



## AGENDA

### PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

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

1. Join us via Zoom (*please mute your device until called upon*).  
**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/87072221264>  
Webinar ID: 870 7222 1264
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*).

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

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### CALL TO ORDER:

### ROLL CALL:

### COMMUNICATIONS FROM COMMISSIONERS:

### CONSENT AGENDA:

*Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.*

1. ACTION ITEM: Approval of the August 22, 2023 minutes
2. ACTION ITEM: Approval of the August 29, 2023 minutes from the Joint Work Session with City Council & Planning & Zoning Commission

### PUBLIC HEARING:

3. ACTION ITEM: Recommendation to review and approve the Lots 32-35, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

**NEW BUSINESS:**  
**ADJOURNMENT:**



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION**  
Tuesday, August 22, 2023

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**CALL TO ORDER:** *(00:01:35 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

**ROLL CALL:**

Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**ALSO PRESENT:**

Morgan Landers—Director of Planning and Building  
Adam Crutcher—Associate Planner  
Heather Nicolai—Planning Technician & Office Administrator

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:45 in video) 433*

Spencer Cordovano spoke with Brian Barsotti as he cannot be here tonight, regarding how this process how it effects the Warm Springs Base Overlay.

**CONSENT AGENDA:** *(00:02:20 in video)*

1. ACTION ITEM: Approval of the August 8, 2023 minutes

**Motion to approve the August 8, 2023 minutes.** *(00:02:47 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

**AYES:** Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano, Brenda Moczygemba

**NAYS:**

**RESULT: ADOPTED UNANIMOUSLY**

**PUBLIC HEARING:** *(00:03:00 in video)*

2. ACTION ITEM: Recommendation to review and provide feedback on Ordinance 1249 (Second Review)

- Review of Ordinance 1249 between Staff & Commission (00:03:08 in video)

**Public Comment:** (01:07:30 in video)

- Per Spencer Cordovano – Bob Cord said he was here to listen and is hesitant about the Tourist zone on River Street but he said he could deal.

**Public Comment Closed:** (01:08:25 in video)

- Commission comments & direction to Staff (01:08:30 in video)

***Motion to recommend approval to City Council of Ordinance 1249 incorporating the changes that addresses the feedback listed above and discussed in the meeting today... 542 (01:11:12 in video)***

**MOVER:** Brenda Moczygemba

**SECONDER:** Susan Passovoy

**AYES:** Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano, Brenda Moczygemba

**NAYS:**

**RESULT: ADOPED UNANIMOUSLY**

**NEW BUSINESS:** (01:11:35 in video)

General Announcements from Staff of upcoming meetings and department highlights.  
(01:11:38 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:45 pm (01:13:30 in video)**

**MOVER:** Neil Morrow

**SECONDER:** Susan Passovoy

**AYES:** Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano, Brenda Moczygemba

**RESULT: ADOPED UNANIMOUSLY**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building



**CALL TO ORDER:** *(00:00:15 in video)*

Mayor Neil Bradshaw called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

**ROLL CALL:**

Neil Bradshaw  
Courtney Hamilton  
Amanda Breen  
Michael David  
Jim Slanetz – Not Present  
Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**ALSO PRESENT:**

Jade Riley – City Administrator  
Morgan Landers—Director of Planning and Building  
Abby Rivin – Senior Planner  
Adam Crutcher—Associate Planner  
Paige Nied – Associate Planner  
Trent Donat – City Clerk  
Heather Nicolai—Planning Technician & Office Administrator

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:55 in video)*

None

**CONSENT AGENDA:** *(00:01:06 in video)*

1. (City Council ONLY) ACTION ITEM: Recommendation to approve Right-of-Way Encroachment Agreement 22880 for the placement of a paver driveway and maintenance of existing trees in the public right-of-way on 671 N. 3rd Ave - Project Manager Forsgren Associates Inc Robyn Mattison.

**Motion to approve the Right-of-Way Encroachment Agreement 22880 for the placement of a paver driveway and maintenance of existing trees in the public right-of-way on 671 N. 3rd Ave. *(00:01:30 in video)***

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Neil Bradshaw, Courtney Hamilton, Amanda Breen, Michael David

**NAYS:**

**RESULT: ADOPED UNANIMOUSLY**

**NEW BUSINESS:** *(00:01:45 in video)*

2. Discussion of Update to the Comprehensive Plan and Land Use Regulations including project approach, audit of the comprehensive plan, and community engagement strategy.
  - Morgan Landers – Director Planning & Building – Introductions & process overview *(00:02:30 in video)*
  - Daren Fluke, Jacobs Engineering – Project overview *(00:04:00 in video)*
  - Darcie White, Clarion Associates – Presentation *(00:06:35 in video)*
  - Matt Goebel, Clarion Associates – Presentation *(00:21:15 in video)*

**PUBLIC COMMENT OPENED** *(00:37:55 in video)*

- Perry Boyle *(00:38:30 in video)*

**PUBLIC COMMENT CLOSED** *(00:39:35 in video)*

- Questions and discussion between City Council, Planning & Zoning Commission, City Staff and consultants - Clarion Associates & Jacobs Engineering *(00:39:38 in video)*
- Darren Fluke, Jacobs Engineering – went over next steps *(01:56:55 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 5:45 pm** *(01:58:45 in video)*

**MOVER:** Neil Morrow

**SECONDER:** Courtney Hamilton

**AYES:** Neil Bradshaw, Courtney Hamilton, Amanda Breen, Michael David, Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano, Brenda Moczygemba

**RESULT: ADOPED UNANIMOUSLY**

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Neil Bradshaw – Mayor

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETING OF SEPTEMBER 12, 2023**

**PROJECT:** Warm Springs Ranch Residences Lots 32-35

**FILE NUMBER:** P23-017, P23-018, P23-019, and P23-020

**APPLICATION TYPE:** Design Review

**REPRESENTATIVE:** John Shirley – Think Architecture (architect)

**PROPERTY OWNER:** Brennan Holdings No. 300 LLC

**REQUEST:** Design Review applications for the development of four (4) new single-family residences, ranging in size from 3,505 square feet to 3,988 square feet.

**LOCATION:** 160 Bald Mountain Road (Lot 32, Block 4, Warm Springs Ranch Residences)  
170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences)  
180 Bald Mountain Road (Lot 34, Block 4, Warm Springs Ranch Residences)  
190 Bald Mountain Road (Lot 35, Block 4, Warm Springs Ranch Residences)

**ZONING:** General Residential – Low Density (GR-L)

**OVERLAY:** None

**REVIEWER:** Paige Nied – Associate Planner

**NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 23, 2023. The public hearing notice was published in the Idaho Mountain Express on August 23, 2023. A notice was posted on the project site and the City’s website on September 5, 2023. Story poles were documented on the project site as of September 6, 2023.

**I. EXECUTIVE SUMMARY:**

The applicant is proposing to construct four (4) single-family residences, ranging in size from 3,505 square feet to 3,988 square feet (the “project”), located at Lots 32-35, Block 4, Warm Springs Ranch Residences (the “subject properties”). The subject properties are zoned General Residential – Low Density (GR-L) and the lots are currently vacant. Pursuant to Ketchum Municipal Code (KMC) §17.96.010.B.1, single family residences (that are not within the Mountain Overlay Zone District) are

exempt from Design Review. However, the Warm Springs Ranch Residences Subdivision, which was platted in 2021, includes plat note #22 which states, "Development on Lots 32, 33, 34, and 35 shall be subject to the standards of Ketchum Municipal Code, Chapter 17.96, Design Review." This plat note was added to ensure that the development of Lots 32-35 will have a minimal visual impact to the view of Bald Mountain from Warm Springs Road. Each proposed residence is associated with an individual Design Review application, however, Planning staff felt it would be easier for the Commission and the public to review all the proposed residences concurrently and evaluate the full context of the potential visual impact of the project. A rendering of the proposed residences on Lots 32-35 can be seen in Figure 1 below.

*Figure 1: Rendering of Proposed Residences on Lots 32-35*



Based on a thorough review of the application materials and the standards within the KMC, staff believe the project to be in conformance with all requirements of the zoning code and all standards related to design review. Therefore, staff recommends approval with conditions of the design review applications.

**II. BACKGROUND:**

The Planning and Building Department received the Design Review applications on March 28, 2023. Following the receipt of the applications, staff routed the application materials to all City departments for review. The applications were reviewed concurrently, and the applications were deemed complete on July 28, 2023, after two rounds of review. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

**III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:**

Prior to granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).



### **Criteria #1: Health, Safety, and Welfare of the Public**

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting the community character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. The comprehensive plan states:

*Community Character: You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority (page 9).*

*Environmental Quality and Scenic Beauty: Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley. The community is surrounded by rugged alpine peaks, forested and sage-covered open spaces, pristine wildlife habitat, and beautiful rivers and riparian areas. Key open spaces create visual buffers between the built and natural environment. Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum. We will be excellent stewards of these resources in order to preserve them for the future (page 10).*

The comprehensive plan sets policies to guide land-use decisions and identifies the following objectives regarding hillside development:

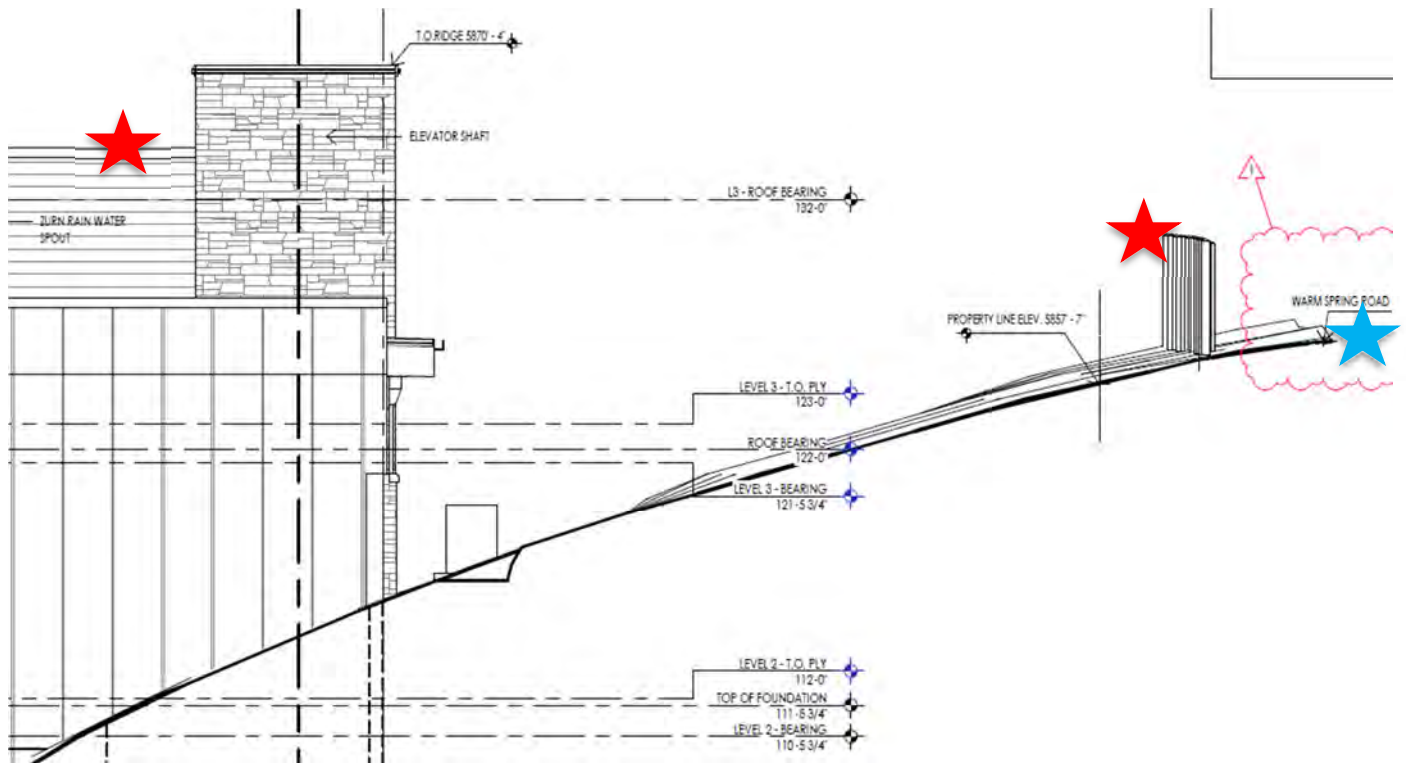
- Goal CD-2: Protect and enhance views of the surrounding mountains and natural features.
- Policy OS-3.2: Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Policy OS-3.6: Establish, preserve, and enhance scenic entryways along major roadways entering the City.

The comprehensive plan's future land use map designates the future land use for Lots 32-35 as Low Density Residential. Desired primary uses within this future land use category include single-family residences and duplexes. The proposed single-family residences fall within the primary uses of the Low Density Residential land use category.

As previously mentioned, Goal CD-2 of the plan indicates that views of mountains and natural features need to be protected and enhanced. The impetus for design review of the new single-family residences on Lots 32-35 is to assess precisely that. Warm Springs Road is situated at a higher elevation of 5,859'-4" compared to Bald Mountain Road which sits at 5,832' (27'-4" height difference). Due to this topography, the proposed structures on Bald Mountain Road will be tucked into the hillside. The tallest structure proposed is on Lot 33 and has a maximum building height of 34'-0 ½", which is just 7'-4 ½" above the elevation of Warm Springs Road. All the structures propose roof appurtenances which extend above the roof ridges; however, staff believe the proposed building

heights on Lots 32-35 are reasonable because the structures will still have a lesser height than all the existing one- and two-story structures along Warm Springs Road before and after the Warm Springs Ranch Residences Subdivision. Further, the continuous 4' fence to the rear of Lots 32-34 along Warm Springs Road further mitigates the visual impacts of all the structures. The elevation sheet in Figure 2 below indicates the height of the roof ridge and fence (marked by red stars) on Lot 33 in comparison to the elevation of Warm Springs Road (marked by a blue star).

Figure 2: Lot 33 Height of Roof Ridge and Fence in Comparison to Warm Springs Road Elevation



Staff believes that the goals and policies of the comprehensive plan related to the protection of mountain views and scenic areas are met with the project. The proposed structures achieve this by mitigating visual impact on the mountain view by being situated at a lower elevation on Bald Mountain Road and by the fence to the rear of the structures on Lots 32-34 along Warm Springs Road which buffers their visual appearance.

**Criteria #2: Applicable Standards and Criteria**

Conformance with Design Review Improvements and Standards

Plat Note #22 of the Warm Springs Ranch Residences requires Lots 32-35 be subject to the Design Review criteria outlined in 17.96.060. During department review, City staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060. Additionally, staff reviewed the project for conformance with all City code requirements for right-of-way improvements, utilities, and drainage. Staff believes the project meets the design review standards. Please see Attachment F for staff’s comprehensive design review standards analysis. Below is an overview of some of the more noteworthy design review criteria for the proposed project.

### *Sidewalks (KMC 17.96.060.B)*

Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Residences Subdivision Development Agreement, included as Attachment H, sidewalks were required to be installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Staff recommend condition of approval #5 to ensure any damage to the right-of-way, including sidewalks, be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

### *Compatibility of Design (KMC 17.96.060.E) & Architectural Features (KMC 17.96.060.F)*

Per KMC §17.96.060.E.1, "The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures." The Warm Springs Ranch Residences Subdivision was platted in 2021 and is in the process of being developed. Multiple single-family residences are currently being constructed on Bald Mountain Road and Mountain Creek Drive. All of which have similar, yet unique architectural styles that utilize both modern (flat and shed roofs with cold materials such as concrete and metal) and traditional (gabled roofs with warmer materials such as wood and stone) designs. The proposed residences feature flat, shed, and gabled roofs with large windows and a mix of cold and warm materials including wood, metal, and stone. Lots 32, 34, and 35 are two stories in height and Lot 33 is three stories in height. Additionally, per KMC §17.96.060.F.2 & 5, "The building character shall be clearly defined by the use of architectural features" and "Buildings walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness." Each of the proposed residences features multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.

### Conformance with Zoning Regulations

During City department review, planning staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required in the GR-L Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment G. Below is an overview of the development standard related to fences, hedges, and walls for the project.

### *Fences, Hedges and Walls (KMC 17.124.130)*

Staff identified inconsistencies in plan sets for Lots 32-34 regarding the location of the proposed 4' wooden fence. The plan sets indicate the fence in three different locations. Staff recommends the fence to be located offset from the property line and the public utility easement, to enable access for Idaho Power and other utility providers. In conversations between staff and the applicant, the applicant explained how the fence was intended to be aligned with other existing fences along Warm Springs Road. However, the applicant is supportive of relocating the fence to the south of the utility easement within the property boundary. To ensure the fence is relocated on the plan sets, staff recommend condition of approval #6, which states that prior to building permit application for Lots 32-35, the plan set shall be revised to locate the fence to the south of the public utility easement and shall have a consistent location throughout the plan set.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the Design Review applications (File No. P23-017, P23-018, P23-019, and P23-020) subject to the following conditions:

1. This Design Review approval is based on the project plans for Lots 32-35 presented at the September 12, 2023, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permits must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
5. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.
6. Prior to building permit application for Lots 32-34, the plan sets shall be revised to relocate the fence to the south of the public utilities easement and shall have a consistent location throughout the plan set.

#### **IV. RECOMMENDED MOTIONS**

Design Review:

"I move to approve the Lots 32-35, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision."

#### **ATTACHMENTS:**

- A. Design Review Applications for Lots 32-35 and Supplemental Documents
- B. Lot 32 Plan Set
- C. Lot 33 Plan Set
- D. Lot 34 Plan Set
- E. Lot 35 Plan Set
- F. Design Review Standards Analysis
- G. Zoning and Dimensional Standards Analysis
- H. Warm Springs Ranch Subdivision Development Agreement
- I. Draft Findings of Fact, Conclusions of Law and Decision



City of Ketchum

# Attachment A: Design Review Applications for Lots 32-35 and Supplemental Documents



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-017
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input type="checkbox"/>

**Design Review Application**

APPLICANT INFORMATION			
Project Name: Warm springs Lot 32		Phone: 208.1875	
Owner: WSR Development LLC		Mailing Address: PO Box 284 sun Valley, Idaho 83353	
Email: robert@vpcompanies.com			
Architect/Representative: Think Architecture, John Shirley		Phone: 801.269.0055	
Email: jmshirley@thinkaec.com		Mailing Address: 7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094	
Architect License Number: #6247466-0301			
Engineer of Record: Benchmark Associates		Phone: 208-726-9512	
Email: rob@bma5b.com		Mailing Address: 100 Bell Dr, Ketchum, ID 83340	
Engineer License Number:			
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description: Warm springs Residences Block 4, Lot 32 - RPK05790040320			
Street Address: 160 Bald Mountain Road			
Lot Area (Square Feet): 9,552 sq. ft.			
Zoning District: GR-L			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Single Family Residence		Number of Residential Units: 1	
TOTAL FLOOR AREA			
	<b>Proposed</b>	<b>Existing</b>	
Basements	2,009 Sq. Ft.	0 Sq. Ft.	
1 <sup>st</sup> Floor	1,706 Sq. Ft.		Sq. Ft.
2 <sup>nd</sup> Floor			Sq. Ft.
3 <sup>rd</sup> Floor			Sq. Ft.
Mezzanine			Sq. Ft.
Total	3,715 Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO			
Community Core:		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 3,343 sq. ft. allowed, 2,129.67 proposed or 22% proposed			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"
Building Height: 29'-1"			
OFF STREET PARKING			
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls			
Curb Cut: 26'-0"	Sq. Ft.	923 sq. ft.	%
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Owner/Representative

2023.03.01

\_\_\_\_\_  
Date

Once your application has been received, we will review it and contact you with next steps.  
No further action is required at this time.

## DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

### 17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

#### A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

#### B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

#### C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-018
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input type="checkbox"/>

**Design Review Application**

APPLICANT INFORMATION			
Project Name: Warm springs Lot 33		Phone: 208.1875	
Owner: WSR Development LLC		Mailing Address: PO Box 284 sun Valley, Idaho 83353	
Email: robert@vpcompanies.com			
Architect/Representative: Think Architecture, John Shirley		Phone: 801.269.0055	
Email: jmshirley@thinkaec.com		Mailing Address: 7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094	
Architect License Number: #6247466-0301			
Engineer of Record: Benchmark Associates		Phone: 208-726-9512	
Email: rob@bma5b.com		Mailing Address: 100 Bell Dr, Ketchum, ID 83340	
Engineer License Number:			
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description: Warm springs Residences Block 4, Lot 33 - RPK05790040330			
Street Address: 170 Bald Mountain Road			
Lot Area (Square Feet): 8,429 sq. ft.			
Zoning District: GR-L			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Single Family Residence		Number of Residential Units: 1	
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements	1,811 Sq. Ft.	0	Sq. Ft.
1 <sup>st</sup> Floor	1,514 Sq. Ft.		Sq. Ft.
2 <sup>nd</sup> Floor	663 Sq. Ft.		Sq. Ft.
3 <sup>rd</sup> Floor			Sq. Ft.
Mezzanine			Sq. Ft.
Total	3,988 Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO			
Community Core:		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 35% or 2,950 sq. ft. allowed, 2,060 proposed or 24.4% proposed			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"
Building Height: 35'-0" allowed: 34'-7" Proposed			
OFF STREET PARKING			
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls			
Curb Cut: 20'-0"	Sq. Ft.	931 sq. ft.	%
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	



The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



2023.03.01

Signature of Owner/Representative

Date

Once your application has been received, we will review it and contact you with next steps.  
No further action is required at this time.

## DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

### 17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

#### A. Streets:

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1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
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#### C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-019
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input type="checkbox"/>

**Design Review Application**

APPLICANT INFORMATION				
Project Name: Warm springs Lot 34		Phone: 208.1875		
Owner: WSR Development LLC		Mailing Address:		
Email: robert@vpcompanies.com		PO Box 284 sun Valley, Idaho 83353		
Architect/Representative: Think Architecture, John Shirley		Phone: 801.269.0055		
Email: jmshirley@thinkaec.com		Mailing Address:		
Architect License Number: #6247466-0301		7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094		
Engineer of Record: Benchmark Associates		Phone: 208-726-9512		
Email: rob@bma5b.com		Mailing Address:		
Engineer License Number:		100 Bell Dr, Ketchum, ID 83340		
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>				
PROJECT INFORMATION				
Legal Land Description: Warm springs Residences Block 4, Lot 34 - RPK05790040340				
Street Address: 180 Bald Mountain Road				
Lot Area (Square Feet): 8,347 sq. ft.				
Zoning District: GR-L				
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain				
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other				
Anticipated Use: Single Family Residence		Number of Residential Units: 1		
TOTAL FLOOR AREA				
	Proposed		Existing	
Basements	1,693	Sq. Ft.	0	Sq. Ft.
1 <sup>st</sup> Floor	1,812	Sq. Ft.		Sq. Ft.
2 <sup>nd</sup> Floor		Sq. Ft.		Sq. Ft.
3 <sup>rd</sup> Floor		Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	3,505	Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO				
Community Core:		Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE				
Percent of Building Coverage: 35% or 2,921 sq. ft. allowed, 1,748 proposed or 21% proposed				
DIMENSIONAL STANDARDS/PROPOSED SETBACKS				
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"	
Building Height: 35'-0" allowed: 30'-1" Proposed				
OFF STREET PARKING				
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls				
Curb Cut: 20'-0"	Sq. Ft.	923 sq. ft.	%	
WATER SYSTEM				
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water		

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



2023.03.01

Signature of Owner/Representative

Date

Once your application has been received, we will review it and contact you with next steps.  
No further action is required at this time.

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(May not apply to Administrative Design Review):

### 17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

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**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-020
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input type="checkbox"/>

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<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>				
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Lot Area (Square Feet): 9,907 sq. ft.				
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Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain				
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Anticipated Use: Single Family Residence		Number of Residential Units: 1		
TOTAL FLOOR AREA				
	Proposed		Existing	
Basements	1,831	Sq. Ft.	0	Sq. Ft.
1 <sup>st</sup> Floor	1,960	Sq. Ft.		Sq. Ft.
2 <sup>nd</sup> Floor		Sq. Ft.		Sq. Ft.
3 <sup>rd</sup> Floor		Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	3,971	Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO				
Community Core:		Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE				
Percent of Building Coverage: 35% or 3,467 sq. ft. allowed, 1,934 proposed or 21% proposed				
DIMENSIONAL STANDARDS/PROPOSED SETBACKS				
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"	
Building Height: 35'-0" allowed: 34'-8" Proposed				
OFF STREET PARKING				
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls				
Curb Cut: 20'-0"	Sq. Ft.	923 sq. ft.	%	
WATER SYSTEM				
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water		

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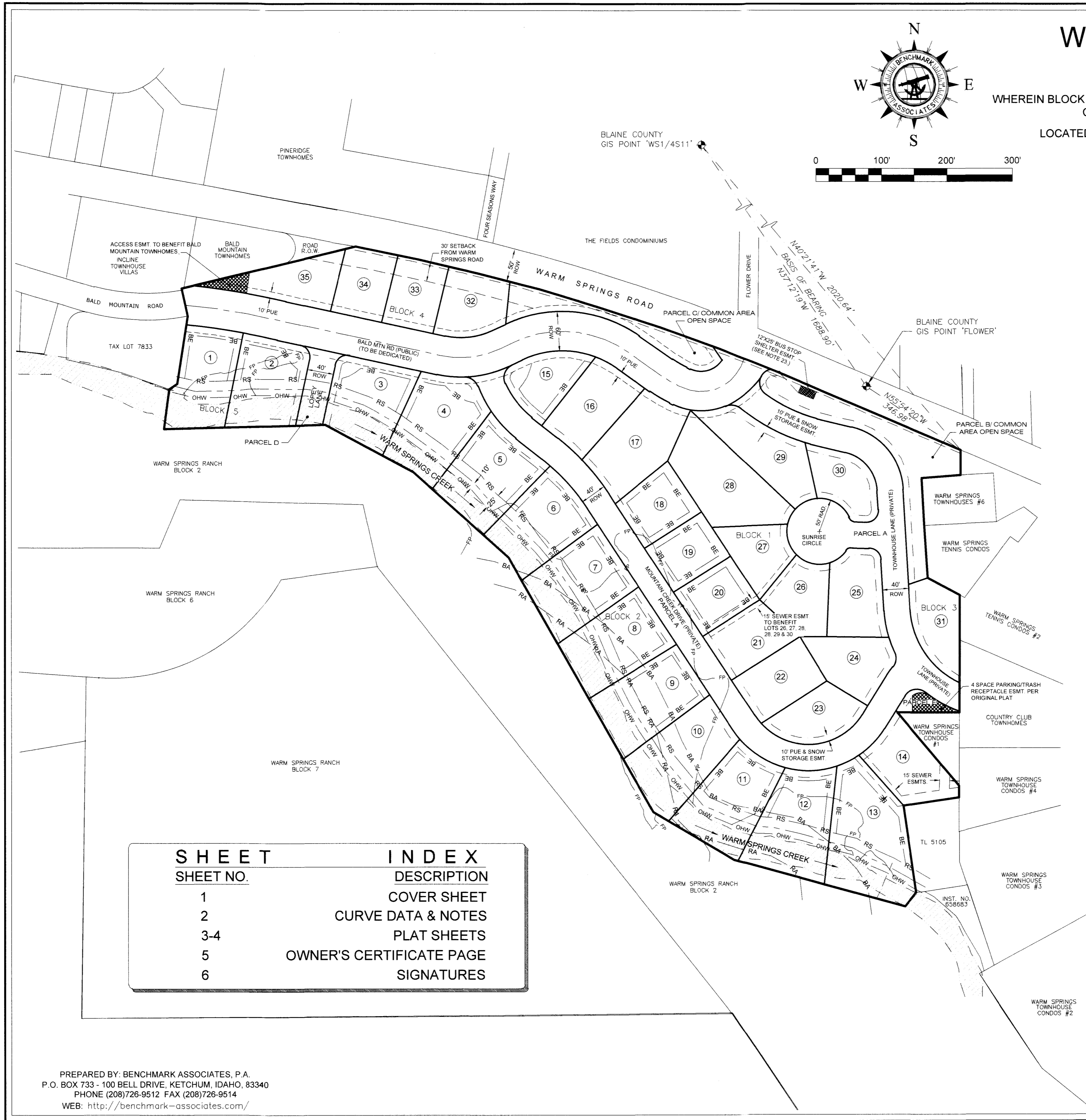
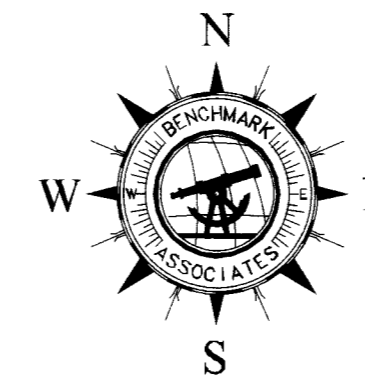
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# WARM SPRINGS RANCH RESIDENCES

WHEREIN BLOCK 1, WARM SPRINGS RANCH LARGE BLOCK PLAT IS SUBDIVIDED, CREATING LOTS 1-35 & PARCELS A, B, C, D & E.

LOCATED WITHIN: SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2021



## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BLOCK 1 OF WARM SPRINGS RANCH LARGE BLOCK PLAT, CREATING 35 LOTS & FIVE PARCELS. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENT LOCATIONS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.

2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:

- A. FINAL PLAT OF "WARM SPRINGS RANCH RESORT PUD, INST. NO. 576508.
- B. FINAL PLAT OF WARM SPRINGS RANCH LARGE BLOCK PLAT, INST. NO. ~~618098~~

## LEGEND

	BLOCK BOUNDARY
	LOT/PARCEL BOUNDARY
	ADJOINING PROPERTY LINES
	BUILDING ENVELOPE
	CENTERLINE ROAD R.O.W.
	EASEMENT LINE - TYPE & WIDTH AS SHOWN
	10' PUE & SNOW STORAGE ESMT.
	1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
	ORDINARY HIGH WATER (SEE NOTE 11)
	25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
	10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
	BLUE AVALANCHE LINE (SEE NOTE 10)
	RED AVALANCHE LINE (SEE NOTE 10)
	WARM SPRINGS CREEK
	LOT NUMBERS
	FOUND BRASS CAP

## HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: 11/01/2021

South Central Public Health District, REHS



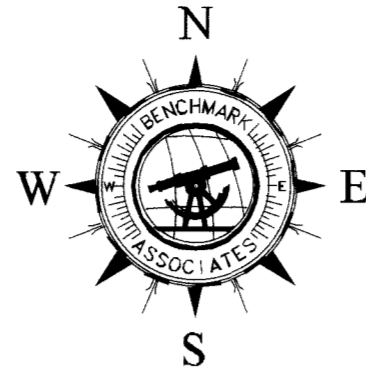
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CURVE DATA & NOTES
3-4	PLAT SHEETS
5	OWNER'S CERTIFICATE PAGE
6	SIGNATURES

PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
PHONE (208)726-9512 FAX (208)726-9514  
WEB: <http://benchmark-associates.com/>

<b>WARM SPRINGS RANCH RESIDENCES</b>		
LOCATED WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO		
PREPARED FOR: BRENNAN HOLDINGS		
PROJECT NO. 20071	DWG BY: ROB/CPL	20071 BLOCK1-FINAL.DWG
FINAL PLAT	DATE: 10-29-2021	SHEET: 1 OF 6



# WARM SPRINGS RANCH RESIDENCES OCTOBER 2021



ACCESS EASEMENT TO  
BENEFIT BALD MOUNTAIN  
TOWNHOMES, GRANTED  
HEREON, DIMENSIONS IN  
PARENTHESES

INCLINE  
TOWNHOUSE  
VILLAS

BALD  
MOUNTAIN  
TOWNHOMES

ROAD  
R.O.W.

30' SETBACK  
FROM WARM  
SPRINGS ROAD

BALD MTN. ROAD

PARCEL A

LOT 15

DETAIL "B"  
NTS

FLOWER DRIVE

PARCEL C/ COMMON AREA  
OPEN SPACE

FD MAG NAIL  
W/BRASS TAG  
LS #9561

12' X 25' BUS STOP  
SHELTER ESMT.  
(PARALLEL TO R.)

ENCROACHMENT  
SEE DETAIL "A",  
SHEET 4

NO CAP

10' PUE

BALD MTN RD (PUBLIC)  
(TO BE DEDICATED)  
L30

L32 (SEE  
DETAIL "B")

5' PUE

LS #12723

S88°28'28"W 244.94'

LS #9561

LS #9561

LS #9561

WARM SPRINGS RANCH  
BLOCK 2

PARCEL D

WARM SPRINGS CREEK

WARM SPRINGS CREEK

WARM SPRINGS CREEK

PARCEL C/ COMMON AREA

PARCEL A

WARM SPRINGS RANCH  
BLOCK 6

### LEGEND

- BE — BE — BLOCK BOUNDARY
- ADJOINING PROPERTY LINES
- BUILDING ENVELOPE
- CENTERLINE ROAD R.O.W.
- EASEMENT LINE - TYPE & WIDTH AS SHOWN
- 10' PUE & SNOW STORAGE ESMT.
- 1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
- ORDINARY HIGH WATER (SEE NOTE 11)
- 25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
- 10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
- BLUE AVALANCHE LINE (SEE NOTE 10)
- RED AVALANCHE LINE (SEE NOTE 10)
- WARM SPRINGS CREEK
- LOT NUMBERS
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 1/2" REBAR, PLS #9561
- SET MAG NAIL W/BRASS CAP, PLS #9561
- SET 5/8" REBAR, PLS #9561
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- CALCULATED POINT - NO MONUMENT SET
- WITNESS CORNER
- W.C.

PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
PHONE (208)726-9512 FAX (208)726-9514  
WEB: <http://benchmark-associates.com/>



## WARM SPRINGS RANCH RESIDENCES

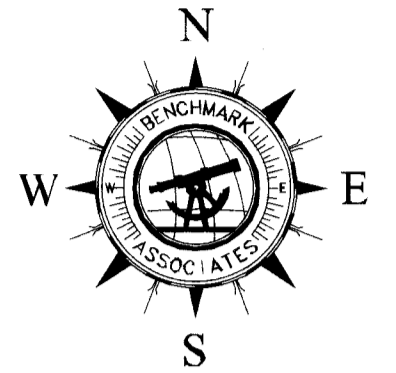
LOCATED WITHIN  
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,  
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: ROB/CPL	20071 BLOCK1-FINAL DWG
FINAL PLAT	DATE: 10-29-2021	SHEET: 3 OF 6

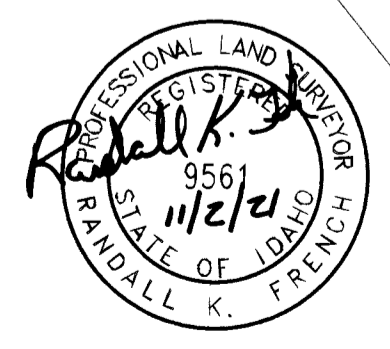
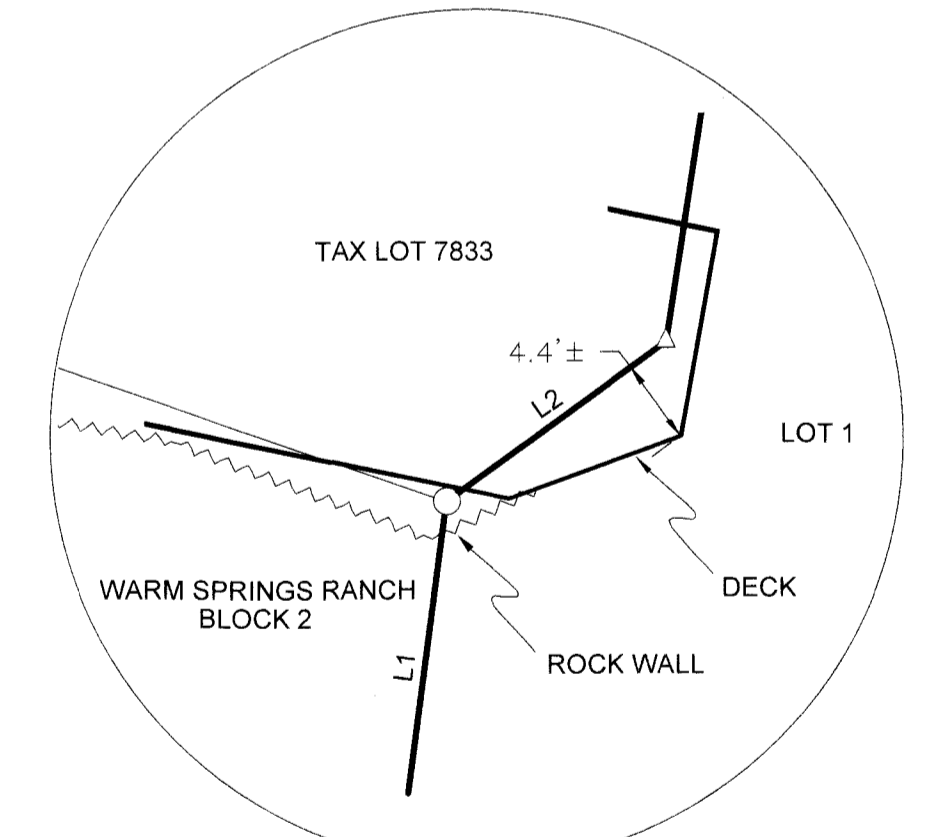
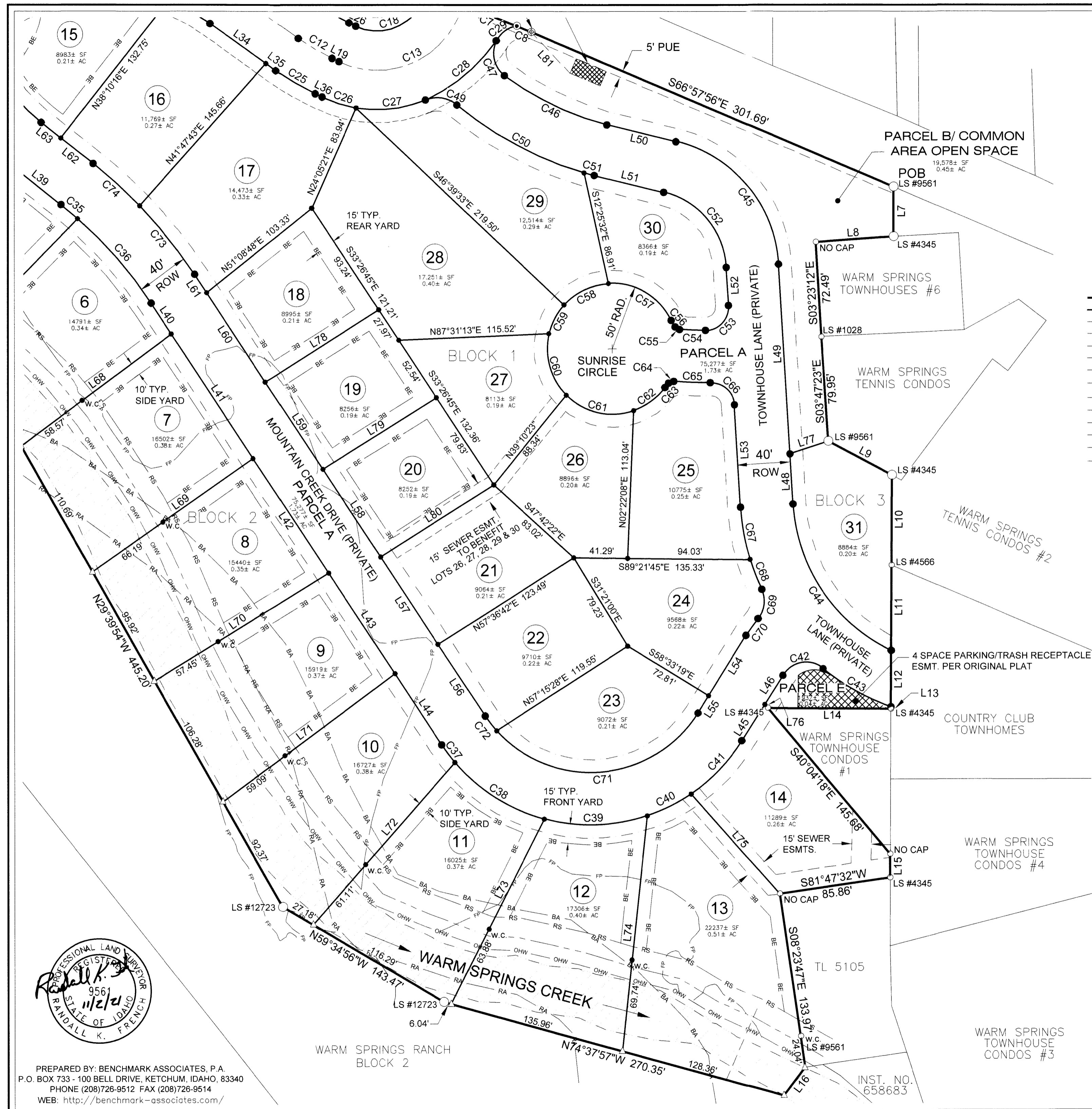


# WARM SPRINGS RANCH: RESIDENCES OCTOBER 2021

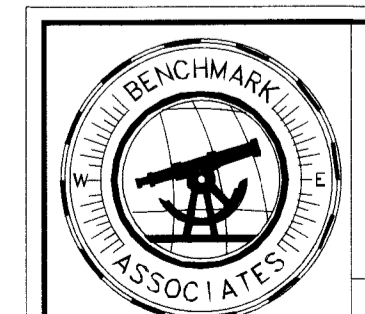


## LEGEND

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**WARM SPRINGS RANCH  
RESIDENCES**  
LOCATED WITHIN  
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,  
CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: ROB/CPL	20071 BLOCK1-FINAL DWG
FINAL PLAT	DATE: 10-29-2021	SHEET 4 OF 6



# WARM SPRINGS RANCH RESIDENCES

**SURVEYOR'S CERTIFICATE**

I, Randall K. French, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

RANDALL K. FRENCH, P.L.S. #9561



**COUNTY SURVEYOR'S APPROVAL**

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

*Sam Young*  
BLAINE COUNTY SURVEYOR

11/1/21  
DATE

**CITY OF KETCHUM APPROVAL**

I, Abby Rivin, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision Ordinance.

By: *Abigail Rivin*

Certified by: *Tara Fenwick*  
TARA FENWICK, City Clerk



**BLAINE COUNTY TREASURER'S CERTIFICATE**

On this 1 day of November, 2021, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: *Janet Bunn*

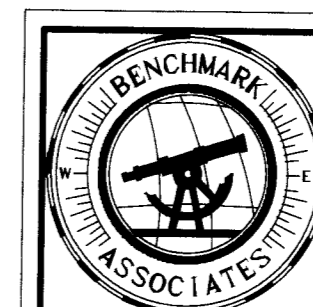
**CITY ENGINEER'S APPROVAL**

I, Sherri Newland, City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.

By: *Sherri Newland*

10/29/21  
DATE

Instrument # 688399  
HAILEY, BLAINE, IDAHO  
11-3-2021 12:15:08 PM No. of Pages: 6  
Recorded for: BENCHMARK ASSOCIATES  
STEPHEN MCDUGALL, GRAHAM Fee: 15.00  
Ex-Officio Recorder Deputy  
Index to: PLATS



## WARM SPRINGS RANCH RESIDENCES

SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,  
CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: CPL	FILE: 20071CRT.DWG
FINAL PLAT	DATE: OCTOBER 2021	SHEET: 6 OF 6



City of Ketchum

# Attachment B: Plan Set Lot 32



# WARM SPRINGS #32

PROJECT ADDRESS  
160 BALD MOUNTAIN ROAD KETCHUM, ID 83340  
PROPERTY I.D. NUMBER:

## DRAWING INDEX

GENERAL				STRUCTURAL			
SHEET #	SHEET NAME	#	DATE	SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-27-2023	S101	Structural		
G002	GENERAL NOTES						
G003	BUILDING AREA ANALYSIS						
G004	SPECIFICATIONS						
G005	SPECIFICATIONS						
G006	SPECIFICATIONS	1	04-27-2023				
G007	SPECIFICATIONS						
G008	SPECIFICATIONS						
G009	SPECIFICATIONS						

CIVIL			
SHEET #	SHEET NAME	#	DATE
C101	Civil		

LANDSCAPE			
SHEET #	SHEET NAME	#	DATE
L101	Landscape		

ARCHITECTURAL			
SHEET #	SHEET NAME	#	DATE
A101	SITE PLAN	2	06-14-2023
A102	EROSION CONTROL DETAILS		
A103	FOUNDATION PLAN		
A104	LEVEL 1 FLOOR PLAN	2	06-14-2023
A105	LEVEL 2 FLOOR PLAN	1	04-27-2023
A106	ROOF PLAN	1	04-27-2023
A110	LEVEL 1 CEILING PLAN		
A111	LEVEL 2 CEILING PLAN		
A201	EXTERIOR ELEVATIONS	1	04-27-2023
A202	EXTERIOR ELEVATIONS	1	04-27-2023
A301	BUILDING SECTIONS	1	04-27-2023
A302	BUILDING SECTIONS	1	04-27-2023
A401	FIREPLACE ELEVATIONS		
A501	ARCHITECTURAL DETAILS	1	04-27-2023
A502	ARCHITECTURAL DETAILS		
A503	STAIR/ RAIL DETAILS		
A601	DOOR SCHEDULE & DETAILS		
A602	WINDOW SCHEDULE & DETAILS		

MECHANICAL			
SHEET #	SHEET NAME	#	DATE
M101	MECHANICAL GENERAL NOTES		
M102	MECHANICAL PLAN		

ELECTRICAL			
SHEET #	SHEET NAME	#	DATE
E101	ELECTRICAL GENERAL NOTES	1	04-27-2023
E102	ELECTRICAL PLANS	1	04-27-2023



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

7927 So. Highpoint Parkway, Suite 300  
Sandwich, Utah 84094  
ph. 801.269.0055  
fax. 801.269.1425  
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PROJECT TEAM	SEAL	GOVERNING BUILDING CODES & INFORMATION	ABBREVIATIONS	GRAPHIC SYMBOLS/ MATERIAL LEGENDS	VICINITY MAP	
<b>ARCHITECT:</b> <b>THINK ARCHITECTURE:</b> 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055 <b>STRUCTURAL ENGINEER:</b> <b>VECTOR ENGINEERS</b> 1500 S. CLOVERDALE ROAD, SUITE 315 BOZEMAN, ID 83709 208.996.0303 <b>MECHANICAL ENGINEER:</b> <b>DESIGN BUILD</b> <b>ELECTRICAL ENGINEER:</b> <b>DESIGN BUILD</b> <b>CIVIL ENGINEER:</b> <b>BENCHMARK ASSOCIATES PA</b> 1102 BELL DRIVE KETCHUM, ID 83340 208.726.9512 <b>LANDSCAPE ARCHITECT:</b> <b>EGGERS ASSOCIATES, PA</b> 560 NORTH 2ND AVE KETCHUM, ID 83340 208.726.0988 <b>GENERAL CONTRACTOR:</b> <b>MAGLEBY CONSTRUCTION SUN VALLEY</b> 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.726.3923 <b>OWNER:</b> <b>VP PROPERTIES</b> 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875		<b>BUILDING CODE:</b> 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS <b>PLUMBING CODE:</b> 2017 IDAHO STATE PLUMBING CODE (I.S.P.C.) <b>ELECTRICAL CODE:</b> 2017 IDAHO ELECTRICAL CODE (IDNEC) <b>ACCESSIBILITY:</b> 2009 ANSI 117.1 & 2018 I.B.C. <b>OCCUPANCY GROUP:</b> R2 <b>FIRE SPRINKLER:</b> YES <b>MONITORED SYSTEM:</b> YES <b>BUILDING TYPE:</b> TYPE V-8 <b>FIRE SPRINKLER TYPE:</b> NFPA 72 <b>FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217:</b> <b>BUILDING TYPE:</b> TYPE V-8 <b>ADDRESSABLE FIRE ALARMS:</b> YES <b>RISK CATEGORY (I.C. 104.5):</b> II <b>SITE EXPOSURE:</b> B <b>BASIC WIND SPEED:</b> 90 MPH <b>ULTIMATE WIND SPEED:</b> 115 MPH <b>MATERIALS:</b> CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, & KEE MEMBRANE ROOFING.	<b>DEFERRED SUBMITTAL REQUIREMENTS</b> DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK. <b>DEFERRED SUBMITTAL PROCESSES:</b> 1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT. 2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT. 3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE. 4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW. 5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR. 6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. 7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS. <b>DEFERRED SUBMITTAL ITEMS</b> 1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL. 2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS. 3. FIRE ALARM DRAWINGS AND SPECIFICATIONS. 4. JACOZZI DRAWINGS AND SPECIFICATIONS. 5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM. 6. PROJECT TRIPLE PLAY - (PHONE, DATA, TV) SHALL BE PROVIDED BY DEFERRED SUBMITTAL. 7. CAST IN PLACE STORM WATER DETENTION SYSTEM.	<b>ABBREVIATIONS</b> # NUMBER A.B. ANCHOR BOLT ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALUM. ALUMINUM RD BOARD B.S.D. BENCHMARK B.M. BOTTOM OF BOT. BOTTOM B.P. BASE PLATE BRG. BEARING BTWN. BETWEEN C.J. CONSTRUCTION JOINT CLG. CEILING CLR. CLEAR CMU CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS CORNL. CORNER C.J. CONSTRUCTION JOINT DBL. DOUBLE DFT./DTL. DETAIL DIA. DIAMETER DTL. DETAIL DWCS DRAWINGS E.F. EACH FACE E.J. EXPANSION JOINT ELEV. ELEVATION EQ. EQUAL E.S. EACH SIDE E.W. EACH WAY EXIST. EXISTING EXPAN. EXPANSION EXT. EXTERIOR F.D. FLOOR DRAIN FDN./FDN FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR FIN. FINISH FIR. FIRE FT. FEET FIG. FOOTING GA. GAGE/GAUGE GALV. GALVANIZED GPM. GALLONS PER MINUTE GND. GROUND GOVT. GOVERNMENT CIP. RD. CONCRETE IN PLACE HC. HANDICAPPED HDW. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HT. HEIGHT HVAC HEATING/VENTILATION/AIR CONDITIONING HYD. HYDRAULIC LD. INSIDE DIAMETER INFO. INFORMATION INSUL. INSULATION LAV. LAVATORY LT. LIGHT LT WF. LIGHT WEIGHT MAINT. MAINTENANCE MANUF. MANUFACTURER MAX. MAXIMUM MAT. MATERIAL M.C.J. MASONRY CONTROL JOINT MECH. MECHANICAL MIN. MINIMUM MIS.C. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL NOT IN CONTRACT NOT TO SCALE N.I.S. NOT TO SCALE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OUTSIDE FACE PERP. PERPENDICULAR PL. PLATE PTD. PAINTED QTY. QUANTITY R.D. ROOF DRAIN RAD. RADIUS REINFORCED REINFORCED REQ.D. REQUIRED RM. ROOM R.O. ROUGH OPENING SCHED. SCHEDULE SH. SHEET SIM. SIMILAR SPEC. SPECIFICATION STC. SOUND TRANSMISSION COEFFICIENT STRUCT. STRUCTURAL SUSP. SUSPENDED T.O. TOP OF T.O.C. TOP OF CURB T.O.F. TOP OF FOOTING T.O.S. TOP OF SLAB OR SIDEWALK T.O.W. TOP OF WALL TYP. TYPICAL UNLESS NOTED OTHERWISE UNLESS NOTED OTHERWISE U.I.O. VEHICLE VERT. VERTICAL W. WITH WD. WOOD W.W.F. WELDED WIRE FABRIC	<b>GRAPHIC SYMBOLS/ MATERIAL LEGENDS</b> FLOOR OR POINT ELEVATION KEY NOTE SPECIFICATION KEY NOTE WALL TYPE DOOR NUMBER WINDOW NUMBER FIXTURE TAG REVISION TAG DETAIL INTERIOR ELEVATION BUILDING ELEVATION ROOM NAME & NUMBER BUILDING SECTION WALL SECTION CENTER LINE MASTER GRID LINES PARKING GRID LINES BUILDING GRID LINES E.L.F.S. CONCRETE MASONRY UNIT BRICK VENEER STONE VENEER CONCRETE GYPSUM BOARD OR GROUT MORTAR BATT INSULATION RIGID INSULATION PLYWOOD ROUGH WOOD-CONTINUOUS ROUGH WOOD-BLOCKING WOOD TRIM STEEL GRAVEL EARTH	<b>VICINITY MAP</b>  <b>CITY APPROVAL STAMP</b> PROJECT NC22023.32 DATE: 2023.06.30 REVISIONS: 1 04-27-2023 PER CITY COMMENTS
		<b>SPECIAL INSPECTIONS REQUIREMENTS</b> SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704. SPECIAL INSPECTIONS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4). SEE PROJECT MANUAL, SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.	<b>BUILDING AREAS</b> SEE SHEET G003 FOR AREA PLANS	<b>OWNER &amp; MUNICIPAL DRAWING APPROVALS</b> OWNER: _____ DATE: _____ CITY ENGINEER: _____ DATE: _____ CITY PLANNING & ZONING DEPARTMENT: _____ DATE: _____ CITY FIRE DEPARTMENT: _____ DATE: _____ CITY BUILDING DEPARTMENT: _____ DATE: _____ CITY POLICE DEPARTMENT: _____ DATE: _____		

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

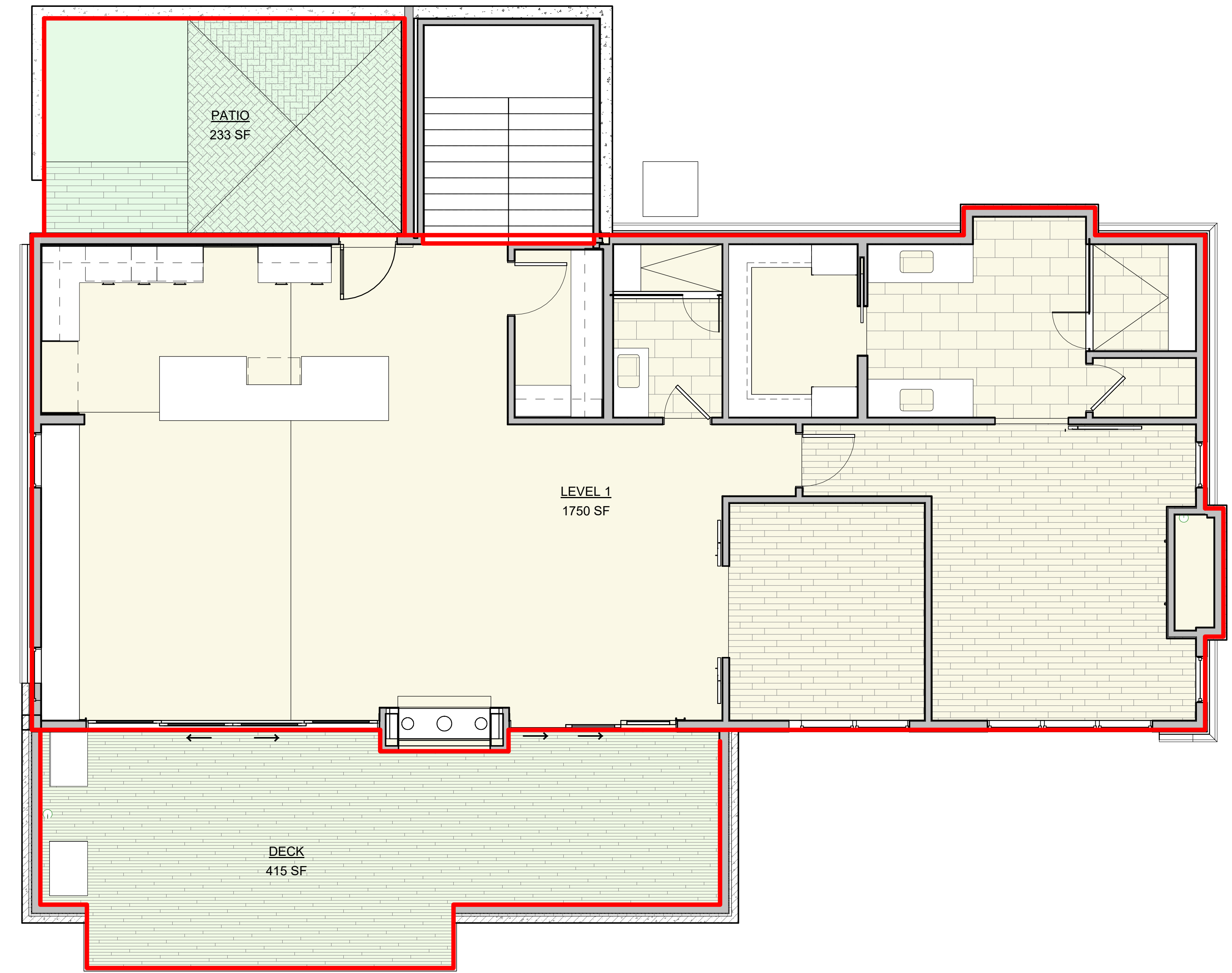
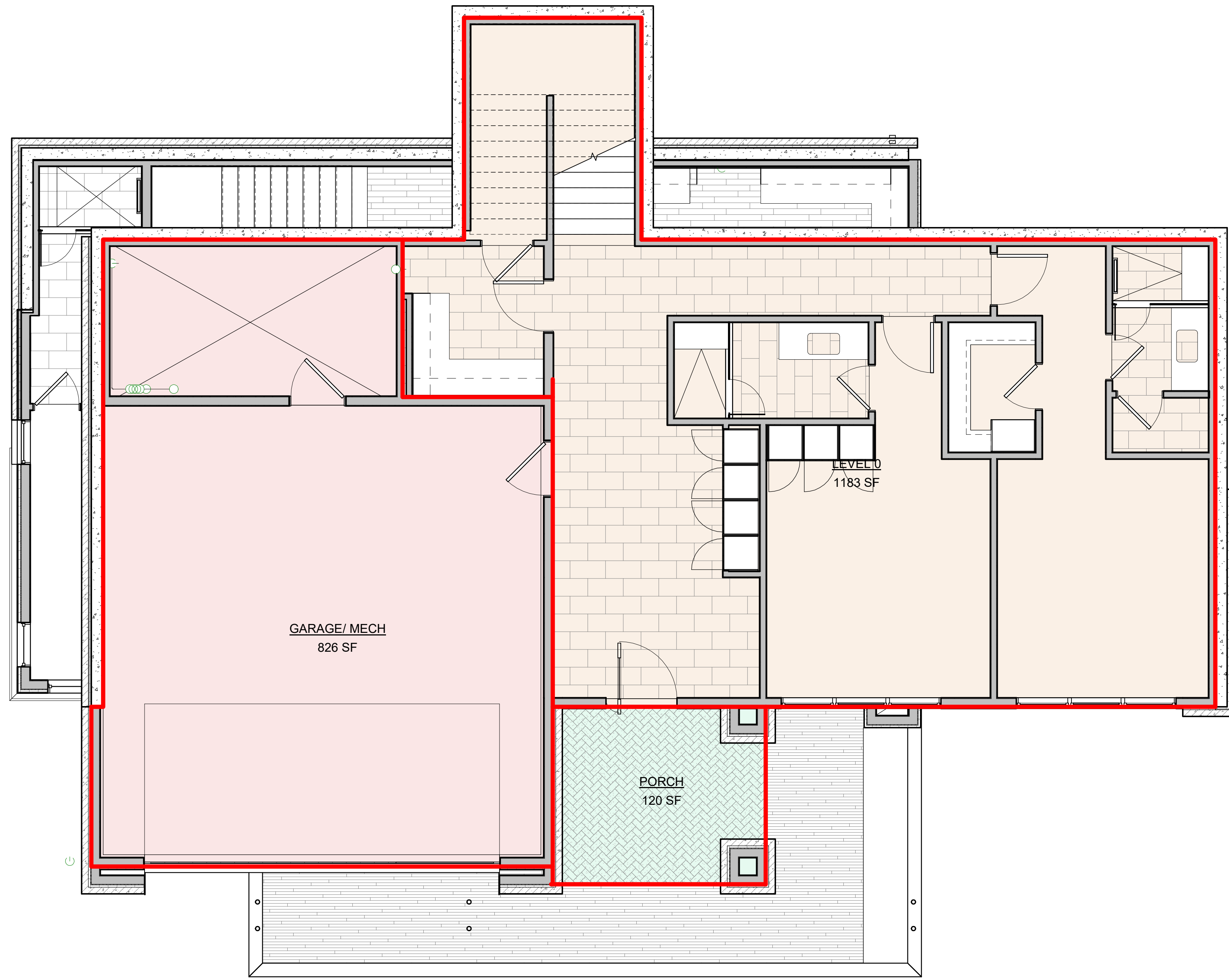
PERMIT SET

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
COVER

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BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	1183 SF
LEVEL 1	1750 SF
	2933 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/MECH	826 SF
	826 SF
BUILDING AREA - TOTAL	
TOTAL	3759 SF
EXTERIOR AREA	
AREA	EXTERIOR
DECK	415 SF
PATIO	233 SF
PORCH	120 SF
	768 SF



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
BUILDING AREA  
ANALYSIS

SHEET NUMBER:  
G003

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**BUILDING KEYNOTES AND SPECIFICATIONS**  
**DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING**  
**32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS**

GENERAL PRODUCTS  
 PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS  
 PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS  
 PAVER COLOR SHALL BE SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

SUBMITTALS  
 SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

EXECUTION  
 DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVES WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (LIPPAGE) NOR 1/8 INCH IN 24 INCHES AND 1/4 INCH IN 10 FEET FROM LEVEL OR INDICATED SLOPE, FOR FINISHED SURFACE OF PAVING.

COMPACT SOIL SUBGRADE UNIFORMLY AND PLACE AGGREGATE BASE. COMPACT BY TAMPING WITH PLATE VIBRATOR, AND SCREED TO DEPTH AS INDICATED.

PLACE LEVELING COURSE AND SCREED TO A THICKNESS OF 1 TO 1-1/2 INCHES, TAKING CARE THAT MOISTURE CONTENT REMAINS CONSTANT AND DENSITY IS LOOSE AND CONSTANT UNTIL PAVERS ARE SET AND COMPACTED. TREAT LEVELING COURSE WITH HERBICIDE TO INHIBIT GROWTH OF GRASS AND WEEDS.

SET PAVERS WITH A MINIMUM JOINT WIDTH OF 1/16-INCH AND A MAXIMUM OF 1/8 INCH. BEING CAREFUL NOT TO DISTURB LEVELING BASE. IF PAVERS HAVE SPACER BARS, PLACE PAVERS HAND TIGHT AGAINST SPACER BARS.

VIBRATE PAVERS INTO LEVELING COURSE AND SPREAD DRY SAND AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO LEVELING COURSE. VIBRATE PAVERS AND ADD SAND UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS SAND. LEAVE A SLIGHT SURPLUS OF SAND ON THE SURFACE FOR JOINT FILLING.

32-10 IRRIGATION SYSTEMS  
GENERAL PRODUCTS  
 SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING  
GENERAL PRODUCTS  
 SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



**Architecture**

Architecture  
 Interior Design  
 Landscape Architecture  
 Land Planning  
 Construction Management

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PROJECT NC22023.32  
 DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
 SPECIFICATIONS

SHEET NUMBER:  
 G009

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PERMIT SET

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				

**BENCHMARK ASSOCIATES**

PREPARED BY:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
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 FAX 726-9514  
 WEB: WWW.BMASB.COM  
 MAIL: WWW.BMASB.COM

**GRADING & DRAINAGE PLAN**

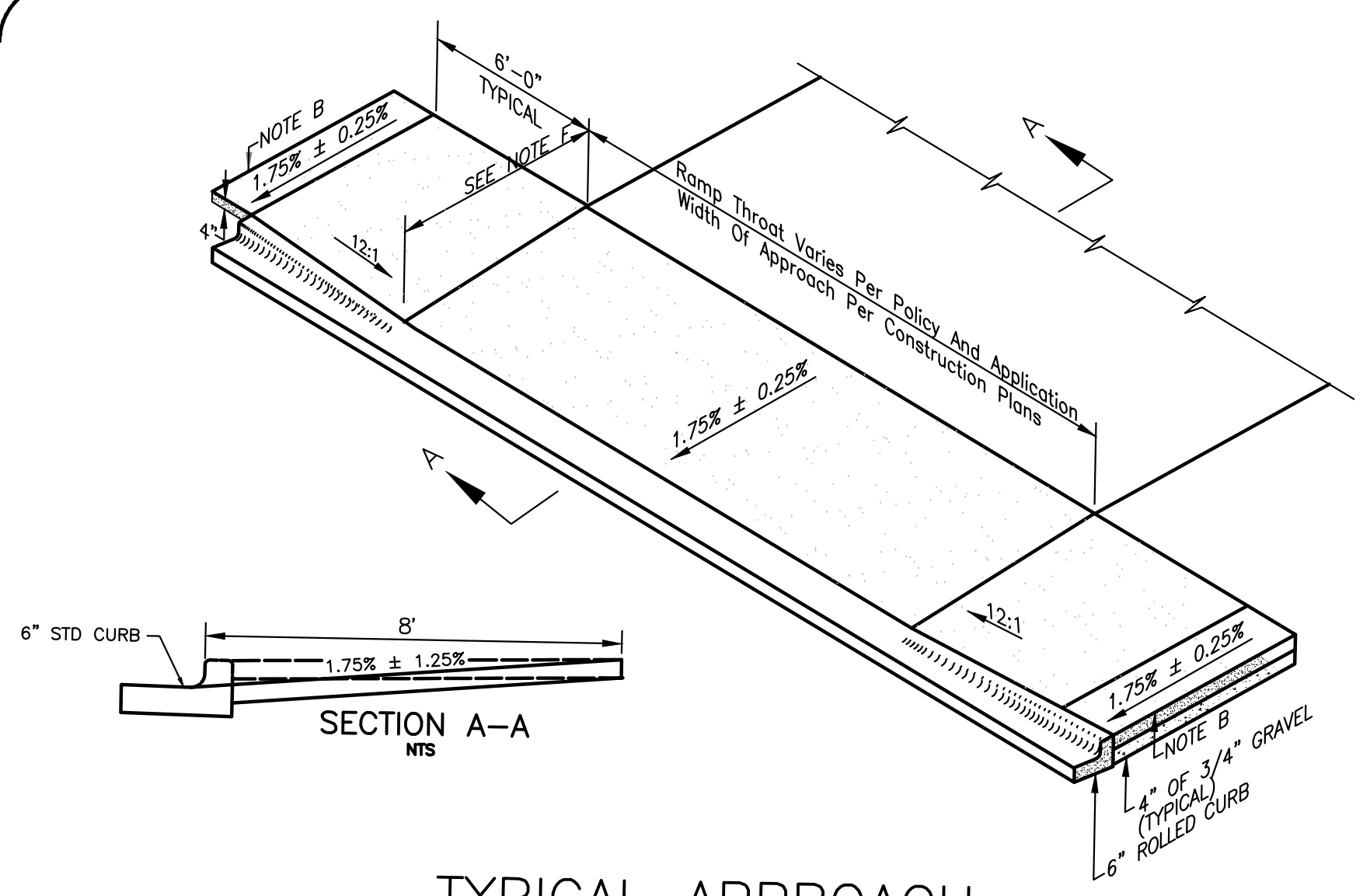
**WARM SPRINGS RANCH LOT 32**

T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS  
 DESIGNED BY: SLS  
 CHECKED BY: PLJ  
 DATE: 03/13/2023  
 PROJECT NO.: 22073

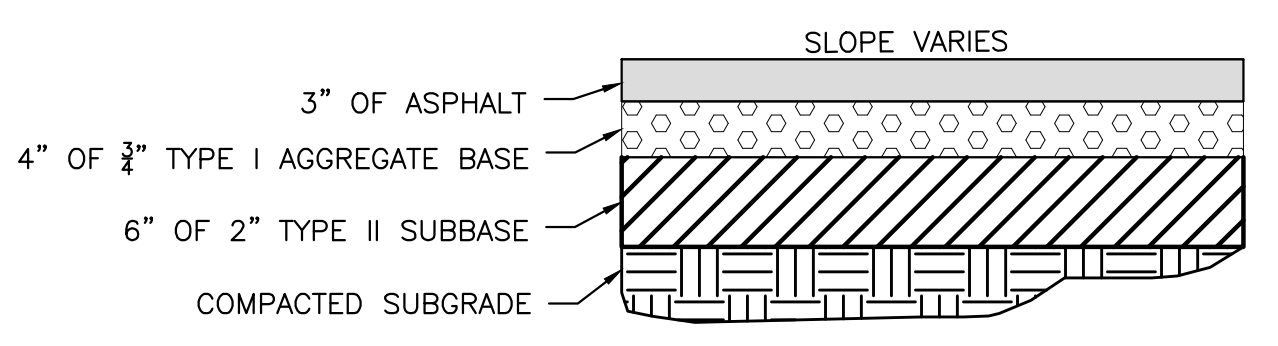
DRAWING NO. **C-1**



**TYPICAL APPROACH**

- NOTES:**
- (A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.
  - (B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.
  - (C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.
  - (D) APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
  - (E) ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.
  - (F) SIDEWALK WIDTH IS 8 FEET.

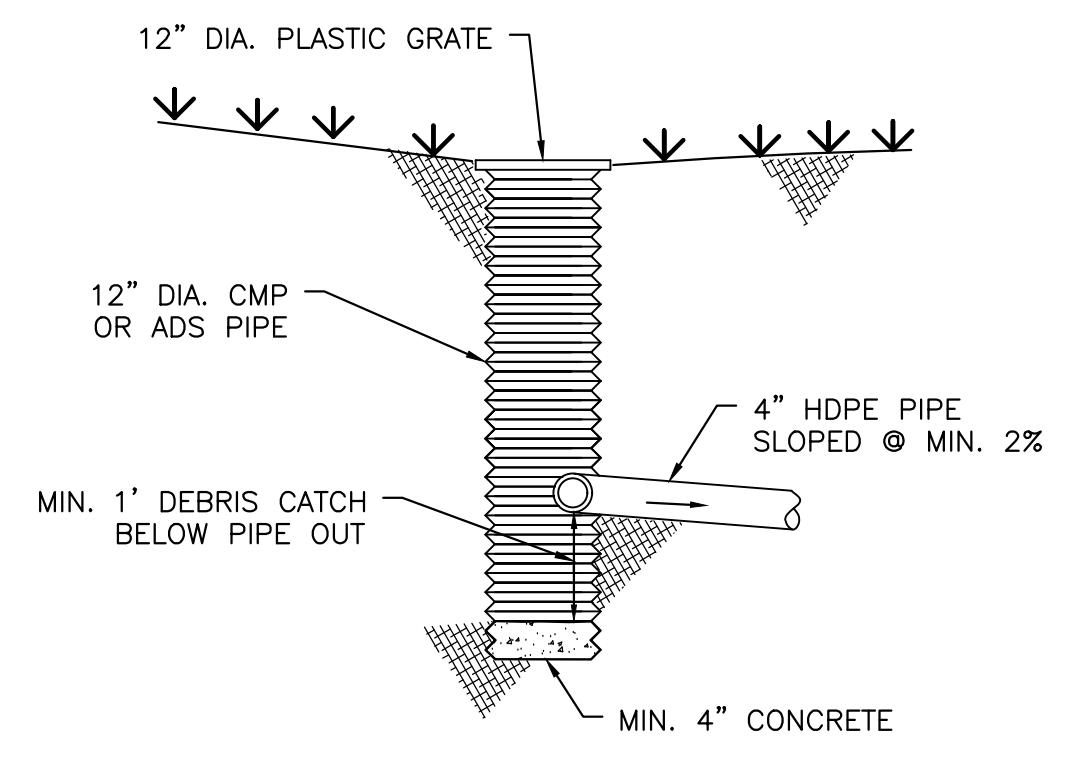
**1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK**  
 SCALE: NONE



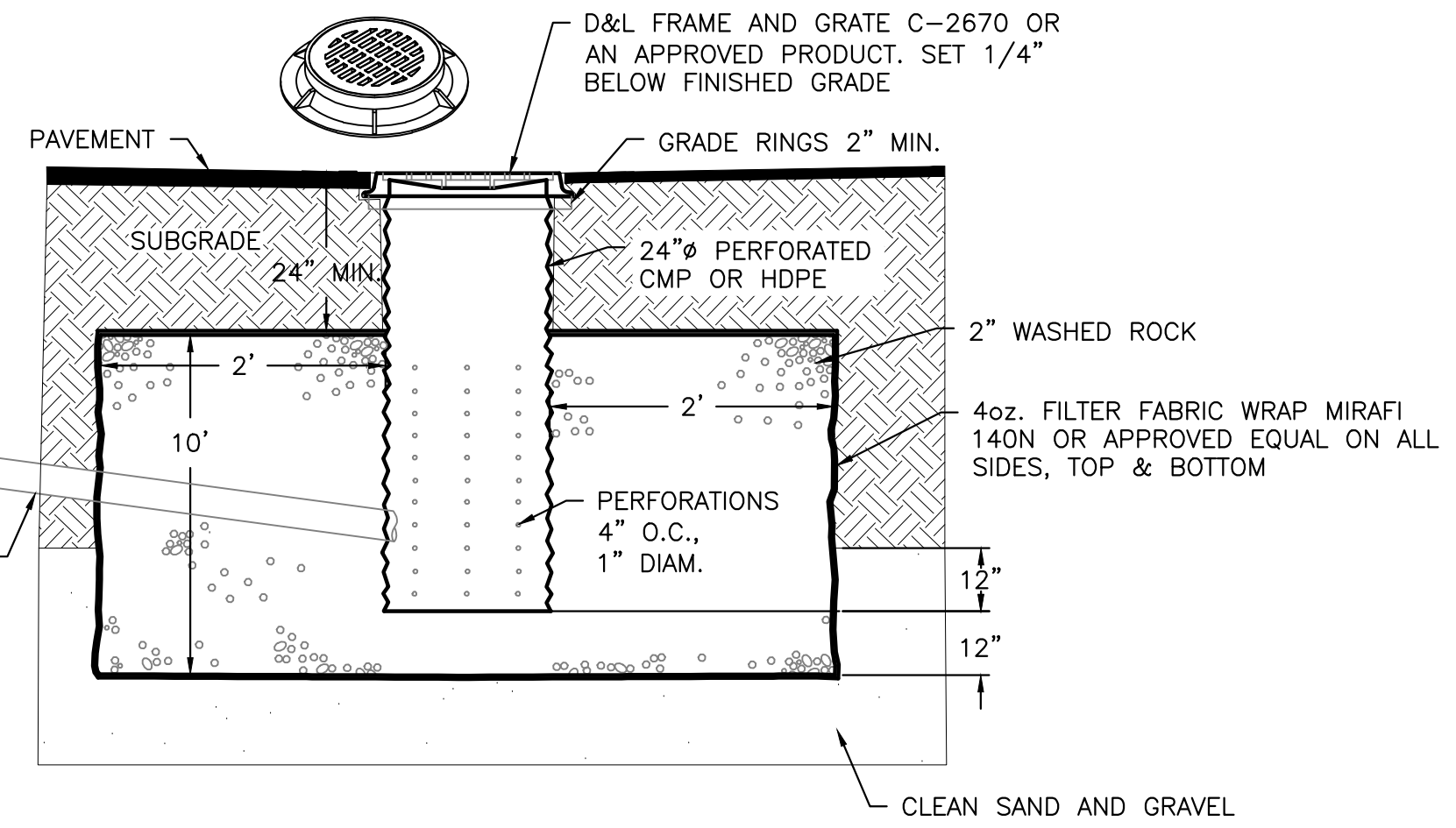
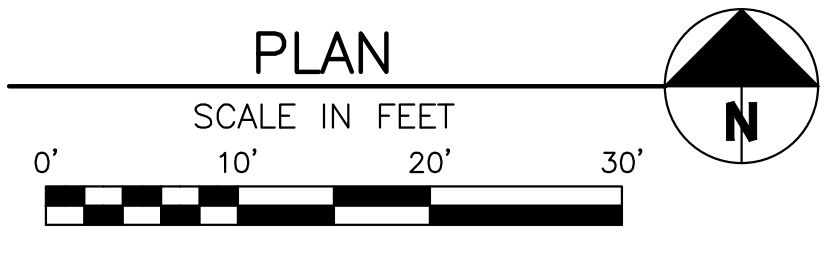
**2 TYPICAL STREET ASPHALT SECTION**  
 SCALE: NONE

**LEGEND**

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EASEMENT	---
FENCE	X
EDGE OF PAVEMENT	---
SEWER	S
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊙
HYDRANT	⊙
CURB STOP	⊙
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	-5775-
PROPOSED ELEV CONTOUR	-59-
SAWCUT LINE	---
CURB TRANSITION	---
FLOW LINE	---
FOOTING DRAIN	FD
STORM DRAIN PIPE	---
DOWN SPOUT	---
CATCH BASIN-CITY	---
CATCH BASIN	---
DRYWELL	---
LANDSCAPE DRYWELL	---
ASPHALT PAVEMENT	---
ASPHALT PAVEMENT (SNOW MELTED)	---
PAVERS	---
CONCRETE	---
FG	---
EG	---
GB	---
ME	---
FINISHED GRADE	---
EXISTING GROUND	---
GRADE BREAK	---
MATCH EXISTING	---

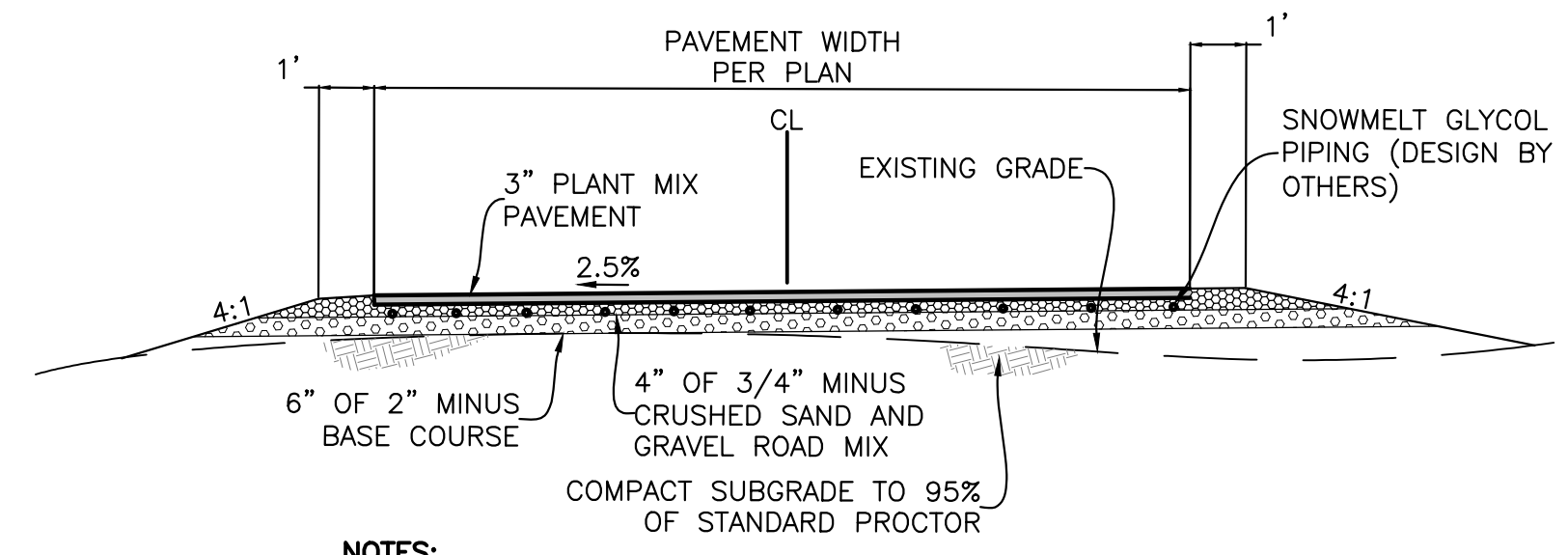


**3 12" CATCH BASIN PROFILE**  
 NOT TO SCALE



- NOTES:**
- 1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  - 2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  - 3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  - 4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

**4 TYPICAL DRYWELL DETAIL**  
 SCALE: NONE



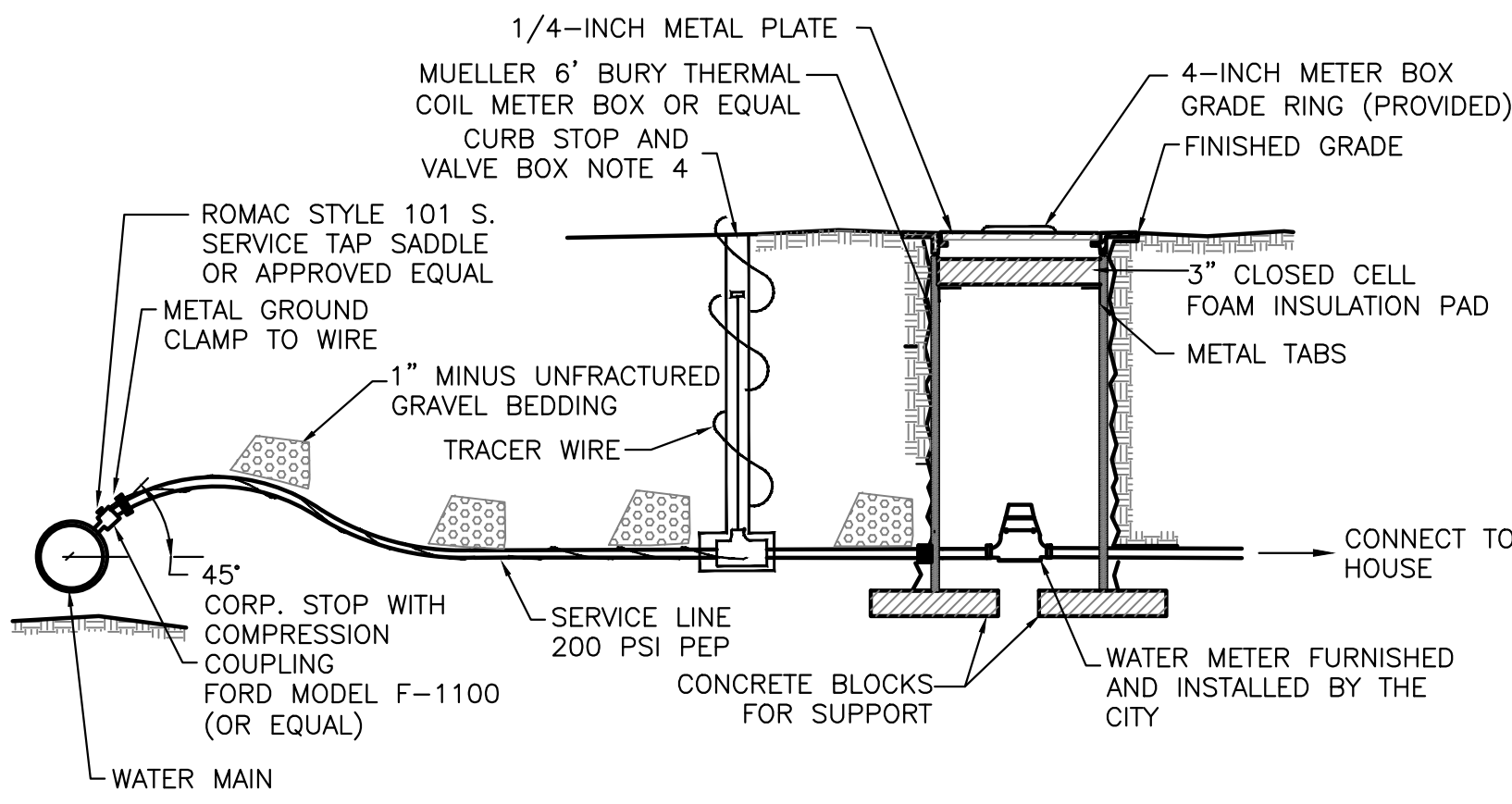
- NOTES:**
- 1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

**A DRIVEWAY SECTION WITH SNOW-MELTED PAVEMENT**  
 SCALE: NTS

- GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
  4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
  5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H2O LOADING.
  6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
  7. CONCRETE WITHIN CITY RIGHT-OF-WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
  8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
  9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
  10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #7.

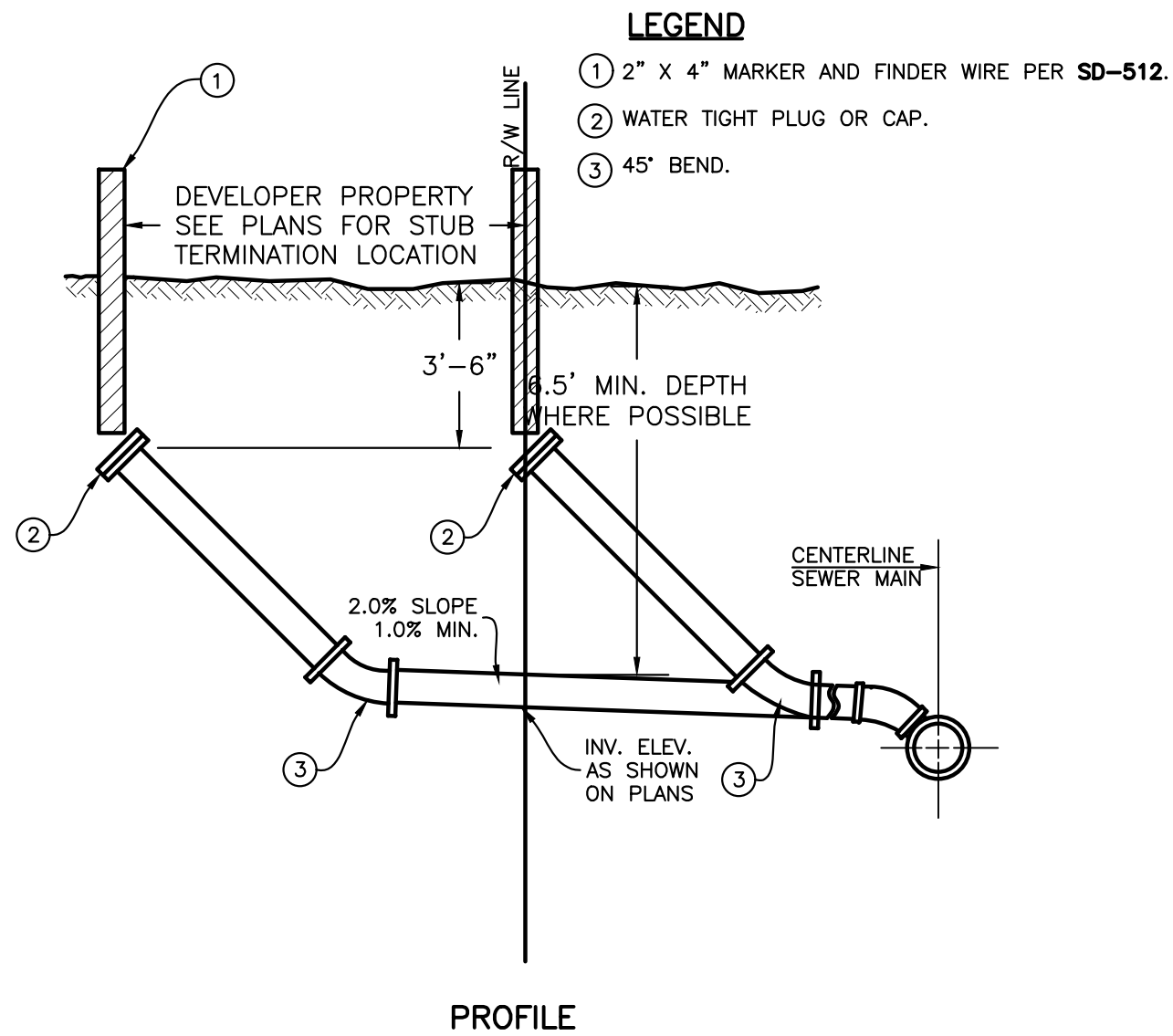
**UTILITY LEGEND**

SEWER PROPOSED	
SEWER CLEANOUT	
WATER PROPOSED	
WATER METER PROPOSED	



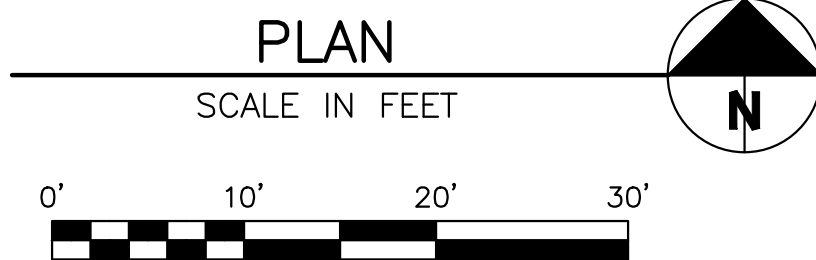
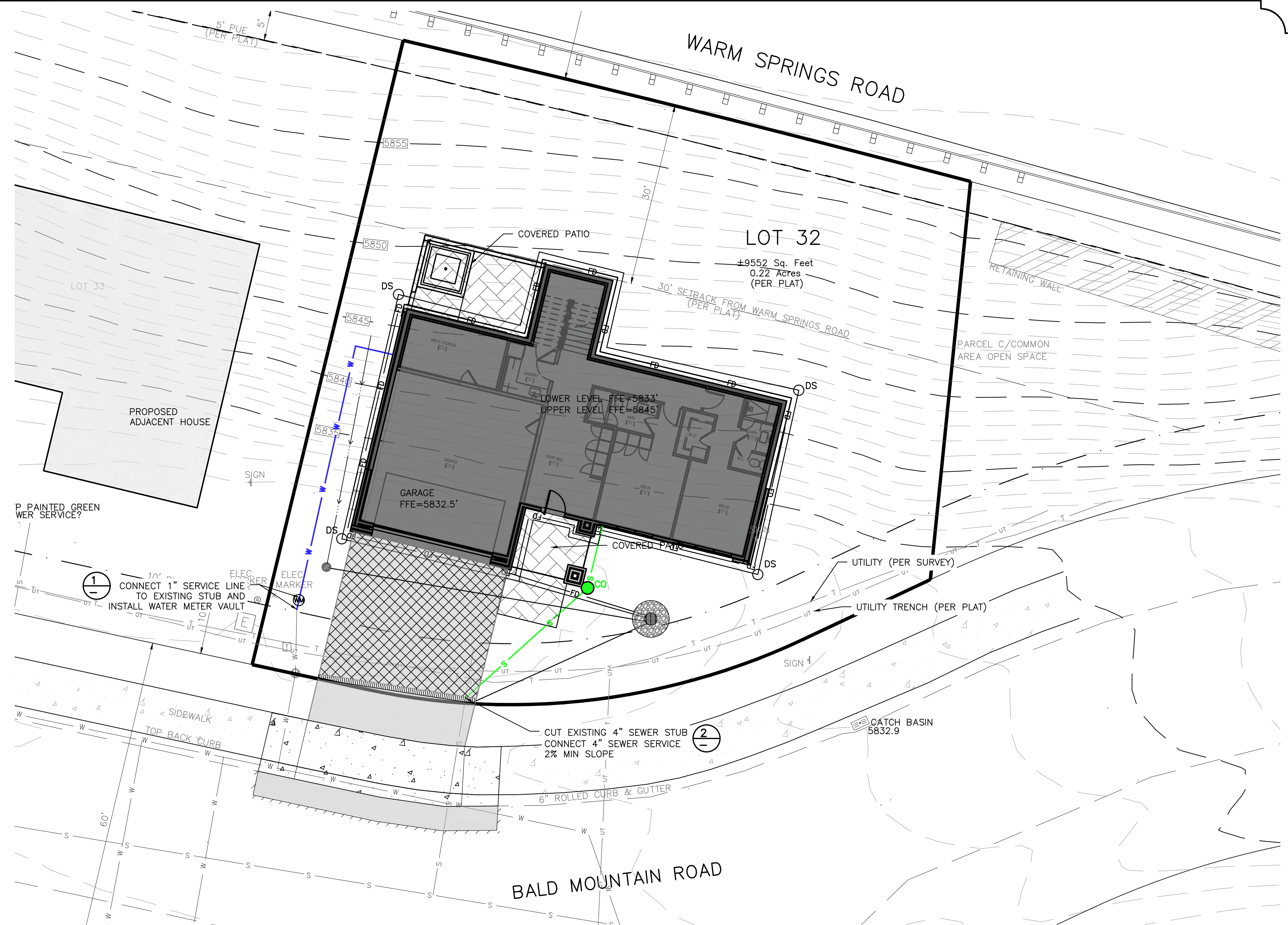
- NOTES**
1. WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
  2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
  3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
  4. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL), FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

**1 WATER SERVICE AND METER CONNECTION**  
SCALE: N.T.S.



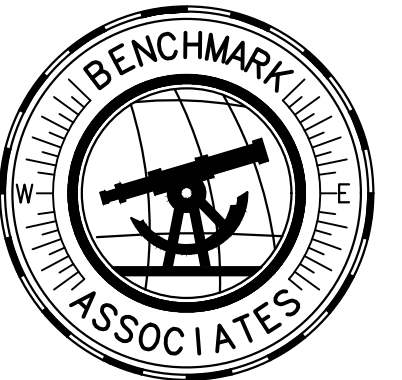
- NOTES**
1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5'.

**2 STANDARD SEWER SERVICE CONNECTION DETAIL**  
SCALE: NONE



PROFESSIONAL ENGINEER  
LICENSED  
STATE OF IDAHO  
PROBIE JOHANNESSEN  
17661  
3/13/2023

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				



PREPARED BY:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
(208) 726-9512  
FAX: 726-9514  
WEB: WWW.BMA5B.COM  
MAIL: WWW.BMA5B.COM

**UTILITY PLAN**  
WARM SPINGS RANCH LOT 32  
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS  
DESIGNED BY: SLS  
CHECKED BY: PLW  
DATE: 03/13/2023  
PROJECT NO.: 22073

DRAWING NO.

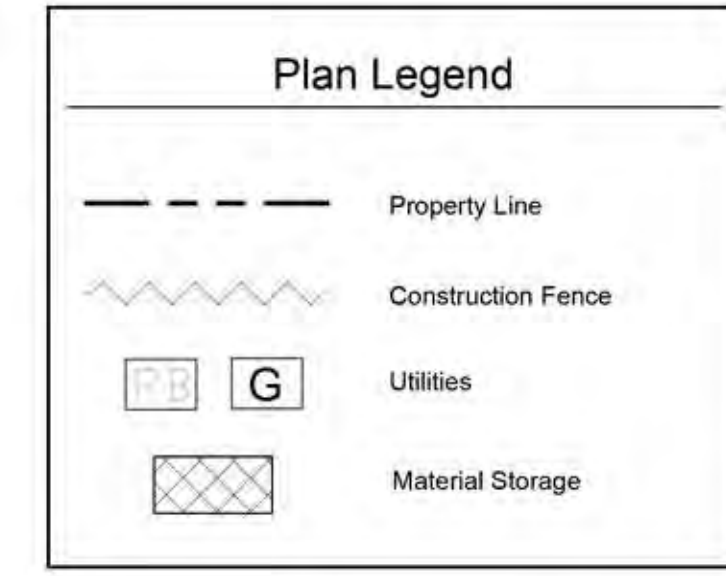
**C-2**

**General Notes**

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

**Cut And Fill:**

Total Cut = 780 Cubic Yards  
Total Fill = 80 Cubic Yards  
Total Export = 700 Cubic Yards

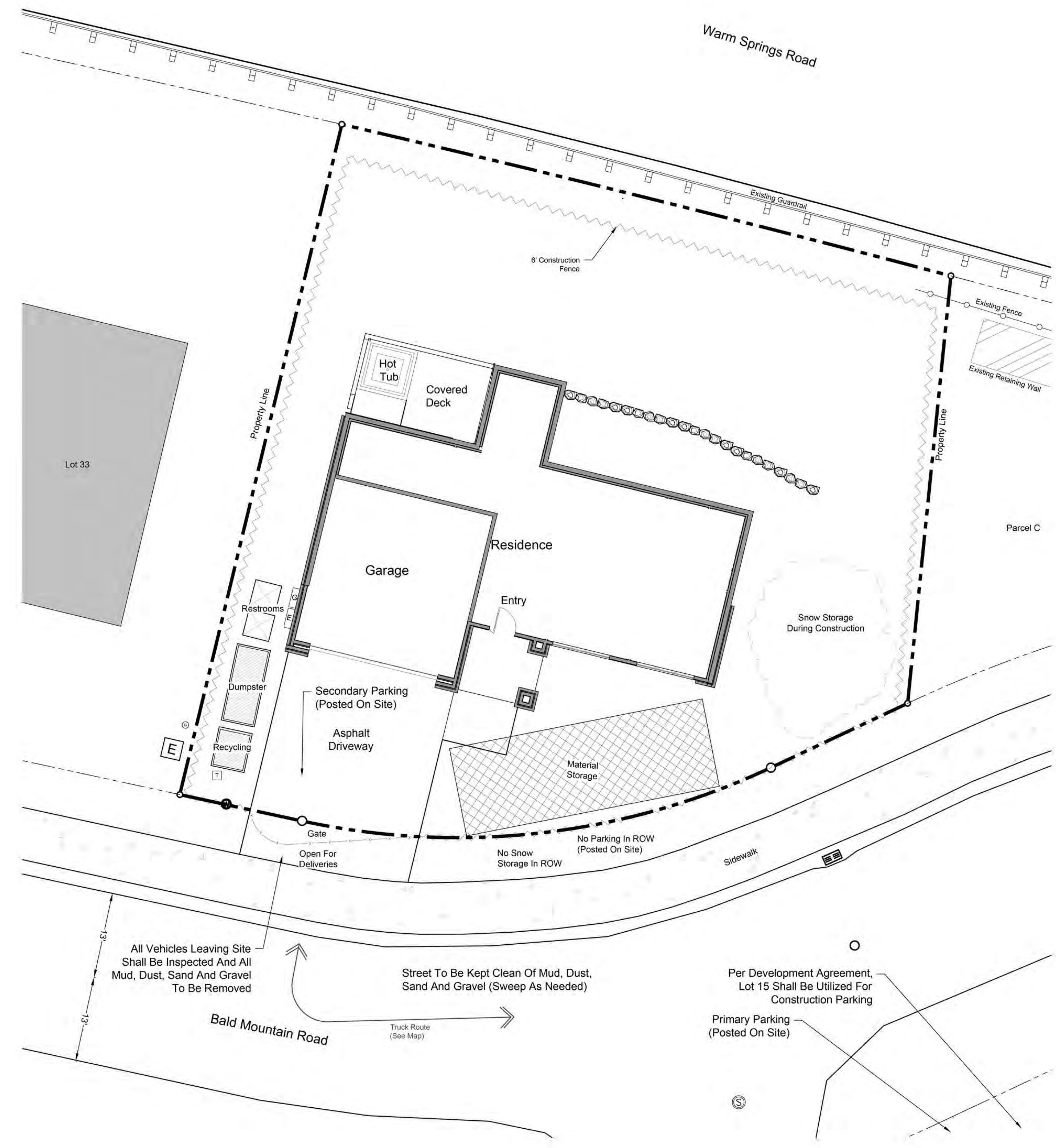


**NOTES:**

(1) See Civil Plans for All Work in Right of Way.

**CONSTRUCTION ACTIVITY NOTES:**

- (1) Dust Control Using Water Truck as Needed.
- (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
- (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
- (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
- (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
- (6) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall be Stored In Neat, Tidy Piles.
- (7) The Condition Of The Right-Of-Way Shall Be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall Be The Responsibility Of The General Contractor.
- (8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall be Maintained On The Front, Street Side Of Fire Hydrants.
- (9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



All Vehicles Leaving Site Shall Be Inspected And All Mud, Dust, Sand And Gravel To Be Removed

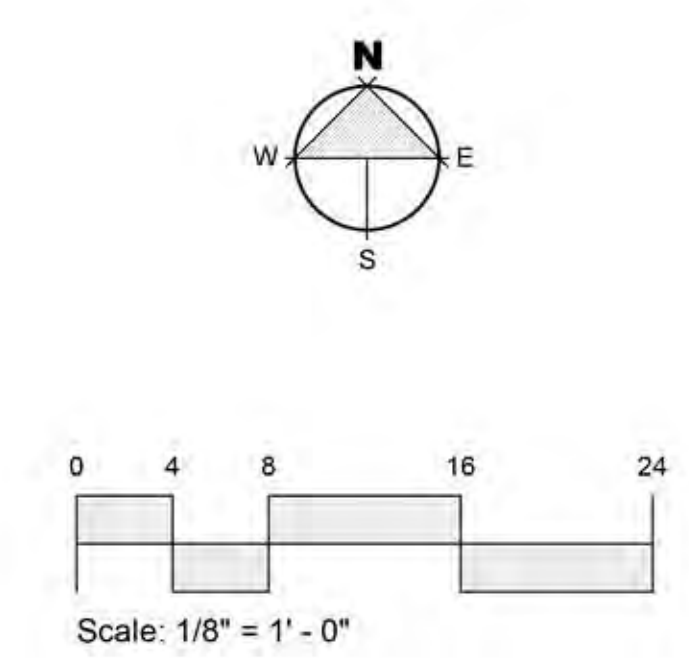
Street To Be Kept Clean Of Mud, Dust, Sand And Gravel (Sweep As Needed)

Bald Mountain Road

Truck Route (See Map)

Per Development Agreement, Lot 15 Shall Be Utilized For Construction Parking

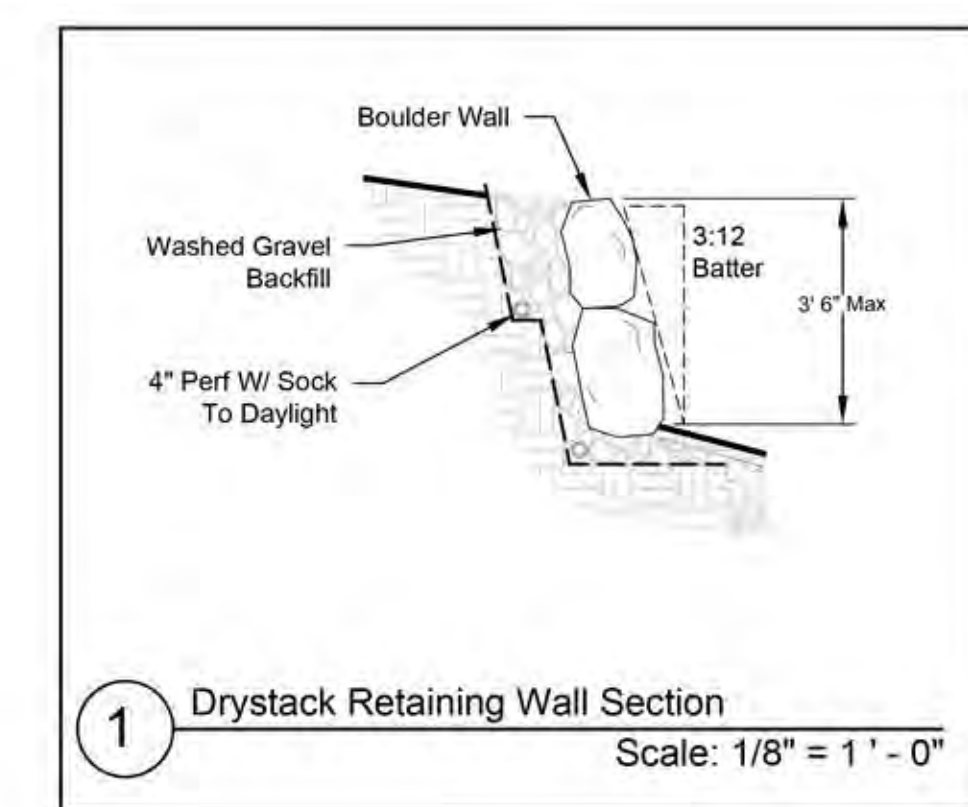
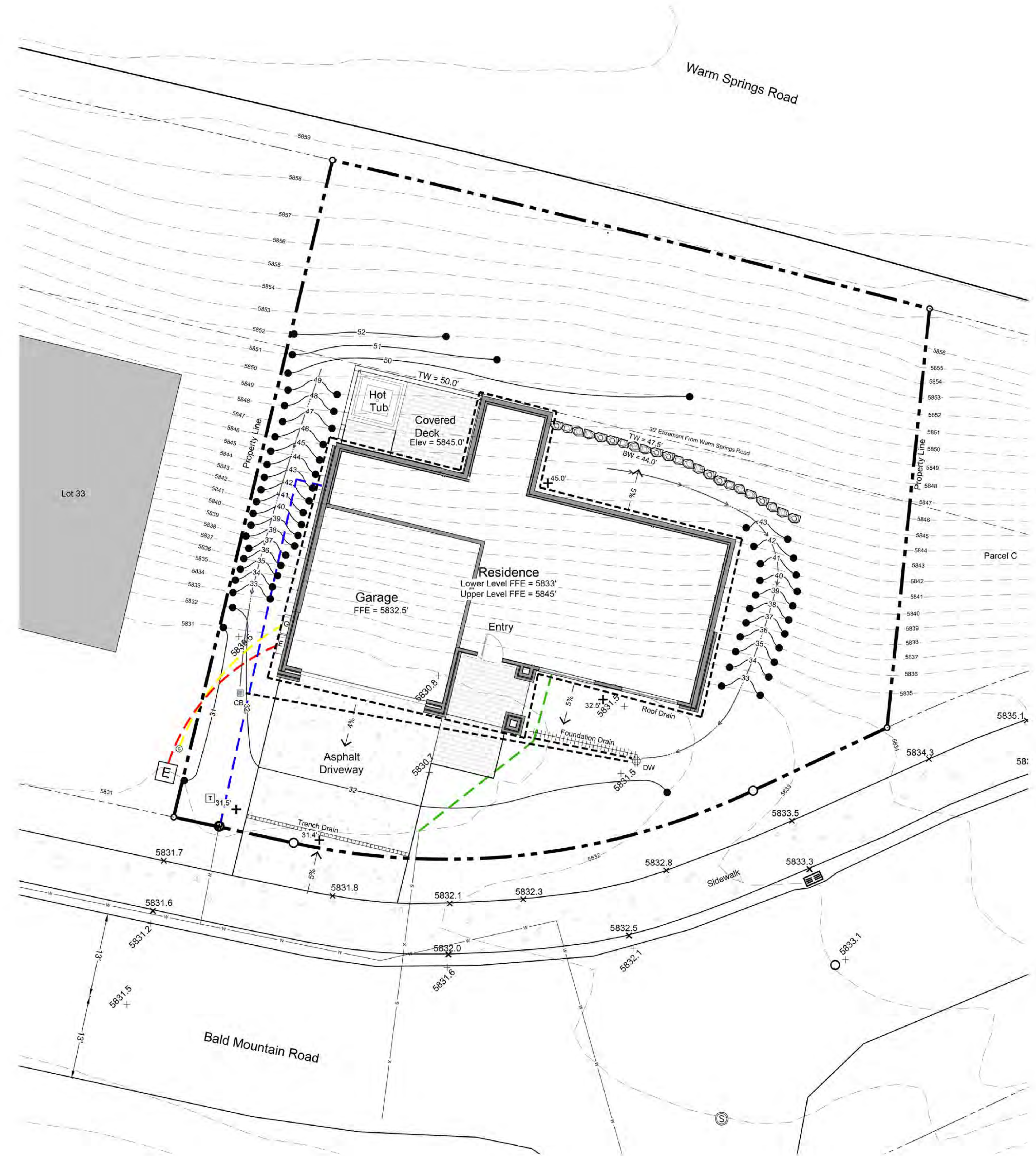
Primary Parking (Posted On Site)





**\* See Civil Plan For Site Grading And Drainage**

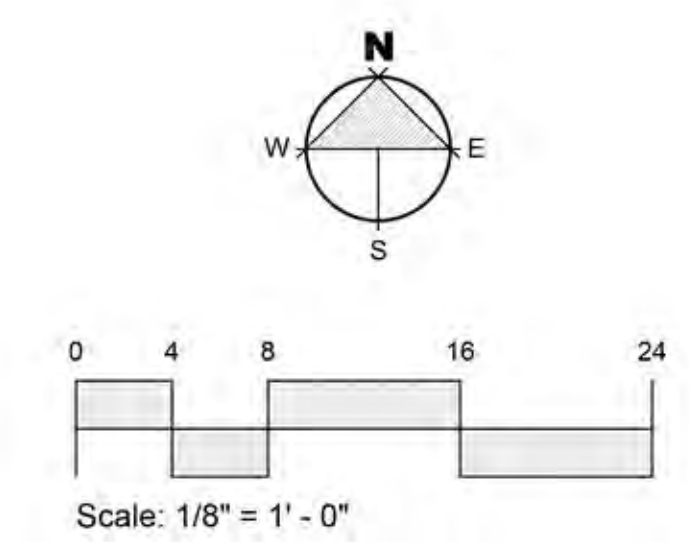
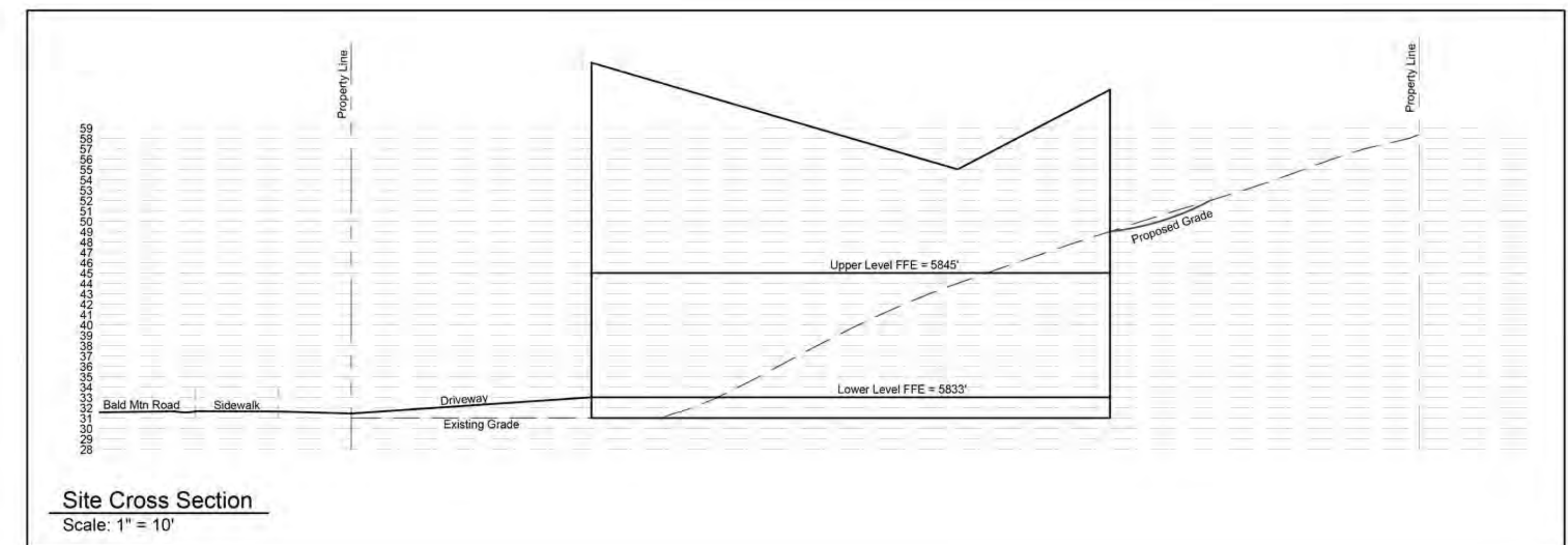
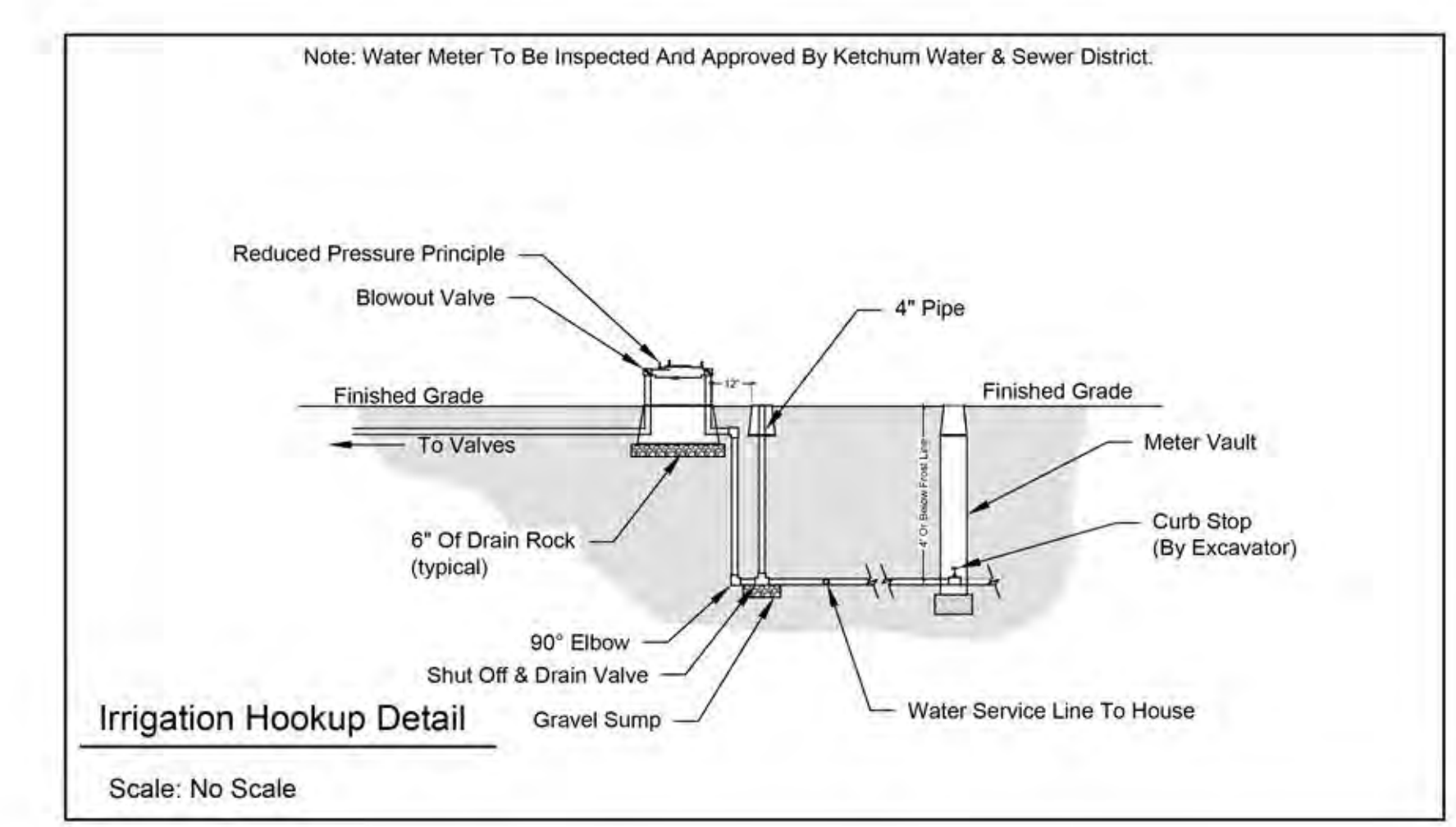
- General Notes**
1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
  2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
  3. All existing utilities are underground. All new utilities shall be underground.
  4. Site serviced by City of Ketchum.



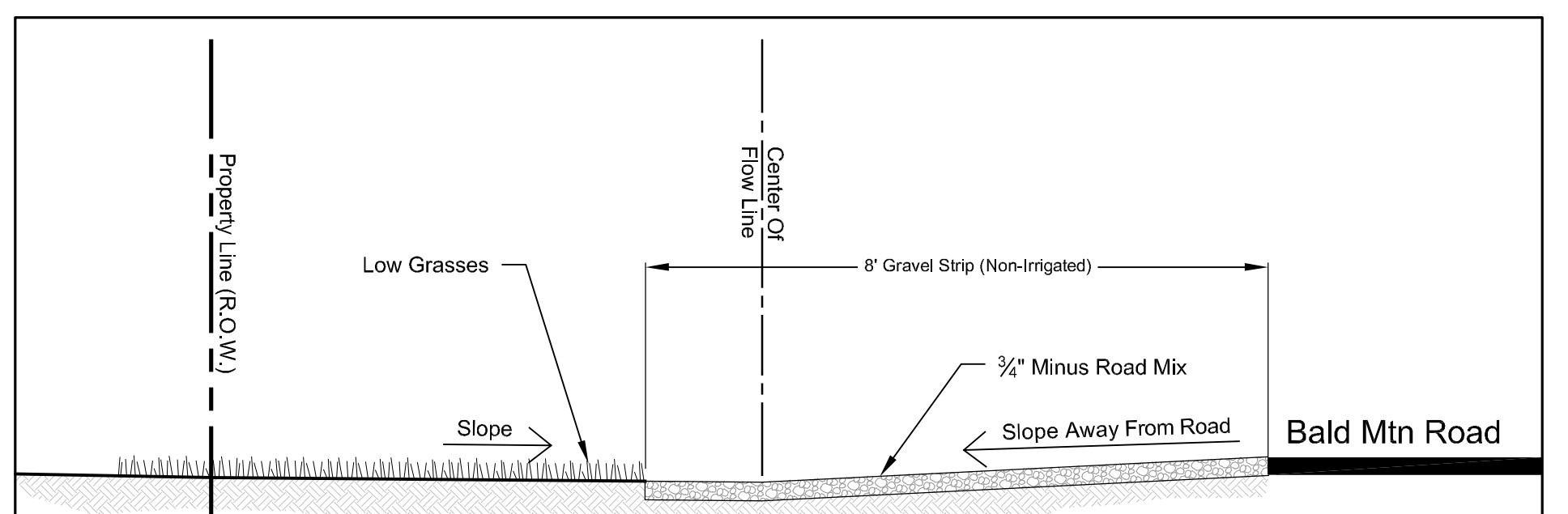
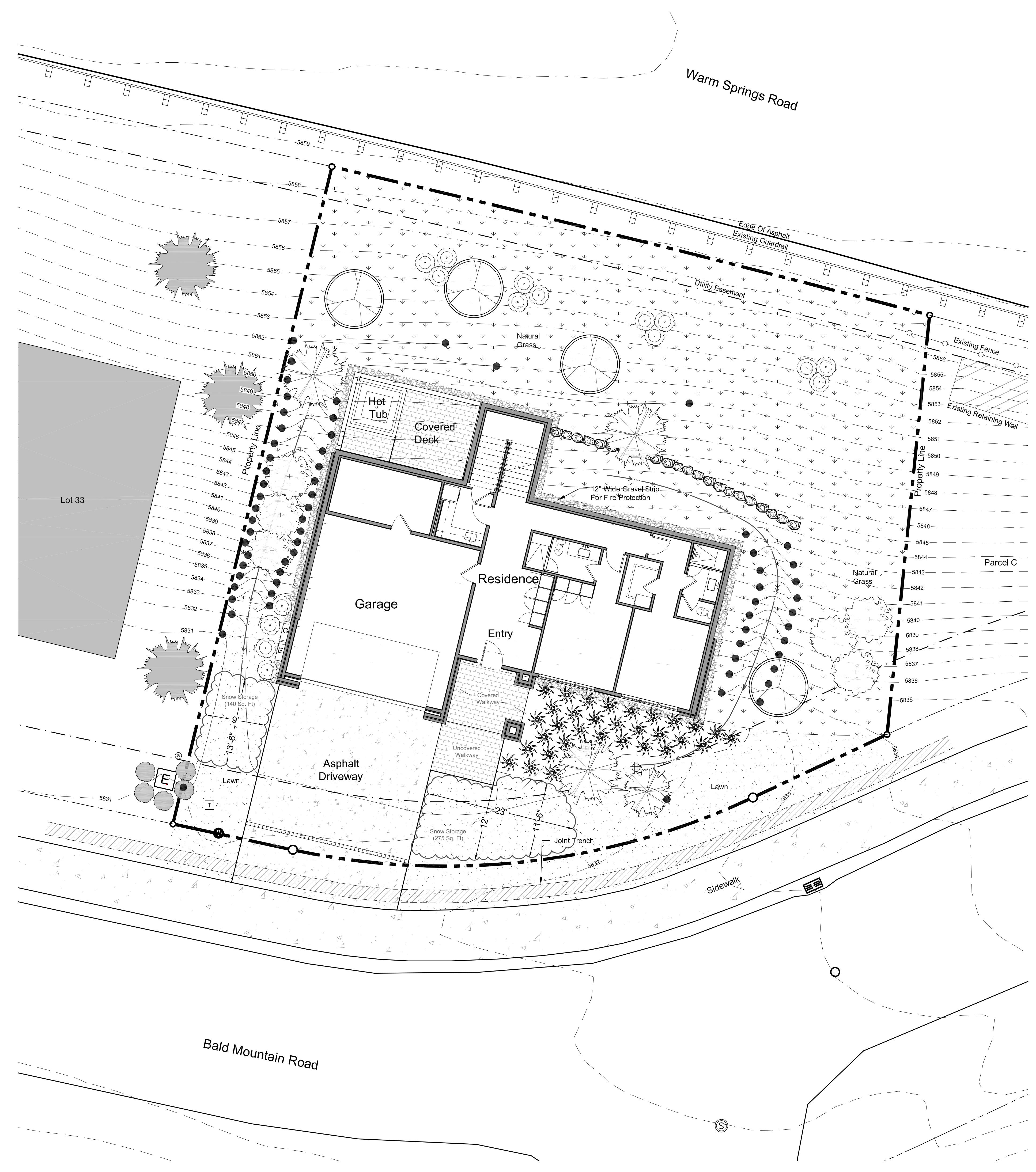
**Cut & Fill**

<b>Excavation:</b>	
Building/Garage:	750 Cu/Yds
Site:	30 Cu/Yds
<b>Total Cut:</b>	<b>780 Cu/Yds</b>
<b>Fill:</b>	
Site Landscape Fill:	30 Cu/Yds
Driveway:	50 Cu/Yds
<b>Total Fill:</b>	<b>80 Cu/Yds</b>
<b>Total Export:</b>	<b>700 Cu/Yds</b>

- Plan Legend**
- Property Line
  - Existing Contour
  - Existing Spot Elevations
  - Proposed Contour
  - Proposed Fence
  - Landscape Drywell
  - Catch Basin
  - Proposed Drainage Direction With Slope Percentage
  - Proposed Spot Elevations
  - 4" Perforated Footing Drain
  - 4" Solid Drain Pipe (Roof & Downspouts)
  - Drystack Retaining Wall
  - Water Line
  - Electrical Service
  - Gas Service
  - Water Service
  - Sewer Service



\*See Civil Plan For Site Grading And Drainage



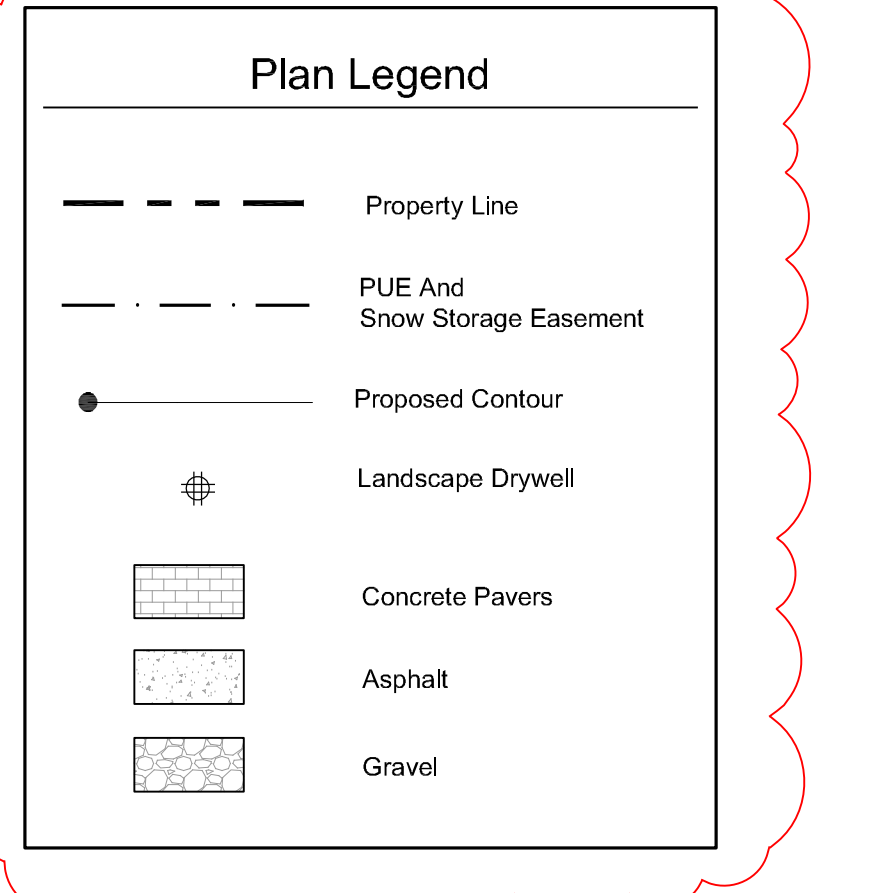
**Cross Section A - Right Of Way** Scale: 1/2" = 1' - 0"

Note: No Sprinkler Heads In ROW.

A. Material shall be pervious/permeable to allow drainage  
 B. Surface must allow for vehicle parking and be consistent along the entire property frontage  
 C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking  
 D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope  
 E. No obstructions, such as boulders or berms  
 F. No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street)  
 Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.  
 G. No live plant material within the first eight (8) feet from edge of asphalt (Street)  
 Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.

**General Notes**

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.



**Plant Legend**

Qty.	Common Name	Botanical Name	Size
4	<b>Conifer Trees</b>		12' - 16'
	Pine	<i>Pinus spp.</i>	
6	<b>Deciduous Trees</b>		12' - 16'
	Aspen	<i>Populus tremuloides</i>	
4	Crabapple	<i>Malus spp.</i>	
16	<b>Deciduous Shrubs</b>		5 gal.
	Alpine Currant	<i>Ribes alpinum</i>	
	Burning Bush	<i>Euconymus alatus</i>	
	Cotoneaster	<i>Cotoneaster spp.</i>	
	Dogwood	<i>Cornus spp.</i>	
	Lilac	<i>Syringa spp.</i>	
	Maple	<i>Acer spp.</i>	
	Mockorange	<i>Philadelphus spp.</i>	
	Ninebark	<i>Physocarpus spp.</i>	
	Snowberry	<i>Symphoricarpos spp.</i>	
	Spiraea	<i>Spiraea spp.</i>	
30	<b>Ornamental Grasses</b>		Flats
	Blue Fescue	<i>Festuca ovina glauca</i>	
	Ribbon Grass	<i>Phalaris arundinacea 'Picata'</i>	
	Karl Foerster Feather Reed	<i>C. arundinacea 'Karl Foerster'</i>	
3,380 Sq.Ft.	<b>Grasses &amp; Wildflowers</b>		Sod or Seed
(20%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(20%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	
(20%)	Sheep Fescue	<i>Festuca ovina</i>	
(20%)	Creeping Red Fescue	<i>Festuca rubra</i>	
(20%)	Wildflowers	Various	
1,500 Sq.Ft.	<b>Grasses - Lawn Mix</b>		Sod or Seed
(33%)	Tall Fescue	<i>Festuca arundinacea</i>	
(33%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(33%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	

**Irrigation Calculation**  
(Lot = ± .22 Acres)

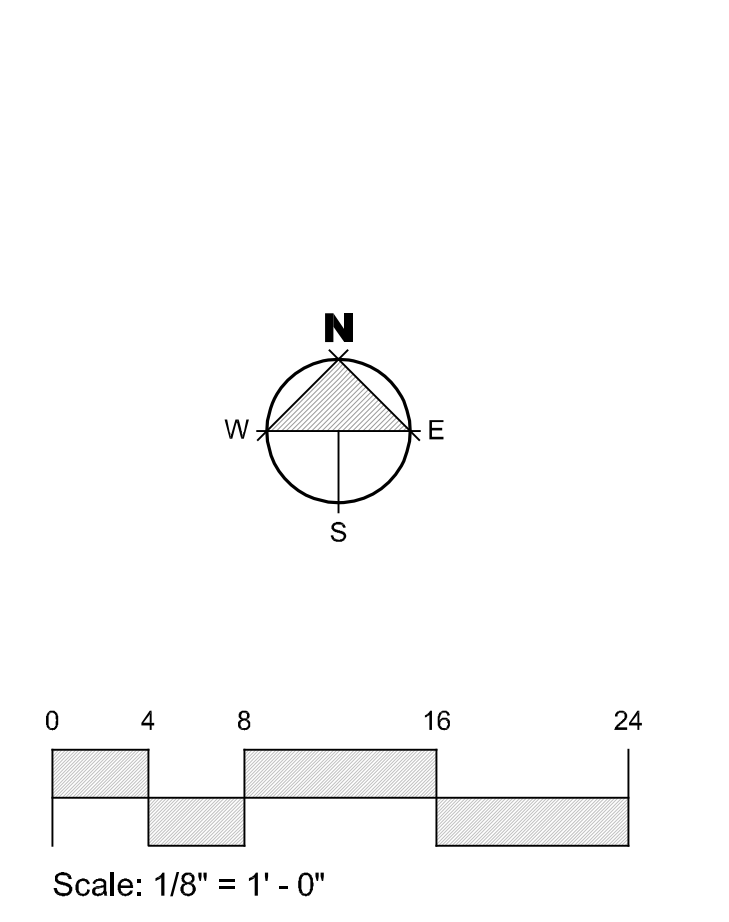
Description	Square Footage
Lawn	4,480 sq.ft.
Planter Beds	50 sq.ft.
<b>Total Irrigated Area</b>	<b>4,530 sq.ft.</b>
	+/- .11 Acres

**Snow Storage**

Driveway Area:	1000 sq ft
Uncovered Walkway Area:	80 sq ft
	x .30%
<b>Required Area:</b>	<b>324 sq ft</b>
<b>Snow Storage Provided:</b>	<b>415 sq ft</b>

- Per Development Agreement:**
- 1) Landscaping Shall Be Drought Tolerant
  - 2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
  - 3) Irrigation System Shall Be Water Efficient In Ground Components, Controller With Rain/Freeze Sensor.
  - 4) Isolate Zones Per Plant Type And Exposure.

- Landscape Notes:**
- 1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
  - 2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
  - 3) Any Tree Crowns Shall Be Pruned To Have A Minimum 10' Horizontal Clearance From Any Structure.



WSR Residences Lot 32

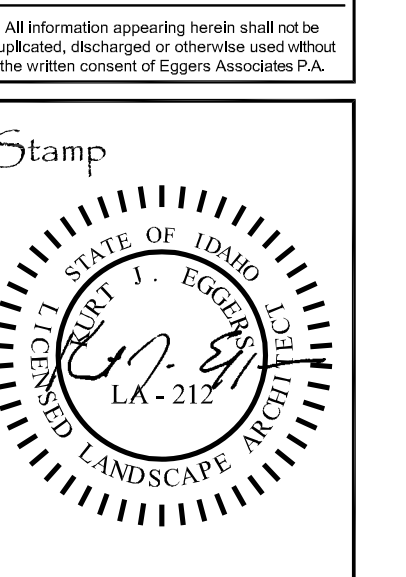
EGGERS ASSOCIATES, P.A.  
Landscape Architecture

T (208) 725-0988  
F (208) 725-0972  
P.O. Box 975  
Ketchum, ID 83340

Warm Springs Ranch Residences  
Block 1, Lot 32  
Ketchum, Idaho

Job No: 22.25  
Scale: 1/8" = 1'-0"

Issue/Revisions: Date:  
 Design/Review: 05/17/23  
 DR/RVSD: 05/01/23  
 DR/RVSD: 06/23/23

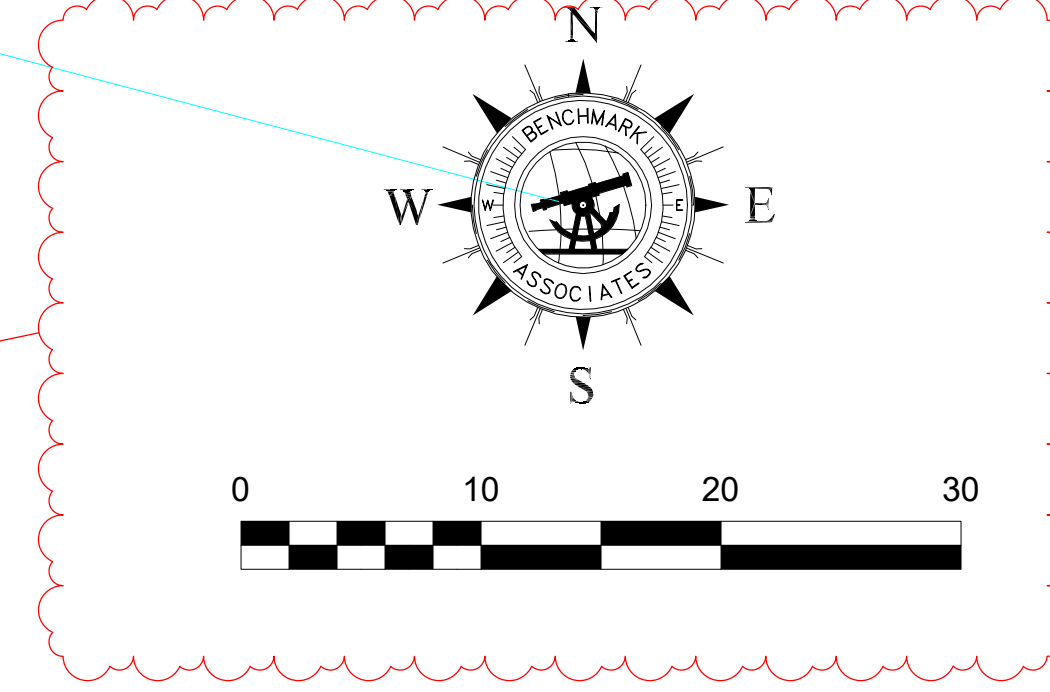


Sheet Title:  
Landscape Plan

Sheet No:  
L3

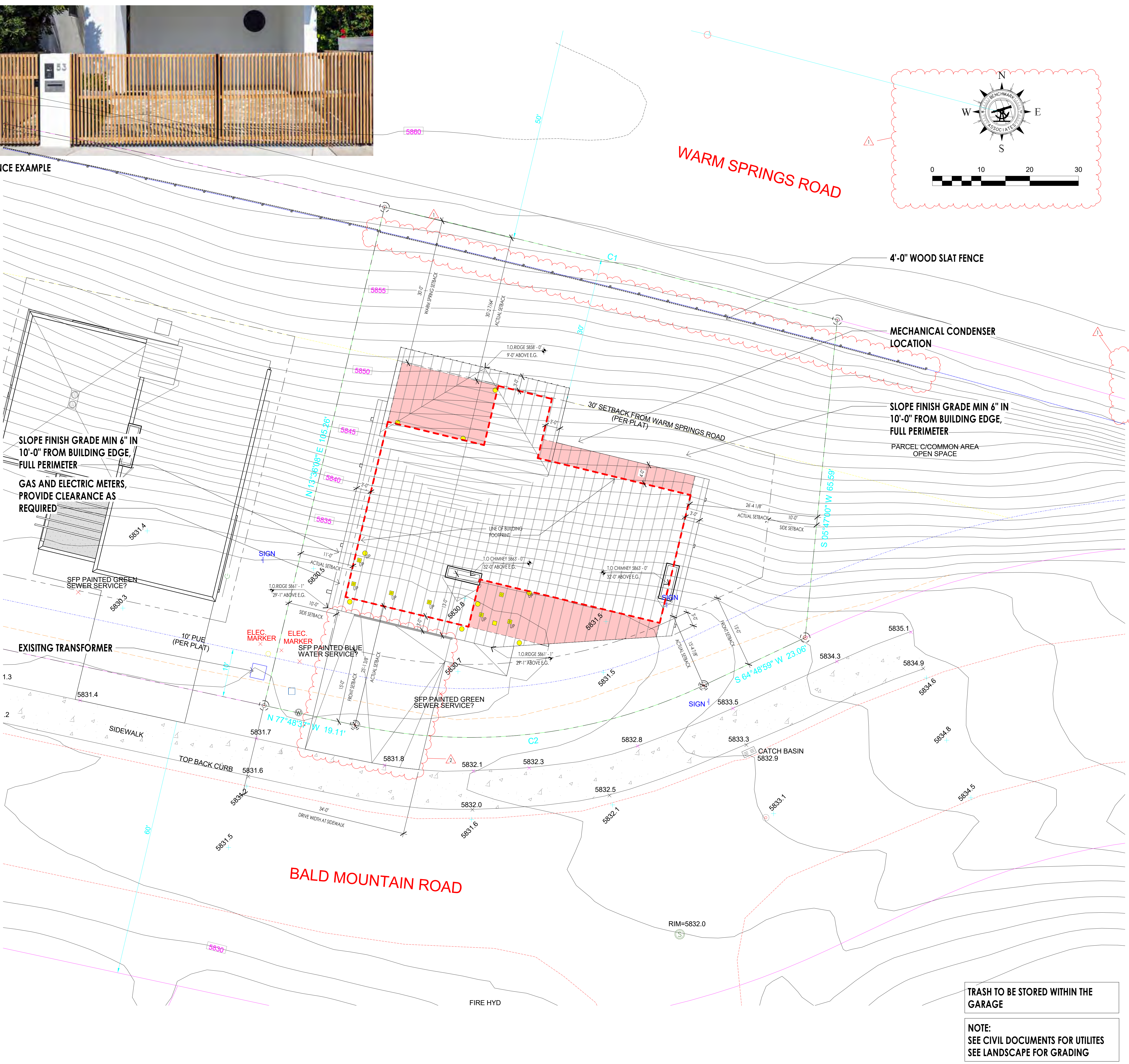


REAR FENCE EXAMPLE



WARM SPRINGS ROAD

BALD MOUNTAIN ROAD



**SITE PLAN GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS. PROTECT AS REQUIRED.
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED.
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND COMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTOR AS PER THE FIRE CODE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

**DATUM:**

LEVEL 1 100'-0" = 5,833.00 USGS  
LEVEL 2 112'-0" = 5,845.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

**SITE PLAN KEY NOTES**

**LOT SIZE:**  
AREA = .22 ACRES OR 9,552.41 SQ. FT.  
ZONE: GR-1  
HEIGHT LIMIT: 35' MAX

**BUILDING PAD:**  
AREA = 4,074 SQ. FT.

**PROPOSED BUILDING FOOTPRINT:**  
AREA = 2,813.67 SQ. FT. - EQUALS 29.45 %  
LOT COVERAGE ALLOWED: 35%, 3,343 SQ. FT.

- RECESSED LIGHT LOCATIONS
- WALL SCONCE LOCATIONS

**LEGAL DESCRIPTION:**  
LOT 32 BALD MOUNTAIN ROAD

**SITE NOTES:**

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-1
6. CONTRACTOR TO VERIFY EXISTING GRADES/TOPOGRAPHY PRIOR TO EXCAVATION AND/OR CONSTRUCTION. VERIFY DRIVEWAY DOES NOT EXCEED 10% GRADE.
7. EXISTING TOPOGRAPHY SHOWN IS BASED ON ROAD DESIGN GRADES & SITE OBSERVATIONS. CONTRACTORS/OWNER TO VERIFY.
8. HEIGHT LIMIT OF 35'-0" OVER EXISTING GRADE. 5'-0" ALLOWANCE FOR CHIMNEYS AND MECHANICAL.

**TRASH TO BE STORED WITHIN THE GARAGE**

**NOTE:**  
SEE CIVIL DOCUMENTS FOR UTILITIES  
SEE LANDSCAPE FOR GRADING

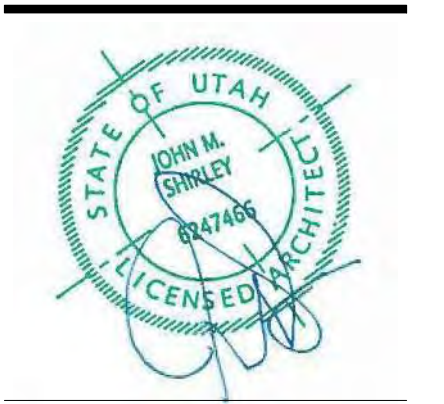


Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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Scary, Utah 84094  
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fax 801.269.1425  
www.thinkaoc.com

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30

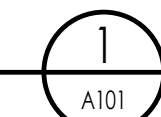
REVISIONS:

- 1 04-27-2023 PER CITY COMMENTS
- 2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
A101

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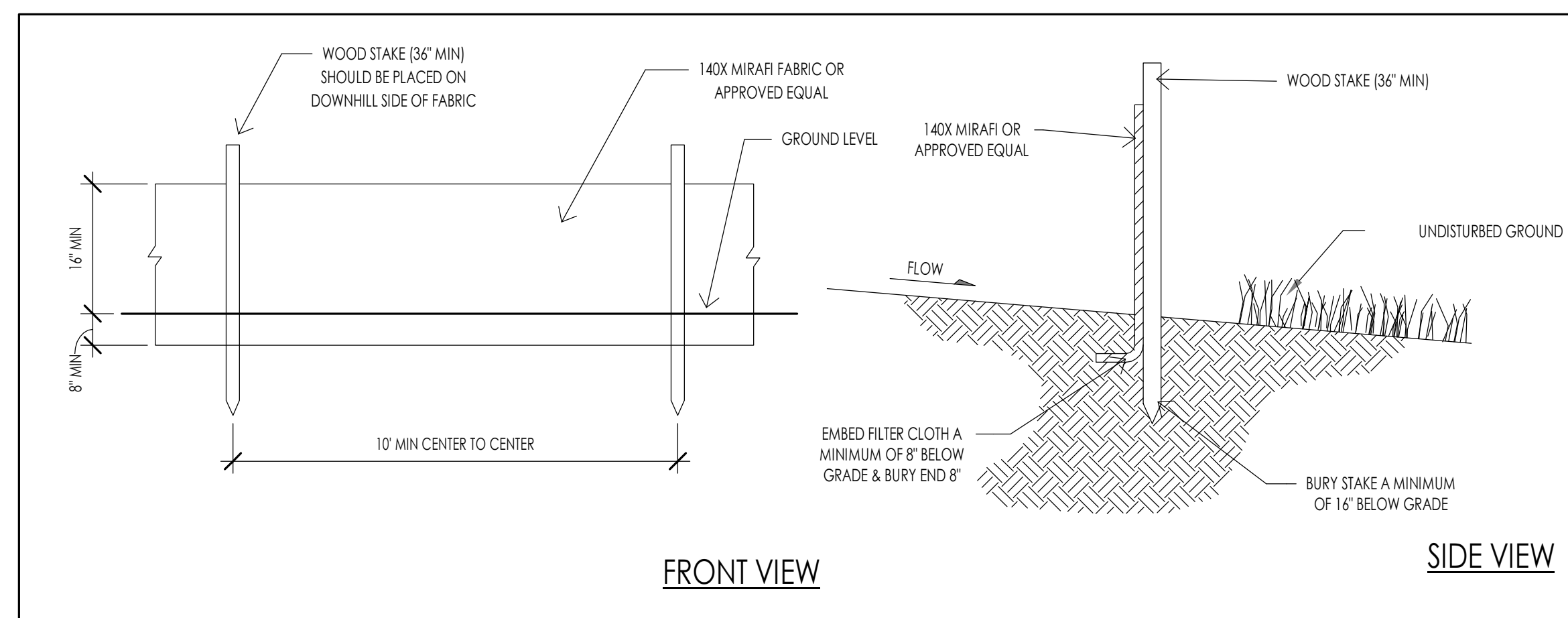


**EROSION CONTROL NOTES**

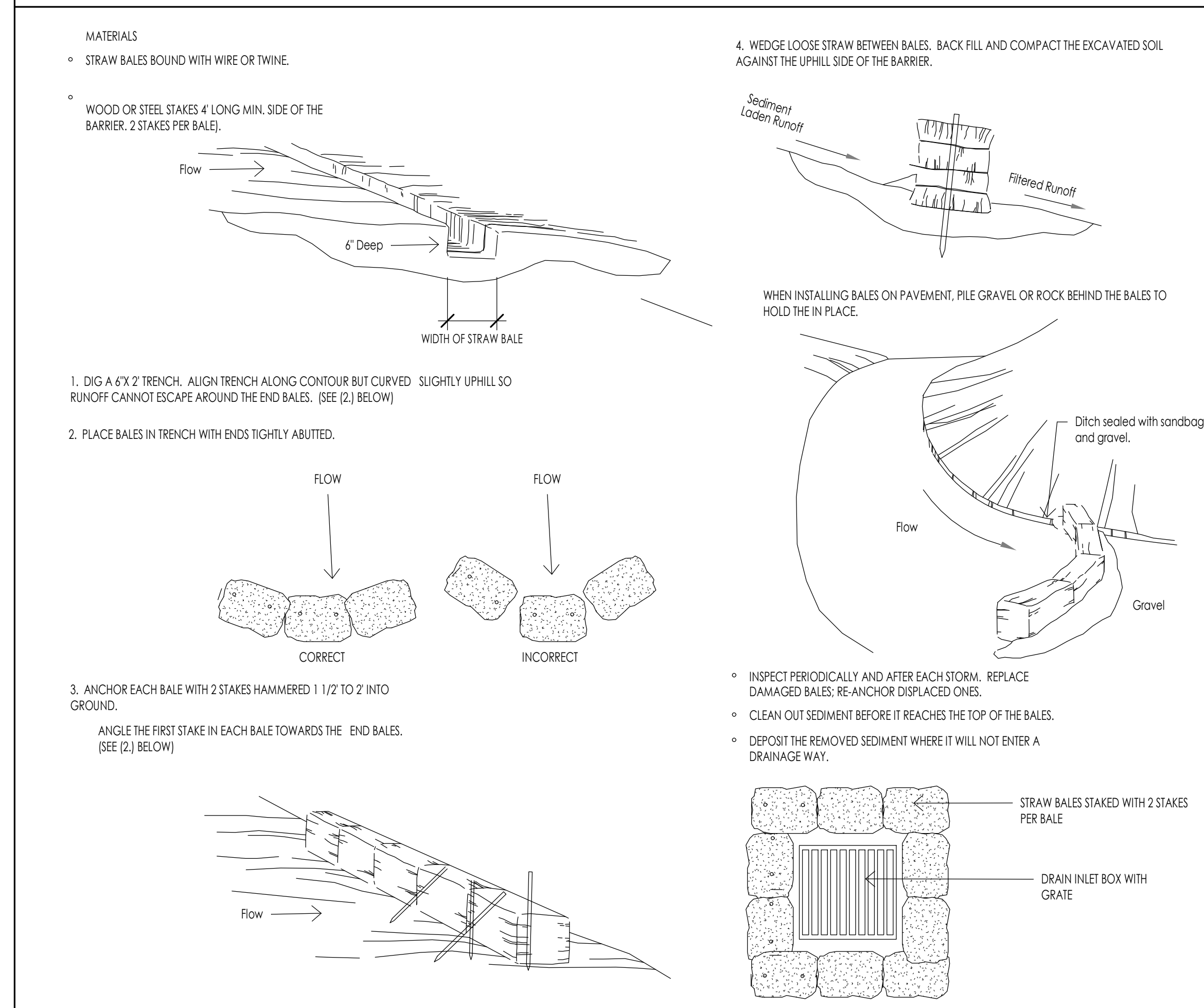
- EROSION CONTROL - SPDES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.
- ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORK.
- PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
- EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
- CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPER, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDED SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN.
- THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
- DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.
- CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
- SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR BEFORE REVEGETATION.
- ALL DITCHES AND SWALES BETWEEN 5PERCENT AND 8PERCENT SHALL BE ARMORED WITH A STRAW TIE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.
- RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 6 PERCENT.
- RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT OUTLETS.
- THE TIMING FOR STABILIZATION PRACTICES MUST READ PER SECTION 38(4) OF APPENDIX A OF ORDINANCE 391. IDEALS WITH TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, ETC. WITHIN 5 DAYS OF OPERATIONS TEMPORARILY OR PERMANENTLY CEASING OPERATIONS ON ANY AREA OF THE PROJECT.
- SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGETATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.
- PROVIDE PERMANENT RE-SEEDING OF NON-IRRIGATED AREAS ON OR AFTER OCTOBER 15, BUT BEFORE SNOW ACCUMULATES WHEN THE PROBABILITY OF PREMATURE GERMINATION IS MINIMAL.
- STABILIZED CONSTRUCTION ENTRANCES MUST BE UTILIZED IF THE EXISTING PAVEMENT IS REMOVED DURING THE SITE GRADING WHERE CONSTRUCTION TRAFFIC ACCESSES PUBLIC AND PRIVATE ROADWAYS.
- PROTECT ALL EXISTING STORM DRAIN BOX INLETS.
- SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PERCENT OF MIX
PERENNIAL RYEGRASS (LULIUM PERENNIE)	20PERCENT
SLENDER WHEATGRASS (AGROPOYRON TRACHYCAULUM)	15PERCENT
20 PERCENT BLUEBUNCH WHEATGRASS (AGROPOYRON SPICATUM)	15PERCENT
WESTERN WHEATGRASS (AGROPOYRON SMITHII)	10PERCENT
SHEEP FESCUE (FESTUCA OVINA)	8PERCENT
BLUE FLAX (LINUM LEWISSI)	7PERCENT
CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)	10PERCENT

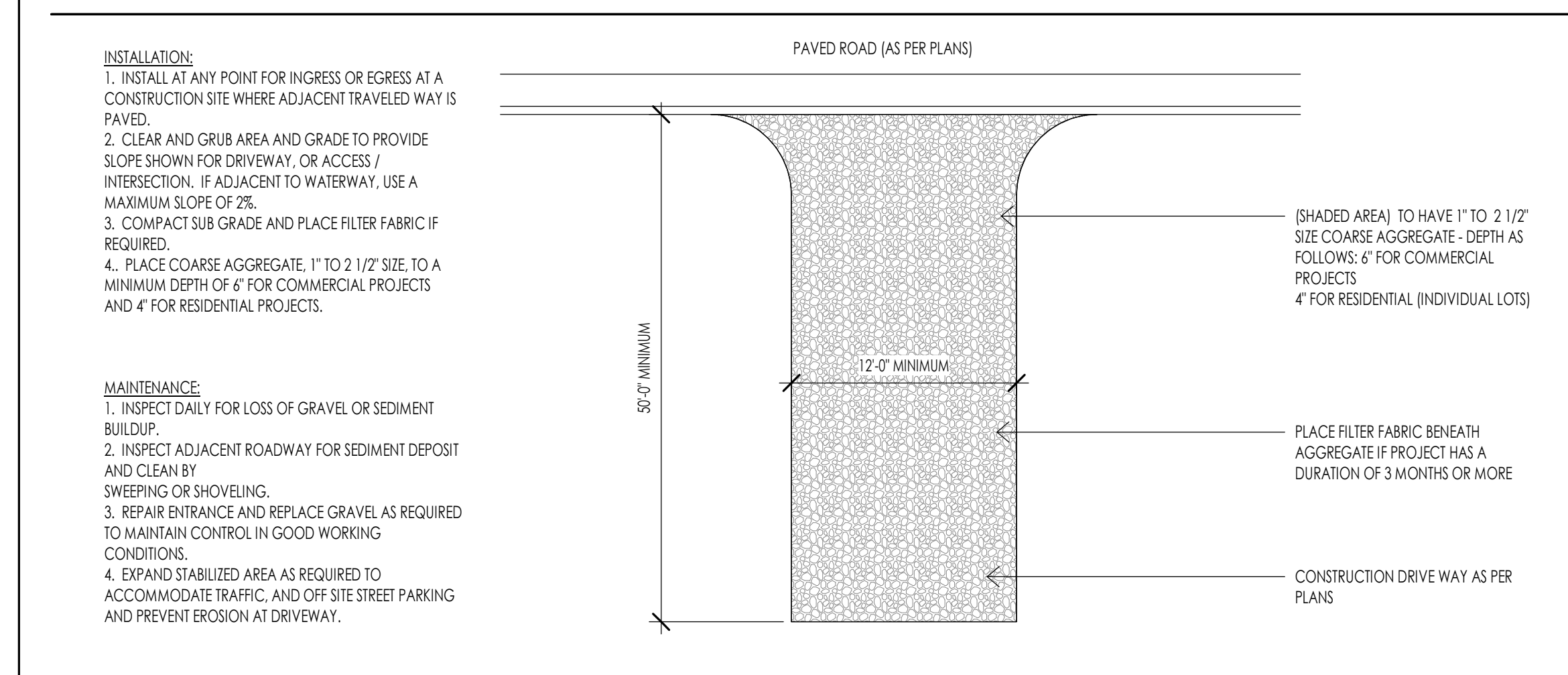
21 SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED MIX.



**SILT FENCE DETAIL**

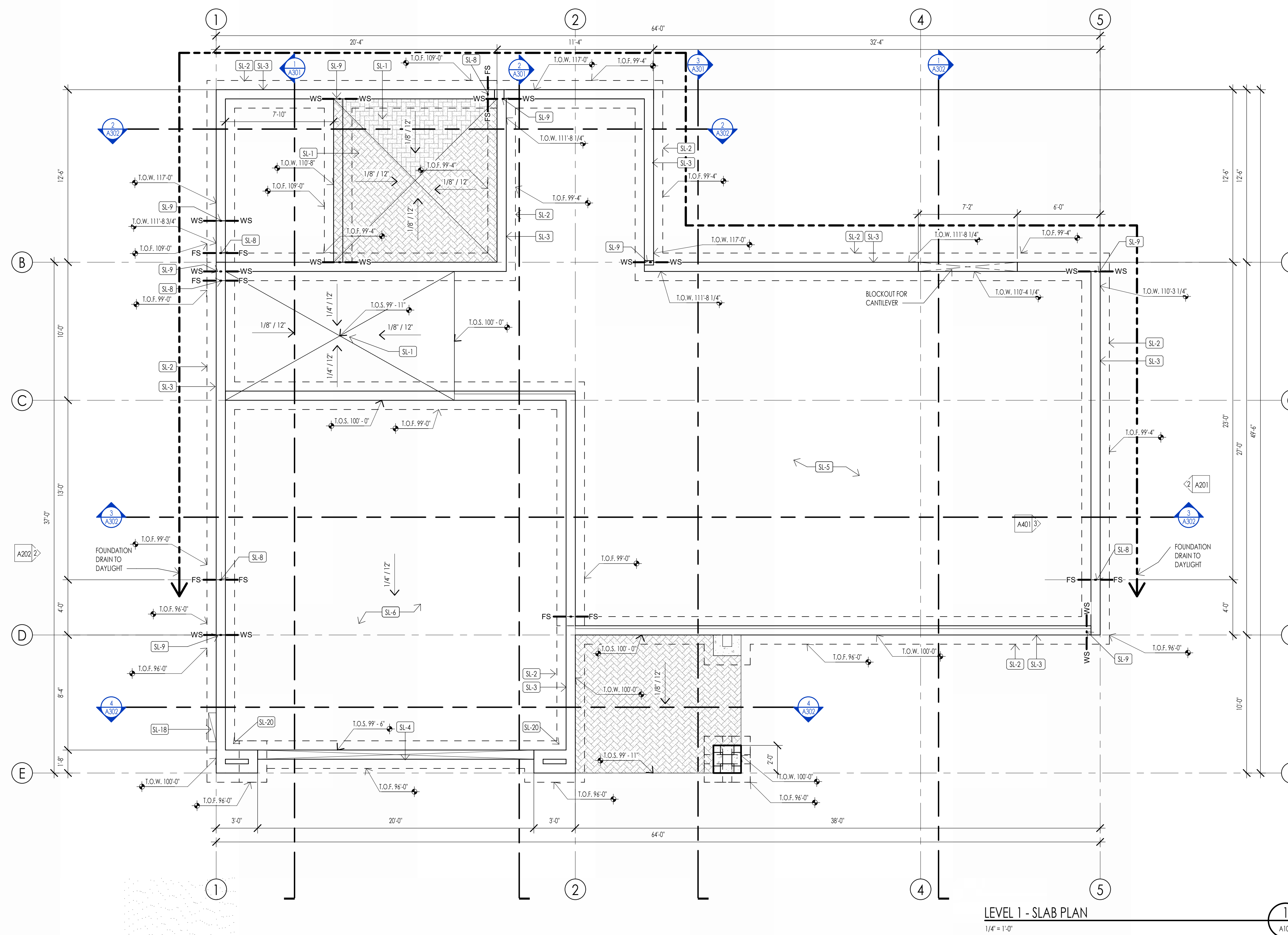


**STRAW BALE EROSION CONTROL**



**CONSTRUCTION ENTRANCE**

- INSTALLATION:**
- INSTALL AT ANY POINT FOR INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
  - CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY OR ACCESS / INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
  - COMPACT SUB GRADE AND PLACE FILTER FABRIC IF REQUIRED.
  - PLACE COARSE AGGREGATE, 1" TO 2 1/2" SIZE, TO A MINIMUM DEPTH OF 4" FOR COMMERCIAL PROJECTS AND 4" FOR RESIDENTIAL PROJECTS.
- MAINTENANCE:**
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
  - INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
  - REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITIONS.
  - EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.



### FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE
[Hatch Pattern]	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4" MIN. AT PERIMETER OF FOUNDATION.

### FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.P.	TOP OF PIER ELEVATION

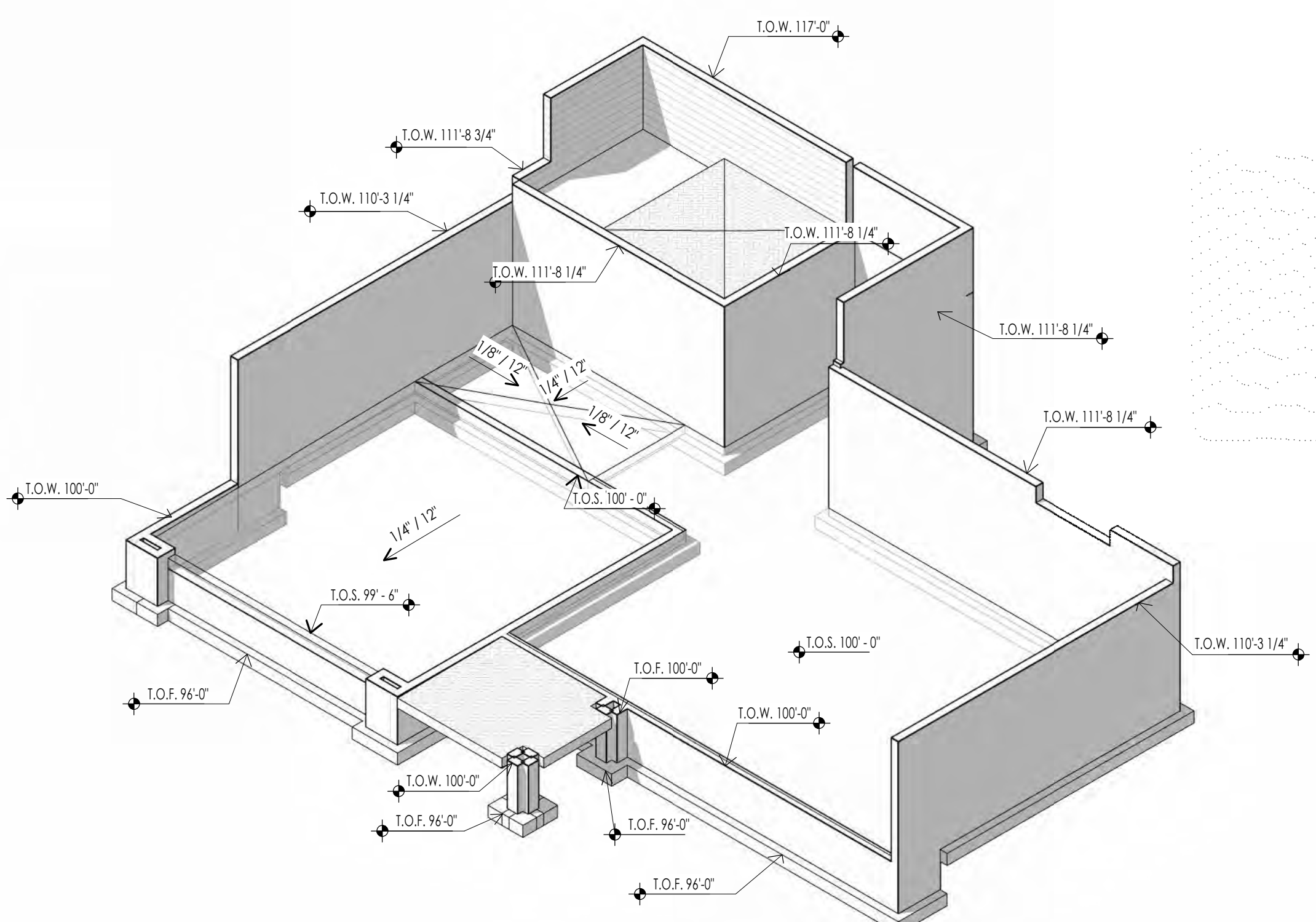
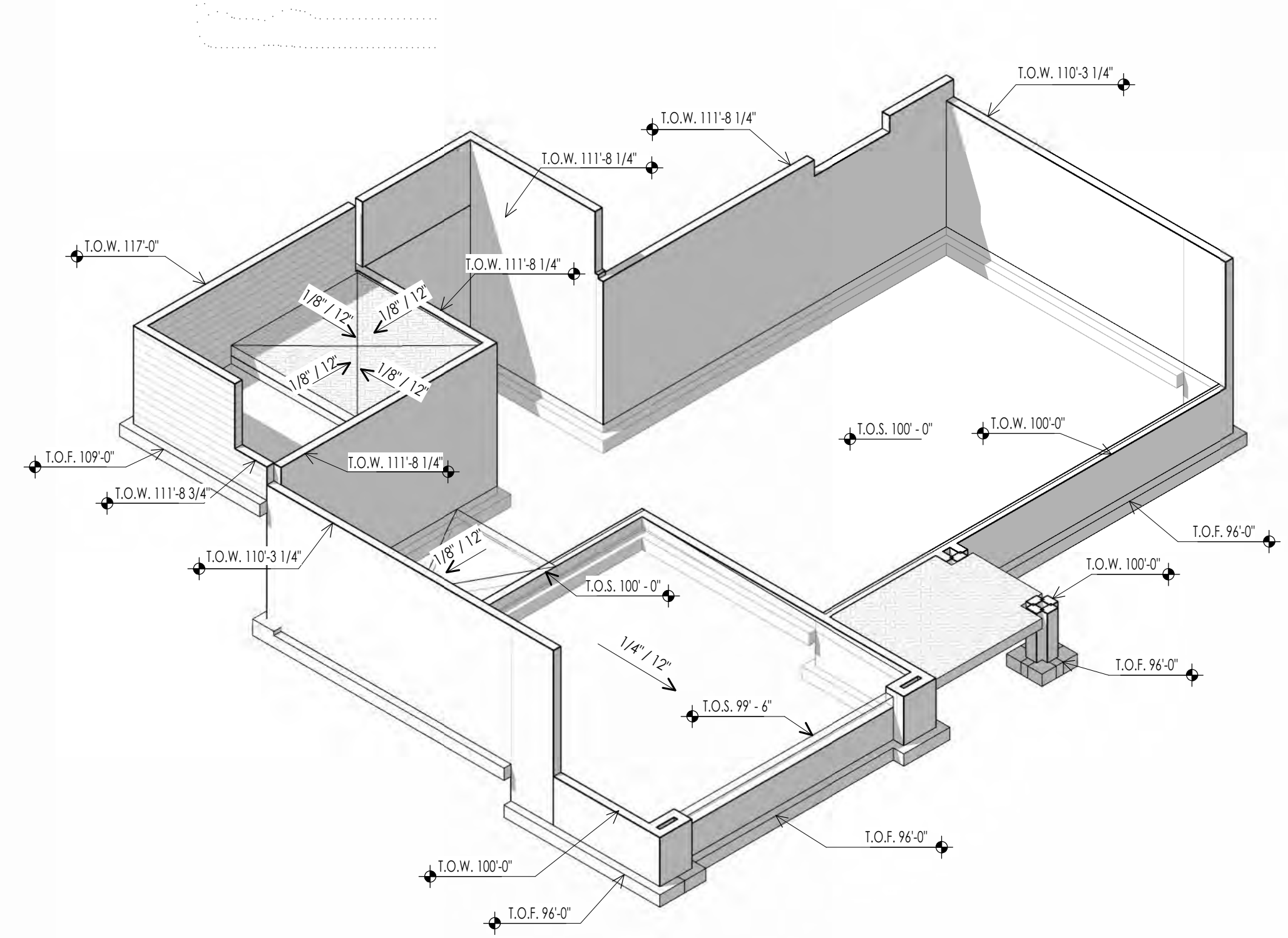
- ### FOUNDATION GENERAL NOTES
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
  - COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
  - VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
  - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
  - FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

### DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

### FOUNDATION PLAN KEYNOTES

KEYNOTES	
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS WITH WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL - SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A BARE GROUND. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. 250B.12 AND N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING



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Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

7927 So. Highpoint Parkway, Suite 300  
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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

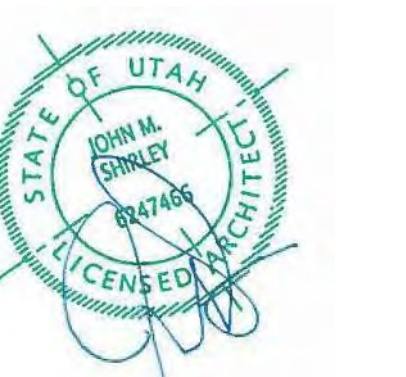
PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
FOUNDATION PLAN

SHEET NUMBER:  
A103

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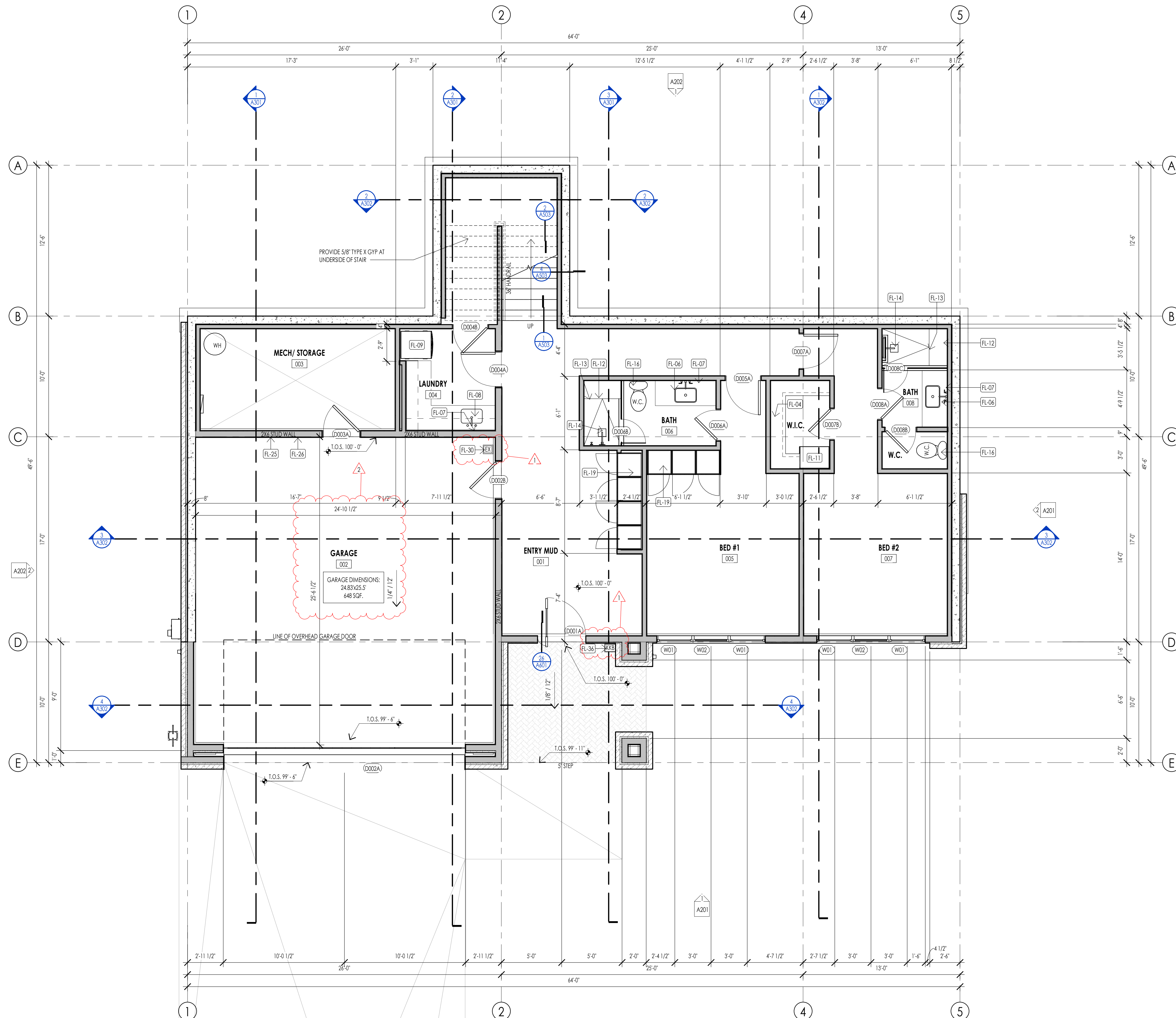
- 1 04-27-2023 PER CITY COMMENTS
- 2 06-14-2023 PER CITY COMMENTS

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- ### FLOOR PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
  10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

- ### STAIR PLAN GENERAL NOTES
1. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
    - A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IBC 311.7.1 FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1
    - B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7.3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9" MIN TREADS)
    - C. LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.
    - D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)
    - E. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
  2. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
    - A. HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON A LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWER RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. TOLLUTS, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
    - B. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.
    - C. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
  3. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
    - A. GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
    - B. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
    - C. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
    - D. THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH.

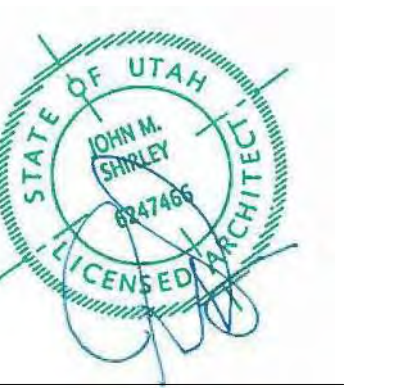
FLOOR PLAN KEYNOTES	
KEYNOTES	
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-07	MIRROR SINK AS PER INTERIOR DESIGNER
FL-08	LAUNDRY SINK/ FAUCET PER INTERIOR DESIGNER
FL-09	STACKED WASHER AND DRYER. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL
FL-11	CABINET SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE 'SCHEFFER' BRUSH LINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE 'XOHLER' PERIGUARD CURV COMFORT
FL-19	BUILT IN MUD/CLOSET CABINETS AS PER INTERIOR DESIGNER
FL-25	PROVIDE HOT/COLD HOOR UP
FL-26	PROVIDE 50 AMP EV CHARGING POINT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 904 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.
FL-36	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A THICK BOX BRAND AND DESIGNED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT LOCATION. NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL. VERIFY LOCAL CODE.



LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"





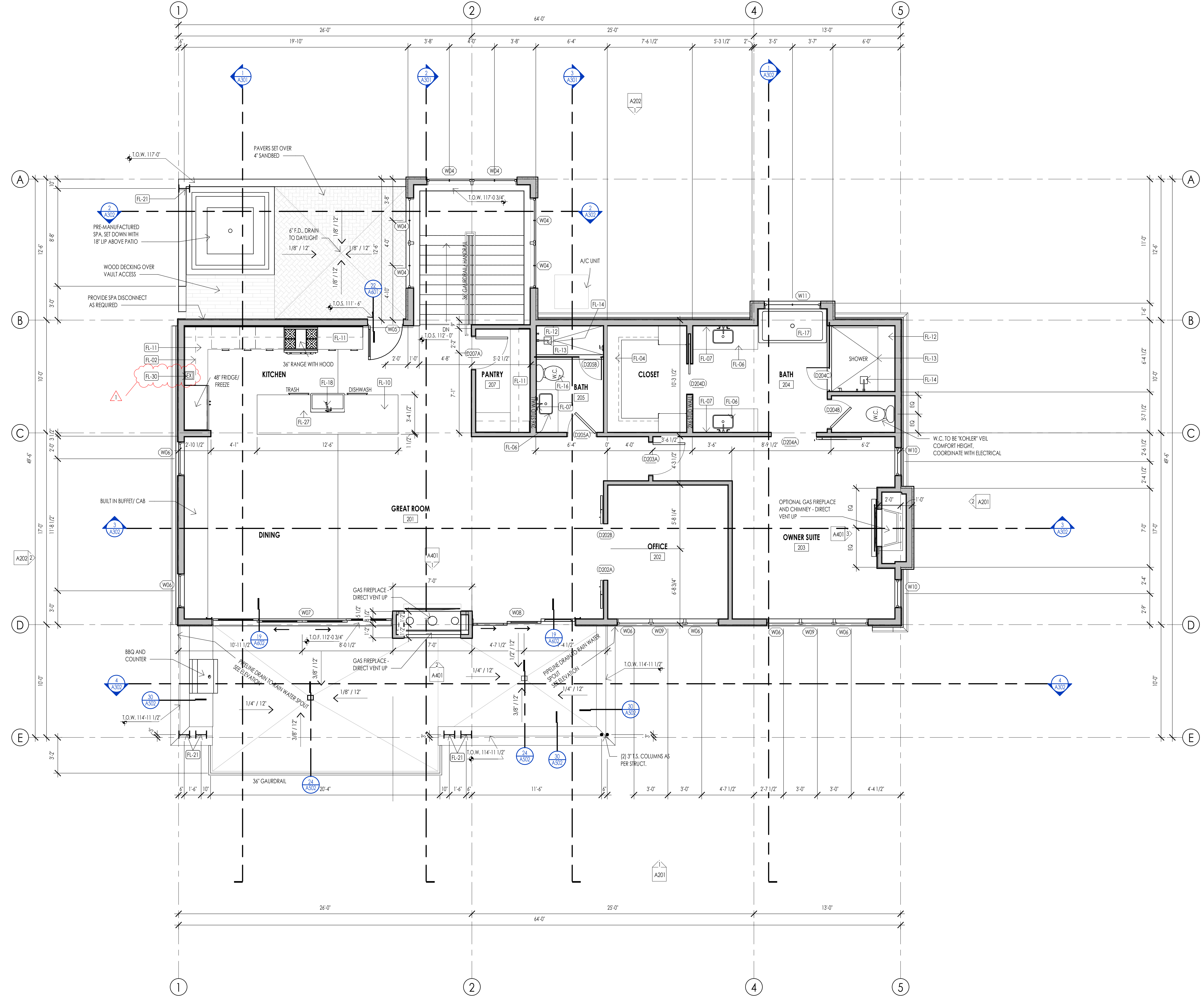
FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
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  - REFER TO ENLARGED PLANS FOR ALL DECK/PATIO.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
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  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

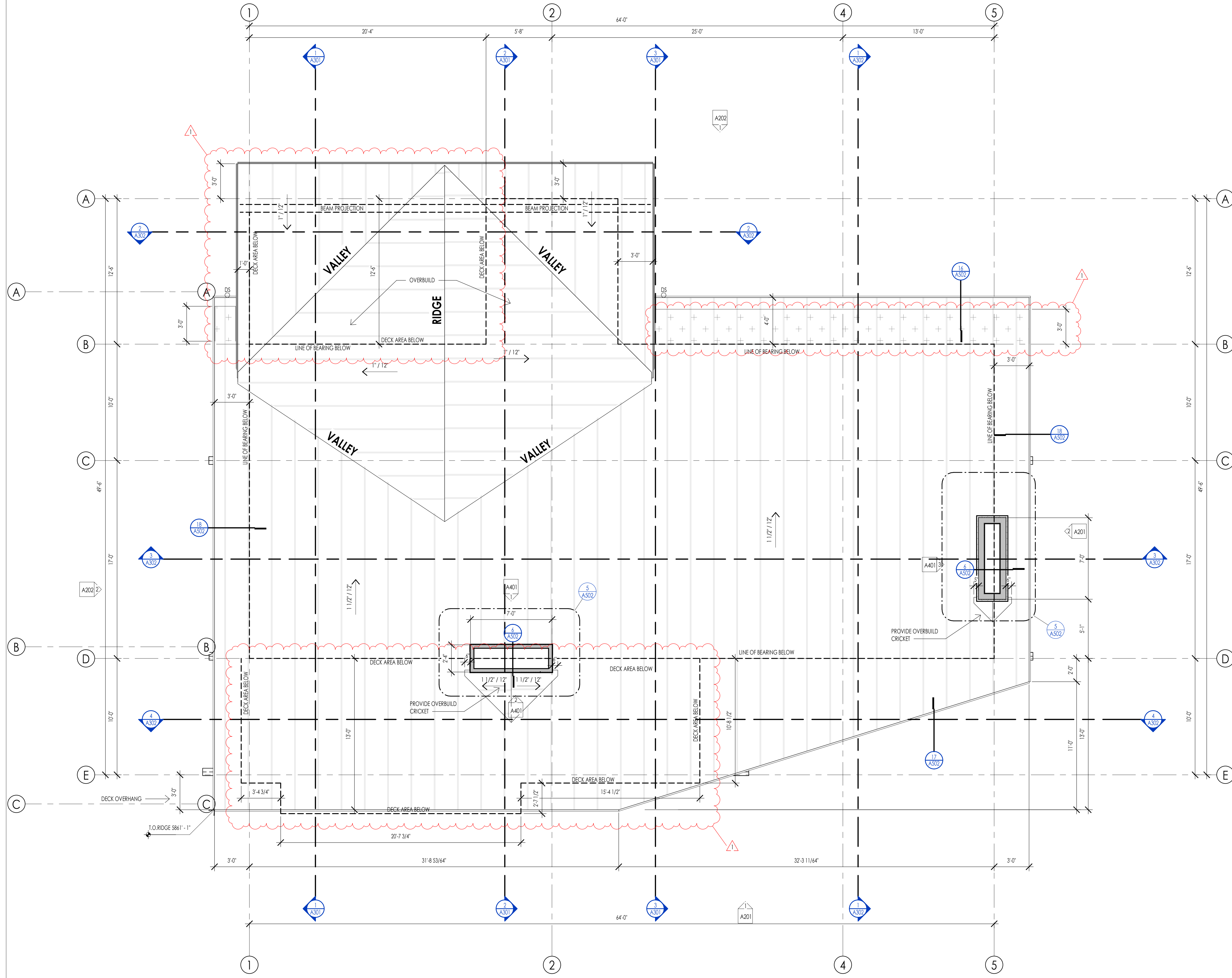
- ### STAIR PLAN GENERAL NOTES
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    - THE MAXIMUM STAIR RISEER SHALL NOT EXCEED 7.3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLER BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9" MIN TREADS)
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    - HANDRAILS SHALL BE PROVIDED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON A LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN REVEL POSTS, VOLLIES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
    - THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.
    - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
  - GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
    - GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
    - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
    - THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
    - THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH.

### FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-07	MIRROR SINK AS PER INTERIOR DESIGNER
FL-10	36" COUNTERTOP PER INTERIOR DESIGNER
FL-11	CABINET SYSTEM SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "SCHLITZ" KEROLINE LINEAR DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE "KOHLER" PERIPLAC CURBY COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGNER
FL-21	WIDE FLANGE COLUMNS AS PER STRUCTURAL
FL-27	PROVIDE COUNTER BUTTON SWITCH FOR DISPOSAL UNIT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IBC SECTION 904 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLE ON SITE. 30' TO ANY HOV WORK. EXTINGUISHERS SHALL BE INSTALLED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.



LEVEL 2 - FLOOR PLAN  
1/4" = 1'-0"



ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	KEEP RIB ROOFING MEMBRANE	[Hatch Pattern]	
[Hatch Pattern]	LOCATION OF SNOW RETENTION SYSTEM - TO BE DESIGNED AND ENGINEERED BY OTHERS - SEE DETAILS BELOW	[Hatch Pattern]	
[Hatch Pattern]	RAIN GUTTER WITH DOWN SPOUT	[Hatch Pattern]	

**TRA SNOW & SUN**  
SNOW RETENTION SYSTEMS

07 72 53  
1657 South 550 East  
American Fork, UT 84003  
801-606-8980 | www.tra-snow.com

### SNOW DIAMOND CLAMP-ON - 1 RAIL

**DESCRIPTION**

- Designed for standing seam metal roofs.
- Available for rib types including: Double Lock, Single Lock, Snap Lock, Skyline, etc.
- Designed for clearance square tubes (see square clamp-on tube product data sheet).
- Allows for full installation without penetration of the roof surface.
- Powder coated to match roofing material color.
- Overall dimensions: 2.87" L x 1.64" W x 1.64" H.
- Height (HT) of clamp varies based on rib type and height.
- Carriage bolt (2) 3/8" Dia. X 1-3/4" or 2"

**MATERIALS**

- zinc Coated Steel: 316" (ASTM A336)
- Stainless Steel: 165" (ASTM A666-03)

**COLORS/FINISHES**

- zinc Plated Steel
- Hot Dipped Galvanized Steel
- Mill Finish Stainless Steel
- Powder coating available in many colors visit [www.tra-snow.com/color-chart](http://www.tra-snow.com/color-chart)

**NOTE:** Due to specific job conditions, TRA Snow and Sun will only warranty a snow retention system layout that has been designed by TRA Snow and Sun.

**1 RAIL CLAMP-ON SNOW FENCE SYSTEM**

**USED ON: STANDING SEAM METAL**

**INSTALLATION:** CLAMP THE SNOW FENCE TO THE RIB BY USING A TORQUE WRENCH WITH 30 FT.-LBS. OF PRESSURE APPLIED TO EACH BOLT FOR SPECIFIC ENGINEERING & PLACEMENT CALL TRA SNOW & SUN AT 801-756-8966.

**SNOW RETENTION SYSTEMS**

- ### ROOF PLAN GENERAL NOTES
- SEE SHEET 0002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
  - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
  - PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
  - ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
  - ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESPECIALLY).
  - DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

### ROOF PLAN KEYNOTES

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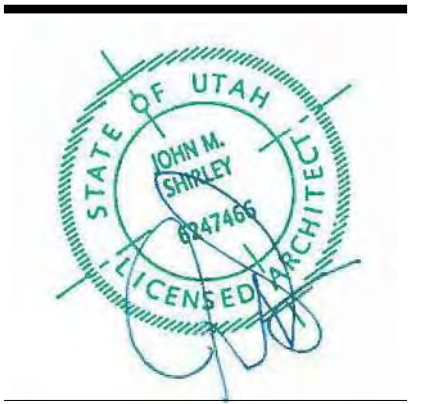


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**WARM SPRINGS RESIDENCE #32**

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

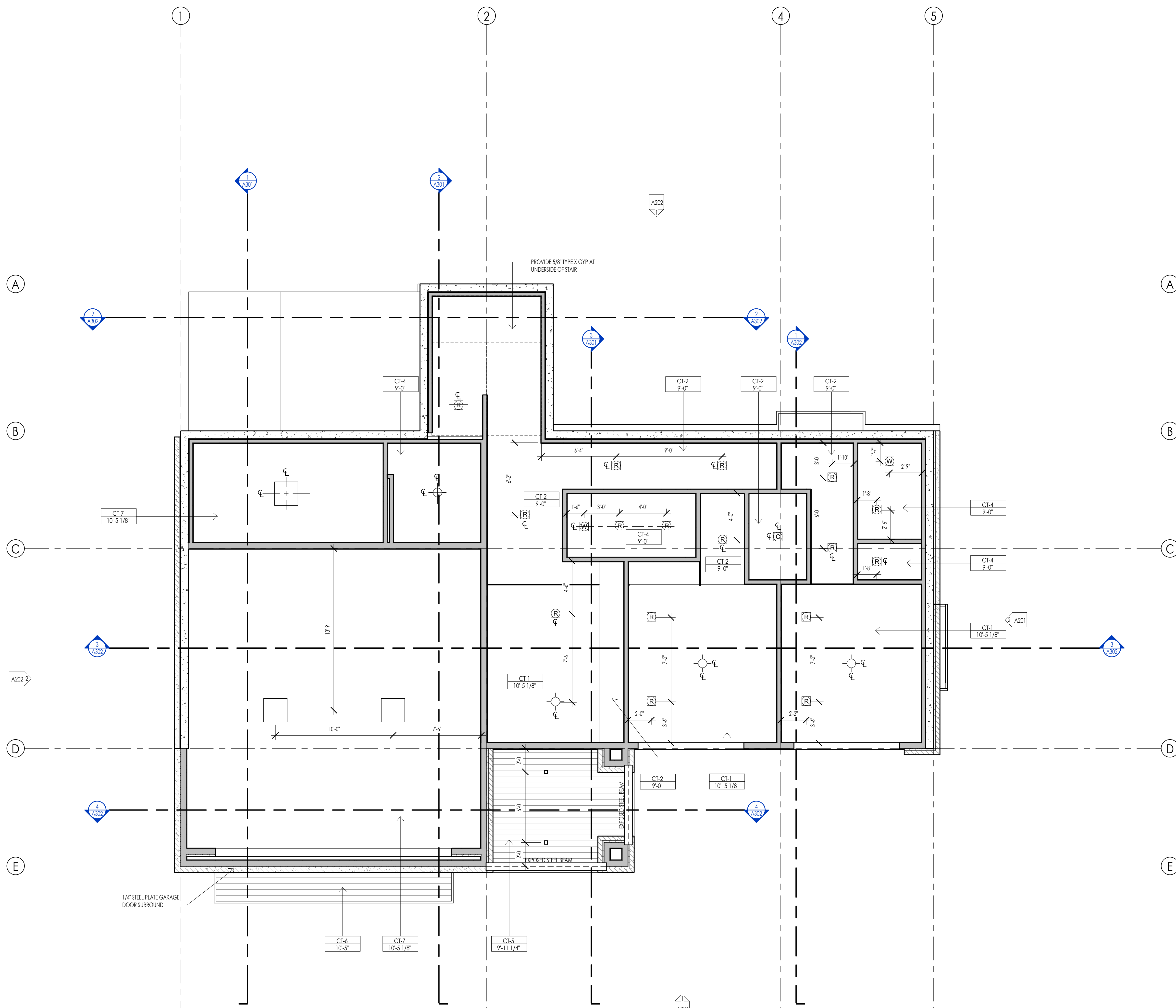
PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
**ROOF PLAN**

SHEET NUMBER:  
**A106**

PERMIT SET





REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING	[Hatch Pattern]	CT-7	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2x4			
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING			
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2x4			
[Hatch Pattern]	CT-5	3/4" - 2x4 T+G			
[Hatch Pattern]	CT-6	3/4" - 1+G ROOF SOFFIT			

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G022 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CT-1	CEILING TYPE
1'-0"	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES

---

**PERMIT SET**

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 1 CEILING PLAN

SHEET NUMBER:  
**A110**

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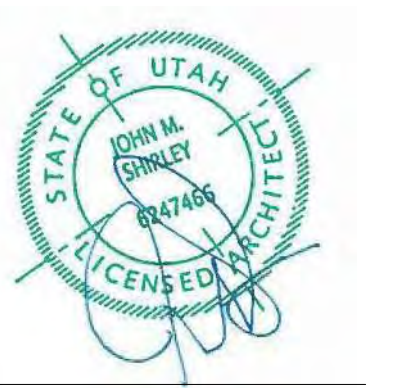


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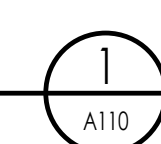
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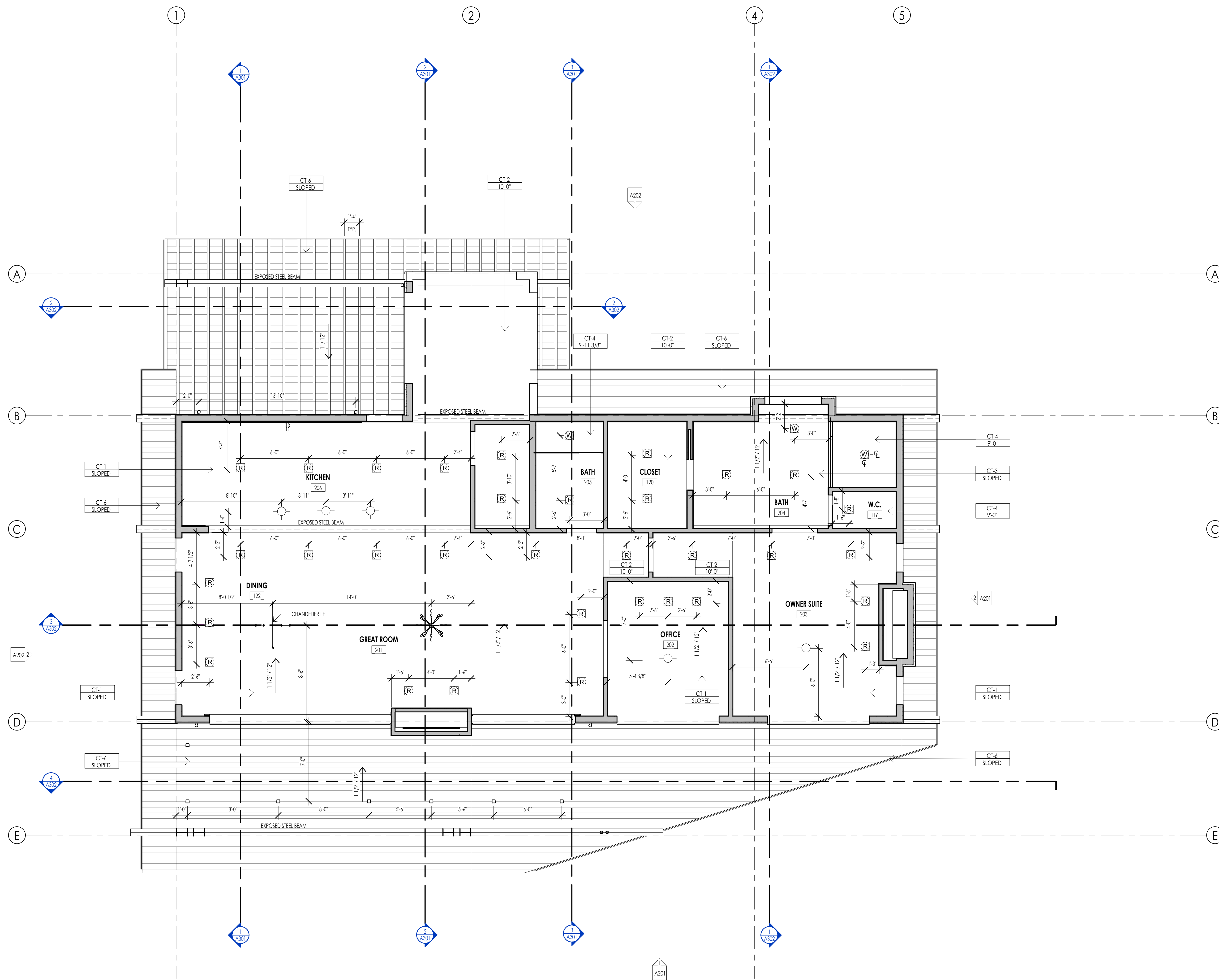
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**WARM SPRINGS RESIDENCE #32**  
160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

LEVEL 1 - REFLECTED CEILING PLAN  
1/4" = 1'-0"





REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING.	[Hatch Pattern]	CT-7	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2x4			
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING			
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2x4			
[Hatch Pattern]	CT-5	3/4" - 2x4 T+G			
[Hatch Pattern]	CT-6	3/4" - 1+G ROOF SOFFIT			

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G022 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
[Symbol]	CEILING TYPE
[Symbol]	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

PERMIT SET

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 2 CEILING PLAN

SHEET NUMBER:  
A111

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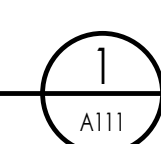
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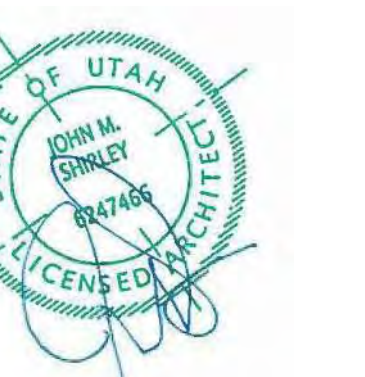
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WARM SPRINGS RESIDENCE #32  
160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

LEVEL 2 - REFLECTED CEILING PLAN  
1/8" = 1'-0"

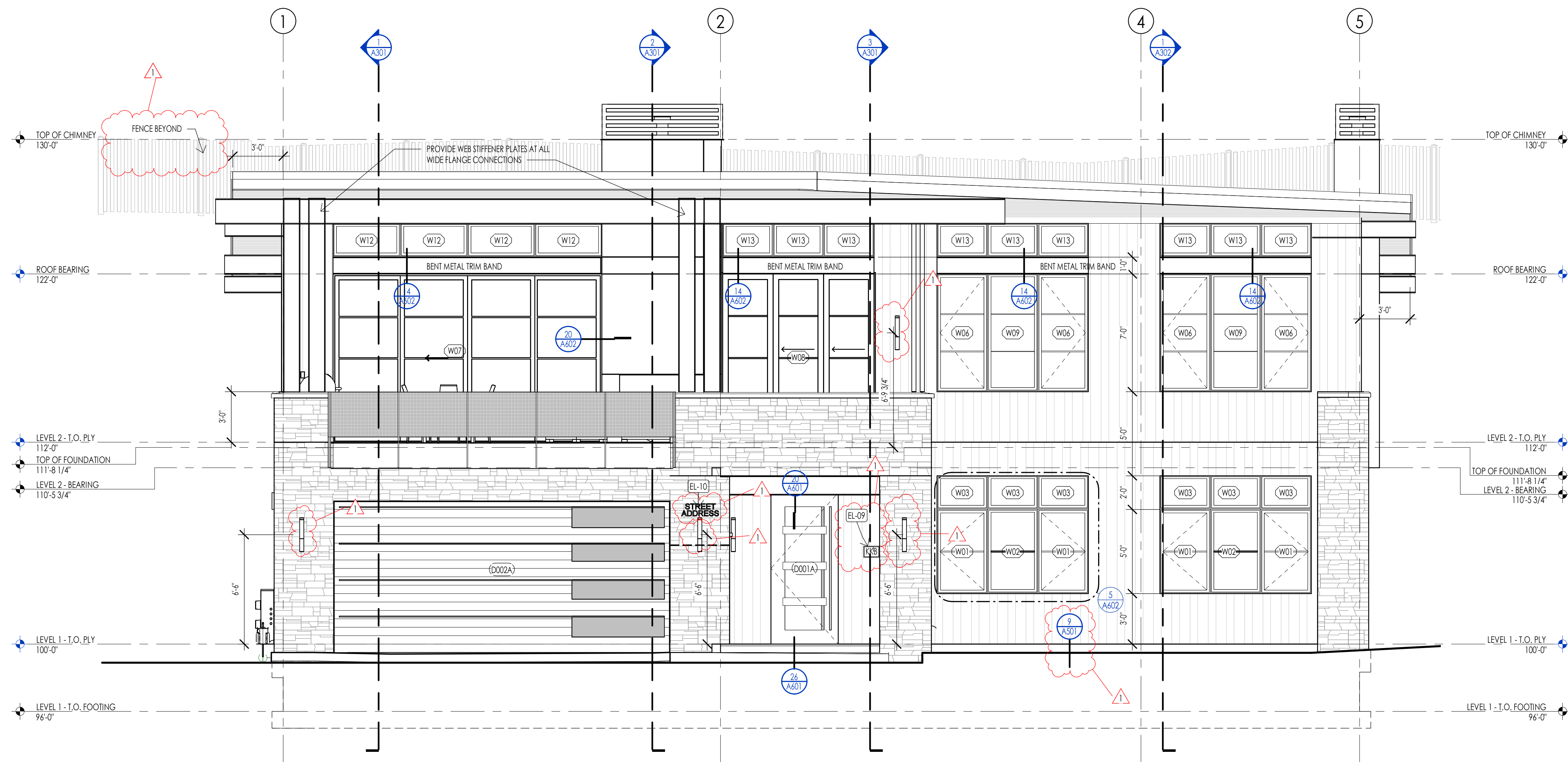




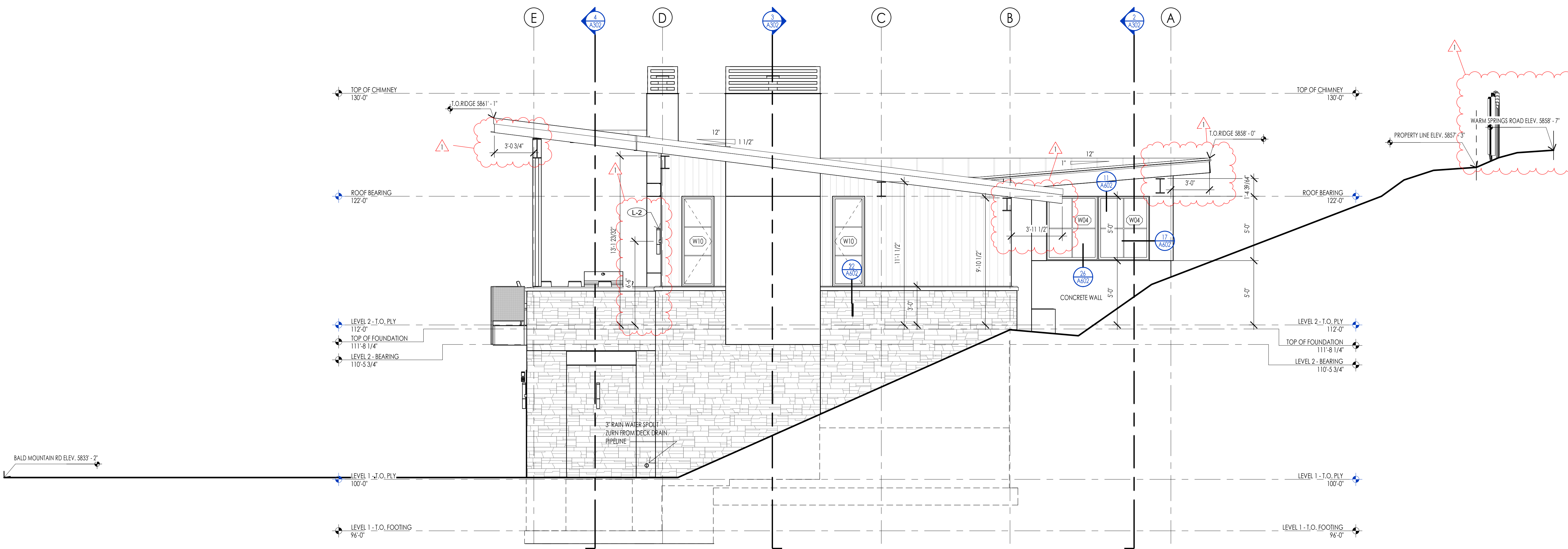
HATCH PATTERN	DESCRIPTION
	KEEP RIB MEMBRANE ROOFING SYSTEM
	1X4, 1/4" CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES, RANDOM WIDTHS
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

KEYNOTES	
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL. VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



**SOUTH ELEVATION**  
1/4" = 1'-0" 1  
A201



**EAST ELEVATION**  
1/4" = 1'-0" 2  
A201

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

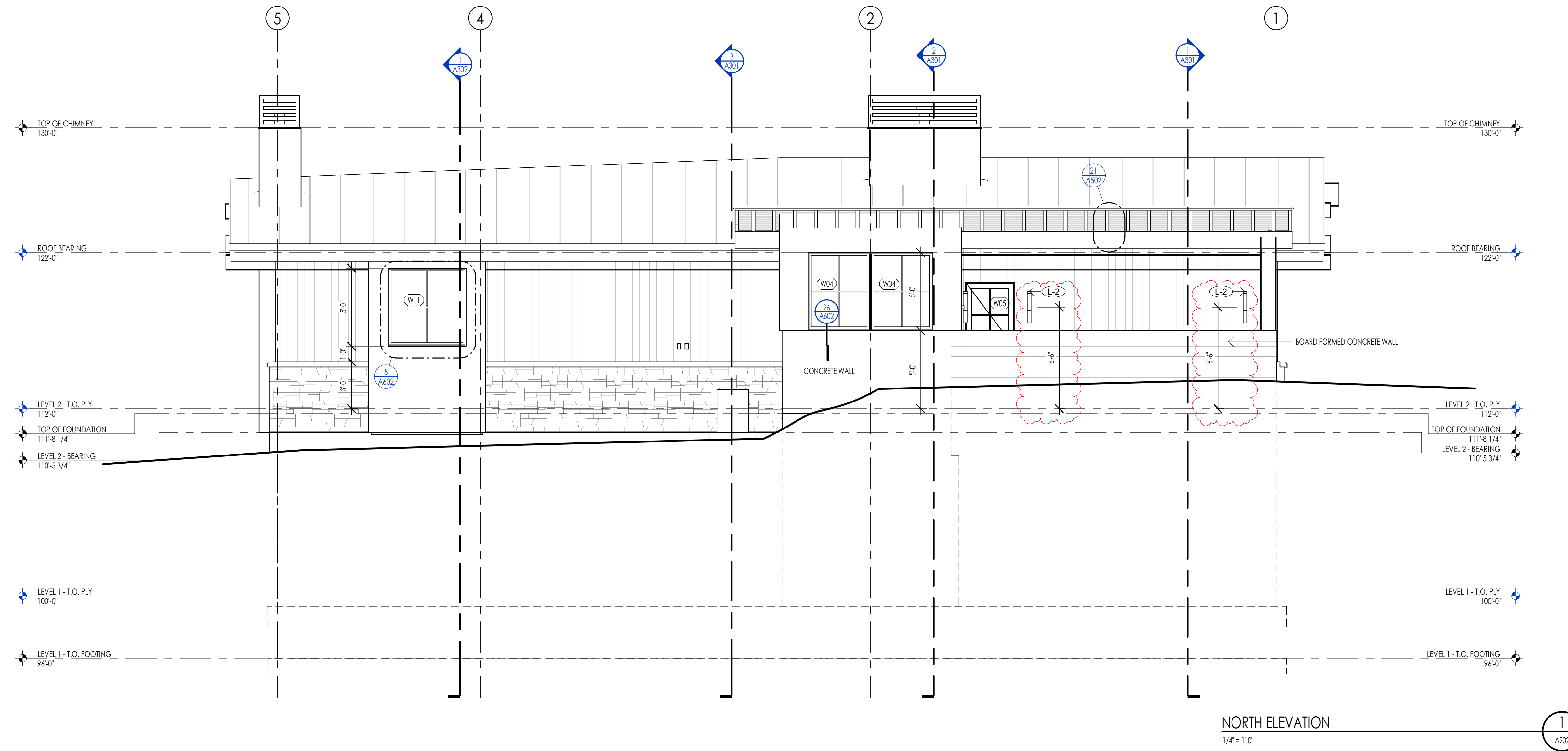
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
A201

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PERMIT SET



HATCH PATTERN	DESCRIPTION
	KEE RIB MEMBRANE ROOFING SYSTEM
	1X4, 1/8" CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES, RANDOM WIDTHS
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

KEYNOTES

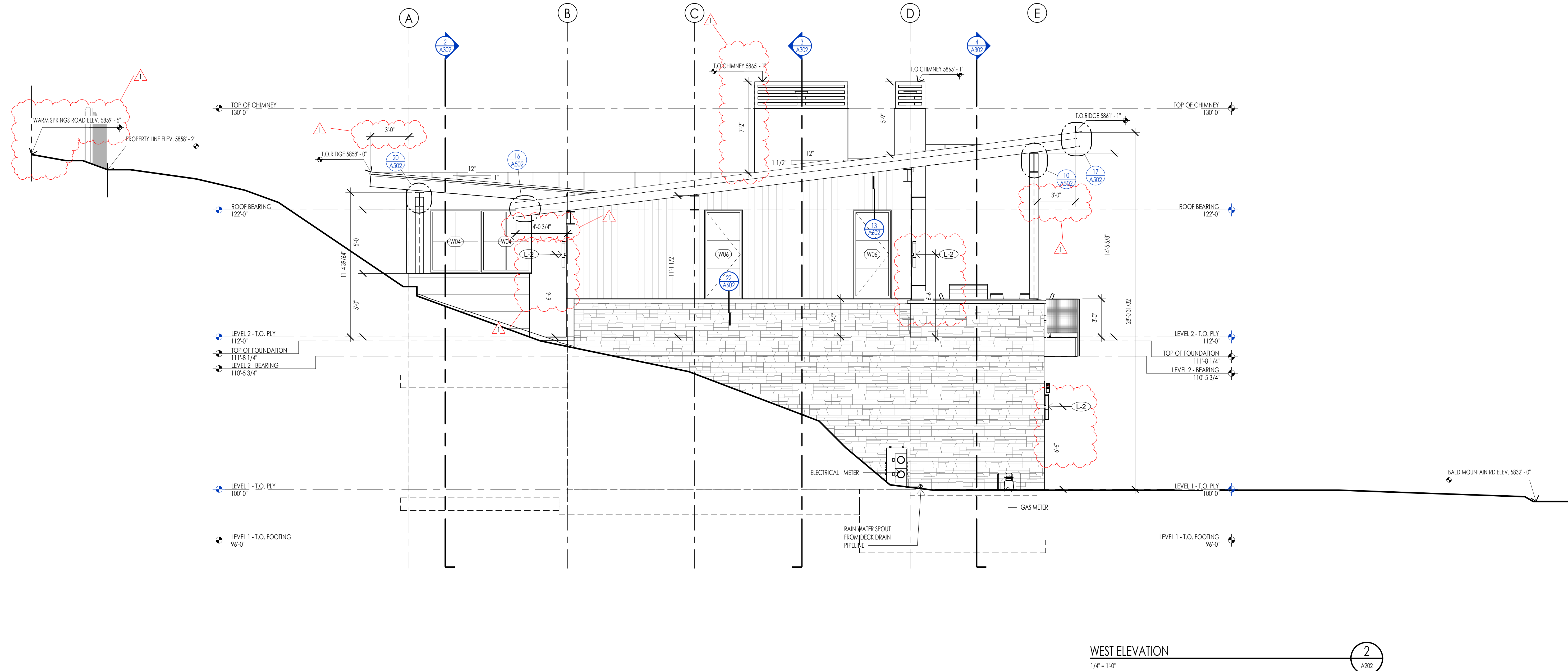


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WEST ELEVATION  
1/4" = 1'-0"

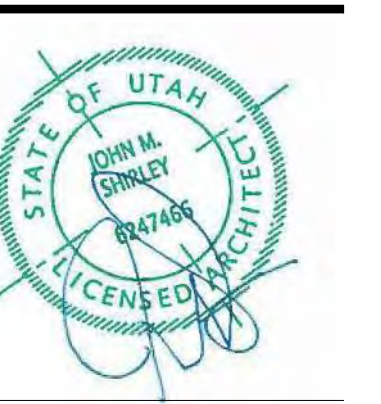
WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22033.32  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

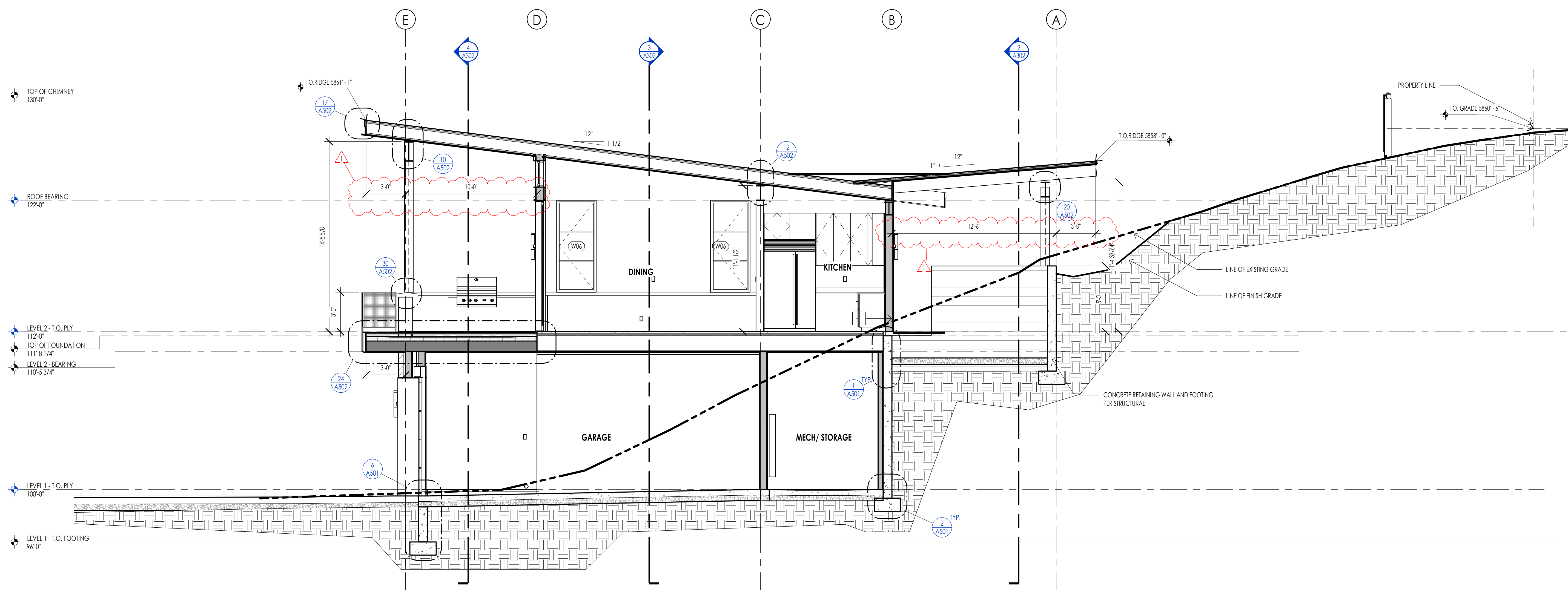
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EXTERIOR ELEVATIONS

SHEET NUMBER:  
A202  
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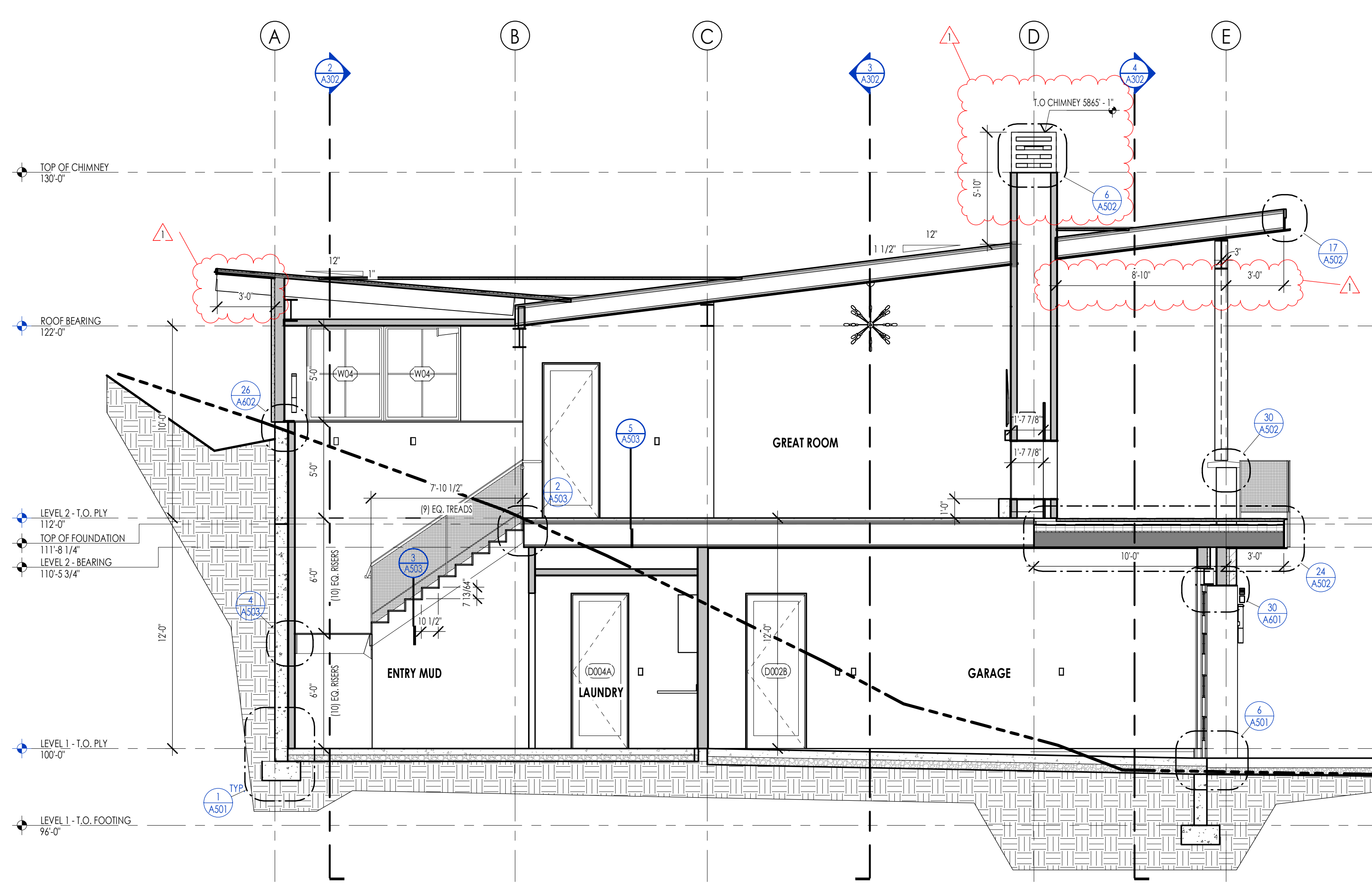


HATCH PATTERN	DESCRIPTION
	KEEP RIB MEMBRANE ROOFING SYSTEM
	1X4, 1/4" CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES, RANDOM WIDTHS
	EXTERIOR STONE VENEER

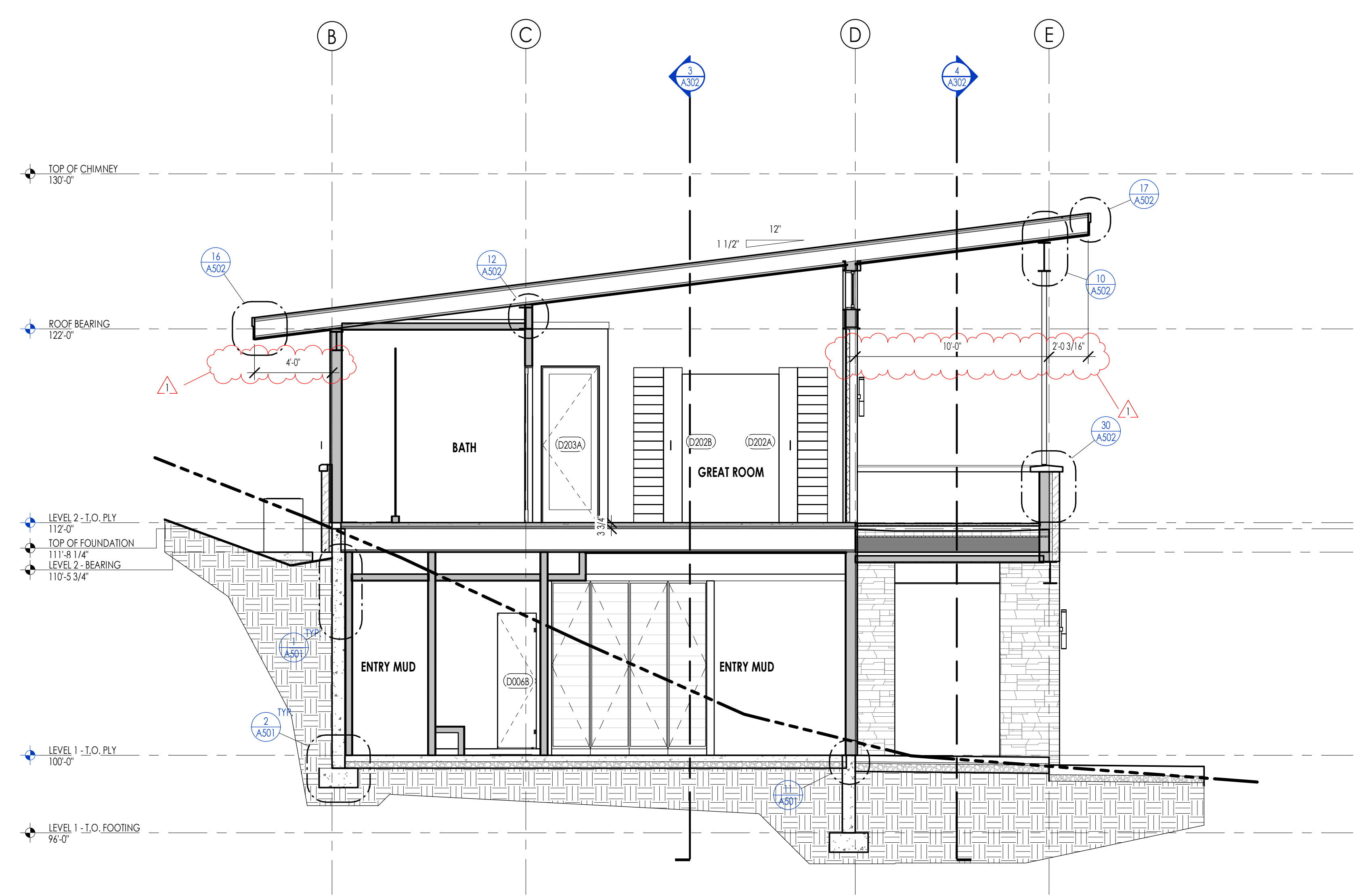
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



SECTION 01  
1/4" = 1'-0" 1  
A301



SECTION 02  
1/4" = 1'-0" 2  
A301



SECTION 03  
1/4" = 1'-0" 3  
A301

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

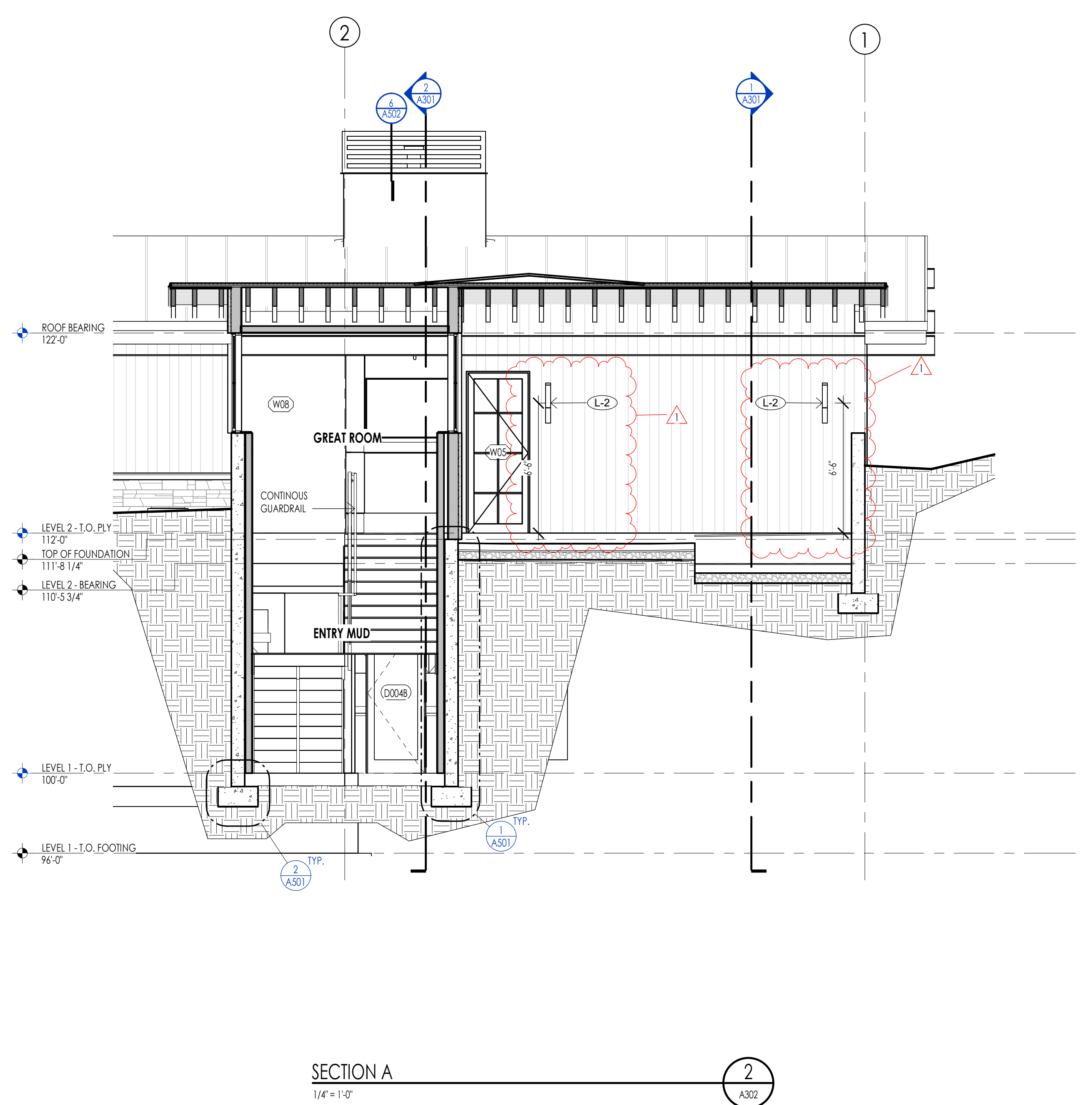
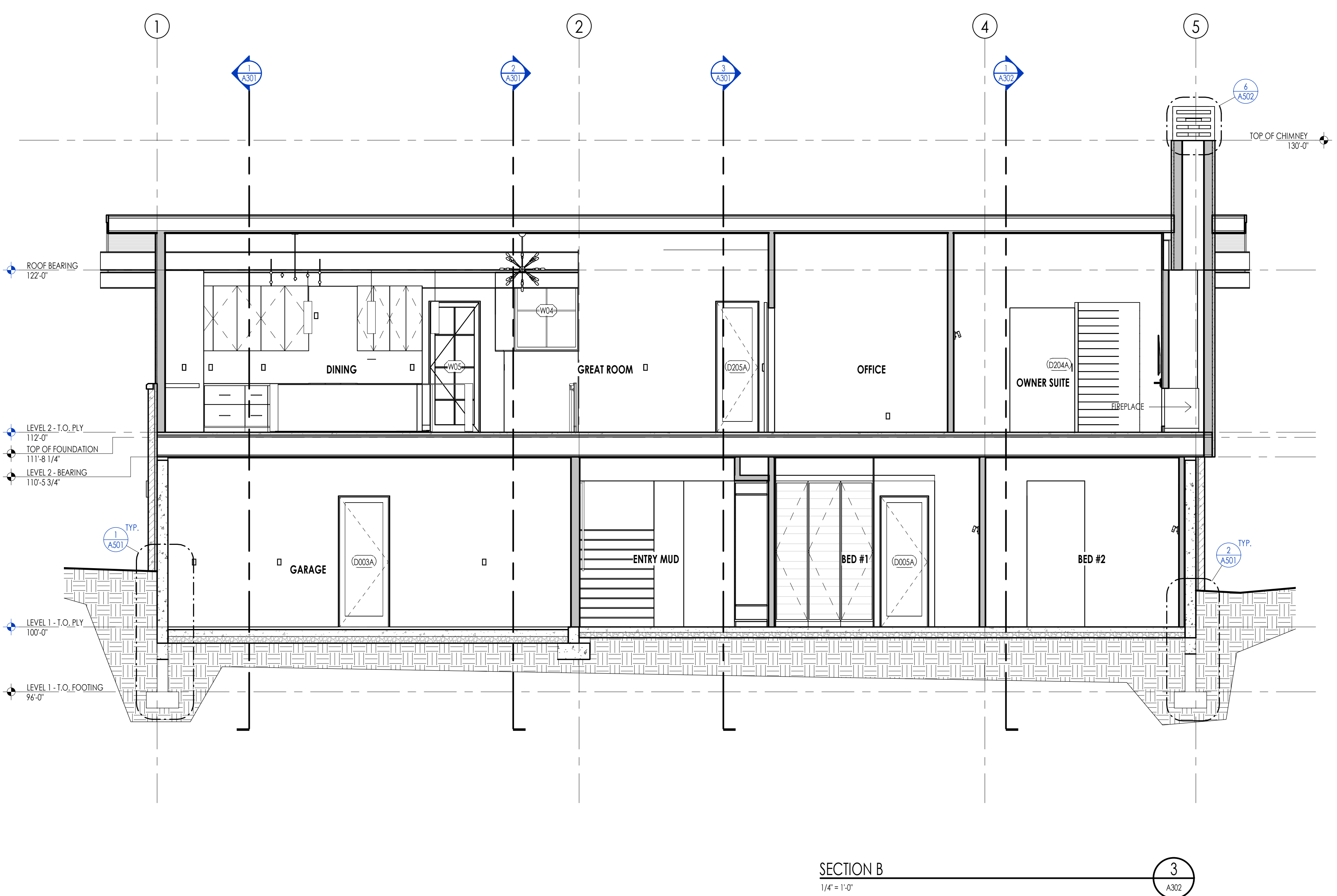
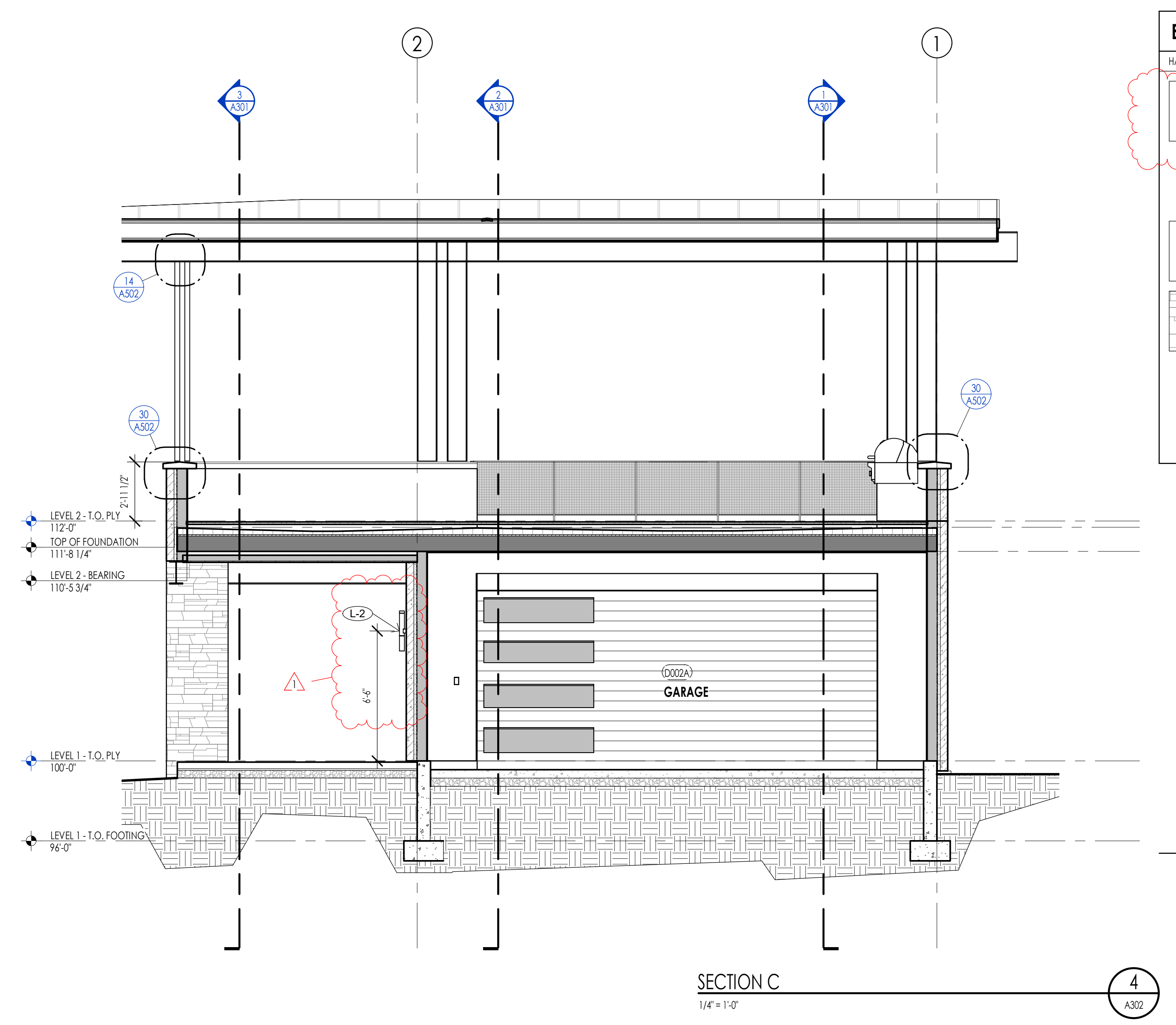
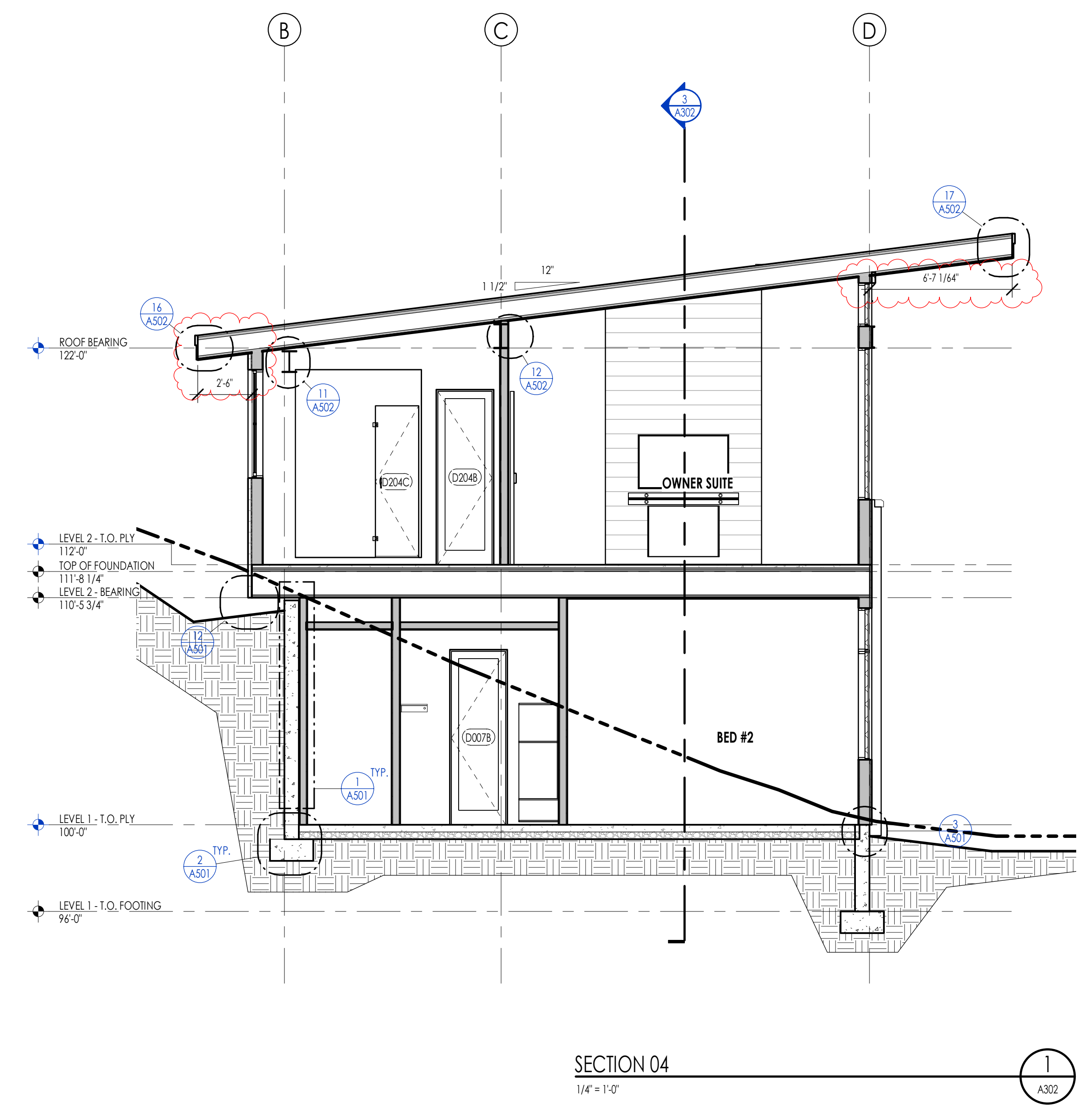
SHEET NUMBER:  
A301

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HATCH PATTERN	DESCRIPTION
	KEEP RIB MEMBRANE ROOFING SYSTEM
	1X4, 1/8" CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES, RANDOM WIDTHS
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

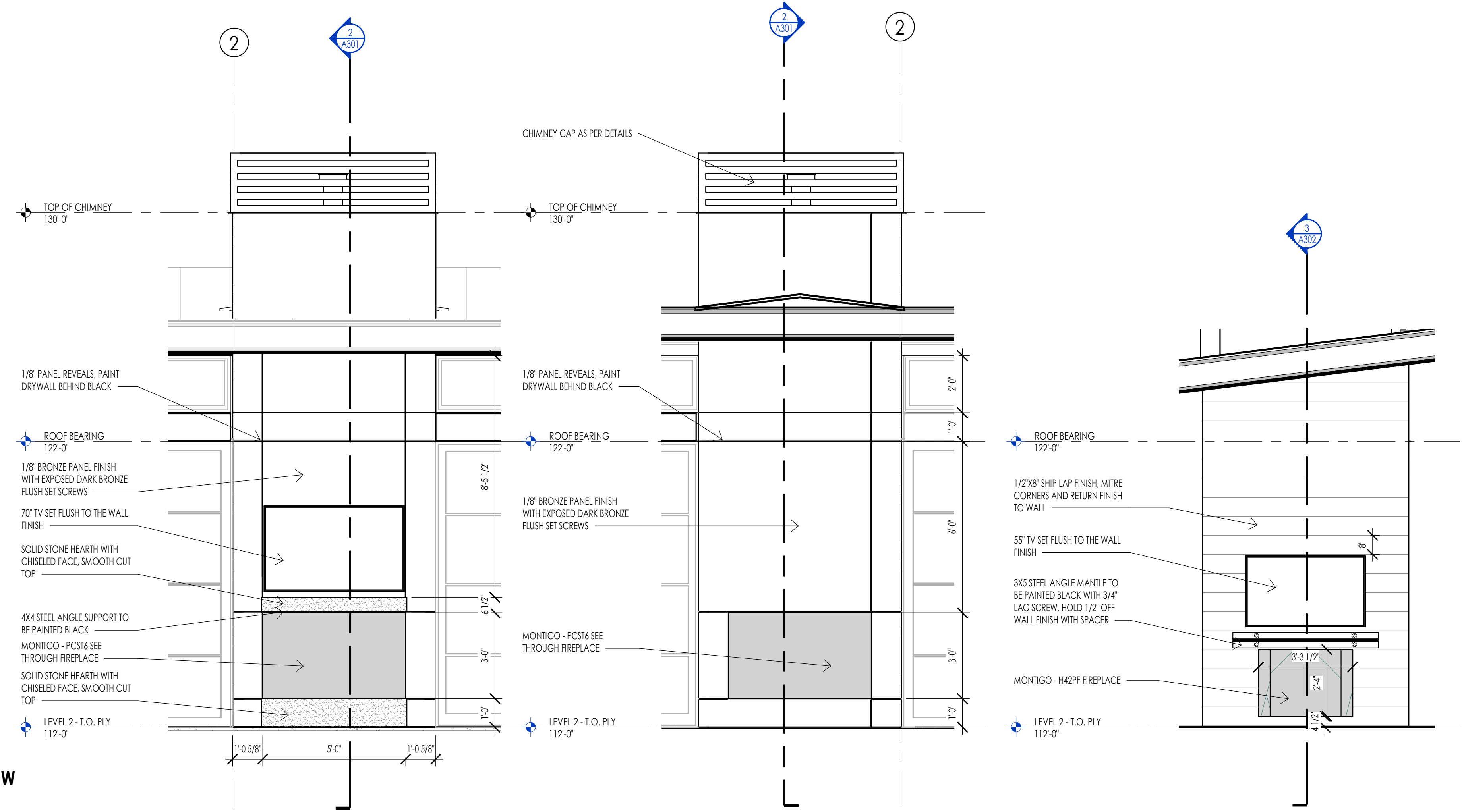
SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
**A302**

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GREAT ROOM INTERIOR VIEW



GREAT ROOM FIREPLACE ELEVATION  
3/8" = 1'-0"

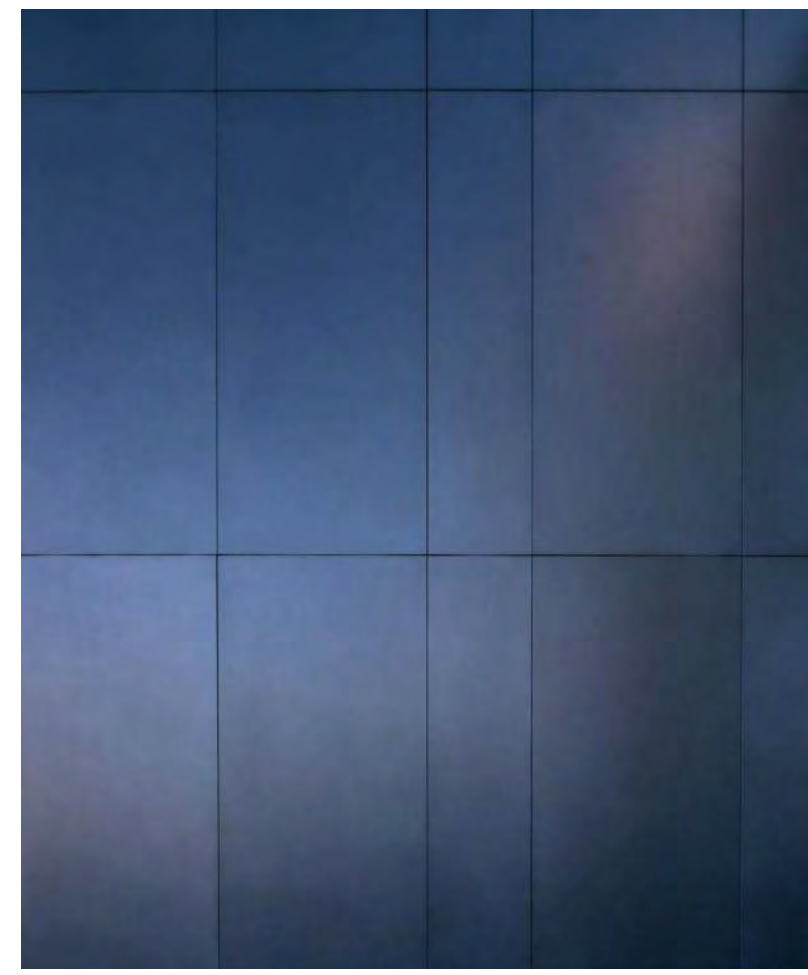
1 DECK FIREPLACE ELEVATION  
A401 3/8" = 1'-0"

2 OWNER SUITE FIREPLACE ELEVATION  
A401 3/8" = 1'-0"

3



INTERIOR WOOD SLAT FINISH



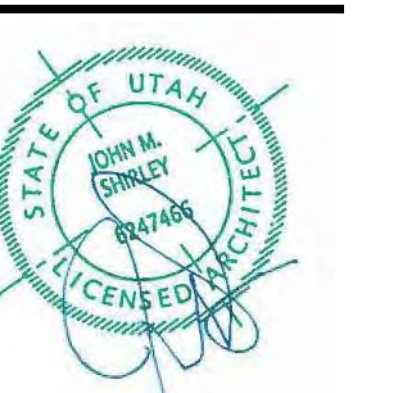
STEEL FIREPLACE SURROUND

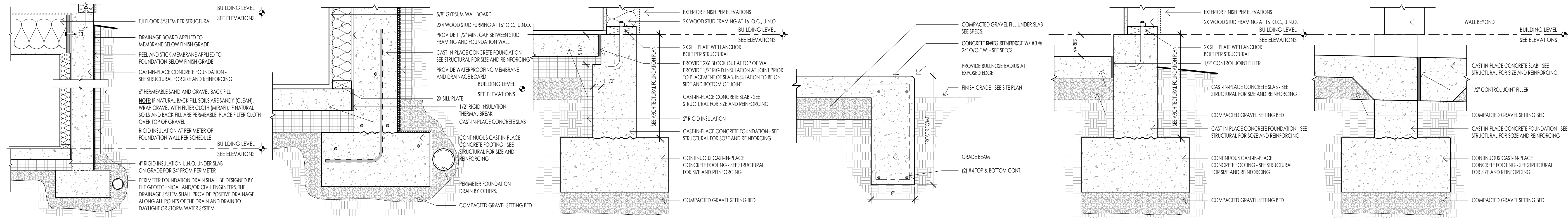
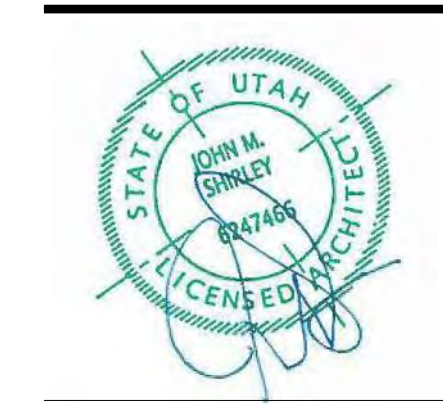


OUTDOOR LIVING VIEW

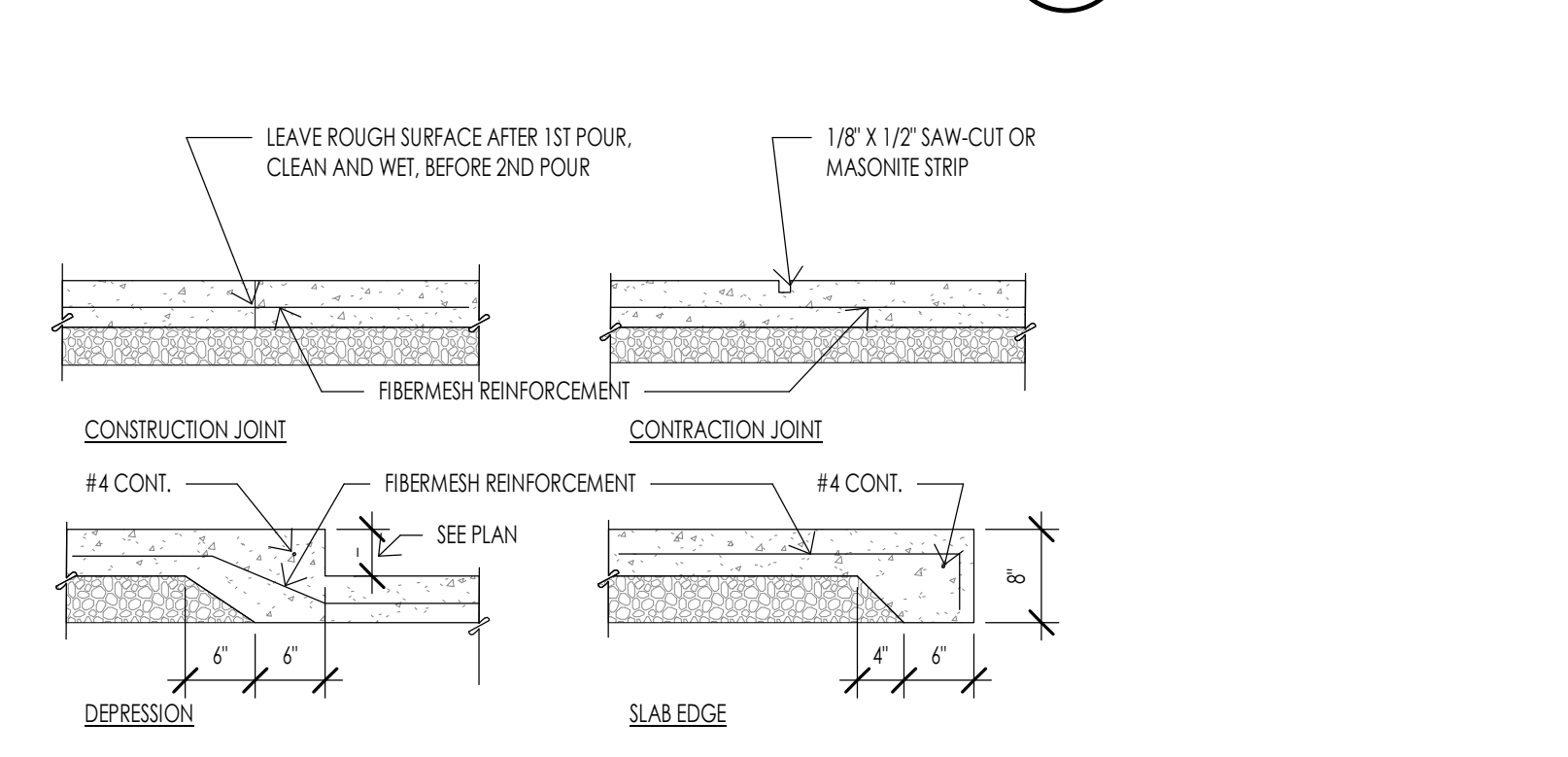


OWNER SUITE INTERIOR VIEW

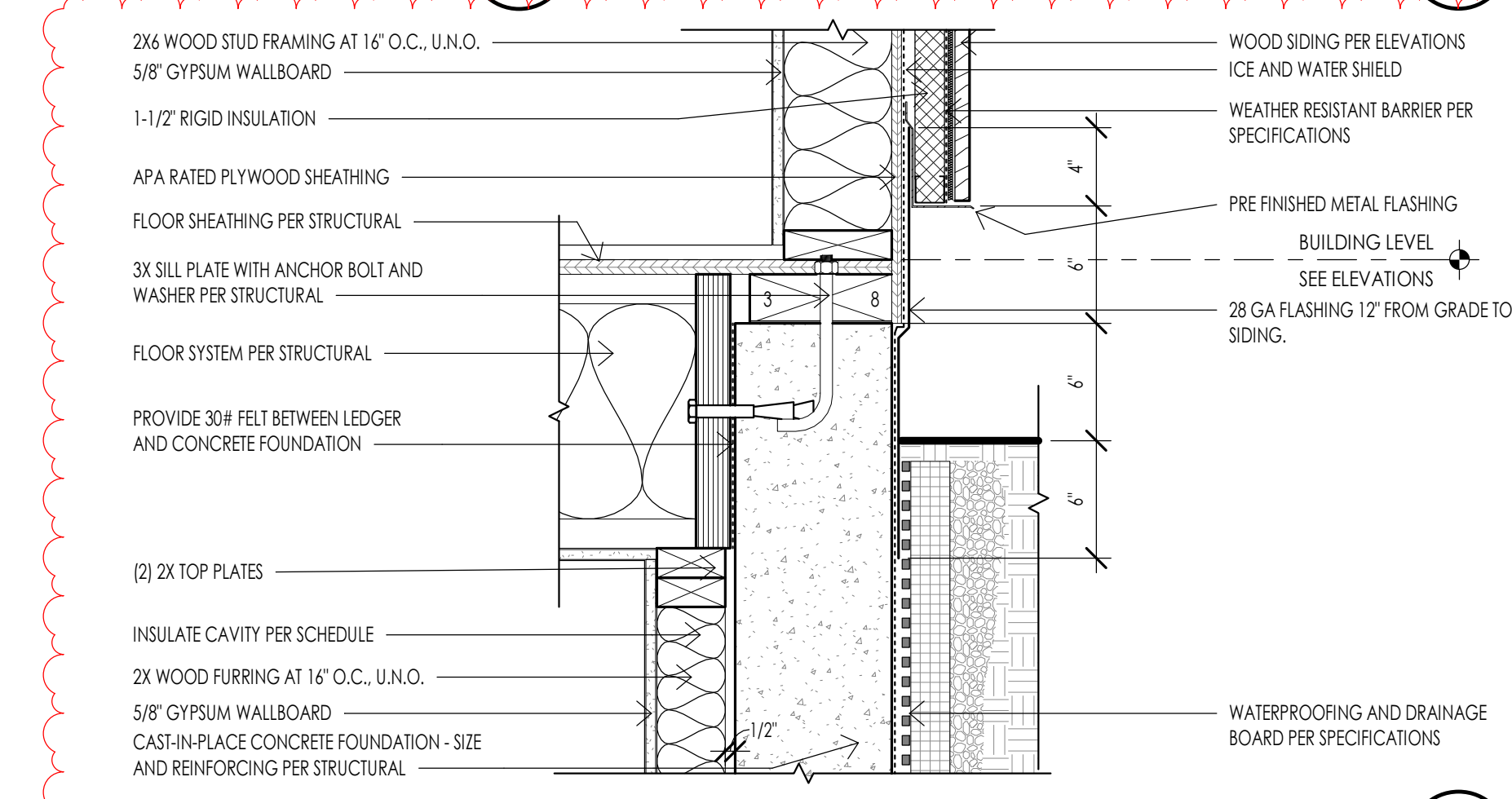




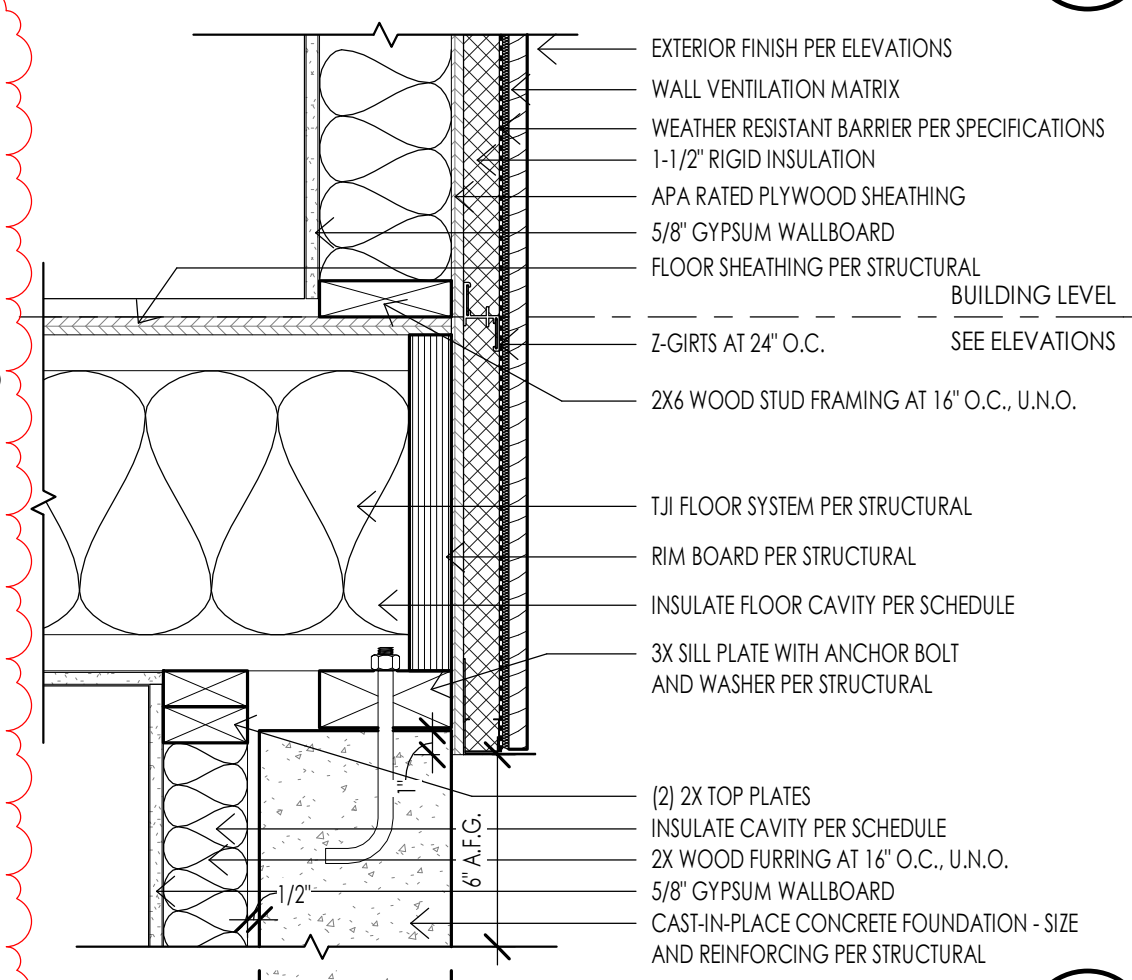
1 TYPICAL FOUNDATION WATERPROOFING DETAIL 3/4" = 1'-0" A501  
 2 TYPICAL FOUNDATION FURR OUT WALL DETAIL 1 1/2" = 1'-0" A501  
 3 FOUNDATION DETAIL AT WALKOUT 1 1/2" = 1'-0" A501  
 4 TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 1 1/2" = 1'-0" A501  
 5 FOUNDATION DETAIL AT GARAGE 1 1/2" = 1'-0" A501  
 6 FOUNDATION DETAIL AT GARAGE DOOR 1 1/2" = 1'-0" A501



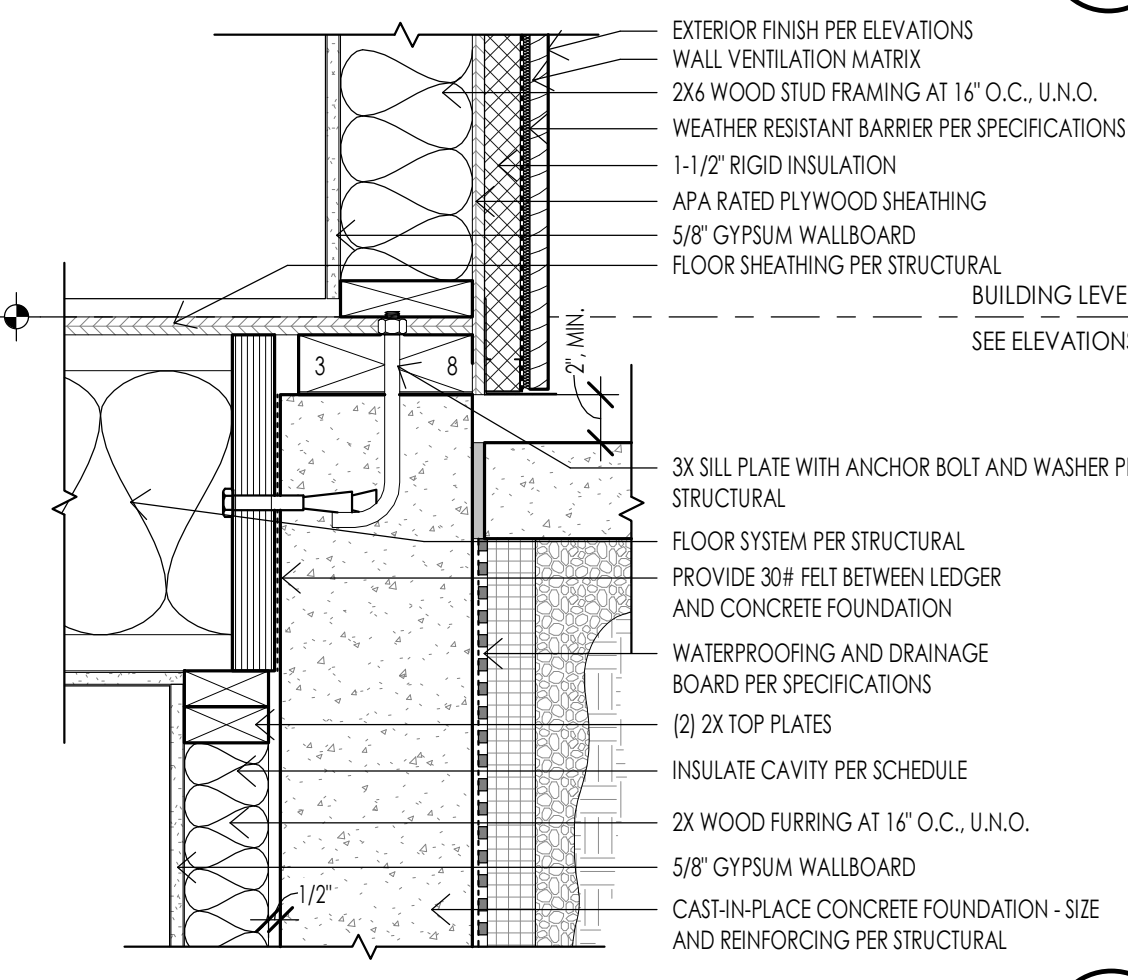
7 TYPICAL SLAB DETAILS 3/4" = 1'-0" A501



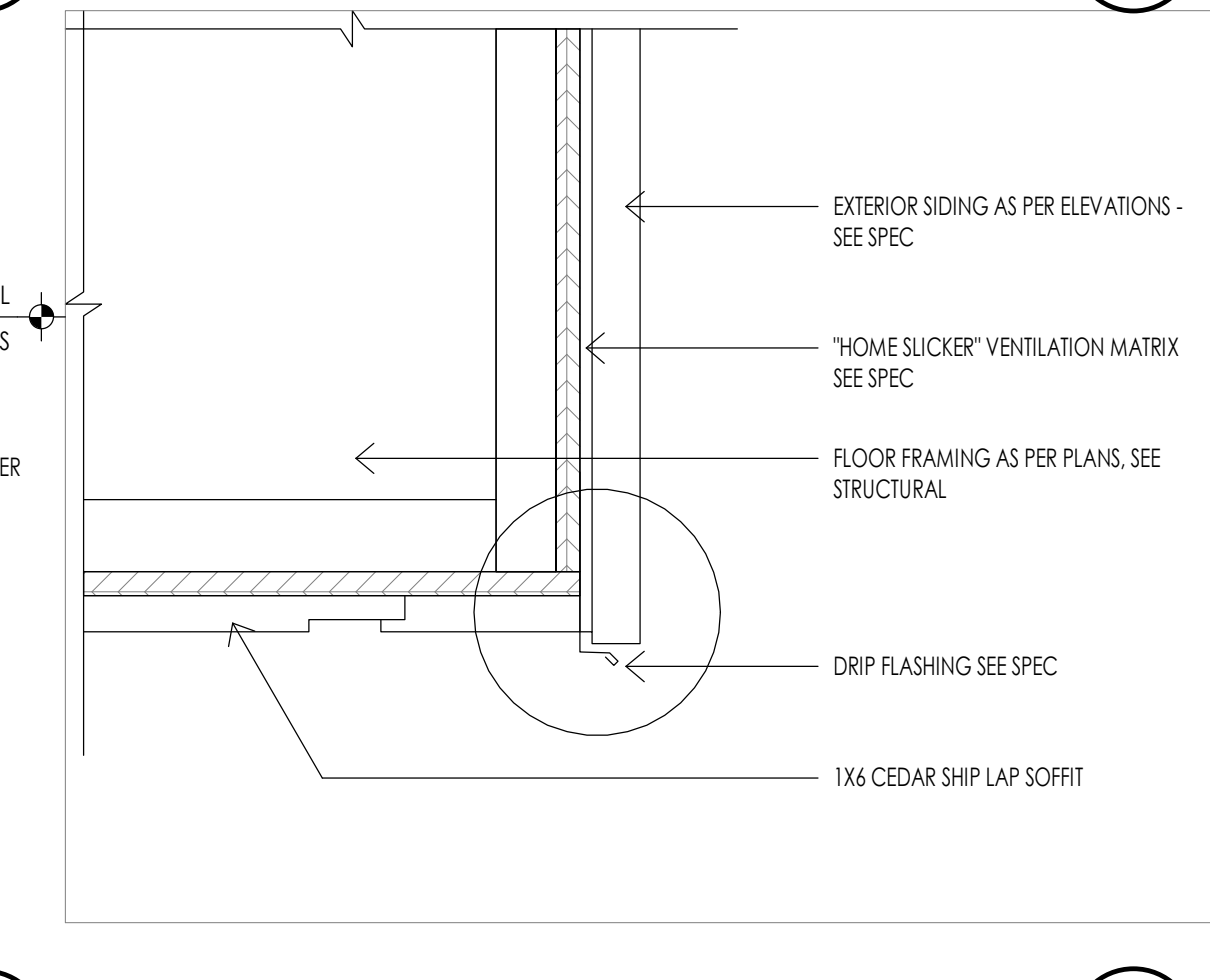
9 FRAMING-FLASHING DETAIL - SIDING AT GRADE 1 1/2" = 1'-0" A501



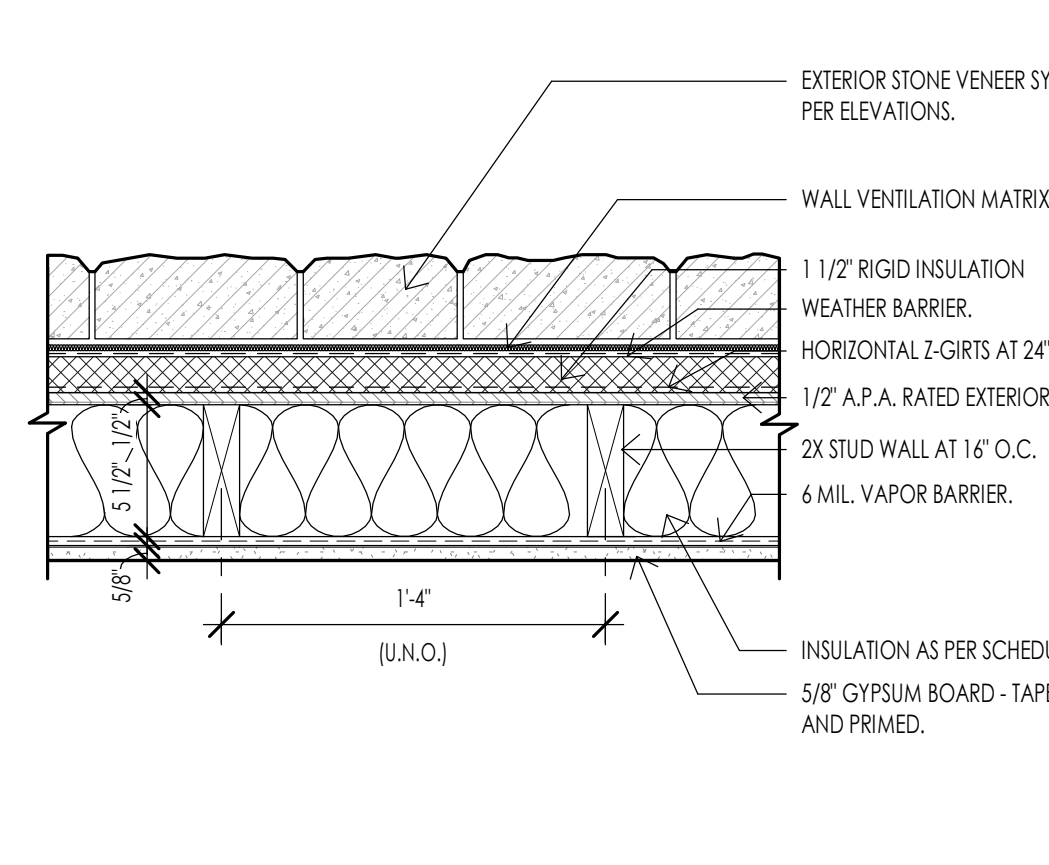
10 TYPICAL FLOOR DETAIL AT FOUNDATION 1 1/2" = 1'-0" A501



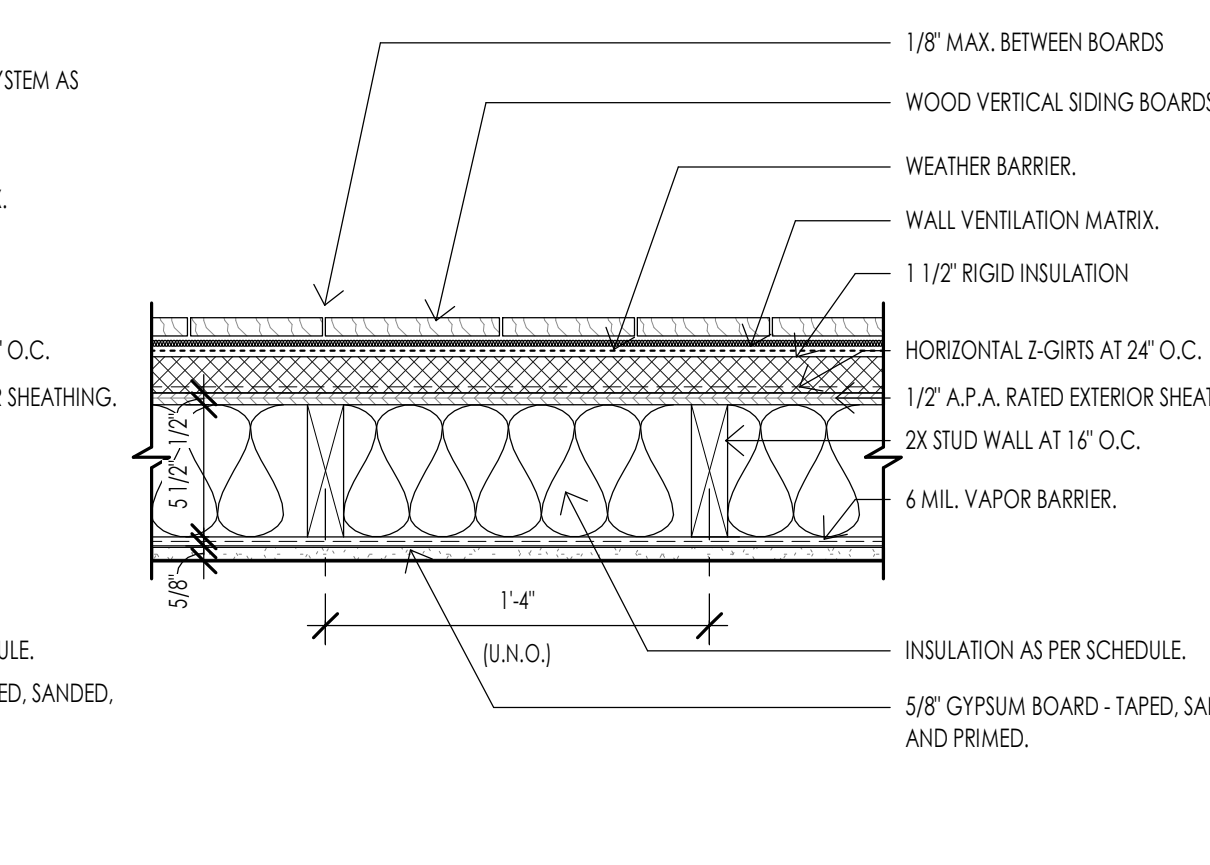
11 FLOOR DETAIL AT FOUNDATION/PATIO 1 1/2" = 1'-0" A501



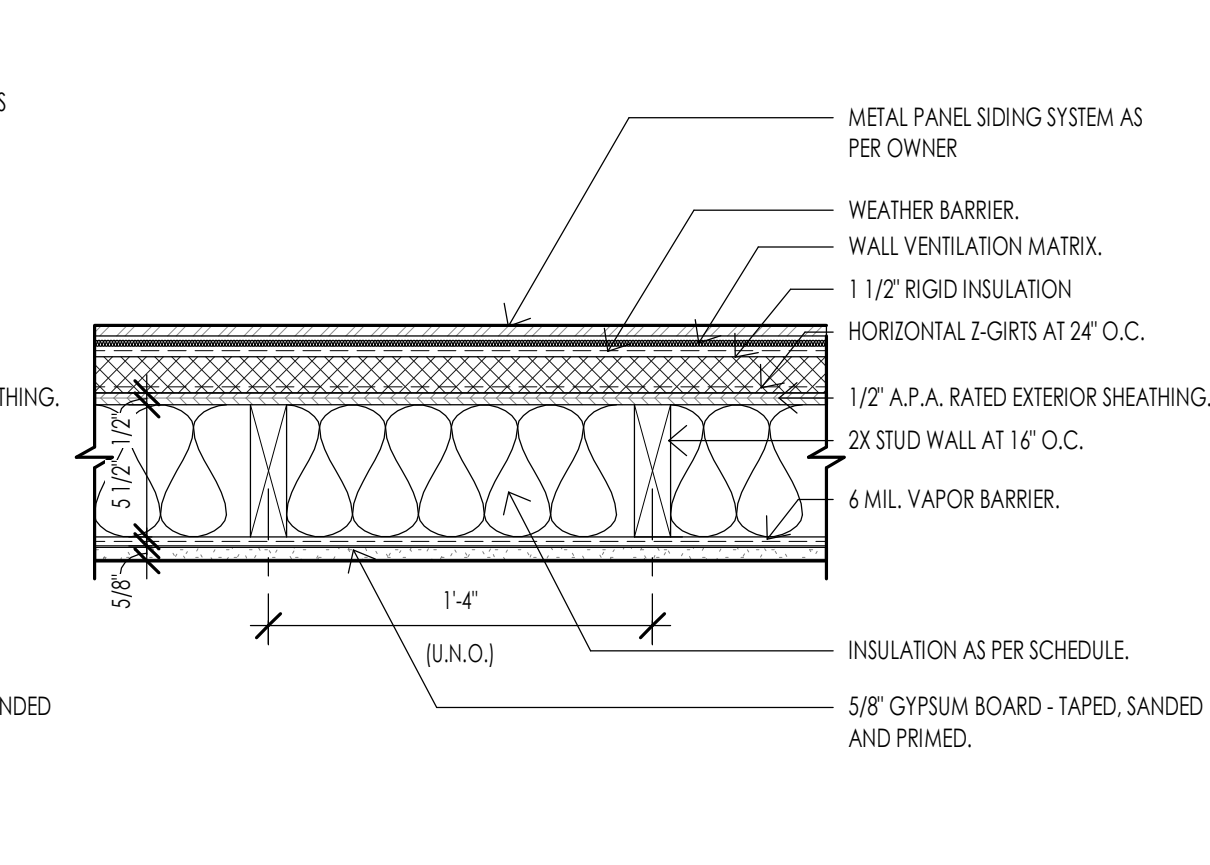
12 DRIP FLASHING DETAIL 3" = 1'-0" A501



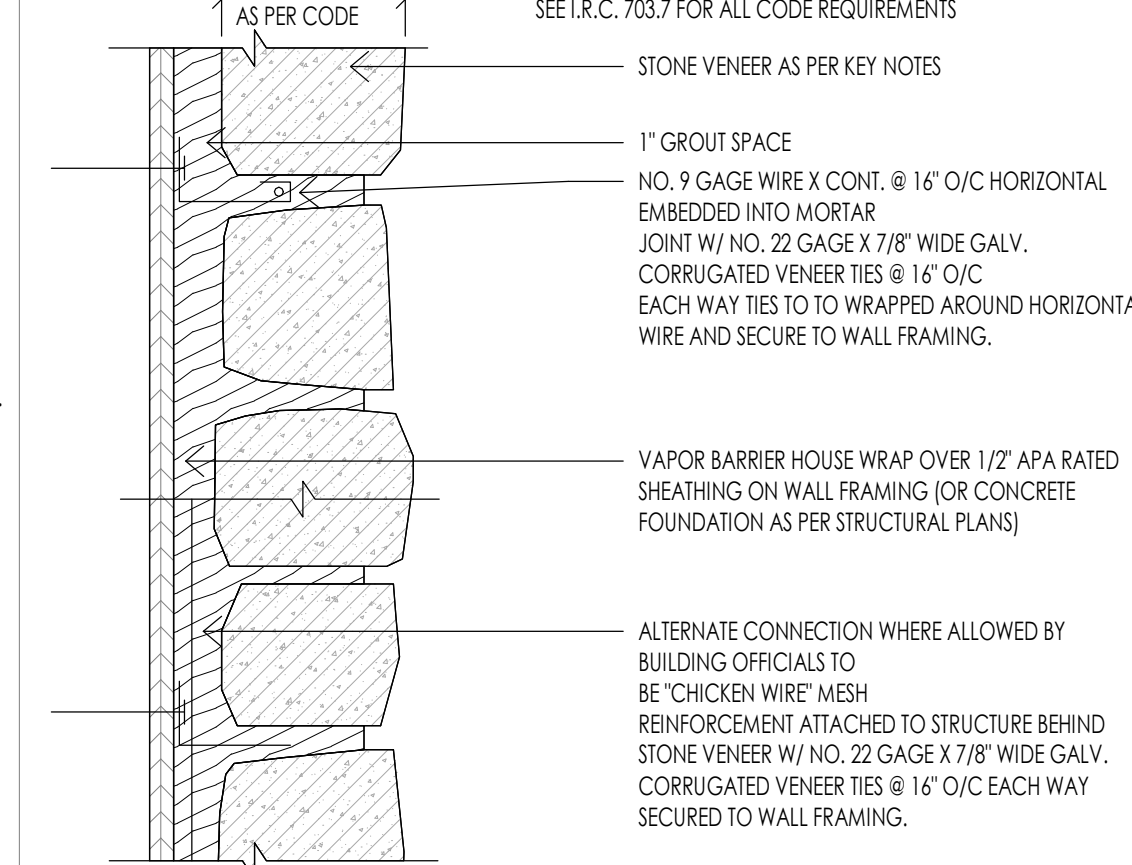
13 FRAMING - TYPICAL STONE MASONRY WALL ASSEMBLY 1 1/2" = 1'-0" A501



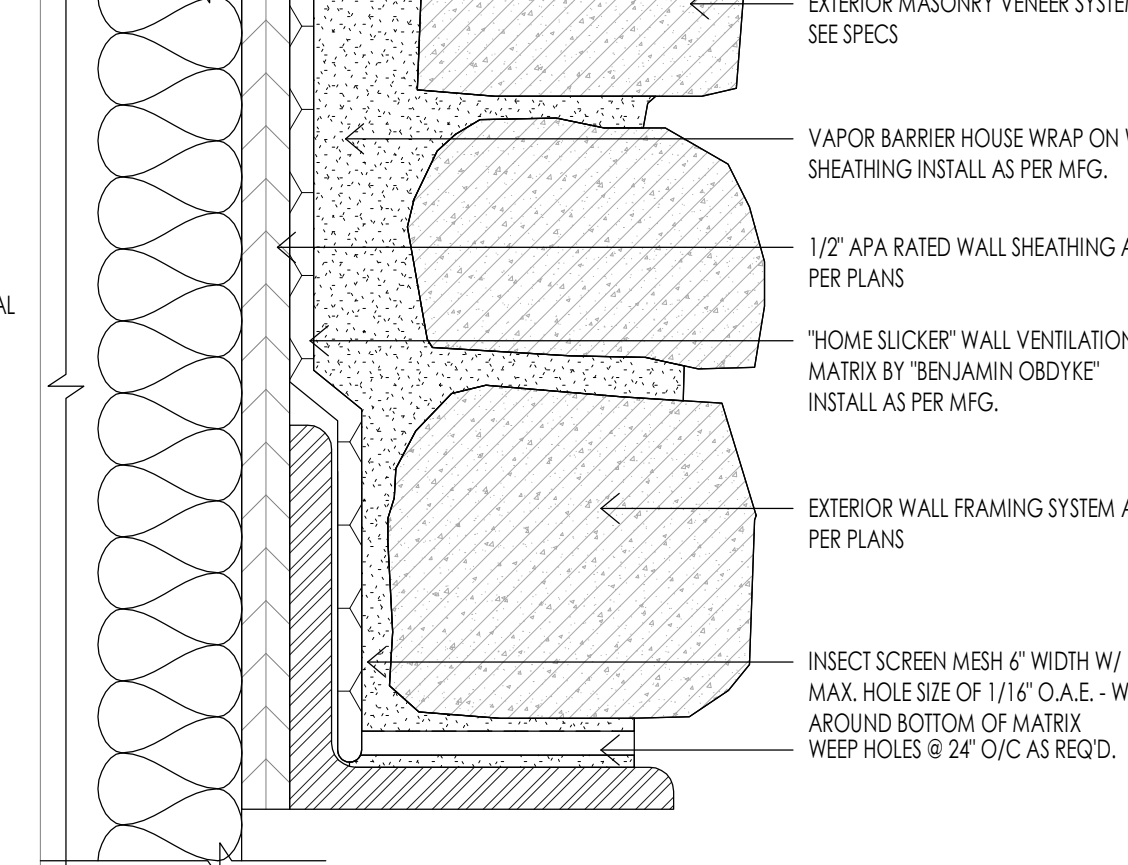
14 FRAMING - TYPICAL VERTICAL SIDING WALL ASSEMBLY 1 1/2" = 1'-0" A501



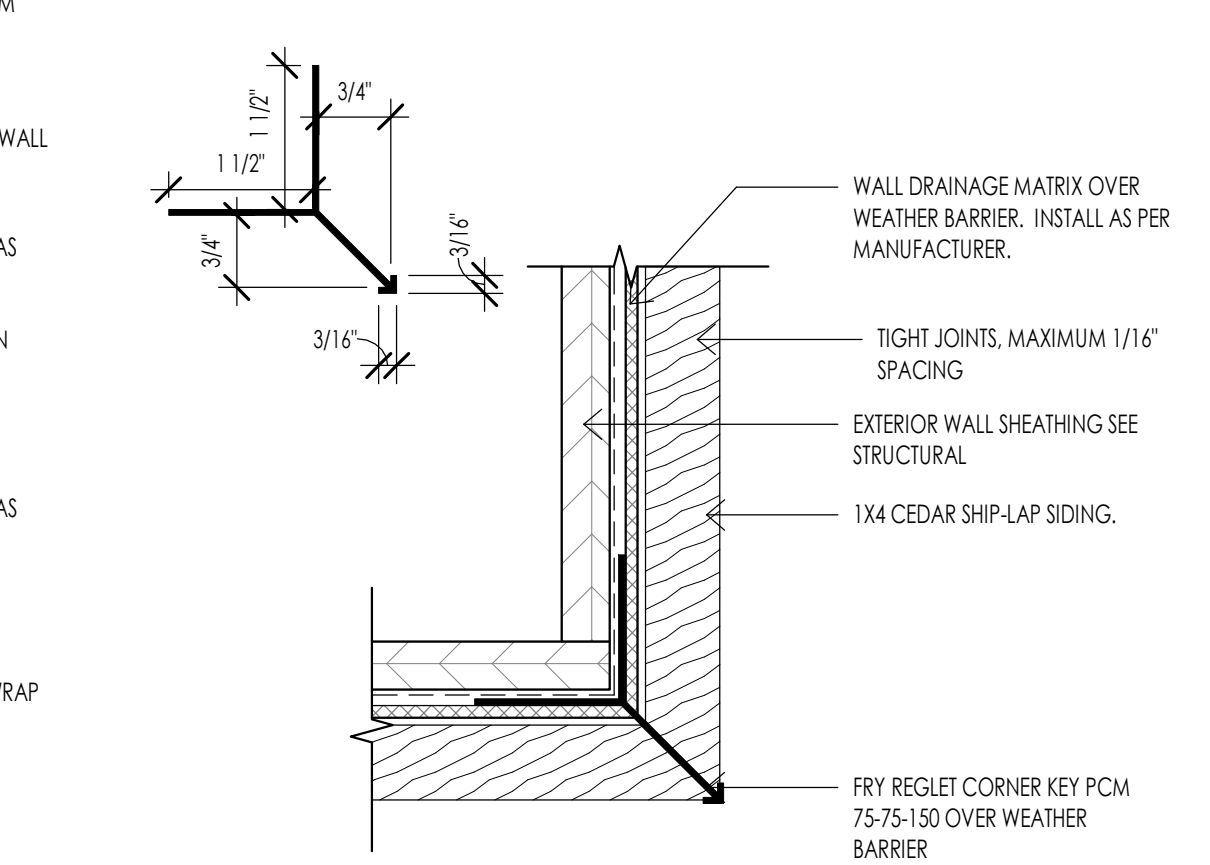
15 FRAMING - TYPICAL METAL PANEL WALL ASSEMBLY 1 1/2" = 1'-0" A501



16 MASONRY ATTACHMENT DETAIL 3" = 1'-0" A501



17 MASONRY WEEP SCREEN 6" = 1'-0" A501



18 SIDING CEDAR SHIP LAP - OUTSIDE CORNER KEY 6" = 1'-0" A501

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30

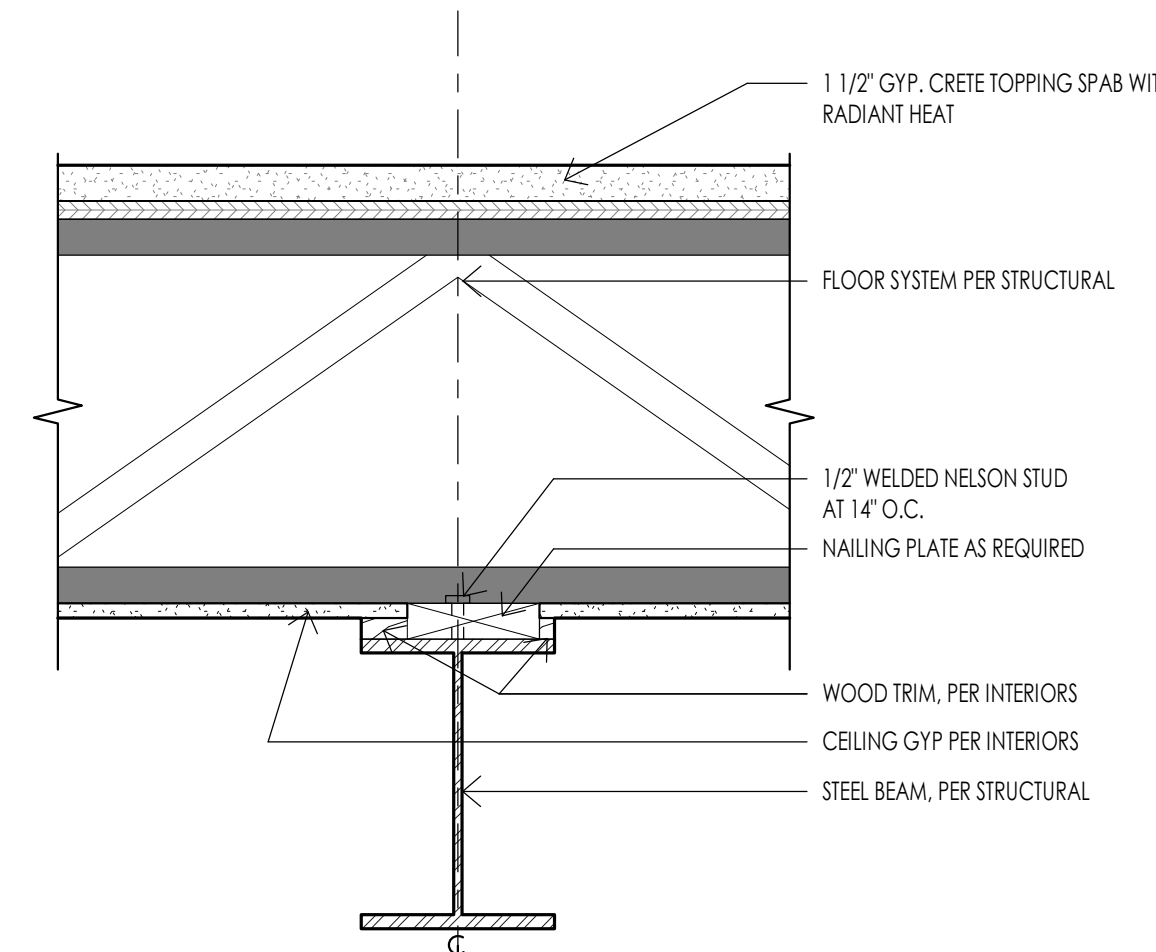
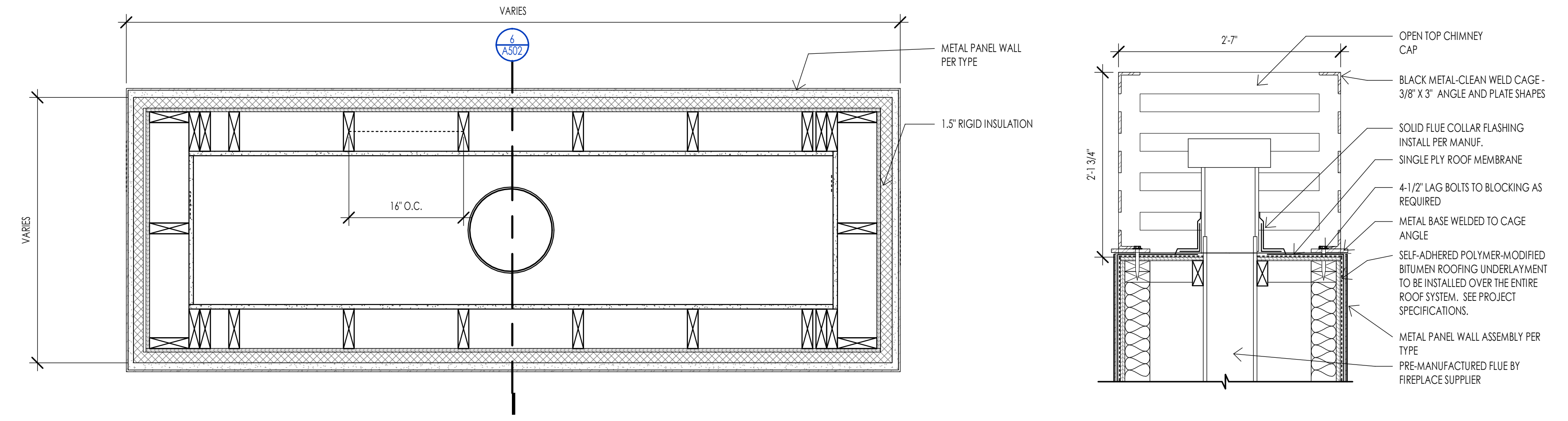
REVISIONS:  
1 04-27-2023 PER CITY CEMENTS

SHEET TITLE:  
ARCHITECTURAL  
DETAILS

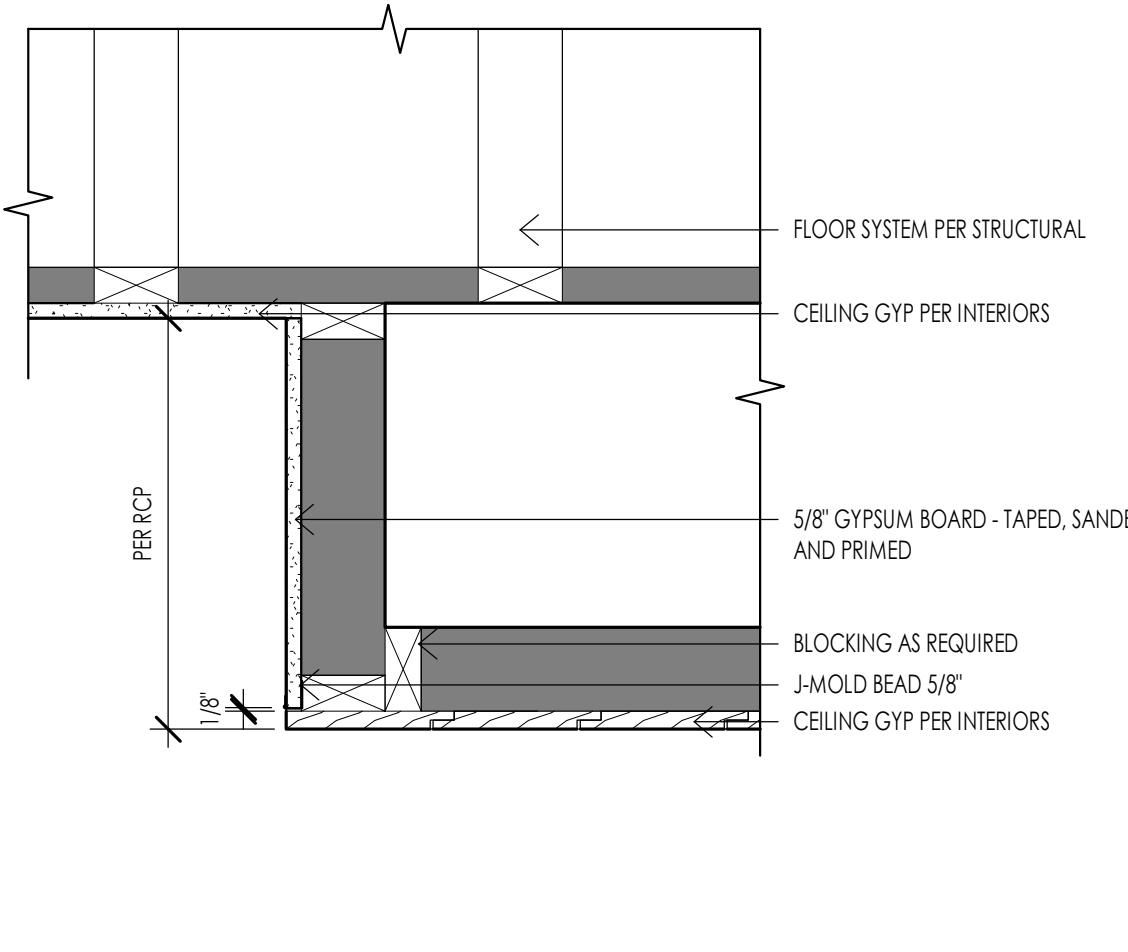
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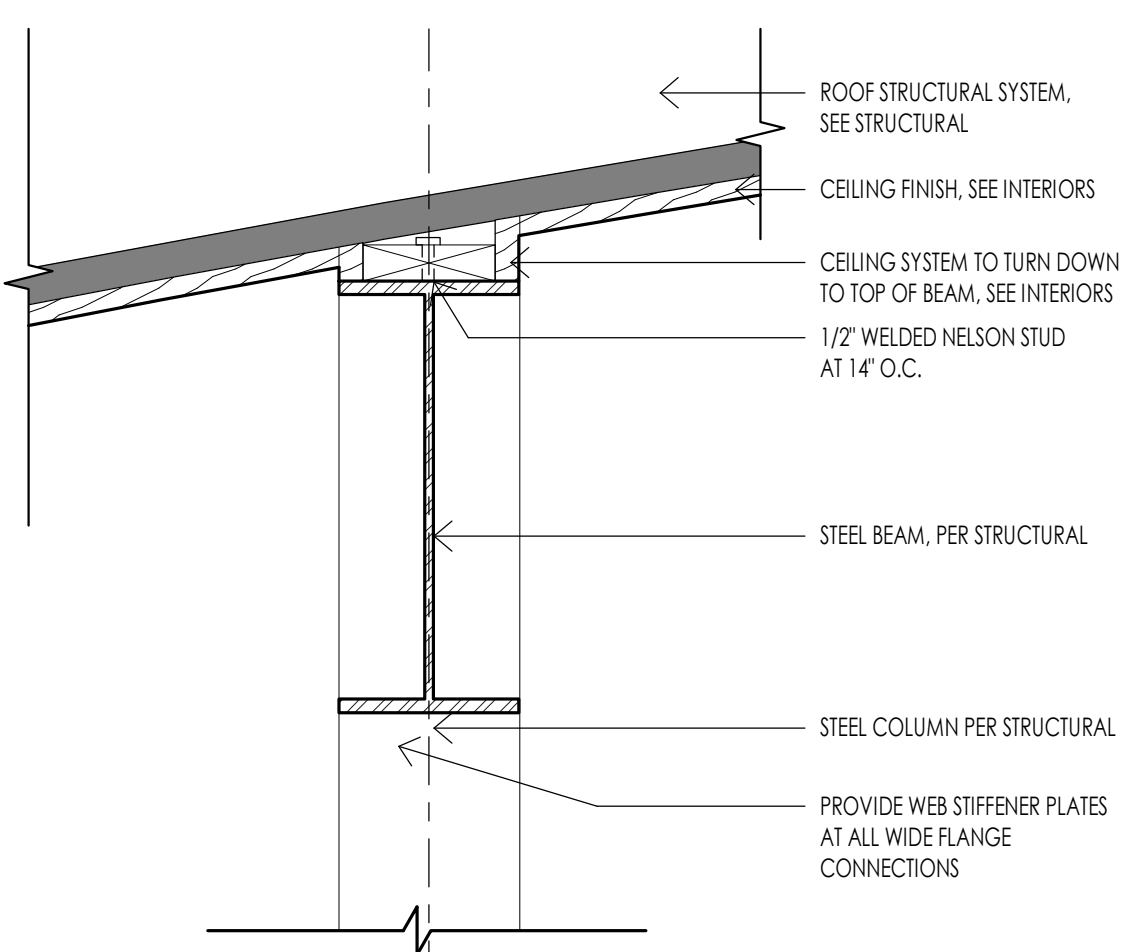




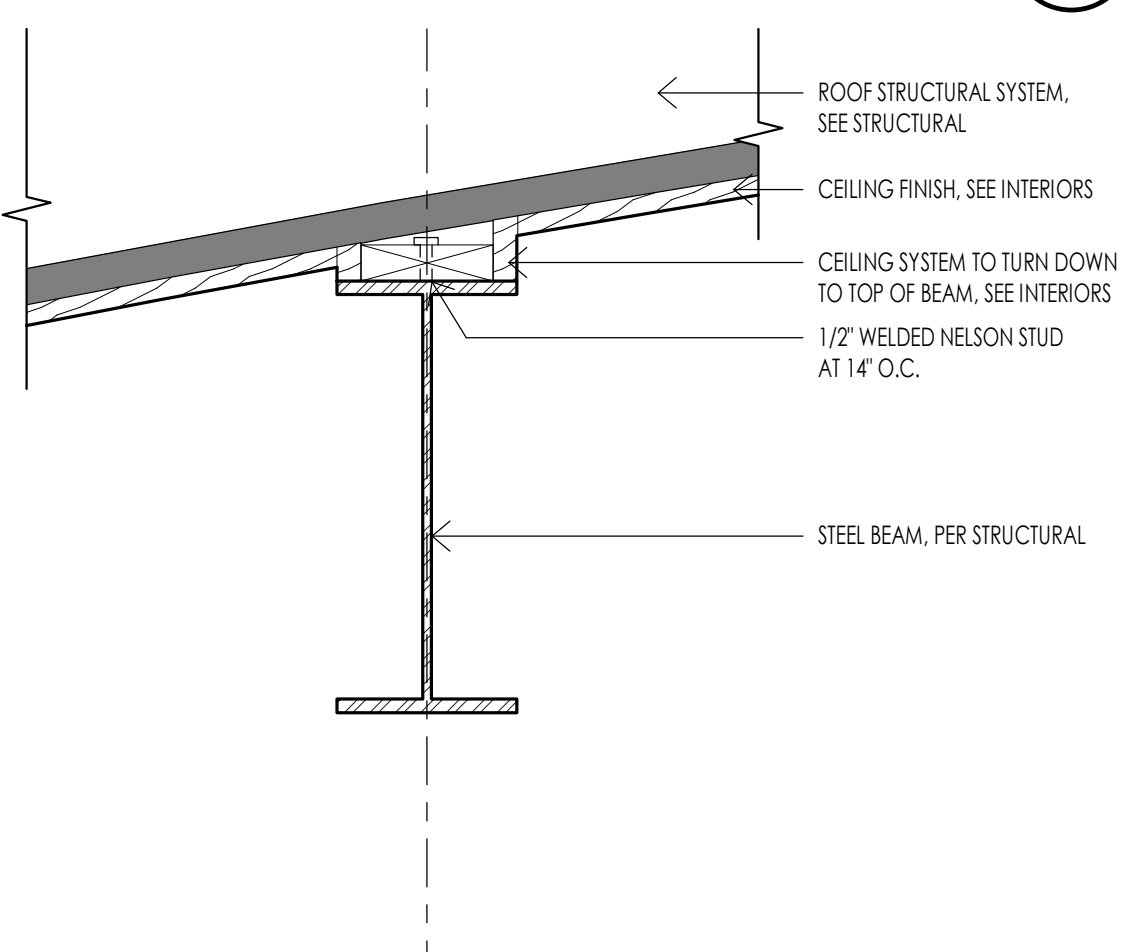
CEILING - EXPOSED INTERIOR BEAM  
1 1/2\"/>



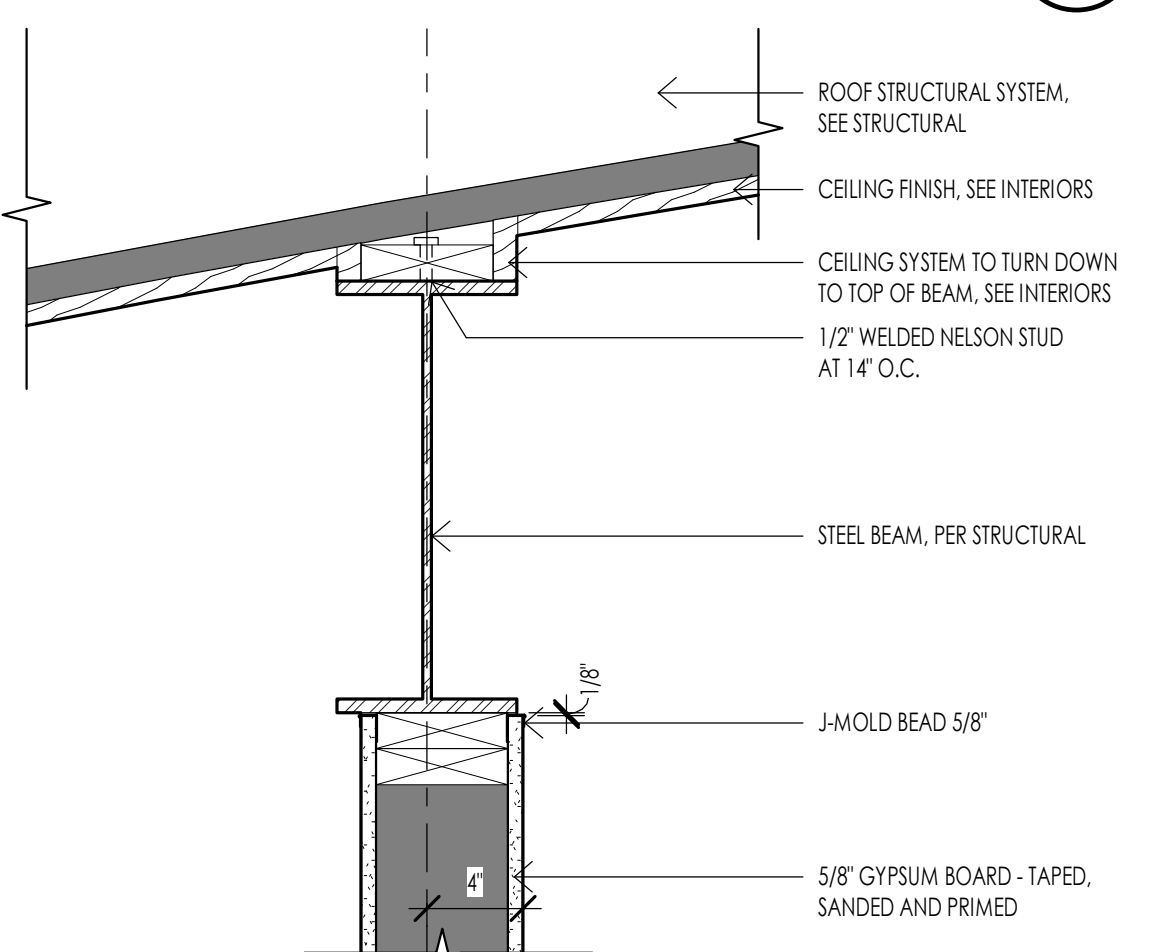
CEILING - DROP SOFFIT  
1 1/2\"/>



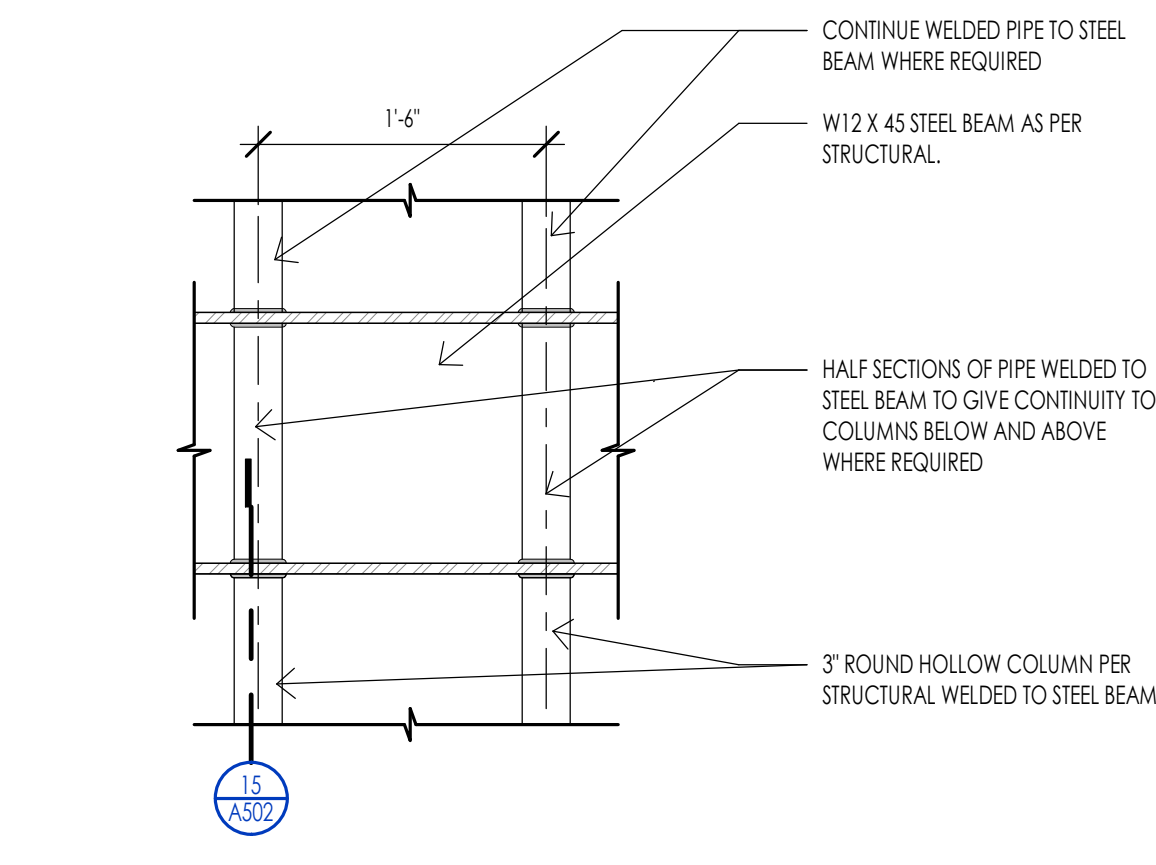
SOFFIT - EXTERIOR BEAM @ CURVED SOFFIT  
1 1/2\"/>



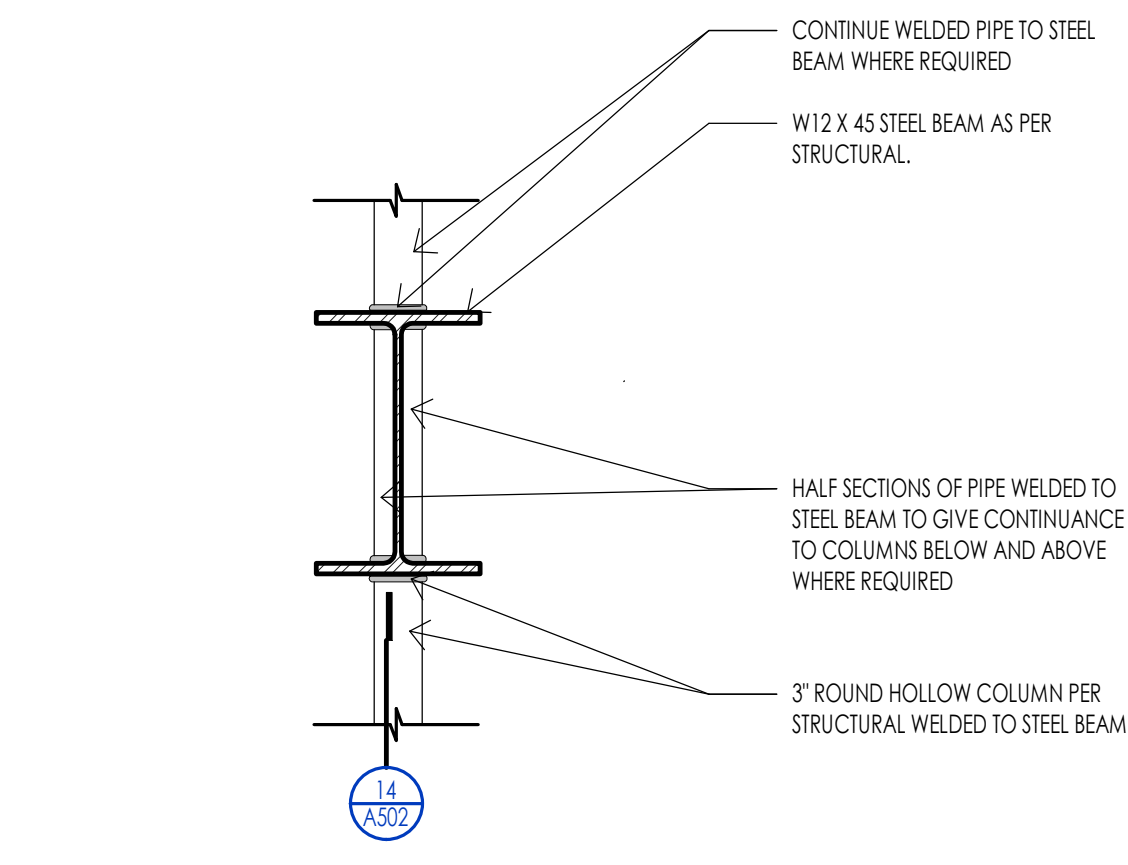
CEILING - INTERIOR BEAM @ CURVED CEILING  
1 1/2\"/>



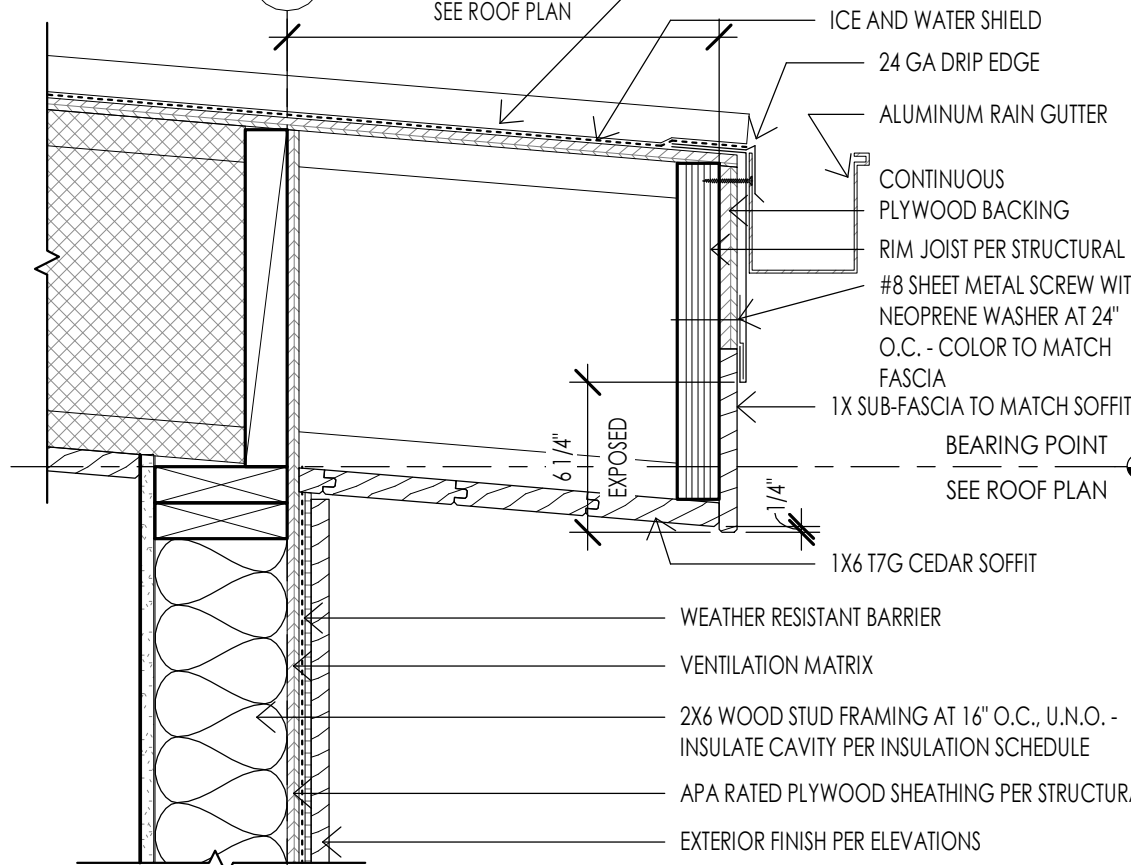
CEILING - INTERIOR BEAM @ CURVED CEILING W/ WALL  
1 1/2\"/>



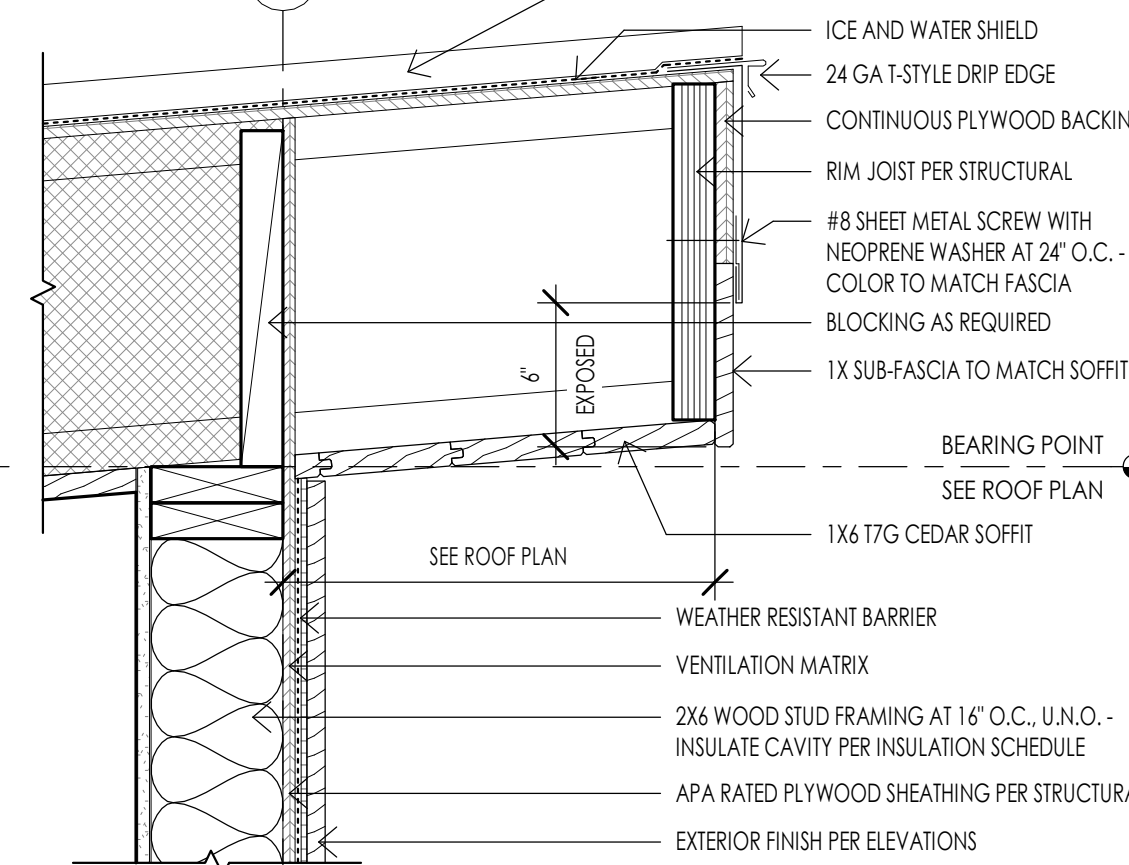
DECK - PIPE COLUMN TO STEEL BEAM DETAIL  
1\"/>



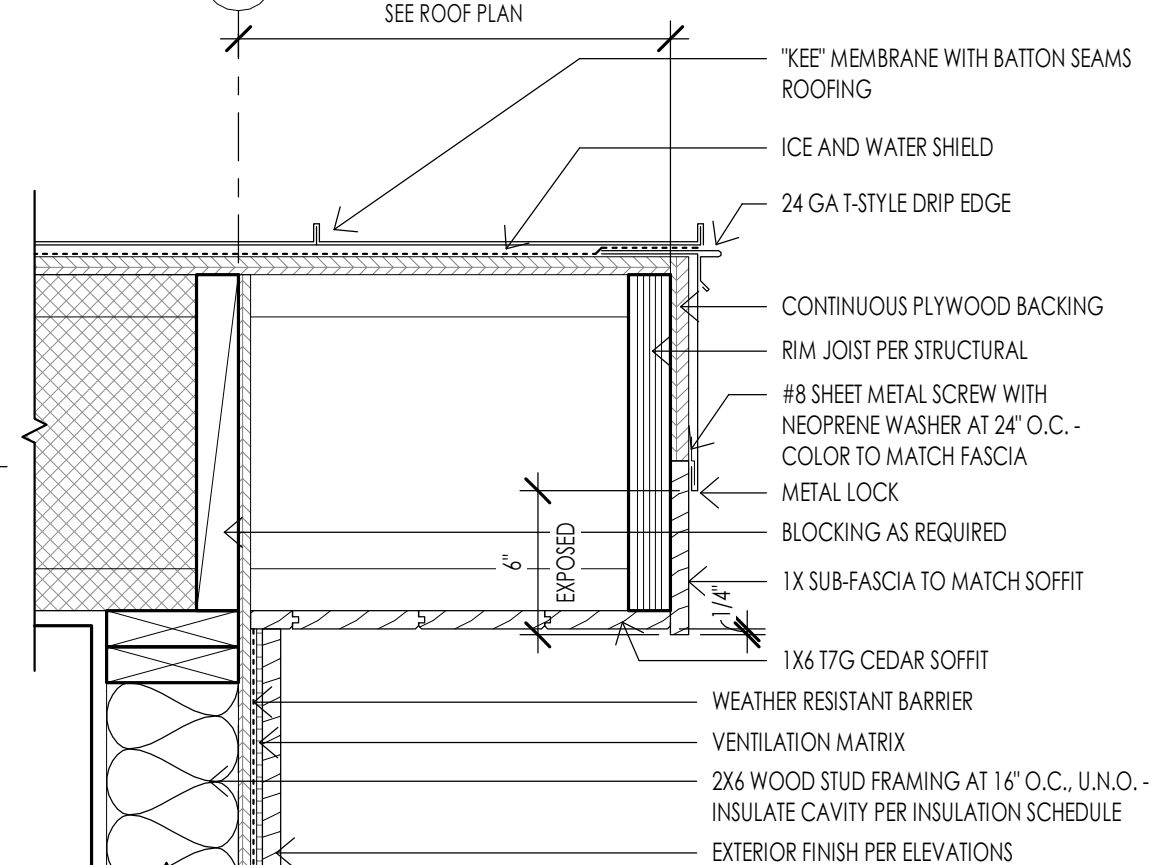
DECK - PIPE COLUMN TO STEEL BEAM SECTION  
1\"/>



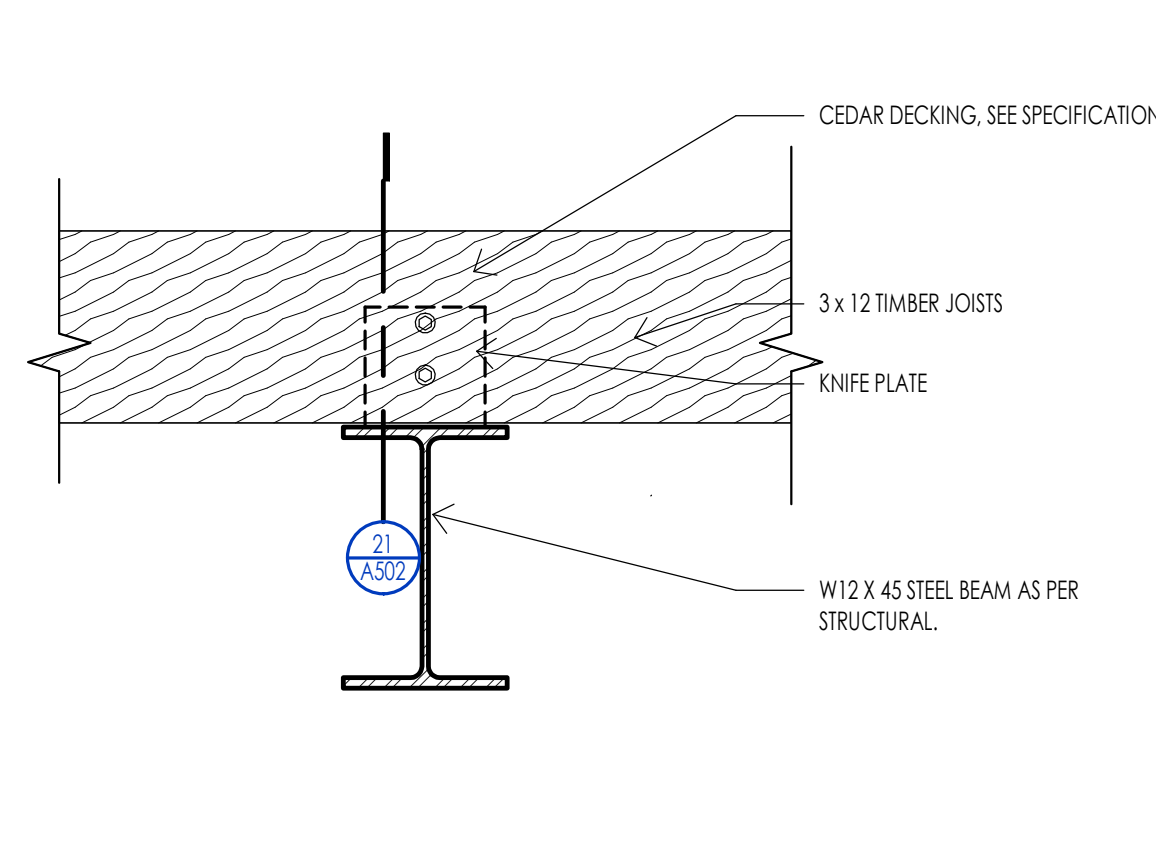
PITCHED EAVE DETAIL AT LOW SIDE  
1 1/2\"/>



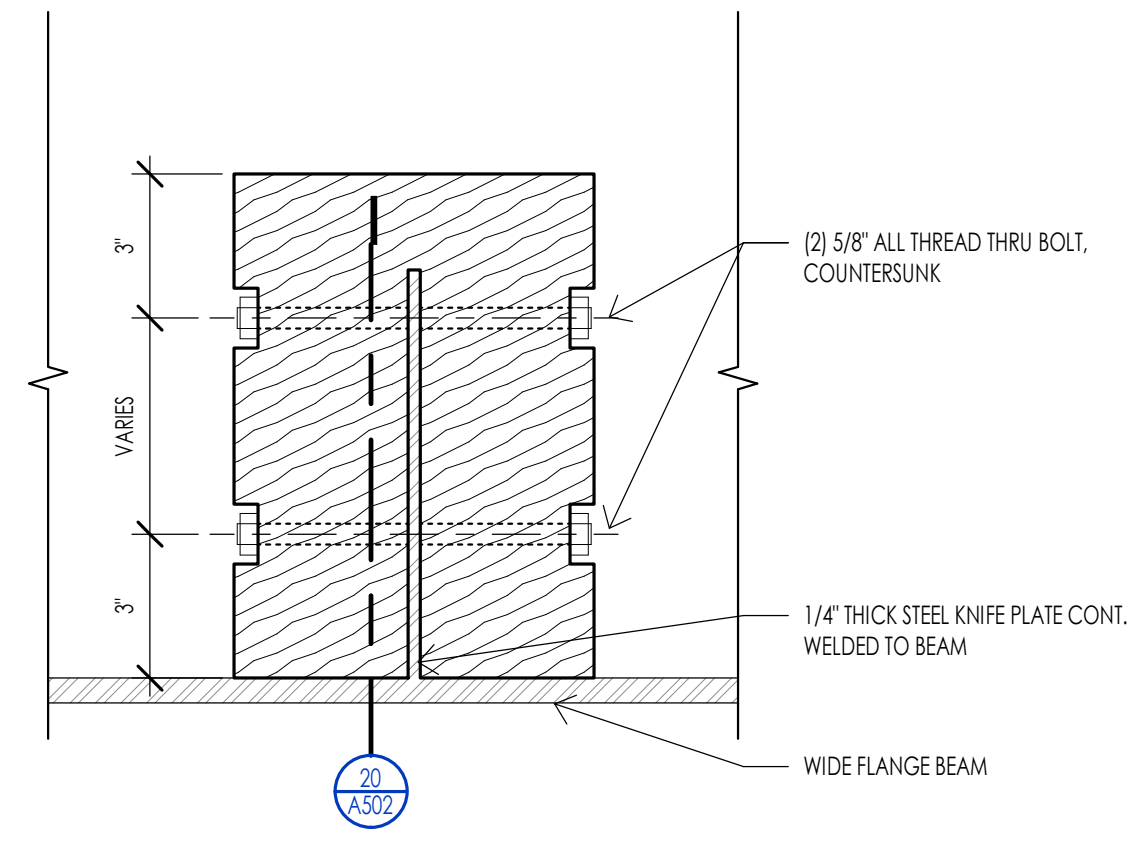
PITCHED EAVE DETAIL AT HIGH SIDE  
1 1/2\"/>



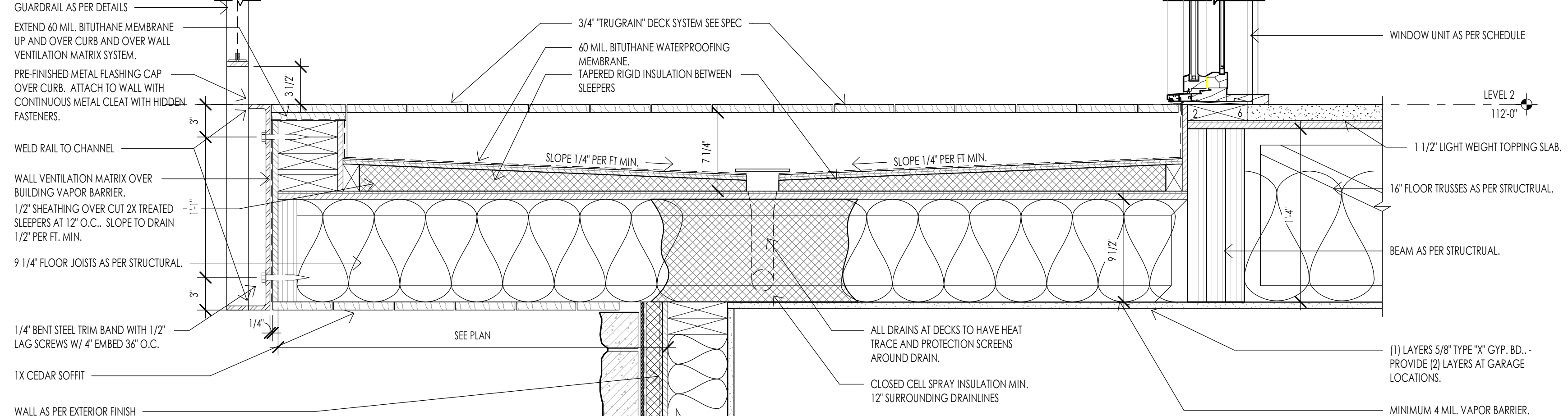
TYPICAL RAKE DETAIL  
1 1/2\"/>



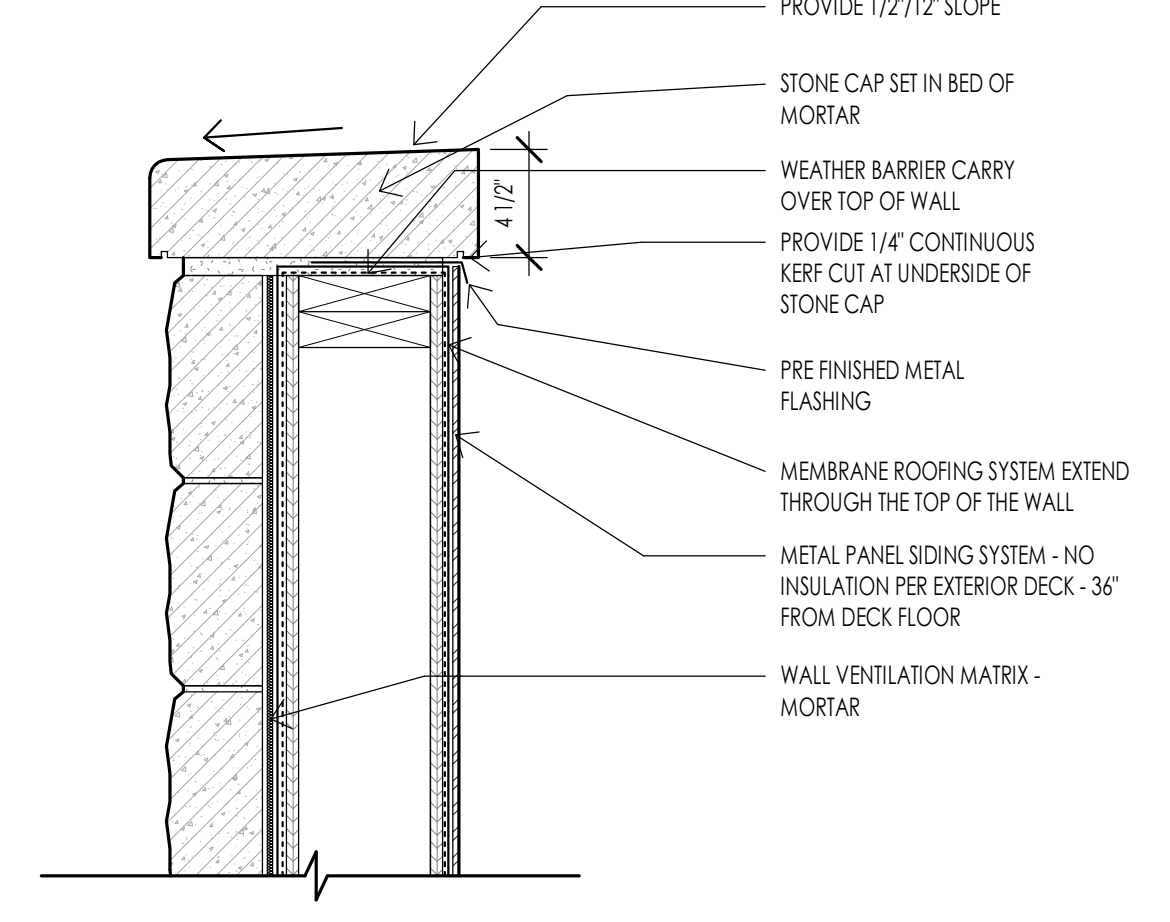
DECK - STEEL BEAM TO JOIST DETAIL  
1\"/>



DECK - TYPICAL TIMBER CONNECTION  
3\"/>



DECK - DRAINAGE DETAIL  
1 1/2\"/>



DECK - EXTERIOR DECK WALL STONE CAP  
1 1/2\"/>

WARM SPRINGS RESIDENCE #32

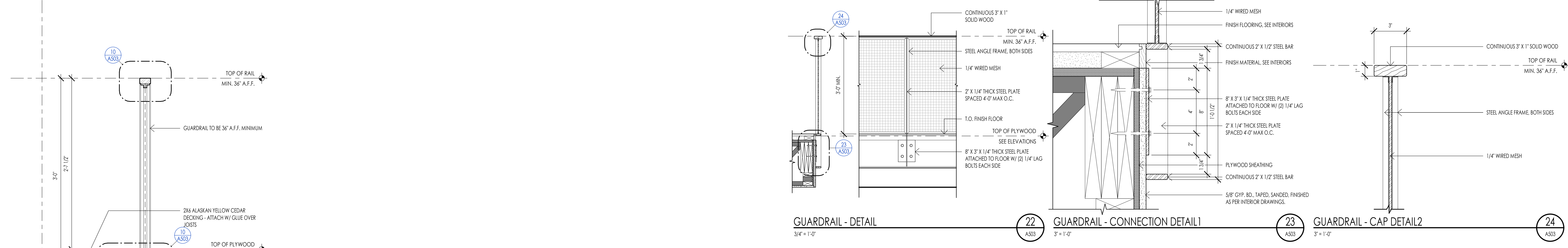
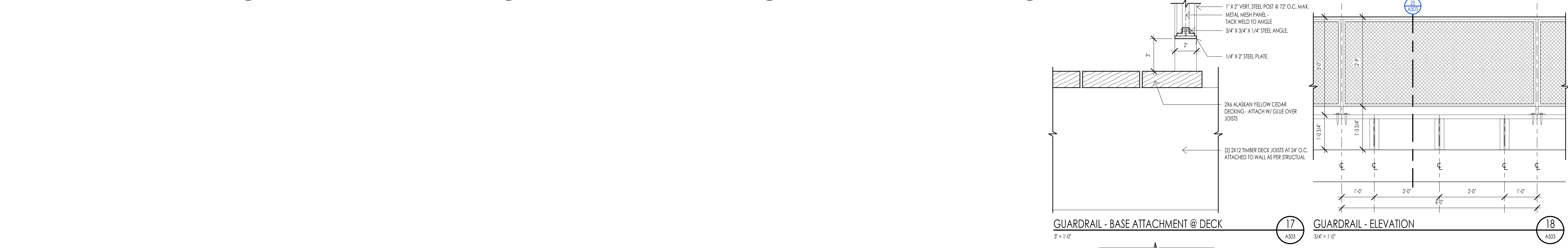
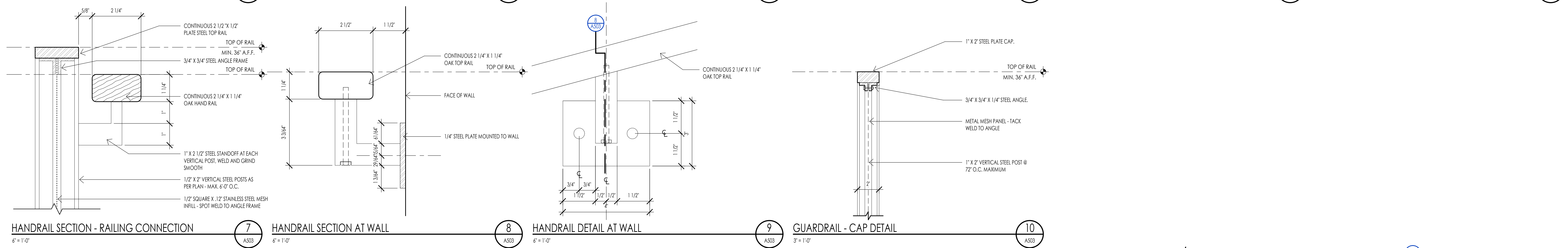
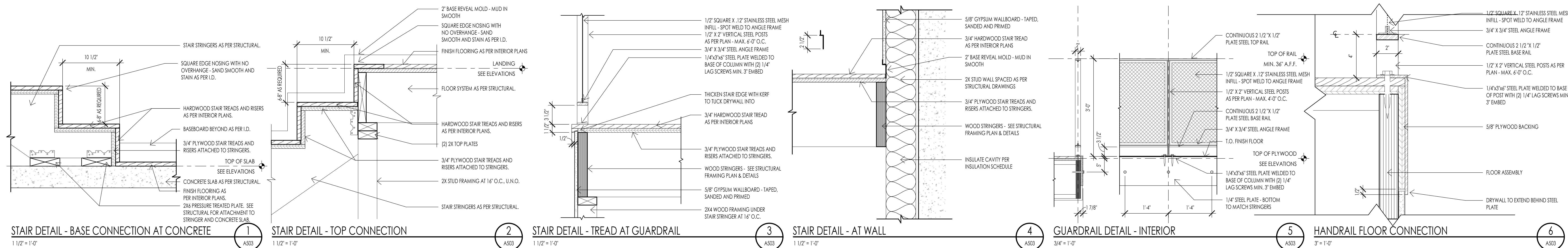
160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
ARCHITECTURAL  
DETAILS

SHEET NUMBER:  
A502

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
STAIR/ RAIL DETAILS

SHEET NUMBER:  
**A503**

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**DOOR SCHEDULE**

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS		
	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH					
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL								
D001A	4'-0"	9'-0"	2"	METAL-GLASS	D7		20/A601			26/A601							PIVOT DOOR - METAL - GLASS - WOOD NON-RATED
D002A	2'-0"	9'-0"	2"		D8		30/A601	30/A601									OVERHEAD GARAGE DOOR - METAL - GLASS - WOOD NON-RATED
D002B	3'-0"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F3	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D003A	3'-0"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D004A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D004B	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D005A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D005A	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D006B	2'-0"	7'-0"	1 1/4"	GLASS	D6												WOOD - METAL - GLASS - WOOD NON-RATED
D007A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D007B	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D008A	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D008B	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D009C	2'-0"	7'-0"	1 1/4"	GLASS	D6												WOOD - METAL - GLASS - WOOD NON-RATED
D202A	2'-4"	8'-0"	1 3/4"	WOOD	O2				WOOD	FRAMELESS	PER I.D.						BARN DOOR WOOD PANEL NON-RATED
D202B	2'-4"	8'-0"	1 3/4"	WOOD	O2				WOOD	FRAMELESS	PER I.D.						BARN DOOR WOOD PANEL NON-RATED
D203A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						BARN DOOR WOOD PANEL NON-RATED
D203A	4'-0"	8'-0"	1 3/4"	WOOD	O2				WOOD	FRAMELESS	PER I.D.						BARN DOOR WOOD PANEL NON-RATED
D204B	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						BARN DOOR WOOD PANEL NON-RATED
D204C	2'-0"	7'-0"	1 1/4"	GLASS	D6												WOOD - METAL - GLASS - WOOD NON-RATED
D204D	2'-8"	8'-0"	1 1/2"	WOOD	D5	PER I.D.			WOOD	FRAMELESS	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D205A	2'-4"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED
D205B	2'-0"	7'-0"	1 1/4"	GLASS	D6												WOOD - METAL - GLASS - WOOD NON-RATED
D207A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	26/A601	27/A601	WOOD	F1	PER I.D.						WOOD - METAL - GLASS - WOOD NON-RATED

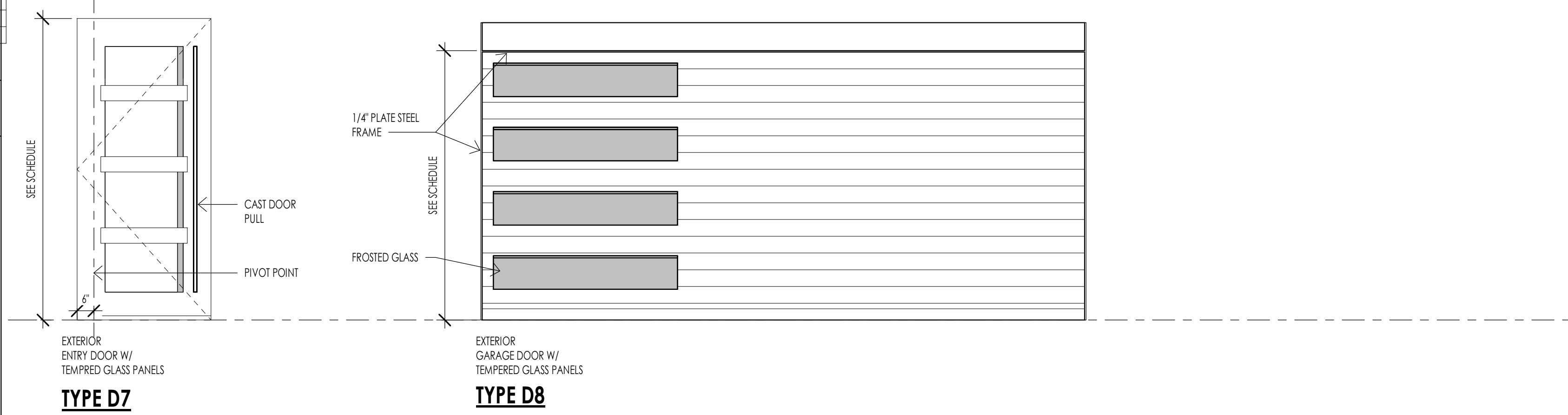
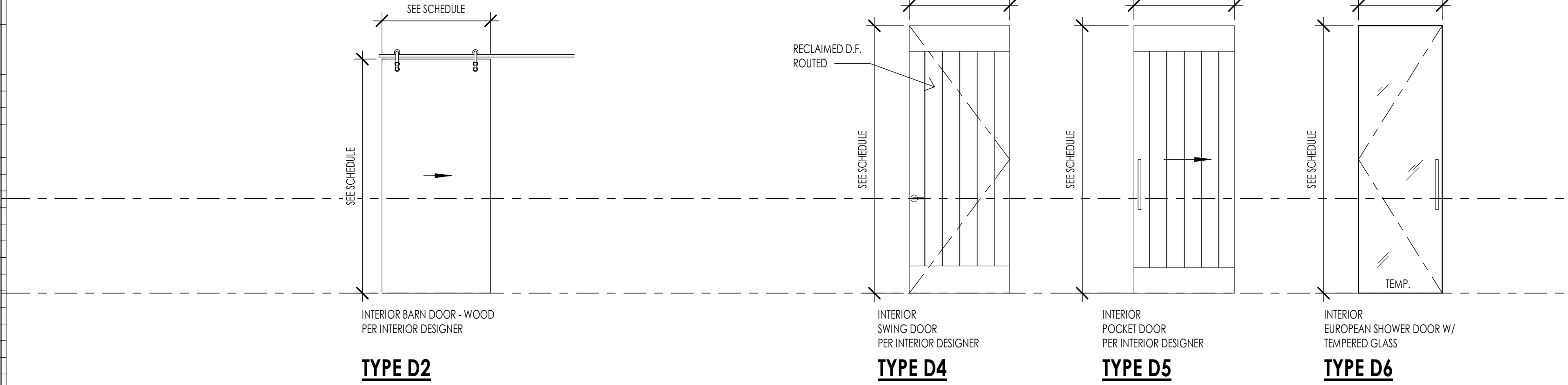
**DOOR SCHEDULE GENERAL NOTES**

- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R202.2.1.

