



LAND DIVISION	
Permit info: <u>SUBFY2026-0001</u>	_____
Application Date: <u>1/26/2026</u>	Rec'd by: _____
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Tamee Crawford - Centurion Engineers, Inc **Address:** 2323 South Vista Ave, #206, Boise, ID 83705
Email: tlcrawford@centengr.com
Phone: (208) 343-3381

OWNER

Name: Dennis Davidson **Address:** 1066 Meadowbrook Lane Nampa, ID 83686
Email: dmdavidson19@gmail.com
Phone: (208) 353-9499

PROPERTY INFORMATION

Subdivision/Project Name: Cheryl's Subdivision

Site address: 3519 N. Clay St & 121 E. 36th St Garden City, ID 83714

Description of Existing Use(s):
 single family residence

Description of Surrounding Uses:
 single family residence

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
 Combined Preliminary/Final Plat Final Plat Condominium

N/A If final plat have there been any changes since the preliminary plat? Y/ N

Number of residential lots 4 Number of commercial lots 0 Number of mixed use lots 0

Number of common lots 2 Square feet of common open space 1,642

Are any improvements planned within the common open space area? If so, specify.
Landscaping

What public services and facilities are required for this development? _____ Fire Protection _____ Police Protection _____ Water _____ Sewer _____ Drainage _____ Streets _____ Schools Property has services

What housing types are proposed? MARK ALL THAT APPLY

Single Family Condos _____ Townhomes _____ Live/Work _____
 Manufactured/ Mobile Homes _____ N/A _____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. N/A

Is the project within the Floodplain? No

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

What is the effect of this site development on roadways and traffic conditions? minimal

Are there new roads proposed/required?No

Are there new ingress/egress being proposed?No

How has off-street parking and loading been arranged and sized to prevent traffic congestion? See narrative

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?See narrative

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?See narrative

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties? See narrative

What is the effect of this site development on the adequacy of storm and surface water facilities? Since most of Clay St, 35th & 36th have already been improved, there will be negligible impact on the existing storm drain system.

How will the design create a sense of place (usable open space, public art, visual focus points)? See narrative

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

What type of water will be used for landscaping? _____Irrigation - Non-Potable
_____Irrigation - Potable _____City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design? See narrative

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement See narrative |
| <input checked="" type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Statement of Intent See narrative |
| <input checked="" type="checkbox"/> Legal Description | <input type="checkbox"/> Approved Sketch Plat N/A |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Trash Disposal Plan See narrative |
| <input checked="" type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input checked="" type="checkbox"/> Subdivision Map | |
| <input checked="" type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawings | |
| <input type="checkbox"/> Lighting Plan N/A | |
| <input type="checkbox"/> Topographic Survey N/A | |
| <input type="checkbox"/> Grading Plan See preliminary plat | |
| <input type="checkbox"/> Soils Report N/A | |
| <input type="checkbox"/> Hydrology Report N/A | |
| <input type="checkbox"/> Engineering Drawings and Specifications N/A | |
| <input type="checkbox"/> Natural Hazard and Resources Analysis See narrative | |
| <input checked="" type="checkbox"/> Dedications and Easements | |
| <input checked="" type="checkbox"/> Covenants and Deed Restrictions | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 10 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form N/A | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan N/A | |
| <input type="checkbox"/> Waiver Request of Application Materials N/A | |

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED: N/A

- Diagrammatic floor plans of the building or buildings built or to be built in Sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- N/A Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking N/A
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways N/A

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20'), legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- N/A
- 11" x 17" size minimum
 - Location, type, height, lumen output, and luminance levels of all exterior lighting
 - Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
 - Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- N/A
- Prepared by a licensed engineer
 - Report showing the nature, distribution, and strength of existing soil;
 - Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

N/A

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

N/A

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER (PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS (PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing
- Photos (digital or print) of posted sign
- Photos of posted sign must be clear enough to read the text

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- N/A Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- N/A Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:

- N/A Site photo
- Location, configuration, dimensions, type of containers, and number of containers
 - Refer to Republic Services Solid Waste Design Standards.



PLANNING SUBMITTAL FORM
Permit info: _____
Application Date: _____ Rec'd by: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714▪208.472.2921(tel.)
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Tamee Crawford	Name: Dennis Davidson
Company: Centurion Engineers, Inc	Company:
Address: 2323 South Vista Ave, #206	Address: 1066 Meadowbrook Lane
City: Boise	City: Nampa
State: ID Zip: 83705	State: ID Zip: 83686
Tel.: (208) 343-3381	Tel.: (208) 353-9499
E-mail: tlcrawford@centengr.com	E-mail: dmdavidson19@gmail.com

ACTION REQUESTED (check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Code or Plan Amendment
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <input checked="" type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> Rezone
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat Planned
<input type="checkbox"/> Unit Development
<input type="checkbox"/> MFP Setback Reduction
<input type="checkbox"/> Zoning Certificate
<input checked="" type="checkbox"/> Other |
|---|---|--|

PROPERTY INFORMATION

Site Address: 3519 N. Clay St & 121 E. 36th St. Garden City 83714

Subdivision Name: Chery'ls Subdivision	Lot: 11 & 24	Block: 27 & 27
Tax Parcel Number: R2734540110 & R2734540117	Zoning: C-2	Total Acres: 0.30
Proposed Use: Single family residence	Floodplain: YES	NO

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 Signature of the Applicant (date)

See affidavit of legal

 Signature of the Owner (date)

Garden City Development Services Department

Planning Team

Garden City Hall 6015 N Glenwood Street

Garden City, ID 83714

208.472.2900

planning@gardencityidaho.org

November 12, 2025

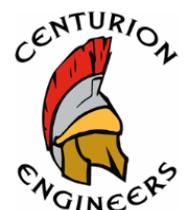
Dear Planning Team,

The purpose of this letter is to introduce you to a small, infill subdivision, Cheryl's Subdivision".

The Site: Cheryl's Subdivision is located on N Clay Street from West 36th Street to West 35th Street. The site is about 1/3-acre in area created by combing Lots 11 (3519 N Clay Street; R2734540110) and 24 (121 E 36th Street; R2734540117), Block 27, of Fairview Acres Subdivision. The property is zoned C-2 but has historically been used as residential property. The Comprehensive Plan Future Land Use Designation is Live-Work-Create. There is no irrigation water available to the site.

The Project: Our client, Dennis Davidson, is proposing four single family home lots and two open space lots. The residential lots range in size from 2,350 square feet to 3,278 square feet. The lots are long and shallow, well-suited to accommodating "ranch style" homes. The two open space lots are designed to keep homeowners from having driveways directly to W 36th Street and W 35th Street. (Such driveways would pose a safety hazard being so close to the intersections.) The landscape lots will be attractively landscaped and maintained by the HOA. Lots 2 and 3 will share a driveway to N Clay Street. Likewise, Lots 4 and 5 will share a driveway to N Clay Street. Sewer and water services are available in both West 36th Street and N Clay Street. The services for Lot 3 will run at the rear of Lot 2, and the services for Lot 4 will run at the rear of Lot 5.

The Application. We are requesting combined preliminary and final plat approval. We have provided all required information for both. The proposed subdivision will be accomplished in one phase. There will not be any new street dedications. The site is not on a



hillside. It is in an area of Undetermined Flood Hazard (Zone X) in the event of major flood flows exceeding 11,000 cubic feet per second.

The Process. We conducted a neighborhood meeting on October 30th, 2025. Three people attended the meeting. After a brief introduction to the project, topics of discussion were: “What are the buildings going to look like? And “Why not more density?”

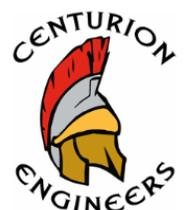
Compliance with Standards: Cheryl’s Subdivision meets the Garden City required subdivision design and improvement standards, the purpose of the land division regulations, and the aspirations of the Live-Work-Create district as articulated in the Garden City Comprehensive Plan:

- The subdivision is designed to be harmonious with the neighboring residences and improves the conditions of substandard housing onsite. Attention is given to improving safety by moving all access drives to N Clay Street and by finishing the right-of-way improvements along the southwesterly side of Clay Street and the northwesterly side of E 35th Street.
- The subdivision will include open space for those living in the subdivision as well as those traveling by foot or bike to the Waterfront District.
- As an infill subdivision, the project has access to all necessary public utilities without excessive expenditure of public funds to supply such services. Likewise, it does not pose a danger of overcommitting resources (only two additional homes proposed).
- The subdivision maintains the fine grain lot size and development pattern and provides additional residential opportunities in the Live-Work-Create district.
- Our client is also aware that future home construction will need to meet the standards of Section 8-4B-3 Garden City Code. The lots of the subdivision have been designed to facilitate compliance with those requirements.

We look forward to answering any questions you may have about the proposal.

Sincerely,

David A Crawford
President



Centurion Engineers, Inc.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

Centurion Engineers, Inc.
dacrawford@centengr.com

Over a Century of Engineering Excellence

Page 3 of 3



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

Garden City Development Services Department

Planning Team

Garden City Hall 6015 N Glenwood Street

Garden City, ID 83714

208.472.2900

planning@gardencityidaho.org

December 29, 2025

Dear Planning Team,

The purpose of this letter is to introduce you to a small, infill subdivision, "Cheryls Subdivision".

The Site: Cheryl's Subdivision is located on N Clay Street from West 36th Street to West 35th Street. The site is about 1/3-acre in area created by combing Lots 11 (3519 N Clay Street; R2734540110) and 24 (121 E 36th Street; R2734540117), Block 27, of Fairview Acres Subdivision. The property is zoned C-2 but has historically been used as residential property. The Comprehensive Plan Future Land Use Designation is Live-Work-Create. There is no irrigation water available to the site.

Based on the iPac report (attached), there are no critical habitats on the site. The landscape plan will include native flowering plant and shrub species to support butterfly and bumble bee habitat.

Potential Hazards. The site is not on a hillside, nor is it susceptible to wildfires. It is in an area of Undetermined Flood Hazard (Zone X) in the event of major flood flows exceeding 11,000 cubic feet per second. The FEMA maps list it as less than 0.2% annual chance of flooding.

The Project: Our client, Dennis Davidson, is proposing four single-family home lots and two open space lots. The residential lots range in size from 2,350 square feet to 3,276 square feet. The two open space lots are designed to keep homeowners from having driveways directly to W 36th Street and W 35th Street. (Such driveways would pose a safety hazard being so close to the intersections.) The landscape lots will be attractively landscaped and maintained by the HOA with a mix of drought tolerant and flowering native plant species. Lots 2 and 3 will share a driveway to N Clay Street. Likewise, Lots 4 and 5 will share a driveway to N Clay Street. Sewer and water services are available in both West 36th Street and N Clay Street. The services for Lot 3 will run at the rear of Lot 2, and the services for Lot 4 will run at the rear of Lot 5. Trash bins will be placed on Clay Street, as is the case for the existing two homes on the property.

The Application. We are requesting preliminary plat approval. The proposed subdivision will be accomplished in one phase. There will not be any new street dedications. The proposed subdivision and construction engineering comply with applicable laws and regulations.

The Process. We conducted a neighborhood meeting on May 8, 2024. Six people attended the meeting. After a brief introduction to the project, topics of discussion were: "What are the buildings going to look like? And "Why not more density?" Another neighborhood meeting



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

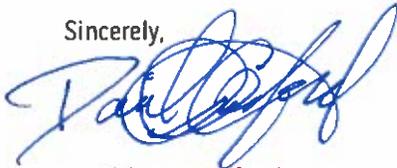
was held on October 30, 2025. Three people attended. No objection to the subdivision was expressed.

Compliance with Standards: Cheryl's Subdivision meets the Garden City required subdivision design and improvement standards, the purpose of the land division regulations, and the aspirations of the Live-Work-Create district as articulated in the Garden City Comprehensive Plan:

- The subdivision is designed to be harmonious with the neighboring residences and improves the conditions of substandard housing onsite. Attention is given to improving safety by moving all access drives to N Clay Street and by finishing the right-of-way improvements along the southwesterly side of Clay Street and the northwesterly side of E 35th Street.
- The subdivision will include open space for those living in the subdivision as well as those traveling by foot or bike to the Waterfront District.
- As an infill subdivision, the project has access to all necessary public utilities without excessive expenditure of public funds to supply such services. Likewise, it does not pose a danger of overcommitting resources (only two additional homes proposed).
- The subdivision maintains the fine grain lot size and development pattern and provides additional residential opportunities in the Live-Work-Create district.
- Our client is also aware that future home construction will need to meet the standards of Section 8-4B-3 Garden City Code. The lots of the subdivision have been designed to facilitate compliance with those requirements.

The subdivision as proposed will provide Garden City with an attractive asset to the city and provide needed additional residential housing. We respectfully request approval of the proposed subdivision as shown. We look forward to answering any questions you may have about the proposal.

Sincerely,



David A Crawford
President
Centurion Engineers, Inc.
dacrawford@centengr.com





CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Cheryls Subdivision Legal Description

23 January 2026

A re-subdivision of Lot 11 and a portion of Lot 24, Block 27 of Fairview Acres Subdivision No. 5 as shown in Book 11, Page 0619, records of Ada County, Idaho. Situate in the southeast quarter of said Section 5; Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing in the northeast corner of said Section 5; thence $S00^{\circ}20'30''E$, 2,678.51 feet along the easterly boundary line of said Section 5 to the east quarter corner of said Section 5; thence $N79^{\circ}55'25''W$, 842.94 feet along a random line to the southerly boundary of Waterfront District Subdivision as shown in Book 96, Pages 12,061 through 12,068, records Ada County, Idaho and the centerline of East 36th Street; thence $S51^{\circ}31'49''W$, 931.44 feet along the centerline of East 36th Street to the intersection of North Clay Street; thence $S51^{\circ}35'36''W$, 71.77 feet along the centerline of East 36th Street; thence $S38^{\circ}24'24''E$, 30.00 feet to the southeasterly right-of-way of East 36th Street which is the northwesterly boundary of said Lot 24 which is the **Point of Beginning**:

Thence $N51^{\circ}35'36''E$, 11.08 feet along the southeasterly right-of-way East 36th Street;

Thence $N74^{\circ}52'27''E$, 45.30 feet along the southeasterly right-of-way of East 36th Street to the southwesterly right-of-way of North Clay Street and to the northeasterly boundary of said Lot 24;

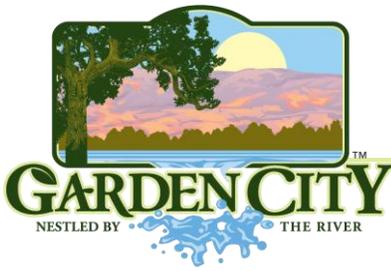
Thence $S45^{\circ}41'26''E$, 255.35 feet along the southwesterly right-of-way of North Clay Street and the northeasterly boundary of said Lots 11 and 24 to the northwesterly right-of-way of East 35th Street and to the southeasterly boundary of said Lot 11;

Thence $S51^{\circ}35'22''W$, 50.41 feet along the southeasterly boundary of said Lot 11 and the northwesterly right-of-way of East 35th Street to the most southerly corner of said Lot 11;

Thence $N45^{\circ}41'22''W$, 273.40 feet along the southwesterly boundary of said Lots 11 and 24 to the **Point of Beginning**.

Comprising 0.31 acres, more or less.





CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

January 2, 2026

Building Department
City of Garden City
6015 N. Glenwood Street
Garden City, ID 83714

Subject: 3519 Clay St., Water and Sanitary Sewer Ability to Serve, ATS 2026-0006

To Whom It May Concern:

I am a consultant (employed by The Land Group, Inc.) retained by the City of Garden City as Acting City Engineer. The referenced project is eligible to receive water and sewer service from the City of Garden City from existing nearby infrastructure.

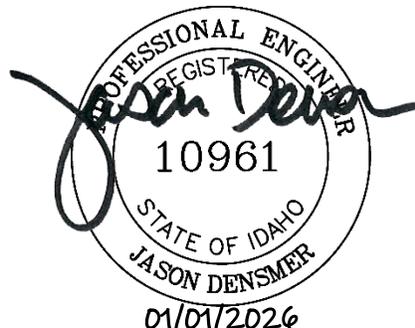
Based on December 22, 2025, information from the Garden City Public Works Water Division, the City's water system in the area provides a minimum fire flow of 2,000 gpm with a residual pressure of 20 psi for two hours. The system can provide adequate fire protection capacity to serve the property if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than is available from the City system. If the District requires more fire protection water than the current system can provide, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the City's water system. The District may also require additional fire hydrants.

Design and installation of any new mainline extensions or service connections are the responsibility of the applicant and must be coordinated, reviewed, and approved by the City prior to installation. A private water service, private fire service line, or a city mainline may have special requirements due to the width of the adjoining public right-of-way and the required minimum separation distances to non-potable lines in the area. In addition, if any waterline is to be in the public right-of-way, the Ada County Highway District (ACHD) may impose additional construction requirements or restrict construction entirely. The party proposing any development upon the subject property is advised to contact the City and ACHD to determine any requirements that may apply.

The existing city sewer system can serve the property if the flows are reasonable in volume. If a new connection or change of connection to the system is necessary, the applicant must verify the location and available grade to the City sewer system. Special uses on the site may require wastewater pretreatment, based on Garden City Environmental's review of the proposed use. Any new connections, changes to connections and discharges to Garden City sewer lines to must be coordinated with Garden City Public Works.

Sincerely,

Jason Densmer, PE
Acting Garden City Engineer



cc Mr. Colin Schmidt, Public Works Director, City of Garden City

Tamee L. Crawford

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, May 24, 2024 11:36 AM
To: Tamee L. Crawford; Joseph Canning
Cc: David Crawford; Sub Name Mail
Subject: Cheryls Subdivision Name Reservation

May 24, 2024

Joseph Canning – Centurion Engineers
Dennis Davidson

RE: Subdivision Name Reservation: **CHERYLS SUBDIVISION**

At your request, I will reserve the name **Cheryls Subdivision** for your project to include Parcel R2734540110 and R2734540117 located in T3N, R2E S.5 SE1/4, Garden City for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.



This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Dale P. Meyers, PLS, CFedS
County Surveyor

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7938 *office*
(208) 287-7909 *fax*

From: Tamee L. Crawford <tlcrawford@centengr.com>
Sent: Tuesday, May 21, 2024 4:20 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: David Crawford <dacrawford@centengr.com>
Subject: [EXTERNAL] Subdivision Name Reservation -

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Greetings,

I am requesting a subdivision name reservation for Cheryl's Subdivision.

The parcels and address numbers are R2734540110 - 3519 N. Clay St, Garden City, ID 83714
and R2734540117 - 121 E. 36th St, Garden City, ID 83714.

The owner is Dennis Davidson.

The land surveyor is Joseph Canning – Centurion Engineers, Inc 2323 S. Vista Ave.,
#206,
Boise, ID 83705.

Thank you,

Tamee Crawford
Centurion Engineers
2323 S. Vista Ave, #206
Boise, ID 83705
(208) 343-3381



PRELIMINARY RESEARCH REPORT

File No.: **V2516717**

SCHEDULE A

1. Report Prepared for the Benefit of: Report Fee: **\$500.00**
Centurion Engineers, Inc.

2. Effective Date of Report:
December 5, 2025 at 7:30 AM

3. The estate or interest in the land hereinafter described or referred to by this Report is:
Fee Simple

4. Title to the estate or interest at the date hereof is vested in:
Parcel I:

Dennis Davidson and Karen Davidson, husband and wife

Parcel II:

Dennis M. Davidson, an unmarried person

- 5.

6. The land referred to in this Guarantee is situated in the State of Idaho, County of Ada, and is described as follows:
See Attached Exhibit "A"

DISCLAIMER: The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by Venture Title & Escrow or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.

PRELIMINARY RESEARCH REPORT

Order No.: **V2516717**

Exhibit "A"

Parcel I:

Lot 11 in Block 27 of Fairview Acres Subdivision No. 5, according to the official plat thereof, filed in Book 11 of Plats at Page(s) 619, records of Ada County, Idaho.

APN: R2734540110

Parcel II:

Lot 24 in Block 27 of Fairview Acres Subdivision No. 5, according to the official plat thereof, filed in Book 11 of Plats at Page(s) 619, records of Ada County, Idaho.

Excepting therefrom, that portion deeded to Ada County Highway District in Warranty Deed recorded January 24, 2013, as Instrument No. 113008796, being a parcel of land adjoining the Northwesterly boundary of Lot 24 in Block 27 of Fairview Acres Subdivision No. 5, according to the official plat thereof, filed in Book 11 of Plats at Page(s) 619, situated in the Southeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, also being a portion of that parcel as described in Warranty Deed recorded as Instrument No. 104103419, records of Ada County, more particularly described as follows:

Commencing at the Northerly corner of said Lot 24, said point being the Point of Beginning; thence South 45°44'00" East, 22.50 feet along the Northeasterly boundary of said Lot 24 to a point; thence South 74°42'21" West, 44.79 feet to a point lying 5.00 feet from the Northwesterly boundary of said Lot 24; thence South 51°59'15" West, 11.50 feet parallel with and measuring 5.00 feet from said Northwesterly boundary to the Southwesterly boundary of said Lot 24; thence North 45°44'00" West, 5.05 feet (formerly North 45°44' West) along said Southwesterly boundary to the Westerly corner of said Lot 24; thence North 51°59'15" East, 50.47 feet (formerly North 51°30' East, 50.4') along said Northwesterly boundary to the Point of Beginning.

APN: R2734540117

PRELIMINARY RESEARCH REPORT

Order No.: **V2516717**

SCHEDULE B

Defects, liens, encumbrances or other matters affecting title:

- 1. Taxes, including any assessments collected therewith, for the year 2026 which are a lien not yet due and payable.

Taxes for the year 2025 are paid in full.
 Parcel Number: R2734540110
 Original Amount: \$2,289.40
 (Affects Parcel I)
[Document Link](#)

Taxes for the year 2025 are paid in full.
 Parcel Number: R2734540117
 Original Amount: \$1,467.58
 (Affects Parcel II)
[Document Link](#)

- 2. The Land described herein is located within the boundaries of the City of Garden City and is subject to any assessments levied thereby.
- 3. The Land described herein is located within the district boundaries of the Fairview Acres Water Users Association, Inc. and is subject to any assessments levied thereby.
- 4. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
- 5. Rights of tenants in possession.
- 6. Exceptions and Reservations as contained in a/an Corporation Warranty Deed.
 Executed by: Home Finance Co., Inc.
 Recorded: February 10, 1957
 Book 450 of Deeds at Page 480, records of Ada County, Idaho.
[Document Link](#)

***** **INFORMATIONAL NOTES** *****

NOTE: No existing deed of trust or mortgage appears in the Public Records. If this information is in error, please notify your title or escrow officer with information concerning any existing loans.

