

New Build – Major Renovation Application

Name: _____

Lot: _____

Address: _____

Date: _____

Brief description of application:

Fee: \$2,000

Please submit this application and all Plans electronically in PDF form and, for Plans, with two (2) hard copies, no smaller than 24" x 36", to Jon Gilmour jon@sawtoothproperties.com Starweather property manager with each of the following:

The application shall include:

Site Plan. A Site Plan, at a scale of not less than 1"=20' showing the building lot and the following:

- Property Lines and Dimensions as shown on the recorded plat and indicating minimum twenty-five-foot (25') setbacks for front, side, and rear.
- Building Envelope delineated as shown on the recorded plat.
- Proposed location of the Improvement and its relationship to the Building Envelope, and property lines, including proposed setbacks.
- Grading or Topography Plan showing current site information provided or prepared by a licensed Idaho engineer or landscape architect showing existing and proposed shape of the earth as it relates to any proposed or existing Improvements. This plan shall show contour intervals not greater than two (2) feet when the slope is less than 25% and not greater than five (5) feet when the slope is 25% or greater. Show all existing and proposed drainage channels and patterns, swales, culverts, catch basins and subsurface drainage systems. Clearly indicate any drainage which might be directed off of any Lot and how such drainage water will be mitigated to prevent an increase in the rate or amount of flow from prior to the Alteration or Improvement.
- Indicate location of the elevation benchmark used to establish existing grade and to set all finish elevations. This benchmark shall be established by an Idaho licensed engineer or surveyor and shall be shown on the topography plan.

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- Prominent site features such as bedrock, rock outcroppings, existing vegetation and water courses or features shall be clearly delineated on the site plan.
- Driveway location, width, grades, and proposed surface material. Also show proposed turnarounds and parking areas and delineate all snow storage areas.
- Locate all easements existing on the Plat or otherwise.
- General location and size of drain field.
- Location of adjoining Lots and Improvements on those Lots.
- The 100-year flood plain or flood way.

Architectural Drawings. All architectural drawings must be prepared by a licensed Idaho architect and shall include the following:

- Floor Plans at a scale of not less than 1/8"=1' and showing all floors, basements, lofts, and spaces. Show square footage of each floor. Show elevations of both finished first floor and garage slab. Show utility meter location on Plans.
- Call out exterior materials on the Plans Specify color, type of material and finish of siding, trim, doors, windows, fascia, roof, exposed foundation, skylights, decking, handrails, and all exterior lighting.
- Provide exterior elevations, at a scale of not less than 1/8"=1', showing all elevations of the proposed Improvement with a detailed description of all surface materials. Also show all proposed finish grades relative to each elevation indicated on the grading plan.
- Provide cross-sections taken through the proposed Improvement at its highest point indicating the height of the structure above both existing grade and proposed grade. Where pertinent, a section should be taken through the structure to the street indicating any grade differential showing how the differential will be handled in providing access to the proposed Improvement.
- Provide a roof plan showing roof pitch, valleys, hips, and gables.
- Show exterior lighting locations on floor plan and/or site plan, preferably with a legend. All exterior lighting must conform to Blaine County's Outdoor Lighting Standards.

Sample Materials. Submit a sample of all exterior materials and roof materials (other than Architectural Concrete). The size of the sample shall be larger than 6 inches by 6 inches and an appropriate size for the ARC to have a reasonable view of the color and material.

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If the Association's costs for Professional Services exceeds \$2,000, I/we agree to pay the additional Professional Service fees and that such fees remaining unpaid shall be assessed and collected as a specific assessment under the Declaration. In addition, I/we will pay the Association a \$2,000 non-refundable Impact fee, if appropriate under the ARC Guidelines. I/we are bound by this application and the ARC Guidelines and Declaration.

Signature of all Owners

_____ Date _____

_____ Date _____