

MEETING AGENDA
THURSDAY, FEBRUARY 16, 2017 AT 9:00 A.M.
SUN VALLEY PLANNING AND ZONING COMMISSION
TO BE HELD IN THE COUNCIL CHAMBERS AT SUN VALLEY CITY HALL

1. Call To Order

The Idaho Code requires that, "...A member or employee of a [Planning and Zoning] Commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has an economic interest in the procedure or action." Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered. A knowing violation of this section shall be a misdemeanor.

2. Public Comment

Opportunity for the public to talk with the Planning and Zoning Commissioners about general issues and ideas not otherwise agendized below (3 minutes max. each).

3. Consent Agenda

- a) Draft Minutes from the Planning & Zoning Commission Meeting of January 19, 2017.

4. New Business

- a) **Design Review (DR) 2016-58:** Application for the proposed construction of a new 6,479 sq ft single-family residence with associated site improvements in the Rural Estate and Ranch (RA) Zoning District. Applicant: The Jarvis Group Architects for Bruce Qvale. Location: 212 Sun Peak Drive; White Clouds Corrected Subdivision Lot 19A.
- b) **Design Review (DR) 2016-60:** Application for the proposed construction of a new 3,184 sq ft single-family residence with associated site improvements in the Rural Estate and Ranch (RA) Zoning District. Applicant: Jolyon H. Sawrey for Greg Sanders & Mary Chadez. Location: 324 Juniper Road; Twin Creeks II Subdivision Lot 131A.

5. Continued Business

None.

6. Discussion Items

None.

7. Adjourn

Meeting Schedule: Regular Meeting at 9:00 am on Thursday, March 9, 2017

**Minutes of the Planning and Zoning Commission
January 19, 2017**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on January 19, 2017 at 09:00 a.m.

1. Call to Order

Present: Vice Chairman Jake Provonsha, Commissioner Bill Boeger and Commissioner Sherri Newland

Absent: Chairman Ken Herich and Commissioner John O'Connor

2. Public Comment

None

3. Consent Agenda

a) [Draft Minutes from the Planning & Zoning Commission Meeting of November 10, 2016.](#)

No comments.

MOTION

Commissioner Boeger moved to approve Minutes from the Planning & Zoning Commission Meeting of November 10, 2016, seconded by Commissioner Newland. A roll call vote was taken.

AYES: Vice Chairman Provonsha, Commissioner Bill Boeger, and Commissioner Newland

NAYES: None

The Motion passed unanimously.

4. New Business

a) Zoning Map Amendment (ZMA) 2016-08: A request to rezone a portion of Lot 28C in the White Clouds, Corrected Subdivision from the Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential (RM-1) Zoning District. Applicant: Benchmark Associates, P.A. for Sun Valley Company.

Vice Chair Provonsha explained the rezone briefly. It does not compromise the lot and does not involve any open space at all. Community Director Hill gave further clarifications. Commissioner Newland had no comment but asked about the development plan and what the agreement is for the whole development. She will follow up with staff.

Open public hearing opened at 9:04 AM. Closed public hearing at 9:04 AM.

MOTION

Commissioner Sherri Newland moved to approve the zoning Map Amendment (ZMA) 2016-08: A request to rezone a portion of Lot 28C in the White Clouds, Corrected Subdivision from the Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential (RM-1) Zoning District, seconded by Commissioner Boeger. A roll call vote was taken.

AYES: Vice Chairman Provonsha, Commissioner Bill Boeger and Commissioner Newland.

NAYES: None

The Motion passed unanimously.

5. Continued Business

None.

6. Discussion Items

None.

7. Adjourn

MOTION

Commissioner Boeger moved to adjourn, seconded by Commissioner Newland. A roll call vote was taken.

AYES: Commissioner Bill Boeger, Commissioner Boeger, and Commissioner Sherri Newland.

NAYES: None

Meeting adjourned at 9:07 AM.

Jake Provonsha, Vice Chairman

Nancy Flannigan, City Clerk

**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: 16 February 2017

DESIGN REVIEW (DR 2016-58)

APPLICANT: Jarvis Group Architects for Bruce Qvale

LOCATION: 212 Sun Peak Drive; Lot 19A, Block 1, *White Clouds, Corrected*, Subdivision

ZONING DISTRICTS: Rural Estate and Ranch (RA)

REQUEST: Approve the design of a new 6,894 square foot single-family residence.

ANALYSIS: The applicant submitted an application for design review approval for a new 6,894 sf, two-story, detached single-family dwelling on undeveloped Lot 19A in the *White Clouds, Corrected* Subdivision. The vacant property is surrounded by vacant parcels with no development plans scheduled as of yet on any of the surrounding lots.

The new detached single-family residence is to be developed in a single phase and will include a 4,761 sf main level, and a 2,133 sf upper level. The property will also be developed with a new driveway and utilities, then revegetated as appropriate.

The structure's exterior materials are predominantly log siding with stone walls and wainscot. The roofing materials will be a combination of clay shingles and corrugated metal. The exterior lighting includes recessed lighting fixtures and wall fixtures which are compliant with the City's exterior lighting regulations.

The proposed structure is required to meet 15' setbacks on all sides, but the setbacks proposed are greater at 30' to the North, 70' to the East, 31' to the West, and 93' to the South. The large RA parcel would be allowed a bonus of 50% additional footprint provided that the structure remains below 18'; this structure, exceeds that height, but remains below the 35' maximum allowable.

Single-Family Residence Dimensions:

	Proposed Floor Area (sf)
Main Floor	4,761
Second Floor	2,133
Total Gross Area	6,894

Lot Area: 54,519 sf
Building Footprint Allowed: 6,128 sf with 500 sf bonus. (calculated as per SVMC § 9-2A-3I-c)
Building Footprint Proposed: 4,761 sf (72% of max)

The property does not, however, strictly conform to the intent of the Hillside Development Regulations in SVMC § 9-3H. The regulations require stepped building forms (§ 9-3H-1.B), and minimized cuts/fills which are rounded to match natural contours (§ 9-3H-3.C). The main level and footprint is 4,761 square feet with a variation of less than two feet between the garage wing and the main floor living area which hardly counts as a stepped form; this large hillside footprint is achieved by using a combined 12 feet of retaining walls on the west side of the property – walls which are located only 3 feet from the western property line.

The RA district is the only residential district where the maximum wall height is 6 feet (§ 9-3G-8.A) and a provision in § 9-3G-8.D allows successive series of walls to go higher if they have 3 horizontal feet of landscaped separation between the top of the lower wall and the bottom of the next higher wall; the combined effect results in 12 feet of retaining walls, which while legal from the perspective of § 9-3G-8, goes against the intent and code of the Hillside provisions of Chapter 9-3H. Per § 9-1A-6.C(2), *“If conflicts occur between different regulations of this title, or between this title and other regulations of this code, the most restrictive regulation shall apply.”*

Finally, the “landscaped separation” provided by the applicant (Sheet L-3 and a note from the Landscape Architect) to achieve the relief under § 9-3G-8.D includes only grasses – no shrubs or trees or other substantial vegetation to break up the massing of the walls.

DESIGN REVIEW STANDARDS: Applications for design review are subject to standards in SVMC § 9-3A-3.

A. Design and Siting:

*1. The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties. **According to the submittal, no portion of the structure exceeds 30 feet above adjacent record grade. The proposed structure is primarily located within the revised building envelope. The Planning Commission found, in their review of the building envelope shift, that view corridors will not be negatively impacted.***

*2. The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements. **Not applicable as no special sites are adjacent to the property.***

*3. The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code. **The property must comply with the International Fire Code and with the letter from the Fire Code Official dated 1/31/17. Due to the lack of appropriate turning space and to the lengthy hose reach distance from the nearest hydrant, the applicant must provide a fire department access standpipe. Due to the size of the structure exceeding 6,000sf, the home must be protected by an automatic fire suppression system.***

4. *The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in title 7 of this code, and the siting standard in subsection A1 of this section. **The driveway is 20 feet wide and is just less than 10% slope.***

5. *The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties. **The site is not located in a floodplain or avalanche zone.***

6. *The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. **All drainage will be retained on site through roof gutters which divert to drywells and landscaped areas.***

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in article G of this chapter. **The applicant has proposed 3,625 sf of snow storage area, which is 525 sf more than required by code.***

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in article G of this chapter. **Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.***

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping. **The Planning Commission found, in review of the building envelope shift, that the proposed design will minimize visibility on the hillside.***

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer. **The new residence will be connected to water and sewer utilities.***

B. Grading:

1. *Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and nonuniform to simulate natural existing contours. **The combined volume of cut and fill exceeds 37,000 cubic feet. The applicant utilizes stacked retaining walls – measuring in excess of six feet, combined – to create a flat and level building site.***

2. *Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses. **Not applicable as no ridges or prominent terrain features exist directly on the building site.***

3. The development is in accordance with the design criteria, as applicable, as set forth in article H of this chapter and title 7 of this code. **The home is not stacked or terraced as required by the Hillside Development Regulations in SVMC § 9-3H, and instead uses retaining walls and extensive cut/fill to achieve a flat building pad.**

C. Architectural Quality:

1. The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood. **There are no other homes in the immediate vicinity.**

2. The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. **The project cuts and fills over 37,000 cubic feet, and utilizes a series of stacked retaining walls.**

3. The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties. **The exterior lighting on the residence includes only recessed and downcast fixtures, which are compliant with SVMC § 9-3B (Exterior Lighting).**

4. Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties. **The roof design includes snow fences and gutters over pedestrian areas.**

5. Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s). **Not applicable.**

6. All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter. **All exterior lighting is downcast and/or recessed.**

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. **No rooftop utilities are proposed; the proposed chimney is consistent with the design of the structure.**

D. Pedestrian and Vehicle Circulation Design: **Not applicable.**

E. Landscaping Quality: **Proposed landscaping includes native, drought-tolerant vegetation. Disturbed areas will be revegetated. Existing trees will remain.**

F. Irrigation Limits: **The proposed irrigated area will be 15,300sf, less than the 22,000sf maximum under State and Local laws.**

G. Fences, Walls, Retaining Walls, Screens, and Dog Runs: **The proposed retaining walls individually achieve the 6 feet allowable height, and are separated by a 3' strip of grass, which may not meet the intent of 9-3G-8D which states that "Multiple retaining walls shall have a horizontal, landscaped separation of at least three feet (3')."**

H. Sign Design: **Not applicable.**

I. Exterior Lighting: **All proposed exterior lighting complies with the City's Exterior Lighting Regulations.**

RECOMMENDATION: Staff continues to have concerns about the property's compliance with the Hillside Development Regulations, though the Commission essentially approved the building and site layout with approval of the building envelope shift in SUBPA2016-05.

ATTACHMENTS:

1. Findings of Fact
2. Application Materials

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY PLANNING & ZONING COMMISSION
DESIGN REVIEW**

PROJECT NAME: Design Review Application DR2016-58

APPLICANT: Jarvis Group Architects for Bruce Qvale

LOCATION: 212 Sun Peak Drive; Lot 19A, Block 1, *White Clouds, Corrected, Subdivision*

ZONING DISTRICTS: Rural Estate and Ranch (RA)

PROJECT DESCRIPTION: The applicant submitted an application for design review approval for a new 6,894 sf, two-story, detached single-family dwelling on undeveloped Lot 19A in the White Clouds, Corrected Subdivision. The vacant property is surrounded by vacant parcels with no development plans scheduled as of yet on any of the surrounding lots.

The new detached single-family residence is to be developed in a single phase and will include a 4,761 sf main level, and a 2,133 sf upper level. The property will also be developed with a new driveway and utilities, then revegetated as appropriate.

The structure's exterior materials are predominantly log siding with stone walls and wainscot. The roofing materials will be a combination of clay shingles and corrugated metal. The exterior lighting includes recessed lighting fixtures and wall fixtures which are compliant with the City's exterior lighting regulations.

The proposed structure is required to meet 15' setbacks on all sides, but the setbacks proposed are greater at 30' to the North, 70' to the East, 31' to the West, and 93' to the South. The large RA parcel would be allowed a bonus of 50% additional footprint provided that the structure remains below 18'; this structure, exceeds that height, but remains below the 35' maximum allowable.

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, snow storage, landscape irrigation, exterior lighting regulation compliance, screening of utilities, and hillside preservation provisions. The project drawings stamped received by the City of Sun Valley on January 30, 2017, detail the design of the new single-family residence.

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 3A (DESIGN REVIEW REGULATIONS)**, the Planning & Zoning Commission shall make the following findings pursuant to **Development Code Section 9-5B-3 (DESIGN REVIEW)**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The design complies with all applicable standards appropriate for single-family structures within the Rural Estate and Ranch (RA) Zone including minimum of 15' setbacks,**

35' 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 high quality natural materials and colors utilized are consistent with properties in the greater Sun Valley area.**
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. **No ridges or prominent terrain features exist directly on the site.**
4. The proposed design is in context and complimentary to adjacent properties. **There are no adjacent developed properties.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **This single-family home is the first in the neighborhood.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate roofline snow protection, exceeds the minimum necessary snow storage areas, is connected to public utilities, and meets the requirements of the Sun Valley Fire Department for safety and access.**
7. The proposed design is of quality architectural character and materials. **The proposed design uses materials with low impact to visibility, including wood, stone, weathered metals, and clay shingles.**
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 Rural Estate and Ranch (RA) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling is an allowable use in the RA District.**

CONDITIONS OF APPROVAL

1. Applicant and their representatives shall comply with all applicable City codes and ordinances, including those related to noise (Section 4-4D-2 and 3) and water pollution control (Section 4-4C-2).
2. Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley 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. Any permits issued during the 10-day appeal period (provided for under Municipal Code Section 9-5A-9) 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.
5. Approval is specific to the project drawings and the Construction Management Plan dated received by the City of Sun Valley on January 30, 2017.
6. The project must comply with the requirements of the Fire Code Official's Review Letter dated 1/31/17; this includes the need for a fire standpipe and for an automatic fire suppression system.
7. The address monument shall be posted in a place that is visible from Juniper Road and on contrasting background to be visible both day and night and in all weather conditions. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.
8. Sun Peak Drive shall be kept free and clear for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the City and project neighbors in advance.
9. No modifications to the approved plans shall be made without written permission of the Community Development Director, Building Official, and Fire Code Official.
10. Any proposed changes to the plans – including any between the approved Design Review set and the proposed Building Plan set – must be called out in red ink on the submitted revisions and described in a separate letter with explanation for the changes.

CONCLUSIONS OF LAW

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the 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.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2016-58.

Dated this 16th day of February, 2017.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



Date: 1/31/2017

To: Jae Hill / Abby Rivin

Re: 2016-58/ 212 Sun Peak Dr./ Lot 19

I have reviewed the submitted plans for 212 Sun Peak Drive R-3 occupancy, type V-B construction with a total of 6,894 sq. ft..

The fire department has the following comments:

1. The driveways shall be no less than 20 feet wide to accommodate fire department access.
2. An automatic fire suppression system shall be installed.
3. An approved Fire Department Standpipe shall be installed due to the grade and lack of fire department turnaround.
4. Non-temporary fire pits shall be constructed to burn non-solid fuel only. No solid fuel burning is permitted in permanent outdoor fireplaces.
5. All chimneys, fireplaces, and incinerators (or similar) that are capable of burning solid fuel shall be equipped with an effective means for arresting sparks. Required spark arrestors shall be installed per IRC 1003.9.1 and IBC 2113.9.1 as inspected and enforced by the city.

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.

Mark Deagle

From: Rob king <Rob@clemensassociates.com>
Sent: Friday, January 27, 2017 7:31 PM
To: Mark Deagle
Subject: Responses to Jae Hill's email requesting additional information

Hi Mark,

Per Jae's previous email requesting additional information, attached is a **Landscape Materials Plan L-5**. Also please find responses below in **red**:

On our standard application checklist, we require "decks, retaining walls, etc. shown in elevations and sections with details to show completed appearance." The submittal provided doesn't show elevations or sections for the two retaining walls (approx. 4' and 6' height) on the western boundary of the property; these will need to be submitted. A section and elevation of the two boulder retaining walls on the western boundary of the property are included on the Landscape Materials Plan L-5. We have also included a photo of the Lichen Sandstone Boulders for reference to size, color and texture.

Your project is scheduled for the February 16th P&Z hearing, and we'll need the additional materials by Tuesday, February 7th to keep the project on the agenda.

Also during cursory review for completeness, I noticed that the two retaining walls do not appear to comply with 9-3G-8.D of the Municipal Code, which allows for multiple stacked retaining walls provided that there is a 3' landscaped separation between the walls. Though the walls are separated by a five foot (approx.) landing, there's no vegetation depicted on the landscaping plan. The intended vegetation on the landing breaks up the massing of what will appear to be up to 10' of stacked retaining walls. Though this particular item doesn't need to be addressed prior to the hearing, it would be more helpful to the Commission to have this item compliant before their review.

The vegetation that we are proposing between the retaining walls are the Natural Grasses – Fescue Mix – that is being proposed throughout for restoration/revegetation. The natural grasses will grow to approximately 18"-24" high, reducing the overall "visual height"/massing of the retaining by 36"-48". The natural grasses and boulders will blend into the surrounding area better, and look more natural than if additional trees or shrubs are added. In addition, we would like to minimize permanent irrigation in and around the retaining, and the grasses will allow us to turn the irrigation off once it is established.

We would like to present this to the commission at the hearing for discussion as to why we feel this meets the requirement of 9-3G-8.D, and the advantages it provides in comparison to other types of vegetation in this situation.

Also also... do the submittal items of 1/13 completely replace those of 12/27? If so, you may collect the old items or I'll discard them, for the sake of keeping the file clean.

All of the landscape drawings (L-1 through L-5) dated 01/13/2017 should completely replace the previous plans dated 1/30/2017.

Let me know if you have any questions, or need any additional information. I will drop off two full-size copies of the Landscape Materials Plan to you this afternoon.

Thanks,

Rob King

QVALE RESIDENCE

PROJECT TEAM

ARCHITECT:
THE JARVIS GROUP ARCHITECTS, AIA, PLLC
511 SUN VALLEY ROAD, SUITE 202
P.O. BOX 626
PHONE: 208.726.4031
FAX: 208.726.4097

OWNER:
BRUCE QVALE

SURVEYOR:
BENCHMARK ASSOCIATES
100 BELL DR
P.O. BOX 300
KETCHUM, ID 83340
PHONE: 208-726-9512
FAX: 208-726-9514

LANDSCAPE ARCHITECT:
CLEMENS ASSOCIATES
ROB KING
110 5TH ST., SUITE 103
P.O. BOX 300
KETCHUM, ID 83340
PHONE: 208-726-5331
FAX: 726-4108

PROJECT TABULATION

LOT AREA = 54,519 SF
BUILDING FOOTPRINT = 4,761 SF
BUILDING TO LOT COVERAGE 8.7 %

LIVING AREA = 6,065 SF
GARAGE AREA = 829 SF
TOTAL AREA = 6,894 SF

ROOF AREA BETWEEN 30' AND 35'

0% ROOF AREA BETWEEN 30'
AND 35' ABOVE RECORD
GRADE

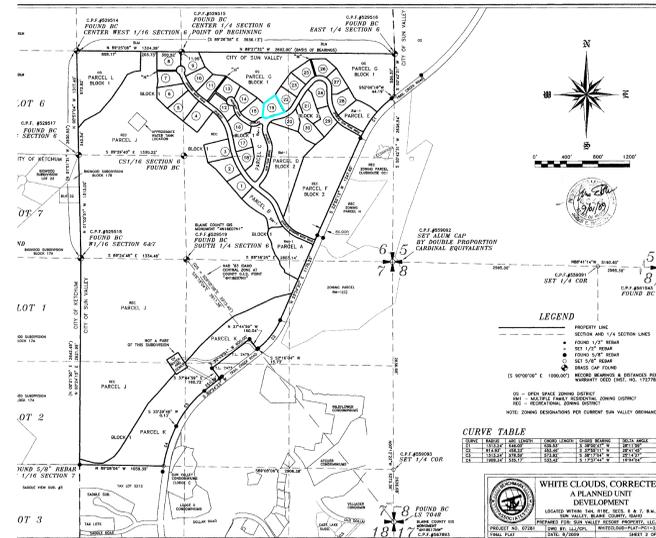
LEGAL DESCRIPTION

WHITE CLOUDS CORRECTED,
LOT 19, BLOCK 1
212 SUN PEAK DR.
SUN VALLEY, ID 83333

OCCUPANCY AND TYPE OF CONSTRUCTION

OCCUPANCY CLASSIFICATION: R3
TYPE V-B CONSTRUCTION
BUILDING WILL BE PROVIDED
WITH AN AUTOMATIC SPRINKLER
SYSTEM & A FIRE DEPT. ACCESSIBLE
STANDPIPE

VICINITY MAP



SHEET INDEX

- DR.1 COVER SHEET
- DR.2 SURVEY INFORMATION
- L-1 SITE PLAN
- L-2 GRADING PLAN
- L-3 LANDSCAPE PLAN
- L-4 CONSTRUCTION MANAGEMENT PLAN
- DR.3 FLOOR PLANS & SITE SECTION
- DR.4 EXTERIOR ELEVATIONS & MATERIALS

ARCHITECT



ENGINEER

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DRAWN

DATE 01.30.17

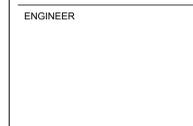
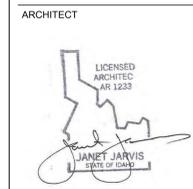
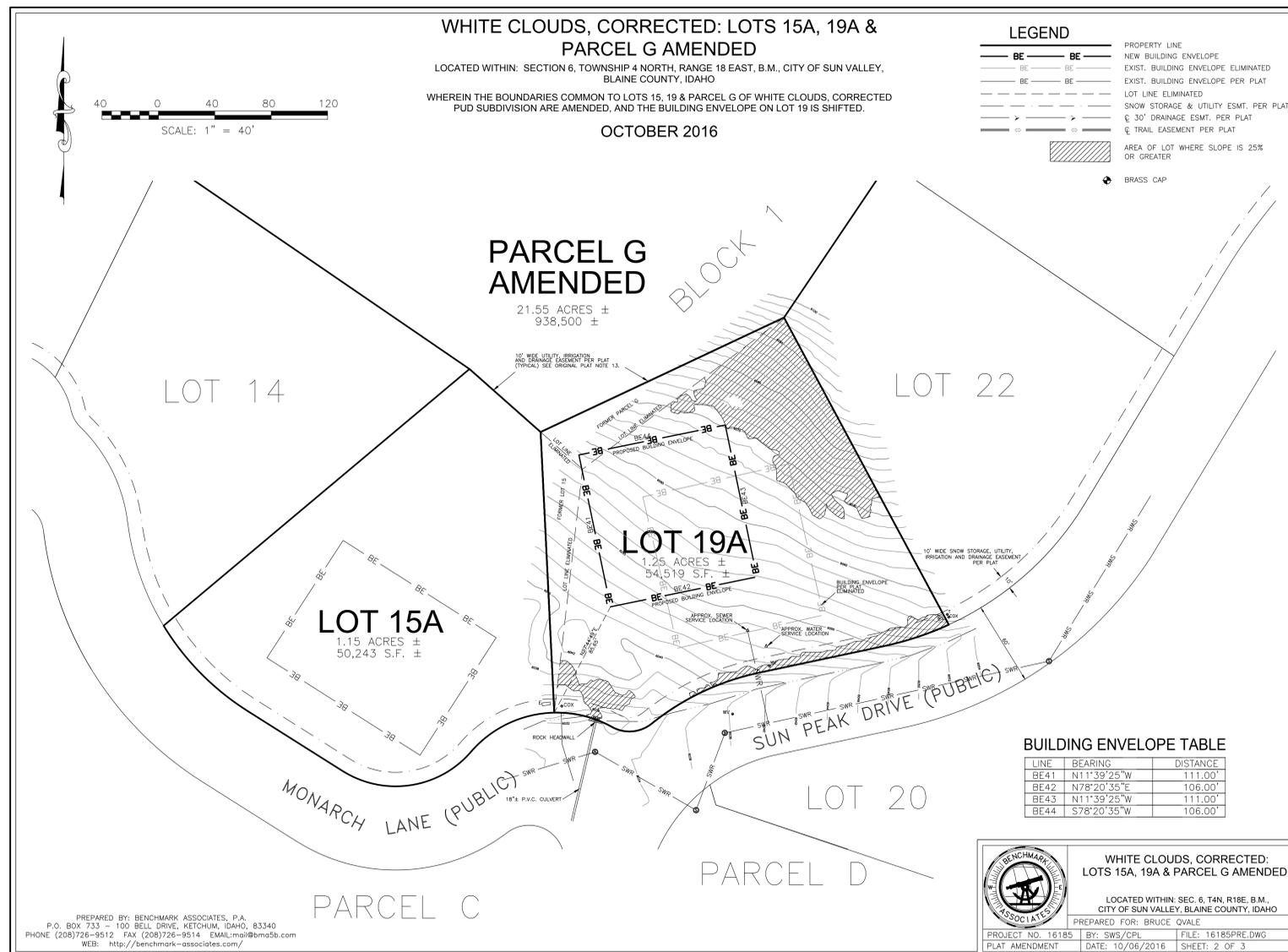
FILE DESIGN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

