



PLANNING AND ZONING COMMISSION MEETING AGENDA

October 21, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order, Roll Call and Pledge of Allegiance

Announcements

Consent Calendar - *action item*

1. Approval of Minutes from the Commission's September 16, 2025, Meeting - action item

Matters from the Public - General Comments

Public Hearing

2. PUBLIC HEARING: Amendments to Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards

Old/Unfinished Business - none

New Business

3. Design Review Decision - PSPR25-0008 1331 Church

Commissioner Roundtable

Adjourn

Public Participation Notice

Before the meeting, comment in writing: Email cityclerk@sandpointidaho.gov or deliver to City Hall.
Attend in person: See above for meeting location. Seating available on first-come, first-served basis.
Attend remotely: Register at <https://www.sandpointidaho.gov/meetings>.
After the meeting, view the recording on YouTube: <https://www.youtube.com/c/CityofSandpoint>.
For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.



PLANNING AND ZONING COMMISSION MEETING MINUTES

September 16, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order, Roll Call and Pledge of Allegiance

Vice Chairman Wayne Benner called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, September 16, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Wayne Benner, Vice Chair
 Commissioner Grant Simmons
 Commissioner Scott Torpie
 Commissioner Reid Weber
 Commissioner Ivan Rimar

ABSENT

Commissioner Mose Dunkel, Chair
 Commissioner William Mitchell

Vice Chairman Benner led all present in the Pledge of Allegiance.

There were no other general announcements or reports from the Commissioners.

Consent Calendar

There were no questions regarding the Consent Calendar and no items removed, and it was **approved** as presented by unanimous vote of the Commissioners present.

Motion made by Commissioner Simmons, Seconded by Commissioner Torpie

Voting Yea: Commissioner Benner, Commissioner Simmons, Commissioner Torpie,
 Commissioner Weber, Commissioner Rimar

1. The minutes from the Commission's August 19, 2025, meeting were approved as presented.

Matters from the Public/General Public Comments

Vice Chairman Benner recited the rules and procedure for general public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a public hearing and other topics relevant to the business of the City of Sandpoint. Information only; no Commission action.

Public Hearings - none

Old Business - none

New Business

2. Discussion on Commercial A Zoning & Historic Preservation

City Planner Bill Dean led a discussion on Commercial A Zoning & Historic Preservation with input from Community Planning & Development Director Jason Welker. The presiding officer opened the discussion to include three members of the public for comment.

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 6:40 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Board Clerk, were approved by the Commission during their meeting held _____, 2025.

Wayne Benner, Chair

Attest: Mandy Brown, Board Clerk

9-1-3: - Definitions:

IMPERVIOUS SURFACE: A hard surface area that significantly prevents or impedes the infiltration of water into the soil. Impervious surfaces include, but are not limited to, buildings, roofed structures, concrete or asphalt driveways and walkways, patios, decks with impervious surfaces, compacted gravel areas intended for parking or circulation, and other hard-surfaced areas. The City Engineer shall have the discretion to determine whether a particular surface or material is considered impervious based on its design, construction, and performance.

9-4-1-3: - Development Standards (RS)

C. Lot Coverage Impervious Surface:

1. Purpose: ~~The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.~~ The impervious surface standards are intended to balance development flexibility with neighborhood livability and character. By limiting the total area of buildings, driveways, patios, and other hard surfaces on a lot, the ability to ensure open, outdoor character of residential areas to include lawns, landscaping, shade trees, natural spaces and gardens is enhanced. A single impervious surface limit provides a clear and predictable standard while allowing homeowners and builders flexibility in the arrangement of structures and improvements.

2. ~~Building Footprint~~ Impervious Surface: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have a maximum ~~thirty-five percent (35%) building footprint and a maximum thirty percent (30%)~~ seventy percent (70%) impervious surface, including building footprint.

9-4-2-3: - Development Standards (RM)

C. Lot Coverage Impervious Surface:

1. Purpose: ~~The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.~~ The impervious surface standards are

intended to balance development flexibility with neighborhood livability and character. By limiting the total area of buildings, driveways, patios, and other hard surfaces on a lot, the ability to ensure open, outdoor character of residential areas to include lawns, landscaping, shade trees, natural spaces and gardens is enhanced. A single impervious surface limit provides a clear and predictable standard while allowing homeowners and builders flexibility in the arrangement of structures and improvements.

2. ~~Building Footprint~~ Impervious Surface: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have a maximum ~~forty percent (40%) building footprint and a maximum forty percent (40%) impervious surface.~~ seventy percent (70%) impervious surface, including building footprint.

9-4-4: - Rural Residential RR-1 Zone

D. Areas: No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with said building, structure or enlargement:

5. Lot Coverage: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have not more than thirty-five percent (35%) ~~of the lot occupied by such structures~~ impervious surface, including building footprint.

9-4-5: - Rural Residential RR-2 Zone:

D. Areas: No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with said building, structure or enlargement:

5. Lot Coverage: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have not more than twenty-five percent (25%) ~~of the lot occupied by such structures~~ impervious surface, including building footprint.



AGENDA REPORT

Planning and Zoning Commission Meeting

TODAY'S DATE: September 24, 2025

MEETING DATE: October 21, 2025

TO: Chairman Dunkel and members of the Sandpoint Planning and Zoning Commission

FROM: Planning and Community Development Director Jason Welker

SUBJECT: PUBLIC HEARING: Amendments to Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards

INTRODUCTION:

A basic function of lot coverage standards is to manage the built environment by limiting the percentage of a lot that can be covered by building and impervious surfaces. Sandpoint's current zoning regulations contain two zone districts (Rural Residential 1 "RR1" and Rural Residential 2 "RR2") with a single lot coverage standard and two zone districts (Residential Single-Family "RS" and Residential Multi-family "RM") with two requirements to achieve this objective, often leading to confusion over what portion of a proposed development is regulated/limited by each standard.

This report presents a proposed amendment to Sandpoint City Code Title 9 to replace the two current maximum building footprint standards with a single impervious surface coverage standard applicable to all residential zones. A new single standard will be more easily understood by code users and applied at the time of development (e.g. building permit) review. Additionally, this proposed amendment modifies the regulations to allow a greater portion of the lot to be covered in all four of the residential zones.

The proposed increase in lot coverage stems from evaluating the existing purpose statement related to lot coverage and the effects these standards have on the provision of housing and accessory structures and covered patios (in RS and RM zones). When taken together with other city zoning requirements related to building setbacks, the placement of attached garages and requirements for front porches, the current lot coverage standard may be too limiting, stifling the ability to densify multi-family zones and allow for more living space in single family home scenarios. A revised purpose statement for lot coverage is provided.

SUMMARY OF PROPOSED AMENDMENT:

Sandpoint City Code sections 9-4-1-3 (C) and 9-4-2-3 (C) establish specific lot coverage standards which currently require two limitations in the RS and RM zones, and a single requirement in RR1 and

RR2. One limitation called “building footprint” refers to all structures, and separately a second limitation called “maximum impervious surface” refers to hardscapes outside of the building footprints, such as driveways and uncovered patios and decks. Both of these have the effect (together with other zoning standards) of limiting how much development can occur on a residential lot. Table 1 below shows Sandpoint City Code lot coverage standards and resulting home size.

Table 1: Lot Coverage Standards in Residential Zones

Zone	Minimum Lot Size Requirement	Current Maximum Building Footprint	Current Maximum Impervious (beyond the footprint of buildings and structures)	Total Effective Maximum of current regs on lot coverage	Proposed Amendment to Lot Coverage in a new single standard	Maximum Building size under current regs on a 5,000 sf lot	Maximum Building size under proposed regs on a 5,000 sf lot
RS	5,000 sf	35%	30%	65%	70%	1,750 sf	Approx 2,600 sf*
RM	5,000 sf	40%	40%	80%	70%	2,000 sf	Approx 2,800 sf*

*On small lots setback requirements limit maximum building size to less than the maximum impervious surface, leaving additional impervious surface area for driveways, patios, etc.

The stated purpose of the lot coverage regulations (sections 9-4-1-3 C and 9-4-2-3 C) is as follows:

Purpose: The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.

The current purpose statement refers to bulk of the primary structure together with the bulk of accessory structures to help address and define neighborhood character. Because building height and setbacks are addressed elsewhere in the code, a revised purpose statement could focus solely on the outcomes lot coverage requirements are intended to address.

Following is a proposed purpose statement focused solely on lot coverage:

“The impervious surface standards are intended to balance development flexibility with neighborhood livability and character. By limiting the total area of buildings, driveways, patios, and other hard surfaces on a lot, the ability to ensure open, outdoor character of residential areas to include lawns, landscaping, shade trees, natural spaces and gardens is enhanced. A single impervious surface limit provides a clear and predictable standard while allowing homeowners and builders flexibility in the arrangement of structures and improvements.”

This replaces the existing purpose language that emphasizes controlling bulk and scale of buildings and preventing tall structure from overwhelming adjacent houses. Notably, building footprint maximums have no impact on building heights, which are addressed in another section of the code, and setbacks are the principal tool in the zoning ordinance to address buildings’ bulk on adjacent properties. The City’s Comprehensive Plan typifies the character of Sandpoint neighborhoods as beset with an “urban forest” and includes vision statements related to its importance for aesthetic beauty, healthy natural and

built environments, affects that landscaping has on pollution reduction, shade for reducing heating and cooling costs, noise attenuation, and benefits related to capturing stormwater.

ILLUSTRATION OF IMPACT:

Replacing the maximum building footprint standard with a maximum impervious standard does not do away with the City's regulation of air, light, and open space or with the limits on the overall bulk of structures in residential zones. In no circumstance, in fact, will building footprints end up consuming the entirety of the maximum allowable impervious surface. On a 5000-sf lot, setbacks account for 48% of the lot in the RS zone and 44% of the lot in the RM zone; structures cannot be developed within the setbacks with limited exceptions. For example, if we consider the impact on developments on the smallest lots allowed to be created in the RM and RS zones (5,000 sf) we can see the effect of the lot coverage standards on home size.

- **RM Zone (5,000 sf lot):**
 - A 5,000 sf lot *less* 2200 sf occupied by setbacks *equals* 2800 sf available for all structures if no other limitations were in place.
 - Current maximum building footprint on a 5,000 sf lot is 40%, or **2,000 sf**. An additional 30%, or 1,500 sf of impervious area is available for driveways, and other hard ground surfaces (not required to adhere to setbacks). The total coverage between the two standards is 3,500 sf (70%).
 - Proposed: Allow up to 3,500 sf for all impervious surfaces. Accounting for a 450-sf, paved driveway, a 3,050 sf footprint home (or smaller home plus additional buildings) would be possible. Setbacks on a 5,000 sf RM lot further limit max building size to 2,800 sf. Nonetheless, the proposed amendment allows a shift of the available impervious surface to **allow more structures (2,800 sf = 56%)**, as opposed to the current maximum of 40%.
- **RS Zone (5,000 sf lot):**
 - A 5,000 sf lot *less* 2400 sf occupied by setbacks *equals* 2600 sf available for all structures if no other limitations were in place.
 - Current maximum building footprint on a 5,000 sf lot is 35%, or **1,750 sf**. An additional 30%, or 1,500 sf of impervious area is available for driveways, and other hard ground surfaces (not required to adhere to setbacks). The total coverage between the two standards is 3,250 sf (65%).
 - Proposed: Allow up to 3,500 sf for all impervious surfaces. Accounting for a 450-sf paved driveway, a 3,050 sf footprint home (or smaller home plus additional buildings) would be possible. Setbacks on a 5,000 sf RS lot further limit max building size to 2,600 sf. Nonetheless, the proposed amendment allows a shift of the available impervious surface to **allow more structures (2,600 sf = 52%)** as opposed to the current 35%.

There are other standards that also apply to developing homes, namely garage location, which increases driveway (impervious) surface length, and front porches, which decreases the livable portion of the home. These standards are very important to the fabric and aesthetic appeal of the residential neighborhoods. Trying to accommodate additional flexibility in home design thus results in looking at coverage requirements to allow additional building to the rear of the home and/or lot. Adjusting lot coverage, however, still maintains the separation between homes on neighboring lots.

Figure 1 below illustrates how a property owner hoping to maximize the use of their property will be limited by the building setbacks before the limits of the impervious surface standard impacts building size.

EXAMPLE SCENARIO 1:

Under current standards, a single-story home on a 5,000 sf lot in the RS zone with 1,600 sf of living space, a 450 sf two-car garage, and a 150 sf covered porch would have a total building footprint of 2,200 sf, or 44% of the lot area, exceeding the maximum of 35% allowed in the zone. **Such a modest house would not be permitted under current code. Only 1,150 of living space would be possible for a single-story house with a garage and porch.**

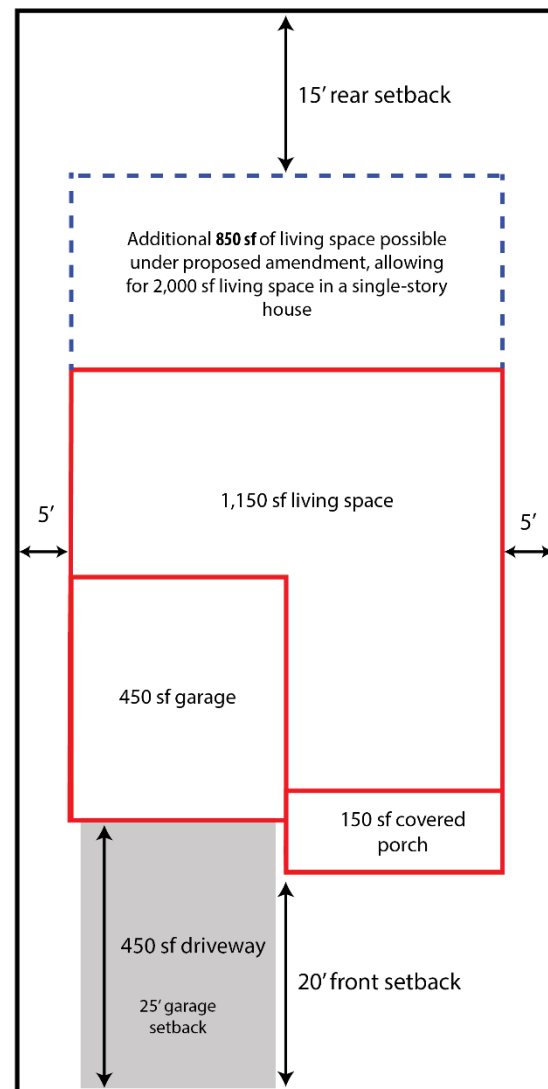
Under the proposed impervious surface standard, a single-family home on a 5,000 sf lot could have a total building footprint of **2,600 sf**. Subtracting the 600 sf for the garage and covered porch up to **2,000 sf of living space could be accommodated, increasing the amount of living space possible by 850 sf.**

EXAMPLE SCENARIO 2:

Under current code, a 1/3 acre (14,400 sf) lot in the RM zone is allowed to be developed with **up to 6 housing units** with a total building footprint of 40%, allowing **a maximum per unit size of 960 sf** (5,760 sf total building footprint across 6 unit).

The elimination of the building footprint maximum and adoption of a 70% impervious surface standard will allow a maximum building footprint of 10,080 sf (70% of 14,400), allowing **maximum unit sizes of 1,680 sf** (not accounting for impervious driveways or patios). Developers and home buyers will have a wider variety of home sizes to choose from under the proposed amendment than what is possible under the more restrictive max building footprint ordinance in place today.

Elimination of building footprint maximums and adoption of impervious surface maximums in their place will **allow structures to consume a relatively larger share of total lot sizes**, while maintaining the amount of pervious surface already required in code.

WHY IS THIS AMENDMENT NEEDED?**RS Zone: 5,000 sf lot (50' x 100')****EXAMPLE ON TYPICAL 5,000 SF LOT**

Red = Current max building footprint, 35% (RS)
Red + Blue + Gray = Proposed max impervious surface (70%)
 allows slightly larger houses on the smallest allowable lots

Figure 1: Example scenario showing impact of proposed amendment on max building size on a 5,000 sf lot in the RS zone

The elimination of separate building footprint maximums will allow larger and more functional homes on residential lots while preserving setbacks as the primary tool for maintaining light, air, and open space between structures. This change responds to evolving housing needs in Sandpoint, where many residents are seeking single-level homes with attached garages that support aging in place. It also enables the inclusion of outdoor living features such as patios, decks, and porches that contribute to neighborhood vitality and quality of life. By regulating only the total impervious surface, the amendment gives designers and builders greater flexibility to work within lot constraints and create attractive, livable homes, often avoiding the need for variances or other administrative relief.

Another benefit of going to a single impervious surface standards is the streamlining of permit processing; in building plan reviews planning staff must calculate only one area (impervious surface total) not two (building footprint + additional impervious surface), reducing opportunities for error and increasing administrative efficiency.

COMPREHENSIVE PLAN CONSISTENCY

This amendment supports multiple goals of the 2024 Comprehensive Plan, including Housing & Neighborhoods Goal 1, which calls for a diversity of housing types, and Goal 3, which seeks to protect the charm and functionality of existing neighborhoods. By allowing more flexible home footprints within established setback envelopes, the amendment helps meet growing demand for single-level housing, garages, and outdoor living areas while maintaining neighborhood character.

The change is also consistent with Community Character & Design Goal 1, which encourages thoughtful density and site planning, and with the Land Use & Growth chapter's call for providing housing choices and integrating development with existing infrastructure.

Comprehensive Plan Chapter	Relevant Goal / Objective	Connection to Amendment
Housing & Neighborhoods (Ch. 5)	Goal 1: Housing Variety – Provide a variety of quality housing types for a broad spectrum of households.	Allows larger, single-level homes and more flexible site layouts, accommodating aging-in-place designs and varied housing needs.
	Goal 3: Existing Neighborhoods – Protect and enhance the charm and comfort of existing neighborhoods.	Maintains neighborhood character by preserving setbacks while allowing more usable living space and amenities on each lot.
Community Character & Design (Ch. 3)	Goal 1: Character and Identity – Ensure development respects Sandpoint's unique character through architecture, thoughtful density, and site planning.	Shifts focus from arbitrary footprint limits to thoughtful site design, promoting a balanced relationship between built and open space.
Land Use & Growth (Ch. 4)	Support housing choice and efficient, sustainable land use patterns that enhance community identity.	Encourages housing diversity and integrates new development with existing infrastructure, consistent with Sandpoint's vision for growth.

STAFF RECOMMENDATION

Staff recommend that the Planning & Zoning Commission recommend approval of the proposed amendment to Title 9 of City Code updating the purpose statement for lot coverage, replacing maximum building footprint standards with a single 70% impervious surface coverage standard in RS and RM zones, 35% in the RR1 zone, and 25% in the RR2 zone. This amendment modernizes the City's development regulations, simplifies administration, and better aligns with the goals of the 2024 Comprehensive Plan by supporting housing variety, protecting neighborhood character through setbacks, and providing predictable yet flexible standards for homeowners and builders.

ACTION:

The Planning & Zoning Commission is asked to:

1. **Recommend Approval:** Recommend that City Council approve the proposed amendment to Title 9 as presented in this staff report.
2. **Recommend Modifications:** Provide feedback or request revisions to the proposed language prior to forwarding to City Council.
3. **Deny Recommendation:** Recommend that City Council retain the existing building coverage standards.

WILL THERE BE ANY FINANCIAL IMPACT? N HAS THIS ITEM BEEN BUDGETED? N/A

ATTACHMENTS:

Draft amendments to 9-1-3, 9-4-2-3, 9-5-2-3, 9-4-4, and 9-5-5.



Staff Report

To: Planning & Zoning Commission

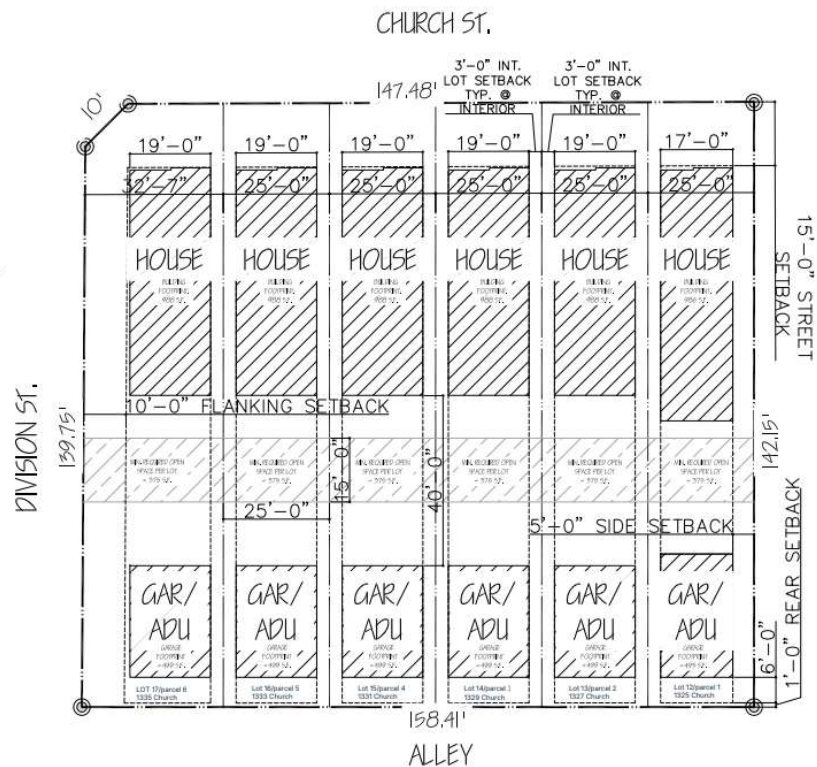
Prepared by: Erik Brubaker, Associate Planner

Date: October 15, 2025

P & Z Meeting: October 21, 2025

P & Z Design Review: PSPR25-0008 Planning and Zoning Commission will provide Design Review required for the new construction of Six Single Family residences, each with a detached Garage/Accessory Dwelling Units(ADU's) on six adjoining original lots of record, as shown on Figure 1, Basic Site Plan. The subject site is located at 1331 Church St. The lots are oriented to front on Church St., the side street is Division Ave., and the rear of the lots are on Church-Pine Alley.

Figure 1 Basic Site Plan



Introduction

Property Owners Hazen Development, LLC, and applicant Ethan Hazen are seeking approval to develop Six Single Family residences, each with a detached Garage/Accessory Dwelling Units (ADU's) on six original substandard lots of record. The site is currently vacant and was previously the location of a mobile home court. The property is zoned Residential Multifamily (RM) which permits the development of original substandard lots of record for residential uses subject to permit approvals described below. (See Figure 2, Vicinity and Zoning Map)

Sandpoint City Code requires a two-step process when developing on 4 or more contiguous substandard lots of record. The first step is to obtain Design Review approval and the second step is to obtain a Site Plan Review Permit. Development of this type, on several contiguous substandard lots, is the only type of development requiring a separate Design Review process in addition to (and prior to) the more customary Site Plan Review permit. Excerpts from Sandpoint City Code that establish these requirements are listed below. This agenda item relates to Step 1.

