CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: MH Mark Hofman, Community Development Director

Meeting Date: August 15, 2013

Agenda Item: **Monson Residence Addition**
Design Review Application No. DR 2013-27

SUBJECT: Public hearing for a design review application proposing the construction of a new 406 square foot, single-level addition to the rear area of an existing single family dwelling in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Ned Hamlin for John and Susan Monson. **Application Filing Date:** July 23, 2013. **Location:** Lot 22, Upper Fairways Subdivision; 100 Proctor Mountain Road.

BACKGROUND: The project proposes a small living space addition to the rear, eastern portion of an existing single family residence. The existing structure has 3,586 square feet of footprint and the addition would add 406 square feet of footprint (3,992 sq. ft. total). The existing dwelling is accessed directly from Proctor Mountain Road via an existing asphaltic driveway. As part of the project scope, the asphaltic driveway will be replaced with pavers out to the edge of existing street paving. The project drawings attached as **Exhibit "PZ-D"** fully depict the project design and layout. Traditionally, a residential addition project of this size would be processed administratively by the Community Development Director for formal design review action. However, due to the presence of extensive steep slope terrain immediately behind the project and a slight intrusion by the addition into a disturbed portion of the steep slope area, the Director forwards this design review application to the Planning and Zoning Commission for review of specific hillside preservation findings of fact.

ANALYSIS: The subject lot fronts Proctor Mountain Road, extensive hillside lands owned by Sun Valley Company and zoned Outdoor Recreational (OR-1) lie adjacent to the east along the site's rear property line, and adjacent lots are developed with existing single family structures and related improvements. The 0.85 acre (36,960 sq. ft.) project lot exceeds the 20,000 square foot minimum lot size and all property line dimension standards required in the RS-1 Zoning District.
No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit. The new addition will match the colors and materials of the existing structure.

Development Standards- The construction of the new 406 square foot, single story addition to the existing 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. No recorded building envelope exists for the project lot. The total proposed building footprint of 3,992 square feet complies with the 5,172 square foot maximum footprint allowed for the site. 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.

Hillside Preservation- Sheet 2 of the attached Project Drawings (**Exhibit "PZ-D"**) details the sloped area directly behind the existing single family dwelling. A portion of the addition is located beyond the line denoting the 25% slope area. The City's hillside preservation regulations generally prohibits development in areas of steep slope above 25%. The applicant provided the Slope Analysis as part of the application materials to demonstrate that the sloped area at the rear of the dwelling is disturbed and graded for construction of the initial house. Areas further up slope were retained in a natural state. The addition does not intrude on any natural sloped area but is confined to a small area of previously graded slope. The purpose of the City's hillside regulations is preservation of natural slopes. The addition is located at the rear area of an existing single family dwelling and is largely not visible from adjacent properties. The slope intrusion can be found by the Commission to be acceptable due to the man-made nature of the affected slope area and that all remaining sloped areas will be preserved as part of the project design and the required construction management plan.

Exterior Lighting- No new exterior lighting is proposed with the project design. To ensure compliance with the City's exterior lighting regulations, the project is conditioned to require all existing light fixtures to comply with all applicable exterior light regulations prior to final inspection for the required building permit.

Landscaping- All landscaping changes to the project site are minimal and involve grading for the addition or the provision of drainage around the rear of the dwelling. The existing landscape design largely incorporates trees with areas of native grasses, shrubs, perennial beds, and planting beds. The site's maximum irrigated area is under a 1/2 acre. Therefore, the project's total permanently irrigated landscape area will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre). All disturbed areas will be revegetated consistent with the existing site layout.

Snow Storage- No additional snow storage is required for this addition project because no additional hardscape area is proposed. Readily available snow storage areas lay directly adjacent to the existing driveway area.

Construction Management Plan- Draft Condition of Approval #6 in **Exhibit "PZ-A"** requires that prior to issuance of a building or grading permit for the project the applicant shall submit a construction management plan for final 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 public hearing. The applicant is required to limit the area of disturbance along the rear area of the dwelling and addition to preserve the hillside and open area habitat from construction damage. Temporary green construction fencing shall be placed and maintained to prohibit intrusion and disturbance in hillside and open area habitat areas.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire Department (**Exhibit "PZ-B"**) and Building Official (**Exhibit "PZ-C"**) comments and conditions. No significant issues or discrepancies were found by these reviews. 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 addition is consistent with the land use envisioned for the property and the design is compatible with the size, nature and character of development in the area. No significant negative impacts to the area or City due to the residential addition have been identified by staff.

