



City of Kuna
 Planning & Zoning Department

City of Kuna
 P.O. Box 13
 Kuna, Idaho 83634
 Phone: (208) 922-5274
 Fax: (208) 922-5989
 www.Kunacity.id.gov

Agency Transmittal

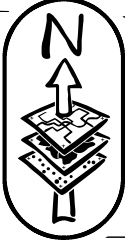
May 9, 2018

Notice is hereby given by the City of Kuna that the following action is under consideration:

FILE NUMBER:	18-08-SUP (Special Use Permit) – <i>PiStem Academy, Kuna, Idaho.</i>
PROJECT DESCRIPTION	Applicant is seeking a Special Use Permit for a NEW Charter School (Project Impact Stem Academy - PiStem), to be built in multiple phases. Applicant seeks to add three (3) 60' X 60' manufactured buildings (approx. 3,600 square feet/ea.) for classroom and school purposes, a parking lot, bus drop-off and to add improvements to Hubbard Road (a new future segment of School Avenue). Applicant intends to add permanent building(s) within two-three years after opening.
SITE LOCATION	2275 W. Hubbard Road, Idaho, 83634. At the SEC of Hubbard and School Avenue.
REPRESENTATIVE	<i>Ensign Development</i> <i>Brett Jensen</i> 2694 N. 920 E. North Logan, UT 84341 435.881.9040 brett@ensigndevelopmentgroup.com
SCHEDULED HEARING DATE	Tuesday, June 12, 2018 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can supply us as to how this action would affect the service(s) you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different/additional plans or paper copies to review, notify our office and we will send copies. Please notify our office who future packets should be sent to, include their email.**

VICINITY MAP



Kuna Canal

S Perfect Ln

S Foraker Ave

W Seldovia St

S Riley Creek Ave

W Sagwon Dr

S Linder Rd

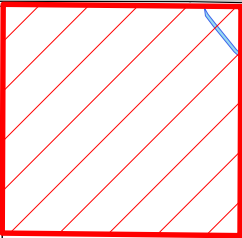
S Iditarod Dr

W Seward St

S Update Ave

W Hubbard Rd

N Attwood Ln



N Kelsan Ave

W Treehouse Way

W Silverdale Ct

State Lateral

W Quaking Aspen Ln

Ardell Rd

N Tumbler Pl

N Honey-suckle Way

N Blossom Way

N Corktree Way

N Linder Rd

Legend



PiStem School



PARCEL LINES



ROADS



WATER FEATURES

TB



PROJECT BOUNDARY
5.00-ACRES

Project Impact STEM Academy
1577 N. Linder Road
MB 162
Kuna, Idaho 83634

Planning & Zoning Department
751 W. 4th Street
PO Box 13
Kuna, Idaho 83634

Dear Sirs:

As a growing bedroom community in the Treasure Valley, Kuna's growth rate is outpacing the ability to provide learning environments that are personalized to individual student's needs. As the city of Kuna and its school district continues to grow, the need for families to be able to choose a form of education that fits their student's needs will also continue to grow.

Desire from the community for additional education options is evident. In a recent survey completed by KSD, nearly 36% of respondents expressed a desire to see STEM/STEAM integrated into each school within the district. The only other local charter school, Falcon Ridge Charter School, although not using a STEM integrated model, saw over 500 applications in their last lottery and has nearly 300 students on a waiting list.

Project Impact STEM Academy (PiSA) will offer a much needed and desired additional choice for the families of Kuna and their student's educational needs. This was all too evident in the school's first lottery proceedings where we had ~450 applications for the 297 positions available. PiSA currently has a waitlist of nearly 150 students.

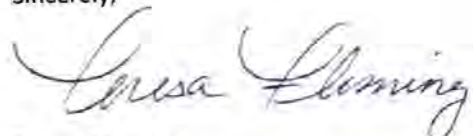
PiSA's administration envisions the campus as a community center of learning, reaching far beyond that of the enrolled students. PiSA's students, families and staff will be engaged, active members of the community. Educational projects will be developed with Kuna in mind and ask questions of our students such as:

- How can I add value to my community?
- What is best for Kuna? Where are the needs?
- How do we best honor our history and shape our future?
- How can I share my learning, and love of learning with others of my community?

The school campus will be a visualization of these concepts. While funding does not permit an immediate permanent structure or elaborate landscaping designs, our students, families and staff will be actively involved developing a campus that enhances the area. Lessons of sweat equity, grit, and 'can-do' will be evident from the start. PiSA believes the pride developed from this involvement, being able to see their own individual impact, will spread beyond the school and beyond the campus.

We appreciate your consideration and look forward to working with you.

Sincerely,



Teresa Fleming
Board Chairman
Project Impact STEM Academy
www.pistem.org
208-576-4811



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-08-SUP 18-15-DR
Project name	KUNA PISTON CHARTER
Date Received	5.7.2018
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: <u>PISA Land Holdings</u>	Phone Number: <u>801-671-9349</u>
Address: <u>2694 N 920 East</u>	E-Mail: <u>jeremy@ensightdevelopmentgroup.com</u>
City, State, Zip: <u>North Logan, UT 84341</u>	Fax #: <u>N/A</u>
Applicant (Developer): <u>Same as above</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Michael Taylor</u>	Phone Number: <u>435-213-3762</u>
Address: <u>540 W Golf Course RD. STE B1</u>	E-Mail: <u>mtaylor@CSG.WORK</u>
City, State, Zip: <u>Providence, UT 84332</u>	Fax #: <u>N/A</u>

Subject Property Information

Site Address: <u>2275 West Hubbard RD</u>	
Site Location (Cross Streets): <u>Hubbard & Atwood LN</u>	
Parcel Number (s): <u>S 1314 120890</u>	
Section, Township, Range: _____	
Property size: <u>9.62 Acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>School</u>
Current zoning district: <u>R6</u>	Proposed zoning district: <u>R6</u>



Project Description

Project / subdivision name: N/A
General description of proposed project / request: Charter School

Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other School

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: 1 home 1 garage
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 1
Gross floor area square footage: Phase 1 - 10,800 Existing (if applicable): 1
Hours of operation (days & hours): 7 - 5 Building height: Phase 1 - 20'
Total number of employees: 20 Max. number of employees at one time: 20
Number and ages of students/children: Phase 1 - 299 Seating capacity: 437
Fencing type, size & location (proposed or existing to remain): _____

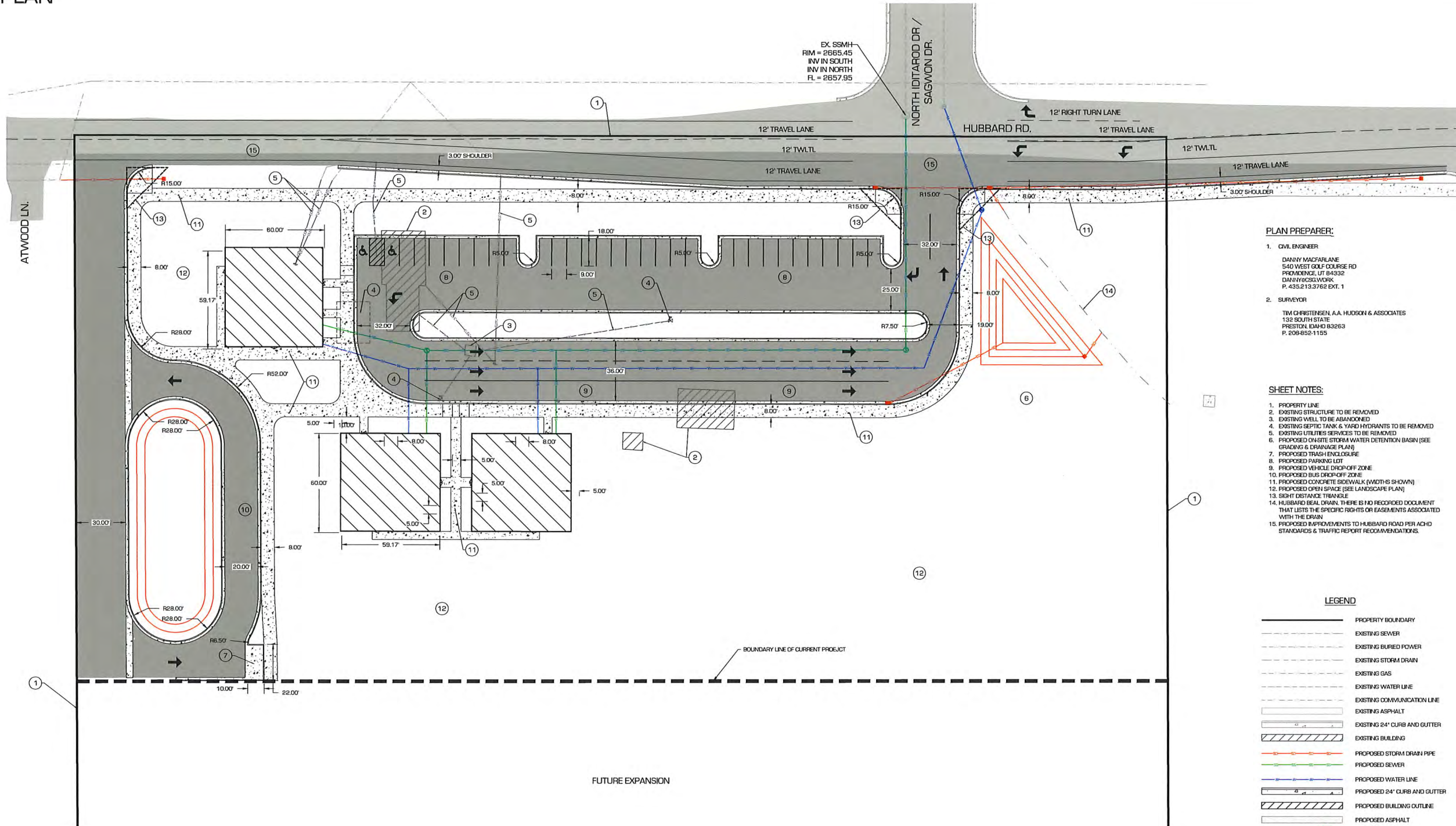
Proposed Parking: a. Handicapped spaces: 2 Dimensions: _____
b. Total Parking spaces: 32 Dimensions: _____
c. Width of driveway aisle: 25'

Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature:  Date: 5-1-18



SITE PLAN



EX. SSMH
RIM = 2665.45
INV IN SOUTH
INV IN NORTH
FL = 2657.95

PLAN PREPARER:

1. CIVIL ENGINEER
DANNY MACFARLANE
540 WEST GOLF COURSE RD
PRINCEDENCE, UT 84332
DANNY@CIVILSOLUTIONSGROUP.NET
P. 435.213.3762 EXT. 1
2. SURVEYOR
TIM CHRISTENSEN, A.A. HUDSON & ASSOCIATES
132 SOUTH STATE
PRESTON, UTAH 83263
P. 208.852-1155

SHEET NOTES:

1. PROPERTY LINE
2. EXISTING STRUCTURE TO BE REMOVED
3. EXISTING WELL TO BE ABANDONED
4. EXISTING SEPTIC TANK & YARD HYDRANTS TO BE REMOVED
5. EXISTING UTILITIES SERVICES TO BE REMOVED
6. PROPOSED ON-SITE STORM WATER DETENTION BASIN (SEE GRADING & DRAINAGE PLAN)
7. PROPOSED TRASH ENCLOSURE
8. PROPOSED PARKING LOT
9. PROPOSED VEHICLE DROP-OFF ZONE
10. PROPOSED BUS DROP-OFF ZONE
11. PROPOSED CONCRETE SIDEWALK (WIDTHS SHOWN)
12. PROPOSED OPEN SPACE (SEE LANDSCAPE PLAN)
13. SIGHT DISTANCE TRIANGLE
14. HUBBARD RD. DRAIN. THERE IS NO RECORDED DOCUMENT THAT LISTS THE SPECIFIC RIGHTS OR EASEMENTS ASSOCIATED WITH THE DRAIN
15. PROPOSED IMPROVEMENTS TO HUBBARD ROAD PER ACHD STANDARDS & TRAFFIC REPORT RECOMMENDATIONS.

LEGEND

- PROPERTY BOUNDARY
- EXISTING SEWER
- EXISTING BURIED POWER
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING WATER LINE
- EXISTING COMMUNICATION LINE
- EXISTING ASPHALT
- EXISTING 24" CURB AND GUTTER
- EXISTING BUILDING
- PROPOSED STORM DRAIN PIPE
- PROPOSED SEWER
- PROPOSED WATER LINE
- PROPOSED 24" CURB AND GUTTER
- PROPOSED BUILDING OUTLINE
- PROPOSED ASPHALT
- SEWER MANHOLE
- STORM DRAIN BOX
- WATER METER
- ACCESSIBLE PARKING STALL

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PISA CHARTER SCHOOL
2275 WEST HUBBARD ROAD
KUNA, ID 83634

MARK	DATE	DESCRIPTION

PROJECT #: 18-064
DRAWN BY: C. BOWN
PROJECT MANAGER: D. MACFARLANE
ISSUED: 04.25.18



received
5.7.2018



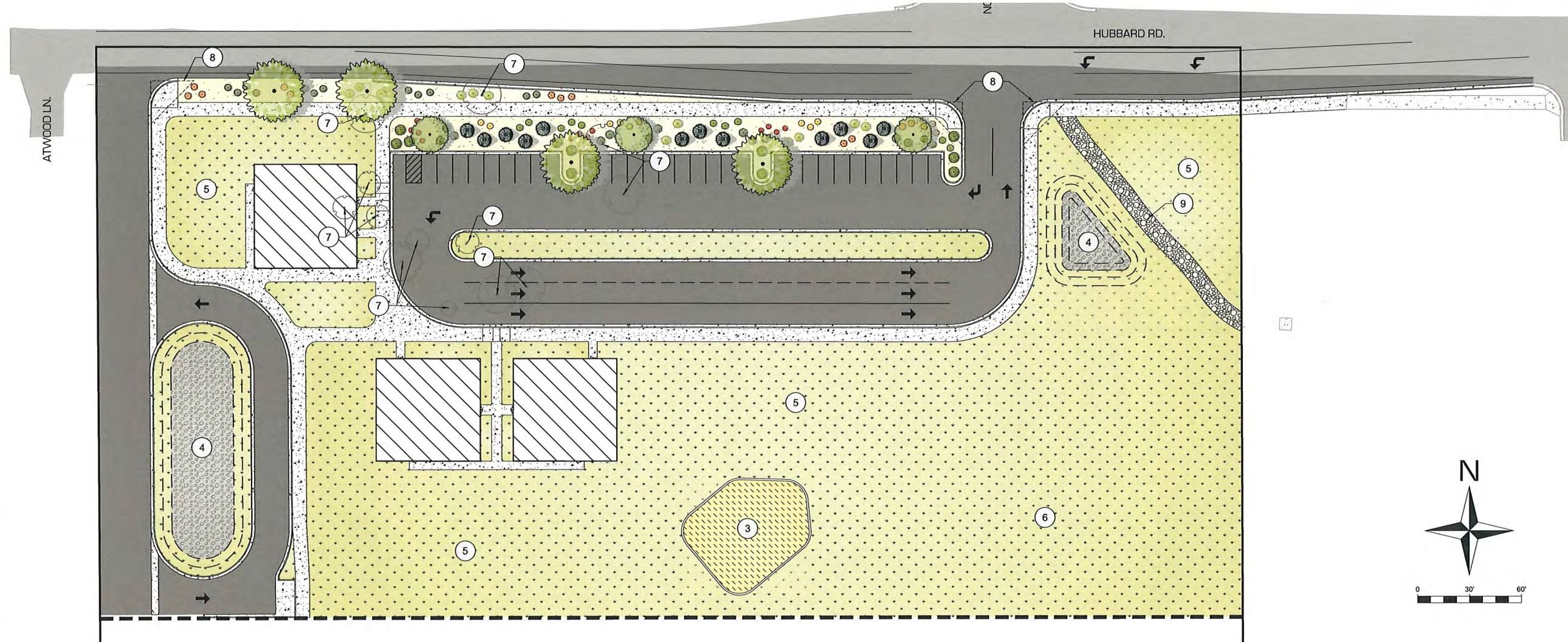
SITE PLAN

C-101

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. ANY SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

PISA CHARTER SCHOOL
LANDSCAPE & STREETScape PLAN
SCALE: 1"=30'

PLAN PREPARER:
1. LANDSCAPE ARCHITECT:
KENI ALTHOUSE
540 WEST GOLF COURSE RD
FRODOENGE, UT 84032
KALTHOUSE@CSS.VWORK
P. 435.213.3762 EXT. 4



NOTES

SYMBOL	DESCRIPTION	QTY
	1 NATIVE SEED MIX: Canada Bluegrass - 5lb/acre Red Fescue - 12lb/acre Durar Hard Fescue - 12lb/acre White Dutch Clover - 2lb/acre Total = 31lbs/acre	103,104 sf
	2 PLANTER BED: 4" depth of dark brown shredded bark mulch	10,047 sf
	3 PLAYGROUND: Component design by PISA Charter School over 12" depth of softfall play mulch with 12"x12" surrounding ribbon curb.	3,375 sf
	4 STORMWATER BASIN: 6-inch depth of 4-inch cobble	5,406 sf
	5 OPEN NATIVE GRASS AREA	
	6 OPEN NATIVE GRASS AREA: Possible location for future building	
	7 REMOVE EXISTING TREE	
	8 25'x25' SIGHT DISTANCE TRIANGLE	
	9 HUBBARD BEAL DRAIN: 6" depth of rip rap cobble, 3'-4" in size.	1,568 sf

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AL	4	Acer platanoides 'Emerald Queen' / Norway Maple	B&B	2"	
	MS	3	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2"	
	PB	12	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	B&B	6"	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME			
	BC	12	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry			
	CA	12	Coloneaster acutifolius / Peking Coloneaster			
	FC	12	Forsythia x 'Courtasol' TM / Gold Tide Forsythia			
	MC	12	Mahonia aquifolium 'Compacta' / Compact Oregon Grape			
	PM	12	Philadelphus x virginialis 'Miniature Snowflake' / Miniature Snowflake Mockorange			
	PB2	12	Prunus besseyi / Sand Cherry			
	RG	11	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac			
	SF	12	Spiraea japonica 'Neon Flash' / Neon Flash Spirea			

