

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.

HOME LAYOUT KEY (FIELD VERIFY)		
	A	B
1.	60'-0"	100'-5"
2.	87'-1"	47'-3"
3.	102'-3"	141'-0 1/2"
4.	135'-9 1/2"	109'-9"
DIAGONAL		
1-4, 2-3	109'-2"	

NOTE:
FRONT AND GARAGE FRONT
REQUIRED SETBACK ARE TO
BE MEASURED FROM THE
NEAREST EDGE OF THE
PUBLIC SIDEWALK

TYP. GRADE ALL SIDES
MIN. 5% WITHIN 10' OF
HOUSE THEN MIN. 2% TO
WITHIN 30'

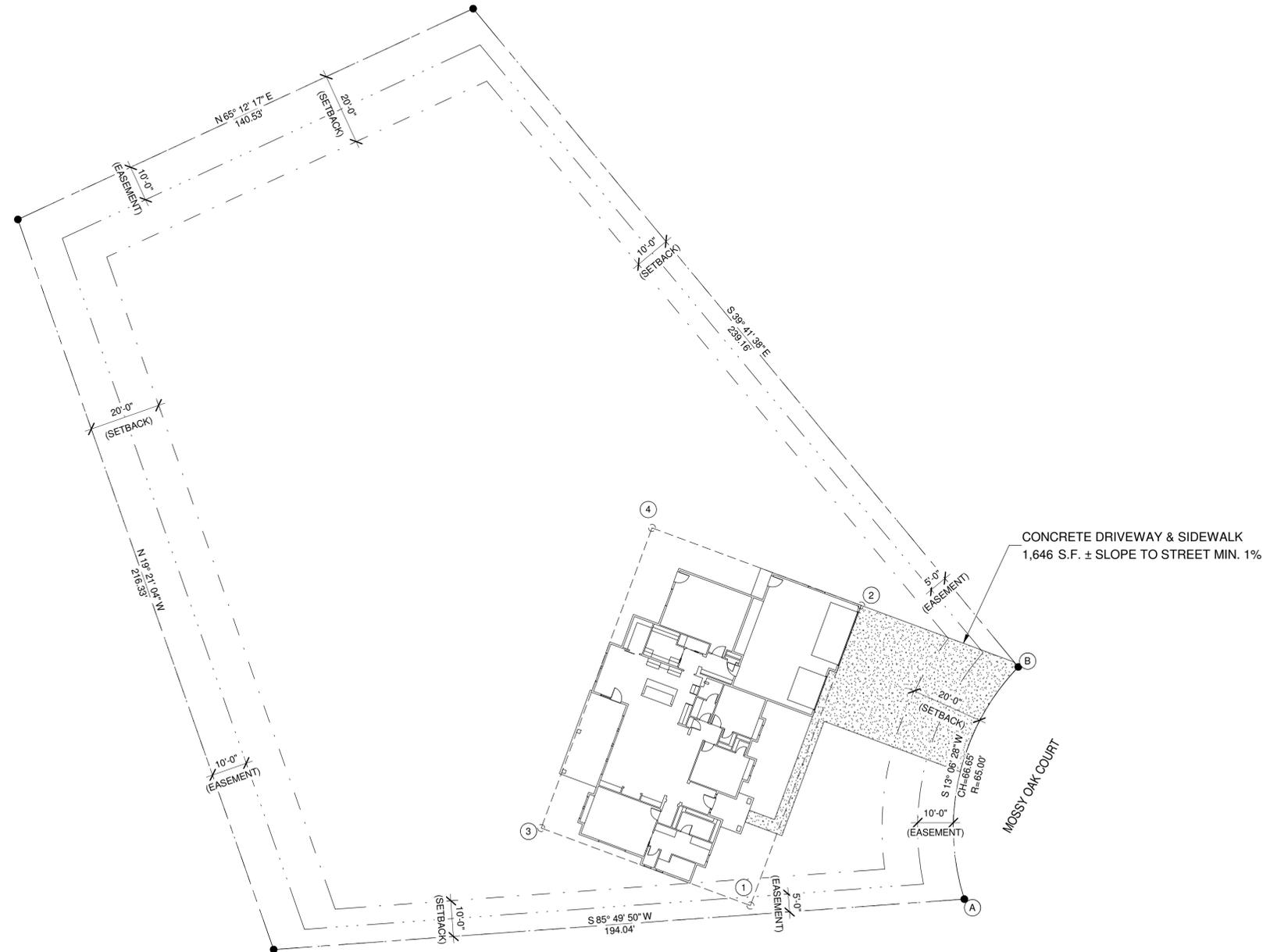
PRESCRIPTIVE COMPONENT INSULATION & FENESTRATION REQUIREMENTS

CLIMATE ZONE	5B
FENESTRATION U-FACTOR	0.32
CEILING R-VALUE	49
CRAWL SPACE WALL R-VALUE	19 (CAVITY)
FLOOR R-VALUE	30
WOOD FRAME WALL R-VALUE	21

GENERAL DESIGN GUIDELINES

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE, 2018 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 CATERGORY:	B (DETACHED ONE or TWO-FAMILY DWELLING)
BASIC WIND SPEED:	115 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)

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



ARCHITECTURAL SITE PLAN

1" = 20'-0"



SPACE	SQ. FT.
MAIN	2,812
PORCH	78
PATIO	251
GARAGE	906

CONTRACTOR

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

Project	Date
20-169	01.11.2021

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FOUNDATION NOTES

- 6 MIL. VAPOR BARRIER IN CRAWL SPACE.
- CONDITIONED CRAWL SPACE. FILL ALL VOIDS. SEAL ALL VAPOR BARRIER SEAMS WITH MASTIC.
- PROVIDE P.T. SILL PLATE W/ 1/2" x 10" ANCHOR BOLTS @ 72" O.C.
- SOIL BEARING PRESSURE ASSUMED: 2500 PSF SANDY LOAM AND CLAY. OTHER CONDITIONS MAY REQUIRE SPECIAL PROVISIONS IN FOUNDATION DESIGN AND CONSTRUCTION. CONTRACTOR TO VERIFY AS REQ'D PRIOR TO CONSTRUCTION.
- EXCAVATE A MIN. OF 24" BELOW BOTTOM OF FLOOR JOISTS, BEAMS AND GIRDERS

FOUNDATION SCHEDULE

-  6" CONT. CONC. FOUNDATION WALL ON CONT. CONC. FOOTING.
-  2x4 PONYWALL ON CONT. CONC. FOOTING.
-  2x4 BEARING PONYWALL ON CONT. CONC. FOOTING.