Public Notice and Comment- The project application was publicly noticed on July 31, 2013 by: 1.) publication in the Mtn. Express; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 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 email comments, phone calls or letters have been received by staff 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 review the project drawings, discuss 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 2013-27.
Exhibit "PZ-B"	City of Sun Valley Fire Department review comment letter dated July 29, 2013.

Exhibit "PZ-C"	City of Sun Valley Building Official review comment letter, dated July 26, 2013.
Exhibit "PZ-D"	Reduced 11" by 17" project drawing set consisting of four (4) sheets stamped received by the City on July 23, 2013.

**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: **Monson Residential Addition**

Applicant: **Ned Hamlin for John and Susan Monson**

Location: **Lot 22, Upper Fairway Subdivision; 100 Proctor Mountain Road**

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

Single Family Residence Floor Area:

	Existing Footprint (sq. ft.)	**Proposed Addition (sq. ft.)**
Ground Floor Level	3,586	406

Total Project Footprint: 3,992 sq. ft.

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade will meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E).

Lot Area: 0.85 acres (36,960 square feet)

Building Envelope: No building envelope is recorded for Lot 22.

Building Footprint Allowed: 5,172 sq. ft. max. (calculated as per Section 9-2A-3I)
Existing Building Footprint: 3,586 square feet
Building Footprint Proposed: 406 sq. ft.
Total Project Footprint: 3,992 sq. ft.

Allowable Footprint Outside Building Envelope: N/A
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: No portion of the roof structure for the single-story addition exceeds 30′ above existing record grade.

Project Description: The project includes a small living space addition to the rear, eastern portion of an existing single family residence. The existing structure has 3,586 square feet of footprint and the addition would add 406 square feet of footprint (3,992 sq. ft. total). The existing dwelling is accessed directly from Proctor Mountain Road via an existing asphaltic driveway. As part of the project scope, the asphaltic driveway will be replaced with pavers out to the edge of existing street paving. The project drawings reviewed by the City and the Planning and Zoning Commission fully depict the project design and layout. Traditionally, a residential addition project of this size would be processed administratively by the Community Development Director for formal design review action. However, due to the presence of

extensive steep slope terrain immediately behind the project and a slight intrusion by the addition into a disturbed portion of the steep slope area, the Director forwarded this design review application to the Planning and Zoning Commission for review of specific hillside preservation findings of fact.

The subject lot fronts Proctor Mountain Road, extensive hillside lands owned by Sun Valley Company and zoned Outdoor Recreational (OR-1) lie adjacent to the east along the site's rear property line, and adjacent lots are developed with existing single family structures and related improvements. The 0.85 acre (36,960 sq. ft.) project lot exceeds the 20,000 square foot minimum lot size and all property line dimension standards required in the RS-1 Zoning District. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit. The new addition will match the colors and materials of the existing structure.

The construction of the new 406 square foot, single story addition to the existing 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. No recorded building envelope exists for the project lot. The total proposed building footprint of 3,992 square feet complies with the 5,172 square foot maximum footprint allowed for the site. 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.

Sheet 2 of the Project Drawings details the sloped area directly behind the existing single family dwelling. A portion of the addition is located beyond the line denoting the 25% slope area. The City's hillside preservation regulations generally prohibits development in areas of steep slope above 25%. The applicant provided the Slope Analysis as part of the application materials to demonstrate that the sloped area at the rear of the dwelling is disturbed and graded for construction of the initial house. Areas further up slope were retained in a natural state. The addition does not intrude on any natural sloped area but is confined to a small area of previously graded slope. The purpose of the City's hillside regulations is preservation of natural slopes. The addition is located at the rear area of an existing single family dwelling and is largely not visible from adjacent properties. The slope intrusion can be found by the Commission to be acceptable due to the man-made nature of the affected slope area and all remaining sloped areas will be preserved as part of the project design and the required construction management plan.

