



DESIGN REVIEW
Permit info: <u>DSRFY2026-0005</u> Application Date: <u>1/8/2026</u> Rec'd by: _____ FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Leslie Prendiville	<b>Name:</b> Belinda Isley
<b>Company:</b> Rodney Evans + Partners	<b>Company:</b>
<b>Address:</b> 1450 W. Bannock Street	<b>Address:</b> 207 E 35th Street
<b>City:</b> Boise	<b>City:</b> Garden City
<b>State:</b> ID <b>Zip:</b> 83702	<b>State:</b> ID <b>Zip:</b> 83714
<b>Tel.:</b> 208-514-3300 ex. 3	<b>Tel.:</b> 208-629-9190
<b>E-mail:</b> leslie@reandpartners.com	<b>E-mail:</b> belindaroseisley@gmail.com

**PROPERTY AND DESIGN INFORMATION**

**This application is a request to:**       **Construct New**     **Addition**     **Subdivision**

<b>Site Address:</b> 207 E 35th Street		
<b>Subdivision Name:</b> Fairview Acres No. 5	<b>Lot:</b> 30	<b>Block:</b> 31
<b>Tax Parcel Number:</b> R2734540810	<b>Zoning:</b>	<b>Total Acres:</b>
<b>Proposed Use:</b> Residential	<b>Floodplain:</b>	<b>Yes      No</b>

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Aeslin Prundville 01/06/26  
Signature of the Applicant (date)

Belinda Joly Jan 6, 2026  
Signature of the Owner (date)

**APPLICATION INFORMATION REQUIRED**

**Note:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- |  |   |
|--|---|
| <input type="checkbox"/> Compliance Statement and Statement of Intent                            | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i>                                 |
| <input type="checkbox"/> Neighborhood Map  | <input type="checkbox"/> Trash Disposal Plan  |
| <input type="checkbox"/> Site Plan   | <input type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition |
| <input type="checkbox"/> Landscape Plan  |   |
| <input type="checkbox"/> Schematic Drawing   |   |
| <input type="checkbox"/> Lighting Plan   |   |
| <input type="checkbox"/> Topographic Survey  |   |
| <input type="checkbox"/> Grading Plan  |   |
| <input type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |   |
| <input type="checkbox"/> Ada County Approved Addresses   |   |
| <input type="checkbox"/> Waiver Request of Application Materials                                 |   |
| <input type="checkbox"/> Affidavit of Legal Interest   |   |



## PLEASE CHECK THE FOLLOWING:

### INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8. N/A
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas. N/A
- Location, dimensions and type of signs. N/A
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas N/A
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines. Irrigation notes provided on sheet L2.0
- Cross section through any special features, berms, and retaining walls. N/A
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff) To be provided upon request

**INFORMATION REQUIRED ON LIGHTING PLAN: N/A**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY: N/A**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN: N/A**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas

- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN: N/A

*\*Required for developments of two or more buildings:*

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM: N/A

*\*Required if irrigation canal/irrigation ditch runs through property or along property lines:*

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS: N/A

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN: N/A

- Site photo
- Location, configuration, dimensions, type of containers, and number of containers
- Refer to Republic Services Solid Waste Design Standards.



Rodney Evans + Partners, LLC  
1450 W. Bannock St.  
Boise, ID 83702  
p: 208-514-3300  
[www.reandpartners.com](http://www.reandpartners.com)



Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Project Management

January 5, 2026

Planning and Development Services  
City of Garden City  
6015 N. Glenwood Street  
Garden City, ID 83714

Re: Isley Residence – 207 E. 35<sup>th</sup> Street – Letter of Explanation

To Whom it May Concern,

Please accept this letter as written explanation of the proposed project and its compliance with current standards of review. The proposed project is the addition of a single-family residence on 207 E. 35<sup>th</sup> Street, Garden City, ID 83714. The 0.17-acre parcel currently houses an existing duplex (1,162 SF) with foundation landscape and a gravel driveway. The addition of the proposed single-family home is an approved use in the mixed-use zone, C-2, and includes associated site and landscape improvements for the street frontage, amenities and open space. All provisions related to the C-2 zoning district and single-family use will be adhered to in regards to setbacks, height, parking (bike and vehicle), and open space. This structure's use is consistent with adjacent single-family residences to the west of E. 35<sup>th</sup> Street, and is flanked by a vacant lot to the east, and south, and an architecture office to the east.

The two-story, three-bedroom residence (1,715 SF) is located roughly 110' from the face of curb at E. 35<sup>th</sup> Street, behind the existing duplex and is accessible via a shared drive. The architectural style is "mountain modern," and will utilize stucco, cultured stone and wood vinyl siding with an architectural shingle roof and vinyl windows. Garage entry is provided on the street facing side, while the main building entry is located on the south building face. This entry is defined by a 3' wide sidewalk that is a continuation of the existing walkway adjacent to the duplex entries, and is accentuated by a wooden arbor that leads to the covered porch. All fencing around the perimeter of the site is to remain, and the portion along the east and south of the proposed structure will be improved with the addition of a vertical screen for vining plants to provide privacy and increase vegetation in the perimeter buffer. Curb, gutter and sidewalk are to be installed along the road frontage, along with required landscaping.

Site amenities for the project include 486 square feet of common landscape area accessible to both duplex and single-family residents. This area is dedicated to a plaza, covered patio area, natural stone patio, and raised garden bed, consistent with the Class B category of residential amenities in table 8-4D-1. The plaza space will be hardscape and include a fire pit and café table with seating. The raised garden bed is accessible via a 3' wide path that leads from the duplex to the single-family home and plaza. The existing duplex provides 130 square feet of private open space per unit via covered upper patio and ground level porch. A standard parking stall is proposed between the duplex and plaza for additional guest parking. The area is to be a chip material to match the existing shared drive.

We are requesting a reduction in landscape requirements for perimeter trees due to two site constraints that affect the development. The requirement is 1 tree per 50 linear feet of property line, which would require 14 trees overall (or greater depending on tree class.) The existing duplex, completed in Spring of 2021, was built based on older code that did not require perimeter buffering and maintains 5' to 7' of distance between the existing fence and building face. The concern is that the addition of the full spread trees, per new code, will substantially impact the building foundation and façade as the tree grows. There is also cause for concern on the east side of the property with the same perimeter tree requirement as the drive aisle is 17'-0" wide currently. The addition of trees in this area will affect accessibility for vehicles backing out of the duplex garages, as well as appropriate separation from water and sewer service lines that will be trenched through the drive aisle. The gas line will be located approximately 18" below grade within the 5' setback as well. Our request is to provide (2) new trees along the east, and (2) new trees along the south for the perimeter buffering. We would also like to utilize the three large existing trees (2 willows and 1 apricot) on the adjacent property to the east as a contribution to the buffer requirement due to their proximity to the fence line and the size of the mature canopy.

Ultimately, the development and design team believe that this home is a positive addition to the neighborhood and is consistent with the design style and nature of Garden City's core. Please contact me directly with any questions regarding the project at 208-514-3300 or [leslie@reandpartners.com](mailto:leslie@reandpartners.com)

Sincerely,  
Rodney Evans + Partners, LLC

Leslie Prendiville, PLA  
Partner, Project Manager + Landscape Architect

**From:** Wyatt King <wking@GARDENCITYIDAHO.ORG>  
**Sent:** Friday, October 31, 2025 1:24 PM  
**To:** Leslie  
**Cc:** Ben  
**Subject:** Re: 207 E. 35th Street - Isley Residence

Leslie,

Apologies for the delay. I've been pulled away recently with a ton of plan reviews.

It sounds like you've captured the main areas of concern.

Here is the link to our [code and the two new ordinances](#) that will affect the design of the site. We have a new code layout, but apparently that didn't include complete codification of the new ordinances, so we're all having to hop back and forth.

The [Buffers ordinance](#) has some change to the fences and walls provisions beginning on page 22, if new fencing is proposed. There is also new perimeter landscaping changes, please check the applicability section to determine if that section will apply, begins on page 35.

The new [PUD ordinance](#) also contains new language. I know we briefly discussed a PUD, but not sure that would be necessary. On page 9 begin the Dwelling Units, General Provisions. As you will be a residential development with 3 units, I believe this will apply. Page 12 ends with 8-4B-5 Single & Two-family dwelling unit provisions. Page 19 begins detailing changes to the Open Space Standards for residential. Page 21 shows changes to Private Open Space.

Terminal View may not apply here on second look as it falls under 8-4C Design Provisions for Non-residential Structures.

Regarding the pathway, refer to 8-4B and [8-4E](#).

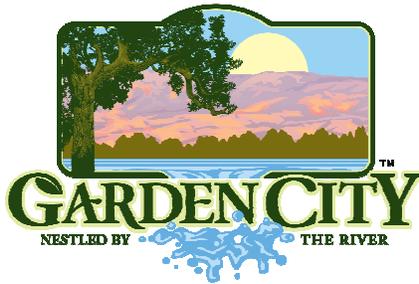
The front entry of a residential structure shall be clearly defined and identifiable as demonstrated by the following:

- A. Shall have a direct and permanent pathway that connects to the sidewalk or pedestrian pathway; and
- B. Shall be clearly visible in the front elevation of the structure, with, by way of example, a front entry door with a covered porch, dormer, stoop, decorative posts or roof.

Apologies for the generalities and any redundancies as I'm trying to recall the layout you shared during the meeting.

Hopefully this helps provide some guidance, reach out with any additional specific questions if you have any prior to submitting an application.

Thanks!



Wyatt King

Assistant Planner - Code Compliance

Garden City Development Services

City Hall 208-472-2900

Web [gardencityidaho.org](http://gardencityidaho.org)

6015 North Glenwood Street. Garden City, ID 83714



 [Book time to meet with me](#)

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**From:** Leslie <[leslie@reandpartners.com](mailto:leslie@reandpartners.com)>  
**Sent:** Tuesday, October 28, 2025 9:40 AM  
**To:** Wyatt King <[wking@GARDENCITYIDAHO.ORG](mailto:wking@GARDENCITYIDAHO.ORG)>  
**Cc:** Ben <[ben@reandpartners.com](mailto:ben@reandpartners.com)>  
**Subject:** 207 E. 35th Street - Isley Residence

Good morning,

I wanted to touch base with you regarding the Isley Residence due diligence meeting we had back on 10/14. Are you able to provide your review notes on the items of concern with the proposed site design? Specifically, the terminal view of the garage, the walkway to the back of the lot, and the landscape/open space requirements for the duplex vs. the single-family home. We'd like to provide a follow up to the owner so that we can finalize drawings and submit for review.