PISA CHARTER SCHOOL LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
BUILDING DEVELOPMENT - LANDSCAPE BUFFER	1 tree / 35 lf of frontage	18.85	19
	5 shrubs / 35 lf of frontage	94.28	95
	60% of req'd trees are evergreen	11.4	12
	2 species / 20 required trees	2 species	3 species

*Landscape Requirements taken from Kuna, Idaho - Code of Ordinances Title 5, Chapter 17 - Landscape Requirements

OPEN SPACE CALCULATIONS

DESCRIPTION	AMOUNT
PROJECT AREA (TOTAL PROPERTY = 435,599)	217,421 square feet
PROJECT FRONTAGE	650 linear feet

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PISA CHARTER SCHOOL
2275 WEST HUBBARD ROAD
KUNA, ID 83634

MARK:	DATE:	DESCRIPTION:

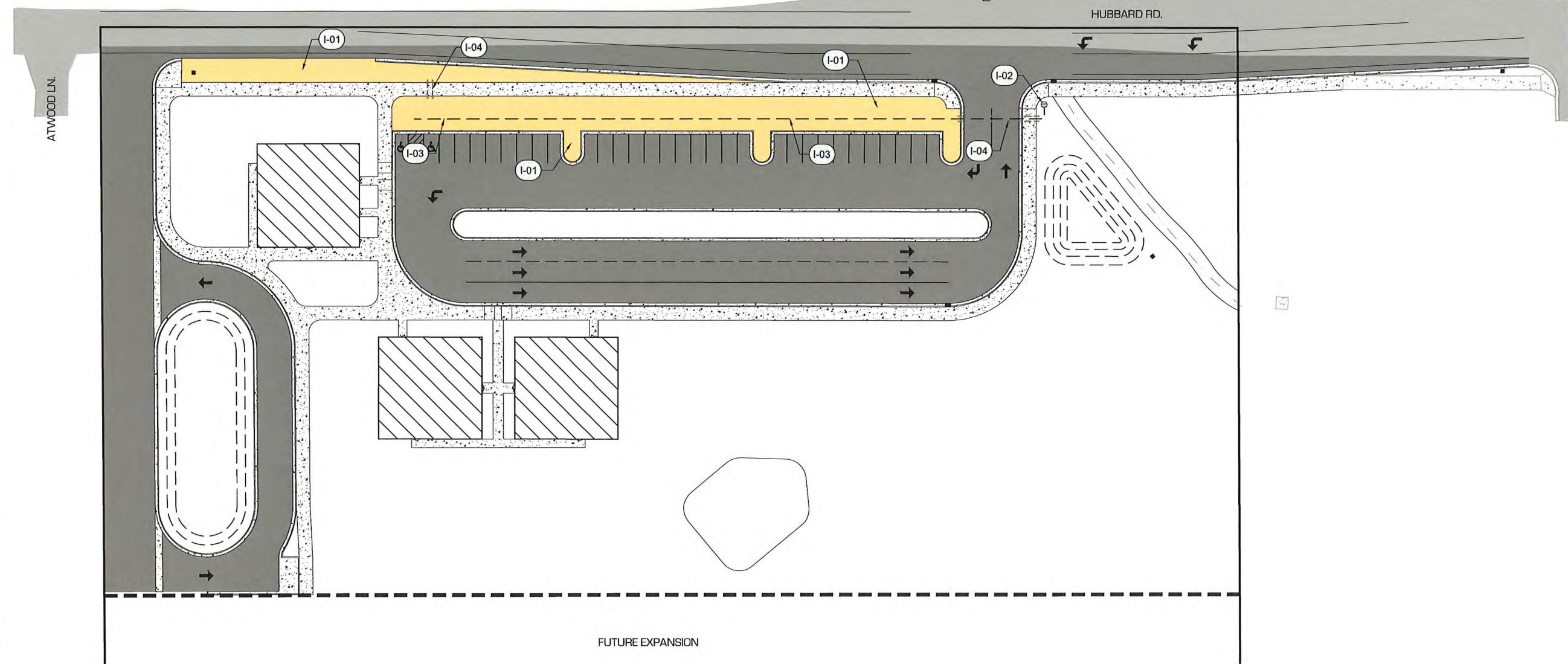
PROJECT #: 18-064
DRAWN BY: M. POWELL
PROJECT MANAGER: K. ALTHOUSE
ISSUED: 04.25.18







LANDSCAPE & STREETScape PLAN
L-101

PISA CHARTER SCHOOL
METHOD OF IRRIGATION
SCALE: 1"=30'

PLAN PREPARER:
1. LANDSCAPE ARCHITECT:
KEM ALHOUSE
540 WEST GOLF COURSE RD
PROVENCE, UT 84332
KALHOUSE@CSS.WORK
P. 435.213.3762 EXT. 4



IRRIGATION NOTES

SYMBOL	IRRIGATION DESCRIPTION	QTY
	(I-01) DRIP IRRIGATION: Xerif-bug emitters, micro-sprays, or dripline	10,048 sf
	(I-02) METER LOCATION	1
	(I-03) IRRIGATION MAINLINE: PVC Schedule 40 pipe (size to be determined when irrigation system is designed)	372 lf
	(I-04) PIPE SLEEVE: PVC Schedule 40 pipe	

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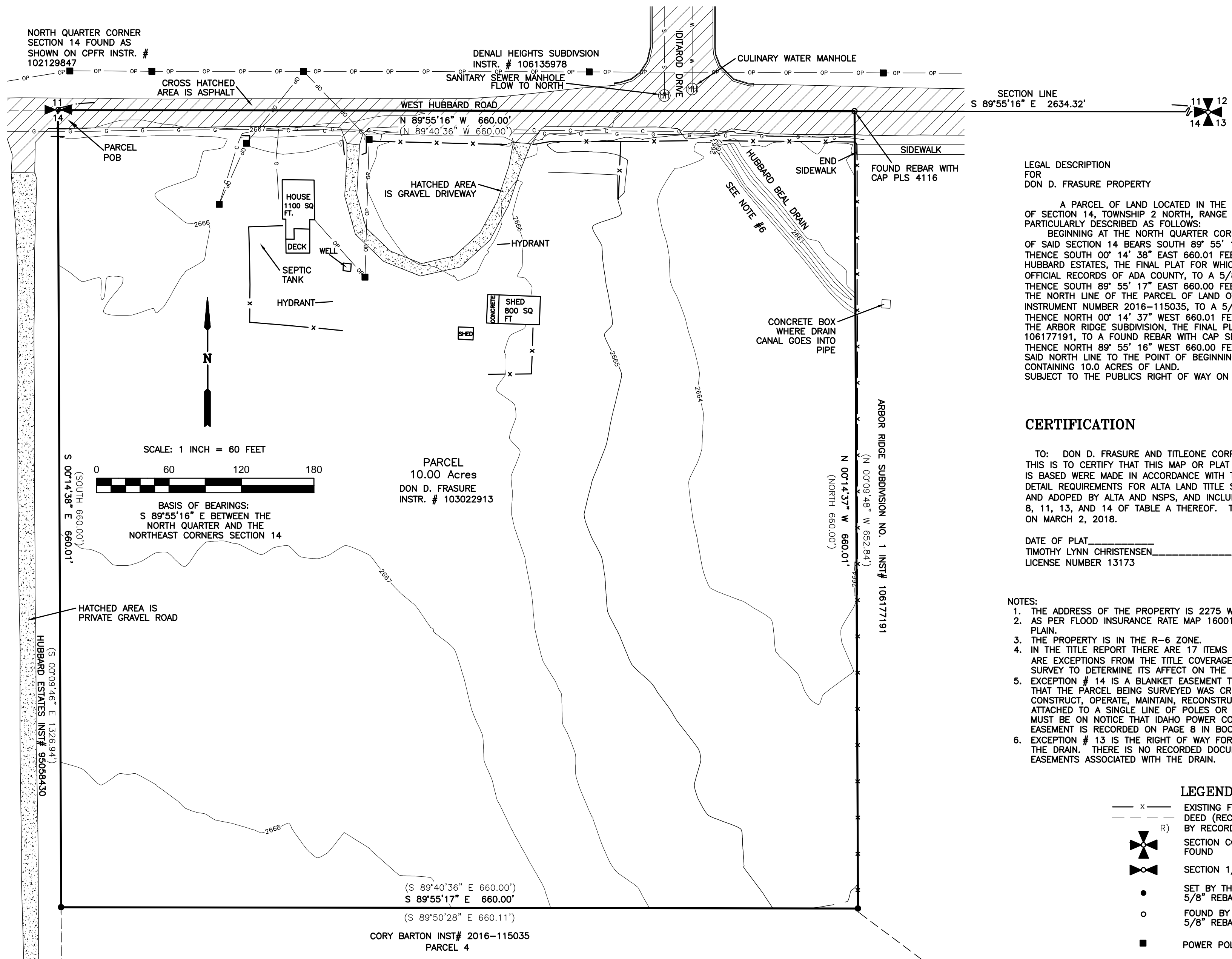


