

## GENERAL NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PUBLIC ROADS AND STREETS - IMPROVED OR UNIMPROVED, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
4. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN SAFE AND CLEARLY MARKED VEHICULAR CIRCULATION ALONG ALL STREETS, AND PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED.

# PURPLE SAGE ESTATES LOT 26, BLOCK 1 CANYON COUNTY, MIDDLETON, IDAHO

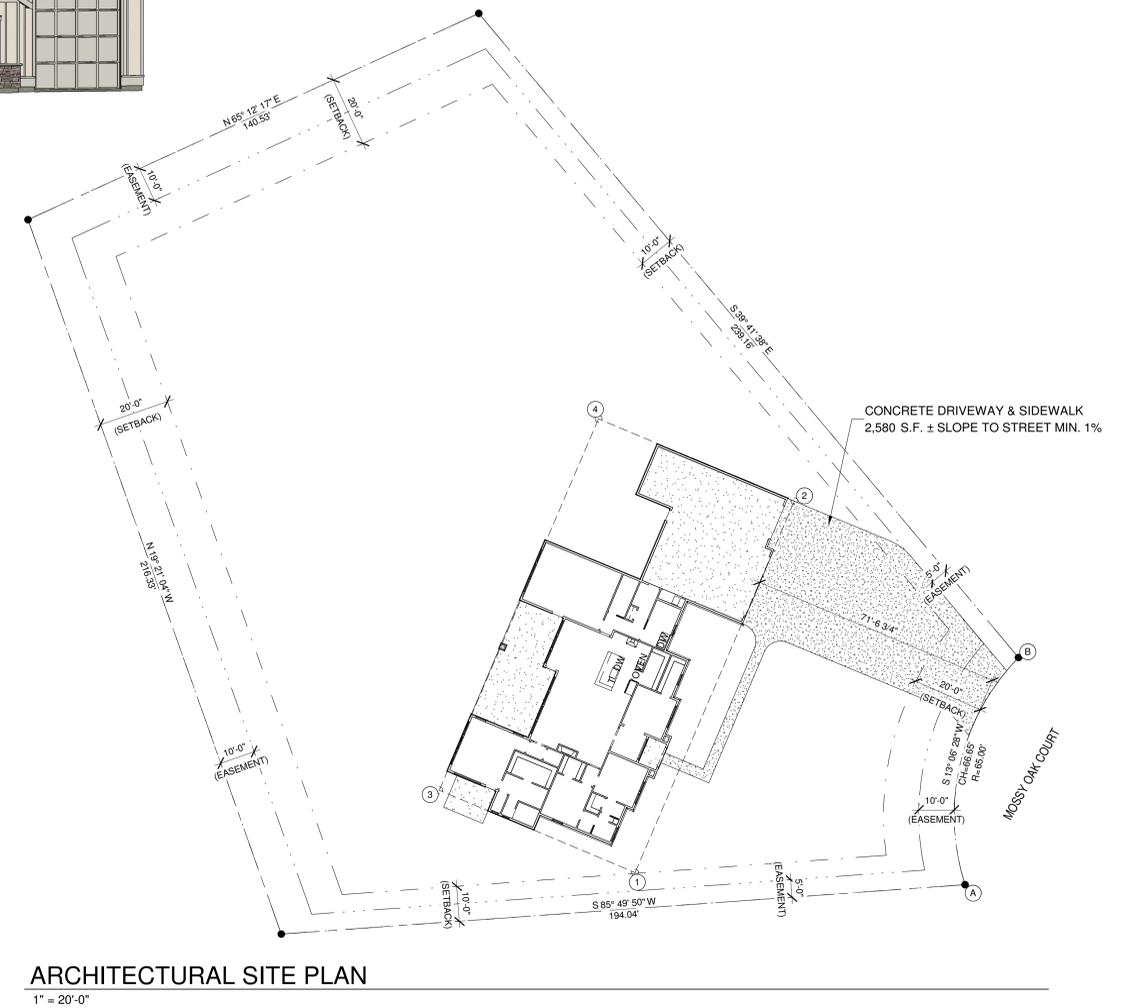


PRESCRIPTIVE COMPONENT INSULATION & FENESTRATION REQUIREMENTS	
CLIMATE ZONE	5
FENESTRATION U-FACTOR	0.35
CEILING R-VALUE	38
CRAWL SPACE WALL R-VALUE	19
FLOOR R-VALUE	30
WOOD FRAME WALL R-VALUE	21

## GENERAL DESIGN GUIDELINES

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
DESIGN LOADS:	
GROUND SNOW LOAD:	20 PSF
ROOF SNOW LOAD:	25 PSF
ROOF DEAD LOAD:	17 PSF
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD:	10 PSF
LATERAL LOAD:	AS ADOPTED BY IRC
SEISMIC DESIGN CATEGORY:	B (DETACHED ONE or TWO-FAMILY DWELLING)
BASIC WIND SPEED:	90 MPH
WIND EXPOSURE CATEGORY:	B
SOIL PROPERTIES:	ASSUMED 1,500 PSF BEARING CAPACITY
FROST DEPTH:	24-INCHES
TERMITE:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO NONE
WINTER DESIGN TEMPERATURE:	10° F (AVG. MEAN 51.1° F)
FLOODPLAIN ORDINANCE:	FIRM 2013 IN EFFECT (FLOOD INSURANCE RATE MAPS)
AIR FREEZING INDEX:	294 (NATIONAL CLIMATE DATA CENTER)

HOME LAYOUT KEY (FIELD VERIFY)		
	A	B
1.	93'-5"	124'-9"
2.	119'-9"	77'-7"
3.	151'-3"	168'-3"
4.	168'-9"	137'-0"
DIAGONAL		
1-4, 2-3	130'-1"	



