

PHASE 01 UNIT COUNT
LEVEL 1 = 5 UNITS
LEVEL 2 = 12 UNITS
LEVEL 3 = 12 UNITS
LEVEL 4 = 12 UNITS
TOTAL 41 UNITS

PHASE 01 SITE CALCULATIONS
AREA = 7,101 SF
BUILDING FOOTPRINT = 4,713 SF
TOTAL BUILDING SF = 20,888 SF

PHASE 01 UNIT COUNT
LEVEL 1 = 5 UNITS
LEVEL 2 = 13 UNITS
LEVEL 3 = 13 UNITS
LEVEL 4 = 13 UNITS
TOTAL 47 UNITS

PHASE 01 SITE CALCULATIONS
AREA = 7,094 SF
BUILDING FOOTPRINT = 5,128 SF
TOTAL BUILDING SF = 21,247 SF



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

STAMP

REVISIONS
REV. DESCRIPTION DATE

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

SHEET NO.
A000

SANDPOINT APARTMENTS
413 & 417 CHURCH STREET, SANDPOINT ID 83864

1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



STAMP

REVISIONS
REV. DESCRIPTION DATE

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

SHEET NO.
A003

SANDPOINT APARTMENTS - COMBINED
413 & 417 CHURCH STREET, SANDPOINT ID 83864





1 COMBINED
1/4" = 1'-0"

STAMP

REVISIONS
REV. DESCRIPTION DATE

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

SHEET NO.
A004

SANDPOINT APARTMENTS - COMBINED
413 & 417 CHURCH STREET, SANDPOINT ID 83864



STAMP

REVISIONS
REV. DESCRIPTION DATE

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

SHEET NO.
A005

SANDPOINT APARTMENTS - COMBINED
413 & 417 CHURCH STREET, SANDPOINT ID 83864



1"
SCALE: (11X17 ONLY)

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NO.	DATE	DESCRIPTION

C2.0

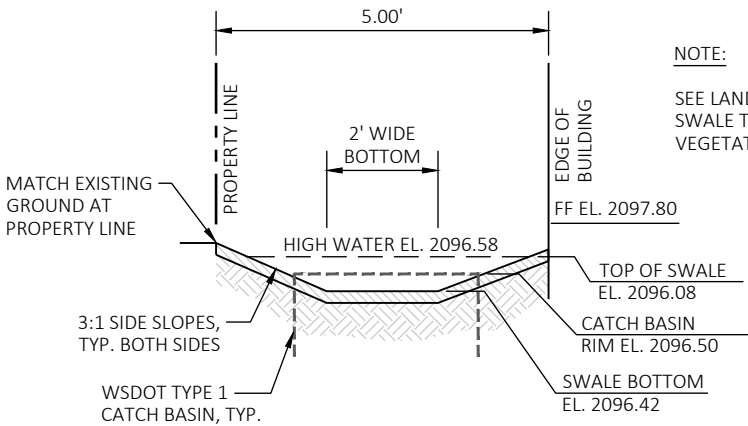
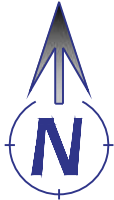
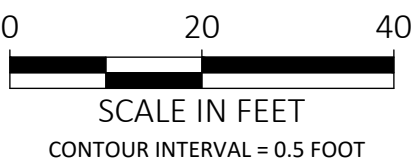
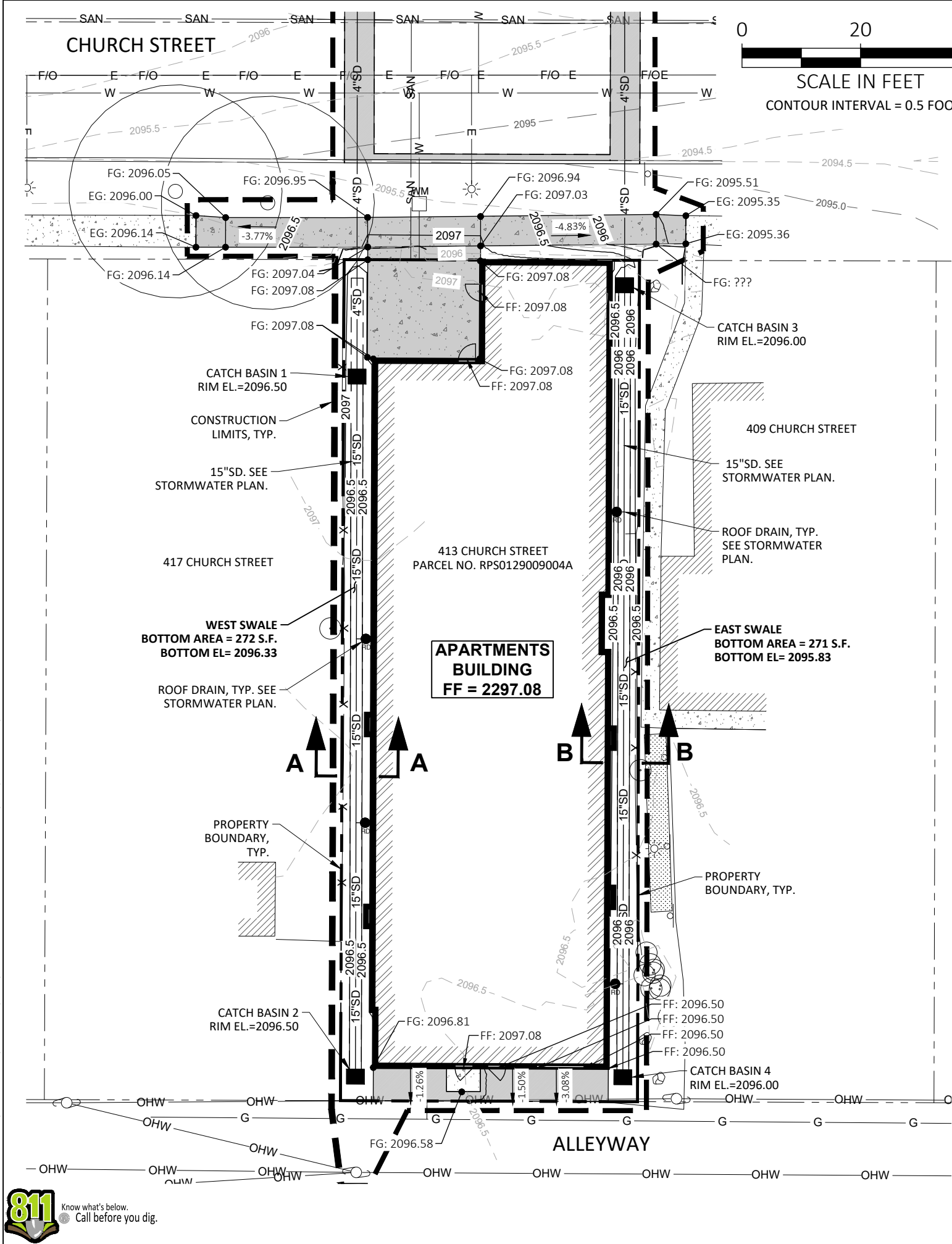
SHEET: XX OF XX