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METHOD OF IRRIGATION

L-102



LEGAL DESCRIPTION FOR DON D. FRASURE PROPERTY

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89° 55' 16" EAST 2634.32 FEET;

THENCE SOUTH 00° 14' 38" EAST 660.01 FEET (SOUTH 660.00 FEET BY RECORD) ALONG THE EAST LINE OF HUBBARD ESTATES, THE FINAL PLAT FOR WHICH IS RECORDED AS INSTRUMENT NUMBER 95058430, IN THE OFFICIAL RECORDS OF ADA COUNTY, TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON PLS 13173";

THENCE SOUTH 89° 55' 17" EAST 660.00 FEET (SOUTH 89° 40' 36" EAST 660.00 FEET BY RECORD) ALONG THE NORTH LINE OF THE PARCEL OF LAND OWNED BY CORY BARTON, WHICH PARCEL IS DESCRIBED IN INSTRUMENT NUMBER 2016-115035, TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 14' 37" WEST 660.01 FEET (NORTH 660.00 FEET BY RECORD) ALONG THE WEST LINE OF THE ARBOR RIDGE SUBDIVISION, THE FINAL PLAT FOR WHICH IS RECORDED AS INSTRUMENT NUMBER 106177191, TO A FOUND REBAR WITH CAP SET ON THE NORTH LINE OF SAID SECTION 14;

THENCE NORTH 89° 55' 16" WEST 660.00 FEET (NORTH 89° 40' 36" WEST 660.00 FEET BY RECORD) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES OF LAND.

SUBJECT TO THE PUBLICS RIGHT OF WAY ON WEST HUBBARD ROAD.

CERTIFICATION

TO: DON D. FRASURE AND TITLEONE CORPORATION,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7B, 8, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2, 2018.

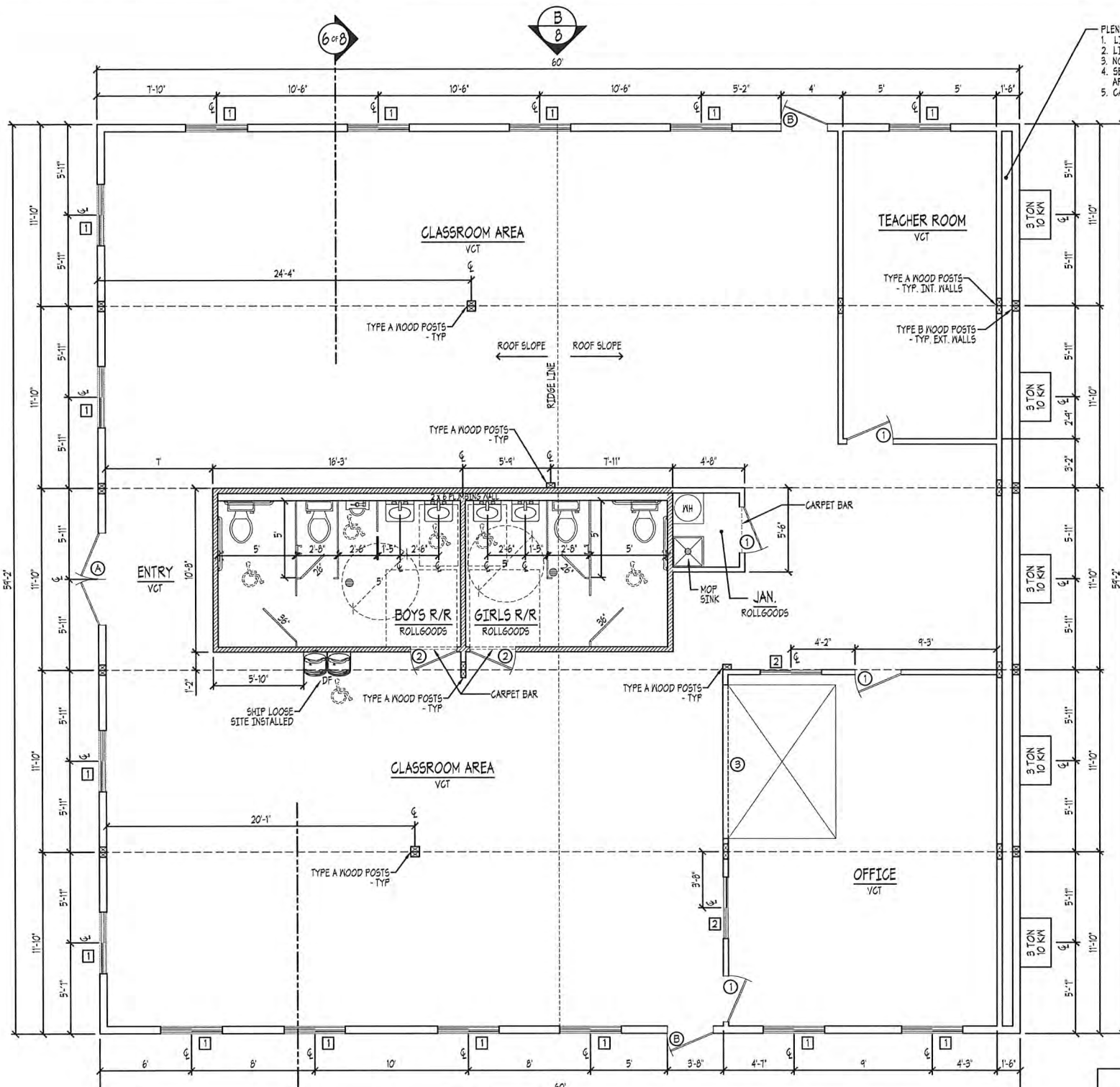
DATE OF PLAT _____
 TIMOTHY LYNN CHRISTENSEN
 LICENSE NUMBER 13173

- NOTES:**
1. THE ADDRESS OF THE PROPERTY IS 2275 WEST HUBBARD ROAD KUNA, IDAHO 83634
 2. AS PER FLOOD INSURANCE RATE MAP 16001C0250J THIS PROPERTY IS NOT IN A FLOOD PLAIN.
 3. THE PROPERTY IS IN THE R-6 ZONE.
 4. IN THE TITLE REPORT THERE ARE 17 ITEMS THAT AFFECT THE TITLE OF THE PROPERTY. THEY ARE EXCEPTIONS FROM THE TITLE COVERAGE. ONLY ITEM #14 NEEDS THE BENEFIT OF A SURVEY TO DETERMINE ITS AFFECT ON THE PROPERTY.
 5. EXCEPTION # 14 IS A BLANKET EASEMENT TO IDAHO POWER COMPANY ON A LARGE PARCEL THAT THE PARCEL BEING SURVEYED WAS CREATED FROM. IT IS FOR THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RECONSTRUCT AND REMOVE ELECTRIC APPURTENANCES ATTACHED TO A SINGLE LINE OF POLES OR OTHER SUPPORTS. THE OWNER OF THE PARCEL MUST BE ON NOTICE THAT IDAHO POWER COMPANY STILL HAS THIS EASEMENT. THE EASEMENT IS RECORDED ON PAGE 8 IN BOOK OF DEEDS 152.
 6. EXCEPTION # 13 IS THE RIGHT OF WAY FOR HUBBARD BEAL DRAIN. THIS SURVEY SHOWS THE DRAIN. THERE IS NO RECORDED DOCUMENT THAT LISTS THE SPECIFIC RIGHTS OR EASEMENTS ASSOCIATED WITH THE DRAIN.

- LEGEND**
- x - EXISTING FENCE
 - - - DEED (RECORD) LINE BY RECORD
 - ⊕ SECTION CORNER FOUND
 - ⊙ SECTION 1/4 CORNER
 - SET BY THIS SURVEY 5/8" REBAR W/ CAP
 - FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
 - POWER POLE
 - C- UNDERGROUND COMMUNICATIONS
 - G- UNDERGROUND GAS
 - OP- OVERHEAD POWER
 - W- UNDERGROUND CULINARY WATER
 - S- UNDERGROUND SANITARY SEWER

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA STANDARD SURVEY FOR THE PARCEL OF LAND OWNED BY DON D. FRASURE. THE PARCEL IS CURRENTLY DESCRIBED IN INSTRUMENT # 103022913 IN THE OFFICIAL RECORDS OF ADA COUNTY. THIS SURVEY USED THE NORTH LINE OF SECTION 14 AS THE NORTH PROPERTY LINE. THE SECTION LINE IS THE CENTERLINE OF HUBBARD ROAD. THE PARCEL IS SUBJECT TO THE PUBLICS RIGHTS ON HUBBARD ROAD. THE WEST LINE OF ARBOR RIDGE SUBDIVISION NO. 1 WAS USED AS THE EAST PROPERTY LINE. THE PLAT IS RECORDED AS INSTRUMENT # 106177191. THE NORTH DEED LINE OF THE PARCEL OF LAND OWNED BY CORY BARTON WAS USED AS THE SOUTH PROPERTY LINE. THE BARTON PROPERTY IS DESCRIBED IN INSTRUMENT # 2016-115035. THE EAST LINE OF HUBBARD ESTATES WAS USED AS THE WEST PROPERTY LINE. THE PLAT IS RECORDED AS INSTRUMENT # 95058430.

