



83864

 \Box

SANDPOINT

STAMP

REVISIONS

REV. DESCRIPTION

PROJECT NUMBER

PROJECT NUMBER
24-107

DATE
4/21/2025

SHEET NAME
SITE PLAN



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STAMP

REVISIONS REV. DESCRIPTION DATE

PROJECT NUMBER **24-107** DATE 4/21/2025 SHEET NAME



PROJECT NUMBER **24-107**

DATE 4/21/2025 SHEET NAME SHEET NO.

COMBINED

CHURCH STREET, SANDPOINT ID 83864

APARTMENTS

NDPOIN

STAMP

REVISIONS

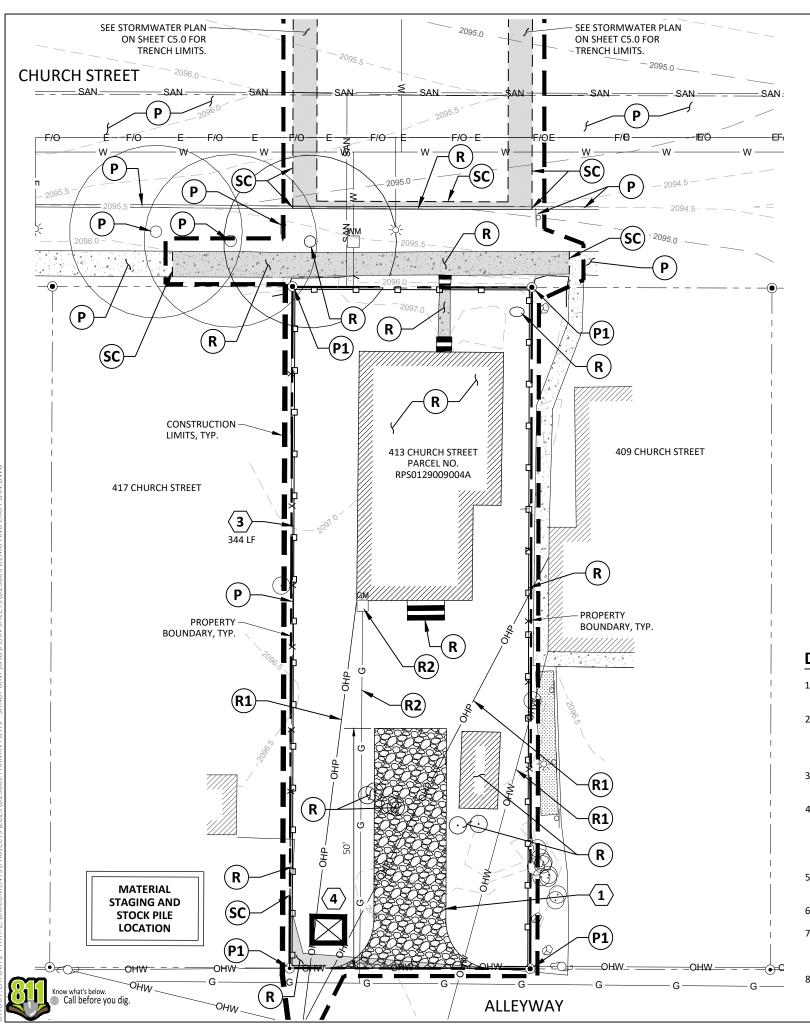
REV. DESCRIPTION DATE





OINT APARTMENTS - COMBINED CHURCH STREET, SANDPOINT ID 83864

REVISIONS



EROSION AND SEDIMENT CONTROL LEGEND:

- INSTALL CONSTRUCTION ENTRANCE.
 REFER TO BMP 41 OF IDEQ 2020
 CATALOG OF STORM WATER BMPS.
 L=50 FT MIN., 1,200 S.F.
- 2 INSTALL "WITCHES HAT" INLET PROTECTION. REFER BMP 74 OF IDEQ 2020 CATALOG OF STORM WATER BMPS. SEE STORMWATER PLAN FOR DOWNSTREAM CATCH BASINS.
- 3 INSTALL SILT FENCE PER BMP 65 OF IDEQ 2020 CATALOG OF STORM WATER BMPS.
- 4 INSTALL PORTA POTTY PER BMP 50 OF IDEQ 2020 CATALOG OF STORM WATER BMPS.

DEMOLITION LEGEND:

20

SCALE IN FEET

CONTOUR INTERVAL = 0.5 FOOT

P CONTRACTOR SHALL PROTECT AND MAINTAIN IN PLACE.

40

- CONTRACTOR SHALL PROTECT PROPERTY CORNER DURING CONSTRUCTION.
 IF PROPERTY CORNER IS DAMAGED OR REMOVED DURING CONSTRUCTION
 IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO HAVE IT REPLACED
 BY A PROFESSIONAL LAND SURVEYOR.
- (R) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF MATERIALS OFF-SITE.
- CONTRACTOR SHALL COORDINATE WITH AVISTA, VYVE & ZIPLY TO REMOVE EXISTING ELECTRIC METER, UTILITY POLE, AND OVERHEAD UTILITIES. ENGINEERING COORDINATION WILL BE REQUIRED FOR THE RELOCATION OF EXISTING OVERHEAD ELECTRIC AND COMMUNICATIONS LINES PRIOR TO BUILDING CONSTRUCTION.
- (R2) CONTRACTOR SHALL COORDINATE WITH AVISTA TO REMOVE EXISTING GAS METER AND GAS SERVICE LINE.
- (SC) SAWCUT.

DEMOLITION, EROSION AND SEDIMENT CONTROL NOTES:

- 1. ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) CURRENT EDITION AND SANDPOINT CITY CODE. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- THE CONTRACTOR SHALL MAINTAIN STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND
 USEABLE CONDITION. ALL SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM PUBLICLY
 OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY,
 PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USEABLE CONDITION.
- 3. PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROPOSED TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD CURRENT EDITION AND CITY OF SANDPOINT REQUIREMENTS. AT LEAST 48 HOURS PRIOR TO ANY PROPOSED TRAFFIC DISRUPTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT TRAFFIC CONTROL PLANS TO THE CITY OF SANDPOINT FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL APPROVAL IS GRANTED AND ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- 5. DETOUR ROUTES SHALL BE MAINTAINED IN SAFE AND USEABLE CONDITION AND SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AT NO COST TO THE CITY.
- 5. TREES NOT IDENTIFIED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED.
- 7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE "CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES" AS PREPARED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
- ALL PROJECTS HAVING THE POTENTIAL FOR RUNOFF DISCHARGE TO ANY SURFACE WATER BODY SHALL FILE A NOTICE OF INTENT (NOI) WITH DEQ. COPIES OF ANY REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) OR NOI SHALL BE PROVIDED TO THE CITY PRIOR TO THE START OF CONSTRUCITON.