No new exterior lighting is proposed with the project design. To ensure compliance with the City's exterior lighting regulations, the project is conditioned to require all existing light fixtures to comply with all applicable exterior light regulations prior to final inspection for the required building permit. All landscaping changes to the project site are minimal and involve grading for the addition or the provision of drainage around the rear of the dwelling. The existing landscape design largely incorporates trees with areas of native grasses, shrubs, perennial beds, and planting beds. The site's maximum irrigated area is under a 1/2 acre. Therefore, the project's total permanently irrigated landscape area will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre). All disturbed areas will be revegetated consistent with the existing site layout. No additional snow storage is required for this addition project because no additional hardscape area is proposed. Readily available snow storage areas lay directly adjacent to the existing driveway 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, lot coverage, maximum height, off-street parking, exterior lighting regulation compliance and hillside preservation provisions.

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 addition to the existing single family dwelling with 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 larger dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and lot coverage.**

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 addition is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the site and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and 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 City's hillside preservation regulations generally prohibits development in areas of steep slope above 25%. The applicant provided a Slope Analysis as part of the application materials to demonstrate that the sloped area at the rear of the dwelling is disturbed and graded for construction of the initial house. Areas further up slope were retained in a natural state. The addition does not intrude on any natural sloped area and is confined to a small area of previously graded slope. The purpose of the City's hillside regulations is preservation of natural slopes. The addition is located at the rear area of an existing single family dwelling and is largely not visible from adjacent properties. The slope intrusion is found by the Commission to be acceptable due to the man-made nature of the affected slope area and that all remaining sloped areas will be preserved as part of the project design and the required construction management plan. No significant negative impact will occur to surrounding natural features because the development is placed on the less constrained, most developable portion of the site and the natural hillside and open area habitat areas behind the dwelling and addition will be preserved and undisturbed. The dwelling is sited in a central location on the lot with no recorded building envelope. The addition is sited at the rear of the dwelling but minimizes hillside intrusion. The existing driveway provides safe, adequate and direct access to the structure. 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 addition is to the rear of the existing single family dwelling. Adjacent lots in the area are developed with existing single family residences and associated site improvements and mature screening landscaping. No residential development exists directly adjacent to the east of the site's rear property line. The addition will be sited in an area which is consistent with existing single family residential development**

adjacent to the northwest and south. The new addition is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained.

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 406 square foot addition is sensitively and appropriately placed on the rear of the site and the new 3,992 square foot footprint of the single family dwelling is consistent with the existing single family development on lots within the immediate surrounding area. The minimal bulk and mass of the proposed addition is well screened and is consistent and compatible with the community character and scale of the existing residences in the surrounding neighborhood because the structure is centrally located on the most developable portion of the site.**

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as natural gas, electric, sewer and water are available to fully serve the addition project. As conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department and Building Official review letters. 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 pitched roof elements of the structure are architecturally broken up to avoid a massive roof presentation, the structure is integrated into the sloping disturbed grade at the rear of the dwelling, visual impacts are minimized while allowing further 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 addition to an existing 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 addition's building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley**

Building Inspector, as may be 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 Building Official at the time of application for a building permit that addresses steep slope and open area preservation, 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. *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 Proctor Mountain Road right-of-way without prior City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on adjacent roads 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. Temporary construction fencing shall protect all sensitive hillside and open area habitat areas behind the project throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase.**
7. **The applicant shall comply with the applicable comments set forth in the Fire Department review letter dated July 29, 2013 and the Building Official review letter dated July 26, 2013. Any selective clearing of adjacent vegetation near the project's rear hillside open area other than that shown on the approved project drawings shall have prior approval of the Community Development Department and shall consist of limited/select hand clearing and removal of the existing fuels from the area adjacent to the dwelling. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.**
8. **The subject Design Review Application shall be specific to the project drawings (4 Sheets) stamped received by the City on July 23, 2013, all dated approved by the Planning & Zoning Commission on August 15, 2013. 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.**
9. **Any planned 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.**
10. **To the satisfaction of the Community Development Director and the Building Official, the applicant shall demonstrate that existing exterior lighting fixtures are in compliance, or will be brought into compliance as part of the project implementation, with the City's Exterior Lighting Ordinance prior to issuance of any building permit. Exterior lighting shall be fully shielded downcast exterior lighting fixtures compliant with the City's Exterior Lighting Ordinance. Prior to any final inspection on the addition project, all exterior lighting shall be inspected by the Community Development Director to ensure compliance.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2013-27. Dated this 15th day of August, 2013.

