



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: February 17, 2026 – PUBLIC HEARING

FILE(S) #: CUP-25-05 – Forge Fitness

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

David Vargas
2036 N. Finsbury Way
Star, Idaho 83669

Owner:

Gregory Earl
7879 W. Green Horn Street
Boise, Idaho 83714

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit (CU-25-05) for a Fitness Gym, located in the Falcon Storage development. The property is located at 220 S. Herons Flight Lane, Suite 104 in Star, Ada County, Idaho.

PROPERTY INFORMATION

Property Location: The subject property is generally located east of Highway 16, south of W. Moon Valley Road. Ada County Parcel Numbers R5793061700.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	November 10, 2025
Neighborhood Meeting Held	December 4, 2025
Application Submitted & Fees Paid	December 11, 2025
Application Accepted	January 21, 2026

Residents within 300' Notified	January 21, 2026
Agencies Notified	January 21, 2026
Legal Notice Published	January 24, 2026
Property Posted	January 30, 2026

HISTORY

October 12, 2023	Council denied applications for Preliminary Plat (PP-21-12), Private Road (PR-21-11), and Development Agreement Modification (DA-21-13) for 156 residential townhouse lots, 1 common lot on 12.06 acres with a density of 12.94 dwelling units per acre.
November 21, 2023	Council approved Conditional Use Permit (CU-23-01) for a commercial storage facility to include 139 storage condominium units and 15, for sale commercial flex space units.
November 4, 2025	Staff approved a Certificate of Zoning Compliance application (ZC-25-36) for a martial arts training facility (Jui Jitsu), consisting of 2,500 square feet and requiring 10 parking spaces.
November 19, 2025	Staff approved a Certificate of Zoning Compliance application (ZC-25-42) for Mav Event Services, consisting of 2,500 square feet and requiring 3 parking spaces.
December 2, 2025	Staff approved a Certificate of Zoning Compliance application (ZC-25-43) for Sunrise Carpentry, consisting of 2,500 square feet and requiring 5 parking spaces
January 12, 2026	Staff approved a Certificate of Zoning Compliance application (ZC-25-50) for Shayna Randall Personal storage, consisting of 2,500 square feet and requiring 1 parking space.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers

of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.
2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.
3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.
4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the location and nature of the use and the property development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses

in the general neighborhood and with the existing or intended character of the general vicinity.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

8-1B-4F. TIME LIMITATIONS AND EXTENSIONS:

1. A conditional use permit, upon council approval, shall be valid for a maximum period of twenty-four (24) months unless otherwise approved by the City Council. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. Once all requirements are satisfied, permits are acquired and the use is commenced, the conditional use permit will become permanent unless otherwise revoked by the city council.

2. A conditional use permit that also requires platting: The final plat must be recorded within this twenty-four (24) month period.

a. For projects with multiple phases, the twenty-four (24) month deadline shall apply to the first phase. In the event that the development is made in successive contiguous segments or multiple phases, such phases shall be constructed within successive intervals of one year from the original date of approval. If the successive phases are not submitted within the one-year interval, the conditional use approval of the future phases shall be null and void.

3. Time Extension. Upon written request and filed by the applicant prior to the termination of the period in accord with this subsection F, the administrator may authorize a single, administrative time extension to commence the use not to exceed one (1), twelve (12) month period. The administrator may require the conditional use comply with the current provisions of this chapter. Additional requests must be approved by the council.

a. Council approval of requests for time extension for an approved conditional use shall be determined by the city council at a public hearing and will not be granted if any of the following

conditions exist:

- (1) Significant amendments to the comprehensive plan or this unified development code have been adopted that change the basis under which the conditional use permit was granted.
- (2) Significant changes in land use have occurred in the area that will impact or be impacted by the project.
- (3) Hazardous conditions have developed or have been discovered that will impact the project.
4. Community facilities and/or services are no longer adequate to serve the project.
 - a. The city council may place additional requirements, modify the previous approval or deny the request for time extension.
 - b. No more than one-time extension may be granted to a single conditional use.

8-1B-4G. TRANSFERS AND MODIFICATIONS:

1. Conditional use permits are an entitlement to the specific property on which the approval was granted and upon property sale the entitlement transfers to the new owner(s) without further application or approval, provided, however, the new owner(s) shall be bound by the same conditions of approval as the original permit holder(s). This is for a specific use and may not be used for other applications.
2. A conditional use permit is not transferable from one property to another.
3. All requested modifications to an approved conditional use shall be considered by the city council at a public hearing. The city council may modify the conditions, limitations and/or scope of the permit.

8-1B-4H. REVOCATION:

1. A conditional use permit may be revoked or modified by the city council, upon notice and public hearing, for breach or violation of any condition of approval or limitation of the permit.
2. If the city council decides to revoke a conditional use permit, either on its own action or upon complaint to the city council, the administrator shall notify the permit holder of its intention to revoke the conditional use permit and provide the permit holder with the opportunity to contest the revocation.
3. Fifteen (15) days' prior notice of the hearing shall be given to the permit holder and all property owners of record (to be obtained from the County Assessor's office) within the radius required in subsection 8-1A-4B of this article.
4. The council shall make findings of fact and conclusions of law supporting its decision to

revoke the conditional use permit. If the council decides not to revoke the conditional use permit, no findings of fact and conclusions of law shall be made.

5. An affected person may appeal the decision of the city council under the administrative procedure act of the state of Idaho, Idaho Code title 67, chapter 52.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(MU) MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Residential uses may be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	MU
Health and Fitness Clubs	C

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side

MU	35'/60' ⁵	For MU and CBD - Unless otherwise approved by the <u>Council</u> as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .
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Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Health clubs, spas, and weight reduction salons	1 for each 250 square feet of gross floor area. Or as otherwise required with the conditional use permit.
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COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Mixed Use District

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of

structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Preserve the family friendly feel of Star.
- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.7 Policies Related Mostly to The Mixed-Use Planning Areas:

- Council, at their sole discretion, shall determine what mix of uses are appropriate for any mixed-use area considering existing property owners' rights.
- Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- In general, mixed-use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed-use building.
- Mixed use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.

- Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a fitness facility in the flex use building within Falcon Storage. The unit is approximately 2,500 square feet in size and the property is currently zoned Mixed Use (MU).

Section 8-4B-3 requires health and fitness clubs to provide 1 parking spot per 250 square feet of gross floor area or as otherwise approved through the conditional use permit. The proposed building size would require 10 parking spaces. The Applicant shares a parking lot of 43 spaces with other tenants in the complex, including ADA spaces, that should provide adequate parking given the offset hours of operation for each business.

Staff has growing concerns with the number of overall parking spaces being used by this and other, approved uses in this development. To date, staff has approved 4 other businesses that required 19 parking spaces. With this application, the number of spaces required for the 5 businesses include 29 spaces. This is just the required spaces per the UDC, and does not account for what realistically is necessary for parking. The entire commercial development has approximately 88 spaces planned, with 10 future units and approximately 25,000 square feet still to be occupied. Although this specific use will not come close to exceeding the total parking allowances, at some point in the future, staff may need to restrict uses in order to properly park the entire site.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken from two access points off S. Herons Flight Lane into the complex.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out 25 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial setbacks.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. **Landscape has been done by the owner of the development.**

The building in this application has already been approved and constructed; no design review is required. All construction will be a TI for the interior of the suite.

AGENCY RESPONSES

Idaho Transportation Department	Email	January 26, 2026
DEQ	Letter	January 26, 2026

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

CONDITIONAL USE PERMIT FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be

detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

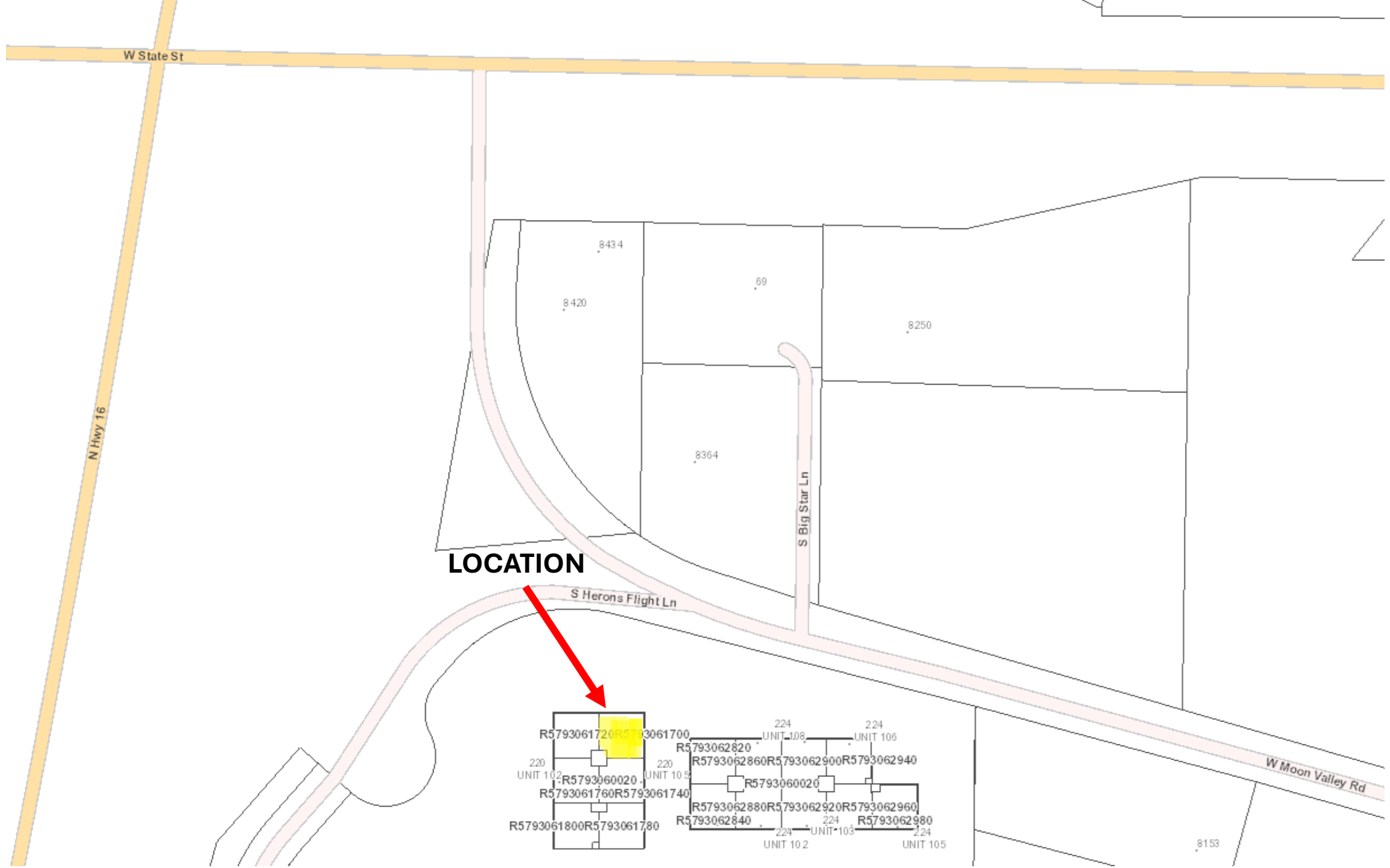
CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance.**
3. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
4. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
5. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
6. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
7. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
8. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
9. A Certificate of Zoning Compliance will be required prior to the start of construction.
10. Any additional Condition of Approval as required by Staff and City Council.
11. Any Conditions of Approval as required by Star Fire Protection District.
12. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as

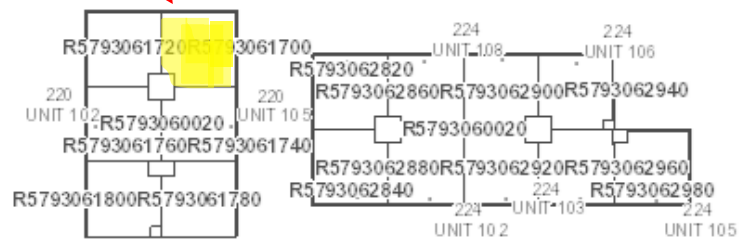
determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.

COUNCIL DECISION

The Star City Council _____ File Number CU-25-05 for Forge Fitness on
_____, 2026.



LOCATION



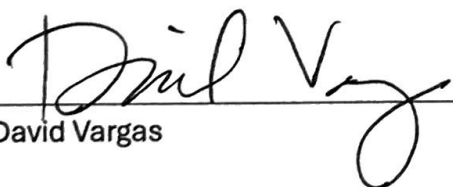
Narrative

220 S. Herons Flight Lane, Suite 104 (New building)

Proposal

Open a gym (Forge Fitness)

- Forge Fitness is a faith-based men's private boutique gym offering the newest, state-of-the-art equipment.
- The gym will be accessible 24/7; however, fellowship groups will be scheduled at various times throughout the week. These will be small to allow for intimate fellowship, effective, efficient, and personalized coaching. This ensures every member receives the attention and guidance needed to achieve lasting results.
- Membership will be limited and capped based on metrics and data collected upon opening. This will also ensure minimal impact on surrounding residents and businesses.



David Vargas



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

CONDITIONAL USE PERMIT APPLICATION

***All applicable information must be filled out to be processed.

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: DAVID VARGAS
Applicant Address: 2036 N. FINSBURY WAY, STAR Zip: 83669
Phone: 209-247-7432 Email: david.vargas45@yahoo.com

Owner Name: GREGORY EARL
Owner Address: 7879 W. GREEN HORN STREET, BOISE Zip: 83714
Phone: 208-718-0008 Email: greg@gregearl.com

Representative (e.g., architect, engineer, developer):

Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Email: _____

Property Information:

Site Address: 220 S. HERONS FLIGHT LANE, Parcel Number: _____
Requested Condition(s) for Conditional Use: SUITE 104

	Zoning Designation	Comp Plan Designation
Existing		
Proposed		
North of site		
South of site		
East of site		
West of site		

Site Data:

Total Acreage of Site: _____
Proposed Percentage of Site Devoted to Bldg Coverage: _____
Proposed Percentage of Site Devoted to Landscaping: _____
Number of Parking spaces: Proposed _____ Required _____
Requested Front Setback: _____ Requested Rear Setback: _____
Requested Side Setback: _____ Requested Side Setback: _____
Requested Side Setback: _____
Existing Site Characteristics: _____

Number and Uses of Proposed Buildings: _____
Location of Buildings: _____
Gross Floor Area of Proposed Buildings: _____
Describe Proposed On and Off-Site Traffic Circulation: _____

Proposed Signs – number, type, location: _____
(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):

Potable Water - _____
Irrigation Water - _____
Sanitary Sewer - _____
Schools - _____
Fire Protection - _____
Roads - _____

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: _____ Phase: _____

Special Flood Hazard Area: total acreage _____ number of homes/structures _____

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE _____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	Completed and signed Conditional Use Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
	Legal description of the property (word.doc and electronic version with engineer's seal):	
	Copy of recorded warranty deed.	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
	Vicinity map showing the location of the subject property	
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
	• Existing boundaries, property lines, and dimensions of the lot	
	• Relationship to adjacent properties, streets, and private lanes	
	• Easements and right-of-way lines on or adjacent to the lot	
	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
	• Building locations(s) (including dimensions to property lines)	
	• Parking and loading areas (dimensioned)	
	• Traffic access drives and traffic circulation (dimensioned)	

	• Open/common spaces	
	• Refuse and service areas	
	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	

Landscape Plan (If applicable):

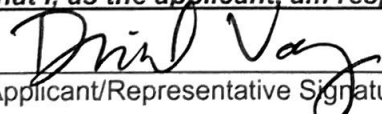
	The following items must be included on the landscape plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**


Applicant/Representative Signature

12/11/25
Date

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1.

All contractor work shall be conducted in accordance with ISPPWC (Idaho Standard Public Works Construction), 2025 (or most recent published); and City of Star, ID codes, standards and state and local regulations.

2. EXISTING CONDITIONS

2.1.

All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2.

The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3.

See Engineer's plans for information about existing features.

2.3.1.

Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.

3. GRADING & SITE PREPARATION

3.1.

Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2.

All gravel overprep to be removed and disposed of off site.

3.3.

Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4.

Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures

3.5.

Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6.

No pooling or standing water will be accepted per industry standards.

4. SOILS

4.1.

Lawn areas shall receive 12" min depth of screened topsoil.

4.2.

All planter beds shall receive 18" min depth of screened topsoil.

4.3.

Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1.

Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2.

Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3.

Topsoil shall have a pH of 6.5 to 8.0.

4.3.4.

If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4.

If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.

4.5.

Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6.

Amend all new plantings with 2 parts topsoil, 1 part compost.

5. PLANTER BED MULCH

5.1.

All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.

6. PLANTS

6.1.

All plant material shall be installed per industry standards.

6.2.

All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by
- Owner's representative, will be rejected.

6.3.

All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.

6.4.

Trees and shrubs over 30" shall not be planted within clear vision triangles.

6.5.

Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.

7. IRRIGATION

7.1.

Irrigation system shall be built to the following specifications:

7.2.

Adhere to city codes when connecting to city water.

7.3.

All irrigation material to be new with manufacturers' warranty fully intact.

7.4.

Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

7.4.1.

Controller to have On/Off rain switch or rain shut off device that does not alter program.

7.5.

All remote control valves (including master control valve) to have flow control device.

7.6.

Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min. Use common trenching where possible..

7.7.

All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

7.9.

All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

7.10.

Connect mainline to point of connection in approximate location shown on plan.

7.11.

Contractor is responsible complying with all codes and paying all permits necessary.

7.12.

Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

7.13.

All drip irrigation to be buried 2" below finished grade.

7.14.

Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

7.15.

Install all irrigation per irrigation drawings. utilize material specified or approved equal.

7.16.

Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

7.17.

If any discrepancies are found, then local codes shall prevail.

8. CONTRACTOR RESPONSIBILITIES

8.1.

Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

8.2.

All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

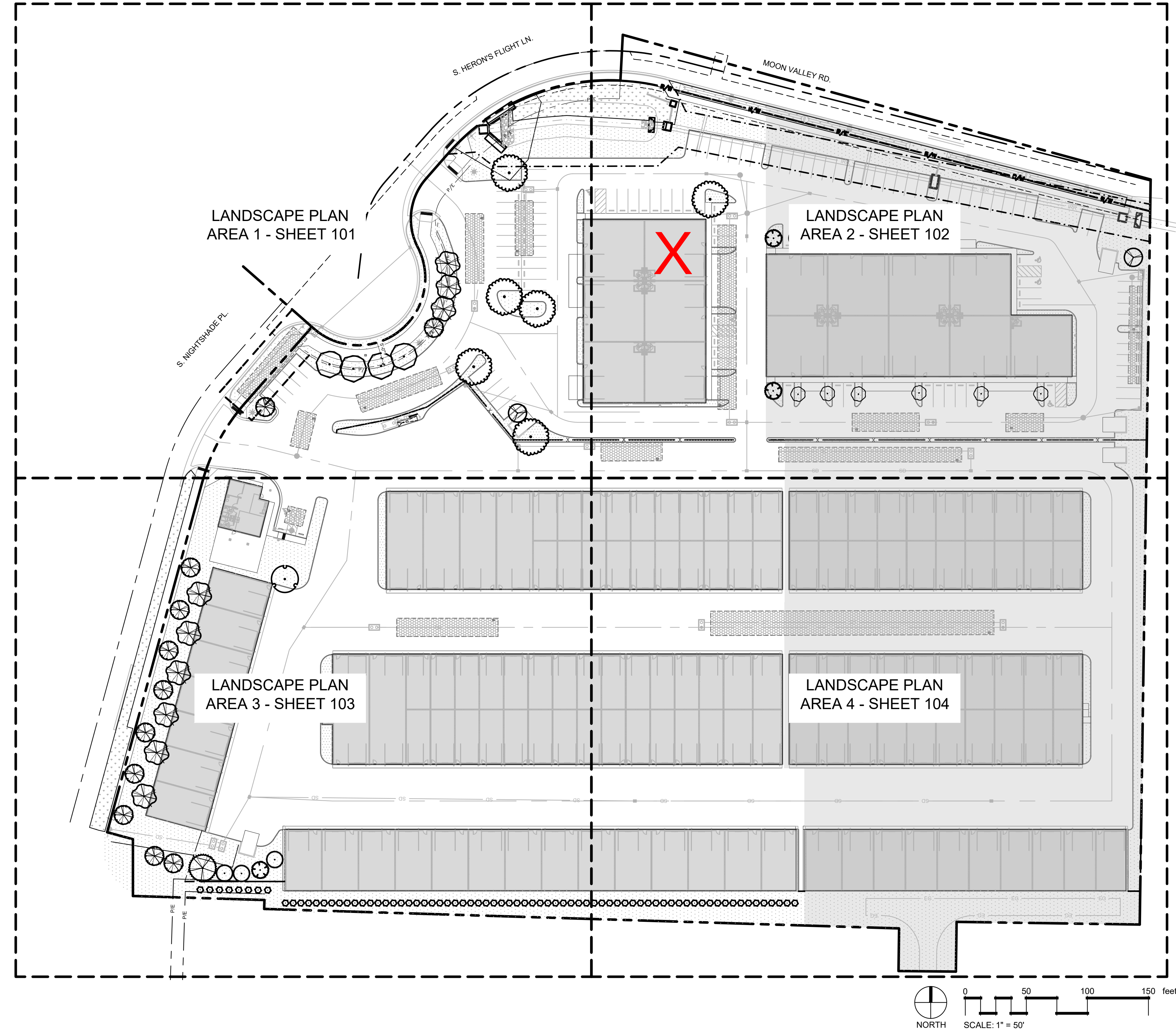
8.3.

Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.

9.

In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE PLAN OVERALL:



TREE LIKE SHRUBS IN LIEU OF TREES PER IRRIGATION RESTRICTIONS ON MOON VALLEY RD & S. HERON'S FLIGHT LN.:

- HAMAMELIS x intermedia 'DIANE' / DIANE WITCH HAZEL
- RHUS typhina 'BALTIMORE' / TIGER EYES STAGHORN SUMAC
- SYRINGA vulgaris / COMMON LILAC

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:
*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	11	45 TREE-LIKE SHRUBS
TREE-LIKE SHRUBS PER IRRIGATION DISTRICT & CITY(3:1 RATIO)			
S. HERON'S FLIGHT LN.	247 LF	7	21 TREE-LIKE SHRUBS
TREE-LIKE SHRUBS PER IRRIGATION DISTRICT & CITY(3:1 RATIO)			
S. NIGHTSHADE PL.	378 LF	11	11+

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
31	31	22*
*DUE TO IRRIGATION FACILITIES/EASEMENT		
*4 ADDITIONAL TREES ADDED ON S. NIGHTSHADE PL. & 3 ADDED TO COMMON AREA		

MINIMUM PLANT SIZES:

PLANT TYPE	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.



(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

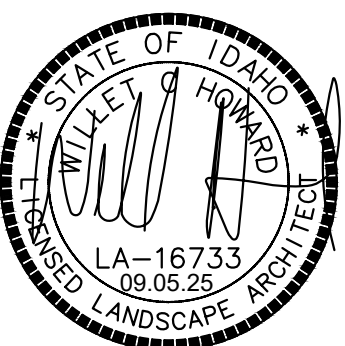
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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Seals



MOON VALLEY STORAGE

MRK	DATE	Description

JOB NO:	24-3003
DATE:	2.27.2025
DRAWN BY:	BLM/MW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE
PLAN -
OVERALL

SHEET NUMBER

L100

MOON VALLEY STORAGE CONDOS BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616



OWNER

FALCON ONE RIVERSTONE, LLC
1673 SHORELINE DR. SUITE 200
BOISE, ID 83702
TEL | 208-602-4500

SHANE JIMINEZ, PRESIDENT
SHANE@FALCONONE.COM

DESIGN TEAM

EVSTUDIO
8701 W HACKAMORE
BOISE, ID 83709
TEL | 208-884-2824

ARCHITECTURE
JACKSON BIDWELL, PROJECT MANAGER

ANDREW COENEN, ARCHITECT

CONTRACTOR

WRIGHT BROTHERS CONSTRUCTION
779 E STATE ST
EAGLE, ID 83616
TEL| 208-938-6000

TREVOR WRIGHT

MECHANICAL & PLUMBING

TIKKER ENGINEERING INC.
9050 W OVERLAND RD
BOISE, ID 83709
TEL | 208-658-0218

MARCOS MADRIGAL

ELECTRICAL

E2CO
800 S INDUSTRY WAY
MERIDIAN, ID 83642
TEL| 208-378-4450

JEFF SMITH

PEMB

CBC STEEL BUILDINGS
1700 E LOUISE AVE.
LATHROP, CA 95330
TEL| 209-983-0910

SCOTT ROMINE

STRUCTURAL

BHB ENGINEERS
390 E CORPORATE DR
MERIDIAN, ID 83642
TEL| 208-891-7157

DARREN TRUCHOT

CIVIL

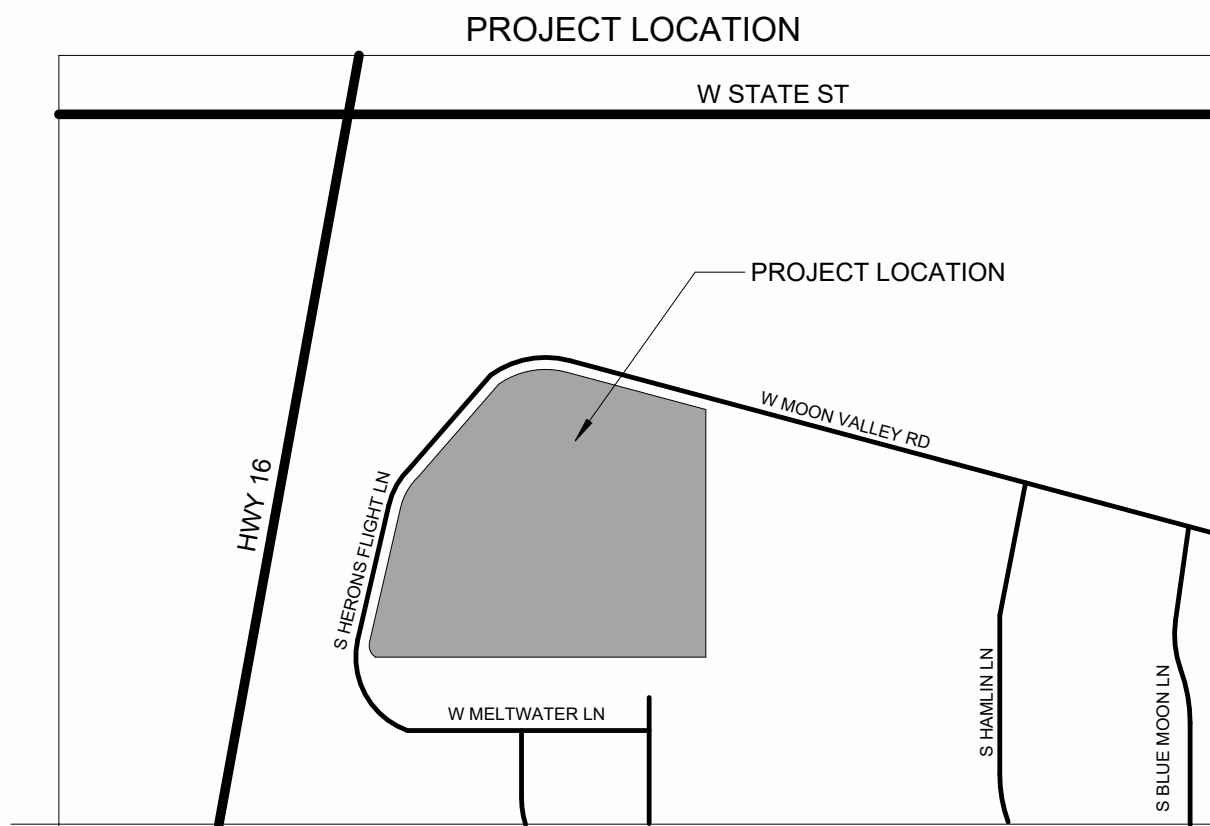
J-U-B ENGINEERS
250 S BEECHWOOD DR
BOISE, ID 83709
TEL| 208-376-7330

KEITH MORSE

LANDSCAPE

STACK ROCK GROUP
404 S 8TH STE 154
BOISE, ID 83702
TEL| 208-345-0500

JESSON BUSTER



EVstudio

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inspections@evstudio.com
design@evstudio.com
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Contact:

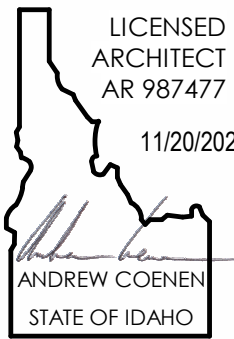
Jackson Bidwell
jackson.bidwell@evstudio.com
208-884-2824 x 1012

