KUNA PLANNING AND ZONING COMMISSION
Agenda for July 1, 2019
SPECIAL MEETING

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 June 11, 2019.
b. **Findings of Fact and Conclusions of Law** for 19-04-AN (Annexation) – Washburn Annexation
c. **Findings of Fact and Conclusions of Law** for 19-07-DR (Design Review) – Indian Creek Sports Sign
d. **Findings of Fact and Conclusions of Law** for 19-11-DR (Design Review) – Peak Construction Office & Shop
e. **Findings of Fact and Conclusions of Law** for 19-12-DR (Design Review) – USPS Parking Lot

3. NEW BUSINESS:

a. **19-17-DR (Design Review) & 19-07-SN (Sign)** – PiSTEM Academy Sign; The PiSTEM Academy request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891). **ACTION ITEM**

b. **19-13-DR (Design Review)** – Shortline Park No. 2 Flex Space; The applicant, Cleary Building Corporation, requests design review approval for a new multi-tenant commercial building, approximately 8,400 square feet, including landscaping, lighting and a parking lot, within the Shortline Park Subdivision No. 2; The site is located 689 East Access Street, Kuna, Idaho 83634. **ACTION ITEM**

c. **19-10-DR (Design Review) –** Memory Ranch Pool House and Pool; Rob TeBeau, with TAO Architects Idaho, requests Design Review (DR) approval to construct a pool house, one pool, and an accompanying a parking lot with seven stalls. **ACTION ITEM**

d. **19-20-DR (Design Review) Modification -** Snerk's Drive Thru + Retail Building; The applicant, Bolton Company, LLC, requests design review modification approval for the landscape plan. The site is located 450 East Deer Flat Road, Kuna, Idaho 83634. **ACTION ITEM**

4. ADJOURNMENT:

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 11, 2019

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Commissioner Hennis called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. **CONSENT AGENDA**
   Meeting Minutes for May 28, 2019.
   Findings of Fact and Conclusions of Law For 19-01-AN (Annexation) – Guido Annexation
   Findings of Fact and Conclusions of Law For 19-02-SUP (Special Use Permit) – Pi Stem Modification
   Findings of Fact and Conclusions of Law For 19-02-AN (Annexation), 19-01-S (Preliminary Plat), 19-01-ZC (Rezone), 19-08-DR (Design Review) – Greyhawk West (2019) Subdivision;

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

2. **NEW BUSINESS**
   19-11-DR (Design Review) – Peak Construction Office & Shop; The applicant, NeuDesign Architecture, requests Design Review (DR) approval for a new shop for a building contractor, approximately 4,207 square feet, accompanying lighting and a parking lot, within the Shortline Park Subdivision No. 1; The site is located 706 East Stagecoach Way, Kuna, Idaho 83634.

   Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new building for a shop contactor with landscaping, lighting and a parking lot. The site is located within Shortline Park No. 1 subdivision, lot 2 block 1, at 706 E Stagecoach Way. The property is within city limits, and currently zoned M-1. Because the existing fencing along the street frontage will remain and adequately screens the proposed parking lot, staff would like to remove the recommendation that the applicant install additional shrubs along the street frontage. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-11-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Damron**: Sam, the building just to the east of it, that has shrubs on the frontage on that one. He apparently doesn't want to put shrubs on it to match that one. Is there a reason for that? **Sam Weiger**: Commissioner, the fencing and landscaping along the parking lot was previously approved with the contractor's storage yard. The applicant, Peak Construction, applied for a Special Use Permit and Design Review for a contractor's storage yard back in July 2018. They are in compliance with code, because they were previously approved and they have the fencing serving as a screen. **Marla Carson**: Marla Carson, NeuDesign Architecture, 725 E. 2nd St. I'm here representing MMB Holdings, who is wanting approval for a shop at 706 East Stagecoach Way. That building is going to be 4,207 square feet. It's going to be a preconstructed metal building, It will be grey with white trim on about one acre of

land. He's currently occupying the lot and using it as a storage lot. He's looking to new build his office and shop for his business. **C/Hennis**: Seems pretty straightforward, seems like a pretty decent building for what they're wanting. **C/Gealy**: I agree. **C/Damron**: It looks good.

Commissioner Hennis motions to approve Case No. 19-11-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

PUBLIC HEARING

19-04-AN (Annexation) – On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

Jace Hellman: Chairman, Commissioners, for the record Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th St. The application before you this evening is for the recommendation to the City Council of the annexation of 7015 S Ten Mile Road which is an approximately 19-acre parcel. The applicant has requested to annex into the City with an R-8 Zone, which is classified as medium-density residential by Kuna City Code. The Kuna City Comprehensive Plan Future Land Use Map identifies the site as Medium Density Residential. No development is included in this application. Staff has determined the annexation request is in compliance with Kuna City Code, Idaho State Code and the Kuna comprehensive Plan. Staff would recommend that if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section "L" of this staff report.

Dave Washburn: I am the applicant. I live at 512 West Seasons Court in Nampa. We are in the process of changing the property ownership from Jefferson Washburn to my name. He currently lives in the little house, and we plan to split that house off. I'll be the one developing the property. We had to go through this process in order to split off his house. This piece of property is from what we can tell a transition route, because we have CBH Homes on the north and they're doing the typical size lot subdivision. On the new Comprehensive Plan, everything to the south of us along Ten Mile, the Comp Plan shows as mixed-use. We're assuming that this would mean commercial, or it could be a variety of things. We're just transitioning I believe from one to the next. It's a very small piece of ground that we'd like to do the smaller lots with less maintenance required. I think we can do the smaller lots. Sewer is a little bit of a challenge. We can develop this initially with the existing sewer line that stubs out to the property. When we come back with the preliminary plat, we'll have more answers about that then. We have an irrigation canal on the north, Ten Mile, and another irrigation on the east. On the south property line, Ada County Highway wants us to come in with the material connecting Ten Mile and Black Cat, so they want a road extending. **C/Hennis**: We'll open the public hearing at 6:13. **Kurt Smith**: Kurt Smith, I live at 2587 Southside Blvd, Melba. I'm the project engineer licensed to practice in the State of Idaho. We have no issues with following any of their requirements with this project. When we lay it out with the R-8 zone, we expect anywhere from 80 to 110 lots. We will be glad to connect to City services. I will stand for questions. **C/Hennis**: That leaves Commissioner discussion. **C/Laraway**: This is an annexation only, we're not talking about R-8, rezoning, design review or anything like that. We're talking about R-6 to the north and R-8. We really don't know what transition we're making. The property to the south would be R-4, if they came in and tried to develop it, correct? **C/Hennis**: It's all technically medium density as is outlined on the Comp Plan. If I remember right, it will be R-6 or R-8. Both R-6 and R-8 are considered medium density. **C/Gealy**: In the proposed Comprehensive Plan, the property to the south is mixed-use. It will be a combination of two uses. There's no indication as to what the density might be under a mixed-use designation as I understand. I'm concerned about the R-8 density, because of the location, it seems to be a good distance from the City Center to be looking at a higher density than what's surrounding it. There's a map on page 70 on what I have that indicates that everything coming in is R-6 with the possible exception of Danskin Ridge that is an R-2. As I recall, that's just one lot. They've been getting a lot of pressure not for higher density. **C/Hennis**: They're indicating with that being a transitional from

R-6 into a mixed-use area. If we try to go to a lower density, we'd be going backwards. That's where we either stay with the R-6 density, or we transition up slightly to a mixed-use. If we went to an R-2, then it would seem counterintuitive to what we're trying to do in a transitional area like we've been reaching for. **C/Hennis**: We have a lot of developments coming in, but we do correct them in the correct positioning. If we're trying to push this to a northern City Center, that might be appropriate. **C/Gealy**: The property to the north and the property to the west are both R-6. **C/Laraway**: That's kind of what I've been looking at, we don't know what the transition is going to be. It seems like we have a connection. We have a consistency of flow. We have R-6 to the north. We have R-6 across the street, abutting it to the northeast. Everything around there is R-6. **C/Hennis**: Right, but we're also as a City trying to have R-2 and R-12 in these areas. If the proposed Comp Plan has got us intending to do a lot of mixed-use out here, we going to go from R-2 to R-12 or R-20, depending on what they want to do with the project. We don't know what we're going to get at this point. Is that an appropriate area for an R-8? There's not too much difference between R-6 and R-8. It's still medium density, it's not considered high density by any means. **C/Gealy**: They did indicate that their intention is to do townhomes on the outside and smaller lots on the inside. Do you feel that this is appropriate? **C/Hennis**: If we're looking at mixed-use, it's south of that. If someone comes in and rezones it to R-2, then that's a problem. We don't know at this point. It's always a guess. **Jace Hellman**: Red is commercial, orange is medium density residential, and the dark blue is public and that is the treatment plant, and yellow is low density. It's a transition between mixed-use and the commercial there on the corner. **C/Gealy**: It's not Lake Hazel, it's a mid-mile collector. My major concern is that we have proper transitions between different types of uses and provide amenities for the people there. I would encourage probably townhomes along the street side, the corner may be appropriate. I wouldn't encourage you to consider perhaps a lower density as you butt up against the Memory Ranch to the north and to the west, so that there's less disparity between the two communities along the boundaries. **C/Damron**: The street side appears to be that other existing home that's going to remain there in that lot. We have that and townhomes behind that, is that what you're saying? **C/Hennis**: I think she's also meaning the new street and then Ten Mile. **C/Gealy**: Along those two roads, it might be appropriate for a higher density. Along the boundary of the subdivision to the north and the west, I'd like to see lot sizes a little more consistent with the property, where those are R-6. **C/Damron**: Then moving to the higher density towards the corner. **C/Gealy**: That would be my input, to have transition between the existing neighborhoods and to also consider amenities for the people that will be living there.

Commissioner Gealy motions to recommend approval of Case Nos. 19-04-AN with the conditions as outlined in the staff report, Commissioner Damron Seconds, motion carried 2-1.

19-01-OA (Ordinance Amendment) – Fencing and Open Space; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Making certain findings; AND
- Amending Section 20, Article A, Chapter 2, Title 4 making a technical correction regarding the measure of fence height; AND
- Amending Subsection 2 of Section 6, Chapter 1, Title 5 making technical correction to the definition of "open space"; AND
- Amending part 8 of Subsection C, Section 5, Chapter 5, Title 5, making a technical correction regarding the measure of fence height; AND
- Repealing Section 4, Chapter 6, Title 5 and renumbering the remaining Sections of said Section; AND
- Amending Sections 5, 6, 7, 8, 9, and 10, Chapter 6, Title 5 to redesignate these Sections; AND
- Amending Subsection D, Section 12, Chapter 17, Title 5 making technical changes to design requirements for residential open space; AND

- Amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which City Staff can rely and making a technical correction regarding the measure of fence height and location of fencing; AND
- Providing a severability clause; AND
- Directing the City Clerk; AND

Providing an effective date.

Wendy Howell: Wendy Howell, P.O. Box 13, Kuna, Idaho 83634. This ordinance does two main things. We're taking the tiered approach to the open space after further research. This is more evenly spread and closer to the role of the Parks Department. The usage goal is 1 acre to 80 people. We added buffer areas and endcaps to the definition. Those areas cannot be included as open space. We have questions in the discrepancies regarding where the height of the fence is taken from. We went through all the ordinances and I hope I've got all the spaces it's been put, but we're having it so that the measurement is taken from "all fences should be measured from and along administrative property at the location the fences are constructed." That should be consistent throughout the ordinances. **C/Hennis**: What if there is an uneven grade? Is it on the lowest of the grades or should there be a definition on that? Say there is a site wall for two, you have a retaining wall and then a fence built on top of it. Or, you have an uneven grade. Is that something that you may add in there at some point? I don't want to complicate it, but it is something that I've run into in the past. **Wendy Howell**: It will be suggested by the building inspector, because there have been problems, because of berms and so forth. They do it along a finished grade of the property. **C/Damron**: It's like a contour. **C/Hennis**: I guess the way you qualify that is that it's the guy applying for the permit. **Wendy Howell**: There's also a mechanism in the fence ordinance, that they can apply for a specific variance that's requested. I have Bobby Withrow here to speak on behalf of the Parks and Recreation Department. **Bobby Withrow**: Bobby Withrow, Kuna Parks Director. I was looking at this before one of our Council Meetings. Before it passed, it was showing up as the five percent per 50 homes. We started looking at one of the subdivisions that was coming in front of us of approximately 600 homes. We started doing the math, and they weren't going to be able to do their project, because of the percentage that were going to have per open space. We sat down and came up with this. It helps with our density goals. The more houses you put on acre, the more open space you will need to have. You will have 300 homes, almost 10 percent of that ground will have to be open space. That is an estimate. Also, we had a project that went in front of City Council. There were four acres of park space, when there was only an acre-and-a-half, when the rest was the buffer and the endcaps. My goal is always to get more green space for the kids to play in. I'm hoping for any questions. **C/Hennis**: I will open the public hearing at 6:33. I will close the public hearing at 6:34. I open for Commission discussion. I like the approach.

Commissioner Gealy motions to recommend approval of Case No. 19-01-OA as presented; Commissioner Laraway seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

MEETING MINUTES
Tuesday, June 11, 2019

_____
Dana Hennis, Commissioner
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 19-05-SN (Sign);
19-07-DR (Design Review) -
Indian Creek Sports
Monument Sign

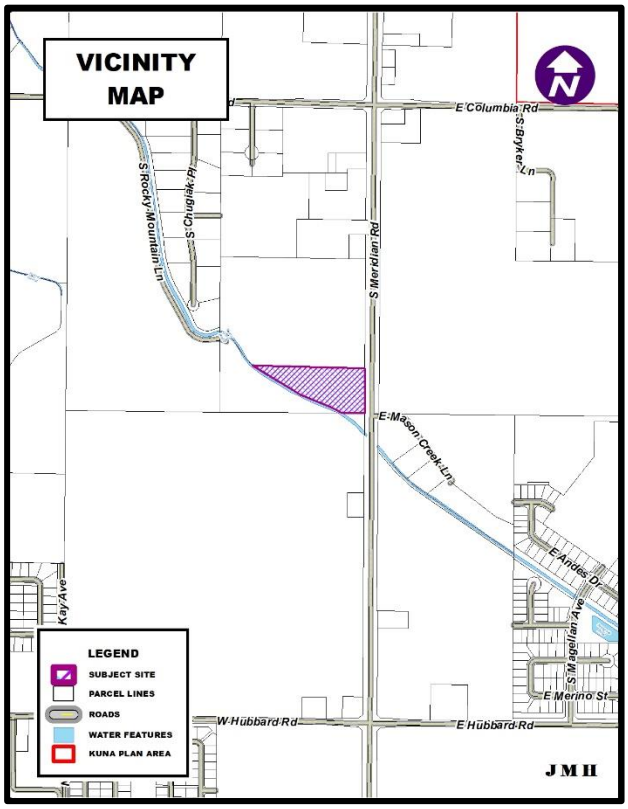
Site Location: 8797 S. Meridian Road

Planner: Jace Hellman, Planner II

Meeting Date: May 28, 2019
Findings: **July 1, 2019**

Owner/Applicant: Troy Todd
6029 Sunrise Ave.
Kuna, ID 83634
208-794-2806
Troy@indiancreeksports.com

Representative: Superior Signs; Aaron Vance
812 Main St.
Caldwell, ID 83605
208-454-0860
aaron@superiorsignsidaho.com



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A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

Troy Todd, owner of Indian Creek Sports, request design review approval for a 15-ft multi-tenant commercial monument sign. The subject site is located 8797 S. Meridian Road, Kuna, ID 83634(APN# S1312142304).

C. Site History:

This parcel is currently zoned C-1 within Kuna City Limits. Indian Creek Sports was approved for design review by the Planning and Zoning Commission on May 8, 2018. At the time of the original approval, a sign was not included in the application.

D. Aerial Map:

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	PUD	Planned Unit Development – City of Kuna
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Indian Creek Sports Real Estate, LLC	5.49 acres	C-1 (Commercial)	S1312142304

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

The subject site includes a new showroom, shop, a boat lot and a paved parking surface. Site improvements for Indian Creek Sports are near completion.

4. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

F. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for Indian Creek Sport, located at 8797 S. Meridian Road. The monument sign stands approximately fifteen (15) ft high and ten (10) ft across at its widest point. The sign area is approximately 70 square feet, which includes an approximately 20 square foot reader board and a 50 square foot sign copy that preserves space for future tenant expansion. The applicant has proposed the sign to be built approximately 75 ft from the right-of-way.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section "H" of this report and any additional conditions requested by the Planning and Zoning Commission.

G. Applicable Standards:

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

H. Commission's Order of Decision:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case Nos. 19-05-SN (Sign) & 19-07-DR (Design Review), a request from Troy Todd for a 15-ft multi-tenant commercial monument sign subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall be permitted with the City of Kuna. All work shall be inspected by Kuna City inspectors.
3. Any footings and foundations shall be permitted with the City of Kuna. All work shall be inspected by Kuna City inspectors.
4. 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.
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

DATED this 1st day of July, 2019.

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www.Kunacity.id.gov

Based upon the record contained in Case Nos. 19-05-SN & 19-07-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby approves the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 19-05-SN & 19-07-DR, a design review request from Troy Todd for a 15-ft multi-tenant commercial monument sign.

1. Based on the evidence contained in Case Nos. 19-05-SN & 19-07-DR, this proposal *does* generally comply with the City Code.

   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 listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application *does* contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

   Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project does generally conform to the Kuna Architecture Guidelines.

   Finding: *The applicant proposes to construct a monument sign that stands approximately fifteen (15) ft high and ten (10) ft across at its widest point. The sign area is approximately 70 square feet, which includes an approximately 20 square foot reader board and a 50 square foot sign copy that preserves space for future tenant expansion. The applicant has proposed to construct the sign out of materials and colors that are consistent with the existing building.*

DATED this 1st day of July, 2019.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Jace Hellman, Planner II
Kuna Planning and Zoning Department

City of Kuna

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 19-12-DR (Design Review) -
US Postal Service Parking Lot

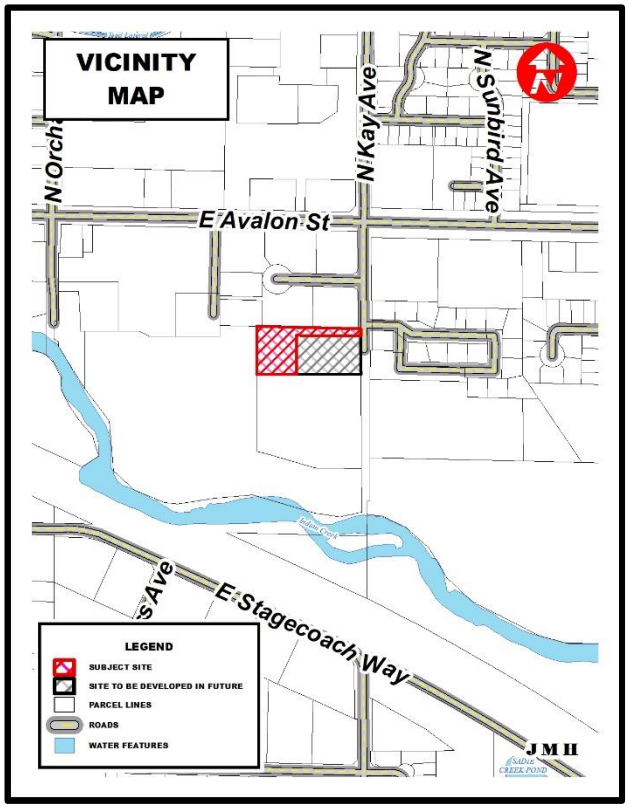
Site Location: 199 S. Kay St., Kuna, ID 83634.

Planner: Jace Hellman, Planner II

Meeting Date: May 28, 2019
Findings: **July 1, 2019**

Owner/Applicant: Michael Stafford
PO Box 624
Donnelly, ID 83615
559.681.1983
mike@STI.com

Representative: David Gronbeck
1400 E. Kokanee Ln.
Kuna, ID 83634
208.861.6664
Gronbeck@KGGDEV.com



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A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

Michael Stafford requests design review approval for a private parking lot, driveway and corresponding landscaping which will be utilized and maintained by the United States Postal Service (USPS) following their relocation. The subject site is located on 199 S. Kay Ave., Kuna, ID 83634(APN# R0615253160).

C. Site History:

This parcel is currently zoned R-4 within Kuna City Limits. However, this parcel is apart of what was originally approved as Airenel Park Subdivision. Along with the preliminary plat approval, a rezone was approved as well, which guaranteed this lot the zoning designation of C-1 (neighborhood commercial). A rezone ordinance for the parcel has not been approved by City Council.

D. Aerial Map:

E. General Projects Facts:

1. Comprehensive Plan Map:

The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as Commercial.

2. Surrounding Land Uses:

North	C-3	Service Commercial District – Kuna City
South	R-4 (Pending C-1)	Medium Density Residential – Kuna City
East	C-1	Neighborhood Commercial District – Kuna City
West	R-4 (Pending R-6)	Medium Density Residential – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Michael Stafford	2.00 acres	C-1 (Commercial) (Pending Ordinance)	R0615253162

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

The proposed project site is generally vacant of any structures and vegetation on-site includes natural grasses and shrubbery associated with an ungraded, unimproved building lot. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be greater than sixty (60) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:**
   Current access to site exists via South Kay Avenue. The applicant has proposed to construct a private drive aisle off of Kay Avenue to access the site.

7. **Environmental Issues:**
   Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - Kuna City Engineer/Public Works …… Exhibit C-2

F. Staff Analysis:

The applicant proposes to construct a private driveway and parking lot that will be utilized by the United States Postal Service once they relocate to their new location located at 693 E. Wythe Creek Court (former location of Freedom Fitness).

The proposed private driveway is approximately 270 FT, which exceeds the maximum distance of 150 FT without a turnaround. As a remedy, the applicant has identified a turnaround within the proposed private parking lot. Concrete curbing is proposed along the north side of the private drive, and on the east and west side of the private drive. Curb and gutter have been proposed along what will be the south side of the parking lot. The applicant's letter of intent indicates that the remaining property will be developed to include two additional commercial lots. Staff would note that once the remaining site is developed in the future, curb will be required on the south side of the proposed private drive.

Four streetlights have been proposed around the private parking lot. Street Lights shall be shown on construction plans and verified by staff and approved by the Public Works Department Staff would note that these streetlights must be LED and designed and installed according to "Dark skies" standards.

The applicant has proposed a ten (10) ft landscape buffer of the east and west side of the parking lot and twenty (20) ft landscape buffer on the south side of the parking lot which contains a proposed drainage swale. Staff finds that the proposed landscaping is in conformance with Kuna City Code. However, staff will require the applicant to use sod where the landscape plan (dated 04/25/2019) identifies "turf grass".

Staff has determined the design review application complies with Kuna City Code, Title 5; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section "H" of this report and any additional conditions requested by the Planning and Zoning Commission.

G. Applicable Standards:

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

H. Decision by the Commission:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 19-12-DR (Design Review), a request from Michael Stafford for design review approval for a private parking lot, private driveway and landscaping subject to the following conditions:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
    d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Public Works Department and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
5. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
7. The proposed site plan (dated 04/26/2019) and the landscape plan (dated 04/25/2019) shall be considered binding site plans, or as modified approved through the public process.
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days 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 approval from the public entities owning the property.
9. Applicant shall install sod where the submitted landscape plan (dated 04/25/2019) identifies "turf grass"
10. 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 public hearing processes.
11. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
12. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 1st day of July, 2019.

P.O. Box 13
Phone: (208) 922-5274
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Based upon the record contained in Case No. 19-12-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves the of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-12-DR (Design Review), a request for design review approval for a private parking lot, driveway and corresponding landscaping which will be utilized and maintained by the United States Postal Service (USPS) .

1. Based on the evidence contained in Case No. 19-12-DR, this proposal does generally comply with the City Code.

   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 listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application *does* contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

   Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking lot site plan design *does* minimize the impact of traffic on adjacent streets, and provide appropriate, safe vehicle parking.

   Finding: *The parking lot is a private parking lot that serves the United States Postal Service. The parking lot is accessed via a private drive off of Kay Street The applicant has provided a 40-FT vision triangle, which provides vehicles safe vision clearance when accessing Kay Street. The proposed private driveway is approximately 270 FT, which exceeds the maximum distance of 150 FT without a turnaround. As a remedy, the applicant has identified a turnaround within the proposed private parking lot. Proposed parking stalls measuring at nine (9) FT wide and twenty (20) FT deep are compliant with KCC 5-9.*

4. The site landscaping *does* minimize the impact on adjacent properties.

   Finding: The applicant has proposed a ten (10) ft landscape buffer of the east and west side of the parking lot and twenty (20) ft landscape buffer on the south side of the parking lot which contains a proposed drainage swale. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses.

5. On-site grading and drainage *are* designed to maximize land use benefits and minimize off-site impact.

   Finding: *The applicant proposes a storm drain swale along the southern property line of the parking lot. Additionally, the applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

DATED this 1st day of July, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner II
Kuna Planning and Zoning Department

City of Kuna

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 19-04-AN (Annexation)
Washburn Annexation

Site Location: 7015 S. Ten Mile Road
Meridian, ID 83642

Planner: Jace Hellman, Planner II

Hearing Date: June 11, 2019
Findings: **July 1, 2019**

Owner: Jefferson Washburn
7015 S. Ten Mile Rd.
Meridian, ID 83642
208.860.8836
Jefe722@gmail.com

Applicant: Dave Washburn
512 Seasons Ct.
Nampa, ID 83686
208.573.5511
Kellywashburn@hotmail.com

Representative: Intermountain Engineering
208.941.1245

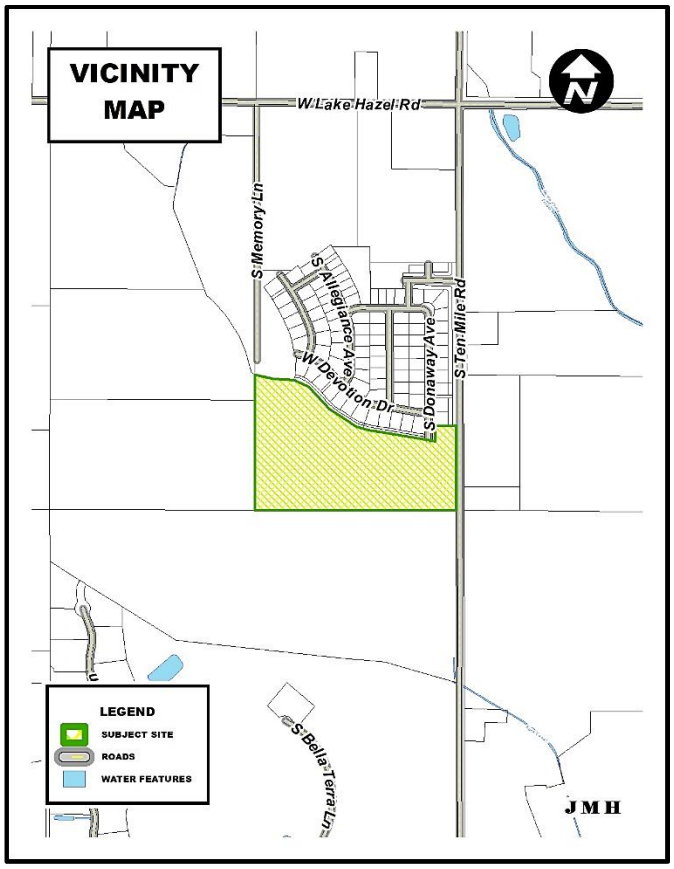


Table of Contents:

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation are designated as a public hearing, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i.	Neighborhood Meeting	April 15, 2019 (2 people attended)
ii.	Agency Comment Request	April 24, 2019
iii.	400' Property Owners Notice	May 22, 2019
iv.	Kuna Melba Newspaper	May 22, 2019
v.	Site Posted	May 31, 2019

B. Applicant's Request:

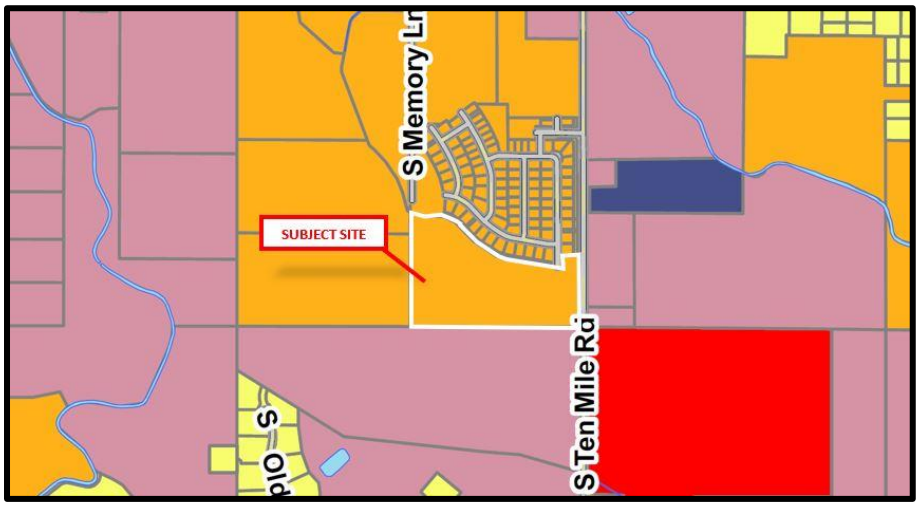
On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

C. Site History:

The parcel is currently zoned Rural Residential (RR) within unincorporated Ada County. Historically this parcel has been considered farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Medium Density Residential designation.



2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR A	Rural Residential – Ada County Agriculture – Kuna City
West	R-6	Medium Density – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Jefferson Washburn	19.41 acres	RR (Rural Residential)	S1303141900

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:**
   The subject site contains one single family dwelling and multiple outbuildings associated with agricultural practices. Vegetation on-site is consistent with that of a single-family lot and crop fields. The site is relatively flat with an estimated average slope of 0% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:**
   The site is currently accessed via an existing driveway onto Ten Mile Road. No development is proposed with this application at this time.

7. **Environmental Issues:**
   The subject sites are within the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following agency comments are included as exhibits with this case file:
   - Boise Project Board of Control ..... Exhibit B-2
   - Kuna City Engineer ..... Exhibit B-3
   - Nampa & Meridian Irrigation District ..... Exhibit B-4
   - Idaho Transportation Department ..... Exhibit B-5
   - The Community Planning Association of Southwest Idaho (COMPASS) ..... Exhibit B-6
   - Ada County Highway District (ACHD) ..... Exhibit B-7

E. Staff Analysis:

On April 5, 2019, the applicant and his representatives met with Kuna Planning and Zoning Staff to review their annexation application. The applicant is proposing an R-8 designation for his 19.41-acre parcel, which under Kuna City Code is classified as medium-density residential. The applicant's intention is to have this parcel serve as a transition piece from R-6 to north (Memory Ranch) and a parcel to the south that the Envision Kuna, Comprehensive Plan identifies as "Mixed Use" (see section D.1 in this staff report), however there were no development plans included in the application. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on April 15, 2019. A recap of the neighborhood meeting minutes can be found within the applicant's "Neighborhood Meeting Certification".

Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous, or has its touch, with Kuna City limits situated to the north, east and west of the subject site.

The City of Kuna Street Circulation Map identifies a proposed major collector running along the subject site's southern property line. Staff notes, at the time of future development, the applicant will be responsible to construct a portion of the newly proposed road. Standard right-of-way for collector streets is typically 50 to 70-feet.

Staff has determined the applicant's annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. The Planning and Zoning Commission voted 2-1 to recommend approval of case no. 19-04-AN to the City Council, subject to the conditions of approval listed in section "I" of this report.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.

3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
4. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.

G. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission has determined the proposed annexation request for the site *is* consistent with the following Comprehensive Plan components as described below:

2.0 – Property Rights

Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property "takings".

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criteria established to determine the potential for property taking.

6.0 – Land Use

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

H. Kuna City Code Analysis:

1. This request appears to *be* consistent and in compliance with Kuna City Code (KCC).

   Comment: *The proposed application adheres to the applicable requirements of KCC Title 5.*

2. The annexation request *is not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat*.

3. This application is *not* likely to cause adverse public health problems.

   Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission's Recommendation

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, voted 2-1 to recommend *approval* of Case No. 19-04-AN *(Annexation);* a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation, subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. All City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
6. 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 City Council, or seek amending them through public hearing processes.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 1st day of July, 2019.

City of Kuna
P.O. Box 13
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Planning and Zoning Commission
Findings of Fact and Conclusions of Law

Based upon the record contained in Case No. 19-04-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-04-AN, a request a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation.

1. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the City Code.*

   Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

   Finding: *Neighborhood notices were mailed to residents within 400-ft of the proposed project site on May 22, 2019 and a legal notice was published in the Kuna Melba Newspaper on May 22, 2019. The applicant posted a sign on the property on May 31, 2019.*

3. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the Comprehensive Plan.*

   Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comprehensive Plan Map designates this property as medium density.*

4. All private landowners have consented to annexation.

   Finding: *An affidavit of legal interest was signed by Jefferson Washburn allowing Dave Washburn to act on his behalf for this project, therefore consenting to the annexation of the proposed project site.*

5. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

   Finding: *The parcel is contiguous with City limits to the north, east and west.*

DATED this 1st day of July, 2019.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Jace Hellman, Planner II
Kuna Planning and Zoning Department

City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Kuna, ID 83634
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To: **Planning and Zoning Commission**
(acting as Design Review Committee)

Case Numbers: 19-11-DR (Design Review)
Peak Construction Office & Shop

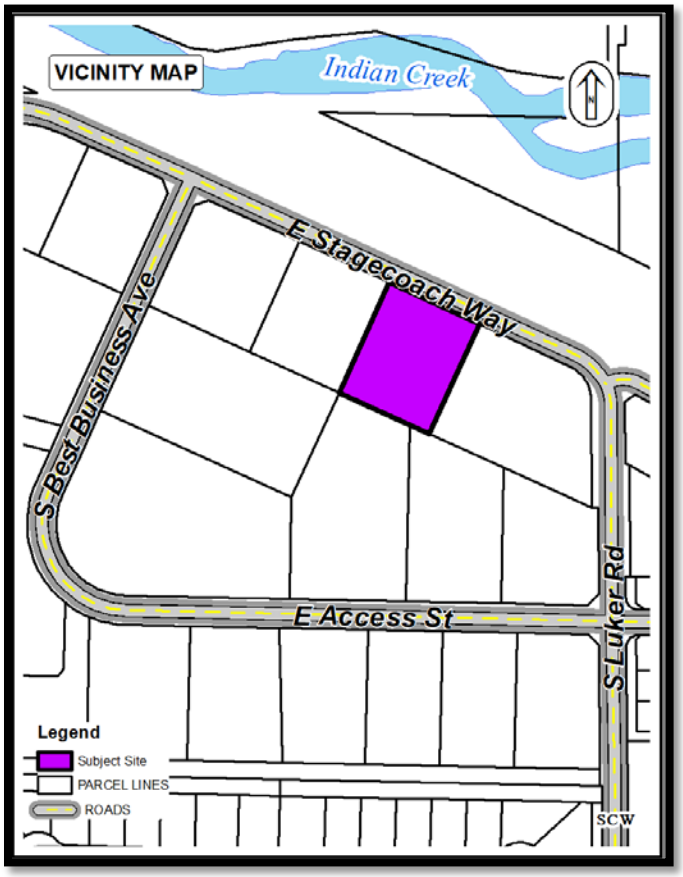
Location: 706 East Stagecoach Way
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: June 11, 2019
Findings: **July 1, 2019**

Owners: **MMB Holdings, LLC**
PO Box 1346
Meridian, ID 83680
208.514.9547
mark@peakconstruction.com

Applicant: **Marla Carson**
725 East Second Street
Meridian, ID 83642
208.884.2824
mcarson@neudesignarch.com



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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review), all new shops for building contractors with 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	April 29, 2019
ii.	Agency Notifications	April 30, 2019
iii.	Agenda	June 11, 2019

B. Applicant's Request:

The applicant, NeuDesign Architecture, requests approval of a design review for a new 4,207 square-foot shop for a building contractor, including landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 1, lot 2 block 1 at 706 East Stagecoach Way, Kuna, Idaho 83634.

C. General Projects Facts:

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

2. **Surrounding Land Uses:**

North	RUT	Rural-Urban Transition – Ada County
South	M-1	Light Industrial – Kuna City
East	C-3	Service Commercial – Kuna City
West	M-1	Light Industrial – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - 1.08 (approximate) acres
   - M-1 (Light Industrial)
   - Parcel No. R7880430020

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)

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

   The site consists of a bare dirt lot. Existing landscaping and fencing were approved in 2018 by a Special Use Permit and Design Review approval for a contractor's storage yard.

6. **Transportation / Connectivity:**

   The applicant proposes one ingress/egress from East Stagecoach Way.

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

The applicant has not proposed a sign, which will require a separate sign permit application. The sign(s) shall be submitted in conformance with Kuna City Code Title 5, Chapter 10, Signs.

The applicant plans to cover 80 percent of the lot with recycled asphalt. KCC 5-9-2 allows recycled asphalt in storage areas when screened by solid fencing or other means of approved screening. The proposed parking areas, driveway and driveway aisles must be paved and striped to comply with Kuna City Code Title 5, Chapter 9, Off-Street Parking and Loading Facilities.

There are 12 existing shrubs along the street frontage. Kuna City Code 5-17-18 requires five shrubs for every 35 linear feet of street frontage between a parking lot and adjacent public right-of-way. Staff recommends that the applicant install additional shrubs along the street frontage to comply with Kuna City Code Title 5, Chapter 17, Landscaping Requirements.

The applicant indicated that existing fencing near the western boundary that was approved with Case No. 19-01-SUP would be removed as part of construction of the shop, in order to allow visitors access to the parking lot through the proposed driveway. The site plan notes indicate that the gate to the east of the parking lot is an existing gate. The applicant indicated that this gate is being proposed, rather than existing.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Kuna Architecture guidelines and the Kuna Comprehensive Plan; Staff recommends approval of Case No. 19-11-DR 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. Decision and Order by the Planning and Zoning Commission:

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 Case No. 19-11-DR, a design review request to construct a new 4,207 square-foot shop for a building contractor, including 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 of 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. Any future signage will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.
4. Fencing within and around the site shall obtain a fence permit prior to construction.
5. All proposed parking areas, driveway and driveway aisles shall be paved and have an approved grading plan.to comply with KCC 5-9-2.
6. The proposed driveway shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
7. 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.
8. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
9. Applicant shall comply with all local, state and federal laws.

DATED: This 11h day of June, 2019.

City of Kuna

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

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

Based upon the record contained in Case No. 19-11-DR including the Comprehensive Plan, Kuna City Code, and Staff's Memorandums, including the exhibits, Kuna Planning and Zoning Commission hereby (approves/conditionally approves/denies) Case No. 19-11-DR, a request from NeuDesign Architecture to construct a new 4,207 square-foot shop for a building contractor, including landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 1.

If the Planning and Zoning Commission wishes to change 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 No. 19-11-DR, 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, objectives and considerations listed in Kuna City Code Title 5.*

2. Based on the evidence contained in Case No. 19-11-DR, this proposal *does* comply with the Comprehensive Plan Map.

   Staff Finding: *The proposed zoning designation is M-1 (Light Industrial). The Comp Plan Map designates this property as Light Industrial.*

3. The proposed project does generally conform to the design review requirements for light industrial districts.

   Staff Finding: *The proposed structure is completely enclosed. Additionally, all proposed lighting is LED and complies with KCC 6-4-2-T as outlined in Kuna City Code Title 5, Chapter 4, Design Review Overlay District.*

4. The proposed project does provide appropriate, safe vehicle parking and safe access.

   Staff Finding*: Per the submitted site plan, there are a total of 14 proposed parking spaces with one proposed ADA accessible space. All spaces are nine feet in width and twenty feet in depth. Additionally, the proposed driveway access is 24 feet wide. The parking spaces and driveway access comply with KCC 5-9-3.*

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

   Staff Finding: *Per the submitted elevations, the maximum building height is 24 feet. Per the submitted design review application, the proposed fencing will match the existing eight-foot chain-link fencing. Additionally, the applicant indicated in Exhibit B9 that all metal siding will have a silicon polyester finish or equivalent.*

DATED: This 11^{h} day of June, 2019.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department

City of Kuna

Planning and Zoning Commission
Staff Report

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To: Planning and Zoning Commission

Case Numbers: 19-07-SN (Sign);
19-17-DR (Design Review) -
Pi STEM Academy
Monument Sign

Site Location: 2275 W. Hubbard Rd.
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: July 1, 2019

Applicant: **PiSTEM Academy**
Teresa Fleming
2273 W. Hubbard Rd.
Kuna, Idaho 83634
208.576.4811
Tfleming@pistem.org

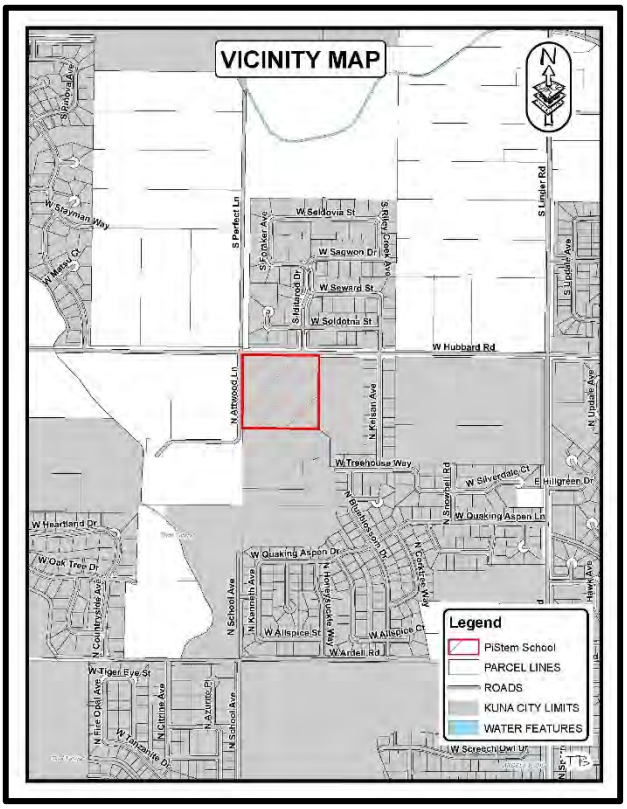


Table of Contents:

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

The PiSTEM Academy, request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891).

C. Site History:

This parcel is currently zoned R-6 within Kuna City Limits. The Pi STEM academy was originally approved for design review by the Planning and Zoning Commission on June 12, 2018. At the time of the original approval, and the Modification in 2019 a monument sign was not included in the application.

D. Aerial Map:

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	R-5	Medium Density Residential (MDR) – Kuna City
South	R-4	Medium Density Residential (MDR) – Kuna City
East	R-4	Medium Density Residential (MDR) – Kuna City
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Pi STEM Academy	9.62 acres	R-6 (Med. Den. Resid.)	S1314120891

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

There are currently three (3) modular buildings used for school purposes on approximately five acres of the 9.63 acre site, with vegetation on the remaining site that is typical for an Agriculture field.

4. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site's topography is generally flat.

F. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for the Pi STEM Academy, located at 2275 W. Hubbard Road. The monument sign stands approximately four (4) ft high and eight (8) ft across at its widest point. The sign area is approximately 18 square feet of just sign area. The applicant has proposed the sign to be built approximately 10 ft from the rights-of-way.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section "H" of this report and any additional conditions requested by the Planning and Zoning Commission.