NOTE: According to the available records, the purported address of the Land referenced herein is:

3519 N Clay St, Garden City, ID 83714 (Parcel I)
121 E 36th St, Garden City, ID 83714 (Parcel II)

NOTE: We find no conveyance documents appearing in the Public Records having been recorded within the last 24 months affecting the Land under search.

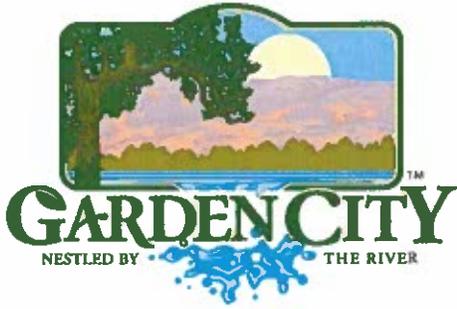
NOTE: Additional Underlying Documents.

To view the MAP(s), [click here](#).

To view the VESTING DEED(s), [click here](#).

PRELIMINARY RESEARCH REPORT

Order No.: **V2516717**



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Neighborhood Meeting and Property Posting for Design Review

State of Idaho)
)SS
County of Ada)

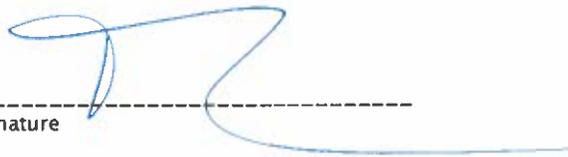
I, Tamee Crawford, 2323 S. Vista Ave. #206
Name (be full legal name) Address

Boise ID, 83705
City State and Zip

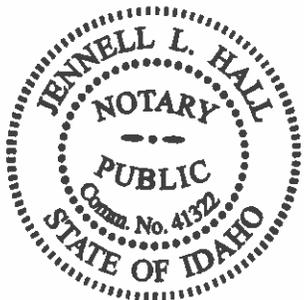
Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 121 E. 36th St & 3519 Clay St Garden City (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities (**must be at least 15 days in advance of the neighborhood meeting**) that were on the 300' radius list provided by the city of Garden City. The date of the notice was: 10/9/2025
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1 (**must be at least 10 days before the neighborhood meeting**), photos thereof attached.
4. The location of the meeting was N/A
5. The date of the meeting was: 10/30/2025, a Monday, Tuesday, Wednesday, Thursday, or Friday (**please circle the day of the week**). (**Must be a weekday**).
6. The time of the meeting was: 6:00 p.m. (**must be between 5:30p.m. -8:00p.m.**)
7. I remained on site from 6:00 p.m. to 6:30 p.m. (**must be on site a minimum of 30 minutes even if no one is in attendance**).
8. All attendees were notified of the process to formally become an interested party.
9. The attached sign-in sheet includes all attendees.
10. A list of discussion points is also attached, if available.

Dated this 31 day of October, 2025


Signature

Subscribed and sworn to before me the day and year first above written



Jennell L. Hall
Notary Public for Idaho

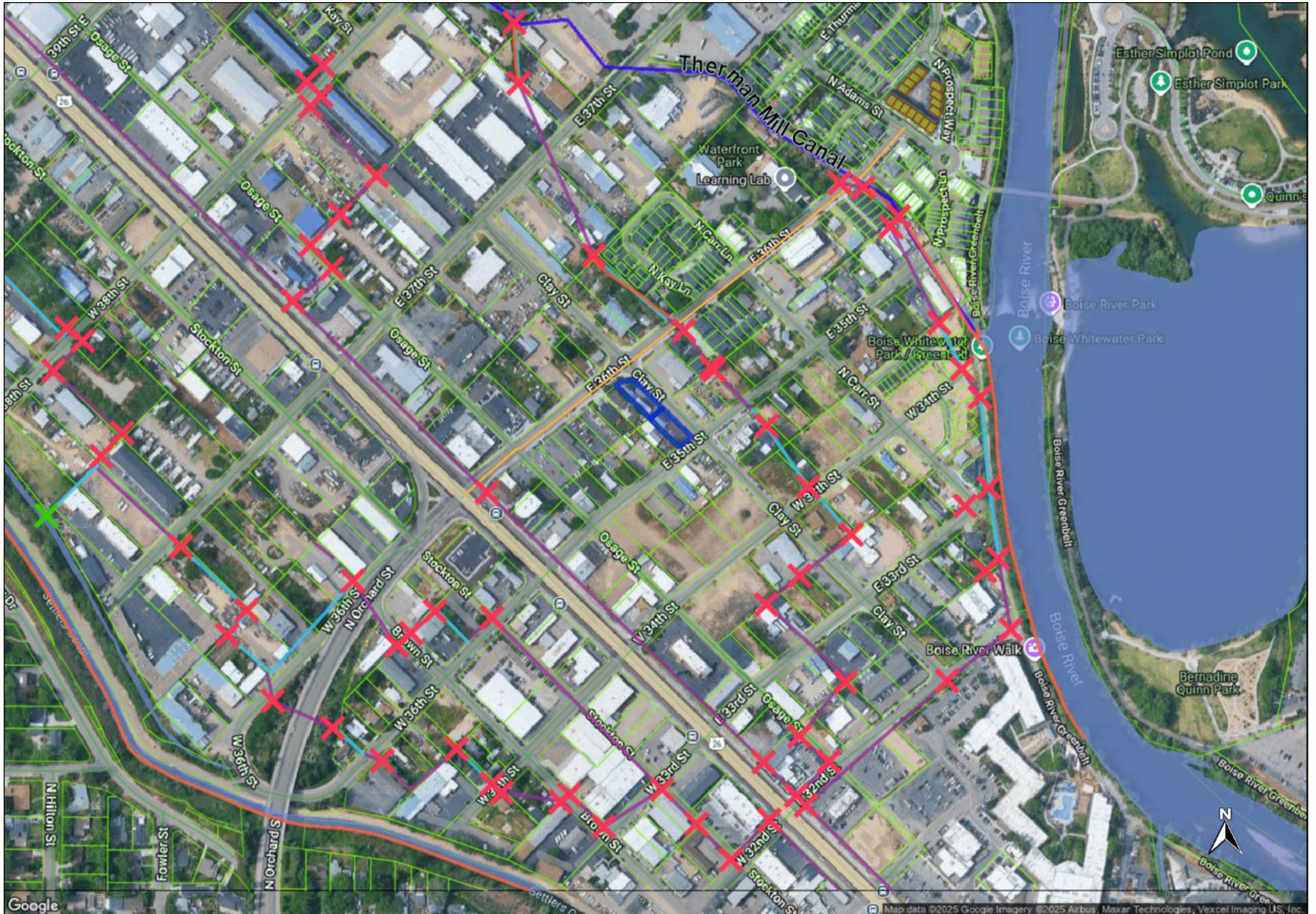
Residing at: Boise, ID

My Commission expires 1-13-2028

- REQUIRED ATTACHEMENTS**
1. Neighborhood meeting notice
 2. 300' radius list
 3. Photos of property posting
 4. Sign-in sheet
 5. Discussion points (if available)

Cheryl's Subdivision

Neighborhood map



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

10/09/2025

Dear Neighbor,

Prior to the submittal of a development application, the Garden City's development code requires a meeting between the applicant and neighbors. A Neighborhood Meeting is intended to allow residents, property owners, businesses, and organizations in the area surrounding a proposed development an early opportunity to learn about the project details and to provide feedback to the applicant before significant resources have been expended on project design and engineering. **This is not a public hearing, and public officials will not be present.**

When

10/30/2025 from 6:00 PM to 6:30PM.

Where

3519 N. Clay St Garden City

Who

Centurion Engineers, Inc
David Crawford
2323 S. Vista Ave., #206 Boise, ID 83705
(208) 343-3381
dacrawford@centengr.com

If you have any questions about the proposed development project or are unable to attend the meeting, we encourage you to reach out. Please contact the designated representative for further information

Project Description

This project is located at 3519 N. Clay St. and 121 E. 36th St and the parcel numbers are R2734540110 and R2734540117. The proposed project is a 4-lot residential subdivision.

The applications being submitted to the city are:

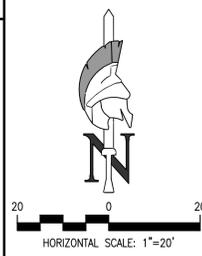
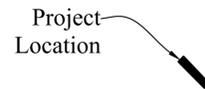
- *Land Development - Subdivision*
- *Design Review*

A site plan and/or drawings of the project is also included with this invitation.

Please note: To track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application, which will then be used to notify you of when the application was submitted.



Vicinity Map

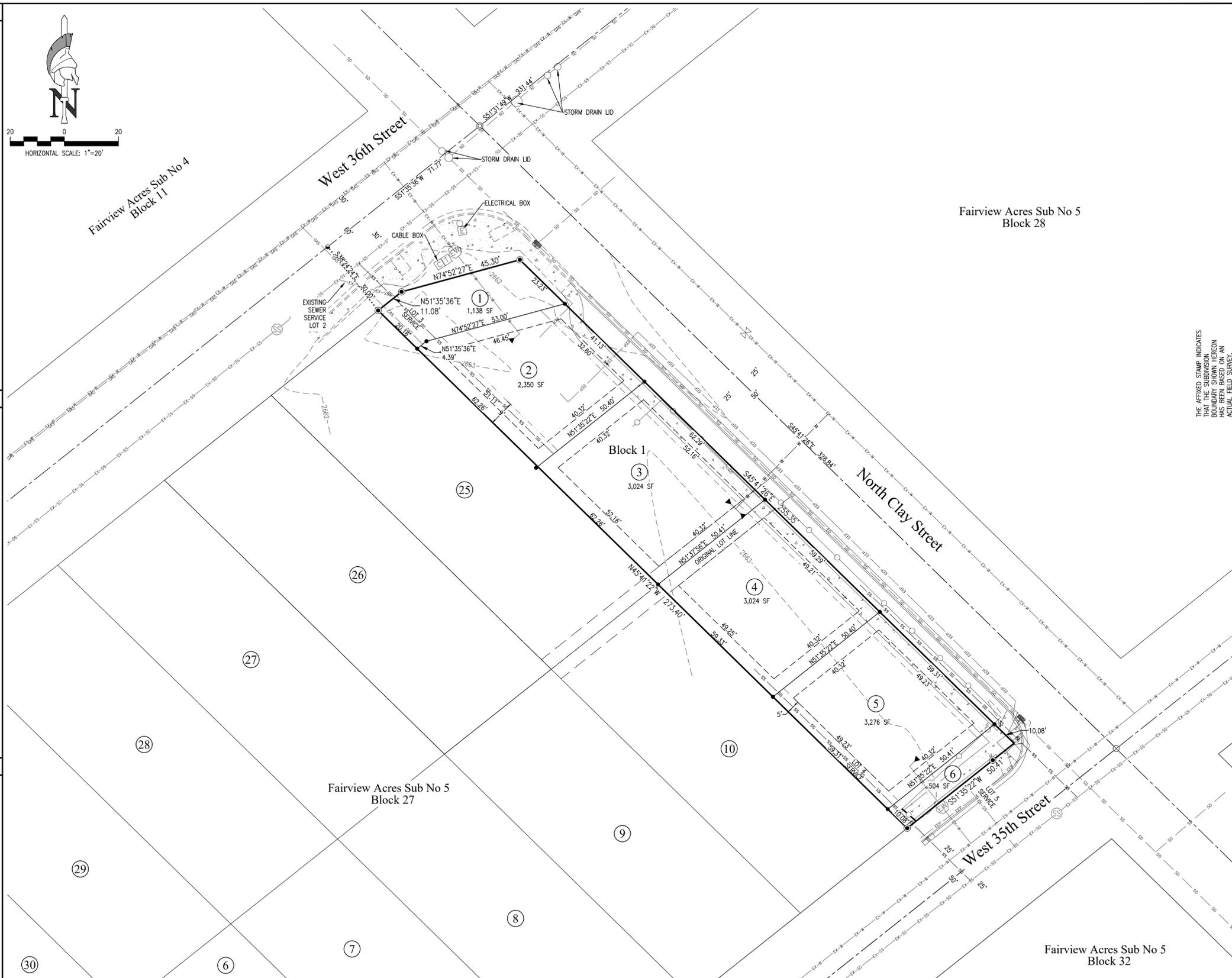


Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF BOISE.
10. POTABLE WATER IS TO BE PROVIDED BY GARDEN CITY.
11. PROPERTY LIES WITHIN THE FAIRVIEW ACRES WATER USERS ASSOCIATION SERVICE AREA.
12. PROPERTY LIES WITHIN THE NORTH ADA FIRE AND RESCUE DISTRICT.
13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
14. THIS PROPERTY IS CURRENTLY ZONED C-2.
15. EXISTING USE: RESIDENTIAL.
16. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
17. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
18. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
19. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
20. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0276J, PANEL NOT PRINTED.
21. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R2734540110, R2734540117.

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- TIE LINE
- SIDEWALK EASEMENT
- EXISTING EDGE OF PAVEMENT
- BUILDING ENVELOPE
- EXISTING CURB AND GUTTER
- CONSTRUCT 3" ROLLED CURB & GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER SERVICE LINE
- EXISTING WATER MAIN LINE
- CONSTRUCT WATER SERVICE
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING LED STREET LIGHT
- EXISTING STREET SIGN
- EXISTING SANITARY SEWER MANHOLE
- INSTALL TYPE II TERMINUS BARRICADE W/KICK PLATE AT BASE FOR CANE DETECTION, AS PER MUTCD PROVISIONS SECTION 6D.02 AND ACHD SUPPLEMENTAL DRAWING SD-1132-A



Fairview Acres Sub No 5
Block 28

Fairview Acres Sub No 5
Block 27

Fairview Acres Sub No 5
Block 32

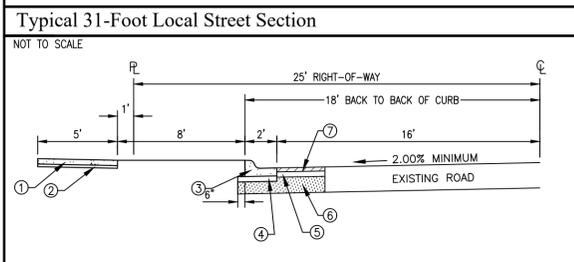
THE Hatched STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

CENTURION ENGINEERS
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com



Preliminary Plat
Cheryl's Street Subdivision
 A RESUBDIVISION OF LOTS 11 AND 24, BLOCK 27 OF FAIRVIEW ACRES SUBDIVISION AS SHOWN IN BOOK 111, PAGE 0619, RECORDS OF ADA COUNTY, IDAHO, SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, IDAHO.

REV.	DESC.	DATE/BY



- Keynotes**
1. CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
 2. CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER SIDEWALK.
 3. 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL DRAWING SD-702.
 4. CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER CURB.
 5. BASE COURSE - 4" OF 3/4" MINUS PER I.S.P.W.C. SECTION 802.
 6. SUB BASE - 20" OF 6" MINUS PER I.S.P.W.C. SECTION 801.
 7. 3" OF ASPHALT PAVEMENT

Setback/Zoning Table

PROPOSED ZONE	C-2
FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM DENSITY	14/ACRE
EXISTING ZONE	C-2

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	0.31	100%
RESIDENTIAL LOTS	0.27	87.1%
OPEN SPACE AREA LOTS	0.04	12.9%
RIGHT-OF-WAY	0.00	0.0%
RESIDENTIAL LOTS	4	
OPEN SPACE AREA LOTS	2	
RESIDENTIAL DENSITY	12.9/Acre	

Owner/Applicant
 DENNIS DAVIDSON
 1066 MEADOWBROOK LANE
 NAMPA, ID 83686
 (208) 353-9499

Underground Utility Note
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

SCALE: 1" = 20'
 DATE: 09/29/2024
 DRAWN BY: S.M. WILCOX
 CHECKED BY: J.D. CANNING
 PROJECT NO: D006
 DRAWING FILE NAME: Cheryl's Street Subdivision.dwg

SHEET NO:
1 of 1

PRIMOWNER	ADDCONCAT
ROBERTS JENNIFER PAIGE	1033 ELKGROVE AVE APT 2
DAVIDSON DENNIS	1066 MEADOWBROOK LN
UDEL TRUST	110 E 36TH ST
LEVCO BUILDERS LLC	114 E 35TH ST
PORTNER JAY R	114 E 36TH ST
BENNETT WILLIAM H	116 E 36TH ST
CHINDEN PROPERTIES ONE LLC	11661 SAN VICENTE BLVD # 850
DAVIS RYAN M	117 E 35TH ST
MITCHELL REOLA	118 E 35TH ST
SPIELER MICHAEL	120 E 36TH ST
PAGE FAMILY INVESTMENTS - GARDEN CITY LLC	12314 W FREEDOM DR
BCT HOLDINGS LLC	1315 W WHISPER ST
HARDING HOMES 1 INC	1405 N PROMONTORY RD
COMAROTO PAUL J	1719 FERNWOOD WAY
PHAM ANDY VAN	1730 S JUNIPER ST
BUSHWOOD LLC	1775 W STATE ST # 268
GOODWIN THOMAS	19319 N EAGLESTONE PL
CONN FAMILY LIVING TRUST 05/21/2020	205 E 36TH ST
ISLEY BELINDA	207 E 35TH ST UNIT 102
BULICK MICHAEL KIRK TRUST 07/12/2001	2202 DUNHAVEN ST
WUEBBLES ALAN	221 E 36TH ST
BROOKSOURCE DEVELOPMENT LLC	225 N 9TH ST # 530
WHITAKER FAMILY TRUST 10/02/1990	23871 LONGSPUR CT
MERRILL STEVEN J	244 E 36TH ST
STRAUBINGER ADAM	262 E 36TH ST
SG OWENS LLC	317 MALCOLM AVE
THISTLE KANE	3233 E DOWLING MILL CT
TEMPLE PATRICK AARON	3424 N CLAY ST APT 3
WIRKUS KARL E	3608 N PROSPECT WAY
PORTNER JAY	3622 JACKIE LN
136 GARDEN CITY LLC	3631 S PHEASANT TAIL WAY
ROUTLEDGE MICHELLE	3639 N KAY LN
FINDLEY RONALD G	3781 W QUAIL HEIGHTS CT
BOLTIZAR RICHARD TRUST 08/10/2022	412 W OFARRELL ST
PETERSEN GREGORY TODD	4702 W SADDLE RIDGE DR
LESTER RONALD B	4811 W GAGE ST
BTB IDAHO LLC	664 S RIVERSHORE LN STE 150
JONES JOHNNY R	6782 CRESCENT COVE DR
NEOS 36TH ST LLC	PO BOX 1553
36 OAK HOA INC	PO BOX 45387
RAYMOND STEPHEN	PO BOX 547

STATCONCAT

VENICE, CA 90291-0000
NAMPA, ID 83686-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-6521
GARDEN CITY, ID 83714-0000
LOS ANGELES, CA 90049-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-6511
GARDEN CITY, ID 83714-0000
BOISE, ID 83713-0000
NAMPA, ID 83651-6577
BOISE, ID 83702-0000
BELMONT, CA 94002-0000
NAMPA, ID 83686-0000
BOISE, ID 83702-0000
BOISE, ID 83714-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83714-0000
SAN DIEGO, CA 92110-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83702-0000
LAGUNA NIGUEL, CA 92677-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
BELMONT, CA 94002-0000
BOISE, ID 83706-0000
GARDEN CITY, ID 83714-5018
GARDEN CITY, ID 83714-0000
BOISE, ID 83704-4207
BOISE, ID 83716-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83703-0000
BOISE, ID 83702-0000
NAMPA, ID 83687-0000
BOISE, ID 83706-2127
EAGLE, ID 83616-0000
ST AUGUSTINE, FL 32086-0000
BOISE, ID 83701-0000
BOISE, ID 83711-0000
HAILEY, ID 83333-0501

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
for
CHERYLS SUBDIVISION SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF Cheryl's Subdivision SUBDIVISION is made as of the _____ day of _____, 2024 by Dennis Davidson hereinafter referred to as "Declarant," and by the additional signatories hereto, hereinafter referred to as "Additional Parties."

WITNESSETH:

WHEREAS, Declarant and Additional Parties are the owners of certain Properties in Boise, Ada County, Idaho, more particularly described as:

Block 1 of Cheryl's Subdivision Subdivision, according to the official Plat thereof, filed in book __ of Plats at Pages __, records of Ada County, Idaho, records of Ada County, Idaho.

ADDRESS: 121 E. 36th & 3519 Clay St., Garden City, ID 83714

WHEREAS, Additional Parties are persons who thereafter acquired title to or an interest in certain Lots located within the above-described Properties; and

NOW, THEREFORE, Declarant and Additional Parties hereby state the Declaration of Covenants, Conditions, and Restrictions of Cheryl's Subdivision, recorded on _____, as Instrument No. _____, records of Ada County, Idaho, to now and hereafter read in their entirety as follows, and to declare that all of the Properties described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described Properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

All provisions contained in the Articles of Incorporation and Bylaws of the Cheryl's Subdivision Owners Association, Inc., as amended from time to time, are incorporated and made a part of this agreement.

To the extent any provision of these Restated Covenants, Conditions and Restrictions of Cheryl's Subdivision conflicts, modifies or amends any provisions of the above referenced Articles of Incorporation or Bylaws, the provisions of which are incorporated herein, the provisions of this instrument shall control.

ARTICLE I: DEFINITIONS

Section 1. “Association” shall mean and refer to Cheryls Subdivision Owners Association, Inc., its successors, and assigns.

Section 2. “Owner” shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to any Lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. “Properties” shall mean and refer to the real property described, and such additions hereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. “Lot” shall mean and refer to any parcel of land shown upon any recorded subdivision map of the Properties.

Section 5. “Declarant” shall mean and refer to Dennis Davidson, Owner

Section 6. “Additional Parties” shall mean and refer to the parties who execute this instrument, exclusive of the Declarant.

Section 7. “Grantors” shall mean and refer to the Declarant and to Additional Parties.

Section 8. “Landscape and Maintenance Easement” shall refer to any grant of easement for landscaping and/maintenance purposes which is filed on record.

Section 9. “Common Areas” shall refer to the drainage easement, pedestrian walkways and shared driveways.

ARTICLE II: PROPERTY RIGHTS

Section 1. Owner’s Property Rights. Every Owner shall have a right of enjoyment in and to the Owner’s Lot, subject to the following provisions:

(a) The right of the Association to charge assessments relative to the Association’s obligation to maintain the grounds, yard, and other landscape areas as to all individual Lots, which obligation of maintenance is restricted to the grounds, yard, and other landscape areas outside of the individual units, excluding interior courtyards

(b) The right of the Association to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid; and

for a period not to exceed sixty (60) days for any infraction of its public rules and regulations.

