

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Aimee Hennrich
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Monday
January 8, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of August 16, 2023 Minutes (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Election of Officers for 2024 (ACTION ITEM)

The Board will need to nominate officers for 2024.

PROPOSED ACTIONS: Nominate and elect a Chair and Vice Chair for 2024; or provide Staff with further direction if necessary.

3. Public Hearing: Conditional Use Permit Application to Extend the Previous CUP for a Drive-Through Coffee/Esspresso Stand Located at 625 S Jackson St (ACTION ITEM)

Conditional Use Permit application to allow the continued operation of a Drive-Through Coffee/Esspresso Stand located at 625 S. Jackson Street within the Urban Mixed Commercial (UMC) Zoning District per Moscow City Code 4-3-4.

PROPOSED ACTIONS: Conduct the public hearing for the proposed Conditional Use Permit (CUP) request and upon consideration of any testimony received, approve the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the proposed CUP with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 5:30 PM on January 17, 2024.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Meeting
~ Minutes ~

Aimee Hennrich
Staff Liaison
208.883.7095

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Wednesday
August 16, 2023

5:30 PM

Council Chambers
206 E Third Street

Comstock called the meeting to order at 5:35 PM

MEMBERS PRESENT: Marshall Comstock, Vice Chair; Jerry Schutz, Tim Thomson
MEMBERS ABSENT: Joe Bazzoli, Steve Bush, Tim Kinkeade
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of August 3, 2023 Minutes (ACTION ITEM)

Schutz moved for approval of the minutes as amended, seconded by Thomson. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

2. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Conditional Use Permit to expand an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive in the Single Family Residential (R-1) Zoning District per MCC 4-3-4.

The Board had a discussion regarding the written public testimony submitted before the Hearing. Thomson moved for approval of the Reasoned Statement of Relevant Criteria and Standards as written, seconded by Schutz. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

No meetings have been scheduled.

The meeting adjourned at 5:45 PM

Joe Bazzoli, Chair

Date

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE: Monday, January 8, 2024

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2023-0022 – Conditional Use Permit (CUP) application to continue operation of a Drive-through Coffee/Esspresso Stand located at 625 S Jackson Street within the Urban Mixed Commercial (UMC) Zoning District per Moscow City Code 4-3-4.

Attachments:

- A. Public Hearing Notice
- B. Conditional Use Permit Application
- C. Site Plan with Floor Plans
- D. Building Elevations

Prepared by: Aimee Hennrich – Planner I

Proposal: The applicant, Knox Box LLC, has applied to continue operation of a Drive-through Coffee/Esspresso Stand located at 625 S Jackson Street. The Coffee/Esspresso Stand operates daily from 5am to 5pm with 1 to 2 employees working at a time. The circulation on-site includes an ingress and egress approaches on the north and south of the property and room for 5 vehicles to queue, as required by the Drive-through Facility Standards. Equipment is contained within the Coffee/Esspresso Stand and includes an espresso machine, grinder, blender, microwave, refrigerator, and ice machine.

Background: On June 26, 2018, the applicant applied for a Conditional Use Permit for a Drive-through Coffee/Esspresso Stand located at 625 S Jackson Street. On July 30, 2018, the Board of Adjustment approved the application with the following two conditions:

1. The Conditional Use Permit shall expire five (5) years from the date of approval in order to be able to assess any conditions in the area which have changed within that timeframe.
2. The applicant shall obtain the necessary approvals through Idaho Transportation Department and meet any requirements deemed necessary to mitigate impact to the transportation system in the area.

Construction was complete and a certificate of occupancy was issued on August 17, 2021.



