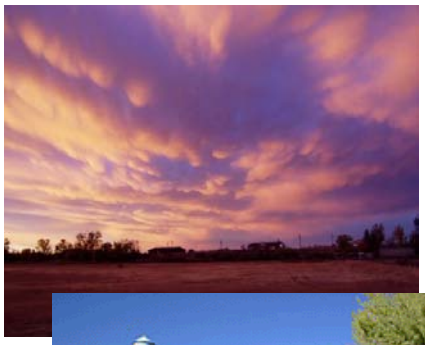
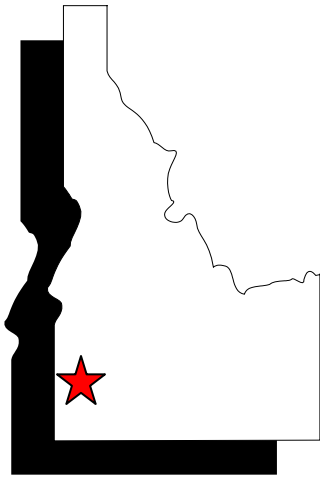
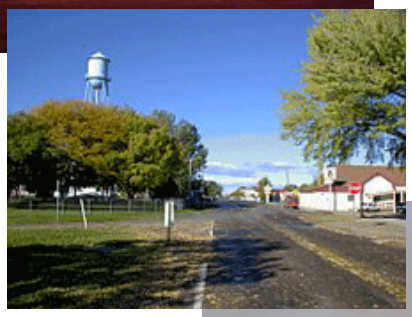
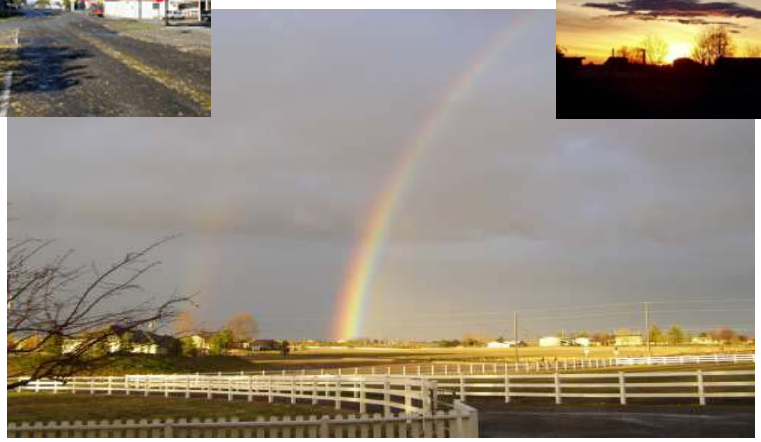
KUNA
ARCHITECTURE
& SITE DESIGN BOOK









ARCHITECTURE
&
SITE DESIGN BOOK

Preface

This book is the result of a quest by the City of Kuna to improve communication between the City of Kuna and anyone doing business in the City; to promote a user friendly atmosphere with clear and concise directions, to empower the applicant with the proper tools that will help them proceed with a project from start to finish in the shortest possible amount of time with the feeling they have been treated fairly and equitable.

The general theme of the design review overlay district is to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike.

The architectural designs, materials, and graphics set forth in this article are compiled to create a theme unique to the area called "Kuna Architecture."

The purpose of this Booklet is to show, through the use of pictures and text, specific period architectural styles, and elements envisioned for the "Kuna Architecture" theme.

The following design elements are provided as examples of the types of styles and materials that are suitable for development purpose in the City of Kuna. This design booklet is not intended to be all inclusive as there are many other types of design materials and features that are appropriate for development purpose in this community.

The applicant should keep in mind the design development standards that been incorporated into the design guideline ordinance as they are constructing their development's design strategy. The design review ordinance number 2007-21 is available on line at www.cityofkuna.com or may be picked up at the City's planning and zoning department located at 763 W Avalon in Kuna.

The applicant is encouraged to read the City's design ordinance and become familiar with its design criteria.

If you have any questions about the types of materials or design features that are permissible for usage in the City of Kuna, please call your concerns and questions to the planning staff or design review committee's attention prior to incorporating them into development.

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Architecture Styles

Italianate (1880-1900)

Facade
- Symmetrical

Walls
- Varying materials, typically brick or wood

Porches
- Single story entry porch with supporting square posts

Balconies
- Typically centered on structure

Roof Type
- Widely overhanging eaves
- Low-pitched

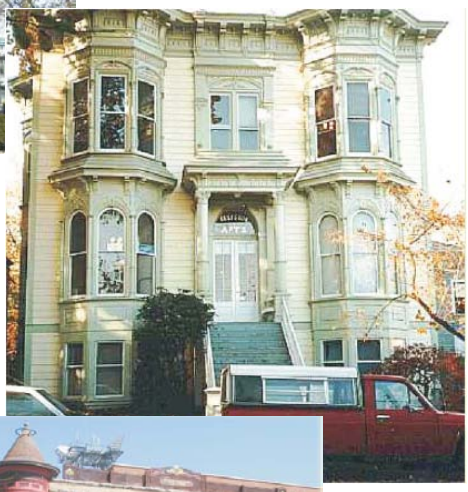
Towers
- Square cupola or towers typical

Columns/Pillars
- Typical; varying sizes

Windows
- Bay windows in front facade
- Placed on front facade symmetrically
- Paired and tripled
- Tall and narrow
- Traditional rectangular top
- Arched (segmentally-arched) or curved above in U-shape
- Window sashes commonly with one or two pane glazing
- Enframents often with bracket or pediment crowns

Chimneys
- Typically square
- Villa Style
- Small

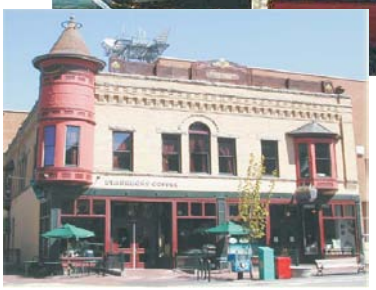
Doors
- Front doors are single or paired
- Rectangular, arched, or segmentally-arched



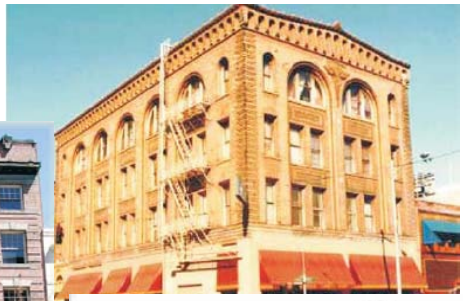
Stories
- Two or three stories (rarely one)

Detail
- Elaborate enframents typically above doors, windows, in supports, and columns
- Decorative brackets beneath eaves (single or in pairs)
- Ornate despite solid square shape

Other



Romanesque Revival (1890-1900)



