TULLAMORE APARTMENTS

LEWISTON, IDAHO

LEGEND

NOTE: NOT ALL ITEMS SHOWN IN THIS LEGEND ARE USED IN THIS PROJECT

EXISTING		PROPOSED
	MONUMENT	
	PROPERTY CORNER	
	POWER OUTLET BOX	
	POWER OUTLET BOX	
	LIGHT POLE	
	TELEPHONE PEDESTAL	
	WATER METER	
	WATER VALVE	
	FIRE HYDRANT	
	SANITARY SEWER MH	
	SEWER CLEAN OUT	
	STORM SEWER MH	
	DRY WELL	
	CATCH BASIN	
	EASEMENT LINE	
	PROPERTY LINE	
R/W	RIGHT OF WAY	R/W
UGE OHE	UNDERGROUND/ OVERHEAD ELECTRIC	UGE OHE
X X X	FENCE LINE	X X X
W	WATER LINE	W
S	SANITARY SEWER LINE	S
SD	STORM SEWER LINE	SD
G	GAS LINE	G
T	TELEPHONE LINE	T
	ROAD CENTERLINE	
	ROAD STRIPING	
	EDGE OF ASPHALT	
	EDGE OF GRAVEL	
	LIP OF GUTTER	
	BACK OF SIDEWALK	
	SECTION LINE	
825.0	CONTOURS	825
	GRAVEL	
	CONCRETE	
	PAVEMENT	
	EMERGENCY VEHICLE ACCESS DRIVE	

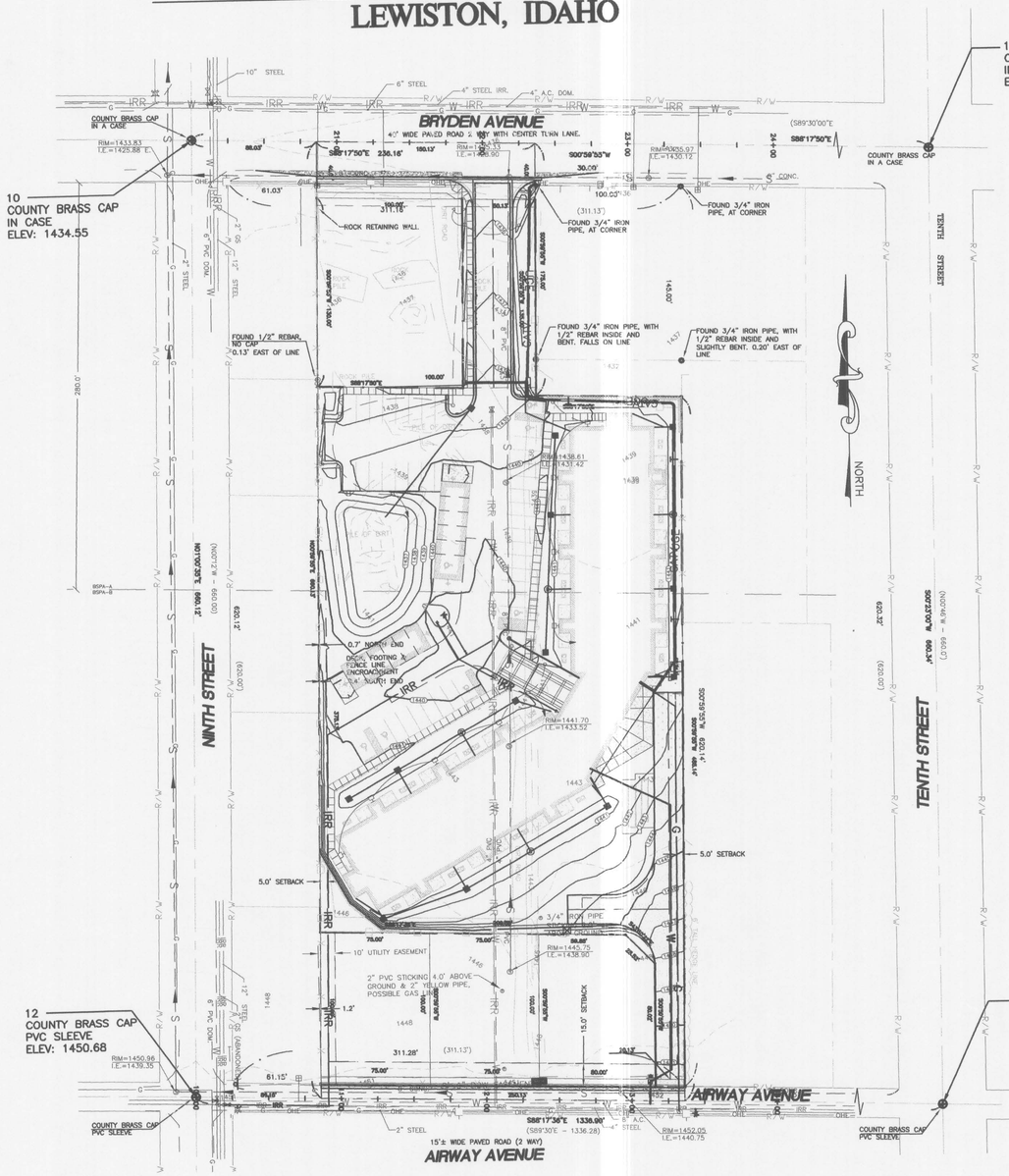
CALL BEFORE YOU DIG

CONTRACTOR SHALL CALL **(800) 342-1585** & HAVE ALL UNDERGROUND UTILITIES LOCATED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

USKH

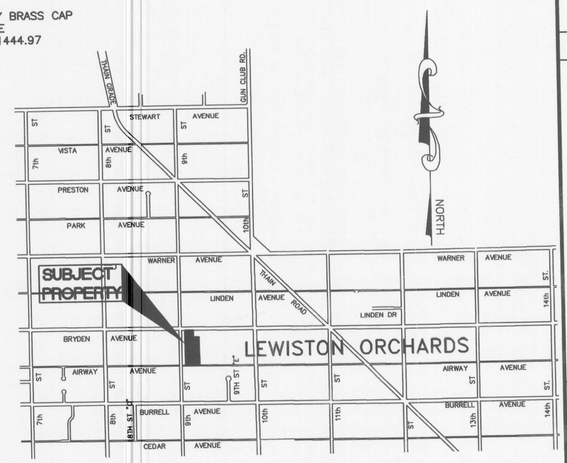
UTILITIES:

WATER SUPPLY	– LEWISTON ORCHARDS IRRIGATION DISTRICT	(208) 746-8235
SEWER, STREETS & STORMWATER	– CITY OF LEWISTON ENGINEERS SERVICES	(208) 746-3671, EXT. 252
ELECTRIC & GAS	– AVISTA UTILITIES	(208) 798-1472
TELEPHONE	– QWEST	(800) 244-1111
ROAD DISTRICT	– CITY OF LEWISTON	(208) 746-3671
CABLE TV	– CABLE ONE	(208) 798-1472



SITE MAP

SCALE: 1" = 50'



VICINITY MAP – CITY OF LEWISTON

SCALE: 1" = 1/4 MILE

SHEET INDEX

SURVEYED DESCRIPTION

BEING A PART OF LOT 4 OF BLOCK 14 OF LEWISTON ORCHARDS TRACT NO. 1 IN THE NE 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M., NEZ PERCE COUNTY, IDAHO

BASIS OF BEARING

NAD '83, STATE PLANE IDAHO WEST ZONE

VERTICAL DATUM

NAVD '88

SURVEY CONTROL TABLE – EXISTING

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1720679.90	2312688.43	1434.55	BRASS CAP – BRYDEN AVENUE & NINTH STREET
11	1720640.39	2314017.52	1444.97	BRASS CAP – BRYDEN AVENUE & TENTH STREET
12	1720019.88	2312676.80	1450.68	BRASS CAP – AIRWAY AVENUE & NINTH STREET
13	1719980.07	2314013.10	1457.32	BRASS CAP – AIRWAY AVENUE & TENTH STREET

REFER TO GRADING PLAN (SHEET C1.2) AND ROAD PLAN & PROFILE (SHEET C1.4) FOR DESIGN GRADES

NOTE:
ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY – 24 CFR CHAPTER 1– FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

LEGAL DESCRIPTION

SITUATE IN NEZ PERCE COUNTY, STATE OF IDAHO TO WIT:

Parcel 1:
The East 250.13 feet of Lot 4, Block 14, LEWISTON ORCHARDS TRACT NO.1, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.

EXCEPT the East 100 feet of the North 175 feet thereof.

ALSO EXCEPTING the West 100 feet of the North 175 feet of the East 250.13 feet thereof.

Parcel 2:
The West 100 feet of the North 175 feet of the East 250.13 feet of Lot 4, Block 14, LEWISTON ORCHARDS TRACT NO. 1, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.

APPROVAL

APPROVED FOR CONSTRUCTION

CITY OF LEWISTON, IDAHO, CITY ENGINEER _____ DATE _____

PROFESSIONAL ENGINEER REGISTERED 7508 STATE OF IDAHO KENNETH J. HODGES

Date Stamped:

Revision	Date
1 RESUBMIT PER PLAN REVIEW	03/19/07

USKH

Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
Spokane, WA 99201
(509) 328-5139

313 D Street, Ste 200
Lewiston, Idaho 83501
(208) 746-2661

1920 Main Street, Ste 14
Ferndale, WA 98248
(360) 312-1815

5 North Colville
Walla Walla, WA 99362
(509) 522-4843

Project:
TULLAMORE APARTMENTS

THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

Project Mgr.	K. HODGES	
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

Sheet Contents:
COVER SHEET AND SURVEY CONTROL

Sheet No.:
T1.0

USKH W.O. 974900

TULLAMORE SENIOR APARTMENTS
LEWISTON, IDAHO

RESCheck Software Version 4.0.1
Compliance Certificate

Project Title: TULLAMORE SENIOR APARTMENTS
Report Date: 03/1/07
Data filename:

Energy Code: **2003 IECC**
Location: **Lewiston, Idaho**
Construction Type: **Multifamily**
Glazing Area Percentage: **19%**
Heating Degree Days: **4958**

Construction Site:	Owner/Agent:	Designer/Contractor:
LEWISTON, ID	TULLAMORE LIMITED PARTNERSHIP 413 W. IDAHO, SUITE 200 BOISE, ID 83702 343-8877	GLANCEY ROCKWELL 595 S. AMERICANA BOISE, ID 83702 345-0566

Compliance: **Passes** Maximum UA: 6179 Your Home UA: 4785 --> 22.6% Better Than Code (UA)

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss:	23580	38.0	0.0		707
Wall 1: Wood Frame, 16" o.c.:	19856	19.0	0.0		1429
Window 1: Vinyl Frame:					
Double Pane with Low-E:	2943			0.380	1030
Door 1: Glass:	840			0.350	294
Door 2: Solid:	20			0.250	5
Floor 1: All-Wood Joist/Truss:					
Over Unconditioned Space:	23580	11.0	0.0		1698

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in RESCheck Version 4.0.1 and to comply with the mandatory requirements listed in the RESCheck Inspection Checklist.

Name - Title Signature Date

RESCheck Software Version 4.0.1
Inspection Checklist

Date: 01/24/07

Ceilings:
☐Ceiling 1: Flat Ceiling or Scissor Truss, R-38.0 cavity insulation
Comments: ____

Above-Grade Walls:
☐Wall 1: Wood Frame, 16" o.c., R-19.0 cavity insulation
Comments: ____

Windows:
☐Window 1: Vinyl Frame:Double Pane with Low-E, U-factor: 0.380
For windows without labeled U-factors, describe features:
#Panes _____ Frame Type _______ Thermal Break? Yes ____ No ____
Comments: ____

Doors:
☐Door 1: Glass, U-factor: 0.350
Comments: ____
☐Door 2: Solid, U-factor: 0.250
Comments: ____

Floors:
☐Floor 1: All-Wood Joist/Truss:Over Unconditioned Space, R-11.0 cavity insulation
Comments: ____

Air Leakage:
☐Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.
☐Recessed lights are 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, fixtures are installed with a 3" clearance from insulation.

Skylights:
☐Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19.

Vapor Retarder:
☐Installed on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Materials Identification:
☐Materials and equipment are installed in accordance with the manufacturer's installation instructions.
☐Materials and equipment are identified so that compliance can be determined.
☐Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
☐Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.
☐Insulation is installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Duct Insulation:
☐Supply ducts in unconditioned attics or outside the building are insulated to R-8.
☐Return ducts in unconditioned attics or outside the building are insulated to R-4.
☐Supply ducts in unconditioned spaces are insulated to R-8.
☐Return ducts in unconditioned spaces (except basements) are insulated to R-2. Insulation is not required on return ducts in basements.
☐Where exterior walls are used as plenums, the wall is insulated to R-8.

Duct Construction:
☐Duct connections to flanges of air distribution system equipment are sealed and mechanically fastened.
☐All joints, seams, and connections are securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics are rated UL 181A or UL 181B.
Exceptions:
Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
☐The HVAC system provides a means for balancing air and water systems.

Temperature Controls:
☐Thermostats exist for each dwelling unit (non-dwelling areas must have one thermostat for each system or zone). A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each room is provided.

Electric Systems:
☐Separate electric meters exist for each dwelling unit.

Service Water Heating:
☐Water heaters with vertical pipe risers have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
☐Circulating hot water pipes are insulated to the levels in Table 1.
Circulating Hot Water Systems:
☐Circulating hot water pipes are insulated to the levels in Table 1.

Swimming Pools:
☐All heated swimming pools have an on/off heater switch and a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps have a time clock.

Heating and Cooling Piping Insulation:
☐HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to the levels in Table 2.

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes — Non-Circulating Runouts: Up to 1"	Up to 1.25"	Circulating Mains and Runouts: 1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

Table 2: Minimum Insulation Thickness for HVAC Pipes

Piping System Types	Fluid Temp. Range(°F)	Insulation Thickness in Inches by Pipe Sizes: 2" Runouts	1" and Less	1.25" to 2.0"	2.5" to 4"
Heating Systems					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature 106-200		0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
Cooling Systems					
Chilled Water, Refrigerant and Brine	40-55	0.5	0.5	0.75	1.0
	Below 40	1.0	1.0	1.5	1.5

NOTES TO FIELD: (Building Department Use Only)

International Building Code Analysis
2003 IBC, 2003 IPC, 2003 IMC

Tullamore Apartments 1/5/07
Bryden Street
Lewiston, Idaho

Occupancy Classification: *chapter 3*

Residential Apartments R-2 *(310.1)*
Business (Office) B *(304.1)*
Private Storage U *(312.1)*

Section 302.3.2 Mixed-use buildings
Fire Barriers not required between mixed uses, when the building is designed to the most restrictive requirements of the two or more occupancies, (business, residential).

Types of Construction: *Table 503*

	Group	Construction Type	Allowable area	Height	Story
Residential	R-2	Type V-B	7,000	40	2
Private Storage	U	Type V-B	3,000		-

Actual building areas:
Private Storage Units: U Single Level
(2 Separate Bldgs) **1,160 SF**
1,295 SF

Residential: R-2 Two Level
First Floor = 23,581 SF
Second Floor = 22,282 SF

Total= 45,863 SF

Building is Firewall separated with total of **21,074** sf on north side of firewall and **24,789** sf on south side of firewall.

Increases (504.2): For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one story, but shall not exceed four stories or 60 feet respectively.

Area Modifications (506.1 & 506.3):
Automatic sprinkler system increase. Where a building is protected throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent (*Is* = 200 percent) for multistory buildings...

Fire Sprinklers required: NFPA 13 required per 903.2.7, 504.2, 506.3

(Private Storage buildings are not equipped with Automatic Sprinklers)

Area Increases:
Apartment Building, (Firewall Separated)

Building perimeter that fronts on public way or open space >20'
F=0+0+0+ = 0 feet
Total Building Perimeter, P = 1,167 feet
Minimum Open Space, W = 0'
W/30 = 0.00 IBC 506.2.1
Increase f = 100(F/P-.25) W/30
f = 100 (0/1167-.25) 0/30= 0% open space increase
Increase s = 200% IBC 506.3, *sprinkler increase*
Allowable Area per Floor, A*a*= $\frac{\text{Area tabular} + A_t I_f + A_t I_s}{100}$ =
7000 + 0+ 14000 = 21,000 SF/Floor
Maximum Allowable Area of Building: (excluding Private Storage)
21,000 x 2 = **42,000 SF** (R-2 structure only) IBC 506.4

Table 503 Allowable number of stories: 3 with sprinkler increase, IBC 504.2

Table 503 Allowable Building Height: 40' **+20'** for sprinkler increase,

Table 601, Fire resistive requirements: Frame, walls, floor and roof:

Table 602, Fire resistance of exterior walls based on separation distance
R-2 Occupancy One hour less than or equal to 10 feet
U Occupancy One hour less than or equal to 10 feet

719 Insulation and Facings:
Flame spread not to exceed 25
Smoke density not to exceed 450

Table 803.4, Interior wall & Ceiling Finish Requirements
Vertical exit and exit passageways, sprinkled: Class 'C'
Exit access corridors and other exit ways: Class 'C'
Room & enclosed space Class 'C'

Table 1505.1, Minimum roof covering classification, V-B: Class 'C'

Fire Flow and Hydrants:
IFC Table B105.1
23,781 SF - Type V-B, **4,250 gpm required**
Footnote a. minimum fire flow reduced 25% for R occupancy
IFC B105.2 Exc. Required fire flow may be reduced by 50% if the building is fire sprinkled.
4,250 x .75 x .5 = 1,594 gpm.