G. Applicable Standards:

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

H. Commission's Order of Decision:

Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** Case No's 19-17-DR (Design Review) and 19-07-SN (Sign), a request from Teresa Fleming, on behalf of the PiSTEM Academy, for design review approval for a low profile monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall be permitted with the City of Kuna. All work shall be inspected by Kuna City inspectors.
3. Applicant shall obtain and pay fees for a building permit for the footings, foundations, electrical and/or other items determined by the building official. All work shall be inspected by Kuna City inspectors.
4. 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.
5. Applicant must ensure that sign is no closure than 10' to Rights-of-Way
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

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

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

Based upon the record contained in Case No's 19-17-DR & 19-07-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby approves the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-17-DR & 19-07-SN, a design review request from Teresa Fleming with Pi STEM Academy for a 4-ft high low profile monument sign.

1. Based on the evidence contained in Case No's 19-17-DR & 19-07-SN, this proposal ***does/does not*** generally comply with the City Code.

   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 listed in Kuna City Code Title 5.*

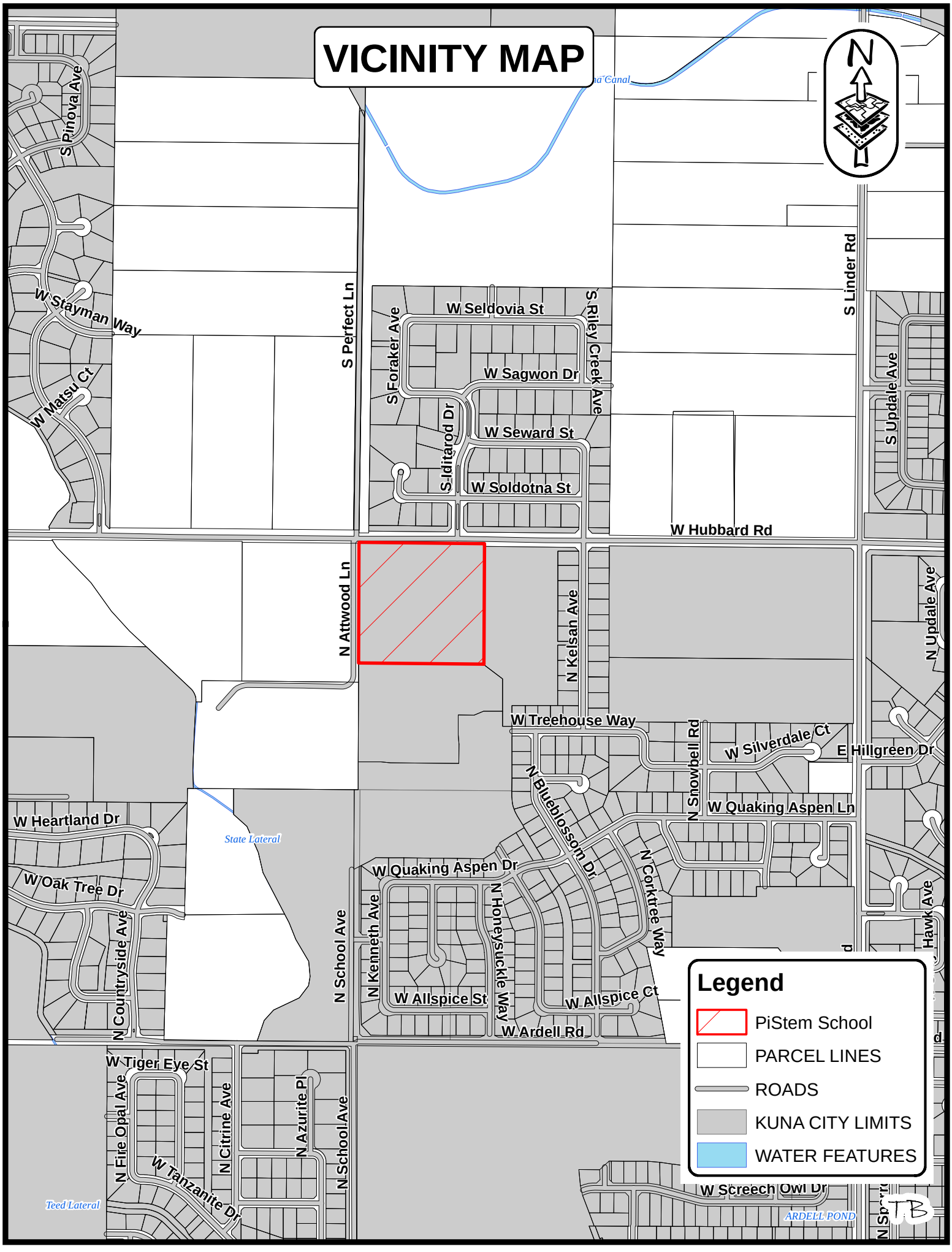
2. The contents of the proposed design Review application *does* contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

   Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project does generally conform to the Kuna Architecture Guidelines.

   Finding: *The applicant proposes to construct a monument sign that stands approximately four (4) ft high and eight (8) ft across at its widest point. The sign area is approximately 18 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with the existing building.*

DATED this 1st day of July, 2019.


VICINITY MAP
N
S Pinova Ave
W Stayman Way
W Matsu Ct
S Perfect Ln
W Seldovia St
S Foraker Ave
S Riley Creek Ave
W Sagwon Dr
S Iditarod Dr
W Seward St
W Soldotna St
S Linder Rd
S Updale Ave
W Hubbard Rd
N Attwood Ln
N Kelsan Ave
N Updale Ave
W Treehouse Way
W Silverdale Ct
E Hillgreen Dr
N Snowbell Rd
N Blueblossom Dr
W Quaking Aspen Ln
W Heartland Dr
State Lateral
W Oak Tree Dr
W Quaking Aspen Dr
N Corktree Way
N Countryside Ave
N School Ave
N Kenneth Ave
N Honeysuckle Way
W Allspice St
W Allspice Ct
W Ardell Rd
Hawk Ave
W Tiger Eye St
N Fire Opal Ave
N Citrine Ave
N Azurite Pl
N School Ave
W Tanzanite Dr
Teed Lateral
W Screech Owl Dr
ARDELL POND
Legend
PiStem School
PARCEL LINES
ROADS
KUNA CITY LIMITS
WATER FEATURES
TB


PiStem
Academy
Atwood Ln
© 2018 Google
Google Earth

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-17-DR; 19-07-SN
Project name	PiSTEM Academy Monument Sign
Date Received	6.12.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): PiSTEM	Phone Number: _____
Address: 2275 W. Hubbard Rd.	E-Mail: _____
City, State, Zip: Kuna, ID 83634	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: 2275 W. Hubbard Rd.
Site Location (Cross Streets): Linder / Hubbard
Parcel Number (s): S1314120890
Section, Township, Range: _____
Property size: 9.62
Current land use: School — Proposed land use: no change
Current zoning district: R-6 — Proposed zoning district: no change

received 6.12.19

Project Description

Project / subdivision name: Impact Project STEM Academy

General description of proposed project / request: to add roadside sign

Type of use proposed (check all that apply):

- ☐ Residential
- ☒ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): request adding roadside sign

Residential Project Summary (if applicable)

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: 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: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Teresa Fleming Date: 6/12/19

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.: 19-07-SN + 19-17-DR

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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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 : _____ *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:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN 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 *(a separate sign application must be submitted with this application)*	☐
☐	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 *(Note: all buffers must be located outside the public right-of-way)*	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines *(if applicable)*	☐
☐	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. *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.*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
☐	Method of irrigation *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.*	☐
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☐	Sign locations *Note: A separate sign application must be submitted with this application*	☐
☐	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	☐
☐	Clearly identify pressurized irrigation lines and underground water storage	☐
☐	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		Staff 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	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detailed 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	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Teresa Fleming (PiSTEM) Phone: 208-570-8660

☐ Owner ☒ Representative Fax/Email: tfleming@pistem.org

Applicant's Address: _____

_____ Zip: _____

Owner: Project Impact STEM Academy Phone: 208-576-4811

Owner's Address: 1577 N. Linder Rd. Email: _____

MB162 Kuna, ID Zip: 83634

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

Address: _____ Email: _____

_____ Zip: _____

Address of Property: 2275 W. Hubbard Rd.

Kuna Zip: 83634

Distance from Major Cross Street: ~ 1/2 mile Street Name(s): Linder / Hubbard

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.)* Add road side sign. Currently acquiring bids for installation.

1. Dimension of Property: .962 acre
2. Current Land Use(s): school
3. What are the land uses of the adjoining properties?
   - North: sub
   - South: sub
   - East: park
   - West: private
4. Is the project intended to be phased, if so what is the phasing time period? n/a
   Please explain: just adding school sign

5. The number and use(s) of all structures: 3 current portable buildings adding 2 smaller rentals - no other structures

6. Building heights: ~20' Number of stories: 1

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? no change

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: _____ / _____

Walls: (State percentage of wall coverage fro 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: _____ / _____

% EIFS: *(Exterior Insulation Finish System)* _____ / _____

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____
   Type/Height: _____
   Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? _____
    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 exiting fencing material)*
    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:

_____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: *(including landscaped rights-of-way)* _____ Square Footage: _____

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* _____ Square Footage: _____

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

_____

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

_____

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 trees with a four inch (4") or greater caliper whenever possible):*

_____

_____

_____

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

_____

Method of screening: _____

_____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

_____

_____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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 you request, please have ready the file number indicated in this notice.

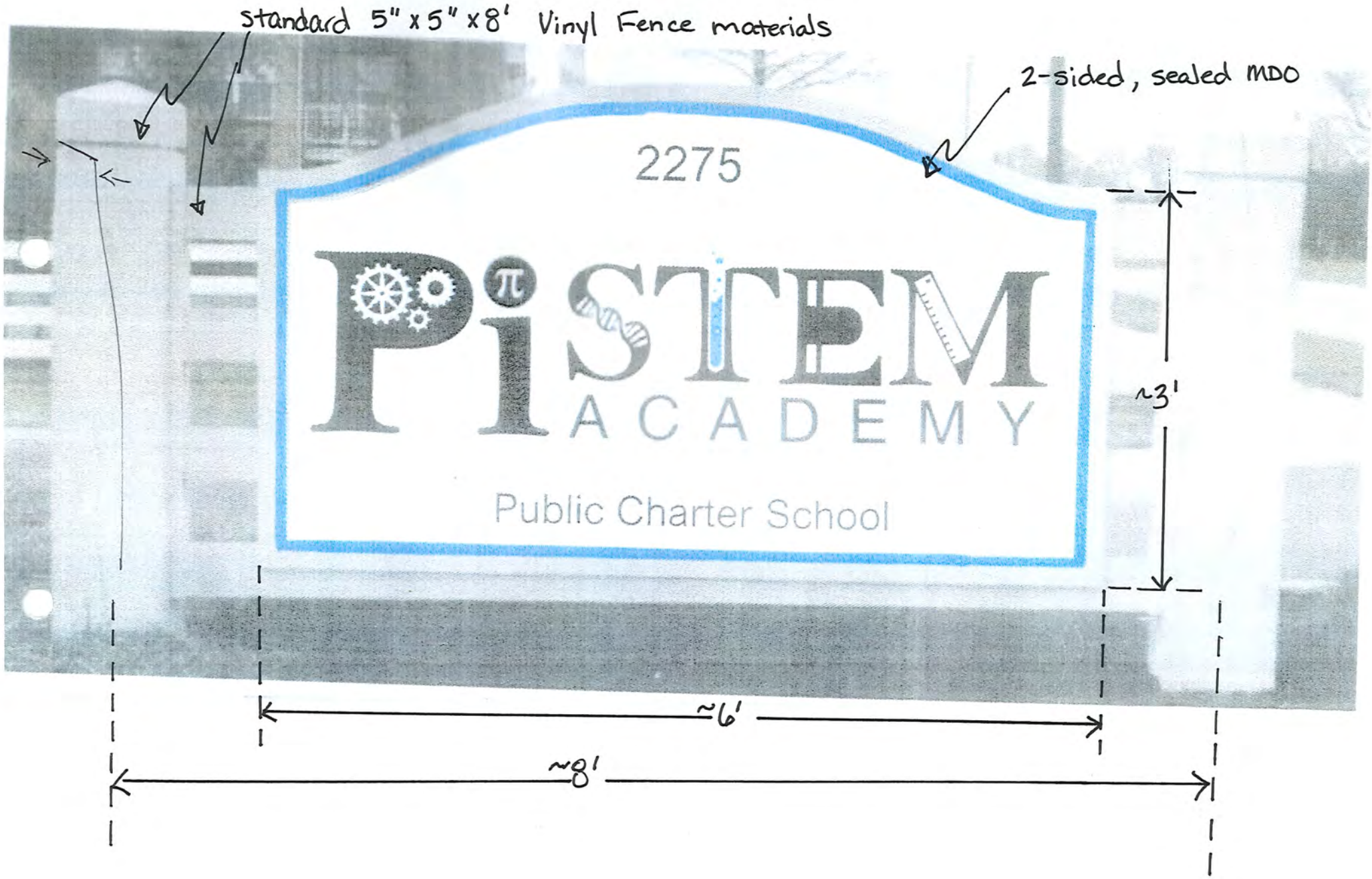
Signature of Applicant Teresa Fleming Date 6/12/19

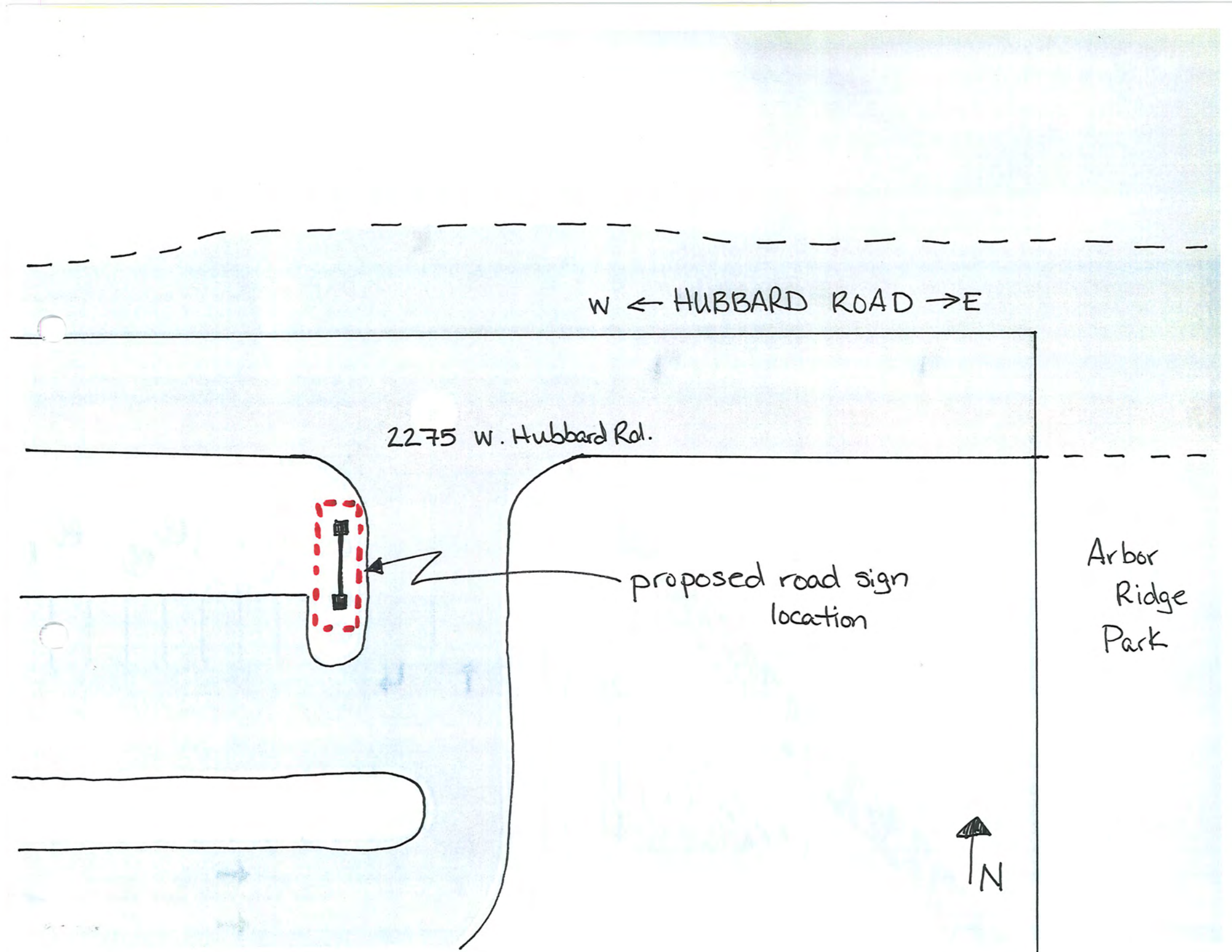
City staff comments:

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)


Standard 5" x 5" x 8' Vinyl Fence materials
2-sided, sealed MDO
2275
PiSTEM
ACADEMY
Public Charter School
~3'
~6'
~8'


W ← HUBBARD ROAD → E
2275 W. Hubbard Rd.
proposed road sign location
Arbor Ridge Park
N

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 #: S1314120890 Zone R-6

Site Address: 2275 W. Hubbard Rd. Kuna 83634

Applicant's Name: Project Impact STEM Academy Phone: 208-576-4811

Applicant's Address: 1577 N. Linder Rd. MB 162 City: Kuna Zip: 83634

Contact's Email: tfleming@piSTEM.org RCE#

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

SIGN #1 PROPOSED X EXISTING ____ OFF PREMISES ____ ON PREMISE X
Type of Sign: Freestanding X Wall ____ Ground Monument ____
Sign Dimensions: Length ~8' Width ~6" 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 2015/IRC 2012 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: Teresa Fleming Date: 6/11/19

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

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

received
6-12-19

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: 19-13-DR (Design Review)
Shortline Park No. 2

Location: 689 East Access Street
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: June 25, 2019

Owners: **Stellco, LLC**
2703 North Lake Harbor Lane
Boise, ID 83703
619.447.5866
bbrunye@hotmail.com

Applicant: **Cleary Building Corporation**
326 East Franklin Road
Meridian, ID 83642
208.884.5700
ddaniel@clearybuilding.com

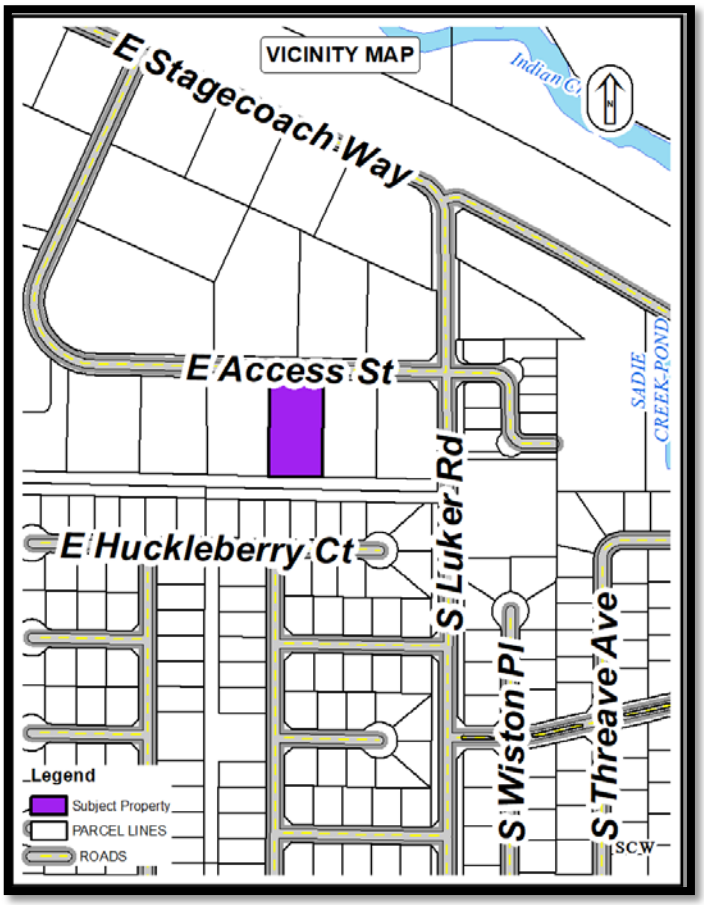


Table of Contents:

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review), all new commercial buildings with landscaping, a parking lot 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	May 13, 2019
ii.	Agency Notifications	May 13, 2019
iii.	Agenda	June 25, 2019

B. Applicant's Request:

The applicant, Cleary Building Corporation, requests approval of a design review for a new 8,400 square-foot multi-tenant commercial building, including landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 2, lot 9 block 2, at 689 East Access Street, Kuna, Idaho 83634.

C. General Projects Facts:

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

2. **Surrounding Land Uses:**

North	M-1	Light Industrial – Kuna City
South	M-1	Light Industrial – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - 0.91 (approximate) acres
   - M-1 (Light Industrial)
   - Parcel No. R7880440070

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)

5. **Existing Structures, Vegetation and Natural Features:**
   The site consists of a bare dirt lot.

6. **Transportation / Connectivity:**
   The applicant proposes two driveway accesses from East Access Street.

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:

Comments from the City Engineer on Exhibit C3 indicate that he requires "the subsurface seepage bed design with supporting calculations before commencing construction." Additionally, the applicant is subject to design review inspections and fees, for compliance verification of the building, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

Staff welcomes a shared driveway with a neighboring parcel on one or both sides of the subject site.

The applicant has not proposed a sign, which will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 and 6 of KCC; Idaho Code; the Kuna Architecture guidelines and the Kuna Comprehensive Plan; Staff forwards a

recommendation of approval for Case No. 19-13-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. Kuna City Code, Title 6
3. City of Kuna Comprehensive Plan
4. 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. 19-13-DR, a design review request to construct a new 8,400 square-foot multi-tenant commercial building, including 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 of 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, including the subsurface seepage bed design, with supporting calculations, 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 when available.
    d. Approval from Ada County Highway District and Impact Fees, if any shall be paid prior to building permit approval.
3. All street lighting within and for the site shall be LED lighting and establish dark skies practices.
4. 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.
5. Any future signage will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.
6. The proposed driveway and concrete aprons shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
7. 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.
8. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
9. Applicant shall comply with all local, state and federal laws.

City of Kuna

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

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

Based upon the record contained in Case Nos. 19-13-DR including the Comprehensive Plan, Kuna City Code, and Staff's Report, including the exhibits, Kuna Planning and Zoning Commission hereby approves/conditionally approves/denies Case No. 19-13-DR, a request from Cleary Building Corporation to construct a new 8,400 square-foot multi-tenant commercial building, with landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 2, lot 2 block 9.

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 No. 19-13-DR, this proposal (does/does not) 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, objectives and considerations listed in Kuna City Code Title 5 and 6.*

2. Based on the evidence contained in Case No. 19-13-DR, this proposal (does/does not) comply with the Comprehensive Plan Map.

   Staff Finding: *The proposed zoning designation is M-1 (Light Industrial). The Comp Plan Map designates this property as Light Industrial.*

3. The proposed project (does/does not) generally conform to the design review requirements for light industrial districts.

   Staff Finding: *The proposed structure is completely enclosed. Additionally, all proposed lighting is LED and complies with KCC 6-4-2-T as outlined in Kuna City Code Title 5, Chapter 4, Design Review Overlay District.*

4. The proposed project (does/does not) provide appropriate, safe vehicle parking and safe access.

   Staff Finding*: Per the submitted site plan, there are a total of 21 proposed parking spaces with two proposed ADA accessible spaces. All spaces are nine feet in width and twenty-three feet in depth. Additionally, the proposed driveway access is 22 feet wide. The parking spaces and driveway access comply with KCC 5-9-3.*

5. The proposed project (does/does not) generally conform to the Kuna Architecture guidelines.

   Staff Finding: *Per the submitted elevations, the maximum building height is approximately 24 feet. Per the submitted site plan, each unit features a gable porch entry. Additionally, the applicant indicated in Exhibit D6 that all metal siding will be anodized.*

6. The site landscaping (does/does not) minimize the impact on adjacent properties through the use of screening.

   Staff Finding: *Per the submitted landscape plan, the applicant proposes a 20-foot buffer between the building development and public right-of-way. The number of trees and shrubs within the buffer exceeds KCC requirements.*

DATED: This 25h day of June, 2019.

CityofKuna
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

For Office Use Only	
File Number (s)	19-13-DR
Project name	Shortline Park II Flex Space
Date Received	5.7.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: STELLCO, LLC, Phone Number: 619-447-5866
Address: 2703 N. Lake Harbor Land E-Mail: bbrunye@hotmail.com
City, State, Zip: Boise, ID 83702 Fax #:

Applicant (Developer): Cleary Building Corp Phone Number: 208-884-5700
Address: 326 E. Franklin Rd. E-Mail: ddaniel@clearybuilding.com
City, State, Zip: Meridian, ID 83642 Fax #:

Engineer/Representative: Phone Number:
Address: E-Mail:
City, State, Zip: Fax #:

Subject Property Information

Site Address: 689 East Access Street
Site Location (Cross Streets): South Luker Road
Parcel Number (s): R7880440070
Section, Township, Range: SEC 25/ T-2N/R-1W
Property size : .91 acres
Current land use: Commercial Proposed land use: Commercial
Current zoning district: M-1 Proposed zoning district: M-1

Project Description

Project / subdivision name: Short Line Park #2

General description of proposed project / request: Construct a 42 x 200 flex space for tenant improvements Lease

Type of use proposed (check all that apply):

- ☐ Residential
- ☒ Commercial
- ☑ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): water - Electric, HVAC

Residential Project Summary (if applicable)

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: 1 Other lots:

Gross floor area square footage: 8400 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: Dimensions:
c. Width of driveway aisle:

Proposed Lighting: Exterior mounted on building only

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date: 5/6/19

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.: 19-13-DR

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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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 : _____ *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:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN 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 *(a separate sign application must be submitted with this application)*	☐
☑	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 *(Note: all buffers must be located outside the public right-of-way)*	☐
☑	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines *(if applicable)*	☐
☑	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. *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.*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
☐	Method of irrigation *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.*	☐
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☐	Sign locations *Note: A separate sign application must be submitted with this application*	☐
☐	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	☐
☐	Clearly identify pressurized irrigation lines and underground water storage	☐
☐	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		Staff 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	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detailed 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	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: David Daniel - Cleary Building Corp Phone: 208-884-5700

☐ Owner ☑ Representative Fax/Email: ddaniel@clearybuilding.com

Applicant's Address: 326 E. Franklin Road

Meridian, ID 83642 Zip: 83642

Owner: STELLCO, LLC. Phone: 619-447-5866

Owner's Address: 2703 N. Lake Harbor Lane Email: bbrunye@hotmail.com

Boise, ID Zip: 83703

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

Address: _____ Email: _____

_____ Zip: _____

Address of Property: 689 E. Access Street.

Kuna, ID Zip: 83634

Distance from Major Cross Street: 400' Street Name(s): Luker

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 a 42 x 200 - 5 unit Flex space with tenant improvement lease.

1. Dimension of Property: _____
2. Current Land Use(s): M-1 commercial
3. What are the land uses of the adjoining properties?
   - North: Commercial
   - South: Residential
   - East: Commercial
   - West: Commercial
4. Is the project intended to be phased, if so what is the phasing time period? NO

   Please explain: _____

5. The number and use(s) of all structures: 1 building - 5 unit Flex Space

6. Building heights: 17' eave 24'6" peak Number of stories: 1

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? 22%

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	/	SIERRA

Walls: (State percentage of wall coverage fro 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.

Metal - 100% . Light Stone

% of Wood application:		/	
% EIFS: *(Exterior Insulation Finish System)*	0	/	
% Masonry:	0	/	
% Face Block:	0	/	
% Stucco:	0	/	
& other material(s):	0	/	
List all other materials:	0		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*		/	
Soffits and fascia material:	Metal	/	100%
Trim, etc.:	Metal	/	100%
Other:		/	

9. Please identify Mechanical Units: NO exterior mechanical units -
   Type/Height:
   Proposed Screening Method:

10. Please identify trash enclosure: *(size, location, screening & construction materials)* open dumpster at rear (southend) of property

11. Are there any irrigation ditches/canals on or adjacent to the property?
    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 exiting fencing material)*
    none proposed
    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:

dal

14. Percentage of Site Devoted to Building Coverage: 22 %

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* _____ Square Footage: _____

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* _____ Square Footage: _____

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

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

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 trees with a four inch (4") or greater caliper whenever possible):*

None

17. Dock Loading Facilities:

Number of docking facilities and their location: none

Method of screening: none

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* none

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements:

Total Number of Parking Spaces: 10 Width and Length of Spaces: 9 x 23

Total Number of Compact Spaces 8'x17'): ~~0~~

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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 you request, please have ready the file number indicated in this notice.

Signature of Applicant _____ Date _____

City staff comments:

_____

_____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

May 6, 2019

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

Subject: **Design Review Application**

City of Kuna:

We are pleased to present this request for approval of a Design Review Application for a new Flex Space Building in Kuna Idaho.

Site Data
The entire site consists of 0.91 acres of vacant land. It is located within the Kuna City Limits, and zoned M-1. The Ada County Assessor lists the address as 689 East Access Street Kuna, ID. The parcel number is listed by the Assessor's office as parcel number R7880440070. It is Lot 9, Block 2 of Shortline Park Subdivision No. 2

Site Utilities
The property is a single Lot developed with the Shortline Park Subdivision No. 2. It has frontage on East Access Street. The existing street is fully developed with all required services located to the frontage of the parcel.

Any new utilities such as power that may be necessary to serve the building will be provided to the property from the existing utility mains located adjacent to the development. Sanitary Sewer and Domestic Water are provided to the lot and are anticipated to be extended to the building as necessary to service the Building.

Storm Drainage will be retained on site.

Two access points are being proposed to facilitate access to the site for the tenants and for emergency vehicle access.

Building
The building is proposed to be an 8,400 square foot steel frame building consisting of 5 flex space units. The occupancy of each unit has not been determined at this time.

Each Unit will have a roll up door and a man door to access each unit.

The building elevations and details for the construction have been provided with the attached plans.

The exterior of the building will have metal clad siding and a metal roof. The roof, trim and lower wainscot will be Sierra Brown in color. The sides are light stone in color.

Each man door access on the front of the building (west side) will have a covered patio overhang providing architectural relief.

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

Adjoining properties
Directly across the street is Mountain Steel Fabrication. The existing building is a metal clad and metal roofed building that is brown in color.

Landscaping
See the landscape plan provided with the application.
The landscape as shown on the attached plan provides some visual screening to the street.

Site Plan
Please see the attached site plan.

Summary
Based on the information provided within this application we respectfully request approval proposed building as shown. The proposed building as shown is consistent with the surrounding properties and character of the zone.

Sincerely,

David Crawford
B&A Engineers, Inc.

PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 674932 CB/PP

WARRANTY DEED

For Value Received The Prospectors Inc., an Idaho Corporation

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#457 Pioneer Exchange Accommodation Titleholder, LLC

hereinafter referred to as Grantee, whose current address is c/o Stellco, LLC, 2703 N. Lake Harbor Lane Boise, ID 83703

The following described premises, to-wit:

Lot 9 in Block 2 of Shortline Park No. 2, according to the plat thereof, filed in Book 92 of Plats at page(s) 10976-10977, records of Ada County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: February 28, 2019

The Prospectors, Inc.

By: Joshua Shearer
Joshua Shearer, President
VICE

State of Idaho, County of Ada

This record was acknowledged before me on March 1st, 2019 by Joshua Shearer, as President of Prospectors, Inc. .

Camille A. Baldwin
Signature of notary public
Commission Expires: 7-2-2021

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

0003389139

STATE OF IDAHO
Office of the secretary of state, Lawerence Denney
CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $100.00 - Make Checks Payable to Secretary of State

1. Limited Liability Company Name Entity name	#457 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC
2. The complete street address of the principal office is: Principal Office Address	1211 W MYRTLE ST STE 100 BOISE, ID 83702-6992
3. The mailing address of the principal office is: Mailing Address	1211 W MYRTLE ST STE 100 BOISE, ID 83702-6992
4. Registered Agent Name and Address Registered Agent	JESSE HAMILTON Registered Agent Physical Address 1211 W MYRTLE ST STE 100 BOISE, ID 83702 Mailing Address

5. Governors

Name of individual or organization	Address
JESSE HAMILTON	1211 W MYRTLE ST STE 100 BOISE, ID 83702-6992

Signature of Organizer:

JESSE HAMILTON
Sign Here

01/07/2019
Date

SECRETARY OF STATE
STATE OF IDAHO
2019 JAN -8 AM 11:50

PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 674932 CB/PP

Beneficiary Initials

DEED OF TRUST

THIS DEED OF TRUST, Made February 28, 2019 between #457 Pioneer Exchange Accommodation Titleholder, LLC herein called MAKER, whose address is 1211 W. Myrtle Street, Suite #100, Boise, ID 83702 herein called TRUSTEE; and Stellco, LLC whose mailing address is 2703 N. Lake Harbor Lane, Boise, ID 83703, herein called PAYEE;

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Ada, State of Idaho, described as follows:

THE REAL PROPERTY IS NOT MORE THAN EIGHTY (80) ACRES AND IS NOT PRINCIPALLY USED FOR THE AGRICULTURAL PRODUCTION OF CROPS, LIVESTOCK, DAIRY OR AQUATIC GOODS, OR IS NOT MORE THAN FORTY (40) ACRES REGARDLESS OF USE, OR IS LOCATED WITHIN AN INCORPORATED CITY OR VILLAGE.

Lot 9, Block 2 of Shoreline Park No. 2, according to the plat thereof, filed in Book 92 of Plats at page(s) 10976-10977, records of Ada County, Idaho.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of ($132,809.00) One Hundred Thirty-Two Thousand Eight Hundred Nine Dollars and No Cents final payment due August 27, 2019, and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided, further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate; irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or

(4) To pay: (a) at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; (b) when due, subject to the mutual agreements of the parties as below set forth, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; (c) all allowable expenses of this Trust.

(5) Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such power, pay allowable expenses.

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof.

B. **It is mutually agreed that:**

(1) Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this deed of trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of title evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at accrued legal judgment rate per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(8) Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(9) In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address herein before set forth.

READ AND APPROVED: Barry Brunye, Member, Exchangor

READ AND APPROVED: By: _____
Laurie Brunye, Member, Exchangor

_____
Accomodator for Pioneer 1031 Company

State of Idaho, County of Ada

This record was acknowledged before me on March _____, 2019 by Barry Brunye and Laurie Brunye, as members of Stellco, LLC .

_____
Signature of notary public
Commission Expires:

State of Idaho, County of Ada

This record was acknowledged before me on March _____, 2019 by _____, as Accomodator of Pioneer 1031 Company .

_____
Signature of notary public
Commission Expires:

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
Kunacity.id.gov

State of Idaho)
) **ss**
County of Ada)

I, Barry+Laurie Brunye (**Name**), 2703 N. Lakeharbor Lane (**Address**)

Boise (**City**), Idaho (**State**) 83703 (**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 Cleary Building Corp (Name) 326 E. Franklin Rd Meridian 83642 (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 3 day of MAY, 2019

Signature Laurie Brunye

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

Notary Public for Idaho

Residing at: Boise

My commission expires: 05/21/22

MISOOK PARK NOTARY PUBLIC COMMISSION # 56214 05/21/2022 STATE OF IDAHO

Sam Weiger

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Thursday, May 30, 2019 1:17 PM
To: David Crawford
Cc: David A. Daniel (ddaniel@clearybuilding.com); Sam Weiger
Subject: Re: Stellco Site Plan update

Meets all of J&M Sanitations requirements.

Thanks,

On Thu, May 23, 2019 at 4:31 PM David Crawford <dacrawford@baengineers.com> wrote:

> David, Sam, Chad
>
> Please find attached the updated site plan which includes the modification to the trash enclosure as required by Kuna Code and based on the red-lines and comments provided by Chad at JM Sanitation.
>
> Please let me know if you have any questions or comments.
>
> Sincerely,
>
> **David Crawford**
>
> B&A Engineers, Inc.
>
> 208.343.3381
>
> dacrawford@baengineers.com

--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

Exhibit C2

689 E. Access Street
Site Plan

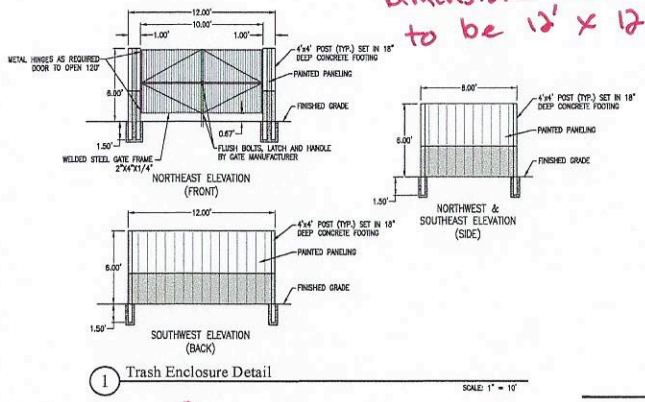
NORTH
0 20 40
HORIZONTAL SCALE: 1"=20'

Legend

- LOT LINE
- STREET CENTERLINE
- BOUNDARY
- EXISTING VERTICAL CURB, GUTTER AND SIDEWALK
- EXISTING WATERLINE
- EXISTING SANITARY SERVICE
- EXISTING SANITARY SEWER
- (P1) PROPOSED PARKING STALL
- (P1) PROPOSED ACCESSIBLE PARKING STALL
- 2.00% GRADE AND DIRECTION
- EXISTING CATCH BASIN
- EXISTING WATER METER (RETAIN AND PROTECT).
- PROPOSED BUILDING
- (10) LOT NUMBER
- EXISTING FIRE HYDRANT
- FOUND 1/2" PIN

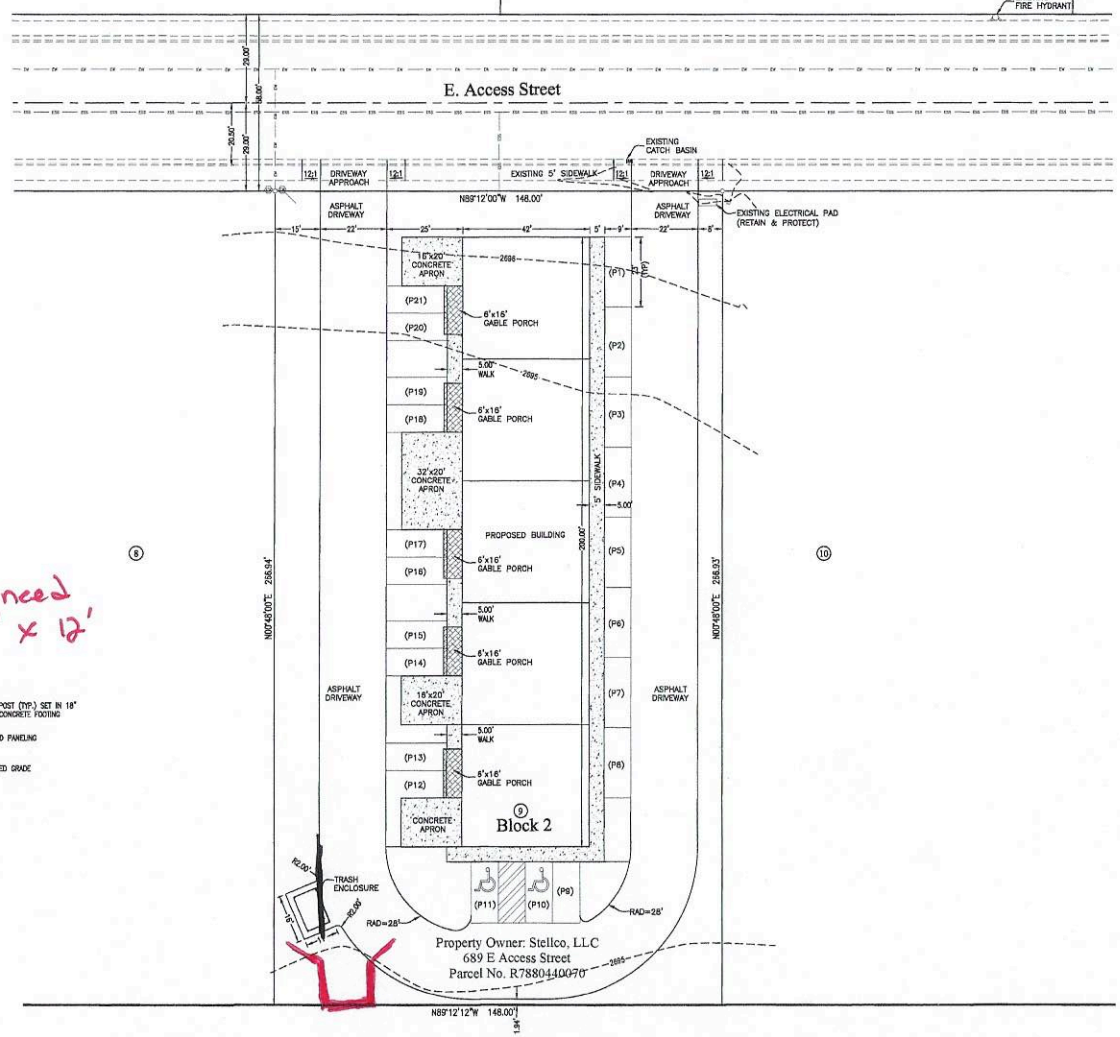
Site Analysis		
BUILDING COVERAGE	8,400 S.F.	21.26%
UNIMPROVED SURFACE	9,332.21 S.F.	23.62%
SURFACE IMPROVEMENTS	21,774.53 S.F.	55.12%
TOTAL	39,506.74 S.F.	100%

Parking Analysis	
HANDICAP PARKING STALLS	2
PARKING STALLS	19
TOTAL	21



1 Trash Enclosure Detail
SCALE: 1" = 10'

Interior Dimensions need to be 12' x 12'



materials used for the enclosure need to meet the City of Kuna enclosure requirements. Specifically using CMU Block

Container Enclosure needs to be moved to this location for a direct approach from the driveway.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5305 W. Franklin Rd. Boise, id. 83705
(208) 343-3381

689 E. Access Street Site Plan
for Cleary Building
Lot 9, Block 2
Shortline Park No. 02
689 E. Access Street
Kuna, ID 83634
Parcel No. R7880440070
Zone M-1

Revisions
REV. DESC. DATE/BY

SCALE: 1" = 20'
DATE: APRIL 10, 2019
DRAWN BY: NP, LA CROSS
CHECKED BY: J. KING
PROJECT NO. 0689
DRAWING FILE NAME: 0689 Site Plan.dwg

SHEET NO: 1

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: **20 May 2019**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **STELCO, LLC 689 E. ACCESS STREET 19-13-DR**

The STELCO, LLC design review dated May 7, 2019 has been reviewed. The following narrative is limited to the design review request.

1. **General**
    a. The site plan shows a total width of 148 feet. Street lights appear evenly spaced along E. Access Street. Additional lighting may be needed at the proposed facility entrances.
    b. All connections to City utilities (pressurized irrigation, sewer, water) shall adhere to the City of Kuna standards in effect at the time of construction.
    c. Coordinate connection to the City utilities with the City Public Works department.

2. **On Site Stormwater Retention**
    a. The Design Review Application provides a drainage plan. The drainage plan does not provide on site storm water retention design or supporting calculations.
        i. Provide the subsurface seepage bed design with supporting calculations to the City Engineer's office for review before commencing construction.

3. **Irrigation**
    a. Pressurized irrigation is available along the rear (South) boundary of this lot.

4. **Sewer**
    a. A sewer mainline of sufficient capacity to service this property is available at the South boundary of the lot.