476864 Highway 95, Suite 3 Ponderay, ID 83852 (208) 635-5825

(208) 635-5825

SANDPOINT APARTMENTS
CITY OF SANDPOINT, IDAHO
BONNER COUNTY
DEMOLITION AND

FARMIN FLATS

Taniel M. Tadis

18031

03/4/2025

04/EL M. TADIS

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DEMOLITION AND EROSION CONTROL PLAN

_	1"	
SCALE:	(11X1	7 ONLY)

 PROJECT NO:
 D25005

 DRAWN BY:
 DJJ

 CHECKED BY:
 DMT

 DATE:
 03/04/2025

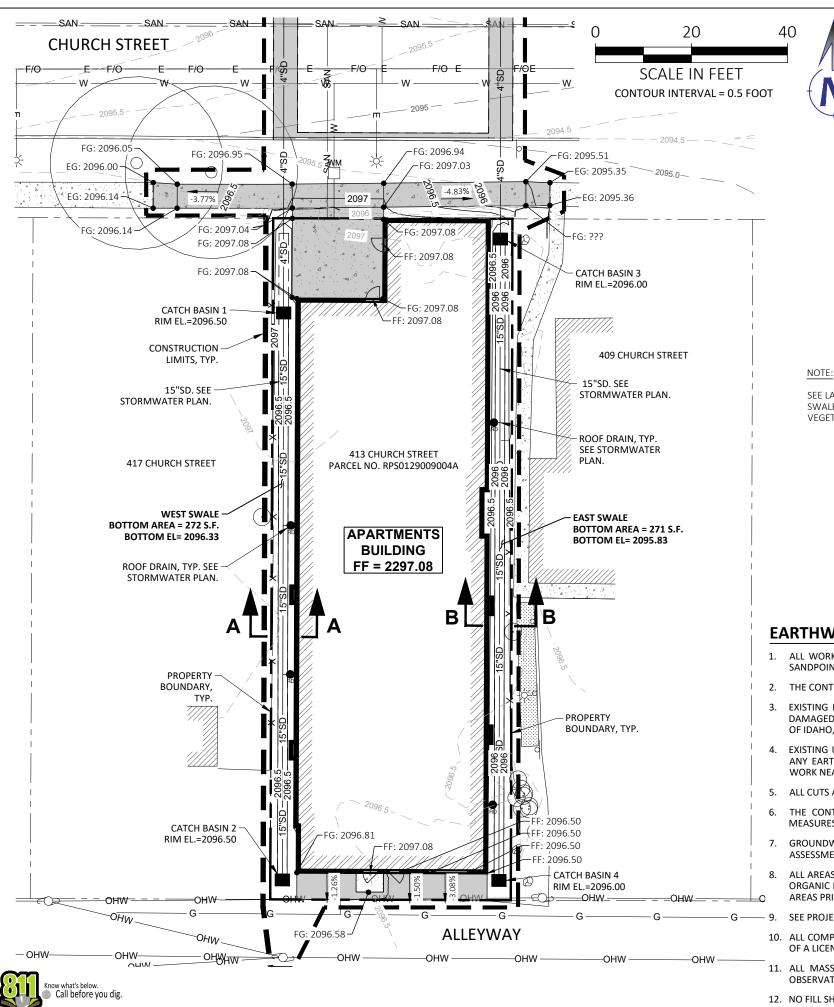
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REVISIONS

NO.	DATE	DESCRIPTION			

DRAWING:

C2.0

SHEET: XX OF XX





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SANDPOINT APARTMENTS CITY OF SANDPOINT, IDAHO BONNER COUNTY **FARMIN FLATS**

RADING

803 3/4/2025

GRADING PLAN

_	1"	
SCALE: (1	1X17	ONLY

DRAWN BY: DJJ

CHECKED BY: DMT DATE: 03/04/2025

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REVISIONS

NO.	DATE	DESCRIPTION

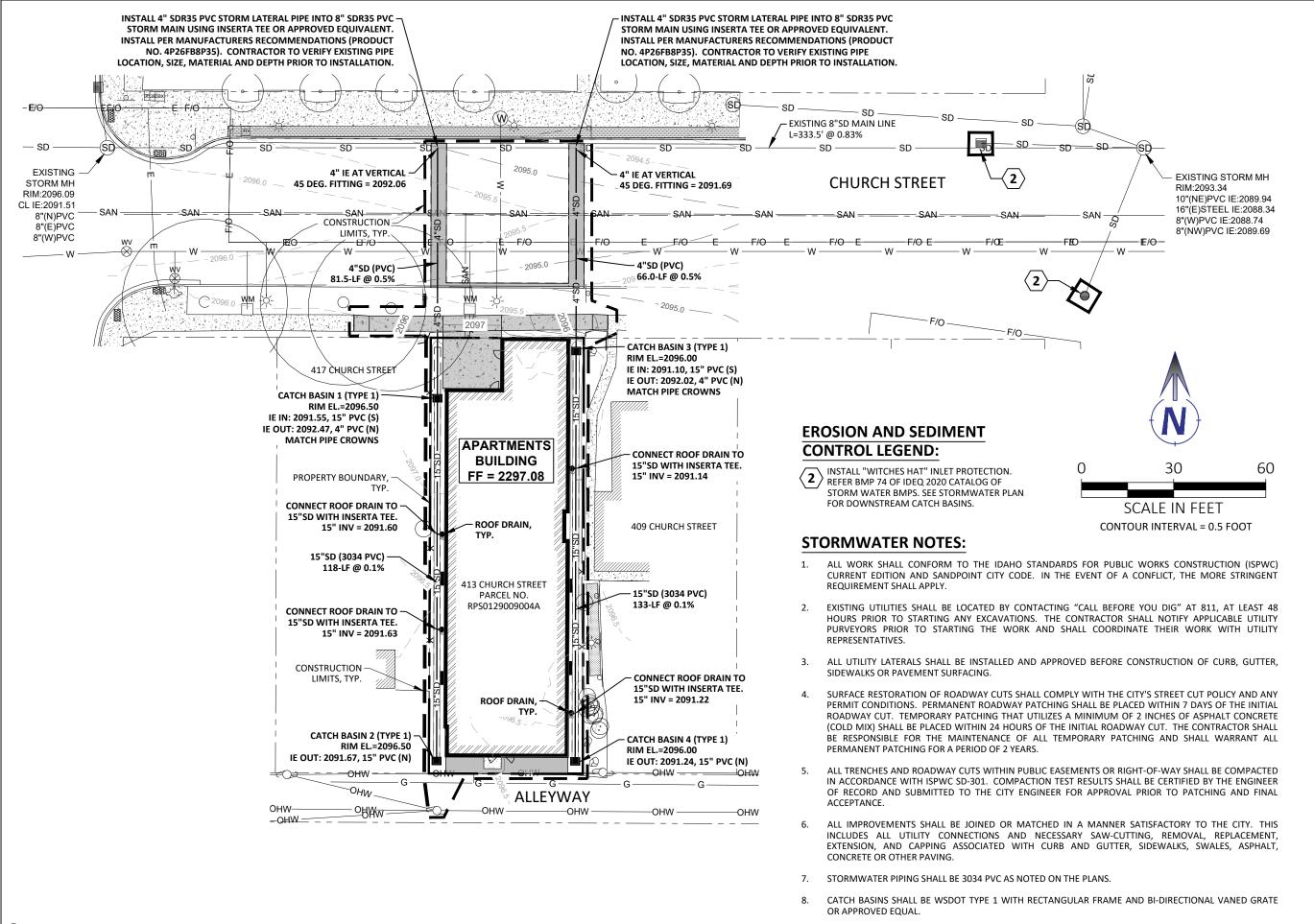
DRAWING:

SHEET: XX OF XX

5.00' SEE LANDSCAPE PLANS FOR SWALE TOP DRESSING AND 2' WIDE VEGETATION INFORMATION. BOTTOM MATCH EXISTING GROUND AT FF EL. 2097.80 PROPERTY LINE HIGH WATER EL. 2096.58 TOP OF SWALE 3:1 SIDE SLOPES, TYP. BOTH SIDES CATCH BASIN RIM EL. 2096.50 SWALE BOTTOM WSDOT TYPE 1 EL. 2096.42 CATCH BASIN, TYP. **WEST SWALE SECTION A-A** NOT TO SCALE 4.75' - 4.95' SEE PLAN SEE LANDSCAPE PLANS FOR SWALE TOP DRESSING AND VEGETATION INFORMATION. 2' WIDE MATCH EXISTING BOTTOM GROUND AT PROPERTY LINE FF EL. 2097.80 TOP OF SWALE HIGH WATER EL. 2096.08 EL. 2096.08 CATCH BASIN RIM EL. 2096.00 3:1 SIDE SLOPES, TYP. BOTH SIDES SWALE BOTTOM WSDOT TYPE 1 CATCH BASIN, TYP. **EAST SWALE SECTION B-B** NOT TO SCALE

EARTHWORK AND GRADING NOTES:

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) CURRENT EDITION AND SANDPOINT CITY CODE. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AS SET FORTH BY OSHA
- EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS SHALL BE RE-ESTABLISHED BY PROFESSIONAL SURVEYORS, LICENSED TO WORK IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE, AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING CALL BEFORE YOU DIG AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EARTHWORK ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PROVIDERS PRIOR TO STARTING ANY WORK NEAR ANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH UTILITY REPRESENTATIVES
- ALL CUTS AND FILLS SHALL BE CONFINED TO THE LIMITS INDICATED ON THE PLANS
- THE CONTRACTOR SHALL ENSURE THAT ALL TEMPORARY SLOPES ARE STABLE AND THAT APPROPRIATE EROSION CONTROL MEASURES ARE IN PLACE AND MAINTAINED.
- GROUNDWATER OR UNANTICIPATED GEOLOGIC CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
- ALL AREAS SHALL BE STRIPPED OF ORGANIC TOPSOIL, NON-ENGINEERED FILL, BRUSH, STUMPS, AND ROOTS. ONSITE DISPOSAL OF ORGANIC MATERIALS IS NOT ALLOWED. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL STRIPPED AND CLEARED AREAS PRIOR TO PLACEMENT OF FILL. PRIOR TO PLACING FILL, THE CLEARED AREAS SHALL BE SCARIFIED AND COMPACTED.
- SEE PROJECT GEOTECHNICAL ENGINEERING REPORT FOR ENGINEERED FILL GRADATION, PLACEMENT AND TESTING REQUIREMENTS.
- ALL COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.
- 11. ALL MASS GRADING SHALL BE MONITORED, TESTED, AND CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER. COPIES OF OBSERVATIONS AND TESTING SHALL BE PROVIDED TO THE CITY.
- 12. NO FILL SHALL BE PLACED ON FROZEN OR SNOW-COVERED GROUND. PLACEMENT OF FROZEN FILL IS NOT ALLOWED.



HMH engineering

476864 Highway 95, Suite 3 Ponderay, ID 83852 (208) 635-5825

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ORMWATER

SANDPOINT APARTMENTS
CITY OF SANDPOINT, IDAHO
BONNER COUNTY

18031 3/4/2025

GRADING PLAN

_	1"	
SCALE:	(11X17	ONLY)

 PROJECT NO:
 D25005

 DRAWN BY:
 DJJ

 CHECKED BY:
 DMT

 DATE:
 03/04/2025

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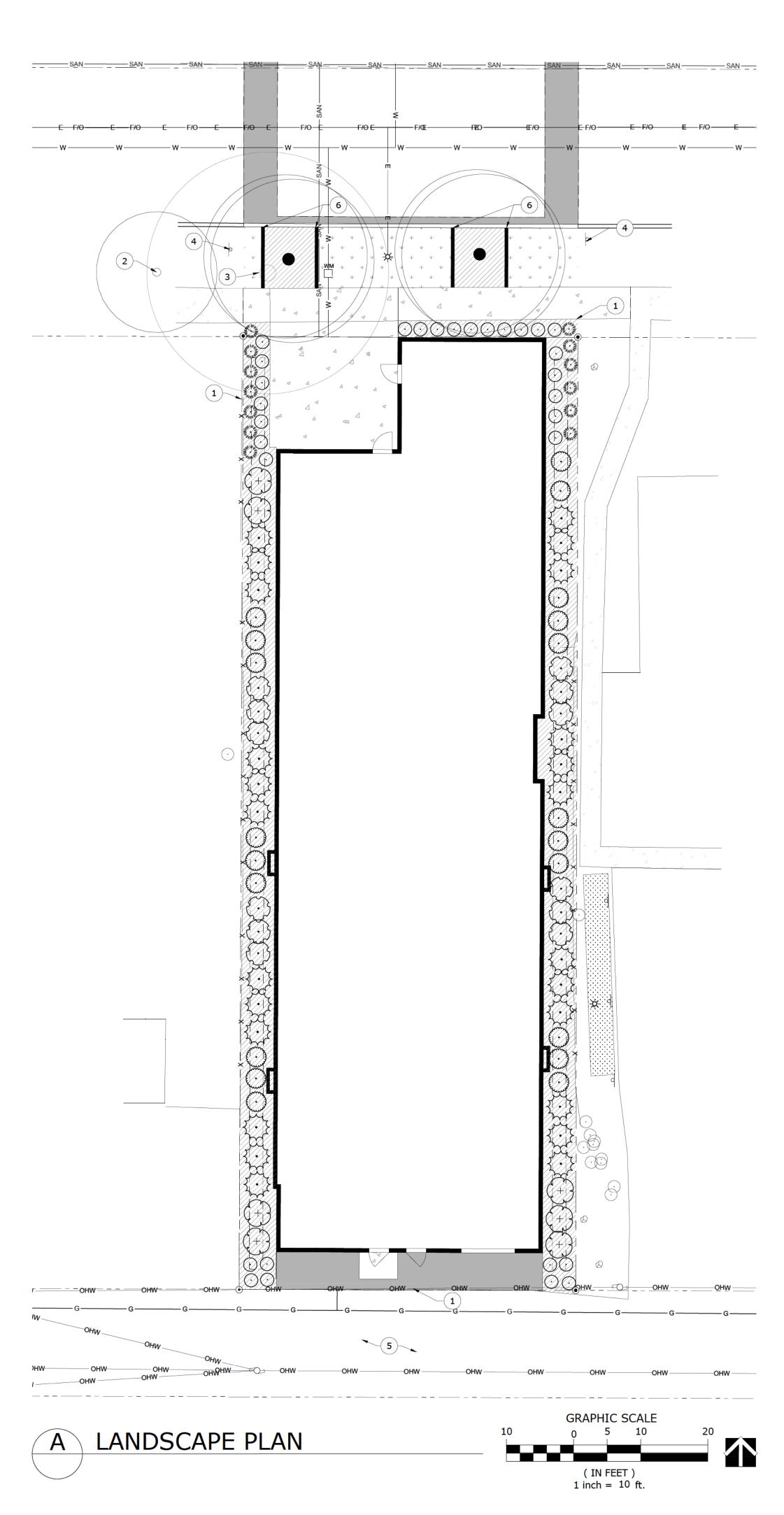
DRAWING:

ROOF DRAIN AND STORM LATERAL CONNECTIONS SHALL BE MADE WITH INSERTA TEE OR APPROVED

EQUAL.

C5.0

SHEET: XX OF XX



CALLOUTS

- 1 PROPERTY LINE.
- EXISTING TREE. PRESERVE AND PROTECT
- EXISTING TREE TO BE REMOVED. SEE CIVIL DEMO PLANS
- EXISTING SIGN. PRESERVE AND PROTECT.
- EXISTING ASPHALT ALLEY. PRESERVE AND PROTECT.
- 6" WIDE CONCRETE MOWCURB. SEE SHEET L-2, DETAIL A.

LEGEND

CONCRETE. SEE CIVIL PLANS.

ASPHALT. SEE CIVIL PLANS

TURFGRASS SOD WITH 4" OF PLANTING SOIL TYPE B, 2" OF COMPOST. IRRIGATION: OVERHEAD SPRAY, HEAD-TO-HEAD COVERAGE.

PLANTING AREA WITH 6" OF PLANTING SOIL TYPE B, 2" OF COMPOST AND 2" OF MINERAL MULCH TYPE A AND WEED CONTROL FABRIC. IRRIGATION: DRIP. ONE (1) EMITTER PER PERENNIAL/ORNAMENTAL GRASS/SHRUB, TWO (2) EMITTERS PER TREE.

- ×— EXISTING FENCE TO REMAIN, PRESERVE AND PROTECT
- OVERHEAD POWER, PRESERVE AND PROTECT

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
TREES	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2" Cal.	45`	25`	2
SHRUBS						
	Berberis thunbergii 'Golden Rocket' PP #18,626	Golden Rocket Barberry	2 gal	5`	3`	20
·	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	6`	2`	13
\odot	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal	2`	2`	30
$\overline{\bigcirc}$	Physocarpus opulifolius 'Hoogi021' PP #27,986	Little Joker® Ninebark	2 gal	4`	4`	12
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Pinus strobus `Blue Shag`	Blue Shag White Pine	2 gal	4`	4`	24
+	Rosa x `NOA83100B`	Flower Carpet® Scarlet Groundcover Rose	2 gal	3`	4`	7

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANTING NOTES

- 1. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- 2. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- 3. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- 5. REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION
- AND INSTALLATION OF PLANTING SOIL. 6. TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- 7. PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS. 8. PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
- a. SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'B', WITTKOPF TURF BUILDER OR APPROVED EQUAL.
- b. PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'B' AND 2" OF COMPOST.
- MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
- a.PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 3/4" BASALT CHIP, CLEAN. 11. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
- 12. TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
- 13. LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
- 14. DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN 15. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER
- TO SIZE SPECIFIED.
- 16. TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
- 17. FINISH GRADE TO BE:
 - a.PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH. b. TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.

IRRIGATION NOTES

1. CONTRACTOR DESIGNED IRRIGATION SYSTEM. SERVICE TEE FROM WATER SERVICE. OVERHEAD IRRIGATION FOR TURF AREAS, DRIP FOR PLANTING AREAS.

- 2. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- 3. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
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- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- 6. IRRIGATION LAYOUT IS DIAGRAMMATIC. IRRIGATION EQUIPMENT IS OFTEN SHOWN OUTSIDE OF LANDSCAPE AREAS FOR CLARITY. IRRIGATION EQUIPMENT SHALL ALWAYS BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SPECIFICALLY NOTED. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE. VALVES AND VALVE BOXES SHALL NOT BE LOCATED IN THE BOTTOMS OF SWALES OR AT SWALE INLETS.
- 7. IRRIGATION CONTROLLER: SUPPLY CONTROLLER AS SPECIFIED AND LOCATE AS SHOWN ON PLANS AND DETAILS. COORDINATE LOCATION AND INSTALLATION OF CONTROLLER(S) WITH GENERAL CONTRACTOR FOR ELECTRICAL SERVICE AND SWEEPS THROUGH FOUNDATIONS AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES INCLUDING BUILDING/ELECTRICAL PERMIT REQUIREMENTS.
- 8. IRRIGATION SYSTEM BASIS OF DESIGN: a. STATIC PRESSURE: 66 PSI AT THE SOURCE. CONTRACTOR TO VERIFY.
 - b. SOURCE: CITY OF SANDPOINT
 - c. CONTRACTOR TO VERIFY WORKING PSI AT MINIMUM OPERATING FLOW PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF WORK.
- 8. SLEEVE SCHEDULE:
- a. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER HARD SURFACES.
- b. PIPES SIZED TO 2.5": 4" SCHEDULE 40 PVC SLEEVE.
- c. PIPES TO 3"-4": 6" SCHEDULE 40 PVC SLEEVE.
- d.PIPES GREATER THAN 4": 8" SCHEDULE 40 PVC SLEEVE.
- e. CONTROL WIRES: 2" MIN. SCHEDULE 40 PVC SLEEVE.
- 9. CONTRACTOR TO INSTALL THRUST BLOCKING AT MAINLINE CHANGES OF DIRECTION FOR ALL MAINLINE PIPING 2" AND LARGER.
- 10. PRESSURE TESTING: PRESSURE TESTING IS REQUIRED FOR ALL MAINLINE AND LATERAL LINES. SEE SPECIFICATIONS FOR REQUIREMENTS.
- 11. INSTALL ALL VALVE BOXES PERPENDICULAR TO ADJACENT FENCES, WALKS, AND BUILDINGS. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- 12. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO HEAD LOCATIONS IN FIELD AS NECESSARY TO ENSURE HEAD TO HEAD COVERAGE WITH NO OVERSPRAY ON TO PAVED SURFACES. SOME ROTOR ZONES ARE DESIGNED WITH GREATER THAN HEAD TO HEAD COVERAGE TO COMPENSATE FOR WIND ADJUST AS NECESSARY FOR
- 13. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS IN ADHERENCE TO LOCAL CODES.
- 14. 120V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED, SEE ELECTRICAL PLANS. FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND INCLUDE ALL PERMITS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- 15. INSTALL ALL BACK-FLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACK-FLOW PREVENTION DEVICES AS REQUIRED BY LOCAL CODES. CONTRACTOR TO COMPLETE REQUIRED TESTING AND SUPPLY SATISFACTORY TEST RESULTS WITH OPERATIONS AND MAINTENANCE