Hydrants Required: **2** per Fire Department review

IFC 906 .31 Travel distance to fire extinguisher = 75'
Mount top @ 48' above floor
Provide 15 fire extinguishers; locate per plan and as directed by fire marshall

716.4.2 Exception 2 - draft stopping in Attics
Draft stopping not required in Fire Sprinkle per 903.3.1.1

Exits: ***1004.1.2***
Travel Distance: 250' with sprinklers, S-occupancy, IBC Table 1015.1
Corridor Fire Resistance Rating: 1/2-Hr with sprinklers, IBC Table 1016.1

1007.2.1 Buildings with four or more stories require at least one accessible means of egress by elevator
Exceptions: 1. Not required in buildings equipped with automatic sprinklers and horizontal exit at level of exit discharge.

1008.1.1 Door widths not less than 32 inches clear

1008.1.5 Landings at Doors not to be less than corridor width, not more than ½" lower than threshold of door.

1009.1 Stairway width shall be not less 44 inches

1016.2 Corridors width not less than 44 inches

Table 1018.1 Two exits require 1-500 occupants

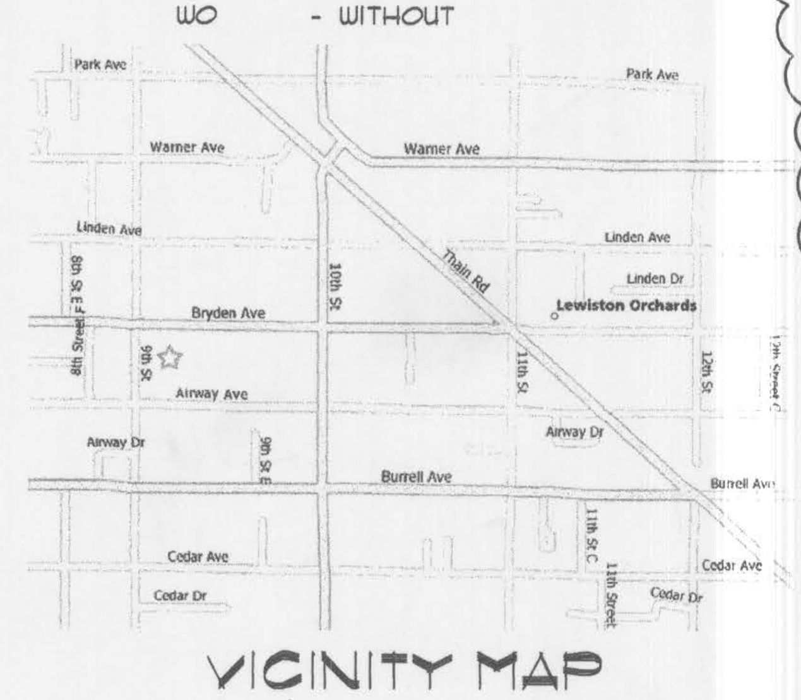
Chapter 11 Accessibility:
Accessibility shall be constructed according to the provisions of I.B.C. chapter 11
And CABO / ANSI A117.1
Ramps: Max slope of 1:12, comply with 4.8 of CABO / ANSI
Textures: Non-slip, stable surfaces, comply with CABO / ANSI 4.5
Signage: Non-glare surface, mounted at 60" from F.F. to centerline of signage

1104 Accessible Route: Required all levels

1107.6.2 Group R-2: Accessible units, minimum of 2% Type A (therefore one) and all others shall be Type B

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AC	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATIVE
AL	ALUMINUM
APPD	APPROVED
ARCH	ARCHITECT(URAL)
BSMT	BASEMENT
BRG	BEARING
BLKG	BLOCKING
BD	BOARD
BLDG	BUILDING
CLG	CEILING
CT	CERAMIC TILE
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
DTL	DETAIL
DWG	DRAWING
EA	EACH
EF	EACH FACE
ELEC	ELECTRIC(AL)
EQ	EQUAL
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FC	FIRE CODE
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH(ED)
FP	FIREPROOF
FLR	FLOOR
FTG	FOOTING
FBO	FURNISHED BY OTHERS
GA	GAGE, GAUGE
GC	GENERAL CONTRACTOR
G.I.	GALVANIZED IRON
GYP BD	GYPSUM BOARD
HVAC	HEATING/VENT./AIR COND.
HC	HOLLOW CORE
HM	HOLLOW METAL
HR	HOUR
IBC	INTERNATIONAL BUILDING CODE
INCL	INCLUDE(ING)
INSUL	INSULATE(INSULATION)
INT	INTERIOR
JT	JOINT
LAM	LAMINATE
LL	LIVE LOAD
MFR	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MM	MILLIMETER
MIN	MINUMUM
NAT	NATURAL
NR	NOISE REDUCTION
NOM	NOMINAL
NO	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
OD	OUTSIDE DIAMETER
OH	OVERHANG
PNL	PANEL
PBD	PARTICLE BOARD
PVMT	PAVEMENT
PLF	PER LINEAR FOOT
PL	PLATE
PLWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PSF	POUND PER SQ. FOOT
PSI	POUND PER SQ. INCH
RAD	RADIUS
REF	REFERENCE
RE	REINFORCING
RFG	ROOFING
RO	ROUGH OPENING
SIM	SIMILAR
SC	SOLID CORE
SPK	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
STR	STRUCTURE(AL)
SYS	SYSTEM
THK	THICK(NESS)
T&G	TONGUE AND GROOVE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
VCT	VINYL COMPOSITION TILE
VB	VINYL BASE
WC	WATER CLOSET
WP	WATERPROOF(ING)
WWF	WELDED WIRE FABRIC
W	WIDE, WIDTH
W/	WITH
WO	WITHOUT



VICINITY MAP

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD MEASUREMENTS PRIOR TO ORDERING MATERIALS & PRE- FABRICATING ITEMS. ANY NECESSARY ADJUSTMENTS IN FIELD MEASUREMENTS AND/OR BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT.

CONTRACTOR SHALL PROVIDE BACKING/BLOCKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, ETC.

CONTRACTOR IS TO SUPPLY AND INSTALL A 4'-0" x 8'-0" BUILDING CONSTRUCTION SIGN WHICH STATES THE FOLLOWING:
GENERAL CONTRACTOR — OWNER / DEVELOPER
ADDRESS & PHONE — ADDRESS & PHONE

ARCHITECT — DEVELOPMENT
ADDRESS & PHONE — NAME ADDRESS

ALL PARTITION DIMENSIONS ARE TO FACE OF FRAMING OR TO CENTER- LINE OF PARTITIONS, STRUCTURAL COLUMNS, AND BEAMS U.N.O.

ALL COMBUSTIBLE MATERIALS TO BE A MINIMUM OF 1" CLEAR OF ALL HEAT TRANSFERRING VENT STACKS.

ATTIC VENTILATION: THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVES OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILINGS DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1" CLEAR VENTED AIR SPACE ABOVE THE INSULATION.

APPROVED FLASHING TO BE INSTALLED AT ALL CHIMNEYS, WALL-TO-ROOF INTERSECTIONS, AROUND ALL ROOF PENETRATIONS, AND ABOVE ALL EXTERIOR DOOR AND WINDOW OPENINGS.

EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALLS AND PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR, AND ROOFS, AND ALL OTHER SUCH OPENINGS INT THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

PROVIDE GYPSUM WALLBOARD OF TYPE AND THICKNESS INDICATED ON DRAWINGS. GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF ANSI NO. A 97-1 FOR THE "APPLICATION AND FINISHING OF WALLBOARD" JOINT COMPOUND SYSTEM MIXED, APPLIED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS PRINTED DIRECTIONS. TO BE INVISIBLE AFTER FINISHED, INCLUDING ALL METAL CORNER BEADS AND TRIM.

COVER SURFACES BEHIND SHINGLES AND WHERE INDICATED ON DRAWINGS WITH ASPHALT SATURATED NON-PERFORATED, FELT WITHOUT WRINKLES OR BUCKLES. LAP HORIZONTAL JOINTS 3", 6" AT VERTICAL JOINTS, AND CARRY INTO OPG'S. FIRE SUPPRESSION SYSTEM W/ LOCAL ALARMS SHALL BE PROVIDED FOR ALL 2-STORY APARTMENT BUILDINGS PER NFPA-13 AND THE CITY OF LEWISTON REQUIREMENTS.

ALL PLANS, SPECIFICATIONS AND CONSTRUCTION SHALL COMPLY WITH THE 2003 IBC, UMC, UPC AND 2003 NEC.

DESIGN VALUES

MINIMUM DESIGN VALUES

SEISMIC ZONE: 2B
WIND SPEED: 90 MPH, EXP. 'B'
SNOW LOAD: 25# P.S.F.
FROST DEPTH: 24 INCHES
SOIL BEARING: 2000# MIN. P.S.F. (SEE SOILS REPORT)

PROJECT INFORMATION

STREET ADDRESS
T.B.D. BRYDEN AVENUE
LEWISTON, IDAHO

OWNER / DEVELOPER
TULLAMORE LIMITED PARTNERSHIP
413 W. IDAHO, SUITE 200
BOISE, IDAHO 83702

RECAP
48 UNITS:
43 STANDARD UNITS
- (6) 2-BED (37) 1-BED
5 H.C. ACCESSIBLE UNITS
- (2) 2-BED (3) 1-BED

COMMON AREA: 3,715 S.F.
BUILDING AREA: 45,863 S.F.
PARKING SPACES:
55 (6 ACCESSIBLE)
STORAGE UNITS:
12 (1 ACCESSIBLE)

INDEX OF DRAWINGS

CIVIL ENGINEER
USKH, INC.
313 D ST, STE 200
LEWISTON, ID 83501
PHONE (208) 746-2661
FAX (208) 746-6825

ELECTRICAL ENGINEER
DC ENGINEERING
440 E. CORPORATE DR. STE 103
MERIDIAN, ID 83642
PHONE (208) 288-2181
FAX (208) 288-2182

STRUCTURAL ENGINEER
STAPLEY ENGINEERING
8701 W. HACKAMORE DR.
BOISE, ID 83709
PHONE (208) 375-8240
FAX (208) 375-8257

Thomas DEVELOPMENT CO.
REAL ESTATE DEVELOPMENT AND CONSTRUCTION
413 W. IDAHO, SUITE 200
BOISE, IDAHO 83702
(208) 343-8877
FAX: (208) 343-8900
E-MAIL: tdc@micron.net

GENERAL CONTRACTOR
MARKOVICH CONSTRUCTION
2827 LEXINGTON AVE.
BUTTE, MT 59701
PHONE (406) 494-3901
FAX (406) 494-1989

LICENSED ARCHITECTS AR 160 — JAMES T. GLANCEY — STATE OF IDAHO

REVISIONS	
DESCRIPTION	DATE
1 IHFA/ CITY COMMENTS	3-8-07

RECEIVED MAR 26 2007 CITY OF LEWISTON

TULLAMORE SENIOR APARTMENTS
BRYDEN AVENUE
LEWISTON, IDAHO

Glancey ◆ Rockwell & Associates
Architecture • Planning
595 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 387-0889
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ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY-24 CFR CHAPTER 1-FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

SHEET DATA	
DRAWN BY:	JW
CHECKED BY:	JG
SCALE:	AS NOTED
DATE:	1/29/2007
PROJECT #:	0688.01

SHEET NUMBER
A-CVR

ENGINEERING DEPT. COPY

908 Bryden Ave - Tullamore
48 unit Apt. Bldg w/storage Bldgs
2007-001855 #2

CONSTRUCTION NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED PER THE LATEST EDITION OF THE CITY OF LEWISTON STANDARD SPECIFICATIONS AND THE CITY OF LEWISTON STANDARD DRAWINGS AS AMENDED AND SUPPLEMENTED BY THE APWA SUPPLEMENT AND THESE DRAWINGS.

2. WORK SHALL CONFORM TO STATE AND LOCAL CODES.

3. THE CONTRACTOR SHALL INVESTIGATE ON SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS REQUIRING MODIFICATION PRIOR TO PROCEEDING.

4. THE CONTRACTOR SHALL TAKE NECESSARY PREVENTATIVE MEASURES TO PROTECT EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, REPLACE ANY IMPROVEMENTS SO DAMAGED.

5. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 2 WORKING DAYS PRIOR TO ANY EXCAVATION. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.

6. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR AT THE JOB SITE DURING ALL WORKING HOURS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS STAMPED "FOR CONSTRUCTION" ON CONSTRUCTION SITE AT ALL TIMES.

7. THE OWNER AND CONTRACTOR SHALL COMPLY WITH THE NPDES GCP (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL CONSTRUCTION PERMIT). THIS INCLUDES USING BEST MANAGEMENT PRACTICES TO PREVENT DISCHARGE OF STORM WATER AND SEDIMENTATION FROM THIS SITE DURING CONSTRUCTION. THE IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE BMP'S ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.

8. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT THE DIRECTION OF THE OWNER.

9. PUBLIC LAND CORNERS FOR WHICH ADEQUATE EVIDENCE EXISTS IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL RETAIN AND PROTECT THE CORNERS. IF CORNERS INTERFERE WITH THE PROGRESS OF THIS PROJECT, THE CONTRACTOR SHALL HAVE THE CORNERS REFERENCED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR PRIOR TO THE TIME WHEN ACTIVITIES MAY DISTURB THEM. SUCH CORNERS SHALL BE REESTABLISHED AND REMONUMENTED UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR.

10. THE CONTRACTOR SHALL COORDINATE THE WORK SCHEDULE SO AS TO HAVE A MINIMUM IMPACT TO EXISTING TRAFFIC. TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

11. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE APPROPRIATE AUTHORITY.

12. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.

13. BACKFILLING ALL MAINS, SERVICES, APPURTENANCES, AND COMPACTED LIFTS, SHALL BE OBSERVED BY THE CITY OF LEWISTON OR LOID. OBSERVATION OF SUCH WORK SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY FOR THE REQUIRED OBSERVATIONS.

14. UPON COMPLETION, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE ENGINEER.

15. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO BEGINNING WORK IN THE RIGHT-OF-WAY.

SPECIFIED MATERIALS AND CONSTRUCTION PROCESSES

1. EMBANKMENT COMPACTION – METHOD "C" COMPACTION IS SPECIFIED

2. CONCRETE – CLASS 3,000 CONCRETE IS SPECIFIED

3. PAVEMENT – 1/2" PG 64-28 HOT MIX ASPHALT IS SPECIFIED

4. WATER PIPE:
   A. WATER MAIN PIPE– 12" & 10" C900 PVC
   B. SERVICE PIPE– 2.0" TYPE K COPPER TUBE PIPE

5. SANITARY SEWER PIPE:
   A. SEWER MAIN PIPE– 8" SDR 35 PVC, ASTM 3034
   B. SERVICE LATERALS– 6" SDR 35 PVC FOR SEWER SERVICE

6. WATER MAIN FITTINGS – SHALL BE CAST IRON OR DUCTILE IRON CONFORMING TO AWWA STANDARDS C153. ALL FITTINGS SHALL BE RATED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.

7. GATE VALVES – SHALL CONFORM TO AWWA C509 RESILIENT WEDGE GATE VALVES

8. BEDDING – PIPE SHALL BE BEDDED WITH IMPORTED CRUSHED AGGREGATE

9. FIRE HYDRANTS – WATEROUS PACER MODEL WB-67 WITH A MINIMUM 6" SUPPLY AND SHALL BE PROVIDED WITH AN INTEGRAL 5-INCH STORZ CONNECTION WITH THE APPROVED ATTACHED SEAL CAP AND AIRCRAFT CABLE AND CONFORM TO AWWA STANDARD C502. ALL HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED.

10. CONTRACTOR TO SUBMIT ASPHALT MIX DESIGN TO THE CITY FOR APPROVAL.

TESTING & INSPECTION

1. ALL TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR, RESULTS SHALL BE PROVIDED TO THE CITY & THE ENGINEER.

2. SEE SHEET T1.2 FOR THE CITY CHECKLIST

NOTE:
ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY – 24 CFR CHAPTER 1– FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

CONTRACTOR SHALL CALL **(800) 424-5555** & HAVE ALL UNDERGROUND UTILITIES LOCATED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

GENERAL STREET CONSTRUCTION NOTES

1. STREET BASE ROCK LIFTS SHALL BE IMPORTED CRUSHED ROCK, COMPACTED TO A 95% RELATIVE DENSITY.

2. STREET BASE ROCK LIFTS SHALL BE NO MORE THAN 8" IN HEIGHT IN ORDER TO ASSURE PROPER COMPACTION. APPROPRIATE MOISTURE SHALL BE ADDED TO THE ROCK FOR OPTIMIZING COMPACTION. ROCK IS NOT TO BE COMPACTED OR GRADED DRY.

3. A COAT OF CSS-1 TACK SHALL BE APPLIED TO THE ADJOINING EDGES OF ALL ASPHALT STREET CUTS.

4. ASPHALT COURSE SHALL BE NO LESS THEN 3" THICK OR AS SHOWN ON PLAN DETAILS, PLACED IN TWO SEPARATE 1½" COMPACTED LIFTS AND SHALL SLOPE FROM CENTERLINE TO THE EDGE OF THE STREET AT A 2% SLOPE OR AS NOTED.

