



****SPECIAL MEETING** KETCHUM URBAN RENEWAL AGENCY**

**Monday, August 25, 2025 at 3:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

Join us via Zoom (*please mute your device until called upon*).

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/83308286906>

Webinar ID: 833 0828 6906

Join us at City Hall.

Submit your comments in writing at info@ketchumura.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Chair Susan Scovell

ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

1. Public Comments submitted

ACTION ITEMS:

2. Recommendation to approve funding for Warm Springs Preserve – KURA Executive Director Jade Riley

ADJOURNMENT:

Dawn Hofheimer

From: Juanita young <belespritskin@gmail.com>
Sent: Monday, August 18, 2025 4:01 PM
To: Participate
Subject: budget

Follow Up Flag: Follow up
Flag Status: Completed

I would love to know what the increase in your budget is for.

KURA needs work with ARCH.

We do not need to spend anymore for Town Center. Just like do we really need a 9 million dollar dog park.

How about putting some Community Housing along the river of the dog park. The city owns it.. perfect place.



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340

August 25, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to approve budget request for Warm Springs Preserve Restoration Project

Introduction/History

In April of 2022 the city acquired Warm Springs Preserve (65 acres) as a public preserve in perpetuity through generous private donations. Following the transfer of property, the city initiated a master planning process (Attachment #2) for the property to guide future restoration efforts. The city partnered with the Wood River Land Trust to assist with the creek restoration work. Additional private donations were acquired as well as a federal Bureau of Reclamation (BOR) grant to fund the majority (91%) of the planned improvements. In spring of 2025 the city completed solicitation of bids to complete improvements outlined in the master plan.

Staff is requesting the Board authorize up to \$250,000 as a KURA contribution to complete the welcome building.

Analysis

Following opening of the construction bids, the project was initiated in the following packages and associated budget as outlined on the following page:

1. Restoration of creek: fully funded via BOR federal grant and donations. The work focuses on reestablishing the floodplain area and revegetation of the lower creek area.
2. Irrigation system: fully funded as the existing system is well beyond its useful life. New system goal is to reduce water consumption by 50% and create a pond amenity for dogs that would reduce creek vegetation damage.
3. Welcome building, parking and amenities: the package was authorized for partial scope based on existing funds. Specifically, base utility extension (water, sewer, power) to the new building area and paving of roadway based. The City Council directed staff to engage in further private fundraising to close the gap to fund the welcome building as well as work with the contractor to reduce the budget via value engineering.

Warm Springs Preserve

<u>Sources</u>	
City Funds	Planned
Water/Wastewater Infrastructure	\$ 152,319
Streets (General CIP)	\$ 163,131
Donations Received City	\$ 1,301,149
Donations Received/Committed WRLT	\$ 2,639,787
BOR Grant	\$ 1,700,000
Additional Post Council Donations	\$ 660,000
Total Sources	\$ 6,616,386
<u>Uses</u>	
Package 1 (Restoration)	\$ 3,254,137
Package 2 (Irrigation)	\$ 1,320,447
Package 3 (Building Utilities/Paving)	\$ 427,696
Committed Amenities (Furishings/Trails)	\$ 711,980
Total Uses	\$ 5,714,260
Contingency	\$ 242,126
Net Surplus/(Need)	\$ 660,000
Adds	
Welcome Building/Maintenance Facility	\$ 888,985
Additional Amenities	\$ 414,495
Net Surplus/(Need) With Adds	\$ (643,479)

Conrad Brothers was the sole original bidder for Package 3. Staff worked with the contractor to complete value engineering of the building scope. Fundraising efforts to raise all the funds needed to complete the major pieces of the Warm Springs Master Plan have continued but have come just \$250,000 short of the goal to fund the Welcome Building. Delaying the construction of the Welcome Building until 2026 would very likely result in higher construction costs due to remobilization of contractors and equipment, increased material cost (e.g. tariffs), and increased labor rates. Additionally, it is advantageous to utilize the current park closures and traffic control to get the work done in one effort versus phased.

Financial Requirement/Impact

Adequate funds exist in the current fiscal year to support this budget request. Specifically, the agency budgeted for the First & Washington project which has since been canceled. This request would not affect the FY26 CIP as recently approved by the Board and would not significantly alter the long-term financial forecast.

Recommendation and Motion

"I move to authorize up to \$250,000 for the Warm Springs Preserve Project and return with a formal reimbursement agreement."

Attachments:

- A. Change order for Conrad Brothers and associated building design
- B. Warm Springs Preserve Master Plan

CHANGE ORDER NO. #2

Date of Issuance: August 21, 2025 Effective Date: _____

Project: WARM SPRINGS PRESERVE RESTORATION PROJECT Owner: City of Ketchum Owner's Contract No.: _____

Contract: Work Package #3 - Add Welcome Build Date of Contract: July 24, 2025

Contractor: Conrad Brothers of Idaho Engineer's Project No.: _____

105 Lewis St. Suite 101, Ketchum, ID 8334

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Add Welcome Building, Covered Patio and Restrooms/Mech. Rm.
Please see attached Conrad Change Order #2 for Details

Attachments: (List documents supporting change):

Conrad Change Order #2 that defines the VE revisions included

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 304,260.00

[Increase] [Decrease] from previously approved Change Orders No. #1 to No. _____:

\$ 33,315.00

Contract Price prior to this Change Order:

\$ 337,575.00

[Increase] [Decrease] of this Change Order:

\$ 899,806.00

Contract Price incorporating this Change Order:

\$ 1,237,381.00

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): collaboration w/Aqua Terra and City of Ketchum

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

RECOMMENDED:

By: _____
Engineer (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: August 21, 2025



Conrad Brothers

General Contractors and Builders
P.O. Box 3432 - Hailey, Idaho 83333
208-726-3830 Fax 208-726-5788
www.conradbrothersconstruction.com

CHANGE ORDER

Project: Warm Springs Preserve - Utilites and Welcome Building **C/O No.:** 002
Date: 8/21/2025
Job #: 2516

Location: Warm Springs Preserve - Work Package #3
Section 11 & 12 T4 N R17 E B.M.
Ketchum, ID. 83340

To: Ketchum City Attn: Ben Whipple
PO Box 2315 191 5th Street West
Ketchum, Idaho 83340

Subject: **Welcome Building**
Add Welcome Building including the VE Items that were Adopted away from the Original Plans for the Building. VE Items include: Siding Revision to new Siding Budget, Remove Hunter Panels; install Batt Insulation, Remove Board Form Concrete; install regular finished Concrete, Remove Acid Edge Finish; install regular finish Concrete, Remove Light Bollards, Remove Snow Bars, Remove Landscape (stair location) Boulders. 8/13/25 Additional VE Revisions are revise the Specification for the Drinking Fountain/Dog Water Fixture under covered Patio, Revise Cabinetry, Revise Bath Tile to a Wainscot Height, Revised some Plumbing Fixtures, Revised Electrical Fixtures, Remove Panel 2 in the RR Mechanical Room, Add a simple Dog-Wash Station, and Reduce Total from Contractor Contributions.

Description of Change:	Cost Code	Deductions	Additions
1 REVISED VE Bid Package #3 8/1/25 (see previous submitted Work Package #3) Per Meeting 8/13/25 Additional Revised VE items to get as low as we can.	separate		\$ 966,056.00
2 Revise specifications at the Drinking Fountain/Dog Water Fixture	22 40 00	\$ 10,000.00	
3 Revise Cabinetry specification and unit price/l.f. for Cabinets in Shop/Mech.	12 32 00	\$ 17,500.00	
4 Revise the Wall Tile from full height to a Wainscot in the M/W Restrooms	09 30 13	\$ 7,500.00	
5 Remove the unnecessary Electrical Panel 2 in the Mechaical Room of the RR	26 00 00	\$ 8,250.00	
6 Contractor Contributions	donors	\$ 23,000.00	
Subtotal:		\$ 66,250.00	\$966,056.00

Cost of Additions: \$966,056.00
Cost of Deductions: **\$ (66,250.00)**
Subtotal \$899,806.00
Liability Insurance, and Builders Fee (with Building) included

Total Change Order: ADD WELCOME BUILDING \$899,806.00

Contractor's Signature: Brad Echeverria Date: August 21, 2025
cm/for Conrad Brothers

Ketchum City PM Signature: _____ Date: _____

Issued By: Brad Echeverria PM/Contract Administrator 8/21/2025
Name Title Date

WSP PACKAGE #3 - UTILITIES, WELCOME BUILDING & PARKING

BID TAB

PREPARED BY: Brad Echeverria

Conrad Brothers of Idaho

DATE SUBMITTED: REVISED 8/21/25 Change Order #2

REVISED BID PACKAGE #3 8/21/25

Quantities should reflect the bidder's estimate of quantities. Quantities will be used as a basis of comparing bids and verifying the accuracy of bid. The contract will be awarded on a lump sum basis regardless of the quantities included on this form.

GRADING & EARTHWORKS

Item	Unit	Quantity	Unit Rate	Total
Rough Grading & General Earthworks at Lopey Lane, Parking Lot, Welcome Building and Parking Lot Drainage				
				Contract Awarded

SITE UTILITIES (Excluding Irrigation)

Item	Unit	Quantity	Unit Rate	Total
Potable Water				
Civil - Water Line for Welcome Building (2" Diam. PE, Bored)				Contract Awarded
Sanitary Sewer				
Storm Sewer				"
Electrical and Lighting				
Panel Board P1 and P2				"
Pad-Mounted Transformer by Idaho Power				
Electrical Service/Meter				
Main Distribution Panel				
Underground Electrical Feeder from MDP to PanelBoard				"
Underground Electrical Primary by Idaho Power				see change order 1
Light Bollards VE removed from project				removed
				Contract Awarded

ENTRY DRIVE & PARKING

Item	Unit	Quantity	Unit Rate	Total
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BE 8/21/25

Vehicular Asphalt				Contract Awarded
Overflow Parking - Gravel				need Change Order
Striping				
Contract Awarded \$304,260 plus CO #1 \$33,315 = \$337,575.00				\$337,575.00
				Contract Awarded

WELCOME BUILDING AND ALL INTERNAL UTILITIES

Item	Unit	Quantity	Unit Rate	Total
Welcome Building (Including All Internal Utilities, Not Including Items Below) VE collaborate notes				\$899,806.00
Exterior Concrete Paving (Exterior Concrete Slab at Welcome Building Under Roof and At Garage Entry)				w/building
Board-Form Concrete Walls - VE remove from bid			removed	\$0.00
Wood Siding Material and Installation - VE this line item				w/building
			Sub-Total	\$899,806.00

STEPS, HANDRAILS, BOULDERS

Item	Unit	Quantity	Unit Rate	Total
Stone Slab Steps - allowance				w/building
Steel Handrails - VE Desing Build - included with Building				w/building
Boulders at Retaining Walls - VE remove Boulders from project			removed	\$0.00
			Sub-Total	\$0.00

Overall Sub-Total				\$899,806.00
Mobilization - removed			\$	-
Contingency taken out Ben W. is carrying Contingency			\$	-
GRAND TOTAL PACKAGE #3 Utilities and Welcome Building				\$1,237,381.00

BE 8/21/25

● XX-1 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.

«RSV - 1»	RAINSCREEN SIDING VENT: CORAVENT SV-3 3/8" RAINSCREEN SIDING VENT. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. UTILIZE SV-3 AT WALL BASE AND AROUND WINDOWS AND DOORS, AND UTILIZE STURDI-STRIPS IN THE FIELD.
«RSV - 2»	RAINSCREEN SIDING VENT: VAPROSHIM SA SELF ADHERED EPDM SHIM. 1/8" THICK UNLESS NOTED OTHERWISE.
«SLNT - 1»	MASTERSEAL NP 150 (OR APPROVED EQUIVALENT) SILY-TERMINATED POLYETHER HIGH PERFORMANCE SEALANT. COLOR TO MATCH OR COMPLEMENT ADJACENT MATERIALS. SUBMIT COLOR SAMPLE TO ARCHITECT FOR APPROVAL. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
«SMF - 1»	SHEET METAL FLASHING: 24 GAUGE KYNAR 500 / HYLAR 5000 METAL FLASHING BY WESTERN STATES METAL FLASHING. COLOR: VINTAGE. APPLY A CONTINUOUS BEAD OF «SLNT - 1» AT ALL SHEET METAL FLASHING JOINTS, LAPS, AND TERMINATIONS.

- INDICATES PLAN NOTE.

 **Architects**

Michael Doty Associates

Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel. 208. 726. 4228
www.mda-arc.com

WARM SPRINGS PRESERVE WELCOME

BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
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PURPOSE	DATE
FOR PERMIT	11/8/2024

REVISION RECORD

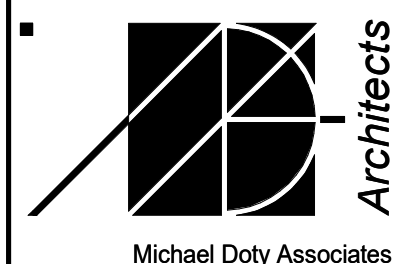
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DATE: 11/8/2024

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CONSTRUCTION
ASSEMBLIES

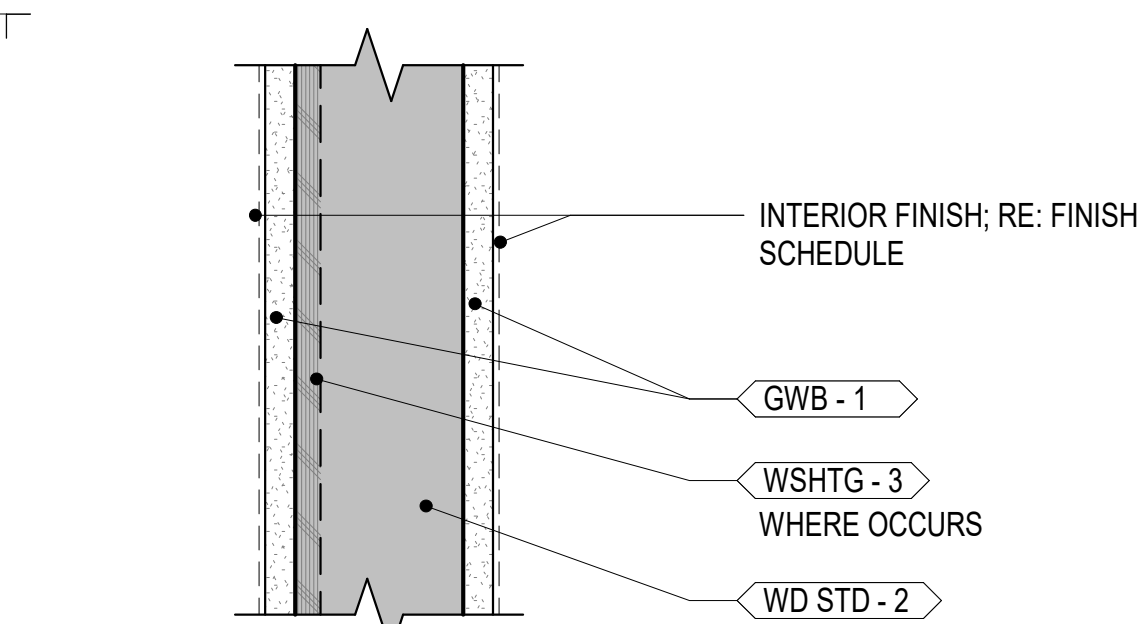


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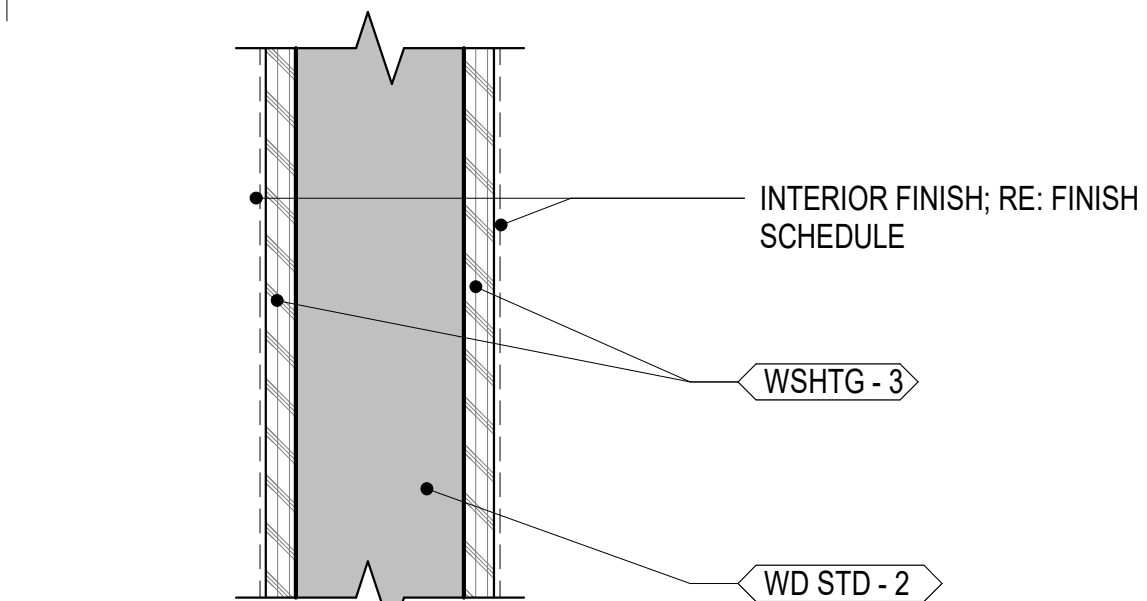
MICHAEL R. DOTY
STATE OF IDAHO
11/8/2024

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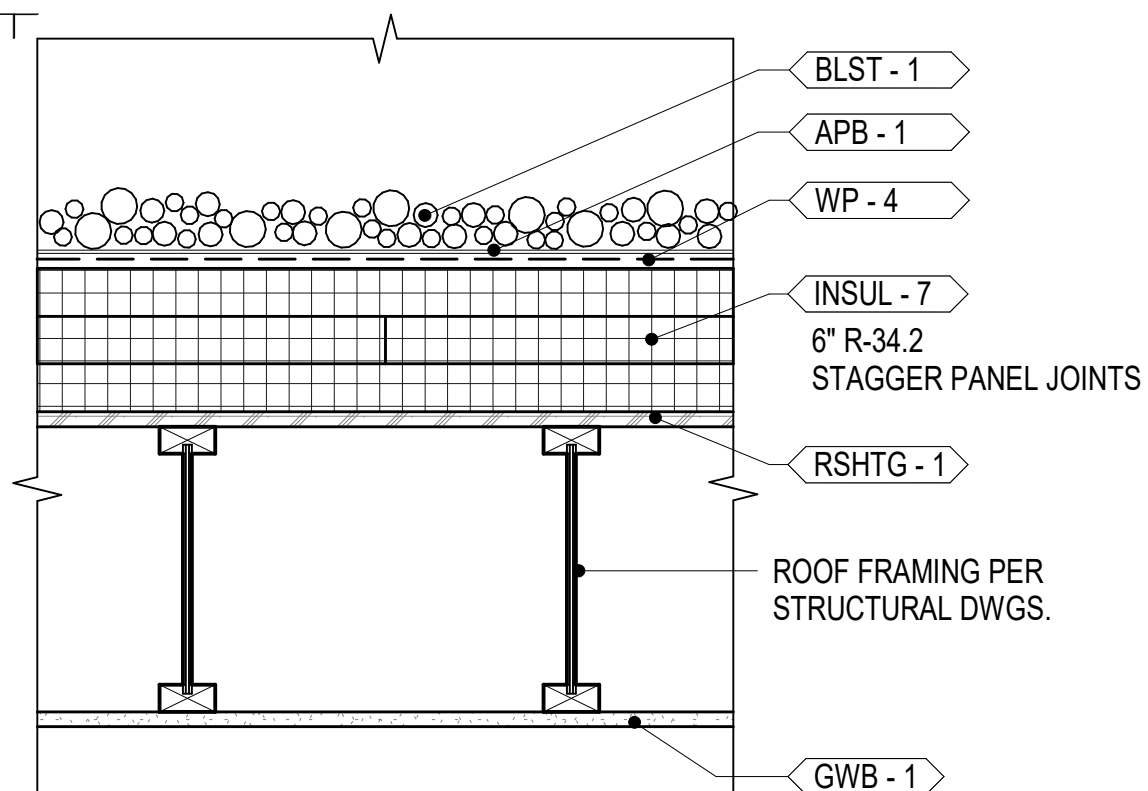
TYPE	STUD SIZE	OVERALL ASSEMBLY	AVAILABLE FIRE RESISTANCE	SOUND RATING
WA-4	3 1/2"	4 3/4"		
WA-6	5 1/2"	6 3/4"		
WA-8	7 1/4"	8 1/2"		

WA-# A-SERIES INTERIOR WALL

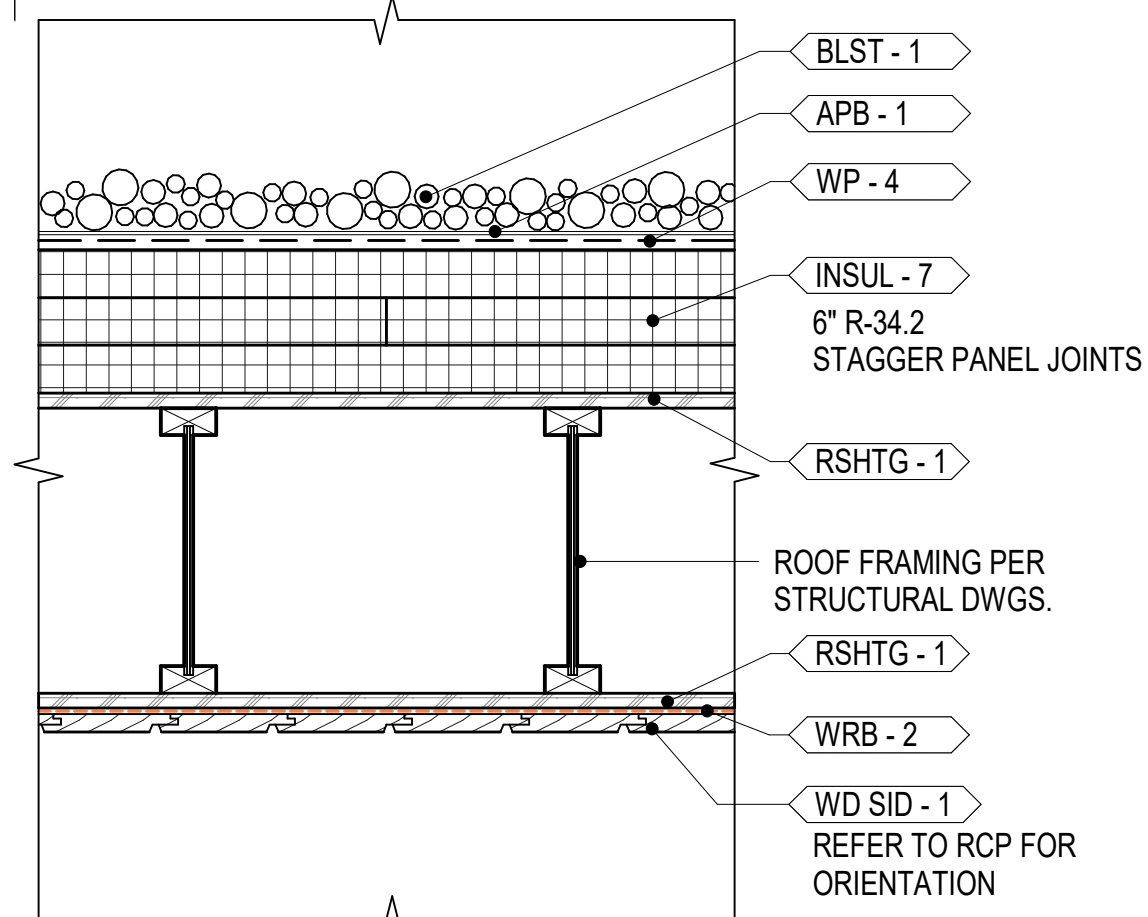


TYPE	STUD SIZE	OVERALL ASSEMBLY	AVAILABLE FIRE RESISTANCE	SOUND RATING
WA-4	3 1/2"	5"		
WA-6	5 1/2"	7"		
WA-8	7 1/4"	8 3/4"		

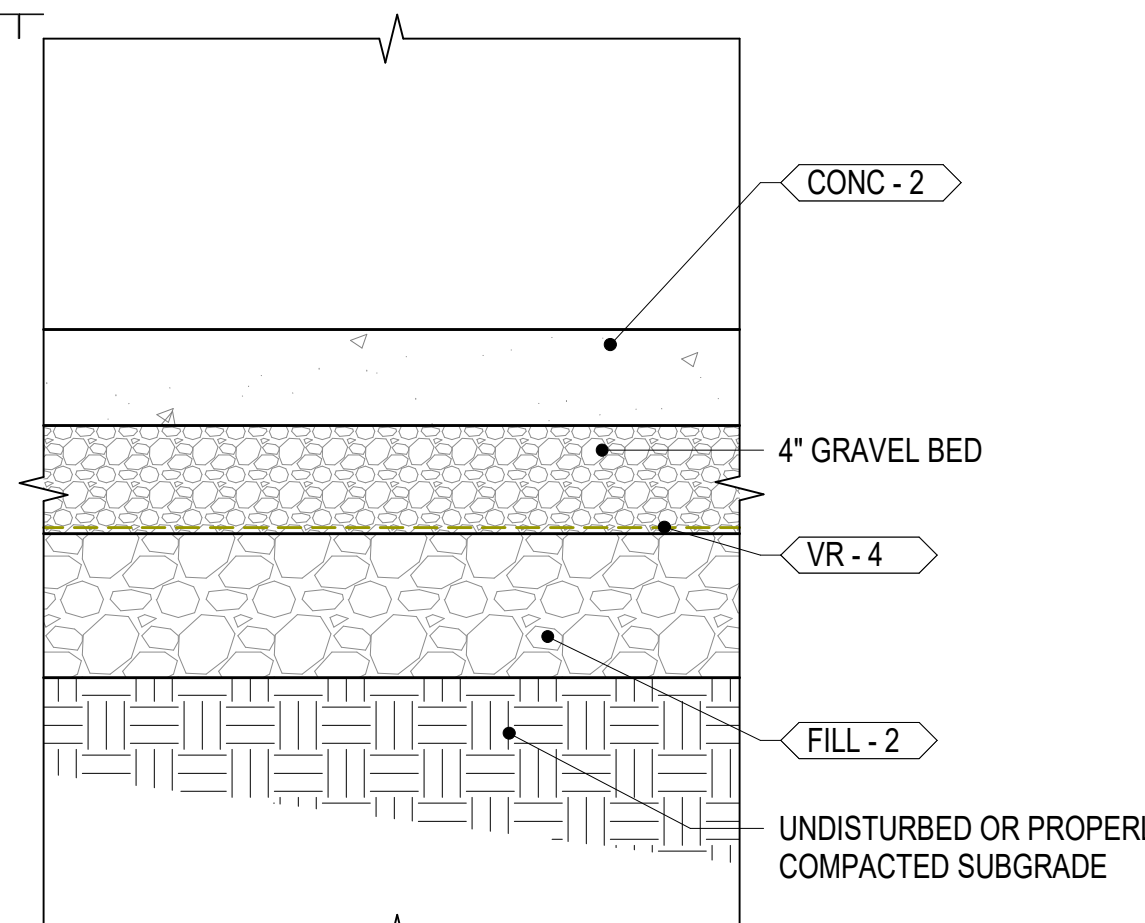
WB-# B-SERIES INTERIOR WALL



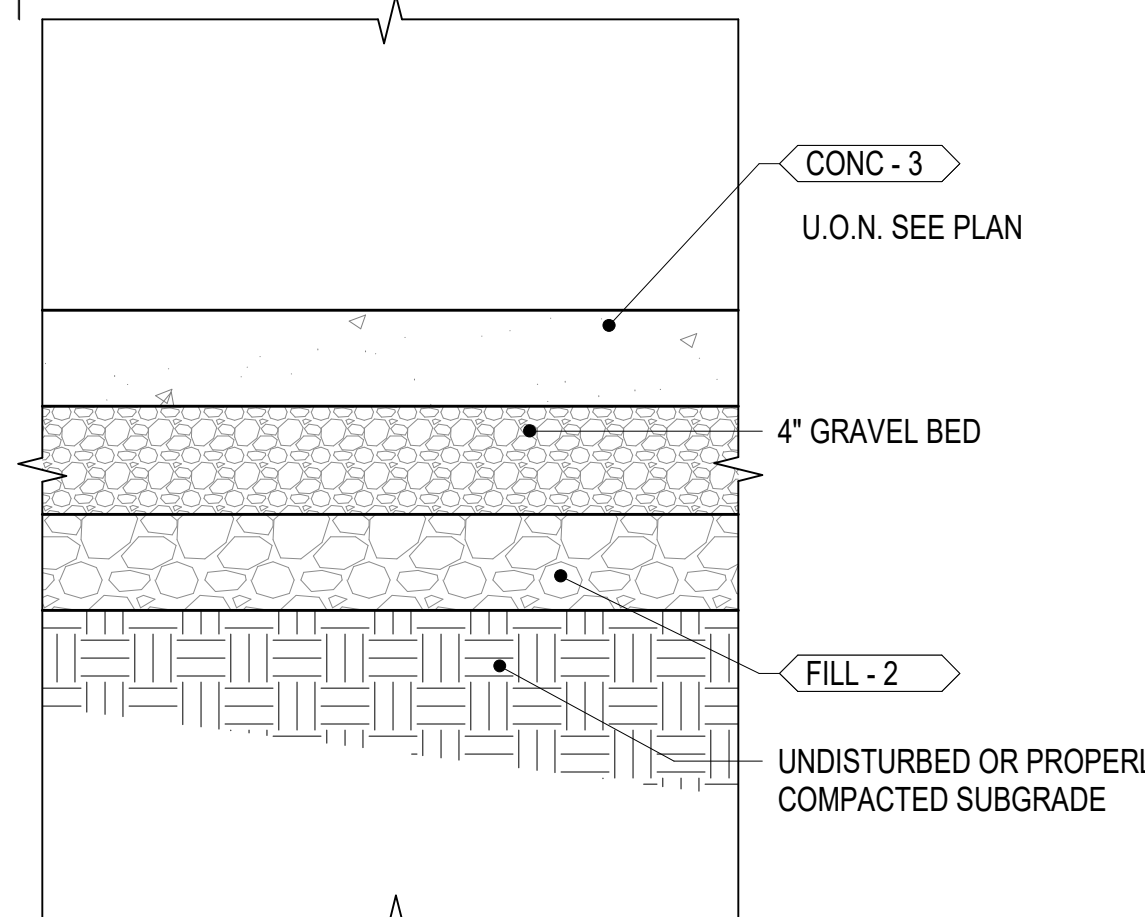
R-1	CLASS 'A' EPDM ROOF, BALLASTED	R-34.2
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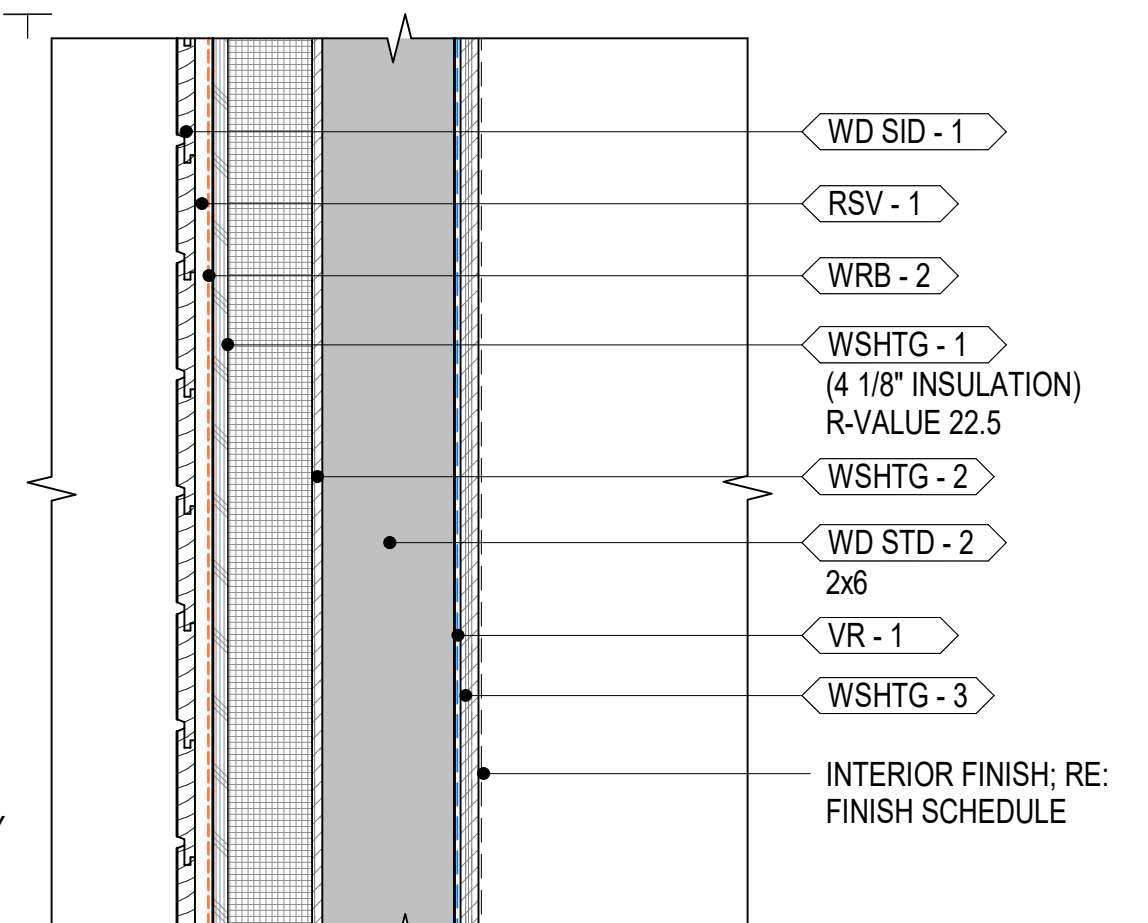
R-2	CLASS 'A' EPDM FLAT ROOF, BALLASTED	R-34.2
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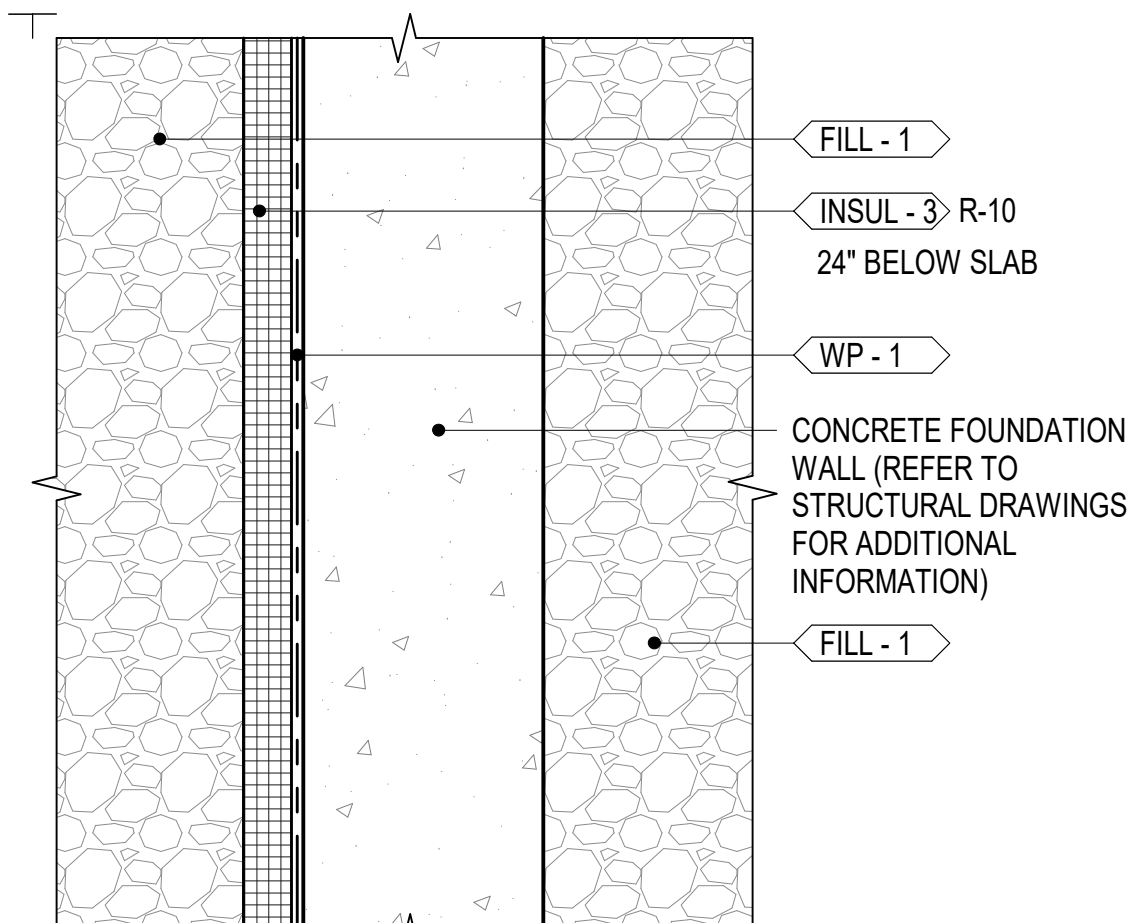
F-1 INSULATED CONCRETE SLAB ON GRADE



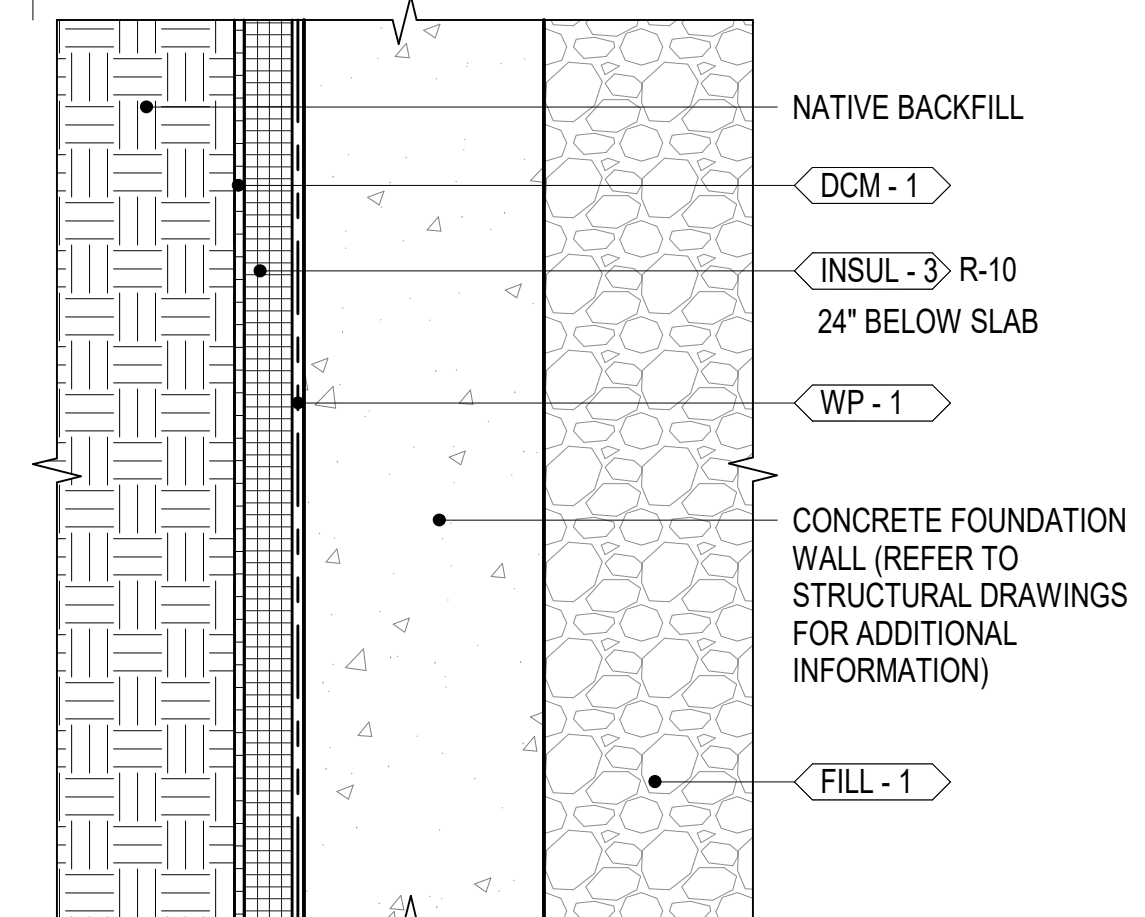
F-2 SLAB ON GRADE AT PATIO



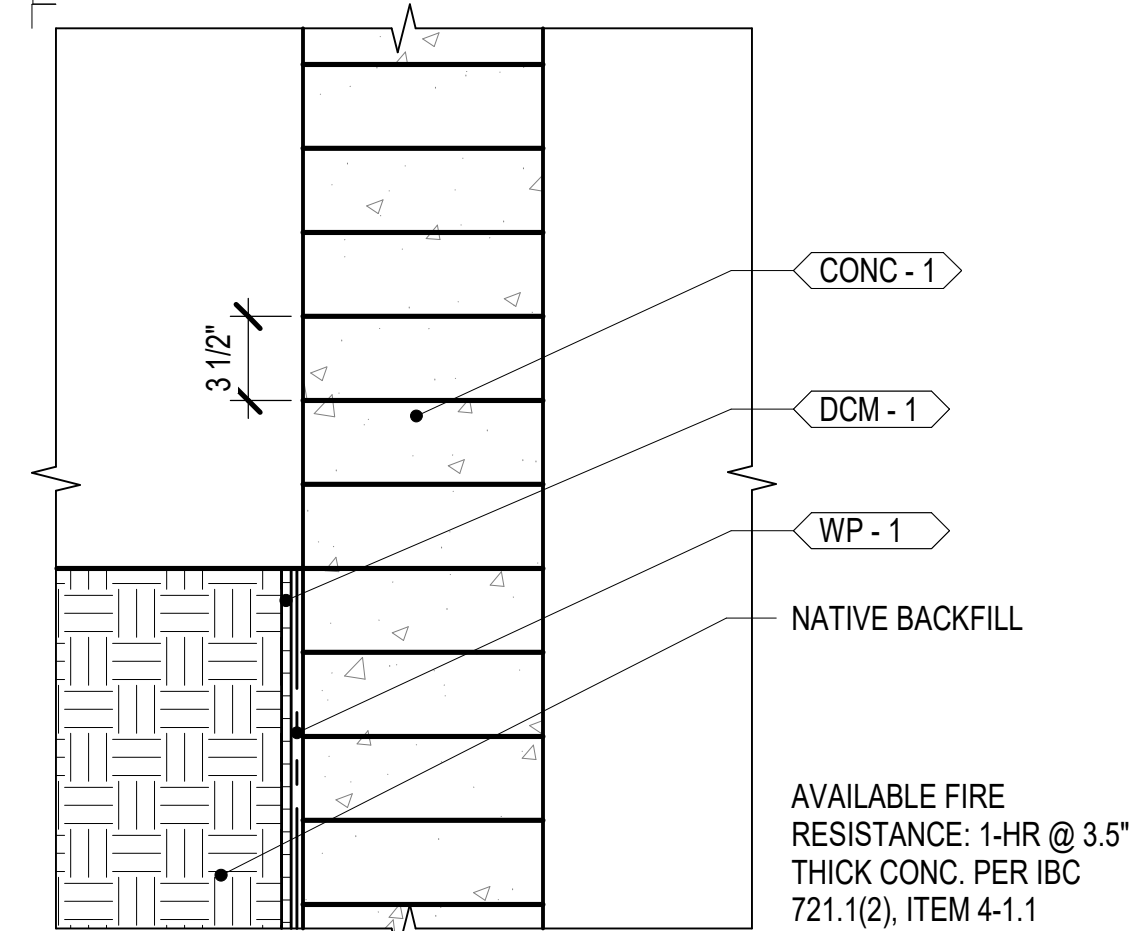
W-4	Zx6 EXTERIOR WALL; HORIZONTAL WOOD SIDING	R-22.5
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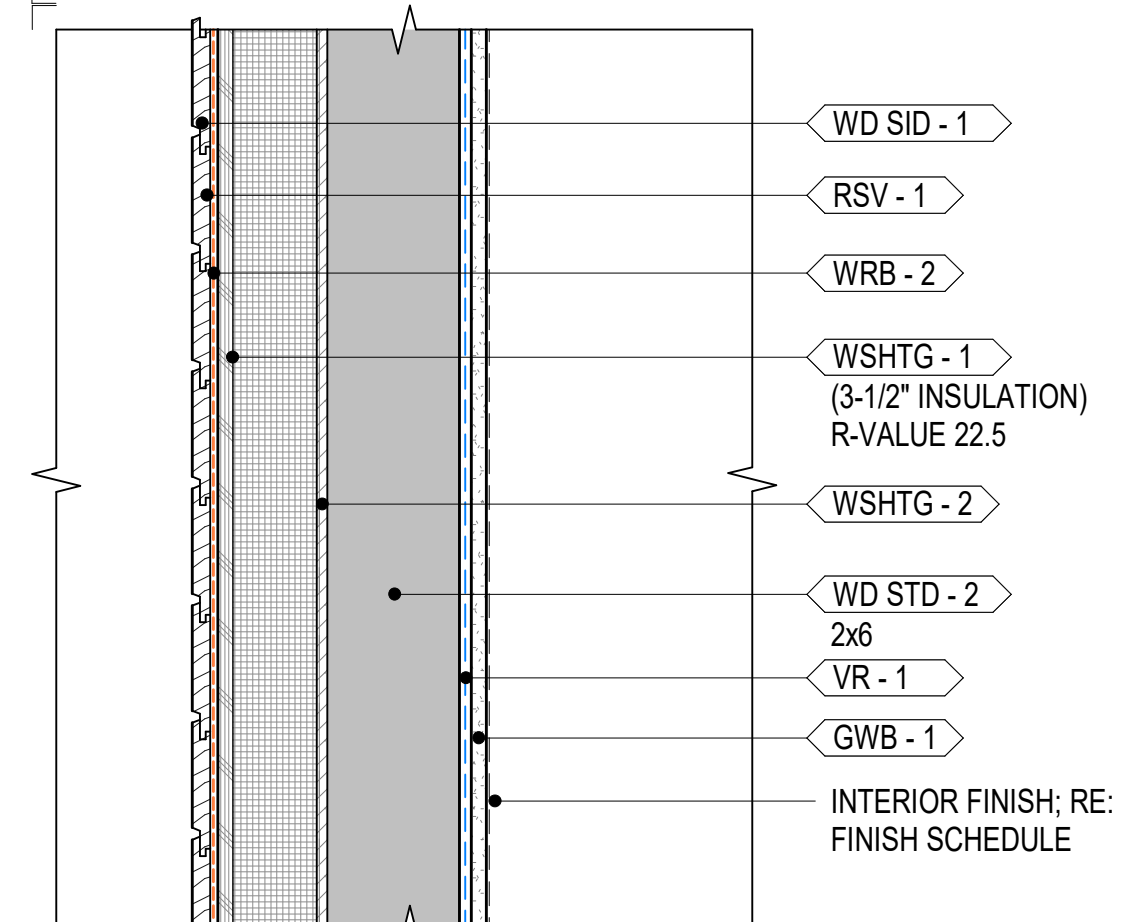
W-1	CONCRETE FOUNDATION WALL; GRANULAR BACKFILL	R-10
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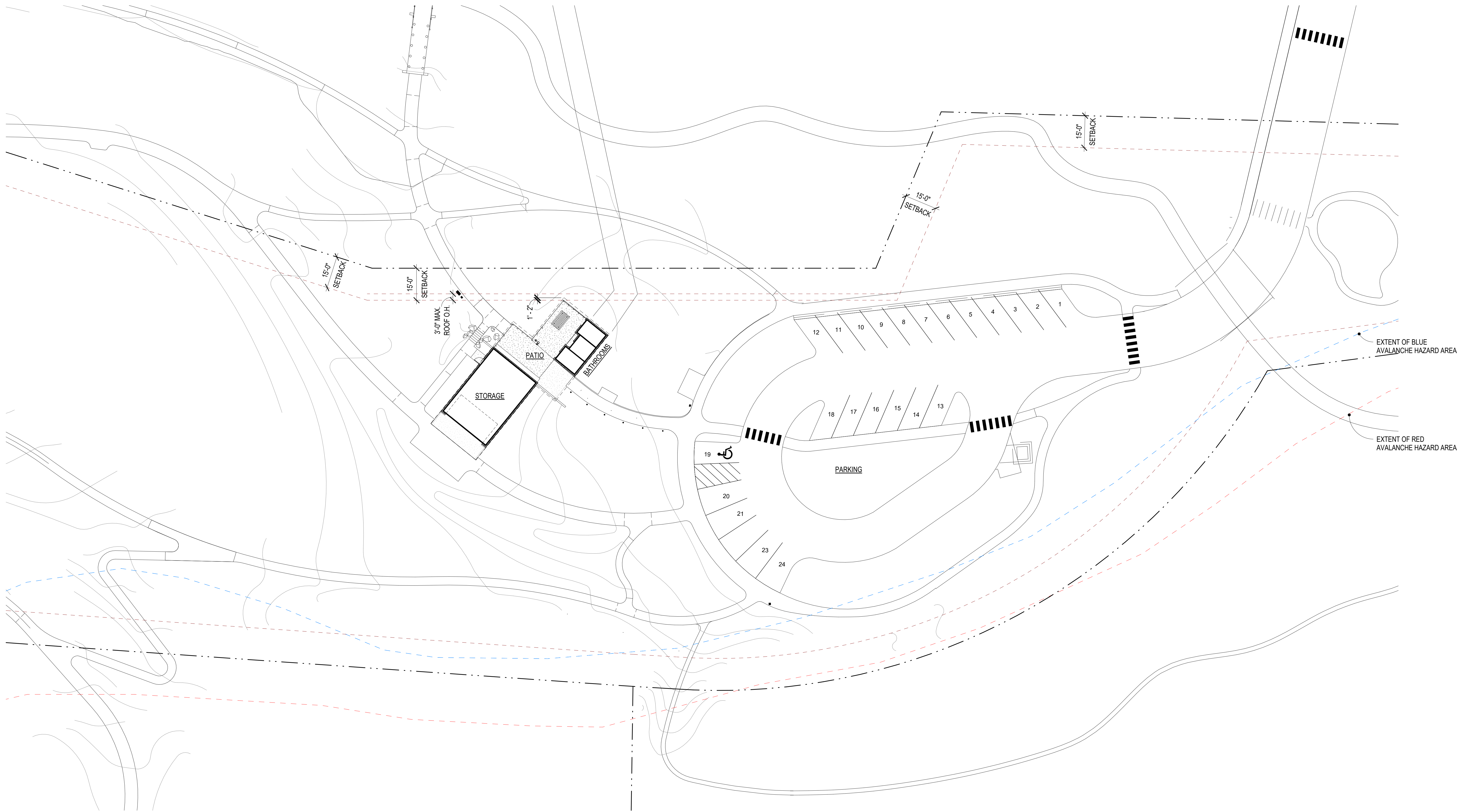
W-1a	CONCRETE FOUNDATION WALL; NATIVE BACKFILL	R-10
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W-2	BOARDFORMED CONCRETE RETAINING WALL	
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W-3	2x6 EXTERIOR WALL; HORIZONTAL WOOD SIDING	R-22.5
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NOTE: REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

ARCHITECTURAL SITE PLAN 1

1" = 20'-0"



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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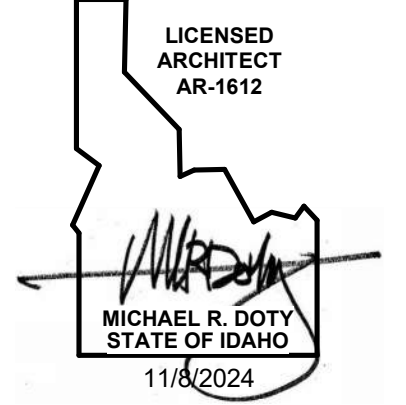
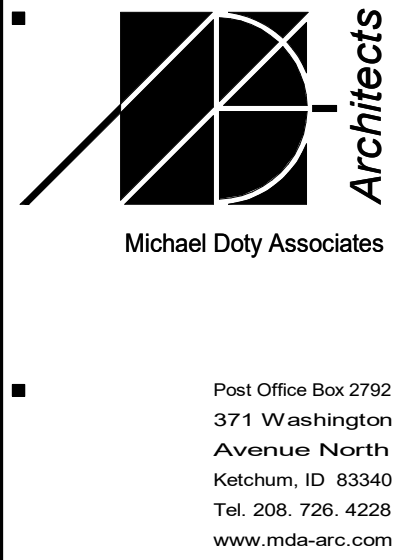
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FOR PERMIT	11/8/2024

REVISION RECORD

NO.	CHANGE	DATE
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DRAWN: AR
CHECKED: MFA
DATE: 11/8/2024

SHEET TITLE:
ARCHITECTURAL SITE PLAN



SHEET 1 OF TOTAL
A1.00

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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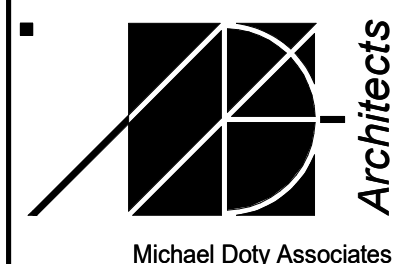
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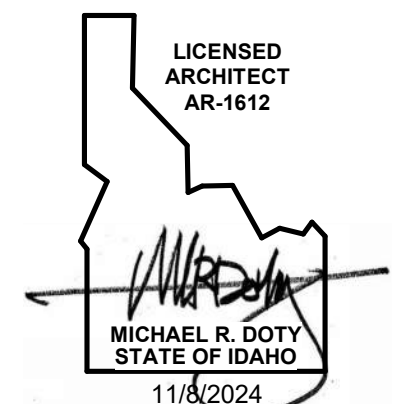
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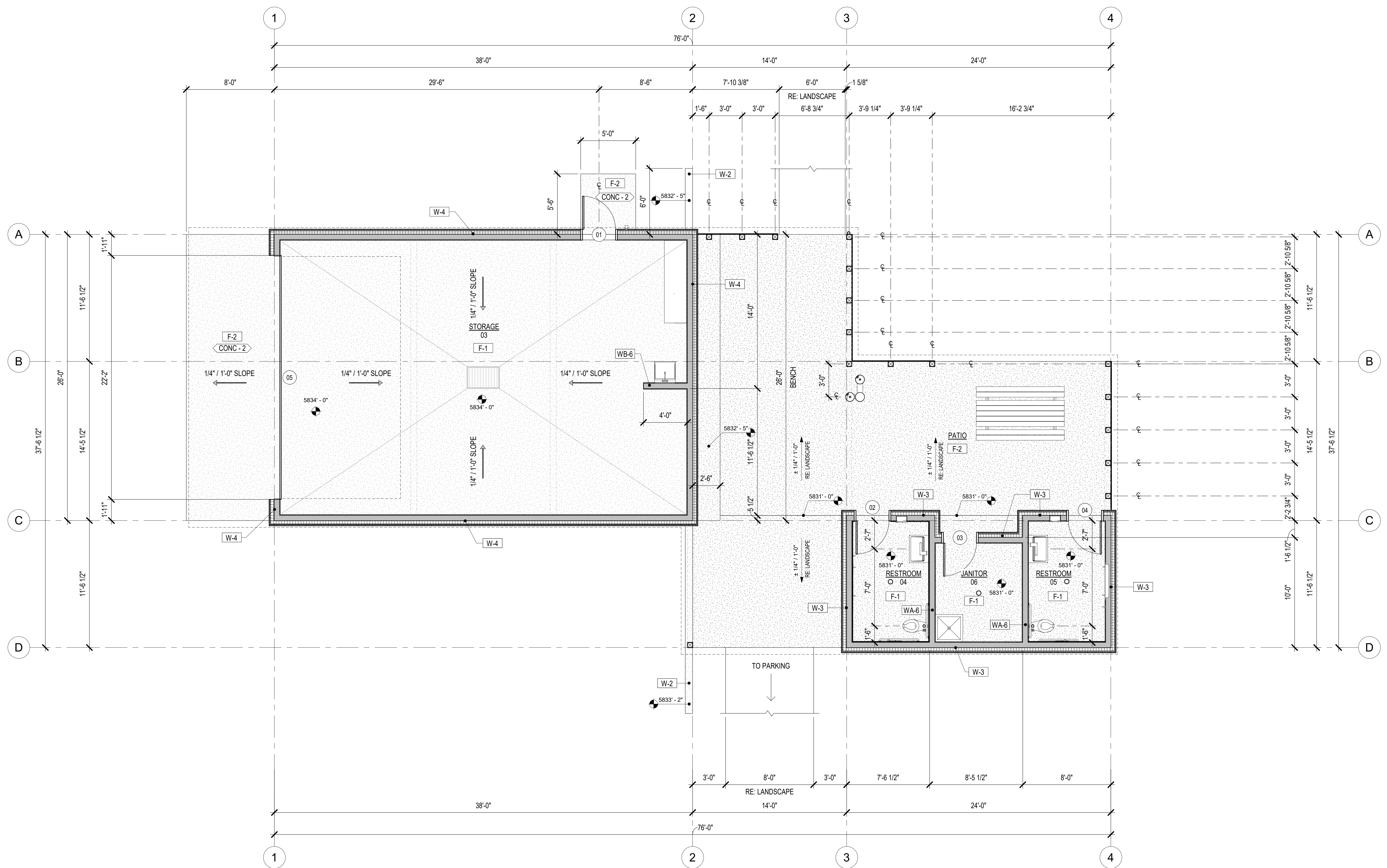
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1ST FLOOR DIMENSION
PLAN



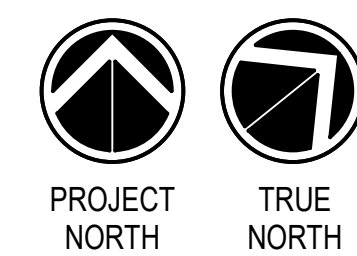
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Avenue North
Ketchum, ID 83340
Tel. 208. 726. 4228
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SHEET	OF
A2.02	TOTAL



1ST FLOOR DIMENSION PLAN



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

• XX-1 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

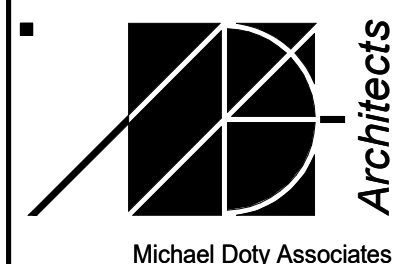
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NO.	CHANGE	DATE

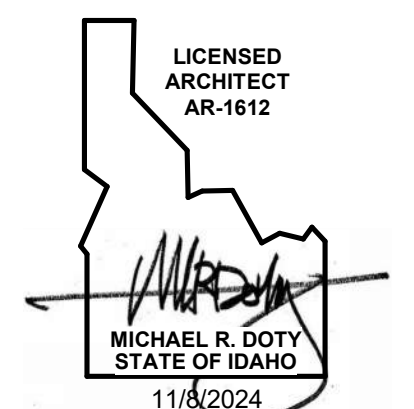
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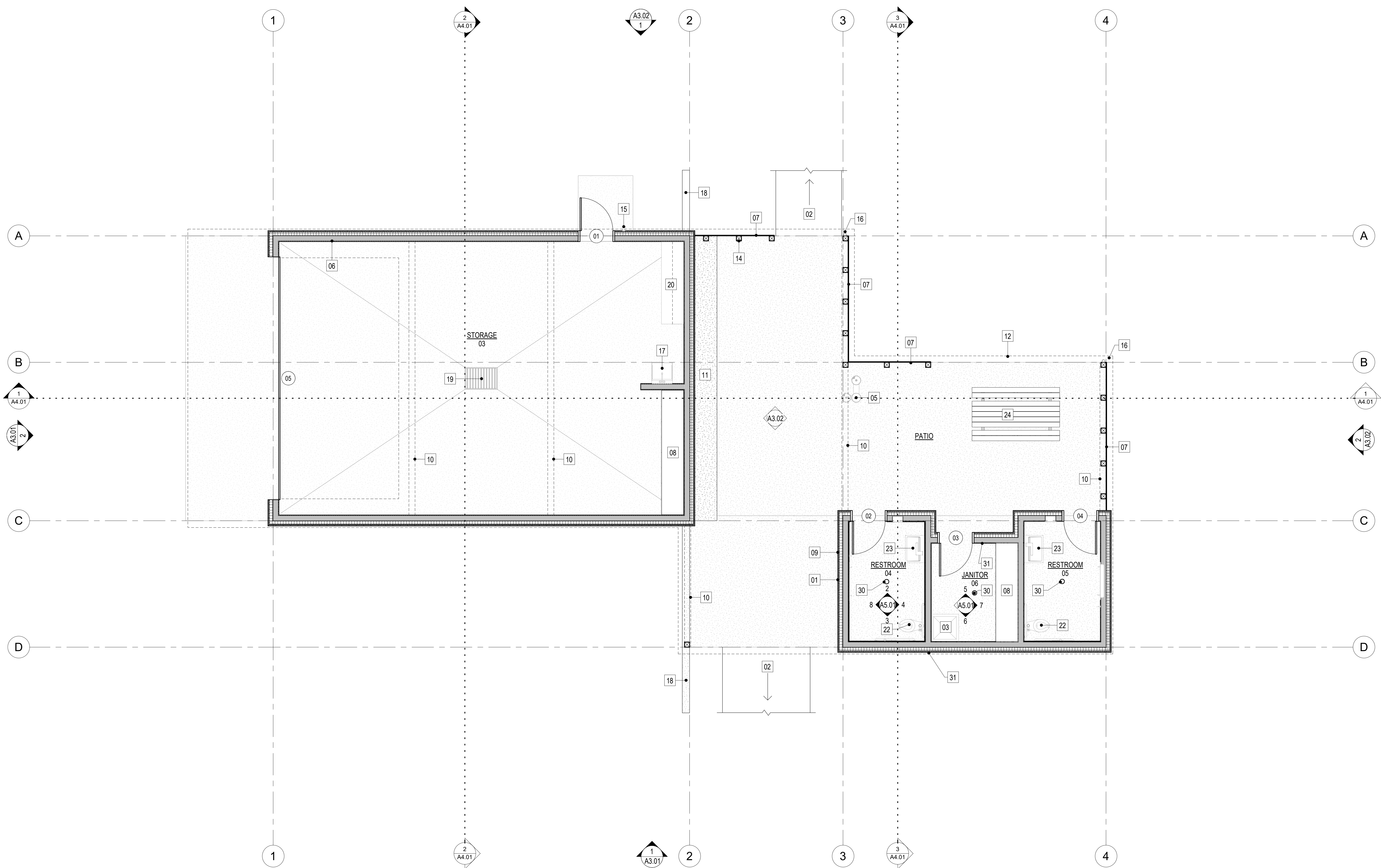
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1ST FLOOR NOTATION
PLAN