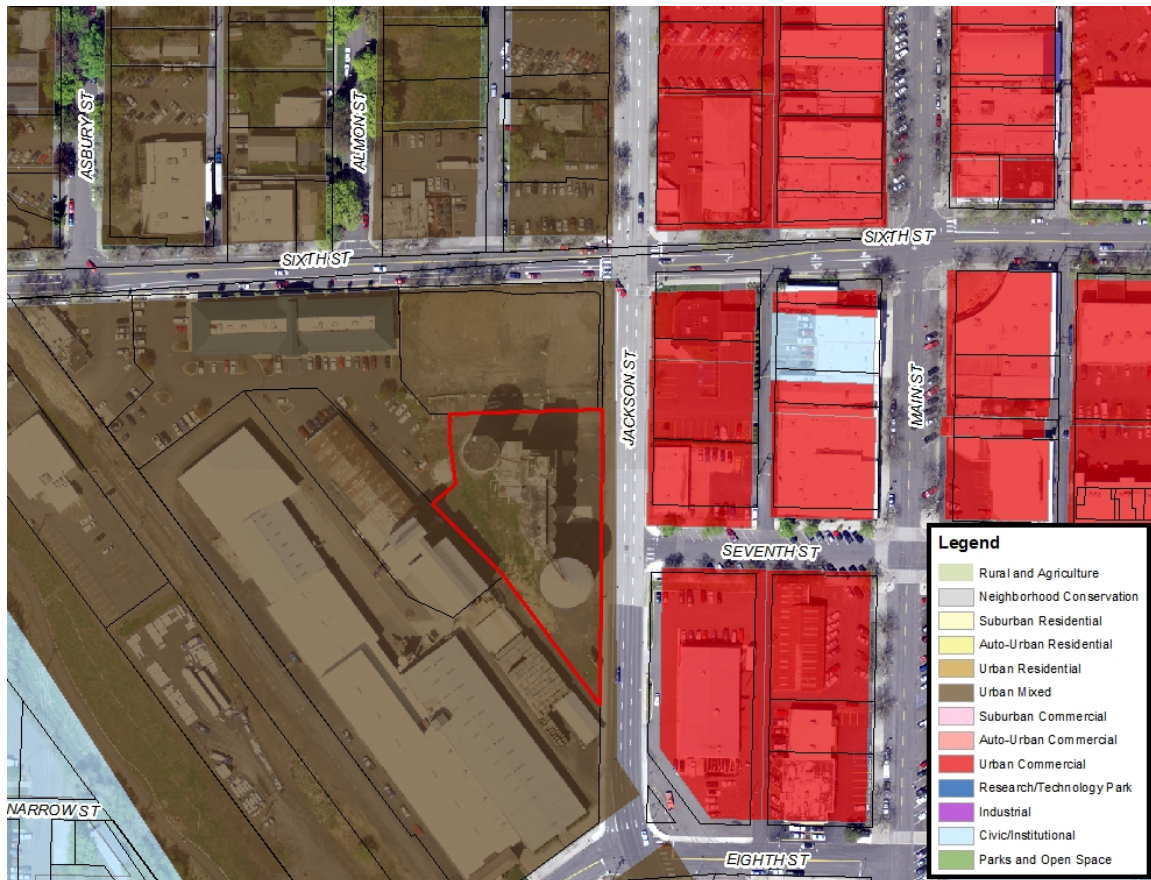
Vicinity Map

Site and Area Land Use: The subject property is a 42,790 sf parcel which has historically been utilized for industrial agriculture operations associated with the railroad which previously extended through this block. There are a number of grain silos and associated buildings which still remain on the property. Silos and Social is a coffee shop/restaurant that occupies the main floor of one of the silo buildings. Crites Seed still operates on the property to the southwest of the subject property. To the north of the subject property is the property at the southwest corner of Sixth Street and Jackson Street which was purchased by the Moscow Urban Renewal Agency to be redeveloped. To the northwest is the University Pointe mixed used development and to the east is Banner Bank and Bruneel Tire.

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject property as Urban Mixed (UM). According to the Comprehensive Plan, UM designated areas are,

“intended to provide for the infill development and adaptive re-use of areas that surround downtown. Within these areas, a rich mix of residential and limited commercial

uses should be promoted through the development of small urban apartments, townhomes, and two to three story vertically mixed-use buildings. The urban mixed area should provide a pedestrian connection between the University of Idaho and downtown, and provide space for a variety of housing alternatives, niche retail, restaurants, artist studios, and personal and professional services. Off-street parking should be required, but the requirements should be reduced in this area due to the likely number of non-motorized travel the uses will attract.”

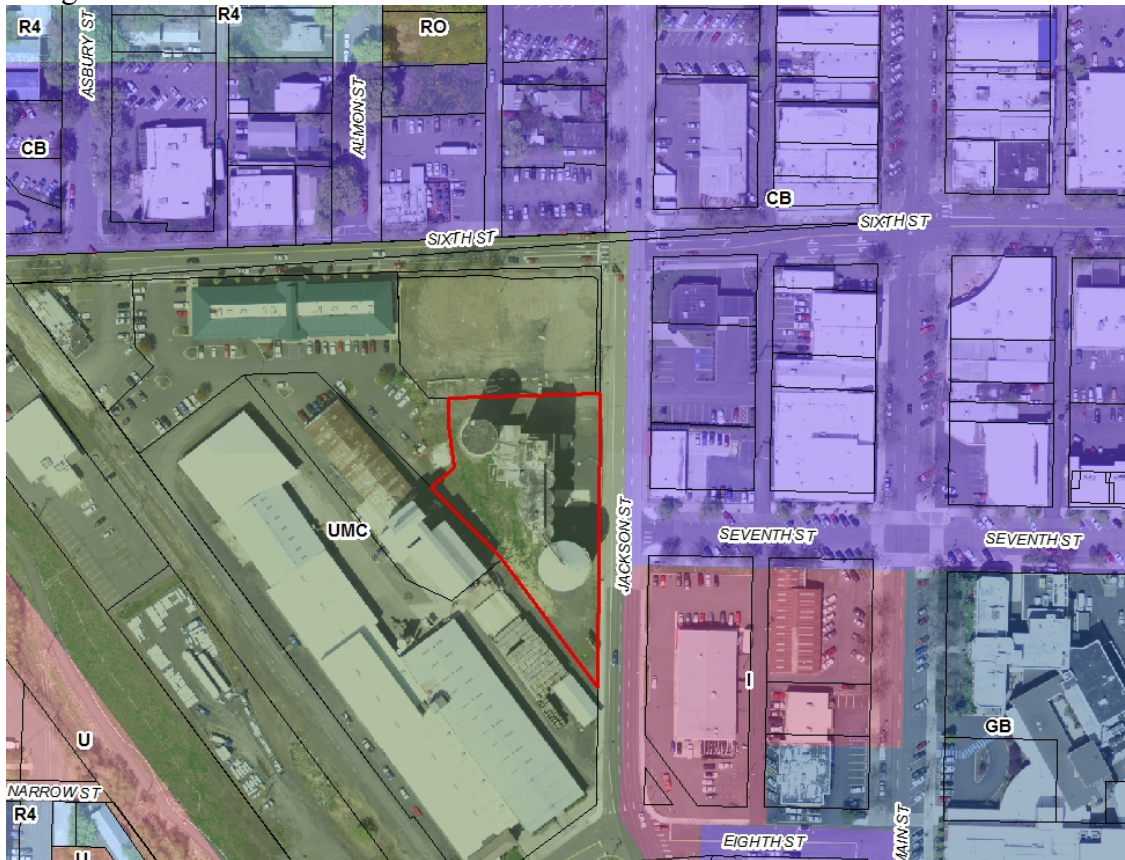


Comprehensive Plan Land Use Designation Map

Zoning: The subject property is located within the Urban Mixed Commercial (UMC) Zoning District as well as all surrounding properties. The principal purpose of the UMC Zoning District is to provide a location for urban mixed development including a range of compatible commercial uses such as retail, eating and drinking, and hospitality establishments, professional and personal service uses, as well as residential uses. The UMC Zoning District is intended to promote the urban development form, promote a mixture of commercial and residential land uses. This Zoning District is appropriately applied in close proximity to the Central Business District and the downtown area where the urban form of development is appropriate and intensity of allowed commercial land uses can be accommodated.

Uses allowed within the UMC Zone include: residential uses above or behind commercial uses; amusement and recreation facilities; financial, technology, and professional services;

food and beverage services; beverage manufacturing; public/institutional uses; retail and personal services; temporary uses; parking lots and garages; hotels and motels; and drive-through facilities.



Zoning Map

Streets and Access: The property is located directly adjacent to Jackson Street which is designated as National Highway. Jackson Street is currently a one-way street with three southbound lanes and a paved shoulder on the west side of the street. Curb, gutter, and 5-foot sidewalks are also located on both sides of the street. The applicant worked with Idaho Transportation Department to update the right-of-way use permit for the property.

Drive-through Facility Standards:

Drive-Through Facilities shall comply with the following design standards and requirements.

Number of Spaces Required

Drive-Through Facilities with one service window are required to provide room for five queuing spaces. When there are two or more service windows provided, there shall be room for four queuing spaces per service window. The applicant has provided queuing room for five spaces since there is only one proposed drive-through window, which satisfies City standards.