Thank you,

**Leslie Prendiville, PLA, ASLA**  
Project Manager + Owner Partner

O: 208.514.3300  
C: 509.240.0197  
1450 W Bannock Street, Boise, ID 83702

Landscape Architecture + Urban Design + Entitlements + Land Planning + Project Management  
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# Neighborhood Map

Subject Site: 207 E. 35th Street, Garden City, ID 83714

**LEGEND**

- PROPERTY LINE
- PUSH AND POUR (COFFEE SHOP)
- THE LOFTS (MIXED-USE)
- POINT ARCHITECTURE
- PROPOSED BUILDING FOOTPRINT



# ISLEY RESIDENCE

## NEW CUSTOM HOME

GARDEN CITY, IDAHO



### PRESCRIPTIVE ENERGY COMPLIANCE:

IDAHO STATUTES AND ADMINISTRATIVE RULES



THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE IDAHO BUILDING CODE

TABLE R402.1.2  
INSULATION AND FENESTRATION BY COMPONENT

CLIMATE ZONE	WINDOW U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5	.32	.55	NR	38	20 or 13+5	13/17	30	15/19	10, 2FT	15/19

### GENERAL NOTES:

1. WALL FRAMING: 2X6 STUDS @ 16" O.C. W/ (1) TRIMMER AND (1) KING EA. SIDE OF EA. OPENING. U.N.O. W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. \*ANY BEARING WALL OVER 10' HIGH TO BE 2X8 \*2X4 INTERIOR FRAMING (TYPICAL) U.N.O.
2. 4X8 OR (2) 2X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS NOTED OTHERWISE).
3. ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH
4. NOMINAL R-21 INSULATION AT WALLS
5. NOMINAL R-38 CEILING INSULATION
6. VINYL DOUBLE GLAZE WINDOWS (U-VALUES PER PRESCRIPTIVE ENERGY TABLE)
7. ALL GLAZING IN DOORS, SLIDING PATIO DOORS STORM DOORS, SHOWER AND BATH ENCLOSURES WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND FIXED PANELS GREATER THAN 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
8. SHEAR BRACING PER 2018 IRC
9. ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS COMPANY LAYOUT
10. ALL ACCESSORIES IE. GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
11. SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 72" W/ APPROVED WATER RESISTANT BACKING
12. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE SELF CLOSING AND TIGHT FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS. OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
13. 5/8" TYPE 'X' GYP BOARD IS REQUIRED AT ALL GARAGE / DWELLING WALLS AND CEILINGS APPLIED TO GARAGE SIDE AND ALL WALLS, BEAMS AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.
14. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

### FRAMING NOTES:

1. 2X8 EXTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. \*ANY BEARING WALL OVER 10' HIGH TO BE 2X8 \*2X4 INTERIOR FRAMING (TYPICAL)
2. 4X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS NOTED OTHERWISE).
3. ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH
4. BLOCK WALLS OVER 10'-0" AT MID HEIGHT.
5. ALL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR EQUAL.
6. PROVIDE BLOCKING BETWEEN JOISTS AT SPAN PER MFR. RECOMMENDATIONS AND AT BEARING.
7. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
8. DESIGNER IS NOT A LICENSED ENGINEER AND WILL CLAIM NO RESPONSIBILITY FOR STRUCTURAL ITEMS - ALL LOADING RELATED DESIGN SHOULD BE VERIFIED WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION.

### FOUNDATION NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
2. ALL CONCRETE SLABS (PORCHES, PATIOS AND WALKWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (#4 REBAR OR WIRE MESH RECOMMENDED).
3. VERIFY DESIGN OF PORCHES, PATIOS AND WALKWAY PRIOR TO CONSTRUCTION.
4. PROVIDE T/J BLOCKING BETWEEN JOISTS AT BEARING WALL LOC. SPAN PER MFR. RECOMMENDATION.
5. CRAWL SPACE VENTILATION EQUALS 1 SF PER EVERY 1500 SF OF LIVING SPACE THIS IS ACHIEVED THROUGH 6X18 INCH FOUND VENTS. WHEN A CLASS 1 VAPOR RETARDER IS USED DO NOT PLACE VENTS UNDER BEARING POINT. ONE VENT WITHIN 3'-0" OF EACH CORNER
6. DESIGNER IS NOT A LICENSED ENGINEER AND WILL CLAIM NO RESPONSIBILITY FOR STRUCTURAL ITEMS - ALL LOADING RELATED DESIGN SHOULD BE VERIFIED WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
7. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.

### ROOF NOTES:

1. THIS PLAN IS DESIGNED TO ACCOMMODATE PRE MANUFACTURED WOOD TRUSSES. ENGINEERING FROM THE TRUSS MANUFACTURER IS REQUIRED. THIS SHEET IS MEANT TO BE USED AS A REFERENCE ONLY AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR MFR. DESIGN AND LAYOUT.
2. ALL TRUSSES ARE STANDARD PRE-MANUFACTURED @ 24" O.C.
3. ROOF VENTS PER CODE 1 SF OF VENTILATION PER 300 SF OF ATTIC SPACE PER IRC ROOF VENTILATION ACHIEVED THROUGH 2" GABLE VENTS TYP AND 8" X 16" METAL SOFFIT VENTS @ 8" O.C. AT SOFFITS TYP. ALSO ROOF VENTS 9" DIAMETER @ 8" O.C.
4. ROOF PITCH AS NOTED.
5. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
6. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN ABSENCE OF SPECIFIC BRACING REQ'TS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

### GARDEN CITY DESIGN CRITERIA

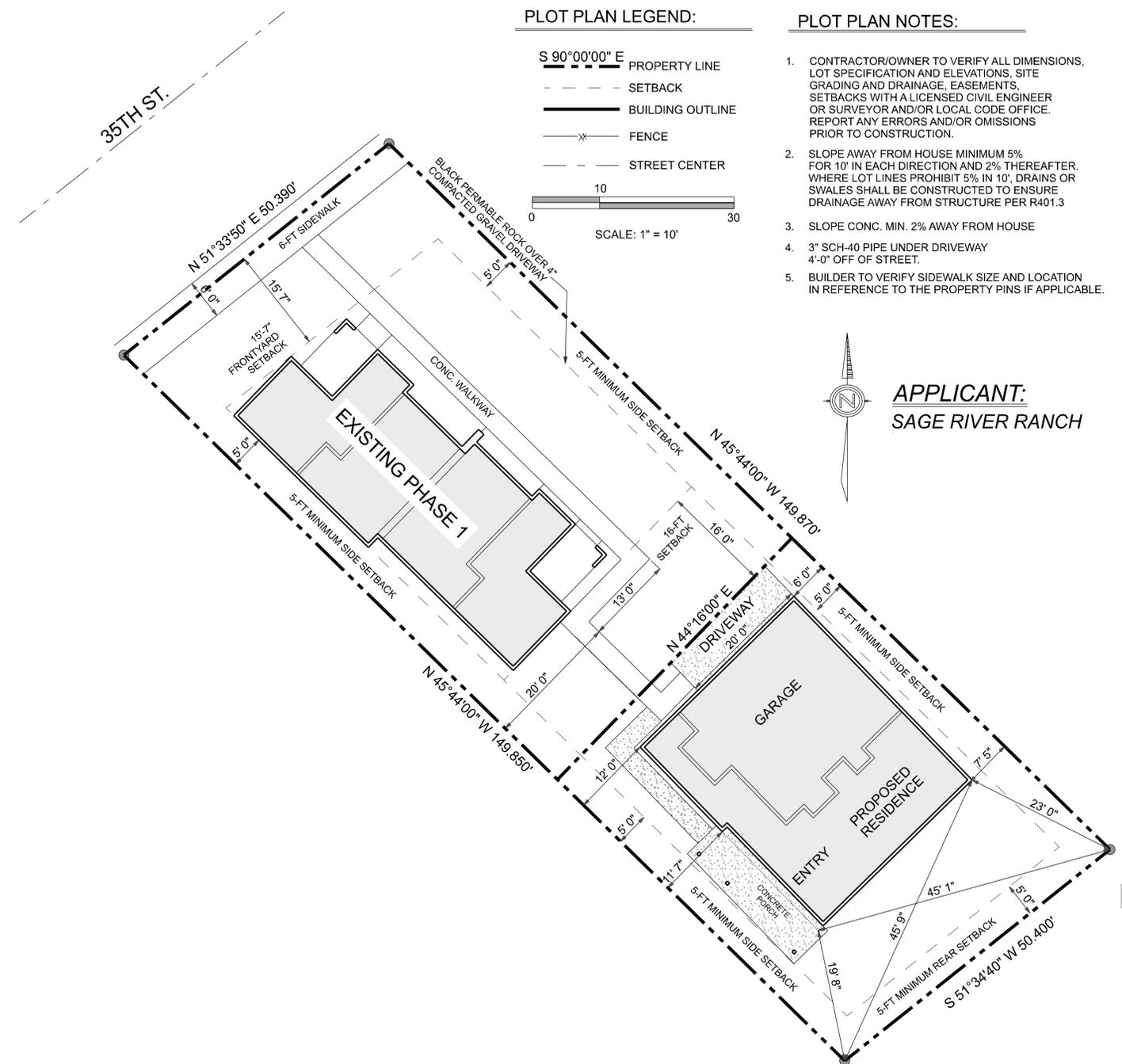
CODES: 2020 IDAHO RES. CODE (IRC 2018)

FROST DEPTH : 24"  
SEISMIC ZONE : C  
CLIMATE ZONE : 5  
BASIC WIND SPEED: 115 MPH  
SOIL BEARING CAPACITY: 1500 PSF  
GROUND SNOW LOAD: 20 PSF

ROOF LOADS: LIVE LOAD 25 PSF  
DEAD LOAD 17 PSF  
TOTAL LOAD 42 PSF

FLOOR LOADS: LIVE LOAD 40 PSF  
DEAD LOAD 20 PSF  
TOTAL LOAD 60 PSF

## PLOT PLAN LOT 30 BLOCK 31 FAIRVIEW ACRES SUBDIVISION NO. 5



**DRAFTTECH**  
Turning Dreams into Plans  
1334 E STATE STREET - EAGLE, ID 83616  
(208) 887-1751

Drafttech, LLC  
retains all rights and ownership of design, plans and specifications

SAGE RIVER

ISLEY RESIDENCE

### SPECIAL ENGINEERING

- TALL WALL LATERAL
  - 
  - 
  - ENGINEERING PERFORMED AND INDICATED ON PLANS
- IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING FROM THE SPECIALIST PRIOR TO CONSTRUCTION.

