



**MINOR PLANNED UNIT DEVELOPMENT**

Permit info: MPUDFY 2020-02  
 Application Date: 4/16/2020 Rec'd by: ES  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
 208.472.2926 (FAX) ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**APPLICANT**

**Name:** Ben Semple **Address:** 1014 S. La Pointe St., Suite 3  
**Email:** ben@reandpartners.com **Boise, ID 83706**  
**Phone:** (208) 514-3300

**PROPERTY INFORMATION**

**Development Name:** Life Tree Village Subdivision

**Site address:** 204 E. 43rd St., Garden City, ID 83714

**Minor PUD Template #:** \_\_\_\_\_ **Zoning:** R-3

**Is the property within the 100 Year Flood Plain or Floodway?** YES **NO**  
 CIRCLE ONE

**Description of Existing Use(s):** vacant

**Date of Pre-Application Meeting:** 4/25/19 **Date of Neighborhood Meeting:** 9/5/19

<b>Will there be a concurrent condominium plat? (CIRCLE ONE)</b>	<b>Number of building Lots</b>
YES <b>NO</b>	5

<b>Square feet of common open space:</b> 12,670	<b>Are any improvements planned within the common open space area? If so, specify.</b> yes, pavers, landscaping
--	--

<b>Number of parking spaces:</b> 15	<b>Smallest Unit (sq. ft.):</b> 550
--	--

**Proposed density:** 8.69 du/acre

<b>Maximum Building Height:</b> 30'	<b>Number of Stories:</b> 2
--	--------------------------------

---

**Clearly detail any deviations from the Minor PUD templates :**

---

**a. Relocation of Building Footprints:**

---

**b. Relocation of Common Areas:**

---

**c. Relocation of Access Lanes:**

---

**d. Relocation of Parking:**

---

**e. Relocation of Private Open Space:**

---

**List any other deviations:**

---

**Does the project deviate more than 10% from the Site Layout Template?**

**YES**

**NO**

---

**How does this proposed Minor PUD development minimize impacts on adjacent properties?**

---

The development has a single access point, so it reduces driveway entries on the public road. Extensive landscaping also buffers the development from surrounding properties.

---

**Are the proposed storm drain and surface water facilities adequate for the site?**

**YES**

NO

---

**How will this building(s) design create a sense of place (usable open space, public art, visual focus points)?**

The single-family homes will create a small infill neighborhood, and the common open space of pavers and open landscaped areas will create a communal feel with areas for neighbor interaction.

---

**How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?**

Existing landscaping on site consists of diseased/dying/dead trees and unmaintained weeds/grass. Proposed landscape will enhance the area and prevent erosion, dust, and potential hazards by removing disease and trees capable of falling on to adjacent property.

---

**What type of water will be used for landscaping? CIRCLE ONE**

Irrigation - Non-Potable

Irrigation - Potable

**City Water System**

---

**Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?**

Yes. All trees, perennials, and shrubs have been chosen to maximize water conservation.

---

**What sustainable or "green" criteria have been utilized in the development?**

Permeable pavers, drought tolerant plantings, energy savings appliances and construction techniques.

---

**Where is the nearest pedestrian/bike pathway from the development?**

The Greenbelt is approximately 0.4 miles from the site.