- Step 1: Design Review approval: City Code §9-4-6-3.A. requires design review by the Planning Commission for development on 4 or more contiguous substandard original lots of record. City Code has two sets up criteria for reviewing substandard lot development: Objective standards located in §9-4-6-3: Development Standards which is administered by staff; and design guidelines which can be found in §9-4-6-9: Design Guidelines for Substandard Lots. These guidelines, in conjunction with the Comprehensive Plan are the standards by which this project should be reviewed.
- Step 2: Site Plan Review Permit approval: City Code §9-1-4.B requires a Site Plan Review Permit prior to obtaining a building permit for all construction except exempt activities (e.g. small additions, or less than four single-family homes on a conforming lot). Each Site Plan Review Permit requires notice to adjoining neighbors, review against the aforementioned objective standards, and an appeal period after a decision has been made on the permit. Staff has begun the noticing requirements and has initiated its review of this Site Plan Review Permit for this development; action on this permit is pending completion of the Design Review (Step 1) by the Planning and Zoning Commission.



Figure 2 Vicinity & Zoning Map

Applicable Sandpoint City Code

This application is subject to review and compliance with the following code. Staff review of the Site Plan Review Permit will address standards set forth in PCC§9-4-6-3 through 7. But they are included here for context. The planning and zoning commission will serve in its capacity as the design review body as no design review subcommittee has been otherwise designated. Code sections PCC§9-4-6-9 and 10 address design guidelines subject to review.

9-4-6: Standards for Development of Residential Substandard Original Lots of Record:

9-4-6-1: Purpose and Intent:

The purpose of these provisions is to guide residential development on substandard lots, ensuring that the developments are compatible with the character and the scale of established housing.

- A. Applicability and General Provisions: The following standards and procedures apply to residential development of substandard lots as defined in section 9-1-3 of this title, and apply to:
 1. Substandard lots in the residential single-family zone having a lot area of less than five thousand (5,000) square feet and/or a lot width of less than fifty feet (50'), and
 2. Substandard lots in the residential multi-family zone having a lot area of less than five thousand (5,000) square feet.
 3. Development of single substandard corner lots with a width of less than thirty feet (30') shall not be allowed. Reconfiguration of two (2) contiguous substandard lots where one is a corner lot may be accomplished as provided for in title 10, chapter 2 of this code so long as their lot area is not reduced.
 4. These standards do not apply to lots that are part of a planned unit development and they do not take precedence over any note recorded on a subdivision plat.
 5. These standards do not apply to remodels of or expansions to legally established dwellings previously constructed on such lots, so long as other area requirements of the district are met.

Staff Review will include the following:

9-4-6-3: Development Standards:

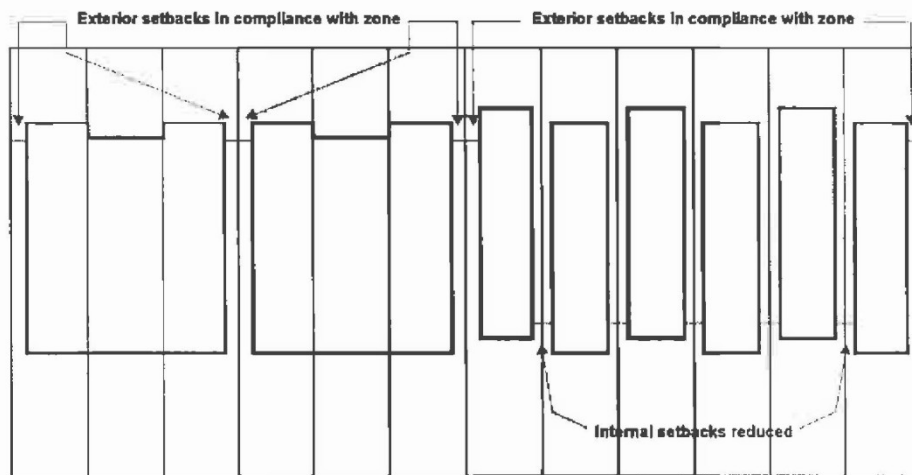
- A. Design Review Required For Development of Substandard Lots: Development of three (3) or fewer dwelling units on three (3) contiguous substandard lots shall be subject to staff level review in conjunction with their building permit application.

Except as otherwise provided herein, design review for the development of four (4) or more dwelling units, as well as the development of units with front loading garages, shall include referral to the planning commission or such design review subcommittee as may be created for such purpose, in conjunction with site plan review as provided for in subsection 9-1-4C of this title. Additional design review standards and guidelines are contained herein.

Adjoining property owners shall be notified of any development proposed under these provisions that is subject to review by the commission as noted above. Said notice shall inform such owners they may comment on the application during a period of not less than fifteen (15) days after mailing of the notice and prior to final action on said application.

- B. Setbacks:
 1. Front Setbacks: The front yard setback for livable space and porches shall be allowed as provided in the property's underlying zone. Adjoining lots developed at the same time shall contain different setbacks.
 2. Side Setbacks: Interior side setbacks shall be in accordance with the applicable zone; street side yard setbacks shall be ten feet (10') for livable space and porches and twenty-five feet (25') for parking, unless one of the following is applied:
 - a. Common Lot Line Attached Units: Up to three (3) units may be attached at the common lot lines, provided that the exterior setbacks (unattached side setbacks) adhere to those required by the zone.

- b. Detached Units On Contiguous Lots: When two (2) or more single-family units are proposed on contiguous lots, the interior side yard setbacks may be reduced to three feet (3') provided that the exterior setbacks to the development adhere to the setbacks that are required by the zone.



Such reduced interior side yard setback shall be measured from property line to eave rather than building wall as may otherwise be allowed and may require compliance with additional building and fire code provisions (i.e., roof designed for higher snow load and provision of snow stops, installation of residential sprinkler system).

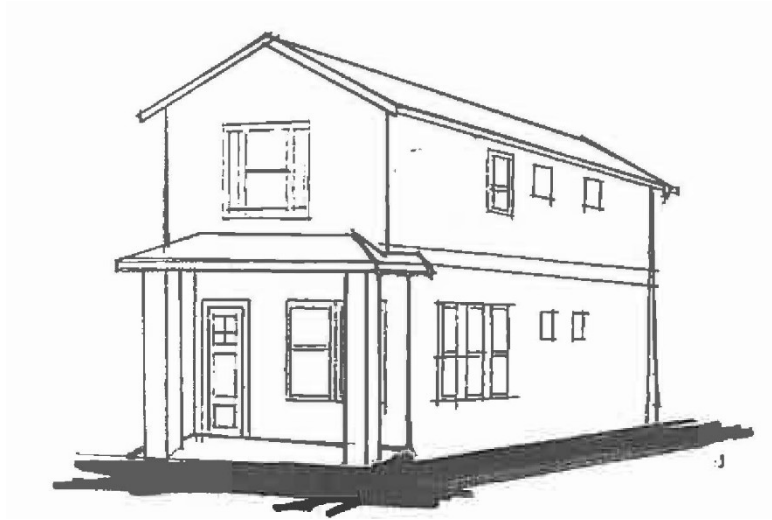


3. Rear Setbacks: Rear yard setbacks shall be as required by the zoning district in which the substandard lot is located.
4. Garage: A single-story, detached garage, a maximum of five hundred (500) square feet, accessed off of an alley may have a three foot (3') side setback.

(Ord. 1263, 12-29-2011)

9-4-6-4: Building Height:

- A. In the RM zone, substandard lot structures shall not exceed two (2) stories or thirty feet (30'), whichever is lower.



- B. In the RS zone, substandard lot structures shall not exceed twenty feet (20') or one and a half stories, whichever is lower. A one and a half story structure can be defined as:
1. A structure that includes a daylight basement that is sunk into the ground a minimum of four feet (4').



2. A structure that contains the second story within the pitched roofline.



- C. In the RS zone, a two-story structure less than twenty-five feet (25') may be permitted where:
1. Both adjacent properties are developed with two-story structures; or
 2. The development has been designed to minimize impacts to adjoining properties, as determined by the planning director. The factors to consider shall include: the size and height of the adjacent dwelling units; privacy impacts on adjacent properties; the height, mass, window placement and roofline pitch of the proposed structure; and the overall design of the upper story of the proposed structure. Upper story limitations or setbacks on the new building may be an acceptable means of ensuring compatibility with adjacent structures of smaller size.



(Ord. 1263, 12-29-2011)

9-4-6-7: Parking:

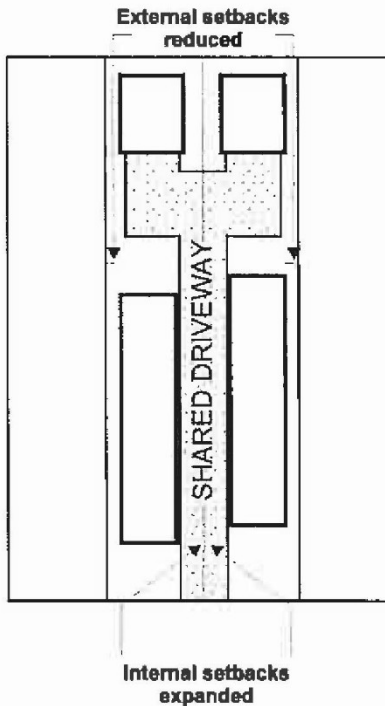
- A. Each dwelling shall be provided with off-street parking in accordance with chapter 5 of this title.
- B. Vehicular access and parking shall be provided according to the following standards:
 1. Parking accessed via alleys is encouraged.
 2. Units with front loading garages (where access to alley is not available or practical):
 - a. Any attached, front loading garage shall include design elements that will provide varied rooflines, dormers within the roofline or other architectural treatments that will avoid the appearance of garage domination. The setback of the garage face shall be twenty-five feet (25').
 - b. Porches, living space, or other projecting features above such front loading garages are required. Structures incorporating such features above a front loading garage shall not be subject to review by the commission.



- c. Attached, front loading garages shall be limited to single car width; two (2) car garages must be designed for tandem parking.

- d. The use of a ten foot (10') wide shared driveway providing access to rear yard garages that are attached with a common wall on the property line is allowed.
- e. Where a shared driveway is proposed between two (2) units, each unit may be allowed to reduce the outside side yard setback from five feet (5') to three feet (3') to provide for a driveway width greater than ten feet (10').

Such reduction is contingent upon approval of a stormwater plan. In addition, the reduced setback shall be measured from property line to eave rather than building wall as may otherwise be allowed and may require compliance with additional building and fire code provisions (i.e., roof designed for higher snow load and provision of snow stops, installation of residential sprinkler system).



- 3. The driveway may be designed with concrete wheel strips or grass pavers that are separated by vegetation.
- (Ord. 1263, 12-29-2011)

Planning and Zoning Commission acting as the Design Review board will address the following:

9-4-6-9: Design Guidelines for Substandard Lots:

Development on substandard lots requires site plan review approval. As applicable to their required review process, city staff and the planning commission or such design review subcommittee as may be created for such purpose shall take into account the location and design of adjacent buildings, landscaping and right-of-way improvements, and shall apply the following criteria as appropriate:

- A. Front Facade Design Requirements:
 - 1. Homes shall have a front door that faces the street. When a unit is built on a corner lot, the door shall face the dominant street.
 - 2. In lieu of a street facing front door, the applicant may construct a prominent front porch that is a minimum of six feet (6') in depth, and the dwelling shall have a minimum of twenty-five percent (25%) of the front facade comprised of windows and/or door openings. For homes with front loaded garages, the garage door shall not count toward the window opening requirements. The

garage door shall include design elements such as: panels, windows, trim features, cross members, or other architectural features as determined by the commission or staff.

3. Detached dwelling units shall provide a facade that substantially differs from the facade of adjacent structures. Variations in materials alone will not be considered sufficient. The unique facade may be obtained through the use of structural changes or through the use of substantial design elements. In addition to complying with the preceding design guidelines, the front facade shall include multiple design elements such as: multipaned windows, varied rooflines, dormers, bay windows, wainscoting, a covered front door, a usable front porch or other elements as approved by the commission or staff that create a unique facade. Articulated designs may repeat on noncontiguous lots.
 4. Attached units shall provide modulation and architectural design features to prevent flat facade wall planes.
- B. Orientation of Buildings: All buildings shall be oriented toward a public street. When buildings cannot be oriented toward a public street due to inadequate street frontage or similar circumstances, the buildings shall be oriented toward a private street or lane that conforms to city standards.
 - C. Stormwater Runoff: Stormwater runoff shall be directed to the front or rear yard and shall be treated in accordance with standards of the Sandpoint stormwater ordinance.

(Ord. 1263, 12-29-2011)

9-4-6-10: Design Guideline and Development Standards Waivers for Substandard Lots:

- A. The applicant may request a waiver from one or more of the standards listed in section 9-4-6-9 of this chapter or from the height and parking requirements of sections 9-4-6-4 and 9-4-6-7 of this chapter. All requests for waivers shall be heard and decided by the planning commission or such design review subcommittee as may be created for such purpose. A waiver shall not be considered a right or special privilege but may be granted to an applicant that can meet the following findings:
 1. That the granting of the waiver will not be in conflict with the intent of the substandard lot ordinance, shall not negatively impact the existing neighborhood and shall enhance the overall design quality of the project.
 2. That there is an exceptional circumstance relating to the design or configuration of the property, which is not generally applicable to other properties or otherwise anticipated by the standards in the district.
 3. The granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property, improvements or the quiet enjoyment of the surrounding properties and neighborhood.
 4. The granting of such relief will not be in conflict with the goals and policies of the comprehensive plan.

(Ord. 1263, 12-29-2011)

City of Sandpoint Comprehensive Plan: The City's Comprehensive Plan establishes broad goals, and policies to guide development in the City. Below are some notable elements extracted therefrom:

Notable Element #1: The future land use component shows the subject neighborhood as Medium Density Residential. These areas are described as *"in proximity to Downtown and other commercial areas with potential for smaller lot sizes and setbacks, options for shared open space and allowance for attached and detached multifamily units. The land use category supports a mix of housing types often referred to as "missing middle" housing (single, duplex, fourplex, townhome dwellings) and smaller scale multiple-family buildings (10 or fewer units) that benefit from proximity to employment centers and multimodal transportation. The bulk and mass of the varied types of units are compatible, creating a balanced streetscape where no one structure dominates."*

Notable Element #2: The City Comprehensive Plan chapter 5 – *Housing and Neighborhoods* contains Goal Statement 1 titled Housing Variety: *A variety of quality housing types is available to serve a broad spectrum of household types and age groups.*

- *Pursue diversity in housing types by permitting detached, duplex, townhouse, stacked flats, accessory dwelling units*
- *(ADUs), co-housing, co-living, cottage communities, and other types as appropriate in neighborhoods.*
- *Encourage housing above retail in mixed-use and commercial centers for year-round and seasonal housing options and to enhance community vitality.*
- *Work with housing providers that create housing options to meet the accessibility and functional needs of households with seniors and residents with special needs.*
- *Encourage development of attached housing types in and around downtown.*
- *Encourage development of single-family housing within traditional and medium-density neighborhoods.*
- *Explore alternatives to parking requirements to encourage variety of housing types for a broad spectrum of income levels and age groups.*

Design Review Process

Design Review Process will provide the requisite recommendations necessary for Staff to complete the administrative site plan review permit determination with any conditions of approval. Planning and Zoning Commission acting as the Design Review Board must consider whether this project meets the design guidelines as required per the design guidelines within the Substandard Original Lots of Record Code (included within the body of the staff report, above) and to consider any design waivers as applicable. Staff envision that the PZC, at the meeting, will consider and discuss each required element, with staff recording/tracking the outcomes.

Action

Planning & Zoning Commission shall deliberate on the subject proposal and relevant design guidelines and make findings and take one of the following actions in accordance with Sandpoint City Code:

1. Note specific elements of the proposal that are deemed essential.
2. Address specific concerns that will result in conditions of approval or revisions.
3. Suggest alternative design elements that will result in conditions or revisions.

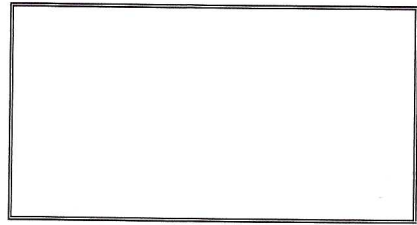
Attachments

The public record on this matter includes all of the following documents that can be viewed at the City's Current Projects Website: [PSPR25-0008 - Six Single Family Residential - 1331 Church | Sandpoint, ID](#)

1. Application materials as submitted by the applicant include:
 - a. Application form & Narrative
 - b. Site and Architectural plans including Site plan, Floor plans, and Building elevations
 - c. Six Lot Development Plan



SITE PLAN REVIEW APPLICATION



File #: _____

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information:

Applicant's Name: Ethan Hazan
 Address: 1316 Church St
 Phone: (H) (208) 770-0671 (W) (208) 500-1578
 E-mail: Ethan.hazan@yahoo.com

Holder of Legal Title: Hazan Development LLC
 Address: 1316 Church St.
 Phone: (H) (208) 770-0671 (W) (208) 500-1578
 E-mail: Ethan.hazan@yahoo.com

Representative Information:

Business Name: MBC INC.
 Surveyor: Glahe
 Address: 1316 Church St. Elle Hazan
 Phone: (H) (208) 770-0671 (W) (208) 500-1578
 E-mail: Ethan.hazan@yahoo.com

Project Information:

Legal Description of Site: Lot(s) 12-17 Block # 48 Addition WEST END
 (or) _____
 Section 22 Township 57N Range 02W
 Total Size of Parcel: 22,390 Sq Ft 0.51 acres

Current Zoning:

- | Residential | Commercial | Industrial |
|---|--|--|
| ☐ Rural Residential RR2 | ☐ Commercial A | ☐ Industrial General (IG) |
| ☐ Rural Residential RR1 | ☐ Commercial B | ☐ Industrial Business Park (IBP) |
| ☐ Residential Single-Family (RS) | ☐ Commercial C | ☐ Industrial General w / IBP uses allowed |
| ☒ Residential Multi-Family (RM) | ☐ Mixed-use Residential | ☐ Industrial Technology Park (ITP) |

Current Comprehensive Plan Designation:Future Land Use Categories

- | | | |
|--|--|--|
| ☐ Low Density Clustered Residential | ☐ Low Density Residential | ☒ Medium Density Residential |
| ☐ High Density Residential | ☐ Neighborhood Mixed Use | ☐ Mixed Use Corridor |
| ☐ Downtown | ☐ Public/Quasi Public | ☐ Light Industrial/Commercial |
| ☐ Parks and Open Space | | |

Airport Safety Zones

- | | |
|---|--|
| ☐ Inner Critical Zone | ☐ Lateral Safety Zone |
| ☐ Runway Protection Zone | ☒ N/A |

What land uses border the site? Describe lot sizes, structures and uses:

North: Single family homes, standard lot size
 South: ALLEY, Single & multi RES / DUPLEX, standard lot size
 East: single family residence, standard lot size
 West: DIVISION STREET, commercial, funeral home, Church

What Zones border the project site?

North RM South RM East RM West MUR

Existing Structure(s) (Number of Buildings/Units, Size, & Use):

No existing structures.
6 trailers were removed that were used as
SF Residences.

Proposed Structure(s) (Number of Buildings/Units, Size, Use, and Architectural Style):

Six (6) SF homes with detached garage / ADU
Residence 1824' SF & ADU 499' SF. used
as single family homes, BARBAN FARMHOUSE,
town home style.

Utility Information:

Power will be provided by:

☒ Avista Utilities☐ Northern Lights Inc

Water will be supplied by:

☒ Existing public or community system☐ Individual well☐ Proposed public or community system

Sewage disposal will be provided by:

☒ Existing community system☐ Individual system☐ Proposed community system**Parking Information:**

Number of parking stalls proposed:

N/A - GARAGE

Number of parking stalls required by City Code:

N/A

Number of parking stalls proposed for parking in lieu (if applicable)

N/A

Site Information:

Provide detailed descriptions on the following:

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: LEVEL-sub standard / sub prime city
lots on corner of Church & division
Alley ACCESS to garage
2. Water courses (springs, streams, rivers, etc.): NONE.
3. Land cover (timber, pasture, etc.): NONE
4. Other pertinent information: Existing power / water / sewer

The Planning Director may request additional information in specific circumstances in order to assist in the review of this application, including the relationship of the proposed use to the Comprehensive Plan. A copy of the Sandpoint Comprehensive Plan may be obtained from the Planning and Zoning Department.

The Planning Director reserves the right to **not** officially accept this application until all of the above required information is submitted.

The Planning Director reserves the right to refer this application to the Planning Commission.

Appeals to the requirements placed on proposals during the site plan review process may be referred to the Planning Commission.

I hereby certify that all information and attachments submitted herewith are true and correct to the best of my knowledge.


Signature of Applicant

9/8/2025
Date

Narrative Statement

1331 Church (including 1325, 1333, 1331, 1329, 1327, 1325 Church Street) Project consists of 6 new single family residences with detached garage/ ADU.

These 6 substandard lots previously had 6 older mobile homes and zero landscaping.

This will be a considerable improvement to the neighborhood and general compatibility with adjacent single family and multi residential properties.

1331 Church Residences will face Church and utilize detached garage from alley access, in a way much more consistent with the neighborhood, no longer having Ingress/egress off Church.

The Large multi address mailbox, will be converted to individual mailboxes at properties, consistent with what the majority of the homes have in the neighborhood.

We are working with USPS and residents to implement. New plantings on Division and Church, in line with setbacks and general improved landscaping will also create a

Character much more compatible with this neighborhood.

