



KUNA PLANNING AND ZONING COMMISSION Agenda for April 9, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for February 26, 2019.

3. NEW BUSINESS

- a. **19-02-DR (Design Review) & 19-02-SN (Sign)** – Primary Health Medical Clinic; Rocky Mountain Companies seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 6,340 square-foot Primary Health Medical Clinic, accompanying landscaping, lighting and a parking lot within Ashton Estates Subdivision No. 1. The site is located at 1474 North Meridian Road, Kuna, Idaho 83634. **ACTION ITEM.**
- b. **19-05-DR (Design Review)** – Mulberry Place Townhomes; The applicant, NeuDesign Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build Mulberry Place, a 4.11-acre neighborhood of single-family Townhomes with accompanying landscaping, lighting, and parking spaces. Applicant proposes 61 total lots to include home and common lots. The site is located at the northwest corner (NWC) of Crenshaw and Ten Mile Roads, Kuna, Idaho 83634; In Section 15 T2N, R1W. (Current APN: S1315449223). **ACTION ITEM.**

4. COMMISSION REPORTS

- a. None

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 26, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for February 12, 2019.

Findings of Fact and Conclusions of Law For 18-09-S (Preliminary Plat) & 18-36-DR (Design Review) – Sapphire Ranch.

Findings of Fact and Conclusions of Law For 18-04-ZC (Rezone) – Caspian Addition Rezone.

Commissioner Gealy Motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

19-01-DR (Design Review) – Farm Bureau Insurance; The applicant seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 2,146.50 square-foot *Farm Bureau Insurance* building, accompanying landscaping, lighting and a parking lot. The site is located at 280 North Linder Road, Kuna, Idaho 83634.

C/Hennis: Mr. Chairman, I will recuse myself from this item. **Lance Warnick:** 1619 North Linder Road, Suite 110, Kuna, ID 83634. We are proposing a commercial building off of Linder Road where the flower shop used to be. The plan is to lease the building out to Farm Bureau Insurance. We plan to have one ADA accessible parking space in our parking lot. We worked with J&M to get approval on the trash enclosure. **Sam Weiger:** Chairman, commissioners, for the record Sam Weiger, Planner I Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 19-01-DR (Design Review) & 19-01-SN (Sign) which is seeking approval for a new 2,146.50 square-foot *Farm Bureau Insurance* building, accompanying landscaping, lighting and a parking lot. The site is located at 280 North Linder Road. With the recommended and required changes, staff has determined that the application complies with Kuna City Code Title 5; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case No. 19-01-DR & 19-01-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval. I will now stand for any questions you may have. **C/Laraway:** Where is the sign going to be? **Lance Warnick:** I can show you here on the site plan. I have the owners here as well if you have any questions, and coming in now are a couple others involved with this project. **C/Young:** As far as the location, I think it is a really good fit.

Commissioner Gealy motions to approve Case No. 19-01-DR & 19-01-SN with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 26, 2019**

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Staff Report

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission
(acting as Design Review Committee)

Case Numbers: 19-02-DR (Design Review) &
19-02-SN (Sign);
Primary Health Medical Clinic

Location: 1474 North Meridian Road
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: April 9, 2019

Owners: SDN LLC
PO Box 1939
Eagle, ID 83616

Applicant: Rocky Mountain Companies
350 North 9th Street, Suite 200
Boise, ID 83702
208.345.7030
maw@rmcos.com

Engineer: Rudeen Architects
199 North Capitol Blvd, Suite 602
Boise, ID 83702
208.338.1413
dblodgett@rudeenarchitects.com

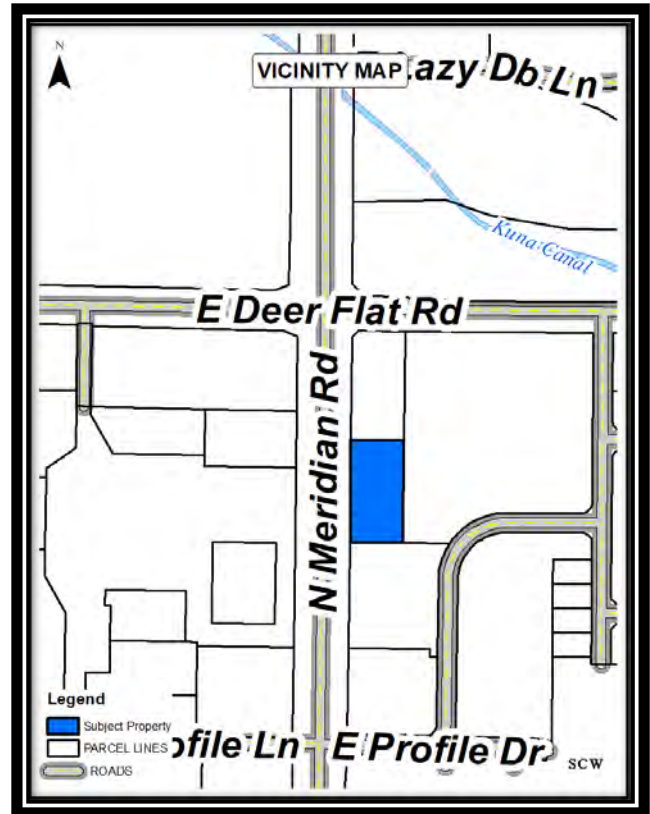


Table of Contents:

- | | | |
|-----------------------|--------------------------|--|
| A. Course Proceedings | D. History | G. Applicable Standards |
| B. Applicant Request | E. General Project Facts | H. Proposed Decision by the Commission |
| C. Aerial Map | F. Staff Analysis | |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review) and Title 5, Chapter 10 (Signs); all new commercial buildings and new commercial building signs accompanying landscaping, parking lots and lighting are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- | | |
|--------------------------|------------------|
| i. Completeness Letter | February 7, 2019 |
| ii. Agency Notifications | February 7, 2019 |
| iii. Agenda | April 9, 2019 |

B. Applicant's Request:

The applicant, Rocky Mountain Companies, requests approval of a design review for a new 6,340 square-foot *Primary Health Medical Clinic*, accompanying landscaping, lighting, and a parking lot within Ashton Estates Subdivision No. 1. Additionally, accompanying signage has been included in this application. The site is located at 1474 North Meridian Road, Kuna, Idaho 83634.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 0.818 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R0539760040

4. **Services:**

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Irrigation District – Kuna Municipal Irrigation System (KMIS)
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

The property consists of a bare dirt lot and low vegetation.

6. **Transportation / Connectivity:**

There is currently one driveway access from North Meridian Road.

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The applicant proposes new, five- to six-foot tall Blue Arrow Juniper trees. Staff recommends a minimum height of six feet for all evergreen trees to comply with Kuna City Code 5-17-17.

The applicant proposes one monument sign with a height of eight feet. Staff recommends a maximum monument sign height of seven feet to comply with Kuna City Code 5-10-4. The applicant proposes seven wall signs for the commercial building. Four of these signs are exempt from the provisions of KCC 5-10-4, because these qualify as directional signs. Therefore, the seven wall signs comply with Kuna City Code Title 5, Chapter 10, Signs.

Applicant is subject to design review inspections and fees (post construction), for compliance verification of the building, parking lot, landscaping and signage, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 of Kuna City Code; Idaho Code; the Kuna Architecture guidelines; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case Nos. 19-02-DR & 19-02-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Proposed Decision and Order by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case No. 19-02-DR & 19-02-SN, a Design Review request to construct a new 6,340 square-foot *Primary Health Medical Clinic*, including signage, landscaping, lighting and a parking lot with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. The following site improvements are prohibited prior to approval by these agencies and/or the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan from the Kuna City Engineer.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMIS Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District and Impact Fees, if any shall be paid prior to building permit approval.
3. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
4. All street lighting within and adjacent to the site shall be LED lighting and dark skies practices. If street lights are added to this development, street light design review inspections are required prior to receiving a Certificate of Occupancy. Inspection fees shall be paid prior to requesting staff inspection.
5. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
6. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
7. Applicant shall comply with all local, state and federal laws.



City of Kuna
Kuna Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Based upon the record contained in Case Nos. 19-02-DR and 19-02-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby approves/conditionally approves/denies Case No. 19-02-DR, a request from Rocky Mountain Companies to construct a new 6,340 square-foot *Primary Health Medical Clinic*, accompanying signage, landscaping, lighting, and a parking lot within Ashton Estates Subdivision No. 1.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-02-DR and 19-02-SN, this proposal does generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. Based on the evidence contained in Case Nos. 19-02-DR and 19-02-SN, this proposal does generally comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning designation is C-1 (Neighborhood Commercial). The Comp Plan Map designates this property as Commercial.*

3. The proposed project *does* provide appropriate, safe vehicle parking and safe pedestrian access.

Staff Finding: *Per the submitted site plan, there are 24 proposed parking spaces and 12 shared parking spaces. All spaces are nine feet in width and twenty feet in depth. Additionally, the applicant has proposed sidewalk at the entry and along Meridian Road.*

4. The proposed project *does* generally conform to the Kuna Architecture guidelines.

Staff Finding: *Per the submitted elevations, the maximum building height is approximately 26 feet. Additionally, the applicant proposes metal siding with concealed fasteners and a silicon polyester finish.*

5. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, there is an existing 30-foot landscape buffer along Meridian Road. Additionally, the applicant has proposed landscaping throughout the development.*

6. The proposed project *does* generally conform to the design review requirements for commercial districts.

Staff Finding: *Per the submitted elevations, the building entry features storefront windows, parapets and soffits. Additionally, the building façade features color, texture and material changes.*

DATED: This 9th day of April, 2019.



City of Kuna SIGN PERMIT APPLICATION

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

SUBMITTAL FEE: \$30

SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: RUS39760040 Zone C-1
Site Address: 1474 N KUNA RD
Applicant's Name: ROBERT REEDER / LYTLE SIGNS Phone: 208-733-1739
Applicant's Address: PO BOX 305 City: Twin Falls Zip: 83303
Contact's Email: robert@lytlesigns.com RCE# 11922

Note: The following information must be completed in entirety. For additional signs, please attach information to application.

SEE ATTACHED PAGE

SIGN #1	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument _____	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise) _____				

SIGN #2	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument _____	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise) _____				

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2006 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: [Signature] Date: 1/31/19

*****OFFICE USE ONLY*****

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/



City of Kuna SIGN PERMIT APPLICATION

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #1	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 22"	Width 11'2"	Square Feet	20.47 SQ FT
Building Lineal Foot (space of which is occupied by enterprise)	91'8" WEST			

SIGN #2	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 22"	Width 11'2"	Square Feet	20.47 SQ FT
Building Lineal Foot (space of which is occupied by enterprise)	72'7" NORTH			

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #3	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 22"	Width 15'3"	Square Feet	27.96
Building Lineal Foot (space of which is occupied by enterprise)	91'8" WEST			

SIGN #4	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 22"	Width 15'3"	Square Feet	27.96
Building Lineal Foot (space of which is occupied by enterprise)	72'7" NORTH			

SIGN #5	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 6'1/2"	Width 9'2"	Square Feet	55.38
Building Lineal Foot (space of which is occupied by enterprise)	72'7" SOUTH			

SIGN #6	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 6'1/2"	Width 9'2"	Square Feet	55.38
Building Lineal Foot (space of which is occupied by enterprise)	91'8" WEST			

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #7	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☒	Ground Monument	
Sign Dimensions:	Length 5'4"	Width 10'4"	Square Feet	64
Building Lineal Foot (space of which is occupied by enterprise)	72'7" NORTH			

SIGN #8	PROPOSED ☒	EXISTING ☐	OFF PREMISES ☐	ON PREMISE ☐
Type of Sign:	Freestanding	Wall ☐	Ground Monument ☒	
Sign Dimensions:	Length 8'	Width 8'	Square Feet	38.02 SIGN AREA
Building Lineal Foot (space of which is occupied by enterprise)	263' STREET FRONTAGE			



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☒ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	19-02-02 19-02-5N
Project name	Prim: Health medical unit
Date Received	02.04.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>SDN LLC</u>	Phone Number: _____
Address: <u>PO Box 1939</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID, 83616</u>	Fax #: _____
Applicant (Developer): <u>Rocky Mountain Companies</u>	Phone Number: <u>208-345-7030</u>
Address: <u>350 N. 9th Street, Suite 200</u>	E-Mail: <u>maw@rmcos.com</u>
City, State, Zip: <u>Boise, Id, 83702</u>	Fax #: _____
Engineer/Representative: <u>Rudeen Architects</u>	Phone Number: <u>208-338-1413</u>
Address: <u>199 N. Capitol Blvd., Suite 602</u>	E-Mail: <u>dblodgett@rudeenarchitects.com</u>
City, State, Zip: <u>Boise, ID, 83702</u>	Fax #: <u>208-336-0371</u>

Subject Property Information

Site Address: <u>1474 North Meridian Road, Kuna, Idaho, 83634</u>	
Site Location (Cross Streets): <u>North Meridian Road and East Deer Flat Road</u>	
Parcel Number (s): <u>R0539760040</u>	
Section, Township, Range: <u>2N1E19</u>	
Property size : <u>0.818 Acres or 35,628 SF approximately with Building 6,340 SF</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Healthcare</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: <u>Ashton Estates Sub No 01</u>
General description of proposed project / request: <u>Construct new 6,340 sf Primary Health medical clinic, which will provide urgent care and family practice services.</u>
Type of use proposed (check all that apply): ☐ Residential ☒ Commercial ☐ Office ☐ Industrial ☐ Other
Amenities provided with this development (if applicable):

Residential Project Summary (if applicable) N/A

Are there existing buildings? ☐ Yes ☐ No
Please describe the existing buildings:
Any existing buildings to remain? ☐ Yes ☐ No
Number of residential units: Number of building lots:
Number of common and/or other lots:
Type of dwellings proposed: ☐ Single-Family ☐ Townhouses ☐ Duplexes ☐ Multi-Family ☐ Other
Minimum Square footage of structure (s):
Gross density (DU/acre-total property): Net density (DU/acre-excluding roads):
Percentage of open space provided: Acreage of open space:
Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: <u>1</u>	Other lots: <u>n/a</u>
Gross floor area square footage: <u>6,340 sf</u>	Existing (if applicable): <u>n/a</u>
Hours of operation (days & hours): <u>8:00 am - 8:00 pm</u> <u>7 days a week</u>	Building height: <u>22'-8"</u>
Total number of employees: <u>20</u>	Max. number of employees at one time: <u>12</u>
Number and ages of students/children: <u>n/a</u>	Seating capacity: <u>n/a</u>
Fencing type, size & location (proposed or existing to remain): <u>n/a</u>	
Proposed Parking:	a. Handicapped spaces: <u>1 Stall + 1 Potential Stall</u> Dimensions: <u>9'-0"x20'-0"</u> b. Total Parking spaces: <u>24 Stalls + 12 Potential Stalls</u> Dimensions: <u>9'-0"x20'-0"</u> c. Width of driveway aisle: <u>25'-0"</u>
Proposed Lighting: <u>Building Wall Sconces and Area Luminaire, see Site Lighting Plan E1.00.</u>	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>Landscaping plants around building and at parking areas, with turf sod in remaining landscape areas</u> <u>see Landscape Plan L1.0.</u>	
Applicant's Signature: <u>[Signature]</u>	Date: <u>1/31/19</u>



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: _____
CROSS REF.: _____
FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant
Use

Staff
Use



Date of pre- application meeting : 12/06/2018

Note: Pre-Applications are valid for a period of three (3) months.



A complete Design Review Application form

Note: It is the applicant's responsibility to use a current application.



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.



One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').



Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.





Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 1/2" X 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Property lines	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☐ N/A	Existing structures, identify those which are to be relocated or removed	☐
☒	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☒	Drainage location and method of on-site retention / detention	☐
☐ N/A	Location of public restrooms	☐
☒	Existing / proposed utility service and any above-ground utility structures and their location	☐
☒	Location and width of easements, canals and drainage ditches	☐
☒	Location and dimension of off-street parking	☐
☒	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☒	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☒	Sign locations <i>(a separate sign application must be submitted with this application)</i>	☐
☐ N/A	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☒	Locations and uses of ALL open spaces	☐
☐ N/A	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐ N/A	Locations of subdivision lines <i>(if applicable)</i>	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐ N/A	Location of walls and fences and indication of their height and material of construction	☐
☒	Roofline and foundation plan of building, location on the site	☐
☒	Location and designations of all sidewalks	☐
☒	Location and designation of all rights-of-way and property lines	☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Boundaries, property lines and dimensions	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☒	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	☐
☒	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☒	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	☐
☐ N/A	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☐
☒	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☐
☒	Locations and uses for open spaces	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☒	Location and designations of all sidewalks	☐
☒	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant
Use



Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color



Identify the elevations as to north, south, east, and west orientation



Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions



Screening/treatment of mechanical equipment



Provide a cross-section of the building showing any roof top mechanical units and their roof placement



Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use



Lighting Plan

Applicant
Use



Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)



Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures



Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use



Roof Plans

Applicant
Use



Size and location of all roof top mechanical units

Staff
Use



Design Review Application

Applicant: Rocky Mountain Companies - Matt Witt Phone: 208-345-7030

☐ Owner

☐ Representative

Fax/Email: maw@rmcos.com

Applicant's Address: 350 N. 9th Street, Suite 200

Boise, Idaho

Zip: 83702

Owner: SDN LLC Phone: _____

Owner's Address: PO Box 1939 Email: _____

Eagle, Idaho

Zip: 83616

Represented By: *(if different from above)* Matt Drown Phone: _____

Address: PO Box 1939 Email: _____

Eagle, Idaho

Zip: 83616

Address of Property: 1474 North Meridian Road,

Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: +/- 320'-0"

Street Name(s): North Meridian Road and East Deer Flat Road

Please check the box that reflects the intent of the application

- ☒ **BUILDING DESIGN REVIEW**
☐ **SUBDIVISION / COMMON AREA LANDSCAPE**

- ☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Construct new 6,340 sf Primary Health medical clinic, which will provide urgent care and family practice services.

1. Dimension of Property: 135.04' x 263.87'
2. Current Land Use(s): C-1
3. What are the land uses of the adjoining properties?
- North: C-1 - Vacant
- South: C-1 - Vacant
- East: C-1 - D&B Supply
- West: C-1 - Merrell Towne Center on Ridley's Family Center Subdivision (across North Meridian Road)
4. Is the project intended to be phased, if so what is the phasing time period? No phasing
- Please explain: _____

5. The number and use(s) of all structures: One and Healthcare

6. Building heights: 22' - 8" Number of stories: One
- The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 17.79%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: Metal, Parapet and TPO Roofing / Copper, White (Screened)

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application:	<u>N/A</u>	/	
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	
% Masonry: <i>(Brick)</i>	<u>E-20%, N-22%, W-19%, S-25%</u>	/	<u>Interstate Brick - Smokey Mountain</u>
% Face Block:	<u>N/A</u>	/	
% Stucco:	<u>E-46%, N-64%, W-43%, S-50%</u>	/	<u>Benjamin Moore: HC-39 Putnam Ivory, HC-38 Decatur Buff & HC-69 Whitall Brown</u>
& other material(s):	<u>Metal Siding: E-28%, N-0, W-32%, S-22%</u>	/	<u>Gray</u>

List all other materials: _____

Windows/Doors:	<u>E-6%, N-14%, W-6%, S-3%</u>	/	<u>Windows/Main Entrance: Aluminum Storefront System, Bronze Anodized Doors: Benjamin Moore: HC-38 Decatur Buff</u>
<i>(Type of window frames & styles / doors & styles, material)</i>			

Soffits and fascia material: Metal Canopies / Copper

Trim, etc.: _____ / Medium Bronze / Copper

- Other: _____ / _____
9. Please identify Mechanical Units: RTU-1, RTU-2, and RTU-4: CARRIER 48TCEA05 and RTU-3: CARRIER 48TME004
 Type/Height: Roof Top Unit, height 2'-10"
 Proposed Screening Method: Building Parapet Wall
10. Please identify trash enclosure: *(size, location, screening & construction materials)* 14' - 0" x 12' - 8" Trash enclosure with integral CMU block.
11. Are there any irrigation ditches/canals on or adjacent to the property? No
 If yes, what is the name of the irrigation or drainage provider? _____
12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
N/A
 Type: _____
 Size: _____
 Location: _____
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)
13. Proposed method of On-site Drainage Retention/Detention:
Catch basins with drain fields.
14. Percentage of Site Devoted to Building Coverage: 18%
- | | | | |
|--|------------|-----------------|------------------|
| % of Site Devoted to Landscaping:
<i>(including landscaped rights-of-way)</i> | <u>26%</u> | Square Footage: | <u>9,386 SF</u> |
| % of Site that is Hard Surface:
<i>(Paving, driveways, walkways, etc.)</i> | <u>56%</u> | Square Footage: | <u>19,902 SF</u> |
| % of Site Devoted to other uses: | <u>N/A</u> | | |
- Describe: _____
- % of landscaping within the parking lot (landscaped islands, etc.): 22%
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
Landscaping at right-of-way is existing and was installed as part of subdivision improvements.
16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
 If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
N/A
17. Dock Loading Facilities: N/A
 Number of docking facilities and their location: _____
 Method of screening: N/A
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Bike Rack that can store 5 Bikes
19. Setbacks of the proposed building from property lines:

May 2010
Page 8 of 8

January 29, 2019

City of Kuna
751 W 4th Street
Kuna, Idaho 83634

Re: Design Review Application for Primary Health at 1474 N. Meridian Road, Kuna

To Whom It May Concern:

The attached Design Review documents are for the proposed new Primary Health Clinic, at 1474 N. Meridian Road, Kuna. The project is part of the new D&B Supply development within the Ashton Estates Subdivision, at the southeast corner of Meridian Road and Deer Flat Road.

The building, as proposed, is 6,3140 s.f., and will contain five Urgent Care exam rooms, eight Family Practice exam rooms, one procedure room, an X-ray suite, as well as support spaces for the primary use areas.

The parcel is 35,628 sf (0.82 acres), and improvements will include paving, concrete slabs, sidewalks, and landscaping. The site improvements are designed to tie into the overall D&B Supply development.

Site Access –Vehicular ingress and egress of the development site will be via access points, at Meridian Road and Deer Flat Road. These vehicular access points connect to a shared access drives within the development.

Pedestrian Walks- The main entrance of the facility will connect to the sidewalk at the right-of-way along Meridian Road, and as well as the sidewalk at the east side of the building.

Building Orientation and Layout- The building as proposed, is positioned on the southern portion of the parcel along Meridian Road.

Parking- The lot will contain twenty-four parking spaces, which include two accessible spaces north of the main entry. Parking stalls are also available at the D&B Supply parking area to the east. Parking spaces are broken up with landscape planters. Twelve additional parking stalls will be constructed on the adjacent parcel to the north, as part of this project. The trash enclosure is located in the south east portion of the project site.

Landscaping – The proposed site will be landscaped with a mix of lawn areas and planters, with trees and plantings throughout the landscape areas. Additional landscaping planters are proposed in the parking lot, as well as along the building façades. The planting materials are designed to blend with the planting materials within the D&B Supply project. See attached Landscape Plan.

Architectural Character – The building will be wood-frame constructed with stucco, metal siding and brick veneer finishes. The overall design of the building features multiple architectural components rendered in a variety of textures and colors, which will provide visual interest and architectural character, while minimizing flat surfaces and large featureless masses. Copper finished metal roofing and awnings delineate the main entrance of the building and provide a premium accent material. The building will have awnings / trellises on all sides of the building, providing additional architectural character.

Facades- The building facades, which are visible from the main roads, feature numerous windows, articulated masses – which are supported by changing rooflines, and a large copper-clad, barrel-vaulted entrance element. The various building masses feature brick-veneer pilasters, metal siding, and complimentary stucco walls. All windows and doors are anodized aluminum frame storefront system.

Primary Entrance- The primary public entrance is at the north elevation of the structure, and is visible from Meridian Road and Deer Flat Road. The entrance is delineated by a large copper-clad barrel vault roof as well as copper finished awnings above the front windows.

Roof Lines- The building has a flat roof with parapet walls, and barrel-vaulted roof at the main building entry. The height of the parapet walls varies, as shown on elevations.

Color & Texture Variations- See attached exterior building, 3d rendering, and color board.

Mechanical Equipment- The project will have five roof top mechanical units. Each will be screened by parapet walls around the perimeter of the building.

Color and Materials- The structure is proposed to be a mix of three different stucco colors, brick veneer, metal siding, and accents at the awnings/trellis. The structure will also have a barrel-vault standing seam roof element at the main entry.

Signs and Lighting- The building as proposed will have a main sign above the covered entry, and other signs per elevations and DR Sign Submittal. The area adjacent to the building will be lit with wall mounted and recessed (at covered sidewalk area) exterior LED fixtures. The parking areas will be lit with pole mounted light fixtures to match the D&B Supply site lighting. See attached Site Photometric Plan for fixture types, location and site photometric readings.

Please contact our office at 338-1413 if you have any questions or need further information. Thank you for your time regarding this matter.