---

## APPLICATION INFORMATION REQUIRED

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

### **ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED**

- |  |   |
|--|---|
| <input type="checkbox"/> Planning Submittal Application                                      | <input type="checkbox"/> Site Plan                                |
| <input type="checkbox"/> Statement of Intent   | <input type="checkbox"/> Landscape Plan                           |
| <input type="checkbox"/> Neighborhood Map  | <input type="checkbox"/> Electronic Copy of Application Submittal |
| <input type="checkbox"/> Grading Plan  | <input type="checkbox"/> Waiver Request of Application Materials  |
| <input type="checkbox"/> Lighting Plan   |   |
| <input type="checkbox"/> Schematic Drawings  |   |
| <input type="checkbox"/> Topographic Survey  |   |
| <input type="checkbox"/> Hydrology Report  |   |
| <input type="checkbox"/> Natural Hazard and Resources Analysis                               |   |
| <input type="checkbox"/> Dedications and Easements   |   |
| <input type="checkbox"/> Covenants and Deed Restrictions                                     |   |
| <input type="checkbox"/> Legal Description   |   |
| <input type="checkbox"/> Ability to Serve Letter   |   |
| <input type="checkbox"/> Affidavit of Legal Interest   |   |
| <input type="checkbox"/> Neighborhood Meeting Verification                                   |   |
| <input type="checkbox"/> Affidavit of Posting and Photo (due 7 days prior to public hearing) |   |

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):**

- Statement must include a list of the application materials to be waived and an explanation for the request.

**INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):**

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

**INFORMATION FOR PRE-APPLICATION FORM (PLEASE CHECK):**

- A form signed by the planning official certifying a pre-application conference took place for this application prior to applying. The sign-in sheet of the pre-application conference should also be attached.

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):**

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')

- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):**

- 24" x 36" size minimum
- Scale not less than 1" = 20'), legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):**

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Proposed storm water systems
- Locations and dimensions of open space

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):**

- 11" x 17" size minimum
- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color  
Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements

**INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

**INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

**INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):**

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures

- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
  - a. A map indicating the on-site and off-site drainage applicable to the site
  - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
  - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
  - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
  - b. The location of the present water channel
  - c. Any planned re-routing of waterways
  - d. All major drainage ways
  - e. Areas of frequent flooding
  - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

**INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):**

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
  - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
  - b. The location of all planned improvements including dams, dikes, and similar structures
  - c. All planned diversions, alterations or rerouting of channels and drainage ways.

**INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):**

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

**INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):**

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

**INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):**

- A document from the City Engineer certifying that a property has adequate access to city services.