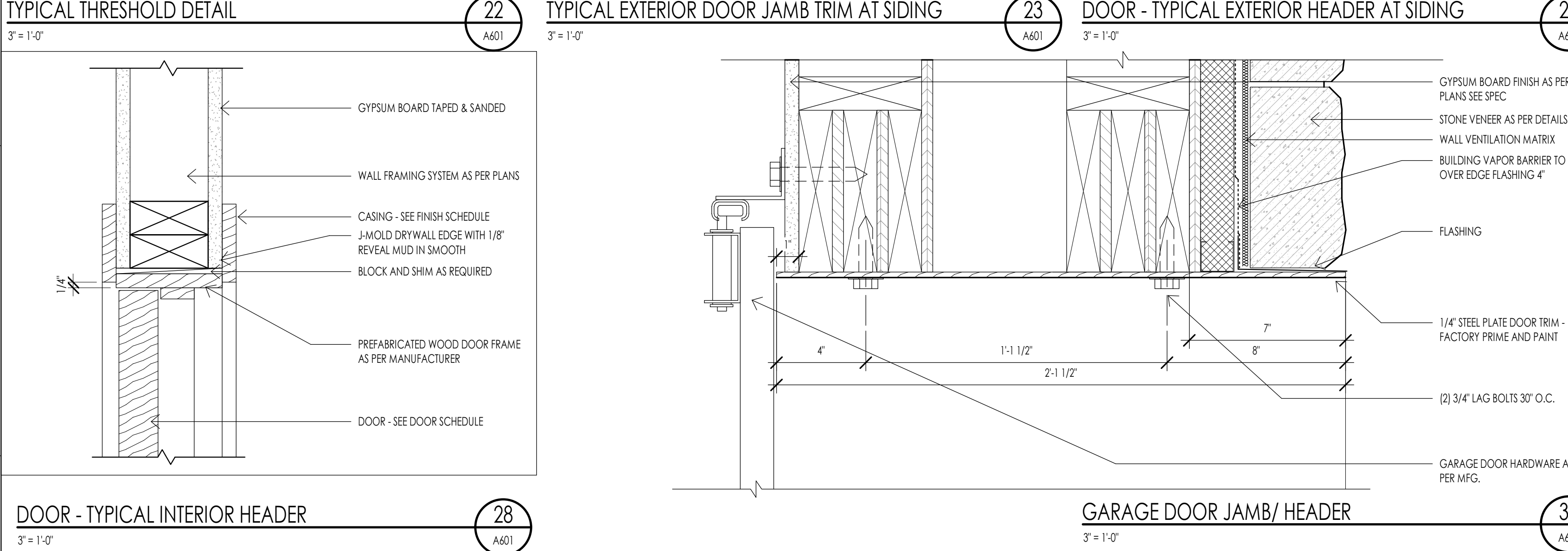
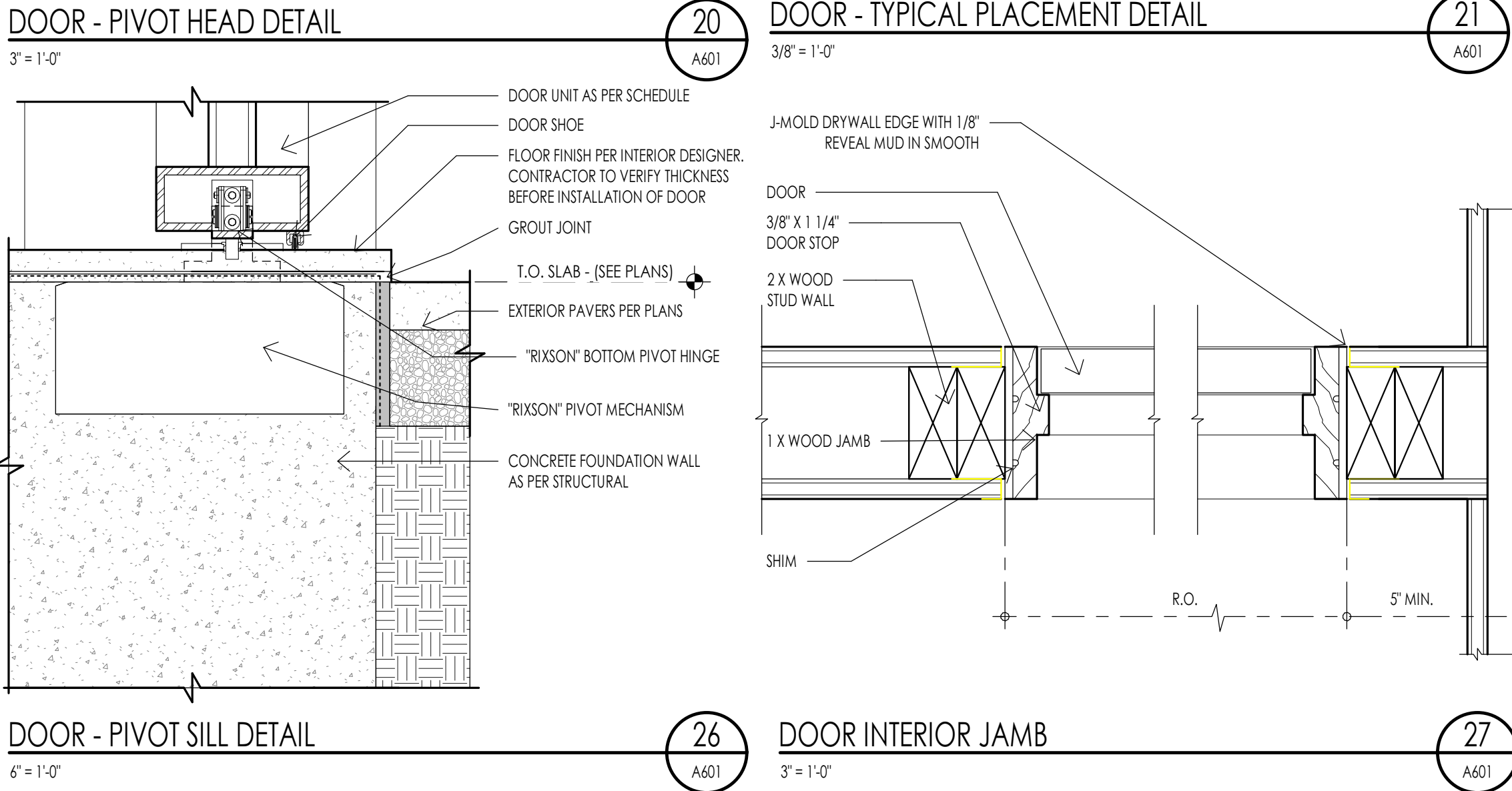
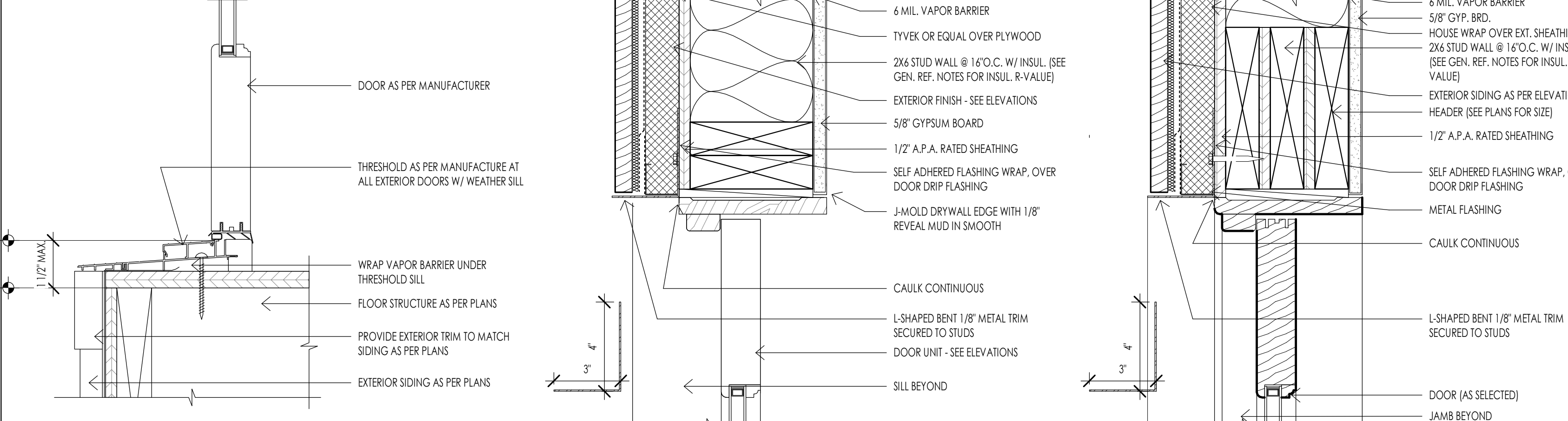
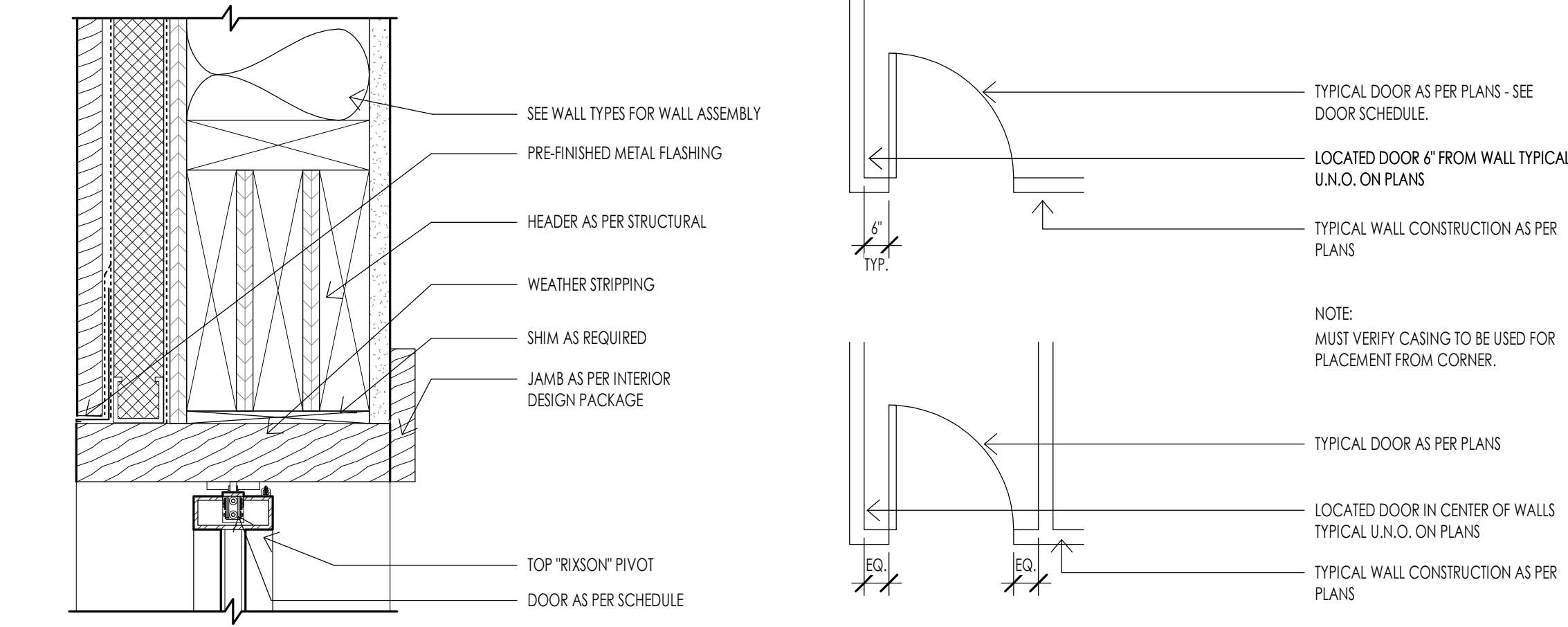
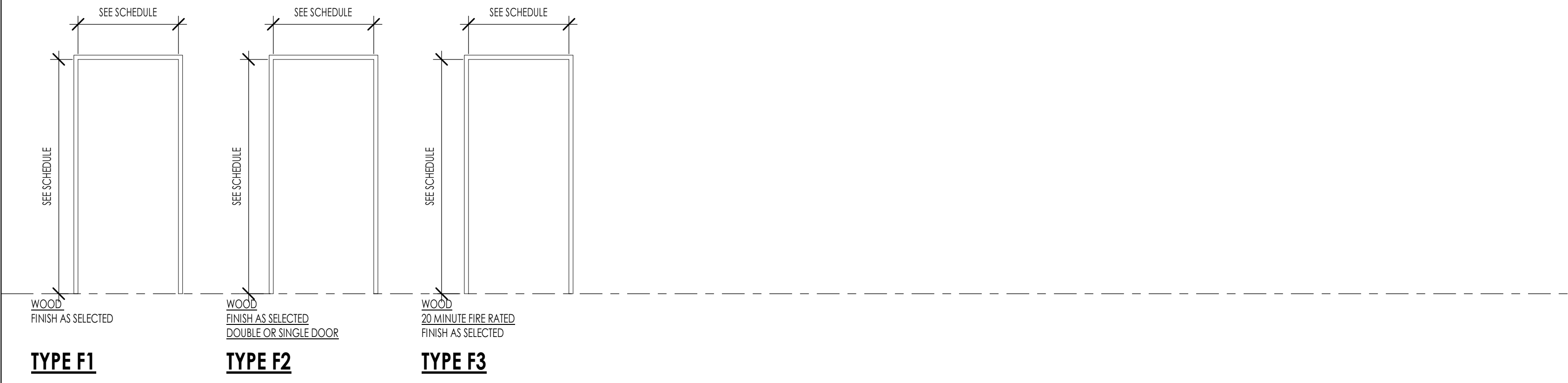
**HARDWARE GROUPS**

- H1 MECHANICAL ROOM**
  - 2 FAIR SPRING HINGES
  - SMOKE SEAL
  - 1 PASSAGE SET
- H2 OVERHEAD GARAGE DOORS**
  - GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER
- H3 SECONDARY ENTRY DOOR**
  - 3 FAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 THRESHOLD
- H4 GARAGE HOUSE**
  - 3 FAIR HINGES
  - 1 WEATHER STRIP
  - 1 LOCKSET
  - 1 DEADBOLT
- H5 INTERIOR DOOR**
  - 3 FAIR HINGES
  - 1 PASSAGE SET
- H6 INTERIOR BARN DOOR**
  -
- H7 INTERIOR DOUBLE BARN DOOR**
  -
- H8 INTERIOR DOOR**
  - 3 FAIR HINGES
  - 1 PRIVACY SET
- H9 INTERIOR DOUBLE DOOR**
  - 4 FAIR HINGES
  - 2 KNOWS (SINGLE SIDE ONLY)
- H10 ENTRY DOOR**
  - WEATHER STRIP
  - 1 THRESHOLD
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 PIVOT HINGE (TOP AND BOTTOM)
- H11 INTERIOR DOUBLE DOOR**
  - 4 FAIR HINGES
  - 2 PASSAGE SET
- H12 POCKET DOOR**
  -

**DOOR TYPES**



**FRAME TYPES**



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC2023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
**DOOR SCHEDULE & ELEVATIONS**

SHEET NUMBER:  
**A601**

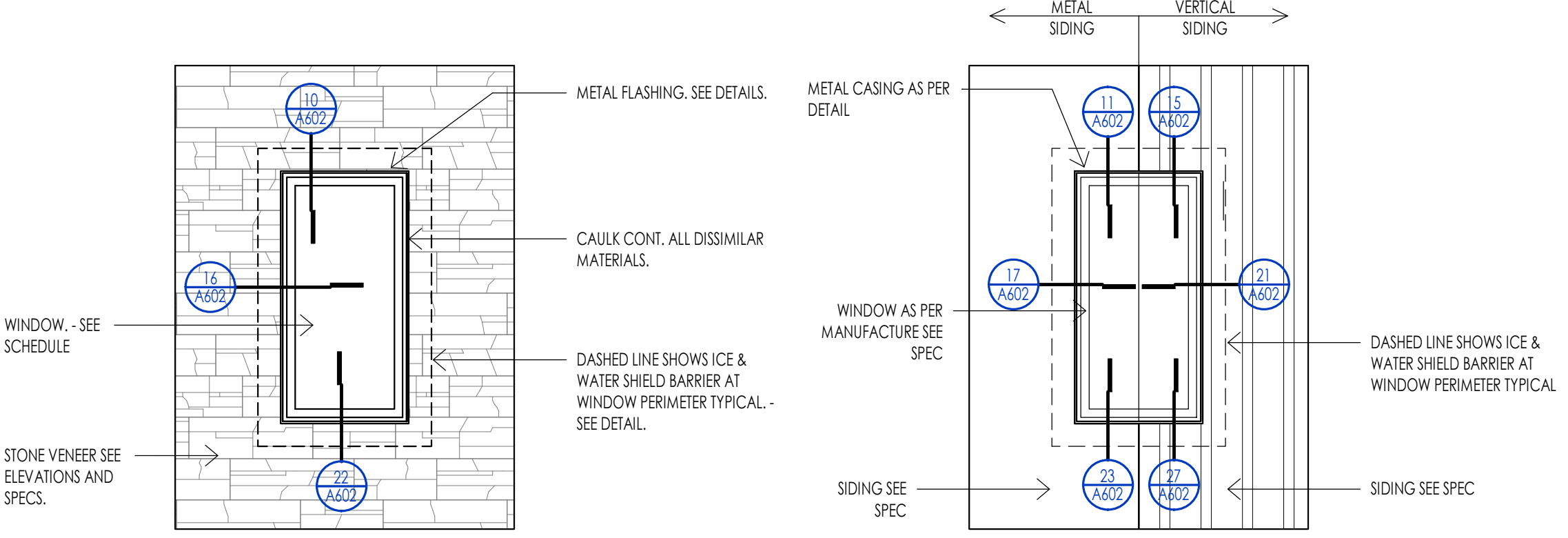
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Plot Date: 7/10/2023 2:28:28 PM

**WINDOW SCHEDULE**

MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL		GLAZING	TYPE	COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB			
W01	3'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	21/A602	27/A602			
W02	3'-0"	3'-0"	8'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	VARIES	27/A602			
W03	3'-0"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	15/A602	21/A602	VARIES		
W04	4'-0"	5'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	24/A602		
W05	3'-0"	8'-0"	8'-0"	EXTERIOR PATIO SINGLE DOOR	ALUMINUM CLAD	AS PER I.D.	15/A602	VARIES	PER MANUF.		
W06	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	15/A602	21/A602	22/A602		
W07	14'-0"	10'-0"	10'-0"	DOOR SLIDER GLAZED OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	14/A602	VARIES	19/A602		
W08	9'-0"	10'-0"	10'-0"	DOOR SLIDER TRIPLE	ALUMINUM CLAD	AS PER I.D.	14/A602	VARIES	19/A602		
W09	3'-0"	7'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	14/A602	21/A602	22/A602		
W10	2'-6"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	15/A602	21/A602	22/A602		
W11	5'-0"	5'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	23/A602		
W12	4'-0"	2'-0"	3'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	13/A602	VARIES	14/A602		
W13	3'-0"	2'-0"	3'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	13/A602	VARIES	14/A602		

**NOTE:**  
COORDINATE WITH DETAILS FOR ADDITIONAL INSTALLATION REQUIREMENT.



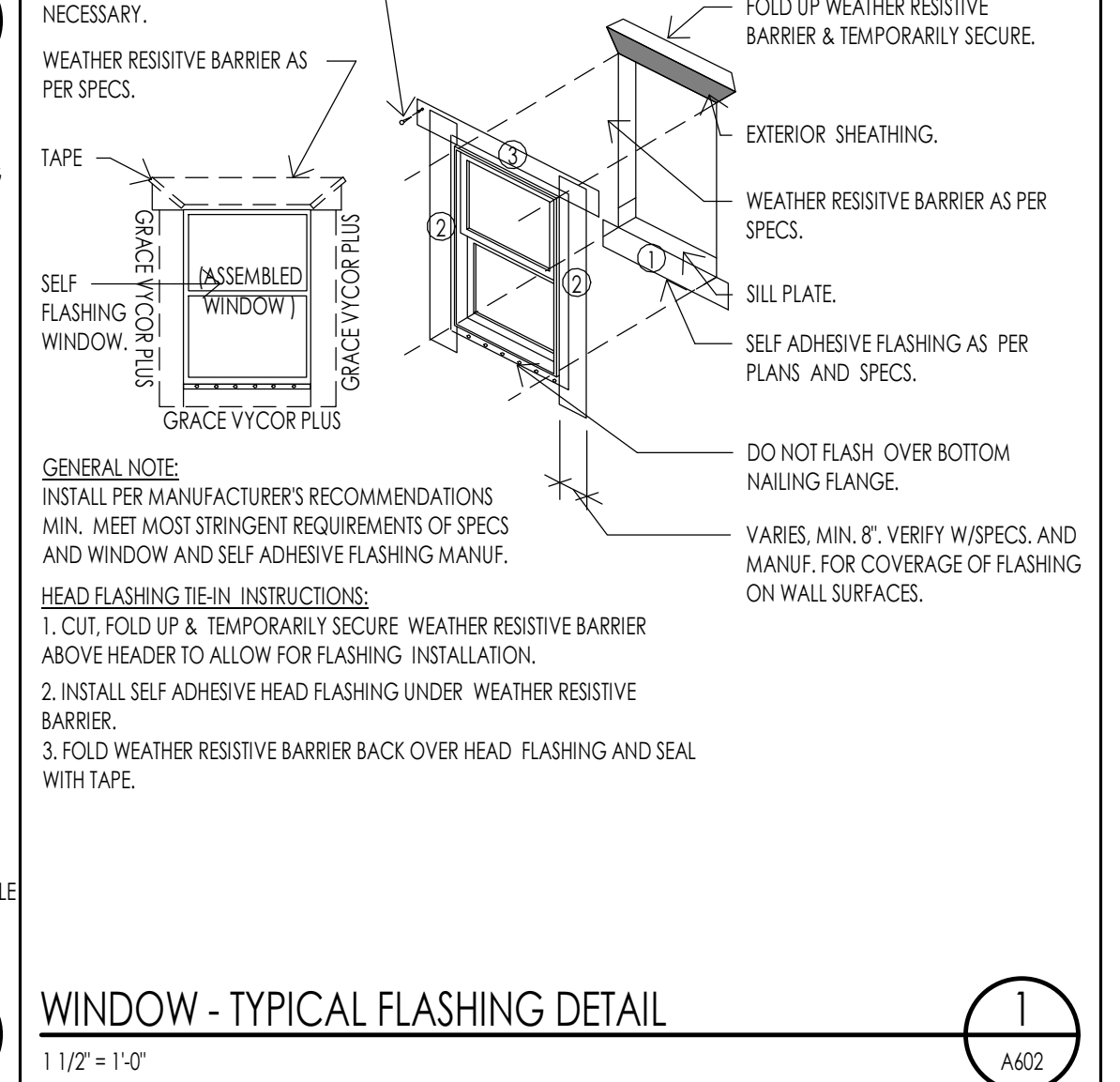
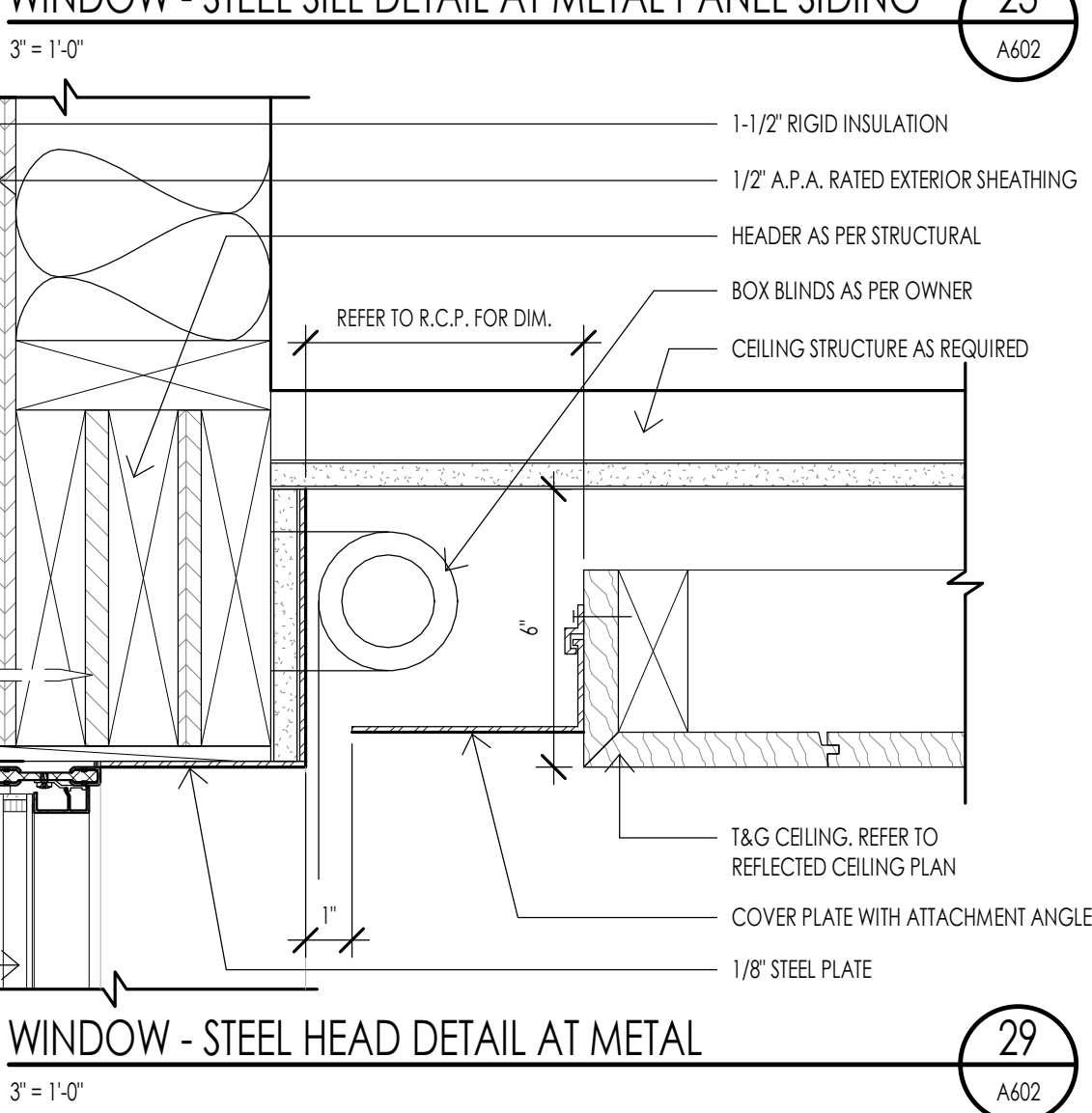
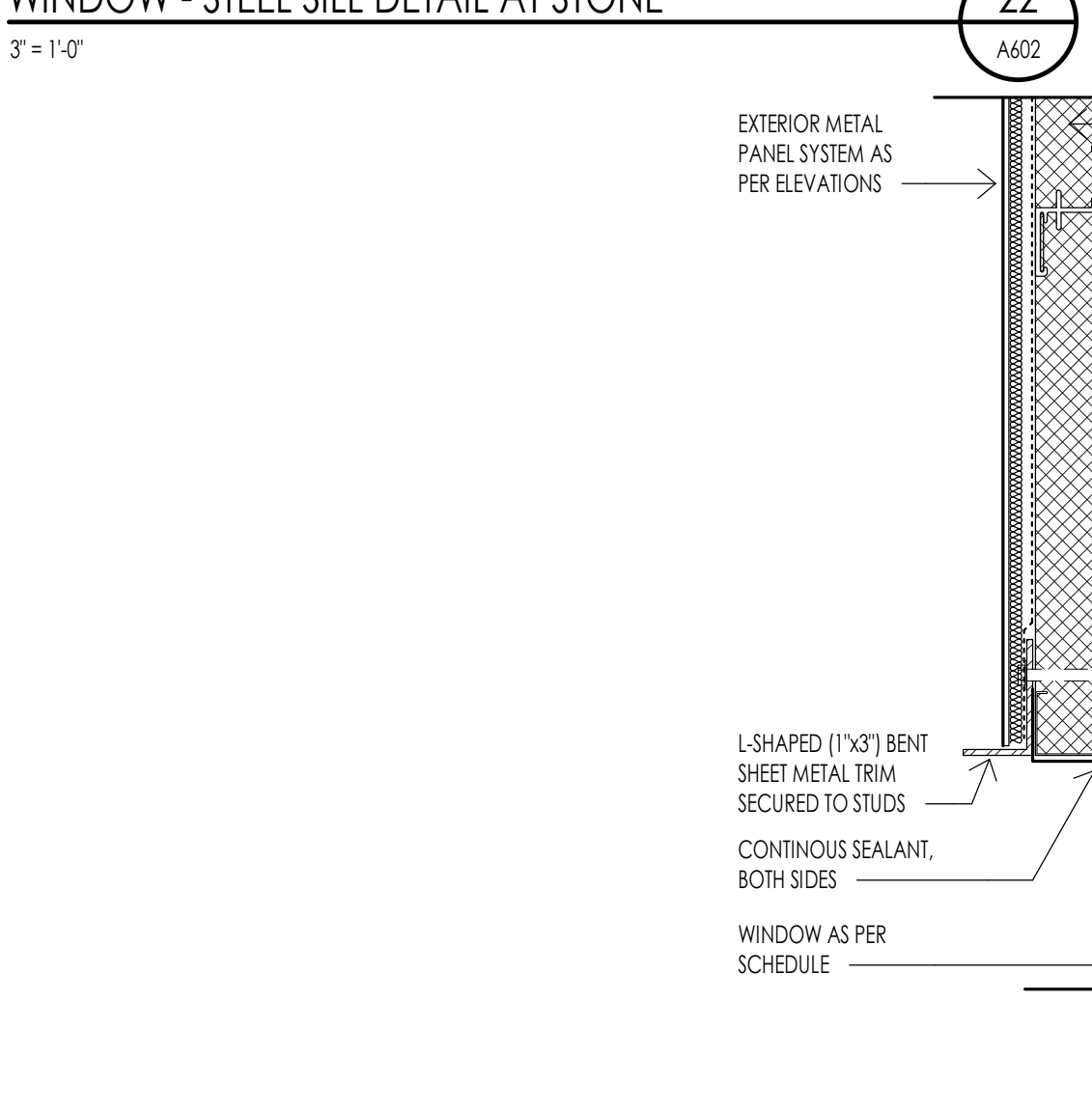
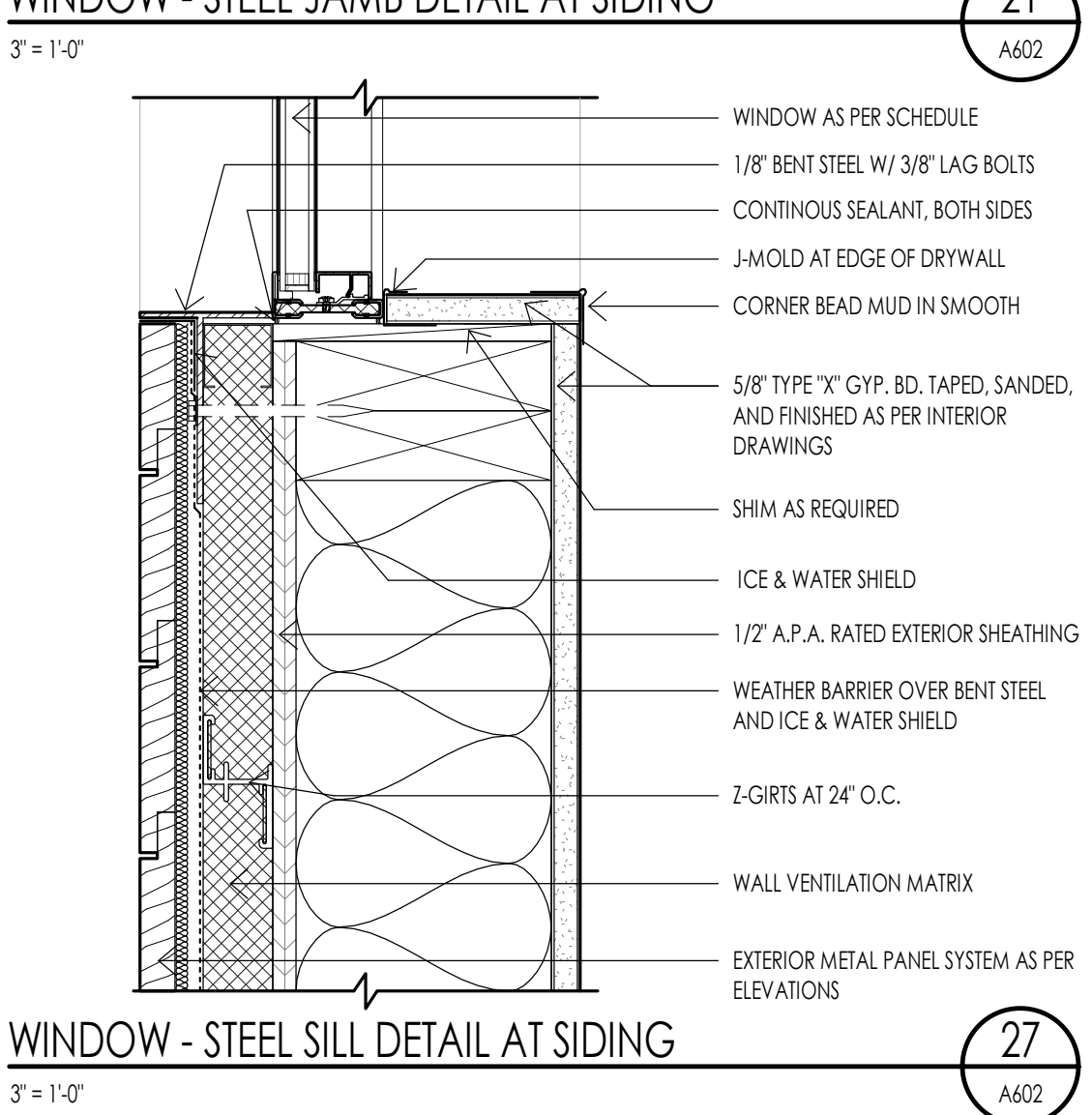
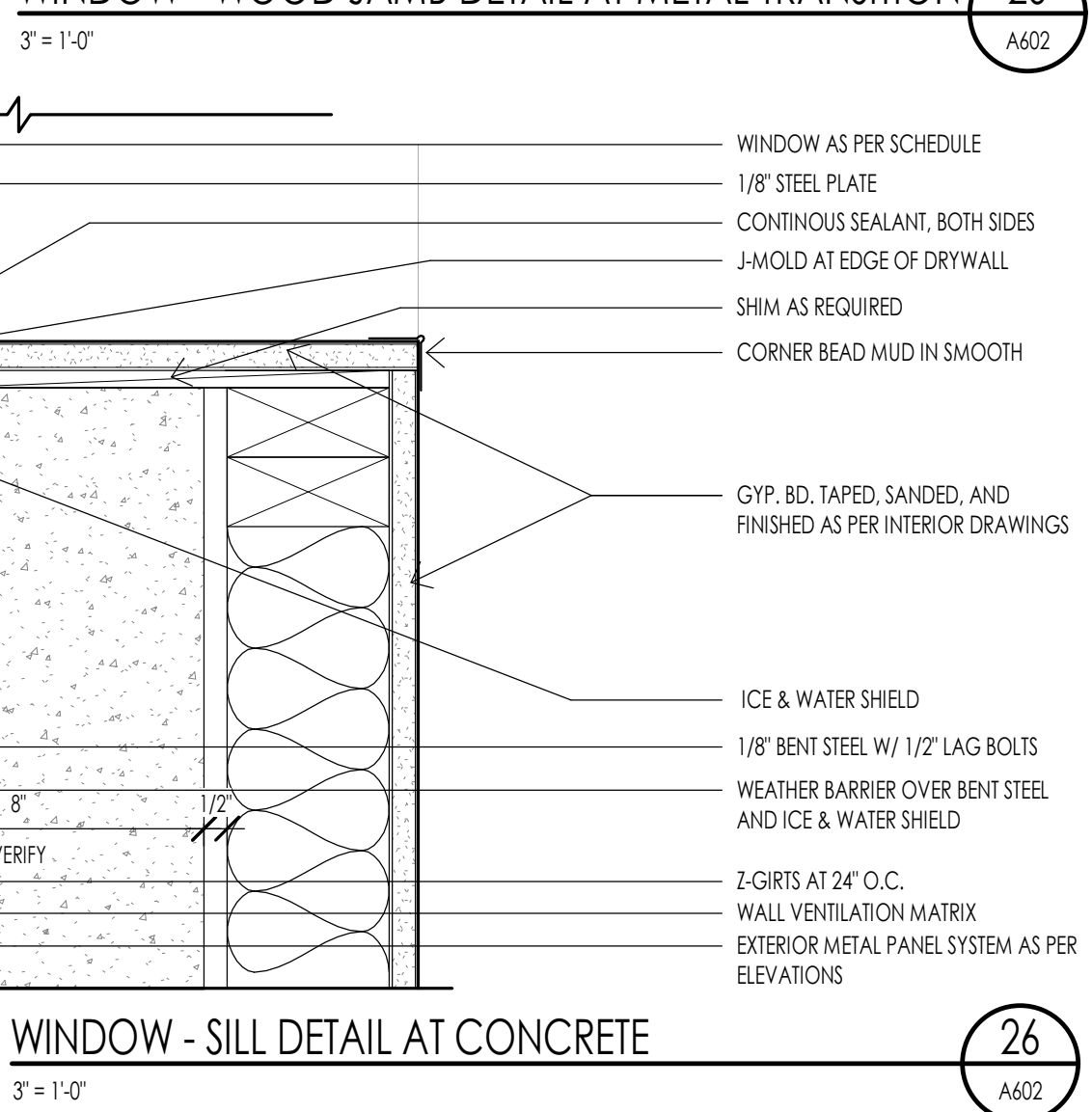
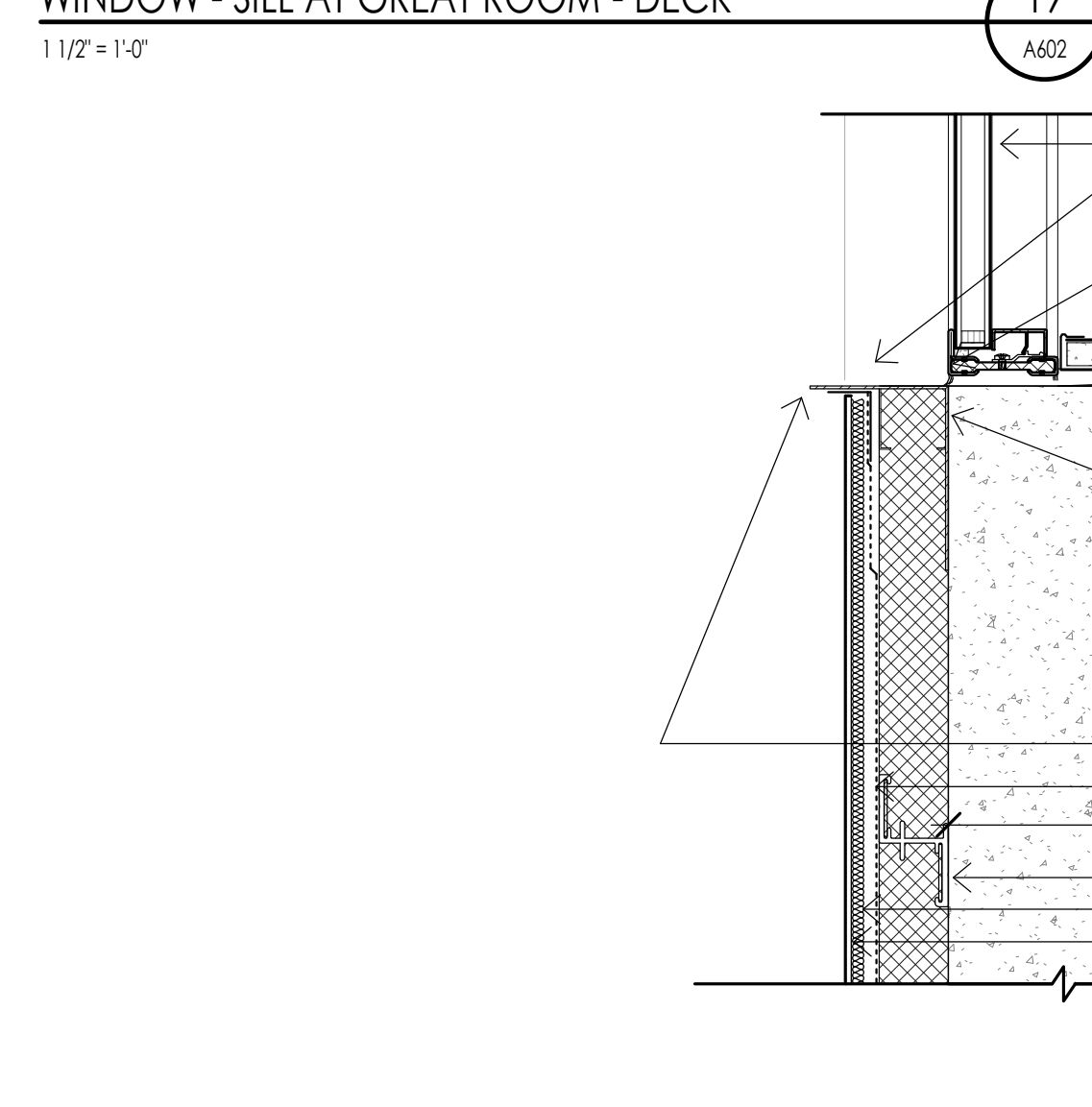
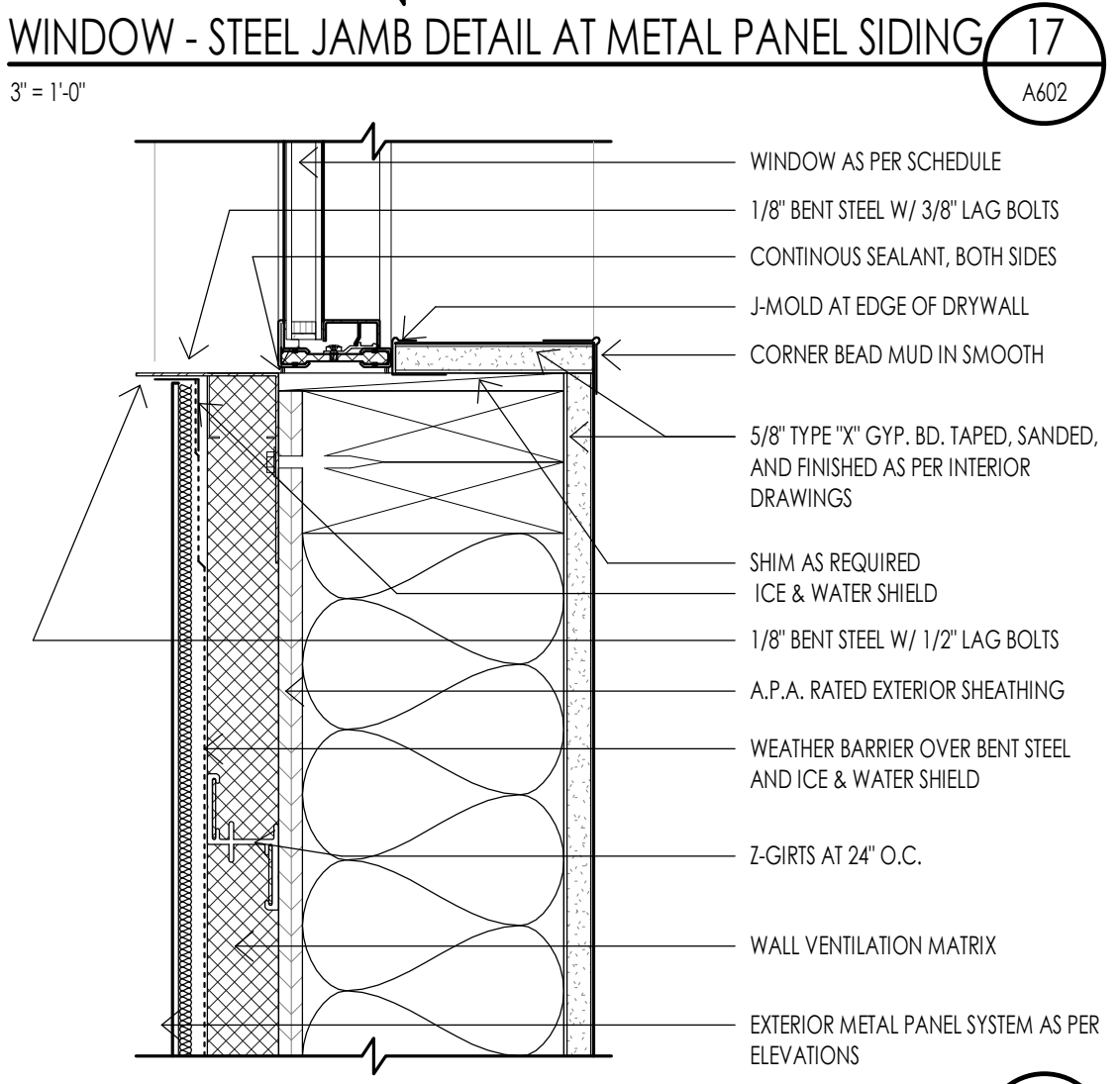
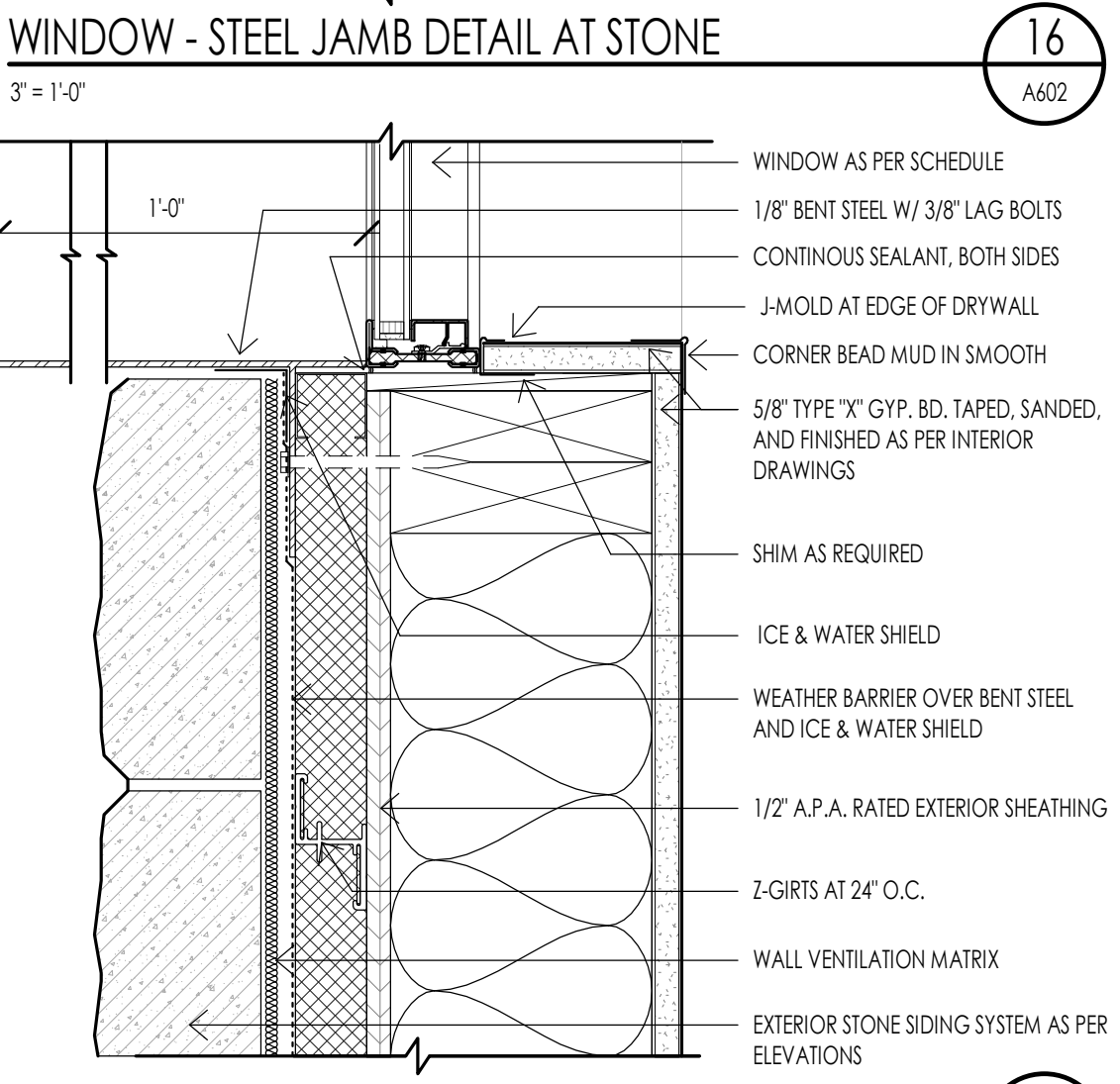
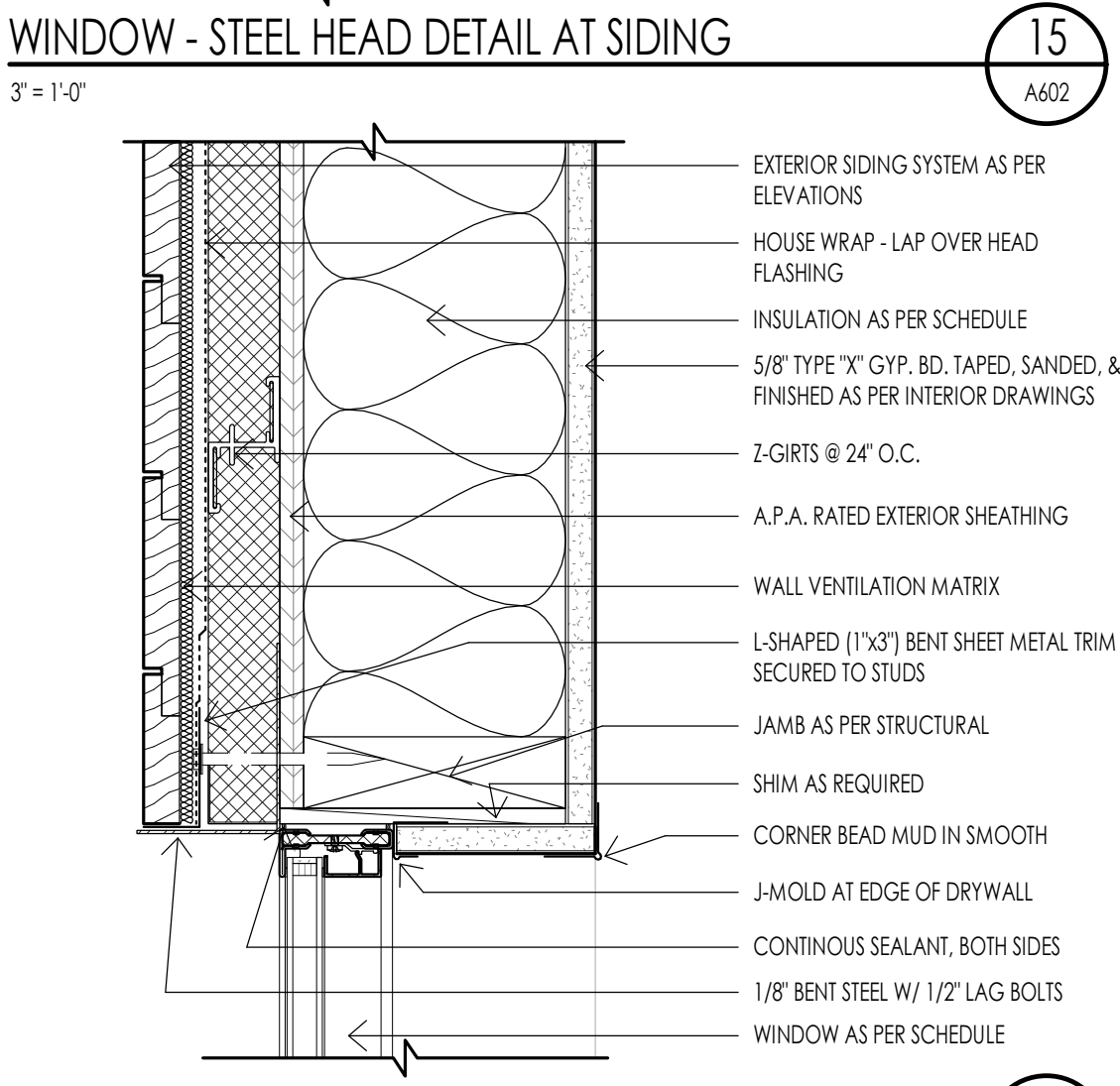
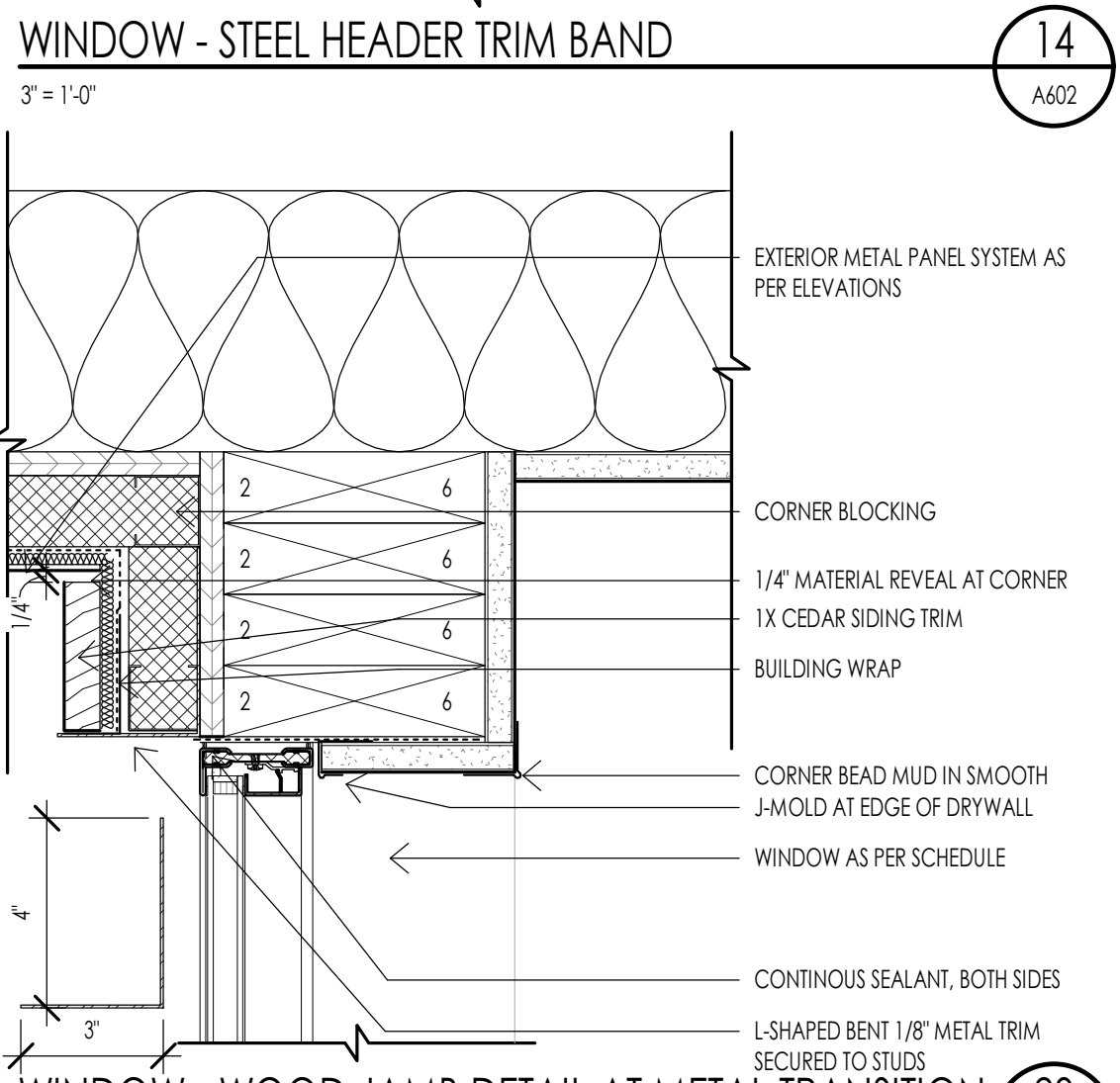
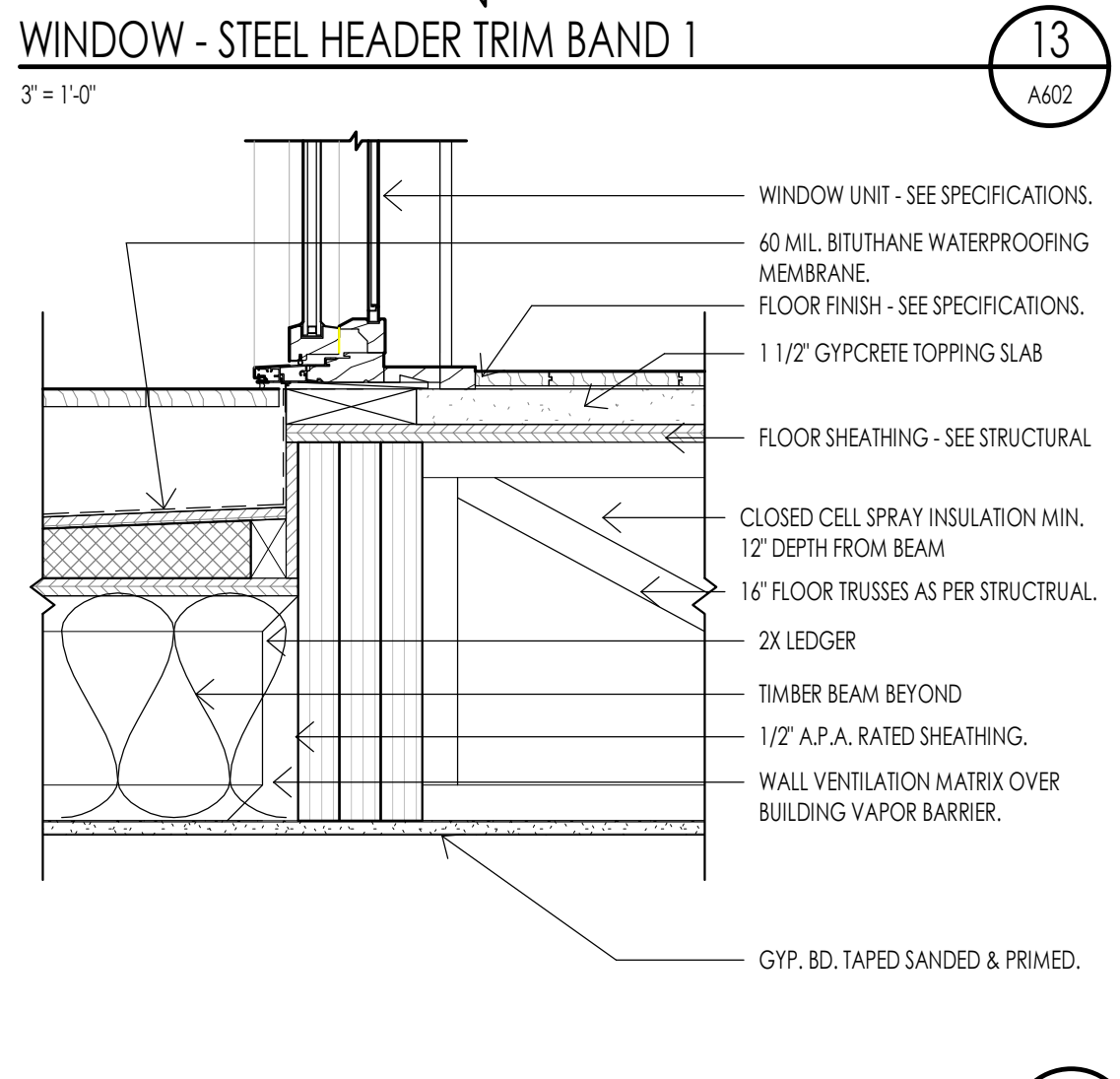
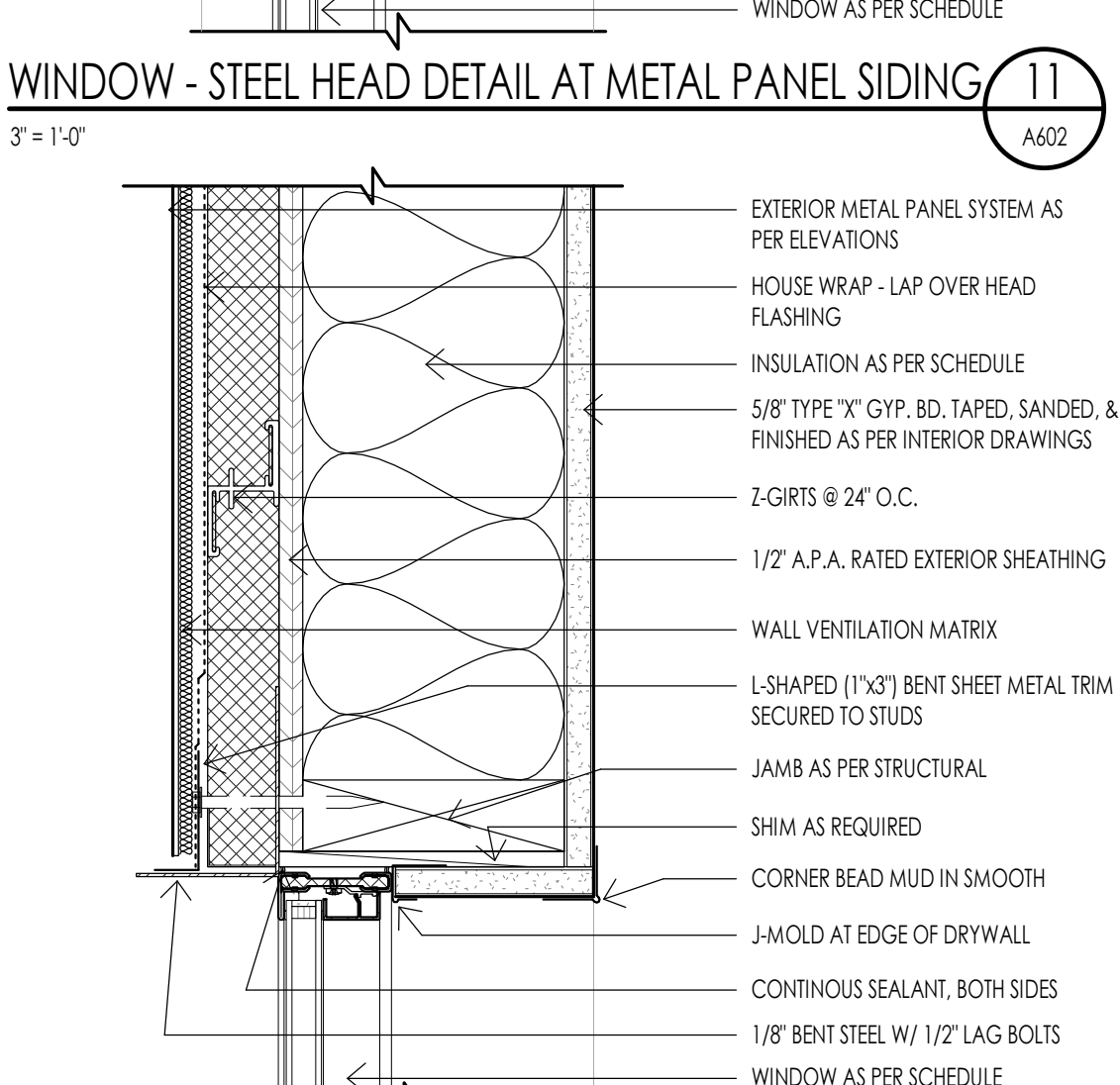
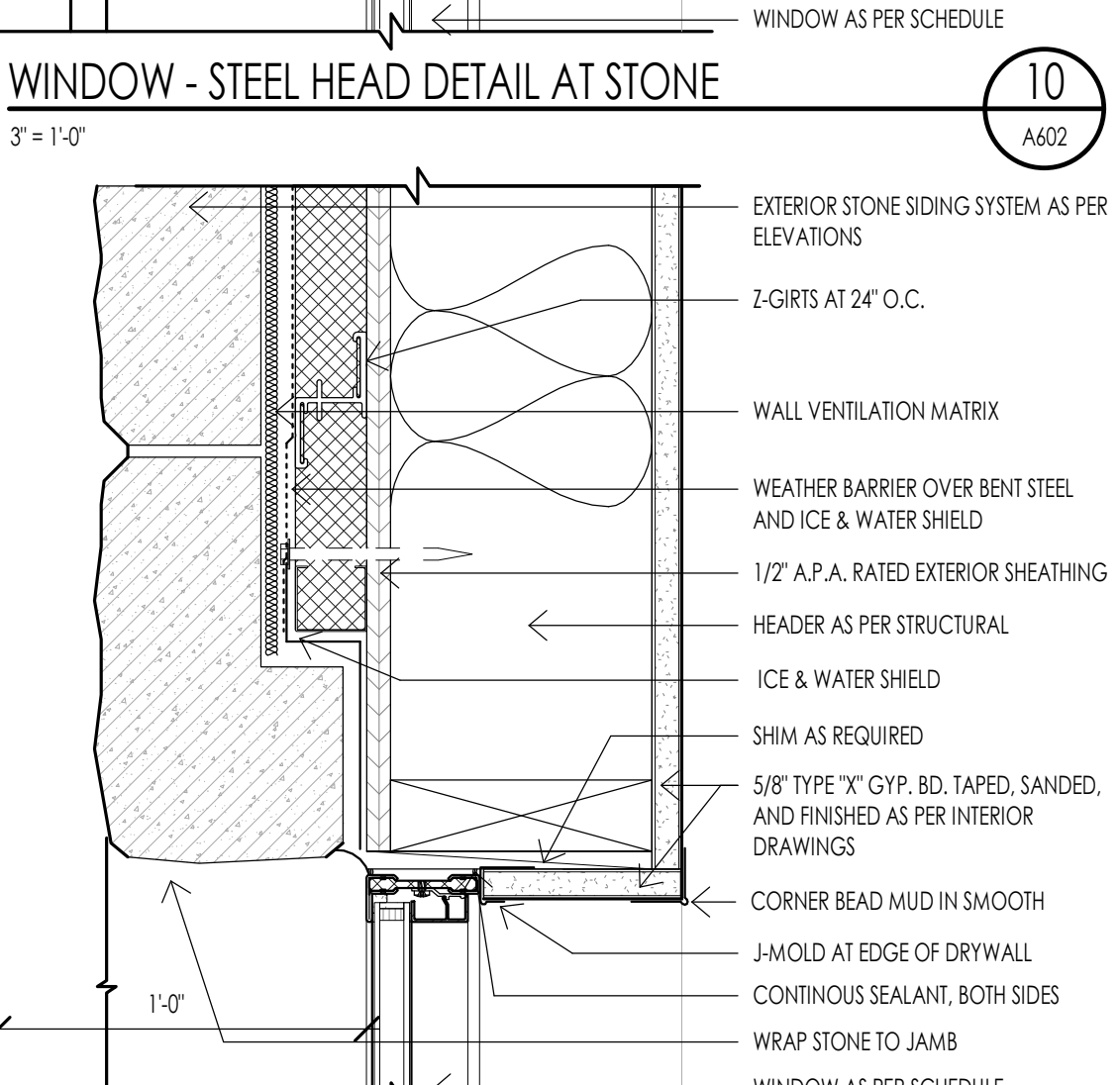
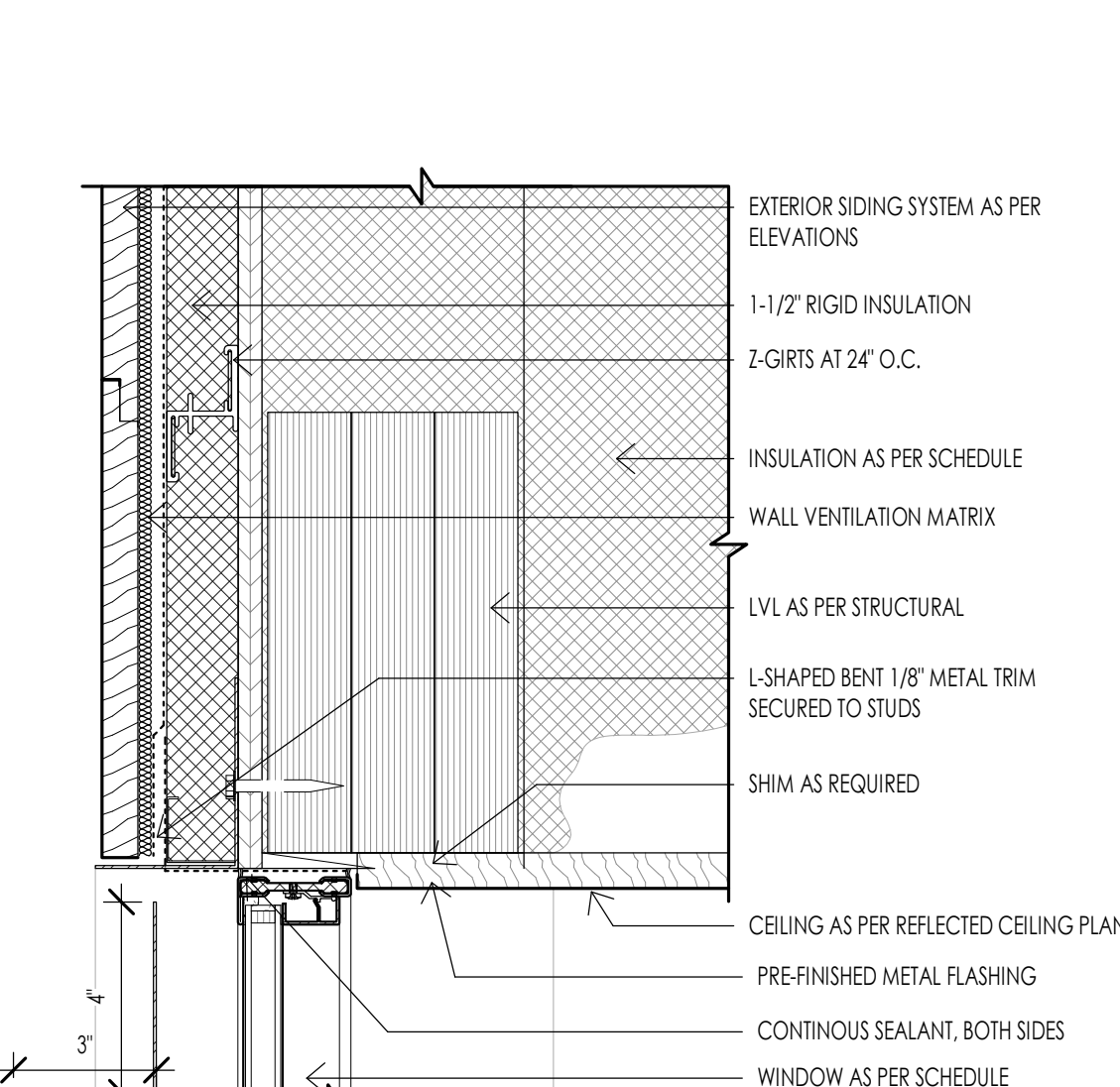
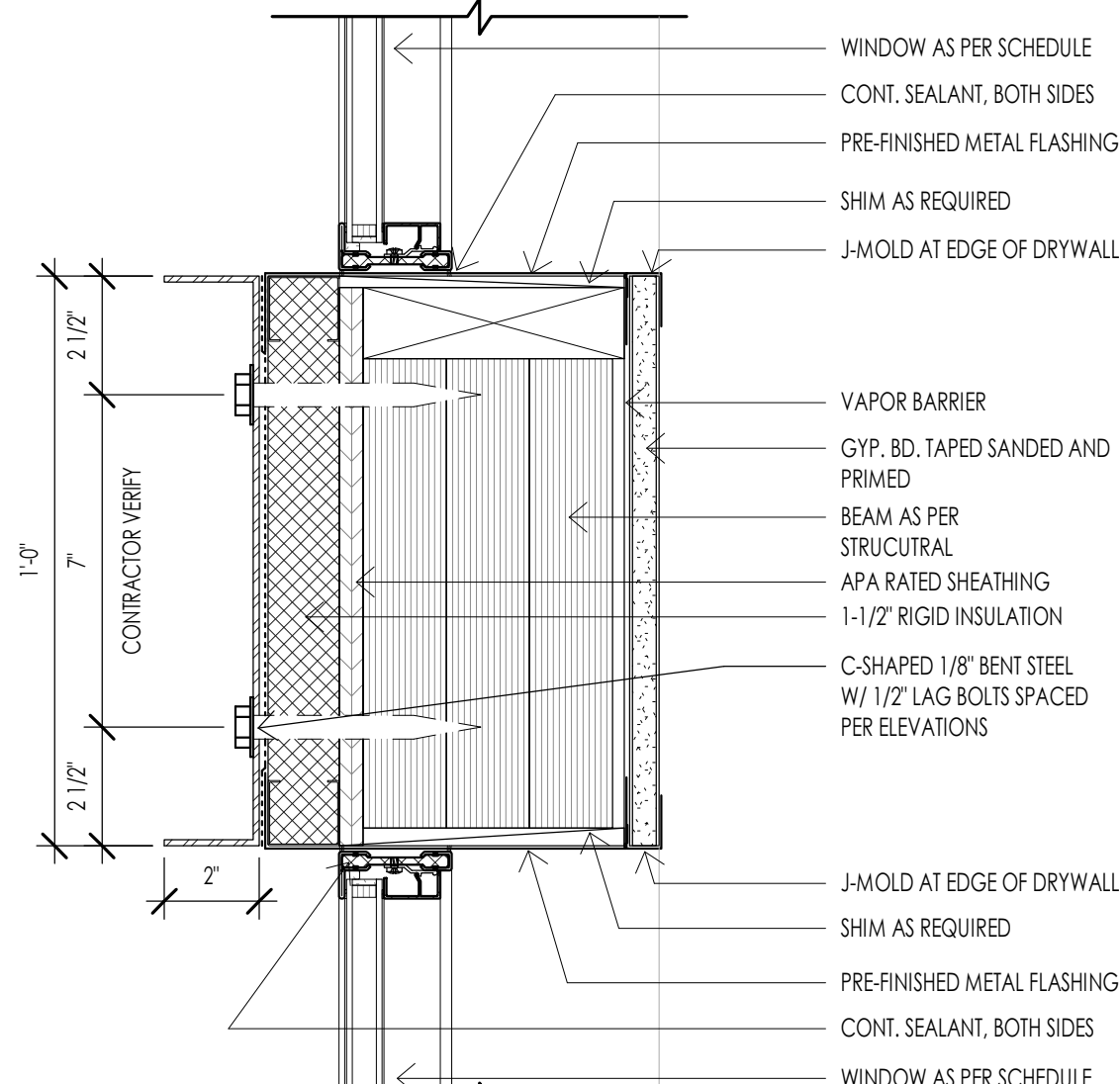
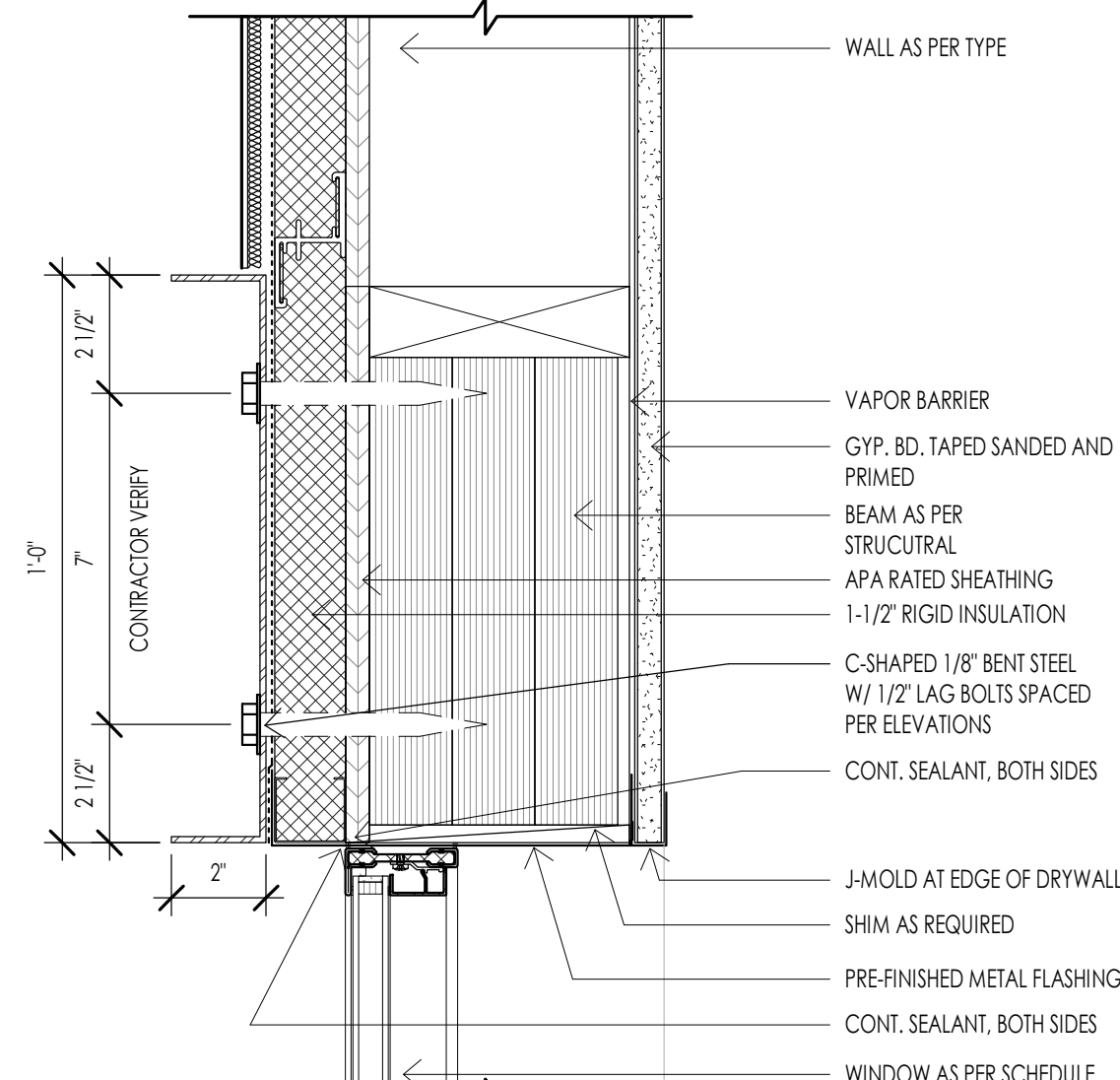
**WINDOW LEGEND**

SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING LOCATIONS.
(→)	DIRECTION OF OPERABLE WINDOW/DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

**WINDOW SPECIFICATIONS**

APPROVED MANUFACTURERS: \_\_\_\_\_ MINIMUM U-VALUE: \_\_\_\_\_  
 SCREENS REQUIRED: \_\_\_\_\_  
 WINDOW TYPE: \_\_\_\_\_ TYPICAL JAMB WIDTH: \_\_\_\_\_  
 WINDOW COLOR: \_\_\_\_\_ SDL WIDTH: \_\_\_\_\_  
 WINDOW GLAZING: \_\_\_\_\_ SDL TYPE: \_\_\_\_\_

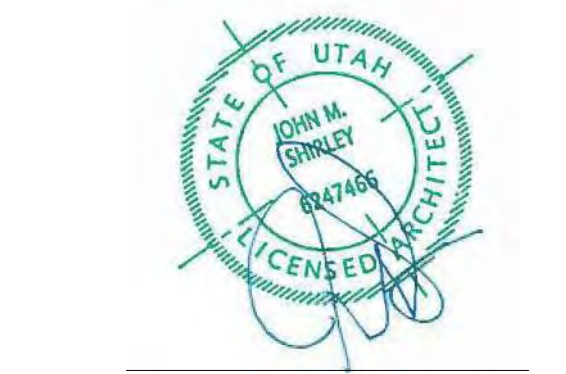
- WINDOW GENERAL NOTES**
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
    - BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEREOOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
    - ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
    - WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 40 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2.
    - WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3.
    - WINDOW WELLS WITH A VERTICAL GREATER THAN 40 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RINGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 18 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1.
    - BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4.
  - SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
    - EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FUSED OR SHOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
    - PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLDING DOORS (R308.4.1). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN SWINGING DOOR. (I.R.C. R308.4.2)
    - PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
    - PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
    - PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
    - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSED SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL, OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
    - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
  - THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITAL.
  - THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DISCREPANCIES ON SUBMITAL.
  - REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



Think  
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WARM SPRINGS RESIDENCE #32  
160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

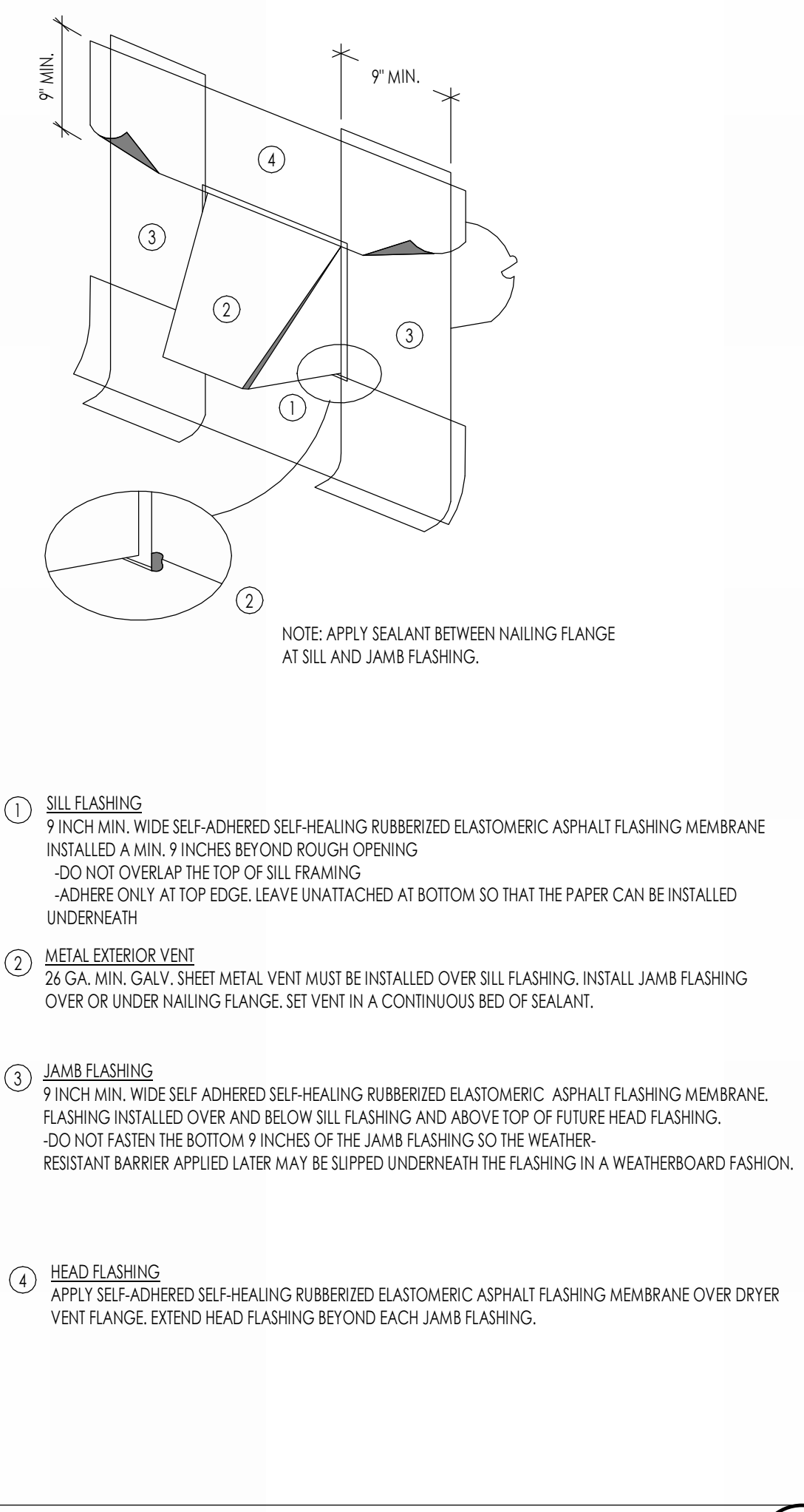
PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:  
SHEET TITLE:  
WINDOW SCHEDULE & DETAILS  
SHEET NUMBER:  
A602  
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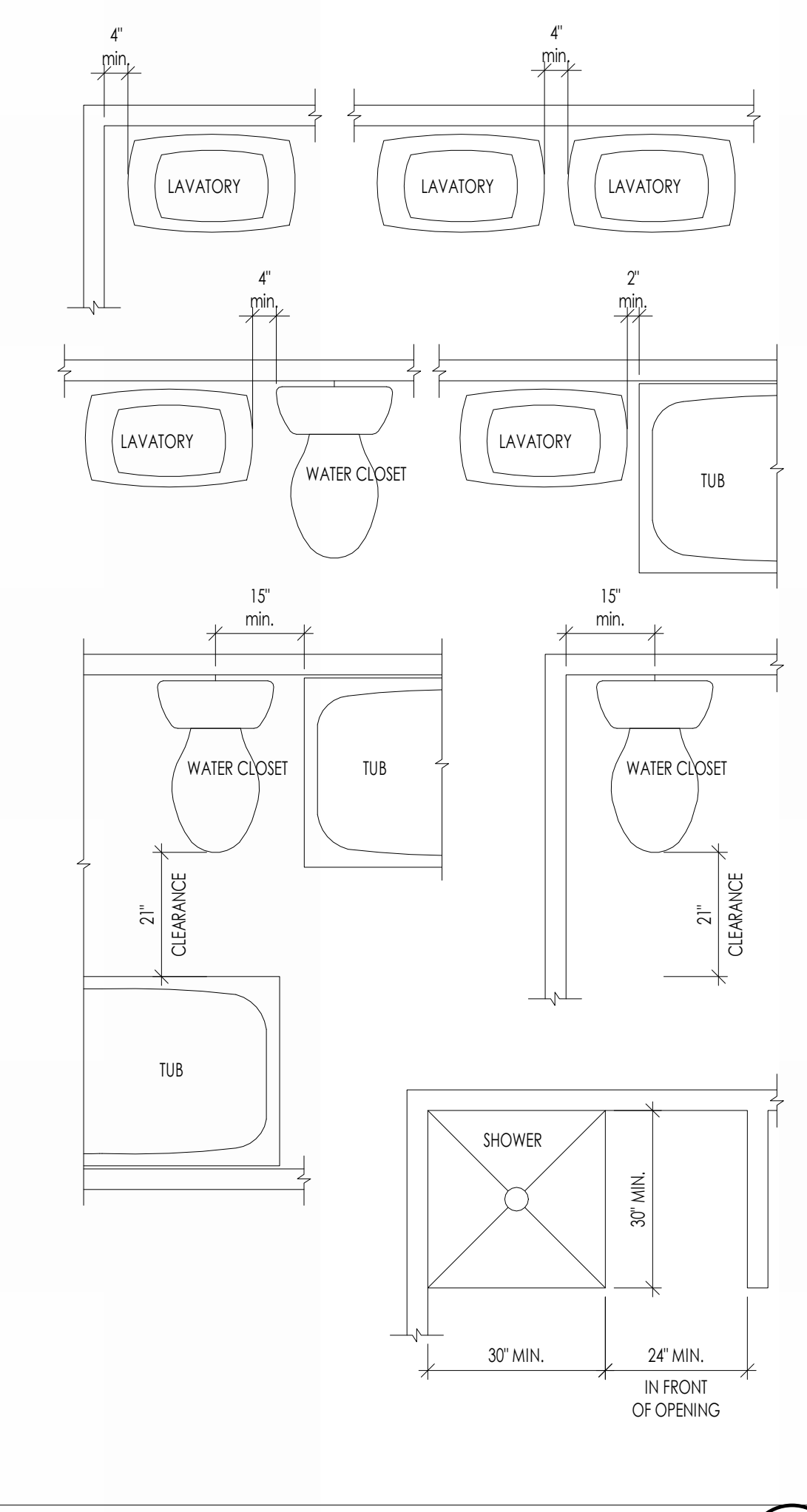
**MECHANICAL GENERAL NOTES**

- PLUMBING GENERAL NOTES**
1. THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
  2. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  3. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
  4. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
  5. ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
  6. THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
    - a. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
    - b. WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSH
    - c. ALL NOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS
  7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
  8. THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
  9. PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
  10. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
  11. ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANFOLDS. EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINE PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPING SHALL BE BRASS. FITTINGS WITH COMPRESSION BAND FITTINGS.
  12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
  13. WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
  14. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
  15. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
  16. ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
  17. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIVALENT NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

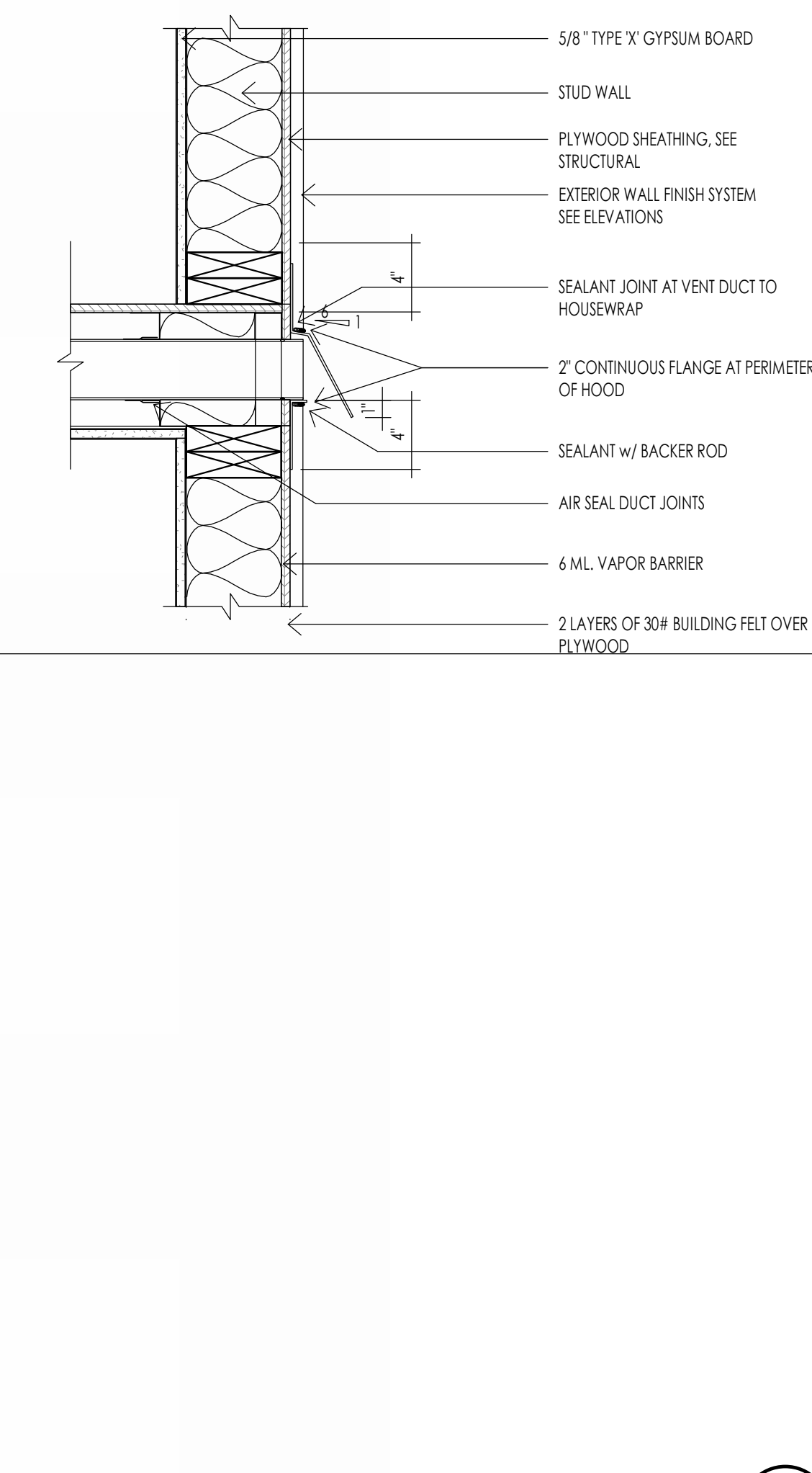
- MECHANICAL GENERAL NOTES**
1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
  2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  3. THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
  4. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
  5. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
  6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
  7. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED.
  8. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
  9. WATER HEATERS
    - a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
    - b. ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
    - c. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
  10. GAS FIRED FURNACES
    - a. THE REQUIRED NUMBER OF GAS FIRED FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED FURNACES.
    - b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - c. THE VENTING OF EACH GAS FIRED FURNACE SHALL BE PVC PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
  11. GAS FIRED BOILERS
    - a. THE REQUIRED NUMBER OF GAS FIRED BOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED BOILERS.
    - b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - c. THE VENTING OF EACH GAS FIRED BOILER SHALL BE PVC PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
  12. DUCTWORK
    - a. ALL DUCTWORK SHALL BE 24 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION.
    - b. ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCTWORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    - c. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.



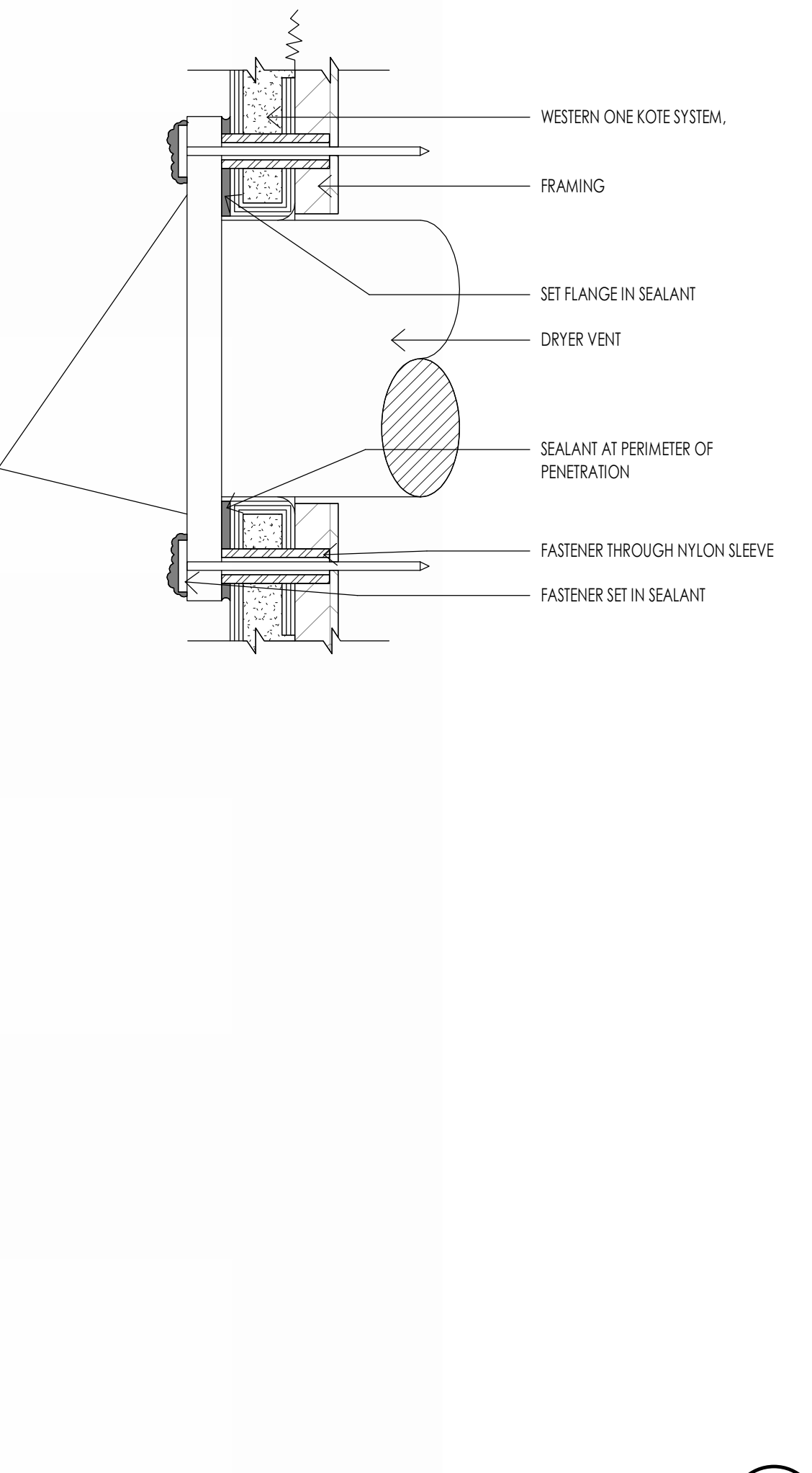
**EXHAUST VENT DETAIL**  
1/1/2" = 1'-0"



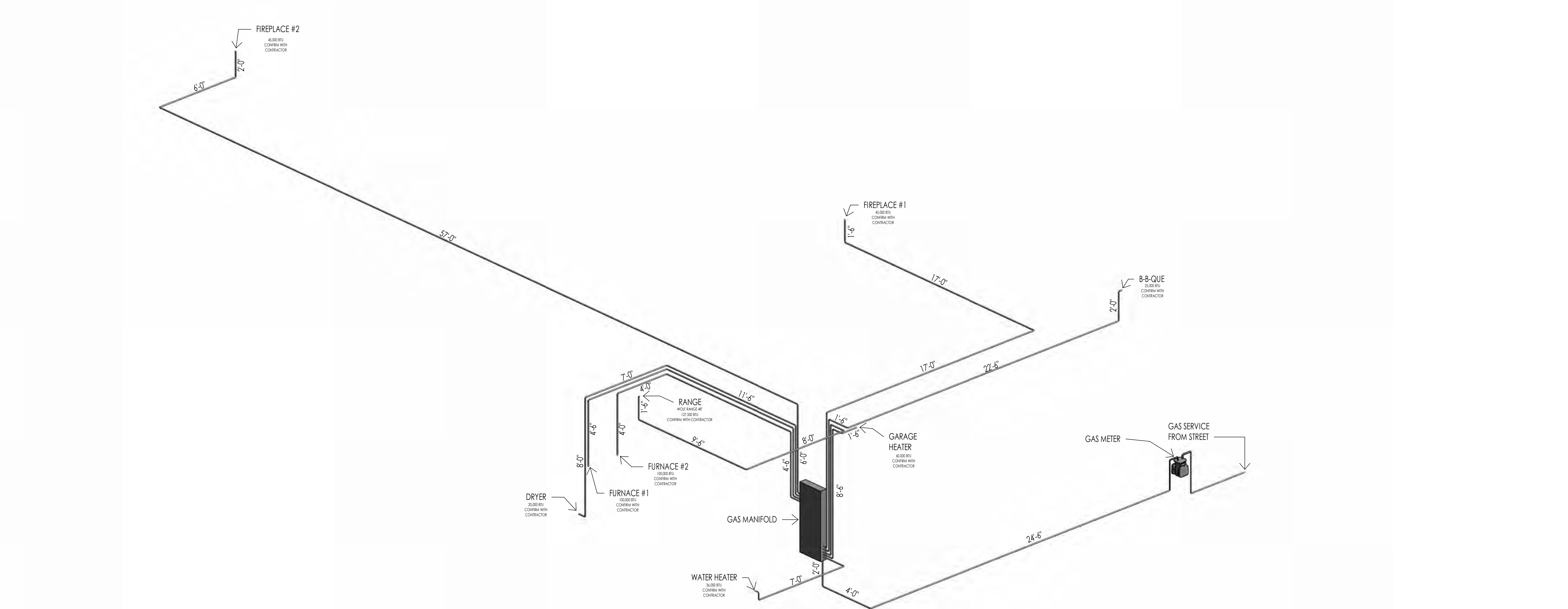
**MINIMUM PLUMBING FIXTURE CLEARANCES**  
1/8" = 1'-0"



**WALL EXHAUST VENT**  
1/1/2" = 1'-0"

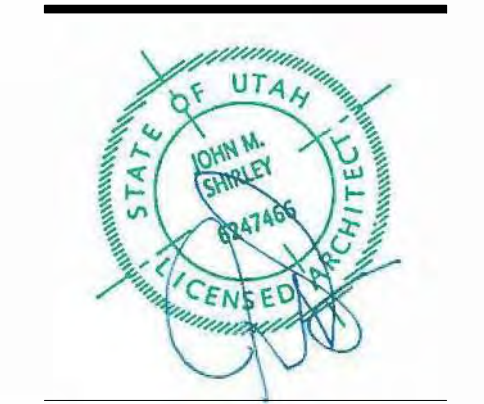


**TYPICAL DRYER VENT (SHOWN WITH STUCCO)**  
6" = 1'-0"



**GAS SCHEMATIC**

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PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
**MECHANICAL GENERAL NOTES**

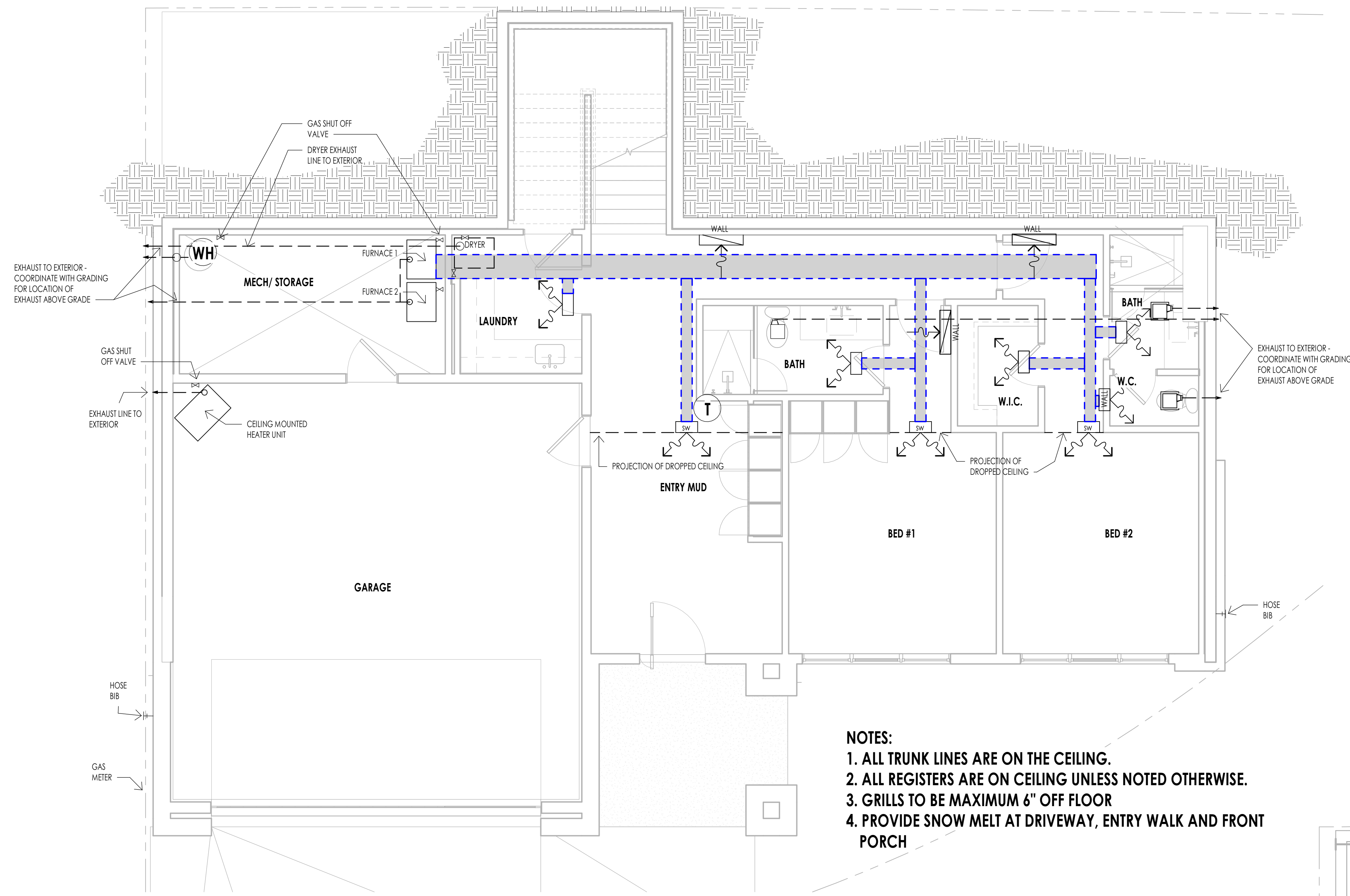
SHEET NUMBER:  
**M101**



MECHANICAL LEGEND	
SYMBOL	TYPE
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	SW = SIDE WALL T.K. = TOE KICK
	HVAC RETURN AIR REGISTER
	HOSE BIB
	GAS SHUT OFF VALVE
	EXHAUST FAN
	THERMOSTAT
	WATER HEATER

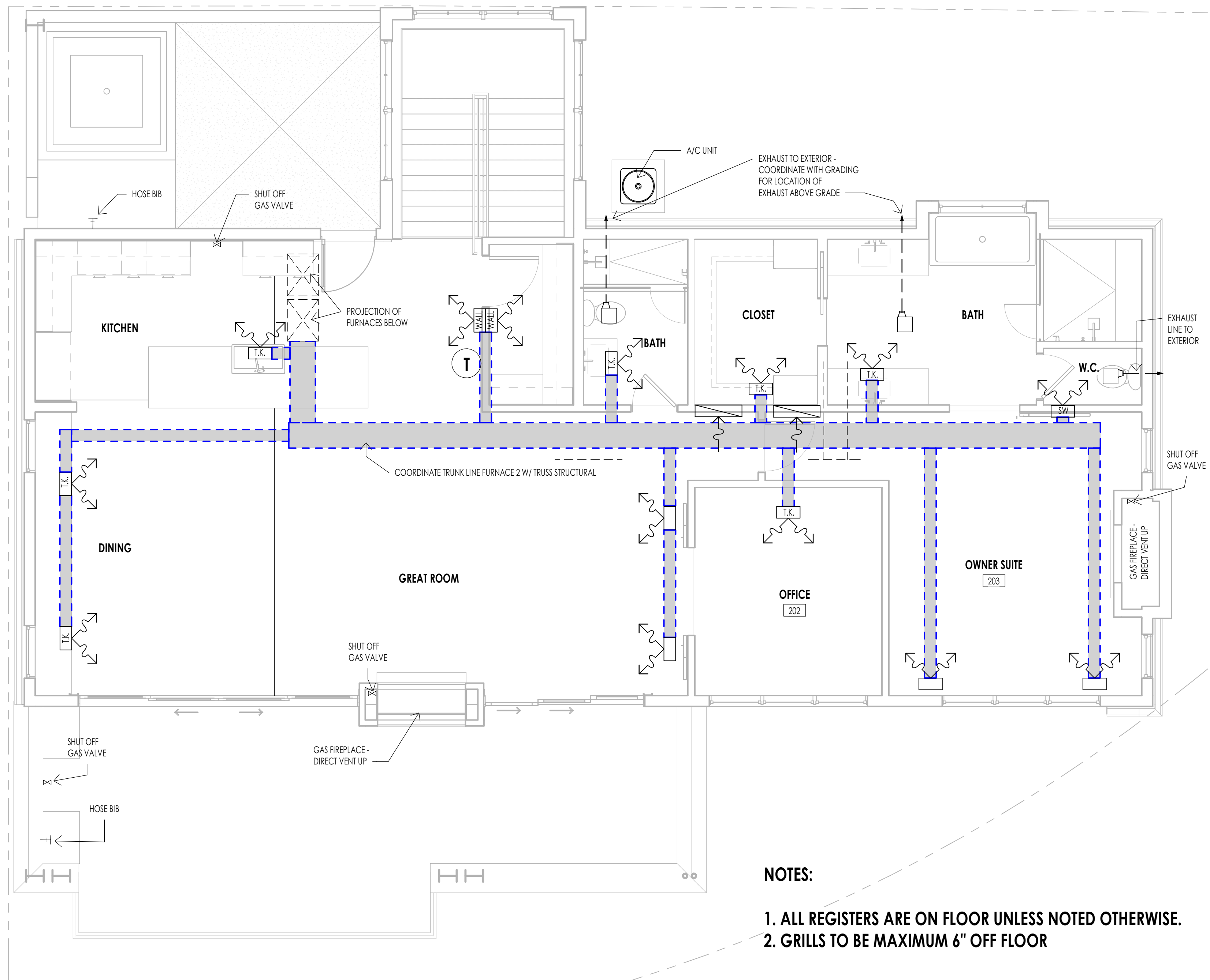
  

MECHANICAL GENERAL NOTES	
1.	SEE SHEETS AD.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2.	MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3.	THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4.	COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5.	ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6.	COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7.	ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8.	PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9.	MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.
10.	DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11.	FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.
12.	RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.



- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
  2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
  3. GRILLS TO BE MAXIMUM 6" OFF FLOOR
  4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH

LEVEL 1 - MECHANICAL  
1/4" = 1'-0" 1 M102



- NOTES:**
1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE.
  2. GRILLS TO BE MAXIMUM 6" OFF FLOOR

LEVEL 2 - MECHANICAL  
1/4" = 1'-0" 2 M102

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
MECHANICAL PLAN

SHEET NUMBER:  
M102

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### ELECTRICAL GENERAL NOTES

- ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING, FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.
- ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.  
  
THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.  
  
IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER/ DESIGN TEAM.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6'-0" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110-16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
- ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.
- ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED. OTHERWISE, THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
- UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.
- ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESS DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.
- SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)
- ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.
- SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.
- GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.
- A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.
- A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.
- A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.
- WHEN BEDROOMS OCCUR ON 2ND STORES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.
- KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.
- CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)

**TYPICAL DRY UTILITY LOCATION DETAIL**  
1/2" = 1'-0"

#### HL36SA

### Ordering Information

SAMPLE ORDER NUMBERS: HL36SA2PZ827E01CAT, TR48FL40, TL53RMW

**Series:**  
HL36SA - 3 inch square shallow new construction directional housing

**Options:**  
10 = 15W (nominal)  
15 = 15W (nominal)  
20 = 20W (nominal)

**Color/Finish:**  
Black\* - Purchase optic separately  
SL = 5° beam  
WL = 5° beam

**Light Source:**  
927 = 40 CR, 2700K  
938 = 40 CR, 3000K  
939 = 40 CR, 3500K  
940 = 40 CR, 4000K  
SDW = 40 CR, 3000K CCT, dim to warm!

**Mounting Control:**  
Z010 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN  
Z011 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN  
Z012 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN  
Z013 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN  
Z014 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN  
Z015 = 0° beam, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULN

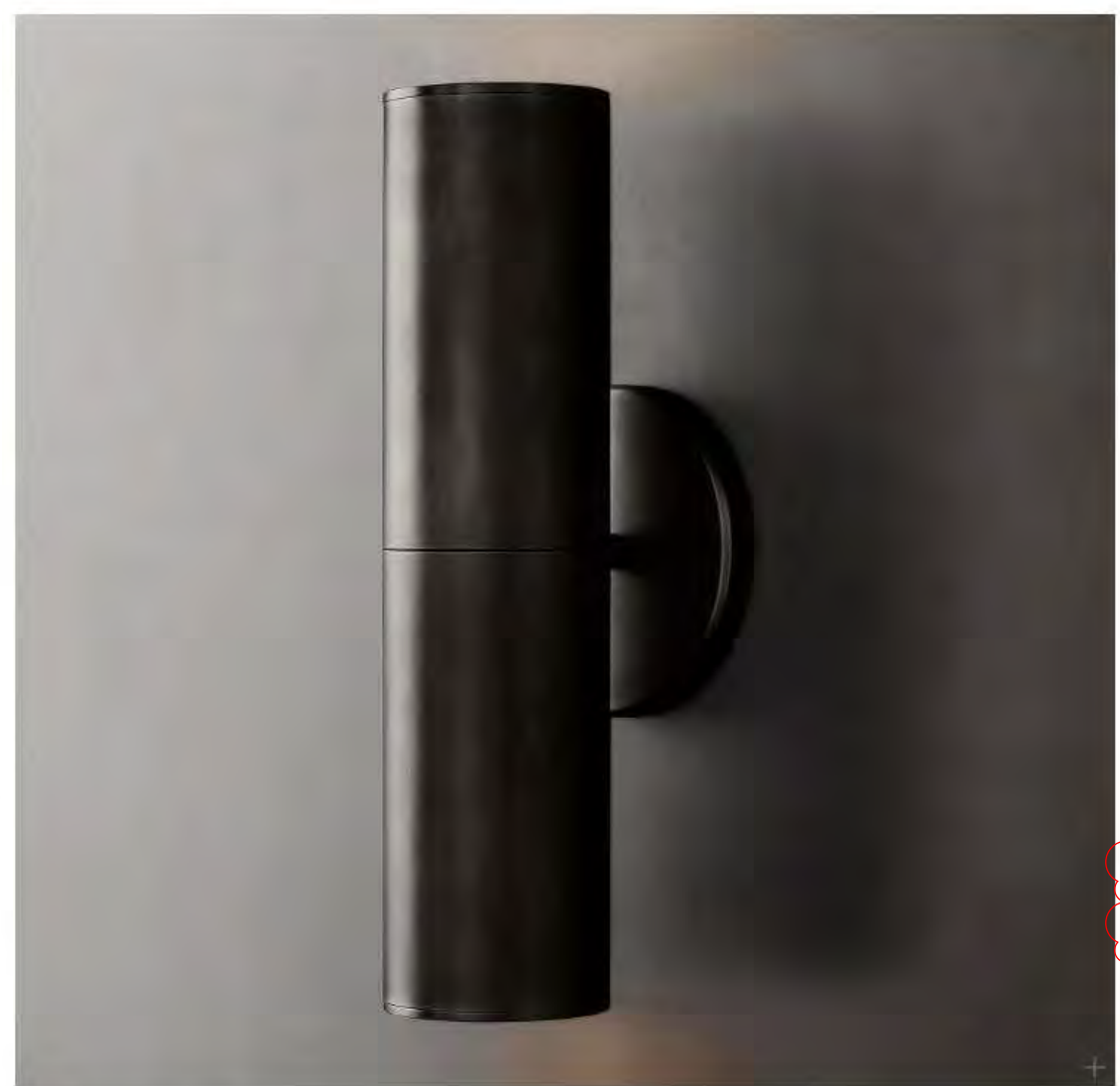
**Mounting Type:**  
ICAT = insulation contact and airtight

**Accessories:**  
RA35 = recess adapter for HL36SA housings and trims  
CE25 = color extender for HL36SA housings, adjusts from 7/8" to 1-1/4" thick ceilings  
ODS & MDS  
TL48FL15 - 15° beam  
TR48FL15 - 25° beam  
TR48FL40 - 40° beam  
TR48FL55 - 55° beam  
TR48FL70 - replacement media holder, package of 12  
L100 Series = 2.5" lens and filters, see spec sheet  
Overhead Trim Ring  
OTL1MW = overhead trim ring for TL3 trims

See page 19 for trim information.  
(\*) May require 10W and 10W

**TYPICAL DRY UTILITY LOCATION DETAIL**  
1/2" = 1'-0"

**L-1 RECESSED EXTERIOR SOFFIT LIGHT**  
1/2" = 1'-0"



### CHAMPEAUX LINEAR SCONCE

Starting at \$275. Member \$393. Member

Designer Jonathan Browning's Champeaux collection brings refinement and luxe materials to the classic sconce light, a standard of 1970s utility crafted in solid brass. Browning's thoughtful reinterpretation gives beloved function to reveal the cast as a thing of beauty. The design celebrates the clean lines inherent in the concept, but sets the form in a new context.

SHOP THE ENTIRE COLLECTION

**FINISH OPTIONS**

Polished Chrome | Lacquered Burnished Brass | Bronze

**DETAILS**

**DIMENSIONS**

**INSTALLATION INSTRUCTIONS**

MAXIMUM OF 2700K COLOR TEMPERATURE  
MAXIMUM OF 700 LUMENS  
CAP TOP DOWNLIGHT ONLY

CHAMPEAUX A DIMMABLE WALL TO WALL



**L-2 DECORATIVE EXTERIOR WALL SCONCE**



**Think Architecture**

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

7927 So. Highpoint Parkway, Suite 300  
Scary, Utah 84094  
ph. 801.269.0555  
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WARM SPRINGS RESIDENCE #32

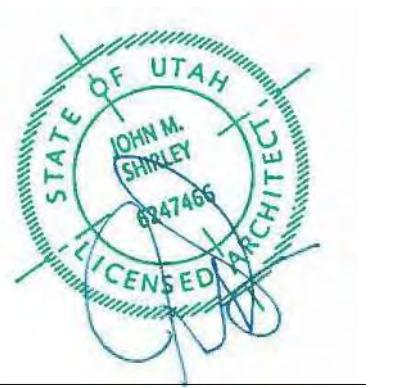
160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.32  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
**ELECTRICAL GENERAL NOTES**

SHEET NUMBER:  
**E101**

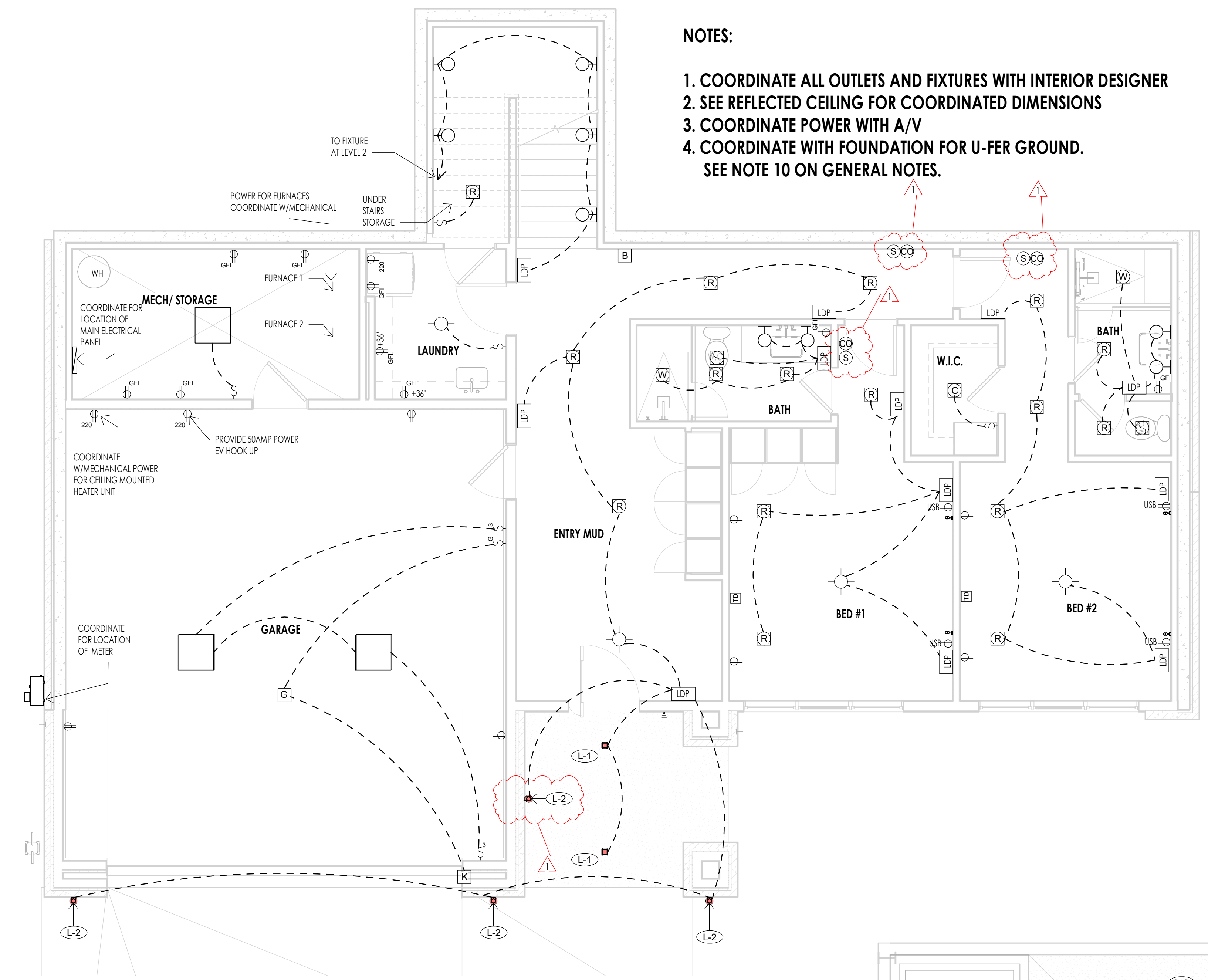
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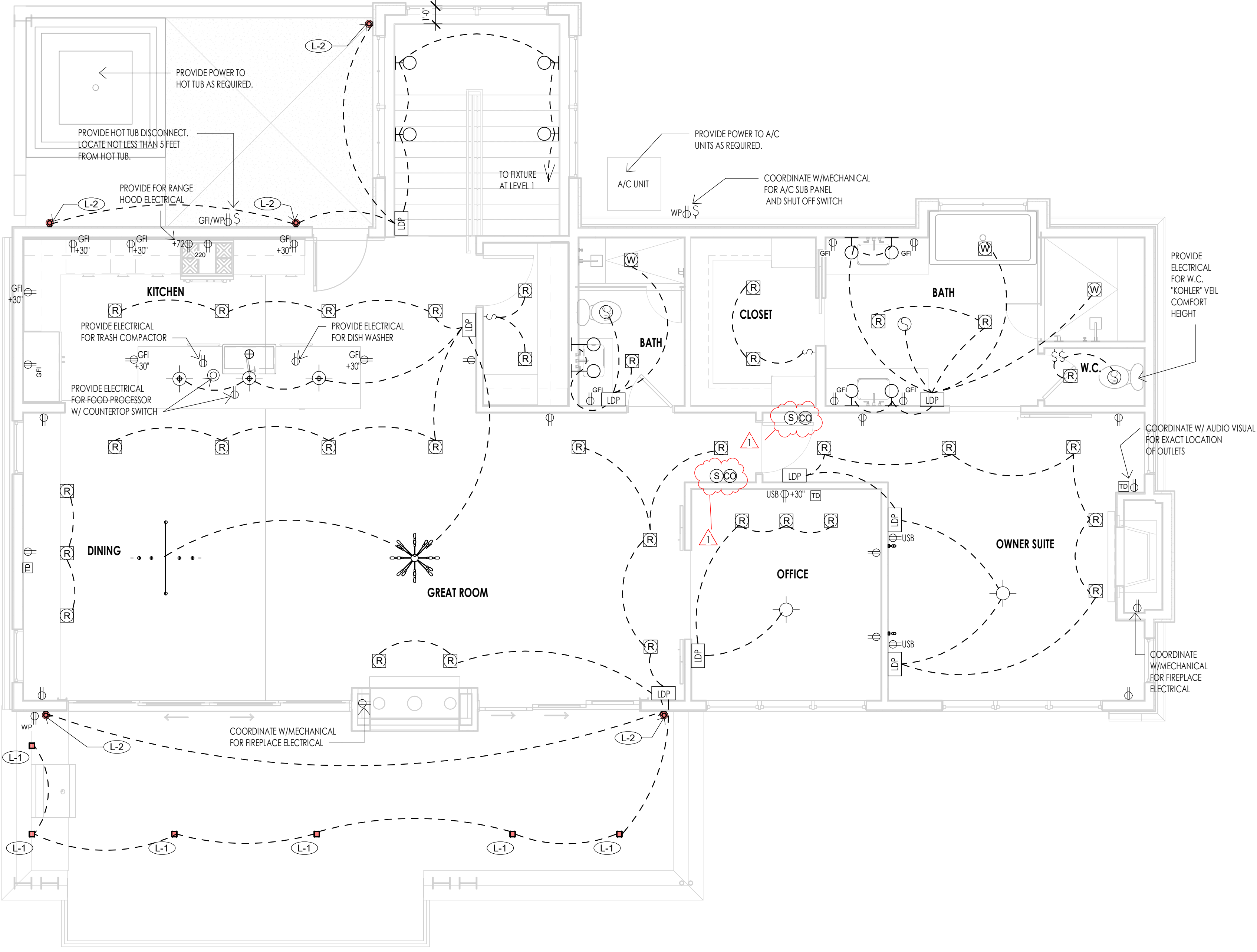
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	SINGLE POLE TOGGLE SWITCH
	THREE WAY TOGGLE SWITCH
	FOUR WAY TOGGLE SWITCH
	GARAGE DOOR OPENER
	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
	110 V GROUND FAULT INTERRUPTER
	110 V WATERPROOF GFI OUTLET
	220 V OUTLET
	QUADRUPEX OUTLET
	110 V FLOOR DUPLEX OUTLET
	110 V SMOKE DETECTOR W/BATT BACK-UP
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	4" LED RECESSED CAN (CLOSET FIXTURE & TRIM PER SCHEDULE)
	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
	GARAGE DOOR OPENER
	KEYLESS ENTRY
	DOORBELL
	TELEPHONE (CAT 5E WIRING)
	SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
	STRUCTURED WIRING (FUTURE SMART WIRING) (E) (2) RG6 QUAD SHIELD, (S) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (M) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT

- ### ELECTRICAL GENERAL NOTES
- SEE SPECS FOR ELECTRICAL INFORMATION.
  - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
  - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
  - ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.
  - CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.
  - PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.
  - ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
  - PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM. AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E555B.1.2 AND N.E.C. 250.30)
  - THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.
  - STRUCTURED WIRE MEDIA PANEL TO BE "LEVI-TON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 Mbps SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
  - SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.
  - ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.
  - ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

- NOTES:**
- COORDINATE ALL OUTLETS AND FIXTURES WITH INTERIOR DESIGNER
  - SEE REFLECTED CEILING FOR COORDINATED DIMENSIONS
  - COORDINATE POWER WITH A/V
  - COORDINATE WITH FOUNDATION FOR U-FER GROUND. SEE NOTE 10 ON GENERAL NOTES.

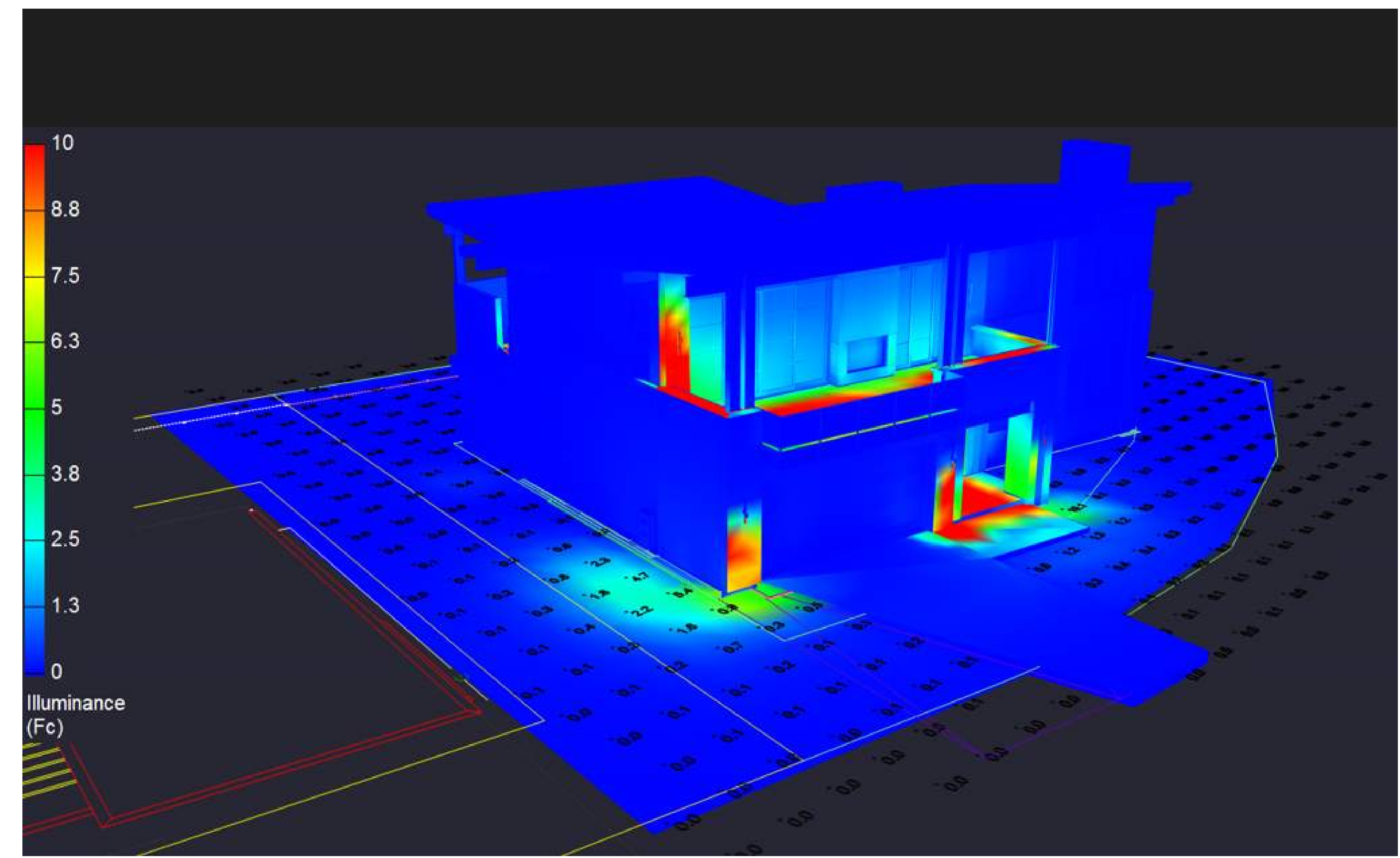
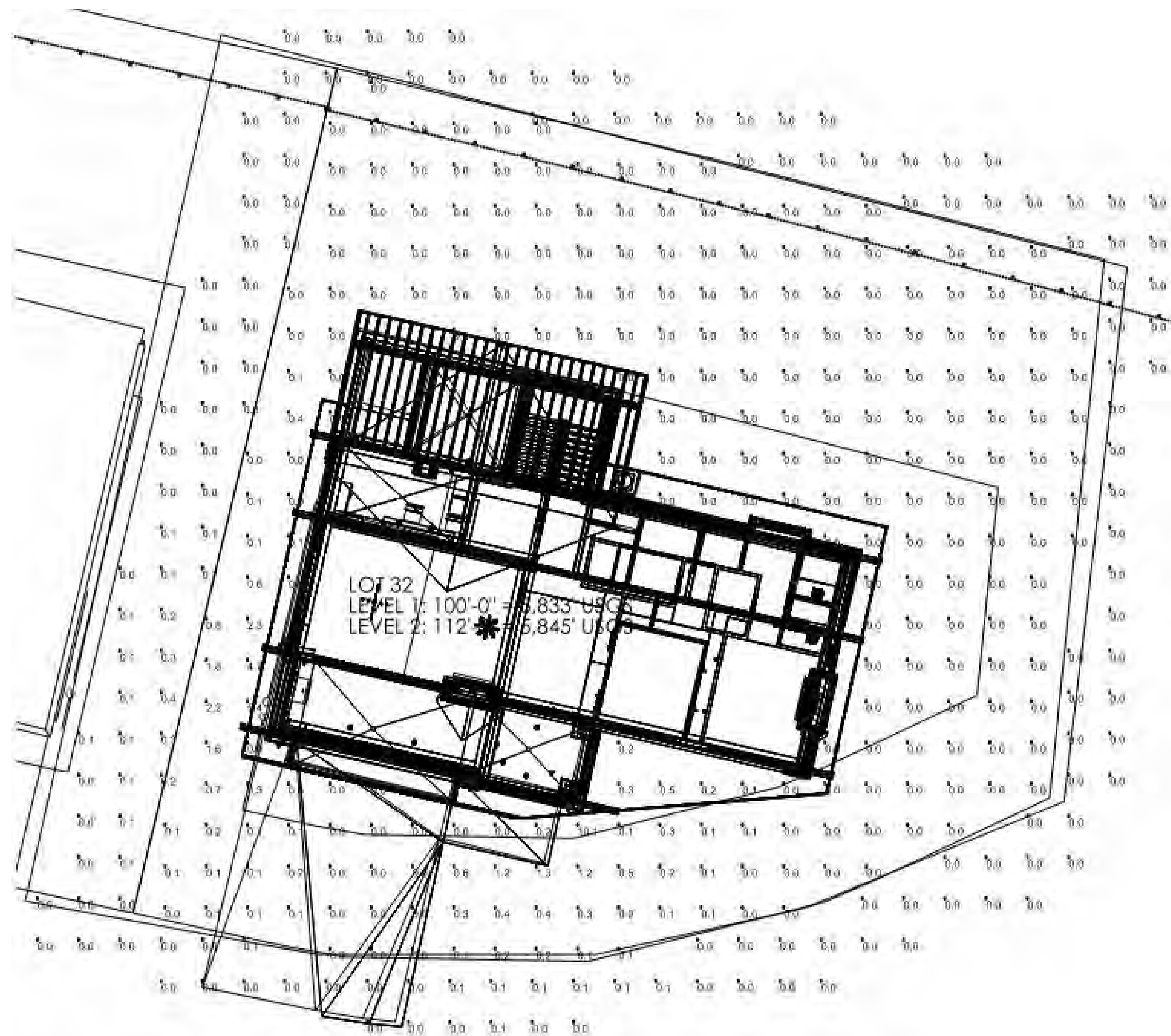


LEVEL 1 - ELECTRICAL  
1/4" = 1'-0"



LEVEL 2 - ELECTRICAL  
1/4" = 1'-0"



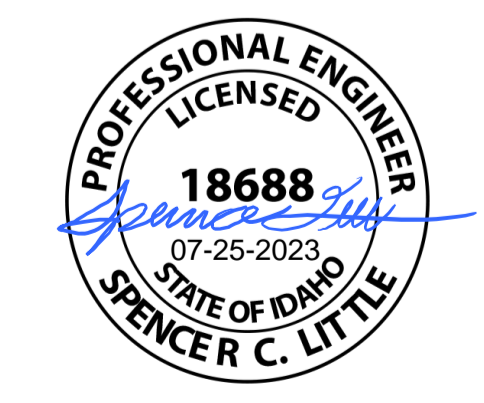



PSEUDO RENDERING WITH ILLUMINANCE SCALE

Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	8	0.810	1255	14.2	113.6
L2	9	0.810	590	9.8	88.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.17	10.1	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.

POINT-BY-POINT CALCULATION AND SUMMARIES  
(5 FOOT GRID)




**WARM SPRING RESIDENCES**  
 KETCHUM, ID  


---

**LOT 32 CALCULATIONS AND RENDERINGS**  
**SPECTRUM ENGINEERS**



## WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

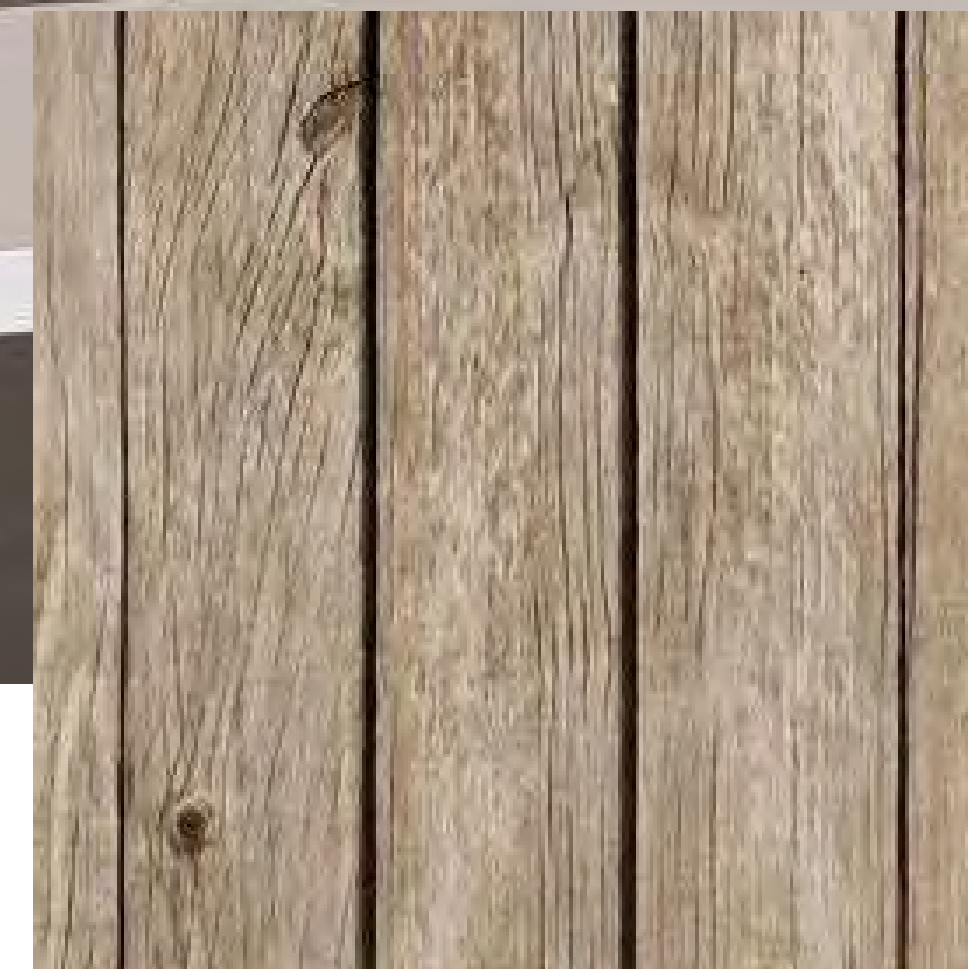
2023.06.30



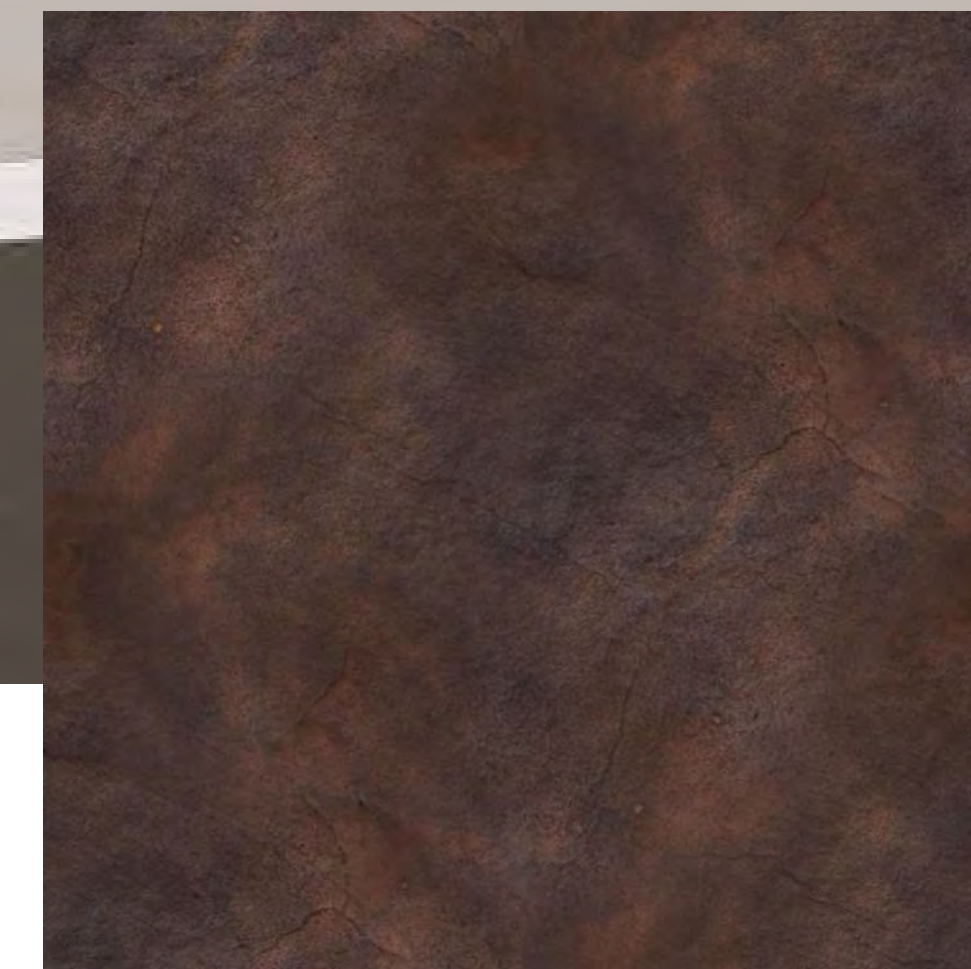
**THINSET MASONRY:**  
 EL DORADO STONE  
 TIGHT DRY STACKED STONE  
 BLACK RIVER



**VERTICAL SHIP LAP CEDAR SIDING:**  
 PRESTAINED CEDAR SIDING



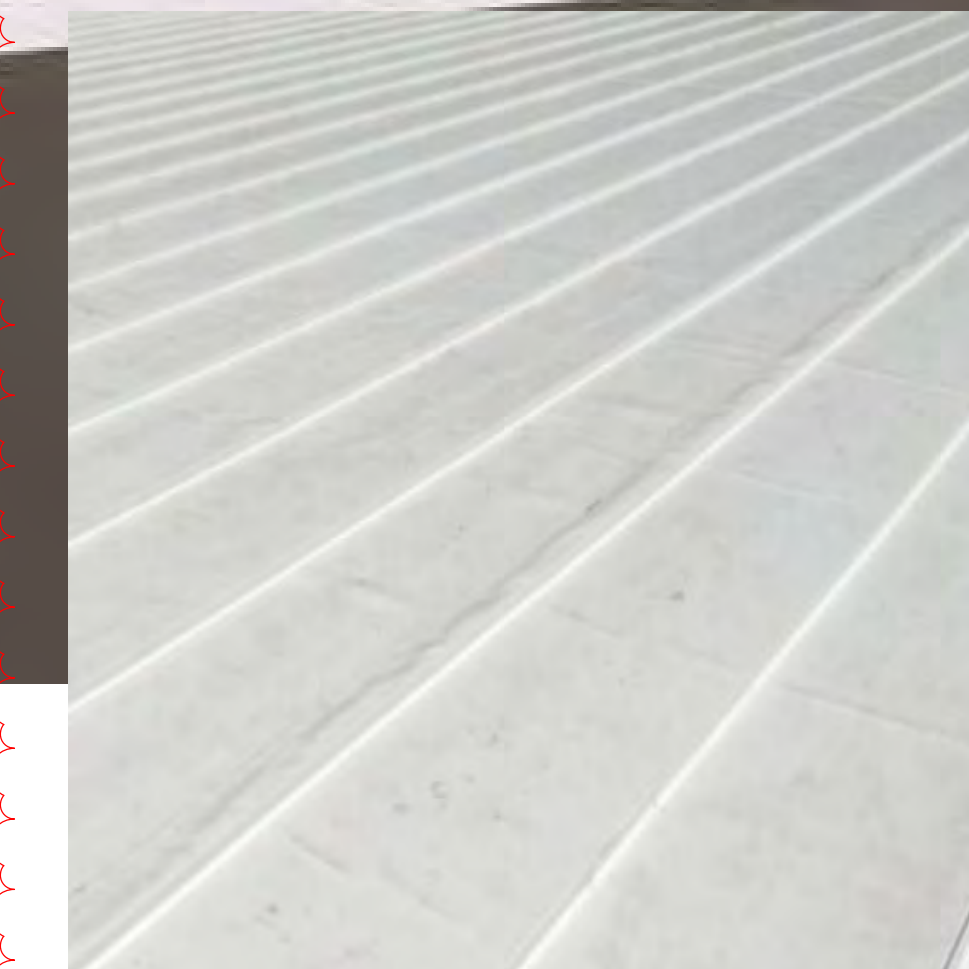
**GARAGE DOOR FINISH:**  
 RECLAIMED DOUGLAS FIR



**METAL SIDING AND TRIM:**  
 STEEL TRIM  
 COLOR: AGED STEEL LIGHT RUST FINISH



**WINDOWS:**  
 ALUMINUM CLAD WOOD WINDOWS  
 COLOR: DARK BRONZE



**ROOFING:**  
 KEE RIB ROOFING MEMBRANE



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# WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.06.30



## WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



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## WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.06.30

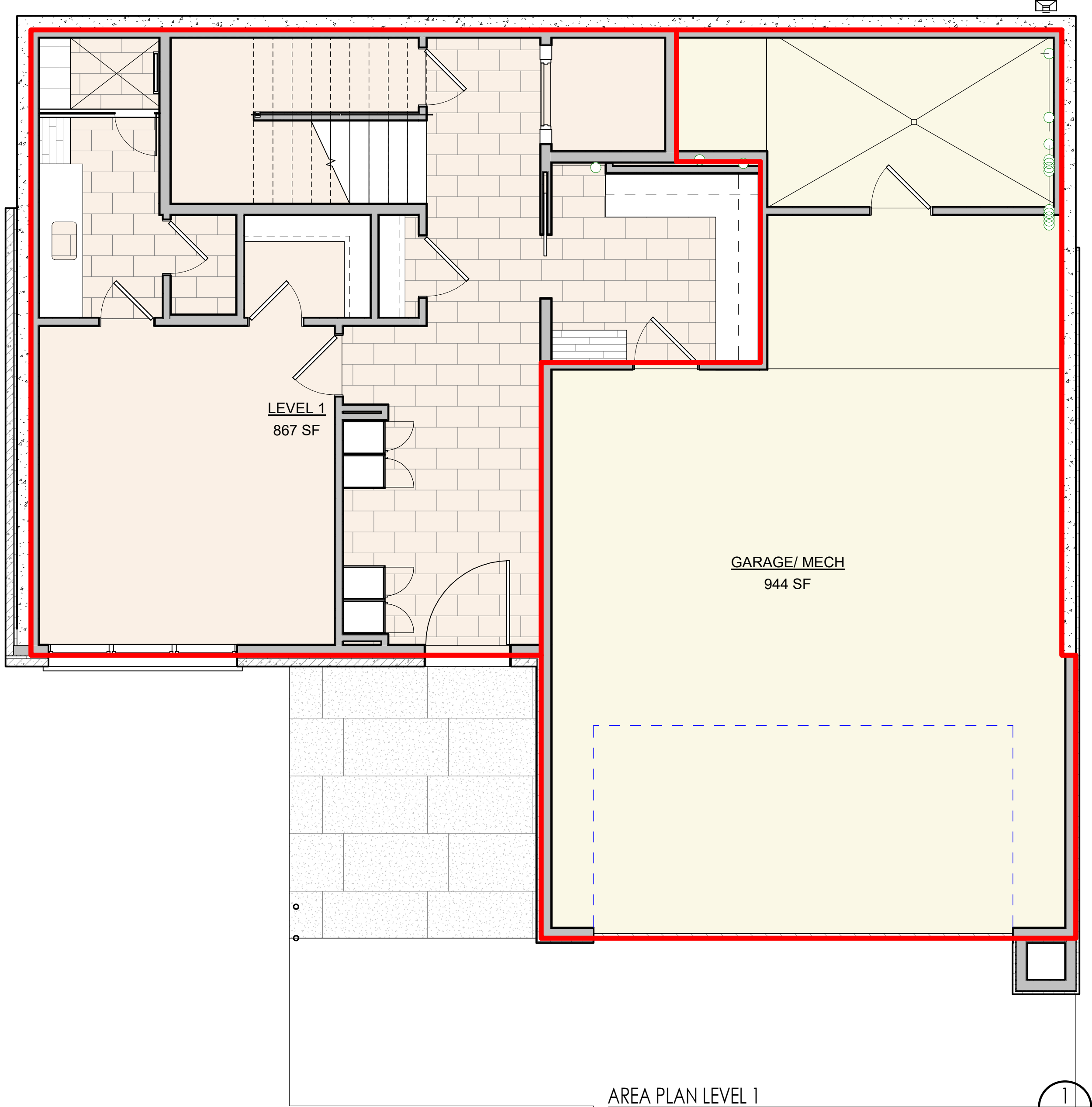
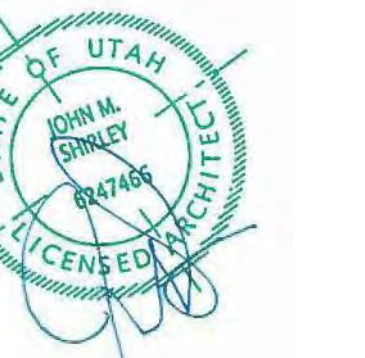


City of Ketchum

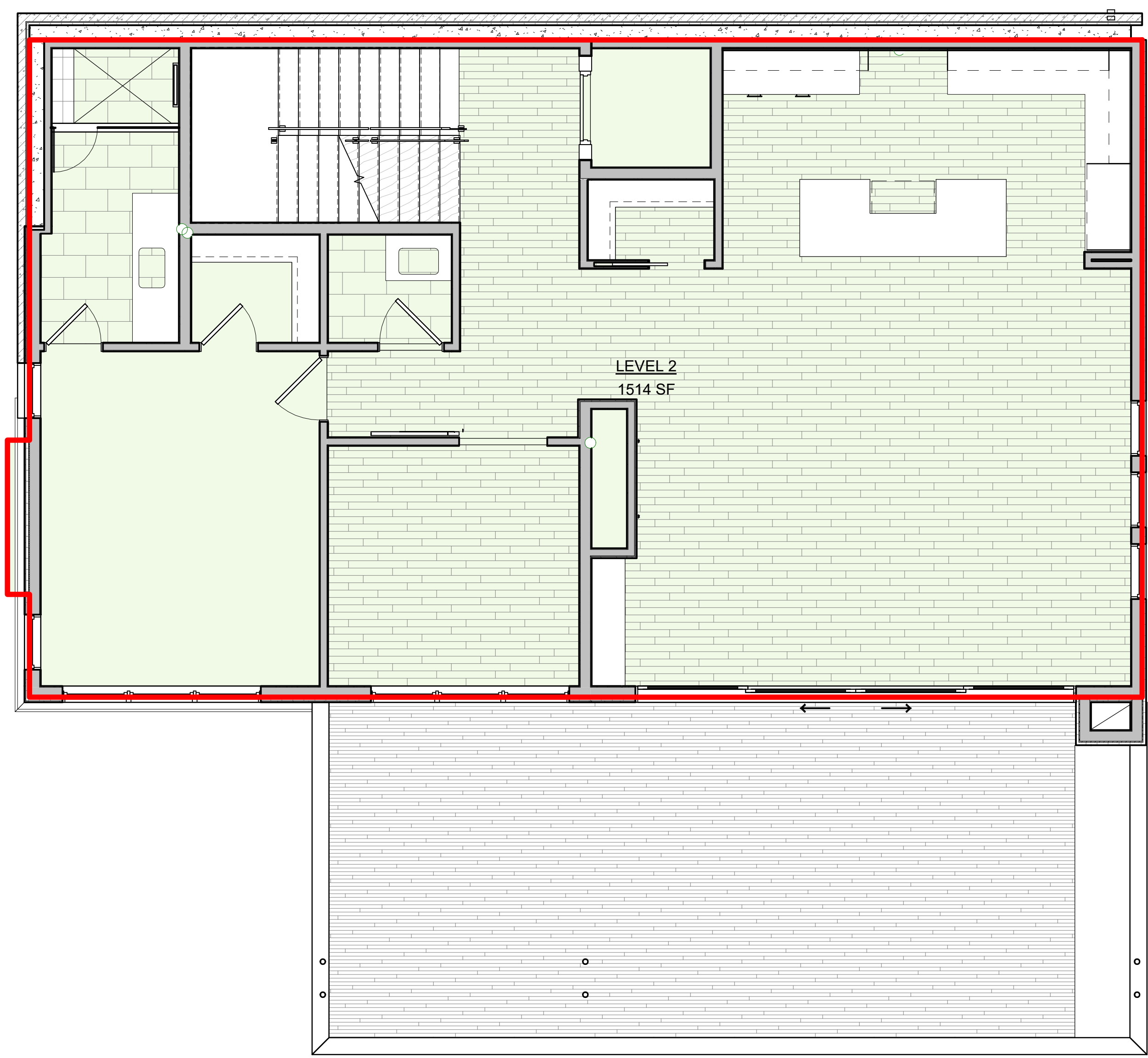
# Attachment C: Plan Set Lot 33



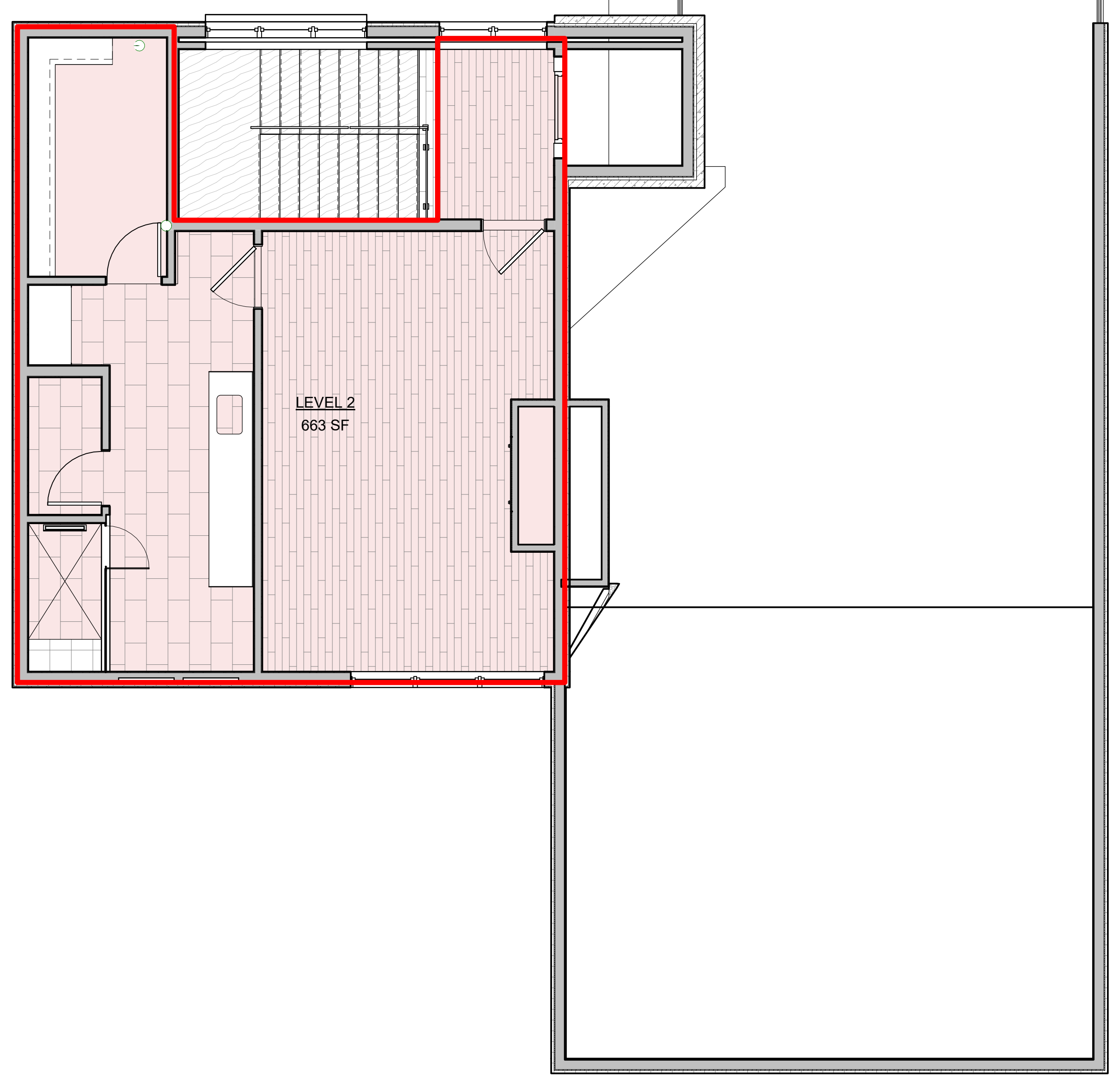




AREA PLAN LEVEL 1  
1/4" = 1'-0"



AREA PLAN LEVEL 2  
1/4" = 1'-0"



AREA PLAN LEVEL 3  
1/4" = 1'-0"

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	867 SF
LEVEL 2	1514 SF
LEVEL 2	663 SF
	3043 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/MECH	944 SF
	944 SF
BUILDING AREA - TOTAL	
TOTAL	3988 SF

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
BUILDING AREA  
ANALYSIS

SHEET NUMBER:  
G003

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PERMIT SET













**BUILDING KEYNOTES AND SPECIFICATIONS**

**DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING**

**32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS**

GENERAL PRODUCTS  
PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS  
PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS  
PAVER COLOR SHALL BE SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

SUBMITTALS  
SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

EXECUTION  
DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVEMENT WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (UPPAGE) NOR 1/8 INCH IN 24 INCHES AND 1/4 INCH IN 10 FEET FROM LEVEL OR INDICATED SLOPE, FOR FINISHED SURFACE OF PAVING.

COMPACT SOIL SUBGRADE UNIFORMLY AND PLACE AGGREGATE BASE. COMPACT BY TAMPING WITH PLATE VIBRATOR, AND SCREED TO DEPTH AS INDICATED.

PLACE LEVELING COURSE AND SCREED TO A THICKNESS OF 1 TO 1-1/2 INCHES, TAKING CARE THAT MOISTURE CONTENT REMAINS CONSTANT AND DENSITY IS LOOSE AND CONSTANT UNTIL PAVERS ARE SET AND COMPACTED. TREAT LEVELING COURSE WITH HERBICIDE TO INHIBIT GROWTH OF GRASS AND WEEDS.

SET PAVERS WITH A MINIMUM JOINT WIDTH OF 1/16-INCH AND A MAXIMUM OF 1/8 INCH. BEING CAREFUL NOT TO DISTURB LEVELING BASE. IF PAVERS HAVE SPACER BARS, PLACE PAVERS HAND TIGHT AGAINST SPACER BARS.

VIBRATE PAVERS INTO LEVELING COURSE AND SPREAD DRY SAND AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO LEVELING COURSE. VIBRATE PAVERS AND ADD SAND UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS SAND. LEAVE A SLIGHT SURPLUS OF SAND ON THE SURFACE FOR JOINT FILLING.

32-10 IRRIGATION SYSTEMS  
GENERAL PRODUCTS  
SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING  
GENERAL PRODUCTS  
SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



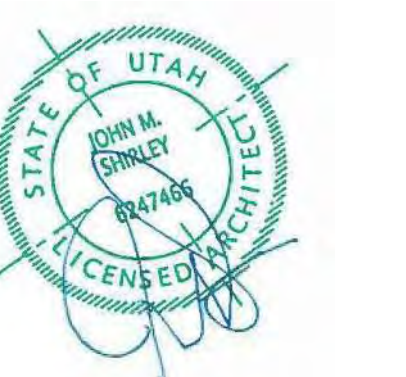
**Architecture**

Architecture  
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
SPECIFICATIONS

SHEET NUMBER:  
G010

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PERMIT SET

NO.	DESCRIPTION	DATE	BY

**BENCHMARK ASSOCIATES**

PREPARED BY:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 (208) 726-9512  
 FAX 726-9514  
 WEB: WWW.BMA5B.COM  
 MAIL: WWW.BMA5B.COM

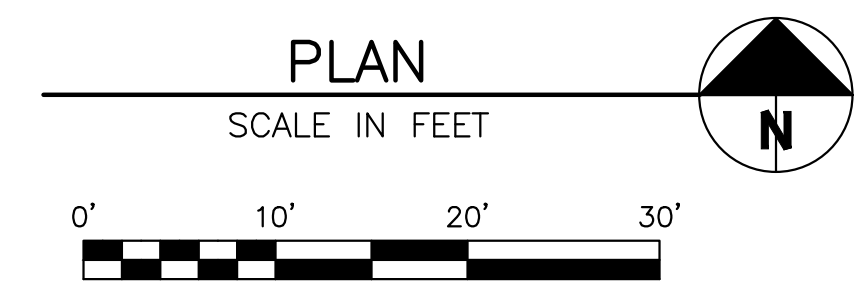
**GRADING & DRAINAGE PLAN**

WARM SPRINGS RANCH LOT 33  
 T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

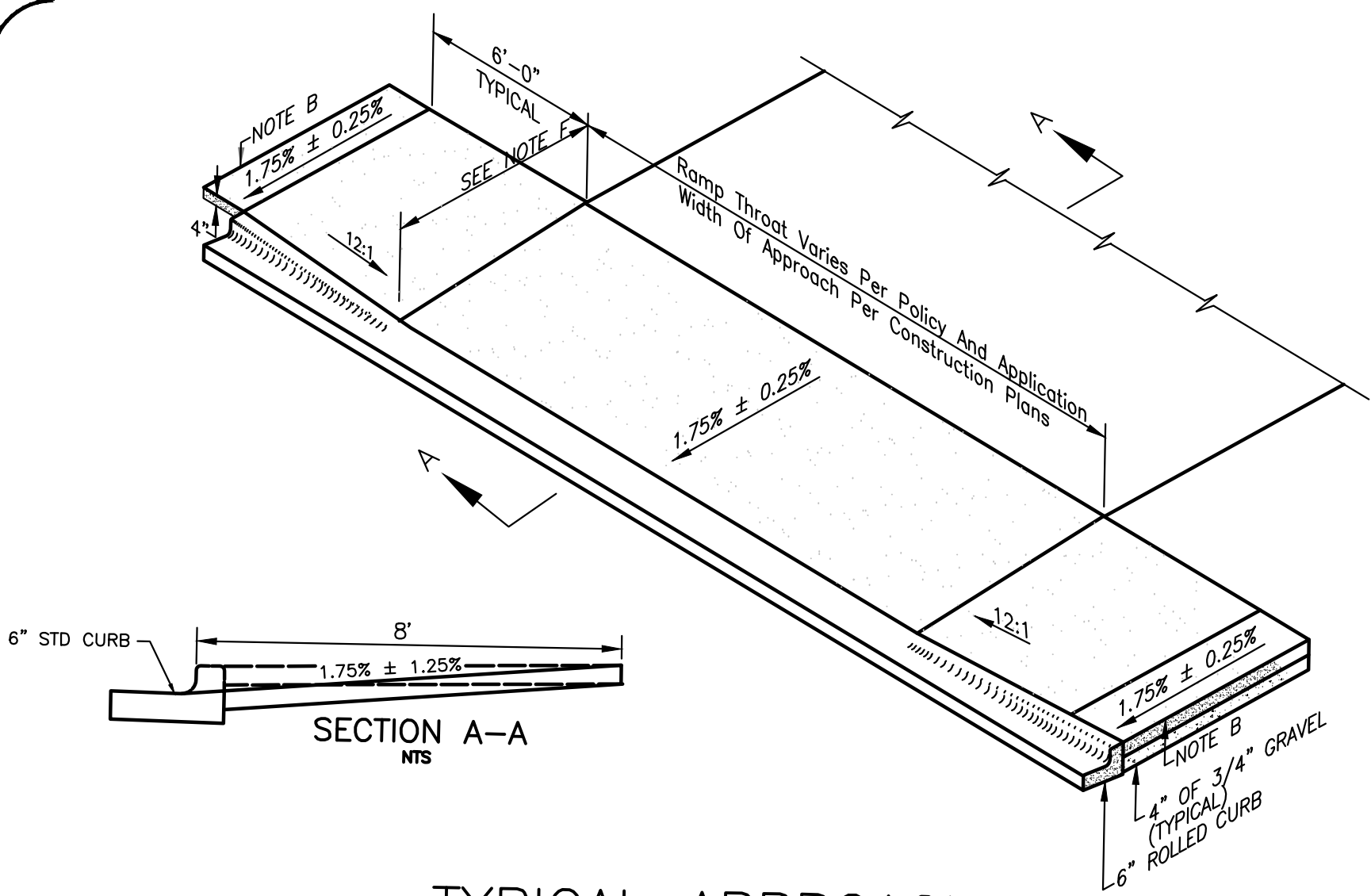
DRAWN BY:	SLS
DESIGNED BY:	SLS
CHECKED BY:	PLJ
DATE:	03/13/2023
PROJECT NO.:	22074

DRAWING NO.  
**C-1**



**LEGEND**

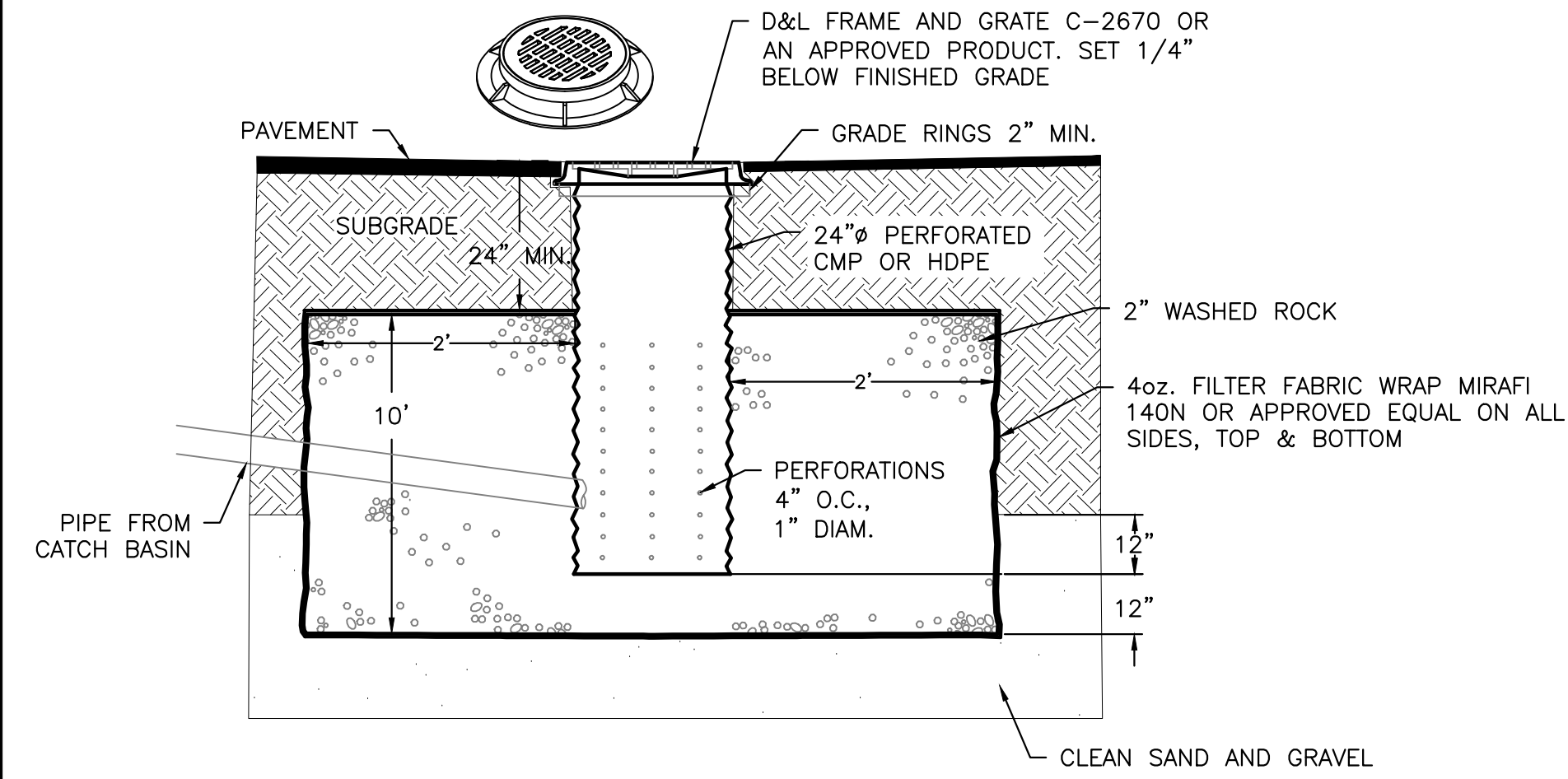
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EASEMENT	X
FENCE	-X-
EDGE OF PAVEMENT	S
SEWER	---
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
HYDRANT	⊙
CURB STOP	⊙
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	-5775-
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
CURB TRANSITION	---
FLOW LINE	---
FOOTING DRAIN	FD
STORM DRAIN PIPE	---
DOWN SPOUT	DS
CATCH BASIN-CITY	⊙
CATCH BASIN	⊙
DRYWELL	⊙
LANDSCAPE DRYWELL	⊙
ASPHALT PAVEMENT	---
ASPHALT PAVEMENT (SNOW MELTED)	---
PAVERS	---
CONCRETE	---
FG	---
EG	---
CB	---
ME	---
FINISHED GRADE	---
EXISTING GROUND	---
GRADE BREAK	---
MATCH EXISTING	---



**TYPICAL APPROACH**

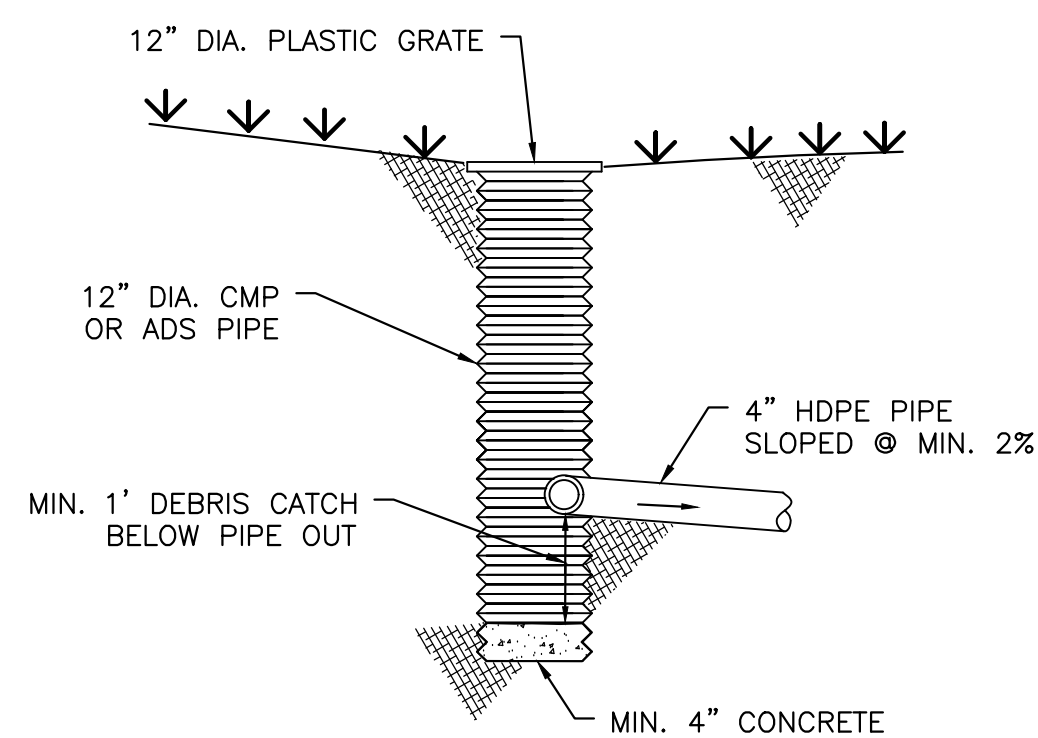
- NOTES:**
- APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.
  - INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.
  - BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.
  - APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
  - ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.
  - SIDEWALK WIDTH IS 8 FEET.

**1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK**  
 SCALE: NONE

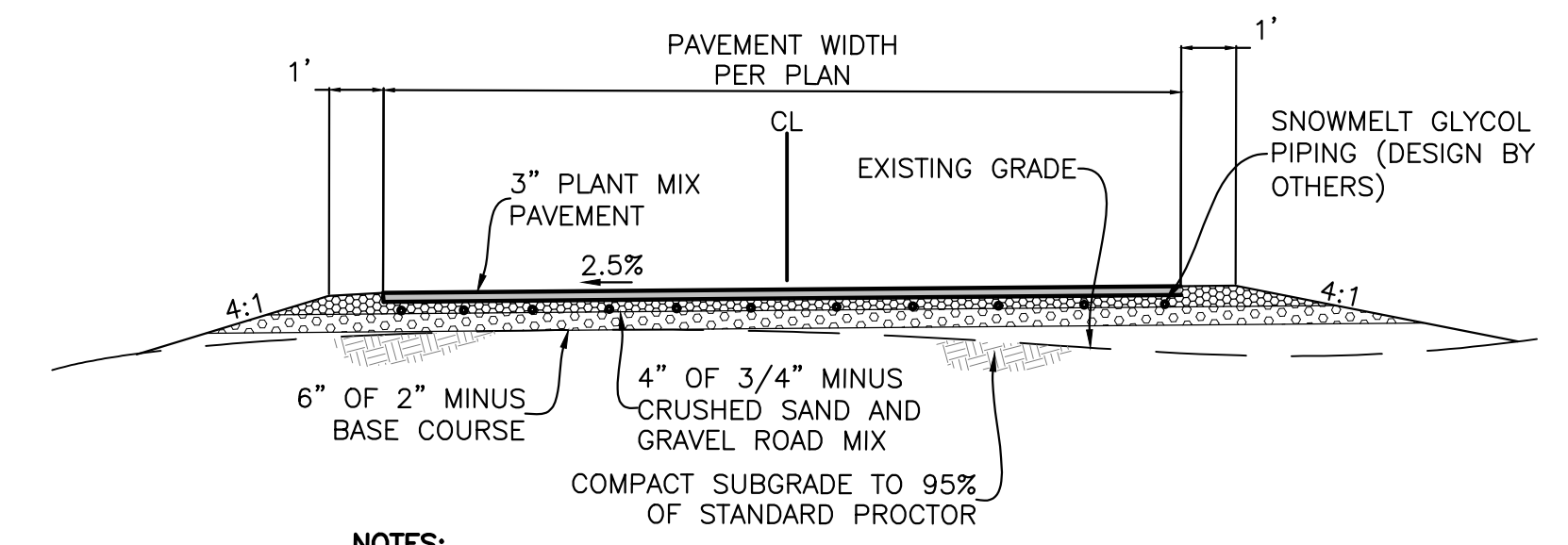


- NOTES:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

**2 TYPICAL DRYWELL DETAIL**  
 SCALE: NONE



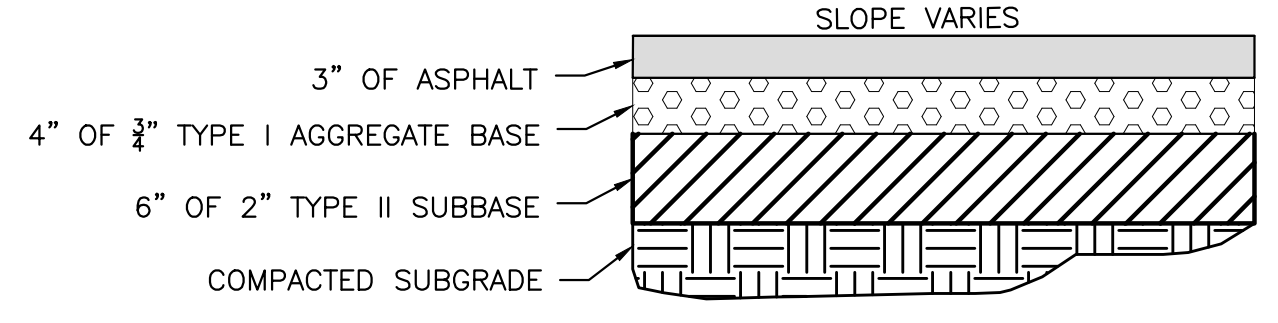
**3 12" CATCH BASIN PROFILE**  
 NOT TO SCALE

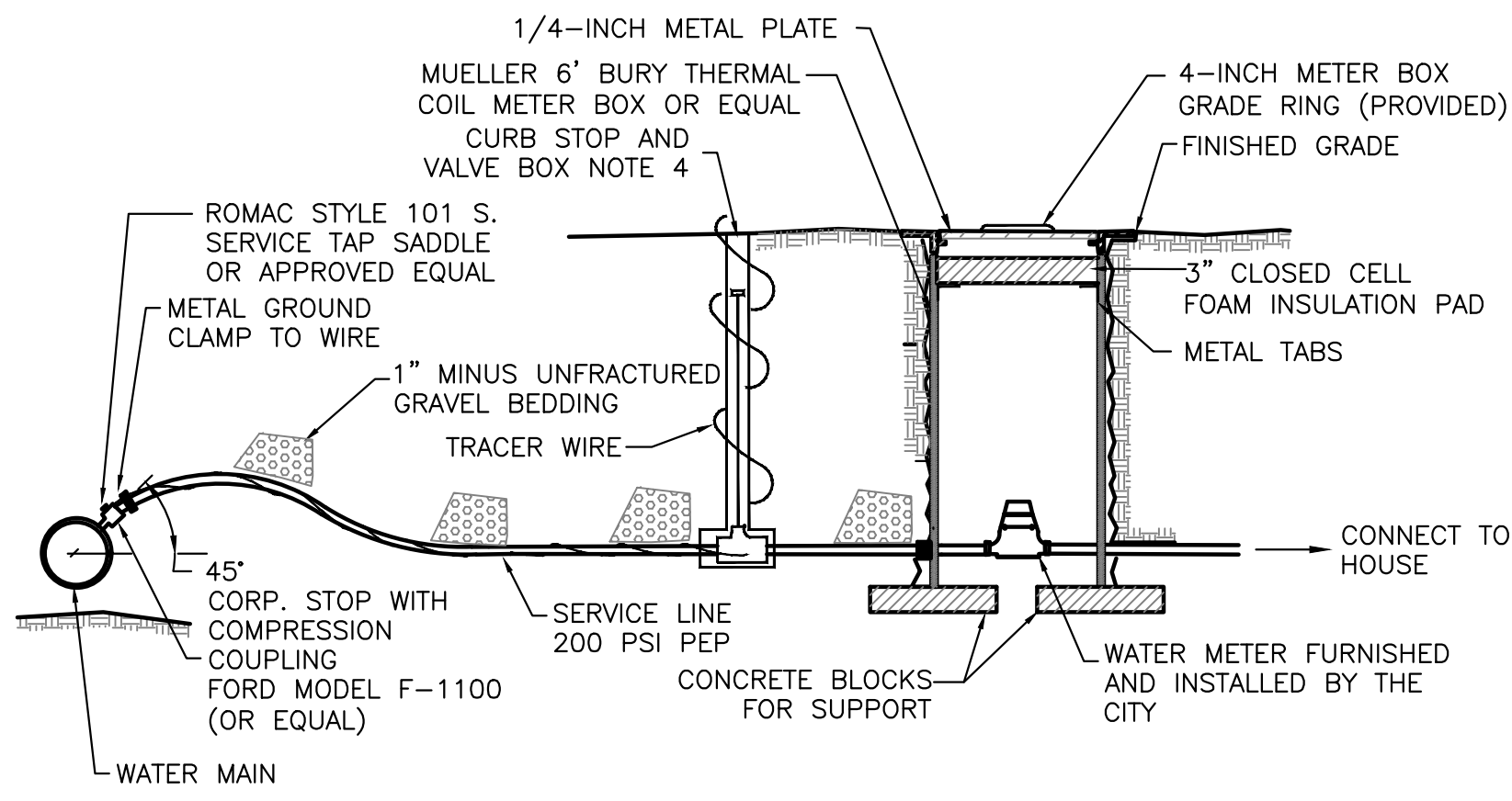


- NOTES:**
- COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

**A DRIVEWAY SECTION WITH SNOW-MELTED PAVEMENT**  
 SCALE: NTS

**4 TYPICAL STREET ASPHALT SECTION**  
 SCALE: NONE

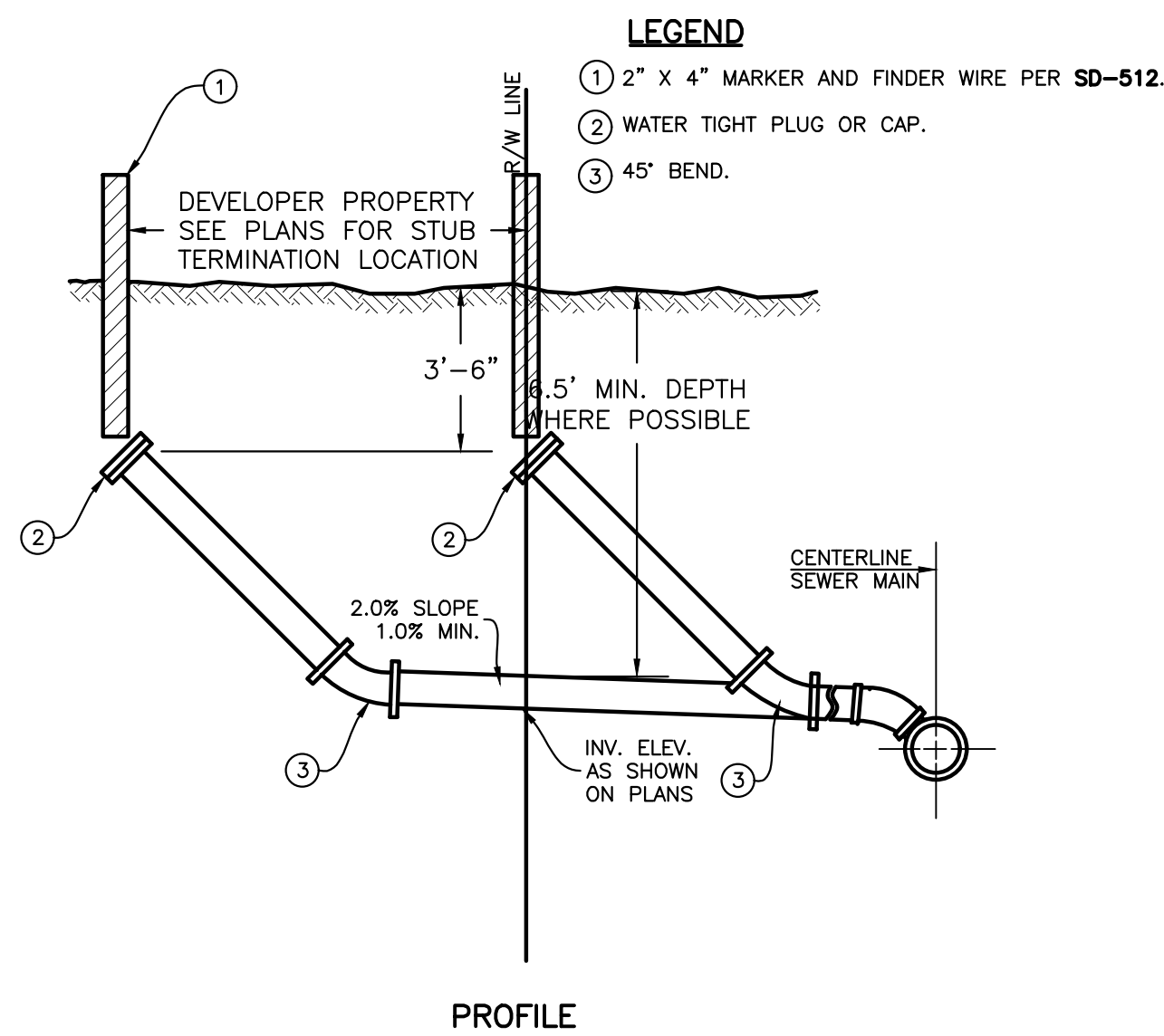
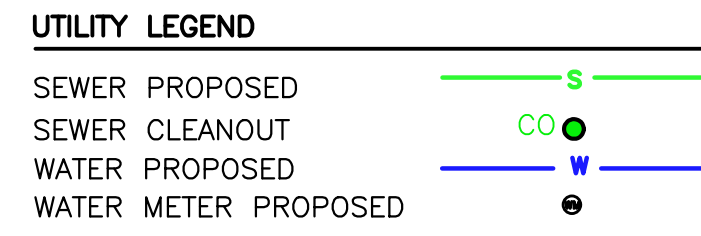




**NOTES**

1. WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
4. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL). FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

**1 WATER SERVICE AND METER CONNECTION**  
SCALE: N.T.S.



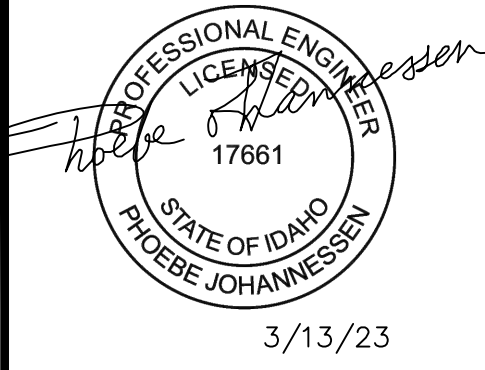
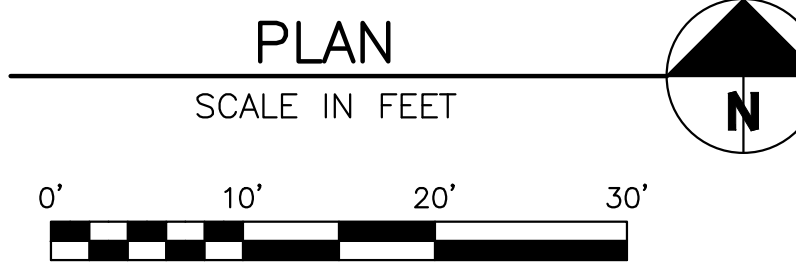
**LEGEND**

- 1 2" x 4" MARKER AND FINDER WIRE PER SD-512.
- 2 WATER TIGHT PLUG OR CAP.
- 3 45° BEND.

**NOTES**

1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5'.

**2 STANDARD SEWER SERVICE CONNECTION DETAIL**  
SCALE: NONE



REVISIONS	NO.	DESCRIPTION	DATE	BY
	1			



PREPARED BY:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 100 BELL DRIVE  
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(208) 726-9512  
FAX 726-9514  
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MAIL: WWW.BMA5B.COM

**UTILITY PLAN**  
WARM SPRINGS RANCH LOT 33  
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY:	SLS
DESIGNED BY:	SLS
CHECKED BY:	PLJ
DATE:	03/13/2023
PROJECT NO.:	22074

DRAWING NO.