MOON VALLEY STORAGE CONDOS

BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616

AF24008



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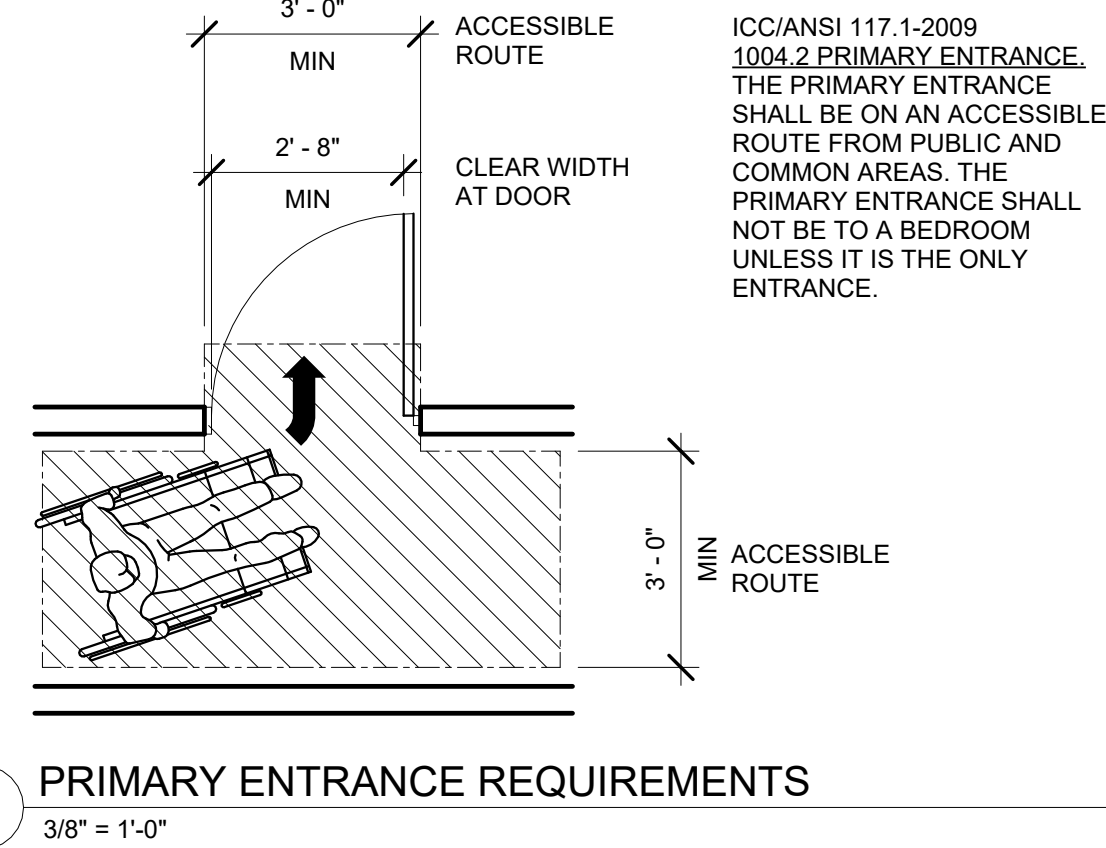
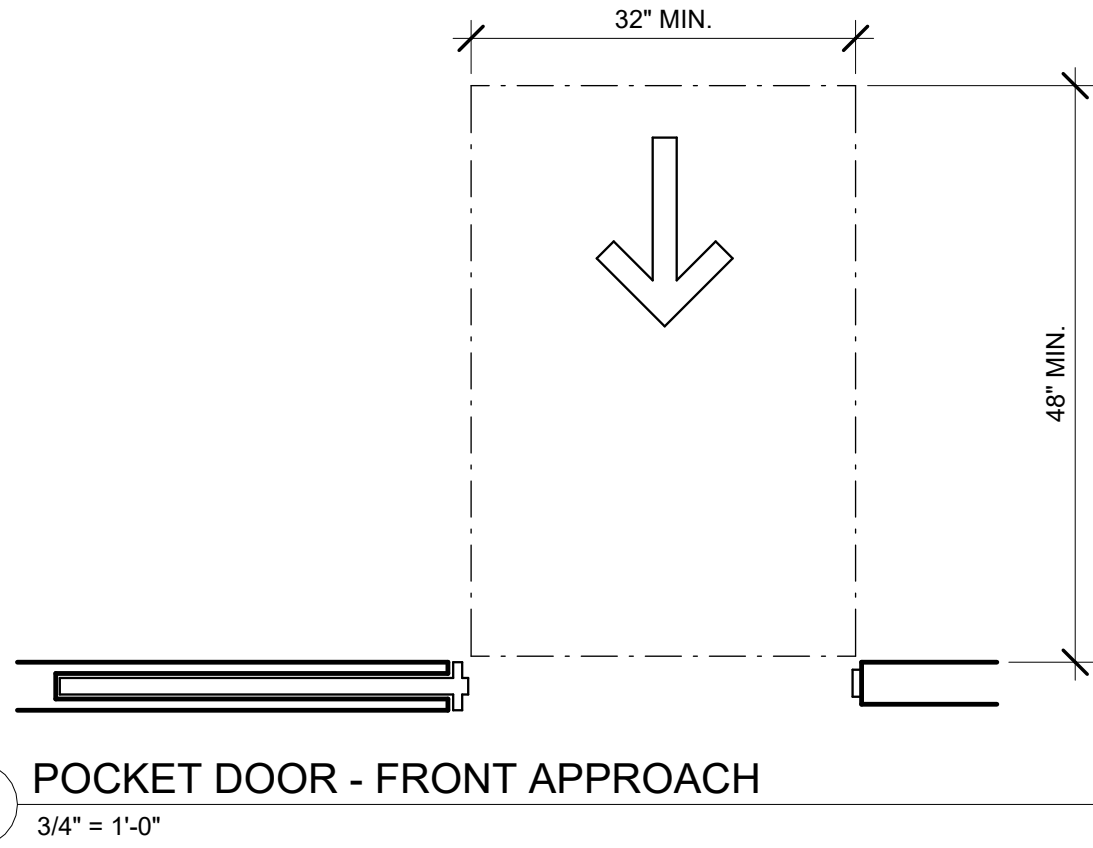
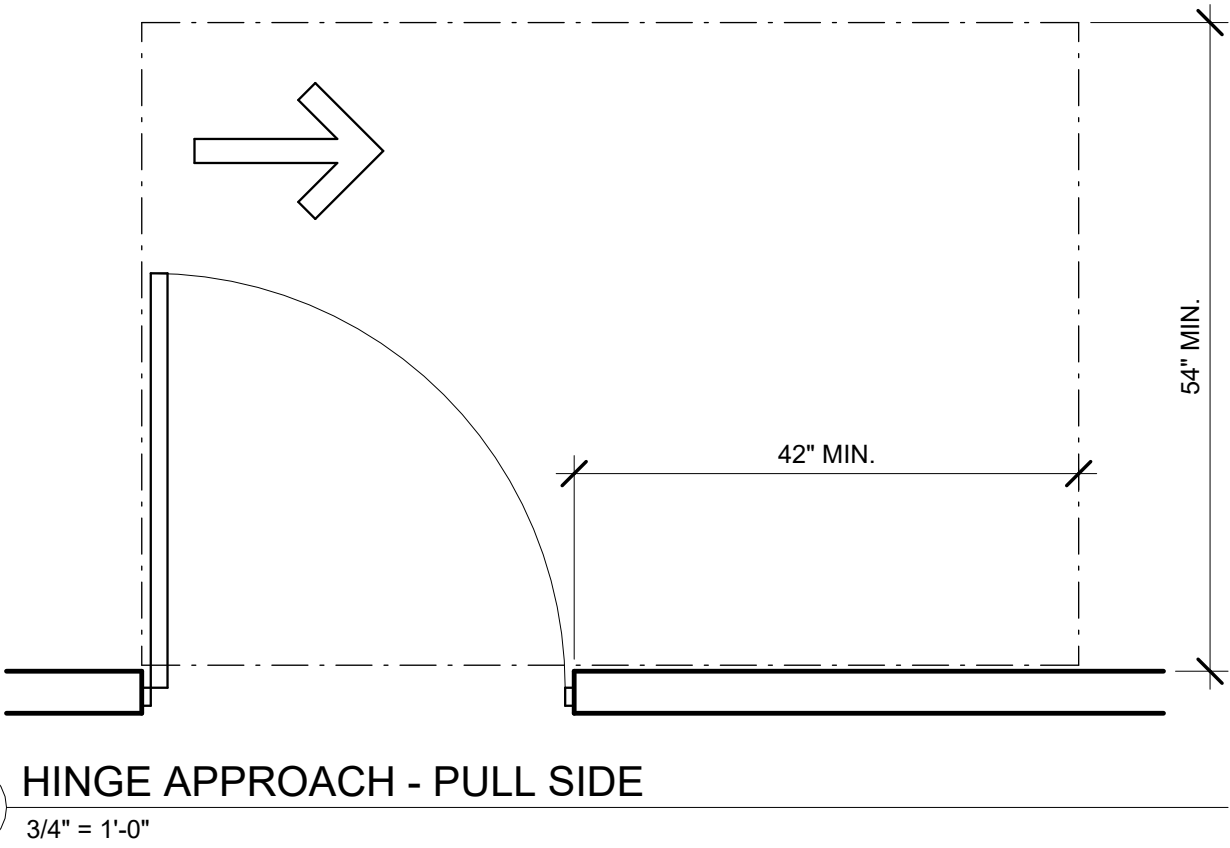
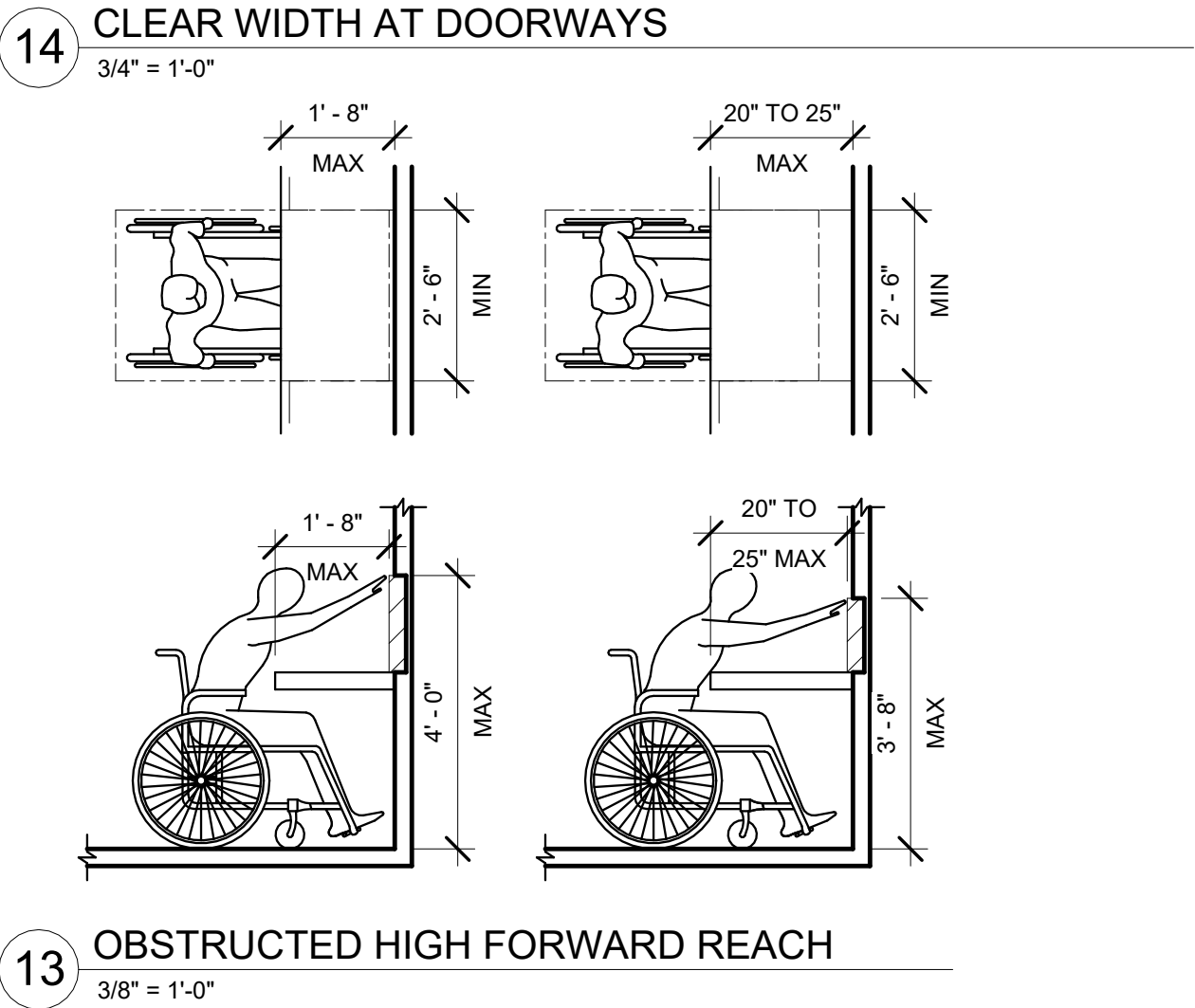
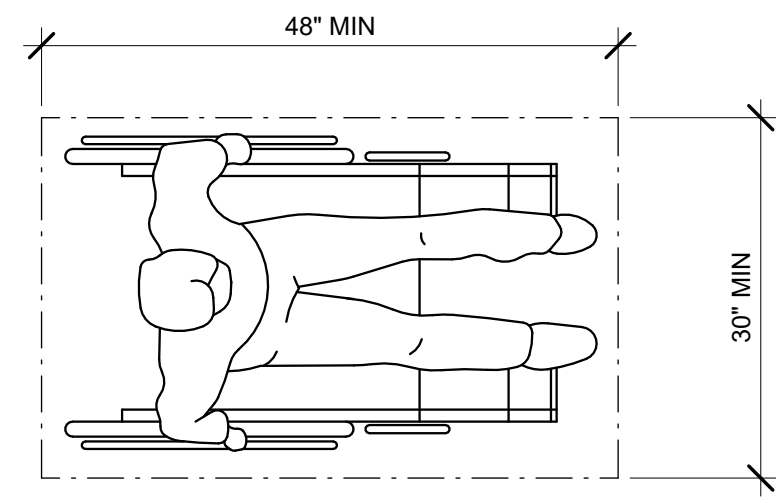
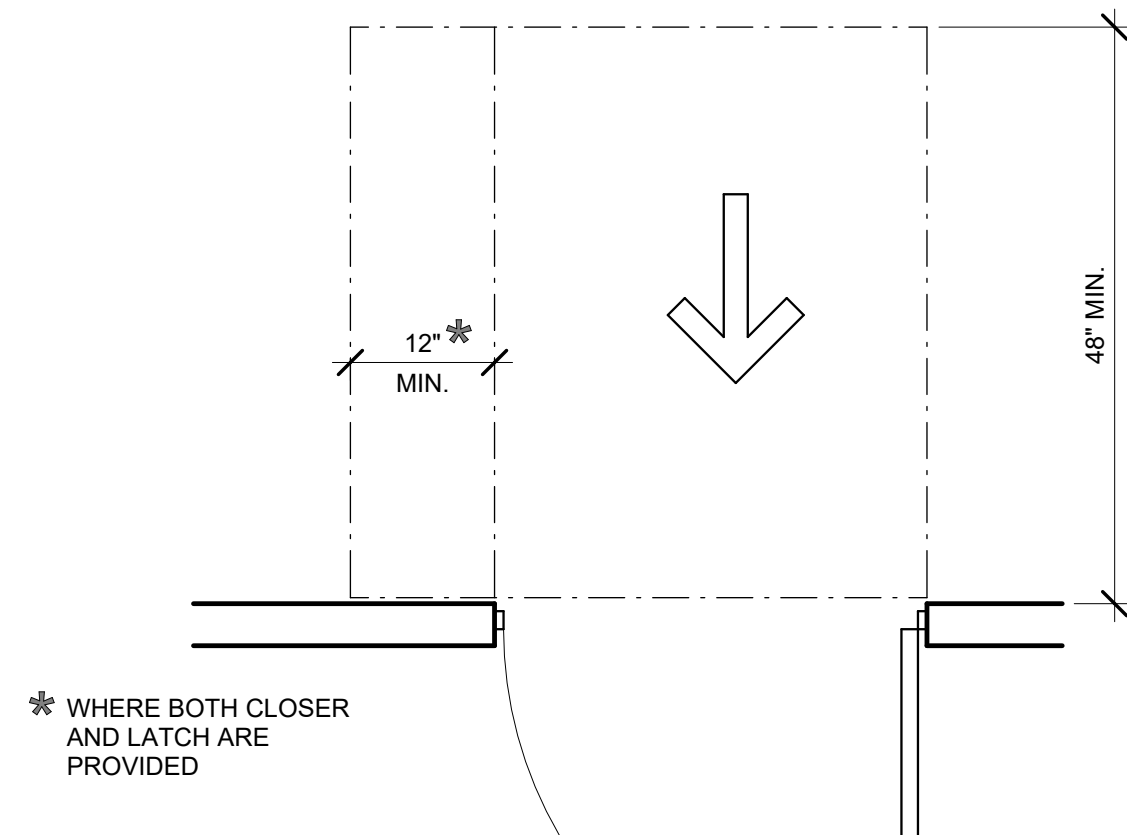
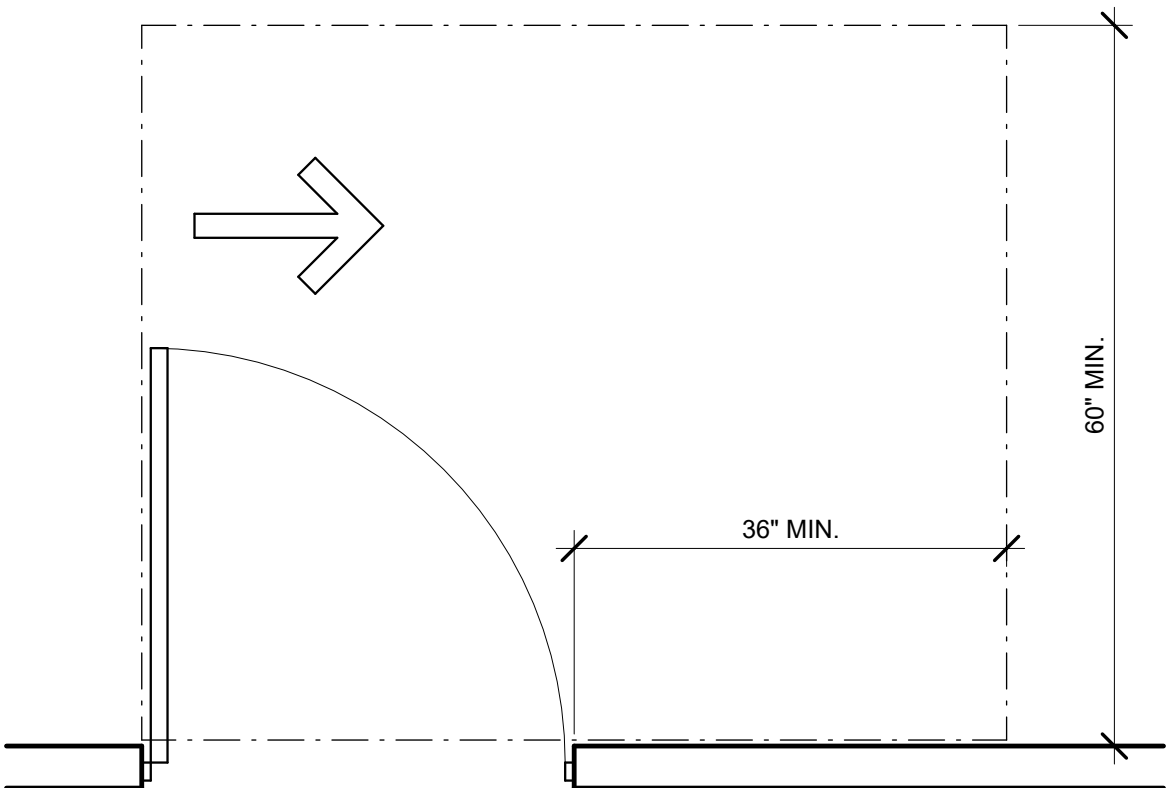
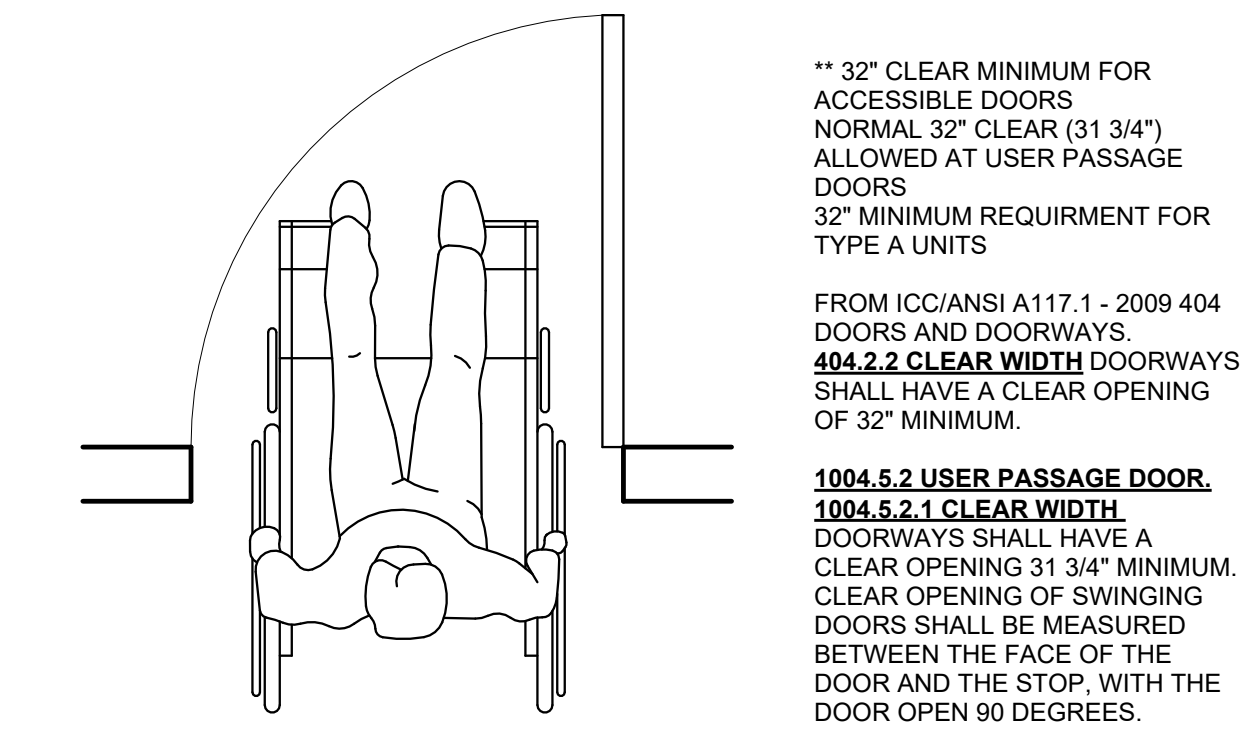
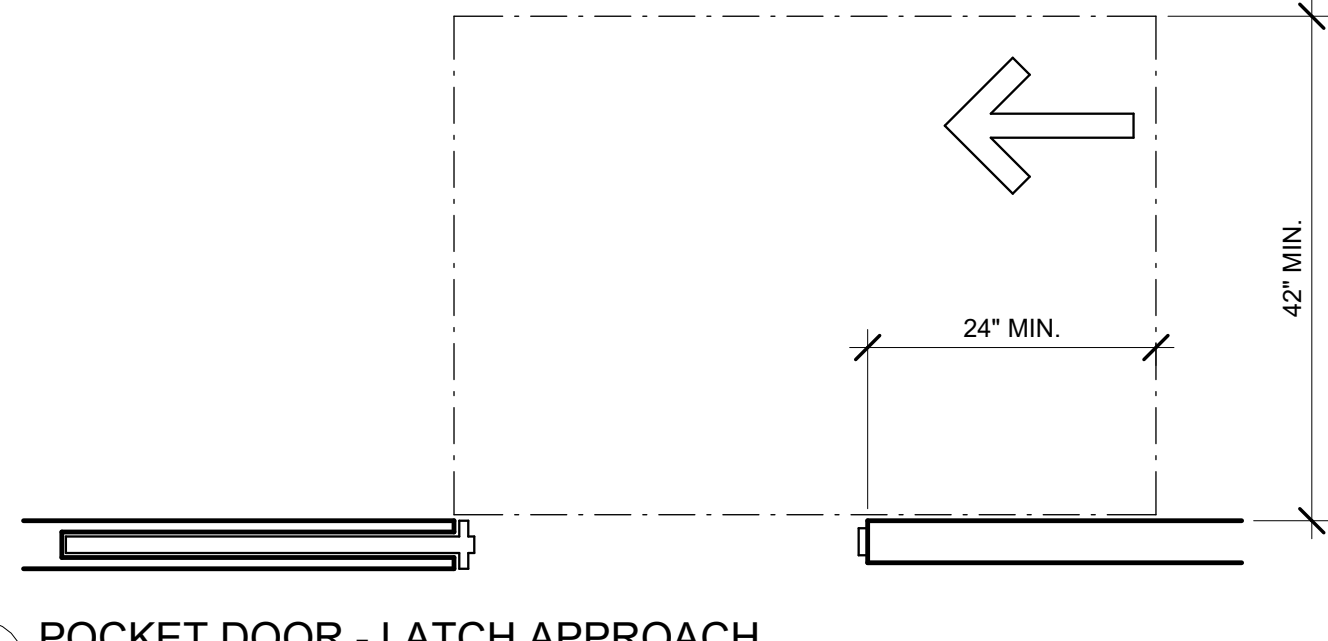
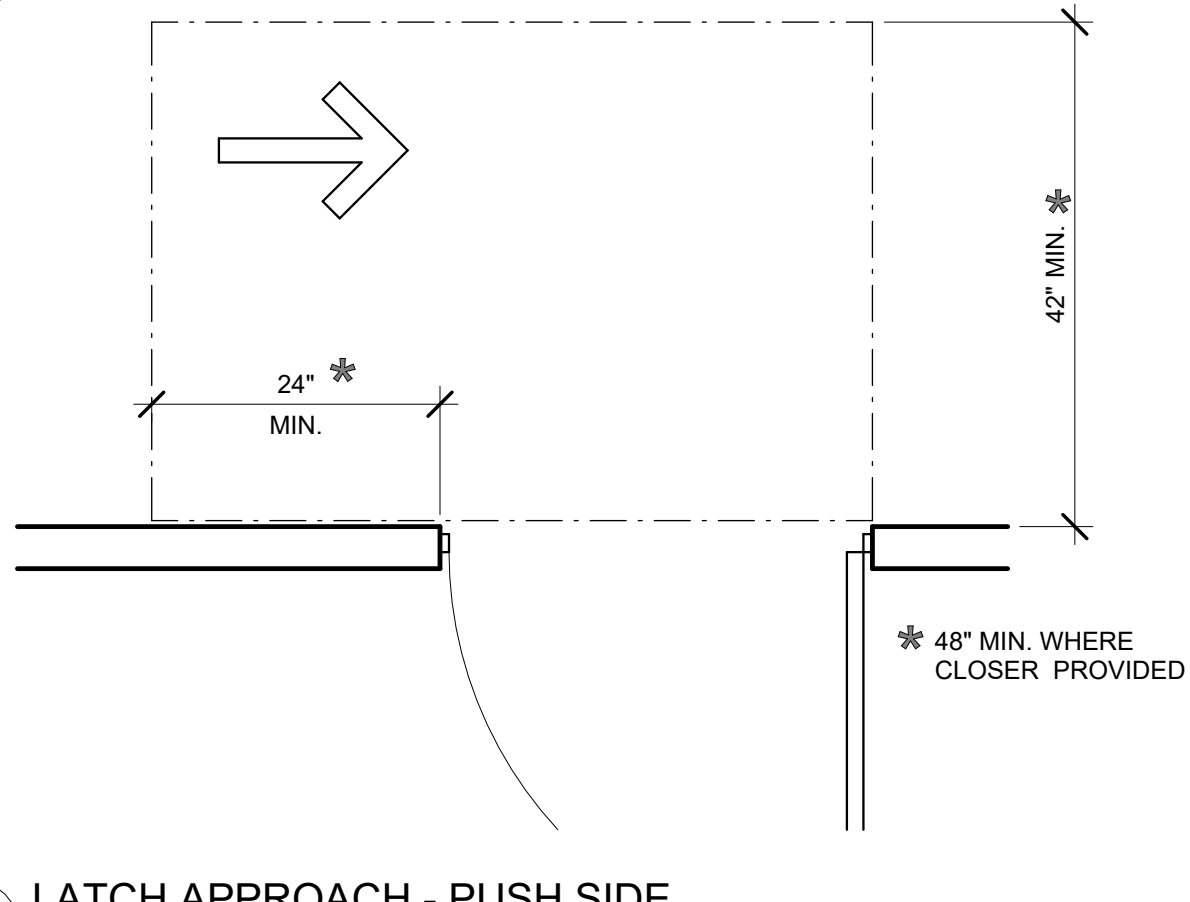
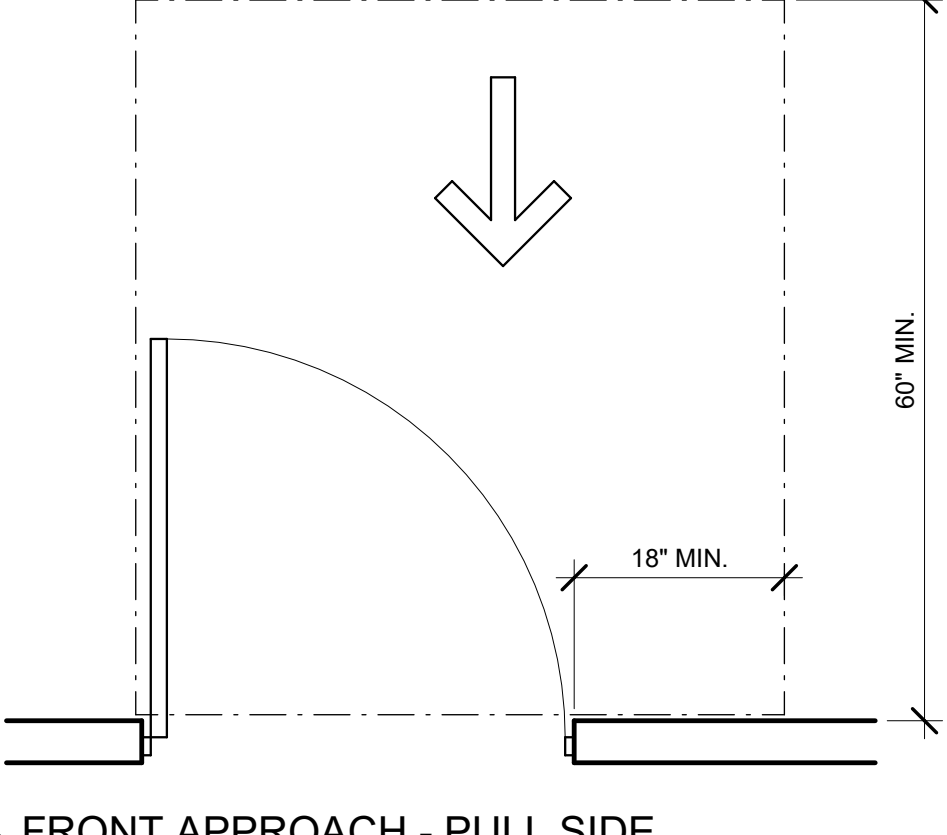
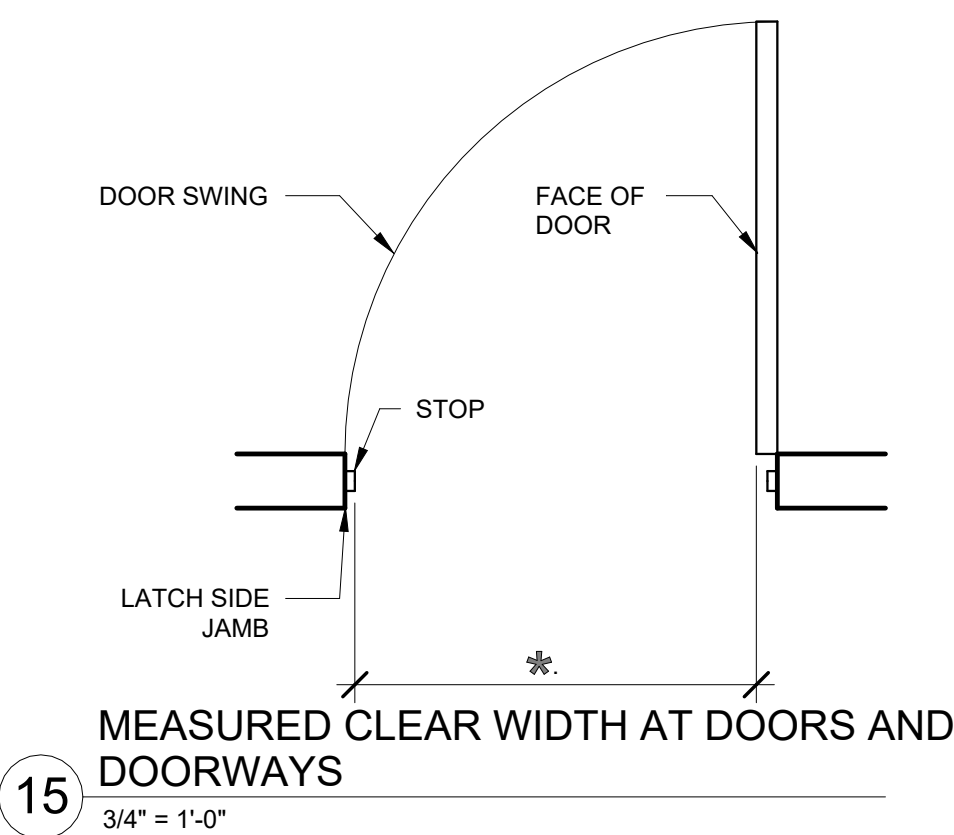
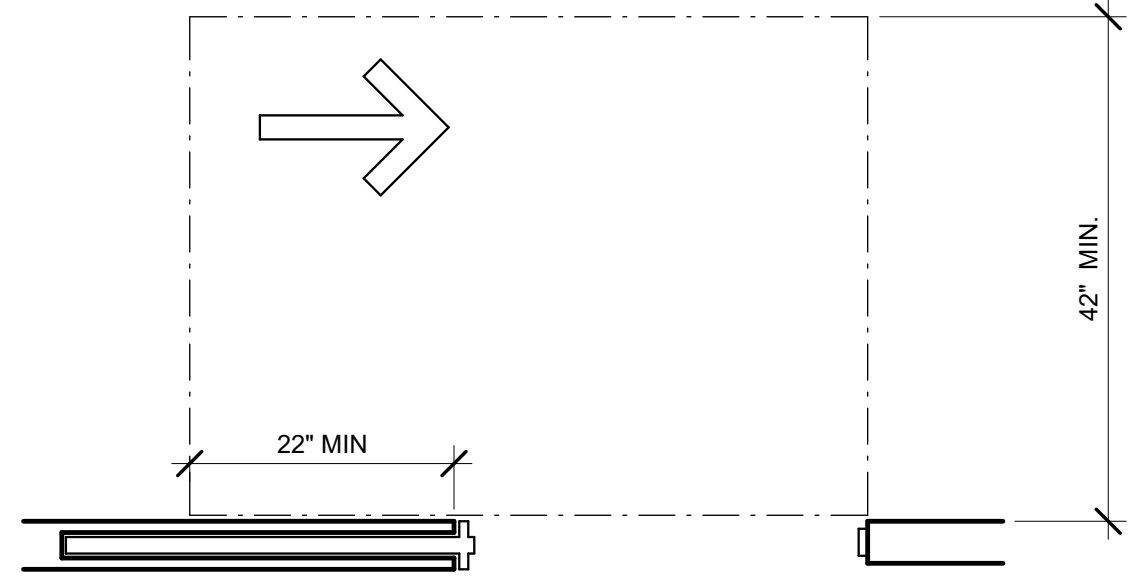
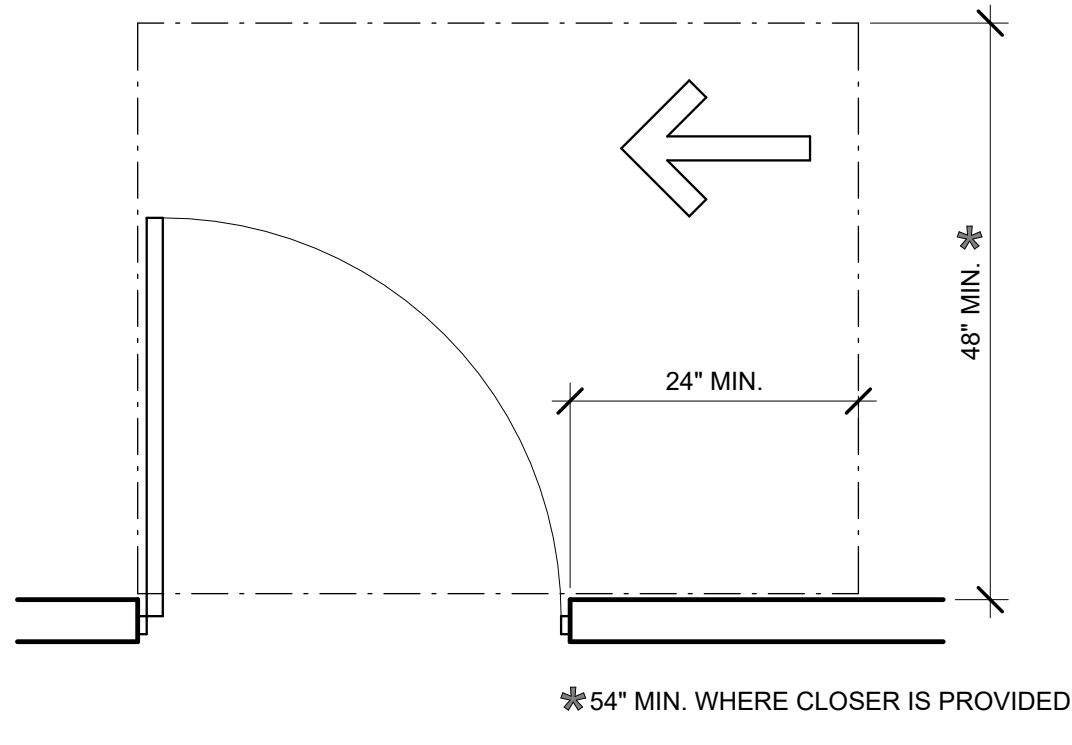
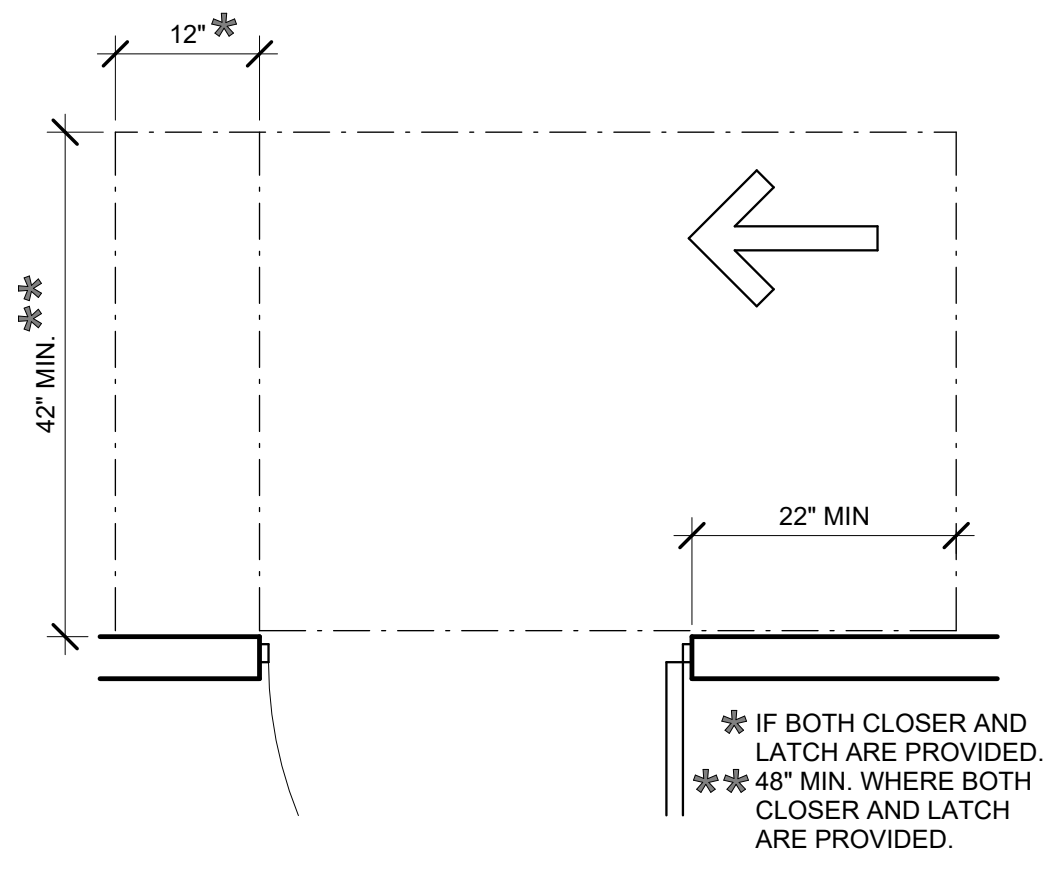
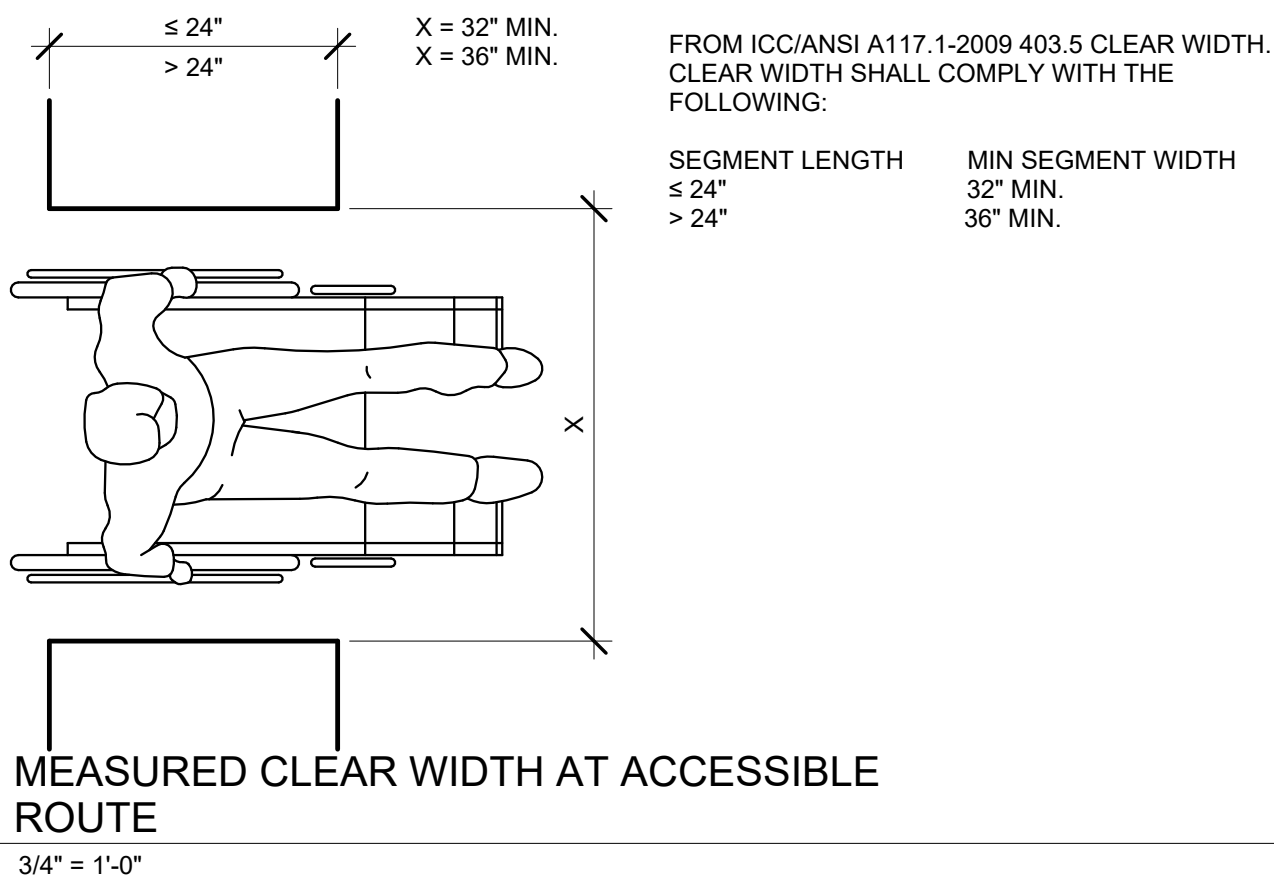
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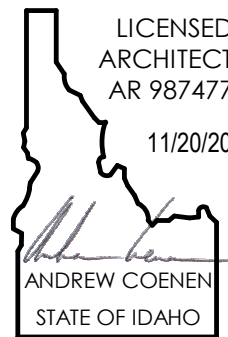