### PRELIMINARY DRAWINGS

REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

### FINAL DRAWINGS

REV A	07-23-25
REV B	08-22-25

### CURRENT REVISION:

**B**

DESIGNER: M. SMYTHE  
DRAFTSMAN: J. MAHAN  
CHECKED BY: ---

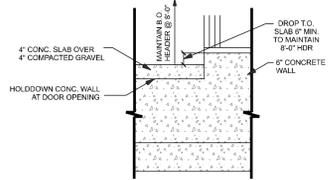
### DRAWING:

COVER  
**1**

### FOUNDATION WALL LEGEND

- 
- 
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- 
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- 

FOUNDATION VENTILATION 1:1500 PER R408.1			
CRAWL SPACE S.F.	1 / 1500	REQ'D NET FREE AREA	30 SQ. IN. NFA
548	1.0	144 SQ. IN.	(5) MIN. PER R408.2



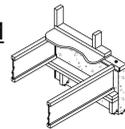
**J SLAB DETAIL @ GARAGE OPENING**  
SCALE: 1/2" = 1'-0"

MARK #	STRAP TYPE	STRAP FASTENERS	# OF STUDS	ANCHOR BOLT	# OF STUDS	C.L. TO FACE OF STUDS	FASTENERS
H1	"SIMPSON" LSTHD8	(20) 16G SINKERS	(2) 2x	OR DT122 W/ 1/2" DIA. A.B.	(2) 2x	13/16"	(8) 1/4" x 1-1/2" SQS
H2	"SIMPSON" STHD10	(24) 16G SINKERS	(2) 2x	OR HDU2-S052.5 W/ S8 S8 x 24 A.B. OR PASS @ INT. PONY WALLS	(2) 2x	1-5/16"	(6) 1/4" x 2-1/2" SQS
H3	"SIMPSON" STHD14	(30) 16G SINKERS	(2) 2x	OR HDU2-S052.5 W/ S8 S8 x 24 A.B. OR PASS @ INT. PONY WALLS	(2) 2x	1-5/16"	(14) 1/4" x 2-1/2" SQS

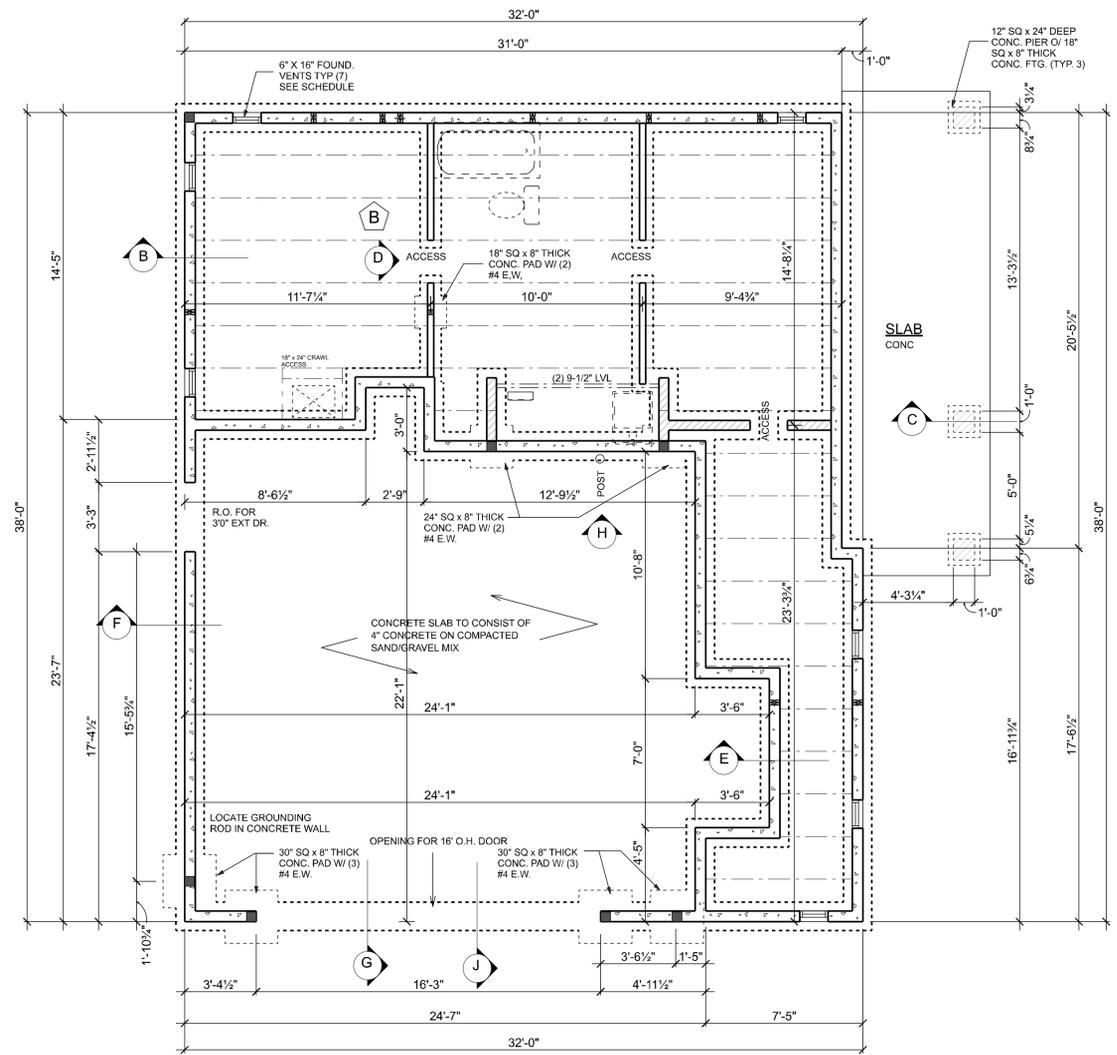
NOTE: STHD HOLDOWNS SHALL HAVE A MINIMUM OF 1 1/2" EDGE DISTANCE.

### FLOOR SYSTEM

FLOOR SYSTEM TO CONSIST OF 9' 5" 10/16s @ 10' AT 24" O.C. 7/8" 1 & 3/4 APA RATED FOR 2' OC 2X4 BEARING WALL FRAMED IN LINE JOISTS DOWN IN FOUNDATION



FLOOR DIAPHRAGM SCHEDULE			
MARK	MATERIAL	BLOCKED	NAILING
B	7/8 PLYOSB T&G, 48/24, APA RATED (MIN.)	NO	10d @ 8" O.C. EDGES, 12" O.C. FIELD



### FOUNDATION PLAN

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

MEMBER

**A I**  
**BD**

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1334 E STATE STREET - EAGLE, ID 83616  
(208) 887-1751

Drafttech, LLC  
retains all rights and ownership of design, plans and specifications

**SAGE RIVER**

**ISLEY RESIDENCE**

PROJECT:

### SPECIAL ENGINEERING

TALL WALL LATERAL

ENGINEERING PERFORMED AND INDICATED ON PLANS

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS INDICATED ON PLANS PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWINGS

REV 2 04-10-25

REV 3 04-17-25

REV 4 05-07-25

REV 5 05-09-25

REV 6 06-03-25

REV 7 06-20-25

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A 07-23-25

REV B 08-22-25

CURRENT REVISION: **B**

DESIGNER: M. SMYTHIE

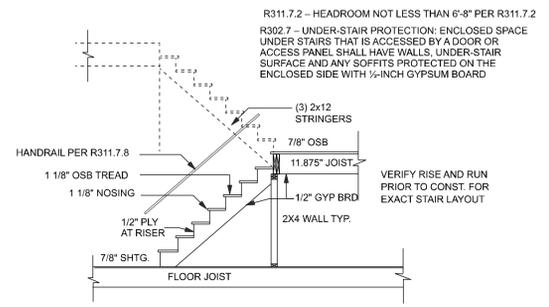
DRAFTSMAN: J. MAHAN

CHECKED BY: ---

DRAWING

FOUNDATION

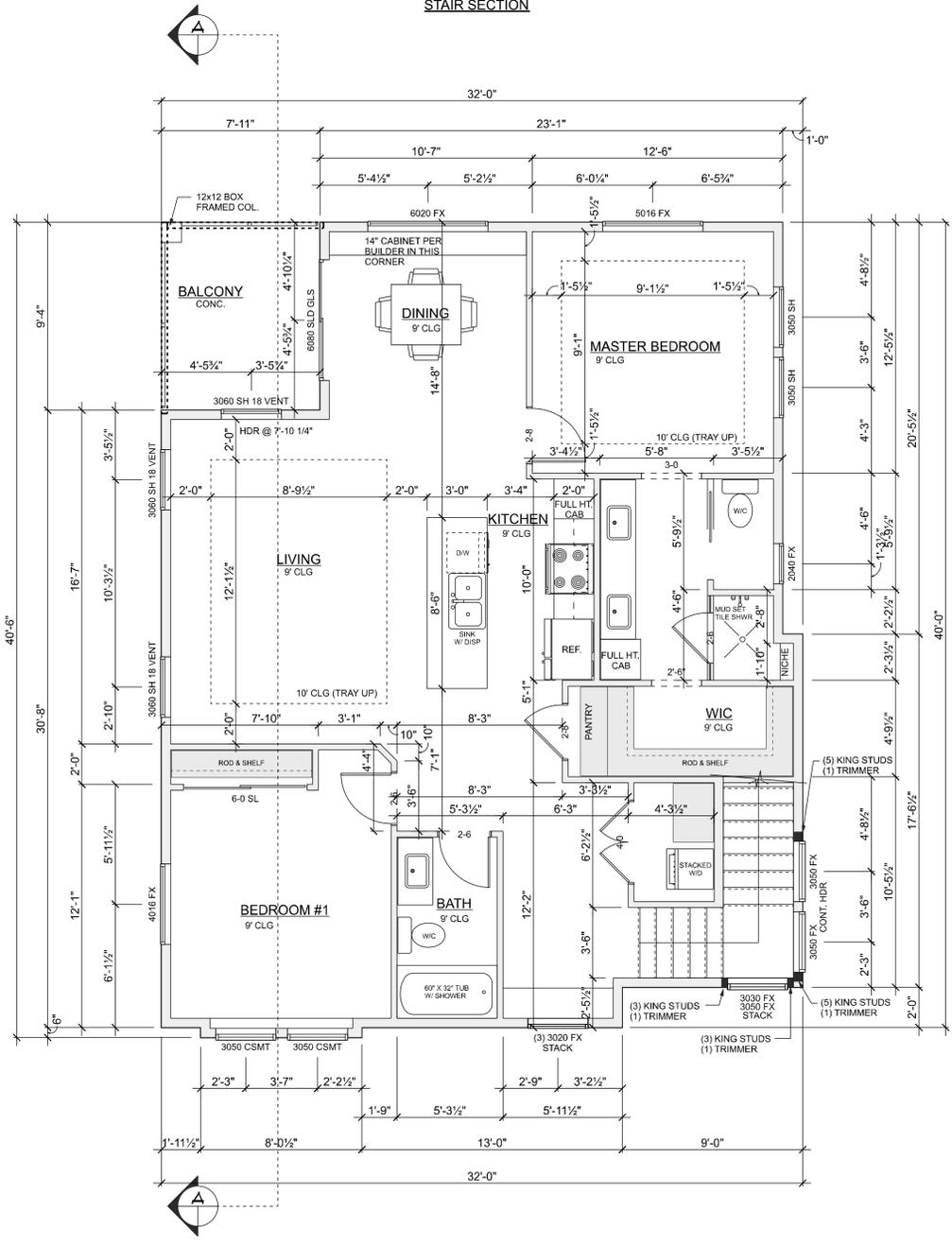
**2**



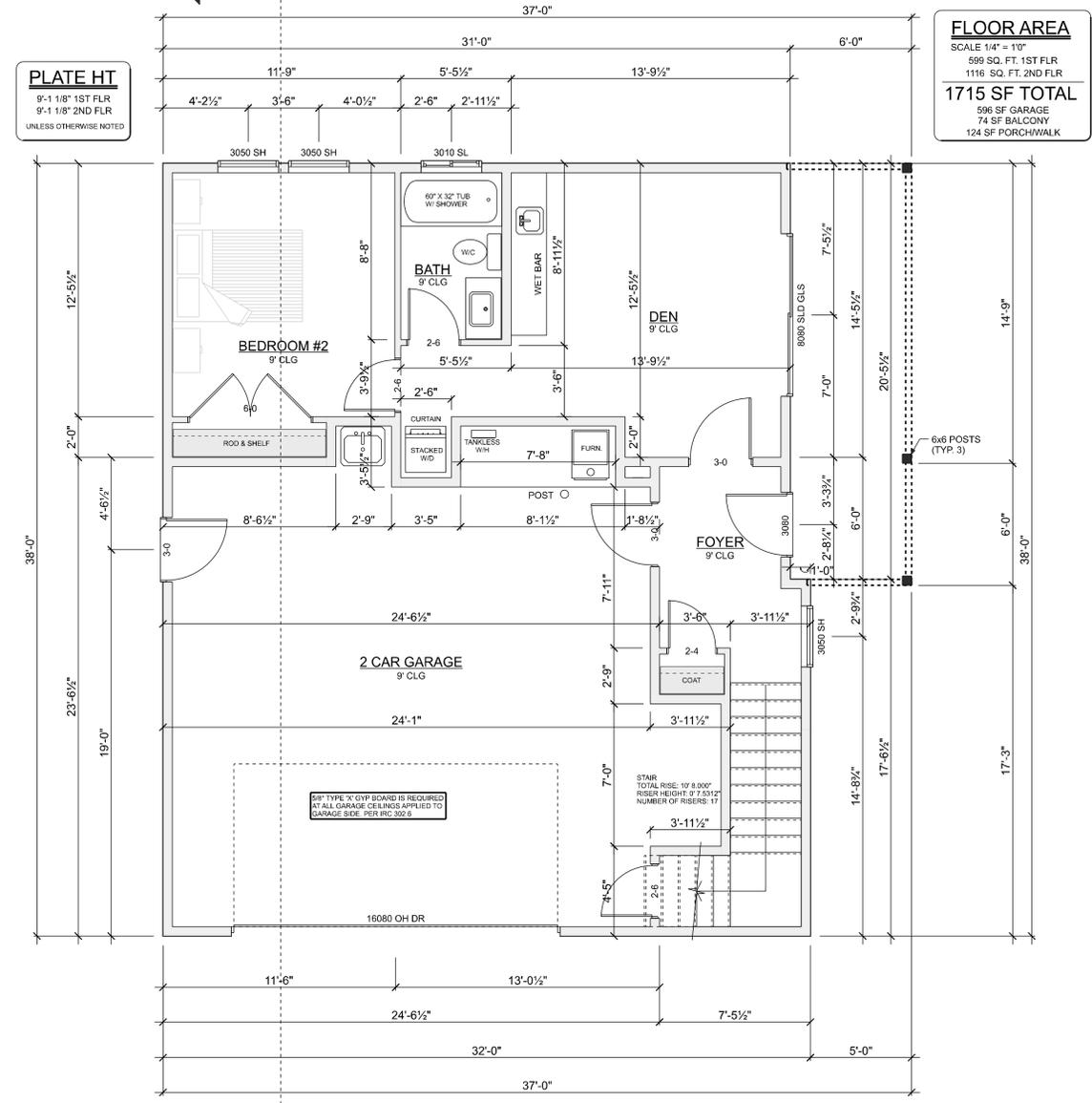
**STAIR SECTION**

**HEADER NOTE:**

1. ALL LOAD BEARING HEADERS TO BE 4x8 / (2) 2x8 MIN. U.N.O.
2. ALL MAIN FLOOR EXTERIOR WINDOW HEADER HEIGHTS SHOWN AT 8'-0" A.F.F. U.N.O.
3. ALL MAIN FLOOR INTERIOR HEADER HEIGHTS TO BE FRAMED AT 8'-0" A.F.F. (TO BOTTOM OF HEADER) U.N.O.
4. ALL UPPER FLOOR EXTERIOR HEADER HEIGHTS TO BE FRAMED AT 8'-0" A.F.F. (TO BOTTOM OF HEADER) U.N.O.
5. ALL UPPER FLOOR INTERIOR HEADER HEIGHTS TO BE FRAMED AT 6'-8" A.F.F. (TO BOTTOM OF HEADER) U.N.O.



**UPPER LEVEL FLOOR PLAN**  
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



**MAIN LEVEL FLOOR PLAN**  
SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

**FLOOR AREA**  
SCALE 1/4" = 1'-0"  
599 SQ. FT. 1ST FLR  
1116 SQ. FT. 2ND FLR  
**1715 SF TOTAL**  
596 SF GARAGE  
74 SF BALCONY  
124 SF PORCH/WALK

**PLATE HT**  
9'-1 1/8" 1ST FLR  
9'-1 1/8" 2ND FLR  
UNLESS OTHERWISE NOTED

Wall line ID (indicate wall line ID's on plans):	1	2	3
Wind Exposure Category Factor (item 1):	1	1	1
Roof Eave to Ridge Height Factor (item 2):	0.82	0.82	0.82
Story Height Adjustment Factor (item 3):	0.95	0.95	0.95
Number of Braced Wall Lines Factor (item 4):	1.3	1.3	1.3
Additional 800lb Hold-Down Device Factor (item 5):	1	1	1
Interior Gypsum Board Finish Factor (item 6):	1	1	1
Gypsum Board Fastening Factor (item 7):	1	0.7	1
Omit Horizontal Blocking (item 8):	1	1	1
<b>Total Wind Adjustment Factor:</b>	1.01	0.71	1.01

Wall line ID (indicate wall line ID's on plans):	A	B
Wind Exposure Category Factor (item 1):	1	1
Roof Eave to Ridge Height Factor (item 2):	0.82	0.82
Story Height Adjustment Factor (item 3):	0.95	0.95
Number of Braced Wall Lines Factor (item 4):	1	1
Additional 800lb Hold-Down Device Factor (item 5):	1	1
Interior Gypsum Board Finish Factor (item 6):	1	1
Gypsum Board Fastening Factor (item 7):	1	1
Omit Horizontal Blocking (item 8):	1	1
<b>Total Wind Adjustment Factor:</b>	0.78	0.78

Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Req'd Bracing Per Table R602.10.3(i)	Total Wind ADJ Factor	Total Required Bracing Length	Length Provided	PASS or FAIL
1	CS-WSP	22.47	7.12	1.01	7.21	7.47	PASS
2	GB-2	19.01	11.96	0.71	8.48	15.26	PASS
3	CS-WSP	15.55	5.17	1.01	5.24	10.24	PASS
A	CS-WSP	31.02	9.25	0.78	7.21	12.00	PASS
B	CS-WSP	31.02	9.25	0.78	7.21	10.49	PASS

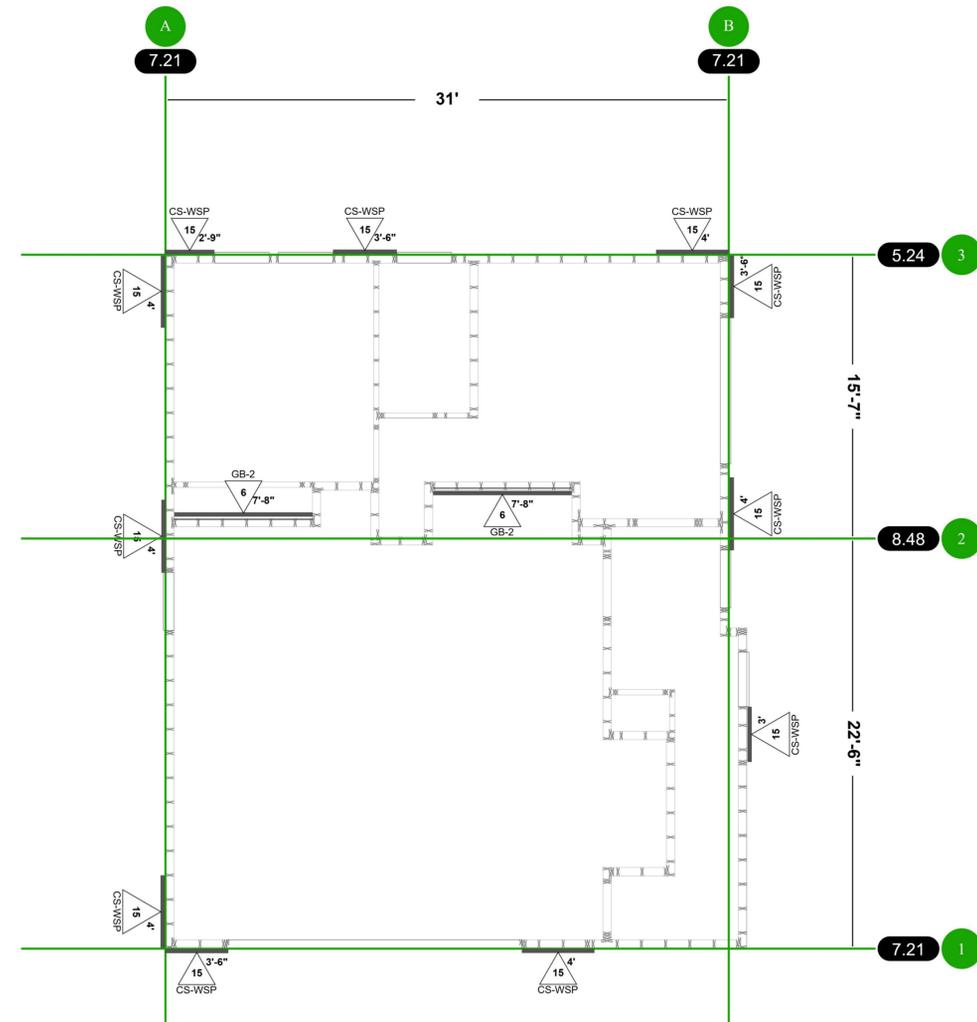
Wind Bracing Calculations created with **BRACE LINE**

**PRESCRIPTIVE BRACING LEGEND**

PER R602.10 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018)

GB-2 ▽ 6	1/2" GYPSUM BOARD BOTH SIDES, BLOCKED. NAILS OR SCREWS AT 4" O.C. ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES.
CS-WSP ▽ 15	R602.10.4.2 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018) MINIMUM 7/16" THK APA APPROVED WOOD STRUCTURAL PANEL FA-8D COMMON NAILS @ 6" SPACING EDGES AND 12" O.C. FIELD.