5. **Water**
    a. A water mainline of sufficient capacity to service this property exists in E. Access Street along the North boundary of the lot.

689 E. Access Street
Site Plan

NORTH

0 20 40

HORIZONTAL SCALE: 1"=20'

Legend

- LOT LINE
- STREET CENTERLINE
- BOUNDARY
- EXISTING VERTICAL CURB, GUTTER AND SIDEWALK
- EW — EXISTING WATERLINE
- ESS — EXISTING SANITARY SERVICE
- ESS — EXISTING SANITARY SEWER
- (P1) — PROPOSED PARKING STALL
- (P1) — PROPOSED ACCESSIBLE PARKING STALL
- 2.00% — GRADE AND DIRECTION
- EXISTING CATCH BASIN
- EW — EXISTING WATER METER (RETAIN AND PROTECT).
- PROPOSED BUILDING
- (10) — LOT NUMBER
- EXISTING FIRE HYDRANT
- FOUND 1/2" PIN

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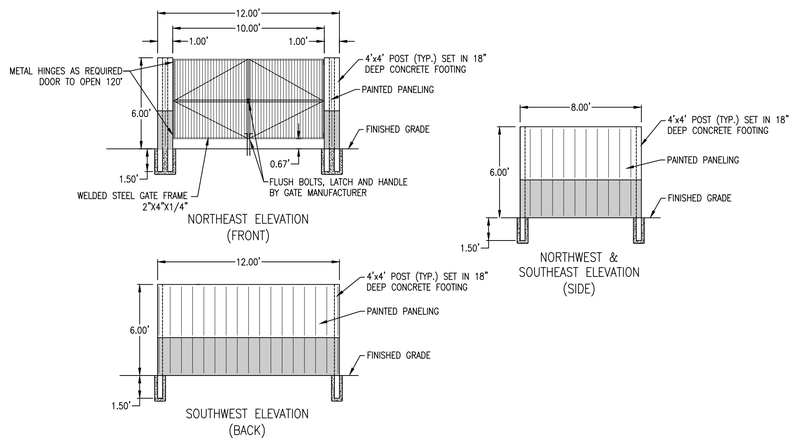
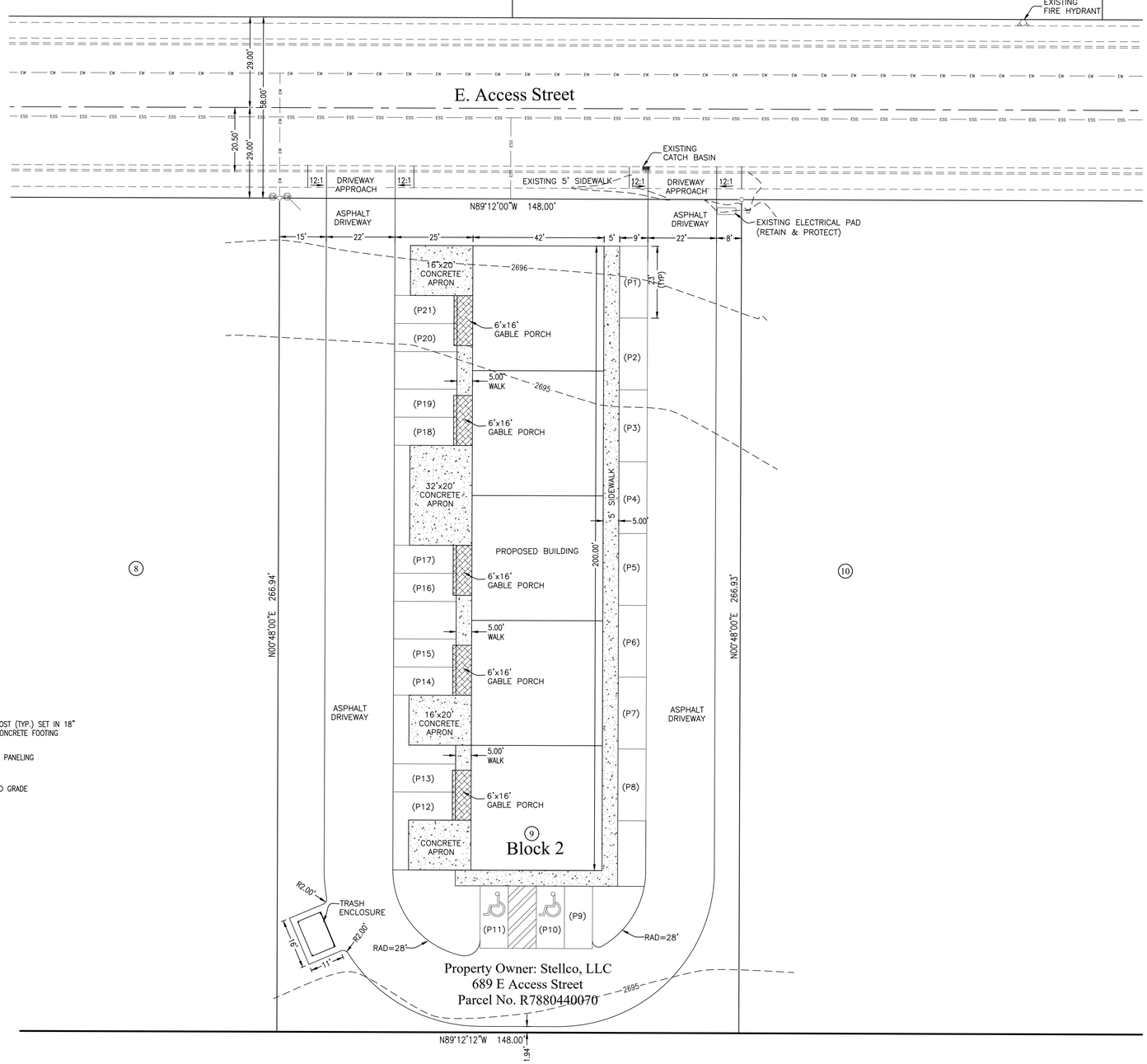
BUILDING COVERAGE	8,400 S.F.	21.26%
UNIMPROVED SURFACE	9,332.21 S.F.	23.62%
SURFACE IMPROVEMENTS	21,774.53 S.F.	55.12%
TOTAL	39,506.74 S.F.	100%

Parking Analysis	
HANDICAP PARKING STALLS	2
PARKING STALLS	19
TOTAL	21



1 Trash Enclosure Detail

SCALE: 1" = 10'



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

689 E. Access Street Site Plan
for Cleary Building

Lot 9, Block 2
Shortline Park No. 02

689 E. Access Street
Kuna, ID 83634
Parcel No. R7880440070
Zone: M-1

Revisions		
REV.	DESC.	DATE/BY

SCALE: 1" = 20'
DATE: APRIL 10, 2019
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. CANNING
PROJECT NO. 2019-
DRAWING FILE NAME: CBDS Site Plan.dwg

SHEET NO: 1

GENERAL NOTES AND SPECIFICATIONS

1. The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.

2. This building is designed in accordance with the following codes and specifications:
   2015 International Building Code (IBC)
   2015 Edition of "National Design Specifications for Wood Construction"

Use Group(s) Classification	B/S-1
Building Use:	Office/Storage
Type of Construction:	Type V-B
Building Gross Square Footage:	8400 Sq. Ft.

   Building Design Loads:

Design Truss Load:	39 PSF Total Load
Design Snow Load:	20 PSF Ground Snow Load (Pg) (per IBC) 30 PSF (for balanced roof snow load)
Design Wind Speed:	115 MPH (EXP C per IBC)
Seismic Use Group:	I
Seismic Design Category:	C
Maximum Considered Earthquake Ground Motion for 0.2 Second Spectral Response (Ss):	29.5%g
Maximum Considered Earthquake Ground Motion for 1.0 Second Spectral Response (S 1.0):	10.2%g

3. All lumber, unless otherwise noted, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of 0.60 pounds per cubic foot.

4. Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).

5. Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in column holes shall be the excavated soil unless otherwise noted. All fill shall be free from debris, stones over 4"ø, and frozen material.

6. Electrical work is not a part of this drawing and shall be installed as per applicable codes.

7. Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.

8. Plumbing work is not a part of this drawing and shall be installed as per applicable codes.

9. All nails are to be threaded hardened steel unless otherwise noted.

10. This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the IBC building code and Referenced Standard ASAE 486.1, an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

NOTE:
This building, as depicted, must be constructed 10 feet or more from any and all lot lines and 20 feet or more from any other buildings on the same lot. See IBC code and/or the local building official for exceptions.

NOTE:
This document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. It is intended to represent just the building itself. The design of the electrical, mechanical, plumbing, and site drainage are excluded from this plan. It should also be noted that the designer is unaware of any subsoil investigation reports. Footings have been sized on assumed values as per note 10.0 under General Specifications and Notes. The designer excludes determination that the assumed soil conditions are present at the site. If a concrete floor will be installed, the design of the concrete floor is not part of these plans, nor is it intended to be. If shown, the concrete floor is only depicted to show its location with respect to related components of the building. The client or general contractor is encouraged to contract with other professional engineers or architects for the design of the concrete floor and its subgrade.

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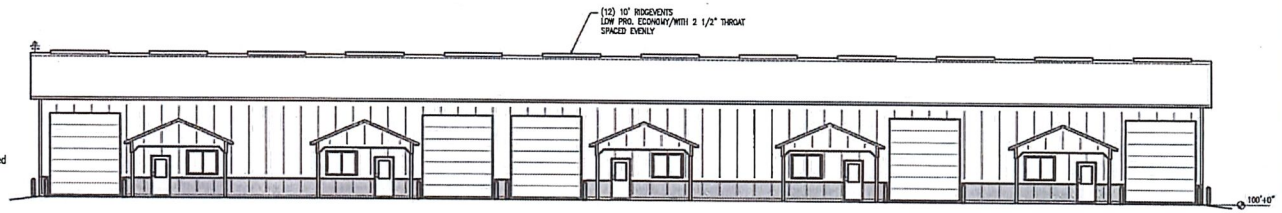
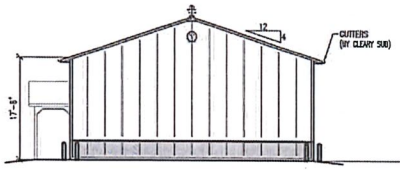
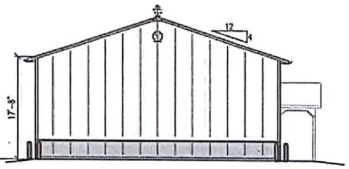


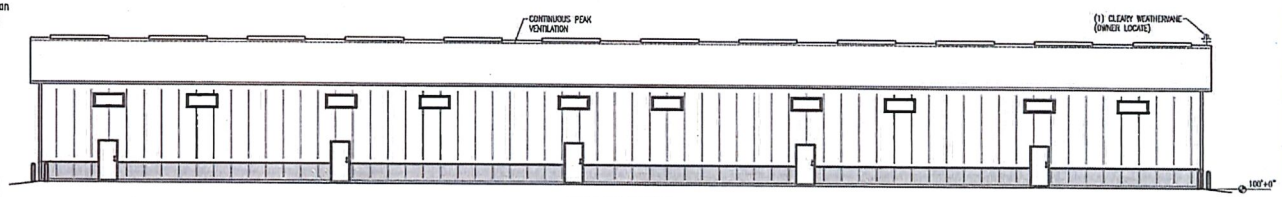
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

APPROVED FOR CONSTRUCTION
DATE _____ BY _____

CLEARY BUILDING CORP.
100 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC; BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17-8"
SHEET NAME: VATIONS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 110
SHEET SCALE: NONE

PROFESSIONAL ENGINEER
REGISTERED
10655
STATE OF IDAHO
MATTHEW B. LAWINGER
4/23/19

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-110-ELEV.dwg
Printed By: Lance Bontrager Date Printed: 4/23/2019 8:56 AM

COLUMNS	COLUMN SIZE	HOLE DEPTH	HOLE DIAMETER	FOOTING SIZE	NUMBER OF COLUMNS REQUIRED
(A) SIDEWALL	3-PLY 2x6x22'-0"	5'-4"	24"ø	12"x24"ø POURED CONCRETE (SEE NOTE)	35
(B) DOOR	3-PLY 2x6x22'-0"	5'-1"	18"ø	9"x18"ø POURED CONCRETE (SEE NOTE)	9
(C) CORNER	3-PLY 2x6x22'-0"	5'-1"	18"ø	9"x18"ø POURED CONCRETE (SEE NOTE)	1
(D) CORNER	3-PLY 2x6x22'-0"	5'-1"	18"ø	9"x18"ø POURED CONCRETE (SEE NOTE)	11
(E) ENDWALL	3-PLY 2x6x24'-8"	5'-1"	18"ø	9"x18"ø POURED CONCRETE (SEE NOTE)	12
(F) ENDWALL	3-PLY 2x6x27'-4"	5'-1"	18"ø	9"x18"ø POURED CONCRETE (SEE NOTE)	12
(G) FULL LENGTH	3-PLY 2x6x14'-0"	4'-2"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	10

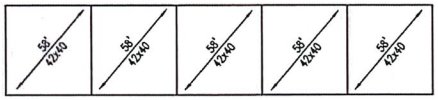
NOTES:
1. FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO INSTALLING FRAME-OUTS
2. ATTACH ALL ROOF, SIDE, END AND GABLE STEEL WITH PAINTED SCREWS
3. ENDWALL COLUMNS ARE 3-PLY TO THE BUILDING EAVE HEIGHT AND SINGLE PLY FROM THERE TO THE ROOF PLANE
4. 2x6 STANDARD DIAGONAL CORNER BRACING AT ALL CORNERS (UNLESS OTHERWISE NOTED)
5. 2x6 JACKBRACING AT ENDWALL COLUMNS (SEE DIAPHRAGM ACTION and MISC. DETAILS SHEET)
6. 2x4 PURLIN BLOCKING AT ENDWALL TRUSSES (6 TOTAL)
7. 2x4 CORNER BLOCKING TO BE INSTALLED AT ALL CORNERS AND OVERHEAD DOORS
8. (><) = BAYS WITH 2x4 ROOFLINE X-BRACING (SEE DIAPHRAGM ACTION and MISC. DETAILS SHEET)

BUILDING COLORS		BUILDING ACCESSORIES
ROOF:	SIERRA	(1) CLEARY WEATHERVANE (OWNER LOCATE)
SIDES/GABLES:	LIGHT STONE	GUTTERS (BY CLEARY SUB)
WAINSCOT:	SIERRA	
SLIDE DOOR(S):	----	
TRIM (TYP.):	SIERRA	
F&J TRIM:	LIGHT STONE	

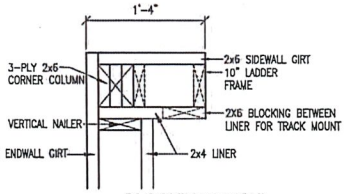
NOTE: 31.0 Cu. Yds. of GRAVEL NEEDED FOR BACKFILL OF COLUMN HOLES

NOTE: 6.75 Cu. Yds. of 2500 PSI MIN. CONCRETE NEEDED FOR POURED FOOTINGS

204'-4 1/4" 42x200



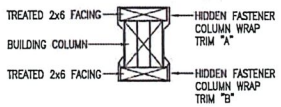
BUILDING DIAGONALS



BLOCKING DETAIL

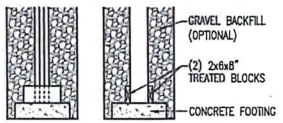
NOTE: FACE ALL OPEN BAY COLUMNS WITH 2x6 TREATED LUMBER ATTACHED TO COLUMN WITH (1) 20d NAIL AT 12" O.C. (STAGGERED) (IF EAVE HEIGHT IS 14' OR TALLER, INSTALL FACING TO FOOTING)

FOREMAN NOTE: VERIFY B.E. OF COLUMN WRAP TRIM IN RELATION TO FINISHED FLOOR HEIGHT WITH OWNER PRIOR TO INSTALLATION

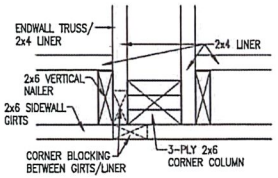


FACING DETAIL

ANCHOR ALL COLUMNS WITH (2) 2x6x8" TREATED BLOCKS ATTACHED TO COLUMN WITH (3) 20d NAILS PER EACH BLOCK. BACKFILL WITH GRAVEL FOR UPLIFT
NOTE: COLUMN SETS ON TOP OF CONCRETE FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIRED



COLUMN ANCHOR DETAIL



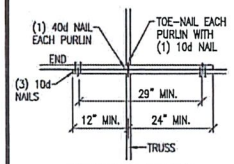
CORNER DETAIL
AT ALL INTERIOR ENDWALL CORNERS

DOOR SCHEDULE				
TYPE	SIZE	ACCESSORIES/NOTES	B.E.	QTY.
(1) PLYCO SERIES 20 WALK DOOR (CENTERED IN BAY)	3068	- FLUSH STEEL CLAD DOOR - 22"x36" INSULATED WINDOW - COMMERCIAL INTERLOCKING DEADBOLT -HEAVY DUTY CLOSER -HANDICAP THRESHOLD - 2x6 FRAMING	100'+4"	5
(2) PLYCO SERIES 20 WALK DOOR (CENTERED IN BAY)	3068	- FLUSH STEEL CLAD DOOR - COMMERCIAL INTERLOCKING DEADBOLT -HEAVY DUTY CLOSER -HANDICAP THRESHOLD - 2x6 FRAMING	100'+4"	5
(3) OVERHEAD DOOR FRAME-OUT (CENTERED IN BAY)	12'x14'	- 13" TO 20" HEADROOM OPTION WITH LINER - I.D.=11'-11 1/2"	100'+4"	5

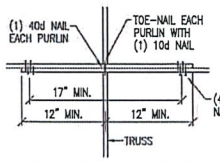
WINDOW SCHEDULE				
TYPE	SIZE	ACCESSORIES	T.E.	QTY.
(1) PLYCO SERIES CTW 550 FIXED LITE WINDOW (CENTERED IN BAY)	5020	- STEP-SAVER OPTION - INSULATED DOUBLE PANE - 2x6 FRAMING - LOW-E	115'+0"	9
(2) ANDERSEN FIBEREX SERIES HORIZONTAL SLIDE WINDOW (CENTERED IN BAY)	5040	- STEP-SAVER OPTION - LOW-E OPTION - INSULATED DOUBLE PANE - 2x6 FRAMING	108'+0"	5

CONT. PURLIN DESIGN

CONSTRUCTION FOREMAN NOTE: BE SURE TO MAINTAIN THE OVERALL LAP DISTANCE AND THE SPACING FROM PURLIN END TO CENTER OF TRUSS AS SHOWN

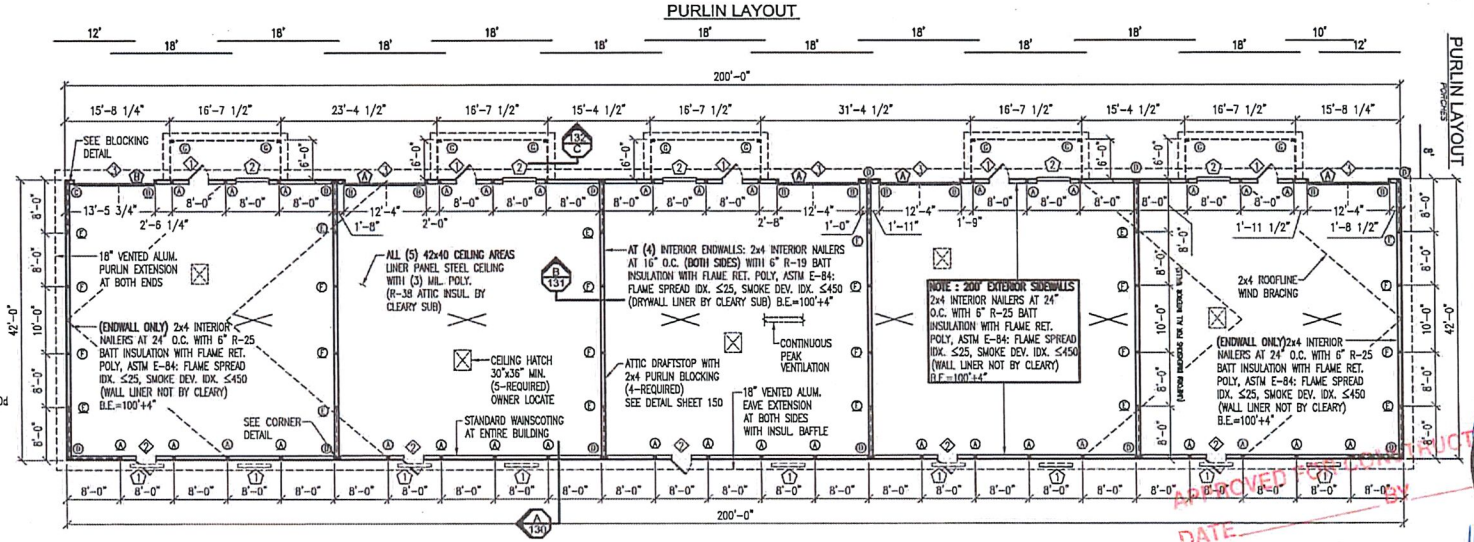


PURLIN LAPS AT FIRST TRUSS FROM EACH ENDWALL



ALL REMAINING PURLIN LAPS

PURLIN LAYOUT



APPROVED FOR CONSTRUCTION BY
DATE

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: FLOOR PLAN

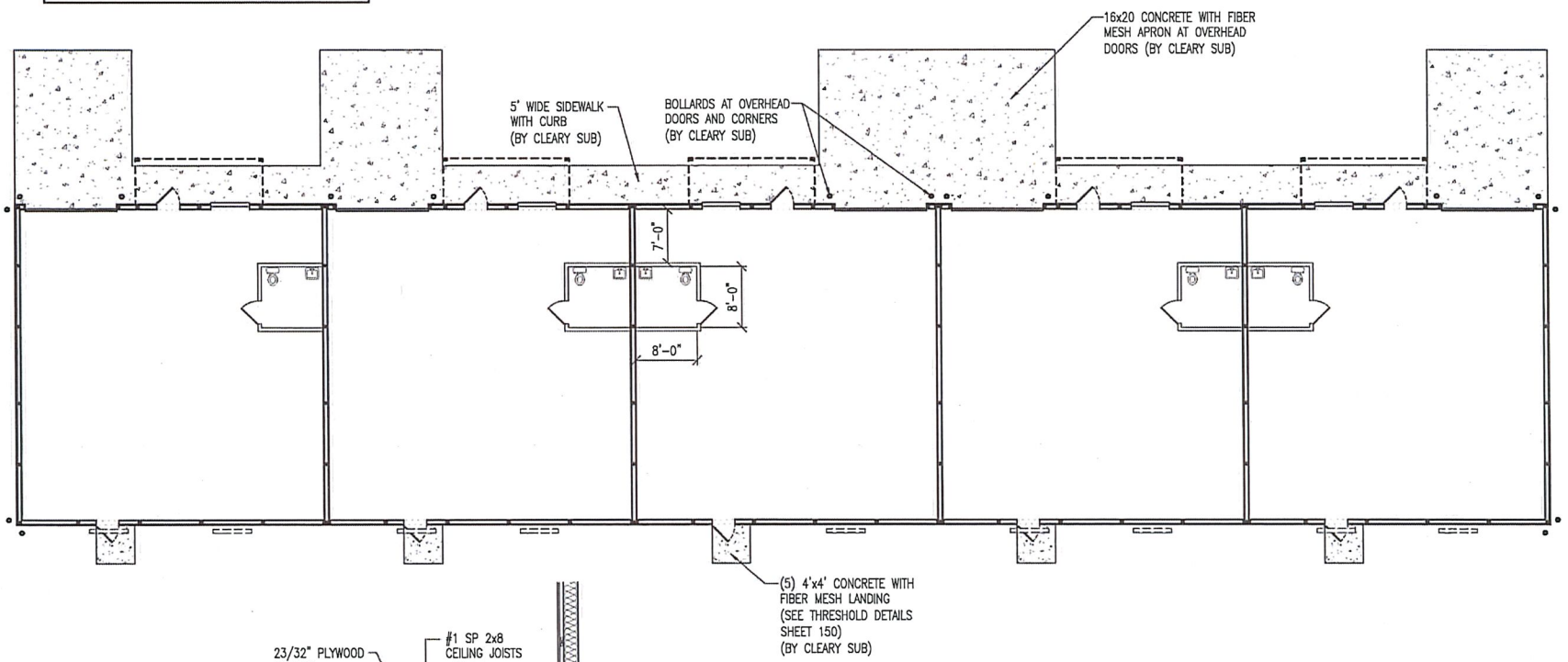
PROJECT NUMBER: 2019101245
SHEET NUMBER: 120
SHEET SCALE: NONE

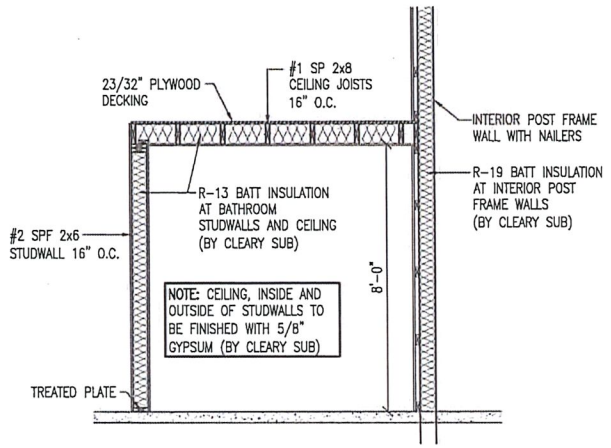
PROFESSIONAL ENGINEER REGISTERED 10655 STATE OF IDAHO MATTHEW B. LAWINGER
4/23/19

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-120-FP.dwg
Printed By: Lance Bontrager Date Printed: 4/22/2019 11:55 AM

MEANS OF EGRESS ILLUMINATION:
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MINIMUM LEVEL OF ILLUMINATION MEASURED AT THE FLOOR SHALL NOT BE LESS THAN 1 foot-candle (11 lux.)

NORTH





RESTROOM SECTION

APPROVED FOR CONSTRUCTION
DATE _____ BY _____

PROFESSIONAL ENGINEER REGISTERED 10655 STATE OF IDAHO MATTHEW B. LAWINGER
4/23/19

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 830220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: *LCB*
DATE DRAWN: *4/11/19*
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: INTERIOR LAYOUT/MEANS OF EGRESS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 121
SHEET SCALE: *NONE*

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-121-INT.dwg
Printed By: Lance Bontrager Date Printed: 4/22/2019 11:55 AM

GENERAL SPECIFICATIONS

1.0 **WHEELCHAIR TURNING SPACE:**
A WHEEL CHAIR TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN THE ROOM.

1.1 **CIRCULAR SPACE:**
THE WHEELCHAIR TURNING SPACE SHALL NOT BE LESS THAN 60"ø MINIMUM.

1.2 **T-SHAPED SPACE:** THE WHEELCHAIR TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" MINIMUM SQUARE WITH ARMS AND BASE 36" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MINIMUM.

1.3 **OVERLAP:**
CLEAR FLOOR OR GROUND SPACES, CLEARANCES AT FIXTURES, AND WHEELCHAIR TURNING SPACES SHALL BE PERMITTED TO OVERLAP.

2.0 **DOORS:**
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR OR GROUND SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR OR GROUND SPACE OF 30"x48" IS PROVIDED WITHIN THE ROOM, BEYOND THE ARC OF THE DOOR SWING.

3.0 **MIRRORS:** MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FLOOR OR GROUND.

4.0 **WATER CLOSET LOCATION:** THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MINIMUM TO 18" MAXIMUM FROM THE SIDE WALL OR PARTITION.

5.0 **WATER CLOSET CLEARANCE:** CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM, MEASURED PERPENDICULAR FROM THE SIDE WALL, AND 56" MINIMUM, MEASURED PERPENDICULAR FROM THE REAR WALL. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE WATER CLOSET CLEARANCE. THE CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE FIXTURE, ASSOCIATED GRAB BARS, TISSUE DISPENSERS,ACCESSIBLE ROUTES, AND CLEAR FLOOR OR GROUND SPACE, OR CLEARANCES AT OTHER FIXTURES AND THE WHEELCHAIR TURNING SPACE.

6.0 **WATER CLOSET HEIGHT:** THE TOP OF WATER CLOSET SEATS SHALL BE 17" MINIMUM TO 19" MAXIMUM ABOVE THE FLOOR OR GROUND. SEATS SHALL NOT RETURN AUTOMATICALLY TO A LIFTED POSITION.

7.0 **GRAB BARS:** GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM. GRAB BARS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 4.8" MAXIMUM AND WITH EDGES HAVING A 1/8" MINIMUM RADIUS. THE SPACING BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". THE SPACE BETWEEN THE GRAB BAR AND OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM. GRAB BARS SHALL BE MOUNTED IN A HORIZONTAL POSITION, 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR. EXCEPTION: A VERTICAL GRAB BAR 18" MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39" AND 41" ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39" AND 41" FROM THE REAR WALL. GRAB BARS SHALL BE PROVIDED ON THE REAR WALL AND ON THE SIDE WALL CLOSEST TO THE WATER CLOSET. SIDE WALL GRAB BAR SHALL BE 42" LONG MINIMUM, 12" MAXIMUM FROM THE REAR WALL, AND EXTENDING 54" MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 24" LONG MINIMUM AND CENTERED ON THE WATER CLOSET.

8.0 **LAVATORIES AND SINKS:** A CLEAR FLOOR OR GROUND SPACE OF 30"x48" POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR OR GROUND, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE. FAUCETS SHALL HAVE OPERABLE PARTS THAT ARE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. SINKS SHALL BE 6 1/2" DEEP MAXIMUM. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

9.0 **TOILET PAPER DISPENSERS:** TOILET PAPER DISPENSERS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. TOILET PAPER DISPENSERS SHALL 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET. THE OUTLET OF THE DISPENSER SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. THERE SHALL BE A CLEARANCE OF 1 1/2" MINIMUM BELOW AND 12" MINIMUM ABOVE THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW.

10.0 **SURROUNDING MATERIALS:** TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL NOT BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

11.0 **LAVATORY SIZE:** THESE ROOMS WERE DERIVED USING A LAVATORY WITH A MAXIMUM WIDTH OF 20" AND A MAXIMUM LENGTH OF 18". IF A LAVATORY WITH A WIDER OR LONGER DIMENSION IS USED, THE ROOM WIDTH AND/OR LENGTH WILL NEED TO BE INCREASED.

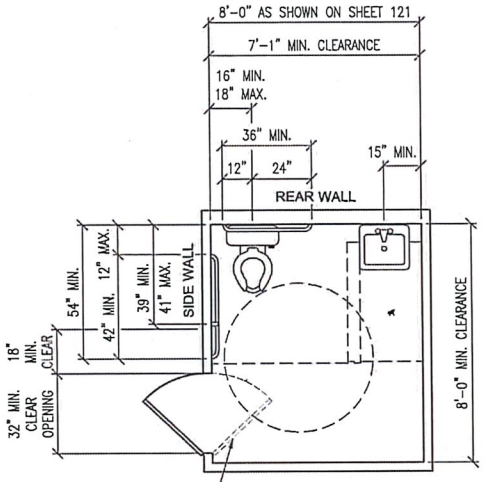
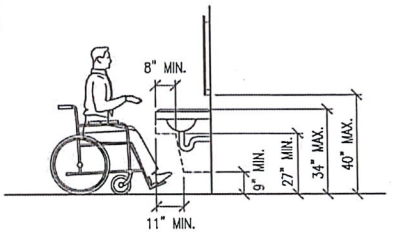
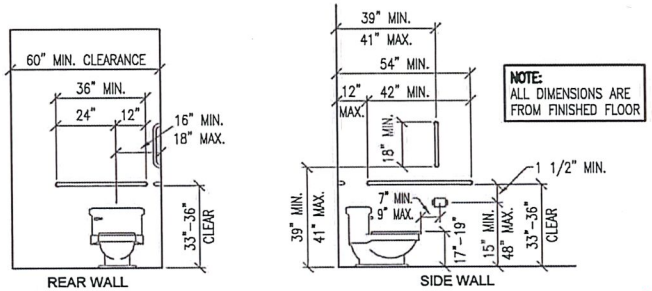


DIAGRAM "C"



LAVATORY CLEARANCES



HANDRAILS AT WATER CLOSETS

APPROVED FOR CONSTRUCTION
BY
DATE

PROFESSIONAL ENGINEER
REGISTERED
10655
STATE OF IDAHO
MATTHEW B. LAWINGER
4/23/19

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: STROOM DETAILS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 122
SHEET SCALE: NONE

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-122-REST.dwg
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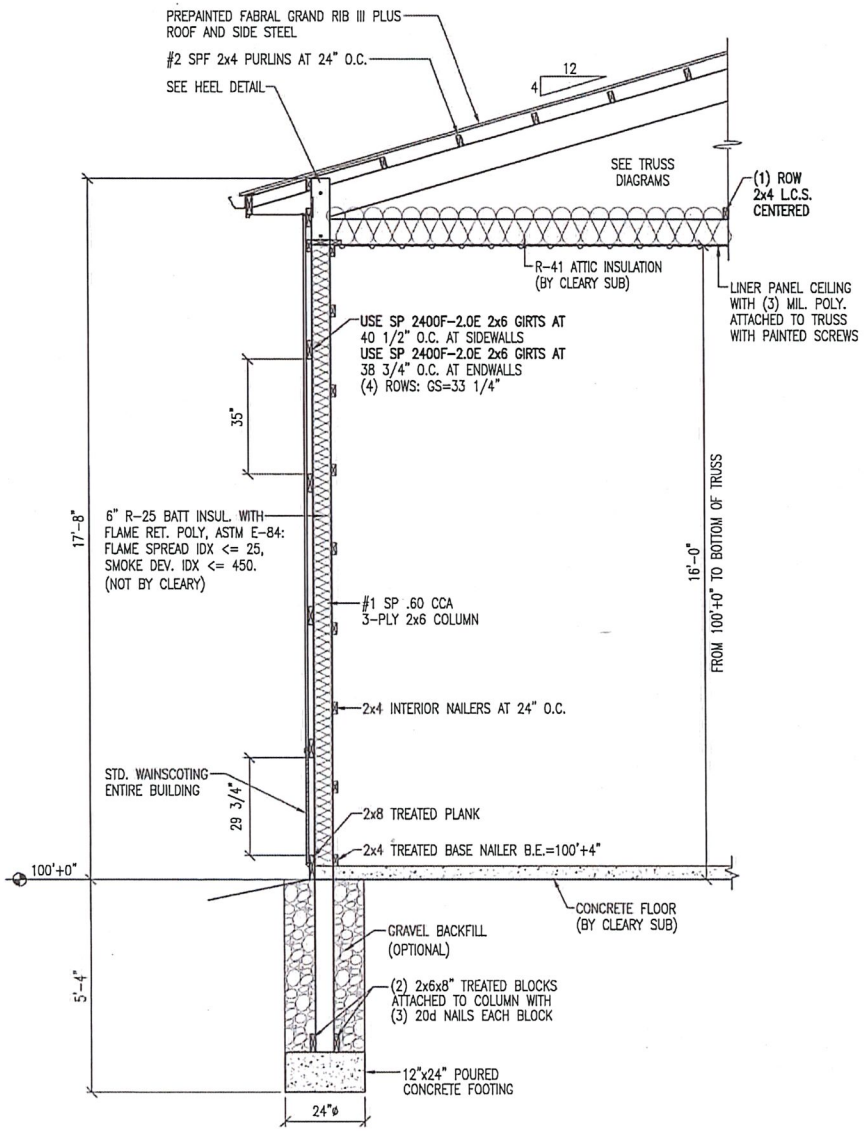

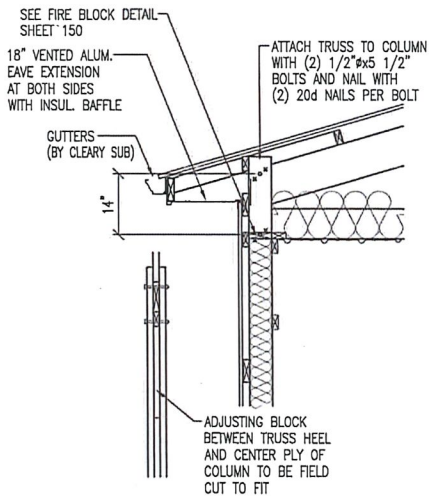

HEEL DETAIL

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: TYPICAL SECTION "A"

PROJECT NUMBER: 201910245
SHEET NUMBER: 130
SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
BY
DATE

PROFESSIONAL ENGINEER REGISTERED 10655 STATE OF IDAHO MATTHEW B. LAWINGER
4/23/19

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\201910124520191012451-130-TYPA.dwg
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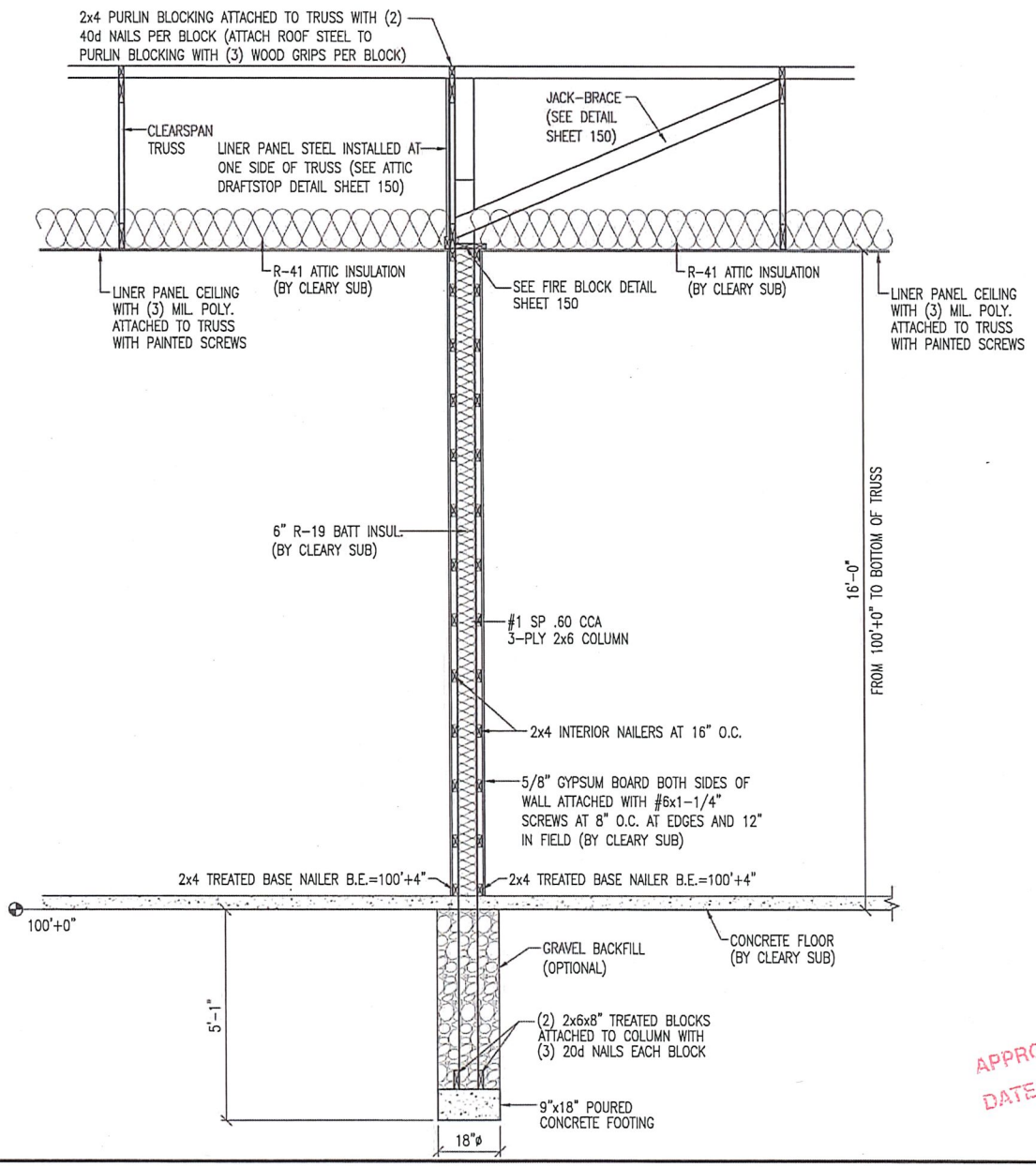


CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-6550

DRAWN BY: LCB
DATE DRAWN: 4/11/19
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

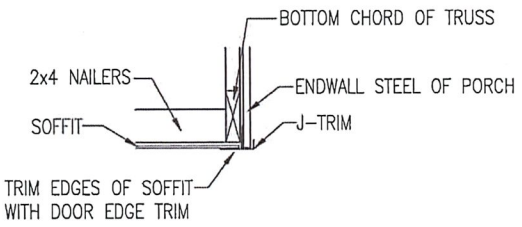
PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: TYPICAL SECTION "B"

PROJECT NUMBER: 2019101245
SHEET NUMBER: 1/31
SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
BY
DATE

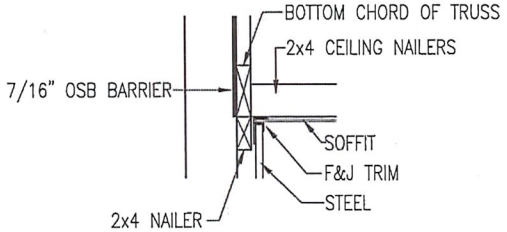
PROFESSIONAL ENGINEER REGISTERED 10655 STATE OF IDAHO MATTHEW B. LAWINGER
4/23/19

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-131-TYPB.dwg
Printed By: Lance Bontrager Date Printed: 4/22/2019 11:55 AM