5. CURB RAMP TRANSITIONS SECTIONS SHALL BE NO STEEPER THAN A 12:1 SLOPE AS PER THE AMERICANS WITH DISABILITIES ACT (A.D.A.)

6. CURB RAMP SHALL BE PLACED TO FACILITATE ALIGNMENT OF THE CROSSWALKS. CURB RAMPS SHALL NOT BE PLACED INTEGRAL WITH THE SIDEWALK OR CURB AND SHALL BE ISOLATED WITH EXPANSION JOINT MATERIAL.

7. DRIVEWAY/ALLEY APPROACH LIP SHALL BE NO LESS THAN 1%. WHEELCHAIR RAMP LIP SHALL BE NO MORE THAN 1/4".

8. ALL RETROFIT CURB, GUTTER & SIDEWALK WORK SHALL BE SAW CUT SMOOTHLY AND EVENLY AT THE ADJOINING EDGES. COMPLETELY REMOVE THE WHOLE CURB AND GUTTER. CURB, GUTTER, DRIVEWAY & GUTTER SHALL NOT BE POURED AS ONE SECTION.

9. FELT EXPANSION MATERIAL SHALL BE PLACED AT JOINTS PRIOR TO AND AFTER THERE IS ANY CHANGE IN DIRECTION, PROFILE, OR OTHER SIGNIFICANT CHANGE IN THE DESIGN OR CONFIGURATION OF THE SIDEWALK AND/OR CURB OCCURS. EXAMPLES OF THIS ARE AS FOLLOWS:
   DRIVEWAY/ALLEY APPROACHES
   OBSTRUCTIONS SUCH AS MANHOLES, WATER VALVE BOXES, POWER POLES, PHONE PEDESTALS,
   BEFORE AND AFTER ANY CHANGE IN DIRECTION SUCH AS SWEEPS OR CORNERS.
   WHEEL CHAIR RAMPS

10. CURB, GUTTER AND SIDEWALKS SHALL BE POURED AS SEPARATE UNITS, MONOLITHICALLY CONSTRUCTED WORK SHALL NOT BE ALLOWED.

GENERAL WATER UTILITY NOTES:

1. PIPE: ALL PIPE FOR WATER MAINS SHALL BE C900 PVC. PIPE 8" AND LARGER SHALL BE CLASS 150.

3. IDENTIFYING TAPE: IDENTIFYING TAPE SHALL BE USED WITH ALL WATER MAINS AS PER STANDARD PLAN.

4. RESTRAINED JOINTS: THRUST BLOCKS SHALL BE USED UNLESS RESTRAINED JOINTS ARE SPECIFICALLY AUTHORIZED BY WATER DISTRIBUTION SUPERVISOR OR CITY ENGINEER. RESTRAINED JOINTS SHALL BE "MEGALUG" OR "FIELD-LOK". A MINIMUM OF THREE JOINTS SHALL BE RESTRAINED FROM EACH FITTING, EACH WAY.

5. WATER SYSTEM SHUTDOWNS: THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE WATER DIVISION 5 FULL WORKING DAYS IN ADVANCE OF A REQUESTED SHUTDOWN FOR RESIDENTIAL SERVICES. SEVEN FULL WORKING DAYS OF ADVANCE NOTICE ARE REQUIRED WHERE COMMERCIAL SERVICES ARE AFFECTED. A WORKING DAY SHALL BEGIN AT 8AM. A MINIMUM OF 24 HOURS IN ADVANCE OF THE SHUT DOWN (72 HOURS FOR RESTAURANTS, HOTEL, ETC.), THE CONTRACTOR SHALL DISTRIBUTE NOTICES (SUPPLIED BY WATER DIVISION) TO THE EFFECTED WATER USERS. THE WATER DIVISION WILL DETERMINE THE REQUIRED SHUTDOWN AREA AND SHALL TURN ALL MAIN DISTRIBUTION VALVES. SERVICE VALVES SHALL BE TURNED BY THE CONTRACTOR.

6. POLYETHYLENE SLEEVING: IN AREAS OF CLAY SOILS, OR CORROSIVE SOILS, THE WATER MAIN SHALL BE PROTECTED BY POLYETHYLENE SLEEVING IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

7. WATER MAIN TAPPING SLEEVES: WHEN A TAP MUST BE PERFORMED ON A WATER MAIN 3" IN DIAMETER AND LARGER, MUST USE A ROMAC SST STAINLESS STEEL TAPPING SLEEVE WITH DUCTILE IRON FLANGE.

8. WATER VALVES: RESILIENT SEAT GATE VALVES TO BE INSTALLED ON ALL BRANCHES AND A ALL INTERSECTIONS FOR 4"-10" DIAMETER PIPING. BUTTERFLY VALVES TO BE USED FOR 12" AND LARGER DIAMETER VALVES. HOLD FOR MENTIONED, STANDARD UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

9. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE FINAL GROUND SURFACE.

10. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.

11. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.

12. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.

13. EXISTING PIPELINE LOCATIONS AND CONDITIONS SHOWN ON THE PLANS AND DETAILS ARE BASED ON ASSUMED CONDITIONS. PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS, SIZES, AND CONDITIONS OF EXISTING PIPING, VALVES, AND FITTINGS AND SUPPLY PROPER MATERIALS TO CONSTRUCT COMPLETE AND OPERABLE CONNECTIONS. MATERIALS THAT DIFFER FROM THOSE SHOWN ON DETAILS SHALL BE DEEMED INCIDENTAL.

14. HORIZONTAL AND VERTICAL PIPING ALIGNMENT SHOWN ON PLANS IS APPROXIMATE, IT SHALL BE THE CONTRACTOR'S OPTION TO RELOCATE SAID PIPING AS REQUIRED TO AVOID GEOGRAPHIC OBSTACLES. ANY SUCH REALIGNMENT SHALL BE APPROVED BY THE ENGINEER, BE KEPT WITHIN THE ROAD RIGHT-OF-WAY OR EASEMENT, SHALL CONFORM TO PIPE DEPTH REQUIREMENTS PRESCRIBED IN THE SPECIFICATIONS, AND SHALL BE PERFORMED AT NO ADDITIONAL EXPENSE TO THE OWNER.

15. ALL ELBOWS REQUIRED FOR VERTICAL ELEVATION CHANGE NOT SPECIFICALLY SHOWN ON THE PLANS SHALL BE DEEMED INCIDENTAL TO THE PROJECT AND ALL COSTS INCLUDED IN THE APPROPRIATE BID ITEMS. SAID ELBOWS SHALL BE RESTRAINED MECHANICAL JOINT FITTINGS OR APPROVED EQUAL.

16. ALL WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 30"

17. ALL WATER PIPE SHALL HAVE 4" OF CRUSHED ROCK FOR BEDDING. BACKFILL OVER THE PIPE MAY BE SUBSTITUTED WITH CLEAN, ROCK FREE DIRT AND SHALL BE SUBJECT TO COMPACTION REQUIREMENTS AND APPROVAL BY THE CITY OF LEWISTON AND LOID.

ABBREVIATIONS

BOC – BACK OF CURB	MAX – MAXIMUM
C.F – CUBIC FEET	MH – MANHOLE
CL – CENTERLINE	MIN. – MINIMUM
CMP – CORRUGATED METAL PIPE	N. – NORTH
C.S.B.C. – CRUSHED SURFACING BASE COURSE	NTS – NOT IN SCALE
C.S.T.C. – CRUSHED SURFACING TOP COURSE	NO. or # – NUMBER
CTR – CENTER	O.D. – OUTSIDE DIAMETER
C.Y. – CUBIC YARD	PROP. – PROPOSED
DIA. – DIAMETER	PUE – PUBLIC UTILITY EASEMENT
E. – EAST	PVC – POLY VINYL CHLORIDE
EL – ELEVATION	RT – RIGHT
EXIST. – EXISTING	S. – SOUTH
FL – FLOW LINE	S – SLOPE
FOC – FACE OF CURB	SF – SQUARE FEET
FT. – FEET	STA: – STATION
INV. – INVERT	SS – SANITARY SEWER
LT – LEFT	TBC – TOP BACK OF CURB
LF. – LINEAR FEET	TOC – TOP OF CURB
	TYP. – TYPICAL
	W. – WEST
	WS – WATER SERVICE

SANITARY & STORM SEWER NOTES

1. STATIONS SHOWN ON PLANS ARE REFERENCED TO MANHOLE CENTERLINES. PIPELINE DIRECTIONAL NOTATION (I.E. N.S.E.W.) AT MANHOLE ARE SHOWN FOR ORIENTATION PURPOSE ONLY.

2. SEWER LINE PAY LIMIT SHALL BE MEASURED HORIZONTALLY FROM CENTER TO CENTER OF MANHOLE.

3. PLACE 20 SQUARE FEET OF VISQUEEN BEFORE POURING BASE WHEN GROUNDWATER EXISTS.

4. PRE CAST BASES SHALL BE USED WHENEVER POSSIBLE. IF NECESSARY TO CAST IN PLACE AND WITH ENGINEERS APPROVAL, USE CLASS 4000 CONCRETE.

5. LOWER PRE CAST CONCRETE RING INTO BASE AND LEVEL BEFORE CONCRETE IS SET.

6. ALLOW A MINIMUM OF 24 HOURS TO ELAPSE BEFORE PLACING REMAINING RINGS AND CONE.

7. JOINT SEAL MATERIAL SHALL BE TYLOX 'SUPER SEAL' OR APPROVED EQUAL. JOINTS SHALL BE FURTHER SEALED WITH 12" WIDE 'BESTSEAL WRAP' JOINT SEALANT FROM BESTFITT BASKET CO.

8. WHERE CONCRETE OR DUCTILE IRON PIPE IS USED, STANDARD COUPLINGS SHALL BE PROVIDED FOR FLEXIBLE CONNECTIONS TO MANHOLES.

9. ALL 'U' SHAPED CHANNEL SHALL BE CONSTRUCTED IN THE MANHOLE BASE BY USE OF A PROPERLY SHAPED FORM.

10. BRANCH LINE INVERTS SHALL NORMALLY BE D/2 ABOVE THE INVERTS OF THE MAIN CHANNEL AT THE JUNCTION UNLESS OTHERWISE SPECIFIED ON THE PLANS.

11. MANHOLES SHALL HAVE STEPS OF ½ INCH DIAMETER DEFORMED BARS WHICH SHALL BE EMBEDDED IN A RESILIENT, CORROSION RESISTANT RUBBER WHICH MEETS OR EXCEEDS ALL REQUIREMENTS OF ASTM C478 AND OSHA. THEY SHALL BE WEDGLOK TYPE WL-11 OR APPROVED EQUAL.

12. CONSTRUCT MANHOLE LID 18" ABOVE EXISTING GROUND IN AREAS OUTSIDE R.O.W. WHEN SHOWN ON PLANS OR REQUIRED BY ENGINEER.

13. NO PICK HOLES IN PERFORMED MANHOLES. USE PICK BALLS THAT ARE FORMED INTO THE BARRELS.

14. FOR A 48" DIAM. MANHOLE THE MAXIMUM PIPE SIZE ALLOWABLE IS 21" PIPE DIAMETERS LARGER THAN 21" MUST BE APPROVED THE THE CITY ENGINEER.

15. MANHOLE PIPE CONNECTORS SHALL BE CAPABLE OF A 10° DEFLECTION IN ANY ONE DIRECTION AND SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER. THE A-LOK PIPE CONNECTOR, MANUFACTURED BY A-LOK PRODUCTS, AND PSX, MANUFACTURED BY PRESS-SEAL GASKETS CORP. ARE PRE-APPROVED. ALL OTHER CONNECTION SYSTEMS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO USE.

16. ANY GAPS, HOLES, ROUGH SPOTS, ETC., IN THE CHANNELS, AT PIPE CONNECTIONS, AND JOINTS, SHALL BE FILLED OR REPAIRED IN THE FIELD.

17. MANHOLES SHALL BE SET A MINIMUM OF 6 INCHES AND NOT MORE THAN 12" BELOW FINISH GRADE AND THEN ADJUSTED TO GRADE WITH RISER RINGS AS REQUIRED.

18. IN MANUFACTURING THE MANHOLES, THE CONTRACTOR IS ADVISED TO REVIEW THE DETAILS AS OUTLINED IN ANY TECHNICAL SPECIFICATIONS AND/OR PLANS, WHICH SHOW THE SEWER PIPE SLOPE CALCULATED TO THE CENTERLINE OF THE MANHOLE.

19. MASTIC JOINT SEAL SHALL BE PLACED AT EVERY JOINT BETWEEN BARREL SECTIONS, RISER SECTIONS, AND THE CAST IRON TOP.

20. PRE-CAST MANHOLE BASE SHALL BE NO LESS THAN 24" IN HEIGHT. A THICKNESS OF 6" SHALL BE MAINTAINED BETWEEN THE FLOW CHANNEL AND BASE ROCK. BASE SECTIONS SHALL BE PRE-CAST, CUSTOM UNITS FITTED WITH "A-LOK", PSX GASKETS OR A "KOR-N-SEAL" BOOT IN PLACE AROUND ALL ATTACHED PIPE SECTIONS. WHERE A "KNOCK OUT" VS. A "PRE-CAST" HOLE MUST BE PLACED, A SAND COLLAR OR AN APPROVED EQUAL SHALL BE USED FOR PIPE CONNECTION. THE SAND COLLAR SHALL BE PROPERLY SEALED INSIDE AND OUTSIDE WITH NON-SHRINK, QUICK SET GROUT.

21. SHOULD THE ENGINEER DETERMINE THE NATIVE MATERIAL IS UNSUITABLE FOR FOUNDATION, SPECIFIED MATERIAL (FOUNDATION MATERIAL CLASS B) SHALL BE IMPORTED AND PLACED AS OUTLINED IN WSDOT TECHNICAL SPECIFICATIONS 9-03.17 OR BY THE CITY ENGINEER.

CURB INLET BOXES SHALL BE NO LESS THAN 48" IN HEIGHT. A THICKNESS OF 6" SHALL BE MAINTAINED BETWEEN THE INSIDE BASE AND BASE ROCK. CURB INLET BOXES SHALL BE PRE-CAST CUSTOM UNITS CONSTRUCTED WITH A REINFORCEMENT CAGE AND PUNCH OUT SECTIONS NO LESS THAN 2" THICK ON ALL FOUR VERTICAL SIDES.

22. THE CITY ENGINEER MAY REQUIRE THE APPLICATION OF AN AIR PRESSURE TEST ON ANY SEWER PIPES. CLEANING AND REMOVAL OF ANY ROCK IS REQUIRED. AFTER CLEANING, THE CITY SHALL BE NOTIFIED FOR TV INSPECTION OF ALL SEWER LINES. ANY WORK FAILING AN AIR TEST AND OR TV INSPECTION MUST BE REPAIRED AND RE-TESTED FOR CITY APPROVAL. THE CITY ENGINEER OR DESIGNEE MUST WITNESS, VERIFY, AND RECORD ALL TESTS.

FIRE DEPARTMENT NOTES

1. THE FOLLOWING NOTES REFER TO REQUIREMENTS OF THE LEWISTON FIRE DEPARTMENT. QUESTIONS CONCERNING THESE NOTES SHOULD BE DIRECTED TO LINDA STEPUTAT, (208) 743-3554.

2. NOTICE TO CONTRACTORS – INSTALLATION OF FIRE SERVICE MAIN, SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, OR OTHER FIRE PROTECTIONS SYSTEMS IS NOT ALLOWED PRIOR TO PLAN APPROVAL BY THE LEWISTON FIRE DEPARTMENT, FIRE SPRINKLER SYSTEMS REQUIRE APPROVAL BY THE STATE FIRE MARSHAL'S OFFICE PRIOR TO BEING SUBMITTED TO THE LEWISTON FIRE DEPARTMENT. CONTRACTORS WHO ENGAGE IN INSTALLATION PRIOR TO APPROPRIATE APPROVALS MAY BE CITED AND THE PROJECT WILL BE RED TAGGED.

3. PROJECT SHALL COMPLY WITH THE PROVISIONS OF IFC 105.3.6 – COMPLIANCE WITH CODE.

4. ALL UNDERGROUND FIRE SERVICE, FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS AND COMMERCIAL HOOD AND DUCT SYSTEMS REQUIRE SEPARATE PLANS, APPLICATION, REVIEW, PERMIT AND FEE. ANY OF THE ABOVE NAMED SYSTEMS INCLUDED WITH APPLICATIONS #U05-000025 AND SHOWN OR NOTED ON THESE PLANS ARE TO BE USED FOR BID PURPOSES ONLY. FIRE DEPARTMENT APPROVAL OF THE ABOVE NAMED APPLICATION DOES NOT INCLUDE ANY OF THE ABOVE NAMED SYSTEMS.

5. UNDERGROUND FIRE SERVICE PLANS SHALL BE SENT TO FIRE PLAN CHECK, C/O CITY PERMIT CENTER, 215 D STREET, LEWISTON, IDAHO, 83501.

6. UNDERGROUND FIRE SERVICE MAINS AND ALL COMPONENTS SHALL CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY NFPA 24. THE PLANS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION, STAMPED APPROVED PLANS MUST BE KEPT ON SITE.

7. FURNISH THE FIRE DEPARTMENT WITH ONE CLEAR, EASILY READ 8-1/2" X 11" PLAN INDICATING THE UNDERGROUND SYSTEM FOR USE BY SUPPRESSION CREWS.