Michael Terrell Landscape Architecture, PLL 1421 N. Meadowwood Lane Liberty Lake, WA (509) 922-7449

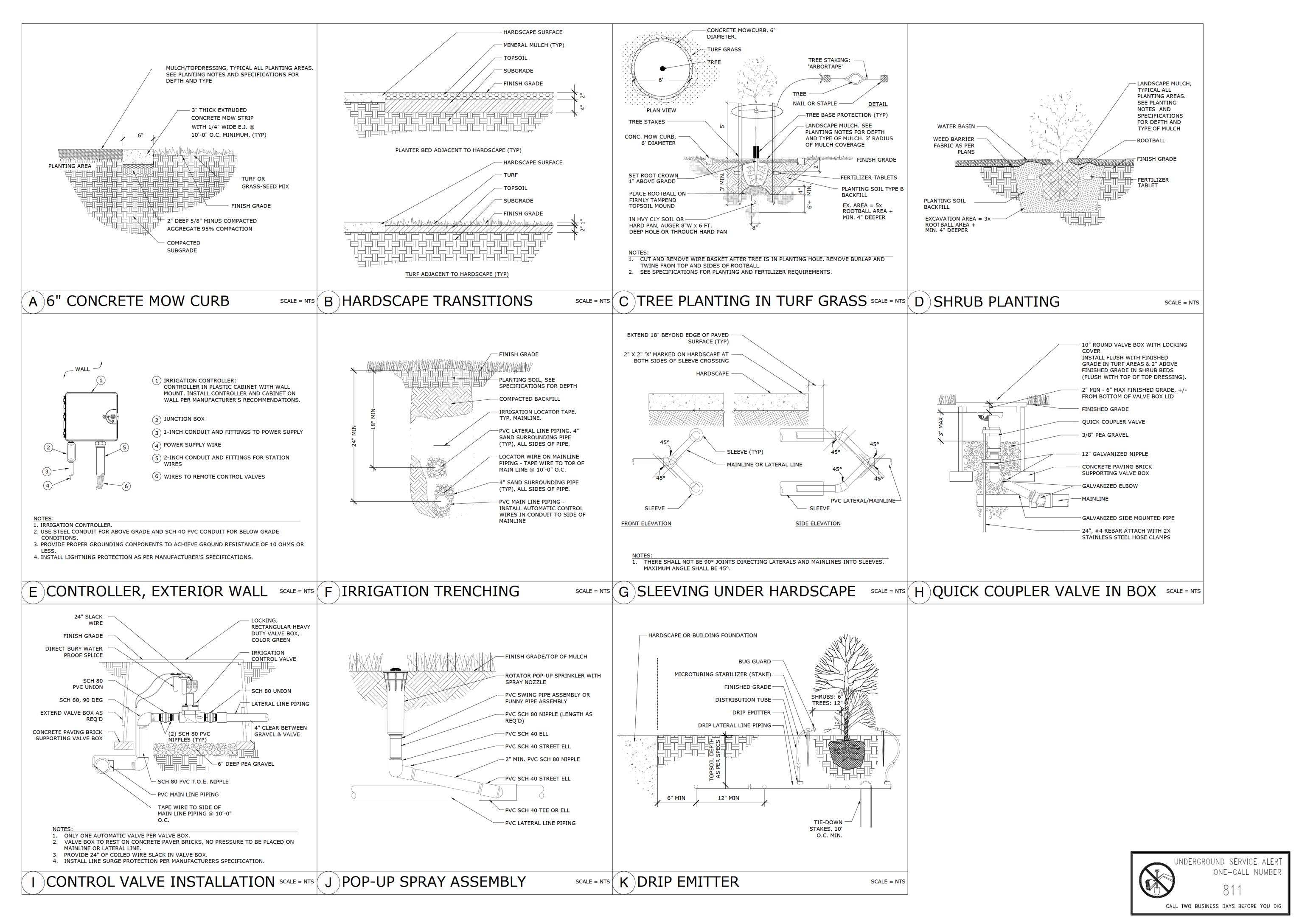
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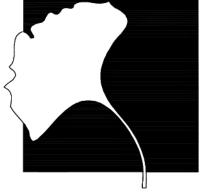


25-008 3/3/2025 MDT

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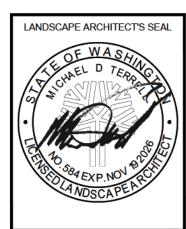