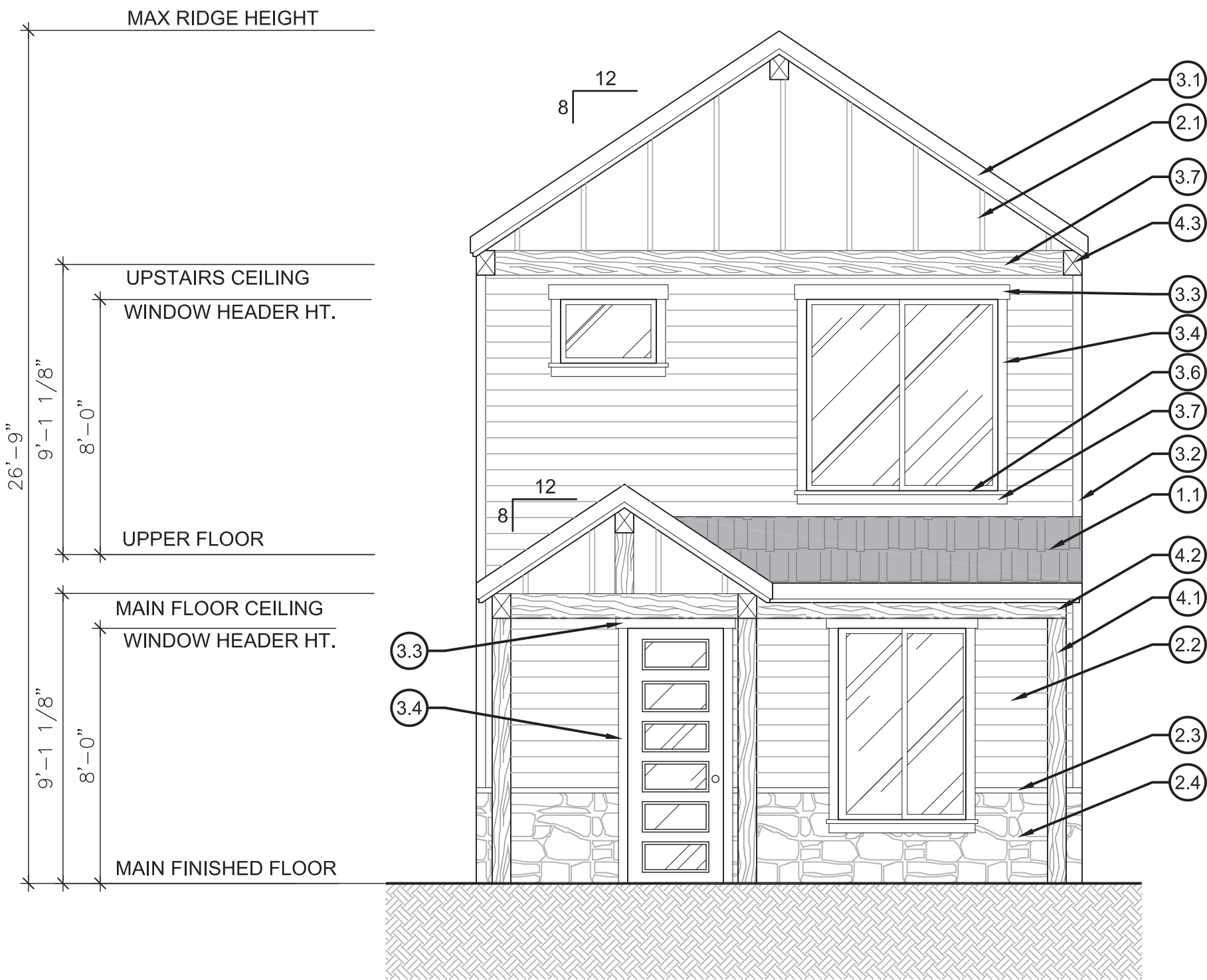


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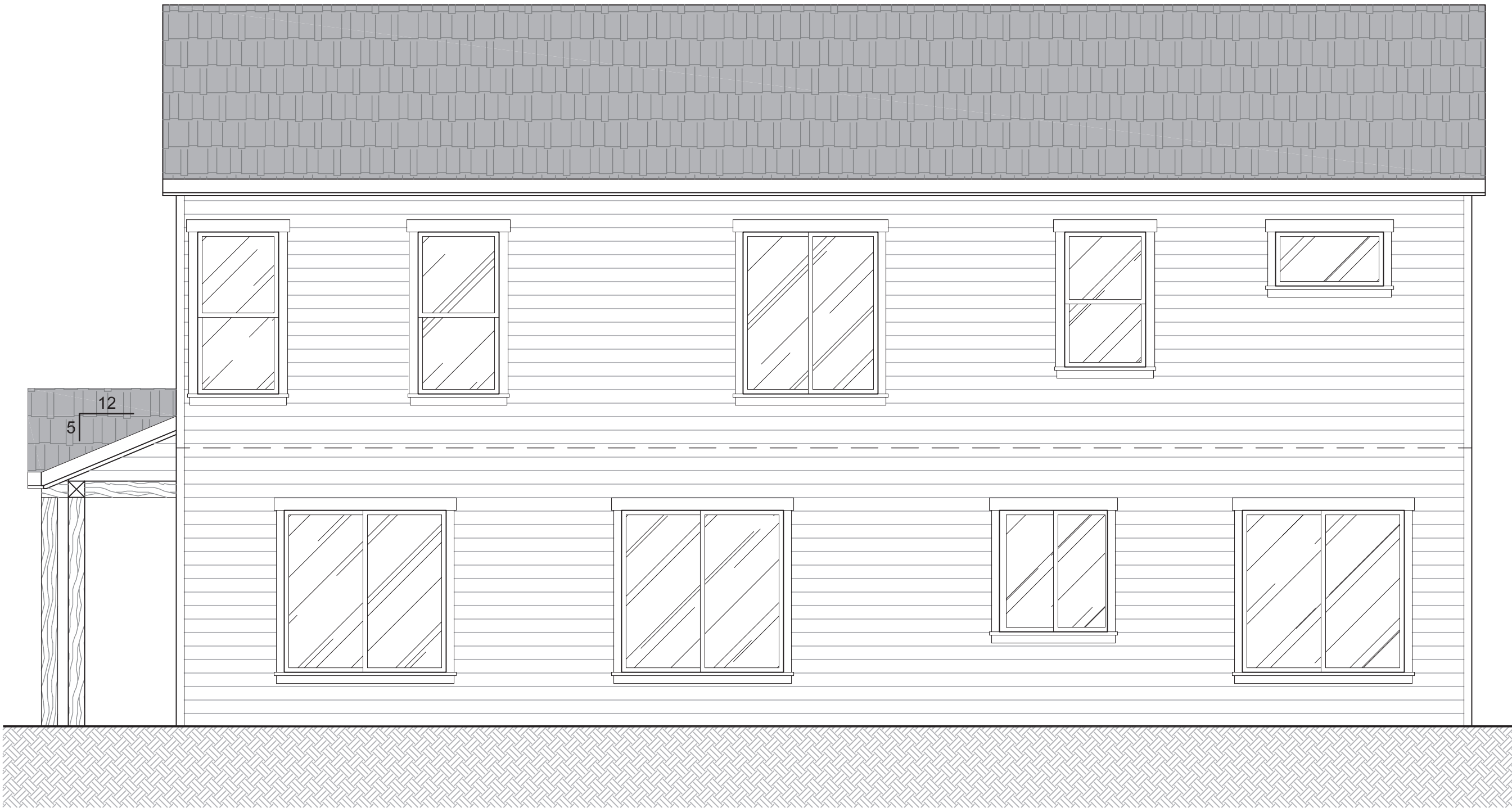
ROOF KEYNOTES	
1.1	30 YEAR ASPHALT COMPOSITION SHINGLES OVER 15# BUILDING FELT (DOUBLE AT EAVES) ON 7/16" SOLID APA RATED SHEATHING WITH H-CLIPS, PREFABRICATED ROOF TRUSSES AT 24" O.C., 5/8" GYP. BD. CEILING FINISH, R-38 INSULATION.
WALL KEYNOTES	
2.1	PANEL SIDING W/ PROTRIM BATTS @ 16" O.C.
2.2	8" HARDI-PLANK LAP SIDING OVER TYVEK BLDG. WRAP
2.3	CULTURED STONE WATER TABLE W/FLASHING AT TOP EDGE
2.4	CULTURE STONE VENEER WAINSCOTING
TRIM KEYNOTES	
3.1	6" PROTRIM TRIM OVER 5/4"x8" FASCIA
3.2	5/4" X 4" PROTRIM CORNER
3.3	5/4" X 6" PROTRIM HEADPIECE W/ FLASHING AT TOP EDGE
3.4	5/4" X 4" LEG TRIM
3.5	5/4" X 4" APRON
3.6	BEVELED CUT 2X4 PROJECTED SILL
3.7	5/4x10 SMART TRIM
POST KEYNOTES	
4.1	8x8 POST
4.2	STRUCTURAL BEAM - REFER TO FRAMING PLANS
4.3	8x10 CORBEL

THESE CALL-OUTS ARE TYPICAL AND MEANT TO BE CARRIED THROUGHOUT THE DESIGN, THEREFORE NOT ALL ELEMENTS OF DESIGN HAVE BEEN CALLED OUT TO MINIMIZE REDUNDANCY. COORDINATE THROUGH CONTRACTOR/OWNER FOR QUESTIONS.



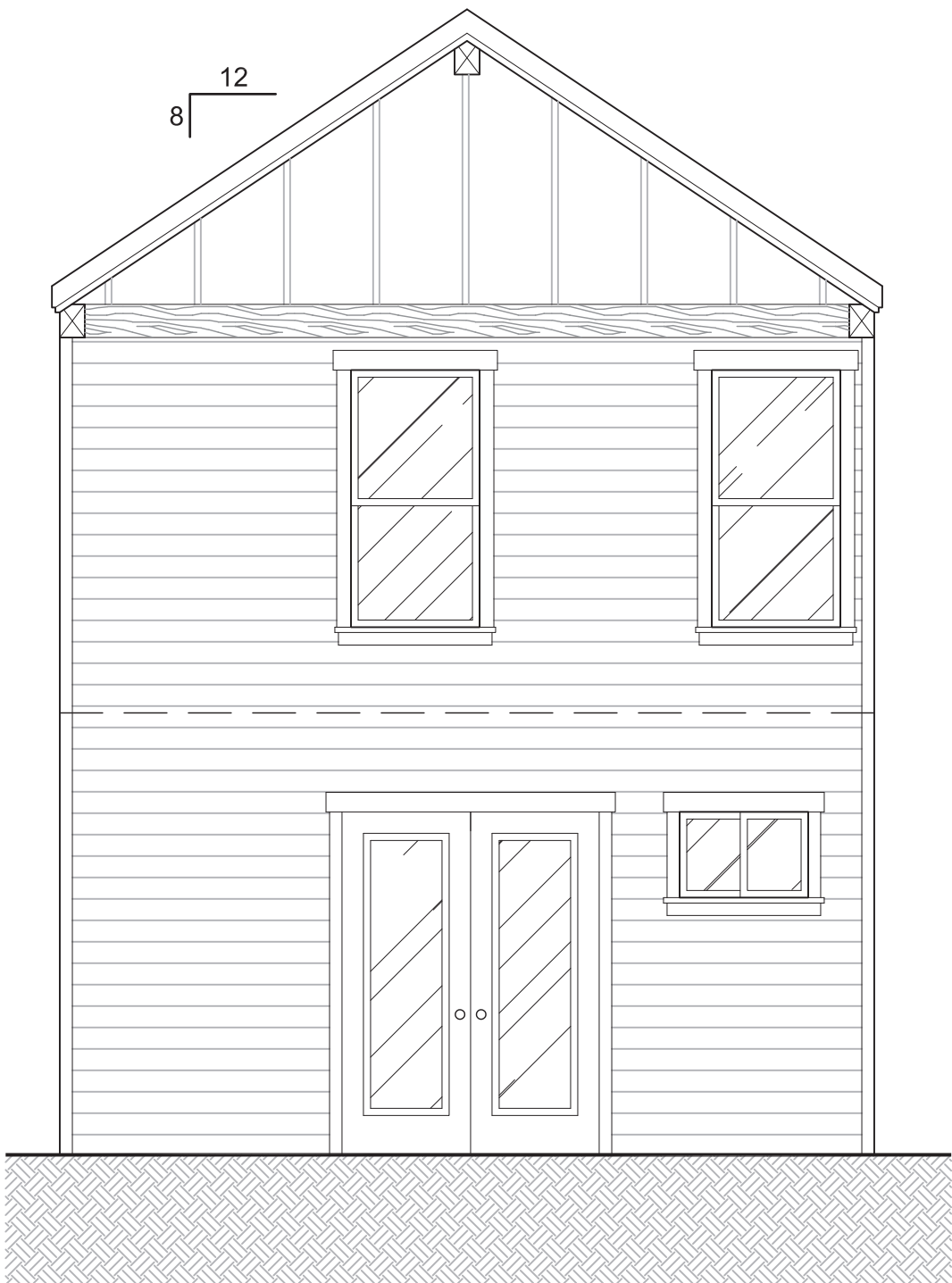
STREET FACADE GLAZING	
TOTAL WINDOW COVERAGE	= 90 SQ. FT.
TOTAL WALL AREA	= 448 SQ. FT.
PERCENT COVERED	= 20.0%

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

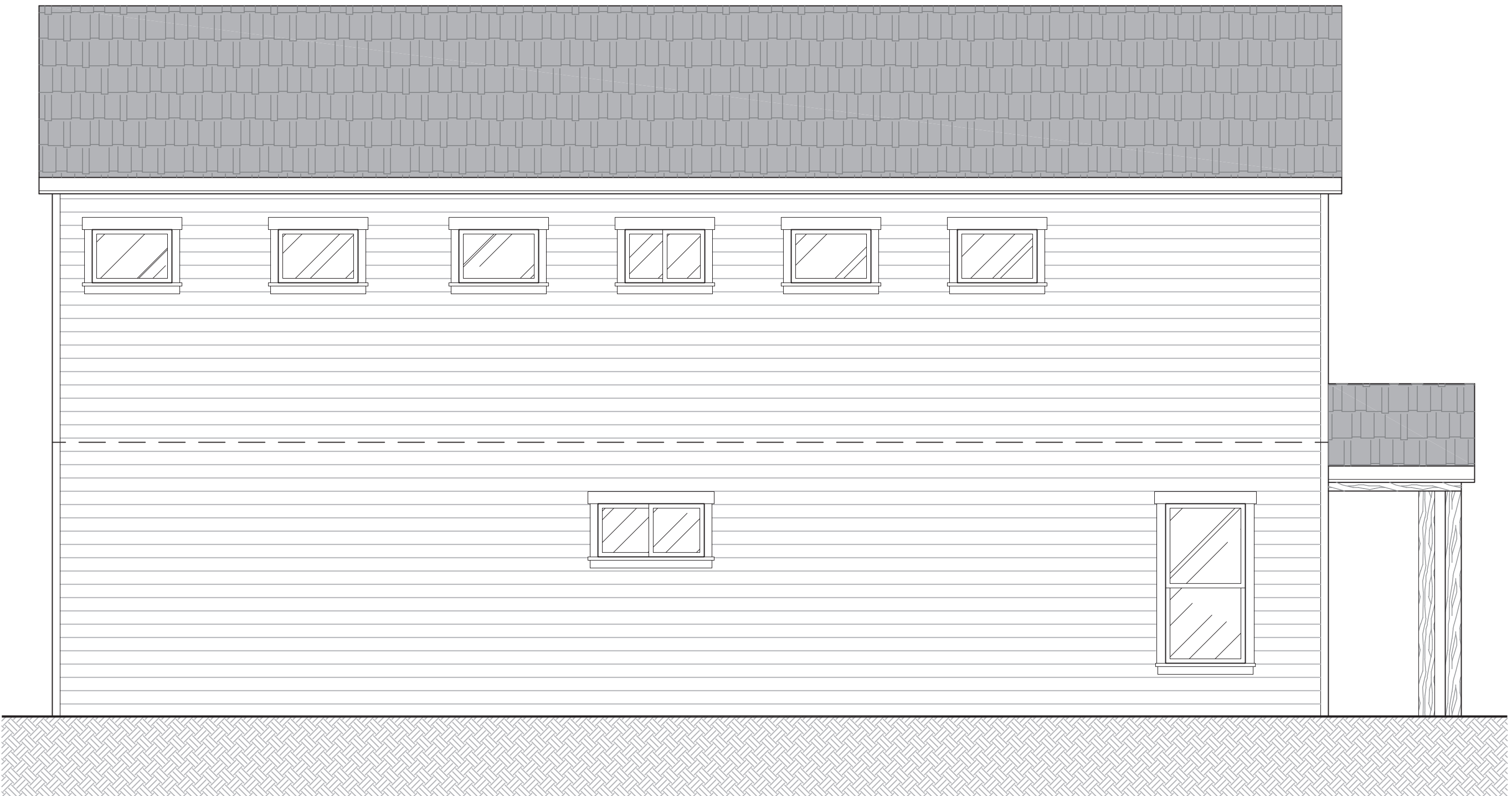


STREET FACADE GLAZING	
TOTAL WINDOW COVERAGE	= 215 SQ. FT.
TOTAL WALL AREA	= 944 SQ. FT.
PERCENT COVERED	= 22.8%

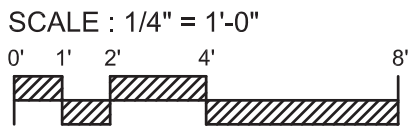
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



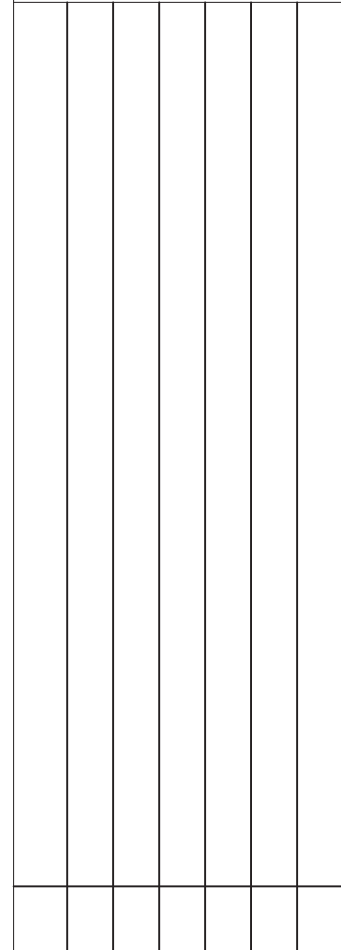
CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

ELEVATIONS

SCALE: 1/4"=1'-0"
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 06-05-2025

THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
ATTAINED WITHIN
LIMITS OF
PRECISION THAT
GOOD CONSTRUCTION
PRACTICES
WILL PERMIT

A-1

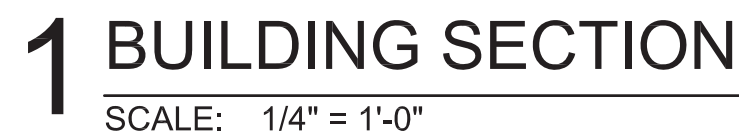


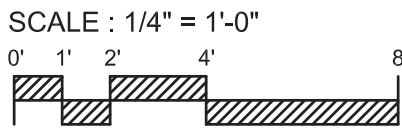
SECTIONS

THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
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PRACTICES
WILL PERMIT

SCALE : $\frac{1}{4}" = 1'-0"$

- 1 COMP. SHINGLE ROOFING OVER 15# FELT, 7/16" SOLID APA RATED SHEATHING (MIN. SPAN RATING 32/16) AND PRE-ENGINEERED TRUSSES AT 24" O.C. OR 2x OVERFRAMED RAFTERS-SEE ROOF FRAMING PLAN.
- 2 R-38 MIN. INSULATION PROVIDE 1" AIR GAP AT EAVES WITH INSULATION Baffle.
- 3 1/2" G.W.B. ON WALLS W/ PVA (POLYVINYL ACETATE) 6 MIL VAPOR BARRIER. 5/8" ON CEILINGS.
- 4 7/16" STRUCTURAL PANEL SHEATHING OVER 2x6 STUDS AT 16" O.C. w/ R-21 INSULATION.
- 5 COMPOSITE WOOD FASCIA PANEL.
- 6 COMPOSITE WOOD SOFFIT PANEL WITH CONTINUOUS EAVE VENT.
- 7 6 MIL VAPOR BARRIER
- 8 4" CONCRETE SLAB OVER COMPACTED STRUCT. FILL OVER 6 MIL VAPOR BARRIER
- 9 REINF. CONC. FOUNDATION WALL. VERIFY FOUNDATION WALL STEPS WITH FINAL GRADE AND ADJUST WALL HEIGHTS AS REQUIRED. REFER TO FOUNDATION PLAN.
- 10 DUAL GLAZED WINDOW. REFER TO FLOOR PLANS AND ENERGY CALCS FOR ADDITIONAL REQUIREMENTS (LOW E, ETC.)
- 11 R-21 BATT WALL INSULATION
- 12 STRUCTURAL BEAM. REFER TO ROOF AND FLOOR FRAMING PLANS.
- 13 CONTRACTOR IS TO PROVIDE AND INSTALL SILL PLATE W/ 1/2" DIA. x10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0" O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.
- 14 3/4" T&G SHEATHING OVER PRE-ENGINEERED FLOOR JOIST - SEE FLOOR FRAMING PLAN
- 15 PROPOSED LINE OF EXTERIOR GRADE
- 16 R-30 BATT FLOOR INSULATION





- PROVIDE BITUMINOUS DAMP PROOFING BELOW FINISH GRADE AT ALL CONCRETE FOOTINGS AND FOUNDATION WALLS.
- CONC. TO BE MIN. F_c OF 2,500 PSI, REINFORCING STEEL TO MIN. GRADE 60
- ALL FOUNDATIONS, FOOTINGS AND PIERS SHALL BE PLACED 12" BELOW THE UNDISTURBED GROUND SURFACE AND BELOW FROST LEVEL 24" MIN.
- FOOTINGS AND PIERS TO REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL
- 2X6 PRESSURE TREATED SILL W/ SILL SEALING GASKET TYPICAL AT TOP OF ALL FOUNDATION WALLS WHERE FRAMING OCCURS ABOVE.
- INSTALL SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0" O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.
- STEP FOUNDATION WALL AS REQUIRED TO RESPOND TO FINAL SITE GRADING CONDITIONS
- CONTRACTOR TO VERIFY SOIL CONDITIONS DURING EXCAVATION AND NOTIFY DESIGNER OF CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. SINCE NO GEOTECHNICAL REPORT HAS BEEN PROVIDED, IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SOIL CONDITIONS AND THE PRESENCE OF GROUNDWATER AT TIME OF EXCAVATION.
- PROVIDE ACTIVE RADON MITIGATION SYSTEM PER LOCAL JURISDICTION STANDARDS
- IF SOLID ROCK SOIL CONDITIONS EXIST UPON EXCAVATION FOR FOOTINGS, PROVIDE EPOXY SET REBAR INTO ROCK FOR FOOTING STABILITY. REMOVE ALL SOIL FROM ROCK AND ADEQUATELY CLEAN SURFACE PRIOR TO CONCRETE POUR
- VERIFY LOCATION OF GARAGE SLAB CONTROL JOINTS IN FIELD. SLOPE GARAGE SLAB DOWN TOWARDS OVERHEAD DOOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND SLABS AND TO OBTAIN ALL REQUIRED PERMITS. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND IS TO BE INSPECTED BY BUILDING DEPT. OFFICIALS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.

- 1 24" X 24" X 10"
W/4 #4 E.W.
- 2 SIMPSON COLUMN BASE ON 18" DIA. X 24"
DEEP SONOTUBE FOOTING W/ 3 #4 BARS
VERTICAL STUBBED INTO FOOTING

1 FOUNDATION PLAN

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

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

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CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

FOUNDATION
PLAN

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

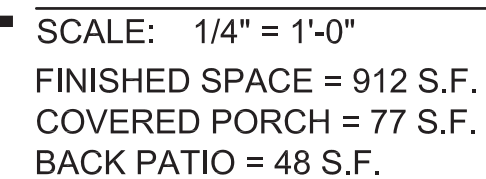
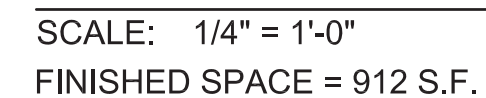
SCALES SHOWN ARE FOR
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DATE: 06-05-2025

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PRACTICES
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A-3



NUMBERS ARE NON SEQUENTIAL
AND FOR REFERENCE ONLY

SCALE : $\frac{1}{4}" = 1'-0"$



1 SQ. FT. NET AREA / 150 SQ. FT. ATTIC AREA

<u>912 sf (ATTIC AREA)</u>	x 144 = 876 sq. in. (TTL REQ'D)
150	

VENTS PROVIDED

48 IF RIDGE VENT AT 13.5 sq. in./LIN. FT. = 648 sq. in. NET
96 IF 1/2" EAVE VENT AT 8sq. in./LIN. FT. = 576 sq. in. NET

TTL NET AREA PROVIDED	1224 SQ. IN. NET
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PROVIDE RIDGE AND HIP VENTING INTEGRAL TO COMPOSITE SHINGLE ROOF SYSTEM.