Size of Space

The dimensions of a vehicle queuing space shall be a minimum of twelve feet in width and twenty feet in length. The applicant has satisfied the dimensional requirements with the five proposed queuing spaces.

Turning Radius

The minimum drive-through lane inside turning radius shall be twenty feet. The applicant's proposed circulation on the site meets the turning radius requirements of the code.

Demarcation

Drive-through lanes shall be clearly demarcated with striping or curbing. The applicant is required to delineate the drive-through lanes with striping. At the time the occupancy permit was issued, the applicant had demarcated the with striping, however since that time it appears the parking lot has been resurfaced and the striping no longer exists.

Additional Queuing

The design, signage or operational characteristics of the Drive-Through Facility shall prevent or discourage vehicles from waiting for service on public sidewalks or streets. The design of the proposed drive-through allows for an additional queuing lane to be located parallel to the proposed queuing lane in the circumstance where there are more than five cars in the queue.

Landscaping

Drive-through lanes adjacent to public streets shall provide a landscape buffer of a minimum of three feet (3') in width and shall contain one (1) tree of one and one half inch (1.5") caliper every forty (40) lineal feet and one (1) shrub every six feet (6'). The applicant had identified the 3-foot landscape buffer on the plans and the number of trees and shrubs. At the time the occupancy permit was issued, the applicant had planted the required plantings. However, since that time it appears the plantings have died.

Legacy Crossing District:

The subject property is located within the Legacy Crossing Overlay District (LCOD), which requires certain design standards for new structures and substantial improvements to existing structures. The proposed coffee/espresso stand is listed as a conditional use within the UMC Zoning District, but would not meet the design standards of the LCOD since stand-alone coffee/espresso stands were not a use that was really contemplated within the design standards. The underlying owner of the property has stated that he desires to allow temporary uses on the subject property until such time as a larger project that would meet the design standards is proposed. Temporary uses are allowed within the Zoning Code, but there are time limitations on those uses which would not fit the proposed coffee/espresso stand. Therefore, Staff recommends that if the Board approves the proposed CUP, that the permit expire after five (5) years from approval to be able to assess changing conditions in the Legacy Crossing District.

RELEVANT CRITERIA AND STANDARDS

1. The proposed use is a conditionally permitted use within the Zoning District.
2. The character of the proposed use will be in harmony with the neighborhood and surrounding land uses.
3. The proposed use as approved, or as approved with conditions, will not generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).
4. The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services.
5. The proposed use will not endanger the public health or safety if located where proposed?
6. Proposed use meets all applicable development standards of the Zoning Code.
7. The propose use will not be in conflict with the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval for the Conditional Use Permit application for the Drive-Through Coffee/Esspresso Stand located at 625 S Jackson Street with two conditions:

1. The Conditional Use Permit shall expire five (5) years from the date of approval in order to be able to assess any conditions in the area which have changed within that timeframe.
2. The applicant shall meet all Drive-Through Facility standards including delineation of the drive-through lane and landscape buffer between the drive-through lane and public street right-of-way.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit at 625 S Jackson Street
Permit Application LUP2023-0022

A public hearing at which you may be present and speak will be conducted before the Board of Adjustment of the City of Moscow at which time the following proposal will be considered:

Conditional Use Permit application to continue operation of a Drive-Through Coffee/Esspresso Stand located at 625 S. Jackson Street within the Urban Mixed Commercial (UMC) Zoning District, per Moscow City Code 4-3-4.

HEARING DATE: Monday, January 8, 2024

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

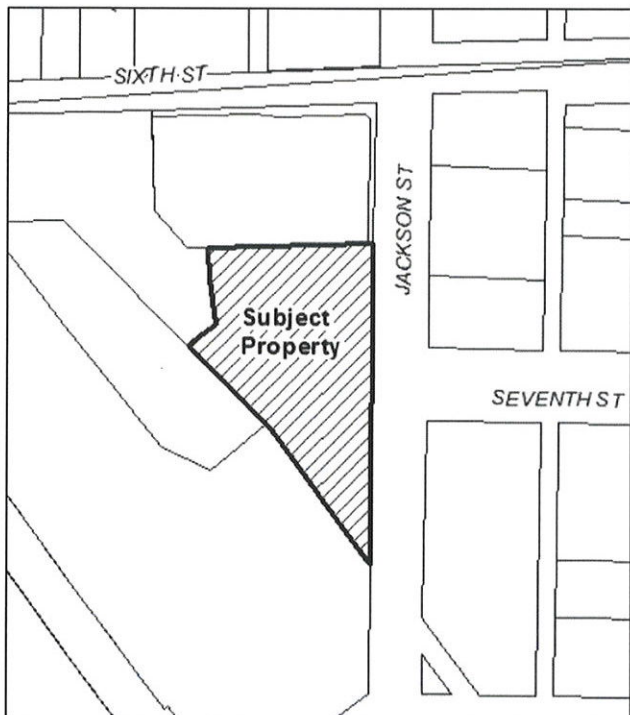
MEETING TIME: 7:00pm

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting.

The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials

require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, December 23, 2023



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**

Ph: 208-883-7035

504 S. Washington Street

jfleischman@ci.moscow.id.us

ahennrich@ci.moscow.id.us

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$561.00	
	Receipt Number		

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Knot Box LLC Phone: 208 596 6887
 Address: 1562 East Third St Email: knoxboxonjackson@gmnet1.com
 Relationship to affected property (please check one):
 Owner ☐ Purchaser ☐ Lessee ☒ Other ☐ (explain below)

2. Owner of Affected Property (if other than applicant)

Name: Andrew Crapuchettes Phone: _____
 Address: _____ Email: _____

3. Location of Affected Property: 625 S Jackson

If described by Metes and Bounds, please attach deed on a separate sheet.

Legal Description: _____
 (Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED CONDITIONAL USE

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

Coffee drive through

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. **Authorization:** Section 4-3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.
6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.

Drive thru operating from 5am-5pm with
one window/lane & 1-2 employees
Coffee, tea, energy drinks & baked goods

7. Before the Moscow Board of Adjustment may issue a Conditional Use Permit, the Board must first make findings of compliance with the following seven **Relevant Criteria and Standards**. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.