- (P)** CONTRACTOR SHALL PROTECT AND MAINTAIN IN PLACE.
- (P1)** 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.
- (R1)** 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.

1. ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) CURRENT EDITION AND SANDPOINT CITY CODE. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. 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.
4. 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.
6. 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).
8. 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 CONSTRUCTION.

PLOT DATE: 3/4/2025 4:07 PM PLOTTED BY: DYLAN JONES
LAYOUT: LAYOUT1 PATH: Z:\DOCUMENTS\PROJECTS\2025\25005 FARMIN FLATS - SANDPOINT\CAD\PLAN SHEETS\25005 GRADING PLAN.DWG

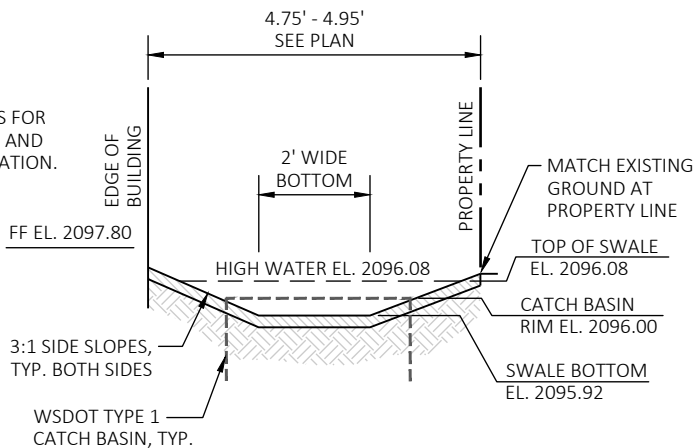


WEST SWALE SECTION A-A

NOT TO SCALE

NOTE:

SEE LANDSCAPE PLANS FOR SWALE TOP DRESSING AND VEGETATION INFORMATION.



EAST SWALE SECTION B-B

NOT TO SCALE

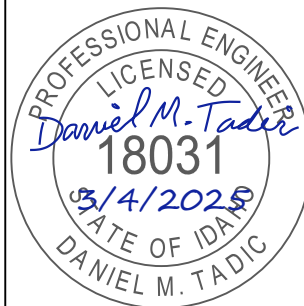
EARTHWORK AND GRADING NOTES:

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) 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.
- 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.
- NO FILL SHALL BE PLACED ON FROZEN OR SNOW-COVERED GROUND. PLACEMENT OF FROZEN FILL IS NOT ALLOWED.



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

FARMIN FLATS
SANDPOINT APARTMENTS
CITY OF SANDPOINT, IDAHO
BONNER COUNTY
GRADING PLAN



GRADING PLAN

1"
SCALE: (11X17 ONLY)