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

CONTRACTOR

LOT 26, BLOCK 1  
 PURPLE SAGE ESTATES  
 CANYON COUNTY, MIDDLETON, IDAHO  
**ARCHITECTURAL SITE PLAN**

Project	Date
20-169	10.01.2020

Sheet  
**AS1**

**FOUNDATION NOTES**

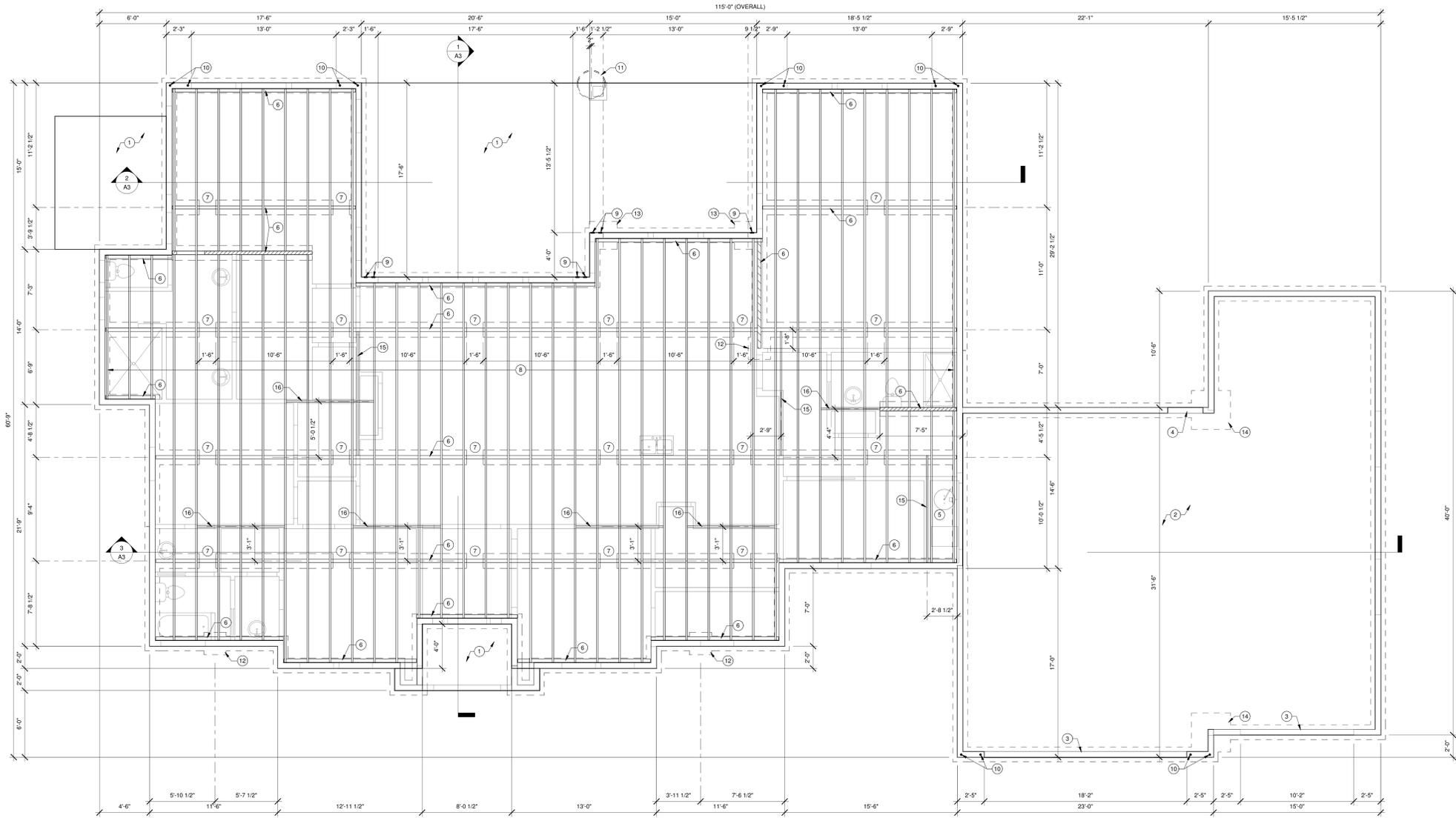
1. 6 MIL. VAPOR BARRIER IN CRAWL SPACE
2. MECHANICALLY VENTED CRAWL SPACE. FILL ALL VOIDS. SEAL ALL VAPOR BARRIER SEAMS WITH MASTIC.
3. PROVIDE P.T.T. SILL PLATE W/ 1/2" x 10' ANCHOR BOLTS @ 72" O.C.
4. EXCAVATE A MIN. OF 24" BELOW BOTTOM OF FLOOR JOIST, BEAMS AND GIRDERS

**FOUNDATION SCHEDULE**

-  6" CONT. CONC. WALL ON CONT. CONC. FOOTING. SEE DETAILS
-  2x4 PONYWALL ON CONT. CONC. FOOTING. SEE DETAILS
-  2x4 BEARING PONYWALL ON CONT. THICKENED FOOTING. SEE DETAILS

**KEYNOTES**

1. 4" CONC. SLAB W/4" COMPACTED GRAVEL BASE
2. 4" CONC. SLAB W/4" COMPACTED GRAVEL BASE SLOPED 2"MIN TO DRIVE
3. BLOCK-OUT FOR OVERHEAD DOOR
4. BLOCK-OUT FOR MAN DOOR
5. BLOCK-OUT FOR HVAC AS NEEDED
6. PONYWALL
7. ACCESS THROUGH PONYWALL. RUN CONT. TOP PLATE
8. 7/8" SHEATHING @ 9 1/2" FLOOR JOISTS @ 24" O.C.
9. SIMPSON STDH14 HOLD-DOWN W/ 5/8"Ø ANCHOR BOLT. SEE PORTAL FRAME 'H' DETAIL
10. 1/2" Ø ANCHOR BOLTS. SEE PORTAL FRAME 'CS-PF' DETAIL
11. 30"Ø CONC. PIER FOOTING. SEE DETAIL
12. 24"x24"x10' FOOTING W/ #4 REBAR EACH WAY
13. 30"x30"x10' FOOTING W/ #4 REBAR EACH WAY
14. 42"x42"x10' FOOTING W/ #4 REBAR EACH WAY
15. PROVIDE EXTRA JOIST WHERE BRACED WALLS OCCUR. SEE BRACED WALL PLAN
16. PROVIDE EXTRA BLOCKING WHERE BRACED WALLS OCCUR. SEE BRACED WALL PLAN



**FOUNDATION PLAN**

1/4" = 1'-0"



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

CONTRACTOR

LOT 26 | BLOCK 1  
 PURPLE SAGE ESTATES  
 CANYON COUNTY MIDDLETON IDAHO  
**FOUNDATION PLAN**

Project	Date
20-169	10.02.2020

Sheet  
**S1**

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**JOIST/TRUSS MANUFACTURER NOTE:**

FLOOR JOISTS & BEAMS:  
 EVERY EFFORT HAS BEEN MADE TO TRANSFER LOADS TO THE FOUNDATION. JOIST/BEAM MANUFACTURER SHALL CONFIRM LOAD TRANSFER, JOIST/BEAM SIZE, JOIST/BEAM LENGTH, AND HANGER REQUIREMENTS PRIOR TO DELIVERY.

ROOF TRUSSES  
 EVERY EFFORT HAS BEEN MADE TO PROVIDE A COST EFFICIENT, BUILDABLE DESIGN. TRUSS MANUFACTURER SHALL CONFIRM GIRDER LOCATIONS AND TRUSS LAYOUT PRIOR TO FABRICATION AND DELIVERY.  
 IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE BUILDING CODE COMPLIANT JOISTS, BEAMS, AND TRUSSES.