<p>LAND SURVEYORS</p> <p>A. A. HUDSON AND ASSOCIATES</p>	<p>132 SOUTH STATE PRESTON, IDAHO 83263 (208)852-1155</p>	<p>ALTA STANDARD RECORD OF SURVEY FOR</p> <p>DON D. FRASURE</p> <p>SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN ADA COUNTY, IDAHO</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>REVISIONS</td> <td>SURVEYED BY: TC DB</td> </tr> <tr> <td>1</td> <td>OFFICE WORK BY: LM</td> </tr> <tr> <td>2</td> <td>FIELD BOOK NO. ---</td> </tr> <tr> <td>PROJECT NO. 18038</td> <td>COMPLETION DATE MAR 2018</td> </tr> </table>	REVISIONS	SURVEYED BY: TC DB	1	OFFICE WORK BY: LM	2	FIELD BOOK NO. ---	PROJECT NO. 18038	COMPLETION DATE MAR 2018	<p>SURVEYOR'S CERTIFICATE</p> <p>I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HOLD CERTIFICATE NUMBER 13173 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.</p> <p>DATE _____ TIMOTHY LYNN CHRISTENSEN</p>	<p>RECORDER'S CERTIFICATE</p> <p>INSTRUMENT NO. _____</p> <p>DATE _____ TIME _____</p> <p>RECORD OF SURVEY NO. _____</p> <p>REQUESTED BY _____</p> <p>RECORDED BY _____</p> <p>FEE _____</p>
REVISIONS	SURVEYED BY: TC DB											
1	OFFICE WORK BY: LM											
2	FIELD BOOK NO. ---											
PROJECT NO. 18038	COMPLETION DATE MAR 2018											
DRAWING: 18038.dwg												



WALLS INSULATED W/ R-11 BATT INSULATION.
 FULL HEIGHT WALLS ALL MOD-LINE WALLS ARE TO BOTTOM OF BEAM

CUSTOMER APPROVAL

APPROVED
 APPROVED EXCEPT AS NOTED
 REVISE AS NOTED AND RESUBMIT

APPROVAL BY: _____ DATE: _____

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THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO:
 ADVANCED MODULAR MANUFACTURING
 1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

GENERAL NOTES -- IDAHO --

- CODES: 2015 IBC, 2012 IMC, 2011 IESRP FC, 2011 NEC, 2015 IECC.
- OCCUPANCY: E DIVISION:
- CONSTRUCTION TYPE: VB USEABLE SQ. FT.: 3,660
- OCCUPANCY LOAD: 156 MAX.
- HANDICAP REQUIREMENTS: ANSI A117.1-2009
- DESIGN LOADS: LIVE FLOOR: 50 LBS/SQ. FT. 2000# CONC. EXIT WAY: N/A LBS/SQ. FT. ROOF SNOW: 30 LBS/SQ. FT. GROUND SNOW: 43 LBS/SQ. FT. ULT. WIND: 115 MPH; EXPOSURE 'C' SEISMIC DESIGN: D, SDS=150g, SDI=0.60g.
- ELECTRICAL SYSTEMS: AS SHOWN
- PLUMBING SYSTEMS: AS SHOWN
- MECHANICAL SYSTEMS: AS SHOWN
- ADA CODES REQUIRE ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED. ACCESSIBILITY IS THE RESPONSIBILITY OF THE LOCAL USER. ANY RAMP STRUCTURE SHOULD BE APPROVED BY THE LOCAL BUILDING AUTHORITY.
- STATE INSPECTIONS: (SRD. PARTY) ICC CERTIFIED, STATE OF IDAHO INSPECTIONS

OCCUPANCY LOAD PER IBC/TABLE 1004.1.1
 CLASSROOM AREA = 20 SQ. FT. NET = 150 OCCUPANTS
 OFFICE AREA = 100 SQ. FT. GROSS = 6 OCCUPANTS
 TOTAL OCCUPANT LOAD PER TABLE 1004.1.1 = 156 OCCUPANTS

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

FLOOR PLAN



GENERAL SPECIFICATIONS

- REFER TO THESE PLANS FOR SPECIFICATIONS & LOCATIONS OF ALL WALLS, PARTITIONS, DOORS, WINDOWS, & OTHER ARCHITECTURAL ELEMENTS.
- BUILDING TO HAVE A GENERAL MANUFACTURER'S WARRANTY OF ONE (1) YEAR.
- BUILDING TO HAVE A ROOFING WARRANTY OF A MIN. TWENTY-FIVE (25) YEARS.
- BUILDING SECTIONS TO BE DELIVERED TO SITE WATER TIGHT.
- ALL LUMBER SHALL BE GRADED STAMPED BY AN APPROVED AGENCY (NWPA, NCLG, OR EQUAL), WHERE THE GRADE IS SPECIFIED ON THE PLANS, THE SAME GRADE OF DOUGLAS FIR-LARCH MAY BE USED.
- ALL SHEATHING SHALL BE APA APPROVED OSB.
- ALL NAILS SHOWN ON PLANS ARE BOX NAILS (UNLESS NOTED OTHERWISE). NAIL SIZES TO BE AS FOLLOWS:
 6d BOX NAILS: 0.091" Ø X 2" LONG
 8d BOX NAILS: 0.113" Ø X 2-1/2" LONG
 10d BOX NAILS: 0.135" Ø X 3" LONG
 16d BOX NAILS: 0.195" Ø X 3-1/2" LONG
- "PNEUTEK" FASTENERS MUST BE INSTALLED PER ICC-ES ESR-2441
- HILTI POWDER DRIVEN FASTENERS MUST BE INSTALLED IN ACCORDANCE PER ICC-ES ESR-1663 OR ESR-2284
- SELF DRILLING, SELF TAPPING SCREWS MUST BE INSTALLED IN ACCORDANCE W/ MFG'S RECOMMENDATIONS.
- LAG SCREWS MUST BE INSTALLED W/ 3/16" Ø PILOT HOLES.
- METAL FRAMING CONNECTORS MUST BE MANUFACTURED BY SIMPSON OR MUST BE EQUIVALENT. FASTENERS MUST BE INSTALLED IN COMPLIANCE W/ THE MFG'S LISTING.
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
- ALL LIGHT GAGE STEEL SHALL CONFORM TO ASTM A-510.
- ALL WELDING SHALL BE BY ELECTRIC ARC PROCESS PER AWS D11. ALL WELDING SHALL BE W/ E70XX ELECTRODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
- ALL BOLTS SHALL CONFORM TO ASTM A307.
- ALL HOLES IN CHASSIS TO BE FINISHED OR DRILLED. ALL HOLES TO BE 1/16" Ø OVER BOLT SIZE.
- CHASSIS SHALL BE COATED W/ 3 MIL. BLACK LATEX PAINT.

FRAMING SPECIFICATIONS

- FRAME: 12" PACO I-BEAM, OUTRIGGER TYPE, DETACHABLE HITCH, 4-AXLES (4-BRAKE), (8) 14-PLY TIRES.
- FLOOR: JOISTS: 2x8 (DPL #2/BETTER) @ 16" O.C.
 INSULATION: R-30 UNFACED FIBERGLASS BATT;
 FLOOR BOTTOM: SHEPHEAVE II" 5-MIL CLASS 'A' PLASTIC;
 NOTES: (1) PLASTIC LOOPED TO ACCOMMODATE R-30 INSULATION;
 (2) SEAL ALL PENETRATIONS THROUGH FLOOR BOTTOM FOR RODENT PROTECTION.
 SEE FINISHES FOR FLOOR PREPARATION.
- ROOF: COMPLEX STYLE; SLOPE 8" IN 30" TO EACH END;
 JOISTS: 2x12 (DPL #2/BETTER) @ 24" O.C.
 INSULATION: R-30 UNFACED FIBERGLASS BATT;
 ROOF BOTTOM: SHEPHEAVE II" 5-MIL CLASS 'A' PLASTIC;
 NOTE: PLASTIC LOOPED TO ACCOMMODATE R-30 INSULATION;
 SHEATHING: 1/2" APA RATED OSB EQ.
- SUPPORT POSTS: SEE DETAILS ON SHEET 6, FOR MATERIALS AND CONSTRUCTION.
- WALLS: EXTERIOR: 2x6 @ 16" O.C.;
 INTERIOR: 2x4 @ 16" O.C. (N.O.);
 PLATES: TOP: DOUBLE 2x; BOTTOM: SINGLE 2x.
- RETURN AIR: 24" x 24" GRILLES IN T-GRID CEILING DUCTED TO PLENUM WALLS, SEE SHEET 4.

