



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

**To:** Planning and Zoning Commission  
**From:** *MH* Mark Hofman, Community Development Director  
**Meeting Date:** March 10, 2014  
**Agenda Item:** **Trimper Single Family Residence  
Design Review Application No. DR 2014-03**

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**SUBJECT:** Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 5,390 square foot, two-story single family dwelling including attached garage with associated site improvements on an existing vacant residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Clemens Associates, Inc. for Diane C. Trimper. **Application Filing Date:** January 21, 2014. **Location:** Lot 26B of the Dollar Mountain Subdivision: Lots 26B and 27B Plat; 105 Skyline Drive.

**BACKGROUND:** The project proposes development of vacant Lot 26B of the approved Dollar Mountain Subdivision: Lots 26B and 27B Plat. The existing 0.55-acre (23,994 square foot) vacant lot is generally void of existing landscaping and includes no areas of significant slope greater than 25%. A building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the Dollar Mountain Subdivision: Lots 26B and 27B Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the current envelope recorded for Lot 26B, is centrally sited to preserve views from and through the site, and allows an envelope of a size consistent with current zoning regulations. The site lies downhill of the adjacent Skyline Drive public street right-of-way near the intersection with Skyline Spur. Undeveloped single family lots lie adjacent to the north and south and the Sun Valley Golf Course lies to the west.

The March 10, 2014 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main features of the proposed driveway and structure will be identified by the applicant with temporary staking for review by the Commission and the public.

**ANALYSIS:** The single family dwelling is designed with a 2,565 square foot main level and a 2,081 square foot lower level with an attached 744 square foot two car garage (4,646 square feet total living area and 5,486 total gross square feet). The two-level design steps down the sloping site from the front area along Skyline Drive. The structure presents itself as a single-story design from the street frontage and a ground level paver terrace and second level deck are located at the rear of the house to maximize existing views to Dollar Mountain, Griffin Butte, and the Boulder

Mountains. The dwelling is accessed directly from the public street right-of-way via a 20-foot wide paver driveway adequately designed for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily stucco siding with stone wainscot, asphalt composite shingle roofing, wood beams and rafter tails, cedar fascia, and aluminum clad wood windows. Manufacturer's detail and specifications sheets for the proposed exterior lighting fixture have been submitted for review by the Commission to ensure project compliance with the City's exterior lighting regulations. A colors/materials exhibit is included with the attached project drawings (**Exhibit "PZ-E"**) for review by the Commission at the site visit and public hearing.

**Development Standards-** The construction of the new single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District. The RS-1 Zoning District allows single family residential construction by right as a land use. The building envelope matches the approved and recorded envelope for Lot 26B of the Dollar Mountain Subdivision Plat. The total proposed building footprint of 3,309 square feet complies with the 4,092 square foot maximum footprint allowed for the site. The approximate proposed 860 square feet of building footprint outside of the building envelope complies with the maximum 1,103 square feet (1/3 of total building footprint) allowed. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. The proposed height of 34'6" above existing record grade complies with the 35-foot maximum height limit and 930 square feet (22.8%) of roof area exceeds 30 feet where 33% maximum is permissible by Code.

**Landscaping-** A mix of new trees will be added to the site in the front and side areas. Numerous shrubs, flower beds and ground covers will compliment the development near the structure and several terraces and yard areas will provide usable outside area. All disturbed areas will be revegetated and irrigated with an automatic underground sprinkler system. Once the landscaping is established, the maximum permanent irrigated area will be limited to approximately 17,431 sq. ft. Therefore, the project's total permanent irrigated landscape area of 17,431 square feet will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre).

**Snow Storage-** Required snow storage calculations are listed on the project's drawings. The project's paver driveway, turnaround and parking area represent 2,200 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,100 square feet of on-site snow storage area (50%). The project provides 1,200 square feet of readily available snow storage directly adjacent to the driveway.