Facade
- Asymmetrical
- Variable stone and brick facade

Walls
- Monochromatic brick or stone
- Heavy, rough-cut stone
- Thick masonry walls

Porches
- Occasionally used

Balconies
- Occasionally used

Roof Type
- Groined roof
- Semicircular arches to enrich corbel tables along the eaves
- Flat roof

Towers
- Rounded towers with conical roof

Columns/Pillars
- Several

Windows
- Deeply Recessed
- Round arch transom windows with colored glass

Chimneys
- Small or absent

Doors
- Varying materials

Stories
- Varying materials

Detail
- Round arcs over windows, entryways
- Compound arches
- Barrel Vault supported by parallel walls or arcades
- Beltcourse (usually coinciding with edge of an interior wall)
- Diaper pattern
- Cushion Capital
- Geometric medieval moldings carved on capitals
- Rinceau
- Domed corner buttress
- Arcades along one or both sides, supported by pillars or columns (freestanding or attached)

Other
- Entry is thick and cavernous

Colonial Revival (1905-1915)

Facade
- Symmetrical
- Rectangular

Walls
- Clapboard siding
- Brick or wood

Porches
- Varying sizes
- Typical

Balconies
- Typical

Roof Type
- Covered in shingles
- Gable roofs

Towers
- Typically frame entryways

Columns/Pillars
- Fluted
- Doric
- Corinthian
- Ionic

Windows
- Double-hung windows
- Multi pane windows
- Framed by shutters
- Dormer (especially eyebrow dormer)
- Fanlight and sidelight windows
- 8-over-8 sash windows

Chimneys
- Single, in central location

Doors
- Paneled doors with sidelights and topped with rectangular
  Transoms or fanlights

Stories
- 2 to 3

Detail
- Porticos topped by pediment
- Simple, classic detailing

Other
- Overhanging upper story
- Protruding stone entry with columns and a fanlight

Prairie School (1910-1925)

Facade
- Boxy and symmetrical or low-slung and asymmetrical
- Rectangular

Walls
- Use of natural materials: brick, wood, stucco, etc.

Porches
- Enclosed
- One story porches with massive square supports

Balconies
- Occasionally used

Roof Type
- Broad hipped
- Low pitched
- Wide, overhanging eaves
- Gabled

Towers
- Absent

Columns/Pillars
- Absent

Windows
- Typically art glass used
- Casement (typically in rows)

Chimneys
- Central chimney

Doors
- Varying materials

Stories
- 1st story projection
- Compressed upper story
- 2 – 3 stories

Detail
- Stylized floral and circular geometric terra cotta or masonry ornamentation around doors, windows, and cornices
- Earth tone colors both interior and exterior
- Integrated artwork: terra-cotta
- Exterior ornament: stencils and art glass
- Exterior ornament: sawed wood
- Horizontal lines and emphasis

Other
- Asymmetrical entry

English Cottage (1910-1930)

Facade
- Asymmetrical

Walls
- Stone walls
- Half-timbering with stucco inset into exposed wood framing (upper floors)
- Half-timbering: Bargeboard (vergeboard, gableboard)
- Patterned brick wall cladding

Porches
- Side porches are typical
- Front facade porches are small or entirely absent

Balconies
- Not typically

Roof Type
- Dominant front facing gable(s)
- Steep gabled roofs
- Overlapping gables
- Steeply pitched gabled dormers
- Cross gabled

Towers
- Absent

Columns/Pillars
- Absent

Windows
- Multi-paned casement windows
- Tall and narrow
- Small leaded glass
- Diamond pane casement
- Rows of three or more casement commonly located on or below main gable
- Transom windows
- Label mold windows
- Oriel windows
- Bay windows with half-timbering

Chimneys
- Typically stone
- Typically placed in prominent locations on front or side of house
- Massive

Doors
- Vertical plank doors
- Rounded doorways

Stories
- 2½ (1½ common also)

Detail
- Simple design

Other
- Small tabs of cut stone may project into surrounding brickwork, giving quoin-like effect
- Entry:
- Tudor or flattened pointed arches in door and door surrounds

Mediterranean (1925-1935)

Facade
- Asymmetrical

Walls
- Stucco finish (as accent)
- Masonry

Porches
- Detailed as loggia
- Arcaded porch/entrance

Balconies
- Typically small if used

Roof Type
- Low-pitched hipped or gable roofs
- Heavy tilt roof

Towers
- Used occasionally

Columns/Pillars
- Spiral columns

Windows
- Picturesque fenestration with windows of varying sizes and shapes
- Typically arched at entrance
- Casement

Chimneys
- Tall chimney with house-form chimney caps

Doors
- Varying materials

Stories
- Stories vary

Detail
- Decorative eave brackets
- Round arches above doors, windows, and porches
- Wrought iron grille work
- Decorative iron railings

Other
- Irregular floor plan
- Mediterranean building styles include a dominant stucco exterior, which for purposes of Eagle architecture shall be prohibited.
- Stucco exteriors are permitted if combined with other materials, such as masonry or wood.

Desirable Business Exteriors and Landscaping

Desirable Residential Styles

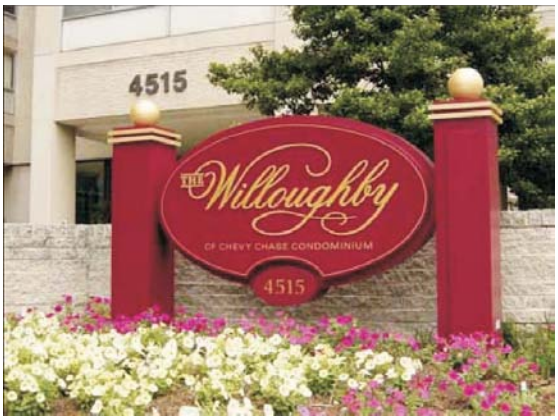
Condos

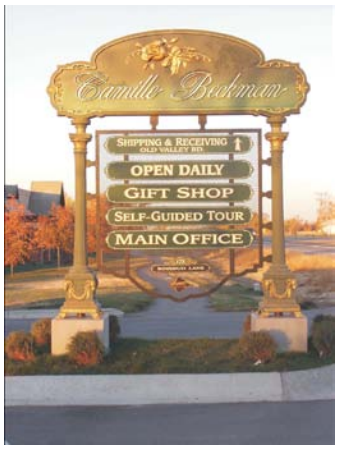
Desirable Multi-family Units

Undesirable Structures

Signage

Monument Signs





Wall Signs

GIFT SHOP

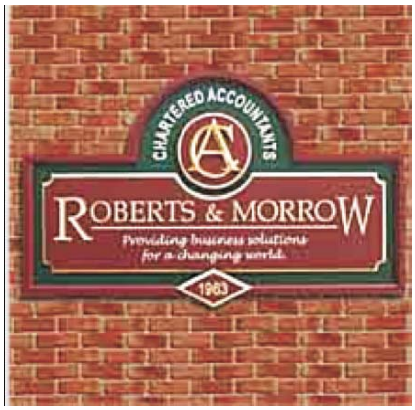
Mehfil

AUSTIN STREET MALL
ANTIQUES ✧ GIFTS ✧ FOUNTAIN

COPPER MOON

THE
CASCONE'S
Bay Haven

Traditions


CHARTERED ACCOUNTANTS
ROBERTS & MORROW
Providing business solutions
for a changing world.
1963

180
TWO SISTERS
ANTIQUES and GIFTS

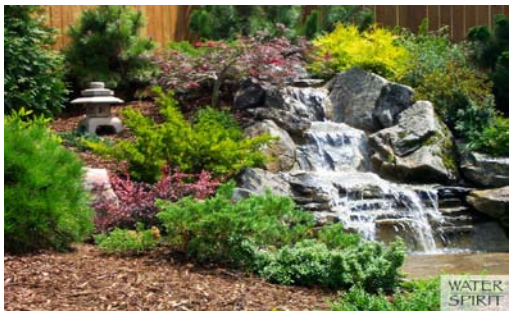
Hanging Signs

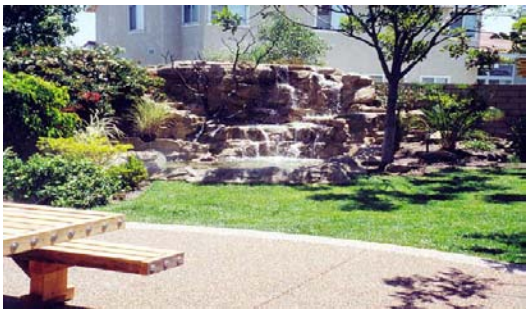
Miscellaneous Signs

Recommended Features

Trash Enclosures

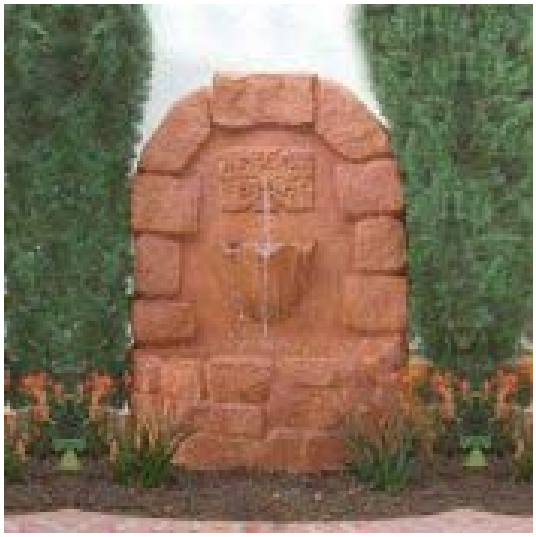
Rock and Water Features





Water Fountain Features

Wall Fountain Features



Open Spaces

Gazebos and Pavilions

Sidewalk Design

Pigment specification for the red stamped section of the sidewalk (integrally colored concrete):

Davis Colors, Color Group: Premium, Brick Red, 4 LBS 160 (dose rate to mix with each 94 lbs. of cement). Or approved equal

Width dimensions of stamped concrete - "Running Bond" pattern
All bands of red, stamped brick pattern: 16-inches (4-bricks wide).
1 brick = 4-inches x 8-inches

Dimensions of smooth (not stamped), gray concrete area

7-feet, 4-inches (measured from back of stamped brick band adjacent to curb to back of stamped brick band adjacent to site) by 10-feet, 4-inches (measured from inside edge of one horizontal interior stamped brick band to inside edge of next horizontal interior stamped brick band).

Other

Sidewalk width: the 7-foot, 4-inch length of the smooth, gray concrete area added to the 16-inches of the outside stamped brick pattern (next to curb) added to the 16-inches of the inside stamped brick pattern (next to site) equals the required width of the sidewalk - 10-feet.

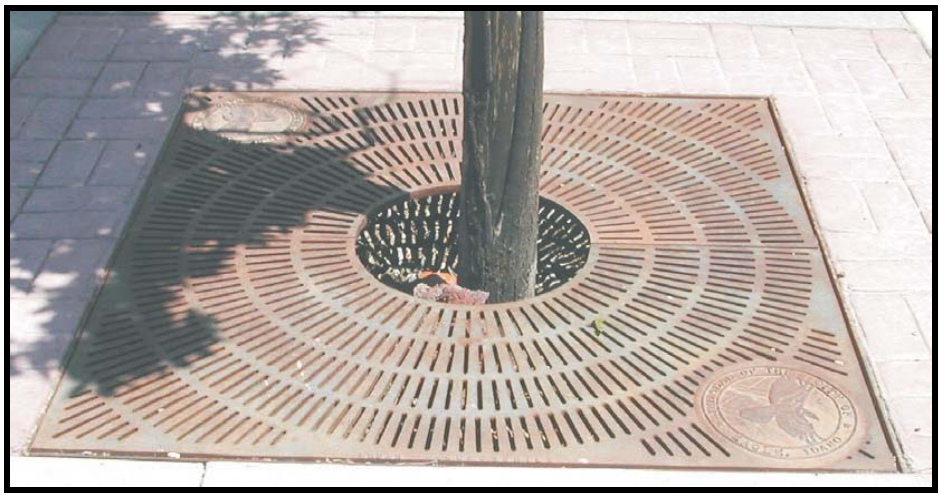
Tree placement within the sidewalk should be installed in-line with one of the existing horizontal interior stamped brick bands. However, where this is impractical due to constraints based upon the overall length of the sidewalk being constructed
(for example), it is more important to have consistent distances between the horizontal interior stamped brick bands than to have the trees placed exactly at any given horizontal interior stamped brick band. Variations must be reviewed and approved with each application.

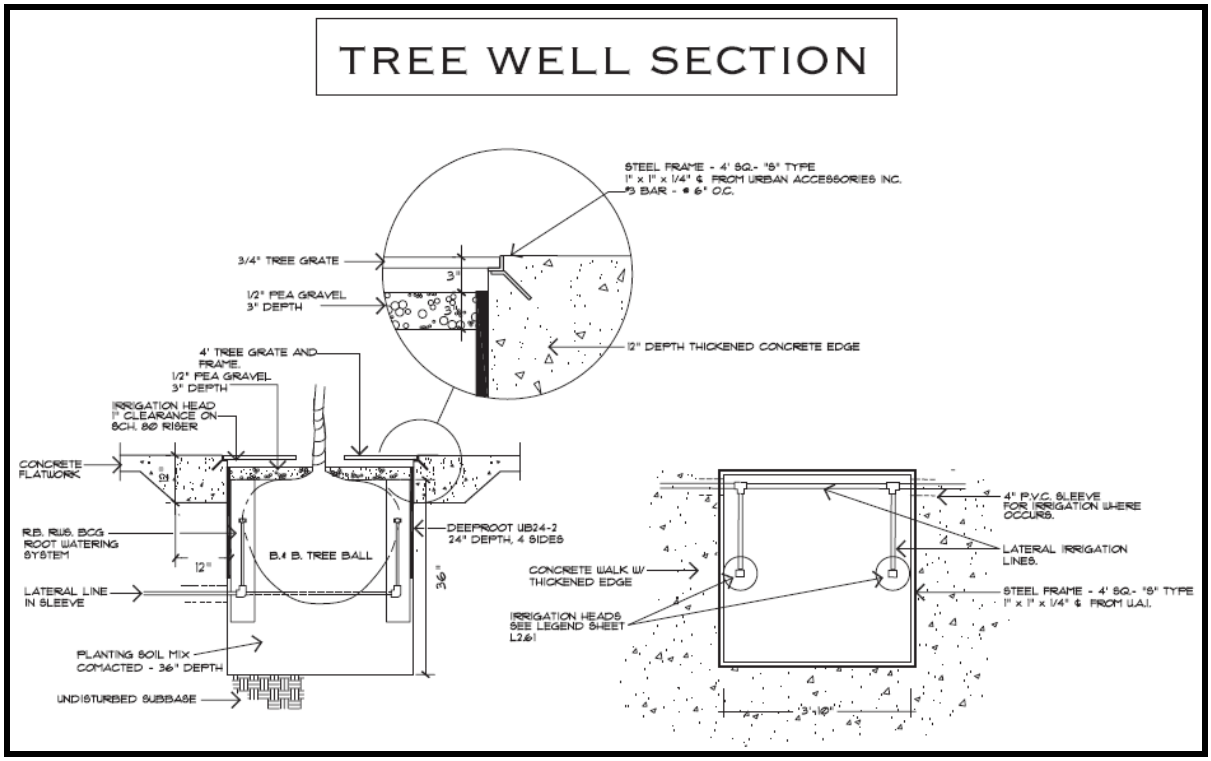
Concrete shall be constructed in accordance with
Division 700 of the ISPWC; light broom finish.

Concrete approaches shall be traffic rated with a HS-20 load rating.

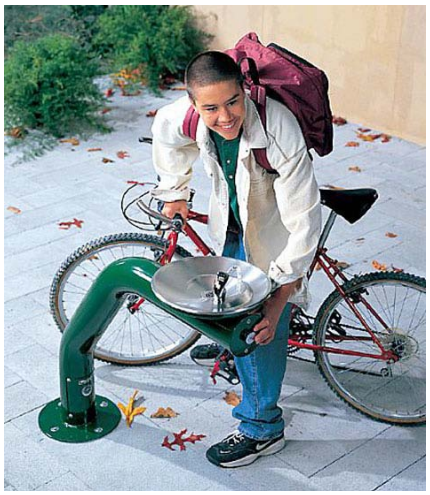
Stamped pattern is to continue through approaches.

Street Tree Grate

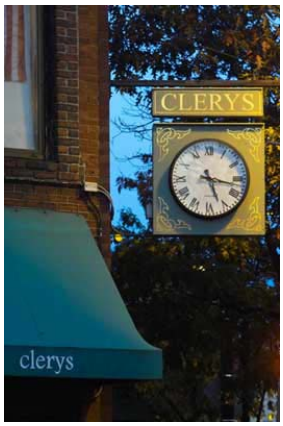




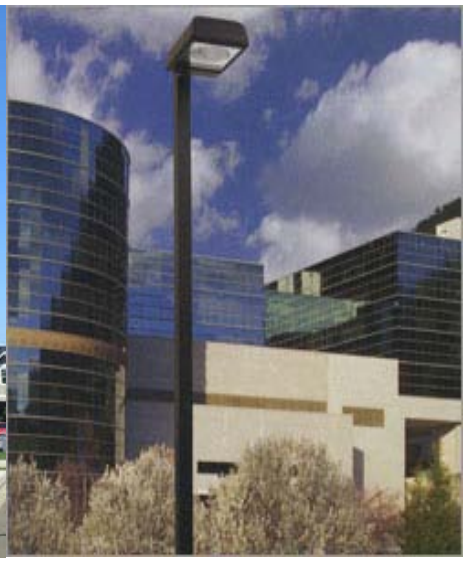
Outside Drinking Fountains

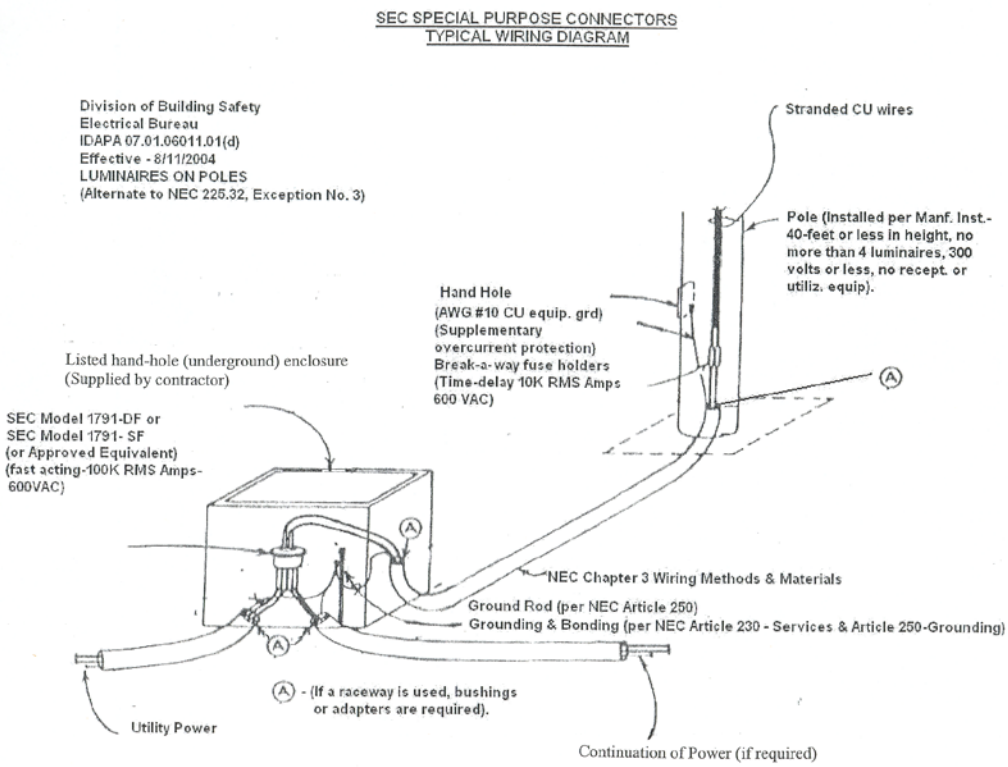


Outside Clocks



Street Light Design





The City of Kuna encourages the "dark sky" lighting principal.

Light Pole Base Designs

Cobble Stone Light Pole Base

Decorative Concrete Light Pole Base

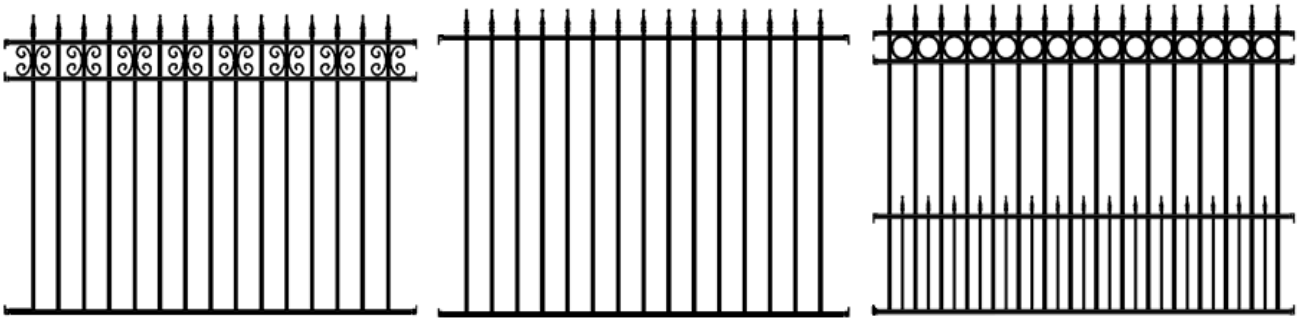
Decorative Rock Light Pole Base

“Bagged” Finish Light Pole Base

Masonry and Vinyl Fencing

Wood fencing is prohibited for right-of-way fencing (KCC 6-4-2), landscaping commercial strips (KCC 5-17-7), and greenbelts/ pathways (Ordinance 2007-02). There are height and placement requirements on fencing (KCC 5-5-6 & 4-2A-20).

Wrought Iron Fencing



Wood Fences

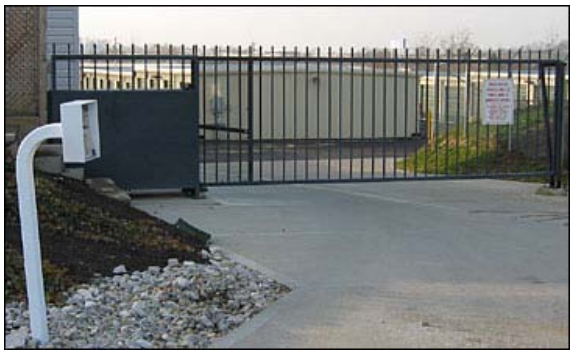
Below are examples of why Kuna would like to discourage wood fencing.

New

Old

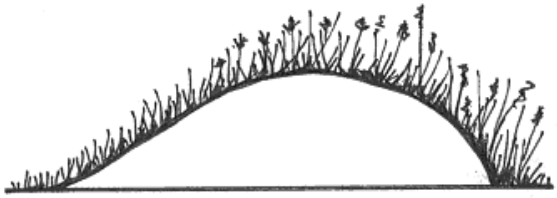
Older fencing

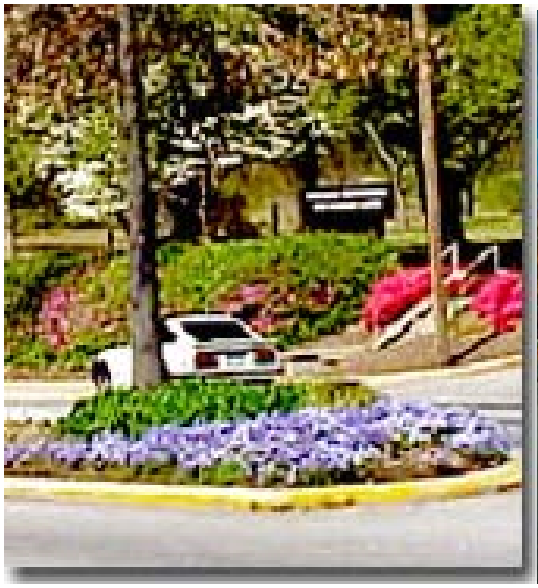
Commercial Gated Entrances



Storage Facilities

Landscape Berms

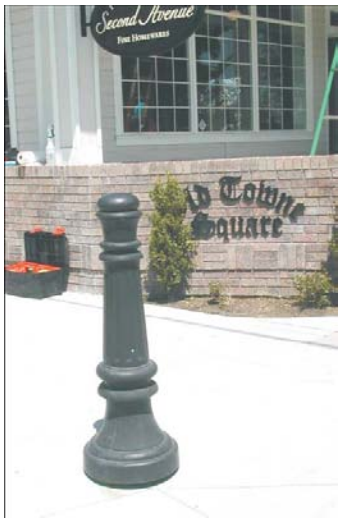




Parking Lot Landscaped Islands

Urban Accessories

Bollards



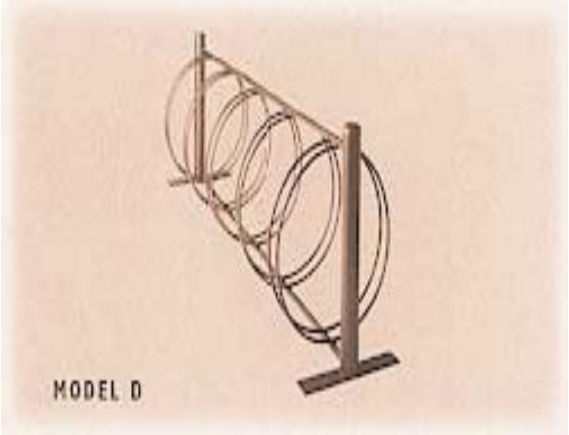
1890 Style Bollard:

- Chain link attachment and/or removal option
- Height: 42”
- Base: 16” diameter
- Cast iron or aluminum

Benches

Tables

Bike Racks



Wheel Stops / Parking Curbs

Mail Boxes

Playground Equipment

Playground equipment must meet safety regulations from NSC (National Safety Council), ASTM International (American Society for Testing and Materials), CPSC (Consumer Product Safety Commission) and ADA (American Disability Act). A copy of the safety regulations can be viewed at The City of Kuna, planning and zoning office at 763 W Avalon.

Planters

Receptacles

Cigarette Ash-Urns

Glossary

Architecture Definitions

Accent: a building material used to compliment the main structure; not the dominant material of a building
Arcade: a line of arches
Architrave: a beam resting directly on the tops, or capitals, of the columns; the molding around a doorway, window, etc.
Bargeboard: an often ornamented board that conceals roof timbers projecting over gables
Barrel Vault: a masonry vault of plain semicircular cross section
Beltcourse: a projecting horizontal course of masonry, of the same or dissimilar material used to throw off water from the wall
Bracket: a projection from the face of a wall
Buffet: sideboard
Buttress: Vertical mass of masonry built against a wall to strengthen it and to resist the outward pressure of a vault.
Bungalow: usually a one-storied house with a low-pitched roof
Cantilevered: a large bracket or block projecting from a wall to support a balcony, cornice, etc.; to support by means of cantilevers “A shelf”
Capital: Crowning feature of a column, usually carved.
Casement: a window sash that opens on hinges at the side; a window with such a sash
Clerestory: an outside wall of a room or building that rises above an adjoining roof and contains windows
Conical: resembling a cone especially in shape
Corbel: an architectural member that projects from the side of a wall and supports a weight; one that is stepped upward and outward from a vertical surface
Cornice: Projecting upper part of the entablature in classical architecture.
Cupola: a rounded vault resting on a usually circular base and forming a roof or a ceiling; a small structure built on top of a roof
Dentils: one of a series of small projecting rectangular blocks forming a molding especially under a cornice
Diaper pattern: an all over pattern with motifs placed in a repeated design, esp. on a rectangular or diagonal grid
Dormer: a window set vertically in a structure projecting through a sloping roof; the roofed structure containing such a window
Eaves: the lower border of a roof that overhangs the wall
Enframements: frames
Entablature: In classical architecture, the beam-like division above the columns, comprising architrave, frieze and cornice.
Facade: the front of a building: any face of a building given special architectural treatment; "A museum's east"
Fanlight: a semicircular window with radiating bars like the ribs of a fan that is placed over a door or window
Fenestration: the arrangement, proportioning, and design of windows and doors in a building
Fieldstone: stone (as in building) usually in its unaltered form as taken from the field
Frontispiece: the principal front of a building: a decorated pediment over a portico or window
Gable: the vertical triangular end of a building from cornice or eaves to ridge; the similar end

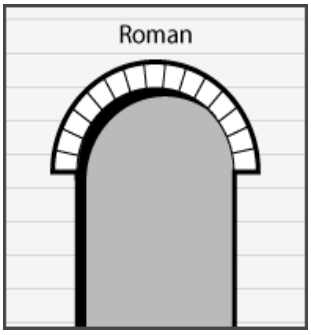
of a gambrel roof; the end wall of a building
Gambrel roof: a roof with two slopes on each of its two sides, the lower steeper than the upper
Groined: to build or equip with groins; (the projecting curved line along which two intersecting vaults meet; a rib that covers this edge)

Lintel: a horizontal architectural member spanning and usually carrying the load above an opening.
Loggia: a roofed open gallery especially at an upper story overlooking an open court
Masonry: stone or brick
Monochromatic: having or consisting of one color or hue
Motif: a single or repeated design or color
Oriel: a bay window on an upper floor, supported by projecting stonework.
Pane: a piece, section, or side of something; as a framed sheet of glass in a window or door
Parapet: a low wall or railing, as along a railing
Pediment: In classical architecture, the low-pitched gable above the entablature usually filled with sculpture.
Pillar: a firm upright support for a superstructure; post; a usually ornamental column or shaft; one standing alone for a monument
Portico: a colonnade or covered porch or walkway, especially in classical architecture and often at the entrance of a building
Rafter: any of the parallel beams that support a roof

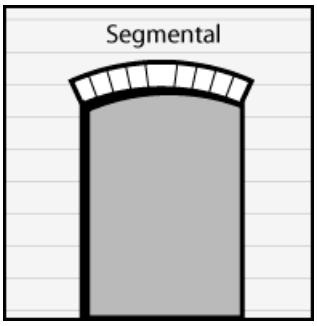
Rinceau: an ornamental band of undulant and curving plant motifs, found mostly in classical architecture
Segmental: of, relating to, or having the form of a segment and especially the sector of a circle; "S fanlight"
Shed: a slight structure built for shelter or storage; a single-storied building with one or more sides unenclosed; a building that resembles a shed
Shed-dormer: a dormer with a roof sloping in the same direction as the roof from which the dormer projects
Shingle: a small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building
Transom: window segment above a window a transverse piece in a structure
Transverse: made at right angles to the anterior-posterior axis of the body "a section"
Wainscot: to line with or as if with boards or paneling
Volute: Spiral scroll at each corner of an Ionic or Corinthian capital.

Arch Types

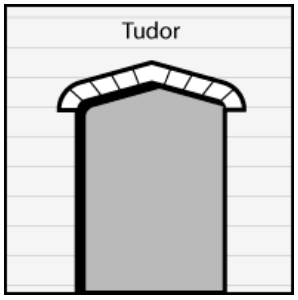
There are six basic arch styles that frame and support doors, windows, porches, and other wall openings in homes.



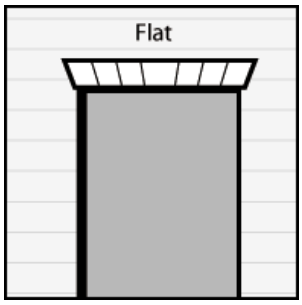
A **Roman** arch is a strong, rounded arch that forms a semi-circle.
Often made of masonry, Roman arches still stand in the Coliseum



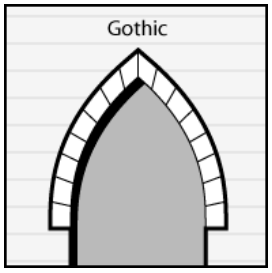
A **Syrian, or segmental**, arch forms a partial curve, or eyebrow, over a door or window. This arch has a slight rise and is semi-elliptical across the top.



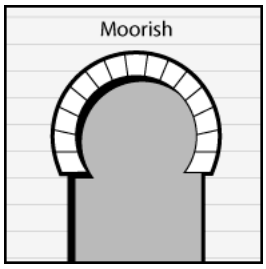
Tudor arches are often described as "flattened" Gothic arches. They feature a point at the crown, but the span is much wider than the Gothic style.



A **Flat** arch, also known as jack or straight arch, extends straight across an opening with no curvature, creating a horizontal emphasis.



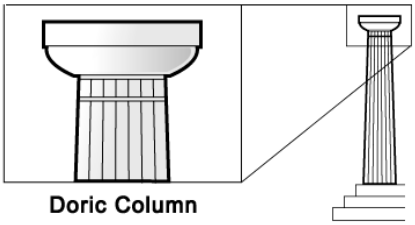
A narrow, pointed opening is the hallmark of a **Gothic** arch. The Gothic arch developed as a more sinuous and elegant successor to the Roman arch and was widely used in cathedrals of the Middle Ages such as Notre Dame in Paris.



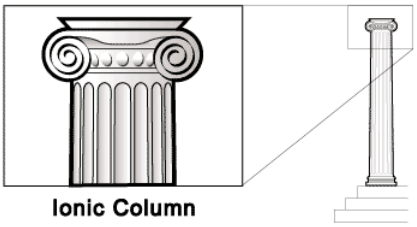
A **Moorish, or horseshoe** arch, extends beyond a semi-circle. The top of the arch is rounded and then curves in slightly before descending.

Column Types

Ionic columns are identified by the scroll-shaped ornaments at the capital, which resemble ram's horns. The Ionic column rests on a rounded base.



The **Doric** column is the oldest and simplest Greek style--it's found on the Parthenon in Athens. This column features fluted sides, a smooth rounded top, or capital, and no separate base



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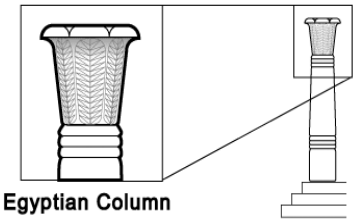
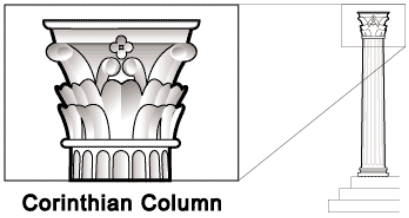


Egyptian columns are thought to be modeled after the shape of the lotus flower indigenous to the Nile. These columns taper out at the top and are often ornamented with palm-like leaves near the capital. Other features include horizontal rings about one-quarter and three-quarters of the way up the shaft. Variations on these columns appeared in Egyptian Revival homes built during the mid-1800s.

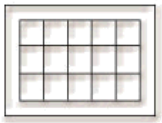


Corinthian columns are the latest of the three Greek styles and show the influence of
Egyptian columns in their capitals, which are shaped like inverted bells. Capitals are also decorated with olive, laurel, or acanthus leaves. Corinthian columns rest on a base similar to that of the Ionic style.

Window Types

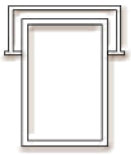
Bay

Boxed Bay

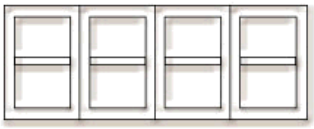


Casement

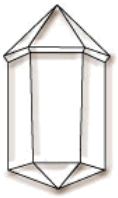
Circle Bay



Label Mold



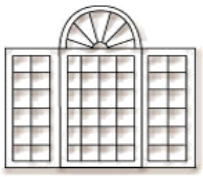
Ribbon Window



Oriel

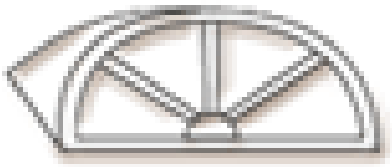
Paired Window

Hood Mold



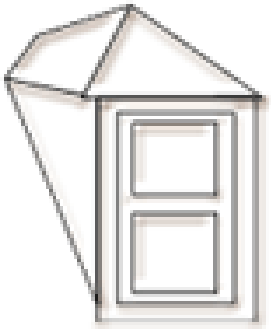
Palladian

Dormer Types



Eyebrow

Gable

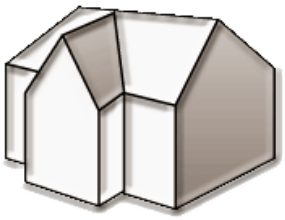


Hipped

Inset

Roof Types

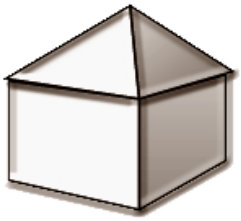
Bonnet



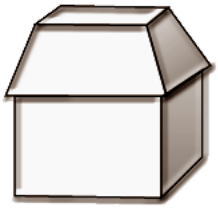
Cross gabled: often used for Tudors and Cape Cods

Front gabled: Used for Cape Cods and Colonials

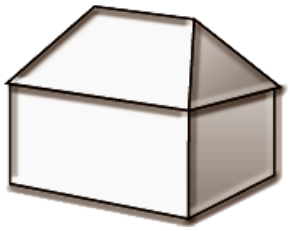
Gambrel: Either front- or side-faced; used in Dutch Colonials



Hipped: Used in 1 and 2- stories and four square bungalows

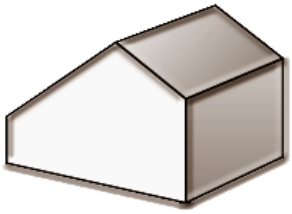


Mansard: Often found in French colonial and Ranch styles



Pavilion-hipped: Featured in Cape Cod, Colonial, and Ranch styles

Side-gabled



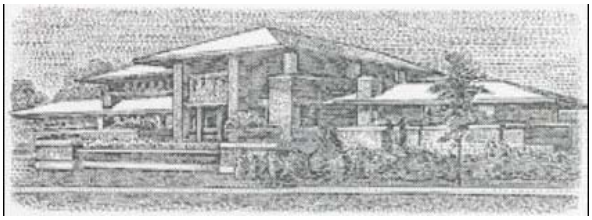
Salt Box: Featured in two-story colonials; common in the eastern United States

Architecture Styles

--Craftsman—
Trendy from 1905 to the mid-1920s, the Pasadena, Calif., born Craftsman home customarily resembles a one-story, style created by two brothers, Charles Sumner Greene and Henry Mather Greene. Played up in architectural and home decorating magazines of the time, the style quickly spread around the country. Some homeowners even purchased ready-made packages of materials that could be assembled by local builders. Identify the style by its low-pitched, overhanging eaves, exposed roof rafters, and full- or partial-width porches framed by pedestal-like, tapered columns look Bungalow gabled roof.

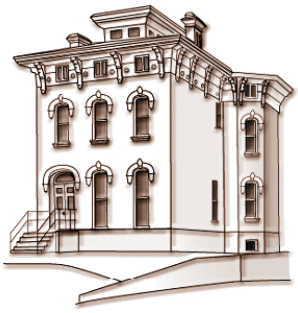
--Colonial—
A rectangular, symmetrical home with bedrooms on the second floor, the Colonial American is an offshoot of the style and a cousin to the Southern Colonial. Double-hung windows feature small, equally sized panes and are framed by shutters. Clapboard siding and gabled roofs covered in shingles are additional hallmarks of this style. A protruding stone entry with columns and a fanlight is also common. Modern versions tend to have a single, central chimney; traditional models built in the 1700s and 1800s have a chimney at each end. The New England Colonial is marked by an elaborate cornice and features a central hallway that runs from the front to the rear of the home.

--English Cottage—
The popular English Cottage style has many variations, but it always has a steep pitched roof with two or more gable ends. The exterior is usually stucco, but shingles and clapboard are also used. Windows are a significant feature; usually they are leaded glass, and some have small or diamond-shaped panes. Large chimneys, arched front porches and doorways add to this romantic design popular in the 1920s and 1930s.