Section 2. Association Obligation to Maintain Landscaping. The Homeowner's Association is obligated to maintain the grounds, yards, and other landscape areas known as "common areas" on every Lot. In addition, the Association shall be responsible for approving all modifications to all landscape areas situated on the individual Lots to the extent that the Association shall be responsible for maintaining those areas within which the Owner decides to make a landscaping change, modification, alteration, addition or deletion, in which case the homeowner may be responsible for the continued maintenance after the change.

Section 3. Maintenance. The following provisions shall govern the maintenance of Lots and all improvements thereon.

(a) Each Owner of a Lot shall maintain all improvements located thereon in good and sufficient repair and shall keep the improvements thereon painted or stained, shrubbery trimmed, rubbish and debris removed, weeds cut and otherwise maintain the same in a neat and aesthetically pleasing condition. This will include the common area of each lot.

(b) The Association shall assume the obligation to operate, maintain, and otherwise manage, or provide for the operation, maintenance and management of shared driveway, drainage easements, common area, and pedestrian walkway as shown on the plat of the subdivision or otherwise designated in any recorded instrument.

(c) All structures, facilities, equipment, objects, and conditions determined by the Association, in its sole discretion, to be offensive, shall be enclosed within an approved structure or appropriately screened from public view. All trash, debris, garbage, and refuse must be kept, always, in covered containers and all such containers must be kept on a Lot within an enclosed structure or screened from public view.

(d) No articles, goods, machinery, materials, or similar items shall be stored, kept, or maintained on any portion of a Lot within the Cheryl's Subdivision along a public or private right-of-way or otherwise kept in the open or exposed to public view.

(e) Any event or condition on a Lot which, in the sole discretion of the Association, creates an unsightly or blighting influence, shall be corrected, removed, or obstructed from public view by the Owner of the Lot, notwithstanding the fact that such event or condition may not be specifically described and/or prohibited in this Declaration.

Section 4. Leasing. An Owner of any Lot may choose to lease/rent said Lot. Such lease, however, must not be entered into on a day to day or week to week basis.

ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to assessment shall be a member of the Association, including all Class A and Class B members. Class A member refers to those lots owned by Declarant. Class B member refers to lots owned by all other persons or entities, except for the Declarant. Membership shall be appurtenant to and may not be separated from ownership of any Lot subject to assessment. Every person or entity who is a record Owner (including contract sellers) of a fee or undivided fee interest in any Lot located within said property shall by virtue of such ownership be a member of the Association. The previous is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. The Association shall maintain a membership list and may require written proof of any member's Lot ownership interest. The financial reports, books, and records of the Association may be examined, at a reasonable time, by any member of record.

Section 2. Voting Rights. Class A members of the Association shall be entitled to five (5) votes for each lot in which they hold the interest required for membership. Class B members of the Association must be entitled to one (1) vote for each lot in which they hold the interest required for membership. When more than one person holds such interest in any occupied Lot, all such persons will be members. The vote for such must be exercised as they among themselves determine, but in no event will more than five votes or one vote, respectively, be cast with respect to any lot. The vote applicable to any Lot being sold under a contract of sale shall be exercised by the contract vendor unless the contract expressly provides otherwise and the Association has been notified, in writing, of such a provision. Voting by proxy shall be permitted.

Section 3. Officers and Directors. At an annual meeting called by notice as provided for establishment of annual assessments, a Board of Directors of the Association must be elected by ballot of those attending said meeting or voting by proxy.

ARTICLE IV: COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether it shall be so expressed in such deed, is deemed to covenant, and agree to pay to the Association: (1) monthly assessments or charges and (2) special assessments for capital improvements. The monthly and special assessments, together with interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each assessment, together with interest, costs and

reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due and shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Properties, and of the homes situated upon the Properties.

Section 3. Basis and maximum of annual assessments. Each Lot will be subject to a monthly assessment of not more than ninety-five dollars (\$95). The board of directors will fix the monthly assessment within the maximum amount and may raise or lower the monthly assessment amount within the maximum as they deem necessary in their discretion.

(a) The Association may change the maximum of the assessment fixed by section 3 hereof provided that any change shall have the assent of two-thirds of the votes of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least 10 days in advance and shall set forth the purpose of the meeting.

Section 4. Special assessments for capital improvements. In addition to the monthly assessments authorized above, the Association may levy in any calendar year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the common area, including the necessary fixtures and personal property related thereto, provided that the assessment shall have the assent of two-thirds of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than ten (10) days or more than fifty (50) days in advance of the meeting setting forth the purpose of the meeting.

(a) Shared driveway maintenance will need to be addressed as it occurs and will require equal financial contribution between the six (6) lot owners at the time.

(b) Site drainage system maintenance will need to be addressed as it occurs and will require equal financial contribution between the six (6) lot owners at the time.

Section 5. Quorum for any action authorized under sections three and four. At the first meeting called, as provided in sections 3 and 4 hereof, the presence at the meeting of Members or of proxies entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in sections 3 and 4, and the required quorum at any such subsequent meeting shall be one-half of the

required quorum at the preceding meeting. No subsequent meeting must be held more than thirty (30) days following the preceding meeting.

Section 6. Date of commencement of monthly assessments: Due dates. The monthly assessment provided of all the Lots will take place on the first day of the month following the conveyance of the Common Properties. The board of directors shall fix the amount of the monthly assessment against each Lot at least 10 days in advance of said commencement date and any change in the monthly assessment must be fixed by the board of directors at least 10 days in advance of the commencement of the changed assessment amount. Written notice of the assessment must be sent to every Owner subject to it. The due dates must be established by the board of directors. The Association will upon demand at any time furnish a certificate in writing, signed by an officer of the Association, setting forth whether the monthly assessments are current. A reasonable charge may be made by the board for the issuance of these certificates. The certificates shall be conclusive evidence of the facts stated therein.

Section 7. Effect of nonpayment of assessments: Remedies of the Association. If the assessments are not paid on the date when due, then the assessment shall become delinquent and shall, together with interest thereon and cost of collection thereof as hereinafter provided, become a continuing lien on the property which shall bind the property in the hands of the then Owner, his heirs, devisees, personal representatives, and assigns. The personal obligation of the Owner to pay the assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquent date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property and there shall be added to the amount of the assessment the costs of preparing and filing the complaint in the action, and in the event a judgment is obtained, the judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of this action.

Section 8. Subordination of the lien to mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Properties subject to assessment; provided, however, that the subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Any sale or transfer will not relieve the property from liability for any assessments later becoming due, not from the lien of any subsequent assessment.

Section 9. Exempt property. The following property subject to the Declaration shall be exempt from the assessments charges and liens created herein: (a) all Properties to the

extent of any easement or other interest therein dedicated to and accepted by the local public authority and devoted to public use; (b) all Common Properties as defined in Article II, section 3 hereof.

Section 10. Association Budget. The Association is authorized to prepare annual budgets which shall indicate anticipated management, operating, maintenance, repair, and other common expenses for the Association's next fiscal year, and which shall be sufficient to pay all estimated expenses and outlays of the Association for the next calendar year or growing out of or in connection with the activities of the Association from a previous period. The Association annual budget may include any reasonable contingency or other reserve fund.

ARTICLE V: ARCHITECTURAL CONTROL

Section 1. Architectural Committee. A committee, consisting initially of the Board of Directors of the Association, shall act as an Architectural Committee and shall, prior to any new construction in said subdivision, be furnished with one set of detailed plans and specifications of any proposed building to be in said subdivision and shall be allowed specifications. If said Committee shall approve the proposed building, or any modification or alteration thereof, they shall so indicate by the dating and signing of the set of plans by one or more members of the Committee and their approval shall be construed as full compliance with the provisions of the original covenants. Said Committee will have sole discretion to determine what shall be substantial compliance with said covenants. No building shall occupy any portion of the subdivision without prior consent of said Committee.

Notwithstanding any other provision to the contrary in this Declaration of Covenants, Conditions, and Restrictions of Cheryl's Subdivision, after the Declarant has sold all of the Lots, the Architectural Committee shall be turned over to the Cheryl's Subdivision Owners Association, Inc., and not before. Amending this instrument will not affect this provision.

A majority of the Committee is empowered to act for the Committee. In the event any member of the Committee is unable to act or fails or desires not to act, the remaining Committee members shall appoint an Owner of a Lot in said subdivision to serve on said Committee, all of whom serve without compensation.

Section 2. Covenants, Restrictions, Easements and Conditions. The following covenants shall run with the land and be in effect indefinitely. Modification or termination of these covenants can only be made with the consent of the Declarant while any Lots in this subdivision remain in his ownership, and are as follows, to wit:

- (a) No building, fence, wall, structure, improvement, or obstruction shall be placed or permitted to remain upon any part of the Properties unless a written request for approval thereof containing the plans and specifications therefore, including exterior color scheme, has been approved in writing by the Architectural Committee. The approval of the Committee shall not be unreasonably withheld if said plans and

specifications are for improvements which are similar in general design and quality, and generally in harmony with the dwellings then located on the Properties.

(b) All record Lots within this subdivision will be subject to and restricted by the following recorded subdivision covenants:

(1) A monthly sewer charge must be paid after connecting to the Garden City public sewer system, according to the ordinances and laws of Garden City.

(2) The applicant/owner of the subdivision shall and hereby hold the right and power to bring all actions against the owner of the premises hereby conveyed or any part thereof for the collection of any charges herein required and to enforce the conditions herein stated.

(c) Playground equipment storage sheds and storage buildings must be permitted only in the backyards of the units. No storage shed or building having a height in excess of ten (10) feet shall be placed or constructed in the backyard of any unit, nor shall playground equipment exceed ten (10) feet in height.

(d) No shack, tent, trailer house, or basement only, will be used within the subdivision for living quarters, or any other purpose, permanent or temporary.

(e) Nothing of an offensive, dangerous, odorous, or noisy endeavor shall be conducted or carried on nor shall anything be done or permitted in said subdivision which may be or become an annoyance or nuisance to the other property Owners in said subdivision. Weeds must be cut to less than four (4) inches.

(f) Keeping or raising of farm animals or poultry is prohibited. All dogs and cats or household pets kept on the premises must be properly fed and cared for and must be adequately fenced so as not to annoy or trespass upon the use of property of others. Dogs will not be allowed to run at large. 6' white vinyl fencing is required and will be installed by the builder, to be maintained by the homeowner.

(g) No business will be allowed to be conducted on the Properties that cannot be conducted within the residence of the Owner as permitted by law. Signs to advertise personal businesses will not be allowed to be displayed on residential property. No oil exploration or development of any nature or kind or mining exploration, development or structure will be permitted upon the Lot's in this subdivision.

(h) No Lot or building site included within this subdivision will be used or maintained as a dumping ground for waste material. Incinerators are not permitted. Receptacles for storage of trash, garbage, et cetera., shall be maintained in a sanitary and clean condition. All trash receptacles are the

responsibility of the Owner to put such trash bins at the designated area for weekly pickup.

(i) Parking of boats, trailers, motorcycles, trucks, motor homes, campers, recreational vehicles and like equipment, or junk cars or other unsightly vehicles shall not be allowed on any part of the Properties nor on public ways adjacent thereto excepting only within the confines of an enclosed garage, or other approved enclosure, and no portion of same may project beyond the enclosed area. The Architectural Committee shall be the exclusive judges of approved or unapproved parking areas. This restriction shall not be construed to preclude temporary parking of motorhomes, campers, and recreational vehicles while the same are being loaded by the owners.

(j) Installation of radio and/or television antenna, or satellite dishes is prohibited outside any building without written consent from the Architectural Committee, which would require them to be screened from the street view.

(k) The construction of any separate principal building on any Lot or building site located within this subdivision is prohibited.

(l) The Architectural Committee's decision is final and binding on all issues.

ARTICLE VI: WATER SYSTEMS

Section 1. Domestic Water. Each Lot shall have access to a domestic water system to be owned and operated by Garden City. The domestic water system will provide water for culinary and other ordinary domestic household use.

ARTICLE VII: GENERAL PROVISIONS

Section 1. Time Extension for Covenants. The covenants set forth in this instrument shall run with the land and shall be binding on all persons owing Lot(s) under them indefinitely from the date of recording thereof, after which time such covenants shall be automatically extended for successive periods of ten (10) years, unless at any time after the initial recording of this instrument, an instrument signed by the Owners of seventy-five percent (75%) of the land of this subdivision has been recorded agreeing to change or terminate said covenants in whole or part and after all Lots therein have been sold by the Declarant. Modification or termination of these covenants can only be made with the consent of the Declarant while any Lots in this subdivision remain in his ownership.

Section 2. Enforcement. Enforcement against any person or persons violating or attempting to violate any covenant herein after ten (10) days' notice thereof in writing served on the offending party, shall be had by the Association and/or any property owners either at law or equity. In the event of judgment against any person for such, the Court may award injunction against any person for violation, require such compliance as the Court deems necessary, award such damages, reasonable counsel fees and Court costs as may be suffered or incurred, and such other or further relief as may be deemed just and equitable. The Association, or the Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants and reservations, liens, and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association and/or any Owner to enforce any covenant or restriction contained shall in no event be deemed as a waiver of the right to do so thereafter.

Section 3 . Architectural Committee: The Directors shall become the Architectural Committee upon the sale of all Lots by the Declarant.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the properties with the consent of two-thirds (2/3) of the members.

ARTICLE VI: MISCELLANEOUS

Section 1. Enforcement and Non-Waiver: The Association or any Lot Owner, whether directly affected, shall have the right to enforce, by any proceedings at law or in equity, any violation or threatened violation of a solar access provision of this Declaration. The failure of any person to enforce any solar access covenant or restriction contained shall not be deemed a waiver of the rights granted herein. Waiver of one breach does not constitute waiver of any other breach. There can be no waiver of the right to solar access created by the Declaration.

Section 2. Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which will remain in full effect.

Section 3. Duration and Applicability to Successors: The covenants, conditions, and restrictions set forth in this Declaration shall run with the land and shall ensure to the benefit of and be binding upon the Declarant and all Lot Owners in the subdivision and their successors in interest.

IN WITNESS WHEREOF, the undersigned, Ryan Recla and Chad Sargent, being the Declarant herein, has hereunto executed this Declaration of Covenants, Conditions, and Restrictions this _____ day of _____, 2024.

Dennis Davidson, *Owner*

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2026, before me, a Notary Public in and for said State, personally Dennis Davidson known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(AFFIX SEAL)

NOTARY PUBLIC FOR IDAHO

Residing At: _____

My Commission Expires: _____

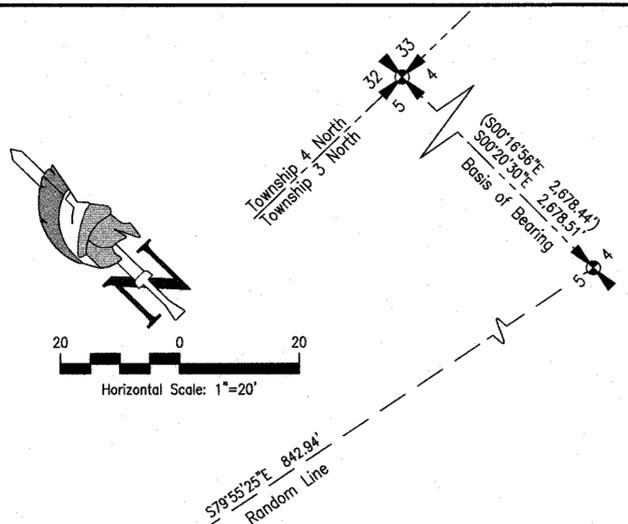
Cheryls Subdivision

A resubdivision of Lot 11 and a portion of Lot 24, Block 27 of Fairview Acres Subdivision No. 5 as shown in Book 11, Page 0619, records of Ada County, Idaho. Situate in the Southeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Idaho.

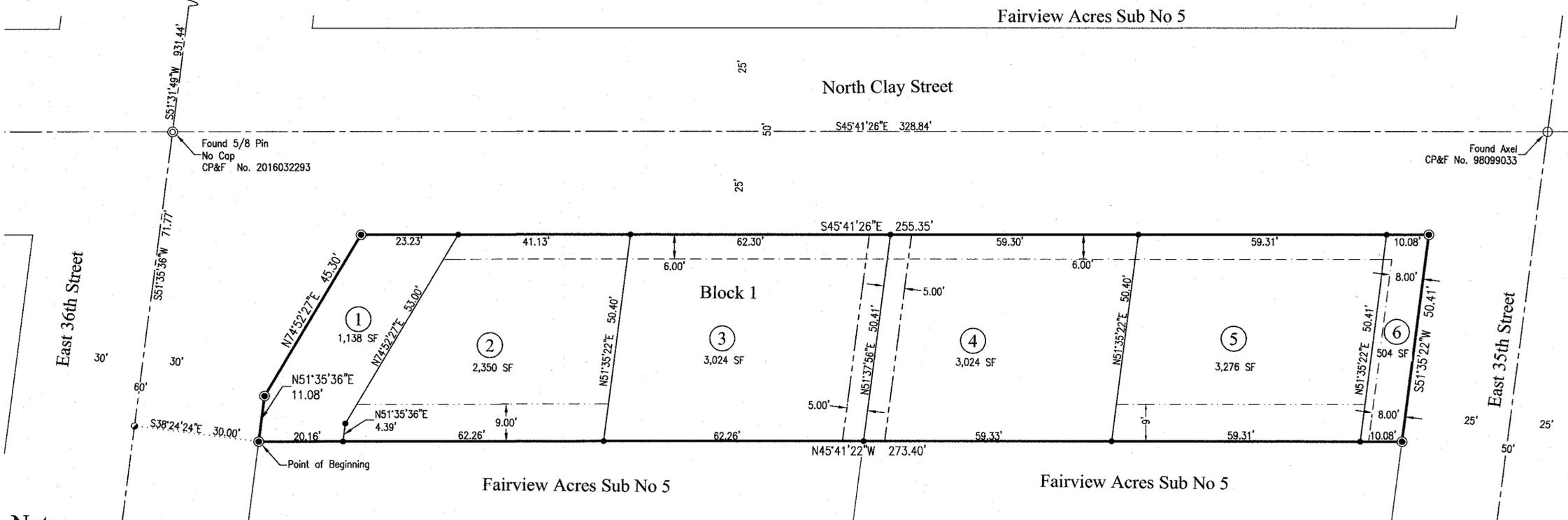
2026

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Tie Line
- Public Utility and Drainage easement line
- 2' Permanent sidewalk easement
- Overhead power line easement
- Adjoining property line
- Found 5/8" pin with cap
- Set 1/2"x24" iron pin with plastic cap labeled "CENTURION PLS 4116"
- Set 5/8"x24" iron pin with plastic cap labeled "CENTURION PLS 4116"
- Calculated point, not found or set
- West Quarter Corner, found brass cap CP&F No. 2019055737
- Southwest Section Corner, found brass cap CP&F No. 2020041513



Horizontal Scale: 1"=20'



Notes

1. This subdivision is in Fairview Acres Lateral Water Users Association Irrigation District (FALWUA). The lot owners may be obligated for assessments by the Irrigation District in compliance with Idaho Code §31-3805(1)(b).
2. All references to Homeowners' Association hereon are to the Cheryls Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____, as amended and as may be amended from time to time.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision.
4. The development of this property must comply with the Garden City Zoning Code. Building setbacks and dimensional standards in this subdivision must be in compliance with the applicable zoning regulations in effect at the time.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lots 1 and 6, Block 1 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association, its ownership, and maintenance commitments cannot be dissolved without express written consent from Garden City, Idaho.
7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted. (sidewalk)
9. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation or drainage district.
10. This development is subject to a license agreement, Inst. No. _____ to benefit the Ada County Highway District.
11. This development is subject to a permanent easement, Inst. No. _____ to benefit Ada County Highway District.

Certificate of Owners: Description

Know all men by these presents: that the undersigned do hereby certify that they are the owners of a certain tract of land to be known as Cheryls Subdivision, and that they intend to include the following described land in this plat:

A re-subdivision of Lot 11 and a portion of lot 24, Block 27 of Fairview Acres Subdivision No. 5 as shown in Book 11, Page 0619, records of Ada County, Idaho. Situate in the southeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing in the northeast corner of said section 5; thence S00°20'30"E, 2,678.51 feet along the easterly boundary line of said Section 5 to the east quarter corner of said Section 5; thence N79°55'25"W, 842.94 feet along a random line to the southerly boundary of Waterfront District Subdivision as show in Book 96 Pages 12,061 through 12,068, records Ada County, Idaho, and the centerline of East 36th Street; Thence S51°31'49"W, 931.44 feet along centerline of East 36th Street to intersection of North Clay Street; thence S51°35'36"W, 71.77 feet along the centerline of East 36th Street; thence S38°24'24"E, 30.00 feet to the southeasterly right-of-way of East 36th Street which is the northwesterly boundary of said Lot 24 which is the Point of Beginning;

- Thence N51°35'36"E, 11.08 feet along the southeasterly right-of-way of East 36th Street;
- Thence N74°52'27"E, 45.30 feet along the southeasterly right-of-way of East 36th Street to the southwesterly right-of-way of North Clay Street and the northeasterly boundary of said Lot 24;
- Thence S45°41'26"E, 255.35 feet along the southwesterly right-of-way of North Clay Street and the northeasterly boundary of said Lots 11 and 24 to the northwesterly right-of-way of East 35th Street and to the southeasterly boundary of said Lot 11;
- Thence S51°35'22"W, 50.41 feet along the southeasterly boundary of said Lot 11 and the northwesterly right-of-way of East 35th Street to the southwesterly boundary of said Lot 11;
- Thence N45°41'22"W, 273.40 feet along the southwesterly boundary of said Lots 11 and 24 to the Point of Beginning.

Comprising 0.31 Acres, more or less.

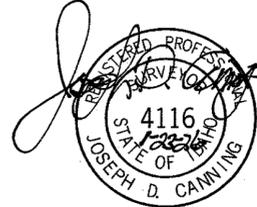
Survey Narrative

1. Purpose: The purpose is to create a subdivision with 4 buildable lots and 2 open space lots.
2. Boundary Establishment: The boundary was identified in the field.
3. The following records are available in the office of the Ada County Recorder were used:

CP&F's Section 35
98099033 35th and Clay
2020041513 Northeast Corner
2019055737 36th and Clay
2016032293 East Quarter Corner

Subdivision Plats
Conn Subdivision (Book 116, Page 17658)
Fairview Acres Subdivision (Book 11, Page 619)
Waterfront District Subdivision (Book 96, Pages 12061)

- Records Of Surveys
- ROS No. 4424
 - ROS No. 13852
 - ROS No. 10579
 - ROS No. 10753
 - ROS No. 11228
 - ROS No. 10520
 - ROS No. 10734



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Cheryls Subdivision

Certificate of Owners

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures are to be erected within the lines of said easements.

The lots within this subdivision are eligible to receive water service from Garden City; and Garden City has agreed in writing to serve all of the lots within this subdivision.

