BOARD of ADJUSTMENT

Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda~

Michael Ray
Staff Liaison
208.883.7009

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

Monday **April 14, 2025**	**7:00 PM**	**Council Chambers** **206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from November 4, 2024 (ACTION ITEM)**
   PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Public Comment**
   Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. **Public Hearing: Proposal for a Conditional Use Permit at 2250 Augustine Avenue. Permit Application LUP2025-0005 (ACTION ITEM)**
   Conditional Use Permit application for a proposed Residential Assisted Living Facility located at 2250 Augustine Ave within the Residential Office (RO) Zoning District, per Moscow City Code 4-3-4.
   PROPOSED ACTIONS: Conduct the Public Hearing for the Conditional Use Permit (CUP) request, and upon consideration of any testimony received, approve the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or approve the CUP with conditions and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or deny the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or take other action as deemed appropriate.

4. **Public Hearing: Proposal for a Variance at 403 North Polk Street. Permit Application LUP2025-0007 (ACTION ITEM)**
   Variance application to reduce the required 20-foot rear yard setback by 3 feet for a proposed addition to an existing single-family dwelling at 403 N Polk St within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-4-2.
   PROPOSED ACTIONS: Conduct the Public Hearing for the Variance (VAR) request, and upon consideration of any testimony received, approve the VAR and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or approve the VAR with conditions and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or deny the VAR and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or take other action as deemed appropriate.

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.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS
The next Board of Adjustment meeting is scheduled for 5:30 PM on April 22, 2025.

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

Monday **November 4, 2024**	**5:30 PM**	**Council Chambers** **206 E Third Street**

Bazzoli called the meeting to order at 5:34 PM

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

REGULAR AGENDA

1. Approval of Minutes from October 28, 2024 (ACTION ITEM)
Dickinson moved for approval of the minutes as corrected, seconded by Kinkeade. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

2. Public Comment
Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.
None.

3. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)
Conditional Use Permit amendment to expand an existing RV Storage Facility at 1346 Harden Road within the Agriculture/Forestry (AF) Zoning District in the Area of City Impact, per Moscow City Code 4-3-4. Permit Application LUP2024-0034.
Bush moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Conditional Use Permit Amendment as written, seconded by Dickinson. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The meeting adjourned at 5:40 PM

_____ _____
Joe Bazzoli, Chair Date

DRAFT

CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: Monday, April 14, 2025

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2025-0005 – Conditional Use Permit application for a proposed Residential Assisted Living Facility located at 2250 Augustine Avenue within the Residential Office (RO) Zoning District, per Moscow City Code 4-3-4.

Attachments:

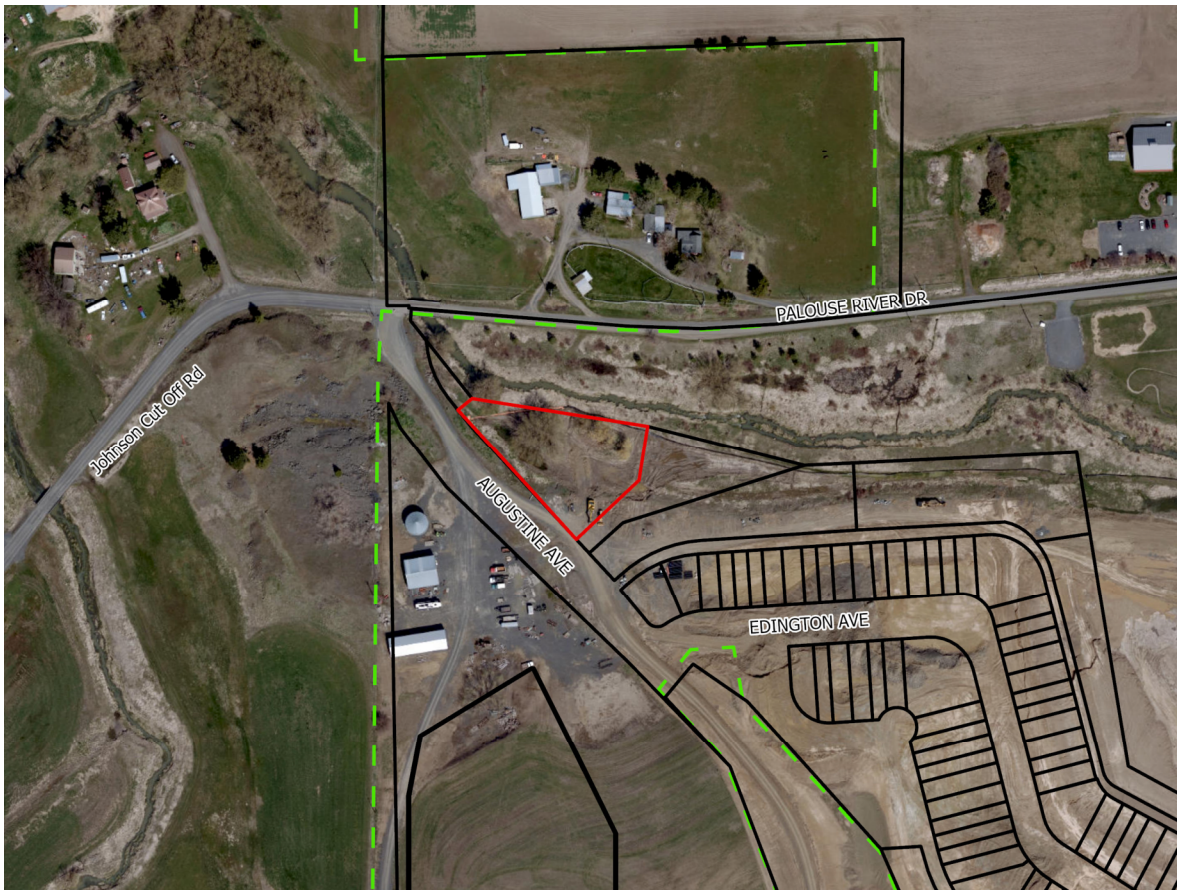
1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, March 29, 2025
2. Conditional Use Permit Application
3. Site Plan, Floor Plans, and Elevation Drawings

Prepared by: Mike Ray, AICP

STAFF REVIEW

Proposal: The applicant is proposing to construct an assisted living facility at 2250 Augustine Avenue. Assisted Living Facilities are categorized as Nursing and Residential Care Facilities within the Land Use Table in the Zoning Code. Nursing and Resident Care Facilities are defined within Moscow City Code as, "Establishments that provide residential care combined with either nursing, supervisory, or other types of care as required by the residents. In this subsector, the facilities are a significant part of the production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services." The proposal is for a 16-bedroom assisted living facility for the elderly/disabled with not more than 16 residents.

The subject property is located within the Residential Office (RO) Zoning District. Nursing and Resident Care Facilities are a conditionally permitted use within the RO Zone. The applicant anticipates, in addition to the 16 residents, the facility will require three caregivers during the day and two caregivers overnight.



Aerial

Site and Area Land Use: The subject property is a 36,600 square foot parcel located within the Edington 1st Addition Subdivision on the east side of Augustine Ave. The site is currently vacant along with adjacent lots to the north, east, and south. The property to the west of the subject property has existing agricultural/shop buildings located upon it. The South Fork of the Palouse River is located to the north on property owned by the City of Moscow for park purposes.

Zoning: The subject property is located within the Residential Office (RO) Zoning District. Properties adjacent to the east, south, and west are also located within the RO Zone. The City of Moscow property to the north which contains the South Fork of the Palouse River is currently zoned Farm Ranch (FR). According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.

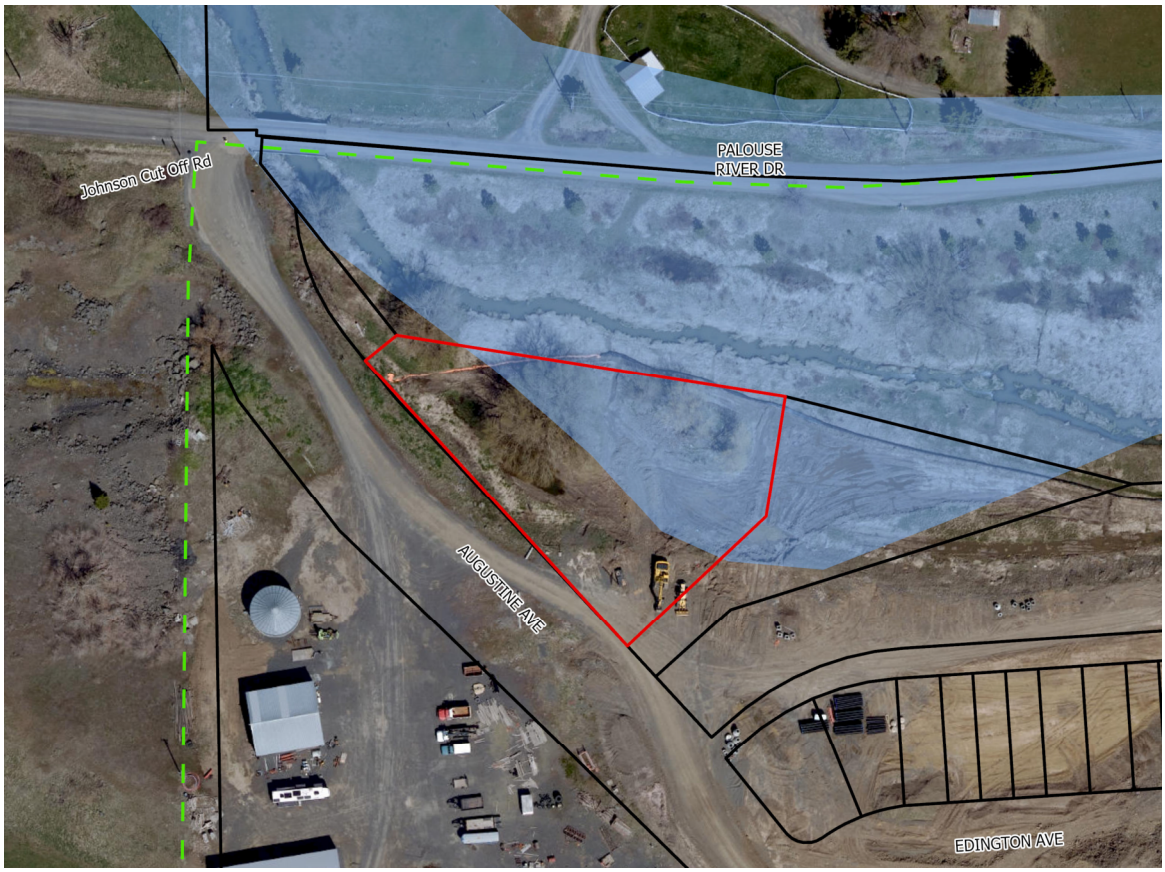
The RO Zoning District is appropriately applied in the following circumstances:

1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;

3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.

Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, nursing and residential care facilities, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

Zoning Map



Subject Property (100-year Floodplain in blue)

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject property as High-Density Residential.

According to the Comprehensive Plan, the High-Density Residential designated areas are intended to,

> *"allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO)."*

Chapter 3, Community Mobility, identifies Augustine Ave as a collector street and Palouse River Drive as a minor arterial street.

Streets and Access and Parking: The proposed facility will be accessed via Augustine Ave which is a 34-foot wide street with curb, gutter, tree lawns, sidewalks, and bike lanes

on both sides. Nursing and Resident Care Facilities require off-street parking be provided at a rate of one parking space per three beds, which requires six parking spaces based upon the sixteen beds that are proposed. The proposed site plan includes sixteen parking spaces, which exceeds the minimum parking that is required.

Utilities: The new facility will be serviced by an existing water main located within Augustine Ave and an existing sewer main located in the alley to the south.

Input from other Departments/Agencies: A building permit and floodplain development permit will be required for construction of the new building and all minimum requirements of the Building, Plumbing, Fire, and Electrical Codes as adopted by the City of Moscow shall be satisfied.

Other Considerations: None

RELEVANT CRITERIA AND STANDARDS

The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.

2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.

3. The proposed use as approved, or as approved with conditions, (will/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/will not) be adequately served by existing streets, public facilities and services.

5. The proposed use (will/will not) endanger the public health or safety if located where proposed.

6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.

7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

The Board has the option to approve, approve with conditions, or deny the application subject to the Relevant Criteria and Standards and any public testimony provided at the public hearing. The Board may also table the decision for the application in order to request more information, including studies of social, economic, fiscal and environmental effects of the proposed Conditional Use Permit.

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 on- or off-site 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.

Staff recommends **approval** of the application for a Conditional Use Permit for a Nursing and Residential Care Facility located at 2250 Augustine Ave with no conditions.

The Board of Adjustment's actions are to conduct the public hearing and upon consideration of testimony received:

1. Approve the Conditional Use Permit application; or
2. Approve the Conditional Use Permit application with conditions; or
3. Deny the Conditional Use Permit application; or
4. Take other such action as deemed appropriate.

In accordance with the Board's decision, direct staff to prepare the Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit at 2250 Augustine Ave.
Permit Application LUP2025-0005

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 for a Residential Assisted Living Facility located at 2250 Augustine Ave within the Residential Office (RO) Zoning District per MCC 4-3-4.

HEARING DATE: Monday, April 14, 2025

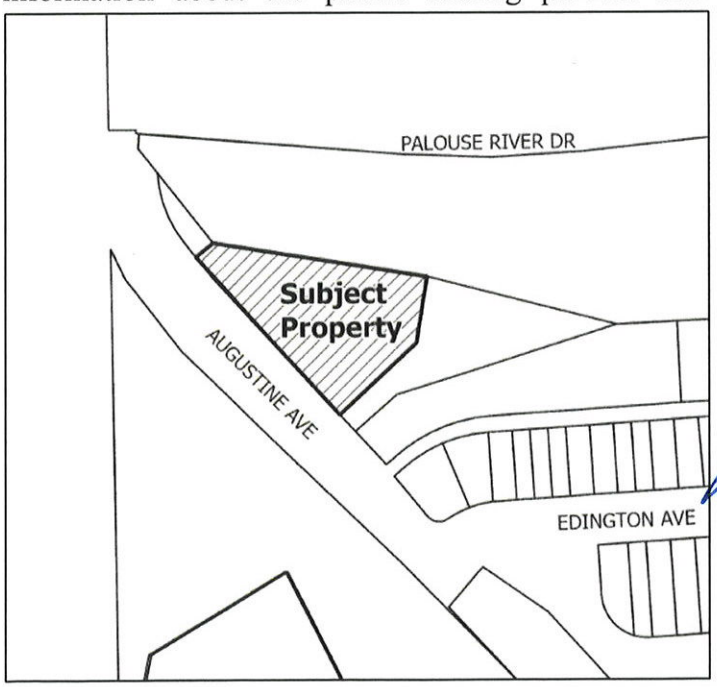
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

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

Published: Saturday, March 29, 2025

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	$583.00	
	Receipt Number		

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. **Applicant**

Name: Nathaniel Bartlett Phone: (208) 310-3762

Address: 3120 Highway 95 South Moscow Idaho 83843 Email: nathaniel.bartlett@outlook.com

Relationship to affected property (please check one):

Owner ☑ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

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

Name: _____ Phone: _____

Address: _____ Email: _____

3. **Location of Affected Property**: No address

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

Legal Description: Edington 1st Add (Subdivision) 10 (Block) 1 (Lot)

INFORMATION ON REQUESTED CONDITIONAL USE

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

See Attached

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, driveway(s), fencing, and landscaping. A site topography map shall be provided when appropriate.

Received 02-13-2025

5. **Authorization**: Section 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 the proposed use may have.

   See attached

7. Before the Board of Adjustment may issue a Conditional Use Permit, the Board of Adjustment must first make findings of compliance with the following seven **Relevant Criteria and Standards.** Please describe in the spaces provided below how your requested Conditional Use is in compliance with each of the relevant criteria and standards.

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

   See attached.

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

   See attached

   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).

   See attached.

Received 02-13-2025

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

See Attached.

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

See attached.

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

See Attached

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

No

CONDITIONS OF APPROVAL

The Board of Adjustment, pursuant to Moscow City Code Title 4, Chapter 8, Sec. 8-4.D., 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.

Received 02-13-2025

COMPLIANCE

1. In the event of failure to comply with the plans approved 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 of Adjustment 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 of Adjustment. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board of Adjustment 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 of Adjustment. 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 declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.

Nathan Brittell
Signature of Applicant

2/13/25
Date

Signature of Property Owner (if different)

Date

Received 02-13-2025

4. Proposal: Applicant proposes to construct a Single-Family Dwelling (section 1-6 (46)) to use as a residential care home for 16 elderly residents. This residential care home will be licensed by the Idaho department of Health and Welfare and will provide 24/7 care for elderly people who have one or more physical and/or mental impairments that inhibit their ability to handle major life activities. The home will look in all respects like a single-family home. The city has site plan. The proposed dwelling could also be considered a Nursing and Residential Care Facility (Section 1-6 (106)), although the home will provide supportive services only, not nursing care.

5. Authorization: Section 3.4 of the Moscow Zoning Ordinance authorizes the proposed use subject to a Conditional Use Permit as a Nursing and Residential Care Facility. Section 3.4 also allows the use by right as (1) single-family dwelling, if reasonable accommodation is granted for 16 residents; or (2) a Two-Family Dwelling (with 8 residents in each dwelling), although applicant does not prefer this option because the increased construction and staffing costs make it not financially viable and not therapeutically optimal.

6. Operating Characteristics: Operating a care home for the elderly/disabled is similar to family home living. We want to bring to Moscow another alternative to elder care that redefines "assisted living", where the setting and atmosphere are as much like home as possible. The number of residents will not exceed 16, with our team of caregivers being no more than 3 during the day and 2 at night. End of life care will also be provided so hospice will be working with the team along with EMS services if needed. The state will do at least an annual visit. Maintenance services will be performed, as required. Applicant eschews the term "facility', as the proposed use is a family setting, not an institution. Nevertheless, it will "provide residential care combined with supervisory, or other types of care" in the form of room and board along with daily personal care services for assistance with activities of daily living. Therefore, the proposed use qualifies as a conditionally permitted use. Additionally, the proposed use may also be considered as a single-family dwelling with an allowance for more than eight disabled residents as a reasonable accommodation under the Fair Housing Amendments Act, 42 U.S.C & 3601, et seq. ("FHHA") The intended residents will have physical or mental impairments which substantially limit on or more of their major life activities and are considered disabled under the Act. 42. The state requires a generator for emergency use. Snowplowing would be part of the scene in the winter. Landscaping services would keep lawns up, as well as sprinklers. We will have a strong motivation to keep the home and grounds in top conditions for the safety and enjoyment of our residents and families and to attract new residents.

7. Criteria 1. The proposed use is conditionally permitted use within the zoning district. Justification and compliance with criteria #1: This lot is currently zone RO. Section 3.4 allows single-and two family dwellings by right and Nursing and Residential Care Facilities as conditional uses. Section 1-6 (106) defines nursing and residential care facilities as: establishments that provide residential care combined with either nursing, supervisory, or other types of care as required by the residents. In this subsector, the facilities are a significant part of the production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services. U.S.C & 3502(h)(1). The FHAA requires local zoning authorities to make "reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling." 42 U.S.C & 3604 (3)(B).

Received 02-13-2025

Criteria #2. The character of the proposed use will be in harmony with the neighborhood and surrounding land uses: This proposed elder care home is consistent with the existing character of uses within the surrounding area, as it will look and function like the other many single and two family homes in the general area. This home will not change the character of the R-O zone, which is intended to accommodate a mix of multifamily residential buildings, restaurants, and office space that architecturally reflect the historic character of the area.

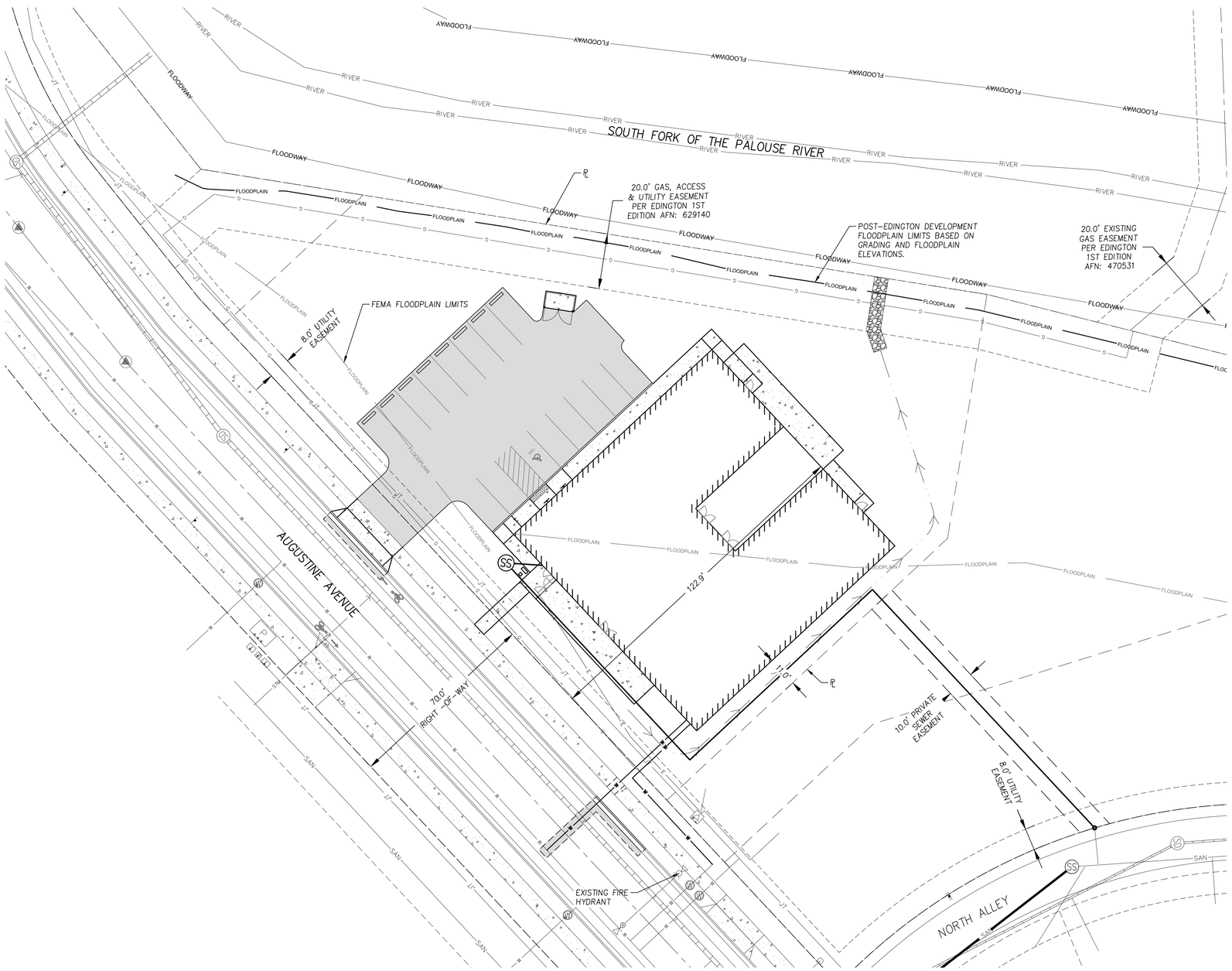
Criteria #3. The proposed use as approved or approved with conditions will not generate nuisances that would be injurious or detrimental to adjoining properties or the neighborhood through noise, dust, glare, vibrations, or odors because it is expected to have minimal traffic impact with 3 staff during the day and less at night. Visiting families and medical professionals would be irregular and sporadic. This is a home with quiet elderly people who don't have loud parties or working on their cars in the garage.

Criteria #7. The proposed use will not be in conflict with the comprehensive plan. The use is consistent with the comprehensive plan as it supports the goals and strategies of multiple chapters. "All persons have adequate opportunity and safe access to life needs and amenities. This includes, among many others, provision of a broad mix of housing types and living environments that serve all social strata." Allowing the proposed home creates an opportunity for seniors to choose to stay in a home environment, rather than moving off to a large "facility". Not only is this the most familiar choice for most people, but studies show that it results in the best health outcomes as well. It also creates a living intergeneration community fabric that benefits all of us.

Received 02-13-2025

HILL HOUSE DEVELOPMENT

MOSCOW, IDAHO



SITE ADDRESS

PARCEL NUMBER
RPM119001000010

ENGINEER:

SYNTIER ENGINEERING, INC
ATTN: SCOTT SUMNER
405 SE BRELSFORD DR, STE C
PULLMAN, WA 99163
TEL: 509.339.6187
E-MAIL: SCOTT@SYNTIERENGR.COM

OWNER

TIM MORTIMORE
CARLTON BUILDERS
104 N. MAIN STREET
MOSCOW, IDAHO 83843
E-MAIL:
TIM@CARLTON-BUILDERS.COM

FEMA FLOODPLAIN DESIGNATION

FLOOD ZONE A4
PANEL NUMBER 1600860330 D
PANEL 330 OF 475
FLOODPLAIN ELEVATION (NGVD29): 2534.6
DATUM DIFFERENCE FROM VERTCON: 3.586 FEET
FLOODPLAIN ELEVATION (NAVD88): 2538.2

STORMWATER

PER CITY OF MOSCOW STORMWATER CONTROL ORDINANCE AND STANDARDS, THIS PROJECT DIRECTLY DISCHARGES TO THE SOUTH FORK OF PALOUSE RIVER THEREFORE, STORMWATER DETENTION IS NOT REQUIRED.

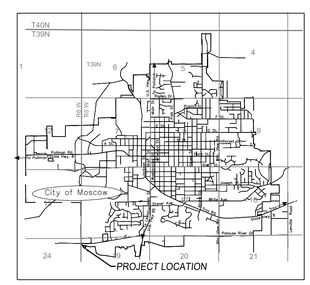
SHEET INDEX

1 C1.0 COVER SHEET
2 C1.1 NOTE SHEET
3 C2.0 SITE PLAN
4 C3.0 GRADING AND EROSION CONTROL PLAN
5 C4.0 UTILITY PLAN
6 C5.0 SITE DETAILS
7 C5.1 UTILITY & EROSION CONTROL DETAILS

QUANTITIES

CUT: 225 CY
FILL: 400 CY
*QUANTITIES ARE FOR PERMITTING PURPOSES ONLY, CONTRACTOR RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES.