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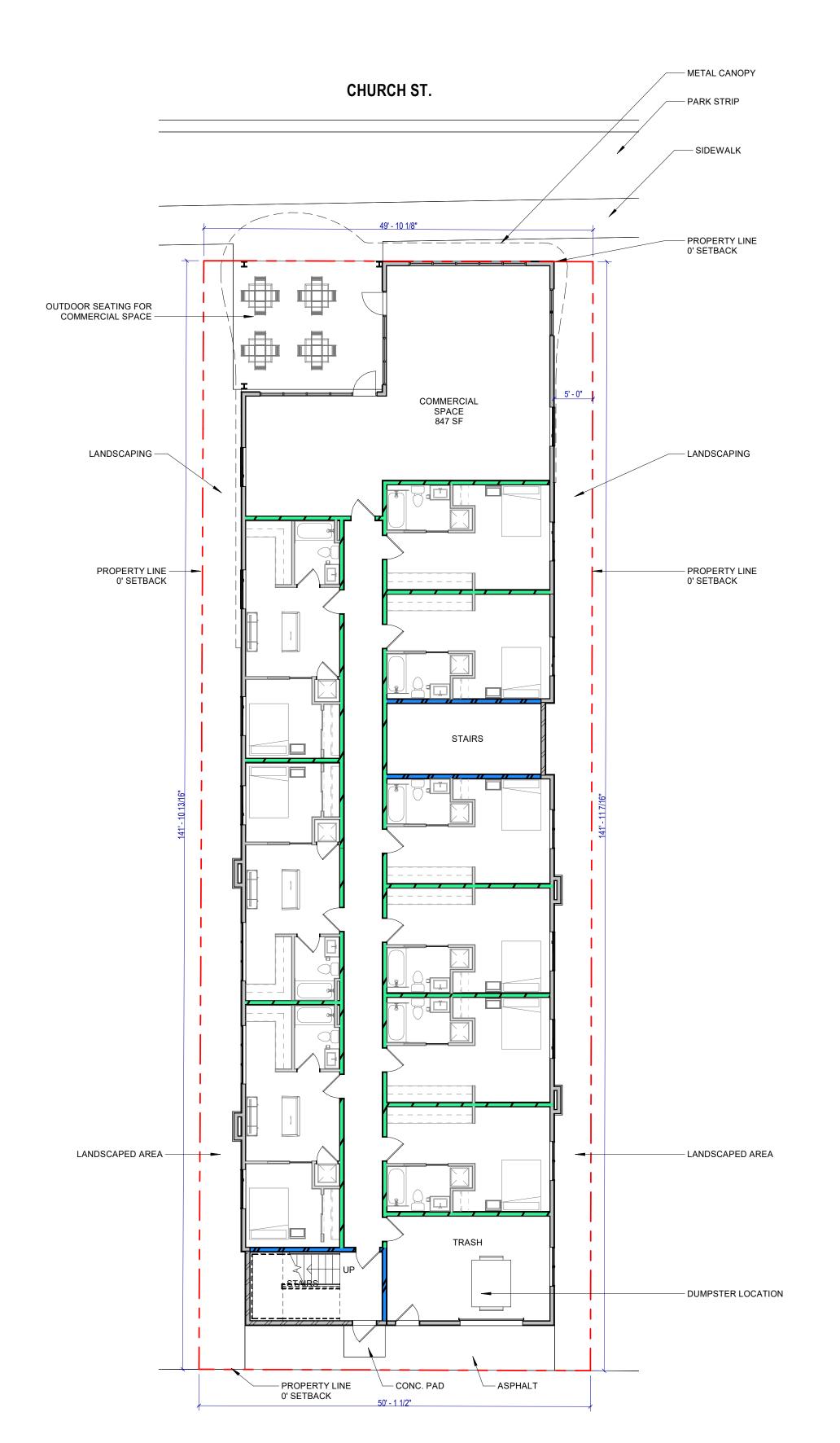
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25-008 3/3/2025 JCS MDT

> SHEET# . -2



UNIT COUNT LEVEL 1 = 9 UNITS LEVEL 2 = 13 UNITS LEVEL 3 = 13 UNITS LEVEL 4 = 13 UNITS TOTAL 48 UNITS

SITE CALCULATIONS AREA = 7,094 SF BUILDING FOOTPRINT = 5,128 SF TOTAL BUILDING SF = 21,247 SF

FLOOR PLAN - LEVEL 1
1" = 10'-0"

STAMP

LICENSED ARCHITECT AR 986279

JARED FORSYTH STATE OF IDAHO

01/20/2025

REVISIONS

REV. DESCRIPTION DATE

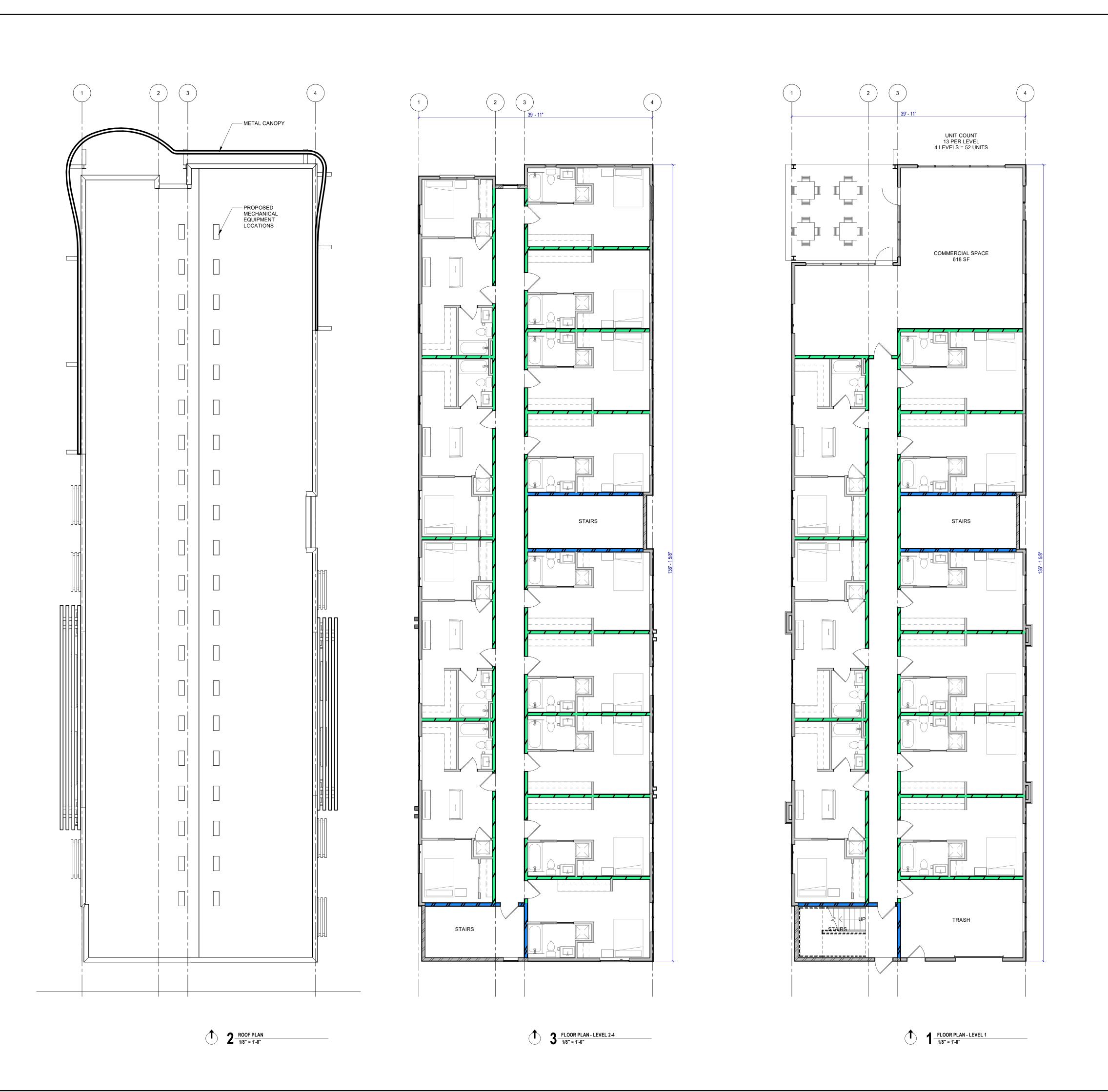
PROJECT NUMBER **24-107**

SHEET NAME

SITE PLAN

SHEET NO.

