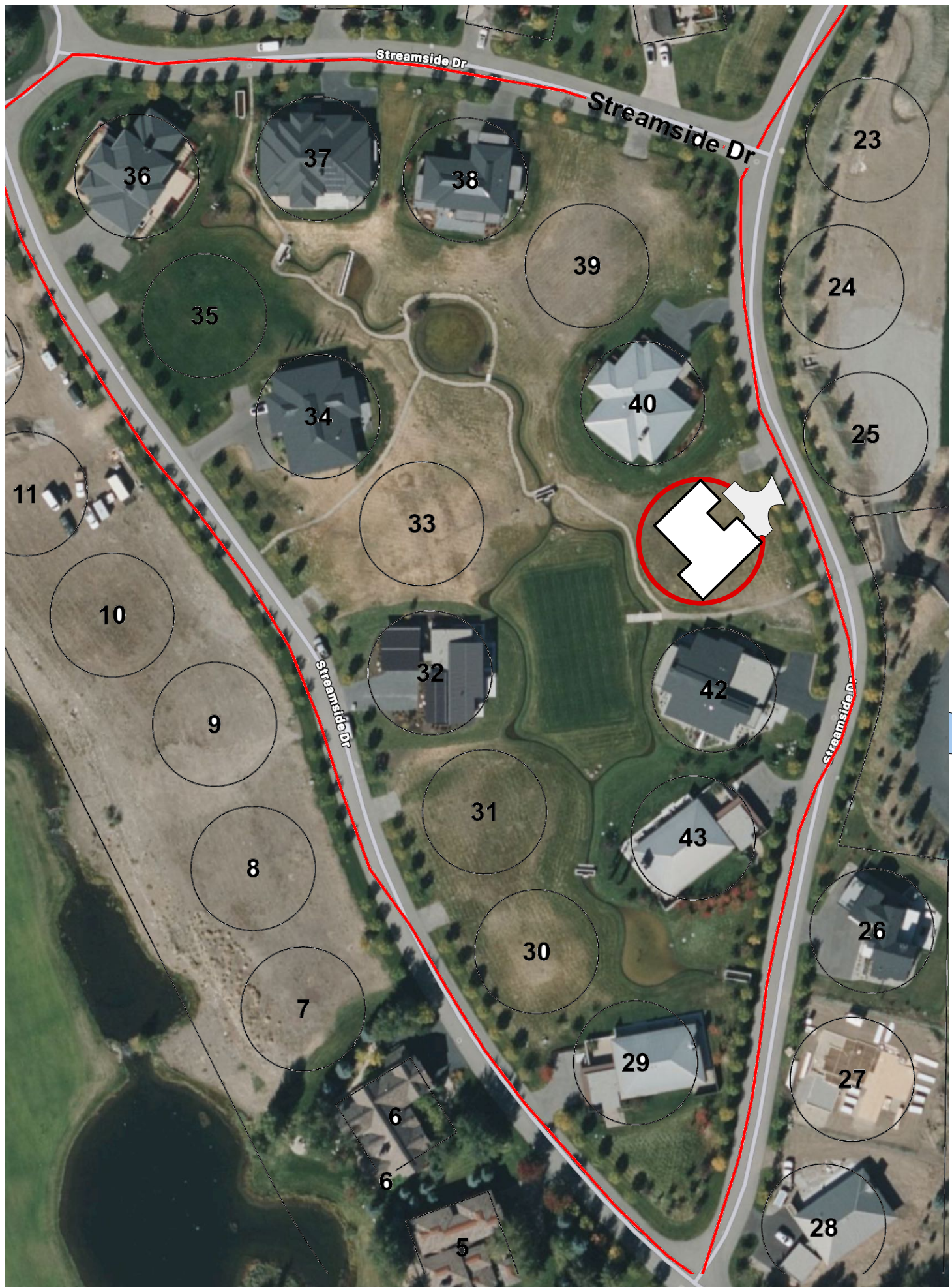


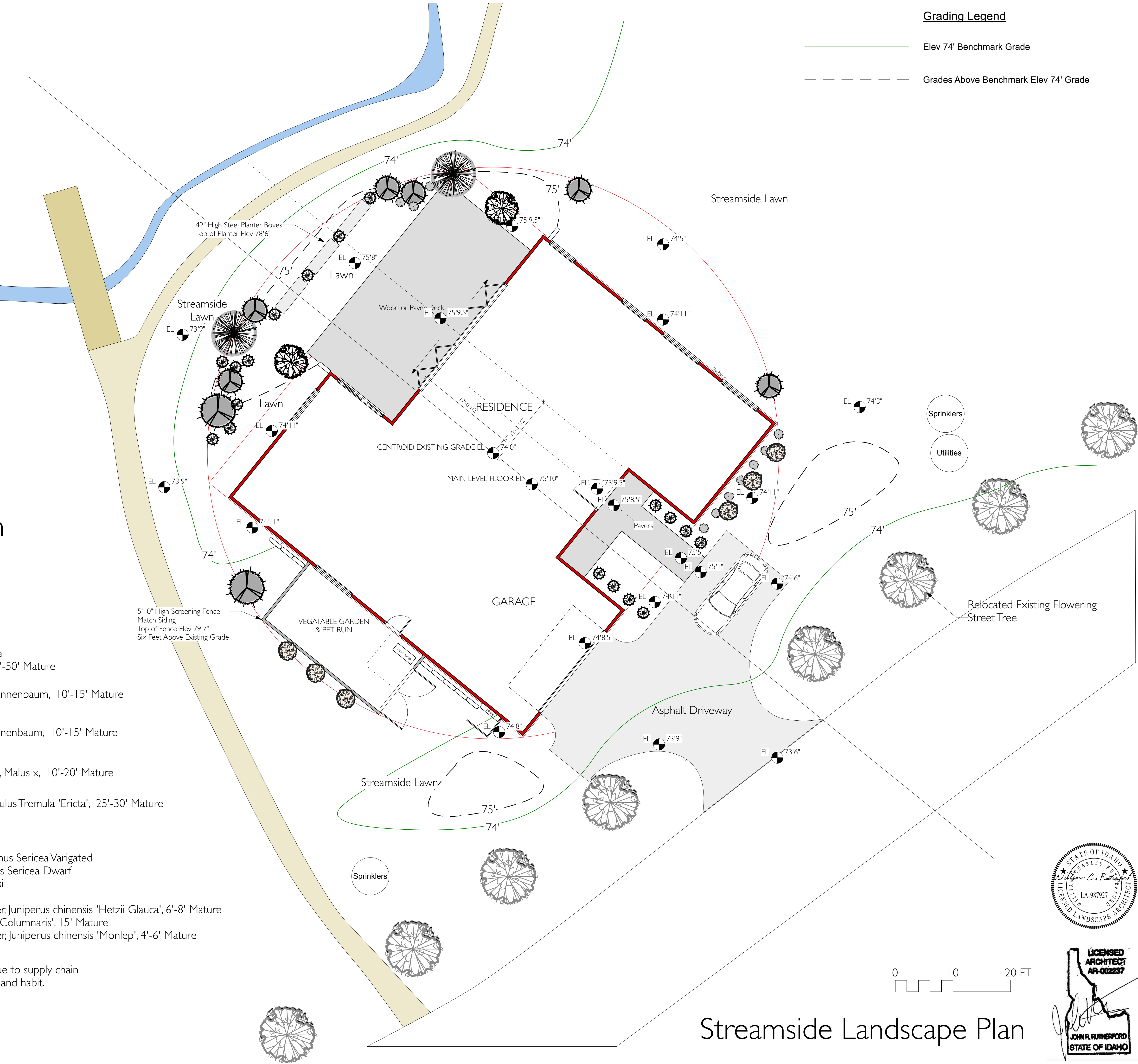


Streamside Site Location Plan

LANDSCAPE MATERIAL

Quantity	Species
Trees	
2	8'-10' Fir, Abies Lasioarpa Corkbark or Subalpine, 35'-50' Mature
2	8'-10' Pine, Pinus Mugo Tannenbaum, 10'-15' Mature
6	5'-6' Pine, Pinus Mugo Tannenbaum, 10'-15' Mature
2	2" ca Flowering Crabapple, Malus x, 10'-20' Mature
6	8'-12' Swedish Aspen, Populus Tremula 'Erieta', 25'-30' Mature
Shrubs	
10	3/5 Gal Willow, Salix Integra Yellowtwig Dogwood, Cornus Sericea Variegated Redtwig Dogwood, Cornus Sericea Dwarf Woods Rose, Rosa Woodsi Lilac, Syringa x Oblata
18	3/5 Gal Monrovia Hetz Blue Juniper, Juniperus chinensis 'Hetzii Glauca', 6'-8' Mature Juniperus chinensis 'Hetzii Columnaris', 15' Mature Monrovia Mint Julep Juniper, Juniperus chinensis 'Monlep', 4'-6' Mature
46	Total

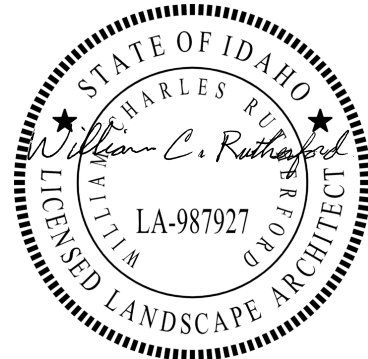
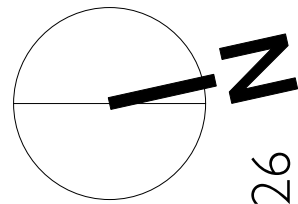
Note: Species substitution anticipated due to supply chain issues, substitutions shall have similar size and habit.