MOON VALLEY STORAGE

CONDOS

8323 W. MOON VALLEY RD.
STAR, ID. 83616

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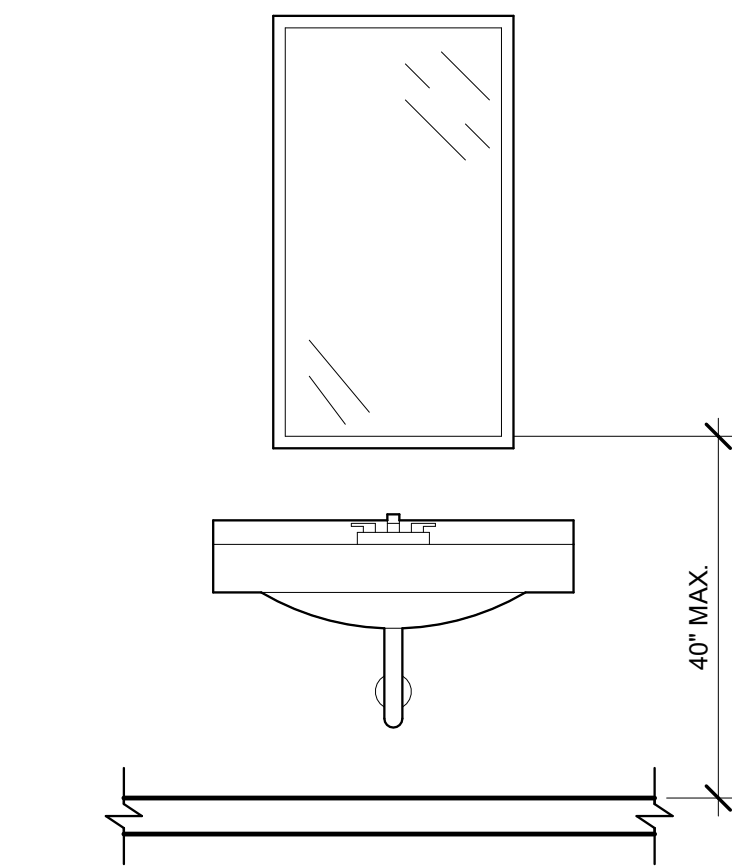
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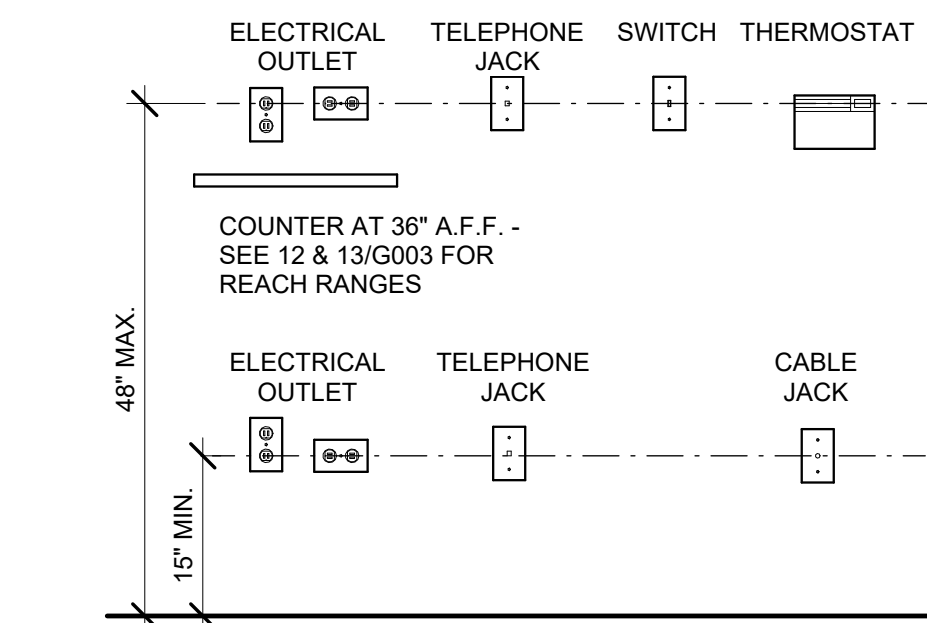
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ACCESSIBILITY
DETAILS

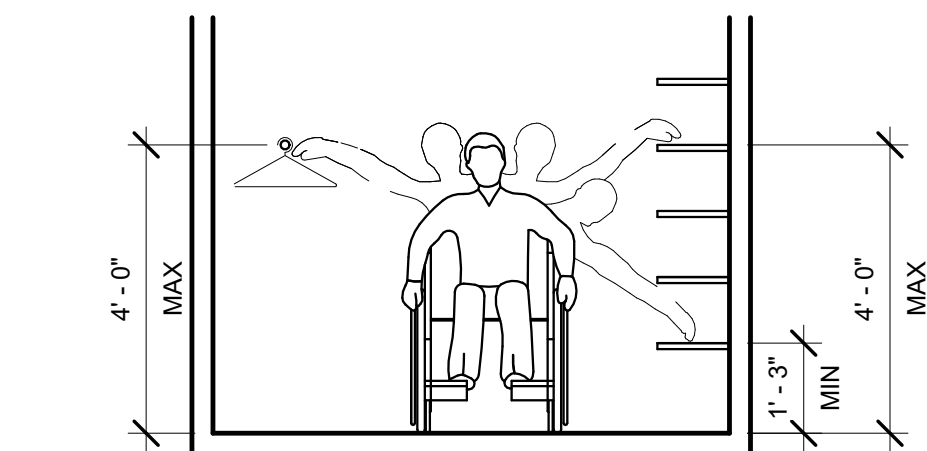
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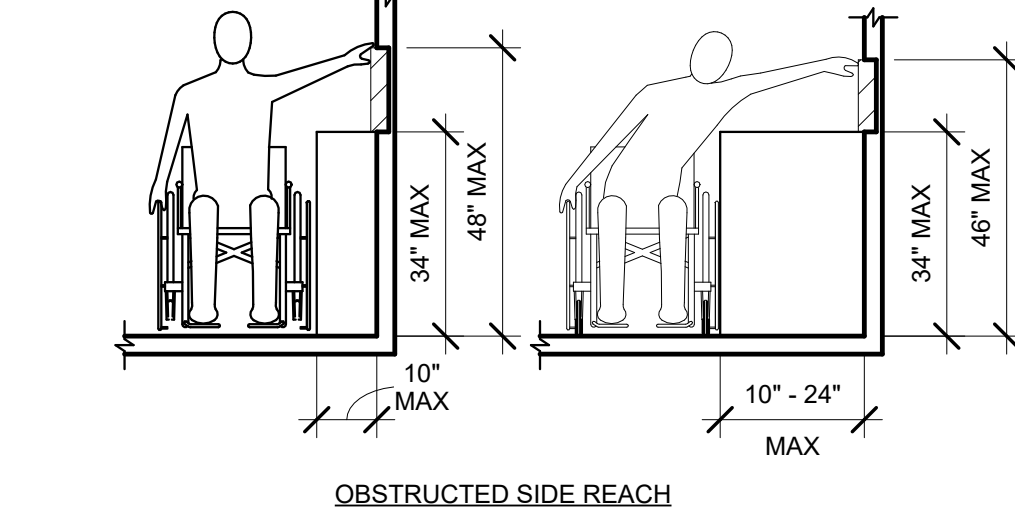
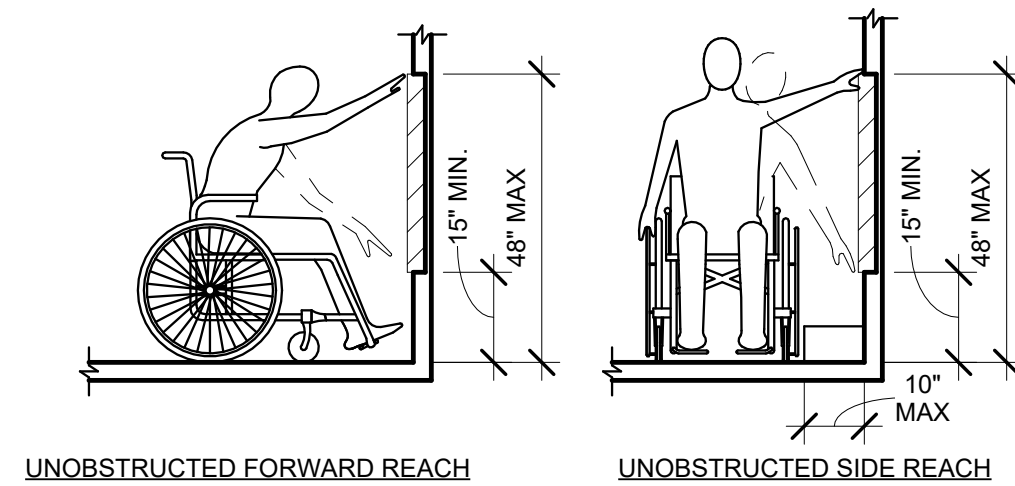
15 ACCESSIBLE MIRROR
3/4" = 1'-0"



14 OUTLETS, SWITCHES, TELECOM & HVAC ACCESSORIES
1/2" = 1'-0"



13 CLOSET REACH RANGE
3/8" = 1'-0"



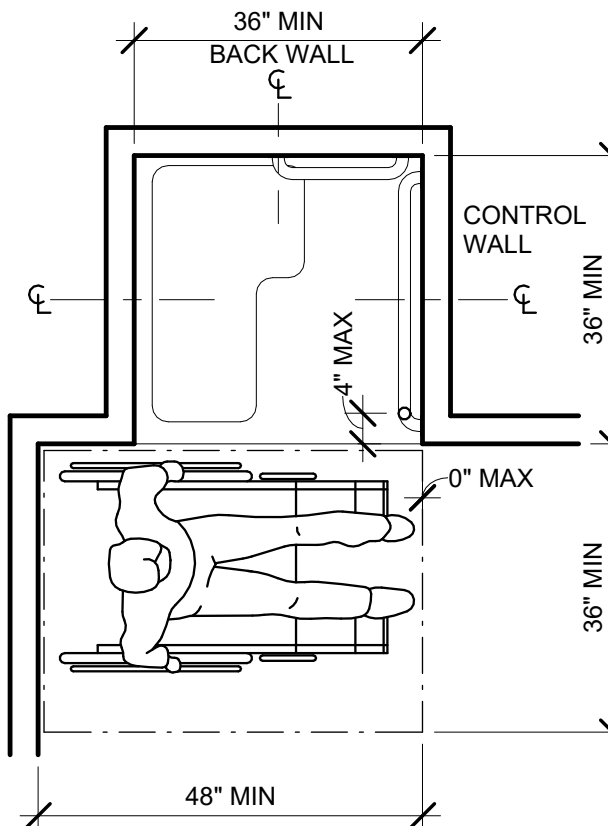
12 REACH RANGES
3/8" = 1'-0"

ICC/ANSI 117.1-2009 608 SHOWER COMPARTMENTS
608.2.1 TRANSFER-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 36" WIDE AND 36" DEEP. AN ENTRY 36" MINIMUM IN WIDTH SHALL BE PROVIDED. A CLEARANCE OF 48" MINIMUM IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL WALL, AND 36" MINIMUM IN DEPTH SHALL BE PROVIDED.

608.3.1.1 HORIZONTAL GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18" FROM THE CONTROL WALL.

608.3.1.2 A VERTICAL GRAB BAR 18" MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3" MINIMUM TO 6" MAXIMUM ABOVE THE HORIZONTAL GRAB BAR, AND 4" MAXIMUM INWARD FROM THE FRONT EDGE OF THE SHOWER.

608.2.1.3 SEAT A FOLDING OR NON-FOLDING SEAT COMPLYING WITH SECTION 610 SHALL BE PROVIDED ON THE WALL OPPOSITE THE CONTROL WALL.



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

11 ACCESSIBLE TRANSFER SHOWER
1/2" = 1'-0"

ICC/ANSI 117.1-2009 608.5.1 TRANSFER-TYPE SHOWERS.

IN TRANSFER-TYPE SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE CONTROL WALL OPPOSITE THE SEAT, 38" MIN. AND 48" MAX. ABOVE THE SHOWER FLOOR, WITHIN 15" FROM THE CENTERLINE OF THE CONTROL WALL TOWARD THE SHOWER OPENING.

608.5 HAND SHOWERS, A HAND SHOWER WITH A HOSE 55" MIN. IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

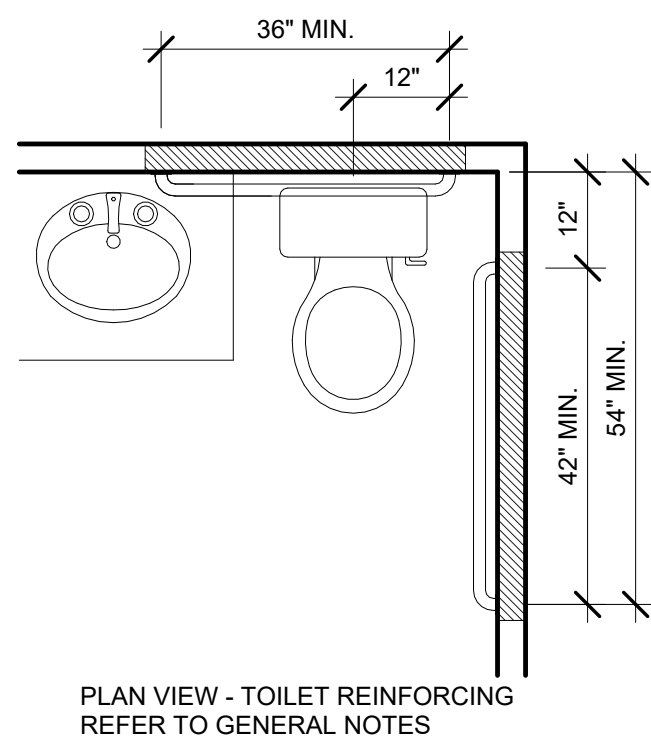
EXCEPTION: IN OTHER THAN ACCESSIBLE UNITS AND TYPE A UNITS, A FIXED SHOWER HEAD LOCATED 48" MAX ABOVE THE SHOWER FLOOR SHALL BE PERMITTED IN LIEU OF A HAND SHOWER.

608.6 THRESHOLDS IN TRANSFER-TYPE SHOWER COMPARTMENTS SHALL BE 1/2" MAX. IN HEIGHT AND SHALL BE BEVELED, ROUNDED, OR VERTICAL.

EXCEPTION: IN EXISTING FACILITIES, IN TRANSFER-TYPE SHOWER COMPARTMENTS WHERE PROVISION OF A THRESHOLD 1/2" IN HEIGHT WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOOR SLAB, A THRESHOLD 2" MAX IN HEIGHT SHALL BE PERMITTED.

