

LOT 75A
 BOARD'S LOWER RANCH, H.E.S. 293
 SEC. 15, T4N, R17E, B.M.
 BLAINE COUNTY, IDAHO

SITE ADDRESS: 109 BOARD LOOP DRIVE
 LOWER BOARD RANCH

ZONING: R-1 LOW DENSITY RESIDENTIAL
 ACCESSORY DWELLING UNIT

OCCUPANCY: R-3 SINGLE FAMILY RESIDENTIAL/
 U PRIVATE GARAGE

BUILDING CODE: 2003 INTERNATIONAL BUILDING
 CODE

CONSTRUCTION: TYPE V.B. (NON-RATED)

ROOF ASSEMBLY: CLASS A METAL ROOF

SQUARE FOOTAGE: GARAGE 1134.5 SQ. FT.
 A.D.U. 1169.25 SQ. FT.

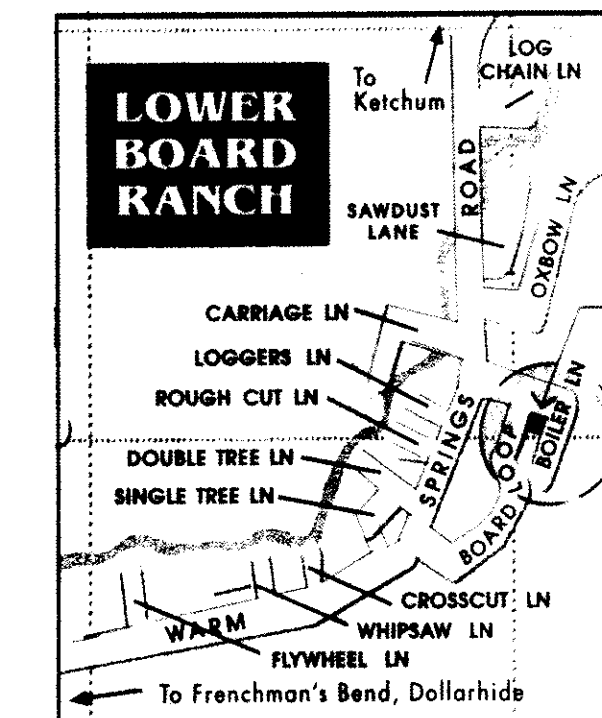
Approved by Board's Lower Ranch A.I.A. Design Review 2/9/06
 Tom Downer
 A.I.A.
 2/9/06

NOTES:

- All utilities to be underground
- A 30' Clear Zone as defined by the Blaine Co. Ordinance is to be maintained surrounding the occupancy
- All disturbed areas to be reseeded with grasses to prevent noxious weeds.
- Irrigation of lawn areas, trees, and shrubs to be by well fed automatic sprinklers and drip system. Disturbed areas with natural grasses to be temporarily irrigated until grasses are established

LANDSCAPE LEGEND:

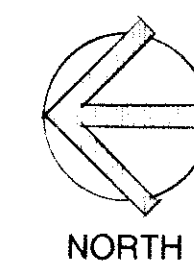
- Existing trees (mix conifers, aspens, willows)
- New aspens (8'-10')
- New conifers (8'-10')
- New mixed shrubs



PROJECT LOCATION

SITE PLAN

SCALE: 1" = 20'



VICINITY MAP

RIXON A.D.U. GUESTHOUSE
 LOWER BOARD RANCH
 BLAINE COUNTY, IDAHO

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CONCEPTUAL USE PERMIT MARCH 29, 2005