DR.1

COVER SHEET



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DRAWN

DATE 01.30.17

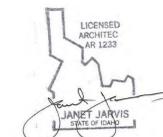
FILE DESIGN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

QVALE RESIDENCE
LOT 19, WHITE CLOUDS DEVELOPMENT
SUN VALLEY

ARCHITECT



ENGINEER

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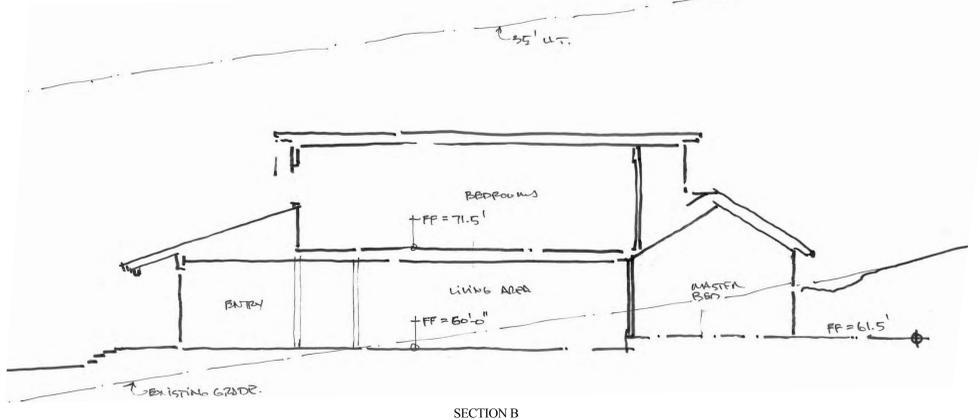
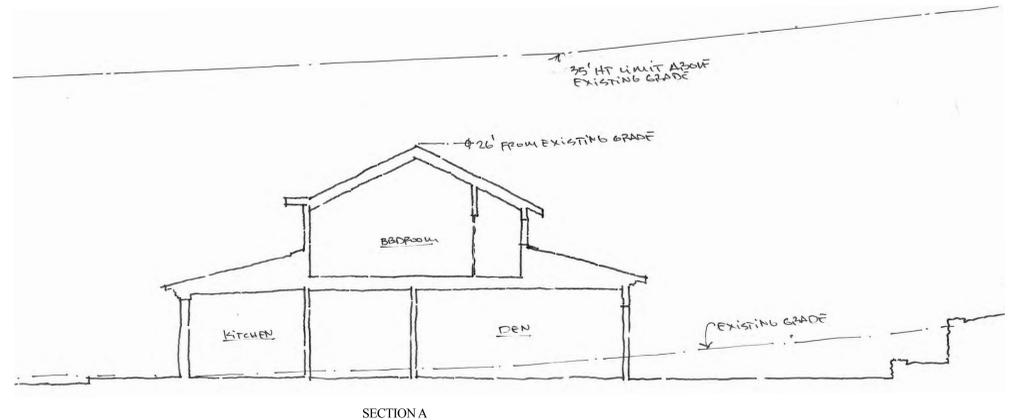
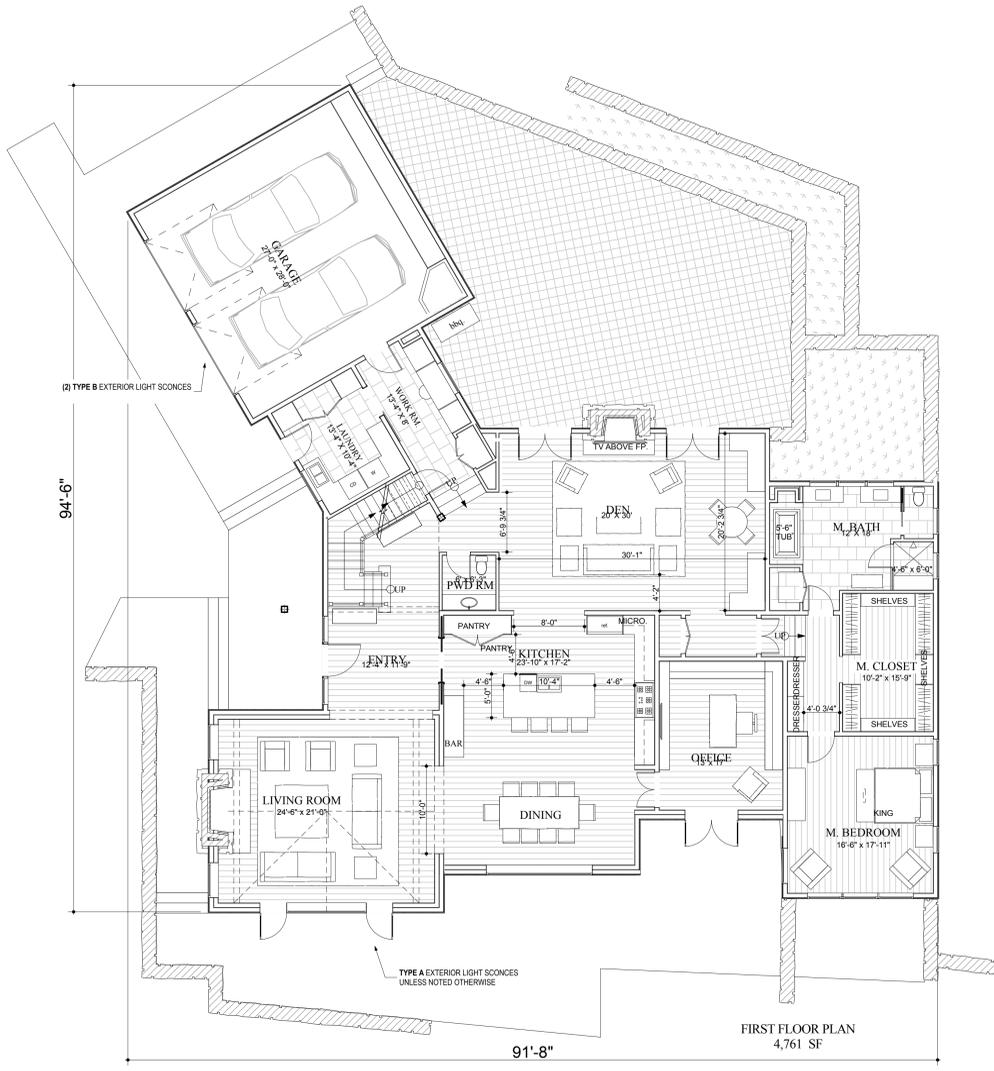
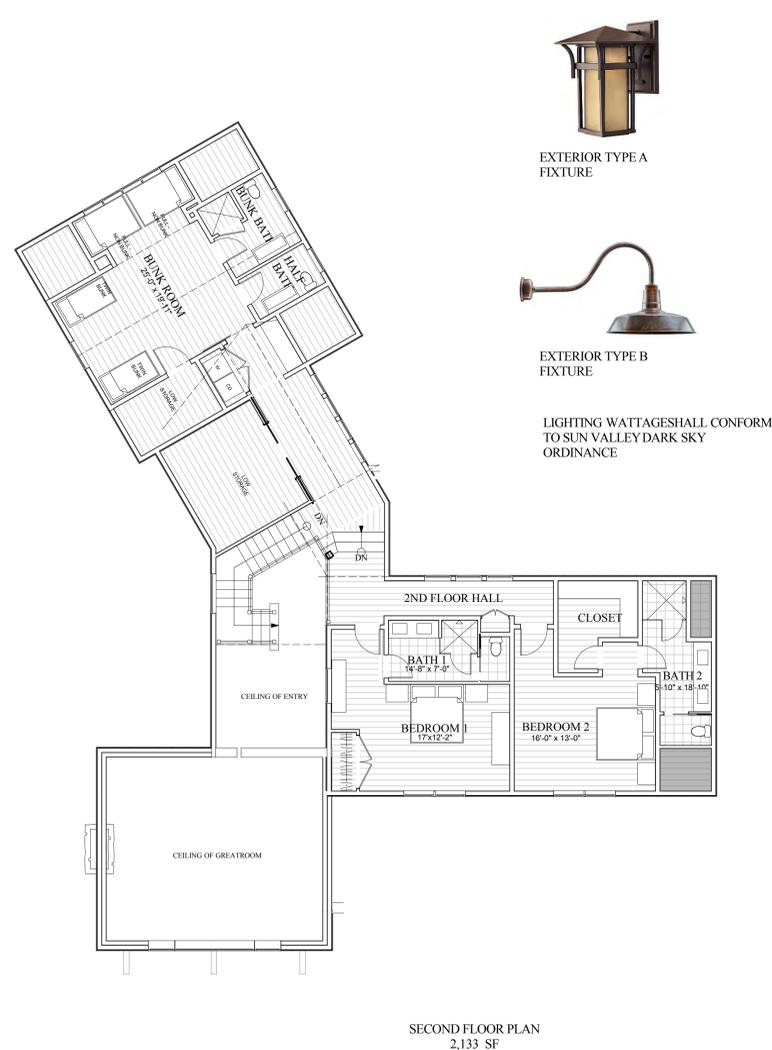
DATE 01.30.17

FILE DESIGN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

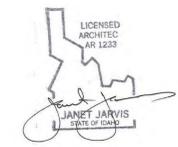
DR.3



1/8" = 1'-0"

QVALE RESIDENCE
LOT 19, WHITE CLOUDS DEVELOPMENT
SUN VALLEY
IDAHO

ARCHITECT



ENGINEER

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED BY LAW. © 2014 THE JARVIS GROUP, PLLC

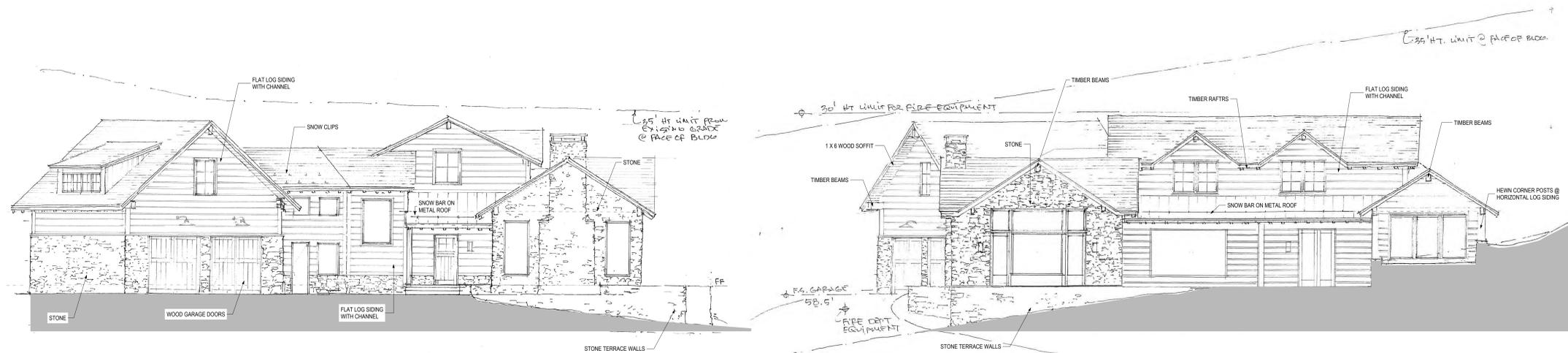
DRAWN

DATE 01.30.17

FILE DESIGN REVIEW

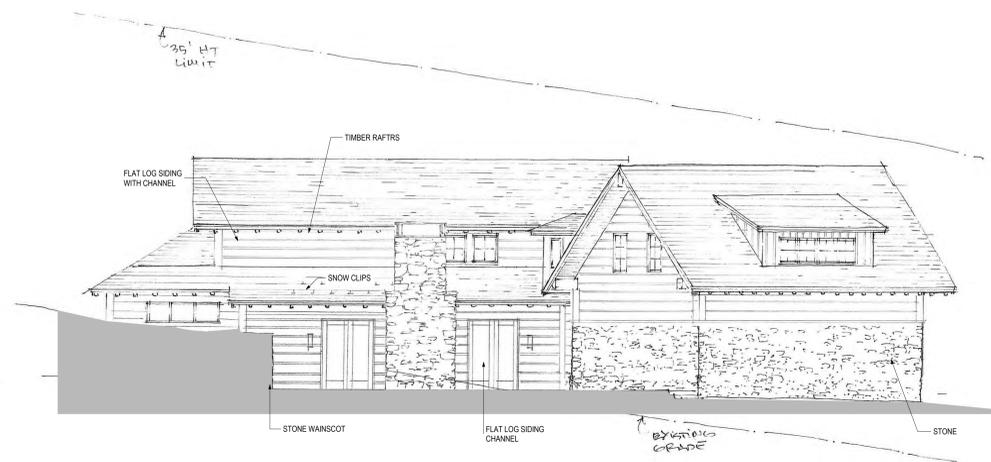
REVISIONS

NO.	DATE	DESCRIPTION

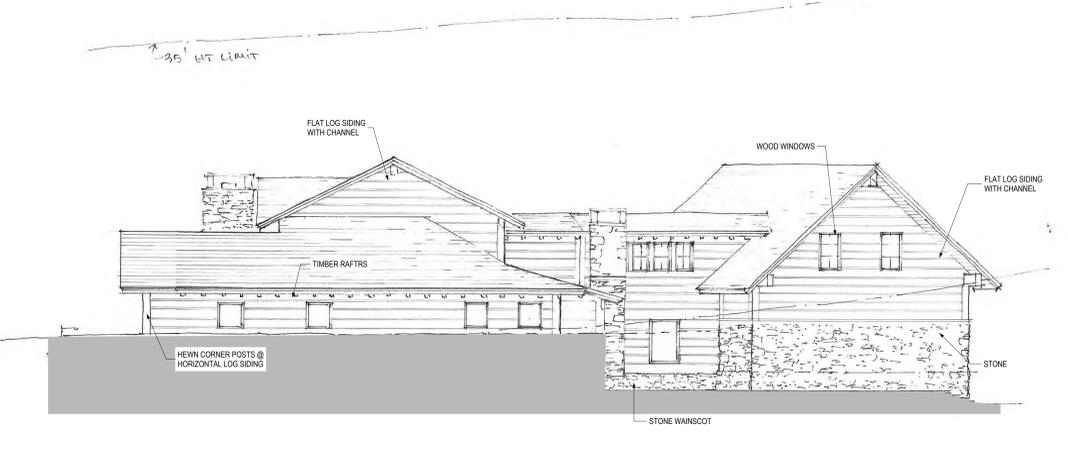


WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



LOG SIDING TOBACCO COLOR



STONE WALLS



METAL ROOFING



CLAY ROOF TILES- EARTH GREY



ROOF FASCIA
GREY/BROWN TWO STEP
CEDAR

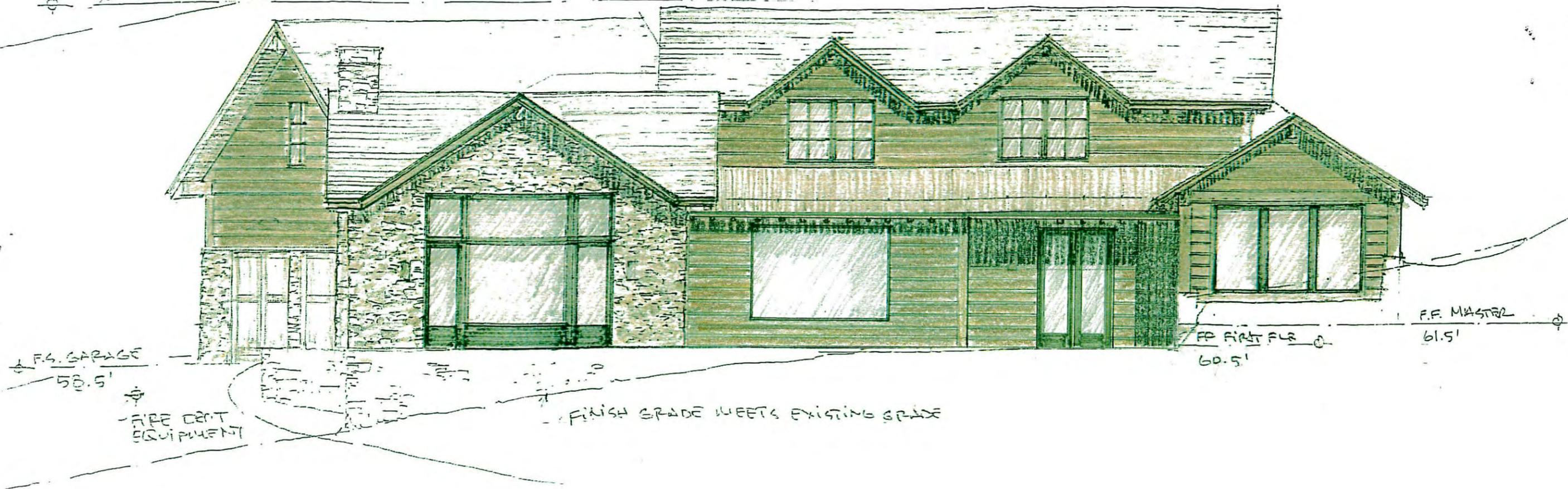


WOOD-METAL CLAD WINDOWS
TUSCANY BROWN

1/8" = 1'-0"

35' HT. LIMIT @ FACE OF BLOG.

30' HT. LIMIT FOR FIRE EQUIPMENT

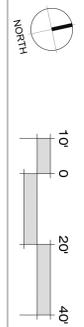




- GENERAL NOTES**
1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE FROM MOORE INCORPORATION.
 2. REFER TO ALL UNDERGROUND DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
 3. REFER TO ALL SURFACE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
 4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS, COORDS, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY BLAINE COUNTY, IDAHO.

SITE PLAN

SCALE: 1" = 20'-0"



QVALE RESIDENCE
LOT 19, BLOCK 1, WHITE CLOUDS SUBDIVISION
212 SUN PEAK DRIVE
SUN VALLEY, IDAHO

DATE: 01/30/2017
 DESIGN REVIEW



Clemens Associates LLC
 LANDSCAPE ARCHITECTURE + DESIGN
 110 314 STREET SUITE 100
 PO BOX 785 KETCHUM IDAHO 83340
 208.726.5331 WWW.CLEMENSASSOCIATES.COM

HARDSCAPE MATERIALS

	MASONRY RETAINING WALL 250 LF/1500 SF
	DRystack ROCK/BOULDER RETAINING 280 LF/1210 SF
	3800 SF CULT STONE TERRACE VARIETY TBD
	2400 SF CHIP SEAL MOTORCOURT
	STONE BORDER - 210 LF
	3500 SF ASPHALT DRIVEWAY

GRADING LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	+64.0 SPOT ELEVATION - FINISH GRADE
	* 605.5 SPOT ELEVATION - EXISTING
	DIRECTION OF DRAINAGE
	(3%) PERCENTAGE OF SLOPE
	FF @ 60.0 FINISH FLOOR ELEVATION
	GS @ 58.5 GARAGE SLAB ELEVATION
	CULVERT - 18" CMP
	BW DRIVELL - QTY. 2 18" WITH OVERFLOW PIPE
	CB CATCHBASIN - QTY. 2 12"
	CHANNEL DRAIN
	DAYLINE TO CONNECT TO DRAINWELLS
	TW @ 54.0 TOP OF WALL ELEVATION
	BW @ 48.0 BOTTOM OF WALL ELEVATION
	AREA OF 25% SLOPE

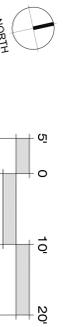
GRADING + DRAINAGE NOTES:

1. ELEVATIONS SHOWN ARE FINISH GRADES UNLESS OTHERWISE NOTED.
2. FINISH GRADES ARE BASED ON THE PROPOSED FINISH GRADES FOR ADJACENT AREAS.
3. PROPOSED CONTOURS ARE BASED ON THE PROPOSED FINISH GRADES AND THE EXISTING CONTOURS.
4. PROPOSED CONTOURS ARE BASED ON THE PROPOSED FINISH GRADES AND THE EXISTING CONTOURS.
5. PROPOSED CONTOURS ARE BASED ON THE PROPOSED FINISH GRADES AND THE EXISTING CONTOURS.
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8. PROPOSED CONTOURS ARE BASED ON THE PROPOSED FINISH GRADES AND THE EXISTING CONTOURS.



GRADING PLAN

SCALE: 1" = 10'-0"



QVALE RESIDENCE

LOT 19, BLOCK 1, WHITE CLOUDS SUBDIVISION
212 SUN PEAK DRIVE
SUN VALLEY, IDAHO

DATE: 01/30/2017
DESIGN REVIEW

GRADING PLAN
L-2



Clemens Associates LLC
LANDSCAPE ARCHITECTURE + DESIGN
1103 W. FIRST SUITE 105
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208.726.5331 WWW.CLEMENSASSOCIATES.COM

PLANT LEGEND

11	EVERGREEN TREES
2 @ 16'	DOUGLAS FIR, <i>Pseudotsuga menziesii</i>
3 @ 10'	
3 @ 8'	
1 @ 18'	SUBALPINE FIR, <i>Abies lasiocarpa</i>
5	DECIDUOUS TREES
3 @ 5'	QUAKING ASPEN, <i>Populus tremuloides</i>
1 @ 4'	
100 SF	PLANTING BEDS
1 gal @ 18" O.C.	PERENNIALS + GROUNDCOVERS Beds Prepared with Planting Mix - Top Soil, and AERY Fertilizer or similar - Per Manufacturer's Specified Application Rates.
15,500 SF	NATURAL GRASSES
	HYBRIDIZED MIXTURE (lbs / acre): 25% CANADIAN BLUEGRASS, <i>Poa compressa</i> 25% BAHO RESCUE, <i>Festuca dennisii</i> 25% BLUEBUNCH WHEATGRASS, <i>Agropyron thymme</i>
15,500 SF	AREA UNDER PERMANENT IRRIGATION
	AREA OF RESTORATION - LANDSCAPING: 15,500 SF/AS ACRE
3625 SF	SNOW STORAGE AREA TOTAL PAVING SURFACE: 6250 SF SNOW STORAGE AREA REQUIRED: 3100 SF (60%) SNOW STORAGE AREA PROVIDED: 3625 SF (98%)
22	LANDSCAPE LIGHTING STEP LIGHTS SP-L-D0C-30W-SQ-SH

IRRIGATION AREA NOTES:

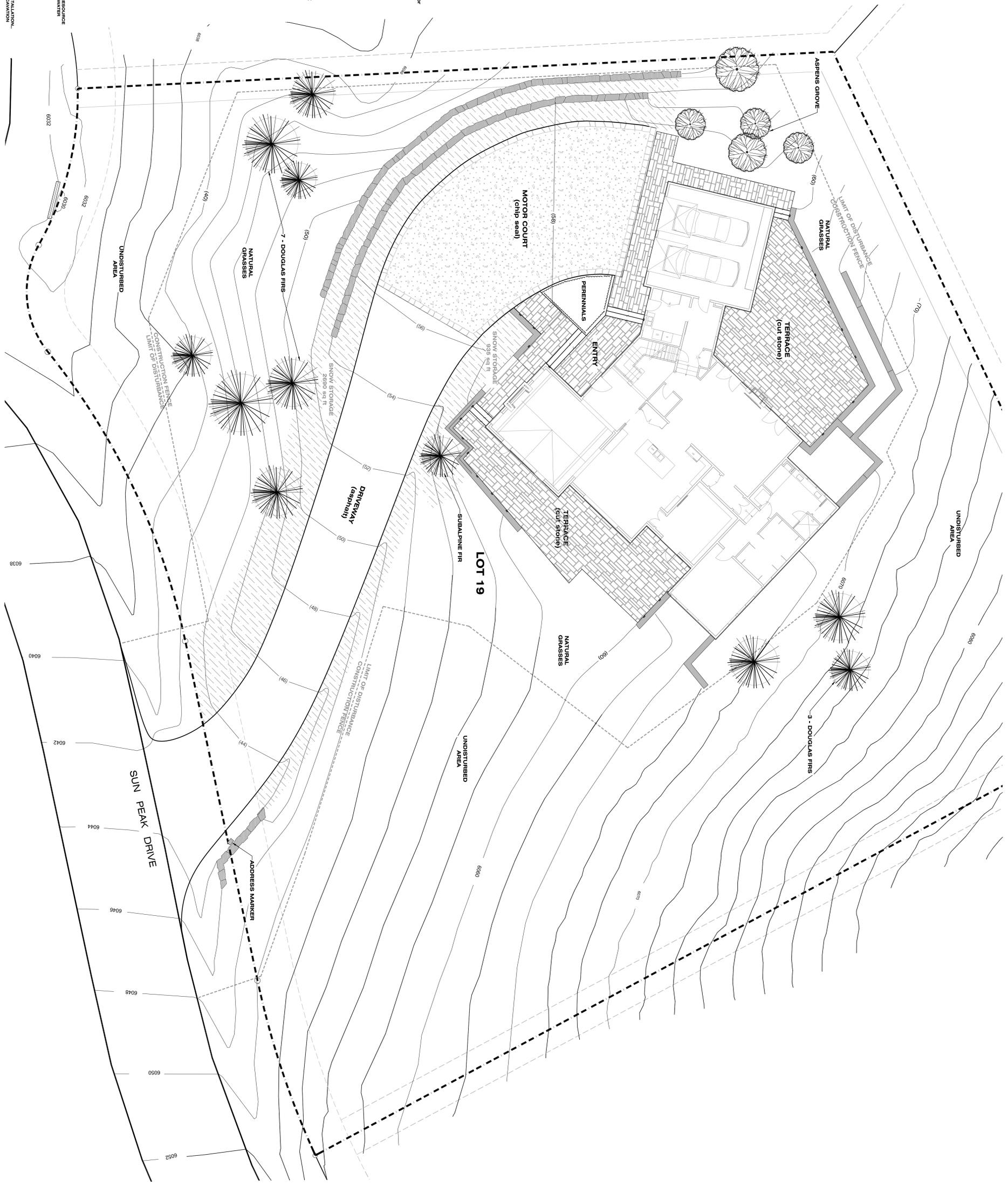
- 1) DISTURBED AREAS TO BE REVEGETATED AND IRRIGATED AS REQUIREMENTS - NOT TO EXCEED 1/2 ACRE.
- 2) PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO PROTECT RESOURCE QUALITY STANDARDS.
- 3) UNDISTURBED NATIVE VEGETATION TO BE PRESERVED.