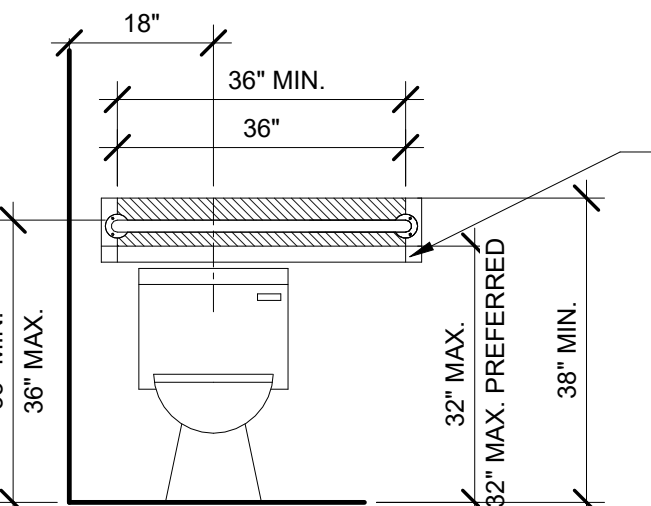
608.7 SHOWER ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

608.8 WATER TEMPERATURE, SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES F MAX.

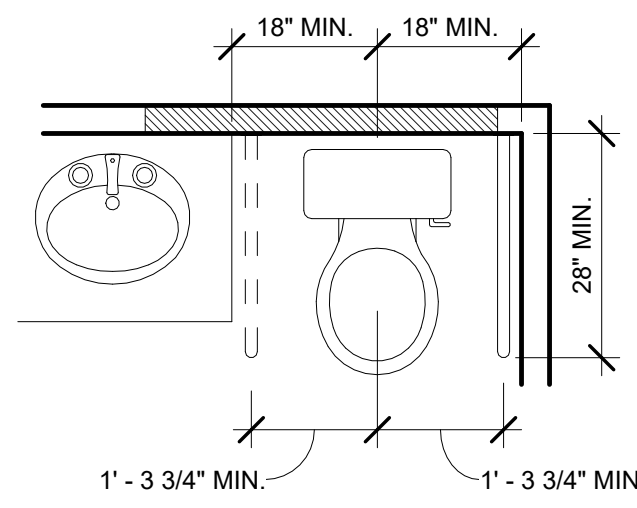


PLAN VIEW - TOILET REINFORCING REFER TO GENERAL NOTES

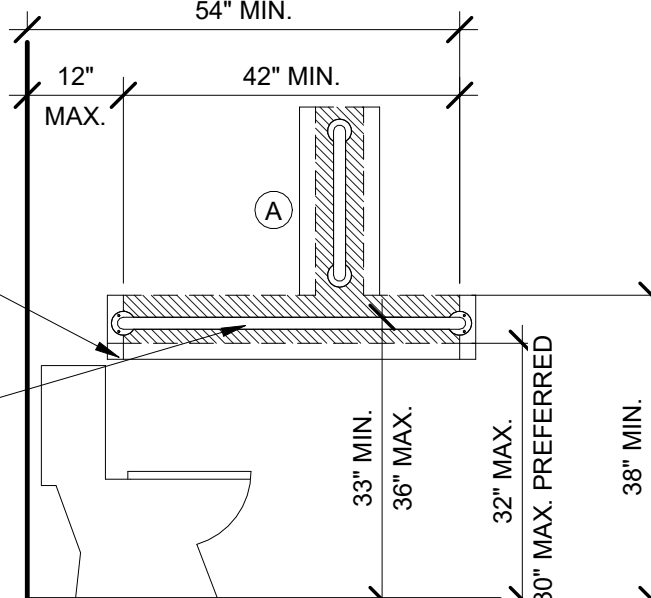
(A) VERTICAL GRAB BARS PROVIDED AT PUBLIC RESTROOMS



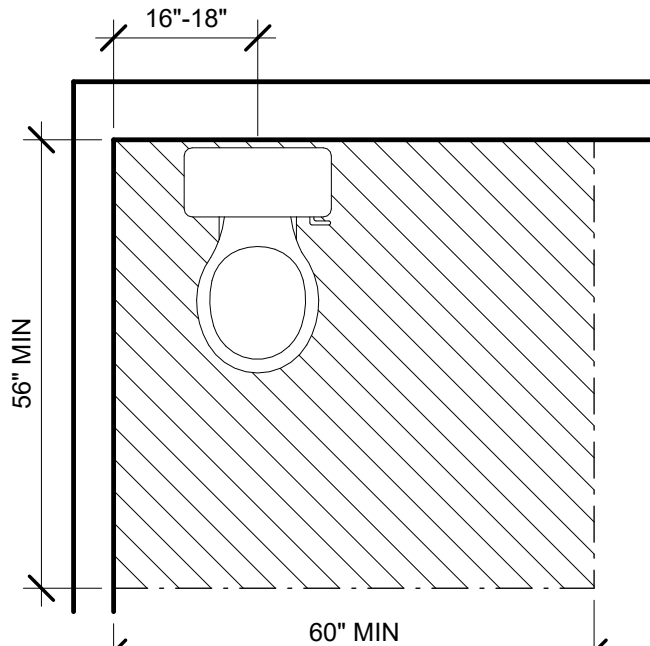
TOILET REINFORCING - REAR WALL



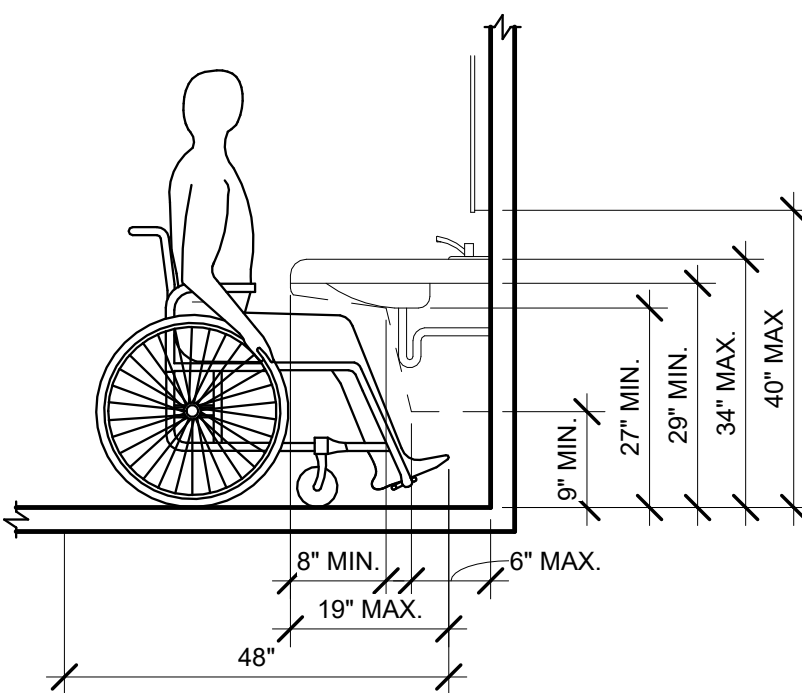
PLAN VIEW - SWING-UP GRAB BAR



TOILET REINFORCING - SIDE WALL



9 CLEAR FLOOR SPACE AT W.C. PARALLEL OR FORWARD
1/2" = 1'-0"



8 KNEE SPACE AT WALL HUNG LAVATORIES
1/2" = 1'-0"

ICC/ANSI 117.1-2009 306 KNEE AND TOE CLEARANCE.

306.1 GENERAL, WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE AT AN ELEMENT, OR A WHEELCHAIR TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT, BUT SHALL NOT BE CONSIDERED AS A PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE.

306.2 TOE CLEARANCE.

306.2.1 GENERAL, SPACE UNDER AN ELEMENT BETWEEN THE FLOOR AND 9" ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 306.2.

306.2.2 MAXIMUM DEPTH, TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAXIMUM UNDER AN ELEMENT.

306.2.3 MINIMUM DEPTH, WHERE TOE CLEARANCE IS REQUIRED AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MINIMUM BENEATH THE ELEMENT.

306.2.4 ADDITIONAL CLEARANCES, SPACE EXTENDING GREATER THAN 6" BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" ABOVE THE FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 WIDTH, TOE CLEARANCE SHALL BE 30" WIDE MINIMUM.

306.3 KNEE CLEARANCE.

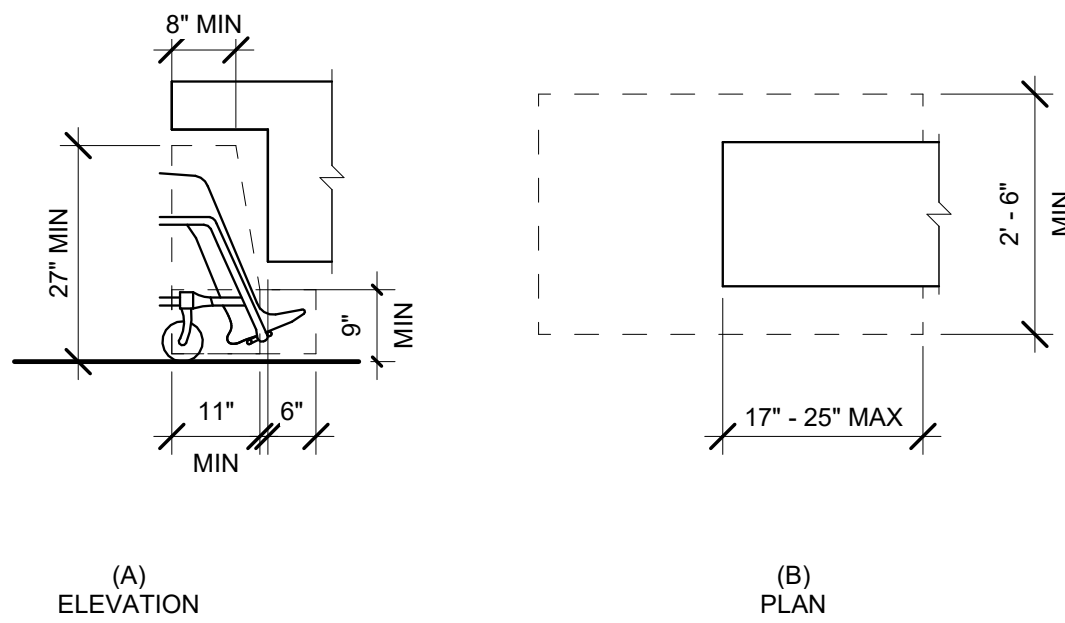
306.3.1 GENERAL, SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 306.3.

306.3.2 MAXIMUM DEPTH, KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAXIMUM UNDER AN ELEMENT AT 9" ABOVE THE FLOOR.

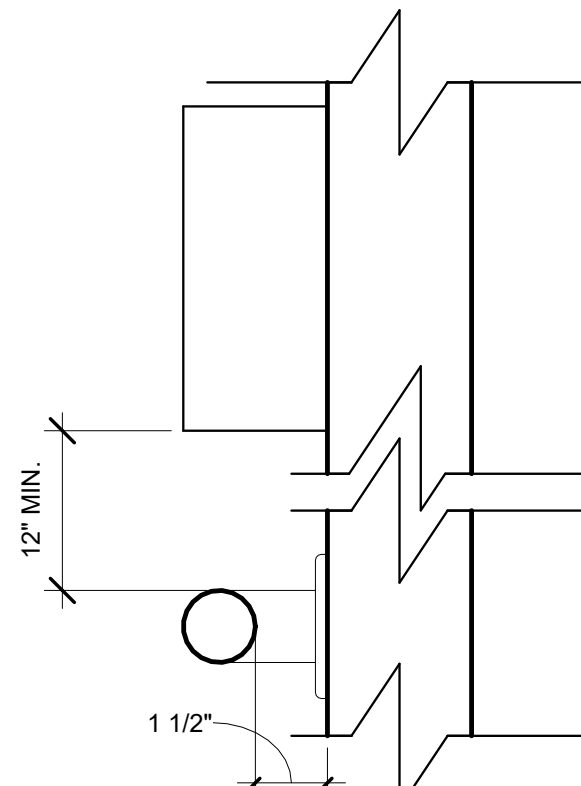
306.3.3 MINIMUM DEPTH, WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MINIMUM AT 9" ABOVE THE FLOOR, AND 8" DEEP MINIMUM AT 27" ABOVE THE FLOOR.

306.3.4 CLEARANCE REDUCTION, BETWEEN 9" AND 27" ABOVE THE FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1" FOR EACH 6" IN HEIGHT.

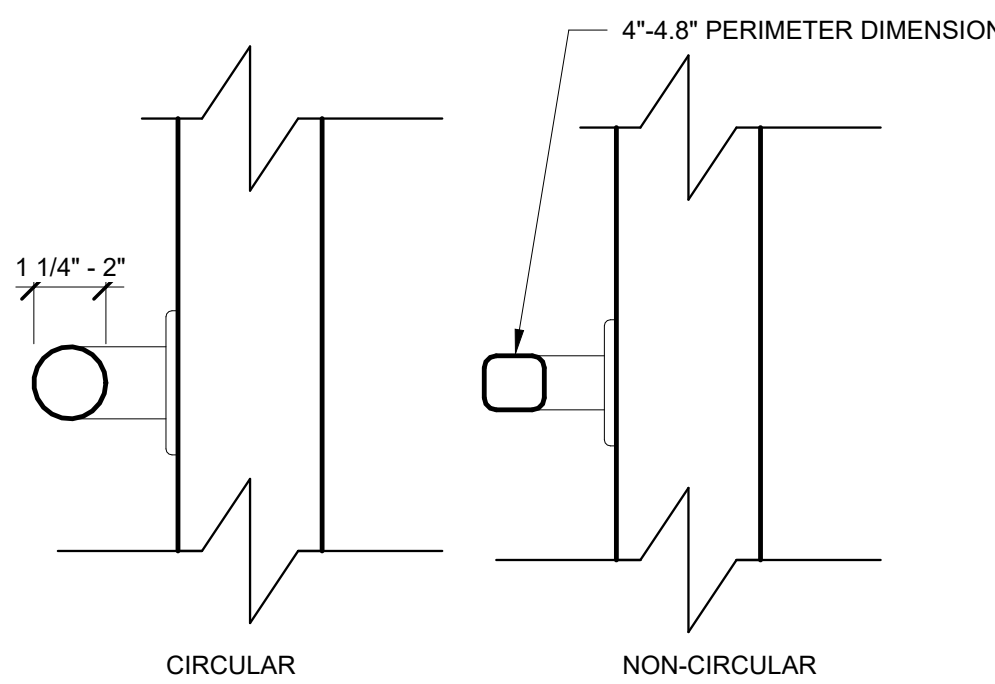
306.3.5 WIDTH, KNEE CLEARANCE SHALL BE 30" WIDE MINIMUM.



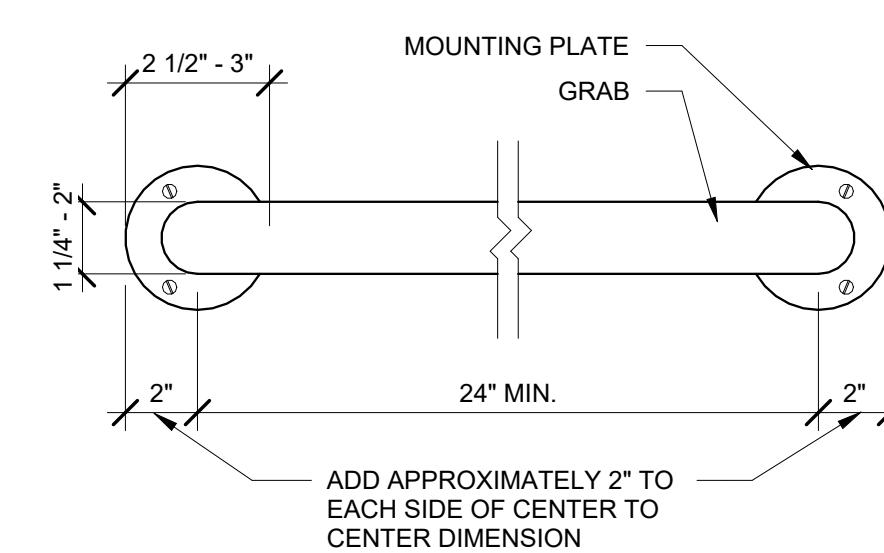
5 CLEAR KNEE SPACE AT SINK
1/2" = 1'-0"



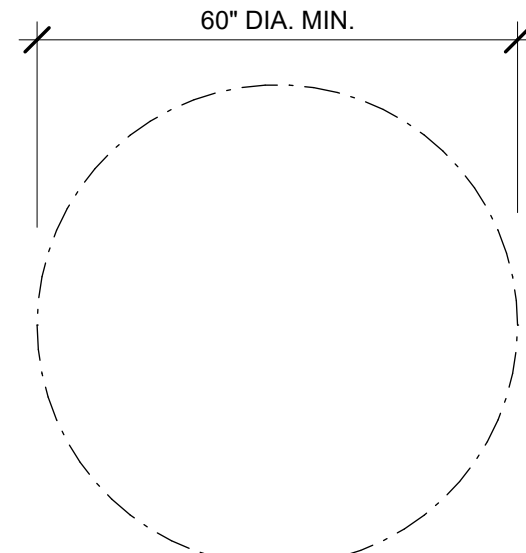
SPACING OF GRAB BARS



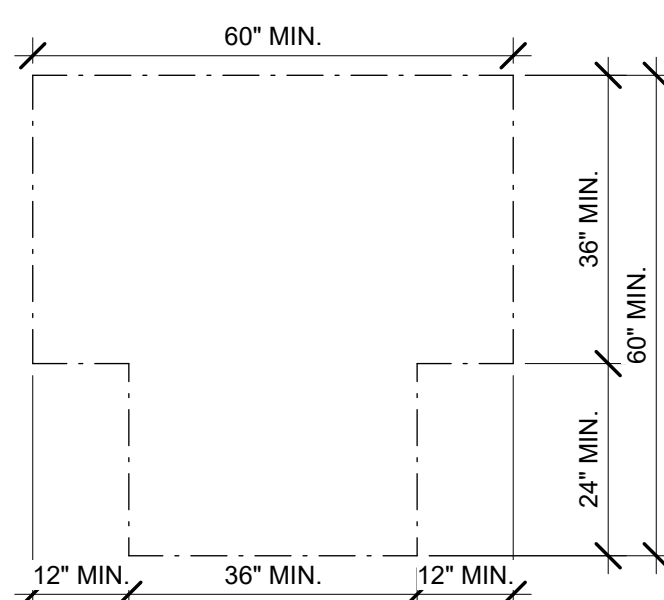
3 GRAB BAR SIZE & CLEARANCE
3" = 1'-0"



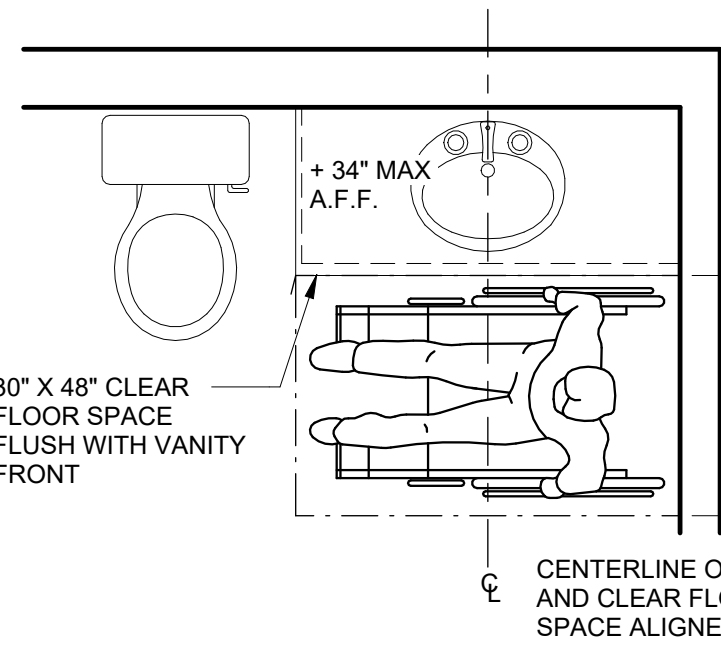
7 GRAB BAR DETAIL
3" = 1'-0"



4 CIRCULAR TURNING SPACE
1/2" = 1'-0"



2 T-SHAPED TURNING SPACE
1/2" = 1'-0"



6 ACCESSIBLE VANITY - ANSI TYPE B UNITS
1/2" = 1'-0"

ICC/ANSI 117.1-2009 1104.11.3 TOILET AND BATHING FACILITIES.

1104.11.3.1 OPTION A

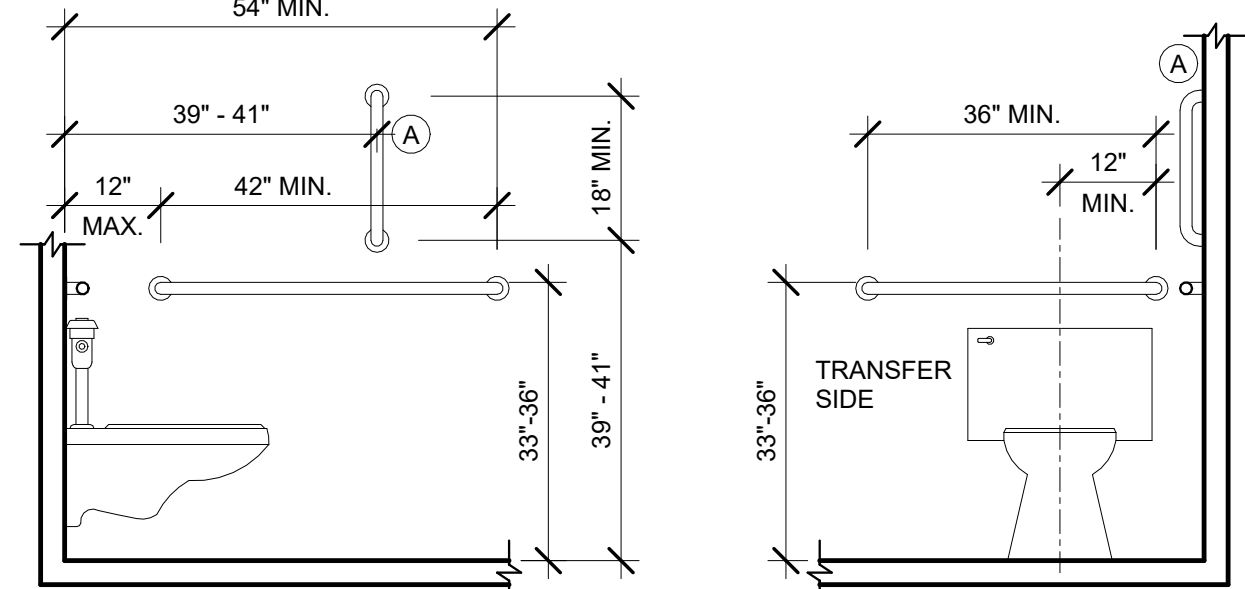
1102.11.3.1.1 LAVATORY.

A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED AT A LAVATORY. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.

EXCEPTIONS:

1. A LAVATORY COMPLYING WITH SECTION 606.

2. CABINETS SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED SUCH CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.



1 GRAB BAR HEIGHT & LOCATION AT WC
1/2" = 1'-0"

CODE ANALYSIS

AF24008 – MOON VALLEY STORAGE CONDOS – BUILDING 5

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 IDAHO STATE PLUMBING CODE
- 2017 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL & GAS CODE
- 2017 NATIONAL ELECTRIC CODE
- 2009 ANSI A117.1 ACCESSIBILITY CODE

PROJECT INFORMATION:

PROJECT ADDRESS

8323 W. MOON VALLEY RD.
STAR, ID 83616

COUNTY: ADA
CLIMATE ZONE (PER IECC SECTION C301): 5B

AUTHORITY HAVING JURISDICTION: CITY OF STAR

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A NEW FLEX SPACE BUILDING, THE 1 STORY CONSTRUCTION TO BE SLAB ON GRADE AND PRE-ENGINEERED METAL STRUCTURE WITH METAL PANEL AND BRICK EXTERIOR FINISH. THE ROOF IS TO BE A STANDING SEAM METAL CONSTRUCTION.

CONSTRUCTION TYPE: II-B (PER IBC SECTION 602)

OCCUPANCY CLASSIFICATION: S-1 (PER IBC SECTION 309)
• SINGLE OCCUPANCY

FINISH FLOOR ELEVATION OF BUILDING: 2493.8 FEET, RE: CIVIL
BUILDING GROSS SQUARE FOOTAGE: 15,000 SF

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:
N/A

SPRINKLERS REQUIRED: YES

ESTIMATED COST OF CONSTRUCTION:

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY & USE
(IBC CHAPTER 4)

NOT APPLICABLE

GENERAL BUILDING HEIGHTS & AREAS (IBC CHAPTER 5)

SECTION 502.1: ADDRESS IDENTIFICATION

NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/8 INCH (12.7 MM), WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

BUILDING HEIGHTS & AREAS				
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (TABLE 504.3)				
OCCUPANCY CLASSIFICATION	SPRINKLERED?	CONSTRUCTION TYPE	ALLOWABLE HEIGHT REQUIRED	STORIES PROVIDED
S-1	YES	II-B	75'-0"	22'-10"
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4)				
S-1	YES	II-B	4	1
ALLOWABLE AREA FACTOR IN SQUARE FEET (TABLE 506.2)				
S-1	YES	II-B	70,000 SF	14,643 SF

SECTION 505: MEZZANINES AND EQUIPMENT PLATFORMS
NOT APPLICABLE

AREA INCREASE CALCULATIONS (IBC SECTION 506)	
FRONTAGE AREA INCREASE (SECTION 506.3.2)	NOT REQUIRED FOR THIS PROJECT.
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (SECTION 507)	NOT APPLICABLE – BUILDING IS NOT SPRINKLED

506.3 – FRONTAGE INCREASE
NOT APPLICABLE

SECTION 508: MIXED USE AND OCCUPANCY
NOT APPLICABLE

SECTION 509: INCIDENTAL USES
NOT APPLICABLE

SECTION 510: SPECIAL PROVISIONS
NOT APPLICABLE

TYPES OF CONSTRUCTION (IBC CHAPTER 6)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)			
BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	UL ASSEMBLY
PRIMARY STRUCTURAL FRAME	0	0	N/A
EXTERIOR	0	0	N/A
INTERIOR	0	0	N/A
NON-BEARING WALLS & PARTITIONS			
EXTERIOR	0	SEE TABLE 602	N/A
INTERIOR	0	0	N/A
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0	0	N/A
ROOF CONSTRUCTION & SECONDARY MEMBERS	0	0	N/A

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)				
EXTERIOR WALL	FIRE SEPARATION DISTANCE IN FEET	RATING REQUIRED	RATING PROVIDED	UL ASSEMBLY
NORTH	10 < x < 30	0	0	NA
SOUTH	10 < x < 30	0	0	NA
EAST	10 < x < 30	0	0	NA
WEST	10 < x < 30	0	0	NA

SECTION 603: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3.

FIRE AND SMOKE PROTECTION FEATURES (IBC CHAPTER 7)

SECTION 705.2: PROJECTIONS

PROJECTIONS SHALL BE A MINIMUM OF 40 INCHES FROM THE LINE USED TO DETERMINE FIRE SEPARATION DISTANCE.

PER TABLE 705.2 MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD) PROVIDED: 5 OR GREATER
MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD: 40 INCHES
[PROJECTIONS SHALL BE OF NONCOMBUSTIBLE MATERIALS]

SECTION 705.8: OPENINGS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (TABLE 705.8)
20 TO LESS THAN 25' UNPROTECTED, NONSPRINKLERED: 45%
705.8.1 EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS, AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

SECTION 705.11.1: PARAPET CONSTRUCTION

PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL NOT BE LESS THAN 30 INCHES ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT, WHERE THE ROOF SLOPES TOWARD A PAPARET AT A SLOPE GREATER THAN 2:12, THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS AN PORTION OF THE ROOF WITHIN A FIRE SEPARATION DISTANCE WHERE PROTECTION OF WALL OPENINGS IS REQUIRED, BUT THE HEIGHT SHALL BE NOT LESS THAN 30 INCHES.

SECTION 706: FIRE WALLS
NOT APPLICABLE

SECTION 707: FIRE BARRIERS
NOT APPLICABLE

SECTION 708: FIRE PARTITIONS
REQUIRED: NO

SECTION 711: FLOOR AND ROOF ASSEMBLIES

SECTION 711.2.3 SUPPORTING CONSTRUCTION: THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORT

OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS (TABLE 716.1(2))				
WALL ASSEMBLY TYPE	REQ'D ASSEMBLY RATING	MIN. FIRE DOOR & SHUTTER RATING	DOOR VISION PANEL SIZE	MIN. SIDELITE & TRANSOM RATING
FIRE BARRIERS (1 HR)	1 HR	60 MIN.	100 SQ. IN.	1 HR
FIRE WALLS/BARRIER (≥ 1 HR)	3 HR	90 MIN.	100 SQ. IN.	2 HR
ENCLOSURES FOR SHAFTS	2 HR	90 MIN.	100 SQ. IN.	2 HR
HORIZONTAL EXITS IN FIRE WALLS	3 HR	3 HR	100 SQ. IN.	3 HR
OTHER FIRE BARRIERS	1 HR	45 MIN.	MAX SIZE	45 MIN.
CORRIDOR WALLS	1 HR	20 MIN.	MAX SIZE	45 MIN.
OTHER FIRE PARTITIONS	1 HR	45 MIN.	MAX SIZE	45 MIN.
EXTERIOR WALLS	1 HR	45 MIN.	MAX SIZE	45 MIN.
SMOKE BARRIERS	1 HR	20 MIN.	MAX SIZE	45 MIN.

SECTION 718: CONCEALED SPACES

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS ACCORDING TO SECTION 718. FIREBLOCKING SHALL COMPLY WITH SECTION 718.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH SECTIONS 718.3 AND 718.4. RESPECTIVELY, THE PERMITTED USE OF COMBUSTIBLE MATERIALS IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL BE LIMITED TO THE APPLICATIONS INDICATED IN SECTION 718.5

SECTION 718.2: FIREBLOCKING

PROVIDE FIREBLOCKING WHERE REQUIRED AND WITH MATERIALS SPECIFIED IN SECTION 718.2.1

SECTION 718.4: DRAFTSTOPPING IN ATTICS
NOT APPLICABLE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)			
BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	UL ASSEMBLY
STAIRWELLS (IBC 713, IBC 1023)	NA	-	-
ELEVATOR SHAFTS (IBC 713)	NA	-	-
CORRIDORS (IBC 1020.1)	NA	-	-
EXIT PASSAGEWAYS (IBC 1024.3)	NA	-	-
EXTERIOR WALLS (IBC TABLE 601)	0	0	N/A
FIRE BARRIERS (IBC TABLE 707.3.10)	NA	-	-
FIRE WALLS (IBC SECTION 706)	3	3	UL L435
SMOKE BARRIERS (IBC 709)	NA	-	-

INTERIOR FINISHES (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)			
OCCUPANCY GROUP	INTERIOR EXIT STAIRWAYS, RAMPS, & PASSAGEWAYS	NONSPRINKLERED CORRIDORS, ENCLOSURE FOR EXIT ACCESS STAIRWAYS, RAMPS	ROOMS, ENCLOSED SPACES
S-1	B	B	C

SECTION 804.4 INTERIOR FLOOR FINISH REQUIREMENTS

INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.4.1 AND 804.4.2 AND INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH SECTION 804.4.2.

SECTION 804.4.2. MINIMUM CRITICAL RADIANT FLUX

IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS, RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL

CODE ANALYSIS

AF24008 – MOON VALLEY STORAGE CONDOS – BUILDING 5

WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS I IN GROUPS I-1, I-2, AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2, AND S.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS (IBC CHAPTER 9)

SECTION 902.1: PUMP AND RISER ROOM SIZE

SECTION 902.1.2: MARKING ON ACCESS DOORS

ACCESS DOORS FOR AUTOMATIC SPRINKLER SYSTEM RISER ROOMS AND FIRE PUMP ROOMS SHALL BE LABELED WITH AN APPROVED SIGN. THE LETTERING SHALL BE IN CONTRASTING COLOR TO THE BACKGROUND. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES WITH A MINIMUM STROKE OF 3/8 INCH.

SECTION 903: AUTOMATIC FIRE SPRINKLER SYSTEM

REQUIRED: YES
PROVIDED: YES

SECTION 905: STANDPIPE SYSTEMS

REQUIRED: NO
PROVIDED: NO

SECTION 906: PORTABLE FIRE EXTINGUISHERS

REQUIRED: YES
PROVIDED: YES
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER: 75 FEET

SECTION 907: FIRE ALARM AND DETECTION SYSTEMS

REQUIRED: NO, SECTION 907.2
TYPE OF SYSTEM: N/A

SECTION 912: FIRE DEPARTMENT CONNECTIONS

SECTION 912.2.1: VISIBLE LOCATION

FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS OR FACING APPROVED FIRE APPARATUS ACCESS ROADS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET, FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.