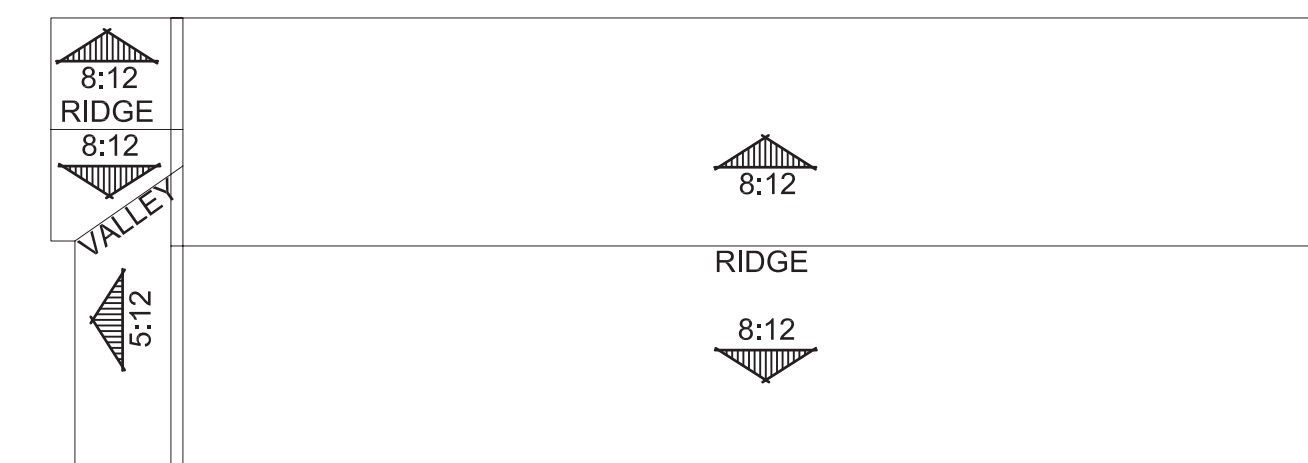
PROVIDE CONTINUOUS SCREENED SOFFIT VENTS W/ INSULATION BAFFLES.

- 1 PREFABRICATED STANDARD ROOF TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 2 PREFABRICATED MONO-TRUSSES AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 3 2X10 DF #2 OVER-FRAMING AT 24" O.C. OR PRE ENGINEERED TRUSS OVER FRAMING BY SUPPLIER

1. MANUFACTURED WOOD TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE I.R.C., AND CONSTRUCTED IN THE SHOP OF AN APPROVED FABRICATOR, CERTIFIED BY THE BUILDING DEPARTMENT IN ACCORDANCE WITH I.R.C. STANDARDS, AND SHALL BE SO STAMPED,
2. SUPPLIER SHALL SUBMIT ENGINEERED SHOP DRAWINGS AND CALCULATIONS, SIGNED BY A STATE CERTIFIED ENGINEER, FOR REVIEW AND APPROVAL, TO THE BUILDER, DESIGN ENGINEER AND THE BUILDING DEPARTMENT PRIOR TO FABRICATION,
3. PROTECT TRUSSES AT TIME OF DELIVERY FROM PACKING AND OTHER DAMAGE. STORE TRUSSES A MINIMUM OF 4" ABOVE GRADE ON SOLID BLOCKING,
4. PROVIDE TEMPORARY BRACING DURING TRUSS INSTALLATION AS REQUIRED BY TRUSS ENGINEER AND AS SHOWN ON TRUSS SHOP DRAWINGS.
5. VERIFY SIZE AND TYPE OF TRUSS HANGERS WITH THE MANUFACTURER PRIOR TO INSTALLATION,
6. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS' SPECIFICATIONS,
7. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OR ENGINEERING CALCULATIONS,
8. ENGINEERED TRUSS SHEETS MUST BE ON THE JOB SITE FOR FRAMING INSPECTION
9. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL,
10. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER,
11. SIMPSON H-2.5 HURRICANE CLIPS @ EACH TRUSS
12. PROVIDE MAX INTERIOR VAULT PITCH WHEN VAULTS ARE INDICATED
13. ROOF OVERHANGS TO BE 12" AT GABLE ENDS AND 16" AT EAVES UNLESS NOTED OTHERWISE ON PLANS.
14. ALL HEADERS TO BE (2) 2X10'S WITH SINGLE TOP PLATE OVER AND (2) JACK STUDS UNLESS OTHERWISE NOTED. OPENINGS OVER 5' REQUIRE (4) JACK STUDS, (2) PER SIDE.

TRUSS LAYOUT SHOWN HERE IS
MEANT ONLY AS A SCHEMATIC.
THE TRUSS MANUFACTURER
SHALL PROVIDE A TRUSS LAYOUT
THAT IS BEST SUITED

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



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



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CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

ROOF
FRAMING PLAN

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

SCALES SHOWN ARE FOR
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DATE: 06-05-2025

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A-6

MINIMUM TOTAL LENGTH OF BRACED WALL PANELS AS A FUNCTION OF BRACED WALL LINE SPACING

FIRST FLOOR OF A ONE STORY STRUCTURE AND

FIRST FLOOR OF A ONE STORY STRUCTURE AND
SECOND FLOOR OF A TWO STORY STRUCTURE

MINIMUM TOTAL LENGTH OF BRACED WALL PANELS REQUIRED
ALONG EACH BRACED WALL LINE

FREQUENCY	MIN. TOTAL LENGTH	ADJUSTMENT FOR 10' SAW RIDGE (X 1.30)	8" PLATE ADJUSTMENT MULTIPLIER (X .95)	ADJUSTMENT FOR (3) BRACED WALL LINES (X 1.30)	ADJUSTMENT FOR (4) BRACED WALL LINES (X 1.45)
60' BRACED WALL LINE SPACING	9.0'	11.70'	11.11'	14.44'	16.10'
50' BRACED WALL LINE SPACING	7.5'	9.75'	9.26'	12.03'	13.42'
40' BRACED WALL LINE SPACING	6.0'	7.80'	7.41'	9.63'	10.74'
30' BRACED WALL LINE SPACING	5.0'	6.50'	6.17'	8.02'	8.94'
20' BRACED WALL LINE SPACING	3.5'	4.55'	4.32'	5.61'	6.26'
10' BRACED WALL LINE SPACING	2.0'	2.60'	2.47'	3.31'	3.58'

REQUIRED LENGTH FOR INDIVIDUAL BRACED WALL PANEL			
METHOD	ADJACENT OPENING HEIGHT UP TO 80"	WALL HEIGHT	MIN. BRACED WALL PANEL LENGTH
 WB	84"	0'-0"	30"
	88"		33"
	92"		36"
	96"		39"
			42"
 QB	N/A	0'-0"	96"-SINGLE SIDED, 48"-DOUBLE SIDED
 CB-RV	80"	0'-3"	18.5" (6:1 HEIGHT-TO-LENGTH RATIO)

ENTIRE EXTERIOR SHALL BE CONTINUOUSLY SHEATHED W/ 7/16" OSB AND FASTENED W/ 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD

CS-PF

BRACED WALL PANELS LESS THAN 33" W REFER TO

1
D-2

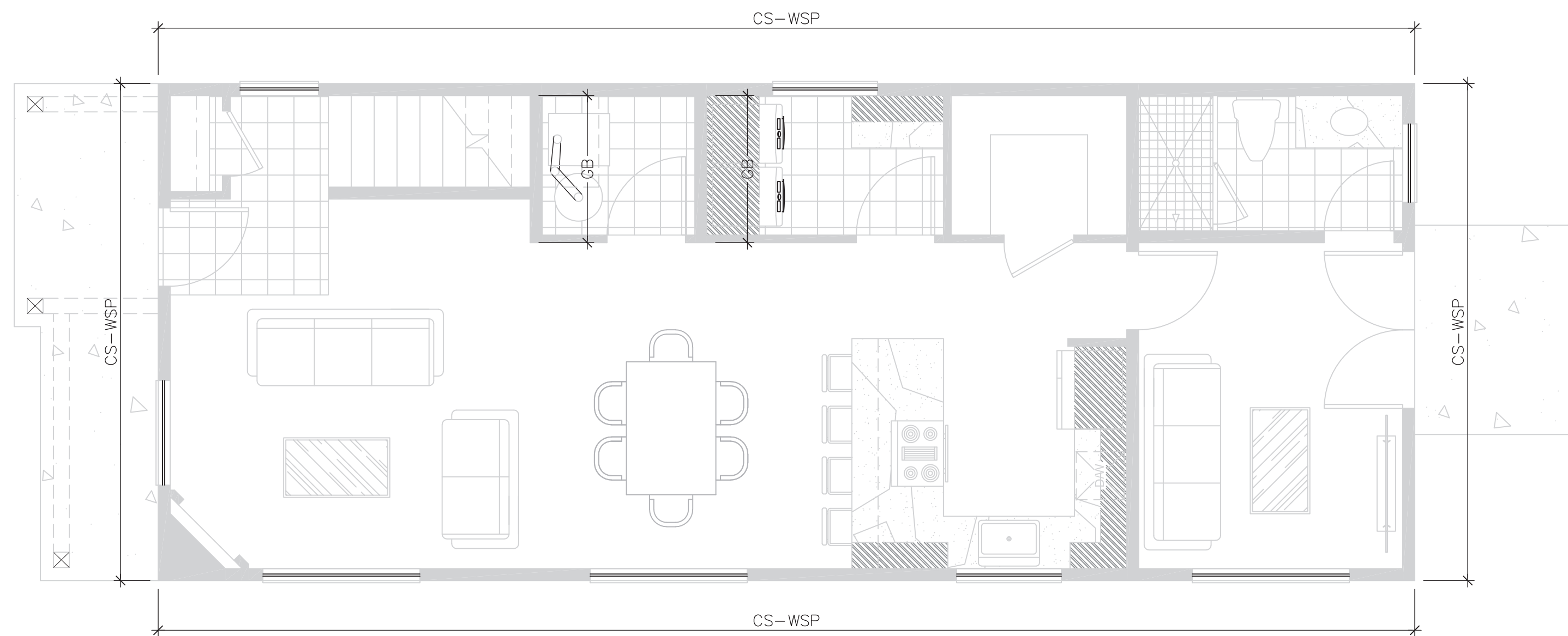
GB

INTERIOR BRACED WALLS SHALL CONSIST OF 1/2" GYPSUM WALL BOARD FASTENED WITH 1 1/4" TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 7" O.C. AT FIELD. (NO HORIZONTAL BLOCKING REQUIRED AT PANEL JOINTS)

WITH 1 5/8" TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 7" O.C. AT FIELD.
(NO HORIZONTAL BLOCKING REQUIRED AT PANEL JOINTS)

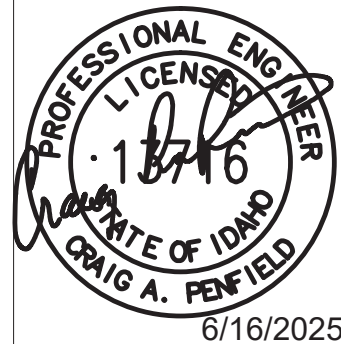
CONNECT BRACED WALL PANELS TO FLOOR PER

—
D-2



1 BRACED WALL PLAN

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



6/16/2025



CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

BRACED WALL PLAN

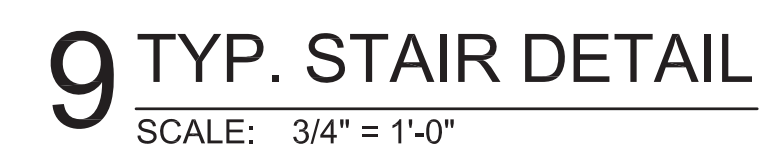
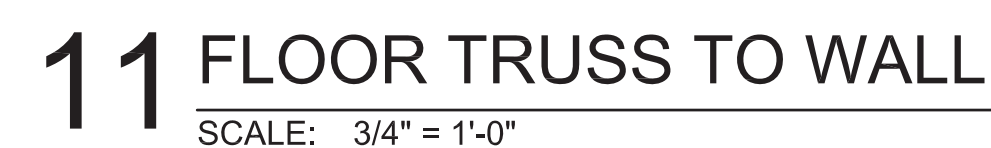
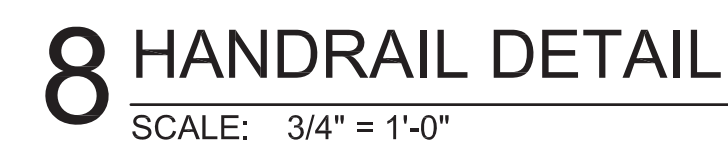
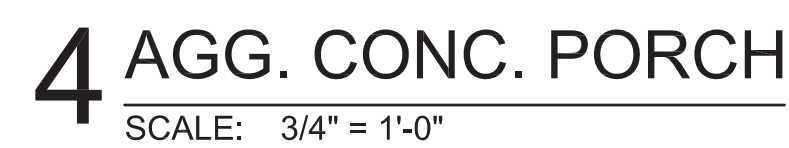
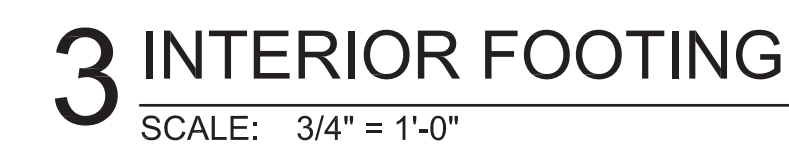
SCALE: 1/4"=1'-0"

SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY

DATE: 06-05-2025

THE DIMENSIONS
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A-7



DETAILS

THE DIMENSIONS
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D-1





-
- ## NOTES

- ① SMOKE DETECTORS TO BE LOCATED (1) ON EACH HABITABLE STORY, (1) OUTSIDE OF EACH FINISHED SLEEPING AREA AND (1) IN ALL FINISHED BEDROOMS. SMOKE DETECTORS TO BE HARD WIRED TO 110V WITH BATTERY BACKUP AND INTERCONNECTED PER IRC - SEC. R313
- ② 50 CFM @ BATH AREAS VENTED TO THE OUTSIDE PER IRC SEC.-M1506
- ③ 2X8 BULKH CENTERED @ 51" FOR THERMOSTAT.
- ④ ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. PER IRC SEC.-R303
- ⑤ 100 CFM VENT HOOD ABOVE RANGE, VENT TO OUTSIDE
- ⑥ STANDARD OUTLET HEIGHT TO BE 13" MIN. FROM FIN. FLOOR.
- ⑦ PROVIDE ROCKER ARM LIGHT SWITCHES THROUGHOUT HOME.
- ⑧ PROVIDE ELECTRICAL CONDUIT IN SLAB FOR ISLAND OUTLETS
- ⑨ ELECTRICAL OUTLETS SHOWN ON PLANS ARE SPECIFIC LOCATIONS REQUESTED BY HOMEOWNER, PROVIDE ALL OTHER OUTLETS IN LOCATIONS REQUIRED BY CODE.
- ⑩ A MINIMUM OF 75% OF THE BULBS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY BULBS.
A-HIGH EFFICACY – COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:
160 LUMENS PER WATT FOR LAMPS OVER 15 WATTS
IL-59 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS.
III-40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.
- ⑪ ENCLOSED LAUNDRY ROOMS TO HAVE 100 SQ. INCH TRANSFER GRILL OR OUTSIDE AIR SUPPLY
- ⑫ PROVIDE CARBON MONOXIDE (CO) DETECTOR OUTSIDE EACH SLEEPING AREA

ELECTRICAL BOXES USED IN
FIRE RATED ASSEMBLIES SHALL
BE LISTED FOR THEIR USE

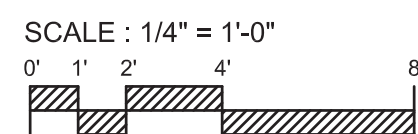




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- D-1 DETAILS
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MINIMUM DESIGN STANDARDS

SEISMIC DESIGN CATEGORY - C
BASIC WIND SPEED - 90 MPH (115 MPH, 3 SECOND GUSTS)
FROST DEPTH - 24" MIN.
ROOF SNOW LOAD - 55 PSF
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
4. DRYER DUCTING LENGTH – WHERE EXHAUST DUCTS ARE CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH 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. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER (IRC-R315.1)
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 36" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.8.2)
9. AN ICE BARRIER SHALL BE USED IN LIEU OF NORMAL ROOFING UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING AS PER (IRC 905.2.7.1)
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. ALL SHEAR WALLS TO BE MARKED WITH A PAINTED "S" PER THE PLANS
13. TYPE X GYP. BD. FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING 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 e)
14. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS AS PER (IRC 506.2)
15. ALL JOINTS, SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.

[illegible]

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

SITE INFO.	
ZONE:	SUB PRIME RM
SETBACKS:	
STREET:	15'
FLANKING STREET:	10'
SIDE YARD:	5'
INTERIOR YARD:	3'
REAR:	1'
MAX. ALLOWED COVERAGE:	N/A
COVERAGE:	14.0%
MAX. BLDG. HT.:	35'
BLDG. HT.:	26'-9"

PROPERTY LINES ARE APPROXIMATE
AND WERE BASED OFF THE GIS



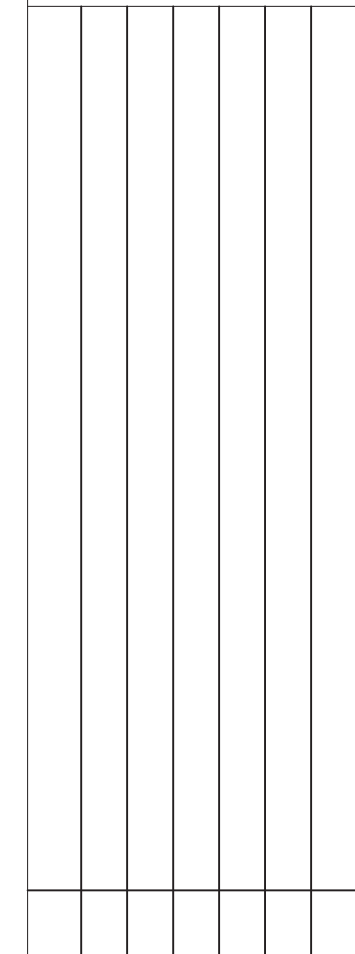
SITE PLAN SCALE 3/32"=1'-0"
CITY OF SANDPOINT, ID 83864

SITE PLAN
COVER PAGE/

SCALE:	3/32"=1'-0"
SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY	
DATE: 08-04-2025	

THE DIMENSIONS
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A-0

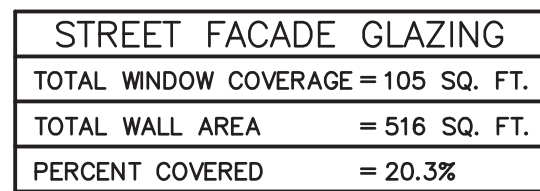


ELEVATIONS

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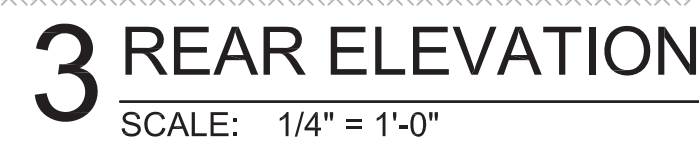
SCALE : $1/4" = 1'-0"$

THESE CALL-OUTS ARE TYPICAL AND MEANT TO BE CARRIED THROUGHOUT THE DESIGN, THEREFORE NOT ALL ELEMENTS OF DESIGN HAVE BEEN CALLED OUT TO MINIMIZE REDUNDANCY. COORDINATE THROUGH CONTRACTOR/OWNER FOR QUESTIONS.



