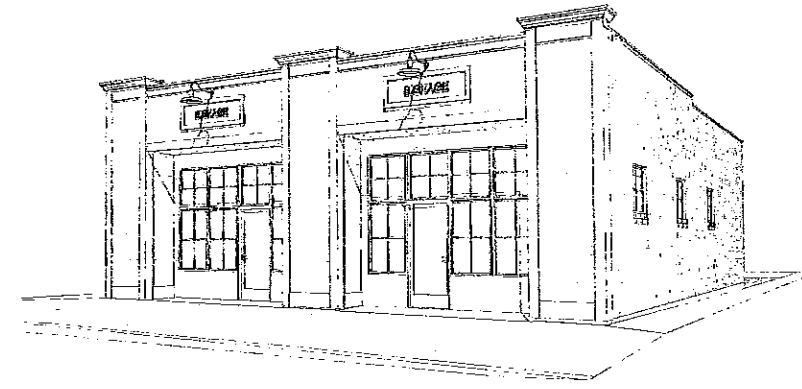


VICINITY MAP



SITE

EXTERIOR PERSPECTIVES



NEIGHBORHOOD MAP



SITE

BUILDING DATA

PROJECT NAME: 14 EAST CROY BUILDING  
 STREET ADDRESS: 14 E. CROY STREET, HAILEY, IDAHO  
 LEGAL DESCRIPTION: WEST 40' OF LOTS 1, 2, 3, BLOCK 28, HAILEY, IDAHO  
 PARCEL NUMBER: RPH0000028001B  
 ZONE: B  
 SITE: 3,602 sq.ft. ± / 0.08 ac. ±  
 BUILDING GROSS SQ.FT.: EXISTING = 2,088 sq.ft.  
 PROPOSED = 1,948 sq.ft.  
 LOT COVERAGE: 54.08%  
 BUILDING SETBACKS: FRONT (NORTH): 0'-0"  
 SIDE (EAST): 0'-5 1/4"  
 SIDE (WEST): 0'-0"  
 REAR (SOUTH): 38'-6 1/4"  
 BUILDING HEIGHT: 17'-4" (TALLEST POINT OF PARAPET)  
 PARKING: 1,948 sq.ft. / 1000 = 1.95  
 2 PARKING SPACES ARE REQUIRED AT 1/1000 SQ.FT.  
 3 EXISTING PARKING SPACES ARE PROVIDED  
 IN THE CITY R.O.M. AT THE EXISTING CURB  
 OCCUPANCY CLASS: GROUP M (MERCANTILE)  
 CONSTRUCTION TYPE: III

DRAWING INDEX

- T TITLE PAGE - NO SCALE
- L-01 SITE PLAN - ARCHITECTURAL; SCALE: 1/8"=1'-0"
- L-02 SITE PLAN - EXISTING; SCALE: 1"=10'-0"
- A-01 FLOOR PLAN; SCALE: 1/4"=1'-0"
- A-02 EXTERIOR ELEVATIONS - NORTH & SOUTH; SCALE: 1/4"=1'-0"
- A-03 EXTERIOR ELEVATIONS - EAST & WEST; SCALE: 1/4"=1'-0"
- A-04 EXTERIOR PERSPECTIVES; NO SCALE

LIGHTING SCHEDULE:

FIXTURE	DESCRIPTION	MFR. INFO	BULB INFO	QTY.	HEIGHT
FIXTURE 'A': (ABOVE SIGNS)	WALL MOUNTED SHIELDED DOWNLIGHT	ARK LIGHTING - WALL MOUNT GOOSENECK #AGB-10 15A W/AA-95A ANGLE REFLECTOR	INCANDESCENT 75W (max) LUMENS = 765	2	14'-0"
FIXTURE 'B': (IN SOFFIT ABOVE FRONT DOORS)	DIRECTIONAL RECESSED CAN		INCANDESCENT 75W (max) LUMENS = 765	6	11'-0"
FIXTURE 'C': (REAR EXIT DOORS)	WALL MOUNTED SHIELDED DOWNLIGHT SCORCE	HALO 1813	INCANDESCENT 75W (max) LUMENS = 765	2	7'-8"

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 9.601 01m Street Hailey, Idaho 83333  
 TEL: 208 725 2285  
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 TND ARCHITECTS PLLC

14 EAST CROY STREET BUILDING  
 14 EAST CROY ST. HAILEY, IDAHO

TITLE PAGE

REVISIONS

11/19/09	DESIGN REVIEW SUBMITTAL
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PRINT DATE