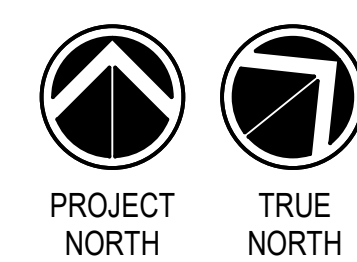
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SHEET	OF
A2.03	TOTAL



1ST FLOOR NOTATION PLAN



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

- INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

- XX-1 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

- **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

WARM SPRINGS PRESERVE WELCOME

BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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PURPOSE	DATE
FOR PERMIT	11/8/2024

REVISION RECORD

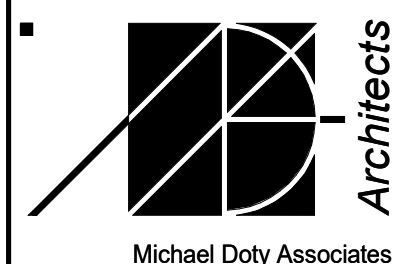
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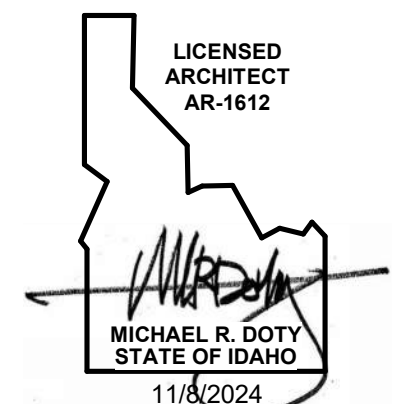
CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
ROOF PLAN



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SHEET	OF
A2 04	TOTAL

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PURPOSE	DATE
FOR PERMIT	11/8/2024

REVISION RECORD

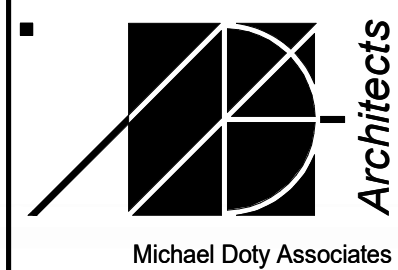
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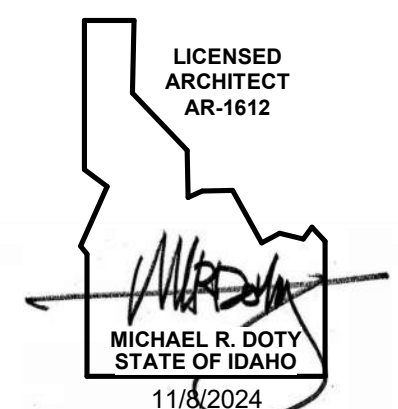
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DATE: 11/8/2024

SHEET TITLE:
EXTERIOR ELEVATIONS



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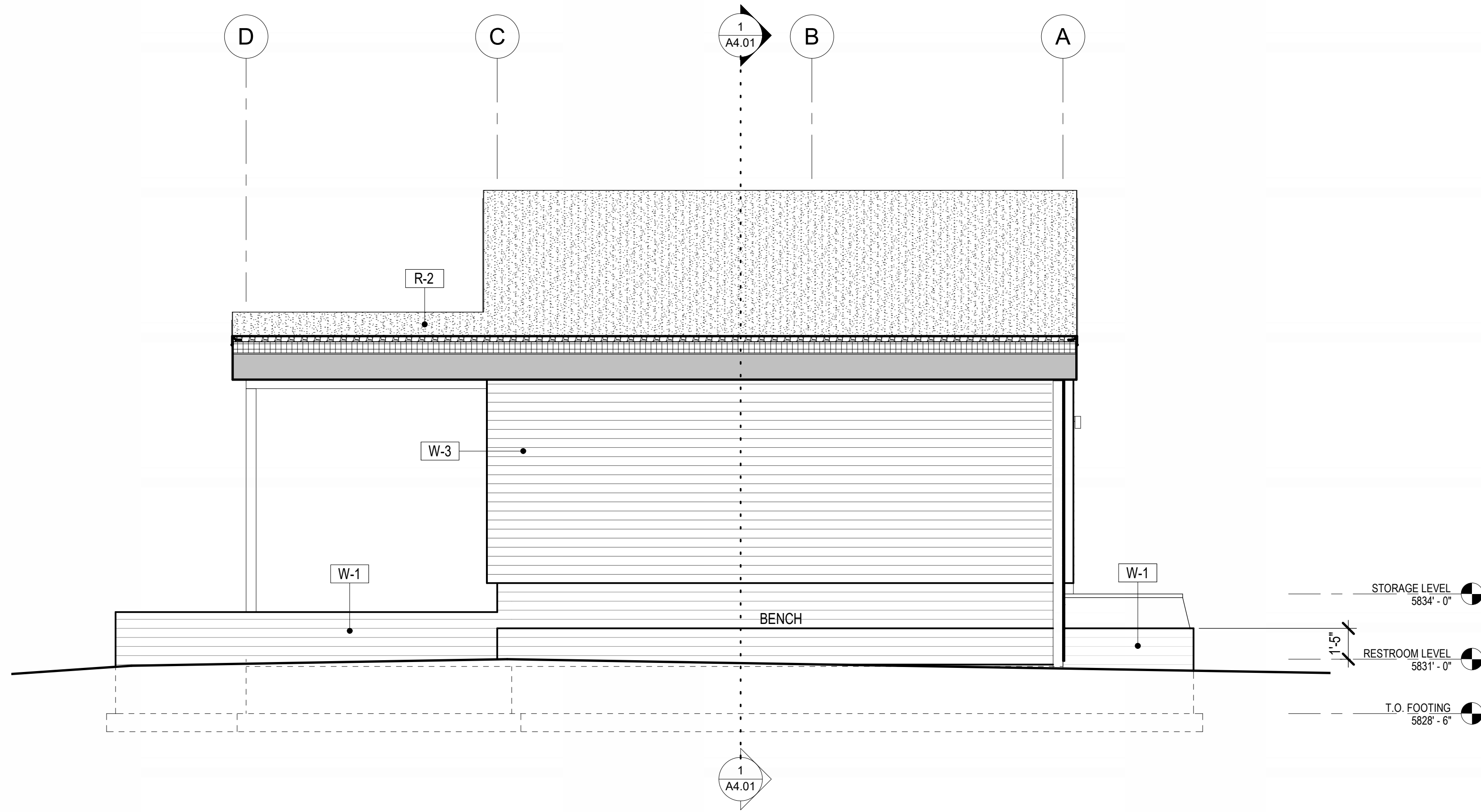
SHEET	OF
A3.01	TOTAL

REFER TO SHEET A0.20 FOR GENERAL NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
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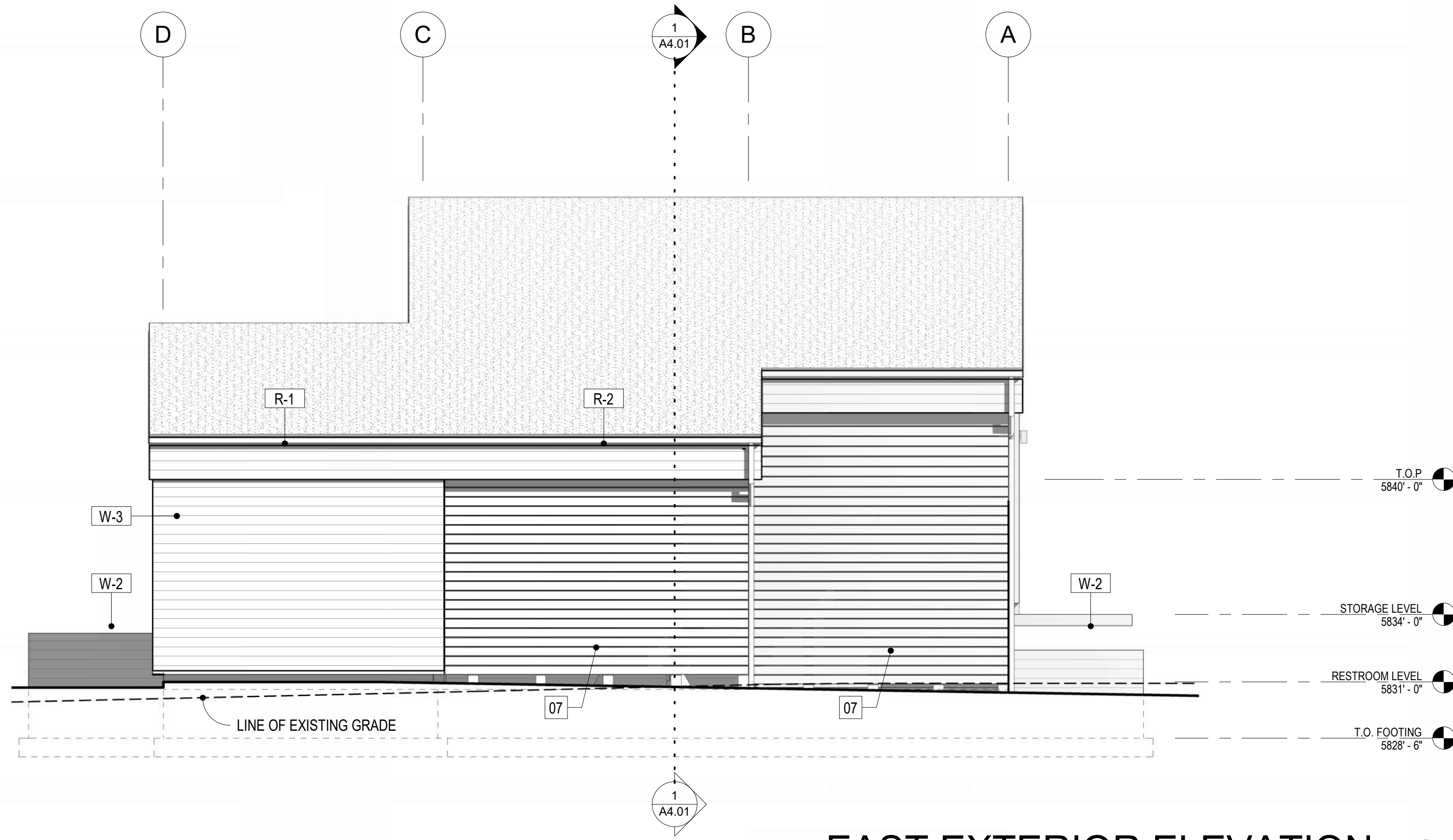
• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



PATIO ELEVATION

1/4" = 1'-0"

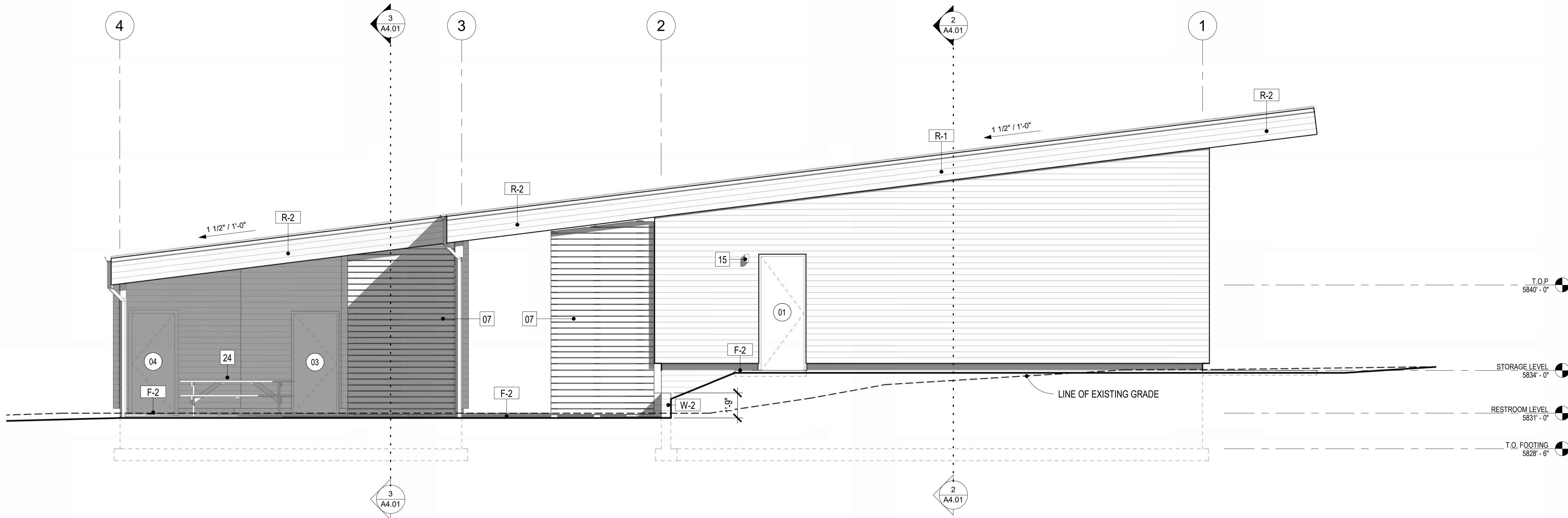
3



EAST EXTERIOR ELEVATION

1/4" = 1'-0"

2



NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

1

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
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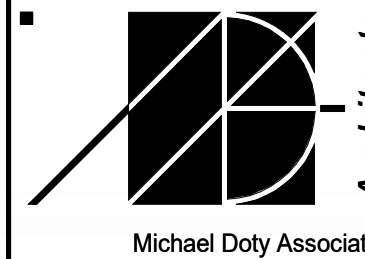
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FOR PERMIT	11/8/2024

REVISION RECORD

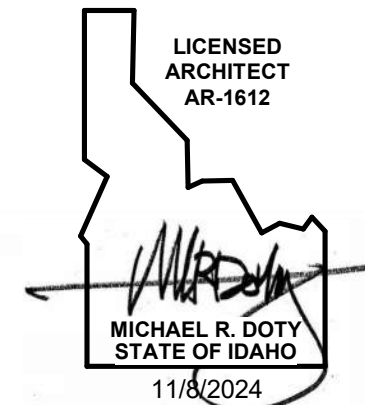
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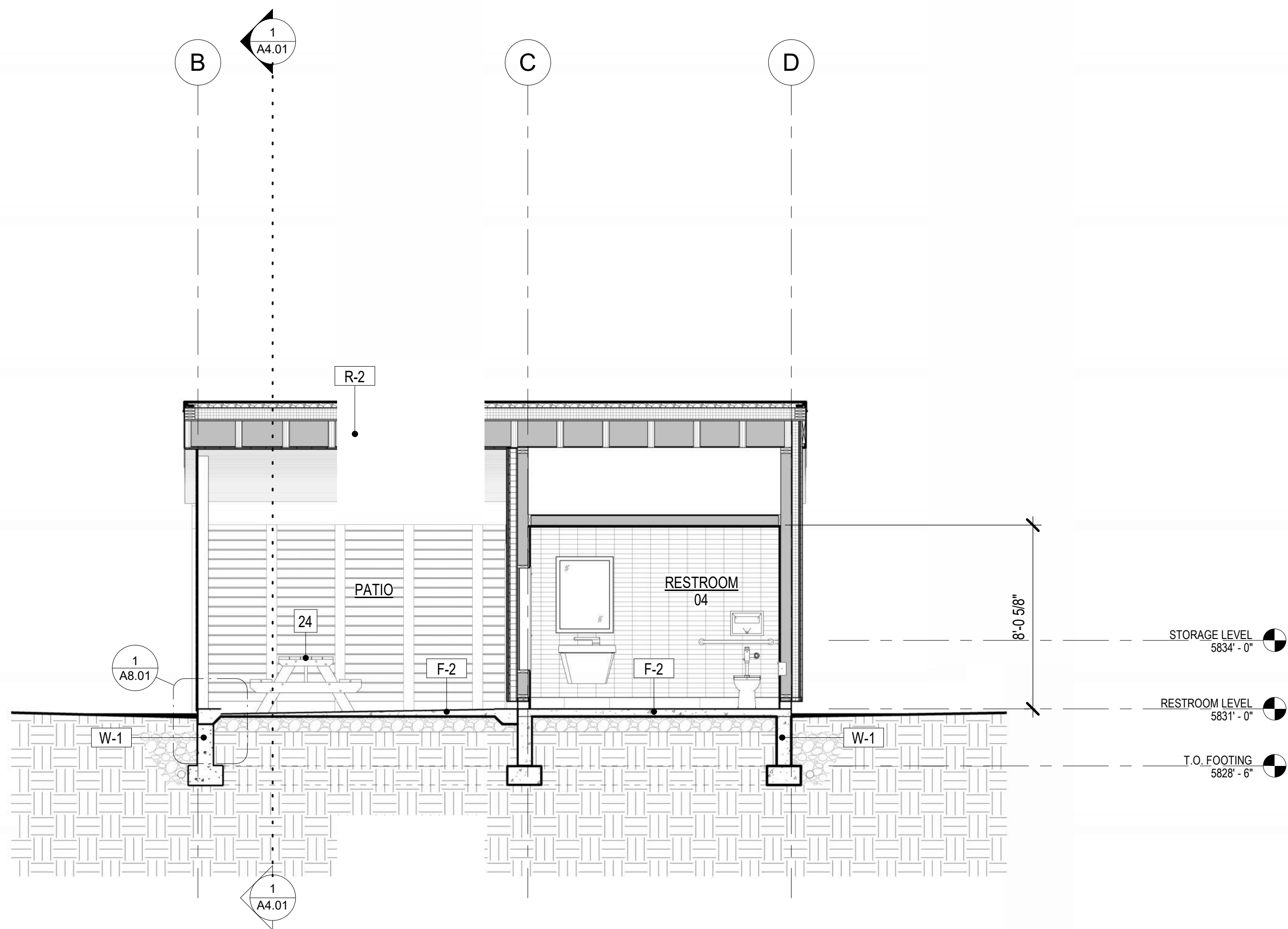
SHEET TITLE:
EXTERIOR ELEVATIONS



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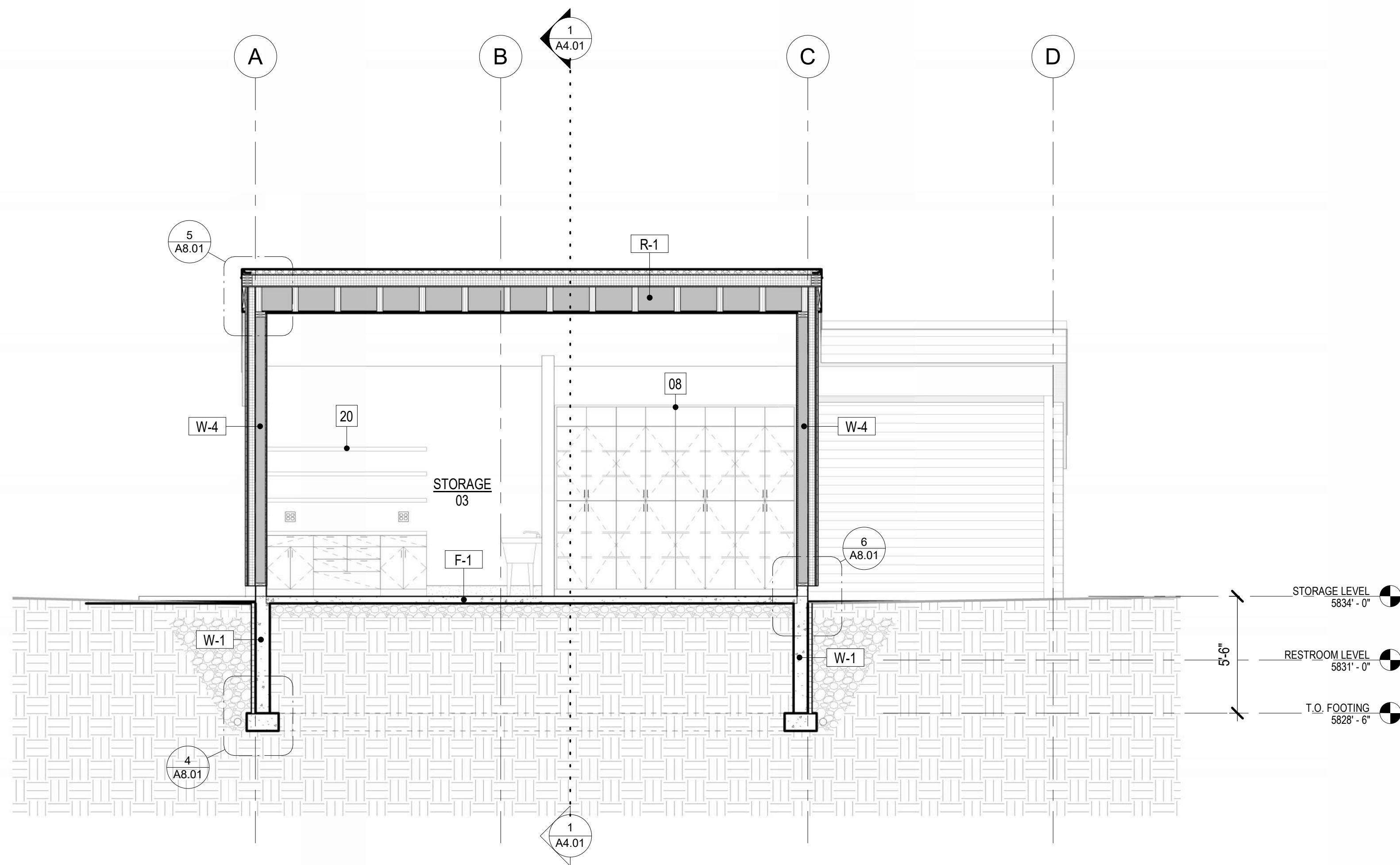
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A3.02 TOTAL



BUILDING SECTION 03

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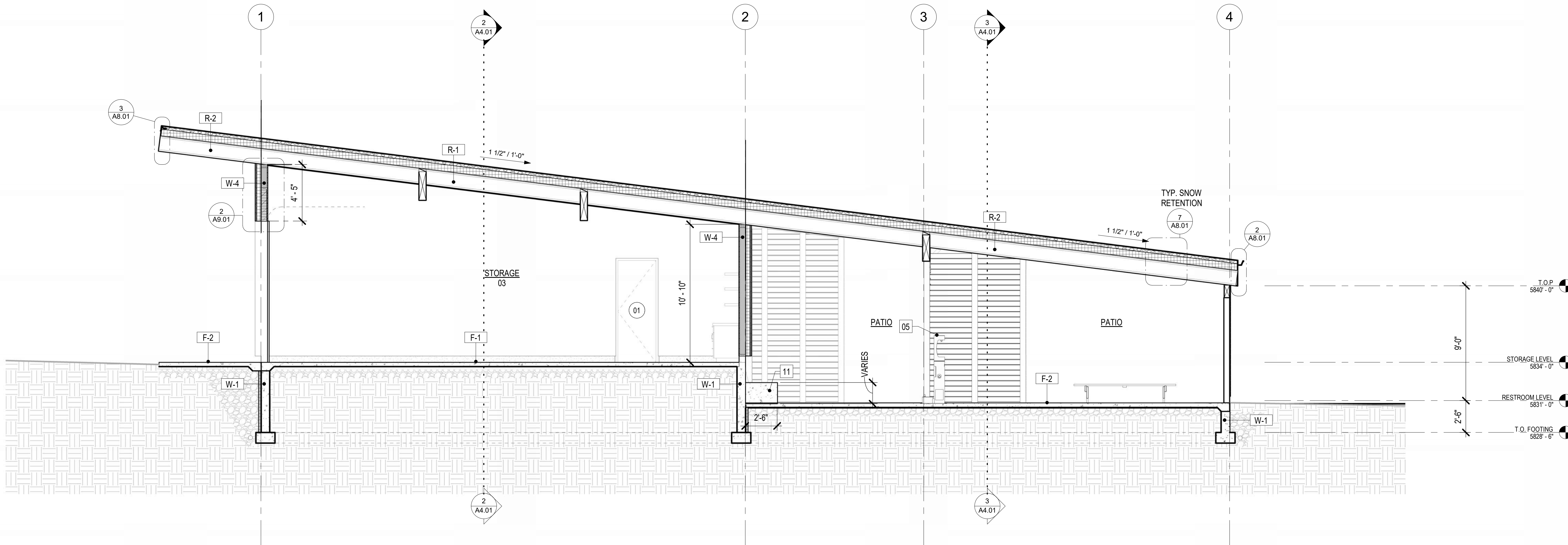
3



BUILDING SECTION 02

1/4" = 1'-0"

2



BUILDING SECTION 01

1/4" = 1'-0"

1

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0

SET NO.

CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
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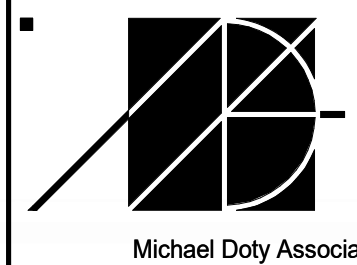
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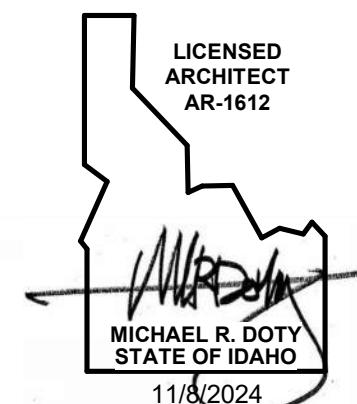
CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
BUILDING SECTIONS



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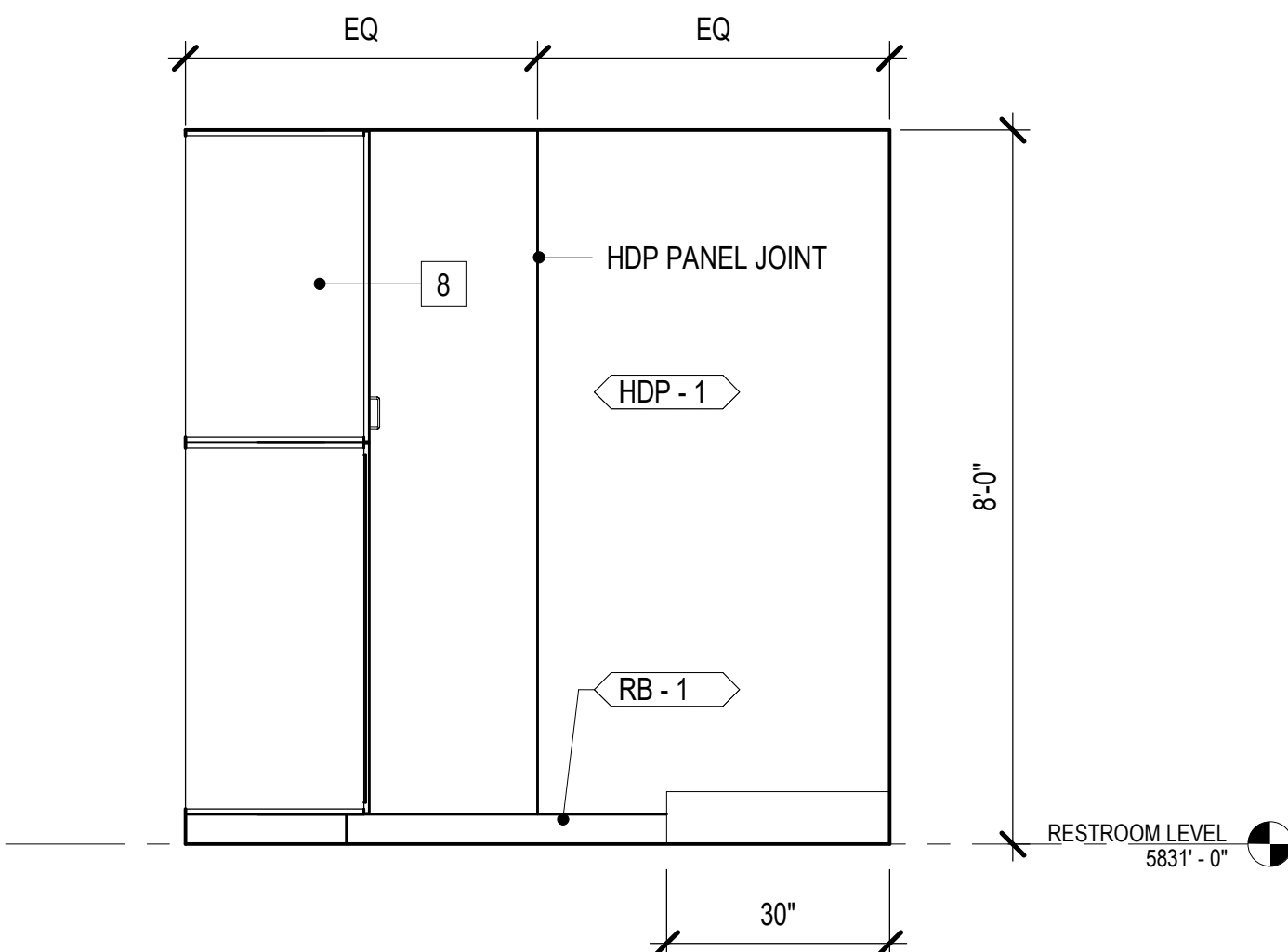


SHEET	OF
A4.01	TOTAL

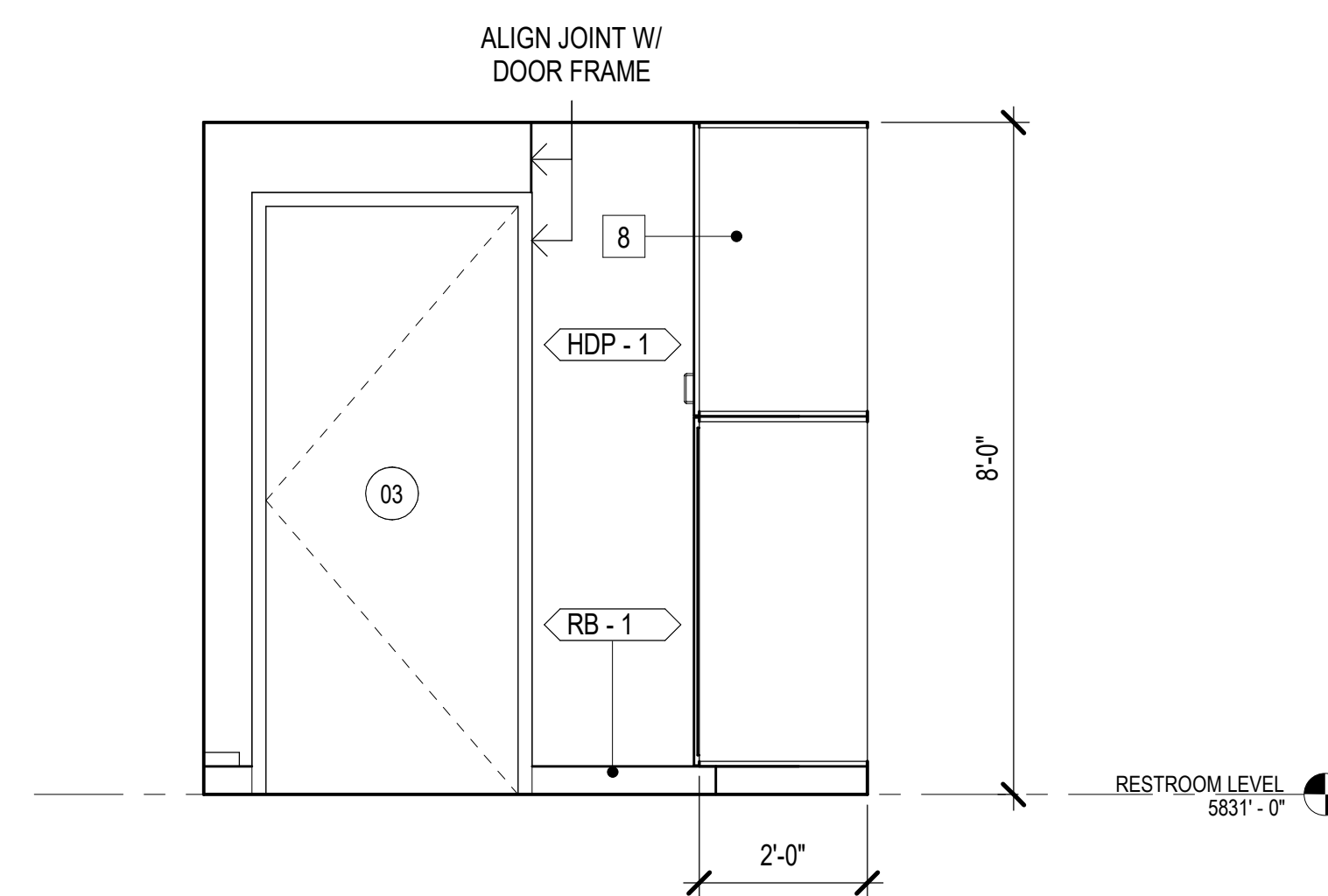
ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL FINISH				CEILING FINISH	BASE FINISH	NOTES
			NORTH	SOUTH	EAST	WEST			
03	STORAGE	<CONC - 2>	<PUV - 1>	<PUV - 1>	<PUV - 1>	<PUV - 1>	<PT - 2>	<CONC - 1>	
04	RESTROOM	<CONC - 3>	<CT - 1>	<CT - 1>	<CT - 2>	<CT - 2>	<PT - 2>	<CT - 1>	
05	RESTROOM	<CONC - 3>	<CT - 1>	<CT - 1>	<CT - 1>	<CT - 2>	<PT - 2>	<CT - 1>	
06	JANITOR	<CONC - 3>	<HDP - 1>	<HDP - 1>	<HDP - 1>	<HDP - 1>	<PT - 2>	<RB - 1>	

CT-1: CERAMIC TILE - DAL TILE, IRONCRAFT IC12 CASPER GREY, 12x24 COLORBODY PORCELAIN, 3/8" THICK, 1/8" THICK GROUT LINE, CUSTOM BUILDING PRODUCTS, #09 NATURAL GRAY
CT-2: CERAMIC TILE - DAL TILE, REMEDY RD24 ANTIDOTE, 2 3/8" x 12" GLAZED PORCELAIN, 3/8" THICK, +/- 1/8" THICK GROUT LINE TO ALIGN WITH <CT - 1>, CUSTOM BUILDING PRODUCTS, #09 NATURAL GRAY
CONC. - REFER TO MATERIAL ID CODES ON SHEET A0.20
HDP-1: BPLITE WALL PANELS BY NUDO, SIZE: 48"x108", COLOR: GREY. REFER TO MATERIAL ID CODES ON SHEET A0.20 FOR ADDITIONAL INFORMATION.
PT-2: PAINT - COLOR: BENJAMINE MOORE OC-125 MOONLIGHT SHY. SHEEN: FLAT UNLESS OTHERWISE NOTED IN SCHEDULE, e=EGGSHELL, s=SATIN
RB-1: RESILIENT WALL BASE. JOHNSONITE RUBBER COVE BASE, 4" HIGH. COLOR: GATEWAY.
PUV-1: CLEAR POLYURETHANE VARNISH.

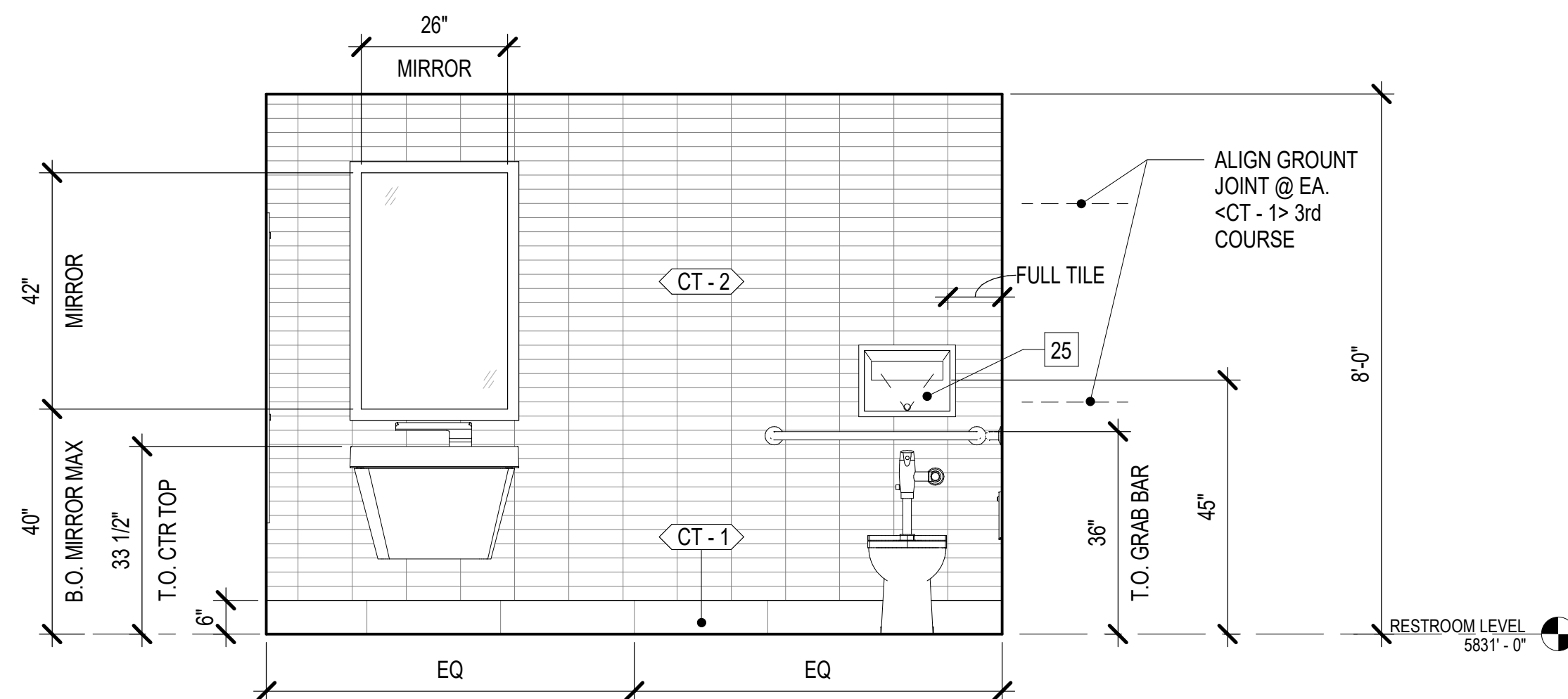
JANITOR - EAST WALL



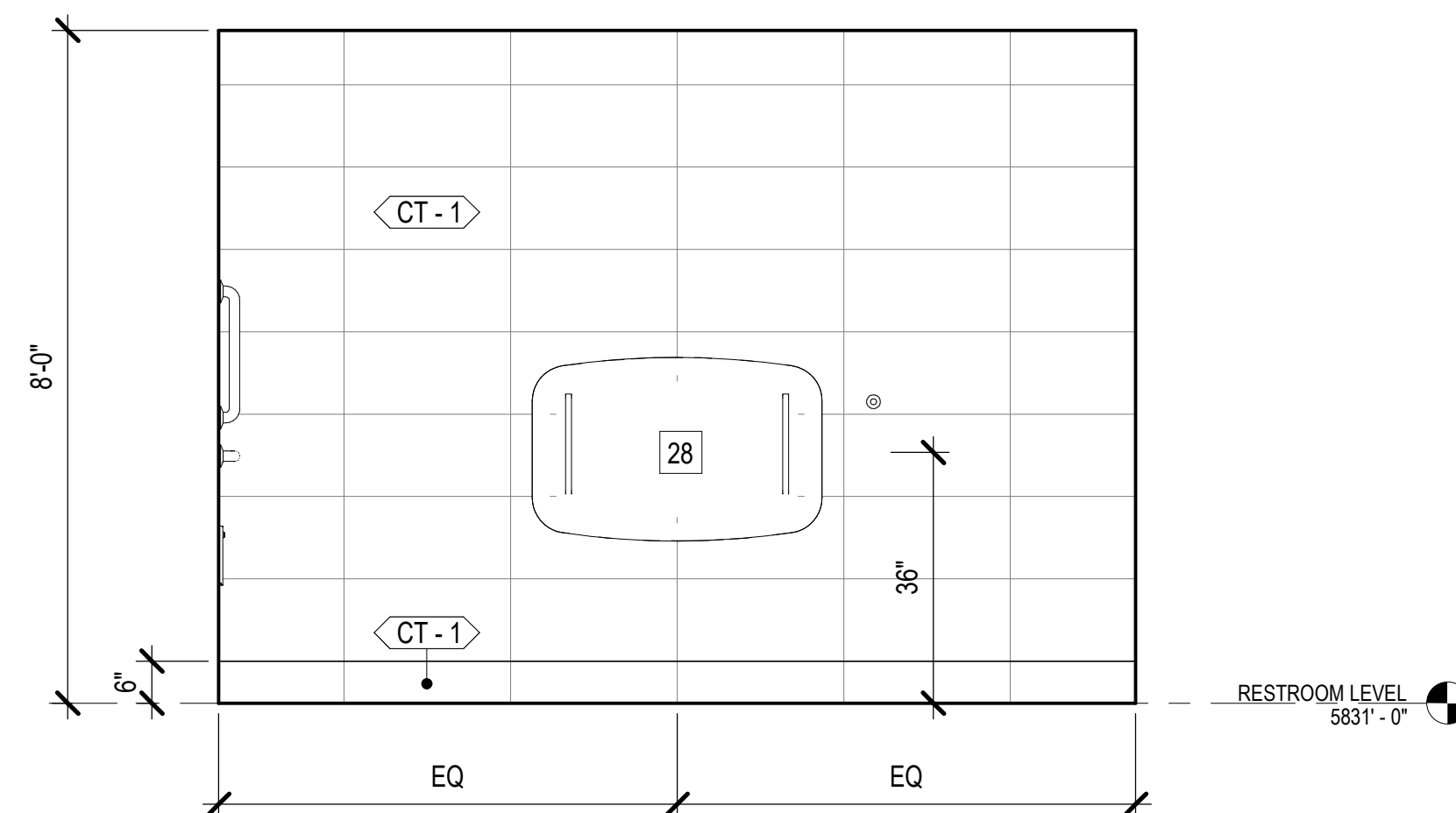
JANITOR - SOUTH WALL



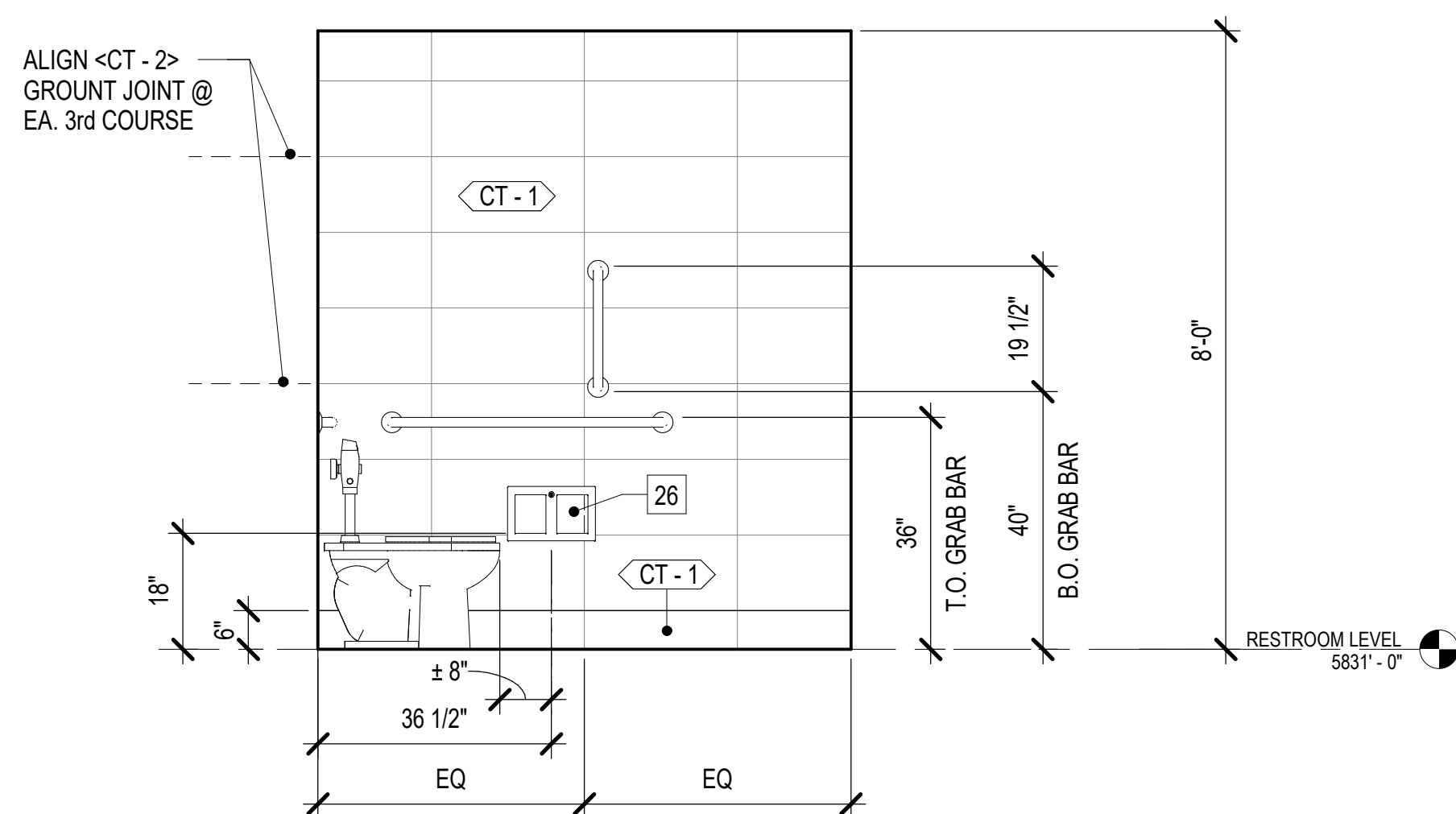
JANITOR - NORTH WALL



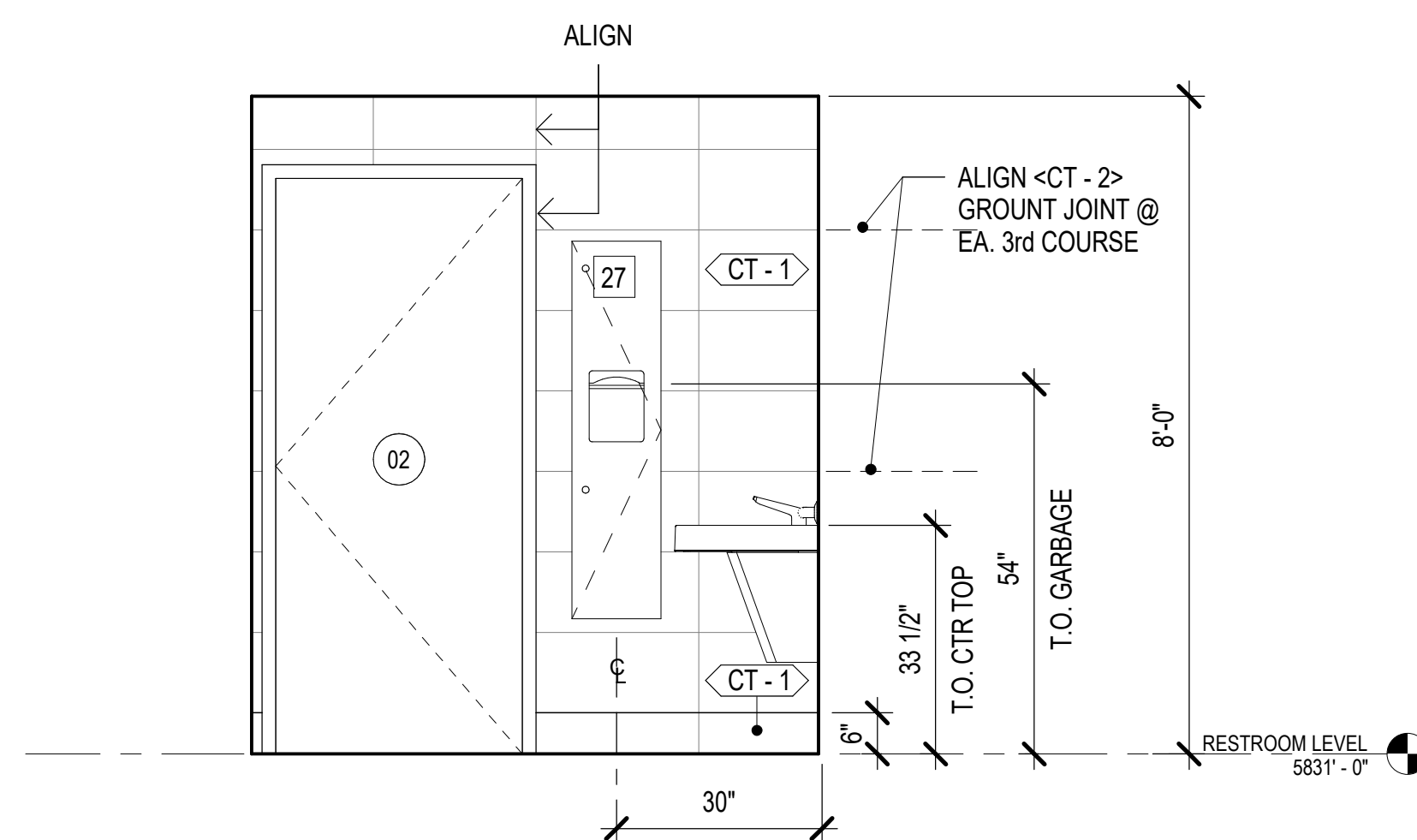
RESTROOM - EAST WALL



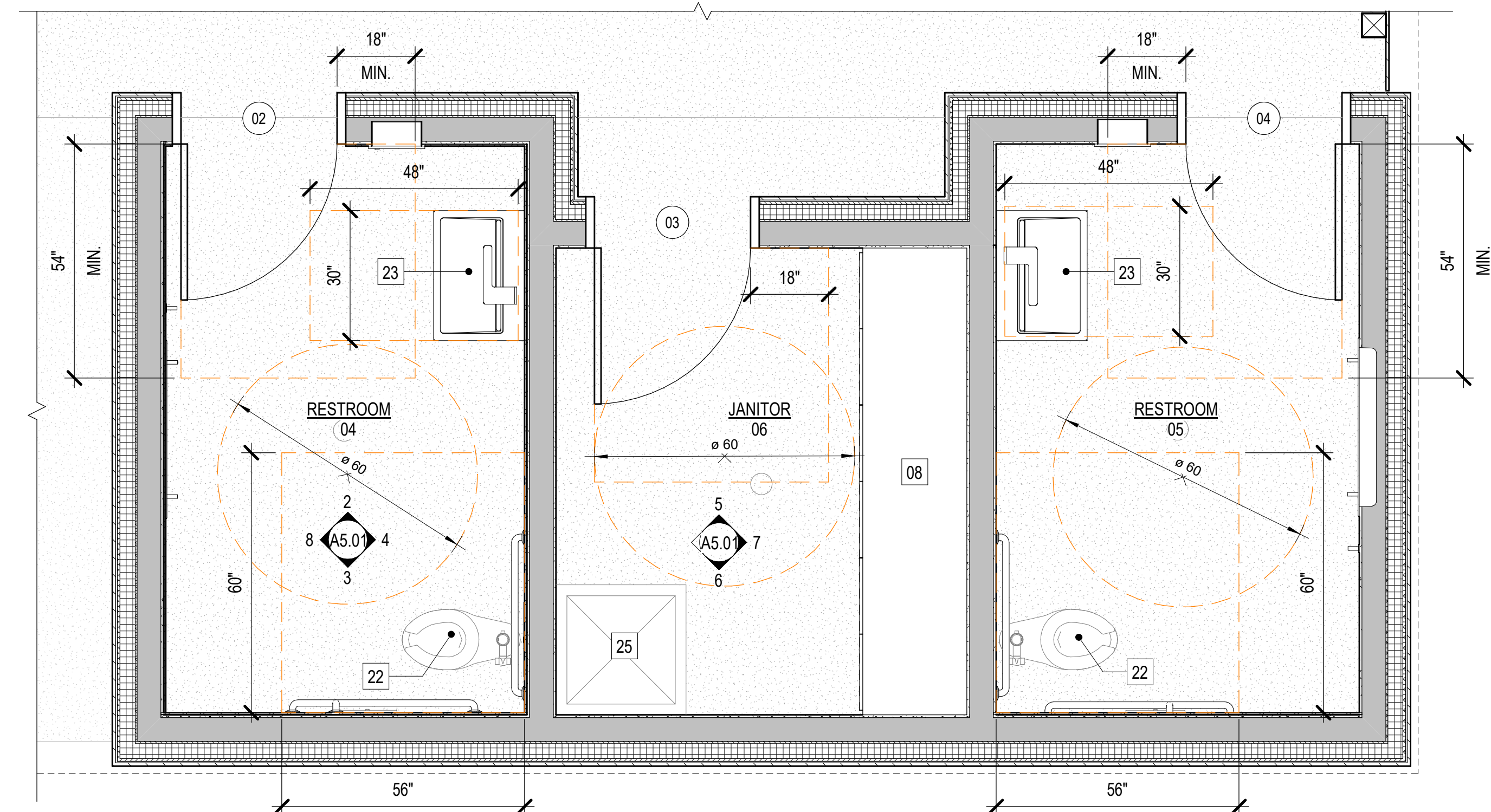
RESTROOM - WEST WALL



RESTROOM - SOUTH WALL



RESTROOM - NORTH WALL



ENLARGED BATHROOM FLOOR PLAN

GENERAL NOTES

PLAN NOTES

MATERIAL IDENTIFICATION CODES

ASSEMBLY TYPES

POWER SYMBOLS & NOTES

NOTE:
1. POWER RECEPTACLES INDICATED ON PLANS AND ELEVATIONS ARE SHOWN ONLY AT SPECIFIC LOCATIONS FOR DESIGN INTENT. ADDITIONAL CODE REQUIRED RECEPTACLES ARE NOT SHOWN.