2 RIGHT ELEVATION

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





BUILDING SECTION KEY NOTES:

- 1

COMP. SHINGLE ROOFING OVER 15# FELT, 7/16" SOLID APA RATED SHEATHING (MIN. SPAN RATING 32/16) AND PRE-ENGINEERED TRUSSES AT 24" O.C. OR 2x OVERFRAMED RAFTERS-SEE ROOF FRAMING PLAN.
- 2

R-38 MIN. INSULATION PROVIDE 1" AIR GAP AT EAVES WITH INSULATION BAFFLE.
- 3

1/2" G.W.B. ON WALLS W/ PVA (POLYVINYL ACETATE) 6 MIL VAPOR BARRIER, 5/8" ON CEILINGS.
- 4

7/16" STRUCTURAL PANEL SHEATHING OVER 2x6 STUDS AT 16" O.C. w/ R-21 INSULATION.
- 5

COMPOSITE WOOD FASCIA PANEL.
- 6

COMPOSITE WOOD SOFFIT PANEL WITH CONTINUOUS EAVE VENT.
- 7

6 MIL VAPOR BARRIER
- 8

4" CONCRETE SLAB OVER COMPACTED STRUCT. FILL OVER 6 MIL VAPOR BARRIER
- 9

REINF. CONC. FOUNDATION WALL, VERIFY FOUNDATION WALL STEPS WITH FINAL GRADE AND ADJUST WALL HEIGHTS AS REQUIRED. REFER TO FOUNDATION PLAN.
- 10

DUAL GLAZED WINDOW, REFER TO FLOOR PLANS AND ENERGY CALCS FOR ADDITIONAL REQUIREMENTS (LOW E, ETC.)
- 11

R-21 BATT WALL INSULATION
- 12

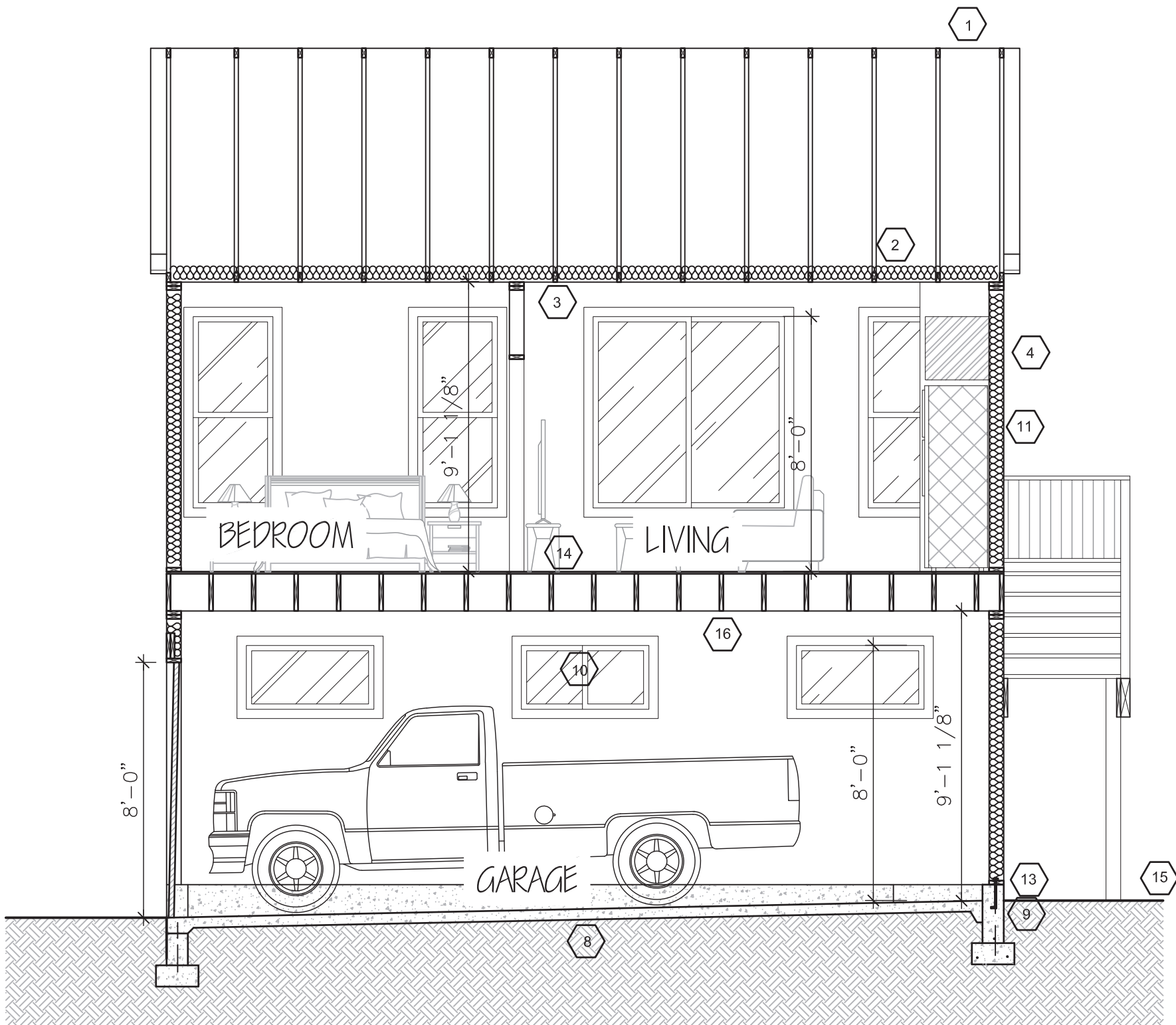
STRUCTURAL BEAM, REFER TO ROOF AND FLOOR FRAMING PLANS.
- 13

CONTRACTOR IS TO PROVIDE AND INSTALL SILL PLATE W/ 1/2" DIA. x10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0"O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.
- 14

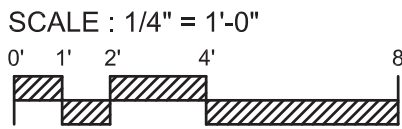
3/4" T&G SHEATHING OVER PRE-ENGINEERED FLOOR JOIST - SEE FLOOR FRAMING PLAN
- 15

PROPOSED LINE OF EXTERIOR GRADE
- 16

R-30 BATT FLOOR INSULATION



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



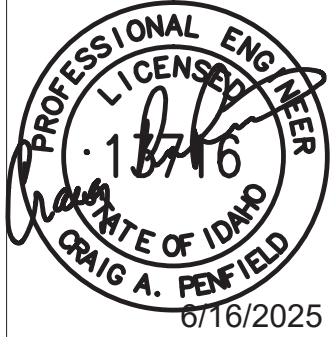
CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

SECTIONS

SCALE: 1/4"=1'-0"
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 06-05-2025

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A-2



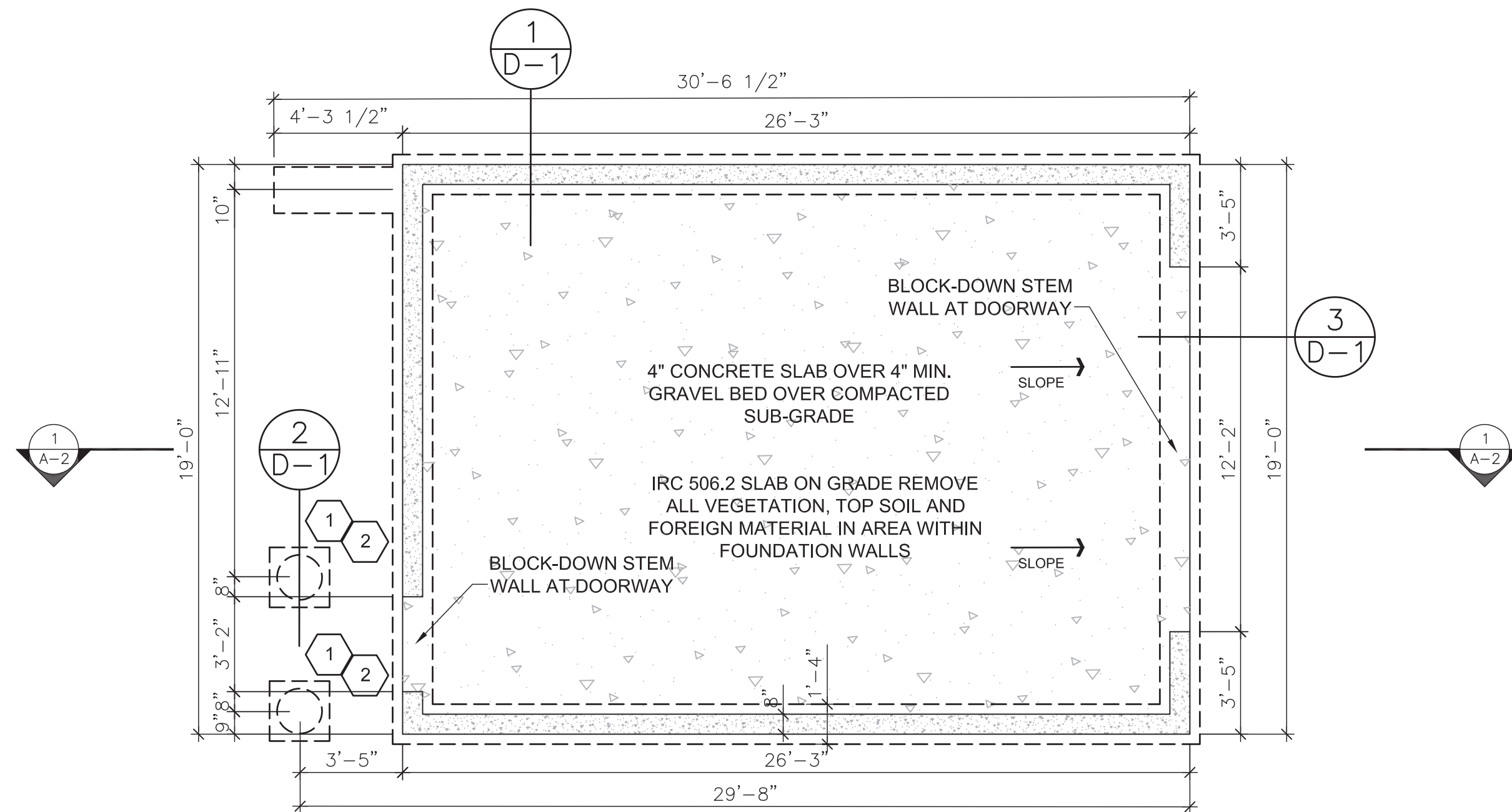
FOUNDATION PLAN GENERAL NOTES

- PROVIDE BITUMINOUS DAMP PROOFING BELOW FINISH GRADE AT ALL CONCRETE FOOTINGS AND FOUNDATION WALLS.
- CONC. TO BE MIN. F'c of 2,500 PSI, REINFORCING STEEL TO MIN. GRADE 60
- ALL FOUNDATIONS, FOOTINGS AND PIERS SHALL BE PLACED 12" BELOW THE UNDISTURBED GROUND SURFACE AND BELOW FROST LEVEL 24" MIN.
- FOOTINGS AND PIERS TO REST ON UNDISTURBED SOLID SOIL OR COMPACTED STRUCTURAL FILL.
- 2X6 PRESSURE TREATED SILL W/ SILL SEALING GASKET TYPICAL AT TOP OF ALL FOUNDATION WALLS WHERE FRAMING OCCURS ABOVE.
- INSTALL SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0" O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.
- STEP FOUNDATION WALL AS REQUIRED TO RESPOND TO FINAL SITE GRADING CONDITIONS
- CONTRACTOR TO VERIFY SOIL CONDITIONS DURING EXCAVATION AND NOTIFY DESIGNER OF CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. SINCE NO GEOTECHNICAL REPORT HAS BEEN PROVIDED, IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SOIL CONDITIONS AND THE PRESENCE OF GROUNDWATER AT TIME OF EXCAVATION.
- PROVIDE ACTIVE RADON MITIGATION SYSTEM PER LOCAL JURISDICTION STANDARDS
- IF SOLID ROCK SOIL CONDITIONS EXIST UPON EXCAVATION FOR FOOTINGS, PROVIDE EPOXY SET REBAR INTO ROCK FOR FOOTING STABILITY. REMOVE ALL SOIL FROM ROCK AND ADEQUATELY CLEAN SURFACE PRIOR TO CONCRETE POUR.
- VERIFY LOCATION OF GARAGE SLAB CONTROL JOINTS IN FIELD. SLOPE GARAGE SLAB DOWN TOWARDS OVERHEAD DOOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELOW SLABS WHERE REQUIRED. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND IS TO BE INSPECTED BY BUILDING DEPT. OFFICIALS.

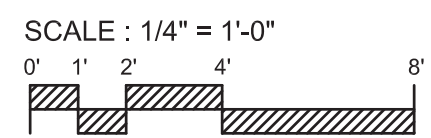
CONTRACTOR GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.

- 1 24" X 24" X 10" W/4 #4 E.W.
- 2 SIMPSON COLUMN BASE ON 18" DIA. X 24" DEEP SONOTUBE FOOTING W/ 3 #4 BARS VERTICAL STUBBED INTO FOOTING



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



CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

FOUNDATION
PLAN

SCALE: 1/4"=1'-0"
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DATE: 06-05-2025
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A-3



FINISHED SPACE = 499 S.F.



FINISHED SPACE = 499 S.F.

R315.1 CARBON MONOXIDE ALARM
SYSTEM OUTSIDE EACH SEPARATE
SLEEPING AREA IN IMMEDIATE VICINITY
OF THE BEDROOMS

NUMBERS ARE NON SEQUENTIAL
AND FOR REFERENCE ONLY



CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT. ID 83864

MAIN FLOOR PLAN

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

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24" X 36" PRINTS ONLY

DATE: 06-05-2025

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A-4

CONTRACTOR TO USE PRESSURE TREATED
WOOD IN ANY AREAS THAT ARE EXPOSED
TO THE ELEMENTS OR USE ROT RESISTANT
MATERIAL.



A-5

ATTIC VENT CALCULATION

1 SQ. FT. NET AREA / 150 SQ. FT. ATTIC AREA

3204 sf (ATTIC AREA)

150

x 144 = 4755 sq. in. (TTL REQ'D)

VENTS PROVIDED

246 lf RIDGE VENT AT 13.5 sq. in./LIN. FT. = 3321 sq. in. NET

235 lf 2" EAVE VENT AT 10 sq. in./LIN. FT. = 2350 sq. in. NET

TTL NET AREA PROVIDED 5671

PROVIDE RIDGE AND HIP VENTING INTEGRAL TO COMPOSITE SHINGLE ROOF SYSTEM.

PROVIDE CONTINUOUS SCREENED SOFFIT VENTS W/ INSULATION BAFFLES.

APA RATED ROOF SHEATHING NAILED

8dX2½" @ 6"O.C. ON EDGES, 12"O.C. IN FIELD

FRAMING NOTES

ROOF FRAMING

1

PREFABRICATED STANDARD ROOF TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.

TRUSS LAYOUT SHOWN HERE IS MEANT ONLY AS A SCHEMATIC. THE TRUSS MANUFACTURER SHALL PROVIDE A TRUSS LAYOUT THAT IS BEST SUITED

TRUSS PLANS ON SITE

DURING FRAMING INSPECTION

TRUSS NOTES

1. MANUFACTURED WOOD TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE I.R.C., AND CONSTRUCTED IN THE SHOP OF AN APPROVED FABRICATOR, CERTIFIED BY THE BUILDING DEPARTMENT IN ACCORDANCE WITH I.R.C. STANDARDS, AND SHALL BE SO STAMPED.

2. SUPPLIER SHALL SUBMIT ENGINEERED SHOP DRAWINGS AND CALCULATIONS. SIGNED BY A STATE CERTIFIED ENGINEER, FOR REVIEW AND APPROVAL. TO THE BUILDER, DESIGN ENGINEER AND THE BUILDING DEPARTMENT PRIOR TO FABRICATION.

3. PROTECT TRUSSES AT TIME OF DELIVERY FROM PACKING AND OTHER DAMAGE. STORE TRUSSES A MINIMUM OF 4" ABOVE GRADE ON SOLID BLOCKING.

4. PROVIDE TEMPORARY BRACING DURING TRUSS INSTALLATION AS REQUIRED BY TRUSS ENGINEER AND AS SHOWN ON TRUSS SHOP DRAWINGS.

5. VERIFY SIZE AND TYPE OF TRUSS HANGERS WITH THE MANUFACTURER PRIOR TO INSTALLATION.

6. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.

7. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OR ENGINEERING CALCULATIONS.

8. ENGINEERED TRUSS SHEETS MUST BE ON THE JOB SITE FOR FRAMING INSPECTION

9. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

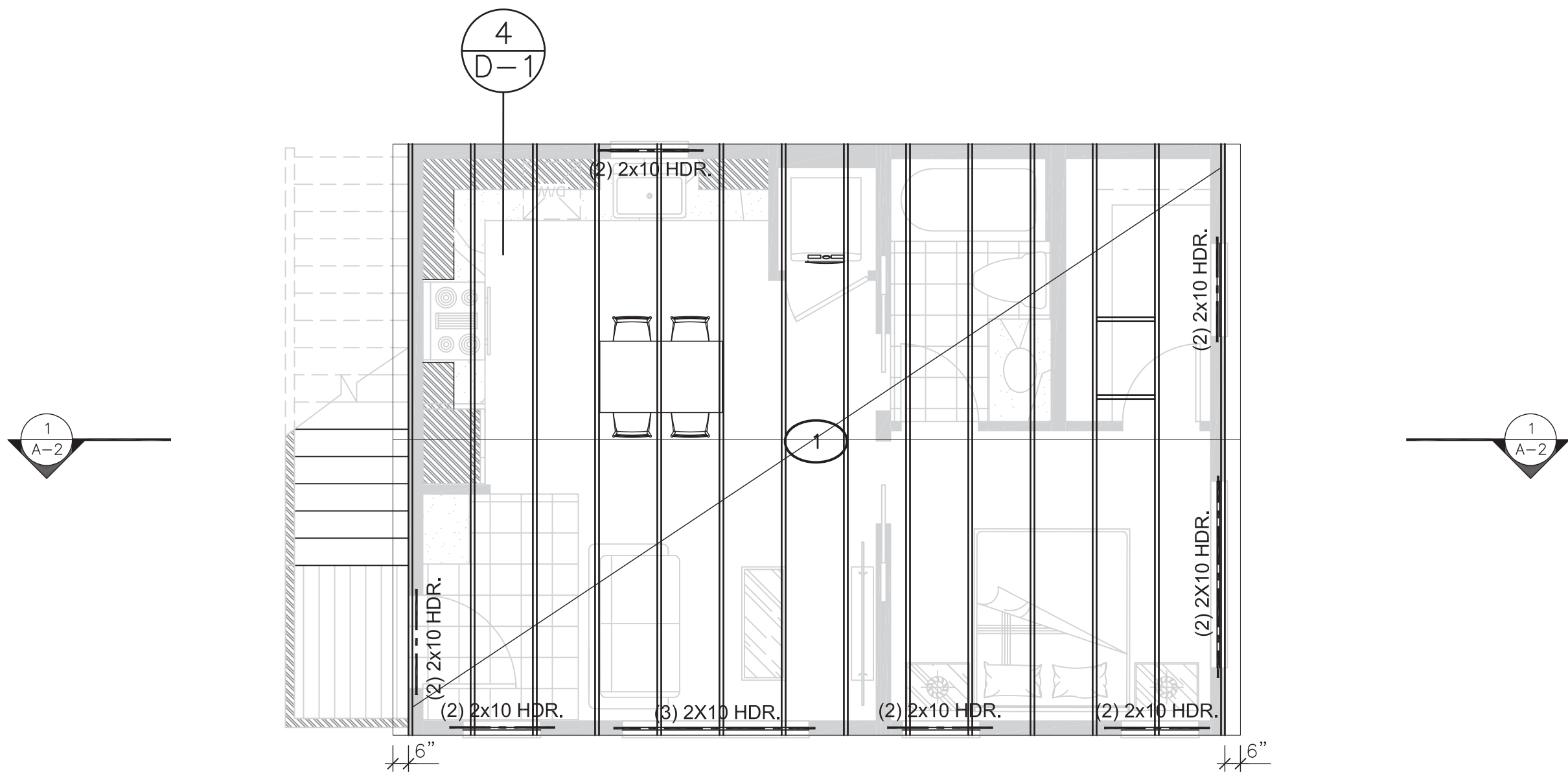
10. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

11. SIMPSON H-2.5 HURRICANE CLIPS @ EACH TRUSS

12. PROVIDE MAX INTERIOR VAULT PITCH WHEN VAULTS ARE INDICATED

13. ROOF OVERHANGS TO BE 12" AT GABLE ENDS AND 16" AT EAVES UNLESS NOTED OTHERWISE ON PLANS.

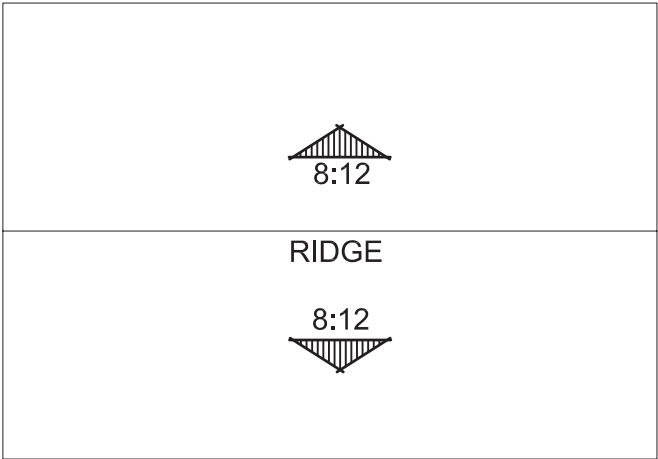
14. ALL HEADERS TO BE (2) 2X10'S WITH SINGLE TOP PLATE OVER AND (2) JACK STUDS UNLESS OTHERWISE NOTED. OPENINGS OVER 5' REQUIRE (4) JACK STUDS, (2) PER SIDE.



1

ROOF FRAMING PLAN

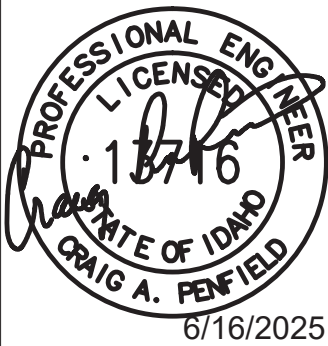
SCALE: 1/4" = 1'-0"



2

ROOF PLAN

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



CHURCH ST. TOWNHOMES 19W

1331 CHURCH ST.

SANPOINT, ID 83864

ROOF

FRAMING PLAN

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

SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY

DATE: 06-05-2025

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A-6

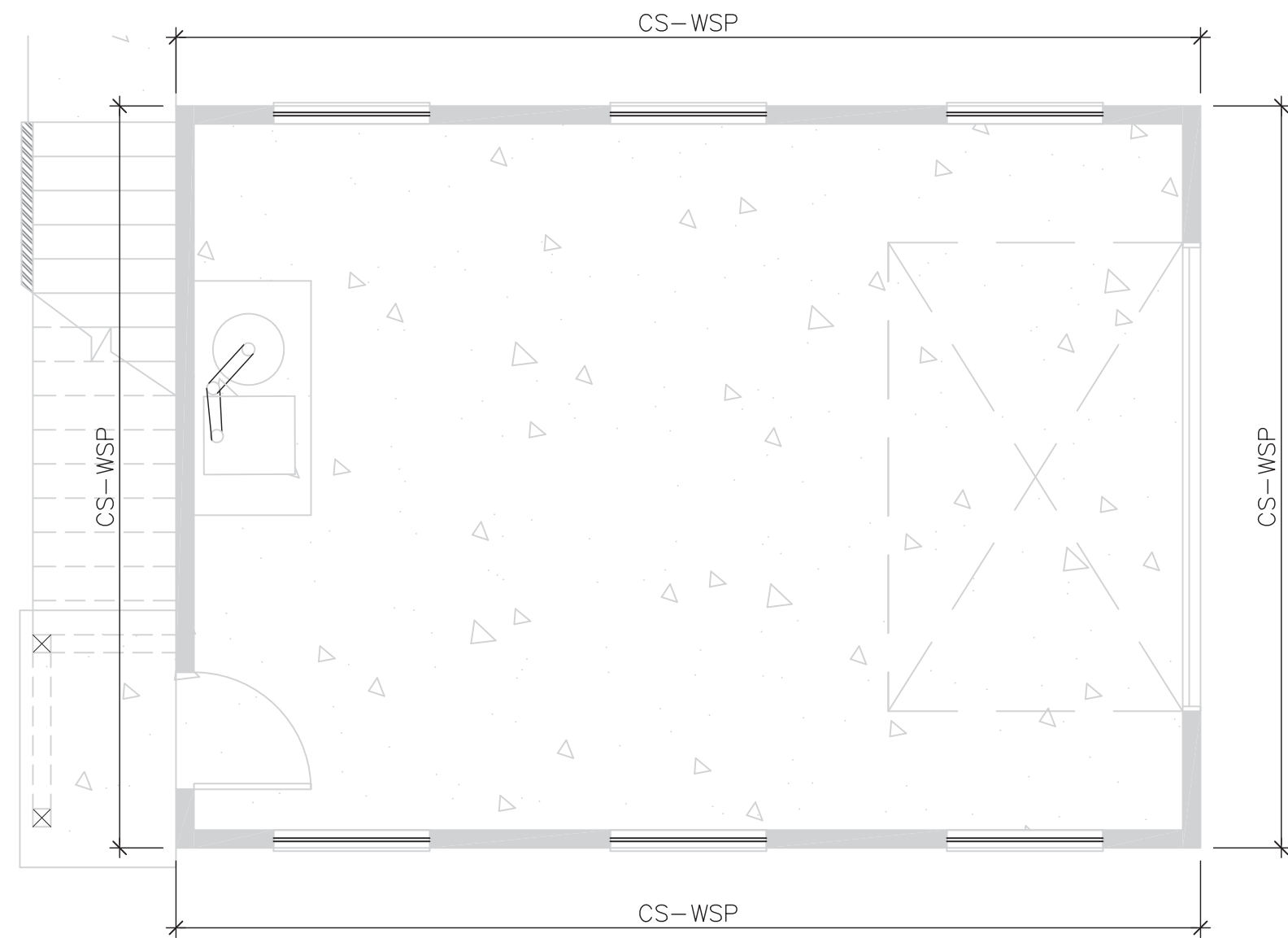
MINIMUM TOTAL LENGTH OF BRACED WALL PANELS AS A FUNCTION OF BRACED WALL LINE SPACING