MEANS OF EGRESS (IBC CHAPTER 10)

SECTION 1004: OCCUPANT LOAD

REFER TO OCCUPANT LOAD TABLE ON LIFE SAFETY PLANS

NUMBER OF EXITS & EXIT WIDTH FROM EACH FLOOR					
	NUMBER OF EXITS (SECTION 1006)	EXIT WIDTH (SECTION 1005.3)		OTHER EGRESS COMPONENTS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
PER UNIT	1	1	NA	NA	36"
AREAS OF REFUGE REQUIRED?	NO	AREAS OF REFUGE PROVIDED?	NO	36"	36"

SECTION 1007: EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

EXITS PROVIDED: 1 PER UNIT
DISTANCE BETWEEN EXITS: NA

SECTION 1008: MEANS OF EGRESS ILLUMINATION

REQUIRED: YES (SECTION 1008.2)

SECTION 1009: ACCESSIBLE MEANS OF EGRESS

ELEVATORS REQUIRED: NA
STAIRWAY WIDTH: NA

SECTION 1010: DOORS, GATES, AND TURNSTILES

MINIMUM SIZE OF DOORS: 32 INCHES
REFER TO DOOR TYPES & SCHEDULE FOR REQUIRED HARDWARE AND CLOSING MECHANISMS

SECTION 1011: STAIRWAYS

NOT APPLICABLE

SECTION 1013: EXIT SIGNS

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED WITH AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
PROVIDE CONNECTION TO EMERGENCY POWER SYSTEM FOR ILLUMINATION AT ALL TIMES.

SECTION 1014: HANDRAILS

NOT APPLICABLE

SECTION 1017: EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY: S-1

REQUIRED TRAVEL DISTANCE: 200 FEET
REQUIRED TRAVEL DISTANCE FOR SPACES WITH ACCESS TO 1 EXIT: 100 FEET
(TABLE 1006.2.1, NONSPRINKLERED, LESS THAN 30 OCCUPANTS)
PROVIDED TRAVEL DISTANCE: 60 FEET

*MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE OF AN EXIT.

SECTION 1018: AISLES

NA

SECTION 1020: CORRIDORS

NA

ACCESSIBILITY (IBC CHAPTER 11)

SECTION 1102: COMPLIANCE

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

SECTION 1103: SCOPING REQUIREMENTS

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.

ALLOWABLE FLOOR AREAS & OCCUPANT LOAD FACTORS

FLOOR AREA PER OCCUPANTS (TABLE 1004.5)								COMMON PATH OF TRAVEL (TABLE 1006.2.1)			EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)		
Number	Function of the Space	Occupancy Classification	Area	% of Total Area	Load	Factor	Occupants	With Sprinkler System	OL≤30	OL≥30	EATD Without Sprinkler System	EATD With Sprinkler System	
101	Warehouses	S-1	2429 SF	17%	500	GROSS	4.9	100	100	75	200	250	
201	Warehouses	S-1	2429 SF	17%	500	GROSS	4.9	100	100	75	200	250	
301	Warehouses	S-1	2464 SF	17%	500	GROSS	4.9	100	100	75	200	250	
401	Warehouses	S-1	2464 SF	17%	500	GROSS	4.9	100	100	75	200	250	
501	Warehouses	S-1	2429 SF	17%	500	GROSS	4.9	100	100	75	200	250	
601	Warehouses	S-1	2429 SF	17%	500	GROSS	4.9	100	100	75	200	250	
TOTALS			14643 SF	17%	500	GROSS	4.9	100	100	75	200	250	29.3 = 30 OCCUPANTS

LIFE SAFETY PLAN NOTES

1. REFERENCE THE CODE ANALYSIS SHEET FOR ALL APPLICABLE CODES AND PROJECT INFORMATION REGARDING LIFE SAFETY.
2. REFER TO DOOR, WINDOW, & STOREFRONT SHEETS FOR SCHEDULES AND DESIGNATED FIRE RATINGS FOR EACH OPENING.
3. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE MINIMUM RATING PER CODE. EXTINGUISHERS SHALL BE MOUNTED TO THE WALL, ACCESSIBLE WITHIN 75 FT. OF TRAVEL AND INSPECTED BY A LICENSED FIRE EXTINGUISHER COMPANY OR AS REQUIRED BY THE AHJ.

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	3 HR FIRE RATED ASSEMBLY
FE	WALL MOUNTED BRACKETS /FIRE EXTINGUISHER LOCATION
	KNOX BOX
	EXIT SIGNAGE
	EGRESS PATH
EATD = XX'-XX" OR CPET = XX'-XX"	TRAVEL DISTANCE
	COMMON PATH OF EGRESS
	EXIT SEPARATION DISTANCE
	EGRESS LIGHTING
PH	PANIC HARDWARE, AS REQUIRED BY 1010.1.10
56	# OF OCCUPANTS

NOTES

EGRESS NOTES:

MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF SECTION 1010.1

EXCEPT AS SPECIFICALLY PERMITTED BY SECTION 1010.1, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEC 1010.1.9

FIRE EXTINGUISHER NOTES:

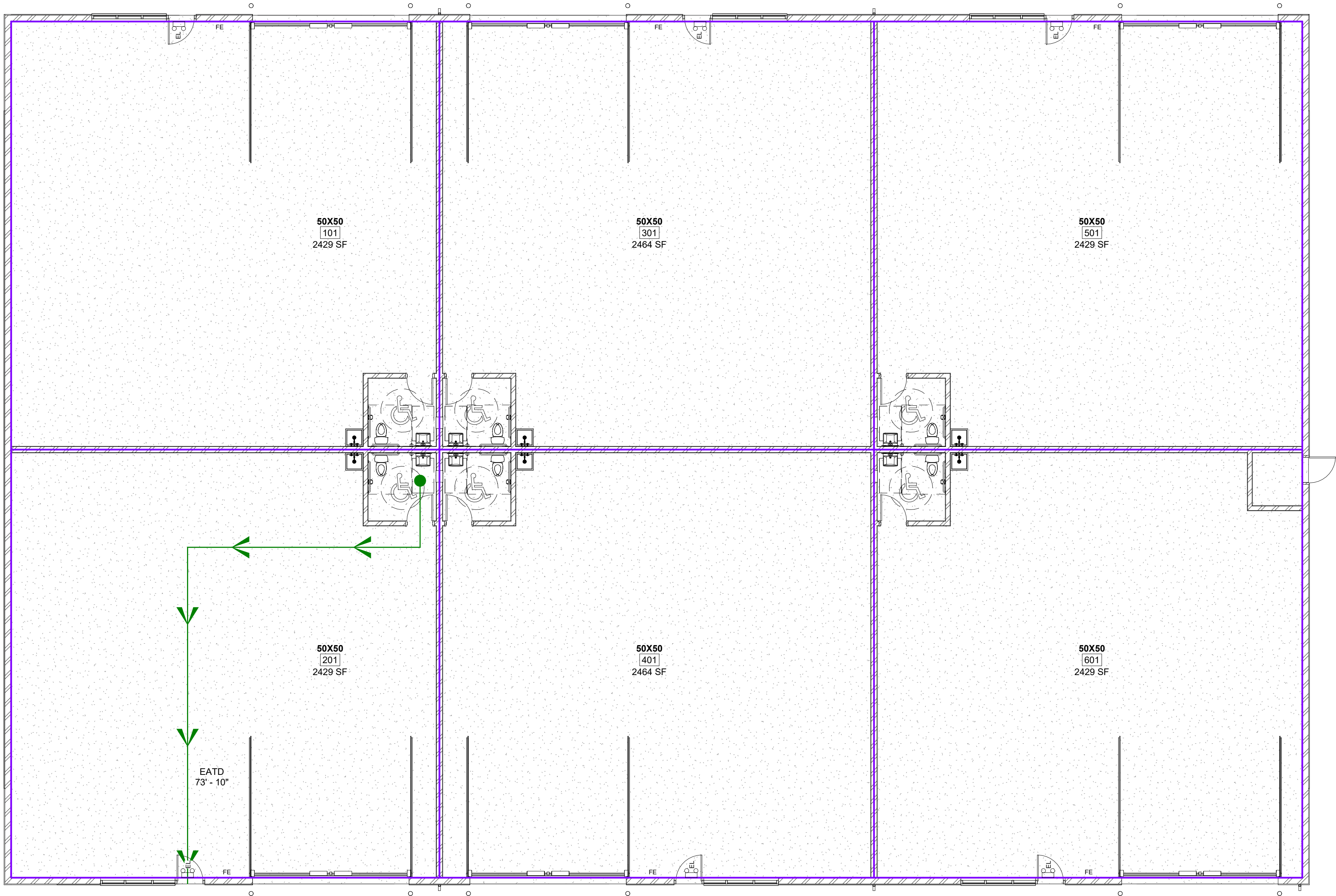
2A-10ABC FIRE EXTINGUISHER LOCATED AS SHOWN ON PLAN. BRACKET MOUNTED WHERE APPROPRIATE

NO GREATER THAN 75 FEET TRAVEL TO ANY EXTINGUISHER LOCATIONS , FIRE EXTINGUISHER LOCATIONS MAY BE MODIFIED AS LONG AS THE TRAVEL DISTANCE REQUIREMENT IS MET

FIRE EXTINGUISHER CALCULATION:

PER IBC 906.3(1)
HAZARD TYPE: MODERATE
MINIMUM-RATED SINGLE EXTINGUISHER: 2-A
MAXIMUM FLOOR AREA PER UNIT OF A: 1,500 S.F.
MAXIMUM FLOOR AREA PER SINGLE EXTINGUISHER: 11,250 SF

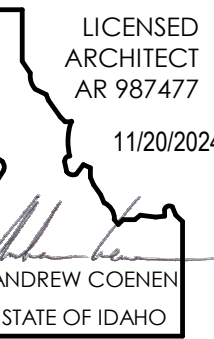
FLOOR AREA: 14,643 SF
CALCULATION: 14,643/3,000 = 4.881
MINIMUM NUMBER OF FIRE EXTINGUISHERS: 5



MOON VALLEY STORAGE CONDOS

BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616



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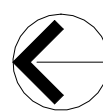
1 FOR PERMIT 11/20/24

FOR PERMIT

DATE: 11/20/24
DRAWN BY: MAM
CHECKED BY: AMC

BLDG 5 LIFE SAFETY PLAN

G5101



1

BUILDING 5 LIFE SAFETY PLAN

1/8" = 1'-0"

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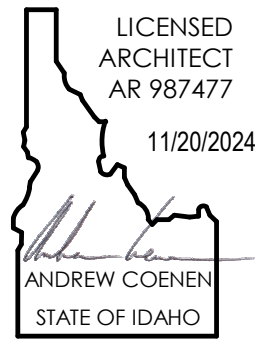
Contact:

Jackson Bidwell
jackson.bidwell@evstudio.com
208-884-2824 x 1012

MOON VALLEY STORAGE CONDOS

BUILDING 5
8323 W. MOON VALLEY RD.
STAR, ID, 83616

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FOR PERMIT

DATE: 11/20/24
DRAWN BY: JDB
CHECKED BY: AMC

BLDG 5 COMCHECK

G5102

COMcheck Software Version 4.1.5.3
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Moon Valley Storage Condos Bldg 5
Location: Eagle (Ada), Idaho
Climate Zone: 5b
Project Type: New Construction
Visual Glazing / Wall Area: 24%

Construction Site:
8323 W. Moon Valley Rd.
Star, ID 83616

Owner/Agent:
Shane [Internet]
Falcon One, Inc.
1365 W. River St. Suite 310
Boise, ID 83709
208-602-4500
jackson.bidwell@evstudio.com

Designer/Contractor:
Jackson Bidwell
EVstudio, LLC
8703 W. Hackamore Dr.
Boise, ID 83709
208-602-4500
jackson.bidwell@evstudio.com

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Enhanced Interior Lighting Controls: 1.0 credit

Building Area

Building Area	Floor Area
1 Warehouse - Nonresidential	15000

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
SLAB ON GRADE: Slab-On-Grade/Unheated, Vertical 2 ft., [Bldg. Use 1 - Warehouse] (6)	900	—	10.0	0.540	0.540
ROOF: Metal Building, Standing Seam, Single Insulation Layer with Thermal Breaks (6), [Bldg. Use 1 - Warehouse]	25000	30.0	19.0	0.032	0.036
NORTH: NORTH EXT. WALL: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal break at girt), [Bldg. Use 1 - Warehouse]	1763	25.0	0.0	0.099	0.092
EAST: EAST EXT. WALL: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal break at girt), [Bldg. Use 1 - Warehouse]	2505	25.0	0.0	0.099	0.092
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
MAN DOOR 101A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770
MAN DOOR 101A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770

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Section # & Req. ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.3.5 (ME3)	Star and elevator shaft vents have motorized dampers that automatically close. Reference section C403.7.7 for operational details.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
MAN DOOR 801A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770
CHD 101B: Other Door: Garage-door 14% glazing, [Bldg. Use 1 - Warehouse]	252	—	—	0.140	0.310
CHD 101B: Other Door: Garage-door 14% glazing, [Bldg. Use 1 - Warehouse]	252	—	—	0.140	0.310
CHD 101B: Other Door: Garage-door 14% glazing, [Bldg. Use 1 - Warehouse]	252	—	—	0.140	0.310
SOUTH EXT. WALL: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal break at girt), [Bldg. Use 1 - Warehouse]	1763	25.0	0.0	0.099	0.092
WEST: WEST EXT. WALL: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal break at girt), [Bldg. Use 1 - Warehouse]	2505	25.0	0.0	0.099	0.092
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
STORFRONT: Metal Frame with Thermal Break/Faced, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	73	—	—	0.310	0.380
MAN DOOR 101A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770
MAN DOOR 401A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770
MAN DOOR 801A: Glass (> 50% glazing) Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 1 - Warehouse] (6)	21	—	—	0.310	0.770
CHD 101B: Other Door: Garage-door 14% glazing, [Bldg. Use 1 - Warehouse]	252	—	—	0.140	0.310
CHD 101B: Other Door: Garage-door 14% glazing, [Bldg. Use 1 - Warehouse]	252	—	—	0.140	0.310

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Other components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
(e) Thermal storage block with minimum R-0.5 must be installed above the purlins, and the roof deck secured to the purlins.

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3, and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jackson Bidwell, Design Project Manager
Signature: [Signature]
Date: 10/17/24

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Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 (EL26)	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C405.7 (EL27)	Electric motors meet the minimum efficiency requirements of Tables C405.7.1 through C405.7.4. Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer and enter certification programs do not exist.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C405.8.2 (EL28)	Electric motors complying with ASME A17.1, ULCSA 844 and have automatic speed control to reduce speed to the minimum permitted speed in accordance with ASME A17.1, ULCSA 844 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C405.9 (EL29)	Total voltage drop across the combination of feeders and branch circuits <= 3%.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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COMcheck Software Version 4.1.5.3
Inspection Checklist
Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C112.2 (PR1)	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and documents where exceptions to the standard are claimed.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C402.4.1 (PR10)	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C402.4.1 (PR11)	The skylight area <= 3 percent of the gross roof area.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C402.4.3 (PR14)	In enclosed spaces > 2,500 ft ² directly under a roof with ceiling heights > 15 ft, and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/recreation center, convention center, automotive service, manufacturing, non-convention warehouse, retail store, distribution/loading area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area in daylight zone is >= 3 percent with a minimum skylight effective aperture >= 1 percent.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C406 (PR9)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req. ID	Insulation Inspection	Complies?	Comments/Assumptions
C301.1 (IN1)	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <= 3 in 12.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C302.2.1 (IN2)	Insulation installed on a suspended ceiling having ceiling tie-in is not being certified for fire-resistance rating. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C303.1 (IN10)	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C303.2 (IN7)	Above-grade wall insulation installed per manufacturer's instructions.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C303.2.1 (IN14)	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C105 (IN6)	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

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Section # & Req. ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.1.3 (FO4)	Slab edge insulation installed per manufacturer's instructions.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C303.1.1 (FO6)	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
C105 (FO5)	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.2.4 (FO7)	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 (FO12)	Radiant heating systems panels insulated to >= R-3.5 on face opposite space being heated.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C402.3.4 (FI37)	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	
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WALL TAG LEGEND

AA# #

ASSEMBLY TYPE

ASSEMBLY ID

FIRE RATING

STUD SIZE

FLOOR/ROOF TAG LEGEND

AA#

ASSEMBLY TYPE

ASSEMBLY ID

FIRE RATING

VERTICAL ASSEMBLY NOTES

FIRE RATINGS

1. REFER TO CODE ANALYSIS SHEETS FOR ALL APPLICABLE CODES.
2. ALL WALLS LISTED AS FIRE RATED SHALL COMPLY WITH THE FIRE RESISTANT CONSTRUCTION REQUIREMENTS AS LISTED IN THE APPLICABLE CODE AND WITH PROVISIONS OF THE REFERENCED UL RATED ASSEMBLY.
3. ALL PENETRATIONS INTO OR THROUGH FIRE RATED WALLS SHALL BE PROTECTED TO ACHIEVE THE SAME RATING AS THE WALL. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DRAWINGS FOR ADDITIONAL FIRE RATED PENETRATION ASSEMBLIES.
4. PROVIDE PERMANENT MARKINGS AND IDENTIFICATION OF FIRE RATED WALLS REQUIRED PER CODE WHERE CONCEALED SPACES OCCUR:

- WITHIN 15 FEET OF THE END OF EACH WALL
- AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
- INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT IN A CONTRASTING COLOR INCORPORATING THE WORDING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

5. EXTERIOR WALLS SHALL CONFORM TO REQUIREMENTS LISTED IN THE APPLICABLE CODES AND AS INDICATED IN THE DRAWINGS.
6. STUD SPACING INDICATED IS A MAXIMUM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STUD SPACING REQUIREMENTS AND INFORMATION.
7. INTERIOR PARTITIONS SHALL ACCOMMODATE DEFLECTION OF THE FLOOR/ROOF STRUCTURE TO WHICH THEY ARE ATTACHED BY MEANS OF A DEFLECTION TRACK AT THE HEAD, U.N.O.
8. ALL RECESSED DEVICES AND PENETRATIONS SHALL HAVE ADDITIONAL LAYERS OF GYP BOARD INSTALLED BEHIND THE DEVICE TO MAINTAIN FIRE RATING.
9. REFER TO BUILDING ELEVATIONS AND WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY INFORMATION.

HORIZONTAL ASSEMBLY NOTES

FIRE RATINGS

1. REFER TO CODE ANALYSIS SHEETS FOR ALL APPLICABLE CODES.
2. ALL FLOORS & ROOFS LISTED AS FIRE RATED SHALL COMPLY WITH FIRE RESISTANT CONSTRUCTION REQUIREMENTS AS LISTED IN THE APPLICABLE CODE AND WITH PROVISIONS OF THE REFERENCED UL RATED ASSEMBLY.
3. ALL PENETRATIONS INTO OR THROUGH FIRE RATED FLOORS & ROOFS SHALL BE PROTECTED TO ACHIEVE THE SAME RATING AS THE FLOOR OR ROOF. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER DRAWINGS FOR FIRE RATED PENETRATION ASSEMBLIES.
4. PROVIDE MARKINGS AND IDENTIFICATION OF FIRE RATED WALLS AS REQUIRED PER CODE WHERE CONCEALED IN AN ACCESSIBLE FLOOR CEILING OR ROOF ASSEMBLY. R-2 OCCUPANCIES DO NOT REQUIRE MARKING ON WALLS WHERE THE WALLS OCCUR ABOVE A FIXED GYPSUM BOARD CEILING.
5. FLOOR, CEILINGS, AND ROOF ASSEMBLIES SHALL CONFORM TO REQUIREMENTS LISTED IN THE APPLICABLE CODES AND AS INDICATED IN THE DRAWINGS.

EXTERIOR ENVELOPE CONSTRUCTION

1. EXTERIOR ENVELOPE CONSTRUCTION SHALL BE DONE IN A MANNER TO MAINTAIN THE CONTINUITY OF WEATHER RESISTANT SYSTEMS AND THE AIR BARRIER. ALL PENETRATIONS THROUGH THE AIR BARRIER SHALL BE TAPED AND SEALED PER THE AIR BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER DETAILS IN THE CONSTRUCTION DOCUMENTS.
2. ALL CONCEALED SEALANT JOINTS SHALL BE DONE WITH A POLYURETHANE BASED SEALANT.

EVstudio

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MOON VALLEY STORAGE CONDOS

BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616

EE0-X		EXTERIOR WALL ASSEMBLY - REVERSE R PANEL		
INT. X EXT. 5/8" GWB REVERSE R PANEL, RE: PEMB INSULATION W/ CLASS II VAPOR RETARDER ON INSIDE FACE, RE: COMCHECK METAL GIRT, RE: PEMB METAL STUD INFILL FRAMING @ 16" O.C. BETWEEN GIRTS, TYP.				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	EE0-8	----	8" GIRT	----

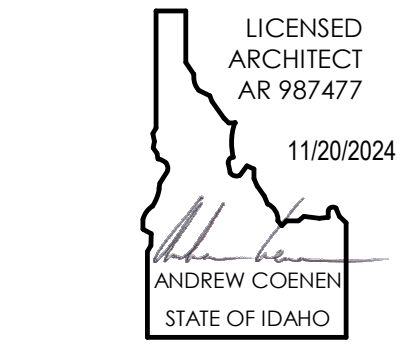
EC0-X	EXTERIOR WALL ASSEMBLY - THIN BRICK			
INT. X EXT. 5/8" GWB THIN BRICK VENEER INSULATION W/ CLASS II VAPOR RETARDER ON INSIDE FACE, RE: COMCHECK METAL GIRT, RE: PEMB 5/8" EXTERIOR GYP. SHEATHING (2) LAYERS WRB METAL STUD INFILL FRAMING @ 16" O.C. BETWEEN GIRTS, TYP.				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	EC0-8	----	8" GIRT	----

RA0		ROOF ASSEMBLY - PURLIN		
THERMAL BLOCK, RE: PEMB PBR ROOFING, RE: PEMB METAL PURLINS, RE: PEMB MIN. R-19 + R-11 LS VINYL FACED INSULATION, RE: PEMB				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	RA0	----	10" PURLIN	----

IA0-X	INTERIOR WALL ASSEMBLY - GWB			
5/8" GWB 5/8" GWB INSULATION, RE: COMCHECK METAL STUD				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	IA0-6	----	6" STUD	----
----	IA0-8	----	8" STUD	----

EA0-X	EXTERIOR WALL ASSEMBLY - R PANEL			
INT. X EXT. 5/8" GWB R PANEL, RE: PEMB INSULATION W/ CLASS II VAPOR RETARDER ON INSIDE FACE, RE: COMCHECK METAL GIRT, RE: PEMB METAL STUD INFILL FRAMING @ 16" O.C. BETWEEN GIRTS, TYP.				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	EA0-8	----	8" GIRT	----

FA0	FLOOR ASSEMBLY - PBR			
CONC. SLAB, RE. STRUCT. FOR REINFORCEMENT COMP. SUBGRADE COMP. GRAVEL FILL				
FIRE ASSEMBLY	MARK	STC	SIZE	ASSEMBLY NOTES
----	FA0	----	4" SLAB	----



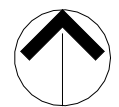
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DRAWN BY:		AMC
CHECKED BY:		

BLDG 5 ASSEMBLY
TYPES

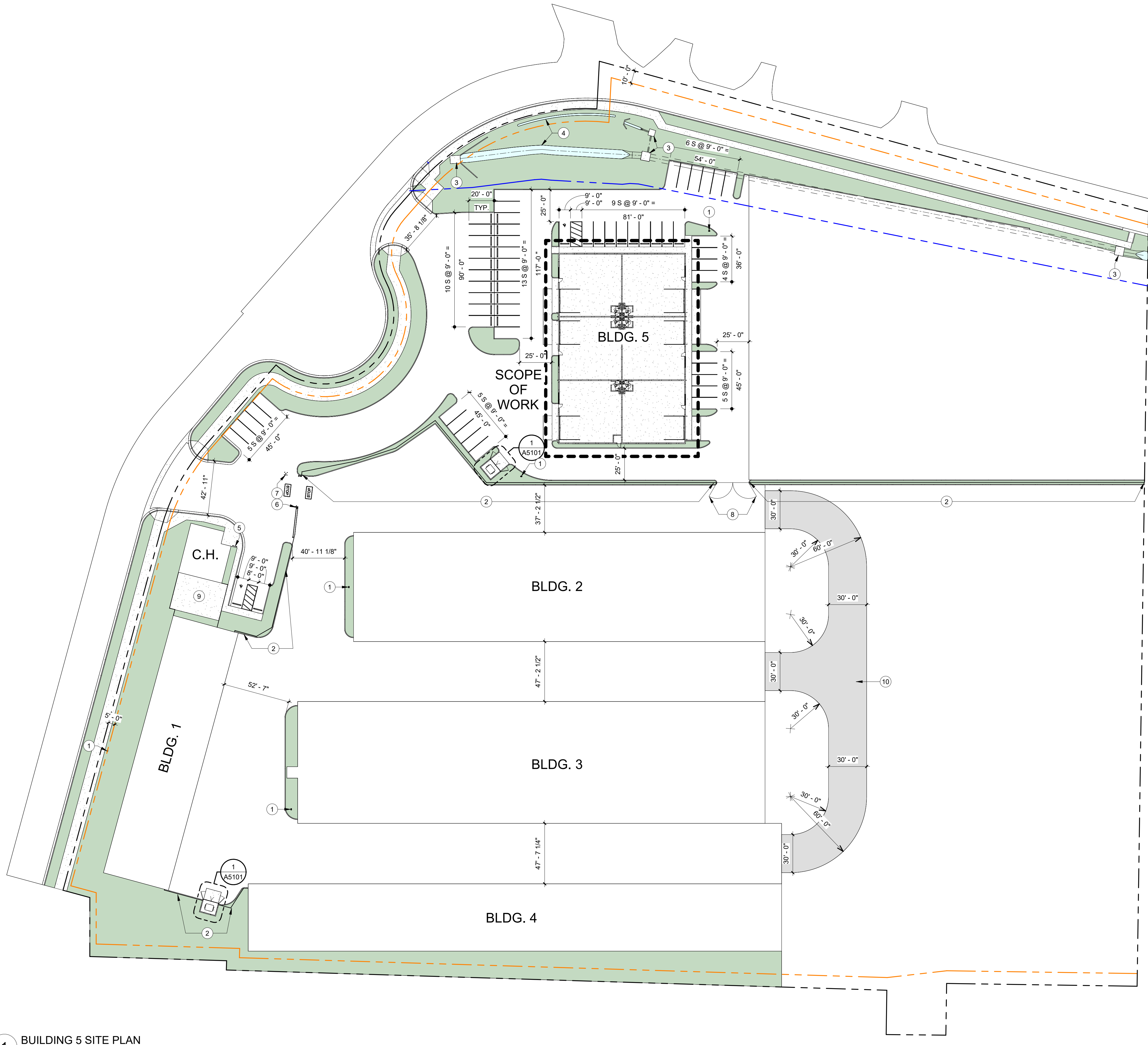
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BUILDING 5 SITE PLAN

1" = 40'-0"



SITE PLAN NOTES

GENERAL NOTES

- DO NOT SCALE DRAWING.
- PROPERTY LINES, EASEMENTS, AND ALL METES & BOUNDS INFORMATION PROVIDED BY CIVIL TEAM.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL & CIVIL/LANDSCAPE DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL, CIVIL/LANDSCAPE, AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY, AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
- WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
- DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE PROPER COMPACTION OF ALL EXCAVATED & TRENCHED AREAS AT TIME OF BACKFILL.

SITE COORDINATION

- REFER TO CIVIL ENGINEERING FOR LOCATION OF BUILDING ON SITE. PROVIDE ELECTRONIC FILE FROM SURVEYOR FOR CONFIRMATION.
- REFER TO CIVIL DRAWINGS FOR CURB AND SIDEWALK DESIGN STANDARDS.
- REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
- PROVIDE 3200 SERIES KNOX BOX AT LOCATIONS SHOWN ON SITE PLAN. KNOX BOX TO BE VISIBLE FROM FIRE LANE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

ACCESSIBILITY

- REFER TO CIVIL ENGINEER DRAWINGS FOR ADDITIONAL INFORMATION ABOUT SIDEWALKS AND ACCESSIBLE ROUTES.
- ACCESSIBLE ROUTES SHALL BE MAX 1:20 SLOPE AND MAX 2% CROSS-SLOPE. ALL SIDEWALKS TO SLOPE AWAY FROM BUILDING AT 2% MAX CROSS-SLOPE.
- ACCESSIBLE PARKING SPACES SHALL BE AS INDICATED ON CIVIL ENGINEER DRAWINGS.

DUMPSTER/RECYCLING ENCLOSURES

- REFER TO CIVIL ENGINEERING DRAWINGS FOR REINFORCED HIGH STRENGTH CONCRETE. HIGH STRENGTH CONCRETE SHALL BE PROVIDED AT COMPACTOR AND COMPACTOR PICKUP LOCATIONS.
- REFER TO SITE PLAN AND SITE DETAIL SHEETS FOR ALL DUMPSTER ENCLOSURE DETAILS.

UTILITIES

- REFER TO CIVIL FOR LOCATION OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION DETAILS.
- REFER TO MEP FOR LOCATION OF TRANSFORMERS, ELECTRICAL METER BANKS, AND GAS METER ON SITE.