**ISLEY RESIDENCE**  
 Floor 1 of 2  
 2 Stories : Wind Condition B  
 Seismic Condition C Detached One or Two-Family Dwelling  
 Governing Code IRC 2018  
 Wind Speed ≤ 115



**BRACING PLAN**

SCALE : N.T.S.

PRELIMINARY DRAWINGS

REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

CONTRACTOR TO REVIEW DRAWINGS  
 PRIOR TO BIDDING AND CONSTRUCTION.  
 ANY ERRORS AND OMISSIONS SHALL BE  
 BROUGHT TO THE ATTENTION OF THE  
 DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

REV A	07-23-25
REV B	08-22-25

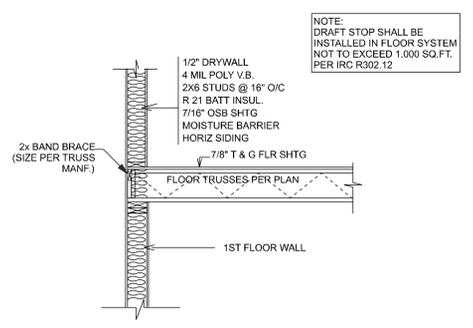
CURRENT REVISION: **B**  
 DESIGNER: M. SMYTHIE  
 DRAFTSMAN: J. MAHAN  
 CHECKED BY: —  
 DRAWING:

**FRAMING LEGEND:**

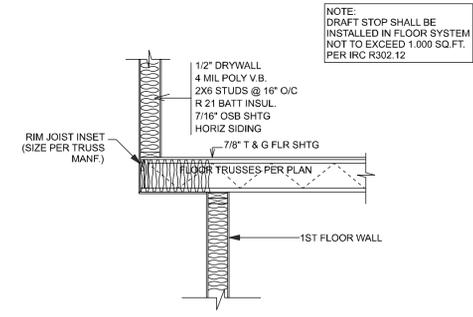
- GIRDER TRUSS  
(REFER TO TRUSS MANUF. FOR SIZE)
- LOAD BEARING BEAM
- WOOD FLOOR TRUSSES
- LOAD BEARING INTERIOR WALL  
BEARING TO FOOTING
- XX FLOOR TRUSS CALLOUT
- INDICATES BEARING POINT -  
PROVIDE SOLID BLOCKING  
TO FOOTING OR FOUNDATION WALL

**FLOOR DIAPHRAGM SCHEDULE**

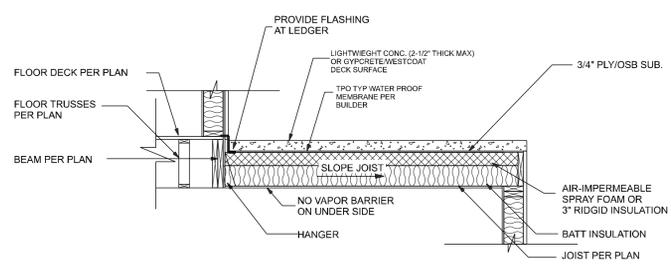
MARK	MATERIAL	BLOCKED	NAILING
(B)	7/8 PLY/OSB T&G, 48/24, APA RATED (MIN.)	NO	10d @ 6" O.C. EDGES, 12" O.C. FIELD



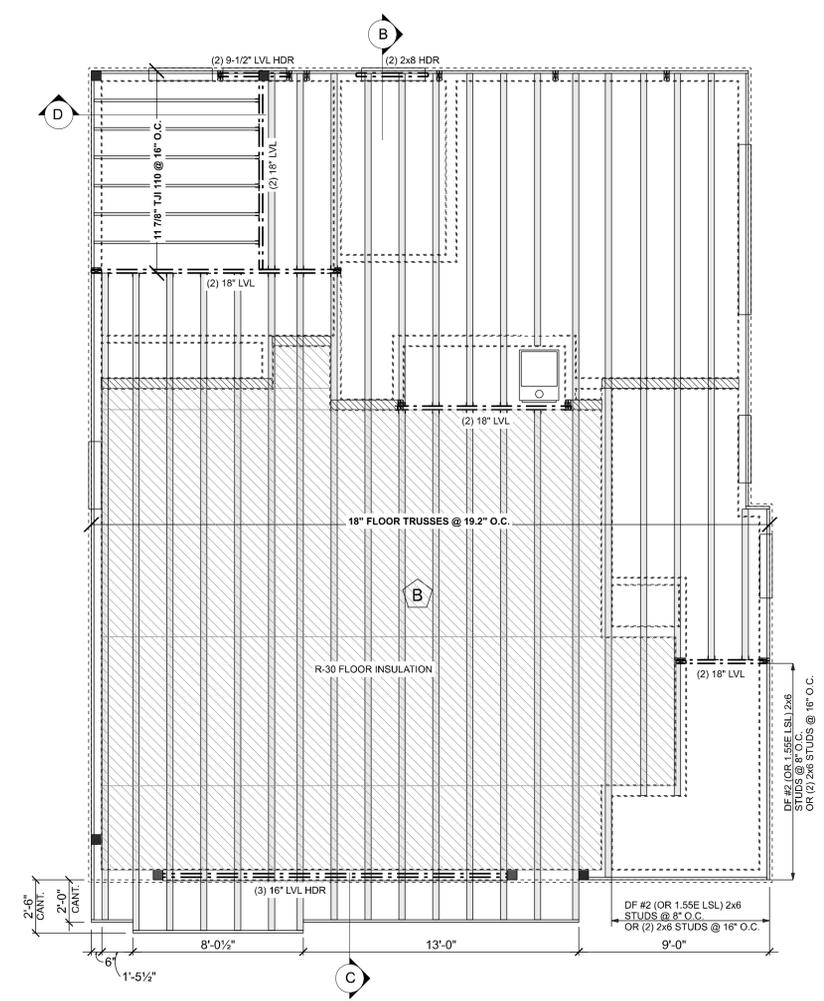
**B 2ND STORY FLOOR FRAMING**  
SCALE: 1/2" = 1'-0"



**C 2ND STORY FLOOR FRAMING**  
SCALE: 1/2" = 1'-0"



**D ENCLOSED RAFTER ASSEMBLY**  
SCALE: 1/2" = 1'-0"



**UPPER FLOOR FRAMING PLAN**

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

NOTE: ATTACH STUD PLIES TOGETHER w/  
(2) ROWS @ 131" x 2.5" NAILS @ 12" O.C.  
(STAGGER NAILS ON EA. PLY)  
(TYP FOR ALL MULTI-STUD PACKS)

Wall line ID (indicate wall line ID's on plans):	1	2	3
Wind Exposure Category Factor (item 1):	1	1	1
Roof Eave to Ridge Height Factor (item 2):	0.82	0.82	0.82
Story Height Adjustment Factor (item 3):	0.95	0.95	0.95
Number of Braced Wall Lines Factor (item 4):	1.3	1.3	1.3
Additional 800lb Hold-Down Device Factor (item 5):	1	1	1
Interior Gypsum Board Finish Factor (item 6):	1	1	1
Gypsum Board Fastening Factor (item 7):	1	1	1
Omit Horizontal Blocking (item 8):	1	1	1
<b>Total Wind Adjustment Factor:</b>	1.01	1.01	1.01

Wall line ID (indicate wall line ID's on plans):	A	B
Wind Exposure Category Factor (item 1):	1	1
Roof Eave to Ridge Height Factor (item 2):	0.82	0.82
Story Height Adjustment Factor (item 3):	0.95	0.95
Number of Braced Wall Lines Factor (item 4):	1	1
Additional 800lb Hold-Down Device Factor (item 5):	1	1
Interior Gypsum Board Finish Factor (item 6):	1	1
Gypsum Board Fastening Factor (item 7):	1	1
Omit Horizontal Blocking (item 8):	1	1
<b>Total Wind Adjustment Factor:</b>	0.78	0.78

Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Req'd Bracing Per Table R602.10.3(1)	Total Wind ADJ Factor	Total Required Bracing Length	Length Provided	PASS or FAIL
1	CS-WSP	9.59	2	1.01	2.03	6.66	PASS
2	CS-WSP	20.67	3.57	1.01	3.62	6.13	PASS
3	CS-WSP	31.74	4.76	1.01	4.82	8.97	PASS
A	CS-WSP	27.94	4.29	0.78	3.34	11.48	PASS
B	CS-WSP	27.94	4.29	0.78	3.34	10.73	PASS

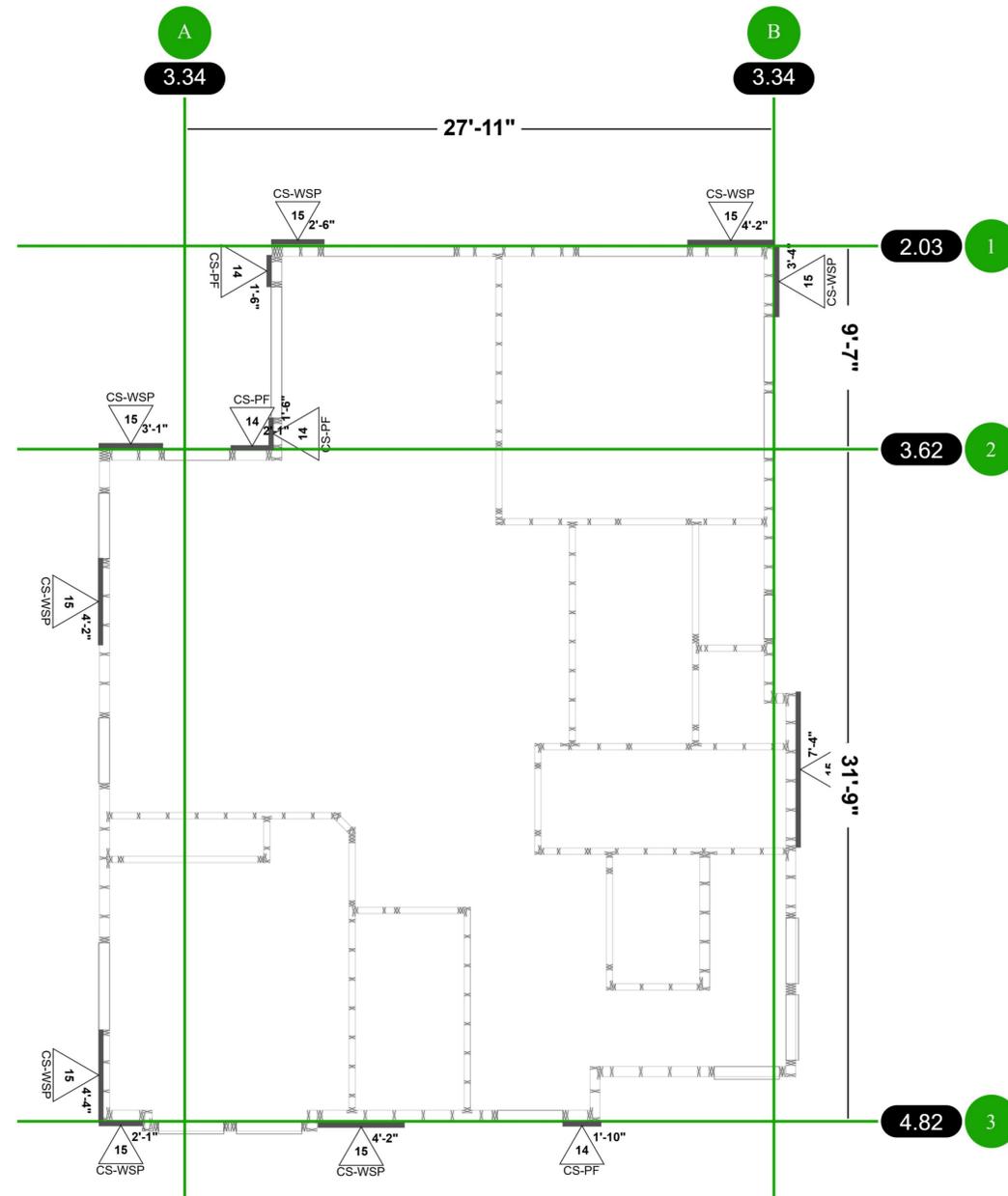
Wind Bracing Calculations created with **BRACE LINE**