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):**

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

**INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):**

- A signed affidavit indicating legal interest in a property and application

**INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):**

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

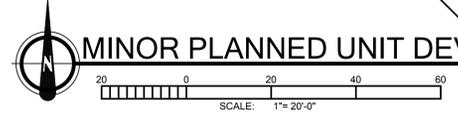
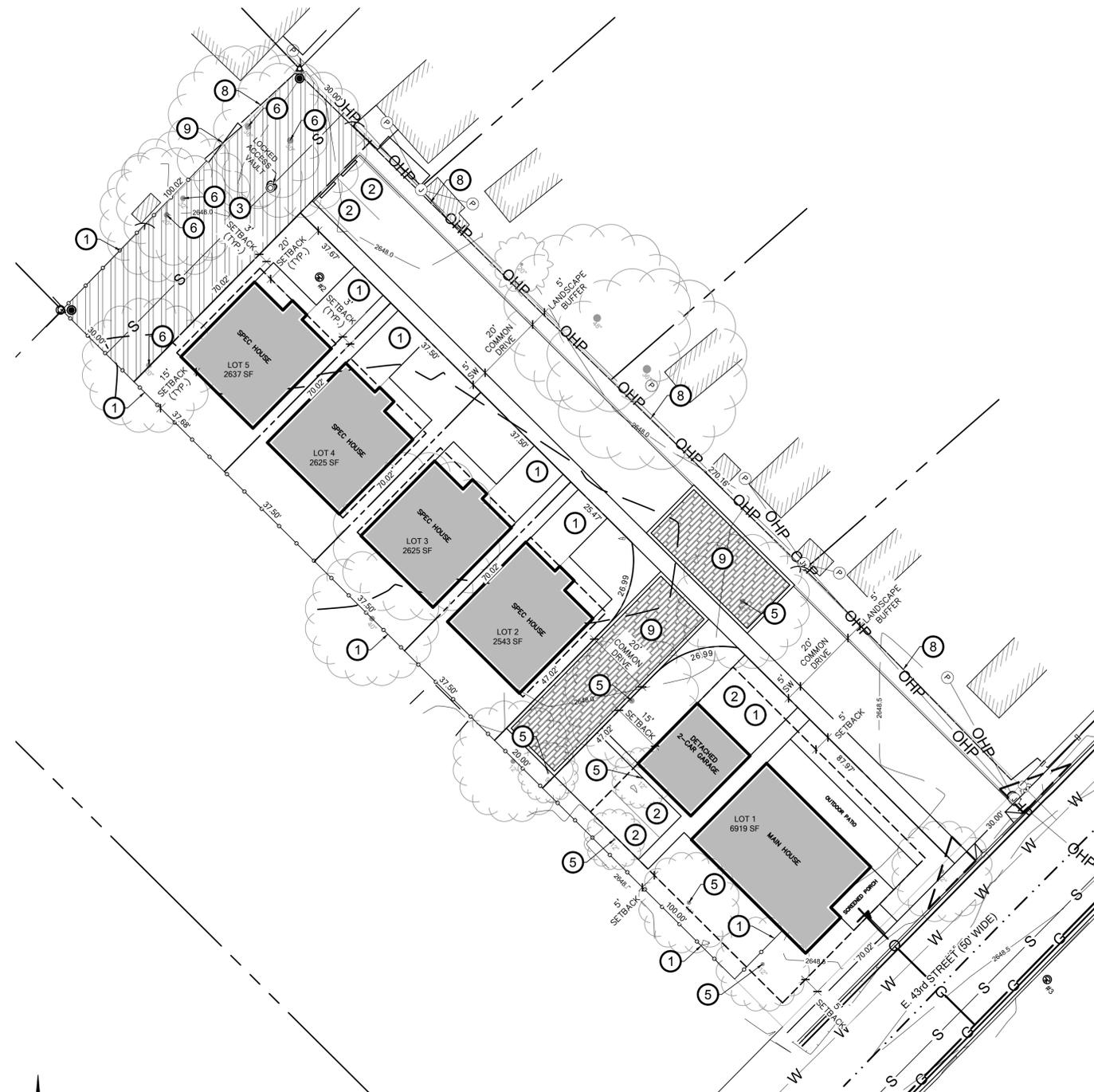
**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):**

- Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION REQUIRED MASTER SIGN PLAN (PLEASE CHECK):**

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage

M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



**SITE REQUIREMENTS**

TOTAL PROPERTY SIZE= 30.022 ± S.F. - 0.69 ACRES  
ZONING DISTRICT = R-3

**PARKING PROVIDED:**  
2 PER HOME  
1 PER ADU  
3 GUEST  
**TOTAL:** 15

**EXTERNAL SETBACKS**  
FRONT (SOUTHEAST) = 5' (43RD ST.)  
BACK (SOUTHWEST OF LOTS 2-5) = 15'  
SIDE (SOUTHWEST OF LOT 1) = 5'  
SIDE (NORTHEAST) = 5'

**INTERNAL SETBACKS**  
FRONT (LOTS 2-5) = 20'  
BACK = 15'  
SIDE (LOT 1) = 5'  
SIDE (LOTS 2-5) = 3'

**CALLOUT NOTES** # CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. DRIVEWAY PARKING SPOT
2. GUEST PARKING
3. SEWER EASEMENT / COMMON OPEN SPACE
4. 6' HT. WOOD PRIVACY FENCING
5. EXISTING TREES TO BE REMOVED - TREES TO BE REMOVED ARE IN EXTREMELY POOR HEALTH AND/OR DAMAGED AND ARE CREATING A HAZARD TO THIS AND SURROUNDING PROPERTIES
6. EXISTING TREES TO REMAIN - SAVE AND PROTECT
7. EXISTING 6' WOOD PRIVACY FENCING - SAVE AND PROTECT
8. EXISTING ACCESS GATE FOR SEWER MAINTENANCE - SAVE AND PROTECT
9. PERMEABLE PAVER AREA / COMMON OPEN SPACE

