

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # <u>25-028</u>		FEE \$ <u>\$250.00</u>
ACCEPTED BY <u>[Signature]</u>		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>9/29/25</u>
PROPOSED USE: <u>Rental of ADU 2022-12</u>		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature]

Date: 9/29/2025

The following must be completed and submitted with the conditional use permit application:

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ A **Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

**We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Todd C. Smith PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 22 Norwood Pl., Donnelley, ID. ZIP 83615

EMAIL [REDACTED]

PROPERTY OWNER Jane

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) Amanda Smith

MAILING ADDRESS 4695 Old Valley Rd., Eagle, ID ZIP 83616

EMAIL [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 22 Norwood Pl., Donnelley, ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 0.93 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

- Single family home 1860 ft² dwelling #1 or ADU
- Detached garage with "mother-in-law" suite dwelling 2
or ADU

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: NO

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Cascade Lake 4H Camp property
South Norwood Pl - single family home and short term rental
East 28 Norwood Place - single family home and short rental
West Norwood Pl - single family home and short term rental

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20 - 30 ft 2 story building

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____

Number of Existing Structures: 2

Proposed Gross Square Feet

1st Floor 700ft²

2nd Floor ~~625ft²~~

Total ~~1325ft²~~

700ft garage

Existing Gross Square Feet

1st Floor 1684ft²

2nd Floor 200ft²

Total 1884ft²

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☒

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 625ft² + 1884ft²

8d. DENSITY OF DWELLING UNITS PER ACRE: 2/acre

9. SITE DESIGN:

Percentage of site devoted to building coverage: 15

Percentage of site devoted to landscaping: 15

Percentage of site devoted to roads or driveways: 10

Percentage of site devoted to other uses: 60, describe: back yard - undeveloped

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 12

c. Number of compact spaces proposed: 12 NA

d. Restricted parking spaces proposed: NA

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required: NA

Parking spaces required: NA

Number of compact spaces allowed: NA

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

60'

Rear

150'

Side

40'

Side Street

40' NA

12. NUMBER OF EXISTING ROADS: 1 Width: 20'

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☒

Existing road construction: Gravel ☐ Paved ☒ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: NA Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☒ No ☐
dwelling 1 and 2 both have a shared driveway
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
North lake sewer, private well, Idaho Power, Ed's propane
16. PROPOSED UTILITIES: None
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☒
Name: N. Lake Sewer
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
If individual, has a test well been drilled? in place Depth 50' Flow 100 gal/min Purity Verified? NO
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? No (Please attach map) run-off slope toward Cascade lake
Soil type(s): Sandy -
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain:
Grading complete
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT None
26. COMPLETE ATTACHED IMPACT REPORT NA

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes ☒ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: NA
Drainage: NA
3. How many acres is the property being subdivided? 0 will not be sub divided
4. What percentage of this property has water? 0
5. How many inches of water are available to the property? NA
6. How is the land currently irrigated? ☐ surface ☒ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
NA
9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? drainage along
Norwood Place road

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

NA

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☒ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: [Signature]
Applicant

Date: 9 / 29 / 23



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 9/29/25

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

❖ **An impact report shall be required for all proposed Conditional Uses.**

❖ **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**

❖ **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Normal traffic volume for residential streets

2. Provision for the mitigation of impacts on housing affordability. I already have properties with in Valley county that are long term rentals.
609 Crawford Ave, Cascade, ID is one.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

NA

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
autos will be minimal 99% of time. outdoor lights will meet HOA and county requirements. outdoor activities will be normal.
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
possible emissions from back yard fire pit. use will be seasonal and rare.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

water demand will be minimal. source is well and ground water table is high. Fire protection from garden hose. Cascade lake is over 400' from my property. water quality is good. No foreseeable impacts

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Propane regulators and safety devices. Fire extinguishers exist. No activities noted on neighboring property.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Tree removal to be mitigated by tree, grass and shrub planting to stabilize soil and add to landscaping.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

see item 8.