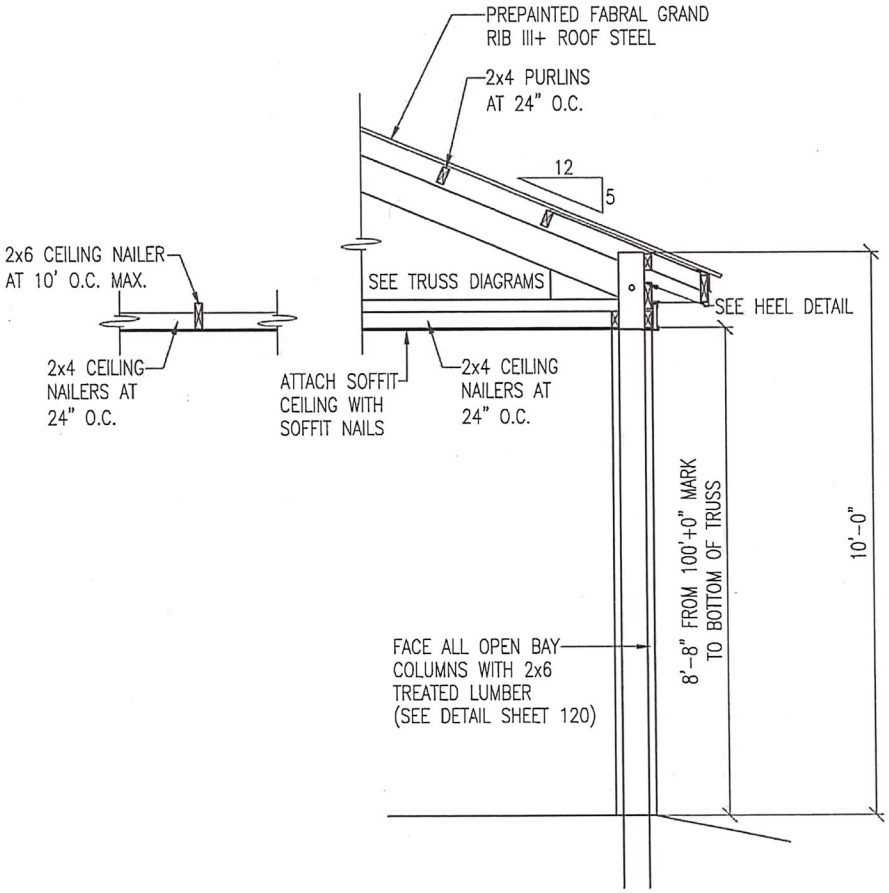
TRIM DETAIL

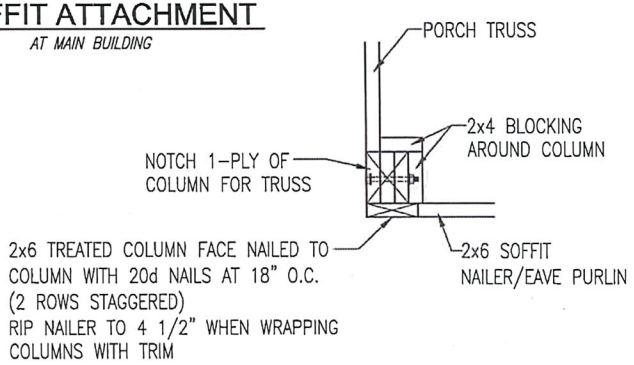
AT END OF PORCH



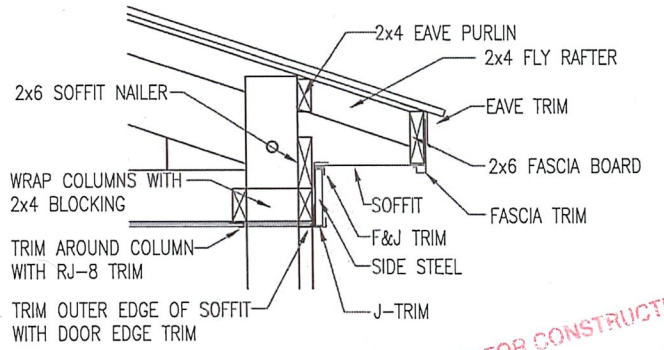
SOFFIT ATTACHMENT

AT MAIN BUILDING





CORNER DETAIL



HEEL DETAIL

APPROVED FOR CONSTRUCTION
BY
DATE

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

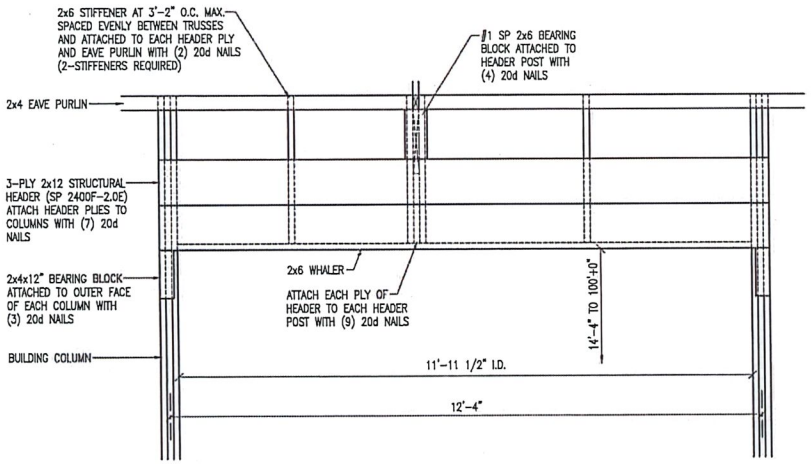
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: TYPICAL SECTION "C"

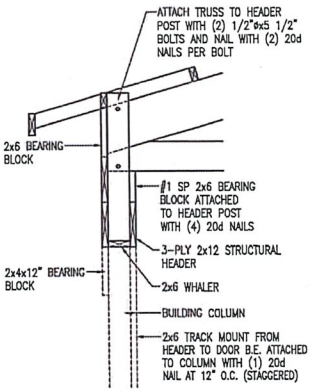
PROJECT NUMBER: 2019101245
SHEET NUMBER: 132
SHEET SCALE: NONE

PROFESSIONAL ENGINEER REGISTERED 10655 STATE OF IDAHO MATTHEW B. LAWINGER
4/23/19



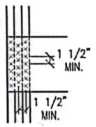
12'x14' OVERHEAD DOOR HEADER DETAIL

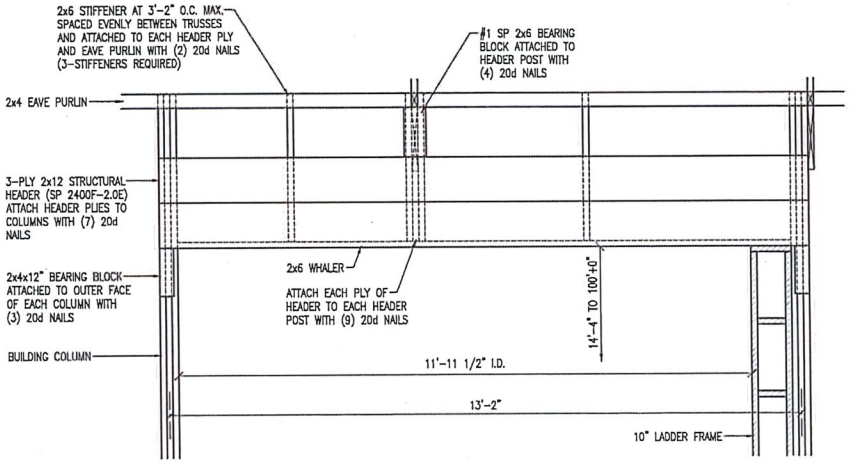
VIEW FROM OUTSIDE OF BUILDING



SECTION AT HEADER POST

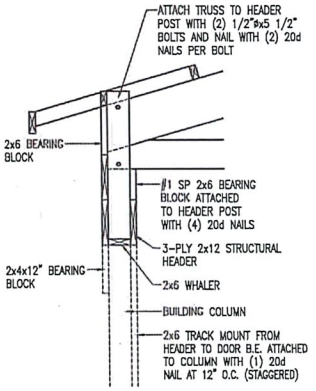
NOTE-NAILING ALTERNATIVE:
INSTALL (2) 3 1/2" x .131RS GUN NAILS FOR EACH 20d NAIL SPECIFIED (USE 20d NAILS IF NUMBER OF GUN NAILS REQUIRED REDUCES THE SPACING IN A VERTICAL OR HORIZONTAL ROW TO LESS THAN 1 1/2" AT A HEADER POST OR COLUMN AS SHOWN)





12'x14' OVERHEAD DOOR HEADER DETAIL

VIEW FROM OUTSIDE OF BUILDING



SECTION AT HEADER POST

APPROVED FOR CONSTRUCTION
BY
DATE

PROFESSIONAL ENGINEER
REGISTERED
10655
STATE OF IDAHO
MATTHEW B. LAWINGER
4/25/19

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC; BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: ...DER DETAILS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 140
SHEET SCALE: NONE

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-140-HEAD.dwg
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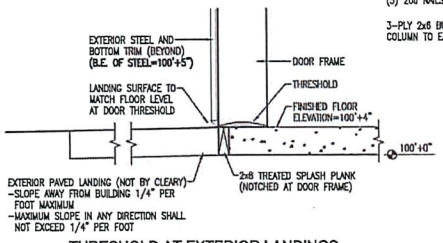
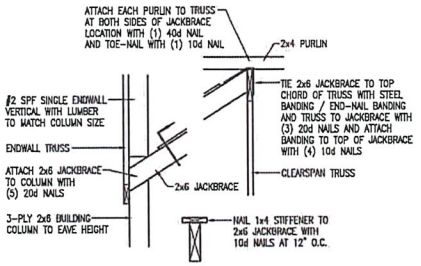
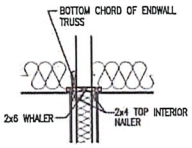


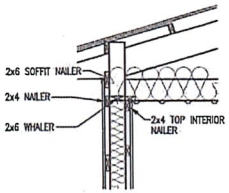
THRESHOLD AT EXTERIOR LANDINGS
SEE PLAN FOR LOCATIONS



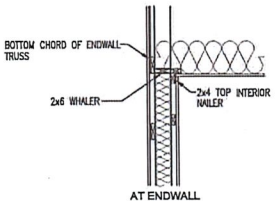
JACKBRACE DETAIL
AT ENDWALL COLUMNS



AT INTERIOR ENDWALL

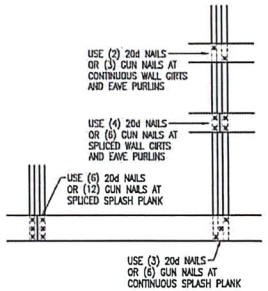


AT SIDEWALL



AT ENDWALL

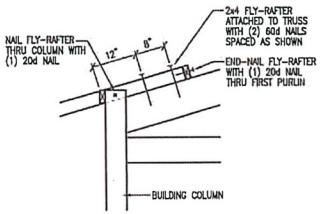
FIRE BLOCK DETAIL



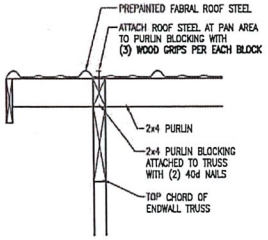
NOTE: 20d NAILS TO BE RING SHANK HOT DIPPED GALVANIZED GUN NAIL ALTERNATE = 0.131x3 1/2 RS-TLN

NOTE: SPLASH PLANK AT BRACING LOCATIONS REQUIRE ADDITIONAL FASTENERS (SEE BRACING DETAIL SHEET)

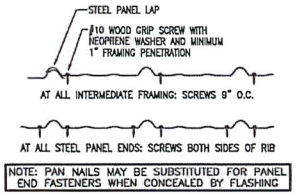
STANDARD WALL FRAMING NAILING



FLY-RAFTER CONNECTION DETAIL

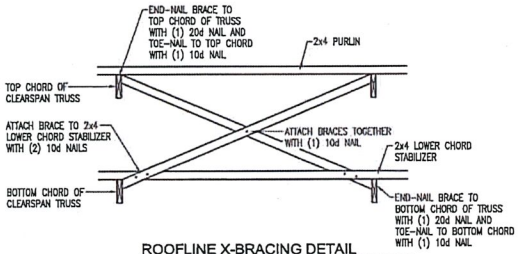


GABLE DETAIL
WITH PURLIN EXTENSION

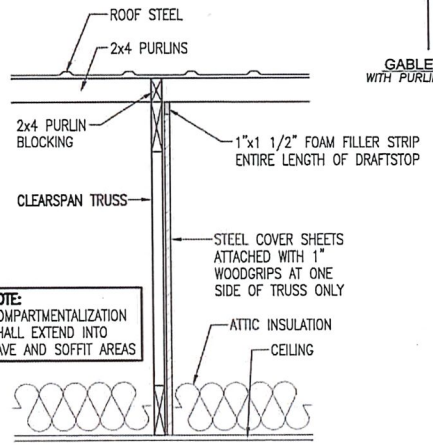


NOTE: PAN NAILS MAY BE SUBSTITUTED FOR PANEL END FASTENERS WHEN CONCEALED BY FLASHING

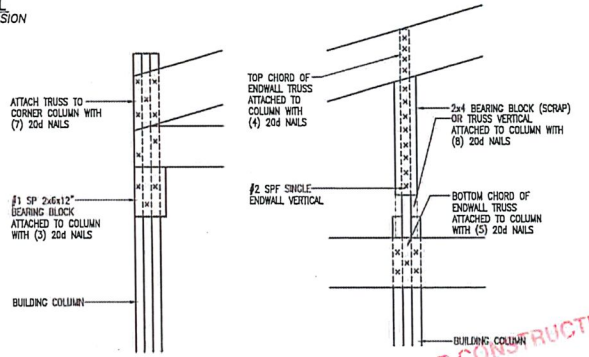
GRAND RIB 3 STEEL ATTACHMENT DETAIL



ROOFLINE X-BRACING DETAIL
X-BRACING IS ATTACHED TO LOWER CHORD STABILIZER
SEE FLOOR PLAN FOR X-BRACE LOCATIONS



ATTIC DRAFTSTOP DETAIL



STRUCTURAL ENDWALL TRUSS TO COLUMN CONNECTION DETAIL
AT ALL ENDWALLS

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

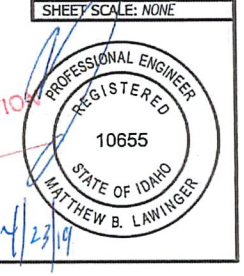
DRAWN BY: *LCB*
DATE DRAWN: *4/11/19*

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: DIAPHRAGM ACTION and MISC. DETAILS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 150
SHEET SCALE: *NONE*



FOR CONSTRUCTION
BY
DATE 4/23/19

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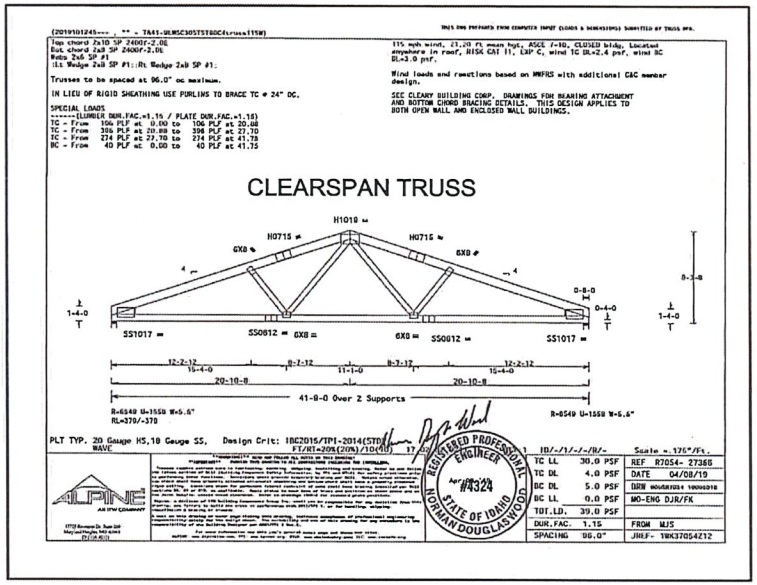

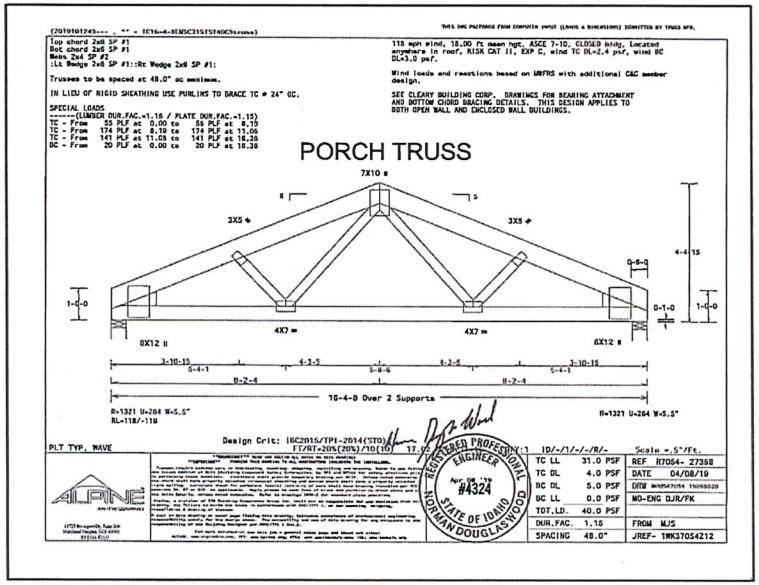

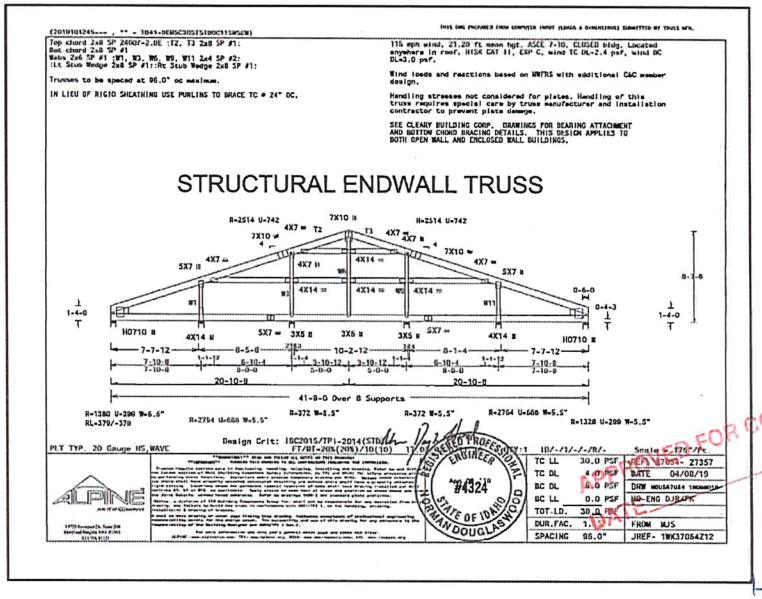

TRUSS CHECK
(CHECK BOX AND INITIAL)

[X]	TRUSS SIZE	LB
[X]	ROOF PITCH	LB
[X]	BAY SPACING	LB
[X]	SLC / RLC	LB
[X]	DESIGN LOADS	LB
[X]	OVERHANGS	LB

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: LCB
DATE DRAWN: 4/11/19

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: STELLCO, LLC: BARRY
PROJECT SITE ADDRESS: 689 EAST ACCESS STREET KUNA, ID - ADA COUNTY
BUILDING SIZE: 42x200x17'-8"
SHEET NAME: TRUSS DIAGRAMS

PROJECT NUMBER: 2019101245
SHEET NUMBER: 160
SHEET SCALE: NONE

APPROVED FOR CONSTRUCTION
BY
4/27/19

PROFESSIONAL ENGINEER
REGISTERED
10655
STATE OF IDAHO
MATTHEW B. LAWINGER

File Name and Path: I:\Commercial\A-Personal\Lance_Bontrager\2019101245\2019101245-160-TRUSS.dwg
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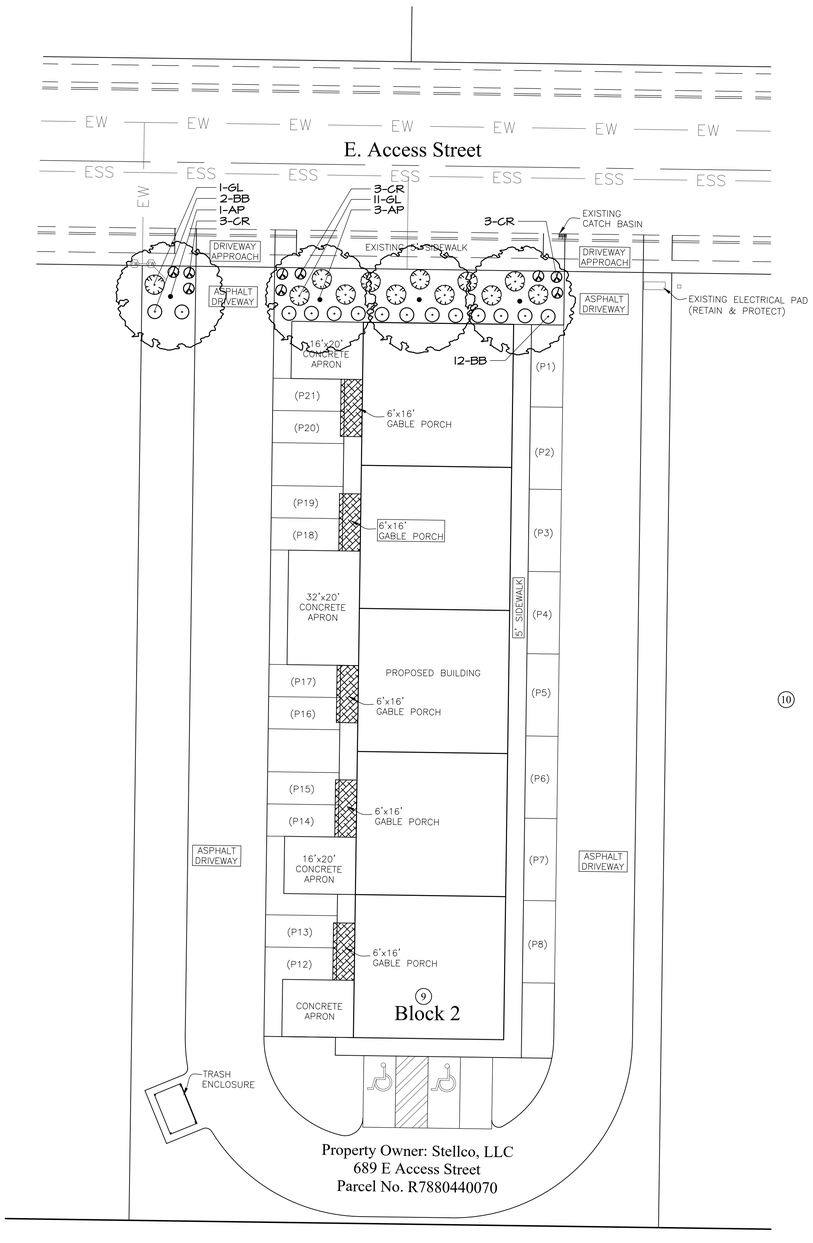
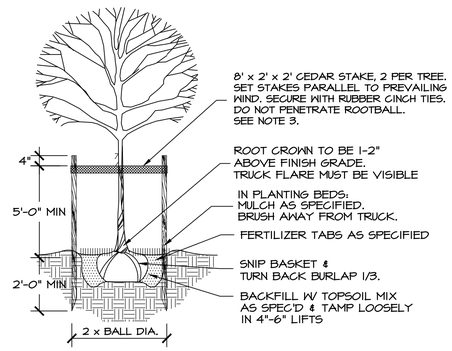
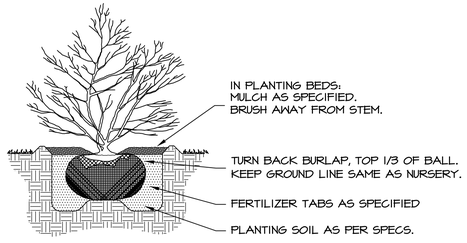




NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.

(1) TREE PLANTING/STAKING

NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

(2) SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SHADE/STREET TREES (CLASS II)			
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	3 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L2 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L2 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES. TREES NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ACCESS ROAD	15'	148' / 35' =	4 TREES	4 TREES
		148' / 35' x 5 SHRUBS =	22 SHRUBS	35 SHRUBS

Issue Description	Date
ISSUE	5-22-19

STATE OF IDAHO — KYLE C. STELLEY — 16535 — LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83702
Ph. (208) 343-7175

e-mail jba@jensenbelts.com

689 E. ACCESS ROAD
KUNA, ID

LANDSCAPE PLAN

Job Number 1951

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1
1 of 2 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Topsoil and Soil Amendments.
4. Miscellaneous Landscape Elements.
5. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-ile trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
B. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
C. Do not remove container-grown stock from containers until planting time.
D. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
B. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.4 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.5 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

3.6 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.7 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings: reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%
2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balied and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Issue Description	Date
ISSUE	5-22-19

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83702
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

689 E. ACCESS ROAD
KUNA, ID

LANDSCAPE PLAN

Job Number 1951

Drawn	Checked
JJN	KCS

Scale AS SHOWN

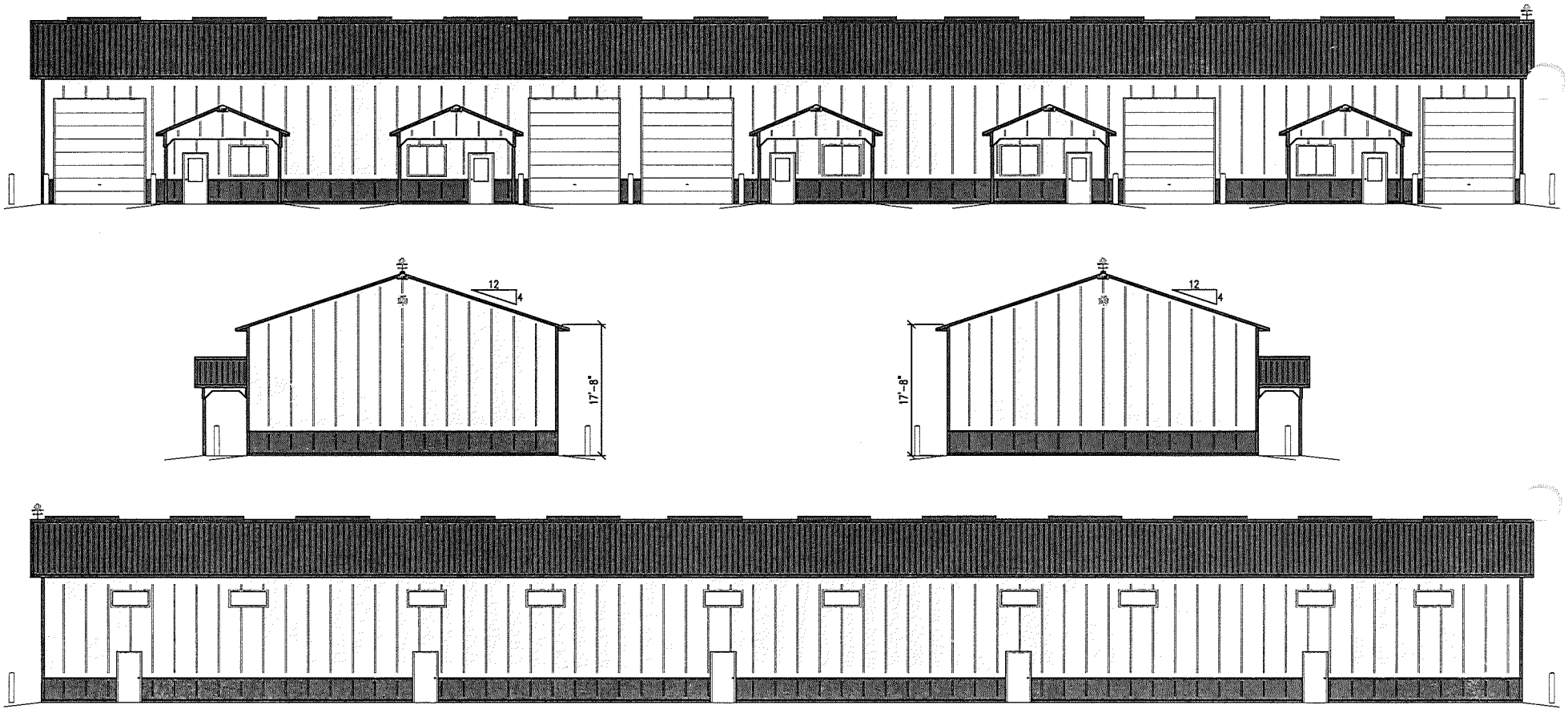
Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L2

2 of 2 Sheets

Proposed Building for:
Stellco, LLC
42'x200'x17'-8"

CLEARY BUILDING CORP.
ClearyBuilding.com



BUILDING COLORS
ROOF: SIERRA
SIDES: LIGHT STONE
TRIM: SIERRA
WAINSCOTING: SIERRA

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS PROPOSAL ARE AS CLOSE TO THE ACTUAL PAINTED COLORS AS PERMITTED BY THE PRINTING PROCESS

e Name and Path: I:\Commercl\1CAD FILES\2019_____Proposals\PR2019028\PR2019028-COLOR.dwg

689 E. Access Street
Site Plan

NORTH

0 20 40

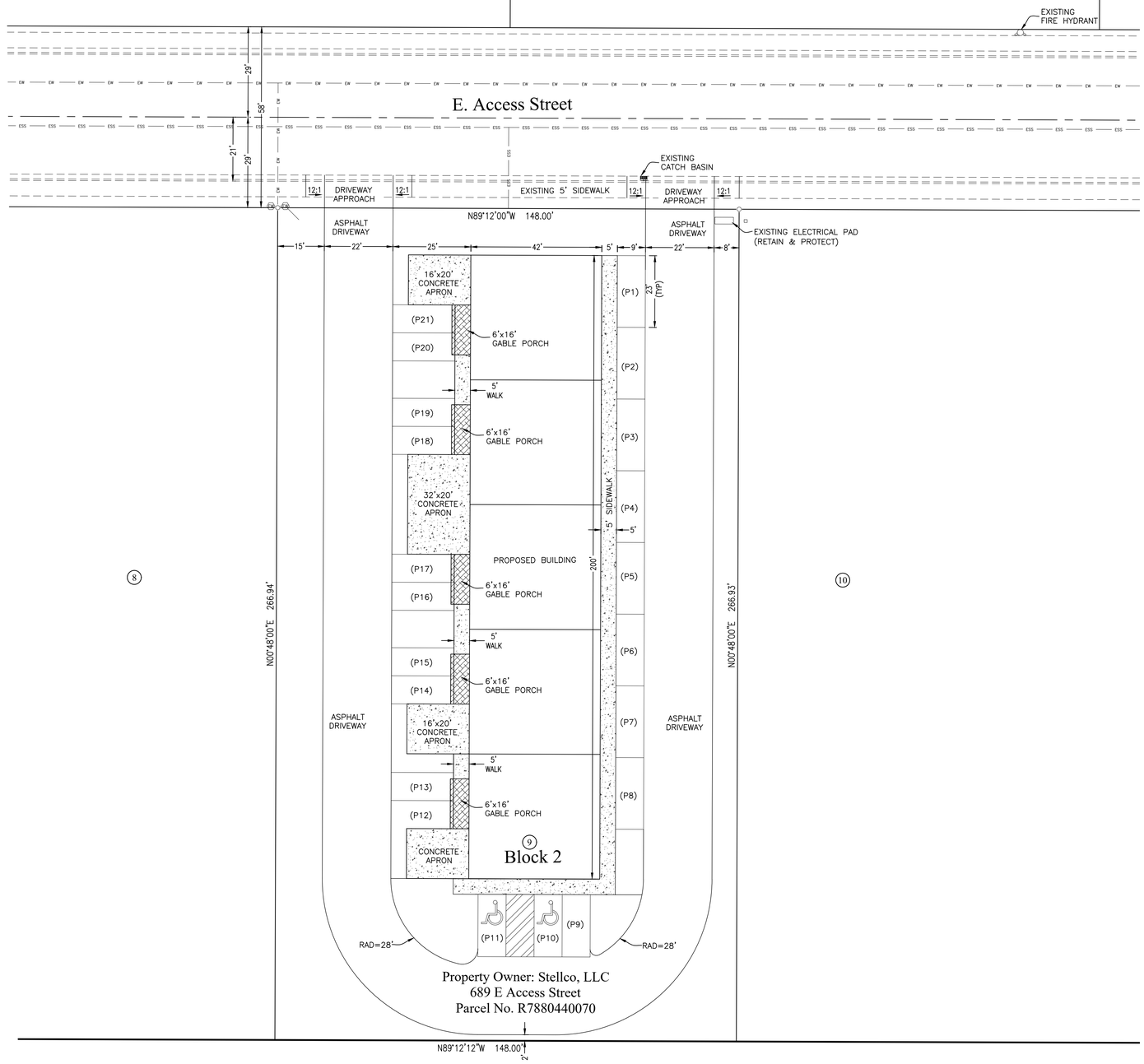
HORIZONTAL SCALE: 1"=20'

Legend

- LOT LINE
- STREET CENTERLINE
- BOUNDARY
- EXISTING VERTICAL CURB, GUTTER AND SIDEWALK
- EXISTING WATERLINE
- EXISTING SANITARY SERVICE
- EXISTING SANITARY SEWER
- (P1) — PROPOSED PARKING STALL
- (P1) — PROPOSED ACCESSIBLE PARKING STALL
- 2.00% — GRADE AND DIRECTION
- EXISTING CATCH BASIN
- EW — EXISTING WATER METER (RETAIN AND PROTECT).
- PROPOSED BUILDING
- (10) — LOT NUMBER
- EXISTING FIRE HYDRANT
- FOUND 1/2" PIN

Site Analysis		
BUILDING COVERAGE	8,400 S.F.	21.26%
UNIMPROVED SURFACE	9,332.21 S.F.	23.62%
SURFACE IMPROVEMENTS	21,774.53 S.F.	55.12%
TOTAL	39,506.74 S.F.	100%

Parking Analysis	
HANDICAP PARKING STALLS	2
PARKING STALLS	19
TOTAL	21



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

689 E. Access Street Site Plan
for Cleary Building

Lot 9, Block 2
Shortline Park No. 02

689 E. Access Street
Kuna, ID 83634
Parcel No. R7880440070
Zone: M-1

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 20'
DATE: APRIL 10, 2019
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. CANNING
PROJECT NO. C820
DRAWING FILE NAME: C820 Site Plan.dwg

SHEET NO: 1

689 E. Access Street
Site Plan

NORTH

0 20 40

HORIZONTAL SCALE: 1"=20'

Legend

- LOT LINE
- STREET CENTERLINE
- BOUNDARY
- EXISTING VERTICAL CURB, GUTTER AND SIDEWALK
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- PROPOSED BUILDING
- (10) — LOT NUMBER
- EXISTING FIRE HYDRANT
- FOUND 1/2" PIN

12.5 watt LED surface mount

81watt LED wallpack

26 watt LED wallpack

Site Analysis		
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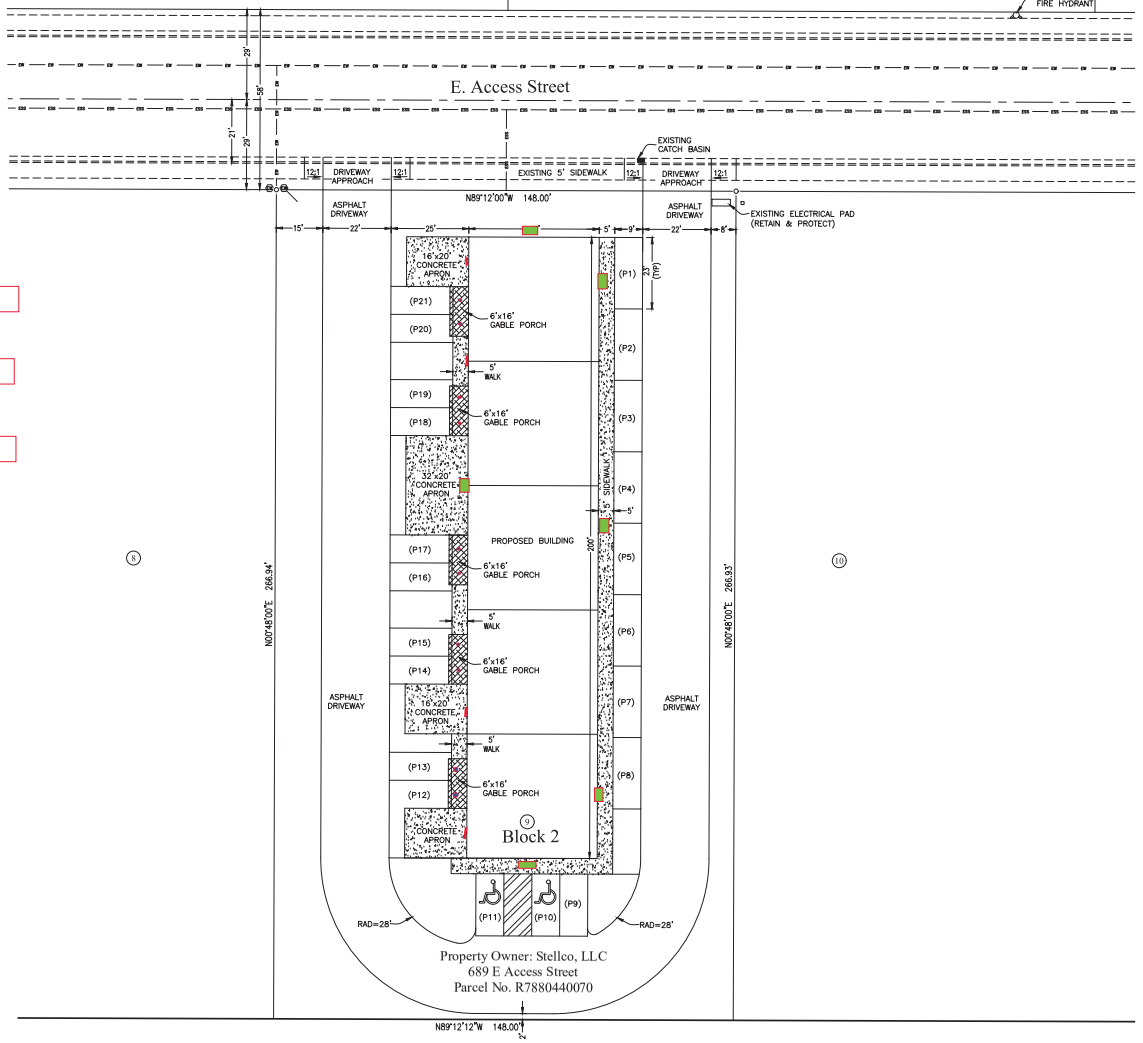


BUILDING LIGHTING LAYOUT PLAN

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

689 E. Access Street Site Plan
for Cleary Building
Lot 9, Block 2
Shortline Park No. 02
689 E. Access Street
Ada County, Idaho
Parcel No. R7880440070
Zone M-1

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 20'
DATE: APRIL 10, 2019
DRAWN BY: CROSS
CHECKED BY: J.D. CANNING
PROJECT NO: 0806
DRAWING FILE NAME: C806 Site Plan.dwg

SHEET NO: 1

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

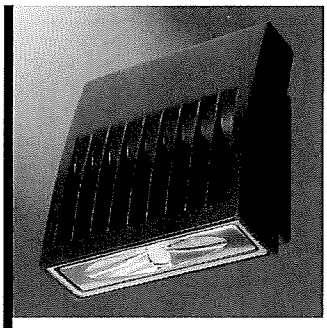
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K and 4000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

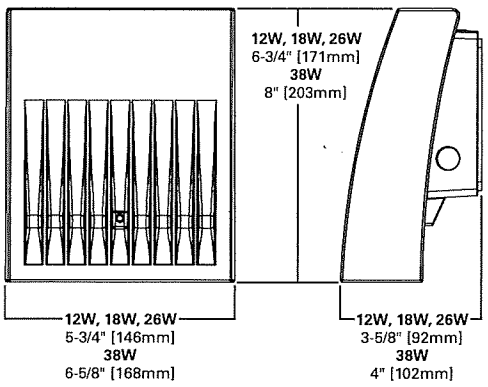
Warranty
Five-year warranty.



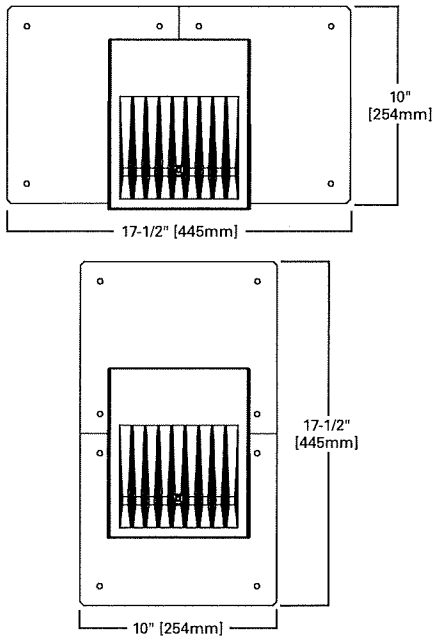
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium™ Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

Powering Business Worldwide

*www. nlights.org

LUMENS - CRI/CCT TABLE

LED Information	XTOR1B	XTOR1B-W	XTOR2B	XTOR2B-W	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W
Delivered Lumens (Wall Mount)	1,418	1,396	2,135	2,103	2,751	2,710	4,269	4,205
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	1,495	1,472	2,099	2,068	3,168	3,121
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	5,000	4,000	5,000	4,000	5,000	4,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	18W	18W	26W	26W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [1] **PC2**=Photocontrol 208-277V [1,2] **347V**=347V [3] **HA**=50°C High Ambient [3]	**WG/XTOR**=Wire Guard [4] **XTORFLD-KNC**=Knuckle Floodlight Kit [5] **XTORFLD-TRN**=Trunnion Floodlight Kit [5] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [5] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [5] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. Photocontrols are factory installed.
2. Order PC2 for 347V models.
3. Thru-branch wiring not available with HA option or with 347V.
4. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
5. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=7W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	**XTOR2B-W-PC1**=18W, 4000K, 120V PC, Carbon Bronze		**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W and 81W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K or neutral warm 4000K (58W, 81W models) LED color temperature (CCT).

