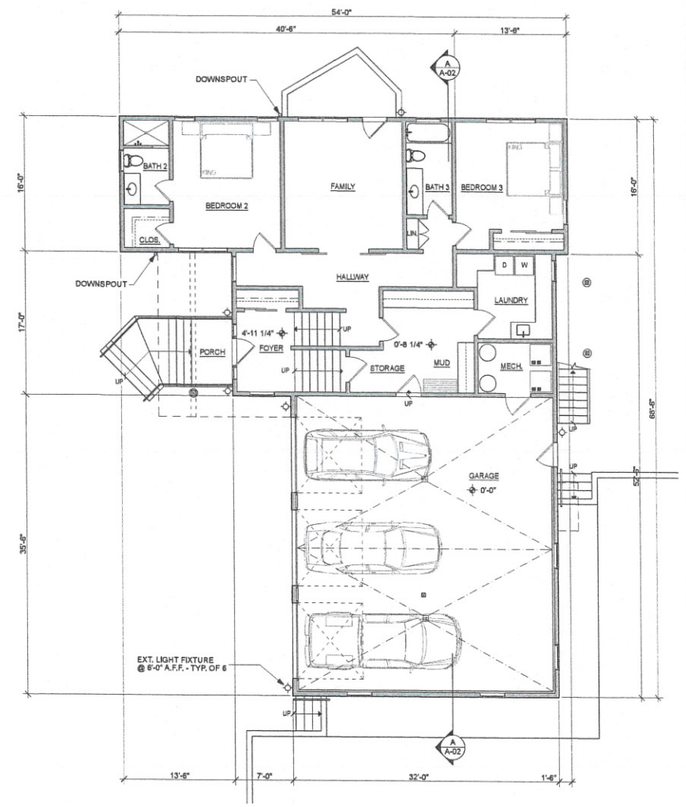
3 ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH



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

PLAN NORTH

SQUARE FOOTAGES:

BUILDING FOOTPRINT	= 2,731 S.F.
GARAGE/MECHANICAL	= 1,197 S.F.
LOWER LEVEL LIVING	= 1,435 S.F.
UPPER LEVEL LIVING	= 1,911 S.F.
TOTAL LIVING	= 3,346 S.F.
TOTAL ALL	= 4,543 S.F.

DAVID HERTEL
ARCHITECTURE
PLANNING
NCARB
AIA
LICENSED ARCHITECT AR-1850
DAVID A. HERTEL STATE OF IDAHO
360 East Avenue North, Suite 600
Post Office Box 3495
Ketchum, ID 83340
208.726-1510
FAX: 208.726.0999
e-mail: david@dhertel.com

CONSULTANTS / CONTRACTOR

STRUCTURAL ENGINEER:

BUILDER:

PROJECT NAME

A RESIDENCE FOR:
GENEVA EQUITIES
403 FAIRWAY LOOP
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

REVISION DATES

SHEET TITLE

FLOOR & ROOF PLANS

DATE: 10/27/14

SCALE: AS NOTED

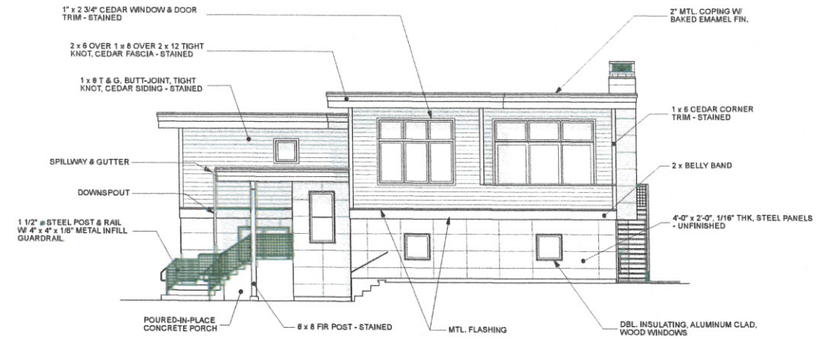
DRAWN BY: D3 DRAFTING, INC.

DAH JOB NUMBER:

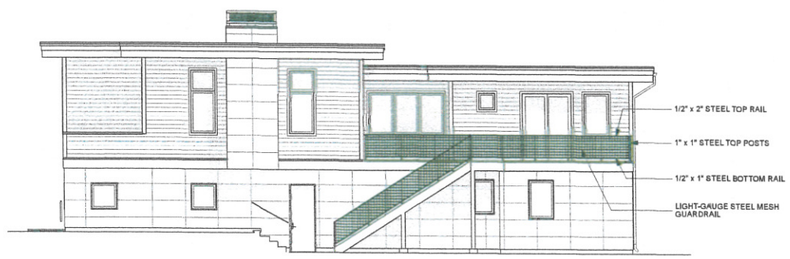
SHEET NUMBER

A-01

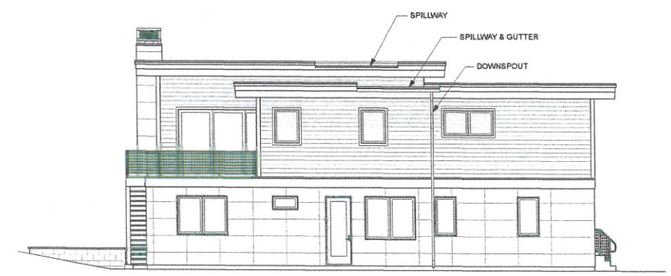
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



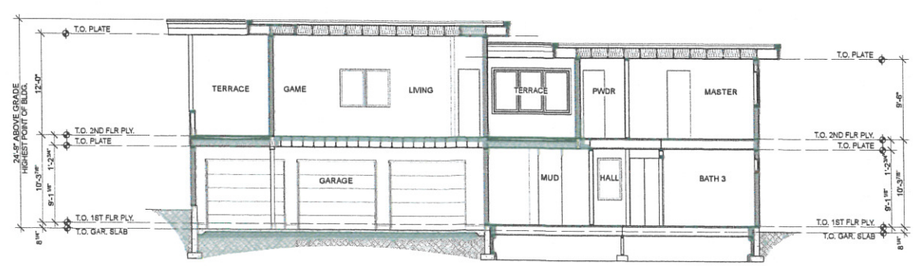
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A BUILDING SECTION A-A
SCALE: 1/8" = 1'-0"

DAVID HERTEL
ARCHITECTURE
PLANNING
NCARB
AIA
LICENSED ARCHITECT AR-1899
DAVID A. HERTEL STATE OF IDAHO
360 East Avenue North, Suite 600
Post Office Box 3495
Ketchum, ID 83340
208.726-1510
FAX: 208.726.0999
e-mail: david@dhertel.com

CONSULTANTS / CONTRACTOR
STRUCTURAL ENGINEER:

BUILDER:

PROJECT NAME

A RESIDENCE FOR:
GENEVA EQUITIES
403 FAIRWAY LOOP
LOT 18 FAIRWAY SUBDIVISION
SUN VALLEY, IDAHO

REVISION DATES

SHEET TITLE
EXTERIOR ELEVATIONS & BUILDING SECTION

DATE: 10/27/14
SCALE: AS NOTED
DRAWN BY: D3 DRAFTING, INC.
DAH JOB NUMBER:
SHEET NUMBER
A-02