**C-2**

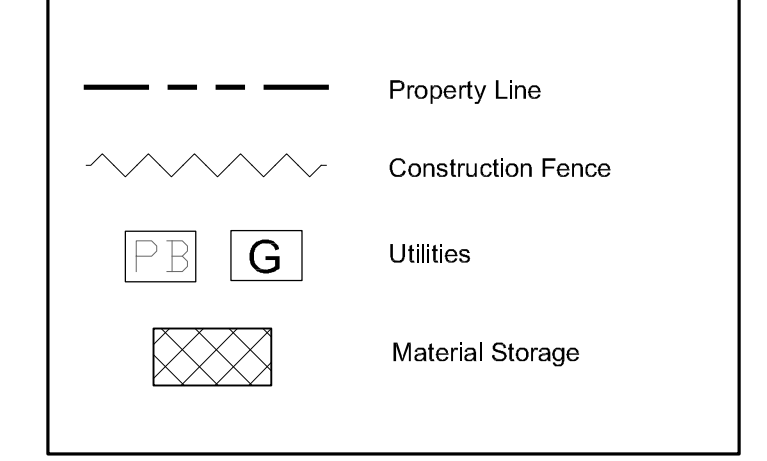
**General Notes**

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

**Cut And Fill:**

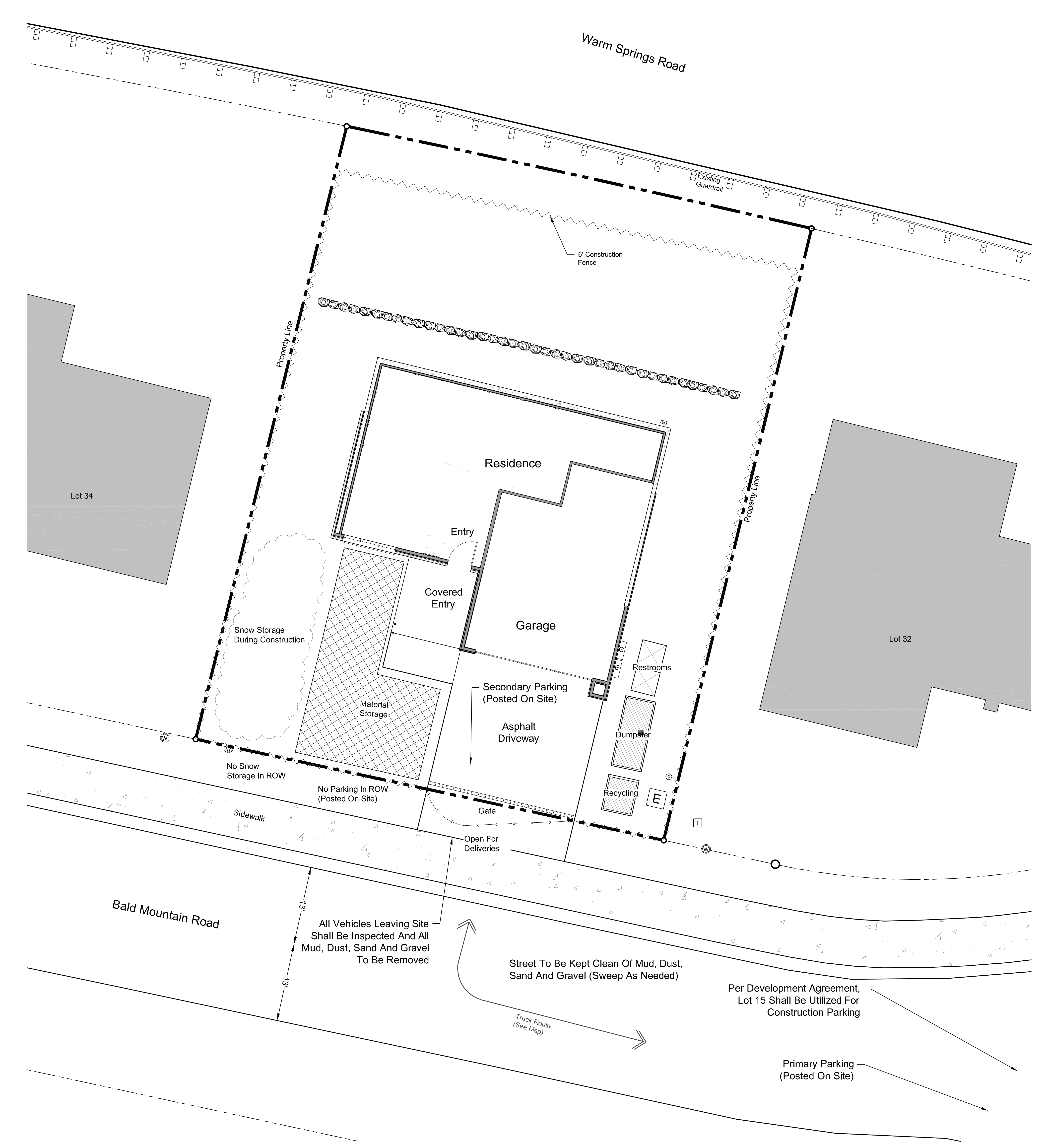
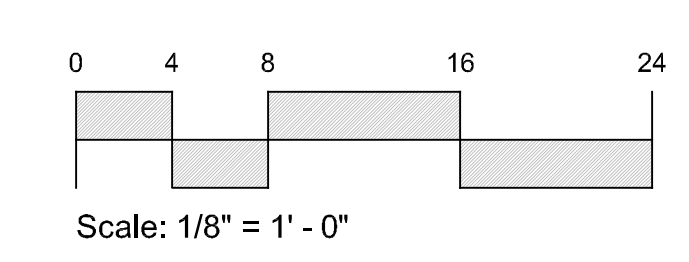
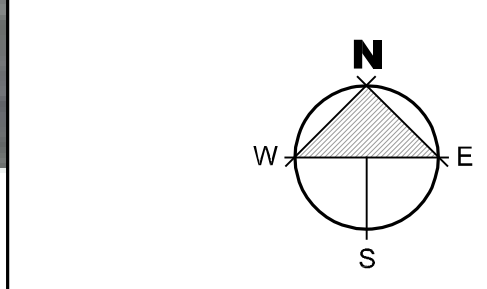
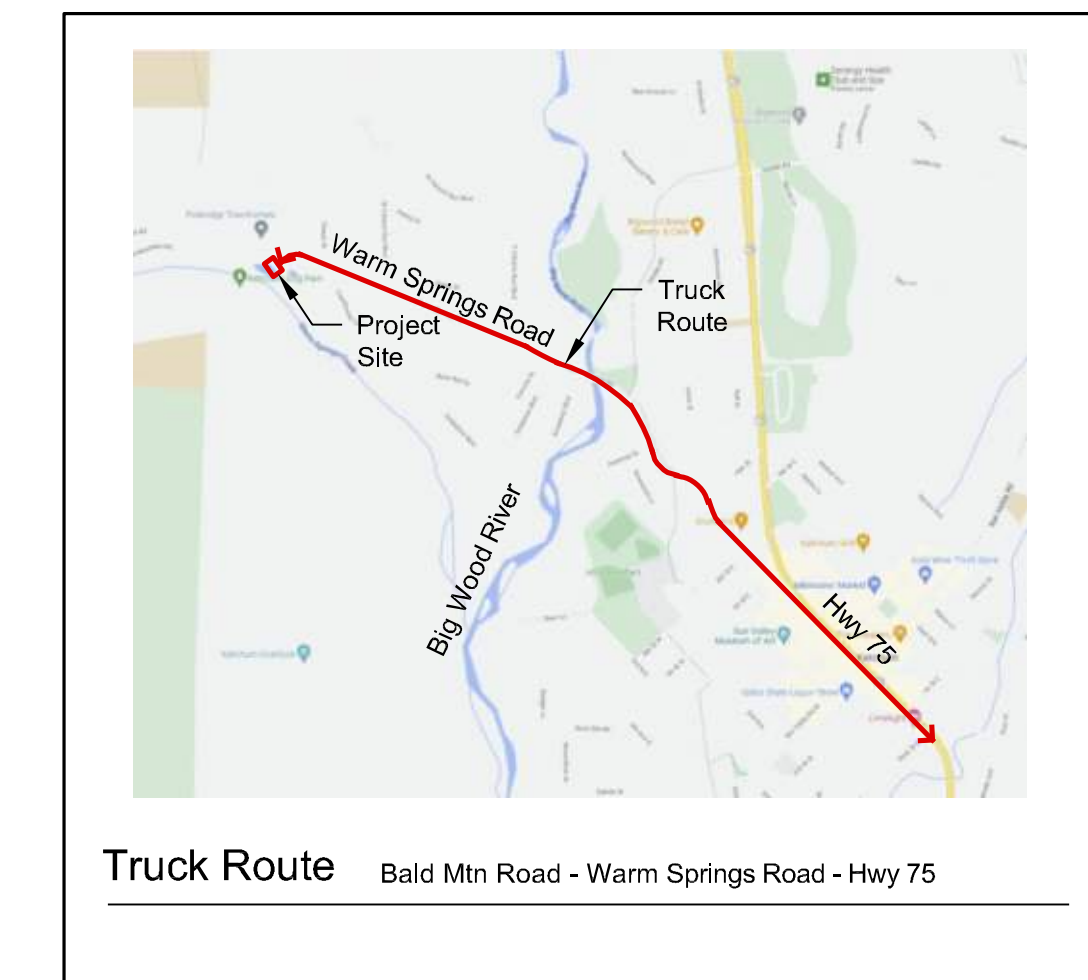
Total Cut = 700 Cubic Yards  
 Total Fill = 0 Cubic Yards  
 Total Export = 700 Cubic Yards

**Plan Legend**



**NOTES:**

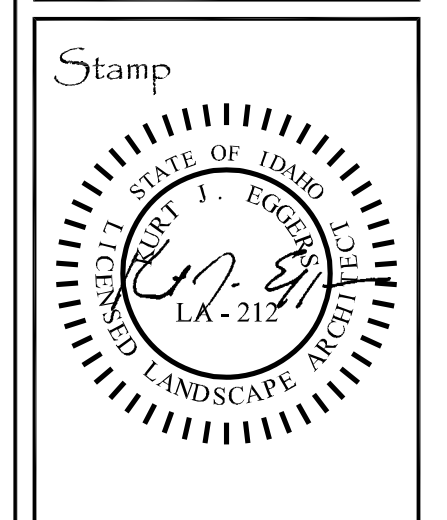
- (1) See Civil Plans for All Work in Right of Way.
- CONSTRUCTION ACTIVITY NOTES:**
- (1) Dust Control Using Water Truck as Needed.
  - (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
  - (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
  - (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
  - (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
  - (6) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
  - (7) The Condition Of The Right-Of-Way Shall Be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall Be The Responsibility Of The General Contractor.
  - (8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
  - (9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



Warm Springs Ranch Residences  
 Block 1, Lot 33  
 Ketchum, Idaho

Job No: 22.26  
 Scale: 1/8" = 1'-0"

Issue/Revisions	Date:
Design Review	05/17/23
RVSD	05/08/23



Sheet Title:  
**Construction Management**

Sheet No:  
**L1**



General Notes

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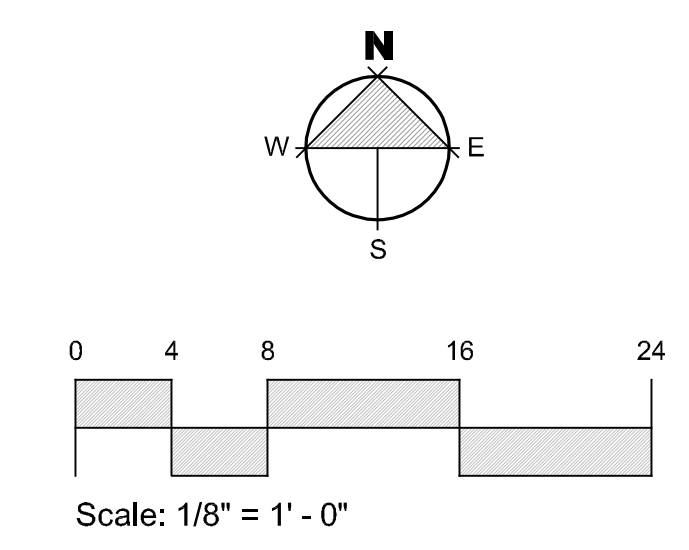
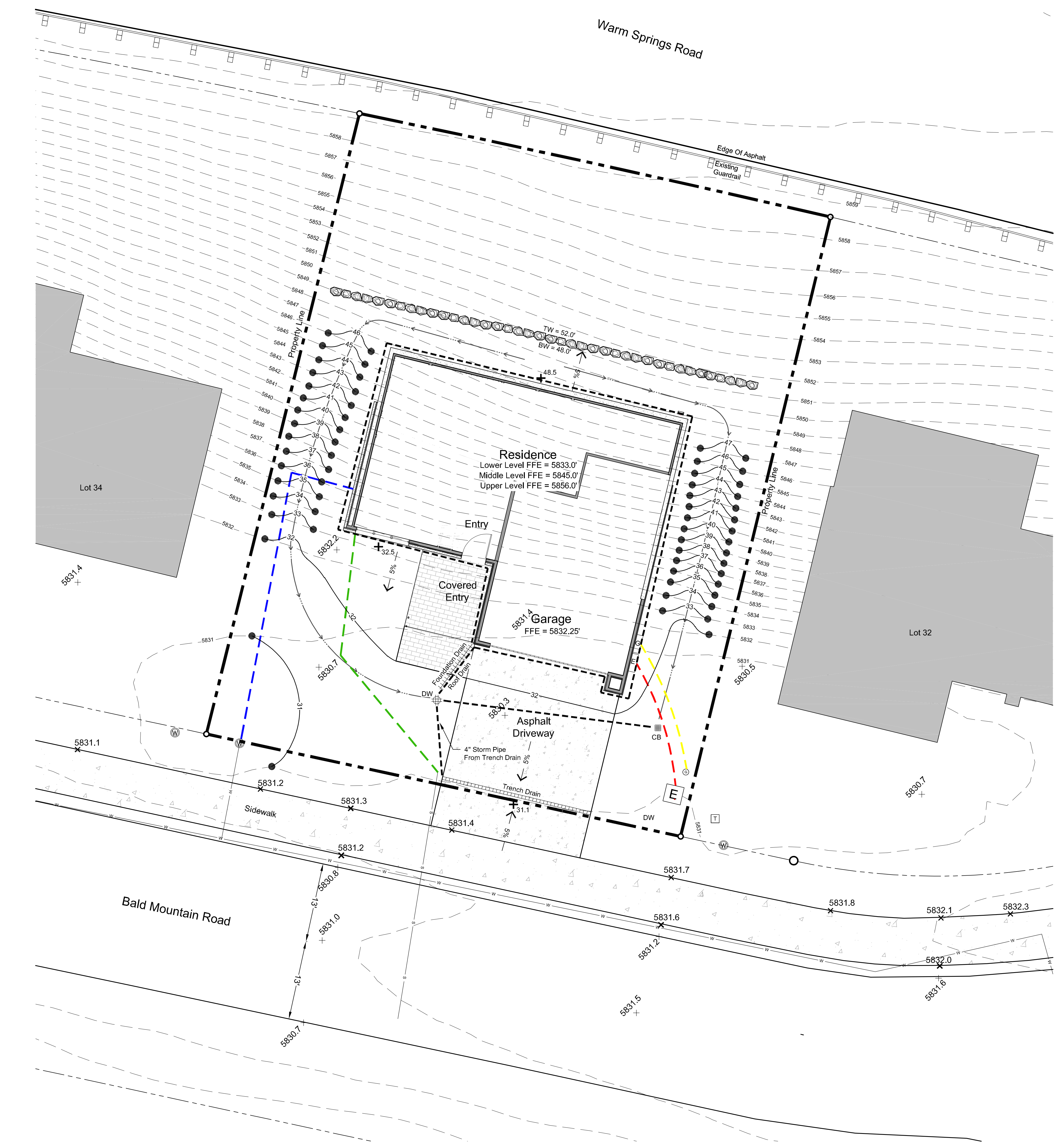
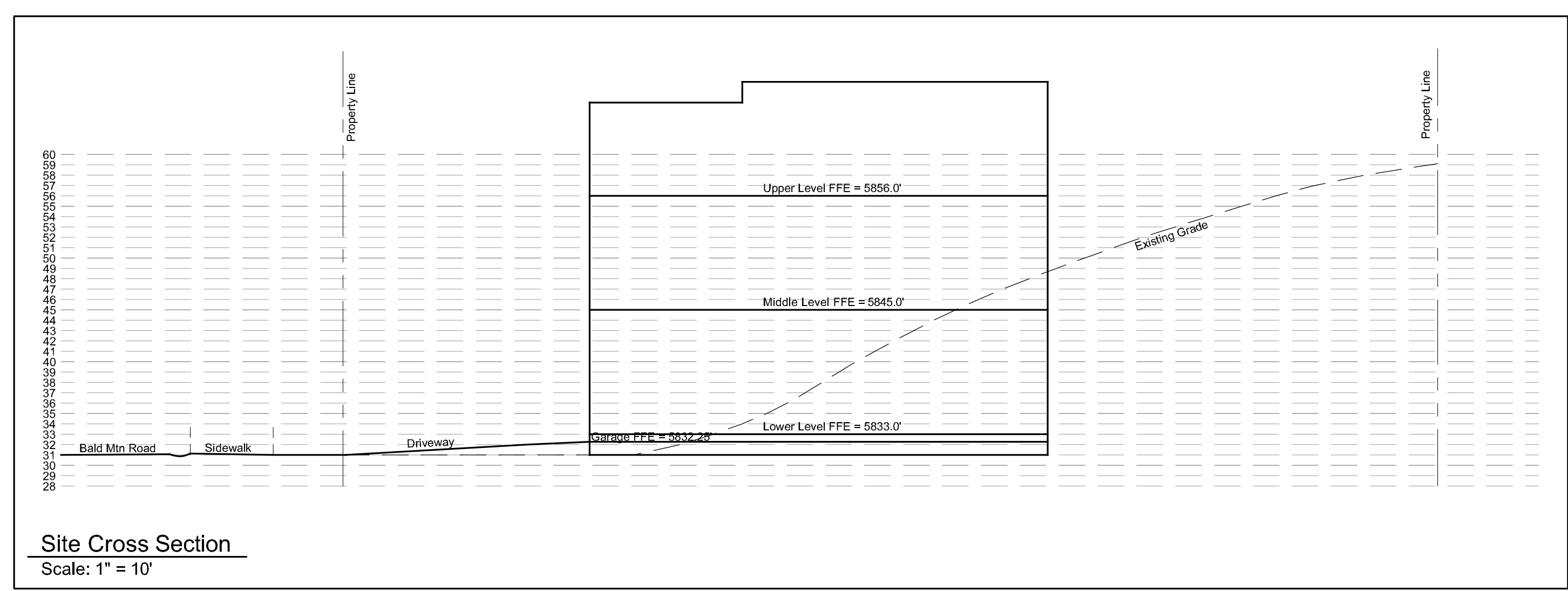
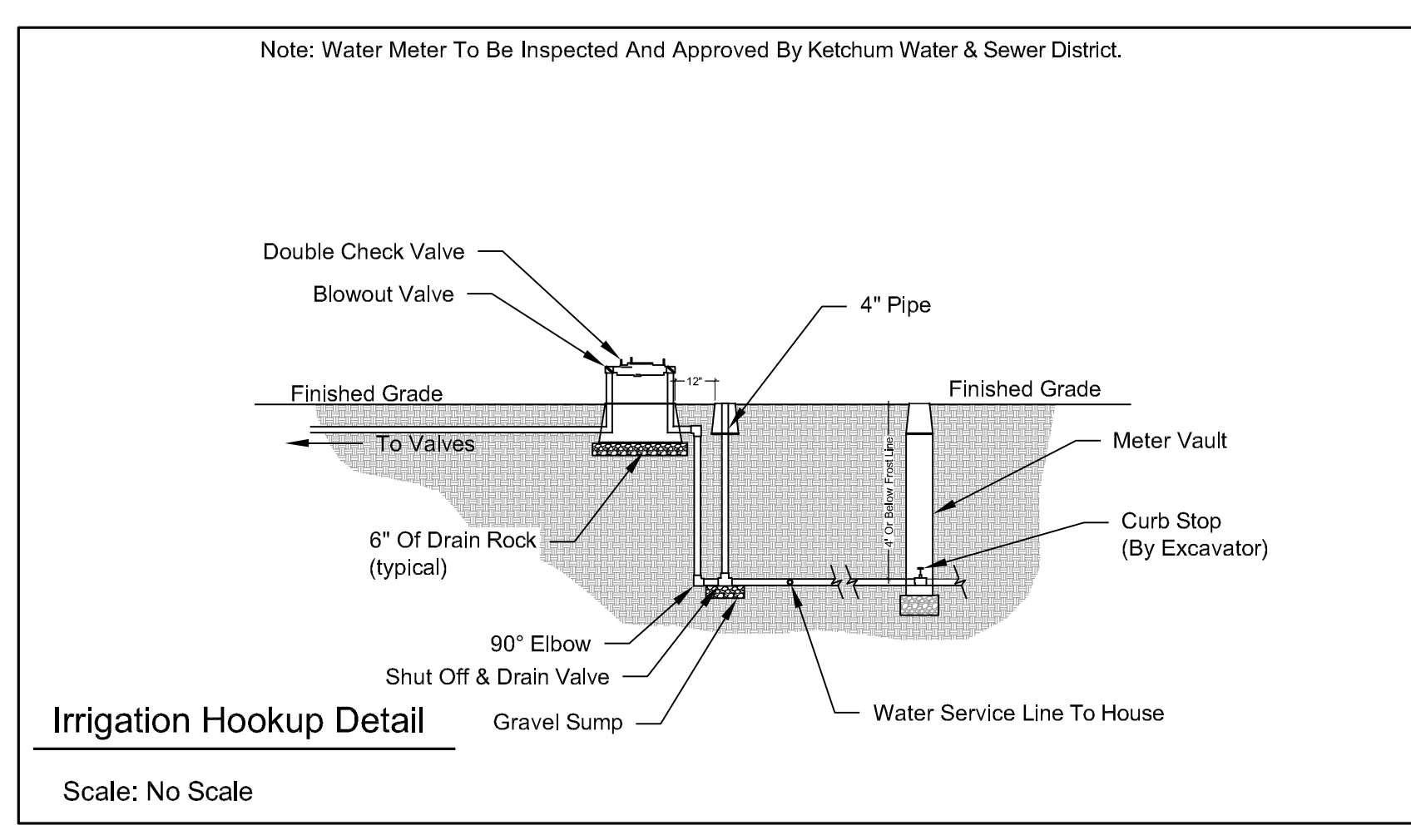
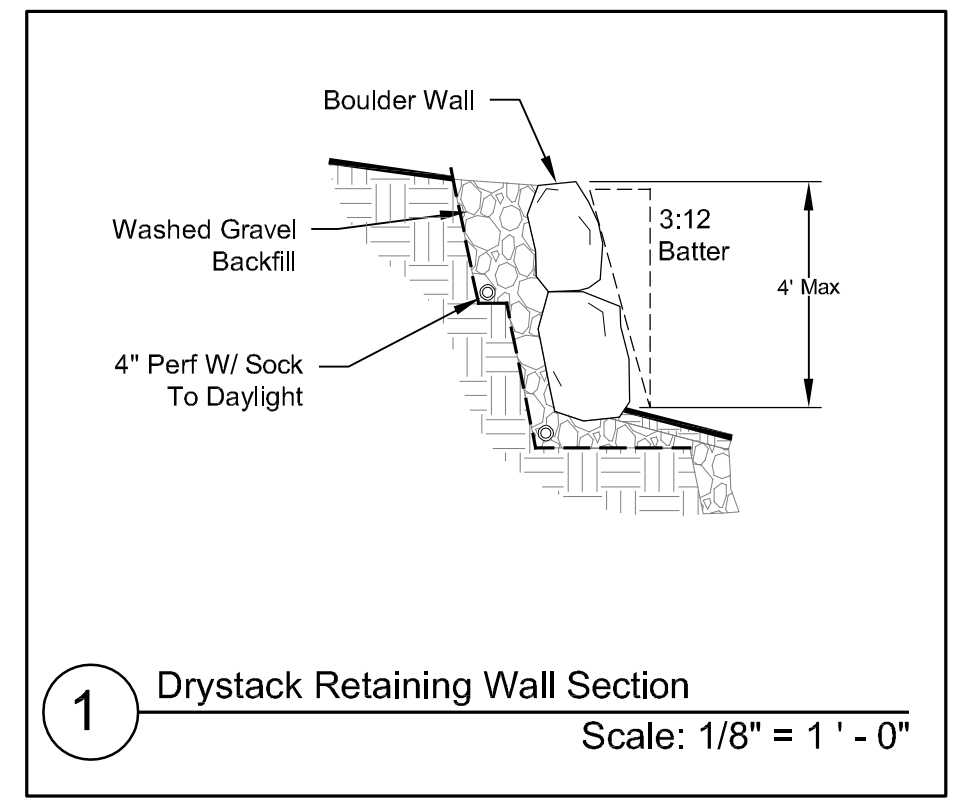
\*See Civil Plan (C1) For  
Site Grading And Drainage

**Cut & Fill**

Excavation:	
Building/Garage Site:	700 Cu/Yds
Site:	0 Cu/Yds
<b>Total Cut:</b>	<b>700 Cu/Yds</b>
Fill:	
Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
<b>Total Fill:</b>	<b>0 Cu/Yds</b>
<b>Total Export:</b>	<b>700 Cu/Yds</b>

**Plan Legend**

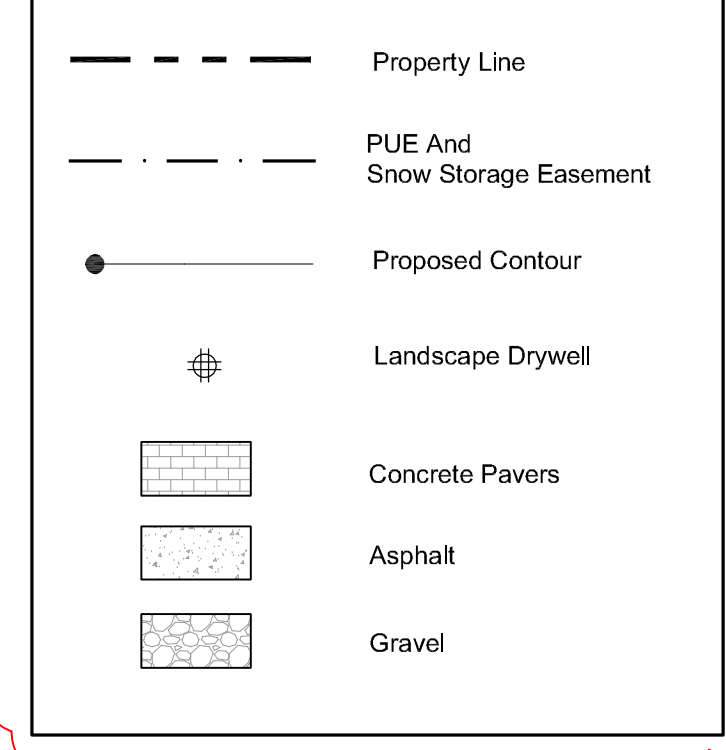
-----	Property Line
- - - - -	Existing Contour
X 92.7 (92.5)	Existing Spot Elevations
● 95	Proposed Contour
⊕	Landscape Drywell
⊞	Catch Basin
2% Slope	Proposed Drainage Direction With Slope Percentage
→ 92.5	Proposed Spot Elevations
	4" Perforated Footing Drain
---	4" Solid Drain Pipe (Roof & Downspouts)
⊖	Drystack Retaining Wall
— w —	Water Line
— e —	Electrical Service
— g —	Gas Service
— w —	Water Service
— s —	Sewer Service



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Plan Legend



Irrigation Calculation

(Lot = ± .22 Acres)	
Description	Square Footage
Natural Grass	5,300 sq.ft.
Planter Beds	100 sq.ft.
<b>Total Irrigated Area</b>	<b>5,400 sq.ft.</b>
	+/- .12 Acres

Snow Storage

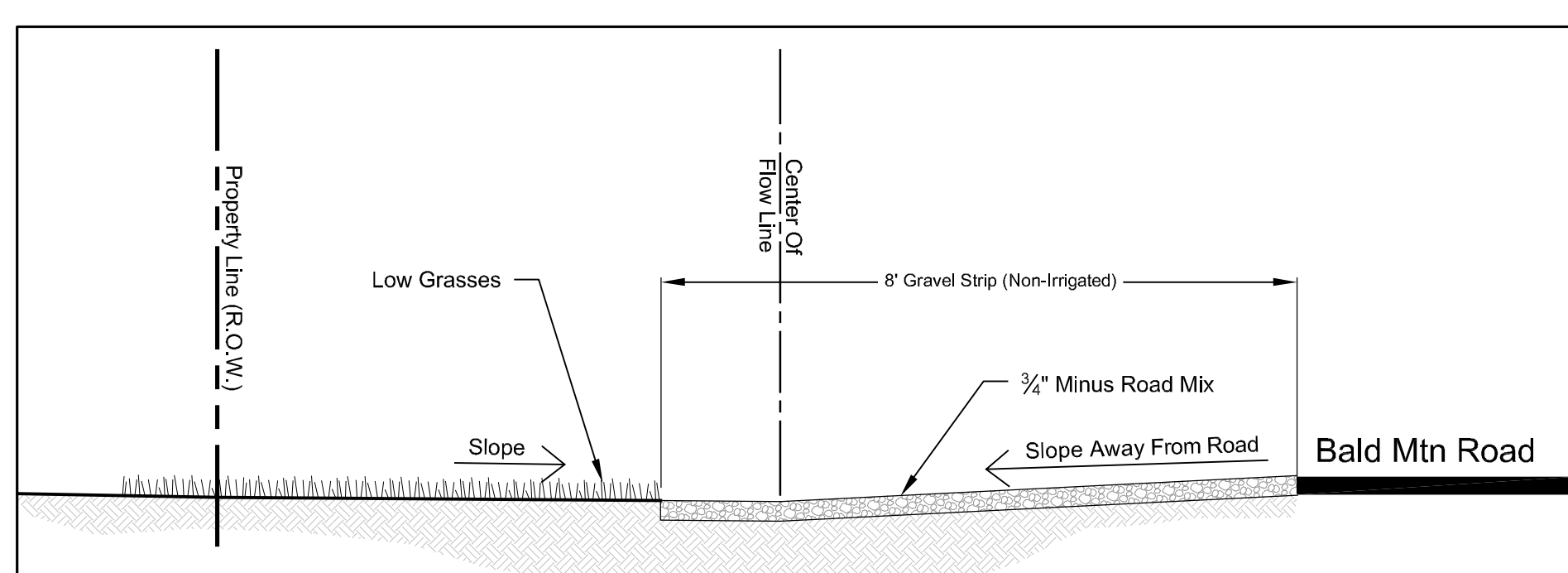
Driveway Area:	765 sq ft
Walkway Area:	72 sq ft
	x .30%
<b>Required Area:</b>	<b>251 sq ft</b>
<b>Snow Storage Provided:</b>	<b>275 sq ft</b>

Per Development Agreement:

- 1) Landscaping Shall Be Drought Tolerant
- 2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
- 3) Irrigation System Shall Be Water Efficient In Ground Components. Controller With Rain/Freeze Sensor.
- 4) Isolate Zones Per Plant Type And Exposure.

Landscape Notes:

- 1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
- 2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
- 3) Any Tree Crowns Shall Be Pruned To Have A Minimum 10' Horizontal Clearance From Any Structure.

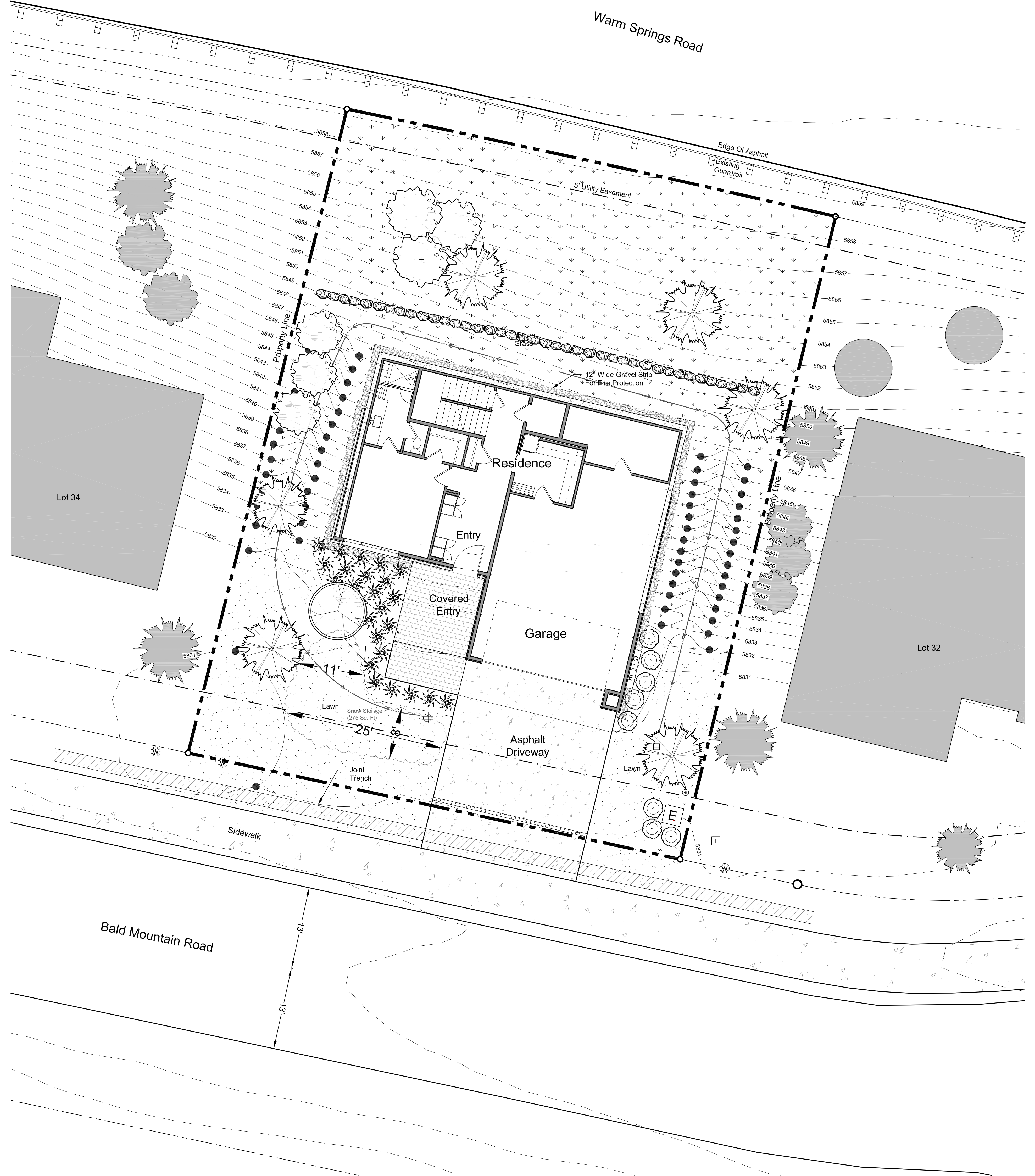
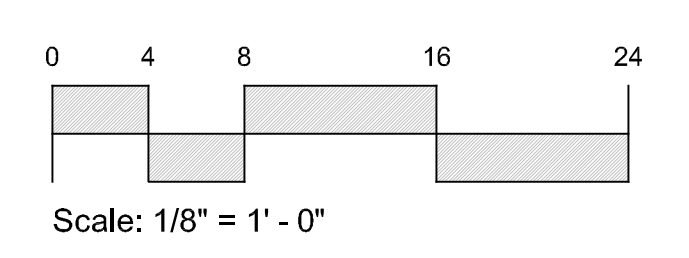
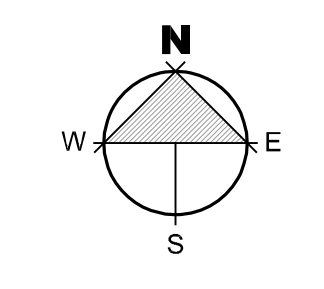


Note: No Sprinkler Heads In ROW.  
Cross Section A - Right Of Way  
Scale: 1/2" = 1' - 0"

- A. Material shall be pervious/permeable to allow drainage
- B. Surface must allow for vehicle parking and be consistent along the entire property frontage
- C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
- D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- E. No obstructions, such as boulders or berms
- F. No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
- G. No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- H. No snow-melt system.

Plant Legend

Qty.	Common Name	Botanical Name	Size
6	<b>Conifer Trees</b>		12' - 16'
	Pine	<i>Pinus spp.</i>	
6	<b>Deciduous Trees</b>		12' - 16'
	Aspen	<i>Populus tremuloides</i>	
1	Crabapple	<i>Malus spp.</i>	
8	<b>Deciduous Shrubs</b>		5 gal.
	Alpine Currant	<i>Ribes alpinum</i>	
	Burning Bush	<i>Euonymus alatus</i>	
	Cotoneaster	<i>Cotoneaster spp.</i>	
	Dogwood	<i>Cornus spp.</i>	
	Lilac	<i>Syringa spp.</i>	
	Maple	<i>Acer spp.</i>	
	Mockorange	<i>Philadelphus spp.</i>	
	Ninebark	<i>Physocarpus spp.</i>	
	Snowberry	<i>Symphoricarpos spp.</i>	
	Spirea	<i>Spirea spp.</i>	
26	<b>Ornamental Grasses</b>		Flats
	Blue Fescue	<i>Festuca ovina glauca</i>	
	Ribbon Grass	<i>Phalaris arundinacea 'Picata'</i>	
	Karl Foerster Feather Reed	<i>C. arundinacea 'Karl Foerster'</i>	
3,700 Sq.Ft.	<b>Grasses &amp; Wildflowers</b>		Sod or Seed
(20%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(20%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	
(20%)	Sheep Fescue	<i>Festuca ovina</i>	
(20%)	Creeping Red Fescue	<i>Festuca rubra</i>	
(20%)	Wildflowers	<i>Various</i>	
1,600 Sq.Ft.	<b>Grasses - Lawn Mix</b>		Sod or Seed
(33%)	Tall Fescue	<i>Festuca arundinacea</i>	
(33%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(33%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	



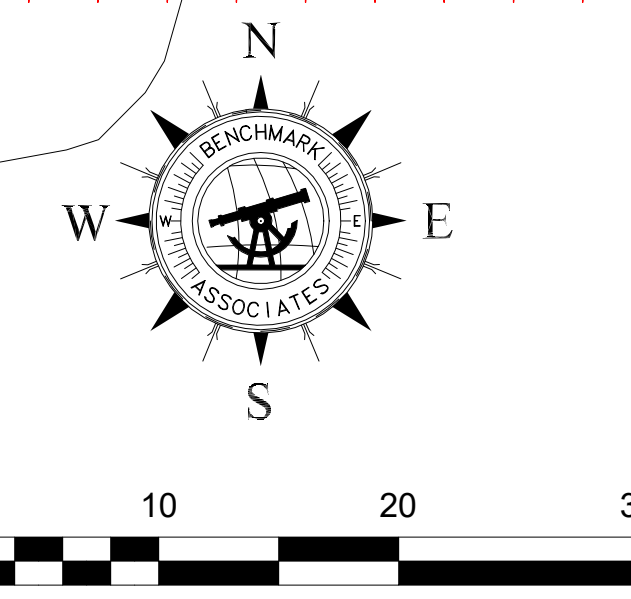


REAR FENCE EXAMPLE

SLOPE FINISH GRADE MIN 6" IN  
10'-0" FROM BUILDING EDGE,  
FULL PERIMETER

WARM SPRINGS ROAD

4'-0" WOOD SLAT FENCE



MECHANICAL CONDENSER  
LOCATION

SLOPE FINISH GRADE MIN 6" IN  
10'-0" FROM BUILDING EDGE,  
FULL PERIMETER

TRASH TO BE STORED WITHIN  
THE GARAGE

GAS AND ELECTRIC METERS,  
PROVIDE CLEARANCE AS  
REQUIRED

EXISTING TRANSFORMER TO  
BE LANDSCAPE SCREENED

20'-0" WIDE DRIVE AT  
SIDEWALK

TRASH TO BE STORED WITHIN THE  
GARAGE

NOTE:  
SEE CIVIL DOCUMENTS FOR UTILITIES  
SEE LANDSCAPE FOR GRADING

**SITE PLAN GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS. PROTECT AS REQUIRED.
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED.
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND COMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTOR AS PER THE FIRE CODE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

**DATUM:**

LEVEL 1 100'-0" = 5,833.00 USGS  
LEVEL 2 112'-0" = 5,845.00 USGS  
LEVEL 3 124'-0" = 5,856.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

**SITE PLAN KEY NOTES**

**LOT SIZE:**

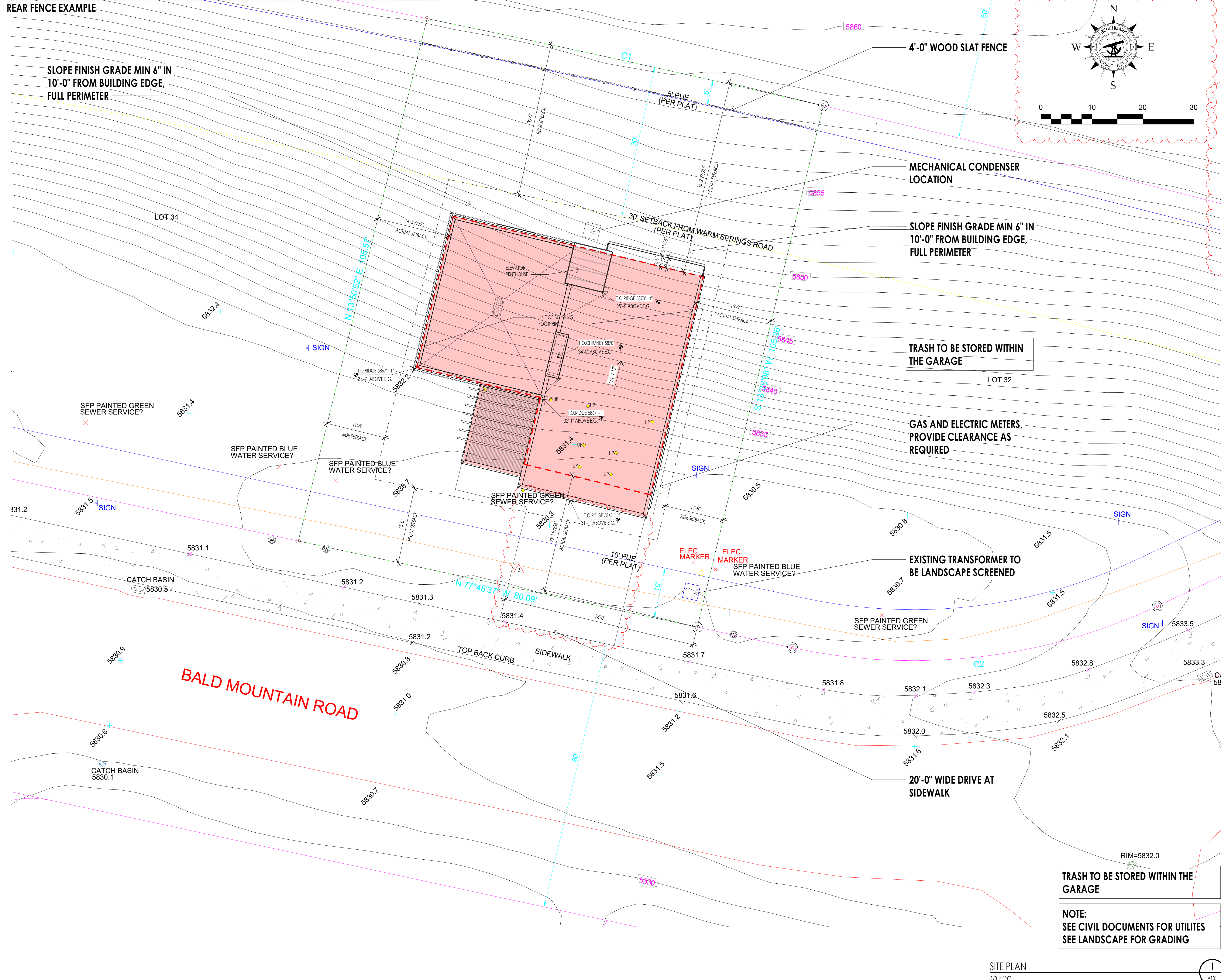
AREA = .19 ACRES OR 8,429 SQ. FT.  
ZONE: GR-1  
HEIGHT LIMIT: 35' MAX

**BUILDING PAD:**  
AREA = 3,384 SQ. FT.

**PROPOSED BUILDING FOOTPRINT:**  
AREA = 2,189 SQ. FT. - EQUALS 26%

**LOT COVERAGE ALLOWED: 35%, 2,950 SQ. FT.**

- RECESSED LIGHT LOCATION
- WALL SCONCE LOCATION



SITE PLAN  
1/8" = 1'-0"

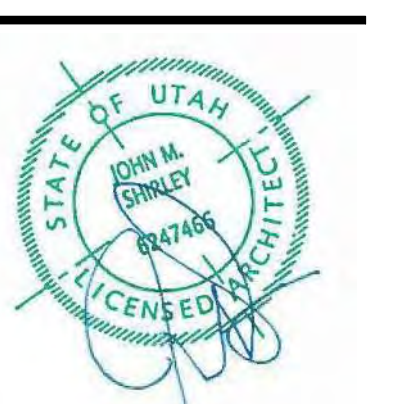


Architecture  
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Land Planning  
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

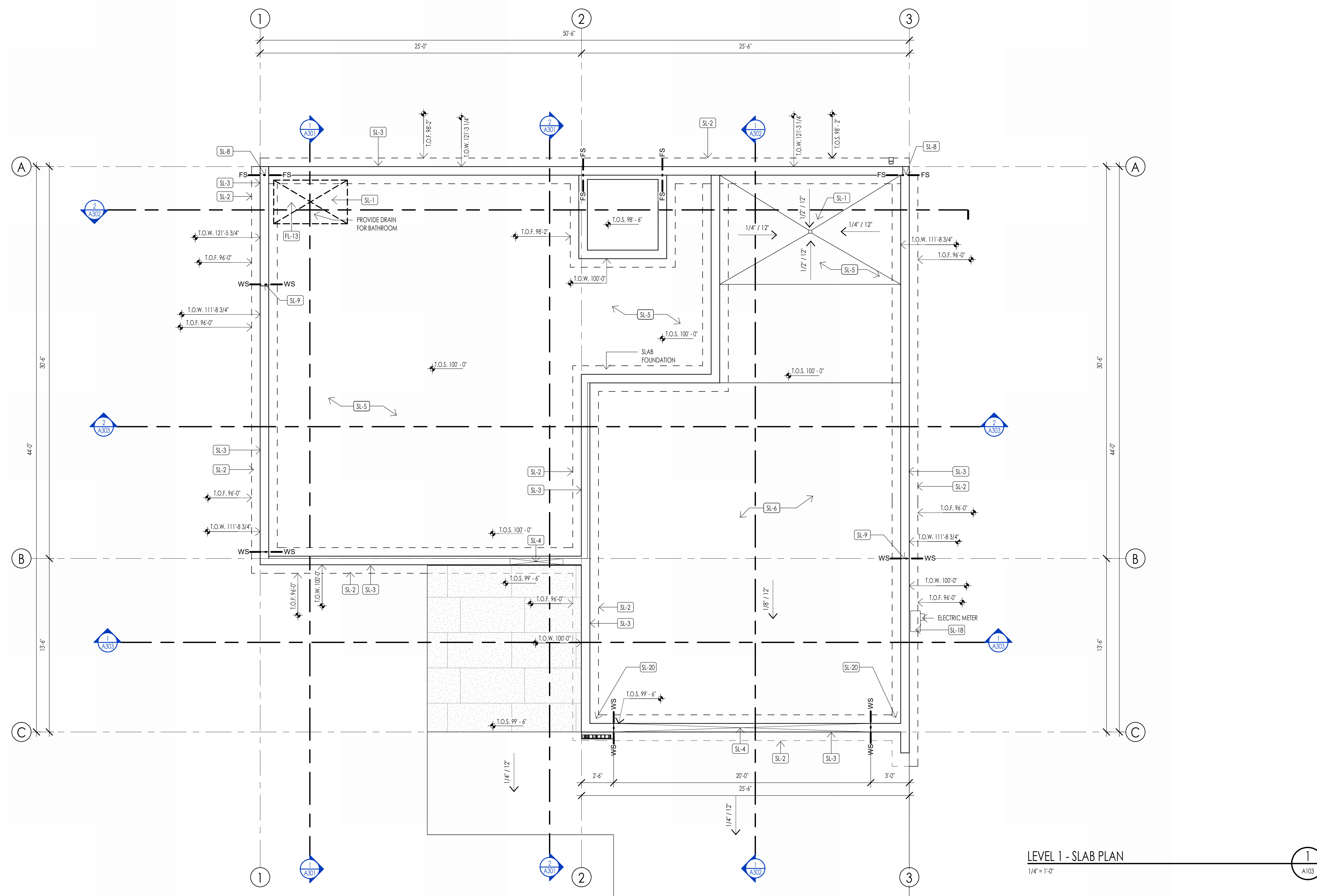
PROJECT NC22023.33  
DATE: 2023.06.30

- REVISIONS:
- 1 04-24-2023 PER CITY COMMENTS
  - 2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
A101

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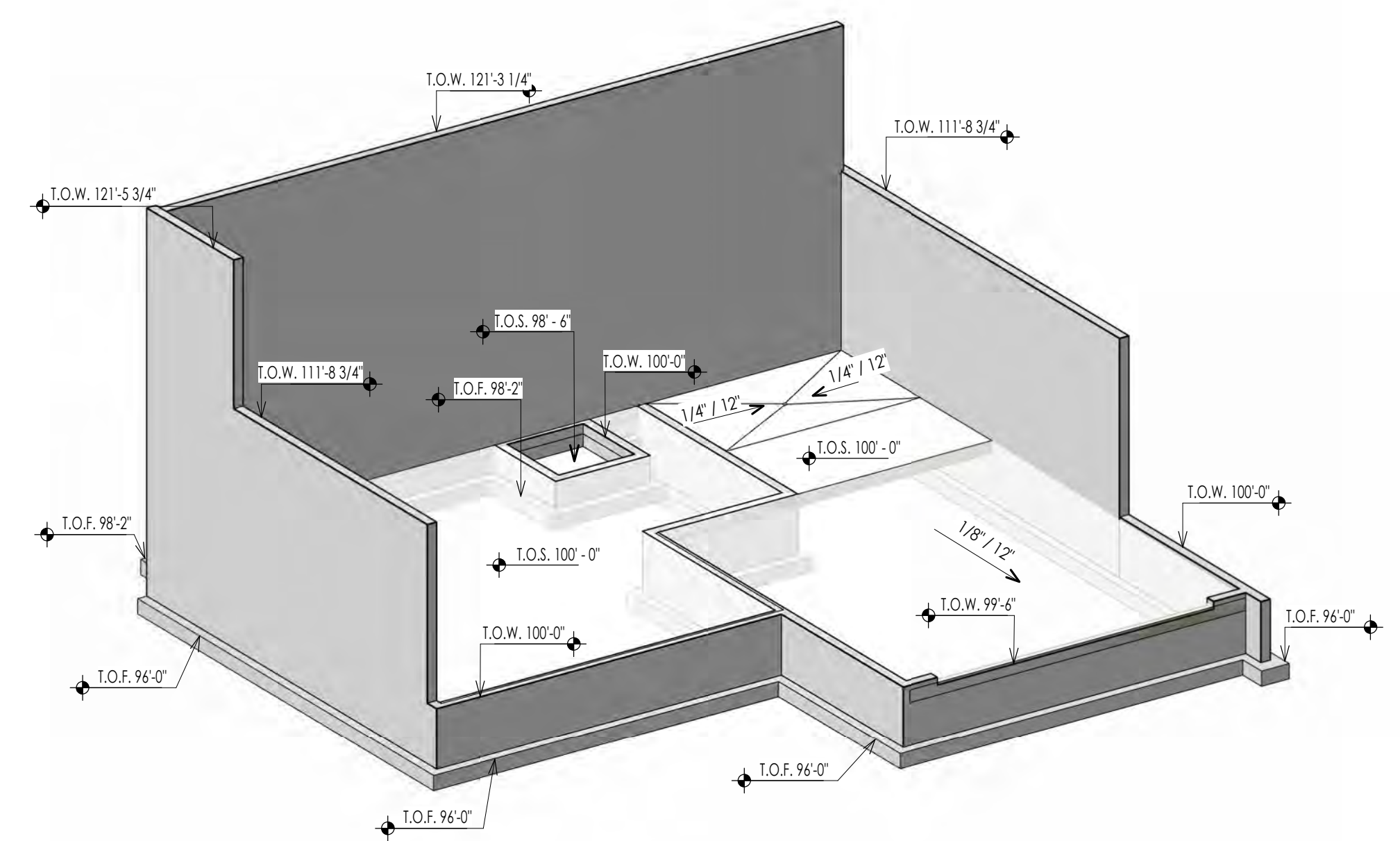
FOUNDATION PLAN LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE
[Hatch Pattern]	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.PIER	TOP OF PIER ELEVATION

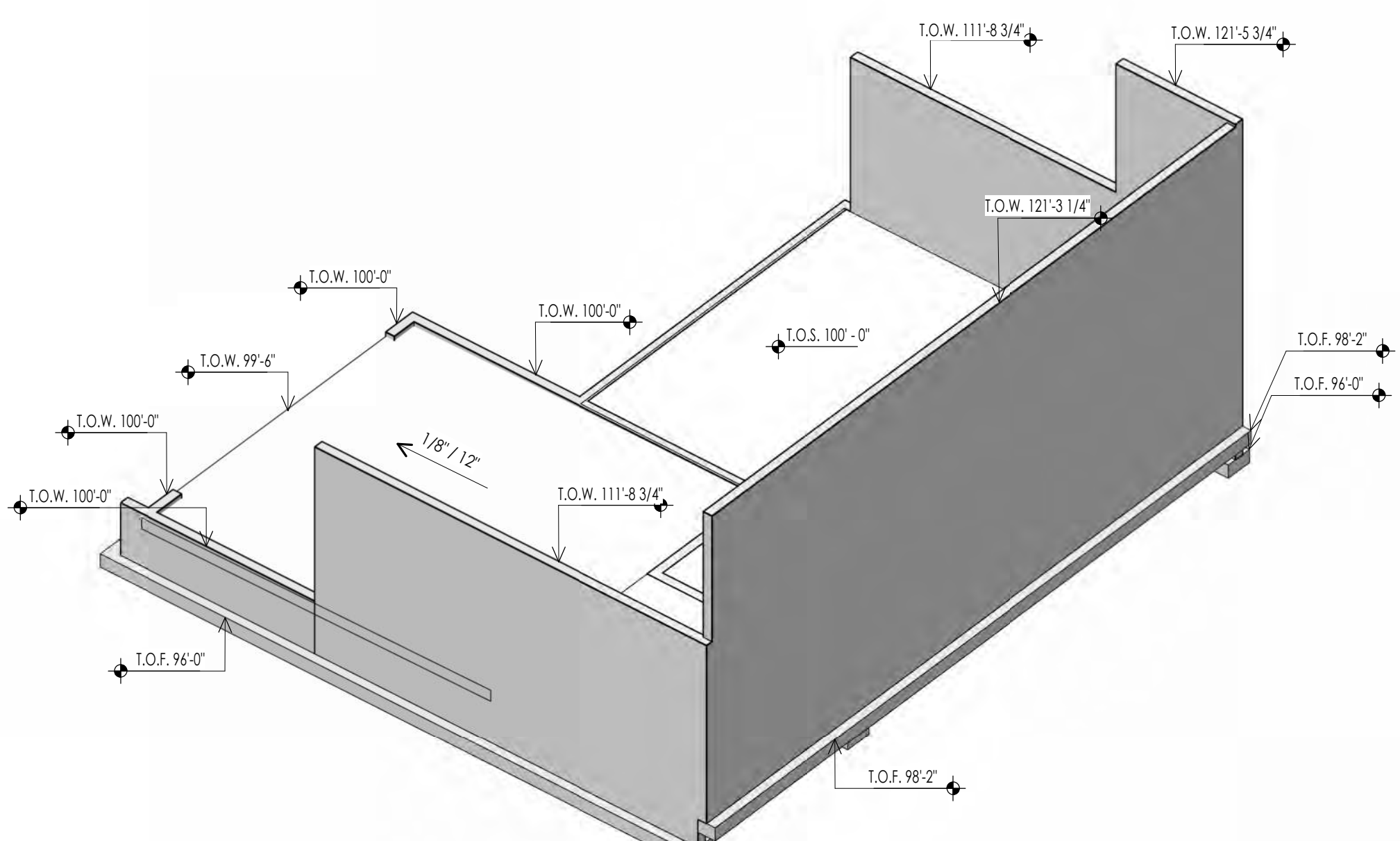
- FOUNDATION GENERAL NOTES**
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
  - COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
  - VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
  - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
  - FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS		
ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

FOUNDATION PLAN KEYNOTES	
KEYNOTES	
FL-13	PROVIDE "CHLITEK" KERD-LINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS WITH WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL - SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A LIFE LINE GROUND. AN ELECTRICAL GROUNDING SYSTEM SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E350.1.2 AND N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING



FOUNDATION ISOMETRIC A  
A103



FOUNDATION ISOMETRIC B  
A103

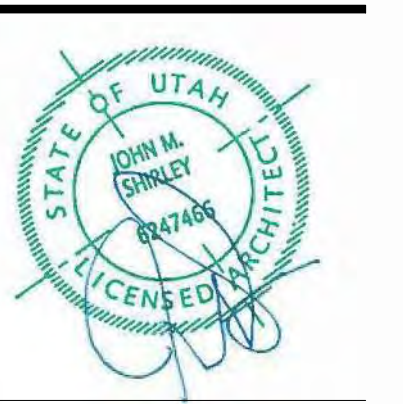


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WARM SPRINGS RESIDENCE #33

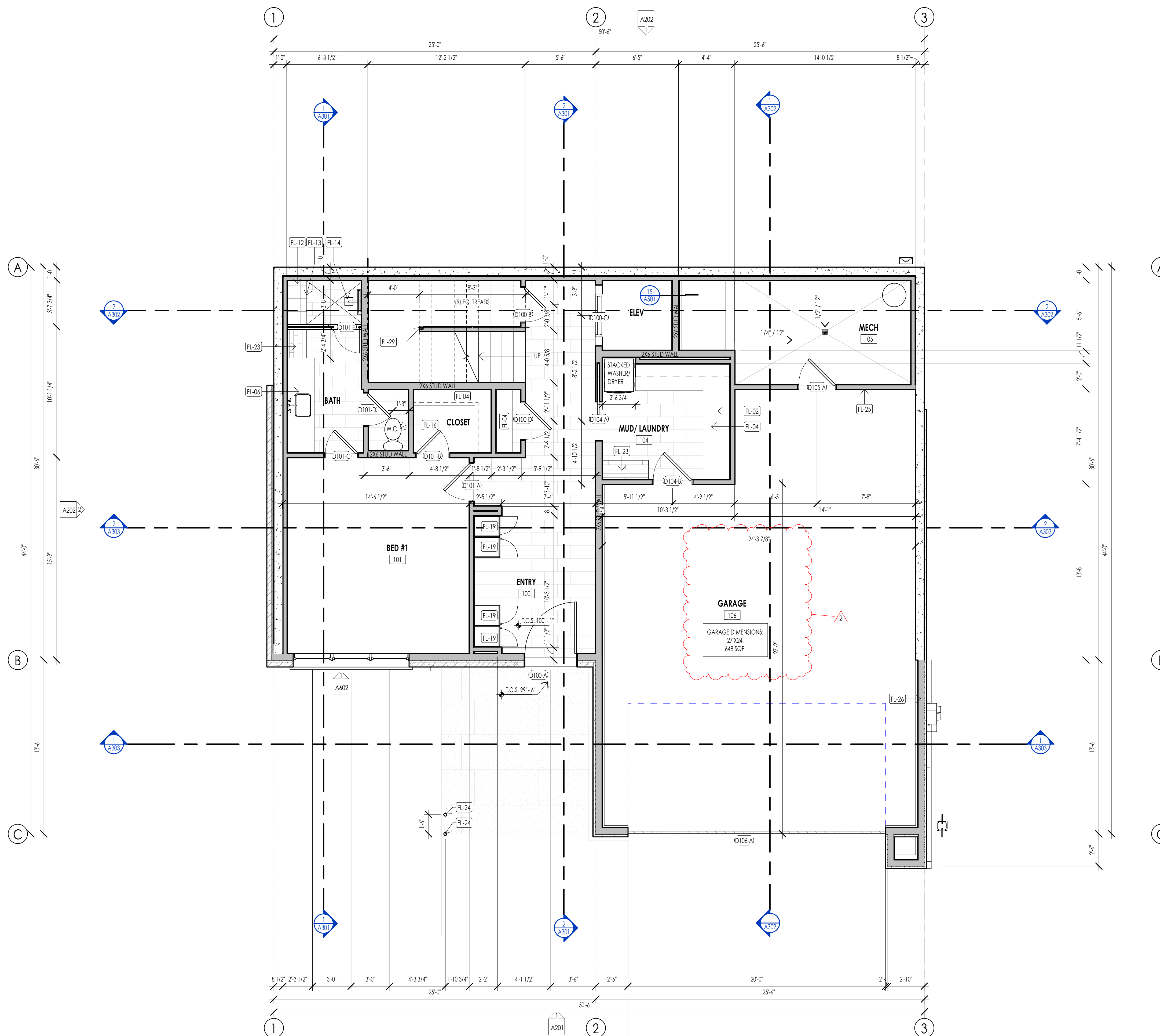
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

FOUNDATION PLAN

PERMIT SET  
SHEET NUMBER:  
A103

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LEVEL 1 - FLOOR PLAN  
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD WALL		
[Hatch Pattern]	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

**FLOOR PLAN KEYNOTES**

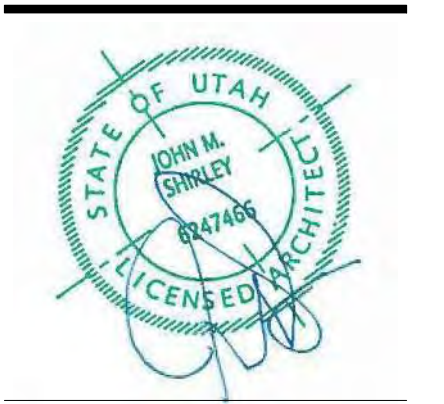
KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE 'SCHLTER' KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD FOR INTERIOR DESIGN
FL-16	W.C. TO BE 'XCHLER' PERSUADE CURRY COMFORT
FL-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-23	PROVIDE BENCH AS PER OWNER/ INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-25	PROVIDE HO/COLD HOOK UP
FL-26	PROVIDE 50 AMP BY CONNECTION POINT
FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET



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WARM SPRINGS RESIDENCE #33

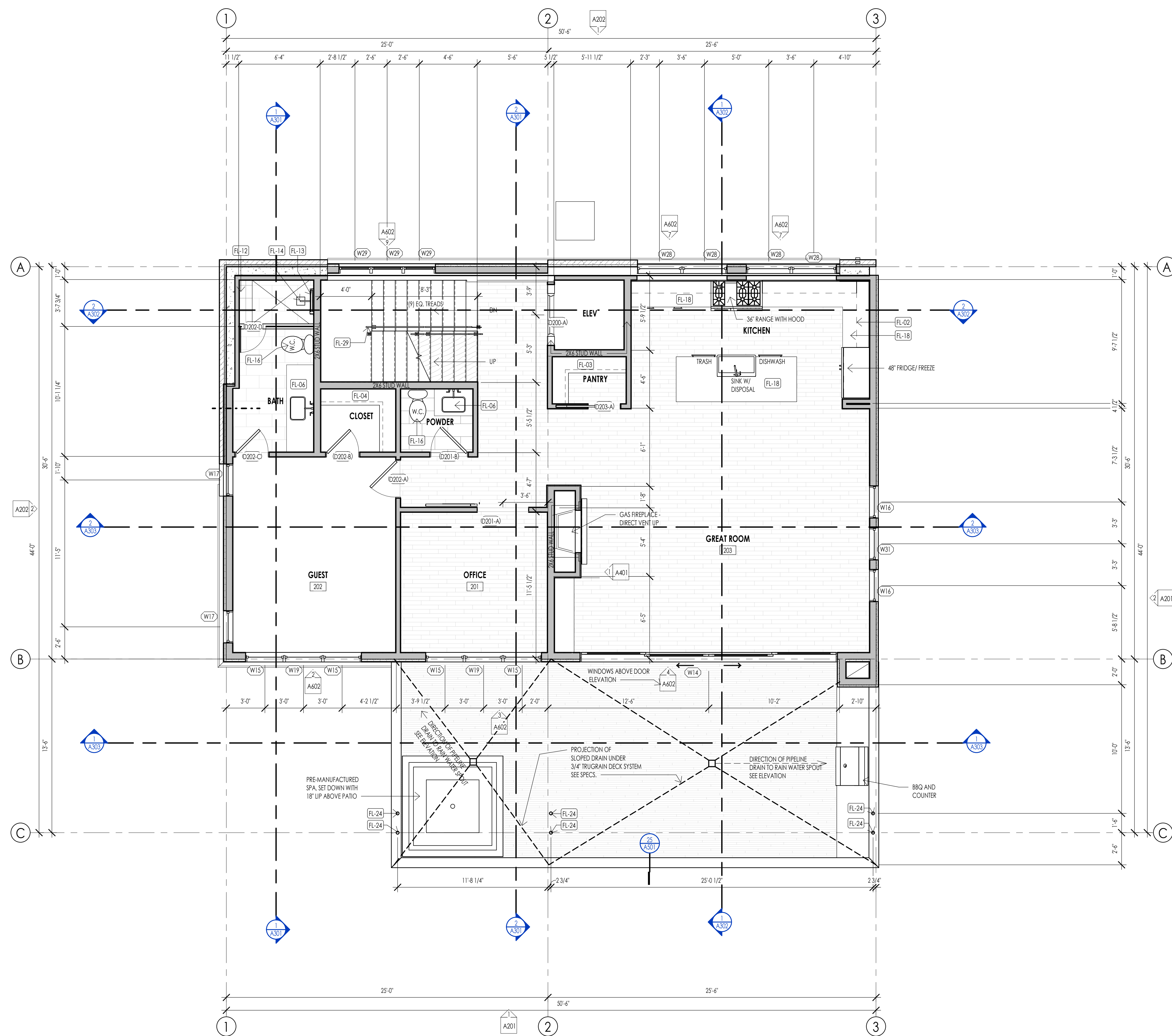
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:  
2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
LEVEL 1 FLOOR PLAN

SHEET NUMBER:  
A104

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FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD WALL		
[Hatch Pattern]	WOOD STUD WALL		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

### FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-03	PANTRY SHELVING TO HAVE 5 EQUAL SHELVES - SHELVES TO BE MELAMINE WITH WOOD EDGING
FL-04	CLOSET SHELVING/ROD - PER INTERIOR DESIGNER
FL-04	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/INTERIOR DESIGNER
FL-13	PROVIDE "SCHLICKER" KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE "KOHLER" PERSUADE CLURY COMFORT
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGNER
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-29	36" HANDRAIL. SEE STAIR/ RAIL DETAILS SHEET

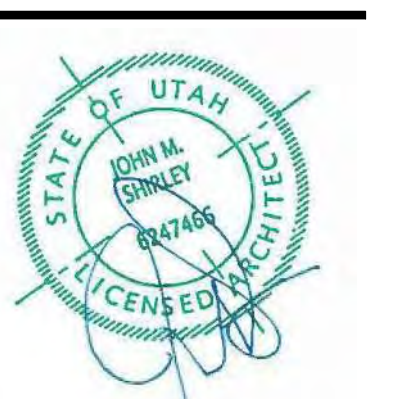


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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

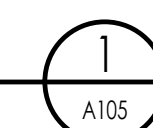
PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

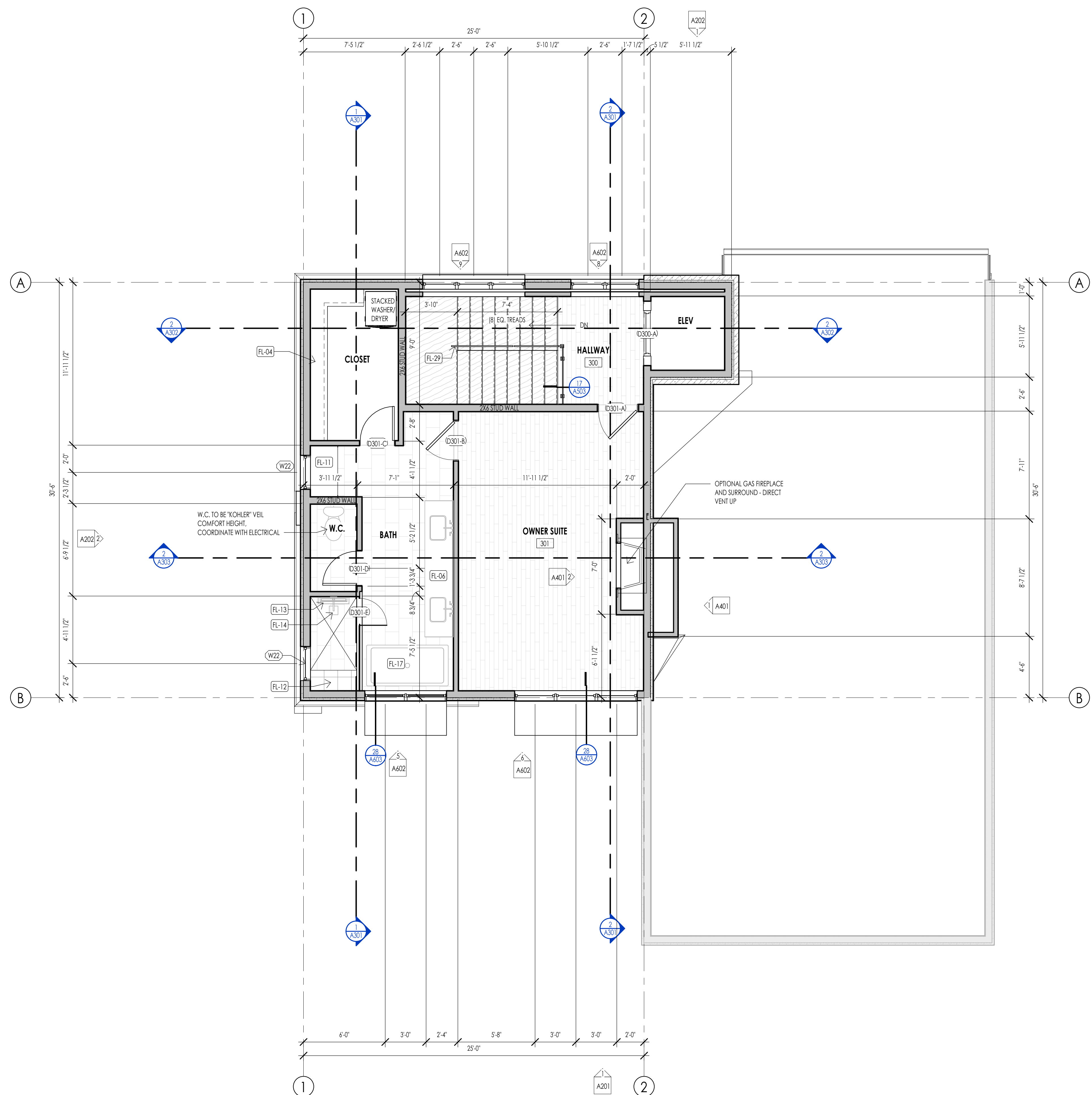
SHEET TITLE:  
LEVEL 2 FLOOR PLAN

SHEET NUMBER:  
A105

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LEVEL 2 - FLOOR PLAN  
1/4" = 1'-0"





FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD WALL		
[Hatch Pattern]	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS.
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

**FLOOR PLAN KEYNOTES**

KEYNOTES	
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE 'SCHLERTER' KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-17	1/8" SOAKER TUB AS PER INTERIOR DESIGNER
FL-29	36" HANDRAIL, SEE STAIR/ RAIL DETAILS SHEET



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WARM SPRINGS RESIDENCE #33  
 170 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

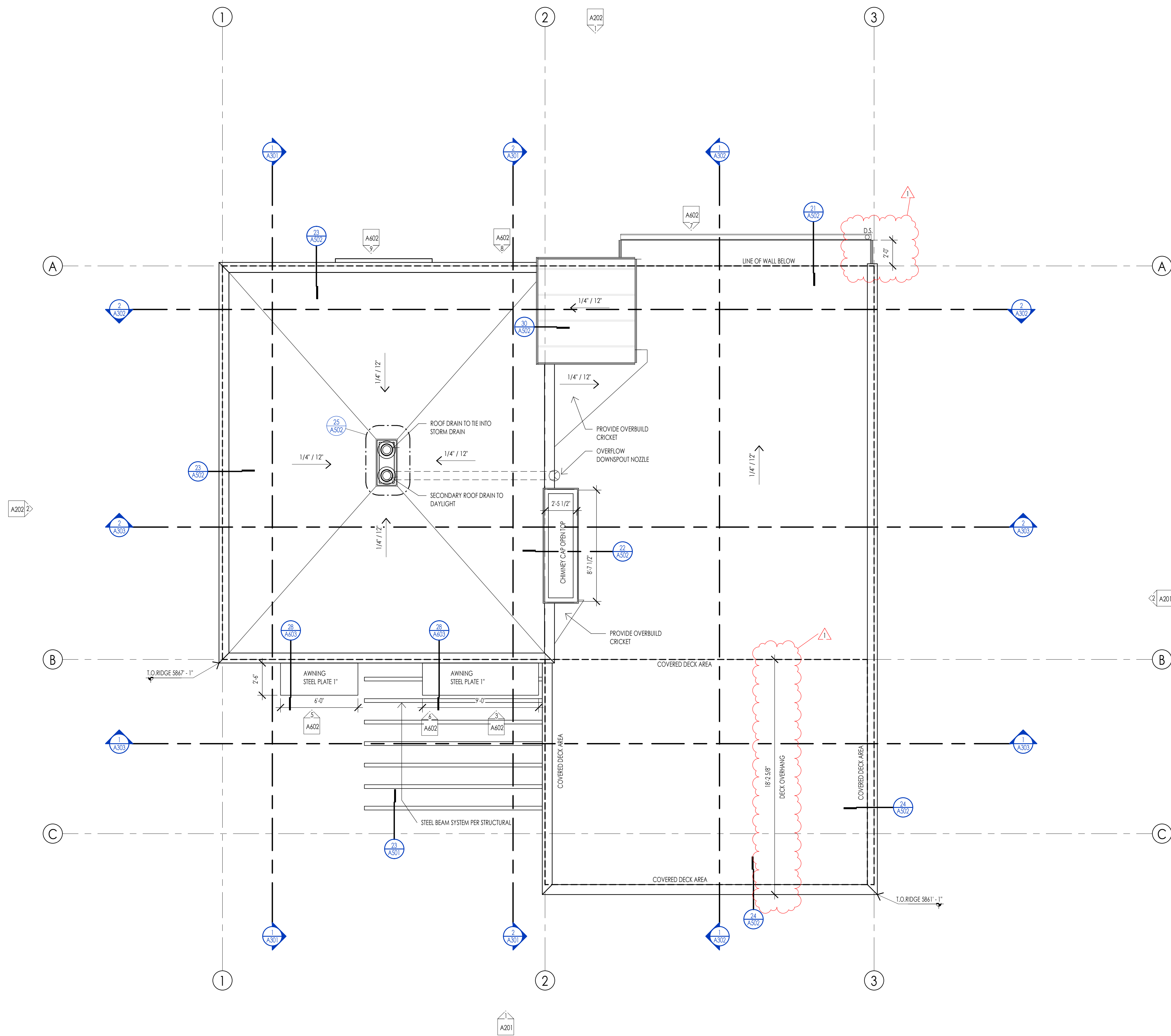
PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 3 FLOOR PLAN

SHEET NUMBER:  
A106

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LEVEL 3 - FLOOR PLAN  
1/4" = 1'-0"



ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE	[Hatch Pattern]	
[Hatch Pattern]	STANDING SEAM METAL ROOFING SYSTEM	[Hatch Pattern]	
[Hatch Pattern]	RAIN GUTTER WITH DOWN SPOUT	[Hatch Pattern]	

- ROOF PLAN GENERAL NOTES**
- SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
  - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
  - PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
  - ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
  - ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
  - DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

ROOF PLAN KEYNOTES	
KEYNOTES	

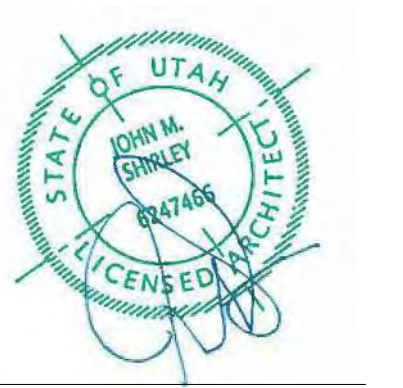


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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
ROOF PLAN

SHEET NUMBER:  
A107

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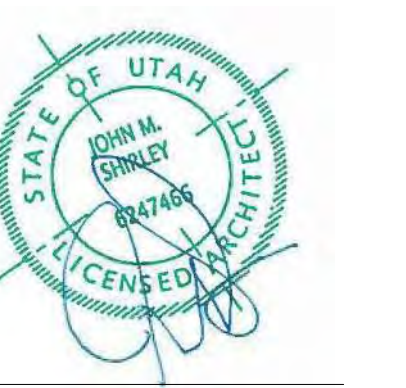




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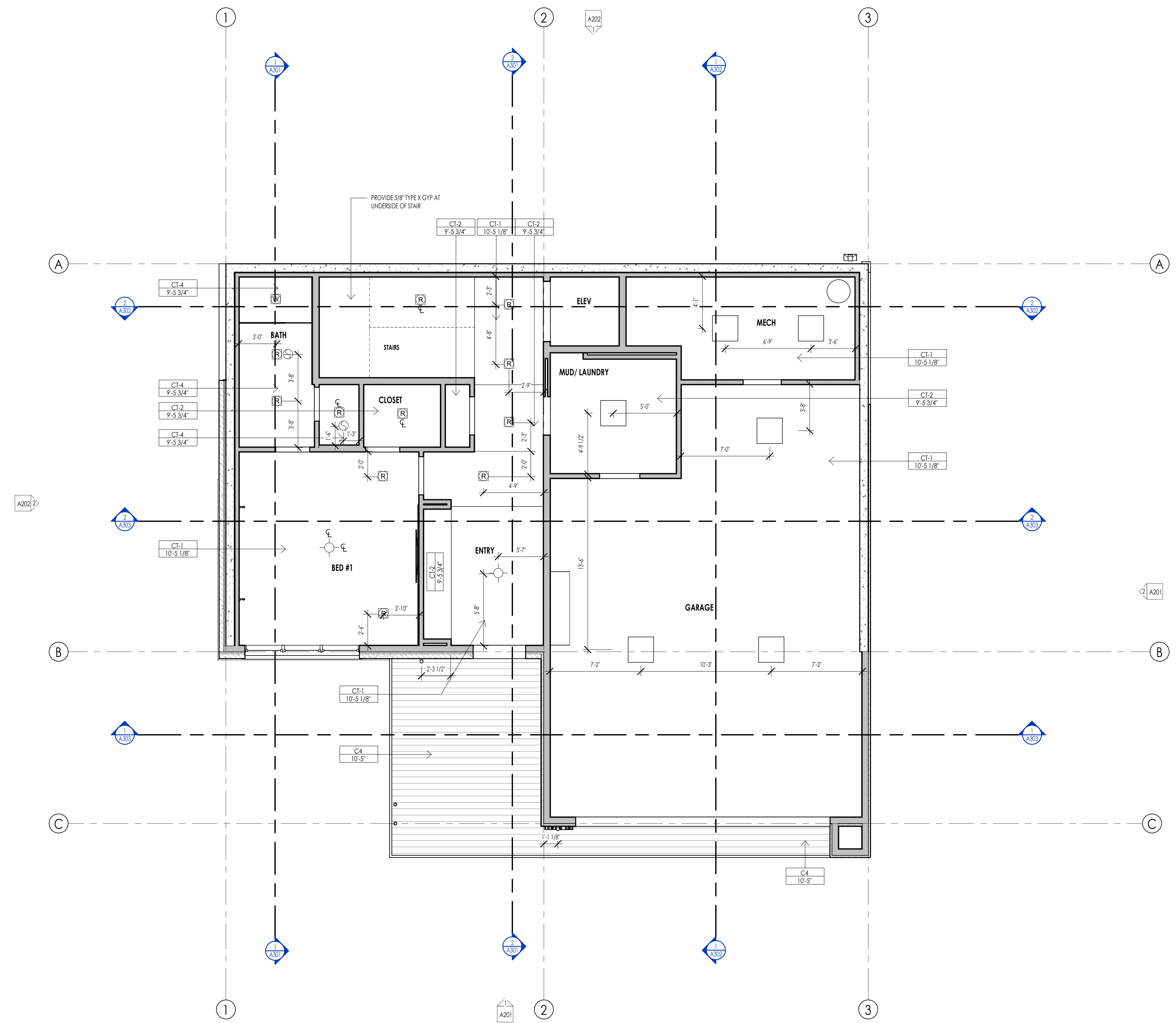


REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING.	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G SOFFIT	[Hatch Pattern]		
[Hatch Pattern]	CT-6	EXPOSED STRUCTURE	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.
- | CEILING TAG SYMBOL | DESCRIPTION  |
|--------------------|--------------|
| CT-1               | CEILING TYPE |
| 1'-0"              | HEIGHT       |

**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES



LEVEL 1 - REFLECTED CEILING PLAN  
1/4" = 1'-0"

1  
A109

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 1 CEILING PLAN

SHEET NUMBER:  
A109

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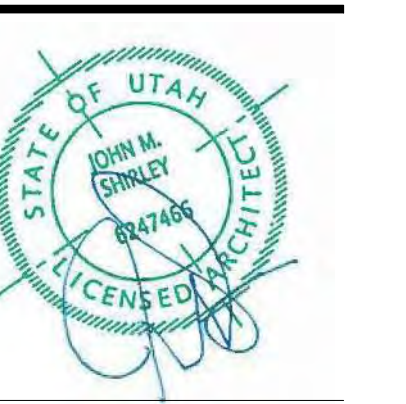


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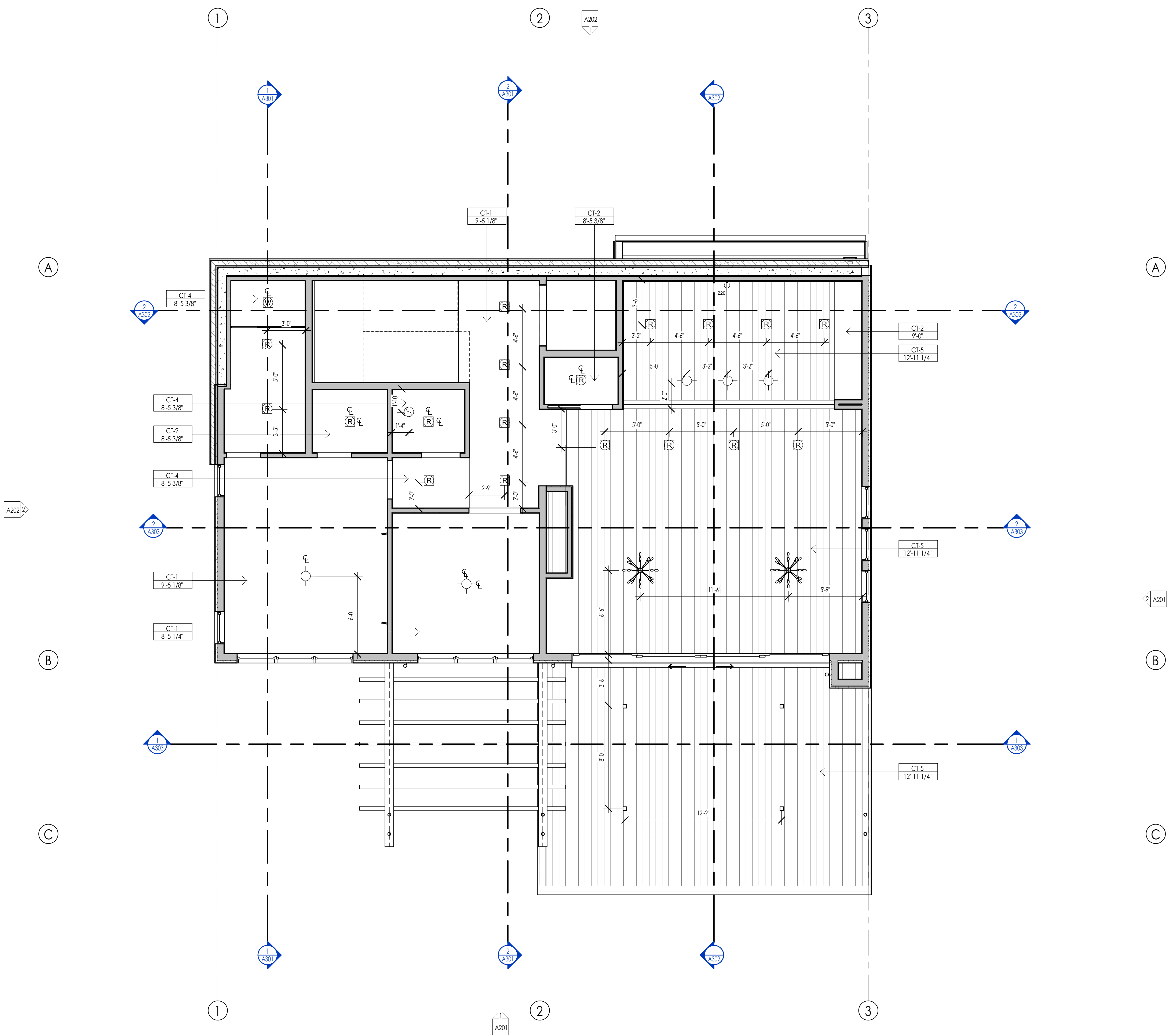


REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G SOFFIT	[Hatch Pattern]		
[Hatch Pattern]	CT-6	EXPOSED STRUCTURE	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECKS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
[Symbol]	CEILING TYPE
[Symbol]	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**



LEVEL 2 - REFLECTED CEILING PLAN  
1/4" = 1'-0"

1  
A110

WARM SPRINGS RESIDENCE #33

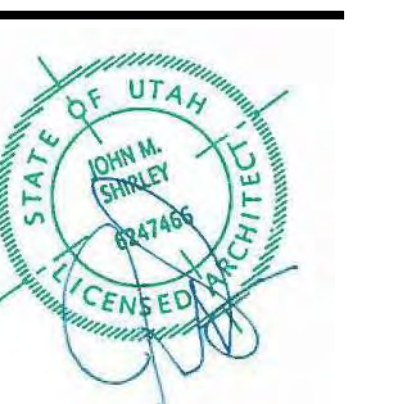
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 2 CEILING PLAN

SHEET NUMBER:  
A110

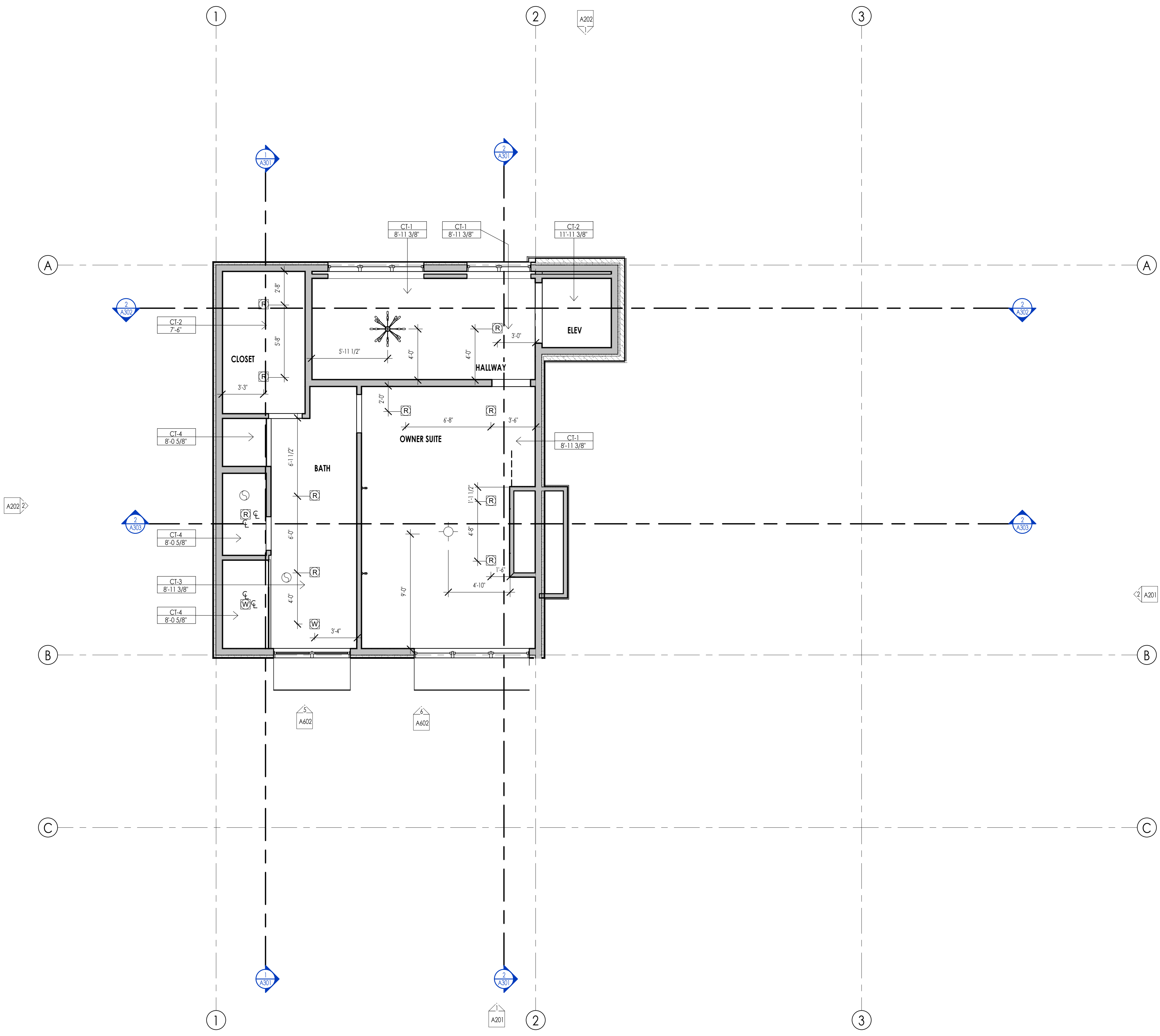
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REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING			
	CT-2	5/8" GYPSUM BOARD 2x4			
	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING			
	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2x4			
	CT-5	3/4" T-G SOFFIT			
	CT-6	EXPOSED STRUCTURE			

REFLECTED CEILING PLAN GENERAL NOTES	
<ol style="list-style-type: none"> <li>ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.</li> <li>ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.</li> <li>REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.</li> <li>REFER TO ENLARGED PLANS FOR ALL DECKS.</li> <li>COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.</li> <li>SEE SHEET 0022 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.</li> <li>COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.</li> <li>ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.</li> </ol>	
CEILING TAG SYMBOL	DESCRIPTION
	CEILING TYPE
	HEIGHT

REFLECTED CEILING PLAN KEYNOTES	
Keynotes area	



LEVEL 3 - REFLECTED CEILING PLAN  
1/4" = 1'-0"

1  
A111

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

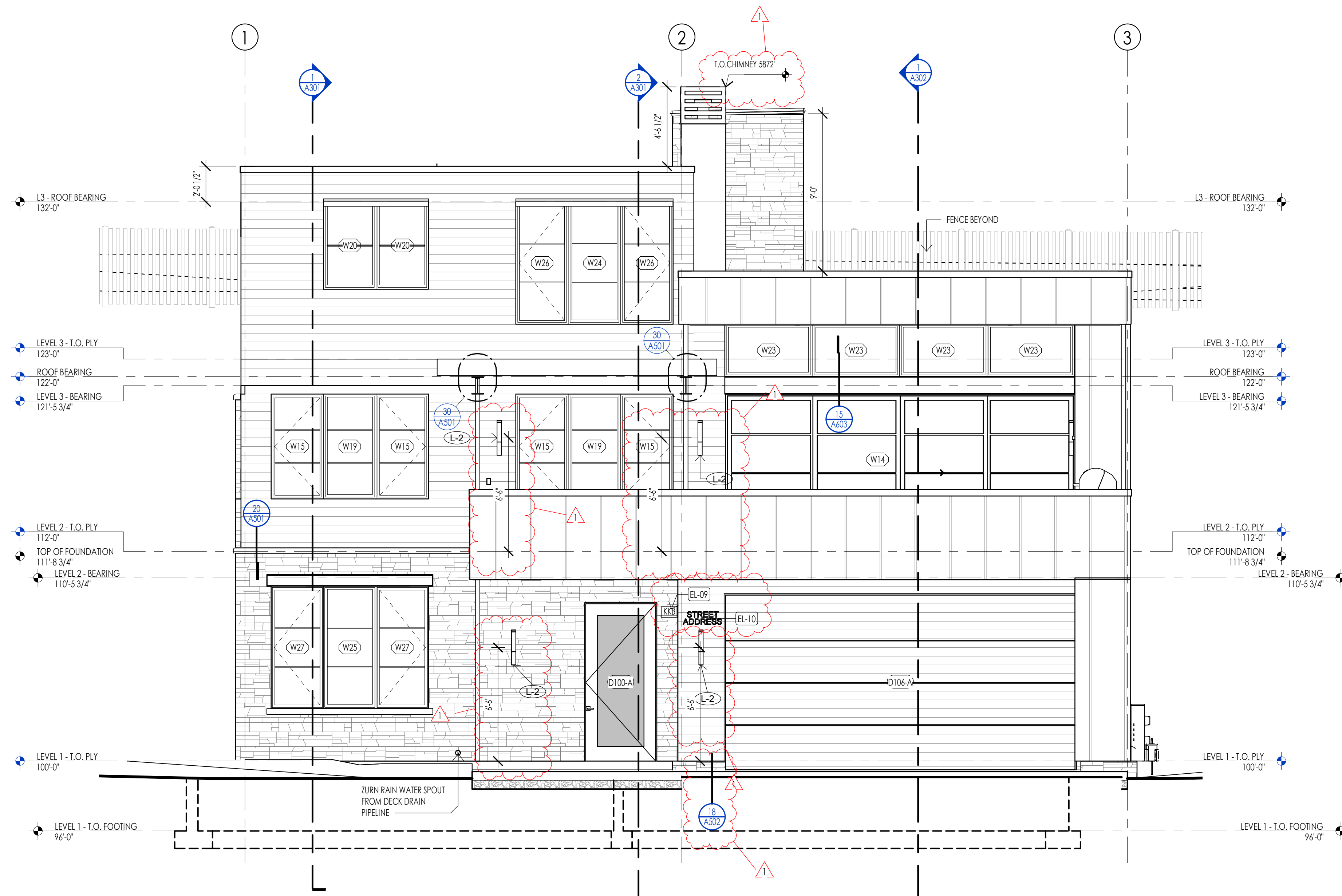
PROJECT NC22023.33  
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SHEET TITLE:  
LEVEL 3 CEILING PLAN

SHEET NUMBER:  
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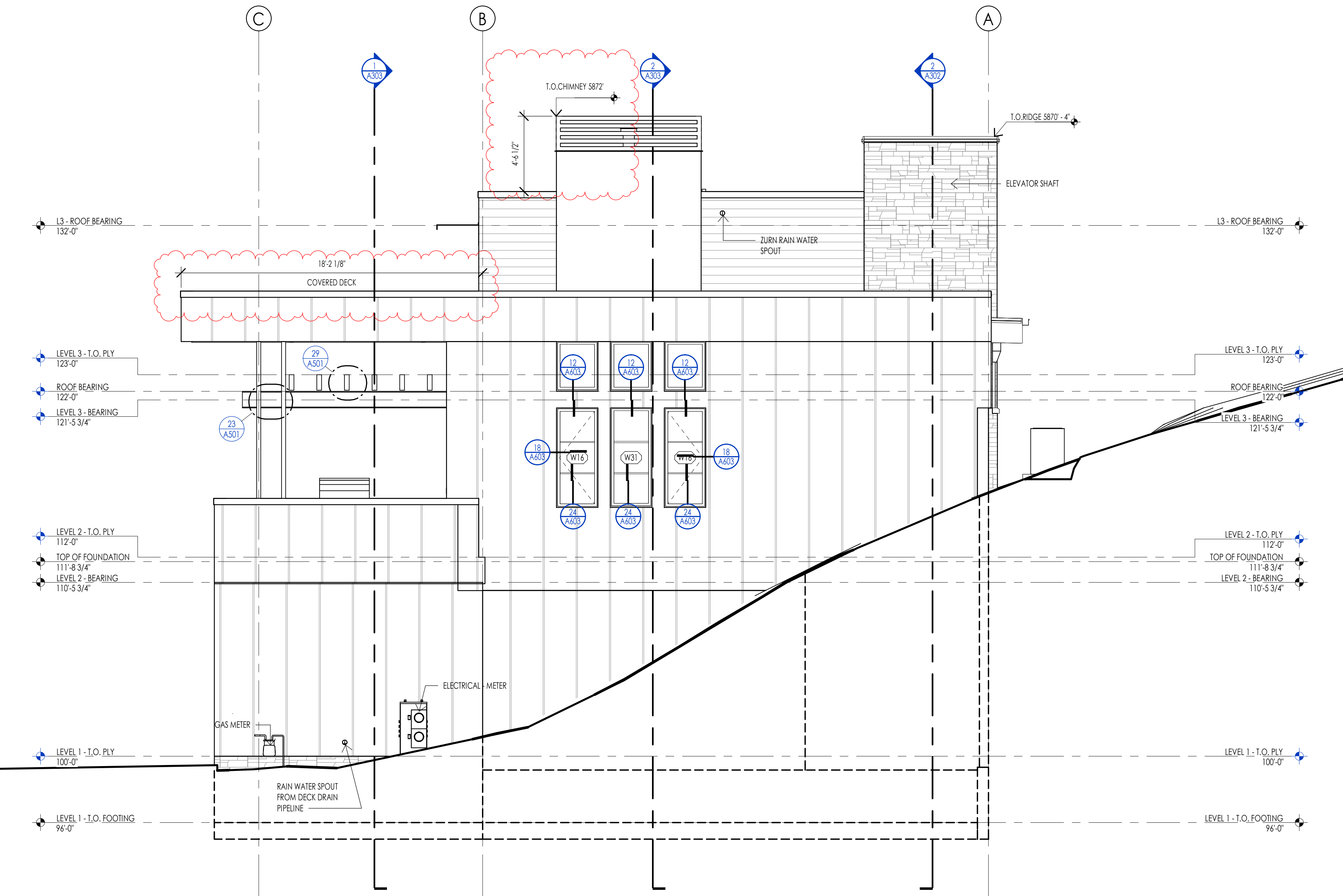


**SOUTH ELEVATION**  
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
PATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A 1/2" X 1/2" X 1/2" INCHES AND BE POSITIONED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT LOCATION. NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5FT VERTICAL. VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



**EAST ELEVATION**  
1/4" = 1'-0"



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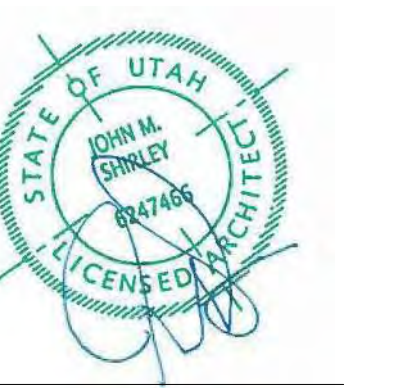
**WARM SPRINGS RESIDENCE #33**  
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A201**

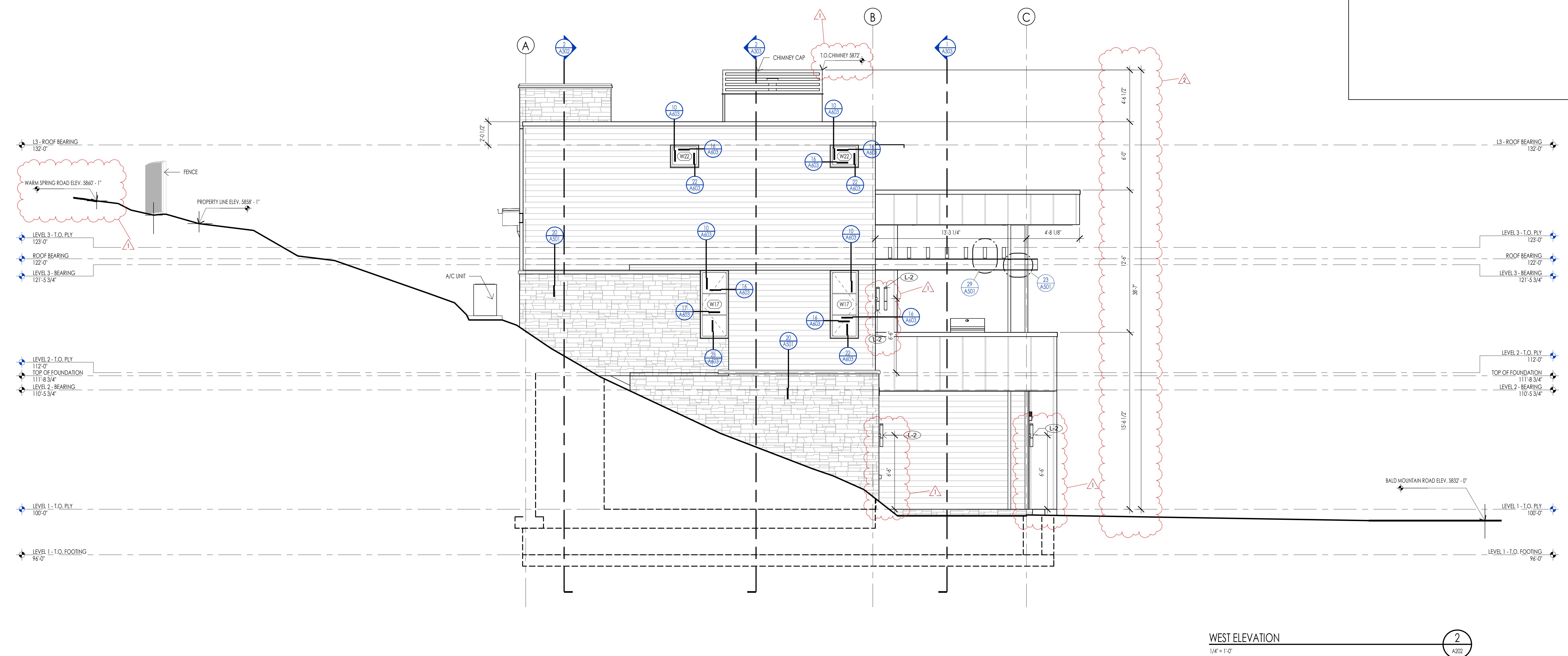
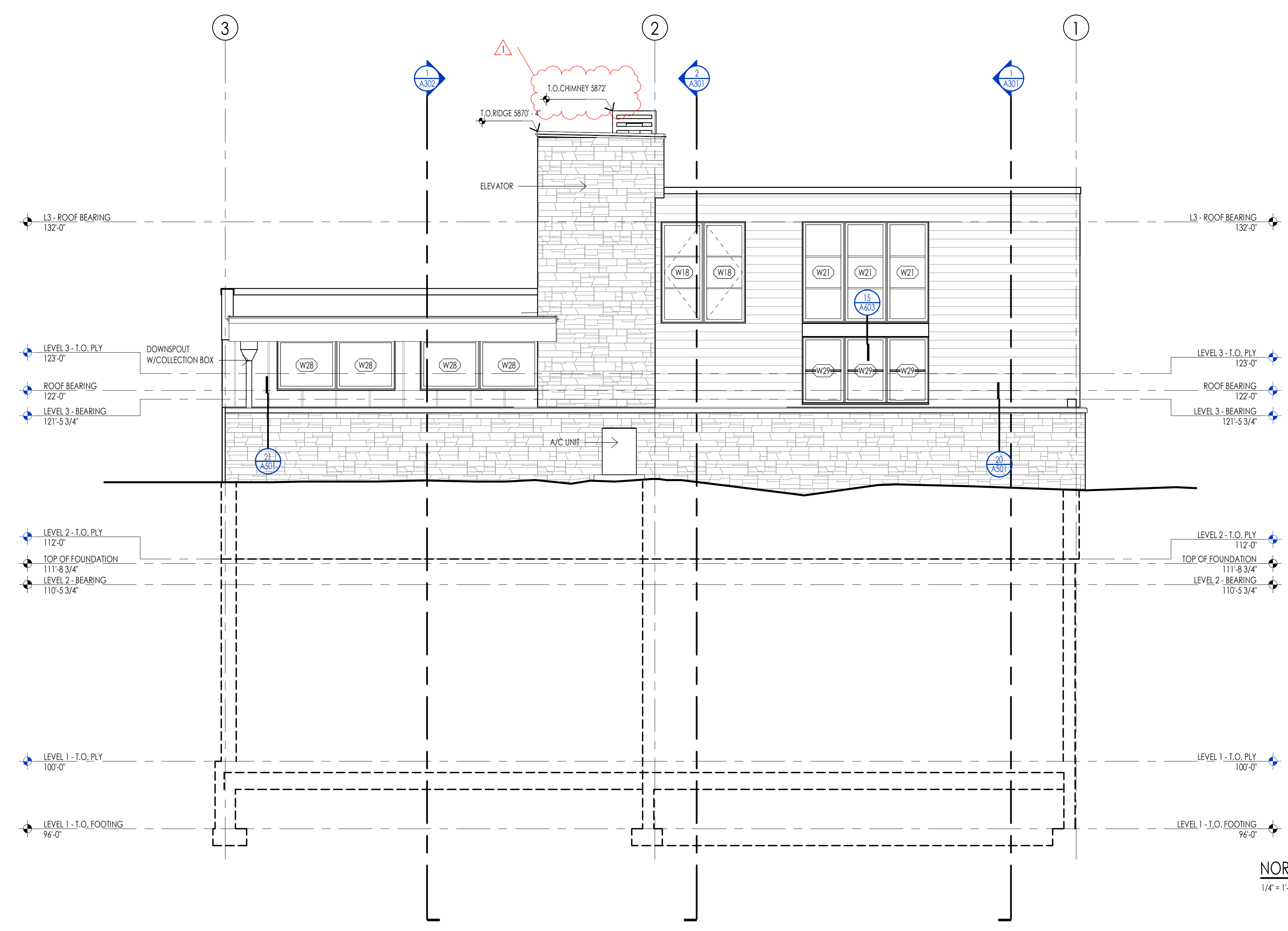
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ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**



WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:

- 04-24-2023 PER CITY COMMENTS
- 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
A202

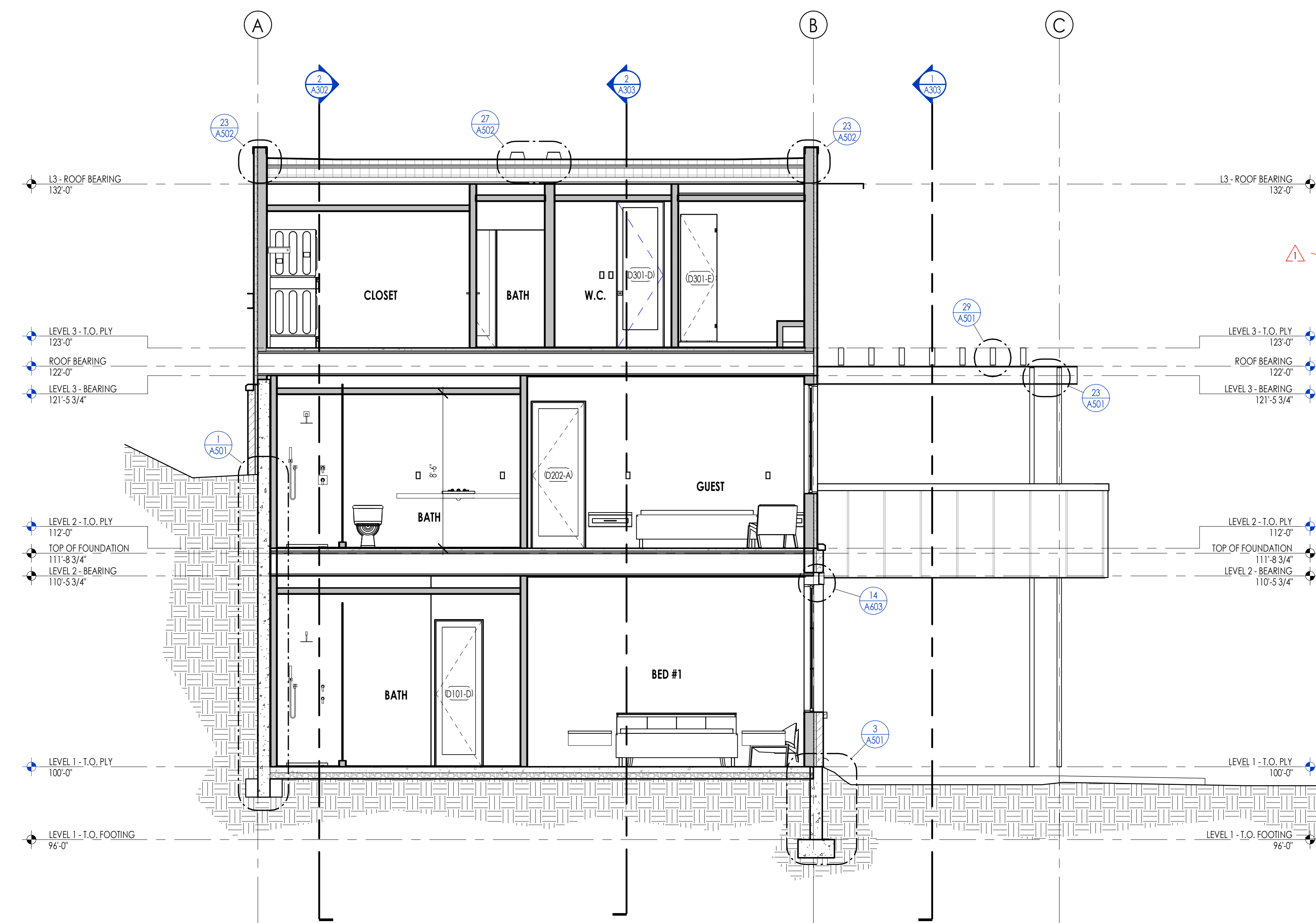
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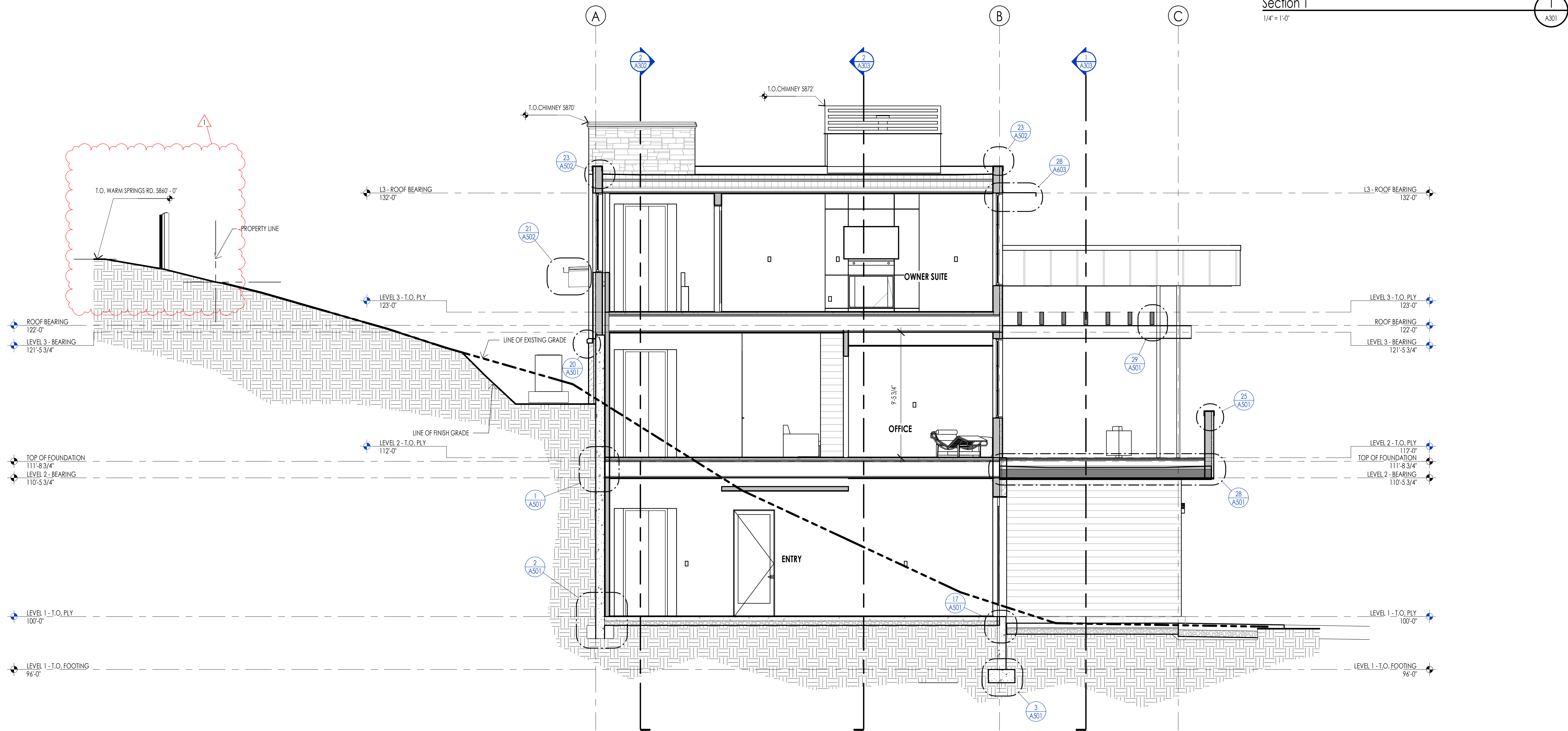
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**



Section 1  
1/4" = 1'-0"



Section 2  
1/4" = 1'-0"

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

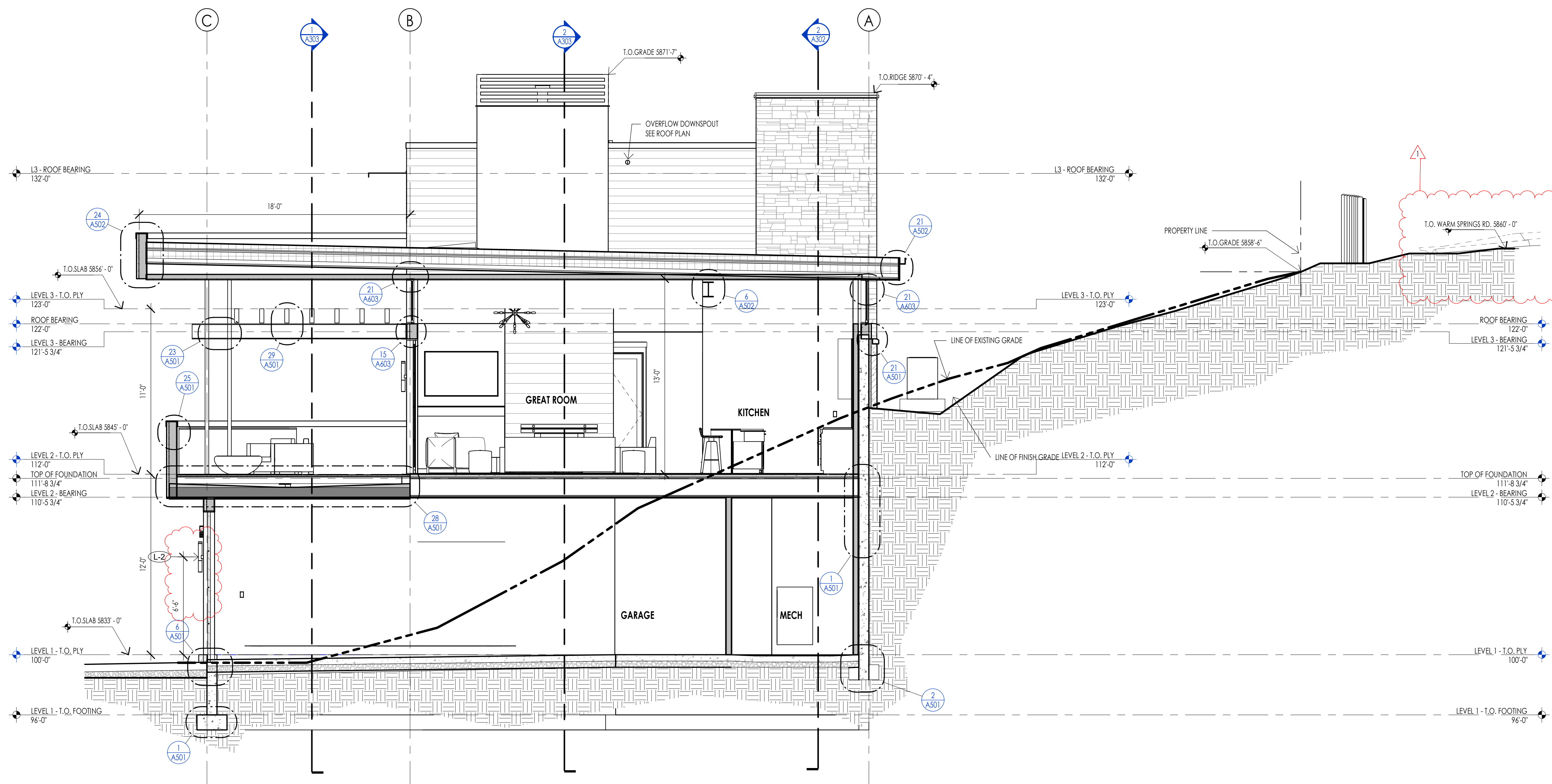
PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

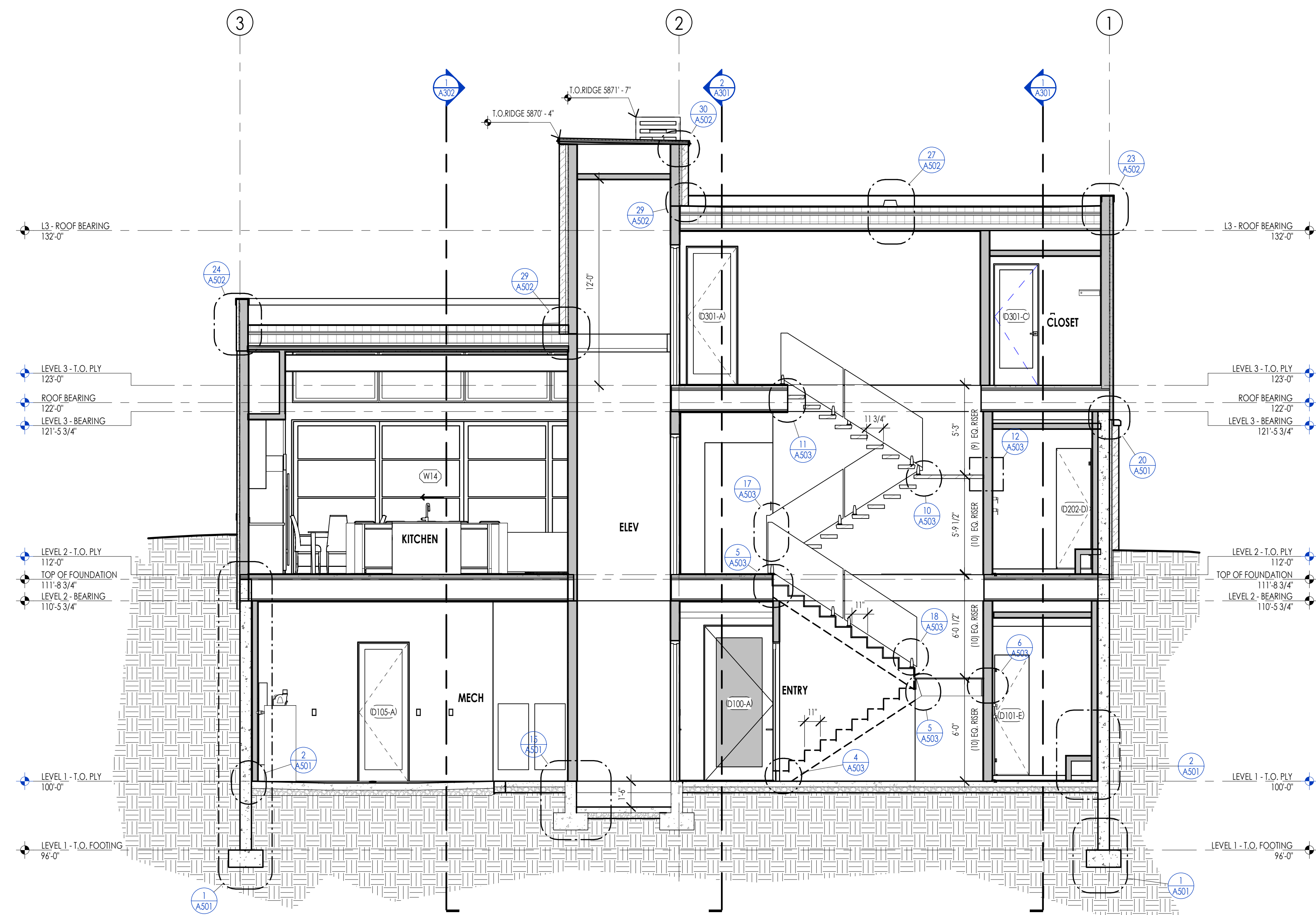
SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A301

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Section 3  
1/4" = 1'-0"



Section 4  
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES

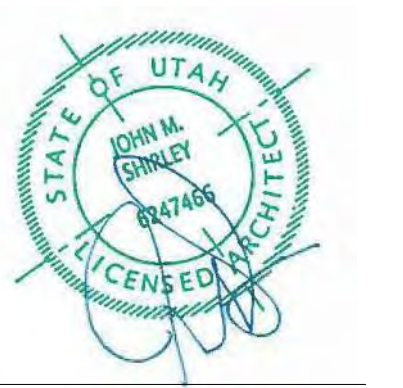


Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

7927 So. Highpoint Parkway, Suite 300  
Scary, Utah 84094  
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33

DATE: 2023.06.30

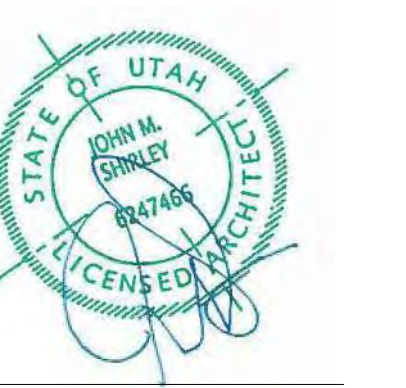
REVISIONS:

1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A302

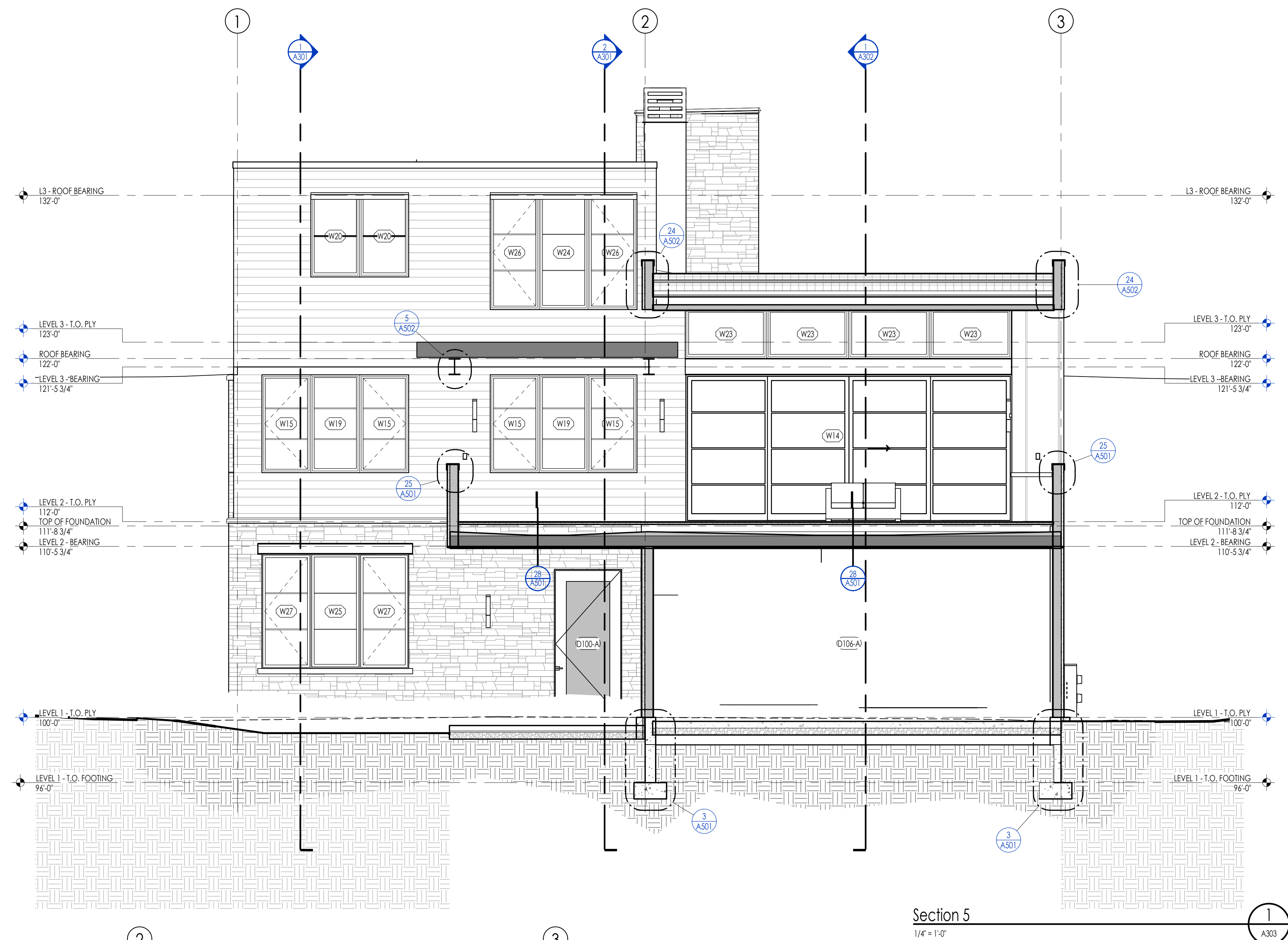
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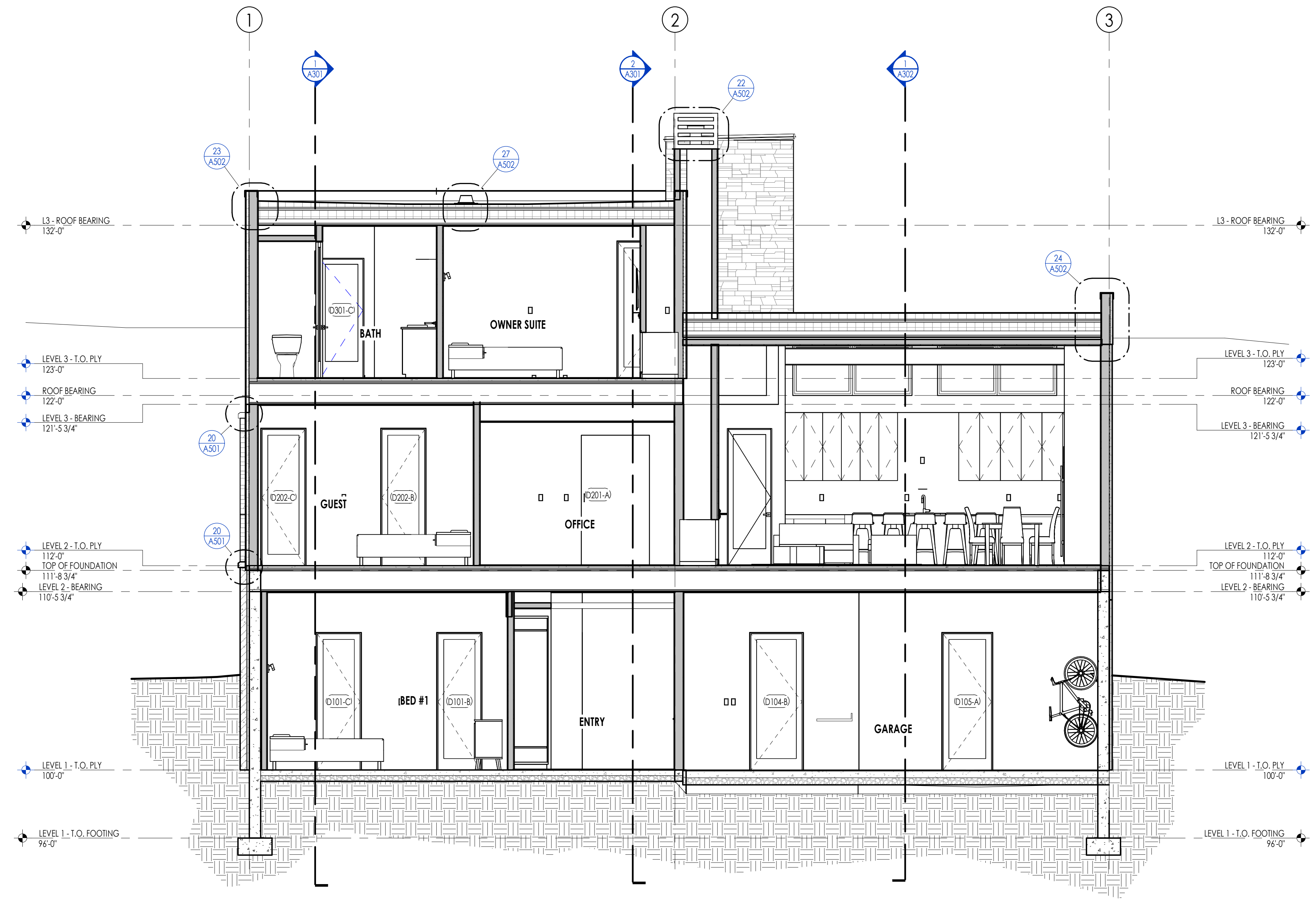
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**



Section 5  
1/4" = 1'-0" 1 A303



Section 6  
1/4" = 1'-0" 2 A303

**WARM SPRINGS RESIDENCE #33**

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

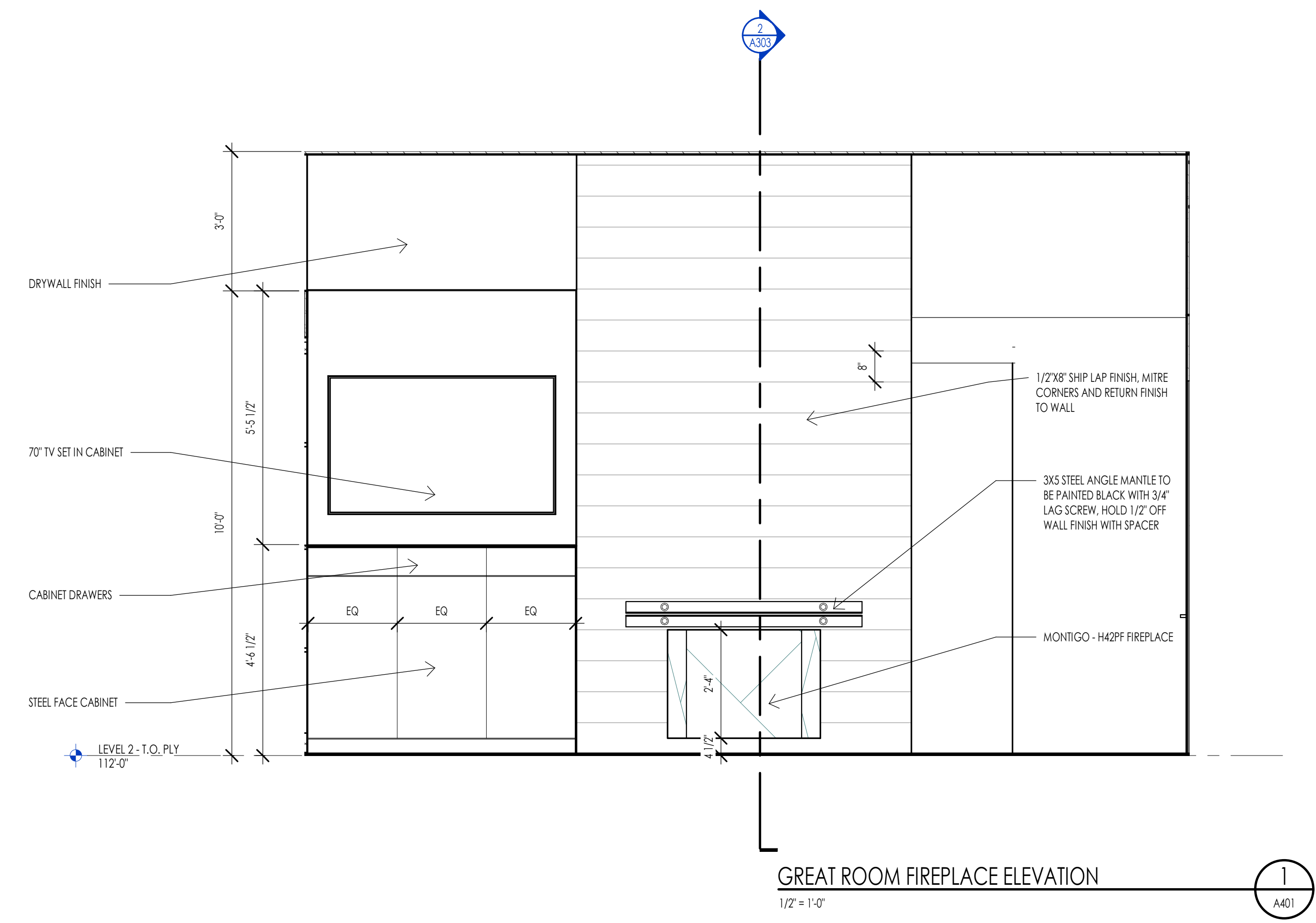
SHEET NUMBER:  
A303

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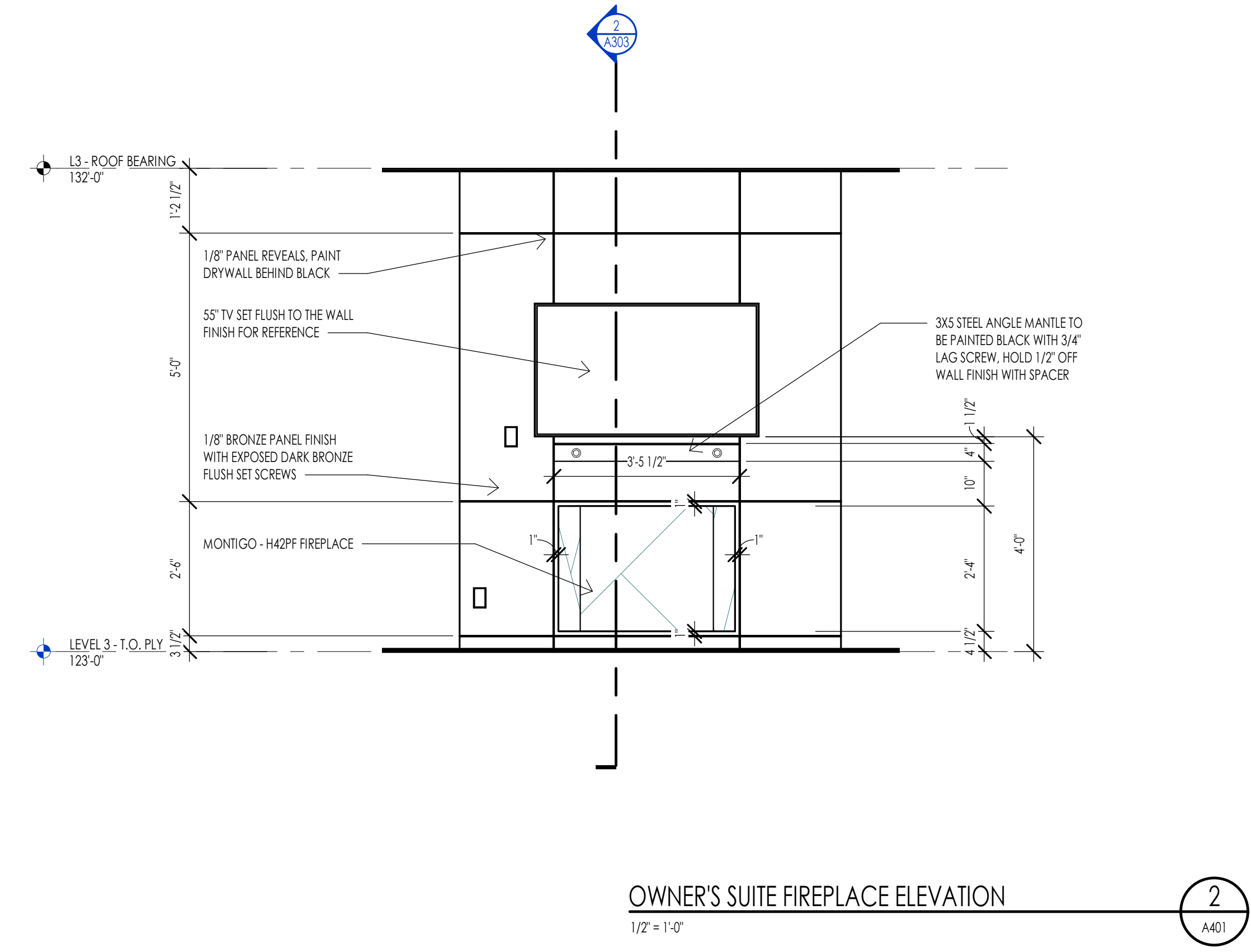
GREAT ROOM INTERIOR VIEW



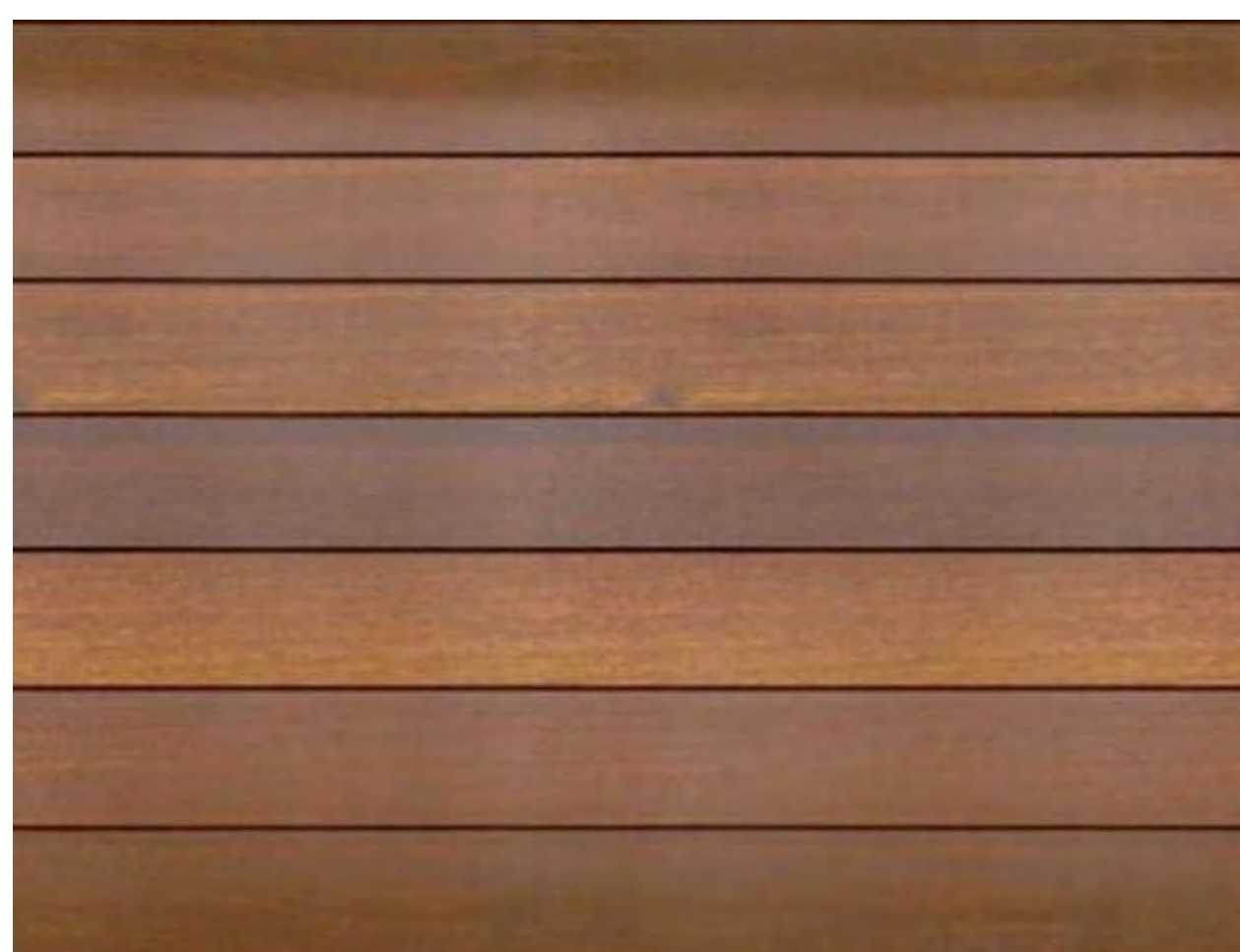
GREAT ROOM FIREPLACE ELEVATION  
1/2" = 1'-0" (A401)



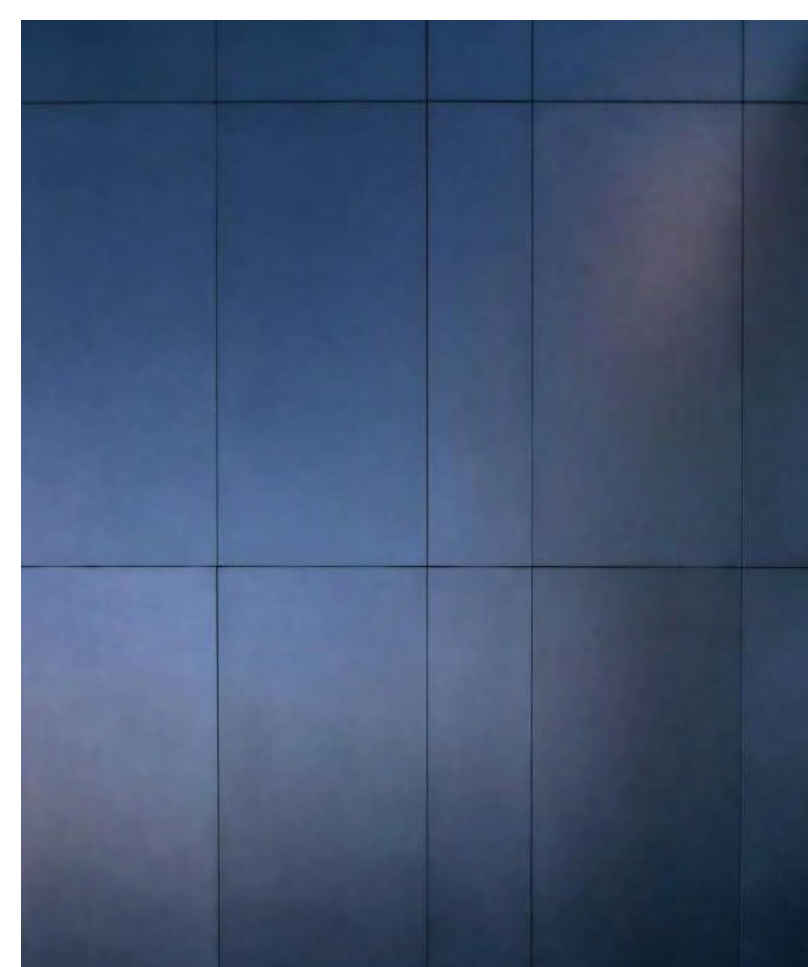
OWNER SUITE INTERIOR VIEW



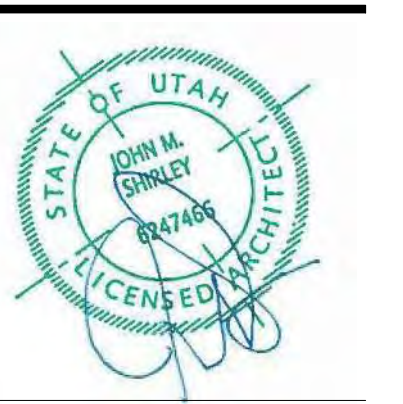
OWNER'S SUITE FIREPLACE ELEVATION  
1/2" = 1'-0" (A401)

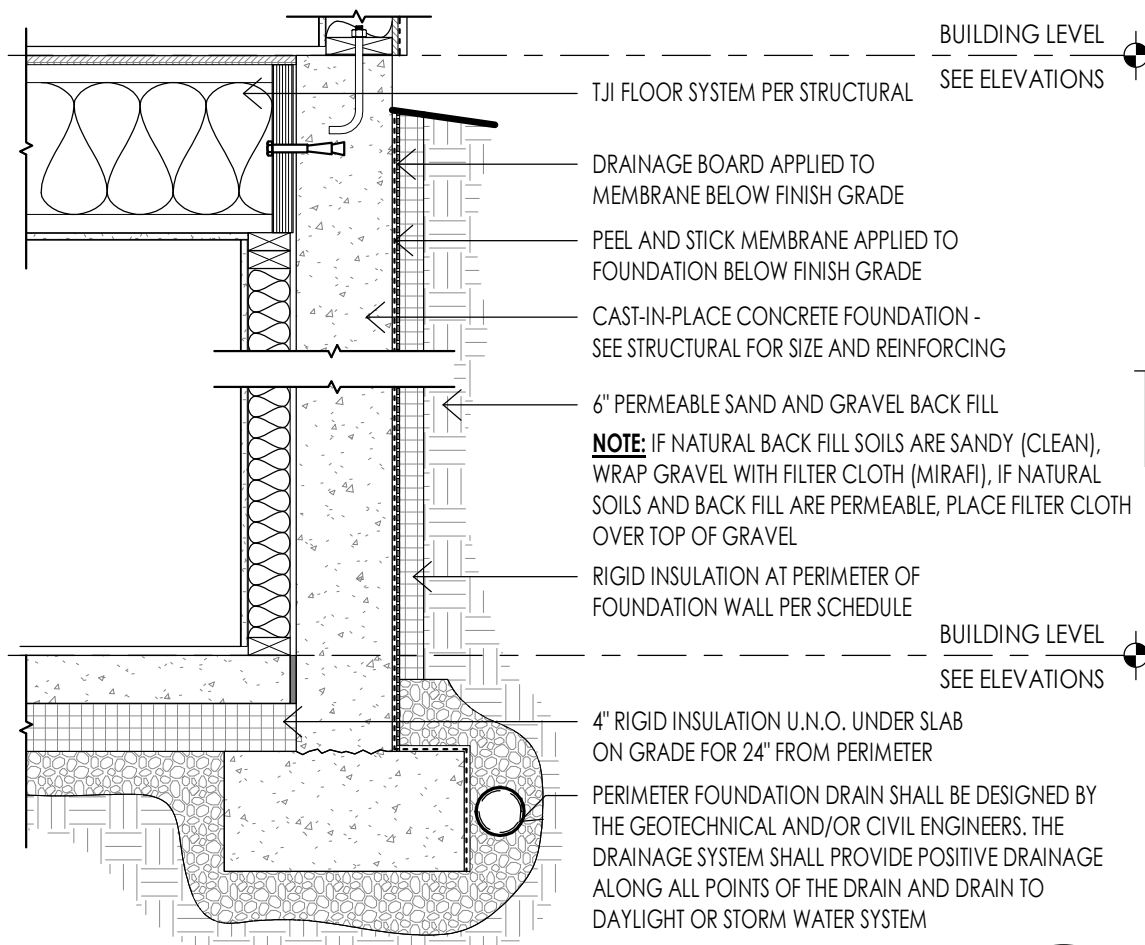


INTERIOR WOOD SLAT FINISH

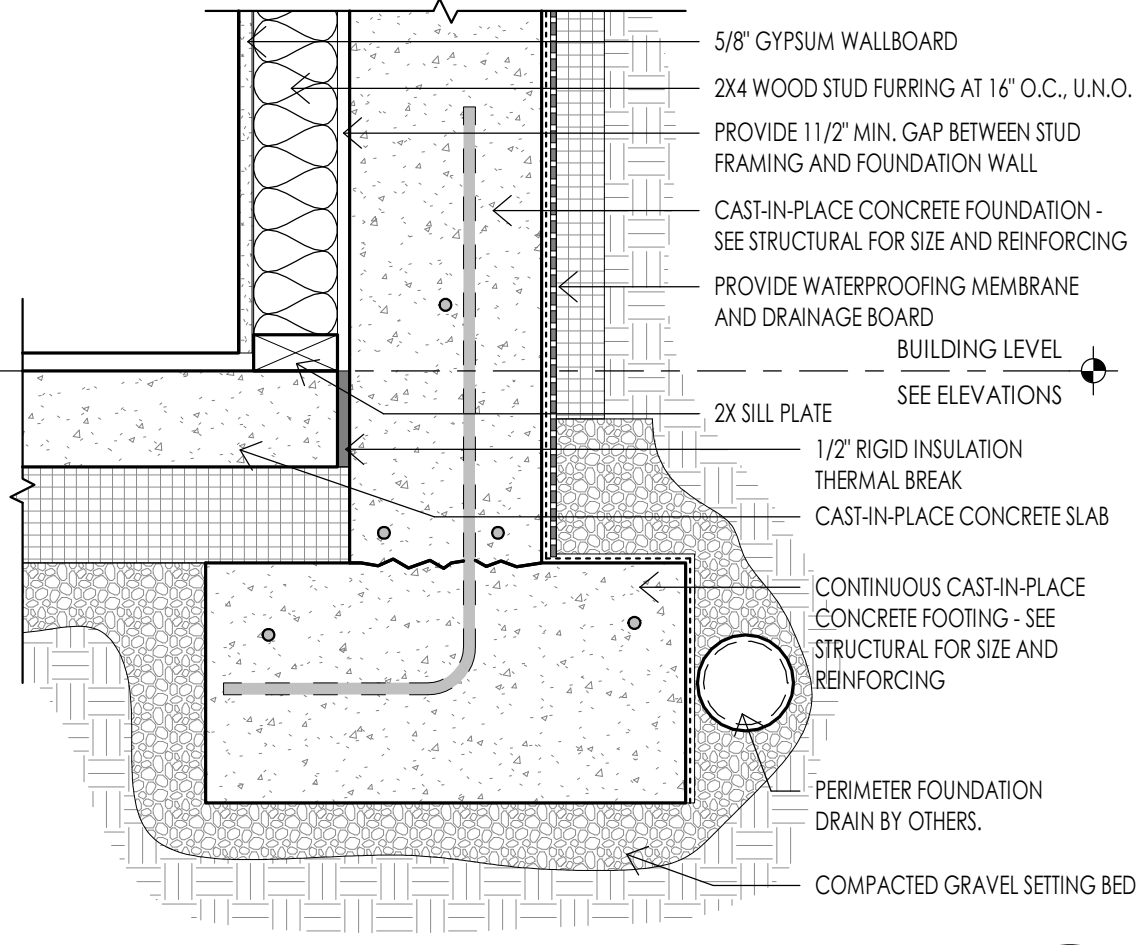


STEEL FIREPLACE SURROUND

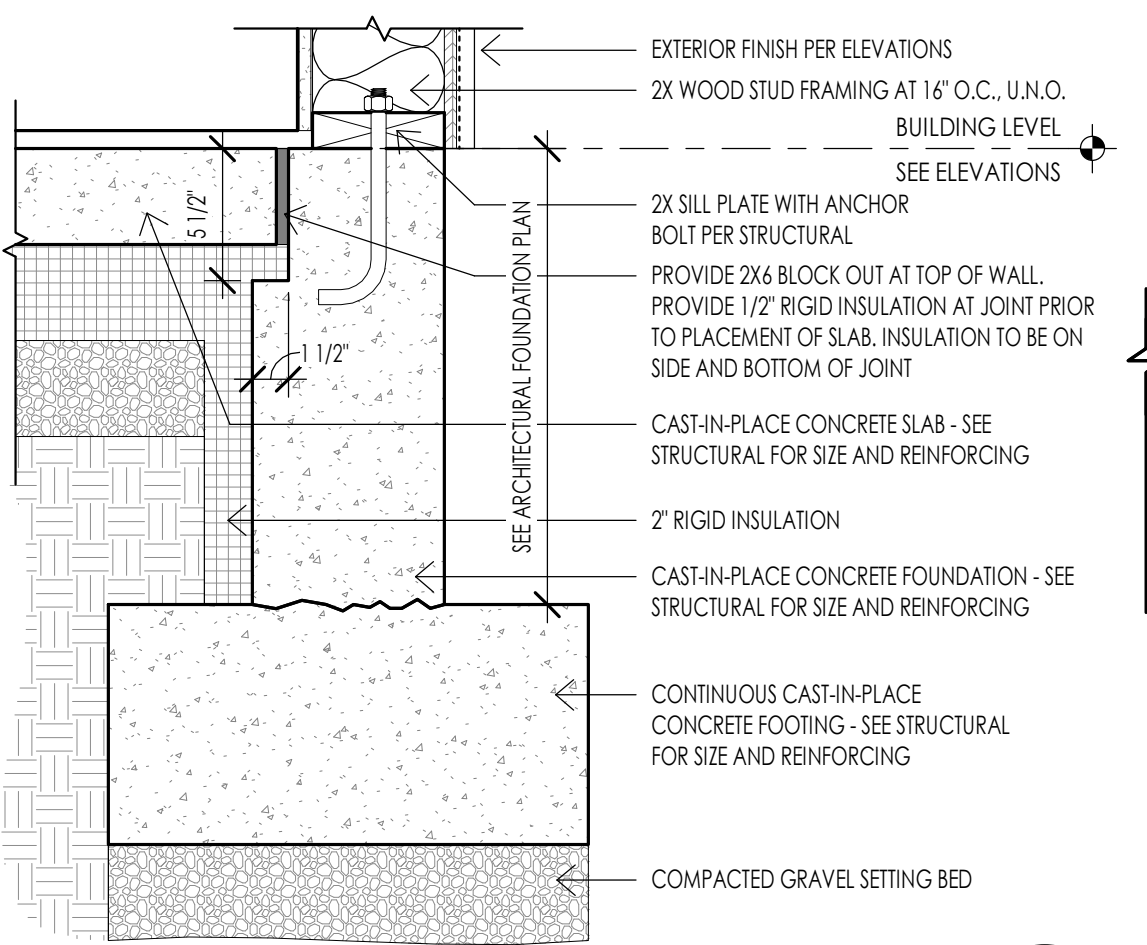




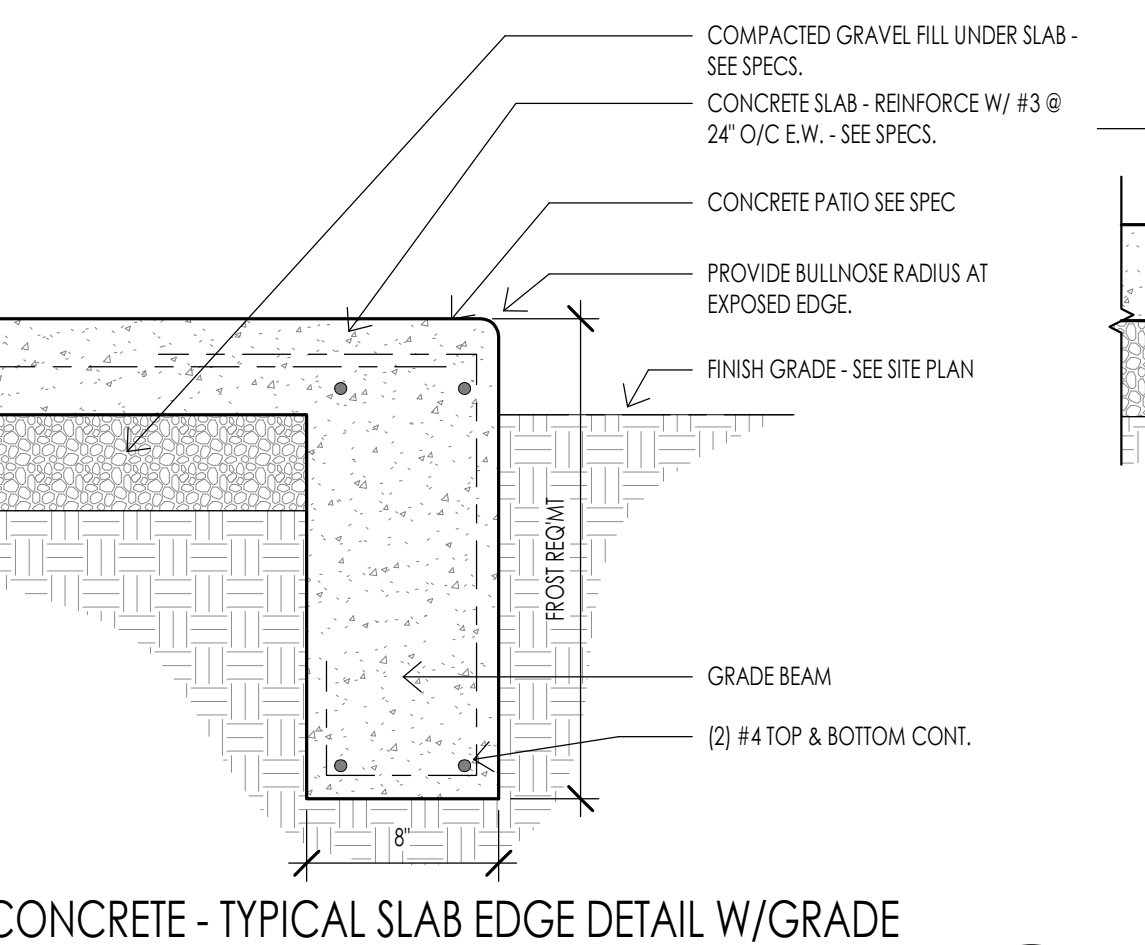
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1  
3/4" = 1'-0"



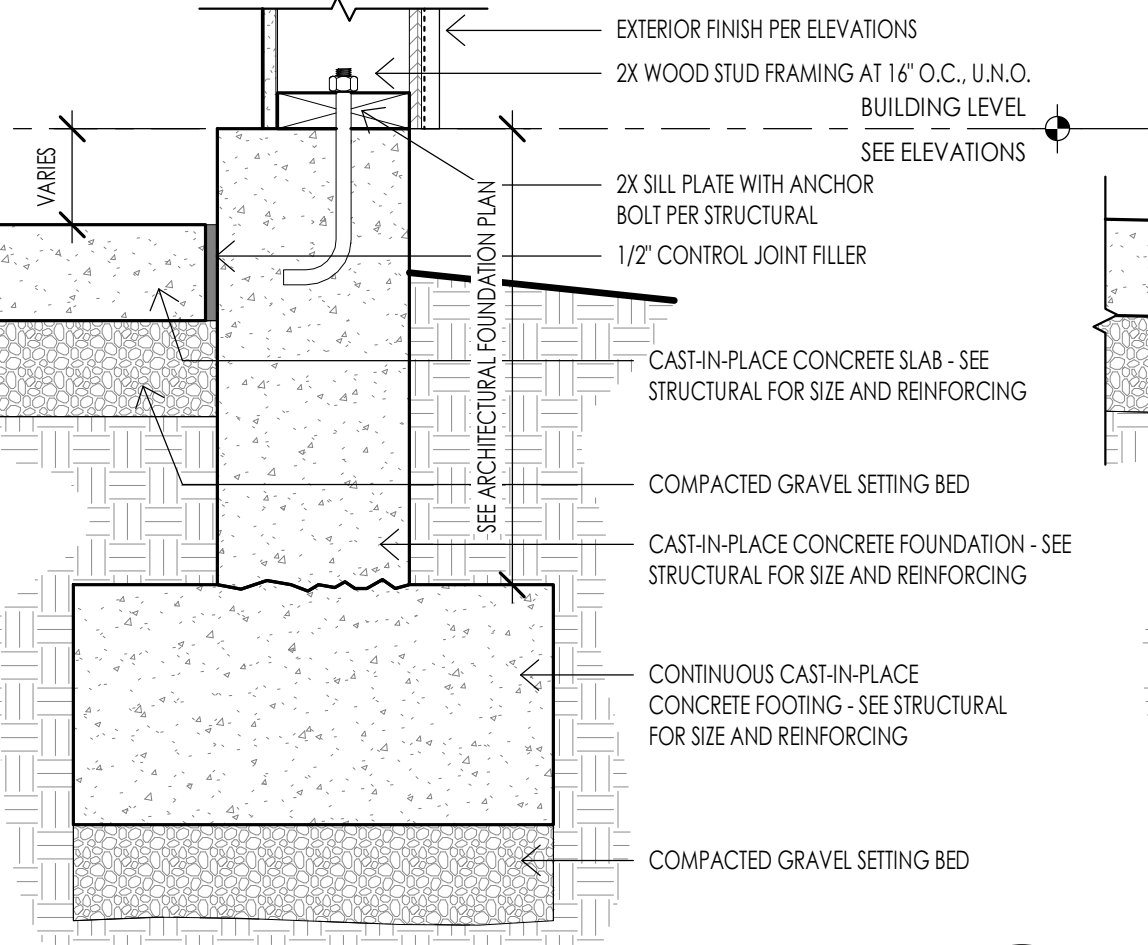
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2  
1 1/2" = 1'-0"



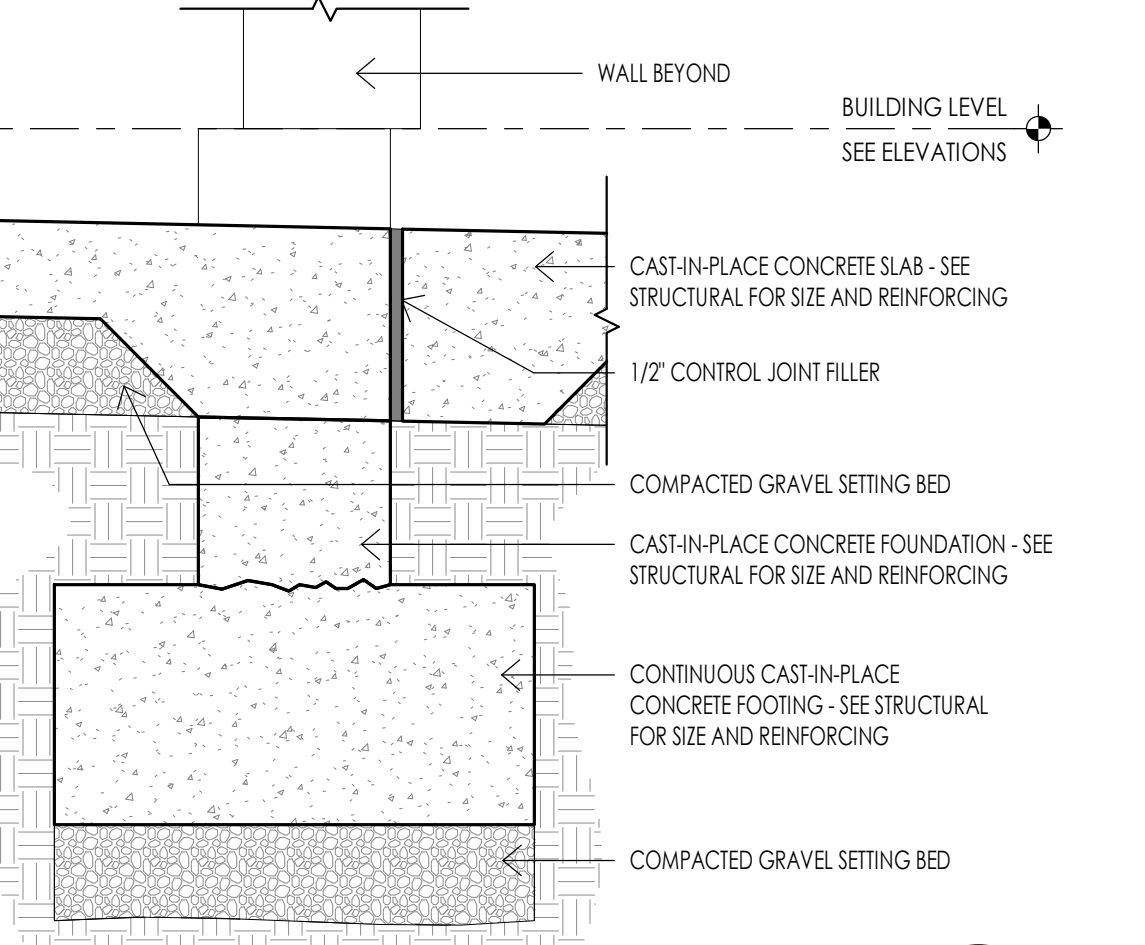
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3  
1 1/2" = 1'-0"



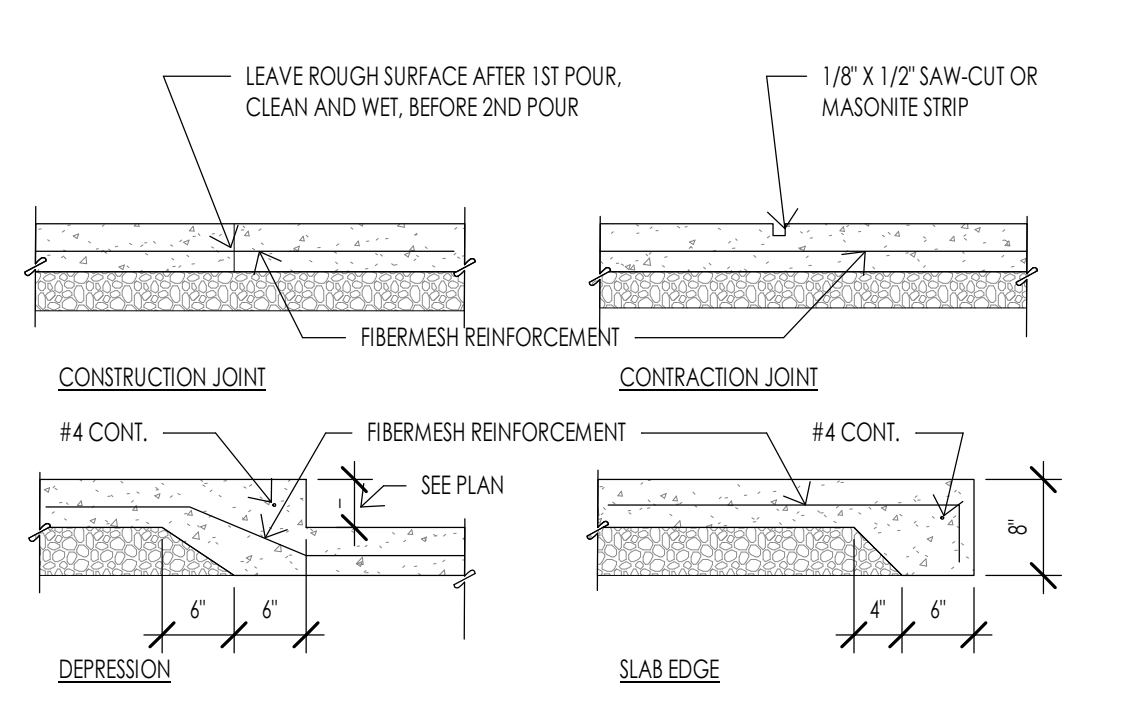
CONCRETE - TYPICAL SLAB EDGE DETAIL W/ GRADE BEAM 4  
1 1/2" = 1'-0"



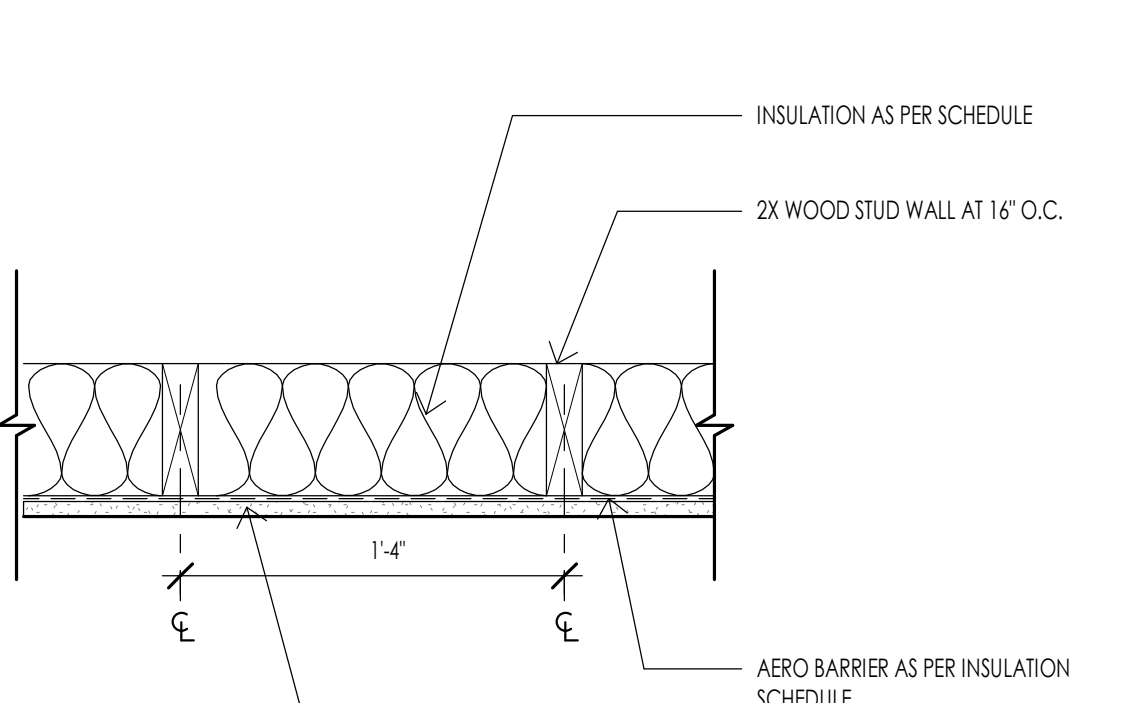
CONCRETE - FOUNDATION DETAIL AT GARAGE 5  
1 1/2" = 1'-0"



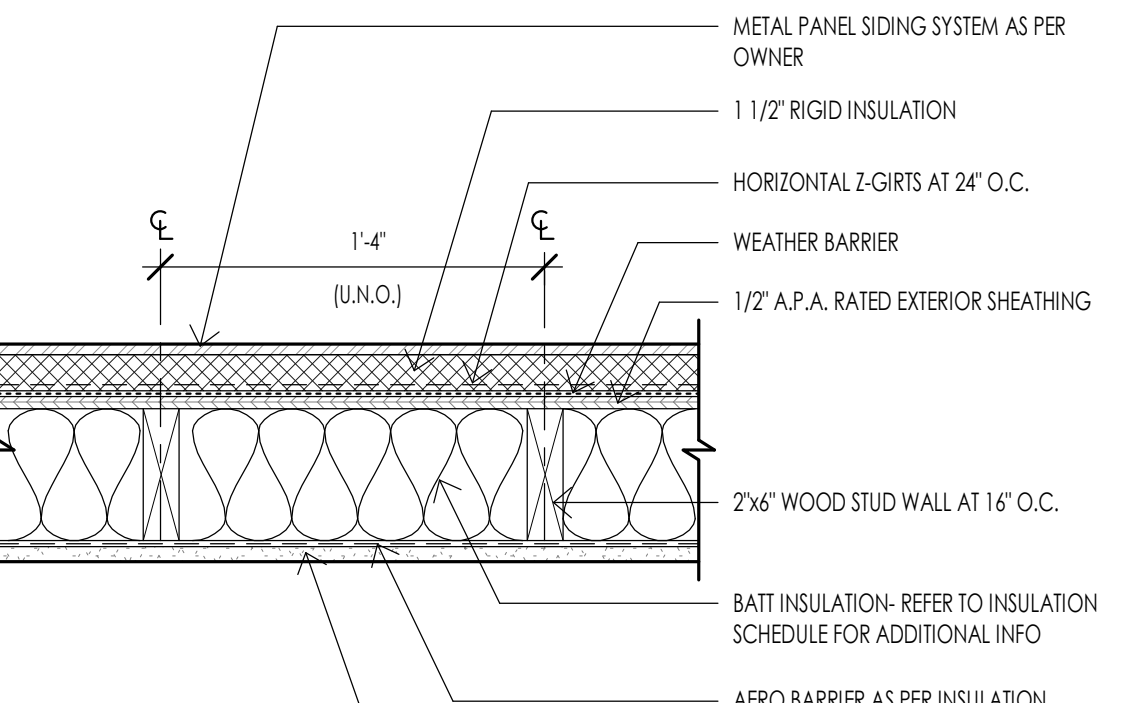
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6  
1 1/2" = 1'-0"



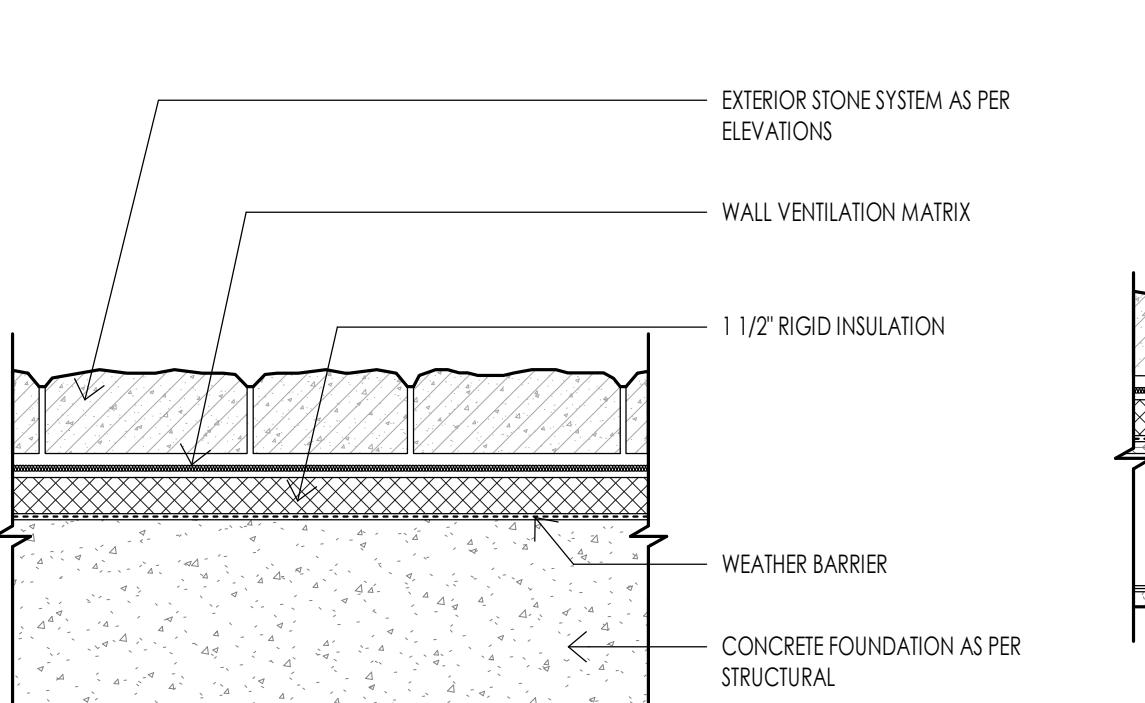
CONCRETE - TYPICAL SLAB DETAILS 7  
3/4" = 1'-0"



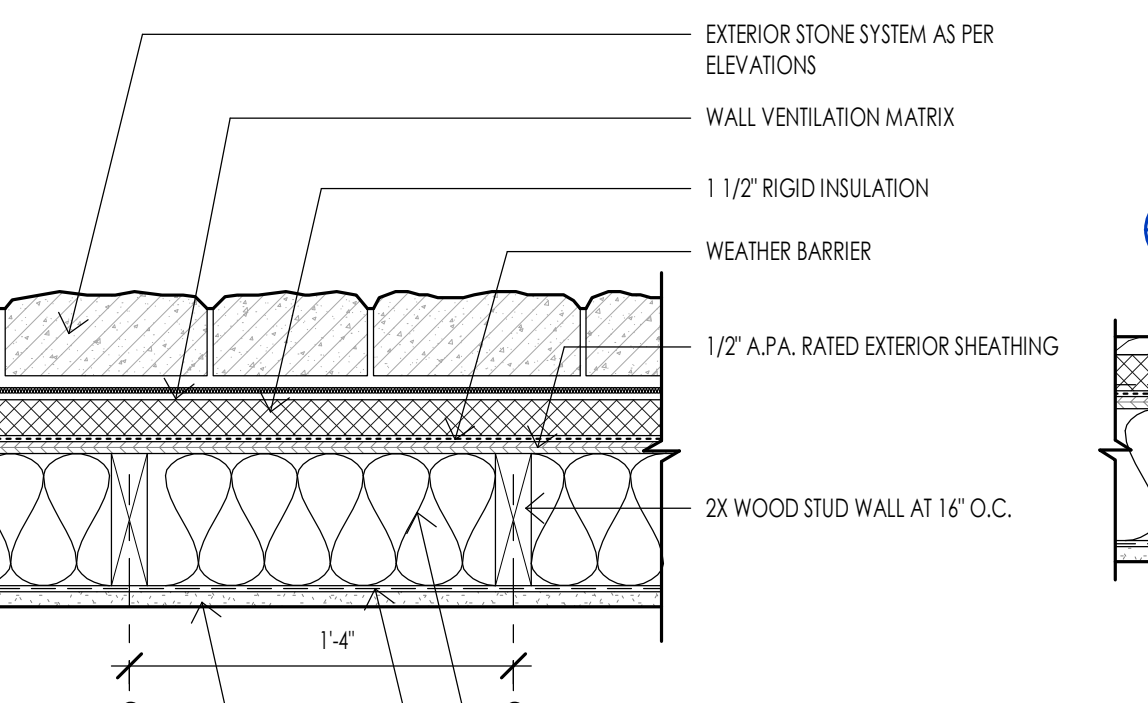
FRAMING- FURR OUT WALL ASSEMBLY 8  
1 1/2" = 1'-0"



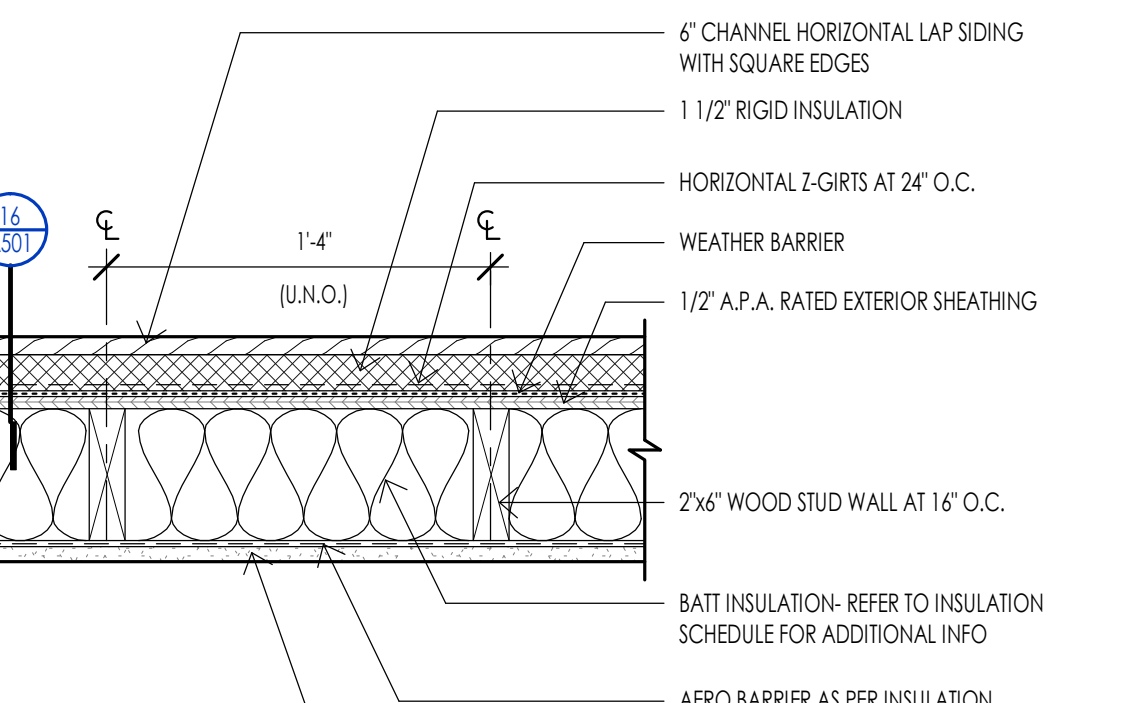
FRAMING- METAL PANEL WALL ASSEMBLY 9  
1 1/2" = 1'-0"