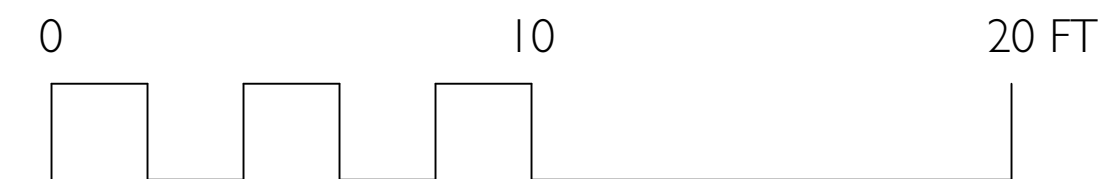
Grading Legend

- Elev 74' Benchmark Grade
- Grades Above Benchmark Elev 74' Grade

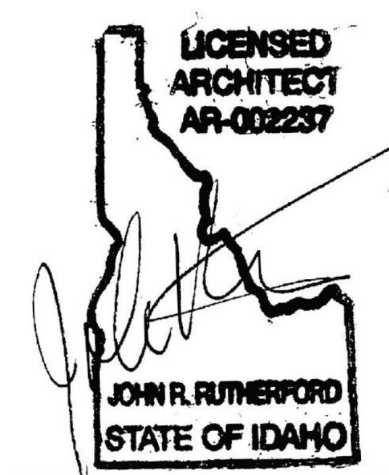
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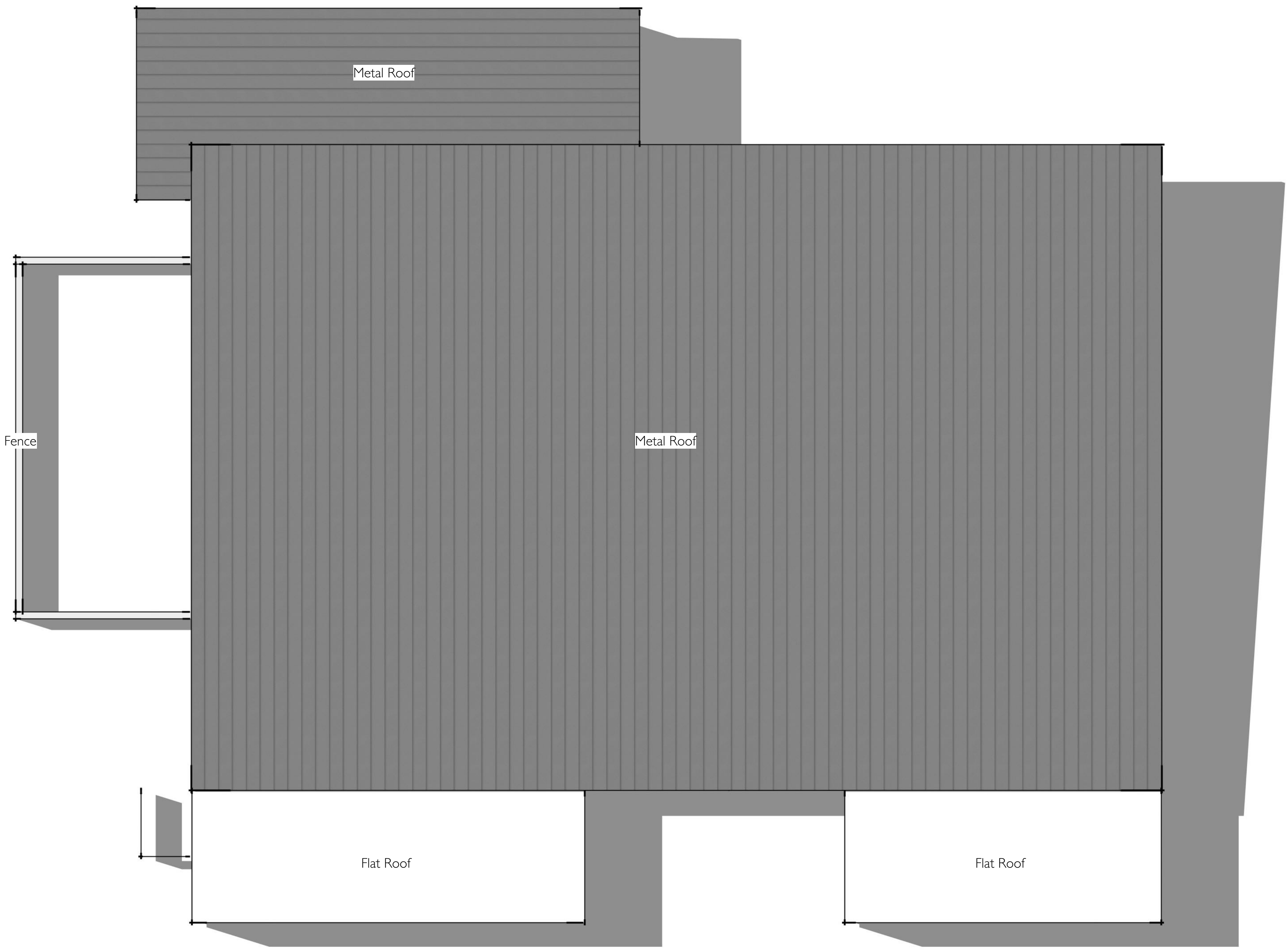


Streamside Landscape Plan

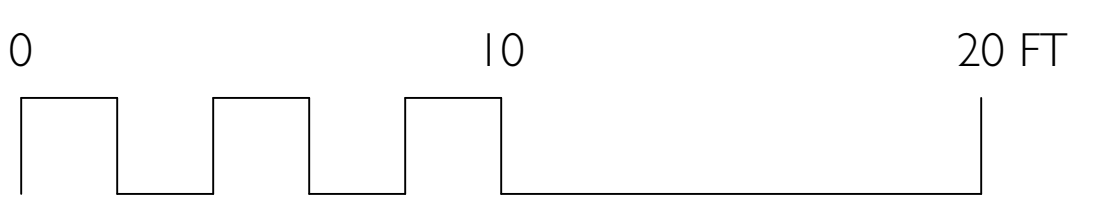


Garage	721	sq ft
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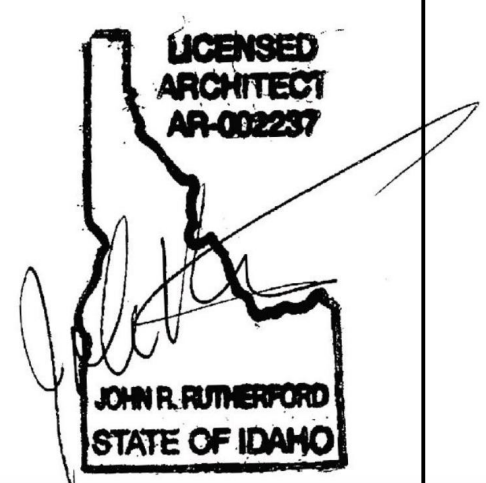




Note:
Sidewall Venting
1) Plumbing
2) Crawlspace
3) Gas Fireplace
4) Cooktop Vent