PARKING STALL COUNT	
ADA VAN	1
STANDARD (EXCLUDING ADA)	15
COMPACT	0
REMOVED	0
TOTAL INCREASE IN PARKING	16



VICINITY MAP

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

COVER SHEET
HILL HOUSE DEVELOPMENT
MOSCOW, IDAHO

Syntier Engineering, Inc.
405 SE Brelsford Drive, Suite C Pullman, WA 99163
www.SyntierEngr.com 509.339.6187

PROFESSIONAL ENGINEER 6185 STATE OF IDAHO SCOTT A SUMNER 3/20/25

DESIGNED:	ATM
DRAWN:	CLC
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DATE:	

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
C1.0
1 OF 7
JOB NO.
CAR05

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GENERAL NOTES

1. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS, CITY OF MOSCOW STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC EQUIVALENT ARE ACCEPTABLE.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE CITY OF MOSCOW STANDARDS AND STANDARD CONSTRUCTION SPECIFICATIONS.
3. A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF AND UTILITY AGENCIES IS REQUIRED BEFORE COMMENCING WORK.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED ACCURATE OR COMPLETE. CALL 1-800-342-1585 FOR UTILITY LOCATES BEFORE BEGINNING CONSTRUCTION – ALL PER STATE LAW. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON SURVEY PERFORMED BY RIMROCK CONSULTING.
5. ALL CONSTRUCTION MUST COMPLY WITH THE MOST CURRENT STATE OF IDAHO STANDARDS FOR PUBLIC DRINKING WATER SYSTEMS.
6. INFORM CITY AND OTHER INSPECTORS OF WORK SCHEDULES, INCLUDING WEEKENDS AND HOLIDAYS.
7. CONTRACTOR RESPONSIBLE FOR NOTIFYING THE CITY FOR INSPECTIONS OF THE WORK, NO EXCEPTIONS. PHONE 1-208-883-7034. SEE CITY OF MOSCOW CONSTRUCTION STANDARDS FOR INSPECTION REQUIREMENTS.
8. CONTRACTOR SHALL KEEP ALL EXISTING UTILITIES THAT ARE TO REMAIN, IN-SERVICE AND PROTECT THEM DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR MEASUREMENTS AND QUANTITIES FOR THE WORK TO BE DONE.
10. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS CERTIFYING THAT ALL MATERIALS COMPLY WITH OR EXCEED PLANS & SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS OF WATER, STORM, AND SANITARY SEWER SYSTEMS AND SERVICES, AT THE WYE/SADDLE AT THE MAIN, AT ANY AND ALL BENDS, AND AT THE PROPERTY LINE. A POINT FILE OR ALL SURVEYED POINTS SHALL BE PROVIDED TO THE CITY ALONG WITH THE REQUIRED AS-BUILTS PRIOR TO FINAL INSPECTION.
12. EASEMENT DESCRIPTIONS TO BE FURNISHED BY THE DEVELOPER'S ENGINEER; EASEMENT DOCUMENTS TO BE PREPARED BY THE CITY.
13. ALL LOTS WILL BE SERVICED BY GRAVITY FLOW TO MAINS, NO INDIVIDUAL PUMPS WILL BE REQUIRED.

STREET NOTES

1. ALL BACKFILL AND SUBGRADE IN STREET SECTION SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698 (SAME AS AASHTO T-180)
2. ADJUST ALL MANHOLES AND WATER GATE VALVES TO FINISHED GRADE PRIOR TO PAVING TOP LIFT.
3. CATCH BASINS GRADES SHALL BE SET 0.10 FOOT BELOW FINAL GRADE FOR DRAINAGE.
4. MOUNT ALL REQUIRED SIGNS ON CITY STANDARD 3LBS/FT U-CHANNEL METAL POST WITH A 7FT. CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE SIGN. POSTS SHALL BE OF SUFFICIENT LENGTH TO ALLOW FOR 3 FEET OF BURY DEPTH AND SIGN INSTALLATION MEETING THE REQUIREMENTS OF THE MUTCD. NO SPLICING OR BOLTING OF MULTIPLE UCHANNELS WILL BE ALLOWED. ALL POSTS SHALL BE APPROVED BY THE CITY ENGINEER.
5. ALL PERMANENT SIGNS SHALL BE CONSTRUCTED FROM 0.080-INCH MINIMUM SHEET ALUMINUM.
6. THEFT RESISTANT "TUFNUT" BRAND HARDWARE SHALL BE USED FOR ALL SIGN INSTALLATIONS.
7. ALL CUT OR FILL SLOPES ON STREET RIGHT-OF-WAYS SHALL BE SEEDED TO PREVENT EROSION AS PER CITY STANDARD.
8. 16 INCHES MINIMUM OF APPROVED TOPSOIL BACKFILL REQUIRED AT SURFACE BETWEEN CURB AND SIDEWALK IN PLANTER STRIPS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING STREETS CLEAN OF CONSTRUCTION DEBRIS.

STORM DRAINAGE & SANITARY SEWER NOTES

1. SANITARY AND STORM STUBS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH CITY OF MOSCOW STANDARD DRAWING NO. 28; GREEN PVC PIPE FOR SANITARY STUBS WITH MARKER TAPE, WHITE PVC PIPE FOR STORM DRAIN STUBS WITH MARKER TAPE.
2. CITY OF MOSCOW IS OPERATOR OF WATER AND SEWER FACILITIES SERVING THIS DEVELOPMENT.
3. ALL TRENCH EXCAVATION AND BACKFILL COMPLY WITH OSHA STANDARDS, STRICTLY ENFORCED.
4. ALL SATURATED, LOOSE, OR DISTURBED SOIL SHALL BE REMOVED FROM THE BOTTOM OF UTILITY TRENCHES PRIOR TO PLACEMENT OF PIPE BEDDING. PIPE BEDDING SHALL BE PLACED IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS.
5. PIPE MATERIALS SHALL BE AS FOLLOWS: WITHIN PUBLIC RIGHT-OF-WAY: SDR 35 PVC, (ASTM D-3034), WITH INTEGRAL GASKETED BELL AND SPIGOT JOINTS. FROM RIGHT-OF-WAY TO WITHIN 2' OF THE HOUSE: SDR 35 PVC, (ASTM D-3034), WITH INTEGRAL GASKETED BELL AND SPIGOT JOINTS OR SCHEDULE 40 ABS PLASTIC PIPE WITH GLUED FITTINGS.
6. PRIOR TO TESTING AND INSPECTION OF STORM SYSTEM, ALL PARTS OF THE SYSTEM SHALL BE CLEANED OF ALL DEBRIS.
7. TESTING OF STORM PIPING SHALL BE IN ACCORDANCE WITH CITY OF MOSCOW REQUIREMENTS.
8. ALL ON-SITE STORMWATER FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE CURRENT OR FUTURE PROPERTY OWNER(S).
9. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034, SDR35 OR CLASS 52 D.I.P. UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS.
10. SEWER SERVICE LATERALS SHALL BE CONNECTED TO THE NEW MAINS WITH MANUFACTURED WYES. CONNECTION TO EXISTING MAINS REQUIRE ROMAC 'CB' SADDLES, OR EQUIVALENT. SEWER SERVICES SHALL CONNECT TO THE SANITARY SEWER MAIN AT A POINT ABOVE THE CENTERLINE OF THE PIPE.
11. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE CORED AND RUBBER BOOTED.
12. CONTRACTOR SHALL COORDINATE ALL BUILDING SANITARY CONNECTIONS WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.

SEPARATION OF WATER, STORM, AND SANITARY

1. ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL PROVISIONS OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS, IDAPA 58.01.08 WITH PARTICULAR ATTENTION TO SUBSECTIONS 542.07.A AND 542.07.B REGARDING SEPARATION OF POTABLE, NON-POTABLE, AND RAW WATER PIPELINES.
2. IDAPA 58.01.08 SUBSECTION 542.07.B REQUIRES IF THERE IS 18" OR MORE VERTICAL SEPARATION WITH POTABLE WATER PIPELINE ABOVE NON-POTABLE PIPELINE THEN POTABLE PIPELINE JOINTS ARE TO BE AS FAR AS POSSIBLE FROM NON-POTABLE WATER PIPELINES. IF THERE IS 18" OR MORE VERTICAL SEPARATION WITH POTABLE WATER PIPELINE BELOW NON-POTABLE PIPELINE, THEN POTABLE PIPELINE, AND THE NON-POTABLE PIPELINE MUST BE SUPPORTED THROUGH THE CROSSING TO PREVENT SETTLING.
3. IDAPA 58.01.08 SUBSECTION 542.07.B REQUIRES IF THERE IS LESS THAN 18" VERTICAL SEPARATION THEN POTABLE PIPELINE JOINTS ARE TO BE AS FAR AS POSSIBLE FROM THE NON-POTABLE PIPELINE, AND ONE OF THE FOLLOWING:
   A. POTABLE PIPELINE IS TO BE CONSTRUCTED WITH POTABLE WATER CLASS PIPE FOR A MINIMUM OF 10' EITHER SIDE OF POTABLE PIPELINE WITH A SINGLE 20' SECTION OF POTABLE WATER CLASS PIPE CENTERED ON THE CROSSING
   B. SLEEVE NON-POTABLE OR POTABLE PIPELINE WITH POTABLE WATER CLASS PIPE FOR 10' EITHER SIDE OF CROSSING. USE OF HYDRAULIC CEMENTITIOUS MATERIALS SUCH AS CONCRETE, CONTROLLED DENSITY FILL, AND CONCRETE SLURRY ENCASEMENT IS NOT ALLOWED AS A SUBSTITUTE FOR SLEEVING.
4. IF POTABLE PIPELINE IS BELOW NON-POTABLE PIPELINE, THE NON-POTABLE PIPELINE MUST ALSO BE SUPPORTED THROUGH THE CROSSING TO PREVENT SETTLING. PRESSURE WASTEWATER MAINS OR OTHER PRESSURIZED MAINS OR LINES CONTAINING NON-POTABLE WATER SHALL BE NO CLOSER VERTICALLY THAN 18" FROM POTABLE MAINS.

WATER NOTES

1. ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST CURRENT A.W.W.A. AND CITY OF MOSCOW STANDARDS. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF AT AN APPROVED SITE.
2. PIPE BEDDING, PIPE ZONE MATERIAL, AND TRENCH BACKFILL SHALL PER CITY OF MOSCOW BEDDING AND BACKFILL STANDARD DRAWINGS 33(A,B,C).
3. ALL WATER PIPE 4-INCH TO 12-INCH SHALL BE CLASS 52 DUCTILE IRON OR C900 PVC. PIPE SMALLER THAN 4-INCH SHALL BE SCHEDULE 40 PVC.
4. ALL TEES, FLANGES, CAPS, BENDS, AND OFFSETS, AS WELL AS ALL OTHER APPURTENANCES WHICH ARE SUBJECT TO UNBALANCED THRUST, SHALL BE PROPERLY BRACED BY THE FOLLOWING METHOD:
   CONCRETE THRUST BLOCKING – AS DETAILED IN THE PLANS AND CITY STANDARD DRAWINGS. BLOCKING SHALL BE AGAINST SOLID UNDISTURBED EARTH AT THE SIDES AND BOTTOM OF THE TRENCH EXCAVATION AND SHALL BE SHAPED AS NOT TO OBSTRUCT ACCESS TO THE JOINTS OF THE PIPE. 6 MIL. PLASTIC SHALL BE USED TO INSULATE THE PIPE.
5. REFER TO CITY OF MOSCOW STANDARD OPERATING PROCEDURE FOR INSPECTION AND TESTING OF WATER MAIN.
6. WATERMAINS TO HAVE A MINIMUM DEPTH COVER OF 48 INCHES. WATER SERVICES SHALL HAVE A MINIMUM 36 INCHES OF COVER.
7. NO CONNECTIONS TO EXISTING WATERMAINS SHALL BE MADE PRIOR TO SATISFACTORY PRESSURE TESTING, DISINFECTION, THE CONFIRMATION OF TWO CONSECUTIVE NEGATIVE BACTERIA TESTS, AND APPROVAL FROM THE CITY OF MOSCOW.
8. MATERIAL FOR GASKETS SHALL BE VULCANIZED STYRENE BUTADIENE RUBBER (SBR) CONFORMING TO ANSI A21.11 OR AWWA C111 EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR AREAS WITH CONTAMINATED SOILS, ALL GASKET MATERIAL SHALL BE ACRYLONITRILE BUTADIENE (NBR).
9. IF FIELD CONDITIONS REQUIRE THE ADDITION OF A MECHANICAL JOINT NOT SHOWN ON THE PLANS, WRITTEN APPROVAL FROM THE CITY OF MOSCOW WATER DEPARTMENT IS REQUIRED PRIOR TO INSTALLATION. ALL ADDED JOINTS ARE REQUIRED TO BE SURVEYED AND ADDED TO THE AS-BUILT DRAWINGS BY CONTRACTOR.
10. ALL PIPE FITTINGS, THRUST/ RESTRAINTS, AND SERVICES REQUIRE INSPECTION AND APPROVAL BY THE WATER DEPARTMENT PRIOR TO BACKFILL. FOR INSPECTION, 48 HOURS NOTICE MUST BE PROVIDED.
11. ALL PIPES HAVE BEEN SIZED ACCORDING TO TECHNICAL MEMORANDUM "TASK ORDER 1 – SOUTH MOSCOW ANALYSIS" DATED 6/7/2021, PROVIDED BY HDR ENGINEERING.

GRADING NOTES

1. THIS PLAN IS ACCURATE FOR GRADING AND THE RELATED EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
2. REFER TO PROJECT GEOTECHNICAL REPORT BY GPI AND ANY ADDENDUMS.
3. PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL RECEIVE STRUCTURAL FILL SHALL BE EXCAVATED TO FIRM, NON-ORGANIC, UNDISTURBED NATIVE GROUND. THE STRIPPED AREAS SHALL BE OBSERVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER.
4. ALL TOPSOIL SHALL BE EXCAVATED AND REMOVED FROM EMBANKMENT (FILL) AREAS. EXCAVATED TOPSOIL MATERIAL MAY BE STOCKPILED ON-SITE FOR USE AS LANDSCAPING MATERIAL – PROVIDE SILT FENCE AROUND STOCKPILES.
5. BORROW FOR EMBANKMENT (FILL) SHALL CONSIST OF NATIVE PALOUSE LOESS OR CLAY, OR ANY APPROVED GRAVELLY MATERIAL – REFER TO TABLE 1 OF GEOTECHNICAL REPORT FOR STRUCTURAL FILL SPECIFICATIONS AND ALLOWABLE USES. ALL BORROW SHALL BE FREE OF ROOTS, BARK, TOPSOIL, ORGANIC, OR OTHER DELETERIOUS MATERIALS.
6. COMPACT ALL EMBANKMENT (FILL) TO 95% MINIMUM OF THE PROCTOR VALUE DENSITY DETERMINED BY THE ASTM D1557, MODIFIED PROCTOR. THE METHOD FOR CONSTRUCTING EMBANKMENT (FILL) SHALL BE SUCH THAT 95% MINIMUM DENSITIES ARE ACHIEVED THROUGHOUT.
7. WHERE EMBANKMENT (FILL) IS PLACED ON AN EXISTING SLOPE (4:1) OR STEEPER, THE EXISTING SLOPE SHALL BE BENCHED HORIZONTALLY PRIOR TO PLACING BORROW. THE WIDTH OF THE BENCHES SHALL NOT BE LESS THAN 5 FEET IN WIDTH.
8. COMPACTION TESTING SHALL BE PROVIDED BY THE OWNER. COMPACTION TEST LOCATIONS SHALL BE RECORDED ON A SITE PLAN SHOWING TEST NUMBER, DATE, AND ELEVATION OF EACH TEST. A REPORT OF THESE TESTS SHALL BE PROVIDED TO THE OWNERS ENGINEER, CONTRACTOR, AND THE CITY. THERE SHALL BE A SUFFICIENT NUMBER OF TESTS TO ASSURE THAT 95% MINIMUM COMPACTION HAS BEEN ACHIEVED THROUGHOUT ALL EMBANKMENT (FILL) AREAS.
9. OWNER IS RESPONSIBLE TO SECURE ALL NECESSARY AUTHORIZATION FOR GRADING ACTIVITIES REQUIRED ON ADJACENT PROPERTIES.
10. ALL SURFACES REQUIRING VEGETATION SHALL BE ROUGHED PRIOR TO SEEDING (I.E. WHEEL TRACKED PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND HELP VEGETATION.)
11. A CITY OF MOSCOW GRADING PERMIT IS REQUIRED.
12. ADA CURB RAMPS SHALL MEET CURRENT ADA REQUIREMENTS. TRUNCATED DOMES DETECTABLE WARNING SURFACE SHALL BE INSTALLED ACROSS THE FULL WIDTH OF THE RAMP THROAT (NOT INCLUDING WINGS). CONTRACTOR SHALL FIELD VERIFY FORMS AND CHECK SLOPES BEFORE PLACING CONCRETE. ANY RAMP OR LANDING NOT CONFORMING TO ADA REQUIREMENTS WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES AS SET FORTH IN THIS PLAN SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES RELATIVE TO THIS SITE, BUT NOT LIMITED TO, ALL EARTHWORK AND INSTALLATION OF PUBLIC IMPROVEMENTS.
2. SHOULD THE CITY DETERMINE THAT THE EROSION CONTROL MEASURES INSTALLED AS INDICATED ON THIS EROSION CONTROL PLAN ARE INADEQUATE AND/OR INEFFECTIVE, THE CITY ENGINEER SHALL DIRECT THE IMPLEMENTATION OF ADDITIONAL EROSION CONTROL MEASURES (AT THE EXPENSE OF THE CONTRACTOR) TO ALLEVIATE INADEQUACIES.
3. IT IS NECESSARY FOR ANY PROJECT LARGER THAN ONE ACRE IN SIZE TO HAVE A DEQ NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A IPDES GENERAL PERMIT (NOI PHASE II) FORM ON FILE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AT:

   WWW2.DEQ.IDAHO.GOV/WATER/IPDES

   LEWISTON REGIONAL OFFICE
   IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY
   118 F ST
   LEWISTON, ID, 83501
   PHONE: (208) 799-4370
4. WHEN APPLICABLE, A STORMWATER CONSTRUCTION GENERAL PERMIT (CGP) AND A STORM WATER POLLUTION PREVENTION PLAN PERMITTING (SWPPP) ARE REQUIRED.
5. IDAHO DEPARTMENT OF ENVIRONMENT QUALITY APPROVAL OF THE DESIGN PLANS IS REQUIRED PRIOR TO BEGINNING CONSTRUCITON.

PRIOR TO CONSTRUCTION ACTIVITIES

1. INFORM CITY, AND OTHER INSPECTORS, OF WORK SCHEDULED FOR WEEKENDS OR HOLIDAYS.
2. CONSTRUCT GRAVEL PADS AT ENTRANCES TO SITE, AS INDICATED ON PLAN.
3. PLACE SILT FENCE AND CHECK DAMS AS INDICATED ON PLAN PRIOR TO ANY EXCAVATION OR EMBANKMENT WORK. IN GENERAL, CHECK DAMS SHALL BE PLACED AT MINIMUM 100 FOOT SPACING IN ALL SWALES AND DITCHES AND AT MINIMUM 50 FOOT SPACING ALONG SILT FENCE. ON SLOPES GREATER THAN 10% CHECK DAMS SHALL BE MADE OF ROCK, STRAW BALES, OR SILT FENCE, PER MOSCOW CITY STANDARDS.
4. GRADE ACCESS ROAD(S) TO ROADWAY CROSS-SLOPE TO PROVIDE DRAINAGE TO ROADSIDE DITCHES.
5. PLACE ALL SILT FENCING AND STRAW BALES TO PROTECT EXISTING STORM WATER DRAINAGE FACILITIES THAT WILL BE IMPACTED BY THIS WORK. PROTECT EXISTING FACILITIES ON ADJACENT PROPERTY, AS NECESSARY. EXISTING CATCH BASINS SHALL BE PROTECTED BY APPROPRIATE BEST MANAGEMENT PRACTICES. MAINTAIN UNIMPEDED FLOW INTO CATCH BASINS THROUGHOUT CONSTRUCTION.
6. CONSTRUCT TEMPORARY SEDIMENT POND(S) IN THE LOCATION(S) SHOWN ON THE PLAN, INCLUDING DIRECTIVE DITCHES ALSO AS SHOWN THEREON AND/OR OTHERWISE REQUIRED.

DURING CONSTRUCTION ACTIVITIES AND WINTER SHUTDOWNS, AS NECESSARY

1. SUSPEND ALL EXCAVATION AND EMBANKMENT WORK DURING RAIN STORMS TO MINIMIZE EROSION AND SEDIMENT IMPACTS. MONITOR SITE CONDITIONS DURING AND FOLLOWING RAIN EVENTS FOR EROSION AND SEDIMENT CONTROL PROBLEMS – INSTALL CORRECTIVE MEASURES AND INITIATE CLEANUP MEASURES AS REQUIRED.
2. SPRAY WATER ON DISTURBED AREAS TO CONTROL DUST EROSION DURING DRY SEASON.
3. CONSTRUCT STORM WATER FACILITIES AS EARLY AS POSSIBLE DURING CONSTRUCTION. PROTECT NEW STORM WATER FACILITIES SIMILAR TO EXISTING (SEE NOTE 5 OF "PRIOR TO CONSTRUCTION ACTIVITES").
4. ALL GRADED AREAS, FINISHED OR UNFINISHED, SHALL HAVE ACCEPTABLE EROSION CONTROL MEASURES APPLIED PRIOR TO OCTOBER 1ST – NO EXCEPTIONS WITHOUT PRIOR WRITTEN CITY APPROVAL. ACCEPTABLE EROSION CONTROL MEASURES SHALL BE CONSIDERED ONE OF THE FOLLOWING:
   a. HYDRAULICALLY APPLIED MIXTURE OF MULCH AND TACKIFIER – OF A TYPE AND APPLICATION RATE RECOMMENDED FOR MOSCOW AREA OPEN SOIL EROSION PROTECTION – SEED TO BE INCLUDED IF AREA IS FINISH GRADED.
   b. AREAS SLOPING LESS THAN 4:1 TILLED WITH FARM IMPLEMENT SUCH AS A DISC, PLOW, OR SPRING TOOTH THAT RESULTS IN COARSE TEXTURE.
   c. STRAW SPREAD AND TRACKED INTO THE SURFACE. TRACK PERPENDICULAR TO THE DIRECTION OF FLOW.
   d. EROSION CONTROL BLANKETS – INCLUDING AN APPROVED GRASS SEED/FERTILIZER MIX IF AREA IS FINISH GRADED.
   e. OTHER METHODS AS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
5. ALL SLOPES 4:1 OR STEEPER SHALL BE CAT-TRACKED PERPENDICULAR TO THE DIRECTION OF FLOW.
6. SEED MIXTURES SHALL INCLUDE FERTILIZERS OF THE TYPE AND RATE OF APPLICATION AS RECOMMENDED BY GENERALLY ACCEPTED AREA PRACTICES.
7. PRIOR TO OCTOBER 1ST, CONTINUOUS EROSION CONTROL BLANKETS PLUS STRAW BALES AND/OR ROCK CHECK DAMS AT 100 FOOT INTERVALS SHALL BE INSTALLED IN ALL AREAS HAVING A POTENTIAL FOR CONCENTRATED WATER FLOW (I.E. SWALES AND DRAINAGE CHANNELS).
8. SEDIMENT PONDS INCLUDING CUTOFF/DIRECTIVE DITCHING, AS REQUIRED AND AS SHOWN ON THE PLANS, SHALL BE IN PLACE AND OPERATIONAL PRIOR TO OCTOBER 1ST.

UPON COMPLETION OF CONSTRUCTION ACTIVITES

1. SILT FENCING SHALL REMAIN AFTER THE COMPLETION OF CONSTRUCTION UNTIL SUFFICIENT VEGETATION IS ESTABLISHED TO PREVENT EROSION AND MOBILIZATION OF SEDIMENT, AND UNTIL APPROVAL FOR REMOVAL IS OBTAINED FROM THE CITY ENGINEER.
2. PERIODIC MAINTENANCE OF EROSION CONTROL MEASURES IS REQUIRED UNTIL PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND SUFFICIENT VEGETATION IS ESTABLISHED. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO: CLEANING OF CATCH BASINS AND STORM SEWER MANHOLES; MAINTAINING SILT FENCING AND STRAW BALES STRUCTURE; REMOVAL OF ACCUMULATED SOIL; AND STREET CLEANING. A TYPICAL SCHEDULE FOR SUCH MAINTENANCE WOULD BE AT LEAST ONCE PER MONTH AND AFTER ALL SIGNIFICANT STORM EVENTS.

UPON ESTABLISHMENT OF SUFFICIENT VEGETATION AND PERMANENT DRAINAGE FACILITIES OPERATION

1. REMOVAL ALL EROSION CONTROL MEASURES UPON RECEIPT OF APPROVAL FOR SUCH REMOVAL FROM CITY ENGINEER. CLEAR STREETS AND SIDEWALKS OF ACCUMULATED SILT, MUD, AND DEBRIS.
2. CONTINUED EROSION CONTROL IS THE PROPERTY OWNER'S RESPONSIBILITY AFTER EROSION CONTROL MEASURES ARE REMOVED, AND RECEIPT OF APPROVAL FROM THE CITY ENGINEER.