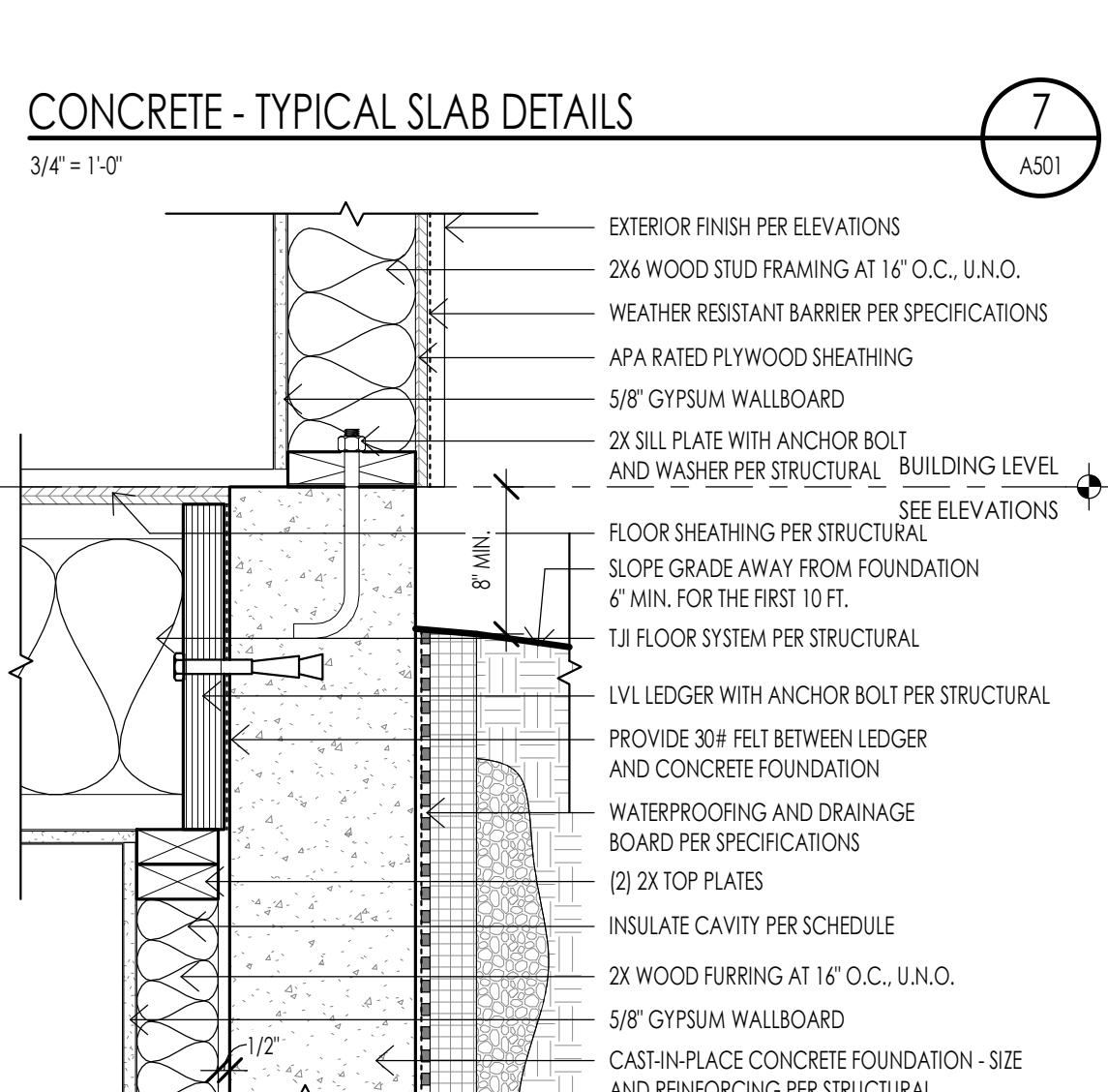
FRAMING- STONE ASSEMBLY W/ INSULATION 10  
1 1/2" = 1'-0"



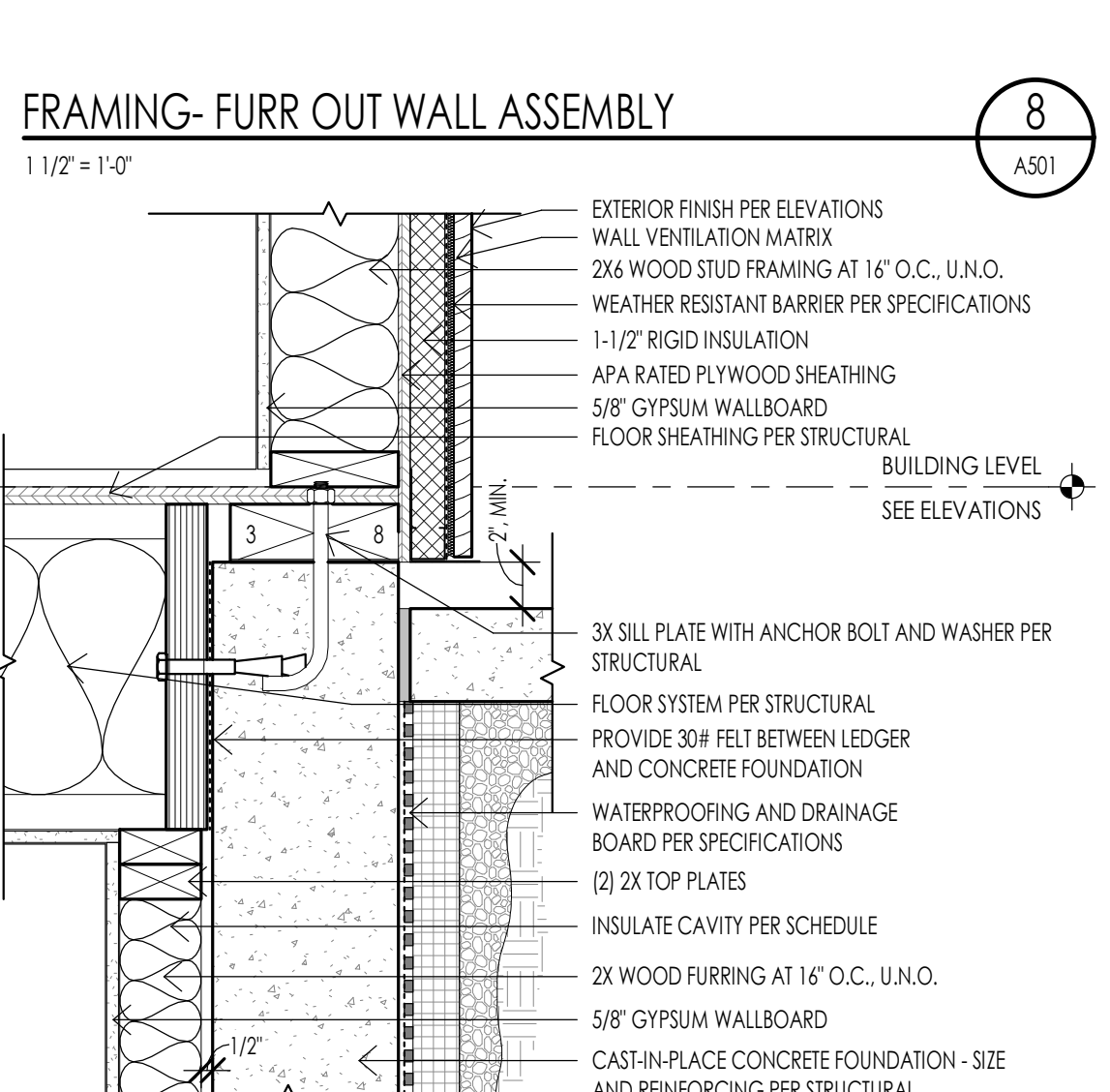
FRAMING- STONE MASONRY WALL ASSEMBLY 11  
1 1/2" = 1'-0"



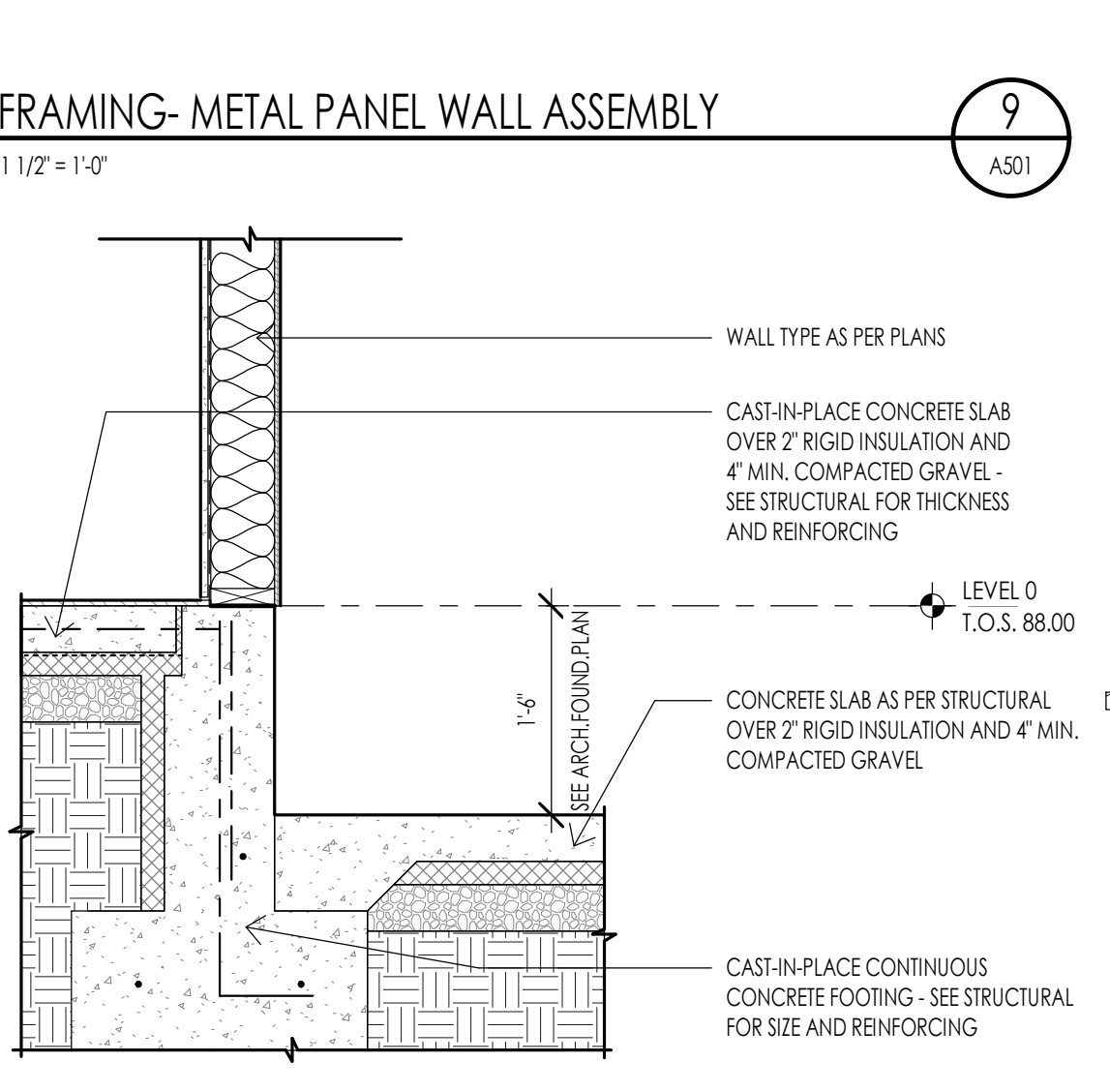
FRAMING- WOOD SIDING WALL ASSEMBLY 12  
1 1/2" = 1'-0"



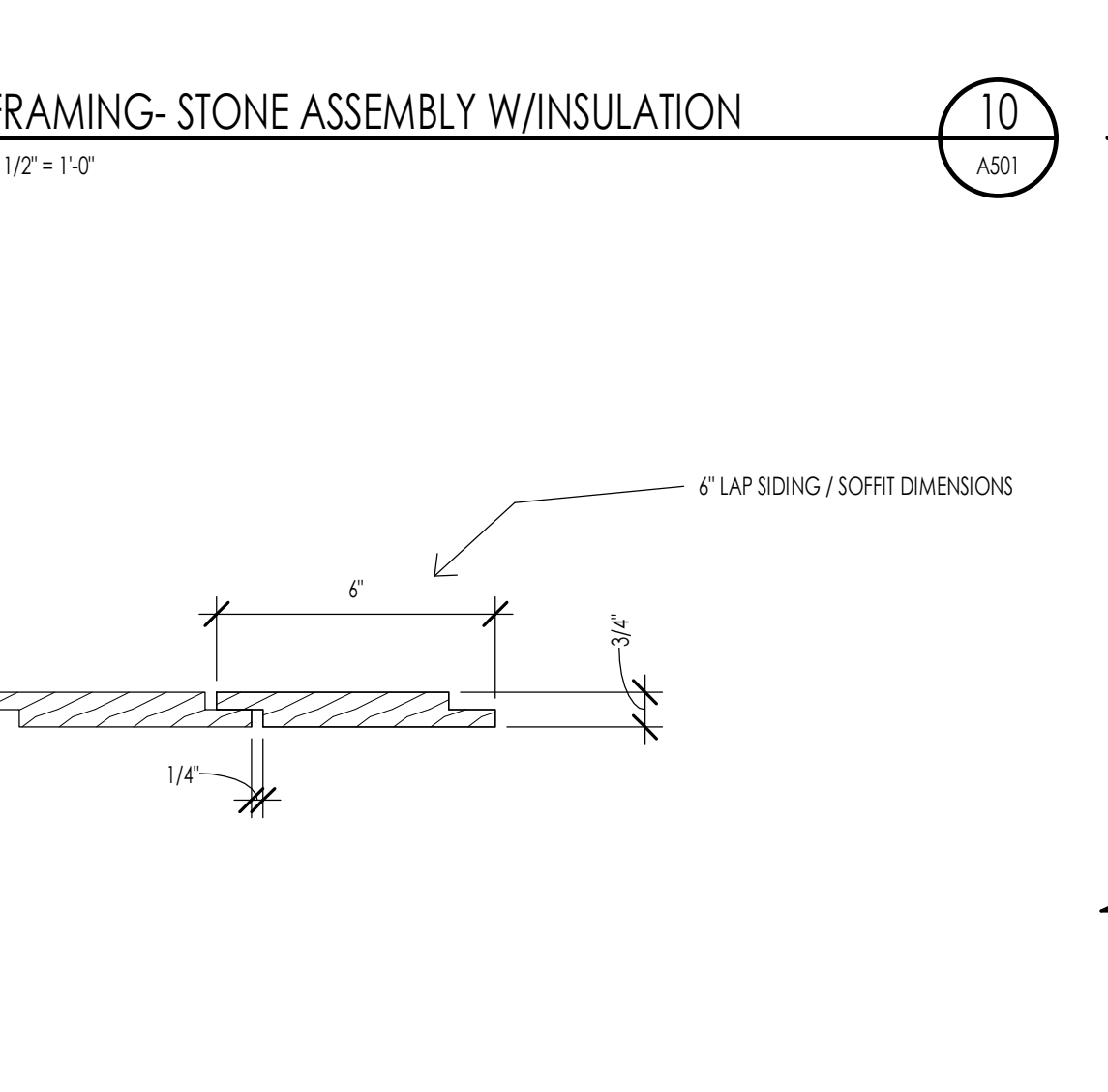
TYPICAL FLOOR DETAIL AT FOUNDATION 13  
1 1/2" = 1'-0"



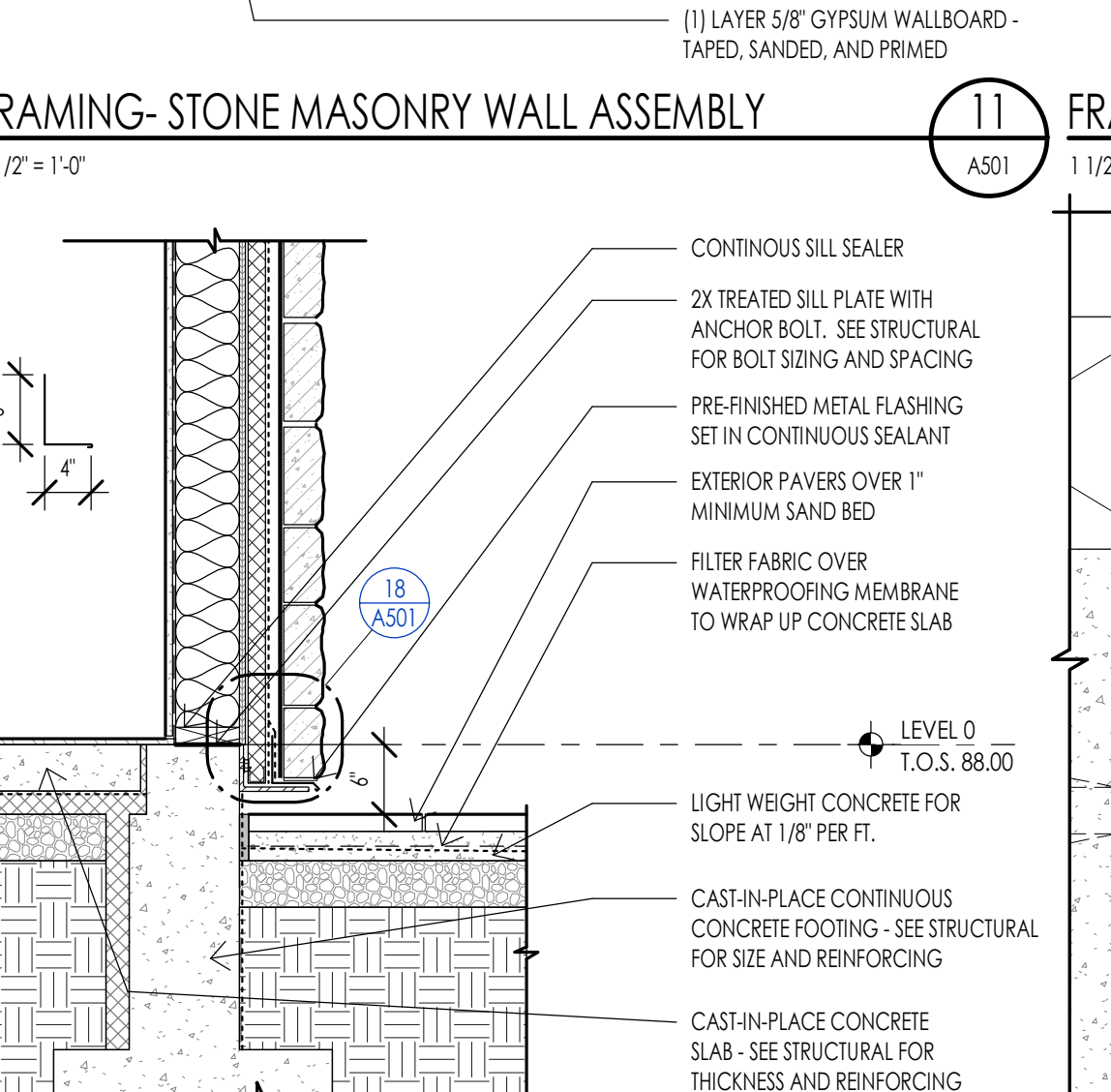
FLOOR DETAIL AT FOUNDATION/PATIO 14  
1 1/2" = 1'-0"



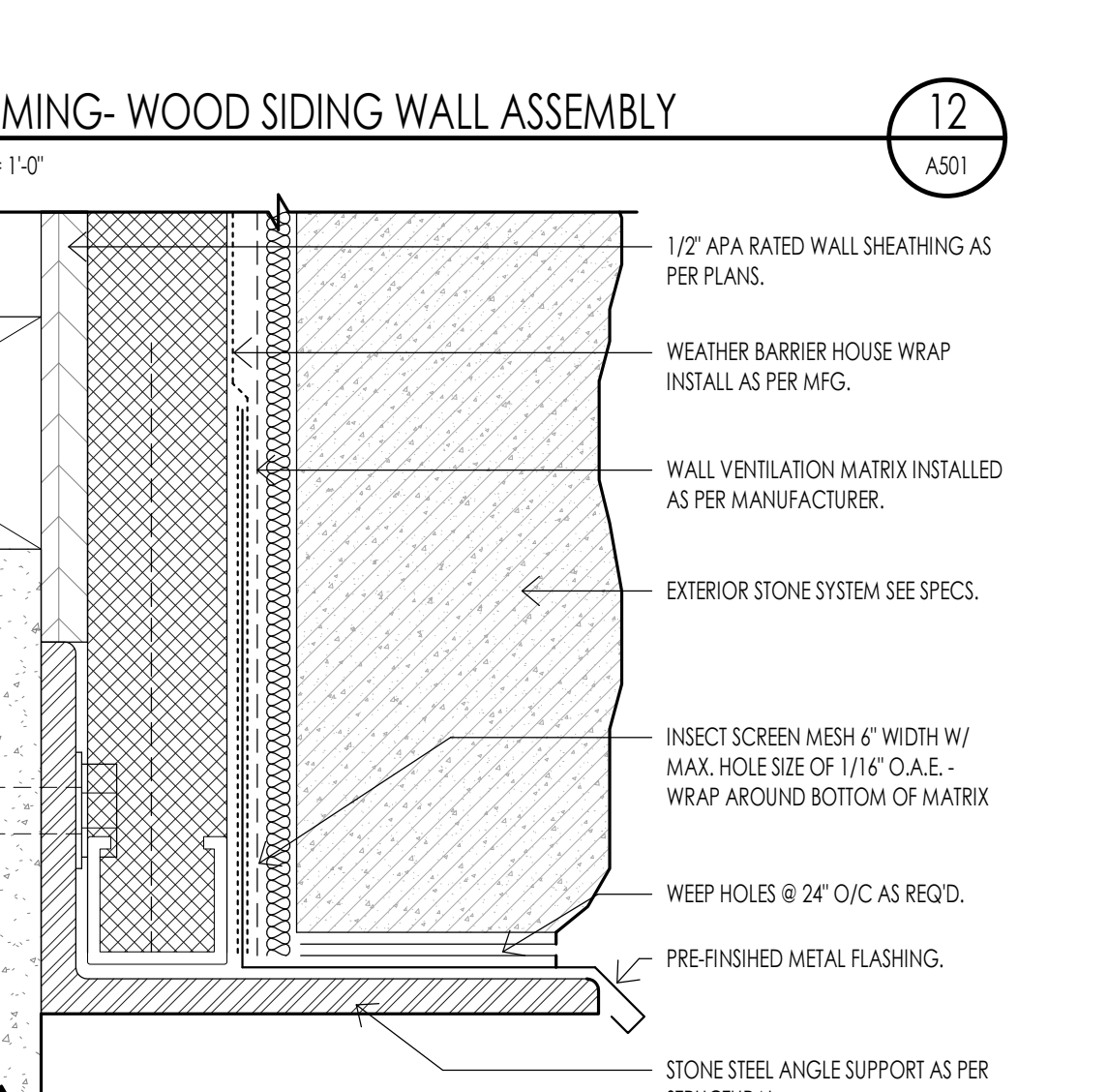
CONCRETE - ELEVATOR PIT DETAIL 15  
3/4" = 1'-0"



FRAMING - TYPICAL WOOD SIDING DETAIL 16  
3" = 1'-0"



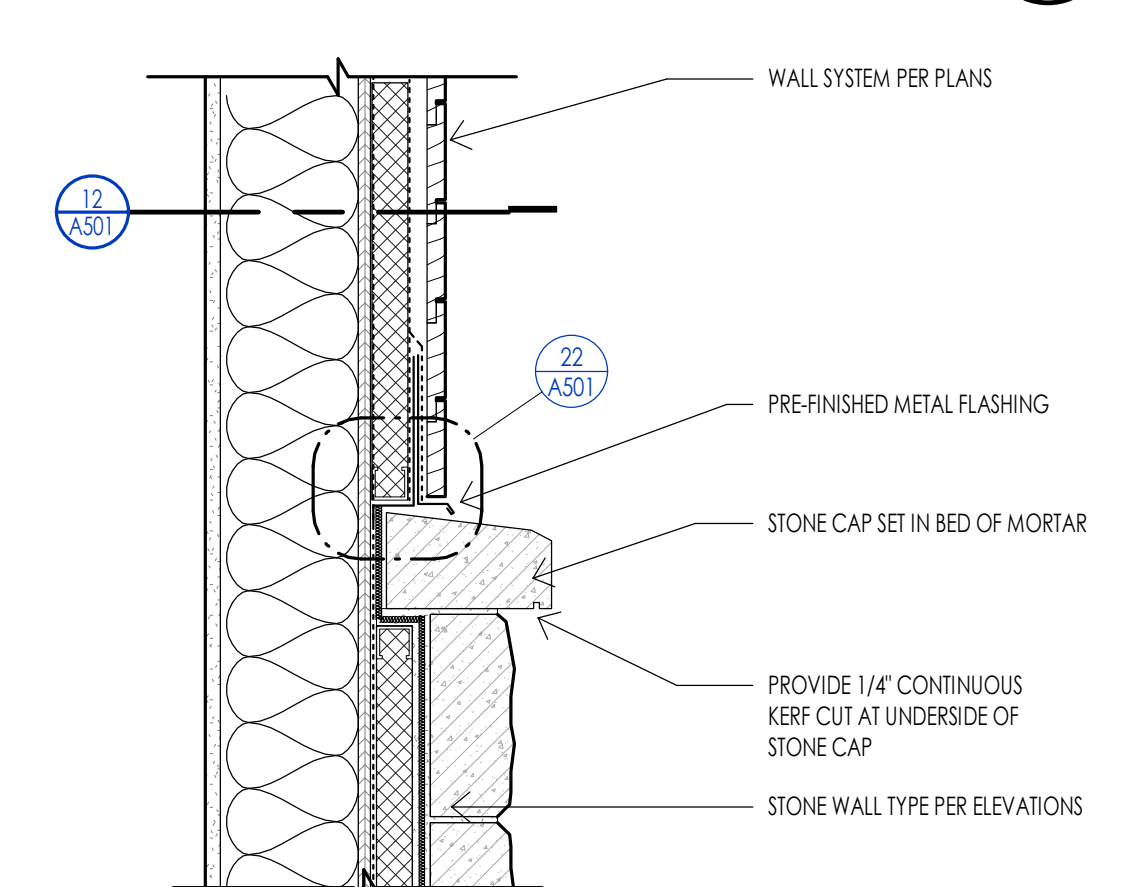
CONCRETE - FOUNDATION AT PAVERS 17  
3/4" = 1'-0"



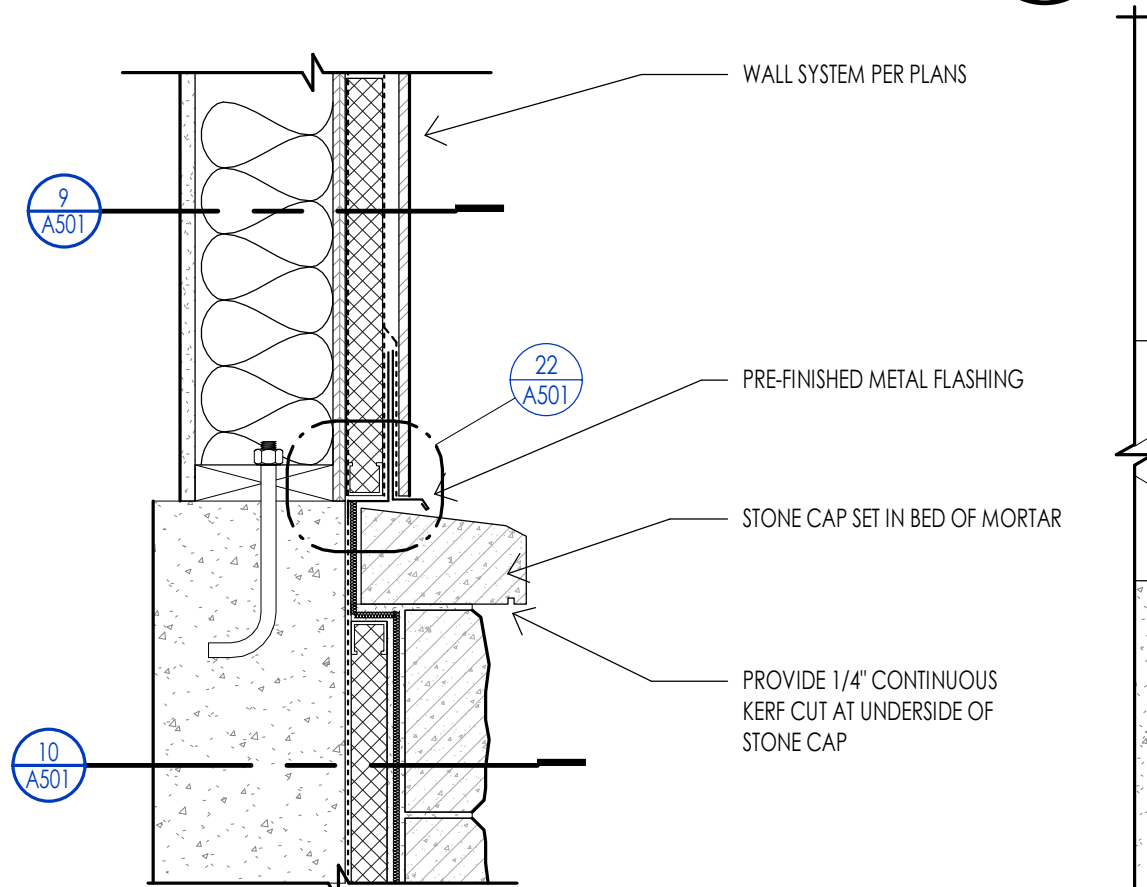
MASONRY - STONE BASE FLASHING 18  
6" = 1'-0"



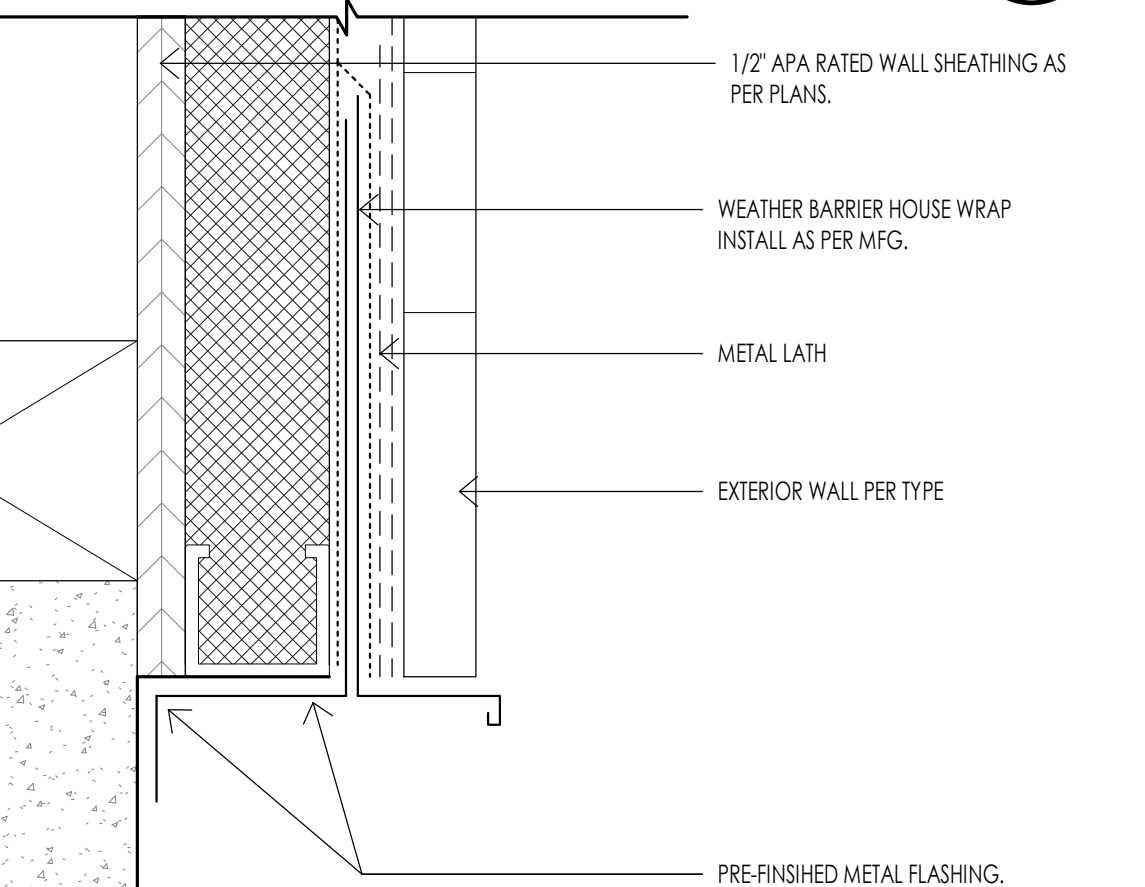
MASONRY - TRANSITION STONE WALL TO SIDING 20  
1 1/2" = 1'-0"



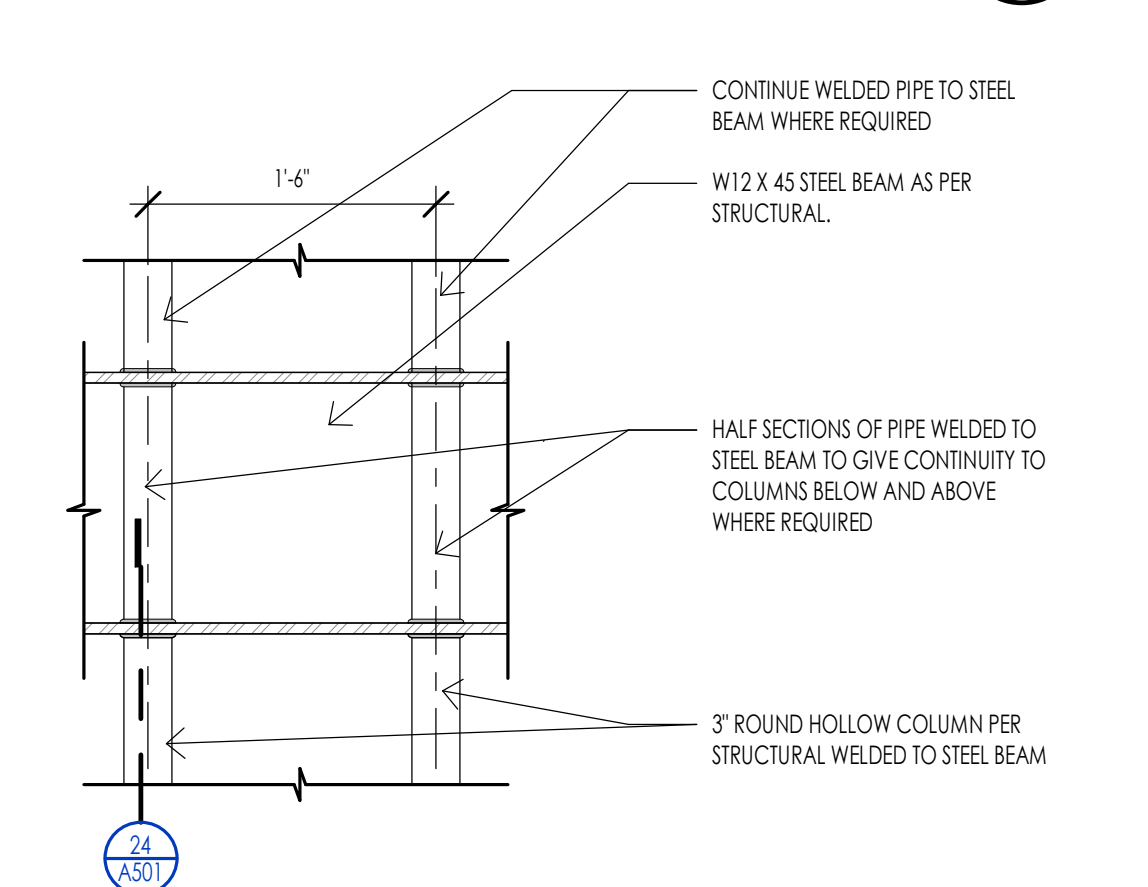
MASONRY - STONE WALL TO METAL PANEL WALL 21  
1 1/2" = 1'-0"



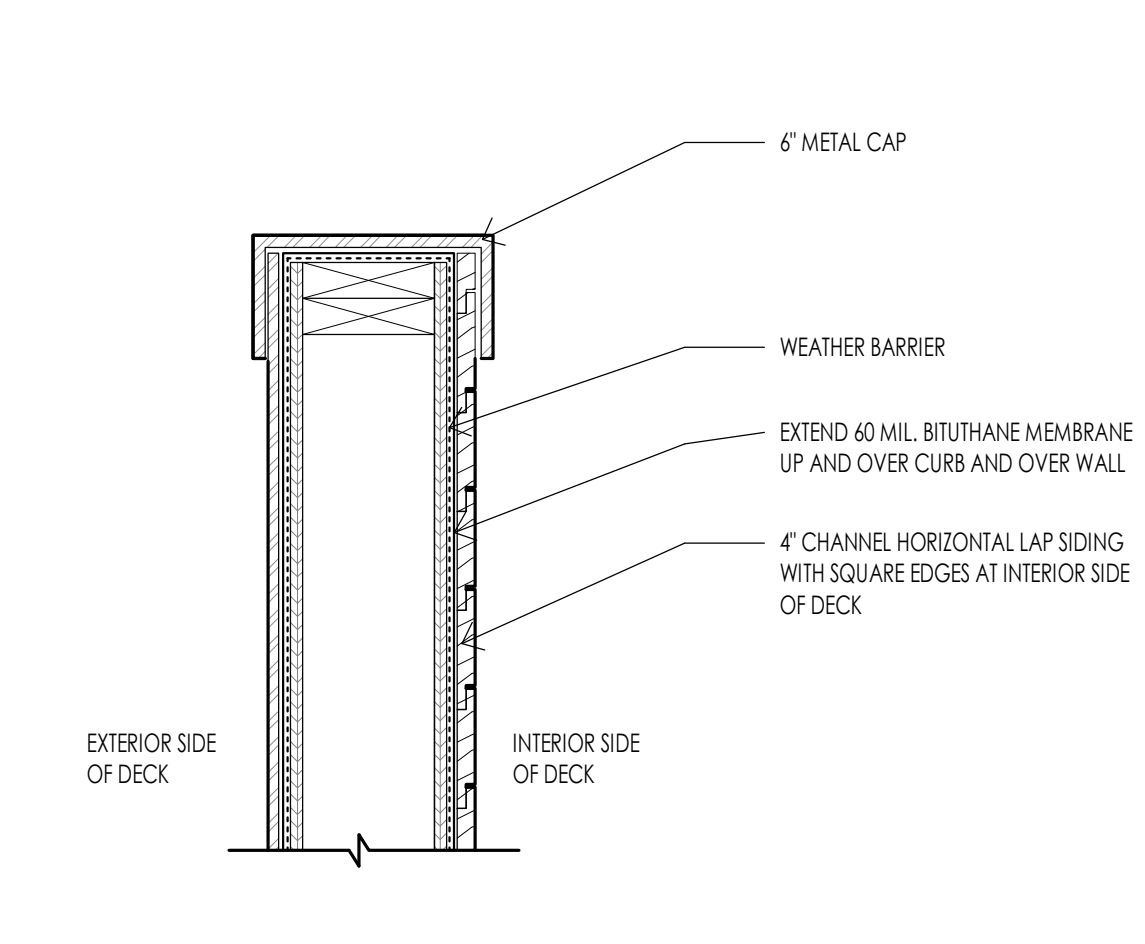
CONCRETE - WOOD SIDING BASE FLASHING 22  
6" = 1'-0"



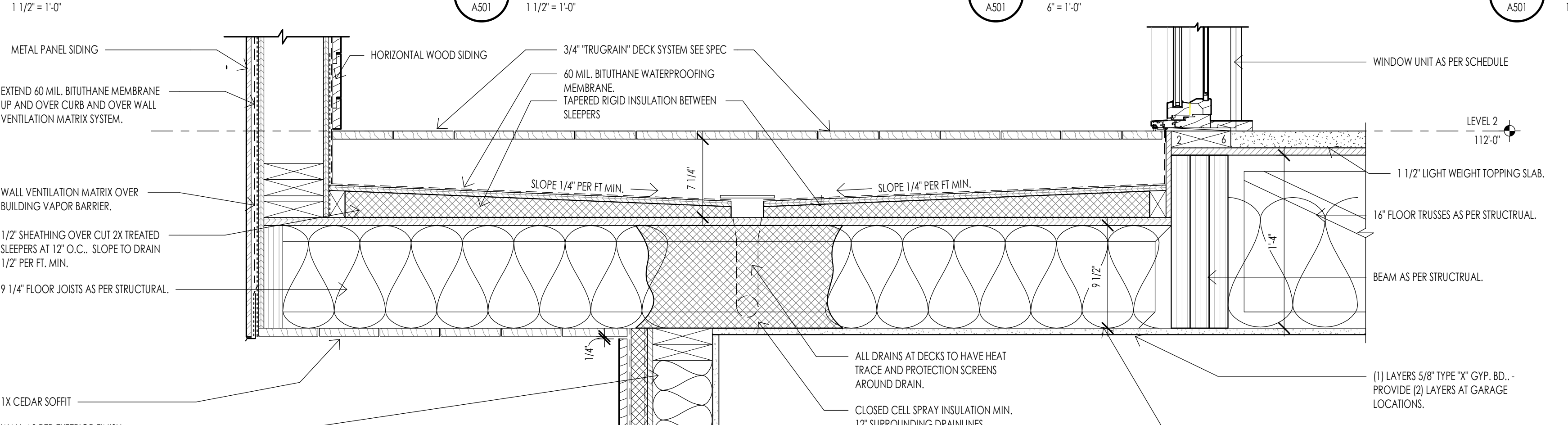
DECK - PIPE COLUMN TO STEEL BEAM DETAIL 23  
1" = 1'-0"



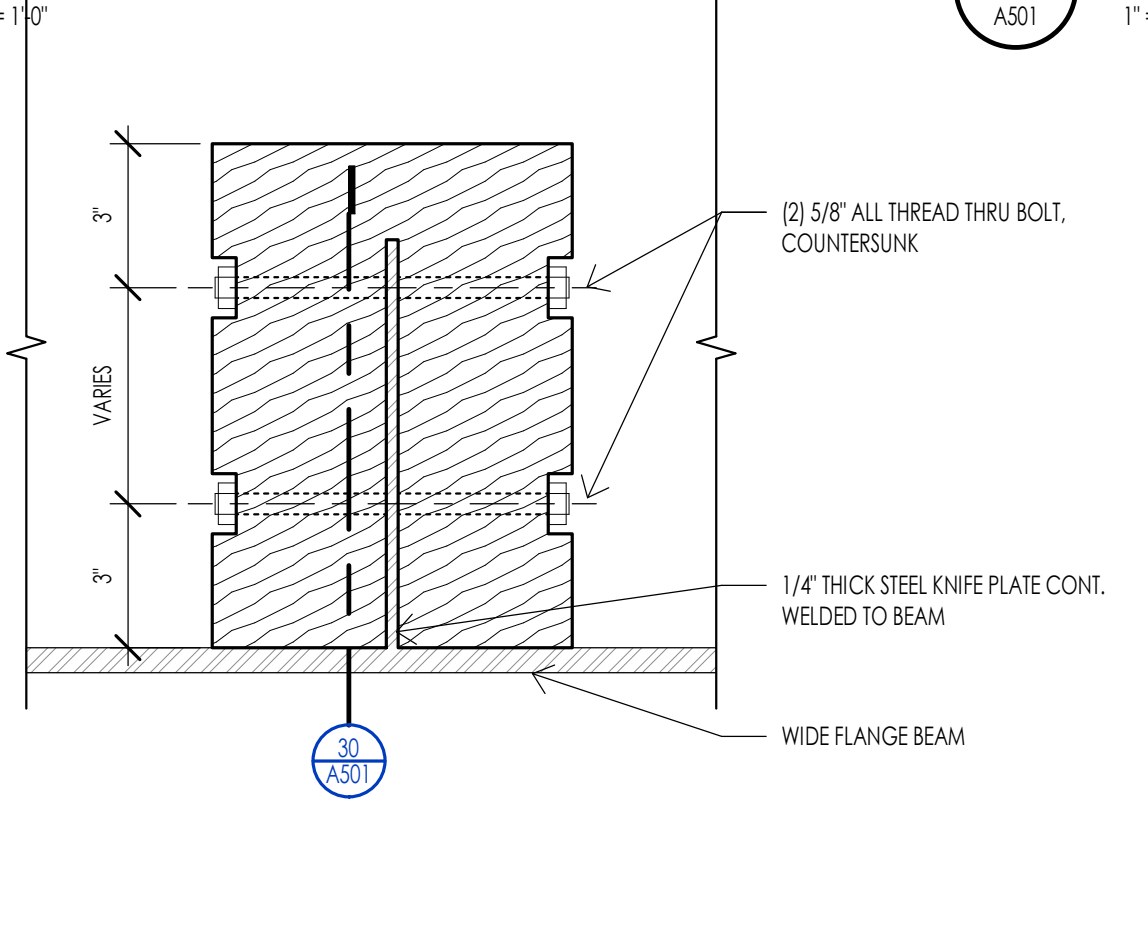
DECK - PIPE COLUMN TO STEEL BEAM SECTION 24  
1" = 1'-0"



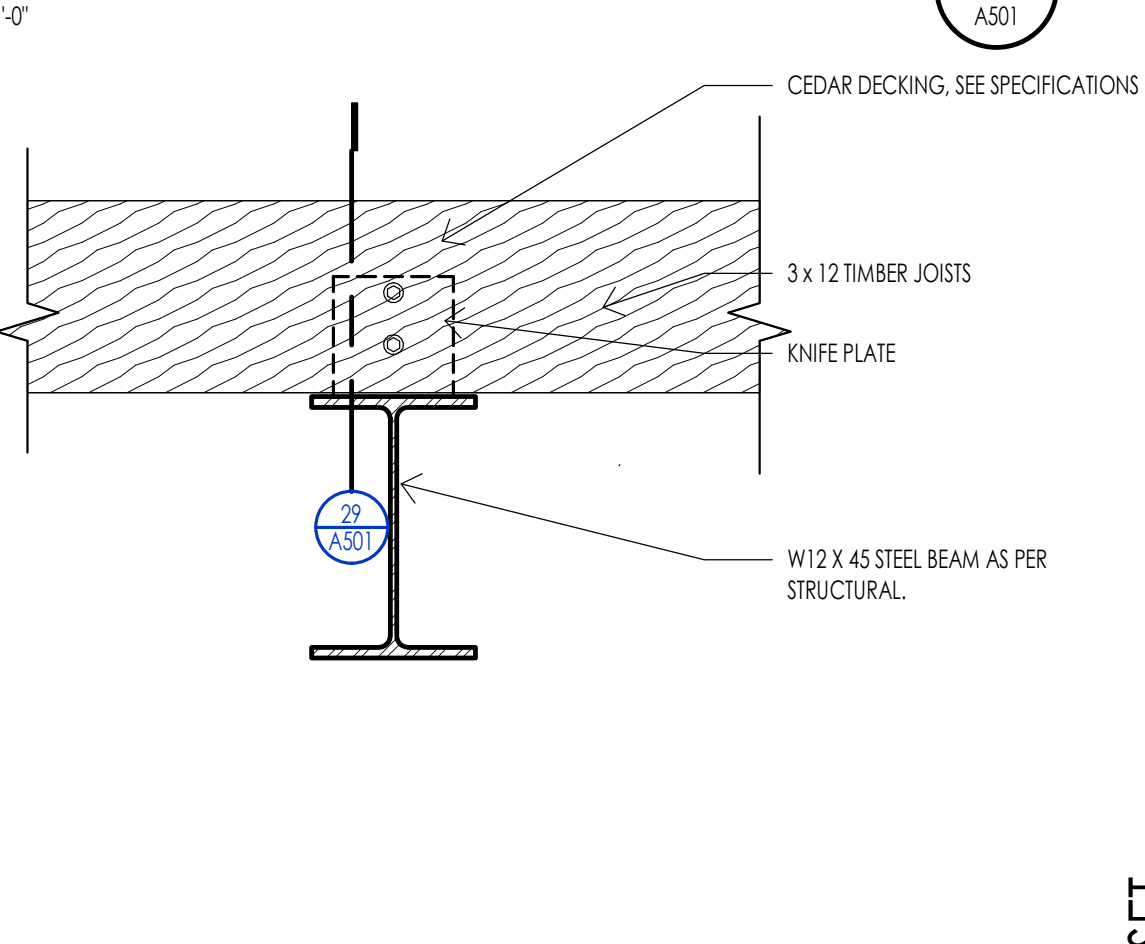
DECK - CAP OVER WALL DETAIL 25  
1 1/2" = 1'-0"



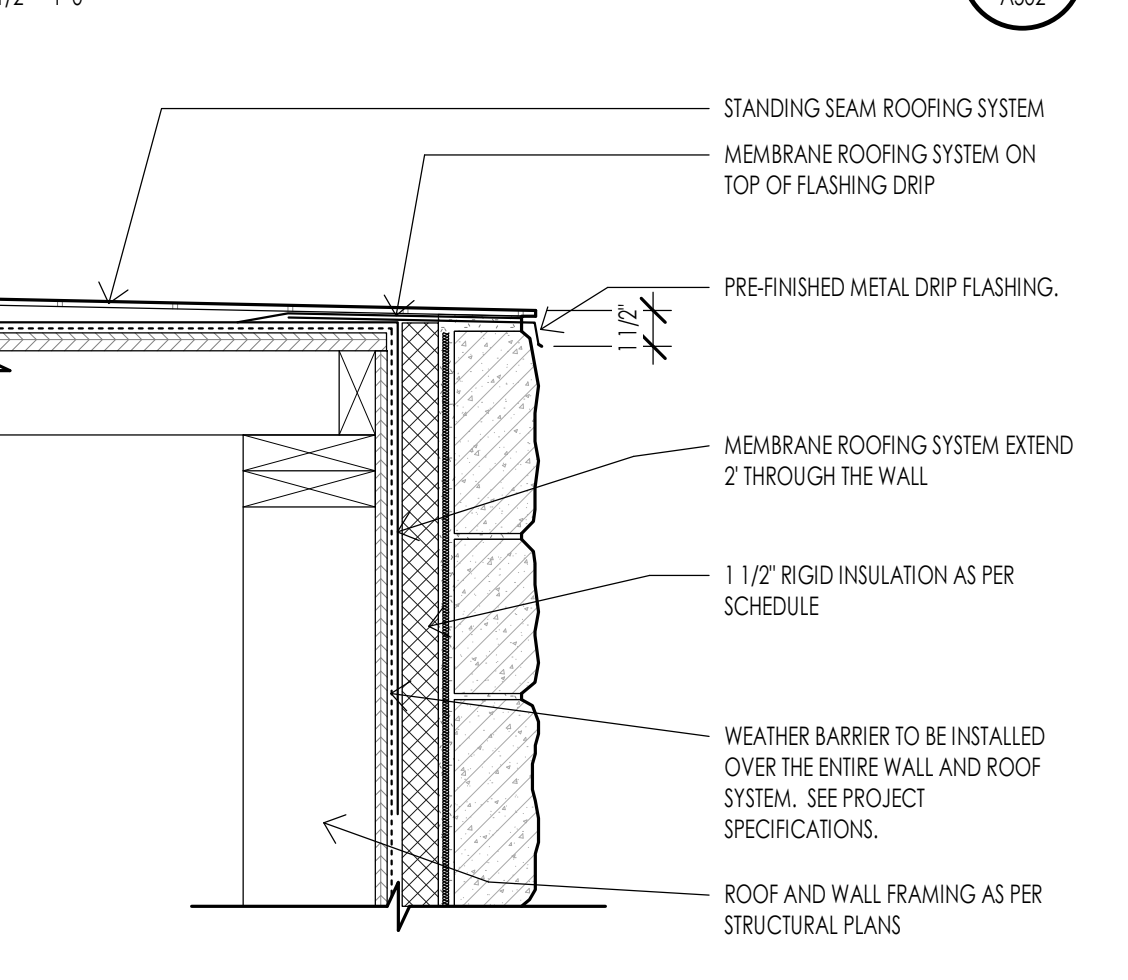
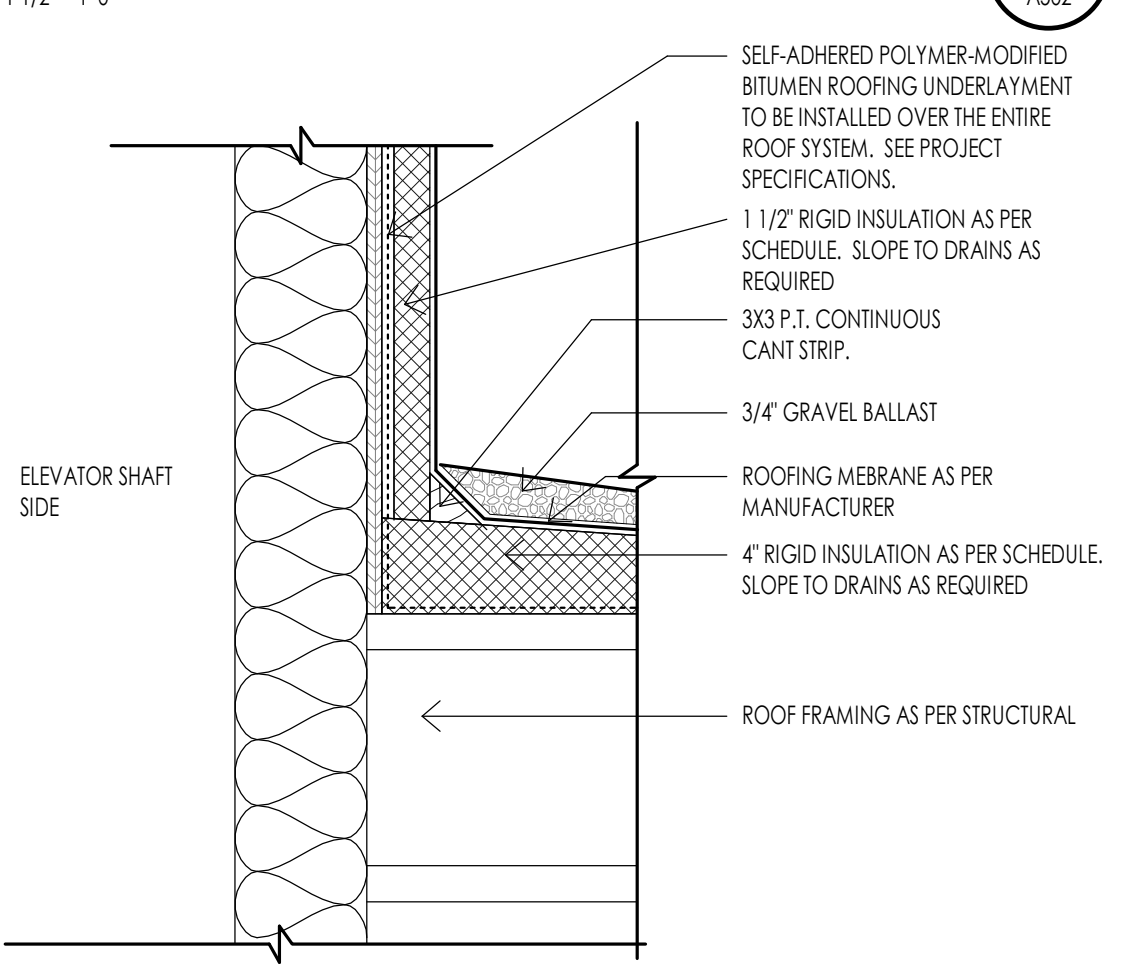
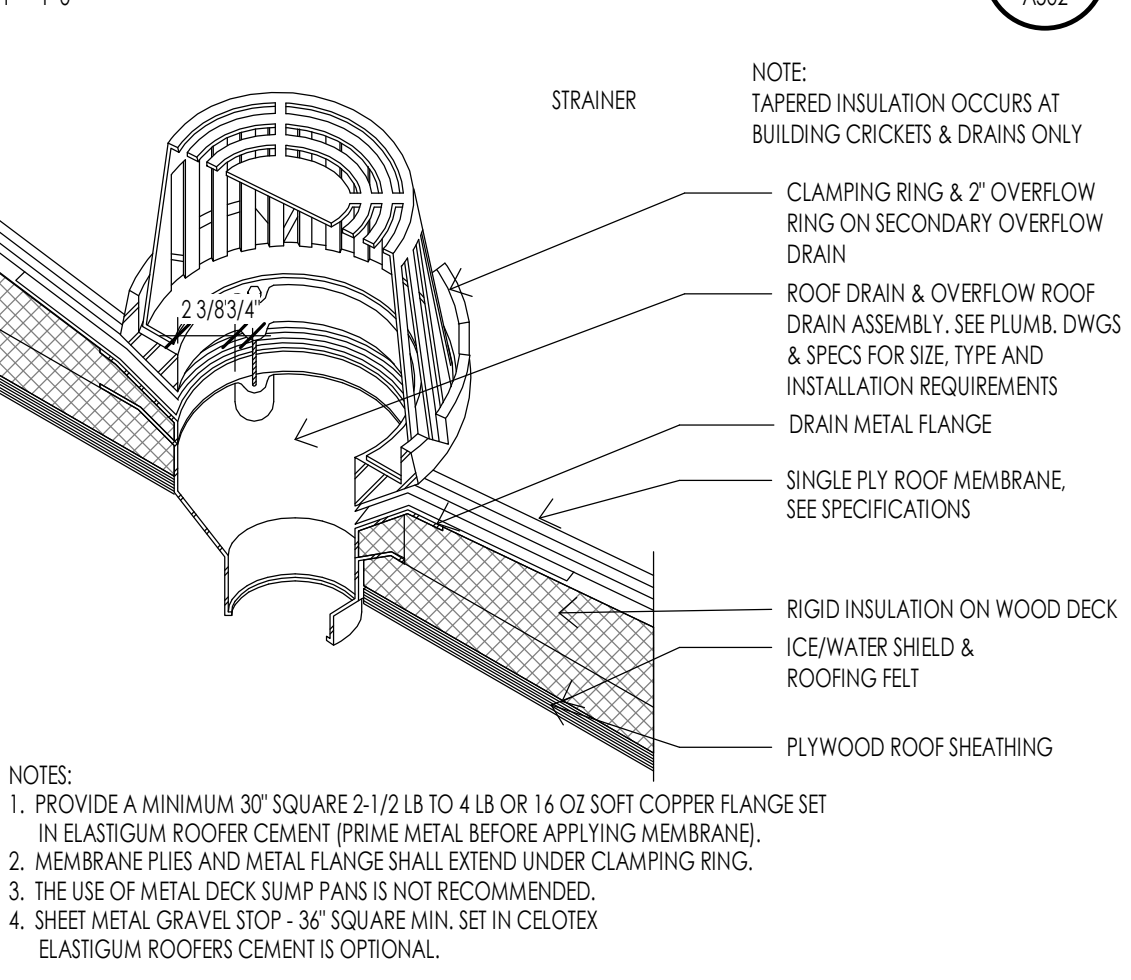
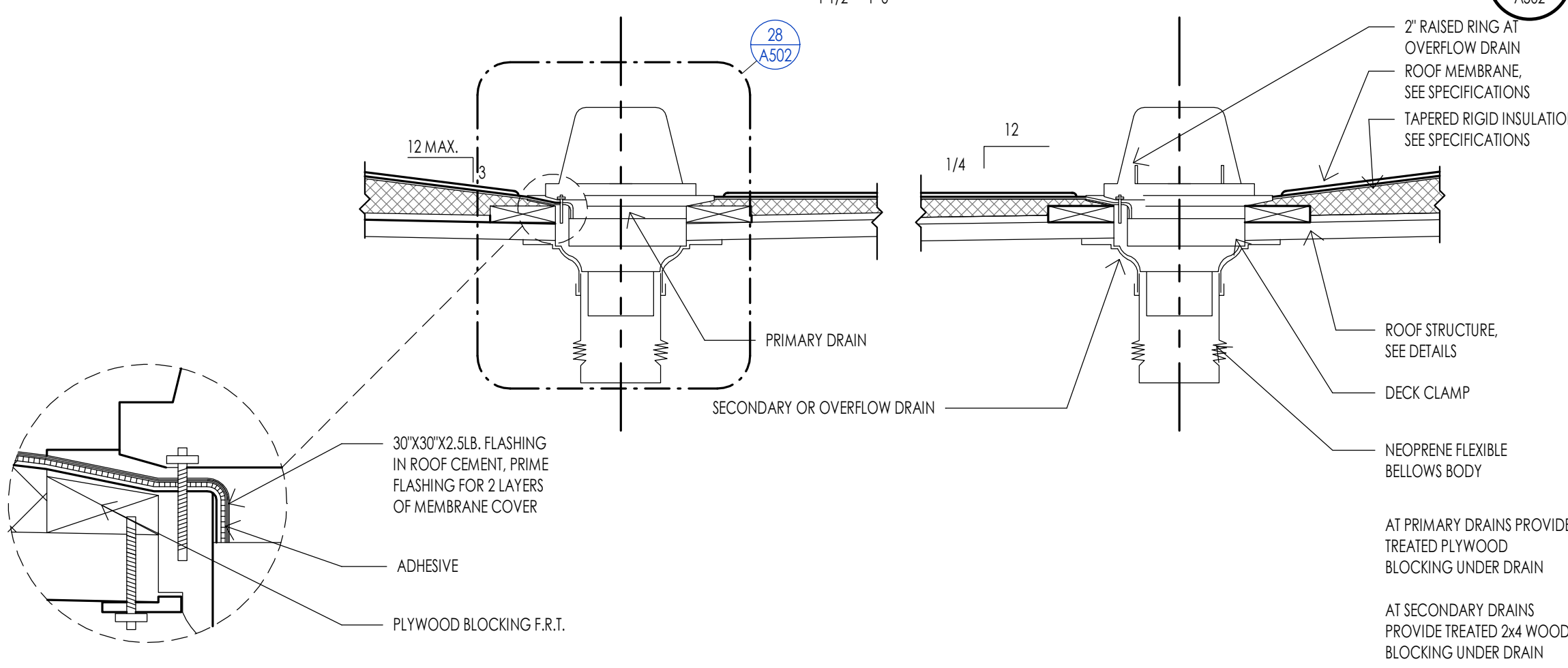
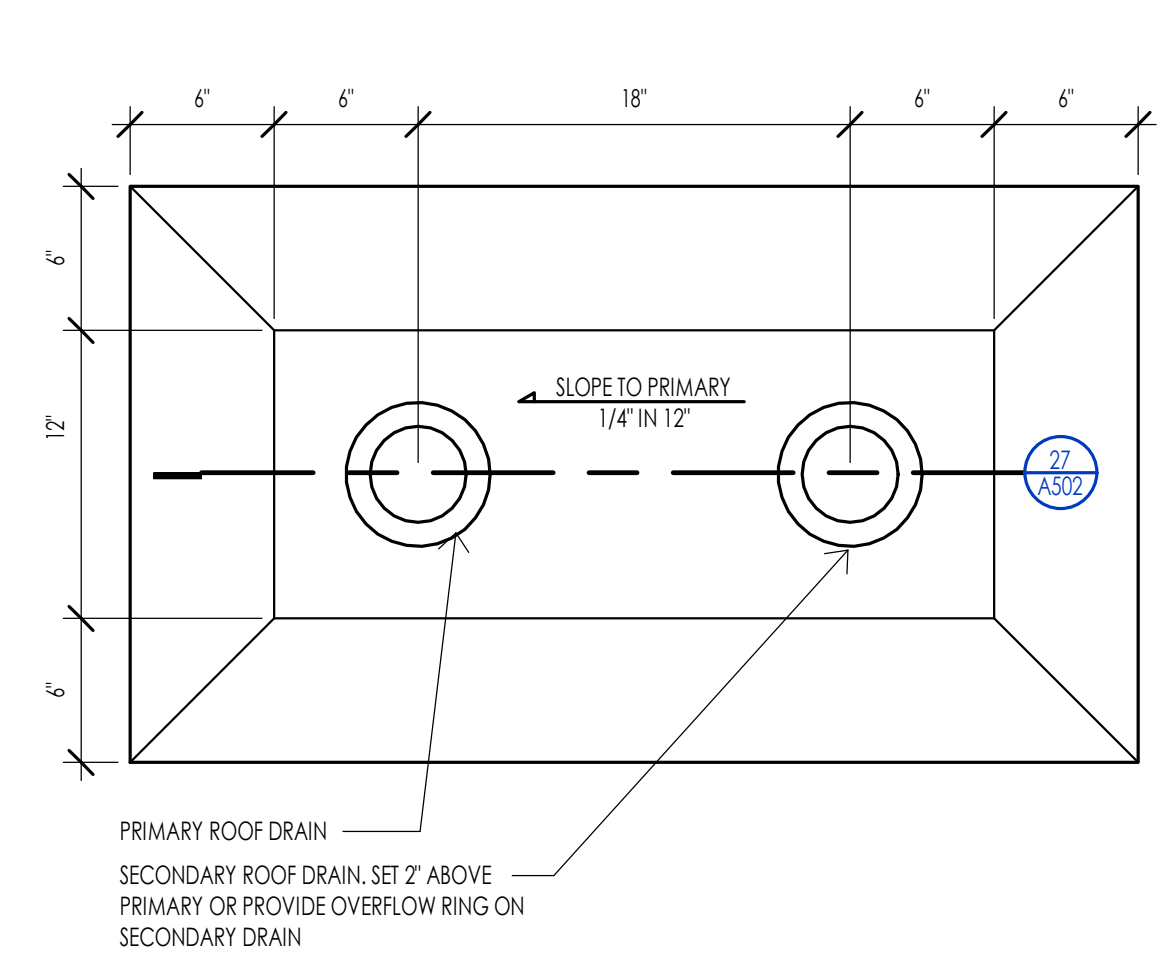
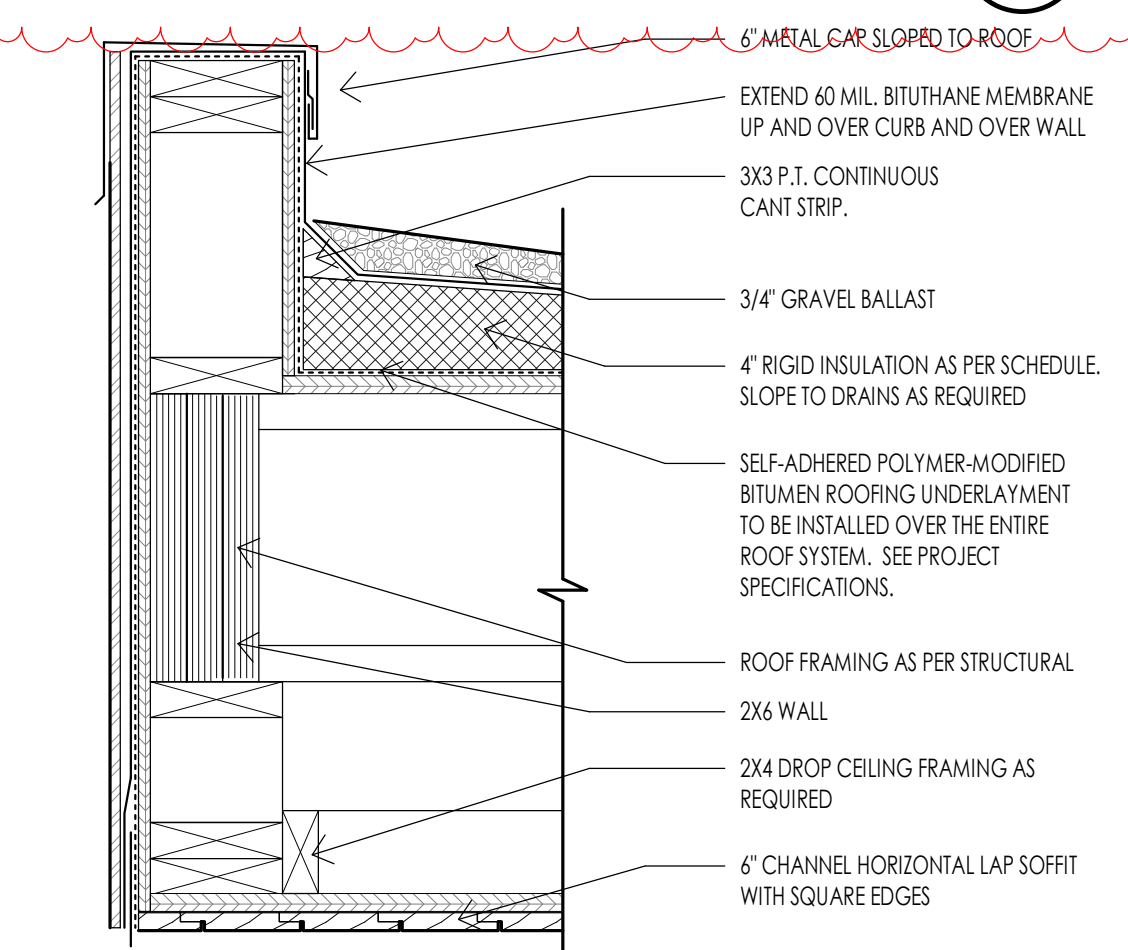
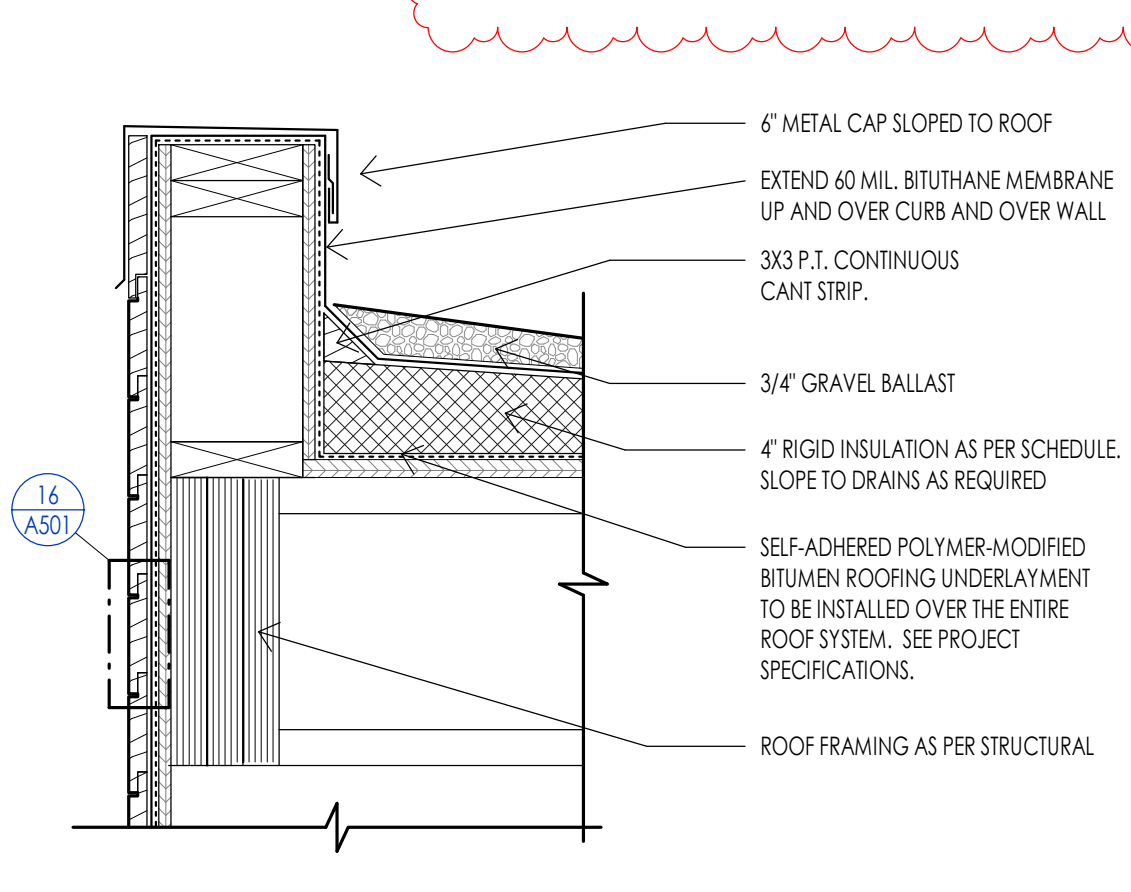
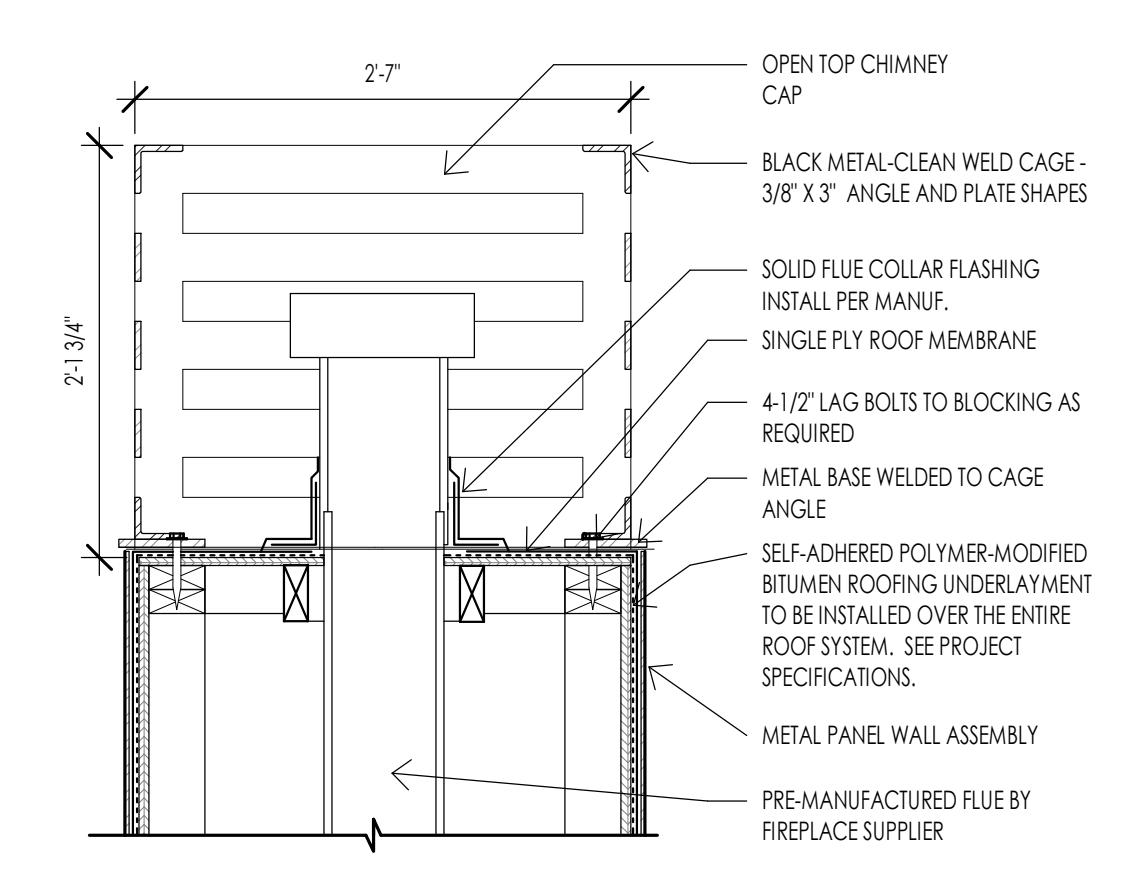
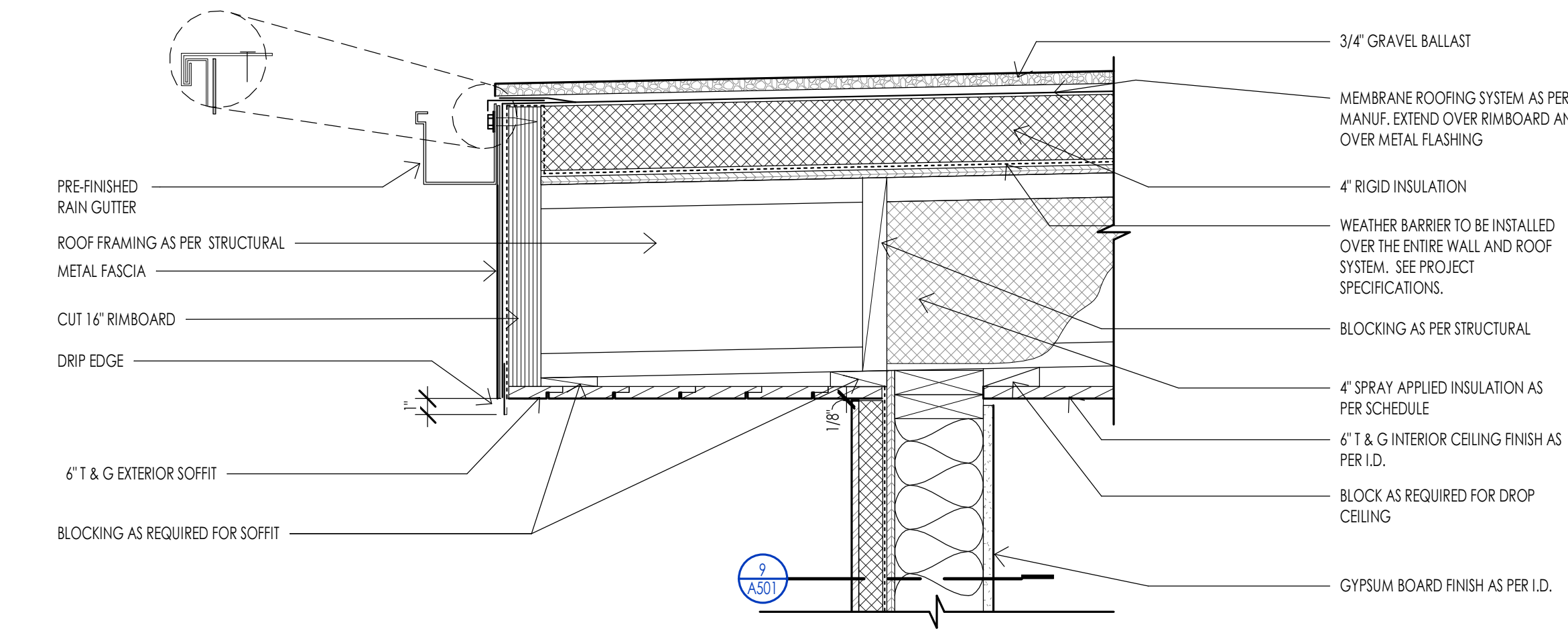
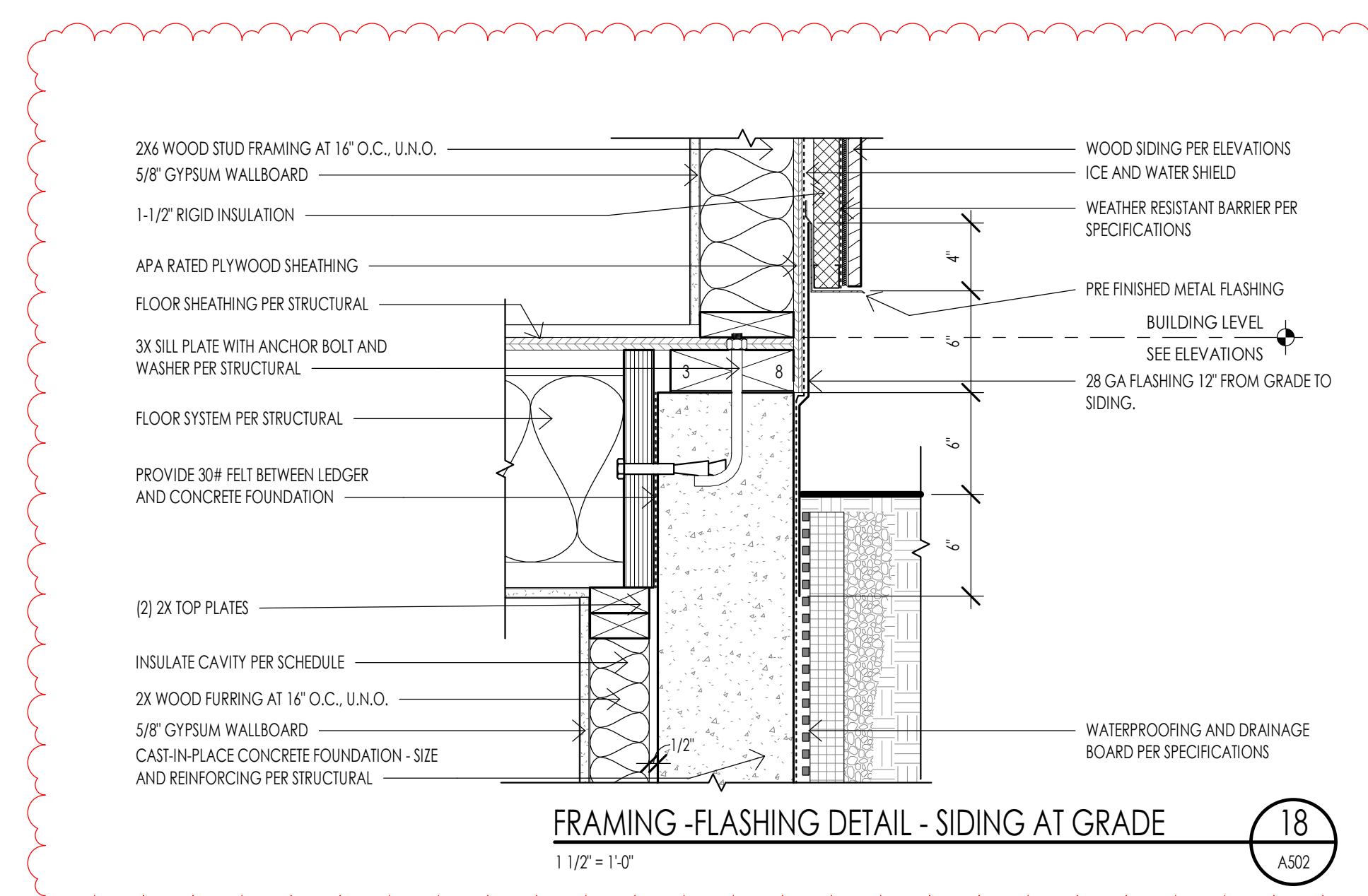
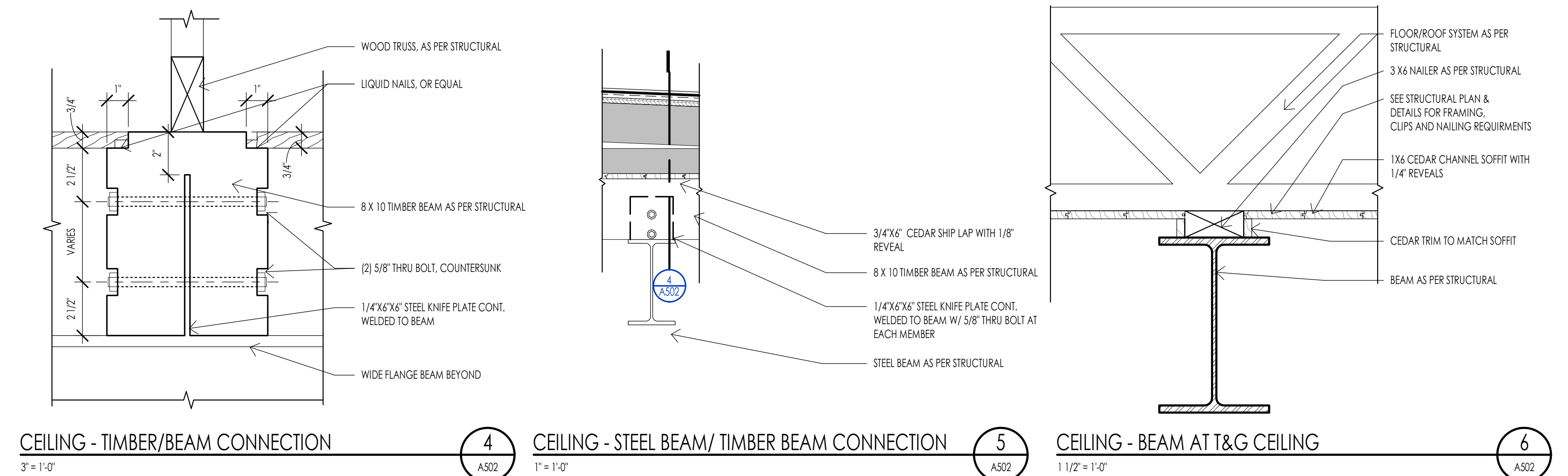
DECK - DRAINAGE DETAIL 28  
1 1/2" = 1'-0"



DECK - TYPICAL TIMBER CONNECTION 29  
3" = 1'-0"



DECK - STEEL BEAM TO JOIST DETAIL 30  
1" = 1'-0"



WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

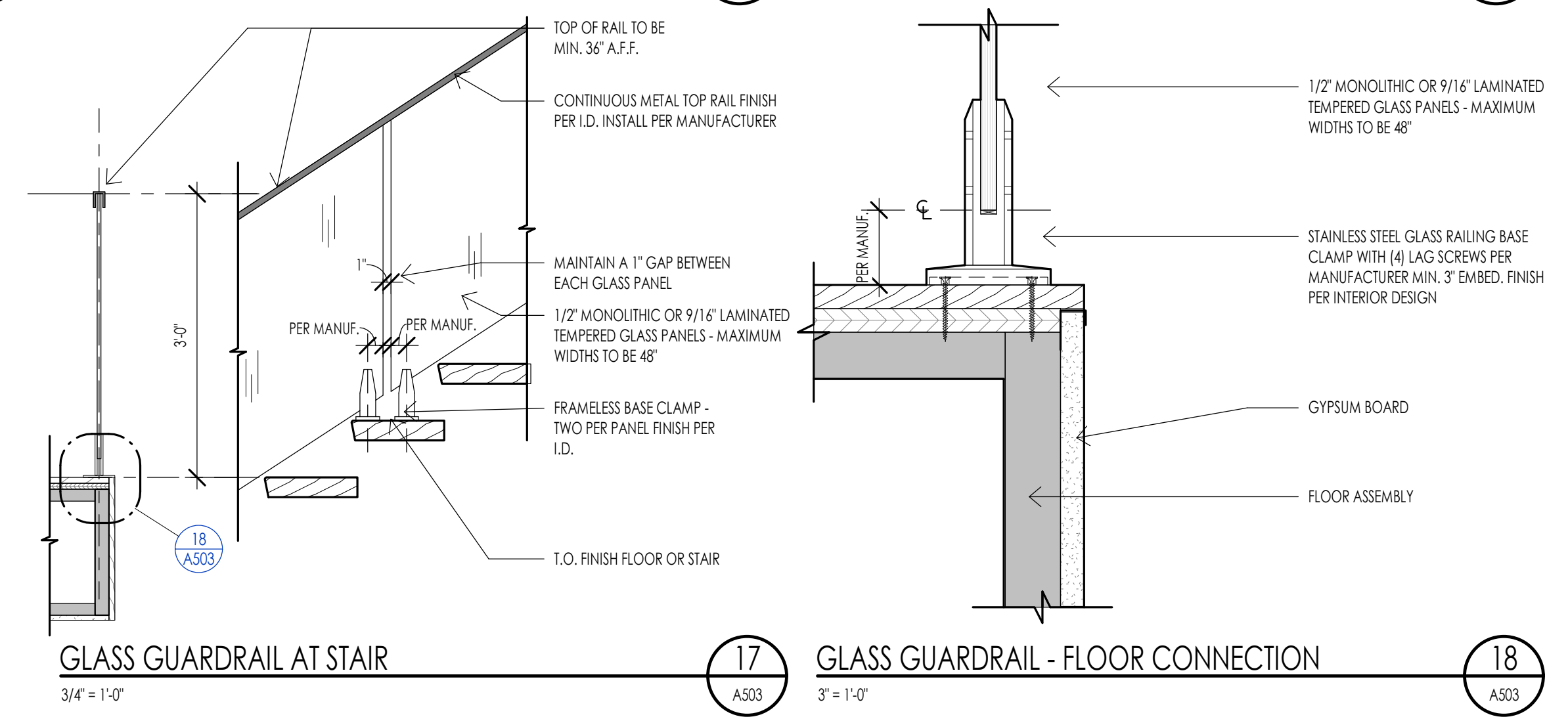
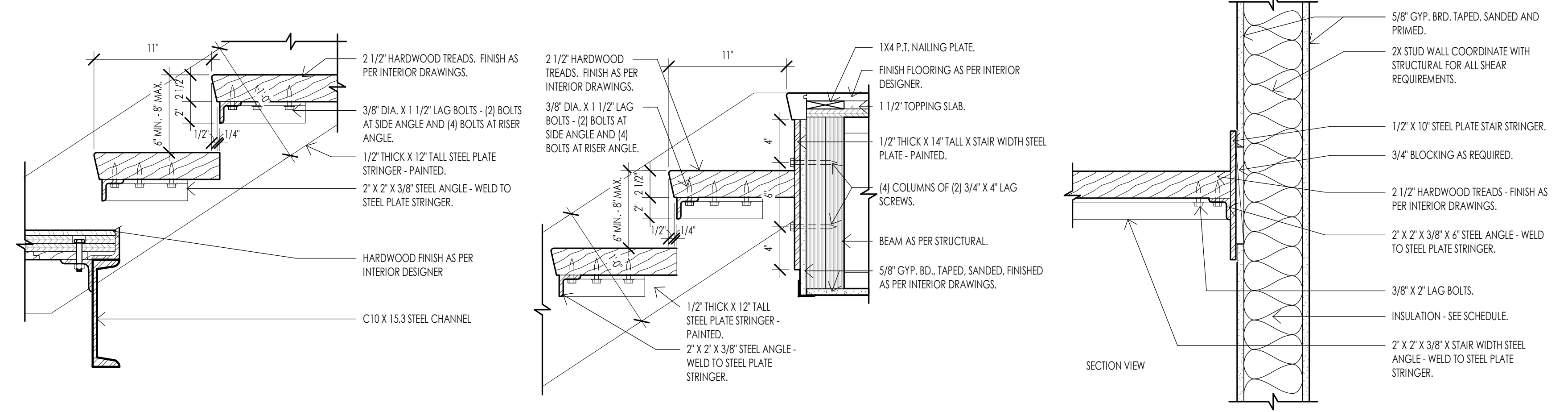
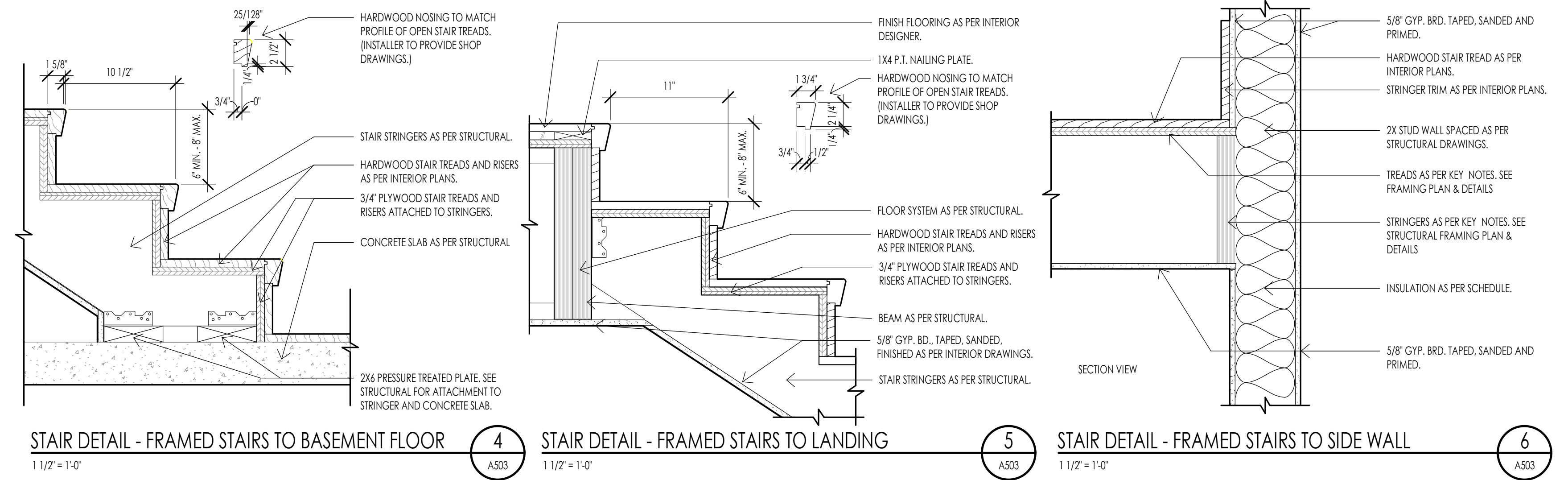
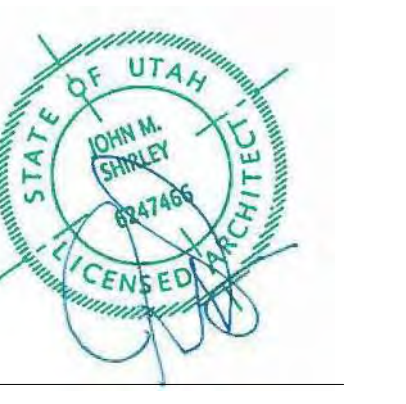
PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
ARCHITECTURAL DETAILS

SHEET NUMBER:  
A502

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
STAIR/ RAIL DETAILS

SHEET NUMBER:  
**A503**

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**DOOR SCHEDULE**

MARK	DOOR					FRAME					FIRE RATING	HARDWARE	REMARKS		
	WIDTH	SEE HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	DETAILS			MATERIAL				TYPE	FINISH
							HEAD	JAMB	SILL						
D100-A	4'-0"	8'-0"	1 3/4"	WOOD-GLASS	D6		26/A601	23/A601	22/A601	WOOD	F1	PER I.D.			
D100-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D100-C	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.	WOOD	F1	PER I.D.	NON-RATED	ELEVATOR DOOR	
D100-D	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-D	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-E	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									
D104-A	3'-0"	8'-0"	1 1/2"	WOOD	D3	PER I.D.							NON-RATED	POCKET DOOR	
D104-B	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F3	PER I.D.	20 MIN.	FIRE RATED	
D105-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D184-A	20'-0"	10'-0"		PER MANUF.	D7									GARAGE DOOR WOOD PANELS	
D200-A	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.	WOOD	F1	PER I.D.	NON-RATED	ELEVATOR DOOR	
D201-A	4'-0"	8'-0"	1 3/4"	WOOD	D2	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	BARN DOOR	
D201-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-D	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									
D202-E	2'-6"	8'-0"	1 1/2"	WOOD	D3	PER I.D.								POCKET DOOR	
D300-A	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.					ELEVATOR DOOR	
D301-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-C	2'-6"	7'-0"	1 3/4"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-D	2'-6"	8'-0"	1 3/4"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-E	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									

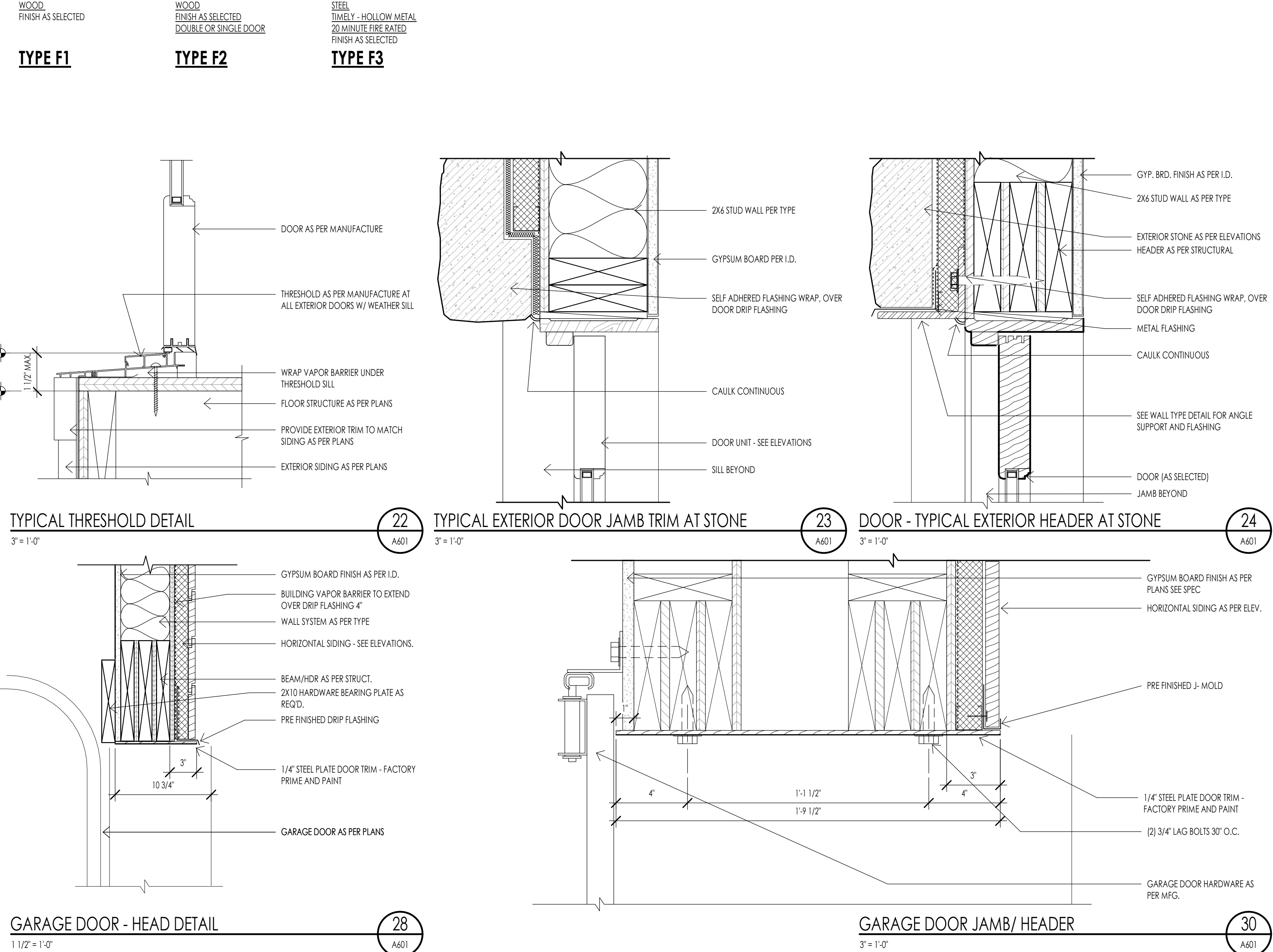
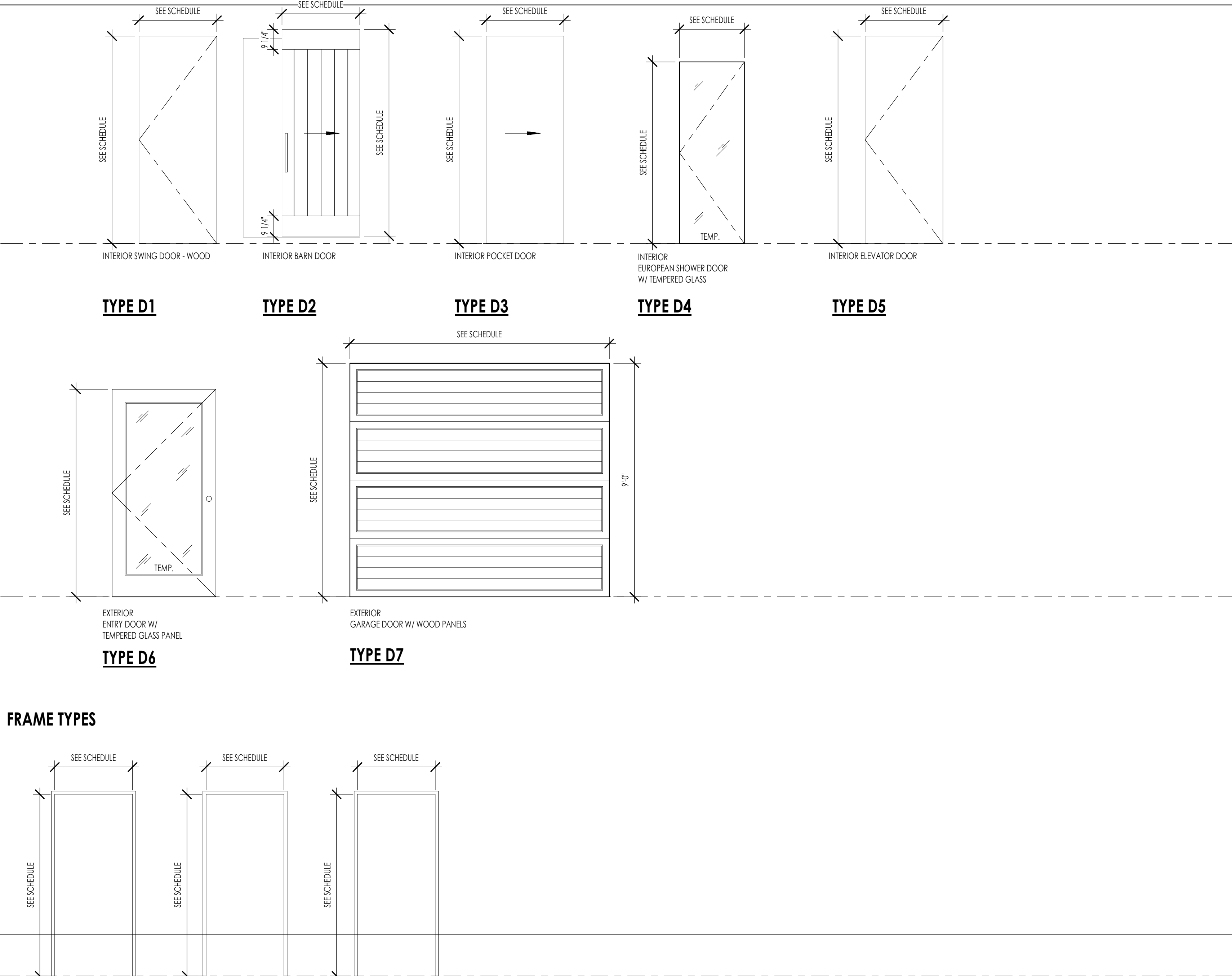
**DOOR SCHEDULE GENERAL NOTES**

- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR CREDIT. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INDICATION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- SEE SPECS FOR HARDWARE SCHEDULE.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, 3/8" CORE, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

**HARDWARE GROUPS**

- H1 MECHANICAL ROOM**
  - 2 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 PASSAGE SET
- H2 OVERHEAD GARAGE DOORS**
  - GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER
- H3 SECONDARY ENTRY DOOR**
  - 3 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 THRESHOLD
- H4 GARAGE/HOUSE**
  - 3 PAIR HINGES
  - 1 WEATHER STRIP
  - 1 LOCKSET
  - 1 DEADBOLT
- H5 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PASSAGE SET
- H6 INTERIOR BARN DOOR**
- H7 INTERIOR DOUBLE BARN DOOR**
- H8 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PRIVACY SET
- H9 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 KNOBS (SINGLE SIDE ONLY)
- H10 ENTRY DOOR**
  - 1 WEATHER STRIP
  - 1 THRESHOLD
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 PIVOT HINGE (TOP AND BOTTOM)
- H11 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 PASSAGE SET
- H12 POCKET DOOR**

**DOOR TYPES**



Architecture  
Interior Design  
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
**DOOR SCHEDULE & ELEVATIONS**

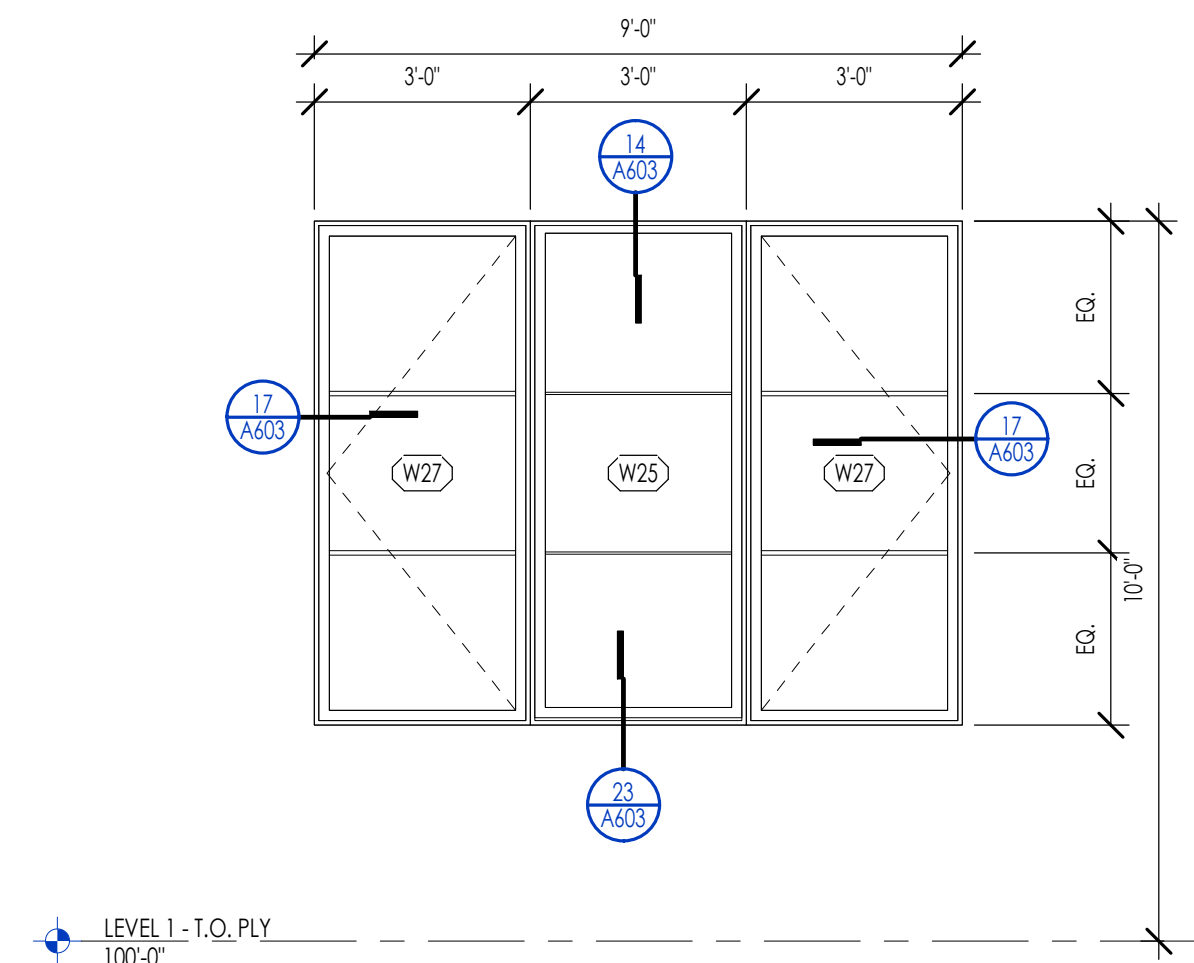
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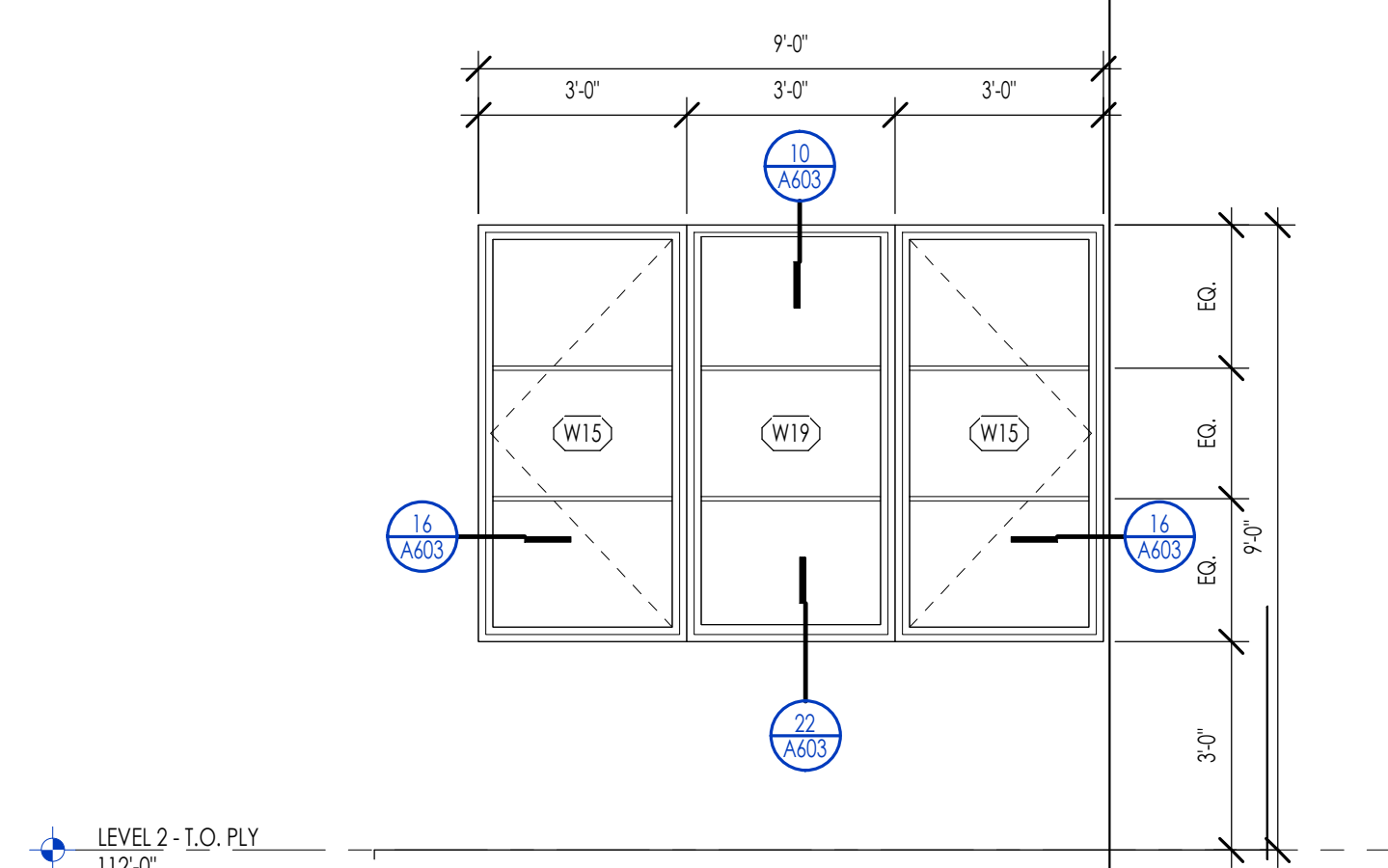
PERMIT SET

### WINDOW SCHEDULE

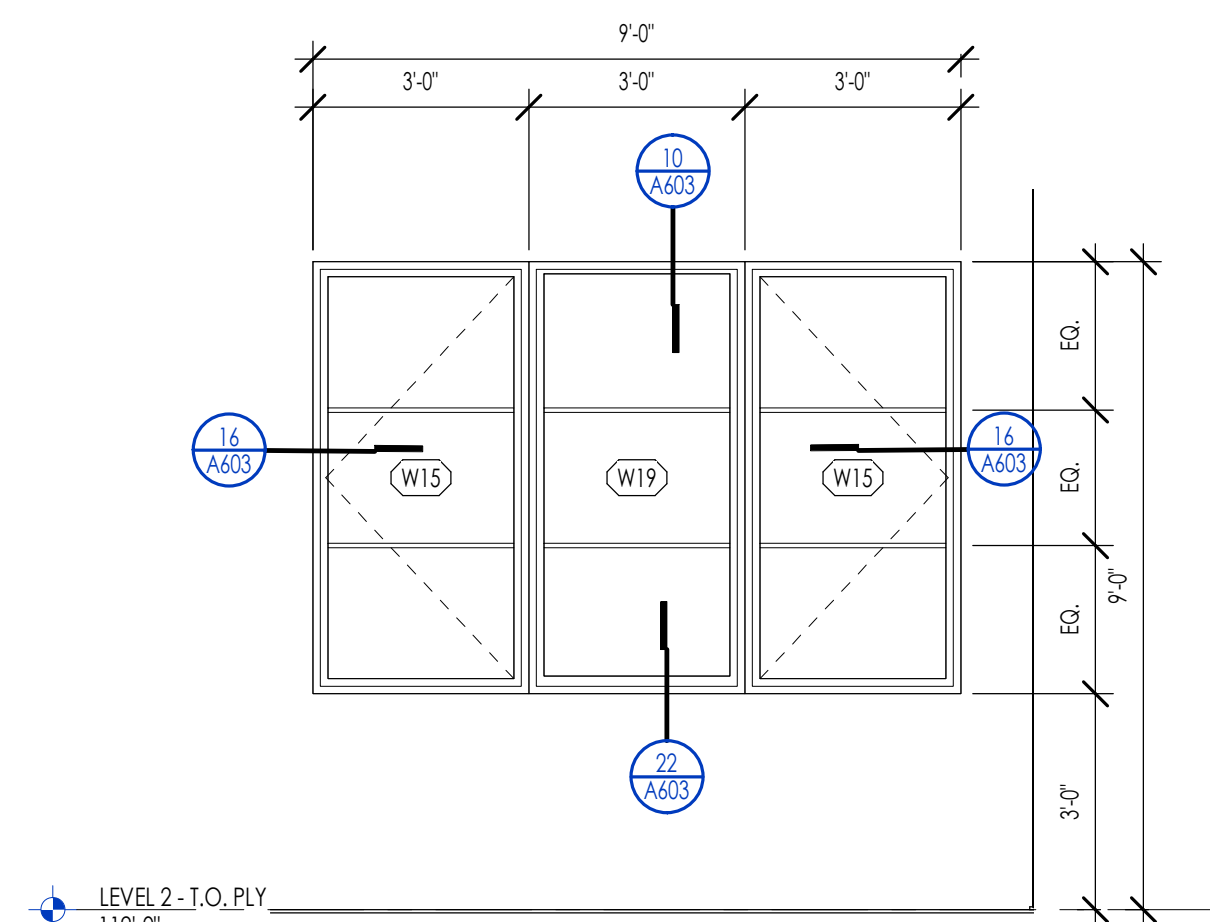
MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL			GLAZING		COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB	SILL	THICKNESS	TYPE	
W14	20'-0"	9'-0"	9'-0"	DOOR SLIDER QUAD OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	15/A603	VARIABLE	PER MANUF.			
W15	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W16	2'-4"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A603	16/A603	24/A603			
W17	2'-4"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	VARIABLE				
W18	2'-4"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W19	3'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W20	3'-0"	5'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W21	2'-4"	6'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	15/A603			
W22	2'-4"	2'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W23	5'-0"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A603	VARIABLE	15/A603			
W24	3'-0"	7'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W25	3'-0"	7'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W26	3'-0"	7'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W27	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W28	3'-4"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A603	18/A603	24/A603			
W29	2'-4"	4'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	15/A603	16/A603	22/A603			
W30	2'-4"	3'-0"	3'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			
W31	2'-4"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			



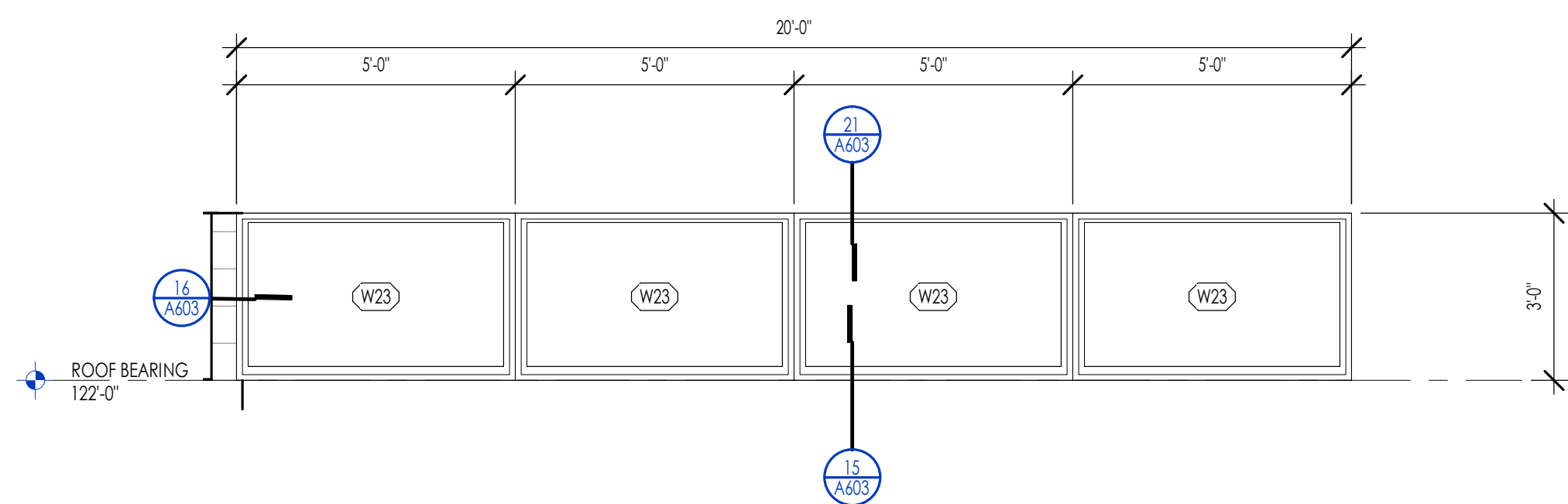
WINDOW GROUP 01  
3/8" = 1'-0"



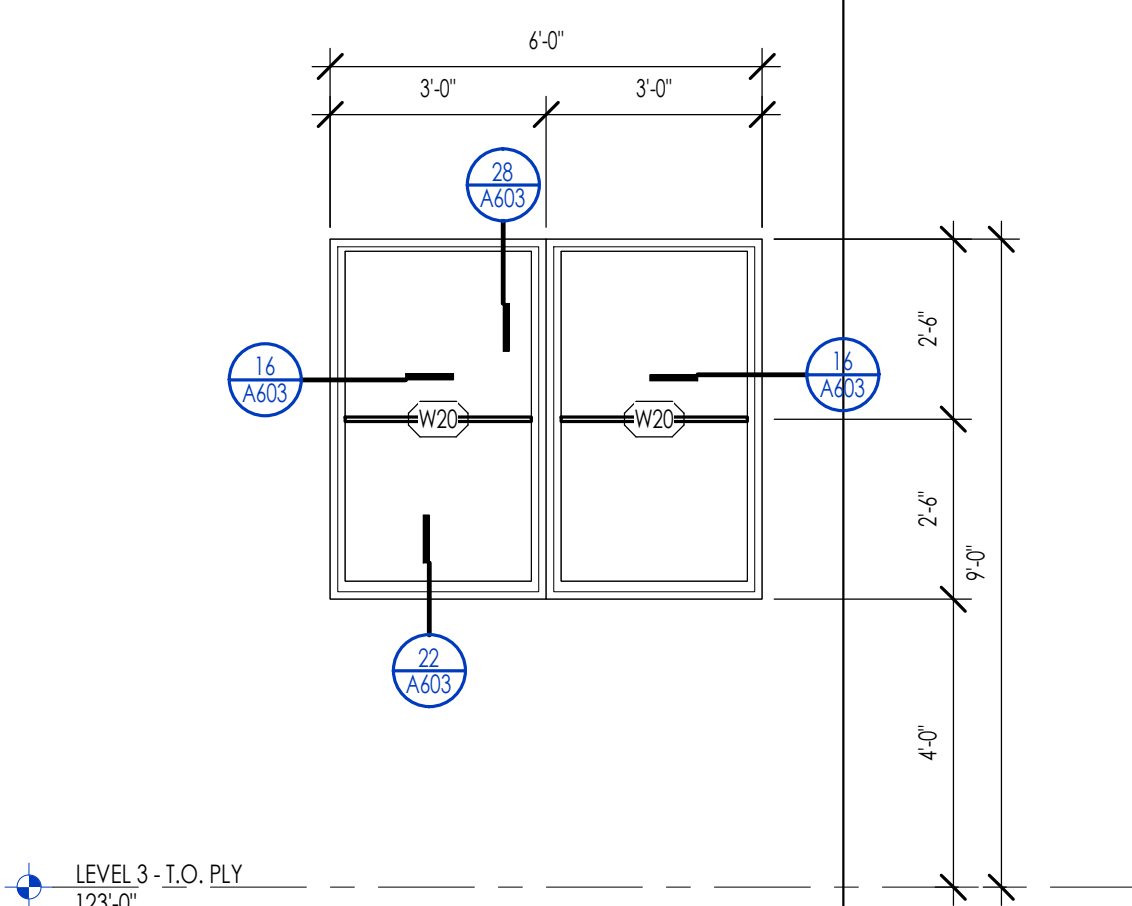
WINDOW GROUP 02  
3/8" = 1'-0"



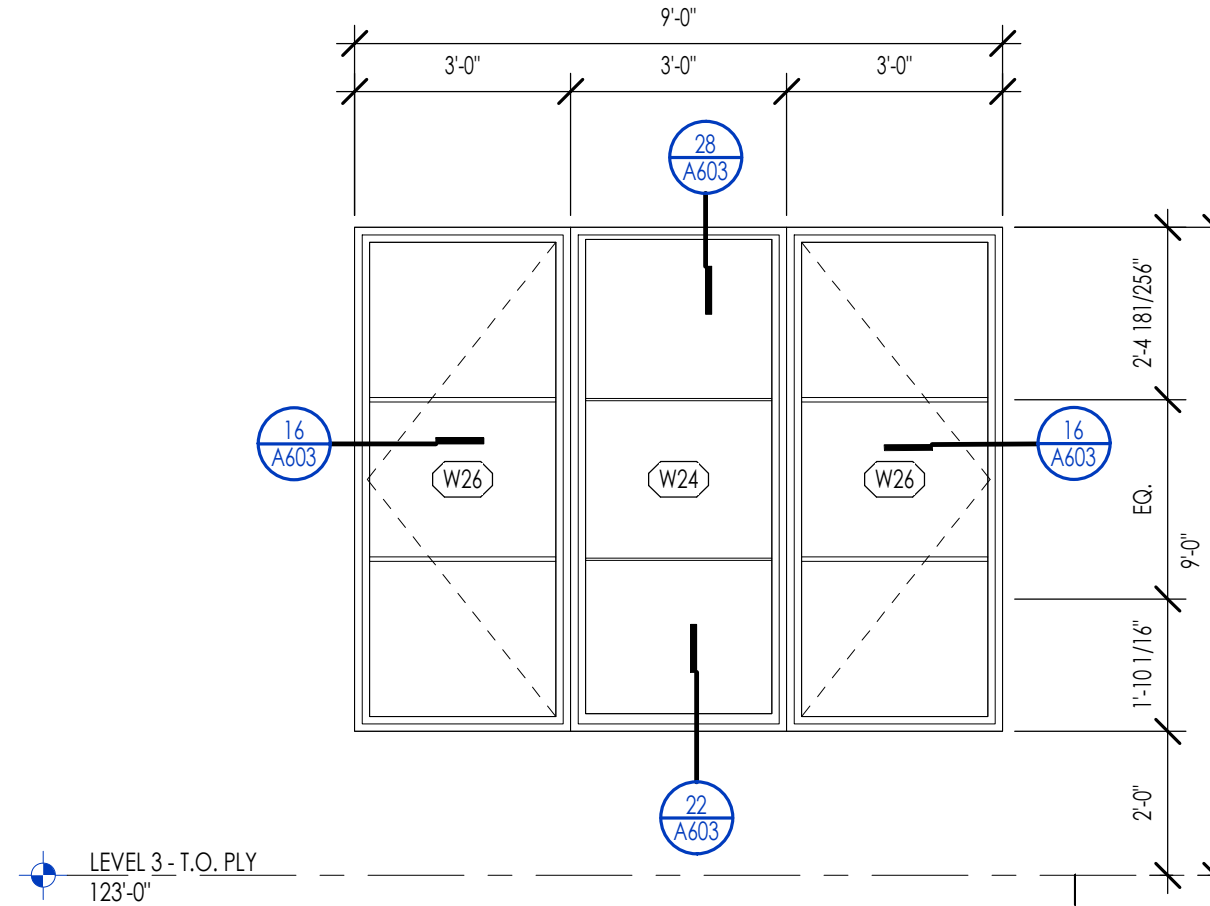
WINDOW GROUP 03  
3/8" = 1'-0"



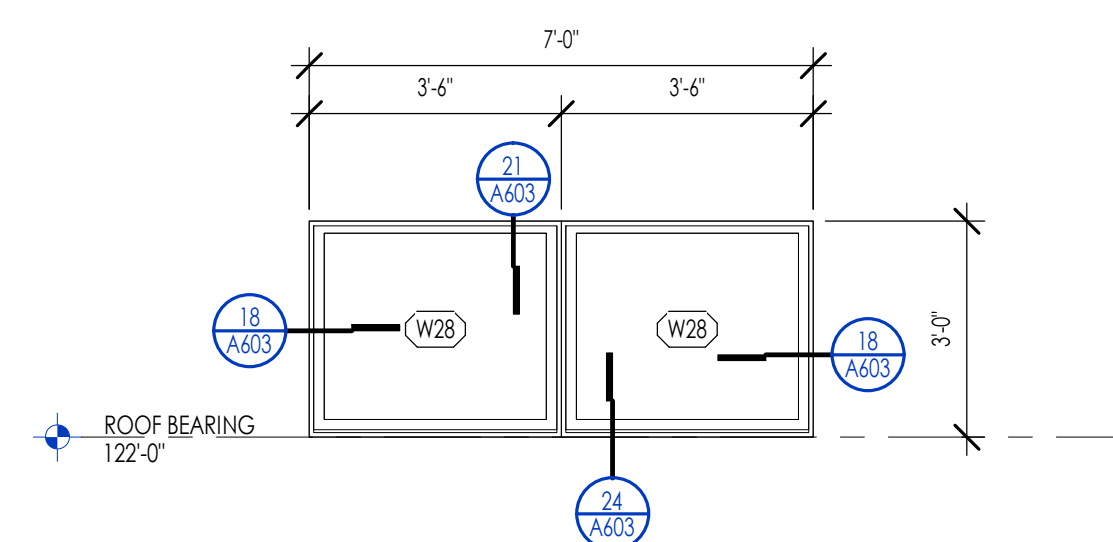
WINDOW GROUP 04  
3/8" = 1'-0"



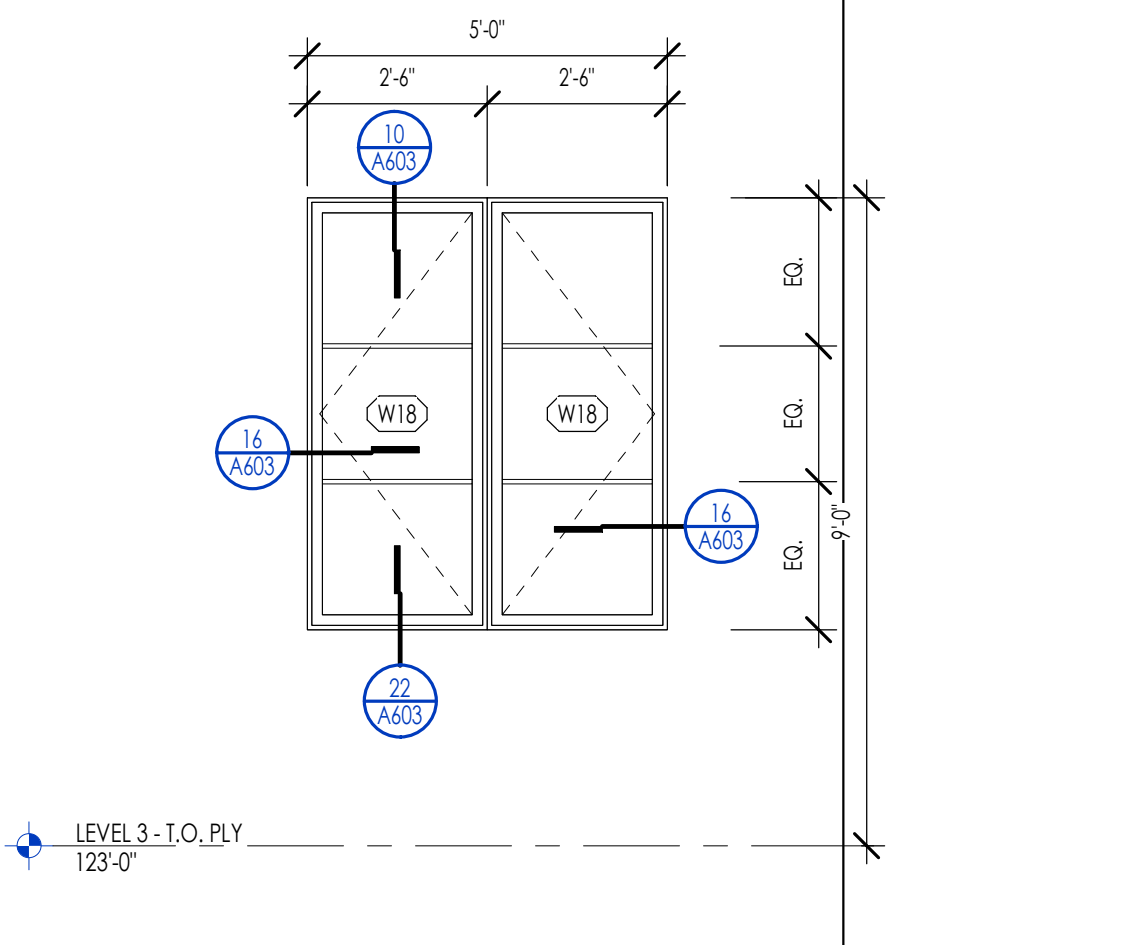
WINDOW GROUP 05  
3/8" = 1'-0"



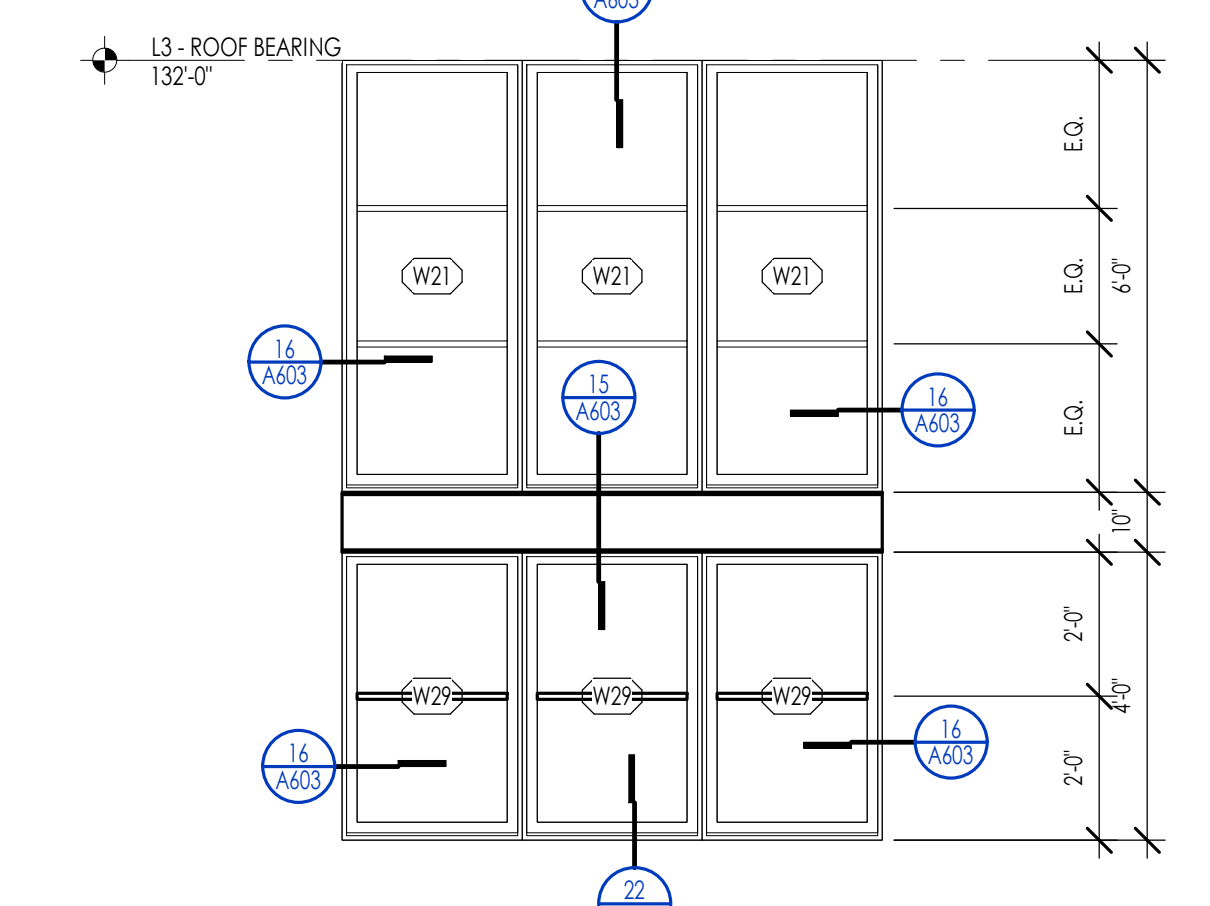
WINDOW GROUP 06  
3/8" = 1'-0"



WINDOW GROUP 07  
3/8" = 1'-0"



WINDOW GROUP 08  
3/8" = 1'-0"



WINDOW GROUP 09  
3/8" = 1'-0"

### WINDOW LEGEND

SYMBOL	DESCRIPTION
T	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW / DOOR.
E	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

### WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS:	MINIMUM U-VALUE:
BASIS OF DESIGN:	SCREENS REQUIRED:
WINDOW TYPE:	SCREEN COLOR:
WINDOW COLOR:	TYPICAL JAMB WIDTH:
WINDOW GLAZING:	SDL WIDTH:
	SDL TYPE:

### WINDOW GENERAL NOTES

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
  - BATHROOMS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
  - ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
  - WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2
  - WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3
  - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 4 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1
  - BARS, GRILLS, COVERS, SCREENS, ETC., SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
  - EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
  - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS OF SWINGING, SLIDING AND FOLDING DOORS (R308.4.1). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN SWINGING DOOR. (I.R.C. R308.4.2)
  - PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
  - PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
  - PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
  - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSED SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 40 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.3)
  - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS. AREAS GREATER THAN 9 SQUARE FEET; BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR; AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DISCREPANCIES ON SUBMITTAL.
- REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



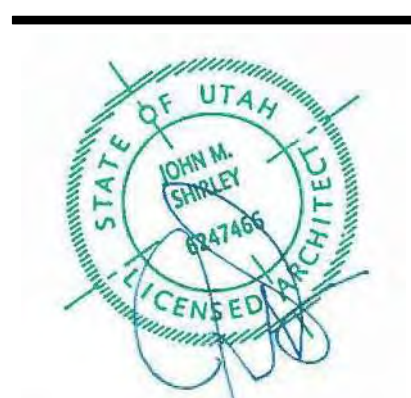
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

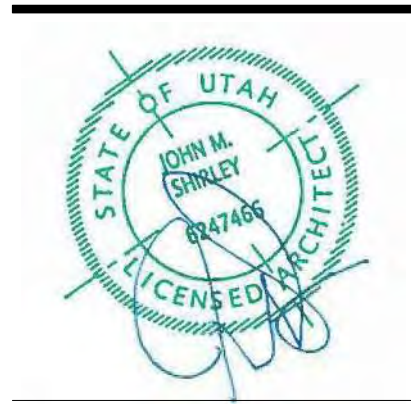
PROJECT NC22023.33  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
WINDOW SCHEDULE &  
ELEVATIONS

SHEET NUMBER:  
A602

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WARM SPRINGS RESIDENCE #33

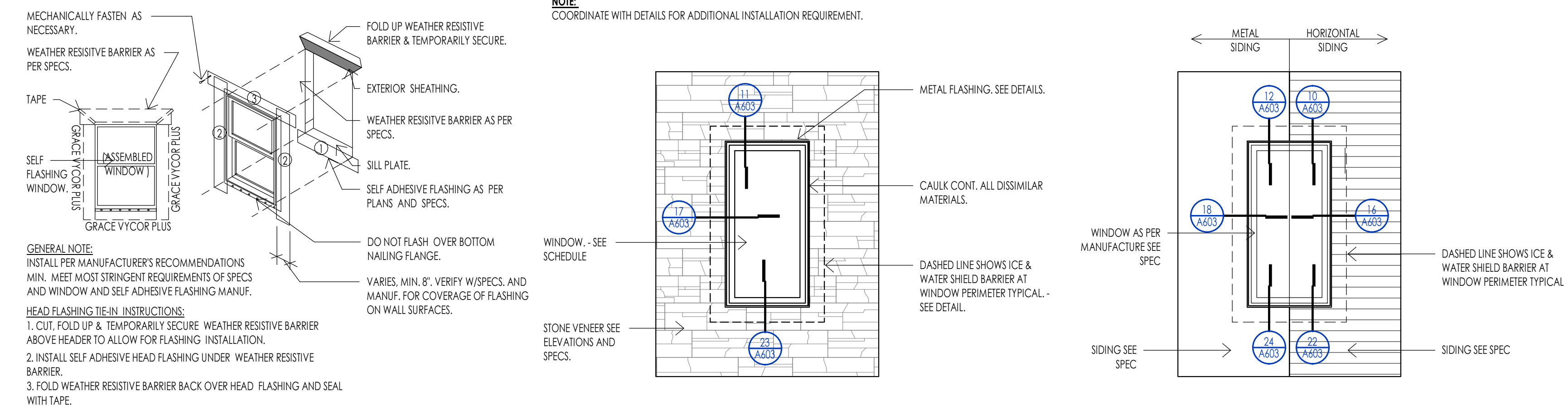
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KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

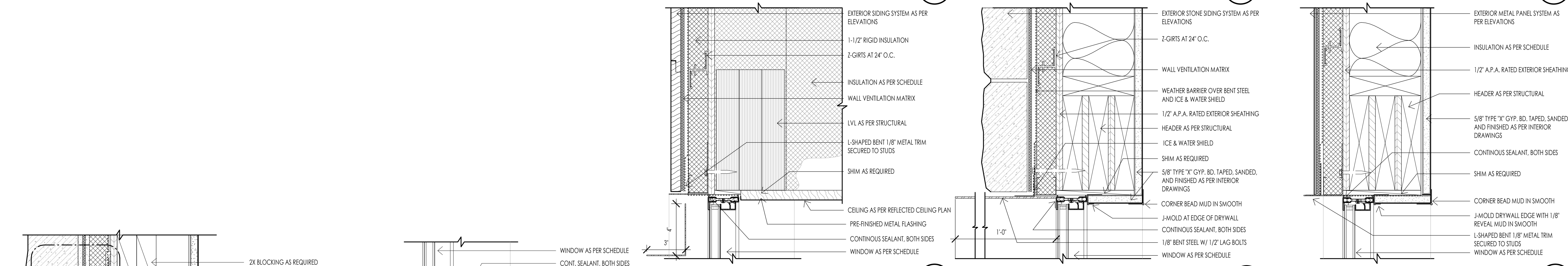
SHEET TITLE:  
WINDOW DETAILS

SHEET NUMBER:  
A603

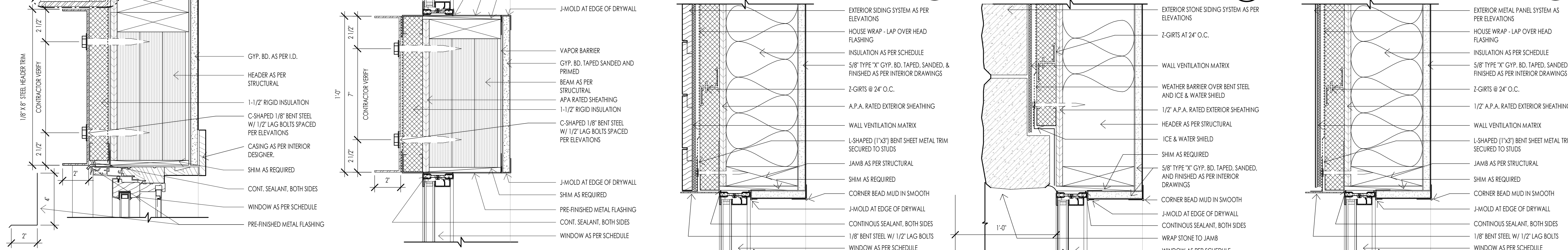
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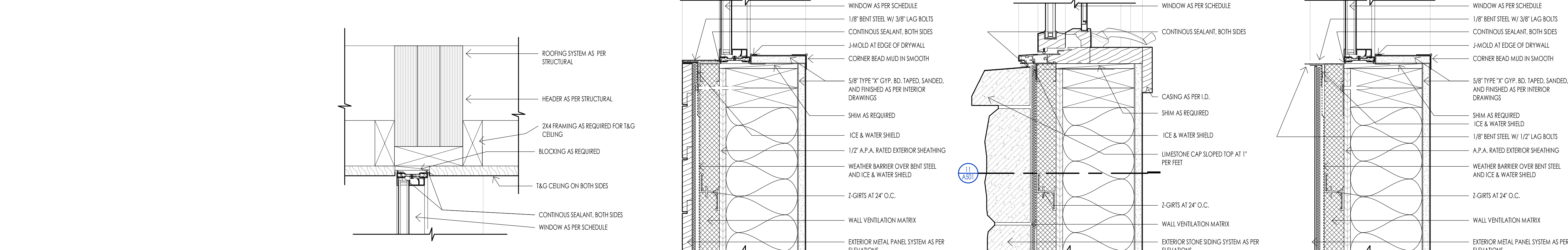
**4 WINDOW - TYPICAL FLASHING DETAIL** 1 1/2" = 1'-0" A603  
**5 WINDOW - ELEVATION STONE AT STEEL** 3/8" = 1'-0" A603  
**6 WINDOW - ELEVATION SIDING AT STEEL** 3/8" = 1'-0" A603



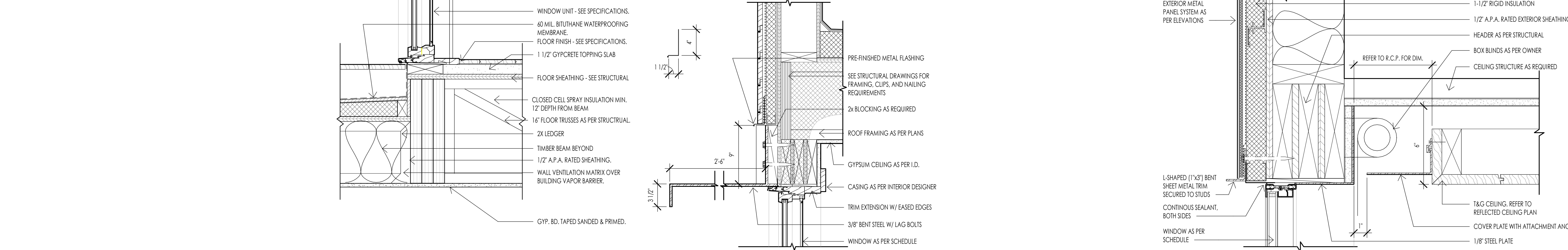
**10 WINDOW - STEEL HEAD DETAIL AT SIDING** 3" = 1'-0" A603  
**11 WINDOW - STEEL HEAD DETAIL AT STONE** 3" = 1'-0" A603  
**12 WINDOW - STEEL HEAD DETAIL AT METAL PANEL SIDING** 3" = 1'-0" A603



**14 WINDOW - STEEL HEADER TRIM BAND/ STONE** 3" = 1'-0" A603  
**15 WINDOW - STEEL HEADER TRIM BAND** 3" = 1'-0" A603  
**16 WINDOW - STEEL JAMB DETAIL AT SIDING** 3" = 1'-0" A603  
**17 WINDOW - STEEL JAMB DETAIL AT STONE** 3" = 1'-0" A603  
**18 WINDOW - STEEL JAMB DETAIL AT METAL PANEL SIDING** 3" = 1'-0" A603



**21 WINDOW - STEEL HEAD DETAIL AT T&G CEILING** 3" = 1'-0" A603  
**22 WINDOW - STEEL SILL DETAIL AT SIDING** 3" = 1'-0" A603  
**23 WINDOW - SILL DETAIL AT STONE** 3" = 1'-0" A603  
**24 WINDOW - STEEL SILL DETAIL AT METAL PANEL SIDING** 3" = 1'-0" A603

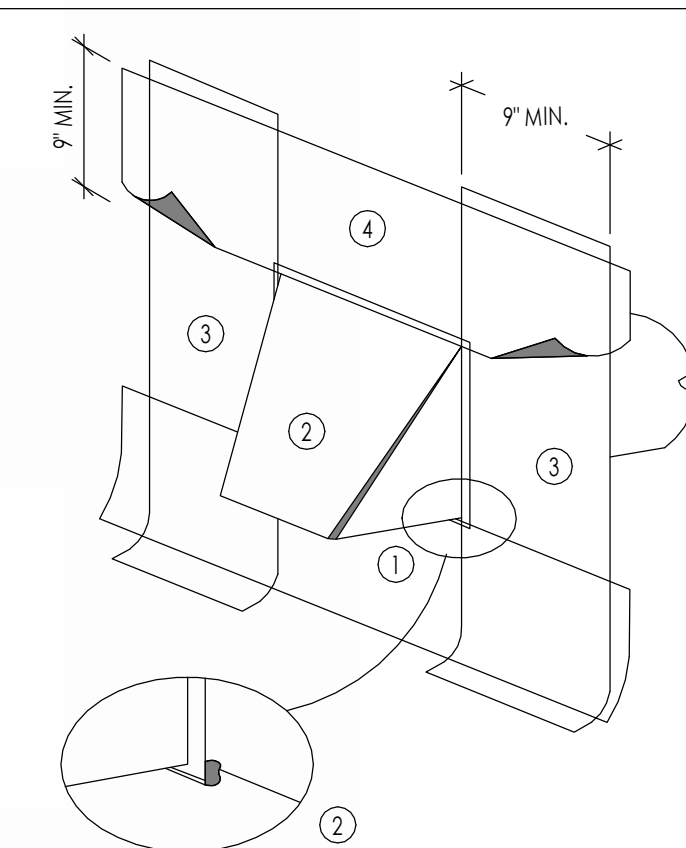


**27 WINDOW - SILL AT GREAT ROOM - DECK** 1 1/2" = 1'-0" A603  
**28 WINDOW - HEAD DETAIL W/ AWNING AT SIDING** 1 1/2" = 1'-0" A603  
**29 WINDOW - SILL DETAIL AT STONE** 3" = 1'-0" A603  
**30 WINDOW - STEEL HEAD DETAIL AT METAL** 3" = 1'-0" A603

**MECHANICAL GENERAL NOTES**

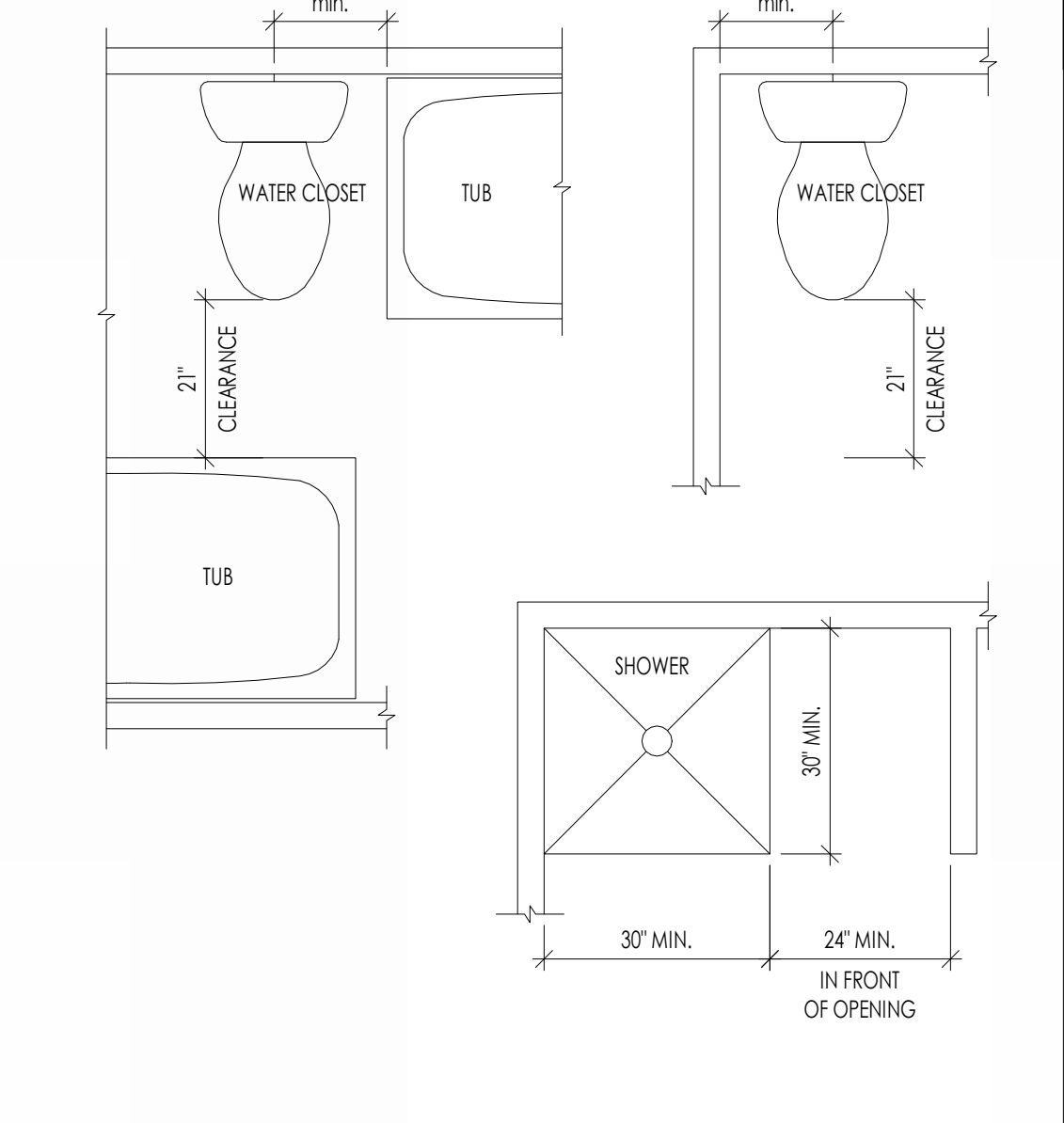
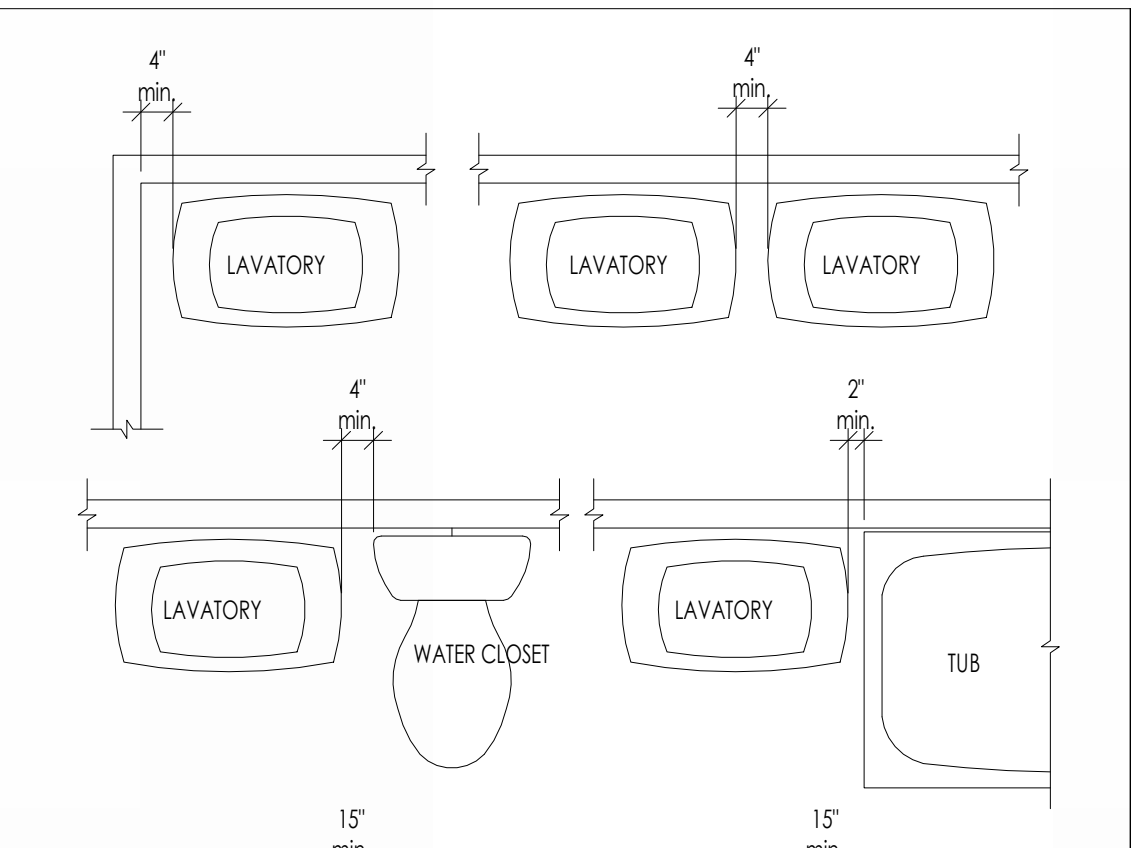
- PLUMBING GENERAL NOTES**
- THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
  - THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
  - THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
  - ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWINGS SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
  - THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
    - SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
    - WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX FLUSH
    - ALL NOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS
  - THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
  - THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
  - PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
  - PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
  - ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANFOLDS. EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINE PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
  - ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
  - WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
  - GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
  - PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
  - ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
  - ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIVALENT AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

- MECHANICAL GENERAL NOTES**
- THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
  - THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
  - ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
  - ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
  - THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
  - EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED.
  - ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
  - WATER HEATERS
    - THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 80% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
    - ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
  - GAS FIRED FURNACES
    - THE REQUIRED NUMBER OF GAS FIRED FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED FURNACES.
    - THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRE FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
  - GAS FIRE BOILERS
    - THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS.
    - THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
  - DUCTWORK
    - ALL DUCTWORK SHALL BE 24 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION.
    - ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    - ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.

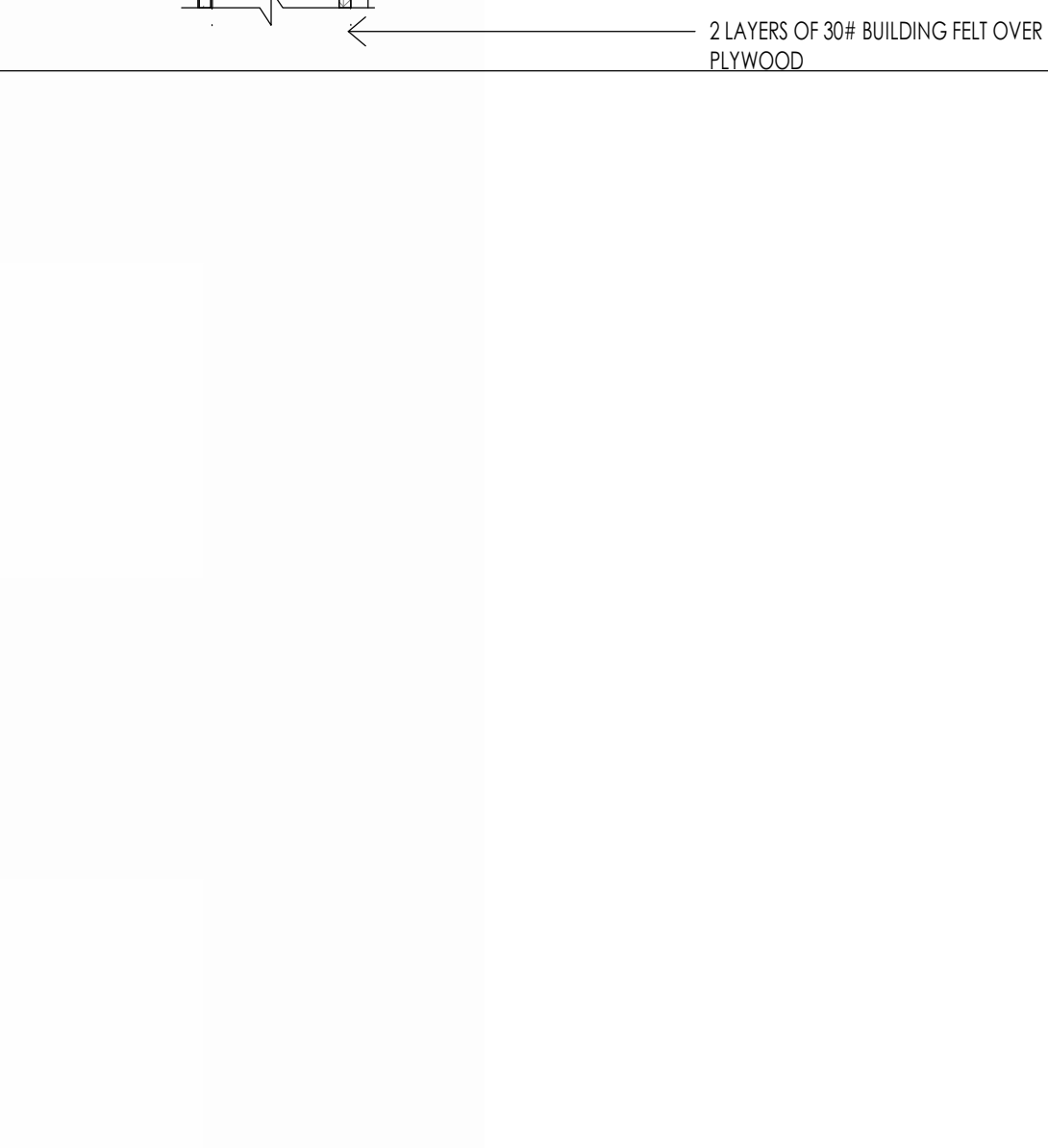
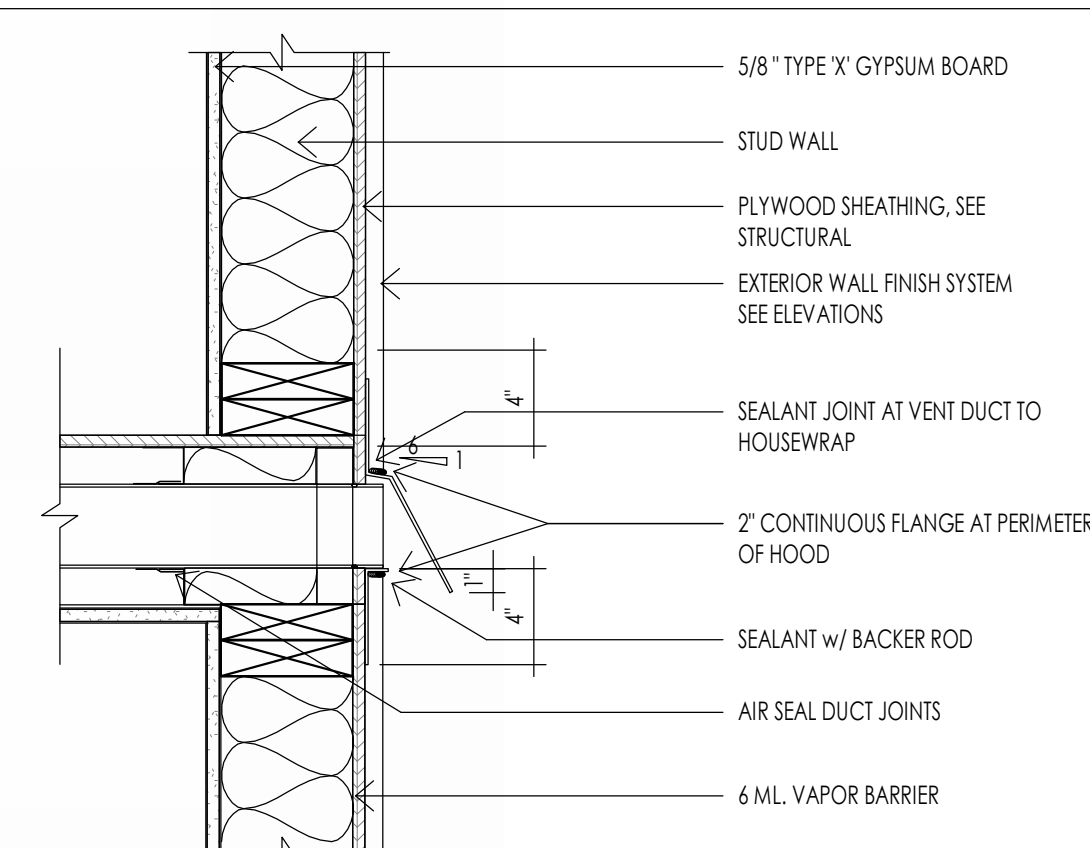


- SILL FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING  
-DO NOT OVERLAP THE TOP OF SILL FRAMING  
-ADHERE ONLY AT TOP EDGE, LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH
- METAL EXTERIOR VENT**  
24 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.
- JAMB FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.  
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SUPPLIED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
- HEAD FLASHING**  
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

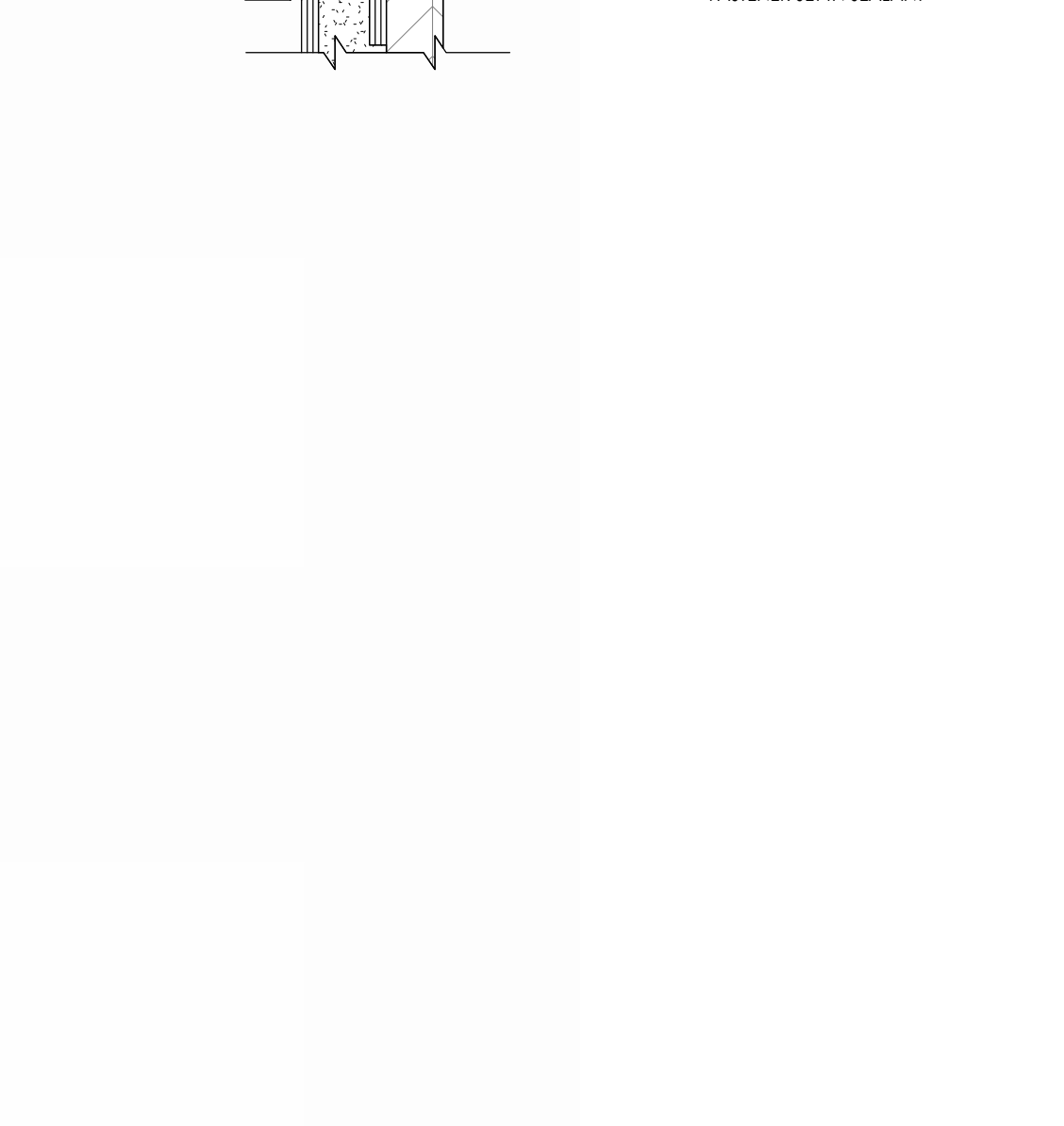
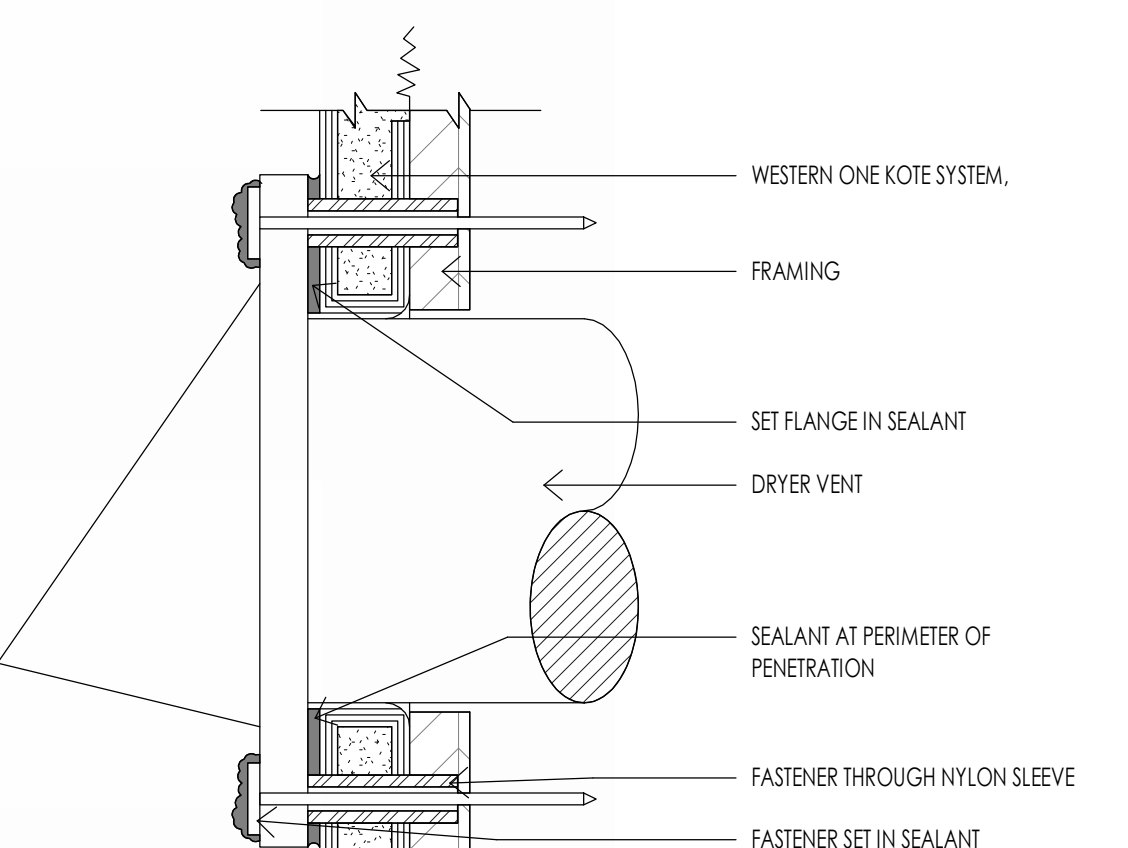
**EXHAUST VENT DETAIL** 1  
1 1/2" = 1'-0"



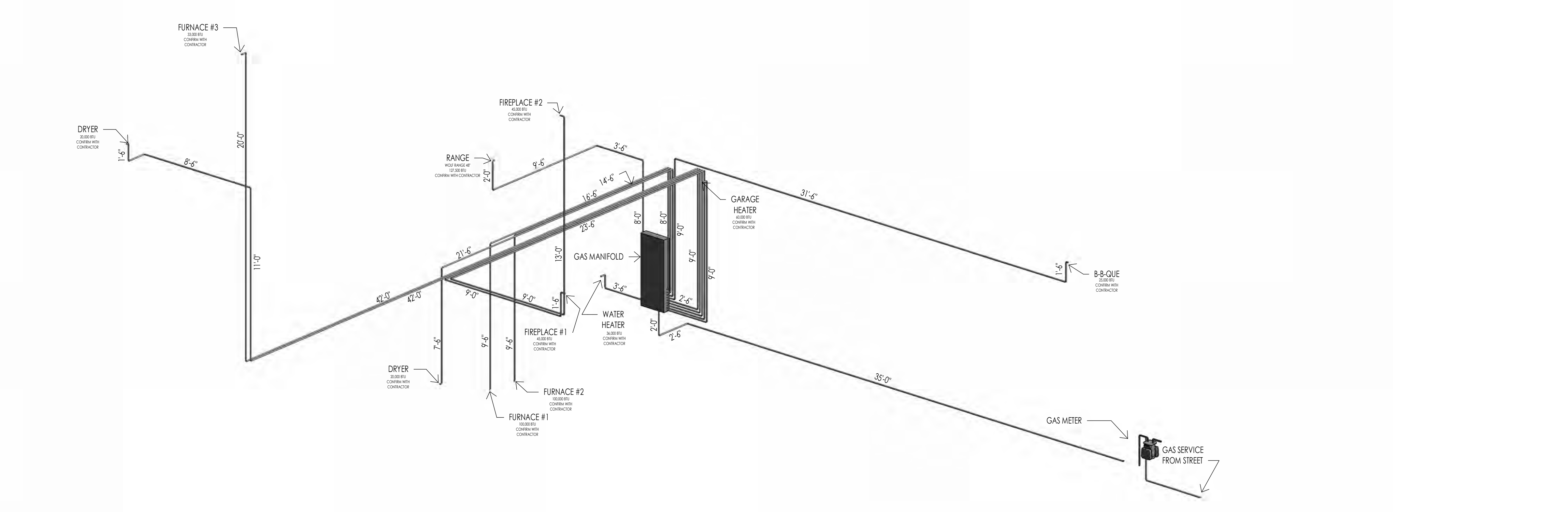
**MINIMUM PLUMBING FIXTURE CLEARANCES** 2  
1/8" = 1'-0"



**WALL EXHAUST VENT** 3  
1 1/2" = 1'-0"



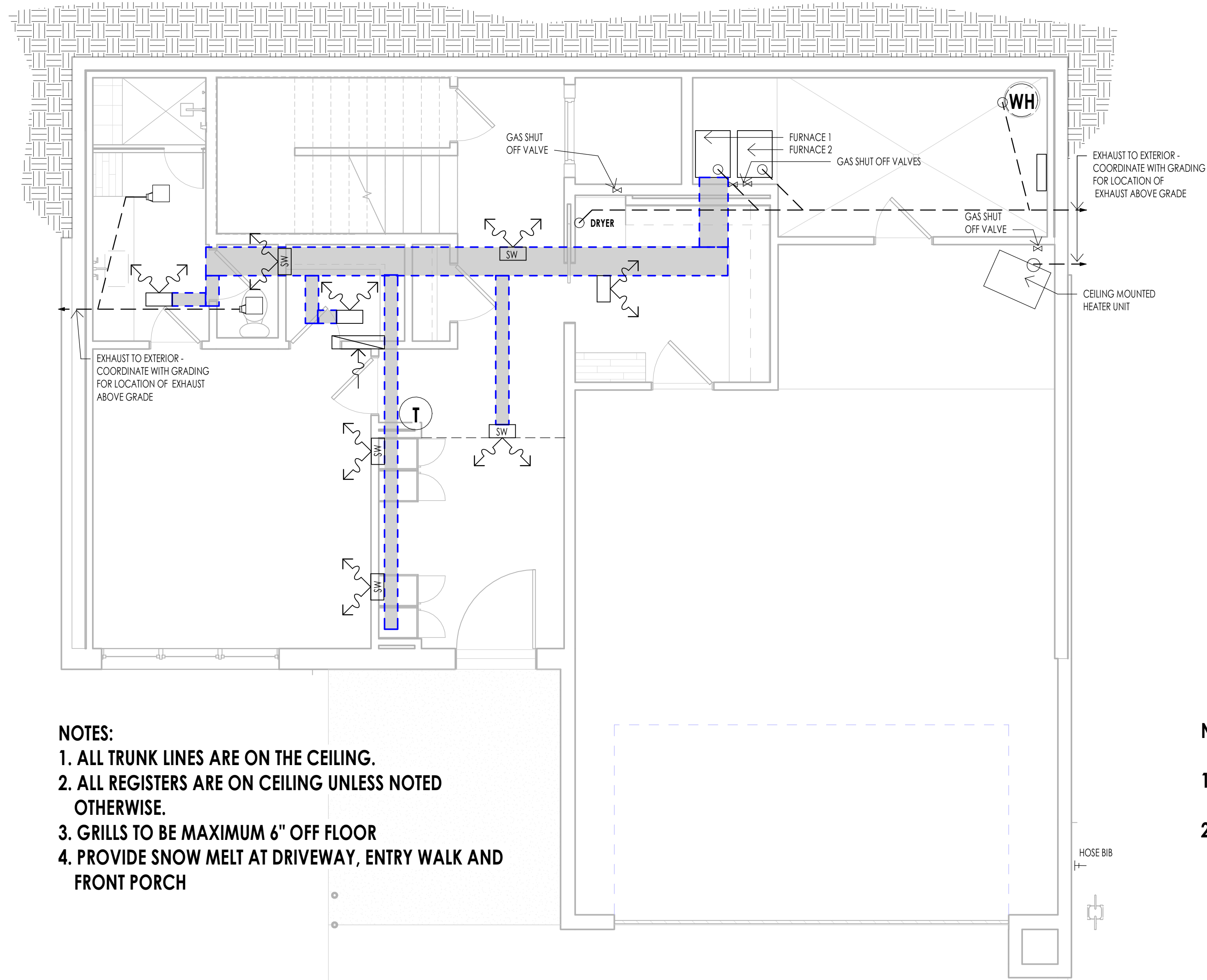
**TYPICAL DRYER VENT (SHOWN WITH STUCCO)** 4  
6" = 1'-0"



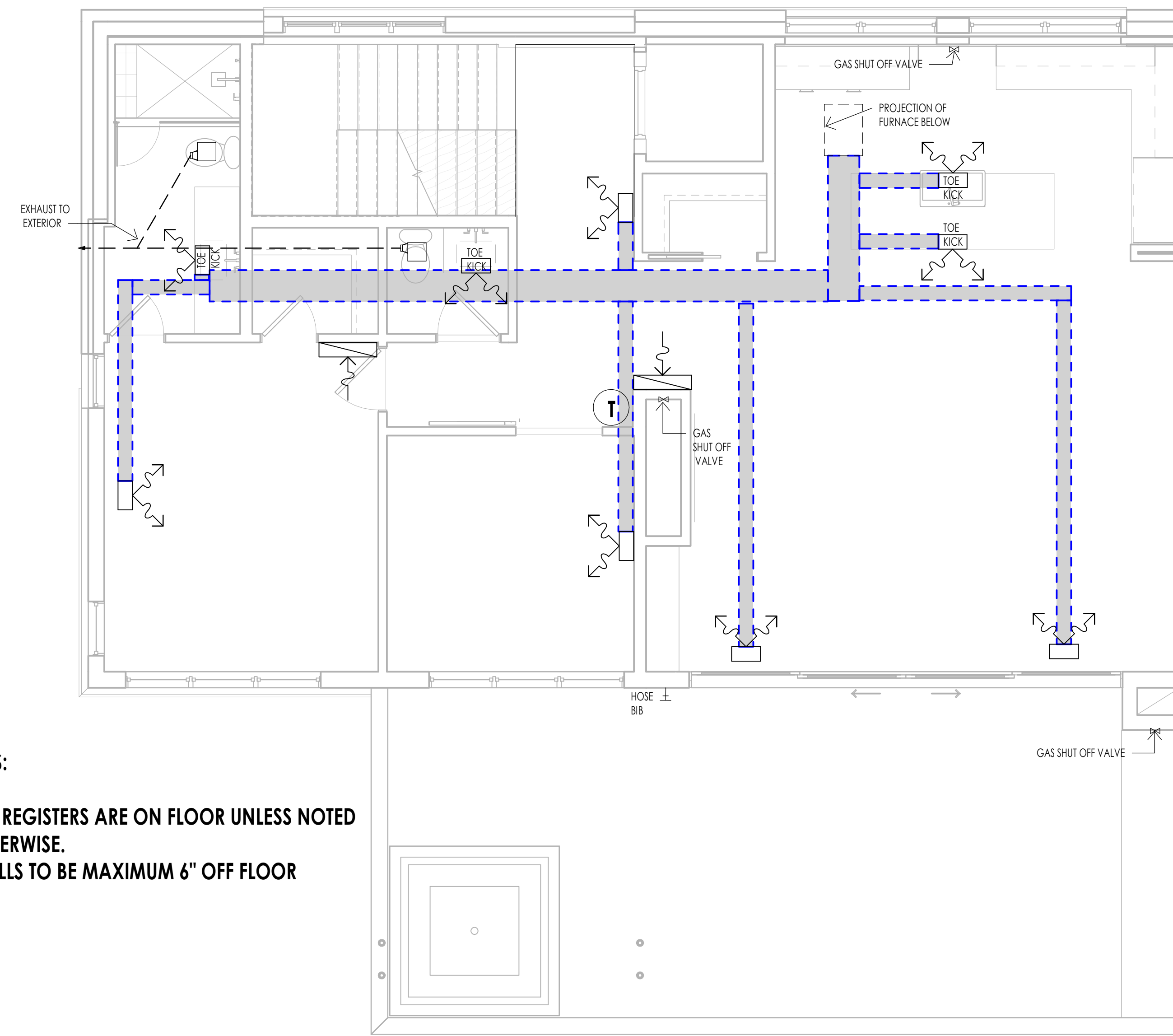
**GAS SCHEMATIC** 5  
M101



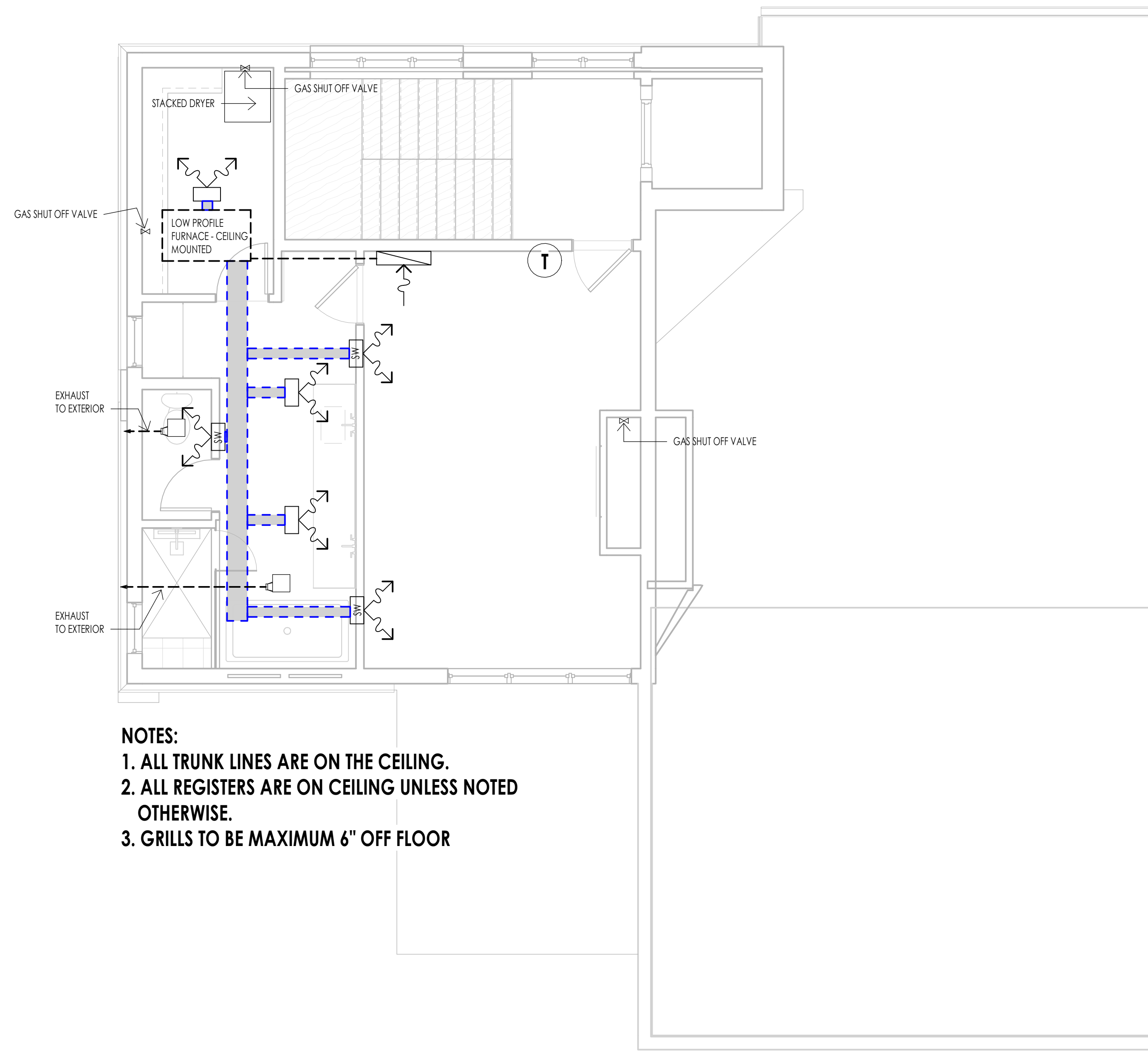




- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
  2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
  3. GRILLS TO BE MAXIMUM 6" OFF FLOOR
  4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH



- NOTES:**
1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE.
  2. GRILLS TO BE MAXIMUM 6" OFF FLOOR



- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
  2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
  3. GRILLS TO BE MAXIMUM 6" OFF FLOOR

MECHANICAL LEGEND	
SYMBOL	TYPE
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	SW = SIDE WALL
	T.K. = TOE KICK
	HVAC RETURN AIR REGISTER
	HOSE BIB
	GAS SHUT OFF VALVE
	BATHROOM EXHAUST FAN
	THERMOSTAT
	WATER HEATER

**MECHANICAL GENERAL NOTES**

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.
10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.
12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

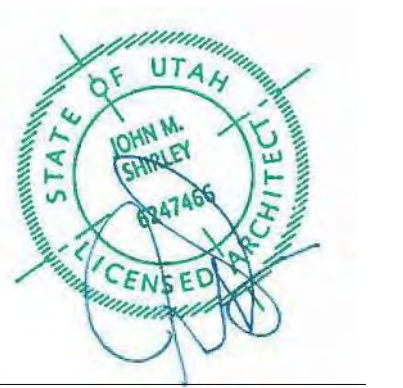


Architecture  
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Landscape Architecture  
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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:

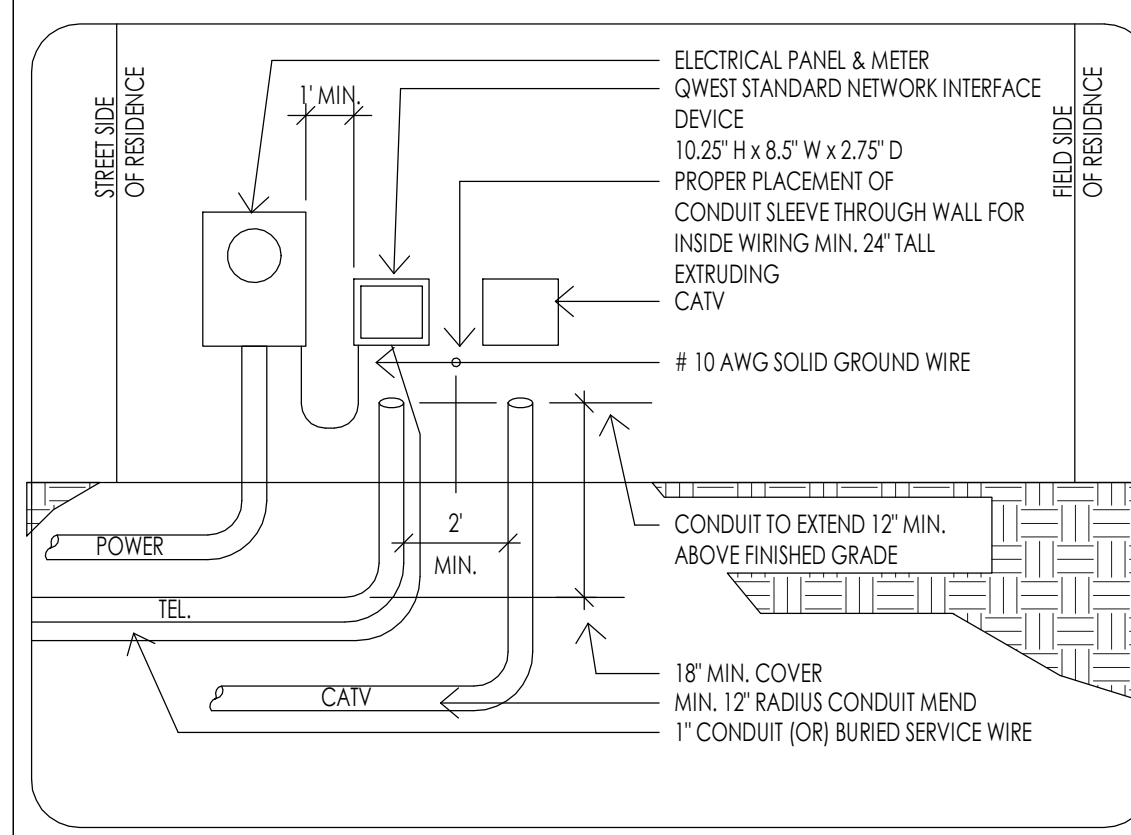
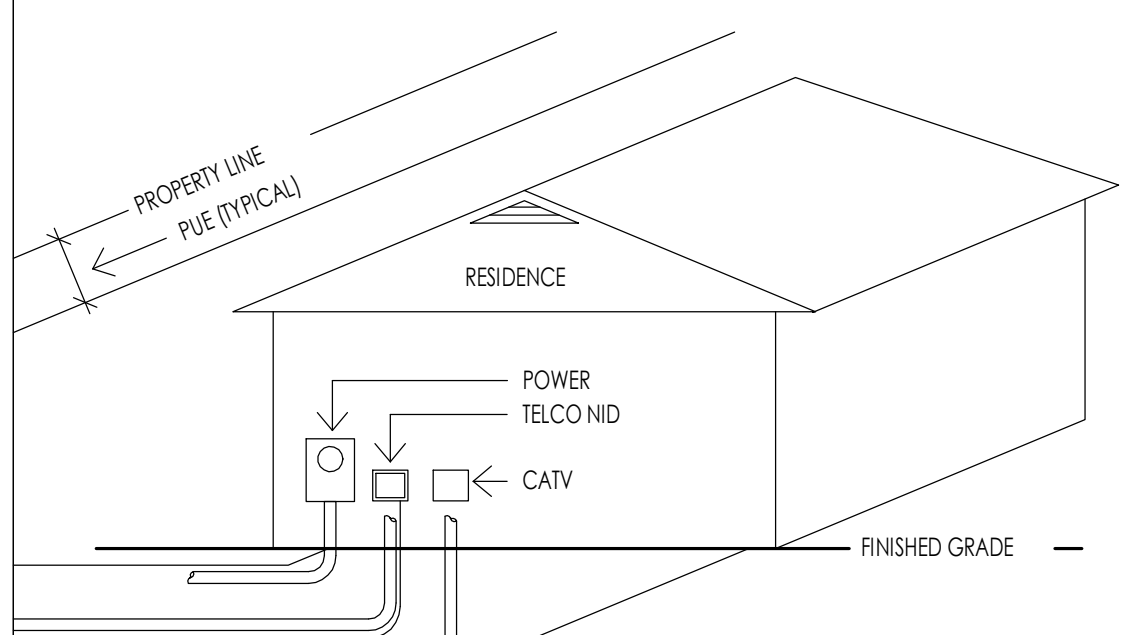
SHEET TITLE:  
MECHANICAL PLAN

SHEET NUMBER:  
M102

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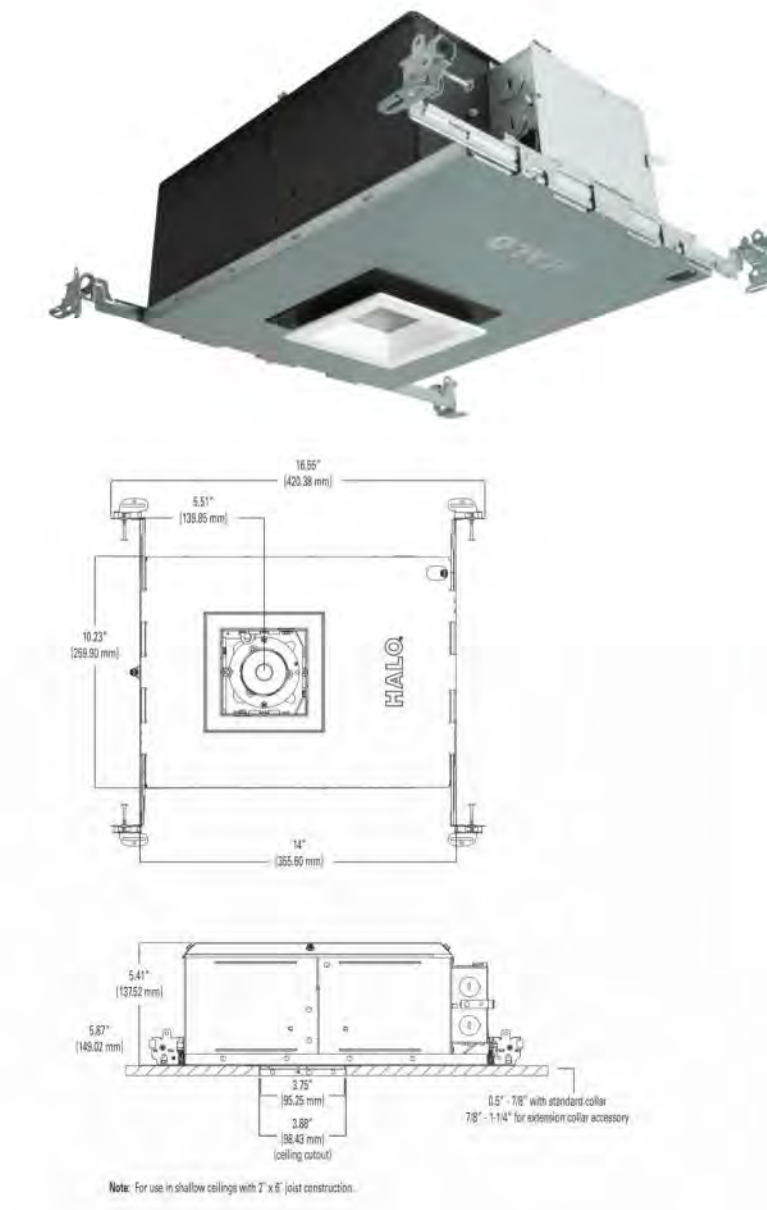
**ELECTRICAL GENERAL NOTES**

- ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING, FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.
- ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.  
  
THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.  
  
IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER'S DESIGN TEAM.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110.16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
- ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.
- ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED. OTHERWISE, THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
- UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.
- ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESS DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.
- SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)
- ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.
- SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.
- GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.
- A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.
- A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.
- A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.
- WHEN BEDROOMS OCCUR ON 2ND STORES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.
- KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.
- CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



**TYPICAL DRY UTILITY LOCATION DETAIL**  
1/2" = 1'-0"

**HL36SA**



**Ordering Information**

**SAMPLE ORDER NUMBERS:** HL36SA2P927ED01CAT, TR45FL40, TL358MW

**Series:**  
HL36SA - 3-inch square shallow new construction directional housing

**Options:**  
10 = 10W (nominal)  
15 = 15W (nominal)  
20 = 20W (nominal)

**Accessories:**  
[blank] - Purchase optic separately  
SP = 1" beam  
RFL = 2" beam  
FL = 4" beam  
OPT = SCOTTING

**Light Output:**  
10W = 90 CRI, 2700K  
15W = 90 CRI, 2700K  
20W = 90 CRI, 2700K  
40W = 90 CRI, 2700K  
60W = 90 CRI, 2700K CCT, dim to warm\*\*

**Mounting:**  
[blank] - 10W, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and 10V  
120-277V 50/60Hz 0-10V 1% dimming  
SELTE = 4-core HL Luminaire Forward Phase Dimming, 1% to 100%, 120V only  
SELTH = 0-10V Dimming, 0% to 100%, 120V-277V

**Housing Type:**  
ICAT = insulation contact and airtight

**Accessories:**  
BASE = recess adapter for HL36SA housings and trim  
CESS = color extender for HL36SA housings, adjusts from 7/8" to 1-1/4" thick ceilings

**Optic & Beam:**  
TR45FL40 = 1" beam  
TR45FL15 = 1.5" beam  
TR45FL40 = 4" beam  
TR45FL15 = 1.5" beam  
TR45FL15 = replacement media holder package of 12  
L100 Series = 2" lens and filters, see spec sheet  
Optimized Trim Ring  
CFL36MW = converted trim ring for TL3 trim

See page 19 for trim information.  
\*1% dimming in 10V and 10V

**L-1 RECESSED EXTERIOR SOFFIT LIGHT**



**CHAMPEAUX LINEAR SCONCE**

Starting at \$275. Member \$292. Member

Designer Jonathan Browning's Champeaux collection brings refinement and low materials to the classic sconce light, a standard of 1970s utility. Crafted in solid brass, Browning's thoughtful reinterpretation goes beyond function to reveal the cast as a thing of beauty. The design celebrates the clean lines inherent in the concept, but sets the form in a new context.

**SHOP THE ENTIRE COLLECTION**

**FINISH OPTIONS**

Polished Chrome | Lacquered Burnished Brass | Stone

**DETAILS**

**DIMENSIONS**

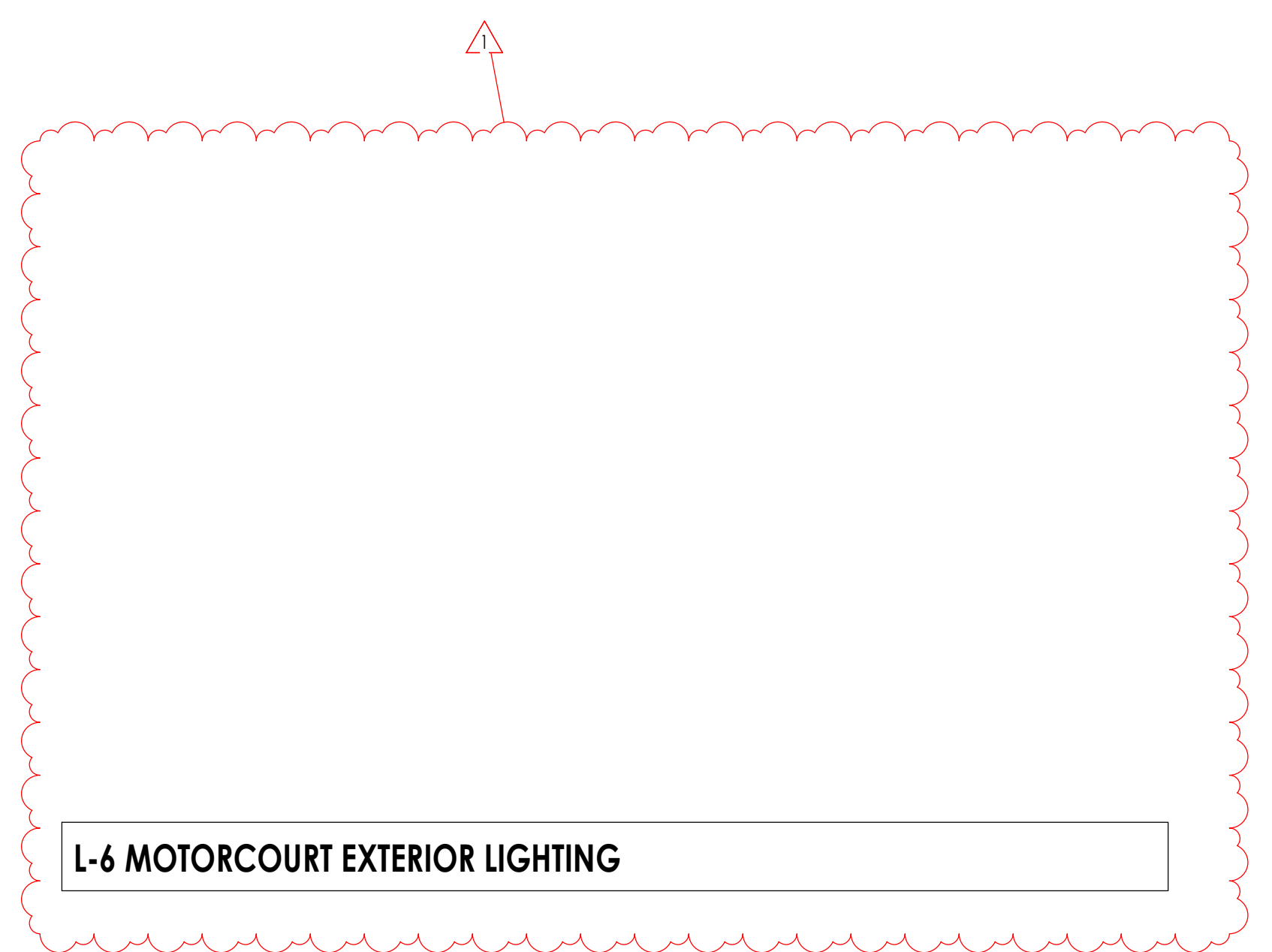
**INSTALLATION INSTRUCTIONS**

MAXIMUM OF 2.78K COLOR TEMPERATURE  
MAXIMUM OF 700 LUMENS  
CAP TOP DOWNLIGHT ONLY

CHAMPEAUX A L&L WE'RE HERE TO HELP!



**L-2 DECORATIVE EXTERIOR WALL SCONCE**



**L-6 MOTORCOURT EXTERIOR LIGHTING**



Architecture  
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**WARM SPRINGS RESIDENCE #33**

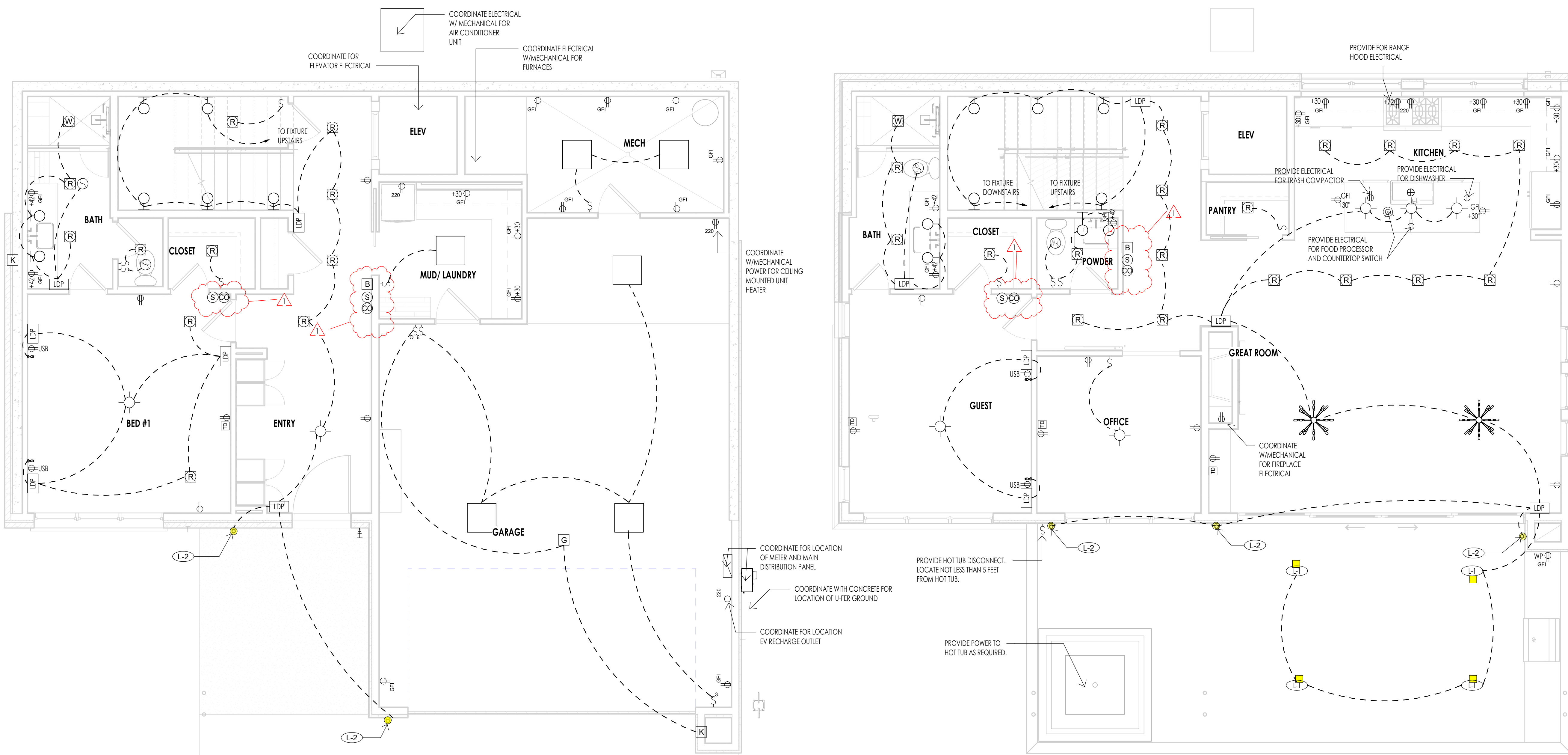
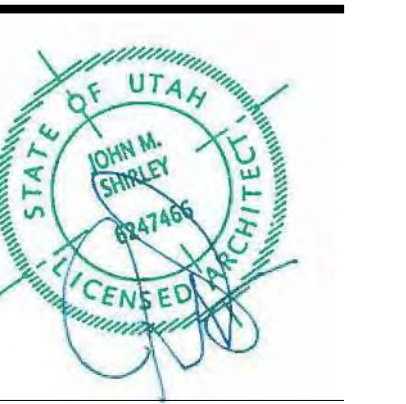
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
**ELECTRICAL GENERAL NOTES**

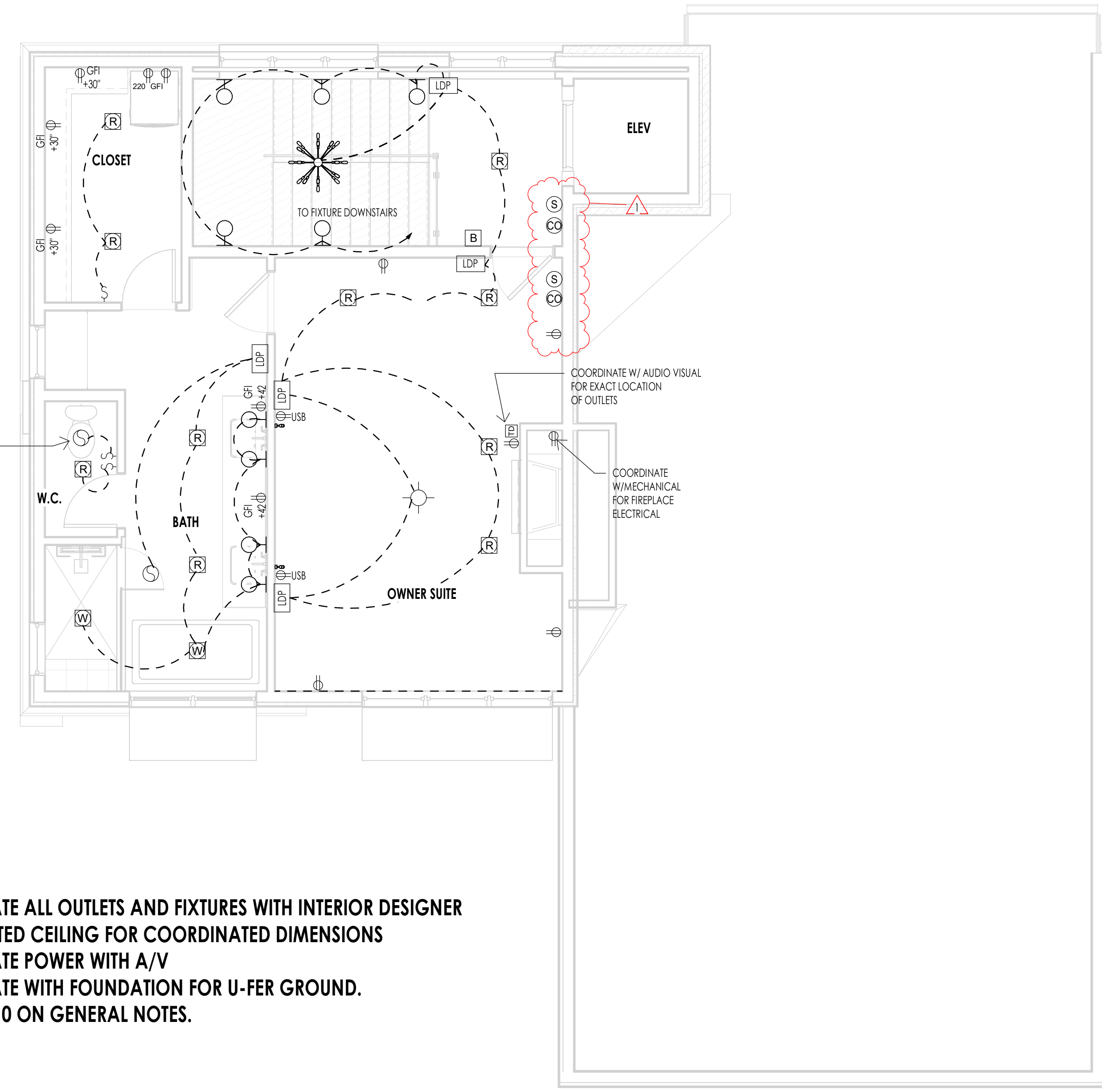
SHEET NUMBER:  
**E101**

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LEVEL 1 - ELECTRICAL  
1/4" = 1'-0"

LEVEL 2 - ELECTRICAL  
1/4" = 1'-0"



LEVEL 3 - ELECTRICAL  
1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S <sup>3</sup>	THREE WAY TOGGLE SWITCH
S <sup>4</sup>	FOUR WAY TOGGLE SWITCH
S <sup>G</sup>	GARAGE DOOR OPENER
S <sup>D</sup>	DIMMER TOGGLE SWITCH
Ⓛ	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
Ⓛ <sup>GFI</sup>	110 V GROUND FAULT INTERRUPTER
Ⓛ <sup>WFP</sup>	110 V WATERPROOF GFI OUTLET
Ⓛ <sup>220</sup>	220 V OUTLET
Ⓛ <sup>4</sup>	QUADRUPLUX OUTLET
Ⓛ <sup>FD</sup>	110 V FLOOR DUPLEX OUTLET
Ⓛ <sup>S</sup>	110 V SMOKE DETECTOR W/BATT BACK-UP
Ⓛ <sup>CM</sup>	CARBON MONOXIDE DETECTOR
Ⓛ <sup>EF</sup>	EXHAUST FAN
Ⓛ <sup>EF-L</sup>	EXHAUST FAN WITH LIGHT FIXTURE
Ⓛ <sup>R</sup>	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>C</sup>	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>W</sup>	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>CM-F</sup>	CEILING MOUNT FIXTURE
Ⓛ <sup>TL</sup>	TRACK LIGHTING
Ⓛ <sup>WM-F</sup>	WALL MOUNT FIXTURE
Ⓛ <sup>2X2</sup>	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
Ⓛ <sup>FLS</sup>	FLUORESCENT STRIP LIGHT
Ⓛ <sup>LED</sup>	LED UNDERCOUNTER LIGHTING
Ⓛ <sup>G</sup>	GARAGE DOOR OPENER
Ⓛ <sup>K</sup>	KEYLESS ENTRY
Ⓛ <sup>B</sup>	DOORBELL
Ⓛ <sup>T</sup>	TELEPHONE (CAT SE WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
Ⓛ <sup>M</sup>	MULTI-MEDIA NETWORK OUTLET (CAT SE WIRE) W/4 PORT OUTLET
Ⓛ <sup>SW</sup>	STRUCTURED WIRING (FUTURE SMART WIRING) (E) (2) RG6 QUAD SHIELD, (S) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (4) PORT OUTLET
Ⓛ <sup>⊕</sup>	GARBAGE DISPOSAL
Ⓛ <sup>LV</sup>	LOW VOLTAGE RECESSED CAN
Ⓛ <sup>L1</sup>	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
Ⓛ <sup>L2</sup>	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
Ⓛ <sup>L3</sup>	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
Ⓛ <sup>LDP</sup>	LIGHTING DIGITAL PAD
Ⓛ <sup>DB</sup>	DOOR BELL SWITCH
Ⓛ <sup>WBL</sup>	WALL MOUNTED BED LIGHT

- ELECTRICAL GENERAL NOTES**
- SEE SPECS FOR ELECTRICAL INFORMATION.
  - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
  - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
  - ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.
  - CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.
  - PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.
  - CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
  - ALL BRANCH CIRCUITS TO BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
  - PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM. AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E358B.1.2 AND N.E.C. 250.30)
  - THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.
  - STRUCTURED WIRE MEDIA PANEL TO BE "TELETON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100/1000 Mbps SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
  - SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.
  - ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.
  - ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

- NOTES:**
- COORDINATE ALL OUTLETS AND FIXTURES WITH INTERIOR DESIGNER
  - SEE REFLECTED CEILING FOR COORDINATED DIMENSIONS
  - COORDINATE POWER WITH A/V
  - COORDINATE WITH FOUNDATION FOR U-FER GROUND. SEE NOTE 10 ON GENERAL NOTES.

WARM SPRINGS RESIDENCE #33

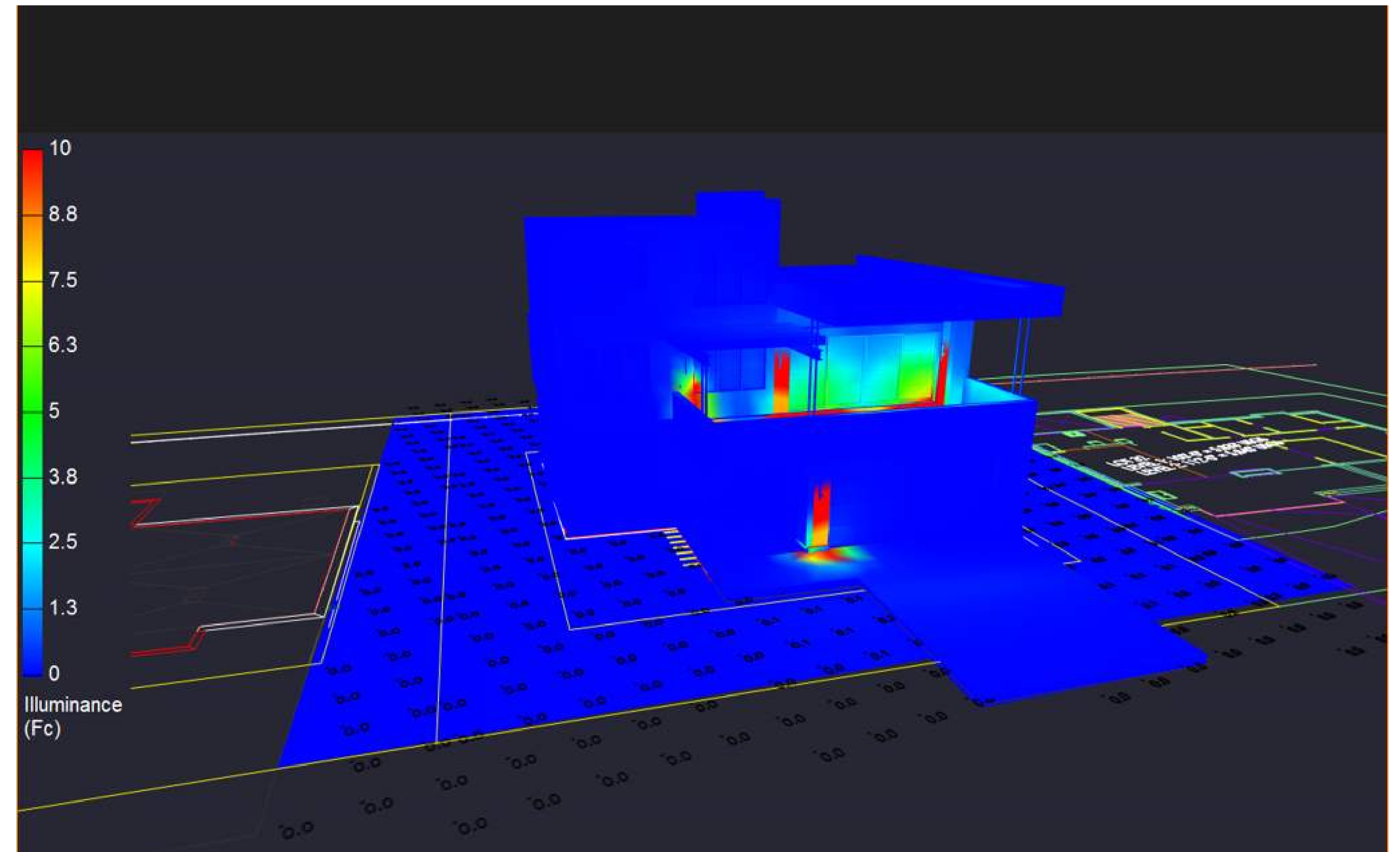
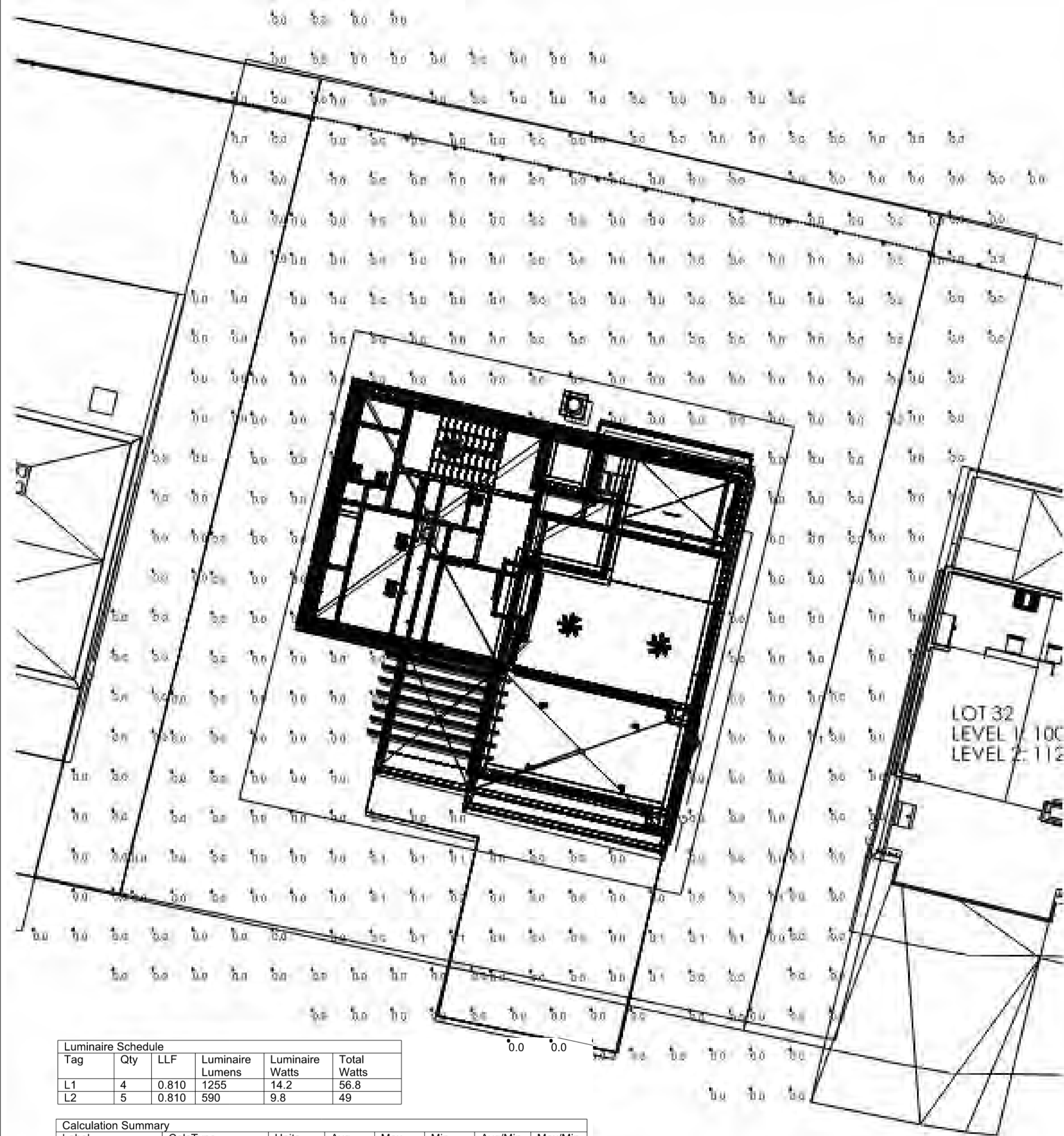
170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.33  
DATE: 2023.06.30  
REVISIONS:  
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:  
ELECTRICAL PLANS

SHEET NUMBER:  
E102

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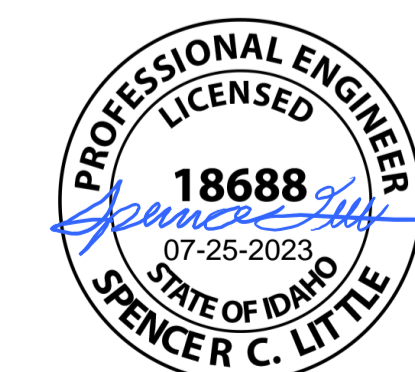



PSEUDO RENDERING WITH ILLUMINANCE SCALE

Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	4	0.810	1255	14.2	56.8
L2	5	0.810	590	9.8	49

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

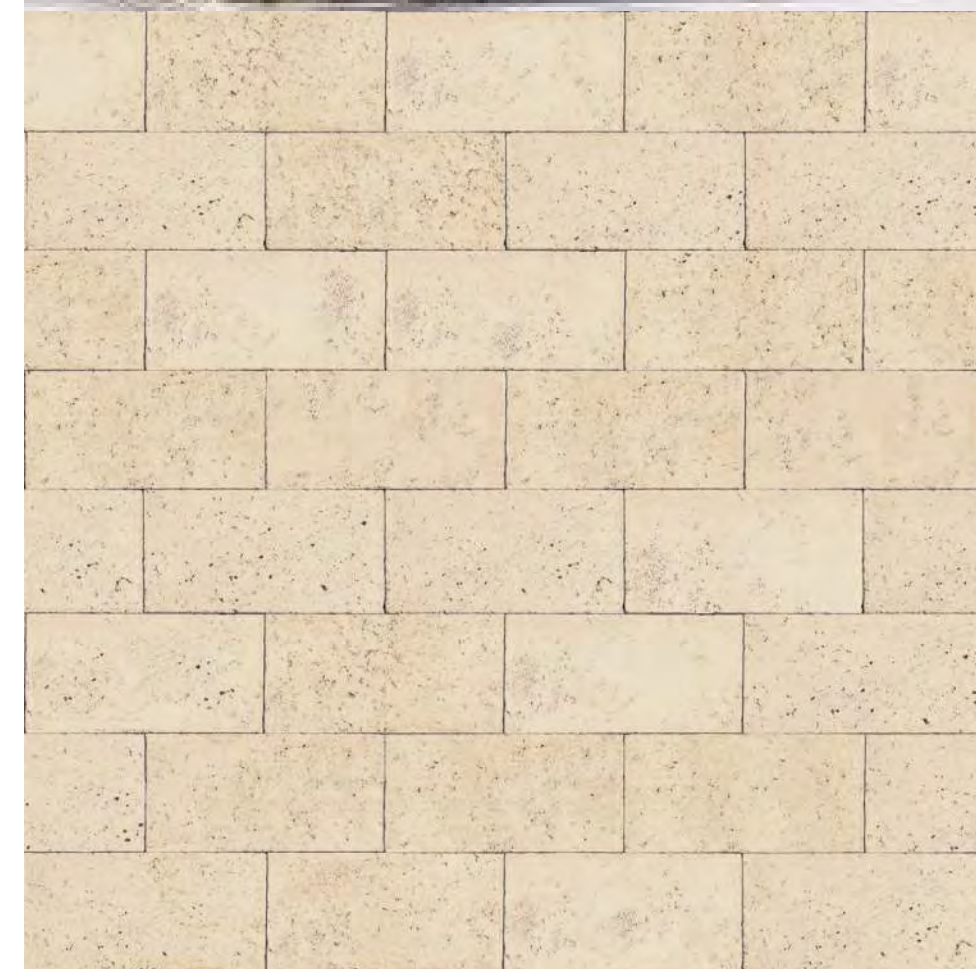
POINT-BY-POINT CALCULATION AND SUMMARIES (5 FOOT GRID)




**WARM SPRING RESIDENCES**  
 KETCHUM, ID  


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**LOT 33 CALCULATIONS AND RENDERINGS**  
**SPECTRUM ENGINEERS**



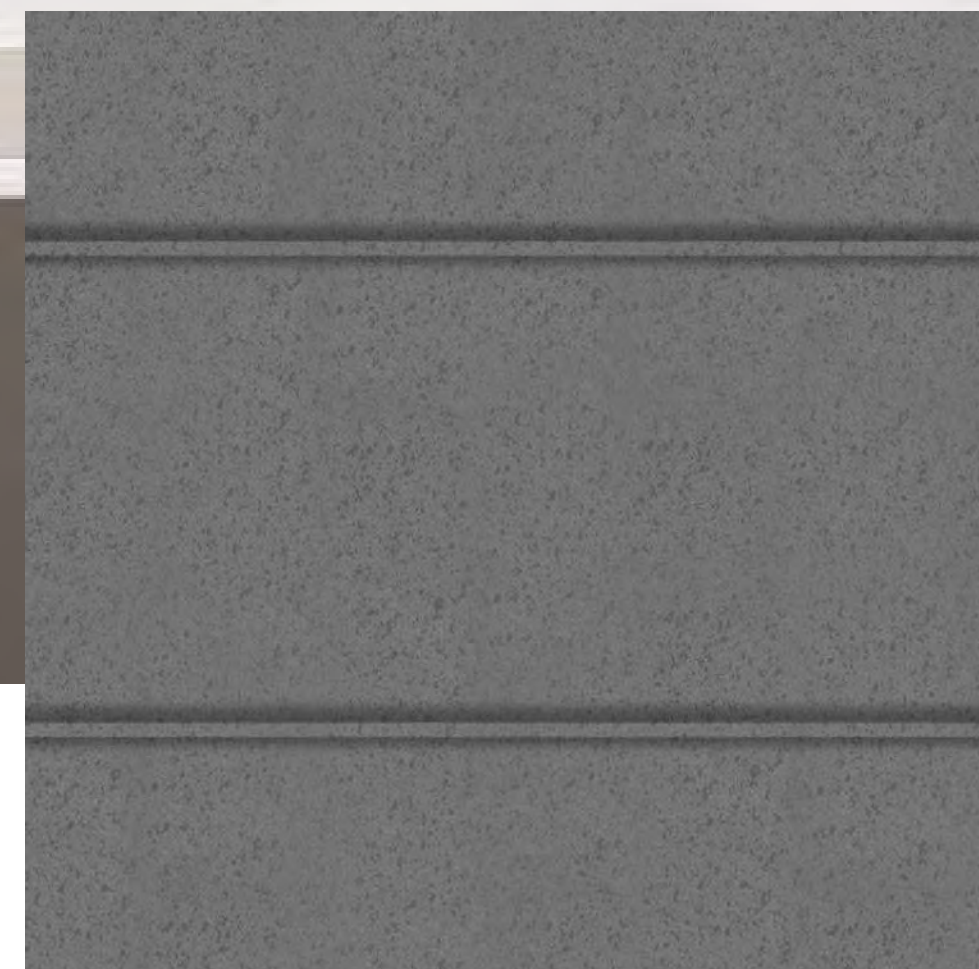
**THINSET MASONRY:**

ELDORADO STONE  
MARQUE 24 STONE  
SANDERLING



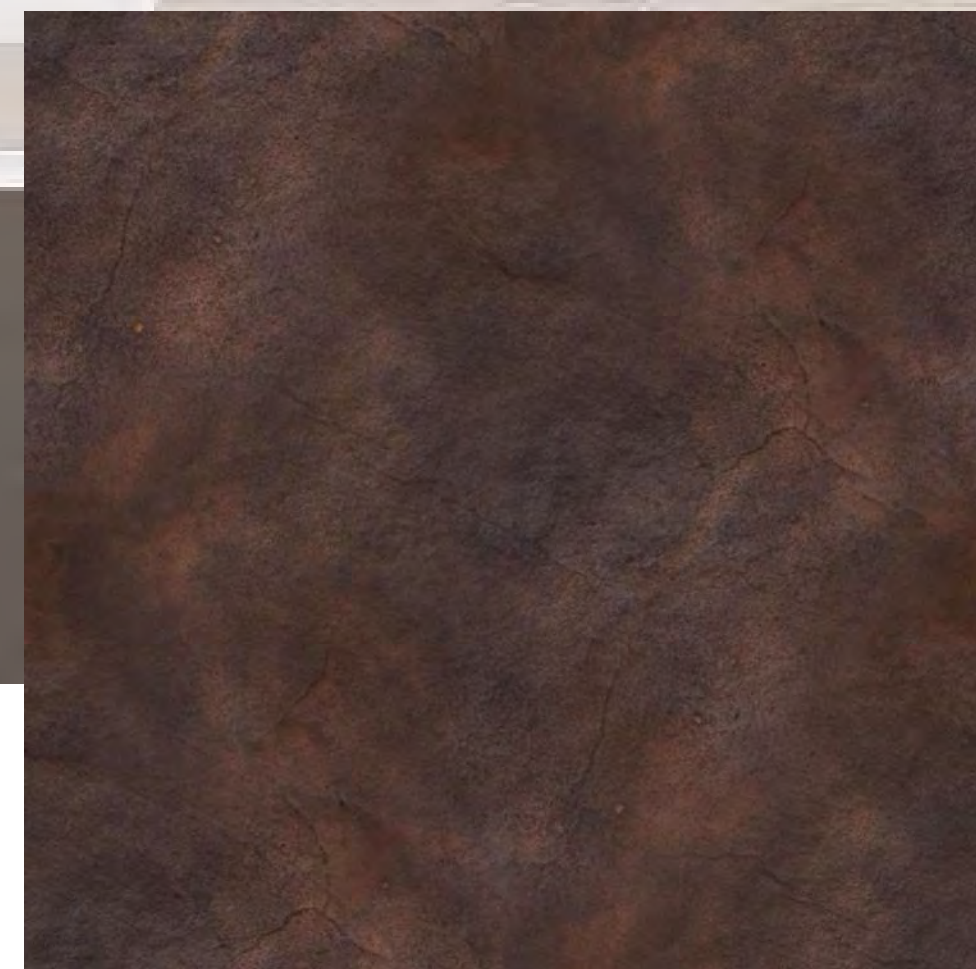
**HORIZONTAL SHIP LAP CEDAR SIDING:**

PRESTAINED CEDAR SIDING



**HORIZONTAL METAL SIDING:**

BONDERIZED ZINC



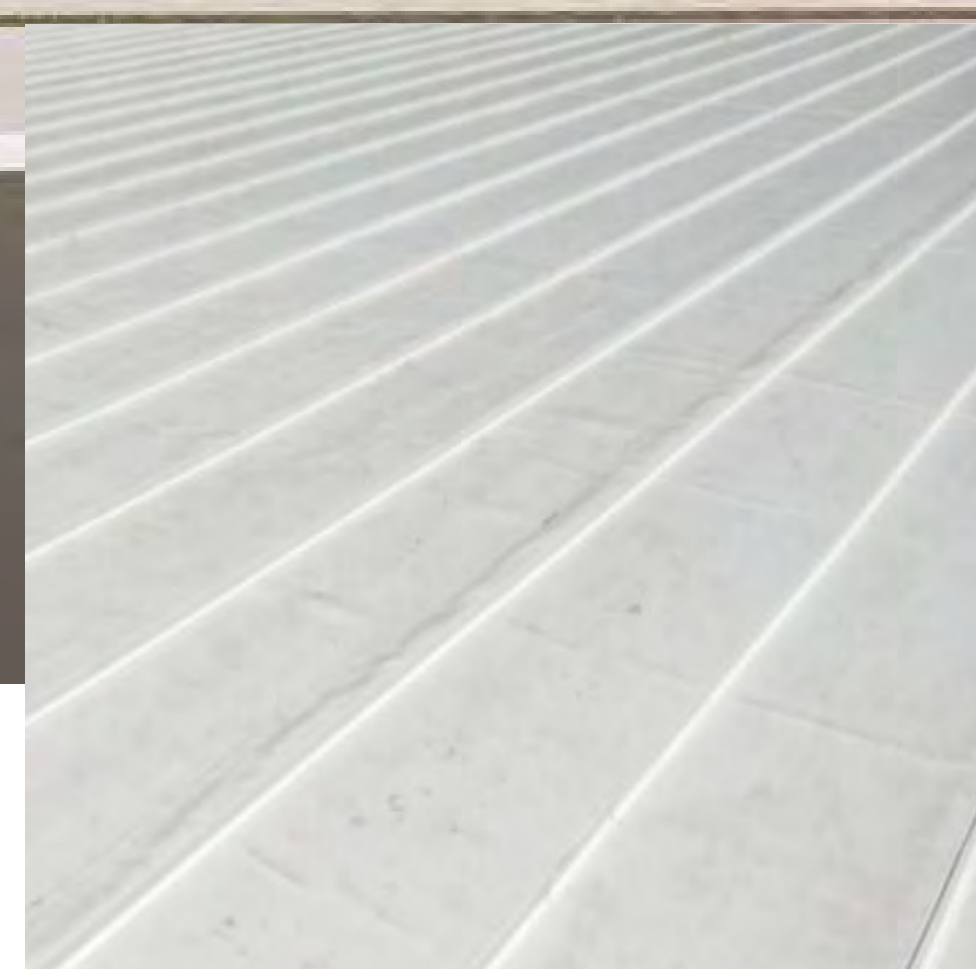
**METAL SIDING AT CHIMNEY:**

STEEL TRIM  
COLOR: AGED STEEL, LIGHT RUST FINISH



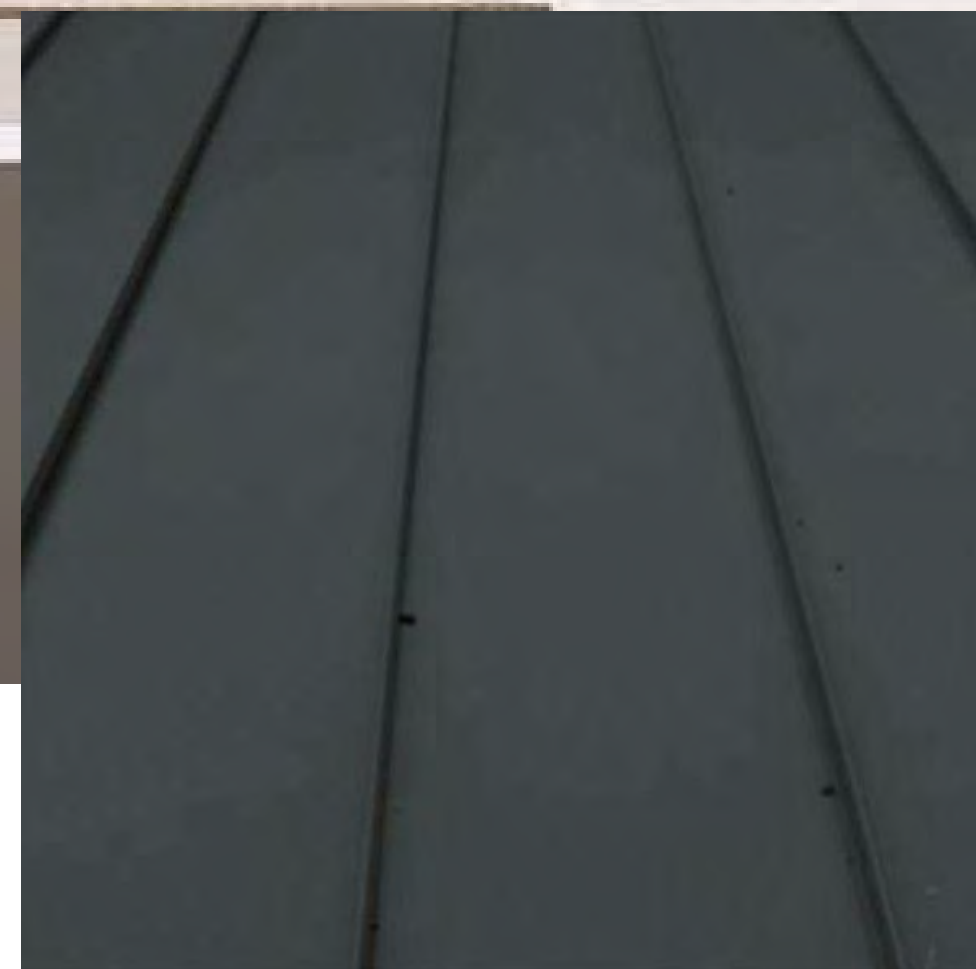
**WINDOWS:**

ALUMINUM CLAD WOOD WINDOWS  
COLOR: DARK BRONZE



**TPO**

ROOFING MEMBRANE



**METAL ROOFING ON ELEVATOR:**

STANDING SEAM METAL ROOF  
BONDERIZED ZINC NATURAL PATINA



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# WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2023.06.30





## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D308

2023.06.30



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340





City of Ketchum

# Attachment D: Plan Set Lot 34



# WARM SPRINGS #34

PROJECT ADDRESS  
180 BALD MOUNTAIN ROAD KETCHUM, ID 83340  
PROPERTY I.D. NUMBER:

## DRAWING INDEX

GENERAL				STRUCTURAL			
SHEET #	SHEET NAME	#	DATE	SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-27-2023	S101	STRUCTURAL		
G002	GENERAL NOTES			MECHANICAL			
G003	BUILDING AREA ANALYSIS						
G004	SPECIFICATIONS						
G005	SPECIFICATIONS						
G006	SPECIFICATIONS	1	04-27-2023				
G007	SPECIFICATIONS						
G008	SPECIFICATIONS						
G009	SPECIFICATIONS						
CIVIL				ELECTRICAL			
SHEET #	SHEET NAME	#	DATE	SHEET #	SHEET NAME	#	DATE
C101	CIVIL			E101	ELECTRICAL GENERAL NOTES	1	04-27-2023
LANDSCAPE				E102	ELECTRICAL PLANS	1	04-27-2023
SHEET #	SHEET NAME	#	DATE				
L101	LANDSCAPE						
ARCHITECTURAL							
SHEET #	SHEET NAME	#	DATE				
A101	SITE PLAN	2	06-14-2023				
A103	FOUNDATION PLAN						
A104	LEVEL 1 FLOOR PLAN	2	06-14-2023				
A105	LEVEL 2 FLOOR PLAN	1	04-27-2023				
A107	ROOF PLAN	1	04-27-2023				
A109	LEVEL 1 CEILING PLAN						
A110	LEVEL 2 CEILING PLAN						
A201	EXTERIOR ELEVATIONS	1	04-27-2023				
A202	EXTERIOR ELEVATIONS	2	06-14-2023				
A301	BUILDING SECTIONS	1	04-27-2023				
A302	BUILDING SECTIONS	1	04-27-2023				
A303	BUILDING SECTIONS						
A401	FIREPLACE ELEVATIONS						
A501	ARCHITECTURAL DETAILS	1	04-27-2023				
A502	ARCHITECTURAL DETAILS						
A503	STAIR RAIL DETAILS						
A601	DOOR SCHEDULE & ELEVATIONS						
A602	WINDOW SCHEDULE & ELEVATIONS						
A603	WINDOW DETAILS						



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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	<b>PROJECT TEAM</b>	<b>SEAL</b>	<b>GOVERNING BUILDING CODES &amp; INFORMATION</b>	<b>ABBREVIATIONS</b>	<b>GRAPHIC SYMBOLS/ MATERIAL LEGENDS</b>	<b>VICINITY MAP</b>
	<b>ARCHITECT:</b> THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDYS, UT 84094 801.269.0055		BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS PLUMBING CODE: 2017 IDAHO STATE PLUMBING CODE (I.S.P.C.) ELECTRICAL CODE: 2017 IDAHO ELECTRICAL CODE (IDAPA 70) ACCESSIBILITY: 2009 ANSI 117.1 & 2018 I.B.C. MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (I.M.C.) AMENDMENTS FIRE CODE: 2018 INTERNATIONAL FIRE CODE (I.F.C.) AMENDED. ENERGY CONSERVATION: 2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.) OCCUPANCY GROUP: R2 FIRE SPRINKLER: YES MONITORED SYSTEM: YES BUILDING TYPE: TYPE V-8 FIRE SPRINKLER TYPE: NFPA 72 FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217 RISK CATEGORY (I.C. 104.5): II SITE EXPOSURE: B BUILDING TYPE: TYPE V-8 ADDRESSABLE FIRE ALARM: YES FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217 BASIC WIND SPEED: 90 MPH ULTIMATE WIND SPEED: 115 MPH MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, KEE MEMBRANE ROOFING.	# NUMBER A.B. ANCHOR BOLT ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALUM. ALUMINUM BD BOARD BIDS BUILDING B.M. BENCHMARK B.O. BOTTOM OF BOT. BOTTOM B.P. BASE PLATE BRG. BEARING BTWN. BETWEEN C.I. CONSTRUCTION JOINT CL.G. CEILING CLR. CLEAR CMU CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS CONSTR. CONSTRUCTION CONTR. CONTRACTION JOINT DBL. DOUBLE DPT./DTL. DETAIL DIA. DIAMETER DTL. DETAIL DWGS. DRAWINGS E.F. EACH FACE E.J. EXPANSION JOINT EQ. ELEVATION E.S. EACH SIDE E.W. EACH WAY EXIST. EXISTING EXPAN. EXPANSION EXT. EXTERIOR F.D. FLOOR DRAIN FDM/FDN FOUNDATION F.F. FIRE EXTINGUISHER F.F.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR FIN. FINISH FLR. FLOOR FT. FEET FIG. FOOTING G.A. GAGE/GAUGE GALL. GALLONS PER MINUTE GPM GALLONS PER MINUTE GND. GROUND GV.F. GYPSUM WALL BOARD GV.F. SD. GYPSUM WALL BOARD HC HANDICAPPED HDW. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HT. HEIGHT HVAC HEATING/VENTILATION/AIR CONDITIONING HYD. HYDRANT ID. INSIDE DIAMETER INFO. INFORMATION INSUL. INSULATION LAV. LAVATORY LT. LIGHT LT. WF. LIGHT WEIGHT MAINT. MAINTENANCE MANUF. MANUFACTURER MAX. MAXIMUM MAT. MATERIAL M.C.J. MASONRY CONTROL JOINT MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL NOT IN CONTRACT N.I.S. NOT TO SCALE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OUTSIDE FACE PERP. PERPENDICULAR PL. PLATE PNT. PAINTED QTY. QUANTITY R.D. ROOF DRAIN RAD. RADIUS REF. REINFORCED REQ.D. REQUIRED RM. ROOM R.O. ROUGH OPENING SCHED. SCHEDULE SHT. SHEET SIM. SIMILAR SPEC. SPECIFICATION STC SOUND TRANSMISSION COEFFICIENT STRUCT. STRUCTURAL SUSP. SUSPENDED TOP OF TOP OF T.O.C. TOP OF CURB T.O.F. TOP OF FOOTING T.O.S. TOP OF SLAB OR SIDEWALK T.O.W. TOP OF WALL TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE VERT. VERTICAL W. WITH WD. WOOD W.W.F. WELDED WIRE FABRIC	<b>GRAPHIC SYMBOLS/ MATERIAL LEGENDS</b> FLOOR OR POINT ELEVATION KEY NOTE SPECIFICATION KEY NOTE WALL TYPE DOOR NUMBER WINDOW NUMBER FIXTURE TAG REVISION TAG DETAIL INTERIOR ELEVATION BUILDING ELEVATION ROOM NAME AND NUMBER BUILDING SECTION WALL SECTION CENTER LINE MASTER GRID LINES PARKING GRID LINES BUILDING GRID LINES E.I.F.S. CONCRETE MASONRY UNIT BRICK VENEER STONE VENEER CONCRETE GYPSUM BOARD OR GROUT MORTAR BATT INSULATION RIGID INSULATION PLYWOOD ROUGH WOOD-CONTINUOUS ROUGH WOOD-BLOCKING WOOD TRIM STEEL GRAVEL EARTH	
	<b>STRUCTURAL ENGINEER:</b> VECTOR ENGINEERS 1500 S. CLOVERDALE ROAD, SUITE 315 BOISE, ID 83709 208.996.0003		<b>DEFERRED SUBMITTAL REQUIREMENTS</b> DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK. <b>DEFERRED SUBMITTAL PROCESS:</b> 1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT. 2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT. 3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE. 4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW. 5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR. 6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. 7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.			
	<b>MECHANICAL ENGINEER:</b> DESIGN BUILD					<b>CITY APPROVAL STAMP</b>
	<b>ELECTRICAL ENGINEER:</b> DESIGN BUILD					
	<b>CIVIL ENGINEER:</b> DESIGN BUILD					
	<b>BENCHMARK ASSOCIATES PA</b> 1102 BELL DRIVE KETCHUM, ID 83340 208.726.9512					
	<b>LANDSCAPE ARCHITECT:</b> EGGERS ASSOCIATES, PA 340 NORTH 2ND AVE KETCHUM, ID 83340 208.726.0988					
	<b>GENERAL CONTRACTOR:</b> MAGLEBY CONSTRUCTION SUN VALLEY 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.726.3923					
	<b>OWNER:</b> VP PROPERTIES 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875					
	<b>SPECIAL INSPECTIONS REQUIREMENTS</b> SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS, THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4). SEE PROJECT MANUAL, SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.		<b>BUILDING AREAS</b> SEE SHEET G003 FOR AREA PLANS	<b>OWNER &amp; MUNICIPAL DRAWING APPROVALS</b> OWNER: _____ DATE _____ CITY ENGINEER: _____ DATE _____ CITY PLANNING & ZONING DEPARTMENT: _____ DATE _____ CITY FIRE DEPARTMENT: _____ DATE _____ CITY BUILDING DEPARTMENT: _____ DATE _____ CITY POLICE DEPARTMENT: _____ DATE _____		

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

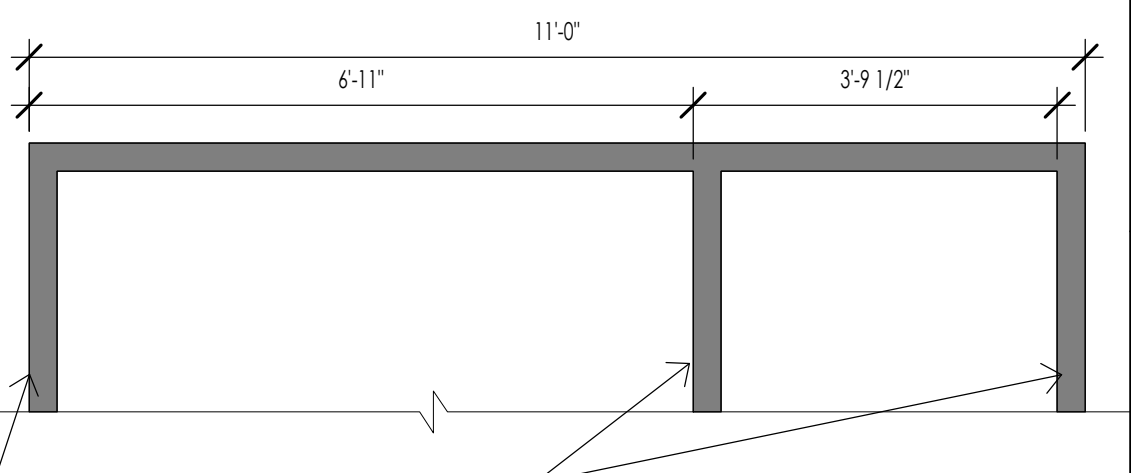
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COVER SHEET

SHEET NUMBER:  
COVER

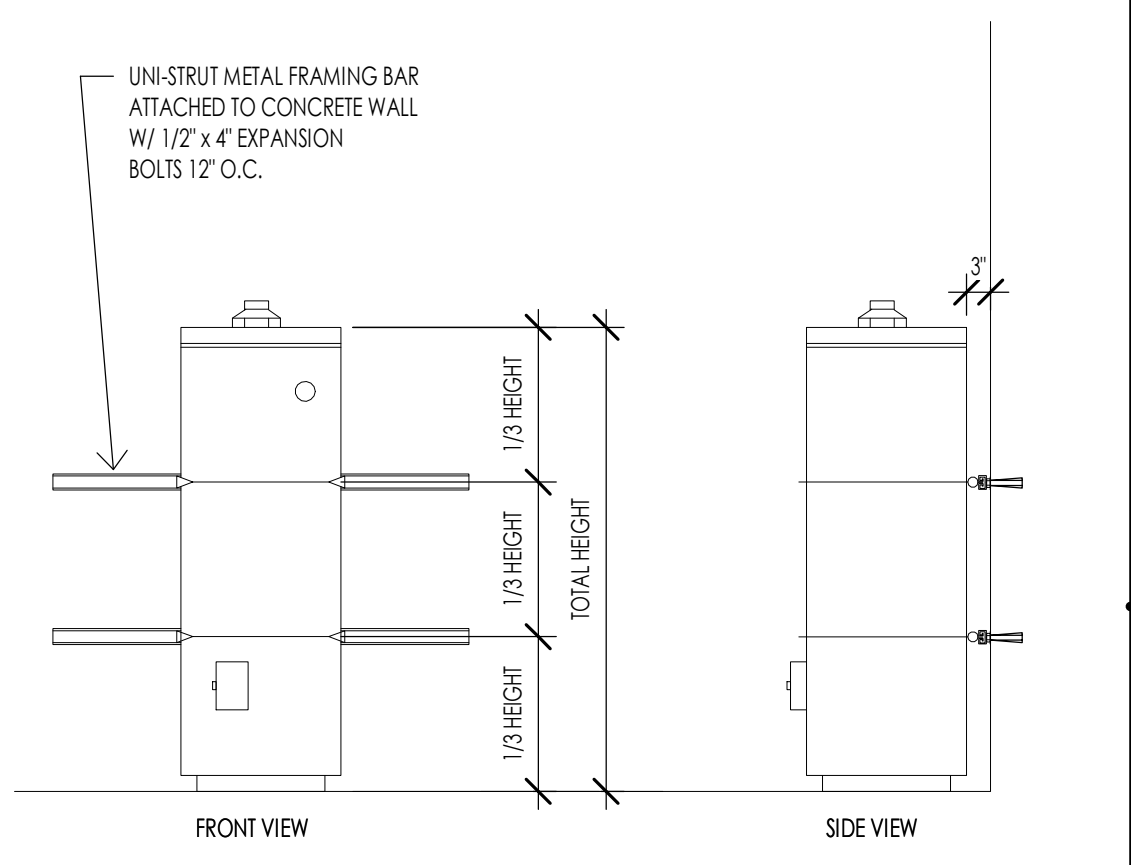
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**PROJECT GENERAL NOTES**

- 1. DEFINITIONS
    - a. PROVIDE: MEANS TO FURNISH, ASSEMBLE, ERRECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS AND USE FOR PURPOSE INTENDED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.
    - b. FURNISH: MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION AND SIMILAR OPERATIONS AS APPLICABLE IN EACH INSTANCE.
    - c. INSTALL: MEANS TO CONSTRUCT, ASSEMBLE, ERRECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.
    - d. EQUIVALENT: MEANS EQUIVALENT AS ACCEPTED BY THE ARCHITECT WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCE, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN. INSTEAD OF THE ITEM INTENDED TO BE MEANT, ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTION MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  - GENERAL NOTES
    - G1. INTENT OF THE SPECIFICATIONS: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT. SUITABLE FOR THE INTENDED USE OF THE OWNER, ITEMS NOT EXPRESSLY SET FORTH WITH THE DRAWINGS AND SPECS, BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.
    - G2. DRAWINGS AND SPECIFICATIONS: SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY AND SUPPLEMENTAL TO THE DRAWINGS, NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.
    - G3. BIDDING, PRICING OR CONSTRUCTION DONE PRIOR TO RECEIVING FINAL BUILDING DEPARTMENT PERMITS IS AT THE CONTRACTORS OWN RISK. CHANGES TO THE DRAWINGS MAY BE REQUIRED AS PART OF THE PLAN CHECK AND/OR OWNER REVIEW PROCESS. THINK ARCHITECTURE, INC. AND ITS CONSULTING ENGINEERS WILL NOT BE HELD LIABLE FOR, NOR COMPENSATE FOR, CHANGES TO THESE DRAWINGS BEFORE FINAL JURISDICTION AND OWNER APPROVAL IS OBTAINED.
    - G4. WORK NOT INCLUDED: ANY ITEM INDICATED ON THE DRAWINGS AS "N.O.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKLOG MAY BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.
    - G5. CONTRACT DOCUMENTS AT SITE: THE CONTRACTOR SHALL MAINTAIN CURRENT PERMITS, SHOP DRAWINGS, REVISED DRAWINGS, AND CLARIFICATION DRAWINGS, ADDENDA, CHANGE ORDERS, SUBLETTERS, INSPECTIONS, TEST CERTIFICATIONS AND RECORDS, PROJECT SUBMITTAL DATA, AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODES, MAZE DOCUMENTS AVAILABLE AT ALL TIMES FOR OPERATE'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.
    - G6. RECORD DRAWINGS: THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES TO THE CONTRACT DOCUMENTS, AT THE CLOSE OF THE PROJECT. FORWARD TO ARCHITECT FOR FUTURE RECORDS, ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.
    - G7. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES, DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS, THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
    - G8. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
    - G9. FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS, ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.
    - G10. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
    - G11. REFERENCE STANDARDS: COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS. EXCEPT WHERE MORE EXPLICIT OR STRONGER REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES, REFERENCE STANDARDS SHALL BE HAD IN EFFECT AS IF FOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
  - CONTRACTOR
    - C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC. AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
    - C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED OR OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
    - C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.
    - C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.
    - C5. INSTALLATION STANDARDS: ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.
    - C6. HOURS OF WORK: ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER-HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.
    - C7. TESTING AGENCIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIEVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
    - C8. PROJECT LOG: MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT'S REVIEW.
    - C9. WORK PROGRESS SCHEDULE: MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.
    - C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
    - C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
    - C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
    - C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES.
    - C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
    - C15. CONTRACTOR'S FIELD OFFICE: PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF HEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT DRAWINGS.
      - a. STORAGE STRUCTURE: PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERPROOF STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK.
      - b. COSTS: PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR WORK BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD.
      - c. COMMUNICATION EQUIPMENT: PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER).
    - C16. TEMPORARY FACILITIES: PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.
    - C17. STORAGE AND PROTECTION: STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.
  - C18. FIELD QUALITY CONTROL: EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
  - C19. PRODUCT HANDLING: TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION. IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINER'S OR PACKAGING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
  - C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS: HANDLE, INSTALL, ERRECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS. INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.
  - C21. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.
  - C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
  - C23. NON-CONFORMING WORK: REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - C24. PRODUCT IDENTIFICATION: NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO PUBLIC AREAS. INTERIOR OR EXTERIOR PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXEMPTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.
  - C25. PROTECTION OF ADJACENT WORK: PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND PROVIDE TEMPORARY BARRIERS AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.
  - C26. DAMAGED PRODUCTS: DO NOT USE PRODUCTS IN WORK, WHICH HAVE DEGRADED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION, REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - C27. SECURITY: PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.
  - C28. TEMPORARY CONTROLS:
    - a. HEAT: PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE INCLUDING AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED. DOORS AND WINDOWS ARE INSTALLED AND GLAZED. ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES, EXCEPT WHERE INDICATED OTHERWISE IN AN INDIVIDUAL SPECIFICATION SECTION, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F, IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.
    - b. VENTILATION: VENTILATE ENCLOSED AREAS TO ASSURE CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
    - c. BARRIERS AND CLOSURES: PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
    - d. FIRE PROTECTION: COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING RISK FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.
  - C29. INTERRUPTION OF SERVICES: INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.
  - C30. EXCAVATIONS OR TRENCHING: KEEP THE AREAS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.
  - C31. CUTTING AND PATCHING: DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE TO MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.
  - C32. COORDINATION AND CLEARANCES: VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.
  - C33. ATTACHMENTS AND CONNECTIONS: PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISBURSEMENT.
  - C34. EXPANSION AND MOVEMENT: ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.
  - C35. ISOLATION OF DISSIMILAR ITEMS: ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETRIORATION AND ELECTROLYTIC ACTION.
  - C36. MAINTENANCE: CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.
  - C37. ADJUSTMENTS: ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
  - C38. EXAMINATION OF CONDITIONS: EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETERMINAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OR INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.
  - C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
  - C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
  - C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBRANE THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY SET FORTH. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
  - C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.
  - C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.
  - C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION: DISPOSE OF TRASH AND DEBRIS AT DESIGNATED AREA. OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDFORD WHERE APPLICABLE.
  - C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
  - C46. CLEANING MATERIALS AND EQUIPMENT: PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINES. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.
3. SUBMITTALS/SUBSTITUTIONS
  - S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.
  - S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN 90 DAYS OF WORK.
  - S3. ALL ITEMS NOTED AS DESIGNATED "BY MANUFACTURER" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.
  - S4. SOURCE QUALITY CONTROL: PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.
  - S5. SUBSTITUTIONS: PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.
  - S6. AVAILABILITY OF PRODUCTS: VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING OBTAIN AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION, COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.
  - S7. PRODUCTS AND MATERIALS: PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.
4. TOLERANCES
  - T1. TOLERANCES: INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL, EXCEPT WHERE SPECIFIED OTHERWISE. WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.
    - a. TRUE TO LINE: ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 3/8 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - b. PLUMB: ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 3/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - c. LEVEL: ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 3/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS 3/4 INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
  - T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.
5. PROJECT CONTRACT CLOSURE:
  - a. SUBSTANTIAL COMPLETION: AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCH LIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - b. CERTIFICATE OF OCCUPANCY: PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
  - c. PERMITS/INSPECTION CARDS: FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
  - d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
  - e. MAINTENANCE MANUALS AND WARRANTIES: FURNISH (2) COPIES FOR EACH UNIT OF ALL MAINTENANCE, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION. ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.
  - f. TOUCH UP MATERIAL: FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.
  - g. SUBCONTRACTORS: PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.
  - h. FINAL CLEANING AND REPAIRS: REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT. AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - i. CLOSURE DOCUMENTS: PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT. COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.



**TYPICAL DIMENSION METHOD**  
1/2" = 1'-0"



**WATER HEATER SEISMIC STRAPPING**  
1/2" = 1'-0"

**INSULATION SCHEDULE**

**ENERGY STRATEGY:**

PRESCRIPTIVE PER IBC  RESCHECK - 2015 IECC

LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1. FOUNDATION WALLS AND SLAB ON GRADE	CONTINUOUS RIGID	2" TOTAL THICKNESS - 2 BELOW GRADE CONTINUOUS BELOW SLAB	R-14	OWNER COORDINATE FORMAL R/CW/SW/S/PLS INSULATION GUEDED TO INSIDE OF FOUNDATION WALL OR CAST IN PLACE BELOW SLAB
2. WALL INSULATION EXTERIOR - WOOD FRAMED WALLS	BLOW-IN	5 1/2" TOTAL THICKNESS	R-23.1	JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
3. WALL INSULATION EXTERIOR - CONCRETE WALLS FURRED OUT WITH WOOD FRAMED WALLS	BLOW-IN	5 1/2" TOTAL THICKNESS 3 1/2" TOTAL THICKNESS	R-23.1 R-14.7	JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
4. FLOORS (JOISTS/RAMMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
5. ROOFING: VENT BAFFLES	BLOW DECK	1"-TOTAL THICKNESS		FLAME RETARDANT PVC. EXTEND A MINIMUM OF 48" ABOVE EAVES
6. ROOFING: AT EAVES	FOAM-IN-PLACE	1"-TOTAL THICKNESS	R-6.8	JOHNS MANVILLE COBOND® MCS CLOSED-CELL SPRAY FOAM INSULATION
7. ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE CLIMATE PROB FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
9. RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
10. AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS IN EXTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATS	FILL VOIDS		JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
11. MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATS	FILL CAVITY		JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
12. INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATS	FILL CAVITY		JOHNS MANVILLE SPIDERB PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
13. DUCTWORK/PLUMBING LINES	DBL FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
14. GLAZING - NFRC THERMAL RATINGS	DOUBLE PANE	LOW-E	MAX U-FACTOR: 0.32 MAX SHGC: 0.16	ALUMINUM CLAD WOOD

**INSULATION NOTES:**  
 1. COORDINATE WITH PROJECT SPECIFICATION SECTIONS FOR INSULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.  
 2. ALL INSULATION SHALL BE TIGHT, AND NO GAPS SHALL BE LEFT.  
 3. ALL INSULATION AT PIPES SHALL BE INSTALLED IN A WARM SIDE ONLY.

**PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:**  
 (A) BLOWER DOOR TEST FOR BUILDING ENVELOPE A FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE OWNER.  
 1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.  
 2. TO BE PERFORMED AFTER DRYWALL INSTALLATION AND MUDD AND TAPE.  
 3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALLATION OF ENVELOPE SEALING.

**RESCHECK/ ENERGY COM CHECK**

**REScheck Software Version 4.7.2 Compliance Certificate**

Project: **Warm Springs #34**

Energy Code: **2015 IECC**  
 Location: **Ketchum, Idaho**  
 Construction Type: **Single-Family New Construction**  
 Conditioned Floor Area: **2,714 sq ft**  
 Glazing Area: **2.8%**  
 Climate Zone: **4 (HS20 HDD)**  
 Permit Number: [Redacted]

Construction Site: **Bay Mountain Rd #34**  
 Address: [Redacted]

Owner/Agent: [Redacted]  
 Designer/Contractor: **John White, Think Architecture, 797 Highpoint Pkwy, Suite 300, Sandy, UT 84086, 801.269.0555, john@thinkarc.com**

Completion: **Passes using US Trade-off**  
 Compliance: **0** / **0** (0% / 0%)  
 This report or table may be used as a reference only. Use data to generate the report based on your trade-off rules.  
 NOTE: Slab-on-grade foundations are no longer considered in the USA for performance compliance paths in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

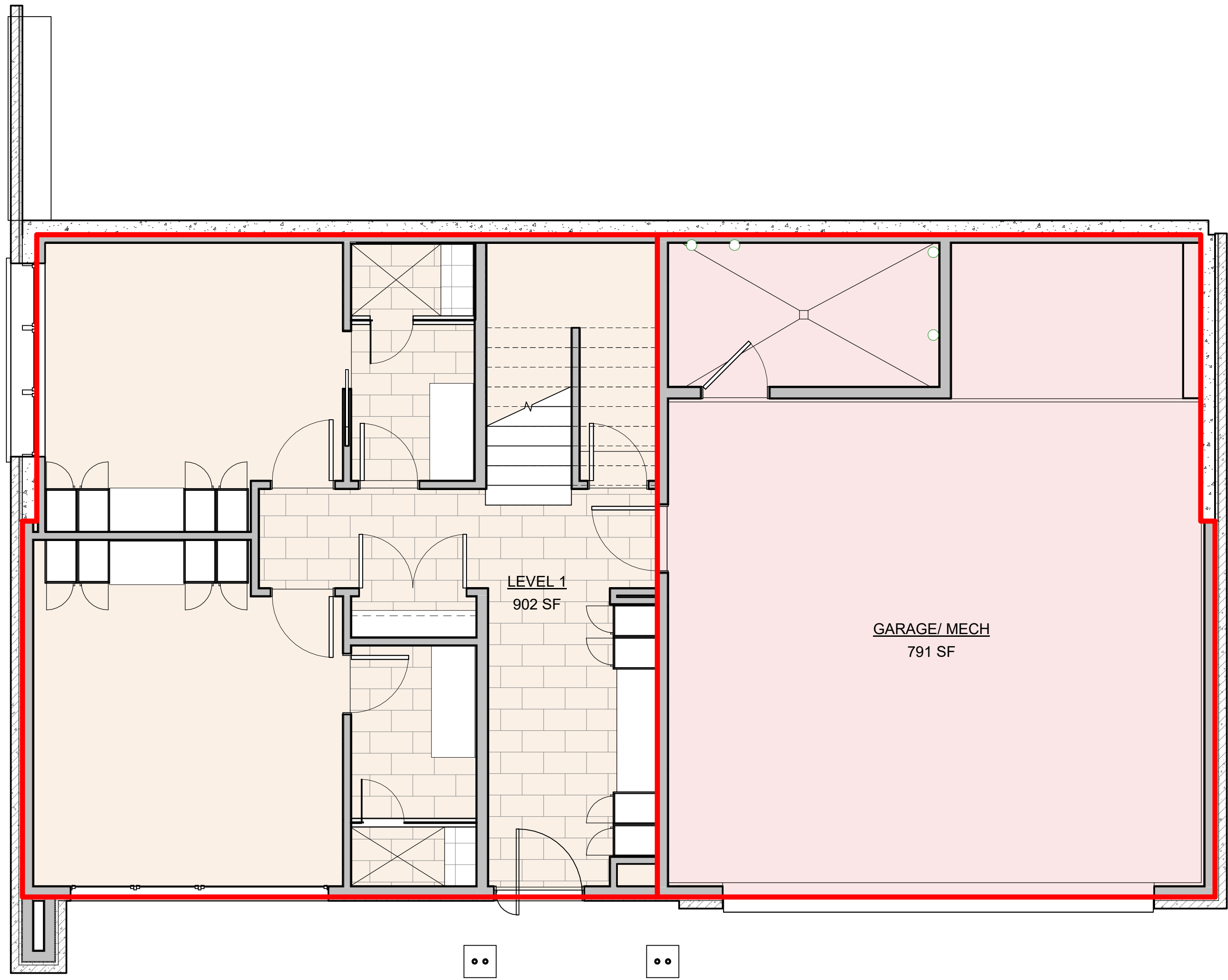
Envelope Assemblies Table:  
 Table with columns: Assembly, Gross Area, Net Area, Cavity, Cont., Prop., Reg., Prep. R-Value, Req. R-Value.  
 Rows include: Slab on grade, Slab-On-Grade Uninsulated, Floor over Garage, etc.

Assembly	Gross Area	Net Area	Cavity	Cont.	Prop.	Reg.	Prep.	Req.
North Elevation: Wood Frame, 18" o.c.	894	23.1	7.0	0.038	0.045	19	22	
West Elevation: Metal Frame/Double Pane with Low-E	578	24	0.300	0.300	1	8		
East Elevation: Wood Frame, 18" o.c.	870	23.1	7.0	0.038	0.045	25	28	
West Elevation: Metal Frame/Double Pane with Low-E	24	0.300	0.300	1	8			
Roof - Level 1: Flat Ceiling or Sloped Truss	1,915	50.8	10.0	0.020	0.026	38	50	

**WARM SPRINGS RESIDENCE #34**  
 180 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

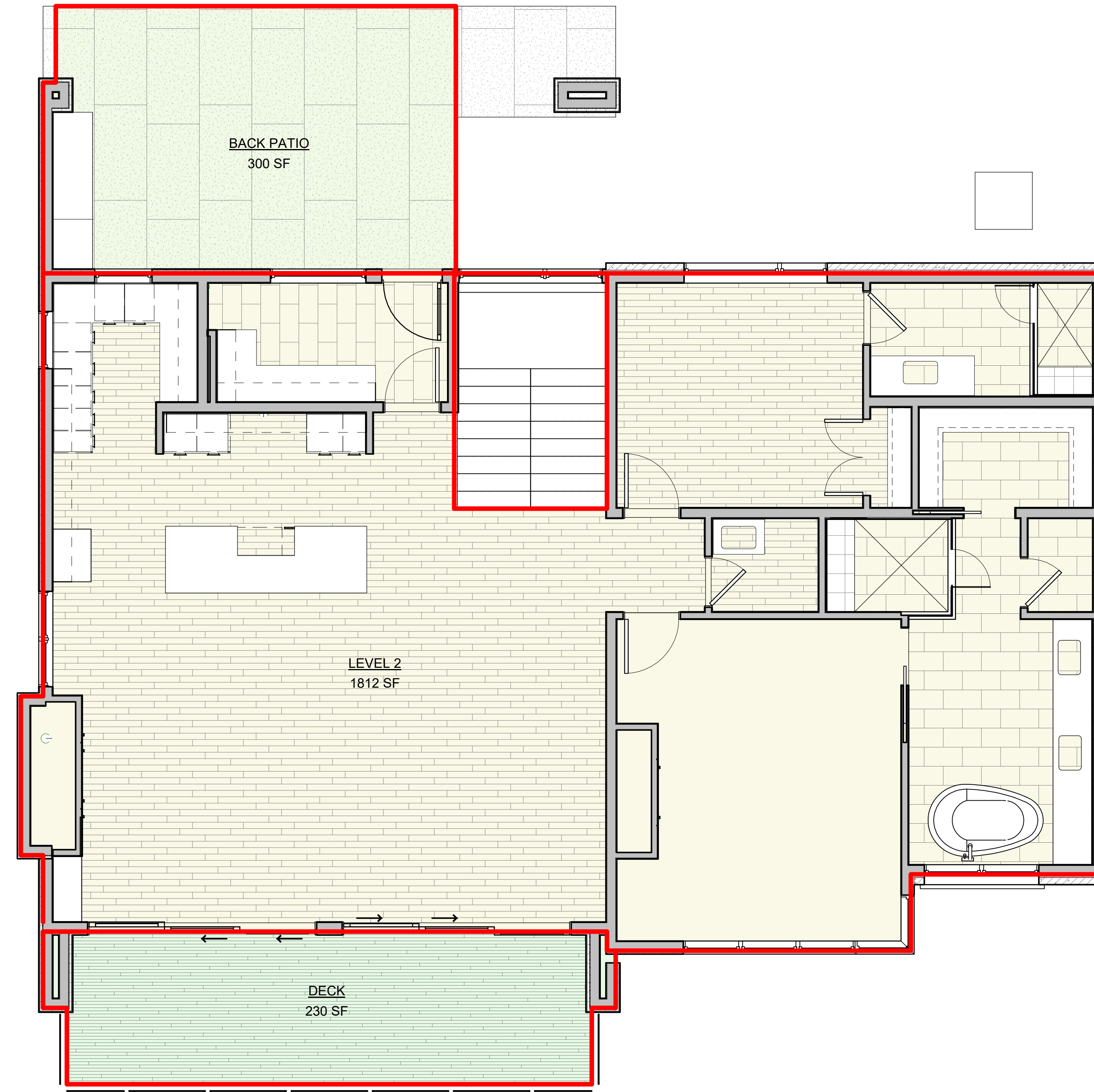
PROJECT NC22023.34  
 DATE: 2023.06.30

SHEET TITLE: GENERAL NOTES  
 SHEET NUMBER: **G002**



AREA PLAN LEVEL 1  
1/4" = 1'-0"

3  
G003



AREA PLAN LEVEL 2  
1/4" = 1'-0"

2  
G003

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	902 SF
LEVEL 2	1812 SF
	2714 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/ MECH	791 SF
	791 SF
BUILDING AREA - TOTAL	
TOTAL	3505 SF



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
BUILDING AREA  
ANALYSIS

SHEET NUMBER:  
G003

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## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 1-GENERAL REQUIREMENTS

#### 01-01 SUMMARY

##### PROJECT INFORMATION:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

IRC 104.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH THE ARCHITECT TO RESUBMIT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

THE CONSTRUCTION DOCUMENTS INCORPORATE BOTH THE PLANS AND SPECIFICATIONS FOR THE PROJECT. THE INCLUDED DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED A WHOLE SET OF DRAWINGS. ALL ITEMS REQUIRED FOR CONSTRUCTION MAY BE SHOWN EITHER IN DRAWINGS AND/OR SPECIFICATIONS. REQUIRED ITEMS MAY APPEAR IN WORKING DRAWINGS AND SPECIFICATIONS WHETHER GRAPHIC OR WRITTEN FORM, SO LONG AS THEY DO APPEAR SOMEWHERE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECIES TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADICTION DOES OCCUR, THE MOST STRINGENT APPLICATION OR SPECIFICATION APPLIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.

CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.

CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

AN APPROVE NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SEE I.R.C. SECTION R319.

##### PROJECT IDENTIFICATION

NAME: THUNDER SPRING RESIDENCES, UNITS 1 & 1 A & 2  
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83340  
OWNER: VP COMPANIES

THE PROJECT SHALL INCLUDE THE CONSTRUCTION OF SINGLE SINGLE FAMILY HOMES AND TWO-FAMILY DWELLINGS, THE CONSTRUCTION SHALL BE OF CONCRETE FOUNDATION WITH WOOD AND STEEL CONSTRUCTION.

##### PHASED CONSTRUCTION:

YES

ACCESS TO SITE:  
NEW CONSTRUCTION: CONTRACTOR SHALL HAVE USE OF PROJECT SITE FOR CONSTRUCTION OPERATIONS DURING CONSTRUCTION PERIOD. ALL STORAGE MUST BE MAINTAINED ON SITE, AND SHALL NOT DISTURB PROPERTY OUTSIDE OF PROPERTY LINES, UNLESS APPROVED BY THE CITY AND OWNER.

### 01-02 ALLOWANCES

#### LUMP-SUM ALLOWANCES:

CONTRACTOR SHALL PROVIDE LUMP SUM ALLOWANCES FOR THOSE ITEMS INDICATED ON PLANS, SCHEDULES OR ITEMS REQUIRING ADDITIONAL DETAIL OR SELECTION. LUMP SUM SHALL BE INCLUDED WITHIN SCHEDULE OF VALUES.

#### CONTINGENCY ALLOWANCES:

USE OF THE CONTINGENCY ALLOWANCE SHALL ONLY BE AS DIRECTED BY ARCHITECT FOR OWNER'S PURPOSES AND ONLY IN PART CHANGE ORDERS THAT INDICATE AMOUNTS TO BE CHARGED TO THE ALLOWANCE.

CONTRACTOR'S OVERHEAD, PROFIT, AND RELATED COSTS FOR PRODUCTS AND EQUIPMENT ORDERED BY OWNER UNDER THE CONTINGENCY ALLOWANCE ARE INCLUDED IN THE ALLOWANCE AND ARE NOT PART OF THE CONTRACT SUM.

CHANGE ORDERS AUTHORIZING USE OF FUNDS FROM THE CONTINGENCY ALLOWANCE WILL INCLUDE CONTRACTOR'S RELATED COSTS, FOR WORK SPECIFIED WITHIN THE CHANGE ORDER. PROFIT AND OVERHEAD OF THE CONTRACTOR SHALL EQUAL PROJECT PROFIT AND OVERHEAD FOR PROJECT.

AT PROJECT CLOSURE, CREDIT ALL UNUSED AMOUNTS REMAINING IN THE CONTINGENCY ALLOWANCE TO OWNER BY CHANGE ORDER.

#### SCHEDULE OF ALLOWANCES:

CONTRACTOR SHALL PROVIDE SCHEDULE OF ALL ALLOWANCES AS A PART OF BIDDING FOR OWNER AND ARCHITECT REVIEW.

### 01-03 ALTERNATES

#### GENERAL SUMMARY:

ALTERNATES MAY BE INCLUDED ON THE DRAWINGS, AND SHOULD BE SEPARATED DURING THE BIDDING PROCESS. THE CONTRACTOR MAY ALSO SUBMIT REQUESTS FOR ALTERNATES DURING BIDDING. ALL ALTERNATES MAY BE ACCEPTED AFTER REVIEW OF ALTERNATE WITH THE OWNER, AND THE CONTRACTOR WILL BE NOTIFIED IF AN ALTERNATE IS TO BE ACCEPTED OR NOT. THE CONTRACTOR SHALL NOT ASSUME THAT ALTERNATES ARE ACCEPTED, UNLESS NOTIFIED BY THE ARCHITECT THROUGH ADDENDUM, AS, OR PROPOSAL, REQUEST OF ACCEPTANCE OF THE ALTERNATE. ALL ALTERNATE WORK MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID BY CHANGE ORDER IN THE AMOUNT OF THE ADDITIONAL COSTS OR SAVINGS, IF OWNER DECIDES TO ACCEPT THE ALTERNATE BID.

1. ALTERNATES DESCRIBED IN THIS SECTION ARE PART OF THE WORK ONLY IF ENUMERATED IN THE AGREEMENT.

2. THE COST OR CREDIT FOR EACH ALTERNATE IS THE NET ADDITION TO OR DEDUCTION FROM THE CONTRACT SUM TO INCORPORATE ALTERNATE INTO THE WORK. NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.

3. ALTERNATES PROPOSED BY THE CONTRACTOR DURING BIDDING, MUST NOT BE SHOWN AS THE BASE BID FOR THE PROJECT. ALL BASE BIDS MUST BE THOSE ITEMS SPECIFIED ON THE DRAWINGS, AND ALL ALTERNATES PROPOSED BY THE CONTRACTOR MUST BE OUTSIDE OF THE REQUIRED NUMBER OF BASE BIDS FOR EACH DISCIPLINE. THE ALTERNATE MAY BE THEN PRESENTED:

#### 01-04 SUBSTITUTION PROCEDURES

##### GENERAL SUMMARY:

ALL CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE REQUIRED BY THE CONTRACT DOCUMENTS AND PROPOSED BY CONTRACTOR, SHALL BE APPROVED BY THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

SUBMITTALS  
SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION BY ARCHITECT AND OWNER. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED.

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING:

A. STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.

B. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.

C. SAMPLES, WHERE APPLICABLE OR REQUESTED.

D. DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK.

E. COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.

ARCHITECT WILL REQUEST ADDITIONAL INFORMATION IF NEEDED TO QUALIFY DOCUMENTATION FOR EVALUATION. ARCHITECT WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION IN WRITING. THE CONTRACTOR SHALL NOT INCLUDE PROPOSED SUBSTITUTIONS IN BIDS OR COSTS UNLESS ACCEPTANCE OF SUBSTITUTION BY ARCHITECT AND OWNER.

### 01-05 PAYMENT PROCEDURES

##### SUBMITTALS

SUBMIT THE SCHEDULE OF VALUES WITH UPDATED CONSTRUCTION SCHEDULE TO ARCHITECT AT EARLIEST POSSIBLE DATE BUT NO LATER THAN SEVEN DAYS BEFORE THE DATE SCHEDULED FOR PAYMENT APPLICATION.

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES:

PROJECT NAME AND LOCATION.  
NAME OF ARCHITECT.  
CONTRACTOR'S NAME AND ADDRESS.  
DATE OF SUBMITTAL.

ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703. PROVIDE A SEPARATE LINE ITEM IN THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED.

UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.

EACH APPLICATION FOR PAYMENT SHALL BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS AS CERTIFIED BY ARCHITECT AND PAID FOR BY OWNER.

EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIEN FROM ENTITIES LAWFULLY ENTITLED TO FILE A MECHANIC'S LIEN ARISING OUT OF THE CONTRACT AND RELATED TO THE WORK COVERED BY THE PAYMENT. SUBMIT PARTIAL WAIVERS ON EACH ITEM FOR AMOUNT REQUESTED IN PREVIOUS APPLICATION. ON EACH ITEM, WHEN AN APPLICATION SHOWS COMPLETION OF AN ITEM, SUBMIT CONDITIONAL FINAL OR FULL WAIVER. WAIVER FORMS, SUBMIT WAIVERS OF LIEN ON FORMS, EXECUTED IN A MANNER ACCEPTABLE TO OWNER.

### 01-06 TEMPORARY TREE AND PLANT PROTECTION

##### GENERAL

CONTRACTOR SHALL REVIEW PLANS WITH SITE AND MARK ALL TREES IDENTIFIED ON THE DRAWINGS TO BE PROTECTED AND REMAIN DURING CONSTRUCTION.

THE CONTRACTOR AND ARCHITECT SHALL REVIEW THE MITIGATION WITH THE CITY PRIOR TO COMMENCING CONSTRUCTION, AND SHALL RECEIVE APPROVAL FROM THE CITY.

##### SUBMITTALS

CONTRACTOR, ARCHITECT AND OWNER SHALL REVIEW ON SITE AFTER TREES HAVE BEEN MARKED AND PRIOR TO STAKING.

##### EXCLUSION

PROVIDE 6'-0" HIGH FENCING AROUND TREE. FENCING SHALL BE INSTALLED TO PROVIDE PROTECTION TO TREE AND SHALL BE INSTALLED AT DIAMETER TO MATCH DRP LINE OF TREE.

### 01-07 OPERATION AND MAINTENANCE STAFF

##### GENERAL

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL OPERATION MANUALS, WARRANTY INFORMATION, ETC. FOR ALL EQUIPMENT, APPLIANCES, ETC. AT THE COMPLETION OF THE PROJECT.

ALL INFORMATION SHALL BE COLLECTED AND PLACED IN BINDER AND/OR DIGITAL DATA FOR THE OWNER TO REVIEW. CONTRACTOR SHALL PROVIDE START UP AND MAINTENANCE REVIEW WITH OWNER PRIOR TO FINAL PAYMENT.

THE CONTRACTOR SHALL SCHEDULE A TIME TO REVIEW AND TRAIN THE OWNER AND/OR OWNER'S REPRESENTATIVES ON ALL ITEMS RELATED TO OPERATION OF ALL EQUIPMENT.

### 01-08 WARRANTY

##### SUBMITTALS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING WORKMANSHIP, MATERIAL, ETC. ON THE PROJECT FOR A PERIOD OF (1) YEAR FROM COMPLETION. A WRITTEN WARRANTY SHALL BE PROVIDED (FROM VENDORS) ON ALL MATERIALS THAT HAVE EXTENDED WARRANTY PERIODS ABOVE THOSE STATED ABOVE. SUCH AS FLOORING MATERIALS WHICH SHALL PROVIDE A WARRANTY FOR MATERIALS FOR A MINIMUM OF 20 YEARS.

### 01-09 SUBMITTALS

##### GENERAL

REQUIREMENTS FOR THE SUBMITTAL PROCEDURAL REQUIREMENTS FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER SUBMITTALS REQUIRED BY SPECIFICATIONS FOR ARCHITECT/OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION WITHIN PROJECT.

ELECTRONIC DIGITAL DATA FILES OF THE CONTRACT DRAWINGS WILL NOT BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS.

"CONTRACTOR (EACH SUBCONTRACTOR) SHALL BE SOLELY RESPONSIBLE AND ASSUMES FULL LIABILITY FOR ENSURING THAT SUBMITTALS ARE TIMELY PROVIDED TO THE ARCHITECT, AND THE CONTENT THEREOF COMPLIES IN FULL, AND IS PROVIDED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. THE CONTRACTOR (SUBCONTRACTOR) HEREBY AGREES TO HOLD HARMLESS THE ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FROM FAILURE TO COMPLY WITH THIS PROVISION. CONTRACTOR FURTHER AGREES TO DEFEND AND INDEMNIFY ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FOR ANY AND ALL INJURIES, DAMAGES AND LIABILITY RESULTING FROM A BREACH HEREOF."

COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY. SUBMITTALS THAT REQUIRE CONCURRENT REVIEW SHOULD BE SO INDICATED IN THOSE SECTIONS. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.

ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING REVISIONS.

INITIAL REVIEW: ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

RESUBMITTAL REVIEW: ALLOW 14 DAYS FOR REVIEW OF EACH RESUBMITTAL.

SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECTS CONSULTANTS, OWNER, OR OTHER PARTIES IS REQUIRED.

ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

ELECTRONIC SUBMITTALS WILL BE ACCEPTED, BUT MUST BE COMPLETE AND MUST BE INCLUDED INTO SINGLE DIGITAL (.PDF FORMAT) FILE. THE FILE MUST PROVIDE MEANS FOR INSERTION TO PERMANENTLY RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.

DISTRIBUTION: FURNISH COPIES OF FINAL SUBMITTALS TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS.

USE FOR CONSTRUCTION: RETAIN COMPLETE COPIES OF SUBMITTALS ON PROJECT SITE. USE ONLY FINAL ACTION SUBMITTALS THAT ARE MARKED WITH APPROVAL NOTATION FROM ARCHITECTS ACTION STAMP.

GENERAL SUBMITTAL PROCEDURE REQUIREMENTS: PREPARE AND SUBMIT SUBMITTALS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS. TYPES OF SUBMITTALS (PRODUCT, SAMPLE OR SHOP DRAWINGS) ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS. PROVIDE A MINIMUM OF TWO COPIES OF EACH SUBMITTAL. ONE COPY WILL BE RETAINED BY ARCHITECT, AND ONE COPY RETURNED TO CONTRACTOR.

ARCHITECT WILL RETURN AN ANNOTATED FILE AND RETAIN ONE COPY OF FILE AS AN ELECTRONIC PROJECT RECORD DOCUMENT FILE.

##### A. ACTION SUBMITTALS:

SUBMIT TWO PAPER COPIES OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES.

##### B. INFORMATIONAL SUBMITTALS:

SUBMIT TWO PAPER COPIES) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.

##### C. CERTIFICATES AND CERTIFICATIONS SUBMITTALS:

PROVIDE A STATEMENT THAT INCLUDES SIGNATURE OF ENTITY RESPONSIBLE FOR PREPARING CERTIFICATION. CERTIFICATES AND CERTIFICATIONS SHALL BE SIGNED BY AN OFFICER OR OTHER INDIVIDUAL AUTHORIZED TO SIGN DOCUMENTS ON BEHALF OF THAT ENTITY.

##### D. SHOP DRAWINGS:

PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCORDINGLY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA, UNLESS SUBMITTAL BASED ON ARCHITECT'S DIGITAL DATA DRAWING FILES IS OTHERWISE PERMITTED.

##### SUBMIT SHOP DRAWINGS IN THE FOLLOWING FORMAT:

PDF ELECTRONIC FILE (OR)  
TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.

##### 6. SAMPLES:

SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE FOR A CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN SUBMITTAL AND ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

MAINTAIN SETS OF APPROVED SAMPLES AT PROJECT SITE. AVAILABLE FOR QUALITY-CONTROL COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITY. SAMPLE SETS MAY BE USED TO DETERMINE FINAL ACCEPTANCE OF CONSTRUCTION ASSOCIATED WITH EACH SET.

##### CONTRACTOR'S REVIEW:

THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE CONTRACT AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. NOTE CORRECTIONS AND FIELD DIMENSIONS THAT VARY FROM CONSTRUCTION DOCUMENTS, AND MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT. SUBMITTALS NOT STAMPED APPROVED BY THE CONTRACTOR WILL NOT BE REVIEWED, AND RETURNED TO CONTRACTOR FOR APPROVAL BEFORE ARCHITECTURE/OWNER REVIEW.

##### ARCHITECT'S ACTION:

THE ARCHITECT WILL REVIEW EACH SUBMITTAL, MAKE MARKS TO INDICATE CORRECTIONS OR REVISIONS REQUIRED, AND RETURN IT. ARCHITECT WILL STAMP EACH SUBMITTAL WITH AN ACTION STAMP AND WILL MARK STAMP APPROPRIATELY TO INDICATE ACTION. THE ARCHITECT WILL RETAIN ONE COPY FOR FILE RECORD DOCUMENTS, AND WILL RETURN ALL REMAINING COPIES TO CONTRACTOR.

INCOMPLETE SUBMITTALS ARE UNACCEPTABLE, WILL BE CONSIDERED NONRESPONSIVE AND WILL BE RETURNED FOR RESUBMITTAL WITHOUT REVIEW.

SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS MAY BE RETURNED BY THE ARCHITECT WITHOUT ACTION.

### DIVISION 3-CONCRETE

### 03-05 CAST IN PLACE FOOTINGS

##### GENERAL PRODUCTS

CONCRETE FOOTINGS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

REINFORCING SHALL BE AS PER THE FOOTING SCHEDULE - SEE STRUCTURAL DRAWINGS.

SUBMITTALS  
DESIGN MIXTURES FOR EACH CONCRETE MIX.

##### EXCLUSION

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL. (CERTIFIED 95% COMPACTION). ANY QUESTIONABLE SOIL SHALL BE REVIEWED BY SOIL ENGINEER PRIOR TO PLACEMENT OF FOOTING. THE CONTRACTOR SHALL COORDINATE AND REQUEST A SITE OBSERVATION REPORT FROM GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FOOTINGS

ALL TYPICAL FOOTINGS TO BE MINIMUM OF 48" FROM FINISH GRADE TO BOTTOM OF FOOTING.

FOOTING SIZE AND REINFORCEMENT MUST MEET REQUIREMENTS OF 2012 IRC R403. FOOTING SIZE ARE SPECIFIED ON STRUCTURAL DRAWINGS WHICH TAKE PRECEDENCE UNLESS SPECIFIED.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND ACI 301 FOR HOT-WEATHER PROTECTION DURING CURING.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

CONSTRUCTION JOINTS: INSTALL SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED

### 03-06 CAST IN PLACE FOUNDATION WALLS

##### GENERAL PRODUCTS

CONCRETE FOUNDATION TO BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

REINFORCING SHALL BE AS PER THE FOUNDATION WALL SCHEDULE - SEE STRUCTURAL DRAWINGS.

##### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

##### EXCLUSION

TYPICAL WALLS SHALL BE A MINIMUM OF 8" THICK U.L.O. ON PLANS. REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THICKNESS OF WALLS. REFER TO TOP OF WALL DETAILS ON ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SPECIFIED DETAILS AND REQUIREMENTS.

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 4" ABOVE FINISH GRADE.

PROVIDE WATERPROOFING AT EXTERIOR OF FOUNDATION WALLS BELOW FINISH GRADE AT ALL HABITABLE SPACES. SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE RIGID INSULATION AT INDOOR FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR. COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS.

CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.

CONSTRUCT FORM WORK SO CONCRETE MEMBERS AND STRUCTURES ARE OF SIZE, SHAPE, ALIGNMENT, ELEVATION, AND POSITION INDICATED PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

FINISH: PROVIDE RUBBED SURFACES ON ALL EXPOSED SURFACES OF ALL EXPOSED CONCRETE FOUNDATION WALLS NO LATER THAN ONE DAY AFTER FORM REMOVAL.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. DEFECTIVE CONCRETE: REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

### 03-08 CAST IN PLACE INTERIOR CONCRETE SLABS

##### GENERAL PRODUCTS

INTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6"-W1 X 4 W1 X 4 W.W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

##### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

##### EXCLUSION

ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 4 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 4" MINIMUM COMPACTED SUB BASE.

CONTRACTOR TO VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

COORDINATE WITH HV AC CONTRACTOR FOR IN FLOOR RADIAN HEATING SYSTEM OR BELOW GRADE UDUCT WORK AS PER PLANS. PROVIDE BY DESIGN BUILD CONTRACTOR COORDINATED BY THE GENERAL CONTRACTOR. THE RADIAN HEATING MUST BE WITHIN THE TOP HALF OF THE SLAB.

TROWEL FINISH: SMOOTH

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

ALL JOINTS SHALL BE CUT.

SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT CONCRETE SLABS.

### 03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

##### GENERAL PRODUCTS

EXTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6"-W1 X 4 W1 X 4 W.W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

##### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

##### EXCLUSION

ALL SLABS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE.

SLAB SHALL SLOPE 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING.

PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24" O.C.

CONTRACTION JOINTS IN SLABS ON-GRADE AS INDICATED SHALL BE AT LEAST ONE-FOURTH OF CONCRETE THICKNESS AS SHOWN ON DRAWINGS.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.

REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT CONCRETE SLABS.

RADIANT HEATING TUBES ARE TO BE LOCATED IN SEVERAL CONCRETE PATIOS AT THE EXTERIOR AS NOTED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR FOR EXTENT OF TUBING LOCATIONS AND DESIGN OF TUBING LAYOUT. CONTRACTOR TO COORDINATE PLACEMENT OF TUBES IN TOP HALF OF CONCRETE SLAB.

ALL SLABS AT EXTERIOR FOR RADIANT HEATING SHALL 2" CLOSED-CELL SPRAY-FOAM INSULATION UNDER THE SLAB.

### 03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS

##### GENERAL PRODUCTS

EXTERIOR CONCRETE STEPS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. PROVIDE #3 AT EACH NOSING OF STAIRS. PROVIDE MINIMUM OF 2" COVERAGE OF CONCRETE TO ALL STEEL. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

##### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

##### EXCLUSION

ALL STEPS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE OR GRAVEL STEPS SHALL SLOPE 1/8" AT EACH TREAD TO ALLOW DRAINAGE.

PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24" O.C.

STEPS TO HAVE RISER MAXIMUM HEIGHT OF 7" AND MINIMUM TREAD OF 12". SEE ARCHITECTURAL DETAILS FOR RISE AND RUN FOR EACH STEP.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.

REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

NO JOINTS IN STAIRS.

### 03-14 CAST IN PLACE RETAINING WALLS

##### GENERAL PRODUCTS

CONCRETE FOUNDATION TO BE



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## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

# PERMIT SET

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 5 METALS

#### 05-01 STRUCTURAL STEEL WIDE BEAMS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL BEAMS (ASTM A 572/A 572M, GRADE 50)

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS, INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS: ASTM A325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A563 HEAVY HEX CARBON STEEL BOLTS; AND ASTM F436 HARDENED CARBON-STEEL WASHERS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SSPC-PAINT 25, TYPE I, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE BEAMS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS. VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. CAMBER STRUCTURAL STEEL MEMBERS WHERE INDICATED. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES. REMOVE BLEMISHES BY FILING OR GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-02, 05-03, 05-04 STRUCTURAL STEEL COLUMNS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL COLUMNS: TUBE, PIPE, WIDE FLANGE, AS NOTED ON STRUCTURAL DRAWINGS.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1.5W Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE COLUMNS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, THEN PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2'-0" O.C. VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL. BOLTS MAY EXTEND THROUGH ONE STUD.

#### 05-06 STRUCTURAL STEEL CHANNELS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL CHANNELS (ASTM A 572/A 572M, GRADE 50)

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON STEEL BOLTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1.5W Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE CHANNELS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES.

REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-08 STRUCTURAL STEEL ANGLE LINTELS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL LINTELS

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS, INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL LINTELS TO BE HOT-DIPPED GALVANIZED. WHEN PART OF THE LEG IS EXPOSED TO VIEW DUPLEX COAT LINTEL AND OVER THE GALVANIZING-PRIME LINTEL. PRIOR TO DELIVERY TO SITE, EXPOSED STEEL SHALL BE FINISHED SSPC-PAINT 25, TYPE I, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY ARCHITECT.

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES. REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-10 ANCHOR BOLTS

**GENERAL PRODUCTS**  
ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

**EXECUTION**  
ANCHOR BOLTS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURAL DRAWINGS (MOST STRINGENT CONDITIONS APPLY). PROVIDE 5" MINIMUM UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

#### 05-11 EXPANSION ANCHORS

**GENERAL PRODUCTS**  
EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

**EXECUTION**  
EXPANSION ANCHORS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURAL DRAWINGS (MOST STRINGENT CONDITIONS APPLY).

ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

#### 05-18 STEEL GUARDRAILS & HAND RAILINGS

**GENERAL PRODUCTS**  
STEEL AND ORNAMENTAL RAILINGS AS SHOWN ON DRAWINGS AND DETAILS.

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

- A. Epoxy-Modified Latex System:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy-modified latex, interior, glass matching topcoat.
  - 3) Topcoat: Epoxy-modified latex, exterior, eggshell, (Gloss Level 3), MPI #254MP1 #254R-Greens; S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, 875-300 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR DESIGNER.

BRACKETS, FLANGES, AND ANCHORS: SAME METAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.

TOP CAP TO BE INTERIOR: CONTINUOUS WOOD RAIL CAP WITH WOOD TO MATCH THAT OF WOOD FLOOR, FINISHED AS SELECTED BY INTERIOR DESIGNER.

EXTERIOR: CONTINUOUS COMPOSITE "TRUGRAIN" RAIL CAP. SEE DETAIL FOR SIZE. FINISHED AS SELECTED BY ARCHITECT.

HANDRAILS AND GUARDRAILS SHALL MEET FOLLOWING DESIGN LOADS:  
UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.  
CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

TOP RAILS OF GUARDS:  
UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.  
CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

INFILL OF GUARDS:  
CONCENTRATED LOAD OF 50 LBS APPLIED HORIZ. ON AN AREA OF 1 SQ. FT.  
UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.

**SUBMITTALS**  
FOR RAILINGS ASSEMBLED FROM STANDARD COMPONENTS, GROUT, ANCHORING CEMENT, AND PAINT PRODUCTS.

SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

**EXECUTION**  
HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R317.1.7.2:

A. HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS. A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS, VOLUTES, TURNOUT OR STARTING FINISHING SHALL BE ALLOWED OVER THE LOWEST TREAD.

B. ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OF PROVIDE EQUIVANT GRASPABILITY:

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 3 1/4 INCHES (89 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 INCHES (51 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1/4 INCHES (6.5 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES (32 MM) TO A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

C. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

#### 05-37 MISC. METAL FABRICATIONS

**GENERAL PRODUCTS**  
STEEL FABRICATIONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1. CHIMNEY COVER CHASE, FINISH AS NOTE #1 BELOW.

2. STEEL STAIR ELEMENTS, FINISH AS NOTE #1 BELOW.

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATIONS.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL BOLTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
FINISH: NOTE #1: PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1.5W Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

NOTE#2: PROVIDE DUPLEX COATING OF HOT-DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS:

- A. Water-based Light Industrial Coating System:
  - 1) Prime Coat: Primer, water-based, anti-corrosive for metal, MPI # 107; S-W Pro Industrial Pro-Cyl Universal Primer, 866-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
  - 2) Prime Coat: Shop primer specified in section where substrate is specified.
  - 3) Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
  - 4) Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 163-S-W Pro Industrial Acrylic Semi-Gloss Coating, 866-650 Series, at 2.5 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE FABRICATIONS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES.

REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-55 CUSTOM STEEL STAIRS

**GENERAL PRODUCTS**  
STAIR COMPONENTS AS FOLLOWS:

- STRINGERS 3" X 3" WOOD TREADS AS PER DETAILS.
- TREADS 3" X 10" WOOD TREADS AS PER DETAILS.
- RISERS OPEN RISER THAT DOES NOT EXCEED 4".

**SUBMITTALS**  
SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.

**EXECUTION**  
PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO JOIN AND ANCHOR STAIRS AND FINISHES ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND 5/16" DIA BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.

METAL SURFACES: GENERAL: PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES WITHOUT BLEMISHES.

FINISH: FACTORY PRIMED FOR A HIGH-PERFORMANCE COATING WITH COLOR AS SELECTED BY ARCHITECT.

PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED: UNIFORM LOAD: 100 LBF/SQ. FT. CONCENTRATED LOAD: 300 LBF APPLIED ON AN AREA OF 4 SQ. IN.

LIMIT DEFLECTION OF TREADS, PLATFORMS, AND FRAMING MEMBERS 1/8 INCH.

STRUCTURAL PERFORMANCE OF RAILINGS: PROVIDE RAILINGS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED.

PROVIDE A MINIMUM OF 7'-6" HEAD CLEARANCE AT ALL POINTS.

## DIVISION 6-WOOD, PLASTICS & COMPOSITES

### 06-01, 06-02, 06-03, 06-04, 06-05, 06-06 STUD WALL ROUGH FRAMING

**GENERAL PRODUCTS**  
TIMBER BEAMS/COLUMNS / TRUSSES/ROOF PURLINS/JAUNCHED AS SHOWN ON ARCHITECTURAL/STRUCTURAL DRAWINGS AND DETAILS.

TIMBER BEAMS TO BE #1 OR BETTER, KILN DRIED 15% MOISTURE OR LESS.

TIMBER TO BE: DOUG FIR  
TIMBER TO BE: S4S

COLOR: STAINED WITH SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

**SUBMITTALS**  
SHOP DRAWINGS: ALL TIMBER JOISTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.

**EXECUTION**  
TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBERS. COORDINATE WITH ARCHITECTURAL/STRUCTURAL DRAWINGS FOR CONNECTIONS AT EACH TIMBER.

ALL JOISTS SHALL BE TRUE AND SQUARE WITH TOLERANCES OF LESS THAN 1/8" WITHIN JOINT.

**06-32 WOOD DECKING**  
**GENERAL PRODUCTS**  
WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS

WOOD DECKING SHALL BE: "GOLF DECKING" BY TRUGRAIN REYSITA

COLOR: AS SELECTED BY ARCHITECT

**SUBMITTALS**  
SAMPLE OF ACTUAL SAMPLE WITH STAIN SAMPLE SELECTED FOR ARCHITECT APPROVAL.

**EXECUTION**  
ATTACH WOOD DECKING TO FRAMING (SEE STRUCTURAL PLANS FOR SIZE) WITH HIDDEN FASTENER SYSTEM AS RECOMMENDED BY MANUFACTURER.

### 06-38 PLYWOOD/ OSB WALL SHEATHING

**GENERAL PRODUCTS**  
WALL SHEATHING TO BE: 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL DRAWINGS.

EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

**EXECUTION**  
NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.

PROVIDE BLOCKING AT ALL PANEL EDGES.

### 06-41 PLYWOOD/ OSB ROOF SHEATHING

**GENERAL PRODUCTS**  
ROOF SHEATHING TO BE: 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL DRAWINGS.

EXTENT OF ROOF SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

**EXECUTION</**

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 7-THERMAL AND MOISTURE PROTECTION

#### 07-45, 07-46, 07-47, 07-49, 07-50, 07-51, 07-52, 07-53, 07-54 THERMAL INSULATION

**GENERAL PRODUCTS**  
SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON THE CEILING/ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE. U-FACTORS OF THE WINDOWS, THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (I.R.C. N1101.8)

LOCATION	TYPE	THICKNESS	R-VALUE
SLAB ON GRADE	FORM-IN-PLACE	2"	R-10

INSTALL UNDER HEATED SLAB ON GRADE LOCATIONS. OWENS CORNING FORMULA 250

PERIMETER OF FOUNDATION	RIGID	F'	R-10
INSTALL ON INSIDE FACE OF EXTERIOR FOUNDATION FROM TOP OF FOOTING TO BOTTOM OF CONCRETE SLAB AT LIVING SPACE- BURIED -OWENS CORNING FORMULA 250		2"	

**FLOOR INSULATION**  
FLOOR OVER UNHEATED BASEMENT UNFACED BATTS VERIFY R-30  
FLOOR UNDER RADIANT HEAT 12" R-38

FLOOR OVER OUTSIDE OR UNHEATED AIR BLOWN-IN 12" R-38

**WALL INSULATION AT EXTERIOR FRAMED WALLS**  
2X6 WOOD EXTERIOR WALLS BLOWN-IN 5 1/2" R-22.5  
(BLOWN TO BE CERTAINEED OPTIMA BLOWN-IN BB SYSTEM)

2 X 4 WOOD FURRED-EXTERIOR WALLS CLOSED-CELL FOAM 3 1/2" R-22.5  
(CERTAINEED Certastopray with 22 pc/m<sup>2</sup> and R-value of 4.5 per inch)

**ROOF INSULATION**  
ROOF AT SHALL OWER JOISTS: MULTILAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINEED OPTIMA BLOWN-IN BB SYSTEM) TOTAL= R-24.5  
R-8.0  
R-8.0

ROOF AT DEEPER JOISTS: MULT-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINEED OPTIMA BLOWN-IN BB SYSTEM) TOTAL= R-24.5  
R-6.0  
R-8.0

**INTERIOR AND SPECIALTY REQUIRED INSULATION**  
INTERIOR WALLS SOUND BATTS 3-1/2" R11  
**MECHANICAL TYPE ROOMS WALLS AND CEILING(S) WHERE APPLICABLE** SOUND BATTS 5" R19

**BATHROOMS** SOUND BATTS INSULATION BATTS 5 1/2" OR 3 1/2" R-11 R19

INTERIOR FLOORS/CEILING SOUND RATING R19 R-11

**DUCTWORK PLUMBING LINES** DBL. FACED 1/2" VINYL FACED 1" R-13/R-19

**MECHANICAL AND PLUMBING** STUD CAVITY WITH PLUMBING BRAN LINES SOUND BATTS/INSULATION BATTS 5 1/2" OR 3 1/2" R-13/R-19

PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

**SUBMITTALS**  
PROVIDE MANUFACTURERS DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

**EXECUTION**  
FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

PROVIDE R-25 MINIMUM CLOSED CELL INSULATION ABOVE ANY CEILING PENETRATIONS AT UNVENTED ROOF ASSEMBLIES.

**07-55 ATTIC ACCESS**

ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R807.

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEEDS 50 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHEN MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. SEE I.R.C. SECTION N1103.13.

**07-66 BUILDING WEATHER AND VAPOR BARRIER**

**GENERAL PRODUCTS**  
WEATHER BARRIER MEMBRANE: DUPONT- TYVEK- HOMEWRAP OR EQUAL  
SEAM TAPE DUPONT- TYVEK TAPE OR EQUAL  
FLASHING DUPONT- FLEXWRAP OR EQUAL

**EXECUTION**  
COORDINATE WITH MANUFACTURERS STANDARDS FOR INSTALLATION. REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY.

VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

INSTALL WEATHER BARRIER OVERLAP AT A BUILDING CORNER, LEAVING 4-12 INCHES OF WEATHER BARRIER EXTENDED BEYOND CORNER TO OVERLAP.

INSTALL WEATHER BARRIER IN A HORIZONTAL MANNER STARTING AT THE LOWER PORTION OF THE WALL SURFACE. MAINTAIN WEATHER BARRIER PLUMB AND LEVEL.

EXTEND BOTTOM ROLL EDGE OVER SILL PLATE INTERFACE 2' TO 3" MINIMUM. SEAL WEATHER BARRIER WITH SEALANT OR TAPE. SINGLE WEATHER BARRIER OVER BACK EDGE OF THRU-WALL FLASHINGS AND SEAL WEATHER BARRIER WITH SEALANT OR TAPE ENHIRE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 4 INCHES HORIZONTALLY IN A SHINGLING MANNER.

WINDOW AND DOOR OPENINGS: EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS.

ATTACH WEATHER BARRIER TO STUDS THRU EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS SPACED 12-18 INCHES VERTICALLY ON CENTER ALONG STUD LINE AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY.

ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS SPACED 12-18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. USE CLADDING FASTENERS AS PERMANENT MEANS OF ATTACHMENT.

SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS.

#### 07-133 WOOD SIDING

**GENERAL PRODUCTS**  
HORIZONTAL SIDING: 1/8 SHIP-LAP JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- CEDAR BARK.

VERTICAL SIDING: 1/8 SHIP-LAP JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSBROADS"

**SUBMITTALS**  
PROVIDE 12" X 12" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.

**EXECUTION**  
FOLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.

EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING AT ALL LOCATION AS REQUIRED BY MNR. RECOMMENDATIONS.

INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS.

CLEAR FINISHED SURFACES ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.

COORDINATE WORK WITH RELATED TRADES, SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION OF RELATED WORK TO AVOID CUTTING AND PATCHING.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, CROOKED OR OTHERWISE DEFECTIVE.

INSTALLMENT MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH-UP COATING ON NEW CUTS. FACTORY PRIME D OR FINISHING IS PREFERRED.

EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSOUT.

THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

#### 07-155 SINGLE-PLY TPO DECK MEMBRANE

**GENERAL PRODUCTS**  
PROVIDE INSTALLED ROOFING MEMBRANE AND FLASHINGS THAT REMAIN WATERIGHT. DO NOT PERMIT THE PASSAGE OF WATER AND RESIST SPECIFIED UPJUT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIREMENTS AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPJUT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WITHIN IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.

PROVIDE A ROOF SYSTEM WITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES AFTER PRECIPITATION ENDS.

BUILDING CODES: ROOF SYSTEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODE BOODS HAVING JURISDICTION.

MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF SINGLE-PLY HEAT WELDABLE MEMBRANES.

ROOFING CONTRACTOR SHALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INSTALL ASSEMBLY. PROVIDE LETTER ON MANUFACTURERS LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.

PROVIDE ROOFING SYSTEM THAT IS LISTED ON THE DOE'S ENERGY STAR ROOF PRODUCTS QUALIFIED PRODUCT LIST FOR LOW-SLOPE ROOF APPLICATIONS.

ACCEPTABLE MANUFACTURER: FIBRETELLOW ROOFING SYSTEMS, CARLITE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

**ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:**  
A. MEMBRANE TYPE: IPE  
B. MEMBRANE THICKNESS: 30 MIL  
C. COLOR: ENERGY EFFICIENT GREY  
D. FLASHINGS MEMBRANE SHALL 0.660 INCH (1.25MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS  
E. COVER BOARD: DENDECK ROOF BOARD: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

**SUBMITTALS**  
PRODUCT DATA, INCLUDING MANUFACTURERS DATA SHEETS ON EACH PRODUCT TO BE USED; PREPARATION INSTRUCTIONS AND RECOMMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS; AND INSTALLATION METHODS.

SAMPLES FOR VERIFICATION FOR THE FOLLOWING PRODUCTS INCLUDING MANUFACTURERS STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURERS STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURERS STANDARD SAMPLE SIZE OF WALKWAY PADS OR ROLLS.

SHOP DRAWINGS INCLUDING OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENETRATIONS, PERIMETER AND PENETRATION FLASHING DETAIL REFERENCES TO MANUFACTURERS STANDARD, DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURERS STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FROM ROOFING MANUFACTURER. DETAILS TO BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFING MANUFACTURER.

SUBMIT WARRANTY CERTIFICATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIGN AND INTENT TO ISSUE WARRANTY, AND FASTENER PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE APPROVED BY THE ROOFING MANUFACTURER.

**EXECUTION**  
DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. HANGERS AND BLOCKING SHALL BE INSTALLED LEVEL, TRUE TO LINE AND ELEVATION. SECURED TO ROOF STRUCTURE TO RESIST ROOF INSTALLATION AND SERVICE CONDITIONS. SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT IF UNSATISFACTORY PREPARATION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH, SOLID MASONRY, WOOD AND METAL. PLUS INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURERS RECOMMENDATIONS FOR RECEIVING ADHESIVE ROOFING MEMBRANES.

ALL FASTENERS SHOULD BE INSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER DRIVING OR UNDER DRIVING. BLOCK OFF OR SHUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS DURING APPLICATION TO PREVENT SHEET FROM BLOWING DURING APPLICATION.

VERIFY ALL ROOFING MECHANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED TO DRAINS, OR OFF THE ROOF.

PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY BALLAST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFECTS DURING CONSTRUCTION.

**07-164 METAL SHEET BATTEN-SEAM ROOFING**

**GENERAL PRODUCTS**  
ARCHITECTURAL METAL ROOFING: BONDERIZED METAL (MCO)- MANUFACTURE COLOR TO MATCH BERLAIMAN MOORE HC-167 "AMHERST GRAY", DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE- GRACE ICE & WATER SHIELD HD

**SUBMITTALS**  
SAMPLES FOR VERIFICATION OF SHINGLES SIZE AND COLOR WARRANTIES, SAMPLE OF SPECIAL WARRANTIES.

**EXECUTION**  
ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

ROOFING TO BE INSTALLED OVER SECONDARY ROOFING MEMBRANE (ENTIRE ROOFING SURFACE)

ROOFING SYSTEM TO BE INSTALLED OVER EXTERIOR GRADE A P.A. RATED SHEATHING (RUN PERPENDICULAR BATTENS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS.

SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE Tie HOLD-DOWNS.

#### 07-170, 171, 172, 173, 174, 175, 176, SHEET METAL FLASHING AND TRIM

**GENERAL PRODUCTS**  
APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

VALLEY FLASHING  
DRIP METAL  
WINDOW HEAD FLASHING  
DOOR HEAD FLASHING  
TRANSITIONAL FLASHING

**SUBMITTALS**  
SHOW INSTALLATION LAYOUTS OF SHEET METAL FLASHING AND TRIM, INCLUDING PLANS, ELEVATIONS, EXPANSION/JOINT LOCATIONS, AND KEVED DETAILS, DISTINGUISH BETWEEN SHOP- AND FIELD-ASSEMBLED WORK.

INCLUDE DETAILS FOR FORMING, JOINING, SUPPORTING, AND SECURING SHEET METAL FLASHING AND TRIM, INCLUDING PATTERN OF SEAMS, TERMINATION POINTS, FIXED POINTS, EXPANSION JOINTS, EXPANSION-JOINT COVERS, E.GE CONDITIONS, SPECIAL CONDITIONS, AND CONNECTIONS TO ADJOINING WORK.

**EXECUTION**  
SELF-ADHERING, HIGH-TEMPERATURE SHEET; MINIMUM 30 TO 40 MILS THICK, CONSISTING OF SLIP-RESISTING POLYETHYLENE-FILM TOP SURFACE LAMINATED TO LAYER OF BUTYL OR SBS-MODIFIED ASPHALT ADHESIVE, WITH RELEASE- PAPER BACKING; COLD APPLIED.

SUP SHEET: BUILDING PAPER, 3-1/8"/100 SQ. FT. MINIMUM, ROSIN SIZED.

ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT SO THAT COMPLETED SHEET METAL FLASHING AND TRIM SHALL NOT RATTLE, LEAK, OR LOCKEN, AND SHALL REMAIN WATERIGHT. USE FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE SHEET METAL FLASHING AND TRIM SYSTEM.

INSTALL SHEET METAL FLASHING AND TRIM TRUE TO LINE AND LEVELS INDICATED. PROVIDE UNIFORM, HEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

SPACE CLEANS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS, BEND TABS OVER FASTENERS.

INSTALL EXPOSED SHEET METAL FLASHING AND TRIM WITHOUT EXCESSIVE OIL, CANNING, BUCKLING, AND TOOL MARKS.

WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROISVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMAI.A.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WEATHERIGHT CONSTRUCTION.RETAIN FIRST PARAGRAPH BELOW FOR METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED.

CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM COORDINATION AND WEATHERING.

APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: SEE I.R.C. SECTION R703.8.

AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

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UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

CONTINUOUSLY ABOVE ALL PROJECTING TOOL METALS.

WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILT-UP JOINTS.

#### 07-183 METAL GUTTERS/DOWNSPOUTS

**GENERAL PRODUCTS**  
GUTTERS SHALL BE SQUARE AS PER DETAILS  
DOWNSPOUTS SHALL BE ROUND DOWNSPOUTS.

METAL FINISH PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.

**SUBMITTALS**  
PROVIDE 12" LONG SAMPLE OF EACH DOWNSPOUT AND GUTTER IN MATERIAL SPECIFIED.

INSTALL AT LOCATIONS SHOWN ON PLANS.

ALL GUTTERS SHALL SLOPE A MINIMUM OF 1/8" PER FOOT FOR DRAINAGE TO DOWNSPOUTS

FABRICATE HANGING GUTTER TO CROSS SECTION INDICATED, COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER ACCESSORIES AS REQUIRED. FABRICATE IN CONTINUOUS SECTIONS BETWEEN CORNERS. FABRICATE EXPANSION JOINTS, EXPANSION-JOINT COVERS AND GUTTER ACCESSORIES FROM SAME METAL AS GUTTERS.

JOIN SECTIONS WITH RIVETED AND SOLDERED JOINTS OR WITH LAPPED JOINTS SEaled WITH SEALANT. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS AT EAVE OR FASCIA TO FIRMLY ANCHORED GUTTER BRACKETS SPACED NOT MORE THAN 56 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERIGHT WITH SEALANT. SLOPE TO DOWNSPOUTS.

FABRICATE RECTANGULAR DOWNSPOUTS COMPLETE WITH MITERED ELBOWS, FURNISH WITH METAL HANGERS, FROM SAME MATERIAL AS DOWNSPOUTS, AND ANCHORS

JOIN DOWNSPOUT SECTIONS WITH 1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 40 INCHES O.C. IN BETWEEN.

#### 07-211, 07-212, 07-213, 07-214, 07-215, 07-216, 07-217 CAULKING

**GENERAL PRODUCTS**  
PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS FOR INTERIOR APPLICATIONS THAT ESTABLISH AND MAINTAIN AIRIGHT AND WATER-RESISTANT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

**EXECUTION**  
CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS.

REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT

PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF CAULK.

SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS. ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.

### DIVISION 8-OPENINGS

#### 08-25 EXTERIOR WOOD DOOR

**GENERAL PRODUCTS**  
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.  
MANUF- CUSTOM ENTRY DOOR. BY MILL SELECTED  
SPECIES DOOR-GRIR  
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSBROADS"

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

**EXECUTION**  
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIREMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

#### 08-26 INTERIOR WOOD DOOR

**GENERAL PRODUCTS**  
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.  
MANUF. AS SELECTED BY BIDDING  
SPECIES SEE INTERIOR DESIGN DRAWINGS  
COLOR CUSTOM STAIN BY INTERIOR DESIGNER

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

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6. WINDOW SILL HEIGHT OF NOT MORE THAN 40 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT ROOM ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

**EXECUTION**  
INSTALL WINDOW OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT. OF OPENING.

1. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER. DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNITS IS GLAZED.

2. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BI-FOLD DOORS, STORM DOORS, FIRED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE WALKING SURFACE.

3. WINDOW SILL HEIGHT OF NOT MORE THAN 40 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT ROOM ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

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3. WINDOW SILL HEIGHT OF NOT MORE THAN 40 INCHES ABOVE THE FLOOR. OPENINGS WITH A

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 10- SPECIALTIES

#### 10-99 BATH HARDWARE

##### GENERAL PRODUCTS

EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS.

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

##### SUBMITTALS

PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.

##### EXECUTION

INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

### DIVISION 11- EQUIPMENT

#### 11-32 FIREPLACES

##### GENERAL PRODUCTS

GAME ROOM FIREPLACE TO BE: MONITGO 9-SERIES SEALED GAS -SEE ID DRAWINGS (TOP VENT TO EXTERIOR WALL)

GREAT ROOM FIREPLACE TO BE: MONITGO 9-SERIES SEALED GAS -SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)

MASTER BEDROOM FIREPLACE TO BE: MONITGO 9-PANORAMA 3-SIDED GLASS CUSTOM SEALED GAS -SEE ID DRAWINGS (REAR-VENT TO EXTERIOR WALL)

##### SUBMITTALS

SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.

##### EXECUTION

BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.

ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED WITH GAS STARTERS

GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6' OF THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER.

GAS LIGHTERS ARE USED. FLUES MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTUS.

ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.

PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIALS SUCH AS HEARTHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC., AND PROVIDE PROPER SETBACKS, CLEARANCES, AND PROTECTION.

THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G242.5.3.

#### 11-34 RESIDENTIAL APPLIANCES

##### GENERAL PRODUCTS

RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

RESIDENTIAL APPLIANCES: COMPPLY WITH NAECA STANDARDS.

INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

### DIVISION 12- FURNISHINGS

#### 12-27 WOOD KITCHEN CABINETS

##### GENERAL PRODUCTS

EXTENT OF CABINERY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS

COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.

SUBMITTALS

CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.

PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.

PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.

PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.

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### DIVISION 21 - FIRE SUPPRESSION

#### 21-01 FIRE SPRINKLERS

##### GENERAL PRODUCTS

DESCRIPTION

THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.

ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10' FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SENSING STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M.3017.2 & G240.8)

WATER CLOSET TO HAVE ECONO-PUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

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WATER CLOSET TO HAVE ECONO-PUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SENSING STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M.3017.2 & G240.8)

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WATER CLOSET TO HAVE ECONO-PUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

### DIVISION 21 - FIRE SUPPRESSION

#### 21-01 FIRE SPRINKLERS

##### GENERAL PRODUCTS

DESCRIPTION

THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.</



## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 23- HEATING AND COOLING

#### 23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A 1 YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO HETA SCREENS OR FASTENERS SHALL PENETRATE INTO THE DUCT. DOWN DRAIN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" EXCLUDING FLEXIBLE TRANSITION DUCT. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH CONSTRUCTION. (I.R.C. M1302)

BATHROOM EXHAUST DUCT TO BE ALUMINUM, GALVANIZED STEEL, OR APPROVED GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 88 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS. (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE. AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 88 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS. (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE. OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUATING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS TO BE LISTED TO UL AND TO HAVE A LOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3 AND M1507)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AND DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KING FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREWS. IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS PREVIOUSLY SPECIFIED WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS THROUGH GRILLES AND REGISTERS AS INSTALLED AND BEFORE CEILINGS AND WALLS ARE FINISHED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.

ALL GAS LINE MATERIALS, WORKMANSHIP AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE LESS THAN 1/2" INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR REX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-700 (B) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACE SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

#### 23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 88 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS. (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE. OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

#### 23-02 MECHANICAL HEATING AND COOLING

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 88 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS. (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE. OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KING FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREWS. IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS PREVIOUSLY SPECIFIED WITH LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS THROUGH GRILLES AND REGISTERS AS INSTALLED AND BEFORE CEILINGS AND WALLS ARE FINISHED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.

ALL GAS LINE MATERIALS, WORKMANSHIP AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE LESS THAN 1/2" INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR REX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-700 (B) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACE SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KING FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREWS. IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS PREVIOUSLY SPECIFIED WITH LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

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INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.

ALL GAS LINE MATERIALS, WORKMANSHIP AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE LESS THAN 1/2" INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR REX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-700 (B) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACE SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

#### 23-07 EXHAUST FAN

##### GENERAL PRODUCTS

PROVIDE EXHAUST FANS IN ALL BATHROOMS.

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR.

FANS MUST BE CAPABLE OF TO MAINTAIN 50 CFM WITHIN ROOM LOCATED.

##### PRECUTION

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

#### 23-08 RECESSED DRYER VENT BOX

##### GENERAL PRODUCTS

##### DBX PRODUCTS

DBX 1000 PLASTIC DRYER VENT BOX

MADE OF HIGH IMPACT POLYSTYRENE, AND IS AVAILABLE IN 4" OR 6" SIZE. THE DRYER VENT BOX CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRIM AT EDGE.

THE DBX 1000M IS 7 3/4" X 13 7/8" AND 3 1/2" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 1 1/2" OR 2 1/4" O.C. FRAMING. THE DBX 1000M DRYER VENT BOXING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M UP/DOWN VENTING IN 2 1/4" OR 2 3/4" FRAMED WALLS AS FOLLOWS: CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

##### PRECUTION

FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.

DBX 1000 - PLASTIC INSTALLATION

1. ORBIT BOX TO MATCH DESIRED VENTING DIRECTION. SCORE & REMOVE APPROPRIATE TOP OR REAR INCH OVAL VENT PRESHOOK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT PIPE EXTENDED INSIDE THE BOX

2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1/8" STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE RING WITH UTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE RING WILL FLEX FORWARD HOLDING THE PIPE.

3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).

4. SECURE TABS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDGE OF FROM 2 1/4 TO 2 3/8 INCHES ABOVE FINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FLOOR. COVERING TABS MAY BE REMOVED IF APPROPRIATE SPACING IS DESIRED.

5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING 3/8" SIZE FLANGE SCREW HOLES. SCREWS ARE RECOMMENDED FOR MOUNTING.

##### TRIM INSTRUCTIONS:

1. SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW).

2. LEAVE 1/8" INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW FOR TRIM RING CLEARANCE.

3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.

4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

##### THE DBX 1000M - METAL BOX INSTALLATION

1. ORBIT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO EXTEND INTO THE BOX.

2. IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED.

3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).

4. SET BOX SO THAT THE BOTTOM IS 1/8" ABOVE THE FLOOR TO ALLOW CLEARANCE FOR THE TRIM RING.

5. ATTACH BOX DIRECTLY TO OTHER FRAMING MEMBER AND USE STRAPS TO SECURE THE OTHER SIDE TO THE OPPOSITE FRAMING MEMBER.

6. SCREWS OR NAILS (1 1/4") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

##### TRIM INSTALLATION INSTRUCTIONS:

1. TRIM CARPENTER TO LEAVE 1/8" BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW TRIM RING CLEARANCE.

2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.

3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED.

4. TRIM RING ACCOMMODATES 1/2" OR 3/8" DRYPWALL.

### DIVISION 26- ELECTRICAL

#### 26-00 GENERAL ELECTRICAL

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES AS RELATED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND SELECTED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALTY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DESIGNER PRIOR TO INSTALLATION OF WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/ARCHITECT/DESIGNER WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER.

THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. (I.R.C. E3801)

PROVIDE A 1/2" GROUND. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2" INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3803.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3803)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE LEVITON 5601 ROCKER SERIES IN WHITE. (O.A.E.) DIMMER SWITCHES TO BE LITRON DVA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTER ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WORKING.

UNLESS NOTED OTHERWISE, LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SPOFF AT EACH EXTERIOR DOOR.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED LIGHTS SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE ILLUMINATED BY LED LIGHTING. ALL RECESSED DOWN LIGHTS TO BE AN AIR TIGHT SEAL TYPE CAN. ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIREMENTS. ALL LIGHTS LOCATED IN WED OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS. IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R313)

ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLES IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210.12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FIBER SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING. CARBON MONOXIDE DETECTOR TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCE. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 312.2 AND STATE AMENDMENT)

TOPSOIL STRIPPING REMOVE SOIL AND GRASS BEFORE STRIPPING TOPSOIL. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

STOCKPILE TOPSOIL MATERIALS AWAY FROM THE EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

##### SITE IMPROVEMENTS

REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DISPOSAL REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 I.R.C. AND NATIONAL ELECTRICAL CODE, PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

#### 26-02 ELECTRICAL LIGHT FIXTURES

##### GENERAL PRODUCTS

LIGHTING CONTROLS AND MOTORIZED SHADERS BY LITRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

##### PRECUTION

OUTLET SWITCHES SHALL BE INSTALLED AT A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF SWITCH, UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

#### 26-03 ELECTRICAL OUTLETS

##### GENERAL PRODUCTS

LEVITON 5601 ROCKER SERIES IN WHITE DIMMER SWITCHES - LITRON "DVA" ROCKER SERIES IN WHITE

ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (IRC E3902)

#### 26-06 TELEPHONE EQUIPMENT

THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.

#### 26-07 STRUCTURED WIRING

##### GENERAL PRODUCTS

ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 4 ALL LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS

### DIVISION 31- EARTHWORK

#### 31-01 SITE CLEARING

##### GENERAL PRODUCTS

PROTECT EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS TO REMAIN.

REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.

CLEARING AND GRUBBING.

STRIPPING AND STOCKPILING TOPSOIL.

REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

##### PRECUTION

SAVEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS IDENTIFIED TO BE SALVAGED AND STORE ON OWNERS PREMISES WHERE INDICATED.

UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED.

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTENT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PREMISES AND WALKWAYS.

INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

**BUILDING KEYNOTES AND SPECIFICATIONS**

**DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING**

**32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS**

GENERAL PRODUCTS  
PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS  
PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS  
PAVER COLOR SHALL BE SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

SUBMITTALS  
SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

EXECUTION  
DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVES WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (UPPAGE) NOR 1/8 INCH IN 24 INCHES AND 1/4 INCH IN 10 FEET FROM LEVEL OR INDICATED SLOPE, FOR FINISHED SURFACE OF PAVING.

COMPACT SOIL SUBGRADE UNIFORMLY AND PLACE AGGREGATE BASE. COMPACT BY TAMPING WITH PLATE VIBRATOR, AND SCREED TO DEPTH AS INDICATED

PLACE LEVELING COURSE AND SCREED TO A THICKNESS OF 1 TO 1-1/2 INCHES, TAKING CARE THAT MOISTURE CONTENT REMAINS CONSTANT AND DENSITY IS LOOSE AND CONSTANT UNTIL PAVERS ARE SET AND COMPACTED. TREAT LEVELING COURSE WITH HERBICIDE TO INHIBIT GROWTH OF GRASS AND WEEDS.

SET PAVERS WITH A MINIMUM JOINT WIDTH OF 1/16-INCH AND A MAXIMUM OF 1/8 INCH. BEING CAREFUL NOT TO DISTURB LEVELING BASE. IF PAVERS HAVE SPACER BARS, PLACE PAVERS HAND TIGHT AGAINST SPACER BARS.

VIBRATE PAVERS INTO LEVELING COURSE AND SPREAD DRY SAND AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO LEVELING COURSE. VIBRATE PAVERS AND ADD SAND UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS SAND. LEAVE A SLIGHT SURPLUS OF SAND ON THE SURFACE FOR JOINT FILLING.

32-10 IRRIGATION SYSTEMS  
GENERAL PRODUCTS  
SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING  
GENERAL PRODUCTS  
SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



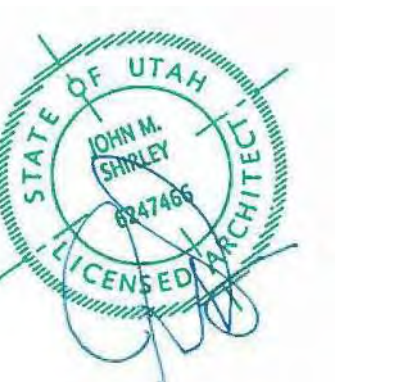
**Architecture**

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

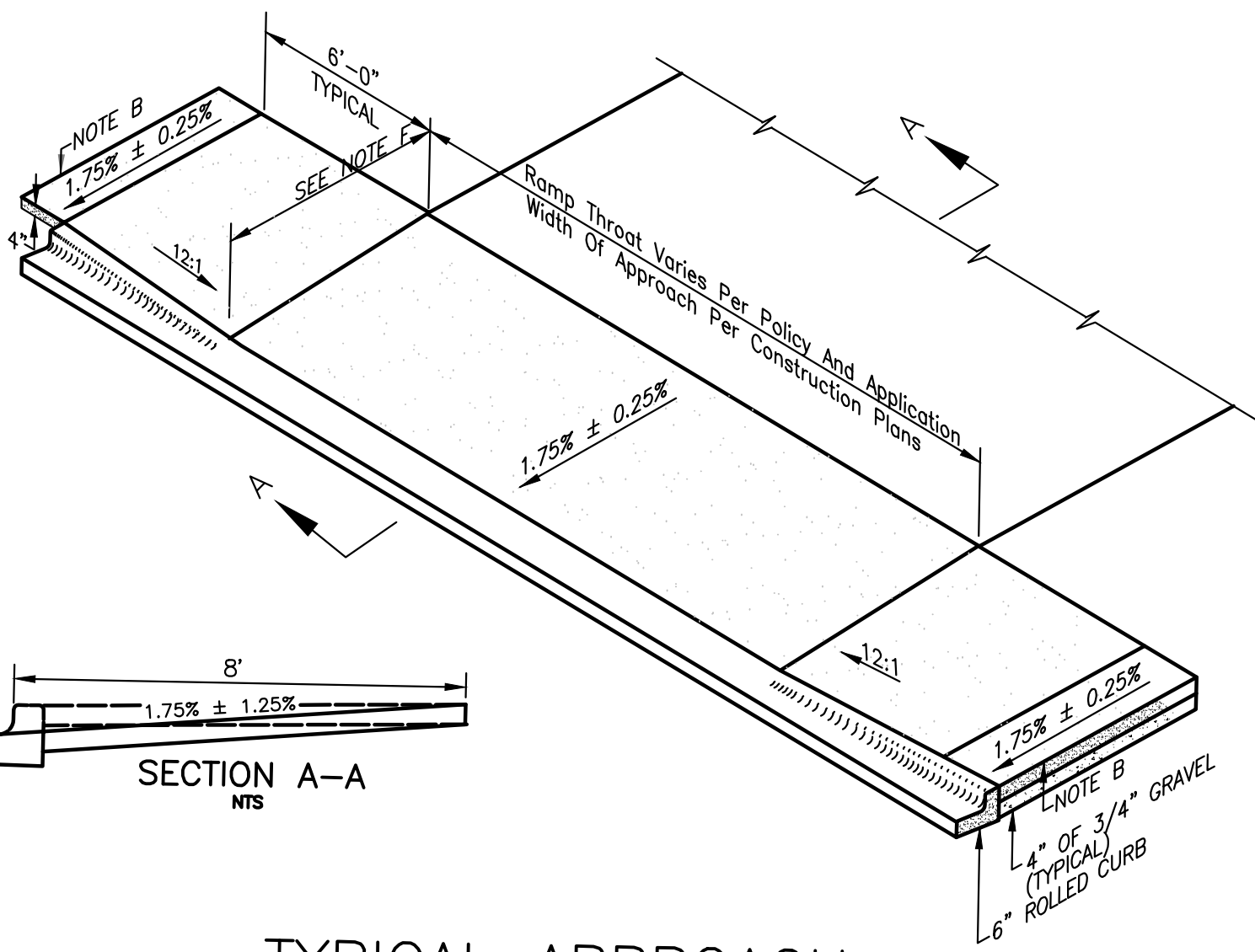
REVISIONS:

SHEET TITLE:  
SPECIFICATIONS

SHEET NUMBER:  
G009

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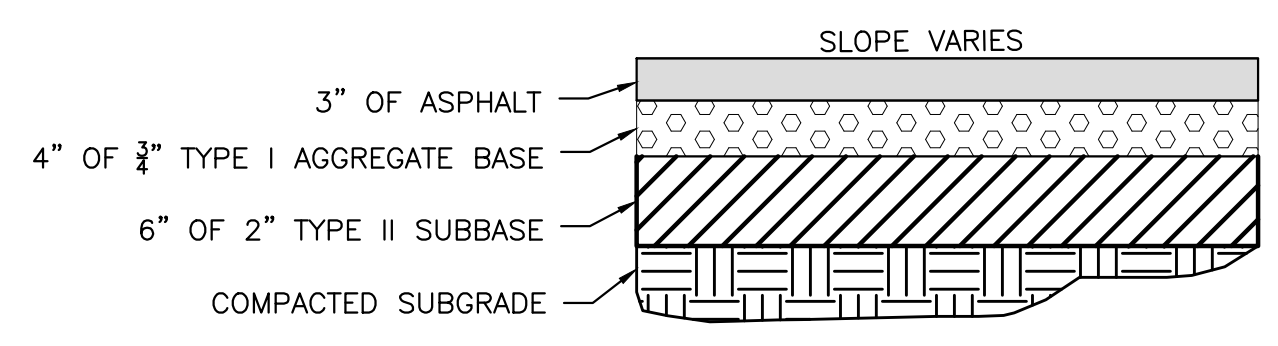
PERMIT SET



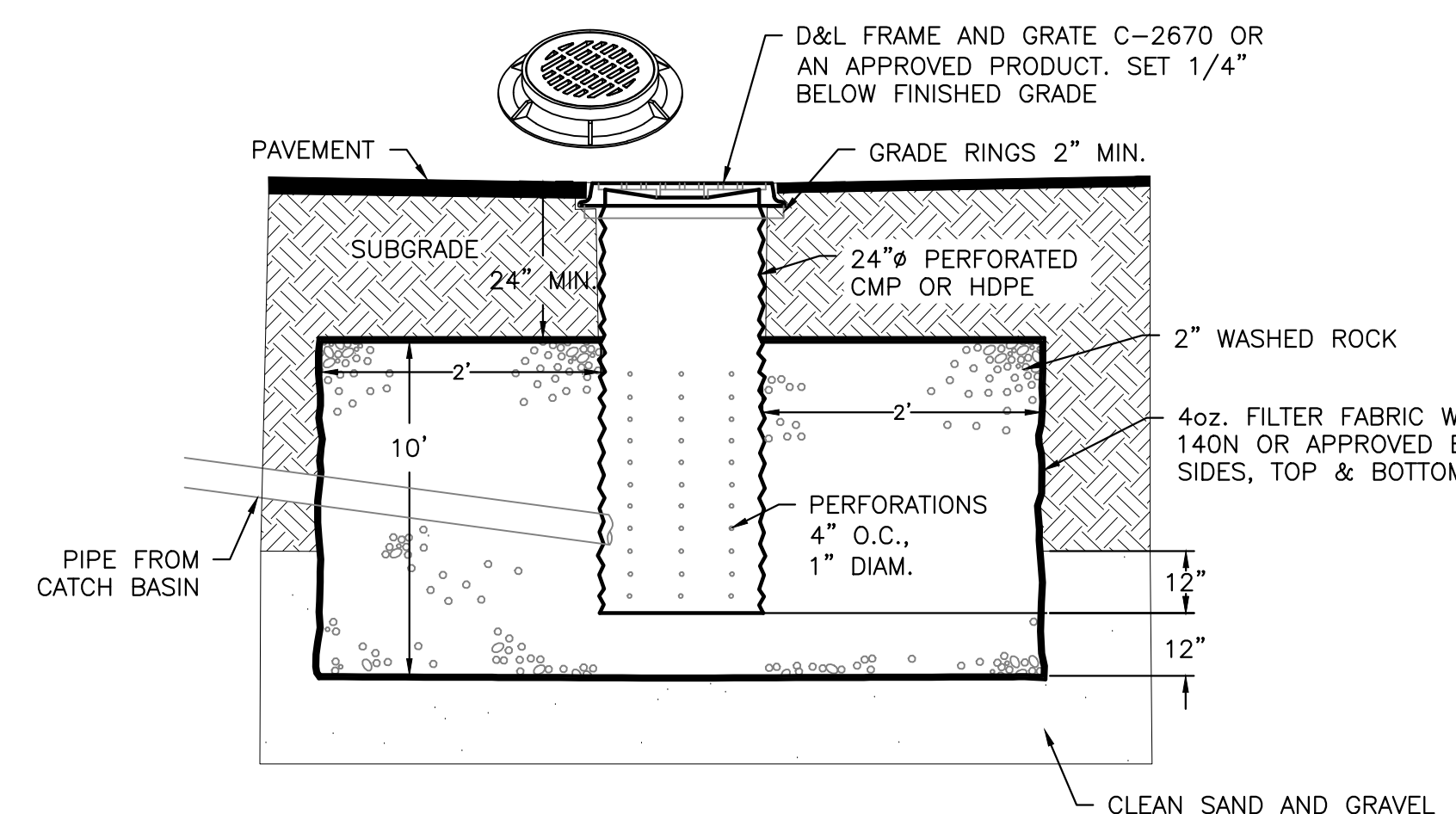
TYPICAL APPROACH

- NOTES:**
- (A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.
  - (B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.
  - (C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.
  - (D) APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
  - (E) ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.
  - (F) SIDEWALK WIDTH IS 8 FEET.

1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK  
SCALE: NONE



2 TYPICAL STREET ASPHALT SECTION  
SCALE: NONE



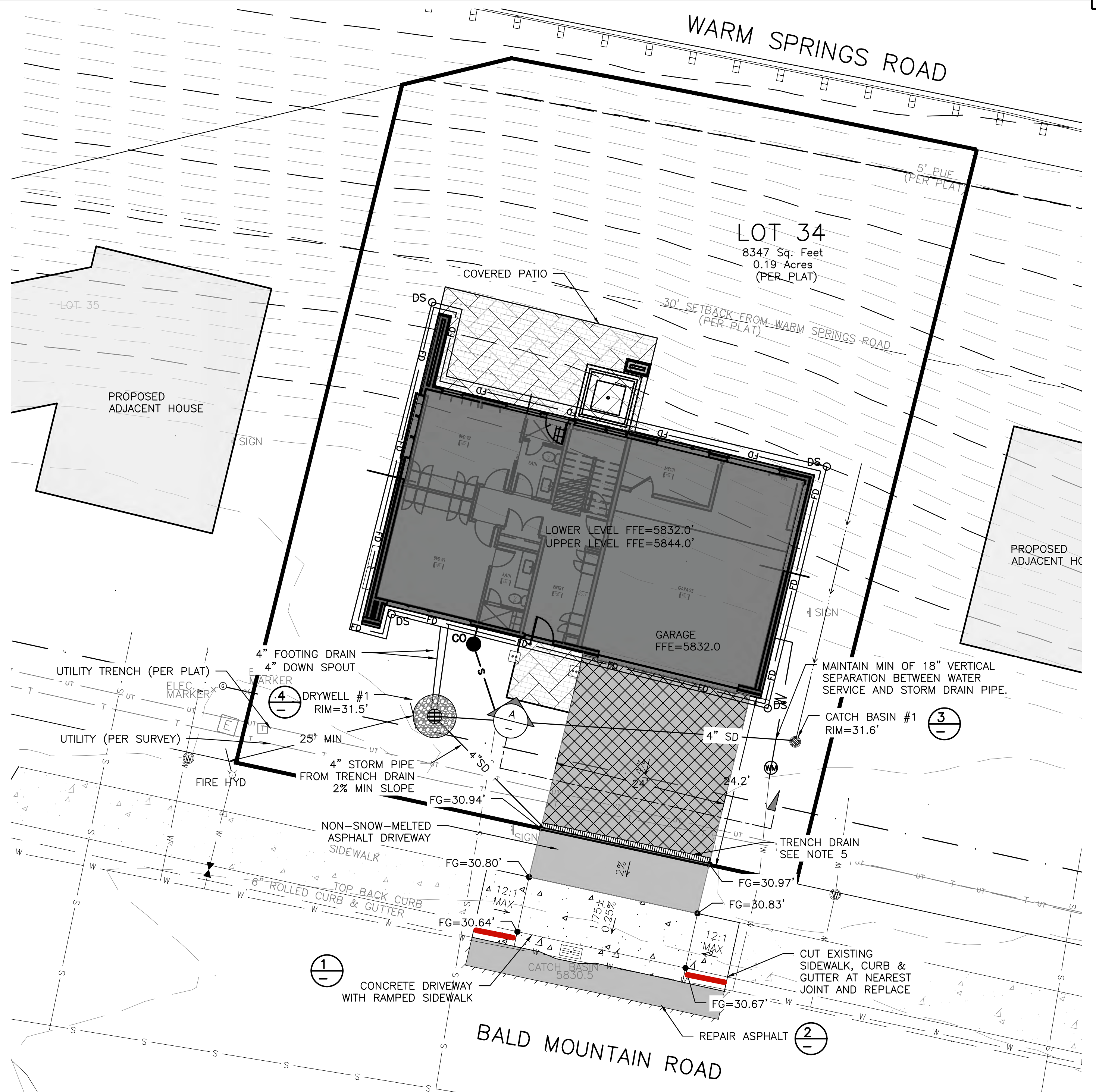
- NOTES:**
- 1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  - 2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  - 3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  - 4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

4 TYPICAL DRYWELL DETAIL  
SCALE: NONE

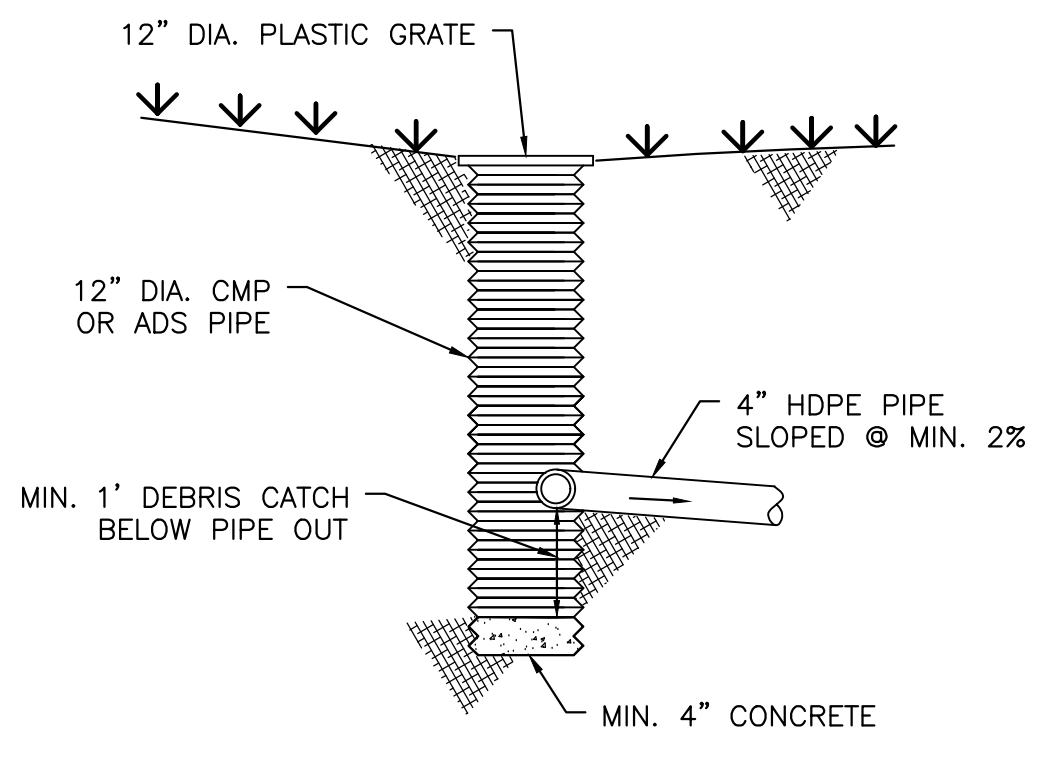
**LEGEND**

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EASEMENT	---
FENCE	X
EDGE OF PAVEMENT	S
SEWER	—S—
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
HYDRANT	⊕
CURB STOP	⊕
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
CURB TRANSITION	---
FLOW LINE	---
FOOTING DRAIN	FD
STORM DRAIN PIPE	---
DOWN SPOUT	DS
CATCH BASIN-CITY	⊙
CATCH BASIN	⊙
DRYWELL	⊙
LANDSCAPE DRYWELL	⊙
ASPHALT PAVEMENT	---
ASPHALT PAVEMENT (SNOW MELTED)	---
PAVERS	---
CONCRETE	---
FG	---
EG	---
GB	---
ME	---
FINISHED GRADE	---
EXISTING GROUND	---
GRADE BREAK	---
MATCH EXISTING	---

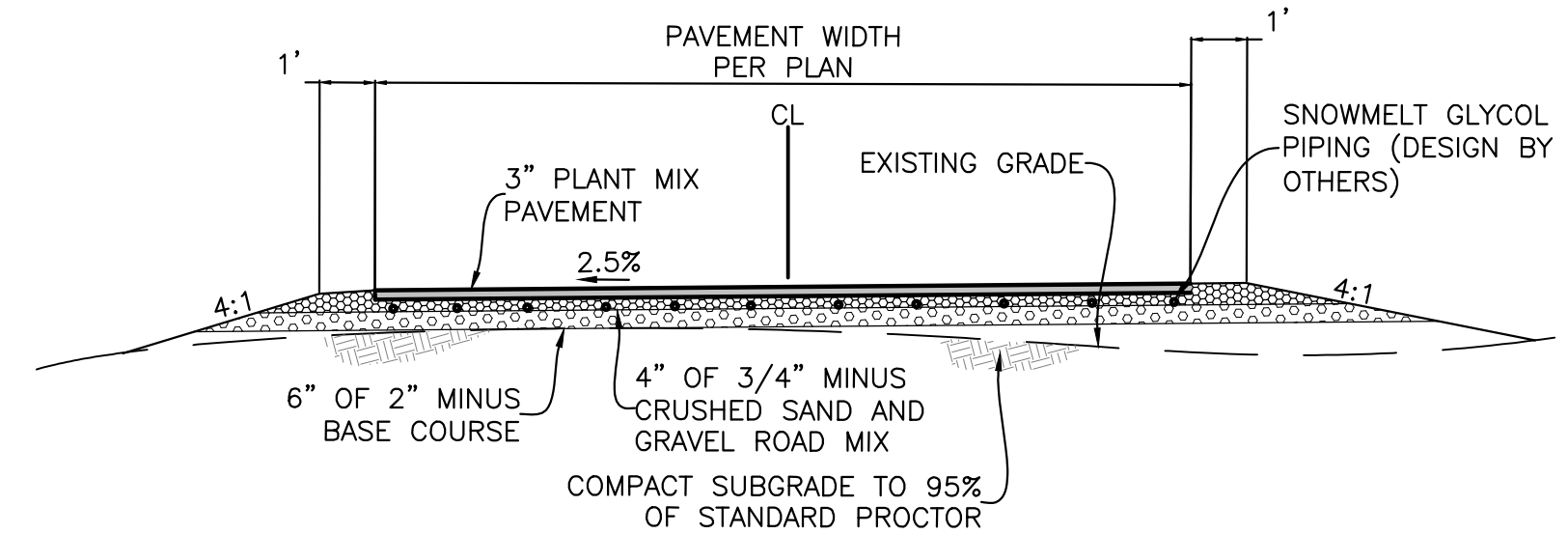
- GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
  4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
  5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H2O LOADING.
  6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
  7. CONCRETE WITHIN CITY RIGHT-OF-WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
  8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
  9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
  10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #7.



PLAN  
SCALE IN FEET  
0' 10' 20' 30'



3 12" CATCH BASIN PROFILE  
NOT TO SCALE



- NOTES:**
1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

A DRIVEWAY SECTION WITH SNOW-MELTED PAVEMENT  
SCALE: NTS

PROFESSIONAL ENGINEER  
LICENSE NO. 17661  
STATE OF IDAHO  
PROFESSOR JOHANNESSEN  
3/13/23

REVISIONS	DATE	BY
No. 1		



PREPARED BY:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
(208) 726-9512  
FAX 726-9514  
WEB: WWW.BMASB.COM  
MAIL: WWW.BMASB.COM

**GRADING & DRAINAGE PLAN**  
WARM SPRINGS RANCH LOT 34  
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR: MAGLEBY CONSTRUCTION

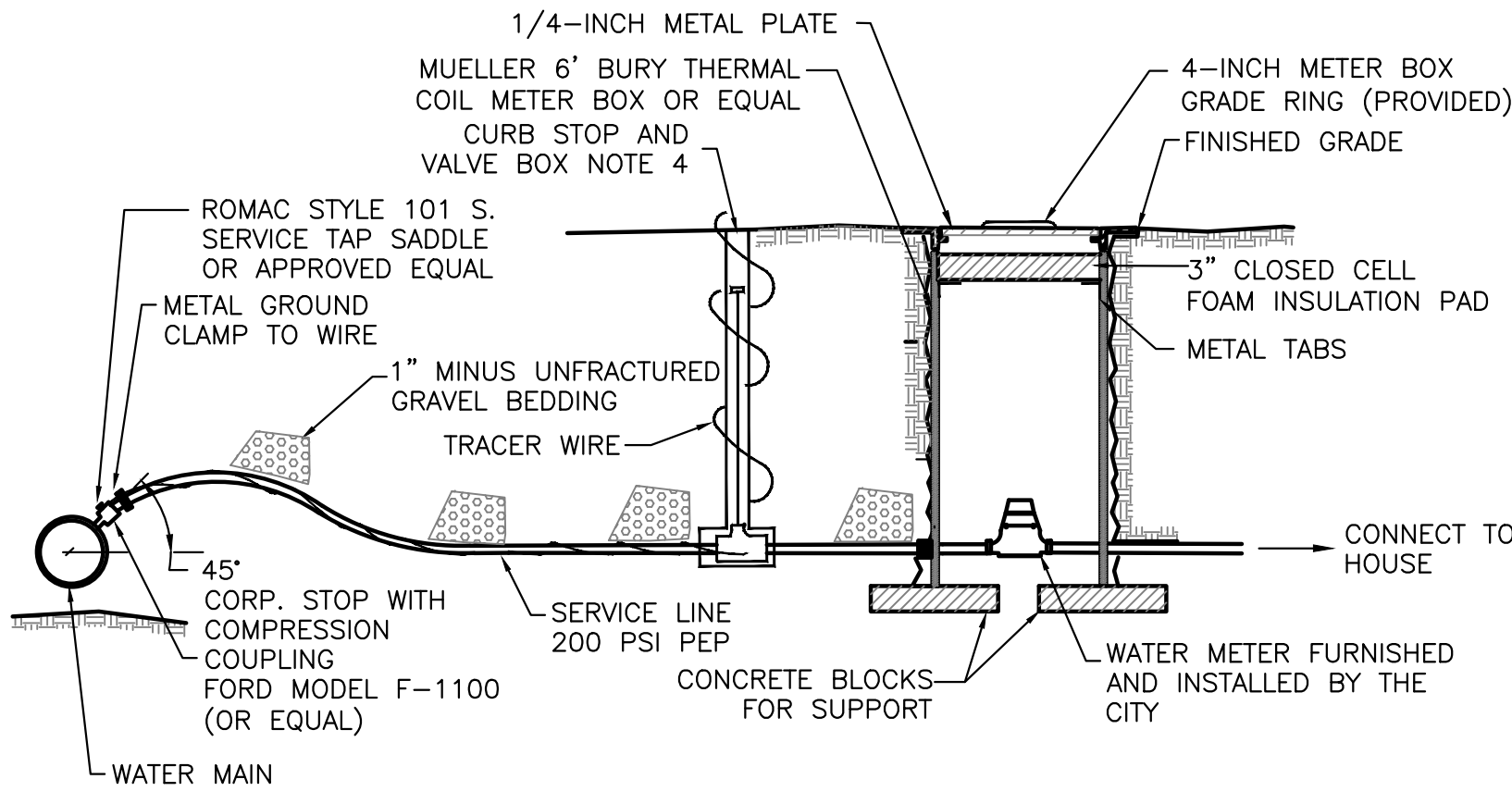
DRAWN BY: SLS  
DESIGNED BY: SLS  
CHECKED BY: PLJ  
DATE: 03/13/2023  
PROJECT NO.: 22075

DRAWING NO.

**C-1**

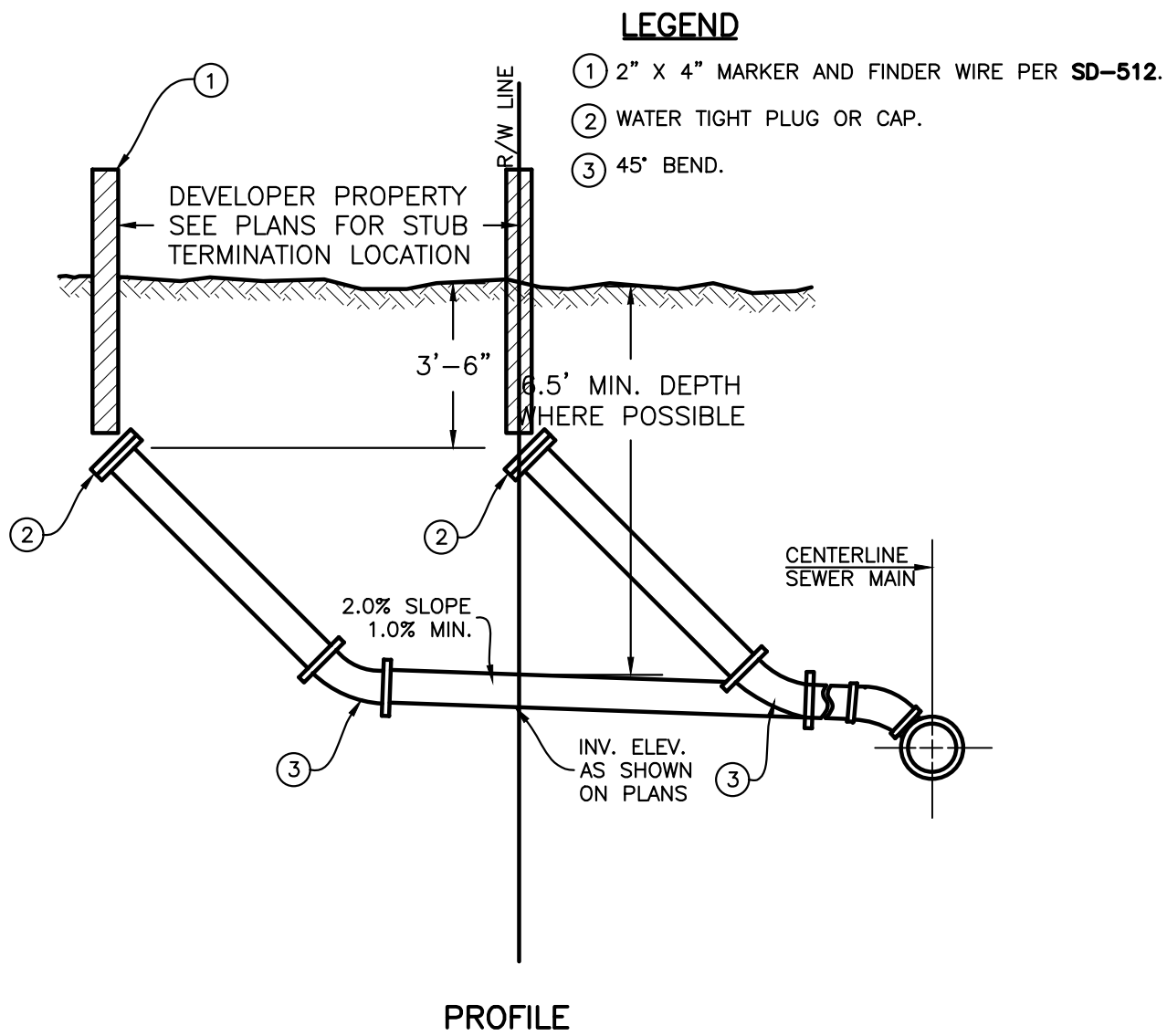
**UTILITY LEGEND**

SEWER PROPOSED	
SEWER CLEANOUT	
WATER PROPOSED	
WATER METER PROPOSED	



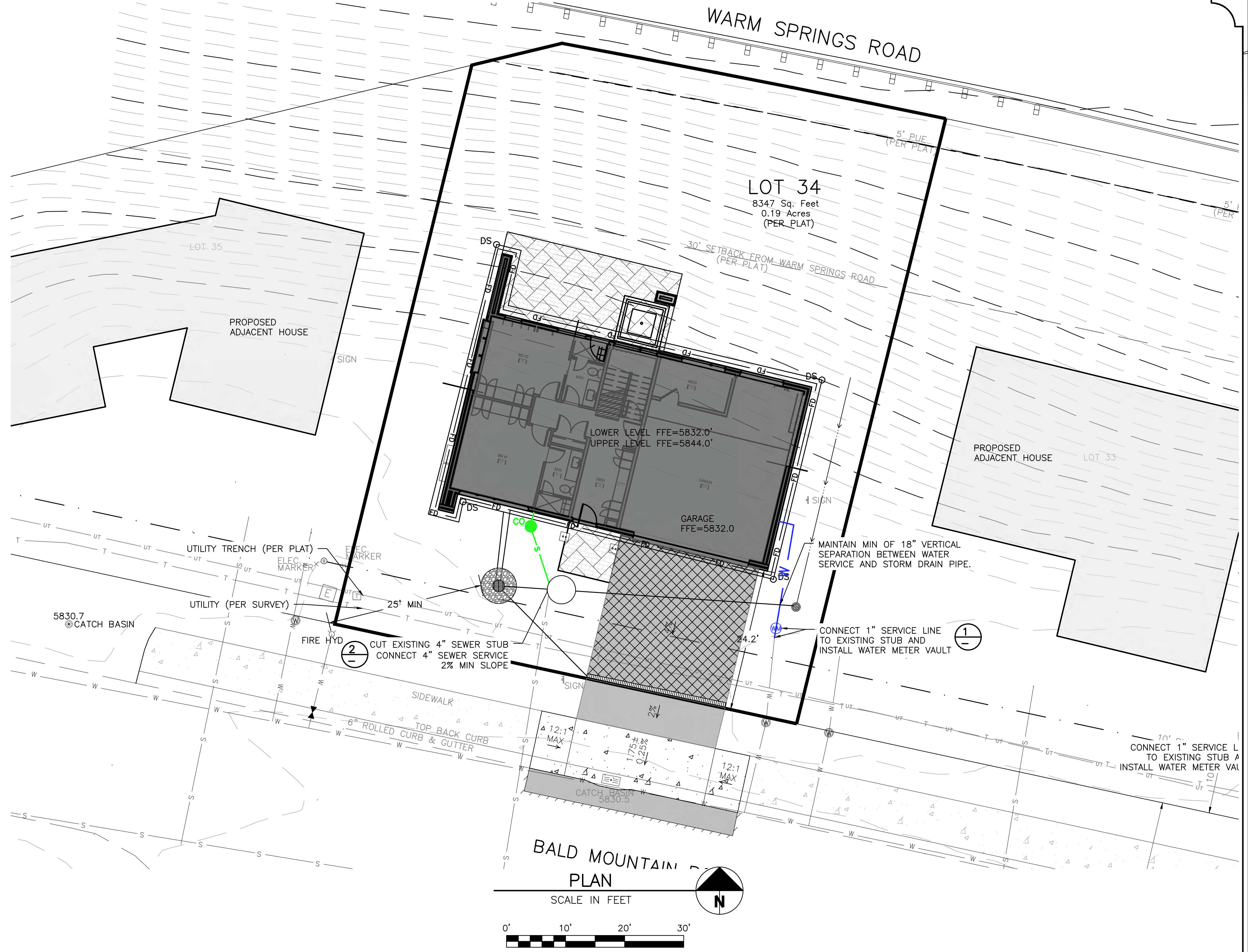
- NOTES**
1. WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
  2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
  3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
  4. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL), FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

**1 WATER SERVICE AND METER CONNECTION**  
SCALE: N.T.S.



- NOTES**
1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5'.