PROJECT NO: D25005
DRAWN BY: DJJ
CHECKED BY: DMT
DATE: 03/04/2025

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REVISIONS

NO.	DATE	DESCRIPTION

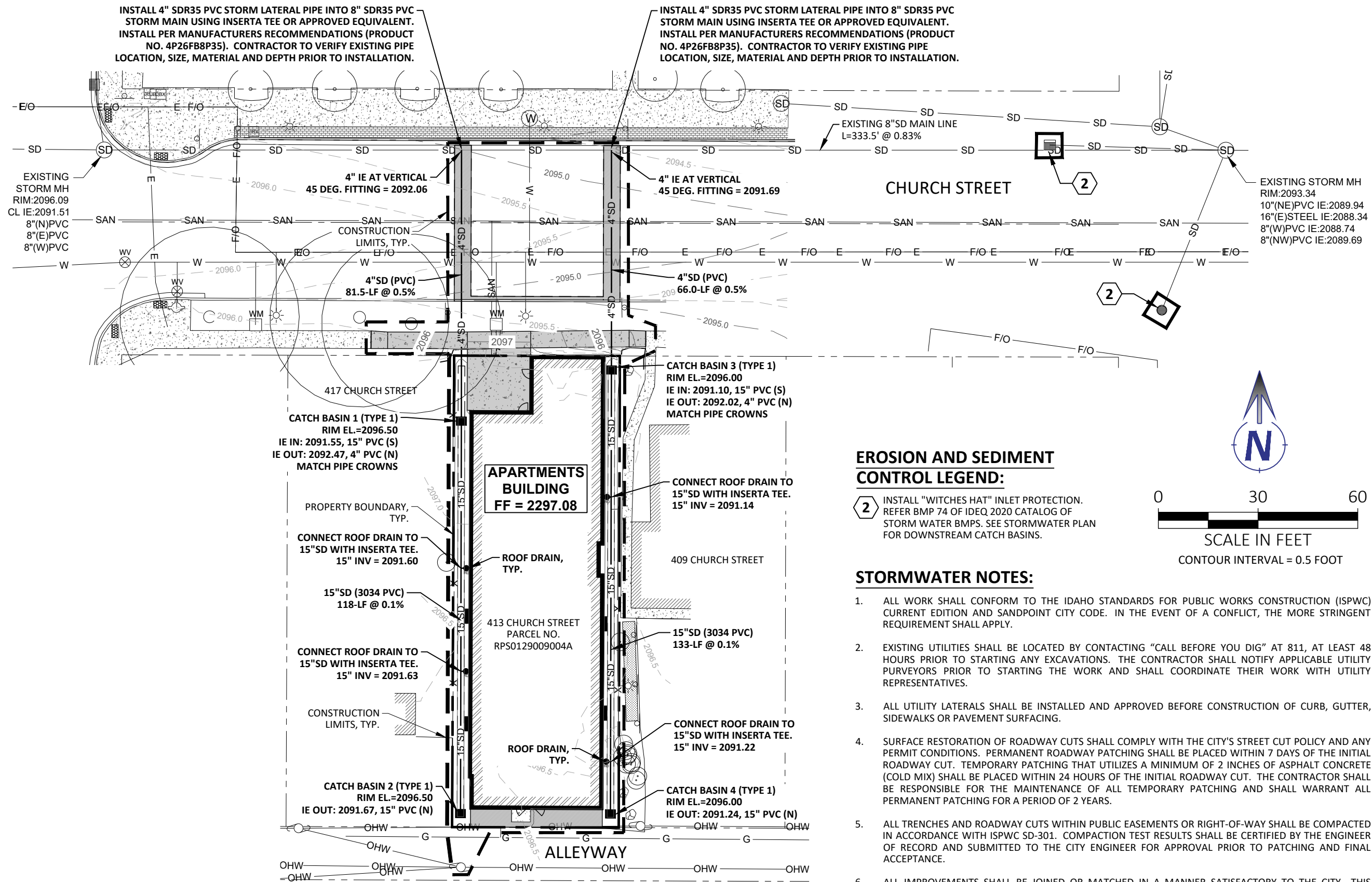
DRAWING:

C4.0

SHEET: XX OF XX



PLOT DATE: 3/4/2025 4:06 PM - PLOTTED BY: DYLAN JONES
LAYOUT: LAYOUT1 - PATH: Z:\DOCUMENTS\PROJECTS\2025\025005 FARMIN FLATS - SANDPOINT\CAD\PLAN SHEETS\025005 STORMWATER PLAN.DWG



EROSION AND SEDIMENT CONTROL LEGEND:

- 2 INSTALL "WITCHES HAT" INLET PROTECTION. REFER BMP 74 OF IDEQ 2020 CATALOG OF STORM WATER BMPs. SEE STORMWATER PLAN FOR DOWNSTREAM CATCH BASINS.

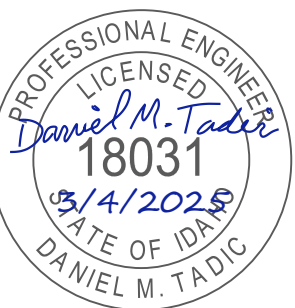
STORMWATER NOTES:

- 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.
- EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING "CALL BEFORE YOU DIG" AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS. THE CONTRACTOR SHALL NOTIFY APPLICABLE UTILITY PURVEYORS PRIOR TO STARTING THE WORK AND SHALL COORDINATE THEIR WORK WITH UTILITY REPRESENTATIVES.
- ALL UTILITY LATERALS SHALL BE INSTALLED AND APPROVED BEFORE CONSTRUCTION OF CURB, GUTTER, SIDEWALKS OR PAVEMENT SURFACING.
- SURFACE RESTORATION OF ROADWAY CUTS SHALL COMPLY WITH THE CITY'S STREET CUT POLICY AND ANY PERMIT CONDITIONS. PERMANENT ROADWAY PATCHING SHALL BE PLACED WITHIN 7 DAYS OF THE INITIAL ROADWAY CUT. TEMPORARY PATCHING THAT UTILIZES A MINIMUM OF 2 INCHES OF ASPHALT CONCRETE (COLD MIX) SHALL BE PLACED WITHIN 24 HOURS OF THE INITIAL ROADWAY CUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY PATCHING AND SHALL WARRANT ALL PERMANENT PATCHING FOR A PERIOD OF 2 YEARS.
- ALL TRENCHES AND ROADWAY CUTS WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY SHALL BE COMPACTED IN ACCORDANCE WITH ISPWC SD-301. COMPACTION TEST RESULTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO PATCHING AND FINAL ACCEPTANCE.
- ALL IMPROVEMENTS SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY. THIS INCLUDES ALL UTILITY CONNECTIONS AND NECESSARY SAW-CUTTING, REMOVAL, REPLACEMENT, EXTENSION, AND CAPPING ASSOCIATED WITH CURB AND GUTTER, SIDEWALKS, SWALES, ASPHALT, CONCRETE OR OTHER PAVING.
- STORMWATER PIPING SHALL BE 3034 PVC AS NOTED ON THE PLANS.
- CATCH BASINS SHALL BE WSDOT TYPE 1 WITH RECTANGULAR FRAME AND BI-DIRECTIONAL VANED GRATE OR APPROVED EQUAL.
- ROOF DRAIN AND STORM LATERAL CONNECTIONS SHALL BE MADE WITH INSERTA TEE OR APPROVED EQUAL.