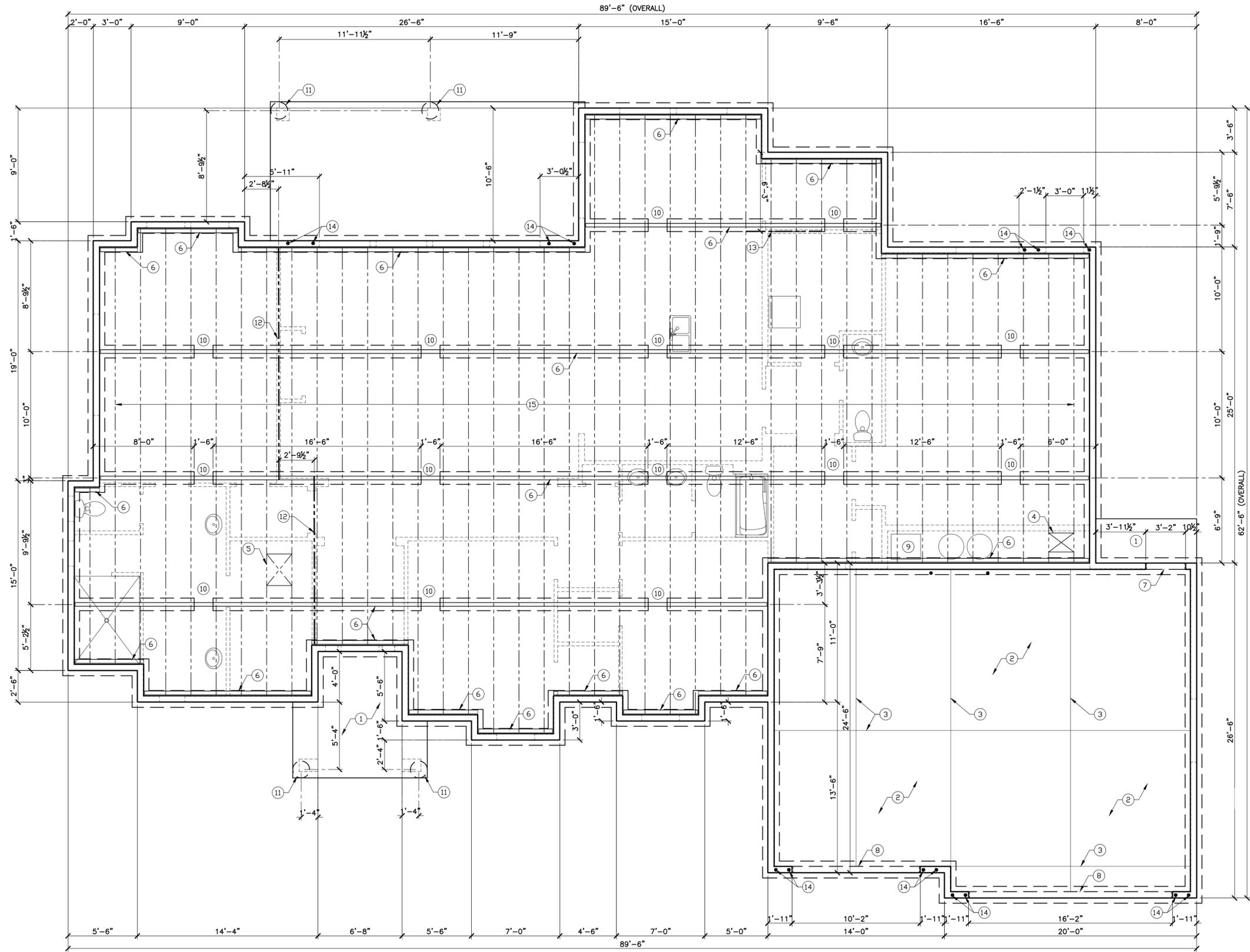
REINFORCING SCHEDULE

THE FOLLOWING REINFORCING SHALL BE INSTALLED AT HOLD-DOWN LOCATIONS ONLY AND SHALL EXTEND 12" AROUND CORNERS WHERE APPLICABLE:

- (1) #4 BAR PLACED IN CENTER THIRD OF FOOTING DIRECTLY BELOW FOUNDATION WALL.
- (1) #4 BAR PLACED IN CENTER THIRD OF FOUNDATION WALL LOCATED BETWEEN 1 1/2" AND 3" BELOW TOP OF WALL. REBAR SHALL EXTEND HORIZ. 12" AROUND CORNER. VERTICAL REINFORCING SHALL BE "L" BARS @ 16" O.C. AND LONG ENOUGH TO LAP THE TOP FOUNDATION WALL BAR, AND LAP UNDER THE FOOTING BAR.

KEYNOTES

- 4" CONC. SLAB w/4" COMPACTED GRAVEL BASE
- 4" CONC. SLAB w/4" COMPACTED GRAVEL BASE SLOPED 2" MIN. TO DRIVE
- EXPANSION JOINTS
- 18"x30" CRAWL SPACE ACCESS
- 22"x30" CRAWL SPACE ACCESS
- PONYWALL
- BLOCK-OUT FOR MAN DOOR
- BLOCK-OUT FOR OVERHEAD DOOR
- BLOCK-OUT FOR HVAC AS REQUIRED
- ACCESS THROUGH PONYWALL, RUN
- 16"Ø CONC. PIER FOOTING, SEE DETAILS
- PROVIDE EXTRA JOIST WHERE BRACED WALLS OCCUR, SEE BRACED WALL PLAN
- PROVIDE SOLID BLOCKING WHERE BRACED WALLS OCCUR, SEE BRACED WALL PLAN
- 1/2" Ø ANCHOR BOLTS, SEE PORTAL FRAME 'CS-PF' DETAIL
- 3/4" SUB-FLOOR c/ 9 1/2" FLOOR JOISTS @ 24" o.c.



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

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

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ROOF FRAMING GENERAL NOTES

1. ALL ROOF LOADS ARE CALCULATED USING 25 PSF LIVE LOAD PLUS 15 PSF DEAD LOAD
2. COORDINATE ALL LOAD POINTS WITH TRUSS MFR. SHOP DRAWINGS.
3. ROOF TRUSS SYSTEM SHALL BE INSTALLED AS PER TRUSS MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
4. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS FROM THE FOUNDATION AND FLOOR PLANS PRIOR TO FABRICATION.
5. ALL FRAMING ANCHORS MUST BE APPROVED BY TRUSS MFR.
6. ROOF SHEATHING SHALL BE 7/16" SHEATHING w/ PLY CLIPS.