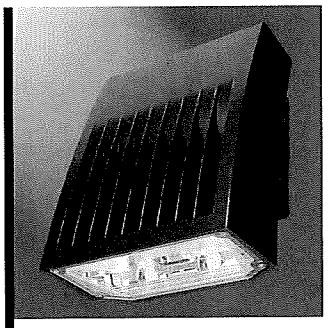
Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W and 81W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

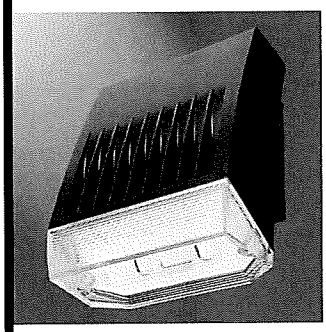
Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

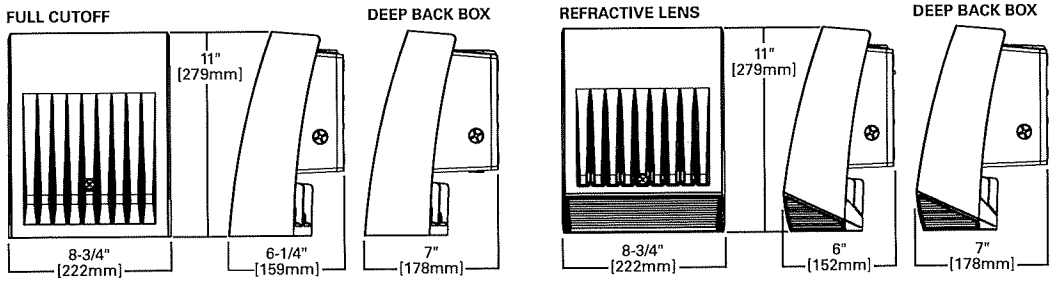




XTOR
CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

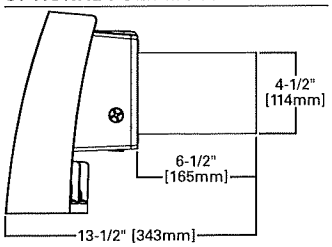
TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

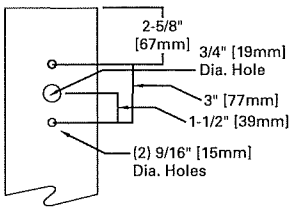
DIMENSIONS

OPTIONAL POLE MOUNT ARM

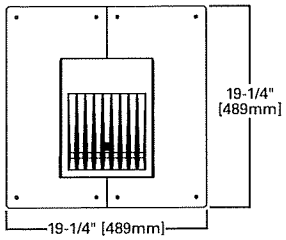


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



POWER AND LUMENS BY FIXTURE MODEL

58W Series				
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**
Delivered Lumens	6,129	6,225	6,038	6,133
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K
CRI (Color Rendering Index)	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W
81W Series				
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**
Delivered Lumens	8,502	8,635	8,373	8,504
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K
CRI (Color Rendering Index)	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W

EGRESS Information	**XTOR6B, and XTOR8B Full Cutoff CBP Egress LED**	**XTOR6B, and XTOR8B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000

CURRENT DRAW

Voltage	**Model Series**			
	XTOR6B	**XTOR8B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.60/0.25	0.92/0.25
208V	0.25	0.39	--	--
240V	0.25	0.35	--	--
277V	0.22	0.31	0.36/0.21	0.50/0.21
347V	0.19	0.25		--
480V	0.14	0.19		--

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K [1]	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [3, 9] **HA**=50°C High Ambient [6] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 10, 11] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 10, 11, 12, 13] **CBP**=Cold Weather Battery Pack [2, 3, 11, 14]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [15]
PB120V=Field Installed 120V Photocontrol	**VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [15]
PB277V BUTTON PC=Field Installed 208-277V Photocontrol [8]	**VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [15]
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [15]	**VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [15]
VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [15]
VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [15]
VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [15]
VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze
VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White
VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon [15]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor

NOTES:
1. Available in 58W and 81W only.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V or 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. Operating temperatures -20°C to 25°C.
15. Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	81W Series
Full Cutoff	
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W**=81W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC1**=81W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC2**=81W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	**XTOR8B-W-PMA**=81W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens	
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC1**=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC2**=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-W-PMA**=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD6 is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes. And may also retrofit in 5" and 6" IC and Non-IC recessed housings.* Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

CONSTRUCTION
- Die cast aluminum trim ring, and die formed aluminum frame

OPTICS
- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS
Accessories (sold separately)
SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes
  Note: Driver consumes 3 cubic inches of junction box
- Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings
  Note: Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes
- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation

* **Note:** Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

Torsion Spring 5" & 6"
- Optional precision formed torsion spring bracket kit is included
- The torsion springs adjust on the frame to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Optional precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion spring mounting tabs
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

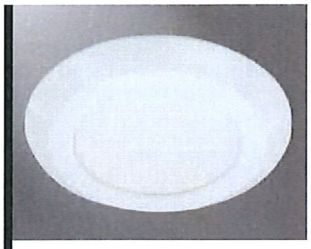
LED
- Trilateral linear LED assembly is integrated in trim perimeter
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90
  - 90 CRI can be used for California Title 24 compliance/ certified to Title 20
  - 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.
- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY
Cooper Lighting provides a five year limited warranty on the SLD LED

LED CHROMATICITY
- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI.
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS
Junction Box
- Compatible with 3-1/2" x 2" and 4" x 1-1/2" deep round, square and octagon boxes (2-1/8" deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

Recessed Housings
- LED connector is compatible with Halo 5" H550 Series and 6" H750 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit
- LED connector is a non-screwbase luminaire disconnect for tool-less installation



SLD 600 Series

SLD6068xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6069xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

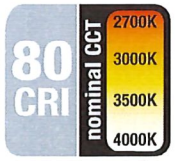
Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	800	780
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.11 A
Input Power	12.2 W	13.2 W
Efficiency (4000K models)	66 lm/W	59 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD 606 8 30 WH
606 = 6" SLD 600 Series
8 = >80 CRI
30 = 3000K
WH = Matte White



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Title 20 Appliance Efficiency Database.

EATON
Powering Business Worldwide

HALO

LED DRIVER
- Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure
- Driver is replaceable if it should be required

DIMMING
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE
- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Title 20 Appliance Efficiency Database.
- 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED luminaire.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

SLD 600 Series

SLD6068xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

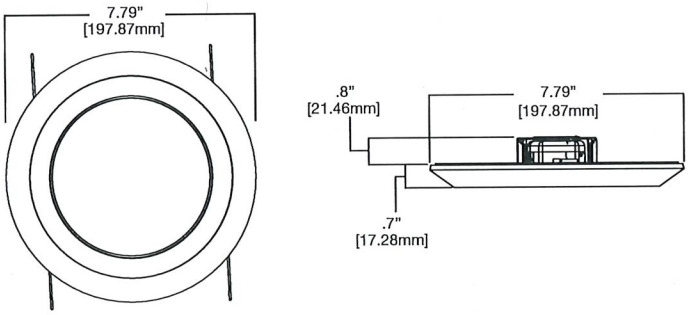
SLD6069xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SLD606927WH SLD6TRMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Color Rendering Index	Color Temperature (CCT)	Finish	Accessories
SLD606= 6" Surface LED Downlight, 120V 600 Series	**8**=80 CRI **9**=90 CRI	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**WH**=White	Designer Trims Fit over the SLD for a designer finish **SLD6TRMSN**=6" SLD Satin Nickel **SLD6TRMTBZ**=6" SLD Tuscan Bronze **SLD6TRMWH**=6" SLD White (paintable) J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box **SLD6EXT**=6" Surface LED J-Box Extender, 9.5" O.D. RAD Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) **SLD6RAD**=6" SLD Round Surface J-Box Adapter, 7.92" O.D. (for 4-inch round or octagon junction boxes.) **SLD6SADPLT**=6" SLD Square Surface J-Box Adapter Plate (For 4-inch square junction boxes, use with SLD6RAD.) Spare Parts **SLD6ACCKIT**=6" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades) **SLD6BRKT**=6" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

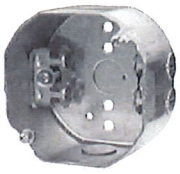
HOUSING COMPATIBILITY

The SLD6 is UL Listed in Halo and All-Pro recessed housings, and is UL Classified for use with **any** 5 or 6 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in^3 in addition to those noted below.
Note: Some other's housings require installation with included friction clips.

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
HALO LED	Recessed Can Size	Catalog Number
	5"	H550ICAT, H550RICAT
	6"	H750ICAT, H750RICAT, H750T, H750RINTD010, H750TCP, H2750ICAT
Halo LED Retrofit Enclosures		
HALO	6"	ML7BXRFK, ML7E26RFK
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	5"	H5ICAT, H5RICAT, H5T, H5RT, H5TM, H25ICAT
	6"	H7ICAT, H7RICAT, H7ICT, H7RICT, H7ICATNB, H7ICTNB, H7T, H7RT, H7TNB, H7TCP, H7UICT, H7UICAT, H27ICAT, H27RICAT, H27ICT, H27RICT, H27T, H27RT
Compatible All-Pro Incandescent E26 Screwbase Housings		
ALL-PRO	5"	EI500AT, EI500RAT, ET500, ET500R
	6"	EI700AT, EI700RAT, EI700, EI700R, EI700ATNB, EI700NB, EI700U, EI700UAT, ET700, ET700R, EI2700AT, EI2700, EI2700R, ET2700, ET2700R

COMPATIBLE WITH EATON'S CROUSE-HINDS JUNCTION BOXES

TP316
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

- **TP316** - for non-metallic cable
- **TP317** - for metal clad cable
- UL Listed
- Suitable for two-hour fire-rated ANSI/UL 263 when properly installed in a fire-rated ceiling or wall
- Refer to www.crouse-hinds.com

COMPATIBLE WITH MANY OTHER JUNCTION BOXES*

4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)

4" square deep steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

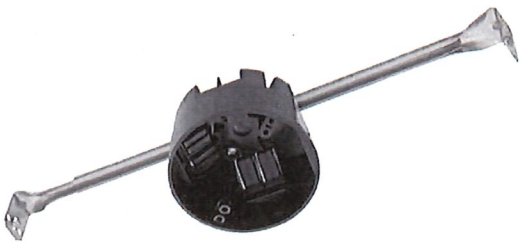
4" square standard steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)

4" round new work non-metallic light fixture/ fan box
4" diameter x 2-3/16"
(102mm x 56mm)

3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)

3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)

4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD6RAD adapter



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16" (102mm x 56mm)

Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings.
Note: Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Eaton makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the SLD mounting bracket in the box.

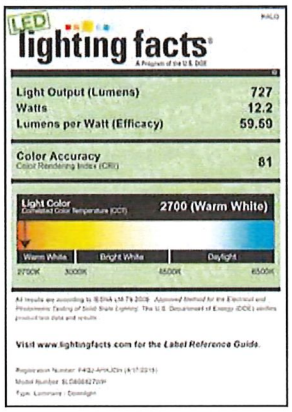
PRODUCT DATA

Cat No.	CRI	CCT	Lumens	Power (W)	LPW
SLD606827WH	80	2700	727	12.2	60
SLD606830WH	80	3000	760	12.2	62
SLD606835WH	80	3500	780	12.2	64
SLD606840WH	80	4000	800	12.2	66
SLD606927WH	92	2700	710	13.2	54
SLD606930WH	92	3000	735	13.2	56
SLD606935WH	92	3500	760	13.2	58
SLD606940WH	92	4000	780	13.2	59

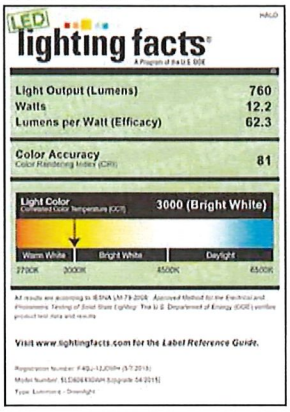
Performance values are presented as typical for the model(s) indicated. Field results may vary.

LIGHTING FACTS®

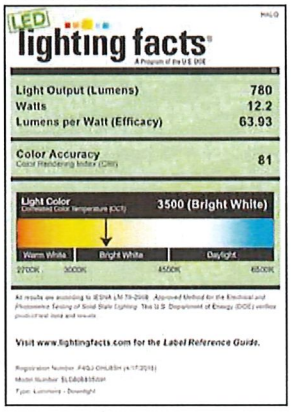
SLD606827WH - 80 CRI



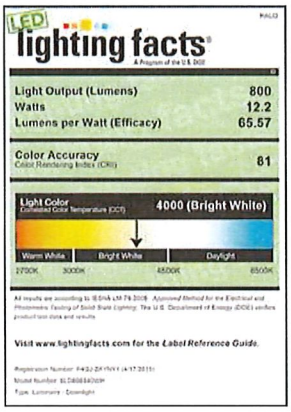
SLD606830WH - 80 CRI



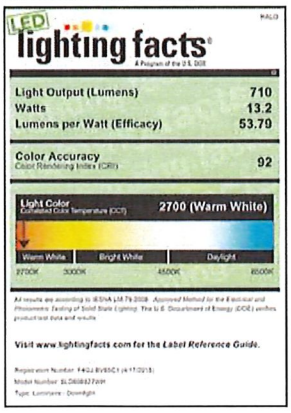
SLD606835WH - 80 CRI



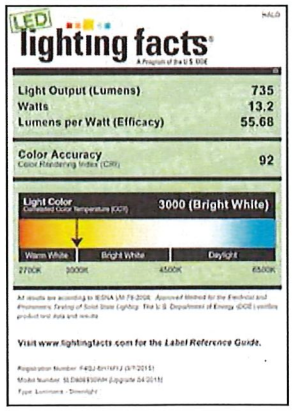
SLD606840WH - 80 CRI



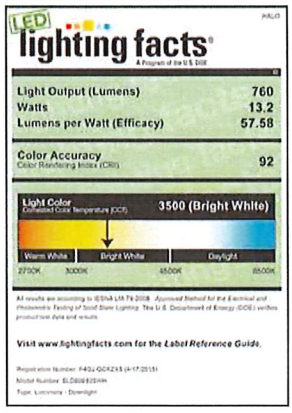
SLD606927WH - 90 CRI



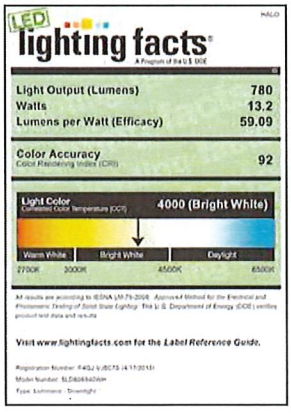
SLD606930WH - 90 CRI



SLD606935WH - 90 CRI



SLD606940WH - 90 CRI



Sam Weiger

From: David A. Daniel <ddaniel@clearybuilding.com>
Sent: Tuesday, May 14, 2019 10:27 AM
To: Sam Weiger
Subject: Re: Flex Space Design Review
Attachments: STELLCO BUILDING LIGHTING LAYOUT PLAN-1.pdf

Sam I will get a more detailed landscape plan put together and get to you asap.

We are not proposing street lights at this point, attached is the lighting plan and layout/ location of lights.

We do use an anodized steel, it is not a hidden fastener on this project, the screws we use do have the Poly washers on them to seal the hole. I can provide a sample of these also along with the information on the steel.

I will also add in the dumpster pen and will locate it on the site plan.

One question with this being a deadline job, 1031 exchange is there any chance to get moved up on the schedule for the meeting ?

Thank you,
David Daniel
Branch Manager
ddaniel@clearybuilding.com
Cell: (208) 371-7357
Office: (208) 884-5700
326 East Franklin Road
Meridian, ID 83642

From: Sam Weiger <sweiger@kunaid.gov>
Sent: Monday, May 13, 2019 4:16 PM
To: David A. Daniel
Subject: Flex Space Design Review

David,

After reviewing the flex space design review, I have a few questions.

1. Do you have a more detailed landscaping plan? We require 1 tree and 5 shrubs for ever 35 feet of street frontage, I cannot decipher the type of tree and the plant information, and I also need to know the width of the landscape buffer. The landscape plan that you submitted just has a couple rocks and three trees. I have attached the type of landscaping plan that we typically receive.
2. Are you proposing any street light along the right-of-way? The type of lighting was included, but we need a lighting plan showing where lights will be placed.
3. Will the metal siding be anodized, have a concealed fastener system or a silicon polyester finish/equivalent? I will need proof of this.
4. There wasn't any rendering of the dumpster, if that could be sent over as well, it would be greatly appreciated.

Thanks,

SAM WEIGER
Planner I
City of Kuna

City of Kuna

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

Planning & Zoning Commission - Staff Report

To: **Kuna Planning and Zoning Commission acting as the Design Review Committee**

File Numbers: **19-10-DR** (Design Review)

Location: *Future* Lot 5, Block 26
Memory Ranch Sub. No. 3.
Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing date: July 1, 2019
Special Meeting

Owner: **Trilogy Development**
Shawn Brownlee
9839 W. Cable Car
Suite 101
Boise, ID 83709
208.895.8858
Shawn@trilogyidao.com

Architect: **TAO Architects**
Rob TeBeau
499 Main St.
Boise, ID 83702
208.639.6407
rob@taoidaho.com

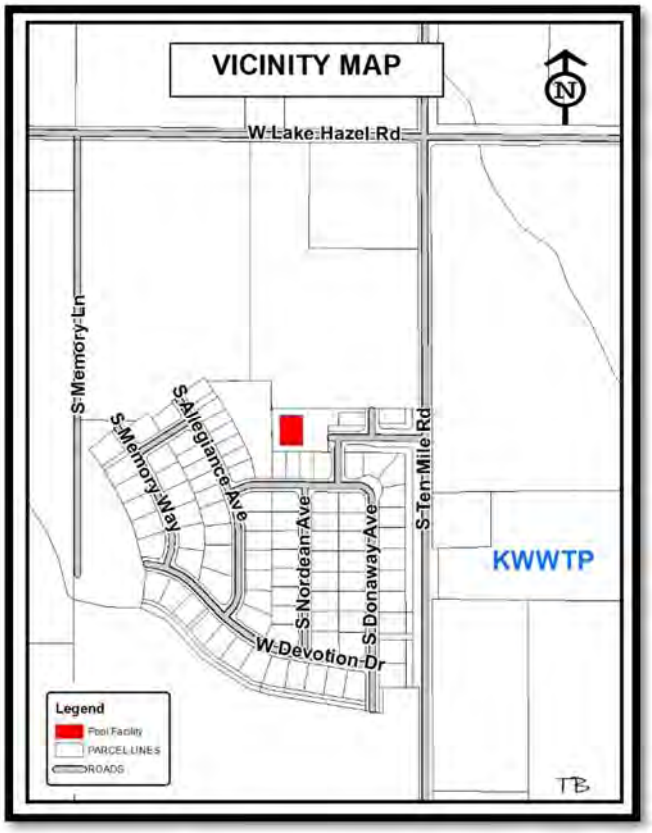


Table of Contents:

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial projects and parking lots 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	June 26, 2019
ii.	Agenda	July 1, 2019

B. Applicants Request:

Rob TeBeau, with TAO Architects Idaho, requests Design Review (DR) approval to construct a pool house, one pool, and an accompanying a parking lot with seven stalls.

C. Aerial Map:

D. History: The property is within City limits and is currently zoned R-6 (Medium Density Residential). The Memory Ranch Subdivision was approved on October 6, 2015. This property had historically been used for agricultural purposes until 2016 when construction on the subdivision began. The Pool and Pool house will be on lot 26, block 5, in Phase three Memory Ranch.

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

- Approximately .91 acres (currently, it may change once platted)
- Zoning: R-6 (Medium Density Residential)
- Parcel # S1303111910, (until platted)

3. **Services:**

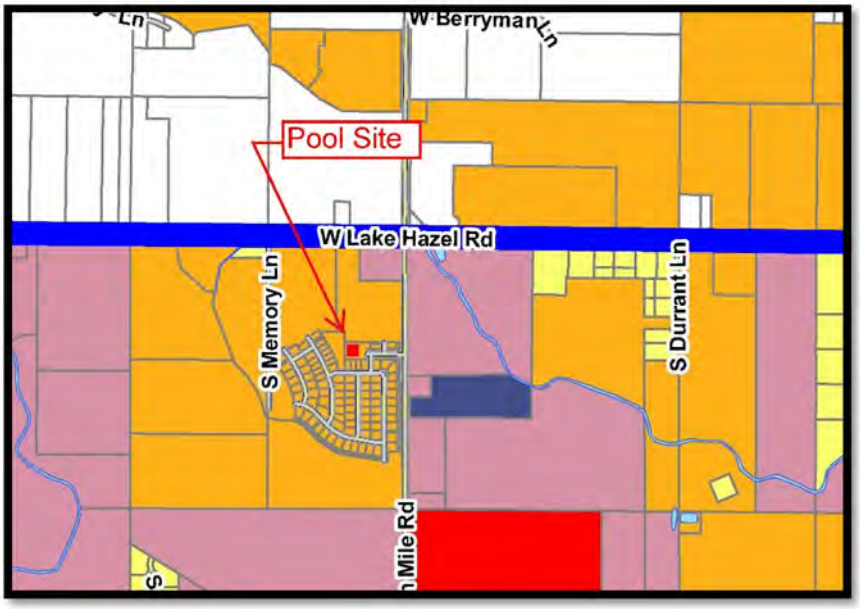
Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – Kuna Municipal System (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J&M Sanitation

4. **Existing Structures, Vegetation and Natural Features:**
There are no structures or vegetation on the subject site. This site has been graded and prepped for development and is generally flat.

5. **Transportation / Connectivity:**
Vehicle ingress/egress will become available with the future construction of Memory Ranch Subdivision No. 3's construction via a public road.

6. **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.

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential.



F. Staff Analysis:

The pool, pool house is planned for future Lot 26, Block 5 of Memory Ranch Subdivision No. 3. Staff has reviewed the application and finds that the proposed pool house, pool, and parking lot satisfy the intent of Kuna's Codes and conform to the Kuna architecture guidelines and parking standards and should blend in well with the current architectural theme the builder has established.

Staff finds that the proposed pool house building height, masonry and asphalt shingle-roof generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District. The proposed structure appears to comply with Kuna City Code. It was not apparent to staff how the applicant plans to treat trash collection. Staff also recommends a bike rack to provide parking for at least six (6) bikes be provided. Staff recommends at least one street light be provided in the parking lot.

The applicant proposes seven off-street parking stalls on the lot. Staff finds that the proposed number of parking spaces appears to meet the requirements specified in Kuna City Code (KCC) 5-9-3. With the proposed size of the pool, staff recommends that at least one more stall be added. Staff also notes KCC states the minimum depth for stalls is 20' rather than the proposed 17'. Staff recommends that stalls be placed following KCC. Staff notes the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer.

The applicant is hereby notified that this project is subject to a Design Review inspection and fees for the building and parking lot. Required inspections, post construction, are to verify Design Review compliance for the buildings, parking lot and lighting.

Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; and the Future Land Use Map. Staff forwards a recommendation of approval for Case No. 19-10-DR (Design Review) to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Proposed Decision by the Commission:

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

The decision is based on the facts outlined in staff's report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby **approves/denies** Case No. 19-10-DR, a Design Review request by Rob TeBeau to construct a pool house, pool, accompanying 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. All site improvements are prohibited prior to approval of these agencies and 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.
    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 KMID Irrigation District shall approve any modifications to the existing irrigation system.
    d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.
4. The applicant shall obtain separate electrical and plumbing permits **prior** to construction.
5. This development is subject to building design review inspections **prior** to receiving a certificate of occupancy. Design review inspection fees shall be paid prior to requesting staff inspection.
6. 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.
7. Applicant shall provide 8 stalls for parking, parking stall and dive aisle sizes shall follow KCC.
8. Applicant shall provide a bike rack to house at least six (6) bikes.
9. Applicant shall provide at least one street light in the parking lot.
10. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
11. Applicant shall comply with all local, state and federal laws.

City of Kuna

Planning and Zoning Commission
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 No. 19-10-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves the of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-10-DR (Design Review), a request for design review approval for a pool, pool house and parking lot.

1. Based on the evidence contained in Case No. 19-10-DR, this proposal generally **does/does not** comply with the City Code.

   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 listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application ***does/does not*** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

   Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking lot site plan design ***does/does not*** minimize the impact of traffic on adjacent streets, and provide appropriate, safe vehicle parking.

   Finding: *The parking lot is a private parking lot that serves the residents of the Memory Ranch Subdivision – all phases. The parking lot will be accessed via a public street connection with phase 3 construction. The applicant has proposed seven off-street stalls, which provides pedestrians safe access to and from the pool. Staff recommends an additional stall be added for a total of eight stalls. Applicant shall follow stall and aisle design standards listed in KCC.*

4. The site landscaping *does* minimize the impact on adjacent properties.

   Finding: The applicant has proposed a landscape buffer including trees, shrubs and a wrought iron fence. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses.

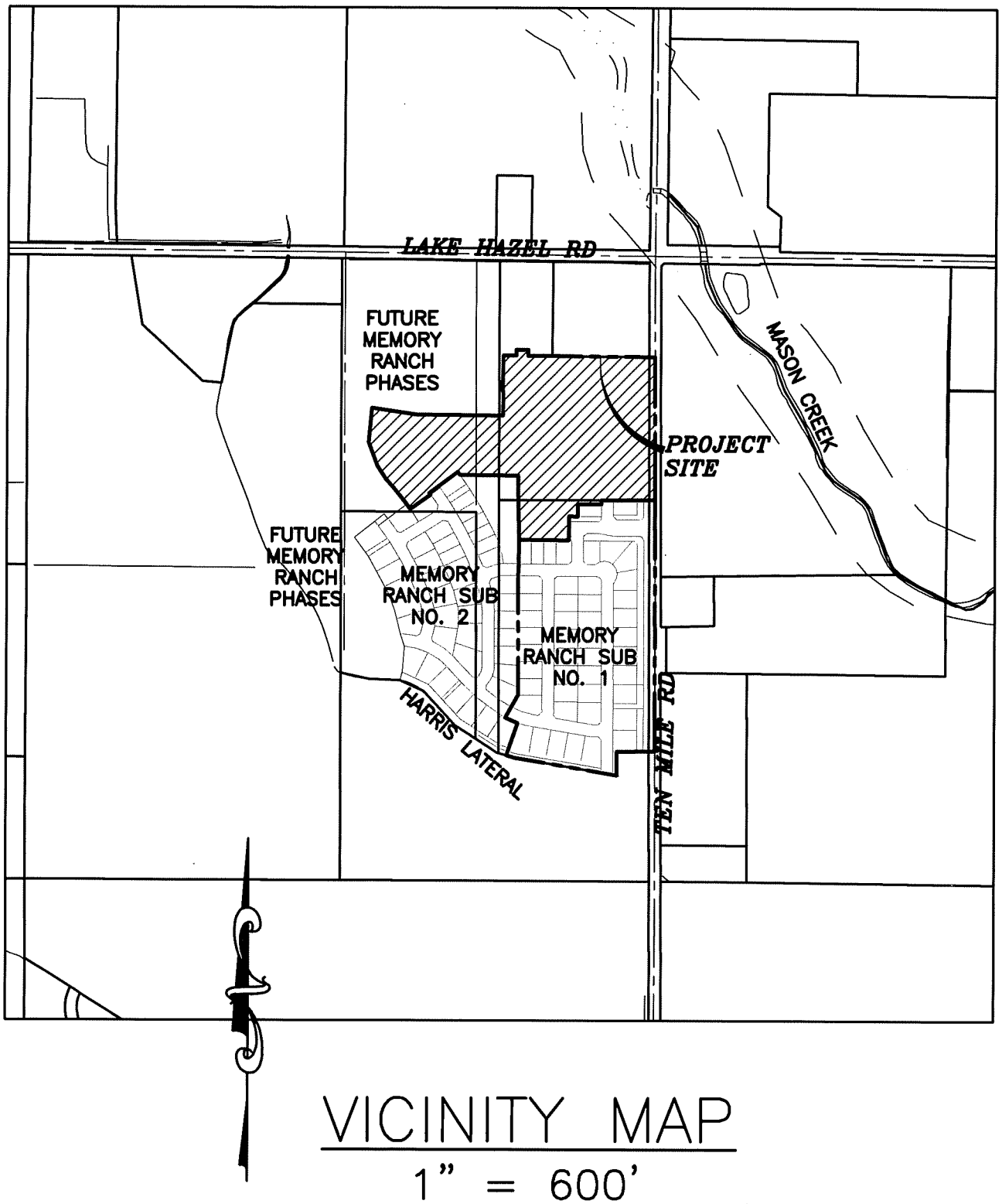
5. On-site grading and drainage *are* designed to maximize land use benefits and minimize off-site impact.

   Finding: *The applicant proposes a storm drain in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

DATED this 1st day of July, 2019.

VICINITY MAP
MEMORY RANCH SUBIDIVISON NO. 3

A PORTION OF THE NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
KUNA, ADA COUNTY, IDAHO
2018



VICINITY MAP

1" = 600'

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

Legend

- Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels

4/19/2019

PROJECT LETTER

499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: April 22, 2019

To: City of Kuna
Planning & Development Services

Project: Memory Ranch Subdivision 03
Pool House Building

Subject: Design Review Application

Please accept this application for Design Review approval. The project pool house building located within the Memory Ranch Subdivision, Phase 3, Block 5, Lot 26.

The pool house building is approximately 500 sq. ft. and includes two restrooms/ changing rooms, a pool equipment room, a 7,000 s.f. pool deck, and a 7-stall parking lot that includes 1 accessible parking space. The pool and accompanying pool building will provide an exceptional amenity for the residents of all current and future phases of the Memory Ranch Subdivision.

The pool house will include landscaping that meets the City of Kuna's landscape ordinance. The building is designed to relate with the scale, intensity, and character of the nearby housing styles. Quality materials will be utilized including stucco, stone, and laminated architectural asphalt shingles.

Thank you for your consideration. Please feel free to call with any questions or concerns, 639-6407.

Sincerely,

Rob TeBeau, Architect
The Architects Office, PLLC

received
04.24.19

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

For Office Use Only	
File Number (s)	19-10-DR
Project name	Memory Ranch Pool House
Date Received	4/24/19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: TRILOGY DEV.	Phone Number: (208) 895-8858
Address: 9839 W. CABLECAR #101	E-Mail: shawn@trilogyidaho.com
City, State, Zip: BOISE, ID 83709	Fax #:
Applicant (Developer):	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:
Engineer/Representative: ROB TEBEAU	Phone Number: (208) 639-6407
Address: 499 MAIN ST.	E-Mail: rob@tnoidaho.com
City, State, Zip: BOISE, ID 83702	Fax #:

Subject Property Information

Site Address: MEMORY RANCH SUB NO. 3 BLOCK 5, LOT 26
Site Location (Cross Streets): LAKE HAZEL / 10-MILE
Parcel Number (s): S1303110455
Section, Township, Range: 2N 1W 03
Property size : 0.58 ACRES
Current land use: R-6 Proposed land use: R-6
Current zoning district: R-6 Proposed zoning district: R-6

Exhibit B1

Project Description

Project / subdivision name: MEMORY RANCH SUB #3

General description of proposed project / request: 500 S.F. POOL HOUSE W/2 restrooms & 1 equipment room.

Type of use proposed (check all that apply):

- [x] Residential
- [x] Commercial Residential pool bldg. on common lot
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☑ No

Please describe the existing buildings:

Any existing buildings to remain? ☐ Yes ☑ No

Number of residential units: Ø Number of building lots: Ø

Number of common and/or other lots: 1

Type of dwellings proposed:

- [ ] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [x] Other Pool house with bathrooms

Minimum Square footage of structure (s): 500 S.F.

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: 1 Other lots: Ø

Gross floor area square footage: 500 Existing (if applicable):

Hours of operation (days & hours): SUMMER 8am-9pm Building height: 13'6"

Total number of employees: Ø Max. number of employees at one time: Ø

Number and ages of students/children: — Seating capacity:

Fencing type, size & location (proposed or existing to remain): WROUGHT IRON PROPOSED

Proposed Parking:

a. Handicapped spaces: 1 Dimensions: 9'x18'

b. Total Parking spaces: 7 Dimensions: 9'x18'

c. Width of driveway aisle: 25'

Proposed Lighting: Downlights on bldg.

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): Per landscape plan.

Applicant's Signature: Date: 4/24/19

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.: 19-10-DR 19-10-DR

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 : N/A *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 ½" 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 *(a separate sign application must be submitted with this application)*	☐
☑	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 *(Note: all buffers must be located outside the public right-of-way)*	☐
☑	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☑	Locations of subdivision lines *(if applicable)*	☐
☑	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	☐

Building Elevations

Applicant Use		Staff 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	☐

Lighting Plan

Applicant Use		Staff 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	☐

Roof Plans

Applicant Use		Staff Use
☑	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Rob TeBeau Phone: (208) 639-6407

☐ Owner ☑ Representative Fax/Email: rob@taoidaho.com

Applicant's Address: 499 Main St.

Boise, Idaho Zip: 83706

Owner: Trilogy Development Phone: (208) 895-8858

Owner's Address: 9839 W. Cable Car St. Suite 101 Email: shawn@trilogyidaho.com

Boise, Idaho Zip: 83709

Represented By: *(if different from above)* Phone:

Address: Email:

Zip:

Address of Property: Memory Ranch Subdivision Phase 03

Block 5, Lot 26 Zip: 83642

Distance from Major Cross Street: +1,000 Feet Street Name(s): W. Lake Hazel Rd. / S. 10 Mile Rd.

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 an approximately 500 s.f. pool house with 2 bathrooms and a pool equip. room.

1. Dimension of Property: 0.58 acres
2. Current Land Use(s): R-6
3. What are the land uses of the adjoining properties?
   - North: Residential
   - South: Residential
   - East: Residential
   - West: Residential
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 structure. Pool equipment and restrooms.
6. Building heights: 13'-4" Top of Roof 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? 1.98%
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:	Laminated Asphalt Shingles	/	Slate Gray

Walls: (State percentage of wall coverage fro 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:	0	/	
% EIFS: (Exterior Insulation Finish System)	0	/	
% Masonry:	25/ 4/ 1/ 1	/	South/ North/ West/ East
% Face Block:	0	/	
% Stucco:	70/ 90/ 98/ 98	/	South/ North/ West/ East
& other material(s):	Metal Doors/ Vinyl Windows	/	South/ North
List all other materials:	Metal gutters, downspouts, and flashings		
Windows/Doors: (Type of window frames & styles / doors & styles, material)	Metal Doors/ Vinyl Windows	/	South/ North
Soffits and fascia material:	Stucco	/	South/ North/ West/ East
Trim, etc.:	Stucco	/	South/ North/ West/ East

Other: _____ / _____

9. Please identify Mechanical Units: None.
   Type/Height: _____
   Proposed Screening Method: _____
10. Please identify trash enclosure: *(size, location, screening & construction materials)* None.
11. Are there any irrigation ditches/canals on or adjacent to the property? None.
    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 exiting fencing material)*
    5'-0" open vision iron fence.
    Type: Wrought iron.
    Size: 5'-0"
    Location: Perimeter of pool deck.
    (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: _____
14. Percentage of Site Devoted to Building Coverage: 2%
    % of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 55% Square Footage: 13,966
    % of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 45% Square Footage: 11,332
    % of Site Devoted to other uses: _____
    Describe: _____
    % of landscaping within the parking lot (landscaped islands, etc.): 8%
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
    162' x 60' south of the pool deck.
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)*:
    None.
17. Dock Loading Facilities:
    Number of docking facilities and their location: None.
    Method of screening: _____
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Pool and restrooms.
19. Setbacks of the proposed building from property lines:

Front 60 -feet Rear 128 -feet Side 25 -feet Side 25 -feet

20. Parking requirements: 1 for each 5 persons + 1 for each 30 sq. ft. seating.

Total Number of Parking Spaces: 7 Width and Length of Spaces: 9'-0" x 18'-0"

Total Number of Compact Spaces 8'x17'): 0

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTED THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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 you request, please have ready the file number indicated in this notice.

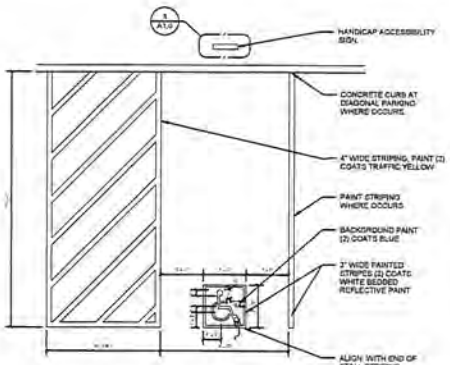
Signature of Applicant _____ Date April 22, 2019

City staff comments:

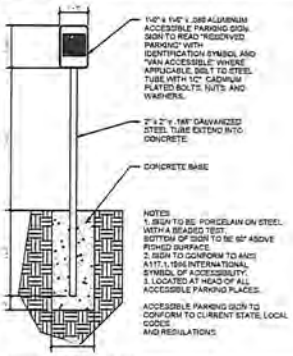
Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:

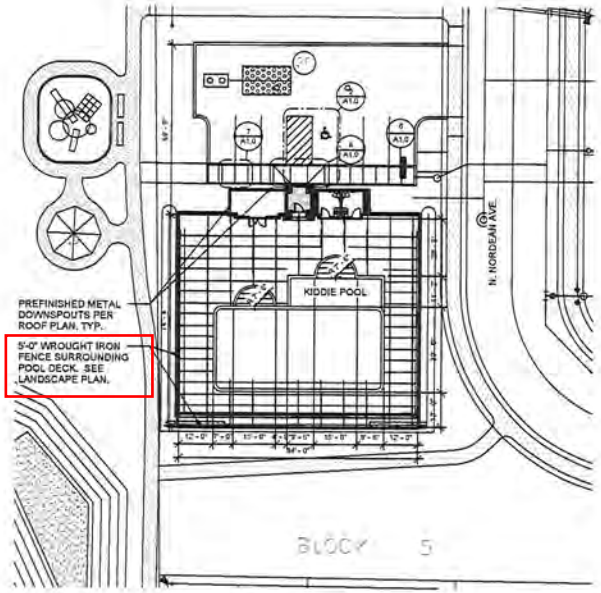
(Please list page number and item in reference)



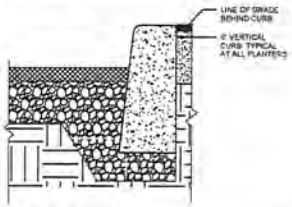
2 ADA PARKING STALL
1/4" = 1'-0"



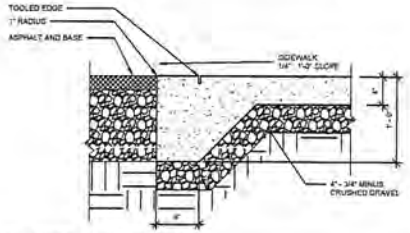
3 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



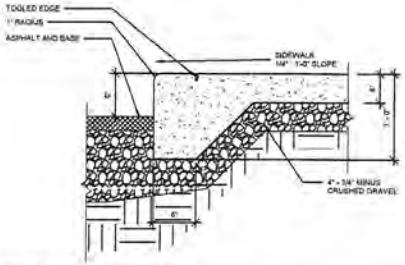
1 SITE PLAN
1" = 20'-0"



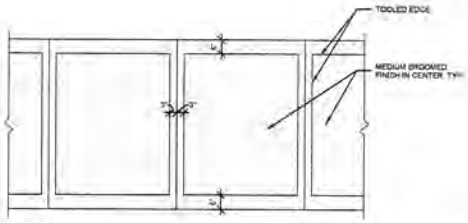
4 6" VERTICAL CURB (NO GUTTER)
1 1/2" = 1'-0"



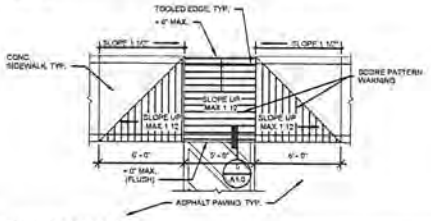
5 FLUSH SIDEWALK TURNDOWN EDGE
1 1/2" = 1'-0"



6 TYPICAL SIDEWALK TURNDOWN EDGE
1 1/2" = 1'-0"



7 TOOLED SIDEWALK DETAIL
1/2" = 1'-0"



8 ACCESSIBLE CURB CUT
1/4" = 1'-0"

GENERAL NOTES SITE PLAN:

A. BEFORE PROCEEDING TO LAY OUT THE WORK, VERIFY LAYOUT INFORMATION SHOWN ON DRAWINGS. IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.

B. ENGAGE A LAND SURVEYOR OR PROFESSIONAL ENGINEER TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES.

C. ESTABLISH BENCHMARKS AND CONTROL POINTS TO SET LINES AND LEVELS AT EACH STORY OF CONSTRUCTION AND ELSEWHERE AS NEEDED TO LOCATE EACH ELEMENT OF PROJECT.

D. ESTABLISH LIMITS ON USE OF PROJECT SITE. IF STAGING AREA IS NOT DESIGNATED ON PLANS, THEN COORDINATE LOCATION WITH OWNER.

E. ESTABLISH DIMENSIONS WITHIN TOLERANCES INDICATED. DO NOT SCALE DRAWINGS TO OBTAIN REQUIRED DIMENSIONS.

F. INFORM SUBCONTRACTORS OF LINES AND LEVELS TO WHICH THEY MUST COMPLY.

G. CHECK THE LOCATION, LEVEL AND PLUMB, OF EVERY MAJOR ELEMENT AS THE WORK PROGRESSES.

H. LOCATE AND LAY OUT CONTROL LINES AND LEVELS FOR STRUCTURES, BUILDING FOUNDATIONS, COLUMN GRIDS, AND FLOOR LEVELS, INCLUDING THOSE REQUIRED FOR MECHANICAL AND ELECTRICAL WORK. TRANSFER SURVEY MARKINGS AND ELEVATIONS FOR USE WITH CONTROL LINES AND LEVELS. LEVEL FOUNDATIONS AND PIERS FROM TWO OR MORE LOCATIONS.

I. STAKING OF THE BUILDING REQUIRES THE GENERAL CONTRACTOR AND THE SURVEYOR TO VERIFY ALL DIMENSIONS COMPLETELY IN BOTH DIRECTIONS TO INSURE THE BUILDING IS PROPERLY LOCATED ON THE SITE. NOTIFY THE ARCHITECT AND THE CIVIL ENGINEER USED ON THIS PROJECT IF THE DIMENSIONS DO NOT CLOSE.

J. IF STAKING IS DONE BY A FIRM OTHER THAN THE CIVIL ENGINEER USED ON THIS PROJECT, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL SITE DIMENSIONS.

K. POOL CONSTRUCTION AND FENCE CONSTRUCTION TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. SUBMIT NECESSARY DOCUMENTATION FOR PERMITTING PER CITY OF NAMPA REQUIREMENTS.

SITE DATA:

PARKING SHOWN:	4 STALLS W/ 1 ACCESSIBLE STALL
PARKING REQUIRED:	1 /300 S.F. 2 STALLS REQUIRED
ZONING:	R3-DA-P
BUILDING AREA:	5843S.F.
GROSS SITE AREA:	0.579 ACRES OR 25,184 S.F.
SITE COVERAGE:	10,400 S.F. OR 29.39%
SITE COVERAGE: POOL, DECK, AND BLDG.	5,400 S.F. OR 20.41%
LANDSCAPE AREA:	13,953 S.F. OR 55.46%
PAVED AREA:	3,598 S.F. OR 14.17%
SIDEWALK AREA:	1,349 S.F. OR 5.60%

THE ARCHITECTS OFFICE PLLC
199 MAIN STREET (208) 343-7533
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

MEMORY RANCH POOL BUILDING

MEMORY RANCH SUBDIVISION
KUNA, IDAHO 83634

DESIGN REVIEW

SEAL

LICENSED ARCHITECT AR-985044

Rob Robert TeBeau

FILE

APRIL 15, 2019

19-701

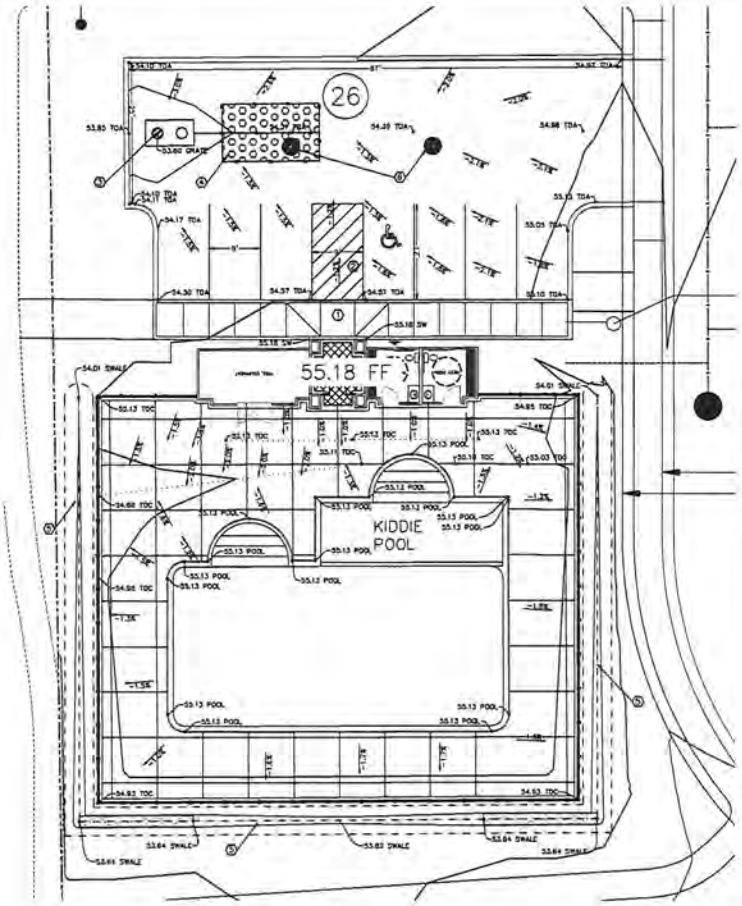
ROB TeBEAU, AIA

REVISIONS

SHEET

A1.0

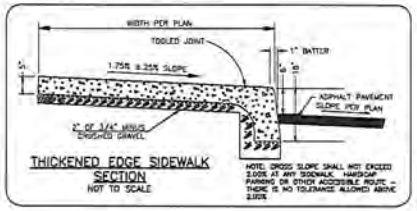
SITE PLAN AND DETAILS



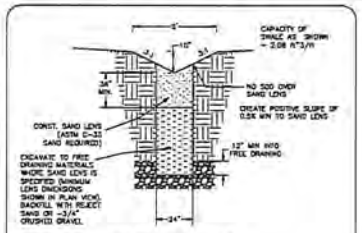
MEMORY RANCH SUBDIVISION NO. 3
POOL/COMMON AREA
PLAN VIEW
1"=10'

SEE STAMPED & APPROVED MEMORY RANCH SUBDIVISION NO. 3 CIVIL DRAWINGS FOR VICINITY MAP, NOTES, LEGEND

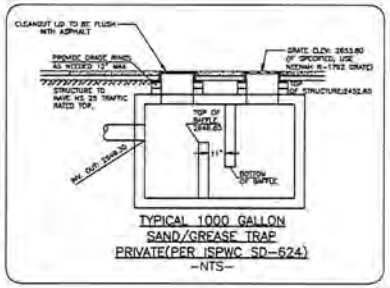
-SEE ARCHITECTURAL PLAN FOR SITE DIMENSIONS & DETAILS. BUILDING/POOL FOOTPRINTS ARE SHOWN FOR GRADING REFERENCE ONLY. CORNER ELEVATIONS PROVIDED AT POOL - ARCHITECT/CONTRACTOR TO PROVIDE GRADING WITHIN LIMITS OF FACILITIES (INSIDE OF CORNER GRADES SHOWN).