**Construction Management Plan-** Draft Condition of Approval #6 requires that prior to issuance of a building or grading permit for the project the applicant shall submit a final construction management plan for approval by the Community Development Director. The construction management plan shall include all applicable elements dealing with noise, construction hours, staging, materials storage, dust control, tire cleaning, construction parking, dogs, garbage, safety, etc., as well as any comments and issues identified by the Planning and Zoning Commission during the public hearing. The Skyline Drive right-of-way, as well as the site driveway, must be maintained free and clear through the duration of project construction.

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

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

**Public Notice and Comment-** The project application was publicly noticed by: 1.) publication in the Mtn. Express on February 19, 2014; 2.) posting of the project site; 3.) mailing of notice to all property owners within a 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City’s web site. No public email comments, phone calls or letters have been received by staff as of the writing of this Report.

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

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

**LIST OF ATTACHED EXHIBITS:**

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-03.
Exhibit “PZ-B”	City of Sun Valley Fire Department review and comment letter dated February 6, 2014.
Exhibit “PZ-C”	City of Sun Valley Building Comments for Planning & Zoning Review letter

from the Building Official dated February 6, 2014.

- Exhibit "PZ-D" Irrigated area calculations sheet submitted by the applicant and stamped received by the Community Development Department on February 28, 2014.
- Exhibit "PZ-E" Reduced 11" by 17" project drawing set stamped received by the City on February 27, 2014.

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

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

Project Name: **Trimper Single Family Residence**  
 Applicant: **Clemens Associates, Inc. for Diane C. Trimper**  
 Location: **Lot 26B Dollar Mountain Subdivision Lots 26B and 27B  
 105 Skyline Drive**  
 Zoning District: **Single-Family Residential (RS-1) Zoning District**

**Single Family Residence Floor Area:**

	<b>Proposed Floor Area (sq. ft.)</b>
Lower Level	2,081
Main Level	2,565
Attached Garage	744
Mech./Storage	96
<b>Total Gross Area</b>	<b>5,486</b>

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

Lot Area: 23,994 sq. ft. (0.55 acres)

Building Envelope: A recorded building envelope exists for Lot 26B as part of the recorded Dollar Mountain Subdivision: Lots 26B and 27B Plat 4,092 square foot (63.97' by 63.97')

Building Footprint Allowed: 4,092 sq. ft. max. (calculated as per Section 9-2A-3I)  
 Building Footprint Proposed: 3,309 sq. ft. (80.9% of maximum)

Allowable Footprint Outside Building Envelope: 1,103 square feet  
 Proposed Footprint Outside Building Envelope: 860 square feet (78% of the 33% max.)

Roof Area (Total) 4,071 square feet

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33.33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: 34'6" above existing record grade with 22.8% (930 sq. ft.) between 30' and 35'.

Required Snow Storage: 1,100 sq. ft. min. (50% of hardscape areas)  
 Proposed Snow Storage: 1,200 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)  
 Proposed Irrigated Area: 17,431 sq. ft. (permanent irrigated area)

**Project Description:** The application includes construction of a new 5,486 square foot total gross area, two-story single family dwelling with attached garage and associated site improvements on an existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. The lot is conforming in lot area (23,994 sq. ft.) where a 20,000 square foot minimum is required in the RS-1 Zoning District. A recorded building envelope (4,092 square feet- 63.97' by 63.97') exists for the lot as part of the recorded Dollar Mountain Subdivision: Lots 26B and 27B Subdivision Plat and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood. The new structure's design consists of a 2,081 square foot lower level, 2,565 square foot upper/main level, and a 744 square foot attached garage. The total footprint for the structure is 3,309 square feet. The new two-level structure is designed to be centrally sited on the front, uphill, street frontage area of the site and all elements maintain the minimum required fifteen (15) foot setback from exterior property lines for structures in the RS-1 Zoning District.