**ROOF FRAMING GENERAL NOTES**

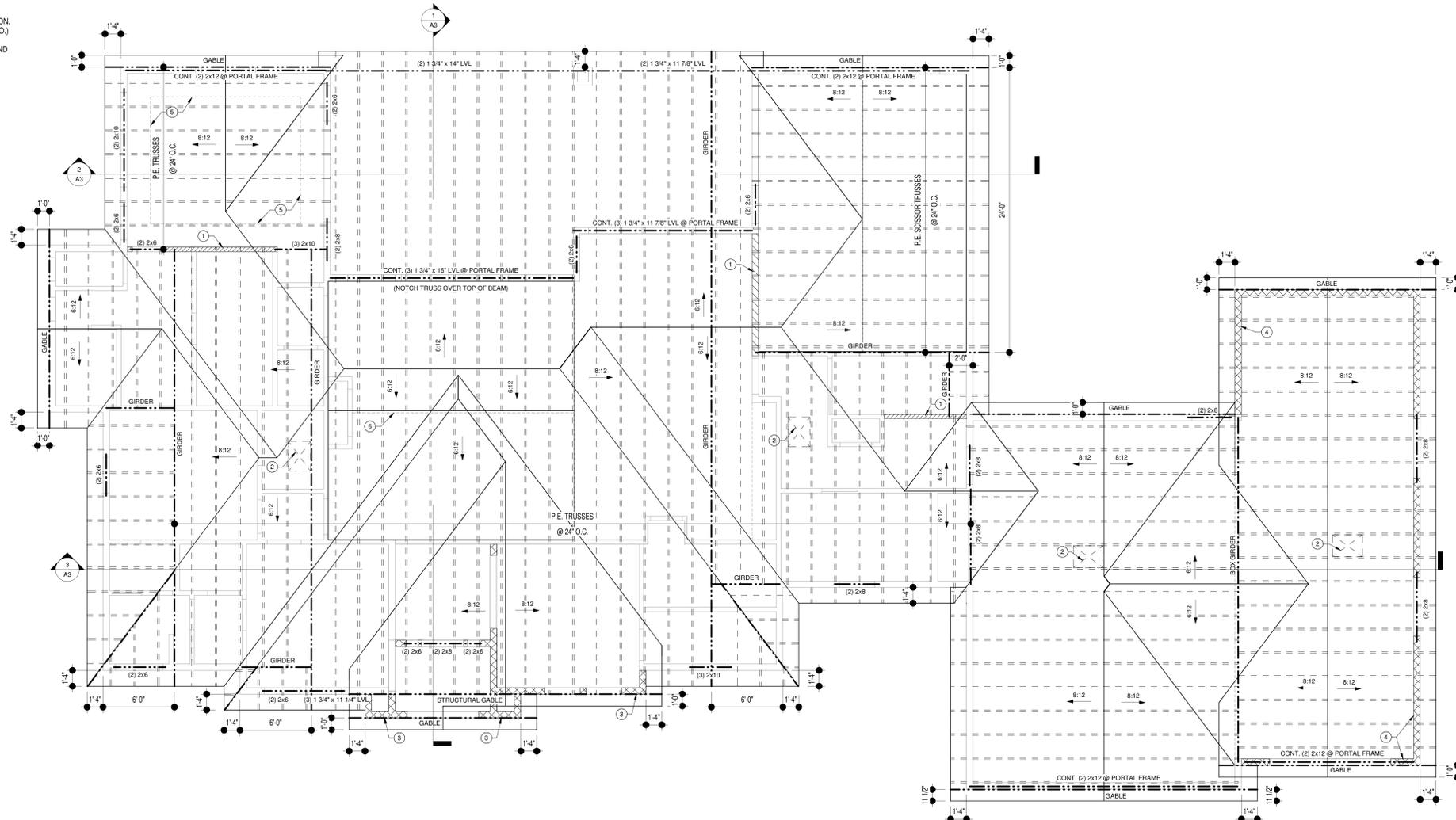
- COORDINATE ALL LOAD POINTS WITH TRUSS MFR. SHOP DRAWINGS.
- ROOF TRUSS SYSTEM SHALL BE INSTALLED AS PER TRUSS MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
- TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS FROM THE FOUNDATION AND FLOOR PLANS PRIOR TO FABRICATION.
- ALL FRAMING ANCHORS MUST BE APPROVED BY TRUSS MFR.
- ASSUME A MIN. OF (2) 2x BEAM SUPPORTS.
- TRUSS MFR. TO VERIFY ALL PLATE HEIGHTS PRIOR TO TRUSS FABRICATION.
- ALL WINDOW & DOOR HEADERS NOT SHOWN SHALL BE (2) 4x8 MIN. (U.N.O.)
- ROOF SHEATHING SHALL BE 7/16" SHEATHING W/ PLY-CLIPS
- CONTRACTOR TO VERIFY ALL SPECIFICATIONS, DETAILS, DIMENSIONS, AND STRUCTURAL CONDITIONS PRIOR TO CONSTRUCTION.

**KEYNOTES**

- INTERIOR BEARING WALL
- 22'x30" ATTIC ACCESS
- 12'-0" WALL HEIGHT
- 14'-0" WALL HEIGHT
- COFFER BUILT INTO TRUSS
- HIGH POINT OF VAULT

**ROOF VENT CALCULATIONS**

ATTIC VENTILATION AS FOLLOWS:  
 ROOF: 5,048 S.F. x 1/3000 = 16.83 S.F./2,423 Sq. In. OF FREE AREA.  
 HIGH VENTILATION: 1,211 Sq. In. OF FREE AREA USING 20 ROOF VENTS @ 60 Sq. In. FREE AREA EACH VENT. HIGH VENTILATION SHALL BE PROVIDED NO MORE THAN 3 FEET BELOW RIDGE OR HIGHEST POINT OF VENTILATION.  
 SOFFIT VENTILATION: 1,212 Sq. In. OF FREE AREA USING 19 SCREENED SOFFIT VENTS @ 65 Sq. In. FREE AREA EACH.