*CRITICAL GRADES – RAMPS AND LANDINGS:

1. THE MAXIMUM ALLOWABLE RAMP SLOPE IS 12H:1V (8.33% GRADE FOR 6'). FLATTER RAMP SLOPES ARE PERMISSIBLE. (DESIGNED AT 7.5% MAXIMUM)
2. THE MAXIMUM ALLOWABLE RAMP CROSS –SLOPE IS 50H:1V (2% GRADE). FLATTER RAMP SLOPES ARE PERMISSIBLE. (DESIGNED AT 1.5%)
3. THE MAXIMUM ALLOWABLE LANDING SLOPE IS 50H:1V (2% GRADE) IN ANY DIRECTION. (DESIGNED AT 1.5%)
4. THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND THE CITY OF MOSCOW DOES NOT ACCEPT SIDEWALK RAMPS WITH SLOPES STEEPER THAN 12H:1V OR CROSS-SLOPES AND LANDINGS WITH SLOPES STEEPER THAN 50H:1V (2% GRADE). (DESIGNED AT 1.5%)
5. ALL RAMPS AND LANDINGS SHALL BE GRADED TOWARDS THE STREET. GRADE SLOPES FROM THE STREET TOWARDS THE LANDING ARE NOT ACCEPTABLE.
6. THE SLOPES ON THE PULL SIDE OF DOORS SHALL BE LESS THAN 2% IN ANY DIRECTION EXTENDING 60" BEYOND FACE OF DOOR. (DESIGNED AT 1.5%)
7. **FIELD VERIFY THE FORMS AND CHECK SLOPES BEFORE PLACING CONCRETE. ANY RAMP OR LANDING NOT CONFORMING TO THESE REQUIREMENTS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED BY THE CITY OF MOSCOW.**

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NOTE SHEET
HILL HOUSE DEVELOPMENT
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Syntier Engineering, Inc.
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PROFESSIONAL ENGINEER LICENSE NO. 6186 STATE OF IDAHO SCOTT A SUMNER 3/20/25

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C1.1
2 OF 7
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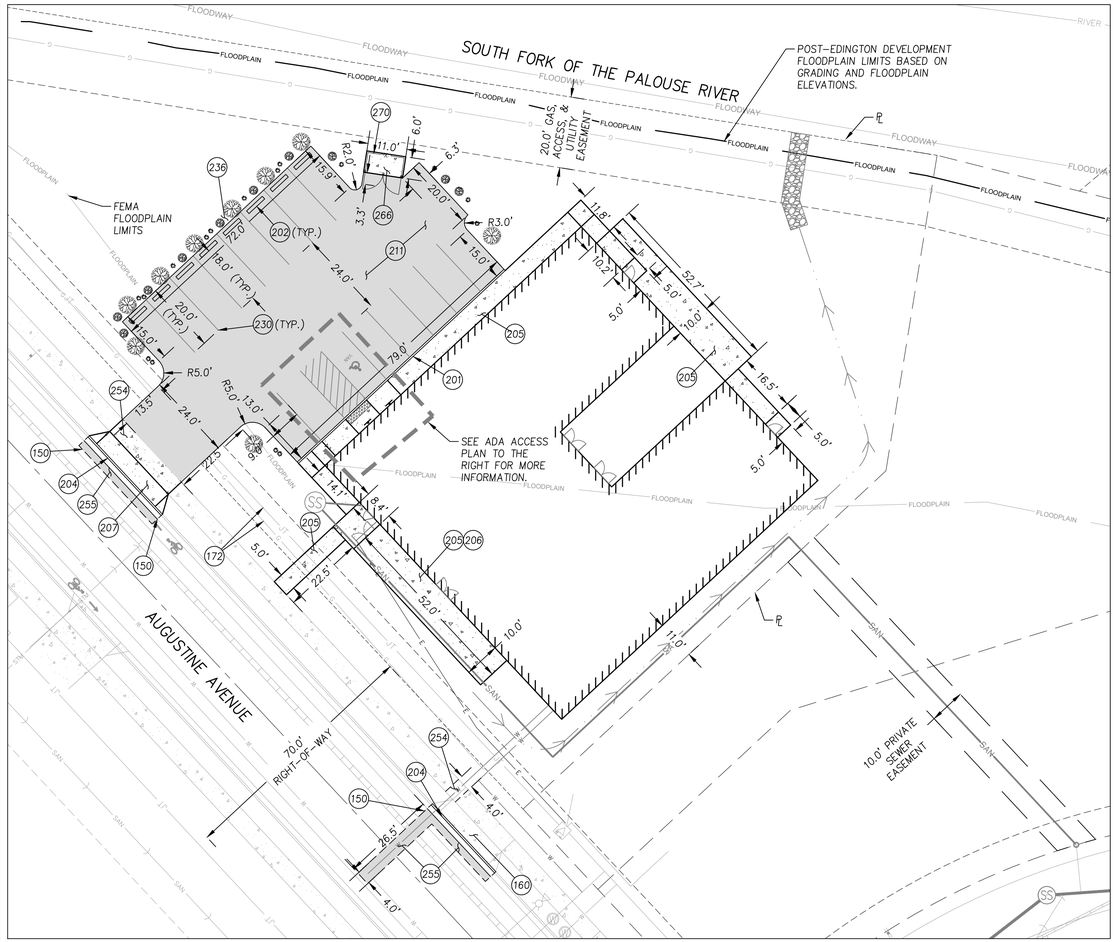
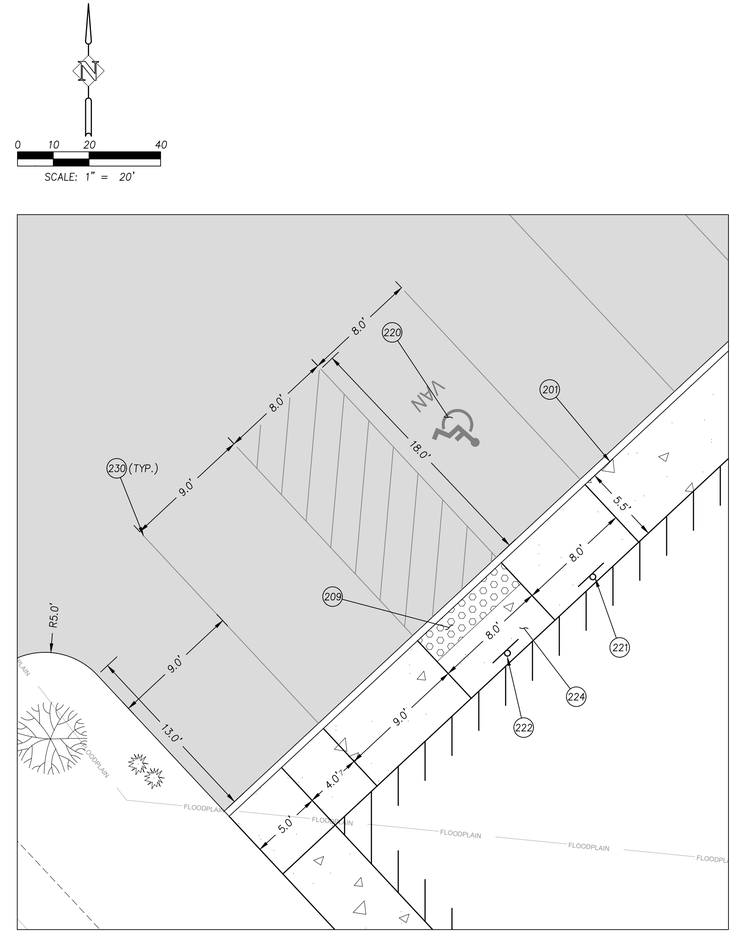


OVERALL SITE PLAN

1"=20'



ADA ACCESS PLAN

1"=5'

CONSTRUCTION NOTES

150 SAWCUT AND REMOVE ASPHALT, CONCRETE CURB AND/OR GUTTERS.

160 REMOVE EXISTING CONCRETE APPROACH AND DISPOSE OFFSITE.

172 PROTECT EXISTING UTILITIES.

201 CONSTRUCT CEMENT CONCRETE STANDING CURB TYPE 'A' PER CITY OF MOSCOW STANDARD DRAWING 6, SHEET C5.0.

202 INSTALL CONCRETE CURB STOP TO PROVIDE FOR 2.0' OVERHANG PER PRECAST CONCRETE WHEELSTOP DETAIL, SHEET C5.1.

204 REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH TYPE 'B' CURB AND GUTTER PER CITY OF MOSCOW STANDARD DRAWING 6, SHEET C5.0.

205 CONSTRUCT SIDEWALK PER CITY OF MOSCOW STANDARD DRAWING 7, SHEET C5.0.

206 CONSTRUCT ENCLOSED PORCH. SEE ARCHITECTURE PLANS FOR MORE INFORMATION.

207 CONSTRUCT DRIVEWAY PER CITY OF MOSCOW STANDARD DRAWING 7, SHEET C5.0.

209 INSTALL TRUNCATED DOME PER DETAIL, SHEET C5.0.

211 CONSTRUCT ASPHALT PAVEMENT PER H.M.A. TYPICAL SECTION, SHEET C5.0.

220 INSTALL ADA PARKING STALL PER DETAILS, SHEET C5.0.

221 INSTALL WALL MOUNTED "ADA PARKING – VAN ACCESSIBLE" SIGN 60" ABOVE FINISH GRADE.

222 INSTALL WALL MOUNTED "ADA NO PARKING" SIGN 60" ABOVE FINISH GRADE.

224 INSTALL ADA PEDESTRIAN RAMP PER CITY MOSCOW STANDARD DRAWING 8, SHEET C5.0.

230 PAINT 4" STRIPE, 2 COATS OF PAINT.

236 INSTALL TYPE "B" LANDSCAPE BUFFER, 4 CANOPY TREES, 6 UNDER-STORY TREES AND 8 SHRUBS EVERY 100 FEET. AT LEAST 50% OF THESE PLANTINGS MUST BE EVERGREEN. PLAN IS CONCEPTUAL AND SHALL BE DESIGN-BUILD.

254 REMOVE CONCRETE SIDEWALK AND REPLACE PER CITY OF MOSCOW STANDARD DRAWING 7, SHEET C5.0

255 REPLACE PAVEMENT IN AUGUSTINE AVENUE TO MATCH EXISTING SECTION PER CITY OF MOSCOW STANDARDS.

266 CONSTRUCT CONCRETE DUMPSTER PAD PER DETAIL, SHEET C5.0.

270 INSTALL TRASH ENCLOSURE FENCE PER DETAIL, SHEET C5.0.

SITE PLAN
HILL HOUSE DEVELOPMENT
MOSCOW, IDAHO

SYNTIER Engineering, Inc.
408 SE Bretsford Drive, Suite C Pulman, WA 99163
www.SynTierEngr.com 509.339.6187

PROFESSIONAL ENGINEER LICENSE NO. 6185 STATE OF IDAHO SCOTT A SUMNER 3/20/25

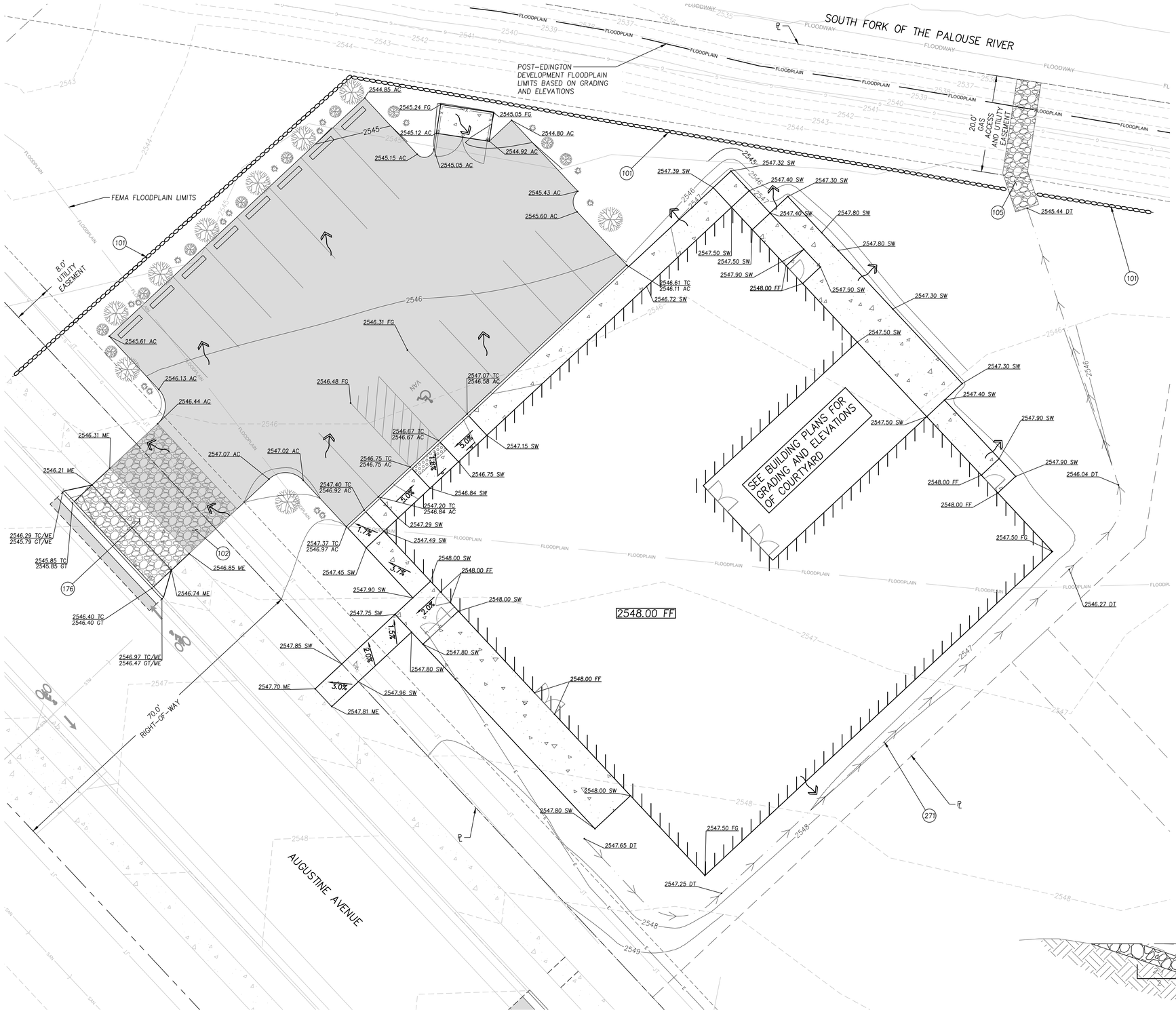
DESIGNED:	ATM
DRAWN:	CLC
CHECKED:	SAS
DATE:	

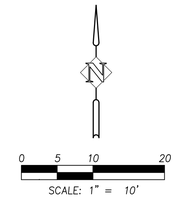
REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
C2.0
3 OF 7
JOB NO.
CAR-05

P:\CAR-05 Hill House\\CAR05-DWGS\Sheets\ CAR05-C2.0-SITE PLAN.dwg





CONSTRUCTION NOTES

(101) INSTALL SILT FENCE PER CITY OF MOSCOW STANDARD DRAWING 35, SHEET C5.1.

(102) CONSTRUCT CONSTRUCTION ENTRANCE PER CITY OF MOSCOW STANDARD DRAWING 36, SHEET C5.1.

(105) QUARRY SPALLS (5' WIDE x 12" THICKNESS) PLACED FLUSH WITH FINISHED GRADE SURFACE AND AS NECESSARY FOR A SMOOTH FLOWLINE, INSTALL GEOTEXTILE FABRIC BETWEEN THE SUBGRADE AND QUARRY SPALLS.

(176) CONTRACTOR SHALL REMOVE EXISTING SIDEWALK AND REPLACE WITH THICKENED REINFORCED SIDEWALK THROUGH APPROACH PER CITY OF MOSCOW STANDARD DRAWING 9, SHEET C5.0.

(271) CONSTRUCT V-DITCH WITH ROCK CHECK DAMS PER DETAIL, SHEET C3.0.

EROSION CONTROL NOTE

CONSTRUCTION ENTRANCE, SILT FENCE, V-DITCH, AND QUARRY SPALLS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT. THE CITY OF MOSCOW SHALL CONDUCT A PRE-CONSTRUCTION EROSION CONTROL INSPECTION PRIOR TO THIS ISSUANCE.
ATTN: MARQUES MILLER
PHONE: 208.883.7114

FEMA FLOODPLAIN DESIGNATION

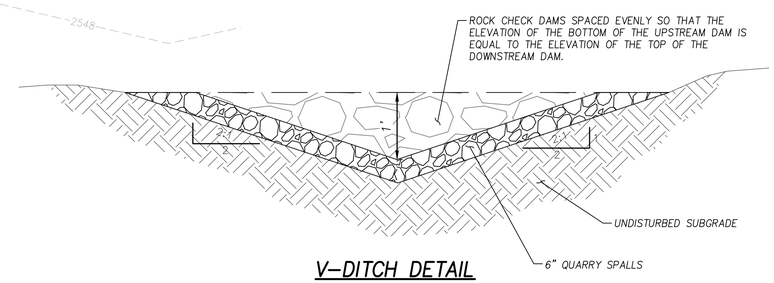
FLOOD ZONE A4
PANEL NUMBER 16008603 30 D
PANEL 330 OF 475
FLOODPLAIN ELEVATION (NGVD29): 2534.6
DATUM DIFFERENCE FROM VERTCON: 3.586 FEET
FLOODPLAIN ELEVATION (NAVD88): 2538.2

SPOT ELEVATION ABBREVIATION

AC = GUTTER/FLOWLINE*
DT = DITCH CENTERLINE
FG = FINISH GRADE
FF = FINISHED FLOOR
GT = GUTTER
ME = MATCH EXISTING
SW = SIDEWALK
TC = TOP OF CURB

*IF NO INDICATOR ABBREVIATION IS GIVEN ON A SPOT ELEVATION, THE ELEVATION SHALL BE ASSUMED TO BE ASPHALT/FLOWLINE. ALL NEW CURB SHALL BE ASSUMED AS STANDARD EXPOSURE UNLESS OTHERWISE NOTED.

**IN THE EVENT OF A CONFLICT BETWEEN CONTOURS AND SPOT ELEVATIONS, THE SPOT ELEVATIONS SHALL GOVERN.



V-DITCH DETAIL

N.T.S.

GRADING AND EROSION CONTROL PLAN
HILL HOUSE DEVELOPMENT
MOSCOW, IDAHO

SYNTIER Engineering, Inc.
408 SE Bretsford Drive, Suite C Pullman, WA 99163
www.SynTierEng.com 509.339.6187

PROFESSIONAL ENGINEER LICENSED IN STATE OF IDAHO SCOTT A SUMMER 6186 3/20/25

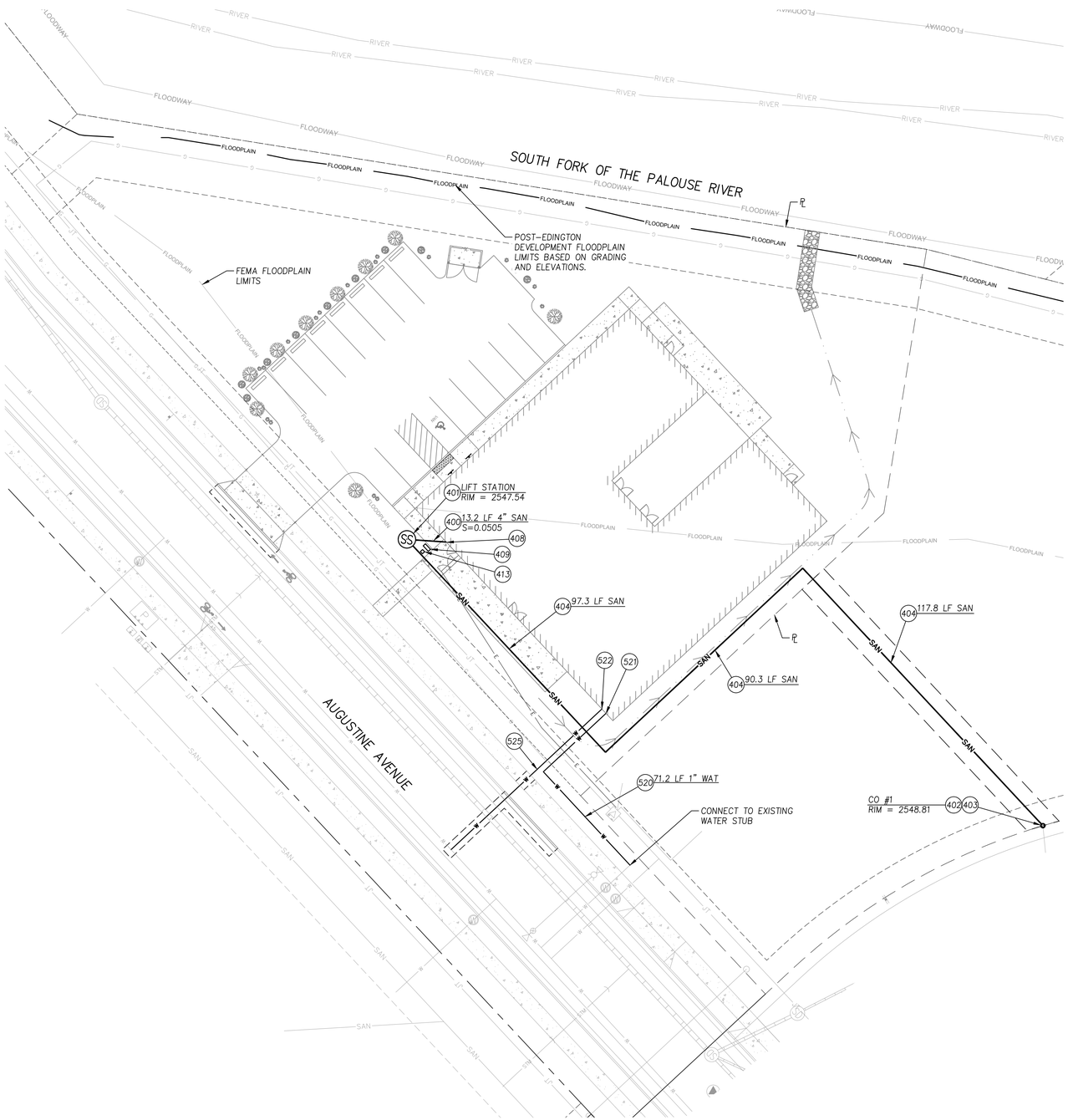
DESIGNED:	ATM
DRAWN:	CLC
CHECKED:	SAS
DATE:	

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
C3.0
4 OF 7
JOB NO.
CAR-05

P:\CAR-05 Hill House\CAR05-DWGS\Sheets\CAR05-C3.0-GRADING PLAN.dwg



0 10 20 40

SCALE: 1" = 20'

CONSTRUCTION NOTES

400 INSTALL SANITARY PIPE PER CITY OF MOSCOW STANDARD TRENCH DRAWING 28, SEE SHEET C5.1. SEE PLAN FOR SIZE, LENGTH, SLOPE INFORMATION.

401 SANITARY SEWER LIFT STATION/WET WELL TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.

402 INSTALL SANITARY PRESSURE CLEANOUT PER DETAIL, SHEET C5.1 SEE PLAN FOR RIM AND INVERT ELEVATIONS.

403 CONNECT NEW SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER SERVICE PER CITY OF MOSCOW STANDARDS.

404 INSTALL SCHEDULE 40 PVC SANITARY SEWER PRESSURE SERVICE WITH 3 FEET OF COVER MINIMUM PER CITY OF MOSCOW STANDARDS.

408 BUILDING POINT OF SEWER CONNECTION. COORDINATE WITH BUILDING PLANS.

409 PUMP CONTROL PANEL TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.

413 HANDHOLE TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.

520 INSTALL WATER SERVICE PER MOSCOW STANDARD DRAWING 29, SHEET C5.1. CONTRACTOR TO COORDINATE SITE WITH THE CITY OF MOSCOW WATER DEPARTMENT. SEE PLAN FOR MORE INFORMATION.

521 DOMESTIC WATER BUILDING POINT-OF-CONNECTION. COORDINATE LOCATION WITH BUILDING PLANS.

522 FIRE SERVICE POINT-OF-CONNECTION. COORDINATE LOCATION WITH BUILDING PLANS.

525 INSTALL 4" FIRE SERVICE. COORDINATE LOCATION WITH FIRE SYSTEM DESIGNER.

UTILITY PLAN
HILL HOUSE DEVELOPMENT
MOSCOW, IDAHO

SYNTIER Engineering, Inc.
408 SE Bretsford Drive, Suite C Pullman, WA 99163
www.SynTierEng.com 509.339.6187

PROFESSIONAL ENGINEER LICENSE NO. 16186 STATE OF IDAHO SCOTT A SUMMER 3/20/25

DESIGNED:	ATM
DRAWN:	CLC
CHECKED:	SAS
DATE:	

REVISIONS

DATE	NO.	DESCRIPTION

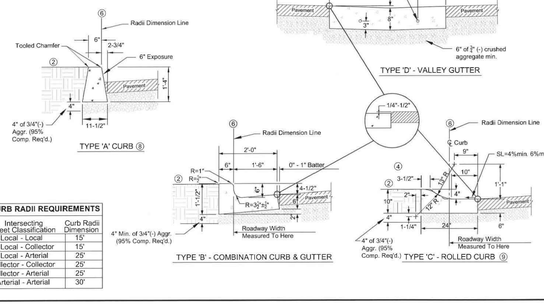
SHEET NO.
C4.0
5 OF 7

JOB NO.
CAR-05

P:\CAR-05 (Hill House)\CAR05-DWGS\Sheets\ CAR05-C4.0-UTILITY PLAN.dwg

NOTES:

1. Replacement curb and sidewalk may be cast monolithic with prior approval of City Engineer.
2. Sidewalk to back-of-curb slope may not exceed 12:1 without City Engineer's approval.
3. Light broom finish curb parallel with the long axis of curb.
4. Rolled curb prohibited where sidewalk is adjacent to curb, unless specially allowed by the City Engineer. In areas without planter strips, sidewalks adjacent to to rolled curb shall be a minimum of six inches (6") thick.
5. All curb roadway planimetric radii dimensions shall be measured to the "Radii Dimension Line"shown in the typical curb section.
6. See table for curb radii requirements. Thirty foot (30') curb radii are required where any City street intersects an Idaho Transportation Department roadway.
7. "Shed" section streets require 'spill curb' on the uphill side with gutter matching street cross slope.
8. Type 'A' curb only allowed where extending or replacing existing Type 'A' Curb.
9. Type 'C' curb only allowed in cul-de-sacs and where replacing existing rolled curb.



CURB RADII REQUIREMENTS	
Intersecting Street Classification	Curb Radii Dimension
Local - Local	15'
Local - Collector	15'
Local - Arterial	25'
Collector - Collector	25'
Collector - Arterial	25'
Arterial - Arterial	30'

REVISIONS: DATE / DESCRIPTION

SIGNED AND DATED

DRAFTED BY: K Kopp / K Klop
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

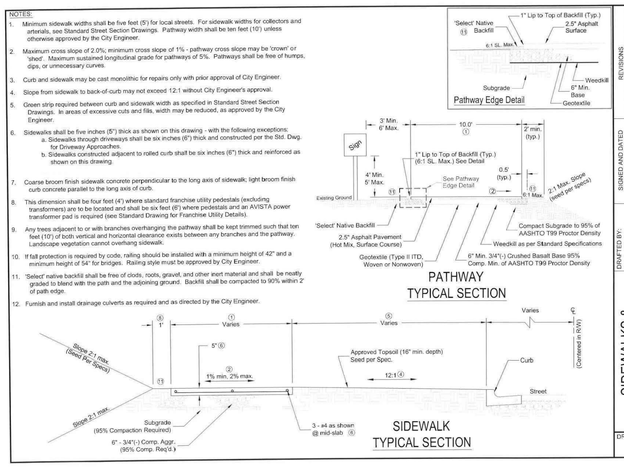
CURBS & GUTTERS

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 6

NOTES:

1. Minimum sidewalk widths shall be five feet (5') for local streets. For sidewalk widths for collectors and arterials, see Standard Street Section Drawings. Pathway width shall be ten feet (10') unless otherwise approved by the City Engineer.
2. Maximum cross slope of 2.0%; minimum cross slope of 1% - pathway cross slope may be 'crown' or 'shed'. Maximum sustained longitudinal grade for pathways of 5%. Pathways shall be free of humps, dips, or unnecessary curves.
3. Curb and sidewalk may be cast monolithic for repairs only with prior approval of City Engineer.
4. Slope from sidewalk to back-of-curb may not exceed 12:1 without City Engineer's approval.
5. Green strip required between curb and sidewalk width as specified in Standard Street Section Drawings. In areas of excessive cuts and fills, width may be reduced, as approved by the City Engineer.
6. Sidewalks shall be five inches (5") thick as shown on this drawing - with the following exceptions:
   a. Sidewalks through driveways shall be six inches (6") thick and constructed per the Std. Dwg. for Driveway Approaches.
   b. Sidewalks constructed adjacent to rolled curb shall be six inches (6") thick and reinforced as shown on this drawing.
7. Coarse broom finish sidewalk concrete perpendicular to the long axis of sidewalk; light broom finish curb concrete parallel to the long axis of curb.
8. This dimension shall be four feet (4') where standard franchise utility pedestals (excluding transformers) are to be located and shall be six feet (6') where pedestals and an AVISTA power transformer pad is required (see Standard Drawing for Franchise Utility Details).
9. Any trees adjacent to or with branches overhanging the pathway shall be kept trimmed such that ten feet (10') of both vertical and horizontal clearance exists between any branches and the pathway. Landscape vegetation cannot overhang sidewalk.
10. If fall protection is required by code, railing should be installed with a minimum height of 42" and a minimum height of 54" for bridges. Railing style must be approved by City Engineer.
11. 'Select' native backfill shall be free of clods, roots, gravel, and other inert material and shall be neatly graded to blend with the path and the adjoining ground. Backfill shall be compacted to 95% within 2' of path edge.
12. Furnish and install drainage culverts as required and as directed by the City Engineer.