Thank You,



David Blodgett, Architect
Rudeen Architects



Order Number: 16271583

WARRANTY DEED

For Value Received,

Bennett Properties, L.P., an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, SDN, LLC, an Idaho limited liability company, whose current address is PO Box 1939, Eagle, ID 83616, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

A part of Government Lots 1 and 2 in Section 19, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described to wit:

Commencing at the Northwest corner of Section 19, Township 2 North, Range 1 East of the Boise Meridian, the Initial Point of this description; thence
South 90° East 882.82 feet, along the North line of Government Lot 1 in said Section 19 to a point on the East bank of Kuna Canal; thence
South 31°40' East 554.37 feet, along said East bank; thence
South 45°28'30" East 74.50 feet, along the East bank, to a point on the East line of said Government Lot 1, said point being South 0°23'15" West 532.60 feet from the Northeast corner of the said Government Lot 1; thence
South 0°23'15" West 791.46 feet, along the said East line, to the Southeast corner to the said Government Lot 1; thence continue
South 0°23'15" West 676.61 feet, along the East line of Government Lot 2 in said Section 19, to a point in a fence line; thence
South 89°37'10" West along said fence line to a point in the West line of said Government Lot 2; thence
North 0°22' East 684.18 feet along the said West line to the Northwest corner of said Government Lot 2; thence continue
North 0°22' East 1324.68 feet along the West line of said Government Lot 1, to the Initial Point of this description.

Except the Westerly 33 feet thereof.

Except that portion deeded to the State of Idaho, Idaho Transportation Department as disclosed in Warranty Deed recorded September 12, 1996 as Instrument No. 96076225, records of Ada County, Idaho.

And Except that portion deeded to Ada County Highway District as disclosed in Warranty Deed recorded February 26, 2003 as Instrument No. 103031238, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 8.12.16

Bennett Properties, L.P., an Idaho limited partnership

By: Bennett Investments, LLC, an Idaho limited liability company, Its General Partner

By: Aundria E. Bailey
Aundria E. Bailey, Managing Member

State of Idaho)

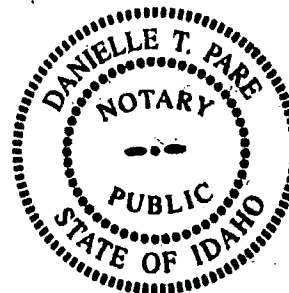
) ss.

County of Ada)

On this 12th day of August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Aundria E. Bailey, known or identified to me to be the Managing Member of Bennett Investments, LLC, said limited liability company known to me to be the General Partner of Bennett Properties, L.P., the partnership that executed the instrument and acknowledged to me that he executed the same for and on behalf of said Partnership and that said Partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Danielle T. Pare
NOTARY PUBLIC for Idaho
My Commission Expires: 8/16/2019





City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Matt Drown/SON, LLC, P.O. Box 1939
Name Address
Earle, ID 83616
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Rudeen Architects 199 N. Capitol Blvd, Suite 602, Boise, ID 83702 Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 10th day of January, 2019

Signature

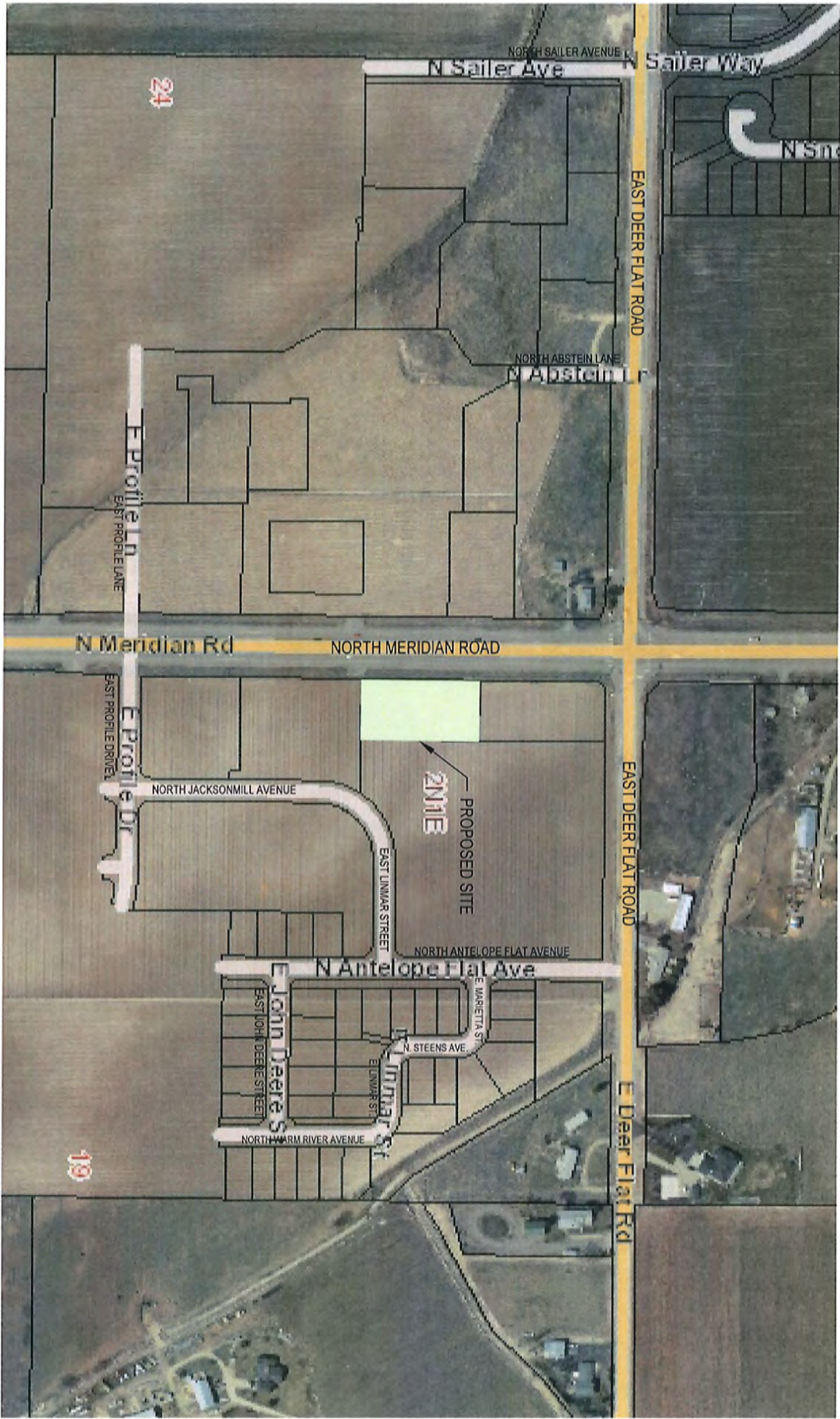
Tracey M. Schaefer
Subscribed and sworn to before me the day and year first above written.

Notary Public for Idaho

Residing at: Boise ID

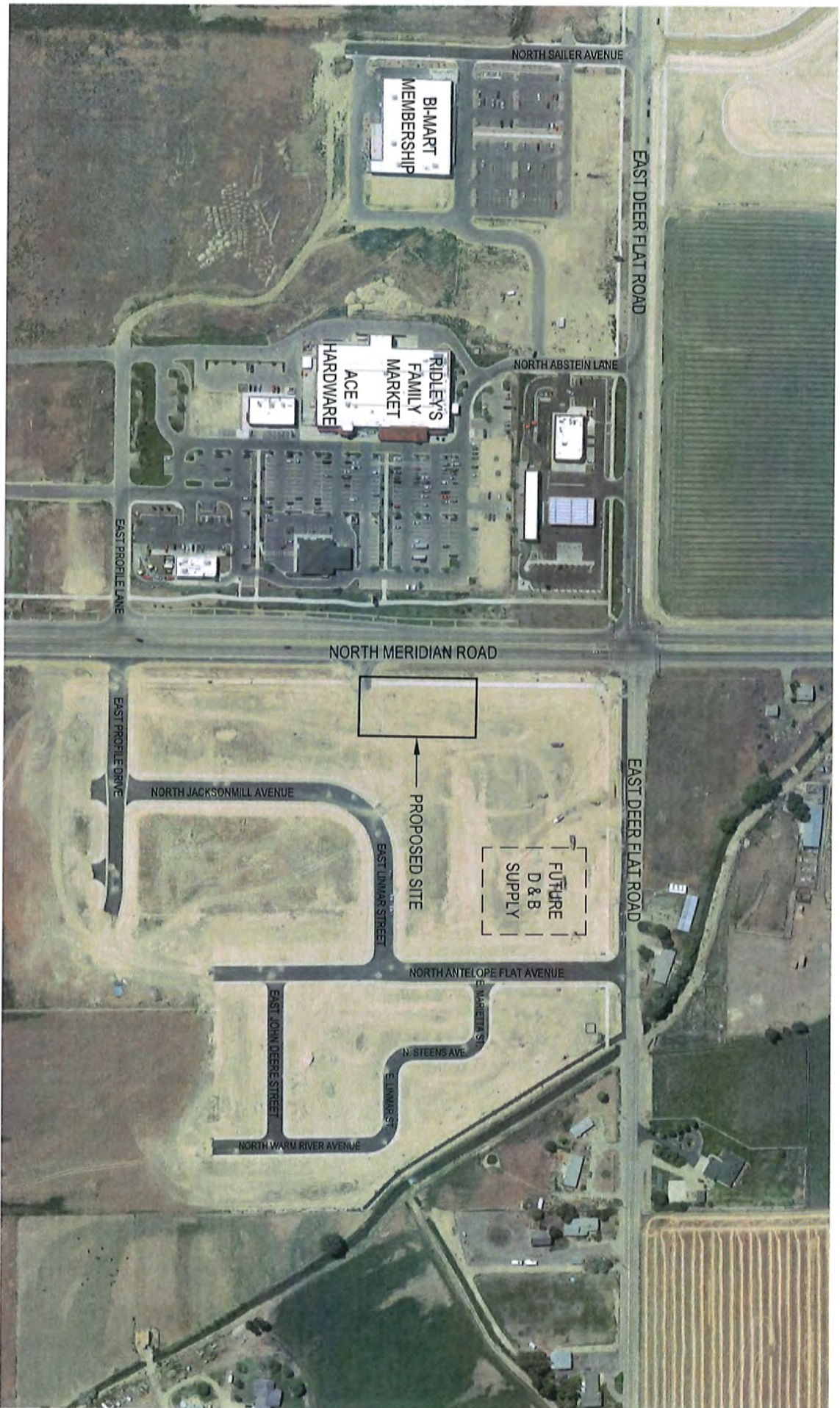
My commission expires: March 23, 2024





VICINITY MAP - (ASSESSOR MAP)

SCALE: 1" = 300'-0"



COLORED AERIAL

SCALE: N.T.S.



1



2



3



4



5



6



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 19 February 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Ashton Estates Subdivision NO. 1. Primary Health Medical Clinic

The design review request by Rocky Mountain Companies / SDN, LLC, dated November 15, 2018 has been reviewed. The following narrative is limited to the design review request.

1. Pressurized Irrigation

- a. Pressurized irrigation is available at the back (west) side of the lot
- b. A site-specific pressurized irrigation plan is required. Deviations from the approved plan shall be approved

2. Sewer:

- a. Sewer is available at the back (west) side of the lot

3. Water:

- a. Water is available at the back (west) side of the lot

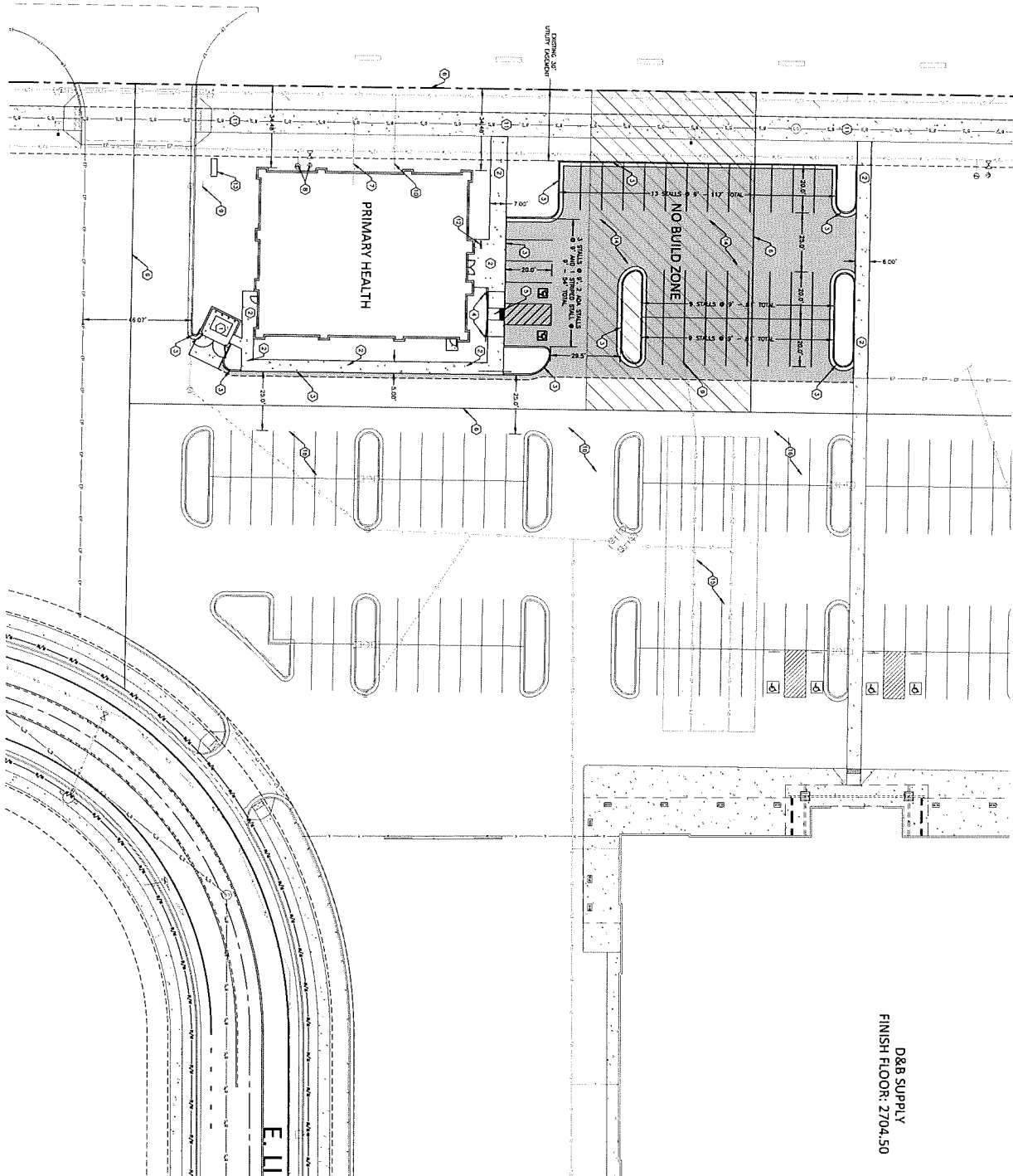
4. Storm Water:

- a. Provide supporting calculations for on-site storm water retention
- b. The City of Kuna follows the ACHD storm water manual

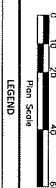
5. General:

- a. All Pressurized Irrigation, Sewer, Water, parking lot construction and similar items must meet or exceed the requirements of the current ISPWC and City of Kuna design standards
- b. Parking area lights must be approved before installation
- c. Coordinate connection to city services with the Kuna Public Works Department

KUNA MERIDIAN HWY (HWY 69)



D&B SUPPLY
FINISH FLOOR: 2704.50



LEGEND

BOUNDARY LINE
PARADELT SLOPE
SEWER SLOPE LINE
WATER LINE
STORM DRAINAGE LINE
PERCOLATION IRRIGATION LINE
NEW ASPHALT
NEW CONCRETE

REVISIONS

[illegible]

KEYNOTE

1. TRAPED SIDEWALK
2. CONCRETE SIDEWALK
3. VERTICAL CURB
4. ACCESSIBLE SIDEWALK
5. PEDESTRIAN RAMP
6. EXISTING ROUGHWORE LANE
7. STAIRWAY SIDEWALK CONNECTION
8. WALK SIDEWALK CONNECTION
9. STIMULUS CENTER SIDEWALK CONNECTION
10. PRESSURIZED IRRIGATION SIDEWALK CONNECTION
11. EXISTING SIDEWALK
12. BUILT-UP PAVING
13. PROPOSED ROUGHWORE SIDEWALK
14. NO-BUILD ZONE
15. EXISTING SIDEWALK MED
16. DRAIN STAIRWAY PAVING LANE CURRENTLY UNDER CONSTRUCTION

PLAN PREPARER

MARTIN BLUM, P.E.
ME ENGINEERING
9233 WEST STATE STREET
BOZEMAN, MT 59717
(706) 633-6930
(208) 633-6930

KELLY KNOTER, P.E.
ME ENGINEERING
9233 WEST STATE STREET
BOZEMAN, MT 59717
(706) 633-6930
(208) 633-6930

PRIMARY HEALTH
KUNA, ID
DR SITE PLAN

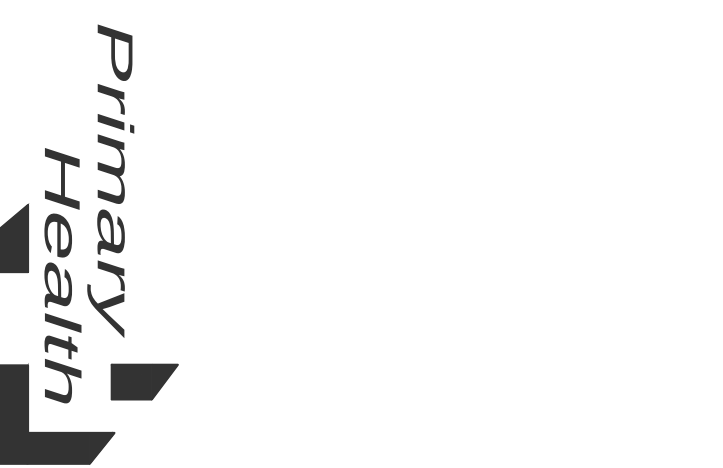
DRAWING STATUS:
PRELIMINARY NOT
FOR CONSTRUCTION



DESIGN BY:	MOCA
DRAWN BY:	MOCA
CHECKED BY:	MOCA
DATE:	02/28/12
PROJECT:	19-001
SHEET NO.	

1000 JOURNAL OF CLIMATE

project management



Primary Health

Medical Group

New Development:

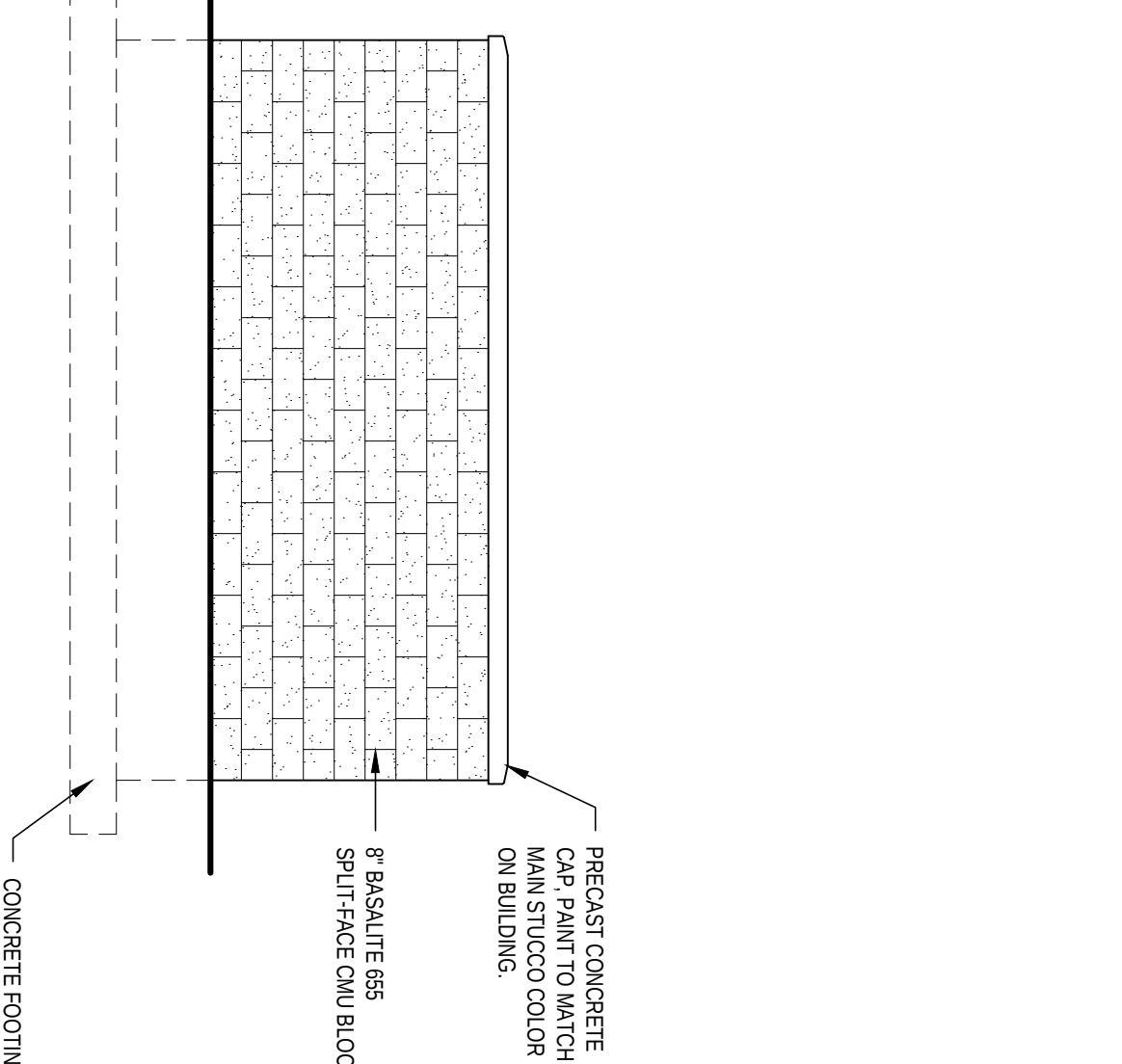
Primary Health

KUNA

1474 N. Meridian Rd.
Kuna, Idaho 83634

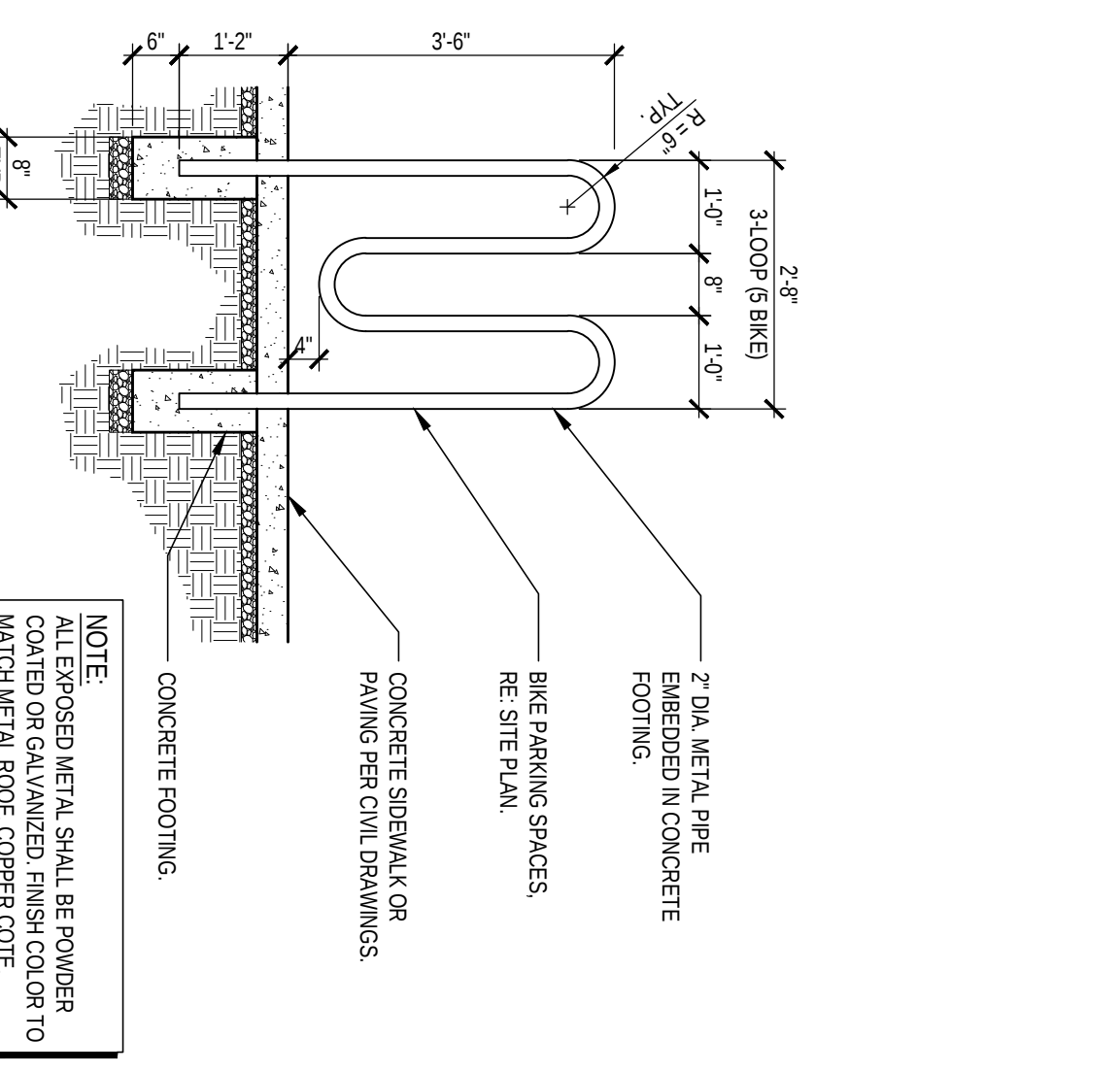
REVISIONS.