MINIMUM TOTAL LENGTH OF BRACED WALL PANELS REQUIRED
ALONG EACH BRACED WALL LINE

FREQUENCY	MIN. TOTAL LENGTH	ADJUSTMENT FOR 15' BRACED WALL RIGID (X 1.30)	8" PLATE ADJUSTMENT FOR MULTIPLEXER (X .95)	ADJUSTMENT FOR (3) BRACED WALL LINES (X 1.30)	ADJUSTMENT FOR (4) BRACED WALL LINES (X 1.45)
60' BRACED WALL LINE SPACING	9.0'	11.70'	11.11'	14.44'	16.10'
50' BRACED WALL LINE SPACING	7.5'	9.75'	9.26'	12.03'	13.42'
40' BRACED WALL LINE SPACING	6.0'	7.80'	7.41'	9.63'	10.74'
30' BRACED WALL LINE SPACING	5.0'	6.50'	6.17'	8.02'	8.94'
20' BRACED WALL LINE SPACING	3.5'	4.55'	4.32'	5.61'	6.28'
10' BRACED WALL LINE SPACING	2.0'	2.60'	2.47'	3.21'	3.58'

METHOD	ADJACENT OPENING HEIGHT	WALL HEIGHT	MIN. BRACED WALL PANEL LENGTH
--------	-------------------------	-------------	-------------------------------

METHOD	ADJACENT OPENING HEIGHT	WALL HEIGHT	MIN. BRACED WALL PANEL LENGTH
 CS-WOP	UP TO 80"	9'-0"	30"
	84"		33"
	88"		36"
	92"		39"
	96"		42"
 OB	N/A	9'-0"	96"-SINGLE SIDED, 48"-DOUBLE SIDED
 CS-IF	80"	9'-3"	18.5" (6:1 HEIGHT-TO-LENGTH RATIO)



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

BRACED WALL METHODS

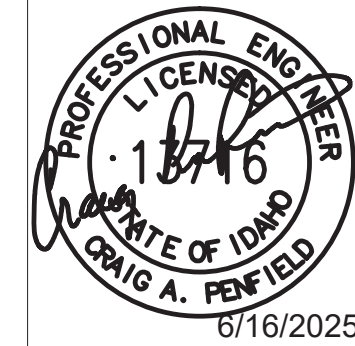
CS-WSP ENTIRE EXTERIOR SHALL BE CONTINUOUSLY SHEATHED W/ 7/16" OSB AND FASTENED W/ 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD

CS-PF BRACED WALL PANELS LESS THAN 33" W REFER TO $\frac{1}{D-2}$

GB INTERIOR BRACED WALLS SHALL CONSIST OF 1/2" GYPSUM WALL BOARD FASTENED WITH 1 1/4" TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 7" O.C. AT FIELD. (NO HORIZONTAL BLOCKING REQUIRED AT PANEL JOINTS)

WITH 1 5/8" TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 7" O.C. AT FIELD.
(NO HORIZONTAL BLOCKING REQUIRED AT PANEL JOINTS)

CONNECT BRACED WALL PANELS TO FLOOR PER $\frac{-}{D-2}$



CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

MAIN FLOOR
BRACED WALL PLAN

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

SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY

DATE: 06-05-2025

THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
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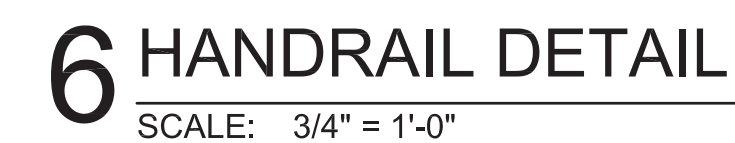
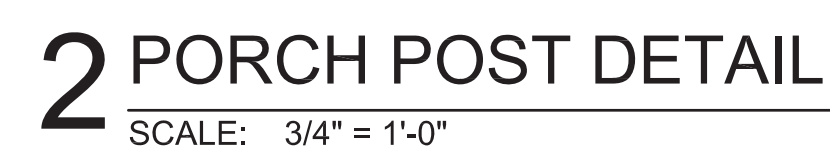
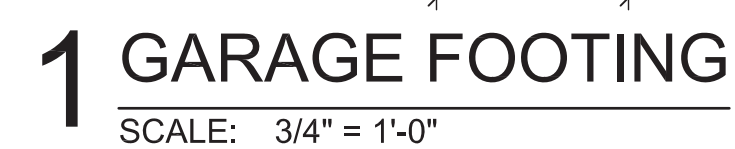
A-7



UPPER FLOOR
BRACED WALL PLAN

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SHOWN ON THE
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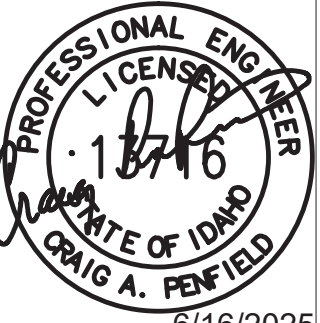
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DETAILS

THE DIMENSIONS
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WILL PERMIT

D-1



16/2025



CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

DETAILS

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

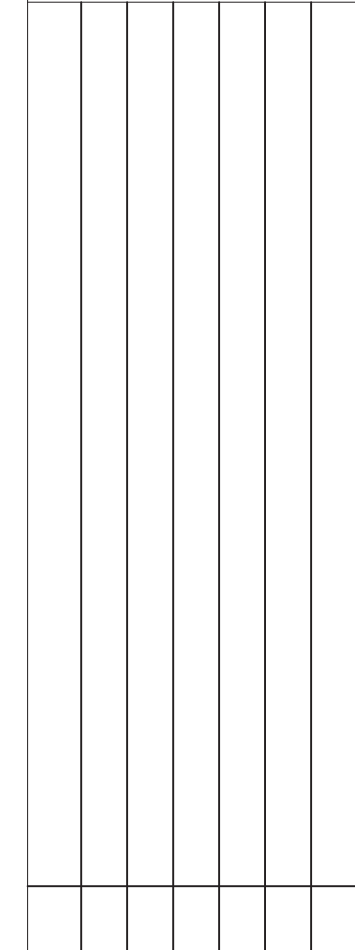
SCALES SHOWN ARE FOR
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DATE: 06-05-2025

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D-2

SCALE: 3/4" = 1'-0"



ELECTRICAL PLAN

THE DIMENSIONS
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PLANS SHALL BE
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LIMITS OF
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PRACTICES
WILL PERMIT

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

	110V OUTLET (SEE NOTE 9 BELOW)		SWITCH
	220V OUTLET		SWITCH- 3 WAY
	110V EXTERIOR WEATHER PROTECTED OUTLET		SWITCH- 4 WAY
	110 V GROUND FAULT OUTLET		DIMMER SWITCH
	110 V SWITCHED OUTLET		CABLE T.V.
	TELEPHONE		GARAGE DOOR BUTTON
	EXHAUST FAN-V.T.O.S.		THERMOSTAT
	CARBON MONOXIDE DETECTOR		NATURAL GAS
	SMOKE DETECTOR - 110 V. INTERCONNECT		HOSE BIBB
	RECESSED LIGHT - PROVIDE AIR TIGHT HOUSING		CEILING FAN
	WALL-MOUNT LIGHT (SCONCE)		CEILING FAN/LIGHT COMBO
	CEILING-MOUNT LIGHT		UNDER CABINET LIGHTING
	CEILING-MOUNT PENDANT LIGHT		24" HEADER MOUNTED FLUORESCENT FIXTURE
	TRACK LIGHTING		4' FLUORESCENT FIXTURE

- 1 SMOKE DETECTORS TO BE LOCATED (1) ON EACH HABITABLE STORY, (1) OUTSIDE OF EACH FINISHED SLEEPING AREA AND (1) IN ALL FINISHED BEDROOMS. SMOKE DETECTORS TO BE HARD WIRED TO 110V WITH BATTERY BACKUP AND INTERCONNECTED PER IRC - SEC. R313
- 2 50 CFM @ BATH AREAS VENTED TO THE OUTSIDE PER IRC SEC.-M1506
- 3 2X8 BLOCK CENTERED @ 51" FOR THERMOSTAT.
- 4 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS, PER IRC SEC.-R303
- 5 100 CFM VENT HOOD ABOVE RANGE. VENT TO OUTSIDE
- 6 STANDARD OUTLET HEIGHT TO BE 13" MIN. FROM FIN. FLOOR.
- 7 PROVIDE ROCKER ARM LIGHT SWITCHES THROUGHOUT HOME.
- 8 PROVIDE ELECTRICAL CONDUIT IN SLAB FOR ISLAND OUTLETS
- 9 ELECTRICAL OUTLETS SHOWN ON PLANS ARE SPECIFIC LOCATIONS REQUESTED BY HOMEOWNER. PROVIDE ALL OTHER OUTLETS IN ACCORDANCE WITH CODE
- 10 A MINIMUM OF 75% OF THE BULBS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY BULBS.
A.HIGH EFFICACY – COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:
150 LUMENS PER WATT FOR LAMPS OVER 40 WATTS,
11.50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS,
10.50 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.
- 11 ENCLOSED LAUNDRY ROOMS TO HAVE 100 SQ. INCH TRANSFER GRILL OR OUTSIDE AIR SUPPLY
- 12 PROVIDE CARBON MONOXIDE (CO) DETECTOR OUTSIDE EACH SLEEPING AREA



ELECTRICAL BOXES USED IN
FIRE RATED ASSEMBLIES SHALL
BE LISTED FOR THEIR USE



MAIN FLOOR FINISHED	=	918	SQ. FT.
UPPER FLOOR FINISHED	=	918	SQ. FT.
COVERED PORCH	=	86	SQ. FT.
REAR PATIO	=	48	SQ. FT.
TOTAL COVERAGE	=	1052	SQ. FT.
LOT SIZE	=	3558	SQ. FT.

A-0 COVER PAGE/SITE PLAN
A-1 ELEVATIONS
A-2 SECTIONS
A-3 FOUNDATION PLAN
A-4 FLOOR PLANS
A-5 FLOOR FRAMING PLAN
A-6 UPPER FLOOR FRAMING PLAN
A-7 ROOF FRAMING PLAN
A-8 BRACED WALL PLAN
E-1 MAIN FLOOR ELECTRICAL PLAN
D-1 DETAILS

THESE PLANS SHALL COMPLY WITH THE
FOLLOWING CODES

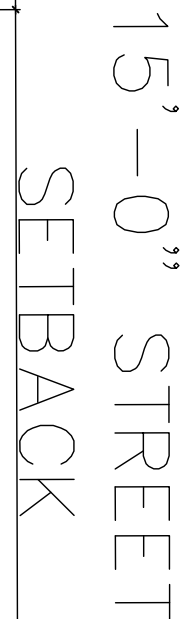
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ALL APPLICABLE STATE AND LOCAL CODES

MINIMUM DESIGN STANDARDS

SEISMIC DESIGN CATEGORY - C
BASIC WIND SPEED - 90 MPH (115 MPH, 3 SECOND GUSTS)
FROST DEPTH - 24" MIN.
ROOF SNOW LOAD - 50 PSF
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
4. DRYER DUCTING LENGTH – WHERE EXHAUST DUCTS ARE CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH 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. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER (IRC-R315.1)
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 36" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.8.2)
9. AN ICE BARRIER SHALL BE USED IN LIEU OF NORMAL ROOFING UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL 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. ALL SHEAR WALLS TO BE MARKED WITH A PAINTED "S" PER THE PLANS
13. TYPE X GYP. BD. FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING 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 e)
14. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS AS PER (IRC 506.2)
15. ALL JOINTS, SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.

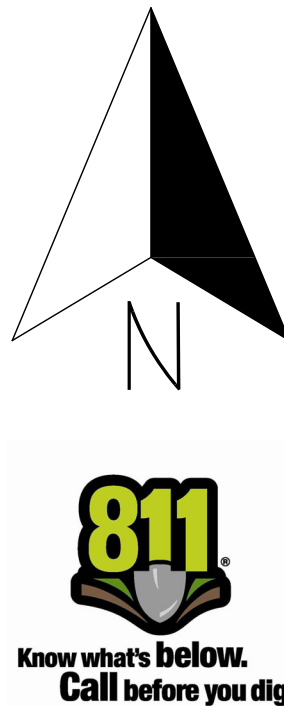
Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur 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.



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

SITE INFO.	
ZONE:	SUB PRIME RM
SETBACKS:	
FRONT:	15'
SIDES:	5'
INTERIOR YARD:	3'
REAR:	1'
MAX. ALLOWED COVERAGE:	N/A
COVERAGE:	29.5%
MAX. BLDG. HT.:	35'
BLDG. HT.:	26'-1"

PROPERTY LINES ARE APPROXIMATE
AND WERE BASED OFF THE GIS



SITE PLAN SCALE 3/32"=1'-0'
CITY OF SANDPOINT, ID 83864



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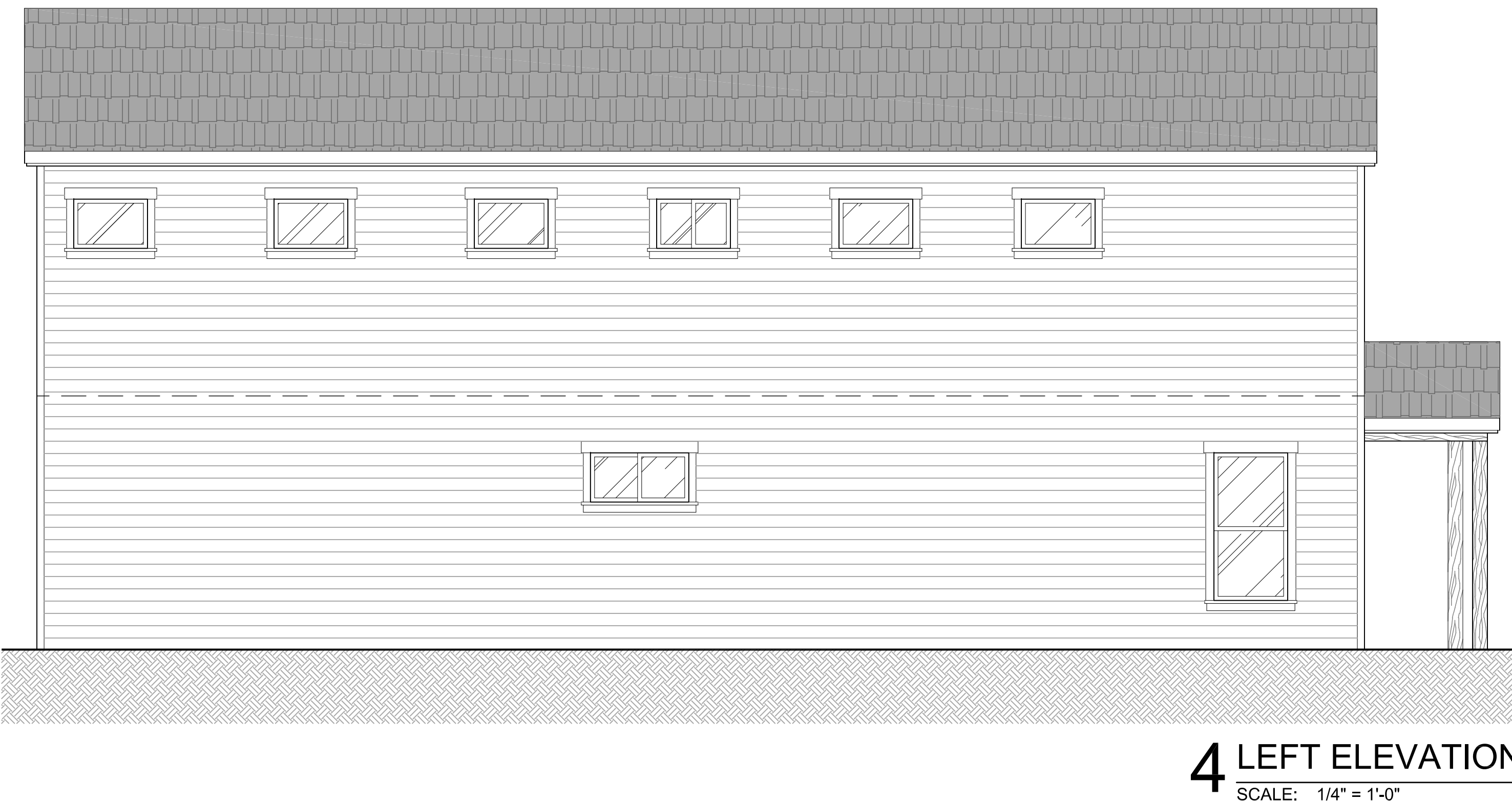
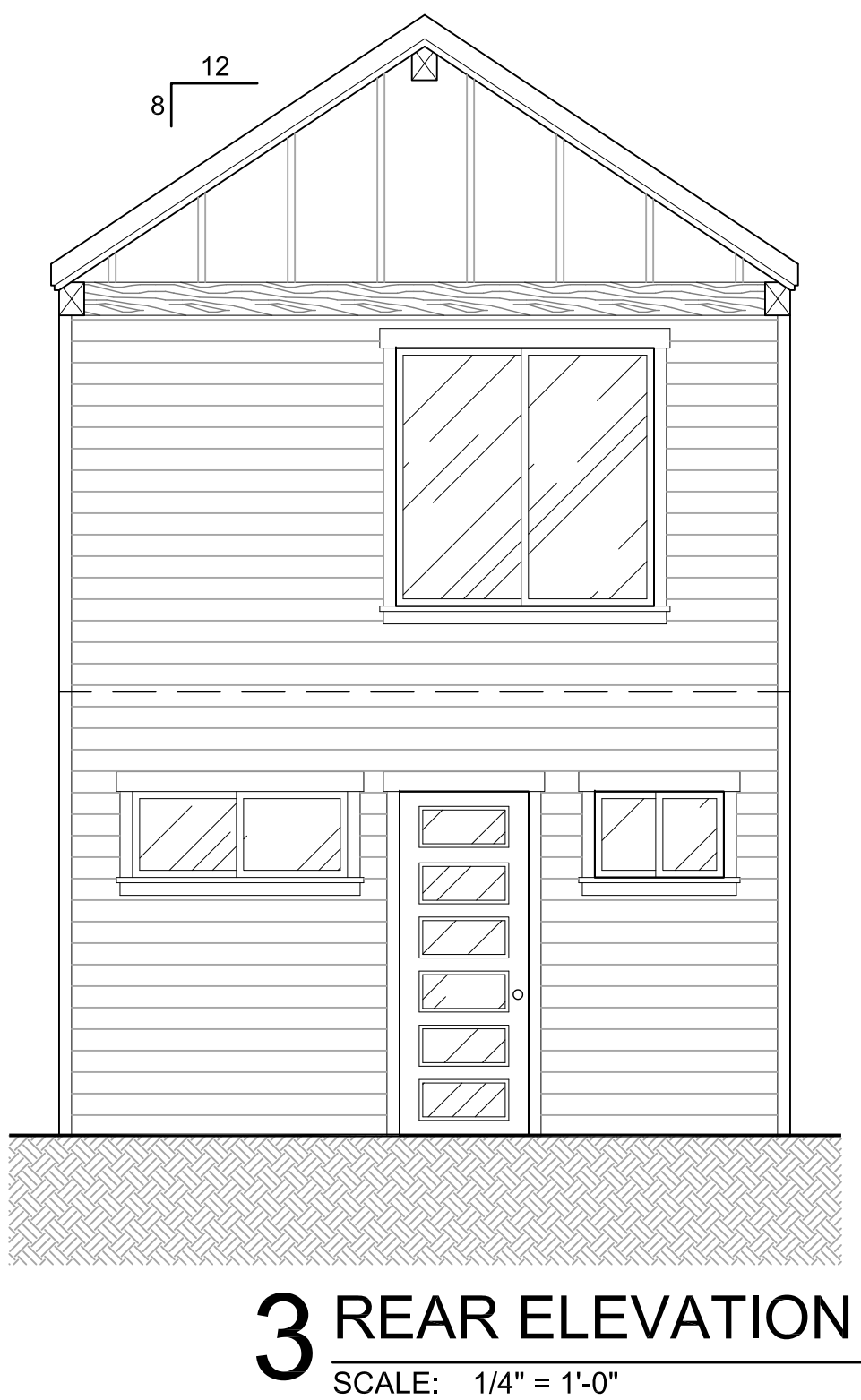
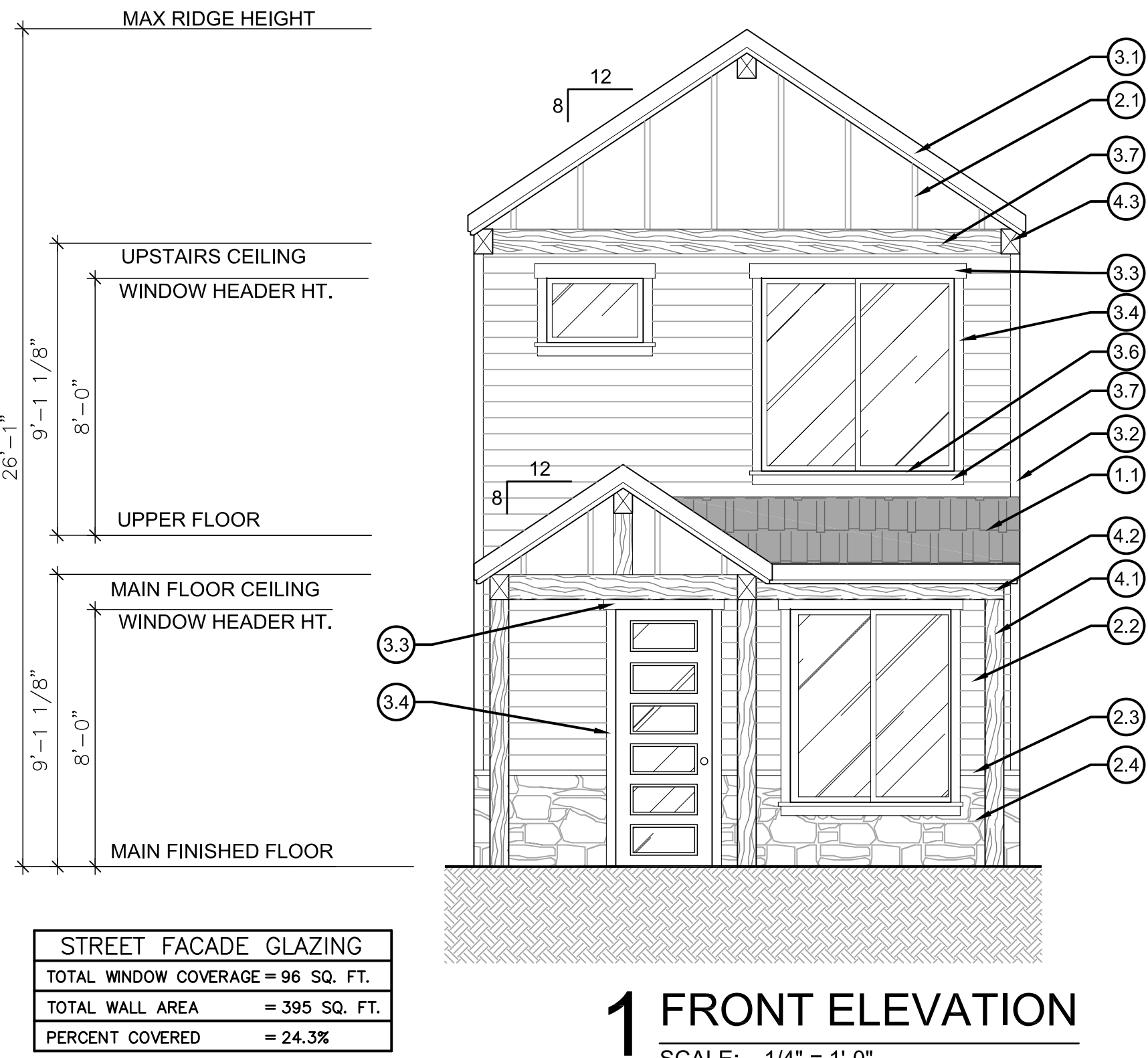
CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

SITE PLAN
COVER PAGE/

SCALE: 3/32"=1'-0"
 SCALES SHOWN ARE FOR
 24" X 36" PRINTS ONLY
 DATE: 04-25-2025

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A-0



ROOF KEYNOTES	
1.1	30 YEAR ASPHALT COMPOSITION SHINGLES OVER 15# BUILDING FELT (DOUBLE AT EAVES) ON 7/16" SOLID APA RATED SHEATHING WITH H-CLIPS, PREFABRICATED ROOF TRUSSES AT 24" O.C., 5/8" GYP. BD. CEILING FINISH, R-38 INSULATION.
WALL KEYNOTES	
2.1	PANEL SIDING W/ PROTRIM BATTS @ 16" O.C.
2.2	8" HARDI-PLANK LAP SIDING OVER TYVEK BLDG. WRAP
2.3	CULTURED STONE WATER TABLE W/FLASHING AT TOP EDGE
2.4	CULTURE STONE VENEER WAINSCOTING
TRIM KEYNOTES	
3.1	6" PROTRIM TRIM OVER 5/4"x8" FASCIA
3.2	5/4" X 4" PROTRIM CORNER
3.3	5/4" X 6" PROTRIM HEADPIECE W/ FLASHING AT TOP EDGE
3.4	5/4" X 4" LEG TRIM
3.5	5/4" X 4" APRON
3.6	BEVELED CUT 2X4 PROJECTED SILL
3.7	5/4x10 SMART TRIM
POST KEYNOTES	
4.1	8x8 POST
4.2	STRUCTURAL BEAM - REFER TO FRAMING PLANS
4.3	8x10 CORBEL

THESE CALL-OUTS ARE TYPICAL AND MEANT TO BE CARRIED THROUGHOUT THE DESIGN, THEREFORE NOT ALL ELEMENTS OF DESIGN HAVE BEEN CALLED OUT TO MINIMIZE REDUNDANCY. COORDINATE THROUGH CONTRACTOR/OWNER FOR QUESTIONS.