REVISIONS: DATE / DESCRIPTION

SIGNED AND DATED

DRAFTED BY: C.Edwards
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

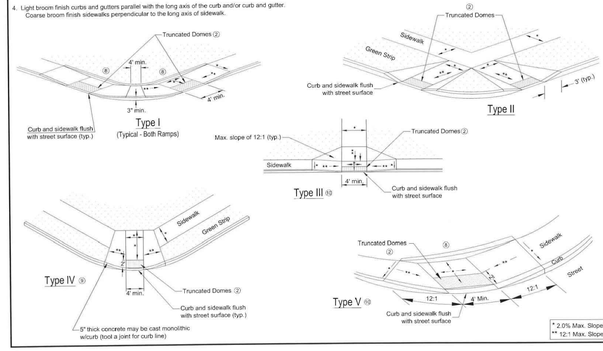
SIDEWALKS & PATHWAYS

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 7

NOTES:

1. Moscow Standard Construction Specifications apply. Pedestrian ramps must comply with current Americans with Disability Act (ADA) Accessibility Guidelines.
2. All ramps shall be textured with Detectable Warnings, "Truncated Domes" as required by the current ADA Guidelines and as allowed by the City Engineer. The truncated domes shall extend the the full width of the flush curb ramp and two feet (2') radial to back of curb. Truncated Domes shall be prefabricated plate units cast monolithic with the concrete and set flush and to manufactured specifications. Coarse broom finish the remainder of the ramp.
3. All curb roadway planimetric radii dimensions shall be measured to the 'Radii Dimension Line' shown in the typical curb sections. See Standard Drawing for Curbs & Sidewalks. Curb radii shall conform to "Curb Radii Requirements" table in Standard Drawing for Curbs & Gutters.
4. Light broom finish curbs and gutters parallel with the long axis of the curb and/or curb and gutter. Coarse broom finish sidewalks perpendicular to the long axis of sidewalk.
5. Rolled curb section properties may vary from those shown as specifically allowed by the City Engineer.
6. Sidewalk constructed in driveway locations shall be six inches (6") thick and reinforced, all as per Standard Drawing for Driveway Approaches.
7. Specified 2.0% cross-slopes shall be 1% minimum and 2.0% maximum.
8. Construct curb or sloped (4:1) backfill - as required and/or allowed by the City Engineer.
9. Type I or Type II pedestrian ramp is the required standard; Type III, IV, or V ramps may be allowed in special circumstances as approved by the City Engineer.
10. Curb and sidewalk may be cast monolithic with prior approval of City Engineer.



REVISIONS: DATE / DESCRIPTION

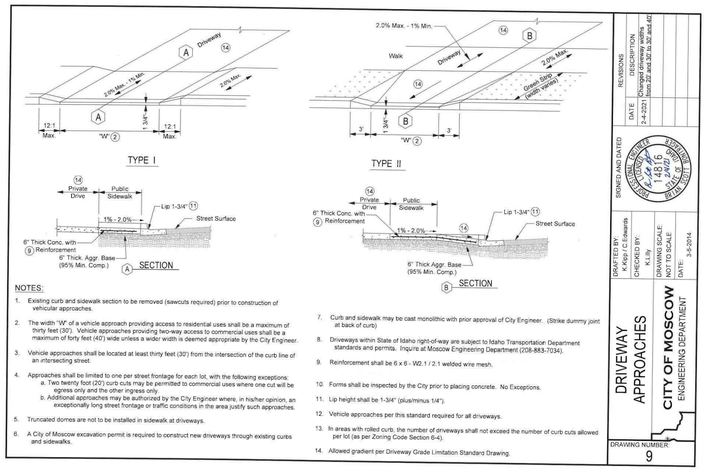
SIGNED AND DATED

DRAFTED BY: K Kopp / C Edwards
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

PEDESTRIAN RAMPS

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 8



NOTES:

1. Existing curb and sidewalk section to be removed (sawcuts required) prior to construction of vehicular approaches.
2. The width 'W' of a vehicle approach providing access to residential uses shall be a maximum of thirty feet (30'). Vehicle approaches providing two-way access to commercial uses shall be a maximum of forty feet (40') wide unless a wider width is deemed appropriate by the City Engineer.
3. Vehicle approaches shall be located at least thirty feet (30') from the intersection of the curb line of an intersecting street.
4. Approaches shall be limited to one per street frontage for each lot, with the following exceptions:
   a. Two twenty foot (20') curb cuts may be permitted to commercial uses where one cut will be egress only and the other ingress only.
   b. Additional approaches may be authorized by the City Engineer where, in his/her opinion, an exceptionally long street frontage or traffic conditions in the area justify such approaches.
5. Truncated domes are not to be installed in sidewalk at driveways.
6. A City of Moscow excavation permit is required to construct new driveways through existing curbs and sidewalks.
7. Curb and sidewalk may be cast monolithic with prior approval of City Engineer. (Strike dummy joint at back of curb)
8. Driveways within State of Idaho right-of-way are subject to Idaho Transportation Department standards and permits. Inquire at Moscow Engineering Department (208-883-7034).
9. Reinforcement shall be 6 x 6 - W2.1 / 2.1 welded wire mesh.
10. Forms shall be inspected by the City prior to placing concrete. No Exceptions.
11. Lip height shall be 1-3/4" (plus/minus 1/4").
12. Vehicle approaches per this standard required for all driveways.
13. In areas with rolled curb, the number of driveways shall not exceed the number of curb cuts allowed per lot (as per Zoning Code Section 6-4).
14. Allowed gradient per Driveway Grade Limitation Standard Drawing.

REVISIONS: DATE / DESCRIPTION
2-4-2021 / Changed Note 2 to 30' and 40'

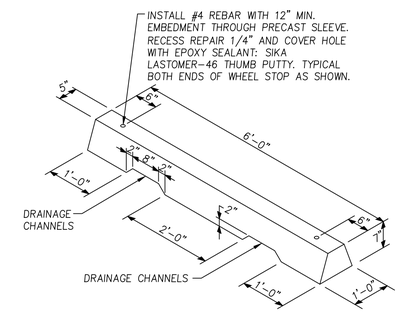
SIGNED AND DATED

DRAFTED BY: K Kopp / C Edwards
CHECKED BY: K Lilly
DRAWING SCALE: NOT TO SCALE
DATE: 3-5-2014

DRIVEWAY APPROACHES

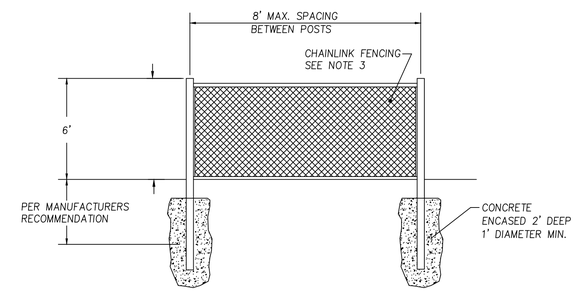
CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 9



PRECAST CONCRETE WHEEL STOP

N.T.S.

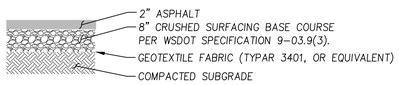


NOTES:

1. FENCE EMBEDMENT SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
2. CHAIN LINK FENCE SHALL CONFORM TO THE MATERIALS FOR STEEL CHAIN LINK FENCE WITH TOP RAIL.
3. INSTALL BLACK VINYL PRIVACY SLATS ON ALL FENCING.

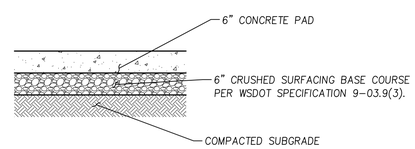
TRASH ENCLOSURE FENCING

N.T.S.



TYPICAL ASPHALT SECTION

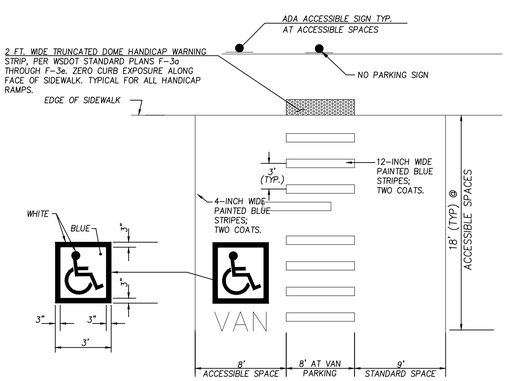
N.T.S.



*ALL DEPTHS ARE COMPACTED DEPTHS

CONCRETE DUMPSTER PAD SECTION

N.T.S.

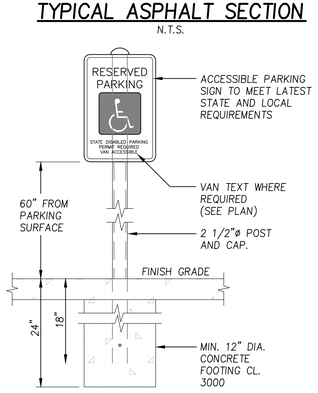


NOTES:

1. CONTRACTOR SHALL INSTALL A SIGN INCLUDING THE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SIGNS SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACE AS "VAN ACCESSIBLE", SAID SIGNS SHALL BE PLACED IN FRONT OF EACH ACCESSIBLE STALL AND BEHIND THE ADJOINING SIDEWALK.
2. ACCESSIBLE SPACES AND AISLES SHALL BE LEVEL AND ANY SURFACE SLOPE SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. PROVIDE TWO COATS OF PAINT.

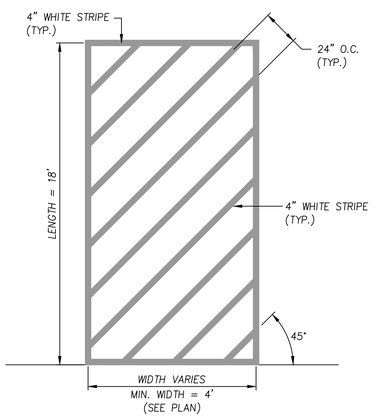
ADA PARKING STALL LAYOUT

N.T.S.



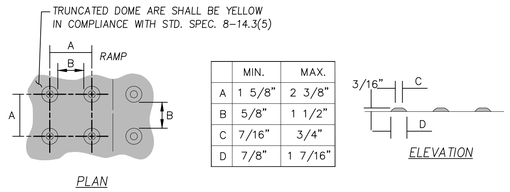
ACCESSIBLE PARKING SIGN

N.T.S.



LOADING/ACCESS AISLE CROSS STRIPING

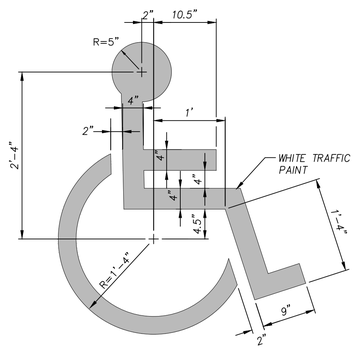
N.T.S.



	MIN.	MAX.
A	1 5/8"	2 3/8"
B	5/8"	1 1/2"
C	7/16"	3/4"
D	7/8"	1 7/16"

TRUNCATED DOME

N.T.S.



NOTES:

1. SYMBOL AND PAINT SHALL MEET CURRENT A.D.A. ACCESSIBILITY GUIDELINE REQUIREMENTS.
2. SYMBOL SHALL HAVE A BLUE BACKGROUND MEETING CURRENT A.D.A. ACCESSIBILITY GUIDELINE REQUIREMENTS.

ACCESSIBLE PARKING SYMBOL

N.T.S.

SITE DETAILS
HILL HOUSE DEVELOPMENT
MOSCOW, IDAHO

SYNTIER Engineering, Inc.
408 SE Bretsford Drive, Suite C Pulman, WA 99163
www.SynTierEng.com 509.339.6187

PROFESSIONAL ENGINEER LICENSE NO. 6183 STATE OF IDAHO SCOTT A SUMNER 3/20/25

DESIGNED:	ATM
DRAWN:	CLC
CHECKED:	SAS
DATE:	

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
C5.0
6 OF 7

JOB NO.
CAR-05

P:\CAR-05 (Hill House)\CAR05-DWGS\Sheets\ CAR05-C5.0-SITE DETAILS.dwg

NOTES:

1. Pipe materials shall be as follows:
   a. Within public right-of-way: SDR 35 PVC, (ASTM D-3034), with integral gasketed bell and spigot joints.
   b. From right-of way to within two feet (2') of the house: SDR 35 PVC, (ASTM D-3034), with integral gasketed bell and spigot joints or Schedule 40 ABS plastic pipe with glued fittings.

   If the water service line and sanitary or storm drain service lines from the right-of way to the house are installed in the same trench, the piping material shall be Schedule 40 ABS with glued fittings unless all three of the following requirements are met:
   a. The bottom of the water pipe, at all points, shall be at least twelve inches (12") above the top of the sanitary or storm drain service line.
   b. The water pipe shall be placed on a solid shelf, excavated at one side of the common trench, with a minimum clear horizontal distance of at least twelve inches (12") from the sanitary or storm drain service line.
   c. Where the sanitary or storm drain line crosses the water service line, the top of the sanitary or the storm drain line is a minimum of twelve inches (12") below the water service line.
2. Trench bottom to be prepared, as required, for a firm bed.
3. Existing sewer mains shall be tapped by the City, at the Owner's expense.
4. Sewer service laterals shall be connected to the new mains with manufactured wyes. Connection to existing mains require ROMAC 'CB' saddles, or equivalent.
5. Owner to obtain the necessary permits from the Moscow Community Development Department and Public Works Department.
6. This work shall comply with the Uniform Plumbing Code (UPC).
7. Sewer services shall connect to the sanitary sewer main at a point above the centerline of the pipe.
8. Construction to be inspected by the City.
9. Sanitary service laterals (stubs) shall be air tested with the sanitary sewer main.
10. All backfill under sidewalks shall be crushed aggregate. (95% minimum compaction).
11. The service lateral (from main to house) shall be bedded in sand or 3/4"(-) crushed aggregate; from two inches (2") under the pipe to two inches (2") over the pipe.
12. SANITARY service laterals shall be green pipe from the main to the house, including stub outs and markers.
13. STORM service laterals shall be white pipe from the main to the house, including stub outs and markers.
14. Marking tape shall be three inch (3") wide commercially manufactured, and labeled "STORM DRAIN" for storm sewer and "SEWER" for sanitary sewer use.
15. Storm drain and sanitary sewer services (private) located within public street right-of-way or public utility easements shall have a 2.5' minimum burial depth unless specifically allowed otherwise by the City Engineer.

REVISIONS: DATE | DESCRIPTION

SIGNED AND DATED

DRAFTED BY: KWK
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 2-3-2012

SANITARY & STORM SEWER SERVICE CONNECTIONS

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 28

NOTES:

1. Pipe and fittings, from the water main to the curb stop, will be supplied by the City.
2. Water main shall be tapped by the City.
3. Trench bottom to be prepared, as required, for a firm bed.

   If the water service line and sanitary or storm drain service lines, from the right-of-way to the house, are installed in the same trench, then all three of the following requirements shall be met:
   a. The bottom of the water pipe, at all points, shall be at least twelve inches (12") above the top of the sanitary or storm drain service lines.
   b. The water pipe shall be placed on a solid shelf, excavated at one side of the common trench, with a minimum clear horizontal distance of at least twelve inches (12") from the sanitary or storm drain service line.
   c. Where the sanitary or storm drain line crosses the water service line, the top of the sanitary or the storm drain line is a minimum of twelve inches (12") below the water service line.
4. The roadway subgrade shall be established prior to the installation of the water service laterals.
5. The water service lateral shall be bedded in sand or pea gravel from four inches (4") under the pipe to four inches (4") over the pipe.
6. After the installation of the water service lateral, a 4" PVC marker shall be placed at the capped end of the curb stop. The marker will be provided by the City. It shall be the responsibility of the Contractor to install, maintain, and protect the marker.
7. The capped curb stop shall be located eighteen inches (18") beyond the back of curb, if placed in the green strip, and one foot (1') minimum to two feet (2') maximum beyond the back of sidewalk, if sidewalk is installed next to the curb.
8. The capped curb stop shall be buried to a minimum depth of thirty six inches (36") from finished grade elevation.
9. The water service lateral and curb stop shall be installed perpendicular to either the curb or the sidewalk.
10. When water meter is located in the green strip, a two inch (2") minimum diameter conduit shall be installed extending two feet (2') from the front of the sidewalk to two feet (2') behind the back of sidewalk.
11. Pipe installation shall be inspected by the City before the trench is backfilled.
12. Owner to obtain the necessary permits from the Moscow Community Development Department and Public Works Department.
13. The Owner's work shall comply with the Uniform Plumbing Code (UPC).
14. All backfill under sidewalks shall be 3/4"(-) crushed aggregate (95% min. compaction).

REVISIONS: DATE | DESCRIPTION

SIGNED AND DATED

DRAFTED BY: KWK
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

WATER SERVICE CONNECTIONS

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 29

NOTES:

1. Install ends of silt fence slightly up slope to prevent sediment from flowing past ends of fence. See Typical Silt Fence Layout.
2. Overlap vertical silt fence splices eight inches (8") minimum and construct in a manner to prevent silt laden runoff from passing between posts. Avoid placing splices at sumps and other low points.
3. Do not install silt fence in a manner that it will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.
4. If backup support is specified, attach fabric to backup support in a manner to hold fabric securely and reduce the potential of tearing.
5. During excavation, minimize ground disturbance around anchor trench and smooth surface to prevent concentrated flows. Compact backfill in trench in a manner that will prevent underflow.

REVISIONS: DATE | DESCRIPTION

SIGNED AND DATED

DRAFTED BY: C.Edwards
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

SILT FENCE

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 35

NOTES:

1. The size and shape of the silt trap sack to fit the storm structure it will service (rectangular or round).
2. The silt trap sack shall have a built-in high-flow relief system (overflow bypass).
3. The silt trap sack assembly must allow removal without spilling the collected material.
4. Empty silt trap sack and dispose of sediment and debris before the sack is half-full.
5. Ensure the silt trap sack assembly does not spill or fall into the storm structure. If sediment is spilled into the storm structure, remove the spilled material by suction hose or other approved method.
6. Construction entrances should be inspected regularly for signs of thinning areas where mud begins to show through. Add gravel periodically to maintain the integrity of the pad.

REVISIONS: DATE | DESCRIPTION

SIGNED AND DATED

DRAFTED BY: C.Edwards
CHECKED BY: K Lilly
DRAWING SCALE: NTS
DATE: 3-5-2014

CONSTRUCTION ENTRANCE & INLET PROTECTION

CITY OF MOSCOW
ENGINEERING DEPARTMENT

DRAWING NUMBER: 36

UTILITY & EROSION CONTROL DETAILS

HILL HOUSE DEVELOPMENT

MOSCOW, IDAHO

SynTierEngineering, Inc.
403 SE Bretsford Drive, Suite C Pullman, WA 99163
www.SynTierEng.com 509.339.6187

DESIGNED: ATM
DRAWN: CLC
CHECKED: SAS
DATE:

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.

C5.1

7 OF 7

JOB NO.

CAR-05

P:\CAR-05 (Hill House)\CAR05-DWGS\Sheets\ CAR05-C5.1-UTILITY DETAILS.dwg

ALZHEIMER'S CARE FACILITY for NETHANIEL BARTLETT

CODE ANALYSIS SUMMARY

CONSTRUCTION TYPE:
V-B W/ NFPA 13R SPRINKLER SYSTEM [IBC 903.3.1.2]

OCCUPANCY GROUP: R-4, CONDITION 2 - ASSISTED LIVING FACILITY

ALLOWABLE AREA [IBC 506.2] = 7,000 SF
+ 3,282 SF (FRONTAGE INCREASE) == 10,282 SF
PROPOSED TOTAL AREA = 9,119 SF

ALLOWABLE STORIES ABOVE GRADE PLANE [IBC TABLE 504.4]= 3
PROPOSED STORIES = 1

ALLOWABLE HEIGHT [IBC TABLE 504.3] = 60 FEET
PROPOSED HEIGHT ~20 FEET

OCCUPANT LOAD = 9,119 / 200 GROSS = 46 OCCUPANTS

EGRESS
NUMBER OF EXITS REQUIRED [IBC 1006.2.1] for R-4 OVER 20 OCCS = 2
NUMBER OF EXITS PROVIDED = 3; ALL ACCESIBLE

REQUIRED DISTANCE BETWEEN EXITS = 137'-10 1/2' / 3 = 45'-11 1/2'
DISTANCE PROVIDED BETWEEN EXITS = 59'-10"

MAX ALLOWABLE COMMON PATH OF EGRESS TRAVEL [IBC 1006.2.1] = 125'
MAX PROVIDED COMMON PATH OF EGRESS TRAVEL = 49'-2"

MAX ALLOWABLE EXIT ACCESS TRAVEL DISTANCE [IBC 1017.2] = 250'
MAX PROVIDED EXIT ACCESS TRAVEL DISTANCE = 109'-10"

AISLE WIDTH FOR ACCESSIBLE AND EGRESS PATHS FOR <50 OCCS [IBC 1024.2] = 36"
MIN. WIDTH FOR EGRESS DOORS [IBC 1010.1.1] = 32"

MAX ALLOWED DEAD-END CORRIDOR [IBC 1020.4] = 20'
MAX PROVIDED DEAD-END CORRIDOR = 17'-10 3/4"

FIRE-RESISTANCE RATINGS FOR BUILDING COMPONENTS [IBC TABLE 601]
PRIMARY STRUCTURE: 0 HOUR
EXTERIOR BEARING WALLS: 0 HOUR
INTERIOR BEARING WALLS: 0 HOUR
NONBEARING INTERIOR WALLS: 0 HOUR; EXCEPT WALLS SEPARATING SLEEPING UNITS WALLS SEPARATING DWELLING UNITS [IBC 420.2; 708.3]: 1 HOUR, CONTINUOUS FROM SLAB TO 1 HOUR CEILING OR BOTTOM OF ROOF DECK**
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR
CORRIDOR RATING [IBC 708.3, TABLE 1020.1]: 30 MIN. IF SERVED BY >10 OCCS. N/A
INTERIOR WALL AND CEILING FINISHES [IBC 803]: CLASS A
(0.25 FLAME SPREAD INDEX; 0-450 SMOKE-DEVELOPED INDEX PER ASTM E84 OR UL 723)

**1ST RATED PARTITIONS DO NOT EXTEND TO UNDERSIDE OF ROOF DECK, AND FIRE SPRINKLERS DO NOT SERVE THE ATTIC SPACE. PROVIDE DRAFTSTOPPING FROM TOP OF FIRE PARTITION TO THE UNDERSIDE OF ROOF DECK [IBC 708.4.2].
FOR CORRIDOR WALLS USED AS SLEEPING UNIT SEPARATION [Exception 2], ONLY ONE WALL OF CORRIDOR REQUIRED TO HAVE DRAFTSTOP .

DRAFTSTOP MATERIALS [IBC 718.4.1, 718.3.1]: NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, OR BATTS/BLANKETS OF MINERAL WOOL/GLASS FIBER. ADEQUATELY SUPPORT AND MAINTAIN INTEGRITY OF DRAFTSTOPS.

INTERIOR PARTITIONS BETWEEN SLEEPING UNITS [IBC 1206.2] PROVIDE MIN. SOUND TRANSMISSION CLASS (STC)-50 WITH SEALED PENETRATIONS AND TIGHT-FITTING DOORS.

ATTIC PROTECTION [IBC 903.3.2.1.2.3, Item 4.2 OR 4.5]
FOR GROUP R-4, CONDITION 2 OCCUPANCY ATTIC NOT INTENDED FOR LIVING OR STORAGE, PROVIDE HEAT DETECTION SYSTEM THROUGHOUT ATTIC THAT ACTIVATES THE BUILDING FIRE ALARM SYSTEM OR FILL THE ATTIC WITH NONCOMBUSTIBLE INSULATION.

PORTABLE FIRE EXTINGUISHERS [IBC 906.3]
MINIMUM 2-A, 20-BC WITHIN MAX 75' TRAVEL DISTANCE.

FIRE ALARM [IBC 420.5; 907.2.10]
PROVIDE SINGLE- OR MULTI-STATION SMOKE ALARMS IN EACH SLEEPING ROOM AND OUTSIDE BUT IN IMMEDIATE VICINITY OF EACH SLEEPING ROOM.
DO NOT INSTALL LESS THAN 20' FROM COOKING APPLIANCE OR LESS THAN 3' FROM DOOR TO A BATH/SHOWER ROOM.
SMOKE ALARMS TO BE INTERCONNECTED AND HAVE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP.

PLUMBING
WATER CLOSETS REQUIRED: 1 PER 10 OCCUPANTS = 5 PROVIDED: 18
LAVATORIES REQUIRED: 1 PER 10 OCCUPANTS = 5 PROVIDED: 18
TUB/SHOWERS REQUIRED: 1 PER 8 OCCUPANTS = 6 PROVIDED: 16
DRINKING FOUNTAIN REQUIRED: 1 PER 100 OCCUPANTS PROVIDED: 1*
*PROVIDED AS FILTERED DRINKING WATER FAUCET AT COFFEE BAR
SERVICE SINK REQUIRED: 1 PROVIDED: 1

ACCESSIBLE TOILET SHOWER ROOMS
REQUIREMENT [IBC 1107.6.4]: IN GROUP R-4 CONDITION 2, AT LEAST 2 OF THE SLEEPING UNITS SHALL BE AN ACCESSIBLE UNIT, AND WHERE THERE ARE 4+ SLEEPING UNITS, EVERY SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

PROVIDED: ACCESSIBLE UNITS AT ALL 16 SLEEPING ROOMS + 1 ACCESSIBLE PUBLIC TOILET + 1 STAFF TOILET.

ELECTRICAL
CONTRACTOR TO PROVIDE EMERGENCY LIGHTING TO MAINTAIN AT LEAST 1 FOOT CANDLE ILLUMINATION ALONG ALL INTERIOR EGRESS PATHS AND AT ALL EXTERIOR EXIT DOOR LANDINGS.
PROVIDE MIN. 90 MIN. BACKUP POWER FOR ALL EMERGENCY AND EXIT LIGHTING.

ENERGY CONSERVATION
VESTIBULE [IECC C402.5.7]: NOT REQUIRED BASED ON EXCEPTION 4. DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 S.F. IN AREA.