**MINOR PUD TEMPLATE LEGEND**

NUMBER OF UNITS: 6 (5 SINGLE-FAMILY HOMES, 1 ADU)  
BUILDING STORIES: 2 STORIES MAX. OR 30 FEET  
DWELLING UNIT SIZE: 550 S.F. MIN.  
AS SHOWN: 1 @ 550 S.F. (ADU OVER GARAGE)  
1 @ 2810 S.F. (ON 2 FLOORS)  
4 @ 1956 S.F. (ON 2 FLOORS)  
**REQUIRED PARKING:**  
2 PER UNIT  
1 PER ADU  
3 GUEST  
**TOTAL: 14**  
AS SHOWN: 5 IN GARAGES  
10 ON-SITE  
**TOTAL: 15**  
**COMMON AREA REQUIRED: 10% OF SITE MIN. OR 3,002 S.F.**  
AS SHOWN: 19% OR 5,818 S.F.

NO.	REVISION/ISSUE	DATE

LIFE TREE VILLAGE SUBDIVISION  
204 E. 43RD ST.  
GARDEN CITY, ID 83714  
PLANNED UNIT DEVELOPMENT

MINOR PUD TEMPLATE	
PROJECT 19009	SHEET
DATE 3/5/20	PUD2.0
DRAWN BY BSS	

Copyright © 2019. All rights reserved. Reproduction or use in any form is prohibited without the written permission of Rodney Evans + Partners, P.C., a Utah limited liability partnership.

M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



**PLANNED UNIT DEVELOPMENT SITE PLAN**  
 SCALE: 1"= 20'-0"

**SITE REQUIREMENTS**

TOTAL PROPERTY SIZE= 30.022 ± S.F. - 0.69 ACRES  
 ZONING DISTRICT = R-3

**PARKING PROVIDED:**  
 2 PER HOME  
 3 GUEST  
**TOTAL:** 13

**EXTERNAL SETBACKS**  
 FRONT (SOUTHWEST) = 5' (43RD ST.)  
 BACK (SOUTHWEST OF LOTS 2-5) = 15'  
 SIDE (SOUTHWEST OF LOT 1) = 5'  
 SIDE (NORTHEAST) = 5'

**INTERNAL SETBACKS**  
 FRONT (LOTS 2-5) = 20'  
 BACK = 15'  
 SIDE (LOT 1) = 5'  
 SIDE (LOTS 2-5) = 3'

**CALLOUT NOTES**

1. DRIVEWAY
2. GUEST PARKING
3. SEWER EASEMENT
4. 6' HT. WOOD PRIVACY FENCING
5. EXISTING TREES TO BE REMOVED - TREES TO BE REMOVED ARE IN EXTREMELY POOR HEALTH AND/OR DAMAGED AND ARE CREATING A HAZARD TO THIS AND SURROUNDING PROPERTIES
6. EXISTING TREES TO REMAIN - SAVE AND PROTECT
7. EXISTING 6' WOOD PRIVACY FENCING - SAVE AND PROTECT
8. EXISTING ACCESS GATE FOR SEWER MAINTENANCE - SAVE AND PROTECT
9. PERMEABLE PAVER AREA