FOR
DESIGN
ONLY

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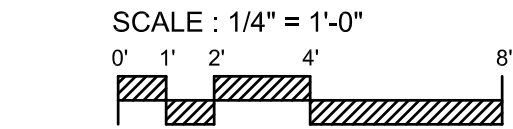
CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

ELEVATIONS

SCALE: 1/4"=1'-0"
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DATE: 04-25-2025

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A-1





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CHURCH ST. TOWNHOMES 17W
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SECTIONS

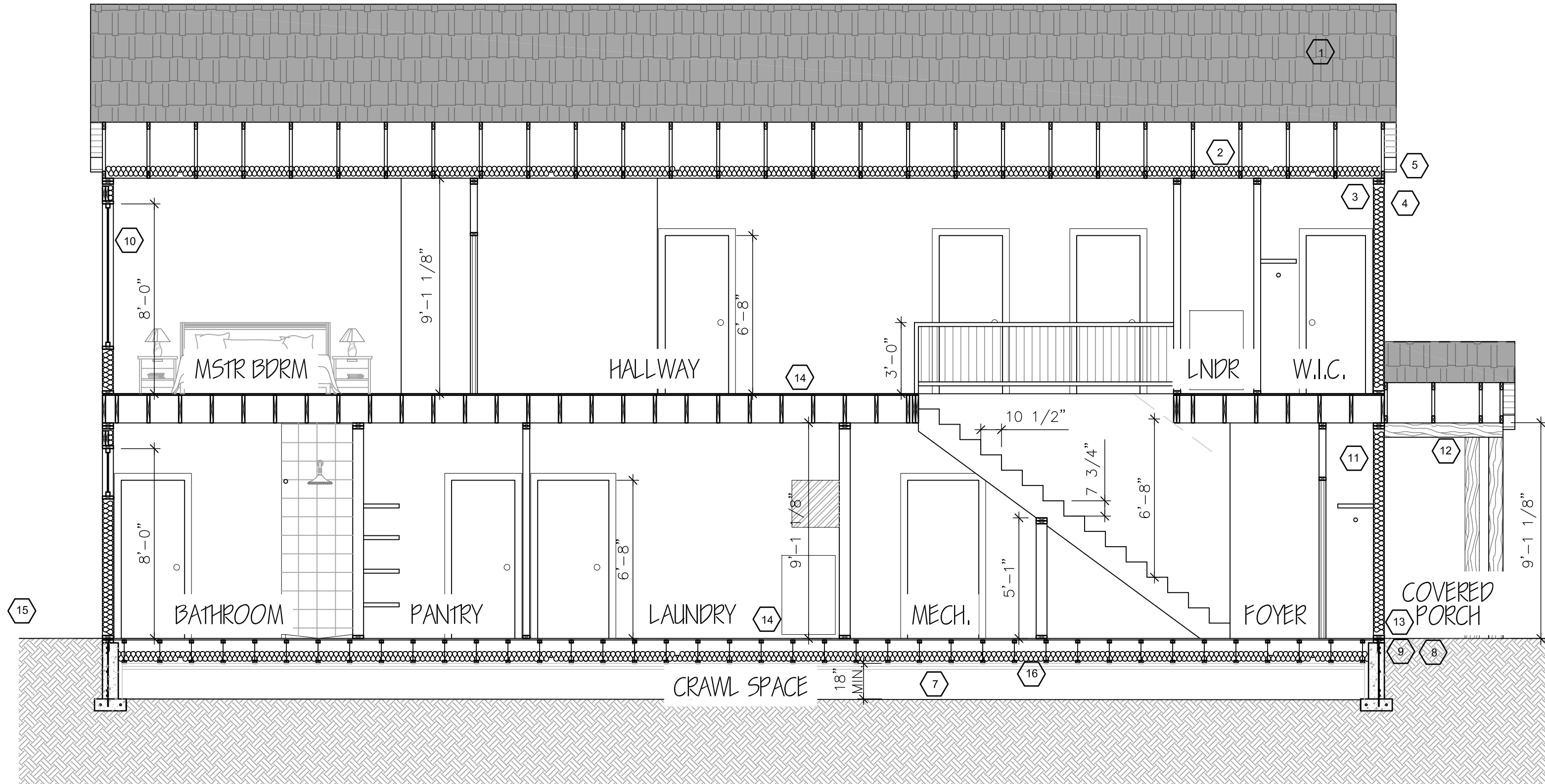
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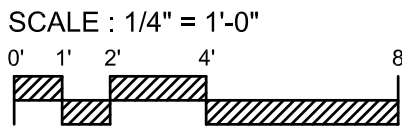
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BUILDING SECTION KEY NOTES:

- 1 COMP. SHINGLE ROOFING OVER 15# FELT, 7/16" SOLID APA RATED SHEATHING (MIN. SPAN RATING 32/16) AND PRE-ENGINEERED TRUSSES AT 24" O.C. OR 2x OVERFRAMED RAFTERS-SEE ROOF FRAMING PLAN.
- 2 R-38 MIN. INSULATION PROVIDE 1" AIR GAP AT EAVES WITH INSULATION BAFFLE.
- 3 1/2" G.W.B. ON WALLS W/ PVA (POLYVINYL ACETATE) 6 MIL VAPOR BARRIER, 5/8" ON CEILINGS.
- 4 7/16" STRUCTURAL PANEL SHEATHING OVER 2x6 STUDS AT 16" O.C. w/ R-21 INSULATION.
- 5 COMPOSITE WOOD FASCIA PANEL.
- 6 COMPOSITE WOOD SOFFIT PANEL WITH CONTINUOUS EAVE VENT.
- 7 6 MIL VAPOR BARRIER
- 8 4" CONCRETE SLAB OVER COMPACTED STRUCT. FILL OVER 6 MIL VAPOR BARRIER
- 9 REINF. CONC. FOUNDATION WALL, VERIFY FOUNDATION WALL STEPS WITH FINAL GRADE AND ADJUST WALL HEIGHTS AS REQUIRED. REFER TO FOUNDATION PLAN.
- 10 DUAL GLAZED WINDOW, REFER TO FLOOR PLANS AND ENERGY CALCS FOR ADDITIONAL REQUIREMENTS (LOW E, ETC.)
- 11 R-21 BATT WALL INSULATION
- 12 STRUCTURAL BEAM, REFER TO ROOF AND FLOOR FRAMING PLANS.
- 13 CONTRACTOR IS TO PROVIDE AND INSTALL SILL PLATE W/ 1/2" DIA. x10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0"O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.
- 14 3/4" T&G SHEATHING OVER PRE-ENGINEERED FLOOR JOIST - SEE FLOOR FRAMING PLAN
- 15 PROPOSED LINE OF EXTERIOR GRADE
- 16 R-30 BATT FLOOR INSULATION



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

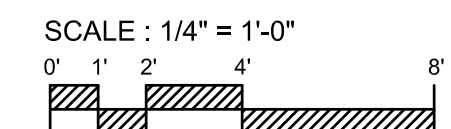




- ## CONTRACTOR GENERAL NOTES

1	24" X 24" X 10" W/4 #4 E.W.
2	30" X 30" X 10" W/4 #4 E.W.
3	36" X 36" X 10" W/4 #4 E.W.
4	42" X 42" X 10" W/4 #4 E.W.
5	48" X 48" X 10" W/6 #4 E.W.
6	54" X 54" X 10" W/6 #4 E.W.
7	SIMPSON COLUMN BASE ON 18" DIA. X 24" DEEP SONOTUBE FOOTING W/ 3 #4 BARS VERTICAL STUBBED INTO FOOTING

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



FOR
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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

FOUNDATION
PLAN

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

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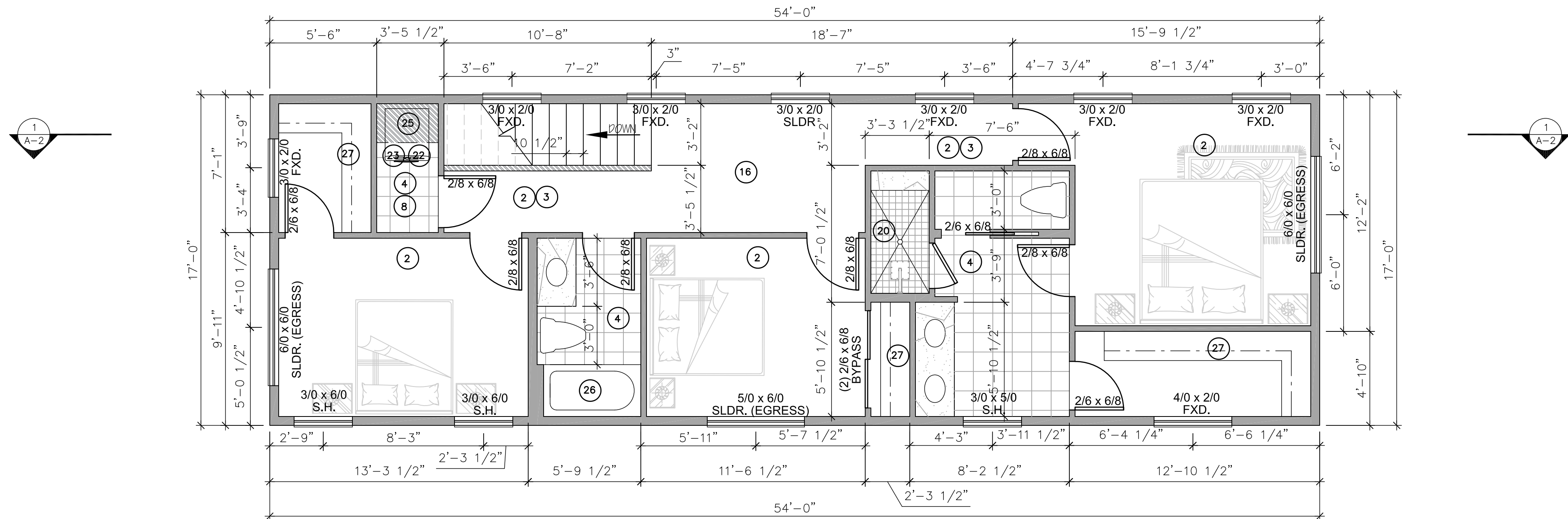
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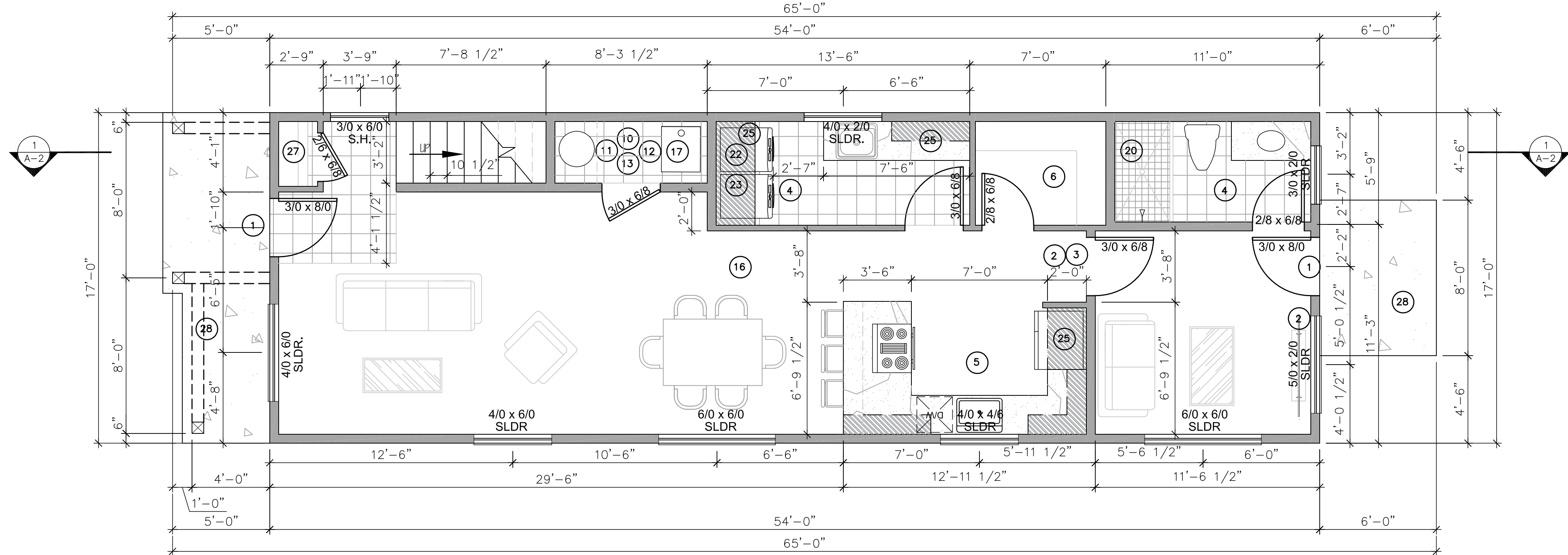
A-3

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1 UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
FINISHED SPACE = 918 S.F.



2 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
FINISHED SPACE = 918 S.F.
COVERED PORCH = 86 S.F.
BACK PATIO = 48 S.F.

NUMBERS ARE NON
SEQUENTIAL AND FOR
REFERENCE ONLY

FLOOR PLAN KEYNOTES	
1	LANDINGS AT DOORS: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. EXCEPTION: WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED. FLOOR OR LANDING AT REQUIRED EXIT DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. FLOOR OR LANDING AT EXTERIOR DOORS OTHER THAN REQUIRED EXIT DOORS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
2	SMOKE DETECTORS: PROVIDE SMOKE DETECTORS INSIDE OF ALL SLEEPING ROOMS AND CENTERED IN CORRIDORS USED FOR BEDROOMS. WIRE DIRECT WITH BATTERY BACKUP.
3	CARBON MONOXIDE DETECTOR IN CORRIDORS OUTSIDE SLEEPING ROOMS
4	BATH & LAUNDRY EXHAUST FAN: MINIMUM 50 CFM FAN VENTED TO EXTERIOR WITH SMOOTH DUCT AND EQUIPPED WITH BACK-DRAFT DAMPER AT TERMINATION POINT. TERMINATION POINT SHALL NOT BE WITHIN 3 FEET OF OPENINGS INTO THE BUILDING.
5	KITCHEN: TOO CFM MIN. VENTED OUTSIDE ON SEPARATE TERMINATION POINT, AND DUCT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER. DUCT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
6	PANTRY - EQUALLY SPACED SHELVES
7	OCCUPANCY SEPARATION: SEPARATION BETWEEN GARAGE AND LIVING AREAS. PROTECT WALLS, CEILING, SUPPORT BEAMS AND POSTS WITH (1) LAYER 5/8" TYPE "X" G.W.B. ON WALLS. (2) LAYERS 5/8" TYPE "X" G.W.B. ON CEILINGS WITH HABITABLE SPACE ABOVE.
8	ATTIC ACCESS: PROVIDE 22"x30" MIN. ATTIC ACCESS WITH 30" CLEAR HEADROOM. (INSULATED TO CEILING INSULATION VALUE)
9	CRAWL SPACE ACCESS: PROVIDE 18"x24" MIN. CRAWL SPACE ACCESS (INSULATED TO FLOOR INSULATION VALUE).
10	ALL HEATING, VENTILATING, AIR CONDITIONING, AND WATER HEATING EQUIPMENT SHALL MEET ALL OF THE REQUIREMENTS OF THE APPLIANCE EFFICIENCY STANDARDS AND SHALL BE CERTIFIED TO THE GOVERNING STATE ENERGY COMMISSION.
11	THERMOSTATS SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK. AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED.
12	EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE TO MAINTAIN EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY MAINTENANCE INFORMATION.
13	ALL GAS-FIRED TYPE CENTRAL FURNACES, GAS-FIRED FAN TYPE WALL FURNACES, AND COOKING APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE. ALL GAS WATER HEATERS, FURNACES, FIREPLACES SHALL TAKE COMBUSTION AIR DIRECTLY FROM THE EXTERIOR OF THE BUILDING, AND SHALL BE VENTED BY EITHER FORCED DRAFT, DIRECT VENTING OR OTHER SIMILAR VENTING METHODS.
14	EQUIPMENT PLATFORM. 18" HIGH X 36" DEEP X PLAN WIDTH.
15	SAFETY GLASS REQUIRED AT LOCATIONS NOTED ON PLANS
16	MIN. 90% OF FIXED LIGHT FIXTURES MUST HAVE HIGH EFFICACY LAMPS.
17	MECHANICAL CHASE
18	3/0 X 6/8 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSING HINGES.
19	NOT USED
20	TILE WALK-IN SHOWER
21	LINEN CLOSET - EQUALLY SPACED SHELVES
22	DRYER LOCATION-PROVIDE VENT TO OUTSIDE WITH DAMPER IRC M1502
23	WASHER LOCATION-PROVIDE HOT AND COLD WATER WITH DRAIN BOX IN WALL
24	WOOD FIREPLACE WITH CULTURED STONE - FACE AND HEARTH TO CEILING AND INCLUDE WOOD STRG. INSTALL GAS SELF IGNITER.
25	UPPER CABINETRY
26	FIBERGLASS TUB INSERT
27	SHELF AND ROD CLOSET SYSTEM
28	CONCRETE PATIO W/ BROOM FINISH
29	BEAM COLUMN ACCENT
30	HALF WALL
31	EARTHWORK RETAINING WALLS-FIELD VERIFY
32	GAS FIREPLACE WITH CULTURED STONE - FACE AND HEARTH TO CEILING AND INSTALL GAS SELF IGNITER

R315.1 CARBON MONOXIDE
ALARM SYSTEM OUTSIDE
EACH SEPARATE SLEEPING
AREA IN IMMEDIATE VICINITY
OF THE BEDROOMS

SCALE: 1/4" = 1'-0"
0' 1' 2' 4' 8'



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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

FLOOR PLANS

SCALE: 1/4"=1'-0"
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 04-25-2025

THE DIMENSIONS
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A-4


$$\frac{825 \text{ sf (CRAWL AREA)}}{150} \times 144 = 792 \text{ sq. in. (TTL AREA REQ'D)}$$

$$\frac{792 \text{ sq. in. (TTL AREA REQ'D)}}{115 \text{ sq. in. (NET AREA PER VENT)}} = 6.88 \text{ VENTS (USE 7)}$$

VENTS ARE TO BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4" DIMENSION. EQUALLY DISTRIBUTE VENTS ALONG THE LENGTH OF AT LEAST TWO SIDES.

FLOOR FRAMING LAYOUT SHOWN HERE IS MEANT ONLY AS A SCHEMATIC. THE FLOOR JOIST MANUFACTURER SHALL PROVIDE A FLOOR FRAMING LAYOUT THAT IS BEST SUITED.

FLOOR FRAMING PLANS ON SITE DURING
FRAMING INSPECTION.

2018 1ECC 402.2.8 FLOOR INSULATION SHALL BE
INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE
UNDERSIDE OF THE SUBFLOOR DECKING.

SEE DETAIL IF FLOOR JOISTS ARE TO BE RECESSED DOWN INTO FOUNDATION WALLS. WIDEN FOOTING PER DETAIL TO CARRY PONY WALL.

3/4" APA RATED T&G SHEATHING GLUED AND NAILED 8dX2 1/2" @
6" O.C. ON EDGE, 12" O.C. IN FIELD

THE CONCEALED SPACE BELLOW THE FLOOR OF THE BONUS ROOM MUST BE BLOCKED, INSULATED, AND AIR SEALED.

2 LAYERS OF 5/8" DRYWALL ON GARAGE SIDE MUST BE
INSTALLED PERPENDICULAR TO THE FLOOR JOISTS WITH
APPROVED FASTENERS @ 6" O.C.

CONTRACTOR TO USE PRESSURE TREATED WOOD IN ANY AREAS THAT ARE EXPOSED TO THE ELEMENTS OR USE ROT RESISTANT MATERIAL.