**ROOF PLAN**  
 1/4" = 1'-0"



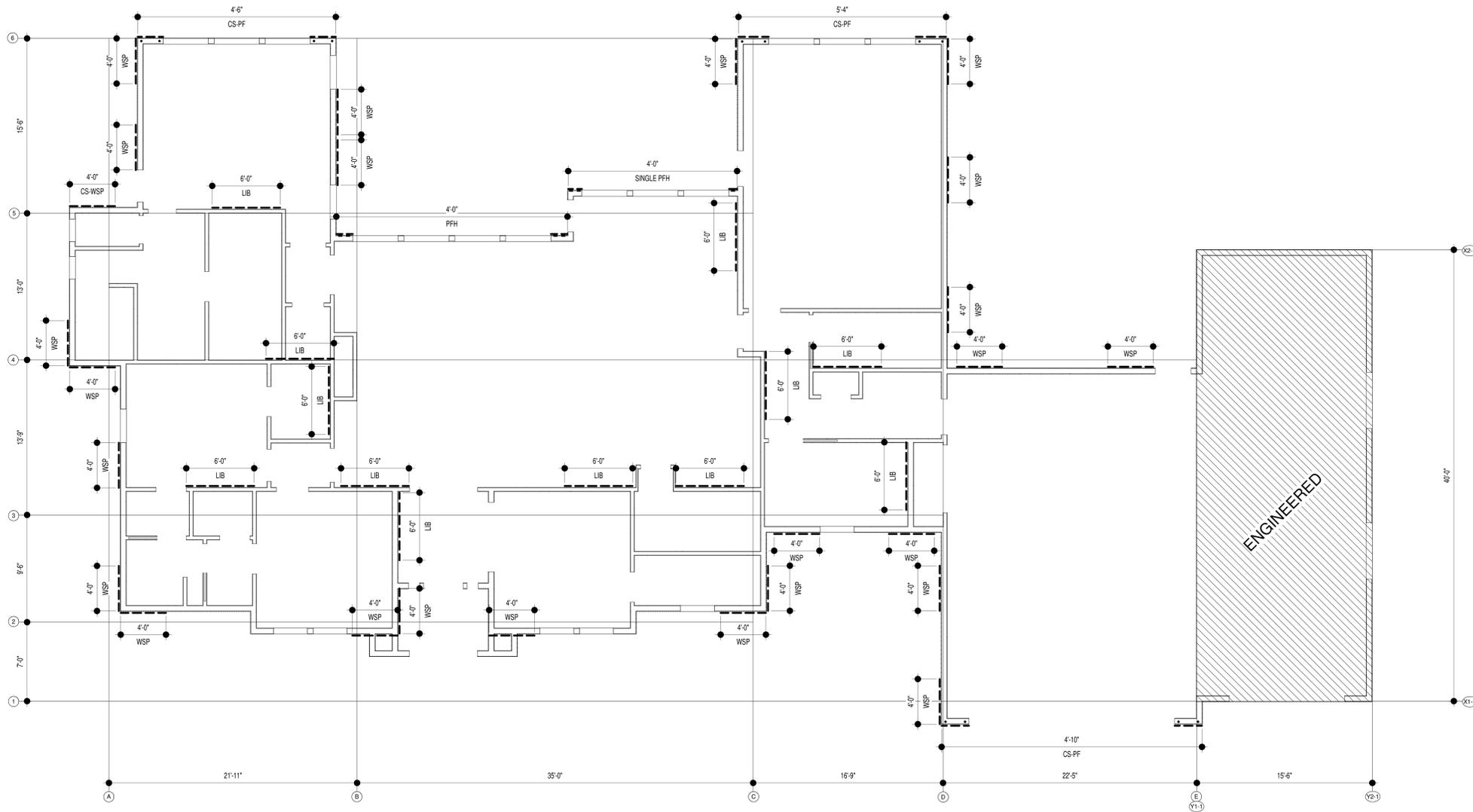
SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

**CONTRACTOR**

**PURPLE SAGE ESTATES**  
 CANYON COUNTY MIDDLETON IDAHO  
**ROOF PLAN**

Project	Date
20-169	10.02.2020
Sheet	<b>S2</b>

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**BRACED WALL PLAN**

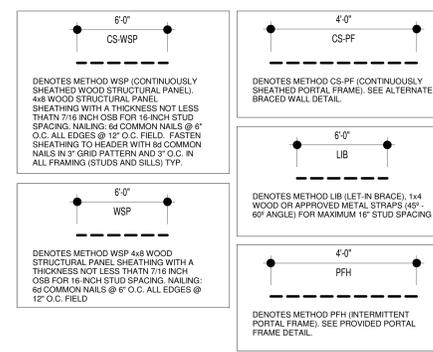
1/4" = 1'-0"

**BRACEDWALL SCHEDULE**

	Wall Line A-1	Wall Line B-1	Wall Line C-1	Wall Line D-1	Wall Line E-1
<b>Inputs</b>					
Braced-Wall-Location	1st of 1-story				
Eave-to-Ridge Height	14 ft				
Braced-Wall-Line Spacing	21.92 ft	28.46 ft	25.66 ft	19.58 ft	22.42 ft
Wall Height	10 ft				
Bracing Method	WSP	LIB	LIB	WSP	WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	N/A	N/A	Yes	Yes
Holddown Device Used	Yes	N/A	N/A	Yes	Yes
<b>WIND</b>					
Tabulated Wind Bracing Amount	4.288 ft	9.115 ft	8.47 ft	3.916 ft	4.963 ft
Exposure Height Factor	1	1	1	1	1
Eave-to-Ridge Height Factor	1.24	1.24	1.24	1.24	1.24
Wind Wall Height Factor	1	1	1	1	1
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6
Holddown Factor	0.8	1	1	0.8	0.8
Blocked Joint Factor	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1
Required Wind Bracing Amount	6.81 ft	18.08 ft	16.8 ft	6.22 ft	8.92 ft
<b>RESULTS</b>					
Length of Wall Bracing Required	6.81 ft	18.08 ft	16.8 ft	6.22 ft	8.92 ft
PROVIDED:	20.0 FT	20.0 FT	20.0 FT	20.0 FT	ENGINEERED

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1	Wall Line 5-1	Wall Line 6-1
<b>Inputs</b>						
Braced-Wall-Location	1st of 1-story					
Eave-to-Ridge Height	14 ft					
Braced-Wall-Line Spacing	7.00 ft	8.25 ft	11.63 ft	13.38 ft	14.25 ft	15.50 ft
Wall Height	10 ft					
Bracing Method	WSP	WSP	LIB	LIB	WSP	WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	N/A	N/A	Yes	Yes
Holddown Device Used	Yes	Yes	N/A	N/A	Yes	Yes
<b>WIND</b>						
Tabulated Wind Bracing Amount	1.4 ft	1.65 ft	4.0705 ft	4.683 ft	2.85 ft	3.1 ft
Exposure Height Factor	1	1	1	1	1	1
Eave-to-Ridge Height Factor	1.24	1.24	1.24	1.24	1.24	1.24
Wind Wall Height Factor	1	1	1	1	1	1
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6	1.6
Holddown Factor	0.8	0.8	1	1	0.8	0.8
Blocked Joint Factor	1	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1	1
Required Wind Bracing Amount	2.22 ft	2.62 ft	8.08 ft	9.29 ft	4.52 ft	4.92 ft
<b>RESULTS</b>						
Length of Wall Bracing Required	2.22 ft	2.62 ft	8.08 ft	9.29 ft	4.52 ft	4.92 ft
PROVIDED:	4.8 FT	16.0 FT	32.0 FT	24.0 FT	18.0 FT	9.8 FT

- NOTE:**  
 1. ALL EXTERIOR BRACED WALLS SHALL BE SHEATHED WITH 7/16" MIN. WOOD STRUCTURAL PANEL SHEATHING.  
 2. ALL SHEATHING PANEL EDGES SHALL BE BLOCKED UNLESS NOTED OTHERWISE.