NO.	REVISION/ISSUE	DATE



**811**  
 Know what's below. Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

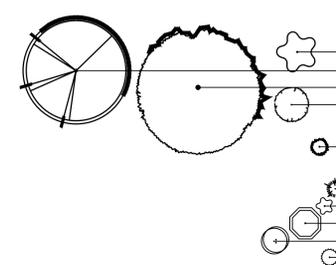
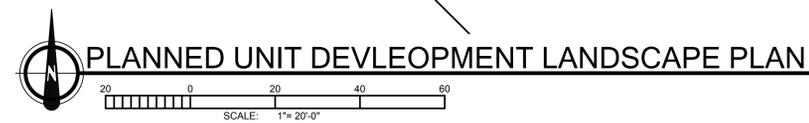
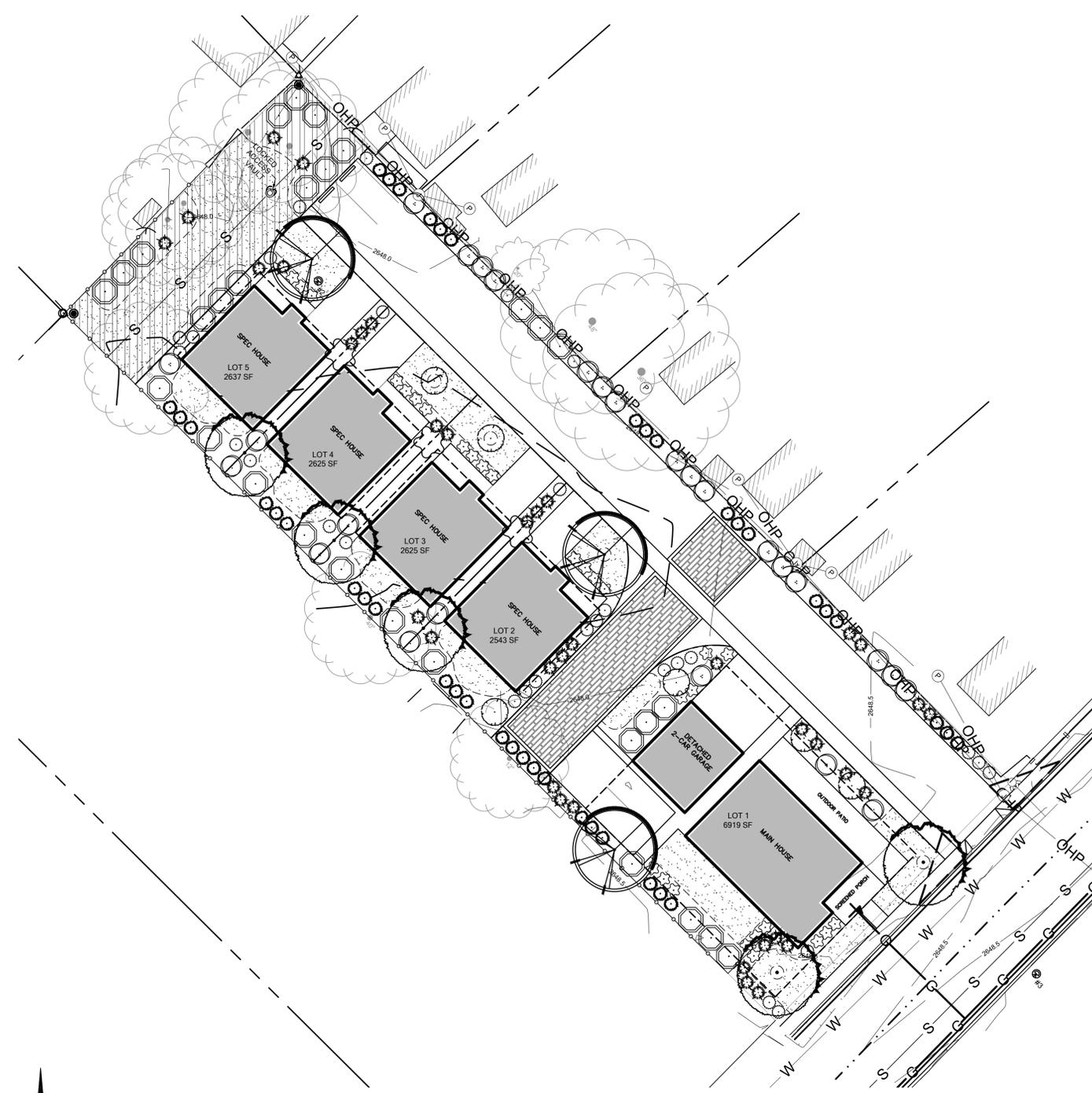


RUSSELL DEVELOPMENT  
 204 E. 43RD ST.  
 GARDEN CITY, ID 83714  
 PLANNED UNIT DEVELOPMENT

PROJECT		SHEET
19009		
DATE		
7/10/19		L1.0
DRAWN BY	CHECKED BY	
BSS	BSS	L1.0

Copyright © 2019. All rights reserved. Reproduction or use in any form without written permission of Rodney Evans + Partners, P.L.L.C. is strictly prohibited and may result in criminal prosecution.

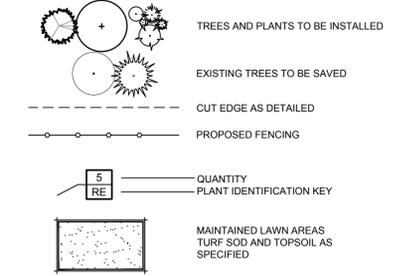
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
3	AP	Acer palmatum 'Twombly's Red Sentinel'	Twombly's Red Sentinel Japanese Maple	2" CAL. B&B	Class I - 10' H x 8' W
3	CC	Cercis canadensis	Eastern Redbud	2" CAL. B&B	Class I - 20' H x 25' W
5	GT	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2" CAL. B&B	Class II - 40' H x 30' W
4	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2" CAL. B&B	Class II - 40' H x 8' W
<b>CONIFEROUS TREES</b>					
41	JS	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6-7' HGT. B&B	12' H x 2-3' W
<b>SHRUBS/PERENNIALS/ORNAMENTAL GRASSES</b>					
37	BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	2' H x 2' W
29	ET	Echinacea 'Tomato Soup'	Tomato Soup Coneflower	#1	18" H x 18" W
29	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#5	4' H x 6' W
26	PO	Physocarpus opulifolius 'Hog018'	Angel Ninebark	#5	4' H x 4' W
29	SS	Salvia x sylvestris 'May Night'	May Night Salvia	#1	18" H x 18" W

**LANDSCAPE LEGEND**



NO.	REVISION/ISSUE	DATE



PRE/FINAL PLAT  
204 E. 43RD ST.  
GARDEN CITY, ID 83714  
PLANNED UNIT DEVELOPMENT

LANDSCAPE PLAN	
PROJECT	19009
DATE	7/10/19
DRAWN BY	BSS
CHECKED BY	BSS
SHEET	
L1.2	

Copyright © 2019. All rights reserved. Reproduction or use in any form without the written permission of Rodney Evans + Partners, P.L.L.C. is a trademark and subject to criminal prosecution.



# RUSSELLS PEC



**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	DATE	REMARKS
△	JAN.14/00	GEN. REVISIONS

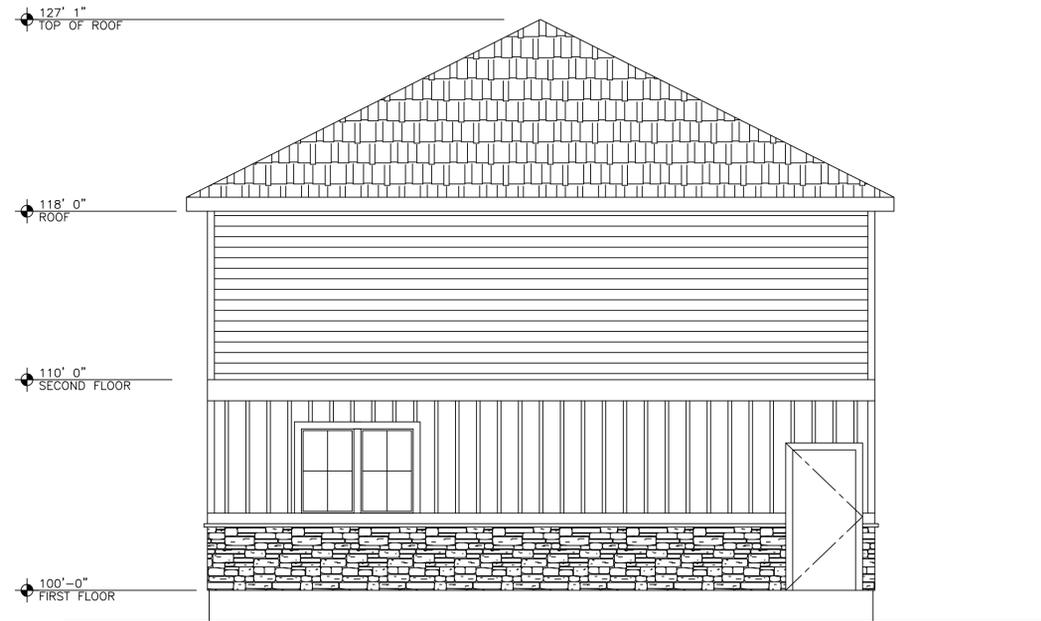
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: JPT  
 CHECKED BY: JPT  
 DATE: 31 MAR 16  
 SCALE: AS NOTED  
 JOB NO: 16-100