The owner(s) hereby certify that surface water for irrigation is not reasonably available, per Idaho Code Section 67-6537 and the requirements of Idaho Code Section 31-3805 are not applicable.

IN WITNESS WHEREOF: We have hereunto set our hands.

Dennis Davidson Date

Karen Davidson Date

Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Dennis Davidson, known or identified to me to be a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in _____
My Commission Expires _____

Acknowledgment

State of Idaho)
)ss.
County of Ada)

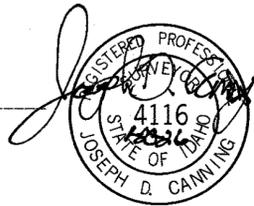
On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Karen Davidson, known or identified to me to be a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in _____
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Cheryls Subdivision, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.



Joseph D. Canning, L.S. No. 4116

Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health, EHS Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____.

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, City Engineer, in and for the City of Garden City, Ada County, Idaho, do hereby approve this plat.

Garden City Engineer Date
PE No. _____

Approval of City Council

I, the undersigned, City Clerk in and for the City of Garden City, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, _____, this plat was duly accepted and approved.

Garden City Clerk

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

Ada County Surveyor Date
PLS No. _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer Date

Certificate of County Recorder

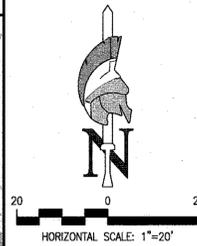
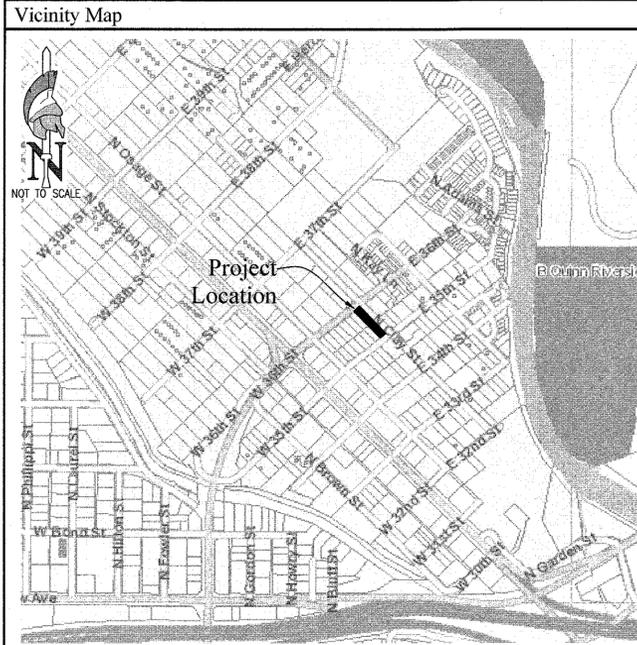
State of Idaho)
)ss. Instrument No. _____
County of Ada)

I hereby certify that this instrument was filed at the request of _____
at _____ minutes past _____ o'clock ____M.,
this ____ day of _____,
in my office, and was recorded in Book _____ of Plats
at Pages _____, through _____.

Fee: _____
Ex-Officio Recorder: Trent Tripplle
Deputy: _____



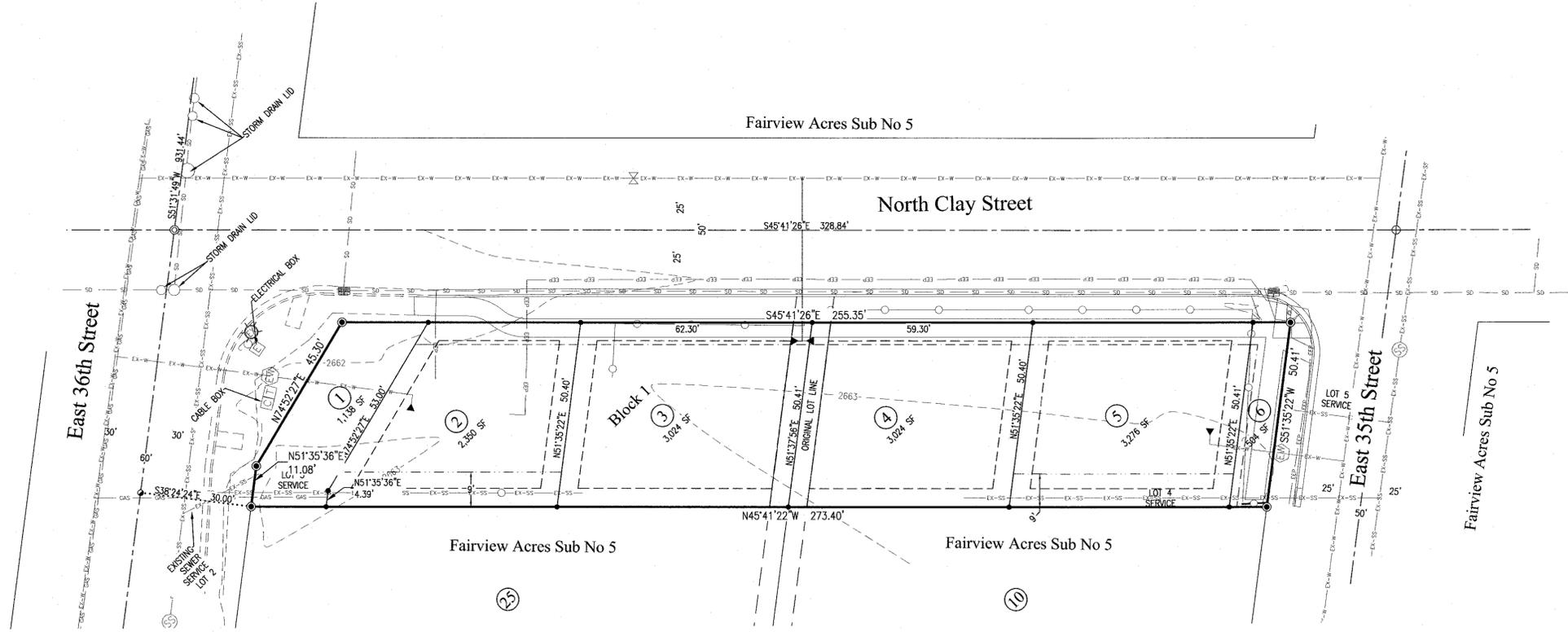
CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
 5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
 9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF BOISE.
 10. POTABLE WATER IS TO BE PROVIDED BY GARDEN CITY.
 11. PROPERTY LIES WITHIN THE FAIRVIEW ACRES WATER USERS ASSOCIATION SERVICE AREA.
 12. PROPERTY LIES WITHIN THE NORTH ADA FIRE AND RESCUE DISTRICT.
 13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
 14. THIS PROPERTY IS CURRENTLY ZONED C-2.
 15. EXISTING USE: RESIDENTIAL.
 16. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
 17. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 18. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
 19. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
 20. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0276J, PANEL NOT PRINTED.
 21. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R2734540110, R2734540117.
 22. NORTH CLAY STREET IS SCHEDULED TO HAVE RIGHT-OF-WAY IMPROVEMENTS BY ACHD IN 2028.

Legend

	SUBDIVISION BOUNDARY
	LOT LINE
	STREET CENTERLINE
	SECTION LINE
	TIE LINE
	SIDEWALK EASEMENT
	ORIGINAL LOT LINE
	OVERHEAD POWER LINE EASEMENT
	EXISTING EDGE OF PAVEMENT
	BUILDING ENVELOPE
	EXISTING STORM DRAIN
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MAIN LINE
	CONSTRUCT WATER SERVICE
	CONSTRUCT 6" VERTICAL CURB & GUTTER
	EXISTING WATER MAIN LINE
	EXISTING WATER METER
	EXISTING TELEPHONE RISER
	EXISTING LED STREET LIGHT
	EXISTING STREET SIGN
	EXISTING SANITARY SEWER MANHOLE
	INSTALL TYPE II TERMINUS BARRICADE W/KICK PLATE AT BASE FOR CANE DETECTION, AS PER MUTCD PROVISIONS SECTION 6D.02 AND ACHD SUPPLEMENTAL DRAWING SD-1132-A



Setback/Zoning Table

PROPOSED ZONE	C-2
FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM DENSITY	14/ACRE
EXISTING ZONE	C-2

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	0.31	100%
RESIDENTIAL LOTS	0.27	87.1%
OPEN SPACE AREA LOTS	0.04	12.9%
RIGHT-OF-WAY	0.00	0.0%
RESIDENTIAL LOTS	4	
OPEN SPACE AREA LOTS	2	
RESIDENTIAL DENSITY	12.9/Acre	

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES; DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Owner/Applicant
 DENNIS DAVIDSON
 1066 MEADOWBROOK LANE
 NAMPA, ID 83686
 (208) 353-9499

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION HAS BEEN RECORDED AND HAS BEEN RECORDED IN AN ACTUAL FIELD SURVEY.

CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centurionengr.com



Preliminary Plat
Cheryls Subdivision
 A RESUBDIVISION OF LOTS 11 AND A PORTION OF 24, BLOCK 27 OF FAIRVIEW ACRES SUBDIVISION NO. 5 AS SHOWN IN BOOK 11, PAGE 0619, RECORDS OF ADA COUNTY, IDAHO. SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, IDAHO.

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 20'
 DATE: January 13, 2026
 DRAWN BY: Z.M. NICHOLS
 CHECKED BY: J.D. CANNING
 PROJECT NO. 0306
 DRAWING FILE NAME: Cheryls Subdivision.dwg
 SHEET NO:
1 of 1

INCLUDING CERTAIN PARTS OF U.S. SUBDIVISION NO. 100, ...

STATE OF IDAHO, COUNTY OF ADA

WBCG ALL SET BY THESE PRESENTS: that Home Finance Co. Inc., an Idaho corporation, does hereby certify that it is the owner of certain lands situated in Ada County, Idaho, as shown on the within plat, and particularly described as follows, to-wit: Commencing at the cor. of Sec's 4-5-8-9, T.21N., R.3E., S.8 W. Ada County, Idaho; thence, N66°10'00" E, 172.00 ft. to the P.C. in the E. side line of U.S. HIGHWAY, 20-30, vias. Caldwell, thence, S21°50'00" E, 500 ft. along said Highway on a left turning curve, with a radius of 484.3 ft., to the left bank of the Davis or Lettler's Canal waste slough, thence, NW, 874.3 ft. along said left bank to the SE. side line of 30th St., & the left bank of Boise river, thence, NW, 1670.7 ft. along said river bank to a pt. on the N. bank of the Thurman Mill ditch, & 40 ft. above ditch head gate; thence, N. 32°10'00" E, 340 ft. along said ditch bank to a pt.; thence, N. 45° 57' E, 207.94 ft. to a pt.; thence, S. 61° 05' E, 223.3 ft. to a pt. in the SE. side line of 36th St.; thence, S 31° 00' 1532.12 ft. to a pt. in the NE. side line of 36th St.; thence, S 44° 12' 48.9 ft. to the said P.C., the real place of beginning; and containing, 60.240 acres of land, which include certain parts of U.S. subdivisions, No. 100, 101, 102, 103, 104, 105, & Lts. 5-11-12-13, Sec. 8; Lt. 1, Sec. 8; & Lt. 10, Sec. 8, T. 21 N., R. 3 E., S. 8 W., Ada County, Idaho, as shown on the within map; That said corporation intends to and does hereby plat and include said lands into a subdivision system of bounded and consecutively numbered blocks and lots as shown between streets on the within plat, known and to be known as Fairview Acres Subdivision No. 5; and that it dedicates the streets and alleys as shown on the within plat for the use of the Public, specifically reserving, however, from such dedication the right of the Home Finance Co. Inc. and its successors and assigns, and also its immediate predecessors in interest, namely, Don H. Eagleson and Edna M. Eagleson, husband and wife, and Robert J. Randall and Utah M. Randall, husband and wife, and their heirs and assigns, the right of laying, constructing and using pipe lines, conduits and ditches for irrigating water and water for domestic use, on, under, along and across each of the streets and alleys shown on such plat.

IN WITNESS WHEREOF, Home Finance Co. Inc. has hereunto caused its corporate name to be subscribed and its seal to be affixed by its officers, first hereunto having been duly authorized by resolution of its board of directors, on this 16 day of December, 1946.

By Don H. Eagleson, President
Attest: Eugene H. Anderson, Secretary

STATE OF IDAHO, COUNTY OF ADA

On this 16 day of December, 1946, before me the undersigned, a Notary Public in and for said State, personally appeared Eugene H. Anderson and Don H. Eagleson, known to me to be the president and secretary, respectively, of the corporation that executed the foregoing instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for the State of Idaho, residing at Boise, Idaho.

STATE OF IDAHO, COUNTY OF ADA

I, Charles H. Eagleson, a duly registered Engineer of the State of Idaho, hereby certify that the within and foregoing certificate of Home Finance Co. Inc., contains a true and correct description of the land included in the within plat, and that such plat of such land is true, correct and accurate. IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of December, 1946.

Charles H. Eagleson, Registered engineer

STATE OF IDAHO, COUNTY OF ADA

On this 16 day of December, 1946, before me the undersigned, a Notary Public in and for said State, personally appeared Charles H. Eagleson, known to me to be the person whose name is subscribed to the within and foregoing certificate, and acknowledged to me that he executed the same.

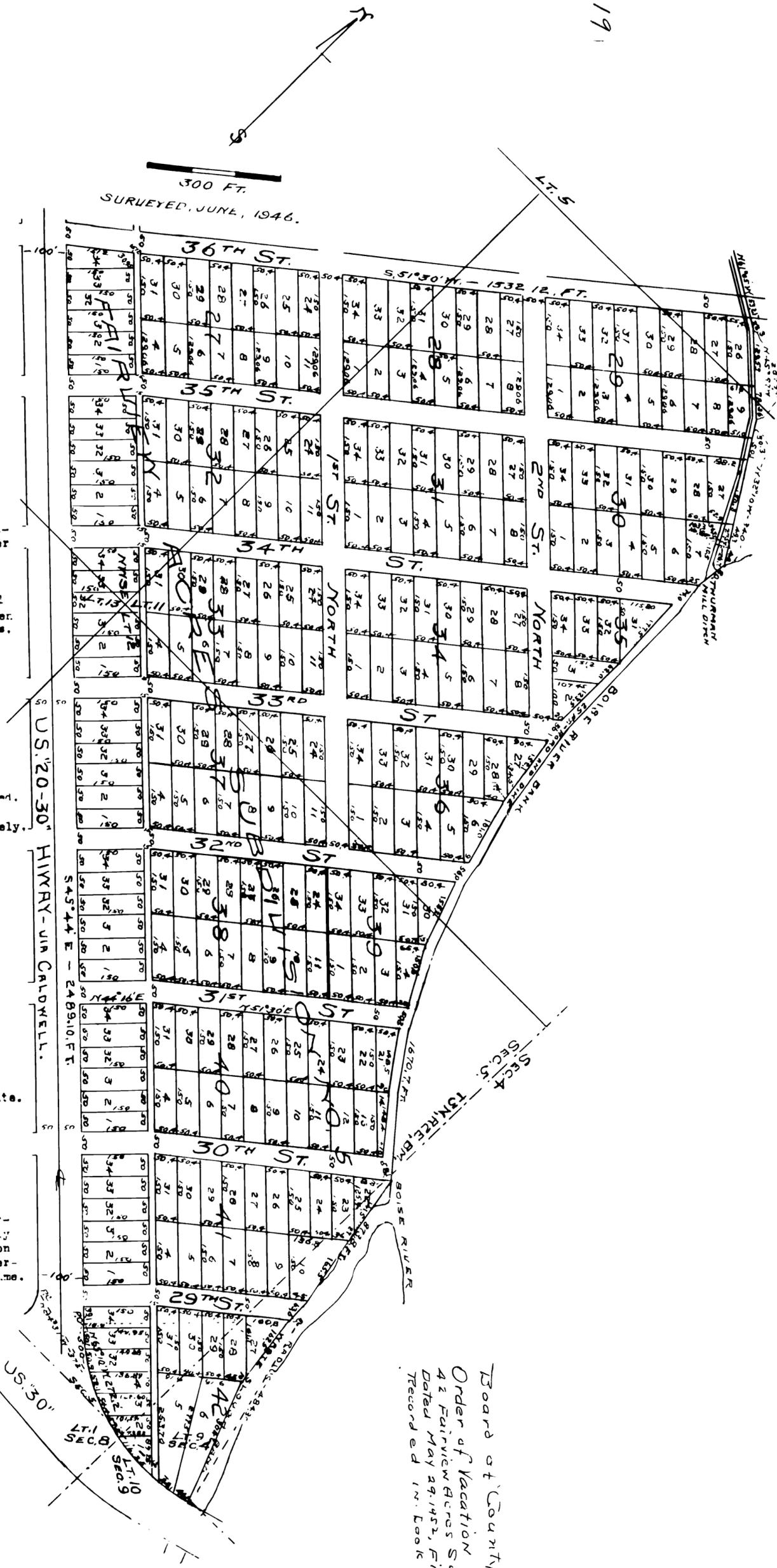
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for the State of Idaho, residing at Boise, Idaho.

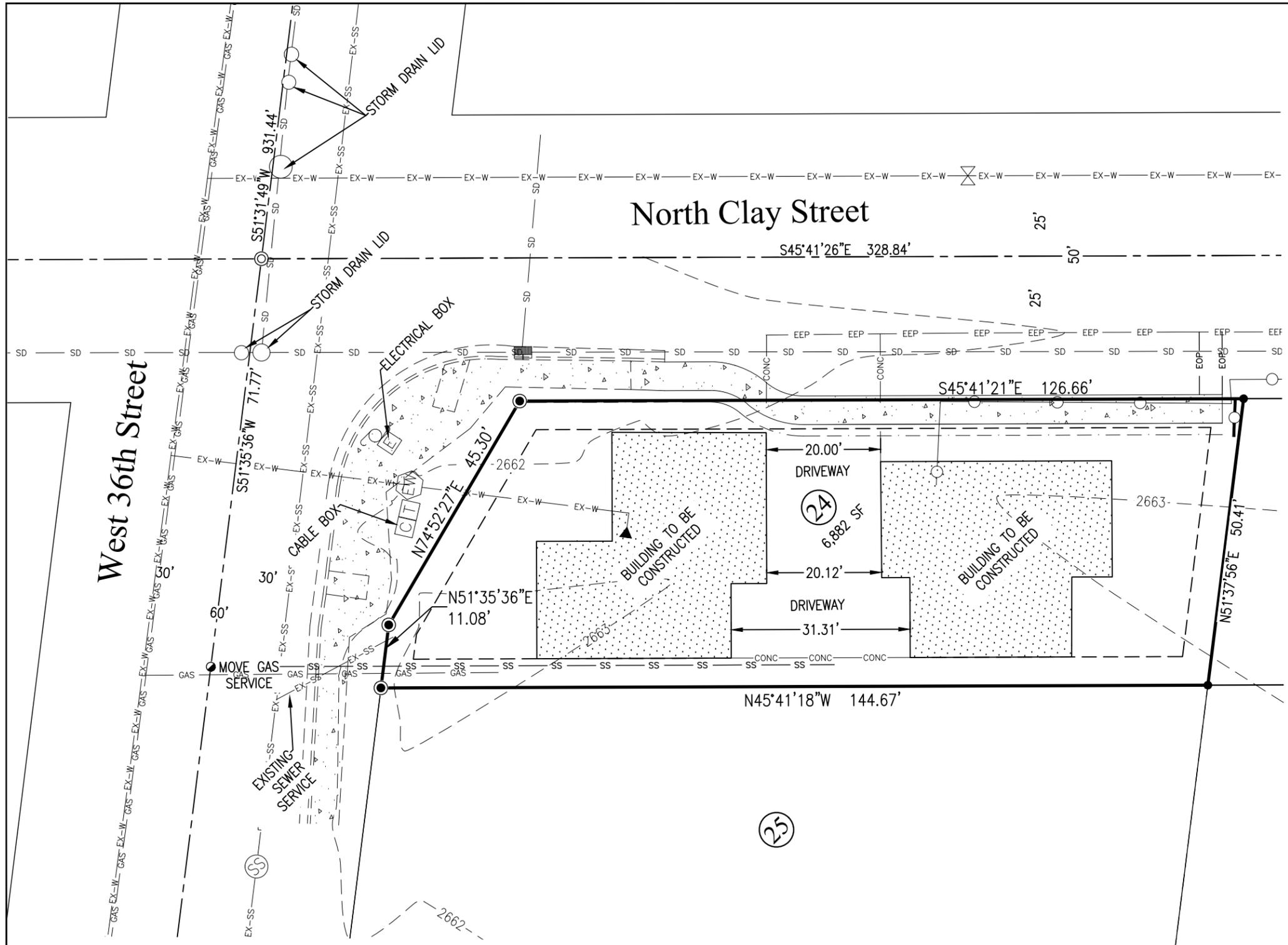
- 258847

Home Finance Co. 47
a 10
January 47

Otto A. Peterson
Edwin R. Goble
535



Board of County Commissioners
Order of Vacation Alleyway Block
42 Fairview Acres Sub. No. 5
Dated May 29, 1952, Filed May 29, 1952
Recorded in Book 25, Page 71 (Misc) Rec



Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- SIDEWALK EASEMENT
- EXISTING FENCELINE
- EXISTING EDGE OF PAVEMENT
- NEW EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING LED STREET LIGHT
- EXISTING STREET SIGN
- EXISTING SANITARY SEWER MANHOLE
- INSTALL TYPE II TERMINUS BARRICADE



CENTURION ENGINEERS, INC.
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 208.343.3381 | www.centengr.com

Site Plan Sketch For: Dennis Davidson

LOTS 11 AND 24, BLOCK 27 OF FAIRVIEW ACRES SUBDIVISION AS SHOWN IN BOOK 11, PAGE 0619, RECORDS OF ADA COUNTY, IDAHO. SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, IDAHO.