FINISH SPECIFICATIONS

- EXTERIOR
 WALLS: INSULATION: R-19 UNFACED FIBERGLASS BATT;
 SHEATHING: N/A
 BUILDING WRAP: TYVEK OR EQUAL;
 SIDING: 4" x 4" x 3/8" L.P. "SMART SIDING" W/ 1/8" O.C. GROOVE PATTERN (COLOR: SHERVIN WILLIAMS "TBD");
 NOTE: 2" METAL FLASHING REQUIRED AT ALL HORIZONTAL SEAMS.
 TRIM: 4" x 5/8" L.P. "SMART TRIM" (COLOR: SW "TBD");
 ROOF: ROOFING: 45-MIL "WHITE" DIRECT GLUE EPDM RUBBER ROOFING SYSTEM;
- INTERIOR
 FLOOR: VCT: ARMSTRONGS "IMPERIAL" 12" X 12" X 1/8" VINYL-COMP (COLOR: TBD);
 ROLLGOODS: ARMSTRONGS "CONNECTION CORLON" 60-MIL IV WELDED SEAMS (COLOR: TBD);
 ROD: (IF APPL. CABLE) (COLOR: TO MATCH ROLLGOODS);
 WALLS: INSULATION: R-11 UNFACED FIBERGLASS BATT IN WALLS AS SHOWN ON PLAN;
 FINISH: (A) 5/8" VCG W/ BATTENS & SEAMS (COLOR: TBD);
 (B) FLOOR TO CEILING 1" NUDO "CLASS-A" FRP OVER 1/16" APA RATED OSB IN RESTROOMS AND JAN. ROOM (COLOR: WHITE);
 BASE MOULDING: FLEXCO 4" RUBBER COVE (COLOR: TBD);
 MOULDINGS: VINYL WRAP BATTENS, FRP AND FACTORY STANDARD PRE-FINISHED "WOODGRAIN" STYLE WHERE APPLICABLE;
 CEILING: T-GRID SUSPENDED CEILING SYSTEM @ 45" A.F.F. SEE SHEET 3.

DOORS & WINDOWS

- EXTERIOR DOORS: (A) 6068 ARTEK 20-GA. STEEL DOOR W/ 6" x 27" VISION KIT IN 18-GA. ADJUSTABLE STEEL FRAME; (COLOR: TBD)(TOTAL: 1);
 HARDWARE: HINGES: 4.5x4.5 NRP #26D;
 MULLION: REMOVABLE STYLE;
 PANIC: CAL-ROYAL GRADE-1, 2200 SERIES IV EXT. LEVER TRIM.
 WEATHERSTRIP: HAGER #845V, #AL, (HEAD & JAMB);
 S/WEEP: HAGER #1505XN, #AL, DOOR WIDTH;
 THRESHOLD: HAGER #4125A, #AL, DOO, #AL;
 CLOSURE: S-PARKER #441, #AL;
 (B) 3068 ARTEK 20-GA. STEEL DOOR W/ 6" x 27" VISION KIT IN 18-GA. ADJUSTABLE STEEL FRAME; (COLOR: TBD)(TOTAL: 2);
 HARDWARE: HINGES: 4.5x4.5 NRP #26D;
 MULLION: REMOVABLE STYLE;
 PANIC: CAL-ROYAL GRADE-1, 2200 SERIES IV EXT. LEVER TRIM.
 WEATHERSTRIP: HAGER #845V, #AL, (HEAD & JAMB);
 S/WEEP: HAGER #1505XN, #AL, DOOR WIDTH;
 THRESHOLD: HAGER #4125A, #AL, DOO, #AL;
 CLOSURE: S-PARKER #441, #AL;
- INTERIOR DOORS: (C) 3068 1-3/4" 5G MASONITE "WALKERTON" PREFINISHED OAK DOORS W/ "BROWN/STONE" TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS; (DOOR COLOR: GOLDEN LEGACY II);
 HARDWARE: (D) LOCKSET: S-PARKER GRADE 2 KEYS LEVER (TOTAL: 4);
 (E) GRADE 2 PUSH/PULL, S-PARKER #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2);
 (F) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1);
 (G) 4040 "AMSCO" "WHITE" VINYL FRAME, HS, W/ INSULATED CLEAR "LOW-E" GLASS AND INSECT SCREEN (TOTAL: 15);
 (H) 4040 "AMSCO" "WHITE" VINYL FRAME, NO FIN, HS, W/ INSULATED CLEAR GLASS (TOTAL: 2);
- WINDOWS: (I) 4040 "AMSCO" "WHITE" VINYL FRAME, HS, W/ INSULATED CLEAR GLASS (TOTAL: 15);
 (J) 4040 "AMSCO" "WHITE" VINYL FRAME, NO FIN, HS, W/ INSULATED CLEAR GLASS (TOTAL: 2);
- BLINDS: 1" METAL SLAT TYPE ON ALL WINDOWS (COLOR: WHITE).

CABINETRY & APPLIANCES

- WATER HEATER: SEE SHEET 4.
- FIRE EXTINGUISHER: N.I.C. (PROVIDED AND INSTALLED ON-SITE BY OTHERS).

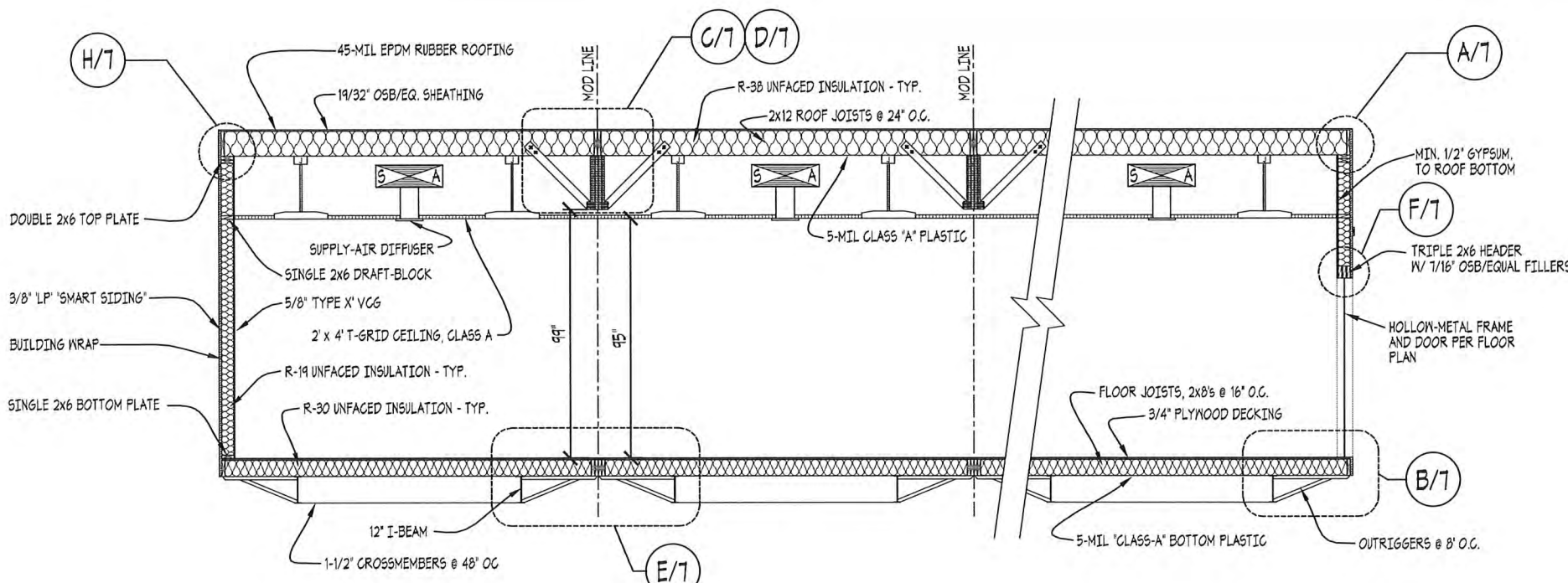
SKIRTING

- OPTIONAL

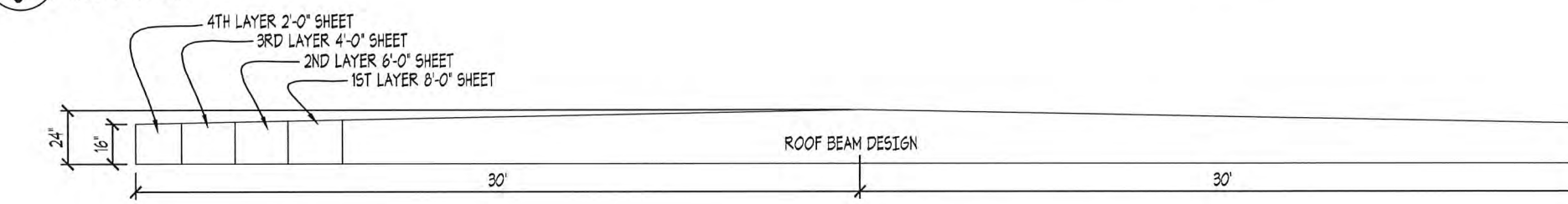
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DATE	
REVISIONS	(1)
SHEET CONTENTS:	FLOOR PLAN
PROJECT TITLE:	KUNA CHARTER SCHOOL MODULAR CLASSROOM BUILDING (B-PLAN)
PROJECT NO.:	60' X 60'
PRESENTED BY:	PACIFIC MOBILE STRUCTURES - BOISE, ID.
ADVANCED MODULAR MANUFACTURING	
1168 SOUTH LEGACY VIEW STREET	
SALT LAKE CITY, UTAH 84104	
PH. (801) 571-9841	
FAX (801) 456-1699	
DRAWN BY: THE GHOST	
CHECKED BY: C.J.L.	
DATE:	APRIL 16, 2018
SHEET	1 OF 8
FMS6060KUNAB	