See attached

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Justification and compliance with criteria #1: _____

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

Justification and compliance with criteria #2: _____

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

Justification and compliance with criteria #3: _____

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Justification and compliance with criteria #4: _____

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

Justification and compliance with criteria #5: _____

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

Justification and compliance with criteria #6: _____

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

Justification and compliance with criteria #7: _____

CONDITIONS OF APPROVAL

The Board of Adjustment may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans proof by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one (1) year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

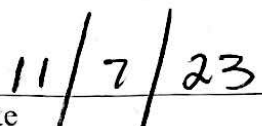
This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

The following items must be submitted with this application before it will be processed:

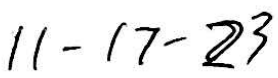
1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.


Signature of Applicant


Date


Signature of Property Owner (if different)


Date

← CUP Application

7)

Criteria #1. Coffee and espresso stands are allowed with conditional use permits according to the land use table of Section 3-4 of the Moscow City Code.

Criteria #2. There are already established businesses in the area and the planned development of the lot will be in harmony with our drive-thru.

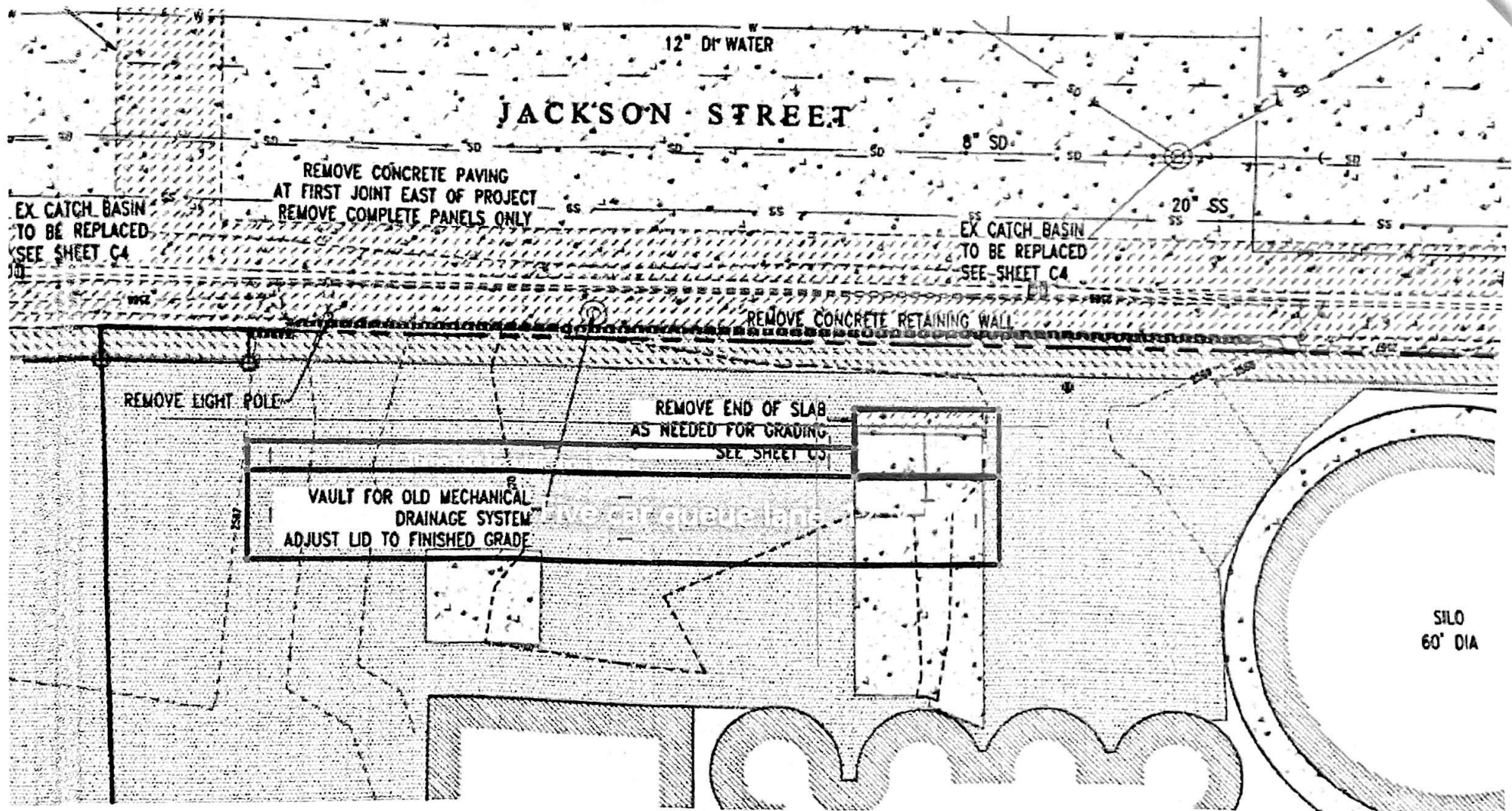
Criteria #3. The addition of a drive-thru to this area will not add any new or additional nuisances.

Criteria #4. The drive-thru will be more than adequately served by current streets, facilities, and services.

Criteria #5. The drive-thru will not add any hazards or create any public health or safety concerns.

Criteria #6. The proposed use will comply with all applicable development standards required of a drive thru (MCC Sec 3-5.D).