SHEET NO:  
**A6.1**



# RUSSELL



**1 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

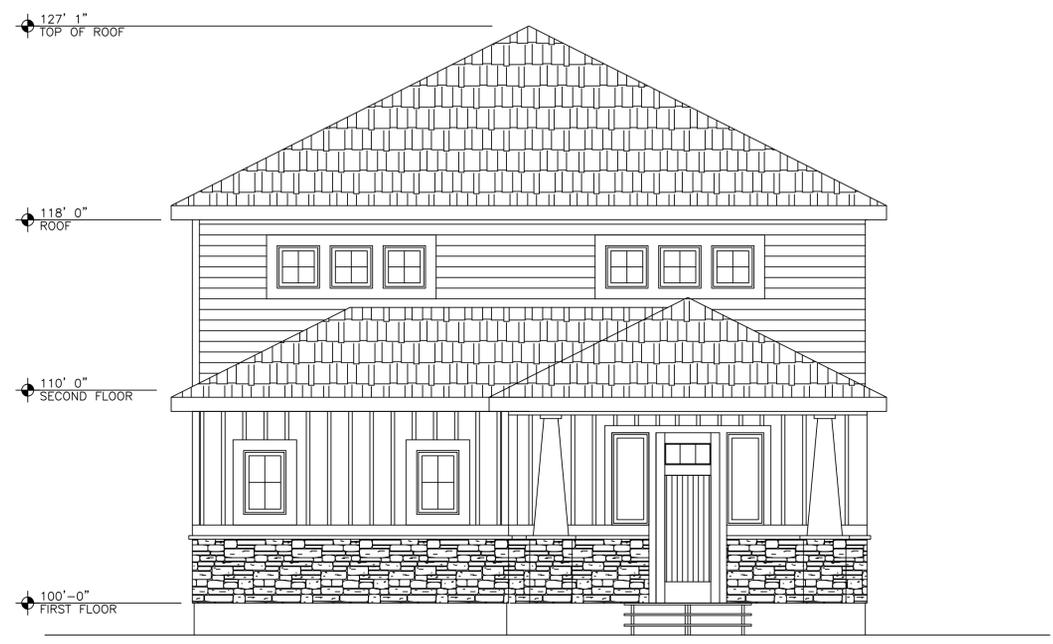
NO.	DATE	REMARKS
△	JAN. 14/00	GEN. REVISIONS

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: JPT  
 CHECKED BY: JPT  
 DATE: 25 APRIL 19  
 SCALE: AS NOTED  
 JOB NO.: 19-100