Date: JULY 10, 2025
 SURVEY BY: K.A. CRAWFORD
 DRAWN BY: S.M. WILCOCK
 JOB NUMBER: DD06

36TH STREET RESIDENCE

NEW CUSTOM HOME

GARDEN CITY, IDAHO

GENERAL NOTES:

- WALL FRAMING: 2X6 STUDS @ 16" O.C. W/ (1) TRIMMER AND (1) KING EA. SIDE OF EA. OPENING. U.N.O. W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
* ANY BEARING WALL OVER 10' HIGH TO BE 2X6 * 2X4 INTERIOR FRAMING (TYPICAL) U.N.O.
- 4X8 OR (2) 2X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS NOTED OTHERWISE).
- ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH
- NOMINAL R-21 INSULATION AT WALLS
- NOMINAL R-38 CEILING INSULATION
- VINYL DOUBLE GLAZE WINDOWS (U-VALUE PER PRESCRIPTIVE ENERGY TABLE)
- ALL GLAZING IN DOORS, SLIDING PATIO DOORS STORM DOORS, SHOWER AND BATH ENCLOSURES WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND FIXED PANELS GREATER THAN 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
- SHEAR BRACING PER 2018 IRC
- ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS COMPANY LAYOUT
- ALL ACCESSORIES IE. GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 72" W/ APPROVED WATER RESISTANT BACKING
- DOORS BETWEEN GARAGE AND DWELLING ARE TO BE SELF CLOSING AND TIGHT FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- 5/8" TYPE 'X' GYP BOARD IS REQUIRED AT ALL GARAGE / DWELLING WALLS AND CEILINGS APPLIED TO GARAGE SIDE AND ALL WALLS, BEAMS AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.
- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

PRESCRIPTIVE ENERGY COMPLIANCE:

IDAHO STATUTES AND ADMINISTRATIVE RULES



THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE IDAHO BUILDING CODE

TABLE R402.1.2
INSULATION AND FENESTRATION BY COMPONENT

CLIMATE ZONE	WINDOW U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE 20 or 13+5	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5	.32	.55	NR	38		13/17	30	15/19	10, 2FT	15/19

GARDEN CITY DESIGN CRITERIA

CODES: 2020 IDAHO RES. CODE (IRC 2018)

FROST DEPTH : 24"
SEISMIC ZONE : C
CLIMATE ZONE: 5
ULTIMATE WIND SPEED: 115 MPH
SOIL BEARING CAPACITY: 1500 PSF
GROUND SNOW LOAD: 25 PSF
ROOF LOADS: LIVE LOAD 25 PSF
DEAD LOAD 17 PSF
TOTAL LOAD 52 PSF

FLOOR LOADS: LIVE LOAD 40 PSF
DEAD LOAD 20 PSF
TOTAL LOAD 60 PSF

FOUNDATION NOTES:

- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
- ALL CONCRETE SLABS (PORCHES, PATIOS AND WALKWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (#4 REBAR OR WIRE MESH RECOMMENDED).
- FOOTING AND FOUNDATION WALL TO RUN CONTINUOUS UNDER GARAGE DOORS. DEPRESS FOR SLAB TO RUN ABOVE W/ (2) #4 BAR CONT. IN FOOTINGS
- VERIFY DESIGN OF PORCHES, PATIOS AND WALKWAY PRIOR TO CONSTRUCTION.
- PROVIDE TJI BLOCKING BETWEEN JOISTS AT BEARING WALL LOC. SPAN PER MFR. RECOMMENDATION.
- CRAWL SPACE VENTILATION EQUALS 1 SF PER EVERY 1500 SF OF LIVING SPACE THIS IS ACHIEVED THROUGH 6X16 INCH FOUND VENTS. WHEN A CLASS 1 VAPOR RETARDER IS USED, DO NOT PLACE VENTS UNDER BEARING POINT. ONE VENT WITHIN 3'-0" OF EACH CORNER
- DESIGNER IS NOT LICENSED ENGINEER AND WILL CLAIM NO RESPONSIBILITY FOR STRUCTURAL ITEMS - ALL LOADING RELATED DESIGN SHOULD BE VERIFIED WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.

ROOF NOTES:

- THIS PLAN IS DESIGNED TO ACCOMMODATE PRE MANUFACTURED WOOD TRUSSES. ENGINEERING FROM THE TRUSS MANUFACTURER IS REQUIRED. THIS SHEET IS MEANT TO BE USED AS A REFERENCE ONLY AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR MFR. DESIGN AND LAYOUT.
- ALL TRUSSES ARE STANDARD PRE-MANUFACTURED @ 24 O.C.
- ROOF VENTS PER CODE 1 SF OF VENTILATION PER 300 SF OF ATTIC SPACE PER IRC ROOF VENTILATION ACHIEVED THROUGH 2" GABLE VENTS TYP AND 8" X 16" METAL SOFFIT VENTS @ 8" O.C. AT SOFFITS TYP. ALSO ROOF VENTS 9" DIAMETER @ 8" O.C.
- ROOF PITCH AS NOTED.
- COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN ABSENCE OF SPECIFIC BRACING REQMTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

MEMBER

A | B | D
AMERICAN INSTITUTE OF
BUILDING DESIGNERS

DRAFTTECH
Turning Dreams into Plans
1334 E. STATE STREET - EAGLE, ID 83616
(208) 887-1751

L
LONDON

PROJECT:
36TH STREET RESIDENCE
121 E. 36TH ST.
GARDEN CITY, ID

PLAN CONFORMS
TO CURRENT
PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

REV 1 7.29.24

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A 8.11.25

CURRENT REVISION: **A**

DESIGNER: T. LACHUK

DRAFTSMAN: A. KORDANA

CHECKED BY: ---

DRAWING:

COVER

1

FOUNDATION WALL LEGEND

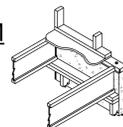
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FOUNDATION VENTILATION 1:1500 PER R408.1			
CRAWL SPACE S.F.	1 / 1500	RECD NET FREE AREA	30 SQ. IN. NFA
993	0.7	95	(3) MIN. PER R408.2

FLOOR DIAPHRAGM SCHEDULE			
MARK	MATERIAL	BLOCKED	NAILING
B	7/8 PLY/OSB T&G, 48/24, APA RATED (MIN.)	NO	10d @ 8" O.C. EDGES, 12" O.C. FIELD

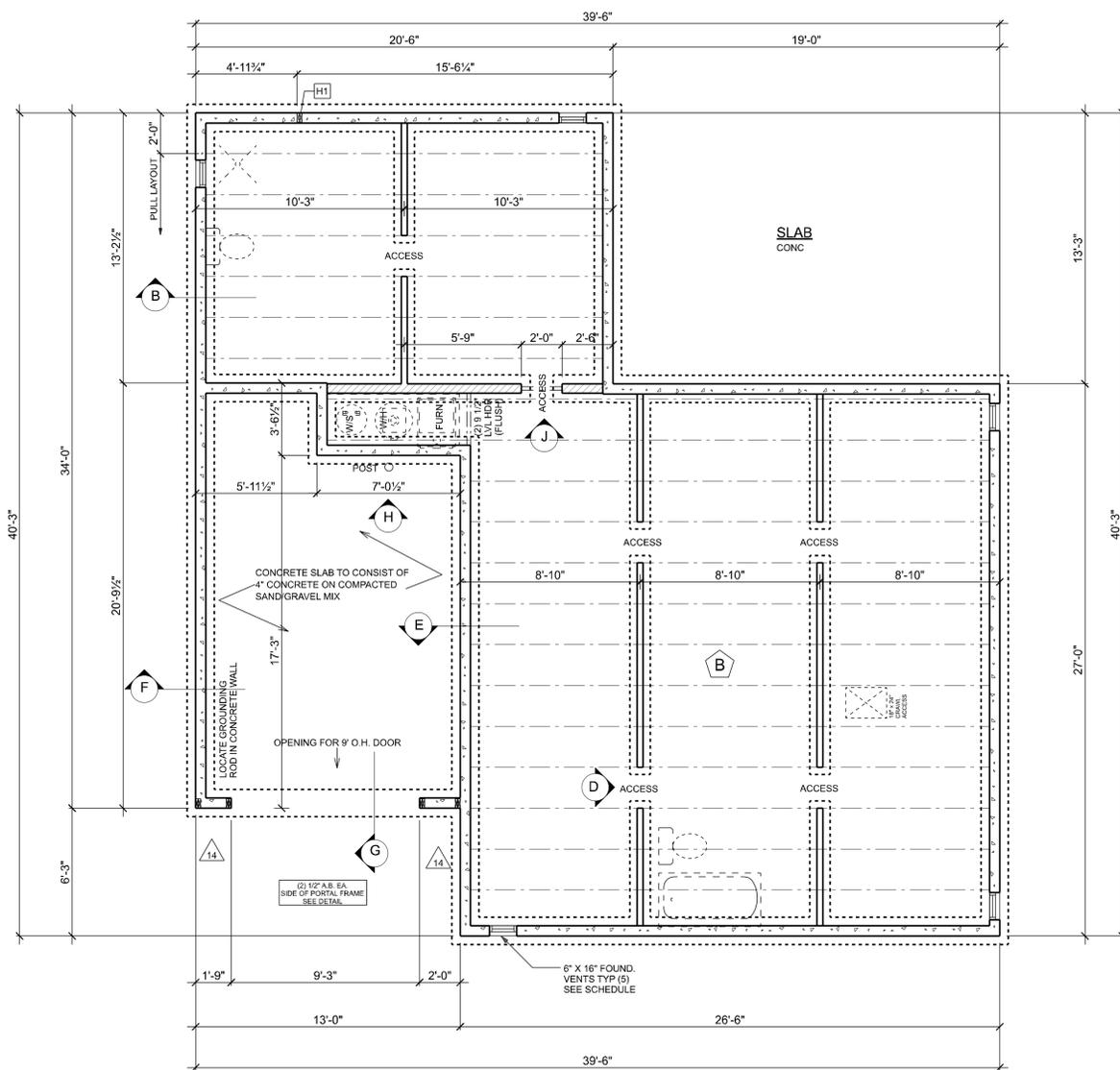
FLOOR SYSTEM

FLOOR SYSTEM TO CONSIST OF 9.5" TJI/Pro10's AT 24" O.C. 7/8" T & G APA RATED FOR 2" OC 2X4 BEARING WALL FRAMED IN LINE JOISTS DOWN IN FOUNDATION



HOLDOWN SCHEDULE						
MARK	STRAP TYPE	STRAP FASTENERS	# OF STUDS	ANCHOR BOLT	# OF STUDS	FASTENERS
[H1]	"SIMPSON" LSTHD8	(20) 16d SINKERS	(2) 2x OR	DT22 W/ 1/2" DIA. A.B.	(2) 2x	(8) 1/4" x 1-1/2" SDS
[H2]	"SIMPSON" STHD10	(24) 16d SINKERS	(2) 2x OR	HDU2-SDS2.5 W/ SB 5/8 x 24 A.B. OR PAB5 @ INT. PONY WALLS	(2) 2x	(6) 1/4" x 2-1/2" SDS
[H3]	"SIMPSON" STHD14	(30) 16d SINKERS	(2) 2x OR	HDUS-SDS2.5 W/ SB 5/8 x 24 A.B. OR PAB5 @ INT. PONY WALLS	(2) 2x	(14) 1/4" x 2-1/2" SDS

NOTE: STHD HOLDOWNS SHALL HAVE A MINIMUM OF 1 1/2" EDGE DISTANCE.

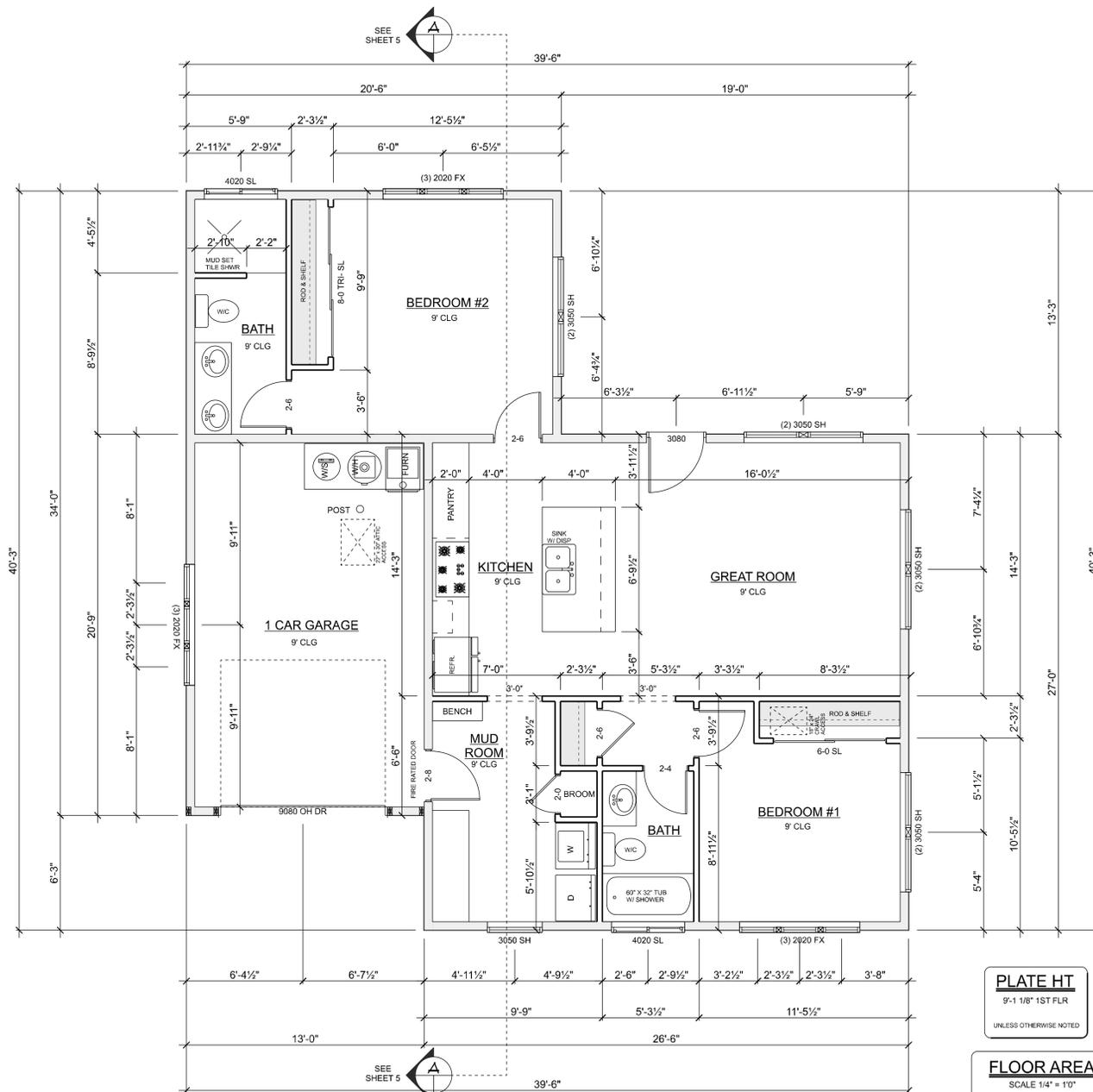


FOUNDATION PLAN

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

HEADER NOTE:

- ALL LOAD BEARING HEADERS TO BE 4x8 / (2) 2x8 MIN. U.N.O.
- ALL MAIN FLOOR EXTERIOR WINDOW HEADER HEIGHTS SHOWN AT 8'-0" A.F.F. U.N.O.
- ALL MAIN FLOOR INTERIOR WINDOW HEADER HEIGHTS TO BE FRAMED AT 8'-0" A.F.F. (TO BOTTOM OF HEADER) U.N.O.



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

PLATE HT

9'-1 1/8" 1ST FLR

UNLESS OTHERWISE NOTED

FLOOR AREA

SCALE 1/4" = 1"

993 SF MAIN FLOOR

264 SF GARAGE

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Turning Dreams into Plans
1334 E STATE STREET - EAGLE, ID 83616
(208) 887-1751

LONDON

PROJECT
36TH STREET RESIDENCE
121 E. 36TH ST.
GARDEN CITY, ID

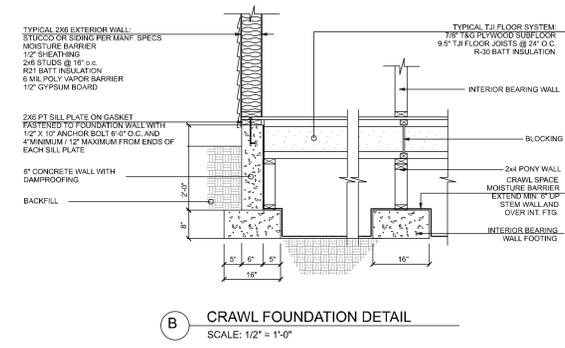
PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS
REV 1 7.29.24

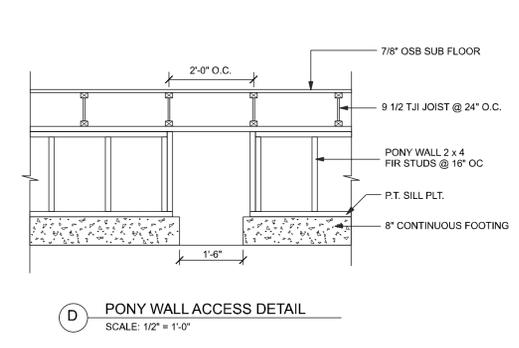
FINAL DRAWINGS
REV A 8.11.25

CURRENT REVISION: **A**
DESIGNER: T. LACHOK
DRAFTSMAN: A. KORDJANI
CHECKED BY: —

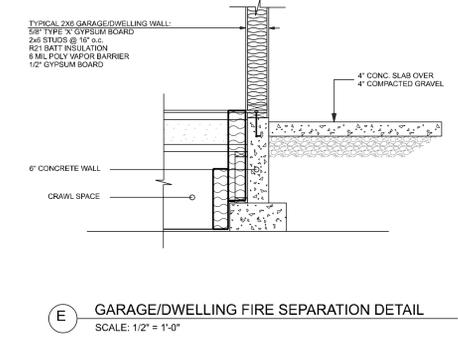
DRAWING: **FLOOR PLAN**
2



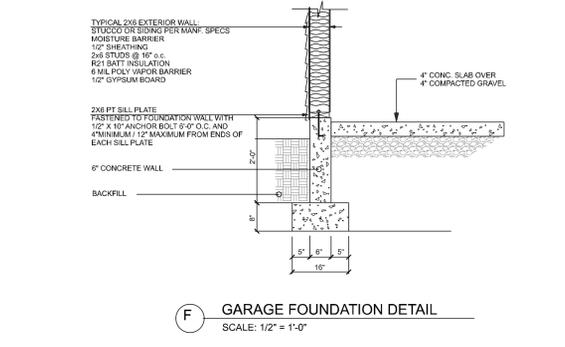
(B) CRAWL FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



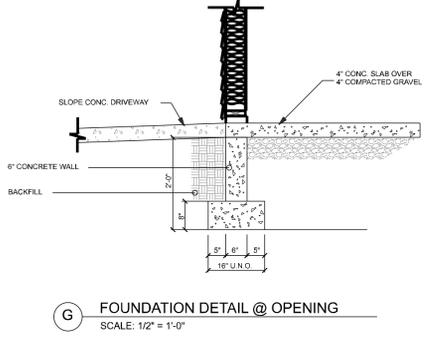
(D) PONY WALL ACCESS DETAIL
SCALE: 1/2" = 1'-0"



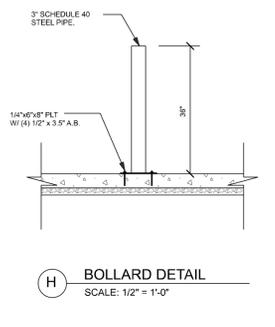
(E) GARAGE/DWELLING FIRE SEPARATION DETAIL
SCALE: 1/2" = 1'-0"



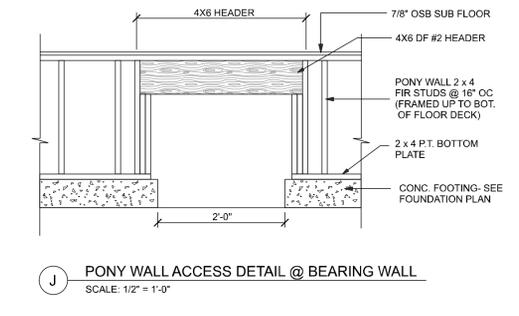
(F) GARAGE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



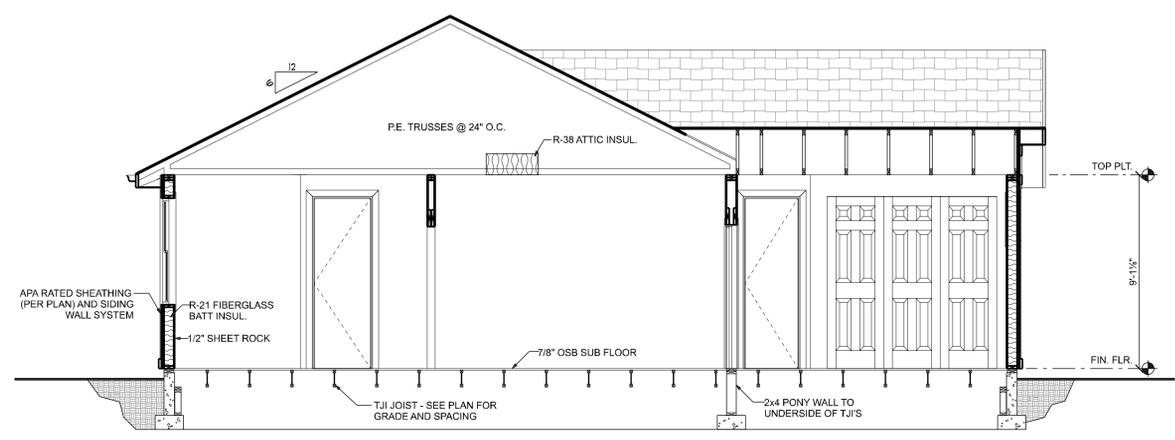
(G) FOUNDATION DETAIL @ OPENING
SCALE: 1/2" = 1'-0"



(H) BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



(J) PONY WALL ACCESS DETAIL @ BEARING WALL
SCALE: 1/2" = 1'-0"



SECTION VIEW A
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

PROJECT
36TH STREET RESIDENCE
121 E. 36TH ST.
GARDEN CITY, ID

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS	
REV 1	7.29.24

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

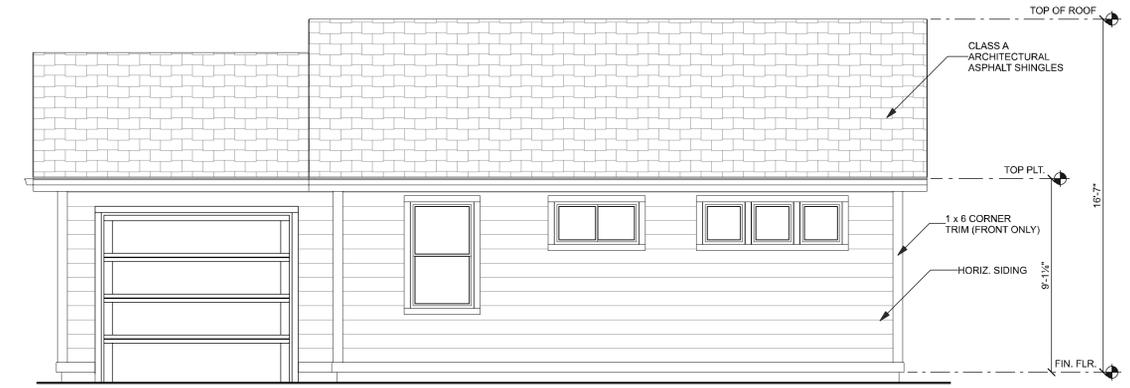
FINAL DRAWINGS	
REV A	8.11.25

CURRENT REVISION: **A**
DESIGNER: T. LACHAK
DRAFTSMAN: A. KORDJANI
CHECKED BY: —

DRAWING: **SECTION 5**

EXTERIOR NOTES:

1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
2. MIN MASONITE SOFFIT BOARD AT ALL SOFFITS.
3. ROOF VENTS 1:300 PER R806.2 TYPICAL TO REAR OF RIDGELINE. MINIMUM OF 38 SQ IN. NET FREE AREA OF EACH.
4. GABLE END VENT MINIMUM 118 SQ IN. NET FREE AREA
5. PROVIDE 8" x 16" SCREENED SOFFIT VENTS OR 2" CONTINUOUS VENTING AS REFERRED PER R806.2
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION C&R'S PRIOR TO CONSTRUCTION.
7. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION.
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURES SPECIFICATIONS.
9. INSTALL SIDING AND BATTENS PER SEC. 703.5



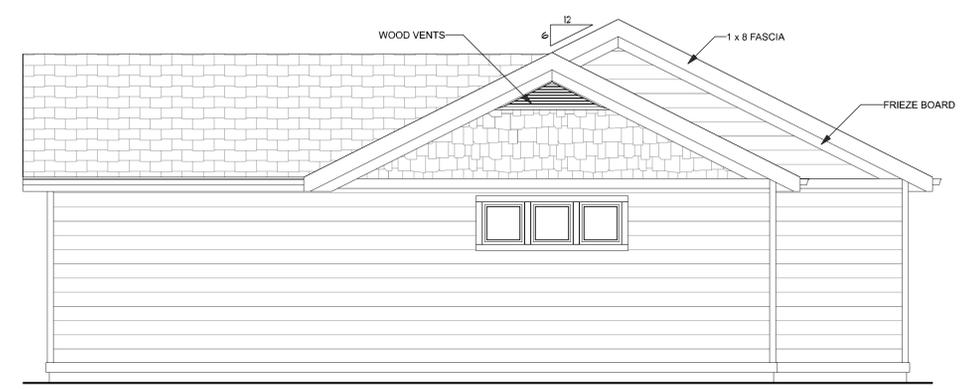
FRONT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



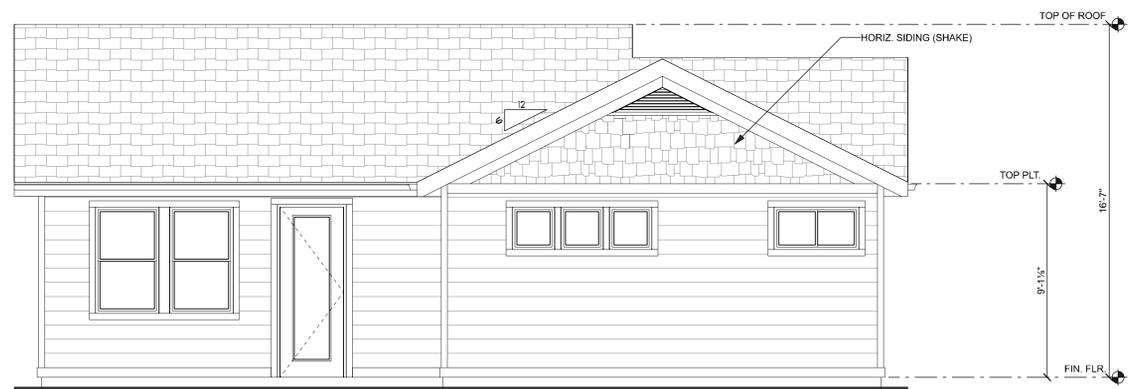
RIGHT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



LEFT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



REAR ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

PROJECT
36TH STREET RESIDENCE
121 E. 36TH ST.
GARDEN CITY, ID

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS	
REV 1	7.29.24

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FINAL DRAWINGS	
REV A	8.11.25

CURRENT REVISION: **A**
DESIGNER: T. LACHOK
DRAFTSMAN: A. ARDANI
CHECKED BY: —

DRAWING: ELEVATIONS

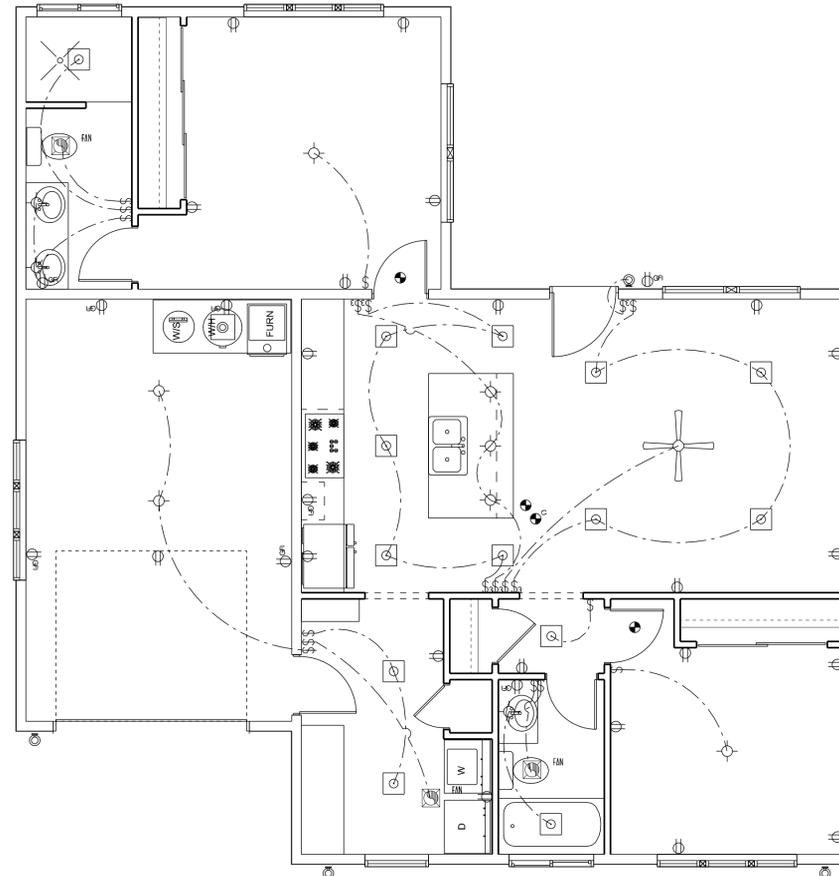
ELECTRICAL LEGEND

- ⌚ 2 WAY ELECTRICAL SWITCH
- ⌚₃ 3 WAY ELECTRICAL SWITCH
- ⌚⌚ HALF HOT WALL OUTLET
- ⌚⌚ DUPLEX WALL OUTLET
- ⌚₆ DUPLEX WALL OUTLET UNDER-COUNTER
- ⌚⌚⌚ WATER-PROOF GROUND FAULT INTERRUPT
- ⌚⌚ SPECIAL PURPOSE OUTLET
- ⌚⌚ TELEPHONE OUTLET
- ⌚⌚ CAT 5 OUTLET
- ⌚⌚ TELEVISION
- ⌚⌚ SMOKE DETECTOR
- ⌚⌚ CARBON MONOXIDE DETECTOR
- ⌚⌚ CEILING LIGHT (SURFACE MOUNTED)
- ⌚⌚ INCANDESCENT CEILING LIGHT (RECESSED)
- ⌚⌚ INCANDESCENT WALL LIGHT
- ⌚⌚ EXHAUST FAN (100 CFM KITCHEN MIN. / 50 CFM BATHROOM MIN.)
- ⌚⌚ CEILING FAN, OPTIONAL
- ⌚⌚ SCONCE
- ⌚⌚ HOSEBIB
- ⌚⌚ THERMOSTAT (PROGRAMMABLE)
- ⌚⌚ GAS STUB
- ⌚⌚ FLUORESCENT LIGHT
- * OUTLETS AND SMOKE DETECTORS ARE TO BE PLACED PER CODE

MECH & ELEC NOTES

1. FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO THE GARAGE. FIRE STOP AND SEAL AROUND DUCT PENETRATION.
2. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
3. DRYER, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
4. ALL PLUMBING VENTS TO REAR OF RIDGE.
5. ALL FUEL BURNING APPLIANCE MUST HAVE COMBUSTION AIR FROM OUTSIDE. (PER IRC G2407.6)
6. ELECTRICAL & SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS.
7. SET ELECTRICAL & SERVICE RECEPTACLES AT 1'-6" A.F.F. TO CENTER OR AS NOTED.
8. SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 3'-10" A.F.F. TO CENTER.
9. SET ELECTRICAL (GFI) & SERVICE RECEPTACLES AT GARAGE 3'-10" A.F.F. TO CENTER.
10. GFI ELECTRICAL RECEPTACLES AT BATH 3'-6" A.F.F. TO CENTER.
11. ELECTRICAL RECEPTACLES FOR FREEZER NOT A GFI. LABEL.
12. DRYER TO VENT THROUGH ROOF ON ONE STORY PLANS AND TO SECOND FLOOR JOIST AND OUT SIDE WALL ON TWO STORY PLAN
13. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET MINIMUM OF 2'-0" ABOVE GRADE
14. ELECTRICAL SERVICE METER 5'-0" AWAY FROM CORNER.
15. SMOKE/ CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC R314 AND R315.
16. ALL RECESSED LIGHTING FIXTURES SHALL BE IC RATED AND SEALED TO THE FINISHED SUFACE PER IECC R402.4.5

R314 - SMOKE ALARMS SHALL BE INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP
 N1104.1 - 90% OF ALL LAMPS IN PERMANENT LIGHTING FIXTURES SHALL BE HIGH EFFICACY
 M1505.4.4 - LOCAL EXHAUST RATES PER TABLE M1505.4.4 50 CFM BATHROOM EXHAUST, 100 CFM RANGE EXHAUST



ELECTRICAL PLAN

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)
 SCALE : 1/8" = 1'-0" (HALF SIZE PLANS)

PLAN CONFORMS
 TO CURRENT
 PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

REV 1 7.29.24

CONTRACTOR TO REVIEW DRAWINGS
 PRIOR TO BIDDING AND CONSTRUCTION
 ANY ERRORS AND OMISSIONS SHALL BE
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 DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A 8.11.25

CURRENT REVISION: **A**

DESIGNER: T. LACHKIC

DRAFTSMAN: A. KORDJANI

CHECKED BY: —

DRAWING:

ELECTRICAL

NORTH CLAY RESIDENCE

NEW CUSTOM HOME

GARDEN CITY, IDAHO

GENERAL NOTES:

- WALL FRAMING: 2X6 STUDS @ 16" O.C. W/ (1) TRIMMER AND (1) KING EA. SIDE OF EA. OPENING. U.N.O. W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
* ANY BEARING WALL OVER 10' HIGH TO BE 2X6
* 2X4 INTERIOR FRAMING (TYPICAL) U.N.O.
- 4X8 OR (2) 2X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS NOTED OTHERWISE).
- ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH
- NOMINAL R-21 INSULATION AT WALLS
- NOMINAL R-38 CEILING INSULATION
- VINYL DOUBLE GLAZE WINDOWS (U-VALUE PER PRESCRIPTIVE ENERGY TABLE)
- ALL GLAZING IN DOORS, SLIDING PATIO DOORS STORM DOORS, SHOWER AND BATH ENCLOSURES WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND FIXED PANELS GREATER THAN 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
- SHEAR BRACING PER 2018 IRC
- ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS COMPANY LAYOUT
- ALL ACCESSORIES IE. GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 72" W/ APPROVED WATER RESISTANT BACKING
- DOORS BETWEEN GARAGE AND DWELLING ARE TO BE SELF CLOSING AND TIGHT FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- 5/8" TYPE 'X' GYP BOARD IS REQUIRED AT ALL GARAGE / DWELLING WALLS AND CEILINGS APPLIED TO GARAGE SIDE AND ALL WALLS, BEAMS AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.
- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

PRESCRIPTIVE ENERGY COMPLIANCE:

IDAHO STATUTES AND ADMINISTRATIVE RULES



THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE IDAHO BUILDING CODE

TABLE R402.1.2
INSULATION AND FENESTRATION BY COMPONENT

CLIMATE ZONE	WINDOW U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5	.32	.55	NR	38	20 or 13+5	13/17	30	15/19	10, 2FT	15/19

GARDEN CITY DESIGN CRITERIA

CODES: 2020 IDAHO RES. CODE (IRC 2018)

FROST DEPTH : 24"
SEISMIC ZONE : C
CLIMATE ZONE: 5
ULTIMATE WIND SPEED: 115 MPH
SOIL BEARING CAPACITY: 1500 PSF
GROUND SNOW LOAD: 25 PSF

ROOF LOADS: LIVE LOAD 25 PSF
DEAD LOAD 17 PSF
TOTAL LOAD 52 PSF

FLOOR LOADS: LIVE LOAD 40 PSF
DEAD LOAD 20 PSF
TOTAL LOAD 60 PSF

FOUNDATION NOTES:

- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
- ALL CONCRETE SLABS (PORCHES, PATIOS AND WALKWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (#4 REBAR OR WIRE MESH RECOMMENDED).
- FOOTING AND FOUNDATION WALL TO RUN CONTINUOUS UNDER GARAGE DOORS. DEPRESS FOR SLAB TO RUN ABOVE W/ (2) #4 BAR CONT. IN FOOTINGS
- VERIFY DESIGN OF PORCHES, PATIOS AND WALKWAY PRIOR TO CONSTRUCTION.
- PROVIDE TJI BLOCKING BETWEEN JOISTS AT BEARING WALL LOC. SPAN PER MFR. RECOMMENDATION.
- CRAWL SPACE VENTILATION EQUALS 1 SF PER EVERY 1500 SF OF LIVING SPACE THIS IS ACHIEVED THROUGH 6X16 INCH FOUND VENTS. WHEN A CLASS 1 VAPOR RETARDER IS USED, DO NOT PLACE VENTS UNDER BEARING POINT. ONE VENT WITHIN 3'-0" OF EACH CORNER
- DESIGNER IS NOT A LICENSED ENGINEER AND WILL CLAIM NO RESPONSIBILITY FOR STRUCTURAL ITEMS - ALL LOADING RELATED DESIGN SHOULD BE VERIFIED WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.

FRAMING NOTES:

- 2X6 EXTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE
* ANY BEARING WALL OVER 10' HIGH TO BE 2X6
* 2X4 INTERIOR FRAMING (TYPICAL)
- 4X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS NOTED OTHERWISE).
- ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH
- BLOCK WALLS OVER 10'-0" AT MID HEIGHT.
- ALL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR EQUAL.
- PROVIDE TJI BLOCKING BETWEEN JOISTS AT SPAN PER MFR. RECOMMENDATIONS AND AT BEARING.
- COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
- DESIGNER IS NOT A LICENSED ENGINEER AND WILL CLAIM NO RESPONSIBILITY FOR STRUCTURAL ITEMS - ALL LOADING RELATED DESIGN SHOULD BE VERIFIED WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION.

ROOF NOTES:

- THIS PLAN IS DESIGNED TO ACCOMMODATE PRE MANUFACTURED WOOD TRUSSES. ENGINEERING FROM THE TRUSS MANUFACTURER IS REQUIRED. THIS SHEET IS MEANT TO BE USED AS A REFERENCE ONLY AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR MFR. DESIGN AND LAYOUT.
- ALL TRUSSES ARE STANDARD PRE-MANUFACTURED @ 24 O.C.
- ROOF VENTS PER CODE 1 SF OF VENTILATION PER 300 SF OF ATTIC SPACE PER IRC ROOF VENTILATION ACHIEVED THROUGH 2" GABLE VENTS TYP AND 8" X 16" METAL SOFFIT VENTS @ 8" O.C. AT SOFFITS TYP. ALSO ROOF VENTS 9" DIAMETER @ 8" O.C.
- ROOF PITCH AS NOTED.
- COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN ABSENCE OF SPECIFIC BRACING REQMTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

MEMBER

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AMERICAN INSTITUTE OF BUILDING DESIGNERS

DRAFTTECH
Turning Dreams into Plans

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(208) 887-1751

LONDON

NORTH CLAY RESIDENCE
3519 NORTH CLAY
GARDEN CITY, ID

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

REV 1	6.19.25
REV 2	6.25.25

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A	08-11-25
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CURRENT REVISION: **A**

DESIGNER: T. LACHUK

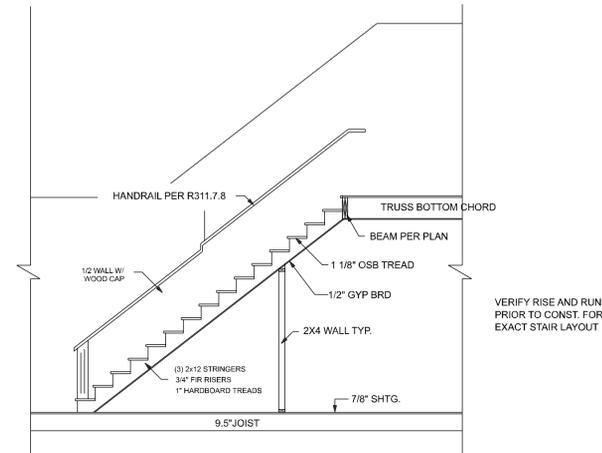
DRAFTSMAN: A. KORDANA

CHECKED BY: ---

DRAWING:

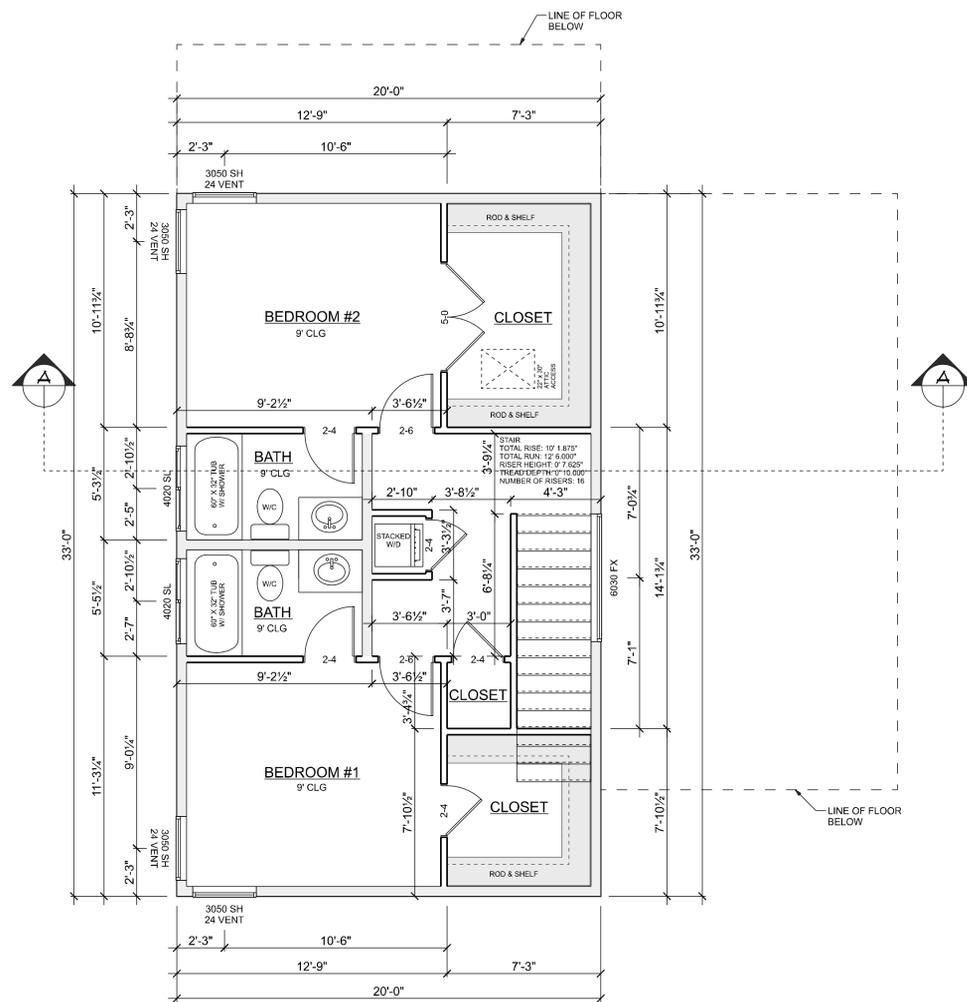
COVER

1



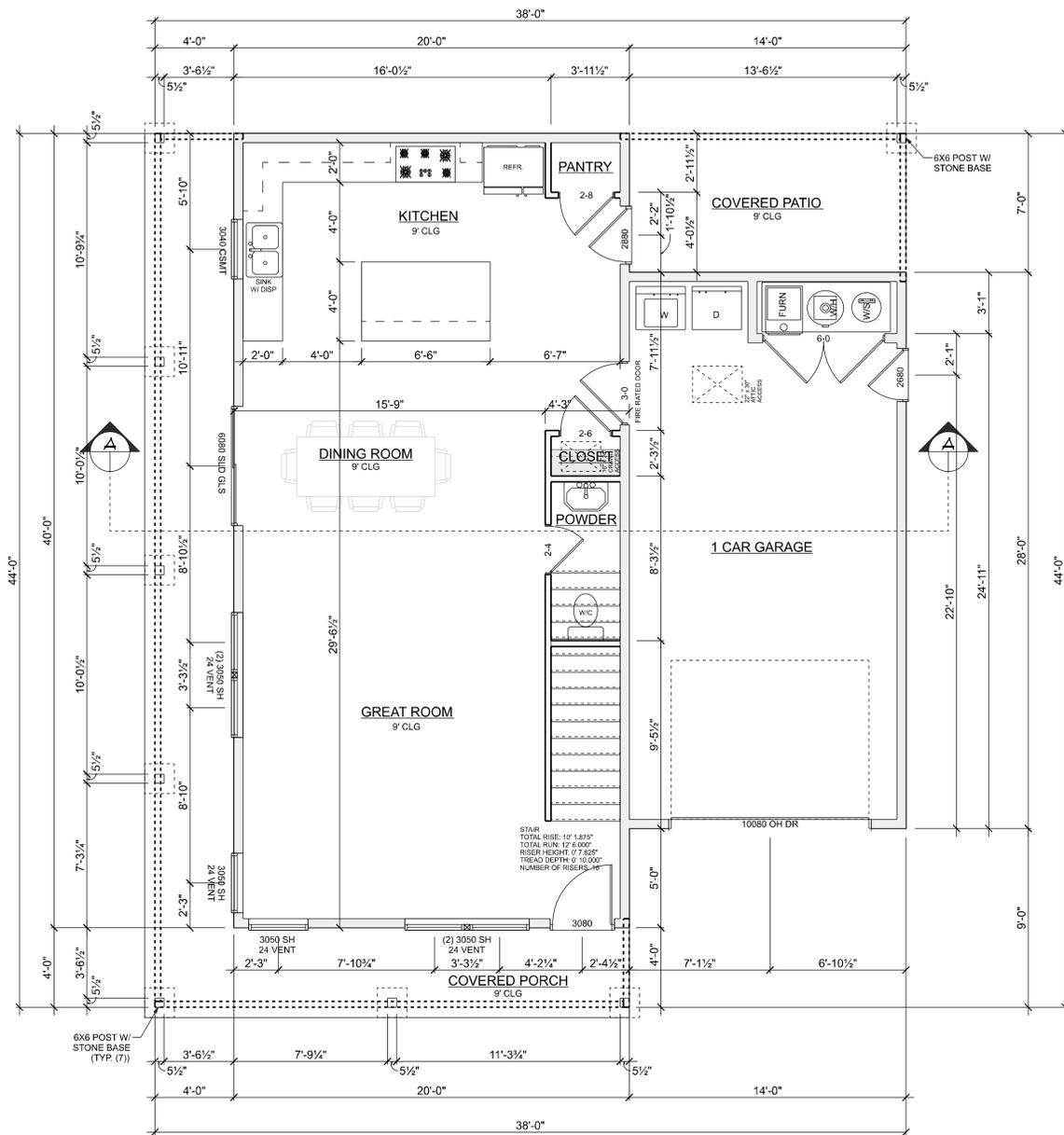
STAIR SECTION

R302.7 - UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
 R311.7.2 - HEADROOM NOT LESS THAN 6'-8" PER R311.7.2



UPPER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



MAIN LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

HEADER NOTE:

1. ALL LOAD BEARING HEADERS TO BE 4x8 / (2) 2x8 MIN. U.N.O.
2. ALL MAIN FLOOR EXTERIOR WINDOW HEADER HEIGHTS SHOWN AT 8'-0" A.F.F U.N.O.
3. ALL MAIN FLOOR INTERIOR HEADER HEIGHTS TO BE FRAMED AT 8'-0" A.F.F. (TO BOTTOM OF HEADER) U.N.O.
4. ALL UPPER FLOOR EXTERIOR WINDOW HEADER HEIGHTS TO BE FRAMED AT 8'-0" A.F.F. (TO BOTTOM OF HEADER) U.N.O.
5. ALL UPPER FLOOR INTERIOR WINDOW HEADER HEIGHTS TO BE FRAMED AT 6'-8" A.F.F. (TO BOTTOM OF HEADER) U.N.O.