Gravel placement helps considerably

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

~~soil~~ Soil is sandy + claylike and is non-cohesive for the most part. It does ~~not~~ support the house foundation

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Grading plan complete and County approved.
No cuts or fills, No sound or sight buffers
Fence to be installed in 2026 for pets landscaping expected to be complete in 2026. (planting trees, etc)

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

No impacts. View from the road is pleasing. the property is very nice.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Property purchased, designed and then constructed because of access to ski resorts and outdoor activities. I grew up in Cascade and consider this area my home.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

2-3 new jobs for management and cleaning
property tax assessment will increase.

\$4000 to County Annually est

15. Approximation of costs for additional public services, facilities, and other economic impacts.

\$2000 additional costs or impacts est.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

It will increase the housing and vacation
rental supply

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

None that I can think of

18. What will be the impacts of a project abandoned at partial completion?

It is complete

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

NA

20. Stages of development in geographic terms and proposed construction time schedule.

const. complete

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

ADU will rent for \$400/weekend approx.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Project Description

In April 2025 I finalized the building of 22 Norwood Pl., Donnelley, ID 83615. I closed with the bank and received the final inspection from The Valley County Building Dept. This site has a house (dwelling 1) and a detached garage with a "Mother-in-law" suite above the garage (dwelling 2). The project has a large amount of parking with two entrances off of the street Norwood Place. There is a gravelled loop driveway and/with an additional gravel placement in front of the garage. There are approximate parking for 12 vehicles on the gravel surface along with one parking space inside of the garage. The landscaping is bare ground (around gravel surfaces) with pine trees. The property has been adequately graded so that water run off will drain away from the property. There is also two drainage pipes under the two driveways to the property along Norwood Pl. The main home is 1884 ft² and the garage dwelling is 625 ft².

My purpose for the conditional use permit is to short term rent the dwelling #2 above the garage. I do not intend to rent the main house as it will remain my primary residence. The short-term

rental will be available approximately 4 - 4 day stays per month. The property will be managed by a project management company and cleaned by a cleaning ~~service~~.

The dwelling unit has one bed and one bath w/ a kitchen and dining area.

The existing site improvements include the main house which has 3 bedrooms, two bathrooms and is fully furnish and maintained for family and occasional guests. The previously mentioned ADU is above a single car garage with a utility room. The site is surrounded by pine trees with at least 40 ft of defensible space at a minimum (most def. space is much more).

The timeline includes permit submission and review (Sept 29, 2025), and will include the site plan and compiled application materials. I will be available to answer any follow up question promptly

The pre-operation Preparations (Immediately Post Approval) will be to install required safety signage and any changes to the address (such as 22 1/2 Norwood place for example) of the ADU. I will place guest information in a kiosk

and finalize the house manual. I will conduct a final safety walkthrough will include checks on smoke alarms, CO² alarms, and fire extinguishers.

The operational phase for renting the ADU will be through to ~~project~~^{property} management company "Fairly" who will advertise through Airbnb, VRBO, etc.

Key Site Considerations

- Fire Mitigation: Maintain 30ft of defensible space, a hard surfaced driveway for fire apparatus, Class A smoke detectors and extinguishers on each level.
- Utilities include: shared private well. Sewer is connected to North Lake sewer district. There is a 400A underground electric service and a 400 gallon propane tank.
- Emissions + Dust: No new construction; routine vehicle use only. Dust is mitigated by gravel placement.
- Noise control: Guest check-in/out between 9am-10pm. Quiet hours 10pm - 7am. This is enforced by the 22 Norwood HOA, and the house rules.
- Site Grading Plan: The site was approved for construction and the final inspection has taken place in April 2025. The only changes to the grading have been the placement of grave driveway between the street and the

house. No additional grading, drainage systems or other features will be provided or proposed as part of this Cond. use. permit. The owner will place natural ground cover around the ADU to prevent erosion and dust. If additional construction is desired or proposed in the future, the ADU will be taken out of operation until the project is completed.