**PRESCRIPTIVE BRACING LEGEND**

PER R602.10 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018)

CS-PF 14	602.10.6.4 (IRC 2018) CONTINUOUSLY SHEATHED PORTAL FRAME.
CS-WSP 15	R602.10.4.2 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018) MINIMUM 7/16" THK APA APPROVED WOOD STRUCTURAL PANEL FASTENED WITH 8D COMMON NAILS @ 6" SPACING EDGES AND 12" O.C. FIELD.

**ISLEY RESIDENCE**  
 Floor 2 of 2  
 2 Stories : Wind Condition B  
 Seismic Condition C Detached One or Two-Family Dwelling  
 Governing Code IRC 2018  
 Wind Speed ≤ 115



**UPPER BRACING PLAN**

SCALE : N.T.S.

Drafttech, LLC  
 retains all rights and ownership  
 of design, plans and specifications

**SAGE  
 RIVER**

**ISLEY  
 RESIDENCE**

PROJECT:

**SPECIAL  
 ENGINEERING**

TALL WALL LATERAL

ENGINEERING PERFORMED  
 AND INDICATED ON PLANS

IF SPECIAL ENGINEERING IS REQUIRED,  
 VERIFY ALL ENGINEERING IS INDICATED  
 ON PLANS PRIOR TO CONSTRUCTION.

**PRELIMINARY DRAWINGS**

REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

CONTRACTOR TO REVIEW DRAWINGS  
 PRIOR TO BIDDING AND CONSTRUCTION.  
 ANY ERRORS AND OMISSIONS SHALL BE  
 BROUGHT TO THE ATTENTION OF THE  
 DRAFTER/DESIGNER FOR CORRECTION.

**FINAL DRAWINGS**

REV A	07-23-25
REV B	08-22-25

CURRENT REVISION: **B**

DESIGNER: M. SMYTHIE

DRAFTSMAN: J. MAHAN

CHECKED BY: ---

DRAWING

**SHEAR  
 6**

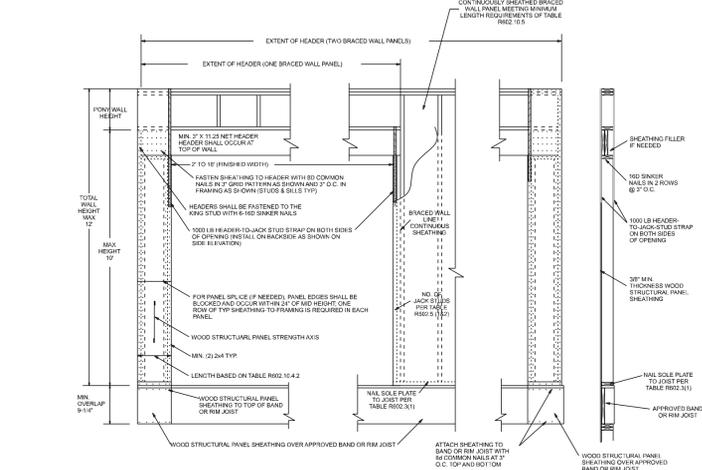


REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

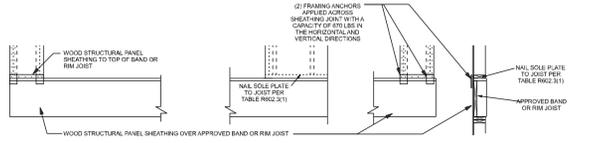
CONTRACTOR TO REVIEW DRAWINGS  
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REV A	07-23-25
REV B	08-22-25

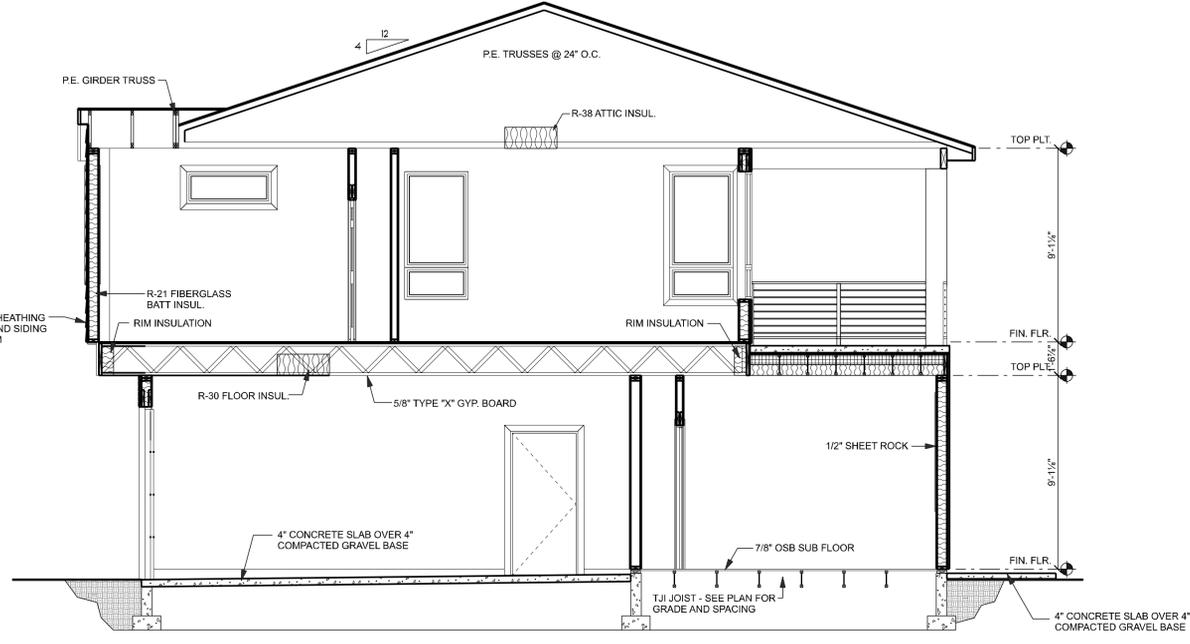
DESIGNER: M. SMYTHIE  
DRAFTSMAN: J. MAHAN  
CHECKED BY: —



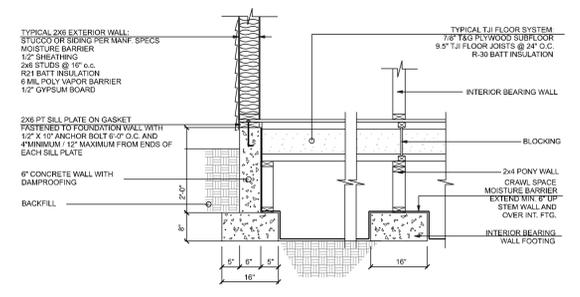
**14** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION ON RIM JOIST



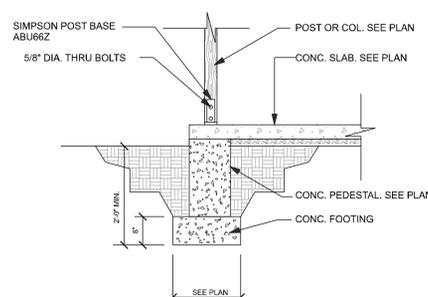
**14** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION ON RIM JOIST - FRAMING ANCHOR OPTION



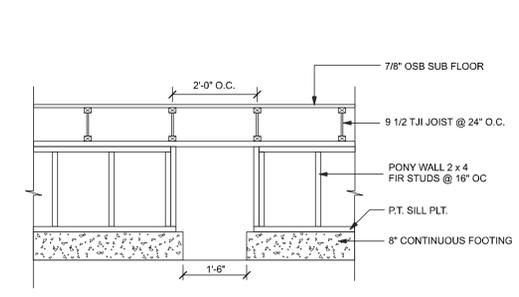
**SECTION VIEW A**  
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)



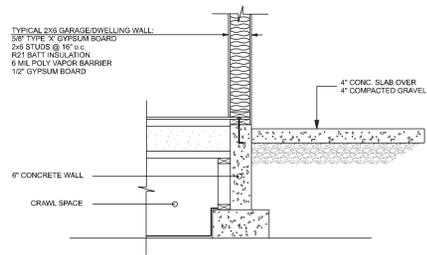
**B** CRAWL FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"



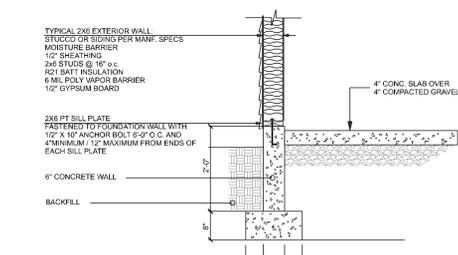
**C** PORCH DETAIL  
SCALE: NTS



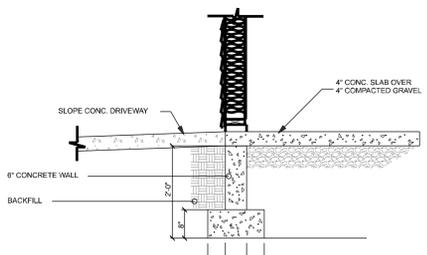
**D** PONY WALL ACCESS DETAIL  
SCALE: 1/2" = 1'-0"