A1.01

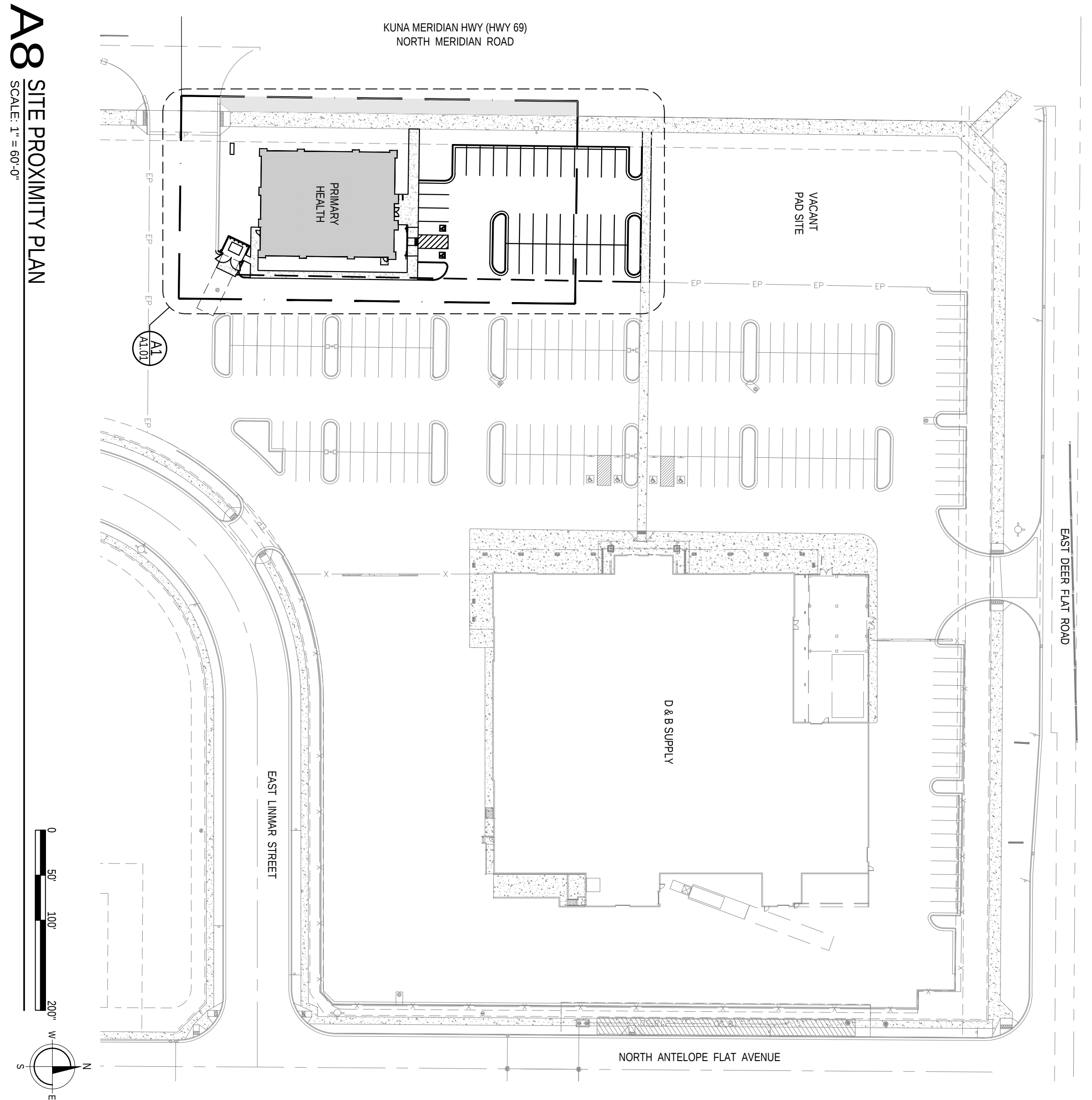
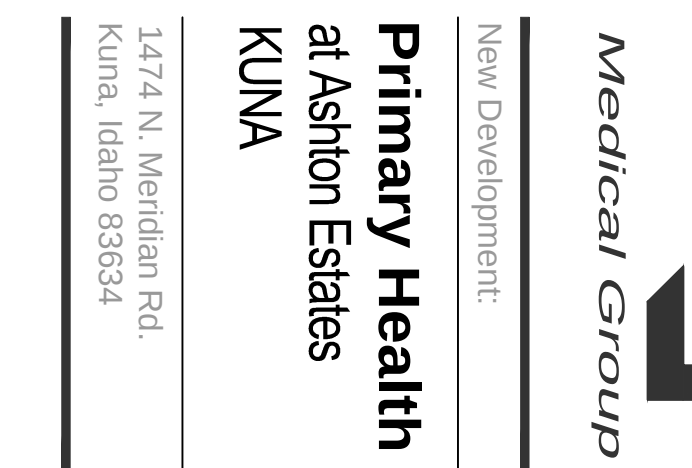


N11 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
11'0"

CARE EXAMS, VITALS, AND WAITING
INCLUDED IN SQUARE FOOTAGE:
3,371 SF / 200 SF = 17 STALLS



J11 ACCESSIBLE PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"
03/2019 BAA 320 ADD.DWG



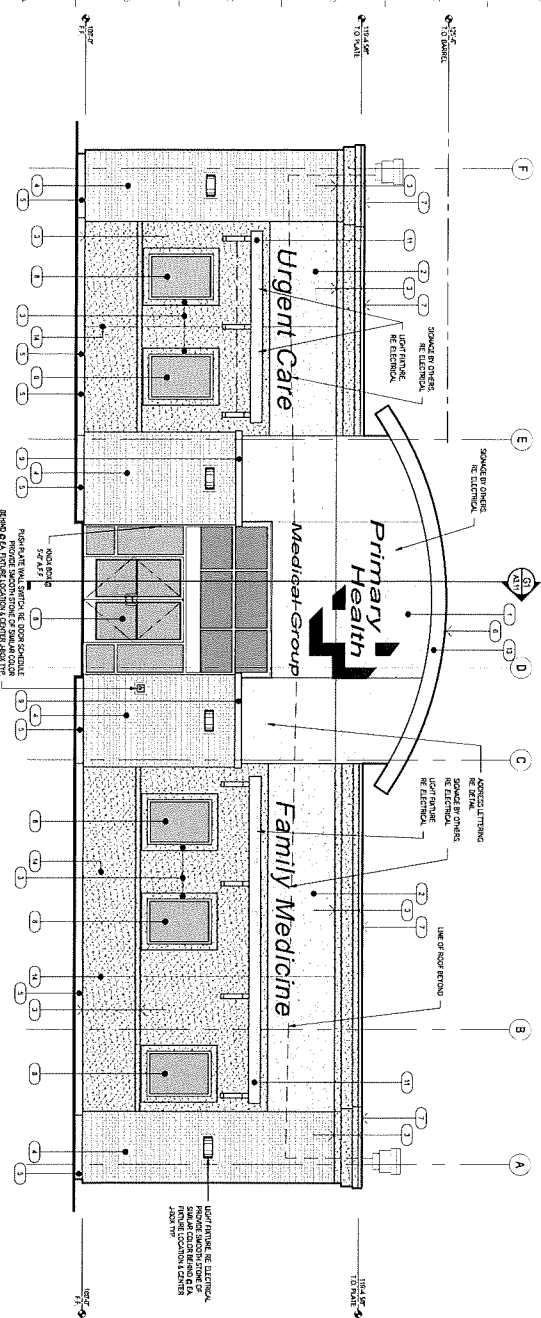
A8

SITE PROXIMITY PLAN

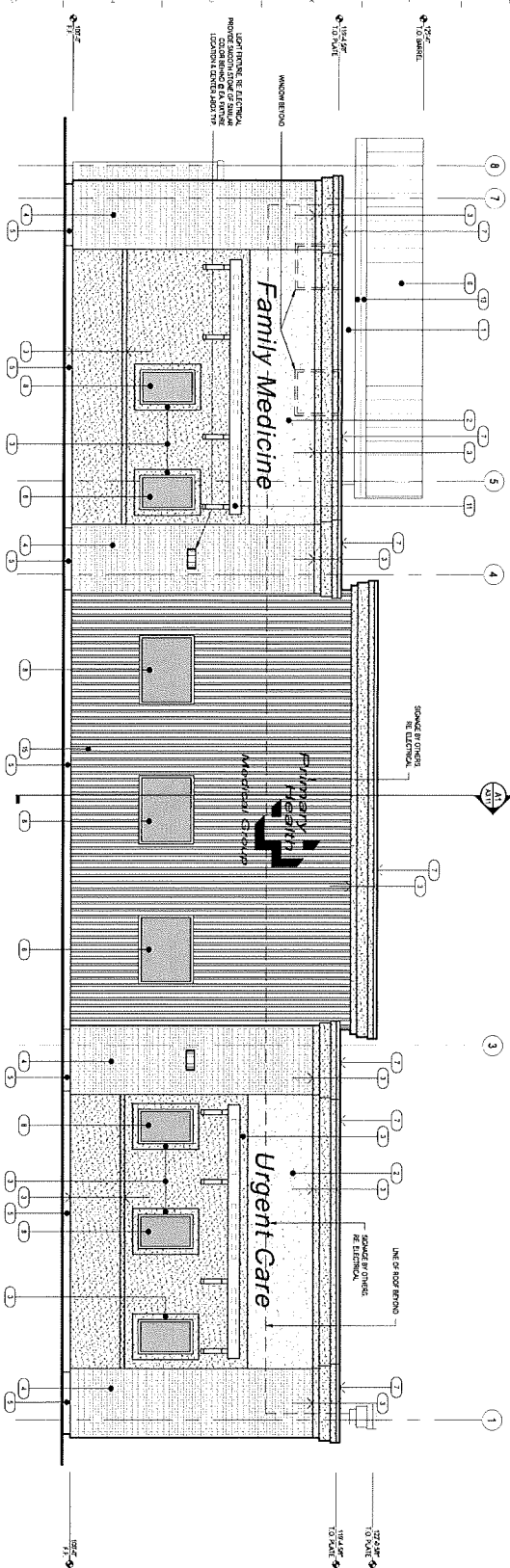
SCALE: 1" = 60'-0"

A1.01

A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



G1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	STUCCO	BEIGE/WHITE	A
2	STUCCO	BEIGE/WHITE	A
3	STUCCO	BEIGE/WHITE	A
4	BRICK COMBINATION 1 1/2" x 1 1/2" x 8" W	BEIGE/WHITE	A
5	CONCRETE	BEIGE/WHITE	A
6	RENDERED CONCRETE	BEIGE/WHITE	A
7	RENDERED CONCRETE	BEIGE/WHITE	A
8	RENDERED CONCRETE	BEIGE/WHITE	A
9	RENDERED CONCRETE	BEIGE/WHITE	A
10	RENDERED CONCRETE	BEIGE/WHITE	A
11	RENDERED CONCRETE	BEIGE/WHITE	A
12	RENDERED CONCRETE	BEIGE/WHITE	A
13	RENDERED CONCRETE	BEIGE/WHITE	A
14	RENDERED CONCRETE	BEIGE/WHITE	A
15	RENDERED CONCRETE	BEIGE/WHITE	A

NOTES:
A. FINISHES TO COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.

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Primary Health
Medical Group

Primary Health
Medical Group
1424 N. BROADWAY
SUITE 100
DALLAS, TEXAS 75202
P: 214.222.2271
F: 214.222.2272
WWW.PRIMARYHEALTHGROUP.COM

Primary Health
Medical Group
1424 N. BROADWAY
SUITE 100
DALLAS, TEXAS 75202
P: 214.222.2271
F: 214.222.2272
WWW.PRIMARYHEALTHGROUP.COM

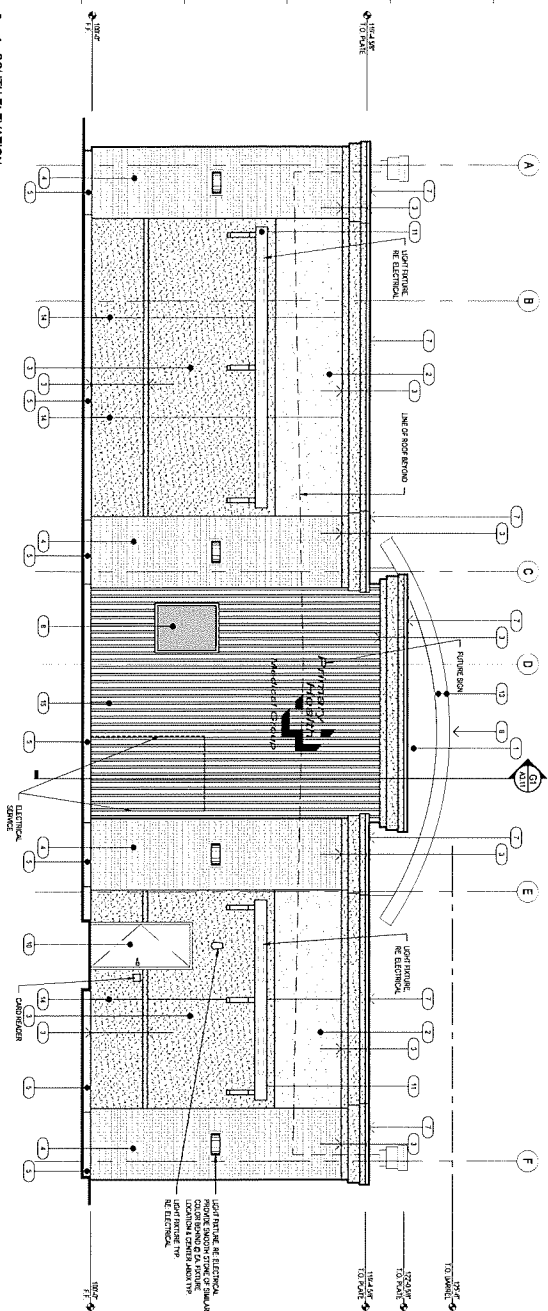
DESIGN REVIEW
APPLICATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: JANUARY 25, 2019
DRAWN BY: A3.01
CHECKED BY: A3.01

A3.01

A1 SOUTH ELEVATION

SCALE 1/4"=1'-0"



EXTERIOR FINISH SCHEDULE

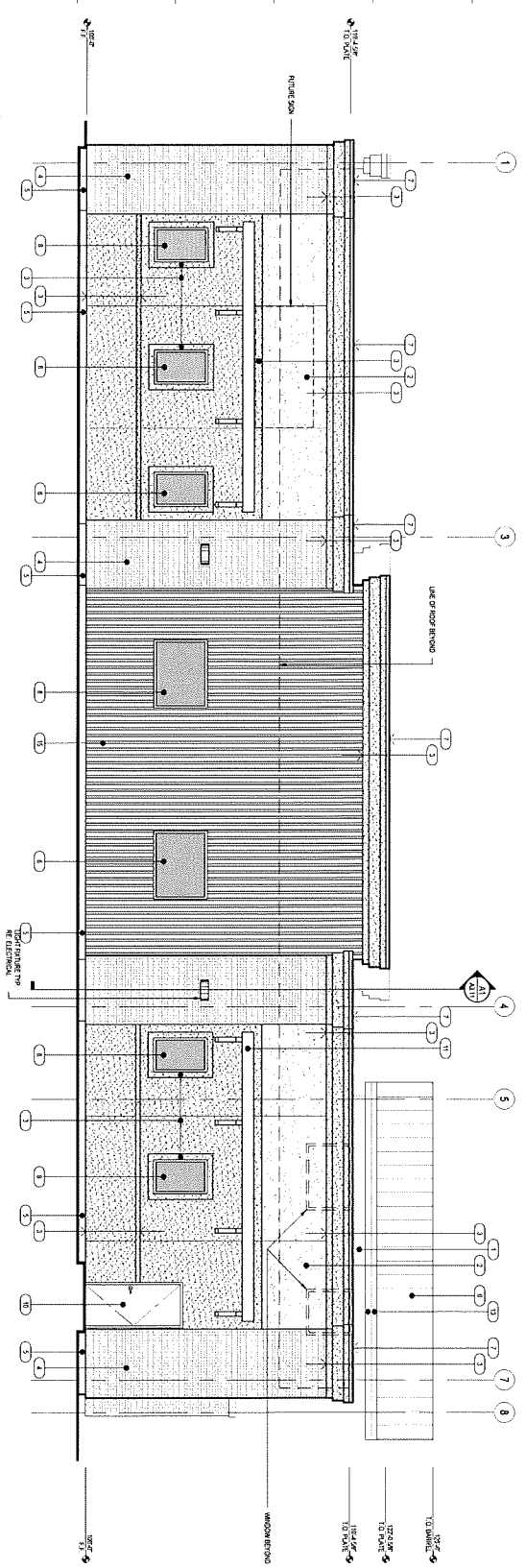
SYMBOL	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	STUCCO	TEXTURED STUCCO	1
2	STUCCO	TEXTURED STUCCO	2
3	STUCCO	TEXTURED STUCCO	3
4	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	4
5	CONCRETE	CONCRETE	5
6	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	6
7	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	7
8	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	8
9	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	9
10	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	10
11	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	11
12	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	12
13	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	13
14	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	14
15	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	BRICK COMMERICAL 2 1/4" x 1 1/4" x 8"	15

NOTES:
1. PROVIDE 3/8" DIA. STEEL BOLTS AT ALL EXTERIOR JOINTS.

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G1 EAST ELEVATION

SCALE 1/4"=1'-0"



A3.02

SCALE 1/4"=1'-0"

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

PROJECT: 1856 ASHLEY DRIVE

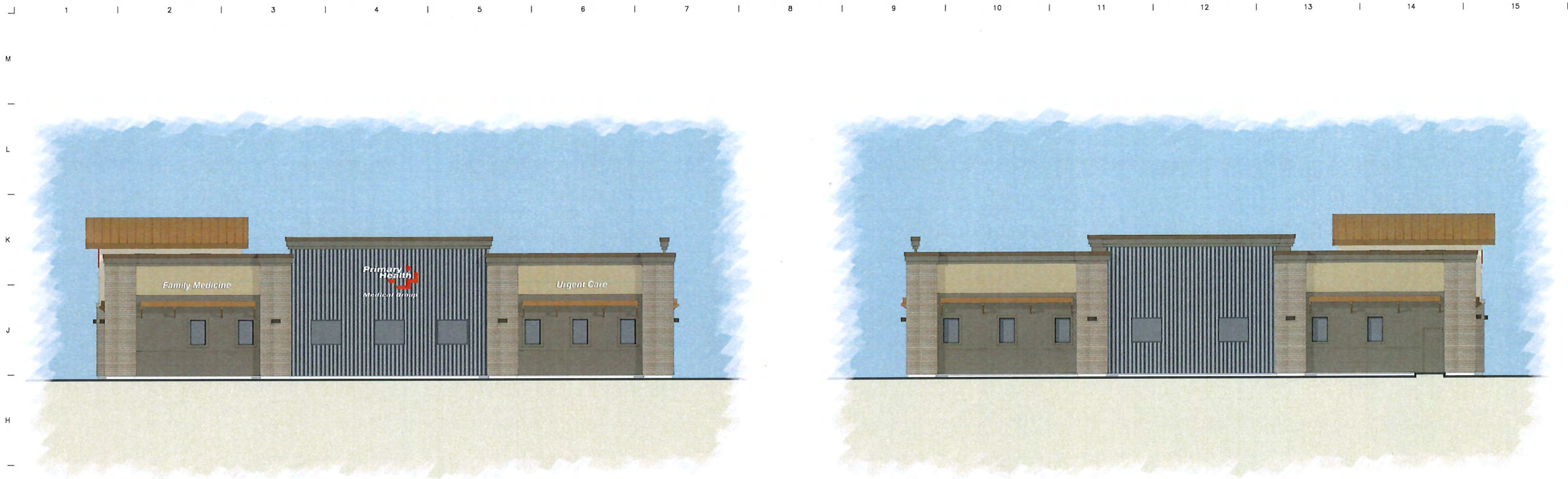
LOCATION: KUNA, IDAHO 83844

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

DATE: JANUARY 23, 2019

BY: ELENA TORRES

01/28/19 - 4:52:35 PM - rudeenarchitects - ELENA TORRES



G1 WEST ELEVATION
SCALE: N.T.S

G9 EAST ELEVATION
SCALE: N.T.S



A1 NORTH ELEVATION
SCALE: N.T.S



A9 SOUTH ELEVATION
SCALE: N.T.S

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architecture
planning
project management



New Development:

**Primary Health
at Ashton Estates
KUNA**

1474 N. Meridian Rd.
Kuna, Idaho 83634

DESIGN REVIEW
APPLICATION

EXTERIOR ELEVATIONS
COLOR
Sheet Title:

AS NOTED
Scale:

1826
Project Number:

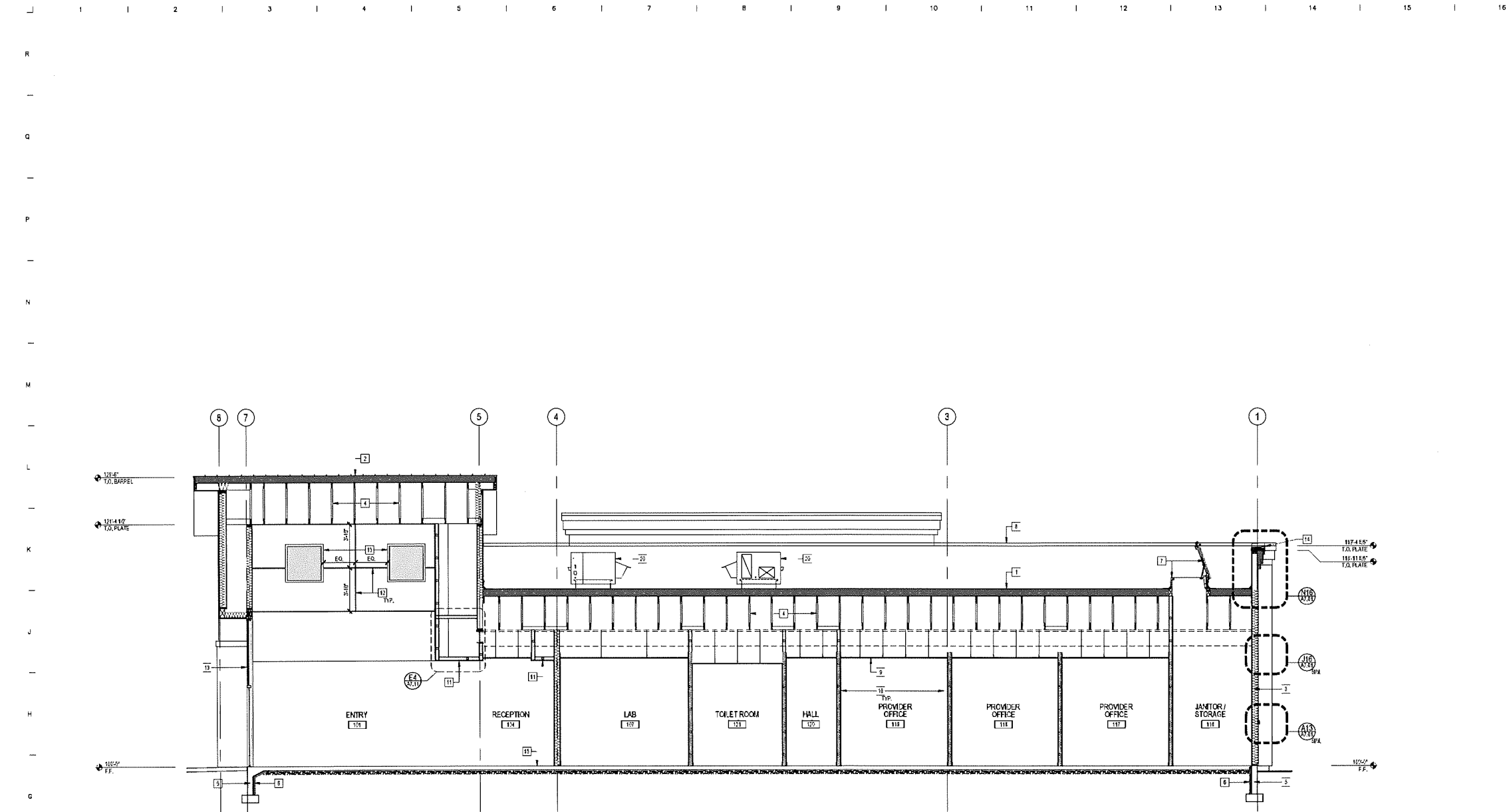
January 25, 2019
Date:

1826 A303.DWG
File Name:

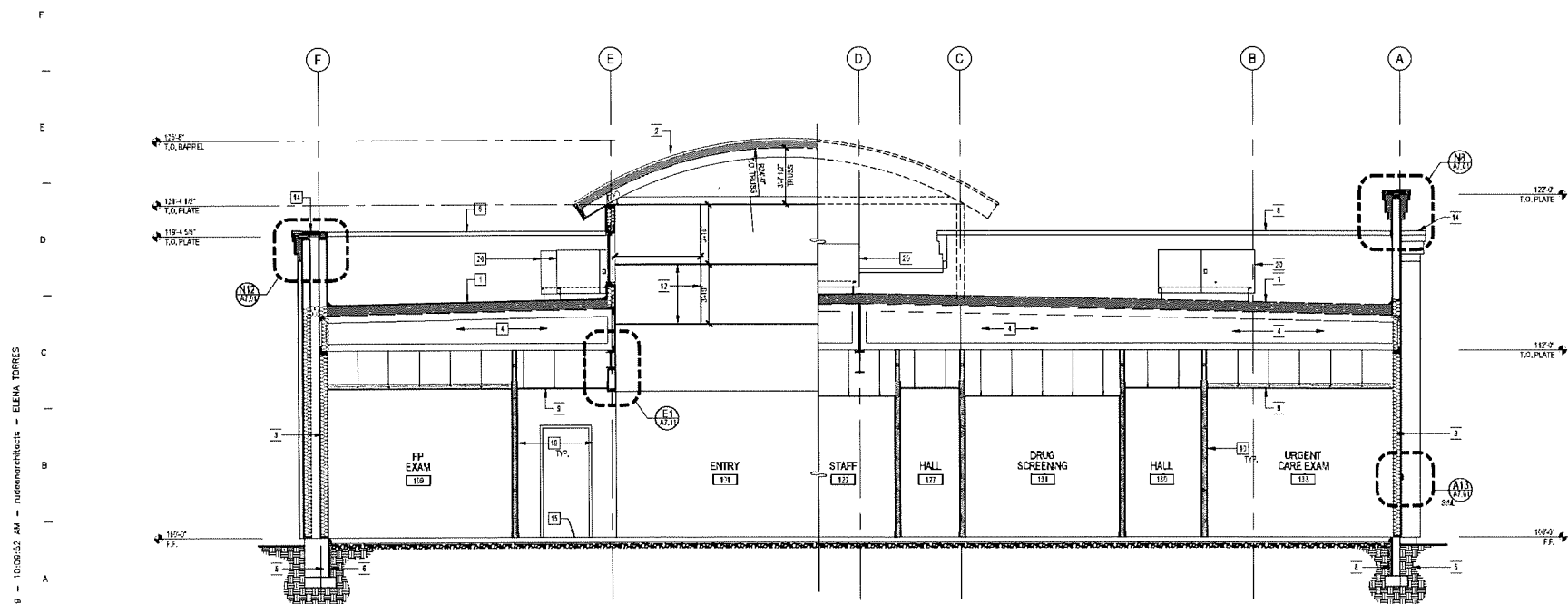
Revisions:

A3.03

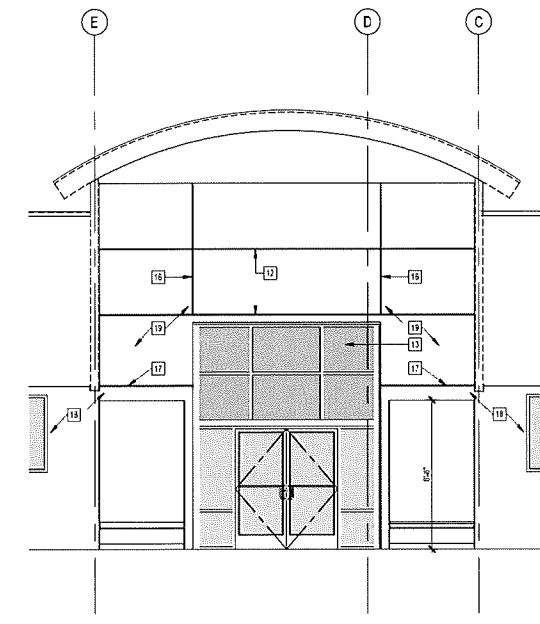
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G1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A13 INTERIOR ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES**
1. GABLE SINGLE PLY TPO ROOFING SYSTEM OVER 6" MIN. POLY ISO RIGID INSULATION TYP. @ ROOF SHEATHING.
 2. CURVED PRE-FINISHED METAL ROOFING OVER 6" MIN. POLY ISO RIGID INSULATION TYP. @ ROOF SHEATHING. WIDE DAM WEDGEMOUNTED UNDER ENTIRE AREA. RE. BUILDING ELEVATIONS & SECTIONS.
 3. EXTERIOR WALL W/ R-21 BATT INSULATION & VAPOR BARRIER @ INTERIOR SIDE OF WALL. TYPICAL. RE. FLOOR PLAN FOR WALL TYPES.
 4. PRE-FINISHED ROOF TRUSSES. RE. STRUCTURAL.
 5. CONCRETE FOOTING & FOUNDATION WALL. RE. STRUCTURAL.
 6. RIGID FOUNDATION INSULATION. 6" MIN.
 7. ROOF ACCESS HATCH.
 8. PARAPET BEYOND.
 9. SUSPENDED CEILING SYSTEM. RE. CEILING PLAN & FINISH SCHEDULES.
 10. INTERIOR WALL W/ SOUND BATT INSULATION. RE. FLOOR PLAN FOR WALL TYPES.
 11. SOFFIT. RE. CEILING PLAN & FINISH SCHEDULES.
 12. 1/2" FRY REGLET SWP. BOARD. REVEAL. PAINT.
 13. STOREFRONT WINDOW SYSTEM. RE. FLOOR PLAN, ROOF PLAN & BUILDING ELEVATIONS.
 14. PRE-FINISHED PARAPET CAP. RE. ROOF PLAN & BUILDING ELEVATIONS.
 15. SUB-BASE GRADE CONCRETE OVER VAPOR BARRIER OVER COMPACTED GRAVEL BASE. RE. STRUCTURAL PLAN. RE. SCHEDULES FOR FLOOR FINISHES.
 16. ALUMINUM REGLET W/ EDGE OF STOREFRONT @ ENTRY & HATCH. ALUMINUM AT CURVED SUSPENDED WALL ABOVE RECEPTION.
 17. METAL TRIM & TRANSITION BETWEEN METAL WALL COVERING & PAINT. HEIGHT TO MATCH ADJACENT SUSPENDED CEILING.
 18. METAL WALL COVERING. RE. FINISH PLAN & SCHEDULES.
 19. PAINT. RE. FINISH PLAN & SCHEDULES.
 20. ROOF TOP UNIT. RE. MECHANICAL.

GENERAL NOTES

A.

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Baker + San Francisco

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Bakersfield, CA 93302
Phone: 203-355-1113
Fax: 203-355-0771
info@rudeenarchitects.com

architecture
planning
project management

Primary Health
Medical Group

New Development

Primary Health
at Ashton Estates
KUNA

1274 N. Meridian Rd.
Kuna, Idaho 83634

DESIGN REVIEW APPLICATION

BUILDING SECTIONS
Sheet Title:

AS NOTED
Scale:

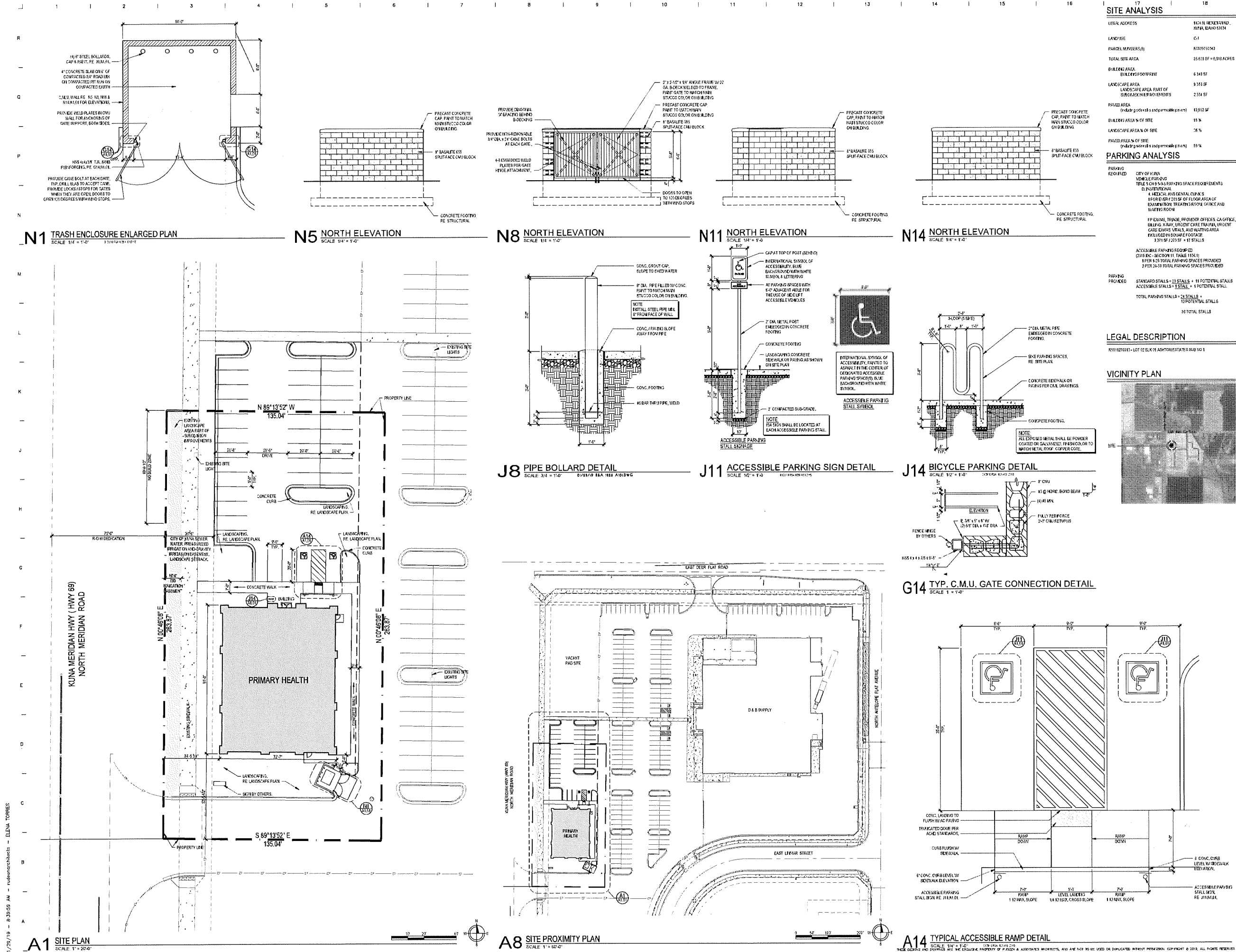
1628
Project Number:

January 25, 2019
Date:

1826 A311.DWG
File Name:

Revisions:

A3.11



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architecture
planning
project management

Primary Health
Medical Group

New Development
Primary Health
at Ashton Estates
KUNA
1474 N. Meridian Rd.
Kuna, Idaho 83646

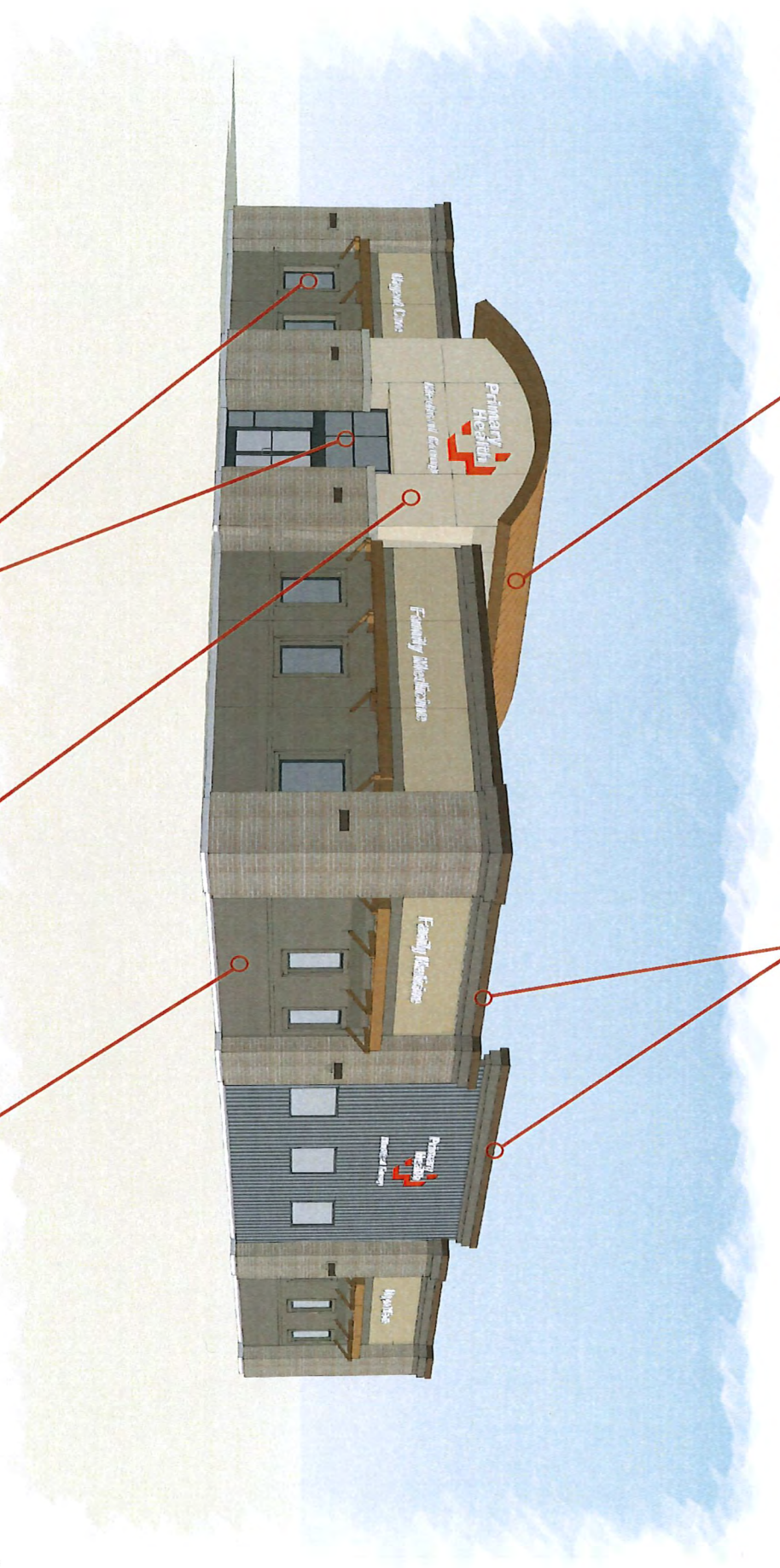
DESIGN REVIEW
APPLICATION

SITE PLAN
Sheet Title:
AS NOTED
Scale:
1828
Project Number:
January 25, 2019
Date:
1826 A101.DWG
File Name:

Revisions:
A1.01

PREFINISHED STANDING SEAM
METAL ROOFING (radiused)
COLOR: COPPER COTE

PREFINISHED METAL
COPING CAP.
COLOR: MEDIUM BRONZE



STOREFRONT WINDOW & ENTRY
SYSTEM WITH ANODIZED BRONZE
FRAMES AND CLEAR INSULATED GLAZING



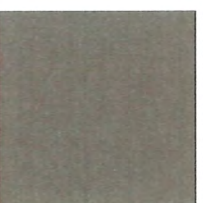
PROPOSED BRICK
INTERSTATE:
SMOKEY MOUNTAIN



STUCCO
PAINT BM
DECATUR BUFF



STUCCO
PAINT BM
PUTNAM IVORY



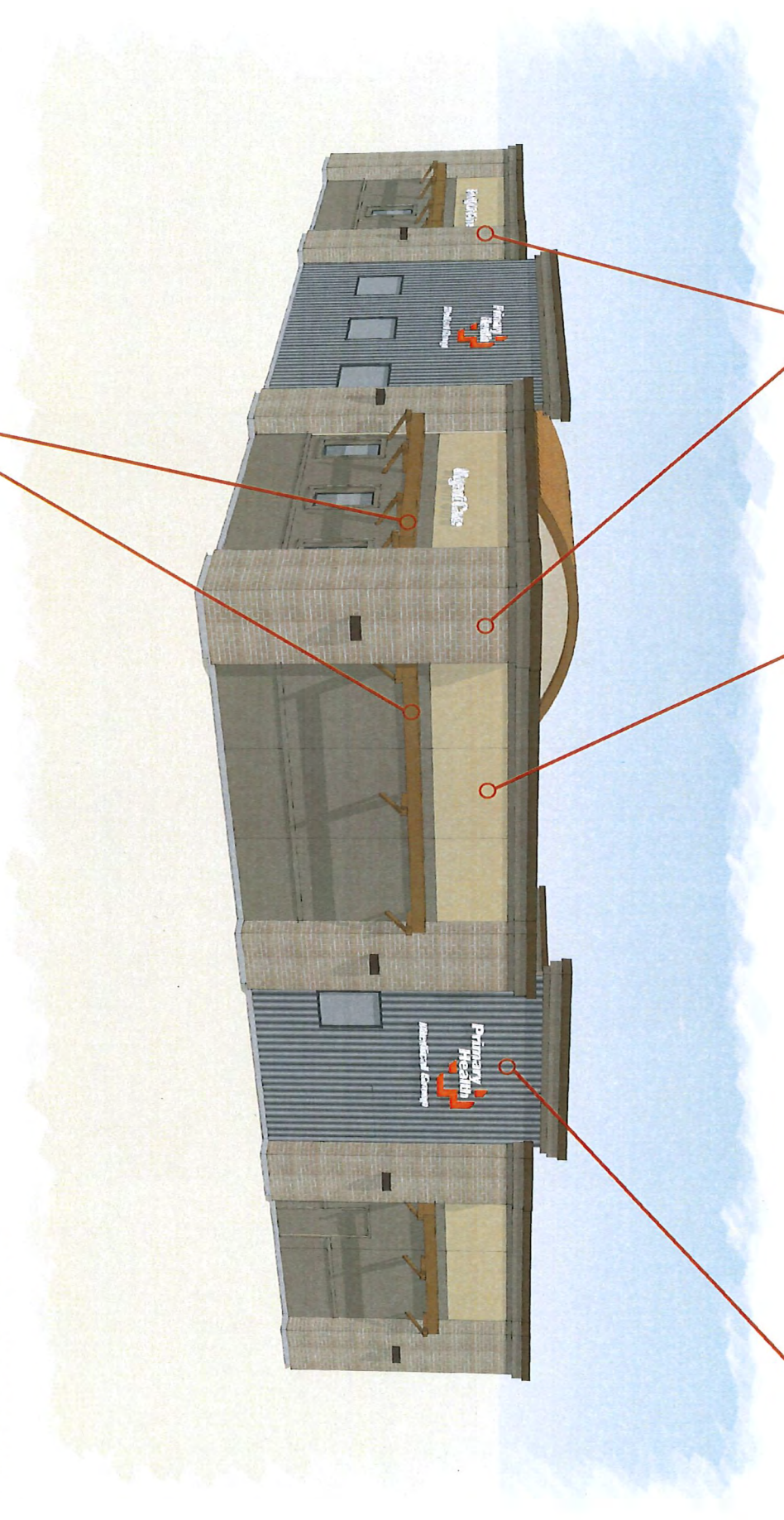
STUCCO
PAINT BM
WHITALL BROWN



PROPOSED METAL SIDING
MBCI-7.2 PANEL
COLOR: GRAY

ENTRY CORNER VIEW

METAL AWNING W/ OPEN FRAME.
COLOR TO MATCH
METAL ROOFING AT ENTRY



BACK CORNER VIEW



1474 North Meridian Road
Kuna, ID

COLOR BOARD



rudeenarchitects
Boise + San Francisco

DESIGN REVIEW
January 25, 2019

Sam Weiger

From: David Blodgett <dblodgett@rudeenarchitects.com>
Sent: Wednesday, March 20, 2019 12:13 PM
To: Sam Weiger
Cc: Matt Witt (maw@rmcos.com)
Subject: RE: Primary Health Medical Clinic Design Review Questions/Comments

Sam,

The siding mfr. has a panel with concealed fasteners, and the silicon polyester finish is available, along with others. See the mfr info below:

MASTERLINE 16®

MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16" coverage and are available with factory applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.



Features and Benefits:

- Can be installed over a variety of substructures, including continuous insulation and sub girts
- Available for horizontal or vertical applications
- Available with factory mastic for superior air and water infiltration resistance
- Available in a wide variety of colors and gauges
- Factory corners available

Product Specifications

- Applications: Wall
- Coverage Widths: 16"
- Panel Attachment: Concealed Fastening System
- Gauges: 24 (standard), 22, 20, 18 (optional)
- Finishes: Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

Galvalume Plus® also available.



★ENERGY STAR® Qualified



BURNISHED SLATE*



POLAR WHITE*



CHARCOAL GRAY*



LIGHT STONE*



HAWAIIAN BLUE** *



RUSTIC RED*



KOKO BROWN*



FERN GREEN*



COAL BLACK*



SOLAR WHITE** *

To: David Blodgett
Subject: RE: Primary Health Medical Clinic Design Review Questions/Comments

Mr. Blodgett,

I have a few questions about the Primary Health Design Review application for Meridian Rd:

1. Metal siding for the building was proposed. The metal siding will need to be anodized, have a concealed fastener system and a silicon polyester finish or equivalent to comply with Kuna City Code 5-4-6. With these conditions, do you still want to go with metal siding?

If I do not hear back from you by March 29, I will need to recommend this to the Planning and Zoning Commission.

Thanks,

Sam

From: Sam Weiger
Sent: Wednesday, March 13, 2019 12:45 PM
To: 'maw@rmcos.com' <maw@rmcos.com>
Cc: 'dblodgett@rudeenarchitects.com' <dblodgett@rudeenarchitects.com>; 'robert@lytlesigns.com' <robert@lytlesigns.com>
Subject: Primary Health Medical Clinic Design Review Questions/Comments

Matt,

I have a few questions about the Primary Health Design Review application for Meridian Rd:

1. Metal siding for the building was proposed. The metal siding will need to be anodized, have a concealed fastener system and a silicon polyester finish or equivalent to comply with Kuna City Code 5-4-6. With these conditions, do you still want to go with metal siding?
2. Is the monument sign a single tenant or multi-tenant sign?
3. You proposed seven wall signs for the commercial building. Staff will recommend a maximum of three wall signs to comply with Kuna City Code Title 5, Chapter 10, Signs. If you are willing to switch to three signs, let us know. If not, in your presentation, please inform the commission that you are still wanting to go with the seven signs.

Thanks,

SAM WEIGER

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Sweiger@kunalID.gov

SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

Galvalume Plus® also available.



* ENERGY STAR® Qualified



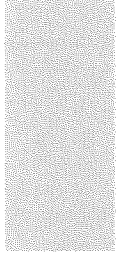
BURNISHED SLATE*



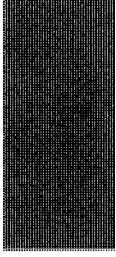
POLAR WHITE*



CHARCOAL GRAY*



LIGHT STONE*



HAWAIIAN BLUE** *



RUSTIC RED*



KOKO BROWN*



FERN GREEN*



COAL BLACK*



SOLAR WHITE** *

Based on this, we will update our exterior finish schedule. Do you need us to provide you with a copy of the updated schedules (elevation sheets A3.01 and A3.02)

David Blodgett, Architect

rudeenarchitects
Boise + San Francisco

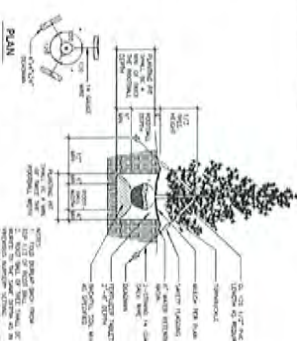
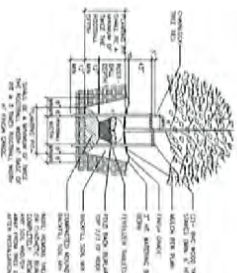
199 N Capitol Blvd., Ste 602
Boise, ID 83702

208-954-8751 Direct Line
208-338-1413 Office
208-863-0440 Cell
dblodgett@rudeenarchitects.com

From: Sam Weiger [<mailto:sweiger@kuna.id.gov>]
Sent: Wednesday, March 20, 2019 11:41 AM



2 CONIFEROUS TREE PLANTING AND GUMMING DETAIL



PLANT SCHEDULE					
	201	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	202	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	203	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	204	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	205	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	206	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	207	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	208	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	209	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	210	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	211	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	212	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	213	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	214	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	215	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	216	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	217	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	218	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	219	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	220	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	221	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	222	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	223	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	224	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	225	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	226	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	227	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	228	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	229	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.
	230	REDWOOD, L. CROWN, 10' H.	2.0L	REDWOOD, 10' H.	10' H.