**2 STANDARD SEWER SERVICE CONNECTION DETAIL**  
SCALE: NONE



**BALD MOUNTAIN PLAN**  
SCALE IN FEET

PROFESSIONAL ENGINEER  
LICENSE NO. 17661  
STATE OF IDAHO  
PROF. JOHANNESSEN  
3/13/23

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				



PREPARED BY:  
BENCHMARK ASSOCIATES, P.A.  
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**UTILITY PLAN**  
WARM SPRINGS RANCH LOT 34  
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS  
DESIGNED BY: SLS  
CHECKED BY: PLW  
DATE: 03/13/2023  
PROJECT NO.: 22075

DRAWING NO.

**C-2**

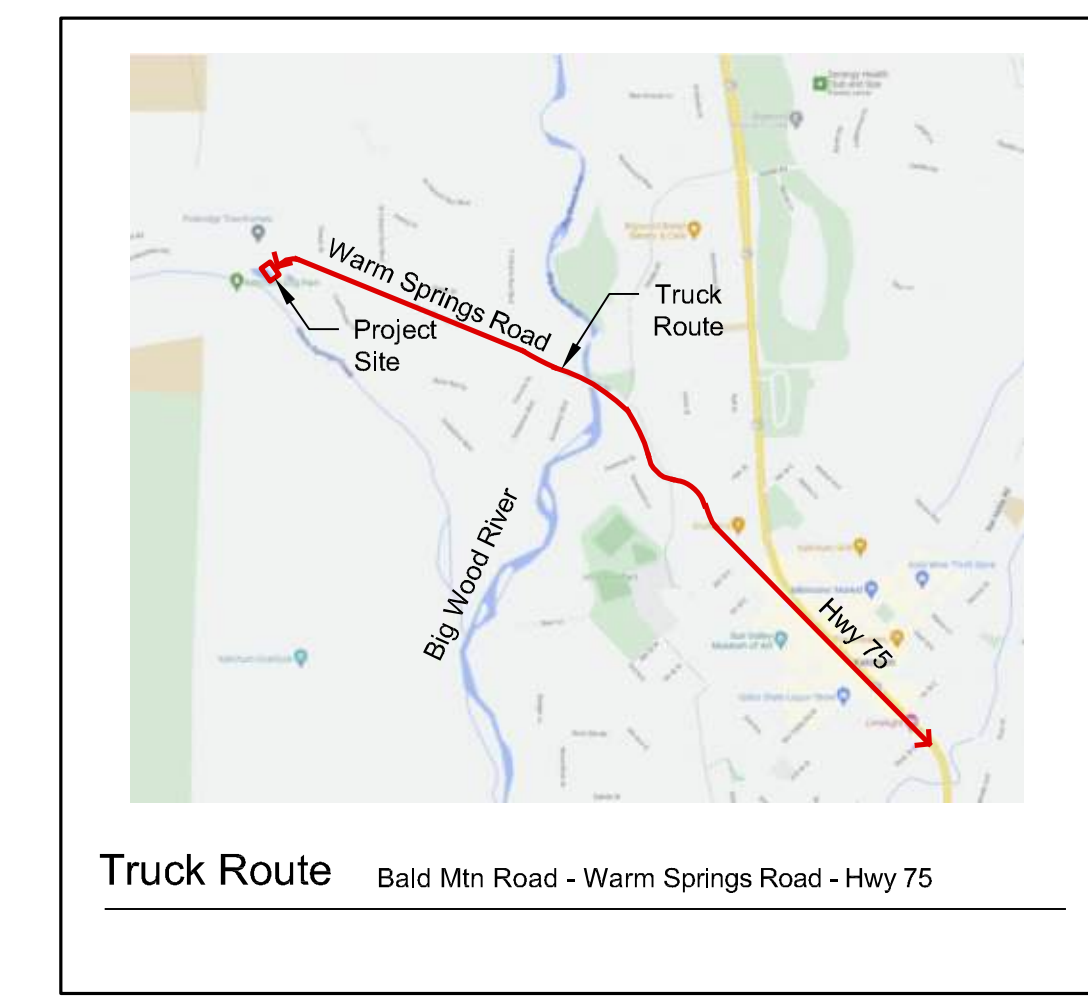
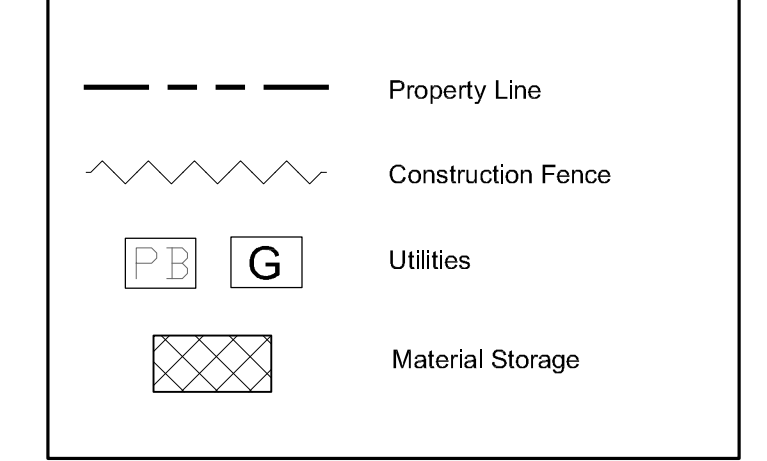
General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Cut And Fill:

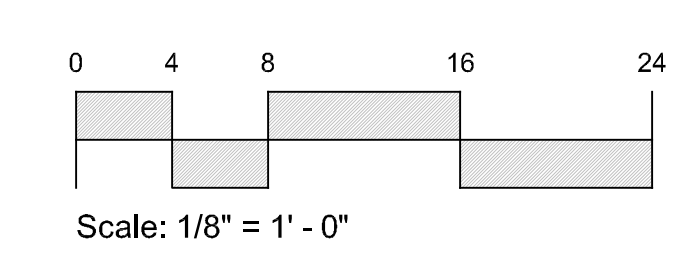
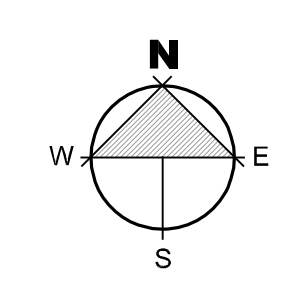
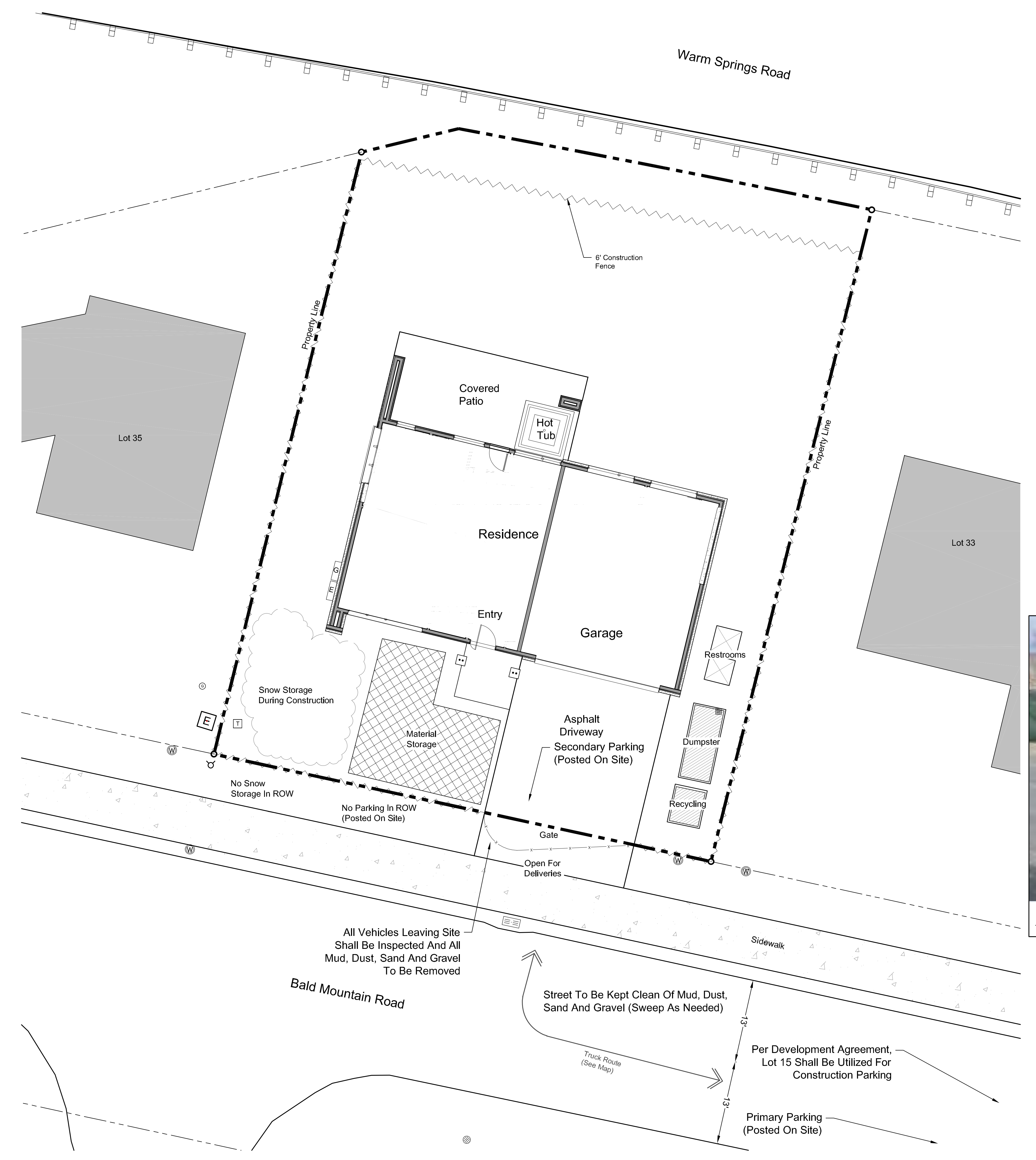
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 Total Fill = 0 Cubic Yards  
 Total Export = 350 Cubic Yards

Plan Legend



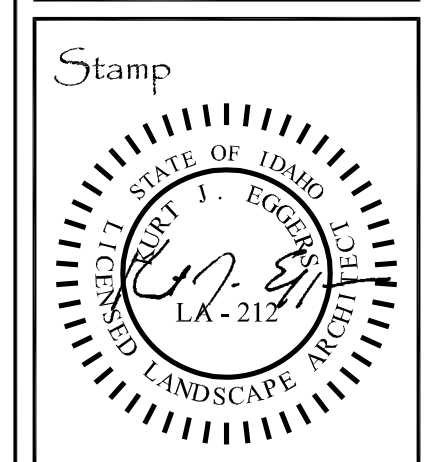
NOTES:

- (1) See Civil Plans for All Work in Right of Way.
- (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
- (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
- (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
- (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
- (6) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
- (7) The Condition Of The Right-Of-Way Shall Be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall Be The Responsibility Of The General Contractor.
- (8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
- (9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



Warm Springs Ranch Residences  
Block 1, Lot 34  
Ketchum, Idaho

Job No:	22.27
Scale:	1/8" = 1'-0"
Issue/Revisions:	Date:
Design Review:	05/17/23
RVSD:	05/08/23



Sheet Title:  
Construction Management

Sheet No:  
L1

General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
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4. Site serviced by City of Ketchum.

\* See Civil Plan (C1) For  
Site Grading And Drainage

Plan Legend

- Property Line
- - - - - Existing Contour
- x 92.7 (92.5) Existing Spot Elevations
- 95 Proposed Contour
- ⊕ Landscape Drywell
- ⊞ Catch Basin
- 2% Slope Proposed Drainage Direction With Slope Percentage
- + 92.5 Proposed Spot Elevations
- ⊖ Boulder Retainage
- ⊖ 4" Perforated Footing Drain
- ⊖ 4" Solid Drain Pipe (Roof & Downspouts)
- ⊖ Drystack Retaining Wall
- W — Water Line
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

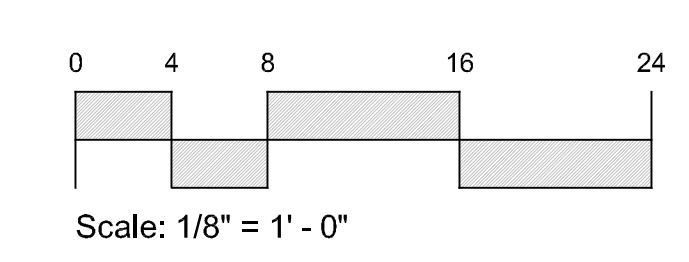
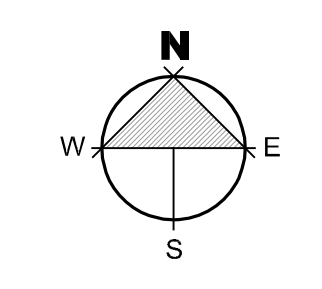
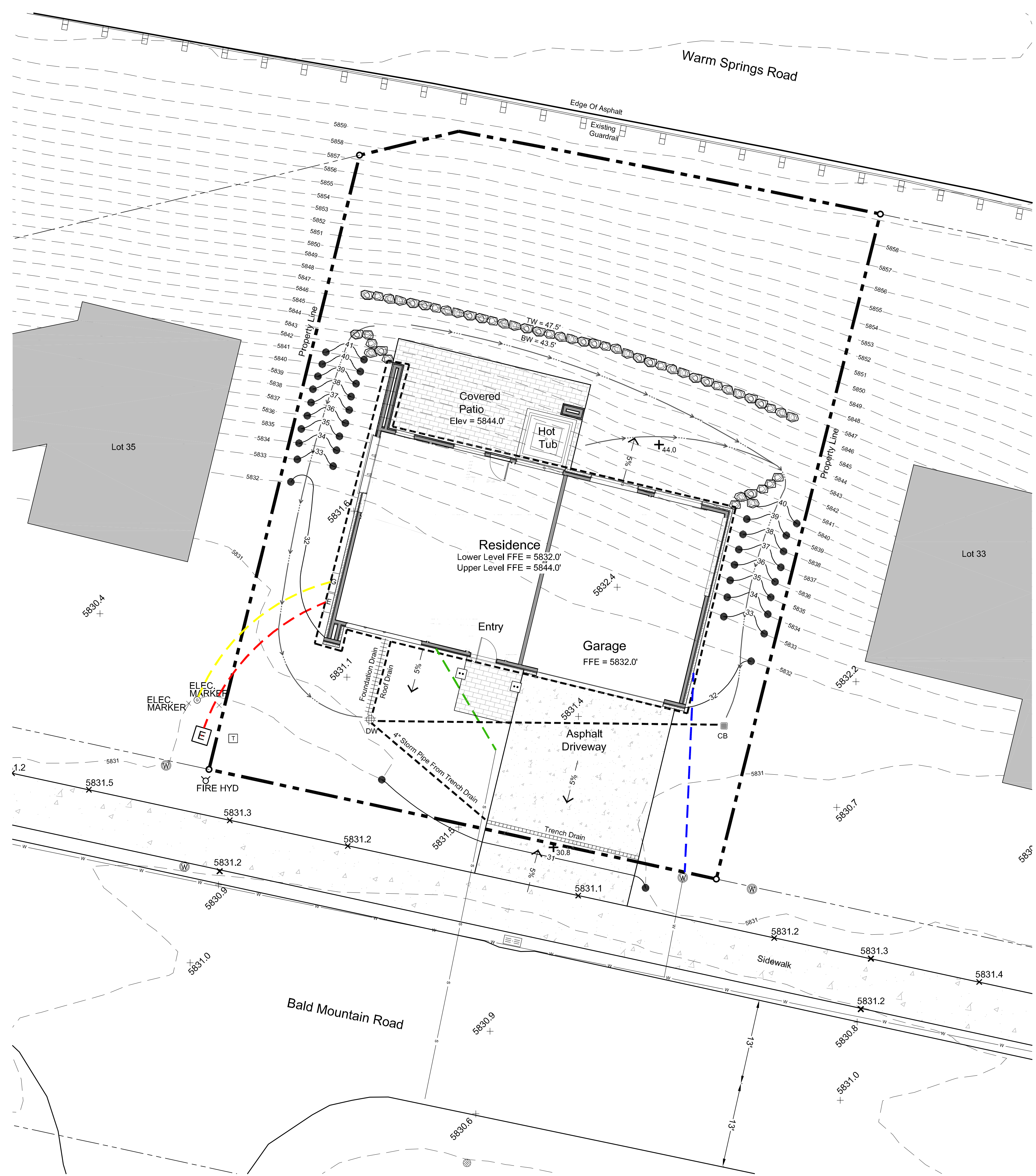
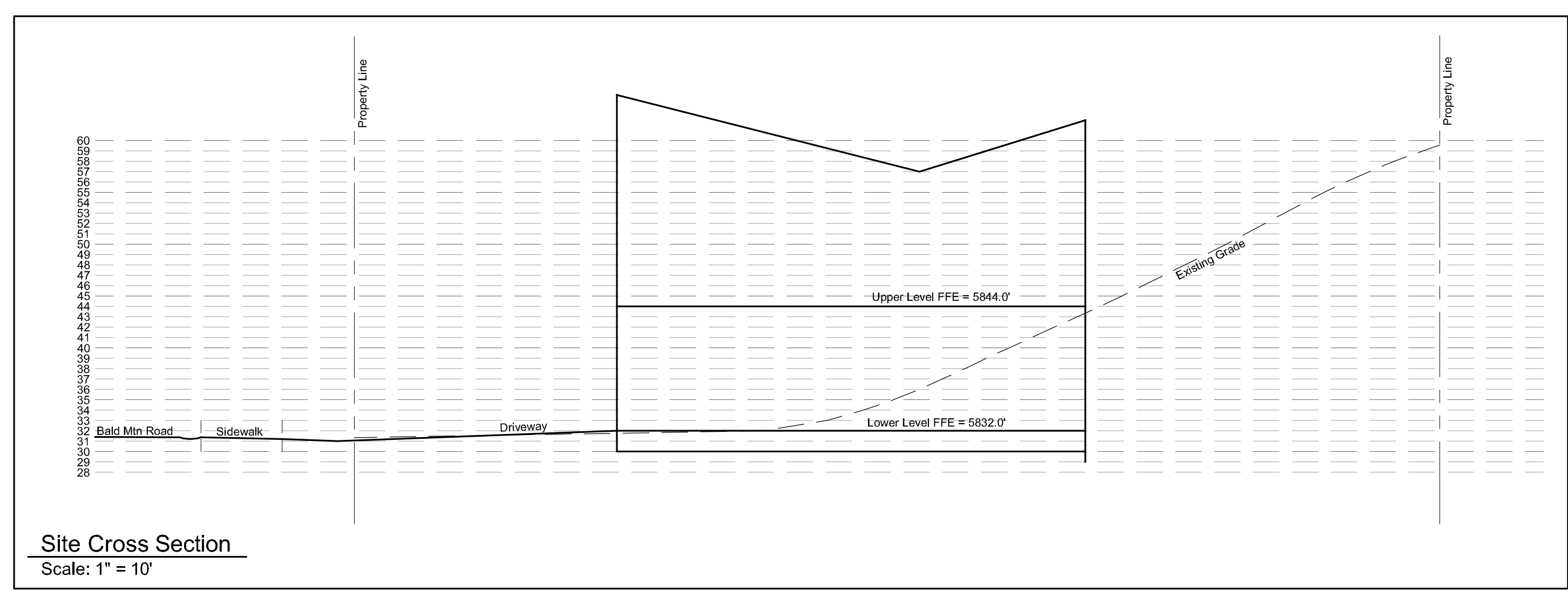
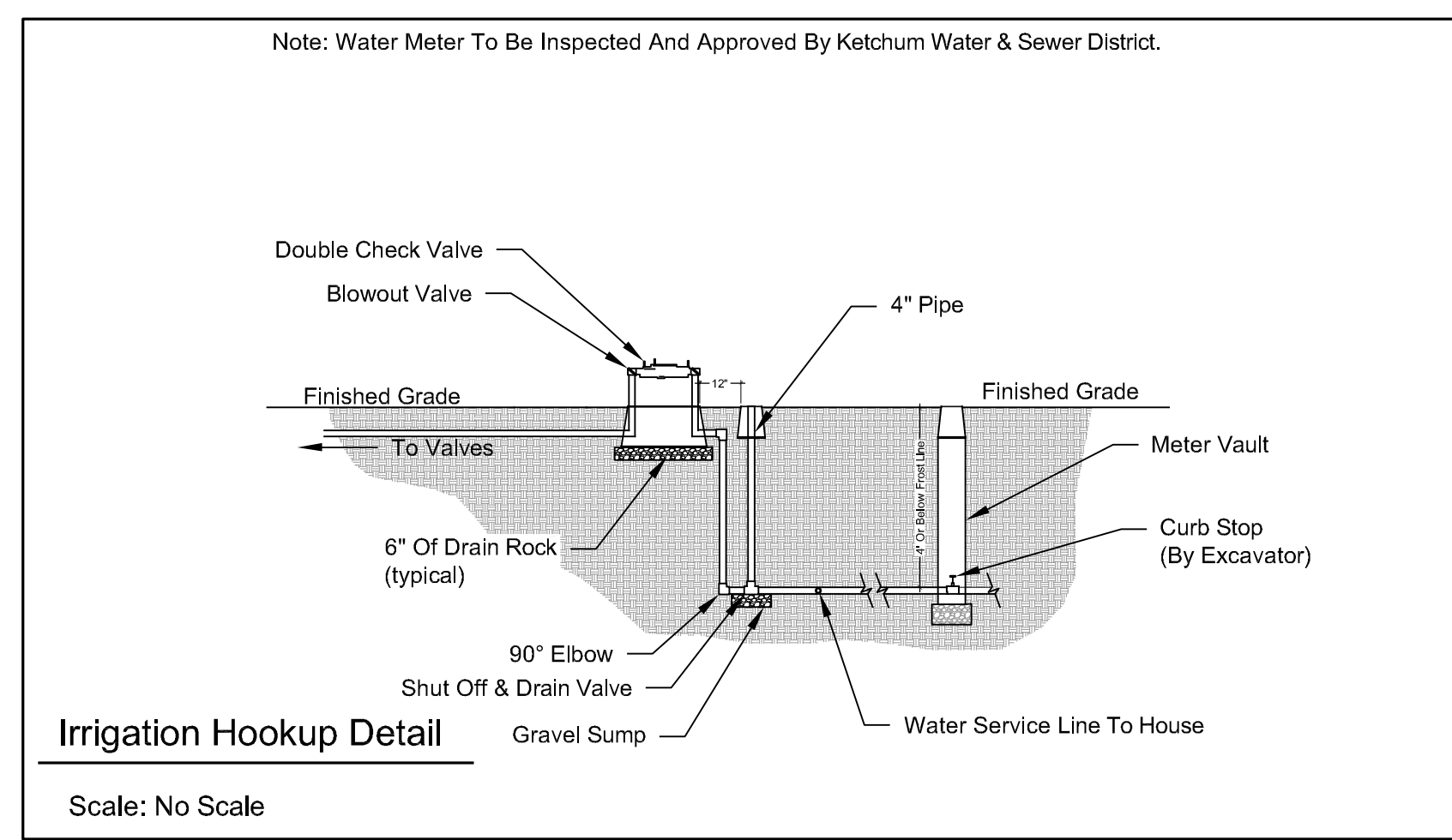
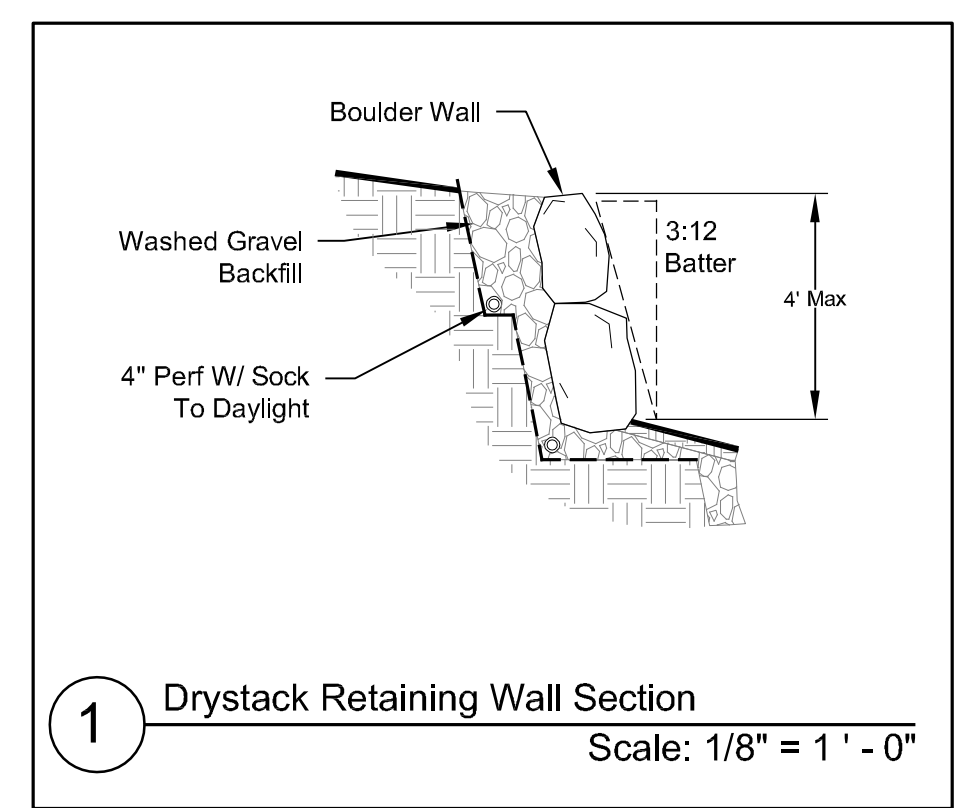
**Cut & Fill**

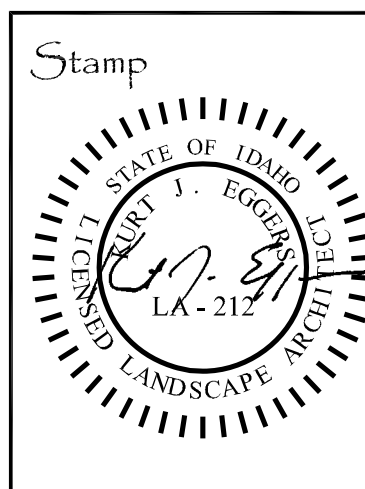
Excavation:

Building/Garage:	350 Cu/Yds
Site:	0 Cu/Yds
<b>Total Cut:</b>	<b>350 Cu/Yds</b>

Fill:

Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
<b>Total Fill:</b>	<b>0 Cu/Yds</b>
<b>Total Export:</b>	<b>350 Cu/Yds</b>





General Notes

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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- - - PUE And Snow Storage Easement
- Proposed Contour
- ⊕ Landscape Drywell
- ▨ Concrete Pavers
- ▩ Asphalt
- ▧ Gravel

Irrigation Calculation

(Lot = ± .19 Acres)

Description	Square Footage
Natural Grass	5,200 sq.ft.
Planter Beds	50 sq.ft.
Total Irrigated Area	5,250 sq.ft.
	+/- .12 Acres

Snow Storage

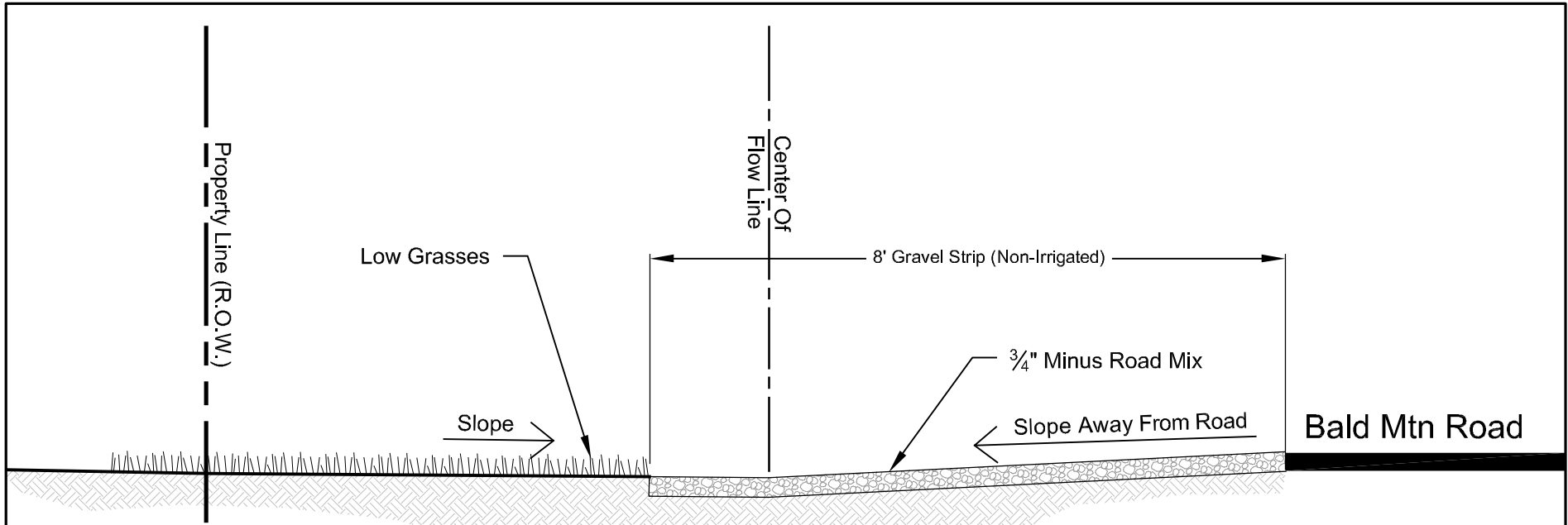
Driveway Area:	760 sq ft
Walkway Area:	75 sq ft
	x .30%
Required Area:	251 sq ft
Snow Storage Provided:	275 sq ft

Per Development Agreement:

- 1) Landscaping Shall Be Drought Tolerant
- 2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
- 3) Irrigation System Shall Be Water Efficient In Ground Components, Controller With Rain/Freeze Sensor.
- 4) Isolate Zones Per Plant Type And Exposure.

Landscape Notes:

- 1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
- 2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
- 3) Any Tree Crowns Shall Be Pruned To Have A Minimum 10' Horizontal Clearance From Any Structure.

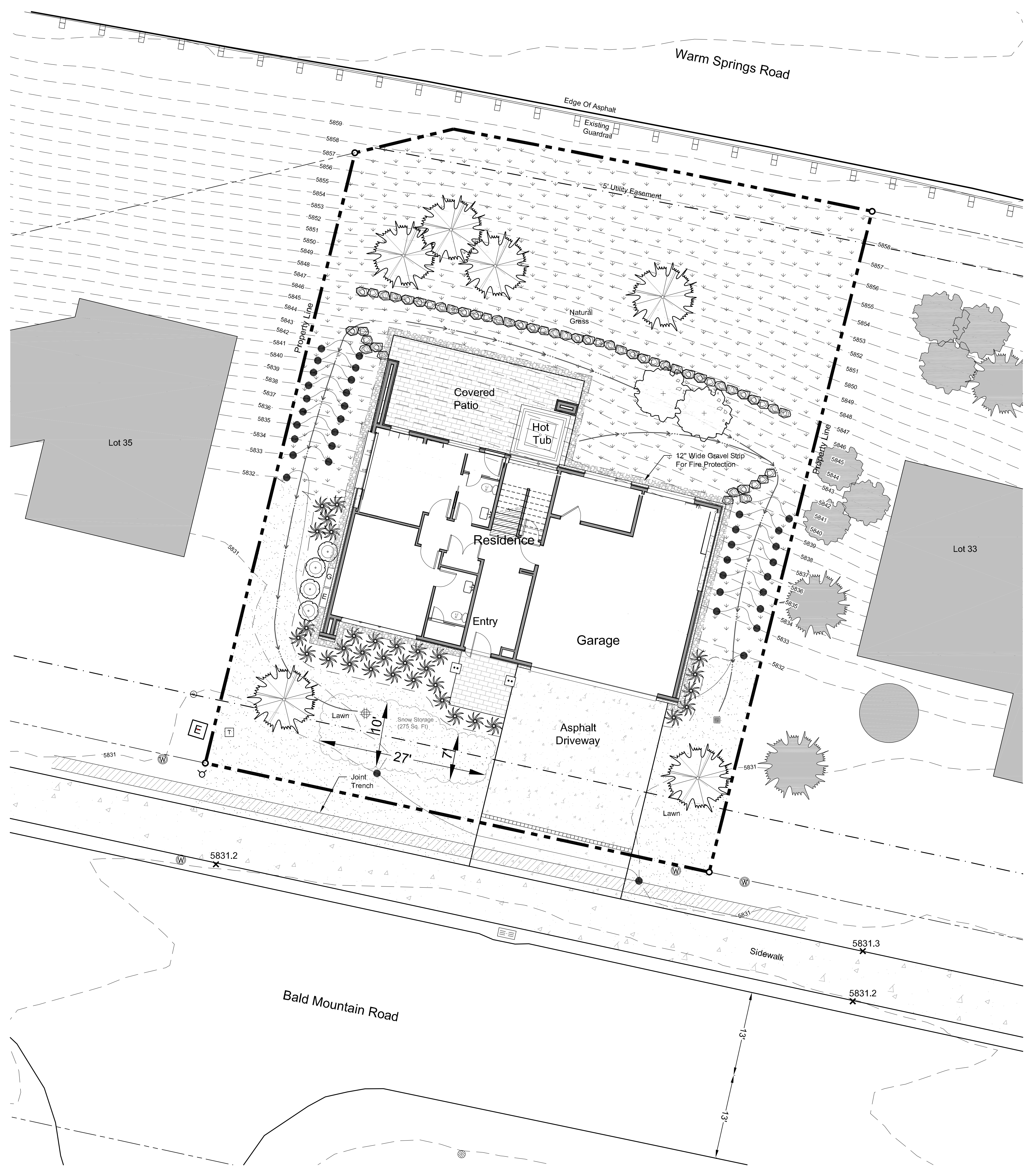
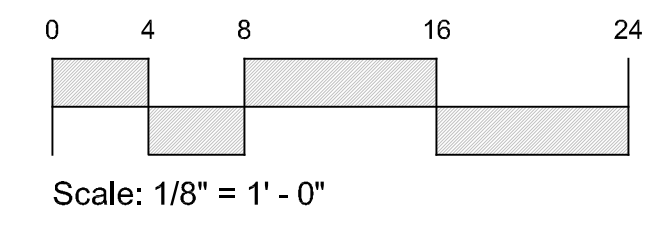
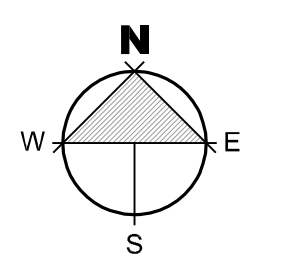


Note: No Sprinkler Heads In ROW.  
Cross Section A - Right Of Way  
Scale: 1/2" = 1' - 0"

- Material shall be pervious/permeable to allow drainage
- Surface must allow for vehicle parking and be consistent along the entire property frontage
- Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
- Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- No obstructions, such as boulders or berms
- No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
- No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- No snow-melt system.

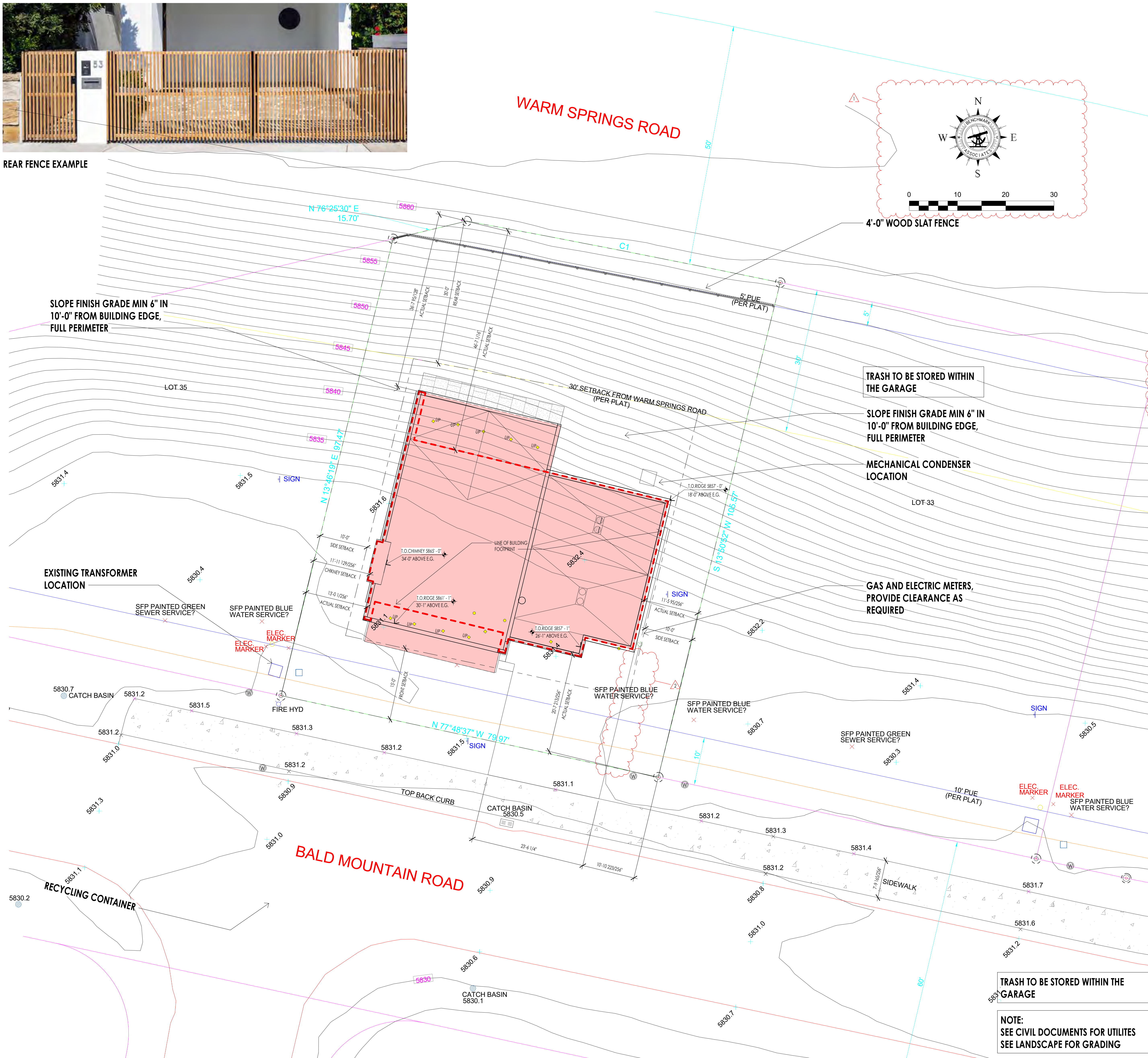
Plant Legend

Qty.	Common Name	Botanical Name	Size
6	Conifer Trees		12' -16'
	Pine	<i>Pinus</i> spp.	
2	Deciduous Trees		12' -16'
	Aspen	<i>Populus tremuloides</i>	
4	Deciduous Shrubs		5 gal.
	Alpine Currant	<i>Ribes alpinum</i>	
	Burning Bush	<i>Euonymus alatus</i>	
	Cotoneaster	<i>Cotoneaster</i> spp.	
	Dogwood	<i>Cornus</i> spp.	
	Lilac	<i>Syringa</i> spp.	
	Maple	<i>Acer</i> spp.	
	Mockorange	<i>Philadelphus</i> spp.	
	Ninebark	<i>Physocarpus</i> spp.	
	Snowberry	<i>Symphoricarpos</i> spp.	
	Spirea	<i>Spirea</i> spp.	
40	Ornamental Grasses		Flats
	Blue Fescue	<i>Festuca ovina gluca</i>	
	Ribbon Grass	<i>Phalaris arundinacea "Picata"</i>	
	Karl Foerster Feather Reed	<i>Carundinacea "Karl Foerster"</i>	
3,600 Sq.Ft.	Grasses & Wildflowers		Sod or Seed
(20%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(20%)	Chewing Fescue	<i>Festuca rubra</i> var. <i>commutata</i>	
(20%)	Sheep Fescue	<i>Festuca ovina</i>	
(20%)	Creeping Red Fescue	<i>Festuca rubra</i>	
(20%)	Wildflowers	Various	
1,600 Sq.Ft.	Grasses - Lawn Mix		Sod or Seed
(33%)	Tall Fescue	<i>Festuca arundinacea</i>	
(33%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(33%)	Chewing Fescue	<i>Festuca rubra</i> var. <i>commutata</i>	





REAR FENCE EXAMPLE



**SITE PLAN GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS. PROTECT AS REQUIRED.
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED.
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND COMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTOR AS PER THE FIRE CODE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

**DATUM:**

LEVEL 1 100'-0" = 5,833.00 USGS  
 LEVEL 2 112'-0" = 5,845.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

**SITE PLAN KEY NOTES**

**LOT SIZE:**  
 AREA = .19 ACRES OR 8,347 SQ. FT.  
 ZONE: GR-1  
 HEIGHT LIMIT: 35' MAX

**BUILDING PAD:**  
 AREA = 3,470 SQ. FT.

**PROPOSED BUILDING FOOTPRINT:**  
 AREA = 2,456 SQ. FT. - EQUALS 29%

**LOT COVERAGE ALLOWED: 35%, 2,921 SQ. FT.**

- RECESSED LIGHT LOCATION
- WALL SCONCE LOCATION

**LEGAL DESCRIPTION:**

LOT 34 BALD MOUNTAIN ROAD

**SITE NOTES:**

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-1
6. CONTRACTOR TO VERIFY EXISTING GRADES/TOPOGRAPHY PRIOR TO EXCAVATION AND/OR CONSTRUCTION. VERIFY DRIVEWAY DOES NOT EXCEED 10% GRADE.
7. EXISTING TOPOGRAPHY SHOWN IS BASED ON ROAD DESIGN GRADES & SITE OBSERVATIONS. CONTRACTORS/OWNER TO VERIFY.
8. HEIGHT LIMIT OF 35'-0" OVER EXISTING GRADE. 5'-0" ALLOWANCE FOR CHIMNEYS AND MECHANICAL.

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:  
 SEE CIVIL DOCUMENTS FOR UTILITIES  
 SEE LANDSCAPE FOR GRADING

SITE PLAN  
 1/8" = 1'-0"

1  
 A101



Architecture  
 Interior Design  
 Landscape Architecture  
 Land Planning  
 Construction Management

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 www.thinkaec.com

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PROJECT NC22023.34

DATE: 2023.06.30

REVISIONS:

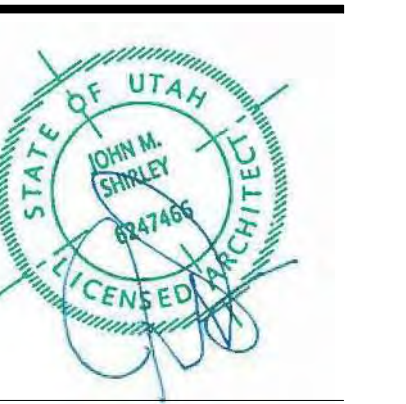
- 1 04-27-2023 PER CITY COMMENTS
- 2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER:  
 A101

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FOUNDATION PLAN LEGEND	
HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

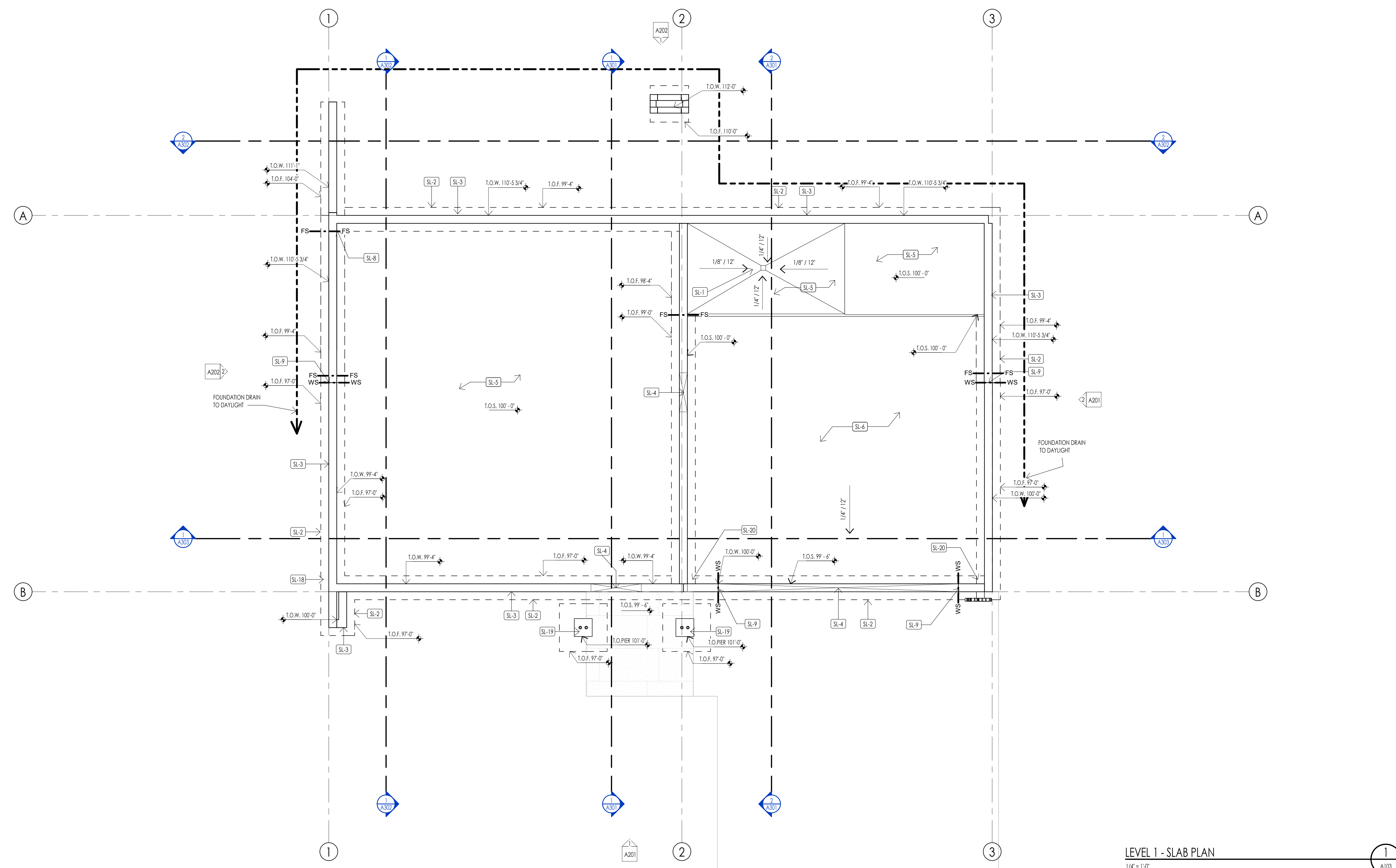
FOUNDATION PLAN SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	FOOTING STEP
	WALL STEP
	TOP OF FOOTING ELEVATION
	TOP OF WALL ELEVATION
	TOP OF SLAB ELEVATION
	TOP OF PIER ELEVATION

- FOUNDATION GENERAL NOTES**
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
  - COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
  - VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
  - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 4 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
  - FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

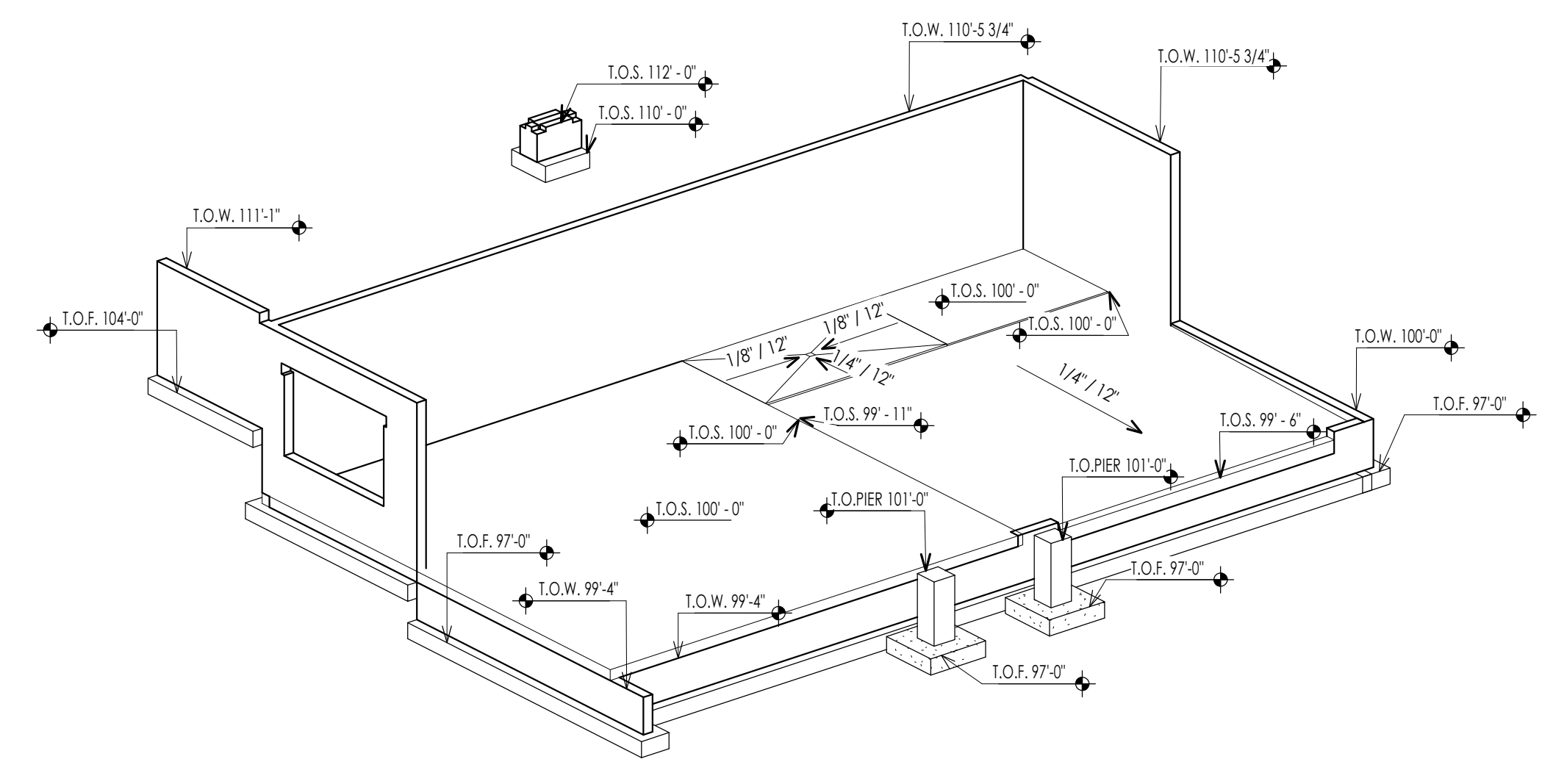
**DATUM ELEVATIONS**

ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

- FOUNDATION PLAN KEYNOTES**
- | KEYNOTES |  |
|----------|--|
| SL-1     | CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED  |
| SL-2     | CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL   |
| SL-3     | CAST IN PLACE FOUNDATION WALLS WITH WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS   |
| SL-4     | PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL - SEE DETAILS  |
| SL-5     | CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES   |
| SL-6     | CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES  |
| SL-8     | CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE   |
| SL-9     | CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION   |
| SL-18    | PROVIDE A LIVE GROUND AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND I.N.E.C. 250.50) |
| SL-19    | CONCRETE COLUMN PER STRUCTURAL   |
| SL-20    | WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING  |

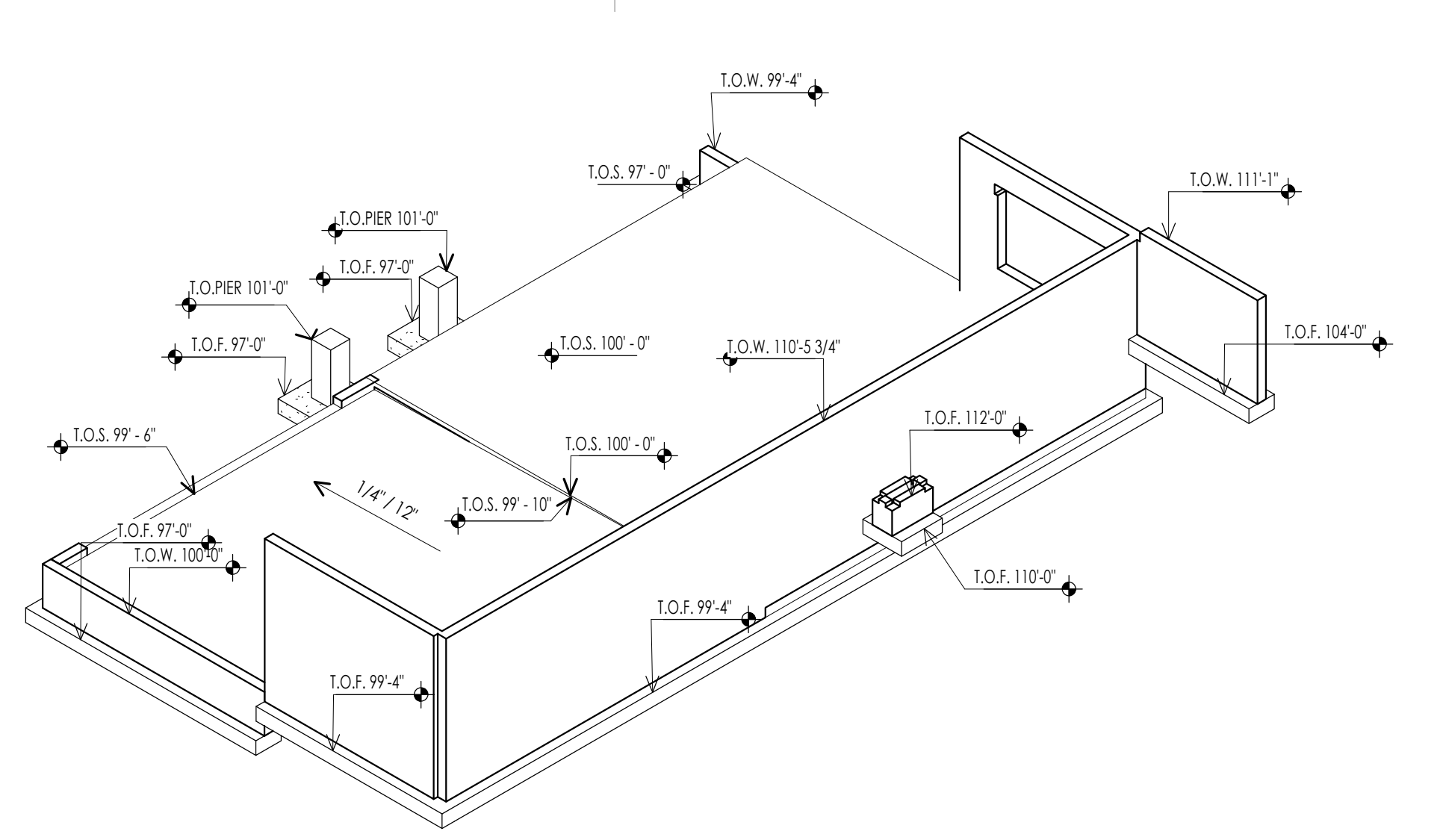


LEVEL 1 - SLAB PLAN  
1/4" = 1'-0"



ISOMETRIC A

2  
A103



ISOMETRIC B

3  
A103

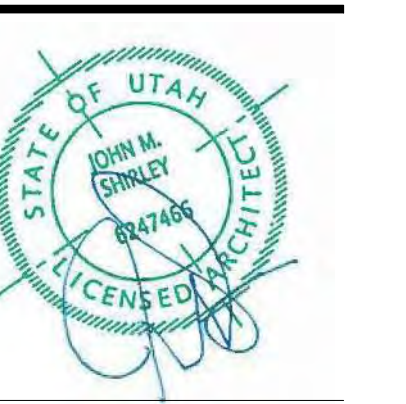


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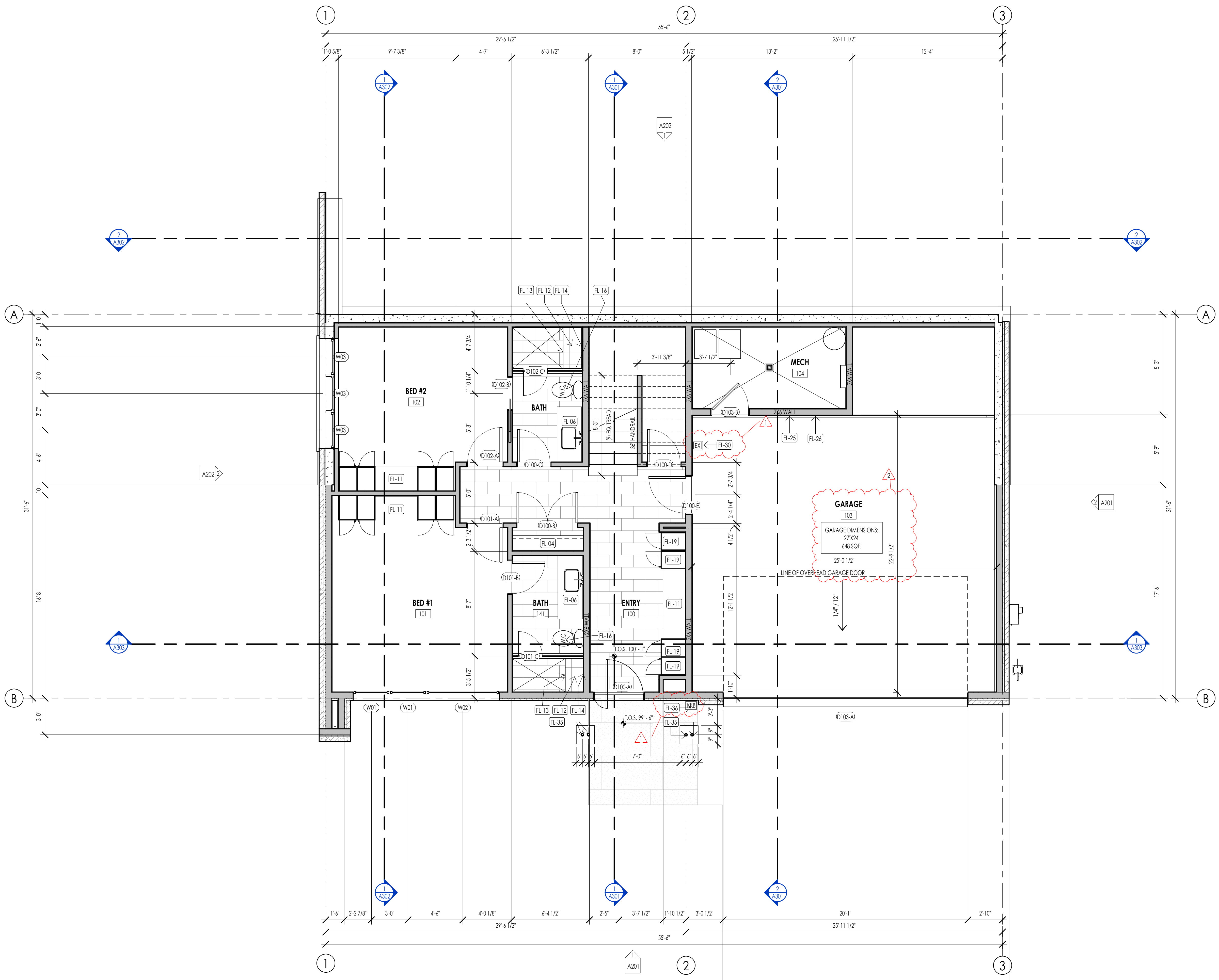


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

### FLOOR PLAN KEYNOTES

KEYNOTES	
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE 'SCHLERTER' KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE 'KOHLER' PERSUADE CURBY COMFORT
FL-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-25	PROVIDE HOT/COLD HOOK UP
FL-26	PROVIDE 50 AMP-EV CONNECTION POINT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 908 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.
FL-35	WIRE STEEL COLLUMNS - SEE STRUCTURAL FOR SIZE AND SPECS.
FL-36	AN APPROVED KEY BOX SHALL BE INSTALLED. WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNIX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOK. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL - VERIFY LOCAL CODE.



LEVEL 1 - FLOOR PLAN  
1/4" = 1'-0"

1  
A104

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:

1	04-27-2023	PER CITY COMMENTS
2	06-14-2023	PER CITY COMMENTS

SHEET TITLE:  
LEVEL 1 FLOOR PLAN

SHEET NUMBER:  
A104

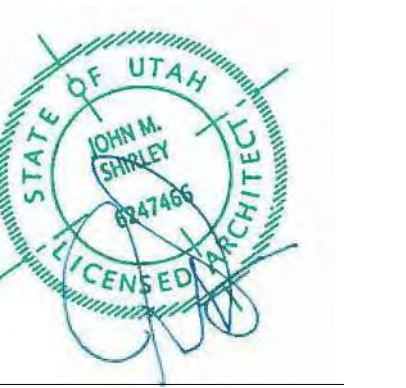
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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
LEVEL 2 FLOOR PLAN

SHEET NUMBER:  
A105

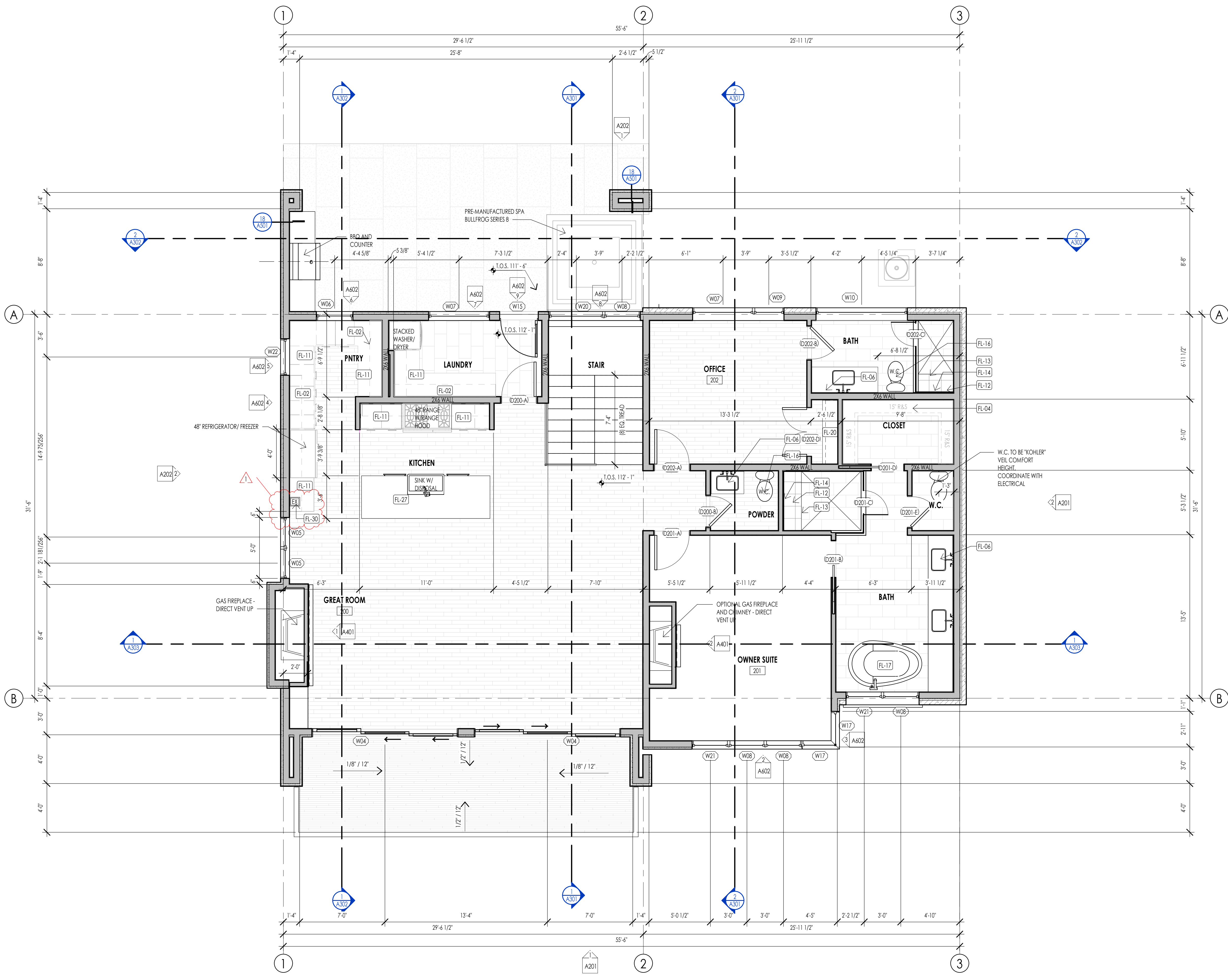
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FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

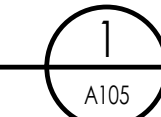
- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECKSPATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

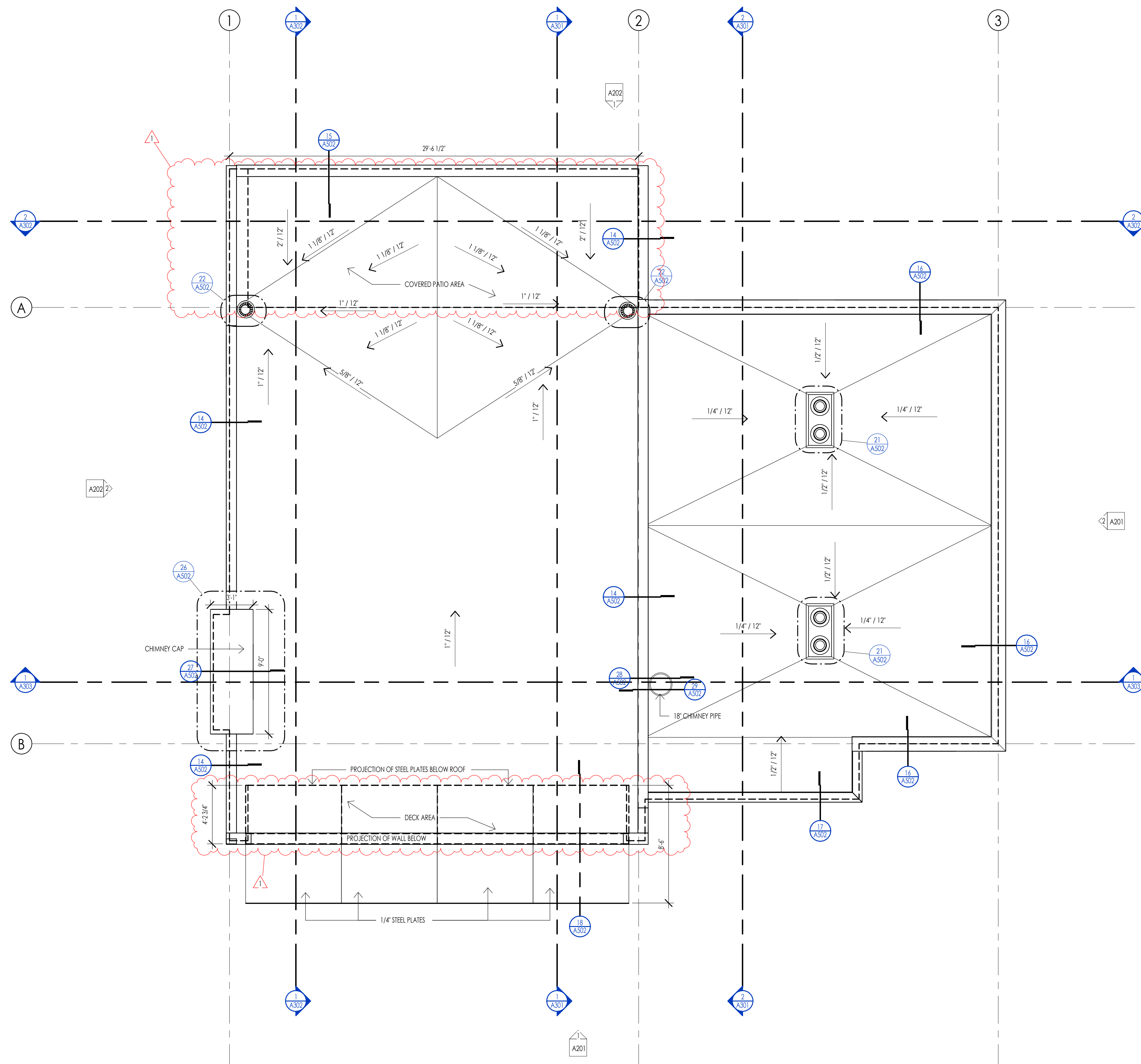
### FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "COHLER" KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE "COHLER" PERQUADE CURVY COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-20	OFFICE BUILT IN CABINETS AS PER INTERIOR DESIGNER
FL-27	PROVIDE COUNTER BUITION SWITCH FOR DISPOSAL UNIT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFCC SECTION 906 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.



LEVEL 2 - FLOOR PLAN  
1/4" = 1'-0"





ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE		STANDING SEAM METAL ROOFING SYSTEM
	RAIN GUTTER WITH DOWN SPOUT		

- ROOF PLAN GENERAL NOTES**
- SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
  - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
  - PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
  - ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
  - ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
  - DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

**ROOF PLAN KEYNOTES**

KEYNOTES

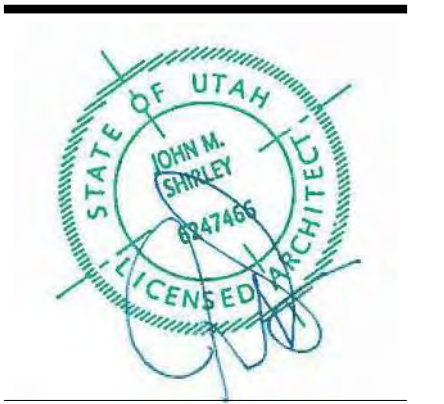


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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

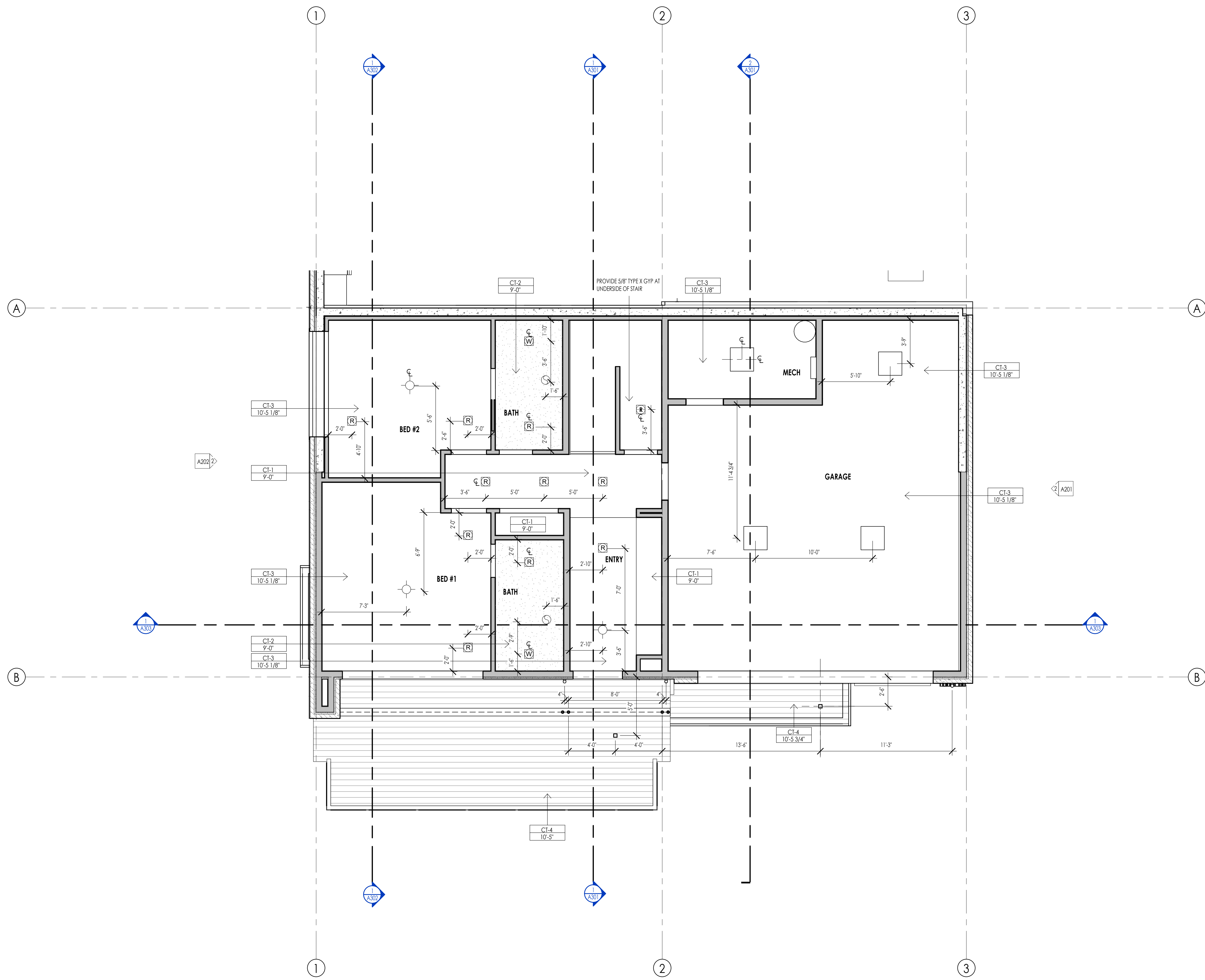
SHEET TITLE:  
ROOF PLAN

SHEET NUMBER:  
A107

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PERMIT SET

ROOF PLAN  
1/4" = 1'-0"



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	3/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-4	3/4" 1-G INTERIOR SOFFIT @ ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G EXTERIOR SOFFIT 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-6	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G022 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CT-1	CEILING TYPE
1'-0"	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES

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**PERMIT SET**

PROJECT NC22023.34  
 DATE: 2023.06.30  
 REVISIONS:

SHEET TITLE:  
 LEVEL 1 CEILING PLAN

SHEET NUMBER:  
 A109

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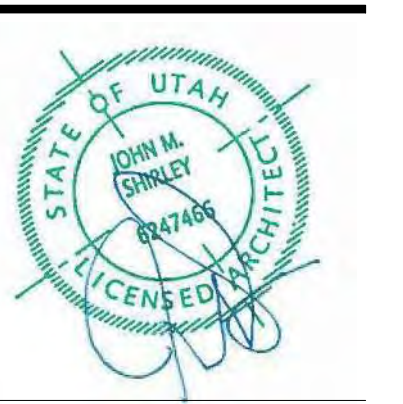


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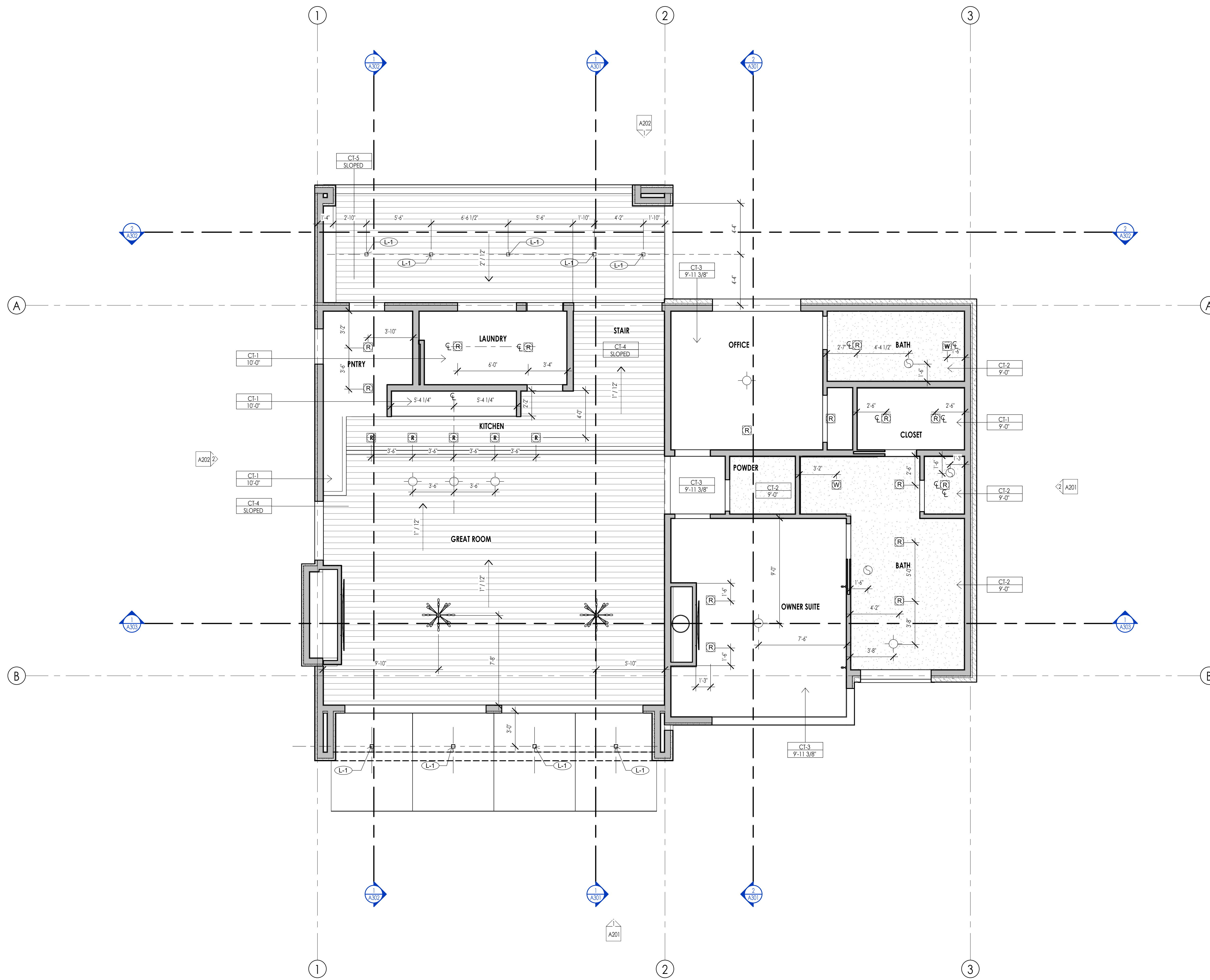
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WARM SPRINGS RESIDENCE #34  
 180 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	3/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-4	3/4" 1-G INTERIOR SOFFIT @ ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G EXTERIOR SOFFIT 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-6	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CL	CEILING TYPE
1'-0"	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

PERMIT SET

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 2 CEILING PLAN

SHEET NUMBER:  
A110

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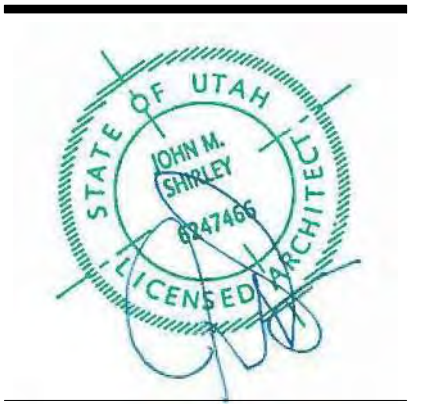


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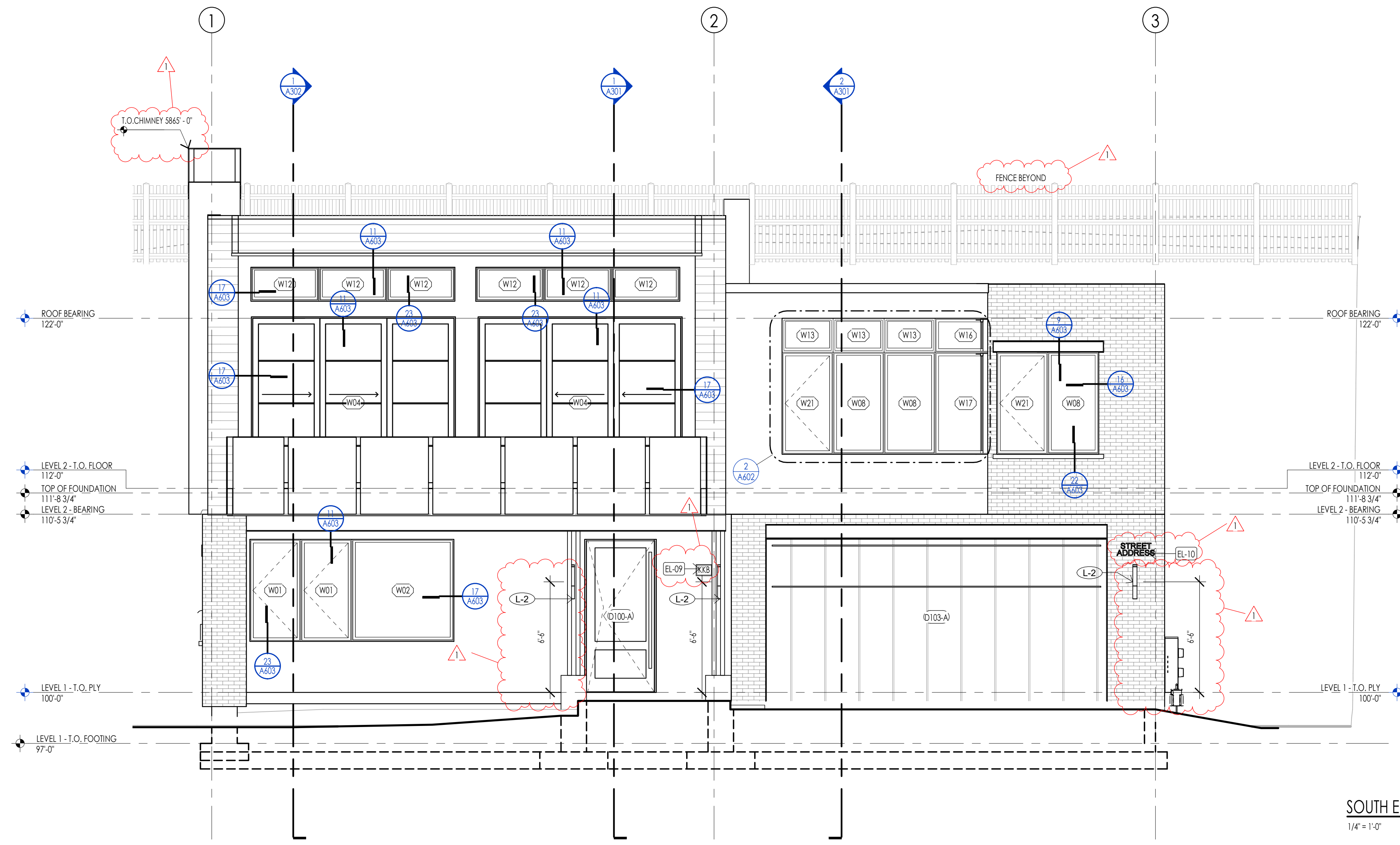
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WARM SPRINGS RESIDENCE #34

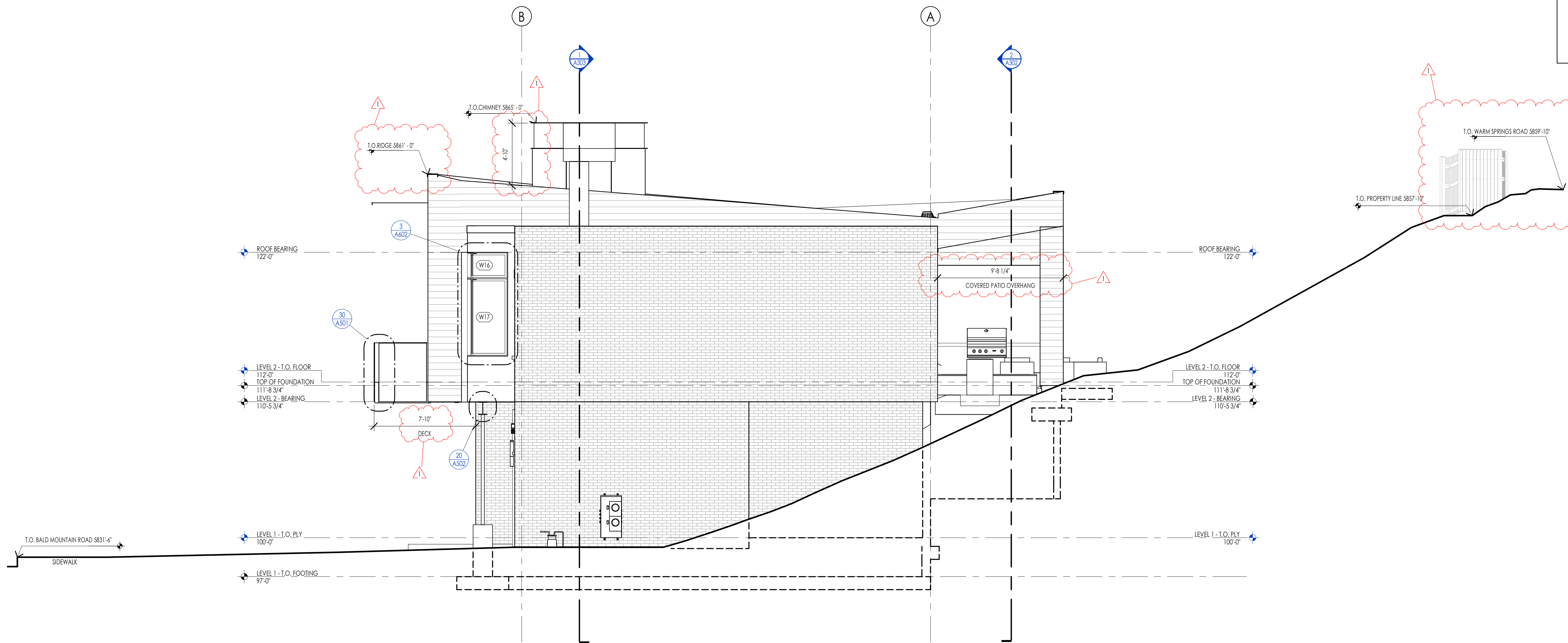
180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE SYSTEM
[Hatch Pattern]	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
[Hatch Pattern]	EXTERIOR BRICK VENEER
[Hatch Pattern]	METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

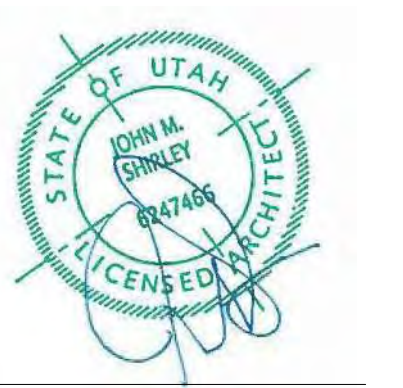
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNIX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL - VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
A201

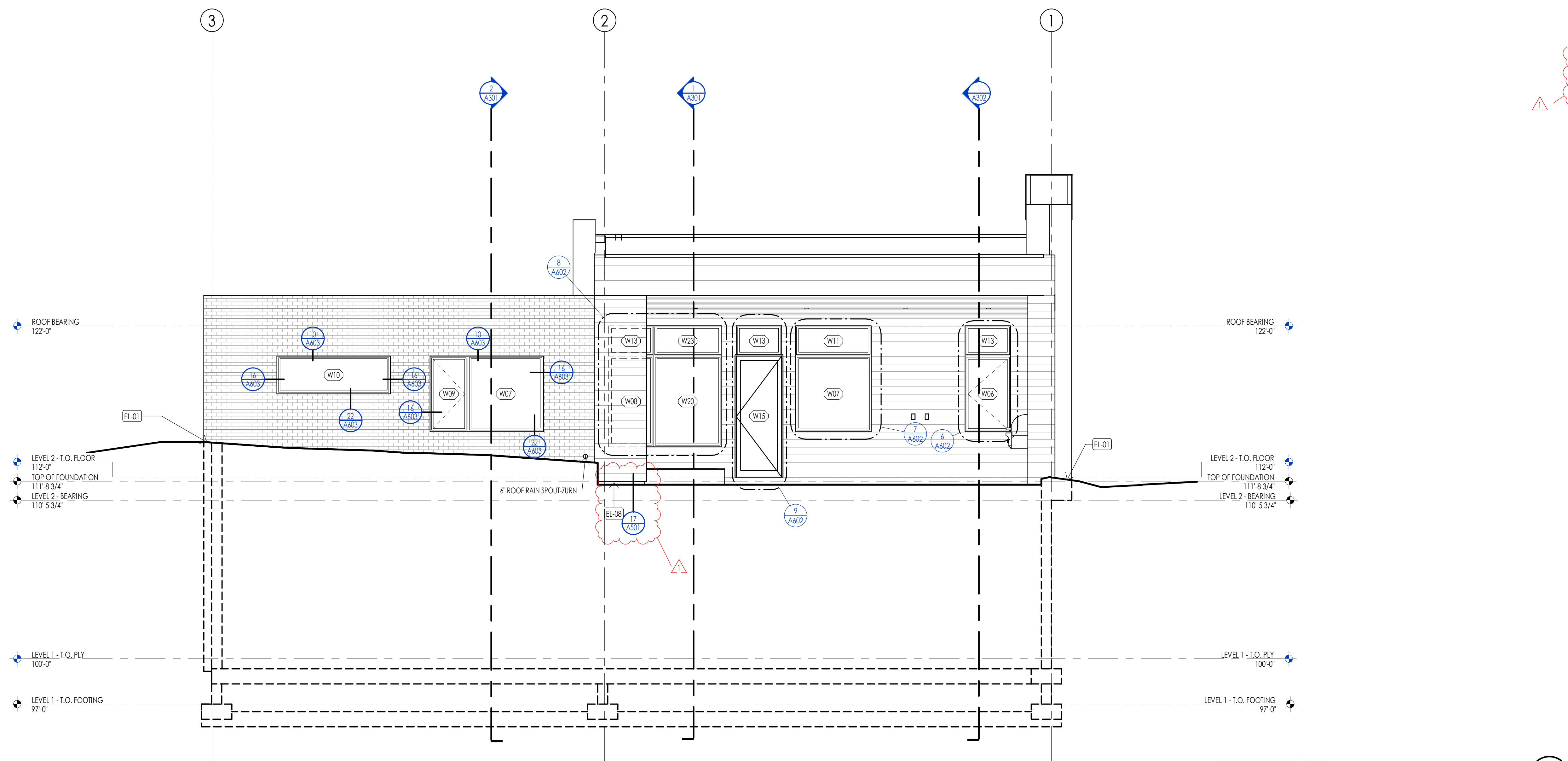
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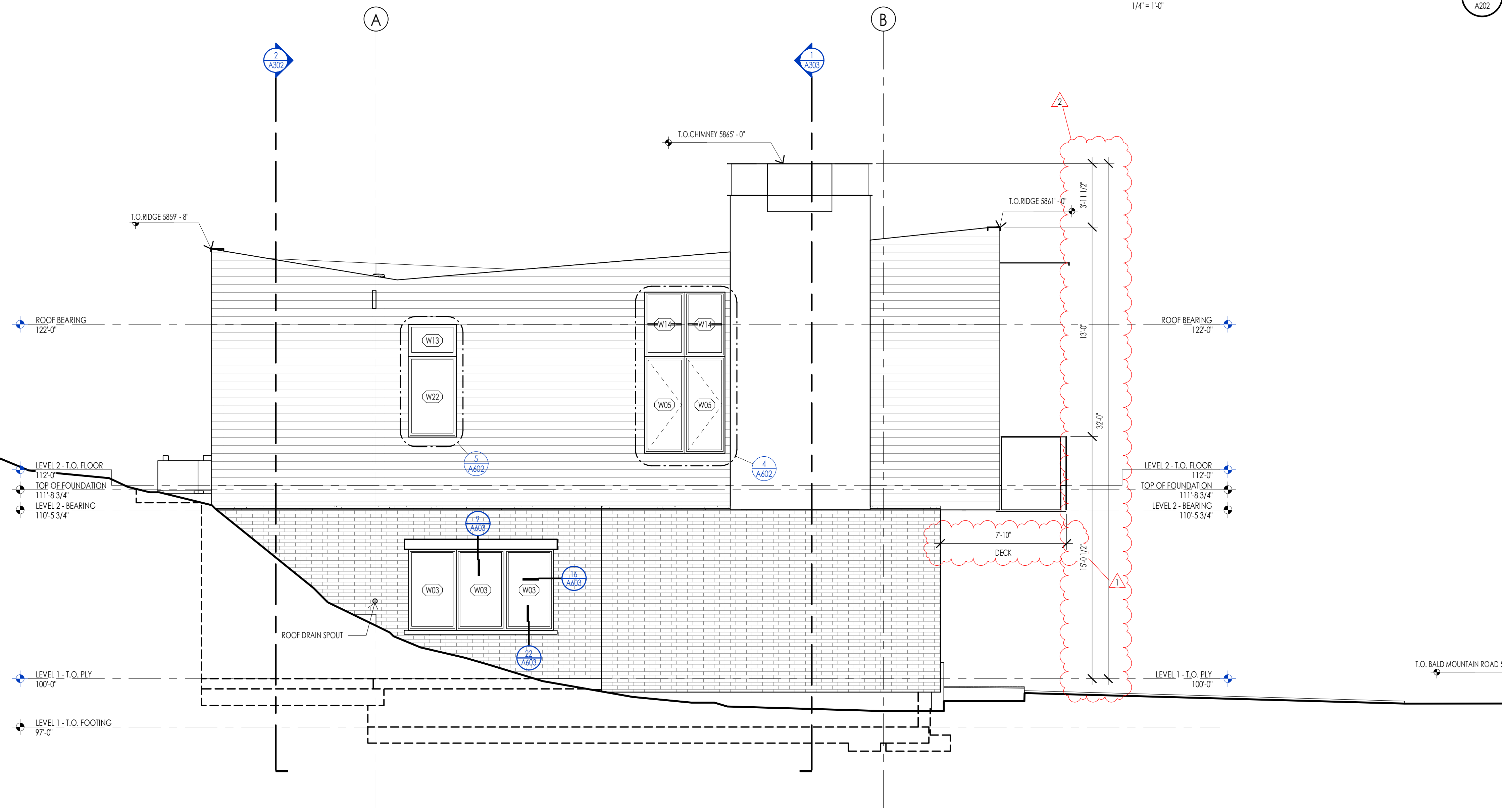
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR BRICK VENEER
	METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

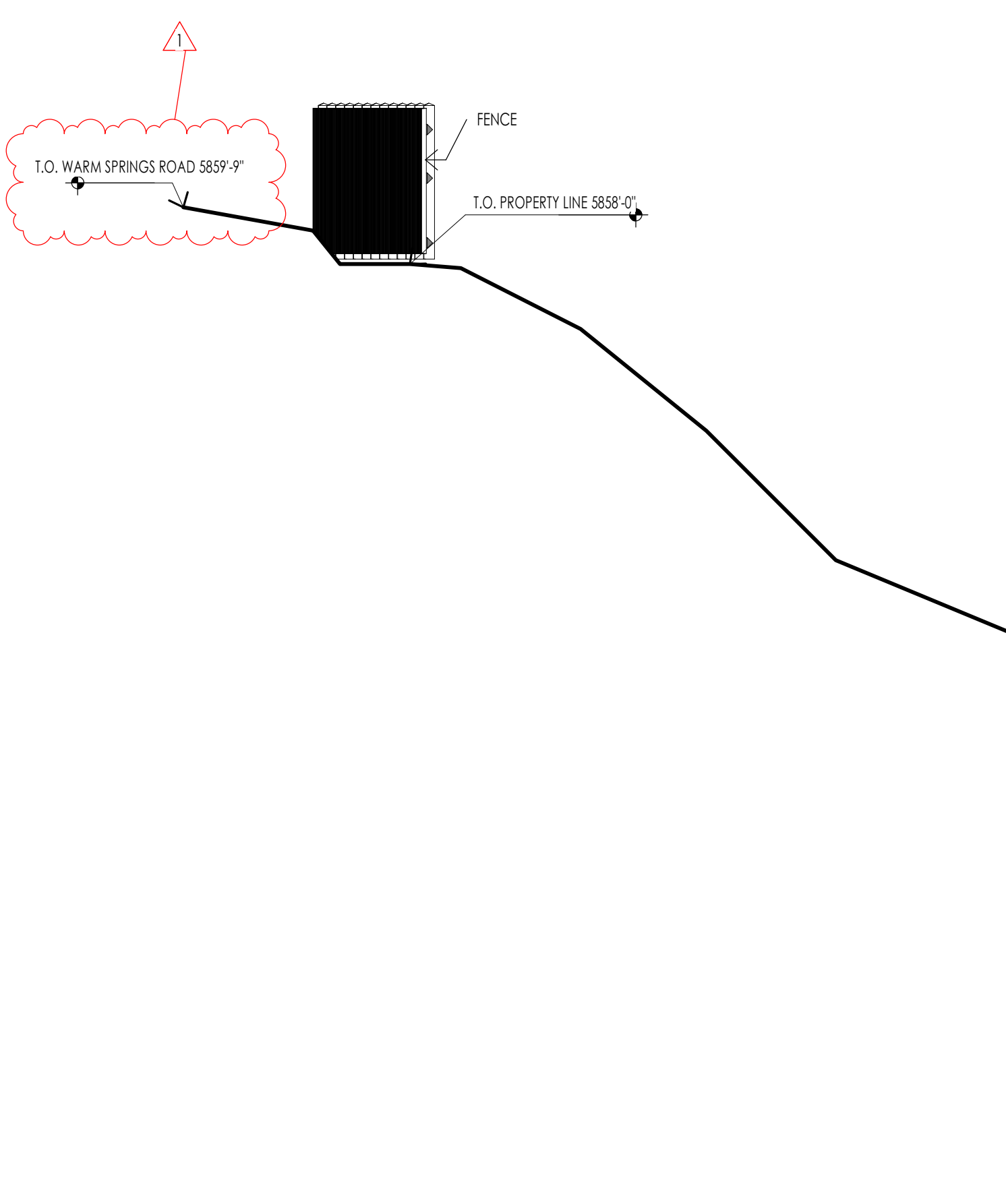
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0"
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.



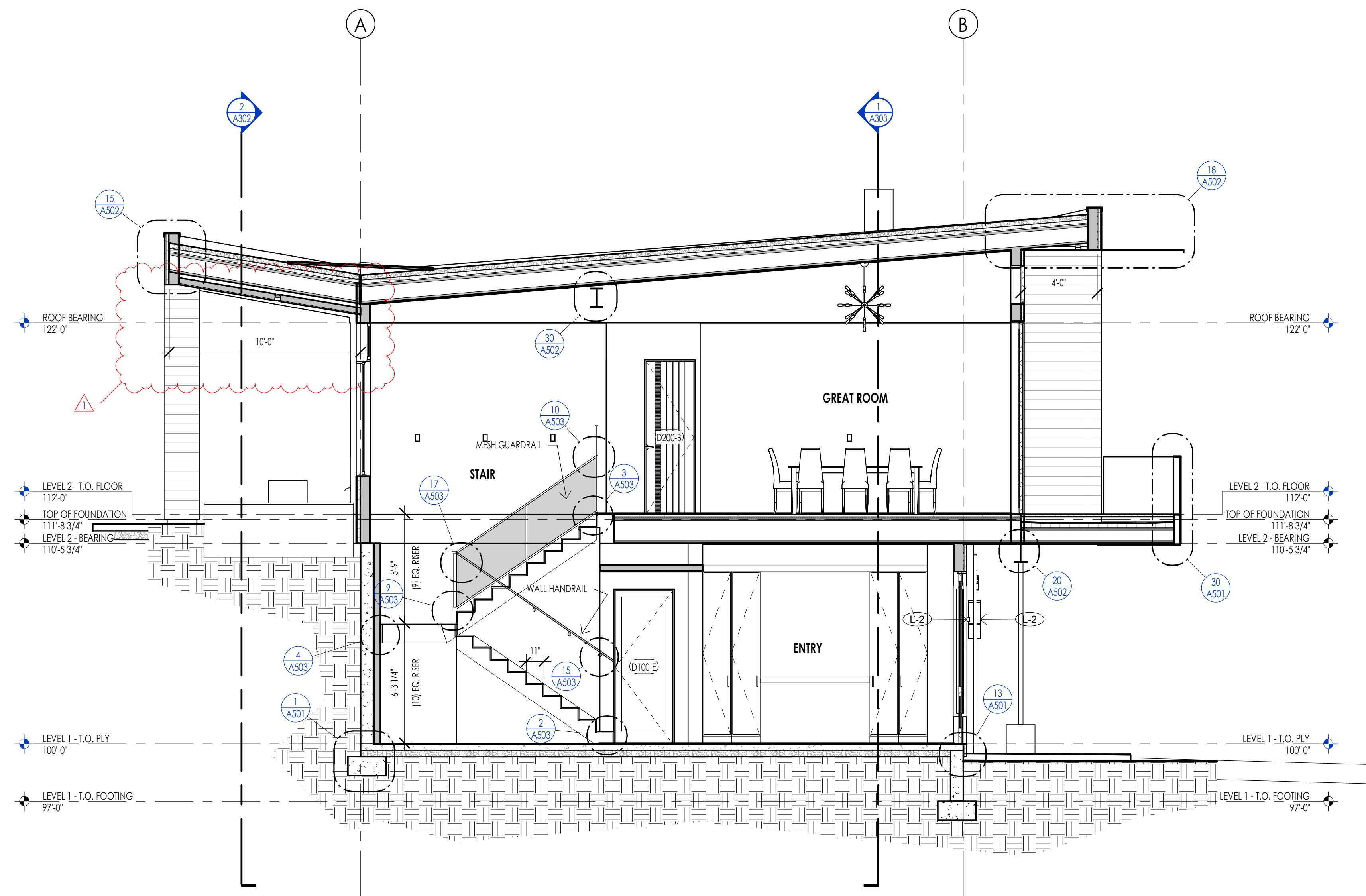
NORTH ELEVATION  
1/4" = 1'-0" (1 A202)



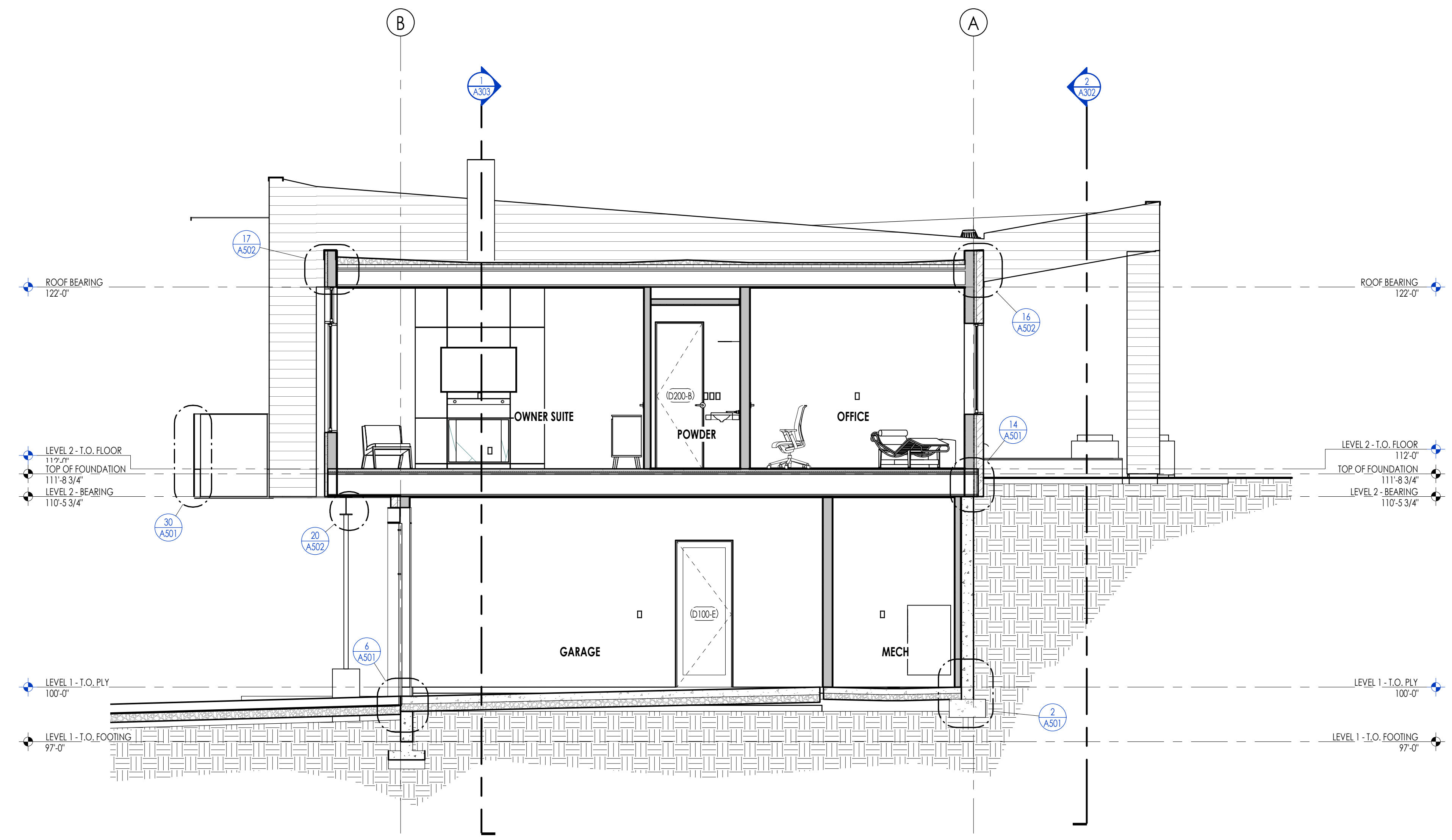
WEST ELEVATION  
1/4" = 1'-0" (2 A202)







Section 1  
1/4" = 1'-0" (A301)



Section 2  
1/4" = 1'-0" (A301)

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE SYSTEM
[Hatch Pattern]	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
[Hatch Pattern]	EXTERIOR BRICK VENEER
[Hatch Pattern]	METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**

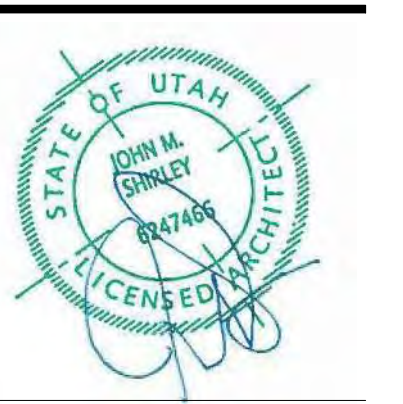


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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A301

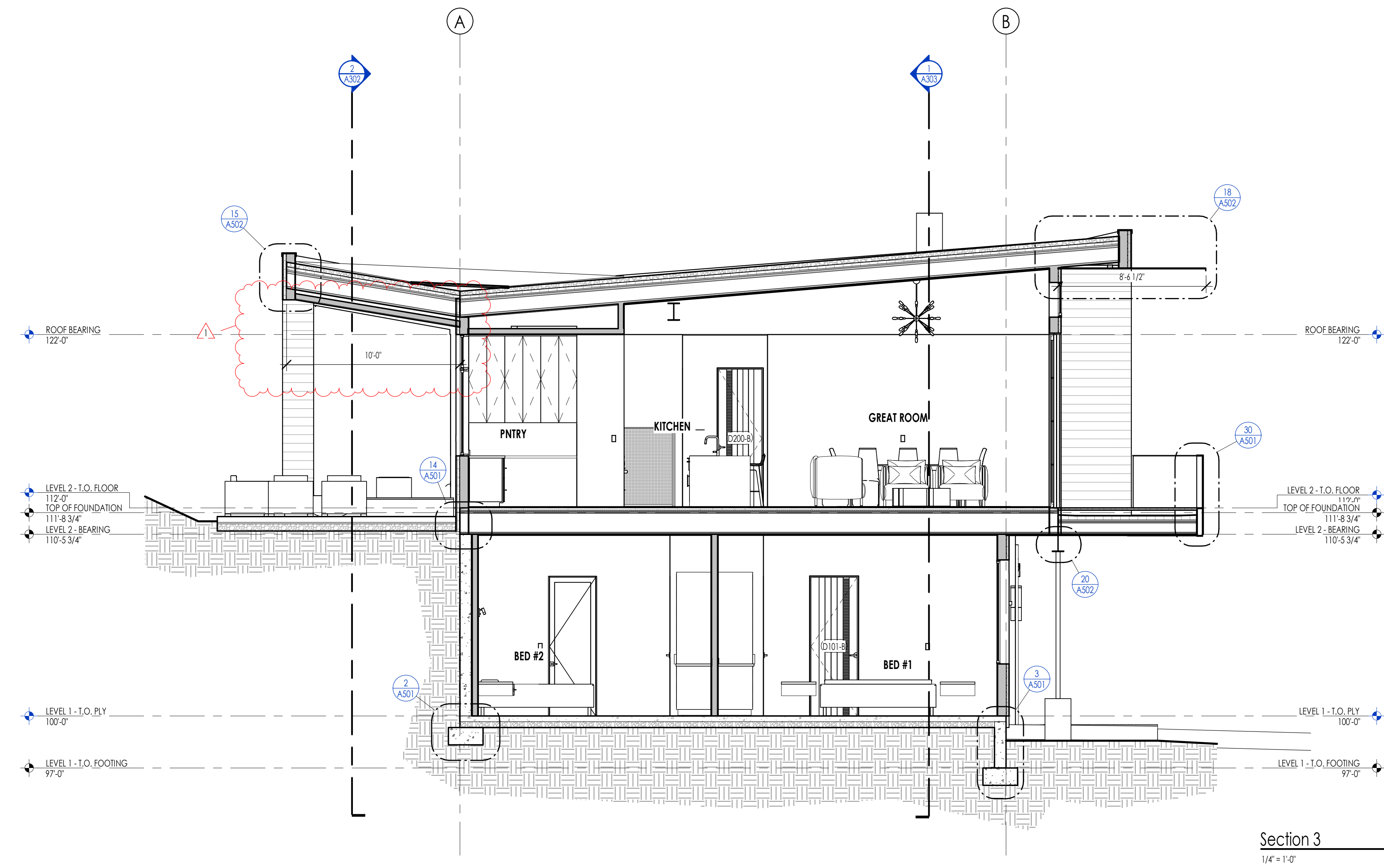
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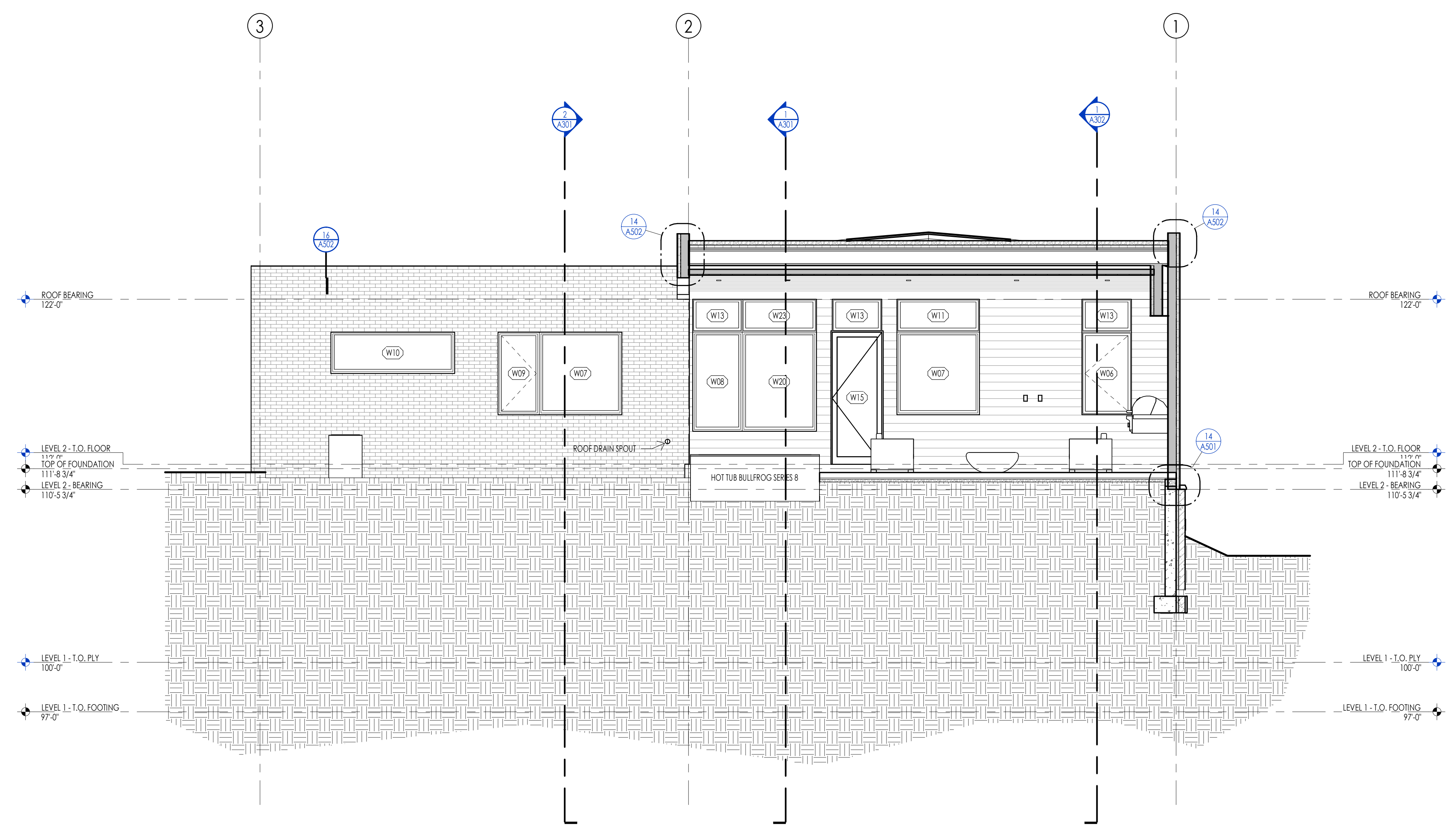
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR BRICK VENEER
	METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**



Section 3  
1/4" = 1'-0"



Section 4  
1/4" = 1'-0"

**WARM SPRINGS RESIDENCE #34**

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

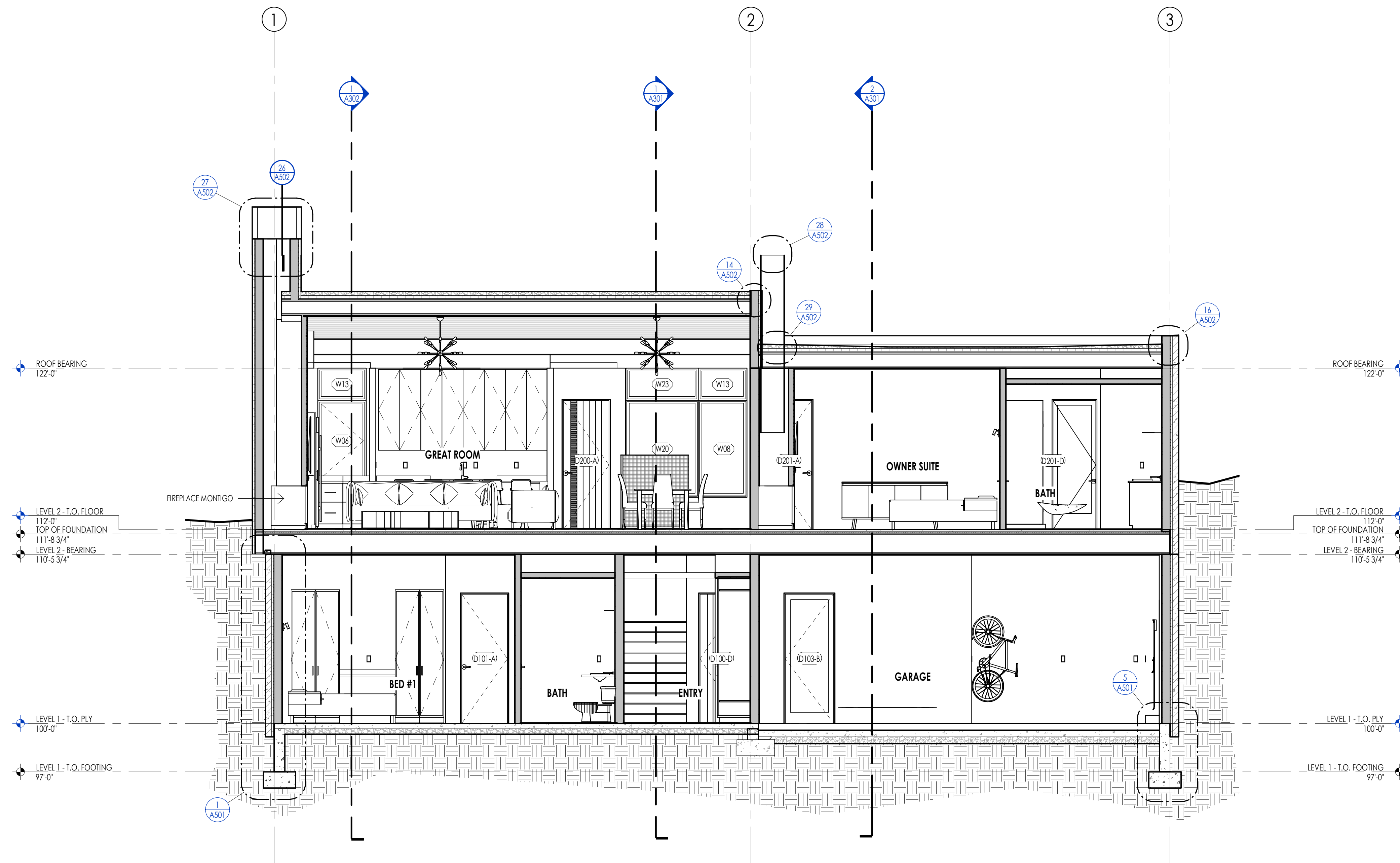
PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A302

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Section 5  
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR BRICK VENEER
	METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES	

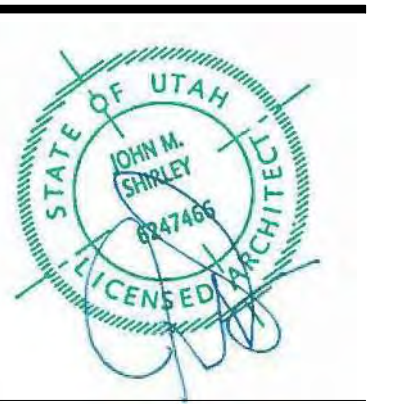


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**WARM SPRINGS RESIDENCE #34**  
180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
**A303**

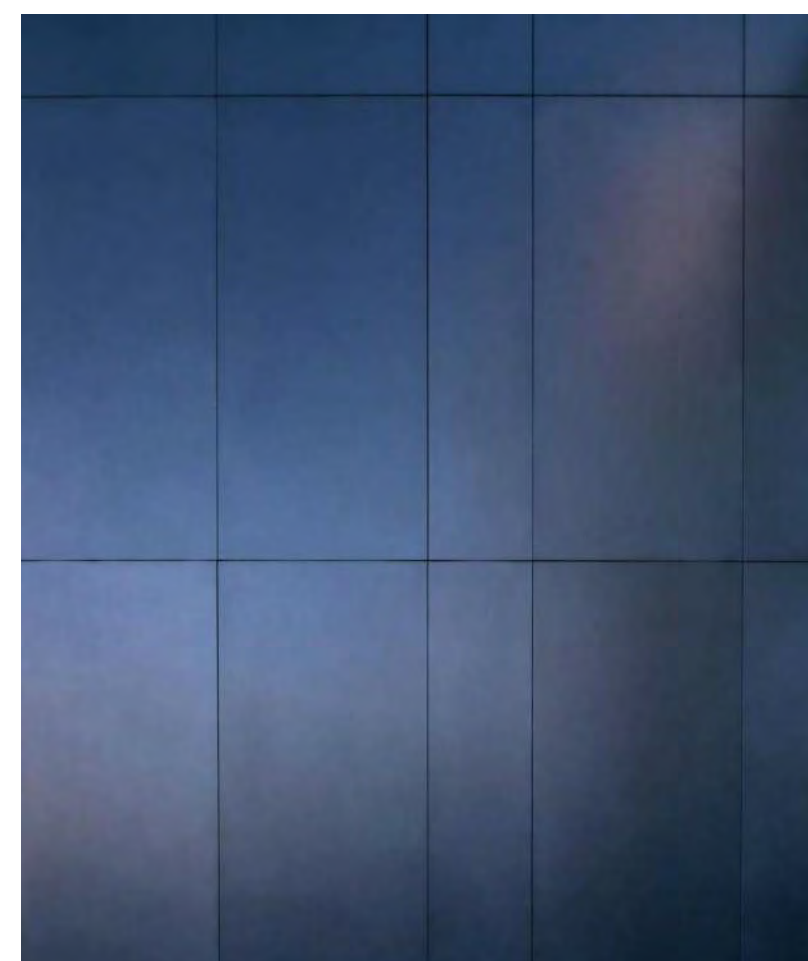
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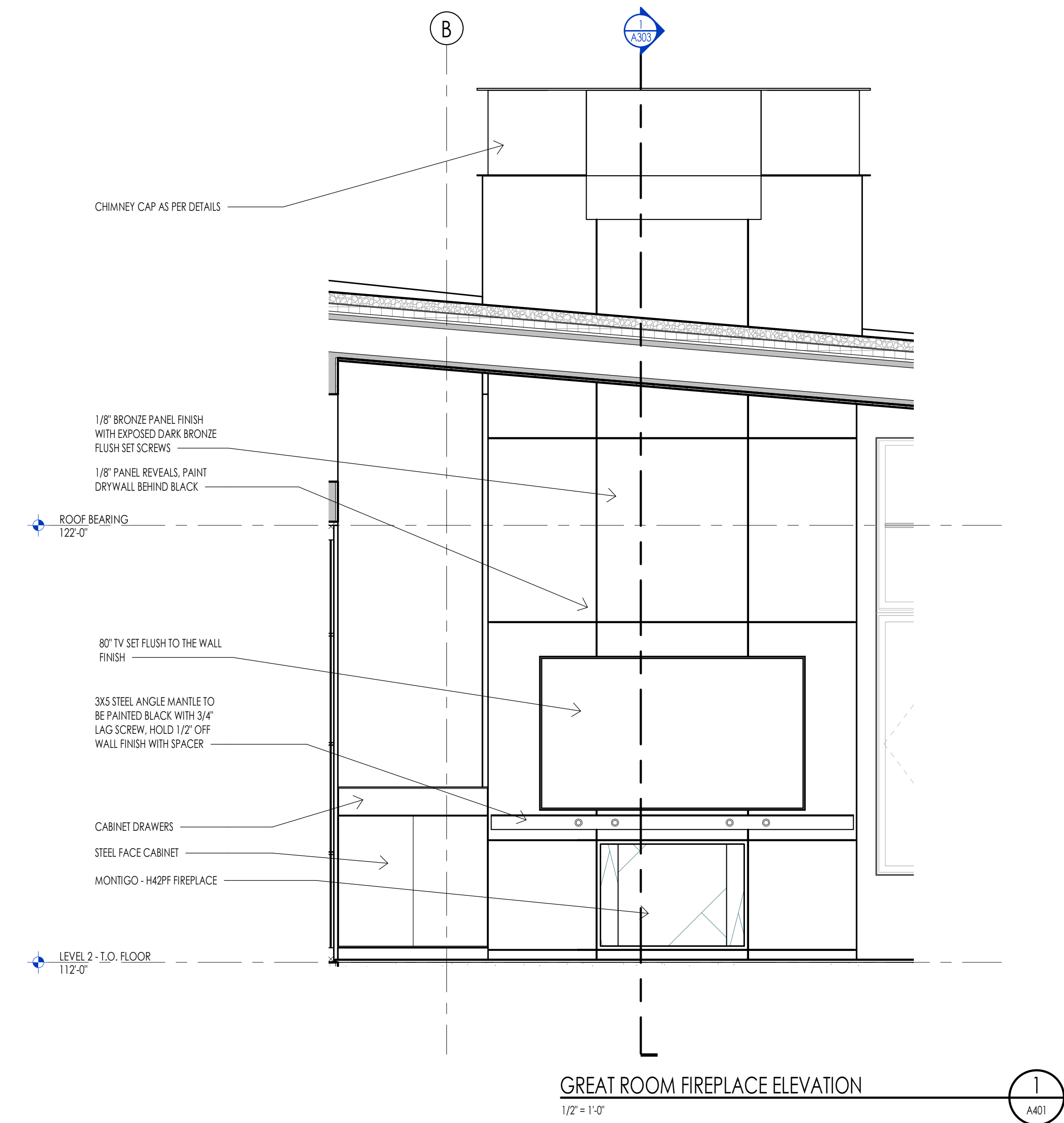
GREAT ROOM INTERIOR VIEW



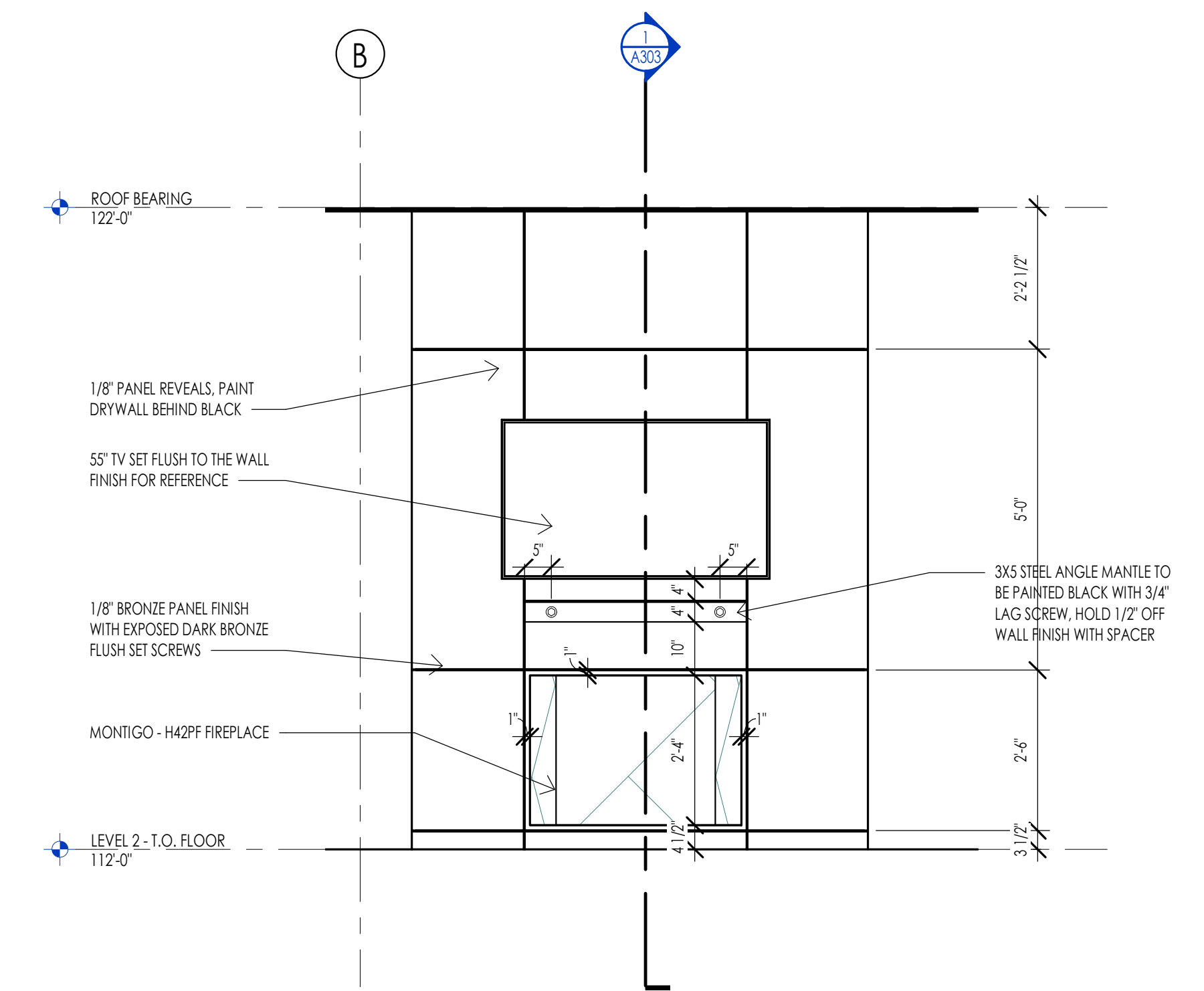
OUTDOOR LIVING VIEW



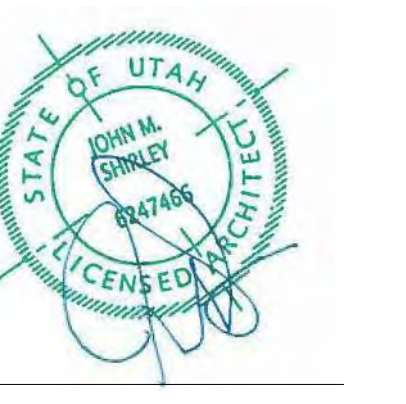
STEEL FIREPLACE SURROUND

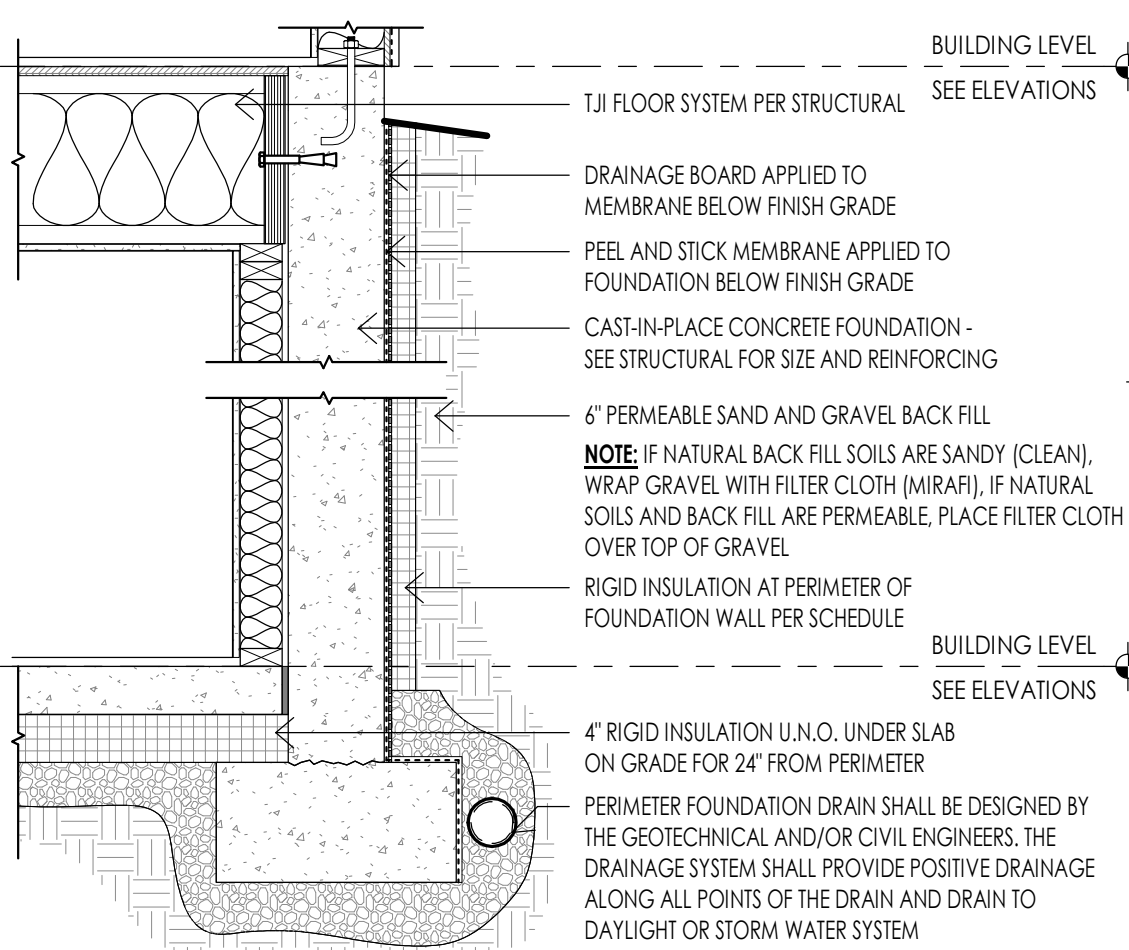
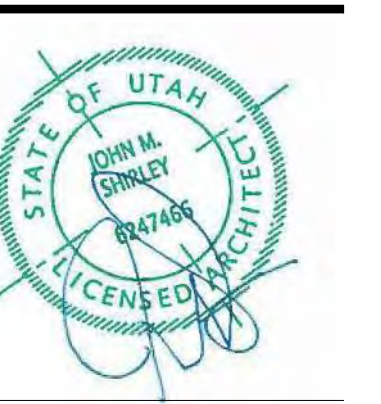


GREAT ROOM FIREPLACE ELEVATION  
1/2" = 1'-0"

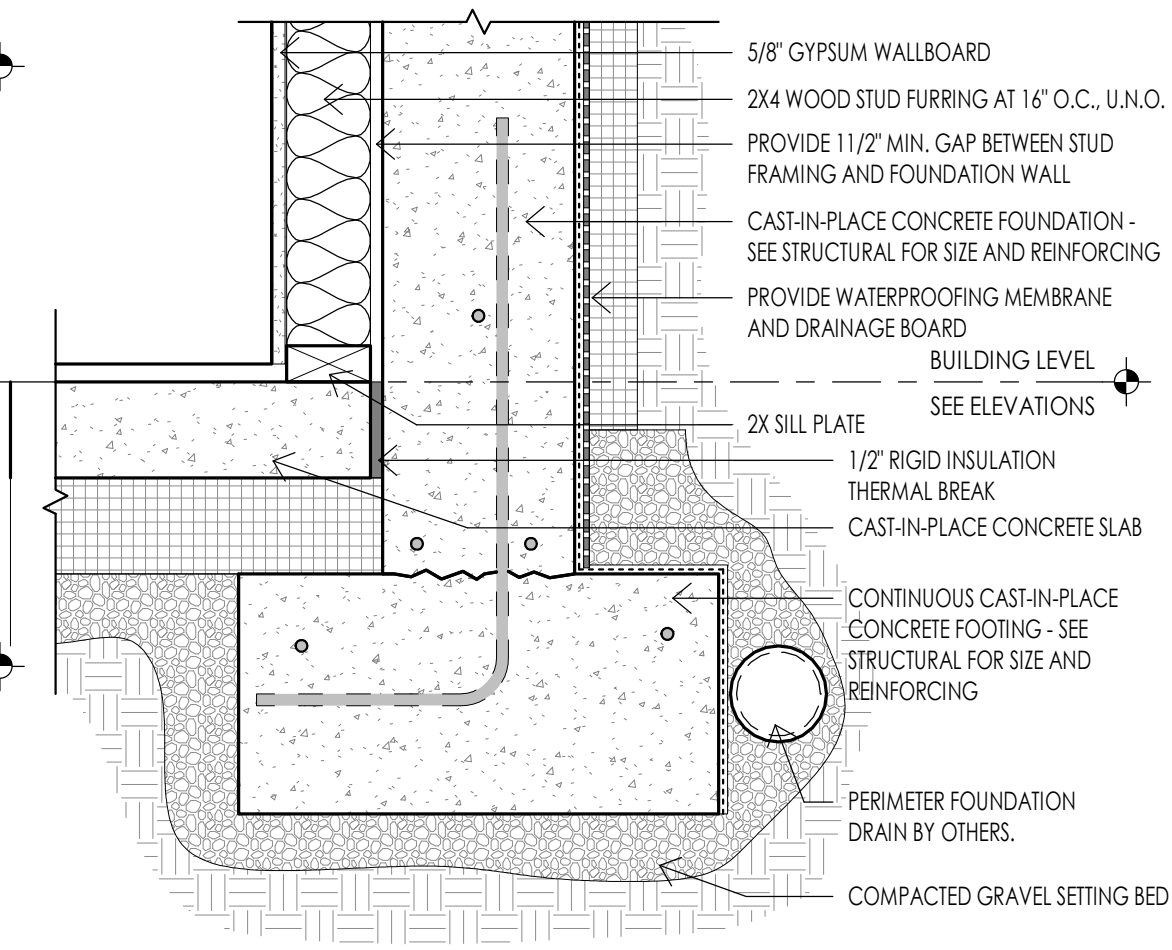


OWNER SUITE FIREPLACE  
1/2" = 1'-0"

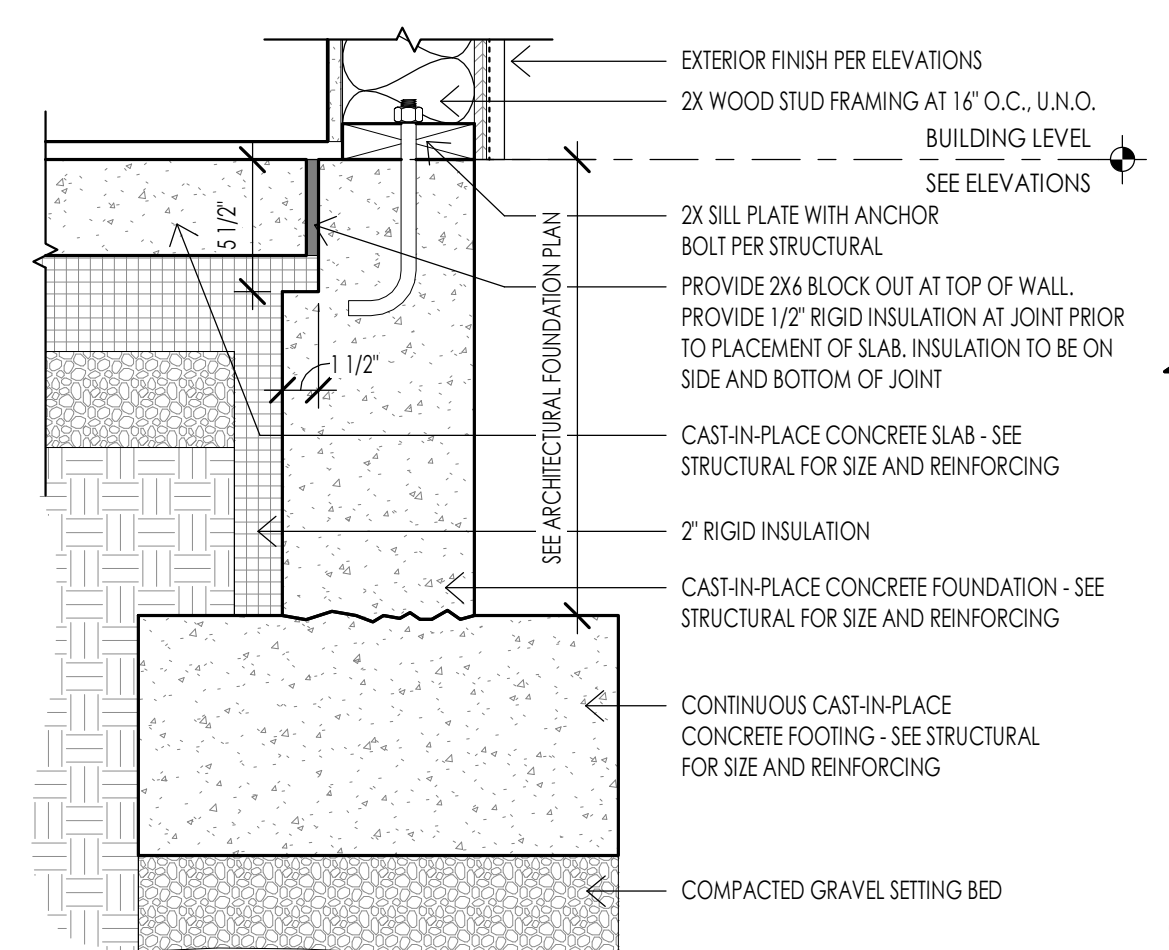




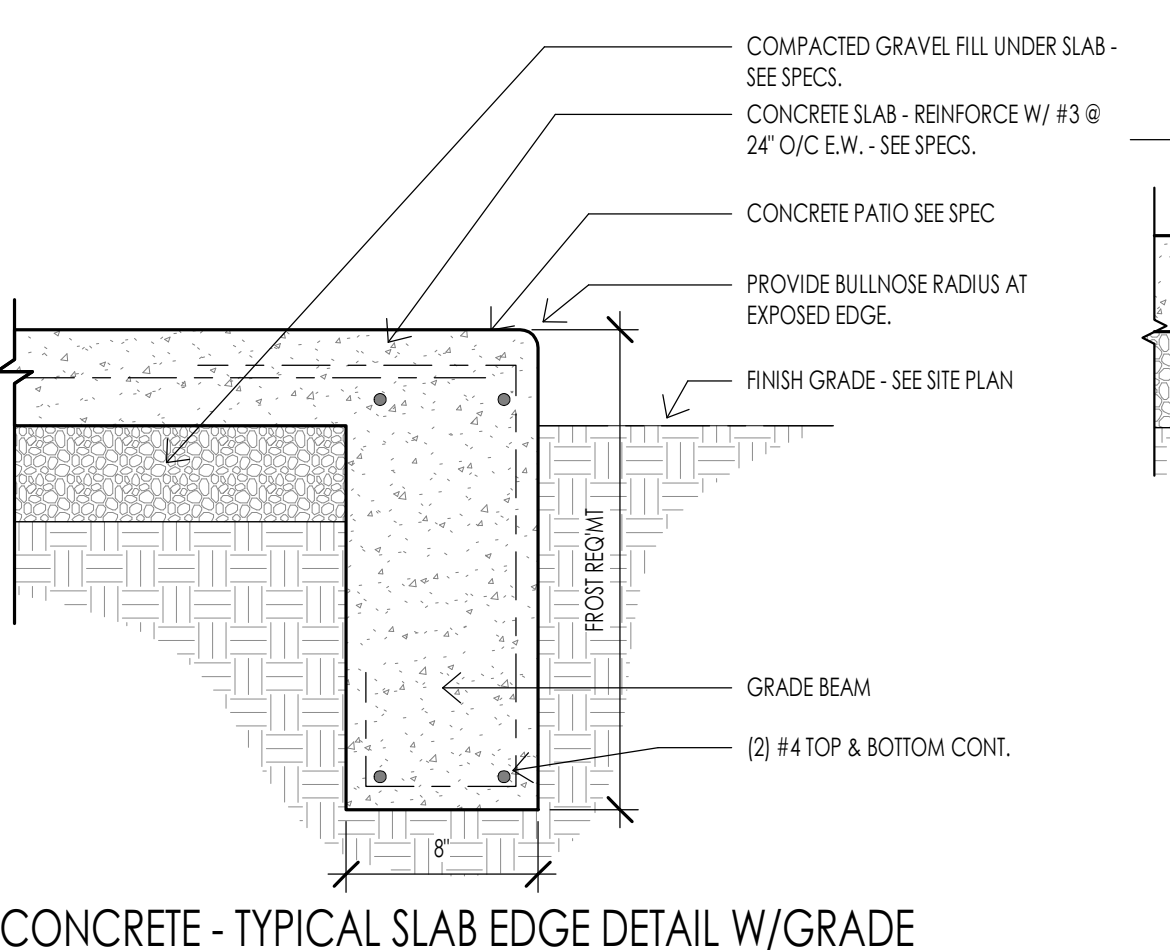
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1  
3/4" = 1'-0"



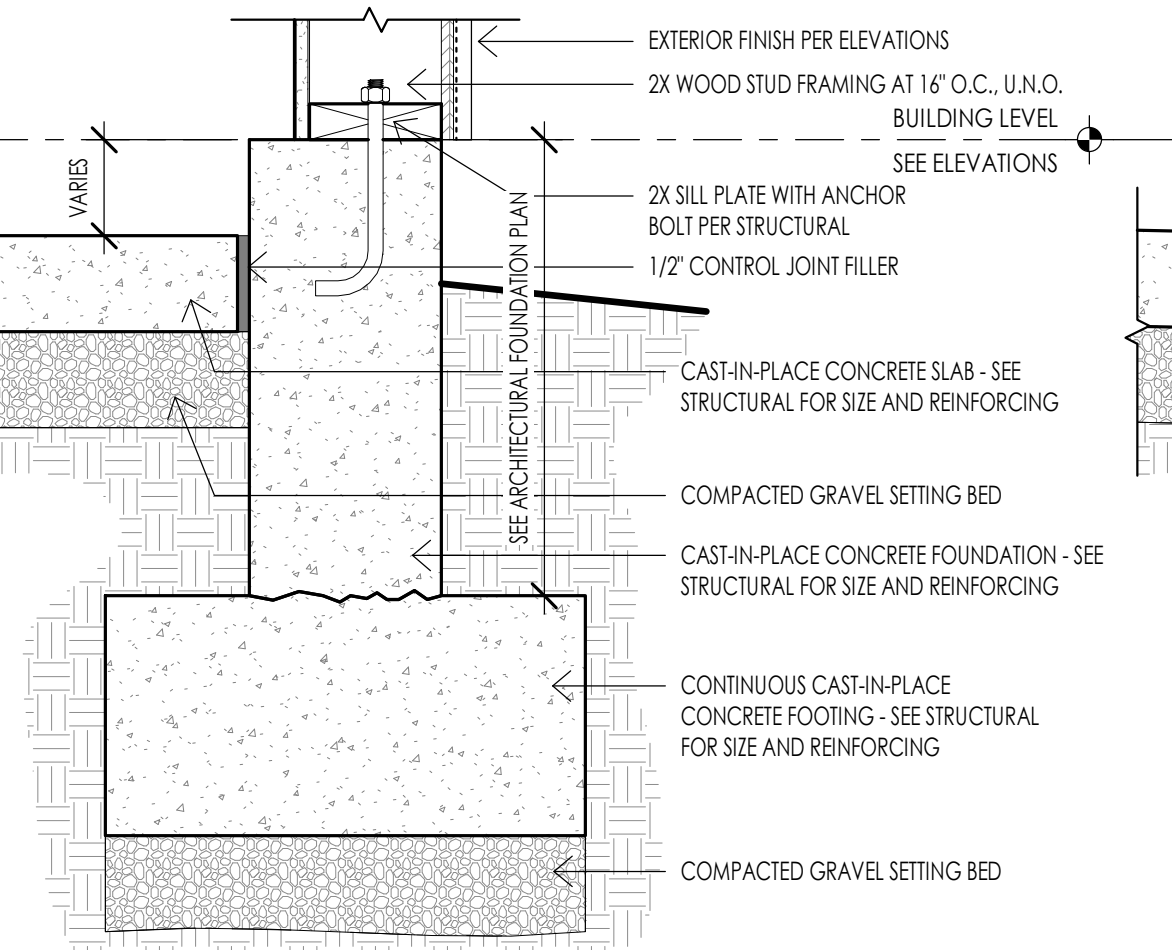
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2  
1 1/2" = 1'-0"



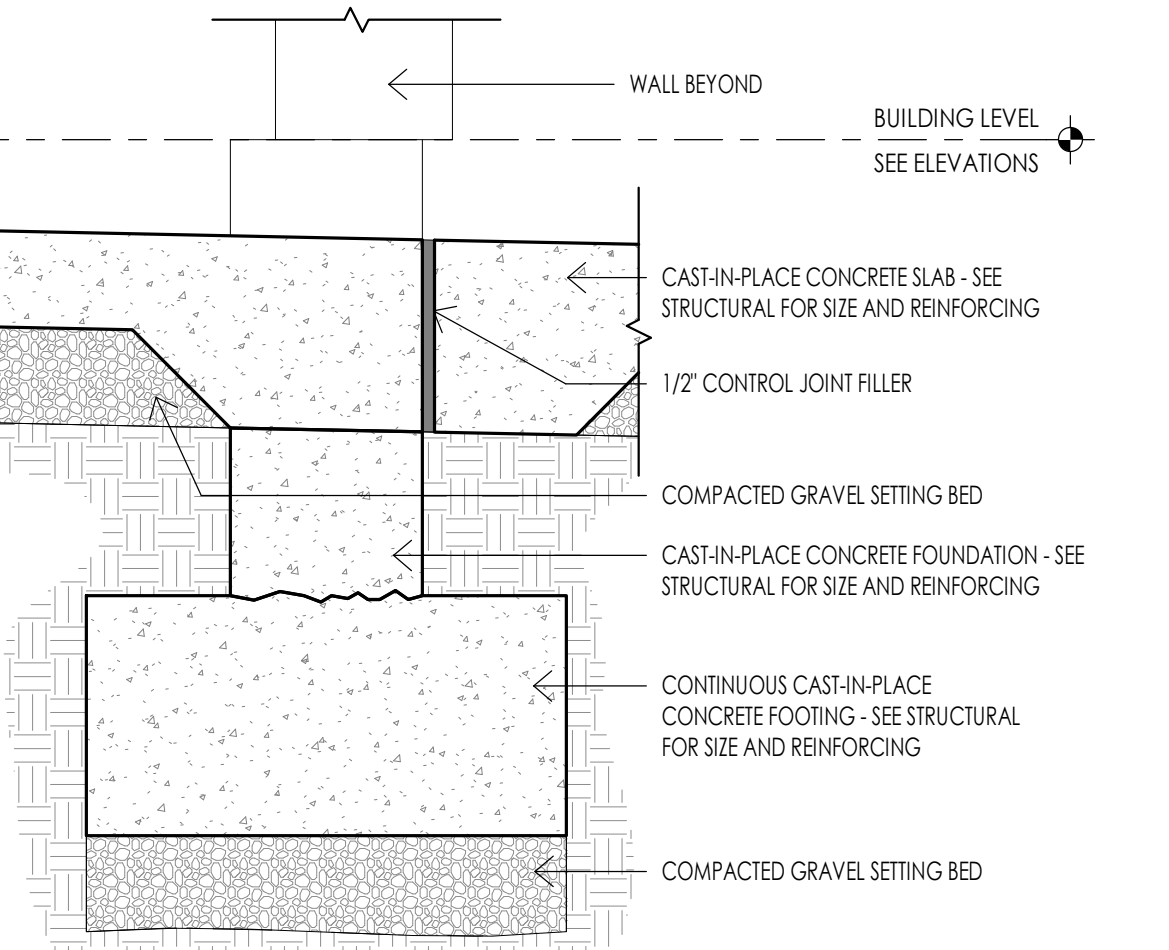
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3  
1 1/2" = 1'-0"



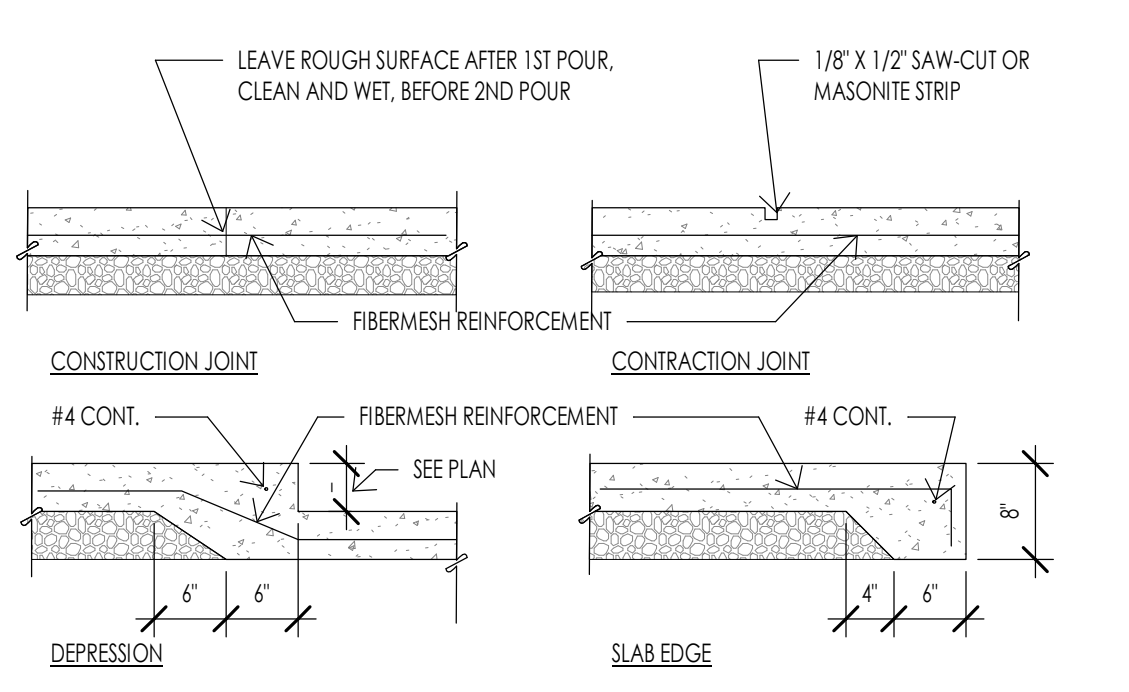
CONCRETE - TYPICAL SLAB EDGE DETAIL W/ GRADE BEAM 4  
1 1/2" = 1'-0"



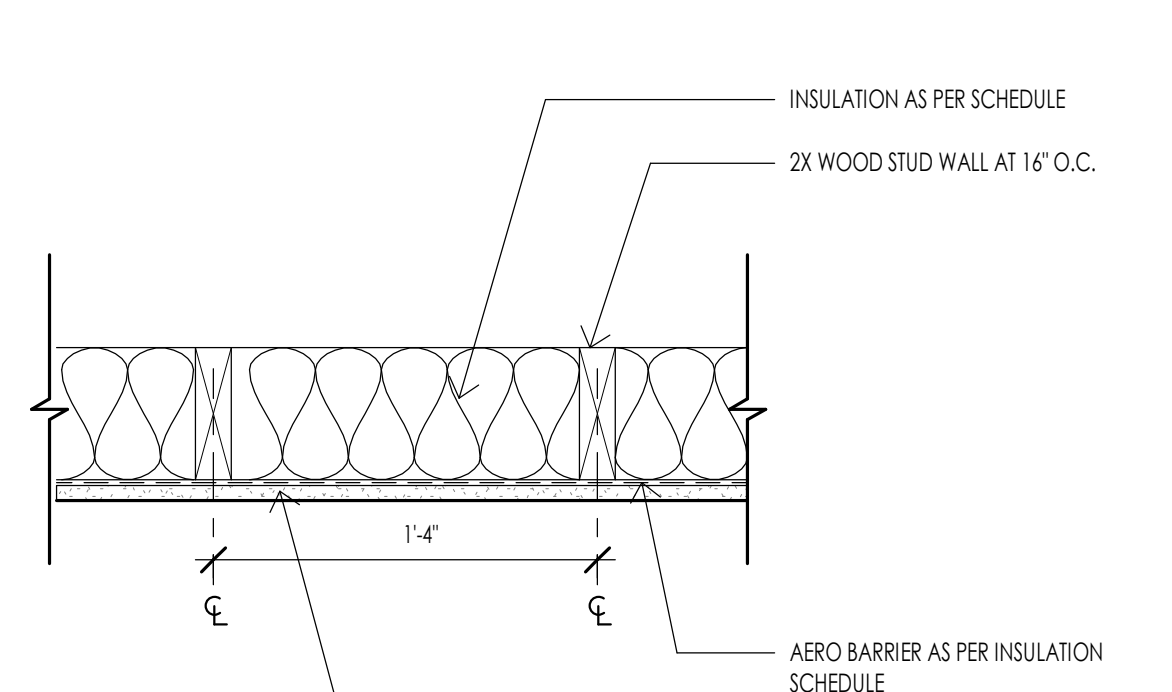
CONCRETE - FOUNDATION DETAIL AT GARAGE 5  
1 1/2" = 1'-0"



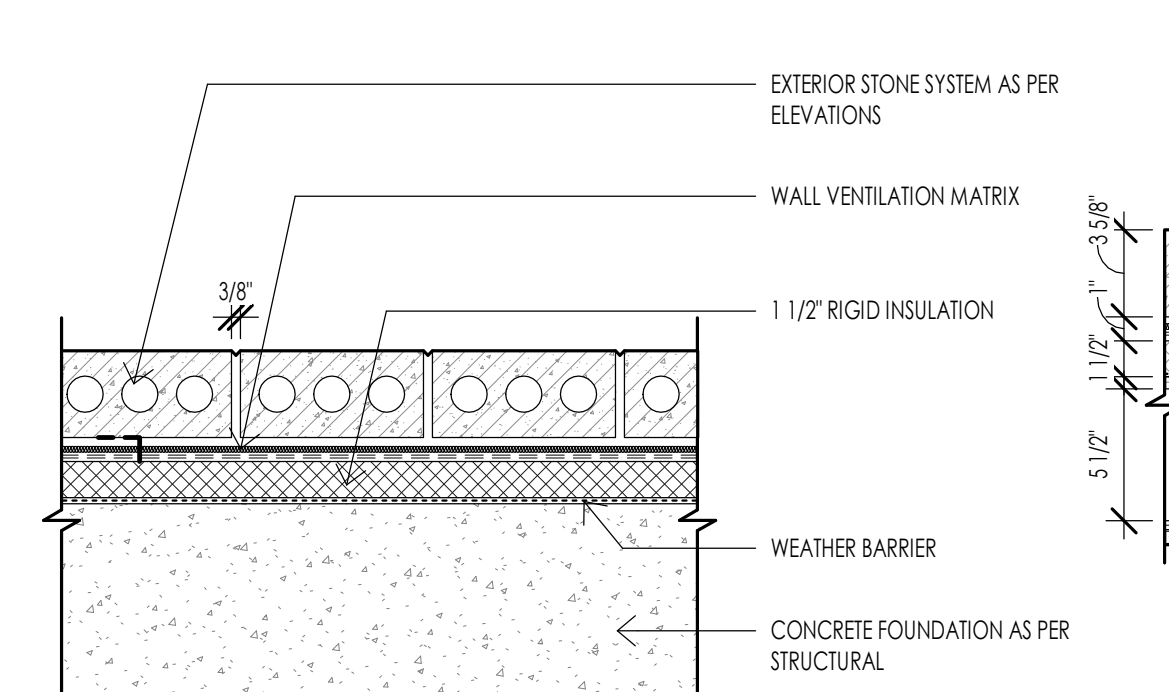
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6  
1 1/2" = 1'-0"



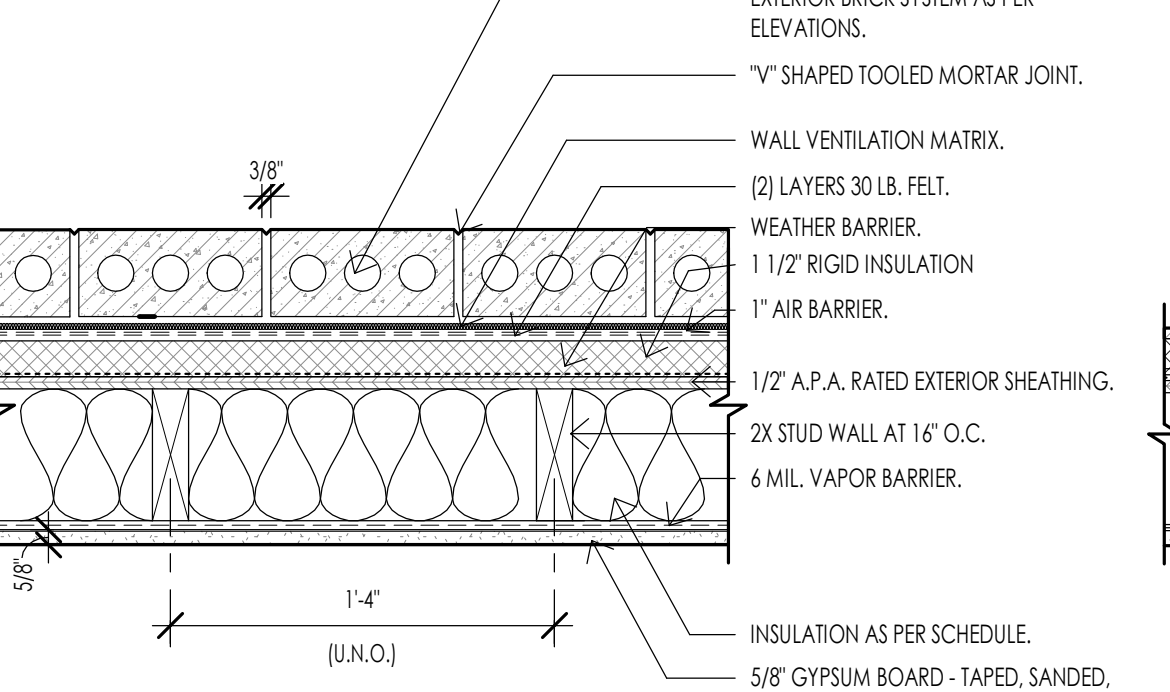
CONCRETE - TYPICAL SLAB DETAILS 7  
3/4" = 1'-0"



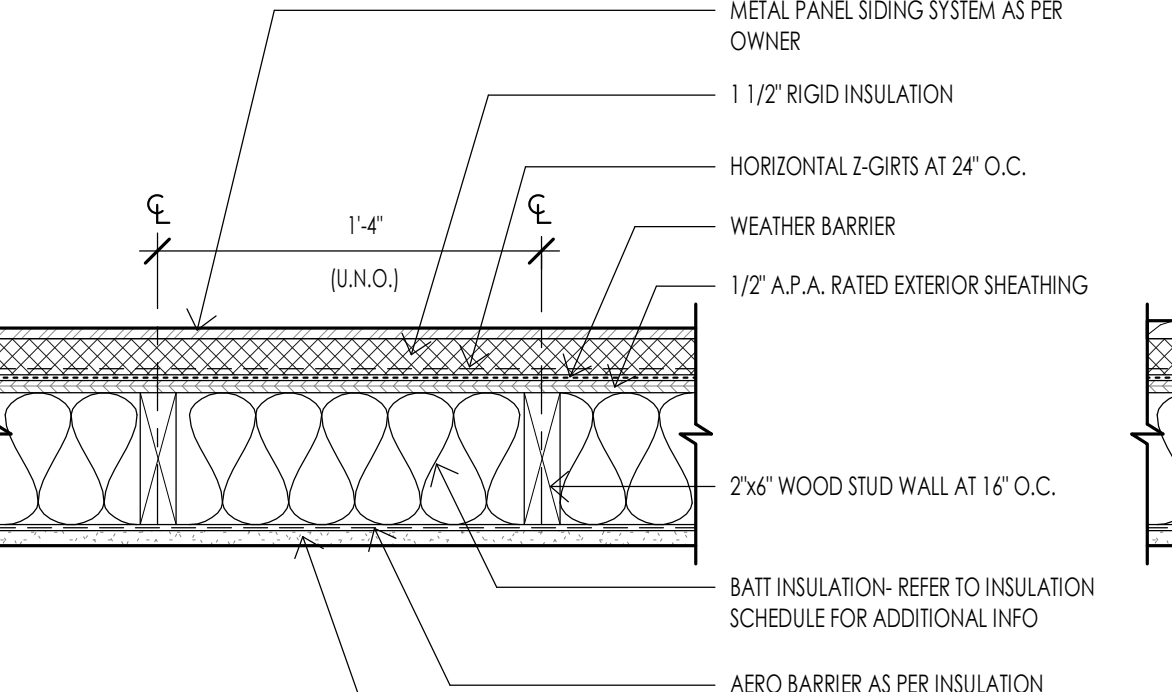
FRAMING- FURR OUT WALL ASSEMBLY 8  
1 1/2" = 1'-0"



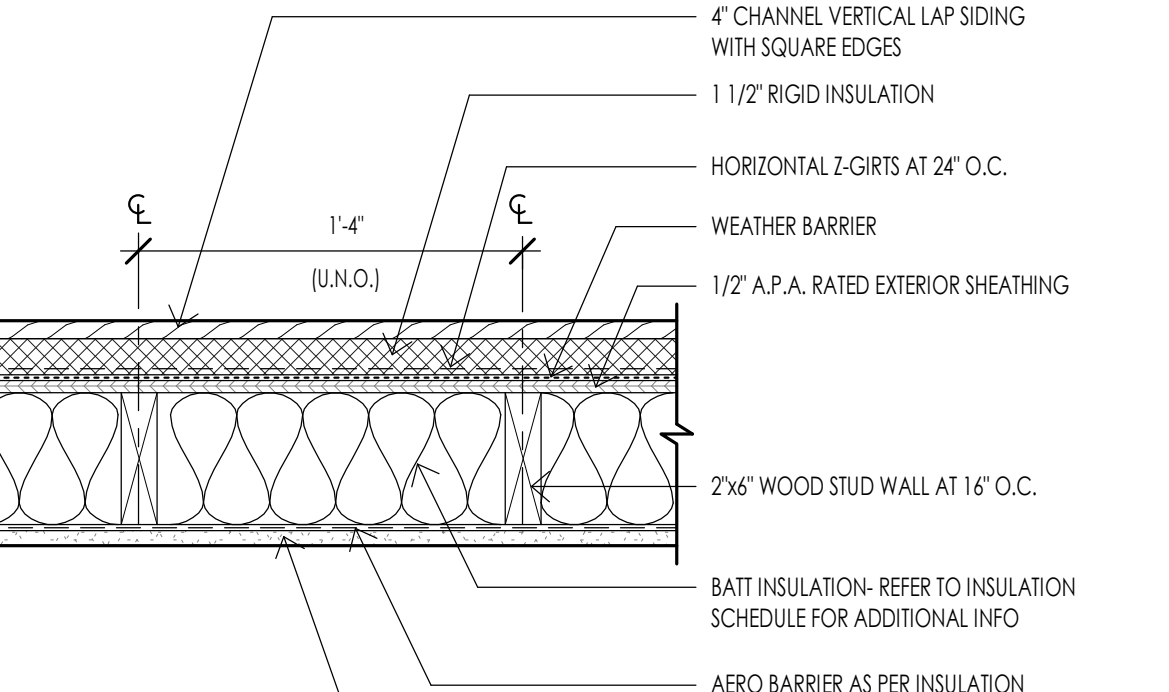
FRAMING- BRICK ASSEMBLY W/ INSULATION 9  
1 1/2" = 1'-0"



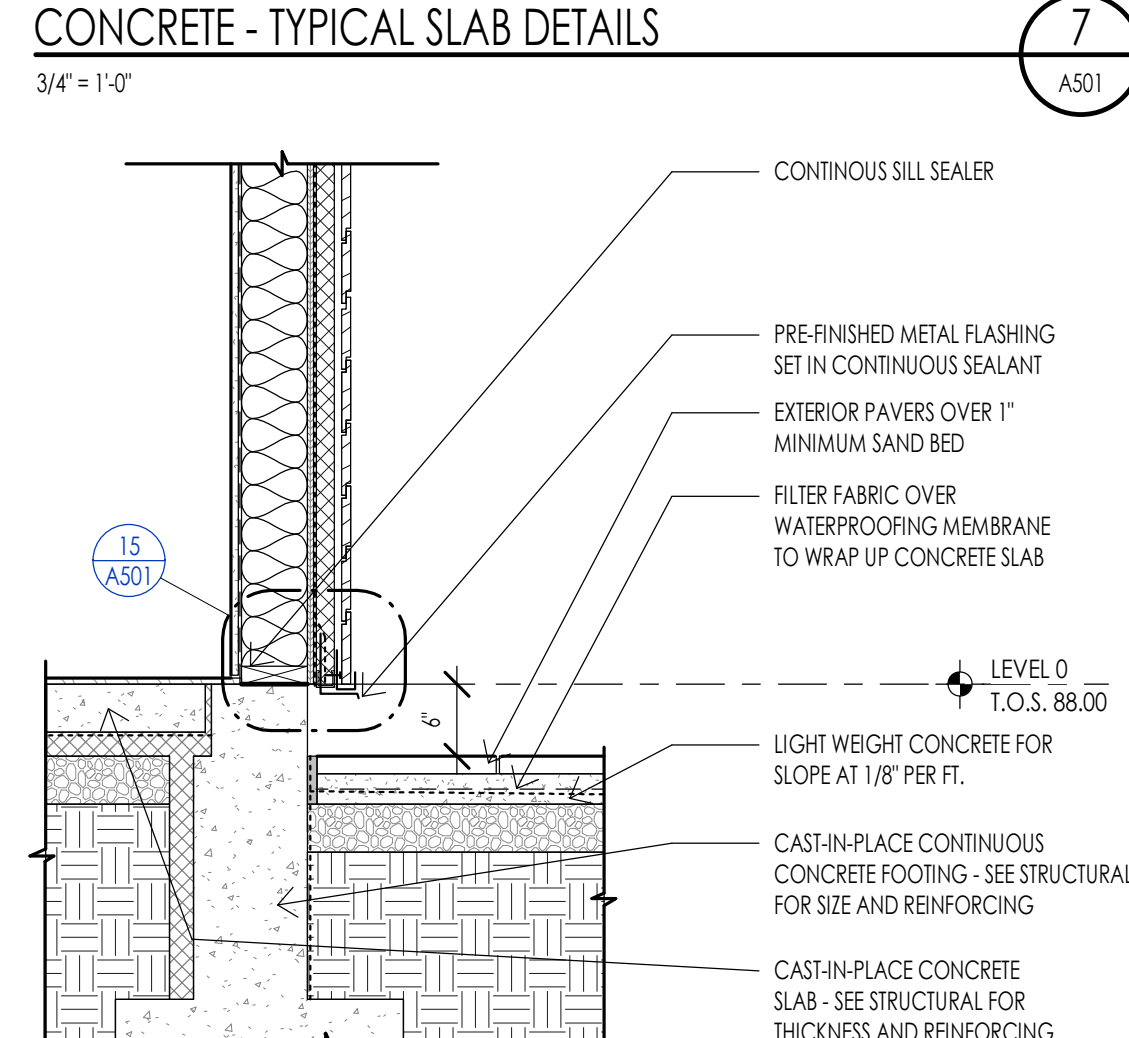
FRAMING - TYPICAL BRICK MASONRY WALL ASSEMBLY 10  
1 1/2" = 1'-0"



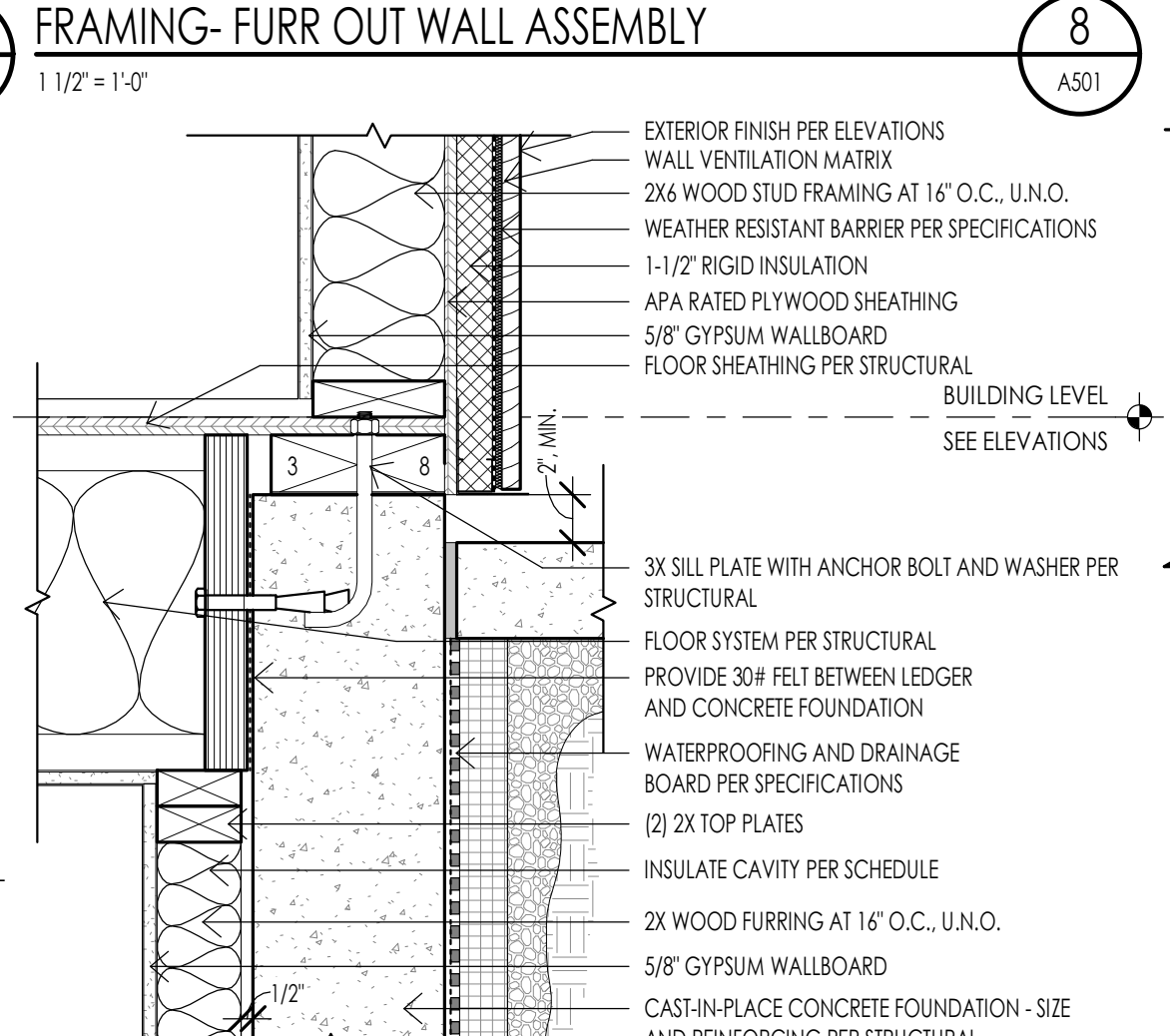
FRAMING- METAL PANEL WALL ASSEMBLY 11  
1 1/2" = 1'-0"