1 Roof Plan



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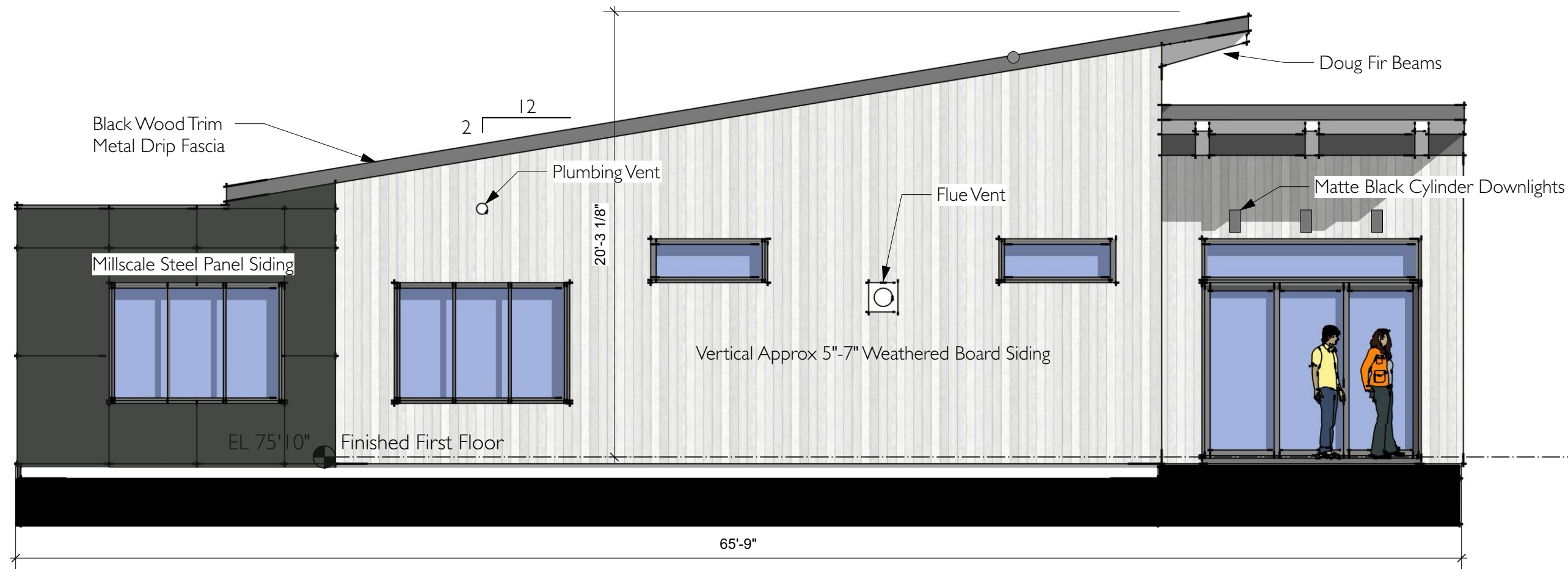
Streamside Roof Plan