LEGEND

PROPERTY LINE	
LANDSCAPE BUFFER	
LATERAL EASEMENT	

SITE PLAN NOTES

#	NOTE
1	FIRE HYDRANT, RE: CIVIL
2	PERIMETER FENCE, RE: SITE DETAILS
3	BOX CULVERT, RE: CIVIL
4	DITCH, RE: CIVIL
5	BIKE RACK FOR FIVE (5) BIKE PARKING STALLS
6	SLIDING ENTRY GATE
7	KEY FOB ENTRY
8	EMERGENCY VEHICLE ACCESS GATE
9	CLUBHOUSE PATIO
10	TEMPORARY ROAD FOR FIRE TRUCK CIRCULATION. TO BE DEMOLISHED IN PHASE 2. RE: CIVIL

PARKING COUNT

PHASE	CREATED
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60
TOTAL SPACES: 60



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Boise, ID
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Contact:

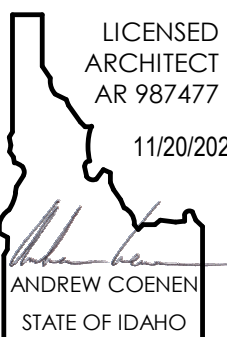
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MOON VALLEY STORAGE CONDOS

BUILDING 5

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CHECKED BY:	AMC

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ARCHITECTURAL
SITE PLAN

A5100

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Contact:

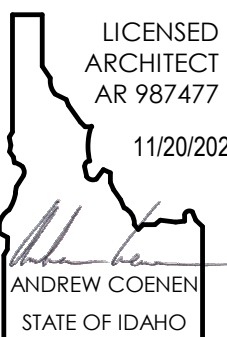
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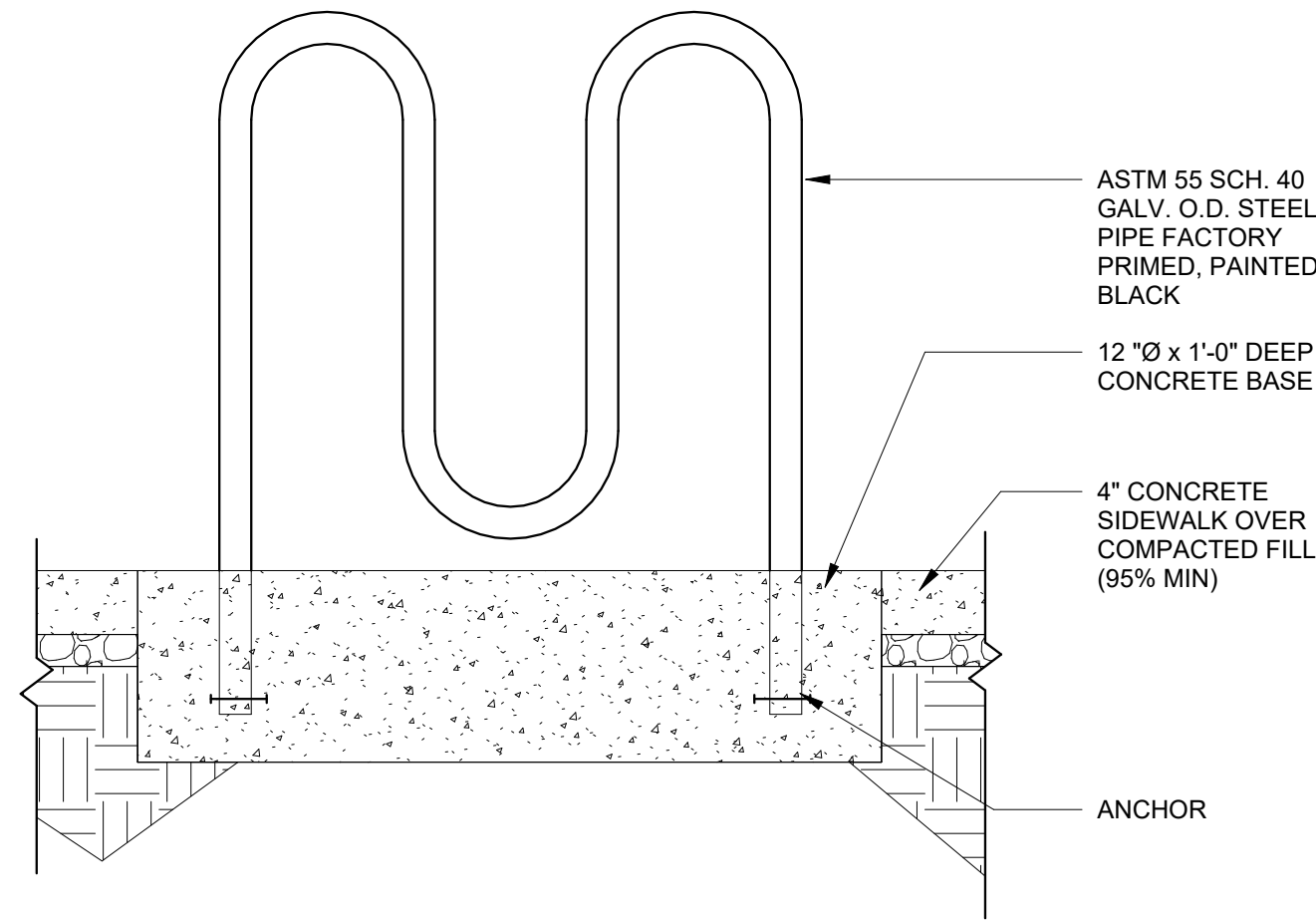
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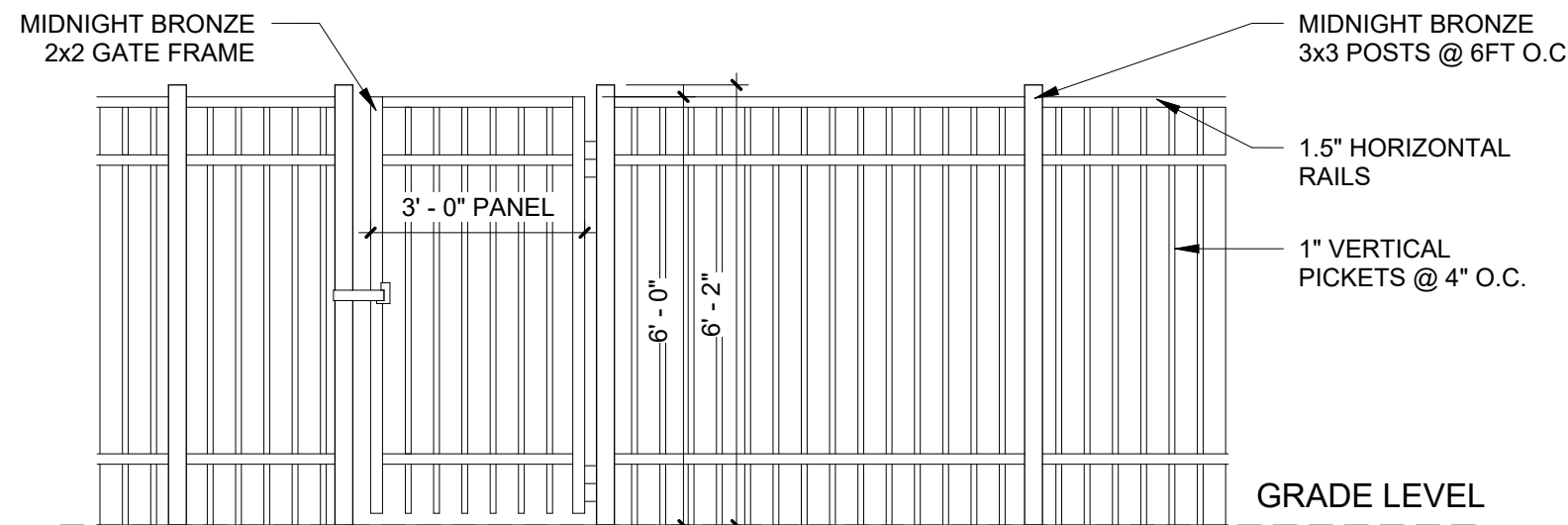
BLDG 5 SITE DETAILS

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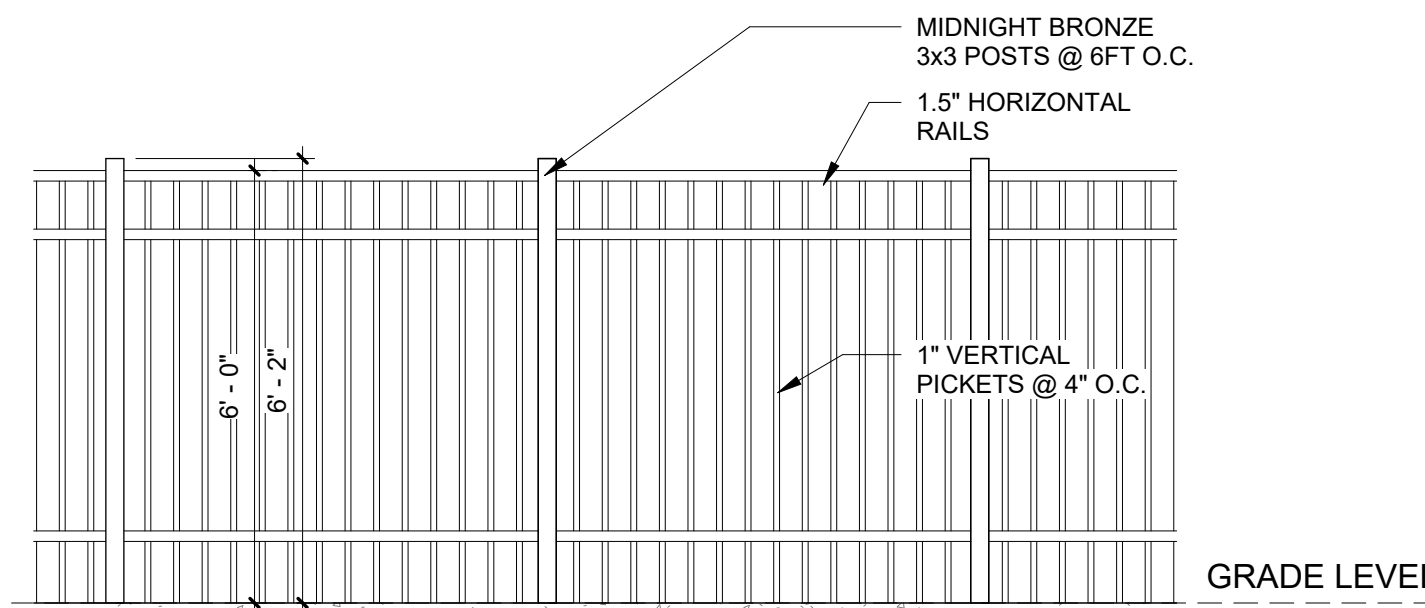
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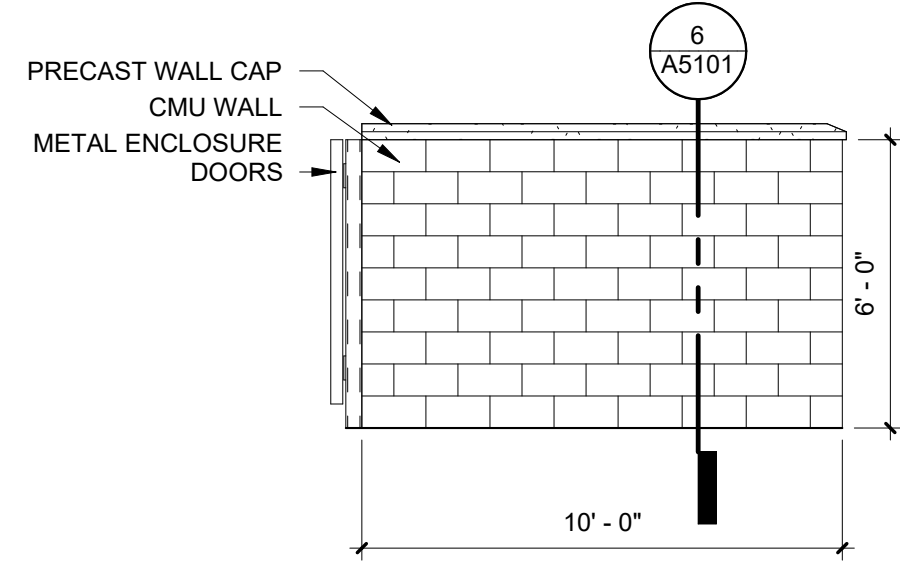
13 SITE - TYPICAL BICYLCE RACK
1" = 1'-0"



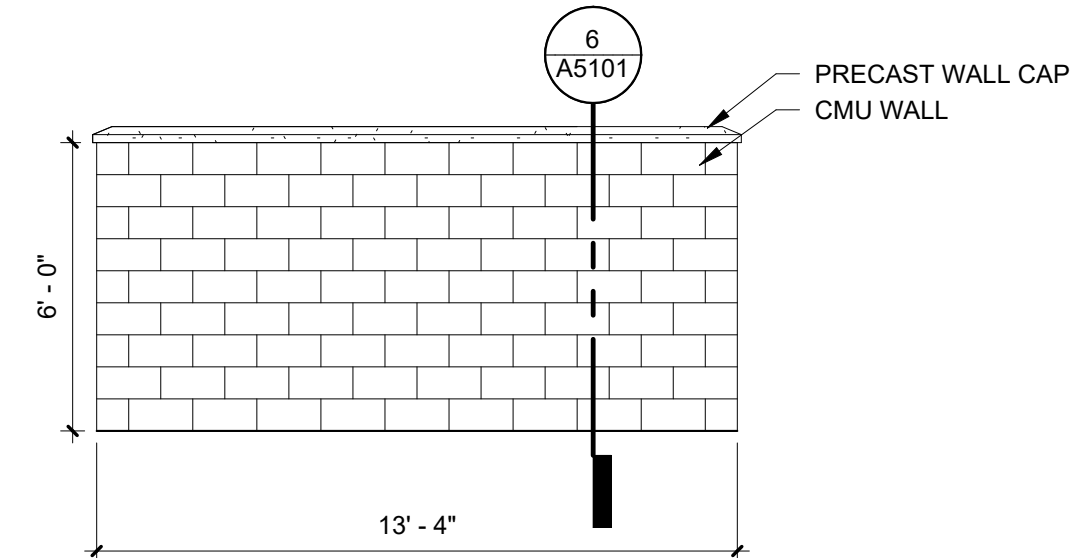
9 SITE - PERIMETER FENCE MAN GATE ELEVATION
3/8" = 1'-0"



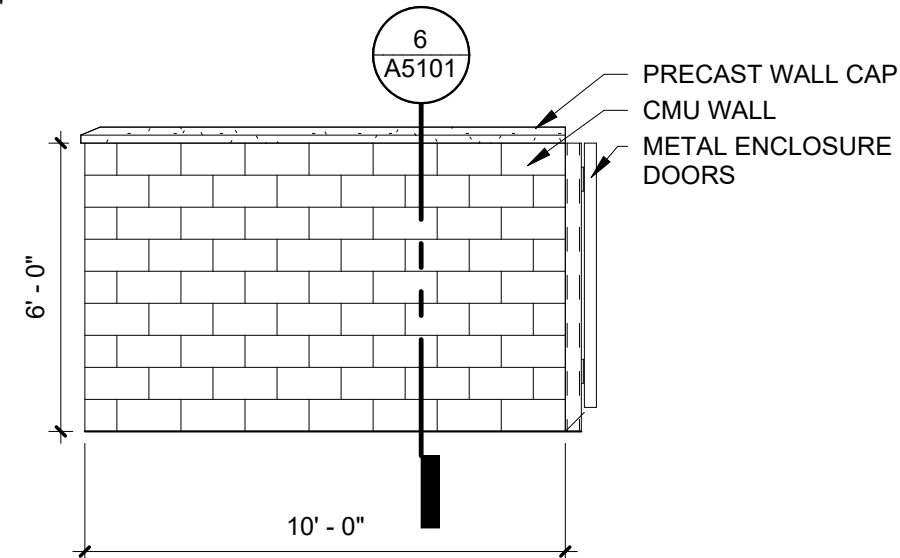
8 SITE - PERIMETER FENCE ELEVATION
3/8" = 1'-0"



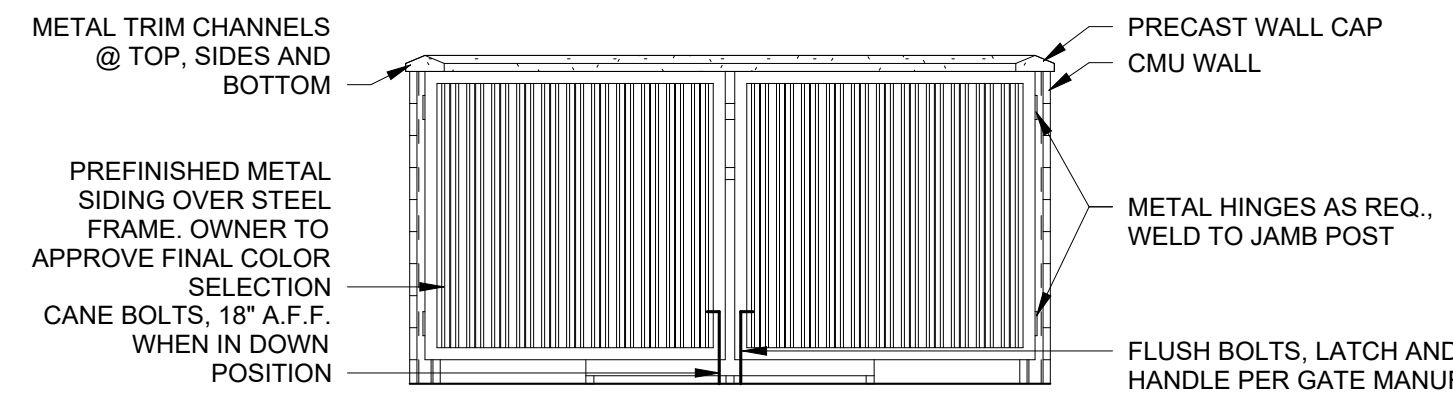
5 TRASH ENCLOSURE - D
1/4" = 1'-0"



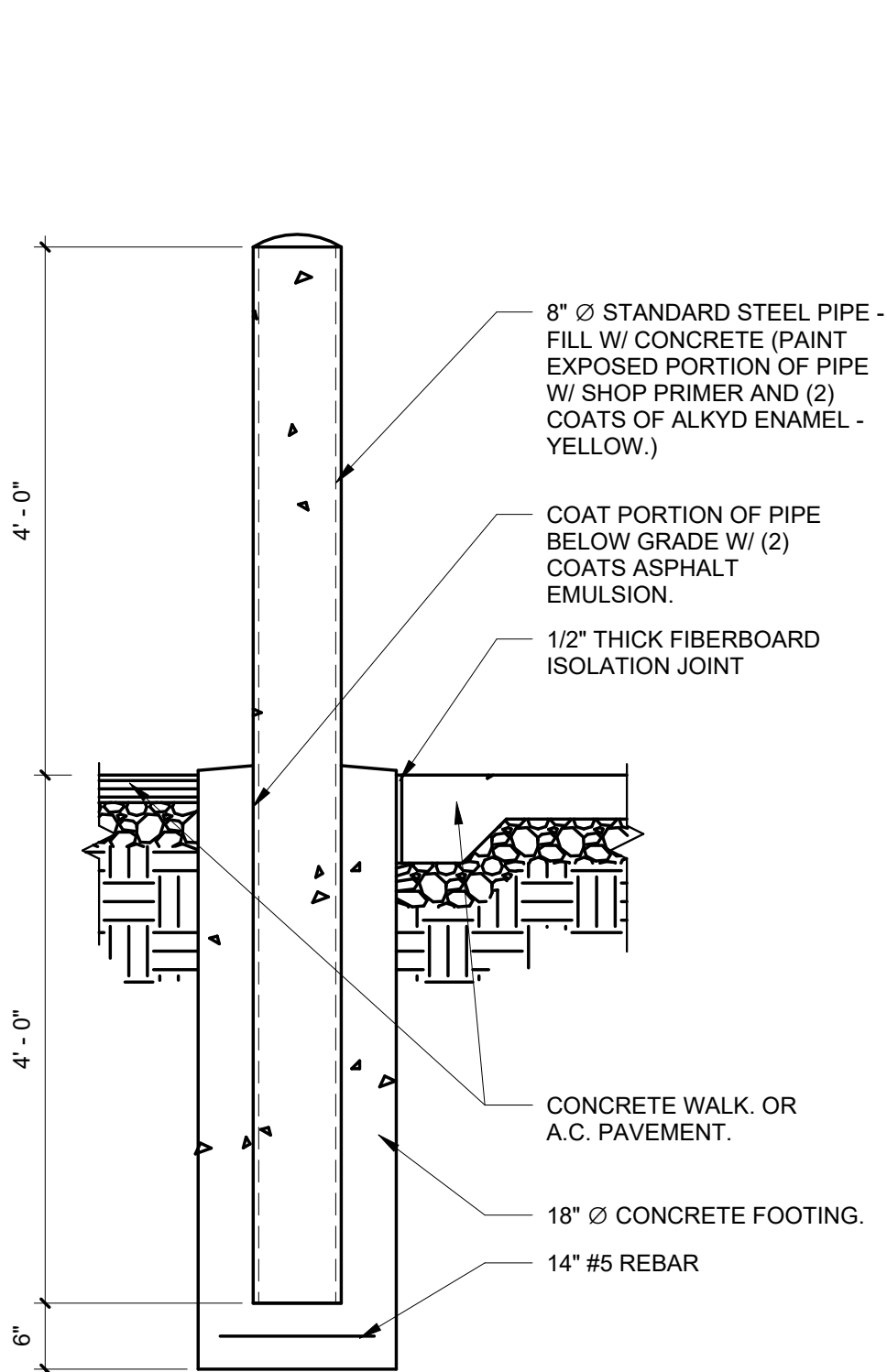
4 TRASH ENCLOSURE - C
1/4" = 1'-0"



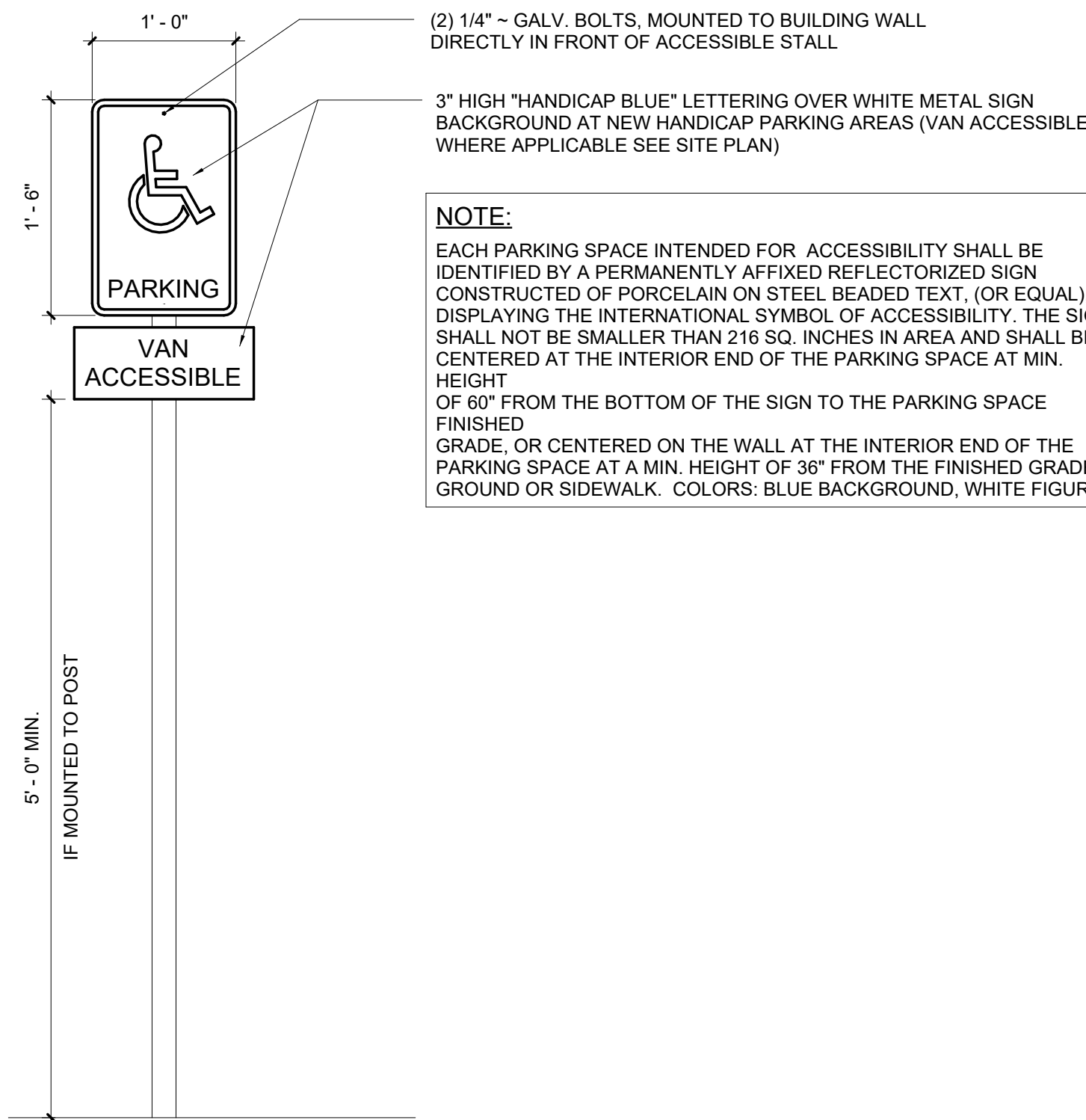
3 TRASH ENCLOSURE - B
1/4" = 1'-0"