_____
Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed_____

EXHIBIT "PZ-B"

CITY of SUN VALLEY
FIRE DEPARTMENT

P.O. Box 416, Sun Valley, ID, 83353 208-622-8234, Fax 208-622-7600

Date: o7/29/13
To: Mark Hofman, Eric Adams, and Ray Franco
Re: Monson Addition/DR2013-27

I have reviewed the plans for the Monson "trophy room" and they appear to meet the intent of the 2009 International Fire Code. No changes shall be made to the plans without approval from the Fire Code Official.

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.

The City of Sun Valley Fire Department and the Planning and Zoning Department are committed to the Firewise Program. This program is available on the City's website through the Fire Department. Please consider roofing materials in your project. Class "A" assemblies still have chemically treated wood for the primary material on your roof. It will still burn, and the chemicals do not last for the life of the shingle or shake. The use of a Non-Combustible material is now required in the City of Sun Valley and preferred by all interested parties and will go a long way towards making your home a defensible piece of property.

Reid Black

Fire Code Official
Sun Valley Fire Department

EXHIBIT "PZ-C"

Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: August 15, 2013

Date: July 26, 2013

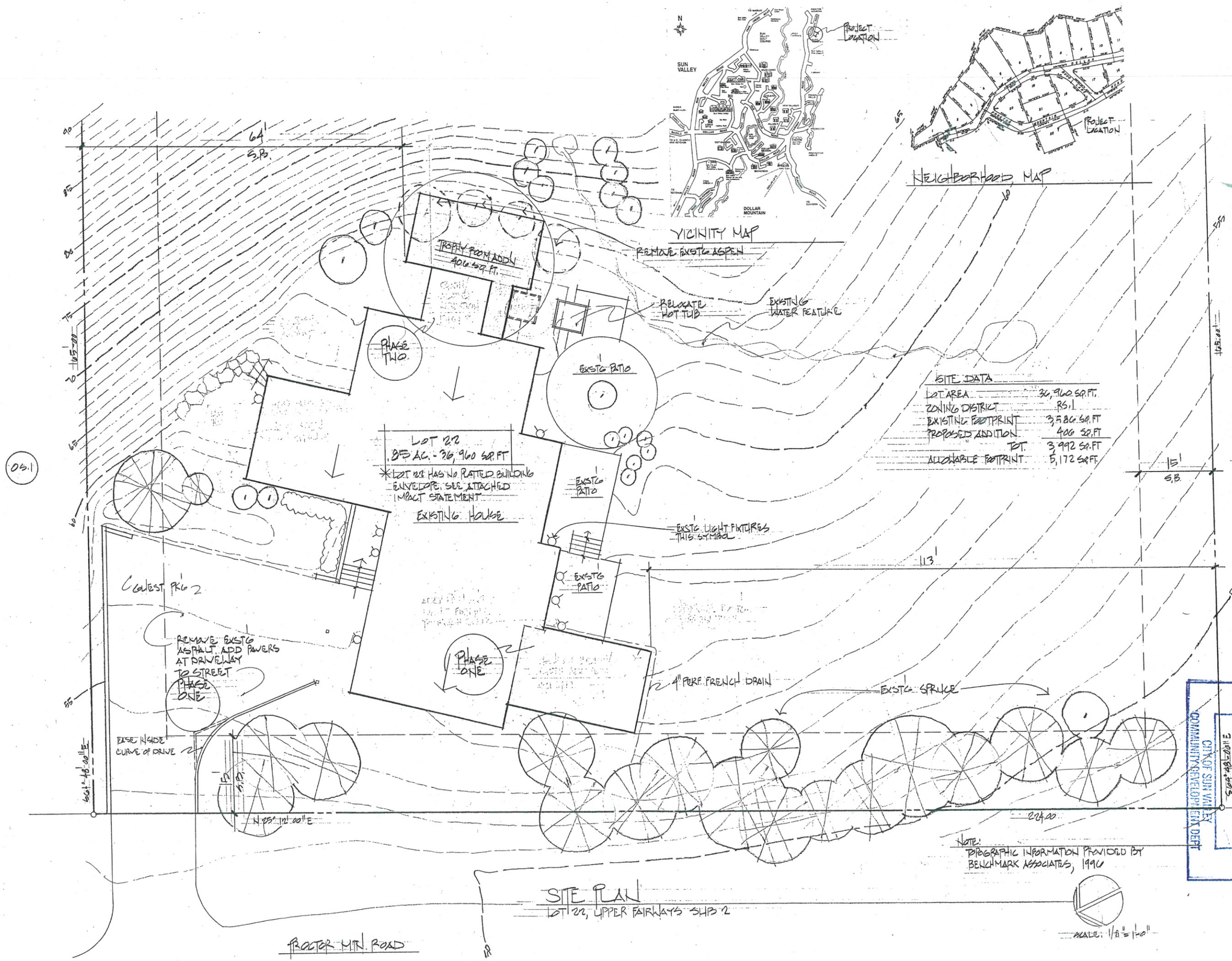