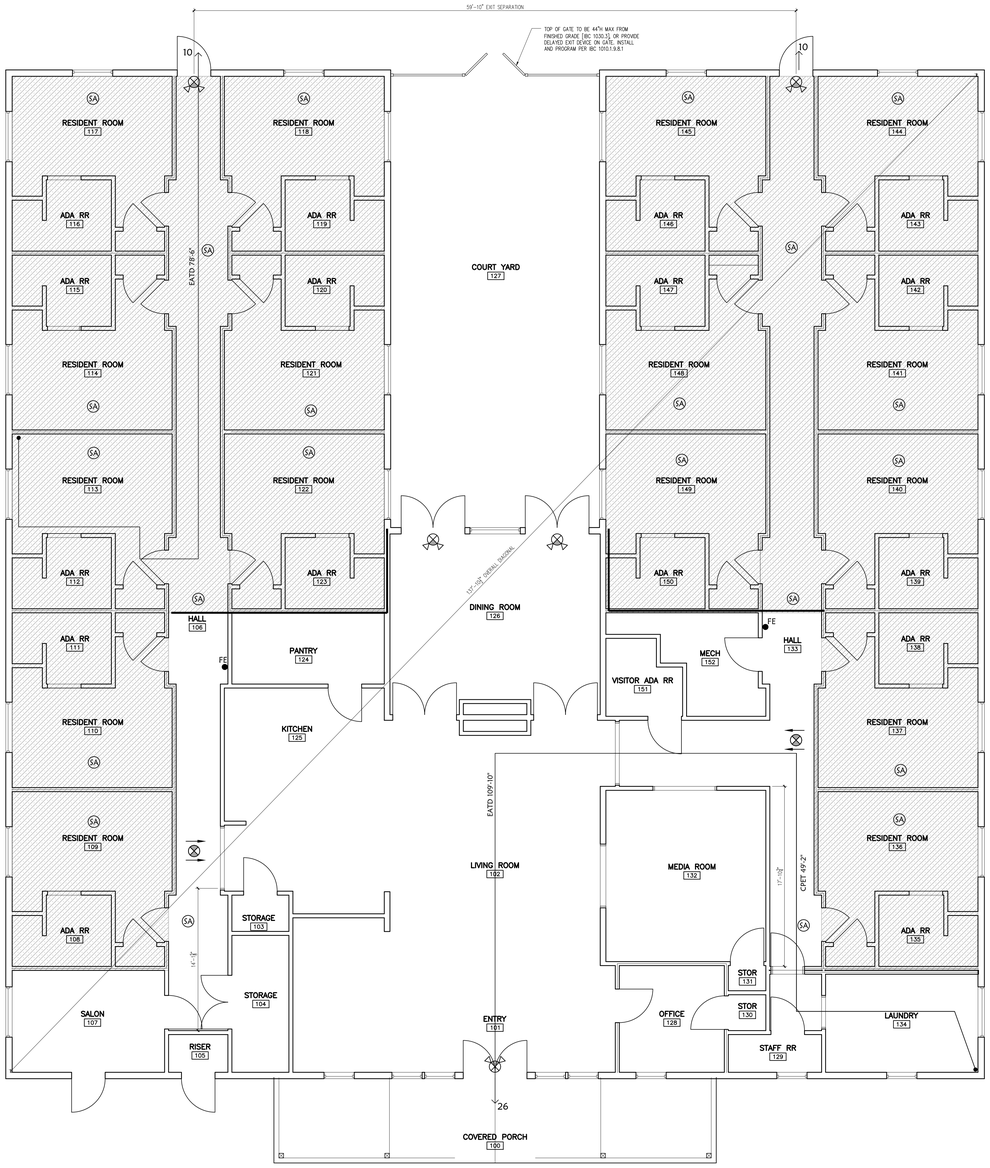
CONTRACTOR TO PROVIDE LIGHT FIXTURES WITHIN LIGHTING POWER ALLOWANCES AND LIGHTING CONTROLS AS REQUIRED.

CONTRACTOR TO PROVIDE COMPLIANT HVAC SYSTEM.

KITCHEN
ALL APPLIANCES TO BE LISTED AND LABELED AS HOUSEHOLD-TYPE APPLIANCES FOR DOMESTIC USE [IBC420.9, IMC 917.2]

GENERAL NOTES (apply to all drawings)

1. CONTRACTOR SHALL BE FAMILIAR WITH AND FIELD VERIFY EXISTING CONDITIONS OF THE PROJECT SITE AND BUILDING. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER AND ARCHITECT OF ANY ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE EXISTING CONDITIONS CONFLICT WITH ANY EXISTING CONDITIONS.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION. AND KEEPING COPIES OF APPROVED PLANS AND PERMITS ON SITE AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL DRAWINGS, NOTES, AND SPECIFICATIONS CONTAINED HEREIN. IF CONTRACTOR DEVIATES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS INCURRED IN CORRECTING THE WORK AND SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FOR ALL FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE. IF OWNER AGREES TO DEVIATION, CONTRACTOR AND OWNER ARE JOINTLY RESPONSIBLE AND AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY INJURIES, DAMAGES, OR COSTS INCURRED.
11. CONTRACTOR MUST NOTIFY OWNER AND ARCHITECT, IN WRITING, OF ANY CONFLICT, DISCREPANCY OR AMBIGUITY IN THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH AFFECTED WORK.
12. CONTRACTOR MUST VERIFY THEY HAVE THE LATEST EDITION OF THE CONSTRUCTION DOCUMENTS AT ALL TIMES.
13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED IN THE CONSTRUCTION DOCUMENTS.
9. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS, LAWS, ORDINANCES, AND RULES.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND COMPLIANCE WITH ANY HEALTH OR SAFETY REQUIREMENTS GOVERNED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT OR PROPERTY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SITE AND BUILDING FEATURES AND FOR ALL COSTS ASSOCIATED WITH REPAIRING DAMAGE DONE TO ANY EXISTING OR NEW CONSTRUCTION OR PROPERTY DURING ALL PHASES OF CONSTRUCTION. THE REPAIR MUST RESTORE THE PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN BEFORE DAMAGE AND MUST CONFORM WITH APPLICABLE CODES, LAWS, RULES, AND REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY DAMAGE THAT EXISTS PRIOR TO STARTING CONSTRUCTION.
12. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



Life Safety Plan
SCALE: 3/16" = 1'-0"

LIFE SAFETY LEGEND

- EGRESS PATH
- # OCCUPANTS USING EXIT
- ILLUMINATED EXIT SIGN (directional)
- EXIT/EMERGENCY LIGHT COMBO
- FE — FIRE EXTINGUISHER
- SA — SMOKE ALARM
- 1-HOUR FIRE RATED SOUND CONTROL PARTITION PER UL DESIGN U309 AND GA FILE NO. WP3243 CONTINUOUS FROM SLAB TO ROOF DECK OR CONTINUOUS FROM SLAB TO CEILING WITH DRAFTSTOP FROM CEILING TO ROOF DECK
- SOUND CONTROL PARTITION, NOT REQ'D TO BE FIRE PARTITION. MIN. STC-50.
- DRAFTSTOP FROM CEILING TO ROOF DECK
- 1-HOUR CEILING, PER UL DESIGN P554 GA FILE NO. 2604 OR APPROVED EQUAL ASSEMBLY ENSURE CONTINUITY OF FIRE PROTECTION WITH FULL HEIGHT RATED PARTITIONS OR DRAFTSTOPS AT ALL INTERIOR EDGES OF RATED CEILING ASSEMBLY.

WALL ASSEMBLIES

W-1: EXTERIOR WALLS
FIBER CEMENT SIDING
CONTINUOUS AIR BARRIER
15/32" SHEATHING
2X6 WOOD STUDS @ 16" O.C.
R-21 FIBER OR MINERAL BATT INSULATION
5/8" GYPSUM BOARD, FINISH TBD BY OWNER

W-2: INTERIOR 2X6 WALLS
5/8" GYPSUM BOARD, FINISH TBD BY OWNER
2X6 WOOD STUDS @ 16" O.C.
R-21 SOUND BATT INSULATION
5/8" GYPSUM BOARD, FINISH TBD BY OWNER

W-3: INTERIOR 2X4 WALLS
5/8" GYPSUM BOARD, FINISH TBD BY OWNER
2X4 WOOD STUDS @ 24" O.C.
R-13 SOUND BATT INSULATION
5/8" GYPSUM BOARD, FINISH TBD BY OWNER

W-4: INTERIOR 2X4 WALLS AT WET AREAS
5/8" WATER RESISTANT GYPSUM BOARD, FINISH TBD BY OWNER
2X4 WOOD STUDS @ 24" O.C.
R-13 SOUND BATT INSULATION
5/8" GYPSUM BOARD, FINISH TBD BY OWNER

W-5: INTERIOR 2X4 WALLS WITH 1-HOUR FIRE PROTECTION (UL U309) AND STC-50 SOUND CONTROL
5/8" TYPE 'X' GYPSUM BOARD, FINISH TBD BY OWNER
1/2" RESILIENT CHANNEL @ 24" O.C. HORIZONTAL
2X4 WOOD STUDS @ 24" O.C.
3" MINERAL OR GLASS FIBER BATT INSULATION
5/8" TYPE 'X' GYPSUM BOARD, FINISH TBD BY OWNER

W-5A: INTERIOR 2X4 WALLS WITH 1-HOUR FIRE PROTECTION (UL U309), STC-50 SOUND CONTROL, AND WATER RESISTANCE
5/8" WATER RESISTANT GYPSUM BOARD, FINISH TBD BY OWNER
5/8" TYPE 'X' GYPSUM BOARD
1/2" RESILIENT CHANNEL @ 24" O.C. HORIZONTAL
2X4 WOOD STUDS @ 24" O.C.
3" MINERAL OR GLASS FIBER BATT INSULATION
5/8" TYPE 'X' GYPSUM BOARD
5/8" WATER RESISTANT GYPSUM BOARD, FINISH TBD BY OWNER

W-6: INTERIOR 2X4 WALLS WITH STC-50 SOUND CONTROL
5/8" GYPSUM BOARD, FINISH TBD BY OWNER
1/2" RESILIENT CHANNEL @ 24" O.C. HORIZONTAL
2X4 WOOD STUDS @ 24" O.C.
3" MINERAL OR GLASS FIBER BATT INSULATION
5/8" GYPSUM BOARD, FINISH TBD BY OWNER

W-7: INTERIOR 2X4 WALLS, ONE-SIDE FINISH
5/8" GYPSUM BOARD, FINISH TBD BY OWNER
1/2" RESILIENT CHANNEL @ 24" O.C. HORIZONTAL
2X4 WOOD STUDS @ 24" O.C.
3" MINERAL OR GLASS FIBER BATT INSULATION

DESIGN CRITERIA

APPLICABLE CODES, AS AMENDED IN THE CITY OF MOSCOW AND BY THE STATE OF IDAHO:
INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL FIRE CODE, 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
UNIFORM PLUMBING CODE, 2015 EDITION
NATIONAL ELECTRICAL CODE, NFPA 70, 2017 EDITION
2009 ICC/ANSI A117.1

DESIGN CRITERIA FOR CITY OF MOSCOW, ID
GROUND SNOW LOAD: 64 PSF
ROOF SNOW LOAD: 40 PSF
WIND SPEED: 115 MPH
SEISMIC DESIGN CATEGORY: B
SUBJECT TO DAMAGE FROM WEATHERING: SEVERE
FROST DEPTH: 30 INCHES
SUBJECT TO DAMAGE FROM TERMITE: SLIGHT TO MODERATE
IECC CLIMATE ZONE: 5B
WINTER DESIGN TEMP: 10°F
MEAN ANNUAL TEMPERATURE: 47°F
WIND EXPOSURE: B
AIR FREEZING INDEX: 960
ICE SHIELD UNDERLAYMENT REQUIRED: YES
FLOOD HAZARDS: FEB 1980, REV APRIL 2002; PROJECT SITE IS NOT IN FEMA FLOODPLAIN AFTER EDINGTON DEVELOPMENT; SEE CIVIL

MINIMUM INSULATION VALUES:
ROOF: R-38 ATTIC or R-30 CONTINUOUS (ci) ABOVE ROOF DECK
WALLS ABOVE GRADE: R-20 CAVITY or R-13 CAVITY + R-3.8 ci

UNHEATED SLAB ON GRADE: R-10 PERIMETER FOR 24" BELOW TOP OF SLAB

WINDOWS [C303.1.3]: U-FACTOR 0.38 FIXED, 0.45 OPERABLE; SHGC 0.46
OPAQUE SWINGING DOOR: U-0.37

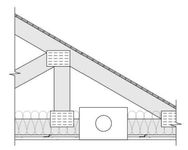
RATED ASSEMBLY REFERENCE IMAGES

GA FILE NO. RC 2604	PROPRIETARY	1 HOUR FIRE

WOOD TRUSSES, RESILIENT CHANNELS, INSULATION, DAMPER, GYPSUM PANELS

Fire Design:
One layer 5/8" proprietary type X gypsum panel applied at right angles to resilient channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S screws 12" o.c. Gypsum panel end joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1-1/4" Type S or W screws. Glass fiber insulation secured to wood structural panels or draped over channels. Trusses supporting 15/32" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c.
Optional ceiling damper.

PROPRIETARY GYPSUM PANEL
United States Gypsum Company
– 5/8" Sheetrock® Brand Firecode® C Panels



Approx. Ceiling Weight: 2.5 psf (Fire)

Fire Test: UL R15858, 02NK24136, 3-20-03, UL Design P544, UL R15858, 02NK41925, 9-30-02, UL Design P531, UL R1319, 98NK41378, 11-20-98, UL Design P522, UL R13446, 10CA05196, 10-21-10, 47879482264, 5-25-17, UL Design P554

The descriptions in this manual are summaries. For complete assembly information, review the listed design.

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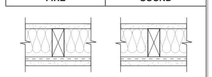
GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, INSULATION, WOOD STUDS

Fire Design:
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1-1/4" Type S screws. **One** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud cavity.
OPPOSITE SIDE: **One** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.
Vertical joints staggered 24" on opposite side. **(LOAD-BEARING)**

Sound Design:
Sound tested as constructed for fire.



Thickness: 5-3/8" (Fire and Sound)
Approx. Weight: 7 psf (Fire and Sound)
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-103, IRC-IR-761, 3-98

The descriptions in this manual are summaries. For complete assembly information, review the listed design.

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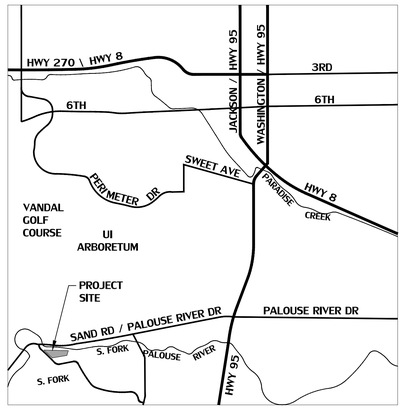
VICINITY MAP



PROJECT INFORMATION

ADDRESS: AUGUSTINE AVENUE, MOSCOW, IDAHO
PARCEL: RPM11900100010
ZONING: RO - RESIDENTIAL OFFICE
PARCEL SIZE: 1.45 ACRES

SCOPE OF WORK
NEW 8,745 S.F. CARE FACILITY WITH 374 S.F. COVERED PORCH AND 955 S.F. OPEN COURTYARD

PROJECT TEAM
OWNER CONTACT:
TIM MORTIMORE
CARLTON BUILDERS, LLC
tim@carlton-builders.com
509-592-7221

ARCHITECT:
TERESA HEITMANN
RIPPLE RIDGE DESIGNS, PLLC
teresa@rippleridgedesigns.com
208-892-9884

DESIGNER:
JOHN PAUL
OTS DESIGN SERVICES, INC
208-596-6066

DRAWING INDEX

A-1 COVER SHEET, GENERAL NOTES, CODE SUMMARY, LIFE SAFETY PLAN, WALL TYPES
A-2 FOUNDATION PLAN, BRACED WALL PANEL DETAILS, TYP. WALL SECTION, POST DETAIL
A-3 SLAB LAYOUT PLAN, CONTROL JOINT LAYOUT
A-4 FLOOR PLAN, DOOR/FRAME SCHEDULE, ROOM FINISH SCHEDULE
A-5 ROOF FRAMING PLAN, ROOF SLOPE PLAN
A-6 WINDOW SCHEDULE, EXTERIOR ELEVATIONS, PERSPECTIVES

*SEE CIVIL ENGINEER DRAWINGS UNDER SEPARATE COVER

DEFERRED SUBMITTALS

ENGINEERED TRUSS DESIGN BY SUPPLIER
FIRE SPRINKLER SYSTEM DESIGN BY OTHERS

RIPPLE RIDGE Designs PLLC
TERESA HEITMANN, ARCHITECT
teresa@rippleridgedesigns.com
208.892.9884

OTS Design Services
John Paul
208.596.6066

ALZHEIMER'S CARE FACILITY for NETHANIEL BARTLETT
AUGUSTINE AVENUE
MOSCOW, IDAHO 83843

Scale: AS SHOWN

PRELIM
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR AT OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL

REVISIONS:

#	DESCRIPTION	DATE

Issue Date 10/08/2024
Project Number 00-154024, 2024-014
Drawing Title
CODE SUMMARY & LIFE SAFETY PLAN

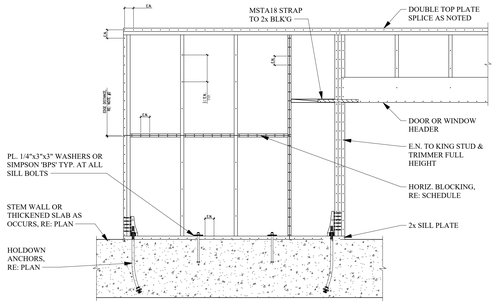
A-1

Received 02-13-2025

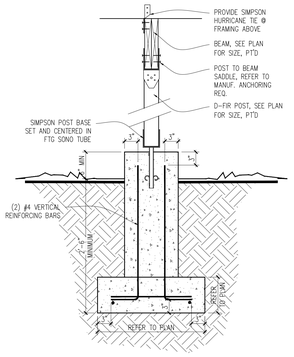
MARK	PANEL THICKNESS	FASTENER TYPE & "E.N." SPACING	SILL PLATE ANCHOR BOLTS (5/8"Ø x 12")	SOLE PLATE NAILS (16d COMMON)	SOLE PLATE SCREWS ("SDS25500")	TOP PLATE FRAMING CLIPS ("A35" OR "LTP4)	REMARKS
A	15/32" ONE SIDE	8d @ 6" O.C.	48" O.C.	8" O.C.	- - -	24" O.C.	A
H	5/8" GYPSUM BOARD	#6 @ 8" O.C.	48" O.C.	8" O.C.	- - -	32" O.C.	C

REMARKS:
A. 3x FRAMING AT ADJOINING PANEL EDGES AND 3x OR 2x FLAT BLOCKING AT HORIZ. PANEL EDGES.
B. 3x FRAMING/BLOCKING AT ADJOINING PANEL EDGES AND STAGGER JOINTS EA. SIDE OF WALL.
C. BLOCKING NOT REQUIRED AT PANEL EDGES

NOTES:
1. SILL PLATE ANCHOR BOLTS CAN BE J-BOLTS OR HEADED ANCHORS.
2. ALL ANCHOR BOLTS AND FASTENERS IN P.T. WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. THE HOLDOWN ANCHOR IS IN ADDITION TO THE SILL ANCHOR BOLTS.
4. CDX, EXPOSURE 1 PLYWOOD OR OSB CAN BE USED.
5. PLYWOOD MAY BE INSTALLED VERT. OR HORIZ.
6. SHEARWALLS MORE THAN ONE VERT. PANEL IN HEIGHT SHALL HAVE EITHER VERT. OR HORIZ. STAGGERED SPLICED JOINTS.
7. SHEARWALL SHEATHING AND NAILING PATTERN TO BE CONTINUOUS ABOVE AND BELOW OPENING.
8. NO PANEL WIDTH LESS THAN 12" SHALL BE USED.
9. NAILS AT INTERMEDIATE FRAMING (FN) SHALL BE SPACED AT 12" O.C. MAX.
10. THE MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS AND THE PLYWOOD SHALL BE 3/8".
11. MINIMUM 2x BLK'G (FLAT OR EDGE) AT HORIZ. JOINTS 3x BLK'G AS REQ'D PER SHEDULE REMARKS.

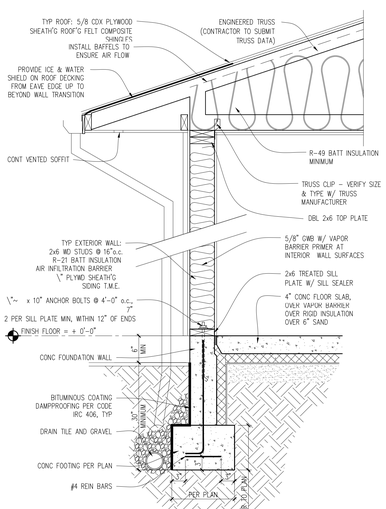


Braced Wall Panel Details



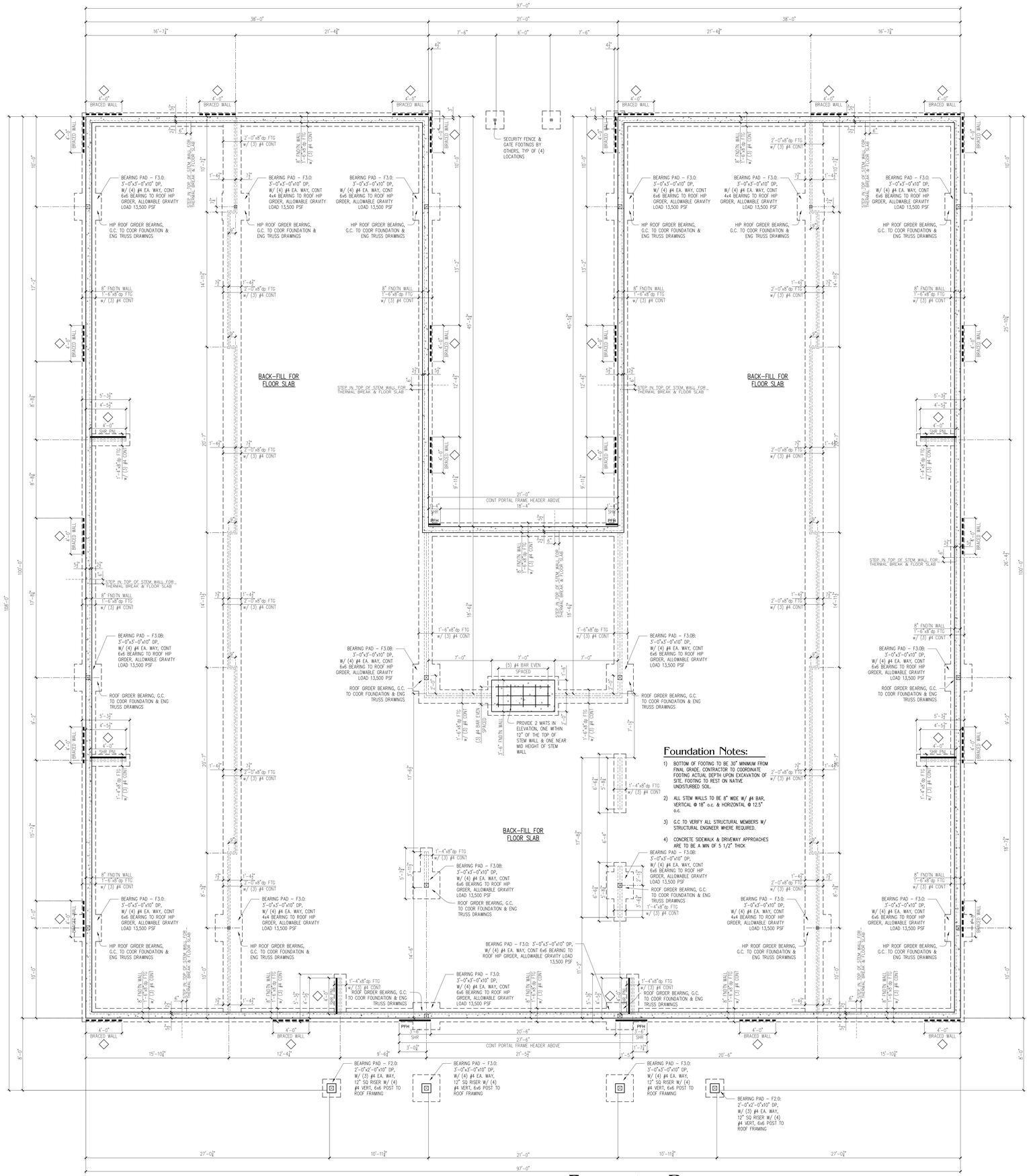
Post Detail (2)

SCALE: 1" = 1'-0"



Typ Wall Section (1)

SCALE: 1" = 1'-0"



Foundation Plan

SCALE: 1/4" = 1'-0"

Foundation Notes:

1) BOTTOM OF FOOTING TO BE 30" MINIMUM FROM FINAL GRADE. CONTRACTOR TO COORDINATE FOOTING ACTUAL DEPTH UPON EXCAVATION OF SITE. FOOTING TO REST ON NATIVE UNDISTURBED SOIL.
2) ALL STEM WALLS TO BE 8" WIDE W/ #4 BAR, VERTICAL @ 18" o.c. & HORIZONTAL @ 12.5" o.c.
3) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
4) CONCRETE SIDEWALK & DRIVEWAY APPROACHES ARE TO BE A MIN OF 5 1/2" THICK

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ALZHEIMER'S CARE FACILITY for NETHANIEL BARTLETT

AUGUSTINE AVENUE
MOSCOW, IDAHO 83843

Scale: AS SHOWN

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REVISIONS:

#	DESCRIPTION	DATE

Issue Date 10/08/2024

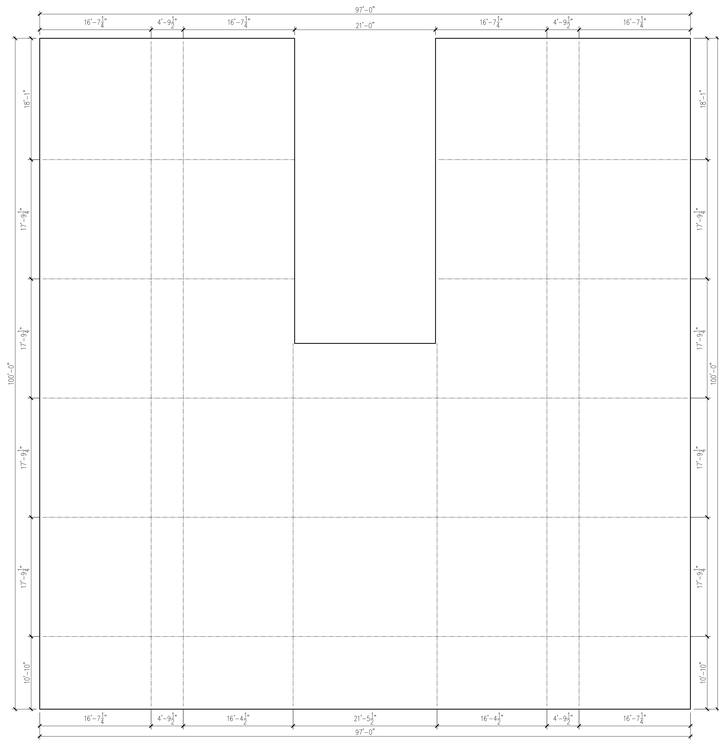
Project Number
00-154024, 2024-014

Drawing Title
FOUNDATION PLAN
BRACED PANEL WALL DTL
TYPICAL WALL SECTION
POST DETAIL

A-2

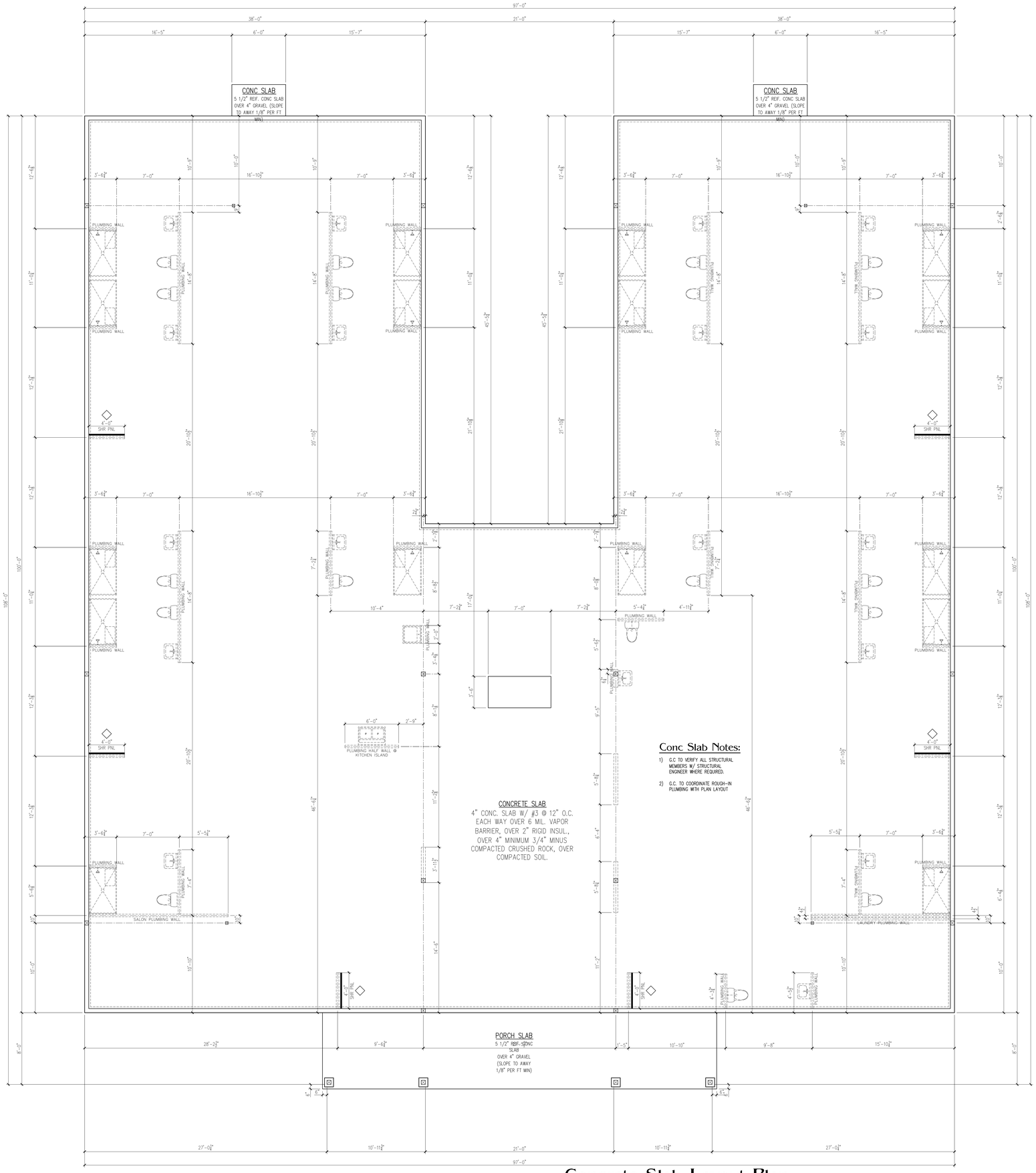
Received 02-13-2025

LUP2025-0005



Concrete Slab Control Joint Layout

SCALE: 1/4" = 1'-0"



Conc Slab Notes:

1) G.C TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
2) G.C. TO COORDINATE ROUGH-IN PLUMBING WITH PLAN LAYOUT

Concrete Slab Layout Plan

SCALE: 1/4" = 1'-0"

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REVISIONS:

#	DESCRIPTION	DATE

Issue Date 10/08/2024

Project Number
00-154024, 2024-014

Drawing Title
SLAB LAYOUT PLAN
SLAB JOINT LAYOUT

A-3

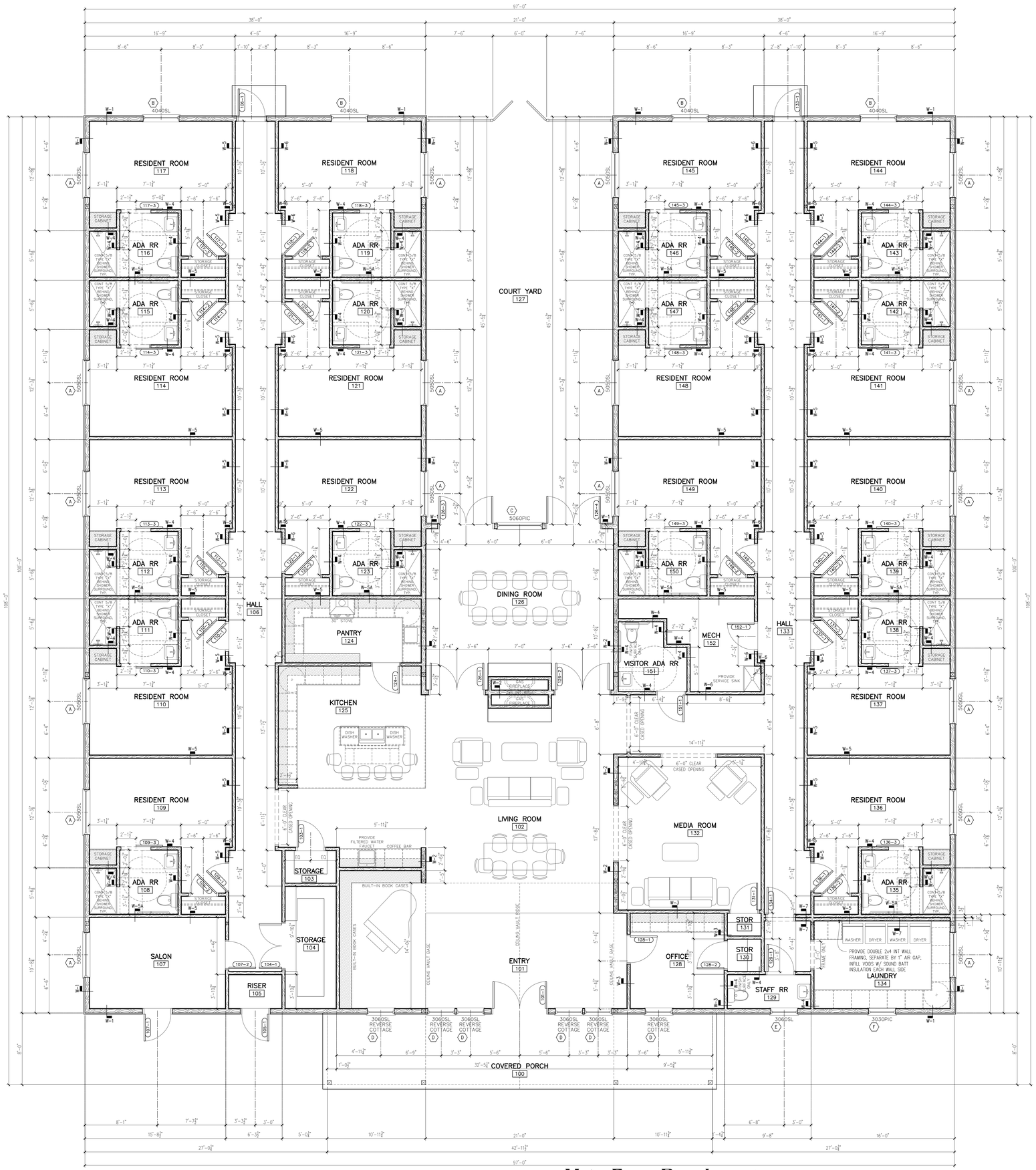
Received 02-13-2025

ROOM FINISH SCHEDULE

ROOM		FLOOR	BASE		NORTH		EAST		SOUTH		WEST		CEILING			REMARKS
No	NAME	MAT	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	HGHT	
100	COVERED PORCH	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
101	ENTRY	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
102	LIVING ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
103	STORAGE	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
104	STORAGE	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
105	RISER	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
106	HALL	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
107	SALON	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
108	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
109	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
110	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
111	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
112	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
113	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
114	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
115	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
116	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
117	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
118	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
119	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
120	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
121	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
122	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
123	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
124	PANTRY	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
125	KITCHEN	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
126	DINING ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
127	COURT YARD	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
128	OFFICE	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
129	STAFF RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
130	STOR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
131	STOR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
132	MEDIA ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
133	HALL	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
134	LAUNDRY	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
135	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
136	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
137	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
138	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
139	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
140	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
141	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
142	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
143	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
144	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
145	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
146	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
147	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
148	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
149	RESIDENT ROOM	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
150	ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
151	VISITOR ADA RR	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--
152	MECH	STANDARD	--	--	--	--	--	--	--	--	--	--	--	--	--	9'-0"	--

DOOR AND FRAME SCHEDULE

DOOR							FRAME				HDW	REMARKS
No.	TYPE	WxHxT	MAT	FIN	GLAZ	RATING	FR TYPE	FR MAT	FR FIN			
101-1		6'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
103-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
104-1		5'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
105-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
106-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
107-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
107-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
109-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
109-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
109-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
110-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
110-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
110-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
113-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
113-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
113-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
114-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
114-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
114-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
117-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
117-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
117-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
118-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
118-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
118-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
121-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
121-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
121-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
122-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
122-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
122-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
124-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
126-1		6'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
126-2		6'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
126-3		6'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
126-4		6'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
128-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
128-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
129-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
131-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
133-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
136-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
136-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
136-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
137-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
137-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
137-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
140-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
140-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
140-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
141-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
141-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
141-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
144-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
144-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
144-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
145-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
145-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
145-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
148-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
148-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
148-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
149-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
149-2		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
149-3		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
151-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--
152-1		3'-0" x 7'-0" x 1 3/4"	--	--	--	--		--	--	--	--	--



Main Floor Plan Layout

SCALE: 1/4" = 1'-0"

Floor Plan Gross - 8,745 SF

Front Porch Gross - 374 SF, Courtyard - 955 SF

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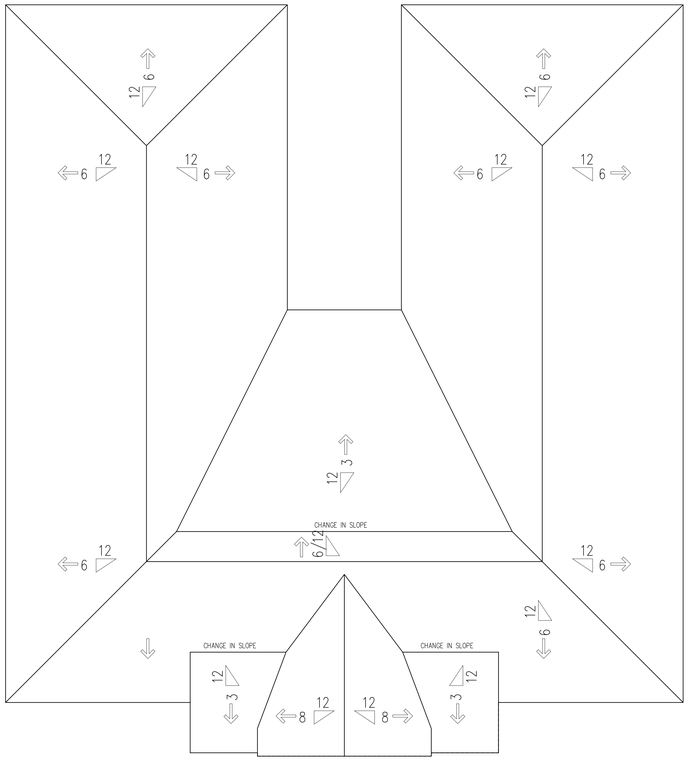
FLOOR PLAN
DOOR & FRAME SCHEDULE
ROOM FINISH SCHEDULE

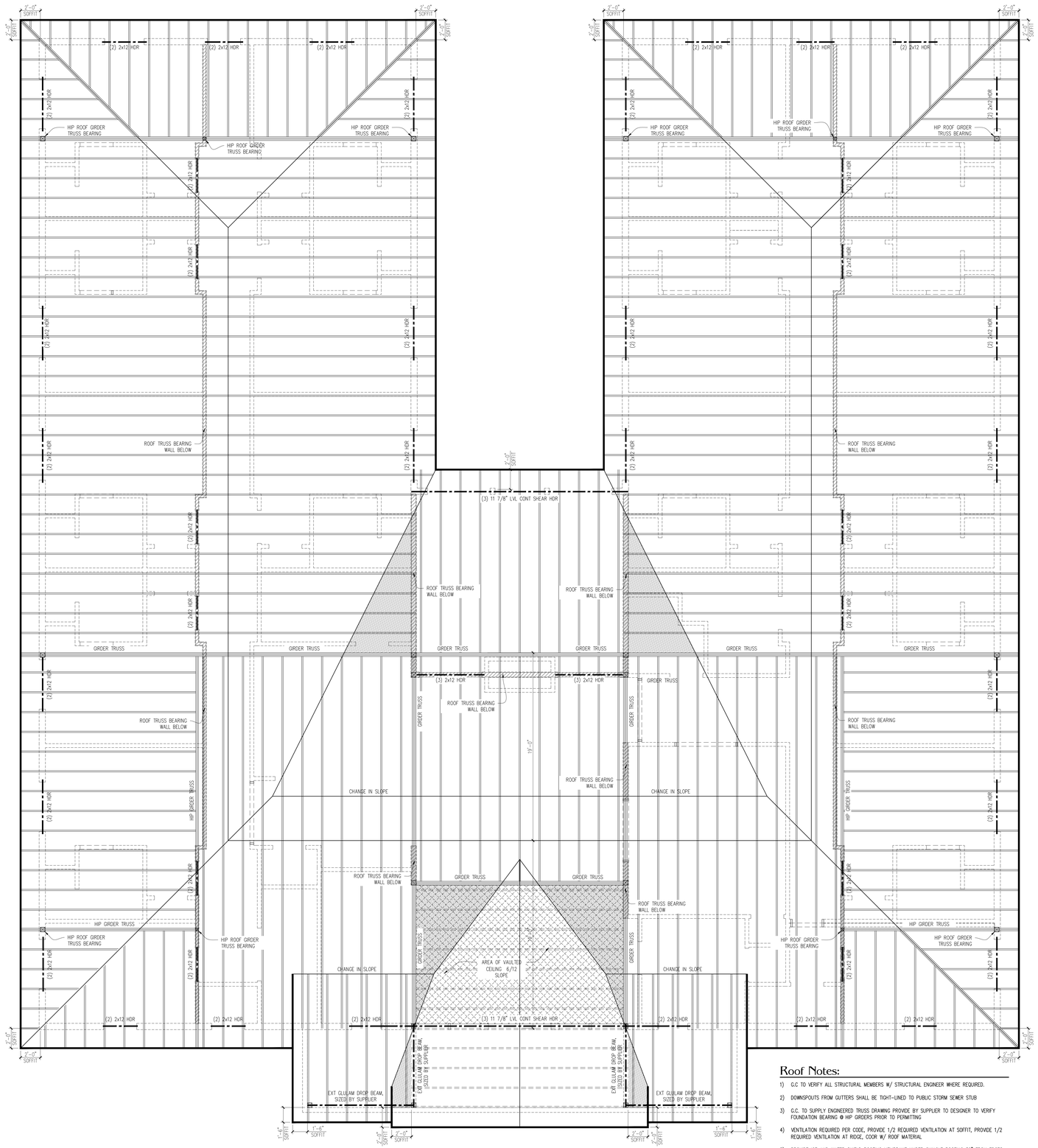
A-4

Received 02-13-2025



Roof Slope Plan

SCALE: 1/4" = 1'-0"



Roof Framing Plan

SCALE: 1/4" = 1'-0"

Roof Notes:

1) G.C TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
2) DOWNSPOUTS FROM GUTTERS SHALL BE TIGHT-LINED TO PUBLIC STORM SEWER STUB
3) G.C. TO SUPPLY ENGINEERED TRUSS DRAWING PROVIDE BY SUPPLIER TO DESIGNER TO VERIFY FOUNDATION BEARING @ HIP GIRDERS PRIOR TO PERMITTING
4) VENTILATION REQUIRED PER CODE, PROVIDE 1/2 REQUIRED VENTILATION AT SOFFIT, PROVIDE 1/2 REQUIRED VENTILATION AT RIDGE, COOR W/ ROOF MATERIAL
5) PROVIDE ICE AND WATER SHIELD ROOFING MEMBRANE UNDER SHINGLE ROOFING 36" FROM EDGES, VALLEYS AND ALL OTHER AREAS WITH LESS THAN 4:12 PITCH, EXTENS 24" PAST EXTERIOR WALLS
6) PROVIDE 22"x30" MIN ATTIC ACCESS PER CODE
7) ALL OVER-BUILT AREAS TO BE 2x6 #2 OR BTR D-FIR

RIPPLE RIDGE Designs, PLLC
TERESA HEITMANN, ARCHITECT
teresa@rippleridgedesign.com
208.892.9884

OTS Design Services
John Paul
2083965066

ALZHEIMER'S CARE FACILITY for NETHANIEL BARTLETT

AUGUSTINE AVENUE
MOSCOW, IDAHO 83843

Scale: AS SHOWN

PRELIM
NOT FOR CONSTRUCTION

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REVISIONS:

#	DESCRIPTION	DATE

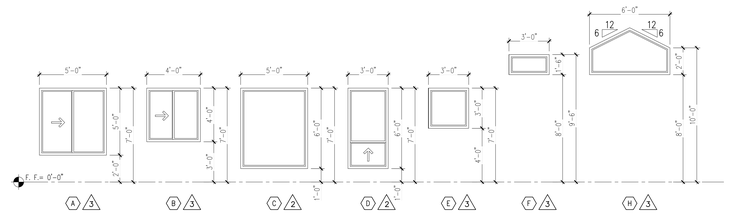
Issue Date 10/08/2024

Project Number
00-154024, 2024-014

Drawing Title
ROOF FRAMING PLAN
ROOF SLOPE PLAN

A-5

Received 02-13-2025



General Note:

1) VERIFY ALL WINDOW OPERATIONS, GLAZING, SIZING, AND SILL HEIGHT W/ OWNER.

Glazing Schedule:

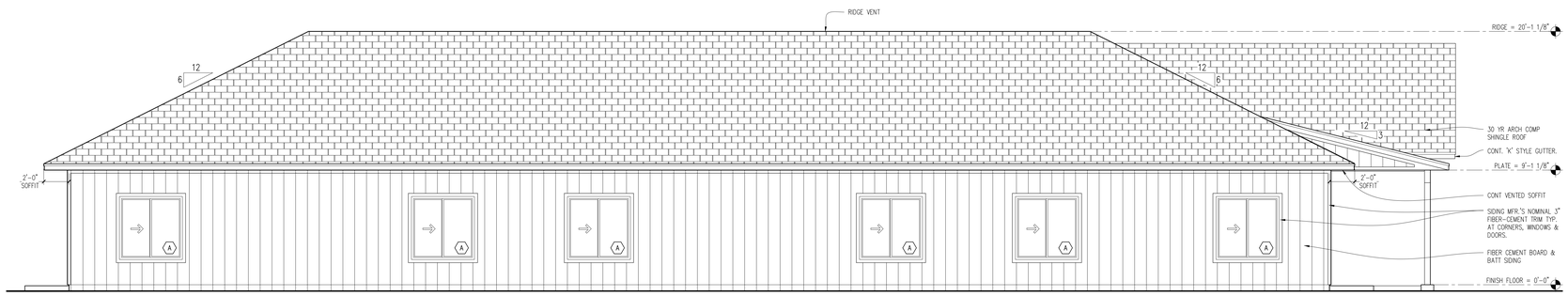
1 — 1" LOW-E INSULATED GLAZING UNIT (OBSCURED GLAZING)

2 — 1" LOW-E INSULATED GLAZING UNIT (TEMPERED GLAZING)

3 — 1" LOW-E INSULATED GLAZING UNIT (CLEAR GLAZING)

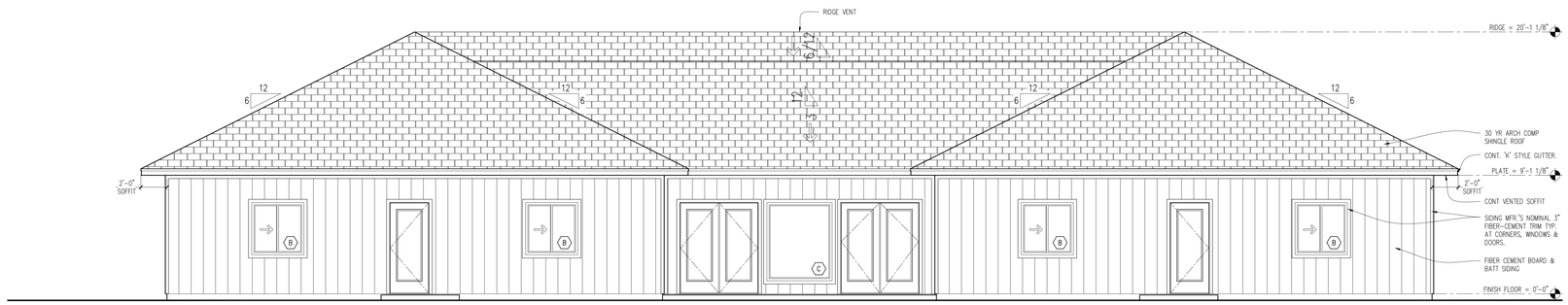
Window Schedule

SCALE: 1/4" = 1'-0"



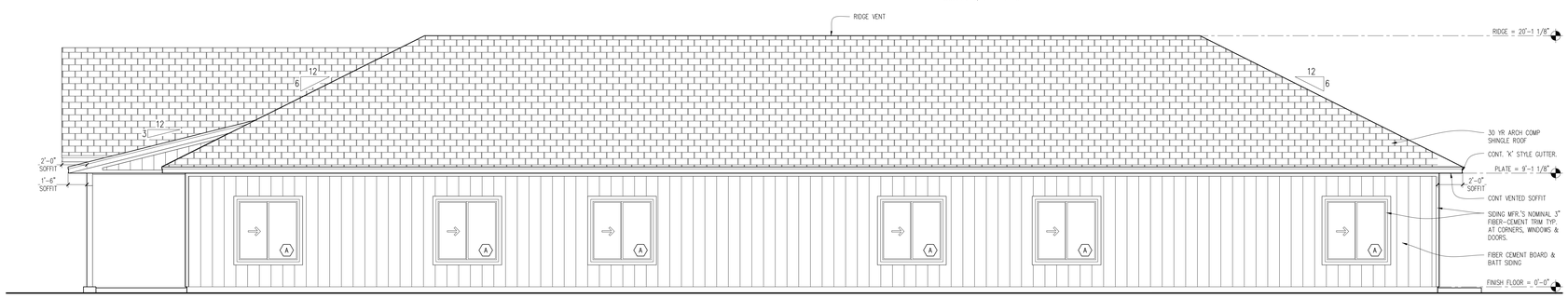
Rear Elevation

SCALE: 1/4" = 1'-0"



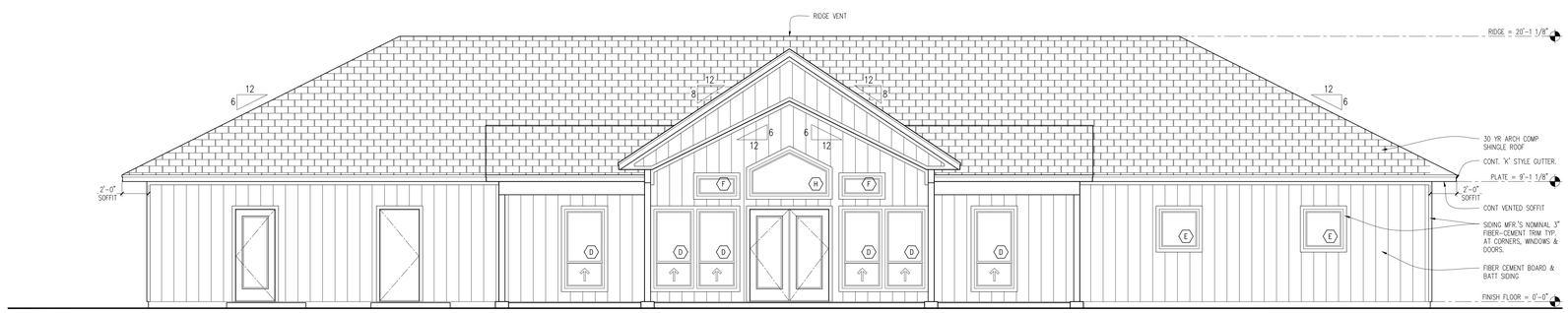
Rear Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

SCALE: 1/4" = 1'-0"



Front Elevation

SCALE: 1/4" = 1'-0"

RIPPLE RIDGE Designs, PLLC
TERESA HEITMANN, ARCHITECT
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OTS Design Services
John Paul
2083965066

ALZHEIMER'S CARE FACILITY
for NETHANIEL BARTLETT

AUGUSTINE AVENUE
MOSCOW, IDAHO 83843

Scale: AS SHOWN

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NOT FOR CONSTRUCTION

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REVISIONS:

#	DESCRIPTION	DATE

Issue Date 10/08/2024

Project Number
00-154024, 2024-014

Drawing Title

WINDOW SCHEDULE
EXTERIOR ELEVATIONS
PERSPECTIVE IMAGES

A-6

Received 02-13-2025

CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: Monday, April 14, 2025

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2025-0007 – Variance application to reduce the rear yard setback for a proposed addition located at 403 North Polk Street within the Medium Density Residential (R-3) Zoning District per Moscow City Code 4-4-2.

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, March 29, 2025
2. Variance Application
3. Site Plan, Floor Plans, and Elevation Drawings

Prepared by: Mike Ray, AICP

STAFF REVIEW

Proposal: The applicants, Lincoln and Manisha Wilson, are requesting a variance to reduce the rear yard setback for a proposed building addition on a lot located at 403 North Polk Street within the Medium Density Residential (R-3) Zoning District. The applicants are proposing to reduce the required twenty-foot (20') rear yard setback to seventeen feet (17') to accommodate a proposed 3,370 sf addition. The proposed addition includes a recreation room, two-car garage, mudroom, study, dining area, storage area, bonus room above the garage, and small increase to the kitchen area.

The existing lot is located on the corner of Polk Street and 'C' Street. Since corner lots have two street frontages, property owners are able to choose which street frontage to designate as the front property line and which to designate as the street side property line. The rear property line is always the opposite of the designated front property line. The subject property has historically designated the front property line along Polk Street and the rear property line as the west property line. The current setbacks are fifteen feet (15') for the front setback measured from the back edge of the sidewalk closest to the lot on Polk Street, thirteen feet (13') for the street side setback measured from the back edge of the

sidewalk closest to the lot on ‘C’ Street, five feet (5’) for the side property line to the north, and twenty feet (20’) for the rear property line to the west.

In order to accommodate the proposed addition, the applicants wish to declare the front property line along ‘C’ Street and the rear property line as the north property line. The existing house is currently seventeen feet (17’) from the north property line, which does not meet the twenty-foot (20’) rear yard setback requirement. The applicants have requested a three-foot (3’) variance in order to designate the north property line as the rear property line. The minimum side yard setback is five feet (5’), which would allow the proposed addition to be constructed five feet (5’) from the west property line if the variance is approved. The fifteen foot (15’) front setback would be measured from the back edge of the sidewalk closest to the lot on ‘C’ Street and the thirteen foot (13’) street side setback would be measured from the back edge of the sidewalk closest to the lot on Polk Street.

Accessory structures and additions that are attached to the main dwelling are required to meet setback requirements for the principal structure (house), which are the setbacks which have been detailed above. Detached accessory structures such as garages which are at least two feet (2’) away from the principal structure are permitted to be constructed five feet (5’) from the rear and side property lines so long as the exterior walls don’t exceed fourteen feet (14’) and the total building height to the peak of the roof doesn’t exceed thirty-five feet (35’).

Aerial

Subject Property

Zoning: The subject property is located within the Medium Density Residential (R-3) Zoning District. The R-3 Zone provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities. All surrounding properties are also located within the R-3 Zone.

Zoning Map

Site and Area Land Use: The subject property is approximately 11,050 square feet in size and is bound by 'C' Street to the south and Polk Street to the east. The subject property is within the Fort Russell Historic District and is listed as a contributing building. Surrounding properties are primarily single-family dwellings which are also located within the Fort Russell Historic District.

Streets and Access: The subject property is adjacent to 'C' Street and Polk Street which are both local neighborhood streets.

Comprehensive Plan: Chapter 2 of the Comprehensive Plan, Land Use and Community Character, designates the subject property as Urban Residential. Urban Residential designated areas are,

> *"comprised of more compact residential development at densities of five to 15 units per net acre. This designation encompasses many of the older and historic residential neighborhoods of town which are located in close proximity to the City core and are developed in a traditional grid street pattern with alley access. Prevailing lot sizes within existing neighborhoods generally range between 5,000 to 7,000 square feet in size. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R-3) or Multiple Family Residential (R-4)."*

Input from other Departments/Agencies: No comments were received from other departments/agencies upon review of the request for the variance.

RELEVANT CRITERIA AND STANDARDS:

Approval or denial of a variance application shall be based upon the following criteria:

1. **The applicant has demonstrated that special conditions and/or circumstances exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other property similarly situated in the same zoning district.**

2. **The applicant has demonstrated that, because of the aforementioned special conditions of the property, application of the provisions of this Zoning Code would impose undue hardship and would deprive the property owner of rights commonly enjoyed by owners of other property similarly situated in the same zoning district under the terms of this Zoning Code.**

3. **Granting of the variance will not be in conflict with the public interest or injurious to property or persons in the vicinity of the subject property.**

RECOMMENDATION FOR VARIANCE APPLICATION

Staff recommends that the Board of Adjustment conduct the public hearing and upon consideration of testimony received:

1. Approve the variance application; or
2. Approve the variance application with conditions; or
3. Deny the variance application; or
4. Take other such action as deemed appropriate.

The Board shall direct staff to develop Relevant Criteria and Standards based upon the Board's decision to be reviewed at an upcoming meeting.

NOTICE OF PUBLIC HEARING

Proposal for a Variance at 403 N Polk Street.
Permit Application LUP2025-0007

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:

> Variance application to reduce the required 20-foot rear yard setback by 3 feet for a proposed addition to an existing single-family dwelling within the Medium Density Residential (R-3) Zoning District per MCC 4-4-2.

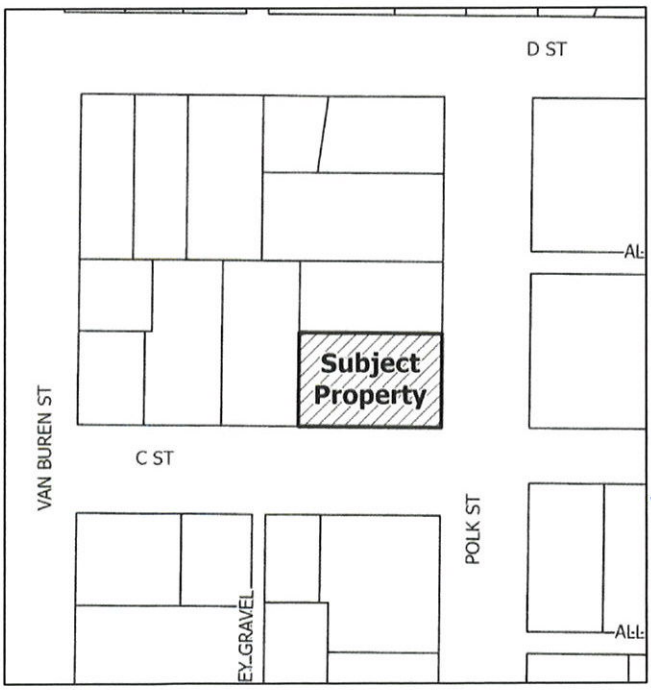
HEARING DATE: Monday, April 14, 2025

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

MEETING TIME: 7:00 pm

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 Website at: https://www.ci.moscow.id.us/593/Public-Hearing-Notices



Laurie M. Hopkins, Moscow City Clerk

Jennifer Fleischman, Deputy City Clerk

Published: Saturday, March 29, 2025

LUP2025-0007

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	$583.00	
	Receipt Number		

APPLICATION FOR ZONING VARIANCE

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. **Applicant**

Name: Lincoln and Manisha Wilson Phone: 509-338-5715

Address: 403 N Polk St Email: lincolndaviswilson@gmail.com

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

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

Name: _____ Phone: _____

Address: _____ Email: _____

3. **Location of Affected Property**: 403 N Polk St

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

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

INFORMATION ON REQUESTED VARIANCE

4. **Proposal**: The applicant proposes the following construction and/or use for the above-described property:
Allow 3-foot variance from 20-foot setback requirement to facilitate designation of north side of lot as rear, which would permit construction of attached two-car garage facing south side of lot.

Existing and proposed site conditions 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, driveway(s) and fencing. The site plan should also show topography and landscaping if pertinent to the Variance.

Received 03-25-2025

5. **Reason(s) for Variance Request**: The proposed construction and/or use described in Question 4 above would be in violation of Section 4-2 of the Moscow Zoning Ordinance which requires that:

6. In order for the Board of Adjustment to issue a Variance, the Board of Adjustment must make findings of compliance with the following three **Relevant Criteria and Standards**. Please describe in the spaces provided below how your requested Variance is in compliance with each of the Relevant Criteria and Standards.

Criteria #1. SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE PROPERTY (SUCH AS SIZE, SHAPE, TOPOGRAPHY OR LOCATION) WHICH ARE NOT APPLICABLE TO OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.

This historic property is on a corner lot in Fort Russell with unusually large setbacks on the street sides of the lot. These large setbacks leave little room in the back of the house for an architecturally appropriate garage, unless the garage is detached.

Criteria #2. BECAUSE OF THE AFOREMENTIONED SPECIAL CONDITIONS OF THE PROPERTY, APPLICATION OF THE PROVISIONS OF THE CITY ZONING CODE WOULD IMPOSE UNDUE HARDSHIP AND WOULD DEPRIVE THE PROPERTY OWNER OF RIGHTS COMMONLY ENJOYED BY OWNERS OF OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.

Other historic homes within one block of the subject property have attached garages that encroach on the rear setback (328 N Polk, 323 N Howard). We desire an attached garage to assist with care for our one-year-old daughter with special needs, but we cannot practically build one like these other homes consistent with the setback requirements.

Criteria #3. GRANTING OF THE VARIANCE WILL NOT BE IN CONFLICT WITH THE PUBLIC INTEREST OR INJURIOUS TO PROPERTY OR PERSONS IN THE VICINITY OF THE SUBJECT PROPERTY.

The variance will allow the construction of a respectful and historic garage addition, as reflected in the submitted draft plans. This design will be consistent with the character of the neighborhood and will likely enhance neighboring property values. The proposed variance would not allow any greater intrusion on neighboring lots than is already permitted by code: the setback for the north side would remain where it currently is and the setback for the west side would be the same as permitted for a detached garage.

CONDITIONS OF APPROVAL

In granting any Variance, the Board of Adjustment may prescribe appropriate conditions and safeguards that enable the Board of Adjustment or the Commission to approve the Variance application and ensure the Variance is consistent with the purposes and intents of the Zoning Code.

Received 03-25-2025

COMPLIANCE

1. In the event of failure to comply with the plans approved by the Board of Adjustment, or with any conditions of a Variance approval, 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 Variance, modifications of the original plans may be required by the Board of Adjustment 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 of Adjustment. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board of Adjustment for an additional public hearing as an amendment to the Variance application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Variance is not obtained for the subject property within one (1) year from the date of the Board of Adjustment's final decision, such Variance 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 sixteen (16) days prior to the hearing at which the application is to be considered by the Board of Adjustment. 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. Legal description (deed) of subject property, if it is not subdivision, block and lot
3. Site Plan, drawn to scale
4. Floor Plan(s) (drawn to scale), if applicable
5. Elevation Drawing(s) (drawn to scale), if applicable

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

/s/ Lincoln Davis Wilson — 3/25/25

Signature of Applicant — Date

Signature of Property Owner (if different) — Date

Received 03-25-2025

LUP2025-0007

HARBY + POINTS

WILSON RESIDENCE GARAGE AND LIVING ROOM ADDITION, 3/20/25

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
Morgan Points
morgan@harbypoints.com
(208) 301-3007

Design Draftsman
Shea Sullivan
Shea@harbypoints.com
(808) 450-0033

WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A1

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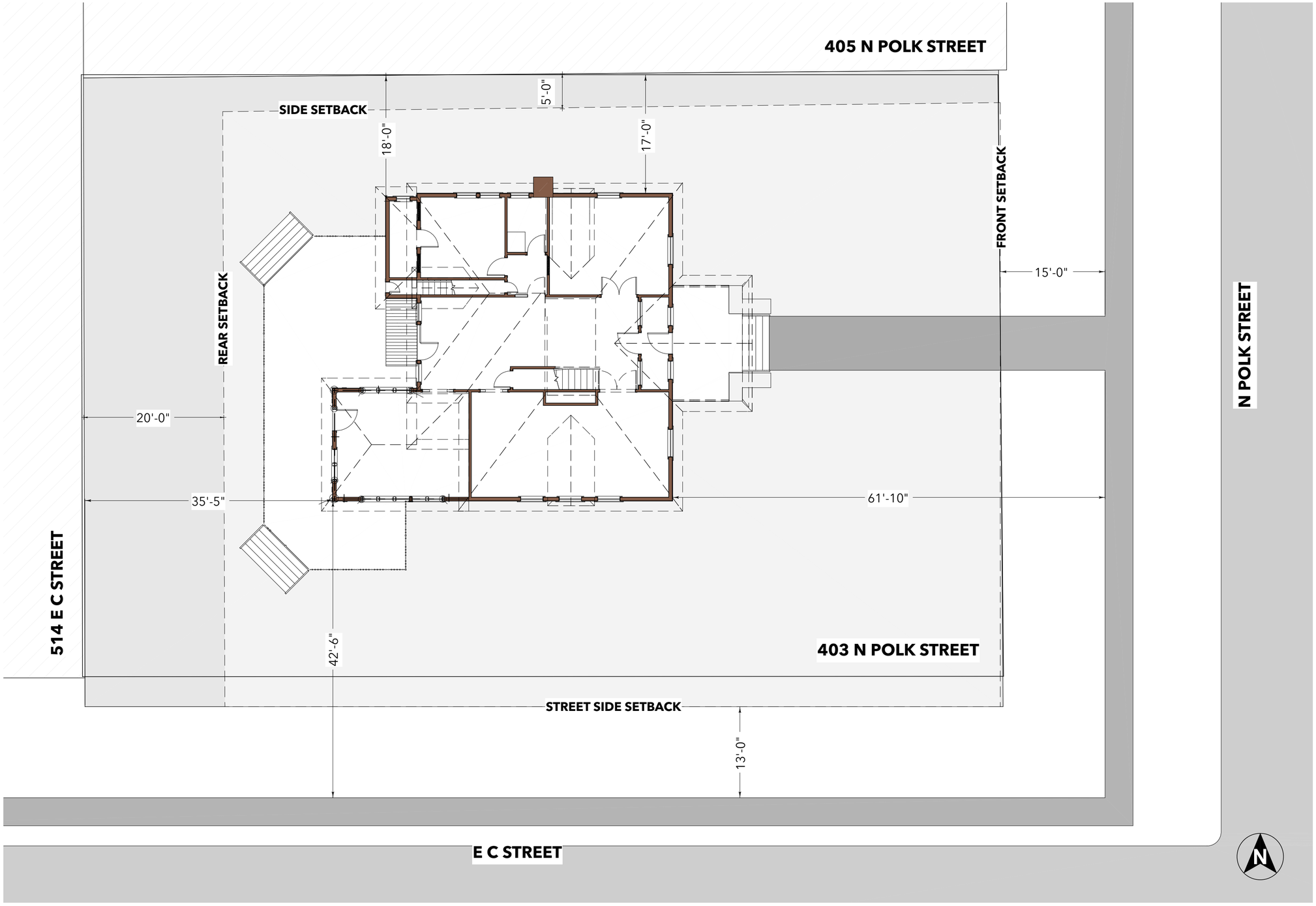

1
A2

AS-BUILT SITE PLAN

SCALE: 1" = 10'
EXISTING BUILDING FOOTPRINT: 2,023 SQ. FT.

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
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Design Draftsman
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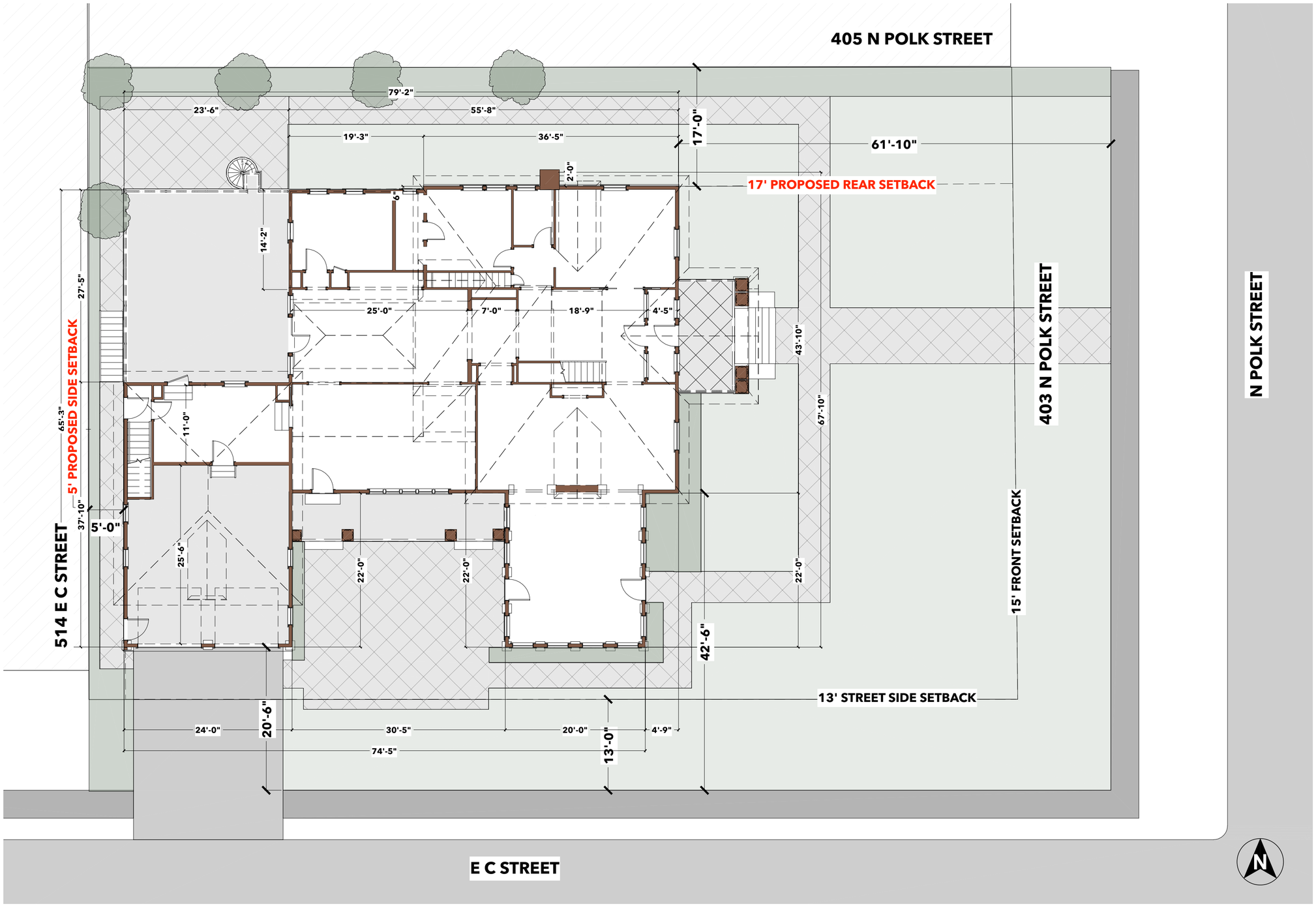
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A2

Received 03-25-2025



SCOPE:

- PROPERTY SETBACK VARIANCE TO CHANGE THE WEST SIDE OF THE PROPERTY FROM THE REAR SETBACK TO THE SIDE SETBACK AND ALLOW THE REAR SETBACK TO BE TO THE NORTH OF THE PROPERTY. ALSO ALLOW FOR 17' INSTEAD INSTEAD OF THE 20' REQUIRMENT FOR THE REAR SETBACK.

1
A3

NEW SITE PLAN

SCALE: 1" = 10'
PROPOSED BUILDING FOOTPRINT: 4,800 SQ. FT.

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

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WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
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DATE:
3/20/25

A3

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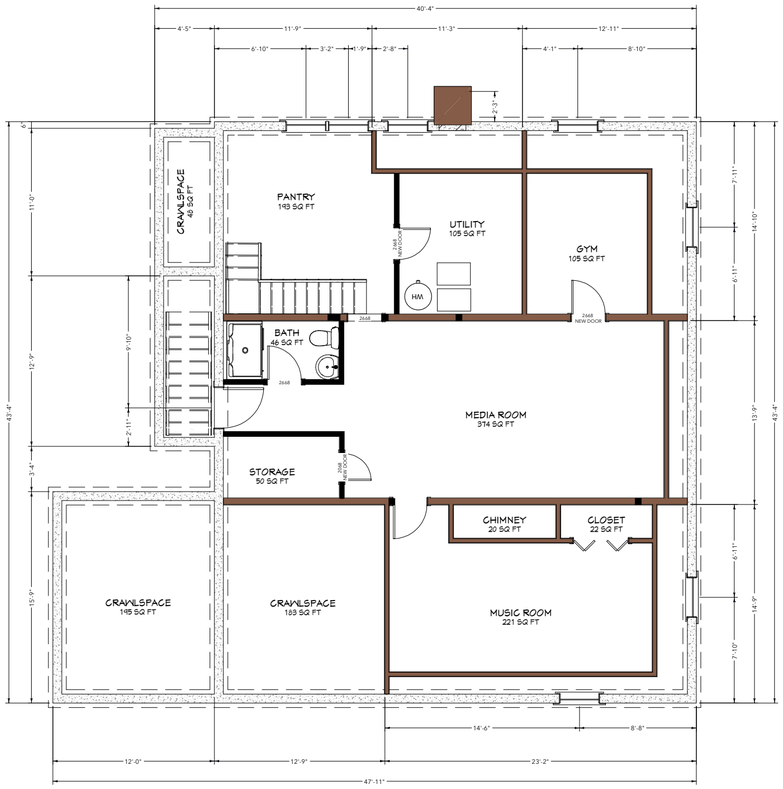
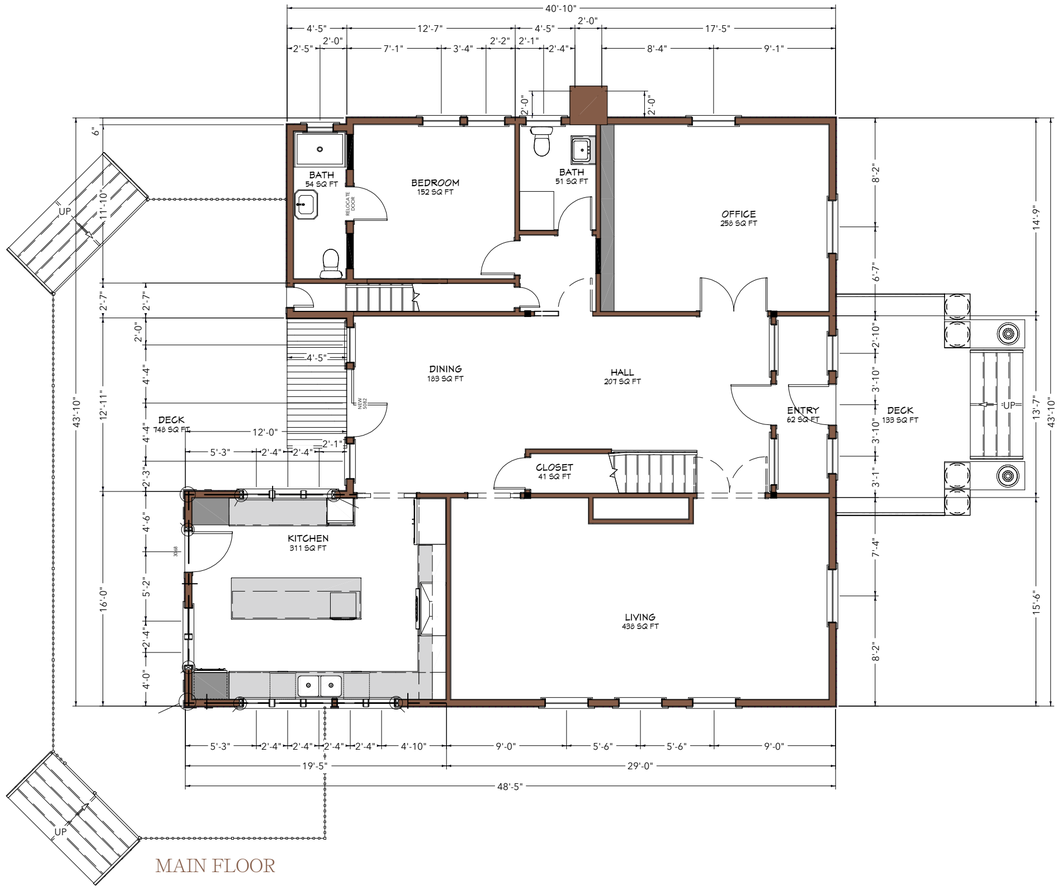
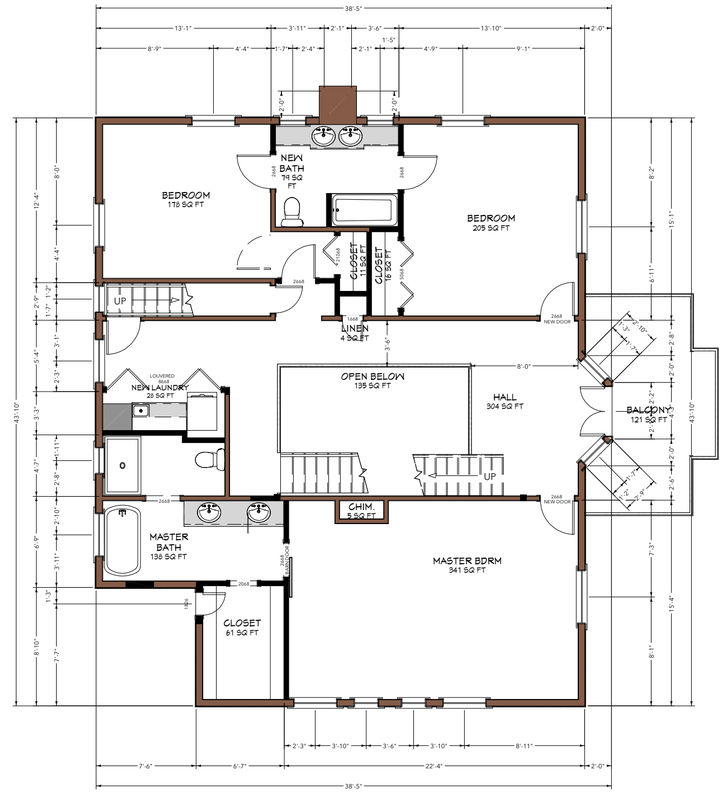


BASEMENT



MAIN FLOOR



SECOND FLOOR

1
A4

AS-BUILT PLANS

SCALE: 1/8" = 1'

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

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(208) 596-9556

Designer/Project Coordinator
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Design Draftsman
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403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A4

Received 03-25-2025

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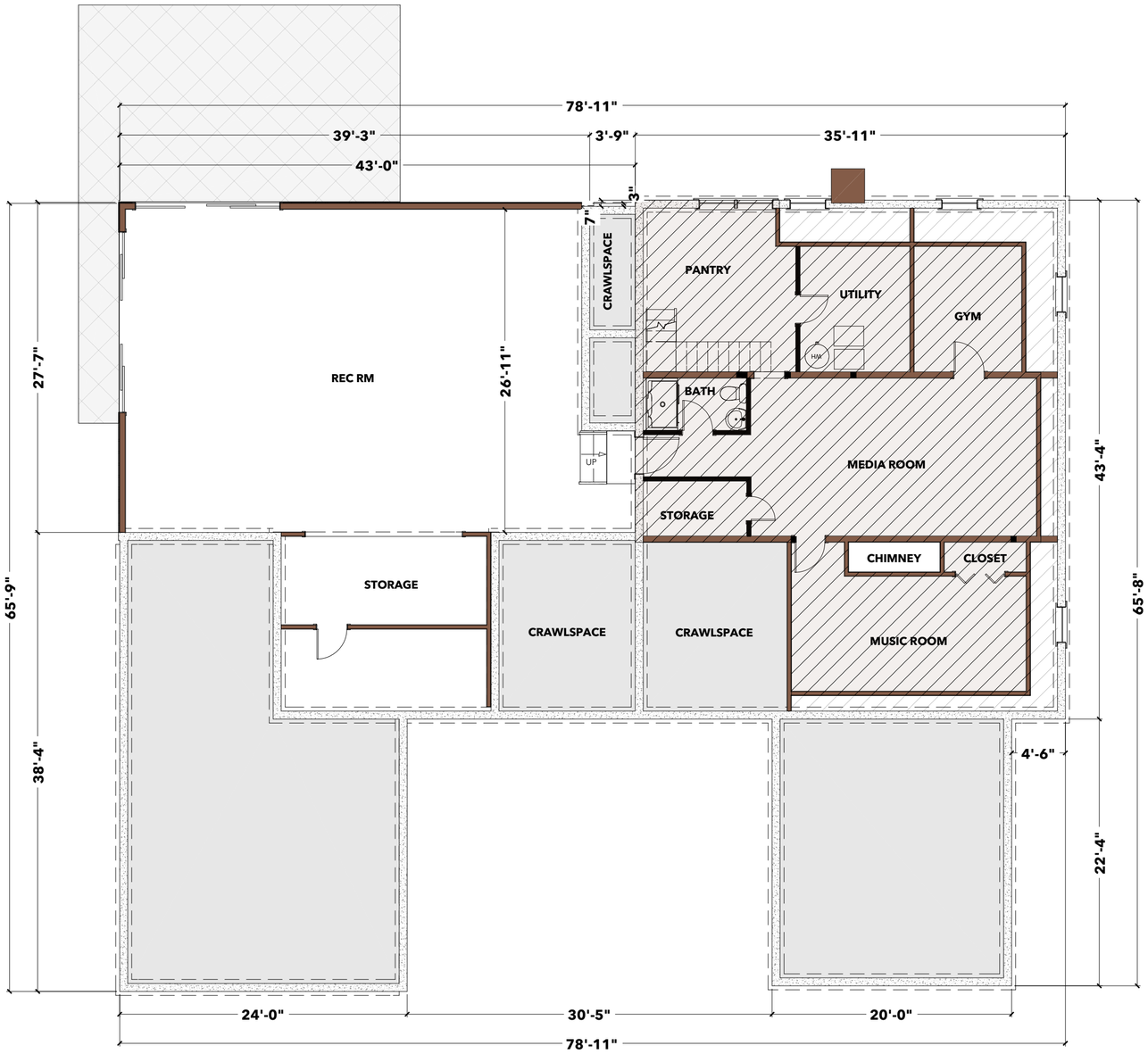

- SHOWS EXISTING AREA

- SHOWS EXISTING AREA

- SHOWS ADDED SQFT

1
A5

BASEMENT EXPANSION

SCALE: 1/8" = 1'

EXISTING CONDITION AREA: 1,114 SQ.FT.