KEYNOTES

1. 30"x22" ATTIC ACCESS
2. 12" HEEL
3. 12" COFFER BUILT INTO TRUSS

JOIST/TRUSS MANUFACTURER NOTE:

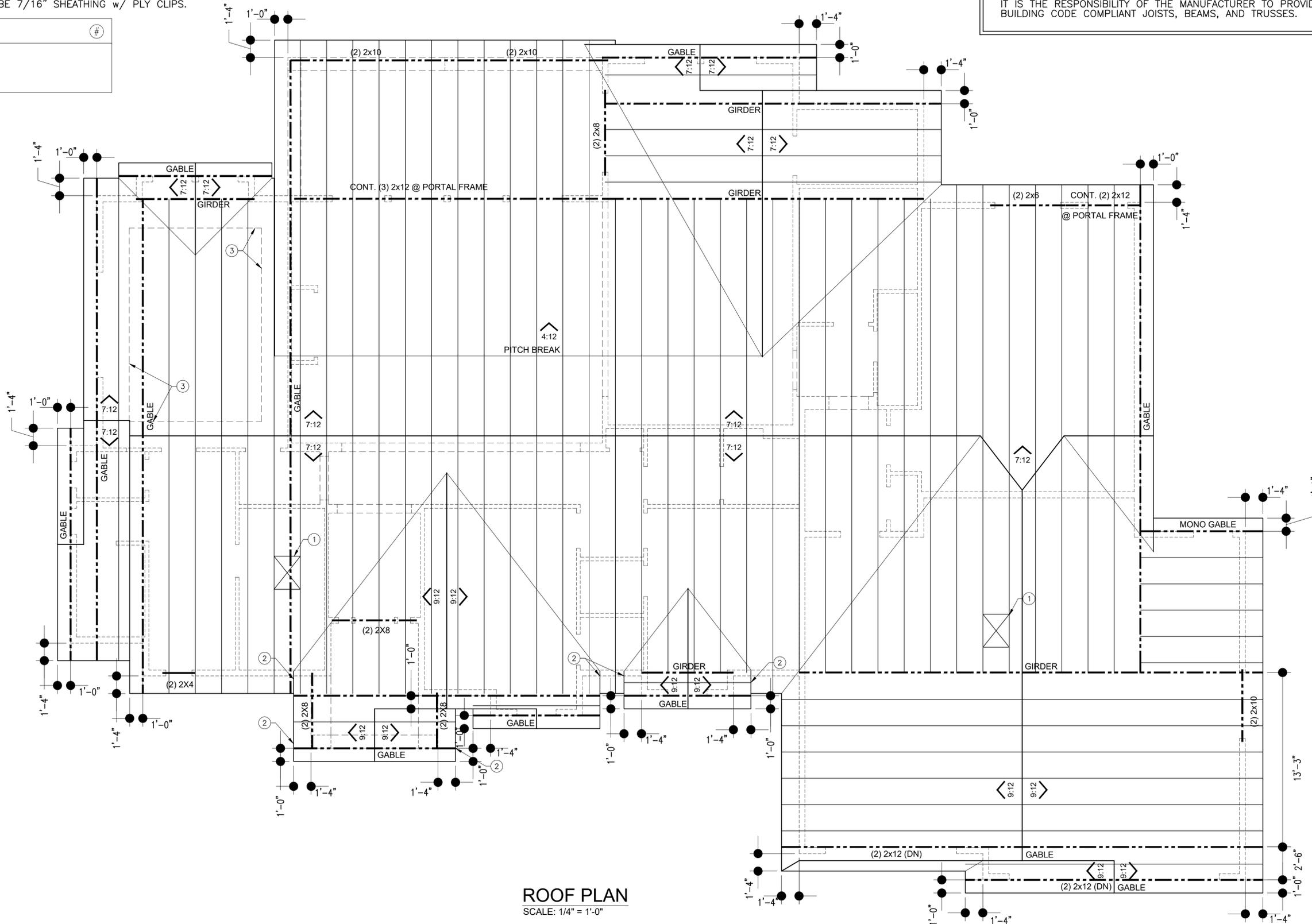
FLOOR JOISTS & BEAMS:

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



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ROOF PLAN

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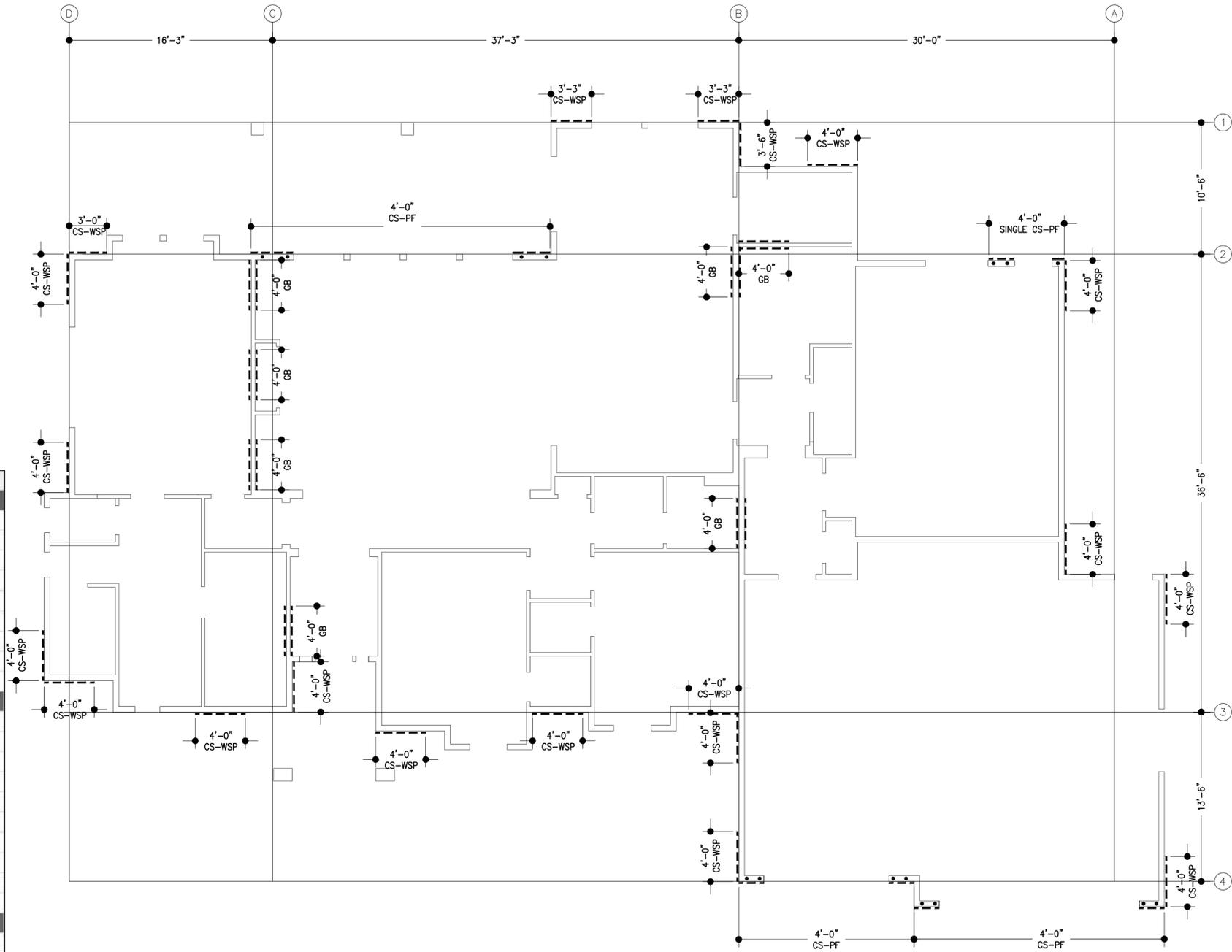
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BRACEDWALL SCHEDULE

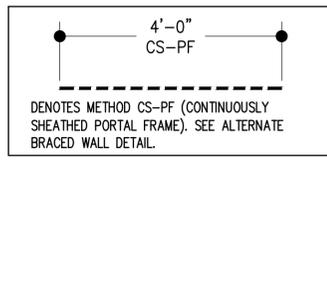
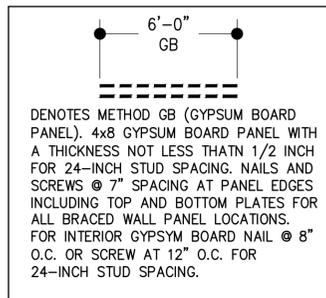
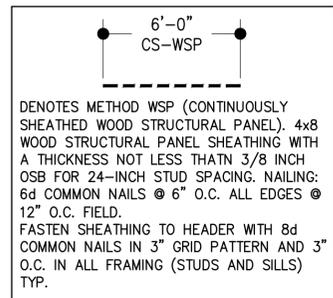
	Wall Line A-1	Wall Line B-1	Wall Line C-1	Wall Line D-1
Inputs				
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	12 ft	12 ft	12 ft	12 ft
Braced-Wall-Line Spacing	30.00 ft	33.63 ft	26.75 ft	16.25 ft
Wall Height	9 ft	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	GB	GB	CS-WSP
GB Construction Type	N/A	GB Double Sided (Panel Horizontal)	GB Double Sided (Panel Horizontal)	N/A
Gypsum Wall Board on Inside	Yes	N/A	N/A	Yes
Horizontal Joints Blocked	Yes	Not Required	Not Required	Yes
Holddown Device Used	No	No	No	No
WIND				
Tabulated Wind Bracing Amount	5 ft	10.589 ft	8.6875 ft	2.9375 ft
Exposure Height Factor	1	1	1	1
Eave-to-Ridge Height Factor	1.12	1.12	1.12	1.12
Wind Wall Height Factor	0.95	0.95	0.95	0.95
Number of BWL Factor	1.45	1.45	1.45	1.45
Holddown Factor	1	1	1	1
Blocked Joint Factor	1	1	1	1
Gypsum on Inside Factor	1	1	1	1
Wind GB Construction Factor	1	1	1	1
Required Wind Bracing Amount	7.71 ft	16.34 ft	13.4 ft	4.53 ft
RESULTS				
Length of Wall Bracing Required	7.71 ft	16.34 ft	13.4 ft	4.53 ft
PROVIDED:	16.0 FT	19.5 FT	20.0 FT	12.0 FT

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1
Inputs				
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	12 ft	12 ft	12 ft	12 ft
Braced-Wall-Line Spacing	10.50 ft	23.50 ft	25.00 ft	13.50 ft
Wall Height	9 ft	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes
Holddown Device Used	No	No	No	No
WIND				
Tabulated Wind Bracing Amount	2.075 ft	4.025 ft	4.25 ft	2.525 ft
Exposure Height Factor	1	1	1	1
Eave-to-Ridge Height Factor	1.12	1.12	1.12	1.12
Wind Wall Height Factor	0.95	0.95	0.95	0.95
Number of BWL Factor	1.45	1.45	1.45	1.45
Holddown Factor	1	1	1	1
Blocked Joint Factor	1	1	1	1
Gypsum on Inside Factor	1	1	1	1
Wind GB Construction Factor	1	1	1	1
Required Wind Bracing Amount	3.2 ft	6.21 ft	6.56 ft	3.9 ft
RESULTS				
Length of Wall Bracing Required	3.2 ft	6.21 ft	6.56 ft	3.9 ft
PROVIDED:	10.5 FT	15.0 FT	20.0 FT	8.0 FT



NOTE:

- ALL EXTERIOR BRACED WALLS SHALL BE SHEATHED WITH 3/8" MIN. WOOD STRUCTURAL PANEL SHEATHING.
- ALL SHEATHING PANEL EDGES SHALL BE BLOCKED UNLESS NOTED OTHERWISE



BRACED WALL PLAN
SCALE: 3/16" = 1'-0"



SPACE	SQ. FT.
MAIN	2,812
PORCH	78
PATIO	251
GARAGE	906

CONTRACTOR

LOT 26 | BLOCK 1
PURPLE SAGE ESTATES
CANYON COUNTY MIDDLETON IDAHO
BRACED WALL PLAN

Project	Date
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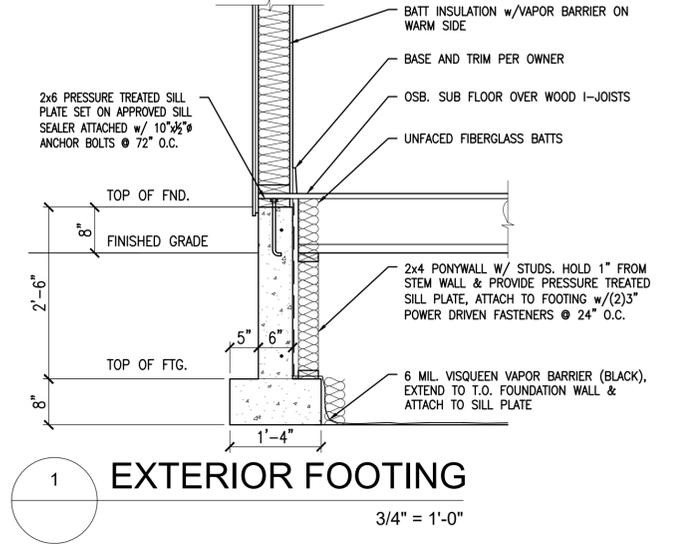
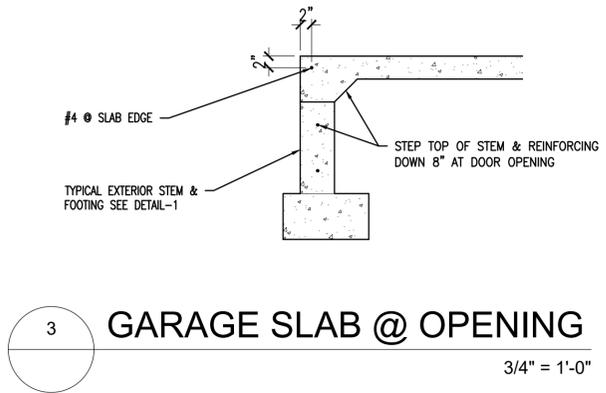
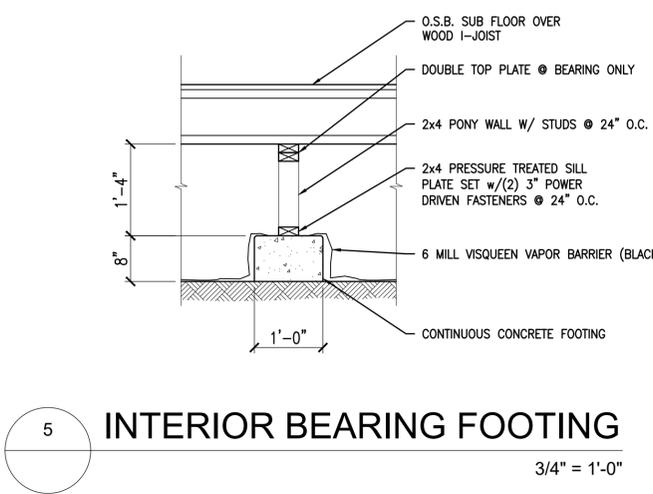
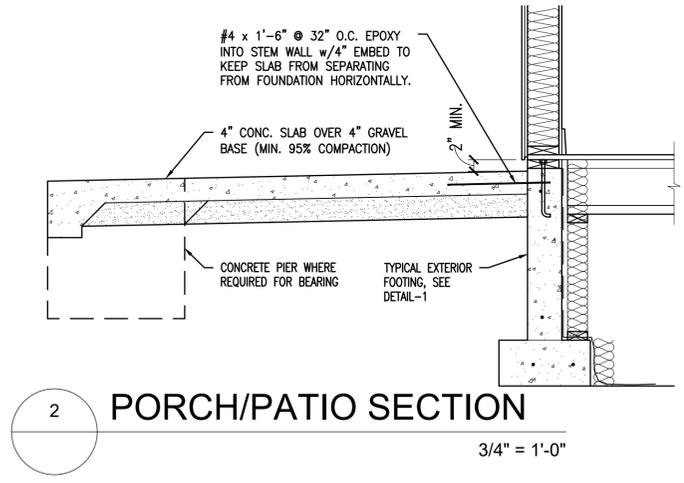
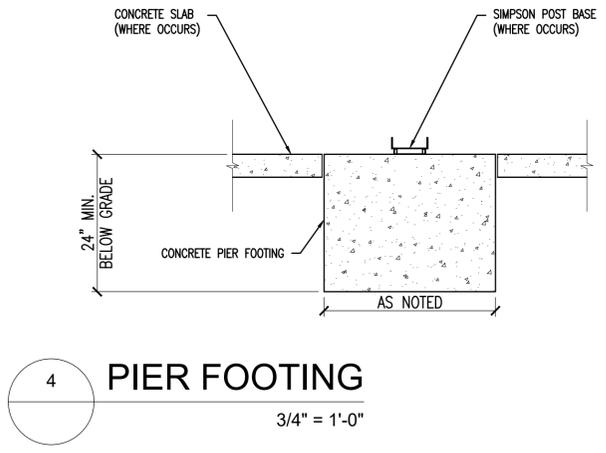
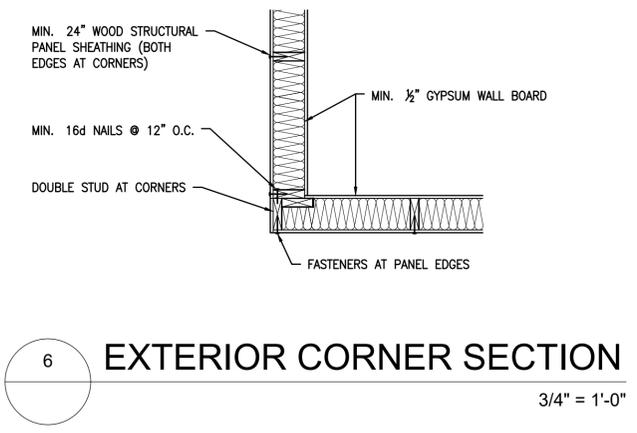
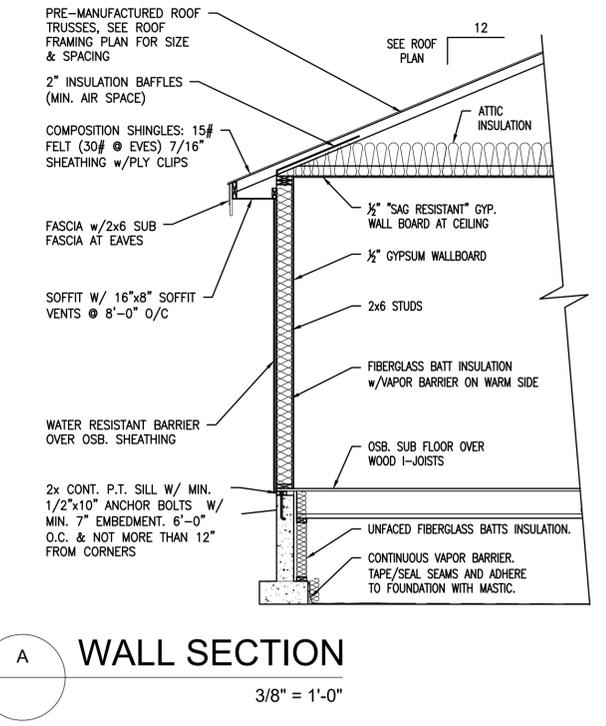
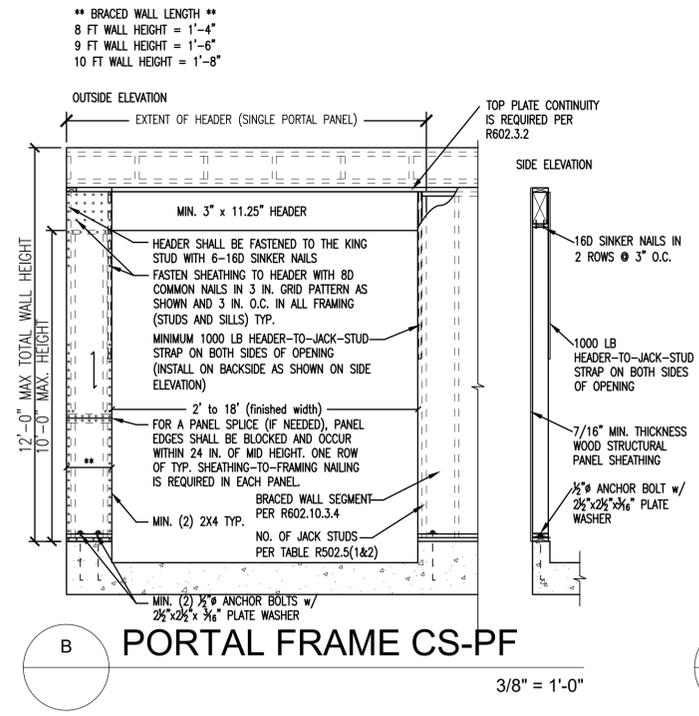
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LOT 26 | BLOCK 1
PURPLE SAGE ESTATES
 CANYON COUNTY MIDDLETON IDAHO

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WALL TYPES

EXTERIOR WALL - TYPICAL
 1/2" GYP. BD. (MIN.)
 2x6 STUDS @ 16" O.C.
 DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE
 BATT INSULATION W/ VAPOR RETARDER SEE
 WALL BRACE SCHEDULE

INTERIOR NON-BEARING WALL 1/2"
 GYP. BD. (MIN.)
 2x4 STUD @ 24" O.C.
 1/2" GYP. BD. (MIN.)

KEYNOTES

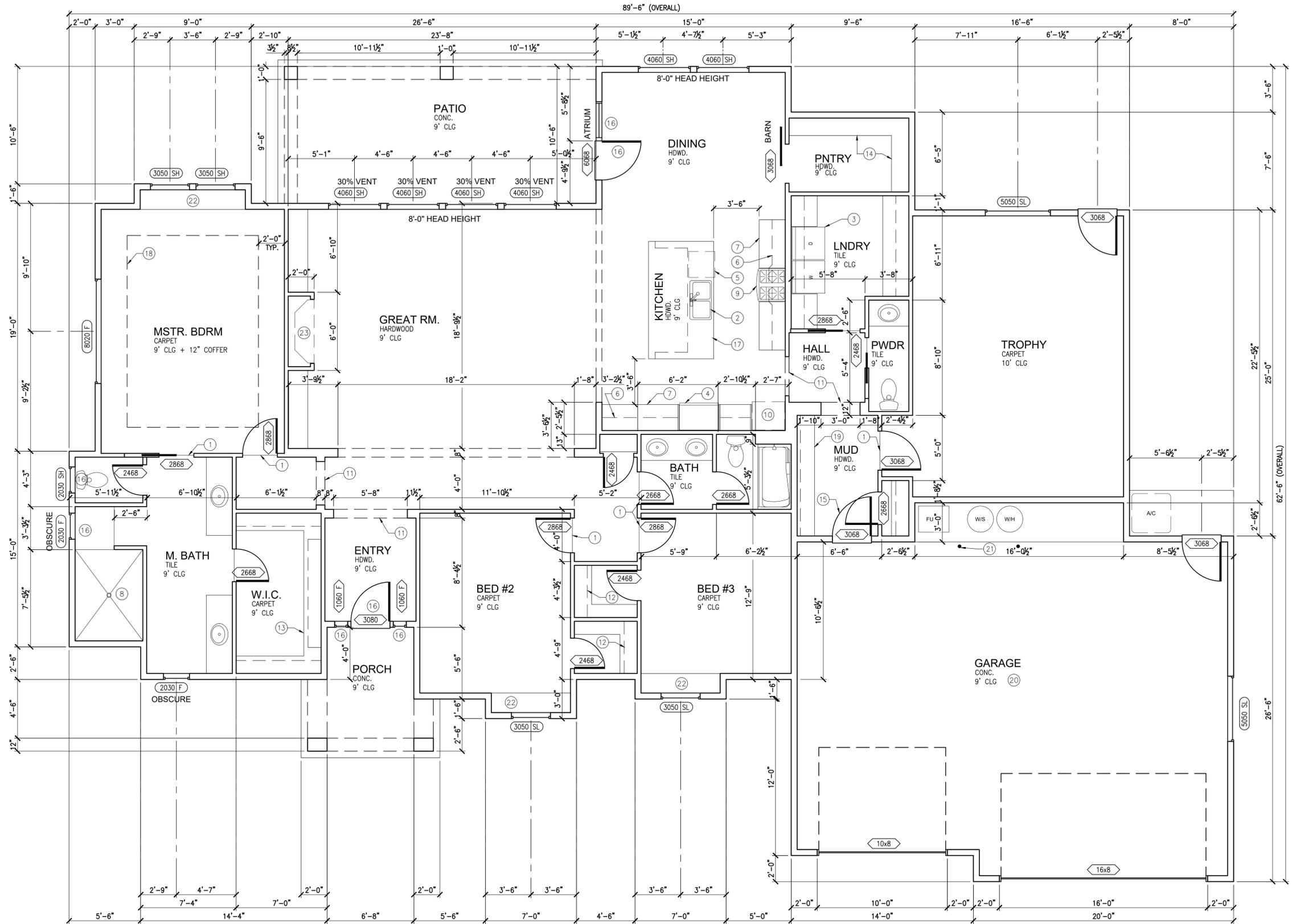
- FLOOR SURFACE SEAM (VERIFY W/ BUILDER PRIOR TO INSTALLATION)
- DOUBLE SINK W/ DISPOSAL (VERIFY W/ OWNER)
- WASHER AND DRYER (N.I.C)
- REFRIGERATOR OPENING PLUMB FOR ICE DISHWASHER (VERIFY W/ OWNER)
- UPPER CABINETS
- BASE CABINETS
- WALK-IN TILE SHOWER
- RANGE W/ HOOD
- MICROWAVE/ DOUBLE OVEN
- FRAMED ARCH/OPENING (VERIFY W/BUILDER)
- ROD & SHELF
- CLOSET SHELF SYSTEM (VERIFY W/ BUILDER)
- BUILT-IN SHELVES (VERIFY W/ BUILDER)
- SELF CLOSING 20 MIN. FIRE RATED DOOR
- TEMPERED GLASS
- KITCHEN ISLAND
- TRAY CEILING
- BENCH W/ COAT HOOKS
- 3/8" TYPE 'X' GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS BETWEEN GARAGE AND DWELLING
- 2" Ø STEEL PIPE BOLLARD
- WINDOW SEAT
- GAS FIREPLACE (VERIFY W/ BUILDER)

WINDOW NOTES

- WINDOW HEAD HEIGHT TO BE 7'-4" U.N.O.

GENERAL NOTES

- GAS FIRED APPLIANCES SHALL BE INSTALLED SUCH THAT THE SOURCE OF IGNITION IS 18" A.F.F.



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



SPACE	SQ. FT.
MAIN	2,812
PORCH	78
PATIO	251
GARAGE	906

CONTRACTOR

LOT 26 | BLOCK 1
PURPLE SAGE ESTATES
 CANYON COUNTY MIDDLETON IDAHO
MAIN FLOOR PLAN

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KEYNOTES ⑦

1. COMPOSITE SHINGLE ROOFING
2. FASCIA: 8" MATERIAL
3. 8" LAP SIDING
4. STONE VENEER
5. WINDOW TRIM: 1" 0/6" HEAD & SILL w/4" JAMBS
6. DOOR TRIM 6" HEAD & JAMBS
7. GARAGE TRIM: 8" HEAD w/6" JAMB MATERIAL
8. WINDOW & DOOR TRIM @ SIDES & REAR: 4" MATERIAL
9. CORNER TRIM 4" MATERIAL
10. WOOD SHUTTER
11. 12x30 GABLE VENT
12. SHAKE SIDING
13. STONE VENEER W/STONE WATER TABLE
14. 12" "SHOE" TRIM

ROOF DRAINAGE

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

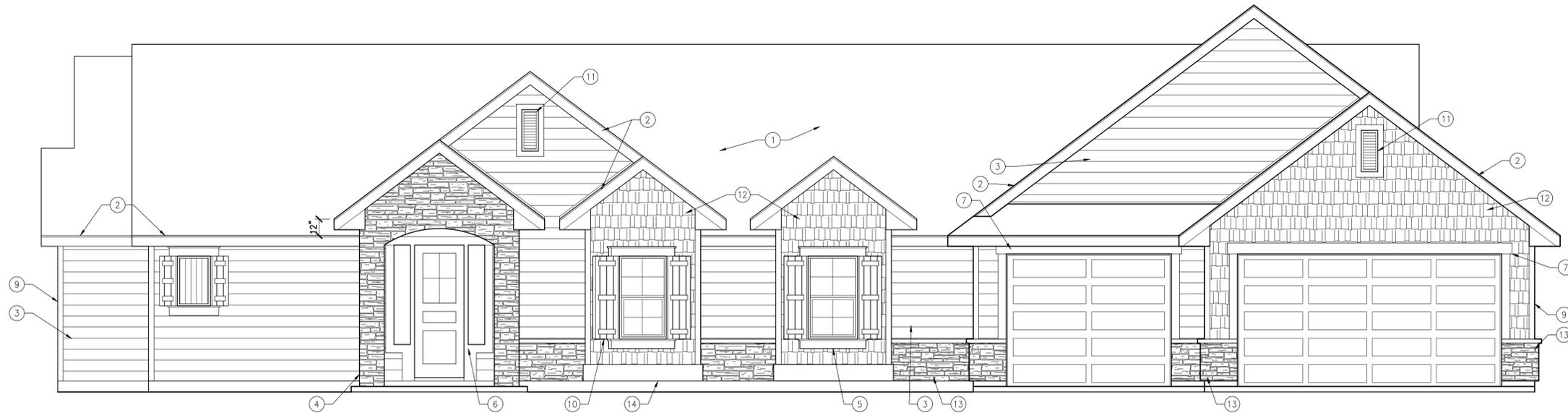
ROOF VENT CALCULATIONS

ATTIC VENTILATION AS FOLLOWS:

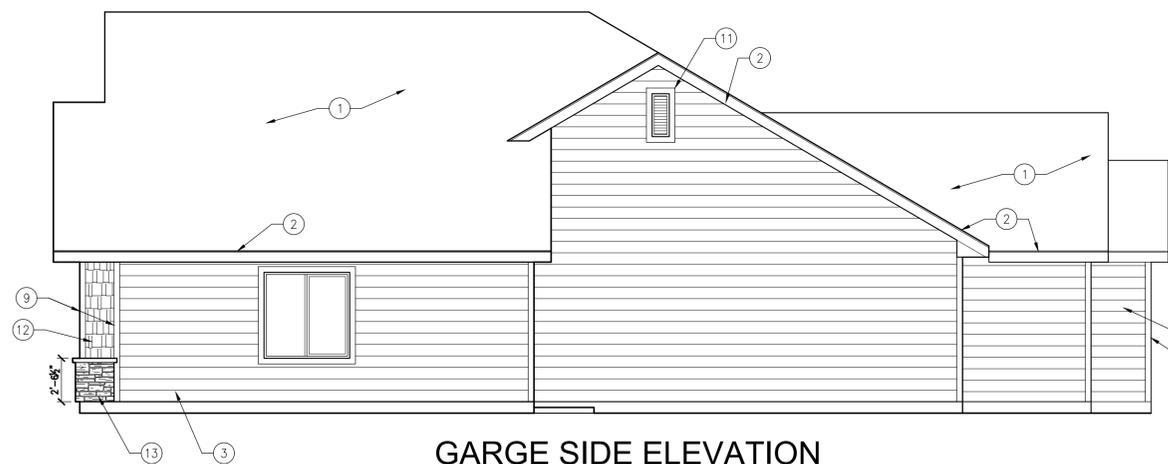
ROOF: 4,047 S.F. x 1/300 = 13.49 S.F./ 1,943 Sq. In. OF FREE AREA.

HIGH VENTILATION: 971 Sq. In. OF FREE AREA USING ROOF VENTS @ 8'-0" O.C.

SOFFIT VENTILATION: 972 Sq. In. OF FREE AREA USING 8"x16" SCREENED SOFFIT VENTS.



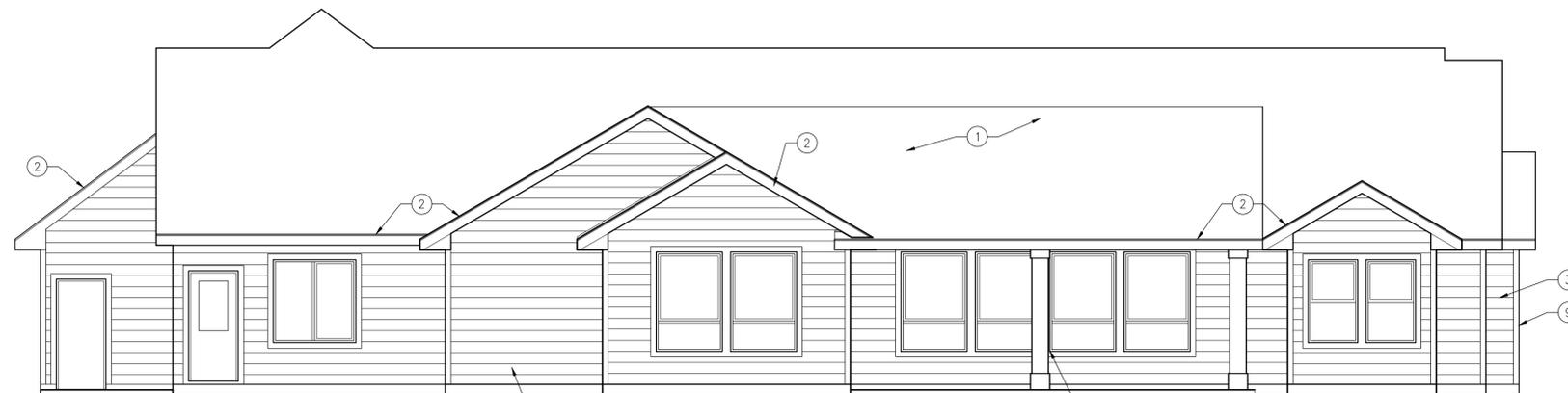
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARGE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



9628 W. State Street
Star, ID 83669
Phone: (208) 286-0378

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PORCH	78
PATIO	251
GARAGE	906

CONTRACTOR

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

EXTERIOR ELEVATIONS

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GARAGE	906

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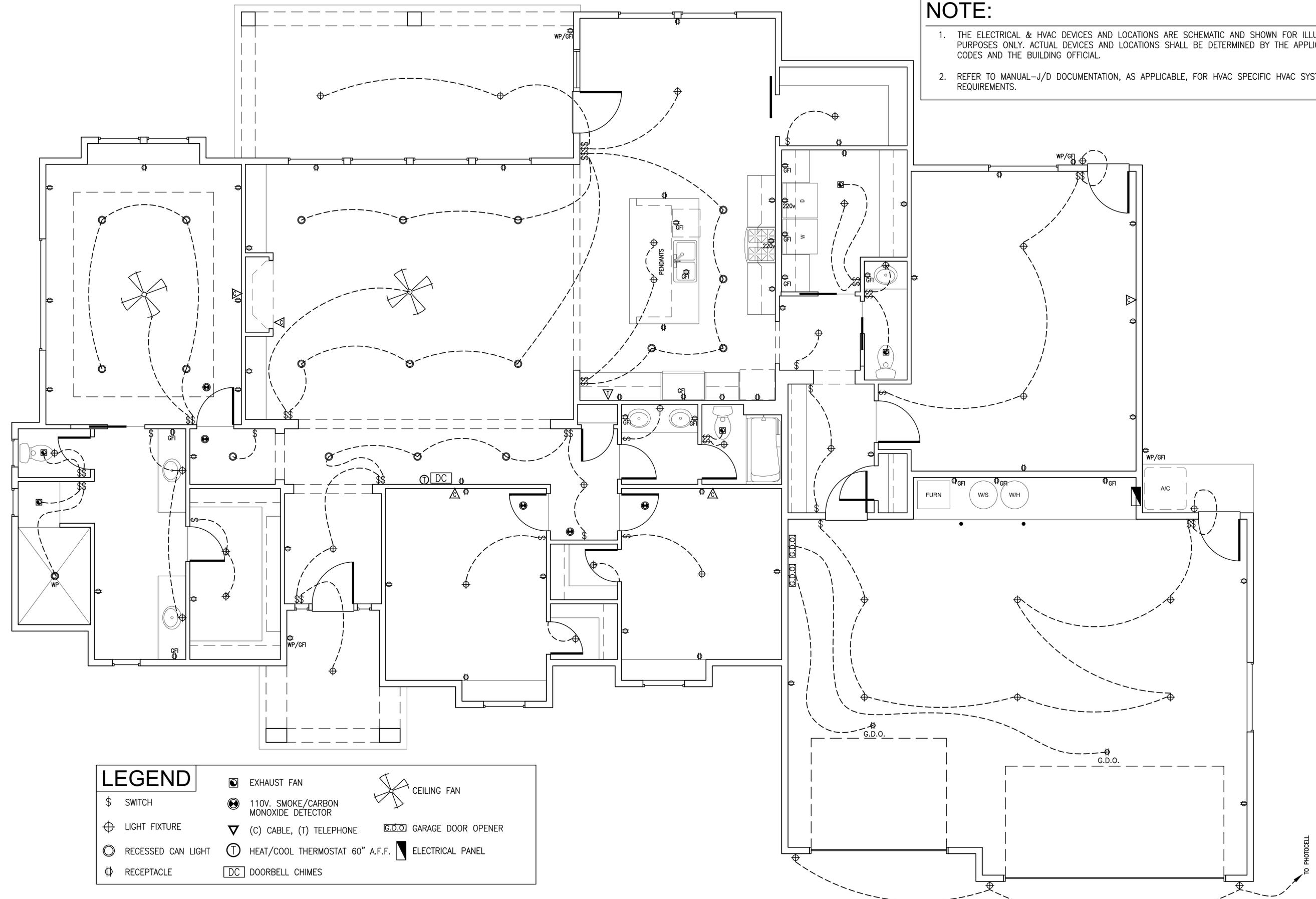
LOT 26 | BLOCK 1
PURPLE SAGE ESTATES
 CANYON COUNTY MIDDLETON IDAHO
ELECTRICAL PLAN

Project	Date
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NOTE:

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. REFER TO MANUAL-J/D DOCUMENTATION, AS APPLICABLE, FOR HVAC SPECIFIC HVAC SYSTEM REQUIREMENTS.



LEGEND

\$ SWITCH	EXHAUST FAN	CEILING FAN
⊕ LIGHT FIXTURE	110V. SMOKE/CARBON MONOXIDE DETECTOR	Ⓜ GARAGE DOOR OPENER
○ RECESSED CAN LIGHT	(C) CABLE, (T) TELEPHONE	Ⓜ ELECTRICAL PANEL
Ⓜ RECEPTACLE	Ⓜ HEAT/COOL THERMOSTAT 60" A.F.F.	DC DOORBELL CHIMES

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

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