2 TRASH ENCLOSURE - A
1/4" = 1'-0"

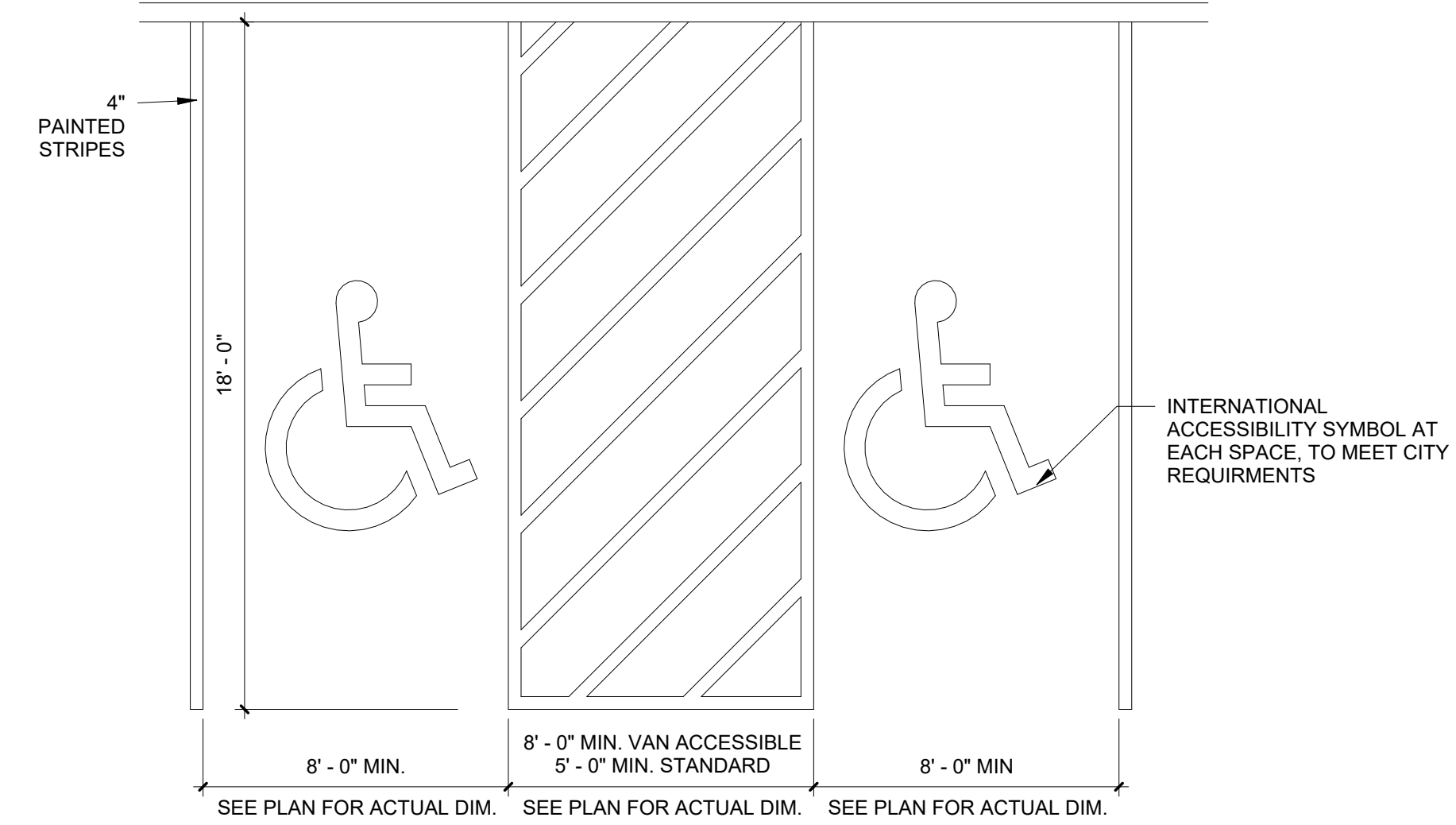


12 SITE - PIPE BOLLARD DETAIL
3/4" = 1'-0"

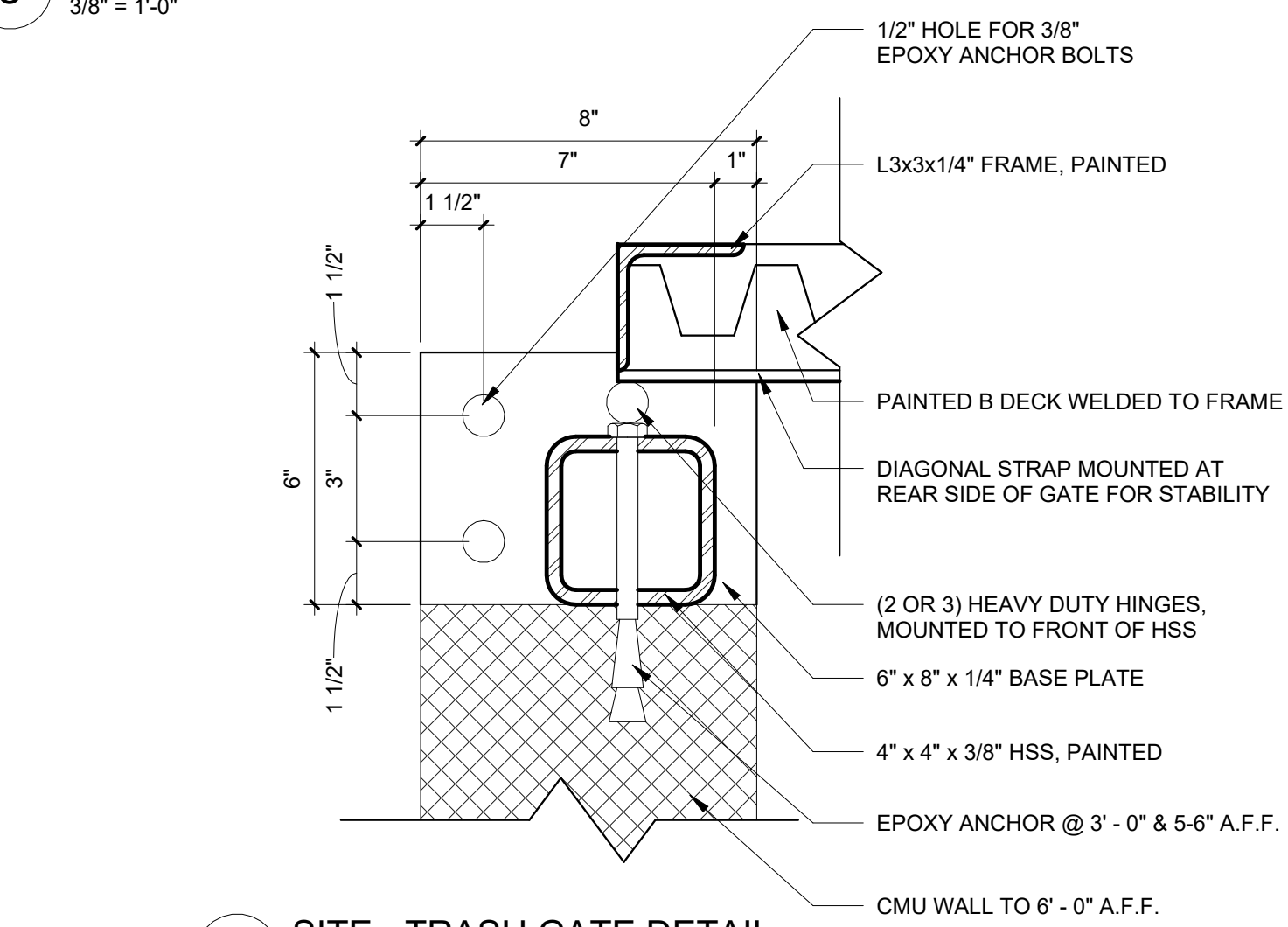


11 SITE - HANDICAP PARKING SIGN
1" = 1'-0"

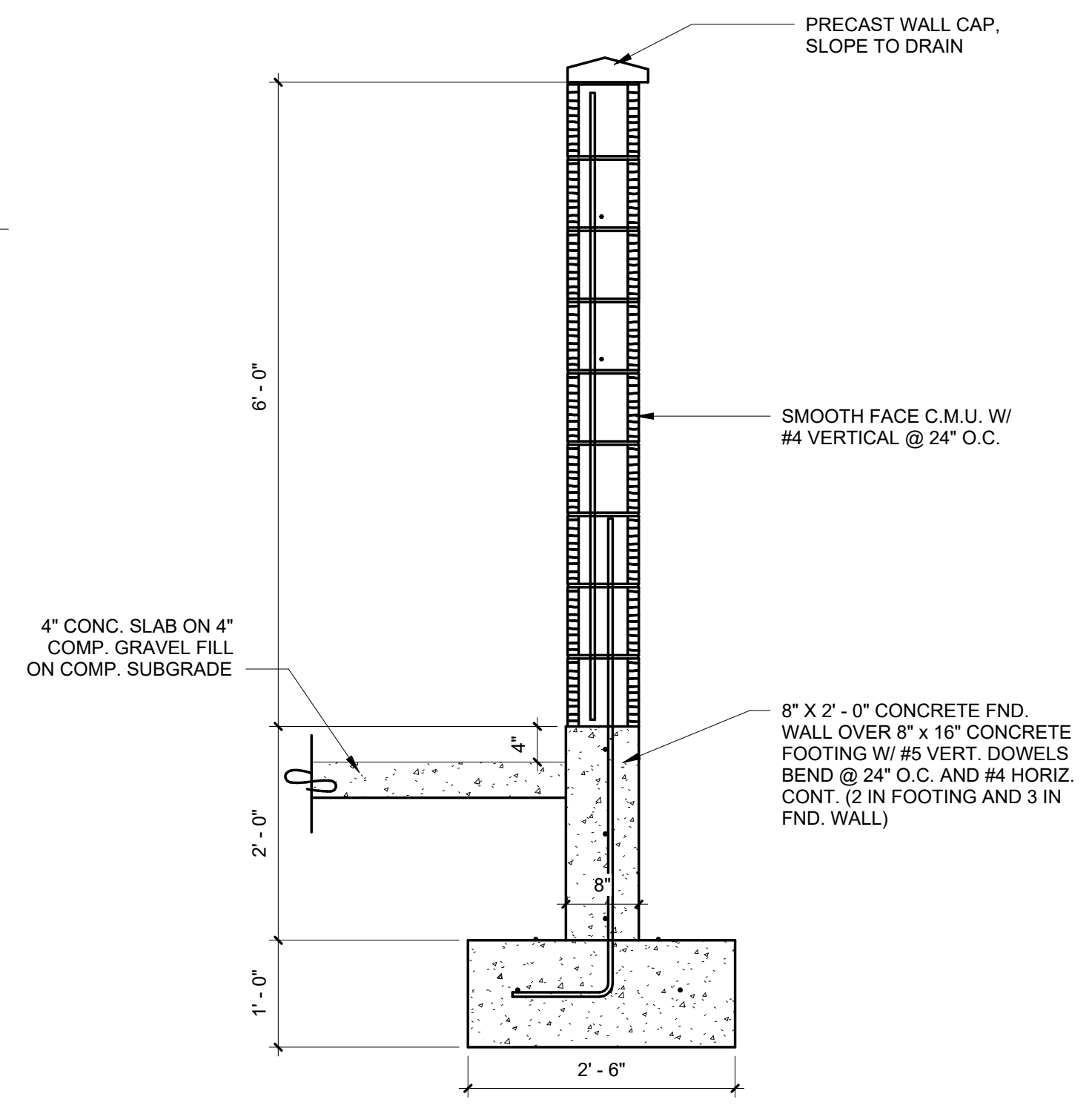
NOTE:
EACH PARKING SPACE INTENDED FOR ACCESSIBILITY SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT, (OR EQUAL), DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 216 SQ. INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT MIN. HEIGHT OF 60" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MIN. HEIGHT OF 36" FROM THE FINISHED GRADE, GROUND OR SIDEWALK. COLORS: BLUE BACKGROUND, WHITE FIGURE.



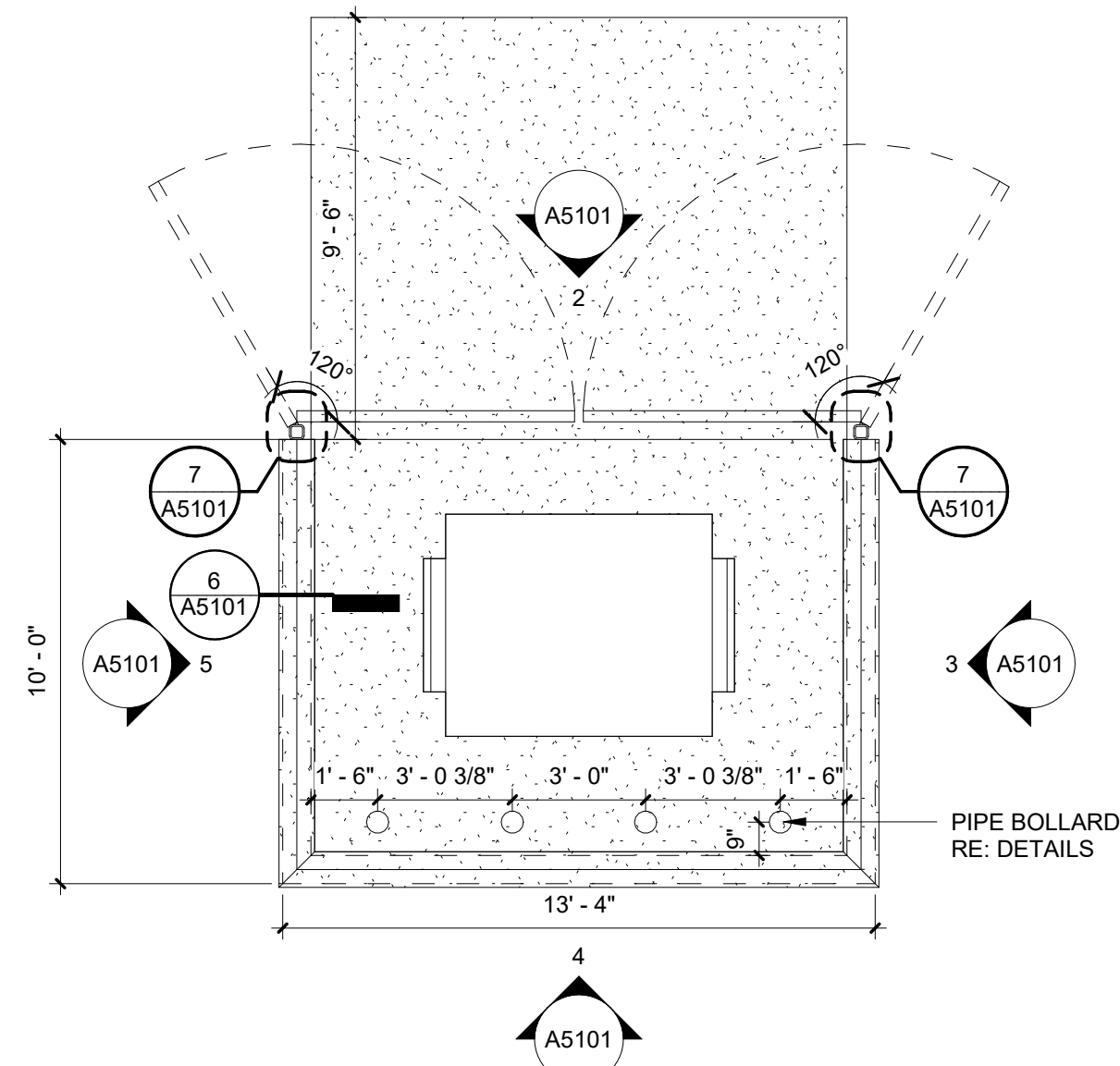
10 SITE - ACCESSIBLE PARKING PLAN
1/4" = 1'-0"



7 SITE - TRASH GATE DETAIL
3" = 1'-0"



6 SITE - TRASH ENCLOSURE WALL
3/4" = 1'-0"



1 EFP - TRASH ENCLOSURE, TYP.
1/4" = 1'-0"

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWING.
2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY, AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
5. FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
6. SEE STRUCT DRAWINGS FOR ADDITIONAL INFORMATION REGARDING STUD TYPE, SIZE & SPACING AND SHEAR WALL LOCATIONS.
7. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING DESIGN.
8. DIMENSIONS ARE FROM FACE OF EXTERIOR STUD WALL TO FACE OF STUD WALL UNLESS NOTED OTHERWISE (U.N.O.).

9. REFER TO DOOR & WINDOW SHEETS FOR SCHEDULES AND DETAILS.
10. ALL INTERIOR DOORS ARE 4" FROM INTERSECTING STUD FACE OF WALL U.N.O.
11. WINDOWS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM INTERSECTING STUD FACE OF WALL TO WINDOW EDGE OR CENTERED BETWEEN WALLS AS SHOWN.
12. REFER TO ASSEMBLIES SHEET FOR ALL PARTITION, WALL, FLOOR/CEILING, & ROOF/CEILING TYPES.
13. REFER TO BUILDING ELEVATIONS, BUILDING SECTIONS AND WALL SECTIONS FOR EXTERIOR WALL AND HORIZONTAL ASSEMBLY INFORMATION.
14. REFER TO FINISH PLANS & SCHEDULES FOR ALL FINISHES AND ROOM SCHEDULES.
15. VERIFY ALL FLOOR DRAINS & SINKS WITH PLUMBING DRAWINGS BEFORE INSTALLATION.
16. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE DEFERRED TO THE ARCHITECT.

17. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE MARSHALL REQUIREMENTS.
18. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
19. CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENTS AND/OR SIGNAGE.
20. GENERAL CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ELECTRICAL EQUIPMENT WITH ELECTRICAL SHEETS. INSTALL PLYWOOD AS DIRECTED ON ELECTRICAL SHEETS.
21. REFER TO COMCHECK REPORT FOR ALL INSULATION VALUES.
22. ALL ANGLED WALLS TO BE 45 DEGREES U.N.O.
23. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
24. PROVIDE TEMPERED GLASS WHERE REQUIRED.

25. PROVIDE WIND BRACING AT EVERY CORNER AND EVERY 25 FEET.
26. VENT ALL BATHROOM AND KITCHEN FANS TO OUTSIDE ATMOSPHERE.
27. REFER TO ELECTRICAL/REFLECTED CEILING PLANS FOR CEILING TREATMENTS AND FIXTURES.
28. EXTEND SLAB EDGE AT ALL STOREFRONTS 2'25" PAST TYP. EDGE OF SLAB OR EDGE OF FLOOR DECK. VERIFY DIM. IN FIELD WITH STOREFRONT HEAD AND JAMB LOCATIONS.
29. REFER TO BUILDING ELEVATIONS FOR EXTERIOR WALL TAG INFORMATION.



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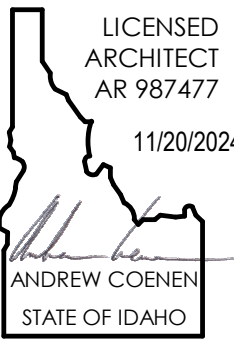
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MOON VALLEY STORAGE CONDOS

BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616

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BLDG 5 FLOOR PLAN

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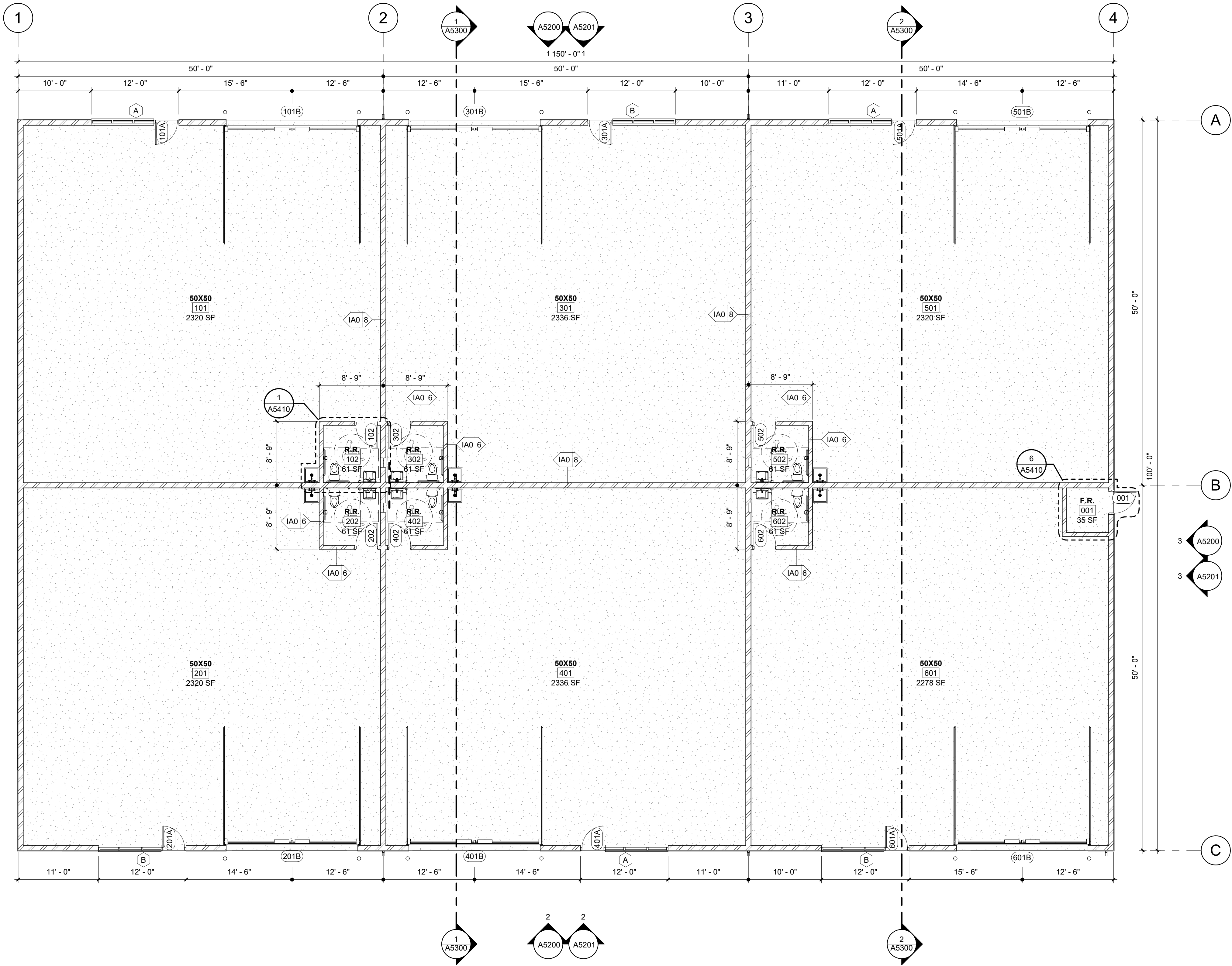
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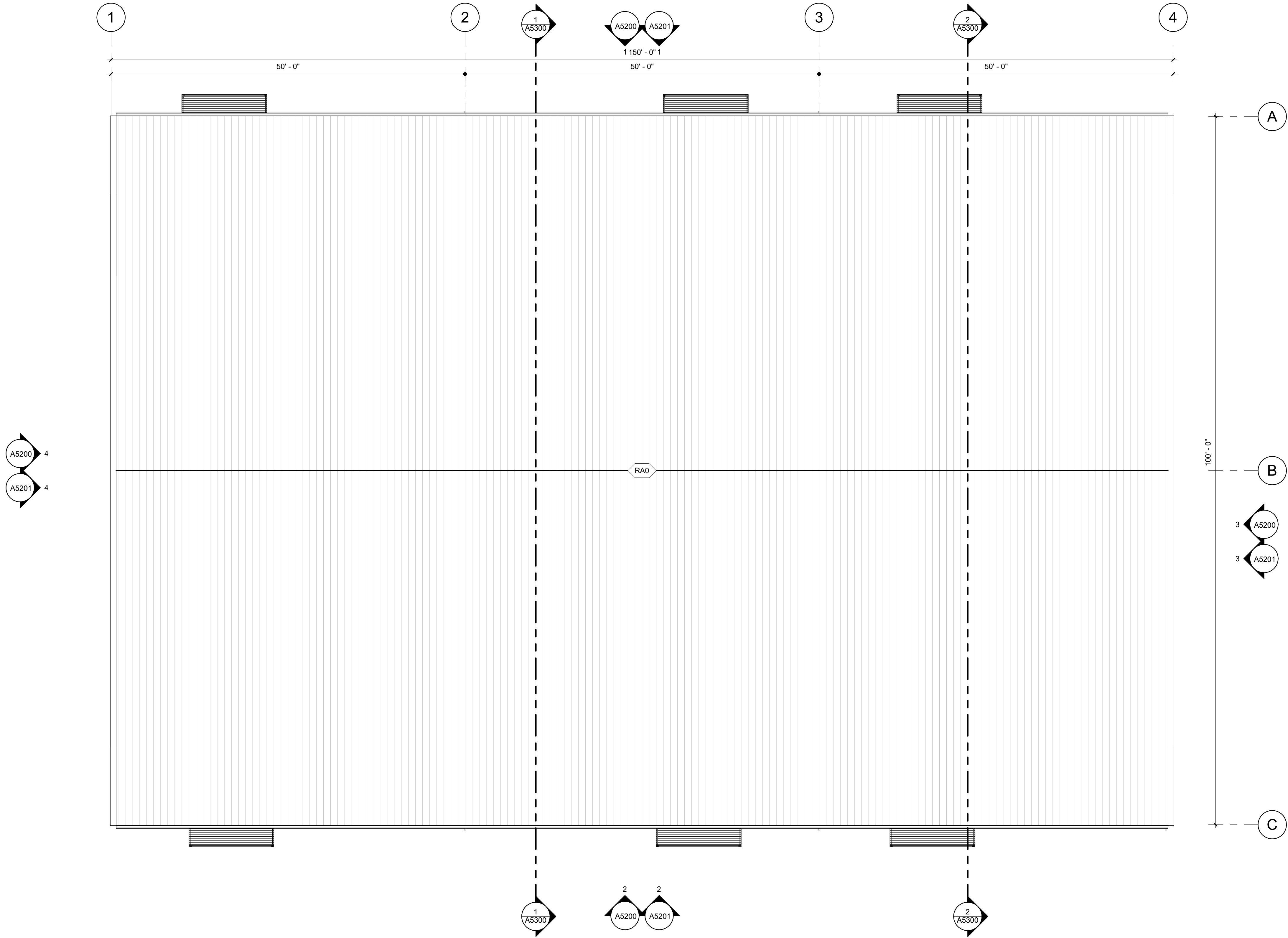
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BUILDING 5 FLOOR PLAN

1/8" = 1'-0"



ROOF PLAN NOTES			
1. DO NOT SCALE DRAWING. 2. DIMENSIONS ARE FROM FACE OF EXTERIOR STUD WALL TO FACE OF EXTERIOR STUD WALL UNLESS NOTED OTHERWISE (U.N.O.). 3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION. 4. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION. 5. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY, AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT. 6. REFER TO ASSEMBLIES SHEET FOR ALL FLOOR/CEILING, ROOF ASSEMBLY TYPES, AND INSULATION REQUIREMENTS. 7. GENERAL CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ROOF ASSEMBLY. INSTALL PLYWOOD AS DIRECTED ON STRUCTURAL DWGS.	8. PROVIDE SAMPLES OF ALL COLOR ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED. OWNER TO REVIEW AND APPROVE. 9. ALL EXTERIOR METAL SHALL BE HOT-DIPPED GALVANIZED OR COLOR MATCHED TO ROOF. 10. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS AS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL THE MATERIAL TRANSITIONS. WEATHER BARRIER BETWEEN EXTERIOR FINISH MATERIAL AND SHEATHING PER MANUFACTURER'S RECOMMENDATIONS. 11. CONTRACTOR TO PROVIDE ALL VALLEY FLASHING, STEP FLASHING AND ANY OTHER REQUIRED FLASHING PER MANUFACTURER'S RECOMMENDATIONS. 12. RIDGE AND VALLEY OF ROOF SLOPES OCCUR BY SLOPING ROOF FRAMING & WARPED DECK (TYPICAL), EXCEPT WHERE TAPERED INSULATION IS INDICATED. PROVIDED CRICKETS OF TAPERED INSULATION AT EQUIPMENT CURBS, ROOF DRAINS, SCUPPERS OR ANY OTHER INTERRUPTIONS IN THE SLOPE OF THE ROOF TO MAINTAIN 1/4" SLOPE PER FOOT OR AS INDICATED ON THE ROOF PLAN. 13. PROVIDE WALKING PADS OR WALKWAY ROLL COMPATIBLE W/ ROOF MEMBRANE AROUND ROOF HATCH & EACH RTU OR EQUIPMENT LOCATED ON THE ROOF WHICH REQUIRES MAINTENANCE, TYP., RE: MECHANICAL FOR RTU LOCATION. 14. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.	15. BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL. 16. PROVIDE ROOF VENTILATION AND CROSS VENTILATION AT ALL ATTIC AREAS AS REQUIRED. 17. PROVIDE REQUIRED MEP CONNECTIONS IN ATTIC FOR HVAC AND WH AS REQUIRED. 18. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAIN TO DRAINS, GUTTERS, SCUPPERS, OR ROOF EDGES. 19. NO ROOF SLOPE OF FLAT ROOF TO BE LESS THAN 1/4" PER FOOT. 20. WHERE GUTTERS OR SCUPPERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. 21. WHERE GUTTERS AND DOWNSPOUTS ARE PROVIDED, THEY ARE TO BE INSTALLED WITH GUTTER STRAPS PER MANUFACTURER RECOMMENDATIONS.	22. DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF THE BACKFILL - A MIN. OF 5 FEET. 23. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. 24. REFER TO DETAIL SHEETS FOR ALL ROOF & DRAINAGE DETAILS. 25. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE DEFERRED TO THE ARCHITECT. 26. REFER TO MEP DRAWINGS FOR GUTTER, SCUPPER, & DOWNSPOUT SIZES. 27. REFER TO STRUCTURAL DRAWINGS FOR ALL PARAPET AND CRICKET CONNECTIONS & DETAILS. 28. ALL RTU'S TO HAVE BURGLAR BARS. SEE MEP DRAWINGS FOR DETAILS. 29. REFER TO MEP DRAWINGS FOR RTU SIZING & POWER REQUIREMENTS.





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MOON VALLEY STORAGE CONDOS
BUILDING 5
8323 W. MOON VALLEY RD.
STAR, ID. 83616

AF24008

LICENSED ARCHITECT
AR 987477
11/20/2024
ANDREW COENEN
STATE OF IDAHO

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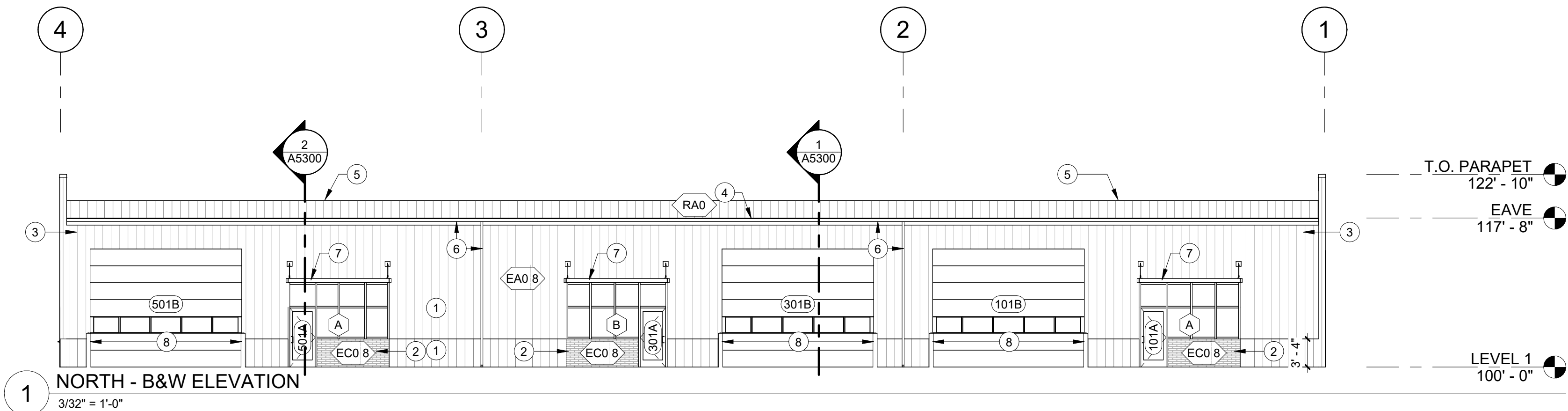
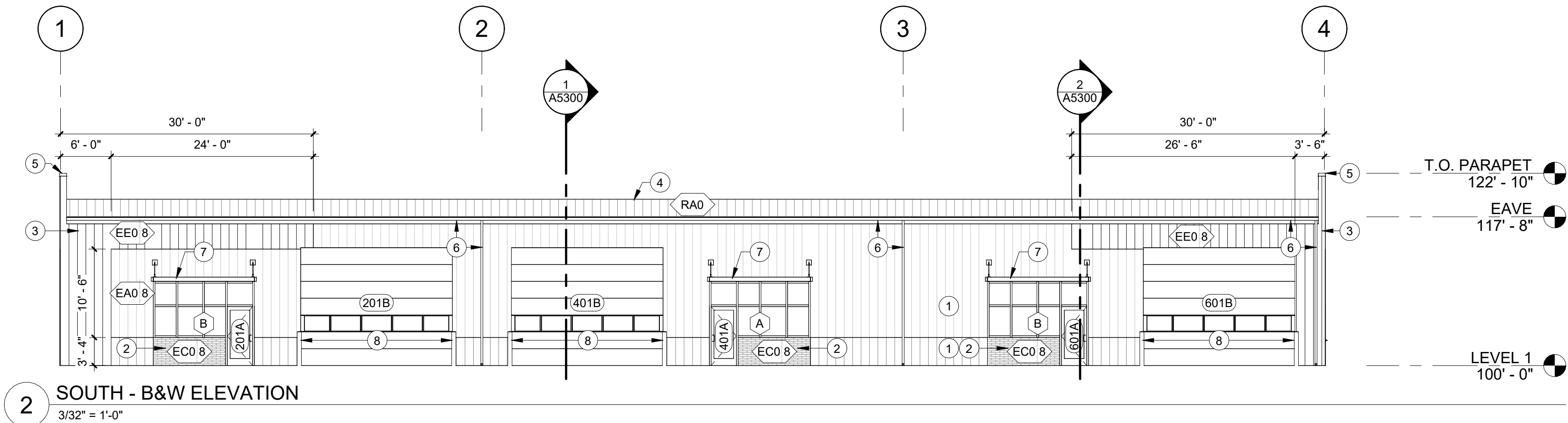
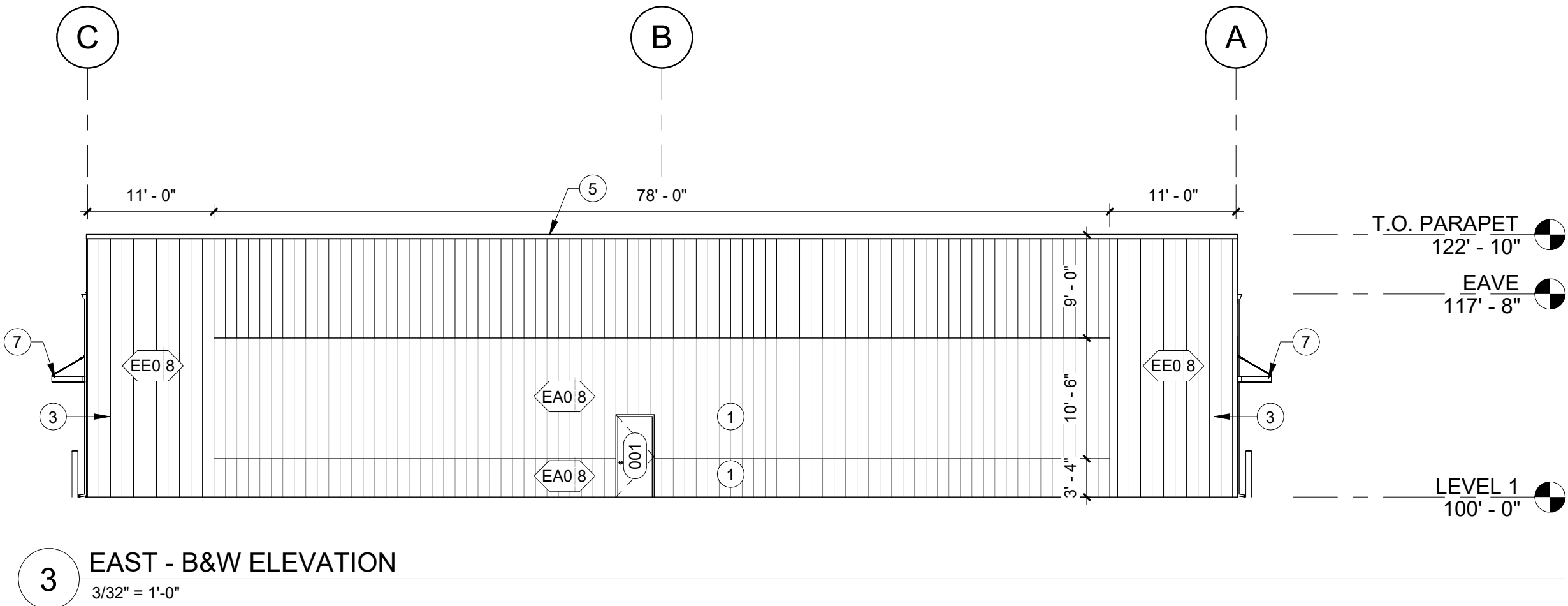
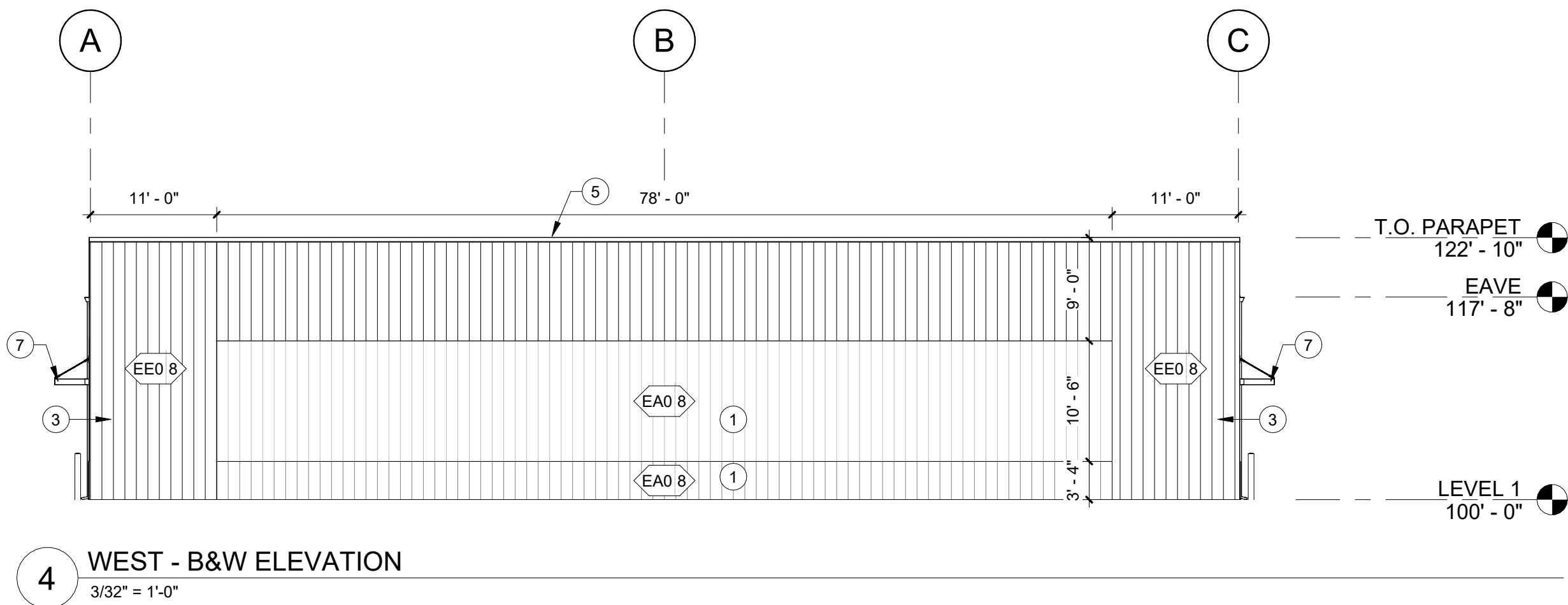
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BLDG 5 ROOF PLAN