The site lies downhill of the adjacent Skyline Drive public street right-of-way near the intersection with Skyline Spur. Undeveloped single family lots lie adjacent to the north and south and the Sun Valley Golf Course lies to the west. The detached single family dwelling is to be developed as a single phase. The structure's lower level is excavated into the site grade and the structure generally visually presents itself as a single level dwelling from Skyline Drive. The dwelling is accessed from the public street right-of-way via a 20-foot wide paver driveway. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily stucco siding with stone wainscot, asphalt composite shingle roofing, wood beams and rafter tails, cedar fascia, and aluminum clad wood windows. Manufacturer's detail and specifications sheets for the proposed exterior lighting fixture were submitted for review by the Commission to ensure project compliance with the City's exterior lighting regulations. The project's exterior lighting is called out on the Main Level Plan and the Lower Level Plan to ensure project compliance with the City's exterior lighting regulations. A colors/materials exhibit was included with the project drawings for review by the Commission at the site visit and public hearing.

The structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure exceeds thirty five (35) feet above adjacent record grade, where a thirty-five foot maximum is permissible by Code in the RS-1 Zoning District. The structure's maximum height is 34'6" above existing record grade with 22.8% (930 sq. ft.) of the total roof area between 30 and 35 feet (33% or 1/3 maximum is allowed). The building envelope on the project drawings matches the building envelope recorded as part of the Plat. The total proposed building footprint of 3,309 square feet complies with the 4,092 square foot maximum footprint allowed for the site. The project meets the maximum 1/3 or 33% footprint outside of the building envelope standard with 860 square feet outside the recorded building envelope where 1,103 square feet maximum is permitted. No portion of the building extends into the required minimum 15' setback area.

Because no significant slope areas lie on or adjacent to the project site no slope analysis was required as part of the application materials. The single-family development proposes minimal disturbance of the site and grading consists of excavation for the lower level and landscape/drainage improvements. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, off-street parking, landscape irrigation, snow storage, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing on March 10, 2014 to review existing site conditions and view temporary staking/story poles erected on the site to demonstrate the bulk and location of the proposed dwelling.

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

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single-Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and building footprint.**
2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of Title 9. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of the project design. The design of the project is consistent with and complimentary to existing development on adjacent lots, as well as the developed surrounding neighborhood. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking/story poles and to examine existing site conditions. The site is accessed off Skyline Drive and no significant areas of steep slope exist on or adjacent to the site. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on the site. The area is not within an identified view corridor or skyline. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 26B of the Dollar Mountain Subdivision. Existing development exists on residential lots across the Skyline Drive right-of-way. The proposed detached single family dwelling is to be developed as a single phase, the lower level is excavated into the site grade, and the structure generally visually presents itself as a single level dwelling from Skyline Drive because of the foundation's lower grade well below street level. The structure will be sited in an area which is consistent with existing residential development in the neighborhood. The new dwelling is consistent and in context with, and complimentary to, adjacent properties because of sensitivity in design, bulk, mass and location. The single family residential character of the area will be maintained.**

5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the single family design is consistent with existing and future single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Skyline Drive public street right-of-way via a new private driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the front most developable portion of the site, is substantially dug into existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation.**
  
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department and Building Official review letters. No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**
  
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched roof elements of the structure are architecturally broken up to avoid a massive flat roof presentation, the structure is integrated into the sloping grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**
  
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single-Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning District.**

#### CONCLUSIONS OF LAW

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

#### CONDITIONS OF APPROVAL

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

5. Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.
6. A final construction management plan shall be submitted to the Building Inspector at the time of application for a building permit that addresses construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required. No construction parking or staging shall occur on the Skyline Drive public right-of-way without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive surrounding vegetation on adjacent properties throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. Any damage done to the paved City street or other improvements within the right-of-way shall be restored to the satisfaction of the Streets Department.
7. The applicant shall comply with the applicable comments set forth in the Sun Valley Fire Department Review Letter, dated February 6, 2014, and the Building Official Comments for Planning & Zoning Review letter, dated February 5, 2014, which are based on the stated project design. No modifications to the approved plans shall be made without written permission of the Fire Chief, Building Official and Community Development Director.
8. Any planned permanent address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.
9. All exterior lighting shall be consistent with the project drawings and approved project design. Any future new lighting shall remain consistent with the provisions for exterior lighting compliance and shall receive prior approval of the Community Development Department prior to modification.
10. The subject Design Review Application shall be specific to the project drawings stamped received by the City on February 27, 2014 and approved by the Planning & Zoning Commission on March 10, 2014. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.
11. The applicant shall submit a glass sample and further manufacturer's specifications (lumen output) for the exterior scone lighting fixtures reviewed by the Planning and Zoning Commission on March 10, 2014 to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.
12. The project's utilities shall be enclosed and screened from view. The enclosure design shall be depicted on the plans submitted for building permit review to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.