PLATE HT

9'-1 1/8" 1ST FLR
 9'-1 1/8" 2ND FLR
 UNLESS OTHERWISE NOTED

FLOOR AREA

SCALE 1/4" = 1'-0"
 800 SF MAIN FLOOR
 620 SF UPPER FLOOR
1420 SF TOTAL
 302 SF GARAGE
 256 SF PORCH
 98 SF PATIO

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

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REV 2	6.25.25

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FINAL DRAWINGS

REV A	08-11-25
-------	----------

CURRENT REVISION: **A**

DESIGNER: T. LACHAK

DRAFTSMAN: A. KORDJANI

CHECKED BY: —

DRAWING:

FLOOR PLAN

3

North Clay Residence
Floor 2 of 2
2 Stories : Wind Condition B
Seismic Condition C Detached One or Two-Family Dwelling
Governing Code IRC 2018
Wind Speed ≤ 115

Wall line ID (indicate wall line ID's on plans):	1	2
Wind Exposure Category Factor (Item 1):	1	1
Roof Eave to Ridge Height Factor (Item 2):	0.82	0.82
Story Height Adjustment Factor (Item 3):	0.95	0.95
Number of Braced Wall Lines Factor (Item 4):	1	1
Additional 800lb Hold-Down Device Factor (Item 5):	1	1
Interior Gypsum Board Finish Factor (Item 6):	1	1
Gypsum Board Fastening Factor (Item 7):	1	1
Omit Horizontal Blocking (Item 8):	1	1
Total Wind Adjustment Factor:	0.78	0.78

Wall line ID (indicate wall line ID's on plans):	A	B
Wind Exposure Category Factor (Item 1):	1	1
Roof Eave to Ridge Height Factor (Item 2):	0.82	0.82
Story Height Adjustment Factor (Item 3):	0.95	0.95
Number of Braced Wall Lines Factor (Item 4):	1	1
Additional 800lb Hold-Down Device Factor (Item 5):	1	1
Interior Gypsum Board Finish Factor (Item 6):	1	1
Gypsum Board Fastening Factor (Item 7):	1	1
Omit Horizontal Blocking (Item 8):	1	1
Total Wind Adjustment Factor:	0.78	0.78

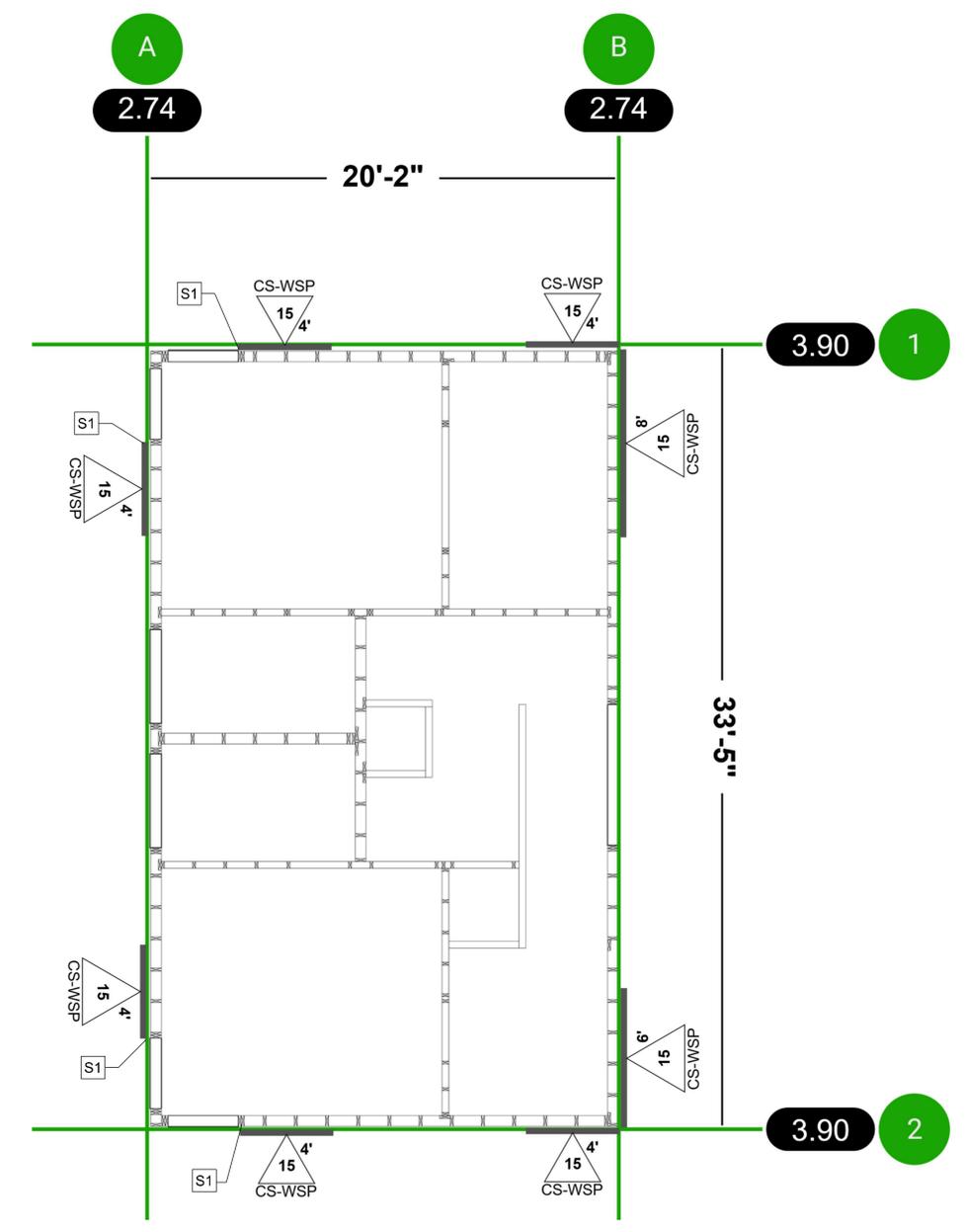
Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Req'd Bracing Per Table R602.10.3 (1)	Total Wind ADJ Factor	Total Required Bracing Length	Length Provided	PASS or FAIL
1	CS-WSP	33.42	5.01	0.78	3.90	8	PASS
2	CS-WSP	33.42	5.01	0.78	3.90	8	PASS
A	CS-WSP	20.18	3.52	0.78	2.74	8.00	PASS
B	CS-WSP	20.18	3.52	0.78	2.74	13.99	PASS

Wind Bracing Calculations created with **BRACE LINE**

PRESCRIPTIVE BRACING LEGEND
PER R602.10 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018)

CS-WSP R602.10.4.2 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018) MINIMUM 7/16" THK APA APPROVED WOOD STRUCTURAL PANEL FASTENED W/ 8D COMMON NAILS @ 6" SPACING EDGES AND 12" O.C. FIELD.

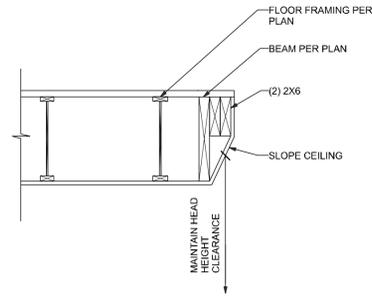
STRAP SCHEDULE (STRAP / ALL THREAD TO SLEAR SPAN ACROSS RIM TO WALL BELOW)						
MARK #	STRAP TYPE	FASTENERS	# OF STUDS	ALL THREAD	# OF STUDS	FASTENERS
[S1]	"SIMPSON" MSTC28	(16) 16d SINKERS	(2) 2x ALT.	DTT22 W/ 1/2" Ø ALL THREAD	(2) 2x	(8) 1/4" x 2-1/2" SDS
[S2]	"SIMPSON" MSTC52	(48) 16d SINKERS	(2) 2x ALT.	HDS-SDS2.5 W/ 3/8" Ø ALL THREAD	(2) 2x	(14) 1/4" x 2-1/2" SDS



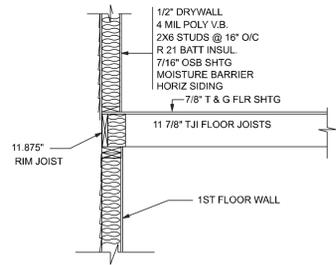
UPPER BRACING PLAN
SCALE : N.T.S.

FRAMING LEGEND:

-  GIRDER TRUSS
(REFER TO TRUSS MANUF. FOR SIZE)
-  LOAD BEARING BEAM
-  WOOD FLOOR I-JOIST
-  LOAD BEARING INTERIOR WALL
BEARING TO FOOTING. SOLID BLOCKING
IN FLOOR JOISTS ABOVE AND BELOW.
-  FLOOR JOIST CALLOUT
-  INDICATES BEARING POINT -
PROVIDE SOLID BLOCKING
TO FOOTING OR FOUNDATION WALL



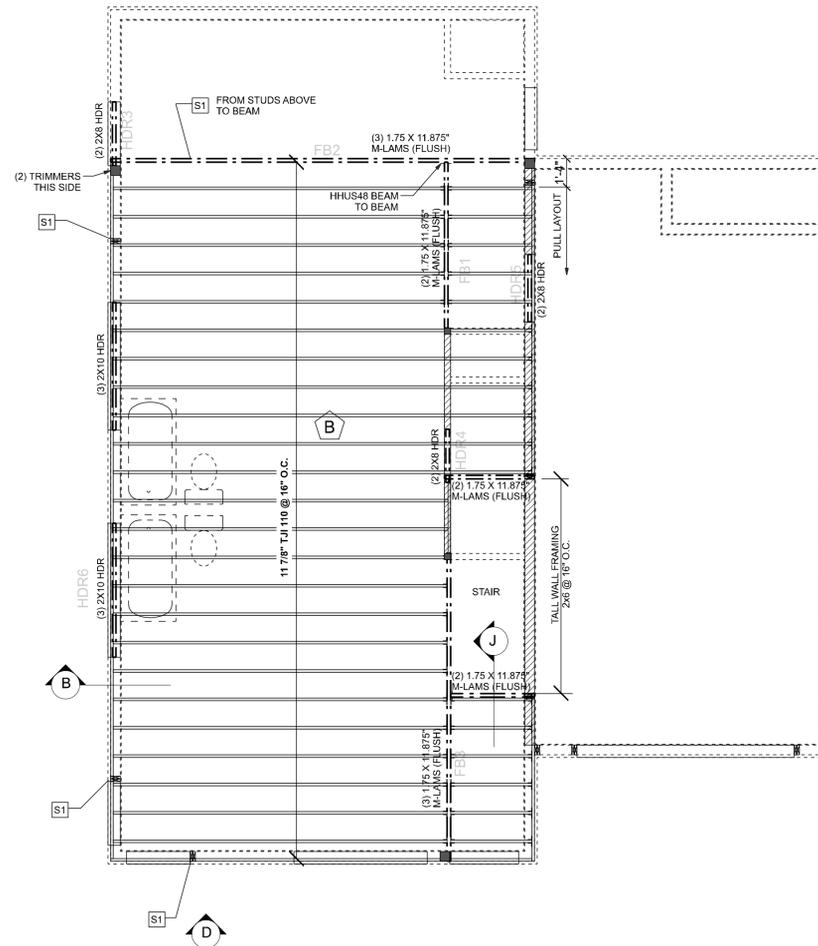
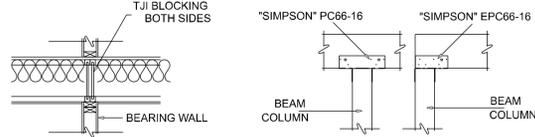
J HEAD HEIGHT AT STAIR FRAMING
SCALE: 1" = 1'-0"



B 2ND STORY FLOOR FRAMING
SCALE: 1/2" = 1'-0"

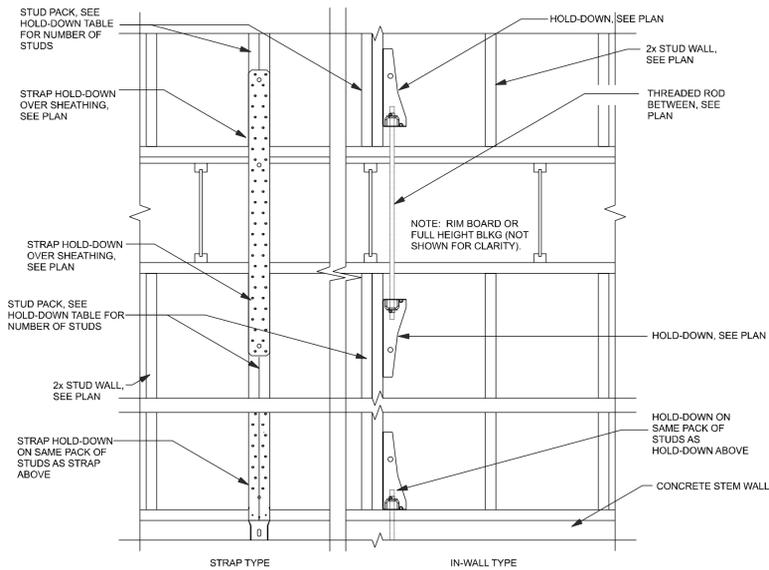
FLOOR DIAPHRAGM SCHEDULE

MARK	MATERIAL	BLOCKED	NAILING
B	7/8 PLY/OSB T&G, 48/24, APA RATED (MIN.)	NO	10d @ 6" O.C. EDGES, 12" O.C. FIELD



UPPER FLOOR FRAMING PLAN

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



D HOLDOWN DETAIL
SCALE: 1" = 1'-0"

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

REV 1	6.19.25
REV 2	6.25.25

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A	08-11-25
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CURRENT REVISION: **A**

DESIGNER: T. LACOCK

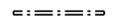
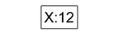
DRAFTSMAN: A. JORDANA

CHECKED BY: —

DRAWING:

FLOOR FRAMING

ROOF LEGEND:

-  PORTAL FRAME / LOAD BEARING BEAM / HEADER
-  ROOF DEFINITION LINES
-  GIRDER TRUSS
-  TRUSS
-  TRUSS LAYOUT DISTANCE (PERPENDICULAR TO THE LINE)
-  TRUSS DIRECTION & COLLATE (TRUSS PARALLEL TO THIS LINE)
-  ROOF SLOPE DIRECTION (DOWN)
-  ROOF PITCH CALLOUT
-  LOAD BEARING, FULL STUD OR POST SUPPORT
-  INTERIOR LOAD BEARING WALL (16" O.C. STUD FRAMING)
-  PORTAL FRAME, SEE DETAIL

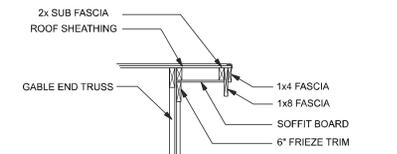
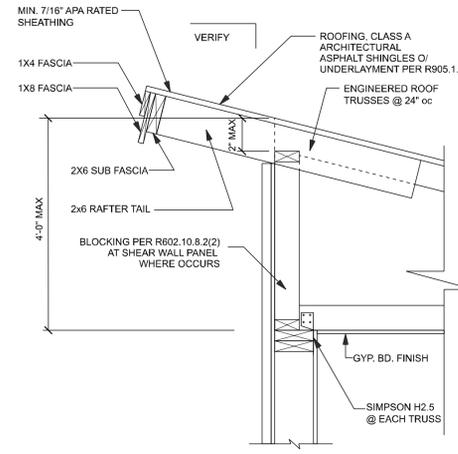
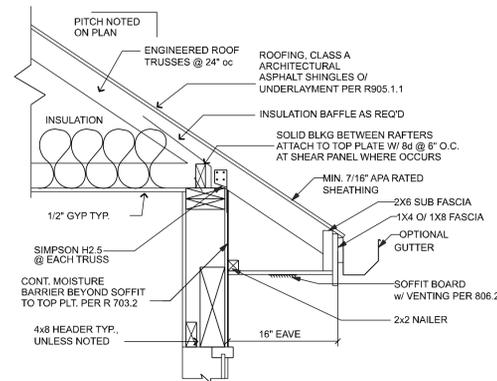
ROOF DIAPHRAGM SCHEDULE			
MARK	MATERIAL	BLOCKED	NAILING
A	7/16 PLY/OSB, 24/16, APA RATED (MIN.)	NO	8d @ 8" O.C. EDGES, 12" O.C. FIELD*
			ALTERNATE ATTACHMENTS (STAPLES)
			15 GA. x 1-3/4" STAPLES @ 4" O.C. EDGES, 8" O.C. FIELD
			16 GA. x 1-3/4" STAPLES @ 3" O.C. EDGES, 6" O.C. FIELD

*STAPLES PERMITTED PER TABLE R602.3(2) (ALTERNATE ATTACHMENTS)

ATTIC VENTILATION 1:300 PER R806.2				
S.F. UNDER ROOF	SQIN / 300	SOFFIT NET FREE AREA	RIDGE	GABLE
1546	222624 / 742	371	371	N/A

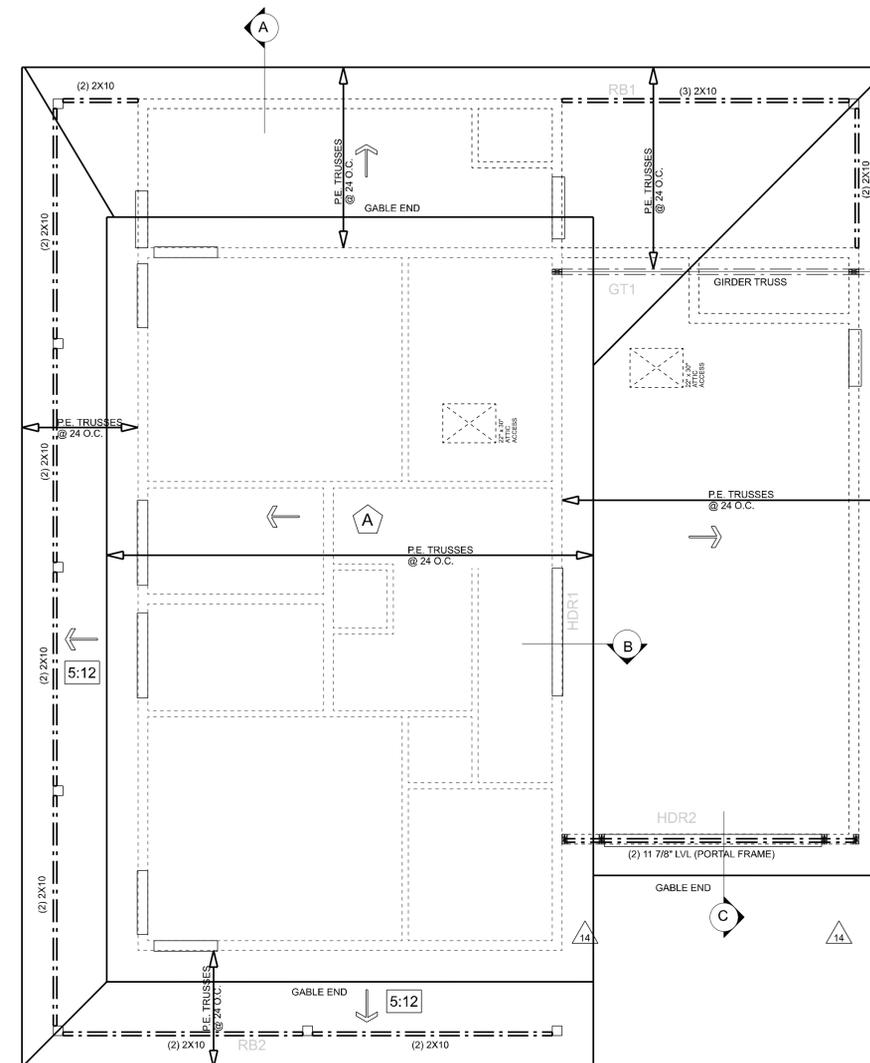
- ROOF VENTS = (10) VENTS / 38 SQ. IN. MIN NET FREE AREA
- SOFFIT VENTS = (7) 8X16 VENTS / 56 SQ. IN. MIN NET FREE AREA
- CONTINUOUS SOFFIT VENTS = (41 LIN. FT) 2-3/4X CONT. VENTS / 9 SQ. IN. PER FT. MIN NET FREE AREA
- CONTINUOUS RIDGE VENTS = (21 LIN. FT) CONT. VENTS / 18 SQ. IN. PER FT. MIN NET FREE AREA