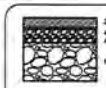
THICKENED EDGE SIDEWALK SECTION
NOT TO SCALE



INFILTRATION SWALE
TYPICAL SECTION
NOT TO SCALE

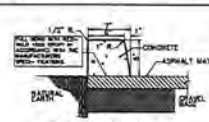


TYPICAL 1000 GALLON
SAND/GREASE TRAP
PRIVATE(PER ISPWC SD-624)
-NTS-



2 1/2" ASPHALT
4" OF 3/4" MINUS CRUSHED AGGREGATE
11" OF 6" MINUS PIT RUN (PARKING)

PARKING LOT
SECTION
NOT TO SCALE



6" EXTRUDED CURB
DETAIL
NOT TO SCALE

NOTE:
THIS DETAIL IS SHOWN AS ALTERNATE TO VERTICAL CURB DETAIL THIS SHEET. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER IN WRITING FOR ALL PROPOSED LOCATION.

KEYNOTES

1. CONSTRUCT PEDESTRIAN RAMP W/ SIDEWALK AS SHOWN ON ARCHITECTURAL PLAN(S).
2. ACCESSIBLE ROUTE, NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2.00% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED.
3. SAND & GREASE TRAP (PT) W/ NEENAH R-1792 GRATE (SEE DETAIL THIS SHEET) (Q_{PP}=0.28 cfs, Q_{PP}=0.24 cfs)
4. SEEPAGE BED (PI) PER DETAIL SHEET C-2. (V_{PROV}=393 CU FT, CAPACITY=408 CU FT)
5. CONST. INFILTRATION SWALE PI PER DETAIL THIS SHEET. (V_{PROV}=393 CU FT, CAPACITY=408 CU FT)
6. CONSTRUCT MONITORING WELL (PT & PI) PER ISPWC SD-427. SEE TABLE SHEET C-2 FOR EXACT LOCATIONS.

GRADING PLAN LEGEND

5270	EXISTING CONTOUR (1' INTERVAL)
5272.5	FINISHED GRADE CONTOUR (2.5' INTERVAL)
5271.5	FINISHED GRADE CONTOUR (0.5' INTERVAL)
55.08 TOA	FINISHED GRADE TOP OF ASPHALT
55.50 TOC	FINISHED GRADE TOP OF CONCRETE
55.50 SW	FINISHED GRADE AT SIDEWALK
55.50 TVC	FINISHED GRADE TOP OF VERTICAL CURB
55.50 SWALE	FINISHED GRADE AT BOTTOM OF SWALE
55.50 GRATE	FINISHED GRADE AT TOP OF INLET GRATE
55.50 EX	EXISTING GRADE
	DIRECTION OF SHEET FLOW
2701.0 FF	BUILDING FINISH FLOOR ELEVATION

NOTES:
A. GRADE AND ALIGNMENT TO BE ESTABLISHED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS MINIMUM EIGHT FEET.
C. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
D. BACKFILLS AS PER ISPWC SECTION 706.
E. SECURE RIGHT OF WAY PERMIT BEFORE CONSTRUCTION IN PUBLIC RIGHT OF WAY.

6" VERTICAL CURB NO GUTTER - SD-701A
NOT TO SCALE

10 0 5 10 20
SCALE IN FEET
1" = 10'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO JOHN A. BAILEY

CHECKED BY: JAMES A. SHLEY P.E.
DRAWN BY: JBD

NO.	DATE	REVISED DESCRIPTION

POOLHOUSE GRADING PLAN
MEMORY RANCH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

DATE: 10-04-2018
PROJECT: C2014-025
SHEET C-1

MEMORY RANCH POOL BLDG.
MEMORY RANCH SUBDIVISION

THE ARCHITECTS OFFICE PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

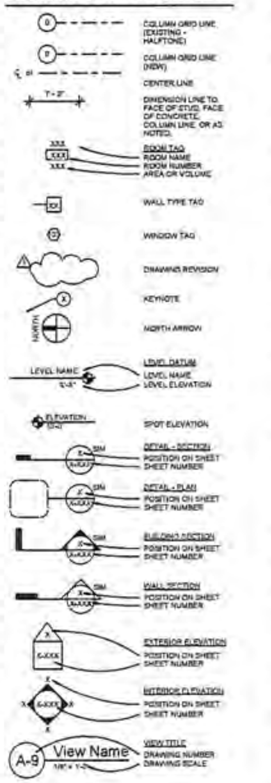
ABBREVIATIONS:

ABBREVIATION	DESCRIPTION
[illegible]	[illegible]

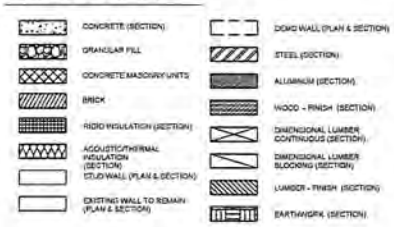
PROJECT CONTACT INFORMATION:

OWNER	GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL	LANDSCAPE ARCHITECT	MECHANICAL/ ELECTRICAL
TRILOGY DEVELOPMENT 9839 W. CABLE CAR ST., STE. 101 BOISE, IDAHO 83709	TRILOGY DEVELOPMENT 9839 W. CABLE CAR ST., STE. 101 BOISE, IDAHO 83709	THE ARCHITECTS OFFICE 499 W. MAIN STREET BOISE, IDAHO 83702	ALLY STRUCTURAL CONSULTING 3778 PLANTATION RIVER, STE. 102 BOISE, IDAHO 83703	JENSEN BELTS 1509 TYRELL LANE, STE. 130 BOISE, IDAHO 83706	MUSGROVE ENGINEERING 234 S. WHISPERWOOD WAY BOISE, IDAHO 83709
SHAWN BROWNLEE 208-895-8858 shawn@trilogyidaho.com	SHAWN BROWNLEE 208-895-8858 shawn@trilogyidaho.com	ROB TeBEAU, AIA 208-639-6407 rob@taoidaho.com	CRAIG BRASHER 208-949-5993 cbrasher@allystructural.com	KIM SIEGENTHALER 208.343.7175 kim@jensenbelts.com	BILL CARTER KURT LECHTENBERG 208.384.0585 billc@musgrovepa.com kurtl@musgrovepa.com

ARCHITECTURAL SYMBOLS



MATERIAL LEGEND:



GENERAL PROJECT NOTES:

A. GENERAL PROJECT NOTES APPLY TO ALL SHEETS & SPECIFICATIONS. CONTRACTOR AND SUB-CONTRACTORS ARE TO REVIEW ALL CONTRACT DOCUMENTS AND COORDINATE THEIR SCOPE OF WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS. INFORMATION COMMON TO SEVERAL DRAWINGS MAY BE NOTED ON ONLY ONE. CONTRACTOR IS RESPONSIBLE FOR ENTIRE SET OF DOCUMENTS.

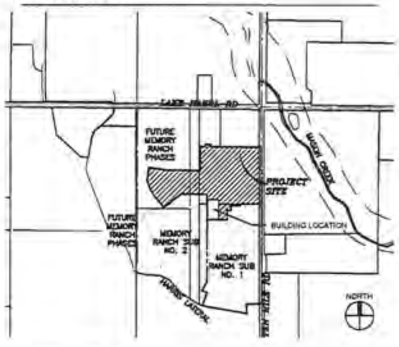
B. IF INFORMATION ON SEPARATE SHEETS OR DETAILS INDICATE CONFLICTING INFORMATION OR QUESTIONS ABOUT THE SCOPE OF WORK OR DESIGN INTENT, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY BEFORE BIDS ARE FINALIZED [illegible]

[illegible]

PROJECT INFORMATION

ADDRESS: LOT 26, BLOCK 5, S. NORDEAN AVE
PROPERTY DESCRIPTION: 2N1W03
PARCEL NUMBER: S1303110455
LOT SIZE: 2.58 ACRES
NUMBER OF STORIES: 1
SQUARE FOOTAGE: 500 SQ FT
CONSTRUCTION TYPE: VB
OCCUPANCY: A-3, S-1
ZONING: R-6
FIRE SPRINKLERS: NONE

VICINITY MAP:



ACCESSIBILITY NOTES:

A. ALL NEW CONSTRUCTION INCLUDING DOORS, CABINETRY, AND PLUMBING FIXTURES TO MEET THE ACCESSIBILITY REQUIREMENTS OF THE 2015 IBC CHAPTER 11.
B. ALL FIXTURES, EQUIPMENT, AND CONSTRUCTION REQUIRED TO BE ACCESSIBLE TO MEET THE ICC / ANSI A117.1-2009 STANDARDS AND SHALL BE ADA COMPLIANT.
   a. PROVIDE OPERABLE LEVERS FOR BARRIER-FREE ACCESS ALONG ROUTE OF TRAVEL AT BARRIER-FREE ENTRANCE.
   b. MAXIMUM THRESHOLD HEIGHT TO BE 1/2" ALONG ACCESSIBLE ROUTE OF TRAVEL PER SECTION 4.04.2.4.
   c. PROVIDE MINIMUM 18" BEYOND STRIKE JAMB ON SIDE OF DOOR SWING PER SECTION 404.2.2. IF DOOR IS SELF-CLOSING AND SELF-LATCHING, PROVIDE 12" BEYOND STRIKE JAMB ON OPPOSITE SIDE OF DOOR SWING.
   d. LAVATORY RIM HEIGHT TO BE 33-34" WITH 29" MINIMUM CLEARANCE FROM BOTTOM OF APRON TO FLOOR PER SECTION 606.
   e. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/ UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR OR GROUND SURFACES AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
   f. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
D. ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) AND THE AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC / ANSI A117.1-2009) DO NOT RECOGNIZE OR CONSIDER CONSTRUCTION TOLERANCES. THE CONTRACTOR SHALL CONSIDER THESE REFERENCED STANDARDS AND SPECIFICATIONS AS ABSOLUTE LIMITS THAT SHALL NOT BE EXCEEDED UNDER ANY CIRCUMSTANCES. ADA AND ICC / ANSI ARE NOT TARGET VALUES SUBJECT TO ACCEPTED STANDARDS OF PRACTICE OR ACCEPTABLE CONSTRUCTION TOLERANCES.

ENERGY CODE NOTES:

BUILDING IS EXEMPT FROM 2015 IECC REQUIREMENTS.

ACCORDING TO 2015 IECC C402.1.1 LOW ENERGY BUILDINGS: THE FOLLOWING LOW-ENERGY BUILDINGS, OR PORTIONS THEREOF SEPARATED FROM THE REMAINDER OF THE BUILDING BY BUILDING THERMAL ENVELOPE ASSEMBLIES COMPLYING WITH THIS SECTION SHALL BE EXEMPT FROM THE BUILDING THERMAL ENVELOPE PROVISIONS OF SECTION C402.
   1. THOSE WITH A PEAK DESIGN RATE OF ENERGY USAGE LESS THAN 3.4 BTU/H * S/F OR 1.0 WATT PER SQUARE FOOT OF FLOOR AREA FOR SPACE CONDITIONING PURPOSES.

BUILDING CODE SUMMARY:

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL FUEL GAS CODE (IFGC)
2017 IDAHO STATE PLUMBING CODE BASED UPON THE UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRIC CODE (NEC)
2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 13)
2009 INTERNATIONAL CODE COUNCIL/ AMERICAN NATIONAL STANDARD INSTITUTE A117.1 (ICC/ ANSI)
2010 AMERICANS WITH DISABILITIES ACT STANDARDS (ADAS)

REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.

OCCUPANCY CLASSIFICATION: A-3, S-1

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE: EXISTING BUILDING TYPE VB

FIRE-RESISTANCE REQUIREMENTS:

STRUCTURAL FRAME	0 HR.	MAX. AREA OF OPENINGS	UNLIMITED
EXTERIOR BEARING WALLS	0 HR.	FIRE WALLS	NOT REQ'D
INTERIOR BEARING WALLS	0 HR.	FIRE BARRIERS	NOT REQ'D
EXTERIOR NON-BEARING WALLS	0 HR.	SHAFT ENCLOSURES	NOT REQ'D
INTERIOR NON-BEARING WALLS	0 HR.	FIRE PARTITIONS	NOT REQ'D
FLOOR CONSTRUCTION	0 HR.	SMOKE BARRIERS	NOT REQ'D
ROOF CONSTRUCTION	0 HR.	SMOKE PARTITIONS	NOT REQ'D

AUTOMATIC SPRINKLER SYSTEM: NO

FIRE ALARM AND DETECTION SYSTEMS: NO

OCCUPANT LOAD: 5
RESTROOM USE: 200 S.F. (GROSS) / 50 = 4.00
POOL EQUIPMENT: 200 S.F. (GROSS) / 300 = 1.00
TOTAL: 5.00 OCCUPANTS

EXITS REQUIRED / PROVIDED: 1 PER ROOM / 1 PER ROOM = 3 TOTAL

FIRE CODE GENERAL NOTES:

A. ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING IN A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE AT LEAST 4 INCHES HIGH. OWNER TO VERIFY WITH FIRE MARSHAL FOR COMPLIANCE.
B. PROVIDE FIRE DEPARTMENT KNOX BOX WITH MASTER KEYS FOR THE ENTIRE OCCUPANCY. OWNER TO VERIFY WITH FIRE MARSHAL FOR COMPLIANCE.
C. OWNER TO PROVIDE FIRE EXTINGUISHERS AND / OR FIRE EXTINGUISHER CABINET AND SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 906 OF THE IFC AND PER NFPA 10. CONTRACTOR TO RELOCATE AND MODIFY AS REQUIRED.
   a. FIRE EXTINGUISHER SHALL HAVE A MINIMUM RATING OF 2A-10B WITH CURRENT SERVICE TAGS AFFIXED.
   b. FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED.
   c. FIRE EXTINGUISHERS SHALL BE HOUSED IN CABINETS INSTALLED ON HANGERS OR BRACKETS. FIRE EXTINGUISHERS HAVING GROSS WEIGHTS NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 60 INCHES ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 42 INCHES ABOVE THE FLOOR. THE BOTTOM OF THE FIRE EXTINGUISHER SHALL BE 4 INCHES ABOVE THE FLOOR MIN.
   d. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.
D. REFER TO FIRE DEPARTMENT PLAN REVIEW REPORT FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL SPECIAL INSPECTIONS:

NOTE: SEE SHEET S1.1 FOR FURTHER CLARIFICATION.

SPECIAL INSPECTION TABLE 1 - 1705.6 SOILS

1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. PERIODIC
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS. PERIODIC
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. CONTINUOUS
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. PERIODIC

SPECIAL INSPECTION TABLE 2 - 1705.3 CONCRETE CONSTRUCTION

1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT. PERIODIC
2. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. PERIODIC
3. VERIFY USE OF REQUIRED DESIGN MIX. PERIODIC
4. AT THE TIME OF FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. CONTINUOUS
5. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES. CONTINUOUS
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES. PERIODIC
7. INSPECTION OF FORMWORK FOR SHAPE, LINES, LOCATION AND DIMENSIONS FO THE CONCRETE MEMBER BEING FORMED. PERIODIC

PROJECT

MEMORY RANCH POOL BUILDING

MEMORY RANCH SUBDIVISION
KUNA, IDAHO 83634

DESIGN REVIEW

SEAL
LICENSED ARCHITECT

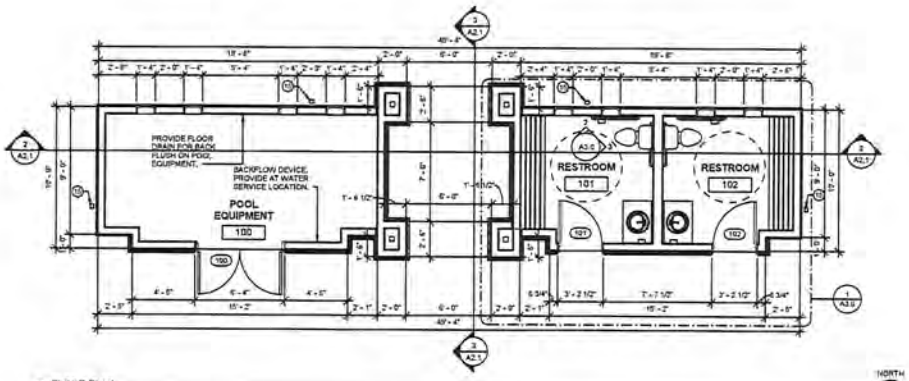
FILE
APRIL 15, 2019
19-701
ROB TeBEAU, AIA

REVISIONS

SHEET

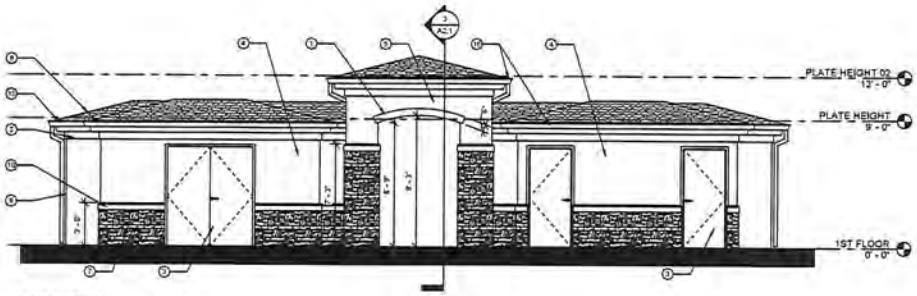
A0.0

COVER SHEET

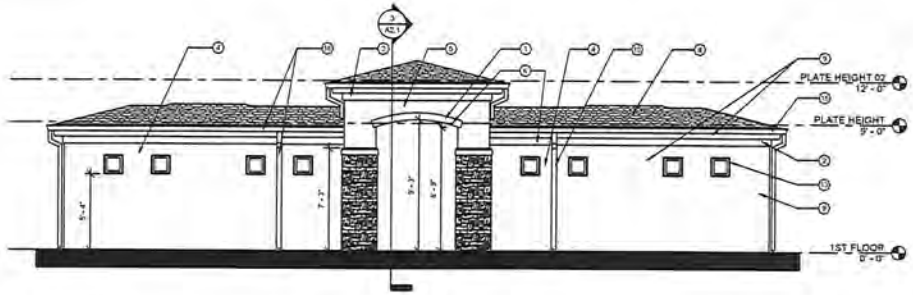


1 FLOOR PLAN
1/4" = 1'-0"

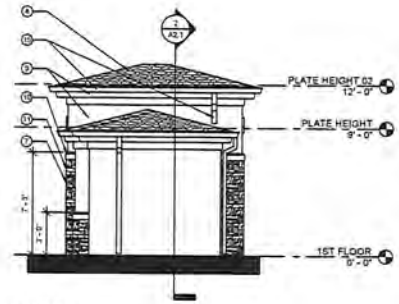
NORTH



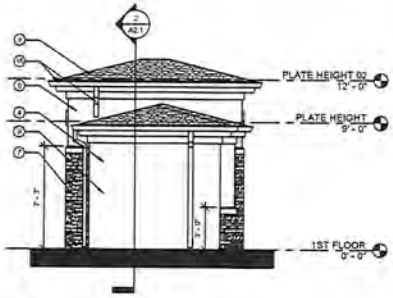
2 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES FLOOR PLAN:

A. GENERAL NOTES APPLY TO ALL DRAWING SETS.

B. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCUR BEFORE PROCEEDING WITH WORK.

C. CROSS REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. IF DESIGN INTENT REMAINS UNCLEAR THEN PROVIDE MOST EXPENSIVE OPTION IN BID.

D. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL HUNG EQUIPMENT. BLOCKING TO MEET OR EXCEED MANUFACTURER'S RECOMMENDATIONS. FASTEN EQUIPMENT TO WALLS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE BLOCKING FOR, BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, RAILING, FIRE EXTINGUISHER ACCESSORIES, WALL MOUNTED PLUMBING FIXTURES, SHELVING, ELECTRICAL EQUIPMENT, RESTROOM ACCESSORIES AND DISPLAY ITEMS.

E. CAULK ALL COUNTERTOPS, BACKSPLASHES AND CABINETS AT LOCATIONS WHERE THEY MEET WALLS. SEAL ALL CUT-OUTS IN COUNTERTOPS.

F. SEAL AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT PENETRATIONS AT WALLS. AT RATED WALLS USE A U.L. APPROVED FIRE-STOPPING MATERIAL.

G. DIMENSIONS ARE TO GRID LINE OR FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING OR CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.

H. WHEN APPLICABLE - UNLESS NOTED OTHERWISE, USE CDX PLYWOOD FOR EXTERIOR AND CONCEALED APPLICATIONS AND AB PLYWOOD FOR EXPOSED INTERIOR APPLICATIONS.

KEY NOTES: (#)

1. 6" HIGH X 2" THICK ARCHED STUCCO BAND.
2. 6" HIGH X 2" THICK STUCCO BAND.
3. HOLLOW METAL INSULATED DOORS.
4. COLOR #1 - SHERWIN WILLIAMS SW6151 "QUIVER TAN."
5. COLOR #2 - SHERWIN WILLIAMS SW6157 "FAVORITE TAN."
6. COLOR #3 - SHERWIN WILLIAMS SW6134 "NETSUKE."
7. CULTURED STONE - DRY STACK "LEDGESTONE - ASPEN" TYP.
8. CERTAINTEED "COLONIAL SLATE" ASPHALT SHINGLES OVER 30# ROOFING FELT, TYP.
9. 1" STUCCO OVER 1/2" PLYWOOD OR OSB, TYP.
10. CULTURED STONE CAP, TYP.
11. NOT USED.
12. NOT USED.
13. VINYL WINDOWS - T-4" & T-4" TYP.
14. KNOX BOX PER FIRE DEPARTMENT.
15. PREFINISHED METAL GUTTERS & DOWNSPOUTS. COLOR TO MATCH FASCIA.

COLOR PALETTE:

COLOR #1
"QUIVER TAN"
STUCCO WINGS, FASCIA, SOFFITS, DOORS

COLOR #2
"FAVORITE TAN"
STUCCO CENTER

COLOR #3
"NETSUKE"
STUCCO ACCENT BANDS

CULTURED STONE
"LEDGESTONE - ASPEN"
COLUMNS
WAINSCOTING

ASPHALT SHINGLES
"COLONIAL SLATE"
ROOFING

THE ARCHITECTS OFFICE PLLC
PEACE HARMONY UNITY JOY THRIVE
899 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

MEMORY RANCH POOL BUILDING

MEMORY RANCH
SUBDIVISION
KUNA, IDAHO 83634

DESIGN REVIEW

SEAL

LICENSED ARCHITECT AR-985344

Rob Nikolai TeBeau
STATE OF IDAHO

FILE

APRIL 15, 2019

19-701

ROB TeBEAU, AIA

REVISIONS

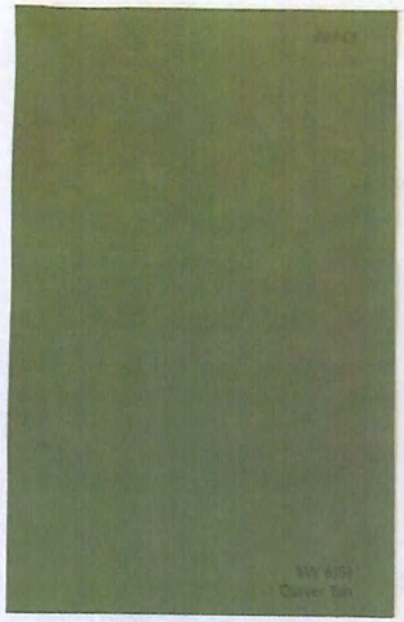
SHEET

A2.0

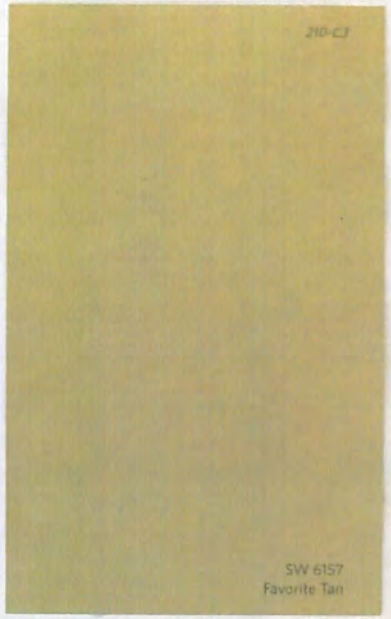
FLOOR PLAN AND ELEVATIONS

MEMORY RANCH POOL BUILDING

COLOR AND MATERIALS BOARD

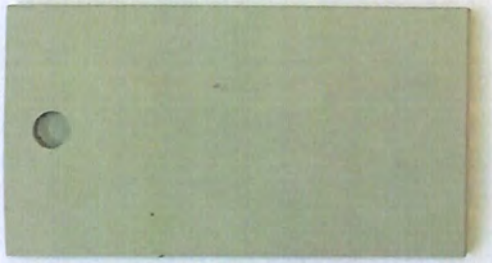


PAINT COLOR #1
SHERWIN WILLIAMS "QUIVER TAN"
STUCCO WINGS, FASCIA, SOFFITS, DOORS



PAINT COLOR #2
SHERWIN WILLIAMS "FAVORITE TAN"
STUCCO CENTER ELEMENT

PAINT COLOR #3
SHERWIN WILLIAMS "NETSUKE"
STUCCO ACCENT BANDS



VINYL WINDOW FRAMES
MILGARD "CLAY"

STONE MANSONRY
CULTURED STONE "LEDGESTONE - ASPEN"
COLUMNS, WAINCOTING

ASPHALT SHINGLES
CERTAINTEED "COLONIAL SLATE"
ROOFING

COLOR #1

"QUIVER TAN"
STUCCO WINGS,
FASCIA, SOFFITS,
DOORS

COLOR #2

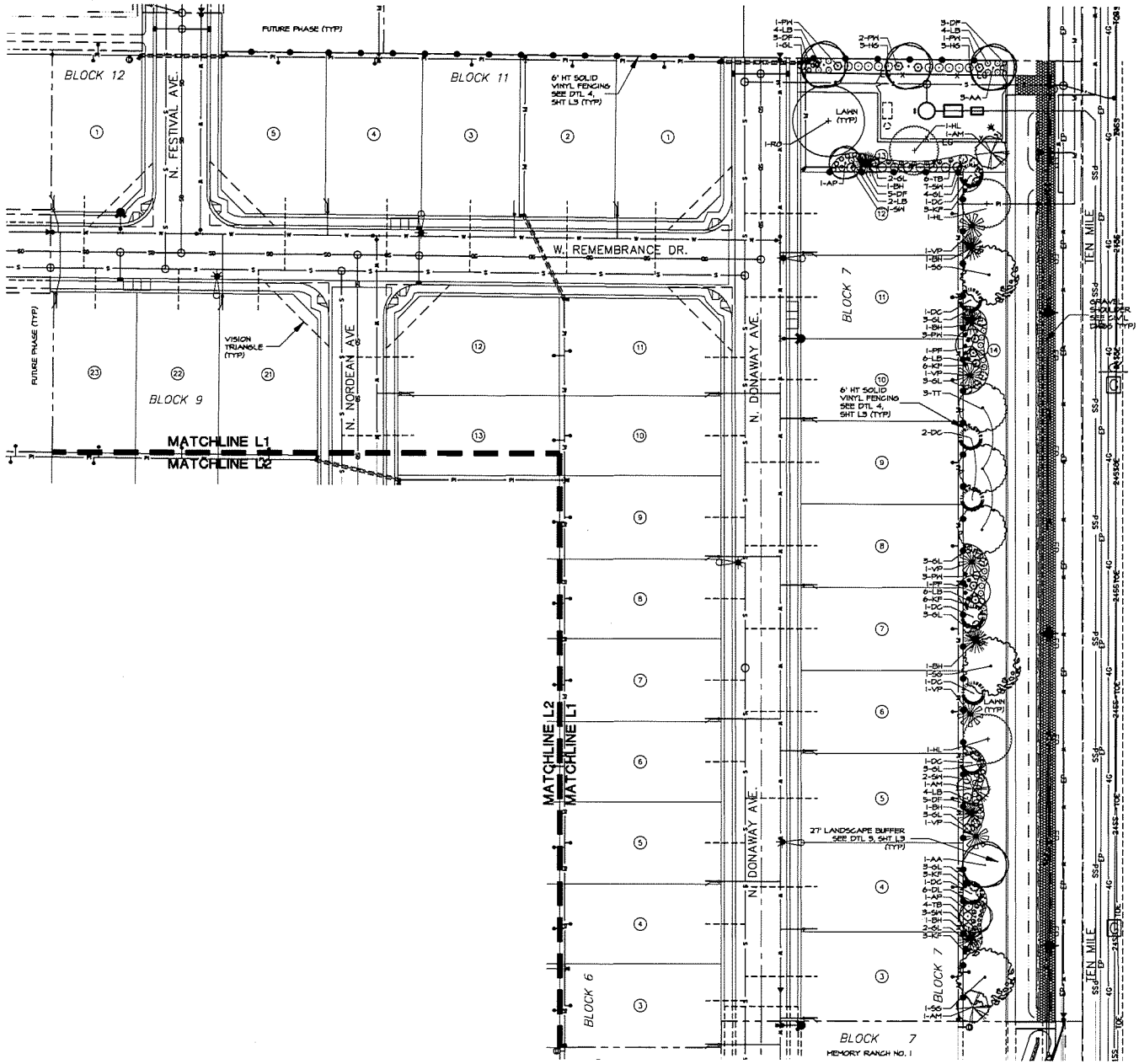
"FAVORITE TAN"
STUCCO CENTER

COLOR #3

"NETSUKE"
STUCCO ACCENT
BANDS

CULTURED STONE

"LEDGESTONE"
COLUMNS,
WAINSCOTTING



PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
GJ	GOLDGREEN JUNIPER
DC	DEODAR CEDAR
SJ	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
STREET TREES (CLASS III)	
RO	RED OAK
STREET TREES (CLASS II)	
AA	AUTUMN PURPLE ASH
HL	SUNBURST HONEYLOCUST
SG	AMERICAN SWEETGUM
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	AMUR MAPLE
AP	ARISTOCRAT PEAR
CP	CHANTICLEER PEAR
PF	PRAIRIFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
CR	RED FLOWERING CARPET ROSE
DF	DWARF FOUNTAIN GRASS
DL	STELLA D'ORO DAYLILY
HL	GRO-LOW SUMAC
HS	HENRY'S GARNET SWEETSPIRE
KF	KARL FOERSTER REED GRASS
LB	LIMONCELLO BARBERRY
PX	SONIC BLOOM PEARL WEIGELA
SM	SUMMERWINE NINEBARK
TB	TOSCANA BARBERRY

LAWN

EXISTING FENCING (TYP)

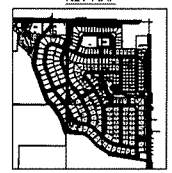
6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP) SEE DTL 4, SHT L3.

4' VINYL FENCE ALONG COMMON AREA PROPERTY LINES AND CONNECTION PATHWAYS (TYP). SEE DTL 4, SHT L3.

NOTES

1. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND DEVELOPMENT CALCULATIONS.
2. REFER TO SHEET L4 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.

KEY MAP



DEVELOPER

TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST., STE. 101
BOISE, IDAHO 83709
Phone (208) 895-8858

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

JENSENBELTS ASSOCIATES

REVISED		
NO	DATE	DESCRIPTION

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

4242 N. BROOKSIDE LANE, BOISE, ID 83714 TEL 208-938-0013 www.baileyengineers.com

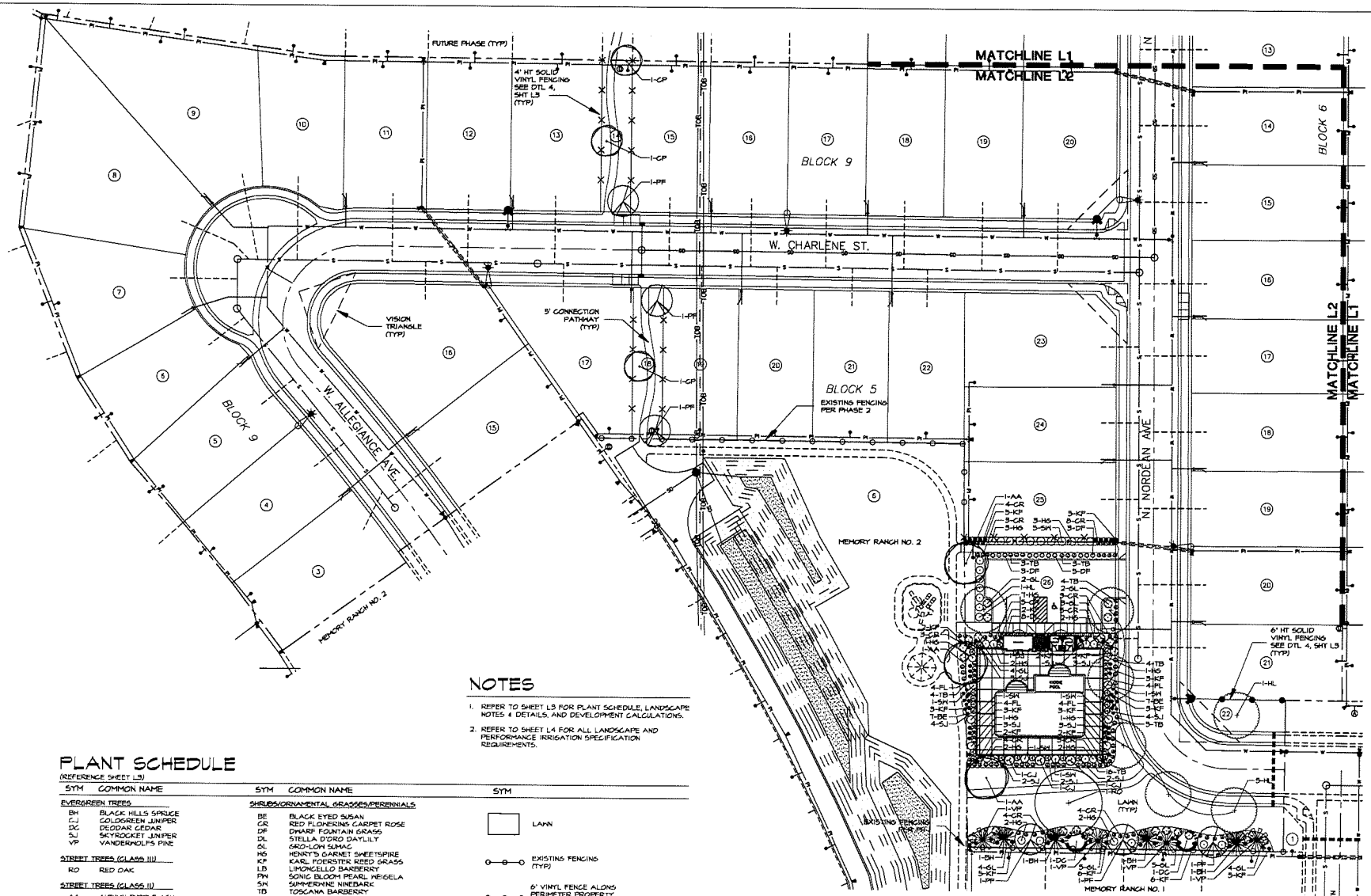
DRAWN BY: AJN | CHECKED BY: KCS | PROJECT: JBA - 1885 | DATE: 08-17-18

FINAL PLAT LANDSCAPE PLAN

MEMORY RANCH SUBDIVISION NO. 3

TRILOGY DEVELOPMENT, INC.

SHEET L1



NOTES

1. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND DEVELOPMENT CALCULATIONS.
2. REFER TO SHEET L4 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.

PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
CJ	GOLDSGREEN JUNIPER
DC	DEODAR CEDAR
SJ	SKYROCKET JUNIPER
VP	VANDERWOLF'S PINE
STREET TREES (CLASS III)	
RO	RED OAK
STREET TREES (CLASS II)	
AA	AUTUMN PURPLE ASH
HL	SUNBURST HONEYLOCUST
SC	AMERICAN SWEETGUM
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	AMUR MAPLE
AP	ARISTOCRAT PEAR
CP	CHANTICLEER PEAR
PF	PRAIRIFIRE CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
CR	RED FLOWERING CARPET ROSE
DF	DWARF FOUNTAIN GRASS
DL	STELLA D'ORO DAYLILY
GL	GRO-LOW SUMAC
HG	HENRY'S GARNET SWEETSPIRE
KF	KARL FOERSTER REED GRASS
LB	LIMONCELLO BARBERRY
PW	SONIC BLOOM PEARL WEIGELA
SM	SUMMERMINE NINEBARK
TB	TOSCANA BARBERRY

SYM	
	LAWN
	EXISTING FENCING (TYP)
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP) SEE DTL 4, SHT L3.
	4' VINYL FENCE ALONG COMMON AREA PROPERTY LINES AND CONNECTION PATHWAYS (TYP). SEE DTL 4, SHT L3.

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NORTH
0' 30' 60' 90'
SCALE 1" = 30'

KEY MAP

JENSENBELTS ASSOCIATES

REVISED		
NO	DATE	DESCRIPTION

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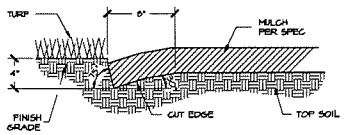
FINAL PLAT LANDSCAPE PLAN

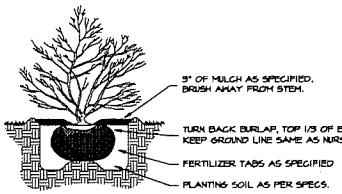
MEMORY RANCH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

SHEET L2



(1) PLANTER CUT BED EDGE

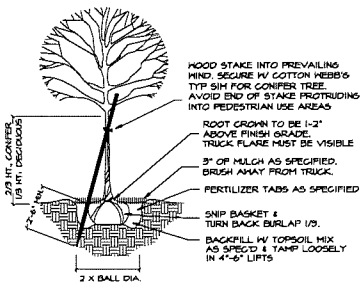
NOT TO SCALE



NOTE: DIG HOLE THICE THE SIZE OF ROOTBALL.

(2) SHRUB PLANTING

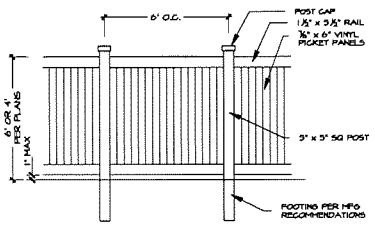
NOT TO SCALE



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

(3) TREE PLANTING/STAKING

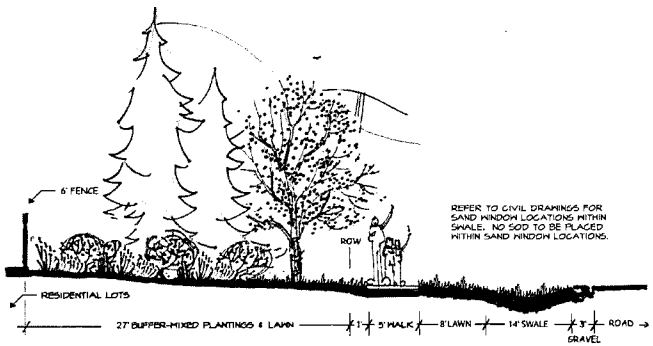
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

(4) VINYL PRIVACY FENCE

NOT TO SCALE



(5) 27' TEN MILE ROAD LANDSCAPE BUFFER SECTION

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
CJ	COLOGREEN JUNIPER	JUNIPERUS SCOPULORM 'COLOGREEN'	6-8' HT B&B
DC	DEODAR CEDAR	CEDRUS DEODARA	6-8' HT B&B
SJ	SKYROCKET JUNIPER	JUNIPERUS SCOPULORM 'SKYROCKET'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
STREET TREES (CLASS II)			
RO	RED OAK	QUERCUS RUBRA	2" CAL B&B
STREET TREES (CLASS I)			
AA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'LINSINGER'	2" CAL B&B
HL	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'	2" CAL B&B
SG	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL B&B
TT	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
AM	AMUR MAPLE	ACER GINNALA	2" CAL B&B
AP	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL B&B
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BE	BLACK EYED SUSAN	ROSA 'FLOWER CARPET- NOARE'	3 GAL
CR	RED FLOWERING CARPET ROSE	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL
DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
HG	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
KF	KARL FORESTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
LB	LIMONCELLO BARBERRY	BERBERIS THANBERGII 'BAILERIN'	3 GAL
PN	SONIC BLOOM PEARL WEIGELA	WEIGELA FLORIDA 'BAKRASOPEA'	3 GAL
SM	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
TB	TOSCANA BARBERRY	BERBERIS THANBERGII 'BAILJULIA'	3 GAL

LAWN

EXISTING FENCING (TYP)

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP) SEE DTL 4, THIS SHT

4' VINYL FENCE ALONG COMMON AREA PROPERTY LINES AND CONNECTION PATHWAYS (TYP). SEE DTL 4, THIS SHT

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. TEN MILE RD.	27'	600' / 100' =	12 TREES	13 TREES (10 SHADE TREES + 0 ORNAMENTAL TREES)
			18 EVERGREENS	18 EVERGREENS
			72 SHRUBS	99 SHRUBS

NUMBER OF TREES PROVIDED ON BUFFERS:	34
NUMBER OF TREES PROVIDED ON COMMON LOTS:	67
TOTAL NUMBER OF TREES:	101

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER). REFER TO SHT L4 FOR LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L4 FOR IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

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REVISED		
NO	DATE	DESCRIPTION

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DRAWN BY: JJH | CHECKED BY: KCS | PROJECT: JBA - 1885 | DATE: 08-17-18

FINAL PLAT LANDSCAPE PLAN

MEMORY RANCH SUBDIVISION NO. 3

TRILOGY DEVELOPMENT, INC.

