CastleGateDesign
PO Box 51693
Idaho Falls, ID 83405
(208) 881-8079 (o)
http://www.CastleGateDesign.com
Office@CastleGateDesign.com

DESIGNER / DRAFTSMAN: Johnathan Duncan

SCALES VALID WHEN PRINTED ON 24X36

Square Footage	
LEVEL	SF
Back Porch	481
Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

BUILDING INFO:
Custom Home

CUSTOM HOME FOR:
Custom Client

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.

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Office@CastleGateDesign.com

Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

Title Page

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: T

GENERAL CONSTRUCTION NOTES:

1) The contractor is to review & verify these drawings in their entirety before attempting to build. Any & all discrepancies are to be reported to 3Peak Design prior to beginning construction. Any errors due to not reviewing the plans will be the contractor's responsibility.

2) If a Structural Engineer is not Contracted by or at the owners request to size all structural portions of this building then the Owner & or Builder will be responsible for all structural designs. By building or starting to build this building without the proper Engineering the owner & or builder are in agreement to accept all responsibility & liability for this building.

3) All building methods by the Owner, Builder, Contractors, or Subcontractors or any other persons or entities employed or contracted to work on the building are to comply with the local building codes in there entirety & with no exceptions. If there are no local building codes then all participating parties are to comply with the States building codes or the current UBC or ICBO building codes.

4) All specifications in the drawings indicate the building in the finished state. The parties building all or part of the building are responsible for sound , current, & safe building practices, & on site safety. Including temporary support for partial walls, roofs, decks , etc. The parties building all or part of the building shall not overload any portion of the home and shall have no loads that exceed the maximum indicated by the engineer (if applicable to this building) for any duration of time, temporary or permanent.

5) The owner / contractor shall verify all materials and existing conditions at the job site, and fully coordinate all dimensions and conditions of details with other disciplines before attempting to build.

6) Any and all variances due to the builder, owner, or any other party without written consent in the design stage or afterwards will void all liabilities from the Engineers, designers, & other parties involved in the design stages of the building. The owner & or builder agree to hold harmless all parties involved in the design stage from any claims resulting from variances.

7) In the event of a conflict between pertinent codes and regulations and referenced standards on these plans, the more stringent provisions will govern.

8) Any design loads shown are assumed loads. The owner and contractor are responsible for checking the actual soil and snow load requirements. The owner & contractor are also responsible for obtaining a soils report if necessary.

GENERAL BUILDING NOTES:

1) The foundation is to be as per local code w/ footings placed as per local codes w/ frost line depths being met. Due to great variance in grade from building site to building site. it may be necessary to step the foundation to meet code.

2) The soil conditions & any required testing are the responsibility of the owner & or builder. If unique conditions are found then it is the responsibility of the parties finding the conditions to report them to the proper engineers for adequate modifications for the foundation.

3) Final finished grade is to be at least 6" from the top of the foundation with a recommended 12" to 18". If local codes require something different then that code is to be followed. Finished grade is to provide sufficient drainage away from the building with slope, French drains or other as permitted by local codes. Sufficient drainage varies from area to area due to weather conditions so it is the responsibility of the owner & or builder to provide such drainage specifications or to acquire specifications from the local authorities.

4) Foundation reinforcement & mechanical connections shall comply with local Seismic & Building code.

GRADING & DRAINAGE:

1) It is the responsibility of the building parties to verify grade and to build accordingly. Any req'd steps in the foundation are the responsibility of the building parties. It is the building parties responsibility to keep the work area safe while digging, scraping, backfilling and in all other aspects of the building project and practices.

2)It is the responsibility of the building parties to supply adequate drainage grade & or drainage systems in the lot surrounding the building & in the foundation as req'd by local codes & as needed for local conditions. Use gravel as requested by owner for extra drainage.

3) Finished grade is to provide sufficient slope for drainage away from the building in all seasons & as req'd by local code.

PLANS:

1) Great care and proficiency has been put into producing accurate plans. Any discrepancies in the plans shall be brought to the attention of 3Peak Design before attempting to build. However due to the impossibility of being on the site of construction, providing close supervision, giving personal consultations, having control over the actual construction, & due to the great variation of building materials, methods, practices, regulations, local codes, local building conditions, & weather conditions, 3Peak Design assumes NO liability or responsibility for any damages due to poor building methods, practices, errors or omissions, the failure to meet any & all codes, and the failure of the builder to verify plans before attempting to build. If the owner & or builder chooses to not have these plans reviewed by a structural engineer then the party making the decision is responsible for all structural & other related areas of the building.

2) The plans should be reviewed thoroughly & an understanding of the plans & accepted building practices & codes should be reached before attempting to build.

3) All written dimensions shall take precedence over scaled dimensions. Scaling off of the plans is not recommended and may lead to error in the final structure. The builder is to verify plans before attempting to build. While every attempt has been made to provide accurate plans 3Peak Design will not guarantee against errors. The builder is to verify plans before attempting to build.

CONCRETE:

1) All steel or other reinforcing in the concrete is to be to local Building Codes. The Building parties are responsible to ensure that all building methods & practices are upheld.

2) All reinforcing is to be of accepted methods & materials before beginning. Such as "re bar" that is grade 30 for #3 bar & grade 60 for #4 bar & bigger. Bar is to not be bent in the field unless it is the standard sizes of #4, #5, &#6 bars. All bar is to be bent cold and shall not be welded.

3) Weld wire mesh may be used in the floors as accepted by local codes, and only those meshes that are approved for such use.

4) Lap joint lengths are to be as follows. #3 bar 18" minimum or as per code.
#4 bar 24" minimum or as per local code. #5 bar 32" minimum or as per local code. #6 bar 40" minimum or as per local code. Weld wire mesh shall overlap 24" minimum, & (1) grid width plus 2" minimum. All reinforcement is to be accurately placed & supported as per code during pouring of the concrete.

5) Reinforcing in all footings & walls shall be continuous around corners or have corner bar provided.

6) Use vapor barriers below slabs as per local code.

THESE PLANS WERE PREPARED BY A DESIGNER WHO IS NOT AN ENGINEER AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ERRORS OR OMMISIONS OF ANY KIND WHICH MAY EXIST HEREIN. THE USER OF THESE ASSUMES ALL LIABILITY FOR ACCURACY, INCLUDING VERIFICATION OF ALL DIMENSIONS, COMPLIANCE WITH ANY AND ALL GOVERNING CODES, AND COVENANTS HAVING JURISDICTION OVER THE SITE OF CONSTRUCTION AND DETERMINING ANY MODIFICATIONS NECESSARY TO MEET ACTUAL SITE CONDITIONS. THE SELECTION OF CORRECT STRUCTURAL MATERIALS AND THE APPLICATION OF ARCHITECTURAL PRINCIPLES IS A PRECISE ART, THE RESPONSIBILITY FOR WHICH RESTS WITH THE BUILDER, THE OWNER, AND/OR THE USER OF THESE PLANS.

THESE PLANS ARE TO BE USED ONLY FOR THE PEOPLE AND PLACE STATED.
THESE PLANS MAY NOT BE USED WITHOUT WRITTEN PERMISSION FROM 3PEAK DESIGN.

THE OWNER / BUILDER ARE RESPONSIBLE FOR AQUIRING AN ENGINEER TO SIZE STRUCTURAL MEMBERS. IF ENGINEERING IS NOT DONE THEN THE OWNER / BUILDER IS LIABLE FOR THE STRUCTURAL MEMBERS.

ALL EXTERIOR WALL OPENINGS TO HAVE (2) 2x10's FOR A HEADER U.N.O.

DESIGNER / DRAFTSMAN: Johnathan Duncan

SCALES VALID WHEN PRINTED ON 24X36

Square Footage	
LEVEL	SF
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Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

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Custom Home

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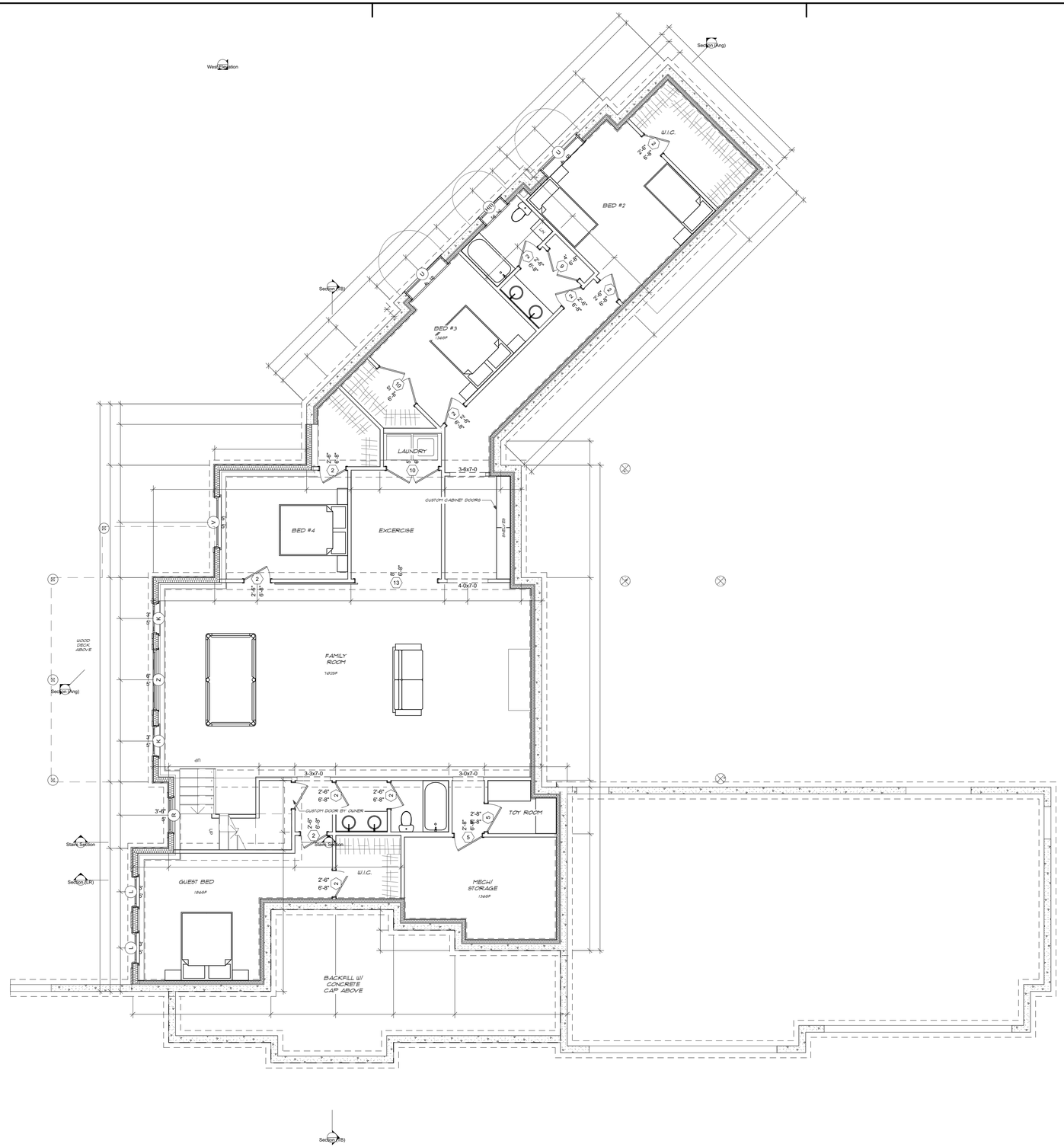
Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

Disclaimers

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: D



Basement Floor Plan
SCALE: 3/16" = 1'-0"

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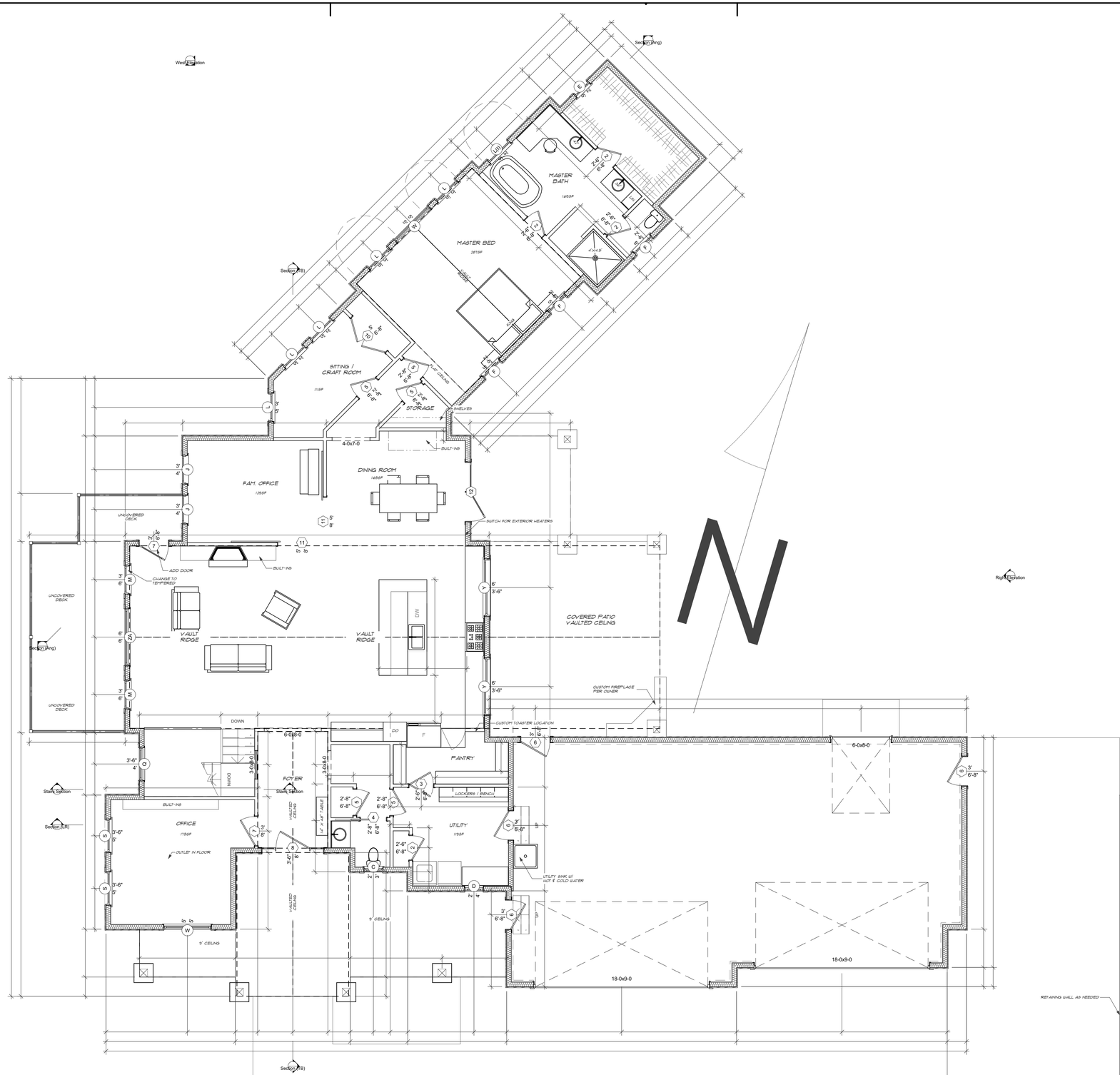
BASEMENT FLOOR PLAN

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-101.1

DOOR & WINDOW SCHEDULE				
Type	ID	W x H Size	Qty	Name
Window	B	2'x2'	3	PICTURE
Window	C	2'x3'	1	PICTURE
Window	D	2'x4'	1	PICTURE
Window	E	2'x5'	1	SINGLE HUNG
Window	F	2'-6"x5'	3	SINGLE HUNG
Window	G	3'x2'	4	PICTURE
Window	H(t)	3'x3'	1	TMPRD SLIDER
Window	J	3'x4'	2	CASEMENT
Window	K	3'x5'	2	CASEMENT
Window	L	3'x5'	7	SINGLE HUNG
Window	L(t)	3'x5'	1	TMPRD SINGLE HUNG
Window	M	3'x6'	2	CASEMENT
Window	P	3'-6"x3'	1	PICTURE
Window	Q	3'-6"x4'	1	PICTURE
Window	R	3'-6"x5'	1	PICTURE
Window	S	3'-6"x5'	2	SINGLE HUNG
Window	T	5'x2'	1	PICTURE
Window	U	5'x4'	2	SLIDER
Window	V	5'x5'	1	MULLED SINGLE HUNG
Window	W	5'x5'	2	PICTURE
Window	Y	6'x3'-6"	2	SLIDER
Window	Z	6'x5'	1	PICTURE
Window	ZA	6'x6'	1	PICTURE
Door	2	2'-6"x6'-8"	15	INT. SINGLE
Door	3	2'-6"x6'-8"	1	DUAL SWING SINGLE
Door	4	2'-8"x6'-8"	1	INT. POCKET
Door	5	2'-8"x6'-8"	7	INT. SINGLE
Door	6	3'x6'-8"	4	EXT. SINGLE
Door	7	3'x6'-8"	1	EXT. SINGLE
Door	7	3'x8'	1	INT. SINGLE
Door	8	6'x6'-8"	1	EXT. W/ 2 SIDES
Door	9	4'x6'-8"	1	INT. DOUBLE
Door	10	5'x6'-8"	3	INT. DOUBLE
Door	11	5'x8'	2	BARN SLIDER
Door	12	3'x6'-8"	1	6' FRENCH ATRIUM
Door	13	8'x6'-8"	1	DUAL BARN SLIDER



Main Floor Plan
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.

DESIGNER / DRAFTSMAN	SCALES VALID WHEN PRINTED ON 24X36
Johnathan Duncan	

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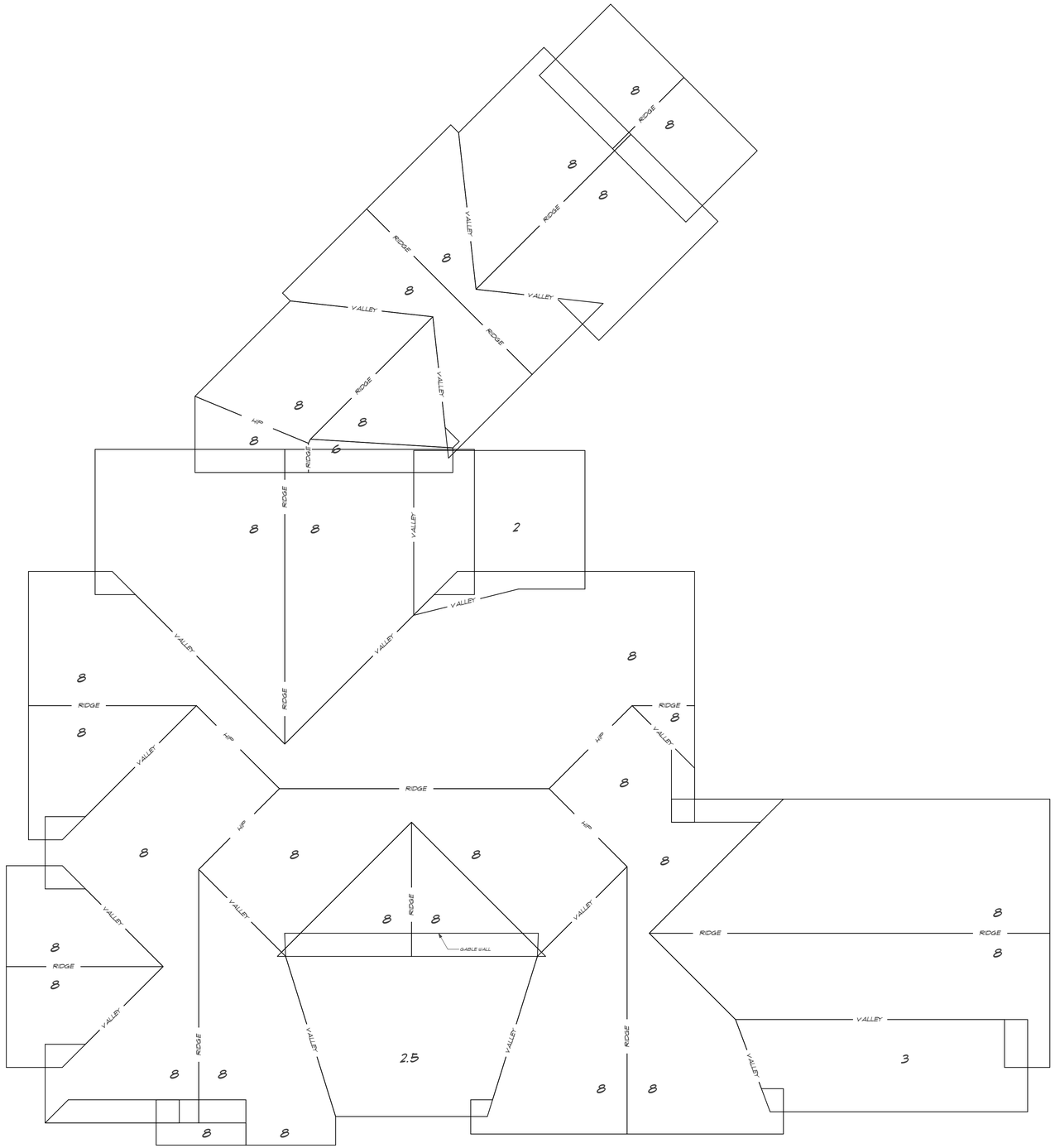
MAIN FLOOR PLAN

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-101.2



2. Roof Plan
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
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180782-Crittenden v24.1.pln

ROOF PLAN

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: A-103

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

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

ALL EXTERIOR WALL OPENINGS TO
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F&B ELEVATIONS

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-201

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

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

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PROJECT #: 180782

L&R ELEVATIONS

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-202

EE5 West Elevation
SCALE: 1/4" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.

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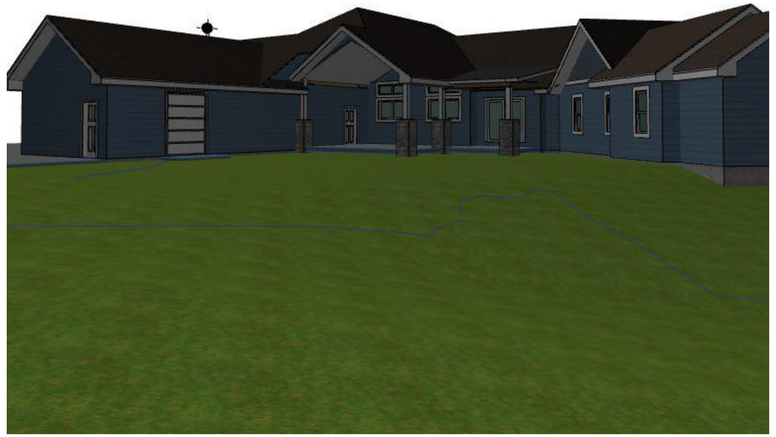
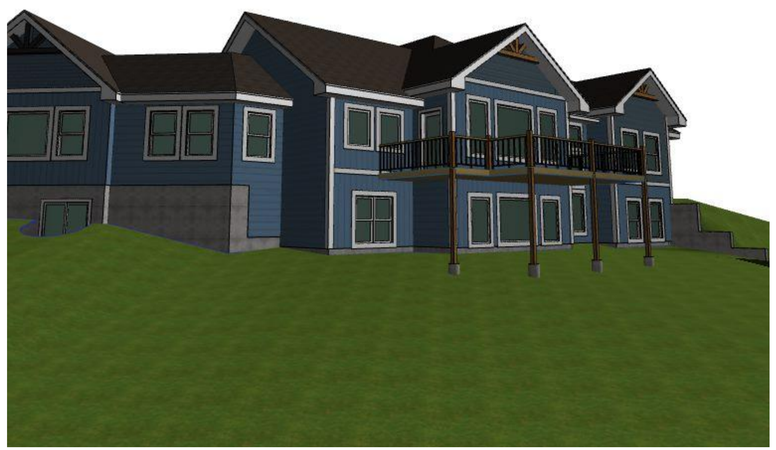
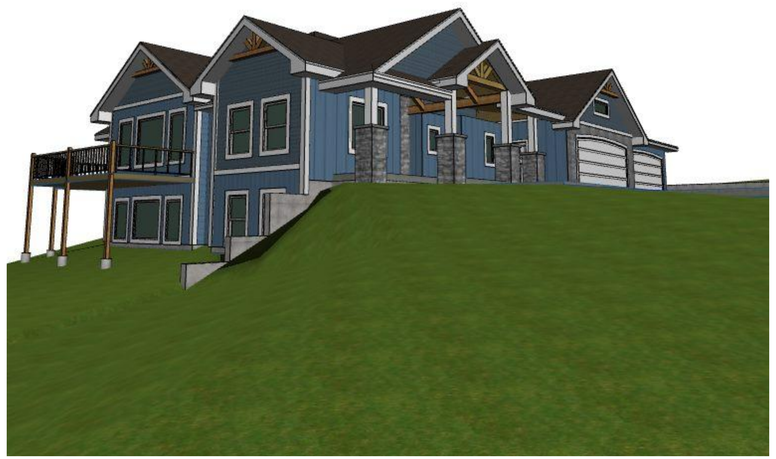
180782-Crittenden v24.1.pln

Elevations

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-203







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PERSPECTIVES

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: A-204

Section (TB)
SCALE: 1/4" = 1'-0"

Section (LR)
SCALE: 1/4" = 1'-0"

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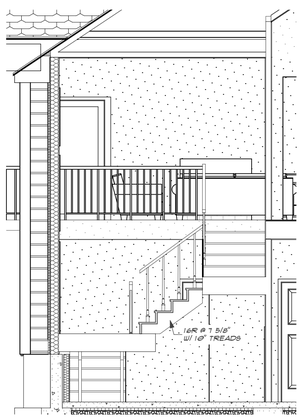
MAIN SECTION CUTS

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-301

BS3 Section (Ang)
SCALE: 1/4" = 1'-0"



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

1. STAIR RAIL OPENING 4-3/8" MAX. DIAMETER

2. GUARD RAIL OPENING 4" MAX. DIAMETER

3. HANDRAIL HEIGHT 34-38" VERT. ABOVE THE NOSING OF THE TREAD

4. GUARD HEIGHT 36" MIN. ABOVE LANDING OR WALKING SURFACE

ALL EXTERIOR WALL OPENINGS TO
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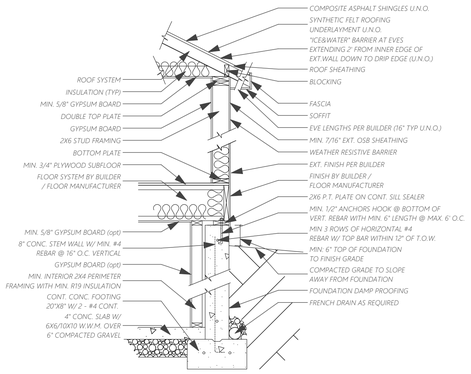
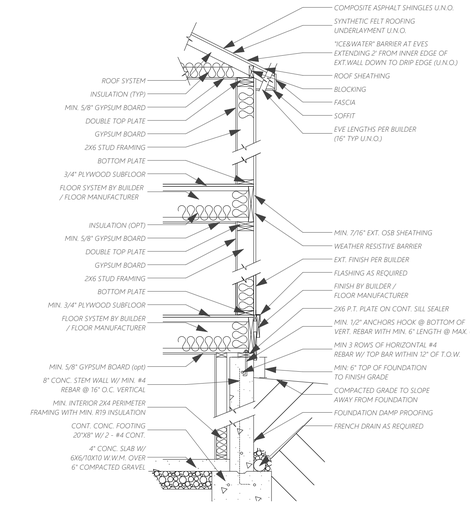
180782-Crittenden v24.1.pln

SECTIONS 02

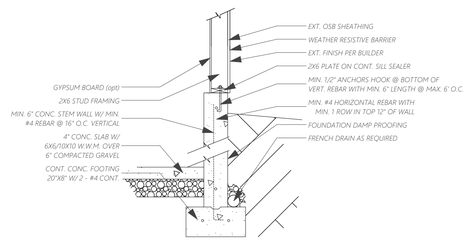
PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
A-302



D-S01 Typ. Wall Section (1 Story)
SCALE: 1/2" = 1'-0"



D-S02 Typ. Wall Section (2 Story)
SCALE: 1/2" = 1'-0"



D-S04 Typ. Garage Fnd. Wall
SCALE: 1/2" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
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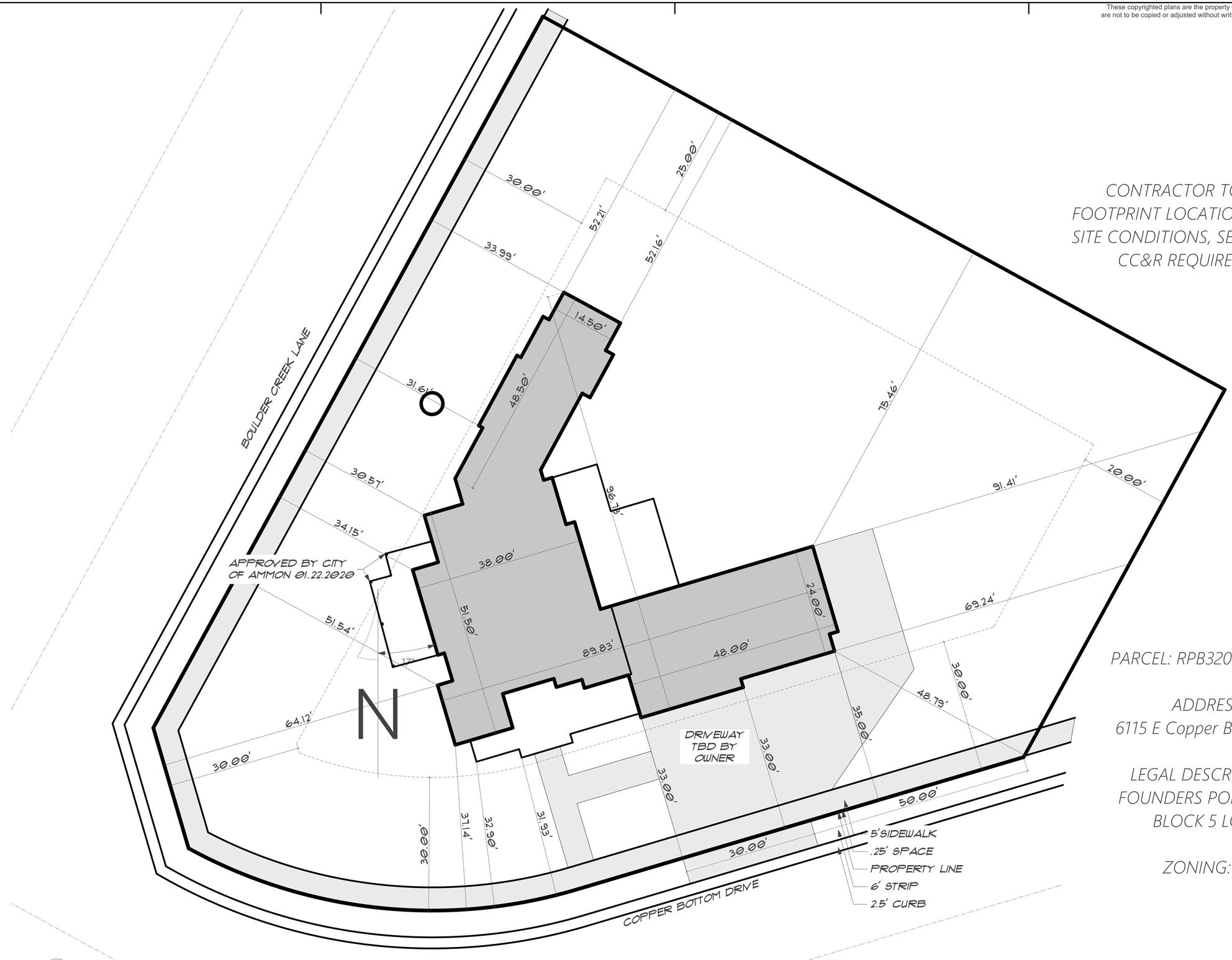
180782-Crittenden v24.1.pln

SECTIONS - OTHERS

PLAN DATE:	1/30/2020
PLOT DATE:	4/25/2022
LAYOUT:	A-303



Site Level
SCALE: 1" = 10'

CONTRACTOR TO VERIFY FOOTPRINT LOCATION MEETS ALL SITE CONDITIONS, SETBACKS AND CC&R REQUIREMENTS

PARCEL: RPB3200005006O

ADDRESS:
6115 E Copper Bottom Dr.

LEGAL DESCRIPTION:
FOUNDERS POINT DIV 1
BLOCK 5 LOT 6

ZONING: RP

ALL EXTERIOR WALL OPENINGS TO HAVE (2) 2x10's FOR A HEADER U.N.O.

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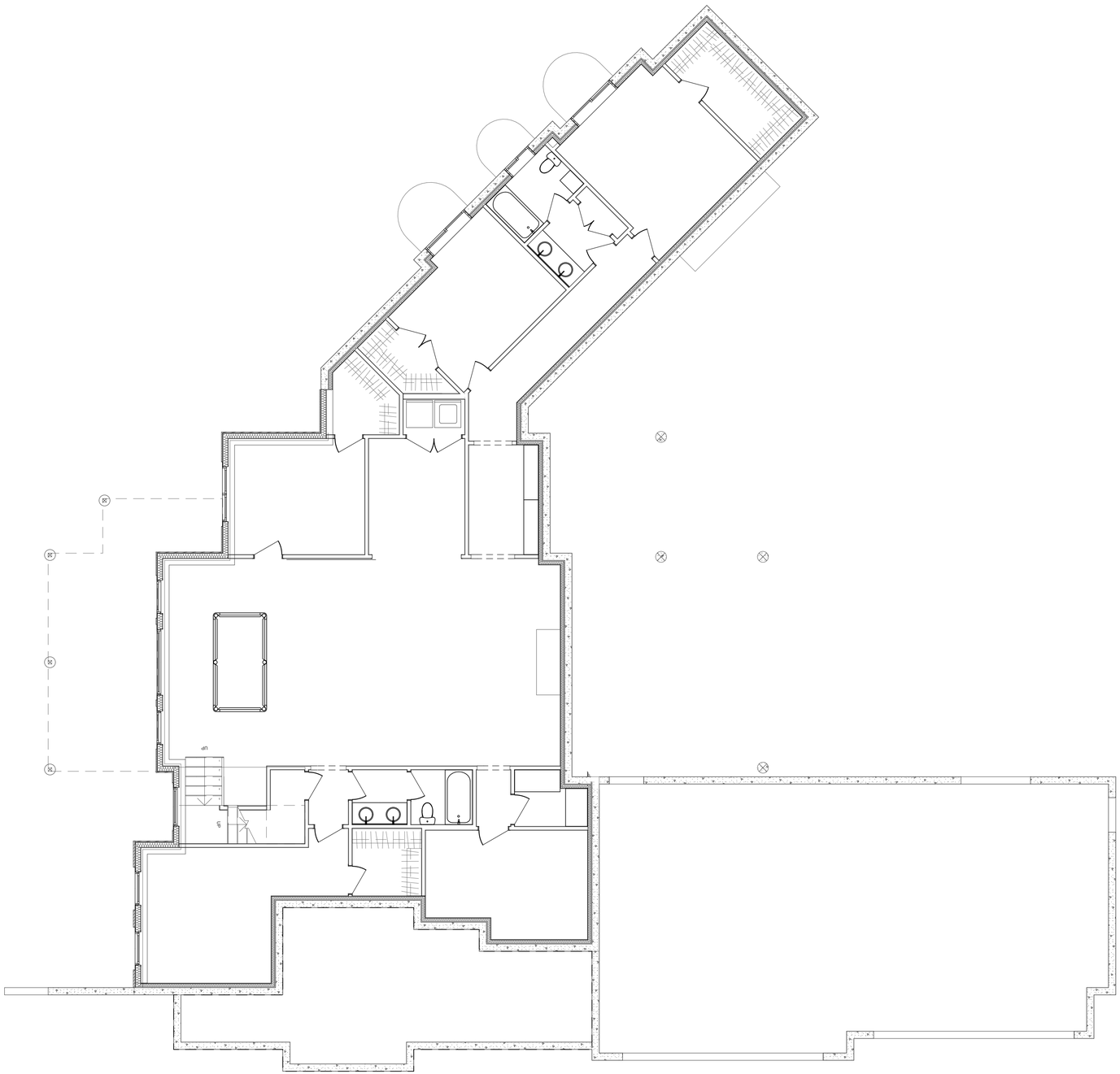
SITE PLAN

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: C-101

ALL MECHANICAL SYSTEMS
TO BE DESIGNED /
INSTALLED BY BUILDER /
SUBCONTRACTOR



Basement Floor Elec.
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
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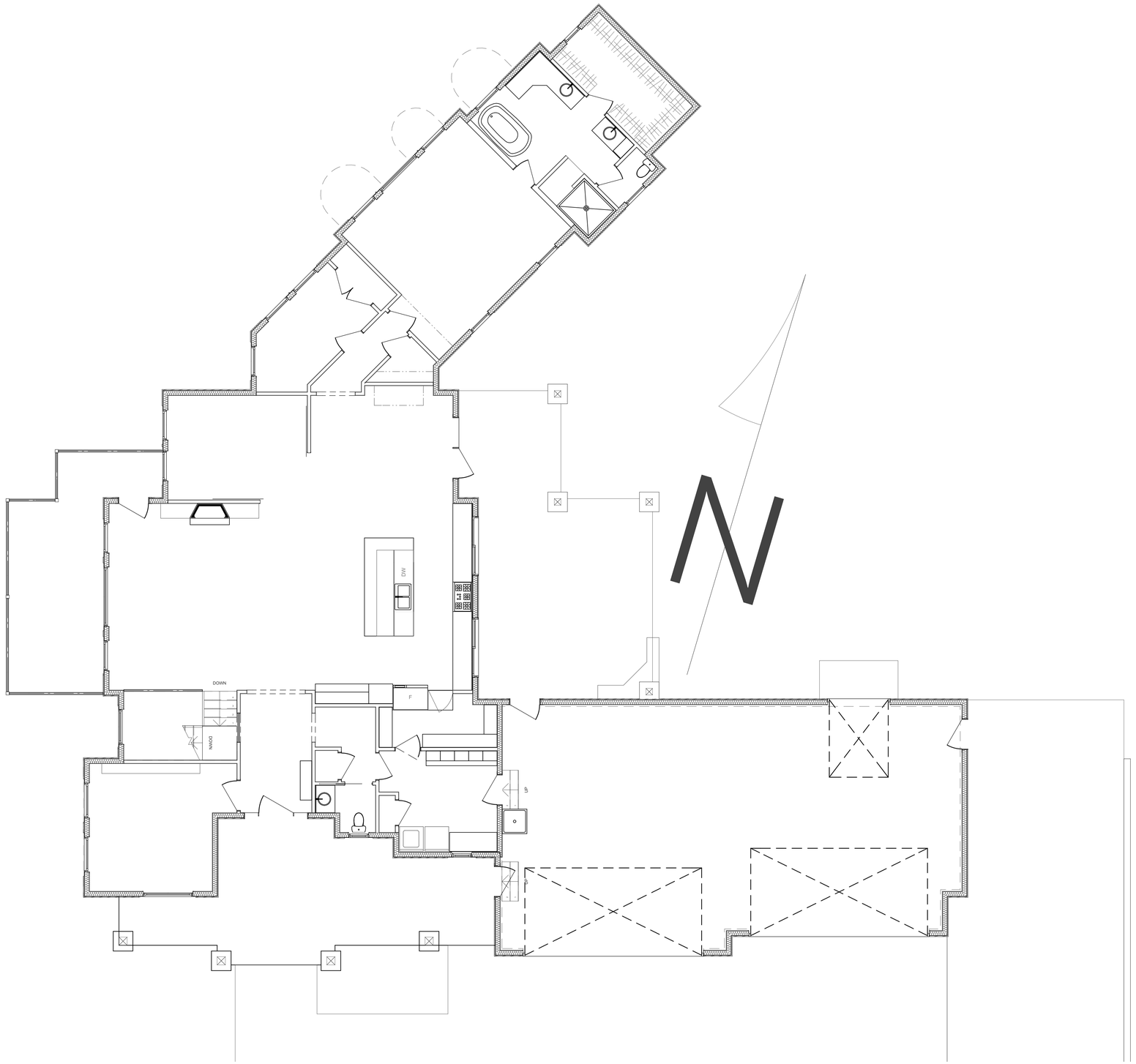
BASEMENT LEVEL MECH.

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
E-101

ALL MECHANICAL SYSTEMS
TO BE DESIGNED /
INSTALLED BY BUILDER /
SUBCONTRACTOR



Main Floor Elec.
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
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DESIGNER / DRAFTSMAN | Johnathan Duncan | SCALES VALID WHEN PRINTED ON 24X36

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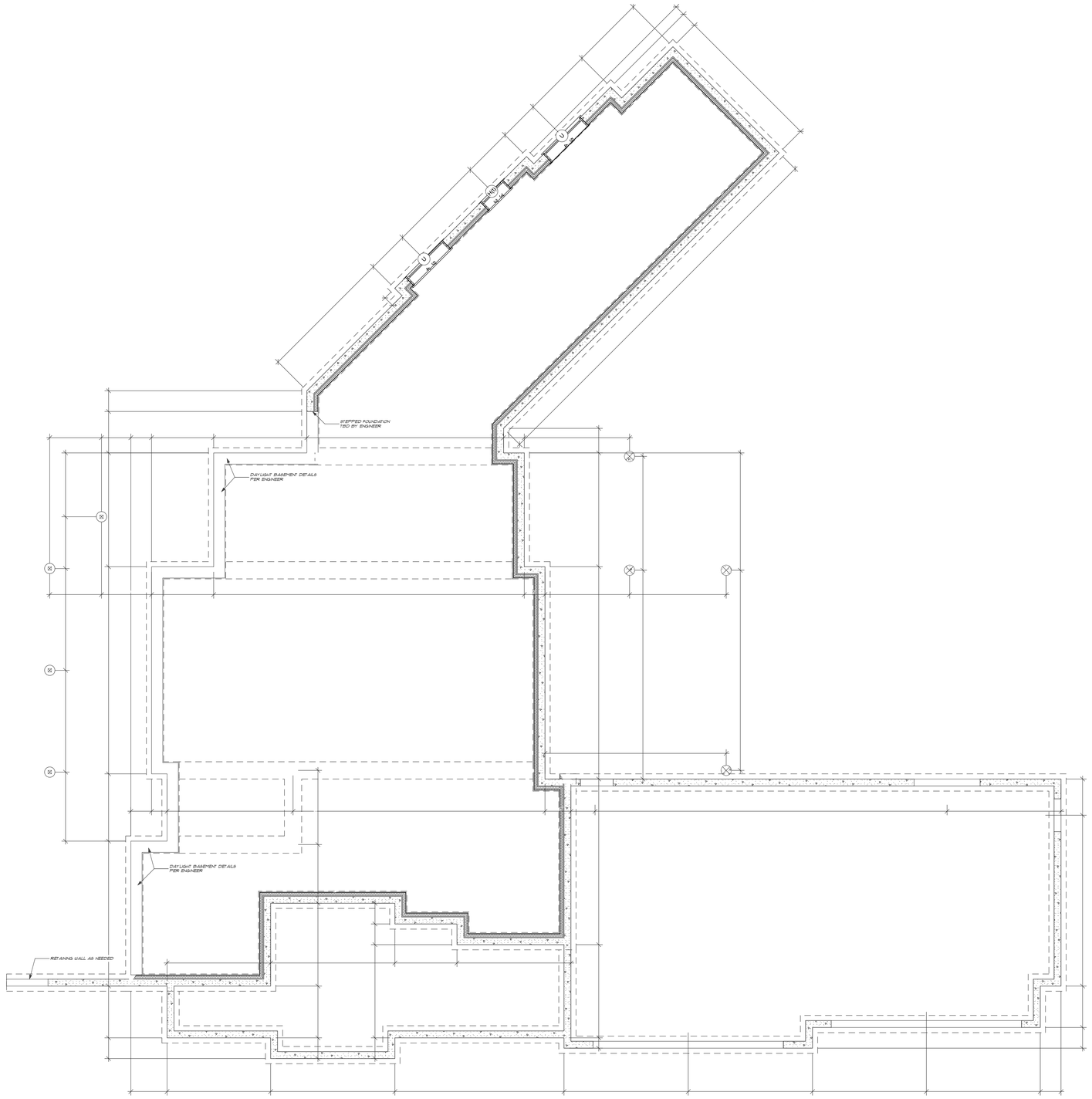
MAIN FLOOR MECH.

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: E-102



Foundation Plan
SCALE: 3/16" = 1'-0"

ALL CONCRETE & CONCRETE SYSTEMS TO BE DETERMINED BY ENGINEER / BUILDER / SUBCONTRACTOR

ALL EXTERIOR WALL OPENINGS TO HAVE (2) 2x10's FOR A HEADER U.N.O.

DESIGNER / DRAFTSMAN: Johnathan Duncan

SCALES VALID WHEN PRINTED ON 24X36

Square Footage	
LEVEL	SF
Back Porch	481
Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

BUILDING INFO:
Custom Home

www.CastleGateDesign
Office@CastleGateDesign.com

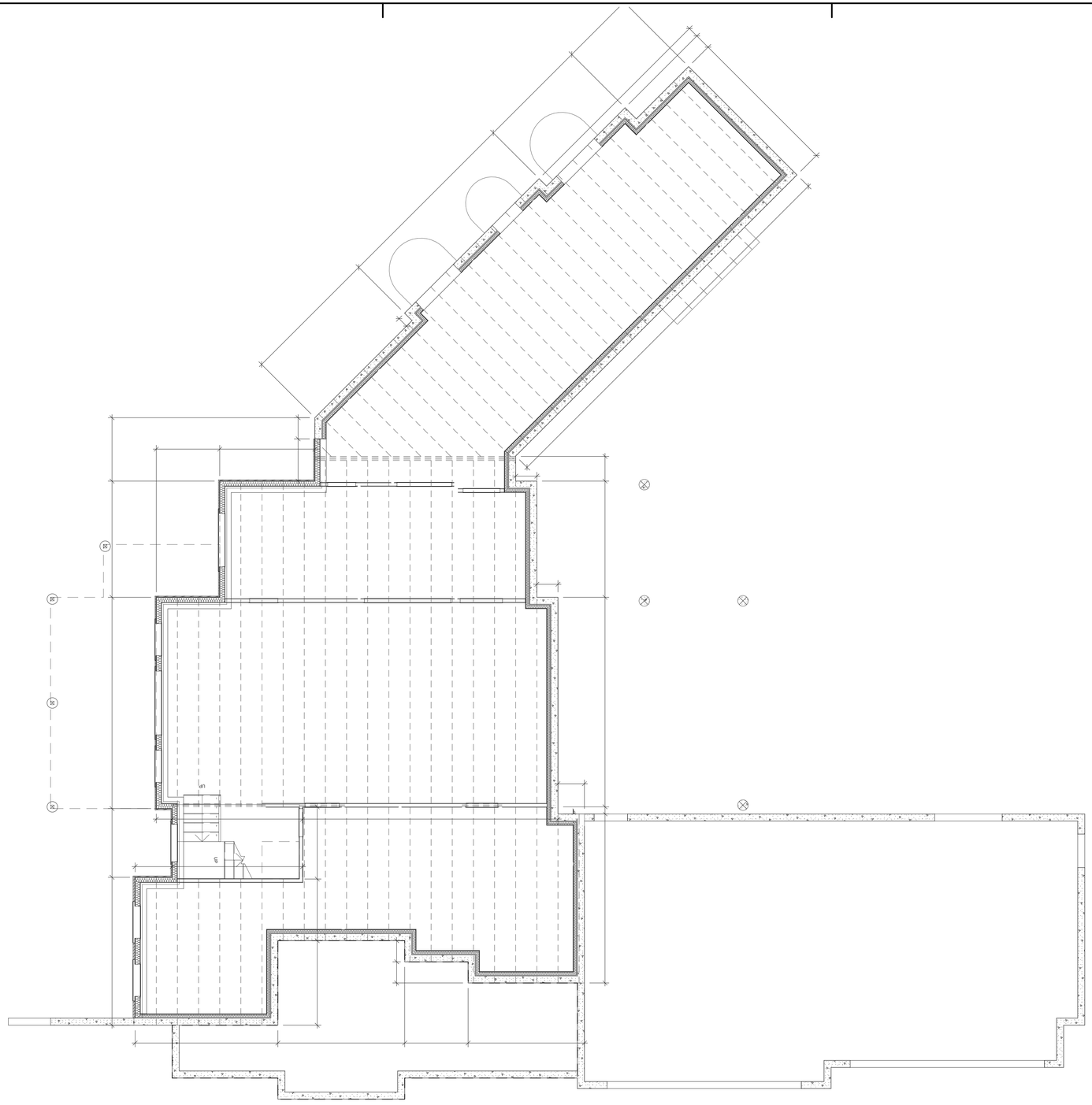
Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

FOUNDATION PLAN

PLAN DATE: 1/30/2020
PLOT DATE: 4/25/2022
LAYOUT: S-101



Main Floor Framing
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.

DESIGNER / DRAFTSMAN	Johnathan Duncan	SCALES VALID WHEN PRINTED ON 24X36

Square Footage	
LEVEL	SF
Back Porch	481
Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

BUILDING INFO:
Custom Home

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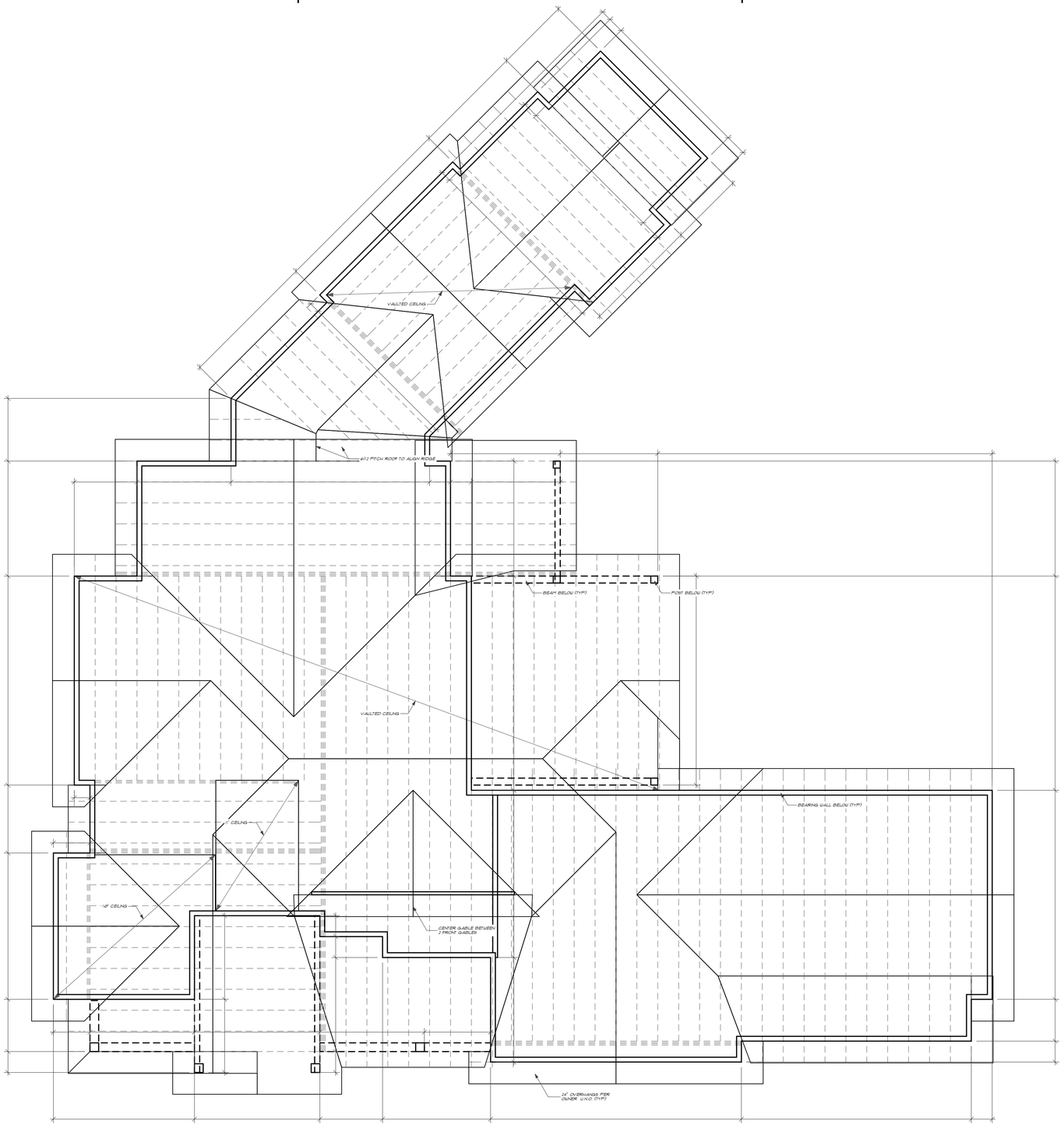
Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

MAIN FLOOR FRAMING

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
S-201



Roof Framing Plan
SCALE: 3/16" = 1'-0"

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.

DESIGNER / DRAFTSMAN	Johnathan Duncan	SCALES VALID WHEN PRINTED ON 24X36

Square Footage	
LEVEL	SF
Back Porch	481
Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

BUILDING INFO:
Custom Home
,

www.CastleGateDesign
Office@CastleGateDesign.com

Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

ROOF FRAMING

PLAN DATE:
1/30/2020
PLOT DATE:
4/25/2022
LAYOUT:
S-203

BWP DESIGN
BY ENGINEER

DESIGNER / DRAFTSMAN	SCALES VALID WHEN PRINTED ON 24X36
Johnathan Duncan	

Square Footage	
LEVEL	SF
Back Porch	481
Frnt Porch	389
Garage	1,181
Lower	2,537
Main	2,559

BUILDING INFO:

Custom Home

www.CastleGateDesign
Office@CastleGateDesign.com

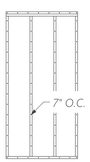
Custom Client

PROJECT #: 180782

180782-Crittenden v24.1.pln

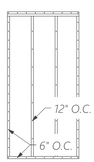
BWP - MAIN

PLAN DATE:	1/30/2020
PLOT DATE:	4/25/2022
LAYOUT:	S-03.2



INTERIOR BRACE WALLS

STRUCTURES LOCATED IN SEISMIC DESIGN CATEGORIES D1&D2 SHALL BE PROVIDED WITH INTERIOR BRACED WALL LINES. BRACED WALLS ARE TO BE CONSTRUCTED VIA METHOD #5 AS SPECIFIED BY THE 2012 BUILDING CODE. MIN. 1/2" GYPSUM BOARD ON STUDS NOT TO EXCEED 24" O.C. AND FASTENED AT 7" o.c. WITH 1-1/4" SCREWS (TYPE W OR S) AROUDN PERIMETER AND WITHIN THE FIELD ALONG SUPPORTING STUDS.



EXTERIOR BRACE WALLS

STRUCTURES LOCATED IN SEISMIC DESIGN CATEGORIES D1&D2 SHALL BE PROVIDED WITH EXTERIOR BRACED WALL LINES. BRACED WALLS ARE TO BE CONSTRUCTED VIA METHOD #3 AS SPECIFIED BY THE 2012 BUILDING CODE. MIN. 3/8" SHEATHING TO FRAMING WITH 8d COMMON NAILS AT 6" O.C. AT PANEL PERIMETER & 12" O.C. IN ALL INTERIOR FRAMING MEMBERS. FOR FRAMES OVER 8' IN HEIGHT, PANEL SPLICE SHALL OCCUR WITHIN 24" OF MID-HEIGHT. BRACE PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 12' FROM CORNER OF STRUCTURE PROVIDED THAT THE END OF EACH BRACED WALL PANEL LOCATED CLOSEST TO THE CORNER SHALL BE CONNECTED TO THE FOUNDATION OR FRAMING BELOW WITH TIEDOEN DEVICE CAPABLE OF PROVIDING AN UPLIFT ALLOWABLE DESIGN VALUE OF AT LEAST 1800 LBS.

*INDICATES GENERAL LOCATION OF BRACING PANELS.
ACTUAL LOCATIONS TBD BY BUILDER.*

ALL EXTERIOR WALL OPENINGS TO
HAVE (2) 2x10's FOR A HEADER U.N.O.