DARK SKY LIGHTING

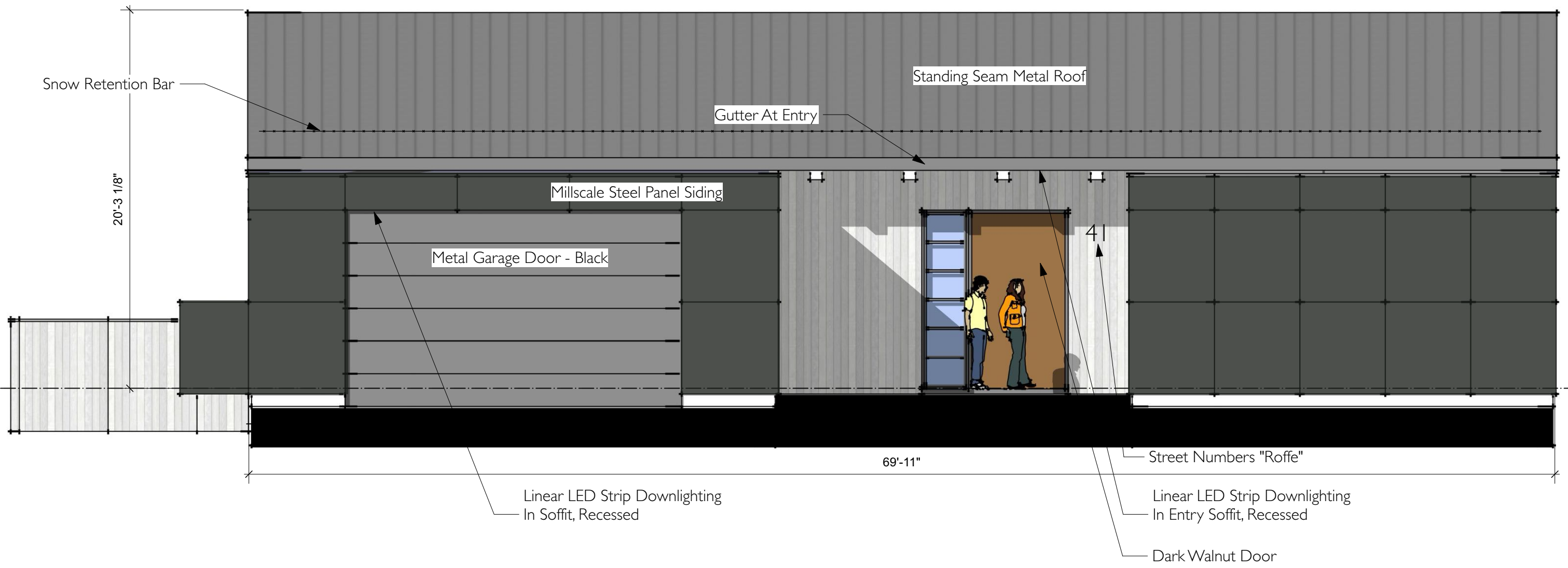


Kichler 9234BK Black PAR30 LED Wide Flood 2700K

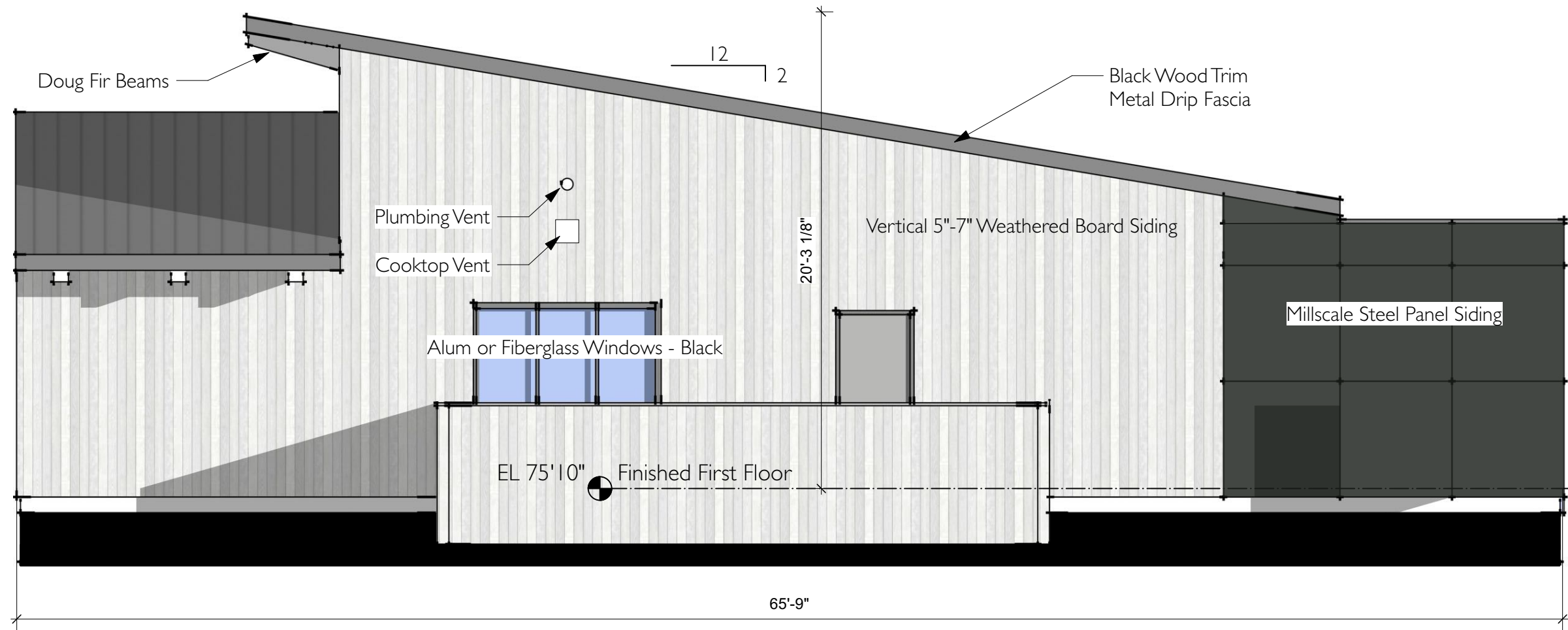
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Side NW Elevation



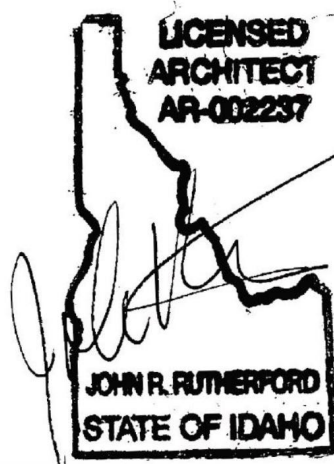
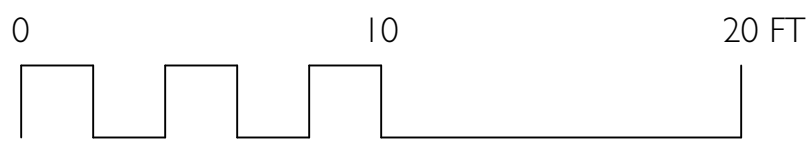
Front NE Elevation