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

**CONTRACTOR**

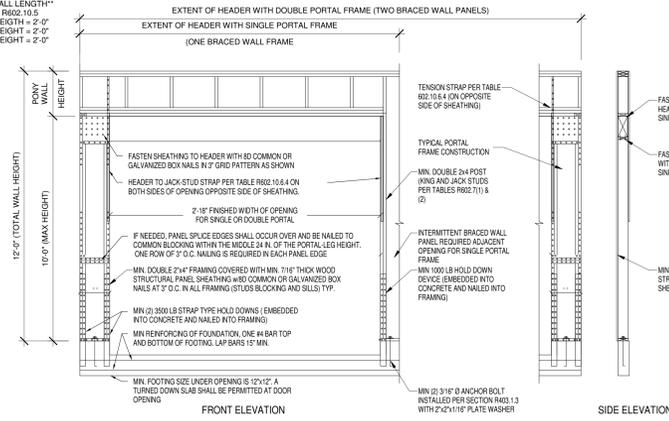
PURPLE SAGE ESTATES  
 CANYON COUNTY MIDDLETON IDAHO  
**BRACED WALL PLAN**

Project	Date
20-169	10.02.2020

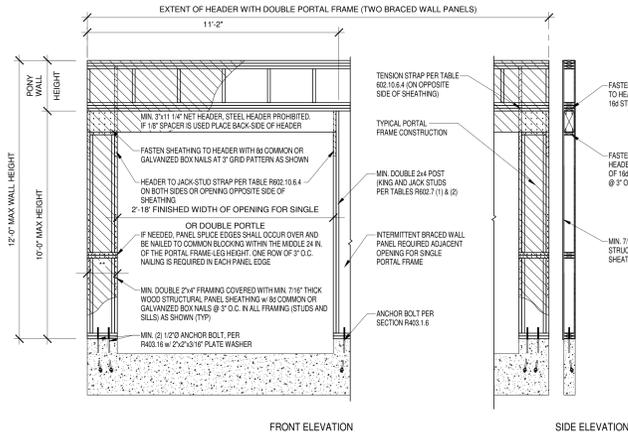
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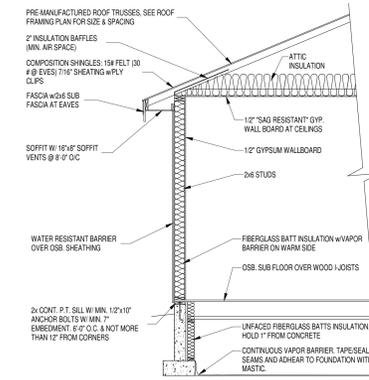
\*\* BRACED WALL LENGTH\*\*  
 PER TABLE R602.10.5  
 8 FT WALL HEIGHT = 2'-0"  
 9 FT WALL HEIGHT = 2'-0"  
 10 FT WALL HEIGHT = 2'-0"



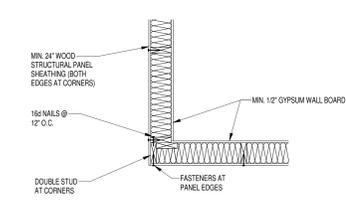
**C PORTAL FRAME H**  
 3/8" = 1'-0"



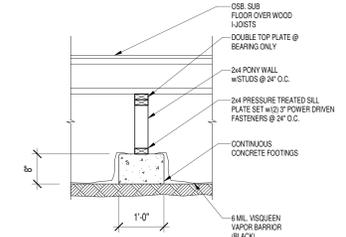
**B PORTAL FRAME CS-PF**  
 3/8" = 1'-0"



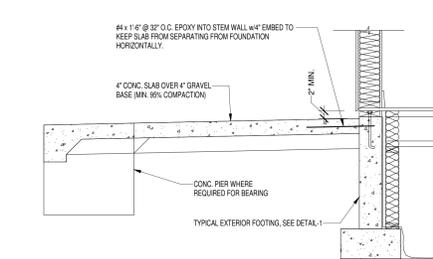
**A WALL SECTION**  
 3/8" = 1'-0"



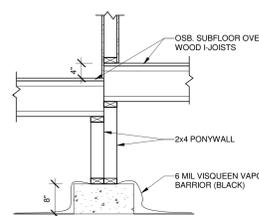
**6 OUTSIDE CORNER**  
 3/4" = 1'-0"



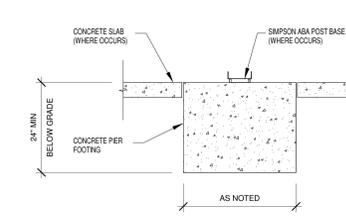
**4 INTERIOR FOOTING**  
 3/4" = 1'-0"



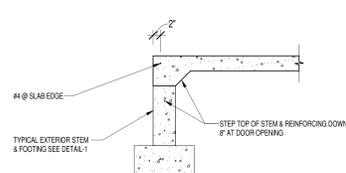
**2 PORCH/PATIO SECTION**  
 3/4" = 1'-0"



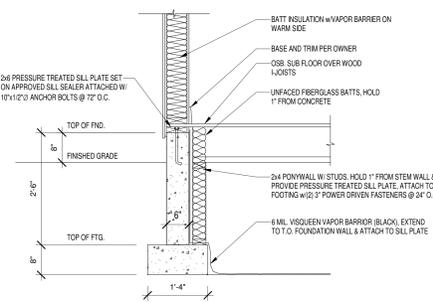
**7 RECESSED FLOOR**  
 3/4" = 1'-0"