PROJECT NO. 2318.0

WARM SPRINGS PRESERVE WELCOME
BUILDING
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KETCHUM, IDAHO
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PURPOSE	DATE
FOR PERMIT	11/8/2024

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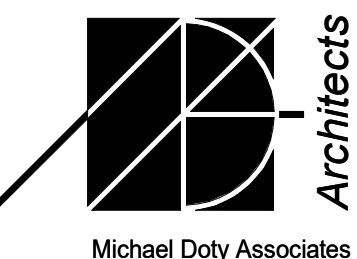
CHANGE	DATE

DRAWN: AR

CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
ENLARGED PLANS &
INTERIOR ELEVATIONS -
RESTROOMS



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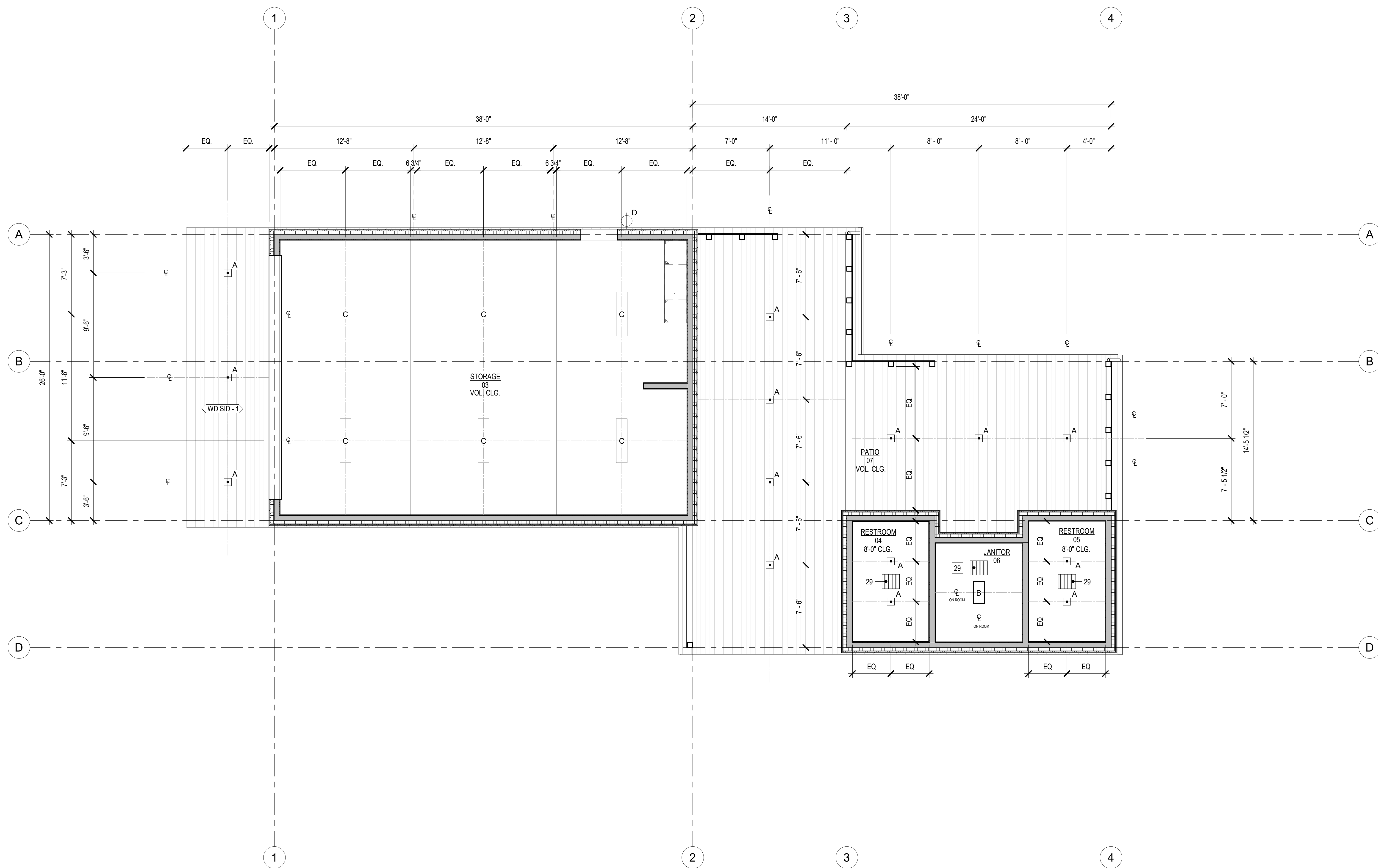
LICENSED
ARCHITECT
AR-1612

[Signature]

MICHAEL R. DOTY
STATE OF IDAHO

11/8/2024

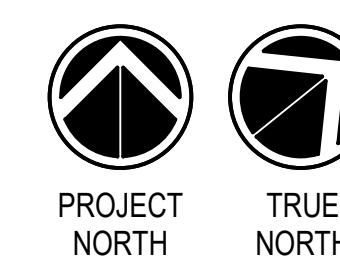
SHEET	OF
A5.01	TOTAL



REFLECTED CEILING PLAN

1/4" = 1'-0"

1



EXTERIOR & INTERIOR LIGHTING KEY

LIGHTS TO BE ON TIMER TO TURN OFF 1 HOUR AFTER SUNSET

- | | | | |
|---|---|---|--|
| <p>A</p> <p>RECESSED DOWNLIGHT:
LUCIFER ATOMOS, 2" SQUARE
PROFILE, FLUSH MILLWORK,
BURN'T BRONZE BAFFLE,
2700K</p>  | <p>B</p> <p>LINEAR STORAGE LIGHT:
SATCO / NUVO, 2" LINEAR
PROFILE, CEILING WRAP,
WHITE FINISH, 3200K</p>  | <p>C</p> <p>LINEAR STORAGE LIGHT:
SATCO / NUVO, 4" LINEAR
PROFILE, CEILING WRAP,
WHITE FINISH, 3200K</p>  | <p>D</p> <p>WALL SCONCE: LUCIFER
LUCIFER SQUILINDER, BURN'T
BRONZE, 2700K</p>  |
|---|---|---|--|

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

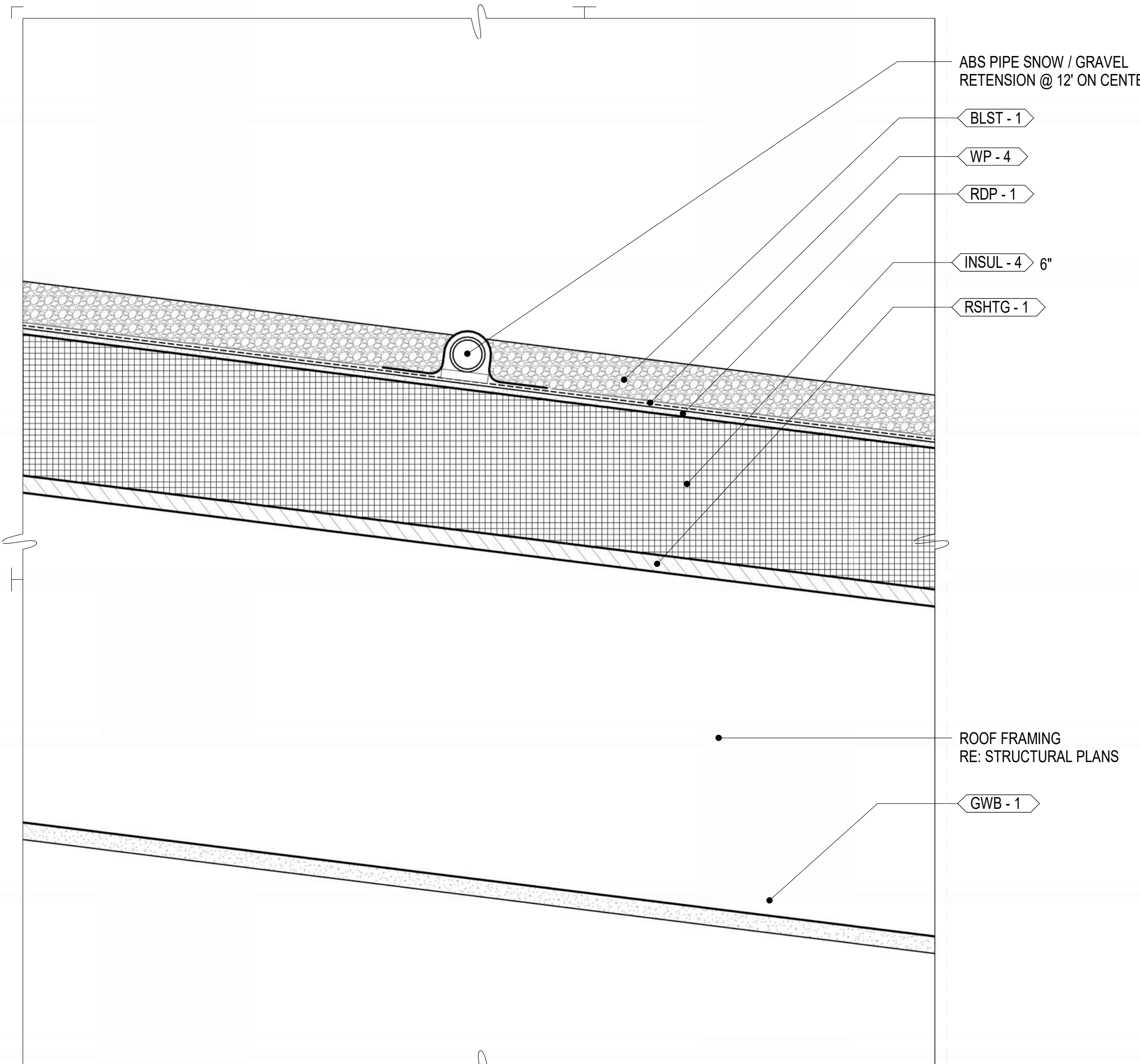
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REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

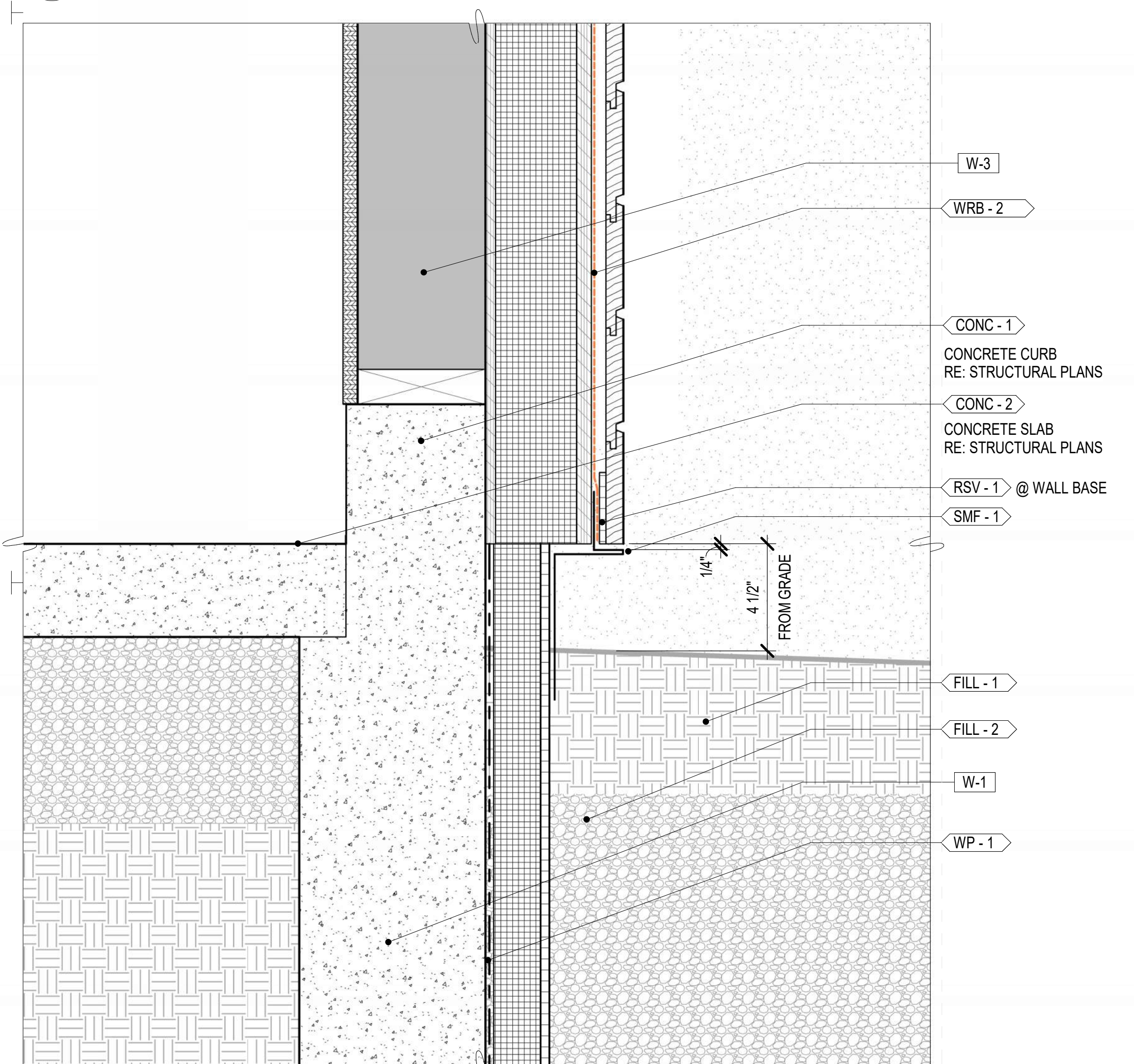
• **XX-1** INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

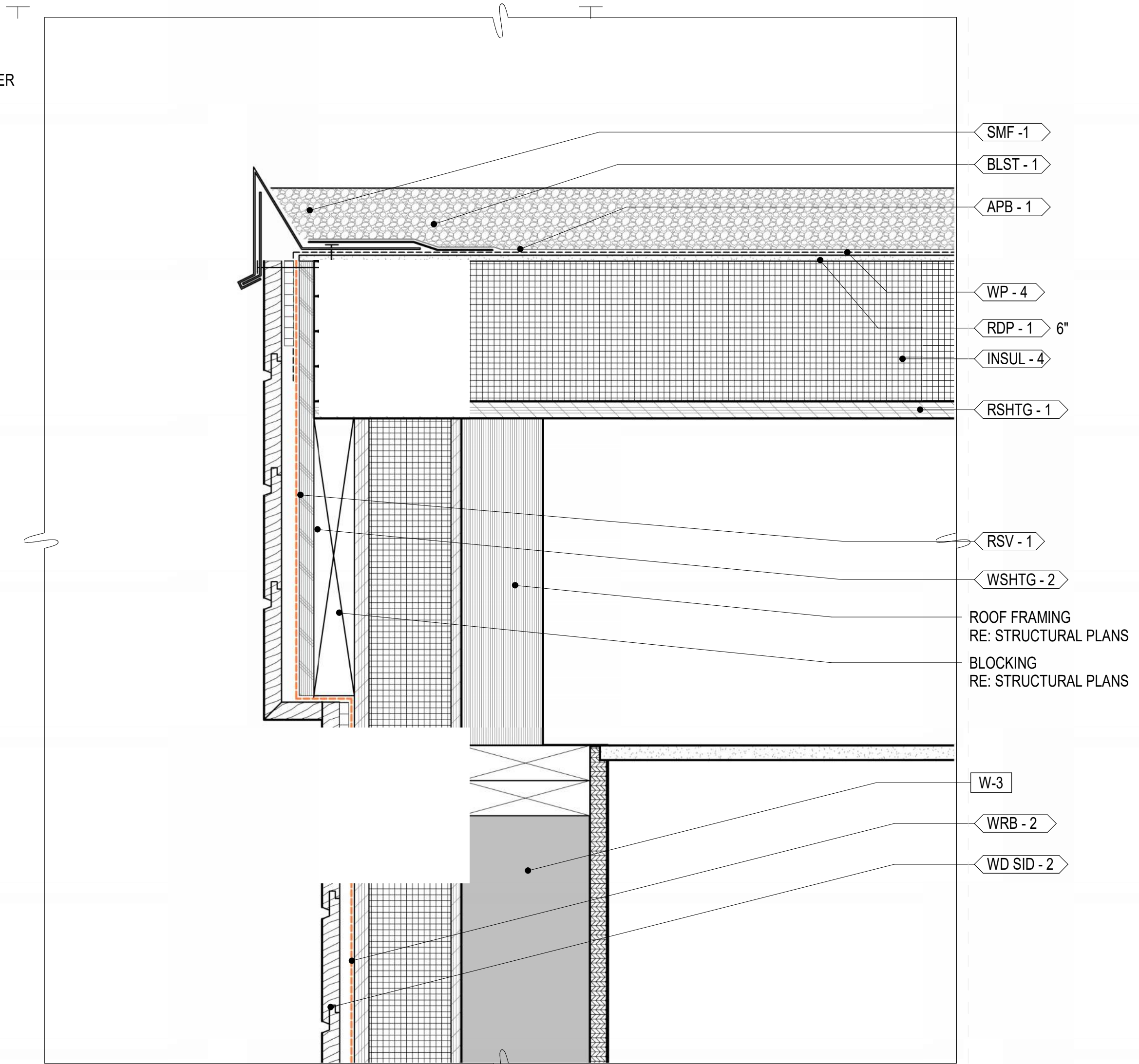
• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



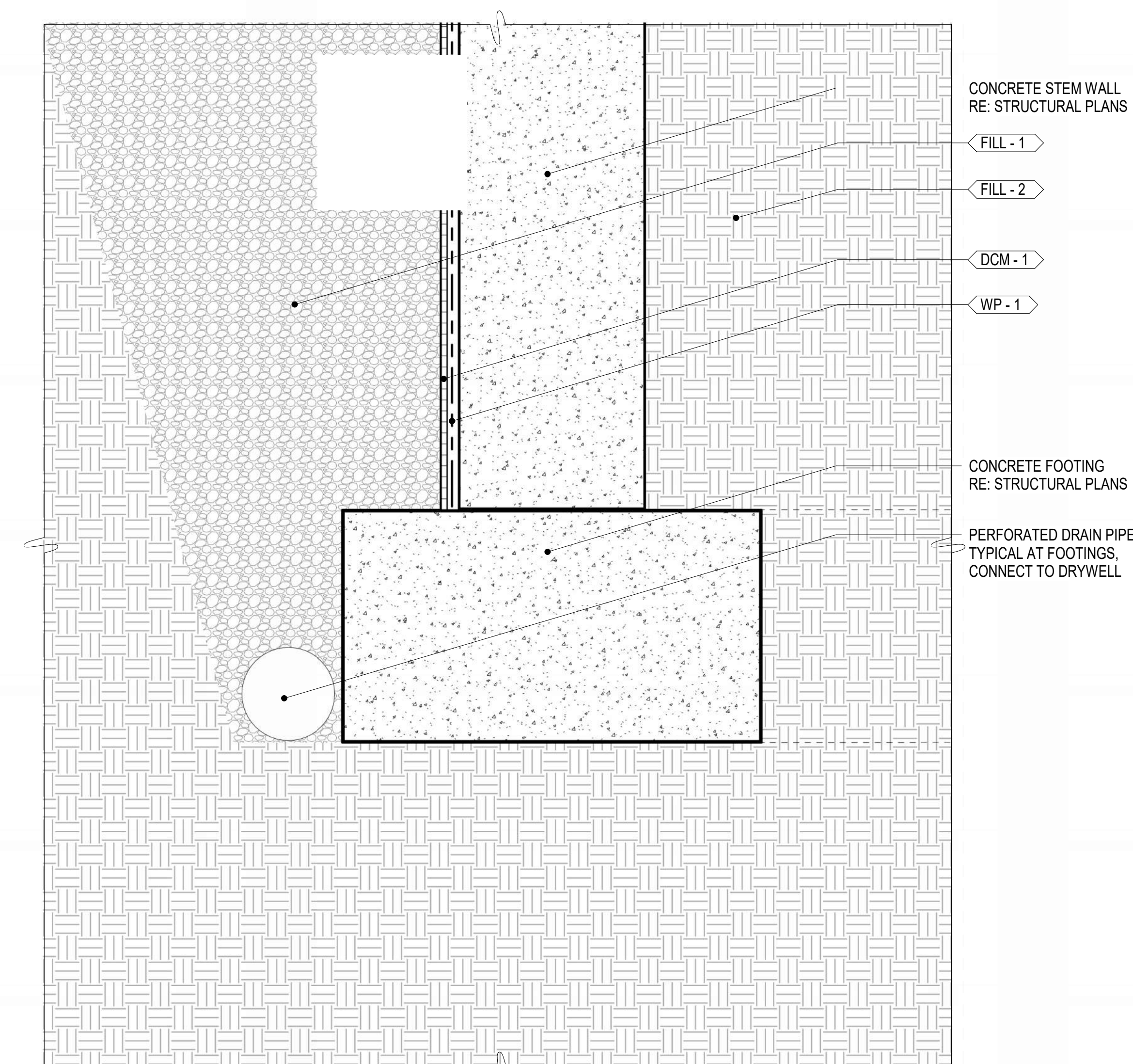
7 SNOW RETENSION
1/A4.01
SCALE: 3" = 1'-0"



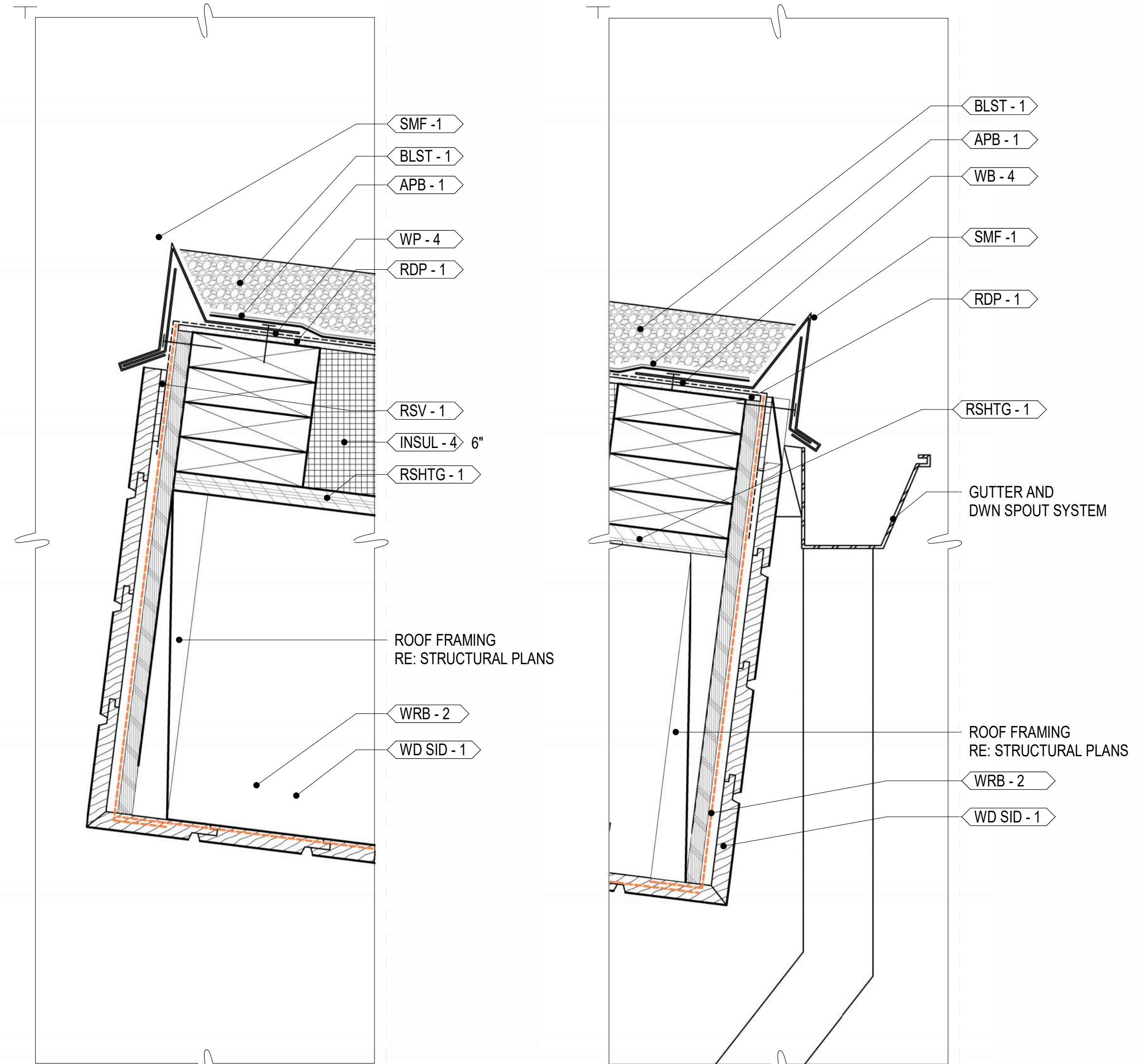
6 BUILDING @ GRADE
2/A4.01
SCALE: 3" = 1'-0"



5 ROOF DETAIL
2/A4.01
SCALE: 3" = 1'-0"

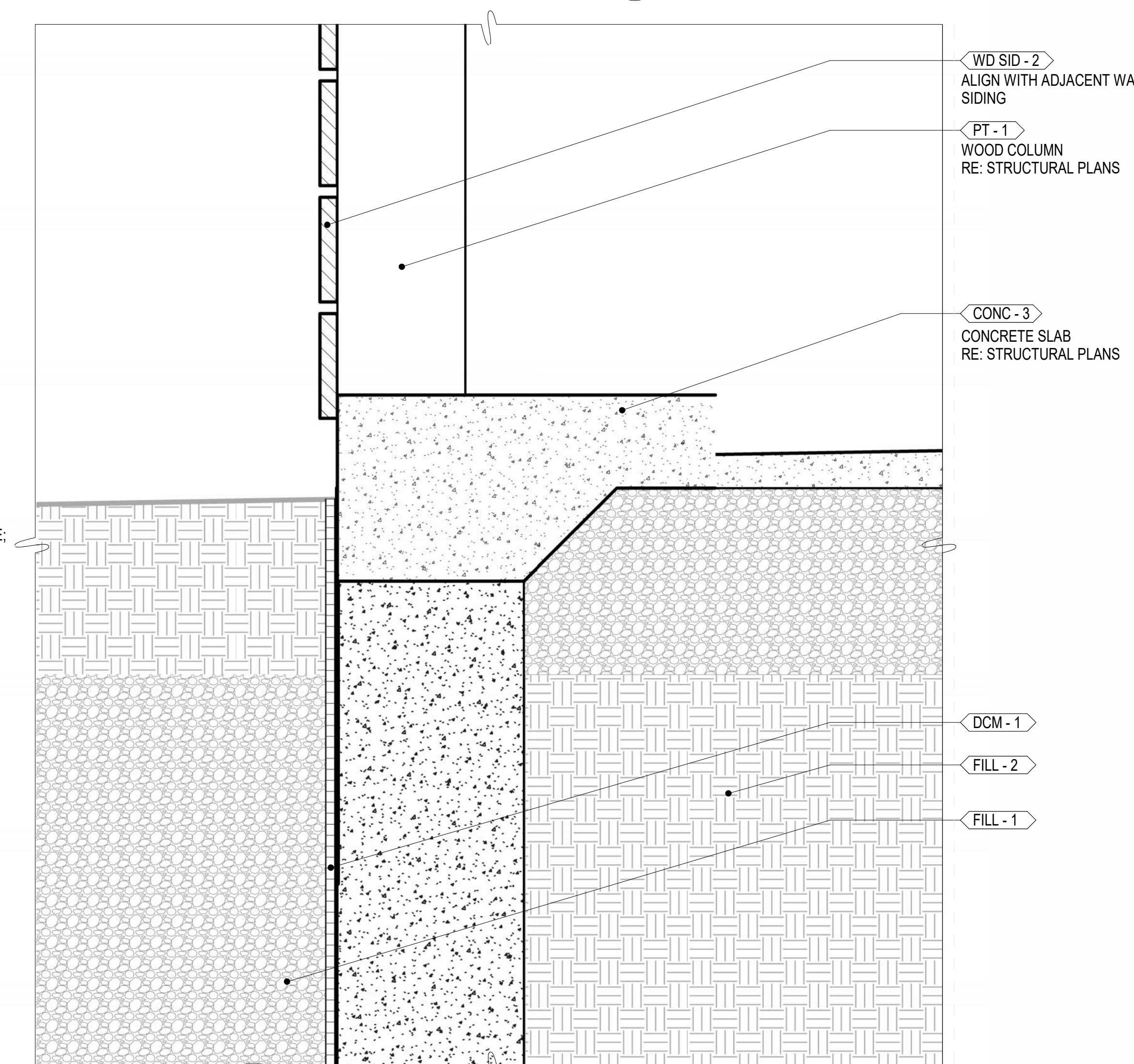


4 FOUNDATION DETAIL 02
2/A4.01
SCALE: 3" = 1'-0"



3 FACIA
1/A4.01
SCALE: 3" = 1'-0"

2 FACIA W/ GUTTER
1/A4.01
SCALE: 3" = 1'-0"



1 FOUNDATION DETAIL 01
3/A4.01
SCALE: 3" = 1'-0"

NOTE: DETAILS EXPLODED FOR CLARITY OF WATERPROOFING LAYERS. SOME CAVITIES MAY APPEAR LARGER OR SMALLER THAN IN BUILT ENVIRONMENT

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

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PROJECT NO. 2318.0
SET NO.
CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
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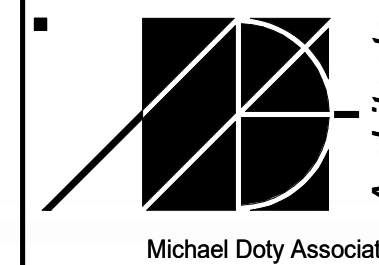
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FOR PERMIT	11/8/2024

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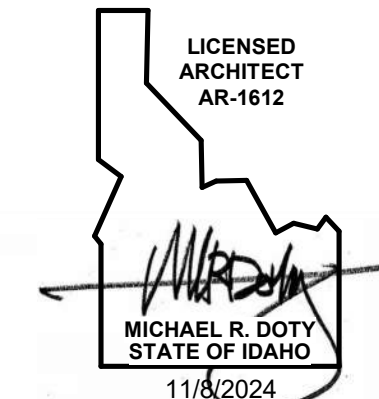
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CHECKED: MFA
DATE: 11/8/2024

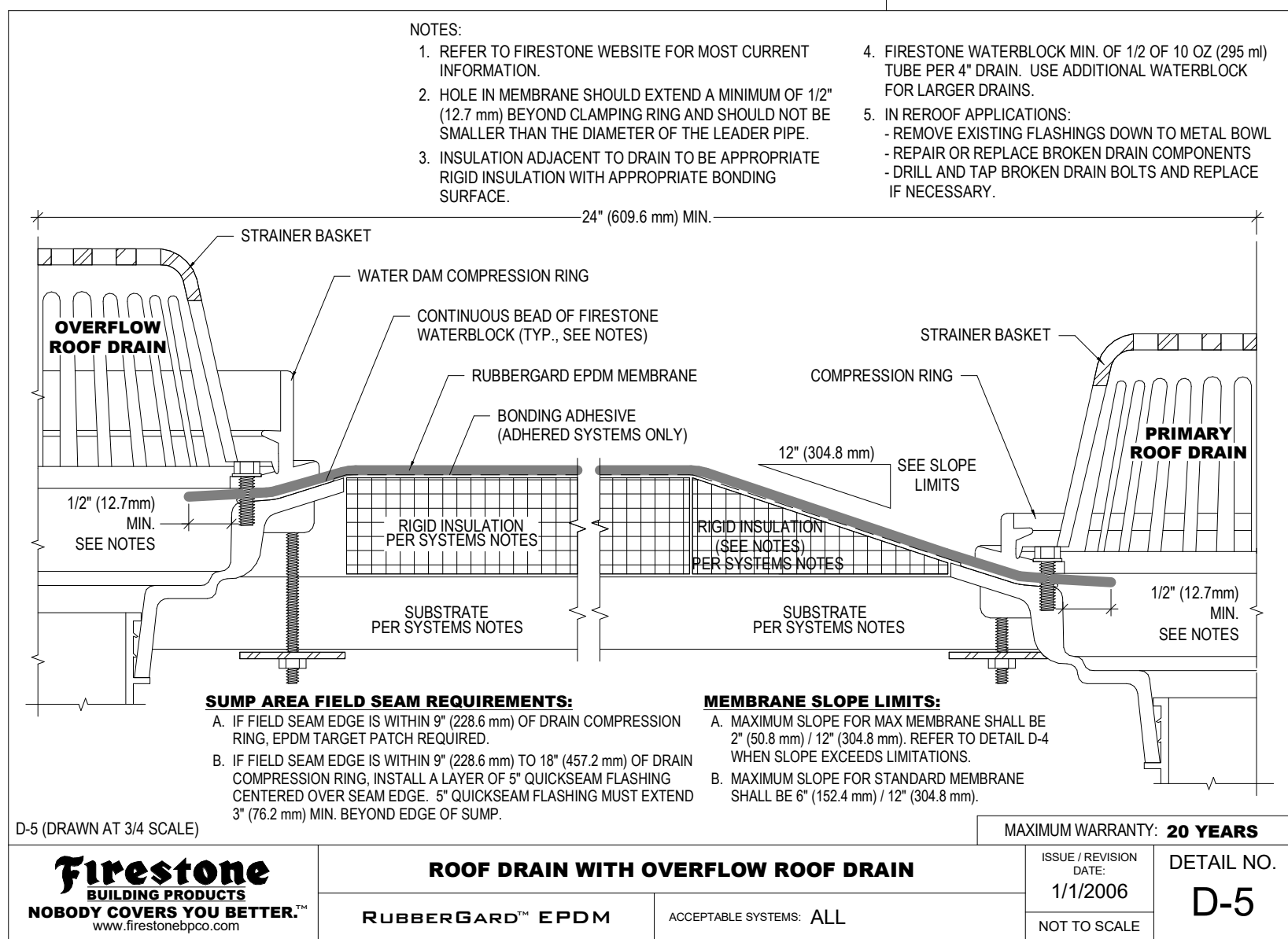
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ARCHITECTURAL DETAILS



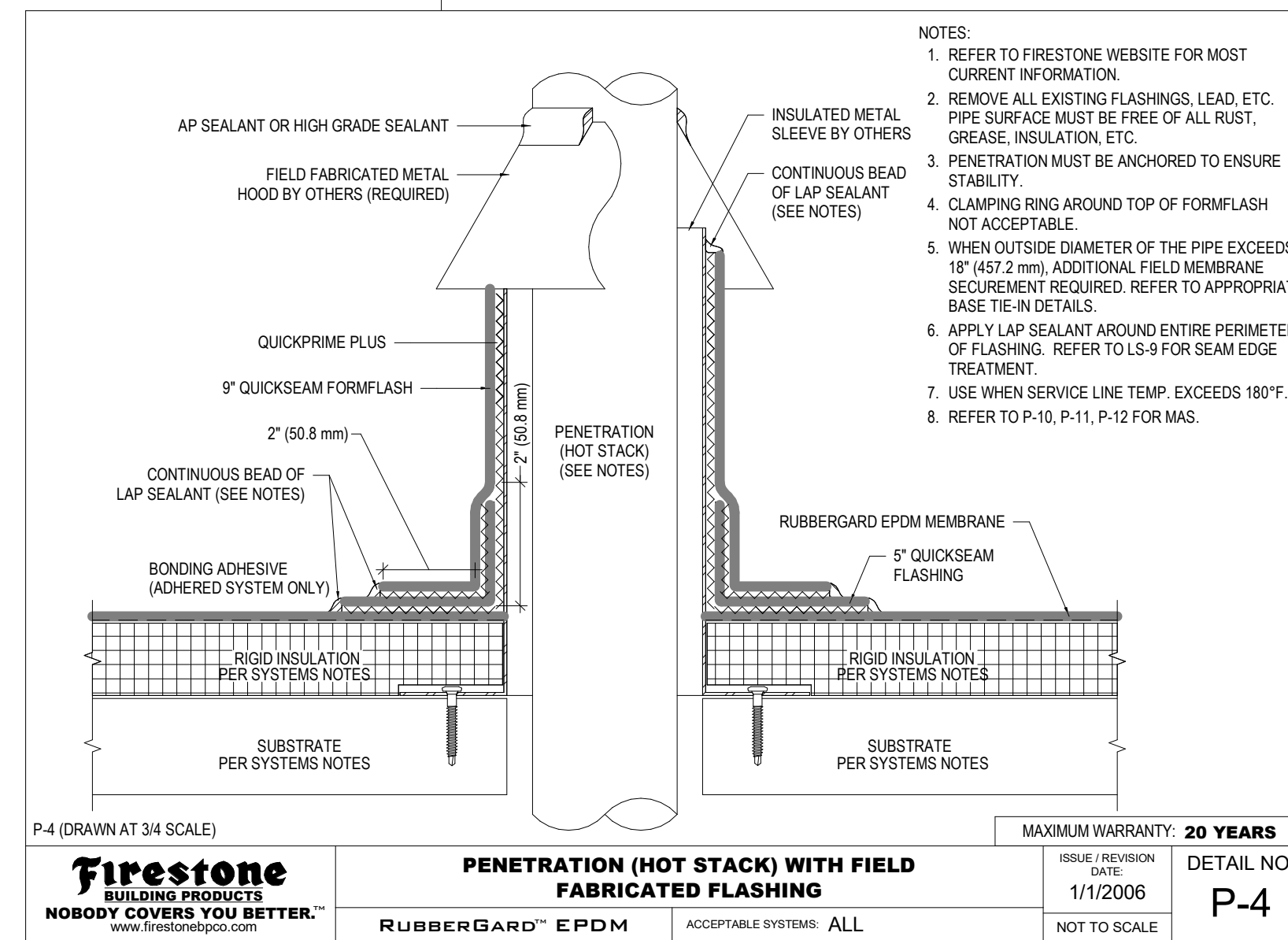
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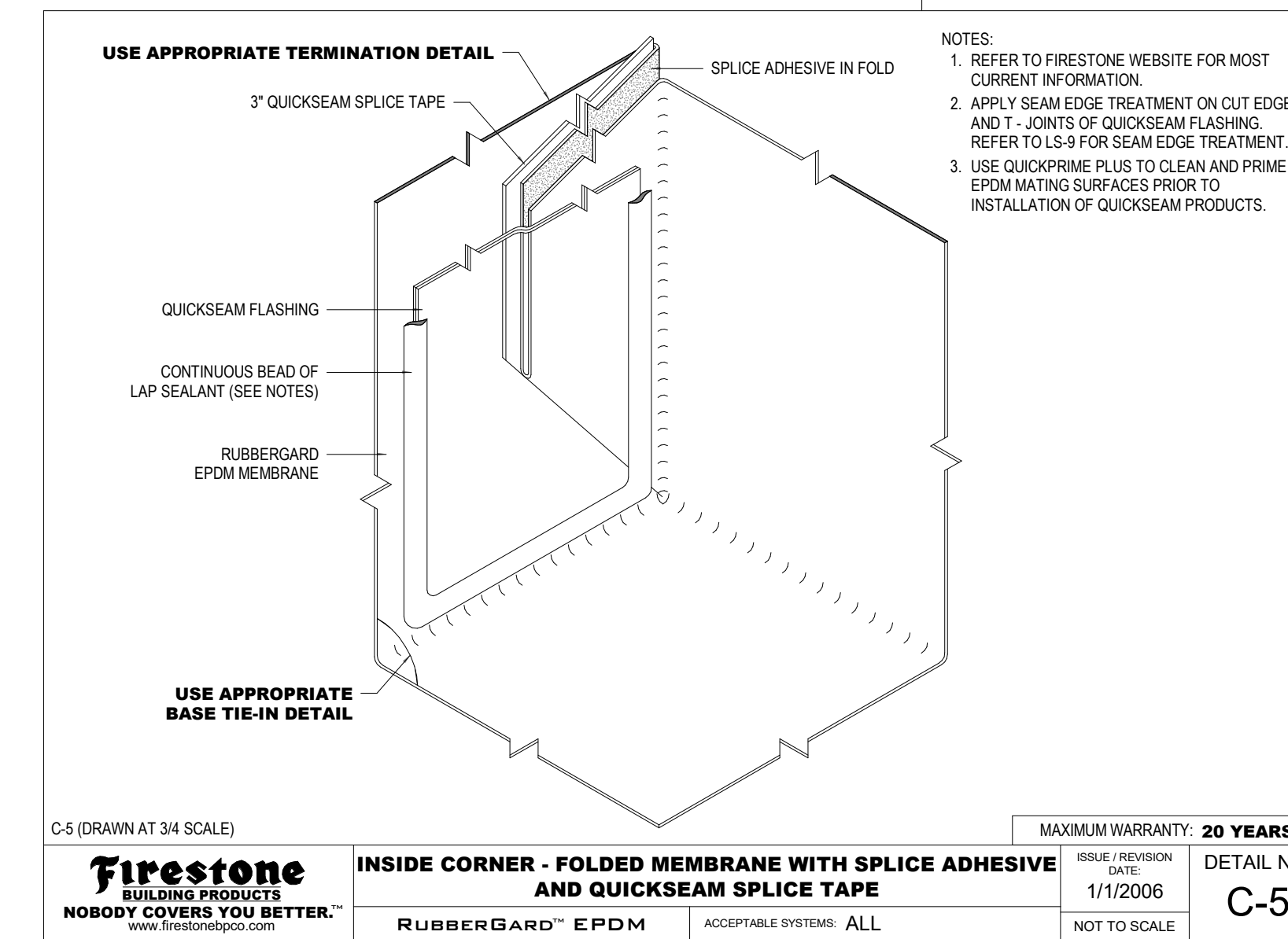
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A8.01
OF
TOTAL



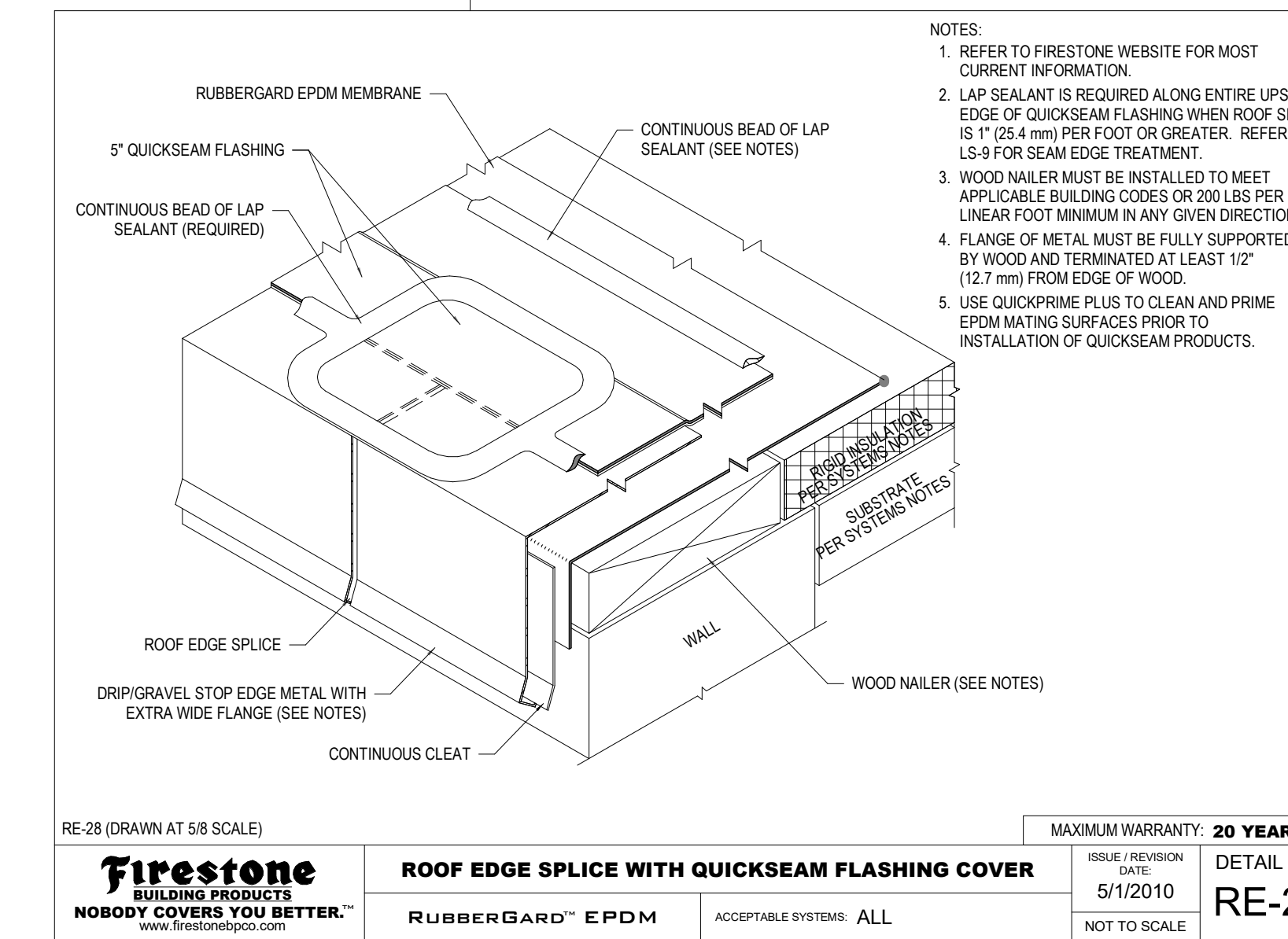
16 ROOF DRAIN W/ OVERFLOW DRAIN
FIRESTONE D-5 SCALE: NTS



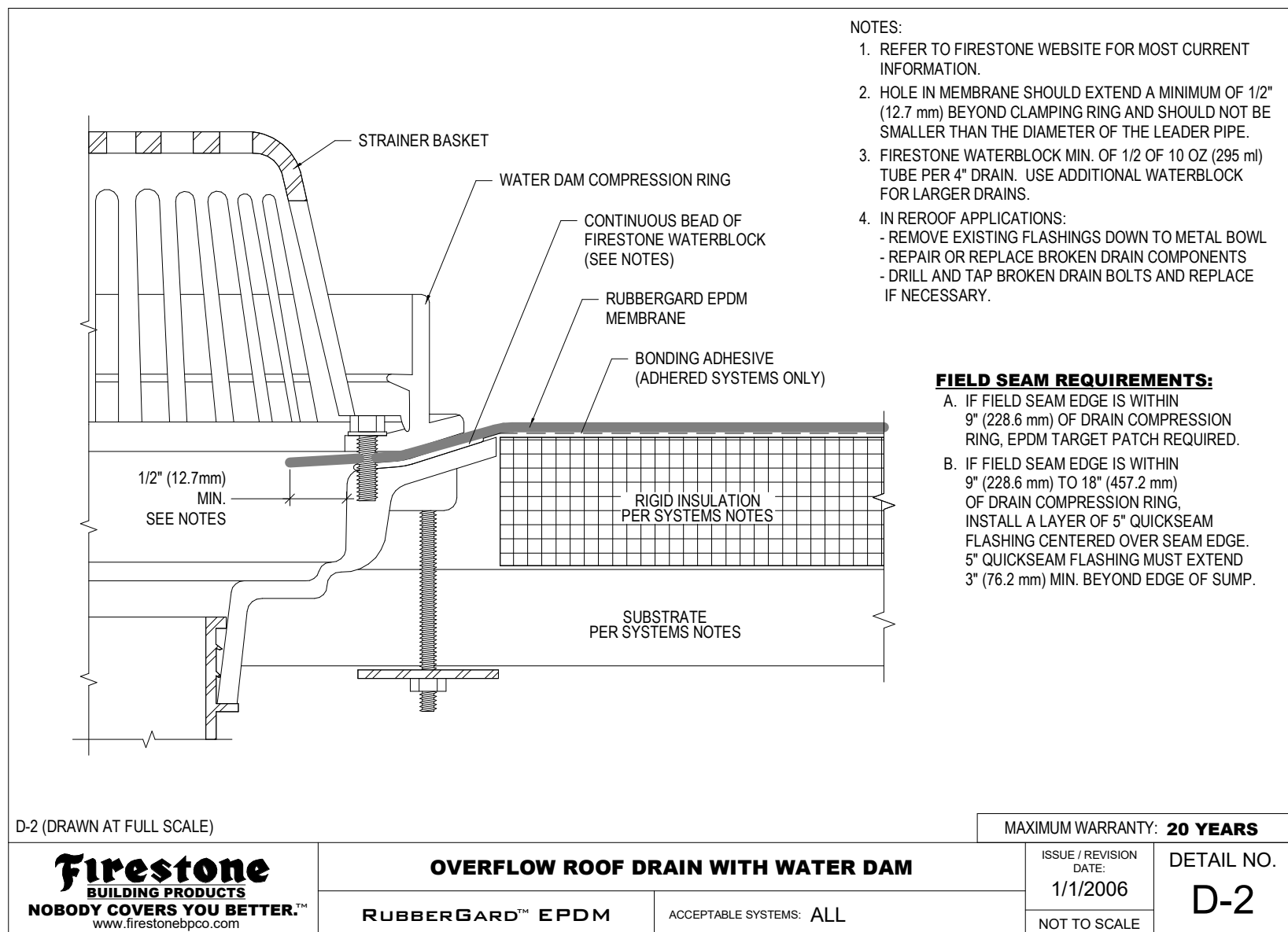
12 HOT STACK FLASHING
FIRESTONE P-2 SCALE: NTS



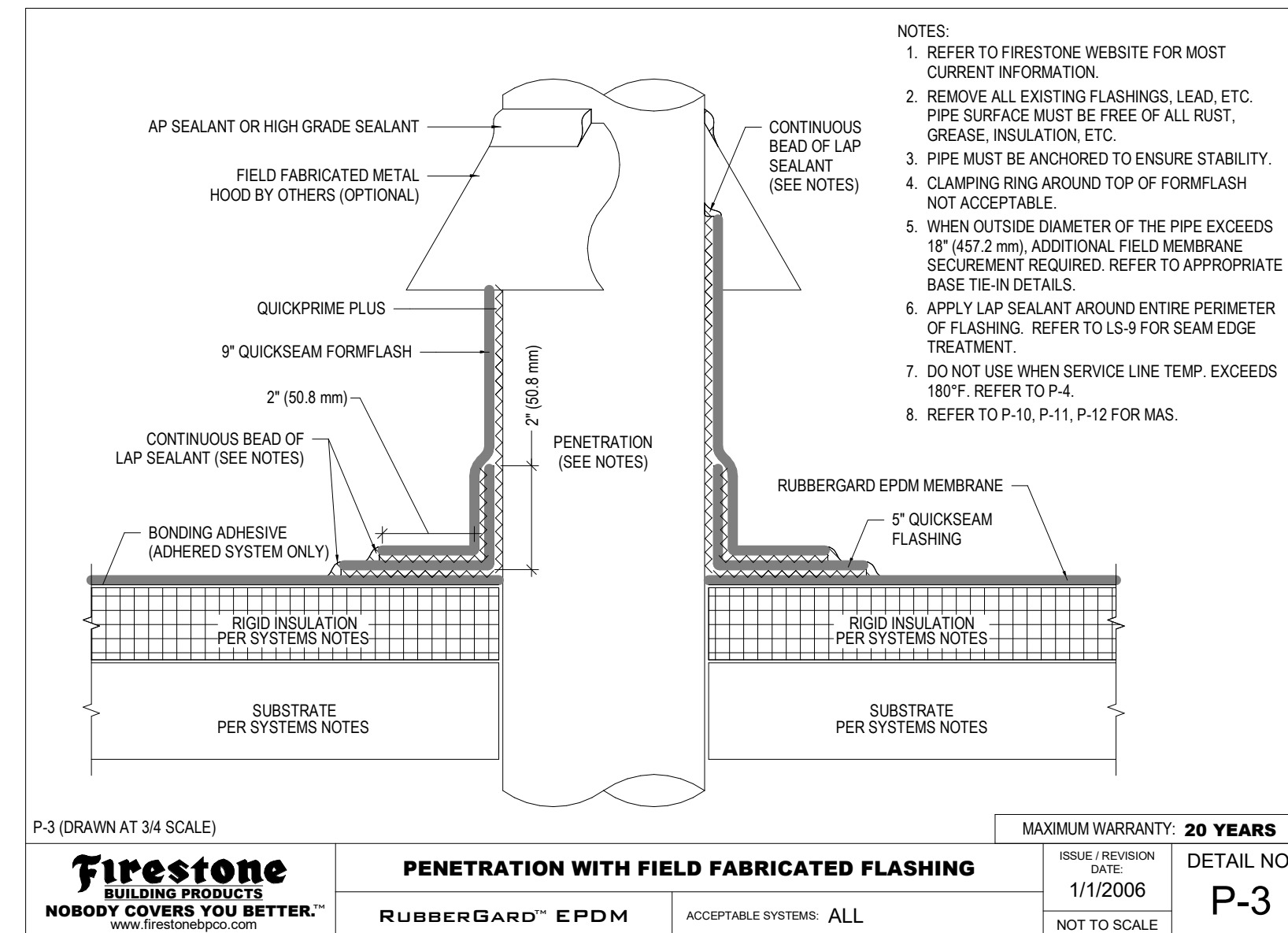
8 INSIDE CORNER
FIRESTONE C-5 SCALE: NTS



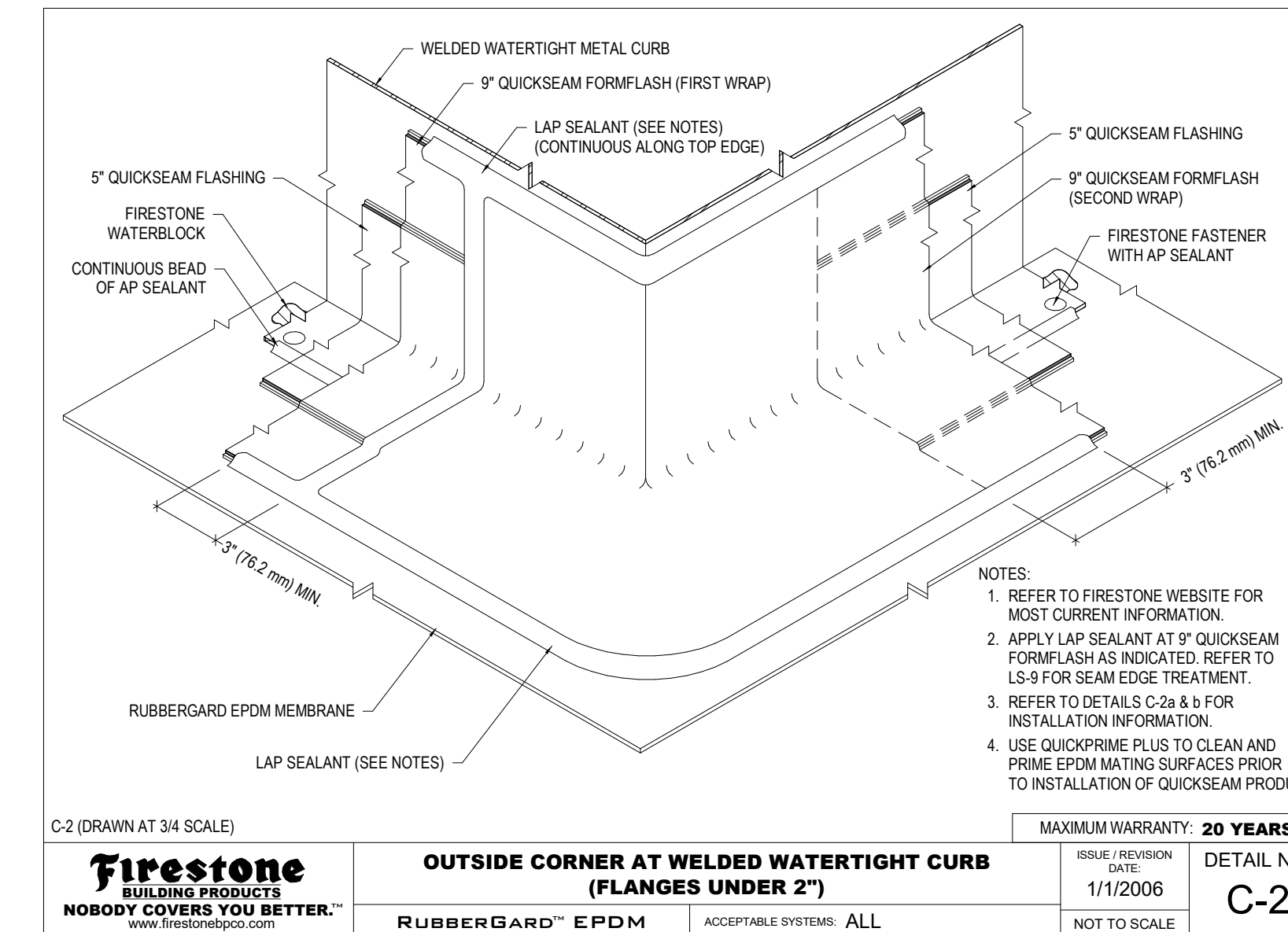
4 ROOF EDGE SPLICE
FIRESTONE RE-28 SCALE: NTS



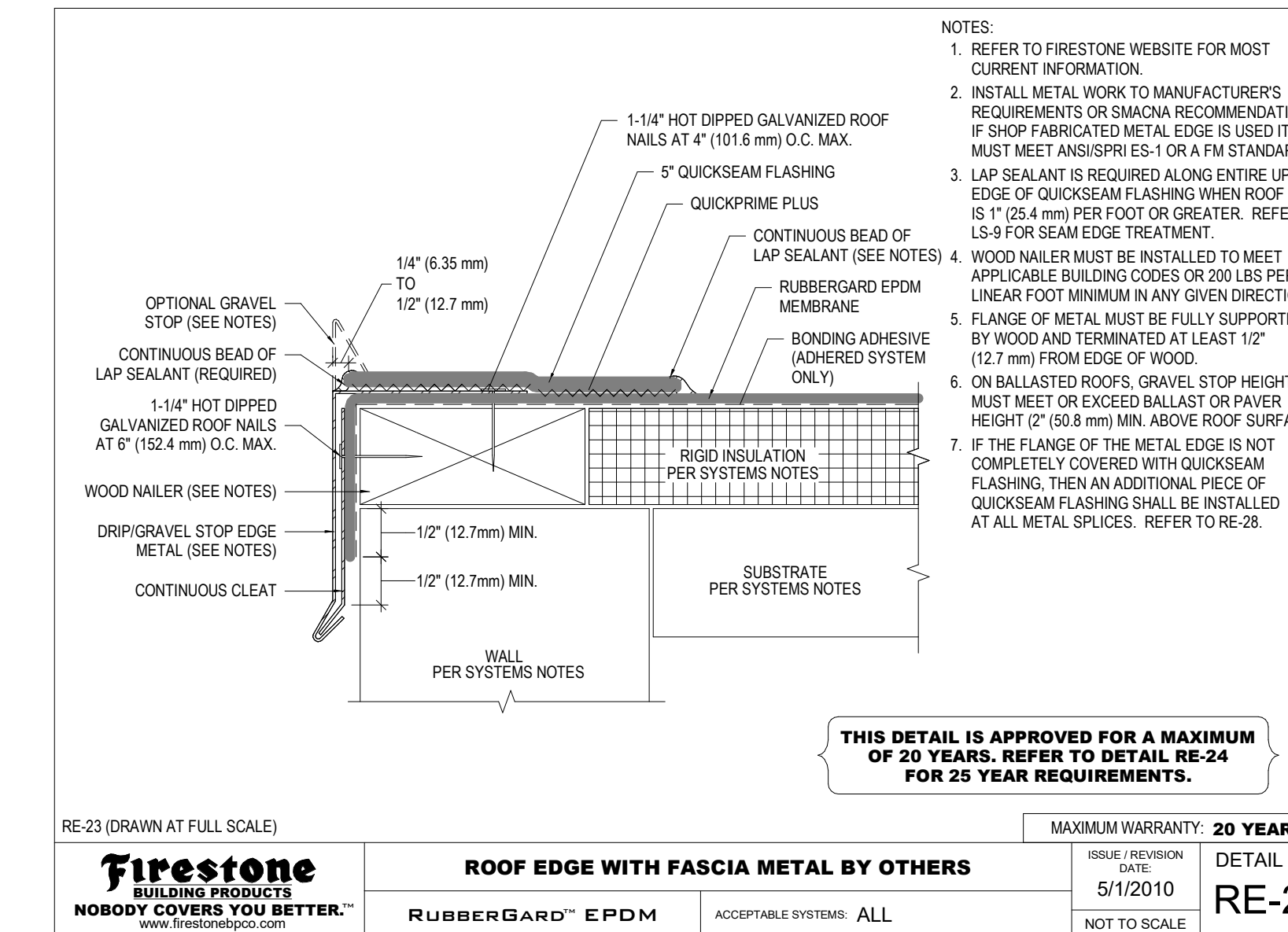
15 OVERFLOW ROOF DRAIN FLASHING
FIRESTONE D-2 SCALE: NTS



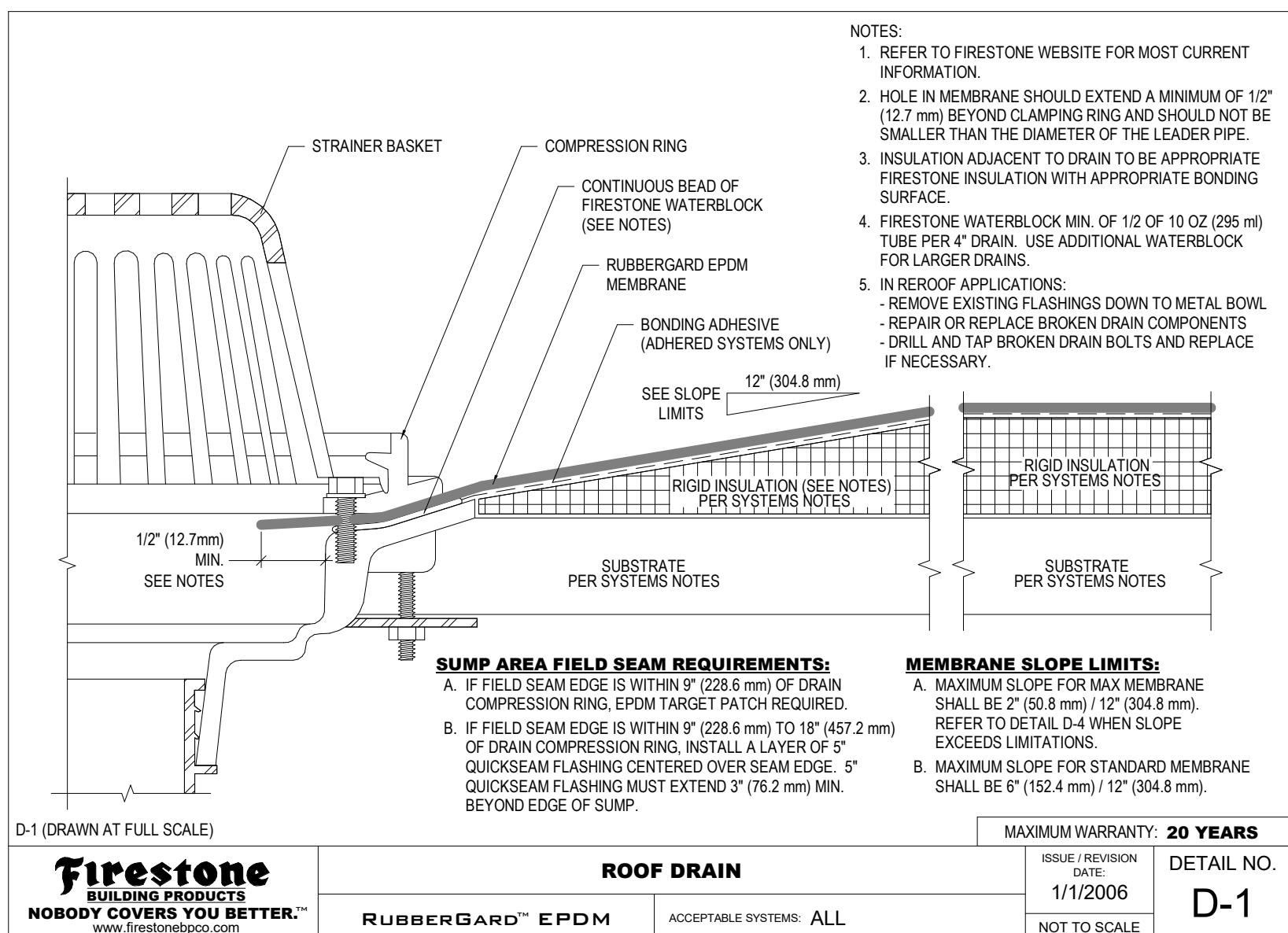
11 COLD STACK FLASHING
FIRESTONE P-3 SCALE: NTS



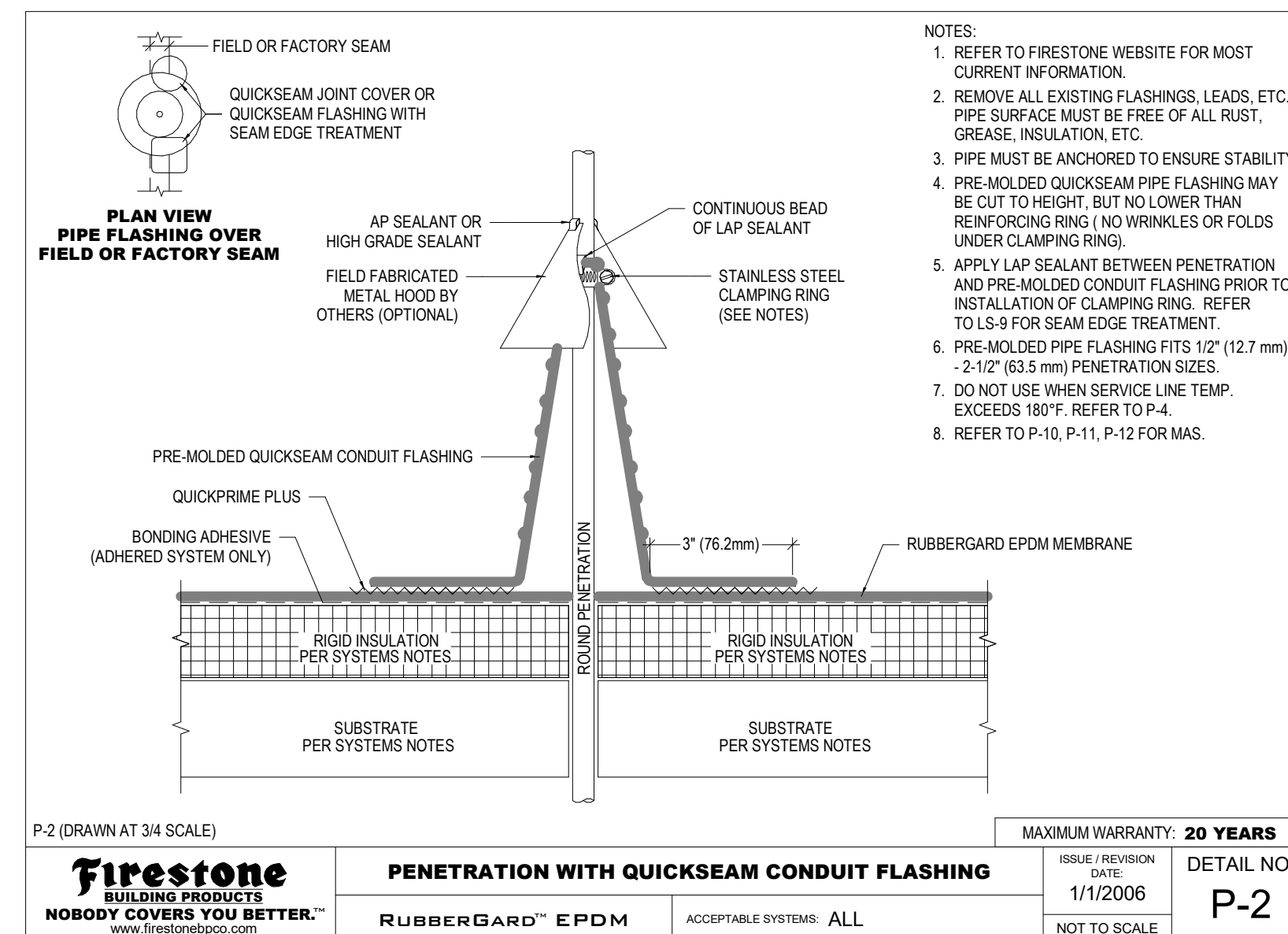
7 OUTSIDE CORNER @ CURB
FIRESTONE C-2 SCALE: NTS



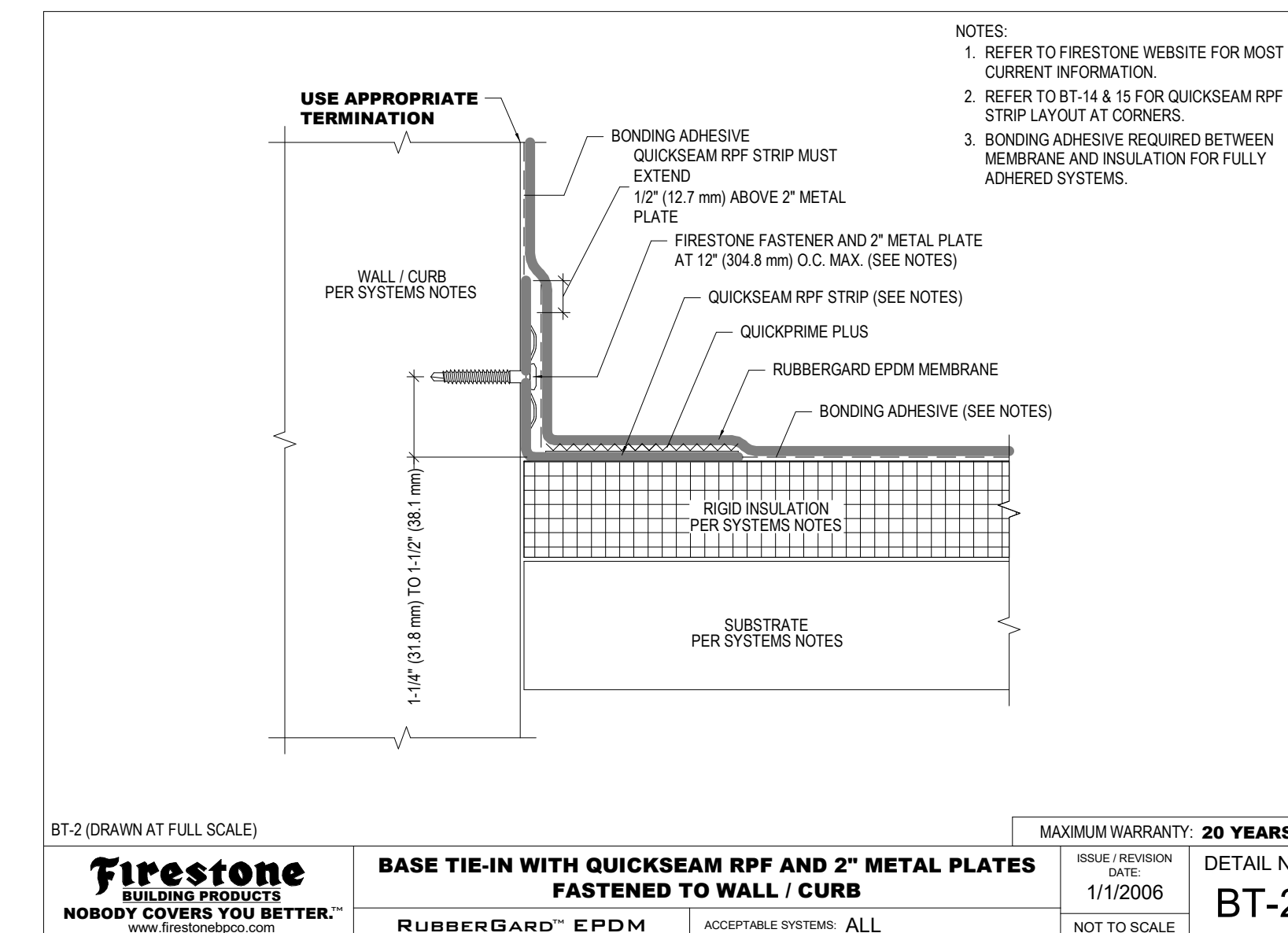
3 STANDARD ROOF EDGE
FIRESTONE RE-23 SCALE: NTS



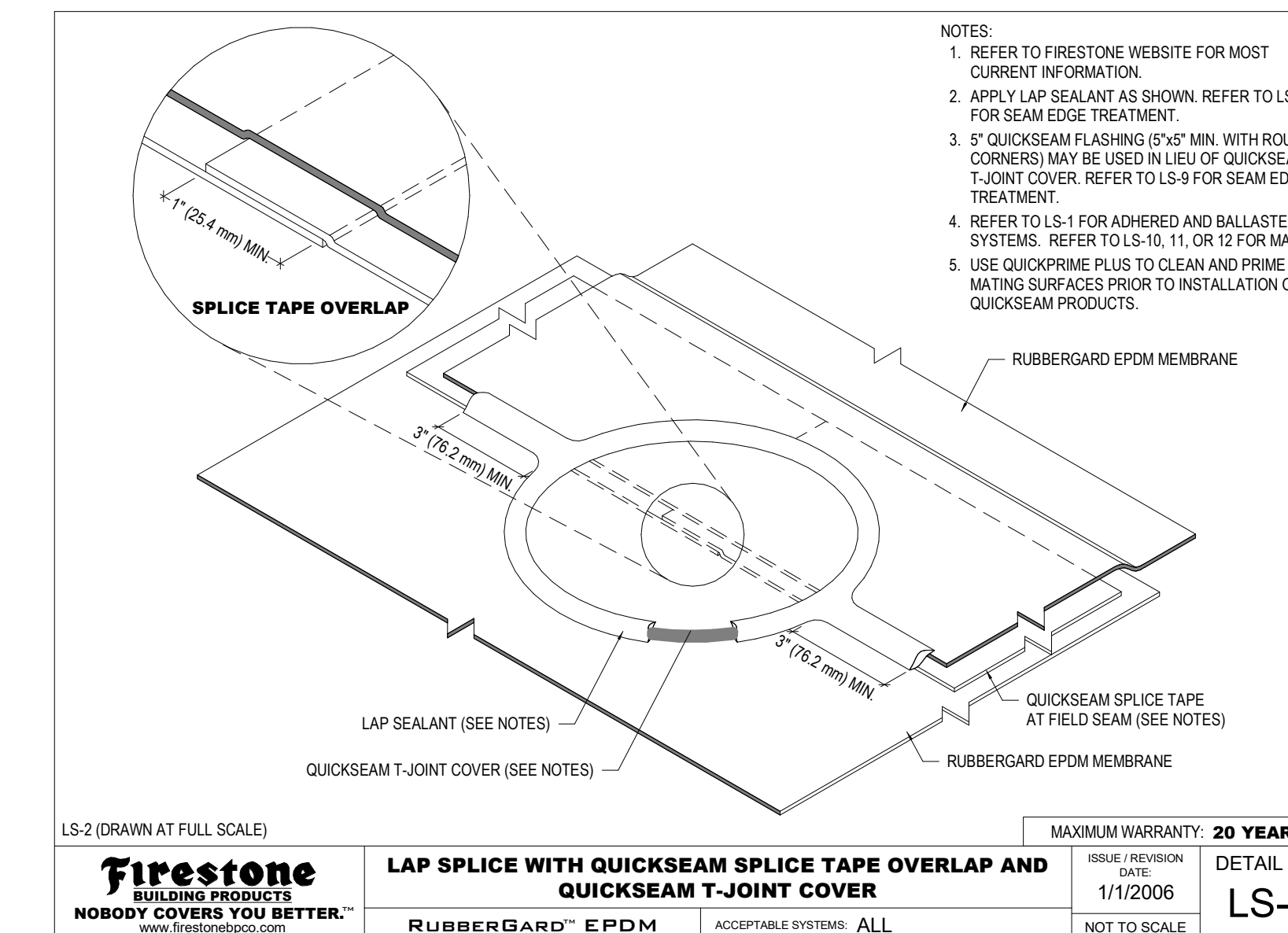
14 ROOF DRAIN FLASHING
FIRESTONE D-1 SCALE: NTS



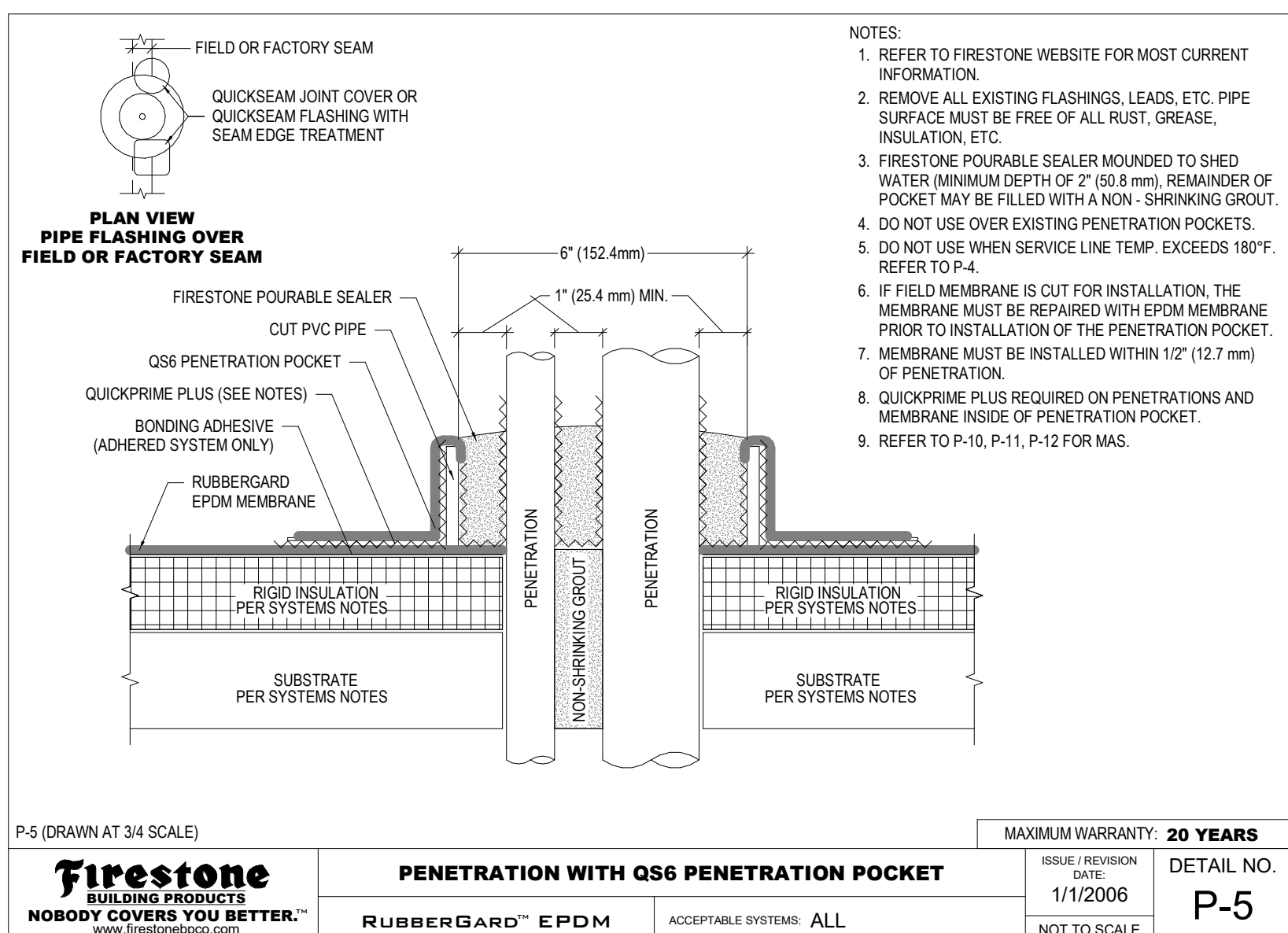
10 SMALL PIPE FLASHING
FIRESTONE P-2 SCALE: NTS



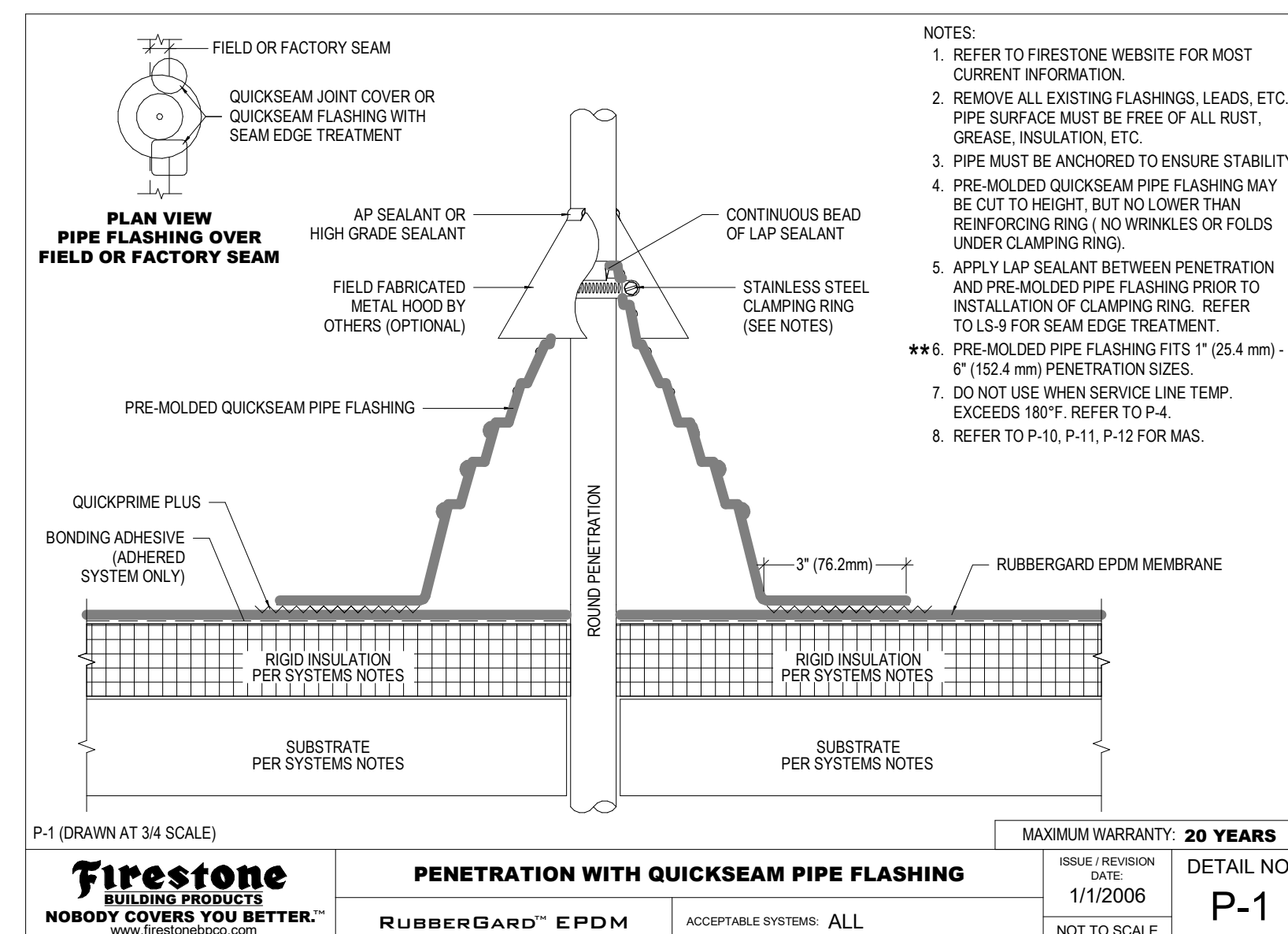
6 VERTICAL BASE TIE-IN @ WALL/CURB
FIRESTONE BT-1 SCALE: NTS



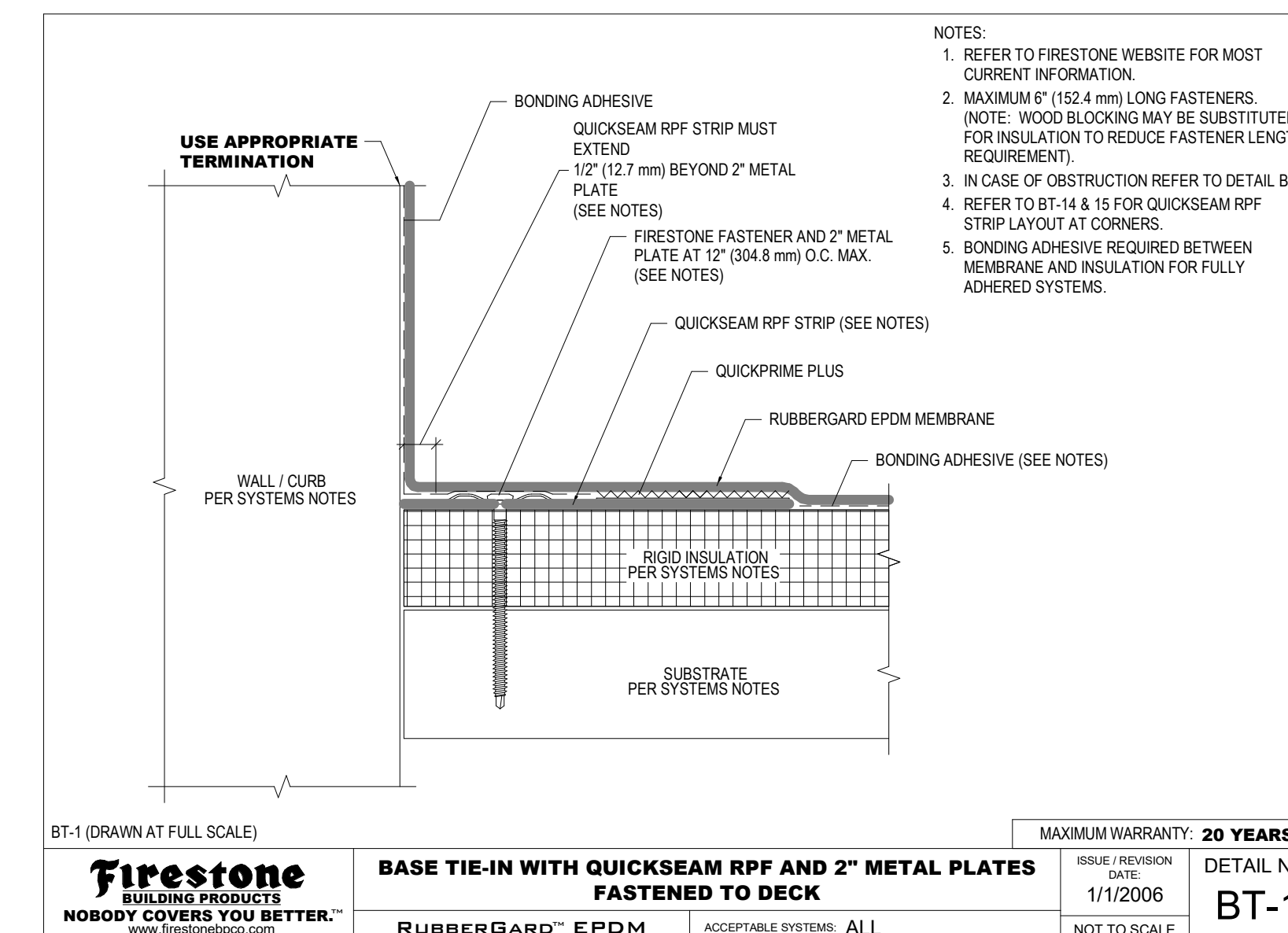
2 LAP SPLICE W/ T-JOINT COVER
FIRESTONE LS-2 SCALE: NTS



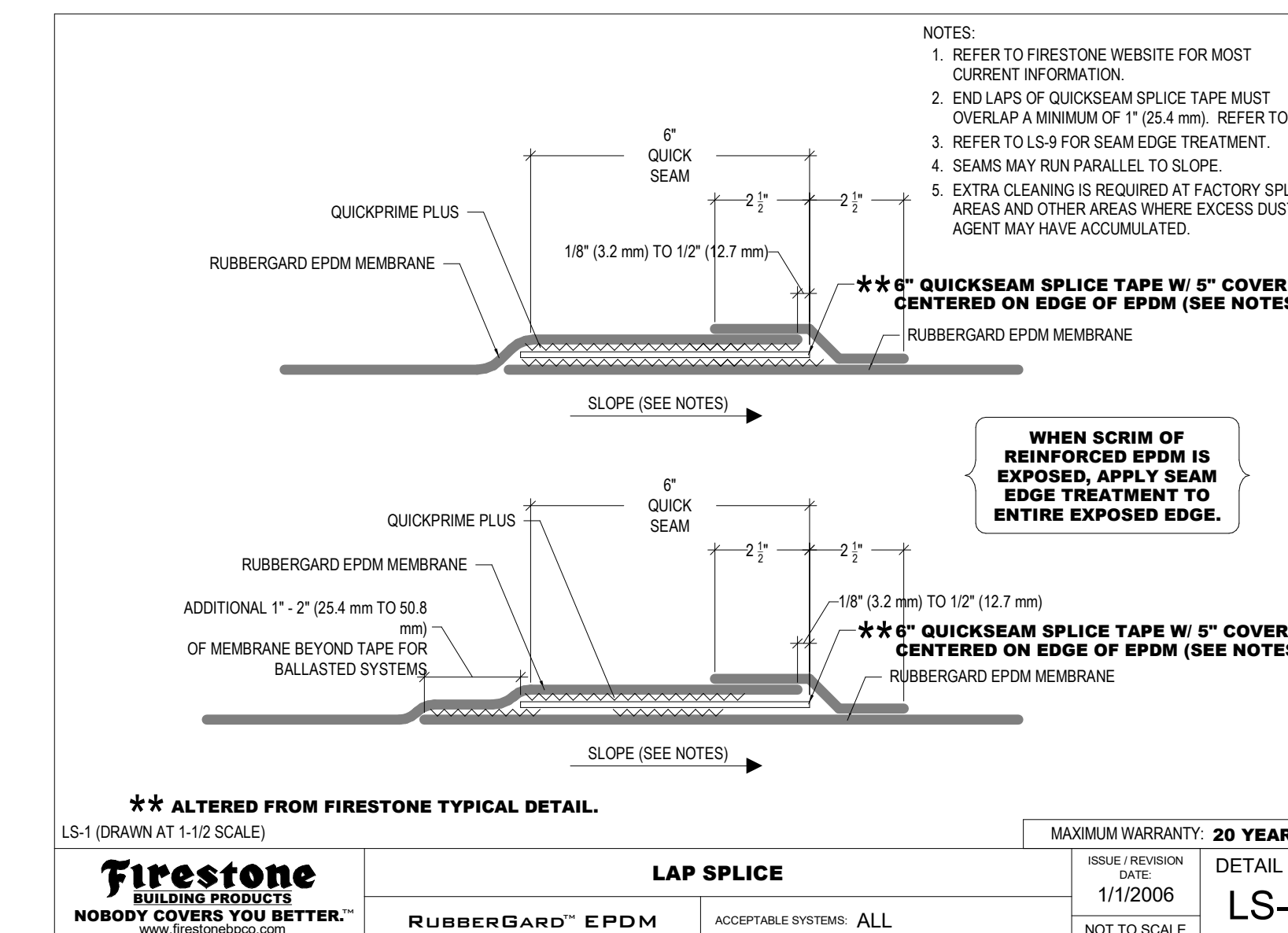
13 CLOSE PENETRATION FLASHING
FIRESTONE P-5 SCALE: NTS



9 LARGE PIPE FLASHING
FIRESTONE P-1 SCALE: NTS



5 VERTICAL BASE TIE-IN @ WALL/CURB
FIRESTONE BT-1 SCALE: NTS



1 LAP SPLICE
FIRESTONE LS-1 SCALE: NTS

PROJECT NO. 2318.0
SET NO. CD-
WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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PRINT RECORD
PURPOSE FOR PERMIT DATE 11/8/2024

REVISION RECORD
NO. CHANGE DATE

DRAWN: AR
CHECKED: MFA
DATE: 11/8/2024

SHEET TITLE: FIRESTONE EPDM DETAILS

Michael Doty Associates
371 Washington Avenue North
Ketchum, ID 83340
Tel: 208.726.4228
www.mda-arc.com

LICENSED ARCHITECT AR-112
MICHAEL R. DOTY
STATE OF IDAHO
11/8/2024

SHEET A8.20 OF TOTAL

11/8/2024

11/8/2024

11/8/2024

11/8/2024

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11/8/2024

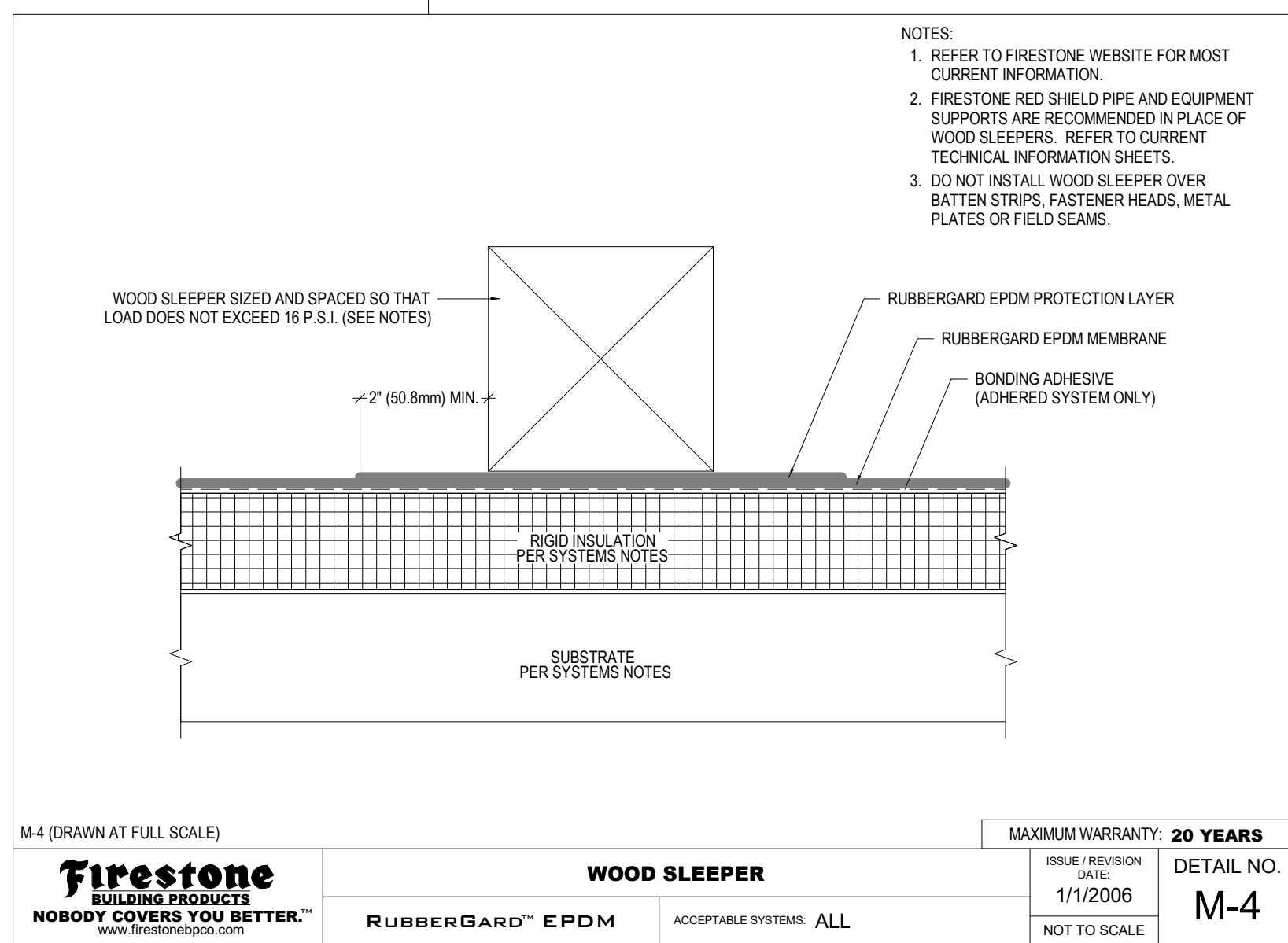
11/8/2024

11/8/2024

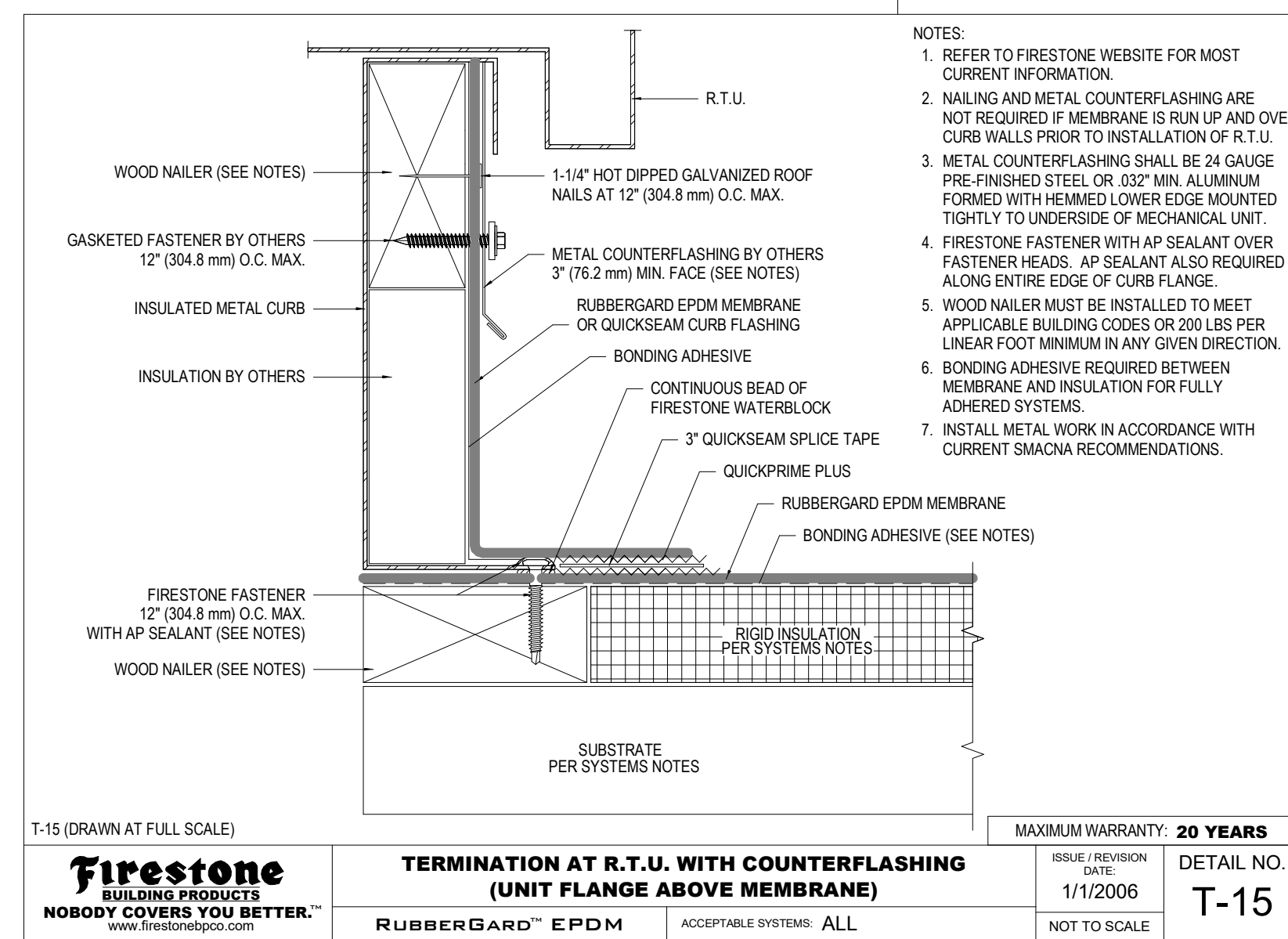
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11/8/2024

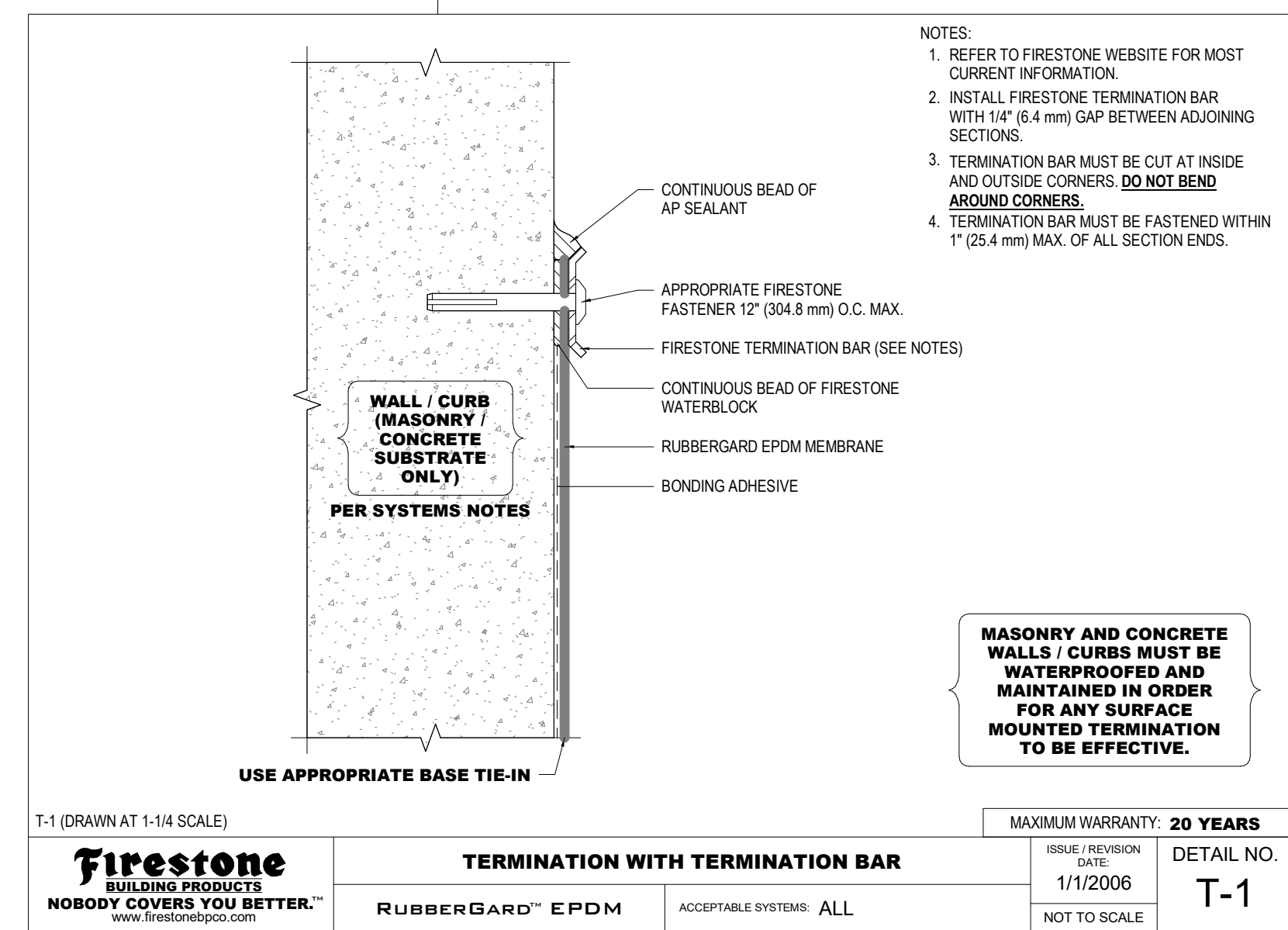
11/8/2024



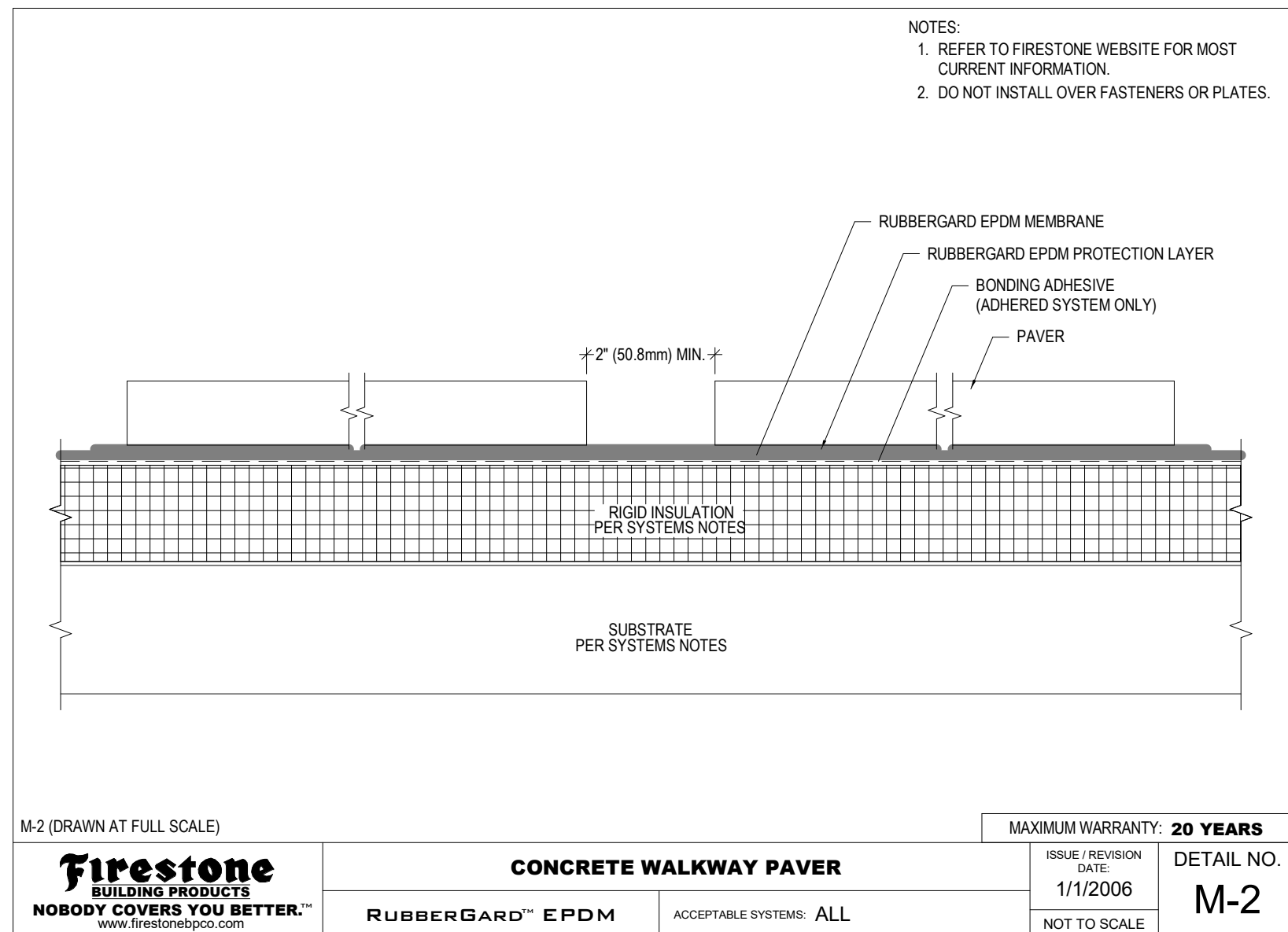
28 WOOD SLEEPERS FIRESTONE M-4 SCALE: NTS



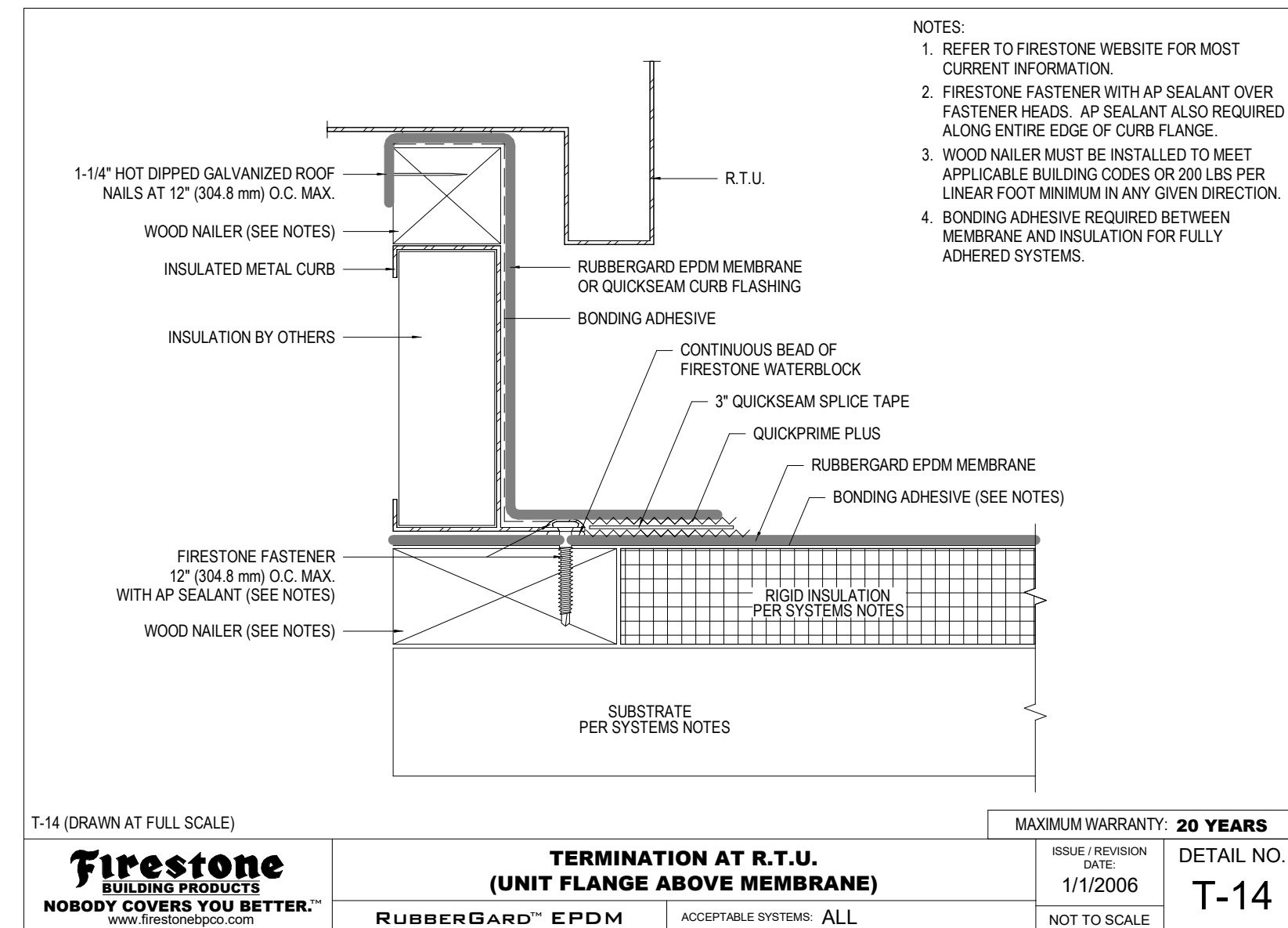
24 TERMINATION (NON-SELF FLASHING) FIRESTONE T-15 SCALE: NTS



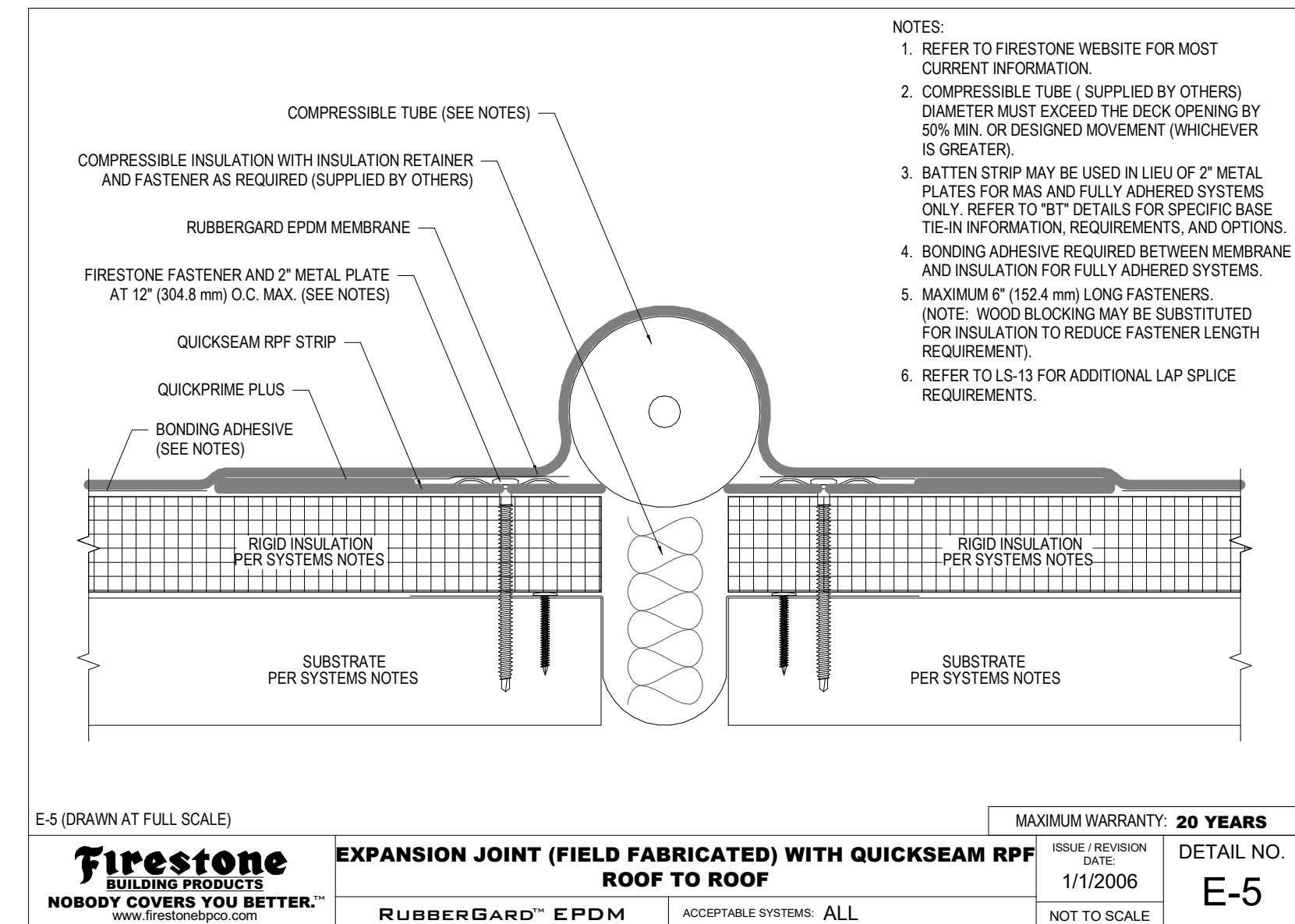
20 TERMINATION BAR FIRESTONE T-1 SCALE: NTS



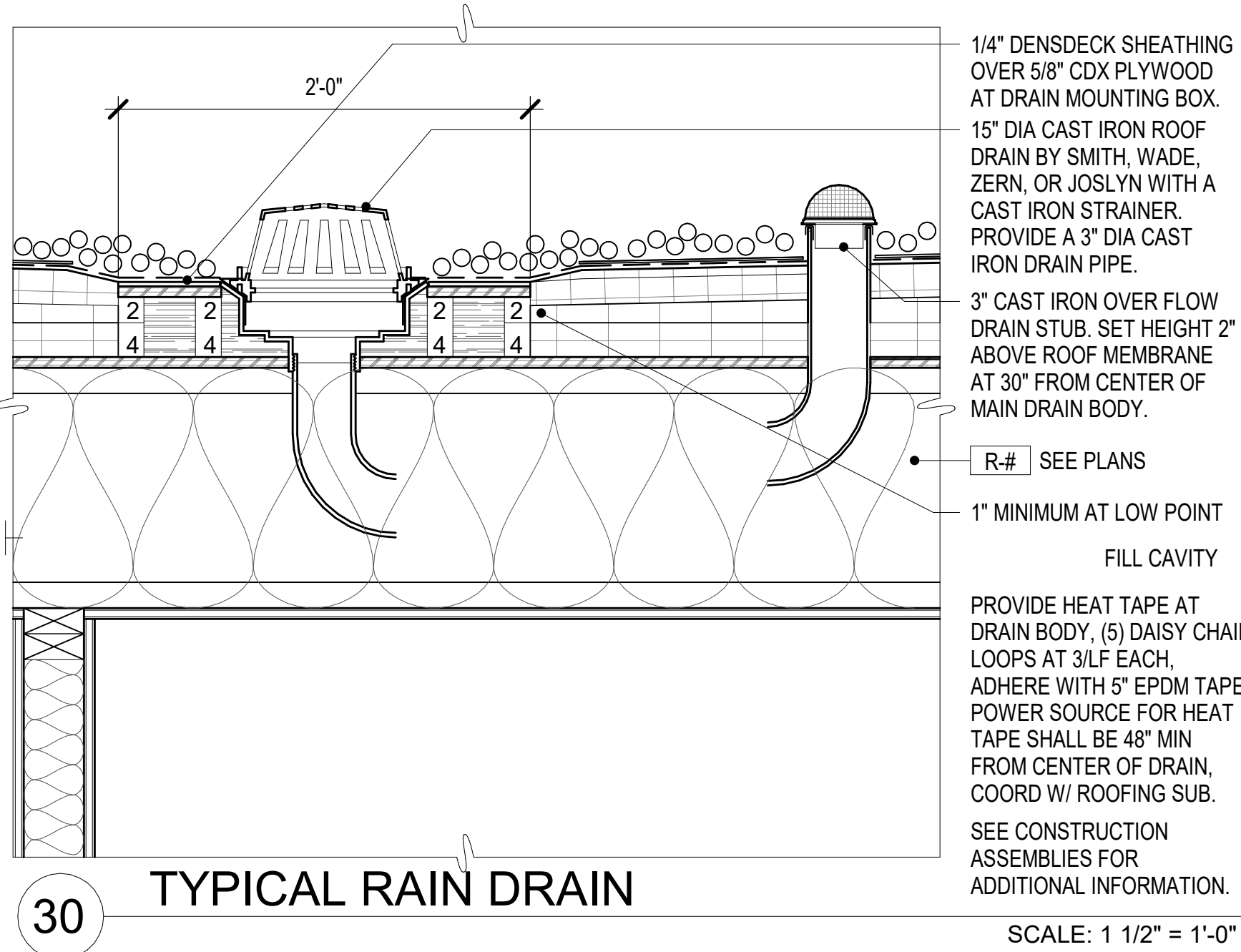
27 CONCRETE WALKWAY PAVER FIRESTONE M-2 SCALE: NTS



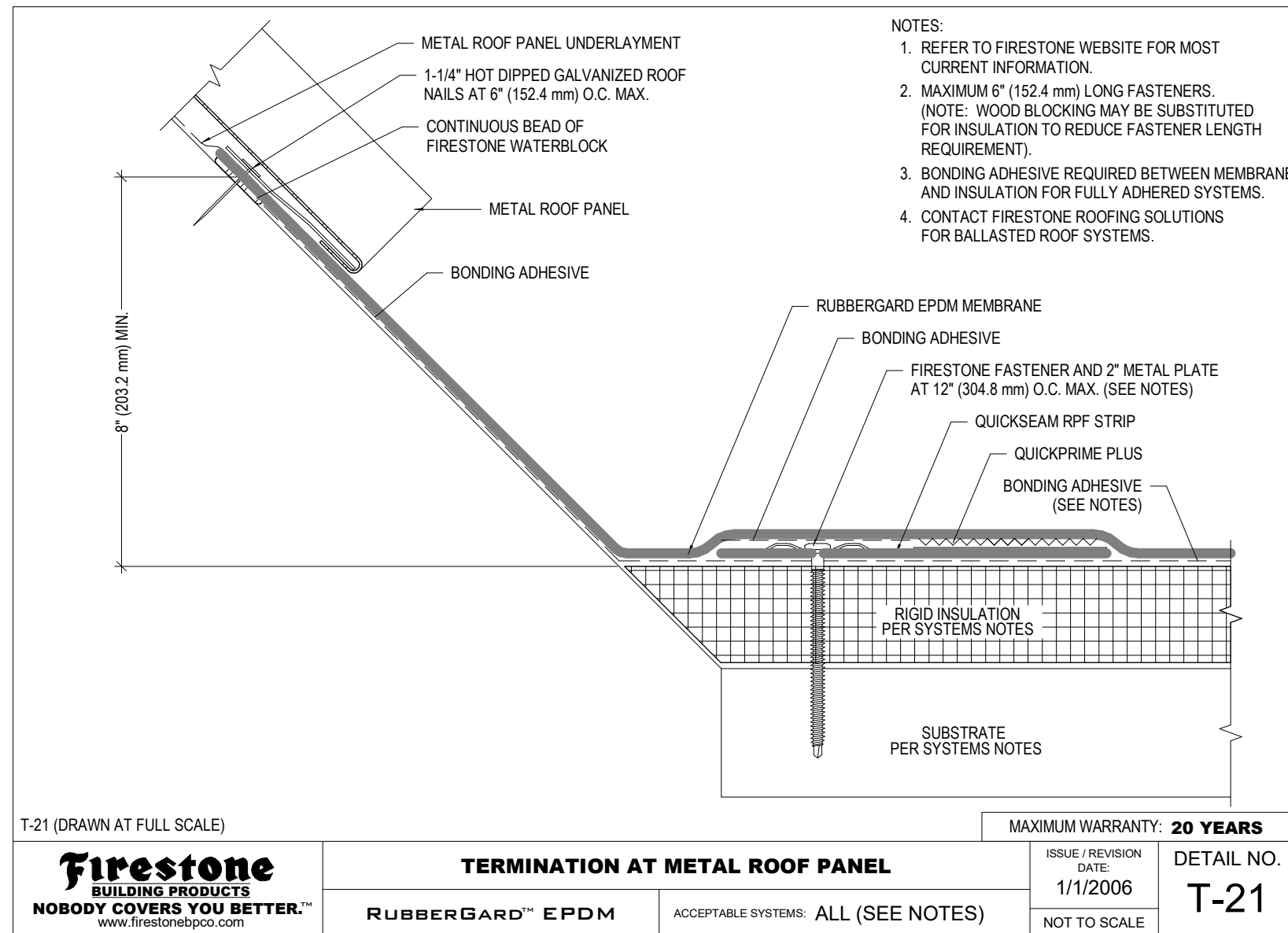
23 TERMINATION (SELF FLASHING) FIRESTONE T-14 SCALE: NTS



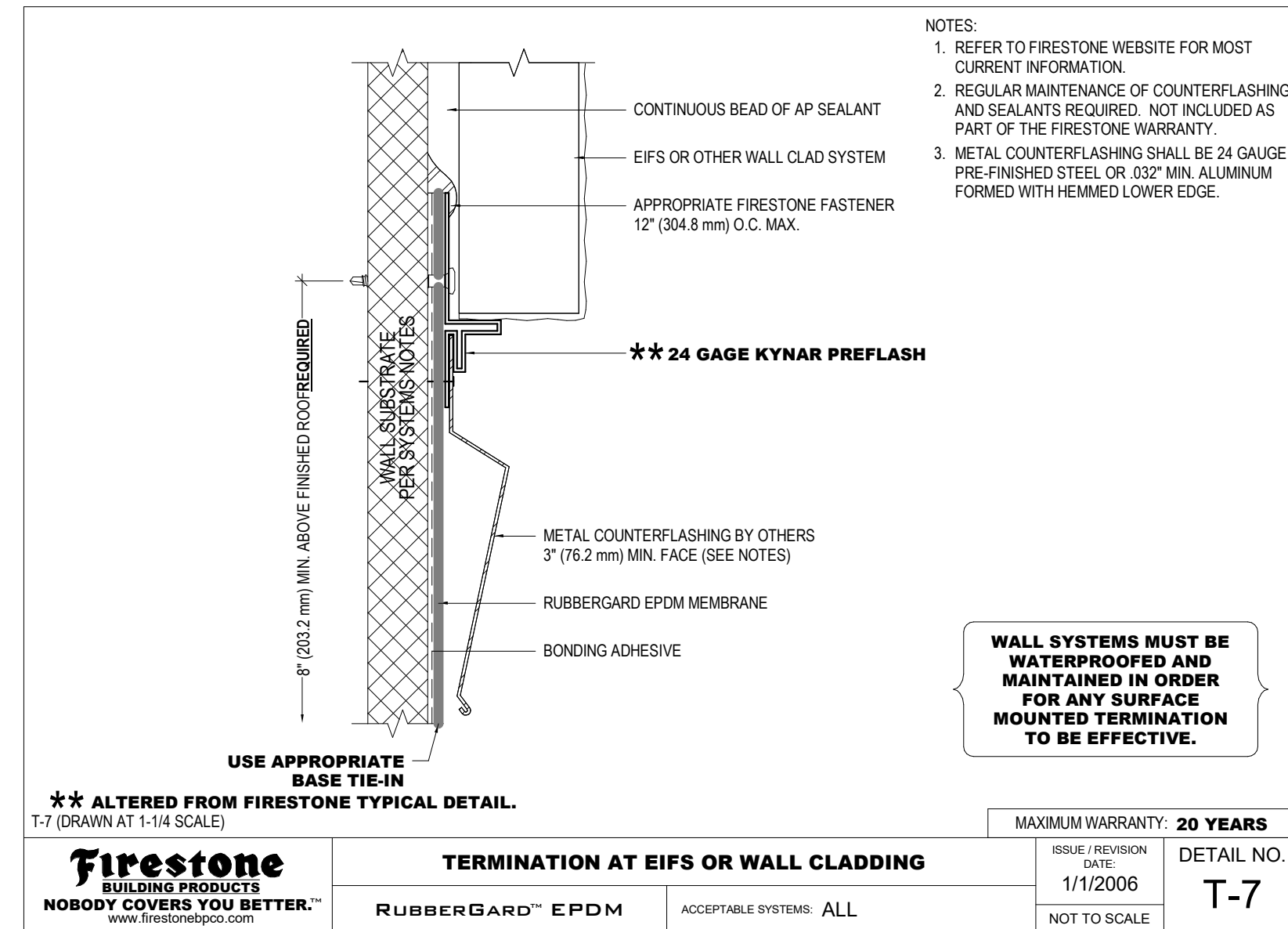
19 EXPANSION JOINT @ ROOF TO ROOF FIRESTONE E-5 SCALE: NTS



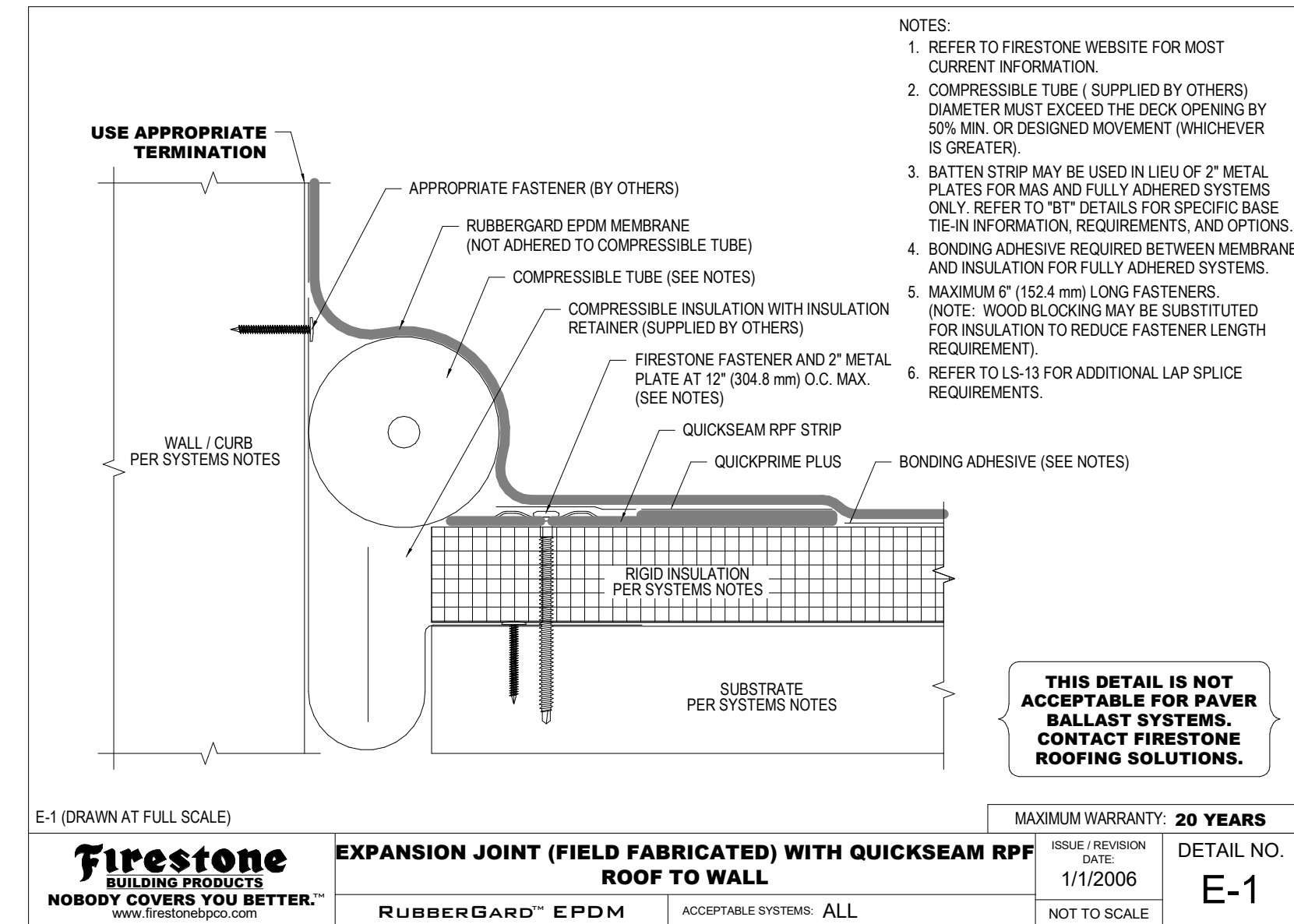
30 TYPICAL RAIN DRAIN SCALE: 1 1/2" = 1'-0"



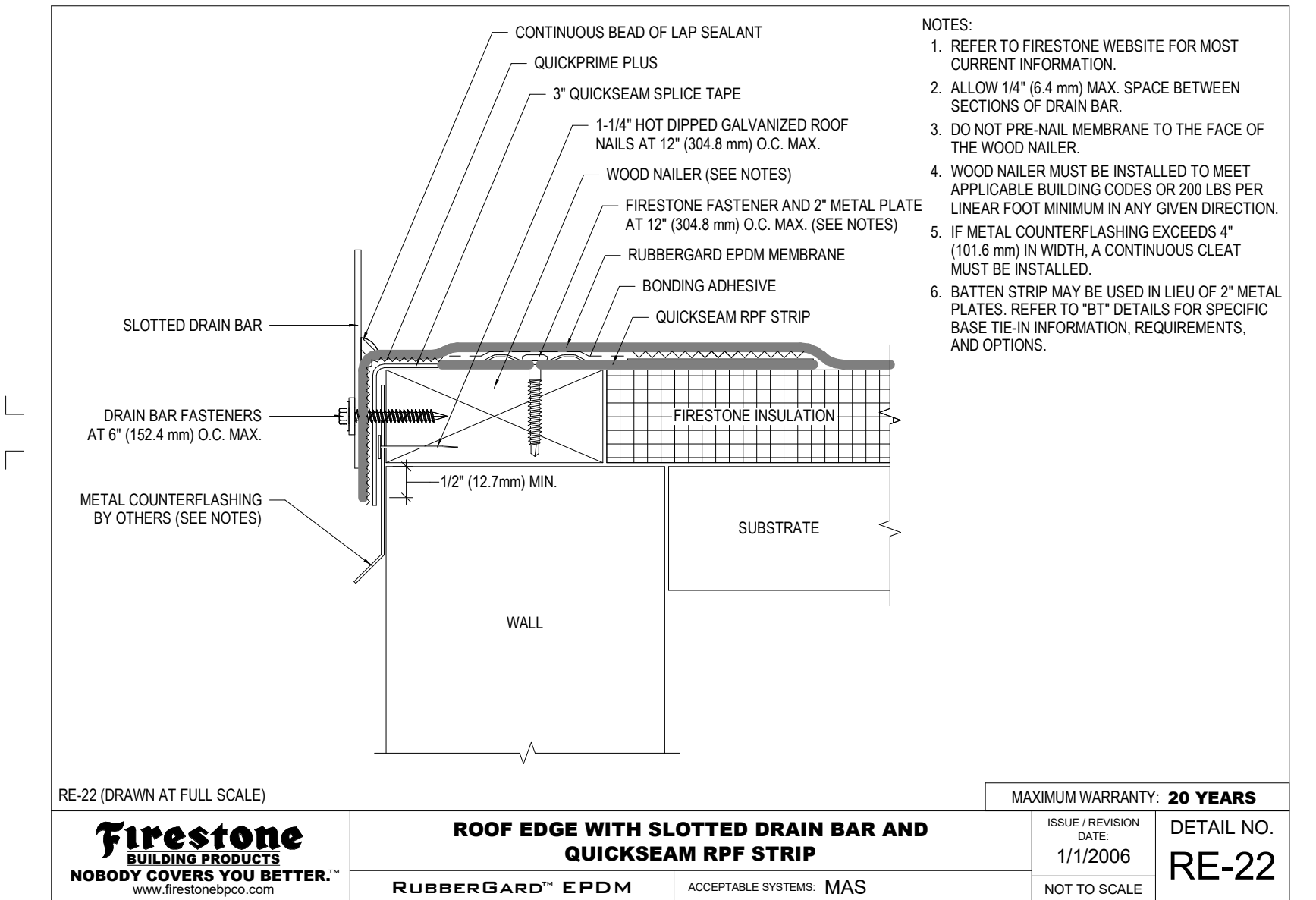
26 TERMINATION @ METAL ROOF PANEL FIRESTONE T-21 SCALE: NTS