Side SE Elevation



Rear SW Elevation



Streamside Elevations at Scale - Lot 41

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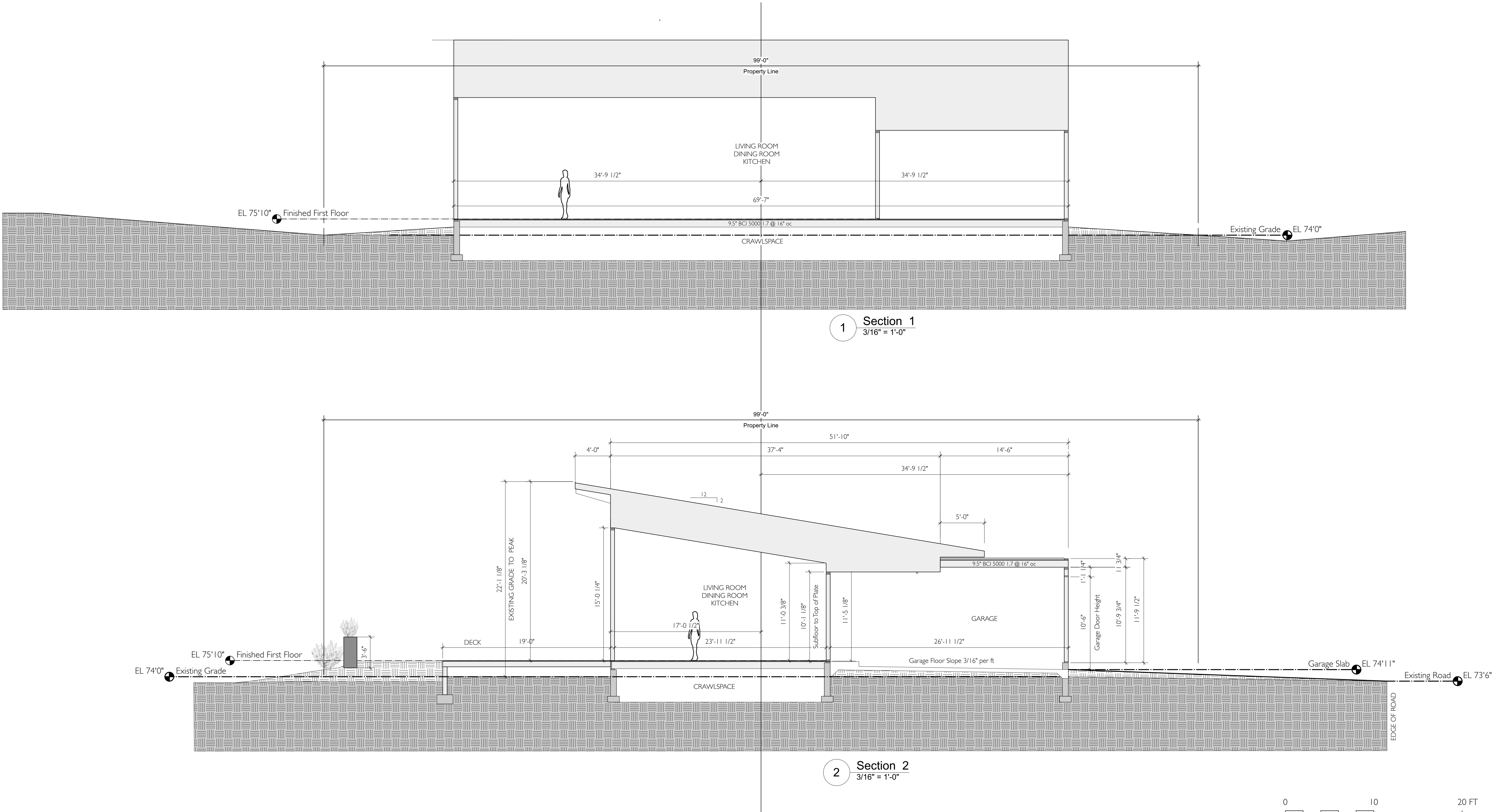
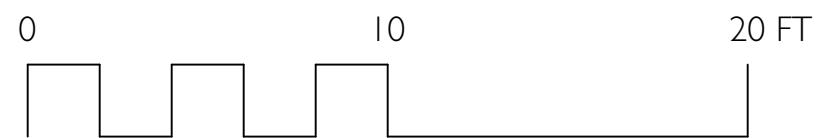
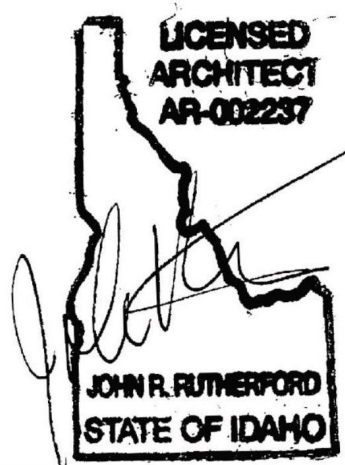
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Streamside Building Section