* INSULATION BAFFLES TO BE INSTALLED PER EAVE BAFFLES N1102.2.3 (402.2.3) (NET AREA TO BE GREATER OR EQUAL TO VENT AREA)



 ENTIRE ROOF @ 3:12 PITCH
16" OVERHANG AT GABLE END
16" SOFFIT AT EAVES
UNLESS OTHERWISE NOTED

ROOF PITCH UNDER 4:12 RATIO SHALL APPLY 2 LAYERS OF UNDERLAYMENT or ICE/WATER SHIELD or CODE APPROVED ALTERNATE AS PER MANUFACTURER RECOMMENDATIONS / REQ's



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NORTH CLAY RESIDENCE
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PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS	
REV 1	6.19.25
REV 2	6.25.25

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS	
REV A	08-11-25

CURRENT REVISION: **A**
DESIGNER: T. LACHKIC
DRAFTSMAN: A. KORDJANI
CHECKED BY: —

DRAWING:
ROOF
7

PRELIMINARY DRAWINGS

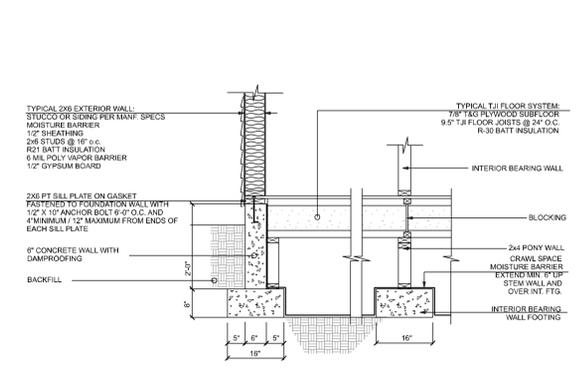
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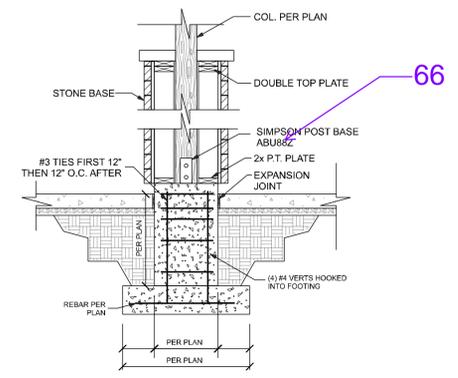
FINAL DRAWINGS

REV A	08-11-25
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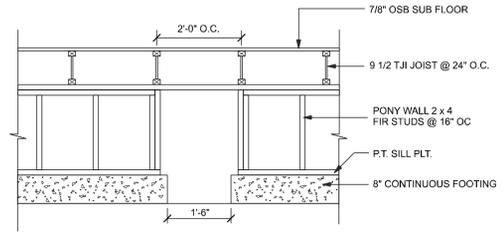
CURRENT REVISION: **A**
DESIGNER: T. LACHKIC
DRAFTSMAN: A. KORDJANI
CHECKED BY: —
DRAWING:



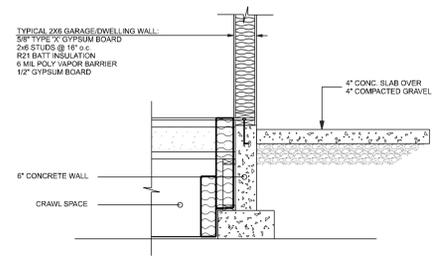
B CRAWL FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



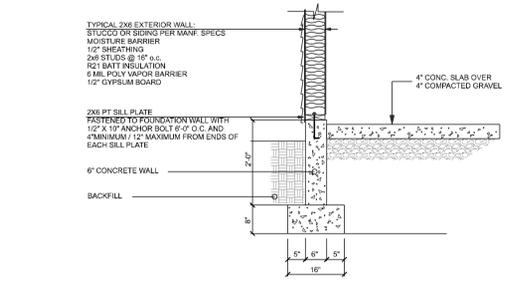
C PIER PAD DETAIL
SCALE: 1/2" = 1'-0"



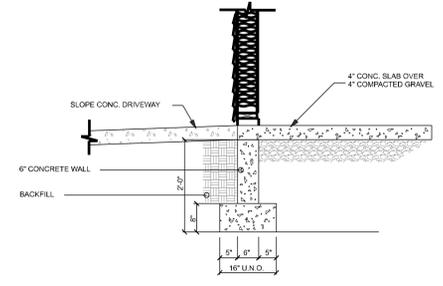
D PONY WALL ACCESS DETAIL
SCALE: 1/2" = 1'-0"



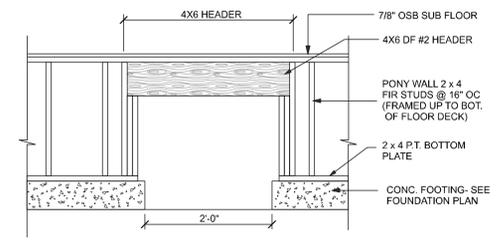
E GARAGE/DWELLING FIRE SEPARATION DETAIL
SCALE: 1/2" = 1'-0"



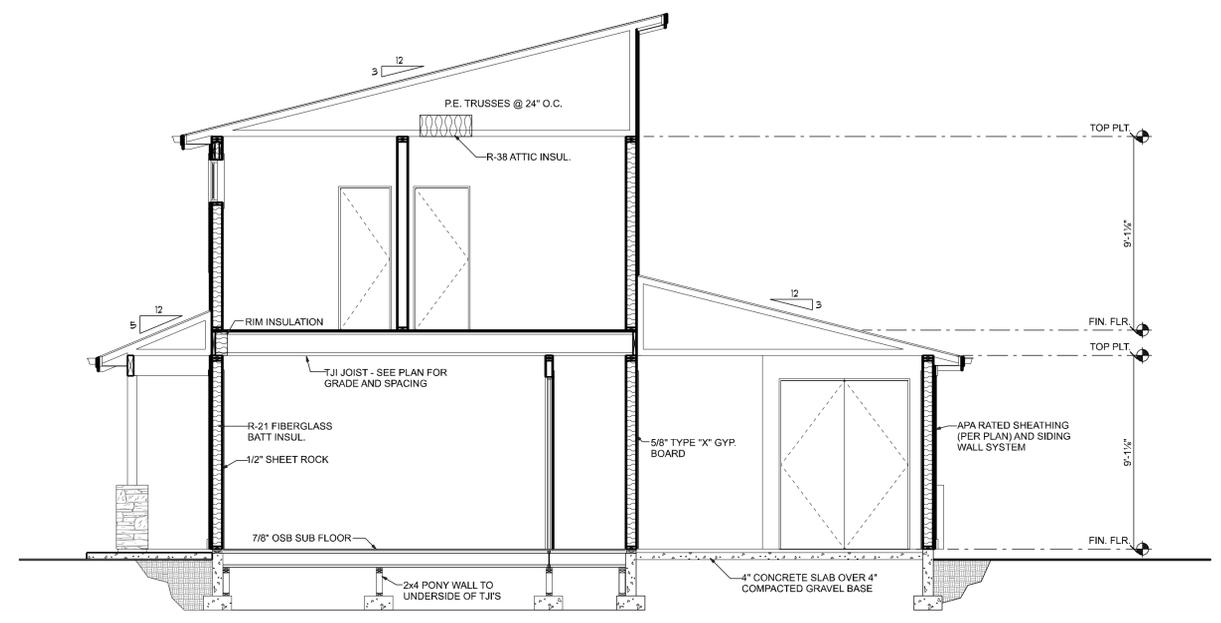
F GARAGE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



G FOUNDATION DETAIL @ OPENING
SCALE: 1/2" = 1'-0"



J PONY WALL ACCESS DETAIL @ BEARING WALL
SCALE: 1/2" = 1'-0"



SECTION VIEW A
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

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REV A	08-11-25

CURRENT REVISION: **A**

DESIGNER: T. LACHKIC
DRAFTSMAN: A. KORDJANI
CHECKED BY: —

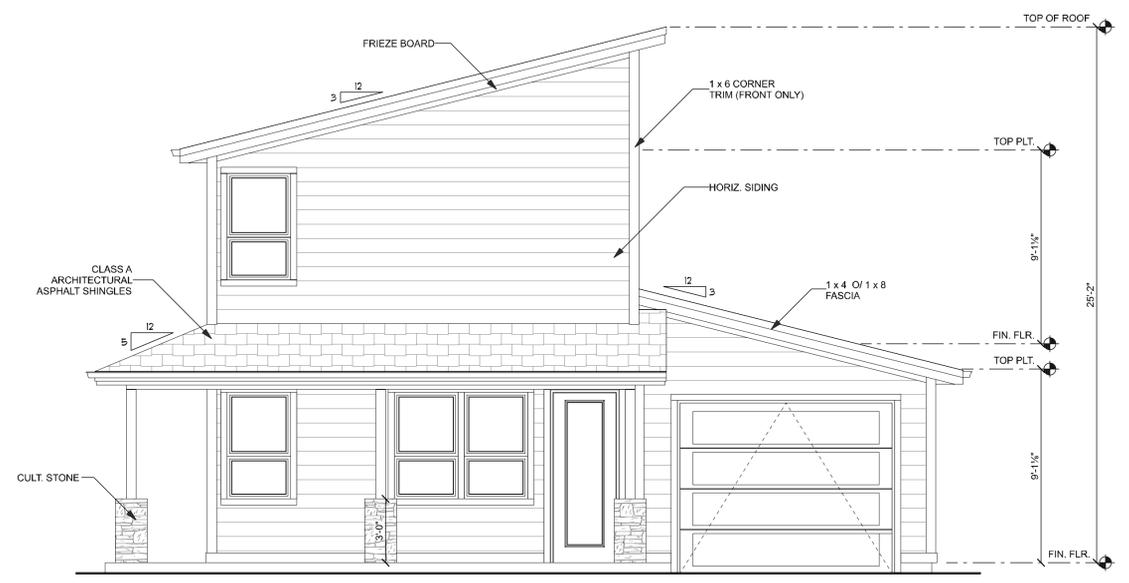
DRAWING:

ELEVATIONS

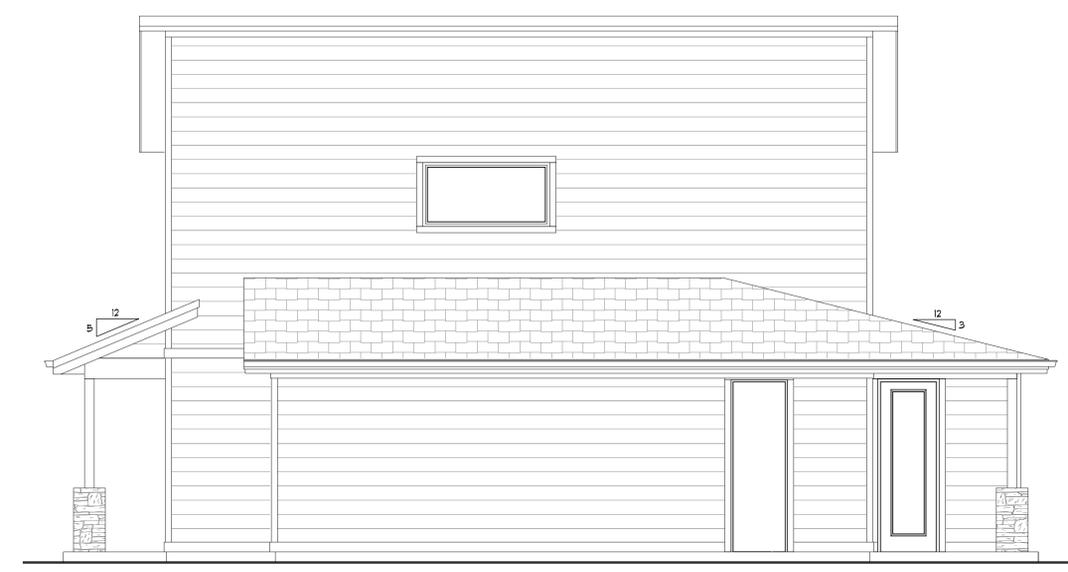
9

EXTERIOR NOTES:

1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
2. MIN MASONITE SOFFIT BOARD AT ALL SOFFITS.
3. ROOF VENTS 1 300 PER R806.2 TYPICAL TO REAR OF RIDGELINE. MINIMUM OF 38 SQ IN. NET FREE AREA OF EACH.
4. GABLE END VENT MINIMUM 118 SQ IN. NET FREE AREA.
5. PROVIDE 8" x 16" SCREENED SOFFIT VENTS OR 2" CONTINUOUS VENTING AS PREFERRED PER R806.2
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CCB'S PRIOR TO CONSTRUCTION.
7. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION.
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURES SPECIFICATIONS.
9. INSTALL SIDING AND BATTENS PER SEC. 703.5



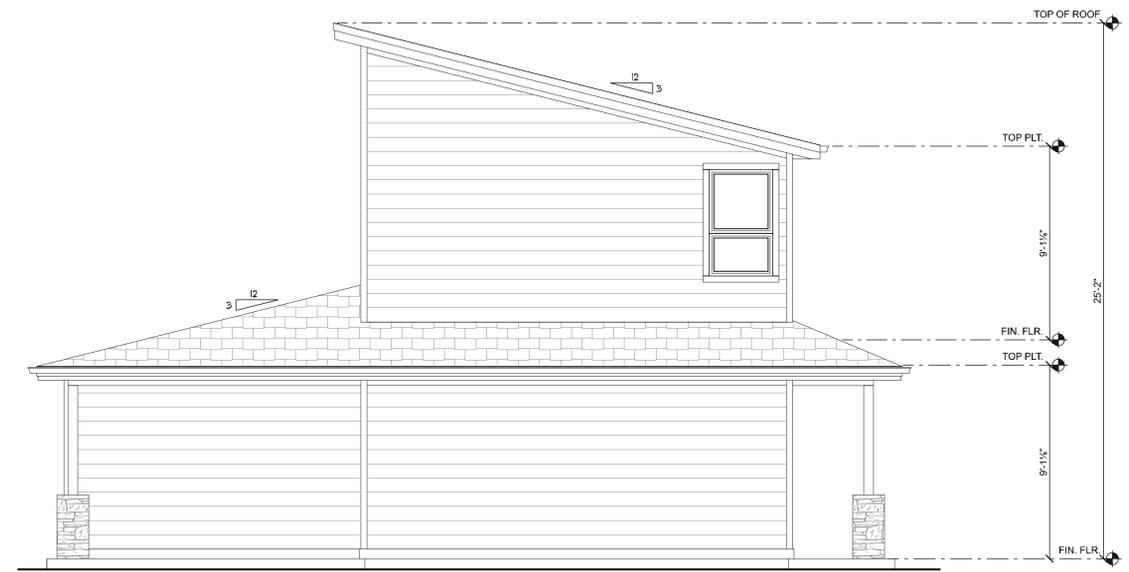
FRONT ELEVATION
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



RIGHT ELEVATION
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



LEFT ELEVATION
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



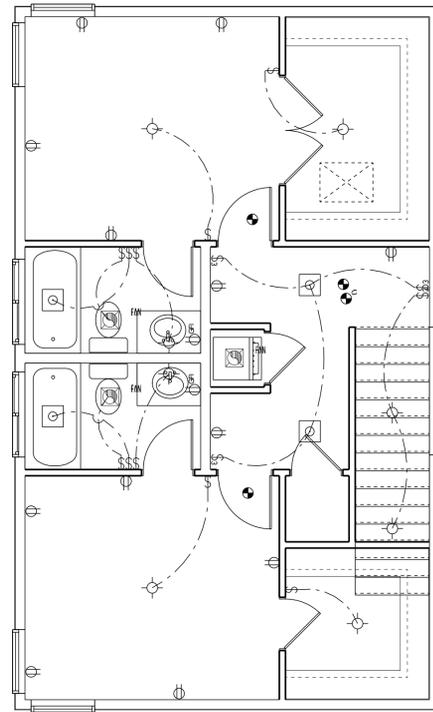
REAR ELEVATION
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

ELECTRICAL LEGEND

- § 2 WAY ELECTRICAL SWITCH
- §§ 3 WAY ELECTRICAL SWITCH
- ⊕ HALF HOT WALL OUTLET
- ⊕ DUPLEX WALL OUTLET
- ⊕ DUPLEX WALL OUTLET UNDER-COUNTER
- ⊕^W WATER-PROOF GROUND FAULT INTERRUPT
- ⊕ SPECIAL PURPOSE OUTLET
- ▽ TELEPHONE OUTLET
- ▽ CAT 5 OUTLET
- ⊕ TELEVISION
- ⊕ SMOKE DETECTOR
- ⊕^C CARBON MONOXIDE DETECTOR
- ⊕ CEILING LIGHT (SURFACE MOUNTED)
- ⊕ INCANDESCENT CEILING LIGHT (RECESSED)
- ⊕ INCANDESCENT WALL LIGHT
- ⊕^{FM} EXHAUST FAN (100 CFM KITCHEN MIN. / 50 CFM BATHROOM MIN.)
- ⊕ CEILING FAN, OPTIONAL
- ⊕ SCONCE
- ⊕^H HOSEBIB
- ⊕ THERMOSTAT (PROGRAMMABLE)
- ⊕ GAS STUB
- ⊕ FLUORESCENT LIGHT
- * OUTLETS AND SMOKE DETECTORS ARE TO PLACED PER CODE

MECH & ELEC NOTES

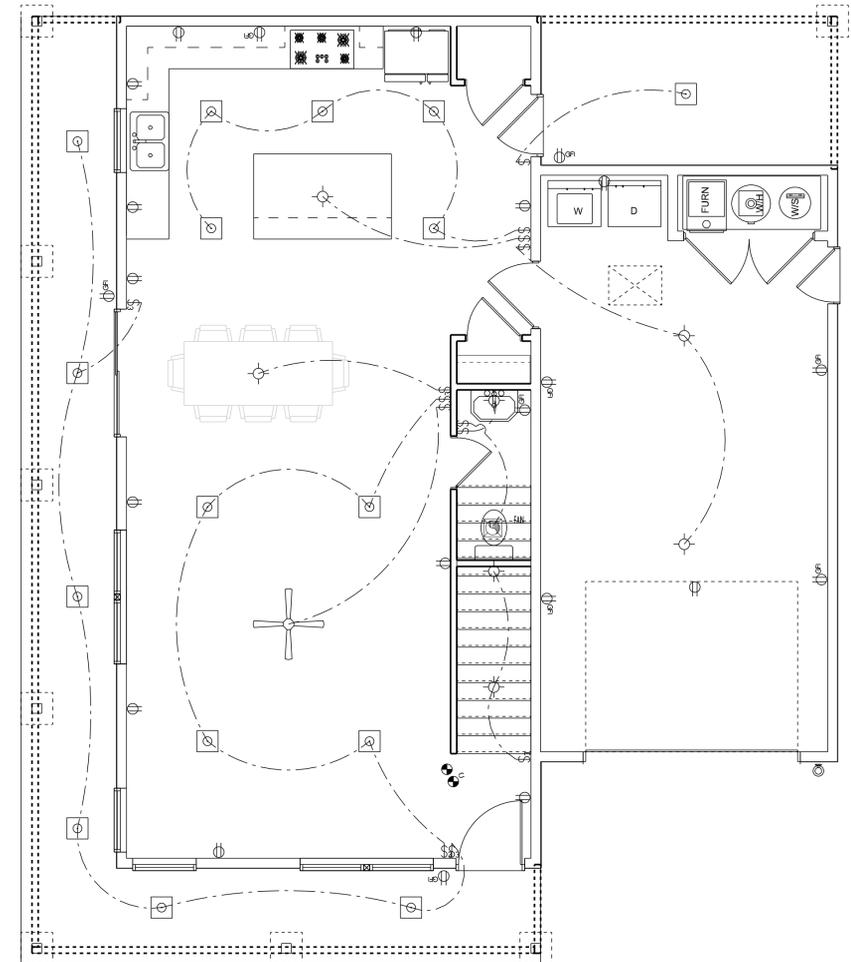
1. FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO THE GARAGE, FIRE STOP AND SEAL AROUND DUCT PENETRATION.
2. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
3. DRYER, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
4. ALL PLUMBING VENTS TO REAR OF RIDGE.
5. ALL FUEL BURNING APPLIANCE MUST HAVE COMBUSTION AIR FROM OUTSIDE. (PER IRC G2407.8)
6. ELECTRICAL & SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS.
7. SET ELECTRICAL & SERVICE RECEPTACLES AT 1'-6" A.F.F. TO CENTER OR AS NOTED.
8. SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 3'-10" A.F.F. TO CENTER.
9. SET ELECTRICAL (GFI) & SERVICE RECEPTACLES AT GARAGE 3'-10" A.F.F. TO CENTER.
10. GFI ELECTRICAL RECEPTACLES AT BATH 3'-6" A.F.F. TO CENTER.
11. ELECTRICAL RECEPTACLES FOR FREEZER NOT A GFI, LABEL.
12. DRYER TO VENT THROUGH ROOF ON ONE STORY PLANS AND TO SECOND FLOOR JOIST AND OUT SIDE WALL ON TWO STORY PLAN
13. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET MINIMUM OF 2'-0" ABOVE GRADE
14. ELECTRICAL SERVICE METER 5'-0" AWAY FROM CORNER.
15. SMOKE/ CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC R314 AND R315.
16. ALL RECESSED LIGHTING FIXTURES SHALL BE IC RATED AND SEALED TO THE FINISHED SURFACE PER IECC R402.4.5



UPPER ELECTRICAL PLAN

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)
SCALE : 1/8" = 1'-0" (HALF SIZE PLANS)

R314 - SMOKE ALARMS SHALL BE INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP
N1104.1 - 90% OF ALL LAMPS IN PERMANENT LIGHTING FIXTURES SHALL BE HIGH EFFICACY
M1505.4.4 - LOCAL EXHAUST RATES PER TABLE M1505.4.4 50 CFM BATHROOM EXHAUST, 100 CFM RANGE EXHAUST



ELECTRICAL PLAN

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)
SCALE : 1/8" = 1'-0" (HALF SIZE PLANS)

PLAN CONFORMS TO CURRENT PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

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REV 2	6.25.25

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FINAL DRAWINGS

REV A	08-11-25
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CURRENT REVISION: **A**

DESIGNER: T. LACHKIC

DRAFTSMAN: A. KORDJANI

CHECKED BY: —

DRAWING: