

Bittner Residence

+ Detached Shop

Project 26-018 | Builder: Vineyard Construction | City of Eagle, Idaho | Compiled July 23, 2026

Project Summary

New custom residence of approximately 4,500 SF with an attached 4-car garage and a fully detached 45' × 60' shop. The house takes a chevron-shaped footprint sited on the flat area at the middle of the lot, garages facing south, with the front of the home oriented toward the sunset view. Main-level master and guest suites; three bedrooms plus a bonus room upstairs. Eagle city setbacks govern site planning.

Project No.	26-018 Bittner
Builder	Vineyard Construction
Residence	~4,500 SF living space
Garage	4-car, south-facing, storage bump-outs (possibly ~12' extra depth)
Detached Shop	45' × 60' (~2,700 SF), 26' max mid-span roof height, clerestory windows
Jurisdiction	City of Eagle, Idaho — city setbacks apply; confirm during site planning
Source Material	July 2026 client meeting notes (compiled Design Notes 07-08-26).

Design Program

Site & Massing

- House sited in the middle of the lot, on the flat area
- Chevron-shaped floor plan
- Garages face south
- Front of house oriented to the sunset view (front porch)
- Approx. 45'-ish dimension noted on the site sketch (setback / position from edge)
- Detached shop sited separately from the house

Overall Layout

- Master suite and guest suite on the main level
- 3 bedrooms + bonus room upstairs
- Private stairs located near the garage / mud room, with easy access to the master bedroom
- Chevron plan sequence: guest suite — master — office — formal — garage

Kitchen & Dining

- Formal dining room
- Kitchen sink at the rear window
- Breakfast booth (half-booth)
- Dry pantry AND butler's pantry
- Kitchen zone sequence (rear/outdoor working inward): BBQ — bar — kitchen — butler — pantry

Master Suite

- Master bedroom approx. 15' × 17' — preference is to put square footage into the closet over the bedroom
- His/hers divided master closet, good size, connecting directly to laundry
- Separate laundry located by the master
- Master bath
- Fireplace in master, on a shared chase with the main fireplace
- Vaulted ceiling

Guest Suite (Main Level)

- Vestibule at the guest bedroom for a coffee bar, etc.
- Guest bath
- Vaulted ceiling

Upper Level

- 3 bedrooms — 12' × 12' minimum
- 2 bedrooms with private baths; 1 bedroom with shared bath access
- Enclosed bonus room with closet (big)
- Walk-in closets in kids' rooms — oversize L-shape, 5' × 8'

Baths — Summary

- Powder room

- Guest bath (main level)
- Master bath
- 2 private baths + 1 shared-access bath upstairs

Mud Room, Laundry & Storage

- Mud room with lockers and a lower desk, near garage and stairs
- Separate laundry by the master (connects to master closet)

Garage

- 4-car, facing south
- Deeper garage with storage bump-out — possibly extra deep (~12' additional?)
- Bump-outs for extra storage, finished with stone and standing seam roof

Exterior & Outdoor Living

- Front porch — clients love watching sunsets; decent space on BOTH sides of the front door
- Nice-sized covered area at the rear
- Built-in BBQ at the rear covered area, adjacent to the bar / kitchen zone
- Fireplaces: main living + master, on a shared chase
- Fire pit + beach area
- Dark exterior palette
- 12×12 rough-sawn posts & beams
- Stone accents and standing seam roof (at garage bump-outs)
- Chickens at the existing rear corner of the yard

Ceilings & Interior Details

- 10' ceilings on the main level
- 11' tray ceiling in the living room, with beam work in the coffer
- Vaulted ceilings: master and guest suite

Detached Shop — 45' × 60'

- Fully detached from the house; footprint 45' wide × 60' deep
- 26' max roof height (mid-span roof max), with clerestory windows per the section sketch
- Main bay: 20' ceiling; side area: 10' ceiling
- Cold (unconditioned) area on one side
- Loft: 14' deep with railing — small kitchenette, couch, desk; space below loft usable
- Interior barn door (per plan sketch)
- Rubber flooring on half of the shop floor
- Roll-up door ~10' wide, plus a second roll-up door on the opposite / cold-area side per sketch

Site Work / Demo / Utilities

- Demo plan required
- 4" irrigation supply line
- Eagle city setbacks — confirm during site planning

Open Items & Questions to Confirm

- Eagle city setbacks — confirm required setbacks and any detached-accessory-structure standards (height, placement) for the 45' × 60' shop at 26' max height
- Site sketch "45'-ish" dimension — confirm what edge/setback it references and the actual value
- Garage extra depth — confirm the ~12' additional depth for the storage bump-out
- Master bedroom sizing — 15' × 17' baseline with SF shifted to the closet; confirm closet target size
- Bonus room — confirm size expectations ("big") and closet requirement for potential bedroom classification
- Shop cold-area extent, loft kitchenette scope, and which half gets rubber flooring
- Second roll-up door size on the cold-area side
- Demo plan scope — what existing structures/improvements come down
- 4" irrigation supply line — confirm point of connection and routing
- Fireplace fuel type for the shared-chase pair (living + master)