LANDSCAPE + PLANTING NOTES

1. LOCATIONS OF PROPOSED PLANT MATERIALS & ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.
2. ALL PLANT MATERIALS TO BE FIELD VERIFIED PRIOR TO INSTALLATION.
3. WORK INCLUDING INSTALLATION OF PLANT MATERIALS TO BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL PLANT MATERIALS TO BE FIELD VERIFIED PRIOR TO INSTALLATION.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LANDSCAPE PLAN

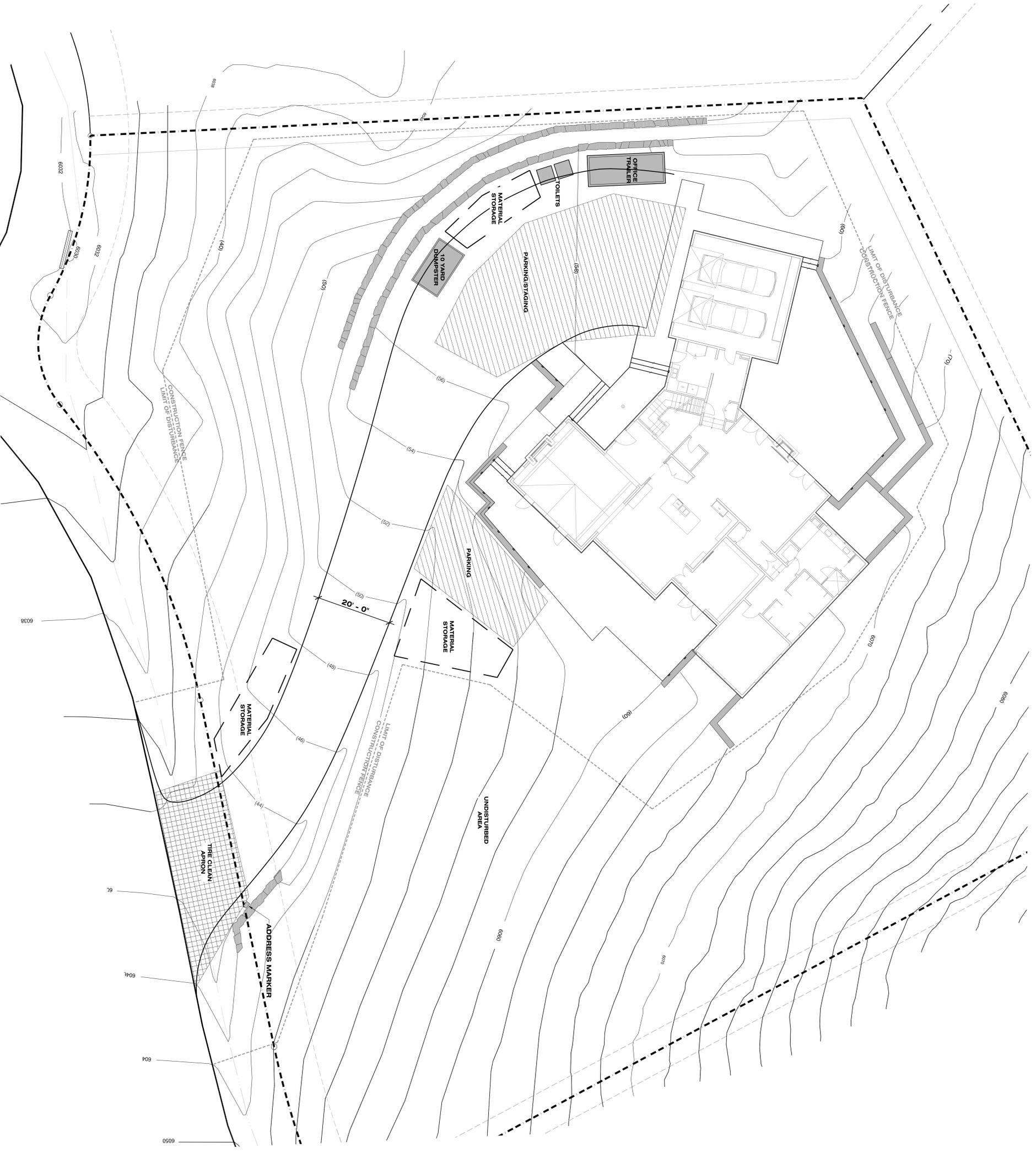
SCALE: 1" = 10'-0"



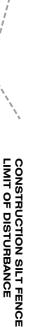
Clemens Associates LLC
 LANDSCAPE ARCHITECTURE + DESIGN
 1103 N. STREET SUITE 105
 PO BOX 755 KETCHUM IDAHO 83340
 208.726.5331 WWW.CLEMENSASSOCIATES.COM

QVALE RESIDENCE
 LOT 19, BLOCK 1, WHITE CLOUDS SUBDIVISION
 212 SUN PEAK DRIVE
 SUN VALLEY, IDAHO

DATE: 01/30/2017
 DESIGN REVIEW
 LANDSCAPE PLAN
L-3



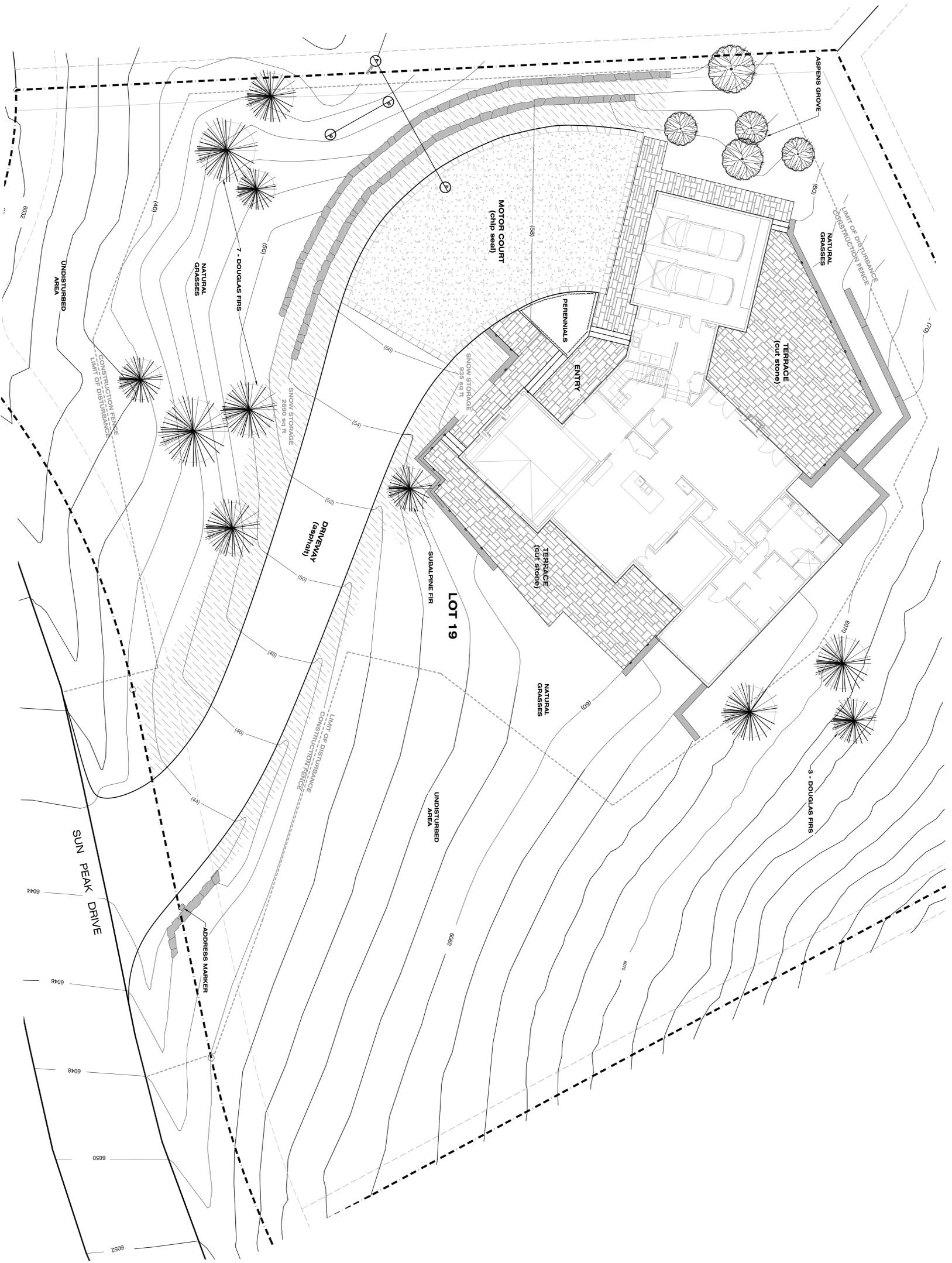
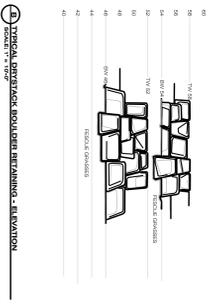
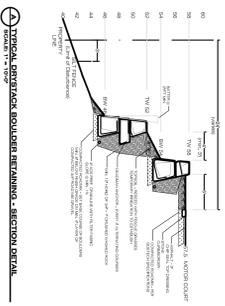
LEGEND

-  OFFICE TRAILER
-  DUMPSTER
-  PORTABLE TOILET
-  MATERIAL STORAGE
-  PARKING
-  THE CLEAN APRON
-  CONSTRUCTION SILTY FENCE
LIMIT OF DISTURBANCE

CONSTRUCTION MANAGEMENT NOTES:

1. LOT 19 WILL ABIDE BY ALL REQUIREMENTS SET FORTH BY SWCD REGARDING ANY USE OF THE ADJACENT PARCELS.
2. LOT 19 WILL BE PROTECTED BY A CONSTRUCTION SILT FENCE AND A CONSTRUCTION SILT FENCE TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
3. PLANTING/RESTORATION SHALL BE IN A CLEAN AND ORDERLY FASHION.
4. PRIVATE DRIVE AND FIRE HYDRANT WILL BE KEPT CLEAR AT ALL TIMES FOR EMERGENCY VEHICLE.
5. CONSTRUCTION SILT FENCE WILL BE INSTALLED PRIOR TO ANY EXCAVATION ACTIVITY.
6. CONSTRUCTION SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. A THREE-CLEAN APRON OF WASHED GRADED ROCK WILL BE INSTALLED AT THE DRIVEWAY ENTRY.
8. AREA TO LIMIT THE SPREADING OF MUD DURING THE PRIVATE DRIVE AND CLEAN APRON.
9. THERE WILL BE NO STORAGE OF HAZARDOUS MATERIALS OR FUEL ON PARCEL, WITHOUT PROPER NOTICES AND DIST TO BE MITIGATED AS MUCH AS POSSIBLE TO MINIMIZE THE DISRUPTION TO SUN VALLEY.
10. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION ACTIVITIES.
11. ALL EXISTING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES.
12. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE SPECIFIED AREAS.

CONSTRUCTION MANAGEMENT PLAN
 SCALE: 1" = 10'-0"



MOTOR COURT - CHIP SEAL + STONE BORDER



TERRACES - CUT STONE



BOULDER RETAINING - LICHEN SANDSTONE



SUBALPINE FIR TREES



QUAKING ASPEN TREES



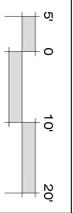
DOUGLAS FIR TREES



NATURAL GRASSES - FESCUE MIX

LANDSCAPE MATERIALS

SCALE: 1" = 10'-0"



QVALE RESIDENCE

LOT 19, BLOCK 1, WHITE CLOUDS SUBDIVISION
212 SUN PEAK DRIVE
SUN VALLEY, IDAHO

DATE: 01/30/2017
DESIGN REVIEW

LANDSCAPE MATERIALS
L-5



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**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: 16 February 2017

DESIGN REVIEW (DR 2016-60)

APPLICANT: Jolyon Sawrey (Vital Ink Architecture) for Greg Sanders and Mary Chadez

LOCATION: 324 Juniper Road; Lot 131A, Twin Creeks 2 Subdivision

ZONING DISTRICTS: Rural Estate and Ranch (RA)

REQUEST: Approve the design of a new 3,184 square foot single-family residence.

ANALYSIS: The applicant submitted an application for design review approval for a new 3,184 sf, two-story, detached single-family dwelling on undeveloped Lot 131A in the Twin Creeks 2 Subdivision. The property is adjacent to an existing single-family residence to the south, and a vacant lot to the north – both also zoned RA.

The new detached single-family residence is to be developed in a single phase and will include a 1,592 sf main level, a 754 sf lower level, and an 838 sf attached garage. The property will also be developed with a new driveway and utilities, then revegetated as appropriate.

The structure’s exterior materials are stucco wall treatments and metal Class “A” roofing. The exterior lighting includes recessed lighting fixtures which are compliant with the City’s exterior lighting regulations.

The proposed structure is required to meet 15’ setbacks on all sides, but the setbacks proposed are greater at 50’ to the North, 192’ to the East, 236’ to the West, and 153’ to the South. The large RA parcel would be allowed a bonus of 50% additional footprint provided that the structure remains below 18’; this structure, however reaches 27’10” in height, which is less than the 35’ maximum allowable. The 589sf of porches don’t count towards the footprint, as they are not enclosed (per SVMC § 9-1C-1.)

Single-Family Residence Dimensions:

	Proposed Floor Area (sf)
Main Level	1,592
Lower Level	754
Garage/Mechanical	838
Total Gross Area	3,184

Lot Area: 2.198 acres (95,745) sf
Building Footprint Allowed: 11,489 sf with 500 sf bonus. (calculated as per SVMC § 9-2A-31-c)

Building Footprint Proposed: 1,591 sf (13% of max)

DESIGN REVIEW STANDARDS: Applications for design review are subject to standards in SVMC § 9-3A-3.

A. Design and Siting:

1. *The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties. No portion of the structure exceeds 35 feet above adjacent record grade. The entirety of the proposed structure is located within the revised building envelope. The proposed residence is compatible in scale with neighborhood homes on similarly sized lots. View corridors will not be negatively impacted.*

2. *The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements. Not applicable as no special sites are adjacent to the property.*

3. *The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code. The property must comply with the International Fire Code and with the letter from the Fire Code Official dated 1/31/17.*

4. *The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in title 7 of this code, and the siting standard in subsection A1 of this section. The driveway is 20 feet wide and contains a Fire Department-approved turnaround.*

5. *The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties. The site is not located in a floodplain or avalanche zone.*

6. *The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. All drainage will be retained on site through roof gutters which divert to drywells and landscaped areas.*

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in article G of this chapter. The applicant has proposed 4,746 sf of snow storage area, which is 1,076 sf more than required by code.*

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in article G of this chapter. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.*

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping. The home is sited within the required building envelope with the shortest driveway that meets ingress/egress requirements (slope and radii) for emergency vehicles.*

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer. The new residence will be connected to water and sewer utilities.*

B. Grading:

1. *Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and nonuniform to simulate natural existing contours. The proposed design of the structure is integrated into the sloping grade minimizing visual impacts and allowing walkout at both levels.*

2. *Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses. Not applicable as no ridges or prominent terrain features exist directly on the building site.*

3. *The development is in accordance with the design criteria, as applicable, as set forth in article H of this chapter and title 7 of this code. The home has been placed into the hillside, meeting the intent of 9-3H (Hillside Development Regulations.)*

C. Architectural Quality:

1. *The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood. The homes in the surrounding neighborhood are a mixture of diverse architectural styles.*

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. The project does not significantly alter the site's existing grade.*

3. *The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties. The exterior lighting on the residence includes only recessed fixtures, which are compliant with SVMC § 9-3B (Exterior Lighting).*

4. *Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties. The roof design includes snow fences and gutters over pedestrian areas.*

5. *Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s). Not applicable.*

6. All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter. **All exterior lighting is downcast and recessed.**

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. **No rooftop utilities or chimneys are proposed.**

D. Pedestrian and Vehicle Circulation Design: **Not applicable.**

E. Landscaping Quality: **Proposed landscaping includes native, drought-tolerant vegetation. Disturbed areas will be revegetated. Existing trees will remain.**

F. Irrigation Limits: **The drought-tolerant vegetation will only require irrigation to establish after disturbance and reseeding/replanting.**

G. Fences, Walls, Retaining Walls, Screens, and Dog Runs: **The proposed retaining walls don't exceed 30" and will be made of materials to blend into the hillside and complement the structure.**

H. Sign Design: **Not applicable.**

I. Exterior Lighting: **All proposed exterior lighting complies with the City's Exterior Lighting Regulations.**

RECOMMENDATION: Staff recommends approval of DR2016-60.

RECOMMENDED MOTION: "I move to approve DR2016-60 to allow for construction of a new 3,184 square foot single-family residence with associated site improvements, pursuant to the Findings of Fact."

ALTERNATIVE ACTIONS: Move denial of the application and draft findings supporting denial.

ATTACHMENTS:

1. Findings of Fact
2. Application Materials

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY PLANNING & ZONING COMMISSION
DESIGN REVIEW**

PROJECT NAME: Design Review Application DR2016-60

APPLICANT: Jolyon Sawrey (Vital Ink Architecture) for Greg Sanders and Mary Chadez

LOCATION: 324 Juniper Road; Lot 131A, Twin Creeks 2 Subdivision

ZONING DISTRICTS: Rural Estate and Ranch (RA)

PROJECT DESCRIPTION: The applicant submitted a request for design review approval of a new 3,184 sf, two-story, detached single-family dwelling on undeveloped Lot 131A in the Twin Creeks 2 Subdivision. The property is adjacent to an existing single-family residence to the south, and a vacant lot to the north – both also zoned RA.

The new detached single-family residence is to be developed in a single phase and will include a 1,592 sf main level, a 754 sf lower level, and an 838 sf attached garage. The property will also be developed with a new driveway and utilities, then revegetated as appropriate. The structure's exterior materials are stucco wall treatments and metal Class "A" roofing. The exterior lighting includes recessed lighting fixtures which are compliant with the City's exterior lighting regulations.

The proposed structure meets the required 15' setbacks on all sides. The proposed height is 27'10", which is less than the 35' maximum allowable. The 1,591sf footprint is approximately 13% of the maximum allowable.

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, snow storage, landscape irrigation, exterior lighting regulation compliance, screening of utilities, and hillside preservation provisions. The project drawings stamped received by the City of Sun Valley on December 23, 2016, detail the design of the new single-family residence.

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 3A (DESIGN REVIEW REGULATIONS)**, the Planning & Zoning Commission shall make the following findings pursuant to **Development Code Section 9-5B-3 (DESIGN REVIEW)**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The design complies with all applicable standards appropriate for single-family structures within the Rural Estate and Ranch (RA) Zone including minimum of 15' setbacks, 35' height, and 12% 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 structure is appropriately and sensitively located on the**

existing platted lot. The high quality natural materials and colors utilized are consistent with the surrounding neighborhood and the greater Sun Valley area.

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. **No ridges or prominent terrain features exist directly on the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed new single-family residence is smaller than most of the new structures being constructed in the vicinity, and is of a similar quality of design and materials as contemporary projects.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The design of the new single-family dwelling is complementary to existing development on adjacent lots. The bulk and massing of the structure is consistent with other dwellings in the Juniper neighborhood. The quality materials and colors are consistent with the greater Sun Valley area.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate roofline snow protection, exceeds the minimum necessary snow storage areas, is connected to public utilities, and meets the requirements of the Sun Valley Fire Department for safety and access.**
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is integrated into the sloping grade minimizing visual impacts, and contains stucco exterior and metal roofing.**
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 Rural Estate and Ranch (RA) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling is an allowable use in the RA District.**

CONDITIONS OF APPROVAL

1. Applicant and their representatives shall comply with all applicable City codes and ordinances, including those related to noise (Section 4-4D-2 and 3) and water pollution control (Section 4-4C-2).
2. Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley 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. Any permits issued during the 10-day appeal period (provided for under Municipal Code Section 9-5A-9) 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.
5. Approval is specific to the project drawings and the Construction Management Plan dated received by the City of Sun Valley on December 23, 2016.
6. The project must comply with the requirements of the Fire Code Official's Review Letter dated 1/31/17.
7. The address monument shall be posted in a place that is visible from Juniper Road and on contrasting background to be visible both day and night and in all weather conditions. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.
8. Juniper Road shall be kept free and clear for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the City and project neighbors in advance.
9. No modifications to the approved plans shall be made without written permission of the Community Development Director, Building Official, and Fire Code Official.
10. Any proposed changes to the plans – including any between the approved Design Review set and the proposed Building Plan set – must be called out in red ink on the submitted revisions and described in a separate letter with explanation for the changes.

CONCLUSIONS OF LAW

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the 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.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2016-60.

Dated this 16th day of February, 2017.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



Date: 1/31/2017

To: Jae Hill / Abby Rivin

Re: 2016-60/ 324 Juniper Road /Lot 131 A

I have reviewed the submitted plans for 324 Juniper Road R-3 occupancy, type V-B construction with a total of 3,184 sq. ft..

The fire department has the following comments:

1. The driveways shall be no less than 20 feet wide to accommodate fire department access. Reflected in submitted landscape plan Sheet No. L2.0 dated 08/16/2016 by Ben Young Landscape Architect.
2. Non-temporary fire pits shall be constructed to burn non-solid fuel only. No solid fuel burning is permitted in permanent outdoor fireplaces.
3. All chimneys, fireplaces, and incinerators (or similar) that are capable of burning solid fuel shall be equipped with an effective means for arresting sparks. Required spark arrestors shall be installed per IRC 1003.9.1 and IBC 2113.9.1 as inspected and enforced by the city.

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.