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

FARMIN FLATS SANDPOINT APARTMENTS CITY OF SANDPOINT, IDAHO BONNER COUNTY STORMWATER PLAN



GRADING PLAN

1"
SCALE: (11X17 ONLY)

PROJECT NO: D25005
DRAWN BY: DJJ
CHECKED BY: DMT
DATE: 03/04/2025

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REVISIONS

NO.	DATE	DESCRIPTION

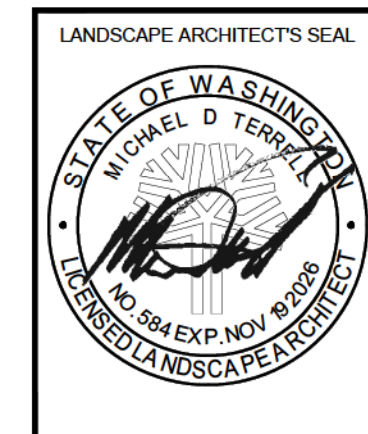
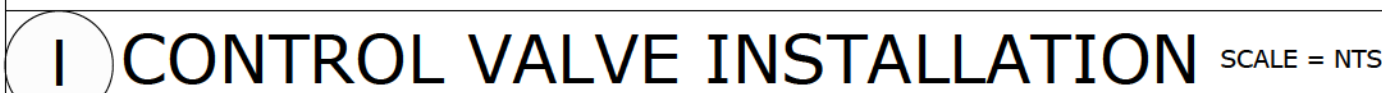
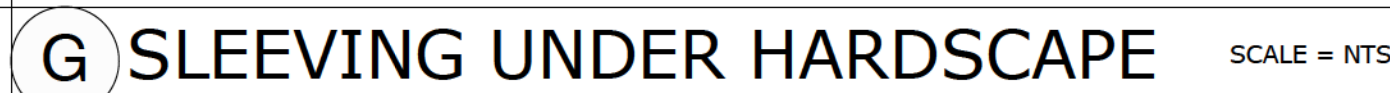
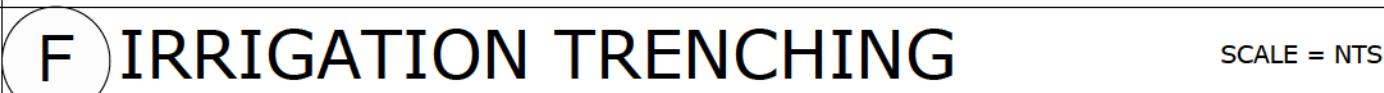
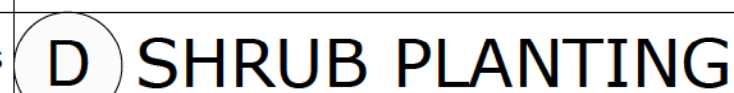
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SHEET: XX OF XX



