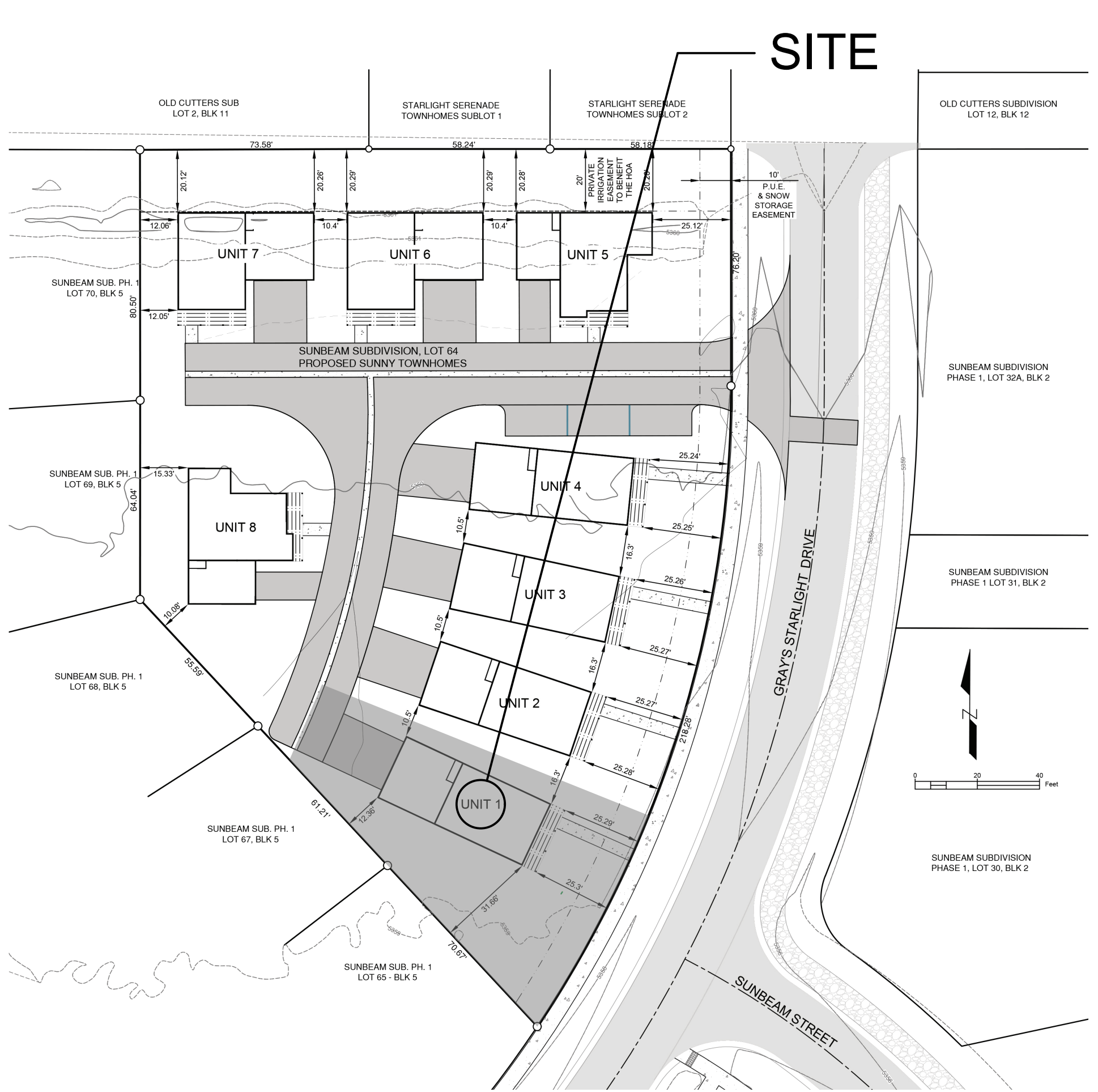


VICINITY MAP



NEIGHBORHOOD PLAT MAP



BUILDING DATA

PROJECT NAME: ARCH - SUNNY TOWNHOMES - UNIT 1
STREET ADDRESS: GRAY'S STARLIGHT DRIVE, HAILEY, IDAHO
LEGAL DESCRIPTION: LOT 64, BLOCK 5, SUNBEAM SUBDIVISION, PHASE 1
PARCEL NUMBER: RPH05420050640
CITY OF HAILEY ZONE: LR-1
BUILDING CODE: 2018 IBC, IRC, IECC
CONSTRUCTION TYPE: V-B, NEW CONSTRUCTION, SINGLE FAMILY DWELLING

LOT SIZE: ± 0.93 ac.; ± 40,686 sq.ft.
SUBLOT 1 SIZE: ± 5,844 sq.ft.
BUILDING FOOTPRINT: 1,133 sq.ft. (NOT INCL. COVERED FRONT PORCH)

BUILDING SQ.FT. DATA:
FIRST FLOOR: 693 sq.ft.
SECOND FLOOR: 693 sq.ft.
TOTAL LIVING: 1,386 sq.ft.