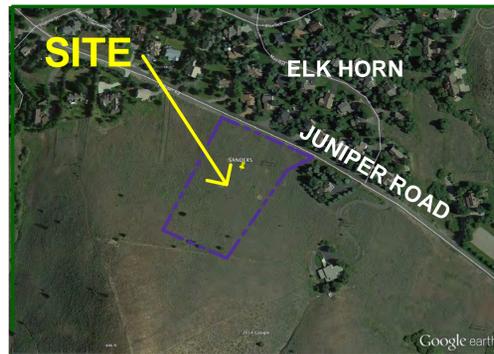


SANDERS/CHADEZ RESIDENCE

A NEW ENERGY EFFICIENT, ENVIRONMENTAL HOME FOR: GREG SANDERS AND MARY CHADEZ



A NEW HOME :
SANDERS/ CHADEZ
SUN VALLEY, IDAHO
324 JUNIPER ROAD



VICINITY MAP

N.T.S.



PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 131 A, TWIN CREEKS 2 SUBDIVISION
SUN VALLEY, BLAINE COUNTY, IDAHO 83353

ZONE: RA- RURAL ESTATE AND RANCH DISTRICT
SETBACKS: REAR -WEST: 235'-9" FRONT -EAST: 192'-6 3/4"
SIDE #1 SOUTH: 152'-11 1/2" SIDE #2 -NORTH: 50'-3 1/4"

BLDG. HEIGHT: 27'-10 1/2"
APPLICABLE BUILDING CODES:

2012 IBC, 2012 IMC, 2012 IPC, 2012 IFC,
2012 IECC AND 2012 NEC, AS AMENDED BY
STATE OF IDAHO AND BLAINE COUNTY
ARE APPLICABLE TO THIS PROJECT

OCCUPANCY TYPE: RESIDENTIAL
CONSTRUCTION TYPE: V-B

FLOOR AREAS:	LOWER FLOOR- LIVING	754	SQ.FT.
	MAIN FLOOR - LIVING	1,592	SQ.FT.
			SQ.FT.
TOTAL LIVING BLDG. AREA		2,346	SQ.FT.
GARAGE/SHOP		838	SQ.FT.
TOTAL BLDG. AREA (CONDITIONED)		3,184	SQ.FT.
BLDG. FOOTPRINT w/ PORCHES		2,181	SQ.FT.
BLDG. FOOTPRINT w/o PORCHES		1,592	SQ.FT.

PROJECT TEAM

CLIENT:
GREG SANDERS & MARY CHADEZ
(208) 384-4961 PHONE
BOISE, IDAHO

CONTRACTOR
SUN VALLEY RENOVATION
LEVI SALI
(208) 721-7171
HAILEY, IDAHO

LANDSCAPE ARCHITECT:
BYLA
BEN YOUNG/ CHASE GOULEY
KETCHUM, IDAHO 83340
(208) 721-8931 PHONE

GEO TECHNICAL ENGINEER:
SUN VALLEY GEOTECH
STEVE BUTLER
KETCHUM, IDAHO
(208) 720-6432 PHONE

ARCHITECT:
VITAL INK
JOLYON H. SAWREY
30 WYATT DRIVE
BELLEVUE, IDAHO 83313
(208) 720-6315 PHONE

CIVIL ENGINEER:
GALENA ENGINEERING
BRIAN YEAGER
317 N. RIVER ST
HAILEY IDAHO 83333
(208) 788-1705 PHONE

STRUCTURAL ENGINEER:
K & S
DAVE KONRAD
641 S. MAIN ST.
BELLEVUE, IDAHO
(208) 928-7810 PHONE

PROJECT NOTES

1. SITE IMPROVEMENTS INVOLVE THE CREATION OF A FIRE DEPT. COMPLIANT DRIVEWAY ACCESS WITH ASSOCIATED TURN AROUND. DRIVEWAY SHALL BE CONSTRUCTED TO MEET LOAD REQUIREMENTS, WITH CULVERTS AT INTERVALS AS NECESSARY AND ANY ROCK RIP RAP AS NECESSARY IN UP SLOPE DRAINAGE CHANNELS FOR LONG TERM EROSION MITIGATION. ADDITIONALLY SPLASH ROCK SHALL BE ON DOWNSLOPE SIDE OF CULVERT SPILLWAYS.

SHEET INDEX

SHT	REV	DESCRIPTION	SHT	REV	DESCRIPTION
		ARCHITECTURAL			STRUCTURAL
0.0		COVER, PROJECT TEAM, BLDG. INFO	S4		FOUNDATION PLAN
0.1		GEN. SPECS/CODE SUMMARY	S2		MAIN FLR FRAMING PLAN
0.2		ABBREVIATIONS/RESCHECK	S3		ROOF FRAMING PLAN
			S4		DETAILS
			S5		DETAILS
1.0		NEIGHBORHOOD MAP			
1.1		SITE PLAN/ ROOF PLAN			
1.2		CONSTRUCTION MANAGEMENT PLAN			
C1		PLAT			
C2		CIVIL SURVEY			
2.1		LOWER FLOOR PLAN			
2.2		MAIN FLOOR PLAN			
2.3		RADON PLAN			
3.1		BUILDING SECTIONS			
5.1		DETAILS			
5.2		DETAILS			
6.0		PERSPECTIVES			
6.1		EXTERIOR ELEVATIONS			
6.2		EXTERIOR ELEVATIONS			
8.1		ELECTRICAL PLAN LOWER FLOOR			
8.2		ELECTRICAL PLAN MAIN FLOOR			
		LANDSCAPE			
L1.0		COVER SHEET			
L2.0		GRADING PLAN			
L3.0		PLANTING PLAN			

(208) 720-6315 Ph

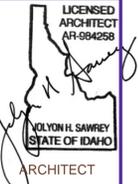


30 Wyatt Drive
Bellevue, Idaho 83313

REVISIONS

DATE
23 DEC, 2016

0.0



VIEW CORRIDOR NARRATIVE:
 VIEW CORRIDORS TOWARDS THE BOULDER MOUNTAINS ARE PRESERVED FOR THE EXISTING ADJACENT NEIGHBORS IN THE SAME FASHION THAT THE EXISTING HOMES RELATE TO ONE ANOTHER. THE EXISTING VIEW CORRIDOR PATTERN IS REPEATED. ALSO THE SANDERS/CHADEZ RESIDENCE IS BUILDING WITHIN THE DESIGNATED BUILDING ENVELOPE AND IS USING HIPS A PRIMARY ROOF FORM, THUS HAVING LESS VISUAL IMPACT AS COMPARED TO AN ALLOWED ENTIRELY GABLE ROOFED HOME

A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

(208) 720-8315 Ph
Vital ink LLC
 Environmental Architecture
 & Consulting LLC
 30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

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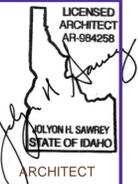
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NEIGHBORHOOD MAP

1"= 100'-0" +/-

DESIGN REVIEW



EXISTING TOPOGRAPHY, SEE LANDSCAPE ARCH SHEETS FOR PROPOSED TOPOGRAPHY

PROPERTY LINE

LOT 132

CORNER STAKING/STORY POLE LOCATIONS/TYP.

FIRE HOSE RUN-LENGTH NOT TO EXCEED 150' LINEAR FEET. LONGEST LENGTH IS 109'

LINE OF BLDG. FOOTPRINT

BLDG ENVELOPE

DRIVEWAY CENTERLINE

AREA OF CONSTRUCTION DISTURBANCE GENERAL CONSTRUCTION FENCING, SILT FENCE WHERE REQ. DRAINAGE/RUN-OFF MITIGATION AS REQUIRED

H2O IS FROM CITY SUPPLY IN STREET. RUN BELOW FROST DEPTH AS REQ. FOR NEW SERVICE

A NEW HOME :
SANDERS/ CHADEZ
324 JUNIPER ROAD
SUN VALLEY, IDAHO

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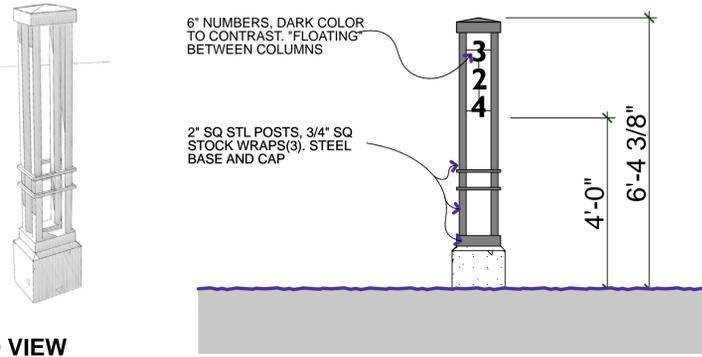
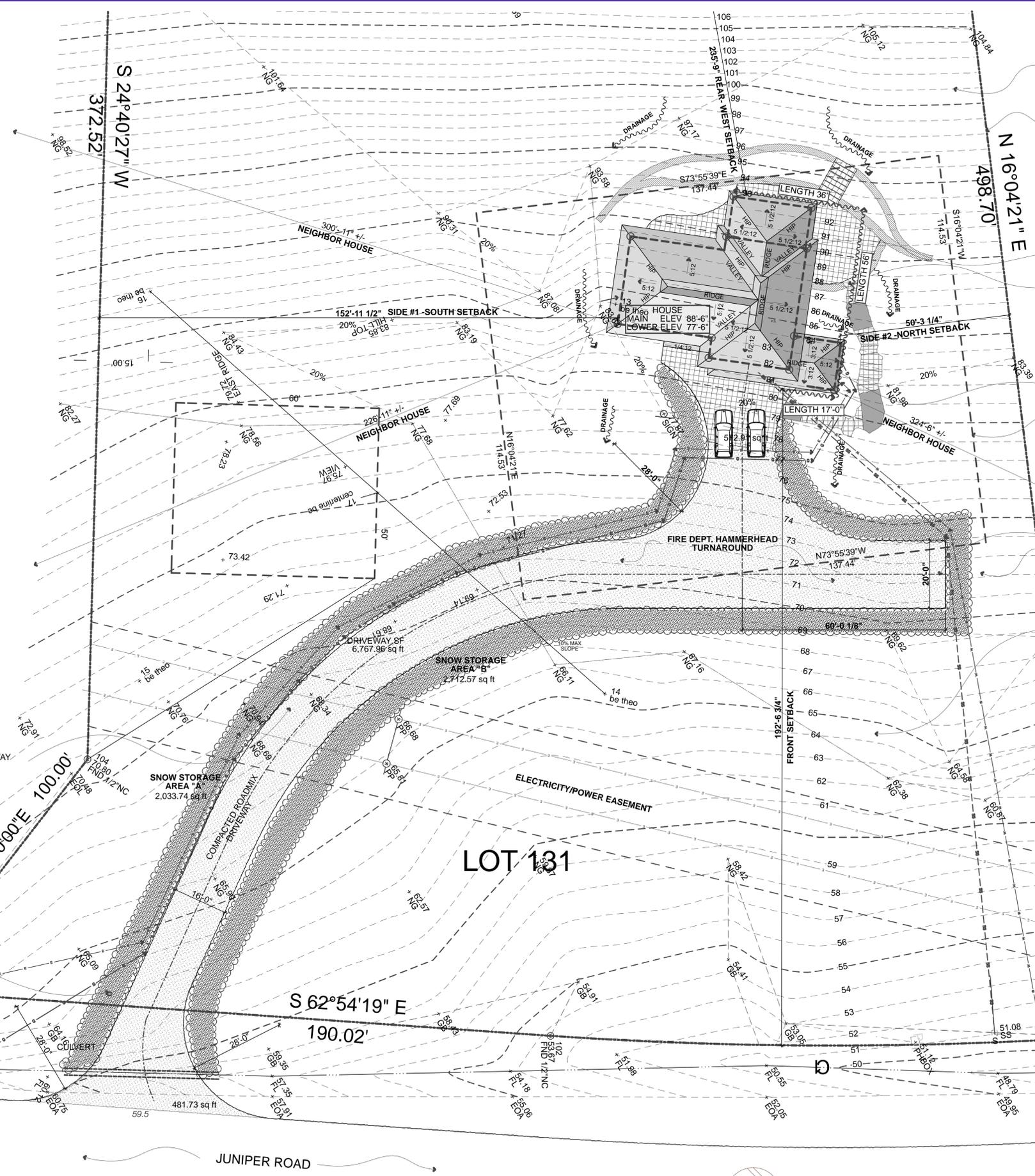
30 Wyatt Drive
Bellevue, Idaho 83313

REVISIONS

DATE
23 DEC, 2016

1.1

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3D VIEW

MONUMENT ELEVATION
1/2" = 1'-0"

- NOTES**
1. ALL ROOF AND DRAINAGE AROUND BUILDING AND RETAINING WALLS WILL BE PIPED BELOW GRADE TO DRYWELL SYSTEMS BELOW/AWAY FROM STRUCTURE. THESE SYSTEMS WILL BE DESIGNED BY STEVE BUTLER THE GEO TECHNICAL ENGINEER .
 2. SURFACE DRAINAGE WILL BE DESIGNED BY THE LANDSCAPE ARCHITECT AND THE GEO-TECH ENGINEER TO ADDRESS PERCOLATION, DIVERSION AND ABSORPTION DUE TO THE RETAINING WALLS, HOME LOCATION, DRIVEWAY ROAD CUT AND ANY DITCHES CREATED AND THE NEED FOR ADDITIONAL SITE DRYWELLS, CULVERTS ETC. SUCH THAT NO SITE RUN-OFF WILL LEAVE THE PROPERTY. ALL DRAINAGE WILL TAKE PLACE ON SITE.
 3. NO PERIMETER FENCING IS PROPOSED
 4. LOCATE NOISE GENERATING DEVICES SUCH AS VENTING/ FANS ON WEST/ BACK SIDE OF HOMES' ROOF

LOT 130

PROVIDE GRADING AND SLOPE DRAINAGE FOR DRIVEWAY W/ CULVERTS AND RUN OFF CONTROLS/ ROCK, FABRIC ETC. AS REQ.

SNOW STORAGE TABULATION CHART

AREAS	SF	
A	2033.74	
B	2712.57	
TOTAL	4746.31	
HARD SURFACE AREA SF	50% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
7340.87	3670.44	4746.31
% PROVIDED	64.7%	

NOTES:

SITE PLAN- PARTIAL

1/16" = 1'-0"

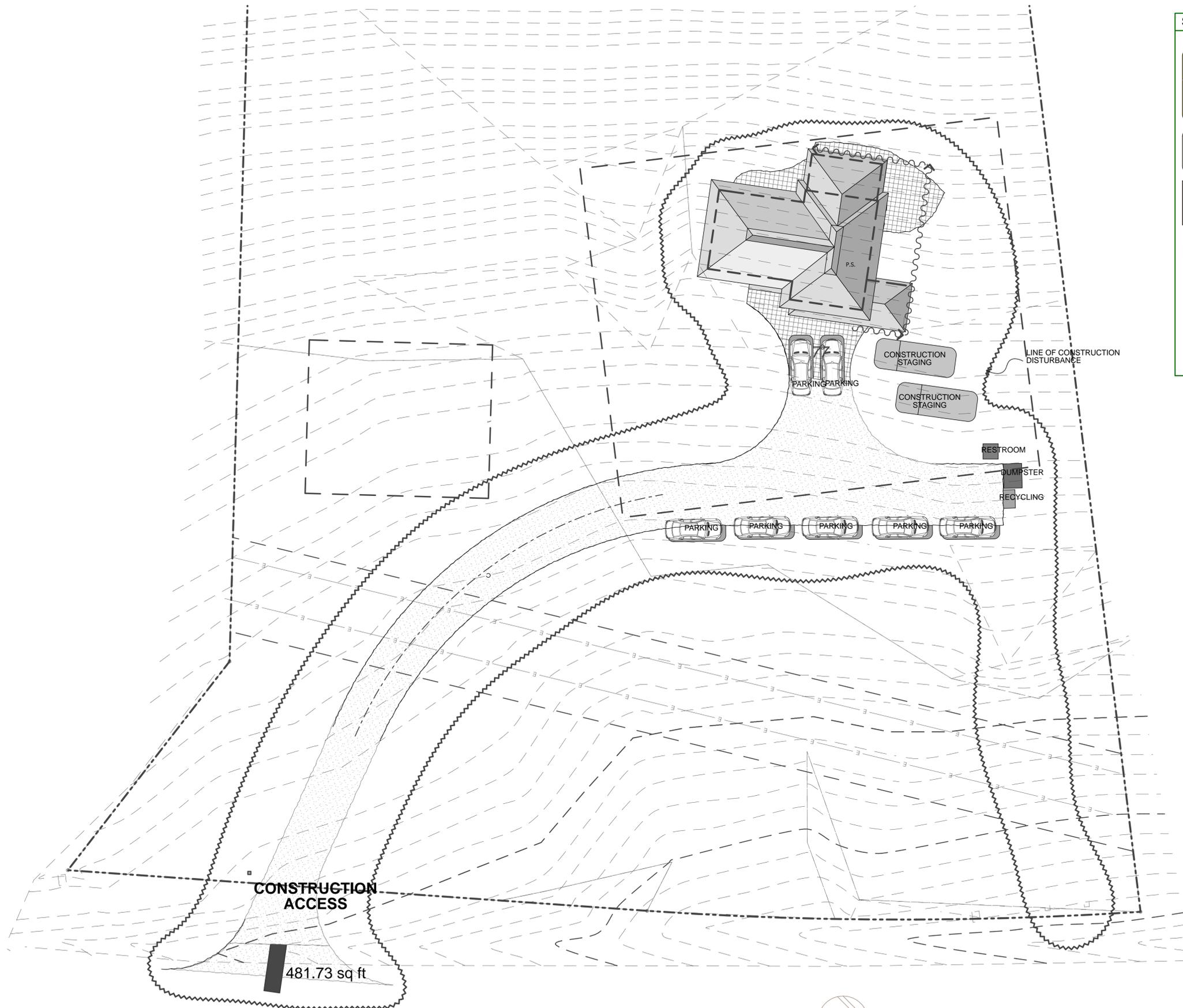
NOTES

1. ALL CONSTRUCTION TO ABIDE BY CITY ORDINANCES.
2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:30 p.m. SATURDAY 9:00 a.m. to 6:00 p.m. and SUNDAY (NO WORK)
3. STREET CLEANING SHALL OCCUR AT A MINIMUM AT THE END OF CONSTRUCTION OR AS REQUIRED TO KEEP THE ADJACENT ROAD CLEAN AND SAFE DURING CONSTRUCTION.
4. NO JOB SITE OFFICE IS PROPOSED AT EARLY STAGES OF CONSTRUCTION. ONCE THE HOUSE IS "ROUGHED-IN" THE GARAGE WILL BE THE JOB OFFICE

DESIGN REVIEW

SYMBOL LEGEND

- CONSTRUCTION**
- CONSTRUCTION PARKING
 - CONSTRUCTION STAGING AREA
 - CONSTRUCTION DUMPSTER
 - RECYCLING BIN
 - PORTABLE RESTROOM
 - CONSTRUCTION AREA OF DISTURBANCE



A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

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Vital ink nllc
 Environmental Architecture
 & Consulting llc
 30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 23 DEC, 2016

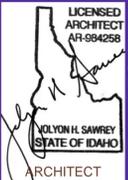
1.2



CONSTRUCTION STAGING PLAN

1/16" = 1'-0" **1**

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A PLAT SHOWING
LOT 131A, TWIN CREEKS II SUBDIVISION

WHEREIN THE BUILDING ENVELOPE IS REPLATTED AS SHOWN

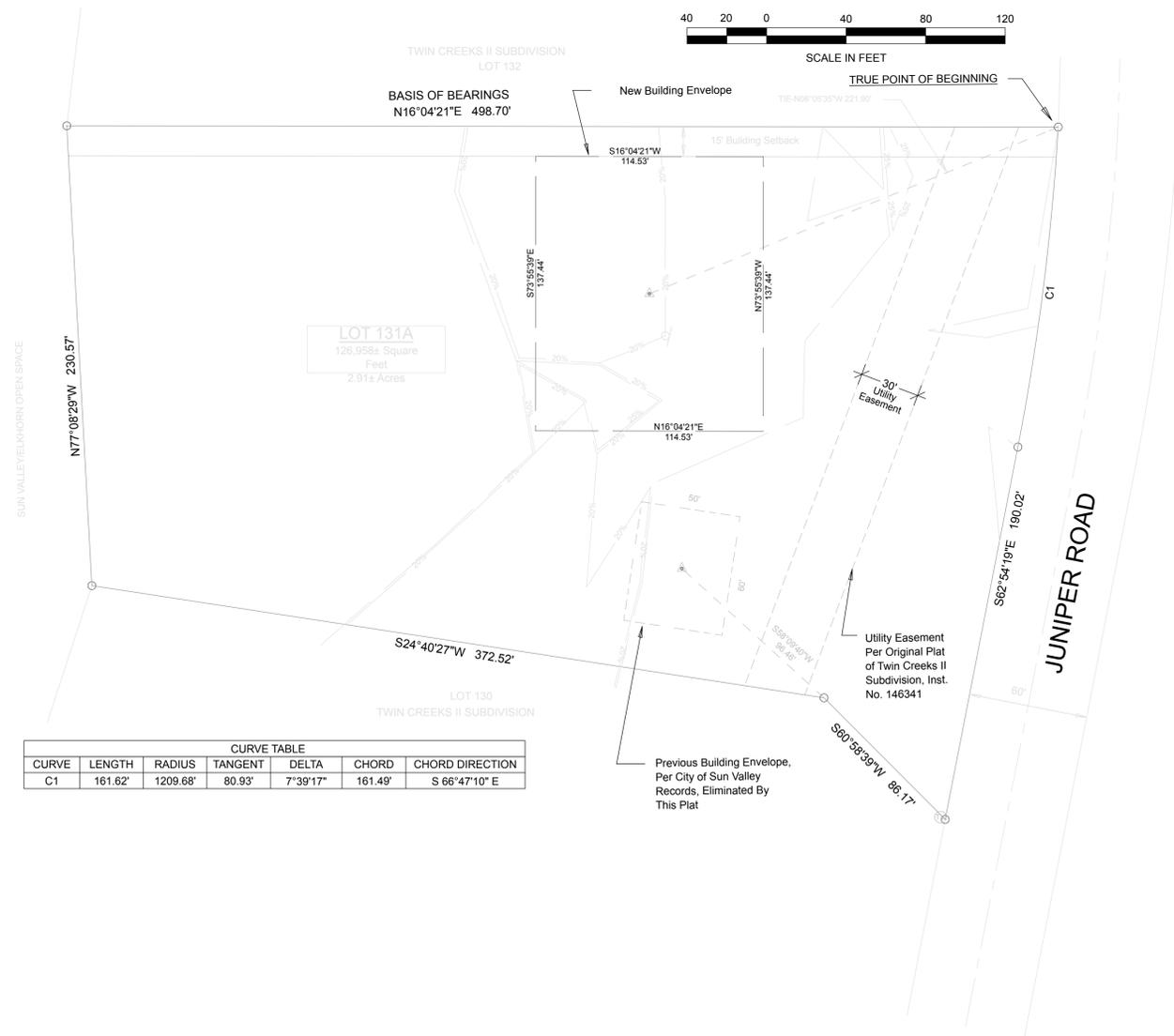
LOCATED WITHIN

SECTION 21, T.4N., R.18E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

MARCH 2009



SCALE: 1" = 40'



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	161.62'	1209.68'	80.93'	7°39'17"	161.49'	S 66°47'10" E



VICINITY MAP Not to Scale

- LEGEND**
- Property Boundary
 - Adjoining Lot Lines
 - Centerline of Road
 - Below 15% Slope
 - 15%-20% Slope
 - 20%-25% Slope
 - Above 25% Slope
 - New Building Envelope
 - Previous Building Envelope
 - Building Envelope Centroid
 - 15' Building Setback
 - Tie
 - Utility Easement from Previous Plat Found 1/2" Rebar

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District

RANDALL K. FRENCH, P.L.S. 9561

LOT 131A, TWIN CREEKS II SUBDIVISION
 GALENA ENGINEERING, INC.
 KETCHUM, IDAHO
 SHEET 1 OF 2
 Job No. 6311

A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

Vital ink MLLC
 Environmental Architecture
 & Consulting LLC

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 Bellevue, Idaho 83313
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REVISIONS