Project: Monson Addition DR2013-27

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

Building Comments:

1. Landscape plan will need to show proper surface drainage around structure.
2. No other apparent discrepancies.

EXHIBIT "PZ-D"


VICINITY MAP
SUN VALLEY
DOLLAR MOUNTAIN
PROJECT LOCATION
NEIGHBORHOOD MAP
PROJECT LOCATION
TROPHY ROOM ADDN 406 SQ.FT.
PHASE TWO
EXSTG PATIO
REMOVE EXSTG ASPEN
RELOCATE HOT TUB
EXISTING WATER FEATURE
LOT 22
.85 AC. - 36,960 SQ.FT
* LOT 22 HAS NO PLATTED BUILDING ENVELOPE. SEE ATTACHED IMPACT STATEMENT
EXISTING HOUSE
EXSTG PATIO
EXSTG PATIO
EXSTG LIGHT FIXTURES THIS SYMBOL
113'
15'
S.B.
64'
S.B.
GUEST PKG 2
REMOVE EXSTG ASPHALT. ADD PAVERS AT DRIVEWAY TO STREET
PHASE ONE
PHASE ONE
4" PERF. FRENCH DRAIN
EXSTG. SPRUCE
EASE INSIDE CURVE OF DRIVE
N 05° 12' 00" E
224.00
PROCTOR MTN. ROAD
SITE DATA
LOT AREA 36,960 SQ.FT.
ZONING DISTRICT RS.1
EXISTING FOOTPRINT 3,586 SQ.FT
PROPOSED ADDITION 406 SQ.FT
TOT. 3,992 SQ.FT
ALLOWABLE FOOTPRINT 5,172 SQ.FT.
NOTE: TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ASSOCIATES, 1996
SITE PLAN
LOT 22, UPPER FAIRWAYS SUB 2
SCALE: 1/8" = 1'-0"
05.1
06.07
RECEIVED
JUL 23 2013
CITY OF SUN VALLEY COMMUNITY DEVELOPMENT DEPT
DR 2013-27 Monson
EDWARD R. HAMLIN · AIA
ARCHITECT · PLANNER
BOX 2408 KETCHUM, IDAHO 83340 (208) 726-4991
SITE PLAN
ADDITION TO MONSON RESIDENCE
SUN VALLEY, ID