L-1



FARMIN FLATS - SANDPOINT

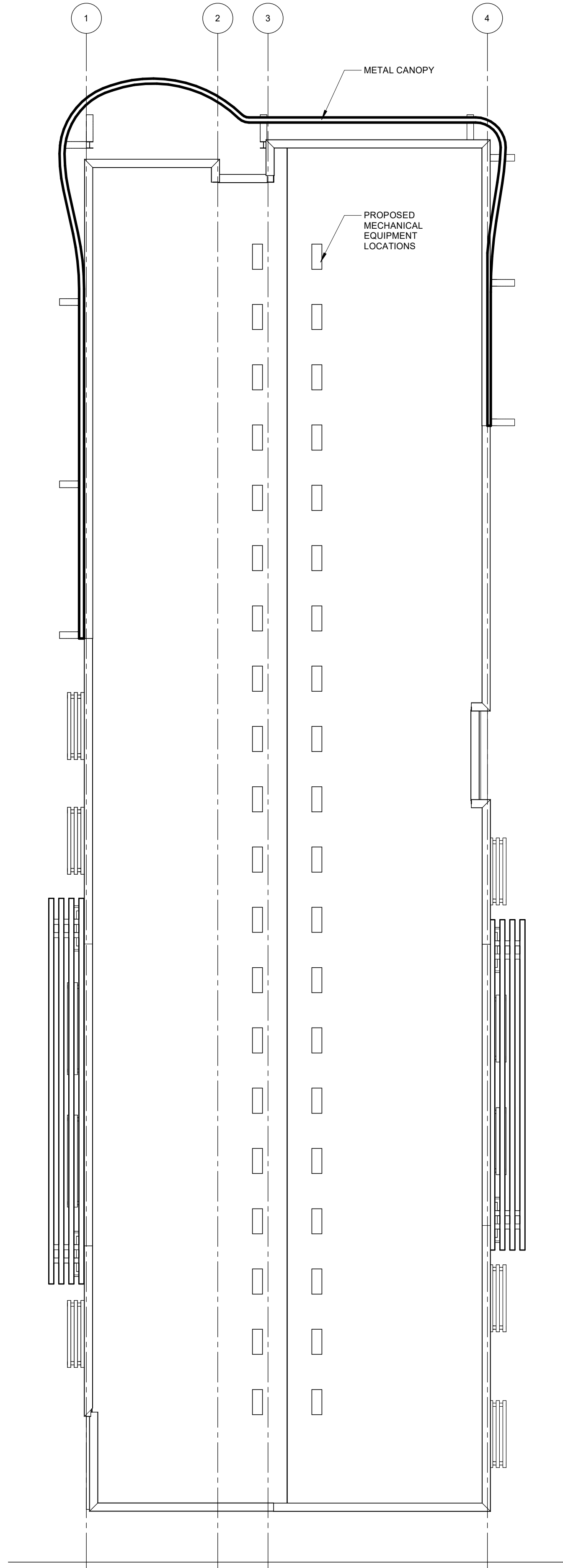
CHURCH STREET
SANDPOINT, ID

SHEET #

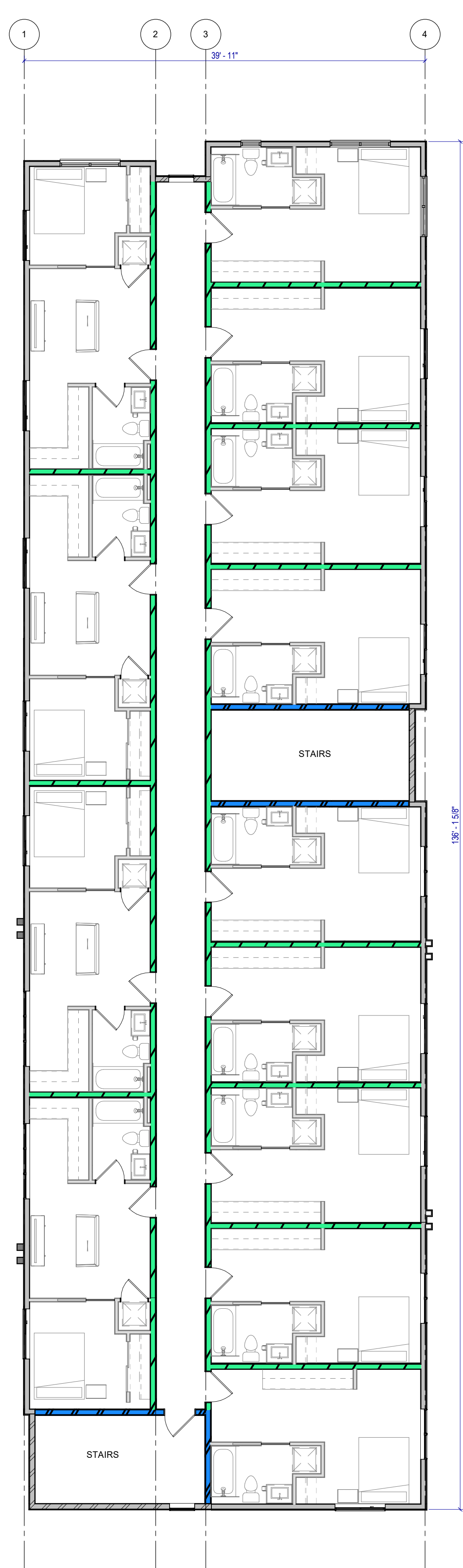
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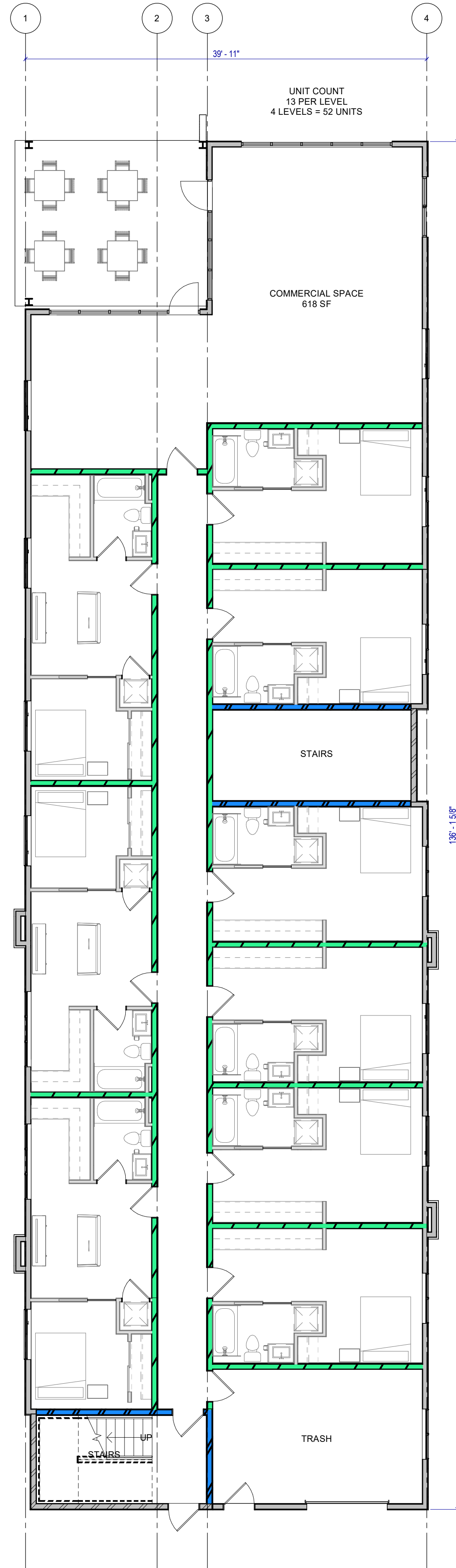




2 ROOF PLAN
1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 24
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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 DETAILS FOR FOUNDATION LOCATION

KEYED NOTES

SYMBOL LEGEND - PLAN

ANNOTATION SYMBOLS:

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

UNIT TAGS

TYPE B DWELING UNIT TAG

UNIT AB	UNIT NAME
##	UNIT SF
ONE BED	# OF BEDS

TYPE A DWELING UNIT TAG

UNIT AB	UNIT NAME
##	UNIT SF
ONE BED	# OF BEDS

WALL LEGEND:

- TYP. WOOD FRAMED WALL - REFER TO WALL TYPES
- TYP. METAL FRAMED WALL - REFER TO WALL TYPES
- 2 HR FIRE BARRIER - STAIR WALL
- 1 HR FIRE PARTITION - DEMISING WALL

FARMIN FLATS SAND POINT, ID

STAMP

REVISIONS

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24-107

DATE

01/20/2025

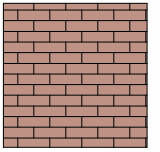
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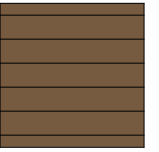
FLOOR PLANS & ROOF PLAN


SHEET NO.

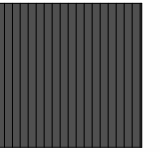
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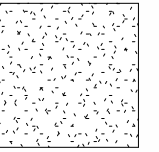
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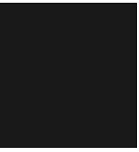

BRICK TO MATCH
EXISTING BUILDINGS


TWO TONED
HORIZONTAL CEMENT
BOARD SIDING


STONE


CORRUGATED
METAL PANEL


STUCCO


METAL
TRIM/ACCENTS

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



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



4 OPTION 1 - RIGHT ELEVATION
1/8" = 1'-0"



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

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



1 PERSPECTIVE VIEW

FARMIN FLATS
SAND POINT, ID

STAMP

REVISIONS

REV.	DESCRIPTION	DATE
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PROJECT NUMBER

24-107

DATE

01/20/2025

SHEET NAME

BUILDING PERSPECTIVE VIEW

SHEET NO.