**5 PIER FOOTING**  
 3/4" = 1'-0"



**3 GARAGE SLAB**  
 3/4" = 1'-0"



**1 EXTERIOR FOOTING**  
 3/4" = 1'-0"



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

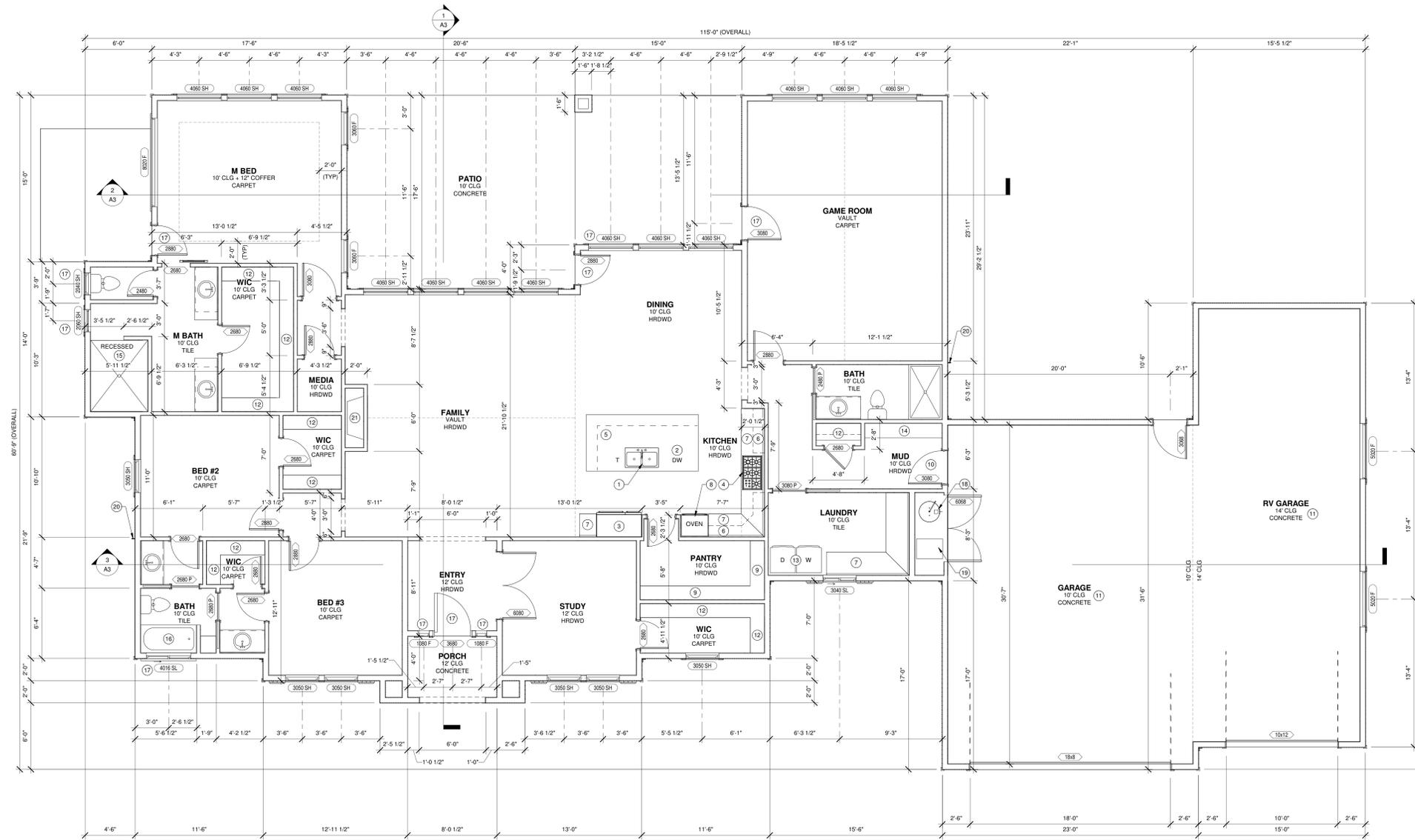
CONTRACTOR

PURPLE SAGE ESTATES  
 CANYON COUNTY MIDDLETON IDAHO

**DETAILS**

Project	Date
20-169	10.02.2020
Sheet	<b>S4</b>

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**MAIN FLOOR PLAN**

1/4" = 1'-0"

WALL TYPES	
<b>EXTERIOR WALL - TYPICAL</b>	
1/2" GYP. BD. (MIN.)	
2x6 STUDS @ 16" O.C.	
DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE	
BATT. INSULATION W/ VAPOR RETARDER	
SEE BRACED WALL SCHEDULE (WHERE REQ'D)	
<b>INTERIOR NON-BEARING WALL</b>	
1/2" GYP. BD. (MIN.)	
2x4 STUD @ 24" O.C.	
1/2" GYP. BD. (MIN.)	
<b>INTERIOR BEARING WALL</b>	
1/2" GYP. BD. (MIN.)	
2x4 STUD @ 16" O.C.	
DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE	
1/2" GYP. BD. (MIN.)	
WINDOW HEIGHTS	
1.	WINDOW HEAD HEIGHT SHALL BE 8'-0" U.N.O.
GENERAL NOTES	
1.	INSTALL GAS FIRED EQUIPMENT SUCH THAT IGNITION SOURCE IS 18" A.F.F. MIN.

KEYNOTES	
1.	DOUBLE SINK w/ DISPOSAL
2.	DISHWASHER
3.	REFRIGERATOR OPENING PLUMB FOR ICE
4.	GAS COOK TOP w/ HOOD
5.	KITCHEN ISLAND
6.	UPPER CABINETS
7.	BASE CABINETS
8.	WALL OVEN/ MICROWAVE (VERIFY w/ BUILDER)
9.	BUILT-IN SHELVES (VERIFY w/ BUILDER)
10.	SELF CLOSING 20 MIN. FIRE RATED DOOR
11.	5/8" TYPE "X" GYPSUM WALL BOARD REQUIRED ON ALL COMMON WALLS CEILINGS BETWEEN GARAGE AND DWELLING
12.	CLOSET SHELF SYSTEM (VERIFY w/ BUILDER)
13.	WASHER AND DRYER (N.I.C.)
14.	MUD ROOM BENCH
15.	RECESSED TILE WALK-IN SHOWER
16.	FIBERGLASS TUB w/ TILE SURROUND
17.	TEMPERED GLASS
18.	FURNACE
19.	WATER HEATER
20.	FROST PROOF HOSE BIBB
21.	GAS FIREPLACE



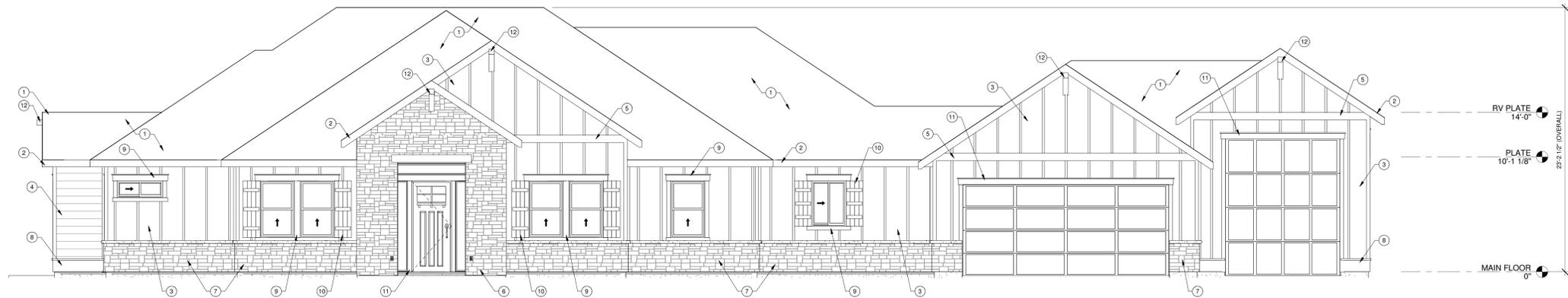
SPACE	SQ. FT.
MAIN	3,105
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PORCH	58
GARAGE	1,324

CONTRACTOR

PURPLE SAGE ESTATES  
CANYON COUNTY MIDDLETON IDAHO  
**FLOOR PLAN**

Project	Date
20-169	10.02.2020
Sheet	<b>A1</b>

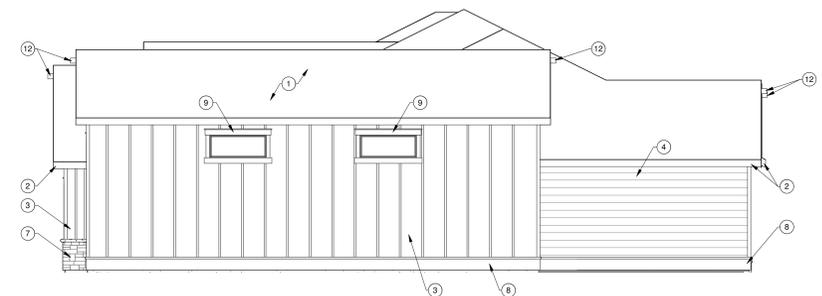
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**FRONT ELEVATION**  
1/4" = 1'-0"