A CROSS SECTION - TYP.
SCALE: 1/4" = 1'-0"

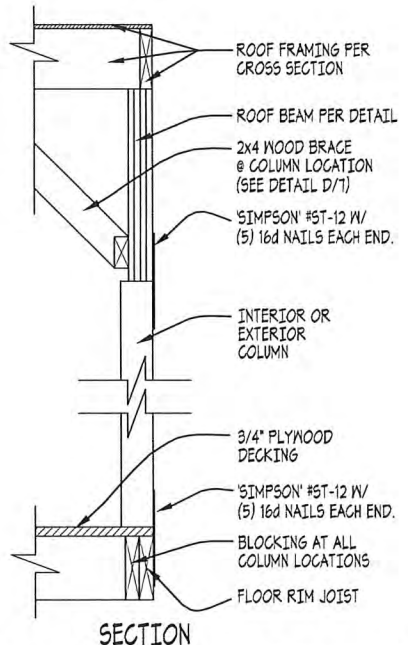


B ROOF BEAM DESIGN
SCALE: NONE

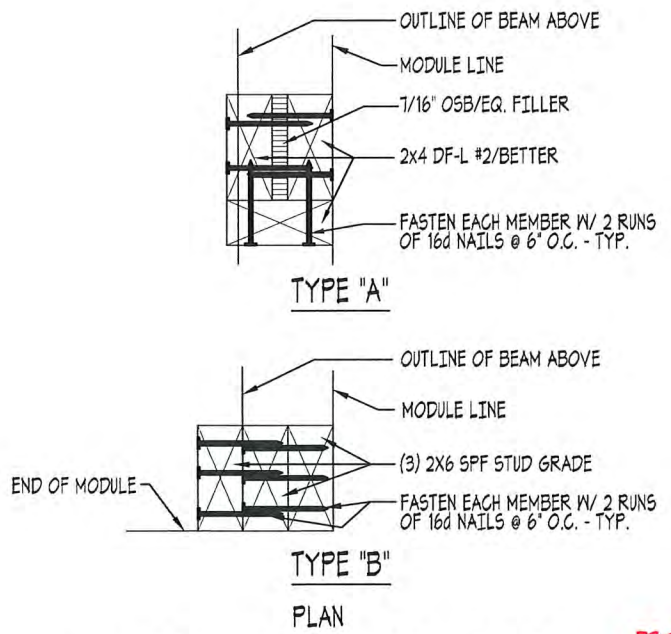
BEAM ASSEMBLY:

- CUT PLYWOOD TO DIMENSIONS NEEDED.
- OFFSET SPLICES AT LEAST 24"
- ARRANGE 1ST LAYER ON ASSEMBLY TABLE.
- APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF TWO(2) LAYERS OF 3/4" PLYWOOD.
- APPLY #16 GA. X 1-1/2" LG X 7/16" CROWN STAPLES TO CONNECT (2) LAYERS TOGETHER. USE A MINIMUM OF 25 STAPLES PER FOOT TO A MAXIMUM OF 35 STAPLES PER FOOT AT EACH LAYER CONNECTION.
- APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF LAYERS 2 & 3 OF 3/4" PLYWOOD.
- STAPLE AS NOTED IN (5) ABOVE.
- (IF APPLICABLE) APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO LAYERS 3 & 4 AS NOTED IN (4) AND (6) ABOVE.
- STAPLE AS NOTED IN (5) ABOVE.
- TURN BEAM OVER AND STAPLE FIRST SIDE TO OTHER ASSEMBLED BEAM AS NOTED IN (5) ABOVE.
- DO NOT INSTALL BEAM UNTIL ADHESIVE HAS SET (SEE MFG'S INSTRUCTIONS).

NOTE: GROUP I STRUCTURAL PLYWOOD (DOUG FIR 5-PLY) MUST BE USED!!



D COLUMN INSTALLATION DETAIL
SCALE: NONE



E COLUMN (POST) DETAILS
SCALE: NONE

FASTENING SCHEDULE		
CONNECTION	FASTENING	SPACING
FLOORS		
1. FLOOR JOIST TO FRAME.	3/8" X 3" LAG SCREW.	32' OC.
2. RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16' OC.
3. DOUBLE RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16' OC.
4. 40-MIL CLASS 'A' VAPOR BARRIER.	1-1/2" X 16-GAUGE STAPLE.	8' OC.
5. FLOOR DECK TO FLOOR JOIST.	GLUED & SCREWED W/ #8 SCREWS	10' OC. FIELD, 6' OC. EDGES.
WALLS		
1. BOTTOM PLATE TO FLOOR.	3 EACH 16d NAIL.	16' OC.
2. STUD TO BOTTOM PLATE.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
3. TOP PLATE TO STUD.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
4. DOUBLE TOP PLATE TO STUD.	2 EACH 16d NAIL.	16' OC.
5. TOP PLATE; LAP & INTERSECTION.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
6. HEADER W/ FILLER.	2 EACH 16d NAIL	16' OC. EDGES.
7. SILL TO STUD.	2 EACH 16d NAIL.	
8. STUD TO HEADER.	EXT: 3 EACH 16d NAIL/EACH 2x6. INT: 2 EACH 16d NAIL/EACH 2x4.	
9. SILL TO STUD.	EXT: 3 EACH 16d NAIL. INT: 2 EACH 16d NAIL.	
10. INTERIOR SHEATHING TO STUD.	N/A.	
11. INTERIOR PANEL TO STUD.	1-1/2" DRYNAILS NAILS OR EQUAL SCREW CONSTRUCTION ADHESIVE	6' OC. EDGES, FIELD
12. EXTERIOR SHEATHING TO STUD.	N/A.	
13. EXTERIOR SIDING TO STUD.	8d GALVANIZED NAILS	8' OC. FIELD 4' OC. EDGES
14. 1x TRIM TO EXTERIOR SIDING.	8d GALVANIZED NAILS	6' OC. FIELD
15. WALL TIE-IN TO FLOOR.	EXTERIOR SIDING	PER MFG. SPECS
16. INTERIOR TRIM.	4d FINISH NAILS.	8' OC. FIELD.
ROOF		
1. RIM JOIST TO TOP PLATE.	16d TOE-NAIL.	6' OC.
2. RIM JOISTS TO ROOF TRUSS.	6 EACH 16d NAIL	24' OC.
3. CEILING TO ROOF TRUSS.	#12 WIRE W/ LAG FASTENER.	AS PER 2012 IBC.
4. ROOF SHEATHING TO ROOF TRUSS.	10d NAIL	10' OC. FIELD 6' OC. EDGES.
5. UNDERLAYMENT	N/A.	
6. ROOFING TO ROOF.	COMPATIBLE W/ ROOFING.	PER MFG. SPECS
7. WALL TIE-IN TO ROOF.	EXTERIOR SIDING	
8. ROOF CAP TO ROOF @ MODULE LINE.	COMPATIBLE W/ ROOFING.	CONTINUOUS

STRUCTURAL NOTES:

- ROOF JOISTS: 2x12; SPF LUMBER #2/BETTER; PLACE @ 24' OC.; USE 2x RIM JOINTS.
- STRUCTURAL LUMBER REQUIRED:
 - A. FLOOR JOISTS: 2x8 (DFL #2) @ 16' O.C.
 - B. WALL STUDS: EXT: 2x6 SPF STUD GRADE; INT: 2x4 SPF STUD GRADE. ADDITIONAL 2x6: SPF #2/BETTER. ALL SHEATHING: APA RATED.
 - C. FLOOR DECKING: 3/4" T&G PLYWOOD/EQUAL; 20' MINIMUM SPAN INDEX. APA RATED; GLUED AND SCREWED
 - D. WALL SHEATHING: 3/8" LP "SMART SIDING.
 - E. ROOF SHEATHING: 1/2" APA RATED OSB/EQUAL W/ 24" SPAN INDEX.
- STRUCTURAL MEMBERS CANNOT BE RIPPED OR ALTERED W/ OUT PRIOR APPROVAL FROM ENGINEER ON RECORD.

CUSTOMER APPROVAL

APPROVED
 APPROVED EXCEPT AS NOTED
 REVISE AS NOTED AND RESUBMIT

APPROVAL BY: _____ DATE: _____

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 1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

C BEAM CROSS SECTION
SCALE: NONE

received
5.7.2018

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DATE: _____

REVISIONS: (1)

SHEET CONTENTS: CROSS SECTION

PROJECT TITLE: 60' X 60' KUNA CHARTER SCHOOL MODULAR CLASSROOM BUILDING (B-PLAN)

PRESENTED BY: PACIFIC MOBILE STRUCTURES - BOISE, ID.