[illegible]

PRIMARY HEALTH KUNA, ID	REVISIONS			
	NO.	ITEM	DATE	
DR LANDSCAPE PLAN				

KUNA MERIDIAN HWY (HWY 69)

1 SITE LIGHTING PLAN
SCALE 1" = 20'

LUMINAIRE SCHEDULE - PRIMARY HEALTH - MERIDIAN, IDAHO					
LUMINAIRE	MANUFACTURER	CATALOG NUMBER	LAMPS	INPUT WATTS	VOLTAGE
PL1	LITHONIA	DSX2 LED P4 40K TAU MVOLT SFA D08D1	LED	270	120
WP1	LITHONIA	DSX2 LED P2 40K SFA MVOLT D08D1	LED	270	120

1. GENERAL NOTE: CONTRACTOR SHALL PROVIDE AND COORDINATE ALL FIXTURE MOUNTING ACCESSORIES.
2. FINISH TO MATCH VEHICLE LIGHTS IN GARB PARKING LOT.

D-Series Size 2 LED Area Luminaire

Specifications
Type: P1
Length: 18"
Width: 18"
Height: 18"
Depth: 18"

Ordering Information

Item	Qty	Part Number	Description	Notes
1	1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	

Ordering Information

Item	Qty	Part Number	Description	Notes
1	1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	

Ordering Information

Accessories

Item	Qty	Part Number	Description	Notes
1	1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	DSX2 LED P4 40K TAU MVOLT SFA D08D1	

External Gown Shield

Drilling

Photometric Diagrams

SSS SQUARE STRAIGHT STEEL POLES

FEATURES & SPECIFICATIONS

CONSTRUCTION - Welded construction. All poles are made of high strength, low alloy steel. All poles are galvanized to meet or exceed the requirements of ASTM A513. All poles are painted to meet or exceed the requirements of ASTM D1559.

FINISH - Galvanized steel poles per ASTM A513. All poles are painted to meet or exceed the requirements of ASTM D1559.

GROUNDING - Grounding system shall be installed in accordance with the requirements of the National Electrical Code (NEC).

ANCHOR BOLTS - Anchor bolts shall be installed in accordance with the requirements of the National Electrical Code (NEC).

POLE ORDERING DATA

Item	Qty	Part Number	Description	Notes
1	1	SSS244C	24" Square x 7' Gal. Pole	

SSS Square Straight Steel Poles

NEW ASSTO Ranges

Item	Qty	Part Number	Description	Notes
1	1	SSS244C	24" Square x 7' Gal. Pole	

BASE DETAIL

WSO LED Architectural Wall Sconce

Specifications
Type: P1
Length: 18"
Width: 18"
Height: 18"
Depth: 18"

Ordering Information

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Ordering Information

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Performance Data

Lumen Output

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Lumen Ambient Temperature (LAT) Multiplier

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Projected LED Lumen Maintenance

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Electrical Load

Item	Qty	Part Number	Description	Notes
1	1	WSO LED P4 40K TAU MVOLT SFA D08D1	WSO LED P4 40K TAU MVOLT SFA D08D1	

Photometric Diagrams

rudeenarchitects

Boise • San Francisco

199 North Capitol Blvd.
Suite 602
Boise, Idaho 83702

Phone 208-338-1413
Fax 208-338-0371
info@rudeenarchitects.com

Primary Health
Medical Group

New Development

Primary Health
at Ashton Estates
KUNA

1474 N. Meridian Rd.
Kuna, Idaho 83634

PROFESSIONAL ENGINEER
L. JENNIFER
STATE OF IDAHO
JENNIFER A. GORMAN
01/24/19

SITE LIGHTING PLAN
Sheet Title:

1" = 20'
Scale:

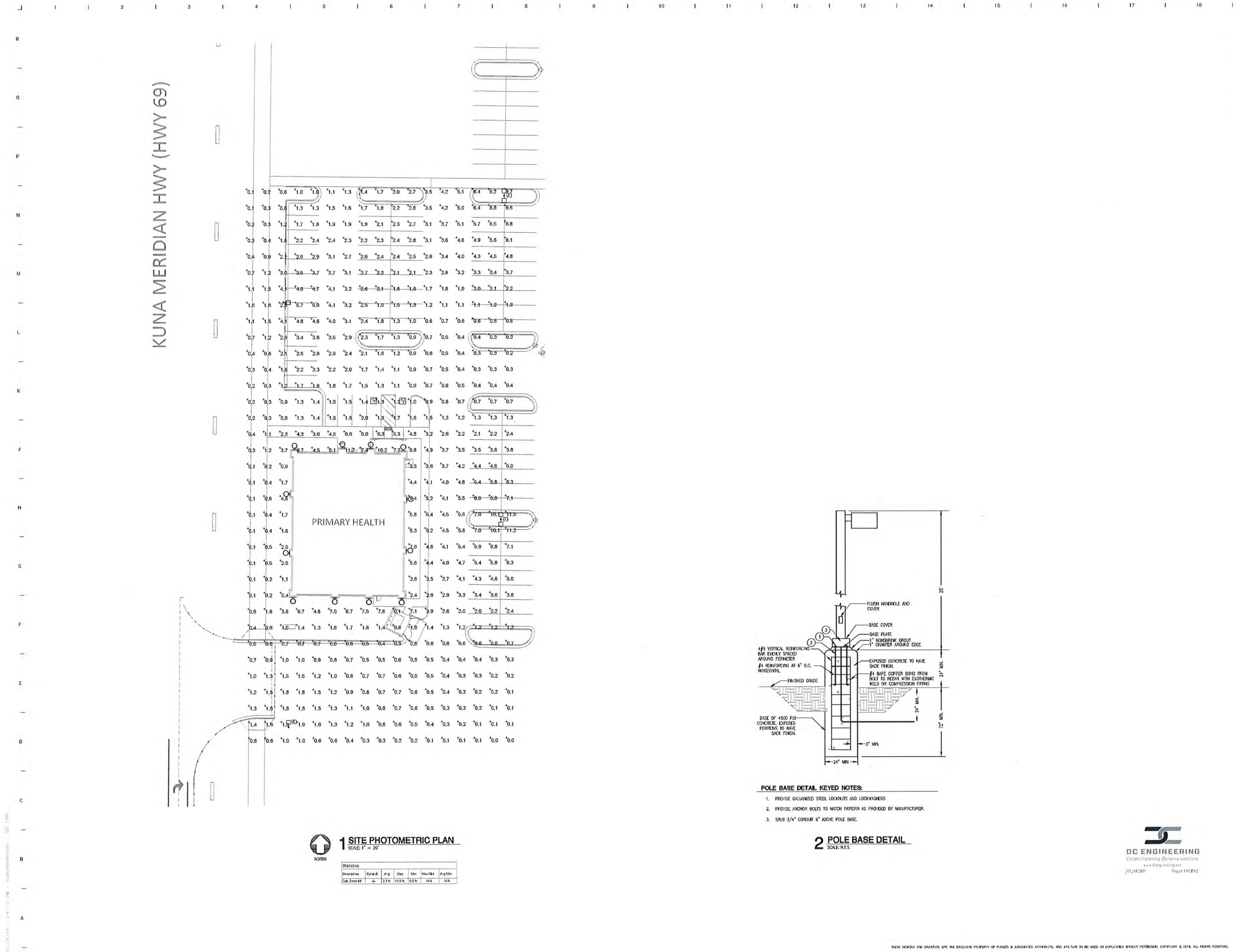
1826
Project Number

December 27, 2018
Date:

19RUD02-E100.DWG
File Name:

Revisions

E1.00



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STATE OF IDAHO
01/24/19

SITE PHOTOMETRIC PLAN
Sheet 1 of 1

1" = 20'
Scale

1026
Project Number

December 27, 2016
Date

18RU002-E101.OWG
File Name

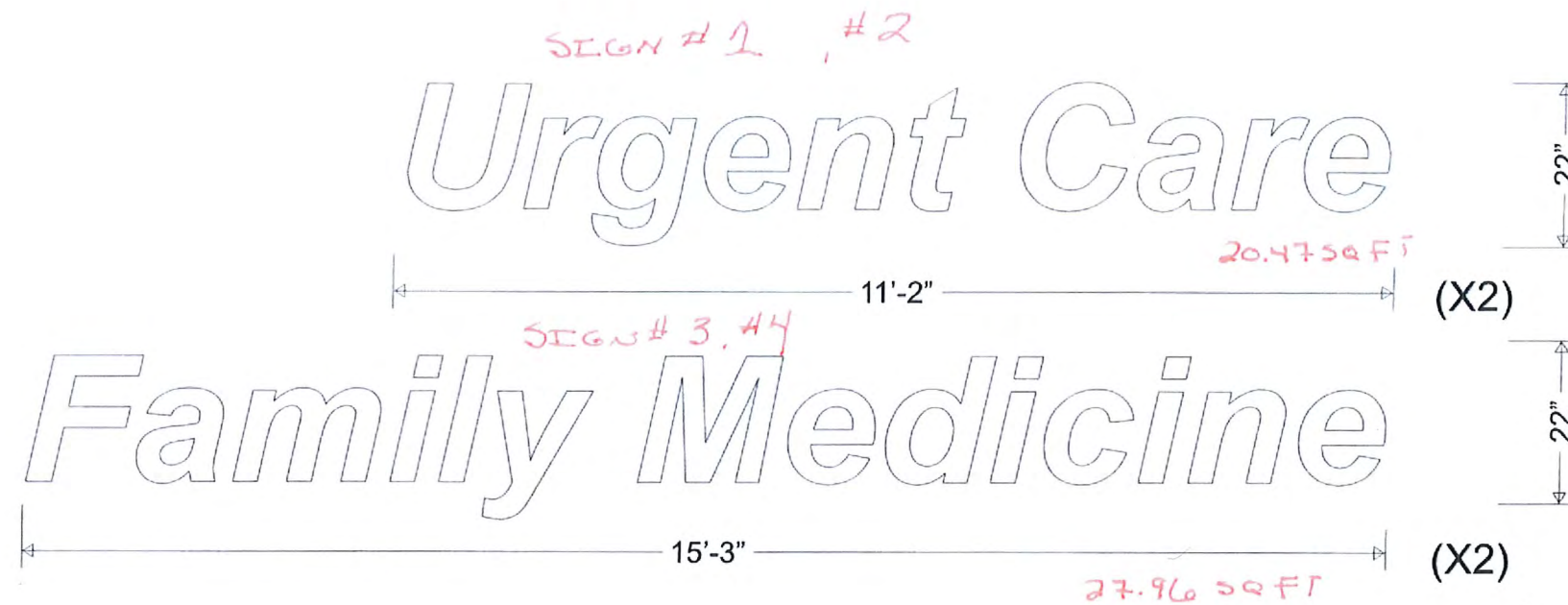
Rev. 0/0

(4) NON-ILLUM. FCO LETTER SETS

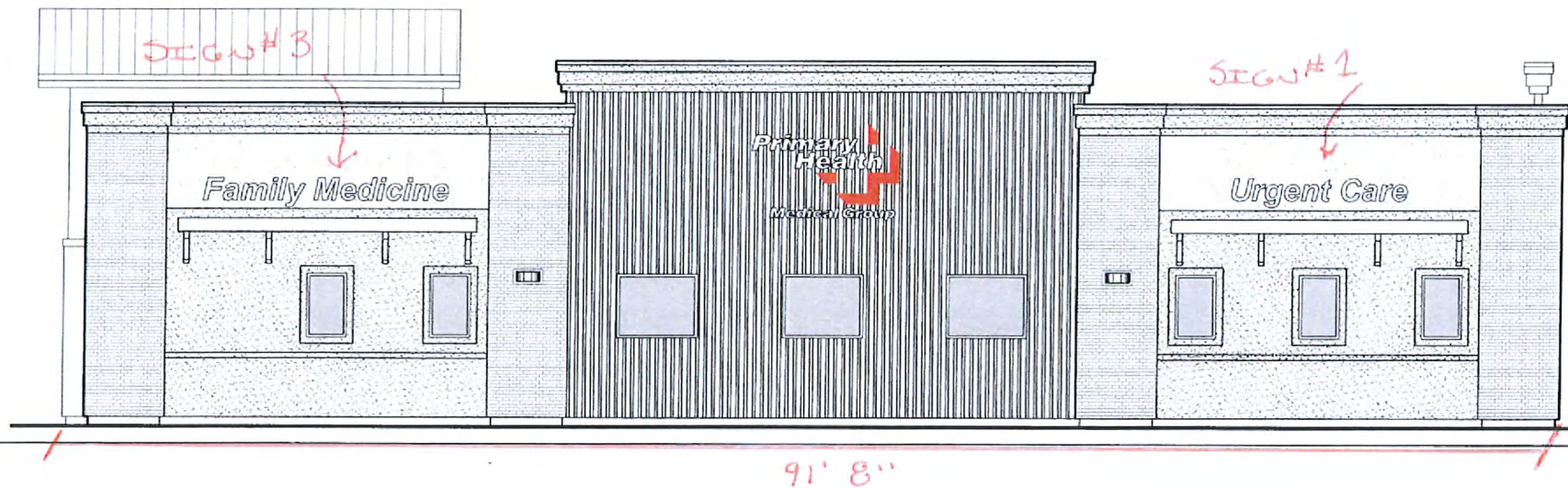
JET CUT 1/4" ALUMINUM LETTERS

POWDER COATED WHITE

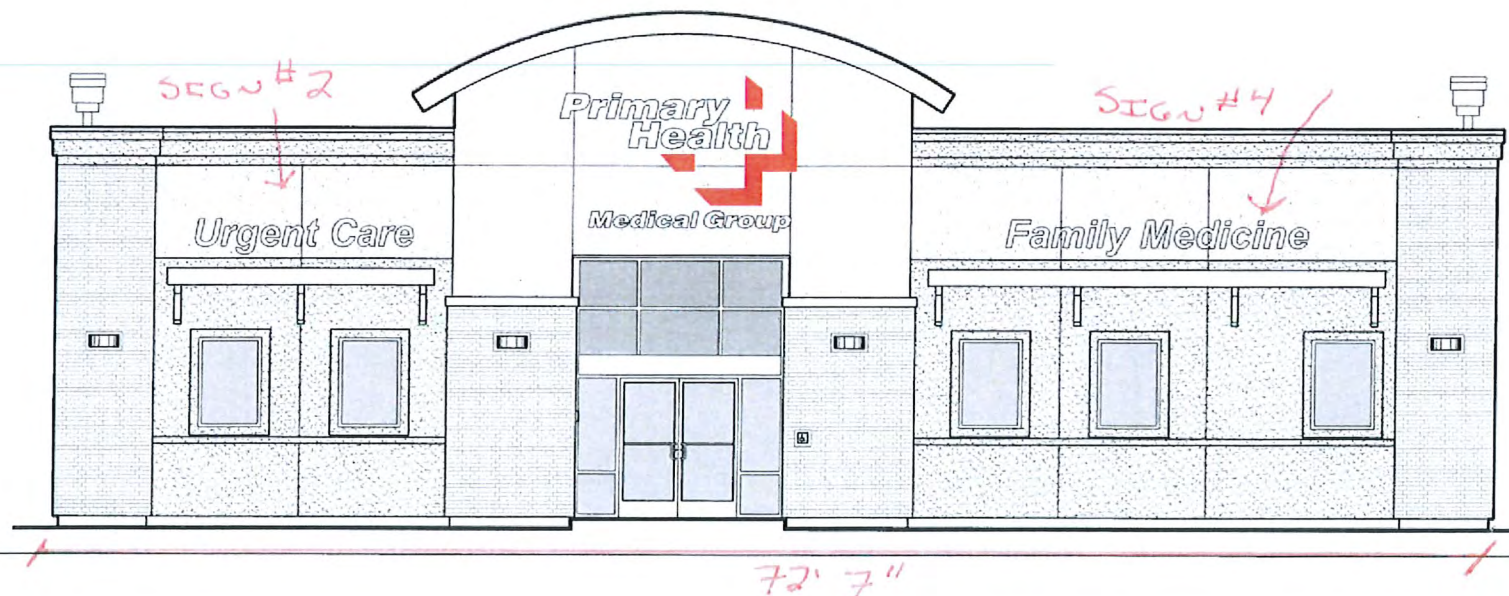
FLUSH MOUNTED TO BUILDING FASCIA
ON NORTH AND WEST ELEVATIONS



G1 WEST ELEVATION



A1 NORTH ELEVATION



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ADDRESS	1474 N. Meridian Rd Kuna, ID 83634
DATE	12/21/2018
SCALE	1/2" = 1'
ACCOUNT EXECUTIVE	JS
DRAWN BY	AS
FILENAME	Primary Health Group\Kuna\37274 - Primary Health
QUOTE #	37274
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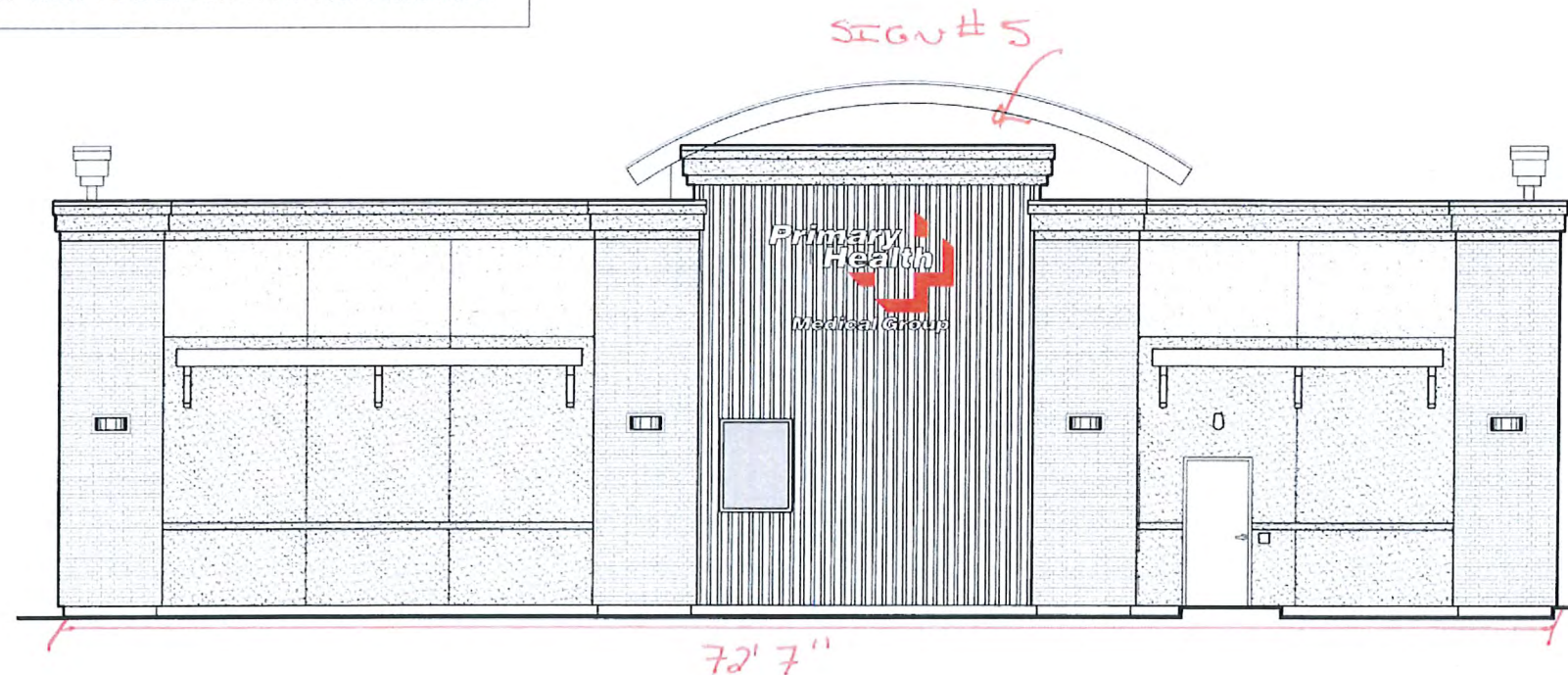
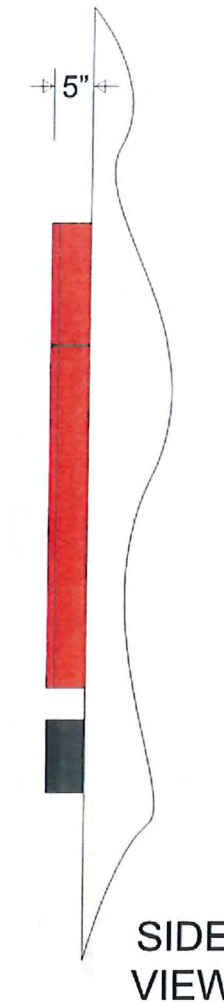
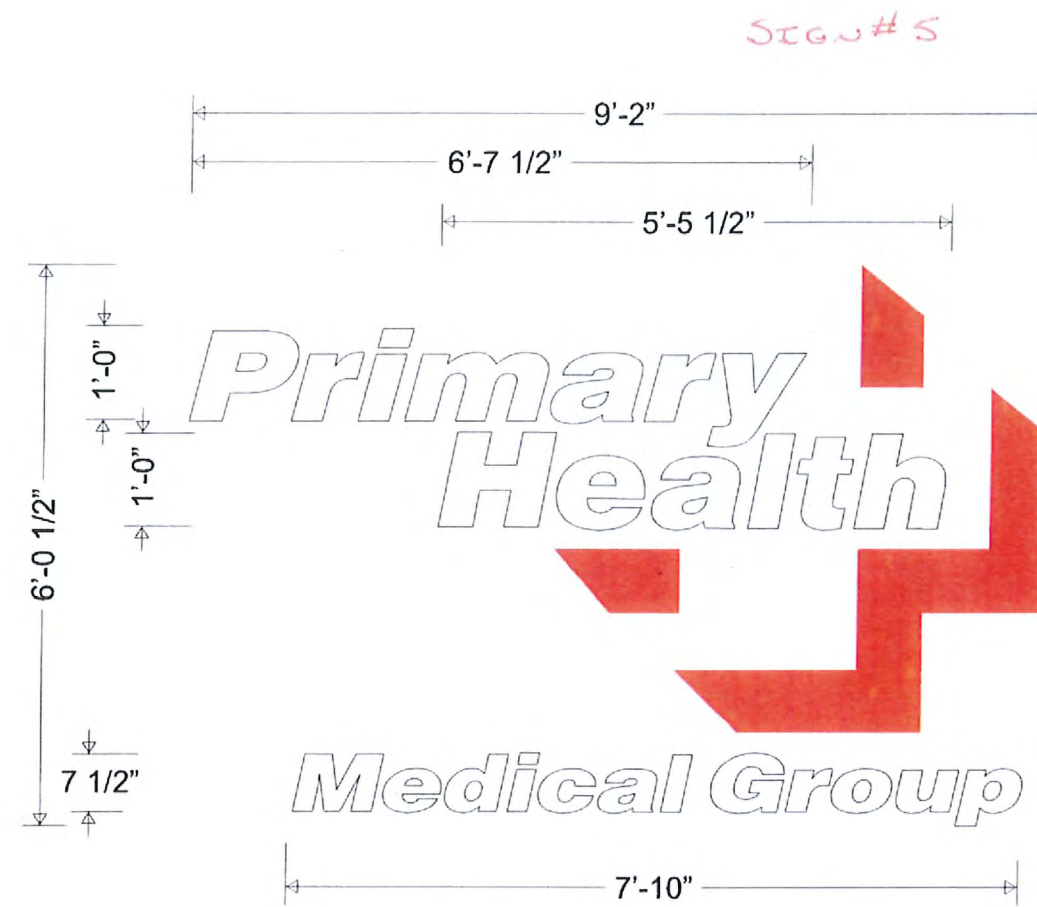
(1) ILLUMINATED WALL DISPLAY

"PRIMARY HEALTH" & "MEDICAL GROUP"
5" PRE-FINISHED BLACK ALUMINUM RETURNS
WHITE ACRYLIC FACES
1" BLACK TRIM CAP
INTERNAL WHITE L.E.D ILLUMINATION
FLUSH MOUNTED TO FASCIA

"CROSS" GRAPHIC
5" PRE-FINISHED RED ALUMINUM RETURNS
RED ACRYLIC (#278-0) FACES
1" RED TRIM CAP
INTERNAL RED L.E.D ILLUMINATION
FLUSH MOUNTED TO FASCIA



SIMULATED NIGHT VIEW TO DEMONSTRATE ILLUMINATION



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DRAWN BY	AS
FILENAME	Primary Health Medical Group\Kuna\37275 - Primary Health R1
QUOTE #	37275
REVISIONS	1/9/2019

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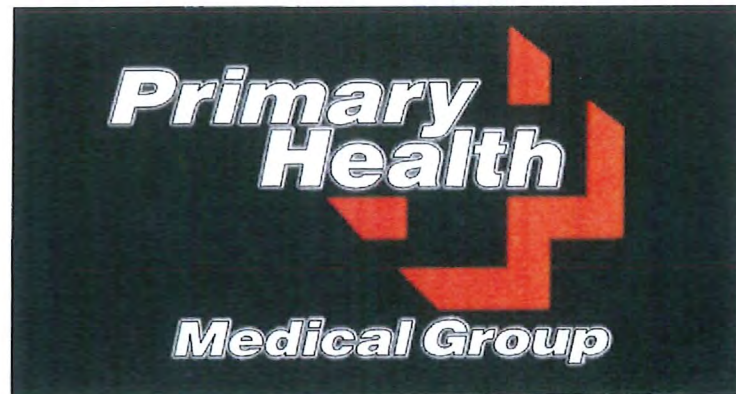


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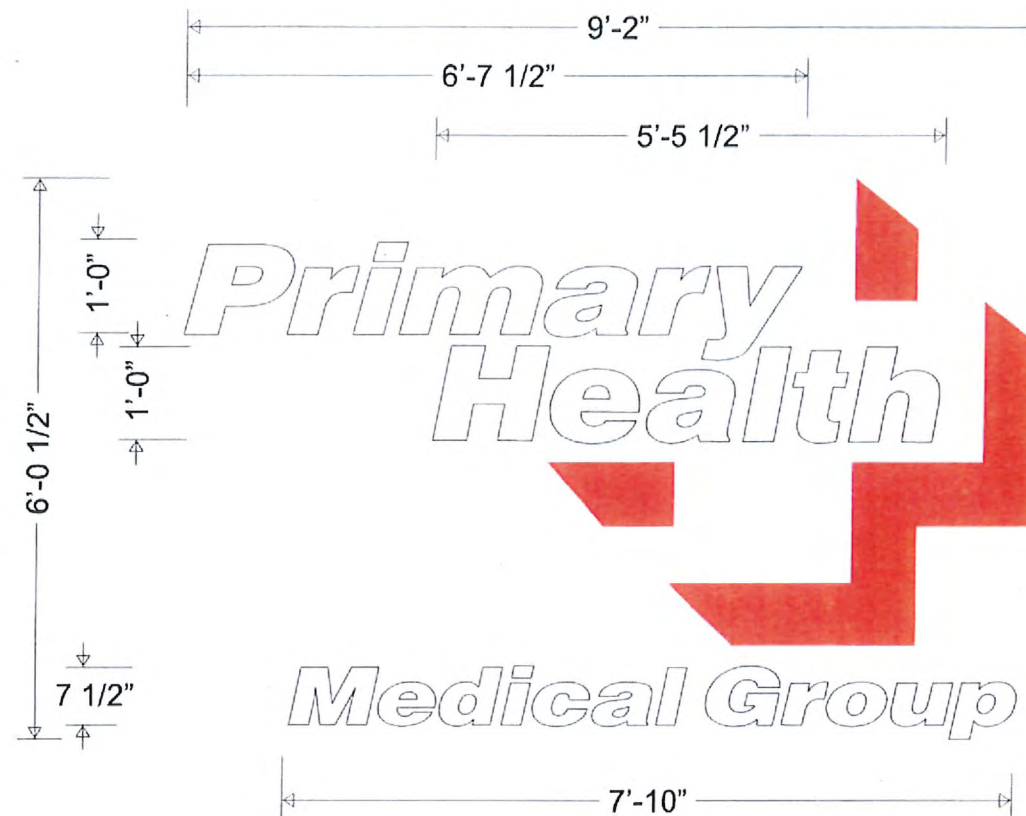
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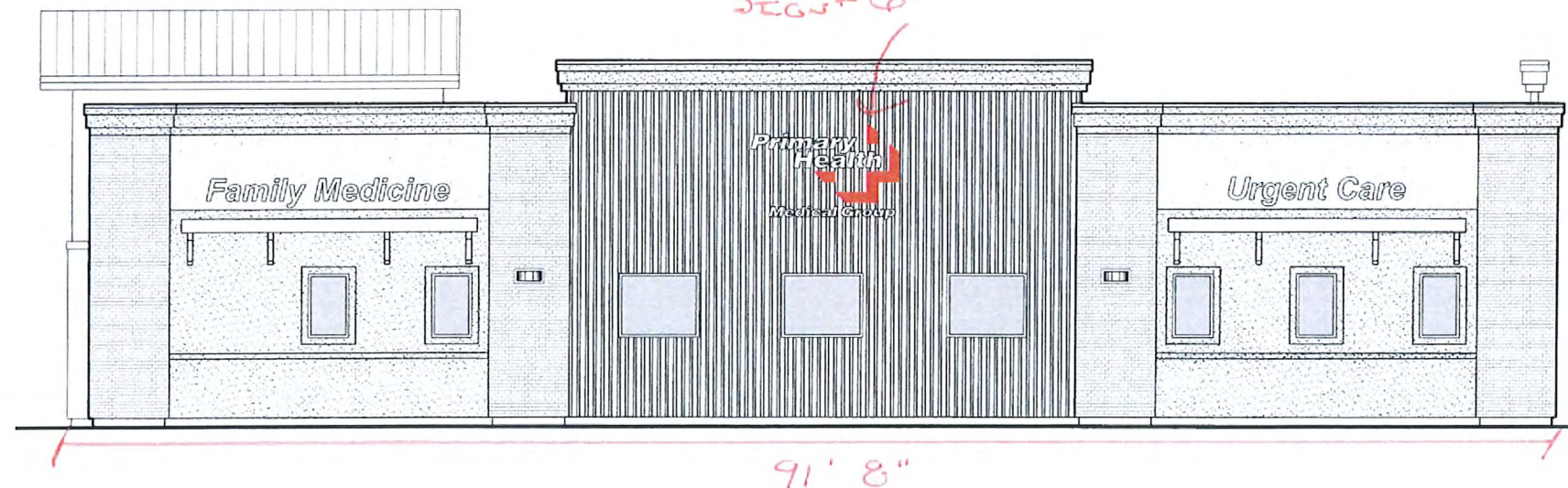


SIMULATED NIGHT VIEW TO DEMONSTRATE ILLUMINATION



SS.38.5047

SIDE
VIEW



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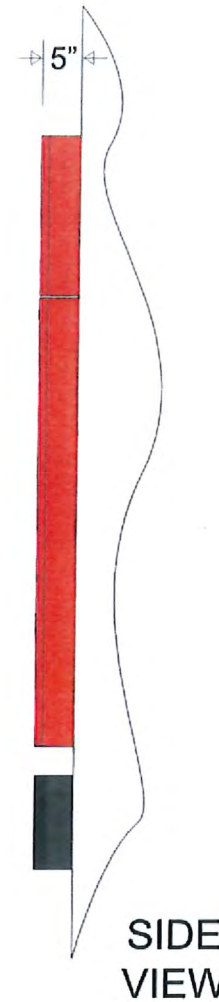
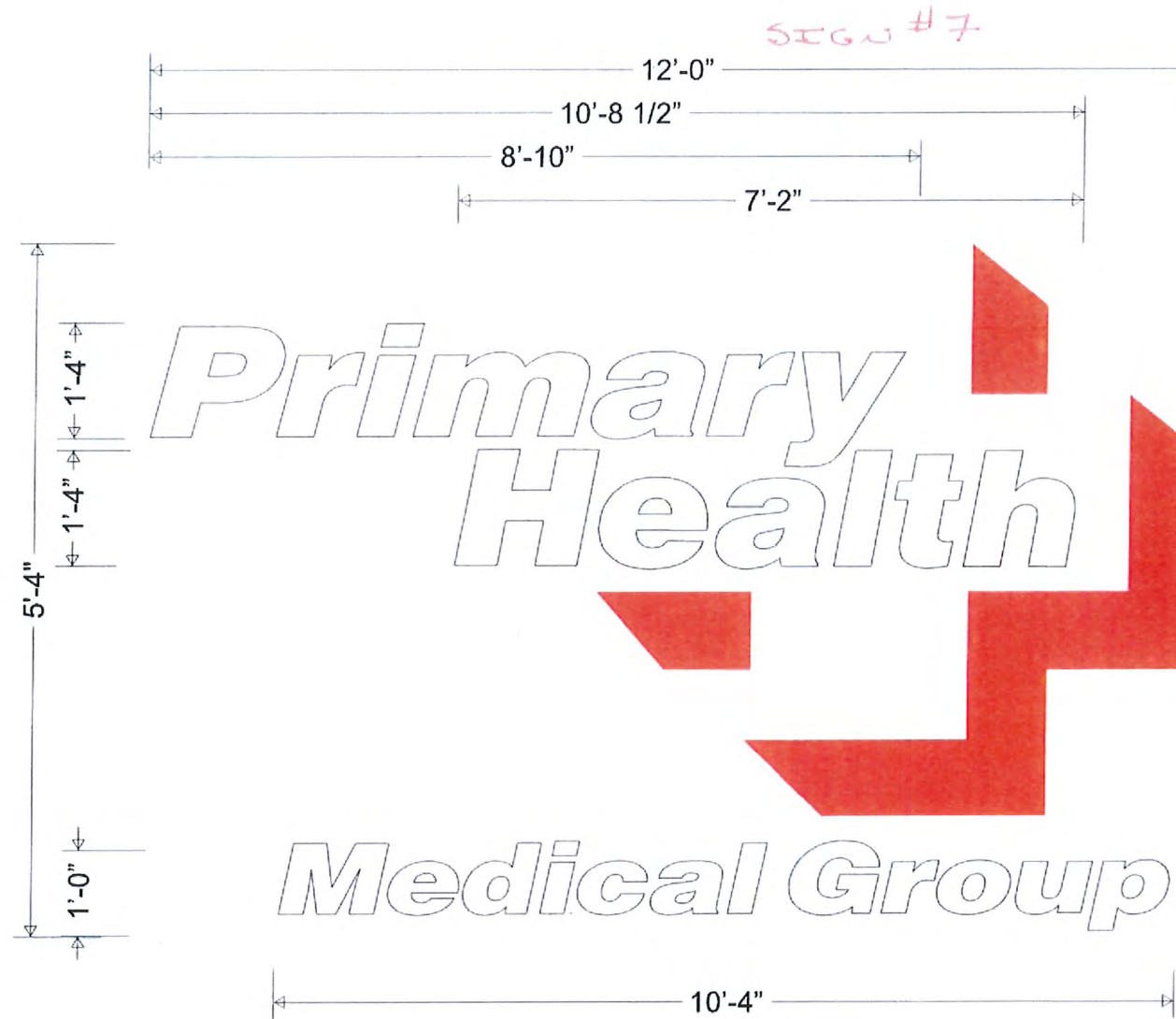
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SIDE VIEW

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Date: _____

SIGN #8



(1) D/F ILLUM. MONUMENT SIGN

TOP CAP:

ALUMINUM CONSTRUCTION
PAINTED TO MATCH BERRIDGE COPPER-COTE



MAIN CABINET:

ALUMINUM CONSTRUCTION
TEXTURED TO MATCH BUILDING STUCCO
PAINTED TO MATCH BENJAMIN MOORE HC-38 DECATUR BUFF
ALUMINUM RETAINER SYSTEM
PAINTED BLACK
WHITE POLYCARBONATE FACES
TRANSLUCENT VINYL APPLIED
BLACK (#22)
CARDINAL RED (#53)
INTERNAL WHITE L.E.D ILLUMINATION



EMC:

D/F 12MM FULL COLOR
48 X 144 MATRIX
24" X 6' VIEWING AREA

BASE:

ALUMINUM CONSTRUCTION
TEXTURED TO MATCH BUILDING STUCCO
PAINTED TO MATCH BENJAMIN MOORE HC-38 DECATUR BUFF



ADDRESS NUMBERS:

.080 JET CUT ALUMINUM BACKER
PAINTED TO MATCH BERRIDGE COPPER-COTE
HP VINYL APPLIED
BLACK
FLUSH MOUNTED TO POLE COVER



CONCRETE AND STEEL POLE FOOTING

Approved By: _____
Date: _____

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Primary Health Medical Group

ADDRESS
1474 N. Meridian Rd.
Kuna, ID 83634

DATE
12/21/2018

SCALE
1/4" = 1'

ACCOUNT EXECUTIVE
JS

DRAWN BY
AS

FILENAME
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Group\Kuna\37276 - Primary
Health

QUOTE #
37276

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City of Kuna

Design Review Staff Memo

P.O. Box 13
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Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

To: Kuna Planning & Zoning Commission (acting as Design Review Committee)

Case Numbers: 19-05-DR (Design Review)

Location: NWC Crenshaw and Ten Mile Roads, Kuna, ID 83634

Planner: Troy Behunin, Planner III

Meeting Date: April 9, 2019

Applicant: Jarron Langston
9563 W. Harness Dr.
Boise, ID 83709
208.724.6239
jarronlangston@gmail.com

Representative: neUdesign Architects
Marla Carson
725 E. 2nd Street
Meridian, ID 83642
MCarson@Neudesignarch.com

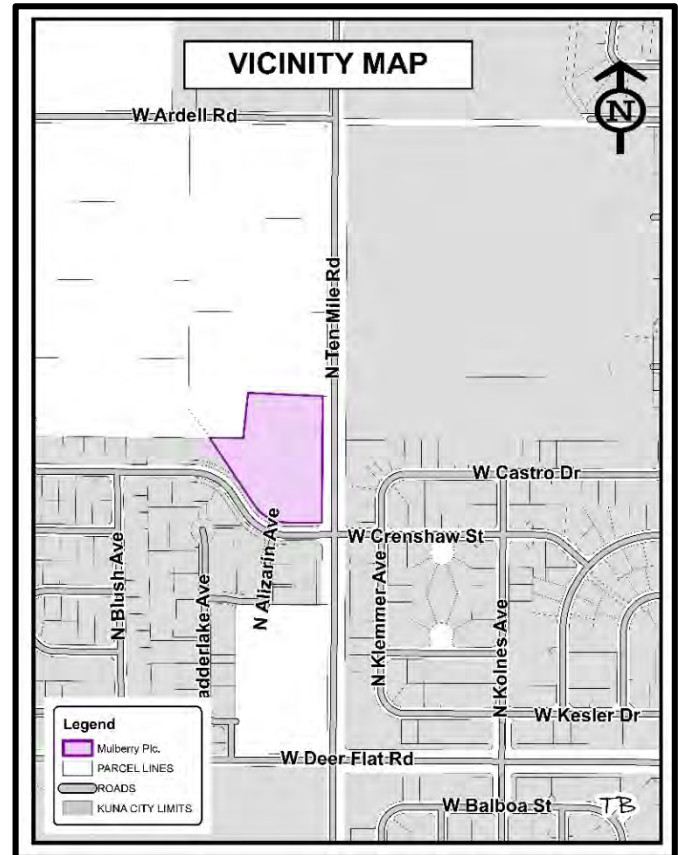


Table of Contents:

- | | |
|-----------------------|--|
| A. Course Proceedings | E. General Project Facts |
| B. Applicant Request | F. Staff Analysis |
| C. Aerial Map | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and monument signage is required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

April 9, 2019

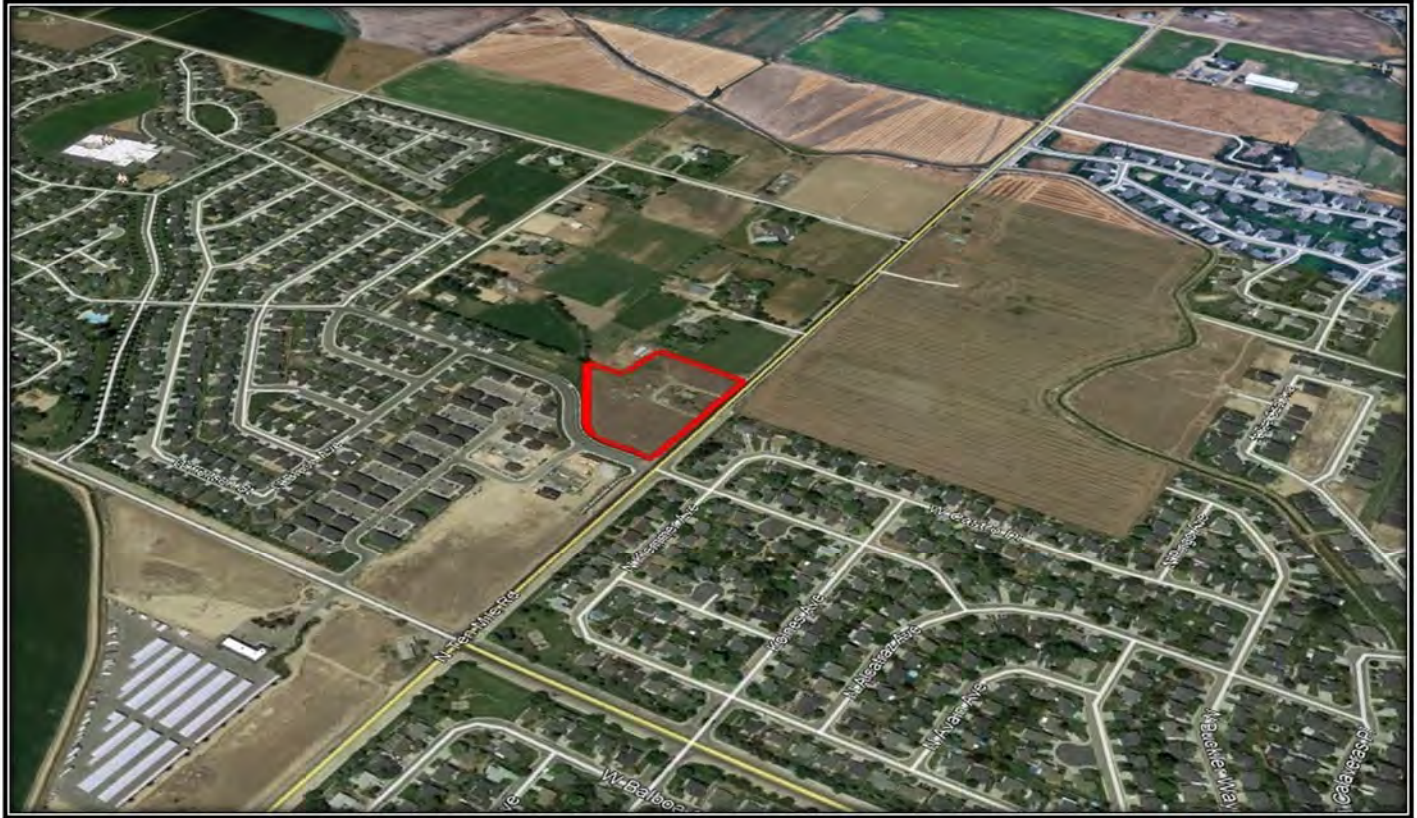
B. Applicants Request:

1. Request:

The applicant, NeuDesign Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build Mulberry Place, a 4.11 acre neighborhood of single-family

Townhomes with accompanying landscaping, lighting, and parking spaces. Applicant proposes 61 total lots to include homes and common lots. The site is located at the northwest corner (NWC) of Crenshaw and Ten Mile Roads, Kuna, Idaho 83634; In Section 15 T2N, R1W. Current APN = S1315449223 (until a final plat records).

C. Aerial Map:



©COPYRIGHTED

D. History:

The property is within city limits and is currently zoned C-1 (Neighborhood Commercial). The site has been zoned C-1 for many years and until 2017 a house was on site. It had been used as a residence for years.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this project location as Mixed-Use General. Staff views this request to be consistent with the approved CPM.

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	C-1	Neighborhood Commercial District – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	C-1	Neighborhood Commercial District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- ± 4.11 acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1315449223

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

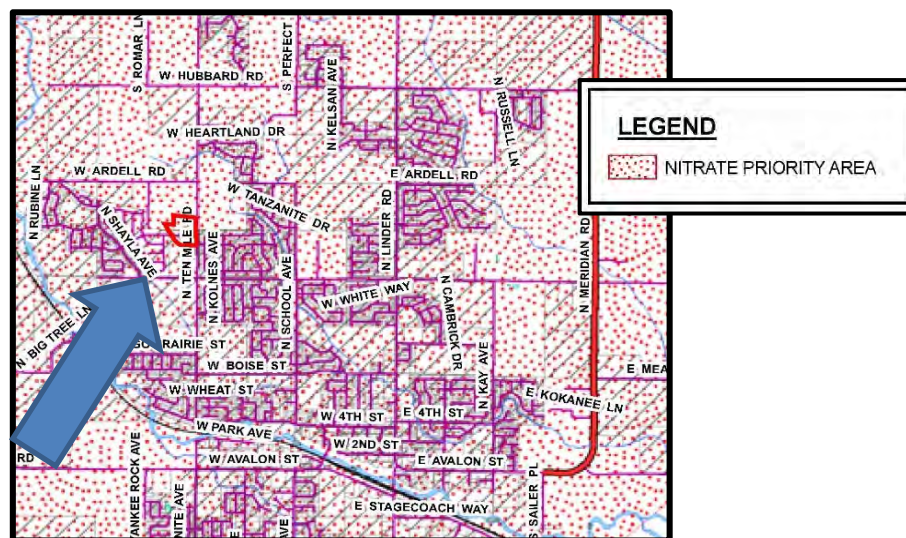
The sites topography is generally flat and ha vegetation typically associated with a vacant lot.

6. **Transportation / Connectivity:** Access will be from ingress/egress on S. Ten Mile Road. The applicant approached the Homeowners Association (HOA), for Crimson Point to request access to Crenshaw, and were denied that request.

The ACHD has notified City staff that they will allow access to Ten Mile Road even though it does not meet the District's policy, as there is no other possible way for the site to gain access. The applicant will need to take access as far north as practical, and provide Emergency Medical Services access on the south side of the site to Ten Mile Road as shown on the site plan stamped March 12, 2019.

7. **Environmental Issues:**

Besides the site being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts.



F. **Staff Analysis:**

The applicant is proposing a new single-family townhome community and features groups of buildings with 4, 5, 6 or 7 attached homes over 4.11 acres. Each home will be on its own lot as this project will be final platted in the near future. Each home will have an exterior deck, a two car garage, a driveway for two additional cars in the rear of the dwelling, and front doors will face open spaces to encourage community interaction. The applicant has proposed extensive useful open spaces, including a large number of pathways, additional parking, a pavilion, tot-lot, dog-park and outdoor places for the residents.

Staff has had ongoing discussions with land owners about this property since mid-spring of 2016; nearly three years. In the spring of 2016 the C-1 zone (Neighborhood Commercial) allowed for multi-family units as long as the attached units contained at least three units under the same roof as an allowed use. The applicant would have only needed to apply for design review. However, through the course of time and after multiple meetings with the original owner whereby staff detailed the requirements for a multi-family project, the land sold in August 2018; Epic Development Idaho, LLC. The new owner visited with staff on at least three separate occasions and followed up with numerous emails and phone calls. In

late Fall 2018, multi-family applications began experiencing steady opposition and in light of the lengthy Commission and Council meetings, in November 2018, a request came to staff to review the C-1 zone and evaluate the necessity of keeping multi-family as an allowed use within a commercial zone. Due to the concerns from different groups, Staff worked with legal counsel and moved forward with this request of December 2018.

In December of 2018 the new owner had an outright permitted use and a site plan that would have complied with City Code. However, staff informed the owner of the forthcoming code changes and began working with the owner to reconsider the plan. Staff made an informal request that the owner consider a new development option due to the revisions in the Code change. At staff's request the owner put their multi-family plan on hold, rather than moving forward with an outright permitted use ahead of the code changes. The owner began working to completely revise their development plan and responded by changing their housing product. However, in February 2019, Council passed the text amendment removing the multi-family use from the C-1 zone, including townhomes. Just one week after Council passed the new code, the applicant submitted their design review application. The owner has responded with a staff supported option, however, the new code doesn't allow for townhomes in a C-1 and due to the time required to completely change their development plan, the applicant did not submit the application in time for the C-1 zone to work.

If approved, this will introduce a housing product that currently does not exist in Kuna. Townhomes on their own lots with garages and driveways like detached single-family home subdivisions. The owner proposes a townhome subdivision, which requires the applicant to submit a preliminary plat application and will provide individual lots for each dwelling utilizing zero lot-line standards. In order to make this application code compliant, staff recommends that this committee condition the applicant to return with an appropriate residential rezone request.

The building and its materials choices appear to follow the Kuna Architecture guidelines, and staff supports the proposed buildings and their proposed materials. Staff finds the proposed landscaping exceeds Kuna's Landscaping Ordinance (KCC 5-17). Staff reminds the applicant that gravel is not an acceptable ground cover and should be avoided for planter beds. Staff would like to highlight that this landscape plan (if approved), will be considered a binding plan (stamped 3.12.19), and it will need to be followed as presented. Changes or substitutions made without prior staff approval will not be allowed and will need to be changed until compliant with DR approvals. Staff notes that the detail for trees states burlap and basket to be folded from the top of the root ball. Staff would recommend that the DRC condition that all burlap and baskets be removed to at least 1/2 down the root ball, including removal of all twine/vinyl ties. Staff notes that the owner has provided for eight off-street parking spaces.

Applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify building, parking lot, street light, landscaping and signage compliance, prior to issuance of the Certificate of Occupancy for the buildings.

Staff views the proposed townhouse buildings, landscaping, parking lot to be generally consistent with the goals and vision for Kuna City and the Design Review requirements listed in KCC 5-4. Staff notes that a subdivision sign is not included with this application, however, a design review application will be required if monumentation is desired. Staff forwards a recommendation of approval for Case Nos. 19-05-DR (Design Review).