**SIDE ELEVATION**  
3/16" = 1'-0"

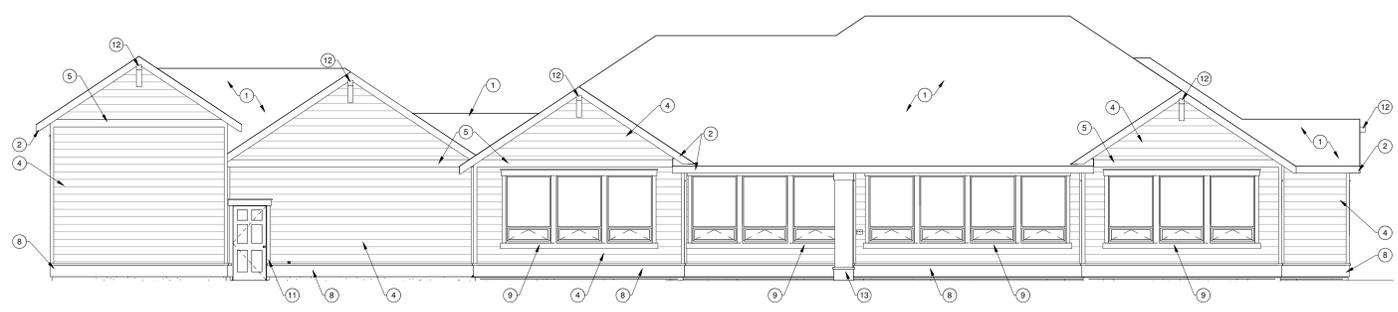


**GARAGE SIDE ELEVATION**  
3/16" = 1'-0"

KEYNOTES	
1.	30-YEAR COMPOSITION SHINGLE
2.	8" FASCIA
3.	BOARD & BATT SIDING w/ 4" CORNER TRIM
4.	LAP SIDING w/ 4" CORNER TRIM
5.	8" TRIM MATERIAL
6.	STONE VENEER
7.	STONE VENEER w/ STONE CAP
8.	12" SHOE TRIM
9.	WINDOW TRIM - 6" HEAD 1"x6" SILL w/ 4" JAMBS @ FRONT, 4" SURROUND @ SIDE & REAR
10.	WOOD WINDOW SHUTTERS
11.	DOOR TRIM - 6" HEAD & 4" JAMBS
12.	6x6 CORBEL w/ 4x6 KICKER
13.	3x3 COLUMN w/ 2"x12" BASE & 8" CAP TRIM

ROOF DRAINAGE	
1.	PROVIDE GUTTERS w/ DOWNSPOUTS TO PROVIDE ROOF DRAINAGE TO GRADE AND AWAY FROM FOUNDATION.



**REAR ELEVATION**  
3/16" = 1'-0"



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PORCH	58
GARAGE	1,324

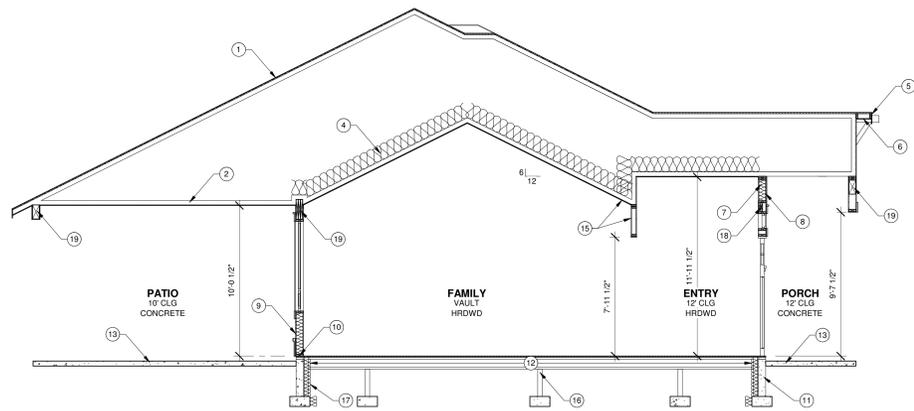
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PURPLE SAGE ESTATES  
CANYON COUNTY MIDDLETON IDAHO  
**EXTERIOR ELEVATIONS**

Project	Date
20-169	10.02.2020

Sheet  
**A2**

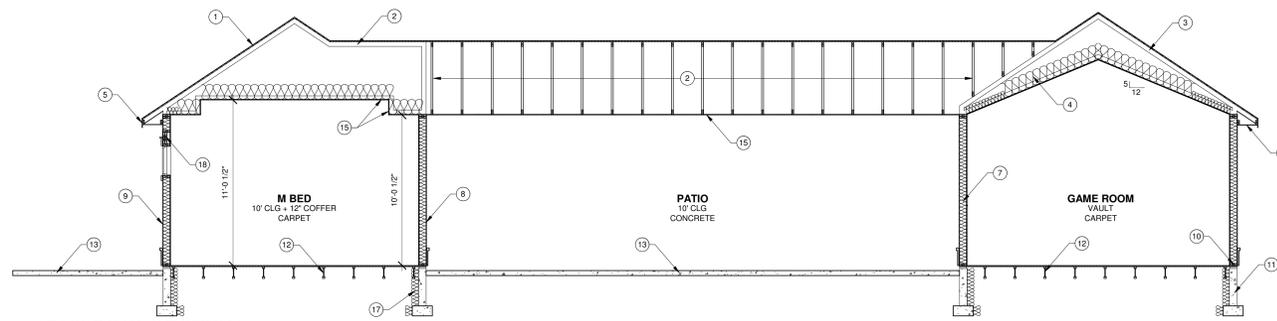
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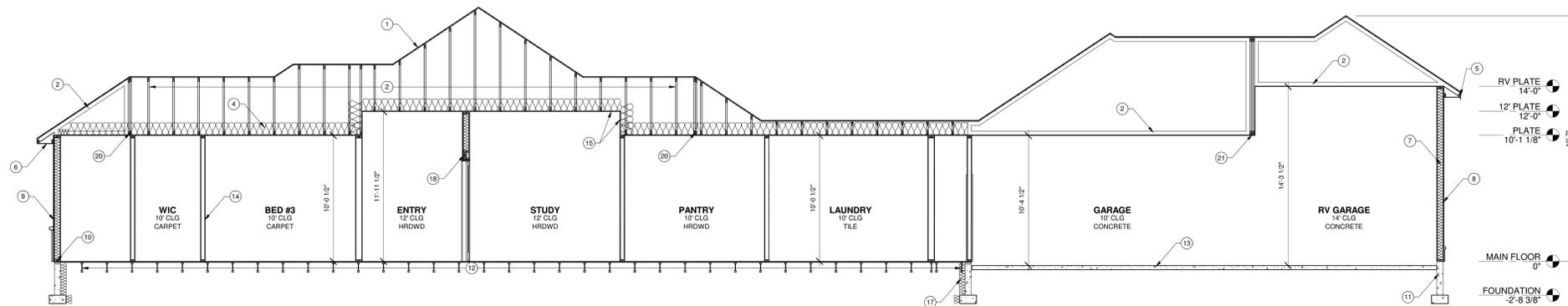
**1 BUILDING SECTION**  
1/4" = 1'-0"