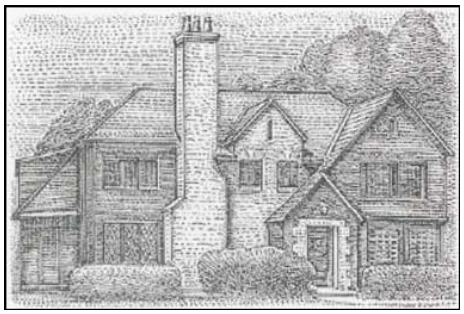
--Prairie School—
In suburban Chicago in 1893, Frank Lloyd Wright, America's most famous architect, designed the first Prairie-style house, and it's still a common style throughout the Midwest. Prairie houses come in two styles--boxy and symmetrical or low-slung and asymmetrical. Roofs are low-pitched, with wide eaves. Brick and clapboard are the most common building materials. Other details: rows of casement windows; one-story porches with massive square supports; and stylized floral and circular geometric terracotta or masonry ornamentation around doors, windows, and cornices.

--Mediterranean--
The Mediterranean, like the Spanish Colonial, first gained popularity in the Southwest and in Florida. Originating in Spain and France, it was very popular in the 1920's in Hollywood as the favored architectural style of many movie stars. Although it shares the use of stucco, tile roofs, and arches with the Spanish Colonial, it differs in that there is usually less exterior ornamentation, simpler lines, and less wrought iron used.



--Italianate—

Italianate homes, which appeared in Midwest, East Coast, and San Francisco areas between 1850 and 1880, can be quite ornate despite their solid square shape.
Features include symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; and towers, in some cases. The elaborate window designs reappear in the supports, columns, and door frames.



--Tudor—

This architecture was popular in the 1920s and 1930s and continues to be a mainstay in suburbs across the nation. The defining characteristics are half-timbering on bay windows and upper floors, and facades that are dominated by one or more steeply pitched cross gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys.

--Queen Anne—

A sub-style of the late Victorian era, Queen Anne is a collection of coquettish detailing and eclectic materials. Steep cross gabled roofs, towers, and vertical windows are all typical of a Queen Anne home. Inventive, multistory floor plans often include projecting wings, several porches and balconies, and multiple chimneys with decorative chimney pots. Wooden "gingerbread" trims in scrolled and rounded “fish-scale” patterns frequently grace gables and porches. Massive cut stone foundations are typical of period houses.

--Romanesque Revival—

The term "Romanesque" was first applied by critics in the early nineteenth century to describe the architecture of the later eleventh and the twelfth centuries, because certain architectural elements, principally the round arch, resembled those of ancient Roman architecture. Thus, the word served to distinguish Romanesque from buildings. Romanesque Revival (circa 1880) borrowed several elements from the earlier Romanesque style. The most noted is the round arch. Arches are used decoratively to highlight important parts of the building such as entrances. Arches are also used to unite one or more stories or to pull a large area of a building together visually. It also features thick masonry walls, cavernous entryways and window openings, rounded towers with conical roofs, variable stone, and tile and brick facades.

J&M Sanitation Inc.
P.O. Box 225
Kuna, Id. 83634
(208)922-3313

Approximate Solid Waste Generation Guideline

Classification	Building Types	Quantities of Waste Generated
Apartments	Family - Multiple Units	1 ½ - 2 cu yd per month per 1 unit
Commercial Building	Office	1 cu yd per 10,000 sq ft per day
	Department Store	1 cu yd per 2,500 sq ft per day
	Shopping Centers	varies with type of tenant
	Supermarkets	1 cu yd per 1,250 sq ft per day
	Restaurants	varies with type of restaurant
	Drugstores	1 cu yd per 2,000 sq ft per day
	Banks	Survey required
Warehouses		Varies with type of facility
Factories		Varies with type of facility
Institutions	Hospitals	1 cu yd per 5 occupied beds per day
	Nursing Homes	1 cu yd per fifteen persons per day
	Rest and Old Age Homes	1 cu yd per twenty persons per day
Schools	Grade Schools	1 cu yd per ten rooms per day
	High Schools	1 cu yd per eight rooms per day
	Universities	Survey required

Conversion Table

1 Cubic Foot = 7.5 Gallons
1 Cubic Yard = 27 Cubic Feet
One cubic yard is equal to 203 gallons
One cubic yard is approximately four 55 gallon drums
One cubic yard is approximately seven 30 gallon cans

Calculations

To calculate capacity in cubic yards
L= Length (in feet)
W = Width (in feet)
D = Depth (in feet)

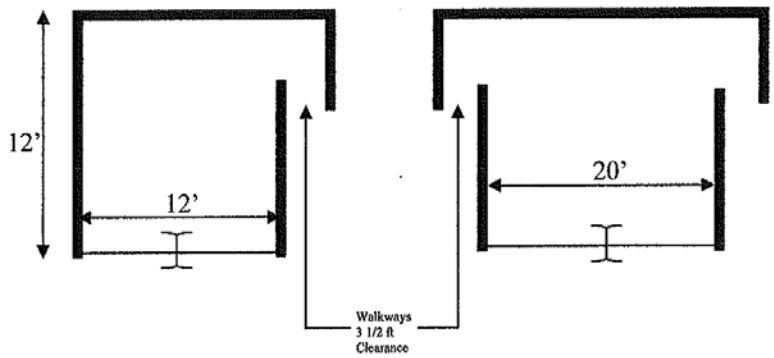
$$\text{Cubic Yards} = \frac{L \times W \times D}{27}$$

We only provide 3 yard containers at this time, and our commercial routes are only serviced on Mondays, Wednesdays, and Fridays. We can provide multiple 3 yard containers to service the needs of the location. The number of containers needed, will dictate the size of the container enclosure. The following page contains a diagram with dimensions needed for an enclosure large enough to house one container.

Recommendations for a Container Enclosure

Access:

To encourage tenants and employees to deposit waste inside of the container rather than throw the material over the enclosure wall, and to reduce wear and tear on the enclosure gates, we recommend the following design:



Gates:

Gates are the highest maintenance item of solid waste enclosures. We recommend the following guidelines to help you construct a durable, low maintenance enclosure:

- We recommend metal posts and gates.
- Keep the gates at least four inches off the ground when hung.
- Use bolts and nuts when hanging gates from wooden posts, not wood screws or lag bolts.
- Construct gate stop/locks for both open and closed positions or constructed to rest in an open position.

Floor or Pad:

We recommend a concrete floor. Asphalt will not stand the test of time. Construct the pad level with the surrounding surface so the container can be rolled out of and into the enclosure.

Container stops or bumpers:

Install inside the enclosure to keep the container from damaging the enclosure walls and gates.

Provide for the following distances:

Thirty (30) feet of overhead clearance
Sixty (60) feet of frontal clearance
Forty-Five (45) feet of turning radius

Please call our office if we can be of further assistance.

Mission Statement

The City's mission is to improve the quality of life in Kuna, promote economic well-being, provide excellence in service to our residents, encourage a culturally diverse community, and to preserve our past as we focus on our future.