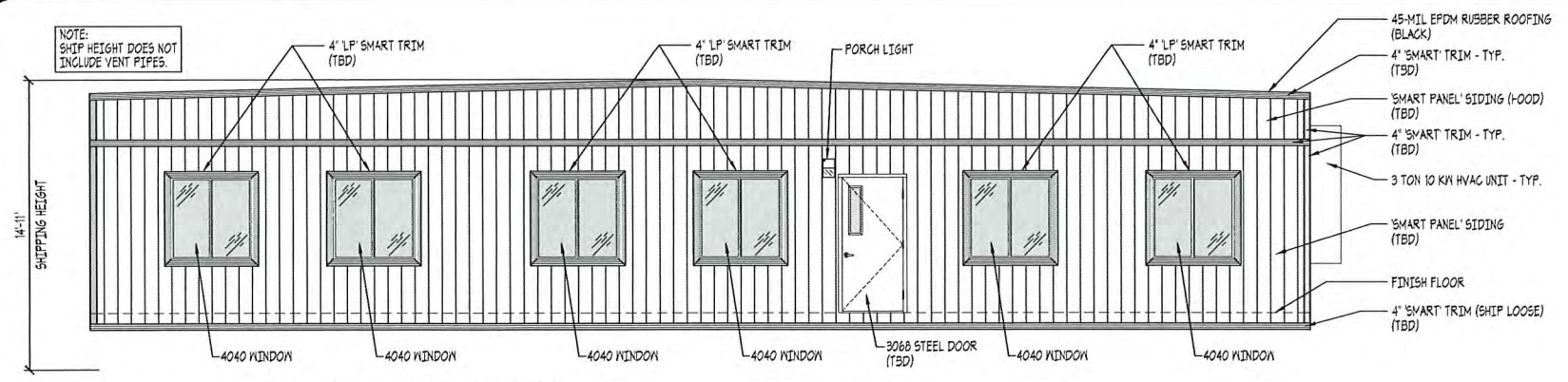
ADVANCED MODULAR MANUFACTURING
 1168 SOUTH LEGACY VIEW STREET
 SALT LAKE CITY, UTAH 84104
 PH: (801) 571-9841
 FAX: (801) 456-1699
 DRAWN BY: THE GHOST
 CHECKED BY: C.J.J.

DATE: APRIL 24, 2018

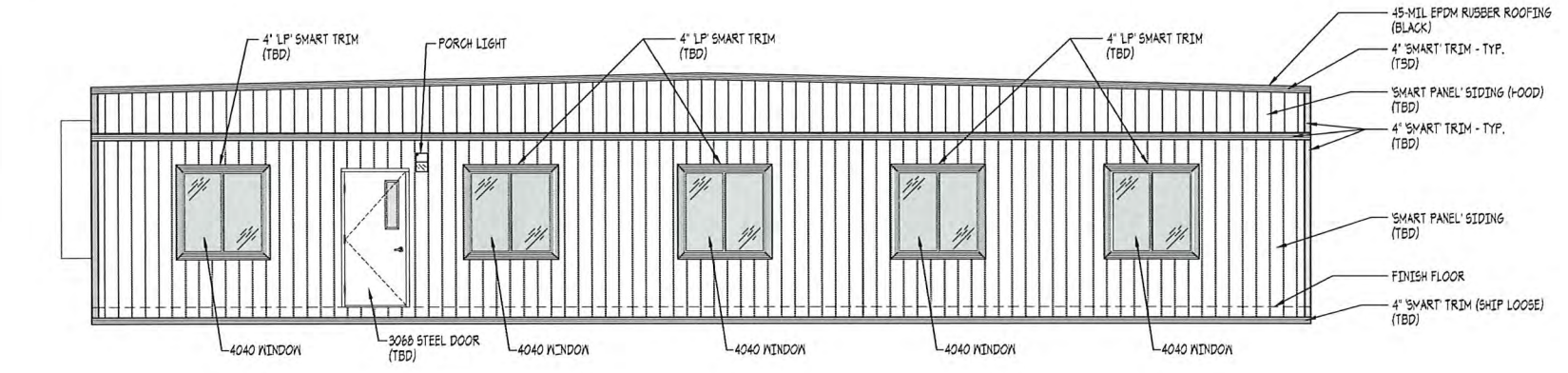
SHEET 6 OF 8
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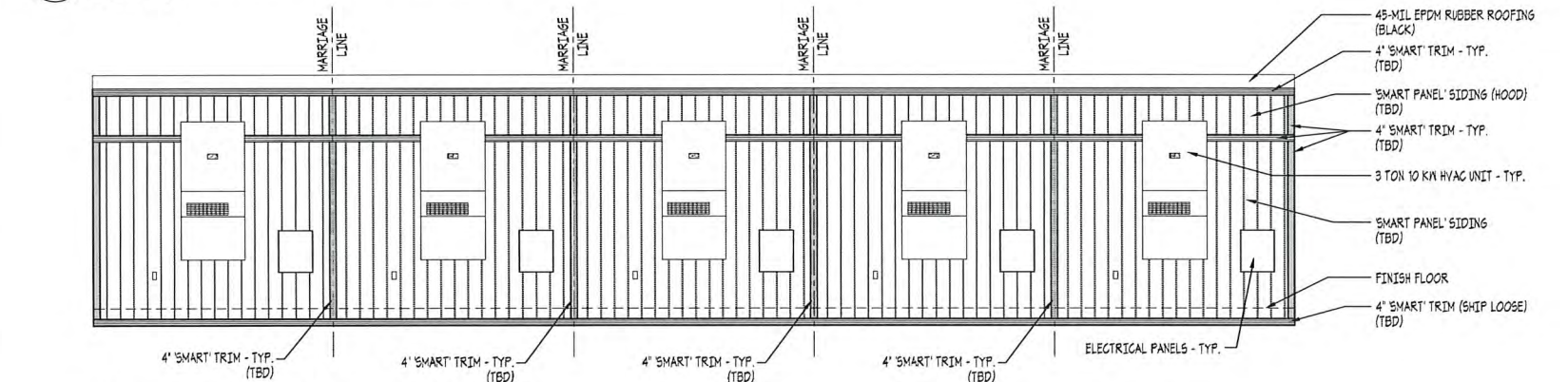
CROSS SECTIONS



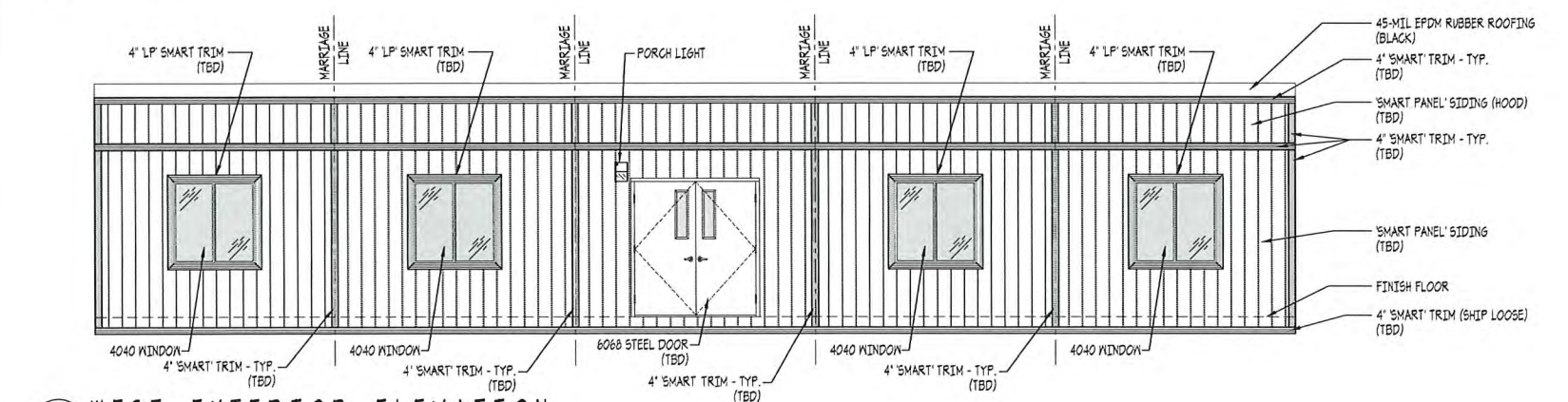
A SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



B NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



C EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



D WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SCALE:
NOTED

EXTERIOR ELEVATIONS

CUSTOMER APPROVAL
 APPROVED
 APPROVED EXCEPT AS NOTED
 REVISE AS NOTED AND RESUBMIT
 APPROVAL BY: _____ DATE: _____
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 DRAWN BY: THE GHOST
 CHECKED BY: C.J.J.

received
5.7.18

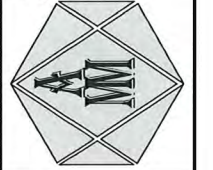
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REVISED	DATE
(1)	

SHEET CONTENTS:
EXTERIOR ELEVATIONS

PROJECT TITLE:
60' X 60'
KUNA CHARTER SCHOOL
MODULAR CLASSROOM BUILDING (B-PLAN)
PRESENTED BY:
PACIFIC MOBILE STRUCTURES - BOISE, ID.

ADVANCED MODULAR MANUFACTURING
1188 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH: (801) 571-9641
FAX: (801) 456-7699
DRAWN BY: THE GHOST
CHECKED BY: C.J.J.



DATE:
APRIL 27, 2018

SHEET
8 OF 8
PMS6060KUNAB