A202

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

FARMIN FLATS
SAND POINT, ID

STAMP

REVISIONS

REV.	DESCRIPTION	DATE
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PROJECT NUMBER

24-107

DATE

01/20/2025

SHEET NAME

CANOPY PERSPECTIVE VIEWS

SHEET NO.

A203



2 3D VIEW - CANOPY 2



1 3D VIEW - CANOPY 1

PHASE 01 UNIT COUNT
LEVEL 1 = 5 UNITS
LEVEL 2 = 12 UNITS
LEVEL 3 = 12 UNITS
LEVEL 4 = 12 UNITS
TOTAL 41 UNITS

PHASE 01 SITE CALCULATIONS
AREA = 7,101 SF
BUILDING FOOTPRINT = 4,713 SF
TOTAL BUILDING SF = 20,888 SF

PHASE 01 UNIT COUNT
LEVEL 1 = 5 UNITS
LEVEL 2 = 13 UNITS
LEVEL 3 = 13 UNITS
LEVEL 4 = 13 UNITS
TOTAL 47 UNITS

PHASE 01 SITE CALCULATIONS
AREA = 7,094 SF
BUILDING FOOTPRINT = 5,128 SF
TOTAL BUILDING SF = 21,247 SF



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

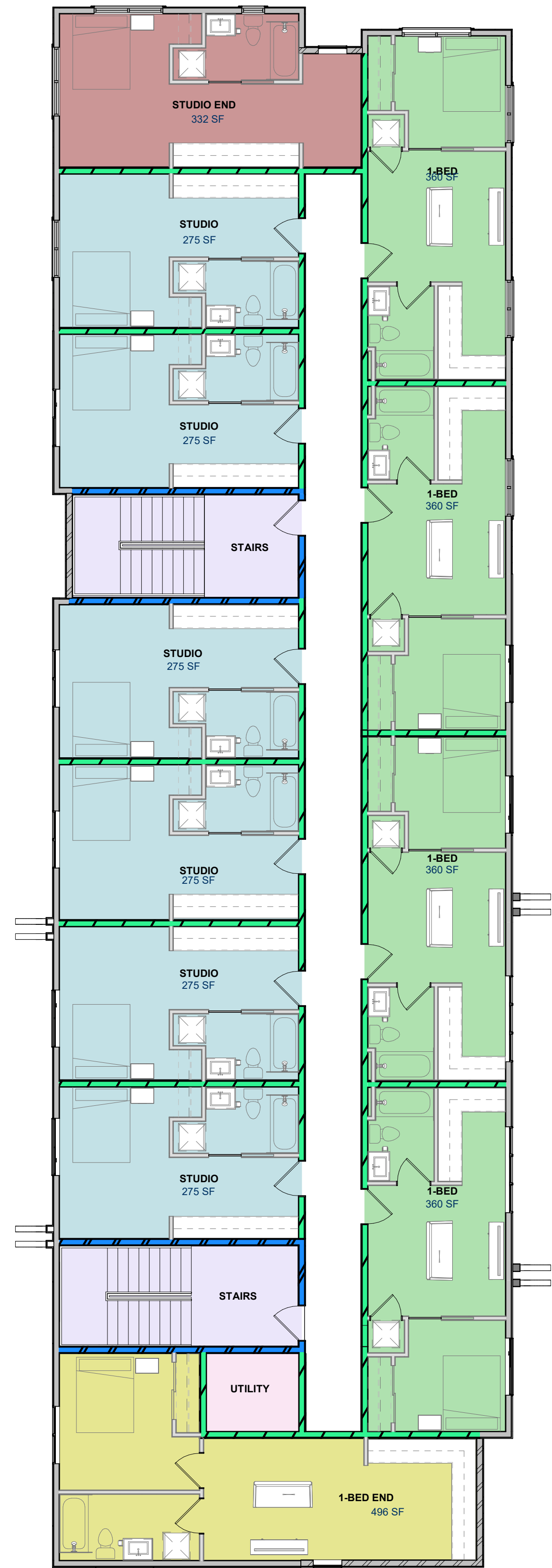
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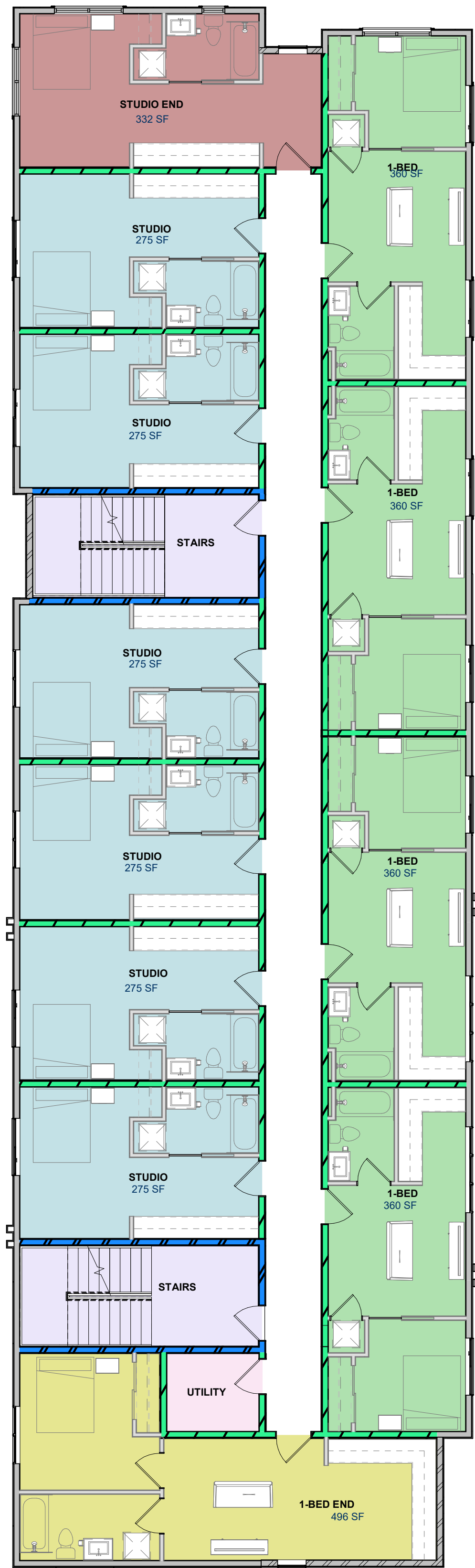
PROJECT NUMBER
24-107
DATE
4/21/2025
SHEET NAME
SITE PLAN