**KEYNOTES**

1. 30 YEAR COMPOSITE SHINGLES @ ROOF SHEATHING
2. P.E. TRUSSES - SEE ROOF PLAN
3. P.E. SCISSOR TRUSSES - SEE ROOF PLAN
4. ATTIC INSULATION
5. FASCIA MATERIAL
6. SOFFIT MATERIAL
7. BATT INSULATION @ EXTERIOR WALLS
8. 2x6 STUD WALL
9. WALL SHEATHING
10. SILL PLATE
11. FOUNDATION - SEE FOUNDATION PLAN
12. FLOOR JOISTS - SEE FOUNDATION PLAN
13. 4" CONCRETE SLAB
14. 2x4 STUD WALL
15. GYPSUM BOARD
16. PONYWALL ON CONCRETE FOOTING - SEE DETAILS
17. CRAWLSPACE INSULATION
18. HEADER - SEE ROOF PLAN
19. BEAM - SEE ROOF PLAN
20. GIRDER - SEE ROOF PLAN
21. BOX GIRDER - SEE ROOF PLAN



**2 BUILDING SECTION**  
1/4" = 1'-0"



**3 BUILDING SECTION**  
1/4" = 1'-0"



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

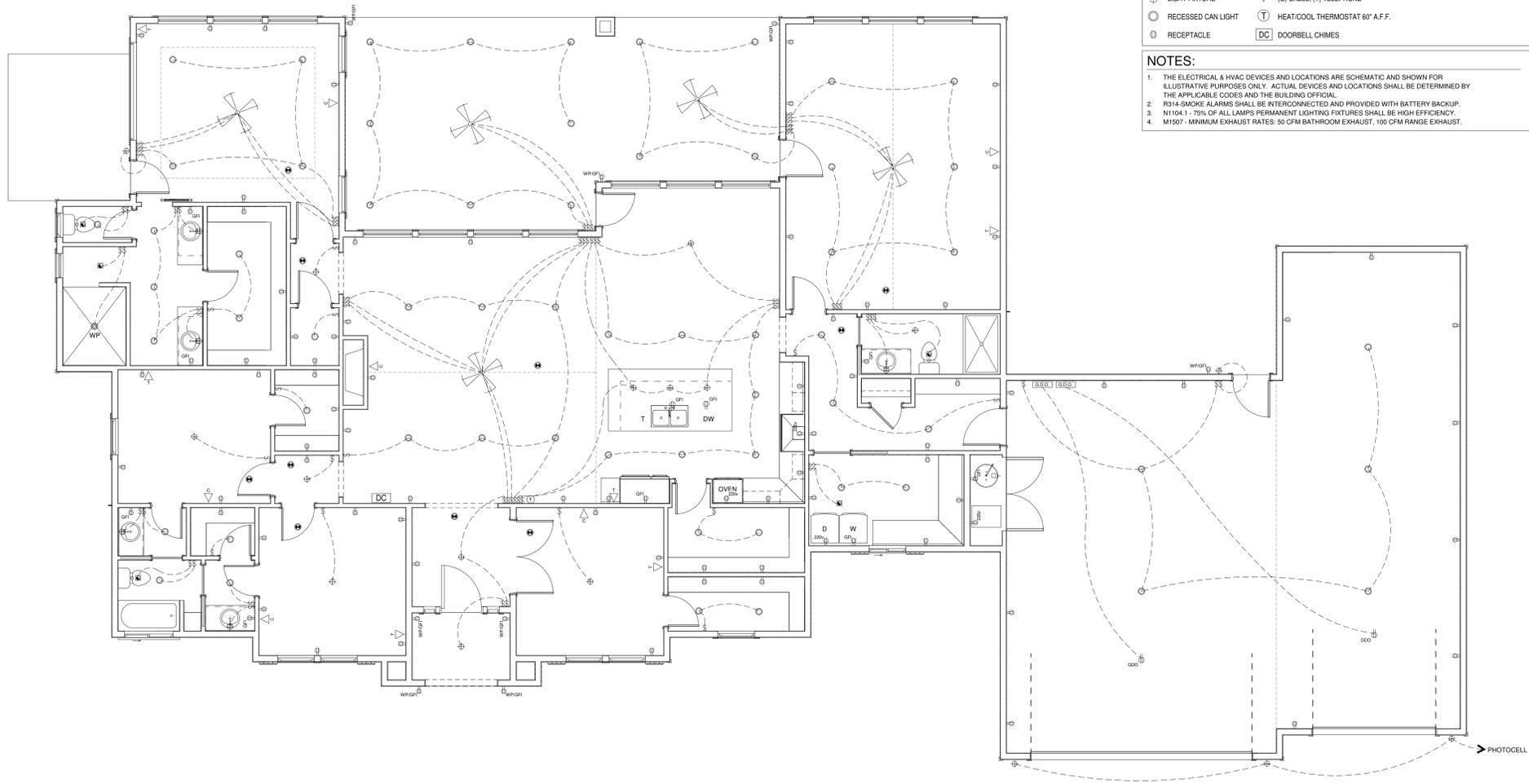
CONTRACTOR

PURPLE SAGE ESTATES  
CANYON COUNTY MIDDLETON IDAHO  
**BUILDING SECTIONS**

Project	Date
20-169	10.02.2020

Sheet  
**A3**

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LEGEND		
SWITCH	EXHAUST FAN (50 CFM)	CEILING FAN
LIGHT FIXTURE	110V SMOKE/CARBON MONOXIDE DETECTOR	GARAGE DOOR OPENER
RECESSED CAN LIGHT	(C) CABLE, (T) TELEPHONE	HEAT/COOL THERMOSTAT 60° A.F.F.
RECEPTACLE	DC DOORBELL CHIMES	

- NOTES:**
1. THE ELECTRICAL & HVAC DEVICES AND LOCATIONS ARE SCHEMATIC AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEVICES AND LOCATIONS SHALL BE DETERMINED BY THE APPLICABLE CODES AND THE BUILDING OFFICIAL.
  2. R314-SMOKE ALARMS SHALL BE INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.
  3. N1104.1 - 75% OF ALL LAMPS PERMANENT LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
  4. M1507 - MINIMUM EXHAUST RATES: 50 CFM BATHROOM EXHAUST, 100 CFM RANGE EXHAUST.



SPACE	SQ. FT.
MAIN	3,105
PATIO	561
PORCH	58
GARAGE	1,324

CONTRACTOR

PURPLE SAGE ESTATES  
CANYON COUNTY MIDDLETON IDAHO  
**ELECTRICAL PLAN**

Project	Date
20-169	10.02.2020
Sheet	<b>E1</b>

**ELECTRICAL PLAN**  
1/4" = 1'-0"

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