DATE
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C1

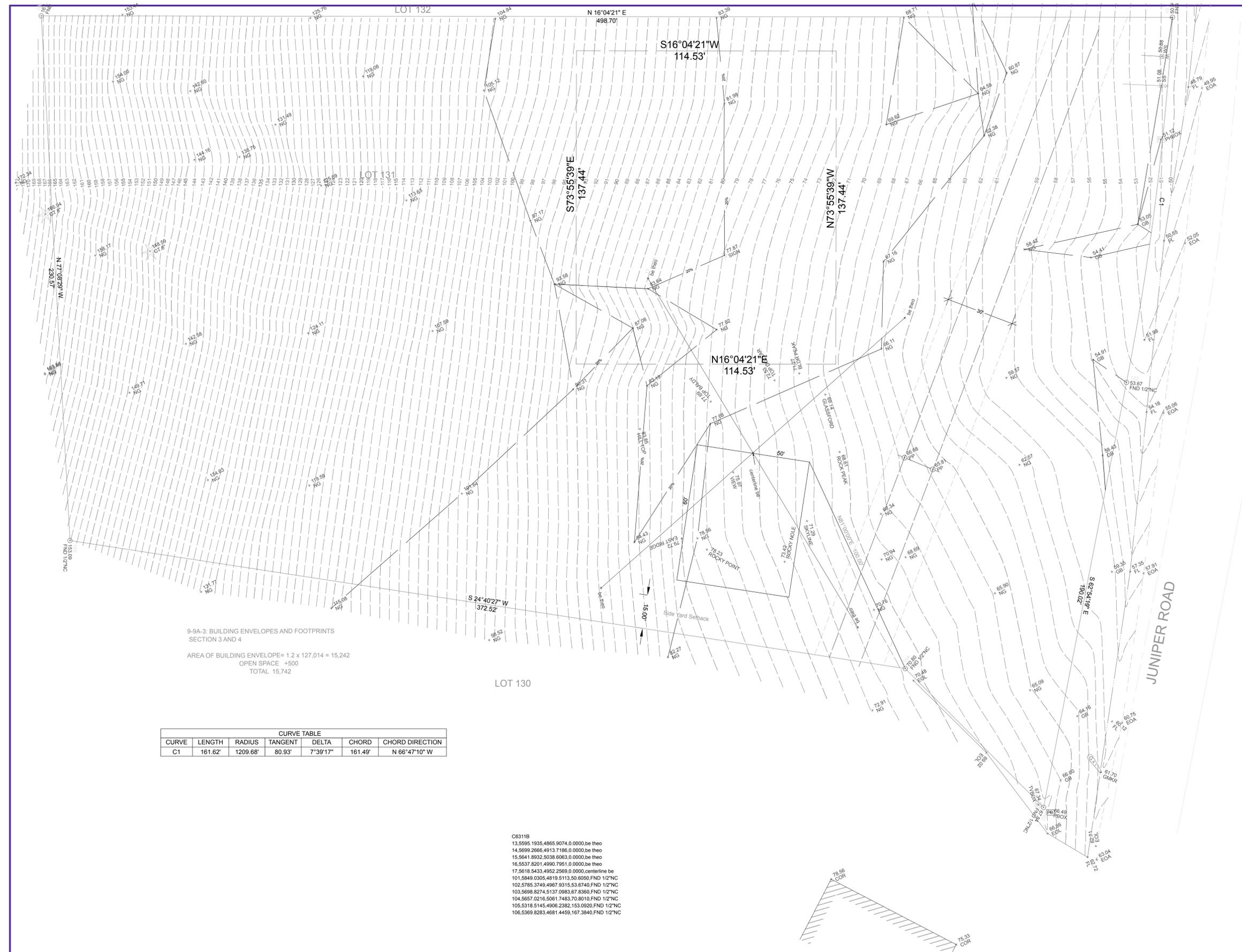
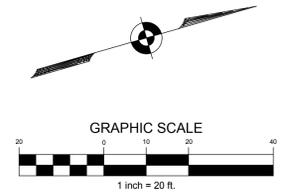
DESIGN REVIEW



- LEGEND**
- Proposed Property Line
 - Adjoiners Lot Line
 - Centerline of Road
 - Existing Flowline
 - EOA = Edge of Asphalt
 - EOL = Edge of Lawn
 - Proposed Building Envelope
 - Utility Easement Calculated from Plat
 - Overhead Power Line
 - 5' Contour Interval
 - 1' Contour Interval
 - Existing Building
 - Found 1/2" Rebar
 - PHBOX = Telephone Riser
 - PP = Utility Pole Structure
 - PBOX = Power Box
 - TVBOX = Television Box
 - GMKR = Gas Marker
 - SS = Sewer Service
 - WS = Water Service
 - Sign
 - CT = Conifer Tree
 - NG = Natural Ground
 - Cor = Corner
 - FL = Flowline
 - GB = Grade Break
 - Below 15% Slope
 - 15%-20% Slope
 - 20%-25% Slope
 - Above 25% Slope

NOTES

- 1) Boundary information is complete and based on field information. Also refer to the recorded plat of Twin Creeks II Subdivision.
- 2) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 3) Utility locations are approximate and locations should be verified before any excavation.
- 4) Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- 5) Benchmark is Found 1/2" Rebar marking the point of reverse curve on Lot 132, 35' northwest of northwest property corner. Assumed elevation of 50.00 feet.



9-9A-3: BUILDING ENVELOPES AND FOOTPRINTS SECTION 3 AND 4
 AREA OF BUILDING ENVELOPE= 1.2 x 127.014 = 15,242
 OPEN SPACE +500
 TOTAL 15,742

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	161.62'	1209.68'	80.93'	7°39'17"	161.49'	N 66°47'10" W

C6311B
 13.5595,1935.4865,9074.0,0000,be theo
 14.5699,2666.4913,7186.0,0000,be theo
 15.5641,8932.5038,6063.0,0000,be theo
 16.5537,8201,4990,7951.0,0000,be theo
 17.5618,5433,4952,2569.0,0000,centerline be
 101.5849,0305,4819,5113,50,6050,FND 1/2"NC
 102.5785,3749,4967,9315,53,6740,FND 1/2"NC
 103.5698,8274,5137,0983,67,8360,FND 1/2"NC
 104.5657,0216,5061,7483,70,8010,FND 1/2"NC
 105.5318,5145,4906,2382,153,0920,FND 1/2"NC
 106.5389,8283,4661,4458,167,3840,FND 1/2"NC

BY	REVISIONS

Galena Engineering Inc.
 Civil Engineers & Land Surveyors
 680 Second Avenue North
 P.O. Box 425
 Ketchum, Idaho 83340
 (208) 726-4729
 (208) 726-4783 fax
 email galena@galena-engineering.com

REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DESIGNED BY	DATE
SMF	11/02/05
DRAWN BY	DATE
RKF	11/03/05
CHECKED BY	DATE

A BOUNDARY AND TOPOGRAPHIC SURVEY SHOWING LOT 131, TWIN CREEKS II SUBDIVISION WITHIN CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO PREPARED FOR DAN JENKINS

PROJECT INFORMATION
 P:\sdsproj\6311\dwg\Boundary-Plat6311\TOPO.dwg 5/30/2014 9:45:01 AM MDT

SHT OF 1

A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

Vital ink nllc
 Environmental Architecture & Consulting LLC
 30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 23 DEC, 2016

C2



A NEW HOME :
SANDERS/ CHADEZ
324 JUNIPER ROAD
SUN VALLEY, IDAHO

(208) 720-6315 Ph

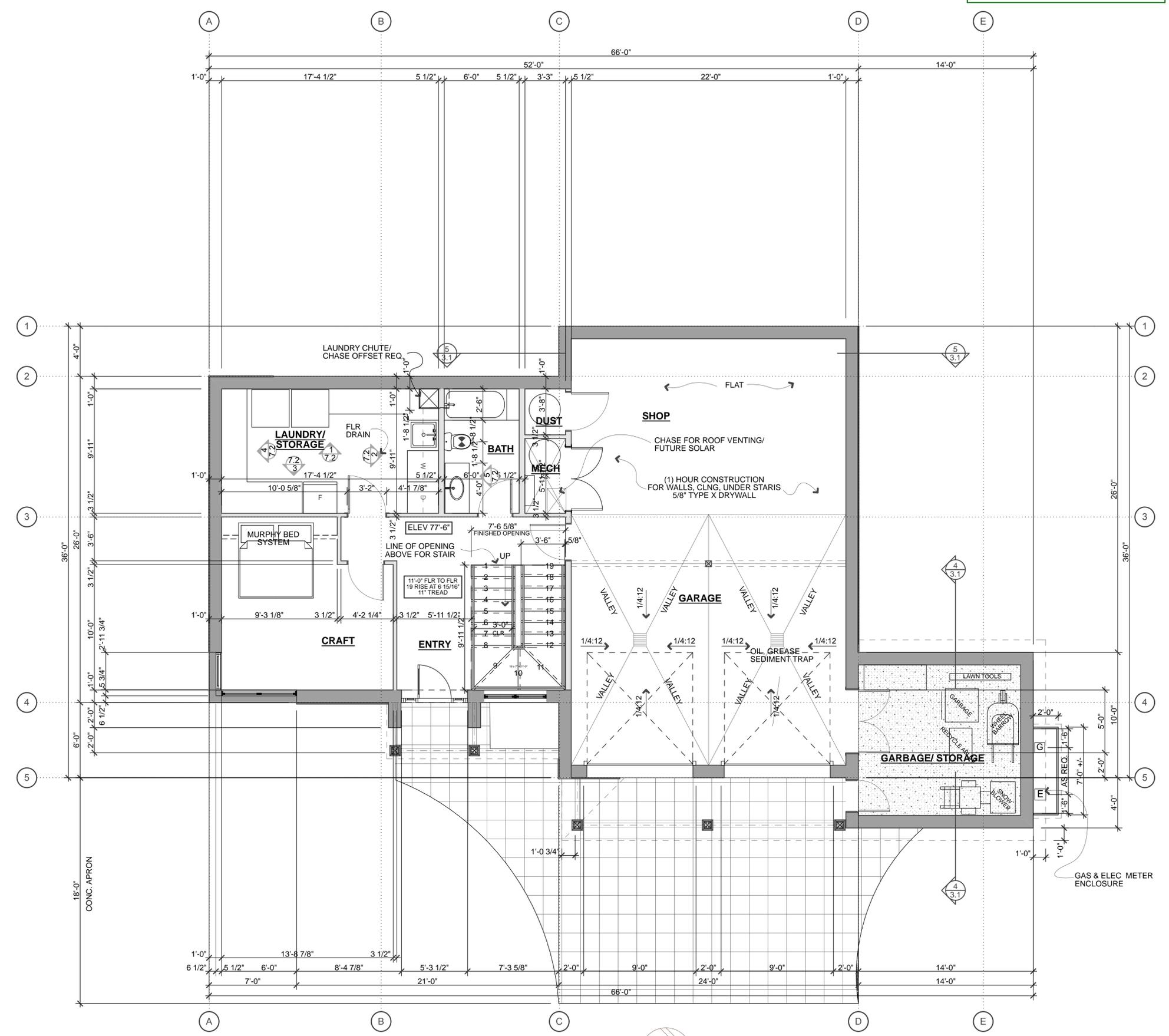


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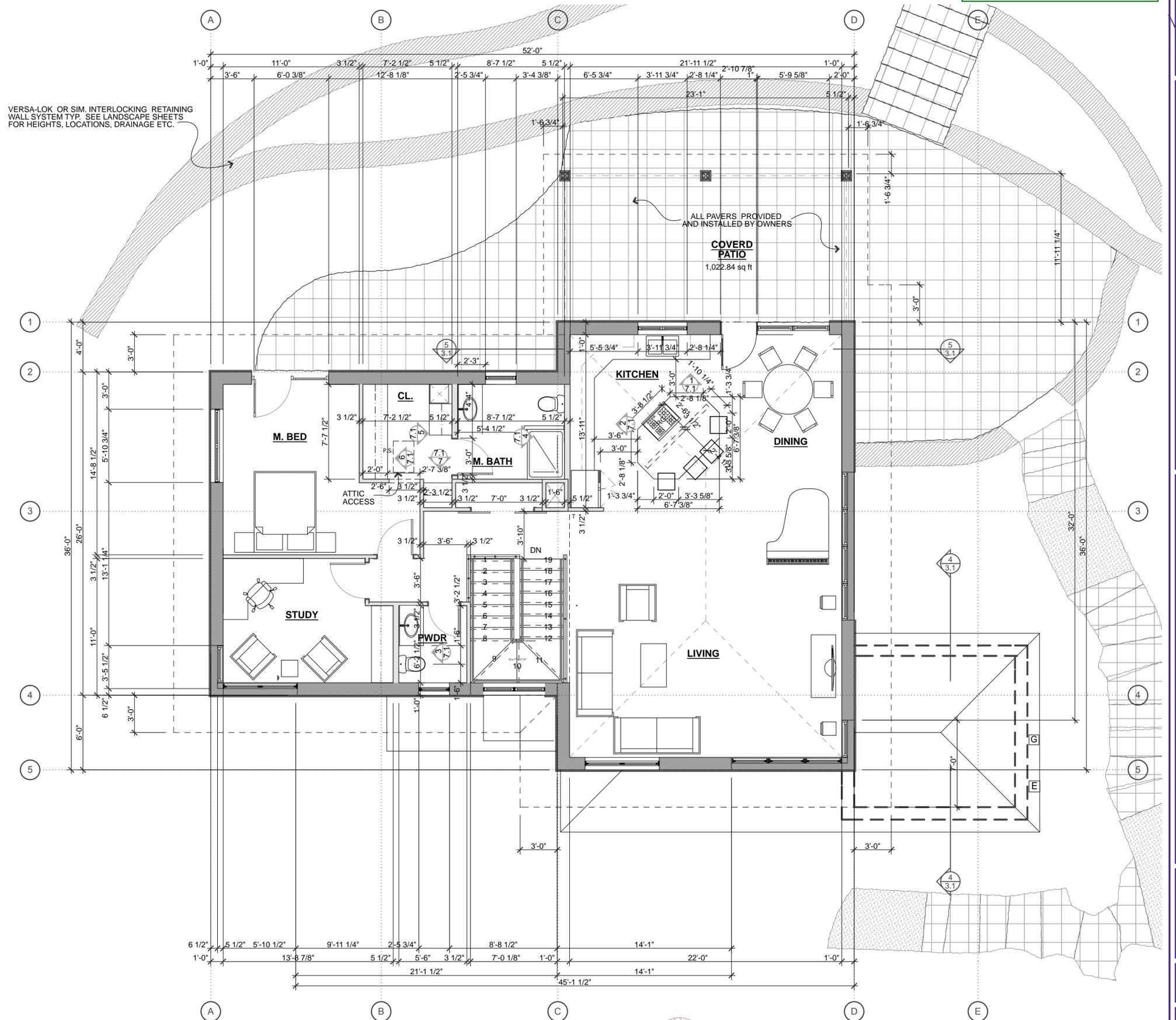
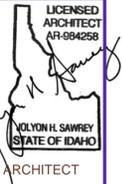
2.1



LOWER LEVEL PLAN

1/4" = 1'-0" **2**

DESIGN REVIEW



A NEW HOME :
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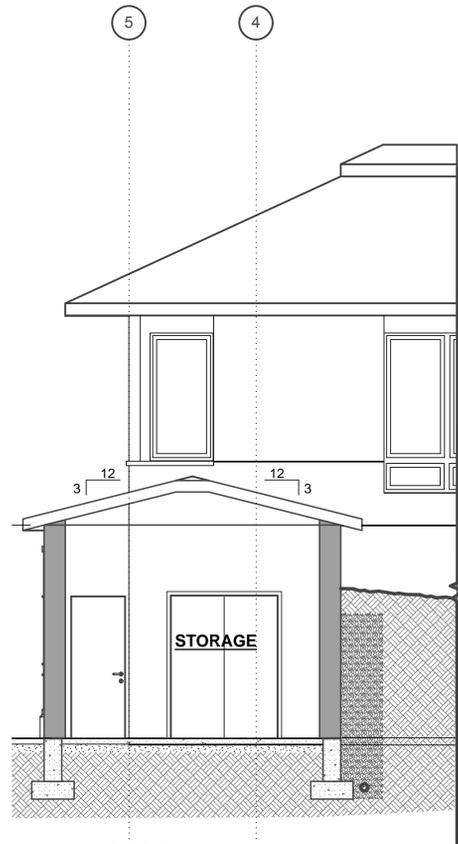
DATE
23 DEC, 2016

2.2

MAIN LEVEL PLAN

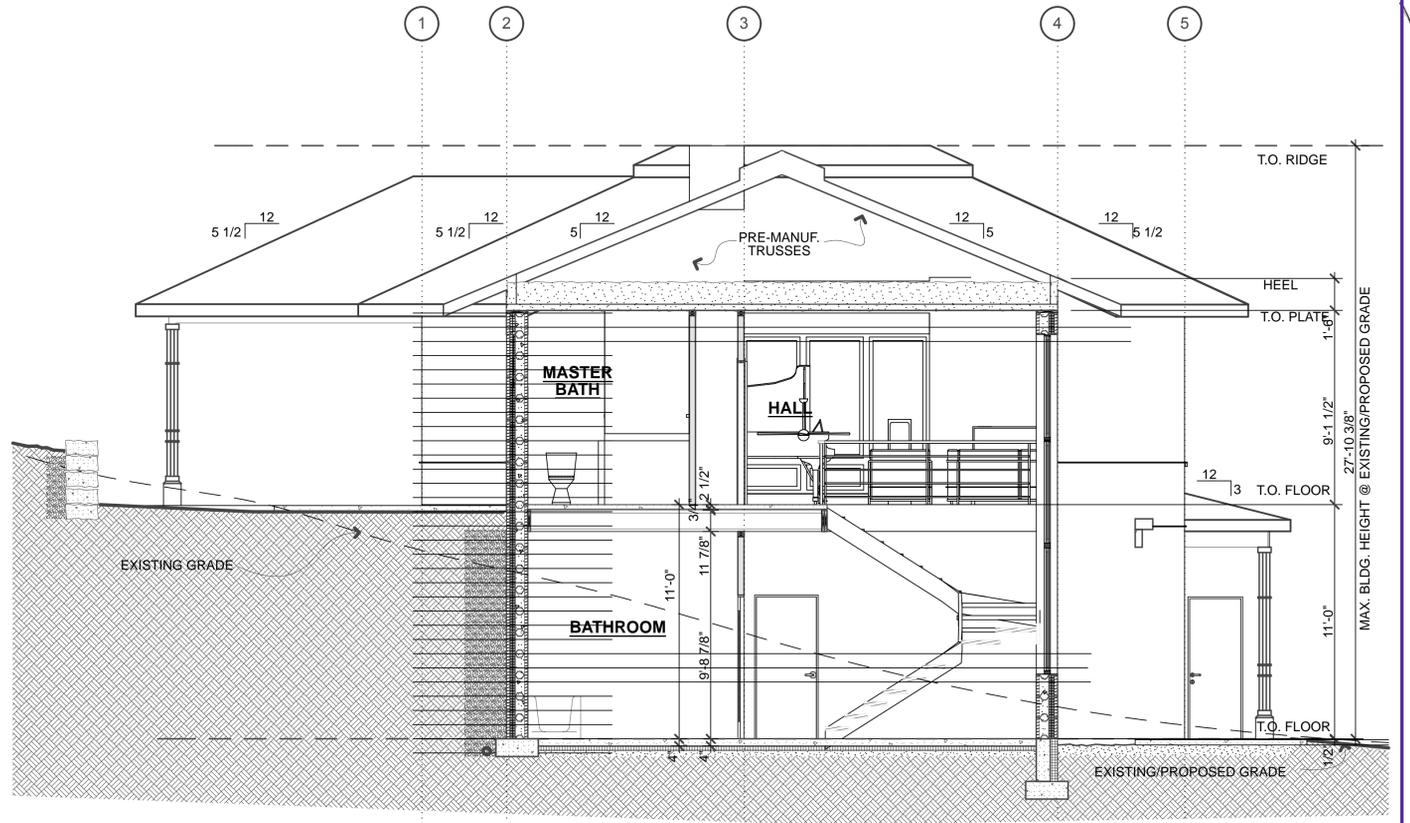
1/4" = 1'-0" 1

DESIGN REVIEW



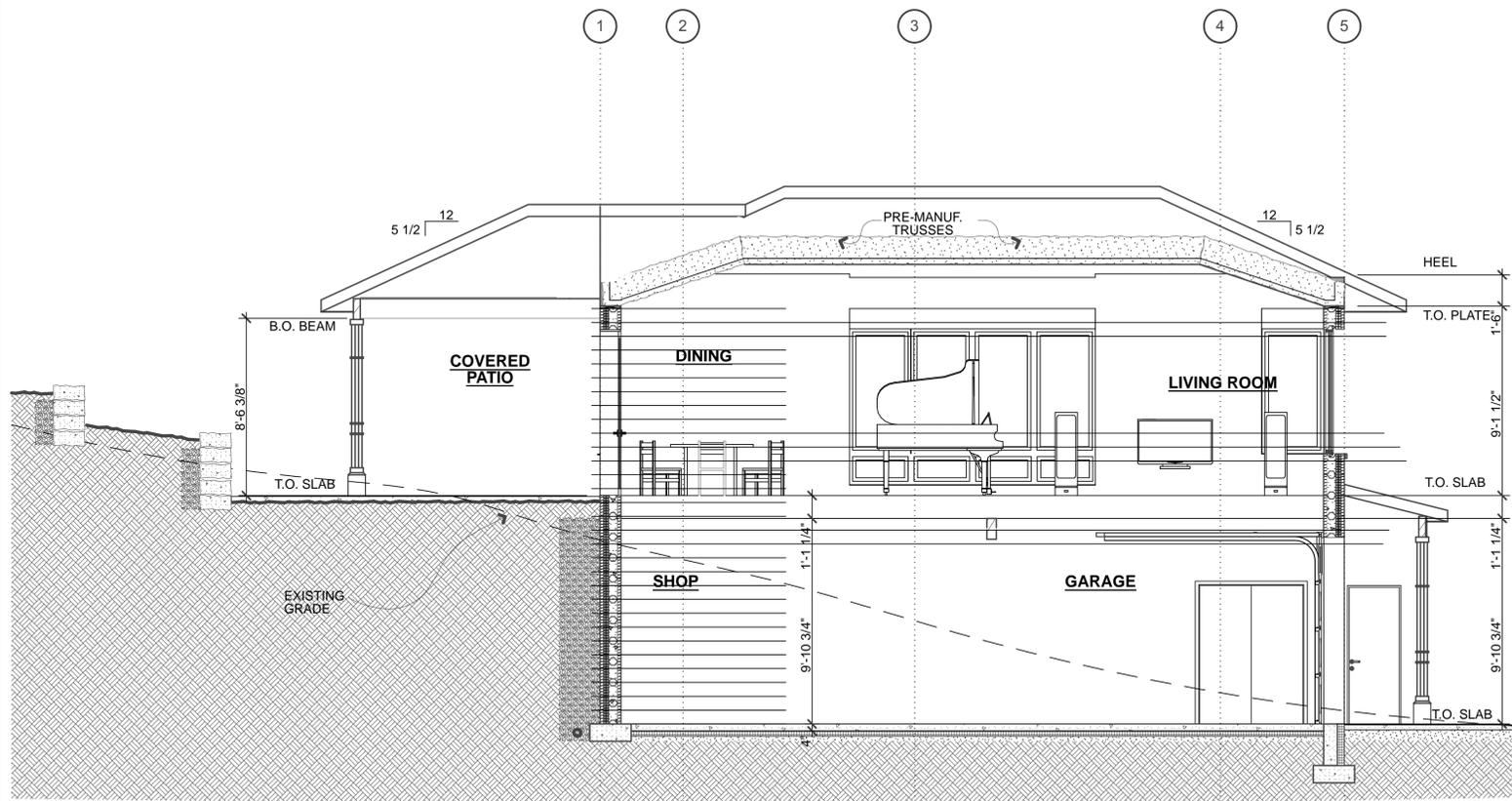
SECTION

1/4" = 1'-0" **4**



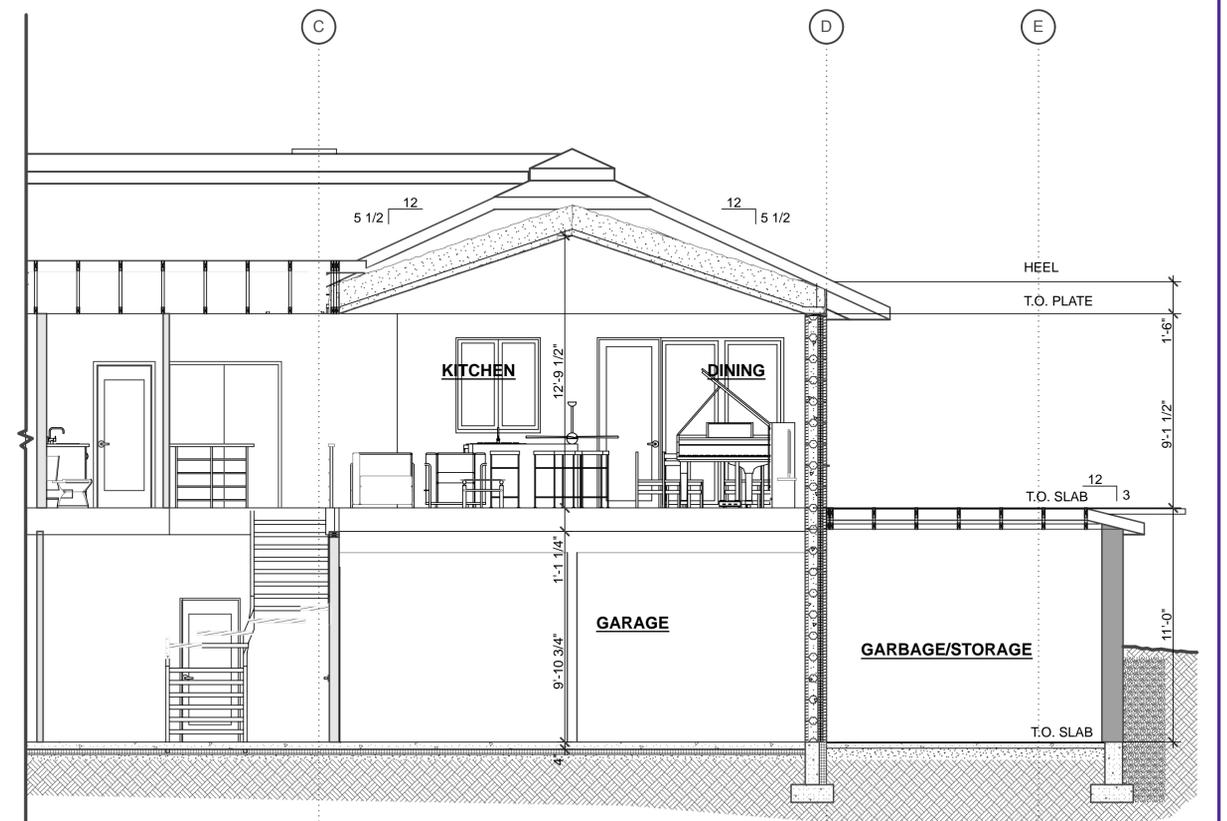
SECTION

1/4" = 1'-0" **1**



SECTION

1/4" = 1'-0" **2**



SECTION

1/4" = 1'-0" **3**

A NEW HOME :
SANDERS/ CHADEZ
 324 JUNIPER ROAD
 SUN VALLEY, IDAHO

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 Environmental Architecture
 & Consulting LLC