NEW TOTAL CONDITIONED AREA: 2,538 SQ. FT.

DESIGN BY:
Harby + Points, LLC

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CLIENT:
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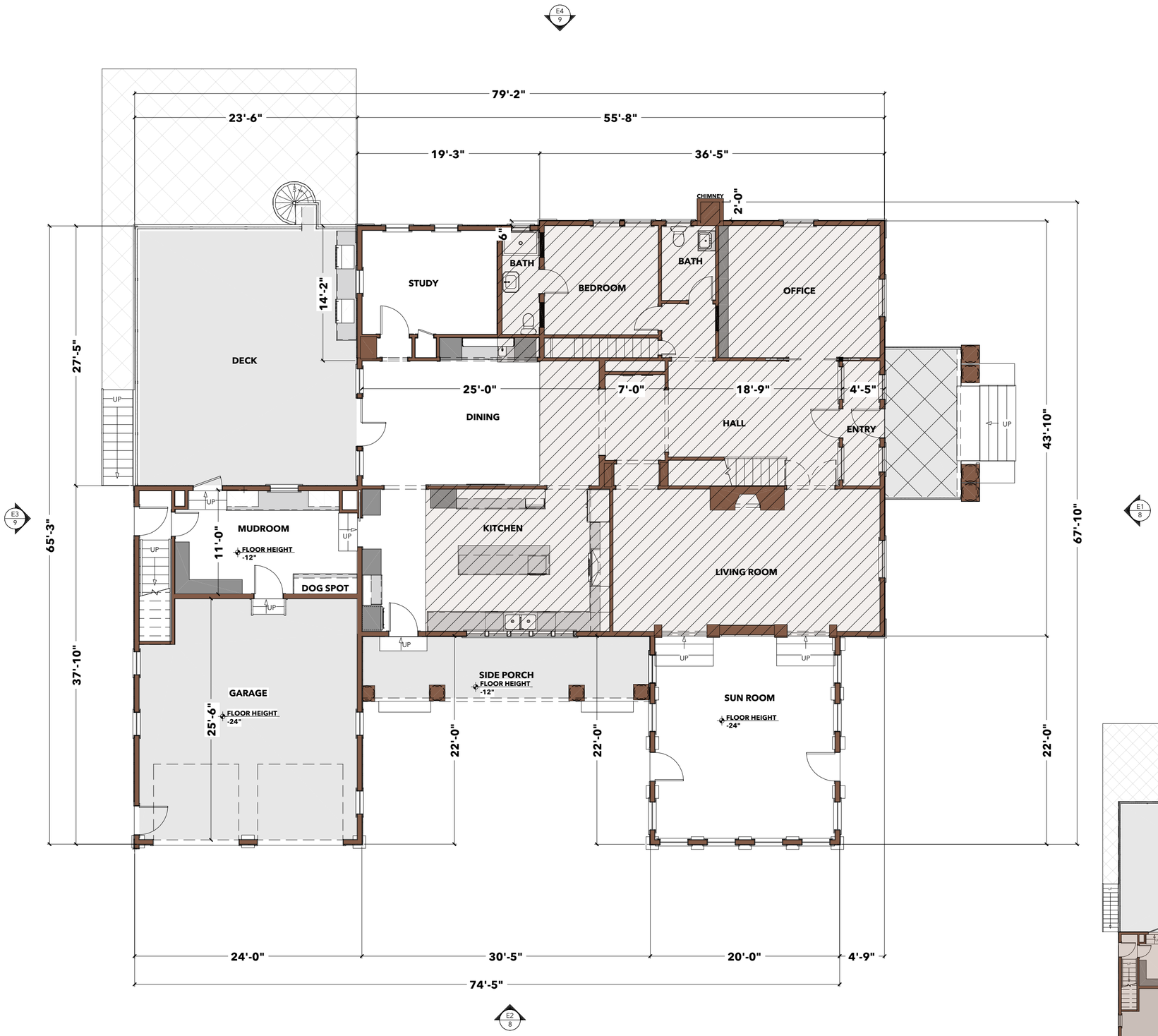
DATE:
3/20/25

A5

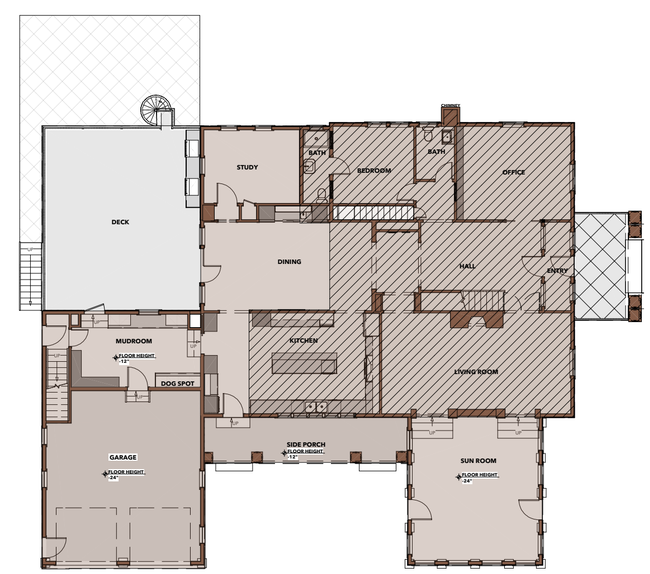
Received 03-25-2025

LUP2025-0007



- SHOWS EXISTING AREA

- SHOWS ADDED SQFT



1
A6

MAIN FLOOR EXPANSION

SCALE: 1/8" = 1'

EXISTING CONDITIONED AREA: 1,857 SQ.FT.

NEW TOTAL CONDITIONED AREA: 3,075 SQ. FT.

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
Morgan Points
morgan@harbypoints.com
(208) 301-3007

Design Draftsman
Shea Sullivan
Shea@harbypoints.com
(808) 450-0033

WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A6

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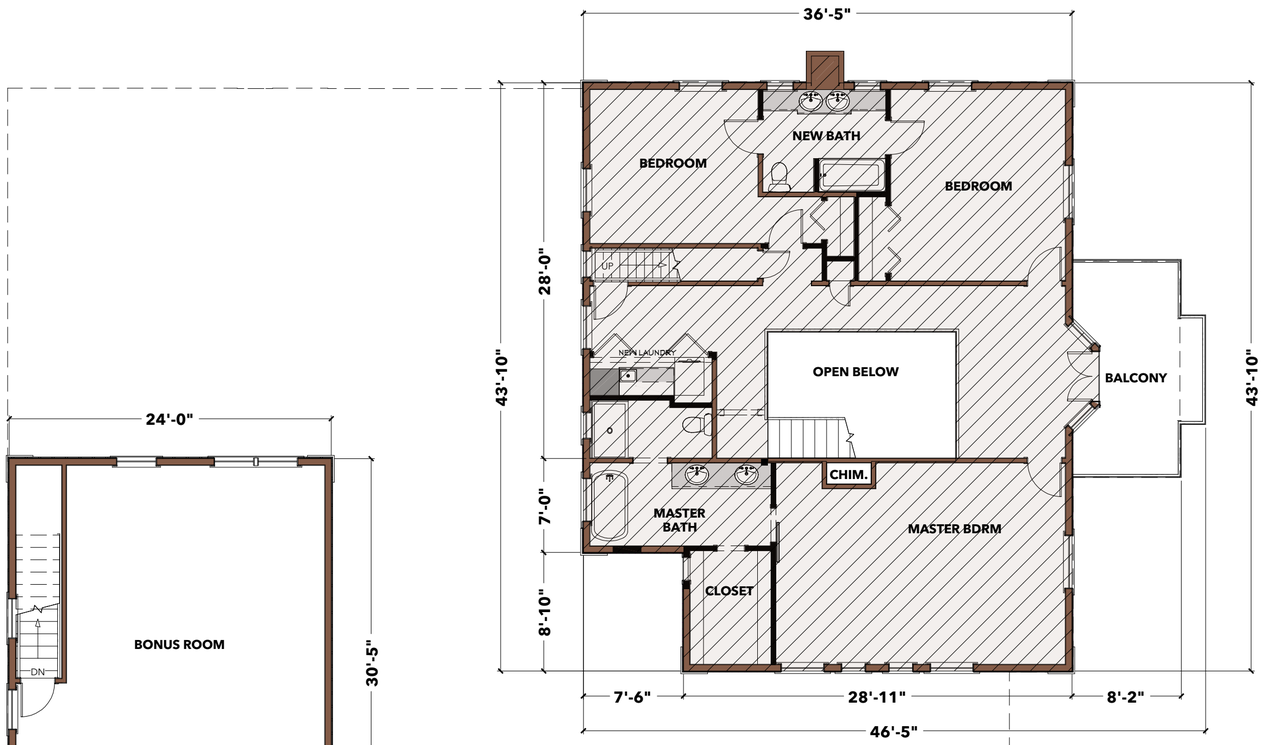
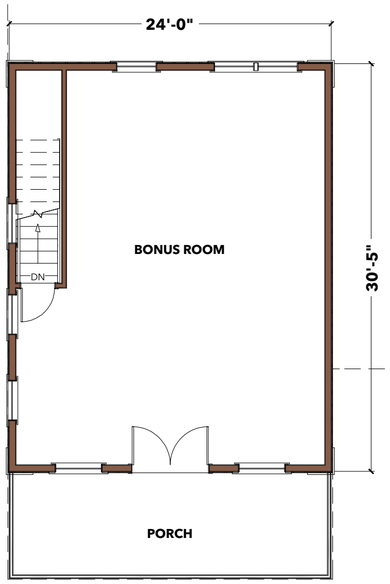
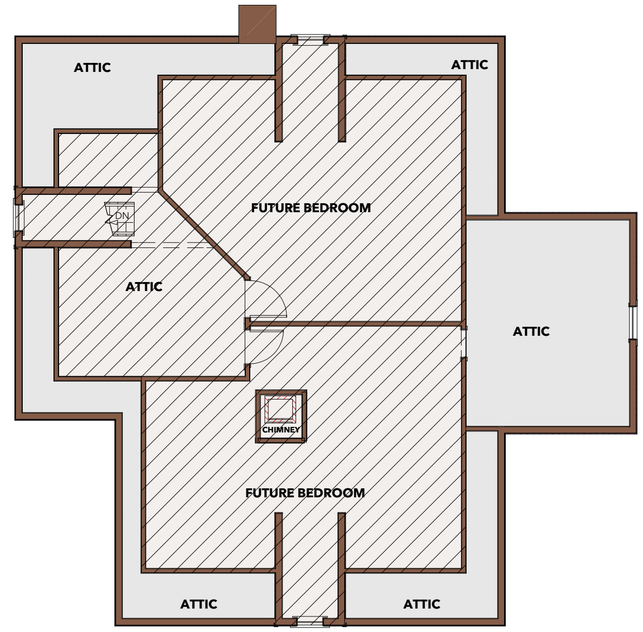
EXISTING SECOND FLOOR





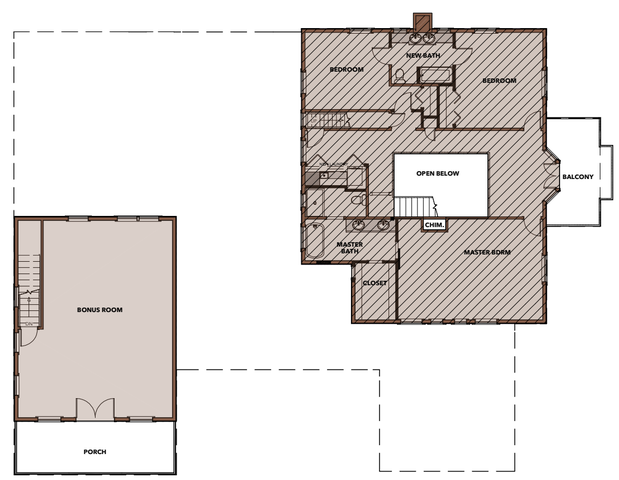
NEW BONUS ROOM
ABOVE GARAGE ADDITION



EXISTING ATTIC LEVEL
1,051 SQ.FT.

- SHOWS EXISTING AREA

- SHOWS ADDED SQFT



1
A7

SECOND LEVEL EXPANSION

SCALE: 1/8" = 1'
EXISTING CONDITIONED AREA: 1,406 SQ.FT.
NEW TOTAL CONDITIONED AREA: 2,134 SQ. FT.

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
Morgan Points
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Design Draftsman
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(808) 450-0033

WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A7

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EXTERIOR ELEVATION EAST

EXTERIOR ELEVATION SOUTH

1
A8

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
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Design Draftsman
Shea Sullivan
Shea@harbypoints.com
(808) 450-0033

WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A8

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EXTERIOR ELEVATION WEST

EXTERIOR ELEVATION NORTH

1
A9

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'

DESIGN BY:
Harby + Points, LLC

120 East Third St.
Moscow, ID 83843

Lead Designer
Monique Harby
monique@harbypoints.com
(208) 596-9556

Designer/Project Coordinator
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(208) 301-3007

Design Draftsman
Shea Sullivan
Shea@harbypoints.com
(808) 450-0033

WILSON RESIDENCE ADDITIONS

403 N. POLK ST.
MOSCOW, ID 83843

CLIENT:
DAVIS AND MANISHA WILSON
lincolndaviswilson@gmail.com

DATE:
3/20/25

A9

Received 03-25-2025

Dear Board of Adjustment members,

Please consider our comments in opposition to Variance application for 403 N Polk Street, as pertains to the Relevant Criteria and Standards required for approval.

Permit Application LUP2025-0007

Criteria #1 is not met: SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH ARE PECULIAR TOTHE PROPERTY (SUCH AS SIZE, SHAPE, TOPOGRAPHY OR LOCATION) WHICH ARE NOTAPPLICABLE TO OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.
There is nothing special or peculiar about this lot in terms of restrictions. All lots, including corner lots, have the same setback requirements. Most corner lots in Fort Russell, including our own just two blocks away (which has the original detached garage), were built with setbacks that exceed the current zoning requirements. For such homes, including the applicant's home, no variance would be needed to expand beyond the original footprint, as long as the setback requirements that apply to ALL properties in this same zoning district are met.

Criteria #2 is not met. BECAUSE OF THE AFOREMENTIONED SPECIAL CONDITIONS OF THE PROPERTY,APPLICATION OF THE PROVISIONS OF THE CITY ZONING CODE WOULD IMPOSE UNDUE HARDSHIP AND WOULD DEPRIVE THE PROPERTY OWNER OF RIGHTS COMMONLY ENJOYED BY OWNERS OF OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.
The fact that there are examples of two homes within a block with attached garages that extend beyond the 20 foot requirement for current rear setback requirements does not constitute depriving the property owner of rights commonly enjoyed by owners of other properties similarly situated in the same zoning district. Many other homes within the Fort Russell District (including three of the four lots on our corner) do not have attached garages, as they would encroach on the setback requirement. The oldest and most historic neighborhoods in the city often do not come with the conveniences of newer developments, but that's no surprise or undue hardship, rather is one of the many features that a home buyer considers when purchasing a home. Finding an example of another property that is out of compliance with current zoning requirements does not equate to depriving the property owner of rights commonly enjoyed by owners of other properties similarly situated in the same zoning district. It merely serves as an example of what went wrong and just because one can find an out of compliance example, doesn't mean the zoning requirements should be over-ridden and that additional out-of-compliance requests should be granted. Fortunately for the applicants, it appears that they have plenty of room to entertain options to add an attached 2 car garage within the required setbacks, and without a variance.

In addition to the request to reduce the rear setback from the required 20 feet to 17 feet, we are concerned about the request to reclassify the yards, so that what has been the north side yard would become the rear yard, and what has been the west rear yard would become a side yard to allow for building 5 feet from the neighboring home. For the past 100+ years since it

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was built, the west yard has always been the rear yard, and has had a 20 foot setback requirement. The proposal appears to request that the yards adjacent to the west and south adjoining exterior walls of the house be classified as side yards, and that the current side yard to the north be reclassified as the rear yard, which would leave it adjacent to the front yard rather than being opposite from it. We can see from the plans that reclassifying the yards will allow for maximal building on the lot. To approve reclassifying the yards so that a desired expansion that does not meet the current setback requirements in the home's existing and historical orientation can proceed, would create a precedent in which setback requirements can be altered merely by reclassifying what are front, back and side yards. Front and back yards, and side yards would no longer need to be opposite from each other (rewriting the laws of geometry), and one could change the rear of their house to the side, thereby reducing their required setback from 20 to 5 feet! Again, fortunately for the applicants, it appears that they have plenty of room to entertain options to add an attached 2 car garage within the required setbacks, and without a variance.

Criteria #3 is questionable. GRANTING OF THE VARIANCE WILL NOT BE IN CONFLICT WITH THE PUBLIC INTEREST OR INJURIOUS TO PROPERTY OR PERSONS IN THE VICINITY OF THE SUBJECT PROPERTY .
Approval of this variance would certainly affect the neighbor to the west, who would have only a 5 foot setback from the side of their home to the rear of the subject home (which would become the side of the subject home if approved). We don't see any mention of an assessment of the potential for water damage to the neighbor's property or basement with the addition of a large amount of new roof surface so close to their property, nor mention of the potential for damage to large trees on their property that may result from excavating large portions of tree roots with construction occurring that close to their home.

In conclusion, we find that none of the Relevant Criteria and Standards that are required to approve this Variance application have been met.

Thank you for considering our comments. While we do live on Polk Street, we can not see the subject home and do not know it's direct neighbors. Rather we have concern for the domino effect that could follow of others requesting variances throughout this and other neighborhoods if a decision to approve this variance, despite the requ is made.

Respectfully,

Jack and Brandy Sullivan
121 N Polk Street
Moscow Idaho 8384

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Subject: Please Protect the Integrity of Fort Russell—Oppose the Variance at 403 N Polk

Dear Members of the Board of Adjustment,

We are writing as concerned members of the Moscow community who sincerely care about the beauty, balance, and history of the Fort Russell neighborhood. As parents of four young children, we understand that families grow and needs change, but we strongly oppose the proposed variance for 403 N Polk Street. It would set a damaging precedent and fundamentally change the relationship between homes, yards, and neighbors in our historic district.

Here's why this matters:

1. It's Not Just a Garage. It's a Major Expansion.
Although the petition describes a garage addition, the project actually includes a large-scale expansion of more than 3,000 square feet—new living spaces like a mudroom, rec room, study, dining area, and more. This is not a simple improvement; it's a significant new footprint. And it's being squeezed into a space that was never meant to hold that kind of mass.

2. Rewriting the Rules Mid-Game.
To make this work, the owner wants to change how the lot is officially labeled—suddenly calling the true back yard a side yard, and vice versa—so he can build much closer to his western neighbor's property line than the 20-foot setback would normally allow. This feels like an attempt to bend the rules to fit a private plan, not a response to any actual hardship or unique condition of the lot.

3. No Special Circumstance—Just an Oversized Plan.
Many homes in Fort Russell sit on similarly shaped lots and face the same constraints; small one-car garages are the norm. This is part of what makes the neighborhood look the way it does: open space, breathing room between houses, and no big new buildings pressed against century-old homes. The petitioner knew these constraints when purchasing the property. There's no special topography or hardship—just a very ambitious project that doesn't fit the space.

4. What's Lost if This Goes Through?
This is about more than one lot.

- It would remove several old, healthy trees and likely kill historic cedars on the adjacent property by disturbing their root systems.
- It would increase runoff from roof and pavement, threatening the 100-year-old basement next door.

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- It would shrink the space between homes in a way that future applicants will point to as a green light for similar encroachments.

These things matter. Fort Russell is one of the best-preserved historic districts in Idaho. It draws people in—not just for the architecture, but for the quiet grace of its spacing, greenery, and sense of continuity. That doesn't happen by accident. It happens when guidelines are respected and everyone works within the same framework.

We ask the Board to stand firm.
Please deny this variance. It's not about resisting change—it's about protecting what makes our shared spaces special. Let's honor the past by shaping the future with care.

Thank you for your time and commitment to our community.

Warmly,
Dr. Kyrsten Stoops and Leon Blood, residents of 510 East C St

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By: .....

April 9, 2025.

Subject: Opposition to Variance Application for 403 N Polk Street (LUP2025-0007)

Dear Members of the Board of Adjustment,

We respectfully oppose the variance application submitted for 403 N Polk Street, which seeks to reclassify the property's yard designations and reduce the rear yard setback from 20 feet to 5 feet. Our concerns are as follows:

1. Misleading Yard Reclassification: The petitioner proposes designating the existing 29-foot rear yard on the west as a side yard and the 17-foot side yard on the north as a rear yard, subsequently requesting a 15-foot reduction in the rear setback requirement. This reclassification contradicts the property's historical layout, and it undermines the intent of Moscow's zoning regulations.

2. Disruption of Historic Integrity: The proposed addition, extending southward and encroaching significantly toward the neighboring property to the west, threatens the spatial harmony and green space that characterize the Fort Russell Historic District (Figure 1). The district's design emphasizes generous setbacks to preserve its aesthetic and historical value.

3. Extensive Nature of the Addition: While labeled as a "garage," the expansion encompasses multiple rooms—including a mudroom, recreation room, study, dining room, kitchen extension, bonus room, and storage area—totaling over 3,000 square feet. This substantial addition far exceeds the scale of a typical garage and would significantly impact adjacent properties.

4. <u>Criteria for Variance Not Met</u>:

- Special Conditions: The petitioner's claim of limited space due to setbacks is common among properties in the Fort Russell district. Many homes lack garages, contributing to the area's historic charm. The petitioner was aware of these constraints upon purchasing the property. Some owners may have expanded their homes without permit in the past, but that is not an acceptable reason to allow the current proposal.

- Undue Hardship: The desire for an attached garage, even for accommodating a child with special needs, does not constitute undue hardship unique to the property. Other families in this neighborhood and in similar situations have managed without such expansions, suggesting alternatives exist that comply with zoning requirements.

- Public Interest: Approving this variance would set a precedent for similar requests, potentially eroding the district's historic character and negatively affecting property values. The proposed structure's scale and proximity to neighboring properties would be injurious to the community's interests—not only visually and spatially, but environmentally as well. The expansion would require the removal of several mature trees on the petitioner's lot and is likely to damage the root systems of historic cedar and other trees on the neighboring property to the west, leading to their decline or death. In addition, the proposed structure would create a substantial increase in impervious surface—roofline and hardscape—directly adjacent to the neighboring home.

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Without carefully engineered mitigation, this change risks altering stormwater drainage patterns and directing increased runoff toward the western neighbor's century-old basement, potentially causing long-term water damage. Furthermore, the neighboring house would suffer a loss of its stately appeal and be shaded by the protruding two-story garage each morning. These impacts go beyond individual preference and strike at the core of public interest in preserving the district's livability, beauty, and environmental stability.

Conclusion: We urge the Board to deny the variance application for 403 N Polk Street, as the relevant criteria and standards required for approval are not met. The proposed reclassification and substantial addition conflict with the spirit of Moscow's zoning laws and pose a threat to the integrity of the Fort Russell Historic District. Preserving the district's character is essential for maintaining the community's heritage and property values.

Thank you for considering our concerns.

Sincerely,

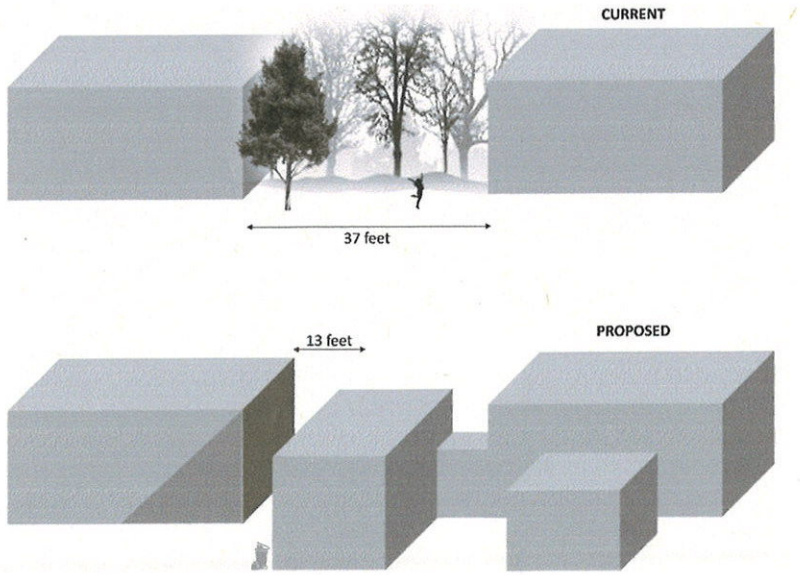
Kenton Bird, 517 E B St, Moscow, ID

Gerri Sayler, 517 E B St, Moscow, ID

Heather Rommens, 517 E C St, Moscow, ID

Cajus Rommens, 517 E C St, Moscow ID

Figure 1. Stylized and approximate situation: CURRENT versus PROPOSED.



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