11/19/09

DRAWING SCALE

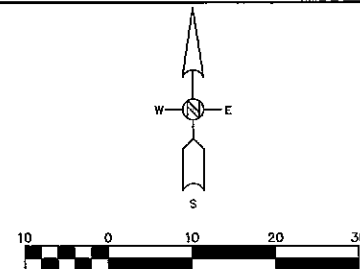
NO SCALE

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SCALE 1" = 10'  
LEGEND

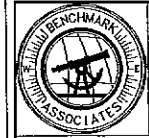
- PROPERTY BOUNDARY
- FOUND 1/2" REBAR AS NOTED
- H2O BLUE PAINTED LINE
- GAS YELLOW PAINTED LINE
- SWR GREEN PAINTED LINE
- DWEST DWEST PAINTED LINE
- PWR RED PAINTED LINE
- OHP OVERHEAD UTILITY LINES
- DECIDUOUS TREE
- EXISTING BUILDING AREA
- x 100.0' SPOT ELEVATION
- TC TOP OF CURB
- TC CC TOP OF CURB - CURB CUT
- ℓ FLOW LINE OF GUTTER
- 0.5ft DIMENSION FROM BLDG. TO PROP. LINE

NOTES:

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE ABOVE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. BASIS OF BEARINGS IS NAD '83 IDAHO CENTRAL ZONE, BASED ON PARAMETERS FOR GIS POINT CHESTNUT RIVER.
4. TITLE INFORMATION PER STEWART TITLE GUARANTY CO. POLICY #0-9301-703207 AND WARRANTY DEED INST.#566448.
5. PORTIONS OF THE NORTHERLY AND WESTERLY SIDE OF THE BUILDING ON THE SURVEYED PROPERTY ARE OVER THE PLATTED PROPERTY LINES BY THE AMOUNTS DIMENSIONED. DIMENSIONS ARE TO THE OUTERMOST FACE OF THE BUILDING.
6. UTILITIES: PAINT MARKINGS DELINEATING APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WERE DONE BY OTHERS. OTHER UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
7. ELEVATIONS BASED ON ASSUMED DATUM.
8. BUILDING WALLS SHOWN HEREON ARE OUTERMOST OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE, EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER LAND-USE REGULATIONS.
10. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

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TOPOGRAPHY MAP OF THE  
WEST 40' OF LOTS 1, 2 & 3  
BLOCK 28, HAILEY TOWNSITE

CITY OF HAILEY, BLAINE COUNTY, IDAHO.  
CLIENT: 14 CROY L.L.C.

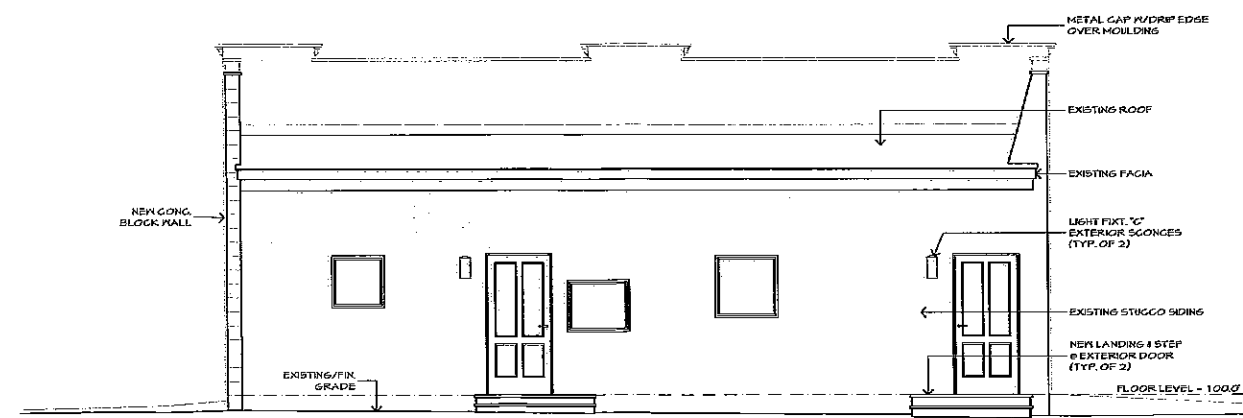
PROJECT NO. 09816 DWG BY: SWS SHEET 1 OF 1  
A TOPOGRAPHIC MAP DATE OF SURVEY: 6/10/09



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NORTH ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