8. ALL NEW FIRE HYDRANTS SHALL BE WATEROUS PACER MODEL WB-67 WITH A MINIMUM 6" SUPPLY AND SHALL BE PROVIDED WITH AN INTEGRAL 5-INCH STORZ CONNECTION WITH THE APPROVED ATTACHED SEAL CAP AND AIRCRAFT CABLE. THE WATER SUPPLY (INCLUDING MAINS AND HYDRANTS) SHALL BE INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO STOCKPILING COMBUSTIBLE BUILDING MATERIALS, INCLUDING FRAMING. WATER SUPPLY SYSTEMS FOR PHASED CONSTRUCTION SHALL PROVIDE REQUIRED FIRE FLOWS AT ALL PHASES.

9. THE CONTRACTOR SHALL FURNISH 5-INCH STORZ ADAPTERS WITH APPROVED ATTACHED SEAL CAP AND AIRCRAFT CABLE FOR THE EXISTING FIRE HYDRANT LOCATED AT AIRWAY AND 9TH STREET IF NOT ALREADY PROVIDED.

10. SIZE AND TYPE OF FIRE SERVICE MAINS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. UNDERGROUND SUPPLY LINES FOR FIRE SPRINKLER SERVICE LESS THAN 6 INCH DIAMETER SHALL BE MINIMUM SCHEDULE 80.

11. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION REQUESTED. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE.

Date Stamped:

Date	Revision
03/19/07	RESUBMIT PER PLAN REVIEW

USKH
Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
Spokane, WA 99201
(509) 328-5139

313 D Street, Ste 200
Lewiston, Idaho 83501
(208) 746-2661

1920 Main Street, Ste 14
Ferndale, WA 98248
(360) 312-1815

5 North Colville
Walla Walla, WA 99362
(509) 522-4843

Project:
TULLAMORE APARTMENTS

THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

Project Mgr.	K. HODGES	
Drawn		
Drawn		
Checked		
Date	01/23/2006	

Sheet Contents:

Sheet No.:
T1.1

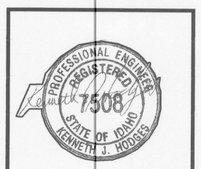
USKH W.O. 974900

City of Lewiston – Engineer's Inspection Checklist

ITEM	MATERIAL	FREQUENCY	STANDARD	INSPECTOR/CO.	DATE	INITIAL
1. SOILS COMPACTION (All Utility Trenches)						
TRENCH SUBBASE	Native	1/200'/4" Compacted Lift				
PIPE BEDDING	3/4" minus Crushed Aggregate	1/200'/4" Compacted Lift	95% Per ASTM D-1557			
1st 1' OF FILL OVER PIPE	3/4" minus Crushed Aggregate	1/200'/12" Compacted Lift	95% Per ASTM D-1557			
TRENCH BACKFILL						
NEW CONST, Under Prop Road	Native, Max Agg NTE 4" MSD	1/200'/8" Compacted Lift	95% Per ASTM D-1557			
NEW CONST, In Easement/Non-trafficked Area	Native, Max Agg NTE 4" MSD	1/200'/8" Compacted Lift	92% Per ASTM D-1557			
TRENCH BACKFILL, Exist Road						
CUT PARALLEL TO CL	Native, Max Agg NTE 4" MSD	1/200'/8" Compacted Lift	95% Per ASTM D-1557			
CUT PERP TO CENTERLINE	3/4" minus Crushed Aggregate	1/Perp Cut	95% Per ASTM D-1557			
STRUCTURAL FILLS	As Spec'd by Engineer	As Spec'd by Engineer	As Spec'd by Engineer			
2. STORM DRAIN MAINS						
Gasketed PE Storm Sewer Pipe	Polyethylene, ADS N-12 or Equal					
ALIGNMENT AND GRADE	N/A	Per Plan	Per Manufacturer's Instructions			
JOINTS (Deflection/Proper Pipe Embedment)	N/A	Each Joint	Per Manufacturer's Instructions			
PRESSURE TEST	N/A	Between Access Holes	4 PSI for 15 Minutes, 1/2 PSI Drop			
MANHOLES	Concrete	N/A	City Std			
3. WATER MAINS						
Ductile Iron or PVC Water Main	AWWA C-151, C-900, C-905 (Class as Req'd)					
ALIGNMENT AND GRADE	N/A	Per Plan	AWWA C-600, AWWA C-605			
JOINTS (Deflection/Proper Pipe Embedment)	N/A	Each Joint	AWWA C-600, AWWA C-605			
THRUST BLOCKS	Concrete, 2500 PSI Mix	Each Joint	Per plan/Std Dwg			
HYDROSTATIC PRESSURE	N/A	150% of Working Pressure @ Low Point	2 Hrs, NTE Allowable Leakage Per AWWA C-600, AWWA C-605			
CHLORINATION/BACTERIA	N/A	2 Consecutive Passing Tests, 24 Hrs Apart	AWWA C-651	CITY OF LEWISTON		
4. SEWER MAINS						
PVC Sewer main	PVC, SDR 35	N/A	ASTM 3034			
ALIGNMENT AND GRADE	N/A	Per Plan	N/A			
JOINTS (Deflection/Proper Pipe Embedment)	N/A	Each Joint	Per Manufacturer's Instructions			
MANHOLES	Concrete	Each Joint	Hydrostatic Test			
PRESSURE TEST	N/A	Between Access Holes	4 PSI for 15 Minutes, 1/2 PSI Drop			
VIDEO INSPECTION	N/A	Between Access Holes	No Perforations, Dents or Dimples, No Bellies > 0.02'			
5. CONCRETE CURB, GUTTER & SIDEWALK						
CONCRETE	3500 PSI Concrete w/WRA and AEA	Strength, Slump, Air & Cylinders, 1 Test/50 CY or Min 1 Test Daily	AASHTO T-22, T-23, T-119, T-152, T-309, & WAQTC TM-2			
ALIGNMENT AND GRADE	N/A	Per 10' Section	+ 0.02' from Design Grade/Alignment			
JOINTS/FLATNESS/STRAIGHTNESS	N/A	Per 10' Section	+ 0.02'/10' Segment			
FINISH	N/A	All	Floated, Uniform, Light Broom Finish			
6. ASPHALT CONCRETE PAVING						
Hot Mix Asphalt	ITD Class II (5/8" or 1/2")/Appv'd Mix Design		ITD Spec. Sec. 405			
Aggregate	Per ITD Spec/Appv'd Mix Design	1/750 Ton, Min 1 Test	ITD Spec. Sec. 703			
Density	92% of Rice Density/Appv'd Mix Design	1/500 LF, Min 2 Tests	ASTM D-1556			
7. Erosion & Sediment Controls	Per Plan	1/Wk or After Every Rainfall	Per Plan and Manufacturers' Instructions			
8. Traffic Control	Per Plan	Continuous	MUTCD/ATSSA			
9. Record Drawings	AutoCADD Elect File, Bond Paper, 22" x 34" Min Size	Before Public Improvements Accepted	City Checklist			

CONTRACTOR SHALL CALL **(800) 424-5555** & HAVE ALL UNDERGROUND UTILITIES LOCATED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

NOTE:
ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY – 24 CFR CHAPTER 1– FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED, MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.



Date Stamped:

Date	Revision
03/14/07	1 RESUBMIT – LEWISTON PLAN REVIEW

USKH
Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
Spokane, WA 99201
(509) 328-5139

313 D Street, Ste 200
Lewiston, Idaho 83501
(208) 746-2661

1920 Main Street, Ste 14
Ferndale, WA 98248
(360) 312-1815

5 North Colville
Walla Walla, WA 99362
(509) 522-4843

Project:
TULLAMORE APARTMENTS

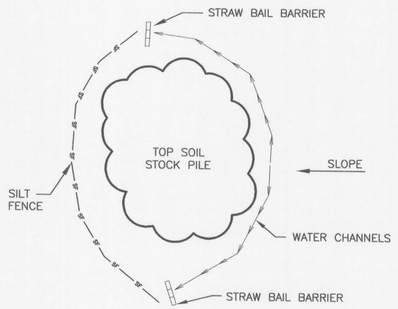
THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

Project Mgr.	K. HODGES	
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

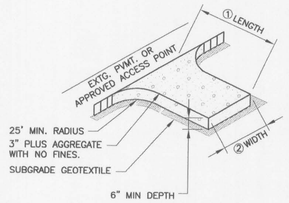
Sheet Contents:
INSPECTION CHECKLIST

Sheet No.:
T1.2

USKH W.O. 974900



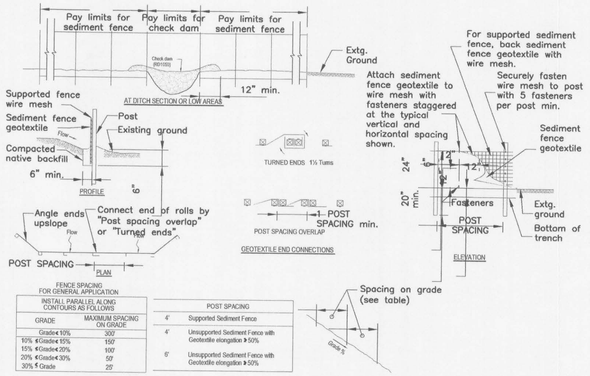
DETAIL OF TOP SOIL STOCK PILE (IF USED)



NOTES:
① LENGTH:
50' MIN. WITH EXCEPTION FOR A SINGLE RESIDENCE LOT A 30' MIN. APPLIES
② WIDTH:
10' MIN.– OR WIDTH OF EXTG. APPROACH, WHICHEVER IS GREATER.

CONSTRUCTION ENTRANCE

NO SCALE



FENCE SPACING FOR GENERAL APPLICATION
INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS

GRADE	MAXIMUM SPACING ON GRADE
Grade≤10%	200'
10% ≤Grade≤15%	150'
15% ≤Grade≤20%	100'
20% ≤Grade≤30%	50'
30% ≤Grade	25'

POST SPACING	
4'	Supported Sediment Fence
4'	Unsupported Sediment Fence with Geotextile elongation ≥ 50%
6'	Unsupported Sediment Fence with Geotextile elongation ≥ 50%

SEDIMENT FENCE, SUPPORTED SEDIMENT FENCE, UNSUPPORTED

NOTE:
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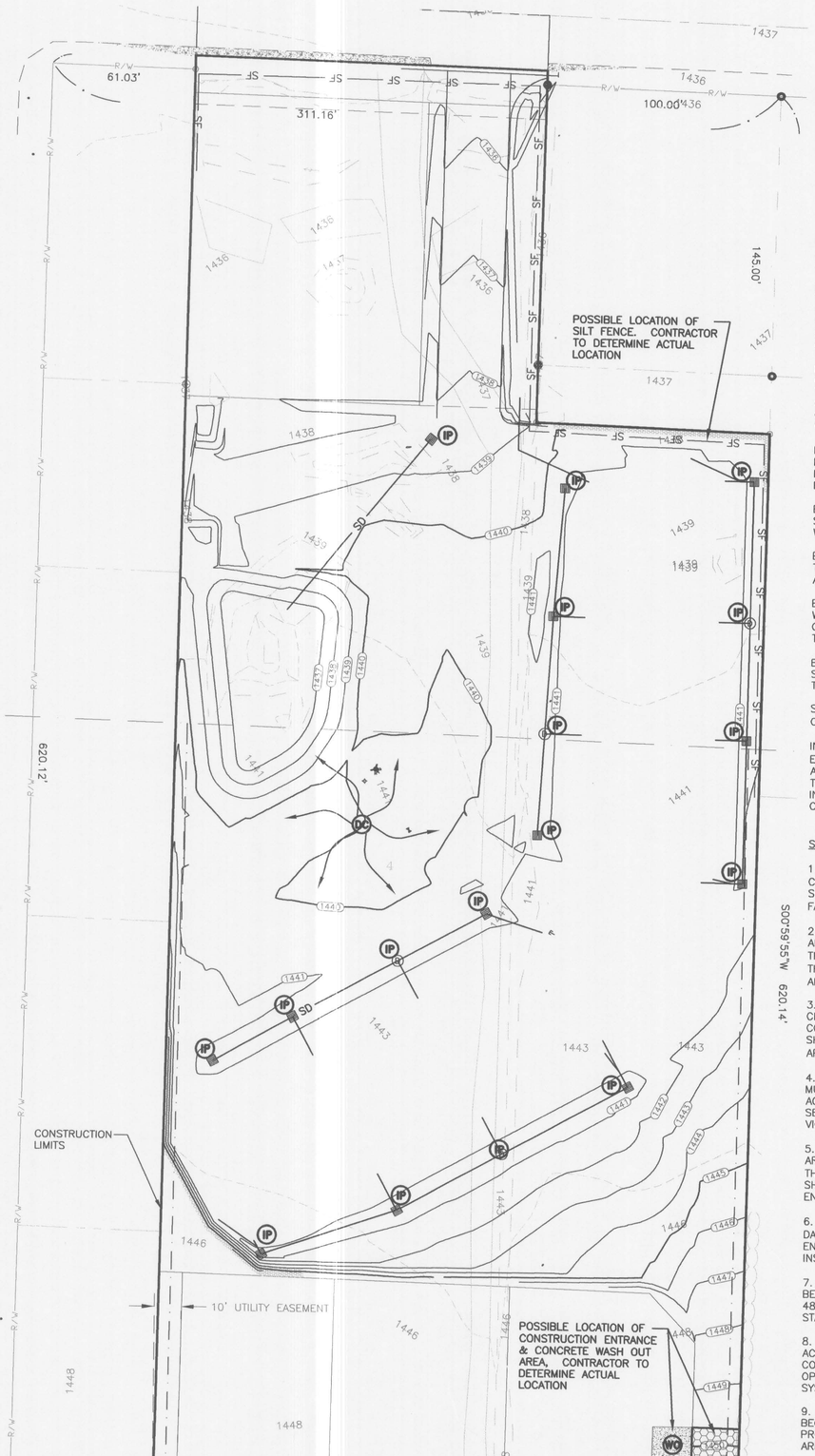
NORTH

NINTH STREET



WC **CONCRETE WASHOUT AREA**
A TEMPORARY PIT OR BERMED AREA WITH PAVED OR GRAVEL APPROACH TO CAPTURE LIQUID AND SOLID CONCRETE WASTE TO REDUCE STORM WATER POLLUTION. LOCATE AT LEAST 50 FT. FROM STORM DRAINS, OPEN DITCHES OR WATER BODIES. AFTER CONCRETE SET DISPOSE OF PROPERLY

CE **CONSTRUCTION ENTRANCE**
A STONE PAD, LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, TO REDUCE THE SOIL TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.

DC **DUST CONTROL**
REDUCING SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE, DEMOLITION OR CONSTRUCTION ACTIVITIES IN AREAS SUBJECT TO DUST PROBLEMS IN ORDER TO PREVENT SOIL LOSS AND REDUCE THE PRESENCE OF POTENTIALLY HARMFUL AIRBORNE SUBSTANCE. TO BE CONDUCTED ON ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

SF SF **SILT FENCE**
A TEMPORARY SEDIMENT BARRIER CONSTRUCTED OF POSTS, FILTER FABRIC AND, IN SOME CASES, A WIRE SUPPORT FENCE, PLACED ACROSS OR AT THE TOE OF A SLOPE OR IN A MINOR DRAINAGE WAY TO INTERCEPT AND DETAIN SEDIMENT AND DECREASE FLOW VELOCITIES FROM DRAINAGE AREAS OF LIMITED SIZE; APPLICABLE WHERE SHEET OR RILL EROSION OR SMALL CONCENTRATED FLOWS MAY BE A PROBLEM. MAXIMUM EFFECTIVE LIFE = 6 MONTHS

IP **INLET PROTECTION**
INLET PROTECTION IS TO BE APPLIED AS A FILTERING MEASURE PLACED AROUND AN INLET OR DRAIN TO TRAP SEDIMENT AND PREVENT THE SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. ADDITIONALLY, IT SERVES TO PREVENT THE SILTING–IN OF INLETS, STORM DRAINAGE

STORM WATER POLLUTION PREVENTION PLAN

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES CONFORMING TO IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES TO REDUCE OR ELIMINATE BLOWING DUST, EXCESSIVE RUNOFF, AND SOIL EROSION ACROSS PROPERTY LINES AND INTO STREETS AND RIGHT OF WAY, AND TO ELIMINATE TRACKING SOIL AND MUD ONTO STREETS FROM CONSTRUCTION EQUIPMENT AND VEHICLES.

THE DEVELOPER IS RESPONSIBLE FOR STREET CLEANUP AT THE END OF EACH SHIFT.

THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING.

BMP– 1 TIMING OF CONSTRUCTION: THE CONTRACTOR SHALL LIMIT WORK DURING AND FOLLOWING STORM EVENTS TO PREVENT MOBILIZATION OF SEDIMENTS OFF THIS SITE.

BMP– 5 STABILIZATION OF CONSTRUCTION ENTRANCE/EXIT: THE CONTRACTOR SHALL USE EXISTING PAVED ACCESS ONTO CITY STREETS. TRACKING OF SEDIMENT ONTO THE STREET WILL BE CLEANED UP BY THE CONTRACTOR. WASHING OF TRACKED SEDIMENT INTO THE STORM DRAIN IS PROHIBITED. STORM DRAIN IS IDENTIFIED BY ALL CONVEYANCE OF STORM WATER INCLUDING STREETS, CURB AND GUTTER, OPEN DRAWS, ETC.