SLOPE ANALYSIS - MONSON PROPOSED ADDITION
LOT 8B2, UPPER FAIRWAYS SUB 2

EDWARD R. HAMLIN · AIA
ARCHITECT · PLANNER
BOX 2408 KETCHUM, IDAHO 83340 (208) 726-4991

SLOPE ANALYSIS
MONSON ADDITION
SUN VALLEY, ID

2

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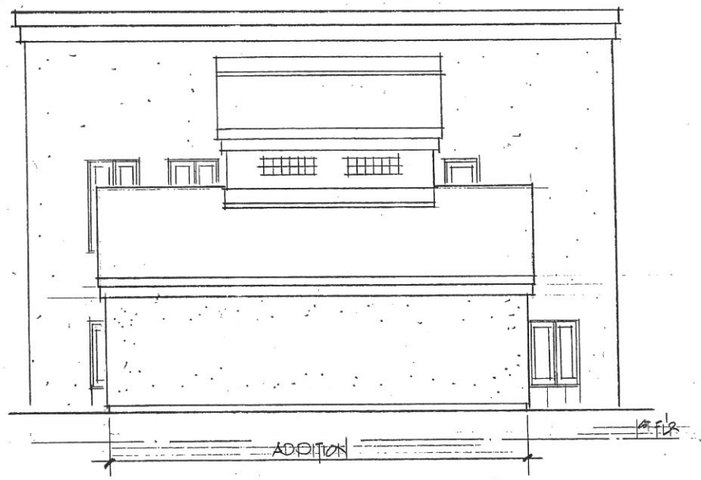
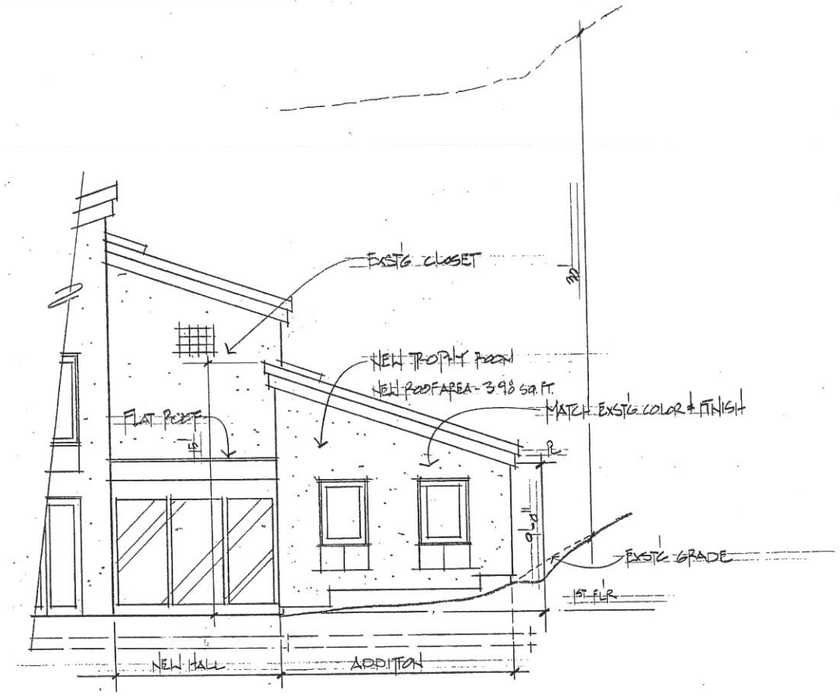
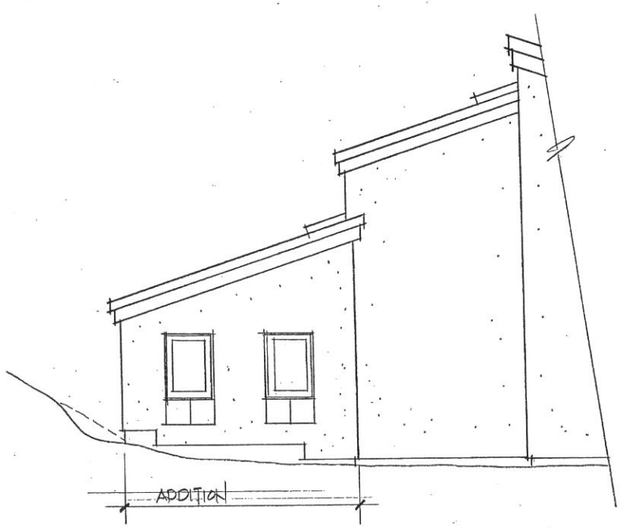