GARAGE: 440 sq.ft.
TOTAL SQ.FT.: 1,826 sq.ft.

BUILDING SETBACKS:
FRONT YARD (EAST): ± 25'-3"
SIDE YARD (NORTH): ± 5'-3"
SIDE YARD (SOUTH): ± 12'-4"
REAR YARD (WEST): ± 30'-10"

BUILDING HEIGHT: ± 29'-0"

EXTERIOR VIEW



PROJECT TEAM INFORMATION

OWNER	CONTRACTOR
ARCH COMMUNITY HOUSING TRUST MICHELLE GRIFFITH PO BOX 1292 KETCHUM, IDAHO 83340 208.726.4411 michelle@archbc.org	BRADLEY CONSTRUCTION JIM BRADLEY PO BOX 41 HAILEY, IDAHO 83333 208.481.2209 office@bradleyconstructionnorth.com
ARCHITECT	STRUCTURAL ENGINEER
TND ARCHITECTS PLLC THOMAS DABNEY 9 EAST ELM STREET HAILEY, IDAHO 83333 208.725.2255 tom@tndarch.com	STRUX ENGINEERING LLC MATT CHRISTIAN PO BOX 324 31448 DIXIE CREEK ROAD PRAIRIE CITY, OR 97869 512.676.9004 matt@struxengineering.com
CIVIL ENGINEER	GREEN BUILDING CONSULTANT
OPAL ENGINEERING, PLLC SAMANTHA STAHLNECKER, P.E. PO BOX 2530 416 S. MAIN STREET, SUITE 204 HAILEY, IDAHO 83333 208.720.9608 sam@opal-engineering.com	JOHN REUTER GREENWORKS JOHN REUTER 126 SOUTH MAIN ST., SUITE B9 HAILEY, IDAHO 83333 208.721.2922 john@idahogreenworks.com

- NOTES:
1. ADDRESS MARKERS W/6 INCH (MIN.) ADDRESS NUMBERS TO BE LOCATED ON A FRONT PORCH POST, CLEARLY VISIBLE FROM THE ADJACENT STREET.
 2. WATER AND SEWER CONNECTIONS ARE TO CITY SERVICES.
 3. EXTERIOR LIGHTING PLAN & ALL EXTERIOR LIGHT FIXTURES WILL MEET THE CITY OF HAILEY'S DARK SKY ORDINANCE.
 5. ALL UTILITIES (POWER, GAS, CABLE ETC...) TO BE UNDERGROUND

DRAWING INDEX

A000	TITLE PAGE; NO SCALE
A100	FIRST FLOOR PLAN; SCALE: 1/4"=1'-0"
A101	SECOND FLOOR PLAN; SCALE: 1/4"=1'-0"
A110	ROOF PLAN; SCALE: 1/4"=1'-0"
A200	EXTERIOR ELEVATIONS; SCALE: 1/4"=1'-0"
A201	EXTERIOR ELEVATIONS; SCALE: 1/4"=1'-0"
A300	BUILDING SECTIONS; SCALE: 1/4"=1'-0"
A900	EXTERIOR PERSPECTIVES; SCALE: N/A
S000	STRUCTURAL SPECIFICATIONS; NO SCALE
S100	FOUNDATION AND FIRST FLOOR FRAMING PLAN; SCALE: 1/4"=1'-0"
S101	SECOND FLOOR AND LOWER ROOF FRAMING PLAN; SCALE: 1/4"=1'-0"
S102	UPPER ROOF FRAMING PLAN; SCALE: 1/4"=1'-0"
S300	STRUCTURAL DETAILS; SCALE: AS NOTED
S301	STRUCTURAL DETAILS; SCALE: AS NOTED
S302	STRUCTURAL DETAILS; SCALE: AS NOTED

TND ARCHITECTS PLLC

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ARCH COTTAGE TOWNHOMES - UNIT 1

SUNBEAM SUBDIVISION HAILEY, IDAHO

TITLE PAGE

REVISIONS

05/05/2023 DESIGN REVIEW

PRINT DATE

5/10/23

DRAWING SCALE

NO SCALE

A000