BMP– 7 DUST CONTROL: THE CONTRACTOR SHALL PREVENT THE GENERATION OF DUST TO THE MAXIMUM EXTENT PRACTICABLE. ANY VISIBLE DUST LEAVING THE CONSTRUCTION PROPERTY WILL TRIGGER THE IMPLEMENTATION OF BMPS TO CONTROL DUST, TO INCLUDE BUT NOT LIMITED TO, APPLICATION OF WATER, COVERING OPEN SOIL AREAS, AND LIMITING EARTH DISTURBING ACTIVITIES DURING WINDY TIMES.

BMP– 10 SPILL PREVENTION AND CONTROL: THE CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF POLLUTANTS TO STORM WATER RUNOFF BY ENCLOSING ANY DRIPS, OVERFLOWS, LEAKS, AND OTHER LIQUID MATERIAL RELEASES OR BY ISOLATING POLLUTANT SPILLS FROM STORM WATER RUNOFF.

BMP– 13 CONCRETE WASTE MANAGEMENT: THE CONTRACTOR SHALL MINIMIZE STORM WATER POLLUTION FROM CONCRETE WASTE BY CONSTRUCTING A WASHOUT AREA AWAY FROM STORM DRAINS;, DITCHES OR WATER BODIES.

BMP–36 SILT FENCE. THE CONTRACTOR SHALL USE SILT FENCE AS A TEMPORARY BARRIER TO ASSIST IN THE INTERCEPTION OF SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH.

BMP–41 EARTH DIKE: EARTH DIKES SHALL BE USED TO CHANNEL STORM WATER TO A DESIRED LOCATION. ANY EARTHEN DIKES INSTALLED TO CHANNELIZE WATER SHOULD BE IDENTIFIED IN THE SWPPP AT THE TIME OF THEIR CONSTRUCTION.

BMP–42 PERIMETER DIKE/SWALE: TEMPORARY PERIMETER DIKES/SWALES SHALL BE USED TO PREVENT POLLUTANT LADEN STORM WATER FROM LEAVING THE SITE.

SHOULD SPECIFIC STORM EVENTS CAUSE MOBILIZATION OF SEDIMENT, THE CONTRACTOR SHALL FURNISH OTHER BMP's AS REQUIRED.

IN ADDITION, THE CONTRACTOR SHALL FILE A NOTICE OF INTENT (NOI) WITH THE EPA UNDER THE RULES OF PHASE II NPDES. A COPY OF THE EPA'S ACKNOWLEDGMENT LETTER MUST BE POSTED IN A CONSPICUOUS LOCATION AT THE JOB SITE. THIS SWPPP MUST BE KEPT ON–SITE AND AVAILABLE FOR INSPECTION. THE CITY OF LEWISTON REQUIRES COPY OF THE SWPPP BEFORE CONSTRUCTION BEGINS.

STANDARD NOTES

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE EROSION/SEDIMENTATION CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION/SEDIMENTATION CONTROL FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

4. THE EROSION/SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

5. THE EROSION/SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DO NOT LEAVE THE SITE.

6. THE EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. WRITTEN, SIGNED, AND DATED INSPECTION REPORTS SHALL BE KEPT WITH THE SWPPP.

7. THE EROSION/SEDIMENTATION CONTROL FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT. ANY INACTIVE AREAS SHALL BE STABILIZED.

8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

GRAPHIC SCALE

Date Stamped:

Date	Revision
1 03/19/07	RESUBMIT PER PLAN REVIEW

USKH
Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
Spokane, WA 99201
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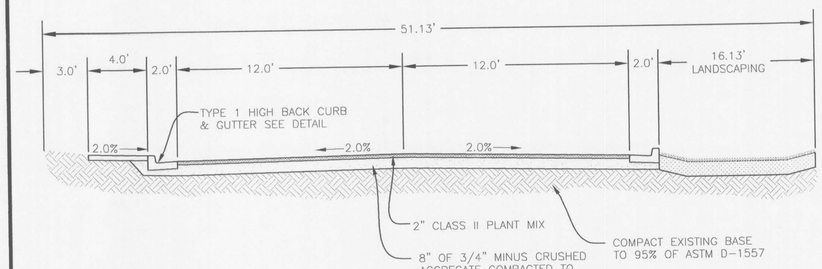
Project:
TULLAMORE APARTMENTS

THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

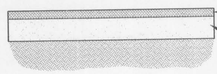
Project Mgr.	K. HODGES	
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

Sheet Contents:
EROSION CONTROL PLAN

Sheet No.:



1 / C1.2 TYPICAL ACCESS ROAD SECTION
NO SCALE



2 / C1.2 PAVEMENT SECTION DETAIL
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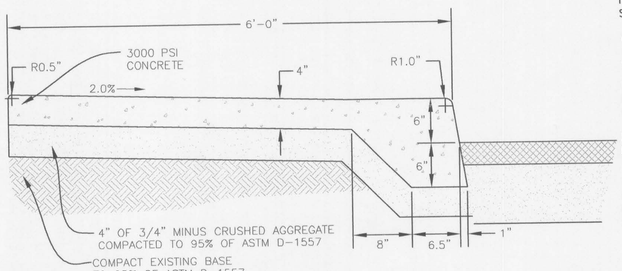

3 / C1.2 MONOLITHIC CURB & SIDEWALK
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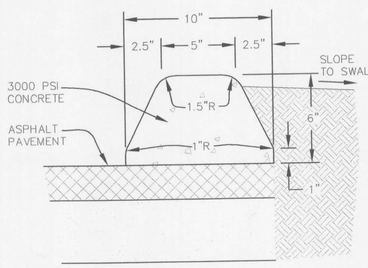
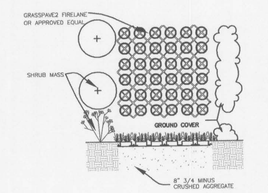


4 / C1.2 EXTRUDED CURB DETAIL
NO SCALE



5 / C1.2 GRASS PAVERS
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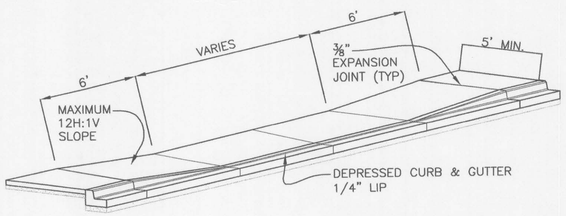

6 / C1.2 SIDEWALK RAMP
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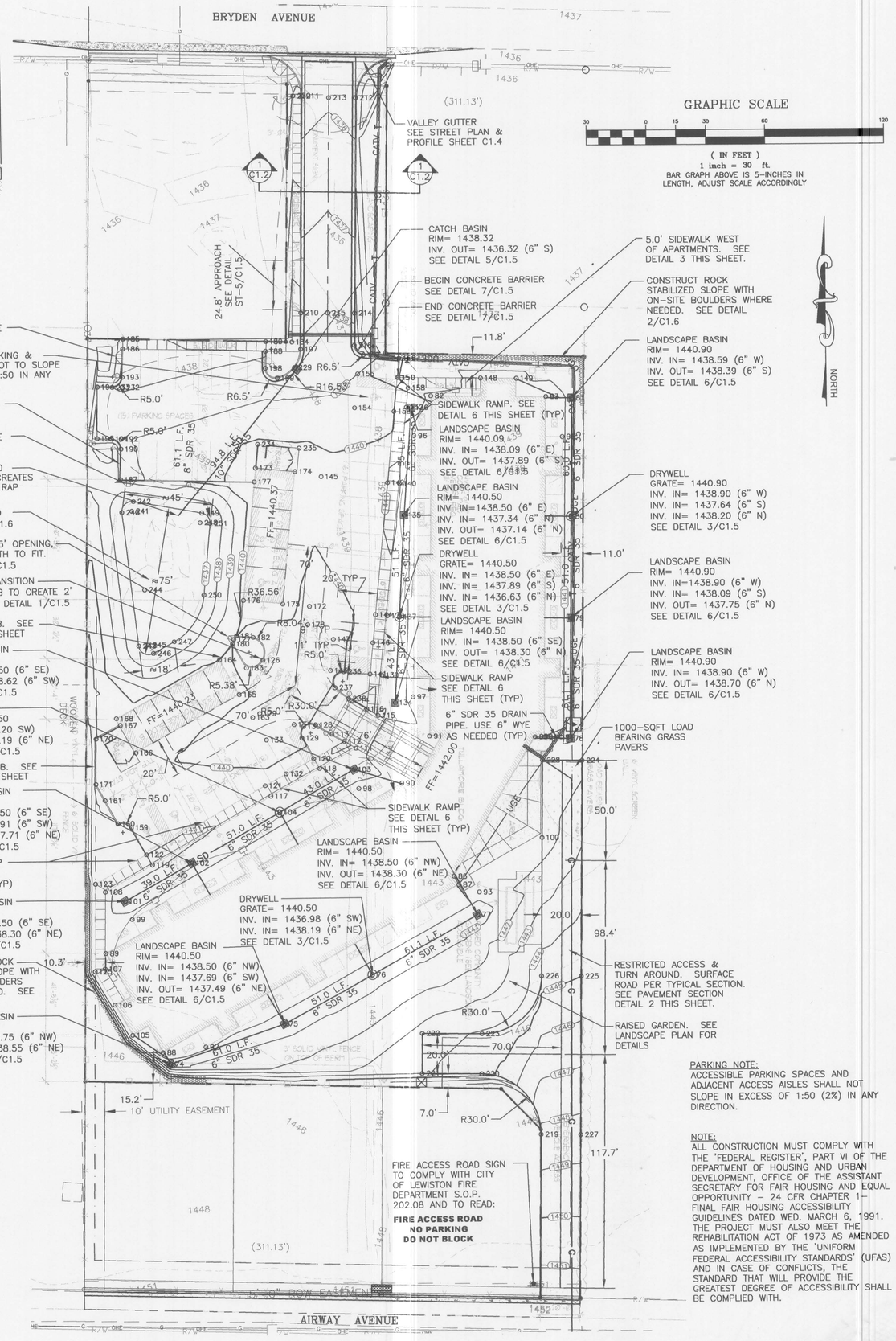

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
74	1720140.39	2312808.32	1440.75	CB
75	1720159.88	2312866.11	1440.50	CB
76	1720184.61	2312910.72	1440.50	DW
77	1720214.24	2312964.17	1440.50	CB
78	1720302.31	2313012.04	1440.90	CB
79	1720363.42	2313013.10	1440.90	CB
80	1720414.42	2313013.99	1440.90	DW
81	1720474.41	2313015.04	1440.90	CB
82	1720476.15	2312944.06	1441.30	FG
83	1720475.14	2313002.05	1441.30	FG
84	1720303.16	2312999.05	1441.30	FG
85	1720303.25	2312994.22	1441.30	FG
86	1720233.81	2312952.56	1441.30	FG
87	1720229.68	2312954.90	1441.30	FG
88	1720146.29	2312804.47	1441.30	FG
89	1720197.02	2312776.35	1441.30	FG
90	1720280.41	2312826.78	1441.30	FG
91	1720304.23	2312941.06	1441.30	FG
92	1720148.78	2312826.14	1441.30	FG
93	1720275.81	2312985.10	1441.30	FG
94	1720303.02	2313007.38	1441.30	FG
95	1720454.83	2313010.03	1441.30	FG
96	1720456.13	2312935.37	1441.30	FG
97	1720324.48	2312933.08	1441.30	FG
98	1720277.92	2312905.10	1441.30	FG
99	1720214.08	2312789.94	1441.30	FG
100	1720252.81	2312897.16	1441.46	FG
101	1720223.23	2312786.51	1440.50	CB
102	1720242.09	2312820.54	1440.50	CB
103	1720287.68	2312802.77	1440.50	CB
104	1720266.82	2312865.14	1440.50	DW
105	1720155.04	2312789.32	1441.30	FG
106	1720170.79	2312780.60	1441.30	TFW
107	1720188.20	2312775.92	1441.30	TBW
108	1720228.07	2312776.61	1441.32	TBW
111	1720298.65	2312903.92	1440.92	TBW
112	1720302.20	2312898.02	1440.72	TFW
113	1720305.84	2312891.95	1440.50	FL
114	1720322.99	2312902.25	1440.50	FL
115	1720315.16	2312915.36	1440.96	TBW
116	1720318.52	2312909.68	1440.77	TFW
117	1720274.72	2312860.76	1440.77	TBW
118	1720288.40	2312885.43	1440.77	TBW
119	1720241.37	2312800.59	1441.32	TBW
120	1720293.62	2312882.54	1440.15	FL
121	1720279.94	2312857.87	1440.15	FL
122	1720246.59	2312797.70	1440.70	FL
123	1720232.15	2312771.67	1441.20	TFW
125	1720187.92	2312770.90	1441.20	TFW
126	1720343.86	2312857.62	1439.25	FG
127	1720354.73	2312843.16	1439.16	FG
128	1720310.82	2312883.67	1440.20	FL
129	1720304.11	2312876.72	1439.91	FL
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131	1720311.11	2312872.84	1439.75	FG
132	1720285.86	2312868.55	1440.15	FL
133	1720303.35	2312858.85	1439.75	FG
134	1720321.54	2312924.07	1440.50	CB
135	1720415.90	2312929.83	1440.50	CB
136	1720470.23	2312934.14	1440.09	CB
137	1720364.94	2312926.72	1440.50	DW
138	1720365.58	2312920.66	1440.77	TBW
139	1720335.51	2312917.50	1440.88	TBW
140	1720431.98	2312927.64	1441.32	TBW
141	1720336.14	2312911.53	1440.26	FL
142	1720432.61	2312921.66	1440.70	FL
143	1720338.23	2312891.64	1439.86	FG
144	1720366.21	2312914.69	1440.15	FL
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146	1720352.05	2312913.20	1440.26	FL
147	1720354.14	2312893.31	1439.86	FG
148	1720484.71	2312968.21	1441.30	FG
149	1720484.40	2312987.21	1441.30	FG
150	1720485.39	2312927.71	1439.90	TFW
151	1720485.44	2312927.22	1439.40	FL
152	1720470.49	2312931.68	1440.31	TBW
153	1720468.41	2312925.43	1439.74	FL
154	1720470.50	2312905.54	1439.34	FG
155	1720487.53	2312907.33	1439.00	FG
156	1720495.26	2312928.25	1439.20	FL
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158	1720480.34	2312932.72	1440.15	TBW
159	1720260.15	2312790.18	1440.54	FL
160	1720262.10	2312783.38	1440.53	FL
161	1720273.46	2312777.09	1440.40	FL
163	1720315.01	2312852.03	1439.55	FG
164	1720344.31	2312835.79	1440.23	EOP
165	1720326.81	2312845.49	1440.23	EOP
166	1720297.72	2312793.01	1440.23	EOP
167	1720311.72	2312785.25	1440.23	FL
168	1720315.22	2312783.31	1440.23	FG
170	1720304.89	2312772.93	1440.58	FL
171	1720281.68	2312772.53	1440.49	FL
172	1720370.82	2312881.44	1439.70	FG
173	1720440.92	2312855.17	1440.37	EOP
174	1720438.84	2312875.06	1440.37	EOP
175	1720372.20	2312868.06	1440.37	EOP
176	1720374.28	2312848.21	1440.37	EOP
177	1720433.87	2312854.43	1440.37	FL
178	1720361.60	2312880.48	1439.60	FG
179	1720316.99	2312855.61	1439.52	FG
180	1720352.37	2312842.40	1440.00	FL
181	1720356.56	2312844.58	1440.00	FL
182	1720355.69	2312852.86	1439.72	FL
183	1720340.05	2312849.23	1439.74	FL
184	1720504.30	2312874.45	1438.63	TBW
185	1720506.84	2312789.24	1437.78	TBW
186	1720501.84	2312789.09	1437.18	FL
187	1720435.87	2312787.13	1438.70	FL
188	1720499.71	2312861.08	1437.90	FL
189	1720504.70	2312861.23	1438.50	TBW
190	1720451.36	2312787.59	1438.86	FL
191	1720456.51	2312782.74	1439.00	FL
192	1720456.36	2312787.74	1438.91	FG
193	1720487.35	2312788.66	1437.73	FL
194	1720482.72	2312776.08	1438.17	FL
195	1720456.72	2312775.63	1439.15	FL
197	1720500.56	2312878.83	1438.12	FL
198	1720490.96	2312860.82	1438.21	FL
199	1720485.91	2312866.80	1438.53	FL
210	1720518.71	2312879.15	1437.78	FL
211	1720628.40	2312881.06	1435.57	FL
212	1720627.10	2312908.05	1435.58	FL
213	1720627.34	2312894.55	1435.85	FG
214	1720518.24	2312906.15	1437.76	FL
215	1720518.48	2312892.85	1438.03	FG
216	1720502.20	2312905.87	1438.50	FL
219	1720103.02	2312994.55	1448.26	EOP
220	1720133.54	2312965.08	1444.51	EOP
221	1720134.07	2312935.04	1444.15	EOP
222	1720154.07	2312935.39	1443.75	EOP
223	1720153.54	2312965.43	1444.11	EOP
224	1720291.04	2313017.83	1441.70	FG
225	1720182.66	2313015.94	1445.00	EOP
226	1720183.01	2312995.94	1444.60	EOP
227	1720102.68	2313014.55	1448.47	EOP
228	1720291.39	2312997.83	1441.30	FG
229	1720491.16	2312875.49	1438.32	CB@FL
230	1720628.48	2312876.56	1436.15	TBW
232	1720482.35	2312788.51	1437.92	FG
233	1720482.50	2312783.52	1438.02	FL
234	1720452.89	2312856.43	1440.13	FG
235	1720450.70	2312877.32	1440.13	FG
236	1720337.53	2312898.30	1439.99	FL
237	1720329.54	2312893.79	1440.00	FL
238	1720324.02	2312900.52	1440.41	FL
240	1720419.01	2312787.58	1437.00	POND
241	1720419.57	2312792.55	1437.00	RAD
242	1720424.49	2312793.43	1437.00	POND
243	1720351.85	2312795.15	1437.00	POND
244	1720380.12	2312798.54	1437.00	RAD
245	1720352.41	2312800.12	1437.00	RAD
246	1720348.03	2312802.54	1437.00	POND
247	1720353.88	2312813.09	1437.00	POND
248	1720413.40	2312826.98	1437.00	RAD
249	1720418.32	2312827.85	1437.00	POND
250	1720377.16	2312828.40	1437.00	POND
251	1720412.90	2312831.94	1437.00	POND