30 Wyatt Drive
 Bellevue, Idaho 83313
 (208) 720-6315 Ph

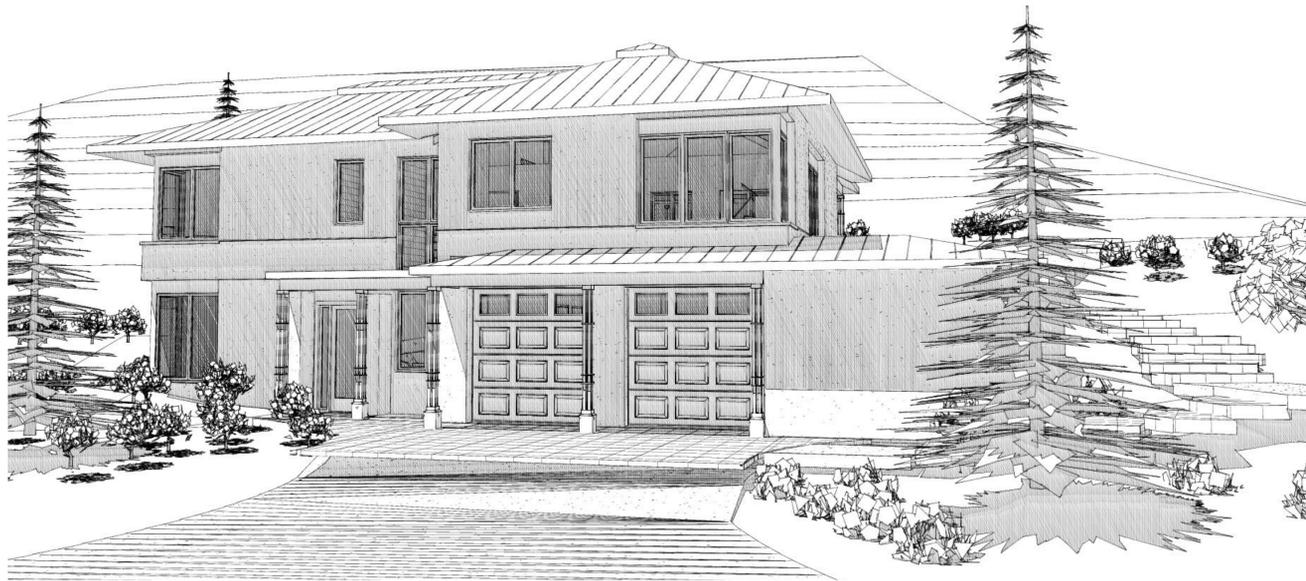
REVISIONS

DATE
 23 DEC, 2016

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DESIGN REVIEW

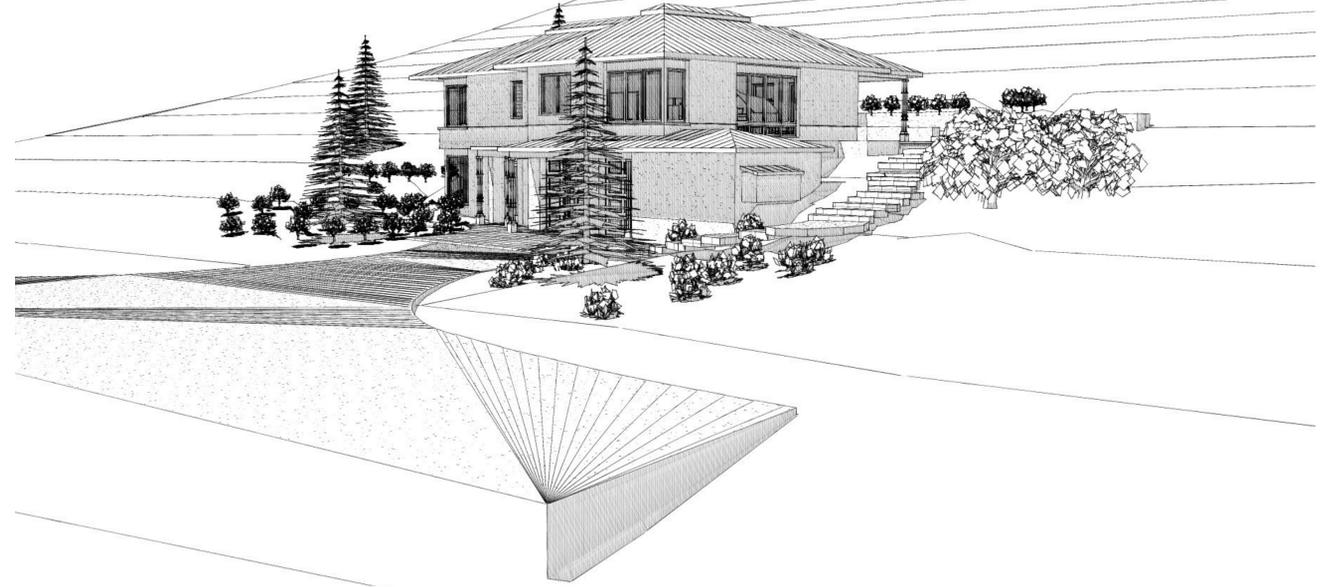
LICENSED ARCHITECT
AF-884268
KYLE H. SAWREY
STATE OF IDAHO
ARCHITECT



ENTRY VIEW

1

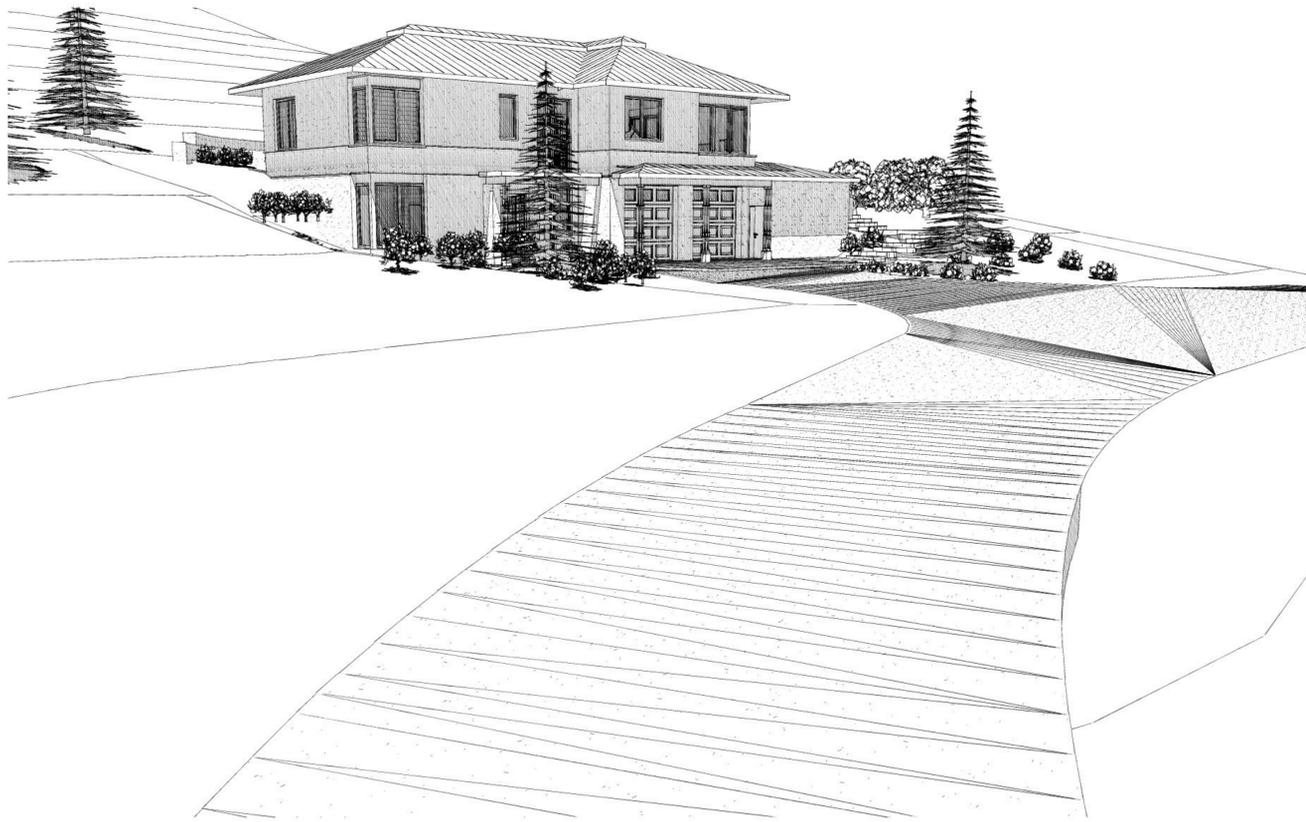
1/4"=1'-0"



NORTHEAST VIEW

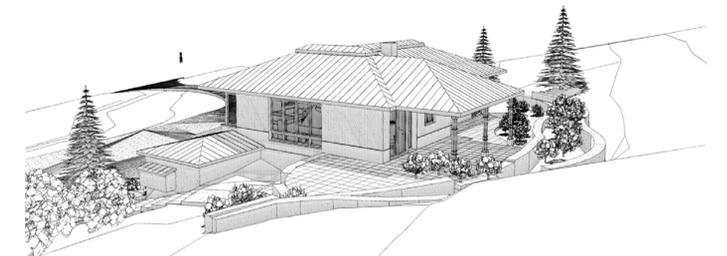
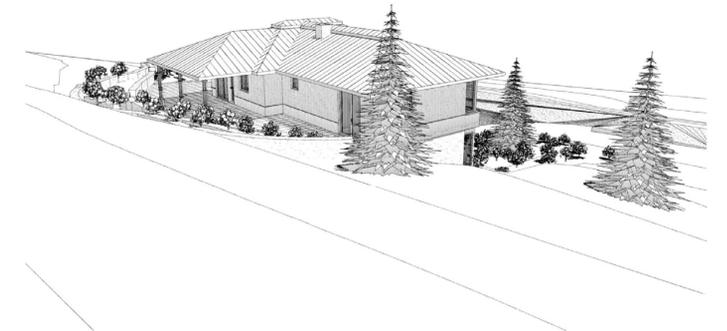
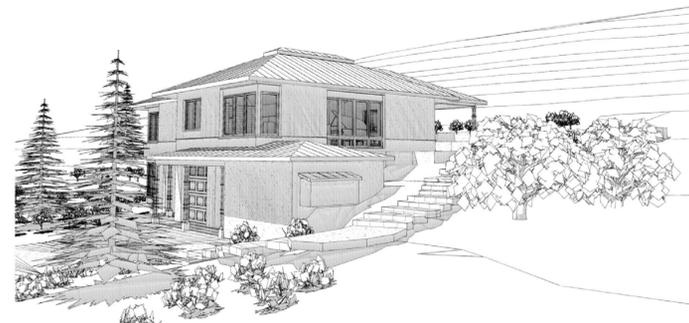
2

1/4"=1'-0"



SOUTHEAST VIEW

4



360° VIEWS

3

A NEW HOME :
SANDERS/ CHADEZ
SUN VALLEY, IDAHO
324 JUNIPER ROAD

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& Consulting LLC

30 Wyatt Drive
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DESIGN REVIEW



EAST ELEVATION

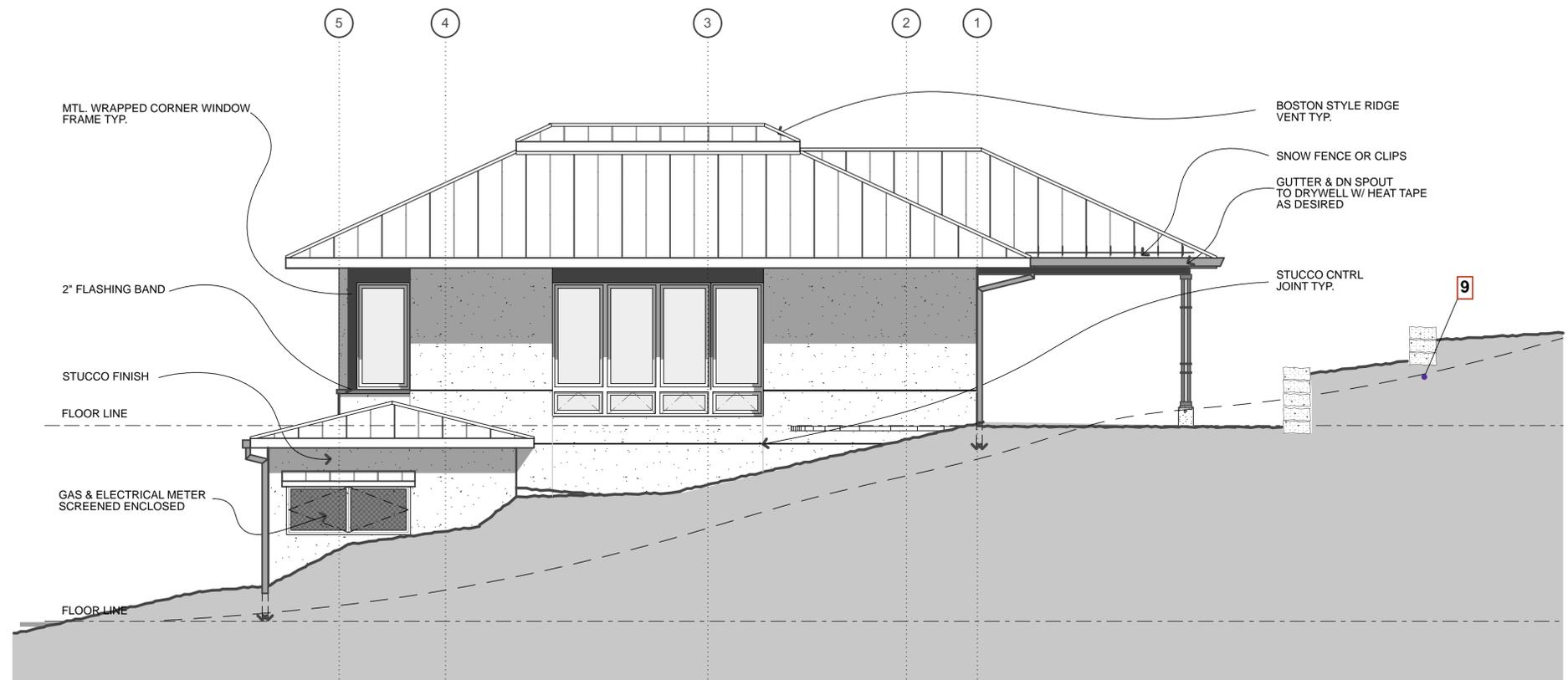
1/4" = 1'-0"

1

EXTERIOR MATERIALS				
LOC.	MATERIAL	MANUF.	MODEL	FINISH COLOR
1	ROOFING		20G STANDING SEAM CORRUGATED METAL ROOFING. FACTORY APPLIED COLOR	DARK BRONZE
2	FASCIA	CUSTOM	FACTORY PAINTED METAL	DARK BRONZE
3	SIDING	CUSTOM	CEMENT BASED STUCCO BASE COAT W/ MODIFIED ACRYLIC COLOR COAT	WARM BEIGE/TAN
4	FLASHING	PAC CLAD	METAL FLASHING WITH HEMED DRIP EDGE	DARK BRONZE
5	WINDOWS		WOOD/ METAL CLAD -PELLA (PRO-LINE) OR EQ	DARK BRONZE
6	POSTS/ COLUMNS	CUSTOM	TUBE STEEL	DARK BRONZE
7	PATIOS		CONCRETE W/ INTEGRAL COLOR OR 18" SQ. PAVERS	WARM BEIGE/TAN
8	STORAGE WALLS	CUSTOM	CEMENT BASED STUCCO BASE COAT W/ MODIFIED ACRYLIC COLOR COAT	WARM BEIGE/TAN
9	RETAINING WALLS	CUSTOM	DRYSTACK, INTERLOCKING RETAINING SYSTEM	WARM BEIGE/TAN

NOTES

1. ALL ROOF TOP VENTING TO BE RUN TO BACK SIDE OF HOME AND CONSOLIDATED TO VENT CHASE LOC.
2. ALL EXTERIOR LIGHTING TO BE DOWNCAST, RECESSED. LIGHT FIXTURES IN SOFFITS OF PORCH, ENTRY, ABOVE DOORS, COVERED AREA AT GARAGE AND OUTSIDE STORAGE



NORTH ELEVATION

1/4" = 1'-0"

2

A NEW HOME :
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 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

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 30 Wyatt Drive
 Bellevue, Idaho 83313

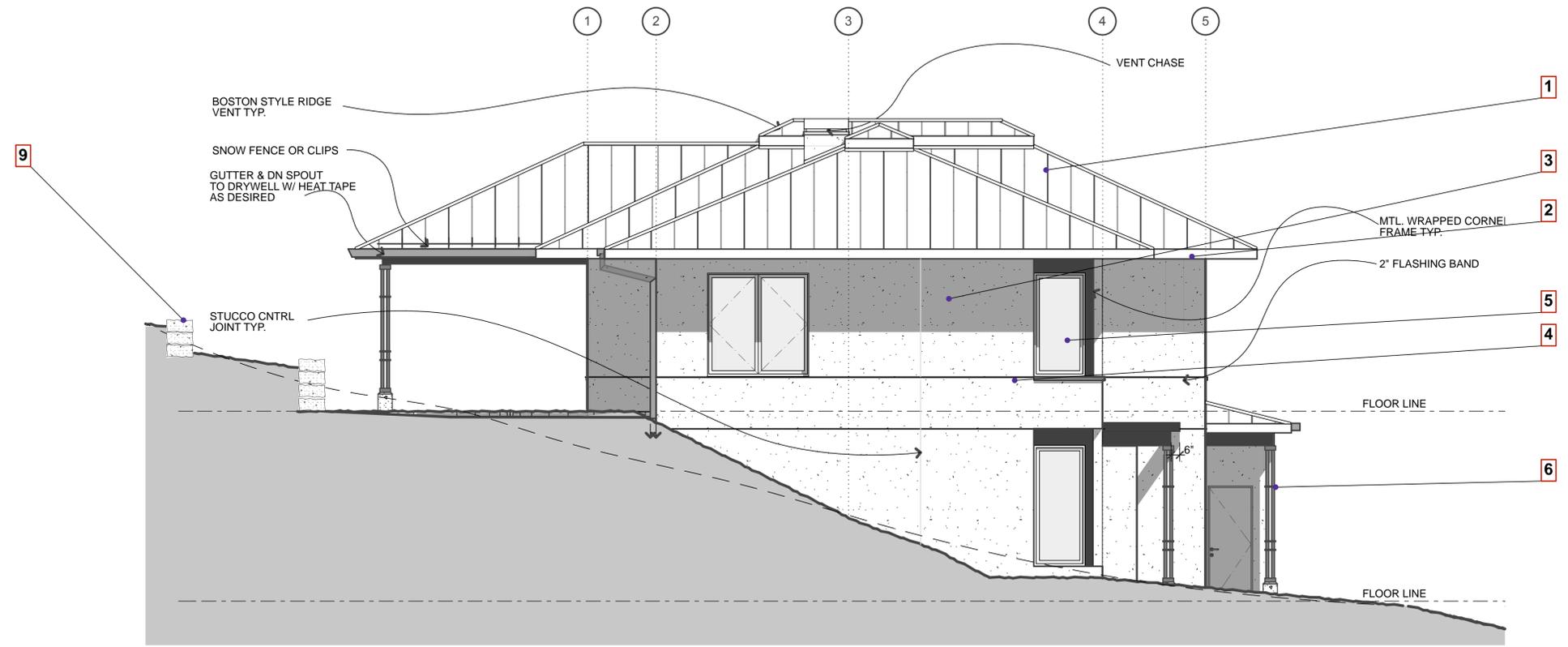
REVISIONS

NO.	DATE	DESCRIPTION

DATE
 23 DEC, 2016

6.1

DESIGN REVIEW



SOUTH ELEVATION

1/4" = 1'-0" 1

EXTERIOR MATERIALS				
LOC.	MATERIAL	MANUF.	MODEL	FINISH COLOR
1	ROOFING		20G STANDING SEAM CORRUGATED METAL ROOFING. FACTORY APPLIED COLOR	DARK BRONZE
2	FASCIA	CUSTOM	FACTORY PAINTED METAL	DARK BRONZE
3	SIDING	CUSTOM	CEMENT BASED STUCCO BASE COAT W/ MODIFIED ACRYLIC COLOR COAT	WARM BEIGE/TAN
4	FLASHING	PAC CLAD	METAL FLASHING WITH HEMED DRIP EDGE	DARK BRONZE
5	WINDOWS		WOOD/ METAL CLAD -PELLA (PRO-LINE) OR EQ	DARK BRONZE
6	POSTS/ COLUMNS	CUSTOM	TUBE STEEL	DARK BRONZE
7	PATIOS		CONCRETE W/ INTEGRAL COLOR OR 18" SQ. PAVERS	WARM BEIGE/TAN
8	STORAGE WALLS	CUSTOM	CEMENT BASED STUCCO BASE COAT W/ MODIFIED ACRYLIC COLOR COAT	WARM BEIGE/TAN
9	RETAINING WALLS	CUSTOM	DRYSTACK, INTERLOCKING RETAINING SYSTEM	WARM BEIGE/TAN

NOTES

1. ALL ROOF TOP VENTING TO BE RUN TO BACK SIDE OF HOME AND CONSOLIDATED TO VENT CHASE LOC.
2. ALL EXTERIOR LIGHTING TO BE DOWNCAST, RECESSED. LIGHT FIXTURES IN SOFFITS OF PORCH, ENTRY, ABOVE DOORS, COVERED AREA AT GARAGE AND OUTSIDE STORAGE



WEST ELEVATION

1/4" = 1'-0" 2

A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

(208) 720-8315 Ph



30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

NO.	DATE	DESCRIPTION

DATE
 23 DEC, 2016

6.2

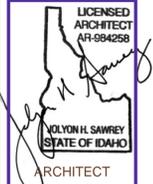
ELECTRICAL NOTES:

- NOTES:
1. OUTLETS SHOWN ARE SPECIFIC LOCS. PROVIDE ADDITIONAL OUTLETS PER CODE AND CLARIFY HEIGHTS WITH OWNER/BUILDER.
 2. ALL ELECTRICAL FIXTURES, SWITCHING, WIRING TO BE INSTALLED AS REQ BY THE ELECTRICAL CODE FOR THIS BUILDING TYPE.
 3. CONTRACTOR TO VERIFY FIXTURE TYPES SELECTED FOR ADEQUATE AND APPROPRIATE LUMEN/FOOT CANDLE OUTPUT FOR USE NEEDS.
 4. ALL LIGHT FIXTURES THAT PENETRATE THE CEILING/ THERMAL ENVELOPE AND COME INTO CONTACT WITH INSULATION SHALL BE OF AN AIR SEALED ENCLOSURE, WITH SEALED TRIM KIT AND SHALL BE SEALED TO DRYWALL R.O AS WELL AS INSUL. RATED.
 5. ALL FIXTURE "J" BOXES AND PENETRATIONS IN THERMAL ENVELOPE SHALL BE SEALED WITH CAULK/SEALANT AND HAVE AIR TIGHT BOXES OR SURROUNDS.
 6. PROVIDE A SPOT HRV FOR THE UPSTAIRS, LOCATE SUPPLY DUCTS FOR EACH BEDROOM. LOCATE SYSTEM AS REQUIRED
 7. ELECTRICAL SERVICES SHAL BE 400 AMP MIN. VERIFY W/ CLIENT FOR FUTURE NEEDS, WATER PUMPING, HEATING/ COOLING, FUTURE BLDGS ETC. IF THIS WILL SUFFICE.

- SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
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 - GROUND FAULT OUTLET
- BREAKER PANEL
 - GAS METER
 - ELECTRIC METER
 - WATER METER
 - SMOKE/FIRE/HEAT & CO DETECTOR
 - SMOKE/FIRE/HEAT & DETECTOR

- TELEPHONE
 - DOOR BELL
 - COMM.- CAT/CABLE
 - CEILING MOUNT SPEAKER
 - WALL MOUNT SPEAKER
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 - THERMOSTAT
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- MOTION SENSORED
 - MONO SPOT- LIGHT
 - PORCELAIN SOCKET LIGHT
 - RECESSED CAN LIGHT
 - SURFACE MOUNTED LIGHT
 - RECESSED CAN - WALL WASH
 - WALL MOUNTED LIGHT
 - WATER PROOF LIGHT
 - 4'-0" TRACK LIGHT
 - FLUORESCENT LIGHT
 - HANGING PENDANT

DESIGN REVIEW



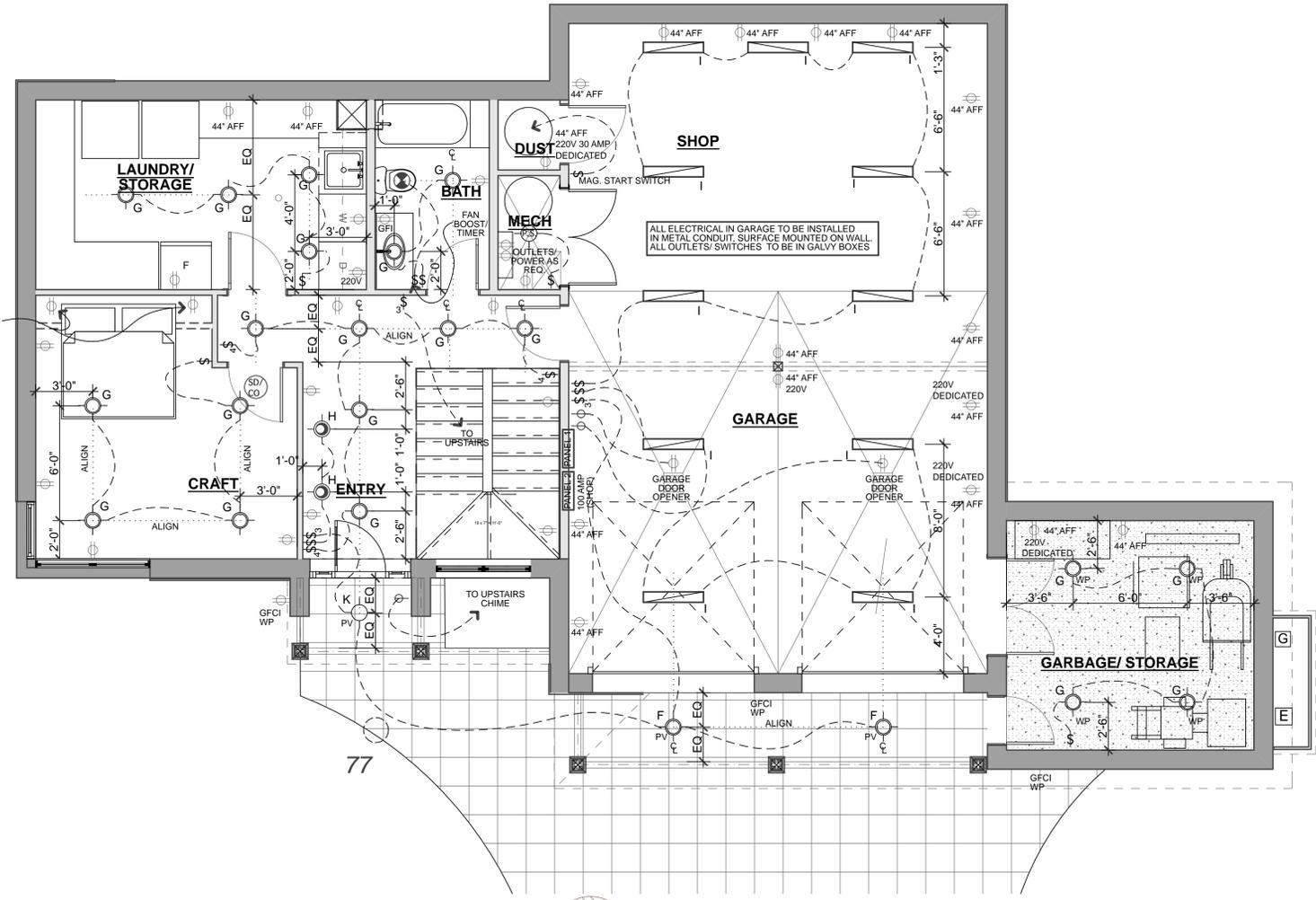
A NEW HOME :
SANDERS/ CHADEZ
 SUN VALLEY, IDAHO
 324 JUNIPER ROAD

LIGHTING FIXTURE SCHEDULE

	SYMBOL	MFR.	MODEL	QTY.	FINISH/ COLOR	NOTES
RECESSED CAN	A	HALO	H47ICAT & 498W		WHITE	REFLECTOR OF BAFFLE?
	B	HALO	H47ICAT & 496W		WHITE	REFLECTOR OF BAFFLE?
	C	HALO	H7ICAT & 310W		WHITE	REFLECTOR OF BAFFLE?
	D	HALO	H7ICAT & 76P		WHITE	
	E	HALO	H7ICAT & 430W		WHITE	
	F	JUNO				
	G	HALO	H7ICT & 310W		WHITE	
	H	HALO	H99AT & 992W		WHITE	
	I	HOME DEPOT ENVIROLITE	ST702T1840		WHITE	
CEILING/SURFACE MOUNT	J	OWNER				TBD - OWNER SUPPLIED
	K	TBD				TBD - BUDGET \$150 EA.
WALL MOUNT	L	TBD				TBD - BUDGET \$200 EA
	M	KICHLER	220H32 WH BK		N/A	20 FOOT ROLL
SPECIALTY/OTHER	N	OWNER				TBD - OWNER SUPPLIED
	O	KICHLER	220H32 WH BK		N/A	20 FOOT ROLL
	P	DOORBELL????				
	Q	CRAFTMADE	SONS2ESP & BSON52-WAL		ESPRESSO	CEILING FAN
	R					
	S					

- NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES
 2. ALL INSTALLATIONS SHALL BE DONE IN COMPLIANCE WITH THE APPLICABLE ELECTRICAL CODE
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 5. VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH OWNER IF NOT SHOWN ON PLANS
 6. IF STANDARD BATHROOM VENT FANS ARE INSTALLED, VENT TO BE "HARD" METAL DUCT AND ELBOWS. DUCT RUN SHALL BE BELOW INSULATION IN ATTIC SPACES, AND INSULATED TO R-8 CONTINUOUS UNTIL DUCT LEAVES STRUCTURE. EXTERIOR VENT SHALL BE LOUVERED FOR BUGS/PESTS AND SHALL BE APPROPRIATE FOR HIGH WIND CONDITIONS

COORDINATE OUTLETS/ SWITCHING FOR LIGHTS WITHIN THE "MURPHY" BED SYSTEM



ELECTRICAL FIXTURE PLAN - MAIN LEVEL 1
 1/4" = 1'-0"

(208) 720-8315 Ph
 Vital ink nlc
 Environmental Architecture & Consulting LLC
 30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 23 DEC, 2016

8.1
 PLOTTED: 12/21/16 2:24 PM

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DESIGN REVIEW

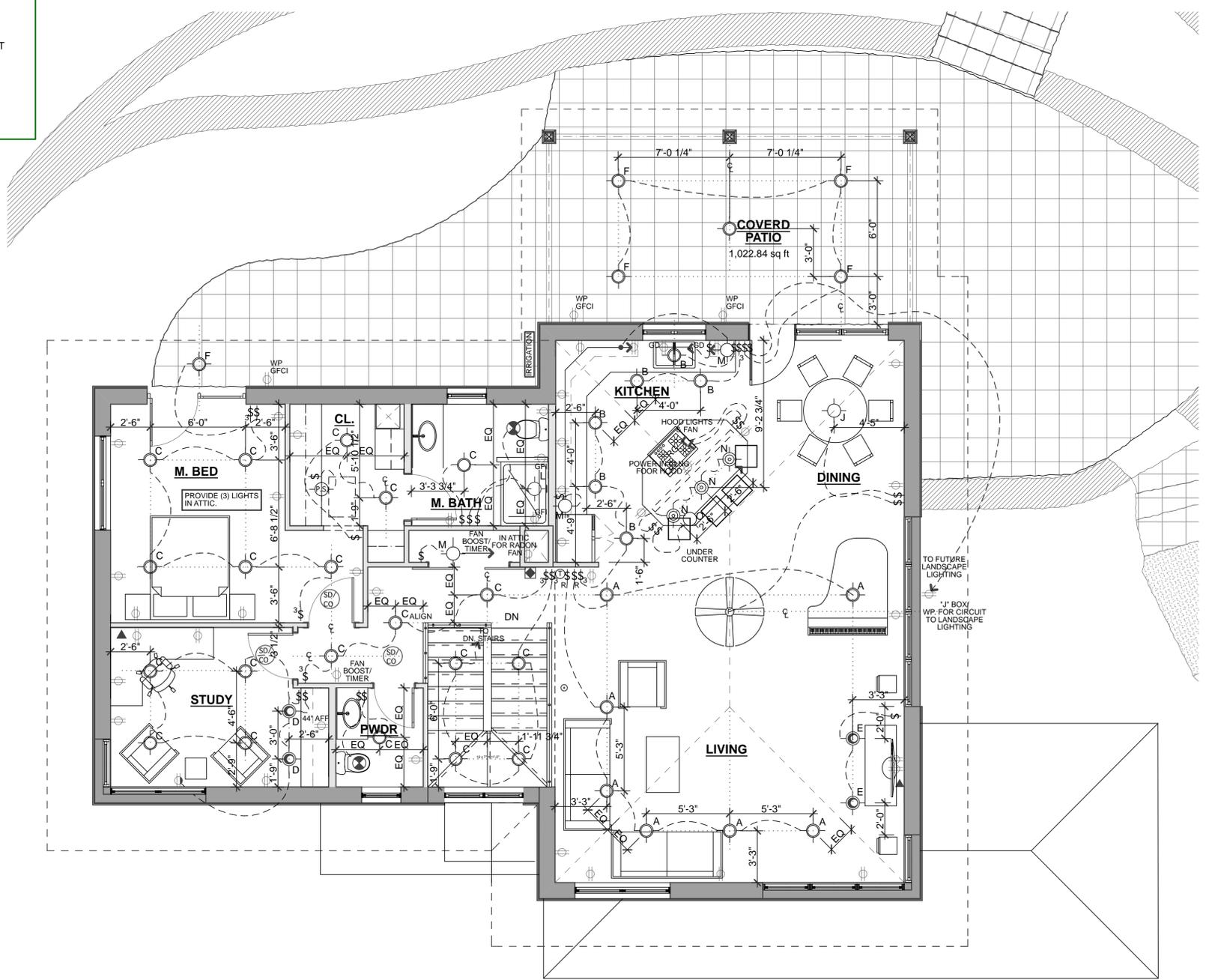


A NEW HOME :
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 324 JUNIPER ROAD

(208) 720-6315 Ph
Vital ink nllc
 Environmental Architecture & Consulting
 30 Wyatt Drive
 Bellevue, Idaho 83313

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ELECTRICAL FIXTURE PLAN - MAIN LEVEL 1
 1/4" = 1'-0"

REVISIONS

DATE
 23 DEC, 2016

8.2

PLOTTED: 12/21/16 2:25 PM

SANDERS RESIDENCE

DESIGN REVIEW | LANDSCAPE SET

SUN VALLEY, ID

GENERAL NOTES:

- DESIGN INTENT:** THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- CONTRACTOR COORDINATION:** EACH CONTRACTOR SHALL COORDINATE AND OTHERWISE INTEGRATE WORK WITH THAT OF OTHERS IN AN EFFICIENT AND TIMELY MANNER, SO AS TO PROVIDE THE OWNER WITH A WELL-CONSTRUCTED, EASILY MAINTAINABLE PROJECT. EACH CONTRACTOR SHALL NOTIFY OTHERS AT LEAST TWO WORKING DAY IN ADVANCE OF COMPLETING, COVERING, OR EXPOSING WORK TO BE INSTALLED BY OTHERS.
- CONTRACTOR'S JOB SITE CONDITIONS:** CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK, AND TO PROVIDE FOR THE PROPER AND SAFE PERFORMANCE OF THE WORK.
- COMPOSITE BASE SHEET:** THE PROPOSED IMPROVEMENT SHOWN ON THESE DRAWING ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THIS BASE SHEET INFORMATION IS SHOWN IN HALF TONE ON THE PLANS. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME. THE BASE SHEET SOURCE FOR THESE DRAWINGS IS:

TOPO PROVIDED BY: GALENA ENGINEERING ON 10-13-2015
- UTILITIES:** PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATION OF THEIR UNDERGROUND FACILITIES. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF IDAHO DIG LINE 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL FREE NUMBER 1-800-342-1585. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.

THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- TREE PROTECTION AND MAINTENANCE REQUIREMENTS:** ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES, TO REMAIN, SHALL BE BY HAND, WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER. TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING, SUCH AS STEEL STAKES (MAX. 5 FEET O.C.) WITH WIRE MESH FABRIC (6X6 OPEN), CHAINLINK OR SIMILAR, HEIGHT TO BE 5 FEET MINIMUM.
- CONSTRUCTION STANDARDS:** ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO LOCAL REGULATIONS, STANDARDS AND SPECIFICATIONS.
- SHOP DRAWINGS:** CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, OF ALL CUSTOM MATERIALS/DETAILS AT LEAST ONE WEEK PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.
- SWPPP:** THE CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. A STORMWATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF 1.0 OR MORE ACRES.



SHEET INDEX

TITLE:	SHEET NO.	
COVER	L1.0	
GRADING PLAN	L2.0	
PLANTING PLAN	L3.0	

VICINITY MAP



SITE LOCATOR



APPROVAL
Signature _____ Date _____

Description
No. _____

© copyright 2016
ben young landscape architect



SANDERS RESIDENCE

LANDSCAPE DESIGN

324 Juniper Road | Sun Valley, ID

COVER

Date:
08.16.16

Drawn By:
TB

Checked By:
BY

File:
sanders_base.dwg

Sheet No.

L1.0

DATE PLOTTED: 08/16/2016 10:51:00 AM PLOTNAME: SANDERS_RESIDENCE_LANDSCAPE_PLAN.dwg PLOTSCALE: 1/8"=1'-0"



LANDSCAPE OVERVIEW KEY

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
BE	BUILDING ENVELOPE
---	EXISTING CONTOURS
---	PROPOSED MINOR CONTOUR
[Grid Pattern]	STONE / PAVER PATIO: 1,050 Sq. Ft.
[Dotted Pattern]	GRAVEL DRIVEWAY
[Grid Pattern]	PAVER DRIVEWAY APRON: 745 Sq. Ft.
[Rectangles]	STONE TREADS: (21) Total
[Thick Line]	SITE WALL
[Star/Cloud]	EXISTING TREES TO REMAIN
[Circle]	PROPOSED TREES: SEE PLANT KEY
[Circle]	PROPOSED SHRUBS: SEE PLANT KEY
[Dotted Pattern]	NATIVE VEGETATION
[Dotted Pattern]	PERENNIALS/ PERENNIAL GRASSES

BOULDER LEGEND		
Symbol	Definition	Quantity
[Small Boulder]	4' x 3' x 3'	3
[Large Boulder]	5' x 4' x 3'	3

PLANT SCHEDULE

Trees				
Abbrev.	No.	Botanical Name	Common Name	Size
PM	4	<i>Pseudotsuga menziesii</i>	Douglas Fir	10'
PV	3	<i>Prunus virginiana</i>	Native Chokecherry	10'
Total:	7			

Shrubs				
Abbrev.	No.	Botanical Name	Common Name	Size
SS	34	<i>Symphoricarpos</i>	Snowberry	5 gal.
RT	10	<i>Rhus trilobata</i>	Skunkbush Sumac	5 gal.
RA	21	<i>Ribes alpinum</i>	Alpine Currant	5 gal.
SB	14	<i>Spirea betulifolia</i>	Tor Birch Leaf	5 gal.
Total:	70			

Perennial Grasses				
Abbrev.	No.	Botanical Name	Common Name	Size
HS	195	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gal.
PN	19	<i>Panicum 'Northwind'</i>	Northwind Switchgrass	1 gal.
Total:	214			

Perennials				
Abbrev.	No.	Botanical Name	Common Name	Size
SM	26	<i>Sedum 'matrona'</i>	Sedum	1 gal.
EP	26	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal.
RB	26	<i>Rudbeckia</i>	Black Eye'd Susan	1 gal.
Total:	78			

Turf			
Abbrev.	S.F.	Seed Mix	
	±3,000	Mtn. Brom Seed Mix, Sheep Fescue & Blue Bunch Weed Grass w/ Slender Wheat Grass	Hydro Seed

NOTE:
3,450 SF TOTAL TO BE DRIP IRRIGATED. ALL IRRIGATION TO SHRUBS AND TREES TO BE SUB SURFACE

DESIGN REVIEW REGULATIONS NARRATIVE

For:

The Sanders Chadez Residence

23 December, 2016

This document provides responses to the Design Review Regulations that you will be evaluating this project by. The regulations are presented below in bold and were directly copied from the online Sterling Ordinance interface. The applicant's response is right below the regulation item in standard italicized text.

DESIGN REVIEW REGULATIONS

9-3A-3: EVALUATION STANDARDS:

The following criteria shall be used in evaluating proposed developments seeking design review approval and shall be the basis for the findings as set forth in [chapter 5](#) of this title.

A. Design And Siting:

1. The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties.

RESPONSE: The form of the new proposed new residence is compatible with the surrounding home in roof slope, staggered massing, roof forms and overall scale. View corridors are not being effected- see neighbors view plan.

2. The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements.

RESPONSE: There are no special historical or natural, ecological features to this site.

3. The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in [title 7](#) of this code.

RESPONSE: The home will have a 20' wide driveway providing access to the site and is sloped and has a fire dept. standard turn around. The landscape architect has worked with the fire dept. for approvals. Additionally the roof will be a class "A" assembly and will be fire wise metal, siding to be fire wise true cementitious stucco, and all columns and soffits will be metal.

4. The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in [title 7](#) of this code, and the siting standard in subsection A1 of this section.

RESPONSE: The ingresses/ egress is done with a forward traveling vehicle in all directions. The fire dept. compliant turn-around is adjacent to the home. There are more than 2 surface parking spaces, and a two car enclosed garage for owner parking.

5. The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties.

RESPONSE: Floodplains and avalanches or natural hazards do not exist on this site and do not need to be considered.

6. The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in [title 7](#) of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property.

RESPONSE: All site/ surface drainage will be taken care of onsite, no drainage will go off of the property to other properties. New roof areas will be run to gutter, drain systems that will tie into new drywells or drip to lower existing roofs that are either tied into back yard drywells or drip to side yard landscaped areas. A geotechnical engineer has assessed the soils of the site for drainage abilities and



the final run-off management systems have been designed by a civil engineer. Steve Butler is the soils engineer already involved as well as Galena Engineering.

7. The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in [article G of this chapter](#).

RESPONSE: The snow storage plan is shown on sheet 1.1 site plan where the area of the paved/ driveway surface is tallied as well as graphically and mathematically the snow storage areas are shown and calculated. The driveway in its entirety can simply be bladed for side snow deposition.

8. Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in [article G of this chapter](#).

RESPONSE: An address monument per fire dept/ city standards is shown on the site plan for location as well as for design.

9. The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping.

RESPONSE: The home is sited within the required building envelope. The driveway was done in the location with the shortest distance that can meet fire dept. slope and turnaround requirements. The disturbed hillsides will be re-seeded and temporarily irrigated to have native vegetation return and get established to allow driveway to blend into the existing hillside.

10. Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer.

RESPONSE: The project will be connected to public water and sewer systems.

B. Grading:

1. Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and non-uniform to simulate natural existing contours.



RESPONSE: Cut and fill is intending to be as minimal as possible to allow the two story home to nestle into the hillside for walk out at grade on both levels, any upslope retaining for patios/ landscape areas were kept to 2'-6" heights or lower to blend in with the native sagebrush hillside slopes. See landscape plan for new grading and 3-d views.

2. Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses.

RESPONSE: The site does not have any soil, ridges, ridgelines, ridge tops etc. that effect its' suitability and within the building envelope, any steep hillside areas were avoided.

3. The development is in accordance with the design criteria, as applicable, as set forth in [article H of this chapter](#) and [title 7](#) of this code.

RESPONSE: Article H does not apply as no signage is being proposed. Title 7 will be addressed in others areas of this summary.

C. Architectural Quality:

1. The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood.

RESPONSE: The neighborhood of homes adjacent to this site are of diverse architectural styles, shapes and forms, but are heavily shielded, landscaped from one another. I find that due to the proposed landscaping and how the architectural forms step, and that the quality of the proposed materials and colors are compatible with the hillside and adjacent homes; that the project is appropriate with the neighborhood.

2. The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills.

RESPONSE: As the home is required to be built in the designated building envelope, the home is a two story residence set into the hillside with its design nestling and minimizing cut and fill. The driveway to the building envelope meets fire dept. criteria and is no larger than required and thereby is as "less impacting" as possible. The driveway and home construction will be re-vegetated in the areas of disturbance due to construction with native drought tolerant plant species such that when established will conform to the natural landscape.



3. The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties.

RESPONSE: All lighting will be dark sky compliant. See photos in the submittal and electrical plans for the recessed light fixtures. The 100w bulb capability of the fixture will be addressed with a 21W or smaller LED bulb.

4. Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties.

RESPONSE: Any areas that have sloped roofs over doors will have snow fences and gutters to downspouts installed to prevent dripping or falling water/ snow onto pedestrian areas. Other areas have appropriate roof protection i.e. front entry.

5. Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s).

RESPONSE: The new structure is compatible with the exterior siding materials, colors, roof forms and materials are compatible with neighboring houses.

6. All improvements are designed to minimize light and sound emanating to other properties as set forth in [article B of this chapter](#).