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Overlay District Ordinance, 2011-06
5. City of Kuna Landscaping Ordinance, 2012-22
6. City of Kuna Parking Lot Ordinance, 2011-12

H. Proposed Decision by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Design Review Committee wishes to approve, conditionally approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Kuna Design Review Committee, hereby (approves/conditionally approves/denies) Case Nos. 19-05-DR, a Design Review request by neUdesign Architects, with the following conditions of approval:

1. All Signage on site shall comply with KCC 5-10.
2. Applicant shall obtain an electrical permit for all electronic components of the sign.
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall *fully* comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Signage for the site shall comply with current Kuna City Code and *obtain a sign permit prior to construction*.
5. Lighting within the site shall comply with the Kuna City Code and all LED standards.
6. The applicant's proposed landscape plan (stamped 3.12.2019) shall be considered binding site plans, or as modified and approved through the public process.
7. Landscaping shall be maintained in a healthy condition at all times. Applicant shall replace dead/dying or landscaping in extreme conditions, within ten working days; season permitting.
8. Applicant is conditioned to follow the these planting notes for all trees on site:
 - 8.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 8.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
9. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
10. Applicant shall apply for a rezone to an appropriate residential zone at time of preliminary plat application.
11. Applicant shall comply with all local, state and federal laws.

DATED: This 9th day of April.

VICINITY MAP



W Ardell Rd

N Ten Mile Rd

W Castro Dr

W Crenshaw St

W Kesler Dr

W Deer Flat Rd

W Balboa St

TB

N Blush Ave

adderlake Ave

N Alizarin Ave

N Klemmer Ave

N Kolnes Ave

Legend



Mulberry Plc.



PARCEL LINES



ROADS



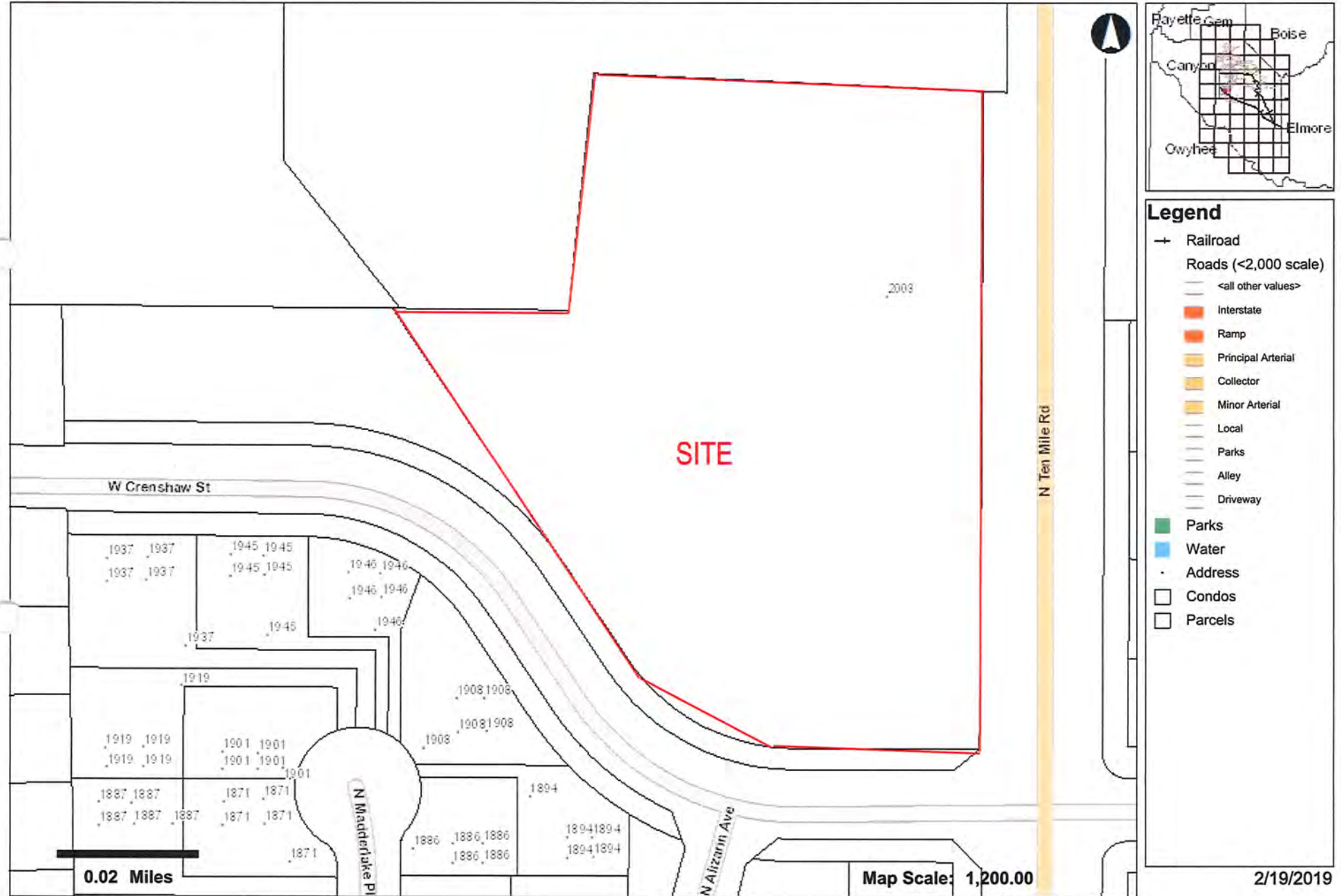
KUNA CITY LIMITS

VICINITY MAP

Ada County Assessor

received
3.14.19

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AERIAL PHOTO

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2/19/2019

received
3.14.19



neUdesign
ARCHITECTURE
725 East 2nd Street Meridian, ID 83642

March 8, 2019

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Re: Design Review Application – Mulberry Place Townhomes

Mulberry Place is a neighborhood of single family townhomes. Each building has 4, 5, or 6 homes. The homes are a mix of 2 bed/2 bath and 3 bed/3 bath homes. The project is intended to provide homes for young professionals and families in the community. Every home has a two-car garage and two additional parking spaces in front of the garage. Each home will be a single family home on its own lot.

The architecture of homes is craftsman style. Every home has a variety of materials and modulation to add interest to the design. Pergolas, knee braces, and arbors add to the visual interest. Fiber cement siding and premanufactured stone are planned for the exterior of the project. Fiber cement is a long lasting durable material that endures over time. Premanufactured stone is a durable material that adds texture and interest to a home.

Every home has an exterior deck, lots of energy efficient vinyl windows and quality asphalt shingles. AC units are housed on the roofs in order to free up the properties for landscaping. The rooftop units are screened by the pitched roofs.

The project has a dog park to allow for free run of canines and to also be a social gathering place for dog owners. A walkway around the project provides a safe place for children and families to enjoy the outdoors. A picnic pavilion is included in the neighborhood along side a tot play area with guest vehicle parking and bicycle parking. Meandering sidewalks and lush landscaping provide an organic feel to the property and enhance the outdoor amenities.

Thank you for consideration for Design Review for this project.

Best Regards,

Marla Carson, Architect



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☒ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	19-05-DR
Project name	Mulberry Homes
Date Received	3/18/19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	4.9.2019
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>JARRON LANGSTON</u>	Phone Number: <u>208.724.6239</u>
Address: <u>9563 W. HARNESS DR</u>	E-Mail: <u>JARRONLANGSTON@GMAIL.COM</u>
City, State, Zip: <u>BOISE, IDAHO 83709</u>	Fax #: _____
Applicant (Developer): <u>MARLA CARSON</u>	Phone Number: <u>208.884.2824</u>
Address: <u>725 E. 2ND ST.</u>	E-Mail: <u>MCARSON@NEUDESIGNARCH.COM</u>
City, State, Zip: <u>MERIDIAN, ID 83642</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>2003 N. 10 MILE RD</u>	
Site Location (Cross Streets): <u>W. CRENSHAW ST. & N. TEN MILE RD</u>	
Parcel Number (s): <u>S1315449223</u>	
Section, Township, Range: <u>15 2N 1W</u>	
Property size : <u>4.11 ACRES</u>	
Current land use: <u>RESIDENTIAL</u>	Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>

Project Description

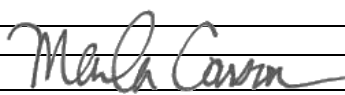
Project / subdivision name: <u>MULBERRY PLACE</u>
General description of proposed project / request: <u>57 TOWNHOMES (10 BUILDINGS)</u>
Type of use proposed (check all that apply): ☒ Residential _____ ☐ Commercial _____ ☐ Office _____ ☐ Industrial _____ ☐ Other _____
Amenities provided with this development (if applicable): <u>WALKING PATH, TOT LOT, BBQ AREA, DOG PARK</u> <u>BIKE RACK</u>

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: <u>HOME</u>
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: <u>57</u> Number of building lots: <u>57</u>
Number of common and/or other lots: <u>4</u>
Type of dwellings proposed: ☐ Single-Family _____ ☒ Townhouses _____ ☐ Duplexes _____ ☐ Multi-Family _____ ☐ Other _____
Minimum Square footage of structure (s): <u>1095 SF</u>
Gross density (DU/acre-total property): <u>13 UNIT/ACRE</u> Net density (DU/acre-excluding roads): <u>17 UNIT/ACRE</u>
Percentage of open space provided: <u>35%</u> Acreage of open space: <u>63,283 SF</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>LANDSCAPING, TOT LOT, PICNIC AREA</u> <u>DOG PARK, WALKING PATH</u>

Non-Residential Project Summary (if applicable) N/A

Number of building lots: _____	Other lots: _____
Gross floor area square footage: _____	Existing (if applicable): _____
Hours of operation (days & hours): _____	Building height: _____
Total number of employees: _____	Max. number of employees at one time: _____
Number and ages of students/children: _____	Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____	
Proposed Parking:	a. Handicapped spaces: _____ Dimensions: _____ b. Total Parking spaces: <u>8</u> Dimensions: <u>9'X19'</u> c. Width of driveway aisle: _____
Proposed Lighting: _____	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____	

Applicant's Signature:  Date: 3.14.19



City of Kuna Design Review Application

received
3.14.19

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 19-05-DR

CROSS REF.:

FILES: S1315449223, 2003 N Ten Mile Rd

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant
Use

Staff
Use



Date of pre- application meeting : November 29, 2018

Note: Pre-Applications are valid for a period of three (3) months.



A complete Design Review Application form

Note: It is the applicant's responsibility to use a current application.



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.



One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').



Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.



☒

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

☐

(1) 24" X 36" TO SCALE COPIES
(1) 11" X 17" REDUCTIONS
(1) 8 1/2" X 11" REDUCTIONS

☒

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

☐

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Property lines	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☐	Existing structures, identify those which are to be relocated or removed	☐
☒	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☒	Drainage location and method of on-site retention / detention	☐
☐	Location of public restrooms	☐
☒	Existing / proposed utility service and any above-ground utility structures and their location	☐
☒	Location and width of easements, canals and drainage ditches	☐
☒	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☒	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☒	Sign locations <i>(a separate sign application must be submitted with this application)</i>	☐
☒	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☒	Locations and uses of ALL open spaces	☐
☒	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines <i>(if applicable)</i>	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☒	Location of walls and fences and indication of their height and material of construction	☐
☒	Roofline and foundation plan of building, location on the site	☐
☒	Location and designations of all sidewalks	☐
☒	Location and designation of all rights-of-way and property lines	☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Boundaries, property lines and dimensions	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☒	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	☐
☒	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☒	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	☐
☒	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☐
☒	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☐
☒	Locations and uses for open spaces	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☒	Location and designations of all sidewalks	☐
☒	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant
Use



Detailed elevation plans of each side of any proposed building(s) or additions(s)

Note: Four (4) elevations to include all sides of development and must be in color



Identify the elevations as to north, south, east, and west orientation



Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions



Screening/treatment of mechanical equipment



Provide a cross-section of the building showing any roof top mechanical units and their roof placement



Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

☐☐☐☐☐☐

Lighting Plan

Applicant
Use



Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)



Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures



Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

☐☐☐

Roof Plans

Applicant
Use



Size and location of all roof top mechanical units

Staff
Use

☐

Design Review Application

Applicant: MARLA CARSON Phone: 208.884.2824

☐ Owner

☒ Representative

Fax/Email: MCARSON@NEUDESIGNARCH.COM

Applicant's Address: 725 E. 2ND ST. P.O. BOX 901, MERIDIAN, ID 83642

Zip: 83642

Owner: JARRON LANGSTON Phone: 208.724.6239

Owner's Address: 9563 W. HARNESS DR Email: JARRONLANGSTON@GMAIL.COM

BOISE, IDAHO Zip: 83709

Represented By: *(if different from above)* MARLA CARSON Phone: 208.884.2824

Address: 725 E. 2ND STREET Email: MCARSON@NEUDESIGNARCH.COM

MERIDIAN, ID Zip: 83642

Address of Property: 2003 N. TEN MILE RD., KUNA, ID

Zip: 83634-0000

Distance from Major
Cross Street: ~120' NORTH OF W. CRENSHAW ST. & N. TEN MILE RD Street
Name(s): ---

Please check the box that reflects the intent of the application

☒ BUILDING DESIGN REVIEW

☐ SUBDIVISION / COMMON AREA LANDSCAPE

☐ DESIGN REVIEW MODIFICATION

☒ STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

THIS DESIGN REVIEW IS A REQUEST TO CONSTRUCT TEN NEW TOWNHOUSES WITH A TOTAL OF 57 RENTABLE SPACES.

1. Dimension of Property: ~460' x ~523'
2. Current Land Use(s): UN-USED FARM LAND
3. What are the land uses of the adjoining properties?
- North: FARM LAND
- South: MULTI-FAMILY RESIDENTIAL
- East: SINGLE FAMILY RESIDENTIAL
- West: SINGLE FAMILY RESIDENTIAL
4. Is the project intended to be phased, if so what is the phasing time period? ----
- Please explain: ----

5. The number and use(s) of all structures: THERE IS TEN NEW TOWNHOUSES WITH A TOTAL OF 57 RENTABLE SPACES FOR MULTI-FAMILY RESIDENTIAL USE.

6. Building heights: 29'-2 1/2" Number of stories: 2
- The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? -----
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21 A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: COMPOSITION TILE / CHARCOAL

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application:	<u>70 %</u>	/	<u>-----</u>
% EIFS:	<u>-----</u>	/	<u>-----</u>
<i>(Exterior Insulation Finish System)</i>			
% Masonry:	<u>-----</u>	/	<u>-----</u>
% Face Block:	<u>10 %</u>	/	<u>-----</u>
% Stucco:	<u>-----</u>	/	<u>-----</u>
& other material(s):	<u>-----</u>	/	<u>-----</u>
List all other materials:	<u>-----</u>		
Windows/Doors:	<u>20%</u>	/	<u>-----</u>
<i>(Type of window frames & styles / doors & styles, material)</i>			
Soffits and fascia material:	<u>< 1%</u>	/	<u>-----</u>
Trim, etc.:	<u>< 1%</u>	/	<u>-----</u>

Other: _____ / _____

9. Please identify Mechanical Units: ROOF TOP AC CONDENSERS

Type/Height: ROOF TOP AC CONDENSERS - 30" TALL, 30"X30" FOOTPRINT

Proposed Screening Method: BLOCKED BY ROOF - REFER TO BUILDING SECTIONS FOR ADDITIONAL DETAILS

10. Please identify trash enclosure: *(size, location, screening & construction materials)* NOT APPLICABLE

11. Are there any irrigation ditches/canals on or adjacent to the property? THERE ARE NO NEARBY IRRIGATION DITCHES/CANALS

If yes, what is the name of the irrigation or drainage provider? IRRIGATION BY KUNA CITY

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

EXISTING FENCE: WHITE VINYL

Type: NEW FENCE: WHITE VINYL FENCE

Size: NEW FENCE: 6' TALL

Location: NEW FENCE: ON PROPERTY LINE SURROUNDING THE NEW CONSTRUCTION

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

SUBSURFACE SAND FILLERS

14. Percentage of Site Devoted to Building Coverage: 31% 55,079 SF

% of Site Devoted to Landscaping: 35% Square Footage: 63,283 SF
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 34% Square Footage: 60,296 SF
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): N/A

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

N/A

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*

THERE ARE NO EXISTING TREES WITH A CALIPER OF 4" OR GREATER

17. Dock Loading Facilities:

Number of docking facilities and their location: NOT APPLICABLE

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* WALKING PATH, TOT LOT, BBQ AREA, DOG PARK

BIKE RACKS

19. Setbacks of the proposed building from property lines:

Front 38'-2" -feet Rear 15'-9" -feet Side 16'-2" -feet Side 13'-6" -feet

Total Number of Parking Spaces: 4 PER UNIT (2 GARAGE + 2 CONCRETE APRON)
8 ADD'L GUEST PARKING

Width and Length of Spaces:

9'X19'

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

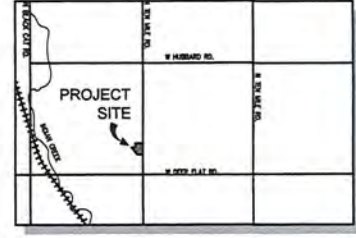
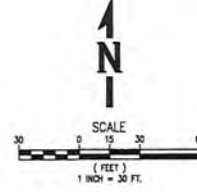
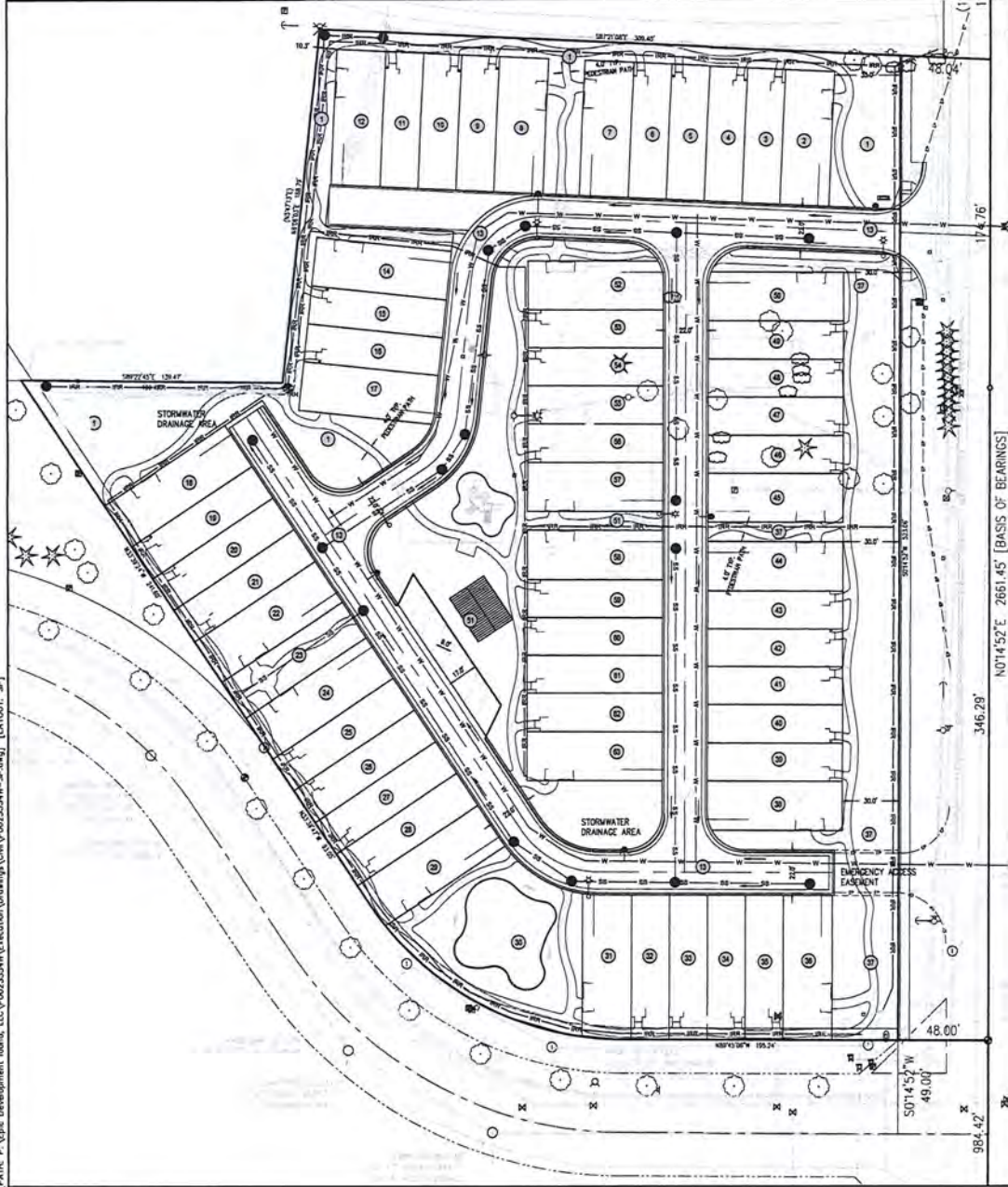
Signature of Applicant Melinda Carson Date 3.13.19

Signature of receipt by City Staff _____ Date _____

(Please list page number and item in reference)

received
3.14.19

[DATE: 3/12/2019 5:34 PM] [AUTHOR: mmmmm] [PLOTTER: DWG to PDF.pc3] [STYLE: WIP-Standard_Land.ctb]
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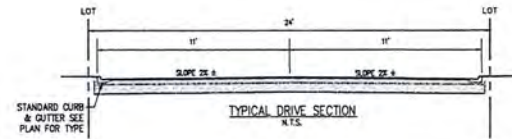


VICINITY MAP
-NTS-

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8\"
- SET 5/8\"
- PLASTIC CAP, PLS. TYPED
- CALCULATED POINT, NOTHING SET
- PAVED, BOUNDARY LINE
- SECTION/ADJUST LINE
- RECORD INFORMATION
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- EXISTING SINKER LINE W/ MANHOLE
- EXISTING WATER MAIN W/ GATE VALVE
- EXISTING COMMUNICATION LINE
- EXISTING STORM DRAIN LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING TOP OF BERM
- EXISTING DITCH
- EXISTING FENCE
- EXISTING STREETLIGHT
- EXIST. VERT. CURB, GUTTER & SIDEWALK
- EXIST. SIGN/STRUCTURE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- INTERIOR LOT LINE
- BLOCK AND LOT NUMBER
- CONSTRUCT VERTICAL CURB, GUTTER & SIDEWALK
- CONSTRUCT STREET LIGHTING
- SURFACE DRAINAGE

BLOCK 5



OWNER
JAYSON LARSON
EPIC DEVELOPMENT IDAHO, LLC
361 N 10th Ave, ID
KUNA, ID 83634

ENGINEER
BATTI MANDEL, P.E.
WHPACIFIC
2141 W. AIRPORT WAY, STE 104
BOISE, ID 83705
(208) 342-5400

SITE ADDRESS
361 N 10th Ave, ID
KUNA, ID 83634

SURVEYOR
TRAVIS JONES, PLS
WHPACIFIC
2141 W. AIRPORT WAY, STE 104
BOISE, ID 83705
(208) 342-5400

WHPacific
2141 W Airport Way, Ste 104
Boise, ID 83705
Phone: (208) 342-5400
www.whpacific.com



NO.	BY	DATE	REVISIONS

SHEET INFO	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	LAST DATE	IN/2019	FLAT DATE	IN/2019	SUBMITTAL

SCALE
AS NOTED

SITE PLAN

EPIC DEVELOPMENT IDAHO, LLC
MULBERRY PLACE

PROJECT NUMBER
P0023554W

DRAWING FILE NAME
P0023554W-SP

SHEET NUMBER
SP

received
3.14.19



1 SITE PLAN - NEW
1" = 30'-0"



ne design
ARCHITECTS & PLANNERS
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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© NE DESIGN ARCHITECTURE, LLC

CLIENT:
JARRON LANGSTON
OLIVIA'S GARDEN
10 ANNE RD
KUNA, IDAHO

PROFESSIONAL SEAL



NO.	DESCRIPTION	DATE
A	Design Review	02.05.19

SITE PLAN

A-101

JOB NUMBER
DRAWN BY
19035
JMK

received
3.14.19



1 SITE RENDERING



neul design
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

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CLIENT:
JARRON LANGSTON
OLIVIA'S GARDEN
10 KATE RD
Kona, Idaho

PROFESSIONAL SEAL



NO.	DESCRIPTION	DATE

RENDERING

A-903

JOB NUMBER
DRAWN BY

11035
Author

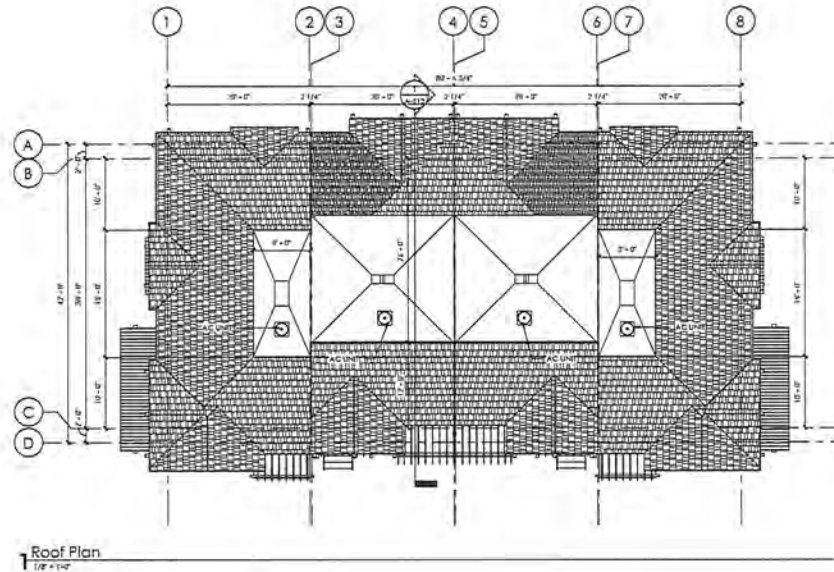
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3.14.19



ne design
ARCHITECTURAL
725 E 2nd St
Meridian, ID 83642
208.854.2924

CONSULTANT

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NOTE: TYPICAL ROOFTOP AC
UNITS FOR ALL BUILDINGS.