SEE SHEET T1.0 FOR SURVEY CONTROL

PROFESSIONAL ENGINEER REGISTERED 7508 STATE OF IDAHO KENNETH J. HOUSER

Date Stamped:

Date	Revision
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Project:
TULLAMORE APARTMENTS

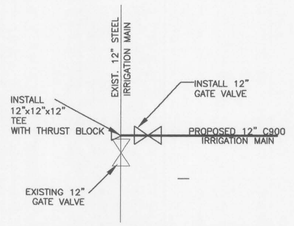
THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

Project Mgr.	K. HODGES	
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

Sheet Contents:
GRADING & STORM WATER PLAN

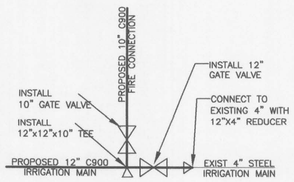
Sheet No.:
C1.2

USKH W.O. 974900



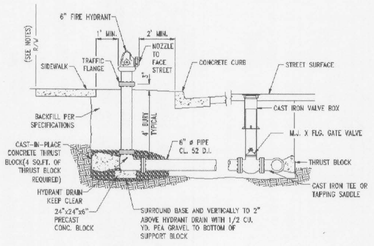
1 C1.3 STA: 10+19 WATER MAIN TIE IN

N.T.S



2 C1.3 STA: 10+91 WATER MAIN TIE IN

N.T.S

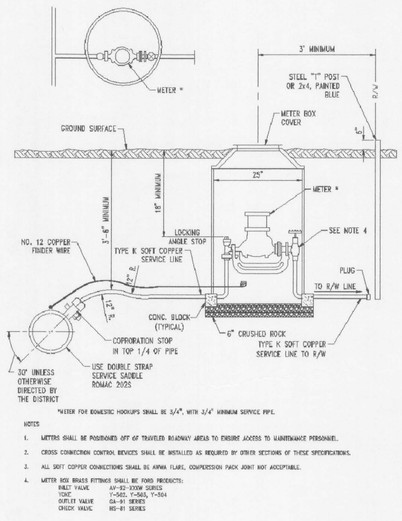


NOTES:

1. EACH HYDRANT IS TO BE RESTRAINED BY MEANS OF MEGALUG GRIP RINGS CONNECTING THE HYDRANT AND THE VALVE TO HYDRANT LATERAL PIPE.
2. IN NO CASE SHALL HYDRANTS BE PLACED ON PRIVATE PROPERTY. THE ABOVE DIMENSIONS SHOULD BE CONSIDERED A GUIDE ONLY.

3 C1.3 FIRE HYDRANT ASSEMBLY DETAILS

N.T.S



*METER FOR DOMESTIC HOOKUPS SHALL BE 3/4", WITH 2/4" MINIMUM SERVICE PIPE.

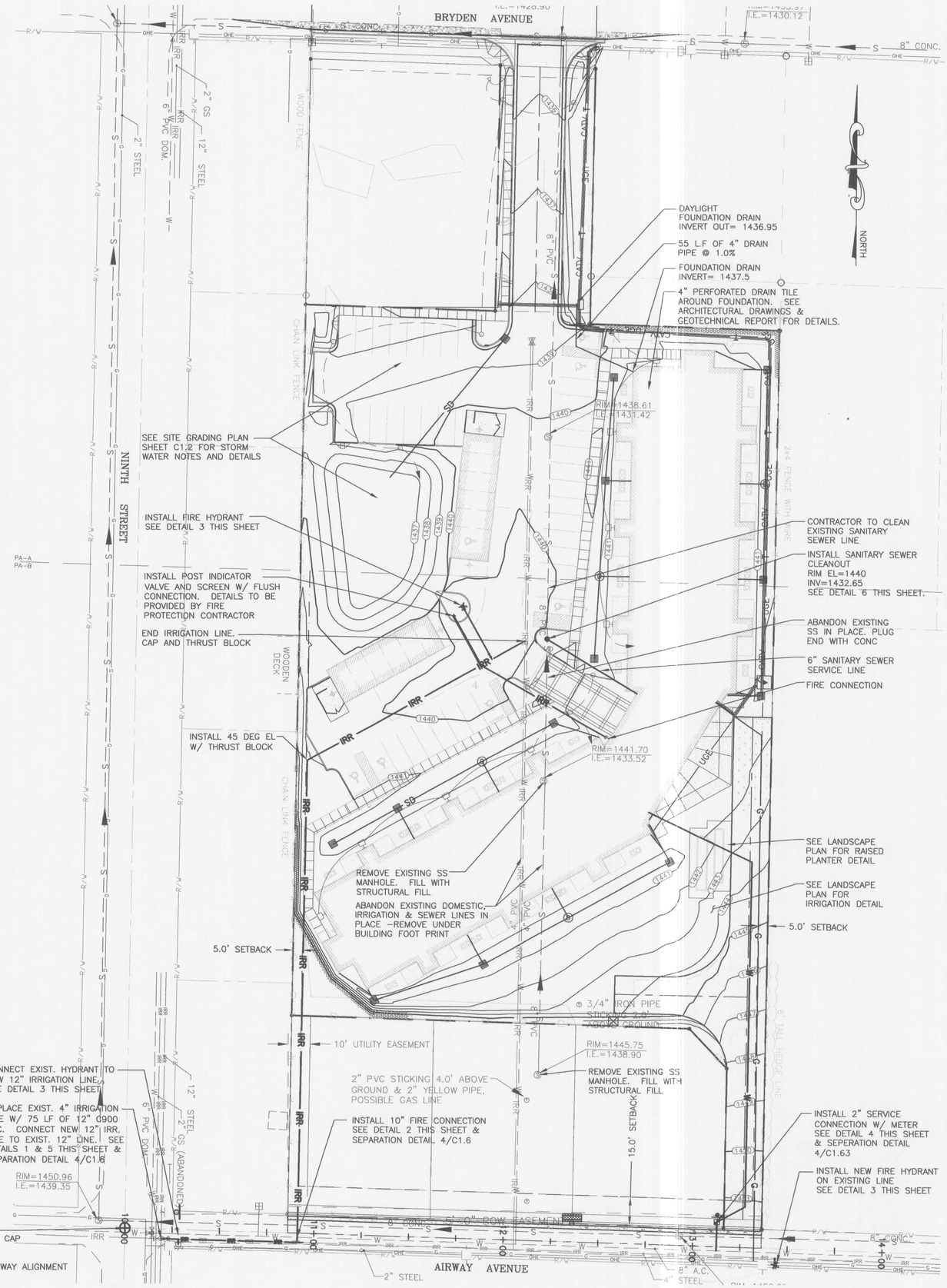
NOTES

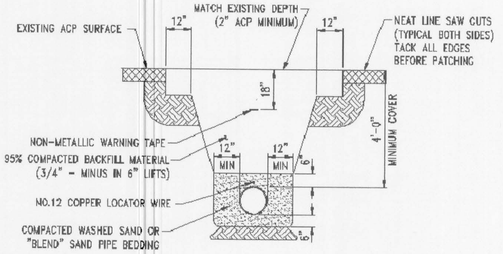
1. METERS SHALL BE POSITIONED OFF OF TRAVELED ROADWAY AREAS TO ENSURE ACCESS TO MAINTENANCE PERSONNEL.
2. CROSS CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY OTHER SECTIONS OF THESE SPECIFICATIONS.
3. ALL SOFT COPPER CONNECTIONS SHALL BE AWWA FLARE, COMPRESSION PACK JOINT NOT ACCEPTABLE.
4. METER BOX BRASS FITTINGS SHALL BE FORD PRODUCTS:

INLET VALVE	AV-82-2XXW SERIES
YOKE	Y-565, Y-765, Y-764
OUTLET VALVE	CA-81 SERIES
CHECK VALVE	HS-81 SERIES

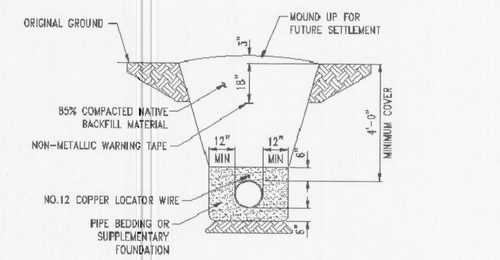
4 C1.3 METER AND SERVICE LINE INSTALLATION

N.T.S





TRENCH SECTION IN STREET



TRENCH SECTION OFF STREET

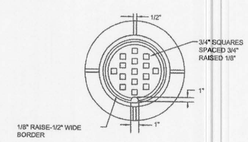
IF EXISTING SURFACE IS BITUMINOUS SURFACE TREATMENT, A 2 SHOT OIL-CHIP SURFACE SHALL EXTEND FULL WIDTH OF EXISTING PAVED AREA.

ACP = ASPHALT CONCRETE PAVEMENT

SEE CITY OF LEWISTON ST-9A & ST-9B.

5 C1.3 SINGLE PIPE TRENCH SECTION

N.T.S

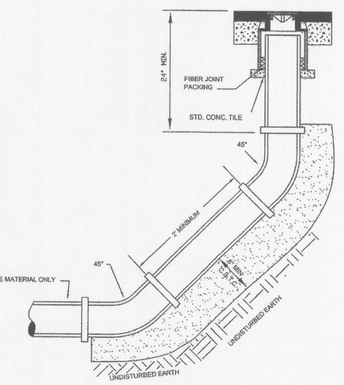


CAST IRON RING & COVER

INLAND FOUNDARY CO. RING & COVER NO. 247 OR APPROVED EQUAL

RING AND COVER TO MEET REQUIREMENT OF APWA/WSDOT STANDARD SPECIFICATIONS FOR PLAN No. B-18B

UNIT WEIGHT 64 POUNDS MINIMUM



6 C1.3 SANITARY SEWER CLEANOUT

N.T.S

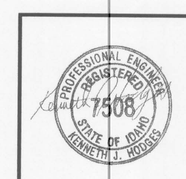
NOTE:
ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY – 24 CFR CHAPTER 1– FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BAR GRAPH ABOVE IS 5-INCHES IN LENGTH, ADJUST SCALE ACCORDINGLY



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1 RESUBMIT PER PLAN REVIEW	03/19/07

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Project Mgr.	K. HODGES	
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

Sheet Contents:
UTILITY PLAN

Sheet No.:
C1.3

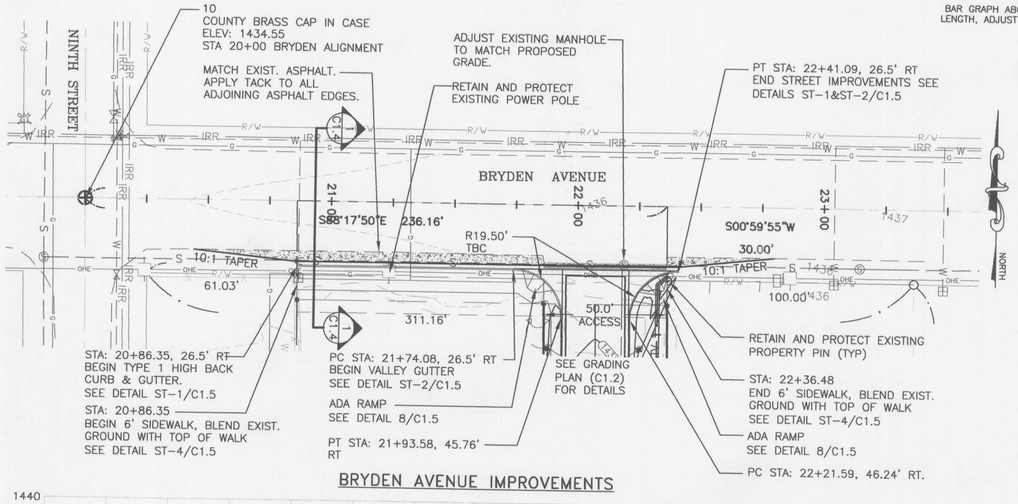
USKH W.O. 974900

GRAPHIC SCALE

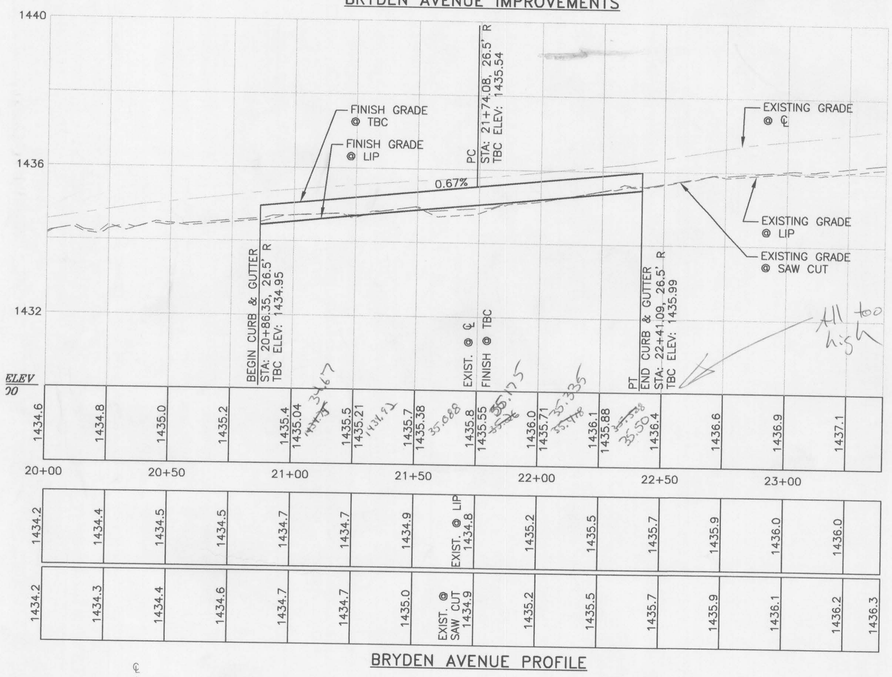
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