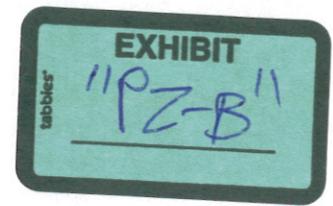
**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-03.

Dated this 10th day of March, 2014.

\_\_\_\_\_  
Jake Provonsha  
Vice Chairman  
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed \_\_\_\_\_



Date: 02/06/2014

To: Mark Hofman

Re: 2014-03/ Trimper Residence/ 105 Skyline Drive

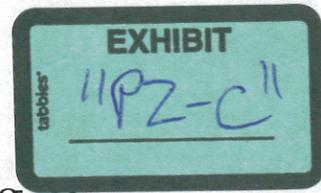
I have reviewed the submitted plans and request clarification on the outdoor fire pit:

The outdoor fire pit states that it is a gas burner. I am assuming no wood will be used and it will have noncombustible material for the decorative medium. I am requesting more information on the fire pit and its surrounding area before approving the plans.

Please contact the City of Sun Valley Fire Department with clarification and submit the requested information on the outdoor fire pit.

Reid Black Fire Code Official  
City of Sun Valley Fire Department  
Office phone: (208) 622-8234  
Email: [rblack@svidaho.org](mailto:rblack@svidaho.org)

*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.*



# Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: February 6, 2014

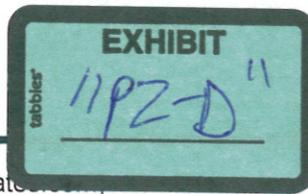
Project: Trimper DR2014-03

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

## Building Comments:

1. Grade is required to slope away from structure 6" within the first 10'. Impervious surface required to slope a minimum of 2% away from structure.
2. No other apparent discrepancies.

Mark Hofman



From: Doug Clemens [doug@clemensassociates.com]
Sent: Friday, February 28, 2014 2:28 PM
To: Mark Hofman
Subject: TRIMPER IRRIGATION NUMBERS

MARK: HERE ARE MY CALCULATIONS ON THE MAXIMUM AMOUNT OF IRRIGATED LAND ON THE TRIMPER LOT 26B:

Table with 2 columns: Description and Area. Rows include FOOTPRINT OF THE HOUSE (3,300 SF), LOWER TERRACE AND HOT TUB (788 SF), and DRIVEWAY, GUEST PARKING, ENTRY (2,424.5 SF).

TOTAL SQUARE FOOTAGE OF NON-IRRIGATED LAND ON TRIMPER LOT 26B
6,512.5 SF OR 0.15 ACRES

TOTAL SQUARE FOOTAGE OF TRIMPER LOT 26B
23,994 SF

LAND ON TRIMPER LOT THAT WILL BE IRRIGATED 17,431.5 SF OR .4/10THS OF AN ACRE

SO, THE IRRIGATED AREA ON THE LOT IS LESS THAN 1/2 ACRE

BREAKDOWN OF IRRIGATION METHODS ON THE TRIMPER LOT:

- IRRIGATION: NATURAL AREA ADJACENT TO GOLF COURSE --- LIMITED; LAWN AT LOWER AREA ONLY --- SPRAY HEADS; BEDS ADJACENT TO HOUSE AND ENTRY --- NETAFIM BELOW SURFACE
SOAKER SYSTEM: TREE AREAS AT FRONT AND SIDES --- STREAM SPRAYS

DOUG CLEMENS