EAST ELEVATION - PROPOSED

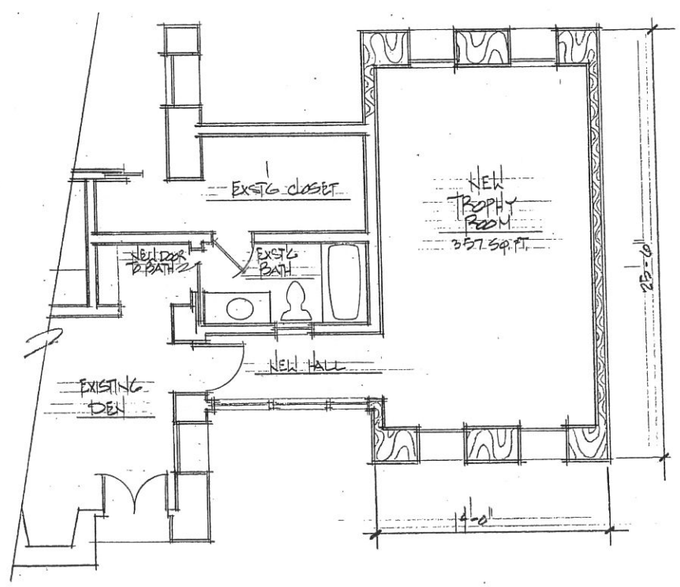


SOUTH ELEVATION - PROPOSED, PARTIAL

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



NORTH ELEVATION - PROPOSED



FLOOR PLAN - PROPOSED

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

EDWARD R. HAMLIN · AIA
ARCHITECT · PLANNER
BOX 2408 KETCHUM, IDAHO 83340 (208) 726-4991

FLOOR PLAN, SOUTH ELEVATION

ADDITION TO
DONSON RESIDENCE
SUN VALLEY, ID