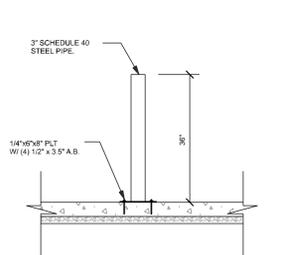
**E** GARAGE/DWELLING FIRE SEPARATION DETAIL  
SCALE: 1/2" = 1'-0"



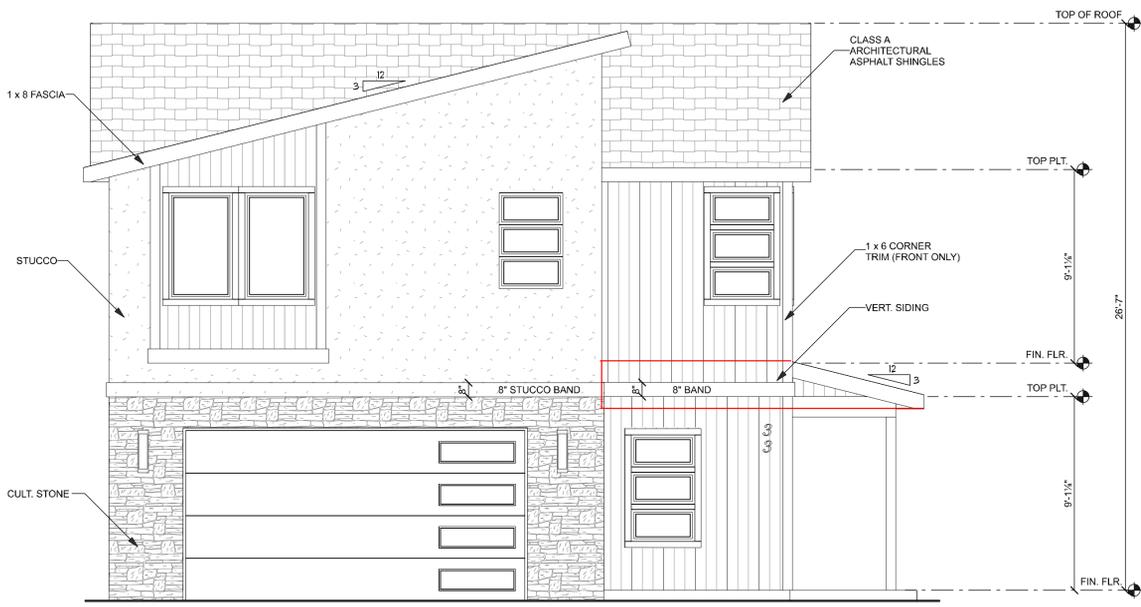
**F** GARAGE FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"



**G** FOUNDATION DETAIL @ OPENING  
SCALE: 1/2" = 1'-0"



**H** BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



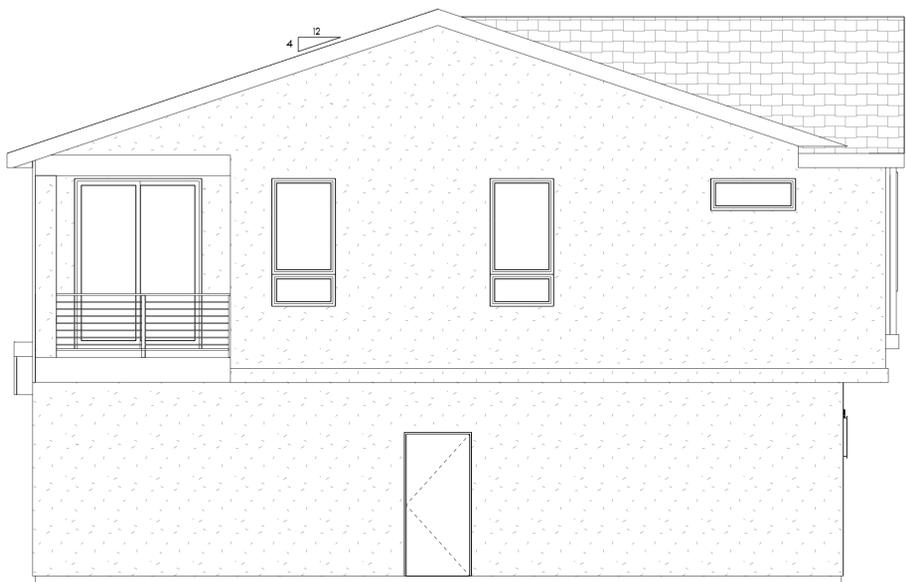
**FRONT ELEVATION**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



**RIGHT ELEVATION**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



**LEFT ELEVATION**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



**REAR ELEVATION**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

**EXTERIOR NOTES:**

1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
2. MIN MASONITE SOFFIT BOARD AT ALL SOFFITS.
3. ROOF VENTS 1:300 PER R806.2 TYPICAL TO REAR OF RIDGELINE. MINIMUM OF 38 SQ IN. NET FREE AREA OF EACH.
4. GABLE END VENT MINIMUM 118 SQ IN. NET FREE AREA
5. PROVIDE 8" x 10" SCREENED SOFFIT VENTS OR 2" CONTINUOUS VENTING AS PREFERRED PER R806.2
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CCB'S PRIOR TO CONSTRUCTION.
7. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION.
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURES SPECIFICATIONS.
9. INSTALL SIDING AND BATTENS PER SEC. 703.5

MEMBER  
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AMERICAN INSTITUTE OF  
BUILDING DESIGNERS

**DRAFTTECH**  
*Turning Dreams into Plans*  
1334 E. STATE STREET - EAGLE, ID 83616  
(208) 887-1751

*Drafttech, LLC*  
retains all rights and ownership  
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**SAGE  
RIVER**

**ISLEY  
RESIDENCE**

PROJECT:

**SPECIAL  
ENGINEERING**

TALL WALL LATERAL

\_\_\_\_\_

ENGINEERING PERFORMED  
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**PRELIMINARY DRAWINGS**

REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

CONTRACTOR TO REVIEW DRAWINGS  
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DRAFTER/DESIGNER FOR CORRECTION.

**FINAL DRAWINGS**

REV A	07-23-25
REV B	08-22-25

CURRENT REVISION: **B**

DESIGNER: M. SMYTHIE

DRAFTSMAN: J. MAHAN

CHECKED BY: \_\_\_\_\_

DRAWING:

**ELEVATIONS**

**9**

REV 2	04-10-25
REV 3	04-17-25
REV 4	05-07-25
REV 5	05-09-25
REV 6	06-03-25
REV 7	06-20-25

REV A	07-23-25
REV B	08-22-25

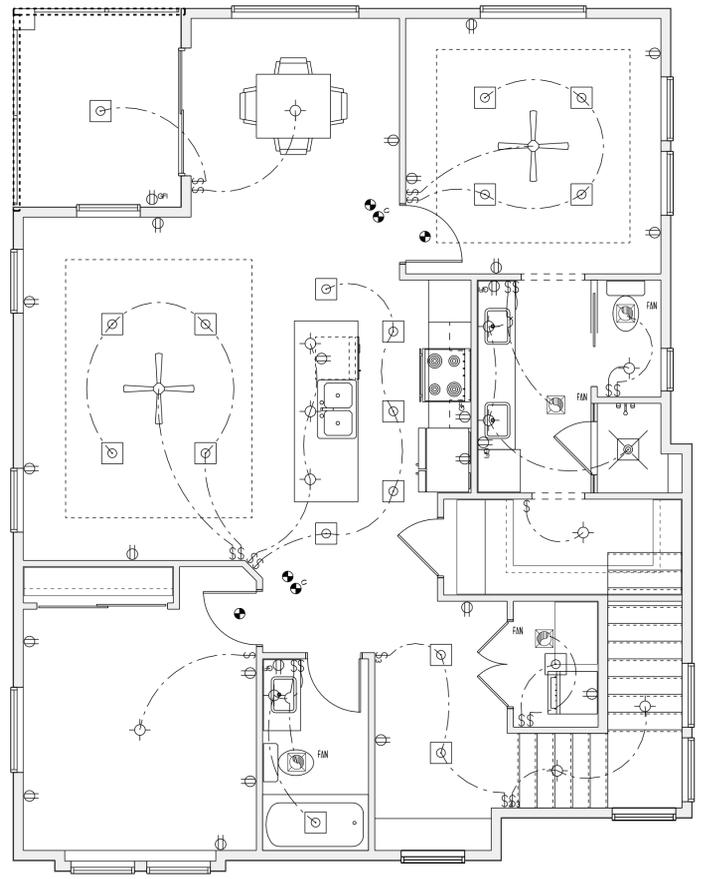
**ELECTRICAL LEGEND**

- § 2 WAY ELECTRICAL SWITCH
- §§ 3 WAY ELECTRICAL SWITCH
- ⊕ HALF HOT WALL OUTLET
- ⊕ DUPLEX WALL OUTLET
- ⊕ DUPLEX WALL OUTLET UNDER-COUNTER
- ⊕ W.P. WATER-PROOF GROUND FAULT INTERRUPT
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ CAT 5 OUTLET
- ⊕ TELEVISION
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ CEILING LIGHT (SURFACE MOUNTED)
- ⊕ INCANDESCENT CEILING LIGHT (RECESSED)
- ⊕ INCANDESCENT WALL LIGHT
- ⊕ EXHAUST FAN (100 CFM KITCHEN MIN. / 50 CFM BATHROOM MIN.)
- ⊕ CEILING FAN, OPTIONAL
- ⊕ SCONCE
- ⊕ HOSEBIB
- ⊕ THERMOSTAT (PROGRAMMABLE)
- ⊕ GAS STUB
- ⊕ FLUORESCENT LIGHT
- \* OUTLETS AND SMOKE DETECTORS ARE TO PLACED PER CODE