SHEET NO.
A000

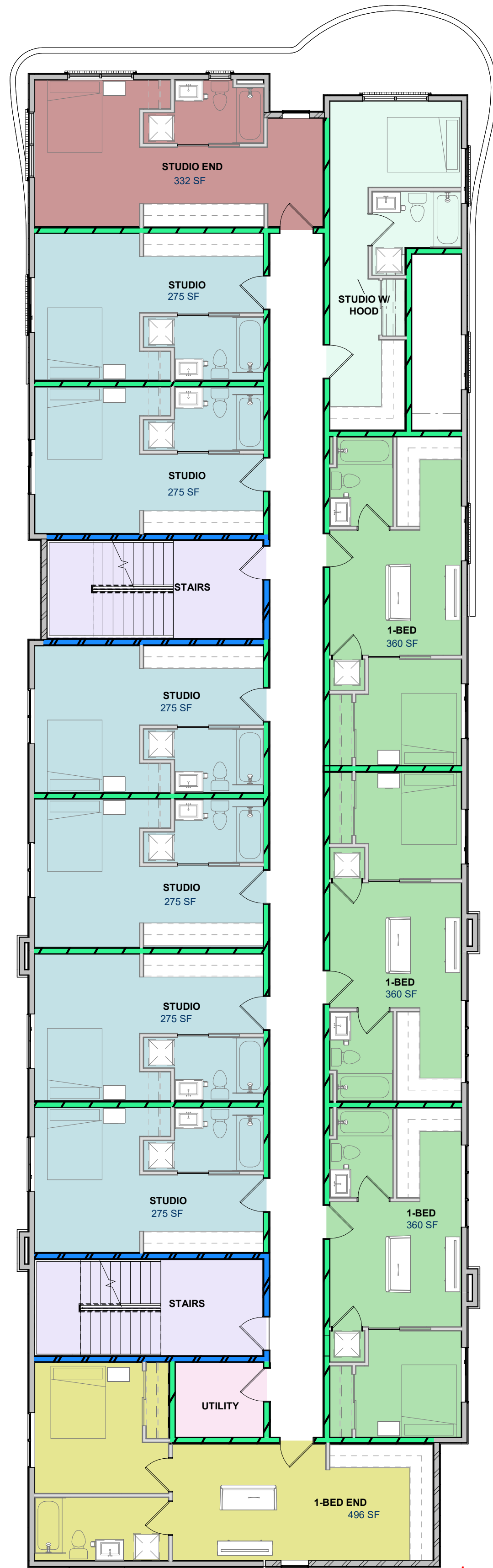
SANDPOINT APARTMENTS
413 & 417 CHURCH STREET, SANDPOINT ID 83864



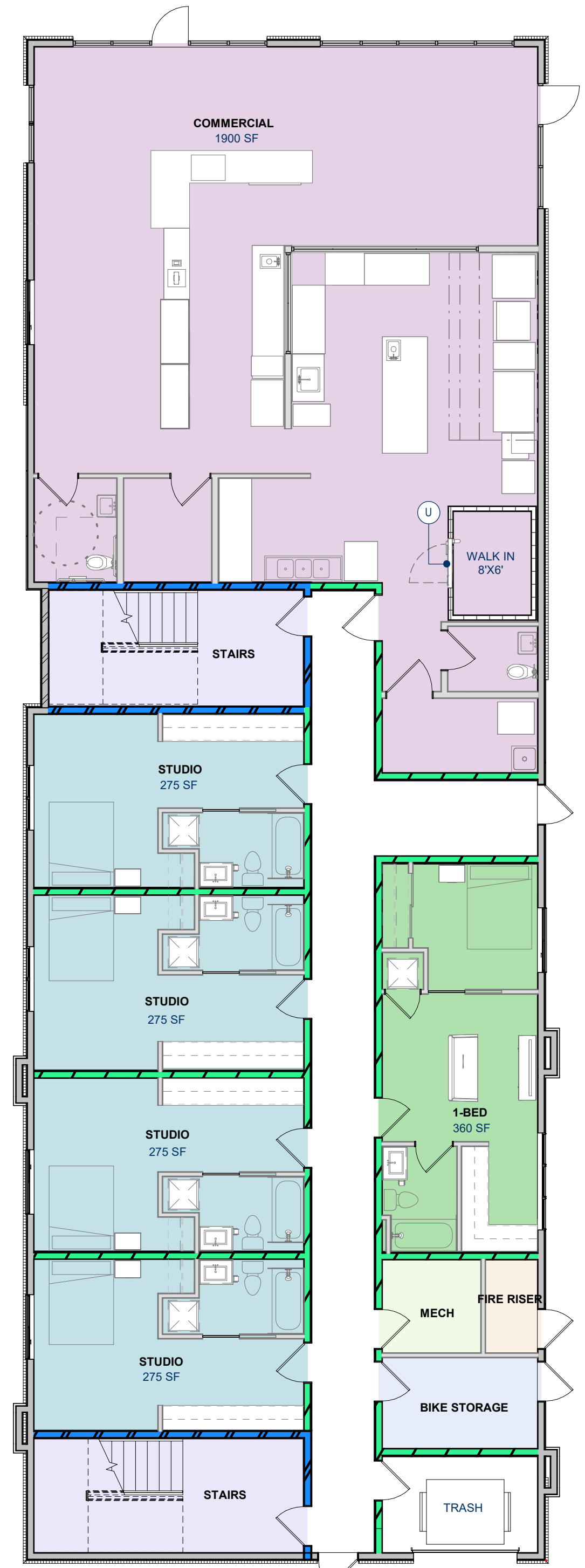
4 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