SHEET # L3

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs: Ground cover
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections. The following sections contain requirements:
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1 Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2 Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A Warranty lawns through specified lawn maintenance period, until Final Project Acceptance
B Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth
1 Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2 Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.6 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3 Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1 Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical disnbutions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
3 Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4 Contractor shall coordinate, obtain and pay for all soil tests.
5 If regenerative noxious weeds are present in the soil, remove all resultant growth, including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuGot Compost (208) 629-6912 or approved equal in equal amounts by volume
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overload bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1 Commercial fertilizer "A" for trees and shrubs during planting; slow release Agnform Planting 5-9-pm tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1 Provide sod of uniform density, with minimum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cultu-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C Apply Pre-Emergent per manufacturer's recommendation

3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E If season and weather conditions dictate, apply anti-desiccant, using power sprayer, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds

3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings
B. Soil Preparation
1 Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope
2 Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips, do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3 Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4 Add fertilizer "B" at the manufacturer's recommended application rate
E Water sod thoroughly with a fine spray immediately after planting
F Sodded Lawn Establishment
1 The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn

3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed

3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided
3. Sleeving under paved areas (by others).
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice
6 Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components, five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings, reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found, at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C Supply all manufacturer's printed guarantees

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100% (full head-to-head)
2. Layout pipes and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved feed tee or coupling device for air blow winterization Location shall be on main supply line downstream from main shut off valve
B Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating and type. Solvent-weld type
1 Pipe
a. Pressure lines: Schedule 40 solvent weld
b Lateral lines: Class 200 pvc
c. Sleeving: Class 200 pvc
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" risers as specified, or if inexperienced, as directed.
4. Solvent: NSF approved solvent for Type I & II PVC
B. Polyethylene Pipe
1. Pipe: Class 100 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used
2. Fittings: Schedule 80 PVC
3. Clamps: Stainless Steel
C Drip Line: Netafim Techline Dripperline, with 6 CPH drippers at 18" spacing

2.2 SPRINKLER HEADS
A Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer
1. Lawn heads: pop-up type.
B Manufacturer: Rainbird or Hunter.

2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic control valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NEMA 70
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes including switch for manual or automatic operation of each circuit.
D Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class threaded connection with cross type handle designed to receive operating key
B Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment.
1. Drip Control Zone Kit: Hunter PGZ-101
2. Standard sprinkler valve shall be Rainbird PEB-PRS-D
C Quick coupler valve: brass or bronze construction with hinged top. One per zone
D Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch
E Manual Flushing Valve: Netafim Model TLSOV, two per zone (each end)

2.5 MISCELLANEOUS
A. Chemicals, primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking
D Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing
C. Install system and components in strict accordance with manufacturer's recommendations
D Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal
1. Provide union on downstream side.
2. Install valve box on bricks - four required.
3. Install top flush with finish grade.
4. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface of saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Cut 20 linear feet at each bailed and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs
E Flush Valves: Install flush valve at end of each drip line run

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch or lawn.
2. Locate part-circle shrub/berry heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between
D Make all electrical splits (splices) in boxes only. Make electrical joints waterproof per manufacturers requirements

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install hybewritten legend inside controller door. Coordinate power with electrical
C. Install controller per manufacturers requirements

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested
B. Pressure testing
1. Make necessary provisions for thoroughly bleeding the line of air and debris
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressure to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4 Fit all zone lines with water to static pressure. Hold for 15 minutes Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance
6 Provide required testing equipment and personnel
7. Repair leaks, and retest until acceptance by the Architect.
C Coverage Inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage
D Final Inspection
1 Clean, adjust, and balance all systems. Verify that:
a Remote control valves are properly balanced.
b Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.
E Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative

END OF SECTION

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST., STE. 101
BOISE, IDAHO 83709
Phone (208) 895-8858

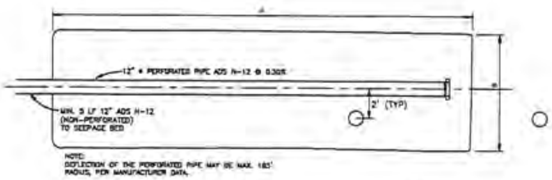
Quality Assurance Program
JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1020 Tyrell Lane, Ste 100 Boise, ID 83706
Ph. (208) 343-7705, Fx. (208) 343-7710

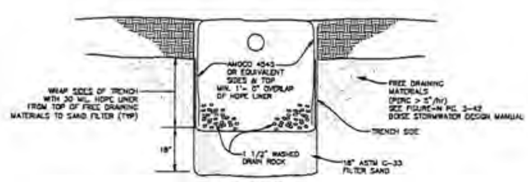
REVISED		
NO	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N BROOKSIDE LANE, BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

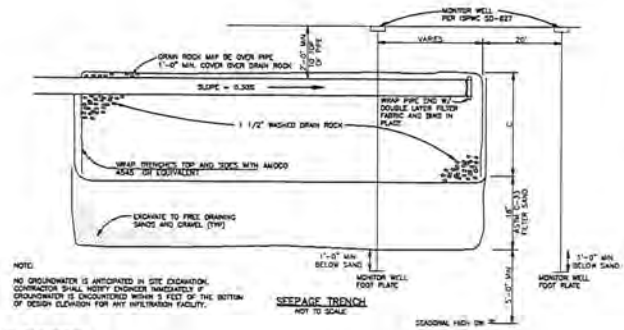
DRAWN BY: JJH | CHECKED BY: KCS | PROJECT: JBA - 1865 | DATE: 08-17-18

FINAL PLAT LANDSCAPE PLAN
MEMORY RANCH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.
sheet L4





SECTION VIEW
PRIVATE TRENCH
NOT TO SCALE



NOTE:

NO GROUNDWATER IS ANTICIPATED IN SITE EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 5 FEET OF THE BOTTOM OF DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.

SEEPAGE TRENCH
NOT TO SCALE

NOTE:

1. DRAINAGE CONTRACTOR SHALL INSTALL 2" SCH 80 WATER CLASS PIPE CONDUITS THROUGH THE SEEPAGE TRENCHES FOR WATER LINES, UNDERGROUND POWER LINES, GAS LINES AND TELEPHONE LINES SEWER SERVICES SHALL BE PLACED IN 6" DIA. SCH 80 WATER CLASS PIPE THROUGH SEEPAGE TRENCHES. THE PRECISE LOCATION, DEPTH AND SIZE SHALL BE DETERMINED BY THE ENGINEER.

2. NO GROUNDWATER WAS ENCOUNTERED IN TEST EXCAVATIONS ON THE SITE. IF GROUNDWATER IS ENCOUNTERED HIGHER THAN INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN OF SEEPAGE TRENCHES TO PROVIDE 5' MINIMUM CLEARANCE BETWEEN GROUNDWATER AND THE BOTTOM OF THE TRENCH. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR.
REFER TO GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, LLC DATED 03/13/2015

3. ALL MONITOR WELLS SHALL HAVE A CONCRETE APRON POURED AROUND THE CAP.

4. PERCOLATION RATE FOR SEEPAGE TRENCHES 5" PER HOUR

5. WHEN ROCK IS ENCOUNTERED CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR WILL NEED TO BLAST TO CREATE CRACKS IN ROCK FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED CRITERIA.

TABLE OF DIMENSIONS

DESCRIPTION	"A" LENGTH	"B" WIDTH	"C" DEPTH	TOP	BOTTOM	GROUND WATER
PRIVATE SEEPAGE TRENCH #1	17'	10'	5'	2651.80	2641.80	<2636.80

MONITOR WELL LOCATIONS

WELL #	NORTH	EAST	LOCATION
#P1	N 4918.72	E 8215.66	5' FROM END OF TRENCH
#P2	N 4918.91	E 8240.66	20' PAST END OF TRENCH

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

8272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JBD

REVISED
NO. DATE DESCRIPTION

POOLHOUSE GRADING PLAN
MEMORY RANCH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

DATE: 03-01-2019
PROJECT: C2014-025
SHEET
C-2

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: 19-20-DR Mod (Design Review); **Snerk's Drive-Thru and Retail Building**

Location: 450 East Deer Flat Road

Planner: Sam Weiger, Planner I

Meeting Date: July 1, 2019

Owners of Record: **Cory Tanner**
2619 West Lake Hazel
Meridian, ID 83642

Applicant/Engineer: **Jeff Likes**
1119 East State #120
Eagle, ID 83709
208.514.2713
jeff@alcarchitecture.com

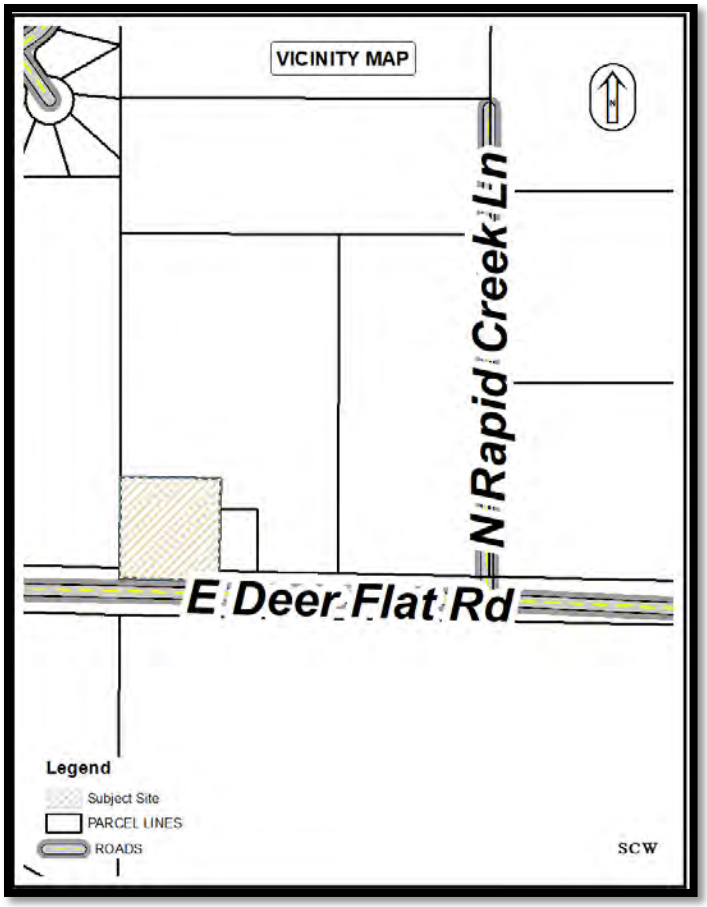


Table of Contents:

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, and parking lots are 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.	Agency Notifications	November 5, 2018
ii.	Completeness Letter	June 19, 2019
iii.	Agenda	July 1, 2019

B. Applicant's Request:

ALC Architecture seeks Design Review modification approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 650 square-foot drive-thru soda shop and a new 6,100 square-foot retail building, accompanying landscaping, lighting and a parking lot. The site is located at 450 East Deer Flat 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	R-2	Low Density Residential – Kuna City
South	P	Public – Kuna City
East	R-2	Low Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - 1.02 (approximate) acres
   - C-1 (Neighborhood Commercial)
   - Parcel No. S1313347025

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 property consists of a bare dirt lot and vegetation associated with a residential lot.

6. **Transportation / Connectivity:**
   The applicant proposes one driveway access from East Deer Flat 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:

Staff included the conditions of approval from the Planning and Zoning Commission's motion on December 11, 2018 in Section "F" of this report. Following the initial approval of *Snerk's* (18-38-DR) on December 11, 2018, ALC Architecture requested to modify the landscape plan. The modified landscape plan features a six-foot landscape buffer in lieu of a 10-foot landscape buffer along the subject property frontage.

The applicant stated the following in Exhibit A2, the alternative method of compliance: "Due to the ACHD easement of 25 feet and then the Kuna City landscape buffer of ten feet, this greatly reduces the size of the lot and our ability to construct a safe and sound development on the parcel." Because the additional ACHD easement is a unique site condition, the applicant's request for alternative method of compliance complies with KCC 5-17-19.

In addition to the alternative method of compliance, the applicant proposes to shift the retail building closer to the rear of the property. The applicant explained that the purpose of the building shift is to keep the cars in the drive-thru lane within the subject property and off the public right-of-way.

With the recommended and required changes, staff has determined that the application modification complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for

Case No. 19-20-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in Section "F" of this report.

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 by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, 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. 19-20-DR, a Design Review request by ALC Architecture to construct a new drive-thru soda shop and a retail building, accompanying landscaping 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 of these agencies and 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 / Impact Fees, if any shall be paid prior to building permit approval.
3. All signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign permit prior to construction*.
4. 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 approval from the public and/or private entities owning the property.
5. The applicant shall include an Idaho PE design for the seepage beds. The seepage beds shall comply with ACHD standards even if remaining private.
6. This development is subject to building and landscaping design review inspections prior to receiving a Certificate of Occupancy. Inspection fees shall be paid prior to requesting staff inspection.
7. The applicant shall install one street light is added per the City's recommendation at an equal distance between the existing two.
8. The applicant shall work with the City to arrive at an appropriate fencing material on the two sides.
9. The applicant shall provide sidewalk along the frontage to comply with ACHD requirements.
10. The applicant shall provide a rear elevation with some breakup in the architecture, such as the awnings over the rear doors.
11. If verified by ACHD that the work along the applicant's frontage is going to happen in 2019, the borrow pit can remain gravel.

12. 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.
13. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
14. Applicant shall comply with all local, state and federal laws.

DATED this 1st day of July, 2019.

June 3, 2019

Kuna Planning and Zoning
751 West 4th Street
Kuna, ID 83634

RE: Request for Alternative Method of Compliance

To Whom It May Concern:

I am writing this letter in regard to an earlier submission to the Planning and Zoning Commission regarding a development project at 450 East Deer Flat Road, Kuna 83634. For this project, I am requesting an alternative method of compliance for the landscape requirements for the project.

Currently there is a 10' landscape requirement across the front (South) side of the property. Due to the ACHD easement of 25' and then the Kuna City landscape buffer of 10' this greatly reduces the size of the lot and our ability to construct a safe and sound development on the parcel. More specifically, it affects the following parameters:

1. The site, while over an acre, is relatively small for a commercial development. Full compliance to the landscaping requirement becomes impractical to the design of the fully functioning retail space.
2. Because of this limitation, the required buffer is larger than can be provided in the existing design.
3. Safety considerations with a drive-through is of concern. We tried two other plans which would bring the drive through line in front of the building completely but that would put too many cars in the parking lot area where school children would be walking. We feel this is a greater safety risk and so we abandoned this plan.

Request for Alternative Method of Compliance
Due to these factors, we are requesting an alternative method of meeting the landscape requirements in our updated plan, see new design enclosed. This design incorporates enhanced landscaping throughout the project including: two landscaped islands in the parking lot, an additional landscape bed on the east side of the building (previously designed as concrete), bushes and landscaping on the north side of the building (previously designed as concrete), row of varied types of bushes and shrubs across the front of the property in the 6' landscape buffer and ample trees of various kinds throughout the project. In this design, we sought to enhance the landscaping through the entire project in lieu or in exchange for the elimination of the additional 10' landscape buffer in the front of the property. In this way, we felt we were able to meet the need of adequate landscaping in the design. This creates a project that is smart in the use of space and beautiful in the design.

We reiterate our desire to make this project a great enhancement to the city of Kuna and its residents. We anticipate that this will be a great gathering place for families and children for years to come. Our goal is to build a project that both we and the city can be proud of. We greatly appreciation your consideration of this request.

Please let me know if you have any additional questions.

Sincerely,

Cory Tanner, Owner
The Bolton Company, LLC

LANDSCAPE NOTES:

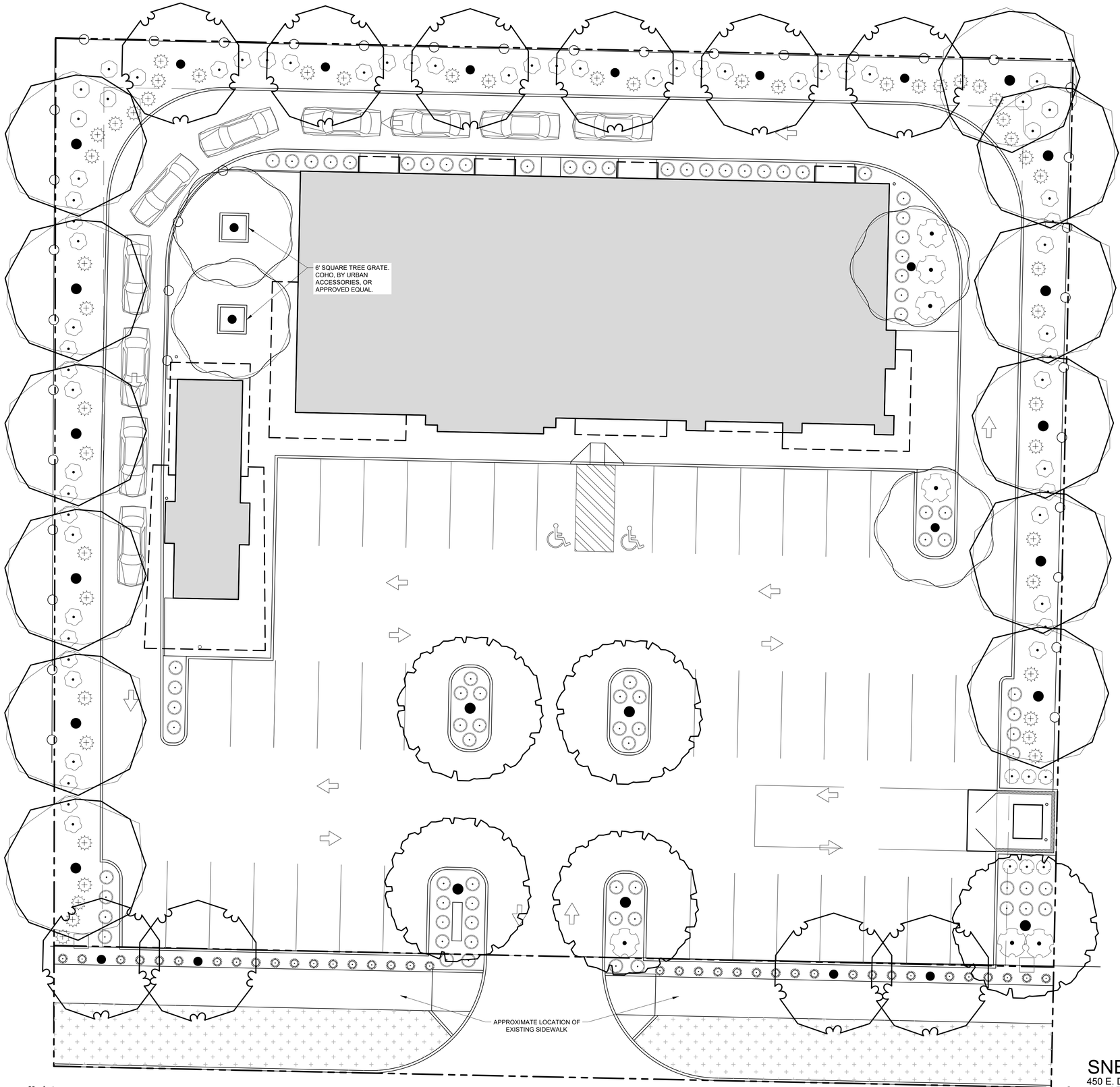
1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2019; and Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
   - 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil should have a pH of 6.5 to 8.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
   - 4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
   - 5.1. All planter beds to receive 3" depth of round river rock mulch, or approved other. Install over commercial grade weed barrier fabric per manufacturer recommendations.
6. LAWN AREAS
   - 6.1. Sodded, to be tall turf-type fescue or approved equal per approved by owner.
   - 6.2. All lawn areas to have cut edge.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All trees and shrubs to be installed per details.
   - 7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
   - 7.5. All plants shall adhere to plant schedule, species & sizes. Any necessary subsitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.2. All remote control valves (including master control valve) to have flow control device.
   - 8.3. Install indoor rated controller. Coordinate with general contractor on exact location.
   - 8.4. Controller to include On/Off rain switch or other rain shut off device that does not alter program.
   - 8.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.6. Use common trenching where possible.
   - 8.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.8. All mainline pipe and wires to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.
   - 8.9. All wires to be 14 gauge direct bury wire at a minimum. Size wire for correct voltage loss.
   - 8.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
   - 8.11. Sprinkler heads shall have a matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=10' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the General Contractor.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer truncatum `Pacific Sunset` TM / Pacific Sunset Maple	B & B	2"	10	30`h x 25`w
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"	5	50`h x 30`w
	Liriodendron tulipifera `Emerald City` TM / Emerald City Tulip Tree	B & B	2"	4	50`h x 25`w
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"	12	50`h x 30`w
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		49	5`h x 3`w
	Deschampsia cespitosa `Pixie Fountain` / Dwarf Tufted Hair Grass	1 gal		37	2`H X 2`W
	Juniperus scopulorum `Medora` / Medora Juniper	5 gal		6	10`h x 3`w
	Pennisetum alopecuroides `Moudry` / Black Flowering Fountain Grass	1 gal		79	3`h x 3`w
	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal		9	3`h x 3`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		7	2`h x 6`w
	Rosa x `Noaschnee` / Flower Carpet White Groundcover Rose	2 gal		52	3`H X 3`W

LANDSCAPE MATERIALS LEGEND:

3" DEPTH GRAVEL TO MATCH ADJACENT PROPERTIES



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
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WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

STATE OF IDAHO · JESSEN BUSTER · LA-16830 · 06.03.19 · LICENSED LANDSCAPE ARCHITECT

ALC architecture Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SNERK'S

450 E. DEER FLAT
Conceptual Presentation
06.03.2019
alc - 18109

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LANDSCAPE REQUIREMENTS:

PER CITY OF KUNA LANDSCAPING REQUIREMENTS CHAPTER 5.

LANDSCAPE ALONG STREETS:
*1 TREE PER 35 LINEAR FEET.

E. DEER FLAT RD.	TREES REQUIRED / TREES PROVIDED:	SHRUBS REQUIRED / PROVIDED
• 191 LF (MINUS CURB CUTS)	5/5	25/41

PARKING LOT LANDSCAPE BUFFER:
**1 TREE & 5 SHRUBS PER 35 LINEAR FEET.

WEST BUFFER	TREES REQUIRED / TREES PROVIDED:	SHRUBS REQUIRED / PROVIDED
• 198 LF	6 / 6	30 / 43
NORTH BUFFER	TREES REQUIRED / TREES PROVIDED:	SHRUBS REQUIRED / PROVIDED
• 220 LF	6 / 6	30 / 40
EAST BUFFER	TREES REQUIRED / TREES PROVIDED:	SHRUBS REQUIRED / PROVIDED
• 198 LF	6 / 6	30 / 49

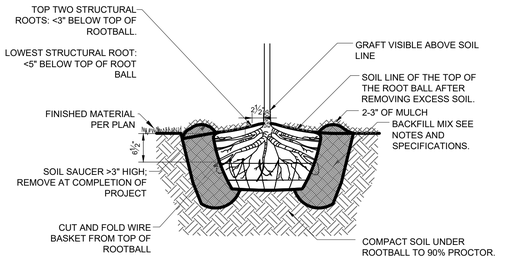
BIODIVERSITY REQUIREMENT:
*A MINIMUM OF 4 DIFFERENT TREE SPECIES ARE REQUIRED WHEN 31-40 TREES ARE PROPOSED.

• PROPOSED TREES	SPECIES REQUIRED:	SPECIES PROVIDED:
• 31	4	4

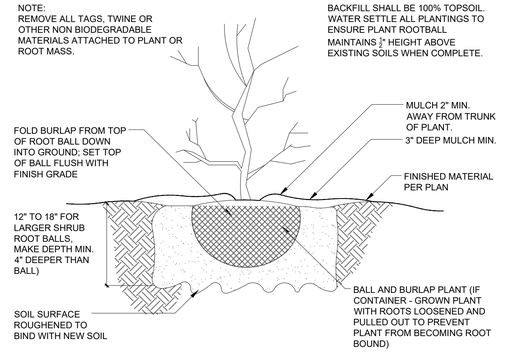
PLANT SIZING MINIMUM REQUIREMENTS:

TREE SIZING:
SHADE TREES: MIN 2" CAL. B&B
ORNAMENTAL TREES: MIN 2" CAL. B&B
EVERGREEN TREES: MIN 6 FEET IN HEIGHT

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 STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"

SNERK'S
450 E. DEER FLAT
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06.03.2019
alc - 18109

PLANT SCHEDULE

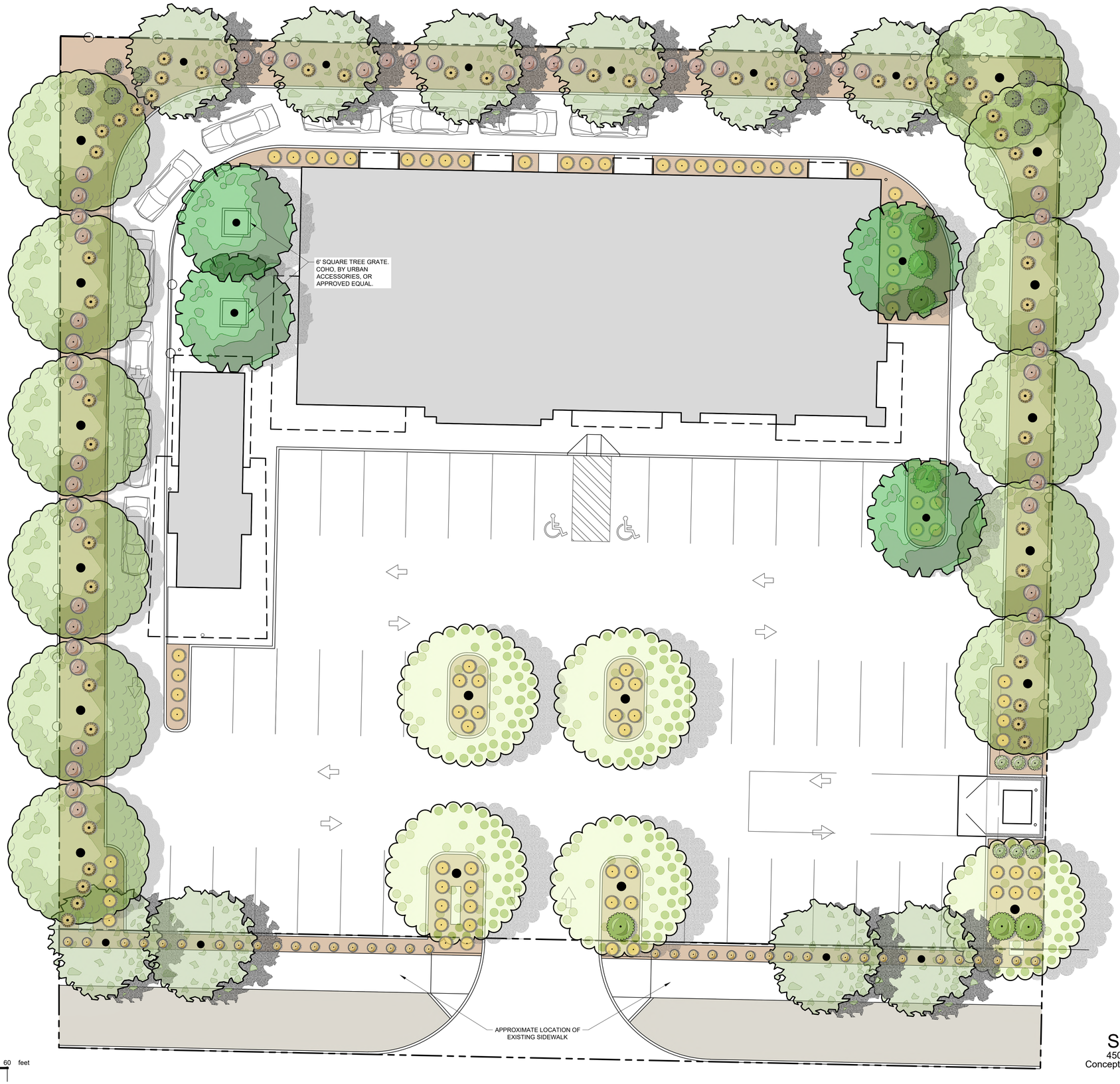
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer truncatum `Pacific Sunset` TM / Pacific Sunset Maple	B & B	2"	20	30`h x 25`w
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"	11	50`h x 30`w
	Liriodendron tulipifera `Emerald City` TM / Emerald City Tulip Tree	B & B	2"	6	50`h x 25`w
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"	27	50`h x 30`w
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**QTY**	**REMARKS**
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		49	5`h x 3`w
	Deschampsia cespitosa `Pixie Fountain` / Dwarf Tufted Hair Grass	1 gal		37	2`H X 2`W
	Juniperus scopulorum `Medora` / Medora Juniper	5 gal		6	10`h x 3`w
	Pennisetum alopecuroides `Moudry` / Black Flowering Fountain Grass	1 gal		79	3`h x 3`w
	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal		9	3`h x 3`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		7	2`h x 6`w
	Rosa x `Noaschnee` / Flower Carpet White Groundcover Rose	2 gal		52	3`H X 3`W

LANDSCAPE MATERIALS LEGEND:

LAWN: SOD PER NOTE 6/L1.00

LANDSCAPE MULCH

3" DEPTH GRAVEL



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SRG PN: 18-1182

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LICENSED LANDSCAPE ARCHITECT

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NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SNERK'S
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06.03.2019
alc - 18109

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

For Office Use Only	
File Number (s)	18-38-DR
Project name	Sneaks Drive thru and retail bldg
Date Received	10/24/18
Date Accepted/ Complete	11/1/18
Cross Reference Files	
Commission Hearing Date	11/27/18
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: Cory Tanner
Address: 2619 W lake Hazel
City, State, Zip: Meridian, Idaho 83642
Phone Number:
E-Mail:
Fax #:

Applicant (Developer):
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Engineer/Representative: Jeff Likes
Address: 1119 E State #120
City, State, Zip: Eagle, Idaho 83616
Phone Number: 208.514.2713
E-Mail: jeff@alcarchitecture.com
Fax #:

Subject Property Information

Site Address: 450 E Deer Flat
Site Location (Cross Streets): Deer Flat and Kay Ave
Parcel Number (s): S1313347025
Section, Township, Range: 13, 2N, 1W
Property size : 1.02 ac
Current land use: vacant
Proposed land use: drive thru, retail
Current zoning district: C-1
Proposed zoning district: C-1

Exhibit B1

Project Description

Project / subdivision name: Snerk's

General description of proposed project / request: Drive Thru and retail building

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: 2 Other lots:

Gross floor area square footage: 6,750 Existing (if applicable):

Hours of operation (days & hours): 6am-9pm Building height: 24'-0" +-

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): N/A

Proposed Parking:

a. Handicapped spaces: 2 Dimensions: 9'x18'

b. Total Parking spaces: 43 Dimensions: 9'x18'

c. Width of driveway aisle: 24'-0"

Proposed Lighting: shield pole and building lights

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): parking areas common areas to the north and west

Applicant's Signature: Jeff Lee Date: 10.22.2018

City of Kuna
Design Review Application

received 10.24.18

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

FILE NO.: 18-38-DR (Design Review)

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
X	Date of pre- application meeting : 9.15.2018 *Note: Pre-Applications are valid for a period of three (3) months.*	X
X	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	X
X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	X
X	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	X
X	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	X
X	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.	X

Exhibit B2

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

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 ½" x 11" REDUCTIONS

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

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
[X]	North Arrow	[X]
[X]	To scale drawings	[X]
[X]	Boundaries, property lines and dimensions	[X]
[X]	Name of "Plan Preparer" with contact information	[X]
[X]	Name of project and date	[X]
[X]	Type and location of all plant materials and other ground covers. *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*	[X]
[X]	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	[X]
[X]	Method of irrigation. *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.*	[X]
[X]	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.)*, etc.	[X]
[X]	Sign locations *Note: A separate sign application must be submitted with this application*	[X]
[X]	Locations and uses for open spaces	[X]
[X]	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	[X]
[X]	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	[X]
[X]	Location and designations of all sidewalks	[X]
[X]	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.	[X]

Building Elevations

Applicant Use		Staff Use
[X]	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*	[X]
[X]	Identify the elevations as to north, south, east, and west orientation	[X]
[X]	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*	[X]
[X]	Screening/treatment of mechanical equipment	[X]
[X]	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	[X]
[X]	Detailed elevation plans showing the materials to be used in construction of trash enclosures	[X]

Lighting Plan

Applicant Use		Staff 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	[ ]

Roof Plans

Applicant Use		Staff Use
[X]	Size and location of all roof top mechanical units	[X]

Design Review Application

Applicant: Jeff Likes Phone: 208.514.2713

☐ Owner ☒ Representative Fax/Email:

Applicant's Address: 1119 E State #120 Eagle, Idaho 83616

Zip:

Owner: Cory Tanner Phone:

Owner's Address: 2619 W LAKE HAZEL RD Email: cory@beechtreemanagement.com

MERIDIAN, IDAHO Zip: 83642

Represented By: *(if different from above)* Phone:

Address: Email:

Zip:

Address of Property: 450 E DEER FLAT RD

Zip:

Distance from Major Cross Street: 1 1/2 MILE Street Name(s): Meridian/ Deer Flat

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.)*

new 650 s.f. drive thru soda shop and 6,100 s.f. retail shell building

1. Dimension of Property:
2. Current Land Use(s): vacant
3. What are the land uses of the adjoining properties?
   - North: residential- use of church
   - South: kuna school district
   - East: residential- use of church
   - West: kuna school district
4. Is the project intended to be phased, if so what is the phasing time period? no

   Please explain:
5. The number and use(s) of all structures: (1) drive thru, (1) retail building
6. Building heights: 24'-0" Number of stories: 1

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? 13.8%
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:	tpo	/	white

Walls: (State percentage of wall coverage fro 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.

metal panel:

stucco:

% of Wood application:		/	
% EIFS: *(Exterior Insulation Finish System)*		/	
% Masonry:		/	
% Face Block:	5	/	brown
% Stucco:	50	/	white
& other material(s):	45- metal panel	/	silver
List all other materials:			
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*	alumn storefront	/	natural alumn.
Soffits and fascia material:		/	
Trim, etc.:		/	

Other: _____ / _____

9. Please identify Mechanical Units: pre packaged
   Type/Height: roof top- 5'
   Proposed Screening Method: parapet
10. Please identify trash enclosure: *(size, location, screening & construction materials)*
    cmu walls, metal gates
11. Are there any irrigation ditches/canals on or adjacent to the property? _____
    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 exiting 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:
    seepage beds
14. Percentage of Site Devoted to Building Coverage: _____
    % of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 29% Square Footage: 14,046
    % of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 71% Square Footage: 34,650
    % of Site Devoted to other uses: _____
    Describe: _____
    % of landscaping within the parking lot (landscaped islands, etc.): _____
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
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: _____
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* bike rack, open space, patio
19. Setbacks of the proposed building from property lines:

dimensions to buildings

Front 79 -feet Rear 70 -feet Side 39 -feet Side 25 -feet

20. Parking requirements:

Total Number of Parking Spaces: 45 Width and Length of Spaces: 9'x18'

Total Number of Compact Spaces 8'x17'):

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTED THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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 you request, please have ready the file number indicated in this notice.

Signature of Applicant Jeff Lee Date 10.22.2018

City staff comments:

Signature of receipt by City Staff Date

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

ALC architecture Collaborative
1119 E. State St., Suite 120 - Eagle, ID 83616
208.514.2713

October 22, 2018

City of Kuna Planning and Zoning Department
Re: Snerk's – Design Review Application

To Whom It May Concern:

Pursuant to our Design Review application for a new drive thru and retail building located at 450 E Deer Flat Road we respectfully request approval to construct approximately 650 s.f. drive thru soda shop and a 6,100 s.f. retail building.

The proposed project is located on a single parcel in the (C-1) zoning district. The buildings will be part of a mixed commercial use development with the purpose of addressing the needs of nearby neighborhood residents.

The proposed buildings are designed to address the requirements for commercial buildings in arterial roadway district. The architectural character of the building will have varying roof heights and profiles, the tallest portion of the building is a parapet of approximately 24'-0" above finished grade, this will conceal any proposed roof top mechanical equipment. Additionally this height is comparable with most retail storefronts allowing for a good transition between this building and future building. All uses for this facility will be located on the street level given the building is only a single story, allowing for 100% of the street level façade to front on to a public sidewalk with plaza area directly adjacent to the buildings main entrance.

Our building entrance is facing South towards Deer Flat Road, the vehicle parking area and the public sidewalk. The entries are covered with a metal eyebrow awning supported by steel brackets, the roof is clad with standing seam metal roofing, and tpo. The entrance doors are part of a recessed fully glazed curtain wall providing full visual transparency into the facility. The sloping roof protecting the building entrance and continuing north is sloped at 1/12 less than the required 3/12. Our exterior material treatments include a mixture of metal panel with different profiles and colors and painted cement plaster. Approximately 40% of the façade is treated with a framed projection around storefront glazed openings.

Exhibit
B3

All trash disposal containers will be contained within an accessible trash enclosure with adequate access for trash service vehicles located to the north of the proposed building.

We appreciate your approval of our design review application. And we look forward to helping Kuna develop the Deer Flat Road corridor.

Should you have any questions or concerns regarding this project please don't hesitate to contact us. We thank you for your time and consideration.

Thank you,

Jeff Likes, President
ALC Architecture
1119 E. State St. Suite 120
Eagle, ID 83616

NXID-0287934
ITA-0287978

WARRANTY DEED

FOR VALUE RECEIVED

Sharon L Fisher, an unmarried woman

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Bolton Landing LLC

GRANTEE(s), whose current address is: 1001 N. Meridian Rd., Meridian, ID 83642 the following described real property in Ada County, State of Idaho more particularly described as follows, to wit:

A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the centerline intersection of Linder Road and Deer Flat Road and also marking the Southwest corner of said Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence
South 88 degrees 48 '47" East 1315.34 feet along the centerline of said Deer Flat Road which is also the South boundary of the said Southwest quarter of Section 13 to a found 5/8" iron pin marking the West 1/16 corner common to said Section 13 and Section 24, said pin bears
North 88 degrees 48'47" West 1315.34 feet from a found 5/8" iron pin marking the South quarter corner of said Section 13; thence
North 0 degrees 04'07" East (formerly North 0 degrees 03'47" East) 25.00 feet along the West boundary of the said Southeast quarter of the Southwest quarter of Section 13 to a set 5/8" iron pin marking a point on the Northerly right-of-way of said Deer Flat Road, said pin also marking the REAL POINT OF BEGINNING; thence continuing along said West boundary of the Southeast quarter of the Southwest quarter of Section 13
North 0 degrees 04'07" East (formerly North 0 degrees 03'47" East) 213.04 feet to a set 5/8" iron pin; thence
South 88 degrees 48'47" East 210.78 feet to a set 5/8" iron pin; thence
South 1 degrees 11'13" West 213.00 feet to a set 5/8" iron pin marking a point on the said Northerly right of way of Deer Flat Road; thence
North 88 degrees 48'47" West 206.62 feet along said Northerly right of way of Deer Flat Road to the POINT OF BEGINNING.