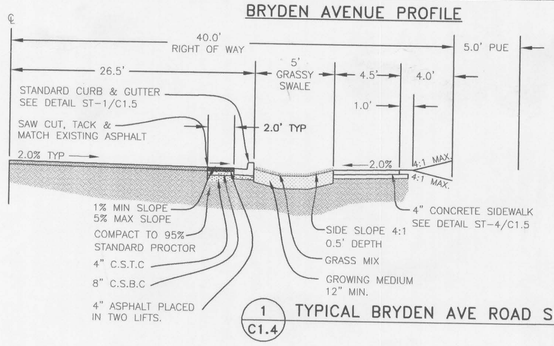
BAR GRAPH ABOVE IS 5-INCHES IN LENGTH, ADJUST SCALE ACCORDINGLY



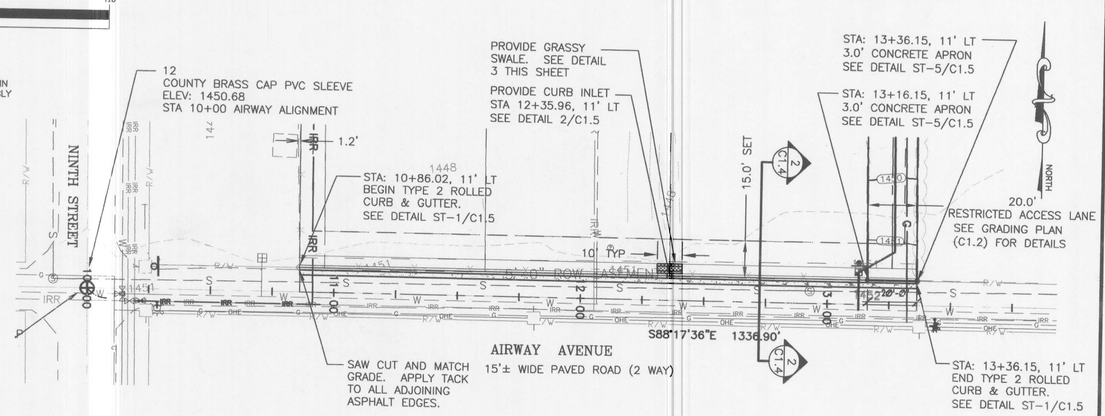
BRYDEN AVENUE IMPROVEMENTS



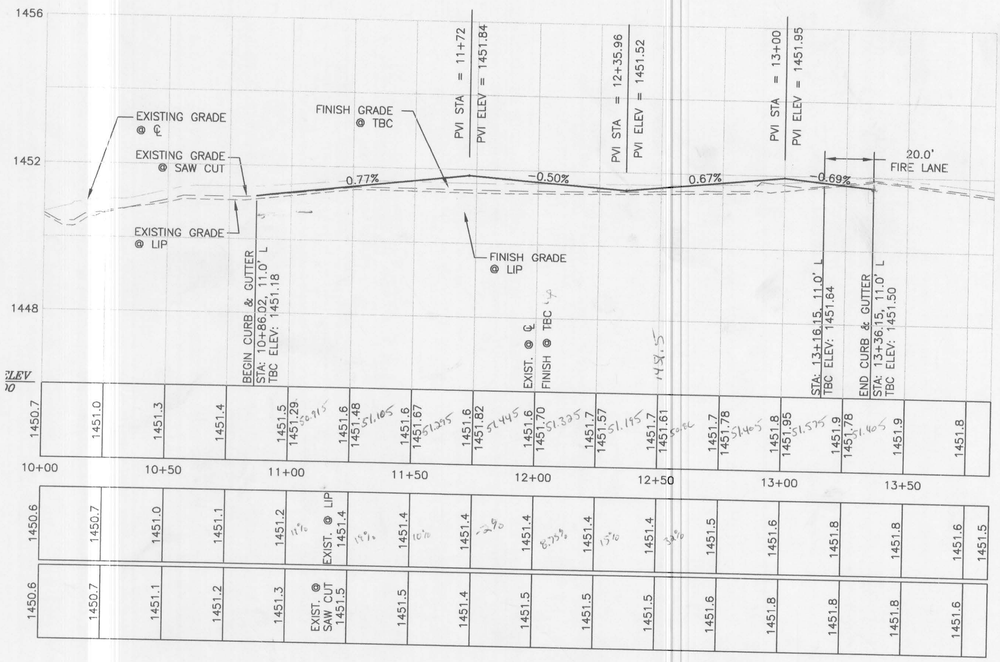
BRYDEN AVENUE PROFILE



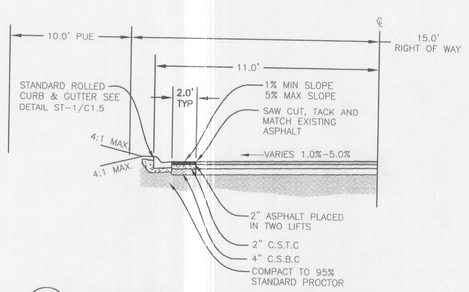
1 / C1.4 TYPICAL BRYDEN AVE ROAD SECTION
NO SCALE



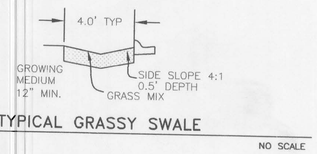
AIRWAY AVENUE IMPROVEMENTS



AIRWAY AVENUE PROFILE



2 / C1.4 TYPICAL AIRWAY AVE ROAD SECTION
NO SCALE



3 / C1.4 TYPICAL GRASSY SWALE
NO SCALE

NOTE:
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PROFESSIONAL ENGINEER
REGISTERED
7508
STATE OF IDAHO
KENNETH J. HODGES

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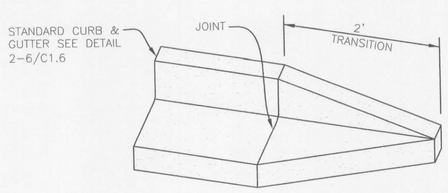
Drawn	AMB	
Drawn		
Checked	JNL	KJH
Date	01/23/2006	

Sheet Contents:
STREET PLAN & PROFILES

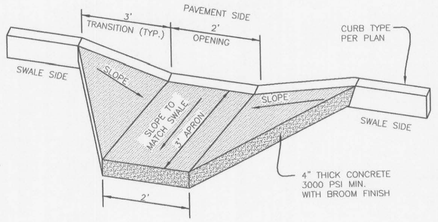
Sheet No.:
C1.4

USKH W.O. 974900

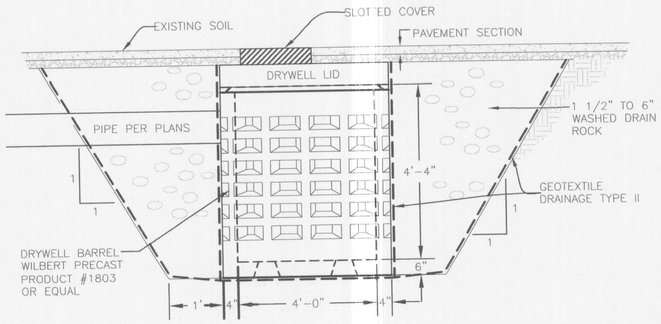


NOTE: TRANSITION TOP OF CURB AND GUTTER AS SHOWN AT ENDS OF CURB & GUTTER.

1 / C1.5 CURB TRANSITION
NO SCALE

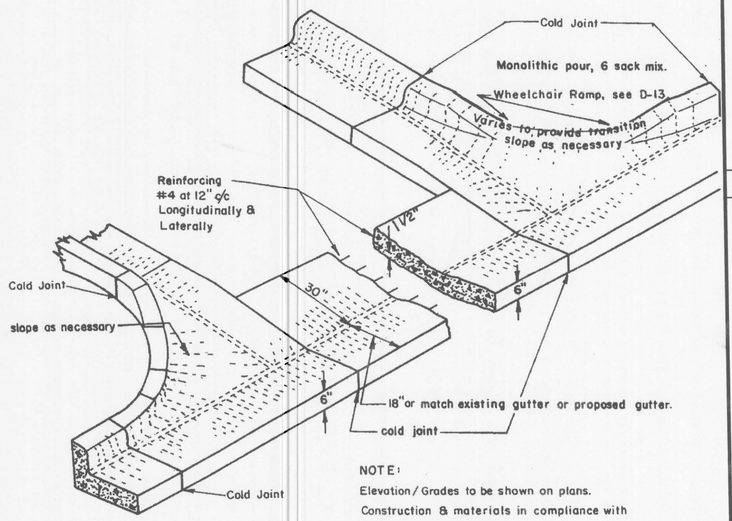


2 / C1.5 CURB INLET
NO SCALE



NOTES
1. 500-GALLON DRYWELL CAPACITY
2. WHEN PVC PIPE IS USED, A PVC ADAPTER SHALL BE INSTALLED.
3. PIPES SHALL BE GROUTED INTO DRYWELLS.

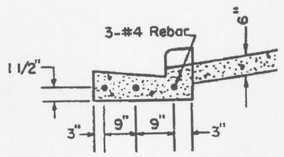
3 / C1.5 DRYWELL DETAIL
NO SCALE



NOTE:
Elevation / Grades to be shown on plans.
Construction & materials in compliance with standard specifications.

FROM CITY OF LEWISTON STANDARD DRAWINGS.
INTERSECTION VALLEY GUTTER, ST-2

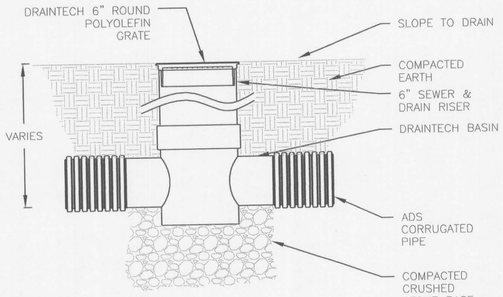
ST-2 / C1.5 INTERSECTION VALLEY GUTTER
NO SCALE



AA

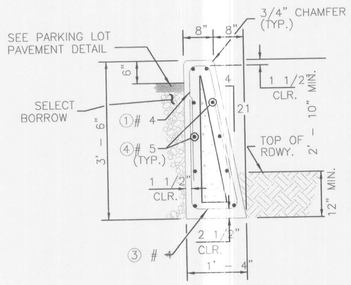
FROM CITY OF LEWISTON STANDARD DRAWINGS.
CURB & GUTTER CONSTRUCTION REQUIREMENTS, ST-1B

4 / C1.5 CURB & GUTTER REBAR DETAIL
NO SCALE

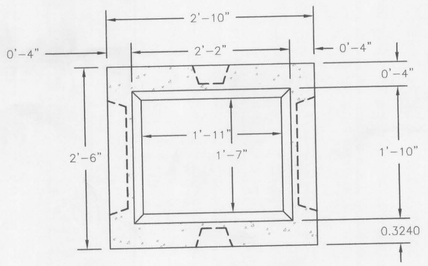


NOTES:
1. MAX COVER OVER TOP OF PIPE IS 4 FT.CONTACT ADS IF OTHERWISE GREATER.
2. GRATE OR LID MUST BE INSTALLED PRIOR TO POURING CONCRETE OR BACKFILLING

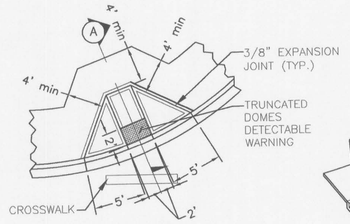
6 / C1.5 LANDSCAPE BASIN
NO SCALE



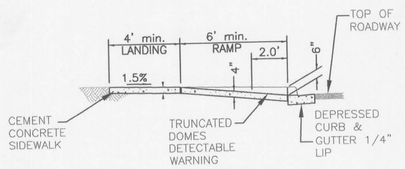
7 / C1.5 CONCRETE BARRIER
NO SCALE



PLAN VIEW



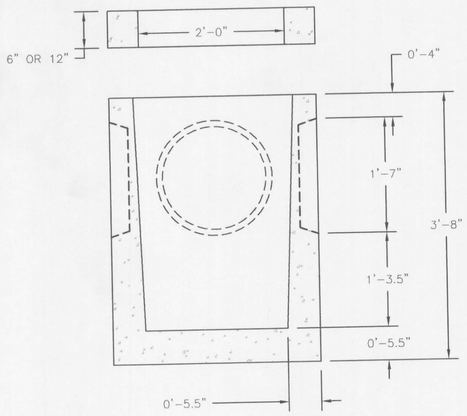
RAMP DETAIL



SECTION (A)

NOTES
1. RAMP SLOPE SHALL NOT BE STEEPER THAN 12H:1V.
2. CROSS SLOPE SHALL NOT BE STEEPER THAN 2%.
3. MINIMUM 48" X 48" LANDING REQUIRED AT TOP AND BOTTOM OF RAMP.
4. AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES, OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
5. TRUNCATED DOME DETECTABLE WARNING SHALL BE YELLOW CAST IN PLACE BY ARMOR-TILE OR APPROVED EQUAL, PLACED AT BACK OF CURB.
6. STANDARD CURB AND GUTTER SHOWN, SEE THE CONTRACT PLANS FOR THE CURB DESIGN SPECIFIED.

8 / C1.5 ADA RAMP DETAIL
NO SCALE



USE EAST JORDON IRON WORKS HEAVY DUTY CONCAVE CATCH BASIN INLET GRATE MODEL 5220 OR APPROVED EQUAL

5 / C1.5 CATCH BASIN
NO SCALE

NOTE:
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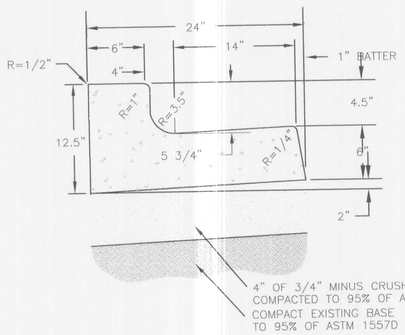
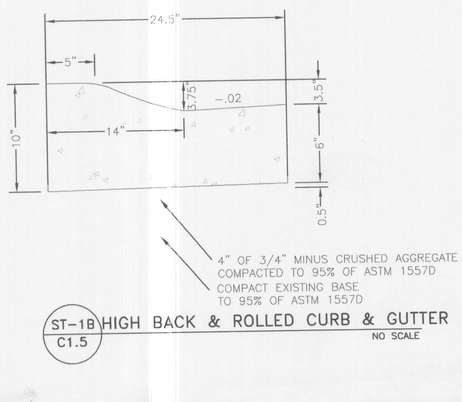
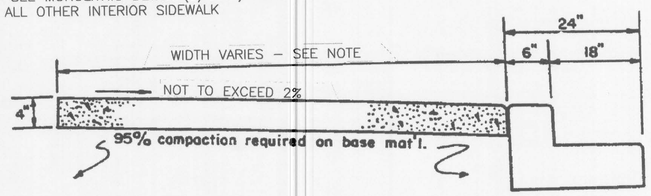




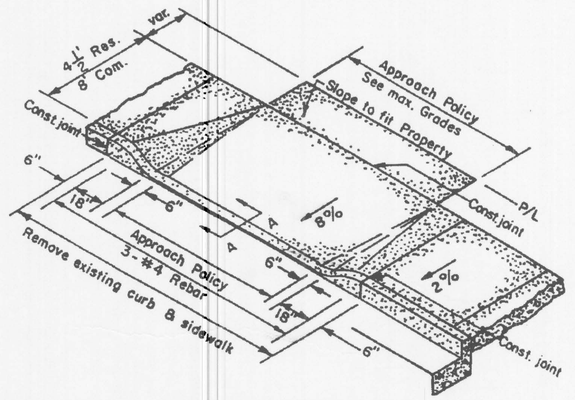
ST-1B / C1.5 HIGH BACK & ROLLED CURB & GUTTER
NO SCALE

NOTE:
4.5' SIDEWALK ON BRYDEN
4.0' SIDEWALK FOR ENTRANCE/ACCESS
*SEE MONOLITHIC DETAIL (3/C1.2) FOR ALL OTHER INTERIOR SIDEWALK



FROM CITY OF LEWISTON STANDARD DRAWINGS.
CONCRETE SIDEWALK, ST-4, OPTION 1

ST-4 / C1.5 CONCRETE SIDEWALK
NO SCALE



FROM CITY OF LEWISTON STANDARD DRAWINGS.
ALLEY AND DRIVEWAY ENTRANCE, ST-5, OPTION 2

ST-5 / C1.5 STANDARD APPROACH
NO SCALE

PROFESSIONAL ENGINEER REGISTERED 7508 STATE OF IDAHO KENNETH J. HOUSER

Date Stamped:

Date	Revision
1 03/19/07	RESUBMIT PER PLAN REVIEW

USKH
Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
Spokane, WA 99201
(509) 328-5139

313 D Street, Ste 200
Lewiston, Idaho 83501
(208) 746-2661

1920 Main Street, Ste 14
Ferndale, WA 98248
(360) 312-1815

5 North Colville
Walla Walla, WA 99362
(509) 522-4843

Project:
TULLAMORE APARTMENTS

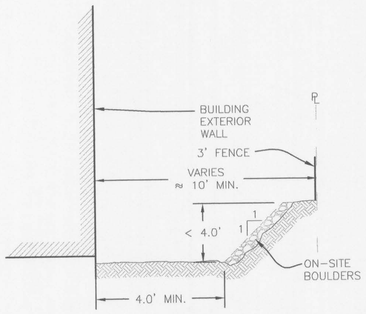
THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

Project Mgr.		K. HODGES	
Drawn		AMB	
Drawn			
Checked		JNL	KJH
Date		01/23/2006	

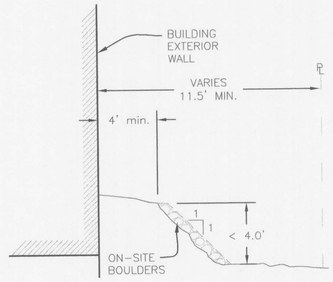
Sheet Contents:
PROJECT DETAILS

Sheet No.:
C1.5

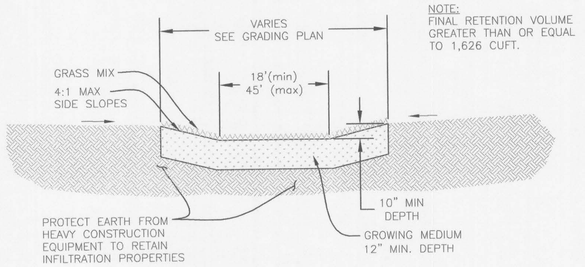
USKH W.O. 974900



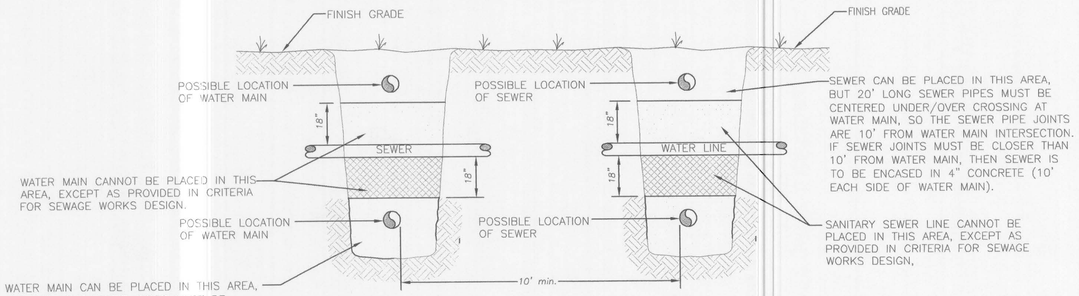
1 C1.6 ROCK STABILIZED SLOPE –SOUTHWEST
NO SCALE