- Outside storage: All equipment and supplies will be locked into a garage. Any trailers can/will be parked in the back of the 1 acre property.

- Lighting Plan- All exterior lighting on the property passed the final inspection by Valley County and meets the requirements of the HOA. Additional lighting will be added such as ADU entry lantern, pathway bollards and landscape lights. Dark sky standards require fixtures fully shielded - down directed and use $\leq 9w$ amber LED Bulbs. Light levels at the property boundary do not exceed 0.1 fc ensuring no off-site glare or light spillage.

- Adjacent Property owners (within 300ft)

- Provided by Valley Co. Plans dept

DESIGN CRITERIA

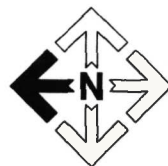
CODES: IRC 2018, IECC 2018,
IMC 2012, ISPC 2015, NEC 2017,
CLIMATE ZONE: 6
FROST DEPTH: 24"
SEISMIC ZONE: D
WIND SPEED: 115 MPH
SOIL BEARING: 1500 PSF
ROOF LOADS: 17 PSF (DEAD)
120 PSF (SNOW)
131 PSF
FLOOR LOADS: 17 PSF (DEAD)
40 PSF (LIVE)
51 PSF

SHEET INDEX

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97	UPPER LEVEL SHEAR WALL PLAN
9D-1	STRUCTURAL DETAILS
9D-2	STRUCTURAL DETAILS

LIGHTING LEGEND

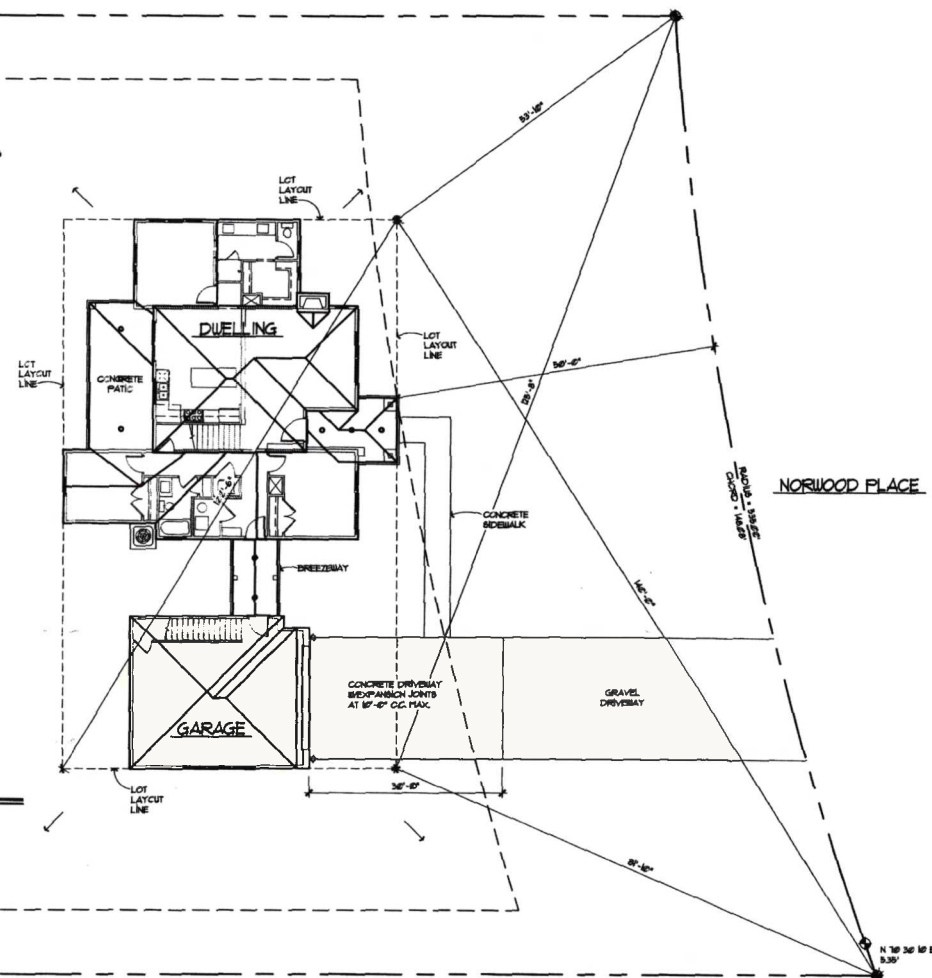
- DARK SKY COMPLIANT SCOTCH LIGHTING
- ◇ DARK SKY COMPLIANT WALL LIGHTING
TO BE SET 6" ABOVE FINISH GRADE