14 EAST CROY STREET BUILDING

14 EAST CROY ST. HAILEY, IDAHO

EXTERIOR ELEVATIONS

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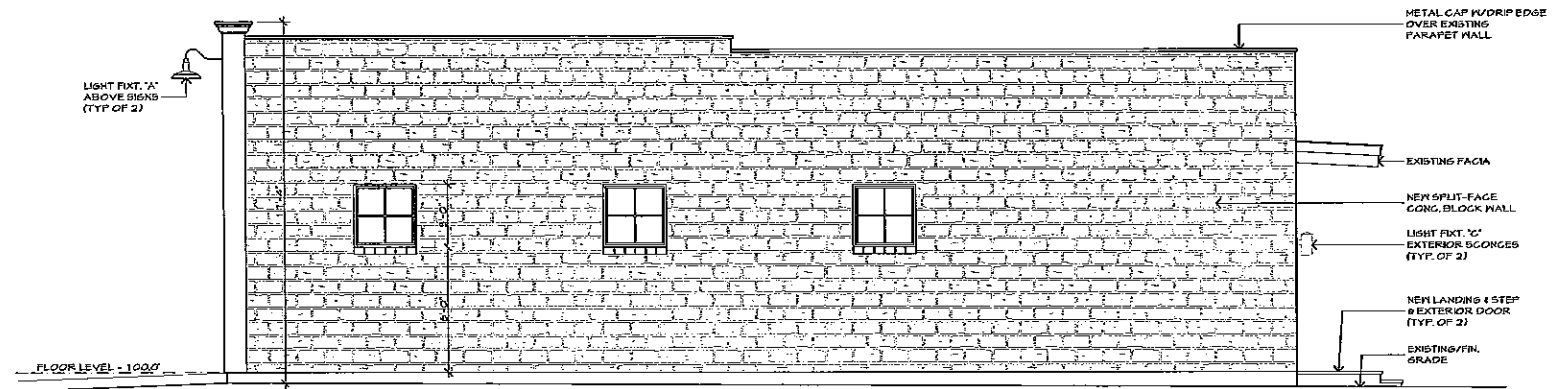
DRAWING SCALE

1/4" = 1'-0"

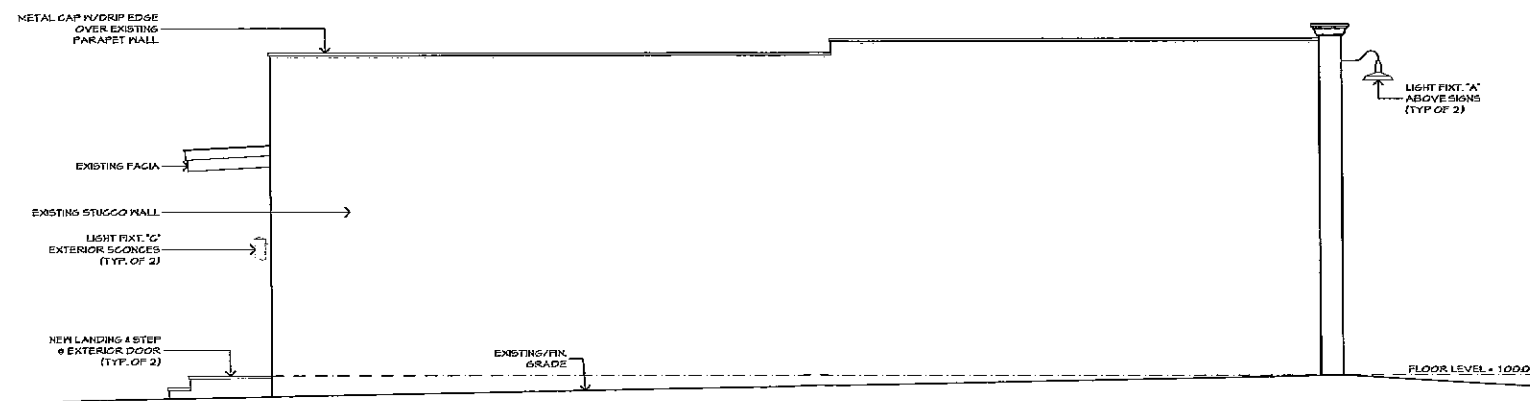
A2

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tel: 208.725.2255  
email: tom@tsdarch.com  
web: tsdarch.com  
TSO ARCHITECTS PLLC



WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

14 EAST CROY STREET BUILDING

14 EAST CROY ST. HAILEY, IDAHO

EXTERIOR ELEVATIONS

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1/4" = 1'-0"

A3



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14 EAST CROY STREET BUILDING

14 EAST CROY ST.     HALEY, IDAHO

EXTERIOR PERSPECTIVES

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DRAWING SCALE

NO SCALE

A4