DATE **01/20/2025**



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GENERAL NOTES - PLAN

- A SEE SPECIFICATIONS ON SHEETS G001 & G002 FOR ADDITIONAL REQUIREMENTS B SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS INCLUDING FOUNDATION WALL SPECIFICATIONS AND SHEARWALL AND HOLDDOWN REQUIREMENTS
- C REFER TO ENLARGED PLANS AND UNIT PLANS FOR
- REMAINING DIMENSIONS
- D EXTERIOR GRID LINES AND DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETIALS FOR FOUNDATION LOCATION

KEYED NOTES

SYMBOL LEGEND - PLAN

ANNOTATION SYMBOLS-

- 1 DOOR TAG. REFER TO DOOR SCHEDULE AND DIAGRAMS.
- WINDOW TAG. (ALPHA)
 REFER TO WINDOW
 SCHEDULE AND DIAGRAMS.
- STOREFRONT TAG. (NUM.) REFER TO STOREFRONT DIAGRAMS.
- **WALL TAG**. REFER TO WALL TYPES.
- **REVISION TAG.** SEE LATEST REVISION ON TITLE BLOCK.
- KEYED NOTE. SEE NOTES ON SHEET WHERE APPLICABLE. SHEET WHERE APPLICABLE.

UNIT TAGS

TYPE B DWELIING UNIT TAG

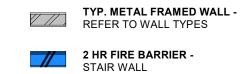
UNIT A# —— UNIT NAME ### UNIT SF.
ONE BED # OF BEDS

TYPE A DWELLING UNIT TAG

UNIT A# — UNIT NAME ### UNIT SF. ONE BED # OF BEDS

WALL LEGEND-

TYP. WOOD FRAMED WALL -REFER TO WALL TYPES



1 HR FIRE PARTITION -DEMISING WALL

STAMP

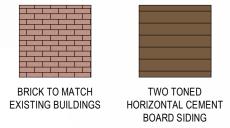
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PROJECT NUMBER **24-107**

DATE 01/20/2025

SHEET NAME FLOOR PLANS & ROOF PLAN

KEYED NOTES









MATERIAL LEGEND



STUCCO

METAL TRIM/ACCENTS









OPTION 1 - REAR ELEVATION
1/8" = 1'-0"

PROJECT NUMBER 24-107 DATE

REVISIONS

REV. DESCRIPTION DATE

POINT

SAND

FARMIN

STAMP

01/20/2025 SHEET NAME **ELEVATIONS**

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
 B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE. SEE SHEET A601
 C SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES



PERSPECTIVE VIEW

SAND POINT

STAMP

REVISIONS REV. DESCRIPTION DATE

PROJECT NUMBER **24-107**

DATE

01/20/2025 SHEET NAME BUILDING PERSPECTIVE VIEW

GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
 B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE. SEE SHEET A601
 C SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES





2 3D VIEW - CANOPY 2

3D VIEW - CANOPY 1

REV. DESCRIPTION DATE

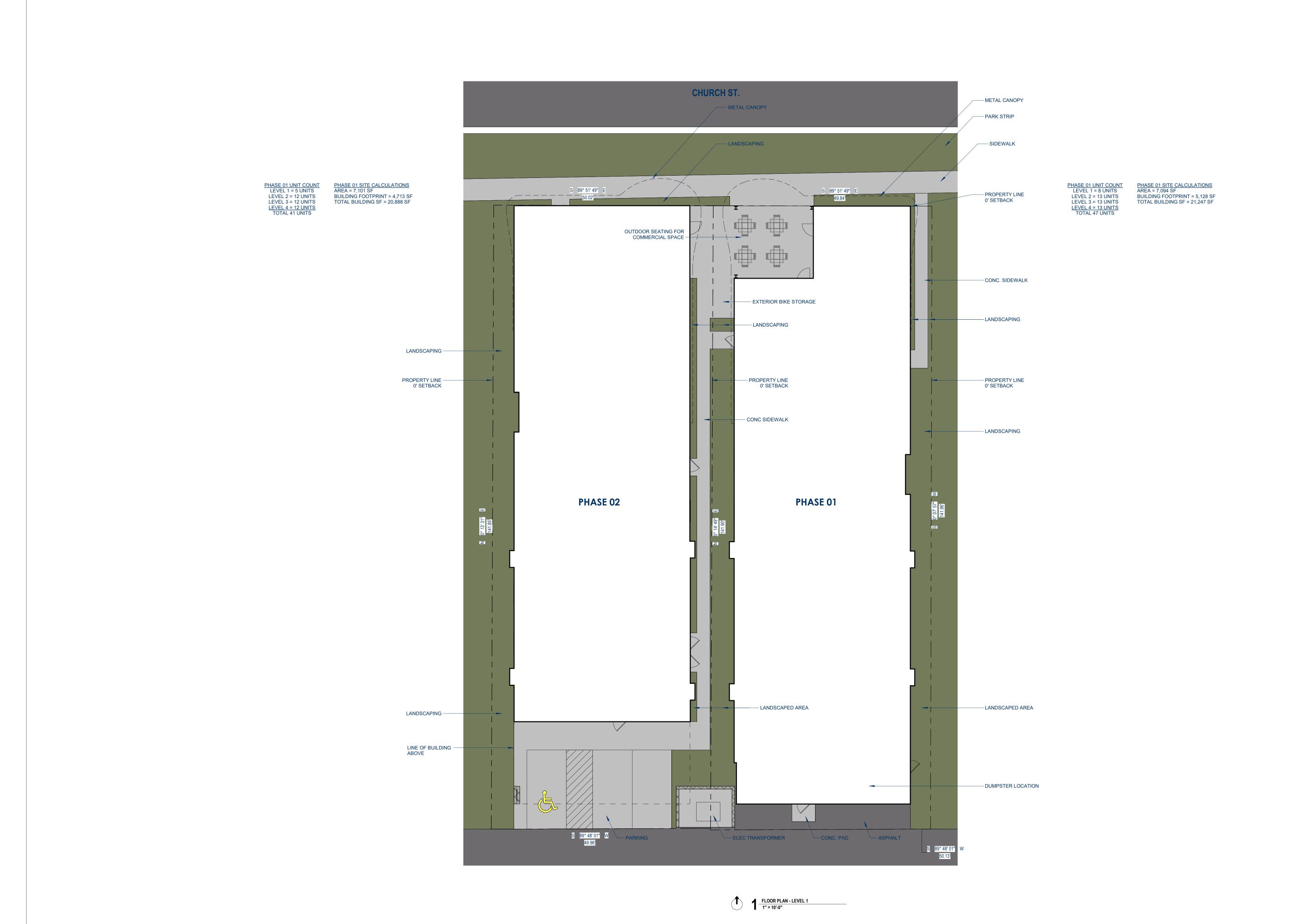
REVISIONS

STAMP

PROJECT NUMBER **24-107**

01/20/2025 SHEET NAME

CANOPY PERSPECTIVE VIEWS





83864

 \Box

SANDPOINT

STAMP

REVISIONS

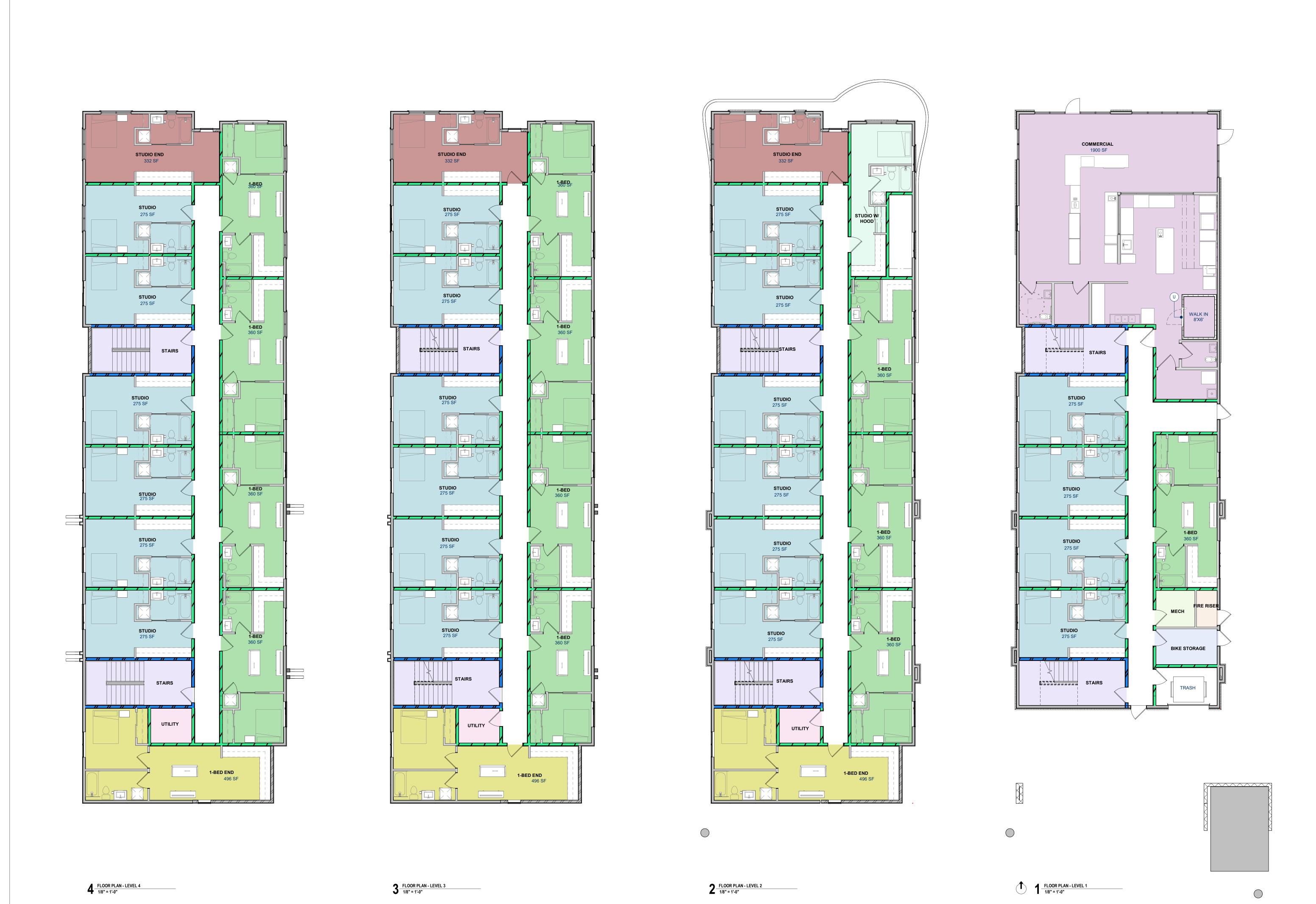
REV. DESCRIPTION

PROJECT NUMBER

PROJECT NUMBER
24-107

DATE
4/21/2025

SHEET NAME
SITE PLAN



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OVERALL FLOOR PLANS

PROJECT NUMBER

25-020

DATE

4/21/2025

SHEET NAME

STAMP

REVISIONS

REV. DESCRIPTION DATE

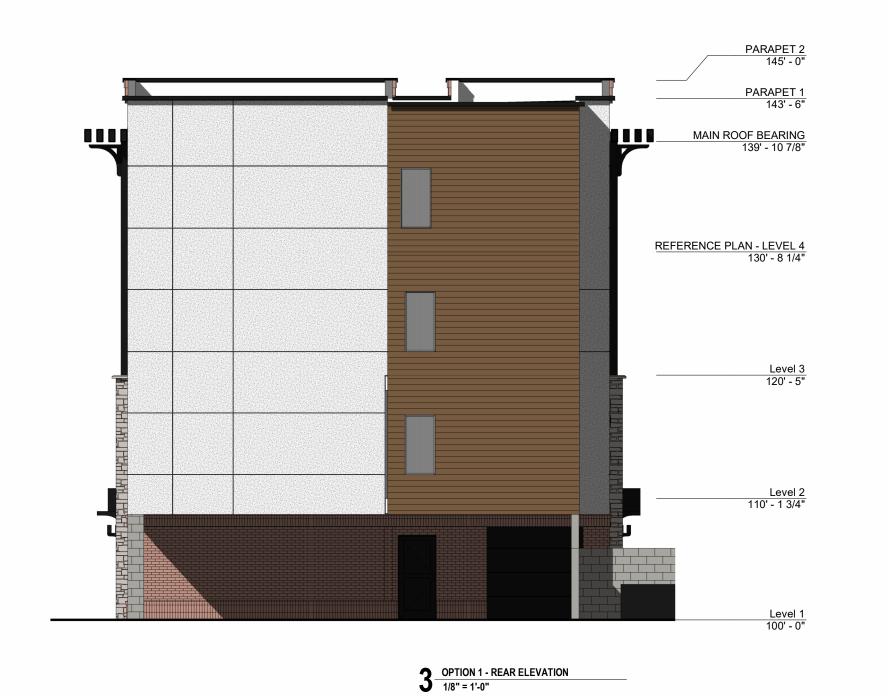
Level 1 100' - 0"

2 OPTION 1 - LEFT ELEVATION 1/8" = 1'-0"









REVISIONS REV. DESCRIPTION DATE

STAMP

PROJECT NUMBER 25-020 DATE

4/21/2025 SHEET NAME **ELEVATIONS**

SHEET NO.

RTMENTS SANDPOINT ID NDPOIN CHURCH

2

8386



REV. DESCRIPTION DATE

DATE

STAMP

REVISIONS

PROJECT NUMBER **25-020** 4/21/2025 SHEET NAME BUILDING PERSPECTIVE VIEW