Exhibit
B4+5

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 9th day of April, 2018

Sharon L Fisher

STATE OF: Idaho)
COUNTY OF Ada)

On this 9th day of April, in the year of 2018, before me the undersigned Notary Public in and for said State, personally appeared Sharon L. Fisher known or identified to me (or proved to me on the oath of ....), to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

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

Notary Public for Idaho
Residing at: Boise, Idaho
My commission expires: 4/15/2019

ANGELA K. ALBERT
NOTARY
PUBLIC
STATE OF IDAHO

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, Cory Tanner , 2619 West Lake Hazel Road
Name **Address**

Meridian , ID, 83642
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 Jeff Likes 1119 State Street, Ste. 120, Eagle ID 83616 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 October, 20 18

Signature

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

Notary Public for Idaho

Residing at: 1710 S. Wells Ave., Meridian, ID 83642

My commission expires: May 29, 2024 2018-0988

JOCELYN B WADE NOTARY PUBLIC comm. 2018-0988 STATE OF IDAHO

Exhibit
B6

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

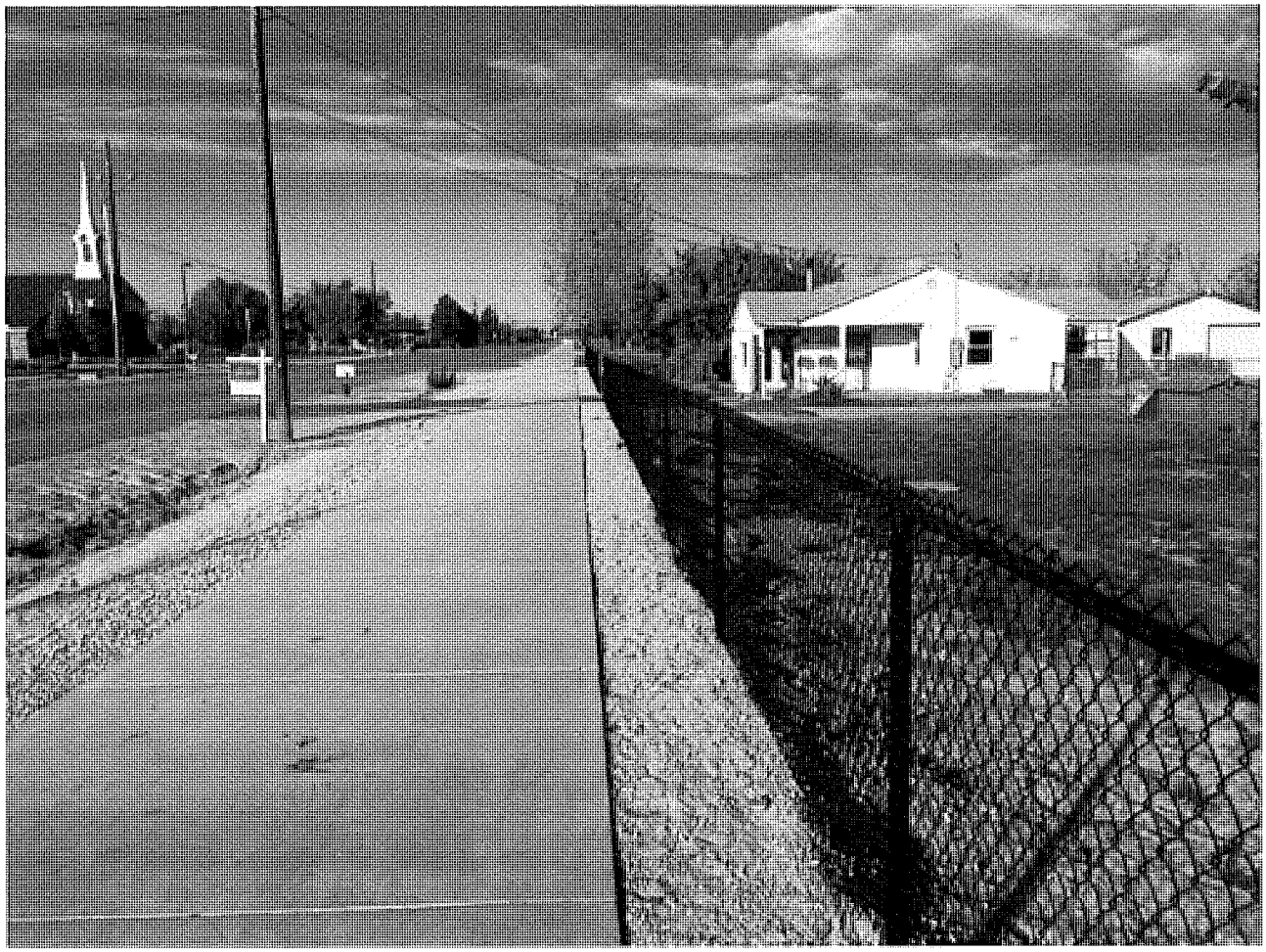
Legend

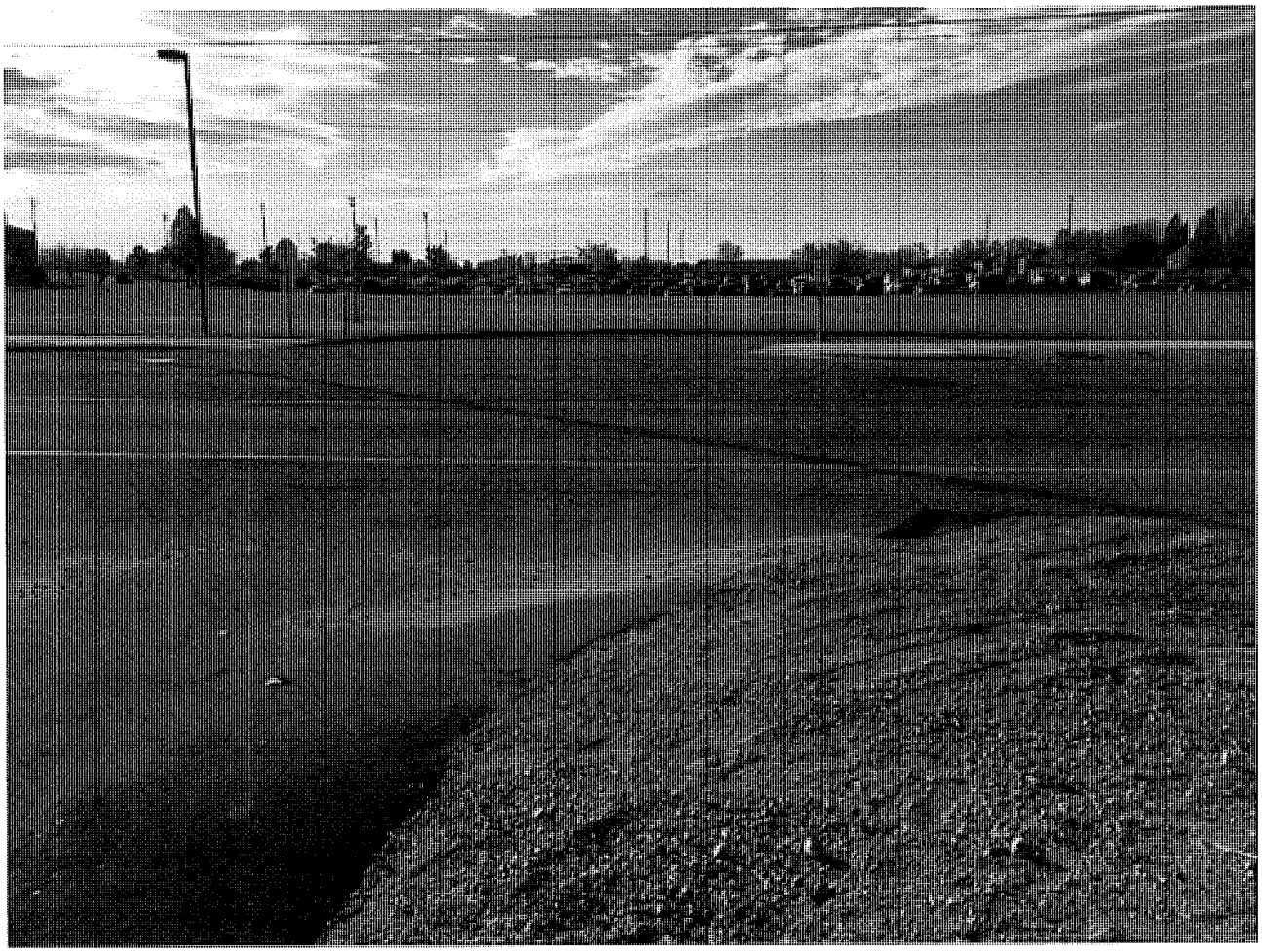
- Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels

10/23/2018

C1

Exhibit
B9





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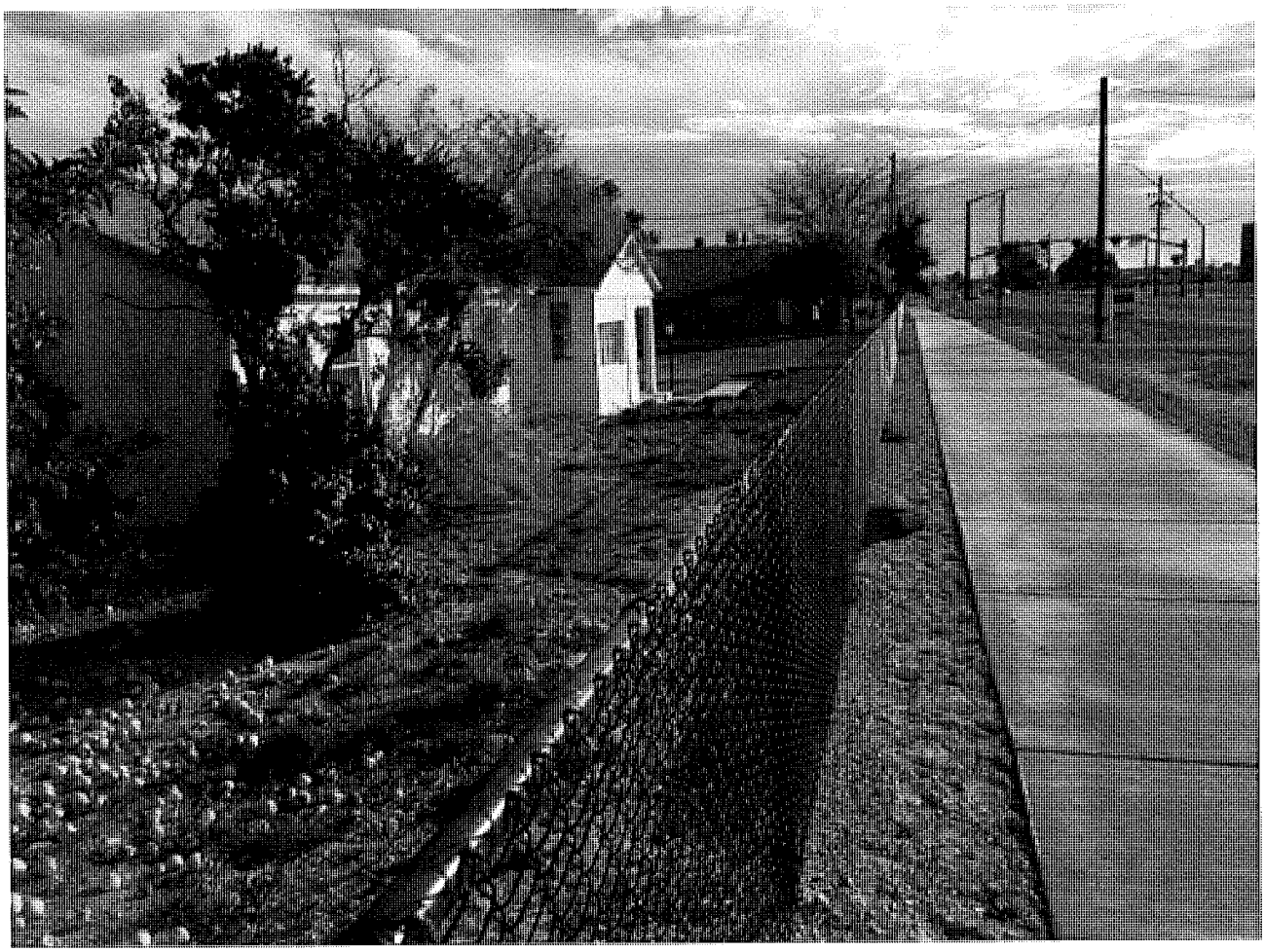
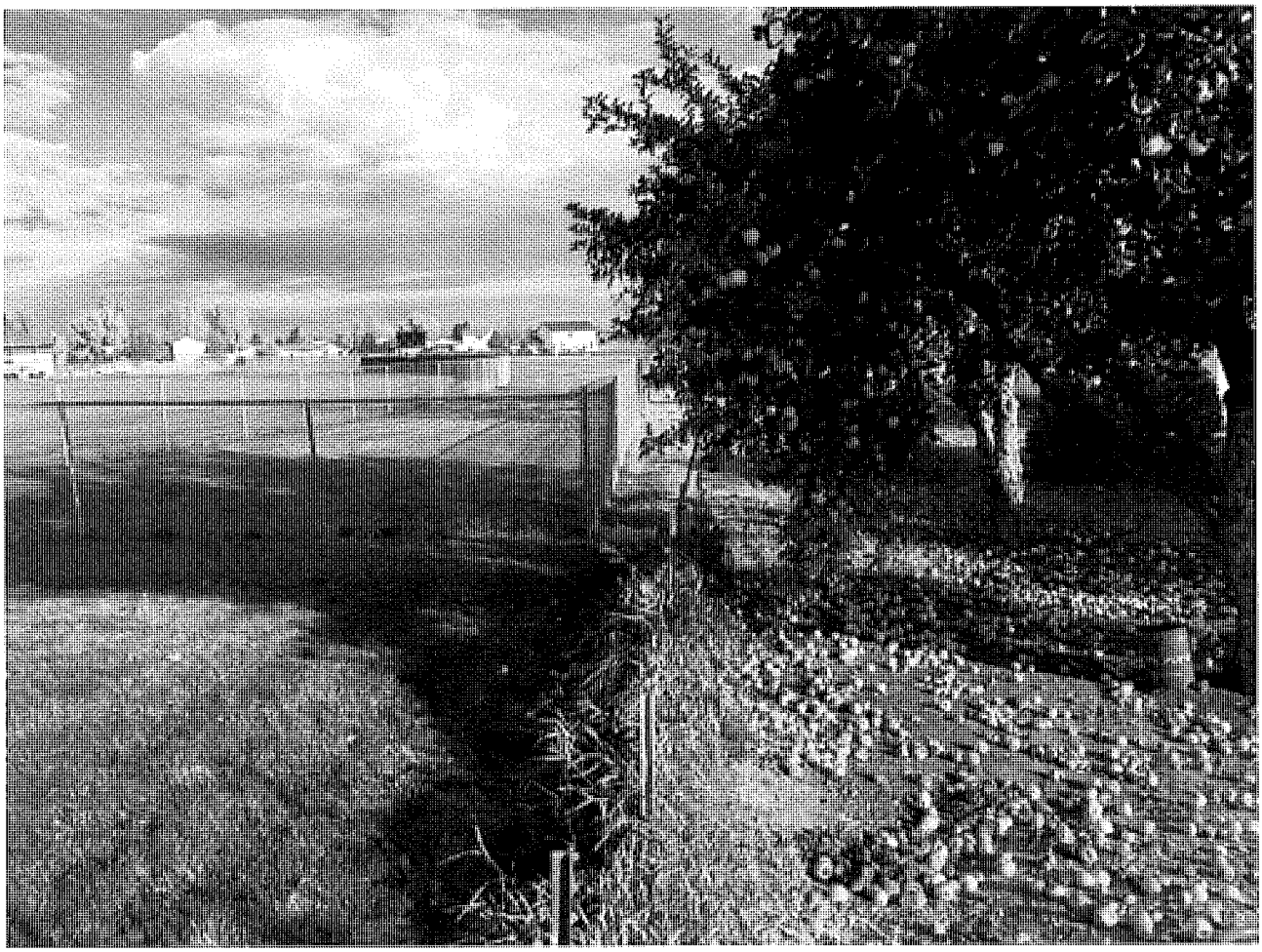
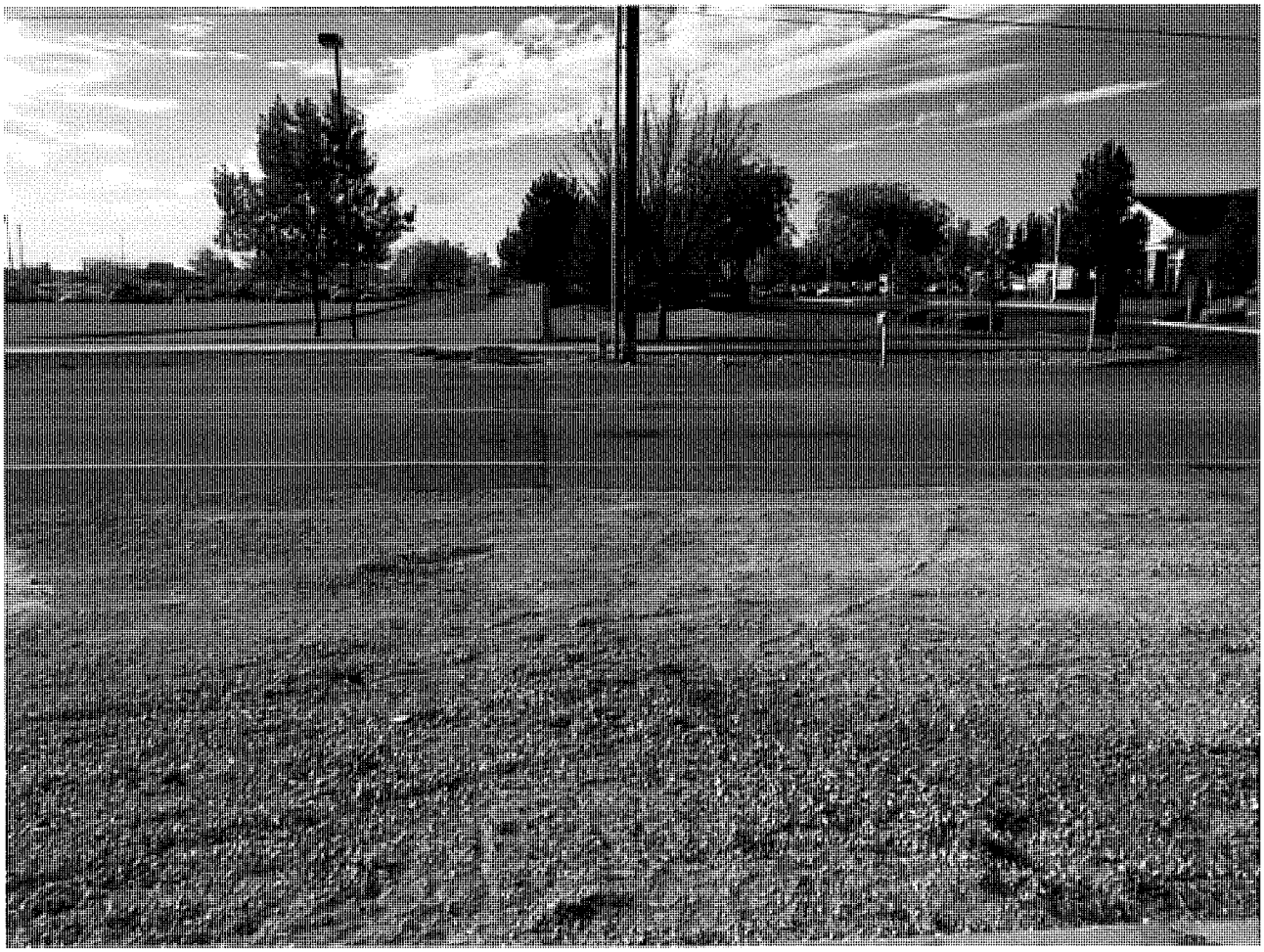
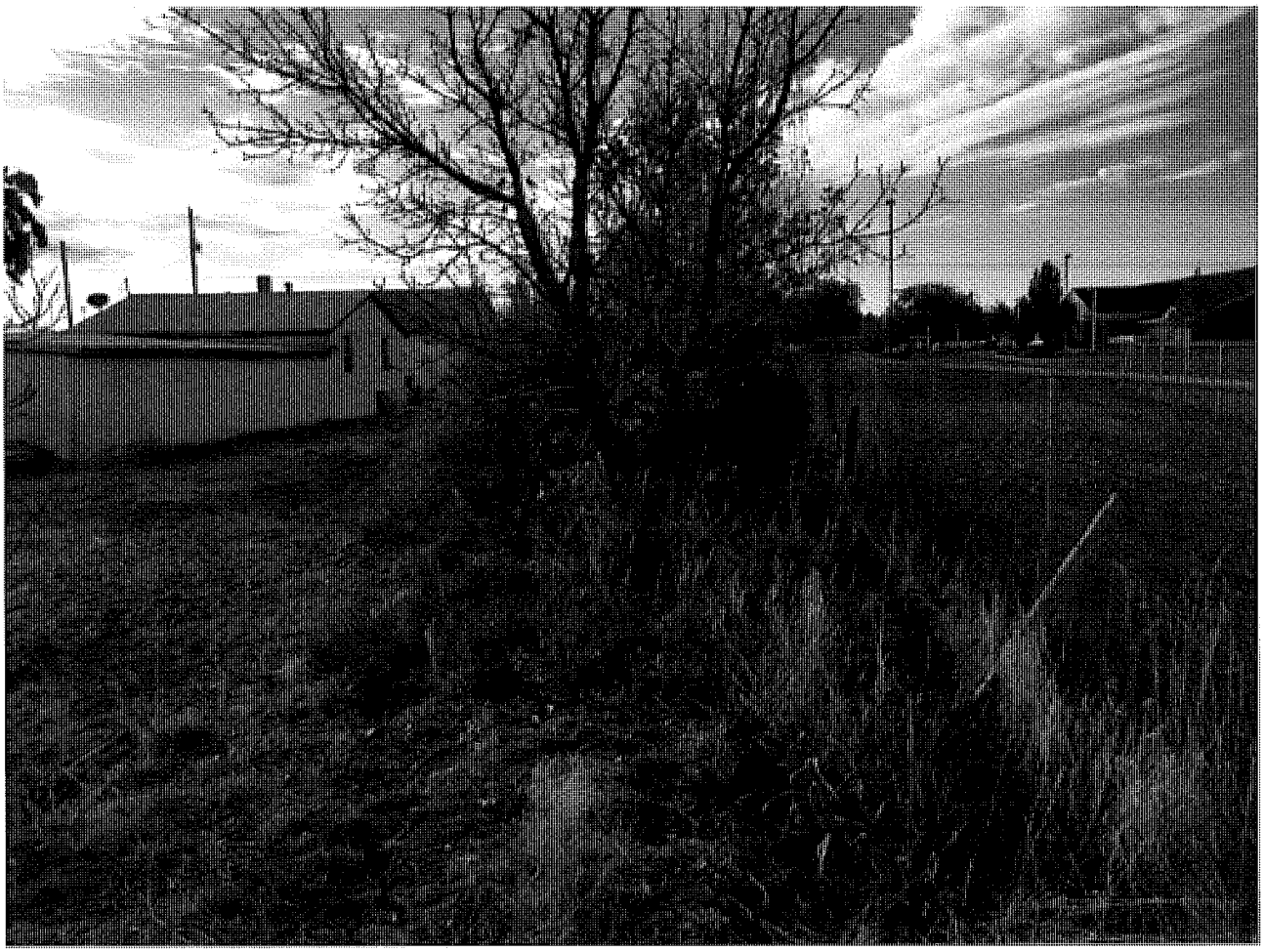


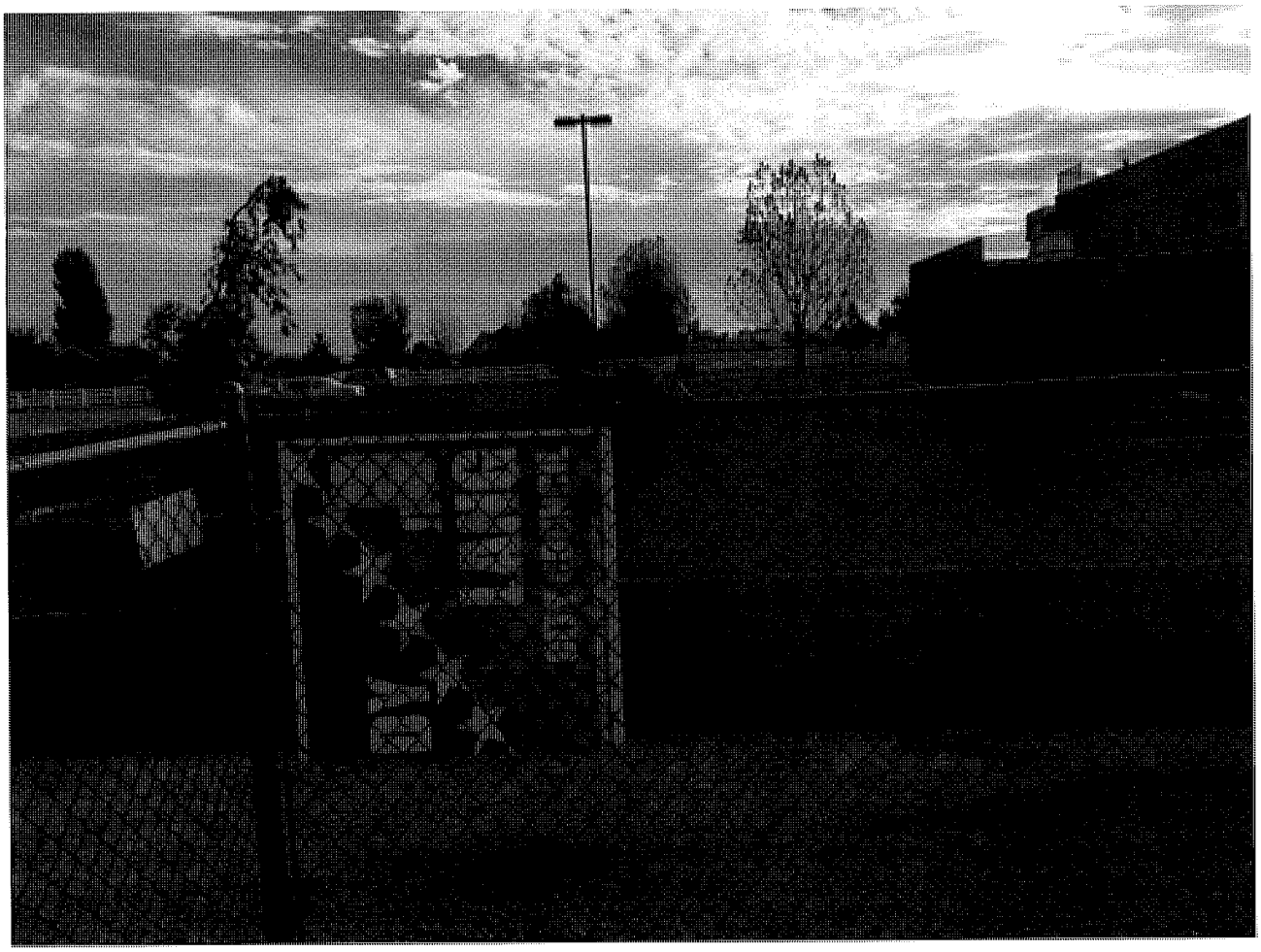




C3



C4



Sam Weiger

From: Paul Stevens
Sent: Thursday, November 29, 2018 8:02 AM
To: Sam Weiger
Subject: RE: Agency Notifications (Requesting Comment if applicable) for Snerk's

- Vicinity maps need an arrow, square box or something to depict the area in discussion. When this information becomes known, we can tell you where the water and sewer etc. are located.
- Seepage beds require an Idaho PE design and must comply with ACHD standards even if remaining private

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

From: Sam Weiger <sweiger@kunaid.gov>
Sent: Monday, November 5, 2018 8:33 AM
To: Chad Gordon <chad.gordon@jmsanitation.com>; Paul Stevens <PStevens@kunaid.gov>; Bob Bachman <bbachman@kunaid.gov>; Terry Gammel <tgammel@kunafire.com>; jmcdaniel@adaweb.net; Lisa Holland <lholland@kunaid.gov>
Subject: Agency Notifications (Requesting Comment if applicable) for Snerk's

Hello,

I have attached the information that has been submitted to me for the proposed Snerk's drive thru and retail building. We're welcoming any comments at this time.

Thanks,

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

Sam Weiger

From: Cory Tanner <cory@beechtreemanagement.com>
Sent: Friday, December 7, 2018 11:27 AM
To: Sam Weiger
Subject: FW: 450 Deer Flat: Dumpster Plan
Attachments: SD1.1 SITE PLAN 12-3-2018[4][1].pdf

Sam,

Please see commentary below from Chad Gordon, with J&M Sanitation regarding our solution on the garbage removal for the Deer Flat property. He seems to be okay with this option.

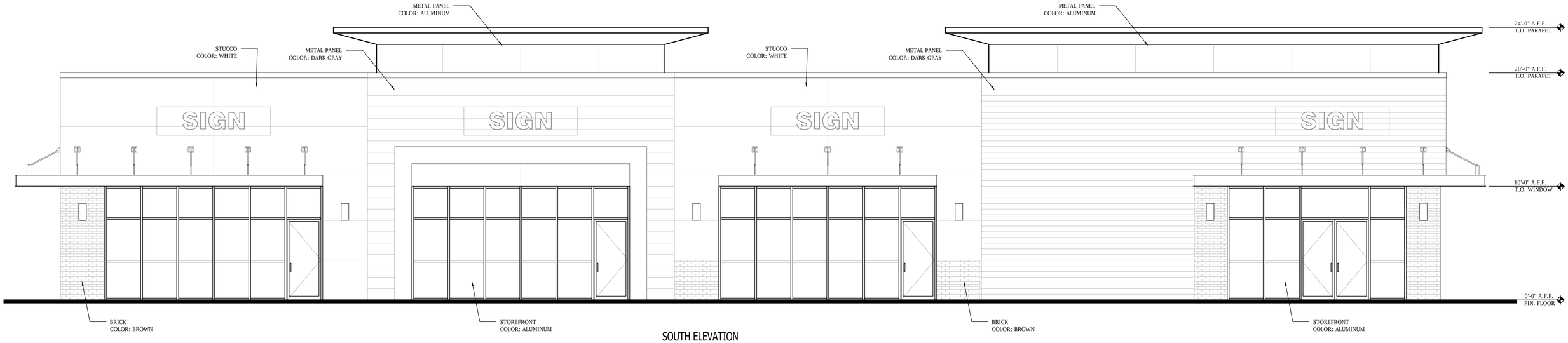
Cory Tanner, President
The Bolton Company
1710 South Wells Avenue, Suite 110, Meridian, ID 83642
Phone: (208) 484-4801

From: Chad Gordon <chad.gordon@jmsanitation.com>
Date: Friday, December 7, 2018 at 10:33 AM
To: Cory Tanner <cory@beechtreemanagement.com>
Subject: Re: 450 Deer Flat: Dumpster Plan

Cory,

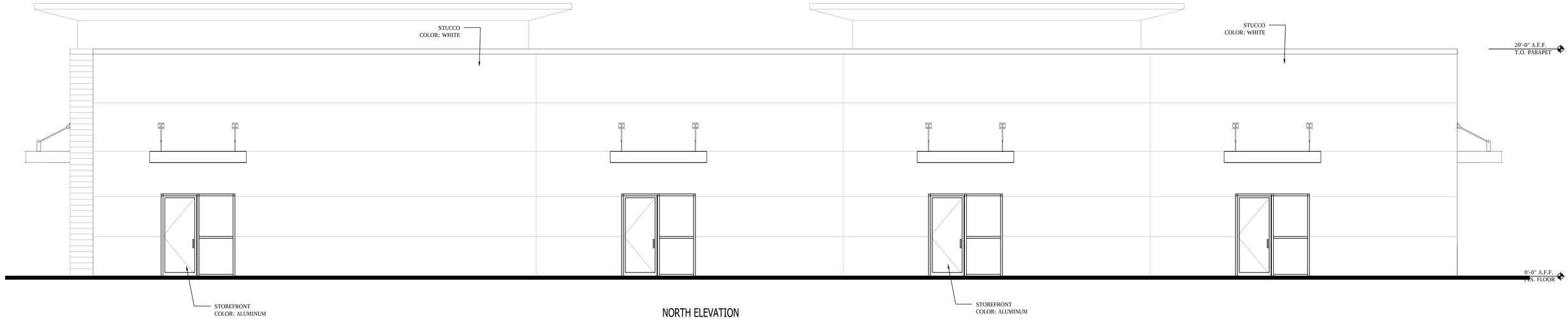
That will be perfect. Thanks for the info.

On Fri, Dec 7, 2018 at 10:11 AM Cory Tanner <cory@beechtreemanagement.com> wrote:



SOUTH ELEVATION

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



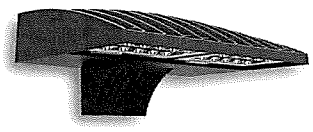
NORTH ELEVATION

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

ALC architecture Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

SNERK'S Pad

450 E. DEER FLAT
Conceptual Presentation
Nov 8th, 2018
alc - 18109



D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type WL1

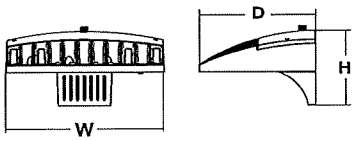
Hit the Tab key or mouse over the page to see all interactive elements.

d-series

Specifications

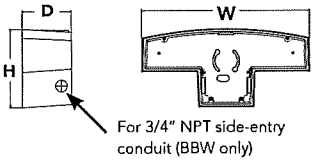
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10V dimming driver (no controls; wires pulled outside fixture)) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), non CEC compliant [8]

Other Options				Finish *(required)*					
Shipped installed		**Shipped separately** [10]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277 or 347V) [3,9]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DS5TXD	Textured sandstone
DF	Double fuse (208, 240 or 480V) [3,9]	WG	Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield [10]	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection	DDL	Diffused drop lens						

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with ELCW.
10. Also available as a separate accessory; see Accessories information.

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, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

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	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** 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	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

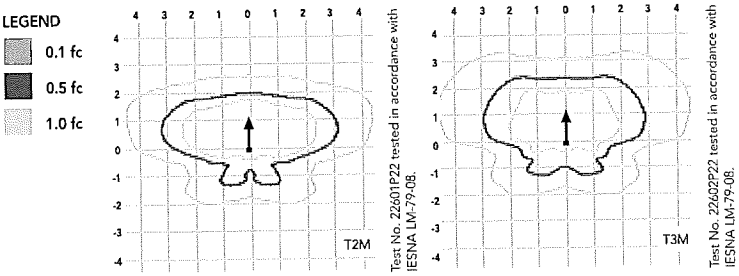
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

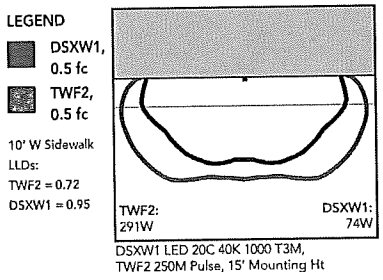
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

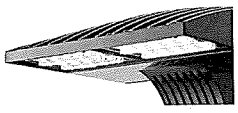


Distribution overlay comparison to 250W metal halide.

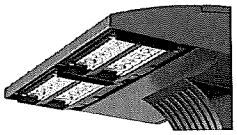


DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

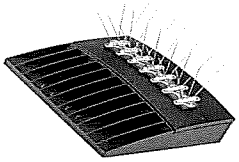
Options and Accessories



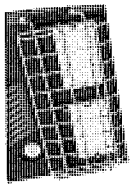
T3M (left), ASYDF (right) lenses



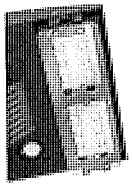
HS - House-side shields



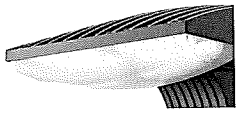
BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

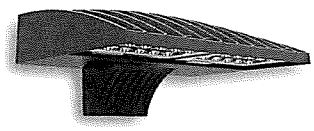
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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 to confirm which versions are qualified.

WARRANTY

Five-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.



D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type WL1

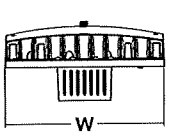
Hit the Tab key or mouse over the page to see all interactive elements.

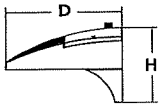
d-series

Specifications

Luminaire

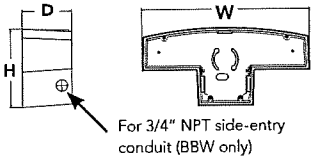
Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		





Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10V dimming driver (no controls; wires pulled outside fixture)) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), non CEC compliant [8]

Other Options			Finish *(required)*					
Shipped installed		**Shipped separately** [10]	DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277 or 347V) [3,9]	BSW Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240 or 480V) [3,9]	WG Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield [10]	VG Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection	DDL Diffused drop lens						

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with ELCW.
10. Also available as a separate accessory; see Accessories information.

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)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

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	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** 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	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

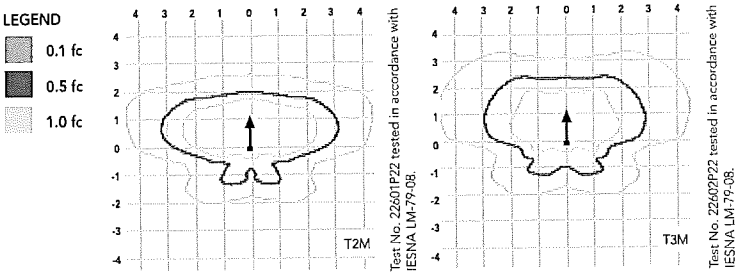
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

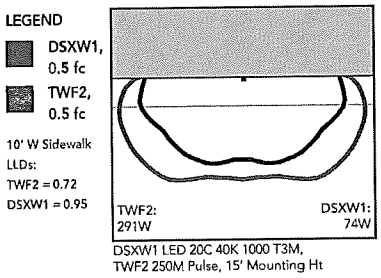
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

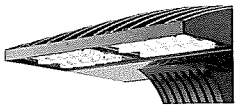


Distribution overlay comparison to 250W metal halide.

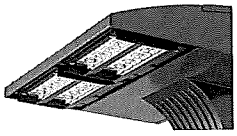


DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

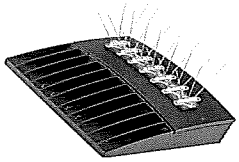
Options and Accessories



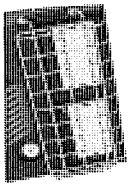
T3M (left), ASYDF (right) lenses



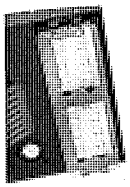
HS - House-side shields



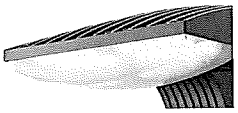
BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. 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 to confirm which versions are qualified.

WARRANTY
Five-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.

D-Series Size 1
LED Area Luminaire

Catalog Number

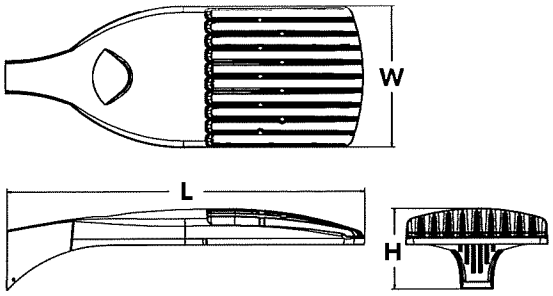
Notes

Type AL1

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

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



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® 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: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed		**Shipped installed**	
NLTAIR2	nLight AIR generation 2 enabled[10]	HS House-side shield[21]	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate)[11]	SF Single fuse (120, 277, 347V)[6]	DBLXD Black
PER5	Five-wire receptacle only (controls ordered separate)[11,12]	DF Double fuse (208, 240, 480V)[6]	DNAXD Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate)[11,12]	L90 Left rotated optics[1]	DWHXD White
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
DS	Dual switching[13,14]	**Shipped separately**	DBLBXD Textured black
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]	BS Bird spikes[22]	DNATXD Textured natural aluminum
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]	EGS External glare shield[22]	DWHGXD Textured white
PIRHN	Network, Bi-Level motion/ambient sensor[17]		
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]		
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]		
BL30	Bi-level switched dimming, 30%[5,14,18]		
BL50	Bi-level switched dimming, 50%[5,14,18]		
PNMTDD3	Part night, dim till dawn[5,19]		
PNMT5D3	Part night, dim 5 hrs[5,19]		
PNMT6D3	Part night, dim 6 hrs[5,19]		
PNMT7D3	Part night, dim 7 hrs[5,19]		
FAO	Field adjustable output[20]		

Ordering Information

Accessories

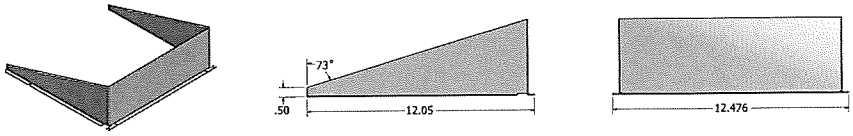
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit [21]
DSX1HS 40C U	House-side shield for 40 LED unit [21]
DSX1HS 60C U	House-side shield for 60 LED unit [21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

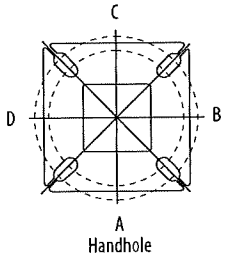
NOTES
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 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.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

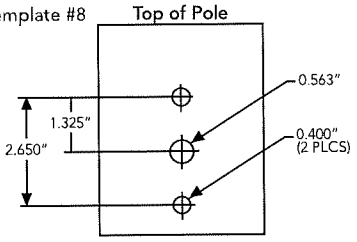


Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8

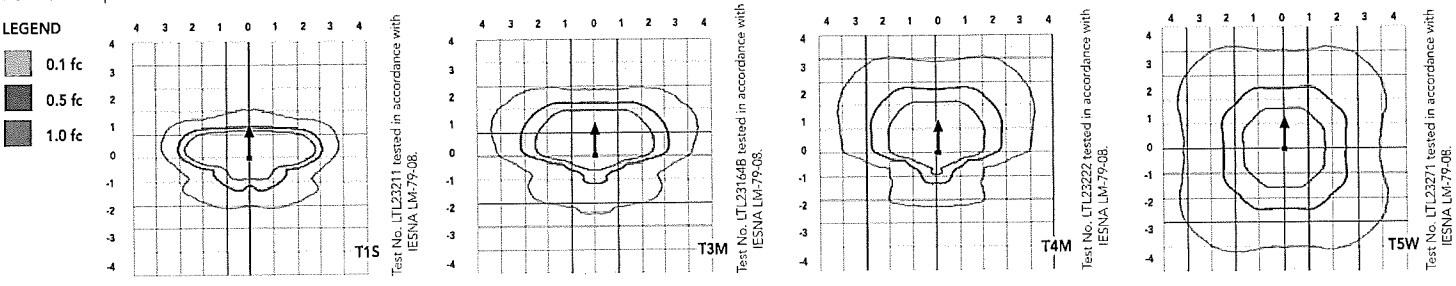


Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted 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	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

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)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	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
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	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

✔ Recommended
⊘ Will not work
⚠ Alternate

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

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

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.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

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. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

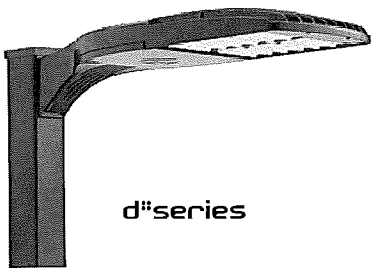
LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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.



D-Series Size 1
LED Area Luminaire

Catalog Number

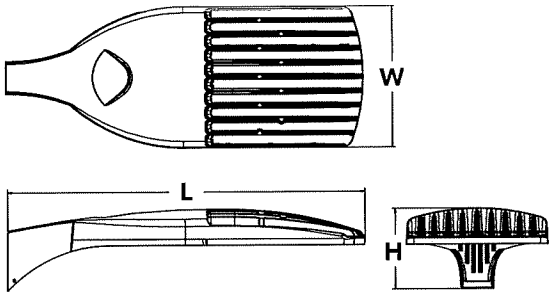
Notes

Type AL1

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

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



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® 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: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed		**Shipped installed**	
NLTAIR2 nLight AIR generation 2 enabled[10]	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]	HS House-side shield[21]	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (controls ordered separate)[11]	BL30 Bi-level switched dimming, 30%[5,14,18]	SF Single fuse (120, 277, 347V)[6]	DBLXD Black
PER5 Five-wire receptacle only (controls ordered separate)[11,12]	BL50 Bi-level switched dimming, 50%[5,14,18]	DF Double fuse (208, 240, 480V)[6]	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (controls ordered separate)[11,12]	PNMTDD3 Part night, dim till dawn[5,19]	L90 Left rotated optics[1]	DWHXD White
DMG 0-10V dimming extend out back of honsing for external control (leads exit fixture)	PNMT5D3 Part night, dim 5 hrs[5,19]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
DS Dual switching[13,14]	PNMT6D3 Part night, dim 6 hrs[5,19]	**Shipped separately**	DBLBXD Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]	PNMT7D3 Part night, dim 7 hrs[5,19]	BS Bird spikes[22]	DNATXD Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]	FAO Field adjustable output[20]	EGS External glare shield[22]	DWHGXD Textured white
PIRHN Network, Bi-Level motion/ambient sensor[17]			
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]			

Ordering Information

Accessories

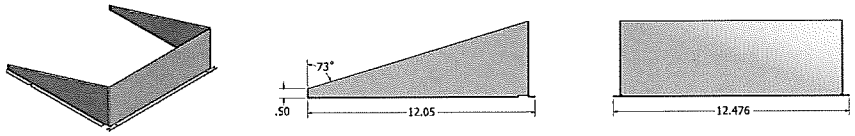
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit [21]
DSX1HS 40C U	House-side shield for 40 LED unit [21]
DSX1HS 60C U	House-side shield for 60 LED unit [21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

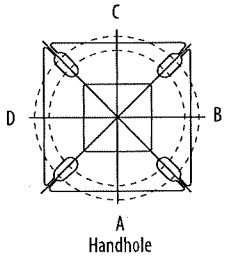
NOTES
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 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.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or PS.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PERS or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

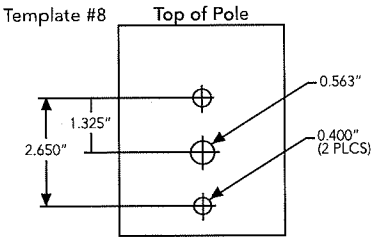


Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8

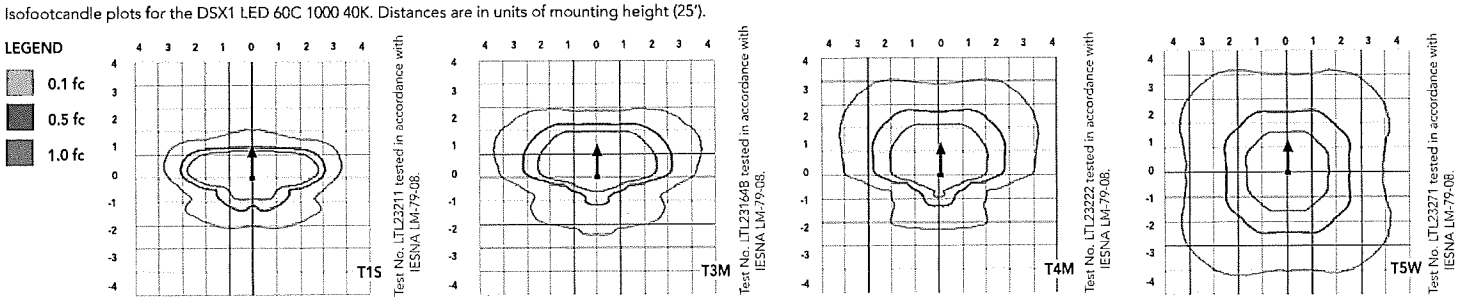


Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted 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	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

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)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	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
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	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

✔ Recommended
⊘ Will not work
⚠ Alternate

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

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

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.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

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. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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.