SITE PLAN

LOT 3 BLOCK
THE WOODS ON NORWOOD
VALLEY COUNTY, IDAHO

N 00 14 52 E
259.50'



This project to comply with the
Prescriptive Component Approach
as required by the building department

PRESCRIPTIVE ENERGY COMPLIANCE:

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE
REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE

INSULATION AND FENESTRATION BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	BOYLIGHT U-FACTOR	GLAZED FENESTRATION SOLAR R-VALUE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRUIE SPACE WALL R-VALUE
6	32	55	NR	49	20	13/11	30	5/13	10, 2ft	5/13

NOTE:

ALL CONTRACTORS INVOLVED WITH CONSTRUCTION OF THIS PROJECT SHALL VERIFY ALL PROPOSED STRUCTURE, FLATWORK AND FOUNDATION LOCATIONS DESCRIBED HEREIN ARE NOT IN AN AREA THAT IS PROHIBITED TO BE BUILT IN. ANY DISCREPANCIES WITH ILLUSTRATIONS ON ANY SHEET IN THIS SET, INCLUDING BUT NOT LIMITED TO, CALLOUTS, PROPERTY LINES, DIMENSIONS, SETBACKS, EASEMENTS, UNDERGROUND/OVERHEAD OBSTRUCTIONS, UTILITIES OR ANYTHING MISSING ALL TOGETHER SHALL BE MADE KNOWN TO MIKE CARROLL DESIGN PRIOR TO CONSTRUCTION. IF IT IS DETERMINED THAT THERE IS AN ERROR WITH ANYTHING IN THIS SET AND WAS NOT CORRECTED PRIOR TO CONSTRUCTION MIKE CARROLL DESIGN OR ANY REPRESENTATIVE THEREOF ARE TO BE HELD HARMLESS FROM ANY COSTS OR ISSUES THAT ARISE FROM SUCH ERRORS. BY SUBMITTING THIS SET TO THE BUILDING DEPARTMENT THE BUILDING PERMIT APPLICANT ACKNOWLEDGES THAT THEY HAVE VERIFIED THIS SET MEETS OR EXCEEDS ANY AND ALL CODES AS WELL AS THEY ASSUME ANY AND ALL RESPONSIBILITY FOR ANY ERRORS THAT MAY EXIST THROUGHOUT THIS ENTIRE SET. BY SUBMITTING THIS SET TO THE BUILDING DEPARTMENT THE BUILDING PERMIT APPLICANT ALSO ACKNOWLEDGES THAT THEY HAVE VERIFIED THAT ANY AND ALL ERRORS THAT MAY EXIST ANYWHERE THROUGHOUT THIS ENTIRE SET HAVE BEEN CORRECTED.

- Must excavate at least 12" into undisturbed soil
- Soil & Setback inspection Req'd.
- portable toilet Req'd
- Place Address #'s at driveway entrance
- Valley County Lighting Ordinance & Propane Ordinance

* Any Changes must be approved by the Building Office

REVIEWED FOR
CODE COMPLIANCE

A. Derrick

REVIS

26 5

SMITH

Mike Carroll
Design

© MC

ALL DRAWINGS ON
AND REVISED BY MC
CONSTRUCTION HAS
NOTIFIED IF ANY
PRIOR TO MC

PROJECT NO

SITE PLAN

DATE OF LAST

26 SEPT 2022

DESIGNER

MC