SHEET NO.:  
**A6.2**

# RUSSELL



**1 FRONT ELEVATION RUSSELL**  
 SCALE: 1/4" = 1'-0"



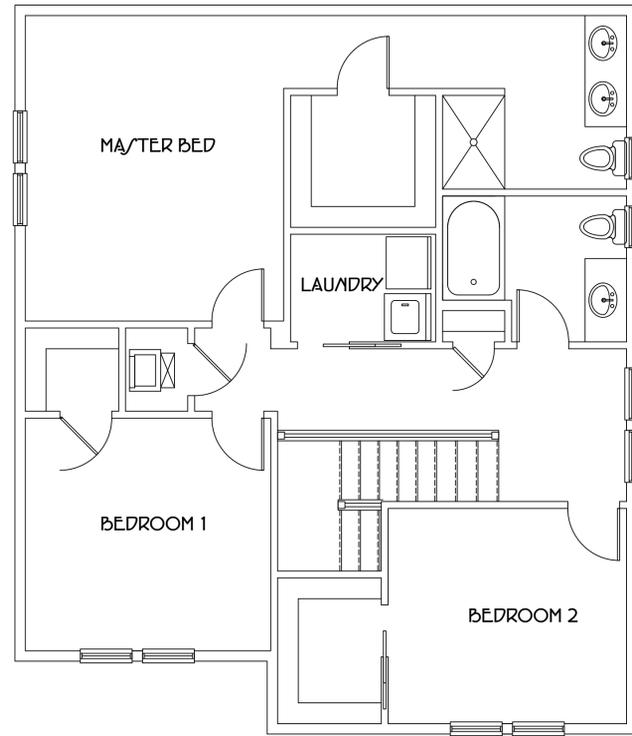
**2 FRONT ELEVATION SPEC**  
 SCALE: 1/4" = 1'-0"

NO.	DATE	REMARKS
△	JAN.14/00	GEN. REVISIONS

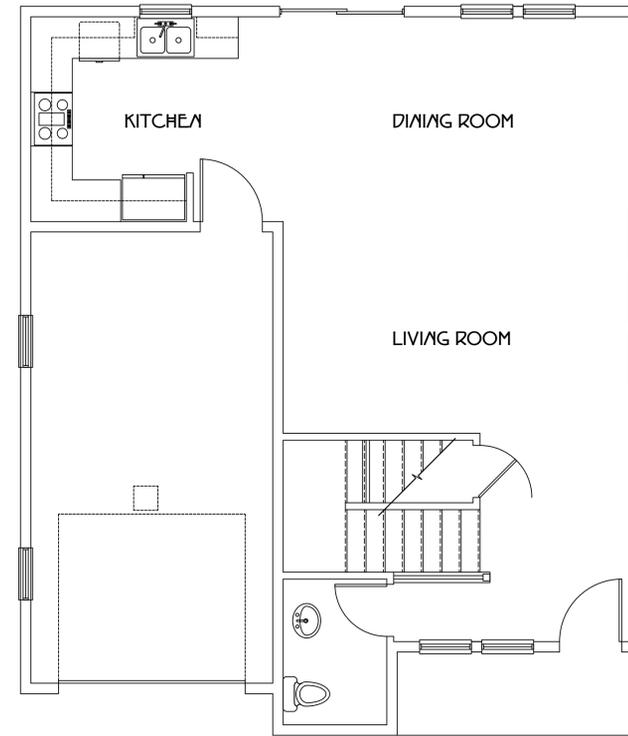
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: JPT  
 CHECKED BY: JPT  
 DATE: 25 APRIL 19  
 SCALE: AS NOTED  
 JOB NO: 19-100

SHEET NO:  
**A6.1**



**2 FLOOR PLAN - SECOND LEVEL**  
SCALE: 1/4" = 1'-0"



**1 FLOOR PLAN - MAIN LEVEL**  
SCALE: 1/4" = 1'-0"



**RUSSELLS SPEC**

NO.	DATE	REMARKS

DRAWING TITLE:  
**FLOOR PLAN - MAIN LEVEL**

DRAWN BY: WJL  
 CHECKED BY: WJL  
 DATE: 31 MAR 16  
 SCALE: AS NOTED  
 JOB NO.: 16-100

SHEET NO.:  
**A2.0**