2 C1.6 ROCK STABILIZED SLOPE –NORTHEAST
NO SCALE



3 C1.6 RETENTION POND DETAIL
NO SCALE



4 C1.6 WATER–SEWER CROSSING & SEPARATION DETAL
NO SCALE

NOTE:
ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY – 24 CFR CHAPTER 1– FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

PROFESSIONAL ENGINEER REGISTERED 7508 STATE OF IDAHO KENNETH J. HODGES

Date Stamped:

Date	Revision
1. 03/19/07	RESUBMIT PER PLAN REVIEW

USKH
Engineering • Architectural • Planning
Land Surveying • Environmental

621 W. Mallon Ave, Ste 309
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Project:
TULLAMORE APARTMENTS

THOMAS DEVELOPMENT CO.
413 W. IDAHO, SUITE 200
BOISE, ID 83702

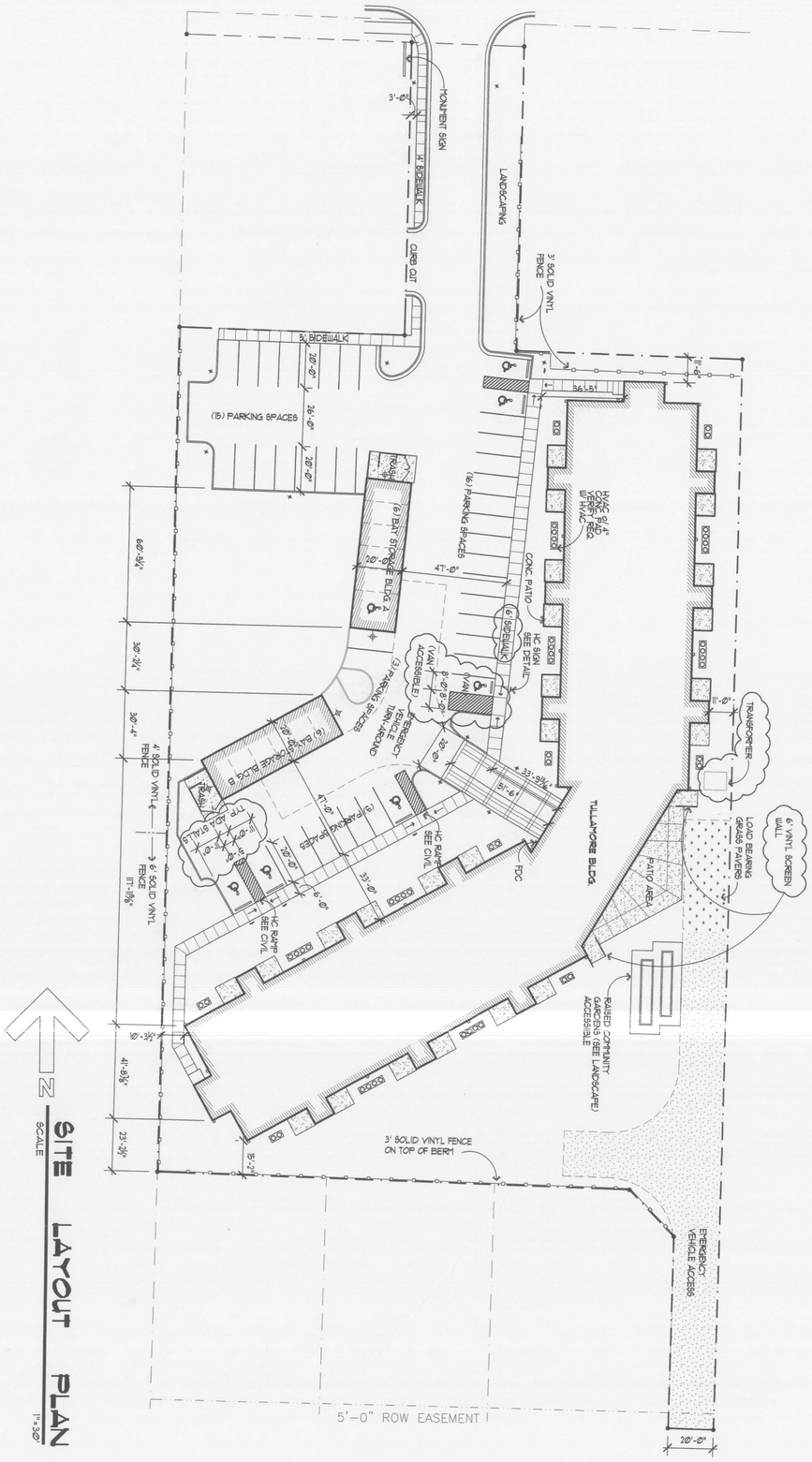
Project Mgr.		K. HODGES	
Drawn		AMB	
Drawn			
Checked		JNL	KJH
Date		01/23/2006	

Sheet Contents:
PROJECT DETAILS

Sheet No.:
C1.6

USKH W.O. 974900

BRYDEN AVENUE



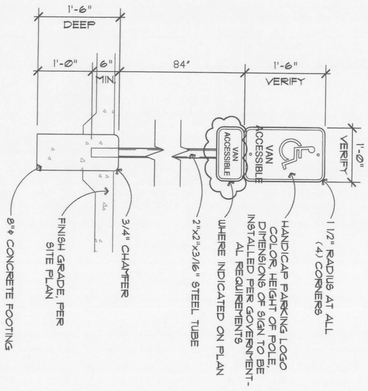
SITE LAYOUT PLAN
SCALE 1"=30'

AIRWAY AVENUE

FIRE DEPARTMENT GENERAL NOTES:

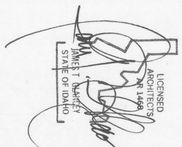
ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER. PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION REQUESTED.

2 SIGNAGE DETAIL
SCALE 3/4"=1'-0"



GENERAL NOTES:

1. SIGNS SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF PARKING SPACE WITH A MINIMUM 3'-0" CLEAR



SHEET DATA	
DRAWN BY:	JW
CHECKED BY:	JG
SCALE:	AS NOTED
DATE:	7/20/2007
PROJECT #:	0638.01
SHEET NUMBER	A-0.1

ALL CONSTRUCTION MUST COMPLY WITH THE 'FEDERAL REGISTER', PART VI OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF THE ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY-24 CFR CHAPTER I-FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES DATED WED. MARCH 6, 1991. THE PROJECT MUST ALSO MEET THE REHABILITATION ACT OF 1973 AS AMENDED AS IMPLEMENTED BY THE 'UNIFORM FEDERAL ACCESSIBILITY STANDARDS' (UFAS) AND IN CASE OF CONFLICTS, THE STANDARD THAT WILL PROVIDE THE GREATEST DEGREE OF ACCESSIBILITY SHALL BE COMPLIED WITH.

Glancey ◆ Rockwell & Associates
Architecture • Planning
595 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 387-0889
gr@glanceyrockwell.com

TULLAMORE SENIOR APARTMENTS
BRYDEN AVENUE
LEWISTON, IDAHO
OWNER

REVISIONS		
	DESCRIPTION	DATE
1	PLANNING COMMENTS	3-8-07

CITY OF LEWISTON, IDAHO

BRYDEN VILLAGE

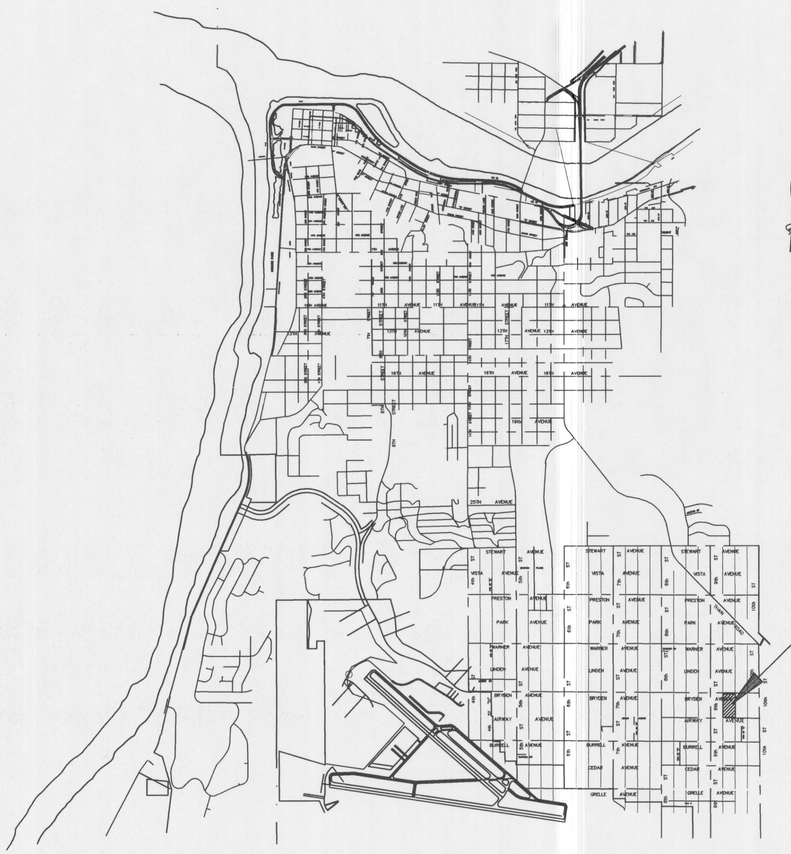
A PLANNED UNIT DEVELOPMENT

BY J.J. STREIBICK

S.E. 1/4, N.E. 1/4, SEC. 17, T. 36N, R. 5W, B.M.

SANITARY SEWER CONSTRUCTION PLANS

TABLE OF CONTENTS



CONTRACTOR SHALL CALL 1-800-424-5555 & HAVE ALL UNDERGROUND UTILITIES LOCATED AT LEAST TWO DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

SANITARY SEWER SYSTEM TO BE OWNED & MAINTAINED BY THE CITY OF LEWISTON.

DOMESTIC & IRRIGATION WATER SYSTEM TO BE OWNED & MAINTAINED BY LEWISTON ORCHARDS IRRIGATION DISTRICT (L.O.I.D.).

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HAVING UTILITIES LOCATED PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CALL 1-800-424-5555 & HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO DIGGING. CONTRACTOR SHALL GIVE UTILITY COMPANIES AT LEAST TWO WORKING DAYS NOTICE PRIOR TO DIGGING.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST APPLICABLE STANDARDS & SPECIFICATIONS OF "1990, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND THE CITY OF LEWISTON, IDAHO STANDARD DRAWINGS AND THE LEWISTON ORCHARDS IRRIGATION DISTRICT (L.O.I.D.) STANDARDS AND SPECIFICATIONS , WHERE A CONFLICT EXISTS, THE MORE STRINGENT STANDARD SHALL APPLY.

3. WHEN ADEQUATE EVIDENCE EXISTS AS TO THE LOCATION OF A PUBLIC LAND SURVEY CORNER, SUBDIVISION, TRACT, OR OTHER LAND CORNERS, SUCH MONUMENTS SHALL BE REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF IDAHO PRIOR TO THE TIME WHEN CONSTRUCTION OR OTHER ACTIVITIES MAY DISTURB THEM. SUCH CORNERS SHALL BE RE-ESTABLISHED AND RE-MONUMENTED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF IDAHO.

4. ALL SEWER CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO LEWISTON STANDARD DRAWINGS.

5. THE SIMULTANEOUS PRESSURE AND LEAKAGE TESTS OF THE TWO WATER MAINS SHALL HAVE A DURATION OF 2 HOURS. THE PRESSURE SHALL BE 150% OF WORKING PRESSURE AT HIGHEST POINT OF THE TEST, BUT NOT LESS THAN 150 PSI AS PER L.O.I.D. STD. SPECS. SEE STD. SPEC. FOR OPTIONAL TEST METHODS.

6. AFTER THE PRESSURE TEST, THE WATER MAINS SHALL BE THOROUGHLY FLUSHED OUT AND DISINFECTED AS PER THE AWWA STANDARD C-651 FOR DISINFECTION WATER MAINS. L.O.I.D. SHALL BE GIVEN NOT LESS THAN 24 HOURS NOTICE BEFORE DISINFECTING WATER MAINS.

7. PROVIDE 6" FOIL-BACKED TERRA TAPE BRAND LOCATOR TAPE (OR APPROVED EQUAL) ABOVE WATERLINE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. A #12 AWG LOCATOR WIRE SHALL ALSO BE PLACED PER L.O.I.D. STD. DETAIL #6.

8. ALL FILL MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8", BROUGHT TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR. EACH LIFT TO BE TESTED DAILY & REPORTS SUBMITTED TO THE CITY. QUANTITIES TO BE SHOWN. STRIP VEGETATION PRIOR TO BEGINNING FILL. SLOPES TO BE SEEDED WITH APPROVED VEGETATION FOR PROTECTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY OF LEWISTON AND LEWISTON ORCHARDS IRRIGATION DISTRICT STANDARD DRAWINGS AND SPECIFICATIONS EXCEPT WHERE DETAILS SHOWN IN THESE PLANS SUPERSEDE STANDARD DETAILS.

CITY OF LEWISTON

TYPE OF CONSTRUCTION	CITY STANDARD DRAWING
TRENCH EXCAVATION	ST-9A, ST-9B
MANHOLE DETAIL	S-3, S-4, S-5, S-6, S-7

LEWISTON ORCHARDS IRRIGATION DISTRICT

TYPE OF CONSTRUCTION	L.O.I.D. STANDARD DRAWING
THRUST BLOCK	1
VALVE INSTALLATION	5
TRENCH SECTIONS	6
CONNECTION	7,8
SERVICE CONNECTION	9
BLOW-OFF INSTALLATION	10

NO.	DATE	BY	FILENAME	REVISIONS
1	12/94	ME	2413COV.DWG	REVISED VICINITY MAP, REVISED & ADDED TO GENERAL NOTES
0			2413COV.DWG	ORIGINAL DRAWING

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO 7045 8-2-95 LONNELL JAMES CIVIL

WYATT ENGINEERING
ENGINEERS • SURVEYORS
101 THAIN RD.
LEWISTON, ID 83501
(208) 746-6825
FAX (208) 746-2661

W. 1301 BROADWAY, #110
SPOKANE, WA 99201
FAX (509) 328-9423
(509) 328-5139

CITY OF LEWISTON, IDAHO
BRYDEN VILLAGE
S.E. 1/4, N.E. 1/4, SEC. 17, T. 36 N., R. 5 W., B.M.
SANITARY SEWER CONST PLANS
COVER SHEET

DRAWN BY: M.E.	CHECKED BY: L.J.C.
DESIGNED BY: M.R.	
SCALE: NO SCALE	
DATE: 1/23/95	
PROJECT NO.: 2413	
SHEET 1 OF 3	

C:\LONELL\2413SAN Thu Aug 3 15:56:50 1995 CONTRADE

BRYDEN AVENUE
AIRWAY AVENUE
NINTH STREET
N/F AMBACH
ZONED R-2A
USE : RES
N/F PEMBROKE
ZONED R-2A
N/F LEONARD HARTWIG
ZONED R-2A
USE : RES
N/F LEONARD HARTWIG
ZONED R-2A
USE : RES
N/F BOLES
ZONED R-2A
USE : RES
N/F MILLER
ZONED R-2A
USE : RES
N/F WILDER
ZONED R-2A
USE : RES
N/F BENNETT
ZONED R-2A
USE : RES
N/F BENSCHING
ZONED R-2A
USE : RES
S00°12'15"E
500.14'
S00°12'15"E
120.00'
S89°30'00"E
100.00'
N00°12'15"W
620.13'
N00°11'35"W – 660.12 MEASURED
(N00°12'W – 660.12) RECORDED
150.13'
250.13' (249.74')
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
GRAPHIC SCALE
(IN FEET)
1 inch = 6 ft.
SANITARY SEWER PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'
PROPOSED SEWER
300 L.F. (CTR-CTR)
SLOPE 1.37%
8" PVC (SDR 35)
PROPOSED SEWER
281 L.F. (CTR-CTR)
SLOPE 2.52%
8" PVC (SDR 35)
FUTURE WATERLINE
EXISTING GROUND LINE
FUTURE GROUND LINE
PVI STA = 0+71
PVI ELEV = 1432.54
A.D. = 0.98
K = 102.44
100.00' VC
150.00' VC
PVI STA = 5+75
PVI ELEV = 1442.50
A.D. = 5.36
K = 28.00
EXIST. GRADE
FUTURE GRADE
As Built

CITY OF LEWISTON, IDAHO
BRYDEN VILLAGE
S.E. 1/4, N.E. 1/4, SEC.17, T. 36 N
PLAN & PROFILE
SANITARY SEWER CONST PLAN

101 THAIN RD.
LEWISTON, ID 83501
FAX (208) 746-0825
(208) 746-2661

SPOKANE, WA 99201
FAX (509) 328-0423
(509) 328-5139

DRAWN BY: IH	CHECKED BY: LC
DESIGNED BY: MR	
SCALE: 1"=30'	
DATE: 10/21/94	
PROJECT NO.: 2413	
SHEET 2 OF 3	