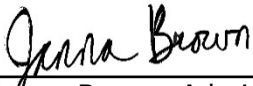


NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **October 2024**.


Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, October 15, 2024**.

File VA0022-24 - Variance - Administrative – Maximum Lot Coverage – SPG Properties

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting a variance to lot coverage of 36% where 35% is required. The parcel is zoned Commercial (C). The project site is located off Highway 95 in Section 16, Township 56 North, Range 02 West, Boise-Meridian.

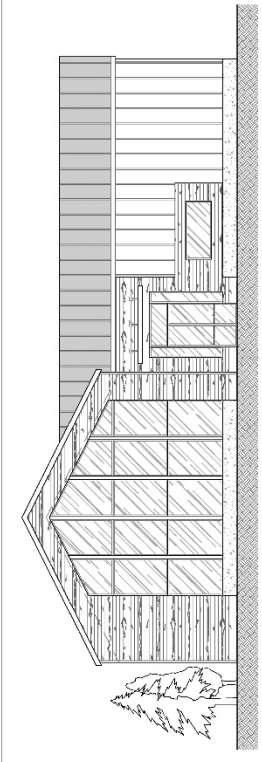
To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **November 5, 2024**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date

cc: SPG Properties, Landowner
cc: Krys Karns, Selkirk Design Company, LLC , Project Representative
cc: Sarah Coward, Mountain View Construction, Project Representative



GAVIN REMODEL

| AREA SUMMARY | |
|-------------------|-----------------|
| EXISTING BUILDING | 1280 SQ. FT. |
| PROPOSED ADDITION | 5763 SQ. FT. |
| TOTAL COVERAGE | = 7043 SQ. FT. |
| LOT SIZE | = 19602 SQ. FT. |
| COVERAGE % | = 35.9% |

| TABLE OF CONTENTS | |
|--------------------------|--|
| A-0 COVER PAGE/SITE PLAN | |
| A-1 ELEVATIONS | |
| A-2 ELEVATIONS | |
| A-4 FOUNDATION PLAN | |
| A-6 MAIN FLOOR PLAN | |
| A-12 ROOF FRAMING PLAN | |

GENERAL NOTES

THESE PLANS SHALL COMPLY WITH THE FOLLOWING CODES

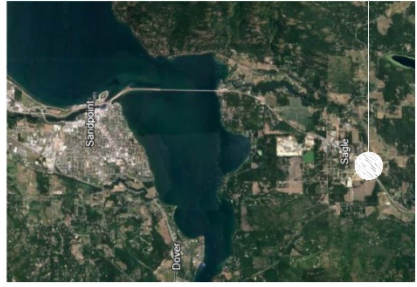
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ALL APPLICABLE STATE AND LOCAL CODES

MINIMUM DESIGN STANDARDS

SEISMIC DESIGN CATEGORY - C
WIND SPEED - 115 MPH (115 MPH, 3 SECOND GUSTS)
FLOOD HAZARD - NO
ROOF SNOW LOAD - 24" MP, 60 LBS. PFS
SOIL BEARING CAPACITY - 1500 PSF

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION AS PER (IECC 402.4.1)
2. LIGHTING - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HI-EFFICIENCY
3. FASTENERS TO BE USED IN PRESSURE-TREATED WOOD SHALL BE MINIMUM HOT-DIPPED GALVANIZED STEEL EQUIVALENT LENGTH
4. SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION
5. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS AS PER (IRC-M1411.6)
6. PER (IRC-M1411.6) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER (IRC-R303.1.1)
7. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL AS PER (IRC 106.3.1)
8. VALLEY LINING IS REQUIRED - MAY USE MINIMUM .35" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.2.2)
9. ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING AS PER (IRC R905.2.7.1)
10. FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING AS PER (IECC 402.2.6)
11. WATER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS PER (IRC R703.2)
12. SHEATHING SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS PER (IRC R703.2)
13. TYPE "B" OR "C" OSB OR GYPSUM BOARD SHALL BE INSTALLED PERPENDICULAR TO THE CEILING
14. FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS AS PER (IRC R702.3.5 FOOTNOTE 9)
15. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS AS PER (IRC 906.2.2)
16. ALL JOINTS, SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.

Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of Selkirk Design Company.

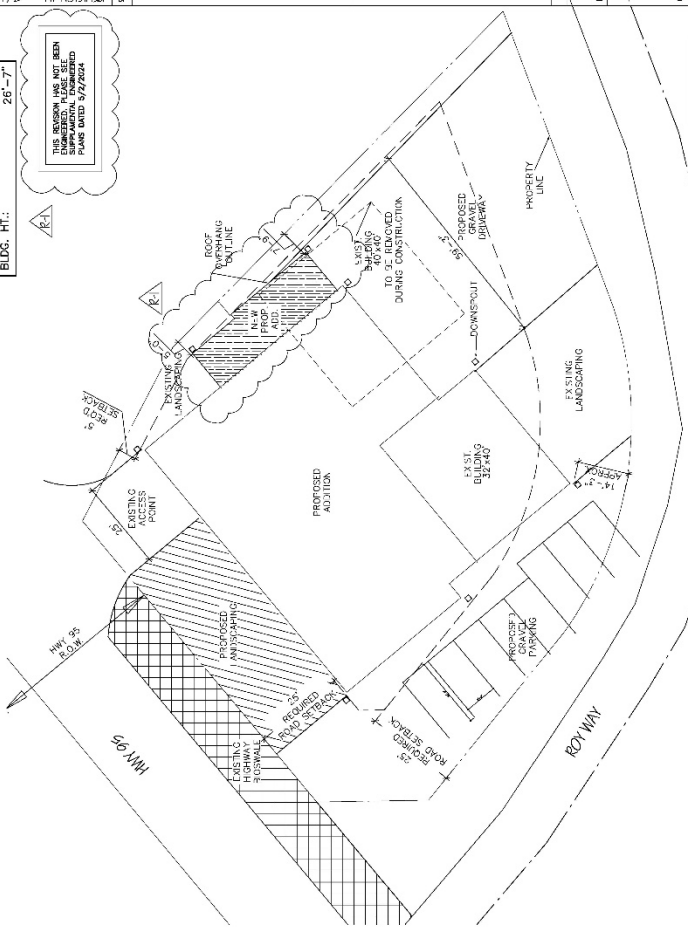


LEGEND

- SETBACK LINE
- EASEMENT
- PROPERTY LINE
- BUILDING OUTLINE
- STREET CENTERLINE
- DRIVEWAY

| SITE INFO. | |
|------------------------|--------|
| ZONE: | C |
| SETBACKS: | |
| ROAD: | 25 |
| SIDES: | 5 |
| MAX. ALLOWED COVERAGE: | 35.9% |
| COVERAGE: | 35.9% |
| MAX. BLDG. HT.: | 45' |
| BLDG. HT.: | 26'-7" |

PROJECT LOCATION



SITE PLAN SCALE 1"=10'
468271 HWY 95 SARGER-10-83860
PROPOSED ADDITION = 5763 S.F.
EXISTING = 1280 S.F.



FOR DESIGN ONLY

| | |
|-------------|-----------|
| REVISION #1 | 7/16/2024 |
| | |
| | |
| | |
| | |

GAVIN REMODEL
468271 HWY 95
SARGER, ID 83860

SITE PLAN
COVER PAGE/

SCALE: AS SHOWN
SLOpes SHOWN ARE FOR
SLOpes OF 1% OR GREATER
DATE: 08-19-2024
DRAWN BY: J. SARGER
CHECKED BY: J. SARGER
PLANS SHALL BE
AT THE SITE WITHIN
LIMITS OF
PRECISION THAT
GOOD CONSTRUCTION
PRACTICES
WILL PERMIT

A-0