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FINISH SCHEDULE

Base Level Finishes

Floor Systems	9.5" BCI Joists - 16" on center
Floor Joists	BCI Rim
Rim Joists	3/4" OSB T&G APA rated flooring, glued and ring-shank nailed to floor joists
Floor Deck	
Exterior Walls	
Wall Framing	2x6" Douglas Fir Lumber (stud grade or equivalent) at 16" on center
Plates	Single bottom and double top plate
Insulation	2" Spray Polyurethane, 2lb pcf
Interior Wall	5/8" sheetrock, taped and sanded, PVA sealer
Interior Vapor Barrier	Foiled Poly Barrier (Material Provided by Owner)
Exterior Sheathing	7/16" OSB APA approved sheathing
Builders Wrap	Foiled Poly Barrier (Material Provided by Owner)
Exterior Furring	Horizontal 1x3 16"oc
Interior Walls	
Wall Framing	2x6 DFL Studs @ 16" oc, single top & bottom plates
Sound Insulation	Toilet Room Walls 6" Fiberglass Batts
Wall Finish	5/8" sheetrock, taped & sanded, PVA Sealer
Bearing Walls	7/16" OSB exterior grade sheathing on 2x6" studs
Finished Ends	Butt Ends & Trimmed Openings, "EzConcept - EzyCap"
All Walls	
Base	Trim-Tex "Z-Shadow Bead"
Finish	Light Texture Skip Trowel Coat, Primer & Paint White Flat, Eggshell in Bathrooms
Windows & Sliding Doors	
Windows & Sliders	Jeld-Wen Builders Series, Double Pane, Low-E, w/Screens, Black
Finish Trim	Interior "EzConcept - EzReveal" Trim, Paint White
Roof & Ceiling System	
Roof Load	120 PSF, Snow
Trusses	Engineered trusses at 16" on center
Sheathing	5/8" OSB APA rated sheathing
Insulation	5" Spray Polyurethane, 2lb pcf, applied to underside of roof sheathing
Roofing	Sloped Metal, Flat Single Ply Class A
Interior Ceiling	5/8" sheetrock, taped and sanded, PVA sealer
Interior Vapor Barrier	Foiled Poly Barrier (Material Provided by Owner)
Exterior Doors	
Exterior Doors	Therma-Tru Smooth Star, Front - Smooth Panel 3'0"x8'0" Leaf, Garage - #S8100 3'0"x8'0" Leaf
Door Color	Front - Walnut, Garage - Black
Hardware	Rocky Mtn (Material Provided by Owner)
Interior Doors	
Interior Door	7' High Jeld-Wen Flush Wood Composite Interior Door: Flush All Panel, ProCore Solid Core, Birch, Primed or Equal from Lynden
Hardware	Rocky Mtn (Material Provided by Owner)
Door Finish	Flush Natural Wood
Door Frame	7' High Flush "EzConcept - EzyJamb Classic Adjust - EZC", Stainless Surface Hinges
Plumbing	
Supply Lines Drain	PEX Piping
Waste and Vent Pipes	Sched 40 PVC
Toilet	Duravit 2170090092 ME Elongated Comfort Height Toilet White
Bathroom Sinks	Kohler K-20000-0 Caxton Series 20" X 16" White
Bathroom Faucets	Moen 6900 "Rizon" Single Handle Faucet, Chrome
Showers	Moulded Fiberglass Shower Floors, Tile Walls
Shower Faucets	Moen Magnetix "Engage" Showerhead 26112EP Chrome, "Rizon" Positemp Valve T2811
Soaking Tub	TBD
Tub Faucet	Moen "Rizon" Chrome Two-Handle Low Arc Roman Tub Faucet T935
Kitchen Sink	Kohler K-3346-4 Toccata stainless steel double basin sink
Kitchen Faucet	Moen 67315C "Integra" single lever faucet with pull-out spray, polished chrome finish
Bathroom Mirrors	Plate glass, sized to match vanity
TP Dispenser	Included (polished chrome)
Towel Bar	Two 24" Bars each bath, Pol Chrome
Water Hammer	Three Arrestors Included
Hose Bib	Three Hose Bibs
Electrical	
Service	120V/240V Single Phase (underground service)
Service Panel	200-amp, 40-space Main Panel with meter main disconnect
Switches	Legrand "Adorne" style as required by layout
Receptacles	Legrand "Adorne" style duplex outlets throughout
Standard Circuits	20-amp
Standard Wiring	12 gauge Romex
GFI Outlets	Supplied as required by code
Exterior GFI Outlet	Four each WP outlets
Exhaust Fans	50 CFM (vented to exterior) at bathrooms
Smoke and CO Detectors	Included and located as required by code
Water Heater & GSHP	Wiring to mechanical room
Cable TV Jacks	TBD
Flush Lighting	DMF DRD5S Series Lights
Undercabinet Light	Kitchen Upper Cabinets, LED
Cabinetry & Countertops	
Cab Parts	Finish TBD
Countertops	Solid Surface Thin
Closet Interiors	
Shelves & Poles	Closet System TBD
Flooring	
Main Rooms	Armstrong "Audacity" Laminate
Bedrooms & Closets	Carpet TBD
Bathrooms	Tile TBD
HVAC	
Fresh Air-Ventilation	Zehnder or Equal
Convective Cooling	Whole House Ventilation

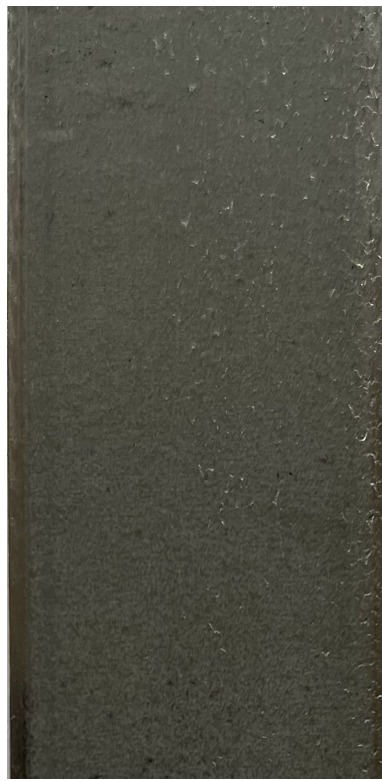
Upgrade

Smooth Sanded No Texture

Marvin Modern Series, Double Pane, Low-E, w/Screens, Black



SIDING - Back Country



Mill Scale Steel

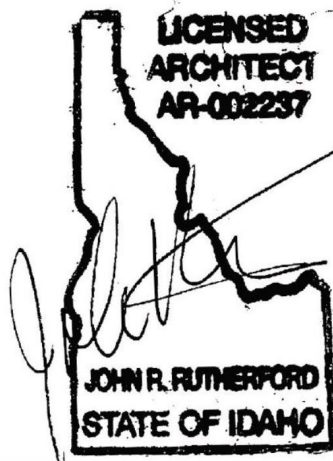
Exterior Materials & Notes

All Materials May Be "Similar or Equal"

Siding	5"-7" Vertical Board Siding, UFP Edge Thermally Modified "Back Country" Siding, Wire Brushed, or Equal
Roof Trim	Painted black wood trim to match Matt Black Metal
Siding Panels	Mill Finish Steel Plate,
Roof	Western States Metal 1.5"-1.75" Tru Snap Standing Seam Metal 18", Matte Black,, Matching Trims, Gutters & Reveals
Windows	Pella or Similar, & Panoramic, Black Aluminum, Composite or Fiberglass
Driveway	Asphalt
Soffits & Beams	Doug Fir, Light Gray Stain to Match Siding
Garage Door	Clopay Modern, Black Metal Textured
Deck	Porcelain Pavers, Light Gray/Beige
Front Door	Wood Dark Walnut Stain
Vents	Sidewall Matte Gray Scoops
Samples	Siding Samples Submitted for Approval
Fireplace Vent	Sidewall Vent, Matte Gray

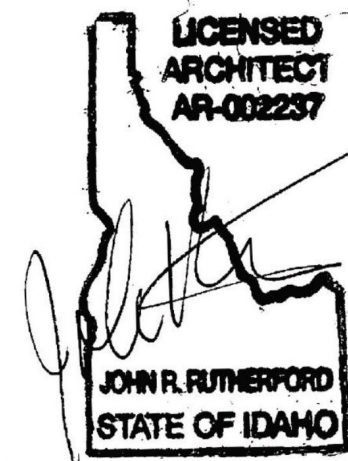
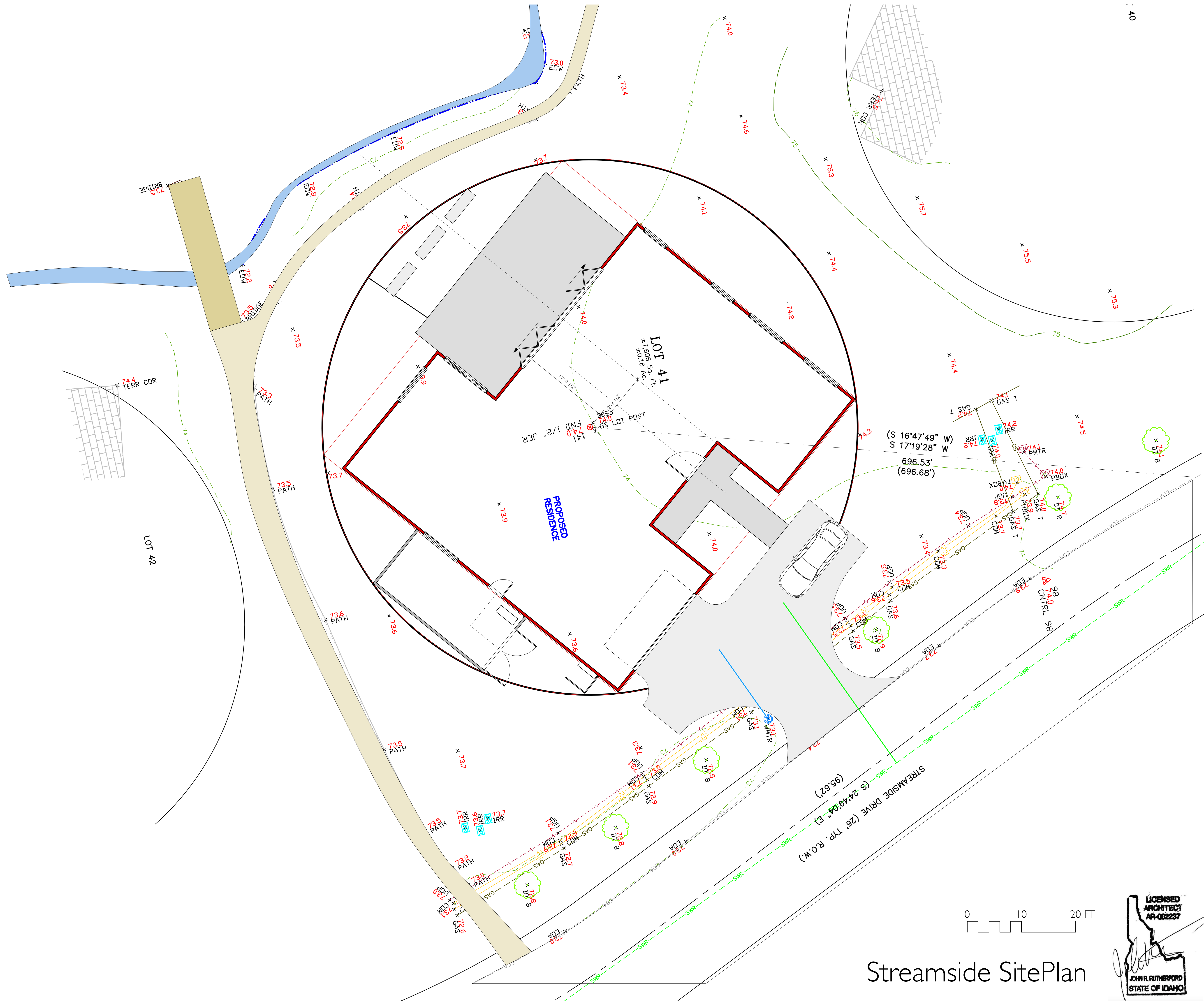


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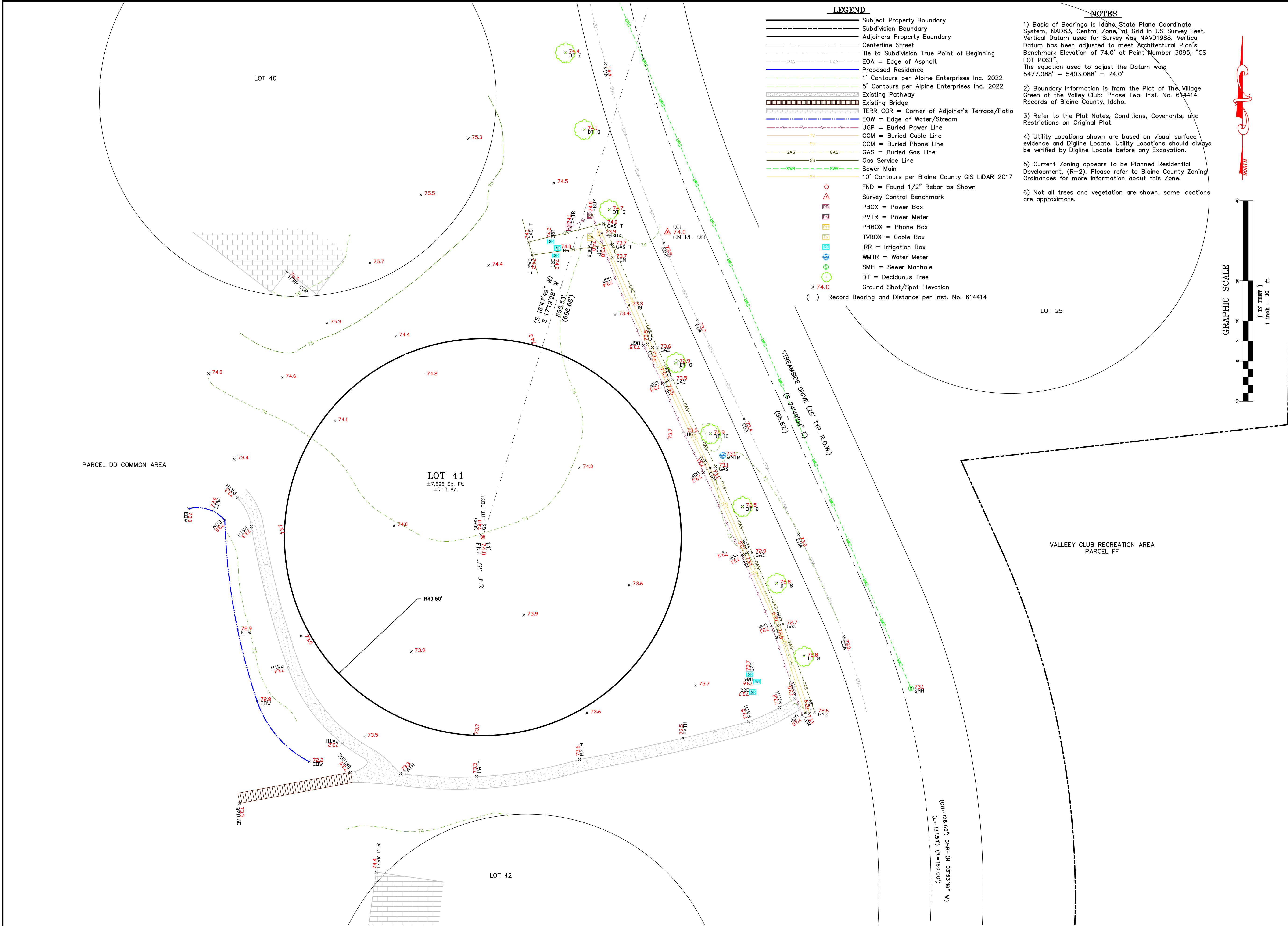
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Streamside Survey & House Footprint - Lot 41

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REVISIONS

Sheet 1 of 1

PROFESSIONAL LAND SURVEYOR
7048
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A SITE PLAN SHOWING
LOT 41, BLK 1A
THE VILLAGE GREEN AT THE VALLEY CLUB: PHASE 2
WITHIN S29, T.3N., R.18E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR JACK AND STACEY RUTHERFORD



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Streamside Survey - Lot 41

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