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EXTERIOR FINISH NOTES	EXTERIOR ELEVATION NOTES	
1. ALL ROOF TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING. ALL WALL MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING. 2. ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND. 3. ANY BOLLARDS TO BE AS PER THE PLANS. ALL BOLLARDS CALLED ARE TO BE PRIMED AND PAINTED. 4. ANY SUBSTITUTION OF MATERIALS MUST BE APPROVED BY THE OWNER & ARCHITECT PRIOR TO INSTALLATION. SAMPLES OF SUBSTITUTE MATERIALS SHOULD BE SUBMITTED DIRECTLY TO THE ARCHITECT. 5. SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS TO WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND.	1. DO NOT SCALE DRAWING. 2. REFER TO CODE ANALYSIS SHEET FOR BUILDING ADDRESSING REQUIREMENTS. 3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY, AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT. 4. DIMENSIONS ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL UNLESS NOTED OTHERWISE, U.N.O. 5. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN ANY AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION. 6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION. 7. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS. 8. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS. 9. CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS. 10. CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW OPENINGS.	11. GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. 12. DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF BACKFILL, MINIMUM OF 5 FT. 13. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION. 14. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. BACK PRIME AND PAINT WHERE RAW EDGES OCCUR. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING. 15. PROVIDE SAMPLES OF ALL COLOR ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED. OWNER TO REVIEW AND APPROVE. 16. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE DEFERRED TO THE ARCHITECT. 17. ALL EXTERIOR METAL SHALL BE HOT-DIPPED GALVANIZED OR COLOR MATCHED TO SURROUNDING. 18. REFER TO DOOR & WINDOW SHEETS FOR SCHEDULES AND DETAILS. 19. CONTRACTOR TO PROVIDE FIRE RATED BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
ELEVATION NOTES		
#	NOTE	
1	VERTICAL METAL PANEL, RE: COLOR ELEVATIONS	
2	THIN BRICK VENEER, RE: COLOR ELEVATIONS	
3	3" INSULATED METAL PANEL, RE: COLOR ELEVATIONS	
4	PBR METAL ROOFING, RE: COLOR ELEVATIONS	
5	PARAPET CAP, RE: COLOR ELEVATIONS	
6	GUTTER & DOWNSPOUT, RE: COLOR ELEVATIONS	
7	AWNING, RE: COLOR ELEVATIONS	
8	6" DIA. BOLLARD, 4' - 0" A.F.F.	



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BLDG 5 B&W
ELEVATIONS

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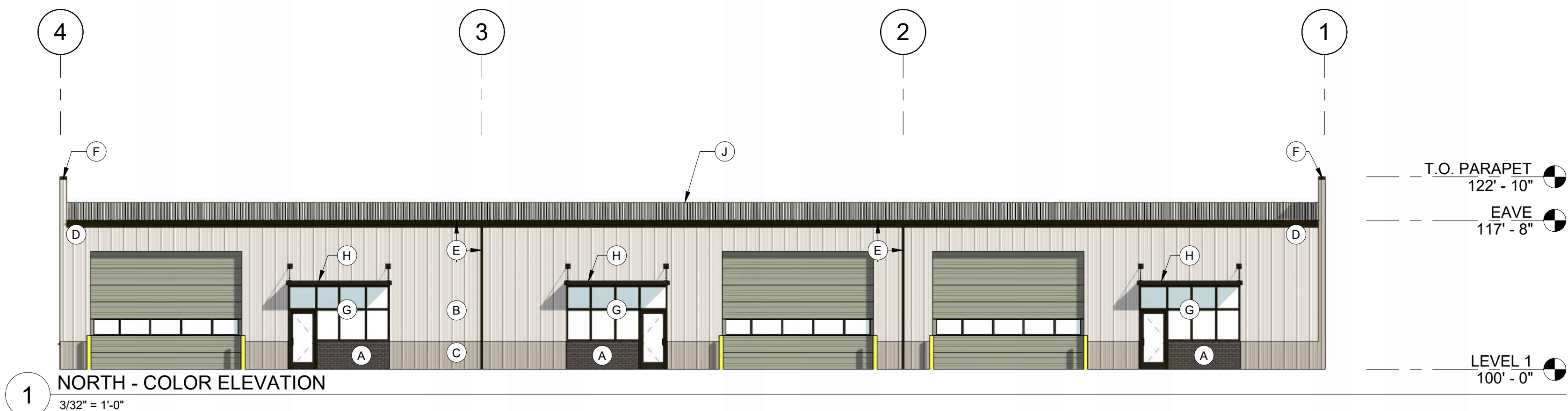
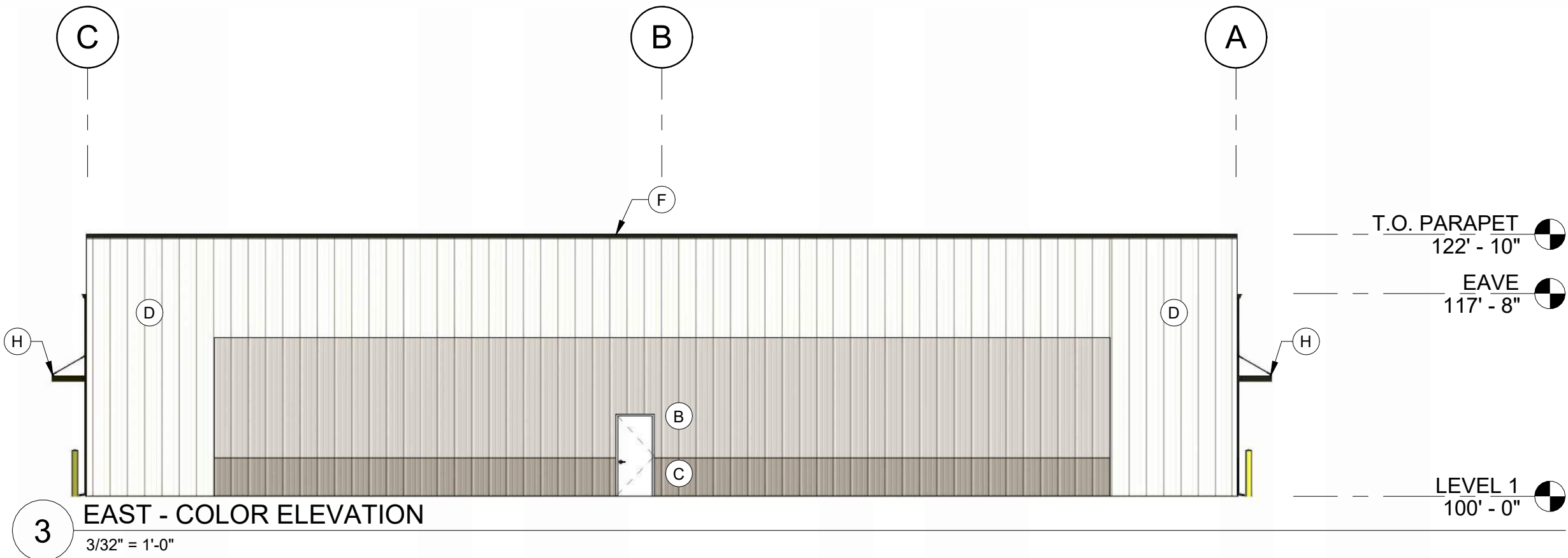
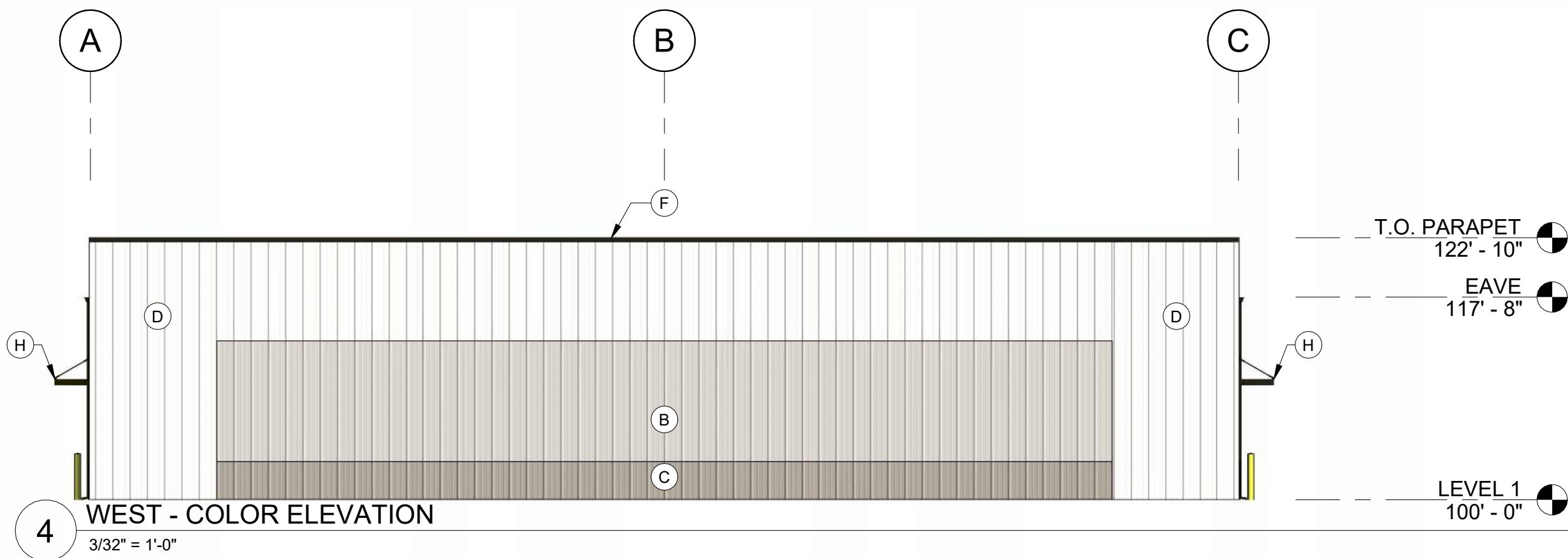
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EXTERIOR ELEVATION LEGEND		
SYMBOL	MARK	DESCRIPTION
	A	THIN BRICK: MFG: BASALITE TYPE/STYLE: SLIM BRICK COLOR: MIDNIGHT BLACK
	B	VERTICAL METAL PANEL: MFG: PEMB TYPE/STYLE: PRB COLOR: PEARL GRAY
	C	VERTICAL METAL PANEL: MFG: PEMB TYPE/STYLE: PRB COLOR: SLATE GRAY
	D	REVERSE R PANEL: MFG: KINGSPAN TYPE/STYLE: COLOR: REGAL WHITE
	E	SCUPPER & DOWNSPOUT: MIDNIGHT BRONZE
	F	PARAPET CAP: MIDNIGHT BRONZE
	G	STOREFRONT: MIDNIGHT BRONZE
	H	AWNING: MIDNIGHT BRONZE
	J	ROOFING METAL PANEL: MFG: PEMB TYPE/STYLE: PRB COLOR: GALVALUME

1. ALL ROOF TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS. GROUND MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING. ALL WALL MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING.
2. ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND.
3. ANY BOLLARDS TO BE AS PER THE PLANS. ALL BOLLARDS CALLED ARE TO BE PRIMED AND PAINTED.
4. ANY SUBSTITUTION OF MATERIALS MUST BE APPROVED BY THE OWNER & ARCHITECT PRIOR TO INSTALLATION. SAMPLES OF SUBSTITUTE MATERIALS SHOULD BE SUBMITTED DIRECTLY TO THE ARCHITECT.
5. SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS TO WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND.

1. DO NOT SCALE DRAWING.
2. REFER TO CODE ANALYSIS SHEET FOR BUILDING ADDRESSING REQUIREMENTS.
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5. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN ANY AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
7. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.
8. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.
9. CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.
10. CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW OPENINGS.

11. GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
12. DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF BACKFILL, MINIMUM OF 5 FT.
13. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
14. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. BACK PRIME AND PAINT WHERE RAW EDGES OCCUR. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
15. PROVIDE SAMPLES OF ALL COLOR ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED. OWNER TO REVIEW AND APPROVE.
16. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE DEFERRED TO THE ARCHITECT.
17. ALL EXTERIOR METAL SHALL BE HOT-DIPPED GALVANIZED OR COLOR MATCHED TO SURROUNDING.
18. REFER TO DOOR & WINDOW SHEETS FOR SCHEDULES AND DETAILS.
19. CONTRACTOR TO PROVIDE FIRE RATED BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.



SECTION NOTES

1. DO NOT SCALE DRAWING.
2. DIMENSIONS ARE FROM FACE OF EXTERIOR STUD WALL TO FACE OF STUD WALL UNLESS NOTED OTHERWISE. (U.N.O.)
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
4. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY, AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
6. GENERAL CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ELECTRICAL EQUIPMENT WITH ELECTRICAL SHEETS. INSTALL PLYWOOD AS DIRECTED ON ELECTRICAL SHEETS.
7. CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENTS AND/OR SIGNAGE.
8. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
9. REFER TO COMCHECK REPORT FOR INSULATION VALUES.
10. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE DEFERRED TO THE ARCHITECT.
11. REFER TO ASSEMBLIES SHEET FOR ALL PARTITION, WALL, FLOOR/CEILING, & ROOF/CEILING TYPES.
12. REFER TO DOOR & WINDOW SHEETS FOR SCHEDULES AND DETAILS.
13. PROVIDE SEALANT AT ALL INTERSECTIONS OF MATERIALS AS REQUIRED BY MANUFACTURER.
14. PROVIDE REQ'D MEP CONNECTIONS IN ATTIC FOR HVAC AND WH AS REQUIRED.
15. REFER TO ELECTRICAL/REFLECTED CEILING PLANS FOR CEILING TREATMENTS.
16. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
17. PROVIDE SAMPLES OF ALL COLOR ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED. OWNER TO REVIEW AND APPROVE.
18. REFER TO PRE-ENGINEERED DRAWINGS FOR TRIM, FLASHING AND METAL PANEL DETAILS.

Contact:
Jackson Bidwell
jackson.bidwell@evstudio.com
208-864-2624 x 1012

MOON VALLEY STORAGE CONDOS

BUILDING 5

8323 W. MOON VALLEY RD.
STAR, ID. 83616



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REVISION:

1	FOR PERMIT	11/20/24
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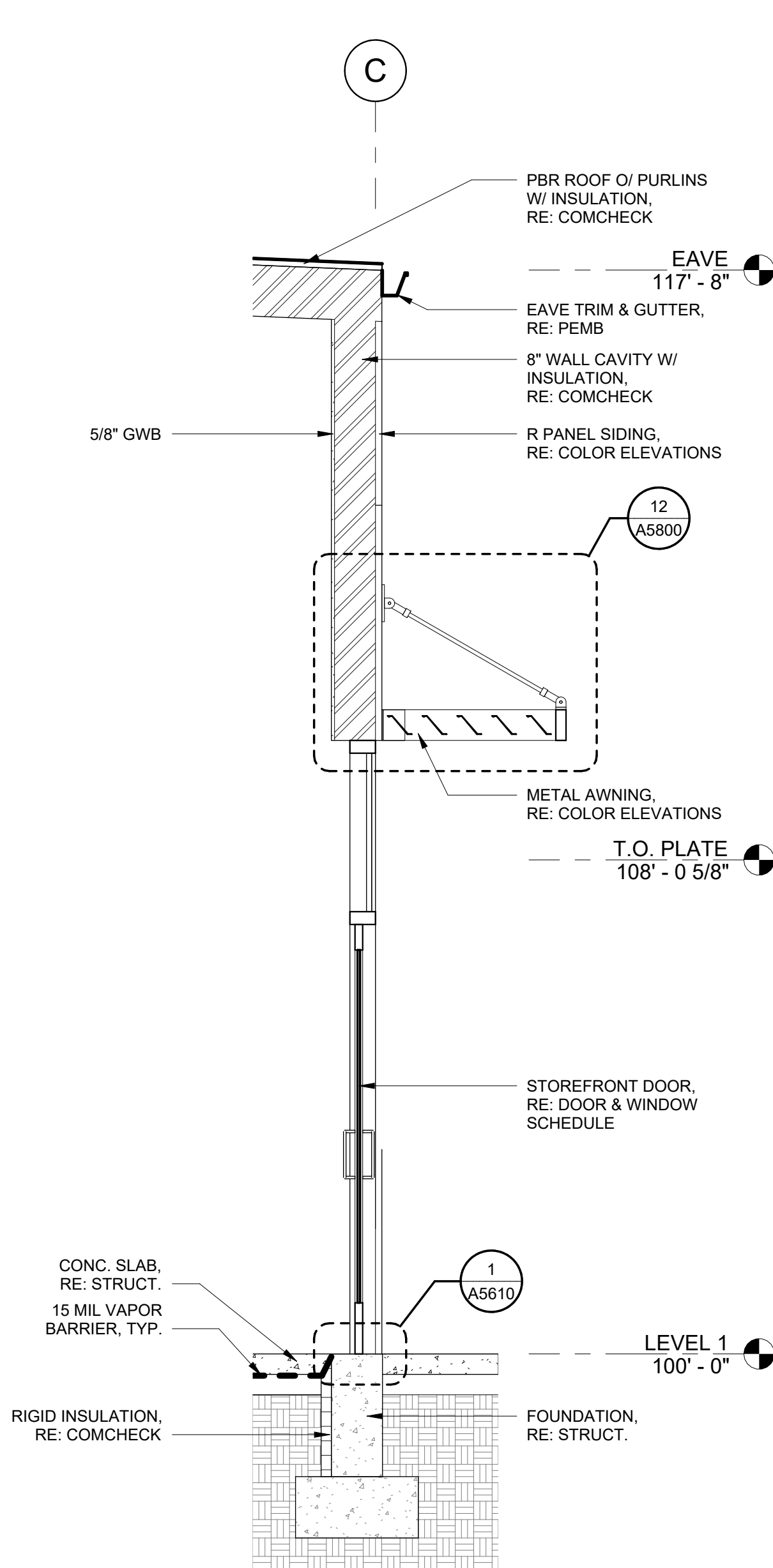
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DATE:	11/20/24
DRAWN BY:	JDB
CHECKED BY:	AMC

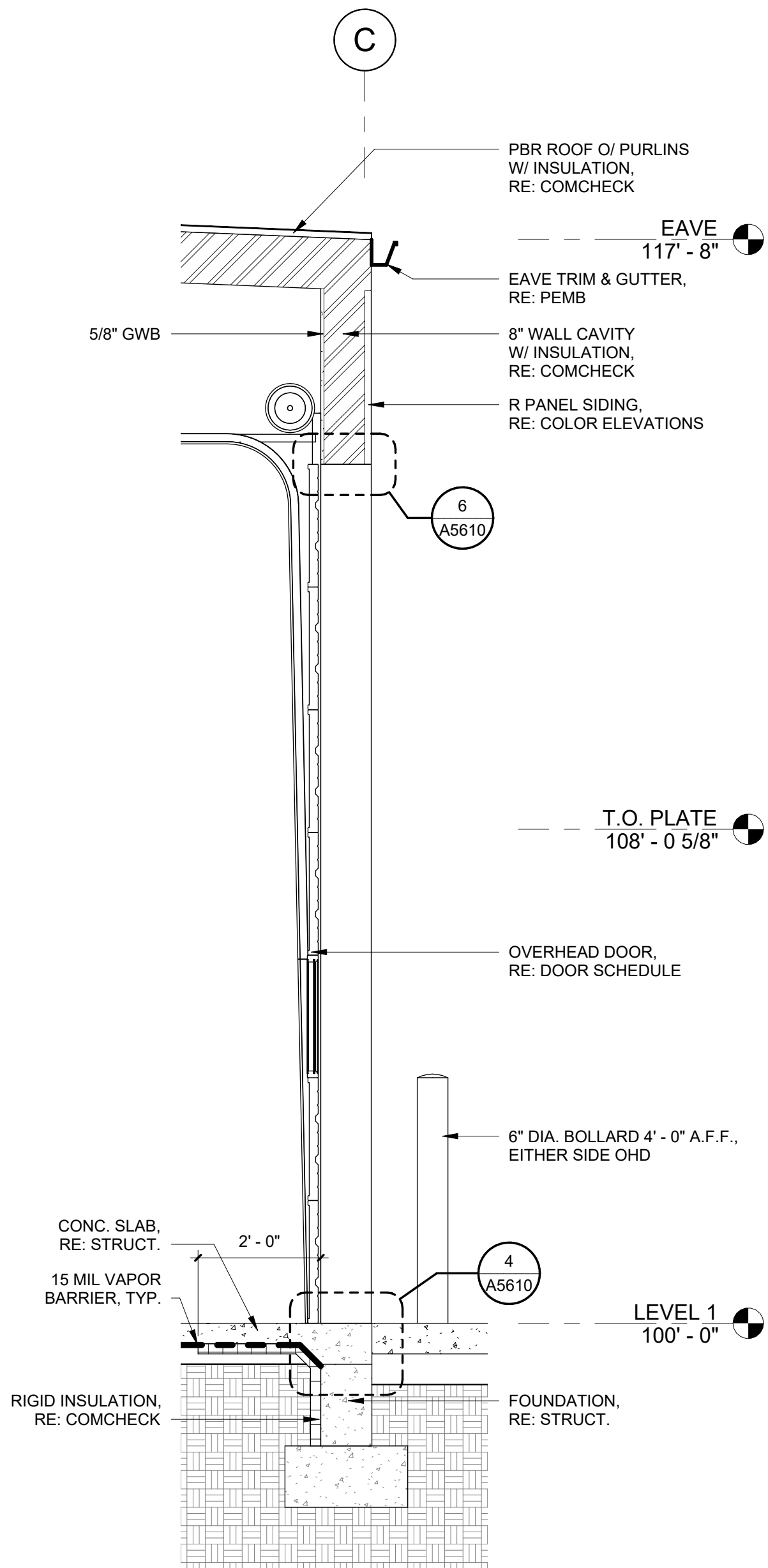
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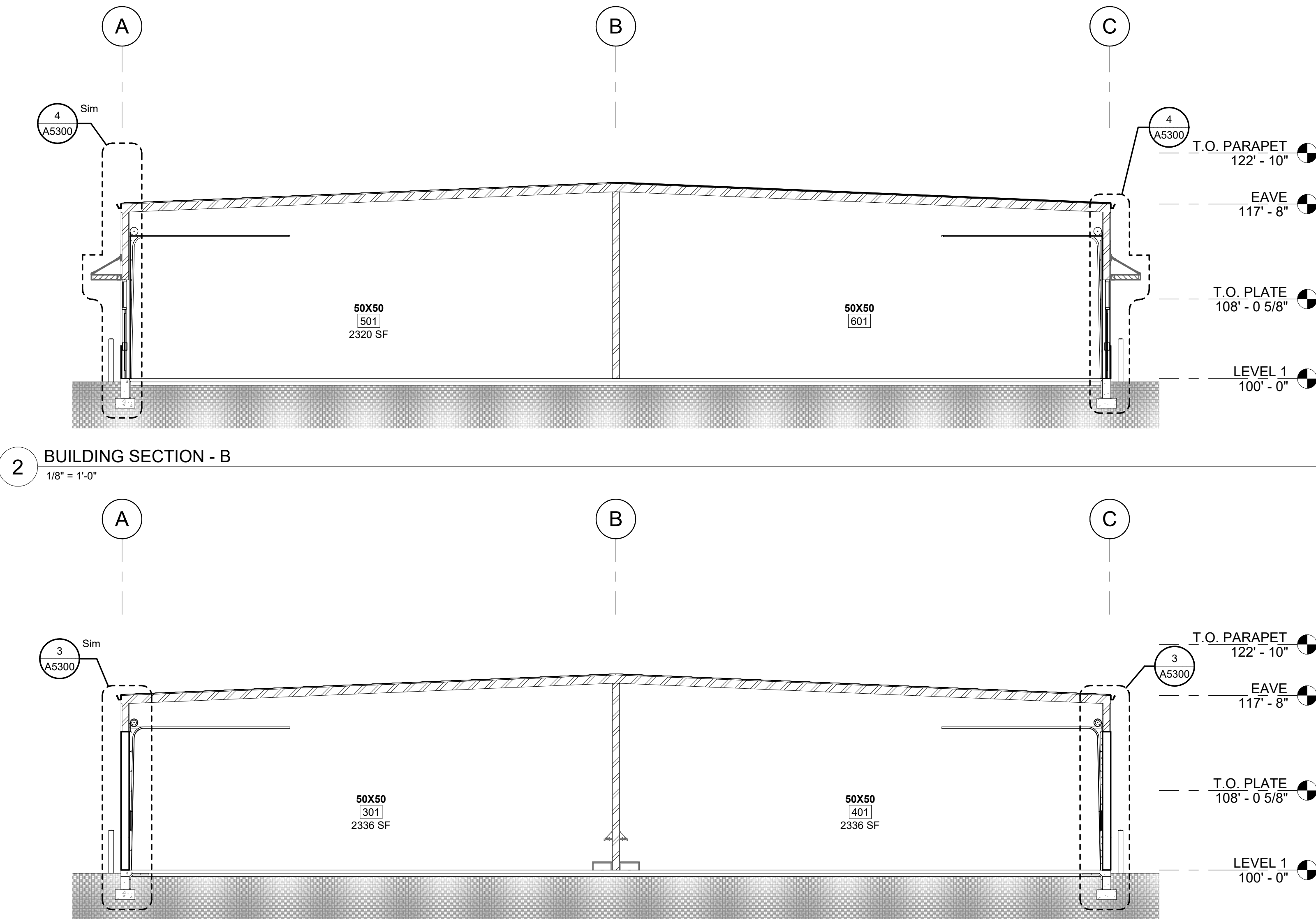
11/20/2024 8:53:02 PM



4 WALL SECTION - B
1/2" = 1'-0"



3 WALL SECTION - A
1/2" = 1'-0"



1 BUILDING SECTION - A
1/8" = 1'-0"

2 BUILDING SECTION - B
1/8" = 1'-0"



January 26, 2026

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Agency Transmittal - Forge Fitness CUP

Dear Mr. Nickel,

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

RE: Agency Transmittal - Forge Fitness CUP

From D3 Development Services <D3Development.Services@itd.idaho.gov>

Date Mon 1/26/2026 10:32 AM

To Shawn Nickel <snickel@staridaho.org>

Hello,

After careful review of the transmittal submitted to ITD on January 21, 2026, regarding, Forge Fitness, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Barbara Norgrove <bnorgrove@staridaho.org>

Sent: Wednesday, January 21, 2026 2:06 PM

To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staroathways.org; Kerry.schmidt@intgas.com; Chris Todd <ctodd@starpathways.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdcclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; file@idwr.idaho.gov

Subject: FW: Agency Transmittal - Forge Fitness CUP

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From: Shawn Nickel <snickel@staridaho.org>

Sent: Wednesday, January 21, 2026 2:05 PM