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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

FLOOR FRAMING PLAN

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

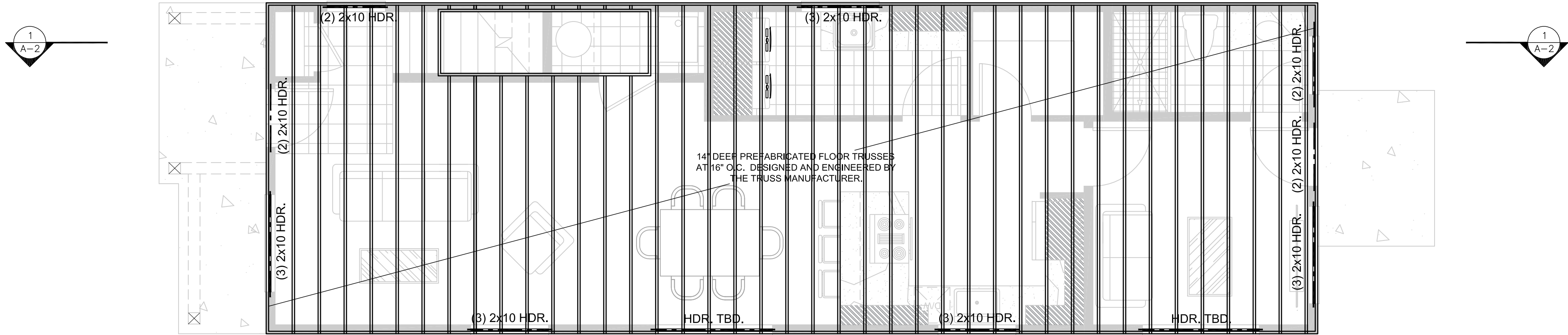
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A-5

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1 UPPER FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR FRAMING LAYOUT SHOWN HERE IS MEANT ONLY AS A SCHEMATIC. THE FLOOR JOIST MANUFACTURER SHALL PROVIDE A FLOOR FRAMING LAYOUT THAT IS BEST SUITED.

FLOOR FRAMING PLANS ON SITE DURING FRAMING INSPECTION.

$\frac{3}{4}$ " APA RATED T&G SHEATHING GLUED AND NAILED 8dX2 $\frac{1}{2}$ " @ 6"O.C. ON EDGE, 12"O.C. IN FIELD

CONTRACTOR TO USE PRESSURE TREATED WOOD IN ANY AREAS THAT ARE EXPOSED TO THE ELEMENTS OR USE ROT RESISTANT MATERIAL.



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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

UPPER FLOOR
FRAMING PLAN

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

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DATE: 04-25-2025

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A-6

APA RATED ROOF SHEATHING NAILED
8dX2 $\frac{1}{2}$ " @ 6"O.C. ON EDGES, 12"O.C. IN
FIELD

VENTS PROVIDED

54 IF RIDGE VENT AT 13.5 sq. in./LIN. FT. = 729 sq. in. NET	
54 IF 1/2" EAVE VENT AT 6 sq. in./LIN. FT. = 324 sq. in. NET	

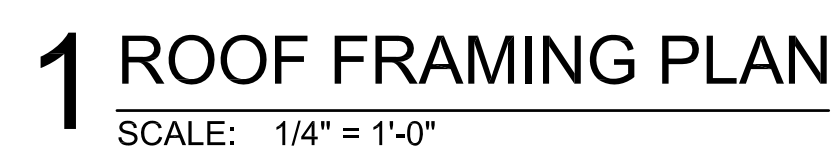
TTL NET AREA PROVIDED	1053 SQ. IN. NET
-----------------------	------------------

PROVIDE RIDGE AND HIP VENTING INTEGRAL TO COMPOSITE SHINGLE ROOF SYSTEM.

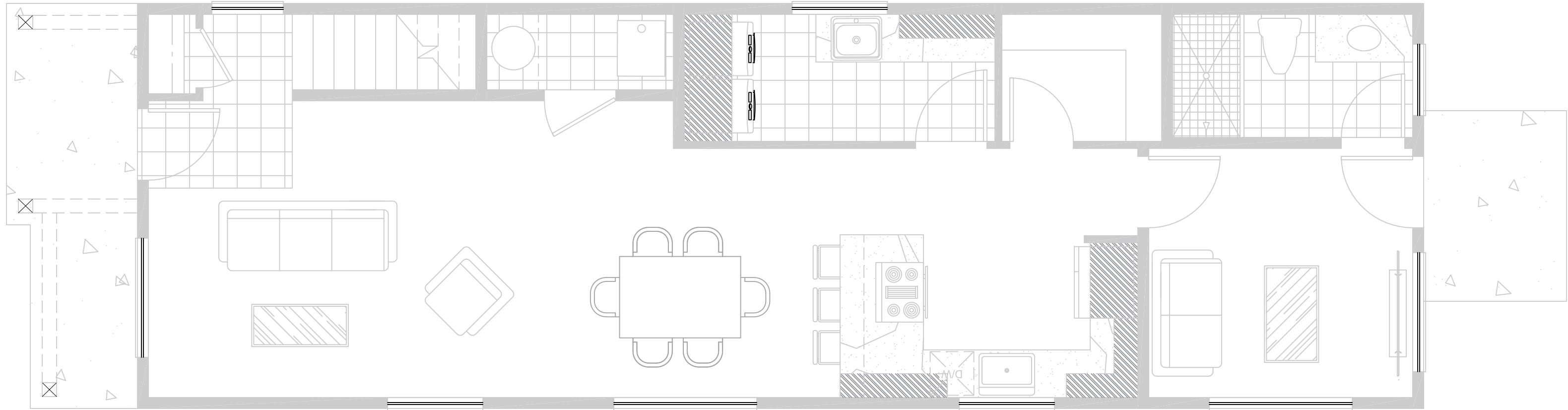
PROVIDE CONTINUOUS SCREENED SOFFIT VENTS W/ INSULATION BAFFLES.

- 1 PREFABRICATED STANDARD ROOF TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 2 PREFABRICATED MONO-TRUSSES AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 3 PREFABRICATED HIP-SET TRUSSES AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 4 PREFABRICATED GIRDER TRUSS AND ASSOCIATED HANGERS AND/OR HARDWARE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 5 2x12 DF #2 RAFTERS AT 16" O.C..
- 6 PREFABRICATED SCISSOR ROOF TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 7 PREFABRICATED ATTIC-TRUSSES AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 8 PREFABRICATED PARALLEL CHORD TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 9 PREFABRICATED STANDARD ROOF TRUSS WITH PARTIAL VAULT AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 10 PREFABRICATED CAP ROOF TRUSS DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- 11 2X10 DF #2 OVER-FRAMING AT 24" O.C. OR PRE ENGINEERED TRUSS OVER FRAMING BY SUPPLIER.

1. MANUFACTURED WOOD TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE I.R.C. AND CONSTRUCTED IN THE SHOP OF AN APPROVED FABRICATOR, CERTIFIED BY THE BUILDING DEPARTMENT IN ACCORDANCE WITH I.R.C. STANDARDS, AND SHALL BE SO STAMPED.
2. SUPPLIER SHALL SUBMIT ENGINEERED SHOP DRAWINGS AND CALCULATIONS, SIGNED BY A STATE CERTIFIED ENGINEER, FOR REVIEW AND APPROVAL, TO THE BUILDER, DESIGN ENGINEER AND THE BUILDING DEPARTMENT PRIOR TO FABRICATION.
3. PROTECT TRUSSES AT TIME OF DELIVERY FROM PACKING AND OTHER DAMAGE, STORE TRUSSES A MINIMUM OF 4" ABOVE GRADE ON SOLID BLOCKING.
4. PROVIDE TEMPORARY BRACING DURING TRUSS INSTALLATION AS REQUIRED BY TRUSS ENGINEER AND AS SHOWN ON TRUSS SHOP DRAWINGS.
5. VERIFY SIZE AND TYPE OF TRUSS HANGERS WITH THE MANUFACTURER PRIOR TO INSTALLATION.
6. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS' SPECIFICATIONS.
7. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OR ENGINEERING CALCULATIONS.
8. ENGINEERED TRUSS SHEETS MUST BE ON THE JOB SITE FOR FRAMING INSPECTION
9. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
10. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
11. SIMPSON H-2.5 HURRICANE CLIPS @ EACH TRUSS
12. PROVIDE MAX INTERIOR VAULT PITCH WHEN VAULTS ARE INDICATED
13. ROOF OVERHANGS TO BE 12" AT GABLE ENDS AND 16" AT EAVES UNLESS NOTED OTHERWISE ON PLANS.
14. ALL HEADERS TO BE (2) 2X10'S WITH SINGLE TOP PLATE OVER AND (2) JACK STUDS UNLESS OTHERWISE NOTED. OPENINGS OVER 5' REQUIRE (4) JACK STUDS, (2) PER SIDE,



A-7



1 BRACED WALL PLAN
SCALE: 1/4" = 1'-0"

A-8

THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

DATE: 04-25-2025

SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY

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

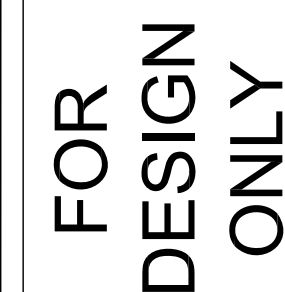
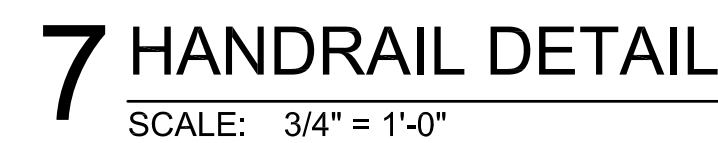
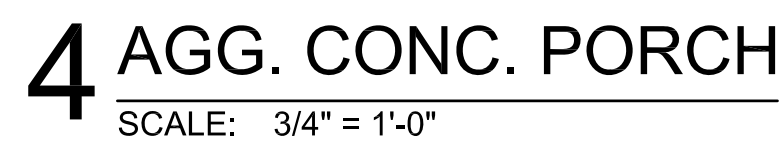
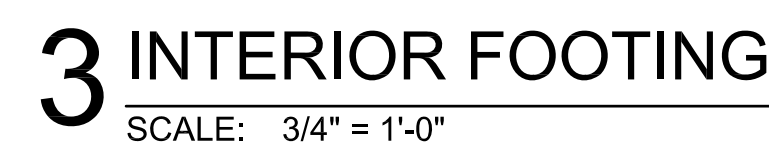
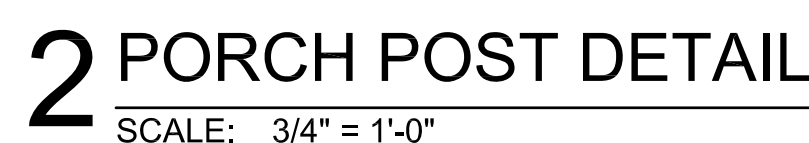
BRACED WALL PLAN

CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

DETAILS

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

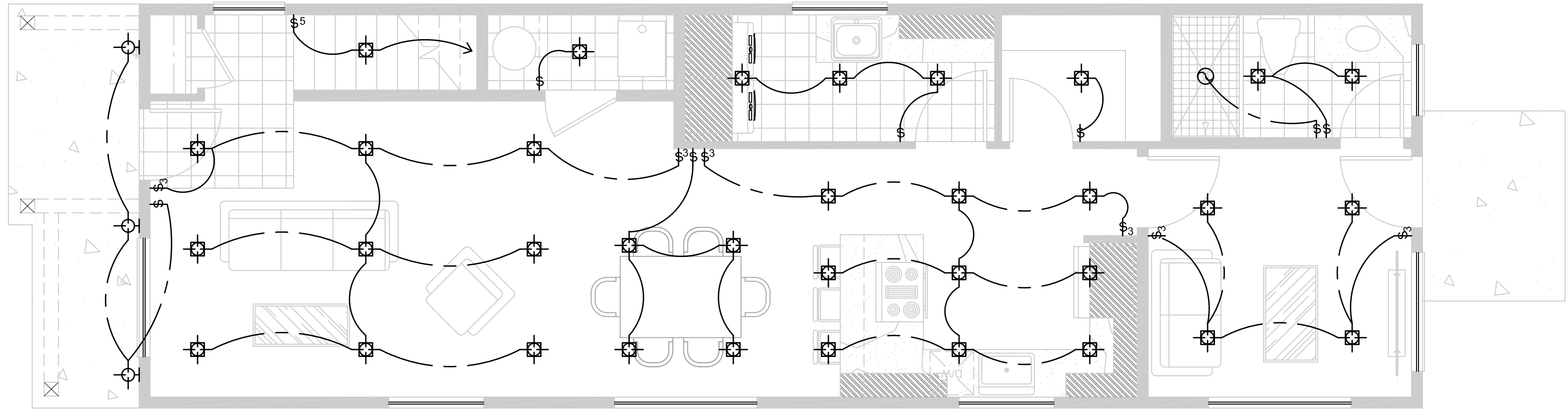
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY

DATE: 04-25-2025

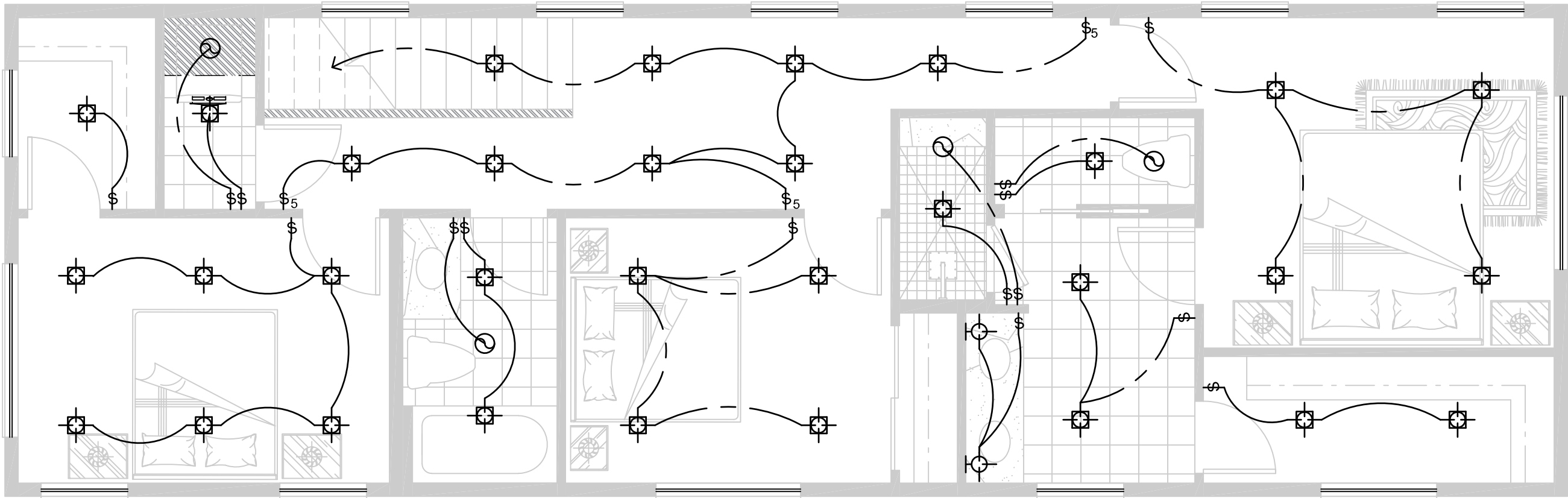
THE DIMENSIONS
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D-1

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1 MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

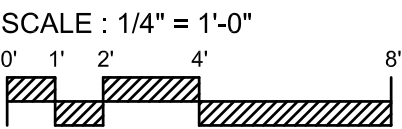
SYMBOLS

- | | |
|--|--|
| 110V OUTLET (SEE NOTE 9 BELOW) | SWITCH |
| 220V OUTLET | SWITCH- 3 WAY |
| 110V EXTERIOR WEATHER PROTECTED OUTLET | SWITCH- 4 WAY |
| 110 V GROUND FAULT OUTLET | DIMMER SWITCH |
| 110 V SWITCHED OUTLET | CABLE T.V. |
| TELEPHONE | GARAGE DOOR BUTTON |
| EXHAUST FAN-V.T.O.S. | THERMOSTAT |
| CARBON MONOXIDE DETECTOR | NATURAL GAS |
| SMOKE DETECTOR - 110 V. INTERCONNECT | HOSE BIBB |
| RECESSED LIGHT - PROVIDE AIR TIGHT HOUSING | CEILING FAN |
| WALL-MOUNT LIGHT (SCONCE) | CEILING FAN/LIGHT COMBO |
| CEILING-MOUNT LIGHT | UNDER CABINET LIGHTING |
| CEILING-MOUNT PENDANT LIGHT | 24" HEADER MOUNTED FLUORESCENT FIXTURE |
| TRACK LIGHTING | 4' FLUORESCENT FIXTURE |

NOTES

- SMOKE DETECTORS TO BE LOCATED (1) ON EACH HABITABLE STORY, (1) OUTSIDE OF EACH FINISHED SLEEPING AREA AND (1) IN ALL FINISHED BEDROOMS. SMOKE DETECTORS TO BE HARD WIRED TO 110V WITH BATTERY BACKUP AND INTERCONNECTED PER IRC - SEC. R313
- 50 CFM @ BATH AREAS VENTED TO THE OUTSIDE PER IRC SEC.-M1506
- 2X8 BLOCK CENTERED @ 51" FOR THERMOSTAT.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. PER IRC SEC.-R303
- 100 CFM VENT HOOD ABOVE RANGE, VENT TO OUTSIDE
- STANDARD OUTLET HEIGHT TO BE 13" MIN. FROM FIN. FLOOR.
- PROVIDE ROCKER ARM LIGHT SWITCHES THROUGHOUT HOME.
- PROVIDE ELECTRICAL CONDUIT IN SLAB FOR ISLAND OUTLETS
- ELECTRICAL OUTLETS SHOWN ON PLANS ARE SPECIFIC LOCATIONS REQUESTED BY HOMEOWNER. PROVIDE ALL OTHER OUTLETS IN LOCATIONS REQUIRED BY CODE.
- A MINIMUM OF 75% OF THE BULBS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY BULBS.
A.HIGH EFFICACY – COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:
I.60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS.
II.59 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS.
III.40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.
- ENCLOSED LAUNDRY ROOMS TO HAVE 100 SQ. INCH TRANSFER GRILL OR OUTSIDE AIR SUPPLY
- PROVIDE CARBON MONOXIDE (CO) DETECTOR OUTSIDE EACH SLEEPING AREA

ELECTRICAL BOXES USED IN
FIRE RATED ASSEMBLIES SHALL
BE LISTED FOR THEIR USE



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CHURCH ST. TOWNHOMES 17W
1331 CHURCH ST.
SANPOINT, ID 83864

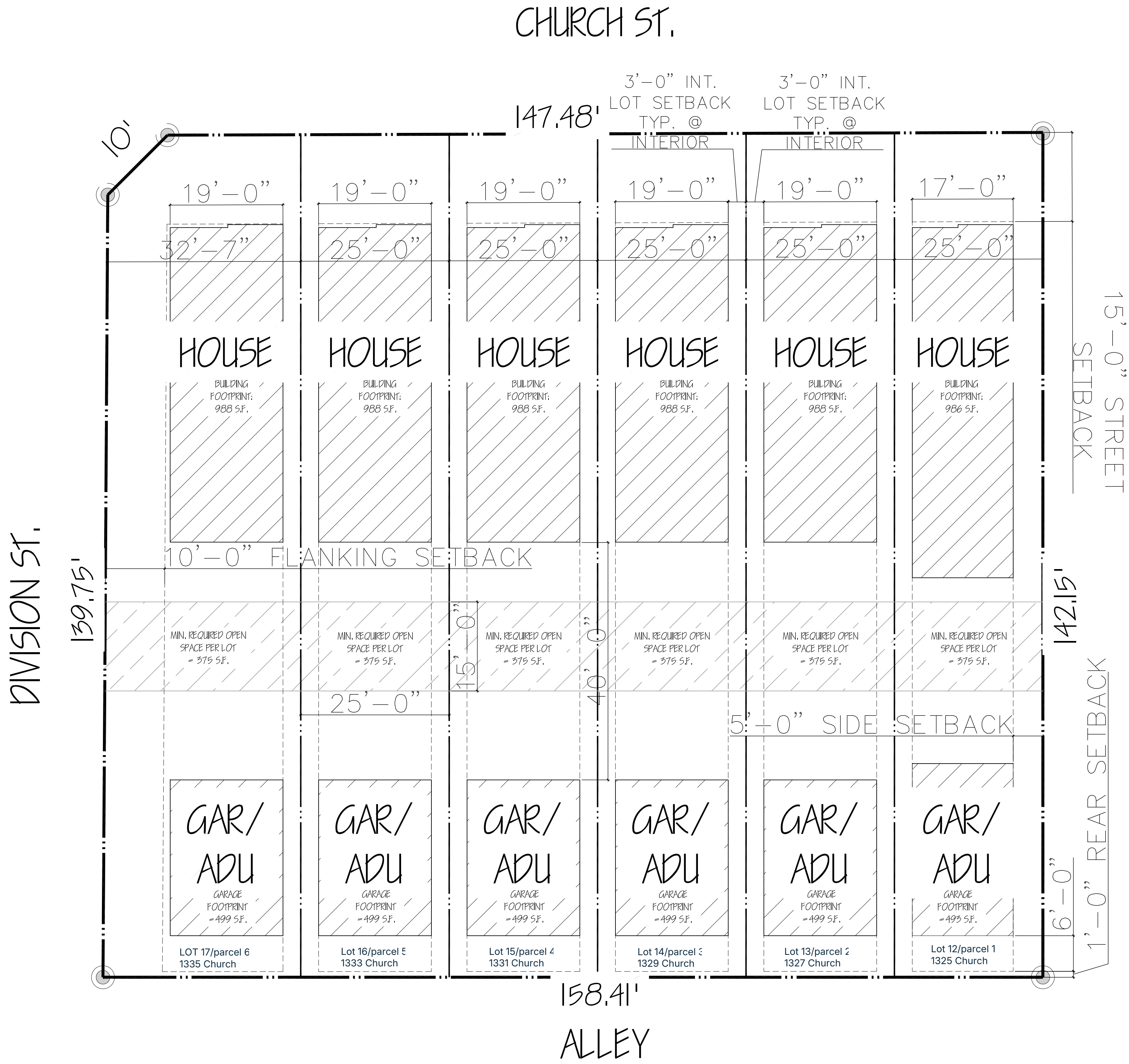
ELECTRICAL PLAN

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

CHURCH ST. SITE EXHIBIT



LEGEND

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

SITE INFO.	
ZONE:	SUB PRIME RM
SETBACKS:	
STREET:	15'
FLANKING STREET:	10'
SIDE YARD:	5'
INTERIOR YARD:	3'
REAR:	1'
MAX. ALLOWED COVERAGE:	N/A
COVERAGE:	22.8%
MAX. BLDG. HT.:	35'
BLDG. HT.:	26'-9"

PROPERTY LINES ARE APPROXIMATE AND WERE BASED OFF THE GIS



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CHURCH ST. TOWNHOMES 19W
1331 CHURCH ST.
SANPOINT, ID 83864

SITE PLAN
COVER PAGE/

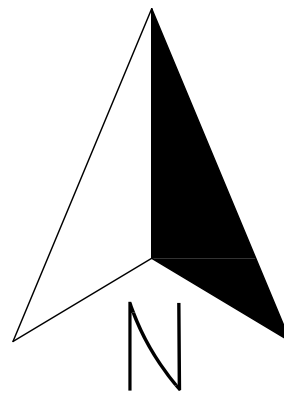
SCALE: 3/32"=1'-0"

SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY

DATE: 04-28-2025

THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

A-0



SITE PLAN SCALE 3/32"=1'-0"
CITY OF SANDPOINT, ID 83864