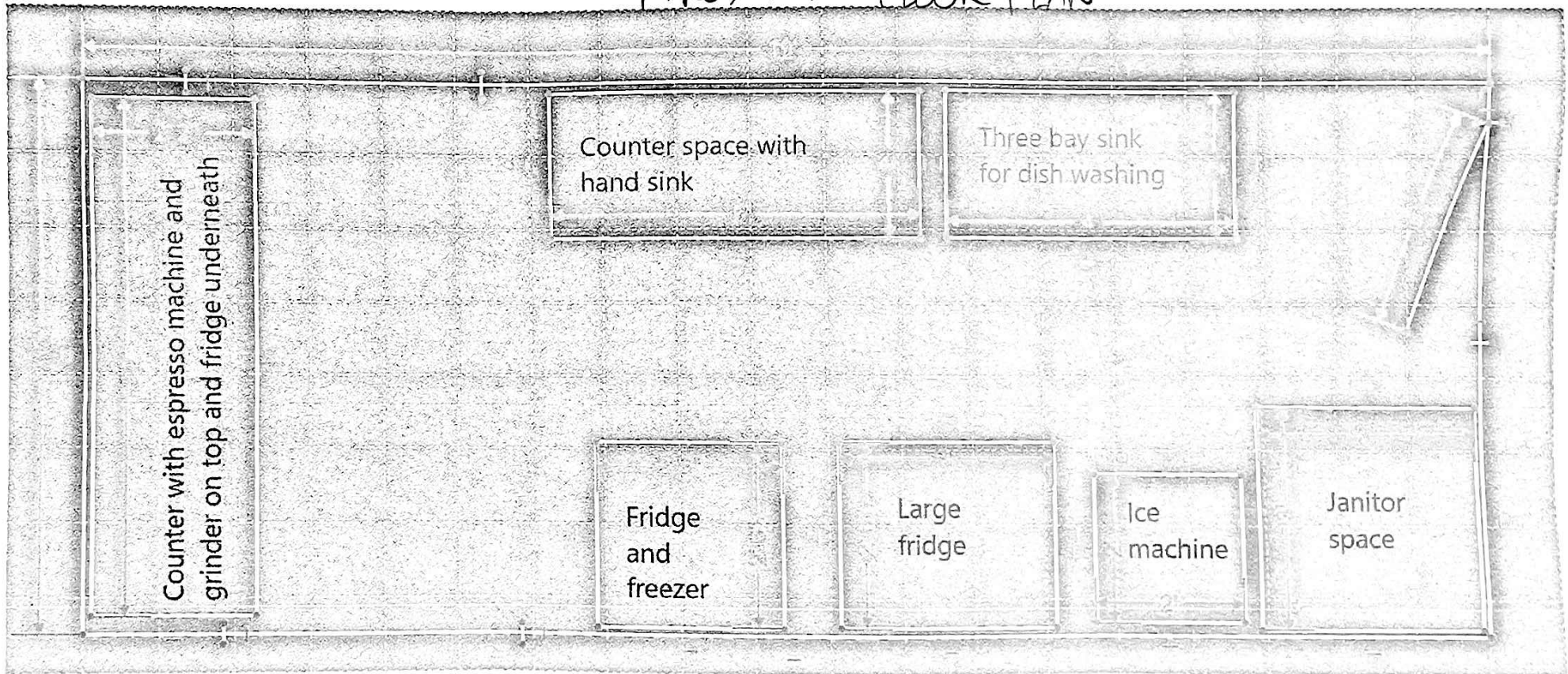
Criteria #7. The drive-thru will not conflict with the Comprehensive Plan and is in keeping with the Legacy Crossing development desired in this area.