Roof Plan
1/8" = 1'-0"

CLIENT:
JARROM LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10418 S 4
Meridian, Idaho

PROFESSIONAL SEAL



NO. DESCRIPTION DATE
A Design Review 05.12.18

BUILDING
ROOF PLAN

A-132

JARROM LANGSTON
DRAWN BY
TJOS
RJC

received
3.14.19



1 EXTERIOR FINISH - EAST
3/16" = 1'-0"



4 EXTERIOR FINISH - WEST
3/16" = 1'-0"



2 EXTERIOR FINISH - NORTH
3/16" = 1'-0"



3 EXTERIOR FINISH - SOUTH
3/16" = 1'-0"

**EXTERIOR FINISHES LEGEND
PALETTE 1**

- 1 ARCHITECTURAL GRADE COMPOSITION TILE ROOF - CHARCOAL
- 2 FIBER CEMENT SIDING 7" REVEAL - HARDIEPLANK LAP SIDING AGED PUTTER
- 3 FIBER CEMENT SIDING 7" REVEAL - HARDIEPLANK LAP SIDING COBBLESTONE
- 4 FIBER CEMENT BOARD & BATTENS 1" O.C. - HARDIEPANEL VERTICAL SIDING SELECT CEDARWALL EVENING BLUE
- 5 HARDIEHINGLE SIDING STAGGERED EDGE PANEL RICH ESPRESSO
- 6 SIMULATED STONE VENEER CLUTTERED STONE ADIRAPALL COUNTRY LEDGESTONE
- 7 HARDIETROM BOARDS RICH ESPRESSO



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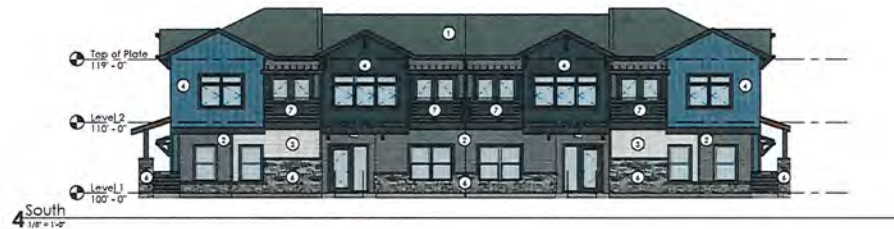
NO. DESCRIPTION DATE
A. Design Review 03.12.19

EXTERIOR
FINISHES -
PALETTE 1

A-901

JOB NUMBER
DRAWN BY 19036
JML

received
3.14.19



ELEVATION NOTES

1. ARCHITECTURAL GRADE COMPOSITION BLEND - CHARCOAL
2. FIBER CEMENT SIDING 7" REVEAL - HARDYPLANE LAP SIDING - AGED PINE
3. FIBER CEMENT SIDING 7" REVEAL - HARDYPLANE LAP SIDING - CORNELLSTONE
4. FIBER CEMENT SIDING 7" REVEAL - HARDYPLANE LAP SIDING - CORNELLSTONE
5. HARDYPLANE SIDING STAGGERED EDGE PANEL - RICH ESPRESSO
6. SIMULATED STONE VENEER CLUSTERED STONE - AFFALLIC COUNTRY LEDGESTONE
7. HARDYPLANE SIDING - RICH ESPRESSO



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A	Design Elevation	03.12.19

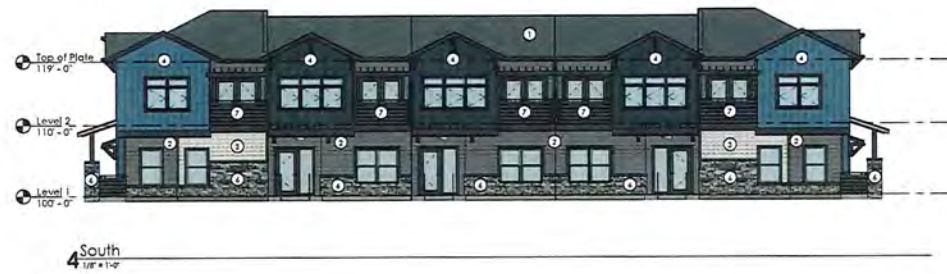
BUILDING
EXTERIOR
ELEVATIONS

A-212

JOB NUMBER
DRAWN BY
19038
JAC



- ELEVATION NOTES**
- Note
- 1 ARCHITECTURAL GRADE COMPOSITION TILE ROOF - CHARCOAL
 - 2 FIBER CEMENT SIDING P REVEAL - HARDEPLANK LAP SIDING - AGED FUEER
 - 3 FIBER CEMENT SIDING P REVEAL - HARDEPLANK LAP SIDING - CORRELSTONE
 - 4 FIBER CEMENT SIDING P REVEAL - HARDEPLANK LAP SIDING - CORRELSTONE
 - 5 SELECT CEDARSHED - FURNISHING BLUE
 - 6 HARDENING SIDING STAGGERED EDGE PANEL - RICH ESPRESSO
 - 7 SIMULATED STONE VENEER CULTURED STONE - ASPHALTIC DUNNY LEDGERING



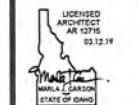
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NO. DESCRIPTION DATE
A. Design Elevation 03.12.19

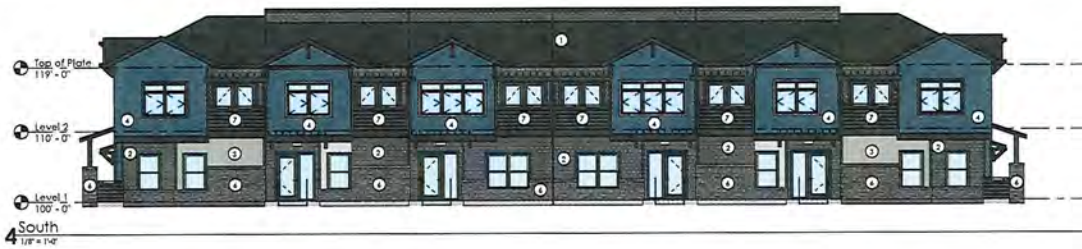
BUILDING
EXTERIOR
ELEVATIONS

A-212

JOB NUMBER
DRAWN BY 19038
MJC



- ELEVATION NOTES**
- Note:
- 1 ARCHITECTURAL GRADE COMPOSITION BLEND - CHARCOAL
 - 2 FIBER CEMENT SIDING 7" REVEAL - HARDER PLANK LAF SIDING - AGED FIBER
 - 3 FIBER CEMENT SIDING 7" REVEAL - HARDER PLANK LAF SIDING - C-ORRECTION
 - 4 FIBER CEMENT SIDING 7" REVEAL - HARDER PLANK LAF SIDING - C-ORRECTION
 - 5 SELECT CEDAR MILL - EVENING BLUE
 - 6 HAND-SPUN SIDING STAGGERED EDGE PANEL - RICH ESPRESSO
 - 7 HARDER PLANK SIDING - RICH ESPRESSO



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A	Design Review	03.12.19

BUILDING
EXTERIOR
ELEVATIONS

A-212

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19036
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3.14.19

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Cercis canadensis / Eastern Redbud	0 & 0	2"	8	30 ft x 25 ft Class I	
	EXISTING TREE	25 gal			14	
	Liquidambar styraciflua / Sweetgum	0 & 0	2"	5	40 ft x 25 ft Class I	
	Linodendron latifolium / Emerald City TM / Emerald City Tulip Tree	0 & 0	2"	22	50 ft x 25 ft Class II	
	Pinus taeda / Loblolly x Pyramid / Loblolly x Pyramid Pine	0 & 0	6-12" H	31	20 ft x 12 ft	
	Pinus rigida / Austrian Black Pine	25 gal		3	40 ft x 20 ft	
	Quercus rubra / Northern / Chocoma Nutlet Oak	0 & 0	2"	2	60 ft x 30 ft Class II	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Calanthe latifolia / Pearl Flower / Feather Reed Grass	1 gal		144	6 ft x 3 ft	
	Forsythia x intermedia / Purple / Magical Gold Forsythia	5 gal		31	6 ft x 4 ft	
	Hedera helix / English Ivy / Blue Oak / Blue Oak Grass	1 gal		35	2 ft x 3 ft	
	Leucostaphyle argentea / White Blue / White Blue Lavender	1 gal		135	2 ft x 3 ft	
	Pennisetum purpureum / Red Head / Red Head Fountain Grass	1 gal		150	2 ft x 3 ft	
	Pinus x Opening Act Pinus-Oak / Opening Act Pinus-Oak Pine	1 gal		21	24 ft x 30 ft	
	Physocarpus opulifolius / Little Leaf / Dwarf Forsythia	5 gal		33	4 ft x 4 ft	
	Pinus strobus / Blue Spruce / Blue Spruce White Pine	5 gal		75	2 ft x 4 ft	

LANDSCAPE MATERIALS LEGEND:

-  SOG LAWN
-  LANDSCAPE MULCH
-  EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
-  PROPOSED 6" WHITE VINYL FENCE



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JARRON LANGSTON
LANDSCAPE ARCHITECTURE
& SITE PLANNING

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MULBERRY PLACE
4 HOME TOWNHOME
10 Acre Site

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NO DESCRIPTION SHEET

LANDSCAP
PLAN

L100

JON MULBERRY
DRAWN BY

11



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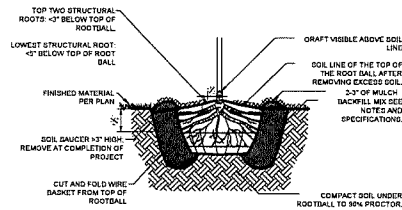
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LANDSCAPE
DETAILS

L150

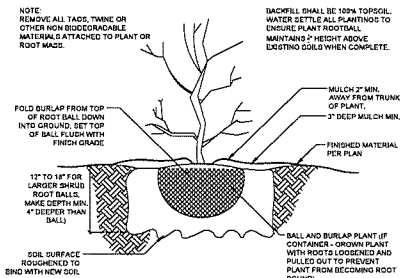
JOB NUMBER
DRAWN BY
19035
DW

- NOTES:
1. DO NOT DAMAGE OR CUT LEADER.
 2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 3. TREE STAKES SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 5. REMOVE ALL BURLAP, TWINE, ROPE OR MATERIAL FROM THE TOP 1' OF THE ROOTBALL.
 6. 4" DIAMETER PLANTER (SEE MULCH RING AROUND THE TRUNK OF THE TREE, 2" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
1/4\"/>

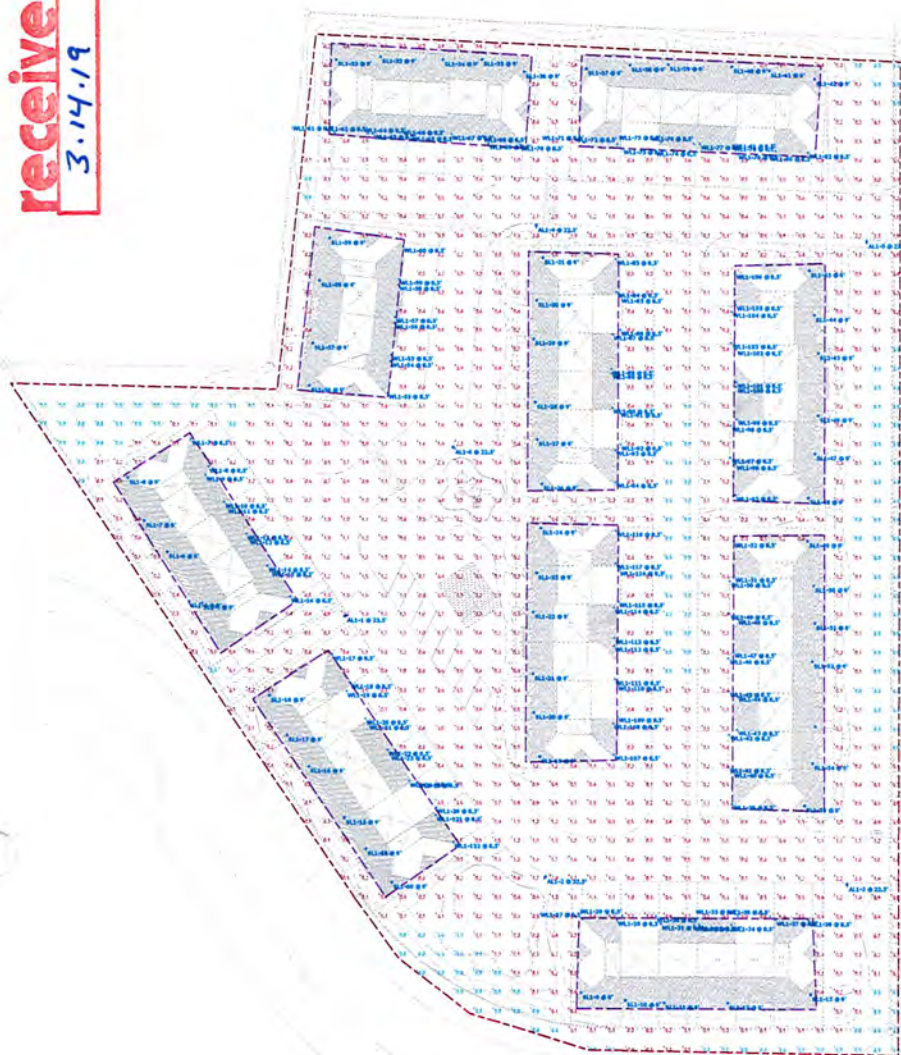
329343.33-04



2 SHRUB PLANTING
1\"/>

329335.16-01

received
3.14.19



Plan View
Scale: 1" = 30'

Schedule	Symbol	Quantity	Manufacturer	Part Number	Description	Notes	Material	Unit	Notes	Notes	Notes	Notes
AL1	AL-100-01	6	LEARNER LIGHTING	AL-100-01	600 LED 400 700 300 83 PIVOT	600 LED 400 700 300 83 PIVOT	AL-100-01	6	600 LED 400 700 300 83 PIVOT	600 LED 400 700 300 83 PIVOT	600 LED 400 700 300 83 PIVOT	600 LED 400 700 300 83 PIVOT
WL1	WL-100-01	114	PROGRESS	P100-20003	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	WL-100-01	114	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K
SL1	SL-100-01	14	PROGRESS	P100-20003	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	SL-100-01	14	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K	1/2" Small Square 1" Mini-LED 10000K

Statistics	Stat	Value	Unit	Notes	Notes
Stat	Value	Unit	Notes	Notes	Notes
Stat	Value	Unit	Notes	Notes	Notes

Designer:
KWA
Date:
2/12/2019
Scale:
Not to Scale
Drawing No.
Summary

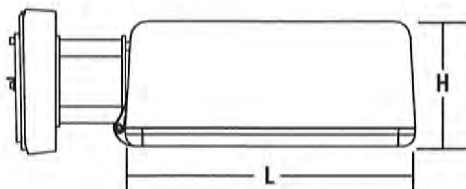


KAD LED LED Area Luminaire



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Catalog
Number

received
3.14.19

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED									
Series	LEDs	Drive current		CCT	Distribution	Voltage		Mounting ¹	
KAD LED	20C ¹ 20 LEDs	530	530 mA ¹	30K 3000 K	R2 Type II	MVOLT ²	277 ³	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁵ RPUMBAK___ Round pole universal mounting adaptor ⁵ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall	
	30C ¹ 30 LEDs	700	700 mA	40K 4000 K	R3 Type III	120 ³	347 ^{1,2}		
	40C 40 LEDs	1000	1000 mA	50K 5000 K	R4 Type IV	208 ^{2,3}	480 ^{1,2}		
	60C 60 LEDs				R5 Type V	240 ^{2,3}			
								Shipped separately DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter	

Options							Finish (required)					
Shipped installed						Shipped separately ¹⁶						
PER5	NEMA twist-lock five-wire receptacle only (no controls) ^{6,7A}		PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12}	PNMTDD3	Part night, dim till dawn ^{2,10,15}	WG	Wire guard	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PER7	Seven-wire receptacle only (no controls) ^{6,7A}				PNMTSD3	Part night, dim 5 hrs ^{2,10,15}			DBLXD	Black	DBLBDX	Textured black
SF	Single fuse (120, 277, 347V) ³		PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12}	PNMT5D3	Part night, dim 5 hrs ^{2,10,15}			DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DF	Double fuse (208, 240, 480V) ³				PNMT6D3	Part night, dim 6 hrs ^{2,10,15}			DWHXD	White	DWHGXD	Textured white
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12}		BL30	Bi-level switched dimming, 30% ^{2A,9,10}	PNMT7D3	Part night, dim 7 hrs ^{2,10,15}						
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12}		BL50	Bi-level switched dimming, 50% ^{2A,9,10}	HS	Houseside shield ¹⁶						



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KAD-LED
Rev. 07/18/18

Ordering Information

Stock configurations are offered for shorter lead times:

Standard Part Number

KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD*
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD*
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD*
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD*
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*

Stock Part Number

KADL 30C 40K R3
KADL 30C 40K R5
KADL 40C 40K R3
KADL 40C 40K R5
KADL 30C 40K R3 PIRH
KADL 30C 40K R5 PIRH
KADL 40C 40K R3 PIRH
KADL 40C 40K R5 PIRH

*PUMBAK is not standard nomenclature.

Accessories

Ordered and shipped separately:

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) †
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) †
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) †
DSHORT SBK U	Shorting cap †
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

*Round pole top must be 3.25" O.D. minimum.

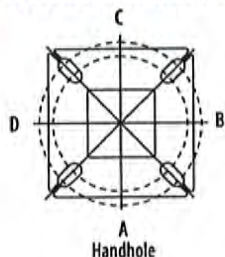
NOTES

- 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Reference Motion Sensor table.
- Reference PER table on page 3 to see functionality.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

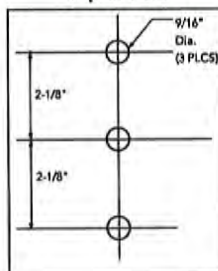
Drilling

Template #5

HANDHOLE ORIENTATION



Top of Pole



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

Pole drilling nomenclature: # of heads at degree from handhole (default side A)				
DM19	DM28	DM29	DM39	DM49
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	2	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the KAD LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
Lumen Maintenance Factor	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PERS (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 6/Wire7	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wires Capped Inside fixture	Wired to dimming leads on driver	Wires Capped Inside fixture
ROAM	✗	Wired to dimming leads on driver	Wires Capped Inside fixture	Wired to dimming leads on driver	Wires Capped Inside fixture
ROAM with Motion (ROAM on/off only)	✗	Wires Capped Inside fixture	Wires Capped Inside fixture	Wires Capped Inside fixture	Wires Capped Inside fixture
Future-proof*	✗	Wired to dimming leads on driver	Wires Capped Inside fixture	Wired to dimming leads on driver	Wires Capped Inside fixture
Future-proof* with Motion	✗	Wires Capped Inside fixture	Wires Capped Inside fixture	Wires Capped Inside fixture	Wires Capped Inside fixture



*Future-proof means: Ability to change controls in the future.

Electrical Load

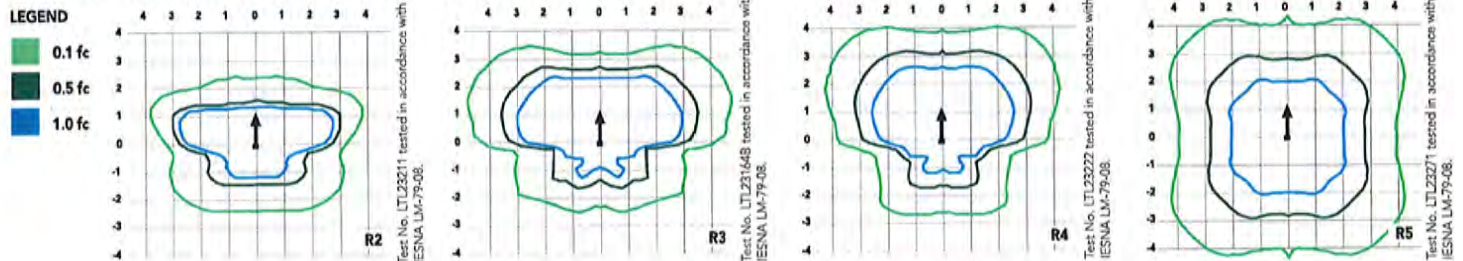
Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #S) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

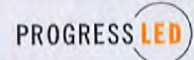
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



DERBY

Wall mounted • Wet location listed



Description:

Craftsman styling marries traditional and rustic details. Artistic glass with die-cast aluminum powder coated finish. This one-light LED small wall lantern is 3000K, 90+ CRI and 623 lumens.

Specifications:

Antique Bronze (-20) (powdercoat)
 Die-cast aluminum construction
 Etched Seedy Umber Watermark glass shade
 Dimmable (See Dimming Notes)
 Back plate covers a standard 4" hexagonal recessed outlet box
 Mounting strap for outlet box included
 6" of wire supplied
 ENERGY STAR® qualified

Performance:

Number of Modules	1
Input Power	9w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW	623/69.2 (LM-79)
CCT	3000 K
CRI	90
Life (hours)	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed ENERGY STAR® qualified

P5749-2030K9

Images:



Dimensions:

Width: 6-1/2"
 Height: 8-3/8"
 Depth: 7-3/8"
 H/CTR: 3" (facing up)

DERBY

Wall mounted • Wet location listed **PROGRESS LED**



P5749-2030K9

Dimming Notes:

P5749-2030K9 is designed to be compatible with many Electronic Low Voltage (ELV/Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Diva DVELV-300P
Lutron Nova T NTELV-300
Lutron Vienti VTELV-600
Lutron Ariadni AYCL-153P
Lutron Diva DVCL-153P
Lutron Maestro MAELV-600
Lutron spacer/system SPSELV-600
Leviton Renoir II AWRMG-EAW

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

DERBY

Ceiling ctc mounted • Damp location listed

PROGRESS **LED**



Description:

Craftsman styling marries traditional and rustic details. Artistic glass with die-cast aluminum powder coated finish. This one-light LED flush mount is 3000K, 90+ CRI and 1,211 lumens.

Specifications:

Antique Bronze (-20) (powdercoat)
 Aluminum construction
 Etched Seedy Umber Watermark glass shade
 Dimmable (See Dimming Notes)
 Ceiling pan covers a standard 4" hexagonal recessed outlet box
 Mounting strap for outlet box included
 6" of wire supplied
 ENERGY STAR® qualified

Performance:

Number of Modules	1
Input Power	17w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW	1211/71.2 (LM-79)
CCT	3000 K
CRI	90
Life (hours)	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Damp location listed ENERGY STAR® qualified

P6017-2030K9

Images:



Dimensions:

Square: 10"
 Height: 5-1/2"

P6017-2030K9**Dimming Notes:**

P6017-2030K9 is designed to be compatible with many Electronic Low Voltage (ELV/Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Diva DVELV-300P
Lutron Nova T NTELV-300
Lutron Diva DVELV-300P
Lutron Caseta
Lutron Ariadni AY-600P
Leviton Illumatech IPI06-1LZ
Lutron Lumea LG-603PG
Leviton SureSlide 6672
Leviton SureSlide 6674
Lutron Ariadni AYCL-153P
Lutron Skylark Contour CTCL-153P
Lutron Diva DVCL-153P
Pass & Seymour Harmony DCL453PTCCCV6
Lutron Toggler TGCL-153P
Lutron Maestro MACL-153M
Lutron Ariadni AYLV-600P
Lutron Maestro MA-600
Lutron NOVA T NTLV-600
Lutron Maestro MAELV-600
Lutron spacer/system SPSELV-600
Lutron Renoir II AWRMG-EAW

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.



City of Kuna
**AFFIDAVIT OF
LEGAL INTEREST**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)

County of Ada)

I, JARRON LANGSTON, 9563 W. HARNESS DR.
Name Address
BOISE, IDAHO 83709
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to _____
Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 15TH day of MARCH, 2019

Signature

Subscribed and sworn to before me the day and year first above written.

Rebecca Jensen
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 10/22/19