RESPONSE: Light will be all down cast and shield per Dark Sky ordinances. The light fixtures are recessed cans, where the bulb is installed recessed within the light fixture itself with no direct visibility of the bulb until nearly directly from below.

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure.

RESPONSE: No chimneys are proposed. Any utility venting will be a chase on the west side of the home to screen from public view.

D. Pedestrian And Vehicle Circulation Design:



1. Pedestrian and vehicle accesses are provided that meet the requirements set forth in [title 7](#) of this code and comply with the current and future circulation plans for streets and non-vehicular paths contained in the 1997 Sun Valley transportation plan and any amendments thereto.

RESPONSE: The proposed driveway meets fire dept. standards for width, slope and access, pedestrians similarly will use this driveway to access the public way. The driveway width is wider than necessary for a single care access based on a fire trucks needed width.

2. The site plan provides for safe and uninhibited traffic flow both within the project and onto adjacent streets. Site distances and proper signage are in accordance with [title 7](#) of this code.

RESPONSE: Site distances of the driveway intersection to the road are adequate in both directions of viewing for safe roadway entering.

3. Parking areas meet aisle dimensions, backup space and turning radius requirements in accordance with [title 7](#) of this code.

RESPONSE: N/A

4. Parking areas are designed to minimize adverse impacts upon living areas and upon adjacent properties with regard to noise, light, and visual impact.

RESPONSE: N/A Resident cars will be parked in a private garage.

5. Unobstructed access for fire and emergency vehicles complies with [title 8](#) of this code and other applicable city regulations. Unobstructed access for snowplows, garbage trucks and similar service vehicles is provided to all necessary locations within the project.

RESPONSE: The design complies with these criteria for fire dept. The garbage will be wheeled to the street for pickup. Snow plowing will be by the owners along the sides of their driveway.

E. Landscaping Quality:

1. Landscaping provides relief from and screens building surface areas and street frontage. "Landscaping" is defined as trees, shrubs, planters, hanging plants, ground cover, and other living vegetation.



RESPONSE: The proposed landscaping will be in keeping with the existing low sage and the few pine trees on the site. The placement of new landscaping will be done to preserve view corridors, solar access, and to integrate the home aesthetically into the hillside to be compatible with the existing vegetation.

2. Landscape materials and vegetation types and sizes specified are appropriate and readily adaptable to the microclimate and soil conditions of the project location. Native drought resistant and winter hardy plant materials are encouraged.

RESPONSE: All landscape materials are going to be of a drought tolerant type and appropriate for the soils found on site as well as being climatically appropriate for the site.

3. Existing trees, shrub masses, and important landscape features are preserved where reasonable. The removal of trees, shrubs, and nonhazardous plant materials is generally limited to those essential for a sensitive development of the site.

RESPONSE: Existing trees are going to remain and disturbed areas of sage grass hillside are going to be replanted, re-established to return to looking native.

4. Significant landscape buffer areas between adjacent properties, different land use zones, and between streets and off street parking lots are provided. Street trees, public courtyards and appropriate pedestrian and bicycle path linkages are encouraged. (Ord. 382, 10-25-2006)

RESPONSE: Significant landscape buffer exists between the building envelope and the adjacent parcels and is predominately going to look and remain as is, excluding the driveway itself and the landscaping that is going to directly surround the home.

F. Irrigation Limits:

1. In order to fairly distribute available domestic irrigation water to all residential lots and parcels served by the Sun Valley water and sewer district, the total area of any lot or parcel irrigated with Sun Valley water and sewer district water shall not exceed the following:

a. For RA and RS-1 single-family lots, the total area of all irrigated portions of the lot or parcel shall not exceed twenty two thousand (22,000) square feet (approximately 1/2 acre).

RESPONSE: After establishment of the re-vegetated areas and the new landscaping, the intent is that due to the native drought tolerant species selected that water will be as minimal as possible.



b. For RS-2 cluster single-family development parcels, and for RM-1 and RM-2 multiple-family development parcels, the total area of all irrigated portions of the development parcel shall not exceed fifty percent (50%) of the total development parcel size or one-half (1/2) acre of irrigated area per acre of development parcel.

RESPONSE: N/A

c. Temporary irrigation for re-vegetation of areas that were disturbed during construction and that when included exceed the maximum allowable irrigated area set forth herein, may be allowed up to two (2) growing seasons after landscape completion to irrigate and re-vegetate the disturbed areas.

RESPONSE: This will be done and will comply with this section.

d. When trees are approved in "natural grass areas" where there is little or no irrigation planned or installed, a subsurface drip system that does not irrigate beyond the "drip line" of the tree or trees may be installed to water just the trees and as such, will not count as part of the irrigation limits set forth above. (Ord. 421, 1-21-2010)

RESPONSE: Most of the new landscaping if not all will be of "drip" type.

G. Fences, Walls, Retaining Walls, Screens, And Dog Runs:

1. Fences, screens, and dog runs are designed to be consistent with the architectural character of the structures on the property.

RESPONSE: the proposed retaining walls will be 30" or lower, of materials and character that will blend in with the structure and surrounding hillside colors.

2. Fencing and screening materials are finished on both sides.

RESPONSE: N/A no fencing or screening is proposed

3. Fences, walls, retaining walls, screens, and dog runs are in accordance with the requirements set forth in article G, "Standard Regulations", of this chapter, including the provision that in all zoning districts, fences, screens, retaining walls, and freestanding walls may be approved in excess of the maximum height limit through the design review process. (Ord. 455, 12-6-2012)



RESPONSE: N/A heights will be 30" or less.

H. Sign Design:

- 1. Consideration shall be given to sign location, configuration, scale, design, materials, and colors in evaluating sign applications.**
- 2. Sign materials shall be predominately natural such as, but not limited to, wood, native stone, or integrally colored stucco. Plastic and other machine made materials are discouraged.**
- 3. Signs and supporting structures shall be architecturally compatible with the surrounding structures.**
- 4. Signs comply with the requirements set forth in [article F of this chapter](#).**

RESPONSE: N/A

I. Exterior Lighting:

- 1. All light sources shall comply with an approved exterior lighting plan as set forth in [article B of this chapter](#).**

RESPONSE: All exterior lighting will be recessed can down-lights with LED low wattage/lumen output bulbs. See submitted info on fixtures.

- 2. All nonresidential luminaries that deviate from the requirements of [article B of this chapter](#) shall demonstrate that:**
 - a. The proposed deviation is appropriate to the location of the lighting and the surrounding neighborhood;**
 - b. The proposed deviation will not unreasonably diminish either the health, safety, or welfare of the surrounding neighborhood uses; and**
 - c. The proposed deviation will not unreasonably conflict with the general intent of [article B of this chapter](#).**

RESPONSE: N/A

J. Additional Evaluation Standards For Commercial, Public, And Multiple-Unit Projects (PUDs, RM-1, RM-2, SC, CC And OS-1 Zones, And Condominium And Townhouse Projects):

- 1. Proposed improvements are designed to maximize usable public/common space throughout the project.**



RESPONSE: N/A

2. Building walls that are exposed to street(s) are designed proportionally to human scale through the use of stepped building walls; undulating building walls; windows; balconies; mixture of materials, textures, and colors; and other architectural means.

RESPONSE: N/A

3. Exterior circulation to public sidewalks and streets is provided. Sidewalks and thoroughfares that are covered by awnings, arcades, or other canopies for weather protection are encouraged.

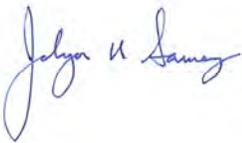
RESPONSE: N/A

4. Service and delivery vehicle (garbage, supplies, laundry, etc.) access, circulation, and areas are appropriate for the size of the development. Access, circulation, snow storage, and screened trash and storage areas are depicted on the plans using flow diagrams. (Ord. 382, 10-25-2006; amd. Ord. 421, 1-21-2010)

RESPONSE: Trash will be stored in the enclosed storage room adjacent to the garage. .

Any additional questions or concerns; I will address at the public hearing and or will provide any additional documentation or information that you require in advance of the meeting.

Sincerely,



Jolyon H. Sawrey, Architect



Ultra™ Series Windows

Ultra – as the name implies – was designed to be the ultimate in window and door frame material. Ultra combines the benefits of fiberglass with the style of traditional wood windows.

When you first look at a Milgard Ultra Series window, you might think that it's painted wood. That's no coincidence. In fact, the window was designed to match the beauty and profile of a wood window product, while avoiding the maintenance issues that wood windows face.

For appearance and performance, Ultra offers an upscale look that will complement any home. Its baked-on paint finish won't peel or eggshell, unlike a painted wood finish.

One of the toughest windows you can find, Ultra will make a wonderful addition to your home.



Make it your own...

Glass

As one of the most important components of your window or door, glass can also offer you decorative options and energy efficiency advantages.



Decorative & Tinted Glass

Add privacy or a touch of flare with our many styles of decorative glass. Tinted glass provides additional shading from direct sunlight and warm conditions.



Crystal Groove

Craftsmanship and artistry are combined for distinctive elegance with Milgard Crystal Groove, adding an extra spectrum of light and design that will bring any room to life.

Review from milgard.com—

We replaced 31 windows of various types with Milgard Ultra products and have superb noise and harmful ray reduction. They open and shut with the precision of a bank vault and are clearly built to last a very long time.

—Seattle WA

Interior Colors



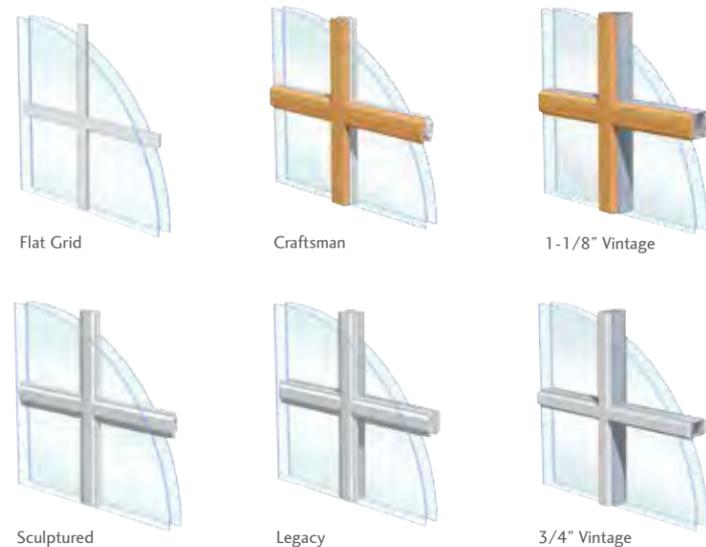
Exterior Colors

Choose from seven standard exterior colors. All colors come with white interiors. Harmony, Bark and Black Bean can be color matched interior and exterior.



Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Choose grids inside our insulated glass units for easy cleaning.



Colors shown are approximate due to printing limitations.

Window Hardware

Our window hardware is attractive, durable, secure and easy to operate. All hardware is available in these styles and your choice of finishes.

Single Hung and Horizontal Slider



Your choice of Positive Action Lock (left) shown in White or Cam Lock (right) shown in Clay

Casement and Awning



Standard Handle shown in Dark Bronze
Folding Handle (upgrade) shown in Clay

Sash lock shown in Brass

Window Hardware Finishes

White Clay Brass Brushed Chrome Dark Bronze

Door Hardware

Coordination and consistency are important to a well designed home. That's why we are offering our patio door hardware in these styles with the same finishes available for Ultra and WoodClad windows.

Swing Door Handles

(interior & exterior)



Sliding Door Handles

(interior shown)



Door Hardware Finishes

White Tan Clay Slate Black Oil Rubbed Bronze Brushed Chrome Satin Nickel

511/521

ALUMINUM DOOR SYSTEMS



ALUMINUM SECTIONAL DOORS



**VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.**



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

**Cover image:**

Model 521, clear anodized finish with clear glass.

Image above:

Model 521, powder coat green finish.

Standard features at a glance

Overhead Door aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Durable construction for years of reliable operation

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

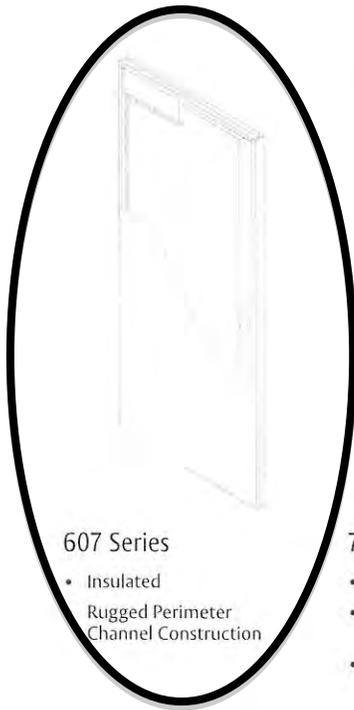
A variety of standard features and options

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator

Available In 197 powder coat colors

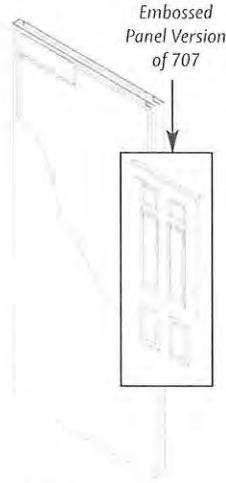
Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

ASSA ABLOY, the global leader in door opening solutions



607 Series

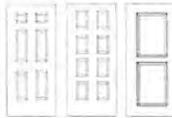
- Insulated
- Rugged Perimeter Channel Construction



Embossed Panel Version of 707

707 Series

- Insulated
- Rugged Perimeter Channel Construction
- Versatile/Dependable



727 Series

- Temperature Rise Rated (250°)
- Insulated
- Rugged Perimeter Channel Construction



737 Series

- Bullet Resistant Level 2
- Insulated
- Rugged Perimeter Channel Construction

NOTE: Closer reinforcements as detailed here are optional.

Standard Components

	607	707	727	737
Door Thickness	1-3/4" (44)	1-3/8" (35) or 1-3/4" (44)	1-3/4" (44)	1-7/8" (48)
Hinge Rail and Reinforcement	Full Height Channel 14 Gauge Extruded* to 10 Gauge Equivalent	Full Height Channel, 14 Gauge Extruded* to 10 Gauge Equivalent or 12 Gauge Extruded to 7 Gauge Equivalent	Full Height Channel 12 Gauge Extruded† to 7 Gauge Equivalent	Full Height Channel 14 Gauge Extruded* to 10 Gauge Equivalent
Lock Rail	Full Height Channel 16 Gauge	Full Height Channel 14 Gauge	Full Height Channel 14 Gauge	Full Height Channel 14 Gauge
Top Channel	18 Gauge	16 Gauge	12 Gauge	16 Gauge
Bottom Channel	18 Gauge	16 Gauge	16 Gauge	16 Gauge
Core	Insulating Polystyrene	Insulating Polystyrene Std. Isocyanurate Optional	Mineral Core (UL Listed) Fire Door Core	Polystyrene
Insulation	Polystyrene	Polystyrene	Mineral Core (UL Listed) Fire Door Core	Polystyrene
Face Skins	20, 18 Gauge	20, 18, 16, 14 Gauge	18, 16 Gauge	16, 14 Gauge Bullet Resistant Plating
Sizes Available	2068 - 4070	2068 - 50100	2068 - 4080	40100 Maximum
Galvanize Options	—	A-60, G-90	A-60, G-90	A-60, G-90
SDI 100 Level/Model ANSI A250.8	1/1, 2/1	1, 2, 3, 4/1, 2	2, 3/1, 2	3, 4/1, 2

See Fire Labeled Doors section for complete information.

* 14 gauge steel extruded to provide equivalent thread depth of 10 gauge tapped holes.

† 12 gauge steel extruded to provide equivalent thread depth of 7 gauge tapped holes.

JUNO

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

6" IC 600 LUMEN LED DOWNLIGHT NEW CONSTRUCTION

IC22LEDG4 RECESSED HOUSING

**OPEN TRIMS****PRODUCT DESCRIPTION**

Dedicated LED, Air-Loc® sealed new construction housing with integral light engine • Shallow housing allows for fit in 2 x 6 construction • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 65W BR30 incandescent

PRODUCT SPECIFICATIONS

LED Light Engine LED array integrated to thermally conductive housing provides uninterrupted heat transfer to ensure long life of the LED • Replaceable light engine mounts directly to housing and incorporates the latest generation, high lumen output LED array • LEDs are binned within a 3-step MacAdam Ellipse exceeding ENERGY STAR® requirements for superior fixture to fixture color uniformity • 2700K, 3000K, 3500K or 4100K color temperature available • 90 CRI minimum.

Optical System Computer-optimized reflector design with high reflectance white finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that can produce over 600 lumens with select trims (see page 2 for details) using less than 12W* • Wide flood distribution shipped as standard with optional optic accessories available and sold separately.

Aesthetic Trim Selections Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

LED Driver Choice of dedicated 120 volt driver or universal voltage driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt only dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall dimmers • For a list of compatible dimmers, see [JUNOICLED-DIM](#) • Mounted between the j-box and housing for easy access and cool operation.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels ENERGY STAR® Qualified when used with select baffle and cone trims • Certified to the high efficacy requirements of California T24 with select trims • UL listed for U.S. and Canada through-branch wiring, damp locations • Union made • UL and cUL.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

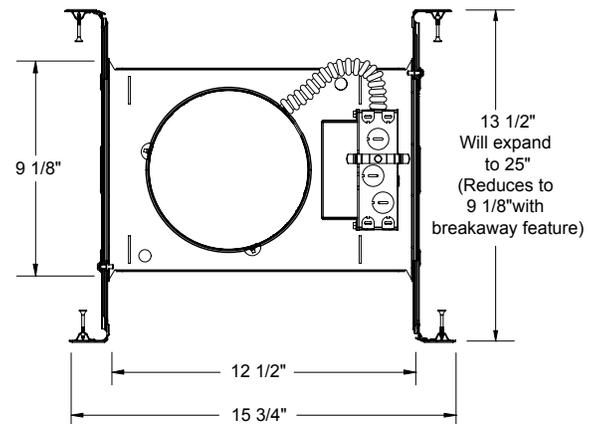
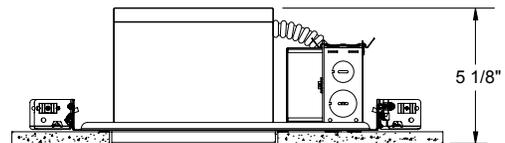
Housing Designed for use in IC (insulated ceiling) or non-IC construction • Aluminum housing sealed for Air-Loc® compliance • Housing is vertically adjustable to accommodate up to a 2" ceiling thickness.

Junction Box Pre-wired junction box provided with (5) ½" and (1) ¾" knockouts, (4) knockouts for 12/2 or 14/2 NM cable and ground wire • UL listed and cUL listed for through-branch wiring, maximum 8 #12 branch circuit conductors • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Quick connect electrical connectors supplied as standard for fast, secure installation.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings • Design covered under US Patent D552,969.

* Nominal input wattage @ 120-volt operation with dedicated 120-volt driver under stable operating conditions.

DIMENSIONS

6 7/8" CEILING CUTOUT

ELECTRICAL DATA**Dedicated 120V Only Driver Option**

120V	
Input Power	11.7W (+/-5%)
Input Current	0.10A
Frequency	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-25°C

ELECTRICAL DATA**Universal Voltage**

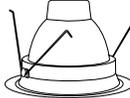
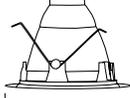
	120V	277V
Input Power	12.5W (+/-5%)	12.6W (+/-5%)
Input Current	0.11A	0.05A
Frequency	50/60Hz	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class A (commercial)	FCC Title 47 CFR, Part 15, Class A (commercial)
Minimum starting temp	-40°C	-40°C

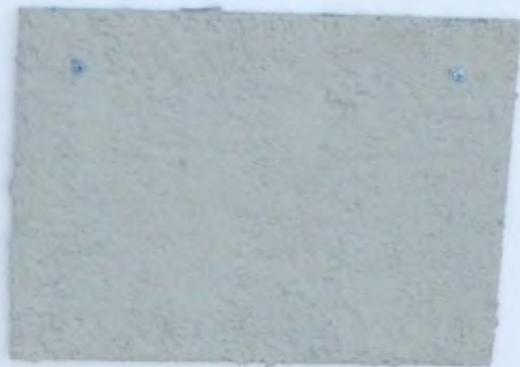
Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

Trim Series	Dimensions	Aperture	Catalog No.	Housing/Lamp Compatibility
 Tapered Baffle	 7 5/8"	5-3/4"	24W-WH - White Baffle, White Trim 24B-WH - Black Baffle, White Trim 24B-BL - Black Baffle, Black Trim 24B-ABZ - Black Baffle, Classic Aged Bronze Trim 24B-SC - Black Baffle, Satin Chrome Trim	IC2: 50W PAR30, 75W PAR30L, 65W BR30 TC2/TC2R: 75W PAR30, 75W PAR30L, 65W BR30 IC22/IC22W/IC22S/IC22R: 50W PAR30, 75W PAR30L, 65W BR30 IC22LEDG4/IC22RLEDG4/IC22LWDG4N/IC22RLWDG4N Series IC922LEDG4/IC922RLEDG4/IC922LWDG4/IC922RLWDG4 Series IC1422LEDG4 Series, TC1422LED4 Series, TC922LEDG4 Series APT2: 75W PAR30L, 65W BR30 Compatible with TR6, 6" Trim Ring
 Straight Baffle	 7 5/8"	5-3/4"	25W-WH - White Baffle, White Trim 25B-WH - Black Baffle, White Trim 25B-BL - Black Baffle, Black Trim 25B-ABZ - Black Baffle, Classic Aged Bronze Trim 25B-SC - Black Baffle, Satin Chrome Trim	IC2: 85W BR40, 90W PAR38 TC2/TC2R: 120W BR40, 150W PAR38 IC22/IC22W/IC22S/IC22R: 50W PAR30, 65W BR30, 65W PAR38 APT2: 150W PAR38, 120W BR40 Compatible with TR6, 6" Trim Ring
 Ultra-Trim Baffle - Fully Enclosed	 7 5/8"	5-7/8"	28W-WH - White Baffle, White Trim 28B-WH - Black Baffle, White Trim	IC2: 75W A19, 100W PAR38, 75W PAR30, 75W PAR30L, 85W BR30, 120W BR40 TC2/TC2R: 75W A21, 150W PAR38, 75W PAR30, 75W PAR30L, 85W BR30, 120W BR40 IC22/IC22W/IC22S/IC22R/IC23/IC23W: 60W A19, 75W PAR30, 75W PAR30L, 65W BR30, 90W PAR38, 90W BR40 ICPL/PL613:13W, ICPL/PL618: 18W, ICPL626 Series: 26W, ICPL632 Series: 32W, PL642 Series (For best performance, 26W is recommended) APT2: 150W A21, 150W PAR38, 75W PAR30, 75W PAR30L, 85W BR30, 120W BR40
 Shallow Baffle	 7 5/8"	5-3/4"	244W-WH - White Baffle, White Trim 244B-WH - Black Baffle, White Trim	IC2/TC2/TC2R: 75W PAR30, 75W PAR30L, 65W BR30 IC21/IC21R: 50W PAR30, 75W PAR30L, 65W BR30 IC22/IC22W/IC22S/IC22R: 60W PAR30, 75W PAR30L, 65W BR30 IC23/IC23W: 60W PAR30, 75W PAR30L, 65W BR30 APT2: 75W PAR30, 75W PAR30L, 65W BR30 Compatible with TR6, 6" Trim Ring
 PAR30 Deep Baffle	 7 5/8"	5-5/8"	254W-WH - White Baffle, White Trim 254B-WH - Black Baffle, White Trim	IC2/TC2/TC2R: 75W PAR30, 100W PAR38 Compatible with TR6, 6" Trim Ring
 Economy A-Lamp Reflector with Baffle	 7 5/8"	5-1/2"	230CW-WH - Clear with White Baffle, White Trim 230CB-WH - Clear with Black Baffle, White Trim	IC2/TC2/TC2R: 100W A19 IC23/IC23W: 40W A19 APT2: 100W A19



EXTERIOR MATERIALS

ITEM	QUANTITY	DESCRIPTION	UNIT	PRICE
1	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
2	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
3	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
4	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
5	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
6	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
7	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
8	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
9	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
10	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
11	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
12	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
13	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
14	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
15	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
16	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
17	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
18	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
19	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50
20	1	1/2" x 4" x 8" Dark Brown Trim	Linear Foot	12.50