Received 7-3-18

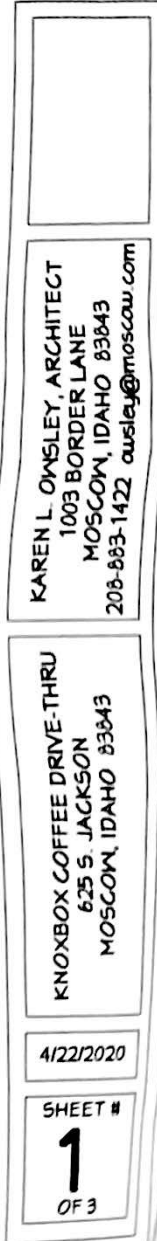
Received 11-07-2023

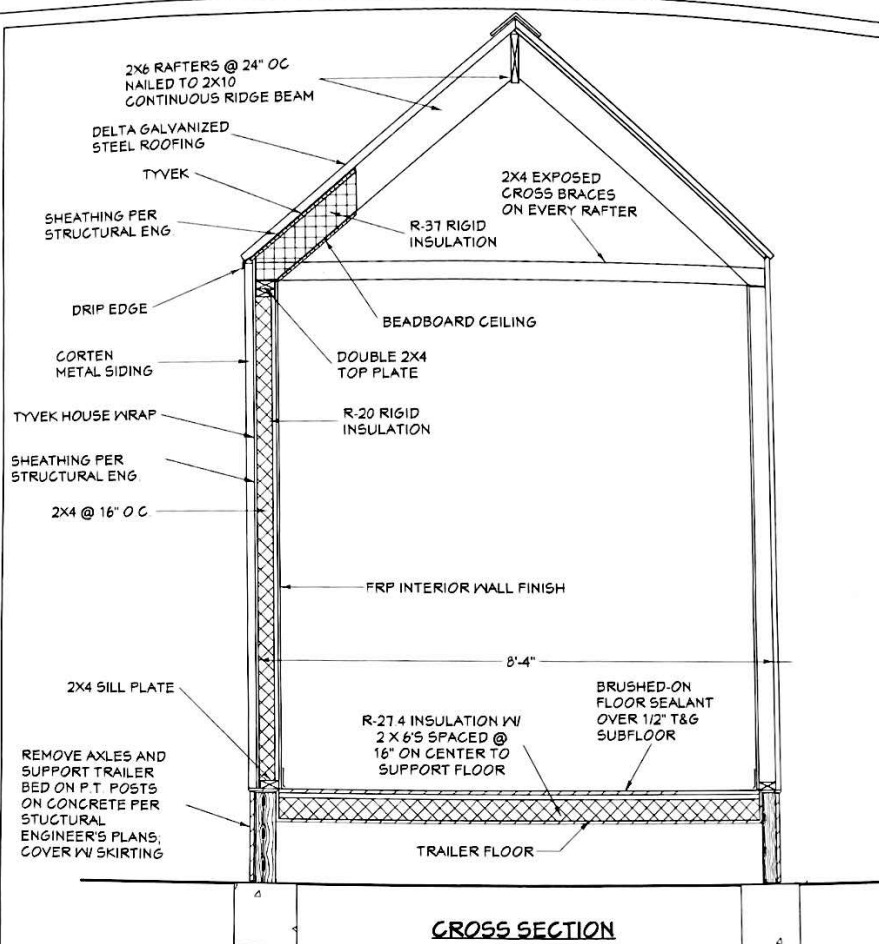
KNOX BOX FLOOR PLAN



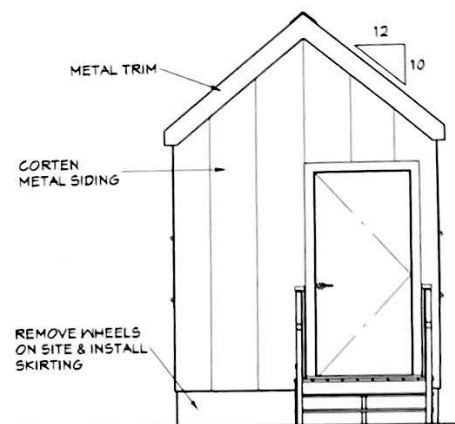
Received 7-3-18

Received 11-07-2023

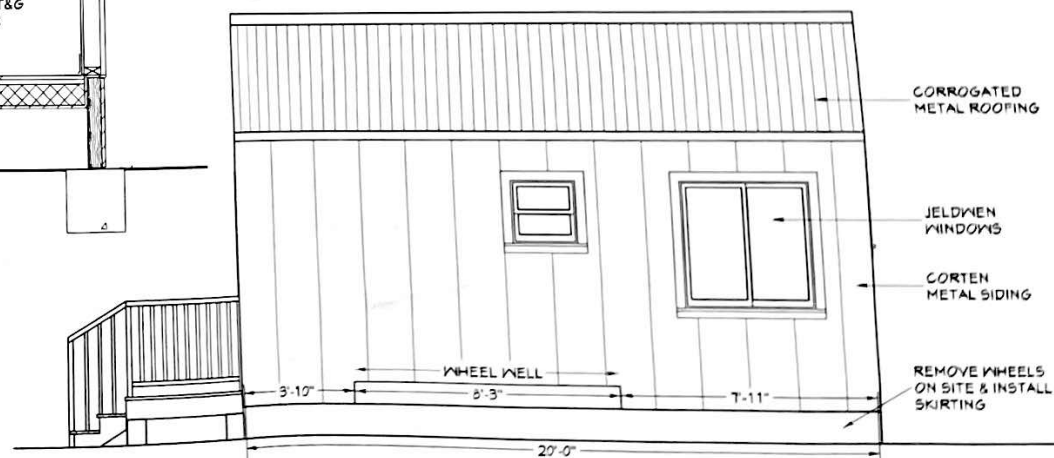




CROSS SECTION
1/2" = 1'-0"



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



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

KAREN L. OWSLEY, ARCHITECT
1003 BORDER LANE
MOSCOW, IDAHO 83843
208-883-1422 owsley@moscow.com

KNOXBOX COFFEE DRIVE-THRU
625 S. JACKSON
MOSCOW, IDAHO 83843

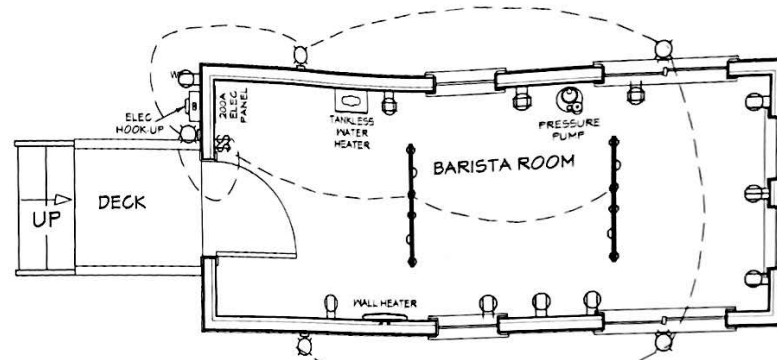
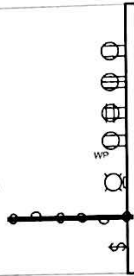
4/22/2020

SHEET #

2
OF 3

ELECTRICAL KEY:

DUPLEX OUTLET
 220V OUTLET
 QUADRUPLUX OUTLET
 WATERPROOF OUTLET
 WALL-MOUNTED LIGHT FIXTURE
 TRACK LIGHTING
 LIGHT SWITCH

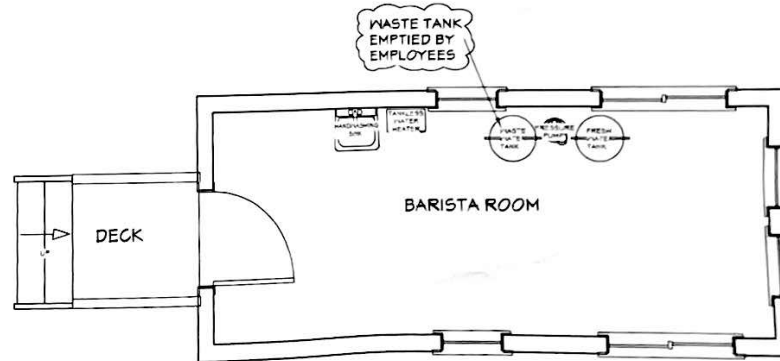


ELECTRICAL FLOOR PLAN
 1/4" = 1'-0"

N ←

ELECTRICAL NOTES

1. ALL OUTLETS TO HAVE GFCI PROTECTION
2. AC TO BE PROVIDED BY PLUG-IN WINDOW UNIT.
3. INSTALL #6 Cu GEC TO 5/8" X 8" GROUND RODS
4. EXTERIOR LIGHTS TO BE SEAGULL LIGHTING BARN LIGHT, MODEL #8637401EN3, WITH DARK SKY COMPLIANCE



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

N ←

PLUMBING NOTES

1. WATER & WASTE SYSTEMS ARE SELF-CONTAINED & NOT CONNECTED TO MUNICIPAL SERVICE
2. ALL PLUMBING TO BE INSTALLED BY LICENSED PLUMBER

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 1003 BORDER LANE
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 208-883-1422 owseley@moscow.com

KNOXBOX COFFEE DRIVE-THRU
 625 S. JACKSON
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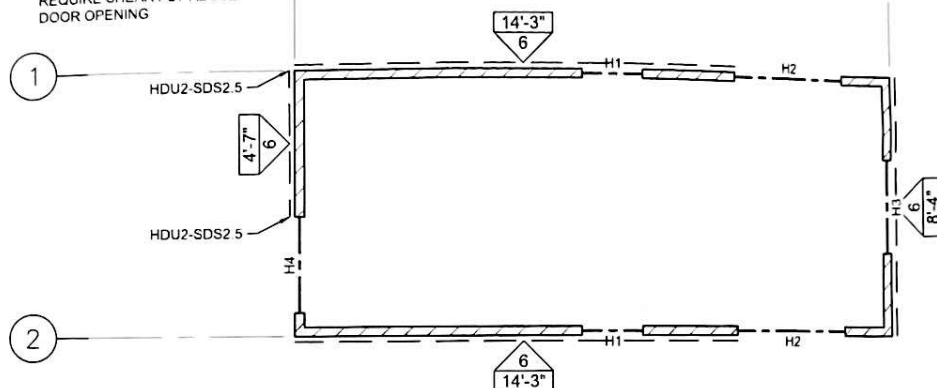
4/22/2020

SHEET #
3
 OF 3

FRAMING NOTES:

1. SHEAR WALLS ON GRIDLINES 1, 2 & B ARE PERFORMED AS SUCH. SHEAR PLY ALONG FULL LENGTH INDICATED INCLUDING BOTH ABOVE AND BELOW WINDOW OPENINGS.
2. SHEAR WALL ON GRIDLINE A IS SEGMENTED SHEAR WALL, AS SUCH DOES NOT REQUIRE SHEAR PLY ABOVE DOOR OPENING.