STAMP

REVISIONS
REV. DESCRIPTION DATE

PROJECT NUMBER
25-020

DATE
4/21/2025

SHEET NAME
OVERALL FLOOR PLANS

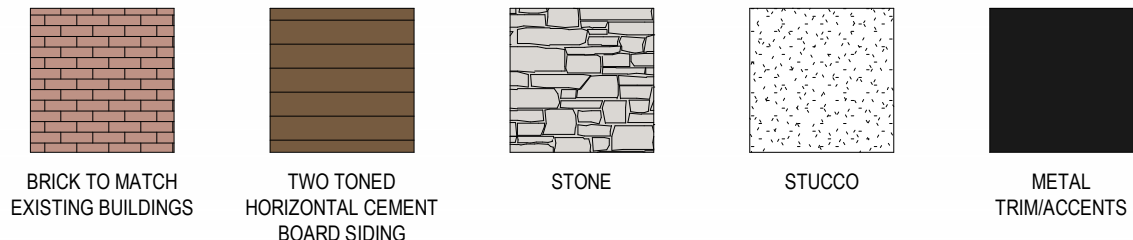
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A111

SANDPOINT APARTMENTS - PHASE 2

417 CHURCH STREET, SANDPOINT ID 83864

MATERIAL LEGEND



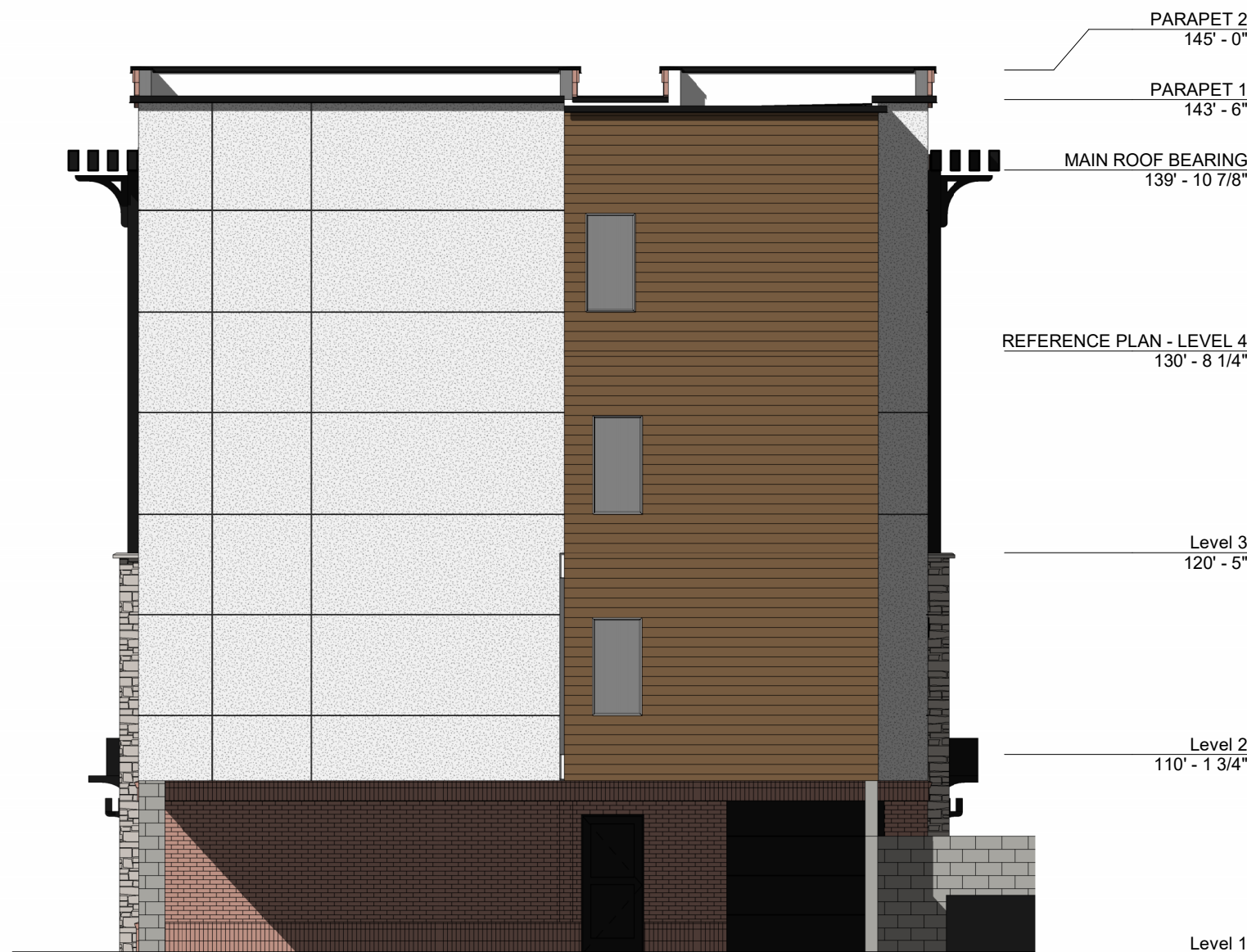
2 OPTION 1 - LEFT ELEVATION
1/8" = 1'-0"



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



4 OPTION 1 - RIGHT ELEVATION
1/8" = 1'-0"



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



STAMP

REVISIONS
REV. DESCRIPTION DATE

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

SHEET NO.
A202

SANDPOINT APARTMENTS - PHASE 2
417 CHURCH STREET, SANDPOINT ID 83864