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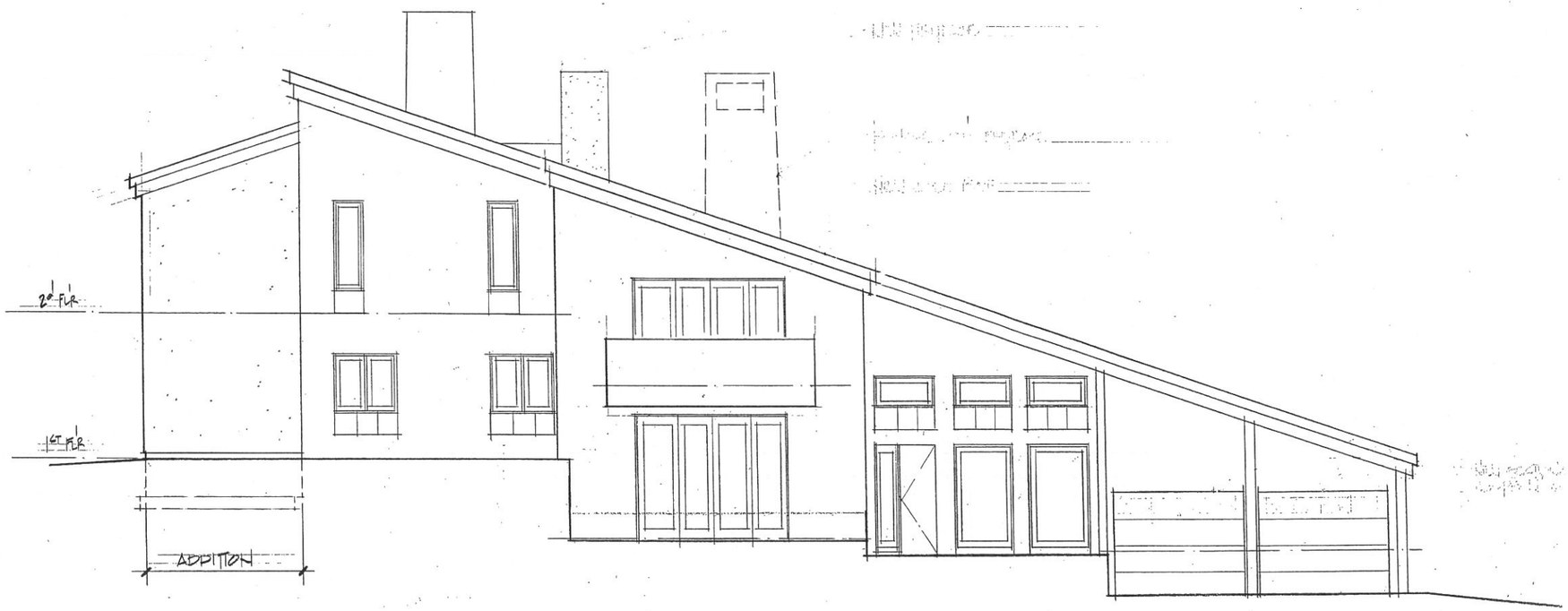
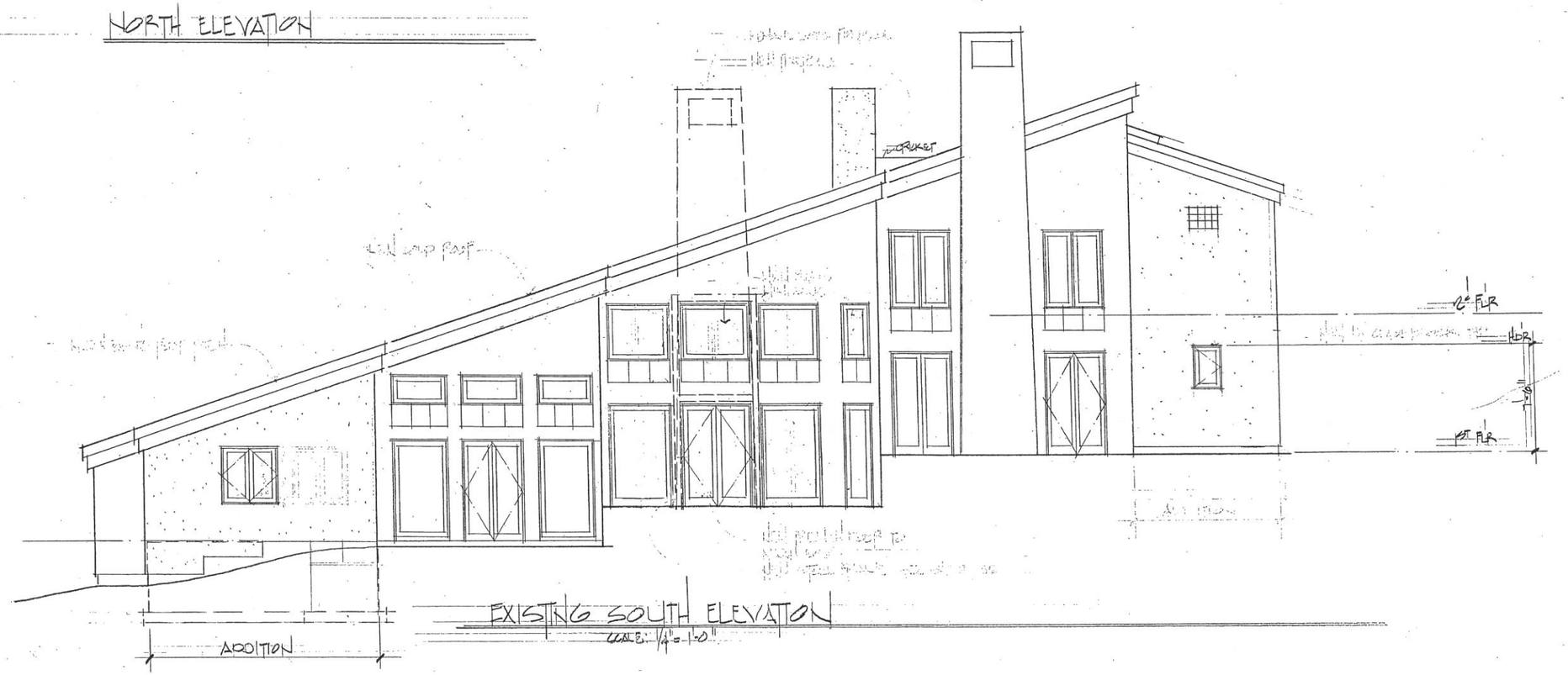


NORTH ELEVATION



EXISTING SOUTH ELEVATION

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

EDWARD R. HAMLIN · AIA
ARCHITECT · PLANNER
BOX 2408 KETCHUM, IDAHO 83340 (208) 726-4991

ELEVATIONS

ADDITION TO
MONSON RESIDENCE
SUN VALLEY, ID

06.07

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