3. PROVIDE HDU2 SDS2.5 HOLD-DOWNS WHERE INDICATED. ANCHOR TO STEEL FRAME USING 5/8" DIA. BOLTS, ASTM A307.
4. ALL HEADERS TO BE 4x6 DF #2 U.N.O.

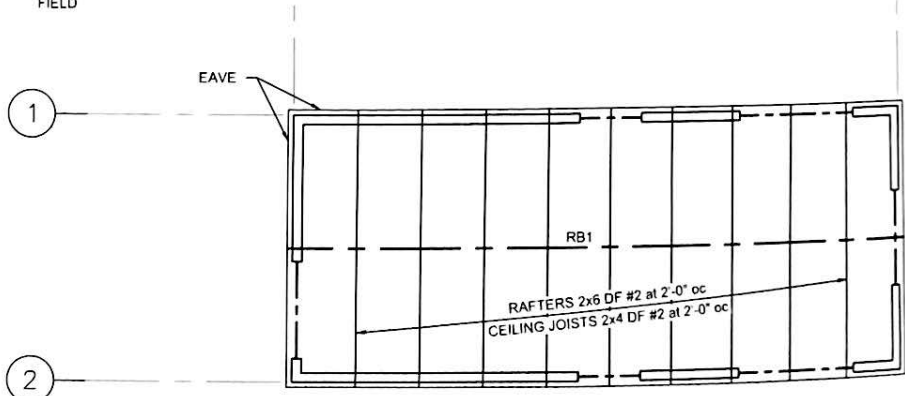


FRAMING PLAN

Scale: $\frac{1}{4}" = 1'-0"$

ROOF FRAMING NOTES:

1. ROOF BOARD, RB1, TO BE 2x10 DF #1.
2. CEILING JOIST TO BE FULL SPAN, NO SPLICES.
3. ROOF PLY TO BE 5/8" THK. STRUC-I PLYWOOD OR OSB w/ 8d COMMON NAILS AT 6" oc AT PANEL EDGES, 12" oc IN FIELD.



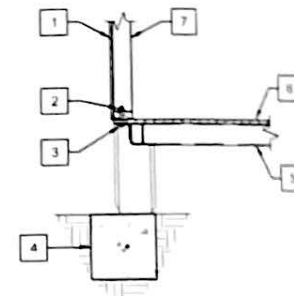
ROOF FRAMING PLAN

Scale: $\frac{1}{4}" = 1'-0"$

NOTES:

1. SHEAR PLY PER PLAN
2. NUT & WASHER AT WOOD PLATE. SNUG TIGHT ONLY
3. MACHINE BOLT, 5/8" DIA., ASTM A307

4. CONCRETE FOOTING PER PLAN
5. STEEL TRAILER FRAME
6. FLOOR SHEATHING PER PLAN
7. WALL FRAMING PER PLAN



1

WALL - TRAILER FRAME CONNECTION

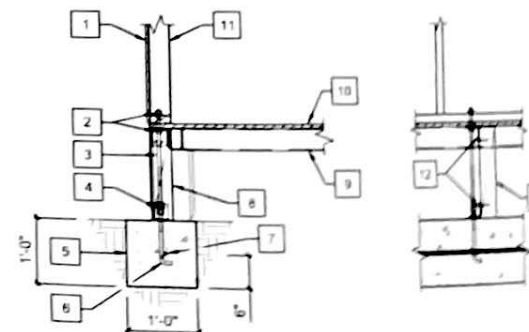
Scale: $\frac{1}{2}" = 1'-0"$

FIG. B24

NOTES:

1. SHEAR PLY PER PLAN
2. NUT & WASHER AT WOOD PLATE. NUT AT STEEL FRAME. SNUG TIGHT ONLY
3. THREADED ROD, 5/8" DIA., ASTM A307 OR ASTM F1554 Gr 36
4. COUPLER NUT
5. CONCRETE FOOTING PER PLAN

6. L-BOLT OR J-BOLT PER PLAN
7. ONE (1) #5 BAR CONTINUOUS
8. VERTICAL P.T. 4x4 BLOCK, MAY BE DAPPED TO FIT FIT FRAME
9. STEEL TRAILER FRAME
10. FLOOR SHEATHING PER PLAN
11. WALL FRAMING PER PLAN
12. L 3 x 3 x 3/16 x 2-1/2 w/ TWO (2) NAILS



2

FOOTING & ANCHOR BOLT

Scale: $\frac{1}{2}" = 1'-0"$

FIG. B25

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FRAMING PLAN
ROOF FRAMING PLAN
& DETAILS

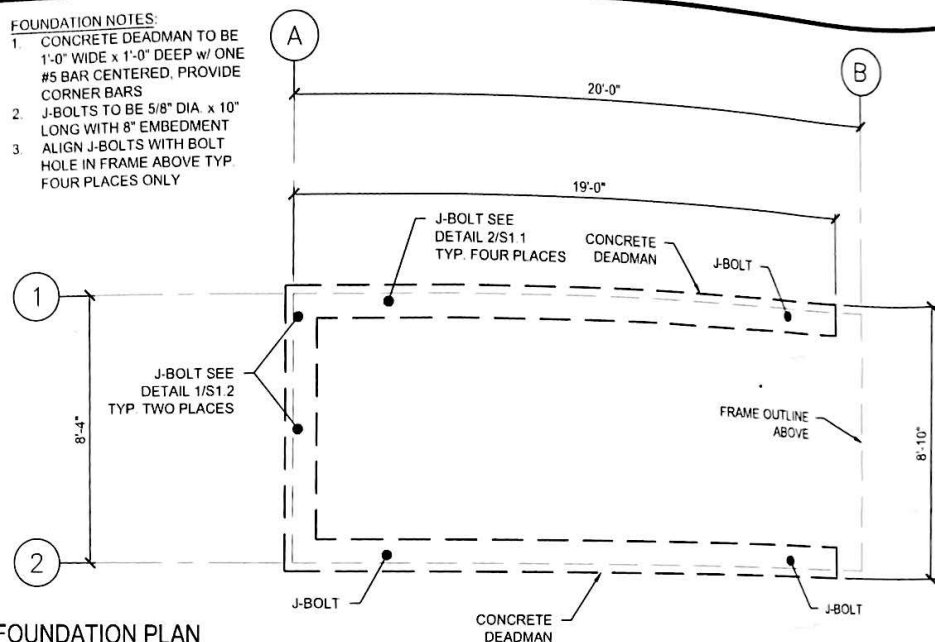
TERRY K. METZNER
PROFESSIONAL ENGINEER



S1.1

FOUNDATION NOTES:

1. CONCRETE DEADMAN TO BE 1'-0" WIDE x 1'-0" DEEP w/ ONE #5 BAR CENTERED, PROVIDE CORNER BARS
2. J-BOLTS TO BE 5/8" DIA. x 10" LONG WITH 8" EMBEDMENT
3. ALIGN J-BOLTS WITH BOLT HOLE IN FRAME ABOVE TYP. FOUR PLACES ONLY



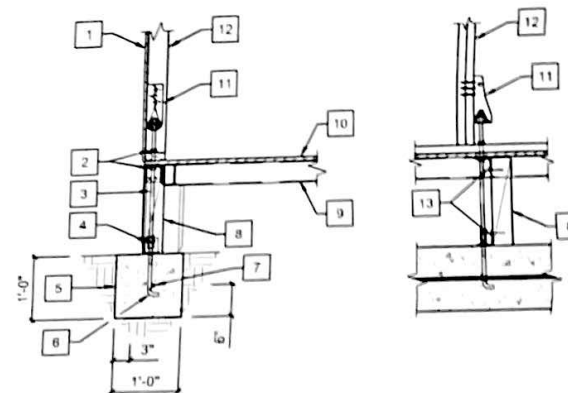
FOUNDATION PLAN

Scale: $\frac{1}{4}" = 1'-0"$

NOTES

1. SHEAR PLY PER PLAN
2. NUT & WASHER AT WOOD PLATE. NUT AT STEEL FRAME, SNUG TIGHT ONLY
3. THREADED ROD, 5/8" DIA., ASTM A307 OR ASTM F1554 Gr 36
4. COUPLER NUT
5. CONCRETE FOOTING PER PLAN

6. L-BOLT OR J-BOLT PER PLAN
7. ONE (1) #5 BAR CONTINUOUS
8. VERTICAL P.T. 4x4 BLOCK
9. STEEL TRAILER FRAME
10. FLOOR SHEATHING PER PLAN
11. HOLD-DOWN PER PLAN
12. WALL FRAMING PER PLAN
13. L 3 x 3 x 3/16 x 2-1/2 w/ TWO 8d NAILS



1 FOOTING & ANCHOR BOLT AT HOLD-DOWN

Scale: $\frac{1}{2}" = 1'-0"$

F03 B24

SHEAR WALL SCHEDULE

Wall	Panel	Edge Nailing	Top Plate Shear Transfer	Sill Plate Shear Transfer	Anchor Bolts at Foundation
6	7/16"	8d at 6" oc	A35 at 16" oc	16d at 6" oc	SEE DETAILS
4	7/16"	8d at 4" oc	A35 at 16" oc	16d at 6" oc	SEE DETAILS

Shear Wall Notes:

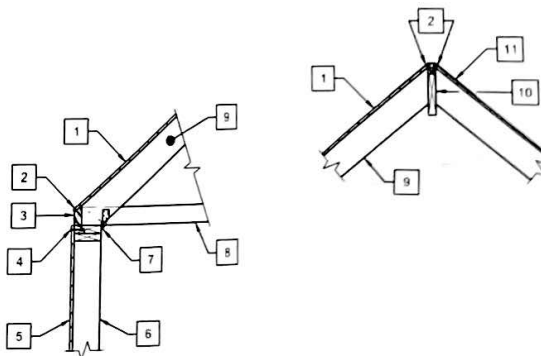
Use common nails, Field nail at 12" o.c.
 Use $\frac{3}{8}"$ Shear Ply / OSB or rated equivalent, U.N.O.
 Edge nail at top plate, mid sill, all posts and all studs with hold-downs.
 Double shear walls have shear ply both sides. (Offset plywood edges).
 Use Simpson MST48 to strap top plate across all flush beams U.N.O.

NOTES:

1. ROOF SHEATHING PER PLAN
2. ROOF DIAPHRAGM BOUNDARY NAILING, 8d NAILS AT 6" oc
3. 2x BEVEL BLOCK EACH BAY w/ TWO 16d TOE-NAILS EACH BLOCK
4. EDGE NAIL PER SHEAR WALL SCHEDULE
5. SHEAR PLY PER PLAN
6. WALL FRAMING PER PLAN

7. H2 S EVERY SECOND CEILING JOIST
8. CEILING JOIST PER PLAN
9. RAFTER PER PLAN
10. RIDGE BOARD PER PLAN
11. LSTA21 EVERY SECOND RAFTER

PAIR w/ FOUR (4) 10d x 1-1/2" NAILS EACH END, INSTALL OVER SHEATHING - FIELD BEND AT PEAK TO FOLLOW SLOPE



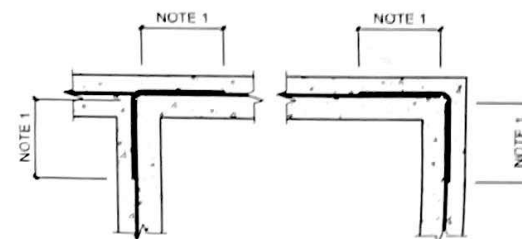
4 TYPICAL EAVE & RIDGE

Scale: $\frac{1}{2}" = 1'-0"$

R01 B24

NOTES:

1. LAP LENGTH PER DETAIL "TYPICAL REBAR BENDS"
2. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS
3. VERTICAL BARS, PER PLAN, REQUIRED BUT NOT SHOWN FOR CLARITY



2 TYPICAL WALL REINFORCING

Scale: None

Wall Rein B24

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 Latah County

FOUNDATION PLAN
 & DETAILS

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S1.2