**MECH & ELEC NOTES**

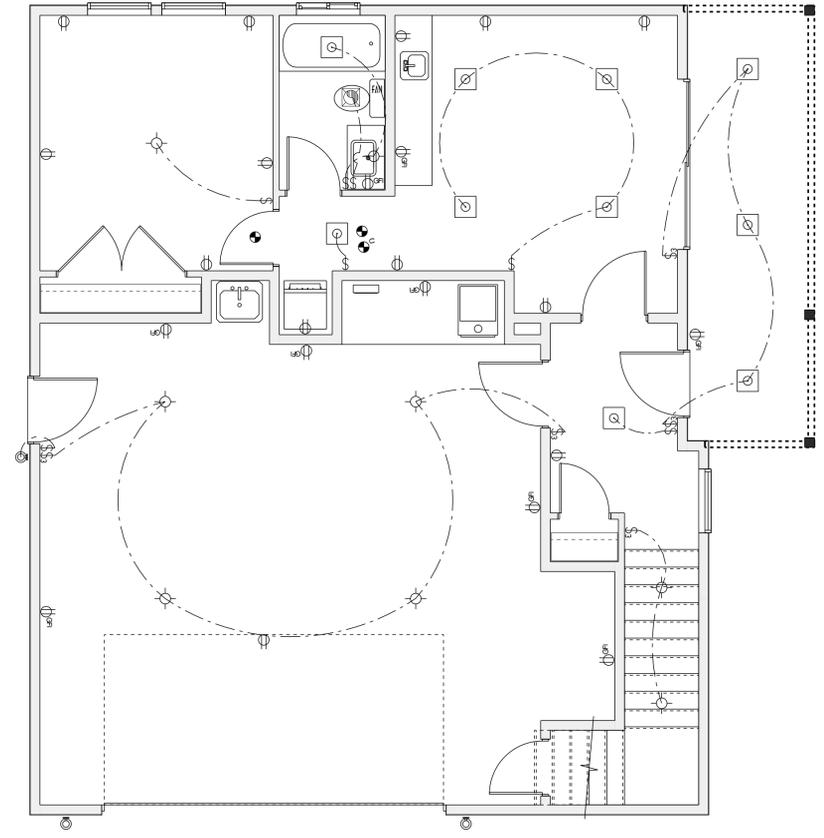
1. FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO THE GARAGE. FIRE STOP AND SEAL AROUND DUCT PENETRATION.
2. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
3. DRYER, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
4. ALL PLUMBING VENTS TO REAR OF RIDGE.
5. ALL FUEL BURNING APPLIANCE MUST HAVE COMBUSTION AIR FROM OUTSIDE. (PER IRC G2407.6)
6. ELECTRICAL & SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS.
7. SET ELECTRICAL & SERVICE RECEPTACLES AT 1'-6" A.F.F. TO CENTER OR AS NOTED.
8. SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 3'-10" A.F.F. TO CENTER.
9. SET ELECTRICAL (GFI) & SERVICE RECEPTACLES AT GARAGE 3'-10" A.F.F. TO CENTER.
10. GFI ELECTRICAL RECEPTACLES AT BATH 3'-6" A.F.F. TO CENTER.
11. ELECTRICAL RECEPTACLES FOR FREEZER NOT A GFI, LABEL.
12. DRYER TO VENT THROUGH ROOF ON ONE STORY PLANS AND TO SECOND FLOOR JOIST AND OUT SIDE WALL ON TWO STORY PLAN
13. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET MINIMUM OF 2'-0" ABOVE GRADE
14. ELECTRICAL SERVICE METER 5'-0" AWAY FROM CORNER.
15. SMOKE/ CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC R314 AND R315.
16. ALL RECESSED LIGHTING FIXTURES SHALL BE IC RATED AND SEALED TO THE FINISHED SURFACE PER IECC R402.4.5

R314 - SMOKE ALARMS SHALL BE INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP  
N1104.1 - 75% OF ALL LAMPS IN PERMANENT LIGHTING FIXTURES SHALL BE HIGH EFFICACY  
M1505.4.4 - LOCAL EXHAUST RATES PER TABLE M1505.4.4 50 CFM BATHROOM EXHAUST, 100 CFM RANGE EXHAUST



**UPPER ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)  
SCALE : 1/8" = 1'-0" (HALF SIZE PLANS)

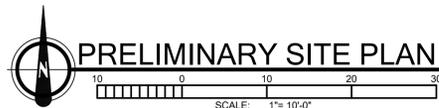
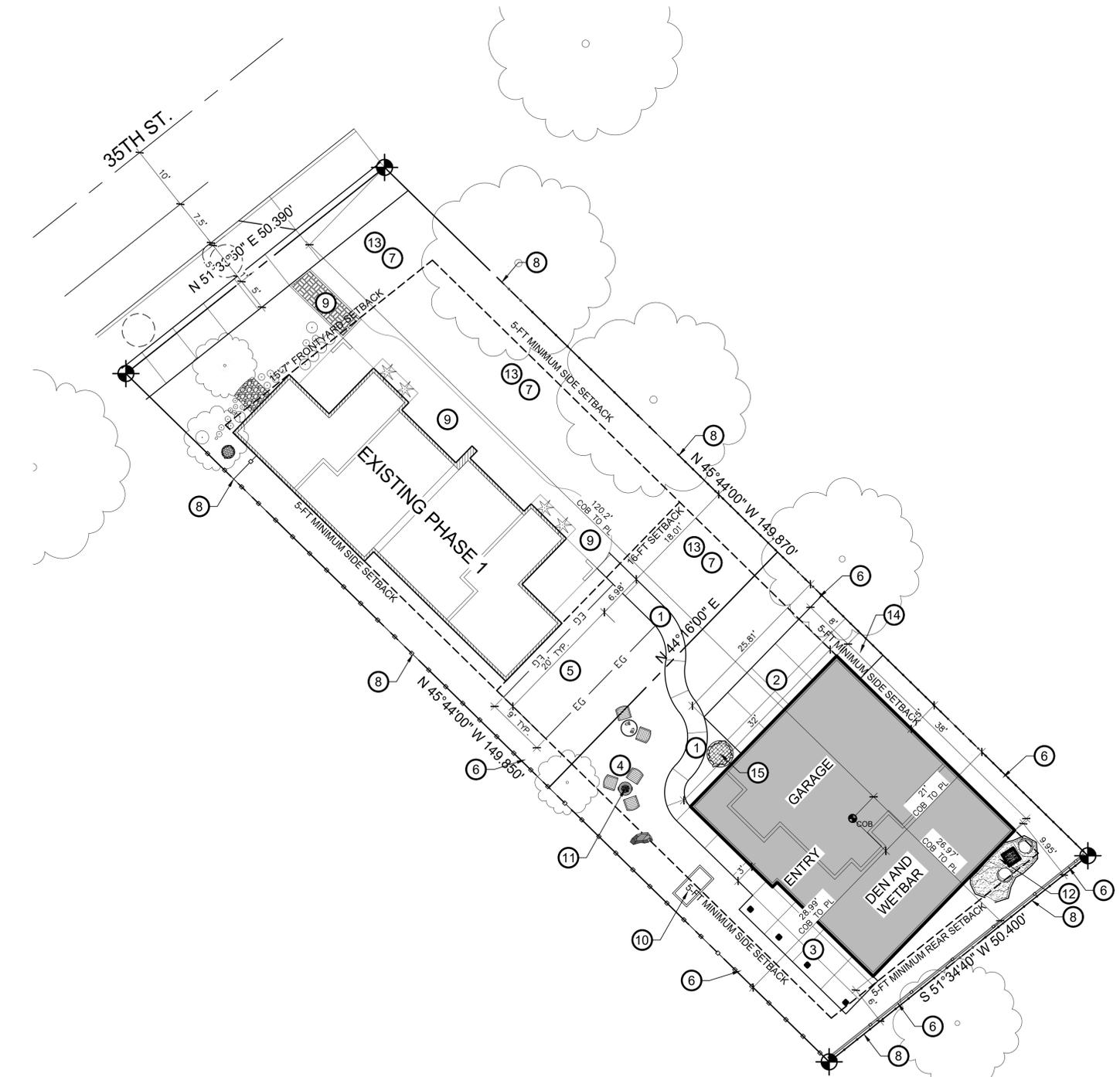


**ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)  
SCALE : 1/8" = 1'-0" (HALF SIZE PLANS)

M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

C:\Users\jvasi\AppData\Local\Temp\Acp\Pub\29444\25050\_Preliminary Landscape Plan.dwg plotted by: jvasi on Wed, January 7, 2026 at 04:35 PM



**SURFACE AREA LOG**

TOTAL IMPERVIOUS SURFACE AREA: 1,610.46 S.F.  
 EXISTING IMPERVIOUS SURFACE AREA: 321.92 S.F.  
 PROPOSED IMPERVIOUS SURFACE AREA: 1,288.54 S.F.  
 TOTAL BUILDING AREA: 2,358 S.F.  
 EXISTING DUPLEX: 1,162 S.F.  
 PROPOSED SINGLE-FAMILY HOME: 1,196 S.F.  
 TOTAL LANDSCAPE AREA: 1,186 S.F.  
 EXISTING LANDSCAPE AREA: 669 S.F.  
 PROPOSED LANDSCAPE AREA: 517 S.F.  
 PERVIOUS NON-LANDSCAPE AREA: 2,794 S.F.

**PROPOSED BUILDING SQUARE FOOTAGE:**

1ST FLOOR: 699 S.F.  
 2ND FLOOR: 1,116 S.F.  
 GARAGE: 596 S.F.  
 BALCONY: 78 S.F.  
 PORCH: 124 S.F.

**ABBREVIATIONS:**

COB - CENTER OF BUILDING  
 PL - PROPERTY LINE

**SITE LEGEND**

- EXISTING TREES & PLANTS TO REMAIN
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- EXISTING 6'-0" HGT. CEDAR FENCE TO REMAIN
- EXISTING 5'-7" HGT. CEDAR FENCE TO REMAIN
- EXISTING 4'-0" HGT. CEDAR FENCE TO REMAIN
- PROPOSED 8' TALL, 4"x4" SQUARE WELDED WIRE PANEL WITH VINE SCREEN
- CENTER OF BUILDING

**CALLOUT NOTES**

CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. PROPOSED SIDEWALK, SEE DETAIL 6 & 7/L1.5
2. PROPOSED CONCRETE PAD, SEE DETAIL 6 & 7/L1.5
3. PROPOSED COVERED PRIVATE PATIO, BY OTHER
4. PROPOSED COMMON AREA CONCRETE PATIO, SEE DETAIL 6 & 7/L1.5
5. PROPOSED GRAVEL PARKING STALL, SEE DETAIL 5/L1.5
6. PROPOSED 8' TALL, 4"x4" SQUARE WELDED WIRE PANEL WITH VINE SCREEN
7. RETAIN AND PROTECT EXISTING GRAVEL DRIVE
8. RETAIN AND PROTECT EXISTING FENCE
9. RETAIN AND PROTECT EXISTING SIDEWALK
10. EXISTING RAISED GARDEN BED, OWNER PROVIDED
11. EXISTING FIRE PIT, OWNER PROVIDED
12. PROPOSED NATURAL STONE PATIO, SEE DETAIL 8/L1.5
13. PROPOSED SEWER, WATER AND GAS UTILITY SERVICES TO BE LOCATED IN THIS APPROXIMATE AREA. CONTRACTOR TO FIELD VERIFY LOCATION.
14. PROPOSED CONCRETE PAD FOR TRASH RECEPTACLE STORAGE
15. OWNER PROVIDED POTTED PLANTS

NO.	REVISION/ISSUE	DATE

ISLEY RESIDENCE  
 207 E. 35TH STREET  
 GARDEN CITY, ID 83714  
 PROJECT TYPE (PUD/SUB/ETC)

PRELIMINARY SITE PLAN	
PROJECT	25050
DATE	01/07/26
DRAWN BY	LP
CHECKED BY	BSS
SHEET	L1.0

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