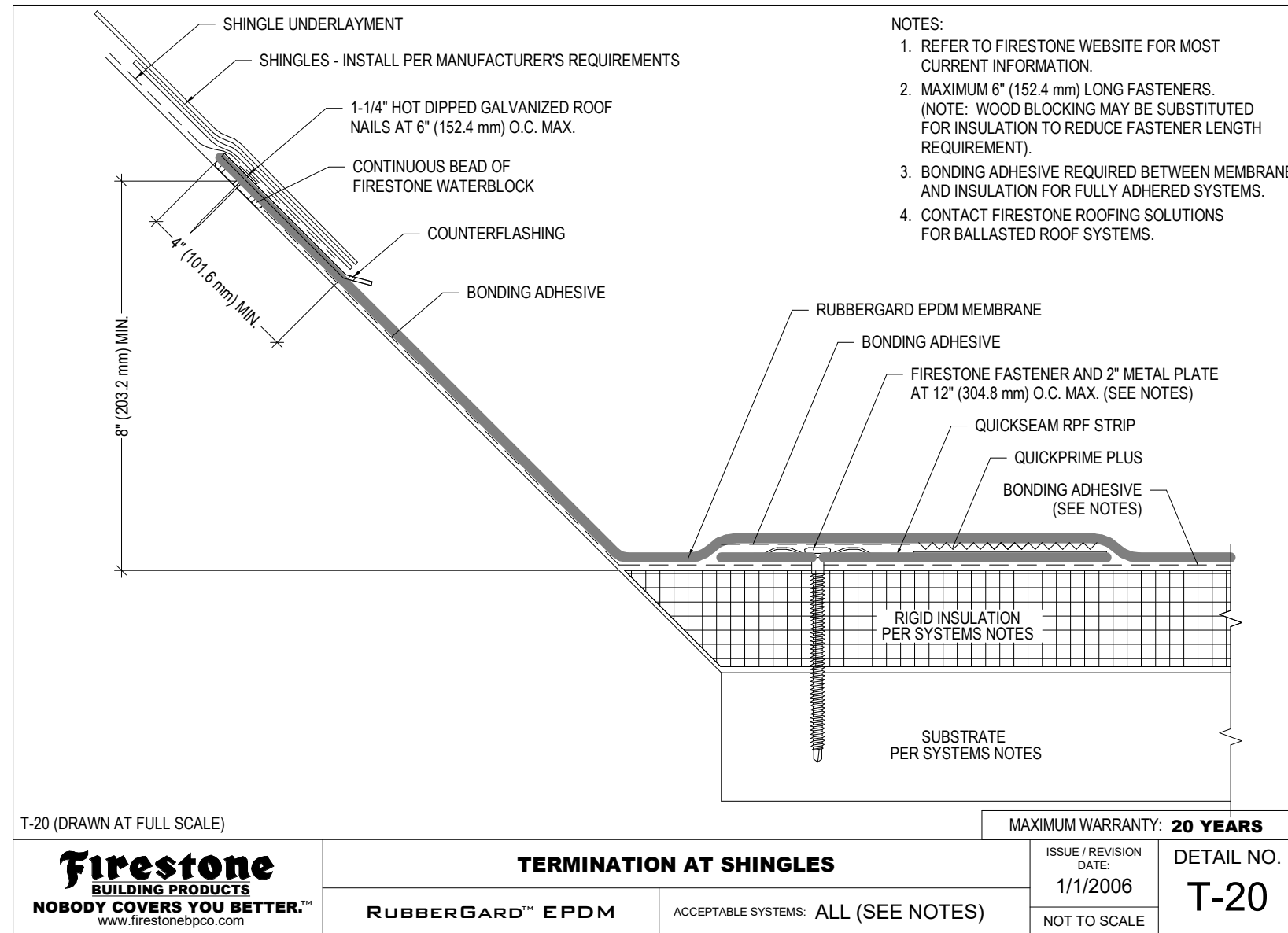
22 TERMINATION @ WALL CLADDING FIRESTONE T-7 SCALE: NTS



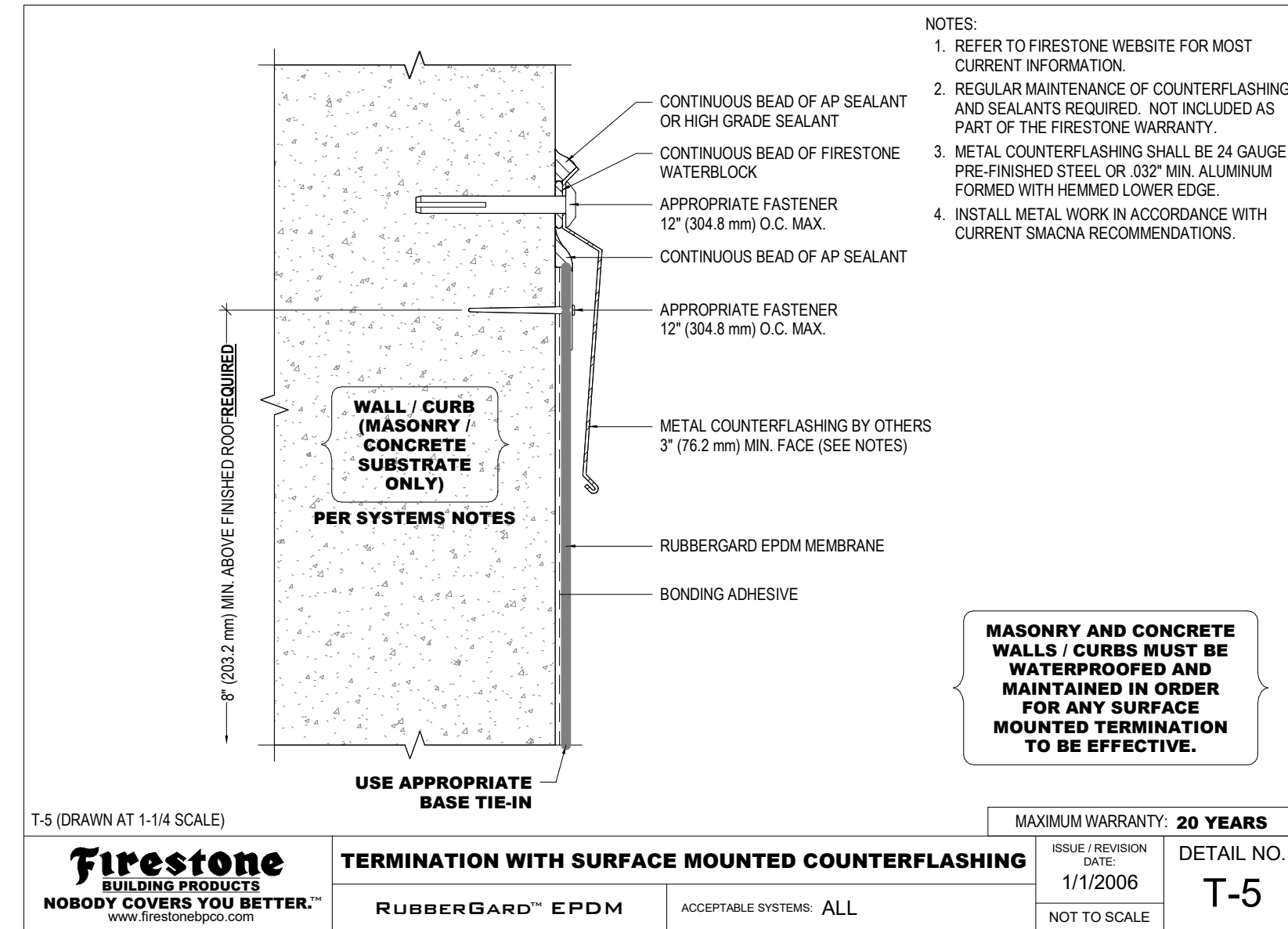
18 EXPANSION JOINT @ ROOF TO WALL FIRESTONE E-1 SCALE: NTS



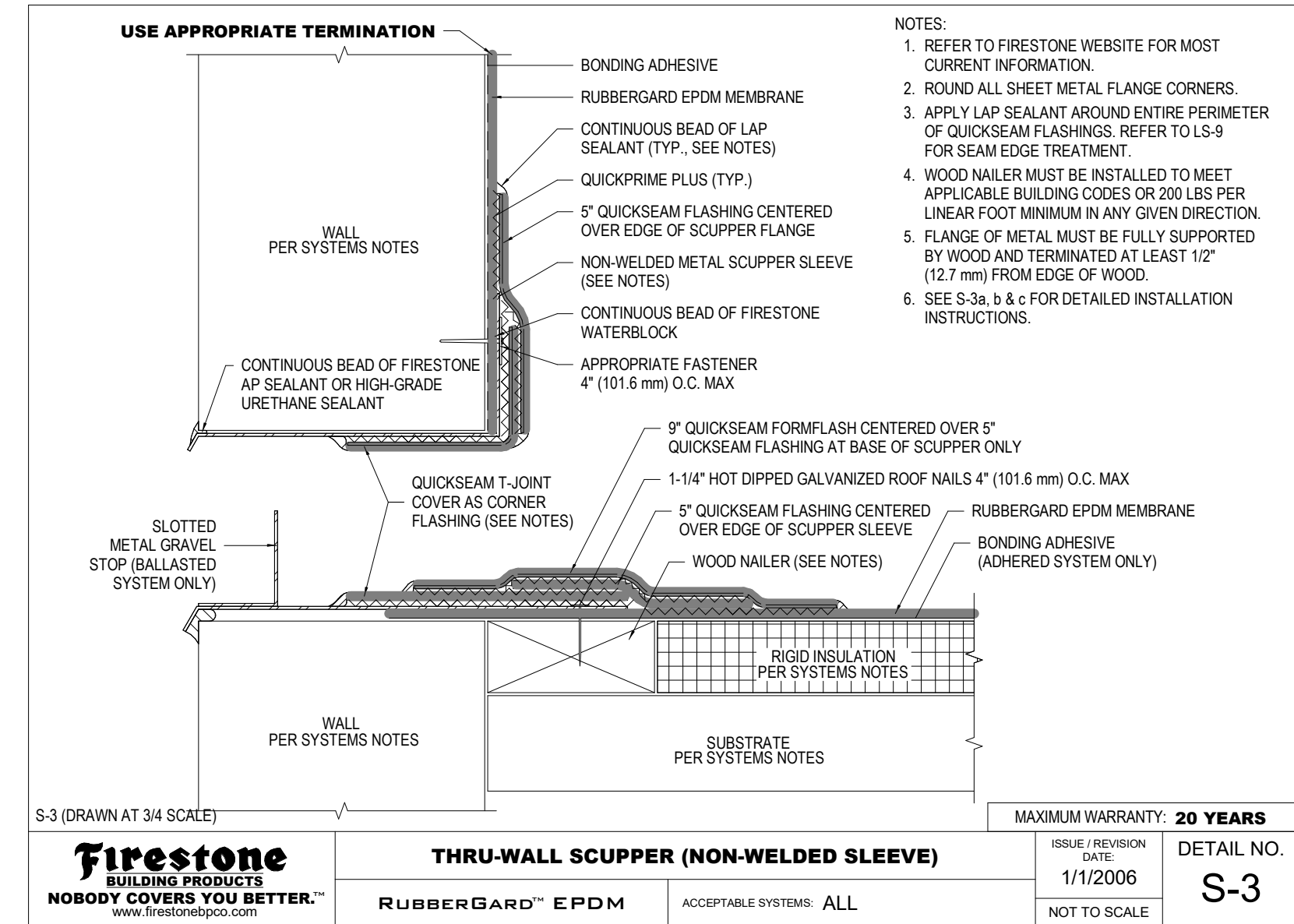
29 ROOF EDGE SLOTTED DRAIN BAR FIRESTONE RE-23 SCALE: NTS



25 TERMINATION @ SHINGLES FIRESTONE T-20 SCALE: NTS



21 TERMINATION W/ COUNTERFLASHING FIRESTONE T-5 SCALE: NTS



17 THRU-WALL SCUPPER FIRESTONE S-3 SCALE: NTS

PROJECT NO. 2318.0

SET NO. CD-

WARM SPRINGS PRESERVE WELCOME BUILDING 201-311 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

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PRINT RECORD

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DRAWN: AR

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DATE: 11/8/2024

SHEET TITLE: FIRESTONE EPDM DETAILS

Michael Doty Associates

371 Washington Avenue North Ketchum, ID 83340 Tel: 208.726.4228 www.mda-arc.com

LICENSED ARCHITECT AR-112

MICHAEL R. DOTY STATE OF IDAHO 11/8/2024

SHEET A8.21 OF TOTAL

[illegible][illegible]

THERMACORE DOOR SYSTEM MODEL 592
 DOUBLE THERMAL ACRYLIC WINDOWS (25" x 12")
 CHAIN HOIST
 W/ HEADER AND JAMB SEAL
 RIBBED TEXTURED EXTERIOR PANELS W/ INDUSTRIAL BROWN FINISH
 R-VALUE 17.5
 STANDARD LIFT PACKAGE WITH 13' CLEARANCE NEEDED

Architectural section drawing of a garage door assembly. The drawing shows a cross-section of the door and its mounting to the wall. Key components and details include:

- STRUCTURAL GLB**: Structural Glue applied to the wall and door frame.
- STRUCTURAL 2x6 ANGLED KICKERS**: Two angled kickers supporting the door frame.
- GARAGE DOOR MOUNTING COMPONENTS. LOCATION TO BE COORDINATED WITH STRUCTURAL 2x6 ANGLED KICKERS**: Mounting hardware for the door.
- STRUCTURAL GLB**: Structural Glue applied to the wall and door frame.
- SMF - 1**: Sealant material applied to the door frame.
- W-2**: Weatherstripping component.
- PROVIDE CONTINUOUS WEATHERSTRIPPING**: Requirement for continuous weatherstripping.
- SLNT - 1**: Sealant material applied to the door frame.
- 1/4" STEEL PLATE JAMB TRIM PAINT TO MATCH DOOR**: Trim material for the door jamb.
- DOOR PER SCHEDULE**: Reference to the door schedule for material and finish.

SMF - 1

W-2

2" ALUMINUM DOOR FRAME (ASSA ABLOY FRAMEWORKS TYPE II) OR EQ.

PROVIDE WEATHERSTRIP SEAL AT EXTERIOR DOORS, OR WHERE SPECIFIED IN DOOR SCHEDULE

DOOR PER SCHEDULE

2" ALUMINUM DOOR FRAME (ASSA ABLOY FRAMEWORKS TYPE II) OR EQ.

W-2

PROVIDE WEATHERSTRIP SEAL AT EXTERIOR DOORS, OR WHERE SPECIFIED IN DOOR SCHEDULE

DOOR PER SCHEDULE

W-2

COORDINATE STEEL JAMB REQUIREMENTS WITH OVERHEAD DOOR MANUFACTURER AND STRUCTURAL ENGINEER

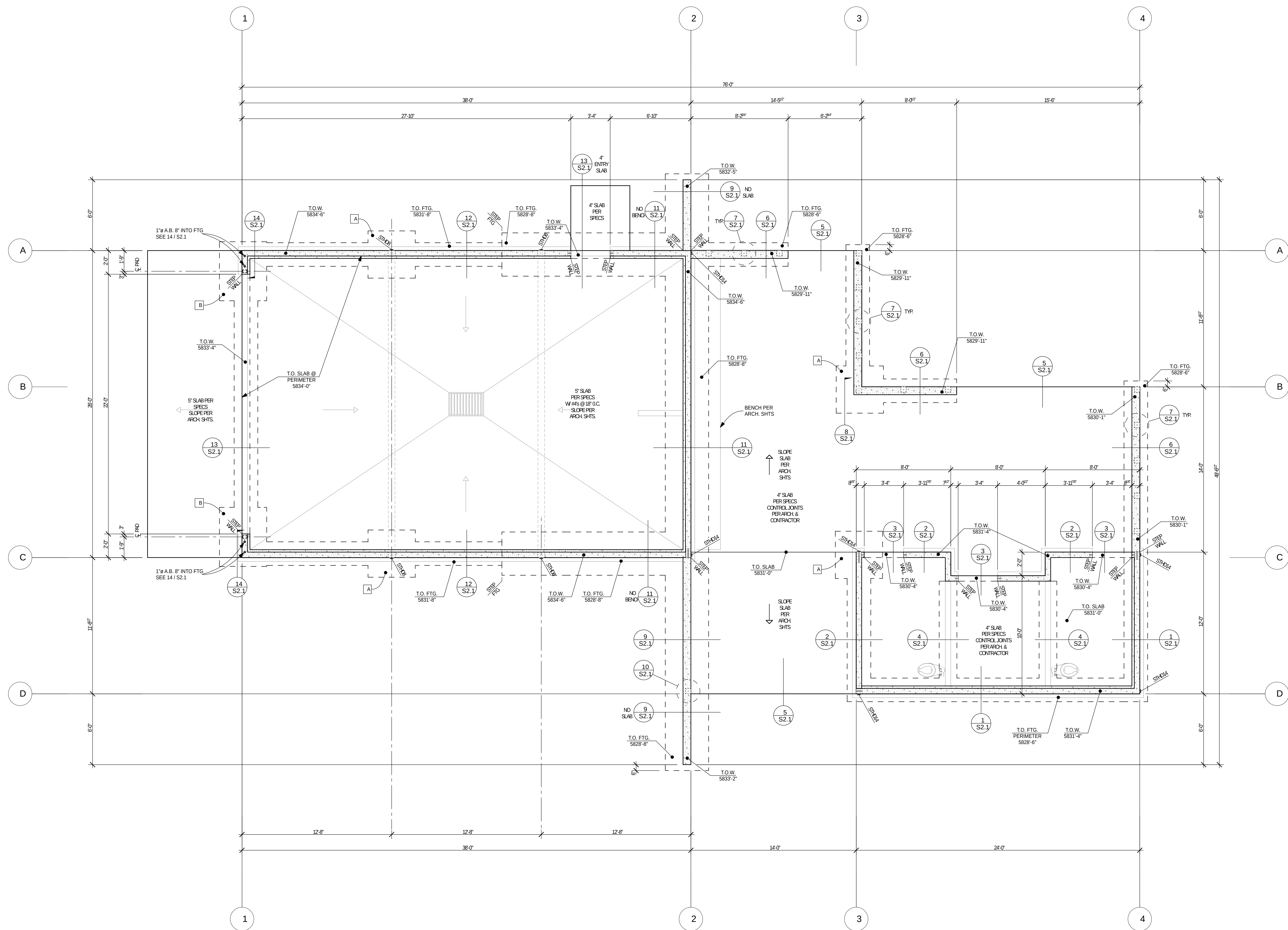
PROVIDE CONTINUOUS WEATHERSTRIPPING

SLNT - 1

1/4" STEEL PLATE HEAD TRIM. PAINT TO MATCH DOOR.

DOOR PER SCHEDULE

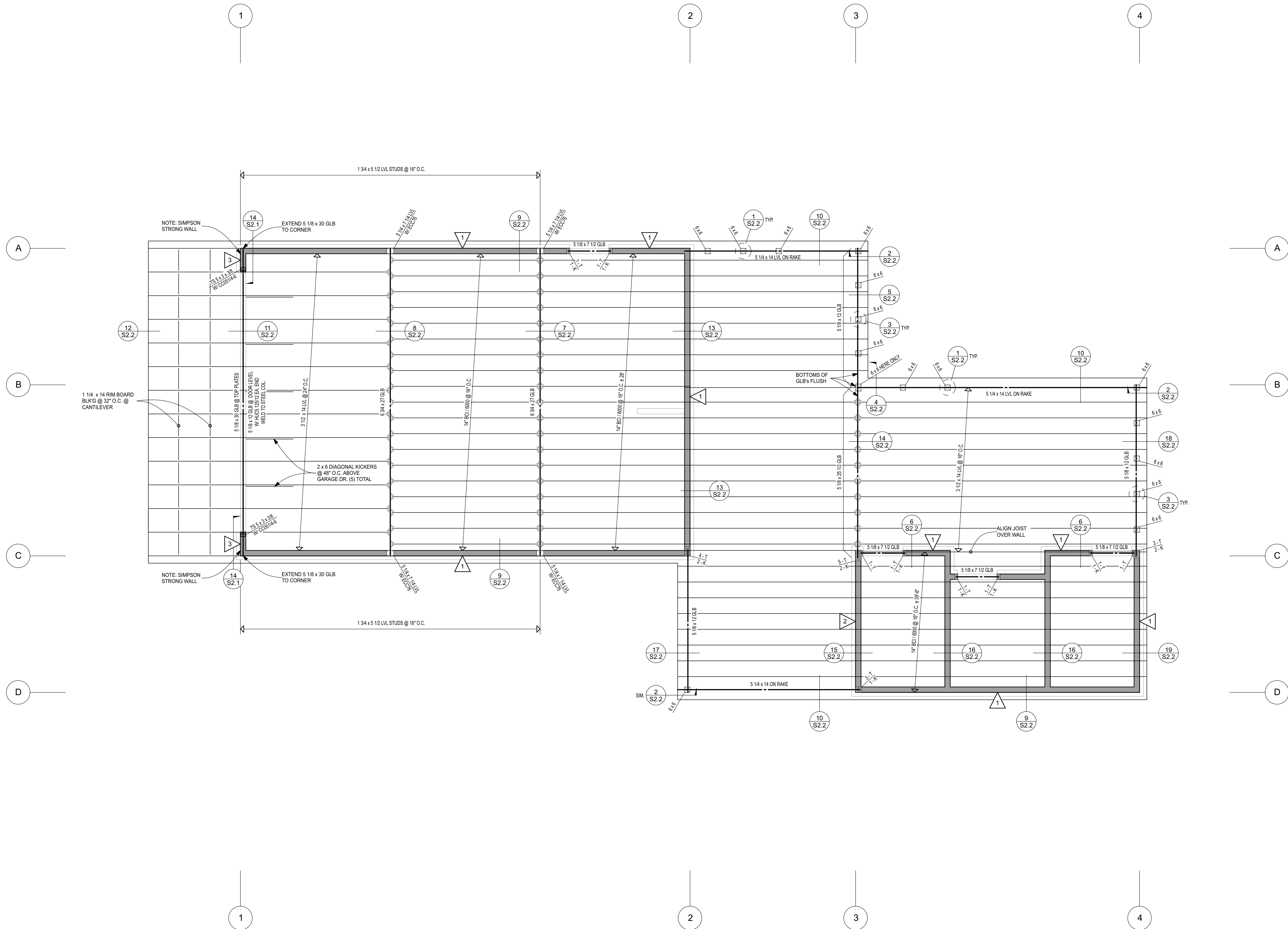
• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



- FOUNDATION NOTES:**
- SLAB IS TO BE POURED AND CURED
 - SEE GEOTECHNICAL REPORT FOR SITE PREPARATION AND DRAINAGE RECOMMENDATIONS.
 - CONTRACTOR TO NOTIFY ARCHITECT IF ANY FILLS, CLAYS, SILTS, ORGANICS OR WATER ARE ENCOUNTERED WHICH MAY EFFECT FOUNDATION BEARING CAPACITY
 - FOUNDATION WALLS TO BACKFILLED WITH IMPORTED FREE-DRAINING GRAVEL.
 - EMBED HOLDOWNS IN STEMWALL AT THE ENDS OF SHEAR-WALLS WHERE INDICATED ON PLAN. SEE FLOOR PLAN FOR EXACT WALL LOCATION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING, AND SHORING DURING CONSTRUCTION.
 - FOUNDATION INSULATION, WATERPROOFING, RADON VENTING BY OTHERS.
 - REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.

FOOTING SCHEDULE		
ID	Dimension	Reinforcing
A	2'-6" x 4'-0" x 12"	4 - #5 BTM. EA. WAY
B	4'-0" x 5'-0" x 12"	5 - #5 BTM. SHORT DIRECTION 4 - #5 BTM. LONG DIRECTION

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



- FRAMING NOTES:**
- PROVIDE (1) 2X6 TRIMMER STUD & (1) 2X6 KING STUD AT EACH END OF HEADERS, U.N.O.
 - T INDICATES TRIMMER STUD (BEARING STUD)
 - K INDICATES KING STUD.
 - GLUE AND NAIL BUILT-UP HEADERS AND BEAMS WITH 3-16d AT 12" o/c EACH PIECE.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING AND SHORING DURING CONSTRUCTION.
 - REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.

SHEAR WALL SCHEDULE	
Shear Wall	Description
1	15/32 CDX SHTG W/ 8d @ 6" O.C. NAILING, 12" O.C. FIELD NAILING
2	15/32 CDX SHTG W/ 8d @ 3" O.C. NAILING, 12" O.C. FIELD NAILING
3	SIMPSON WSWH 18 x 14, INSTALL PER MANFR'S RECOMMENDATIONS & DETAILS

1 ROOF FRAMING PLAN

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

WARM SPRINGS PRESERVE WELCOME BUILDING
201-311 BALD MOUNTAIN ROAD, KETCHUM, IDAHO

ROOF FRAMING PLAN

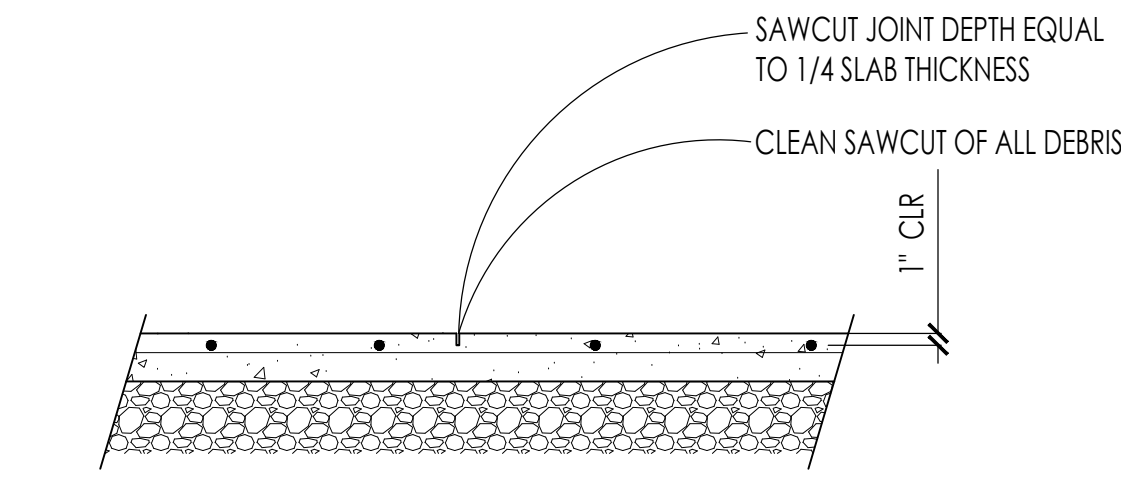
DATES
11-8-24
PERMIT: 11-8-24
REVISIONS

ENGINEERS STAMP
1/4" = 1'-0"
SCALE

S1.2

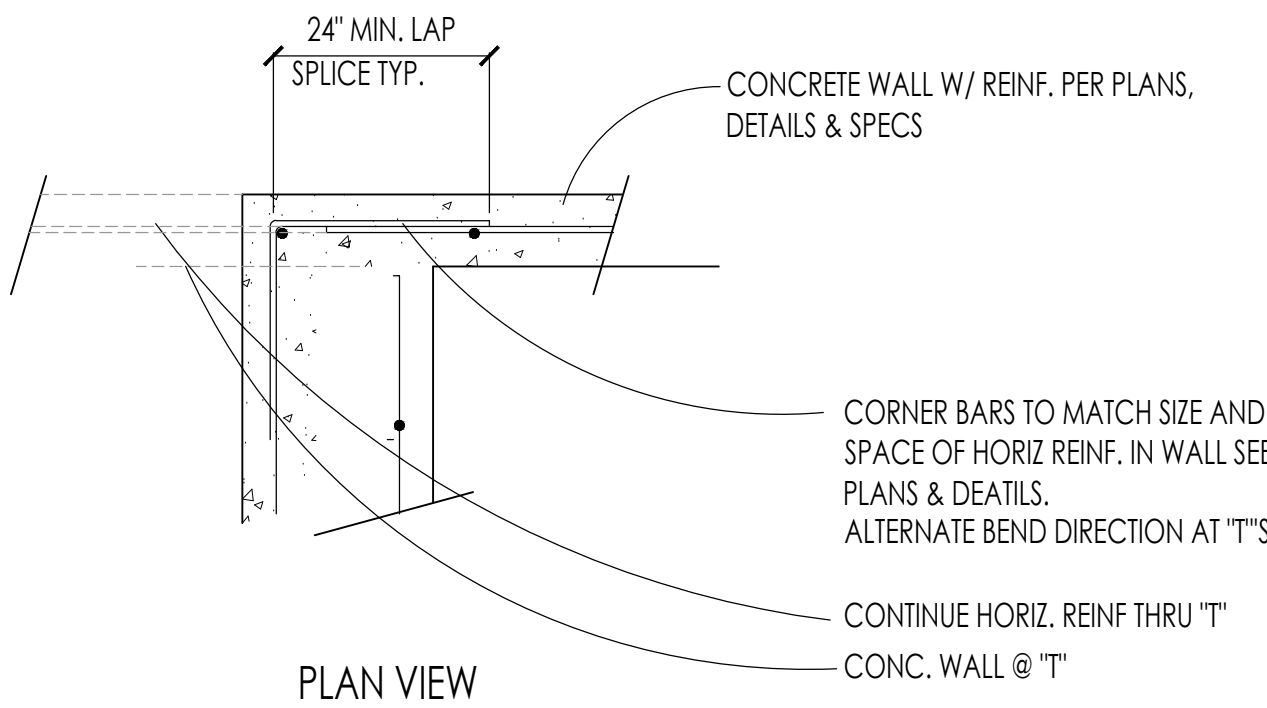
MORELL ENGINEERING P.C.
STRUCTURAL ENGINEERING
P.O. BOX 2401, KETCHUM, IDAHO, 83340

morellengineering@cox.net
(208) 726-2844



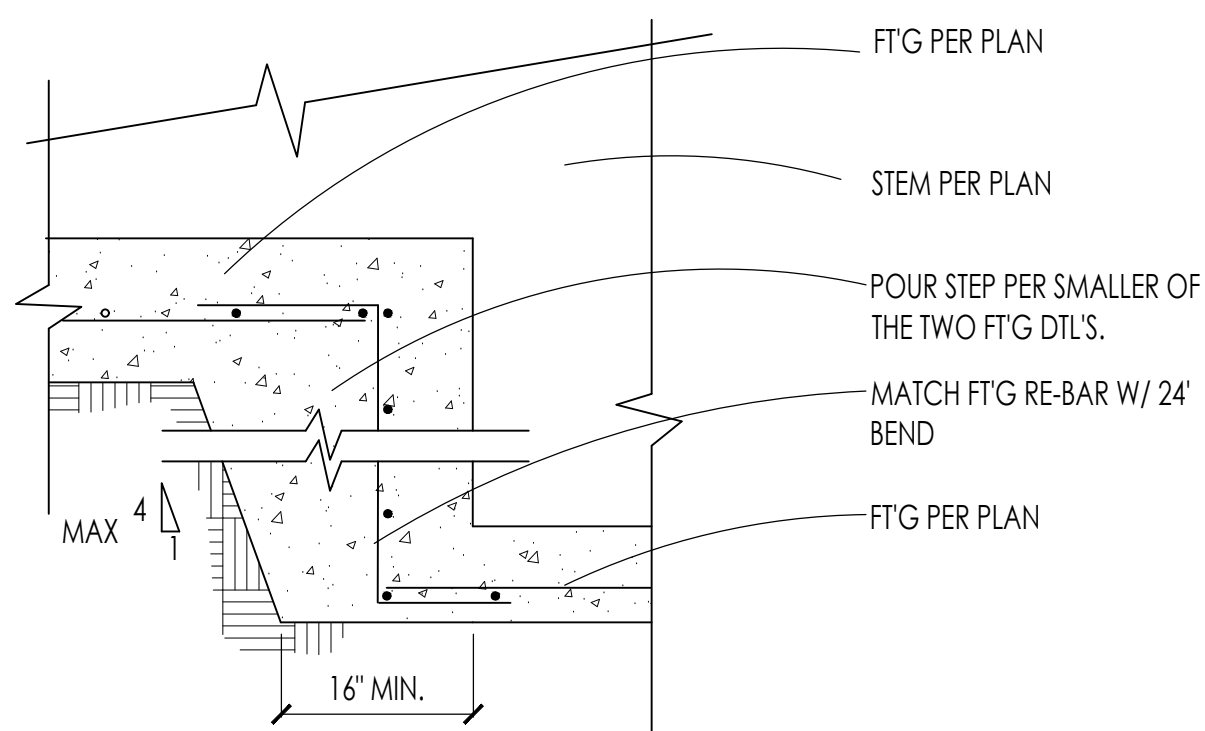
4
S2.0

CRACK CONTROL JOINT IN CONCRETE SLAB ON GRADE



5
S2.0

TYPICAL CONCRETE WALL CORNER



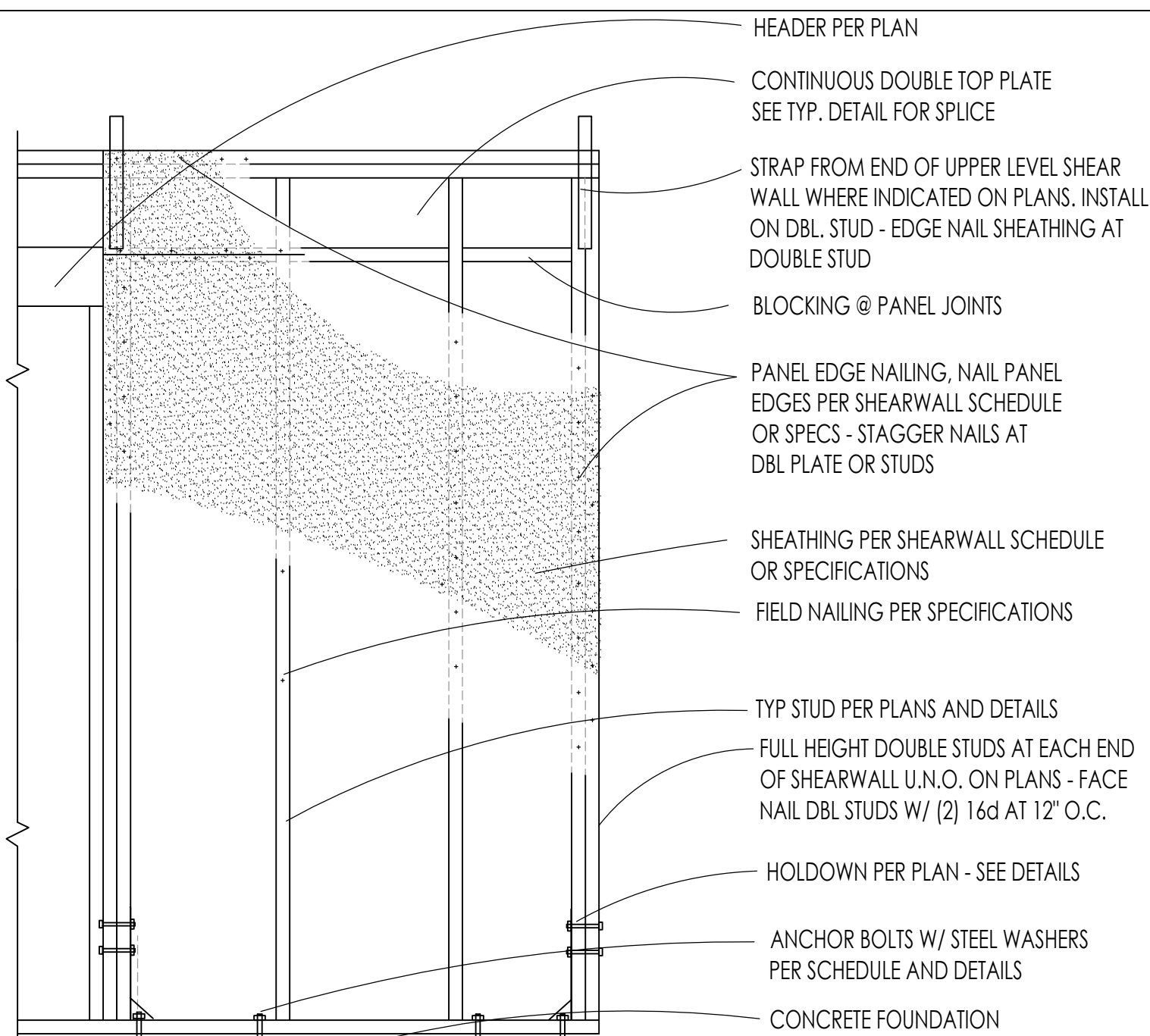
6
S2.0

TYPICAL FOOTING STEP

CONNECTION	NAILING
JOIST OR TRUSS BEARING ON PL OR GIRDER, TOENAIL BRIDGING TO JOIST, TOENAIL EACH END	3-10d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	2-10d
TOP PLATE TO STUD, END NAIL TO EACH STUD	16d AT 16\" O.C.
STUD TO SOLE PLATE	2-16d
DOUBLE STUDS, FACE NAIL, UNO.	4-10d TOENAIL OR 2-16d END NAIL
DOUBLE TOP PLATES, FACE NAIL, UNO.	16d @ 24\" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d AT 16\" O.C.
CEILING JOISTS TO PLATE, TOENAIL	2-16d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	4-8d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER OF TRUSS TO PLATE, TOE NAIL	3-10d
BUILD-UP CORNER STUDS, UNO.	16d AT 24\" O.C.

7
S2.0

MINIMUM NAILING SCHEDULE



8
S2.0

TYPICAL SHEARWALL

STRUCTURAL SPECIFICATIONS:
ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, AND NOTES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

CONTRACTOR SHALL COORDINATE ALL DUCT PLACEMENT WITH ARCHITECT / ENGINEER.

CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

CONTRACTOR TO SUBMIT A REQUEST TO ARCHITECT/ENGINEER FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON STRUCTURAL SHEETS.

THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON DRAWINGS.

BUILDING CODE:
STRUCTURAL DESIGN AND CONSTRUCTION TO CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.

DESIGN ROOF LOADS:
LIVE LOAD (KNOW) 110 PSF OR PER IBC
DEAD LOAD 35 PSF

DESIGN FLOOR LOADS:
LIVE LOAD 100 PSF
DEAD LOAD 60 PSF

LATERAL LOADS:
WIND DESIGN CRITERIA:
OCCUPANCY CATEGORY II
ANALYSIS PROCEDURE DIRECTIONAL PROCEDURE
WIND SPEED 103 MPH
EXPOSURE B
IMPORTANCE FACTOR I_w 1.0

SEISMIC DESIGN CRITERIA:
OCCUPANCY CATEGORY II
IMPORTANCE FACTOR 1.0
SEISMIC DESIGN CATEGORY D
SITE CLASS D
S.F.R.S. SHEAR PANELS
Ss .631
S1 .194
SDS .545
SD1 .287
R 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE PROCEDURE
WEIGHT APPLICABLE LOADS=35% SNOW
RESPONSE COEFFICIENT .0838
DESIGN BASE SHEAR (ASD) 5 psf

FOUNDATIONS:
DESIGN SOIL BEARING PRESSURE PER GEOTECHNICAL REPORT - 2000 PSF
SEE GEOTECHNICAL REPORT BY BUTLER ASSOCIATES FOR SITE PREPARATION, BACKFILLING, FOUNDATION, WATERPROOFING DETAIL, LAND RECOMMENDATIONS AND DRAINAGE RECOMMENDATION.

ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED, DRAINED SOIL. IF SOIL IS DISTURBED, COMPACT SOIL IN 6\"/>

CONCRETE:
STRUCTURAL CONCRETE, INCLUDING FOOTINGS, WALLS, AND SLABS, SHALL HAVE THE FOLLOWING MIX REQUIREMENTS, AND MAX. AGGREGATE SIZE OF 3/4\"/>

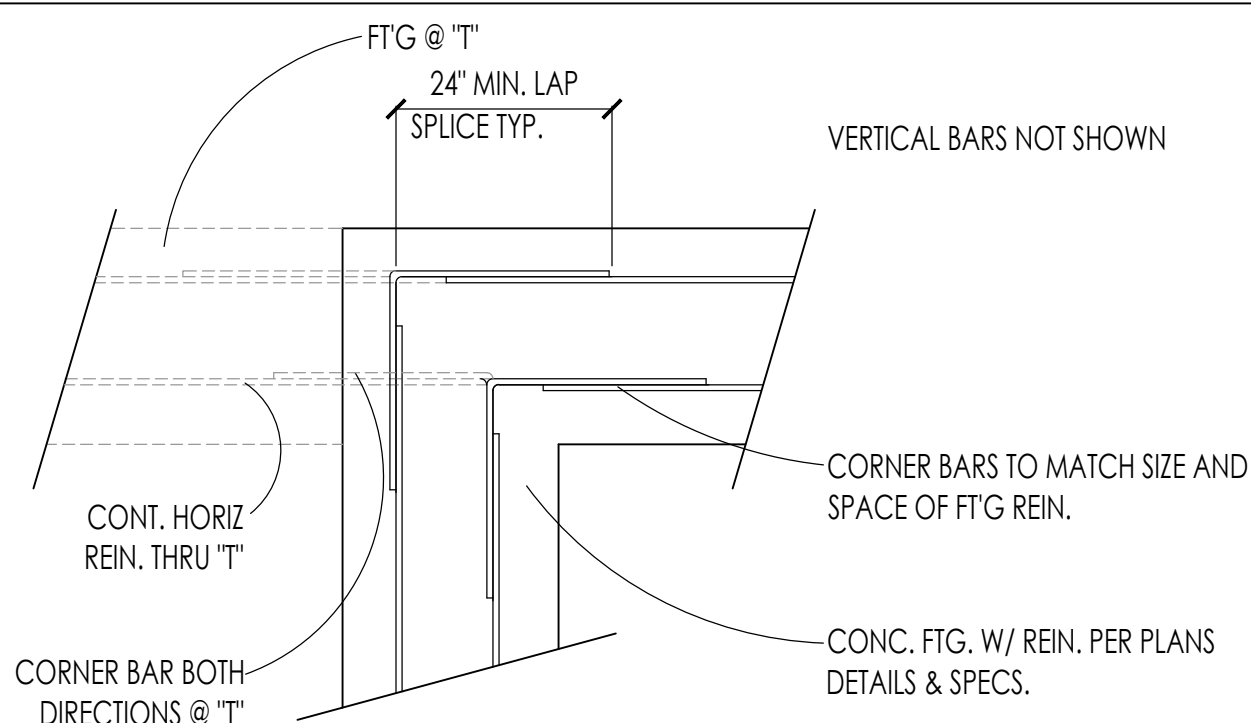
28-DAY COMPRESSIVE STRENGTH: 3000 PSI
MINIMUM CONCRETE CONTENT: 5 SACKS PER CUBIC YARD
PERCENT ENTRAINED AIR: 5% TO 6%
MAXIMUM SLUMP: 4 INCHES

CONCRETE PLACEMENT:
ALL CONCRETE PLACEMENT AND REINFORCEMENT COVER SHALL CONFORM TO ACI 318. CONCRETE FORMWORK TO BE OF ADEQUATE STRENGTH AND PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. NO FOOTING SHALL BE PLACED ON DISTURBED SOIL. REINFORCING STEEL SHALL BE CONTINUOUS THROUGH ALL COLD JOINTS. FOOTING STEPS SHALL BE STEPPED (2) VERTICALLY TO (1) HORIZONTALLY. REFER TO DRAWINGS FOR STEP REINFORCEMENT.

CONCRETE REINFORCEMENT:
REINFORCEMENT SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, AND GRADE 60 FOR #5 BARS AND LARGER. WIRE MESH TO CONFORM TO ASTM A185-84. ALL REBAR SPLICES TO BE LAPPED 40 BAR DIAMETERS UNLESS OTHERWISE NOTED. WELDING OF REBAR TO BE APPROVED BY ENGINEER. PAD AND STEM FOOTING REINFORCEMENT TO HAVE 6\"/>

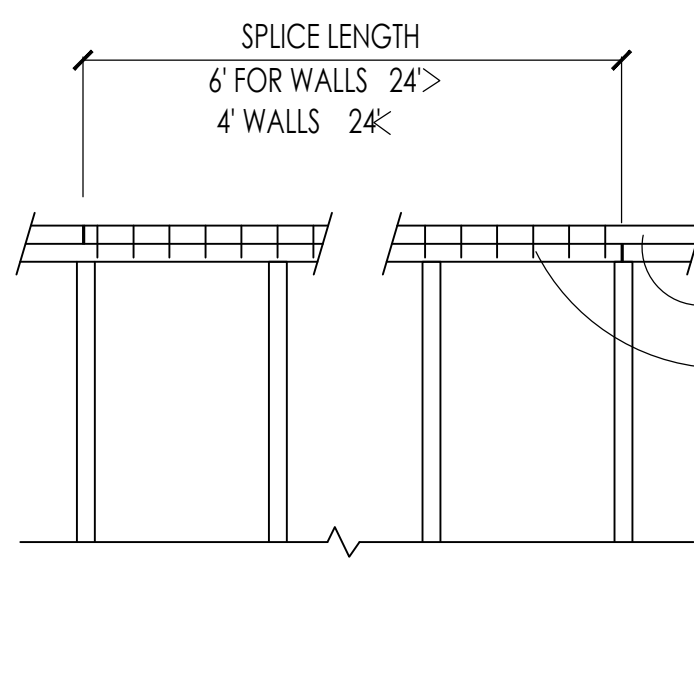
CONCRETE FOOTINGS, PADS, STEM, BASEMENT, AND RETAINING WALLS:
REFER TO DRAWINGS FOR WALL SIZE AND REINFORCEMENT. BASEMENT WALLS SHALL NOT BE BACK FILLED UNTIL ATTACHED FLOORS ARE FRAMED AND SHEATHED, AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. PROVIDE CORNER BARS WITH 24\"/>

CONCRETE SLABS:
CONCRETE SLABS, UNLESS OTHERWISE NOTED ON DRAWINGS, SHALL BE AS NOTED ON PLAN. AT 4\"/>



3
S2.0

TYPICAL FOOTING CORNER



LENGTH OF WALL BETWEEN CORNERS	SPLICE LENGTH MINIMUM	NAILS ALONG SPLICE LENGTH
OVER 24	6'-0"	36-16d
LESS THAN 24	4'-0"	24-16d

9
S2.0

TYPICAL TOP PLATE SPLICE

WOOD FRAMING:
ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH IBC SECTION 2308 UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE 1/2\"/>

SAWN STRUCTURAL LUMBER:
UNLESS NOTED OTHERWISE ON PLANS, STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) No. 2 OR BETTER FOR ALL 2X5, 3X5, AND 4X5. ALL BEAMS AND POSTS 6x6 AND LARGER SHALL BE DF-L No. 1 OR BETTER. WOOD BEARING ON, OR INSTALLED WITHIN 1\"/>

STRUCTURAL GLUED-LAMINATED TIMBER:
ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 WITH ZERO CAMBER UNLESS OTHERWISE NOTED ON DRAWINGS. 5-1/2x4\"/>

LVL (LAMINATED VENEER LUMBER):
ALL LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
MIN. FLEXURAL STRESS (BENDING) = 2600 psi
MIN. HORIZONTAL SHEAR = 285 psi
MIN. MODULUS OF ELASTICITY = 1.8 X 10⁶ psi

NAILS, BOLTS, LAGS, AND PRE-FABRICATED CONNECTIONS FOR WOOD:
ALL NAILS SHALL BE BOX OR GALVANIZED BOX. THE USE OF STAPLES TO BE VERIFIED BY ENGINEER. BOTH BOLTS AND LAGS SHALL CONFORM TO ASTM A307 GRADE UNLESS OTHERWISE NOTED. PROVIDE WILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD. WELLS, HANGERS AND CONNECTIONS SHOWN ON DRAWINGS TO BE MANUFACTURED BY THE SMITHSON COMPANY AND INSTALLED PER THEIR SPECIFICATIONS WITH NAILING PER THEIR SPECIFICATION. OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW.

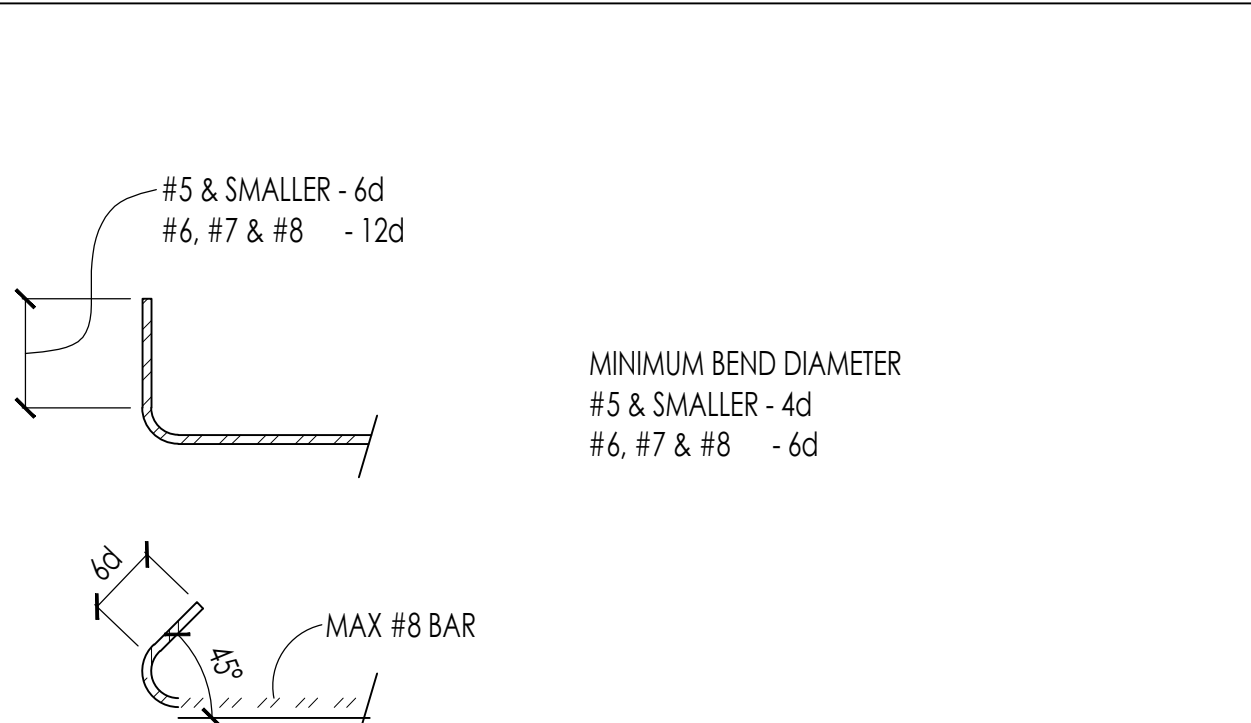
PRE-MANUFACTURED WOOD TRUSSES:
TRUSS LAYOUT ON PLANS FOR SCHEMATIC PURPOSES ONLY. FINAL LAYOUT TO BE COMPLETED BY TRUSS MANUFACTURER AND VERIFIED WITH ARCHITECT/ENGINEER. SEE ARCHITECTURAL SHEETS FOR TRUSS REEL HEIGHTS AND VERIFY WITH ARCHITECT PRIOR TO FABRICATION. WOOD TRUSSES SHALL BE MANUFACTURED WITH STRESS RATED MATERIALS DESIGNED TO SUPPORT LOADINGS SHOWN ON DRAWINGS. BRACE BOTTOM CHORD AND WEB MEMBERS AS REQUIRED BY MANUFACTURER. VERTICAL FLOOR TRUSS DEFLECTION TO BE LIMITED TO L/360 LIVE DEFLECTION OR 3/4\"/>

MANUFACTURED WOOD T JOIST:
WOOD T JOIST ARE TO BE DESIGNED AND CERTIFIED BY MANUFACTURER TO SUPPORT LOADINGS SHOWN ON DRAWINGS. FOR COMMERCIAL GRADE, JOISTS DETAILED SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. JOIST SHALL BE ERECTED, INSTALLED AND BRACED PER MANUFACTURER'S SPECIFICATIONS. OTHER MANUFACTURED WOOD T JOIST MAY BE SUBSTITUTED UPON ARCHITECT/ENGINEER APPROVAL.

PLYWOOD SHEATHING:
ALL PLYWOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD WITH THICKNESS, VENEER GRADES AND SPAN RATINGS AS NOTED HEREIN OR ON DRAWINGS / DETAILS. PLYWOOD AT ROOF AND FLOORS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0\"/>

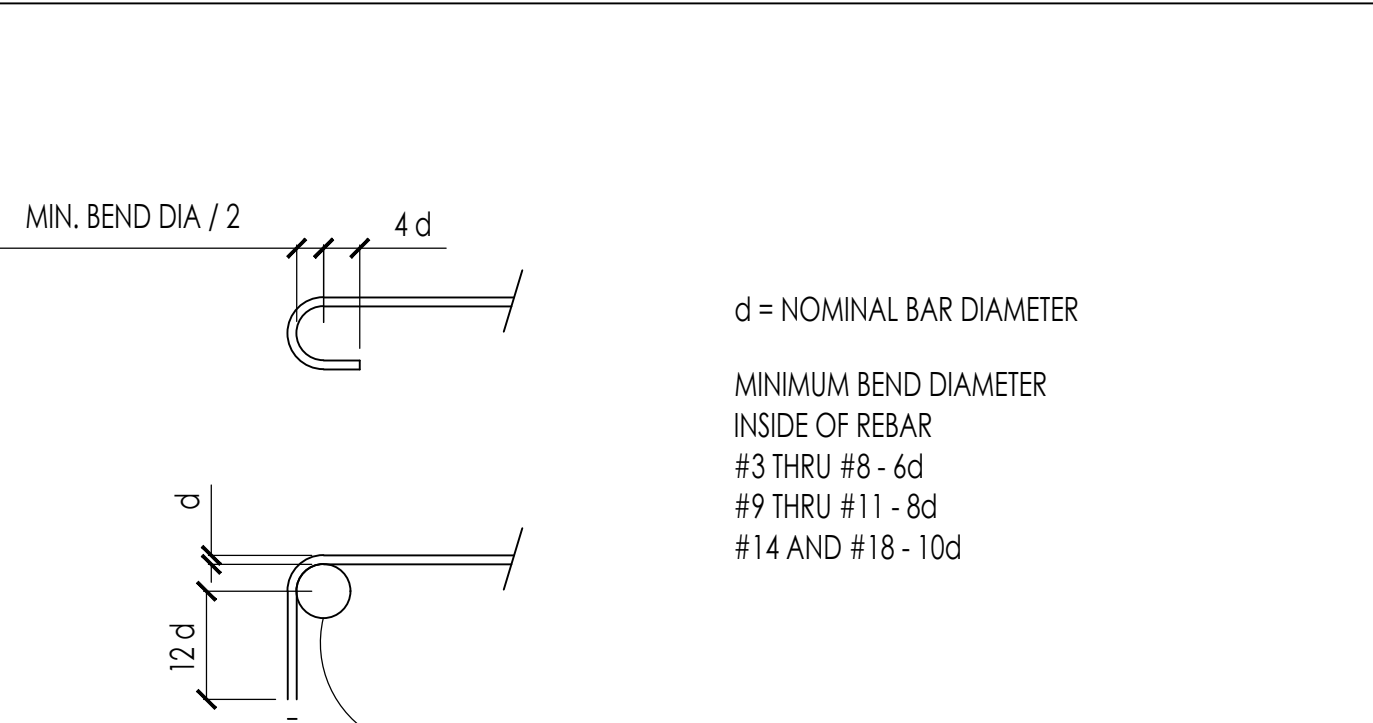
ROOF SHEATHING: 5/8\"/>

STRUCTURAL STEEL AND MISCELLANEOUS METALS:
ALL STEEL TO CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED. STEEL PIPE SHALL CONFORM TO ASTM A501 (Fy=36ksi). STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B (Fy=48ksi). ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AISC. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW BEFORE FABRICATION. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE PERFORMED PER AWS D1.1 WITH A MINIMUM WELD SIZE OF 3/16\"/>



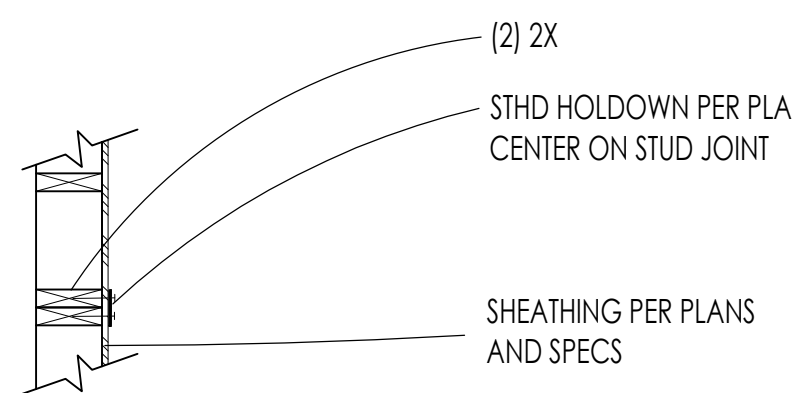
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STANDARD STIRRUP & TIE HOOKS

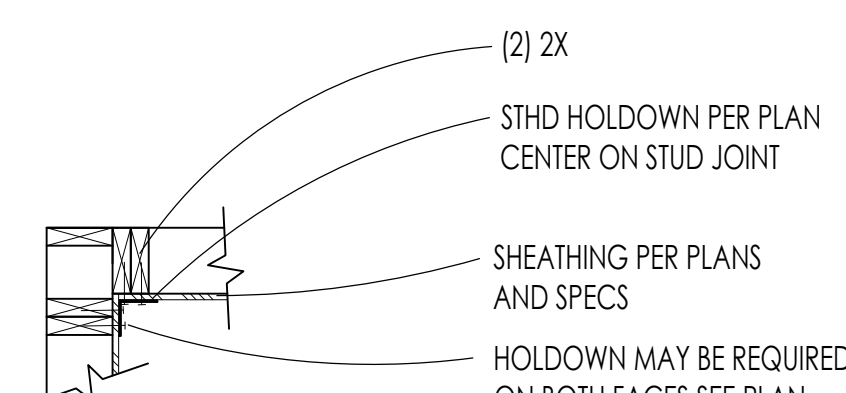


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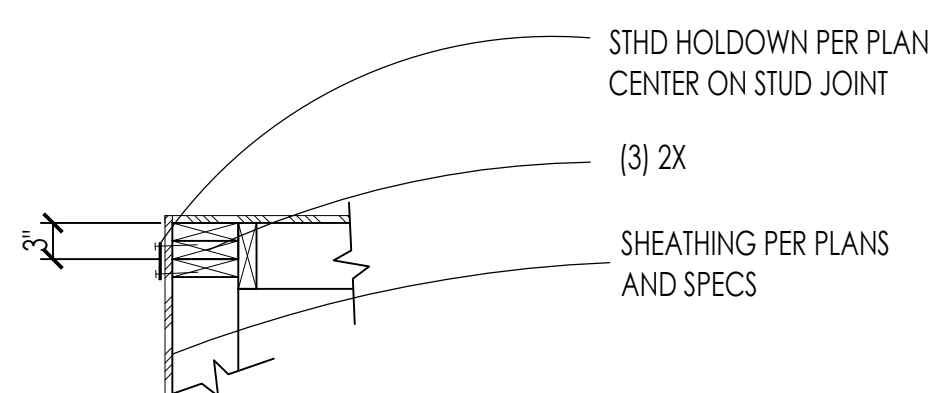
STANDARD REINFORCING BAR HOOKS



MID WALL PLAN VIEW



INSIDE CORNER PLAN VIEW



OUTSIDE CORNER PLAN VIEW

10
S2.0

TYPICAL STHD HOLDOWN

INSPECTIONS
BUILDING OFFICIAL MAY WAIVE SPECIAL INSPECTION REQUIREMENTS FOR WORK DEEMED OF A MINOR NATURE. SPECIAL INSPECTION INDEPENDENT OF THE CONTRACTOR, ARCHITECT, AND ENGINEER OF RECORD SHALL BE PROVIDED BY OWNER ACCORDING TO IBC CHAPTER 17. THE SPECIAL INSPECTOR SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE W/ THE CONTRACT DOCUMENTS, NOT THE SHOP DRAWINGS. THE SPECIAL INSPECTOR SHALL SEND REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT, THE ENGINEER, AND CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SUBMIT A BI-WEEKLY AND A FINAL SIGNER REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE W/ THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC. CONT OR PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION		
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS	CONT	PERIODIC
IDENTIFICATION OF MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS		X
MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X
INSPECTION OF HIGH-STRENGTH BOLTING	CONT	PERIODIC
SNUG TIGHT JOINTS		X
PRE-TENSIONED SUP CRITICAL JOINTS USING MATCH-MARKING, TWIST OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X
MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD FORMED STEEL DECK	CONT	PERIODIC
STRUCTURAL STEEL VERIFY MARKINGS TO CONFORM TO AISC 360		X
OTHER STEEL VERIFY MARKINGS TO CONFORM TO ASTM PER DRAWINGS		X
MATERIAL VERIFICATION OF WELD FILLER MATERIAL	CONT	PERIODIC
VERIFY MARKINGS TO CONFORM TO ASTM STANDARDS PER DRAWINGS		X
INSPECTION OF WELDING:		
STRUCTURAL STEEL AND COLD FORMED STEEL DECK	CONT	PERIODIC
COMPLETE (FULL) AND PARTIAL PENETRATION GROOVE WELDS		X
MULTI-PASS FILLET WELDS		X
SINGLE-PASS FILLET WELDS LARGER THAN 5/16"		X
PLUG AND SLOT WELDS		X
SINGLE-PASS FILLET WELDS 5/16" AND SMALLER		X
FLOOR & ROOF DECK WELDS		X
WELDING OF REINFORCING STEEL (Re-bar)		
VERIFICATION OF WELDABILITY OF RE-BAR (except ASTM A706)	CONT	PERIODIC
RE-BAR IN MOMENT FRAMES AND SHEAR WALLS		X
ALL SHEAR REINFORCEMENT		X
OTHER REINFORCING STEEL		X
SINGLE-PASS FILLET WELDS 5/16" AND SMALLER		X
FLOOR & ROOF DECK WELDS		X
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE		
DETAILS SUCH AS BRACING AND STIFFENING		X
MEMBER LOCATION		X
APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X
INSPECTION OF LATERAL FORCE RESISTING SYSTEM		
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE WOOD SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING SHEARWALLS, DRAG STRUTS, BRACES AND HOLDOWNS		X

EPOXY ANCHORS		
RE-BAR, THREADED ROD, BOLTS EPOXIED INTO HARDENED CONCRETE INSPECTED FOR HOLE DIMENSIONS, ANCHOR MATERIAL AND DIMENSIONS, HOLE CLEAN OUT, EPOXY MATERIAL AND MIX AS SPECIFIED.		X

SOILS		
AS REQUIRED BY THE BUILDING DEPARTMENT: FILL MATERIALS, EXCAVATION DEPTH, BEARING CAPACITY, MATERIAL TYPE AT BEARING		X
AS REQUIRED BY THE BUILDING DEPARTMENT: COMPACTED FILL MATERIAL, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION	X	X

morellengineering@cox.net
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MORELL ENGINEERING P.C.
STRUCTURAL ENGINEERING
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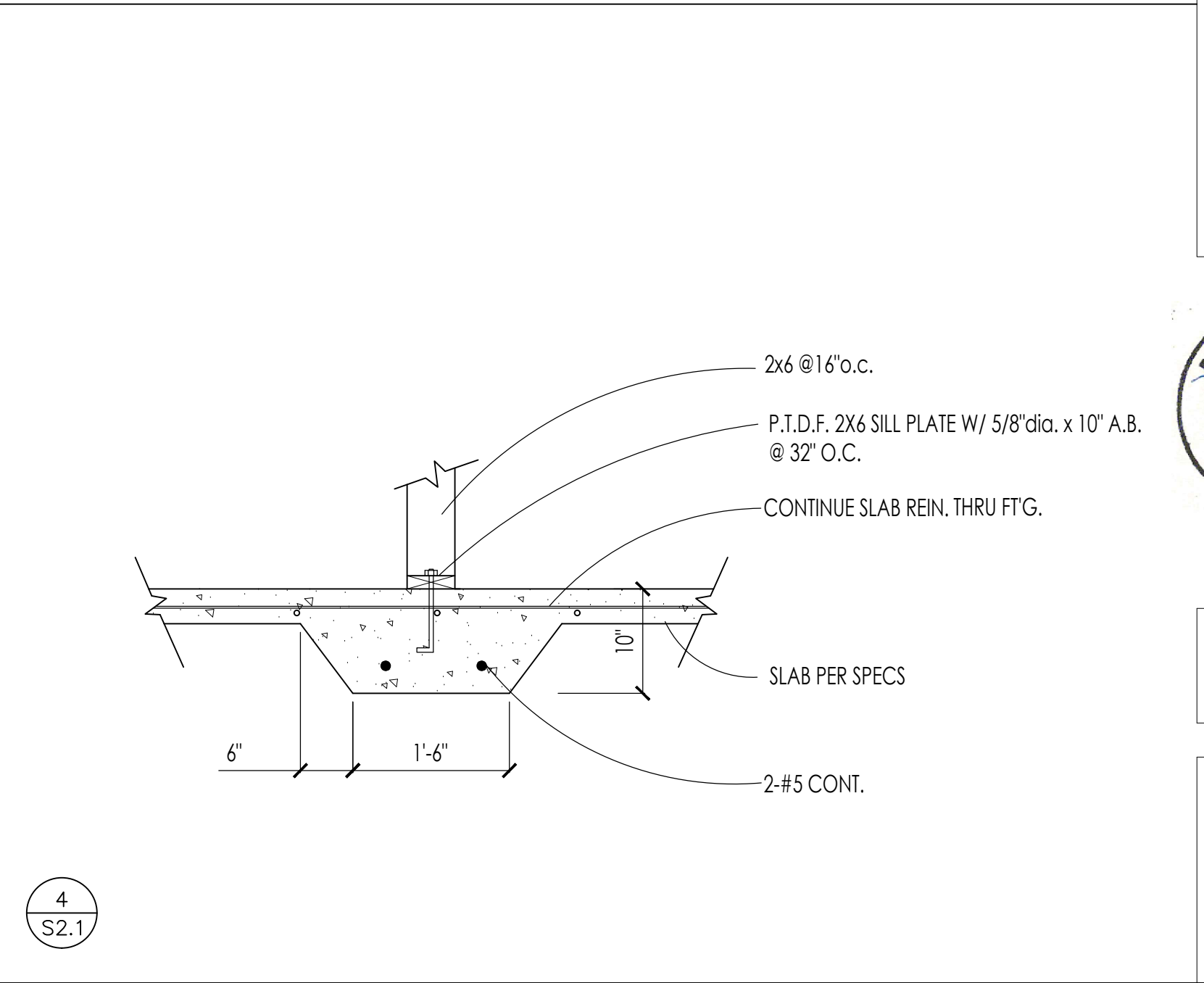
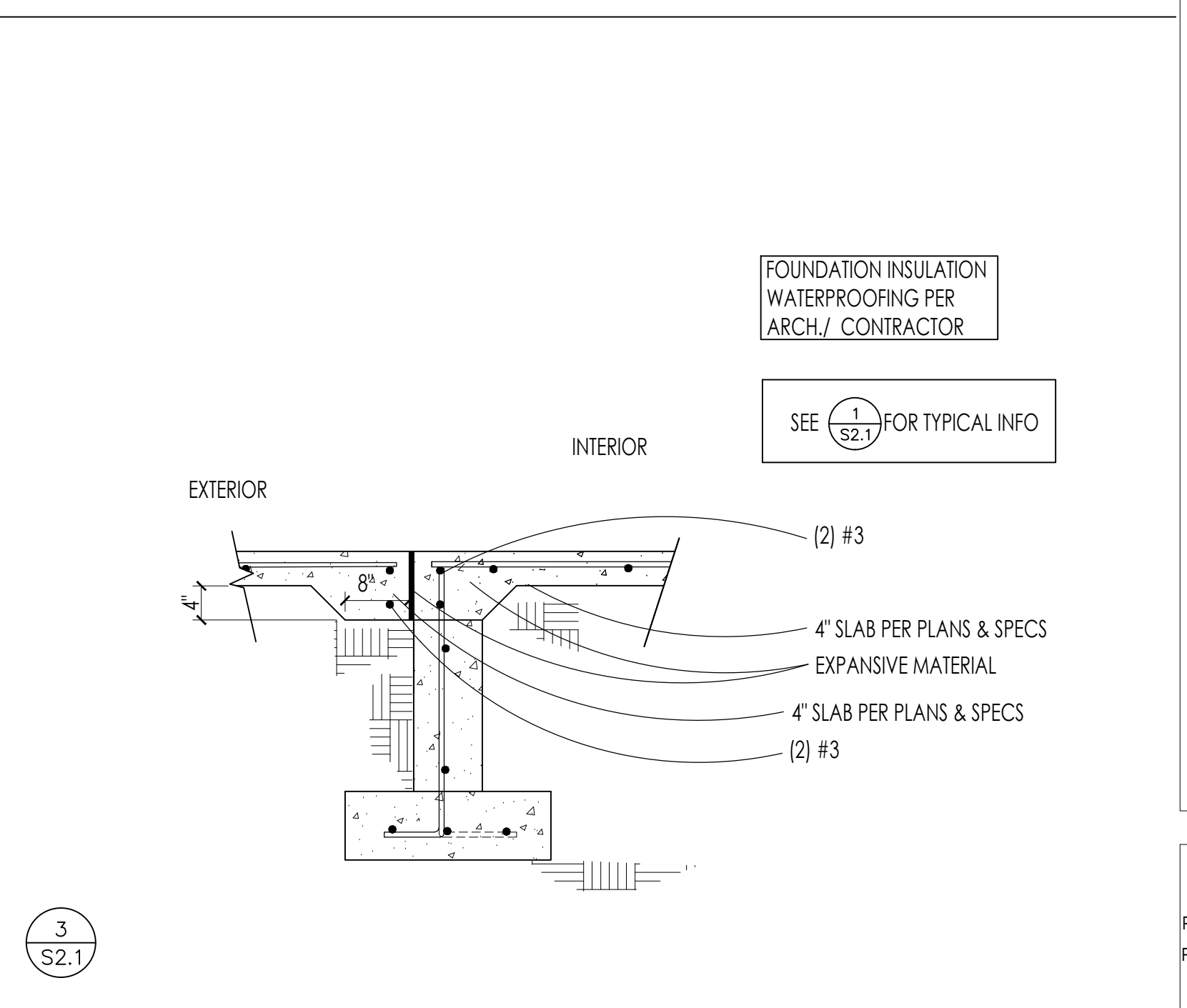
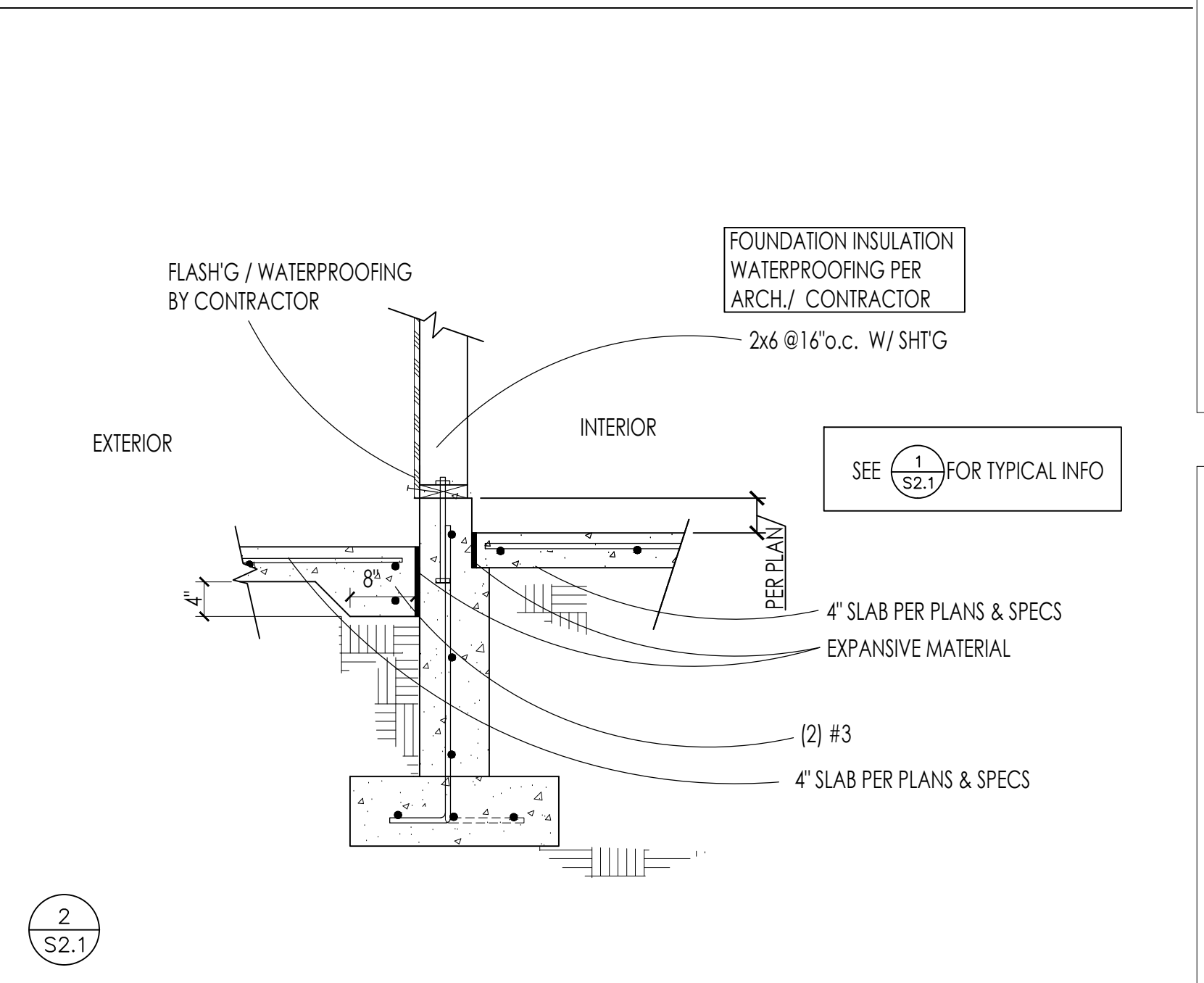
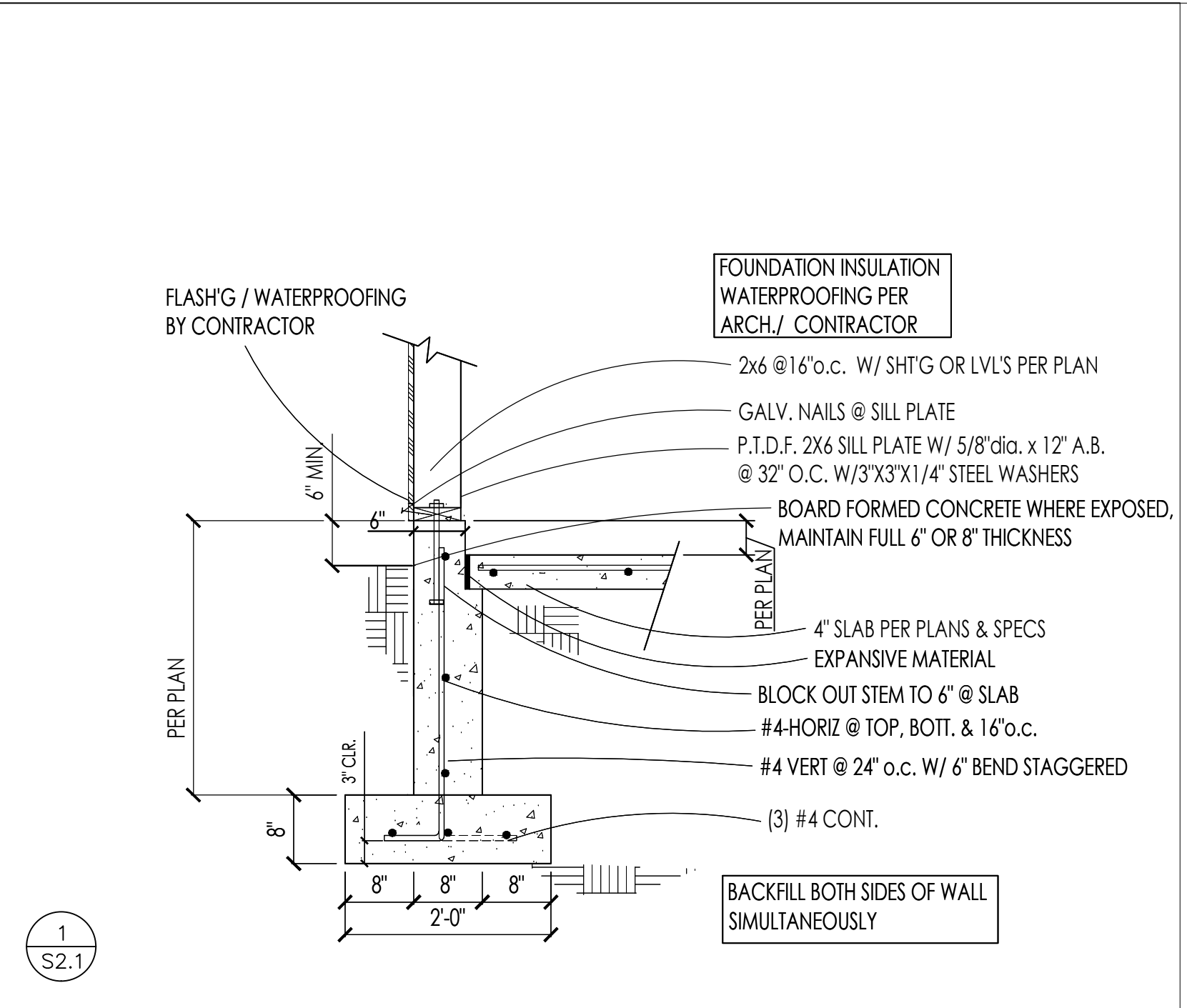
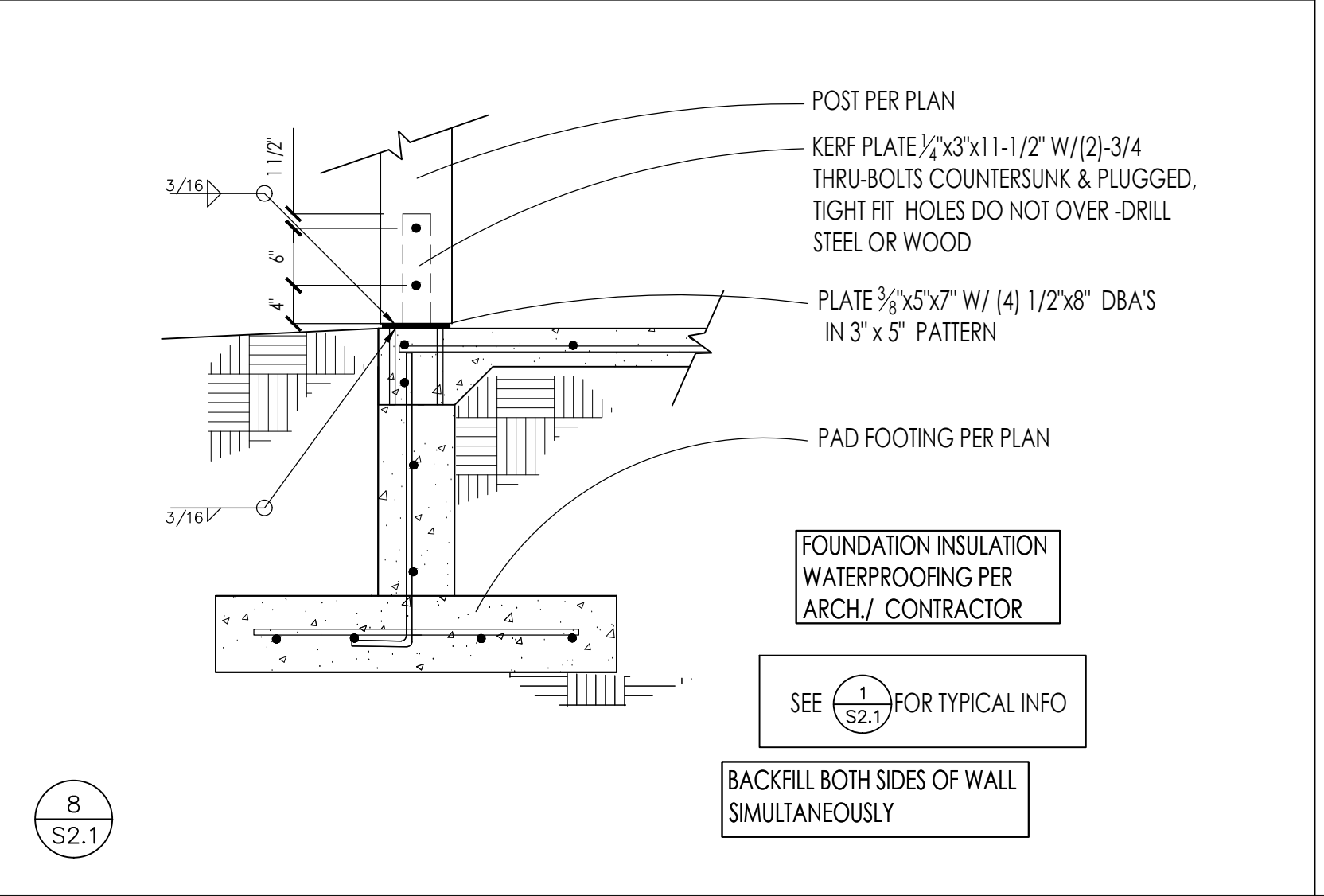
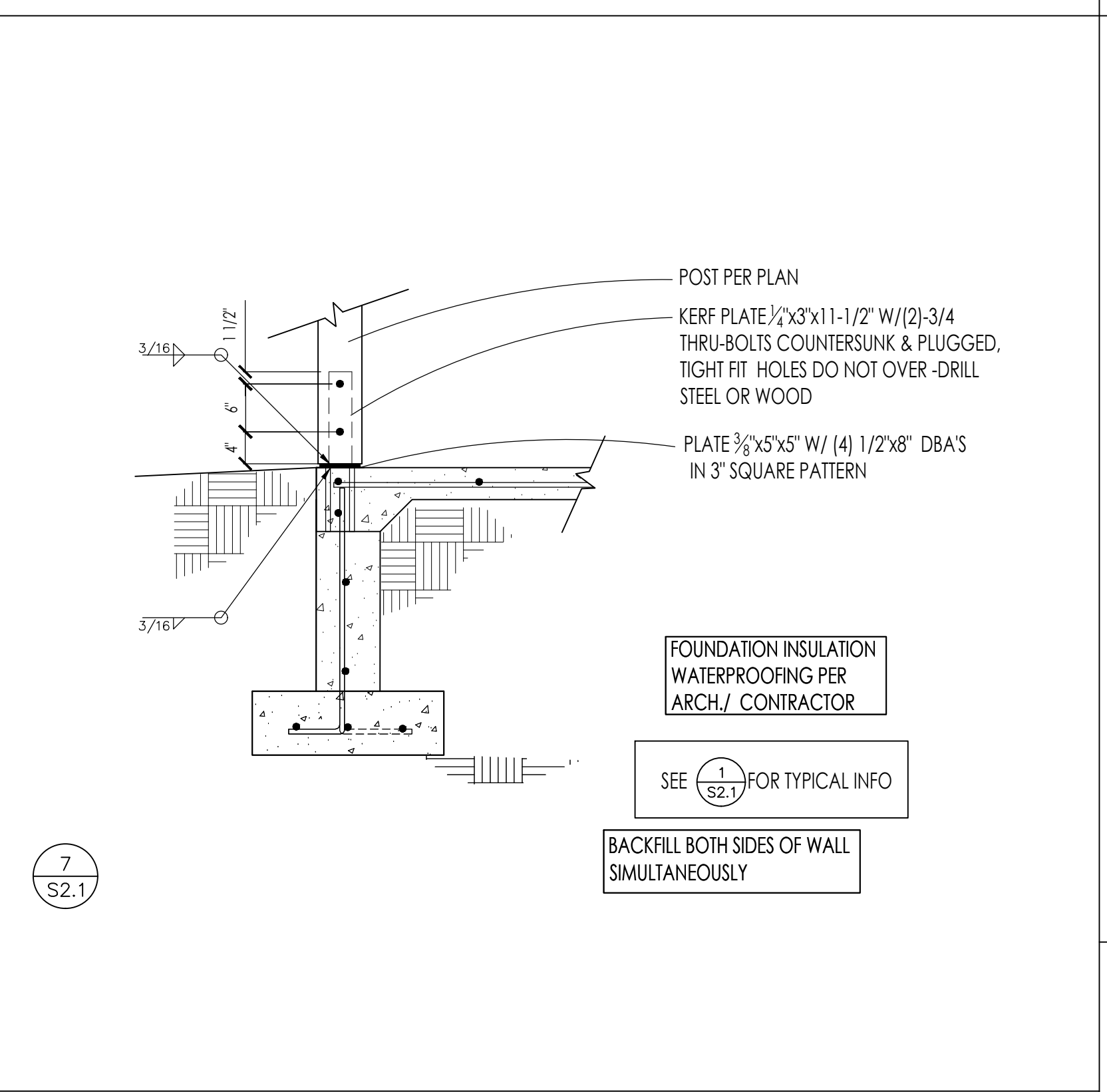
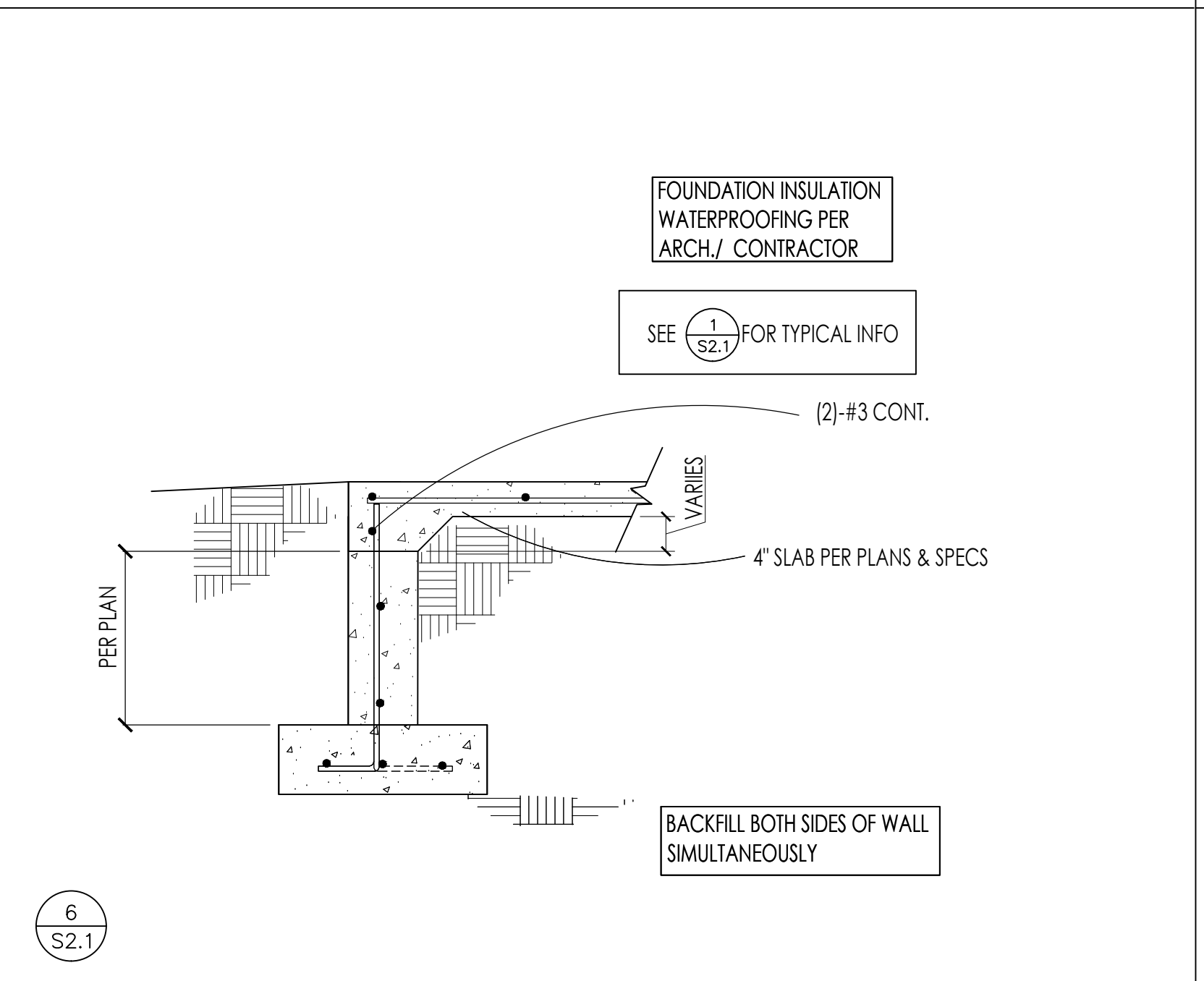
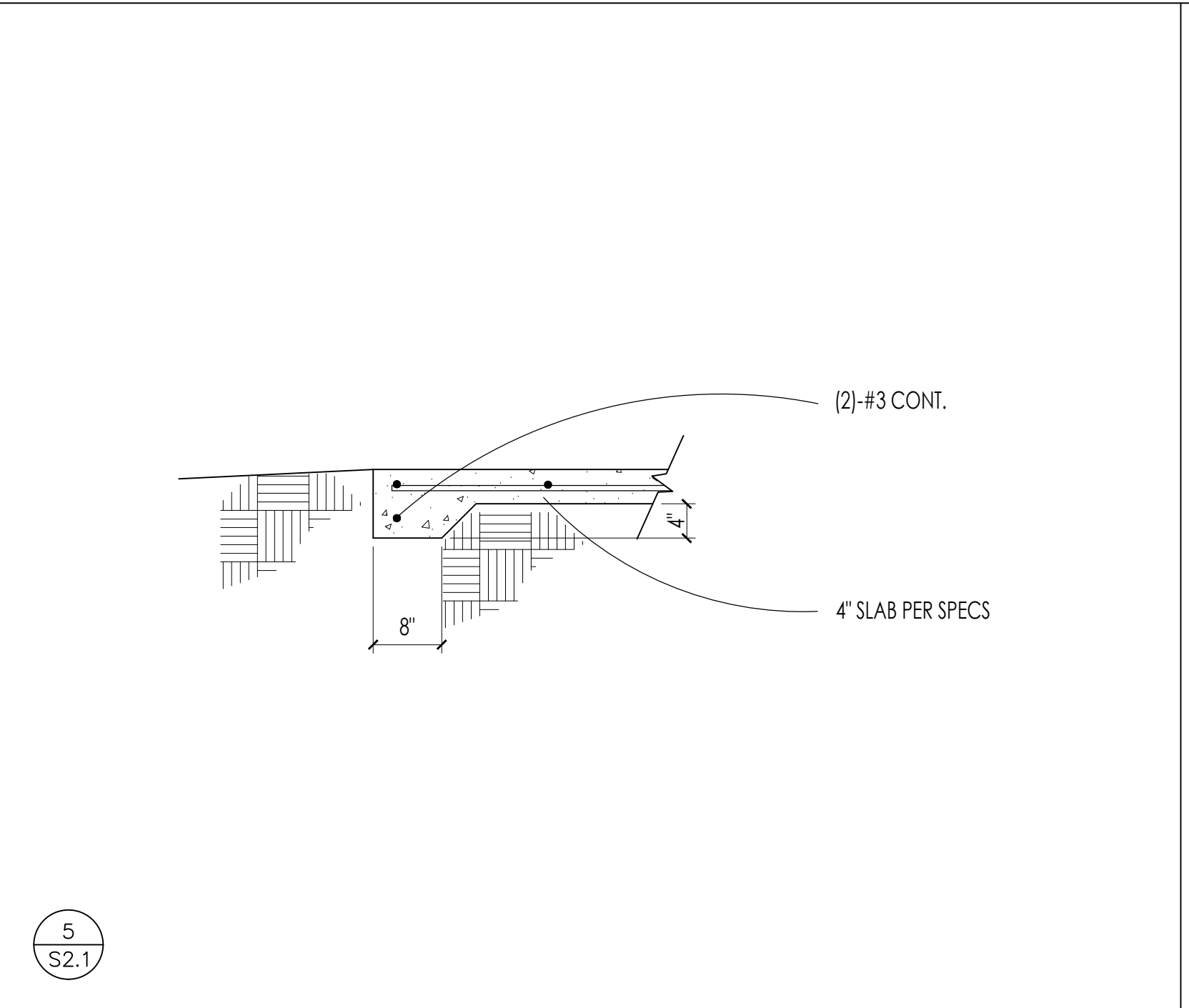
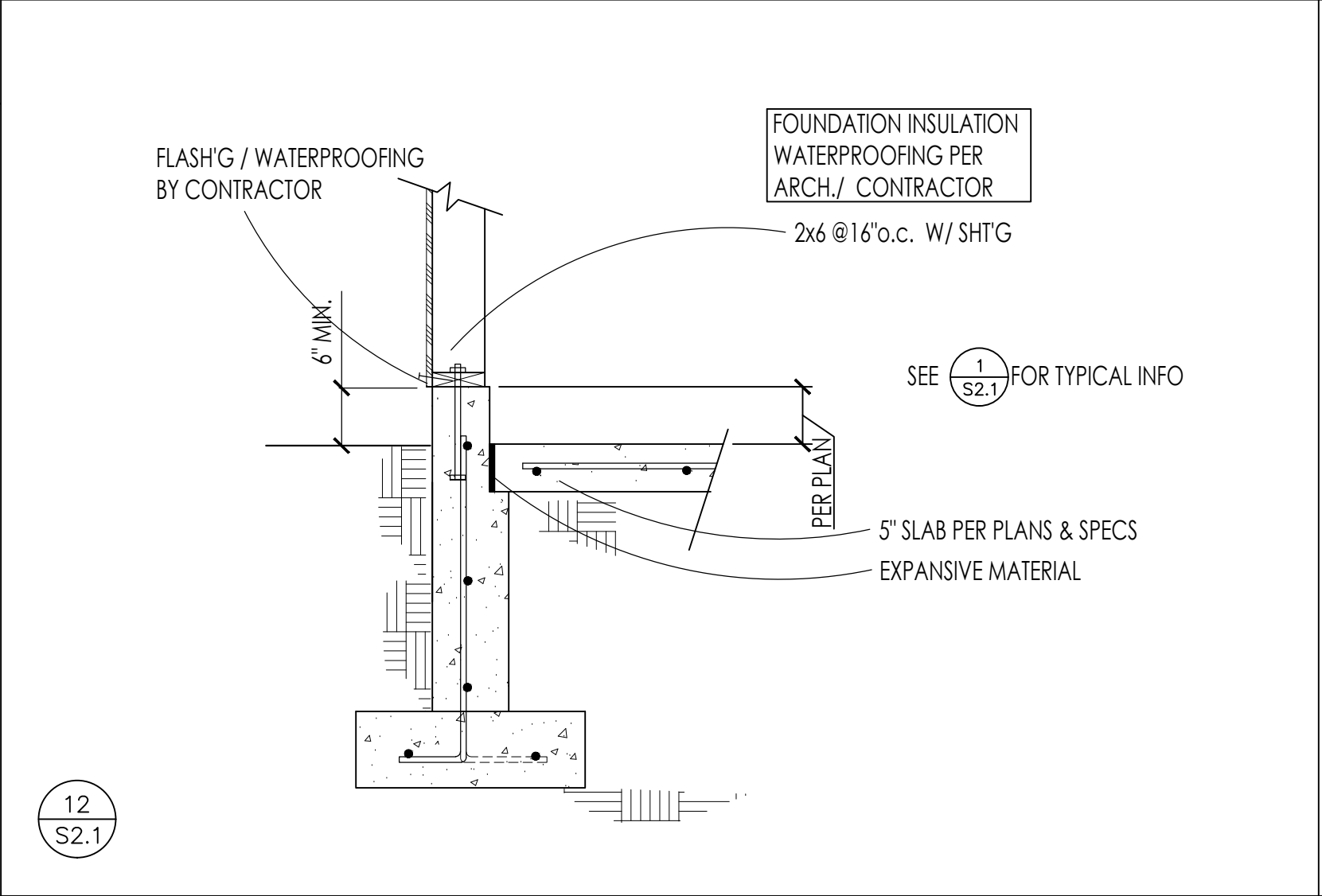
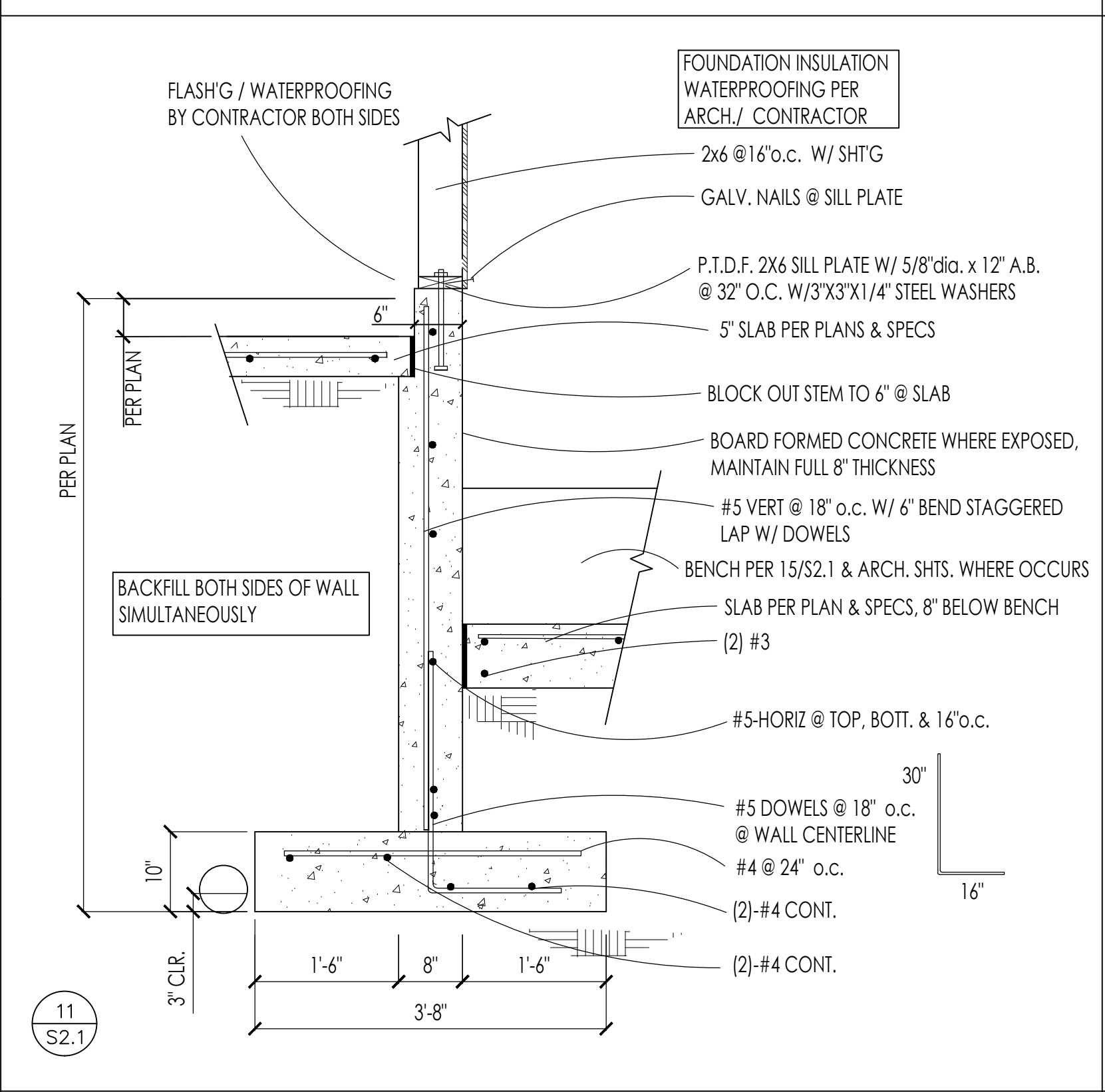
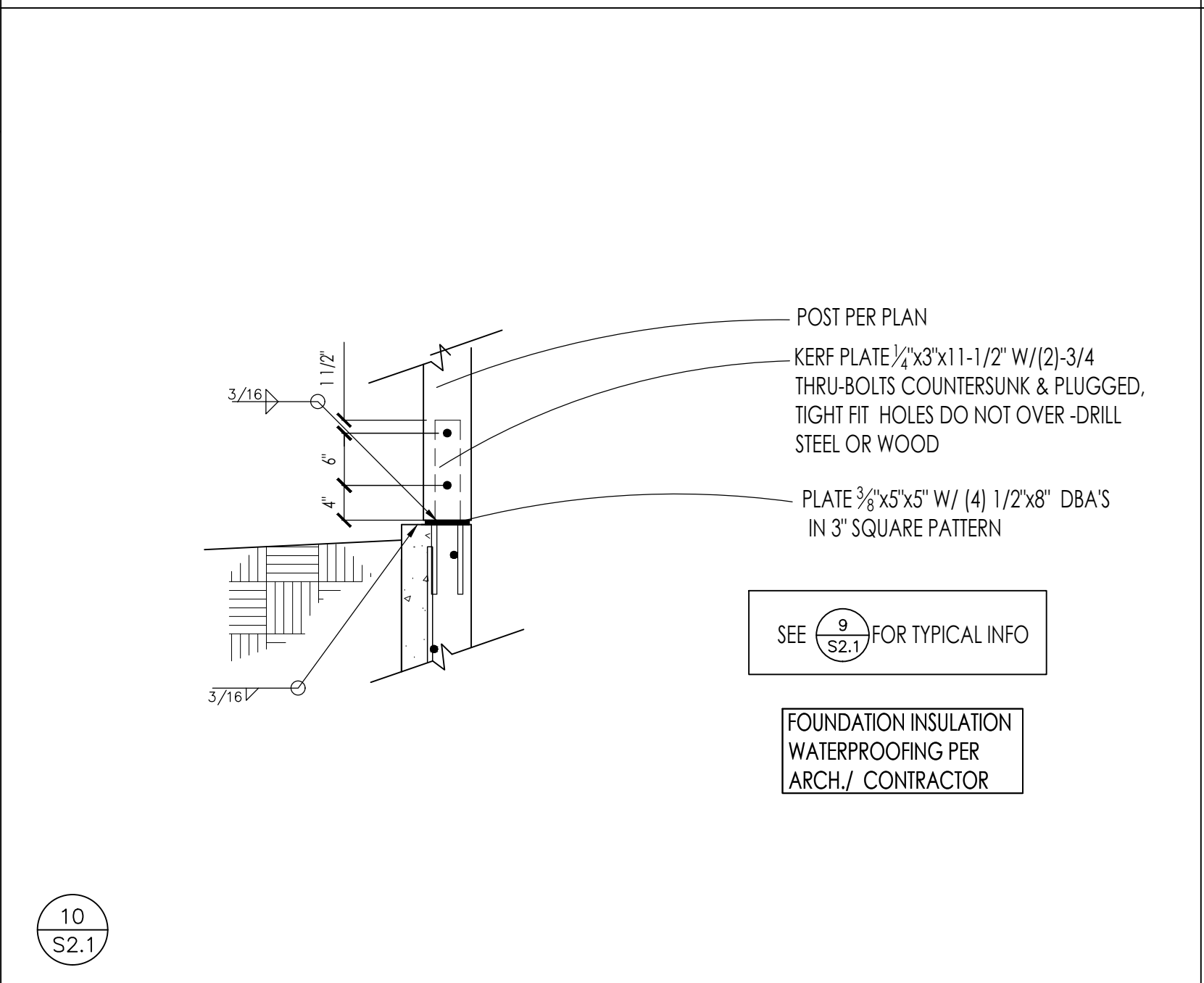
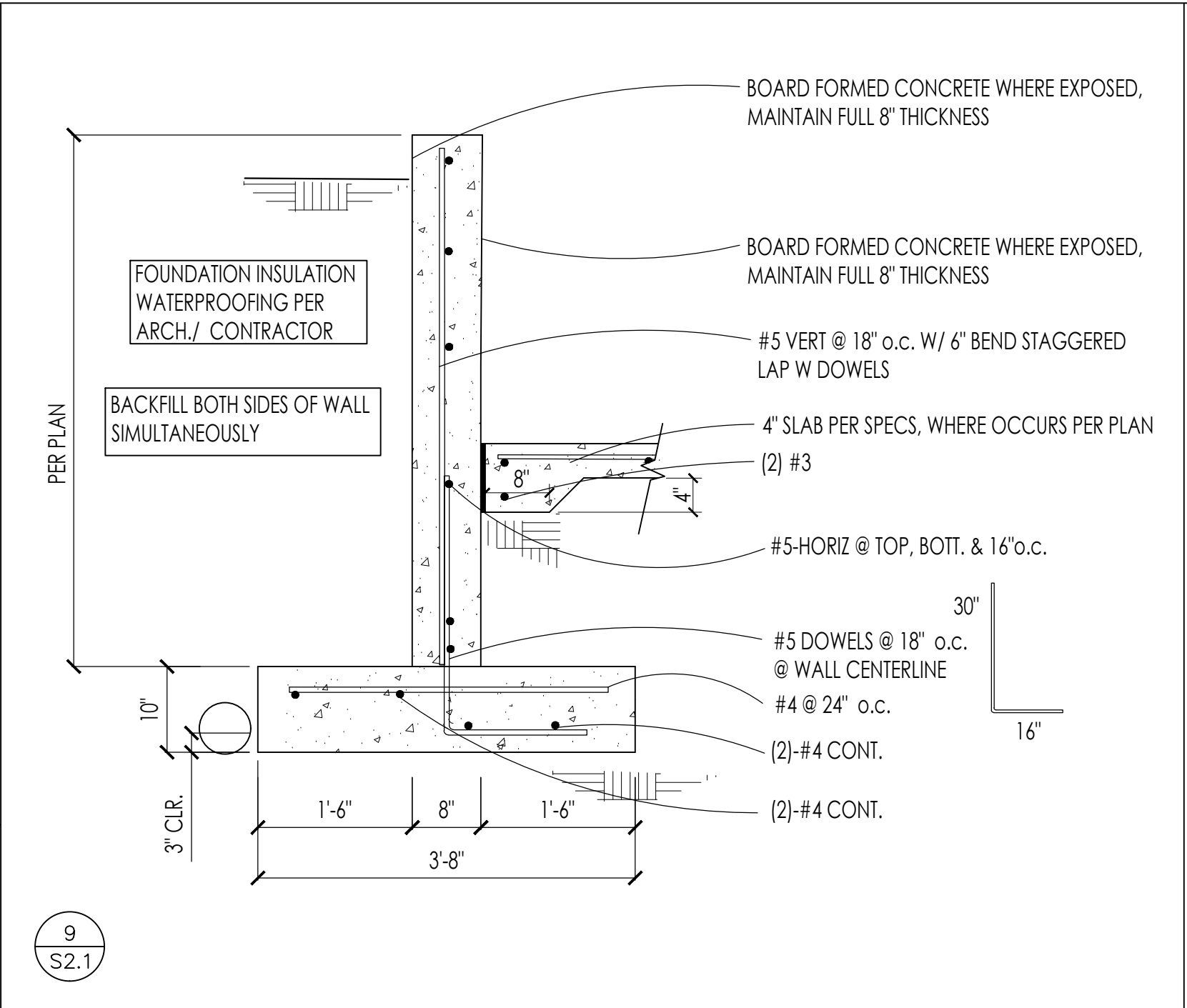
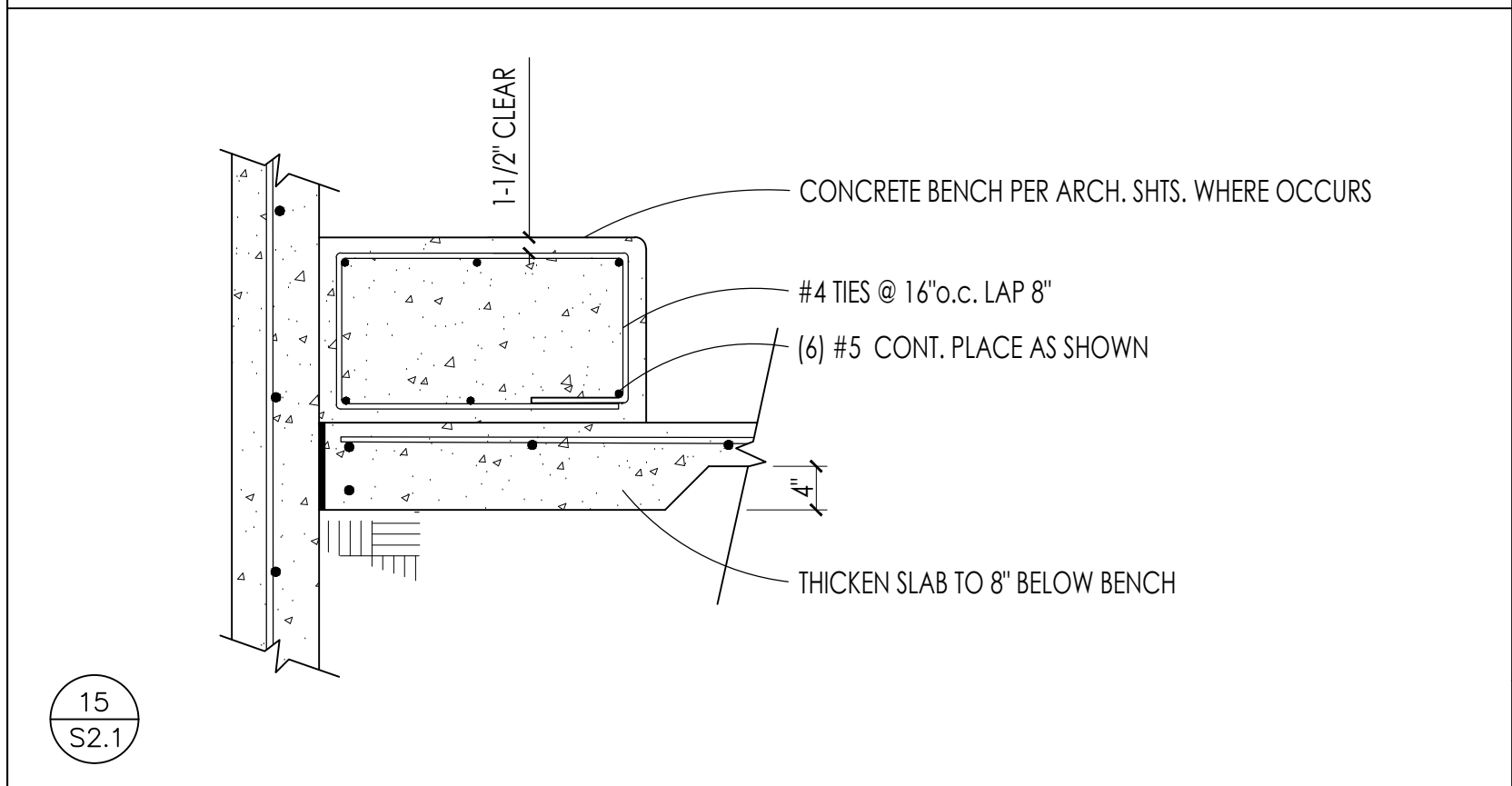
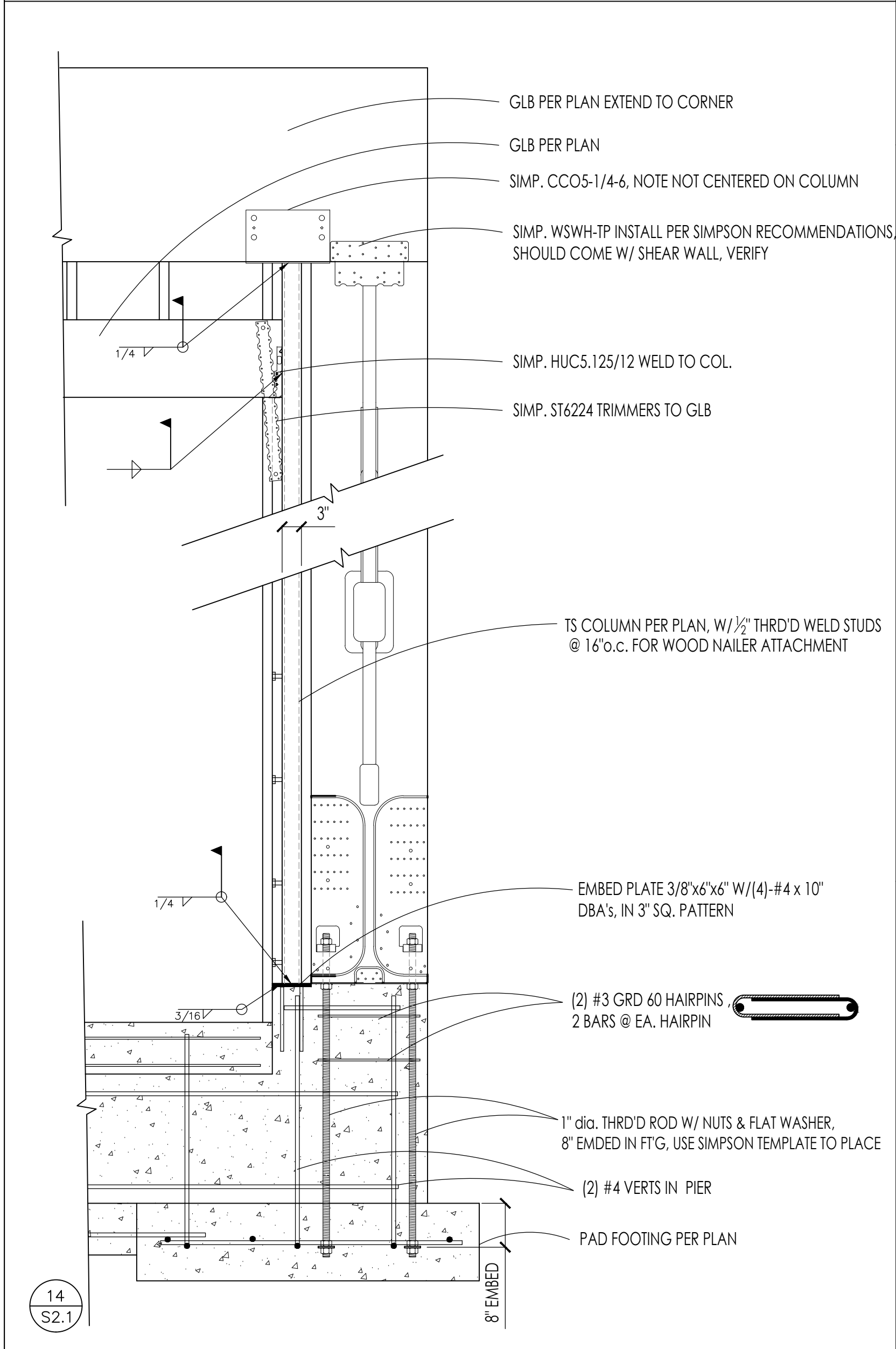
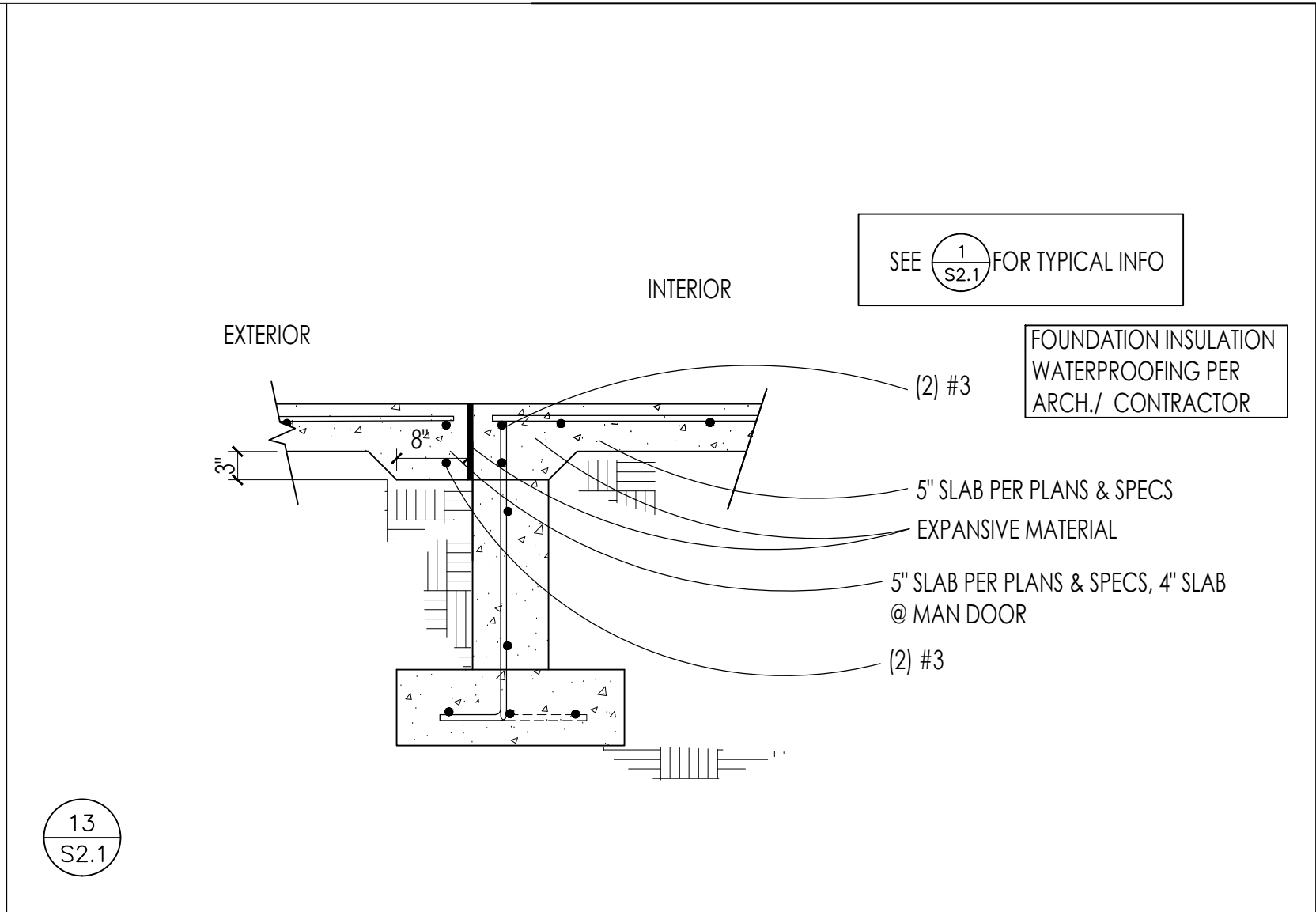
WARM SPRINGS PRESERVE WELCOME BUILDING
KETCHUM, IDAHO
STRUCTURAL SPECIFICATIONS

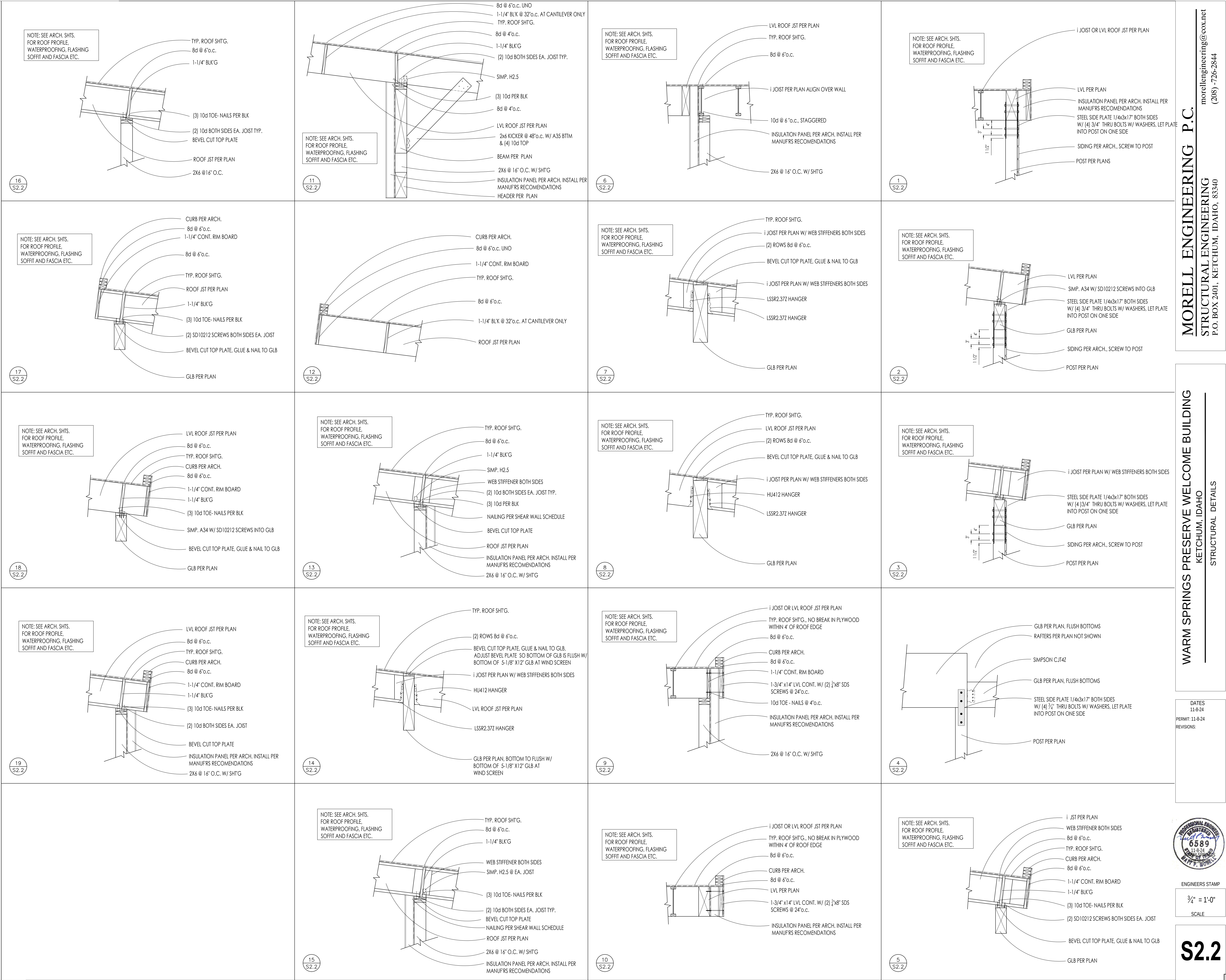
DATES
11-8-24
PERMIT: 11-9-24
REVISIONS:



ENGINEERS STAMP
3/4" = 1'-0"
SCALE

S2.0





CONTRACTOR
INSTALL ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND UNIFORM PLUMBING CODE AND ALL OTHER LOCAL CODES AND ADOPTED ORDINANCES.

FIELD VERIFY ALL MECHANICAL PRIOR TO COMMENCING NEW WORK. DO NOT FABRICATE OR INSTALL ANY MECHANICAL BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONDITIONS AND ALL OTHER TRADES.

IF DISCREPANCIES EXIST BETWEEN BUILDING CODES, DRAWINGS, NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT WILL BE REQUIRED UNLESS CLARIFIED BY PROJECT ENGINEER IN AN OFFICIAL ADDENDUM OR SUPPLEMENTAL INSTRUCTION.

INSTALLATION

PROVIDE SEISMIC RESTRAINTS FOR HVAC EQUIPMENT, DUCTWORK, AND PIPING. RESTRAINTS ARE TO COMPLY WITH SEISMIC DESIGN CRITERIA LISTED IN THE STRUCTURAL GENERAL NOTES AND IN ACCORDANCE WITH ASCESEI 7-10 AND ASCESEI 8-10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INSTALLATION DETAILS THAT ARE STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN THE LOCAL JURISDICTION. DETAILS ARE TO ACCOUNT FOR SEISMIC, WIND, AND GRAVITY LOADING REQUIREMENTS, REFER TO STRUCTURAL GENERAL NOTES FOR SEISMIC DESIGN CATEGORY, SITE CLASS, RISK CATEGORY, SHORT PERIOD DESIGN RESPONSE SPECTRUM ACCELERATION COEFFICIENT (SDS), ONE SECOND PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT (SD1), AND IMPORTANCE FACTOR.

ALL DETAILS INCLUDED IN DESIGN DRAWINGS MUST BE APPLIED TO ALL RELEVANT INSTALLATIONS REFERRED TO IN THE DETAIL. EACH DETAIL WILL NOT BE SPECIFICALLY REFERENCED ON THE DRAWINGS.

GENERAL REQUIREMENTS
 PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

PROVIDE SUBMITTALS ON ITEMS LISTED IN SCHEDULES TO ENGINEER FOR REVIEW PRIOR TO ORDER, PURCHASE, OR INSTALLATION. PROVIDE ALL HVAC CONSTRUCTION COSTS FOR ENGINEER DATA BASE AS PART OF SUBMITTALS

COORDINATE EXACT LOCATION OF THERMOSTATS/SENSORS WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE VENTILATED LOCKABLE COVERS FOR ALL THERMOSTATS AND SENSORS LOCATED IN PUBLIC ACCESSIBLE LOCATIONS. PROVIDE AND INSTALL CONTROL WIRING BETWEEN THERMOSTAT/SENSOR AND AIR HANDLING EQUIPMENT. PROVIDE INSULATED BASE FOR ALL THERMOSTATS/SENSORS LOCATED ON AN EXTERIOR WALL.

CONTRACTOR TO MAKE AVAILABLE ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INSPECTOR REVIEW DURING CONSTRUCTION.

CONTRACTOR MUST COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH ELECTRICAL CONTRACTOR ONCE REVIEWED SUBMITTALS ARE RECEIVED.

INSTALLATION
INSTALL ALL EQUIPMENT AND DEVICES PER MANUFACTURER'S RECOMMENDATIONS

INSTALLATION
INSTALL AND SUPPORT ALL DUCTWORK PER SMACNA AND INTERNATIONAL MECHANICAL CODE REQUIREMENTS.

COORDINATE ALL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS.

CLOSE ENDS OF DUCTWORK AND PIPING AND COVER FLOOR DRAINS DURING CONSTRUCTION. CLEAN ALL EQUIPMENT, PIPING, AND DUCTWORK AT COMPLETION OF PROJECT.

DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.

CONCEALED VENTS, DUCTS, AND ALL PIPING INSTALLED THROUGH FRAMING MEMBERS MUST BE PROTECTED FROM FASTENER PENETRATION BY A STEEL SHIELD PLATE (MINIMUM THICKNESS OF 1/16") UNLESS THE DISTANCE FROM THE FACE EDGE OF THE FRAMING IS NOT LESS THAN 1.5".

COMPLY WITH SMACNA REQUIREMENTS FOR ALL DUCT SUPPORT SIZING, SPACING, AND MATERIAL. ALL HANGERS IN CORROSIVE ENVIRONMENTS TO BE ELECTROGALVANIZED ALL-THREAD RODS.

INSTALL EXPANSION JOINTS IN ALL DUCTWORK CROSSING A BUILDING EXPANSION JOINT. EXPANSION JOINTS MUST MEET THE REQUIREMENTS FOR EXPANSION AS DESCRIBED IN THE STRUCTURAL DRAWINGS.

ALL DUCT TO BE CONSTRUCTED OF GALVANIZED METAL UNLESS NOTED OTHERWISE.
ALL ROUND EXPOSED DUCT TO BE SPIRAL DUCT. CONSTRUCT ALL DUCT TO THE
FOLLOWING SMACNA STANDARDS:

1. EXHAUST DUCT - 1" W.G. PRESSURE CLASS AND SEAL CLASS B.
2. LOW PRESSURE SUPPLY DUCT AND RETURN DUCT - 2" W.G. PRESSURE CLASS AND SEAL CLASS B.

ALL RATED PENETRATIONS TO BE FIRE RATED PER 3M FIRE PROTECTION GUIDELINES OR APPROVED EQUIVALENT. VISIT 3M'S WEBSITE AT 3M.COM/FIRESTOP FOR APPLICABLE INFORMATION ON FIRESTOPPING. REFER TO THE 3M FIRE PROTECTION PRODUCTS SPECIFIERS AND APPLICATORS GUIDE FOR FIRE RATED PENETRATION PROTECTION REQUIREMENTS AND DETAILS AT <https://multimedia.3m.com/mws/media/13028030/3m-fire-protection-products-specifiers-guide.pdf>

(E) EXISTING
(N) NEW
AFF ABOVE FINISHED FLOOR
AI ANALOG INPUT
ALT ALTERNATE
AO ANALOG OUTPUT
APD AIR PRESSURE DROP
BOD BOTTOM OF DUCT
BOP BOTTOM OF PIPE
BTU/H BRITISH THERMAL UNITS PER HOUR
CAP. CAPACITY
CFM CUBIC FEET PER MINUTE
CV CONSTANT VOLUME
DB DRY BULB
DI DIGITAL INPUT
DIA OR Ø DIAMETER
DO DIGITAL OUTPUT
EA EXHAUST AIR
EAT ENTERING AIR TEMPERATURE
EFF EFFICIENCY
ELEV ELEVATION
ESP EXTERNAL STATIC PRESSURE
EWT ENTERING WATER TEMPERATURE
FA FREE AREA
FPM FEET PER MINUTE
FT FEET
FV FACE VELOCITY
FW FRESH WATER
GA GAUGE
GAL GALLON
GPM GALLONS PER MINUTE
HP HORSEPOWER
HR HOUR
HT HEIGHT
IAQ INDOOR AIR QUALITY
IN INCH
INWC INCHES OF WATER COLUMN
INWG INCHES OF WATER GAUGE
LAT LEAVING AIR TEMPERATURE
LBS POUNDS
LWT LEAVING WATER TEMPERATURE
MAX MAXIMUM
MBH THOUSAND BRITISH THERMAL UNITS/HOUR
MECH MECHANICAL
MIN MINIMUM
MVD MANUAL VOLUME DAMPER
NC NOISE CRITERIA
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OBD OPPOSED BLADE DAMPER
OSA OUTSIDE AIR
PD PRESSURE DROP
PSI POUNDS PER SQUARE INCH
PSIG POUNDS PER SQUARE INCH GAUGE
RA RETURN AIR
SA SUPPLY AIR
SEN SENSIBLE
SL SEA LEVEL
SP STATIC PRESSURE
SQ FT SQUARE FEET
SS SERVICE SINK OR STAINLESS STEEL
TOD TOP OF DUCT
TSP TOTAL STATIC PRESSURE
UNO UNLESS NOTED OTHERWISE
VAV VARIABLE AIR VOLUME
VFD VARIABLE FREQUENCY DRIVE
VOL VOLUME
W/ WITH
W/O WITHOUT
WB WET BULB
WPD WATER PRESSURE DROP
WT WEIGHT

	BALL VALVE		SUPPLY DIFFUSER
	BUTTERFLY VALVE		RETURN GRILLE
	GATE VALVE		EXHAUST GRILLE
	GLOBE VALVE		RETURN AIR DUCT SECTION
	MOTORIZED VALVE OPERATOR		RETURN AIR DUCT TURNED UP
	CHECK VALVE (SWING OR LIFT AS REQ'D)		RETURN AIR DUCT DOWN
	SOLENOID VALVE		SUPPLY AIR DUCT SECTION
	AUTOMATIC CONTROL VALVE (2-WAY)		SUPPLY AIR DUCT TURNED UP
	AUTOMATIC CONTROL VALVE (3-WAY)		SUPPLY AIR DUCT DOWN
	PRESSURE REDUCING VALVE		EXHAUST AIR DUCT SECTION
	P & T RELIEF VALVE		EXHAUST AIR DUCT TURNED UP
	PET COCK OR GAUGE COCK		EXHAUST AIR DUCT DOWN
	AUTOMATIC FLOW CONTROL VALVE		ACCESS PANEL
	WATER HAMMER ARRESTOR		MANUAL VOLUME DAMPER
	AIR VENT (AUTOMATIC)		GRAVITY BACKDRAFT DAMPER
	STRAINER		MOTORIZED DAMPER
	VENTURI FLOW METER		FIRE DAMPER
	TEMPERATURE & PRESSURE TEST PLUG		COMBINATION FIRE/SMOKE DAMPER
	FLOW SWITCH		DUCT SIZE (FIRST FIGURE IS SIZE SHOWN)
	TEMPERATURE SENSOR		BURIED OR UNDERFLOOR DUCT
	PRESSURE GAUGE W/GAUGE COCK		DUCT W/ ACOUSTICAL LINING
	THERMOMETER		FLEXIBLE DUCT (HELICAL)
	PUMP		FLEXIBLE DUCT CONNECTION
	ELBOW DOWN		DUCT TRANSITION
	ELBOW UP		ELBOW W/ TURNING VANES
	TEE DOWN		TEE W/ 45 DEGREE ENTRY
	HOSE BIB OR SILCLOCK		WYE W/ 45 DEGREE ENTRY
	PIPE CAP		THERMOSTAT OR TEMP SENSOR
	REDUCER VALVE		HUMIDISTAT OR HUMIDITY SENSOR
	UNION		POINT OF REMOVAL FROM EXISTING
	YARD HYDRANT/ROOF HYDRANT		POINT OF CONNECTION TO EXISTING
	FLOOR DRAIN		KEYED NOTE
	FLOOR SINK		AIR DEVICE TAG MAB/RCFM
	CLEANOUT TO GRADE (CTG)		SECTION CUT LINE
	FLOOR CLEANOUT (FCO)		DETAIL TAG
	WALL CLEANOUT (WCO)		CHILLED WATER SUPPLY
	EXPANSION JOINT		CHILLED WATER RETURN
	FLEXIBLE PIPE CONNECTION		CONDENSATE DRAIN
	REDUCED PRESSURE BACKFLOW PREVENTER		CONDENSER WATER SUPPLY
	DOUBLE CHECK BACKFLOW PREVENTER		CONDENSER WATER RETURN
	DOMESTIC COLD WATER (DCW)		FIRE SPRINKLER SERVICE
	DOMESTIC HOT WATER (DHW)		HEATING WATER SUPPLY
	DOMESTIC HOT WATER RECIRC. (DHW/R)		HEATING WATER RETURN
	DOMESTIC HOT WATER (SPECIFIED TEMP.)		LIQUID PROPANE
	SANITARY VENT (VT)		NATURAL GAS
	SANITARY SEWER ABOVE GRADE (SS)		OVERFLOW ROOF DRAIN
	SANITARY SEWER BELOW GRADE (SS)		ROOF DRAIN
	HEAT TRACING		REFRIGERANT LIQUID
	PIPING BELOW GRADE ("SYS. ABR.)		REFRIGERANT SUCTION
			STEAM
			STORM DRAIN

NOTE: NOT ALL SYMBOLS MAY BE USED

SHEET NO.	SHEET TITLE	REVISION
M0.00	GENERAL NOTES, SHEET INDEX, LEGEND	
M0.10	ENERGY CODE COMPLIANCE	
M1.11	MECHANICAL FLOOR PLAN	
TOTAL NO. OF SHEETS: 3		

SET NO.

DD-

WARM SPRINGS PRESERVE WELCOME

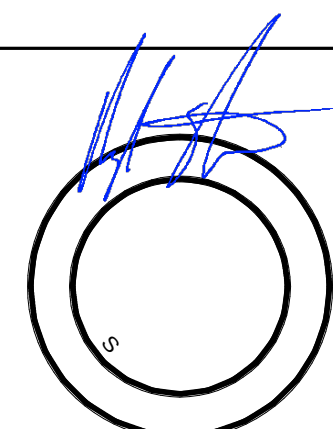
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DRAWN: Author

CHECKED: _____ Checked: _____

DATE: 10/11/202

SHEET TITLE:
GENERAL NOTES, SHEET
INDEX, LEGEND



10/31/2024

SHEET
M0.00

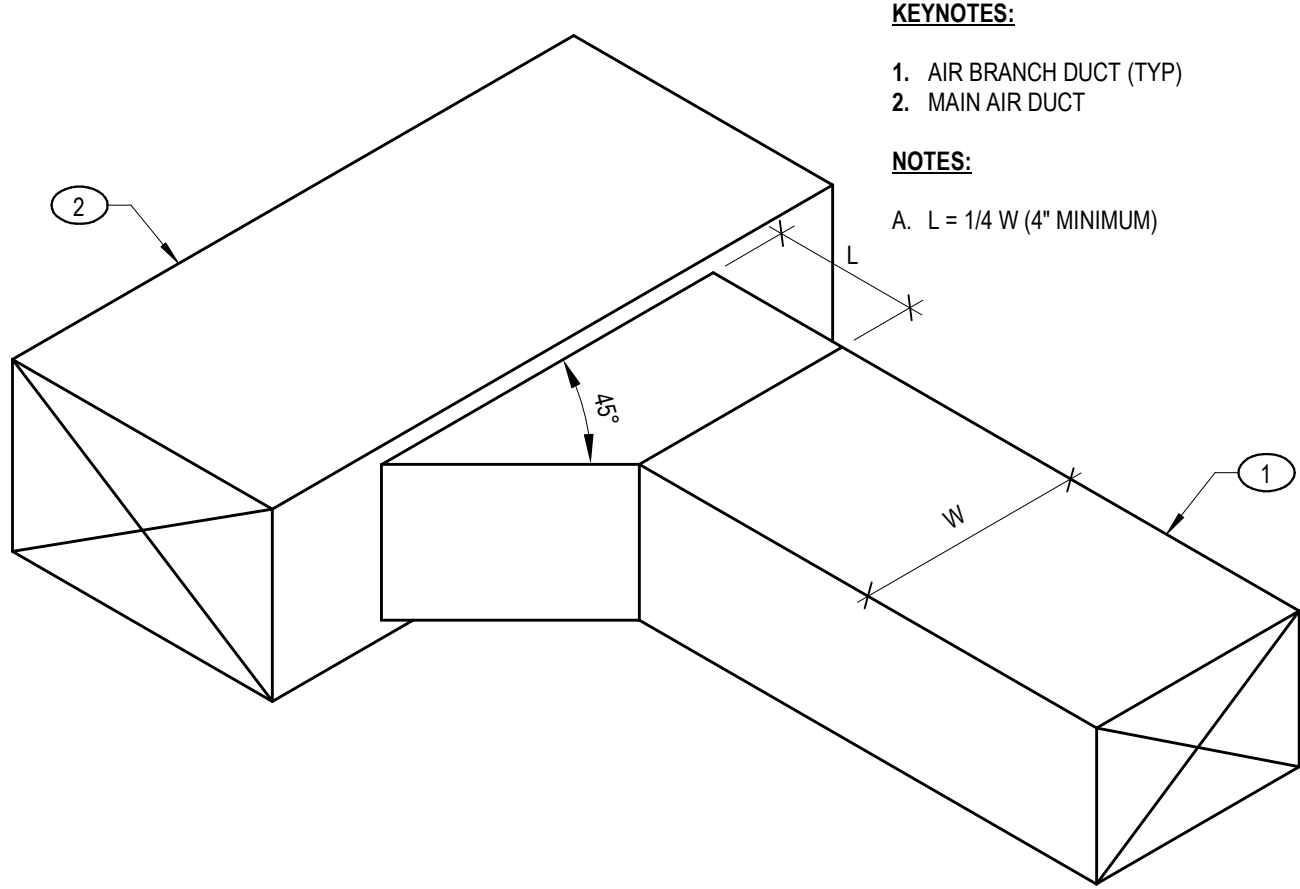
OF

TOT

DIMENSION OF LONGEST SIDE (IN)	SHEET METAL GAGE (ALL FOUR SIDES)	TRANSVERSE REINFORCING (1)					
		MIN. REINFORCING ANGLE SIZE AND MAX. LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS AND OR INTERMEDIATE REINFORCING	AT JOINTS				MIN. 1/4 IN.
			DRIVE SLIP PLAIN S SLIP	HEMMED S SLIP	ALTERNATE BAR SLIP	REINFORCED BAR SLIP	
UP THRU 12	26	NONE REQUIRED	1	26	26	24	24
13 THRU 18	24	NONE REQUIRED	1	24	24	24	24
19 THRU 30	24	1"x1"x1/8" AT 60"	1	-	24	24	24
31 THRU 36	22	1"x1"x1/8" AT 60"	1	-	-	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED
(2) LONGITUDINAL JOINTS TO BE PITTSBURGH OR SNAP LOCK TYPE

DUCT CONSTRUCTION



TYPICAL DUCT BRANCH CONNECTION

EXHAUST FAN (EF)																
MARK	SYSTEM TYPE	MANUFACTURER	MODEL	TYPE	AIRFLOW CFM	ESP (IN WC)	RPM	SOUND LEVEL (SONE)	DAMPER GRAVITY OR MOTOR	ELECTRICAL				FAN SPEED CONTROLLER	CONTROL DESCRIPTION	OPERATING WEIGHT (LBS)
										BHP	HP	VOLT	PH			
EF-1	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-2	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-3	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-4	GARAGE	COOK	SQIN-D	SQUARE INLINE	200	0.5	1495	7	GRAVITY	0.10	0.17	120	1	Yes	DIV. 23 - HUMIDISTAT	55

NOTES:

MANUFACTURERS:

- COOK, CAPTIVEAIRE, GREENHECK, AND PANASONIC ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.

ELECTRIC HEATER (EH)																
MARK	LOCATION		MANUFACTURER	MODEL NO.	TYPE	ARRANGEMENT	AIRFLOW	EAT(db) (°F)	HEATING ELEMENT			CONTROL	UNIT DIMENSIONS			OPERATING WEIGHT (LBS)
	NAME	NUMBER							POWER (W)	VOLT	PH		TYPE	LENGTH (IN)	WIDTH (IN)	
EH-1	RESTROOM	04	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	3	208	1	T-STAT	4	16	19	25
EH-2	RESTROOM	05	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	3	208	1	T-STAT	4	16	19	25
EH-3	JANITOR	06	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	2	208	1	T-STAT	4	16	19	25
EH-4	STORAGE	03	MARLEY	MUH	FAN FORCED	CEILING SUSPENDED	350	65	5	208	1	T-STAT	8	14	16	30
EH-5	STORAGE	03	MARLEY	MUH	FAN FORCED	CEILING SUSPENDED	350	65	5	208	1	T-STAT	8	14	16	30

NOTES:

- QIMARK, INDECO, AND MARKEL ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.
- CEILING RECESSED
 - a. PROVIDE WITH RECESSED MOUNTING KIT.
 - b. PROVIDE WITH TAMPER PROOF/RESISTANT THERMOSTAT.
- CEILING SUSPENDED
 - a. CEILING MOUNTING BRACKET.
 - b. PROVIDE WITH LINE VOLTAGE REMOTE THERMOSTAT. PROVIDE INSULATED BASE FOR THERMOSTAT.

LOUVER (LV)							
MARK	MANUFACTURER	MODEL	AIRFLOW (CFM)	VELOCITY (FPM)	MIN FREE AREA (SQ FT)	PRESSURE DROP (IN W.C.)	DIMENSIONS (IN)
LV-1	RUSKIN	ELF15J	300	950	0.31	0.17	18" x 8"

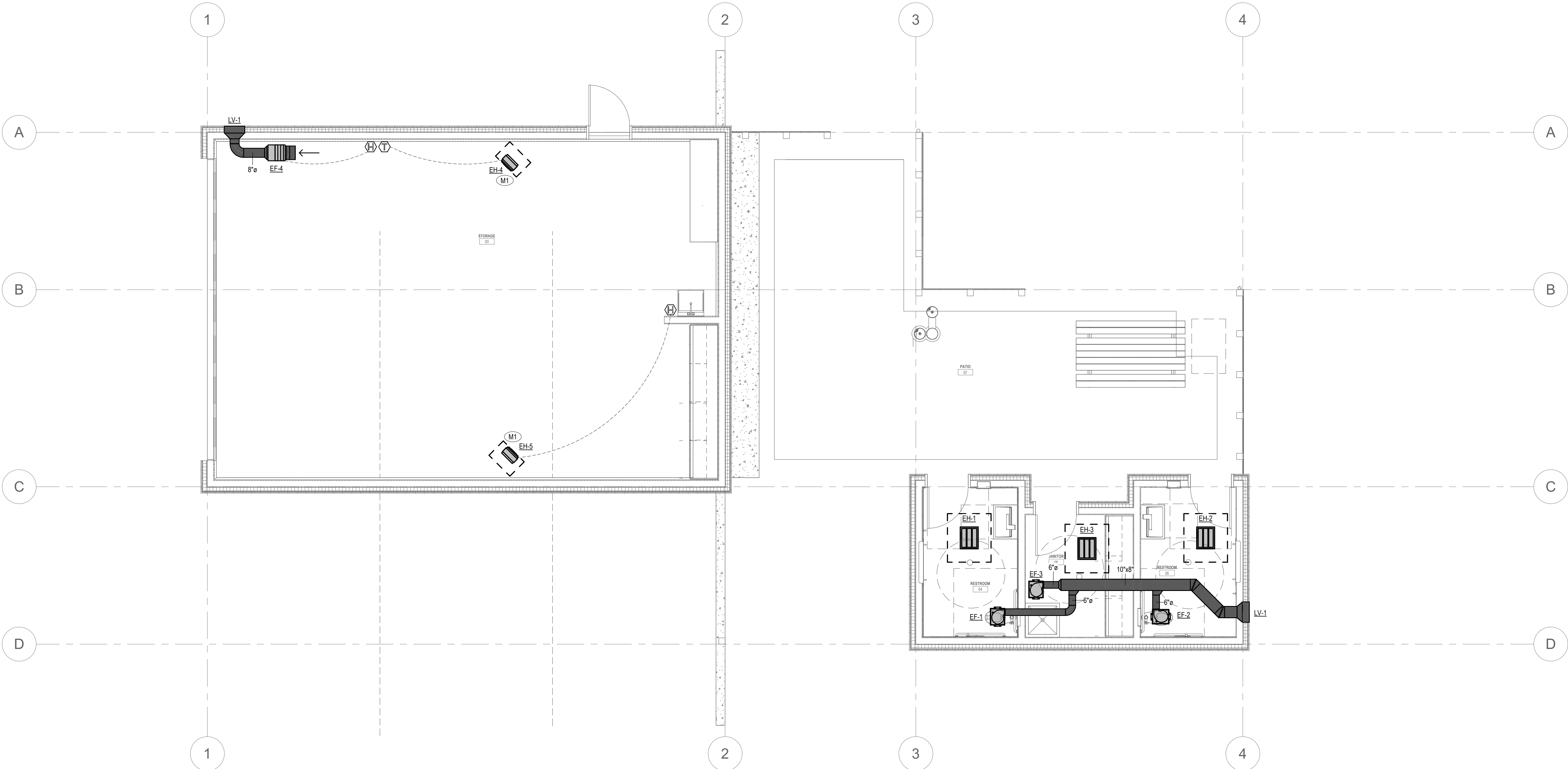
NOTES:
• RUSKIN, GREENHECK, NAILOR, AMERICAN WARMING & VENTILATION CO., AND ARROW UNITED ARE APPROVED MANUFACTURERS.
• PROVIDE WITH BIRD SCREEN. COLOR BY ARCHITECT.

PLAN NOTES

- A. DO NOT FABRICATE OR PURCHASE DUCTWORK OR EQUIPMENT PRIOR TO CONFIRMING ALL ROUTING AND INSTALLATION REQUIREMENTS WITH ALL TRADES.

KEYNOTES

- M1. COORDINATE FINAL UNIT HEATER LOCATION WITH ARCH/OOWNER TO NOT INTERFERE WITH EQUIPMENT ACCESS.



MECHANICAL FLOOR PLAN - 1ST FLOOR

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

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

REVISION RECORD

NO. CHANGE DATE

DRAWN: Author

CHECKED: Checker

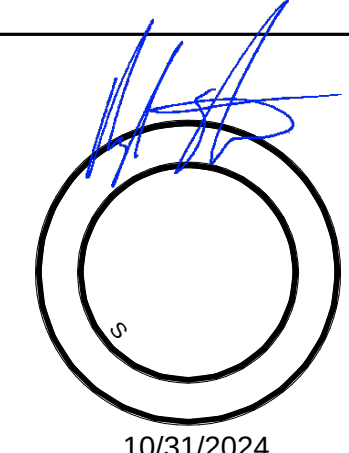
DATE: 10/11/2024

SHEET TITLE:
MECHANICAL FLOOR PLAN

ES² **IMEG**
4945 NORTH 20TH EAST, SUITE A
IDAHO FALLS, ID 83401
208.552.8874 www.imegcorp.com

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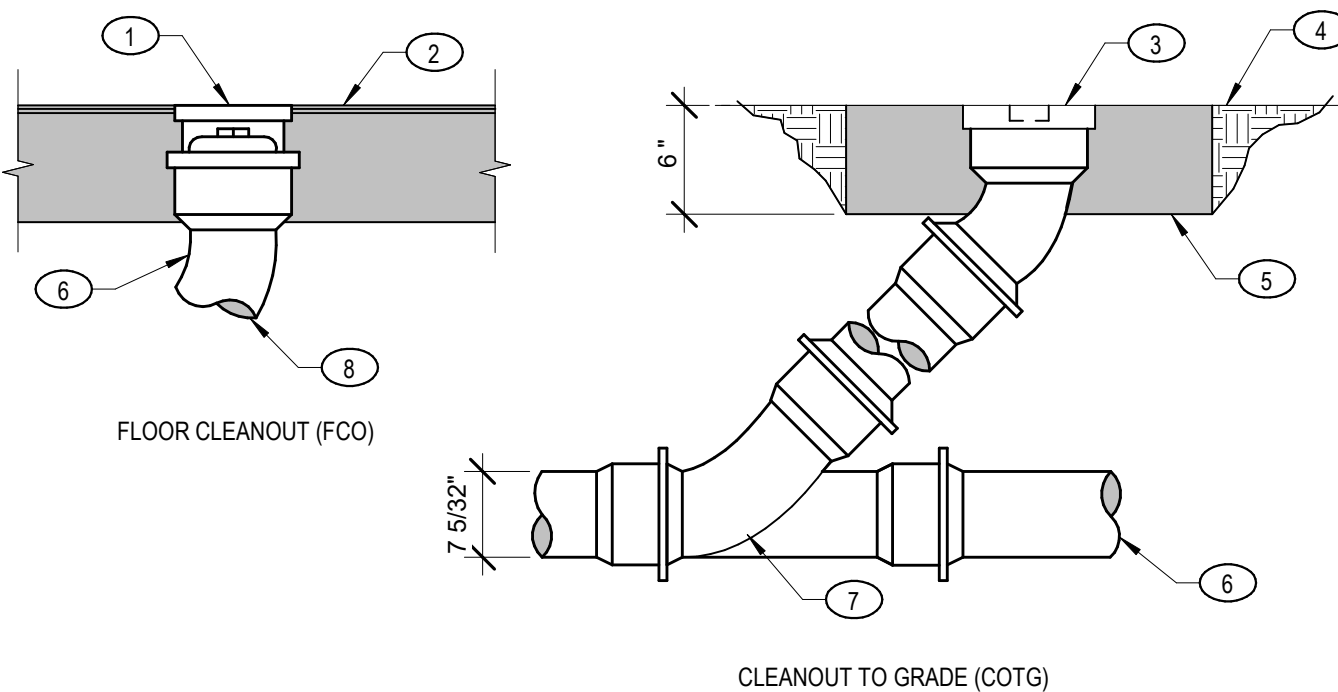
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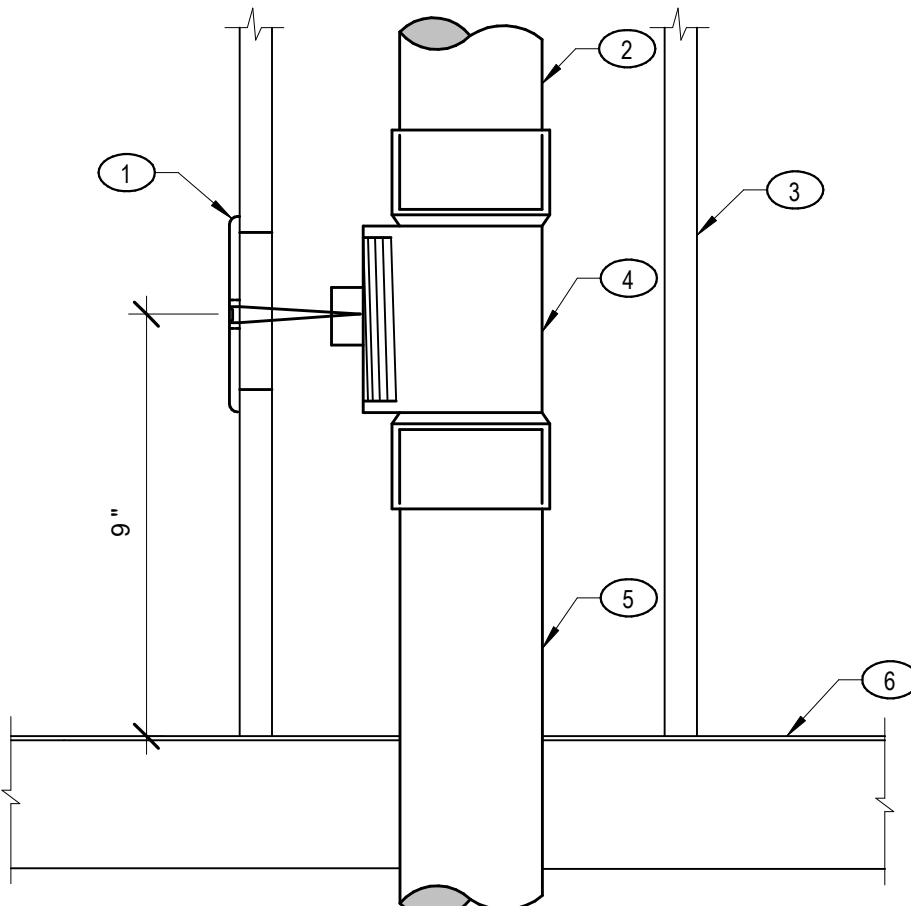
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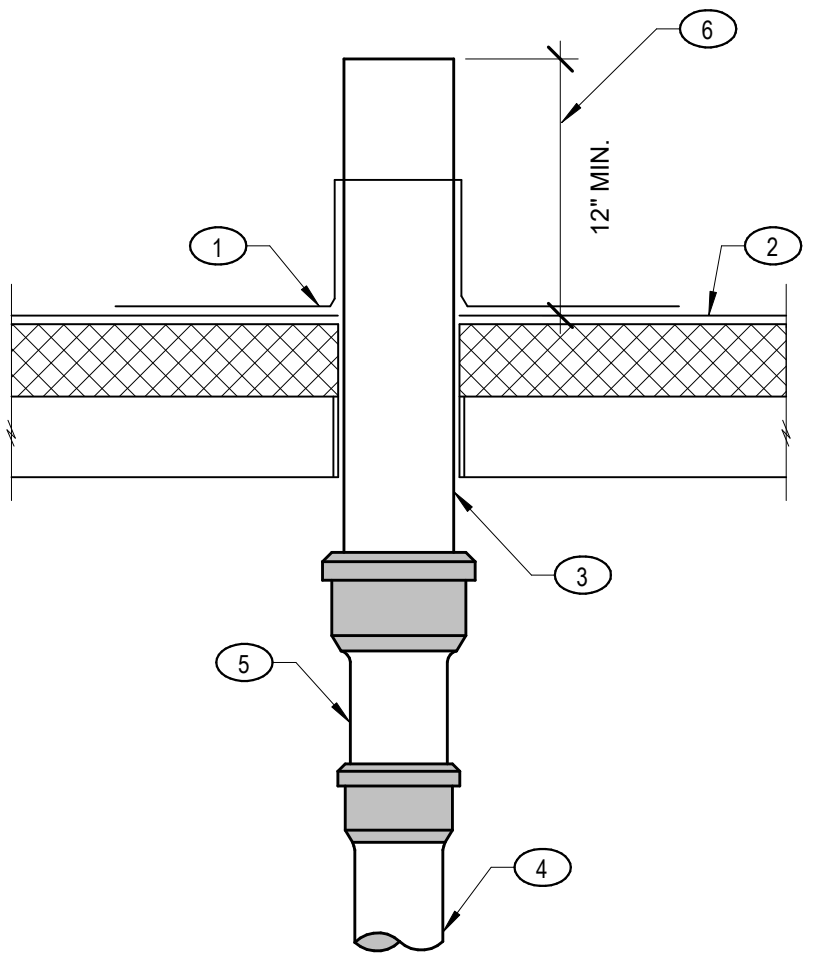
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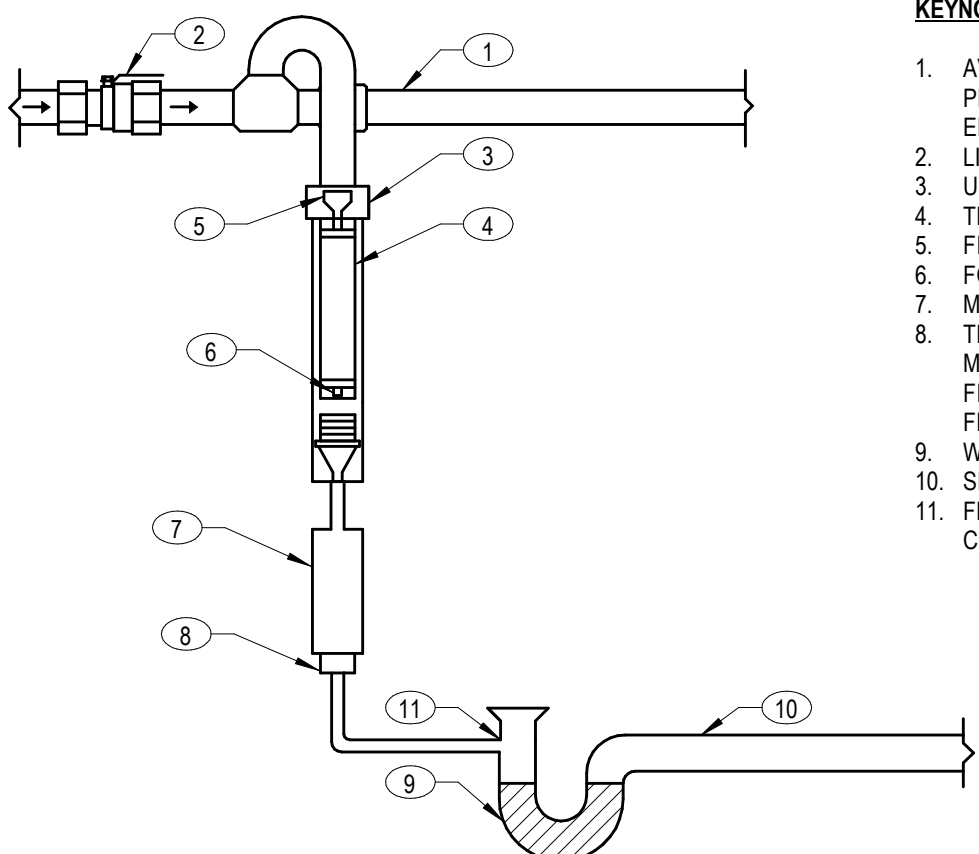
1 TYPICAL CLEANOUT



2 TYPICAL WALL CLEANOUT



3 TYPICAL VENT THROUGH ROOF



4 TYPICAL PRESSURE DROP ACTIVATED TRAP PRIMER

KEYNOTES:

- CLEANOUT AND ACCESS COVER, TOP OF COVER TO BE FLUSH WITH TOP OF FLOOR.
- FLOOR LINE.
- BRASS CLEANOUT PLUG WITH COUNTERSINK HEAD.
- FINISH GRADE.
- 18" SQUARE CONCRETE PAD, TROWEL SMOOTH AND EDGE.
- WASTE LINE.
- 18" BEND IF CLEANOUT OCCURS AT END OF LINE.
- BALANCE OF PIPING SAME AS CLEANOUT TO GRADE.

NOTES:

- FCO CLEANOUT NOT TO BE LOCATED IN CARPETED AREA.
- LOCATE FCO WHEN POSSIBLE IN LESS POPULATED AREAS.
- FCO IN PIPING 2" OR LESS TO HAVE A CLEARANCE OF NOT LESS THAN 12 INCHES IN FRONT OF A CLEANOUT. FCO GREATER THAN 2" TO HAVE A CLEARANCE OF NOT LESS THAN 18 INCHES.

KEYNOTES:

- CHROME WALL COVER AND SCREW.
- MAY EXTEND AS A WASTE OR VENT LINE.
- WALL.
- PLUGGED TEE.
- WASTE OR VENT PIPING.
- FLOOR LINE.

KEYNOTES:

- SINGLE PLY ROOF JACK FINISHED AND INSTALLED BY ROOFING CONTRACTOR. SEAL WATER TIGHT TO VENT STACK.
- ROOFING MATERIAL.
- SLEEVE ROOF CONSTRUCTION AS REQUIRED.
- VENT STACK.
- INCREASE WHEN REQUIRED.
- MINIMUM HEIGHT REQUIREMENT TO INCREASE DEPENDING ON AVERAGE SNOW LEVEL.

NOTES:

- VENT TO NOT TERMINATE LESS THAN 12 INCHES FROM TOP OF ROOF.
- PAYNT ANY EXPOSED PVC OR ABS PIPING WITH A PROHIBITIVE PAINT TO PROTECT FROM UV RAYS.

NOTES:

- APPLIES TO ALL DRAINS' FLOOR SINKS UNLESS NOTED OTHERWISE.
- DO NOT INSTALL THE TRAP SEAL PRIMERS CLOSER THAN 40" APART WHEN USING THE SAME POTABLE WATER SUPPLY LINE.
- THE DEVICE SHOULD BE LOCATED WITHIN 20" OF THE VALVE OR FAUCET FOR OPTIMAL DISCHARGE.
- INSTALL TRAP PRIMER IN ACCESSIBLE LOCATION. PROVIDE ACCESS PANEL IF NECESSARY. COORDINATE ACCESS PANEL WITH GENERAL CONTRACTOR/ ARCHITECT.
- CONNECT ONLY TO THE BRANCH PIPING OF FIXTURES THAT SEE FREQUENT USE.
- TRAP PRIMERS SHOULD BE CYCLED AT LEAST SIX TIMES AFTER INSTALLATION TO ENSURE OPTIMUM PERFORMANCE.
- USE ONLY TEFLON TAPE ON FITTINGS.

GENERAL REQUIREMENTS

CONTRACTOR

INSTALL ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, UNIFORM PLUMBING CODE, AND ALL OTHER LOCAL CODES AND ADOPTED ORDINANCES.

CLOSELY COORDINATE ALL PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND STRUCTURAL. COORDINATE FIRE LINE STUB REQUIREMENTS IN FIRE RISER ROOM WITH GENERAL CONTRACTOR/FIRE PROTECTION CONTRACTOR. PIPING IS APPROXIMATE AND DIAGRAMMATIC AND IS NOT TO BE SCALED. PROVIDE ALTERNATE ROUTING, OFFSETS, AND TRANSITIONS AS REQUIRED FOR COORDINATION OF ALL WORK WITHOUT ADDITIONAL COST TO THE OWNER.

FIELD VERIFY ALL PLUMBING PRIOR TO COMMENCING NEW WORK. DO NOT FABRICATE OR INSTALL ANY PLUMBING BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONDITIONS AND ALL OTHER TRADES.

CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE PERMITS AND FEES.

IF DISCREPANCIES EXIST BETWEEN BUILDING CODES, DRAWINGS, NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT WILL BE REQUIRED UNLESS CLARIFIED BY PROJECT ENGINEER IN AN OFFICIAL ADDENDUM OR SUPPLEMENTAL INSTRUCTION.

ALL DETAILS INCLUDED IN DESIGN DRAWINGS MUST BE APPLIED TO ALL RELEVANT INSTALLATIONS REFERRED TO IN THE DETAIL. EACH DETAIL WILL NOT BE SPECIFICALLY REFERENCED ON THE DRAWINGS.

REQUESTS FOR INFORMATION: THE CONTRACTOR ACKNOWLEDGES ITS RESPONSIBILITY TO BE FAMILIAR WITH THE CONTRACT DOCUMENTS. REQUESTS FOR INFORMATION (RFIs) WILL BE RESPONDED TO WITHIN FIVE WORKING DAYS OF RECEIPT. TIME SPENT REVIEWING RFIs IN WHICH THE INFORMATION REQUESTED IS CLEARLY INCLUDED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CHARGED TO THE CONTRACTOR AT ENGINEERING SYSTEM SOLUTIONS' STANDARD BILLING RATES.

INSTALLATION

PROVIDE SEISMIC RESTRAINTS FOR PLUMBING EQUIPMENT AND PIPING. RESTRAINTS ARE TO COMPLY WITH SEISMIC DESIGN CRITERIA LISTED IN THE STRUCTURAL GENERAL NOTES AND IN ACCORDANCE WITH ACCESS 1-10 AND BUILDING CODE. CONTRACTOR IS RESPONSIBLE TO PROVIDE INSTALLATION DETAILS THAT ARE STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN THE LOCAL JURISDICTION. DETAILS ARE TO ACCOUNT FOR SEISMIC WIND, AND GRAVITY LOADING REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR SEISMIC DESIGN CATEGORY, SITE CLASS, RISK CATEGORY, SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT (SSS), ONE SECOND PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT (SD1), AND IMPORTANCE FACTOR.

CLOSE ENDS OF PIPING AND COVER FLOOR DRAINS DURING CONSTRUCTION. CLEAN ALL EQUIPMENT AND PIPING AT COMPLETION OF PROJECT.

CAULK AND SEAL ALL PENETRATIONS THROUGH CEILINGS, WALLS, AND FLOORS. PROVIDE ESCUTCHEON COVERS OR SHEET METAL FLANGES ON ALL VISIBLE PENETRATIONS.

COORDINATE ALL STRUCTURAL AND TOP PLATE PENETRATIONS FOR PIPING WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER.

CONCEALED VENTS, DUCTS, AND ALL PIPING INSTALLED THROUGH FRAMING MEMBERS MUST BE PROTECTED FROM FASTENER PENETRATION BY A STEEL SHIELD PLATE (MINIMUM THICKNESS OF 1/16") UNLESS THE DISTANCE FROM THE FACE EDGE OF THE FRAMING IS NOT LESS THAN 1.5".

INSTALLING CONTRACTOR MUST INSTALL ALL PIPING TO MEET PIPING MANUFACTURER RECOMMENDATIONS FOR THERMAL EXPANSION. INSTALL EXPANSION LOOPS AND/OR BENDS AS RECOMMENDED. AS A MINIMUM REQUIREMENT, ALL PIPING CONVEYING FLUIDS OF TEMPERATURES GREATER THAN 100 DEGREES, ALL PIPING WITH STRAIGHT RUNS LONGER THAN 100 FEET, ALL PE-XA PIPING, AND ALL OTHER MANUFACTURER RECOMMENDED APPLICATIONS TO INCORPORATE EXPANSION LOOPS AND/OR BENDS TO MINIMIZE THERMAL EXPANSION STRESSES. ALL PE-XA PIPING LARGER THAN 3/4 IN DIA TO INCORPORATE PIPE SUPPORT CHANNEL PER MANUFACTURER RECOMMENDATIONS.

PROVIDE DRAIN PANS UNDER ALL PIPING LOCATED OVER ELECTRICAL PANELS AND UNDER ALL WATER HEATERS.

ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL TO BE PROVIDED WITH A PIPE SLEEVE. THE SLEEVE TO BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE ANY PENETRATIONS NOT LISTED ON DRAWINGS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

PIPING MAY DIFFER IN DIMENSIONS THAN WHAT IS INDICATED ON DRAWINGS BASED ON EASIER PROCUREMENT OR CONSISTENT SIZES. PIPING MUST BE LARGER THAN WHAT IS INDICATED ON THE DRAWINGS AND THE CONTRACTOR MUST COORDINATE ROUTING OF LARGER PIPING WITH FIELD CONDITIONS.

PIPE SIZE RUNOUTS TO INDIVIDUAL PLUMBING FIXTURES TO MATCH SIZE SHOWN IN PLUMBING FIXTURE SCHEDULE UNLESS NOTED OTHERWISE.

SUPPORT

PIPING AND EQUIPMENT HANGERS CENTERED ON STEEL I-BEAMS (CONCENTRIC HANGERS) ARE PREFERRED OVER HANGERS SUPPORTED FROM A SINGLE SIDE OF THE BOTTOM I-BEAM FLANGE. IF USING HANGERS SUPPORTED FROM A SINGLE SIDE OF THE BOTTOM FLANGE, THE MAXIMUM WEIGHT LIMIT PER HANGER IS 200 POUNDS UNLESS DIRECTED OTHERWISE BY THE PROJECT STRUCTURAL ENGINEER.

HANGERS AND SUPPORTS TO BE DESIGNED AND MANUFACTURED IN CONFORMANCE WITH ANSISMS SP-58.

GENERAL REQUIREMENTS

ALL MANUFACTURER SUBSTITUTIONS MUST BE SUBMITTED THROUGH ARCHITECT AND APPROVED THROUGH AN ADDENDUM. PRIOR APPROVALS MUST BE SUBMITTED 10 DAYS PRIOR TO BID DATE.

PROVIDE SUBMITTALS ON ITEMS LISTED IN SCHEDULES TO ENGINEER FOR REVIEW PRIOR TO ORDER, PURCHASE, OR INSTALLATION. PROVIDE ALL HVAC AND PLUMBING CONSTRUCTION COSTS FOR ENGINEER DATA BASE AS PART OF SUBMITTALS.

CONTRACTOR MUST COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH ELECTRICAL CONTRACTOR AFTER SUBMITTALS ARE REVIEWED.

PROVIDE OPERATIONS AND MAINTENANCE MANUAL INCLUDING ALL PLUMBING EQUIPMENT.

REFER TO ARCHITECTURAL FOR FINAL FIXTURE AND FIXTURE ACCESSORY LOCATIONS.

PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

COORDINATE ALL ELECTRICAL AND CONTROL REQUIREMENTS WITH ELECTRICIAN.

ELECTRICAL REQUIREMENTS

COORDINATE ALL ELECTRICAL AND CONTROL REQUIREMENTS WITH ELECTRICIAN.

PROVIDE BALANCE VALVES TO ALLOW COMPLETE BALANCE OF PLUMBING SYSTEMS AND ISOLATION VALVES FOR MAINTENANCE ON EACH PIPE OF EQUIPMENT.

INSTALL ALL EQUIPMENT AND FIXTURES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

T&P RELIEF VALVE TO INDIRECT DRAIN AT FLOOR DRAIN.

SET ALL FIXTURE TEMPERATURE LIMIT STOPS TO 110°F UNLESS INDICATED OTHERWISE.

INSULATE HANDICAP LAVATORY TAIL PIECE, P-TRAP, TRAP ARM, HOT AND COLD WATER SUPPLY WITH HANDI LAV GUARD.

ELECTRIC WATER HEATERS TO COMPLY WITH UL174 AND UL1453.

DOMESTIC WATER

ACCESS

PROVIDE ACCESS PANELS FOR ALL VALVES LOCATED IN WALLS OR ABOVE HARD LID CEILINGS. PROVIDE A RATED ACCESS PANEL WHERE LOCATED IN OR ABOVE A FIRE RATED ASSEMBLY. COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR AND ARCHITECT. COORDINATE ACCESS PANEL COLOR WITH ARCHITECT.

INSTALLATION

CONTRACTOR TO PROVIDE FLOW TEST FOR DOMESTIC WATER SUPPLY ON SITE AT BEGINNING OF CONSTRUCTION TO ENGINEER TO CONFIRM AVAILABLE PRESSURE, PRIOR TO PURCHASE AND INSTALLATION OF BOOSTER PUMP/PRV.

PROVIDE WATER HAMMER ARRESTOR IN EACH BRANCH LINE SERVING FIXTURES AND EQUIPMENT WITH AUTOMATIC VALVE OPERATORS. SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE ISOLATION VALVES FOR ALL BRANCH LINES SERVING THREE OR MORE FIXTURES. PROVIDE BALANCING VALVES FOR EACH DOMESTIC HOT WATER RETURN PIPING OF TWO BRANCHES OR MORE.

ALL DOMESTIC WATER PIPING ROUTED BELOW SLAB TO HAVE MINIMAL TO NO JOINTS OR FITTINGS BELOW SLAB.

ROUTE WATER PIPING IN HEATED AREAS ONLY. DO NOT ROUTE PIPING IN NON-INSULATED ATTIC, CEILING AND WALL SPACES.

PRESSURE TEST ALL DOMESTIC WATER PIPING PER PLUMBING CODE REQUIREMENTS.

DISINFECT DOMESTIC WATER PIPING PER PLUMBING CODE REQUIREMENTS.

PROVIDE STEEL CHANNEL PIPE SUPPORT BETWEEN HANGERS FOR PEX PIPING TO AVOID SAGGING.

INSULATION

INSULATE ALL DOMESTIC HOT WATER PIPING AND RECIRCULATION PIPING AND DOMESTIC COLD WATER PIPING PER INSULATION TABLE. PROVIDE ALUMINUM JACKET ON ALL INSULATION LOCATED OUTDOORS.

SANITARY SEWER

INSTALLATION

WASTE PIPING SMALLER THAN 4" IS TO BE SLOPED AT 1/4" PER FOOT. ALL WASTE PIPING 4" AND LARGER MAY BE INSTALLED AT 1/8" SLOPE PER FOOT UPON RECEIVING WRITTEN APPROVAL BY LOCAL JURISDICTION. VERIFY INVERT BEFORE INSTALLATION.

PROVIDE CLEANOUTS ON INTERIOR SANITARY PIPING ACCORDING TO LOCAL JURISDICTION AND PLUMBING CODE REQUIREMENTS.

PROVIDE GRADE CLEANOUT WHERE BUILDING SEWER CONNECTS TO SEWAGE SYSTEM.

PROVIDE VENT FOR EVERY TRAP AND TRAPPED FIXTURE. ALL VTRS TO BE 2" MINIMUM AND TERMINATE MINIMUM 10' ABOVE ROOF AND MINIMUM 24" FROM ROOF EDGE OR PARAPET, AND 25' FROM OUTSIDE AIR INTAKE INTO BUILDING.

INSTALL PRESSURE ACTIVATED TRAP PRIMERS ON ALL FLOOR DRAINS AND FLOOR SINKS UNLESS NOTED OTHERWISE. INSTALL TRAP PRIMERS COMPLYING WITH ALL MANUFACTURER REQUIREMENTS. PROVIDE ACCESS PANELS FOR ALL TRAP PRIMERS AND COORDINATE LOCATIONS WITH GENERAL CONTRACTOR/ ARCHITECT. TRAP PRIMERS ARE INTENDED TO BE INSTALLED ABOVE ACCESSIBLE CEILINGS, IN CLOSETS, OR BELOW COUNTERS. ALL TRAP PRIMERS TO BE INSTALLED ON BRANCH PIPING SERVING REGULARLY USED FIXTURES TO ENSURE CORRECT OPERATION. TRAP PRIMER TO OPERATE BASED ON A 5 PSI OR LESS PRESSURE DROP. PROVIDE MIFAB M-500 TRAP PRIMER OR APPROVED EQUAL.

PRESSURE TEST ALL SANITARY SEWER AND VENT PIPING PER PLUMBING CODE REQUIREMENTS.

KEYNOTES:

- DOMESTIC HOT WATER SUPPLY.
- BALL VALVE (TYP).
- UNION (TYP).
- WATER HEATER.
- DRAIN PAN.
- SEISMIC STRAP - SECURE TO WALL.
- P&T RELIEF VALVE - INDIRECT TO NEAREST FLOOR SINK/DRAIN.
- DOMESTIC COLD WATER SUPPLY.
- PROVIDE PIPING CONTINUATION TO ADDITIONAL WATER HEATERS AS REQUIRED PER WATER PIPING SCHEMATIC. INSTALL PIPING TO ADDITIONAL WATER HEATERS PER MANUFACTURER'S RECOMMENDATION. ARRANGE PIPING FOR EQUAL PRESSURE DROP TO EACH WATER HEATER IN A REVERSE RETURN CONFIGURATION FOR INLET AND OUTLET PIPING.
- EXPANSION TANK - HANG OR LOCATE ON FLOOR. ONLY ONE EXPANSION TANK IS REQUIRED PER HOT WATER HEATING SYSTEM.
- PROVIDE A 90 DEGREE ELBOW TO WATER HEATER IF A SINGLE WATER HEATER IS INSTALLED.
- FLOOR DRAIN.

NOTES:

- PROVIDE CONDENSATE DRAIN IF REQUIRED. ROUTE TO NEAREST FLOOR SINK.
- PROVIDE THERMOVELL AT THE INLET AND OUTLET OF EACH CONNECTION TO EQUIPMENT.
- PIPING CONNECTION LOCATIONS SHOWN ON THE DETAIL REPRESENT A TYPICAL WATER HEATER AND MAY NOT CONVEY THE ACTUAL CONNECTION LOCATIONS OF THE SPECIFIED EQUIPMENT. INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE HEAT TRAPS FOR EACH WATER HEATER PER ENERGY CODE REQUIREMENTS IF WATER HEATING SYSTEM IS NOT EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- PROVIDE A WATER TIGHT DRAIN PAN MADE OF CORROSION-RESISTANT MATERIAL BENEATH EACH WATER HEATER. PROVIDE A MINIMUM 3/4" DRAIN TO THE NEAREST FLOOR SINK/DRAIN.

STANDARD ABBREVIATIONS		PLUMBING LEGEND	
(E) EXISTING		BALL VALVE	
AFF ABOVE FINISHED FLOOR		BUTTERFLY VALVE	
AI ANALOG INPUT		GATE VALVE	
ALT ALTERNATE		GLOBE VALVE	
AO ANALOG OUTPUT		MOTORIZED VALVE OPERATOR	
BFF BELOW FINISHED FLOOR		CHECK VALVE (SWING OR LIFT AS REQ'D)	
CAP CAPACITY		SOLENOID VALVE	
CD CONDENSATE DRAIN		AUTOMATIC CONTROL VALVE (2-WAY)	
CV CONSTANT VOLUME		AUTOMATIC CONTROL VALVE (3-WAY)	
OWF COLD WATER FIXTURE UNITS		P & T RELIEF VALVE	
DFU DRAINAGE FIXTURE UNITS		PET COCK OR GAUGE COCK	
DI DIGITAL INPUT		AUTOMATIC FLOW CONTROL VALVE	
DIA OR Ø DIAMETER		WATER HAMMER ARRESTOR	
DO DIGITAL OUTPUT		AIR VENT (AUTOMATIC)	
DSN DOWNSPOUT NOZZLE		STRAINER	
DW DISHWASHER		VENTURI FLOW METER	
EFF EFFICIENCY		TEMPERATURE & PRESSURE TEST PLUG	
ELEV ELEVATION		FLOW SWITCH	
EWT ENTERING WATER TEMPERATURE		TEMPERATURE SENSOR	
FA FREE AREA		PRESSURE GAUGE W/GAUGE COCK	
FCO FLOOR CLEANOUT		THERMOMETER	
FD FLOOR DRAIN		PUMP	
FS FEET PER MINUTE		ELBOW DOWN	
FW FRESH WATER		ELBOW UP	
GA GAUGE		TEE DOWN	
GAL GALLON		HOSE BIB OR SILCOCK	
GD GARAGE DRAIN		PIPE CAP	
GPM GALLONS PER MINUTE		REDUCER VALVE	
HP HORSEPOWER		UNION	
HR HOUR		YARD HYDRANT/ROOF HYDRANT	
HT HEIGHT		FLOOR DRAIN	
HWFU HOT WATER FIXTURE UNITS		FLOOR SINK	
IAQ INDOOR AIR QUALITY		CLEANOUT TO GRADE (CTG)	
IN INCH		FLOOR CLEANOUT (FCO)	
INW INCHES OF WATER COLUMN		WALL CLEANOUT (WCO)	
INWG INCHES OF WATER GAUGE		EXPANSION JOINT	
LBS POUNDS		FLEXIBLE PIPE CONNECTION	
LWT LEAVING WATER TEMPERATURE		REDUCED PRESSURE BACKFLOW PREVENTER	
MAX MAXIMUM		TRAP PRIMER VALVE	
MBH THOUSAND BRITISH THERMAL UNITS/HOUR			
MECH MECHANICAL			
MIN MINIMUM			
NC NOISE CRITERIA			
NOT IN CONTRACT			
NO NUMBER			
NOM NOMINAL			
NTS NOT TO SCALE			
OD OVERFLOW DRAIN			
OSA OUTSIDE AIR			
PD PRESSURE DROP			
PRV PRESSURE REDUCING VALVE			
PSI POUNDS PER SQUARE INCH			
PSIG POUNDS PER SQUARE INCH GAUGE			
RD ROOF DRAIN			
RPBP REDUCED PRESSURE BACKFLOW PREVENTER			
SL SEA LEVEL			
SP STATIC PRESSURE			
SQ FT SQUARE FEET			
SR STORY RISER			
SS SERVICE SINK OR STAINLESS STEEL			
TSP TOTAL STATIC PRESSURE			
UNO UNLESS NOTED OTHERWISE			
VAV VARIABLE AIR VOLUME			
VFD VARIABLE FREQUENCY DRIVE			
VOL VOLUME			
VTR VENT THROUGH ROOF			
W WITH			
W/O WITHOUT			
WCO WALL CLEANOUT			
WPD WATER PRESSURE DROP			
WT WEIGHT			

MINIMUM PLUMBING PIPING INSULATION THICKNESS									
SYSTEM TYPES	FLUID OPERATING TEMP RANGE AND USAGE (°F)	CONDUCTIVITY (BTU/IN(H·FT²·°F))	MEAN RATING TEMP (°F)	≤1	1 to < 1 1/2	1 1/2 to < 4	4 to < 8	≥ 8	
DHW (120°F - 140°F)	105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5	
DCW	40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0	

NOTES:

- BASED ON THE CURRENTLY ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE.
- PROVIDE ALUMINUM JACKETS ON ALL PIPING INSULATION LOCATED EXTERIOR OF THE BUILDING. PROVIDE PVC JACKET ON ALL EXPOSED PIPING INSULATION IN MECHANICAL ROOM.
- PROVIDE PROTECTIVE SHIELDING PIPE COVERS ON ALL PIPES EXPOSED AT ADA PLUMBING FIXTURES. PROTECTIVE SHIELDING PIPE COVERS TO COMPLY WITH ADA REQUIREMENTS.

PLUMBING VALVE SCHEDULE			
ACTION	NPS ≤ 2"	2" < NPS < 4"	NPS ≥ 4"
SHUT-OFF SERVICE	BALL VALVE LEAD FREE BRONZE VALVE TWO-PIECE FULL PORT BASIS OF DESIGN: APOLLO 77FLF FOR GAS: APOLLO 85-100	GATE VALVE LEAD FREE IRON VALVE FULL PORT BASIS OF DESIGN: APOLLO 610FLF	BUTTERFLY VALVE LEAD FREE IRON VALVE ALUMINUM BRONZE DISC BASIS OF DESIGN: APOLLO LC149
CHECK VALVE	SWING VALVE LEAD FREE BRONZE VALVE BASIS OF DESIGN: APOLLO 161TLF	LEAD FREE IRON VALVE LEVER & WEIGHT OR SPRING BASIS OF DESIGN: APOLLO 910FLW-LF	SWING VALVE LEAD FREE IRON VALVE LEVER & WEIGHT OR SPRING BASIS OF DESIGN: APOLLO 910FLW-LF
NOTES:	1. PROVIDE SHUT-OFF VALVES & UNIONS AT INLETS & OUTLETS OF ALL EQUIPMENT FOR SERVICING PURPOSES. 2. USE DIELECTRIC UNIONS FOR ALL DISSIMILAR METALS. 3. USE CORRECT ADAPTERS AND COUPLINGS FOR THE SPECIFIED PIPING MATERIALS. 4. ALL VALVES MUST BE COMPATIBLE WITH ANTICIPATED FLUID PRESSURES, FLUID TEMPERATURES, AND FLUID TYPES, INCLUDING GLYCOL CONCENTRATIONS AND POTABLE WATER REQUIREMENTS, ETC. 5. ALL VALVES MUST MEET A MINIMUM PRESSURE RATING OF 125 PSI AT A TEMPERATURE OF 200°F. 6. BRONZE VALVES TO BE MADE WITH DEZINIFICATION-RESISTANT MATERIALS.		

SHEET INDEX		
SHEET NO.	SHEET TITLE	REVISION
P0.00	GENERAL NOTES, SHEET INDEX, LEGEND	
P1.11	PLUMBING FLOOR PLAN	
TOTAL NO. OF SHEETS: 2		

PLUMBING PIPING MATERIAL SCHEDULE	
LOCATION	PIPE TYPE
DOMESTIC WATER	
BELOW GRADE	ASTM D 2846 CPVC
ABOVE GRADE	ASTM F 876 PE-XA
WASTE	
ALL	ASTM D 2665 PVC SCHEDULE 40, SOCKET FITTINGS DWV
VENT	
ALL	ASTM D 2665 PVC SCHEDULE 40, SOCKET FITTINGS DWV
NOTES:	1. PROVIDE DIELECTRIC FITTINGS FOR ALL DISSIMILAR METALS.

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PROJECT #24-0559 (0.00)

PROJECT NO. 2318.0

SET NO.

DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

REVISION RECORD

NO. CHANGE DATE

DRAWN: DT

CHECKED: HS

DATE: 10/11/2024

SHEET TITLE:
GENERAL NOTES, SHEET
INDEX, LEGEND

10/31/2024

SHEET OF
P0.00 TOTAL

EXPANSION TANK (ET)									
MARK	MANUFACTURER	MODEL	SYSTEM SERVED	TANK VOL. (GAL.)	ACCEPTANCE VOL. (GAL.)	PRE CHARGE (PSI)	WATER TEMP (°F)	UNIT DIMENSIONS (IN) DIAMETER HEIGHT	OPERATING WEIGHT (LBS)
ET-1	WATTS	DETA-S	DHW	3.5	2.3	40	90	10 14	50
ET-2	WATTS	DETA-S	DHW	3.5	2.3	40	90	10 14	50

NOTES:

- AMTROL, WATTS, AND TACO ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.
- TO BE SUITABLE FOR POTABLE WATER.

WATER AND WASTE SERVICE CALCULATIONS											
JOB NAME:		WARM SPRINGS PRESERVE						DATE:		10/1/24	
FIXTURE TYPE		OCCUPANCY	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER	
				DFU	TOTAL	WSFU	TOTAL	WSFU	TOTAL	WSFU	
DRINKING FOUNTAIN		PUBLIC/PRIVATE	1	0.5	0.5	0.5	0.5	0	0.5	0.5	
LAVATORY		PUBLIC/PRIVATE	2	1	2	0.75	1.5	0.75	1.5	2	
UTILITY SINK		PUBLIC/PRIVATE	1	2	2	1.5	1.5	1.5	1.5	2	
SERVICE SINK OR MOP BASIN		PUBLIC/PRIVATE	1	3	3	1.5	1.5	1.5	1.5	1.5	
WATER CLOSET, FLUSH VALVE		PUBLIC	2	4	8	5	10	0	10	10	
HOSE BIBB 1ST		PUBLIC/PRIVATE	1	0		2.5	2.5	0		2.5	
HOSE BIBB ADDITIONAL		PUBLIC/PRIVATE	1	0		1	1	0		1	
FLOOR DRAIN		PUBLIC/PRIVATE	3	2	6	0		0			
% FLUSH VALVE		100%	TOTAL	12		21.50		18.50		4.500	19.500
EQUIVALENT WATER FLOW RATE (GPM):						DW (GPM)	34.0	DHW (GPM)	4	OVERALL	RUNNING PRESSURE
PRESSURE AVAILABLE AT MAIN (PSI):										60	60
METER LOSS (PSI):										3	57
BACKFLOW PREVENTER LOSS (PSI):										10	47
MAIN TO BUILDING LOSSES (PSI):										3	44
						DCW		RUNNING PRESSURE		DHW	RUNNING PRESSURE
ELEVATION RISE (FT):						10	40	10	40		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						30	10	30	10	40	
EQUIVALENT PIPE LENGTH TO MOST REMOTE FIXTURE (FT):						100	-	100	-		
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):						9.7	-	9.7	-		
MINIMUM REQUIRED WATER MAIN PIPE SIZE (INCHES):						MATERIAL		PEX	2"		
MINIMUM REQUIRED WASTE MAIN PIPE SIZE (INCHES):						MATERIAL		PVC	3"		
			SLOPE		1/4"FT						

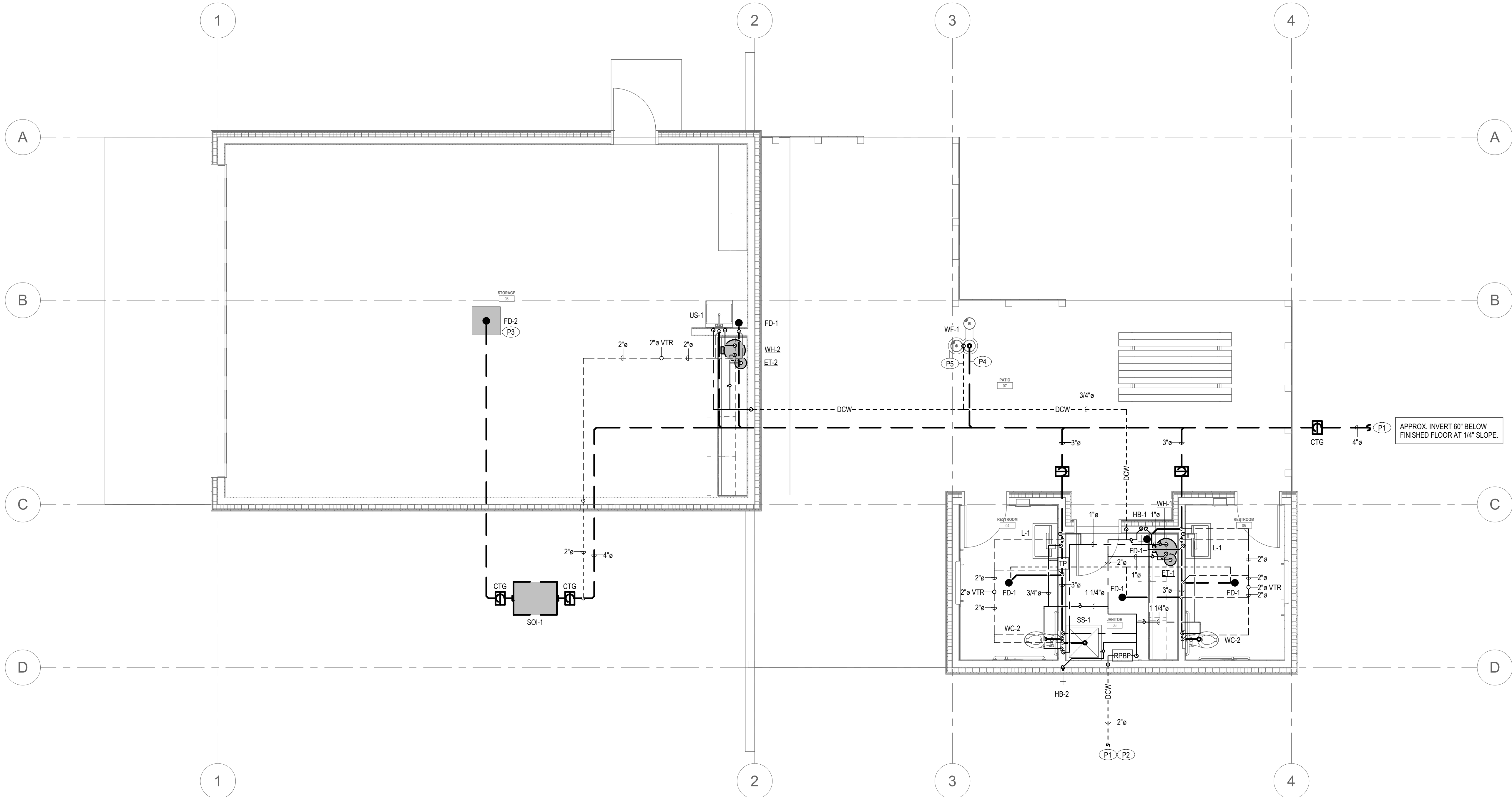
WATER PIPE SIZING CHART											
PIPE SIZES CALCULATED BASED ON UPC											
SIZE: PEX		DCW MAX FLOW		CWFW		DHW MAX FLOW		HWFW		DHW MAX FLOW	
NOMINAL DIAMETER	INTERNAL DIAMETER	GPM	FPS	FLUSH TANK	FLUSH VALVE	GPM	FPS	HOT WATER	GPM	FPS	FLOW LOSS (PSH/100 FT)
1/2"	0.475	2.6	4.8	3	0	2.6	4.8	3	1.1	2	1.9
3/4"	0.671	6.6	6.0	6	0	6.6	6.0	6	2.2	2	1.3
1"	0.862	12.7	7.0	17	5	12.7	7.0	17	3.6	2	1.0
1 1/4"	1.054	21.5	7.9	32	7	21.5	7.9	32	5.4	2	0.8
1 1/2"	1.244	33.2	8.8	64	18	30.3	8.0	54	7.6	2	0.6
2"	1.629	65.0	10.0	199	89	52.0	8.0	135	13.0	2	0.5

PLAN NOTES

- A. ROUTE PIPING FROM EACH FIXTURE TO NEAREST MAINLINE. REFER TO PLUMBING FIXTURE SCHEDULE FOR REQUIRED PIPE CONNECTIONS AND PIPE RUNOUT SIZES.
- B. RBPB BASIS OF DESIGN: WATTS LF009, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS.

KEYNOTES

- | | |
|----|--|
| P1 | REFER TO CIVIL FOR CONTINUATION OF PIPING. |
| P2 | DOMESTIC WATER SYSTEM DESIGNED BASED ON 80 PSI STATIC WATER PRESSURE TO BUILDING. CONTRACTOR TO VERIFY STATIC WATER PRESSURE TO BUILDING AND IS TO COORDINATE WITH ENGINEER FOR ADDITIONAL REQUIREMENTS (PIPE SIZING, RV, BOOSTER PUMP) IF WATER PRESSURE IS LESS THAN OR GREATER THAN 80 PSI. |
| P3 | PROVIDE A SUMP WITH A FLOOR DRAIN AT THE BOTTOM. PROVIDE A GRATE OVER THE SUMP PIT. COORDINATE PLUMB WITH ENGINEER FOR LOCATION AND REQUIREMENTS WITH ARCHITECT, AND GENERAL CONTRACTOR. |
| P4 | PROVIDE SANITARY FREEZE TRIPLE VALVE CONTROL ASSEMBLY. INSTALL PIPING PER MANUFACTURER'S INSTALLATION REQUIREMENTS. |
| P5 | INSTALL WATER FREEZE RESISTANT VALVE BELOW FROST LINE PER MANUFACTURER'S INSTALLATION REQUIREMENTS. |



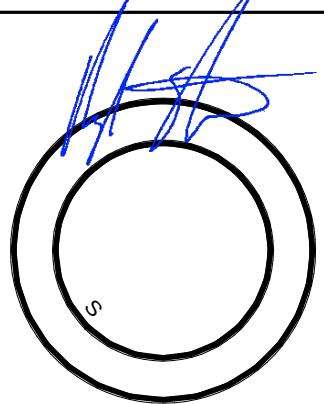
 1ST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO. 2318.0
SET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[illegible]

DRAWN:	DT
CHECKED:	HS
DATE:	10/11/2024
SHEET TITLE: PLUMBING FLOOR PLAN	



10/31/2024

SHEET	OF
P1.11	TOTAL

now **IMEG**

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PROJECT #24.005510.00

SYMBOLS		NOTES	
	CONDUIT CONTINUATION		EMERGENCY EXIT SIGN WITH BATTERY BACKUP: SHADED QUARTER OF SYMBOL INDICATES LIGHTED EXIT ON THAT FACE ARROWS INDICATE LIGHTED DIRECTIONAL ARROW ON THAT FACE. CONNECT TO UNSWITCHED LOCAL LIGHTING CIRCUIT
	CONDUIT CONCEALED IN WALL OR CEILING		TELEPHONE TERMINAL BOARD (PLAN VIEW)
	CONDUIT EXISTING		SIGNAL OUTLETS SYSTEM NOTES: SYSTEMS ARE RACEWAY ONLY FOR THIS CONTRACTOR (ION, 4" SQUARE BOX MINIMUM WITH SINGLE GANG MUJ RING UON, 1" MINIMUM CONDUIT SIZE FROM BOX TO NEAREST ACCESSIBLE CEILING.
	CONDUIT CONCEALED UNDERGROUND		EMERGENCY LIGHTING (SURFACE, RECESSED) CONNECT TO UNSWITCHED LOCAL LIGHTING CIRCUIT
	HOMERUN		FIXTURES WITH HALF-SHADING ARE EMERGENCY LIGHTS WITH BATTERY BACKUP. BATTERY BACKUP SHALL PROVIDE MINIMUM 1100 LUMENS PER FIXTURE FOR 90 MINUTES. EMERGENCY BATTERY UNIT SHALL BE CONNECTED TO UNSWITCHED LOCAL LIGHTING CIRCUIT. FIXTURES SHALL BE SWITCHED WITH ROOM LIGHTS. FIXTURES TO REMAIN ON AT LOSS OF POWER. FIXTURES WITH NL SHALL BE EMERGENCY/NIGHT LIGHTS CONNECTED FOR 24 HOUR OPERATION.
	CONDUIT STUB DOWN		2X4 LIGHT FIXTURE
	STUB THROUGH		2X2 LIGHT FIXTURE
	CONDUIT STUB UP		STRIP LIGHT FIXTURE
	JUNCTION BOX (NEW, EXISTING, DEMO)		PENDANT FIXTURE
	ELECTRICAL DISTRIBUTION PANELBOARD		RECESSED DOWNLIGHT FIXTURE
	EQUIPMENT ENCLOSURE AS NOTED		WALL SCONCE
	SIMPLEX RECEPTACLE		WALL MOUNTED FIXTURE
	DUPLEX RECEPTACLE (NEW, EXISTING, DEMO)		RECESSED STEP FIXTURE
	DOUBLE DUPLEX RECEPTACLE		BOLLARD FIXTURE
	OVER-COUNTER RECEPTACLE		POST TOP LIGHT FIXTURE, POLE, AND BASE
	CONTROLLED RECEPTACLE		LIGHT FIXTURE CALLOUT
	GFCI RECEPTACLE		SWITCH 120/277 VOLT, 20 AMP
	GFCI OVER-COUNTER RECEPTACLE		SWITCH X=2 DOUBLE POLE-DOUBLE THROW 3 THREE-WAY 3- FOUR-WAY 3 DIMMER HP HORSEPOWER RATED SWITCH WITH THERMAL OVERLOADS SIZED AS REQUIRED BY EQUIPMENT
	GFCI CONTROLLED RECEPTACLE		K KEY OPERATED
	WEATHERPROOF GFCI RECEPTACLE		OV LOW VOLTAGE MOMENTARY OVERRIDE SWITCH
	OVER-COUNTER WEATHERPROOF GFCI RECEPTACLE		OS OCCUPANCY SENSOR PASSIVE INFRARED WALL SWITCH WITH A 30 MINUTE TIME DELAY, PROVIDE WITH STAINLESS STEEL FACEPLATE
	ISOLATED GROUND RECEPTACLE		P NEON PILOT LIGHT
	USB CHARGER/DUPLEX RECEPTACLE		L LIGHTED SWITCH
	OVER-COUNTER USB CHARGER/DUPLEX RECEPTACLE		T TIMER AS NOTED
	CONTROLLED USB CHARGER/DUPLEX RECEPTACLE		W WIRELESS SWITCH
	HORIZONTAL FACEPLATE		WP WEATHERPROOF
	FLOOR RECEPTILES: FLUSH WITH COVER		SD SMOKE/CO DETECTOR: KIDDE I12015SCO (OR APPROVED EQUIV)
	FLUSH FLOOR BOX		MECHANICAL EQUIPMENT CALLOUT
	DUPLEX RECEPTACLE, COMM/DATA, A/V		KEYED NOTES CALLOUT
	CEILING RECEPTACLE: FLUSH WITH CEILING		

#C	SIZE OF TRADE SIZE CONDUIT. # = 1/2", C, 2".	MLO	MAIN LUG ONLY
#P	NUMBER OF POLES. # = 1P, 2P, ETC.	N/A	NOT APPLICABLE
#W	NUMBER OF WIRES. # = 3W, 4W, ETC.	NC	NORMALLY CLOSED
A	AMPERE	NEC	NATIONAL ELECTRICAL CODE
AC	ALTERNATING CURRENT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
ADA	AMERICANS WITH DISABILITIES ACT	NESC	NATIONAL ELECTRICAL SAFETY CODE
AF	ABOVE FINISHED FLOOR	NO	NORMALLY OPEN
AFG	ABOVE FINISHED GRADE	NO	NUMBER
AHJ	AUTHORITY HAVING JURISDICTION	NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY - AS DEFINED BY OSHA
AI	AMPERE INTERRUPTING CAPACITY	O.H.	OPPOSITE HAND - MIRROR OR ROTATED LAYOUT
AL	ALUMINUM	OS	OVER COUNTER TOP BACKSPLASH - COORDINATE INSTALLATION
ANN	ANNUNCIATOR	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
AUX	AUXILIARY	PF	POWER FACTOR
AWG	AMERICAN WIRE GAUGE	PH	PHASE
C	CONDUIT	REV	REVISION
CB	CIRCUIT BREAKER	RTU	ROOF TOP UNIT
CD	CANDELLA	SPDT	SINGLE POLE, DOUBLE THROW
CLG	CEILING	SPST	SINGLE POLE, SINGLE THROW
CT	CURRENT TRANSFORMER	SST	SOFT START/STOP MOTOR STARTER
CU	COPPER	TB	TELEPHONE TERMINAL BOARD
DC	DIRECT CURRENT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
DPDT	DOUBLE POLE, DOUBLE THROW	TP	TYPICAL
DPST	DOUBLE POLE, SINGLE THROW	UN	UNLESS OTHERWISE NOTED
EMT	ELECTRIC METALLIC TUBING	UPS	UNINTERRUPTIBLE POWER SUPPLY
EP	EXPLOSION PROOF	USB	UNIVERSAL SERIAL BUS
EWH	ELECTRIC WATER HEATER	V	VOLTAGE
F	FUSE	V/A	VOLT-AMPERE
FACP	FIRE ALARM CONTROL PANEL	WFD	VARIABLE FREQUENCY MOTOR DRIVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF
GFI	GROUND FAULT INTERRUPTER	XFR	TRANSFER SWITCH
GND	GROUND		
HOA	HAND-OFF-AUTO		
HP	HORSE POWER		
HVAC	HEATING VENTILATION AND AIR CONDITIONING		
IO	INPUT / OUTPUT		
IG	ISOLATED GROUND		
INC	INCANDESCENT		
J-BOX	JUNCTION BOX		
KCMIL	THOUSAND CIRCULAR MIL		
KO	KNOCK OUT		
KV	KILOVOLT		
KVA	KILOVOLT-AMPERE		
KW	KILOWATT		
KWH	KILOWATT HOUR		
LV	LOW VOLTAGE		
MCC	MOTOR CONTROL CENTER		
MSDB	MAIN DISTRIBUTION SWITCHBOARD		
MFR	MANUFACTURER		

ELECTRICAL

E00	ELECTRICAL SYMBOLS & ABBREV.
E01	RISER AND DETAILS
E02	LIGHTING SCHEDULE & COMCHECK
E11	LIGHTING PLAN LEVEL 1
E12	LIGHTING PLAN - SITE
E20	ELECTRICAL PLAN - SITE
E21	POWER PLAN LEVEL 1
E31	MECHANICAL POWER PLAN LEVEL 1

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCALLY ADOPTED ELECTRICAL CODE, ALL LOCAL CODES, AND TO THE FULL ACCEPTANCE OF THE AUTHORITY HAVING JURISDICTION. THE REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS OR DRAWINGS EXCEED THOSE OF THE APPLICABLE CODES OR STANDARDS, THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN.

B. BIDDERS SHALL VIEW THE SITE AND SHALL INCLUDE ALL COSTS INCURRED BY EXISTING CONDITIONS IN THE BID PROPOSAL. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL RELEVANT BID DOCUMENTS, BID SPECIFICATIONS AND SPECIFICATIONS. INCREASED COST INCURRED DUE TO FAILURE TO BECOME FAMILIAR WITH THESE DOCUMENTS SHALL BE BORNE BY THE CONTRACTOR. WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, APPLIANCES, MATERIALS, TRANSPORTATION, FACILITIES AND SUPPLIES NECESSARY FOR AND/OR REASONABLY INCIDENTAL TO THE COMPLETION OF ALL ELECTRICAL WORK IN STRICT COMPLIANCE WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS. WORK SHALL INCLUDE, BUT NOT BE NECESSARILY LIMITED TO, THE WORK SPECIFIED AND INDICATED ON DRAWINGS.

C. OBTAIN ALL PERMITS, COORDINATE, FURNISH, INSTALL, CONNECT AND TEST ALL ELECTRICAL EQUIPMENT REQUIRED FOR ALL THE SYSTEMS INSTALLED UNDER THIS CONTRACT TO INSURE COMPLETE AND FULLY OPERATIONAL SYSTEMS.

D. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS. AS-BUILT SET OF DRAWINGS SHALL BE UPDATED DAILY AND SHALL DOCUMENT THE ACTUAL INSTALLED CONDITION OF THE ENTIRE ELECTRICAL INSTALLATION. AS-BUILT SET OF DRAWINGS SHALL BE AVAILABLE AT ALL TIMES ON THE SITE FOR INSPECTION BY CODE OFFICIALS, OWNER, ARCHITECT, AND ENGINEER.

E. PROPOSED SPECIFICATIONS OF ENGINEERED ELECTRICAL DRAWINGS SHALL BE APPROVED BY THE CONTRACTOR. RECORD PRIOR TO PROCEEDING WITH WORK. PROPOSED CHANGES SHALL COMPLY WITH ALL APPLICABLE CODES/JURISDICTION REQUIREMENTS. COST OF ANY ENGINEERING/REVIEW REQUIRED BY PROPOSED CHANGES SHALL BE BORNE BY ENTITY PROPOSING CHANGE.

F. DESIGN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE STATUS OF ACTUAL CONDITIONS AS THEY RELATE TO THE SCOPE OF WORK AS SHOWN ON THESE PLANS.

G. COORDINATE ALL ELECTRICAL WORK WITH ALL OTHER TRADES.

H. COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH THE ARCHITECTURAL ELEVATIONS AND DETAILS PRIOR TO ROUGH-IN.

I. CONTRACTOR SHALL COORDINATE WITH WALL TYPES AND FURNISH AND INSTALL EXTENSION RINGS AS REQUIRED. (I.E. WALLS WITH TWO LAYERS OF GYP BOARD).

J. ALL MATERIALS AND EQUIPMENT FURNISHED TO THE PROJECT SHALL BE NEW AND SHALL BEAR THE LISTING LABEL OF A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL), WHERE APPLICABLE.

K. ALL ELECTRICAL BOXES, FITTINGS AND CABINETS SHALL BE OF STEEL CONSTRUCTION, GALVANIZED OR POWDER COATED, NEMA 1 TYPE, UON.

L. ALL DEVICES (SWITCHES/RECEPTACLES/TELECOMMUNICATIONS) SHALL BE WHITE AND COVERPLATES SHALL BE WHITE, UON.

M. ALL CIRCUIT BREAKERS SUPPLYING MOTOR LOADS SHALL BE HACR RATED.

N. ALL ELECTRICAL DEVICES AND TERMINALS SHALL BE RATED 75° MINIMUM.

O. ALL CONDUCTORS SHALL BE STRANDED COPPER, 600 VOLT RATED. INSULATION TYPE SHALL BE THINWALL, FULLY COLOR CODED WITH GAUGE, TYPE AND MANUFACTURER MARKED EVERY 2'4" ALONG. CONDUCTOR COLOR CODE SHALL BE AS FOLLOWS:
208Y/120 VOLT SYSTEM 480Y/277 VOLT SYSTEM
PHASE A - BLACK PHASE A - BROWN
PHASE B - RED PHASE B - ORANGE
PHASE C - BLUE PHASE C - YELLOW
NEUTRAL - WHITE NEUTRAL - GRAY
GROUND - GREEN GROUND - GREEN

P. MINIMUM SIZE WIRE FOR POWER AND LIGHTING CIRCUITS SHALL BE #12 AWG. UON. CONDUCTOR SIZE SHALL BE CONTINUOUS THROUGHOUT THE ENTIRE LENGTH OF THE CIRCUIT.

Q. ALL CIRCUITS SHALL HAVE AN INDEPENDENT NEUTRAL CONDUCTOR. NO EDISON STYLE SHARED NEUTRAL CONDUCTORS ARE ALLOWED.

R. ALL CONDUTS SHALL CONTAIN A GROUND CONDUCTOR SIZED PER NEC.

S. ALL POWER AND LIGHTING CONDUCTORS SHALL BE ROUTED IN 3" CONDUIT MINIMUM. NO MC TYPE CABLE IS ALLOWED WITH THE EXCEPTION OF CEILING WHIPS 6' OR LESS.

T. CONDUIT AND WIRE FOR FEEDER OR BRANCH CIRCUITS SHALL NOT BE RUN ON OR ABOVE THE ROOF ELECTRICAL SERVICES FOR ROOF MOUNTED EQUIPMENT ARE TO BE RUN IN A STRAIGHT LINE FROM THE ROOF PENETRATION TO THE ELECTRICAL CONNECTION FOR THE UNIT SERVED.

U. ROUTE ALL CONDUIT HOME RUNS TO PANELS OVERHEAD AND ABOVE ACCESSIBLE CEILINGS WHERE AVAILABLE.

V. INSTALL CONDUIT A MINIMUM OF 4" BELOW BOTTOM OF CONCRETE SLAB WHERE RUNNING UNDER FLOOR. ALL ELBOWS SHALL BE RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT.

W. ALL EQUIPMENT, SWITCHING DEVICES AND PANELS SHALL BE MOUNTED SO AS TO BE ACCESSIBLE AND SHALL BE MOUNTED PLUMB AND SQUARE WITH WALLS.

X. BOXES MOUNTED IN A COMMON WALL SHALL BE OFFSET A MINIMUM OF 12" OR MORE IN ADJACENT STUD SPACES. BOXES MOUNTED BACK-TO-BACK ARE NOT ALLOWED.

Y. ALL ELECTRICAL EQUIPMENT, RACEWAY, FIXTURE AND DEVICE SUPPORTS SHALL BE CAPABLE OF SUSTAINING NOT LESS THAN FOUR (4) TIMES THE ULTIMATE WEIGHT OF THE OBJECT OR OBJECTS. FASTENING SUPPORTS TO THE BUILDING STRUCTURE. CONDUIT IS NOT PERMITTED TO BE SUPPORTED FROM THE CEILING FLOOR FINISH.

Z. FURNISH AND INSTALL SAFETY WIRES AT ALL LIGHT FIXTURES INSTALLED IN A SUSPENDED CEILING.

AA. MOUNTING METHODS INDICATED AND REFERRED TO ARE MINIMUM CODE REQUIREMENTS. COMPLY WITH LOCAL CODES FOR ADDITIONAL SEISMIC RESTRAINTS.

BB. DEVICES AND RACEWAYS PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH GULF BRAND FIRE STOPPING COMPOUND OR EQUIVALENT PRODUCED BY A MECHANICAL LABELING RATING OF THE WALL. SEALANT SYSTEM SHALL BE A NRTL APPROVED SYSTEM AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

CC. FURNISH AND INSTALL A PULL CORD IN ALL EMPTY CONDUITS.

DD. MAKE ALL CONNECTIONS TO EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.

EE. ALL CONDUCTORS IN ELECTRICAL PANELS, CABINETS AND EQUIPMENT SHALL BE NEATLY TRAINED AND LACED.

FF. CLEARLY LABEL ALL ACCESSIBLE CONDUIT STUBS WITH SYSTEM NAME AND LOCATION ROOM NUMBER WITH DESIGNATION OF THE OTHER END OF CONDUIT TERMINATING BY A MECHANICAL LABEL. THE LABELS SHALL BE LOCATED ON THE CONDUIT IN A POSITION THAT CAN BE EASILY READ BY THE OWNER IN THE FUTURE.

GG. ALL JUNCTION BOX COVERS WITH POWER WIRING SHALL HAVE THE PANEL CONDUIT LABELLED ON THE OUTSIDE SURFACE. ALL LABELS FOR EXPOSED JUNCTION BOXES IN "FINISHED AREAS" SHALL BE LABELLED WITH THE DESIGNATION OF THE OTHER END OF CONDUIT TERMINATING BY A MECHANICAL LABELING RATING OF THE WALL. SEALANT SYSTEM SHALL BE A NRTL APPROVED SYSTEM AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

HH. ALL JUNCTION BOX COVERS IN CONCEALED LOCATIONS SHALL CONSIST OF THE INFORMATION BEING NEATLY HANDWRITTEN ON THE OUTSIDE SURFACE OF THE COVER WITH A MINIMUM OF 1/4" TYPE 1000 INK. JUNCTION BOX COVERS FOR FIRE ALARM AND EMERGENCY SYSTEMS SHALL BE PAINTED RED AND LABELED "FA" FOR FIRE ALARM AND "E" FOR EMERGENCY.

II. THE CONTRACTOR SHALL PROVIDE TYPED CIRCUIT PANEL DIRECTORIES FOR ALL PANELS THAT CONTAIN CIRCUITS IMPACTED BY THIS PROJECT. OLD DIRECTORIES SHALL BE RETAINED BEHIND THE NEW.

JJ. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE GENERAL CONTRACTOR FOR APPROVAL BY ARCHITECT AND ENGINEER PRIOR TO ORDERING EQUIPMENT. SUBMITTALS SHALL CONSIST OF ELECTRICAL PANEL SCHEDULE, PANEL SCHEDULE, PANEL SCHEDULE, PANEL SCHEDULE, ELECTRICAL GEAR, LIGHT FIXTURES, BALLASTS, DRIVERS, LAMPS, DEVICES AND COVERPLATES.

SET NO.

DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[PRINT RECORD](#)

PURPOSE	DATE
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[illegible]

REVISION RECORD

NO.	CHANGE	DATE
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DRAWN: MTO

CHECKED: MTO

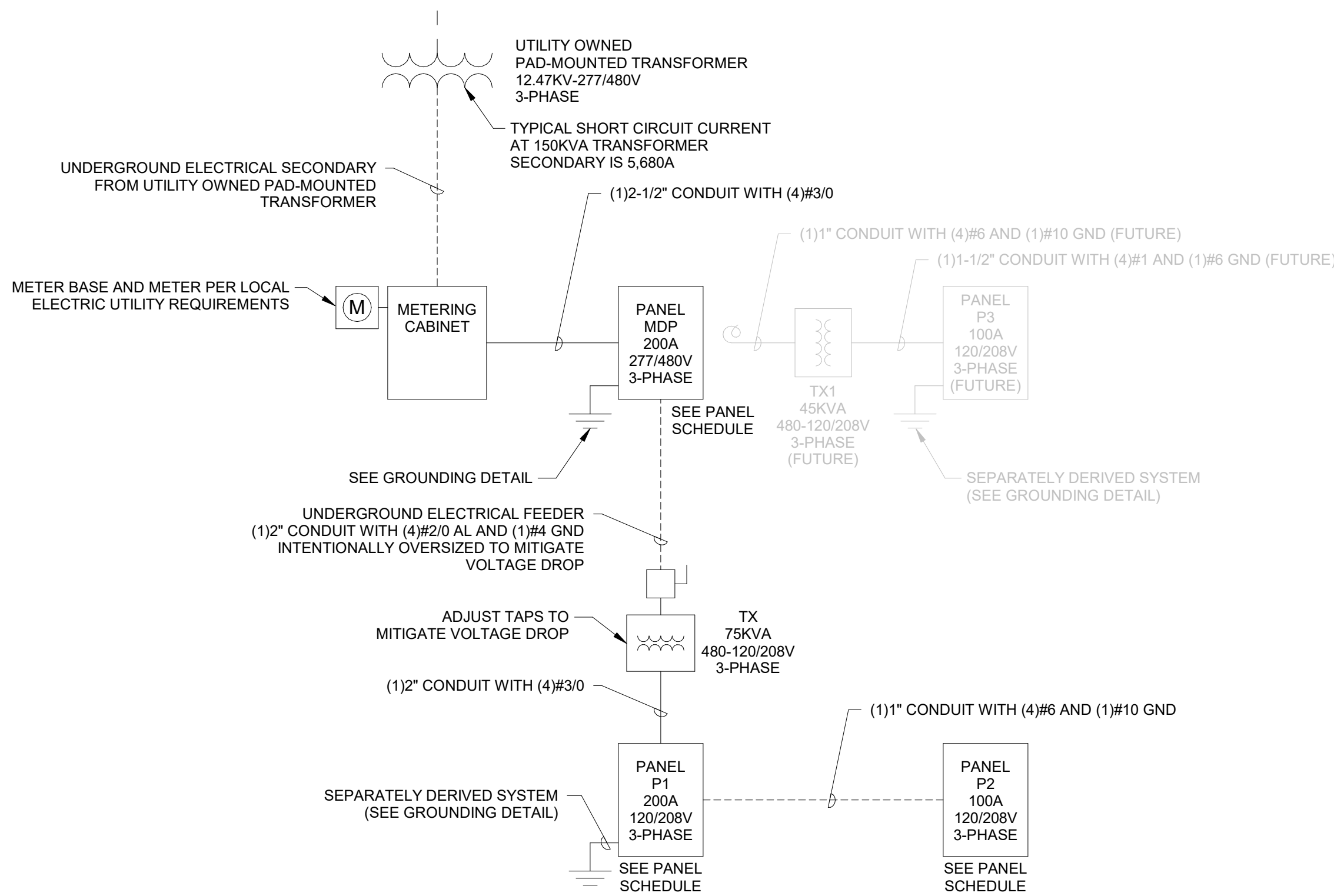
DATE: 11/5/24

SHEET TITLE:
ELECTRICAL SYMBOLS &
ABBREV.



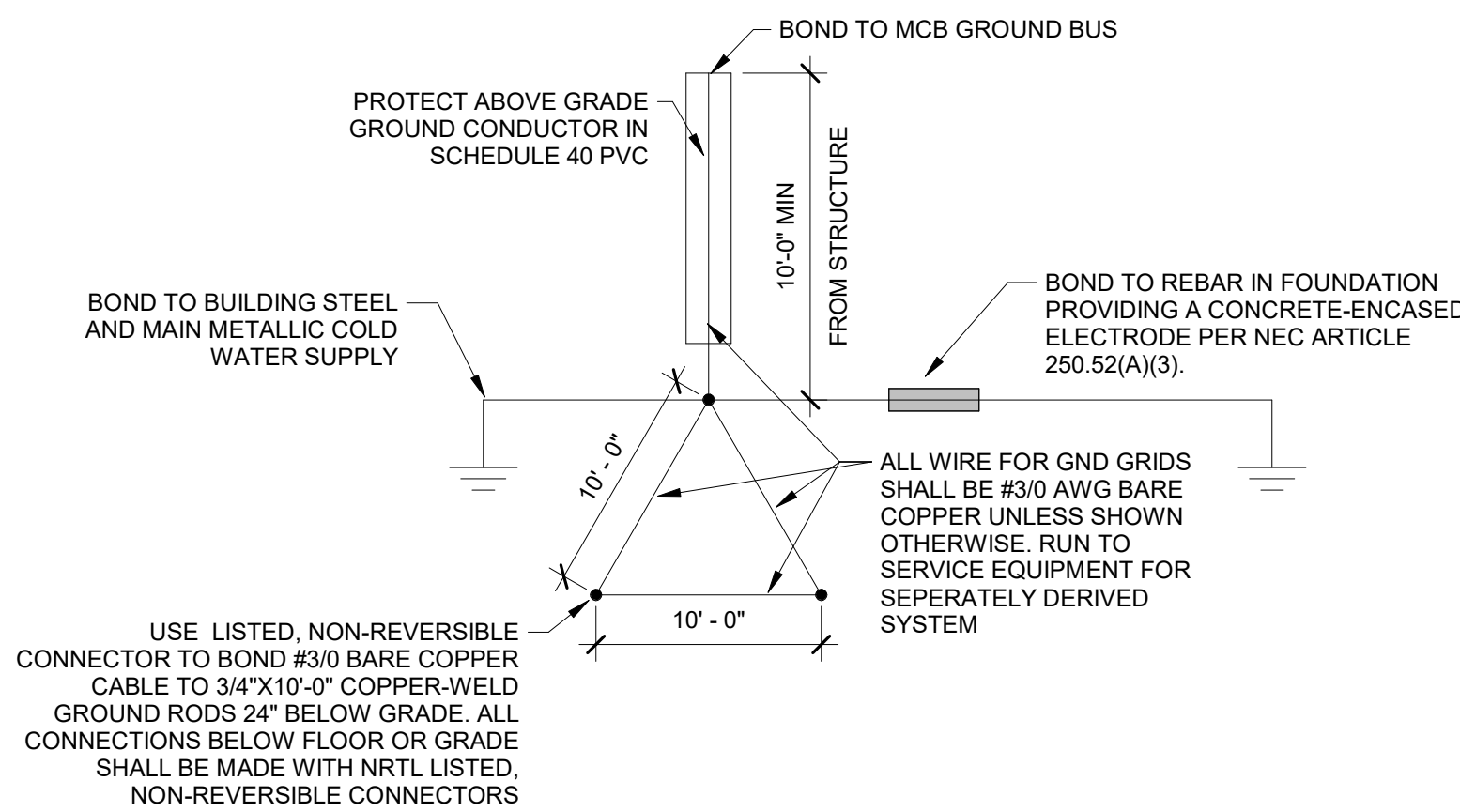
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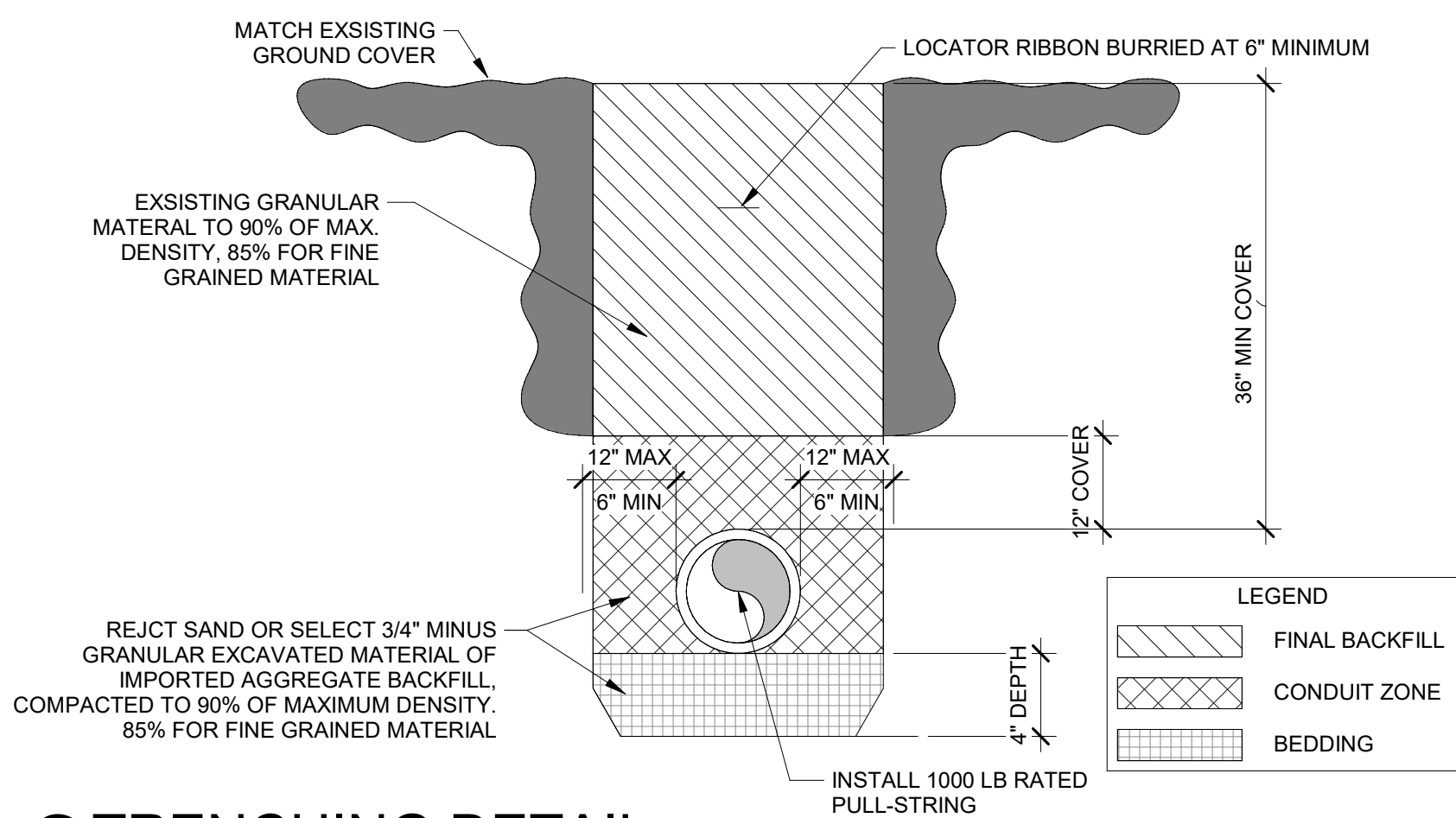


1 RISER DIAGRAM

NOTE: ALL CONDUCTORS ARE SIZED PER NEC TABLE 310.15(b)(16), COPPER, 75 DEG C TEMPERATURE RATING, THHW INSULATION 90 DEG C RATED CONDUCTORS MAY BE USED AS ALLOWED BY CODE



2 GROUNDING DETAIL



3 TRENCHING DETAIL

1/8" = 1'-0"

Branch Panel: P1															
Location: STORAGE 03					Volts: 120/208 Wye					A.I.C. Rating:					
Supply From: TX					Phases: 3					Mains Type: CIRCUIT BREAKER					
Mounting: Recessed					Wires: 4					Mains Rating: 200 A					
Enclosure: Type 1										MCB Rating: 200 A					
Notes:															
CKT	Circuit Description	BRKR Type	BRKR AMPS	Poles	A		B		C		Poles	BRKR AMPS	BRKR Type	Circuit Description	CKT
1	LIGHTING, GARAGE		20 A	1	3.3	4.2					1	20 A		REC RESTROOMS	2
3	REC OVERHEAD DOOR		20 A	1			1.5								4
5	REC EAVE HEAT TRACE		20 A	1					4.2	8.1	1	20 A		REC JANITOR	6
7	REC GARAGE & EF-4		20 A	1	7.4	7.5					1	20 A		REC GARAGE	8
9								24.0			2				10
11	WATER HEATER (WH-2)		35 A	1					25.0	24.0	2	35 A		ELECTRIC HEATER (EH-4)	12
13	WATER HEATER (WH-1)		35 A	1	25.0	48.0					2				14
15							24.0	48.0						EV CHARGER	16
17	ELECTRIC HEATER (EH-5)		35 A	2					24.0						18
19					36.8										20
21	P2		100 A	3			37.6								22
23									43.7						24
25															26
27															28
29															30
31															32
33															34
35															36
37															38
39															40
41															42
Total Amps:					126 A		122 A		122 A						
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals							
Other		14 VA		100.00%		14 VA									
Receptacle		4060 VA		100.00%		4060 VA		Total Conn. Load: 44465 VA							
Lighting		576 VA		125.00%		720 VA		Total Est. Demand: 44609 VA							
Power		39815 VA		100.00%		39815 VA		Total Conn.: 123 A							
								Total Est. Demand: 124 A							

Branch Panel: P2															
Location: JANITOR 06					Volts: 120/208 Wye					A.I.C. Rating:					
Supply From: P1					Phases: 3					Mains Type: 225 A					
Mounting: Recessed					Wires: 4					MCB Rating:					
Enclosure: Type 1															
Notes:															
CKT	Circuit Description	BRKR Type	BRKR AMPS	Poles	A		B		C		Poles	BRKR AMPS	BRKR Type	Circuit Description	CKT
1	LIGHTING, RESTROOMS		20 A	1	1.0	0.6					1	20 A		LIGHTING, PATHWAY BOLLARDS	2
3	REC EAVE HEAT TRACE		20 A	1			4.2	9.6							4
5										9.6	2	15 A		ELECTRIC HEATER (EH-3)	6
7	ELECTRIC HEATER (EH-1)		20 A	2	14.4										8
9							14.4	14.4							10
11	SEWAGE GRINDER PUMP (SP-1)		40 A	2					26.2	14.4	2	20 A		ELECTRIC HEATER (EH-2)	12
13					26.2										14
15															16
17															18
19															20
21															22
23															24
25															26
27															28
29															30
31															32
33															34
35															36
37															38
39															40
41															42
			Total Amps:		37 A		38 A		44 A						
Load Classification			Connected Load		Demand Factor			Estimated Demand			Panel Totals				
Receptacle			500 VA		100.00%			500 VA							
Lighting			191 VA		125.00%			239 VA			Total Conn. Load: 14142 VA				
Power			13451 VA		100.00%			13451 VA			Total Est. Demand: 14190 VA				
											Total Conn.: 39 A				
											Total Est. Demand: 39 A				

PROJECT NO. 2310.0
SET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

REVISION RECORD

NO. CHANGE DATE

DRAWN: MTO

CHECKED: MTO

DATE: 11/5/24

SHEET TITLE:
RISER AND DETAILS

SET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83240

PRINT RECORD

PURPOSE	DATE
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REVISION RECORD

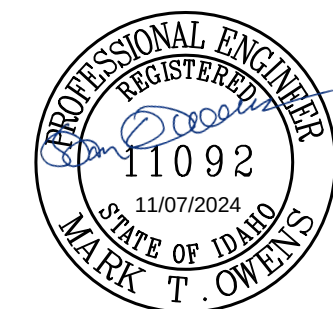
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DATE: 11/5/

SHEET TITLE:
LIGHTING SCHEDULE &
COMCHECK



SHEET	0
E02	TO

Type	Count	Lamp	Description	Mounting	Manufacturer	Model	Voltage	Wattage	Comments
A1	8	LED	EXTERIOR 6" SQUARE DOWNLIGHT	RECESSED - CEILING	LUCIFER	A2SS W 1 00 BB AD N 9010D 27 50 4PH	120 V	9 VA	OR APPROVED EQUIVALENT
A1E	2	LED	EXTERIOR 6" SQUARE DOWNLIGHT - EMERGENCY	RECESSED - CEILING	LUCIFER	A2SS W 1 00 BB AD N 9010D 27 50 4PH WITH REMOTE INVERTER (ASSURANCE SI-250)	120 V	9 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
A2	4	LED	INTERIOR 6" SQUARE DOWNLIGHT	RECESSED - CEILING	LUCIFER	A2SS T 1 00 BB FD N 8016D 27 50 4PH	120 V	18 VA	OR APPROVED EQUIVALENT
B	6	LED	BOLLARD PATHWAY LIGHTING	BOLLARD	LIGMAN	FREETOWN 1 UFRE 10001 12W W27 01 120	120 V	12 VA	OR APPROVED EQUIVALENT
C	6	LED	4' STRIP LIGHT	SURFACE - CEILING	LITHONIA	BLWP4 60L ASDM GZ1 LP840	120 V	49 VA	OR APPROVED EQUIVALENT
CE	1	LED	4' STRIP LIHGT - EMERGENCY	SURFACE - CEILING	LITHONIA	BLWP4 60L ASDM GZ1 LP840 E10WLCP	120 V	49 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
D	1	LED	3" SQUARE WALL CYLINDER	SURFACE - WALL	LUCIFER SQUILINDER	SW2 DF2 BBBB 90S11A 27 40 00 PH2 WITH REMOTE INVERTER (ASSURANCE SI-2500)	120 V	14 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
E	1	LED	EXIT/EGRESS COMBO	SURFACE - CEILING	LITHONIA	ECBG LED M6	120 V	2 VA	OR APPROVED EQUIVALENT

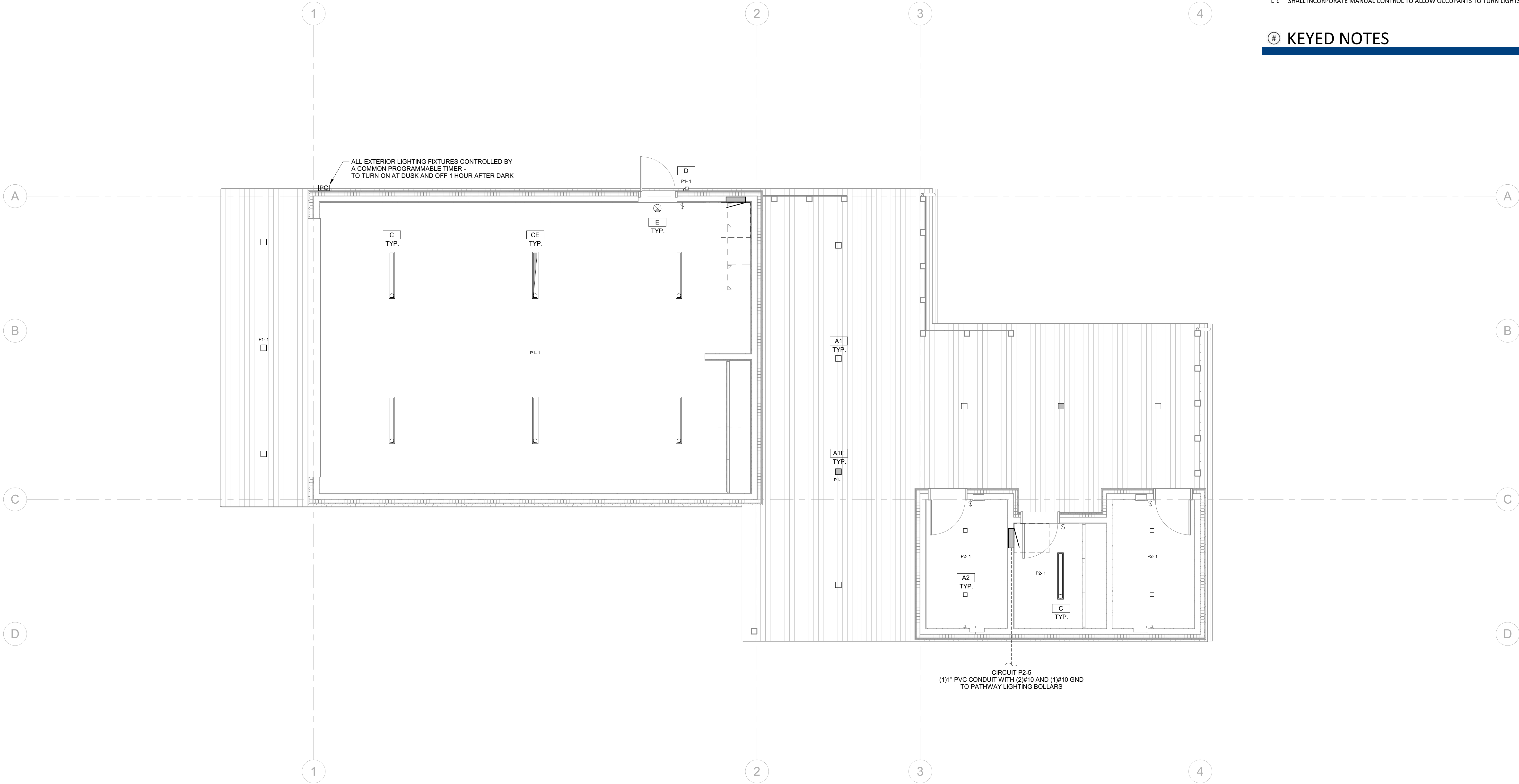
Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22]2	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern ≥ 50 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.1 [EL18]1	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces ≤ 300 sq ft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.2.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.2 [EL19]2	Occupancy sensors control function in warehouses: In warehouses, the lighting in aiseways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aiseway independently and do not control lighting beyond the aiseway being controlled by the sensor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.3 [EL20]3	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces ≥ 300 sq ft, have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas ≤ 600 sq ft, within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by $\geq 80\%$ of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any delay responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.2.1 1, C405.2.2.2 [EL21]3	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 [EL23] ¹	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL26] ¹	Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sideleit zone.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL27] ¹	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL28] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.5 [EL30] ¹	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the areas served and their status.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.6 [EL30] ¹	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.3 [EL6] ¹	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.6 [EL26] ¹	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.7 [EL27] ¹	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturers (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.8.2 [EL28] ¹	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.9 [EL29] ¹	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 C408.2.5 2 [F117] ¹	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.4.1 [F118] ¹	Interior lampload and fixture connected power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [F119] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 [F157] ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.2.5 1 [F161] ¹	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.3 [F133] ¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

GENERAL NOTES

- A ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.
- B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING.
- C ELECTRICAL DEVICES NOTED WITH AN 'OC' SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SPLASH. THE BOTTOM OF THE DEVICE COVERPLATE SHALL CLEAR THE TOP OF THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.
- D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.
- E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A ETHERNET CABLE. CONFIRM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.
- F ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).
- G ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).
- H ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI OR GFI) PROTECTION PER NEC 210.8(B)(A). ALL SINGLE-PHASE RECEPTACLES RATED 125-VOLT, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLT, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.
- I PROVIDE COMBINATION EXIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT.
- J DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC C405.2.3
- K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "x" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.
- L OCCUPANT SENSOR CONTROL FUNCTION:
- L a AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
- L b BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
- L c SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

KEYED NOTES



1 LIGHTING PLAN - LEVEL 1

1/4" = 1'-0"



SHEET	OF
E11	TOTAL

PRINT RECORD	
PURPOSE	DATE

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DATE:	11/5/24

SHEET TITLE:
LIGHTING PLAN LEVEL 1

A	ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.
B	CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUITS ARE TO BE SIZED AS REQUIRED BY LABELING.
C	ELECTRICAL DEVICES NOTED WITH AN "OC" SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SPLASH. THE BOTTOM OF THE DEVICE COVERSHEET SHALL CLEAR THE TOP OF THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK WHEN INSTALLED.
D	COORDINATE HOMERUN CIRCUIT LENGTHS WITH PANEL SCHEDULES.
E	THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A ETHERNET CABLE. CONFIRM WITH THE CONTRACTOR THAT TELEPHONE AND TV WILL BE INTERNET BASED AND NOT COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.
F	INSTALL A CABLE TROUGH IS RESPONSIBLE TO PROVIDE AND INSTALL TAMPER-RESISTANT (TR) RECEPTABLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).
G	ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).
H	ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) OR GFI PROTECTION PER NEC 210.08(A). ALL SINGLE-PHASE RECEPTABLES 15A-125V, 50 AND 100 TOTAL LESS THAN 15A GENSAT RECEPTABLES AND 125-250V, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTABLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.
I	PROVIDE COMBINATION EIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT. DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA COEFFICIENT LESS THAN 150 TOTAL LESS THAN 15A GENSAT RECEPTABLES PER IBCS 404.2.2.
J	INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "X" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.
K	OCCUPANT SENSOR CONTROL FUNCTION: 1. a. AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. b. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER. c. SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

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PROJECT NO.	2310.0
SET NO.	DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

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REVISION RECORD

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DRAWN: MTO

CHECKED: MTO

DATE: 11/5/24

SHEET TITLE:
LIGHTING PLAN - SITE



SHEET	OF
E12	TOTAL

WARM SPRINGS PRESERVE WELCOME

BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[PRINT RECORD](#)[illegible]

REVISION RECORD

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DATE: 11/5/24

SHEET TITLE:
ELECTRICAL PLAN - SITE



A ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.

B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUITS ARE TO BE SIZED AS REQUIRED BY LABELING.

C ELECTRICAL DEVICES NOTED WITH AN "OC" SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SPLASH. THE BOTTOM OF THE DEVICE COVERING SHALL CLEAR THE TOP OF THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.

D THIRDCORPORATE HOMERUN CIRCUITS MUST BE WITH PANEL SCHEDULES.

E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A ETHERNET CABLE. CONFIRM WITH THE CONTRACTOR THAT TELEPHONE AND TV CABLE WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.

F ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.121(1).

G ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).

H ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) OR GFI PROTECTION PER NEC 210.08(A). ALL SINGLE-PHASE RECEPTACLES RATED 15A-50T, 50 AMP OR LESS SHALL BE GFCI-PROTECTED. RECEPTACLES RATED 125-175T, 100 AMP OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.

I PROVIDE COMBINATION EIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT. DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA COORDINATING LESS THAN 100' FROM TOTAL EXISTING GLASS RECEPTACLES PER IECC 404.2.3.

K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "x" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.

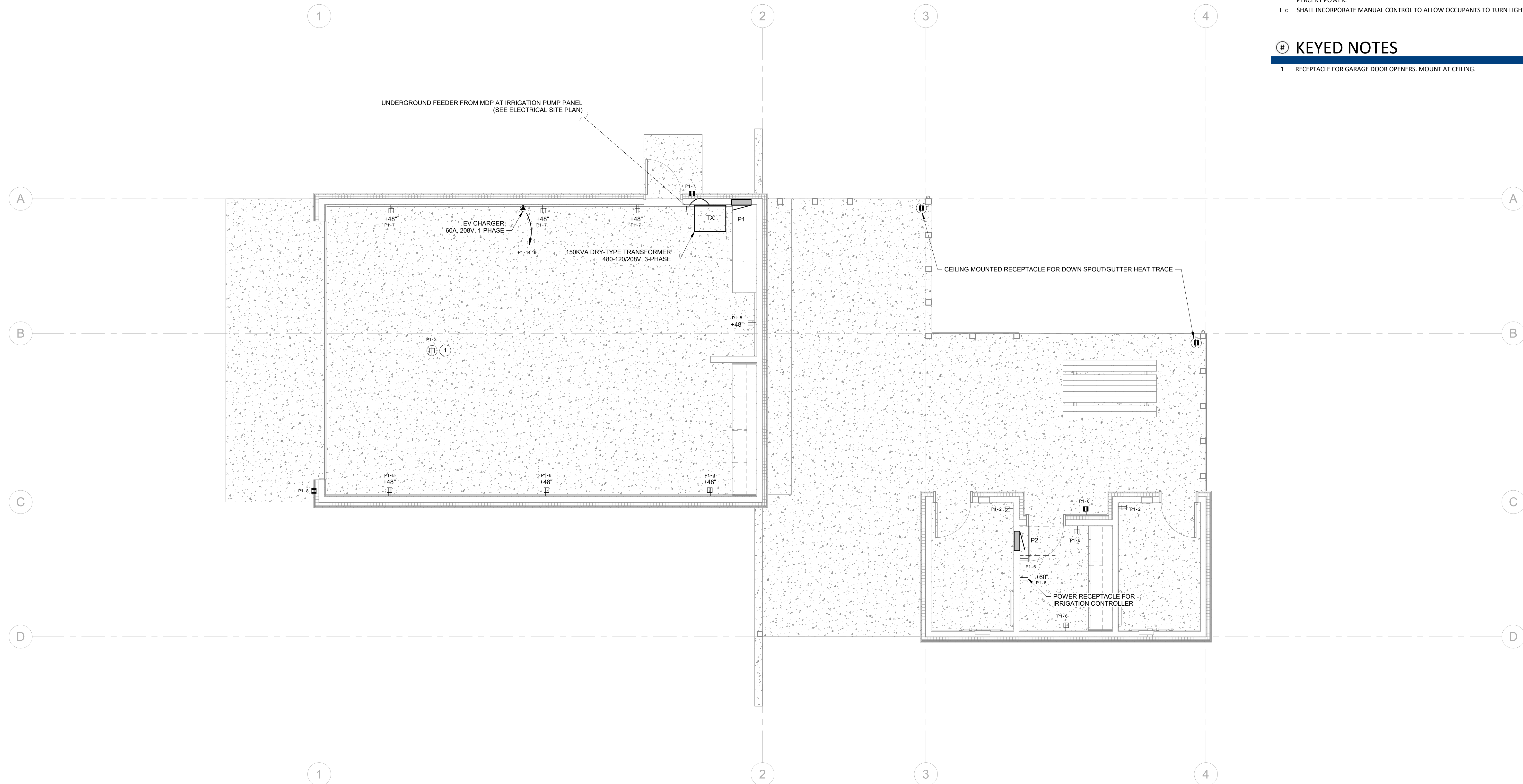
L AUTOMATIC SENSOR CONTROL FUNCTION:

1. a AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.

2. b BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT INCORPORATE.

C. L SHALL SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

1 RECEPTACLE FOR GARAGE DOOR OPENERS. MOUNT AT CEILING.



1 POWER PLAN - LEVEL 1

ET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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SHEET TITLE:

SHEET TITLE:
POWER PLAN LEVEL 1



SHEET	OF
E21	TOTAL



A ALL CONDUTITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING
B CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.

C CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED
D CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING.

E ELECTRICAL DEVICES MUST BE NOTED WITH AN "OC" SUBSCRIPT ARE TO BE INSTALLED ABOVE THE COUNTER BACK
F SPLASH. THE BOTTOM OF THE COUNTER SHALL BE CLEAR OF THE TOP OF THE BACK SPLASH.
G COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.

H D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.

I THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE
J QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL
K SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE LOCATED VIA DEDICATED CAT. 6
L ETHERNET CABLE. CONFIRM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED
M AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.

N ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR)
O RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).

P ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER
Q (AFCI) PROTECTION PER ALL IN 15A AND 20A LOCATIONS PER NEC 210.12(A).

R ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT
S CIRCUIT-INTERRUPTER (GFCI OR GFI) PROTECTION PER NEC 210.12(B)(1). ALL SINGLE-PHASE RECEPTACLES
T RATED 125-VOLT, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLT, 100 AMPS OR LESS
U SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL
V BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.

W PROVIDE COMBINATION EXT./EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE
X EGRESS PATH WITH ARROWS INDICATING THE DIRECTION TO THE EXIT.

Y DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA
Z CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC 405.2.3

A INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME
B EXISTING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE
C LETTER "X" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A
D COMMON SPACE.

E OCCUPANT SENSOR CONTROL FUNCTION:

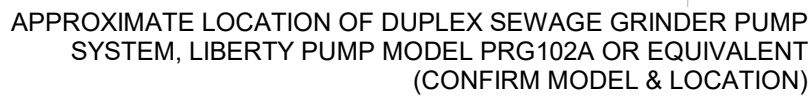
F AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.

G BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50
H PERCENT POWER.

I SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

1 CIRCUIT ALL EXHAUST FANS (EF) TO ADJACENT RECEPTACLE CIRCUIT. PROVIDE INDEPENDENT SWITCHING COORDINATED WITH THE LOCATION OF LIGHTING SWITCHES.

2 ELECTRICAL CONTRACTOR SHALL INSTALL 3/4" CONDUIT FROM THERMOSTAT TO CRAWL/ATTIC SPACE. CONTROL WIRING SHALL BE INSTALLED AND TERMINATED BY THE MECHANICAL CONTRACTOR. COORDINATE WITH MECHANICAL CONTRACTOR FOR CONDUCTOR INSTALLATION AND TERMINATIONS.



WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PURPOSE			DATE
REVISION RECORD			
NO.	CHANGE	DATE	
0			
DRAWN:	MTO		
CHECKED:	MTO		
DATE:	11/5/24		
SHEET TITLE: MECHANICAL POWER PLAN LEVEL 1			



SHEET	OF
E31	TOTAL