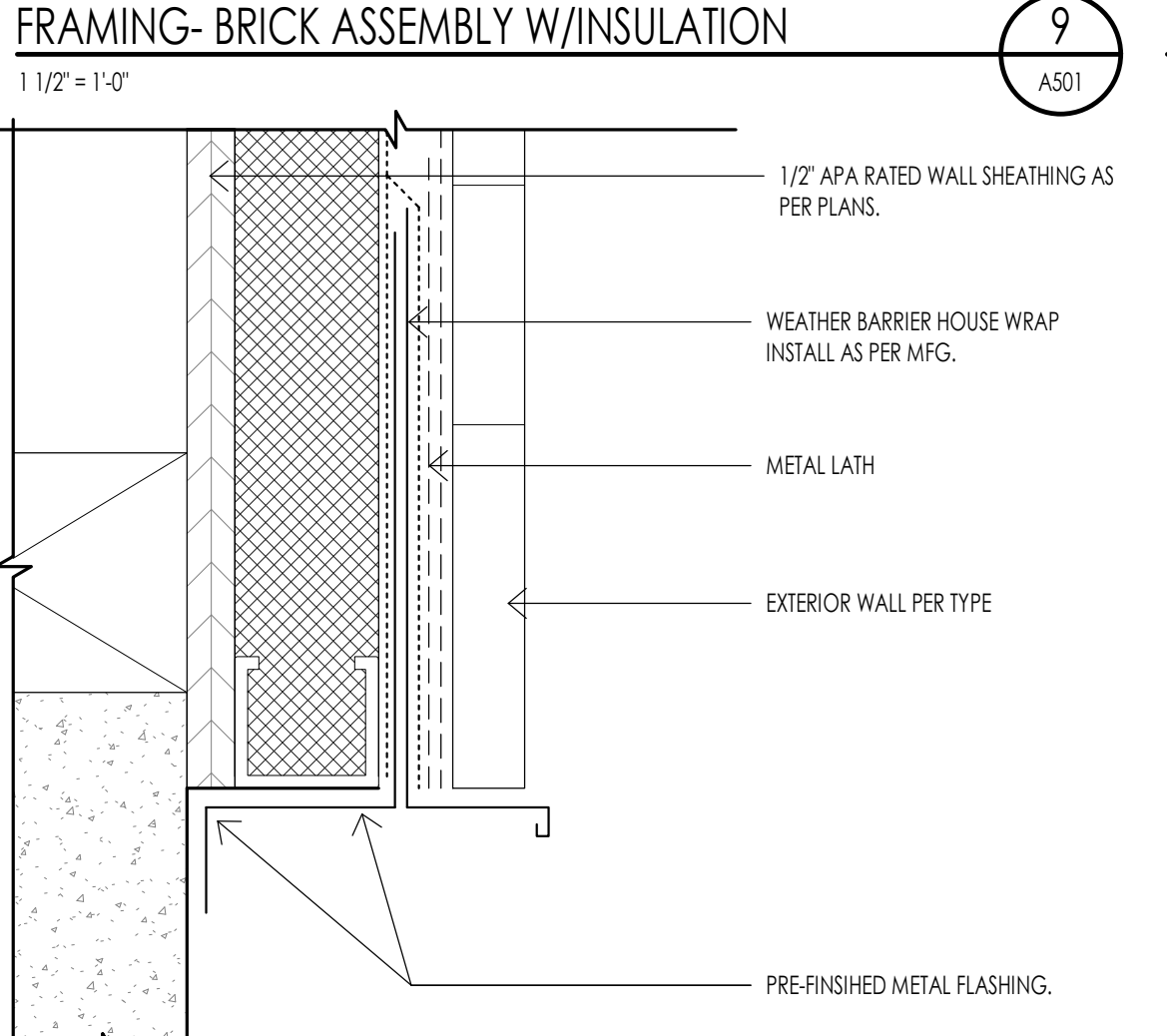
FRAMING- WOOD SIDING WALL ASSEMBLY 12  
1 1/2" = 1'-0"



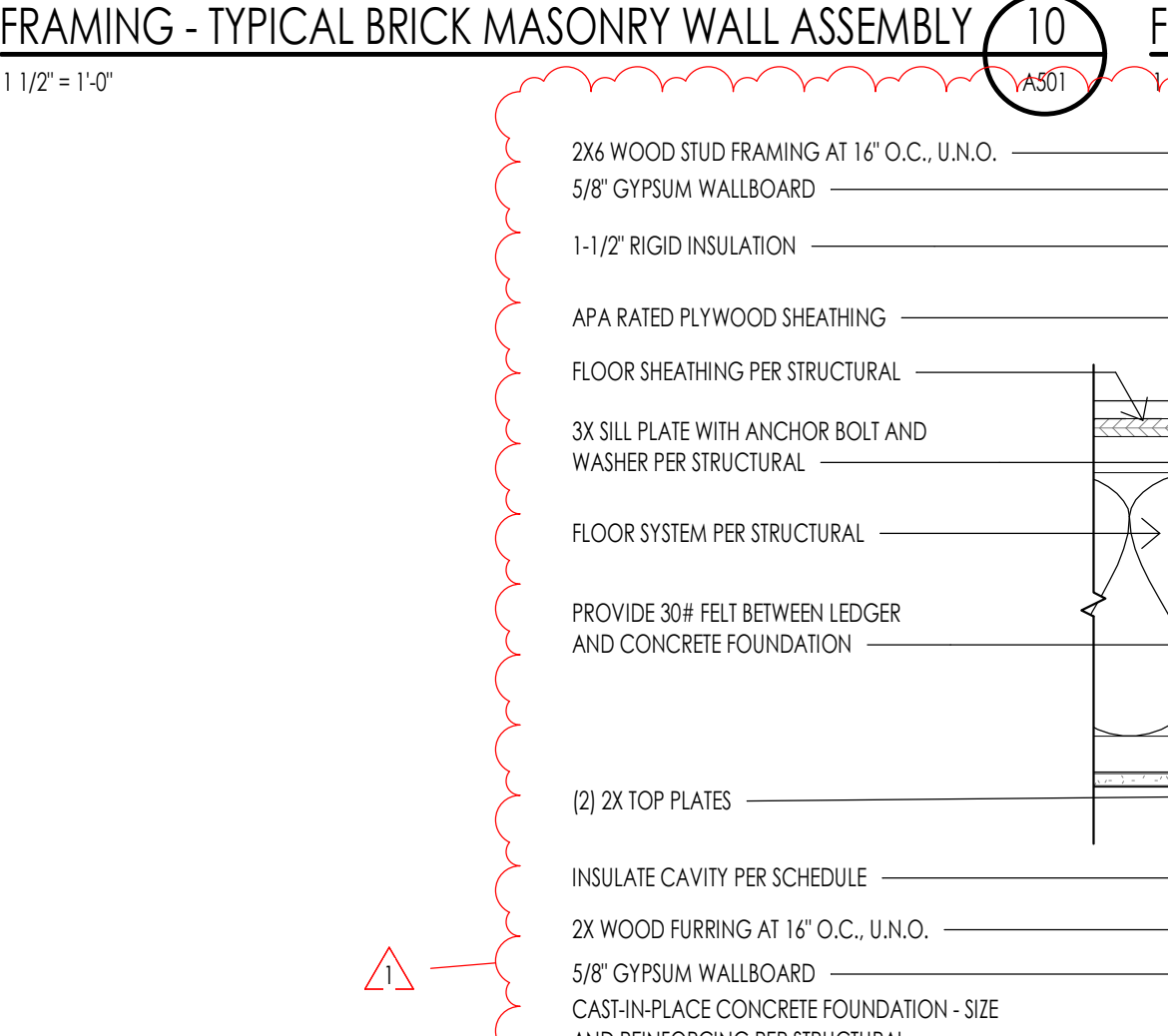
CONCRETE - FOUNDATION AT PAVERS 13  
3/4" = 1'-0"



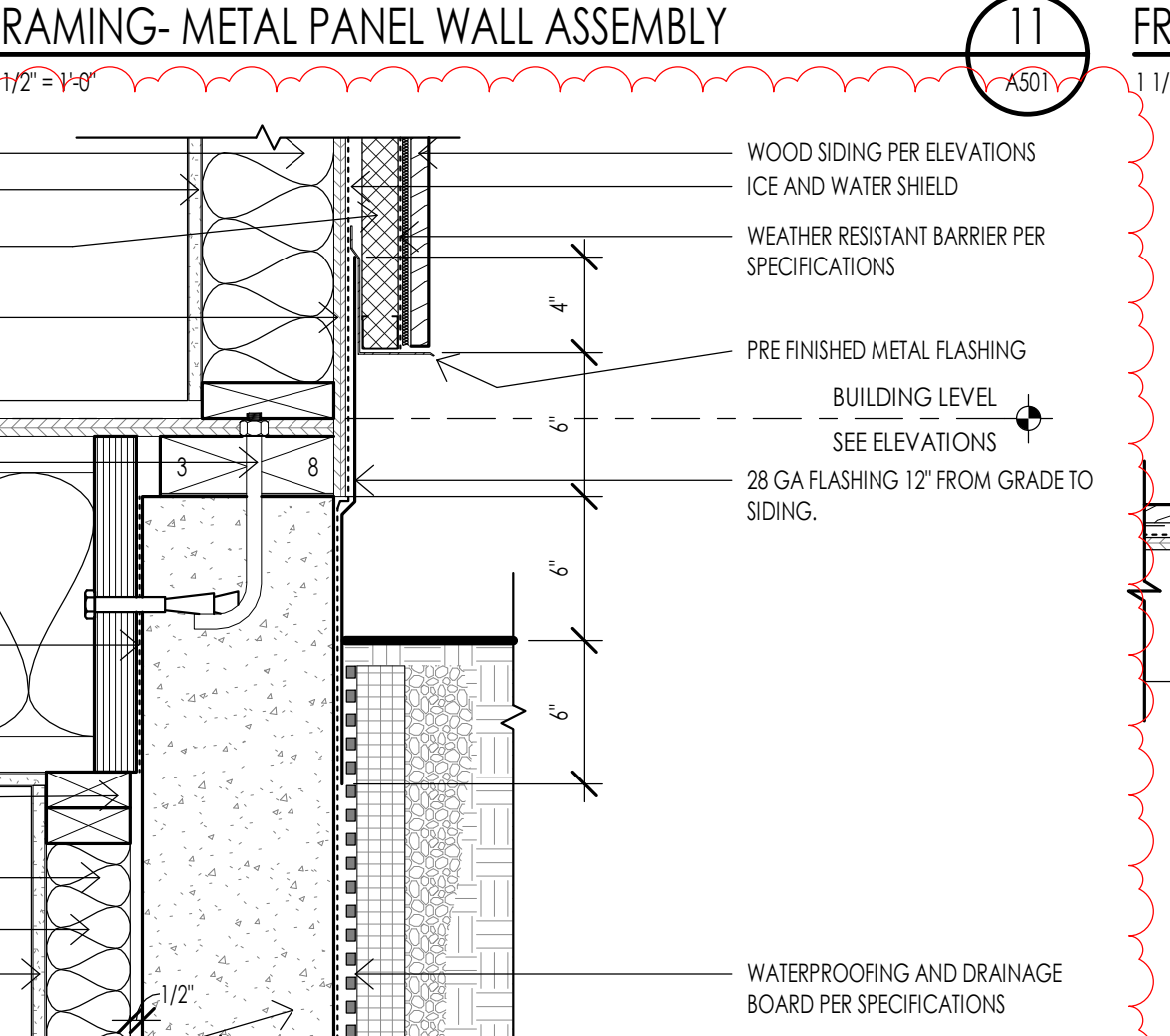
FLOOR DETAIL AT FOUNDATION/PATIO 14  
1 1/2" = 1'-0"



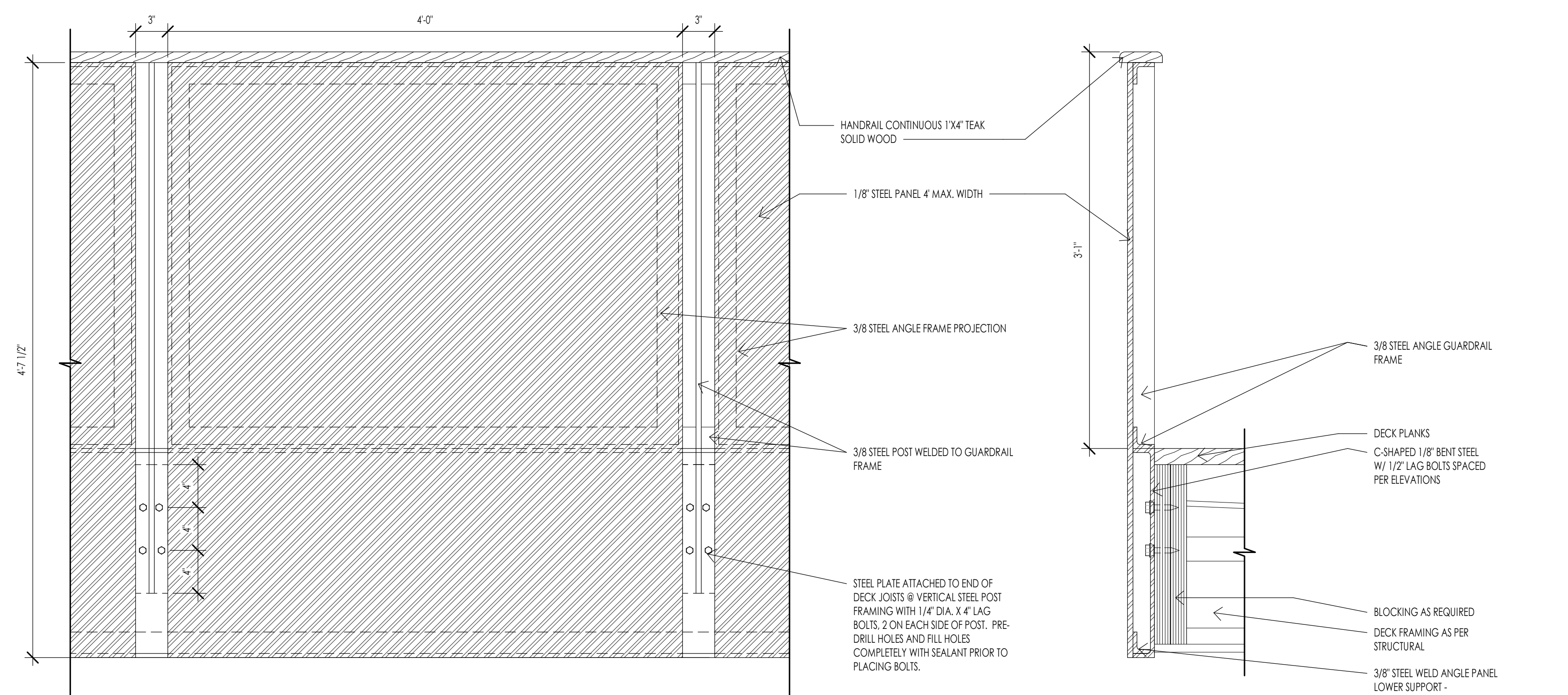
CONCRETE - WOOD SIDING BASE FLASHING 15  
6" = 1'-0"



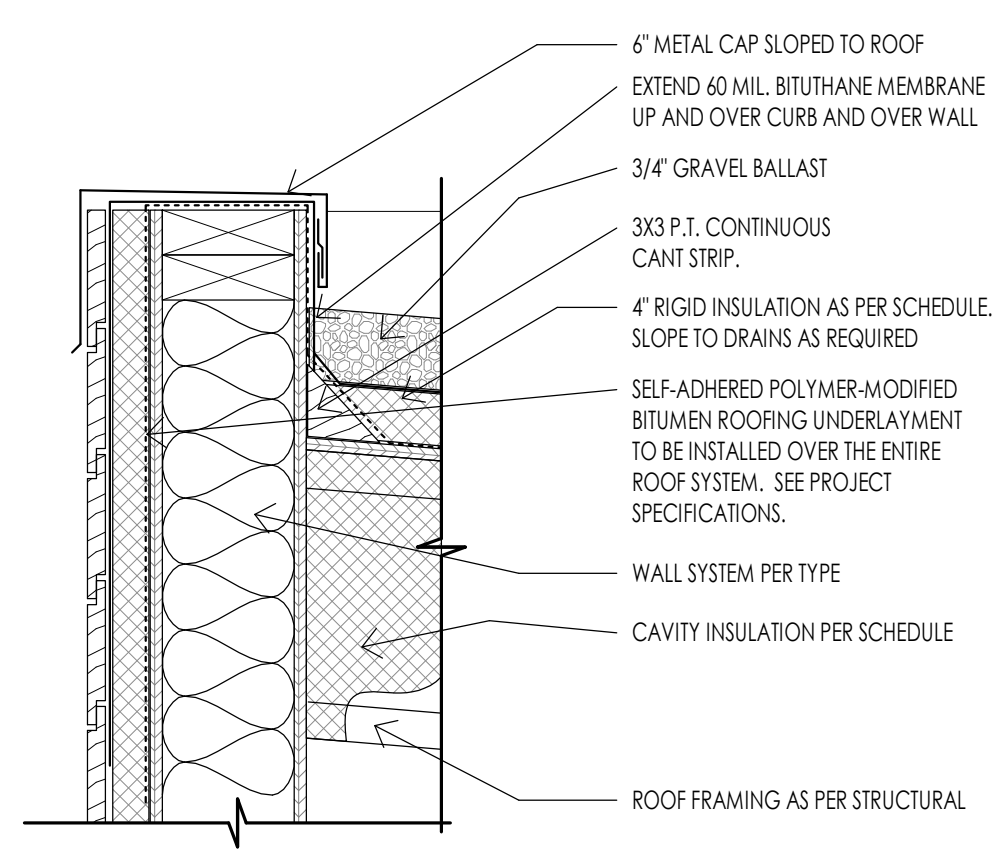
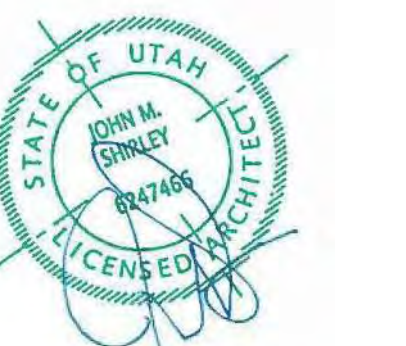
FRAMING- FLASHING DETAIL - SIDING AT GRADE 17  
1 1/2" = 1'-0"



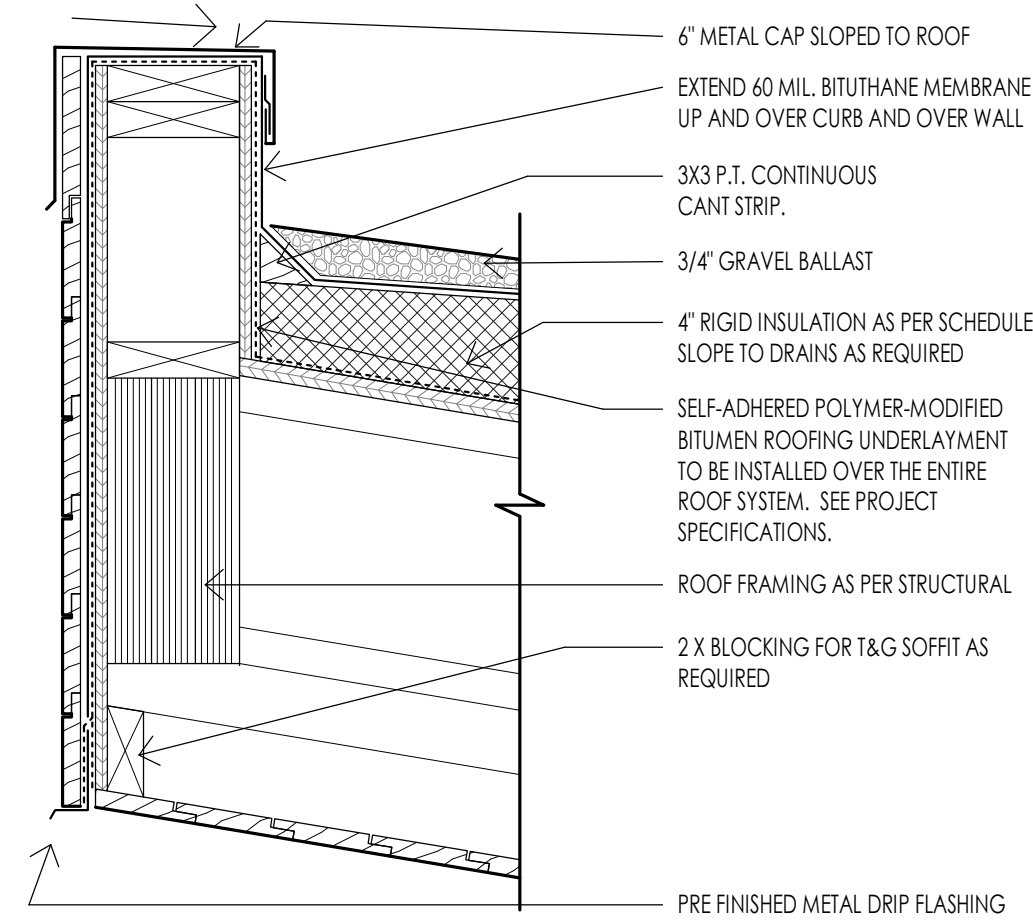
FRAMING- WOOD SIDING EXTERIOR COLUMN WALL 18  
1 1/2" = 1'-0"



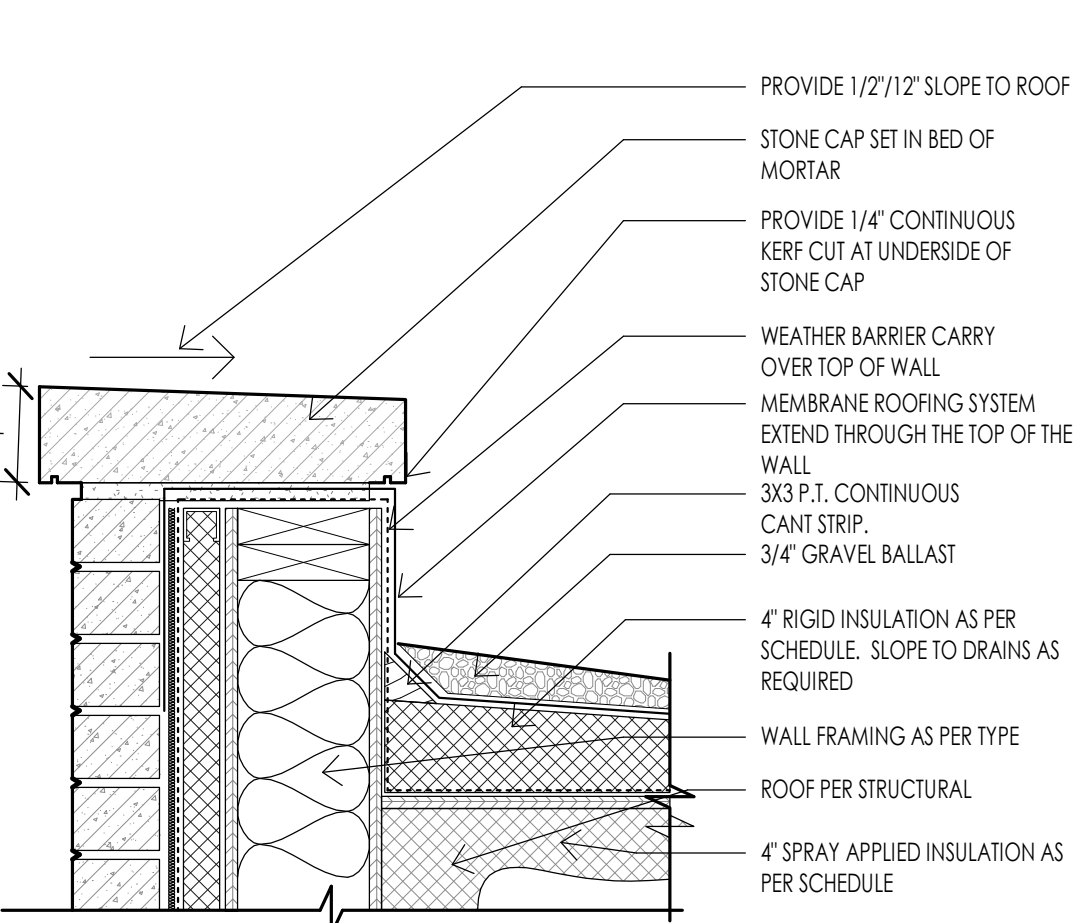
DECK - GUARDRAIL DETAIL 30  
1 1/2" = 1'-0"



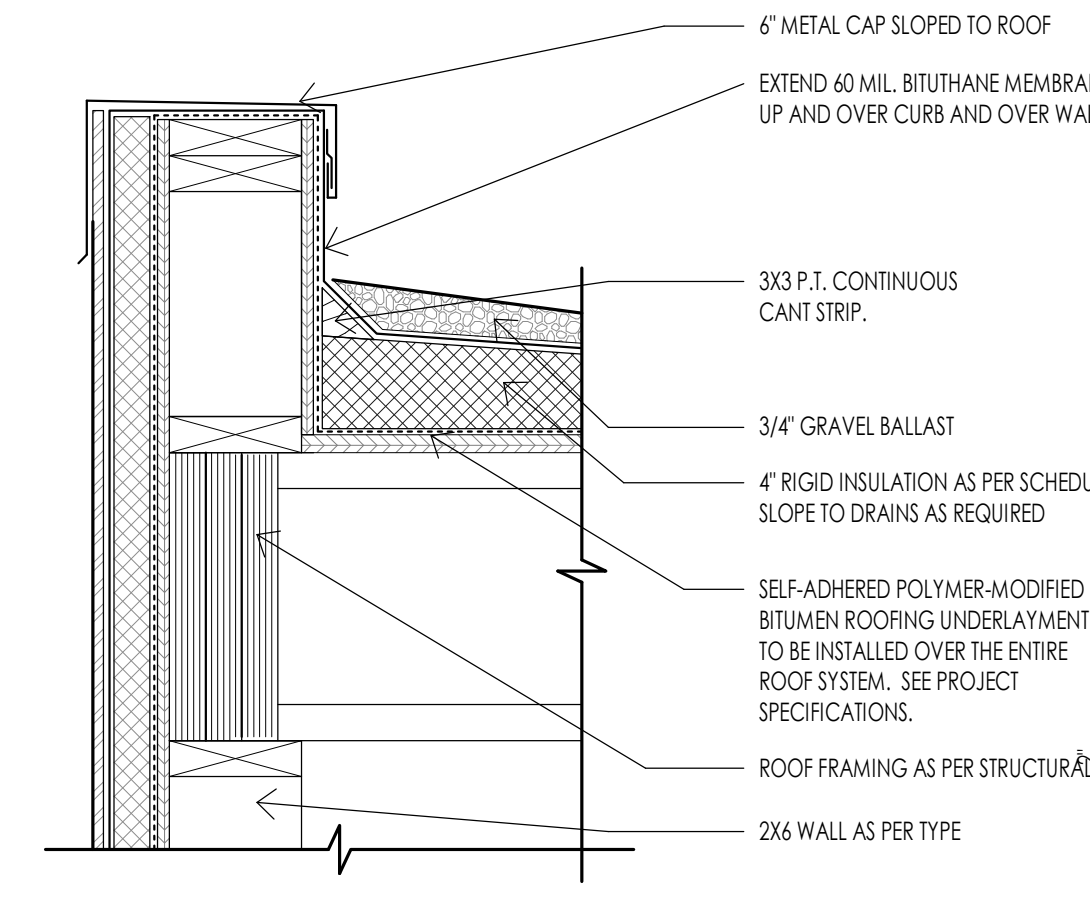
14 ROOF - SIDING CAP AT PARAPET DETAIL  
1 1/2" = 1'-0"



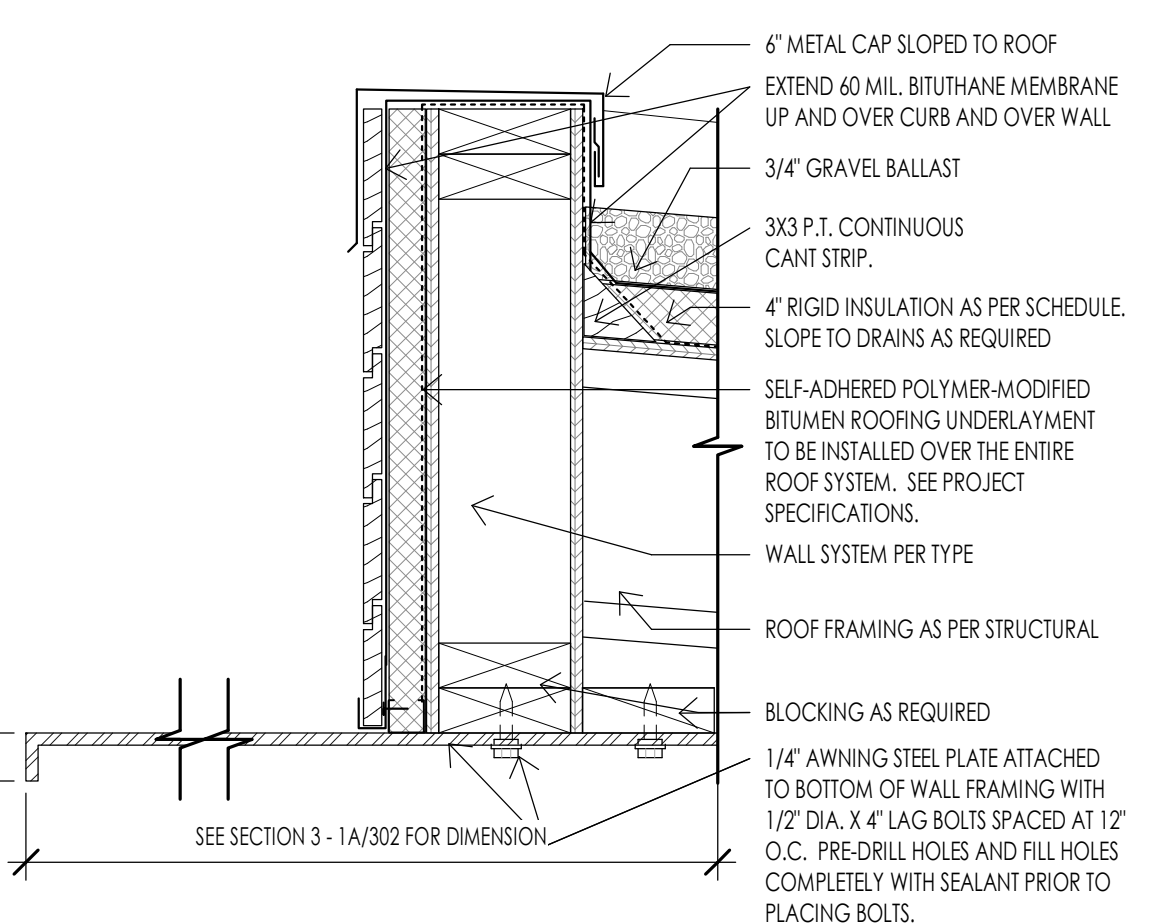
15 ROOF - WOOD SIDING PARAPET TO ROOF  
1 1/2" = 1'-0"



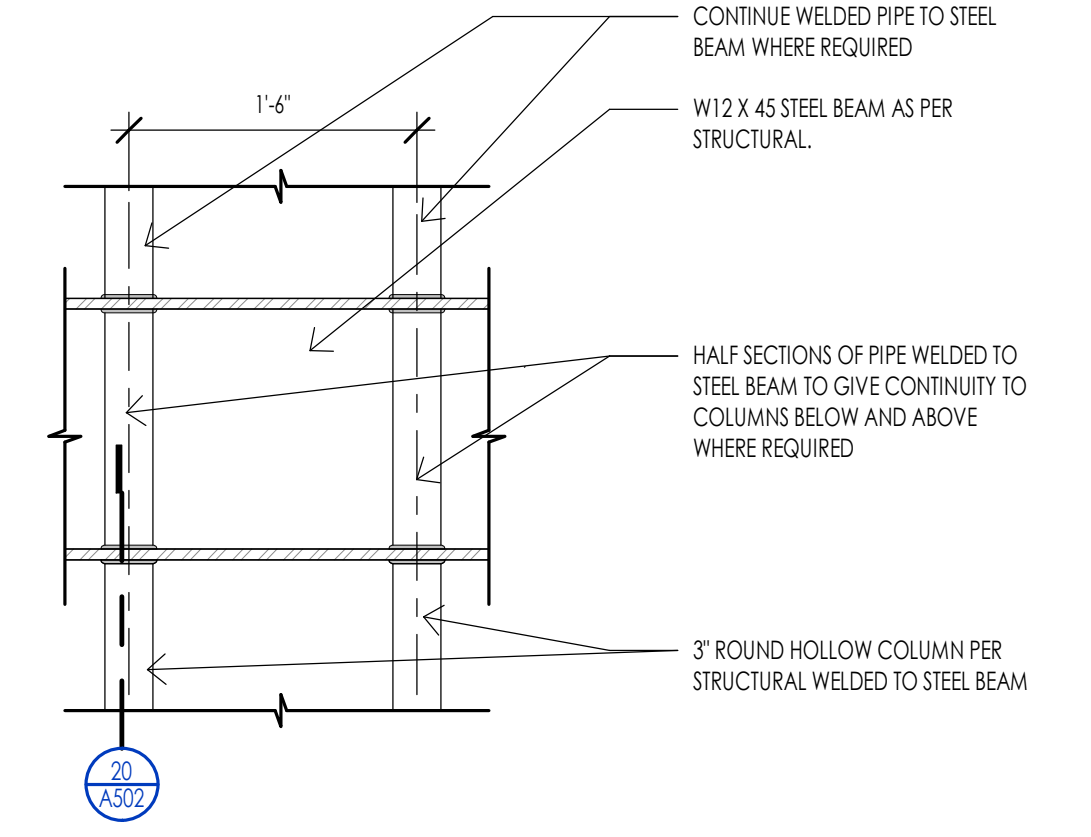
16 ROOF - STONE CAP AT BRICK PARAPET  
1 1/2" = 1'-0"



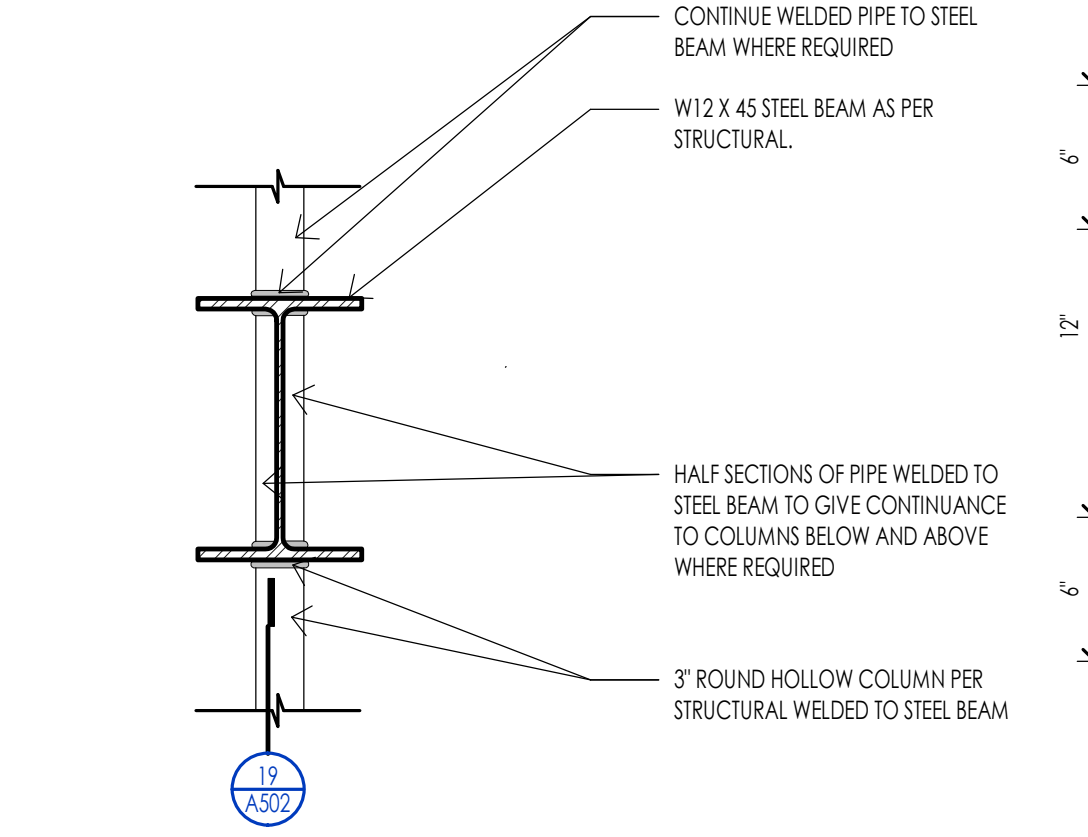
17 ROOF - PARAPET DETAIL AT METAL WALL  
1 1/2" = 1'-0"



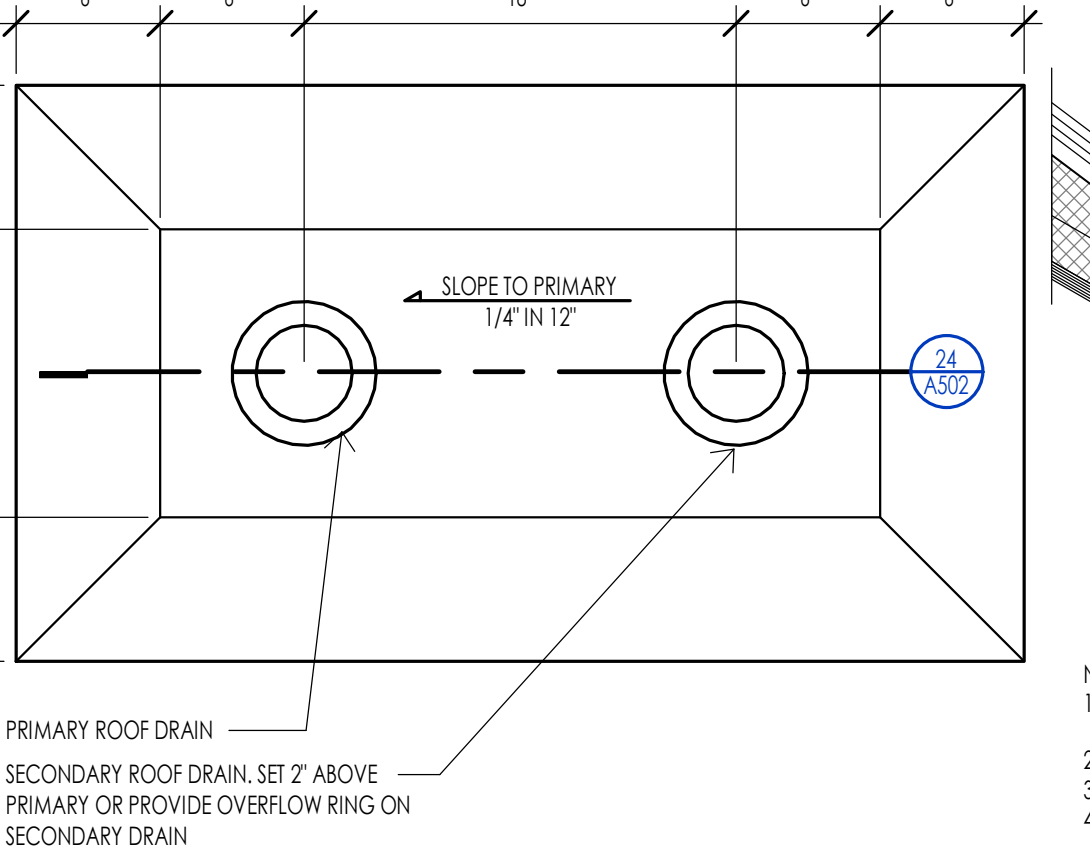
18 ROOF - AWNING AND PARAPET DETAIL  
1 1/2" = 1'-0"



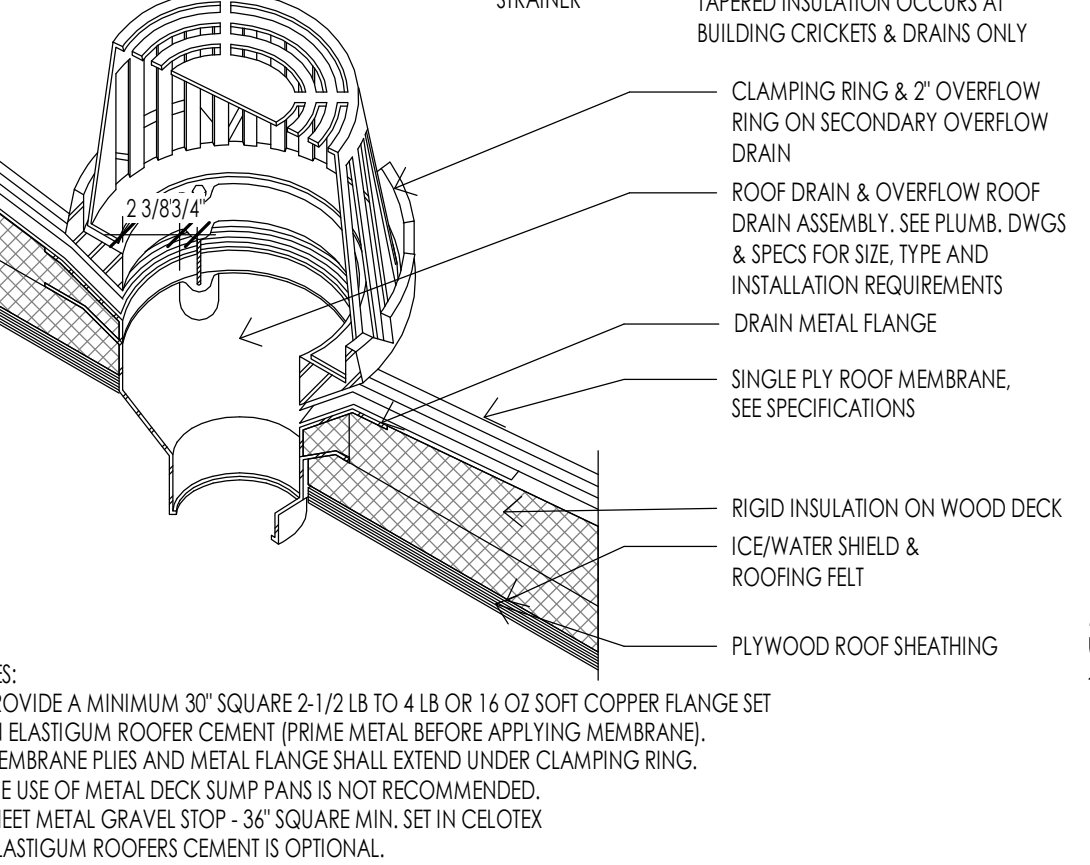
19 ROOF - PIPE COLUMN TO STEEL BEAM DETAIL  
1" = 1'-0"



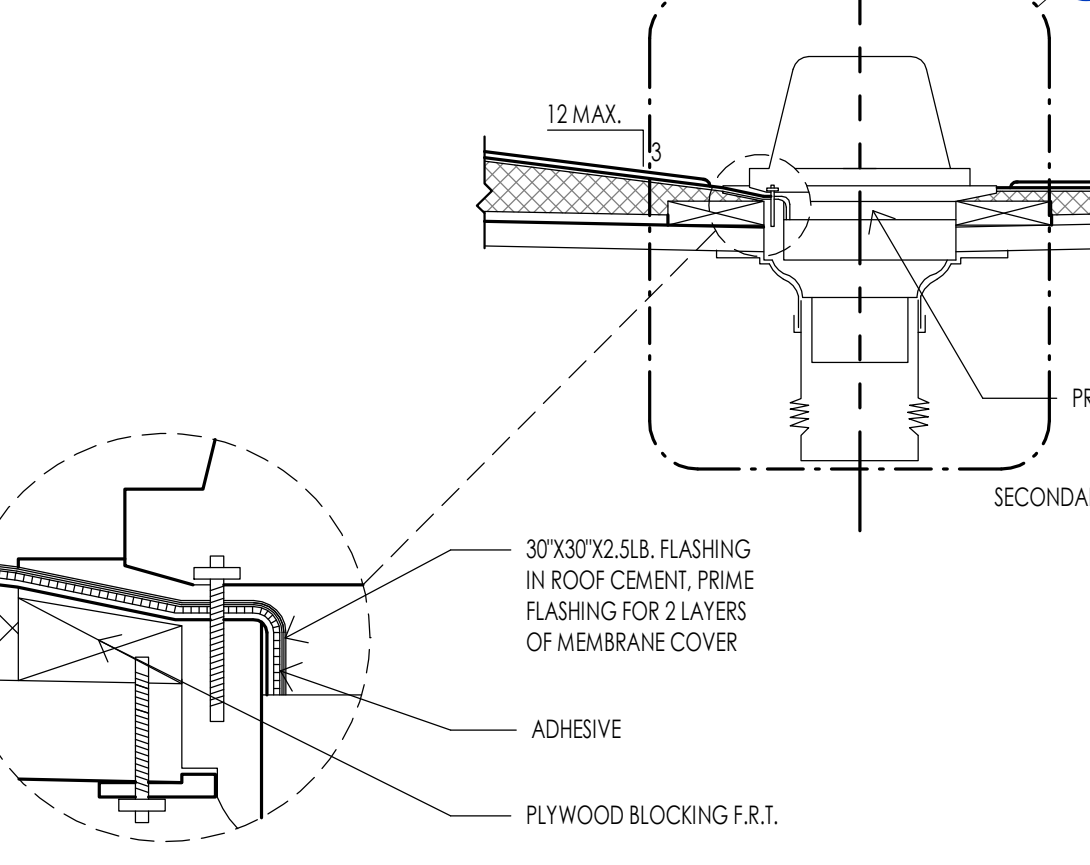
20 ROOF - PIPE COLUMN TO STEEL BEAM SECTION  
1" = 1'-0"



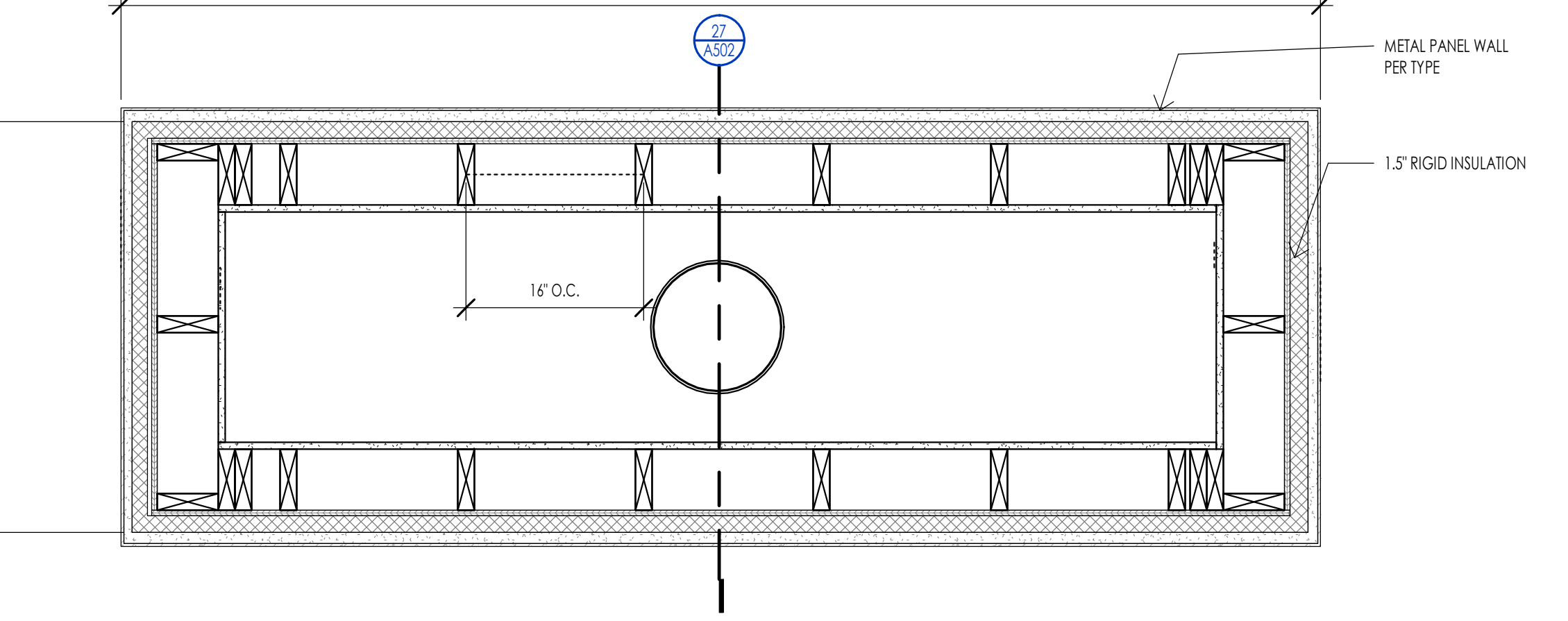
21 ROOF - ENLARGED DRAIN DETAIL  
1 1/2" = 1'-0"



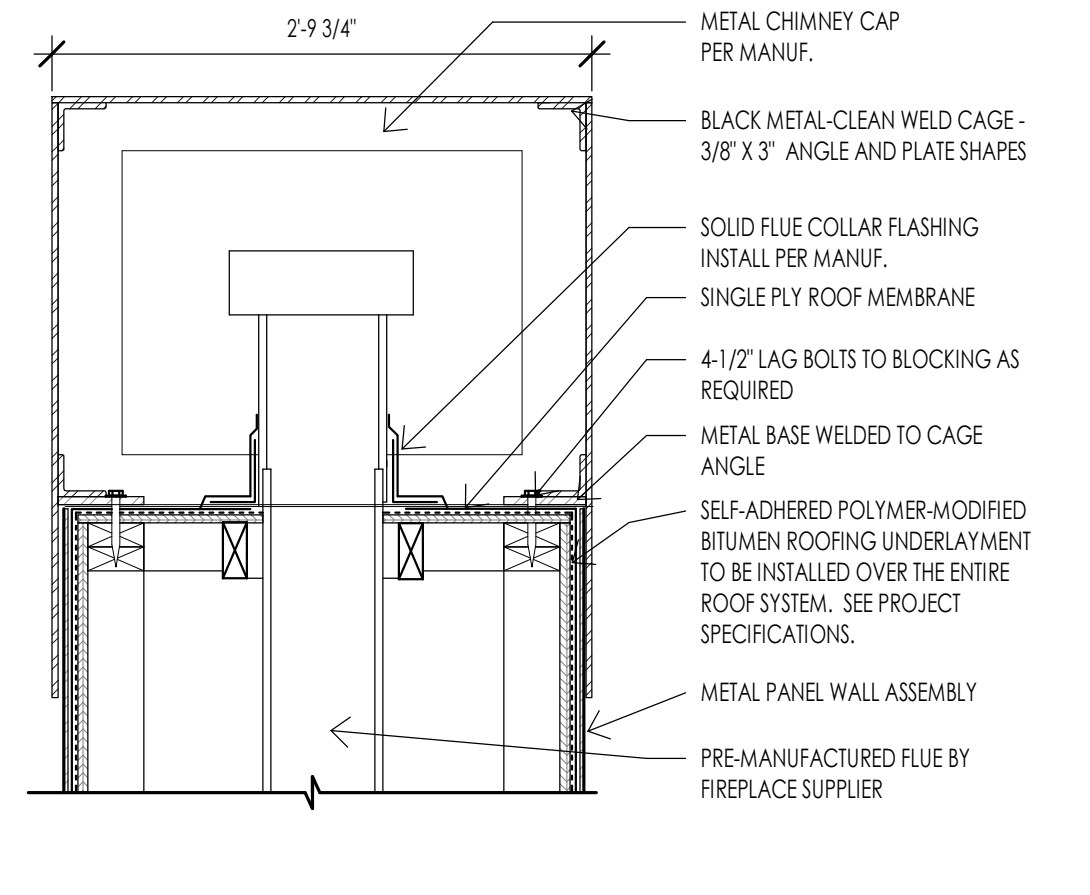
22 ROOF - DRAIN DETAIL  
1 1/2" = 1'-0"



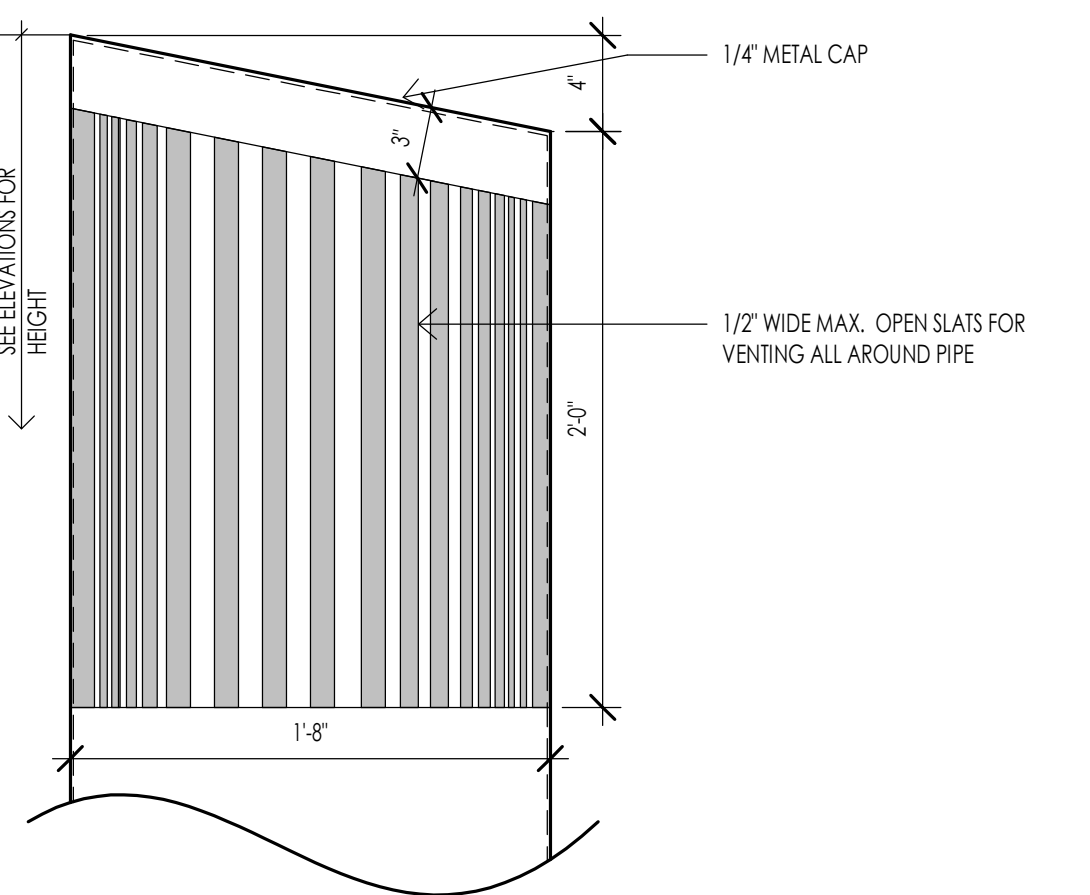
24 ROOF - DRAIN SECTION  
1" = 1'-0"



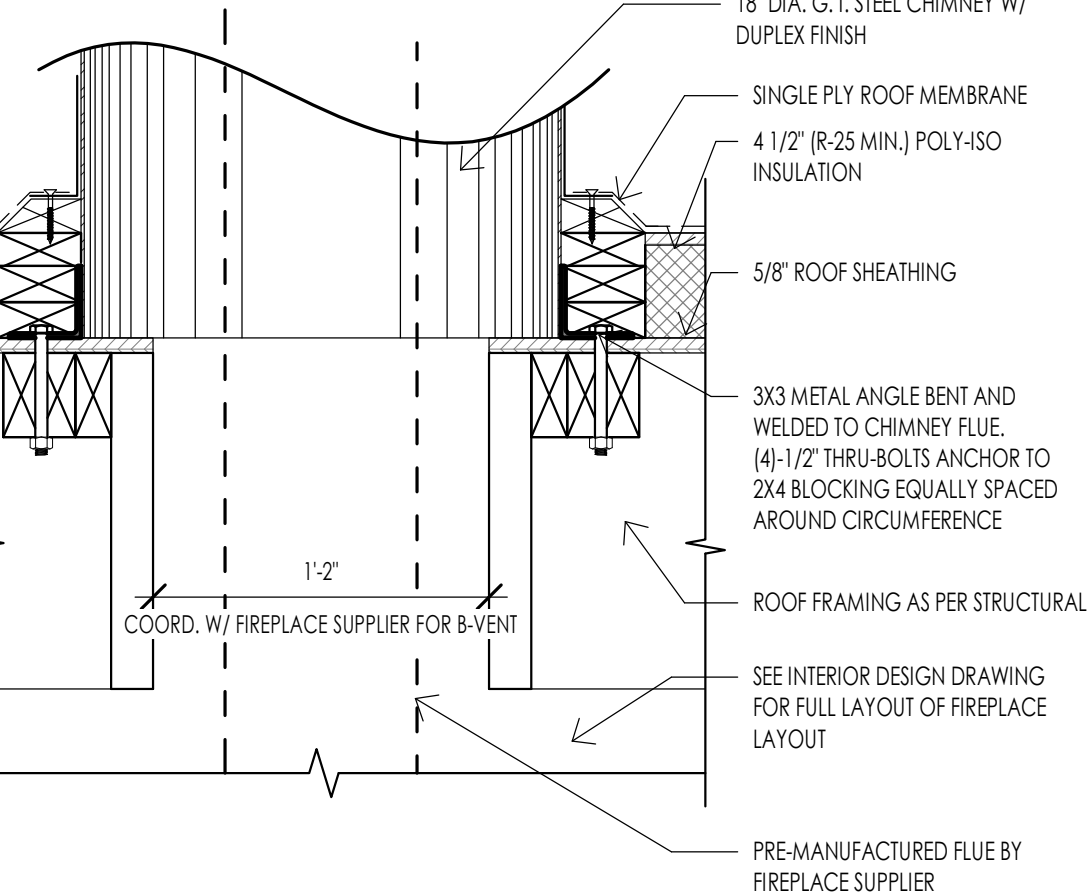
26 ROOF - CHIMNEY TYPICAL FRAMING  
1" = 1'-0"



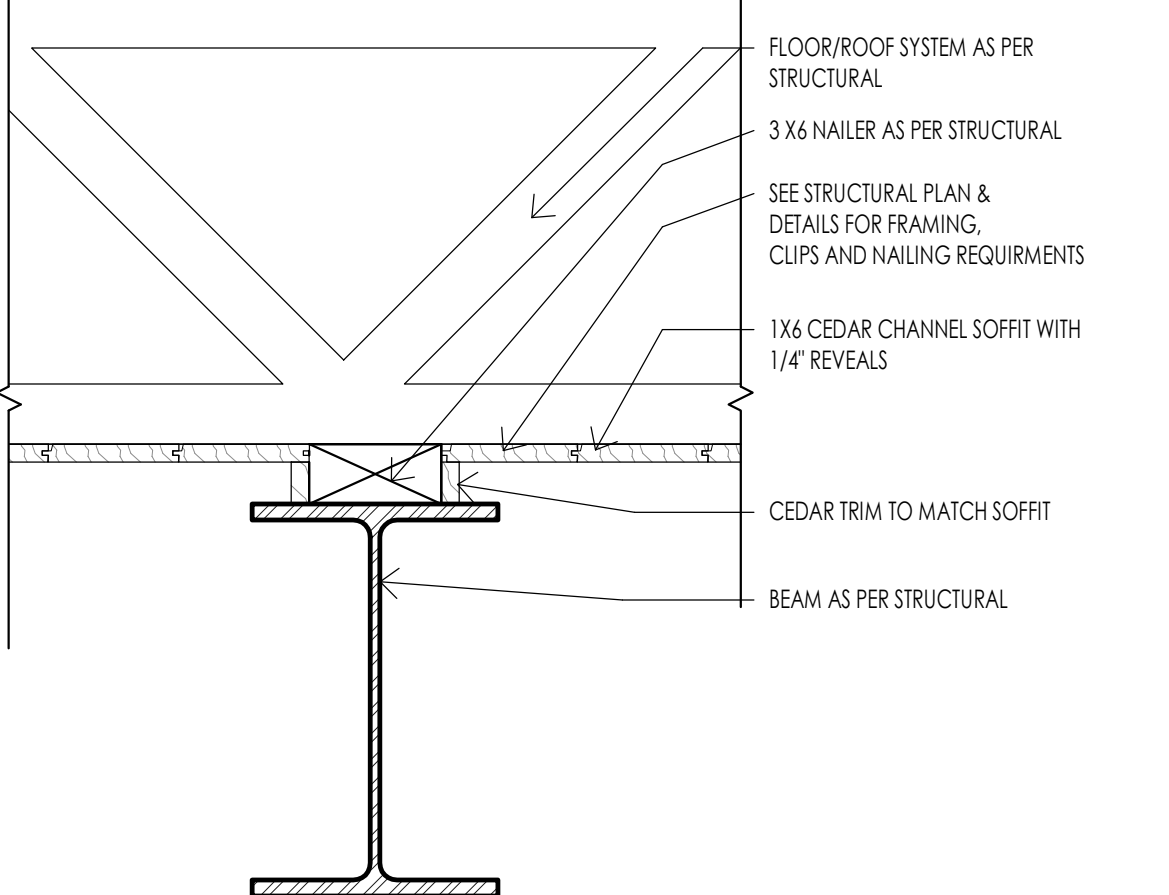
27 ROOF - OPEN SIDE CHIMNEY CAP DETAIL  
1" = 1'-0"



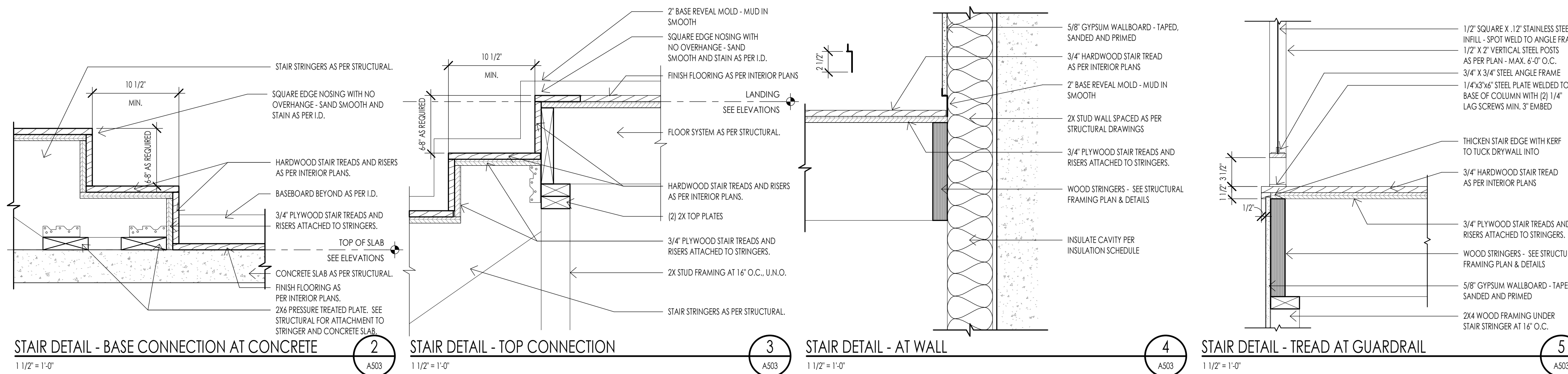
28 ROOF-CHIMNEY CAP DETAIL  
1 1/2" = 1'-0"



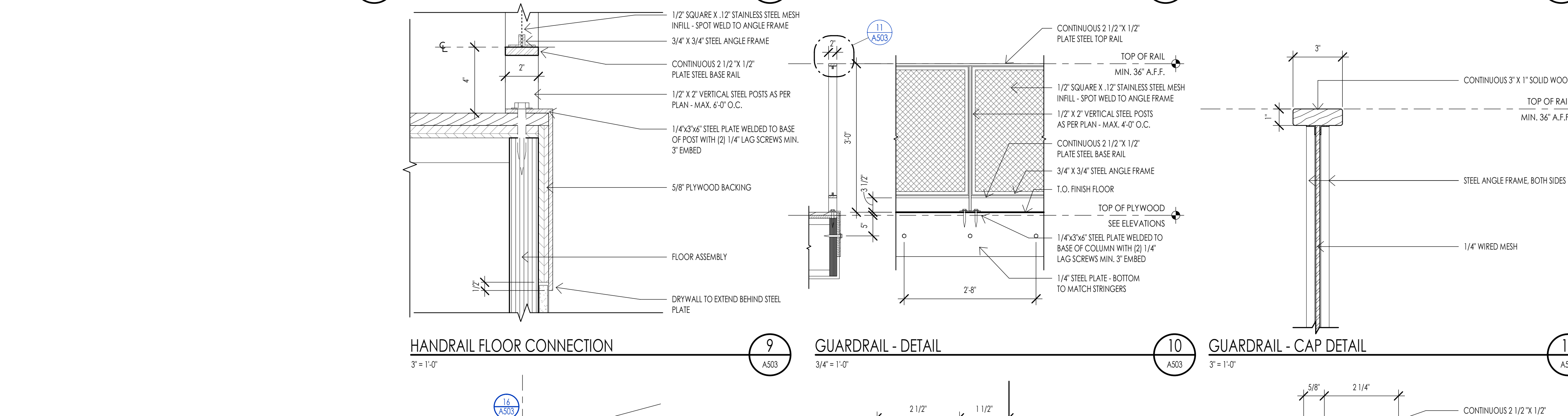
29 ROOF - CHIMNEY ROOF DETAIL  
1 1/2" = 1'-0"



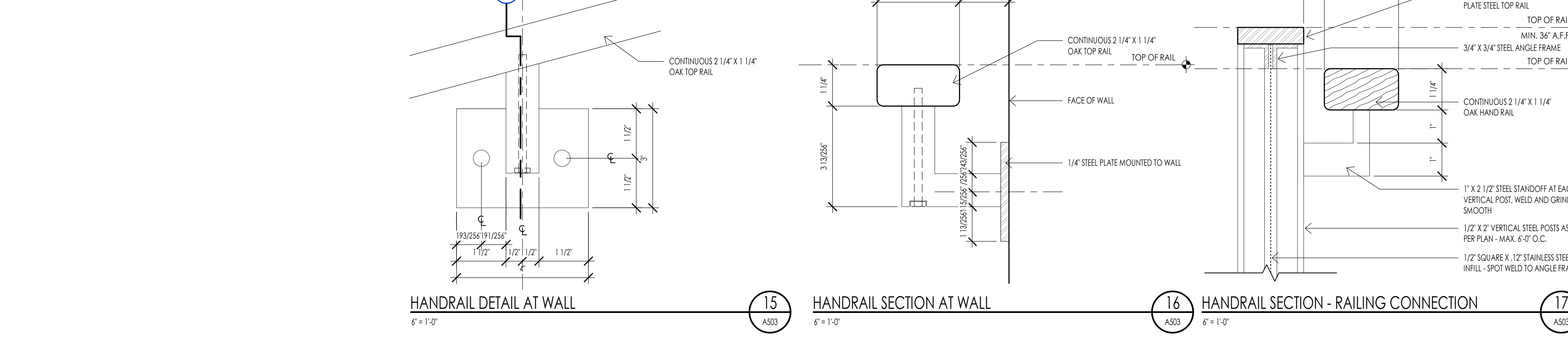
30 CEILING - BEAM AT T&G CEILING  
1 1/2" = 1'-0"



- ### STAIR PLAN GENERAL NOTES
- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
    - THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. I.R.C. R311.7.1. FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1.
    - THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. UTAH STATE AMENDMENT (REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9" MIN. TREADS).
    - LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.
    - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)
    - HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
  - HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
    - HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS, VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
    - THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.
    - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
  - GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
    - GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
    - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
    - THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
    - THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH IT.



### STAIR PLAN KEYNOTES



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #34  
180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
STAIR/ RAIL DETAILS

SHEET NUMBER:  
A503

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**DOOR SCHEDULE**

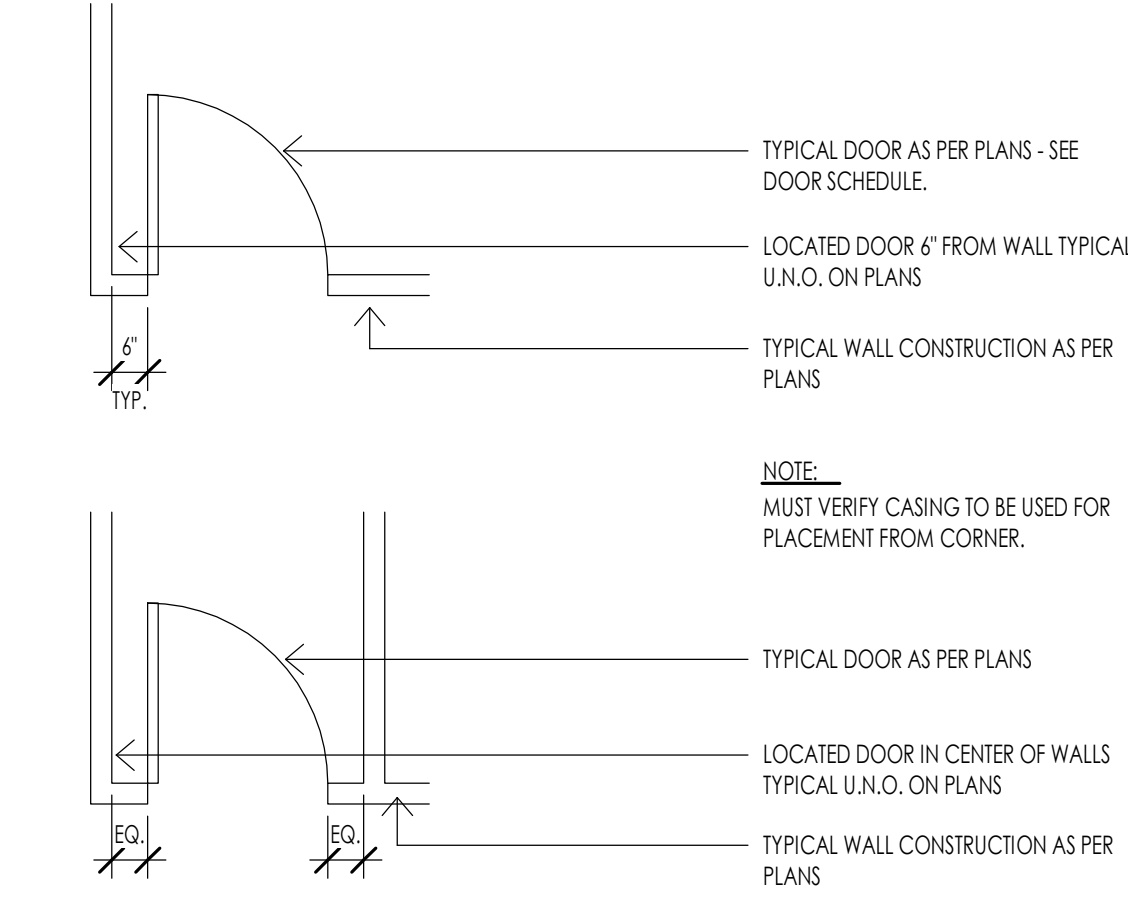
MARK	DOOR						FRAME						REMARKS	
	SIZE		MATERIAL	TYPE	FINISH	FIRE RATING	DETAILS			MATERIAL	TYPE	FINISH		HARDWARE
	WIDTH	HEIGHT					HEAD	JAMB	SILL					
D100-A	4'-0"	9'-0"	1 1/2"	WOOD-GLASS	D5	PER I.D.	19/A601	20/A601	21/A601	WOOD	F1	PER I.D.	NON-RATED	H10
D100-B	5'-0"	8'-0"	2"	WOOD	D2	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H9
D100-C	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D100-D	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H5
D100-E	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	22/A601	23/A601	24/A601	STEEL	P2	PER I.D.	20 MIN.	H3
D101-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D101-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D101-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS				
D102-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D102-B	2'-8"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	H12
D102-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS				
D103-A	20'-0"	10'-0"		METAL	D6		30/A601	29/A601					NON-RATED	H2
D103-B	2'-0"	8'-0"	2"	WOOD	D1	PER I.D.	22/A601	23/A601	24/A601	WOOD	F1	PER I.D.	NON-RATED	H1
D200-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H5
D200-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D201-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D201-B	3'-0"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	H12
D201-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS				
D201-D	2'-8"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	H12
D201-E	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D202-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D202-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8
D202-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS				
D202-D	4'-0"	8'-0"	2"		D22									

**DOOR SCHEDULE GENERAL NOTES**

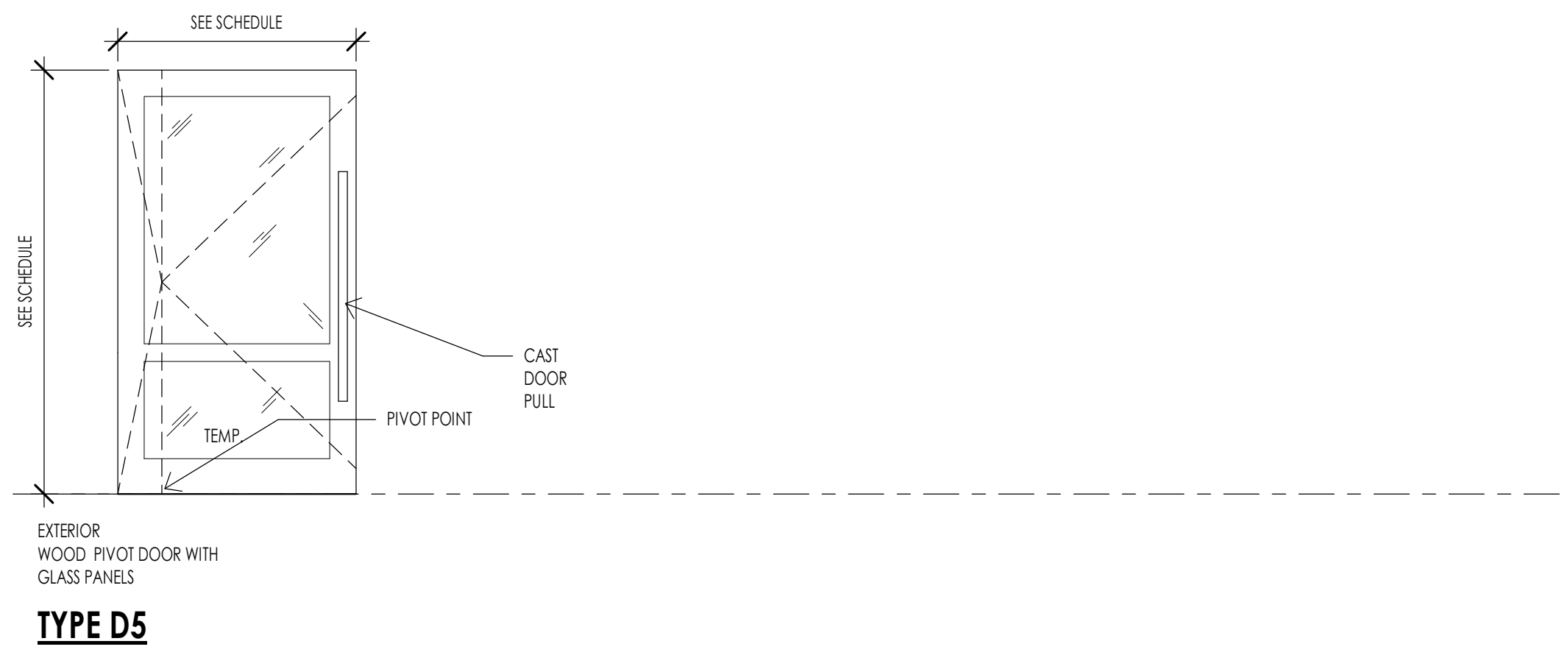
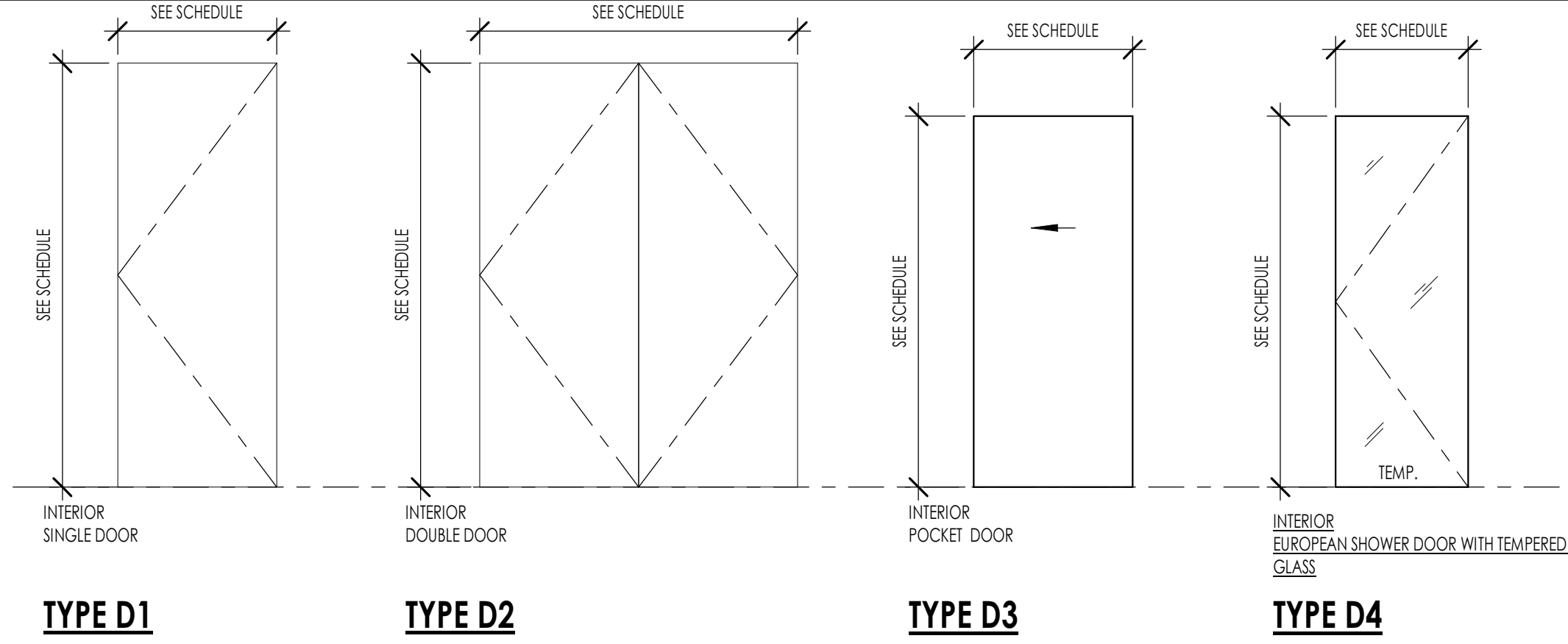
- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATINGS AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

**HARDWARE GROUPS**

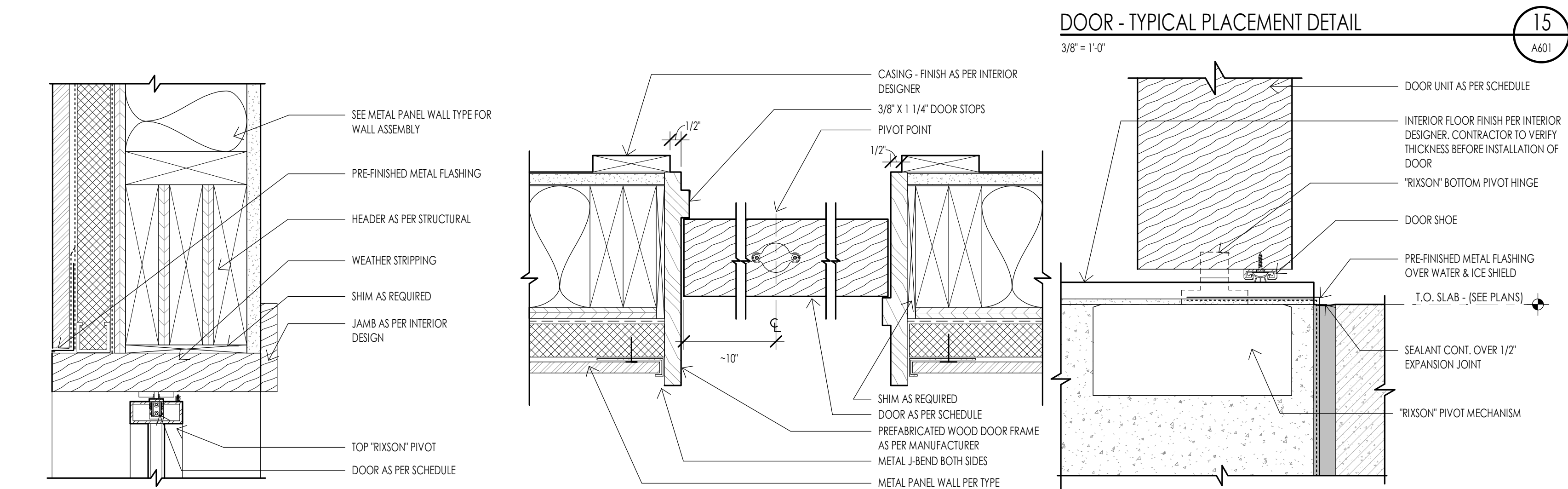
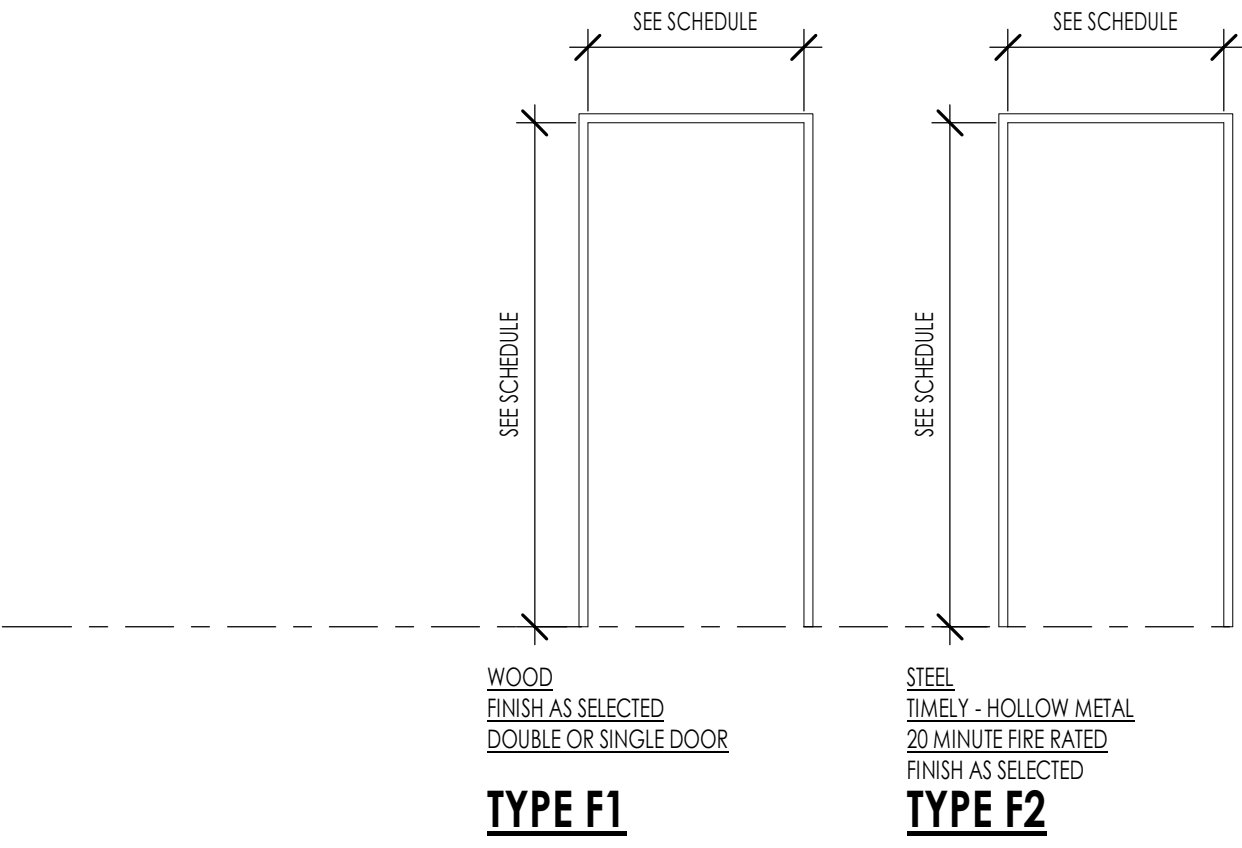
- H1 MECHANICAL ROOM**
  - 2 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 PASSAGE SET
- H2 OVERHEAD GARAGE DOORS**
  - GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER
- H3 SECONDARY ENTRY DOOR**
  - 3 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 THRESHOLD
- H4 GARAGE/HOUSE**
  - 3 PAIR HINGES
  - 1 WEATHER STRIP
  - 1 LOCKSET
  - 1 DEADBOLT
- H5 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PASSAGE SET
- H6 INTERIOR BARN DOOR**
- H7 INTERIOR DOUBLE BARN DOOR**
- H8 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PRIVACY SET
- H9 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 KNOBS (SINGLE SIDE ONLY)
- H10 ENTRY DOOR**
  - 1 WEATHER STRIP
  - 1 THRESHOLD
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 PIVOT HINGE (TOP AND BOTTOM)
- H11 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 PASSAGE SET
- H12 POCKET DOOR**



**DOOR TYPES**



**FRAME TYPES**



**DOOR - PIVOT HEAD DETAIL**  
3" = 1'-0"

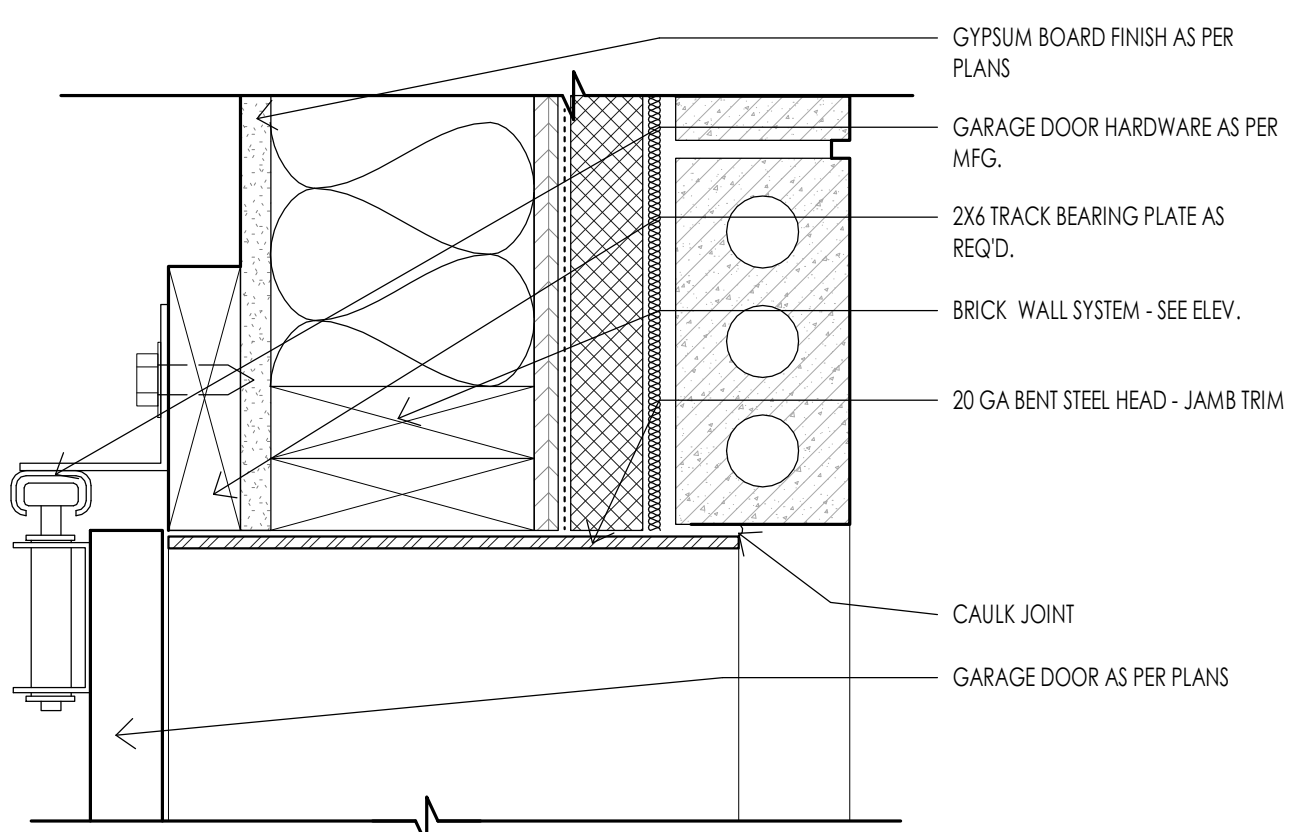
**DOOR - PIVOT JAMB DETAIL WOOD DOOR**  
3" = 1'-0"

**DOOR - PIVOT SILL DETAIL WOOD DOOR**  
6" = 1'-0"

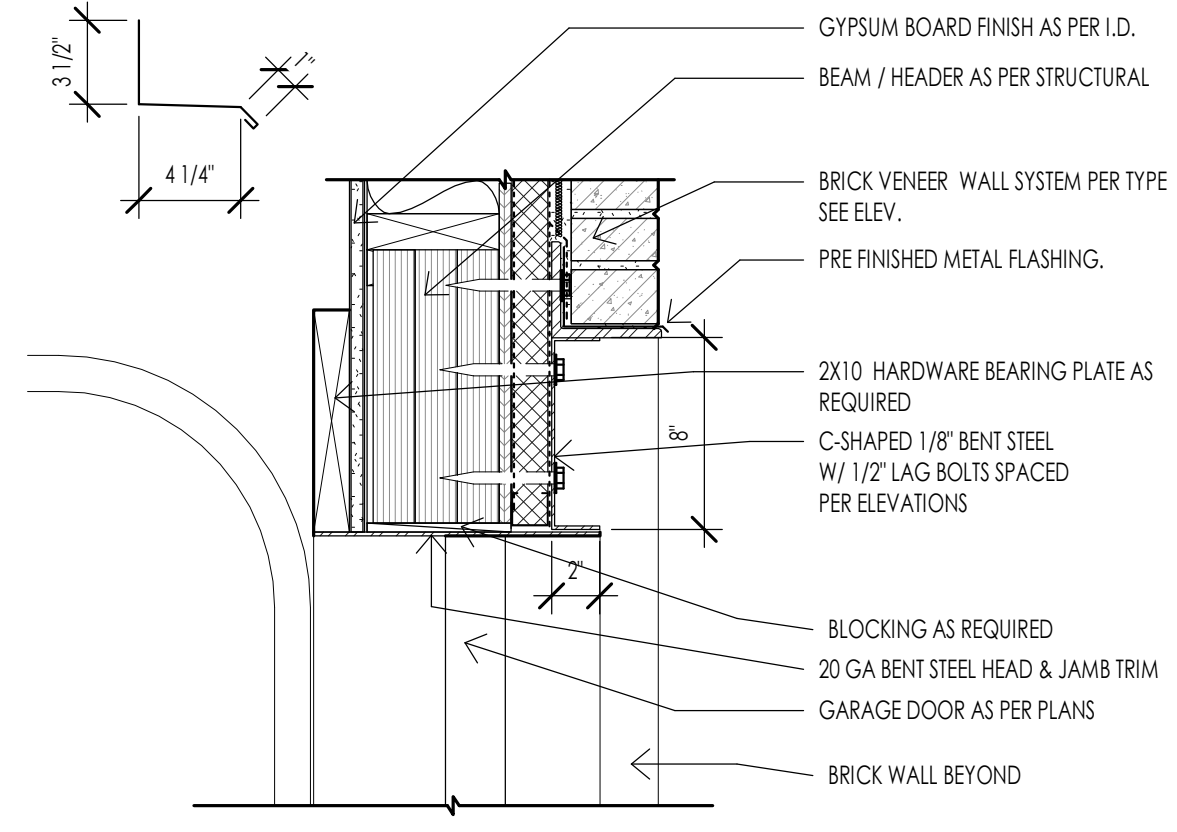
**DOOR - TYPICAL INTERIOR HEAD**  
3" = 1'-0"

**DOOR - INTERIOR TYPICAL JAMB DETAIL**  
3" = 1'-0"

**DOOR - THRESHOLD DETAIL @ GARAGE**  
3" = 1'-0"



**DOOR - GARAGE JAMB @ BRICK WALL**  
3" = 1'-0"



**DOOR - GARAGE HEAD @ BRICK WALL**  
1 1/2" = 1'-0"



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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34

DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
**DOOR SCHEDULE & ELEVATIONS**

SHEET NUMBER:

**A601**

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**WINDOW SCHEDULE**

MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	DETAILS			FINISH	GLAZING		COMMENTS
	WIDTH	HEIGHT				HEAD	JAMB	SILL		THICKNESS	TYPE	
W01	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W02	6'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W03	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	16/A603	16/A603	22/A603	AS PER I.D.			
W04	11'-10"	10'-0"	10'-0"	DOOR SLIDER TRIPLE	ALUMINUM CLAD	11/A603	17/A603	PER MANUF.	AS PER I.D.			
W05	2'-4"	6'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W06	3'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W07	5'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W08	3'-0"	6'-0"	8'-0"	FIXED	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W09	2'-4"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	10/A603	16/A603	22/A603	AS PER I.D.			
W10	7'-4"	2'-4"	8'-0"	FIXED	ALUMINUM CLAD	10/A603	16/A603	22/A603	AS PER I.D.			
W11	5'-0"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W12	4'-0"	2'-0"	3'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W13	3'-0"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W14	2'-4"	4'-0"	12'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W15	3'-0"	8'-0"	8'-0"	EXTERIOR PATIO SINGLE DOOR	ALUMINUM CLAD	PER MANUF.	PER MANUF.	PER MANUF.	AS PER I.D.			
W16	3'-0"	2'-0"	10'-0"	CORNER WINDOW	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W17	3'-0"	6'-0"	8'-0"	CORNER WINDOW	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W20	4'-4"	6'-0"	8'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W21	3'-0"	6'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W22	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W23	4'-4"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			

**WINDOW LEGEND**

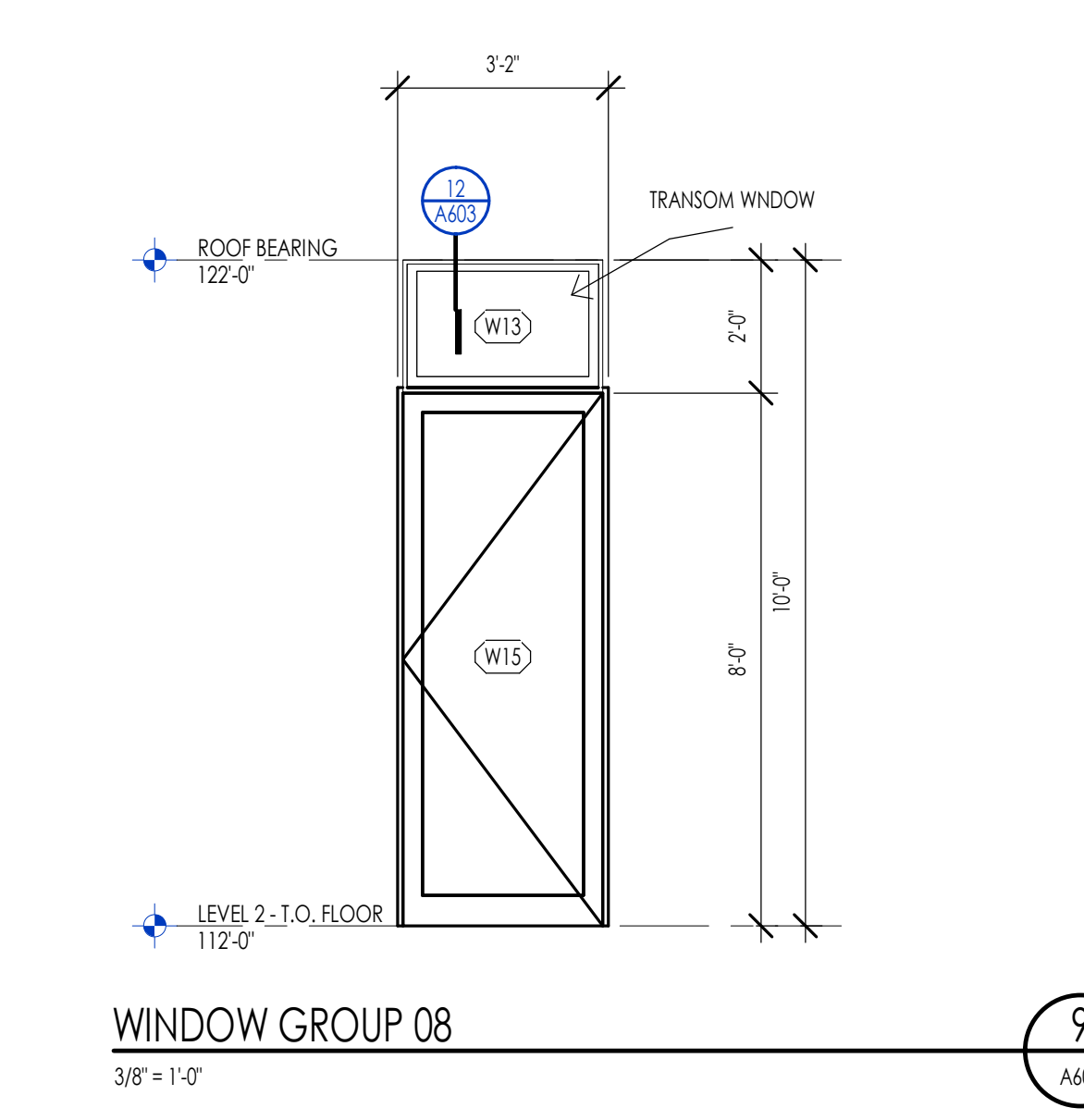
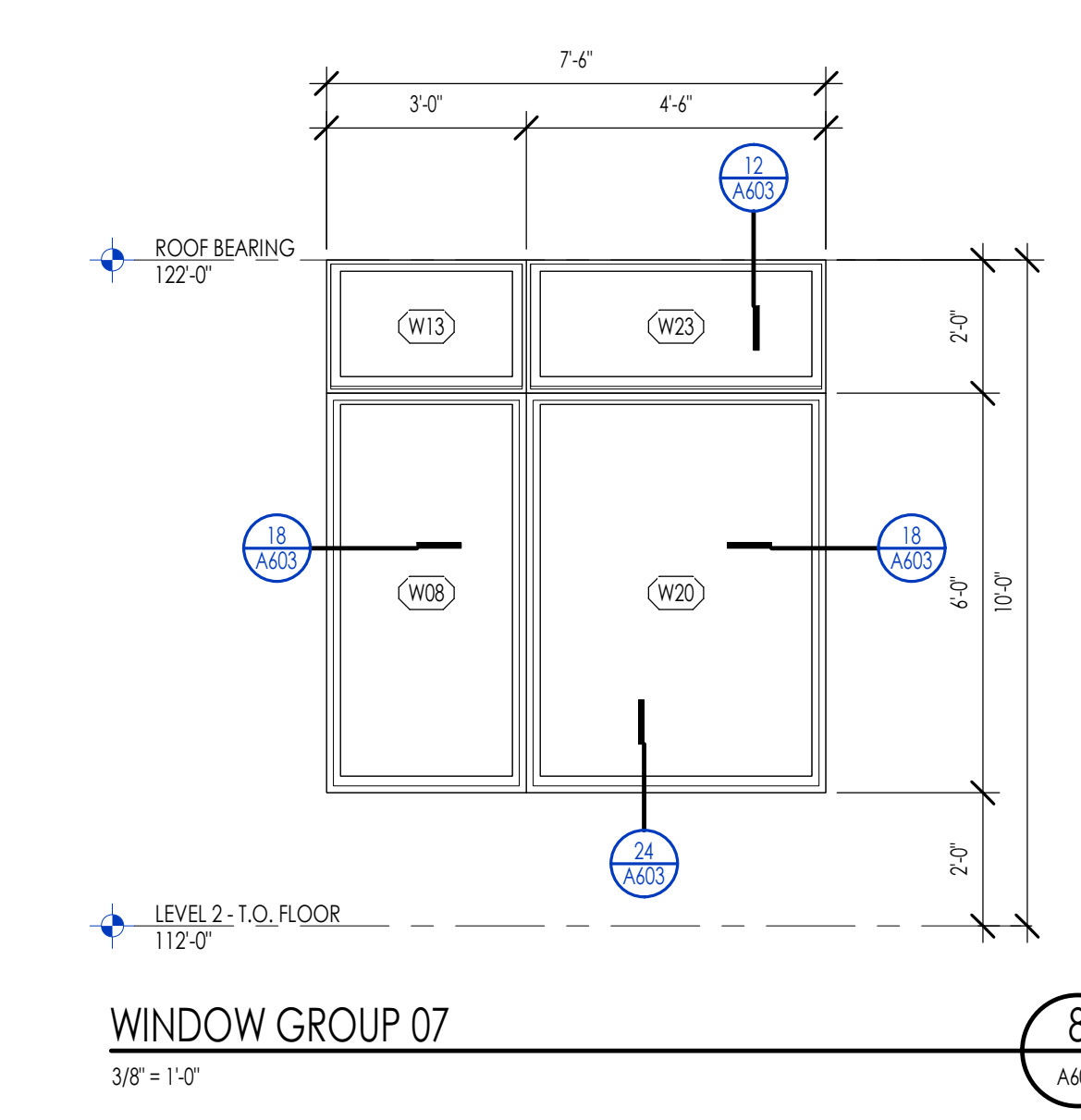
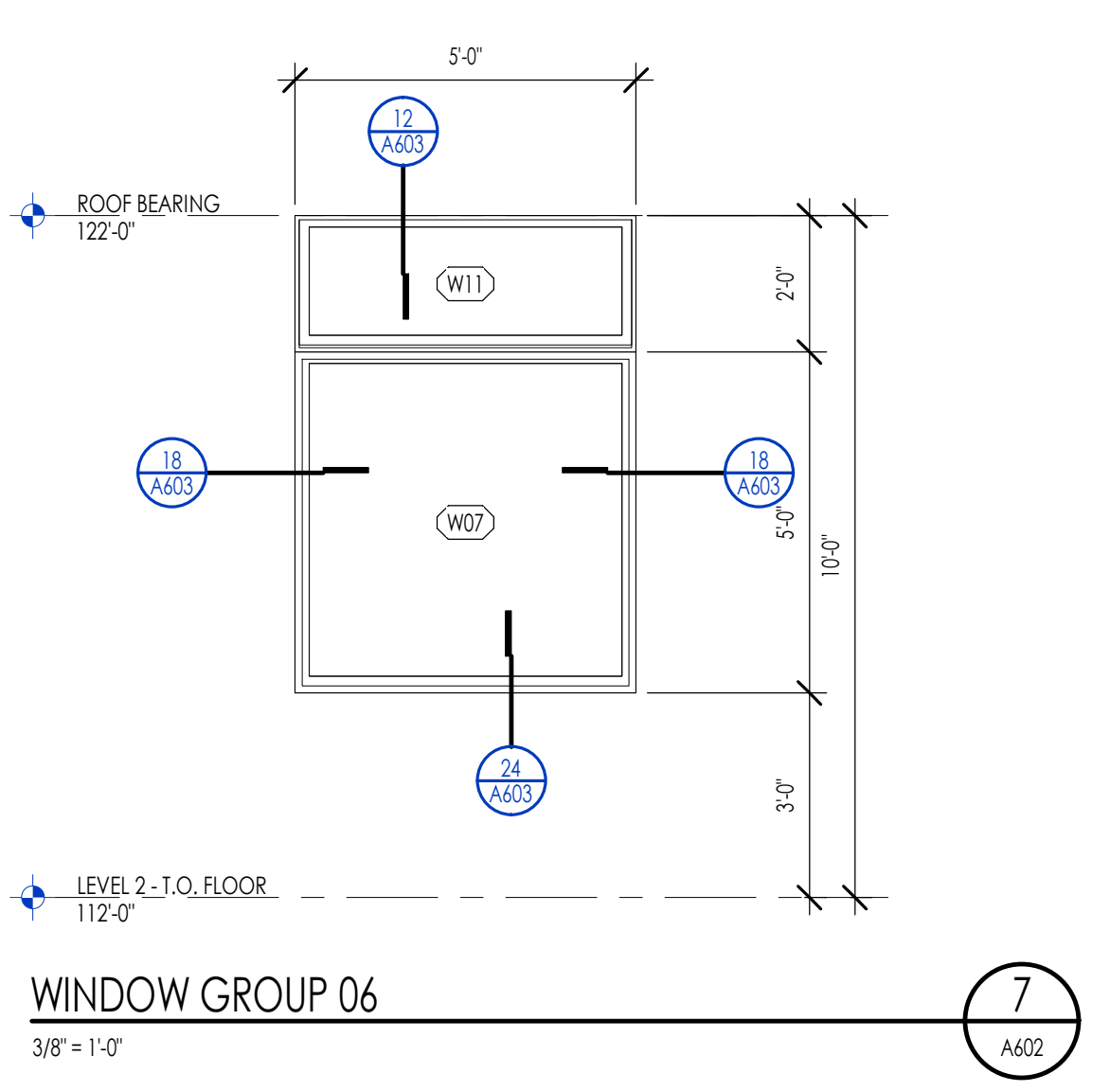
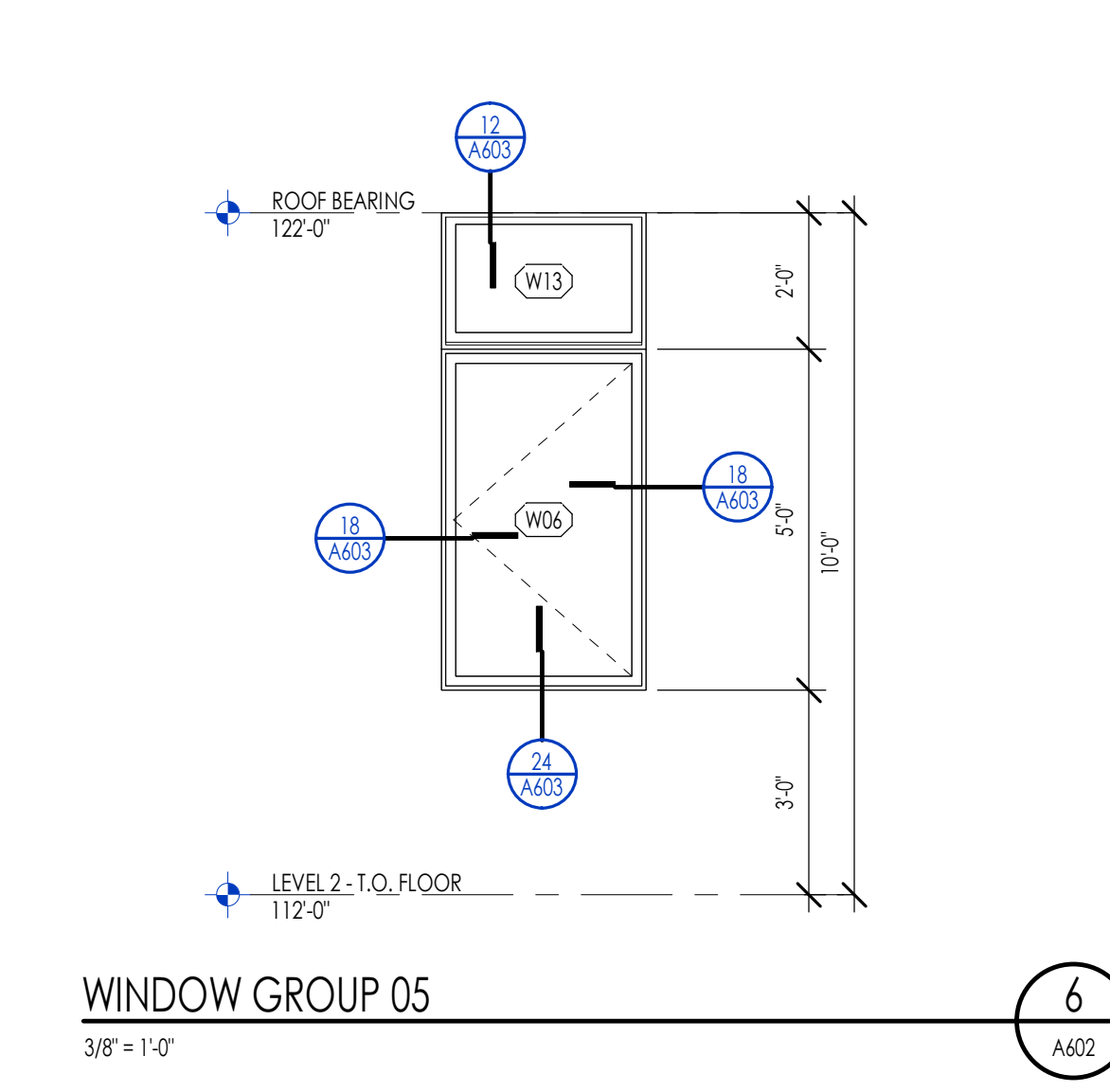
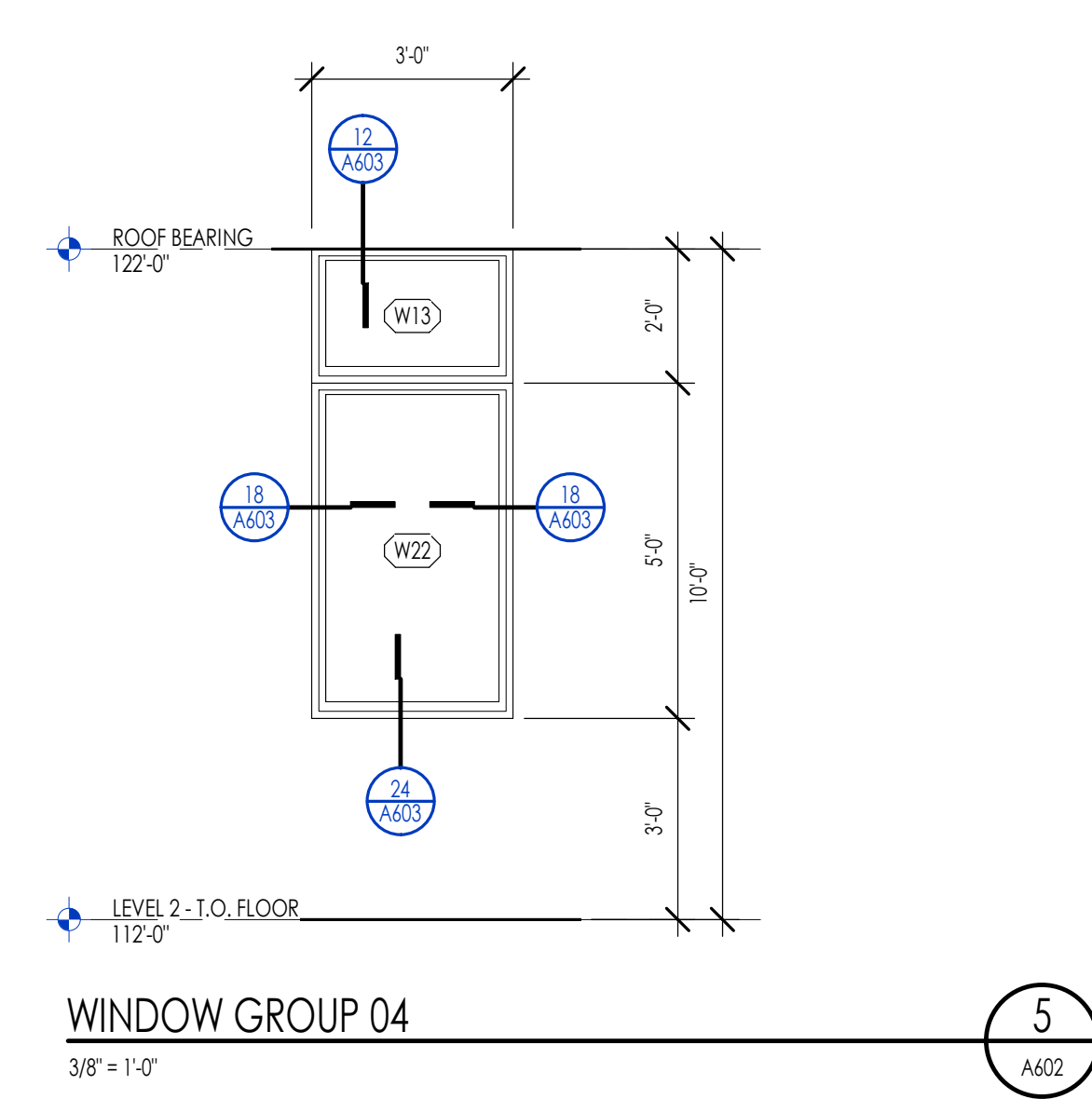
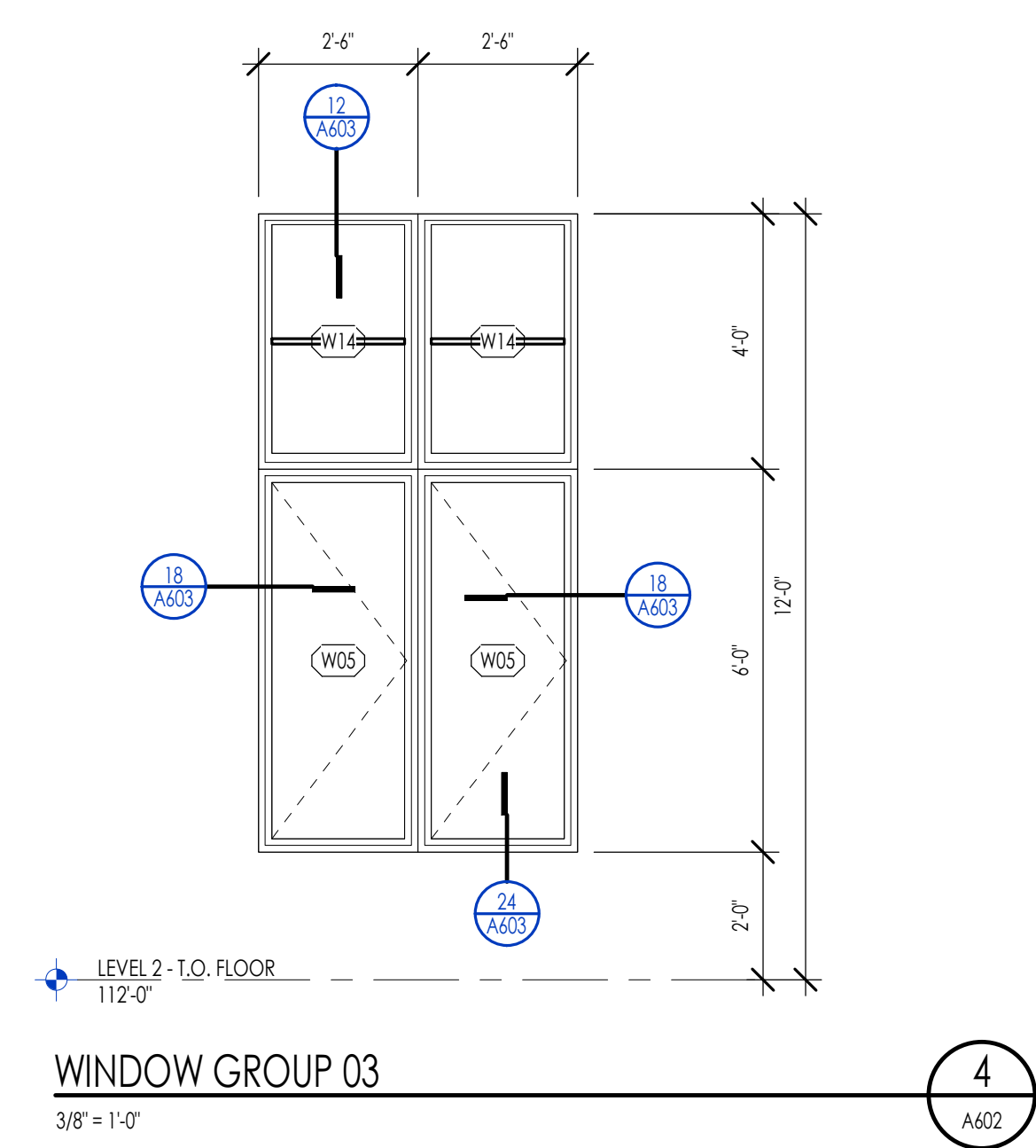
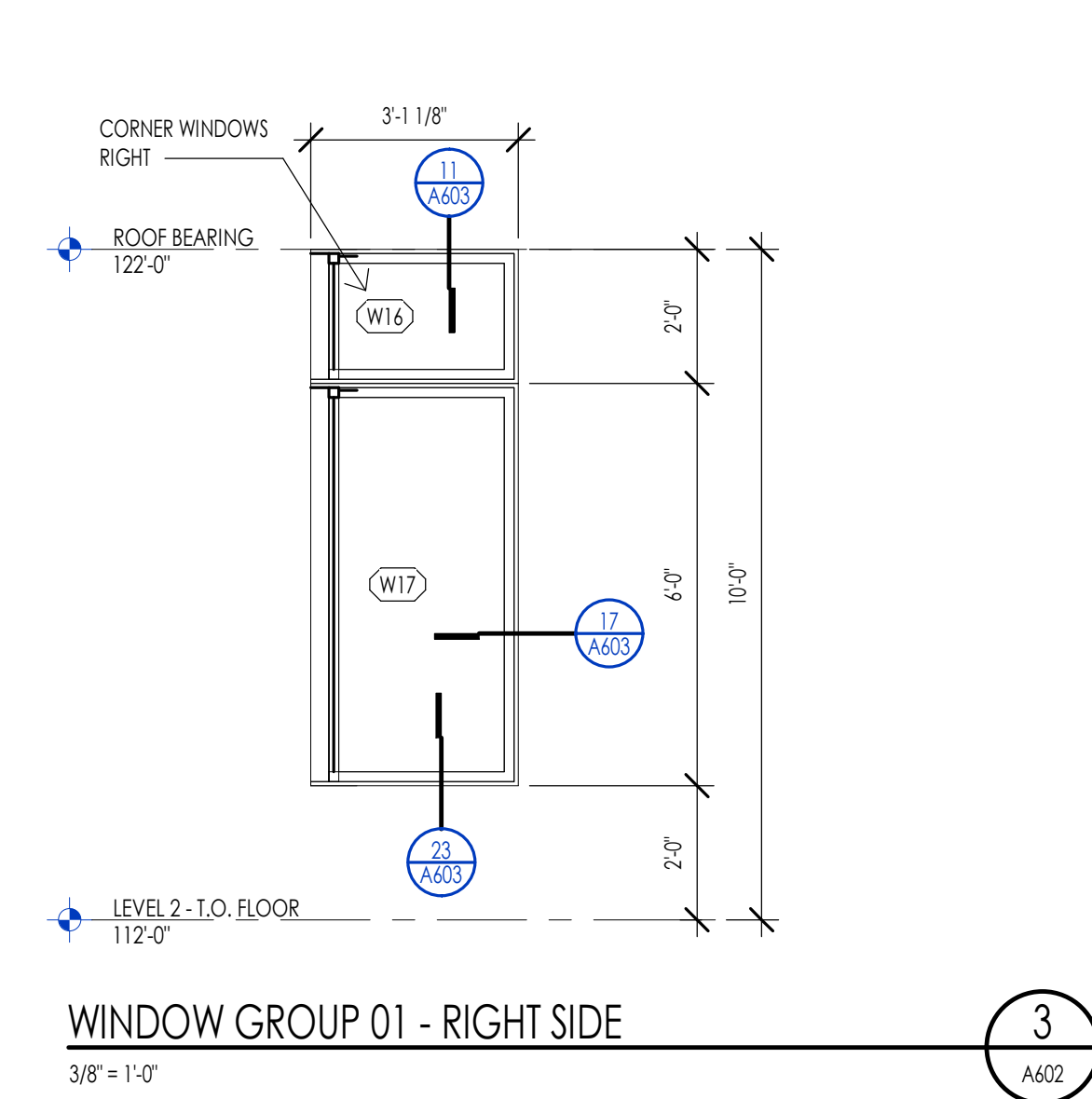
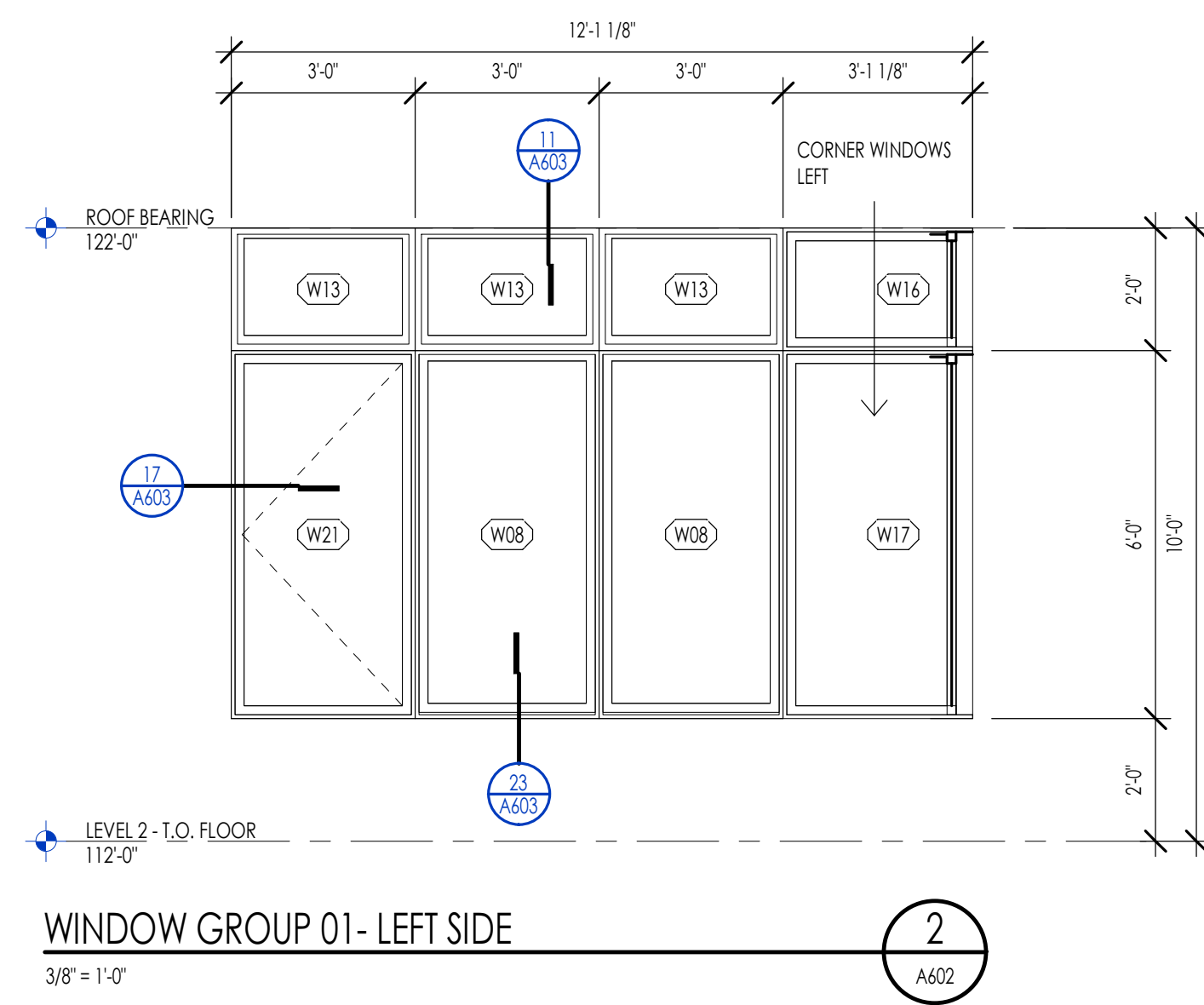
SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

**WINDOW SPECIFICATIONS**

APPROVED MANUFACTURERS:	MINIMUM U-VALUE:
SCREENS REQUIRED:	SCREEN COLOR:
BASIS OF DESIGN:	TYPICAL JAMB WIDTH:
WINDOW TYPE:	SDL WIDTH:
WINDOW COLOR:	SDL TYPE:
WINDOW GLAZING:	

**WINDOW GENERAL NOTES**

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
  - RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BERGROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
  - ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS, EXCEPT GROUND FLOOR. NET CLEAR AREA OF 5.0 SQUARE FEET, R310.1.1 TO R310.1.4.
  - WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL R310.2.2.
  - WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3.
  - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RINGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1.
  - BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4.
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
  - EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
  - PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND FOLDING DOORS (R308.4.1). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN SWINGING DOOR. (I.R.C. R308.4.2)
  - PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
  - PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
  - PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
  - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 40 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
  - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET; BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR; AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
- THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DISCREPANCIES ON SUBMITTAL. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

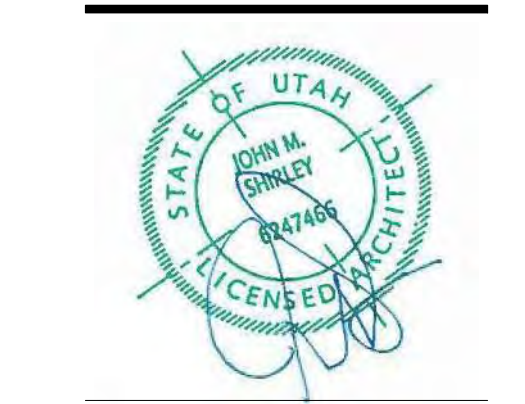


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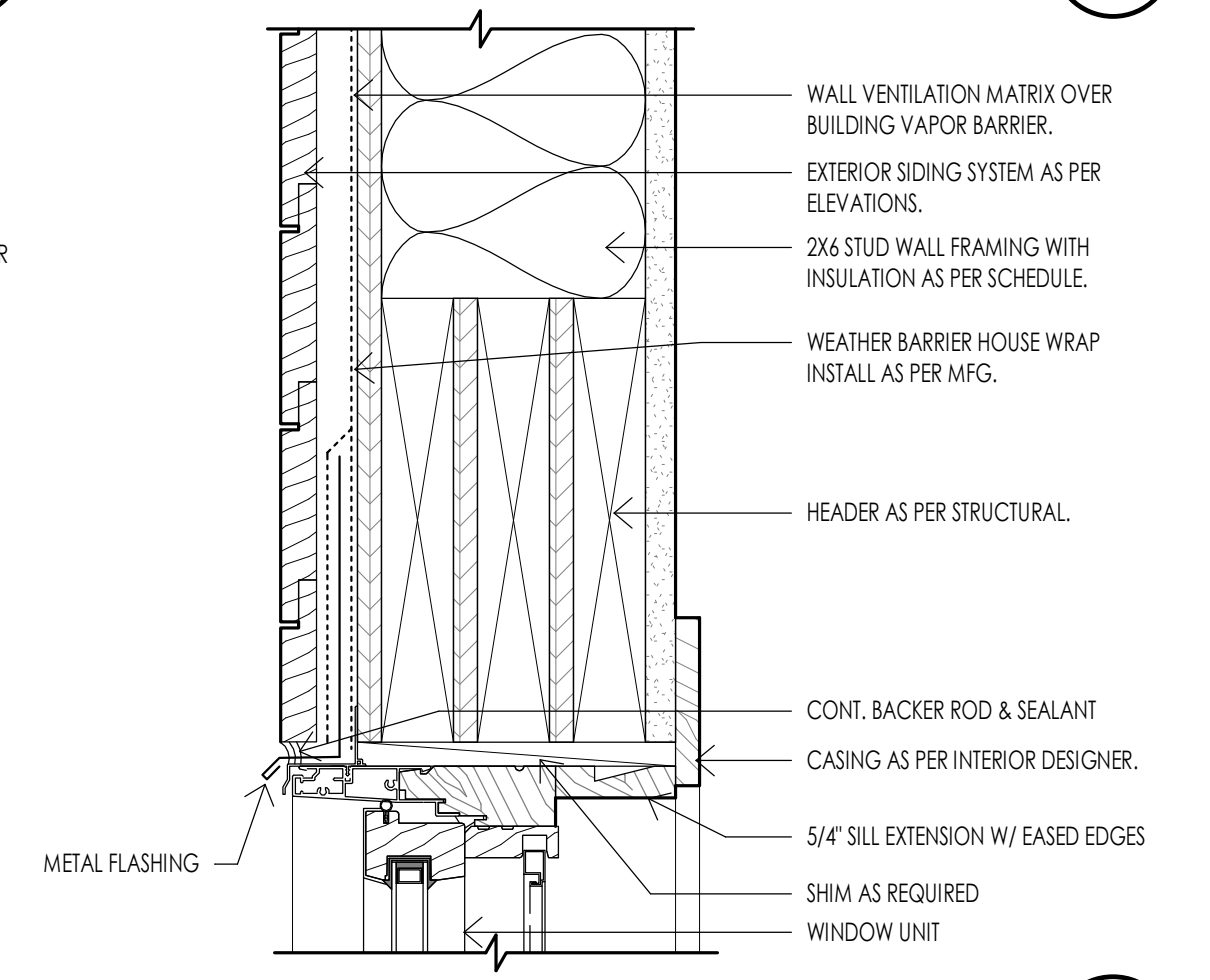
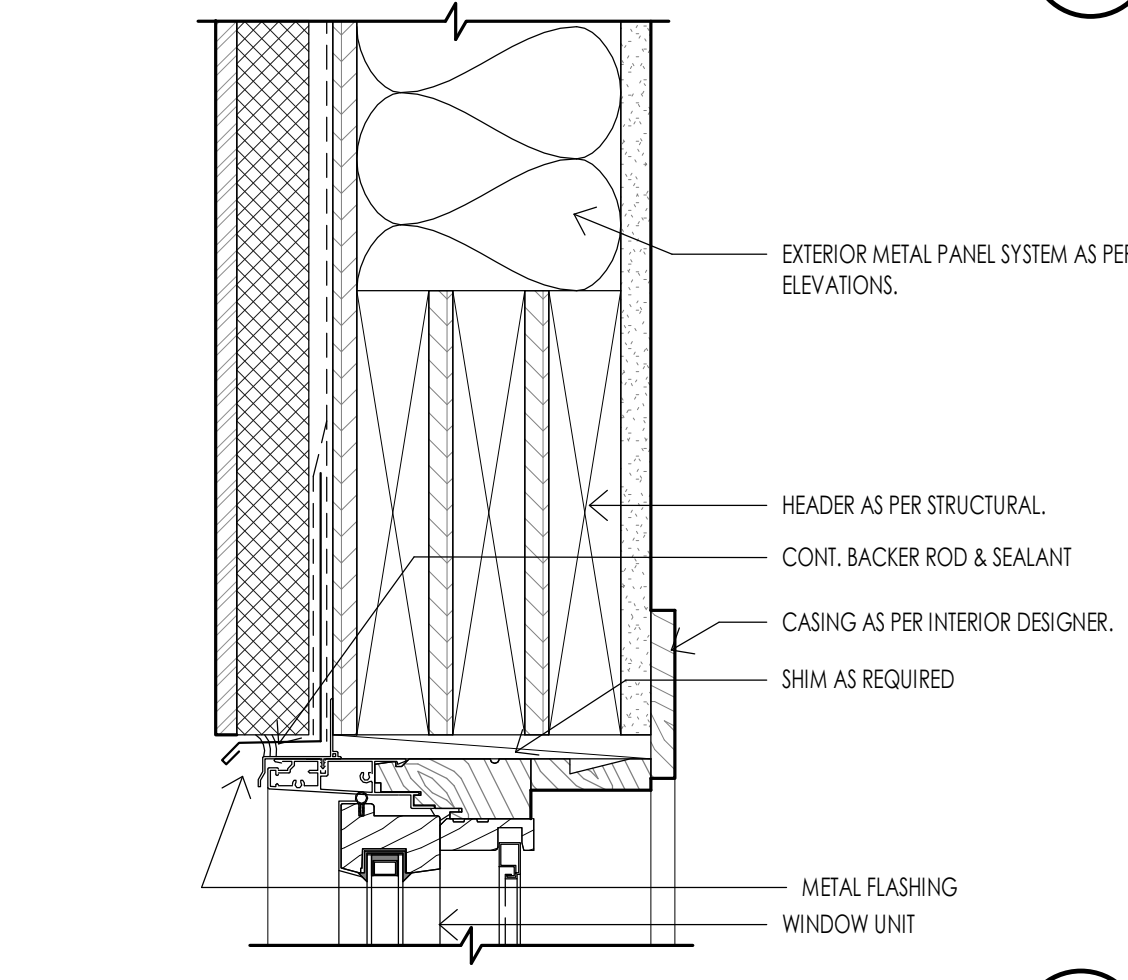
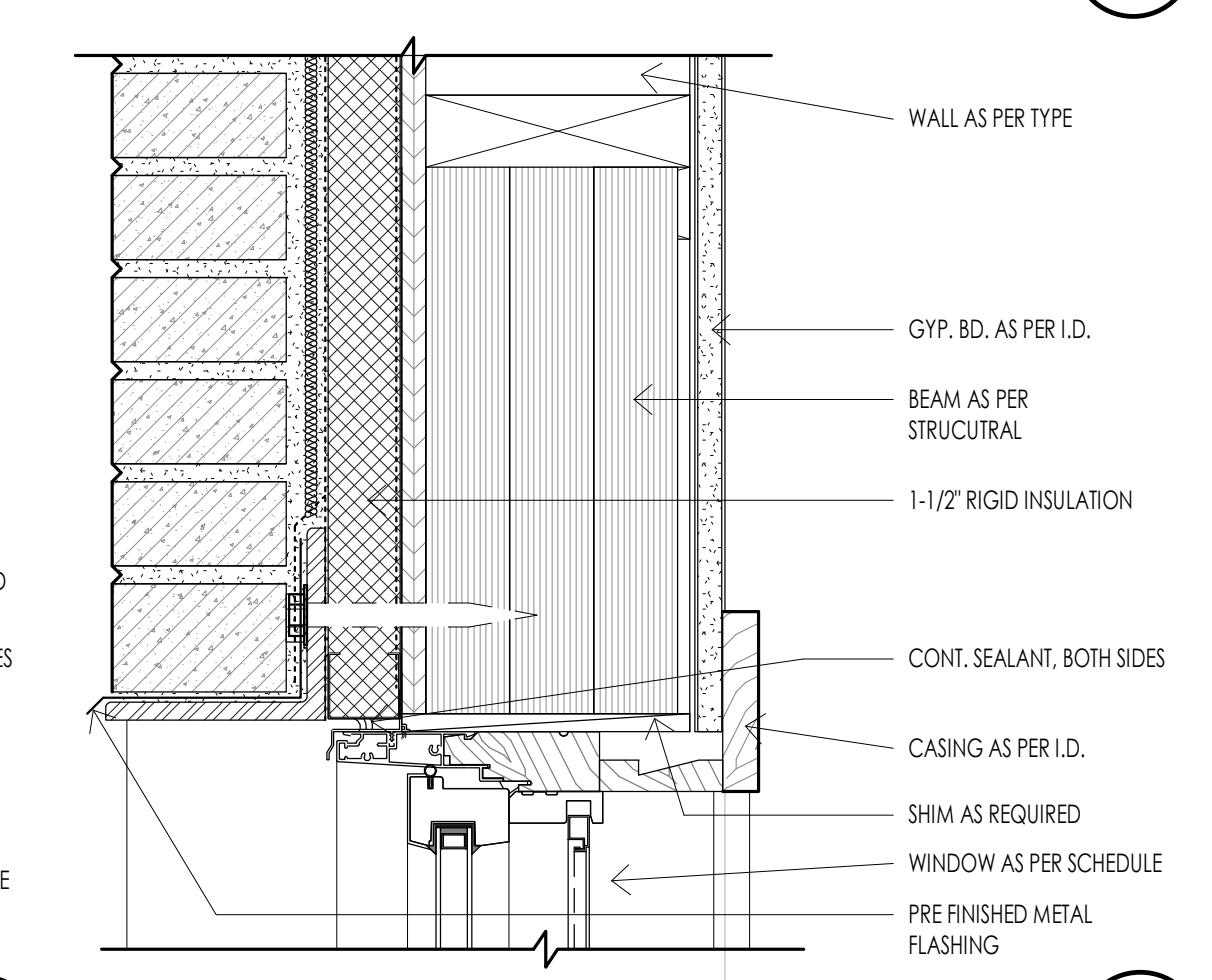
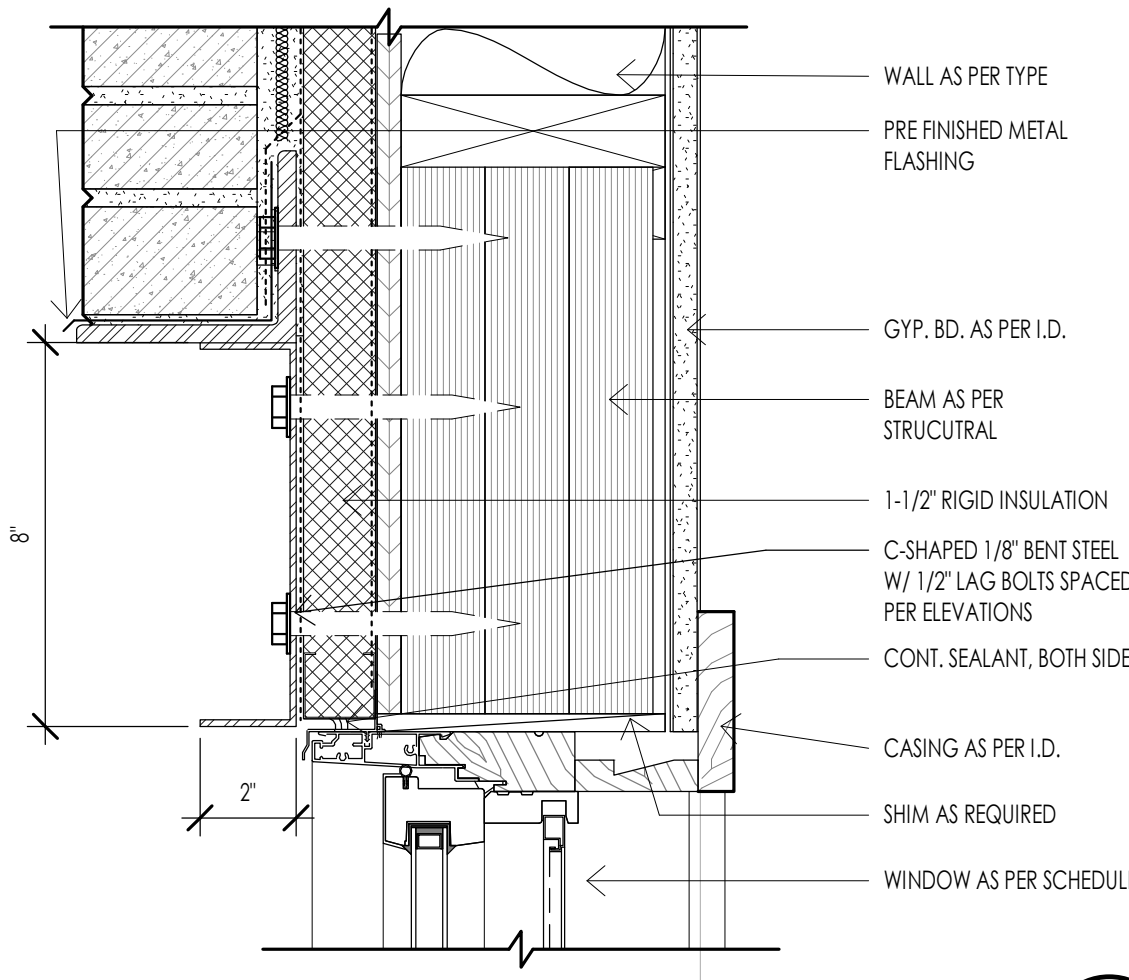
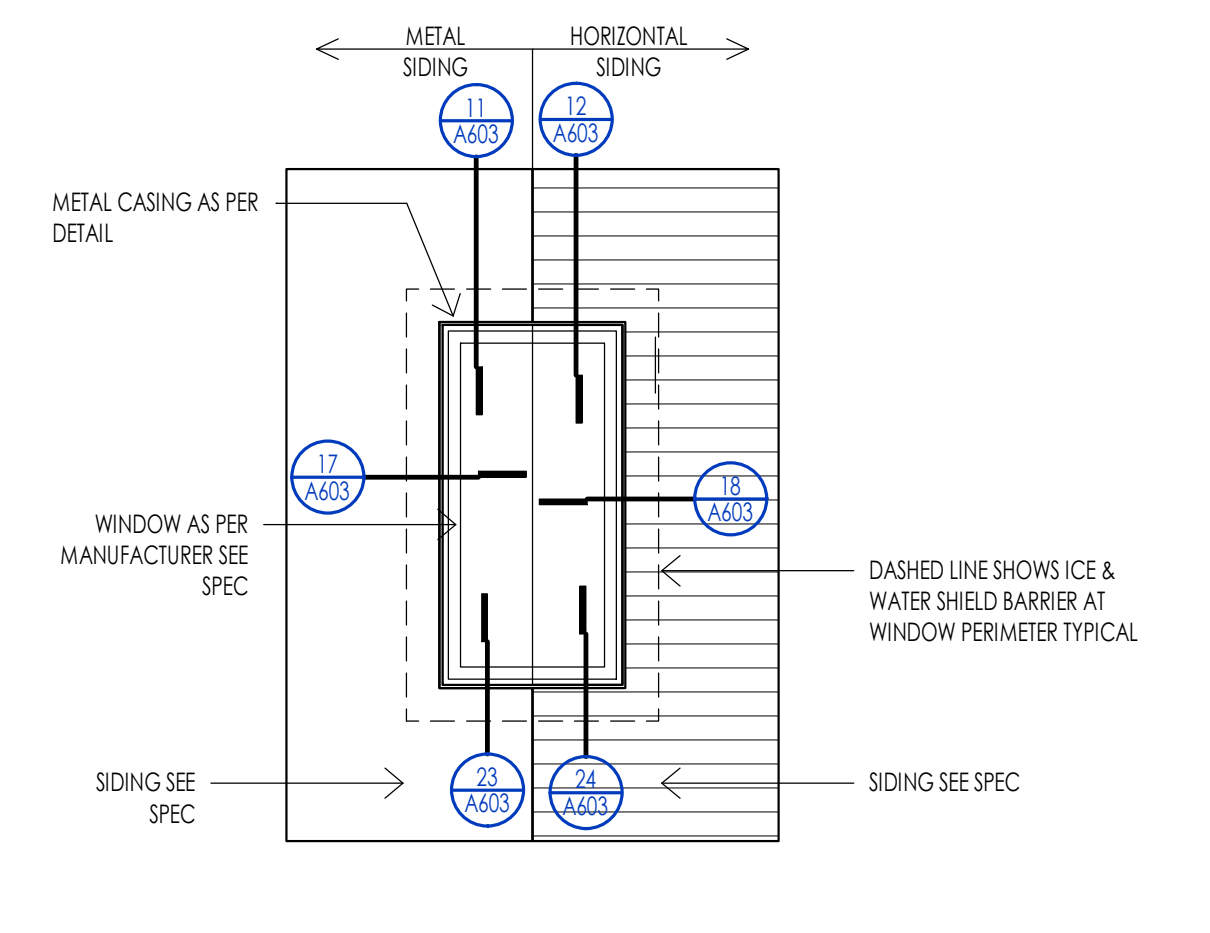
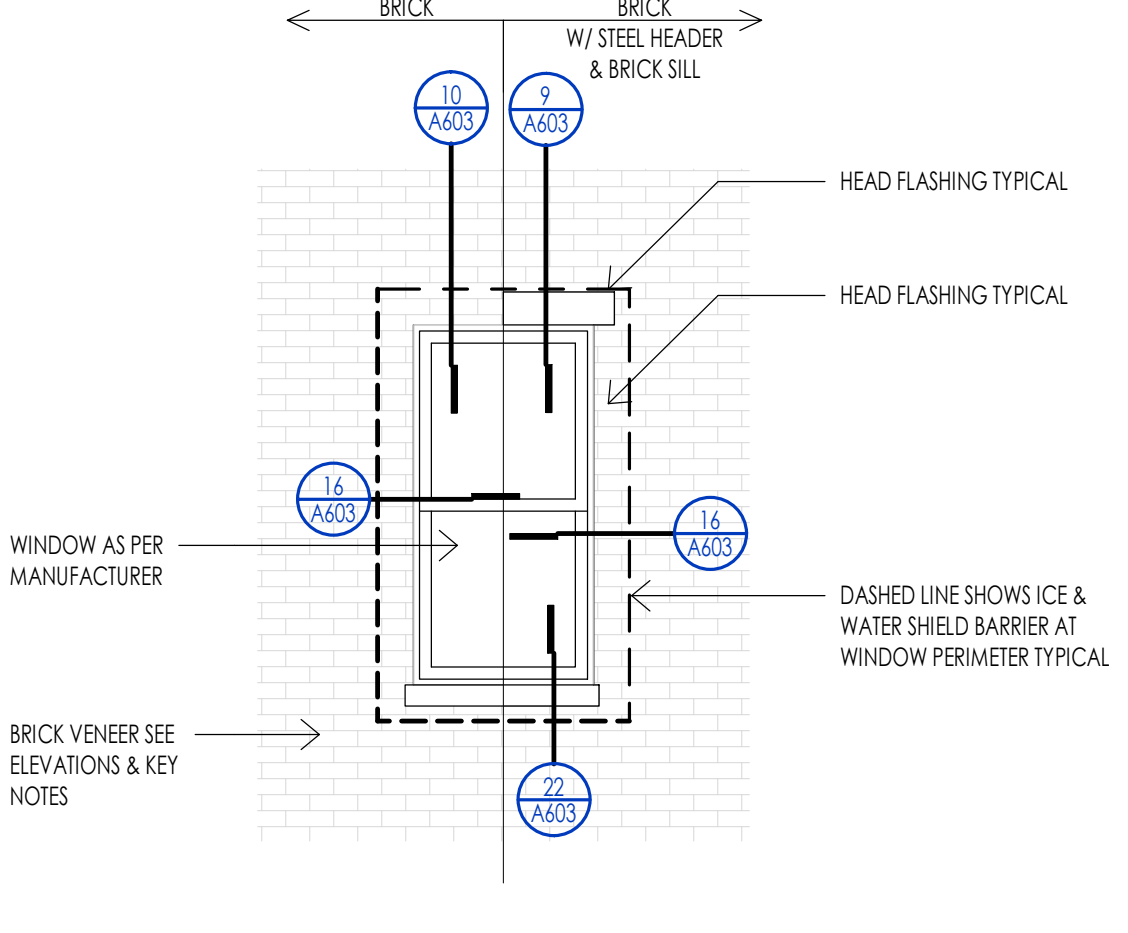
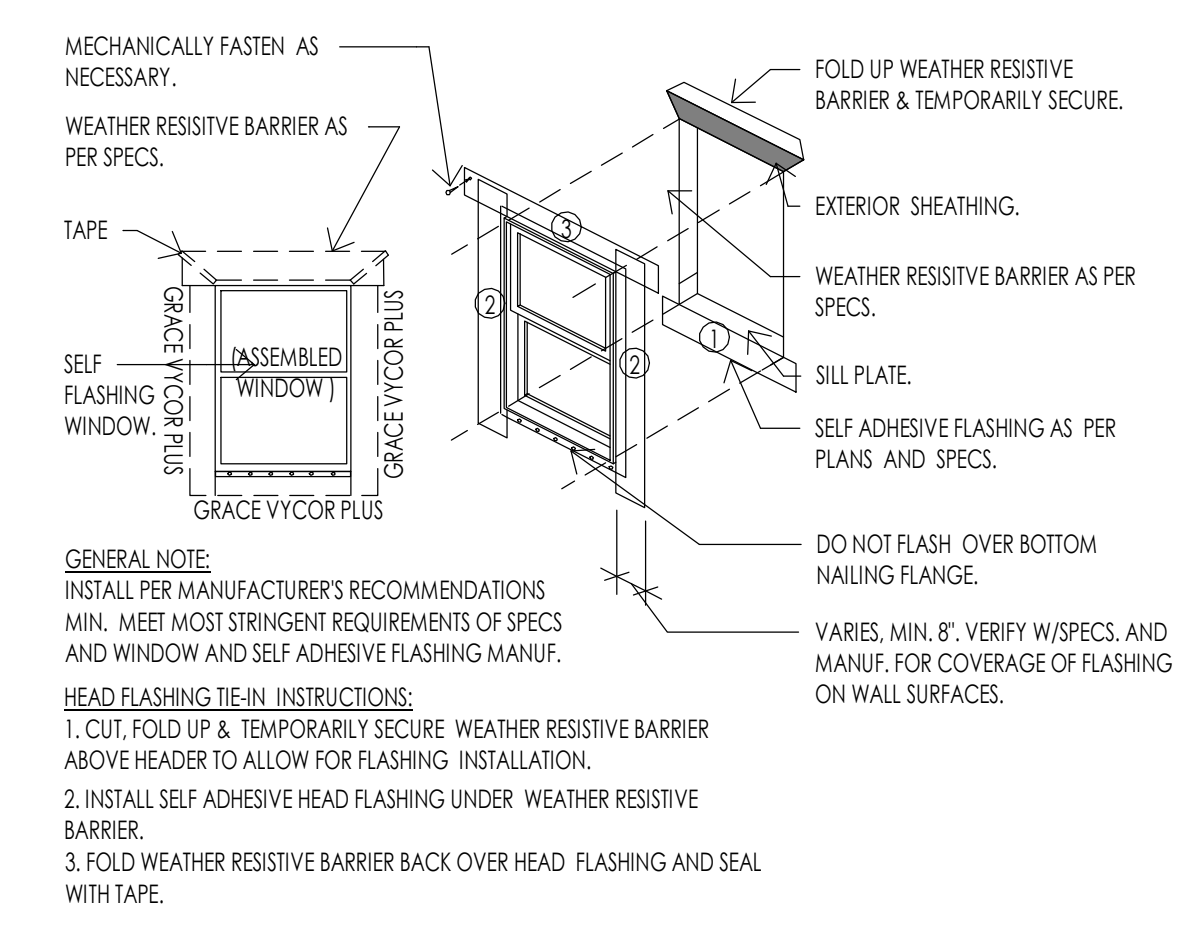
**WARM SPRINGS RESIDENCE #34**  
 180 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
**WINDOW SCHEDULE & ELEVATIONS**

SHEET NUMBER:  
**A602**

PERMIT SET

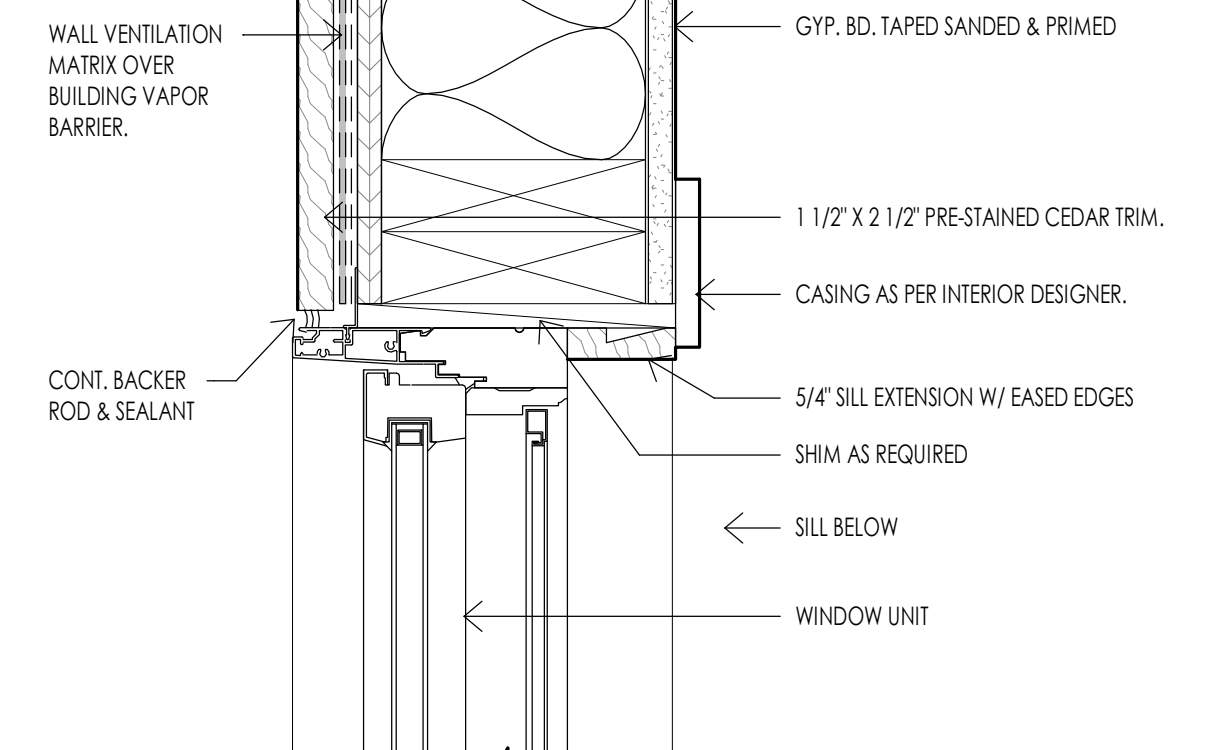
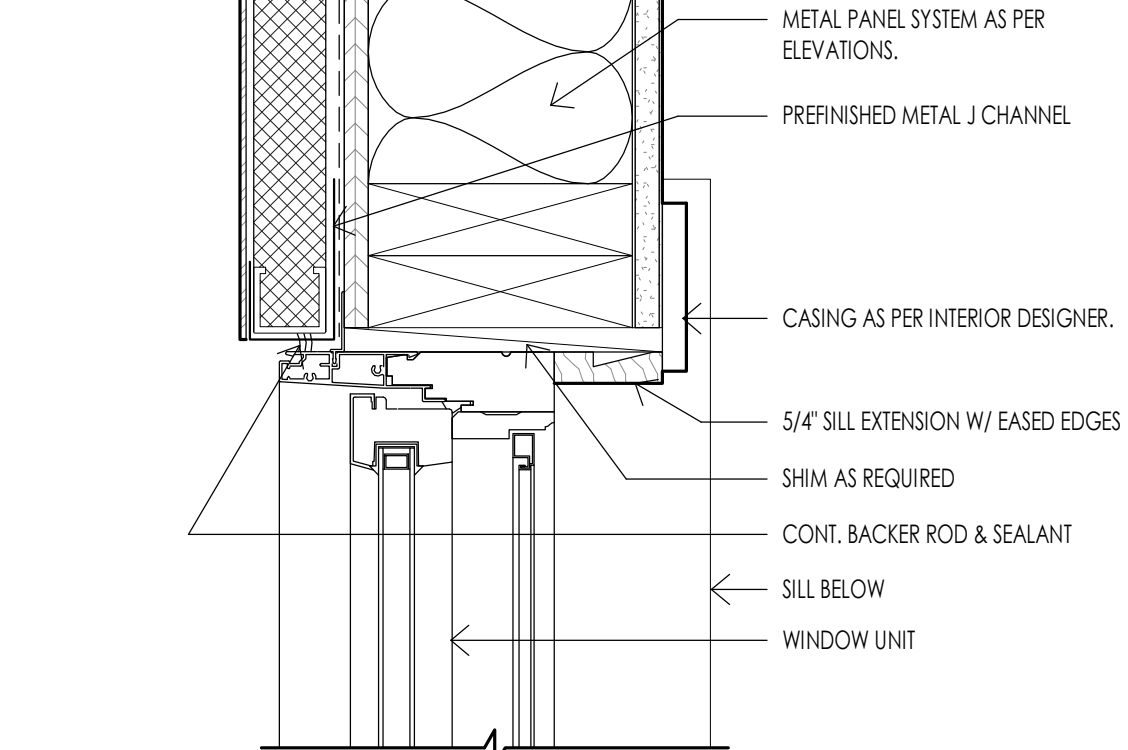
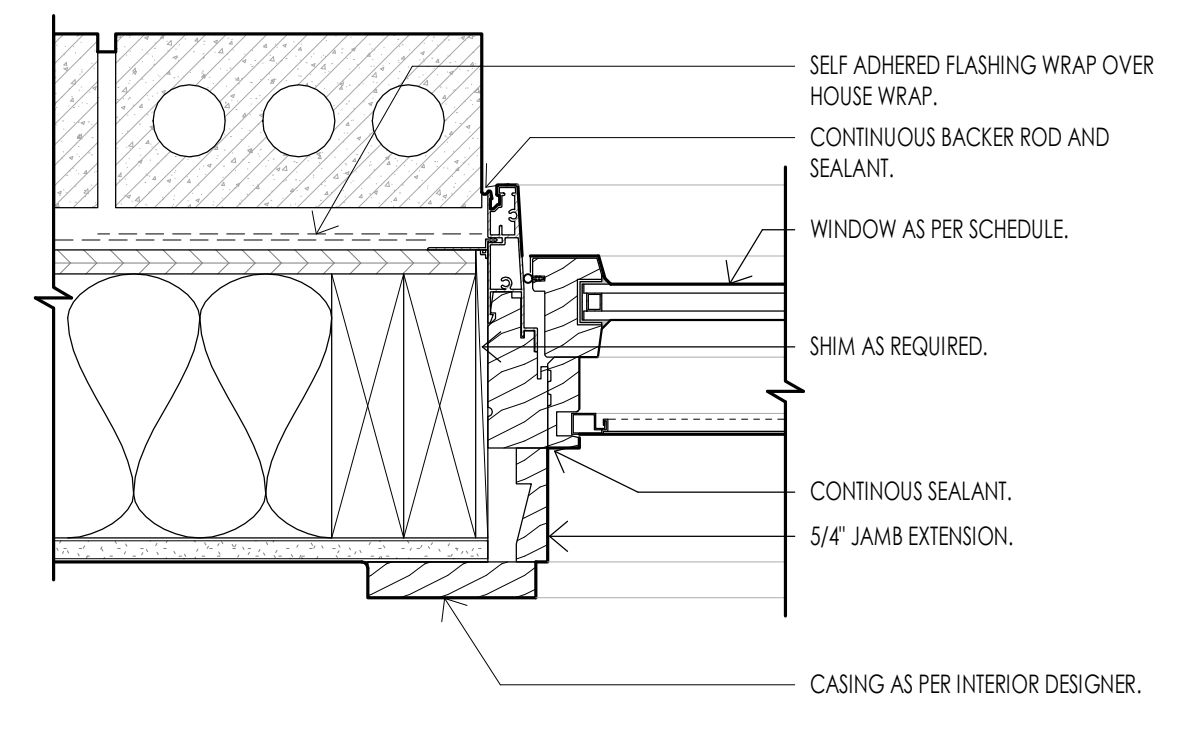


WINDOW - HEADER TRIM BAND AT BRICK 3" = 1'-0"

WINDOW - HEADER AT BRICK 3" = 1'-0"

WINDOW - HEAD AT METAL PANEL 3" = 1'-0"

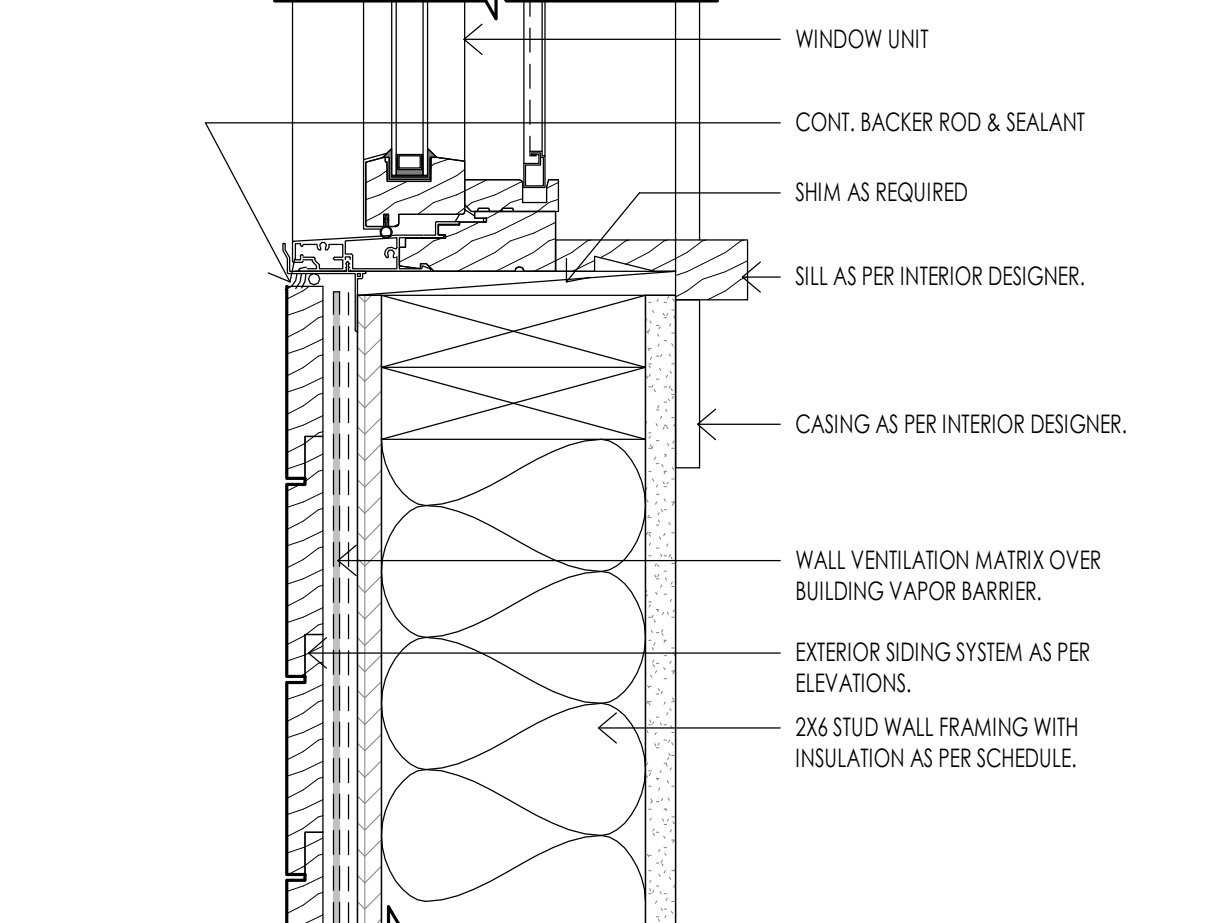
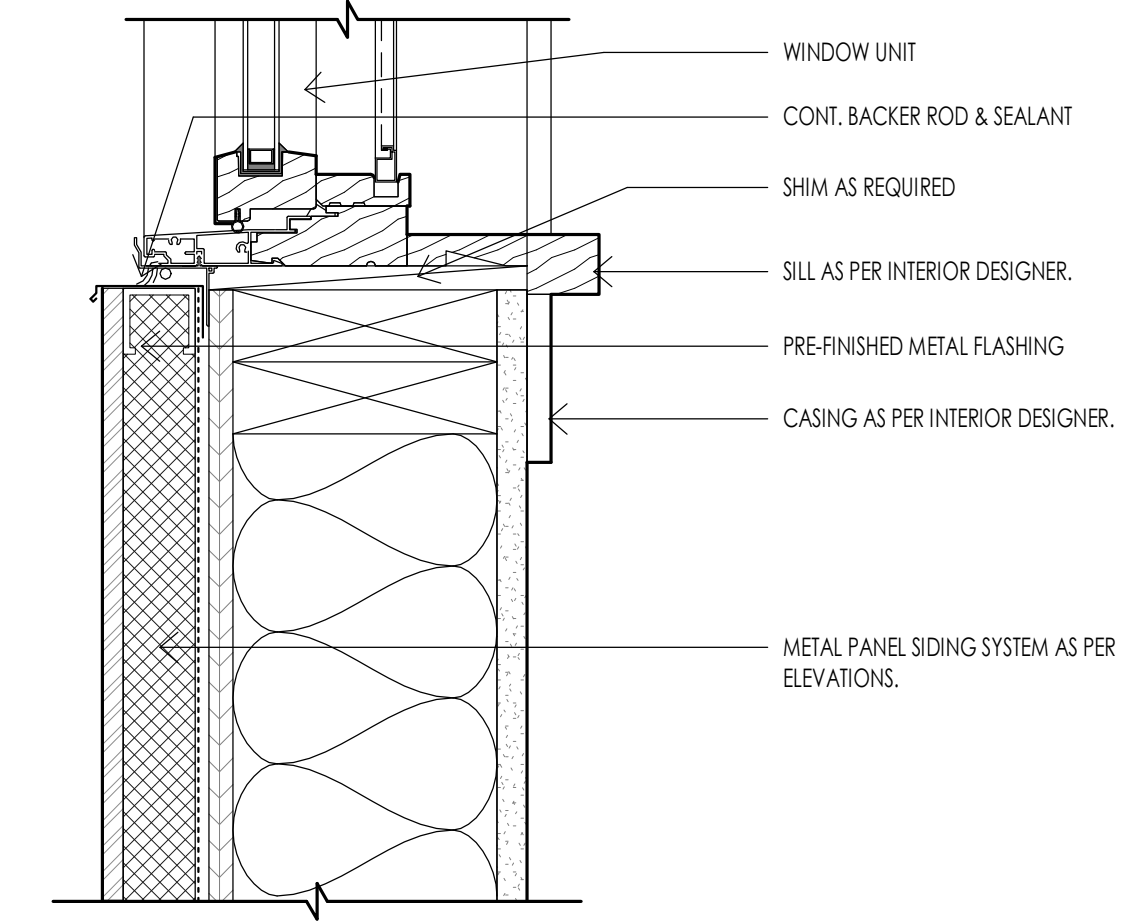
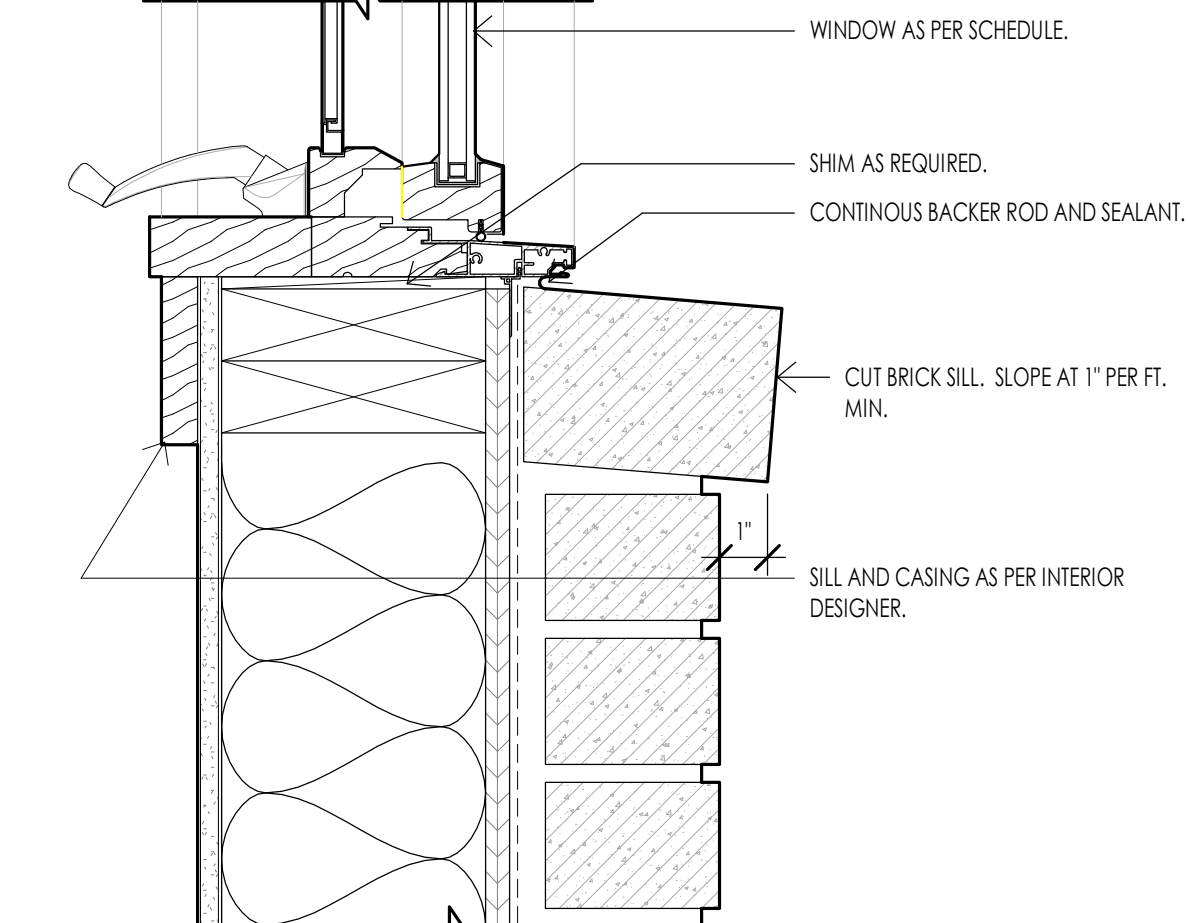
WINDOW - HEAD DETAIL AT SIDING 3" = 1'-0"



WINDOW - JAMB DETAIL AT BRICK 3" = 1'-0"

WINDOW - JAMB DETAIL AT METAL PANEL SIDING 3" = 1'-0"

WINDOW - JAMB DETAIL AT SIDING 3" = 1'-0"



WINDOW - SILL DETAIL AT BRICK 3" = 1'-0"

WINDOW - SILL DETAIL AT METAL PANEL 3" = 1'-0"

WINDOW - SILL DETAIL AT SIDING 3" = 1'-0"

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
WINDOW DETAILS

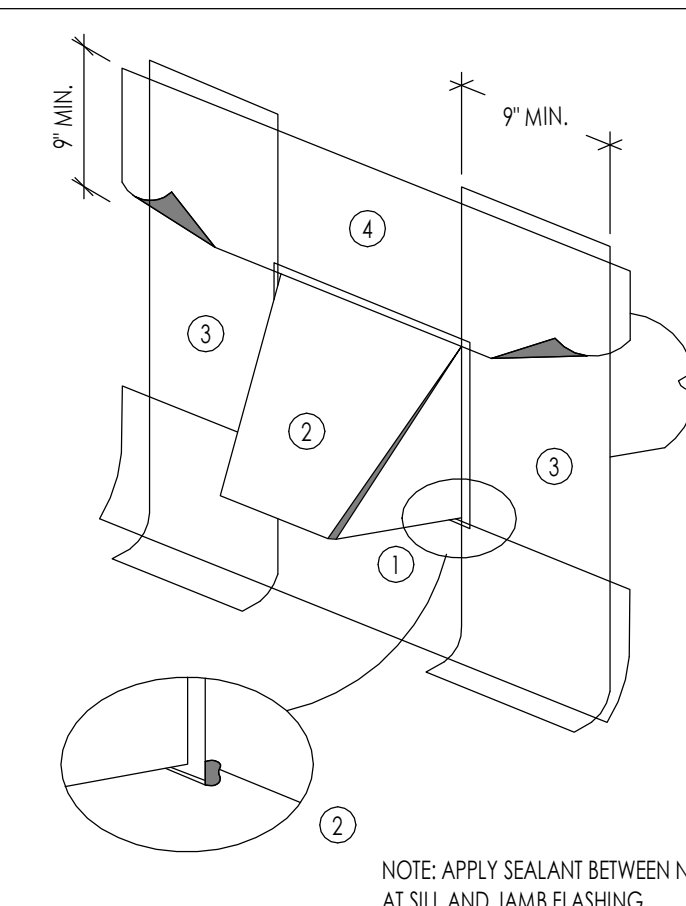
SHEET NUMBER:  
A603

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**MECHANICAL GENERAL NOTES**

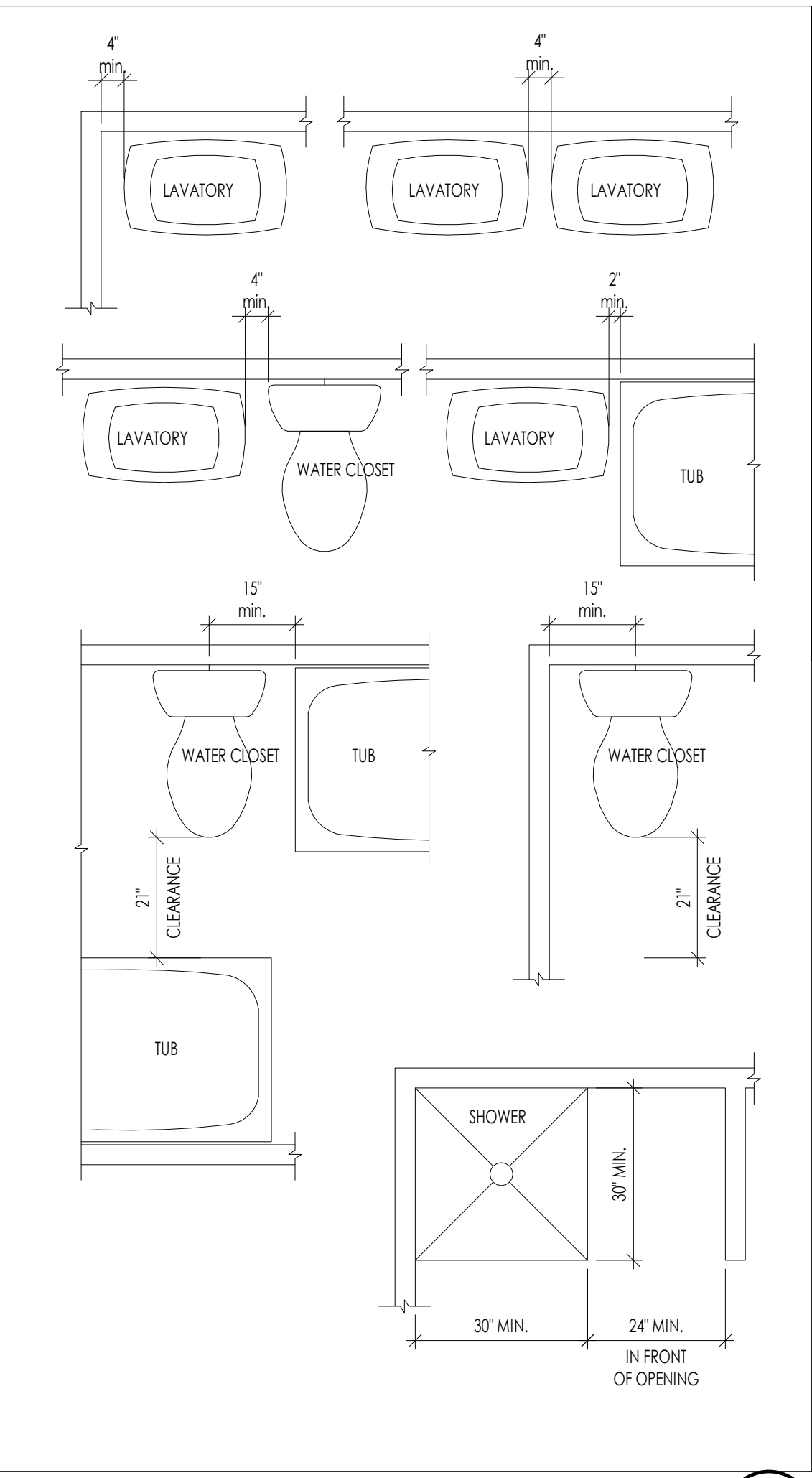
- PLUMBING GENERAL NOTES**
- THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
  - THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
  - THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
  - ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWINGS SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
  - THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
    - SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.
    - WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX FLUSH.
    - ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
  - THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
  - THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
  - PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
  - PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
  - ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANFOLDS, EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINE PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPING SHALL BE BRASS. FITTINGS WITH COMPRESSION BAND FITTINGS.
  - ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
  - WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
  - GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
  - PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
  - ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
  - ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIVALENT AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

- MECHANICAL GENERAL NOTES**
- THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
  - ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
  - ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
  - THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
  - EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 30 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC. AS REQUIRED.
  - ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
  - WATER HEATERS
    - THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
    - ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
  - GAS FIRED FURNACES
    - THE REQUIRED NUMBER OF GAS FIRED FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED FURNACES.
    - THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRED FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
  - GAS FIRED BOILERS
    - THE REQUIRED NUMBER OF GAS FIRED BOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED BOILERS.
    - THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRED BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
  - DUCTWORK
    - ALL DUCTWORK SHALL BE 24 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION.
    - ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCTWORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    - ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.

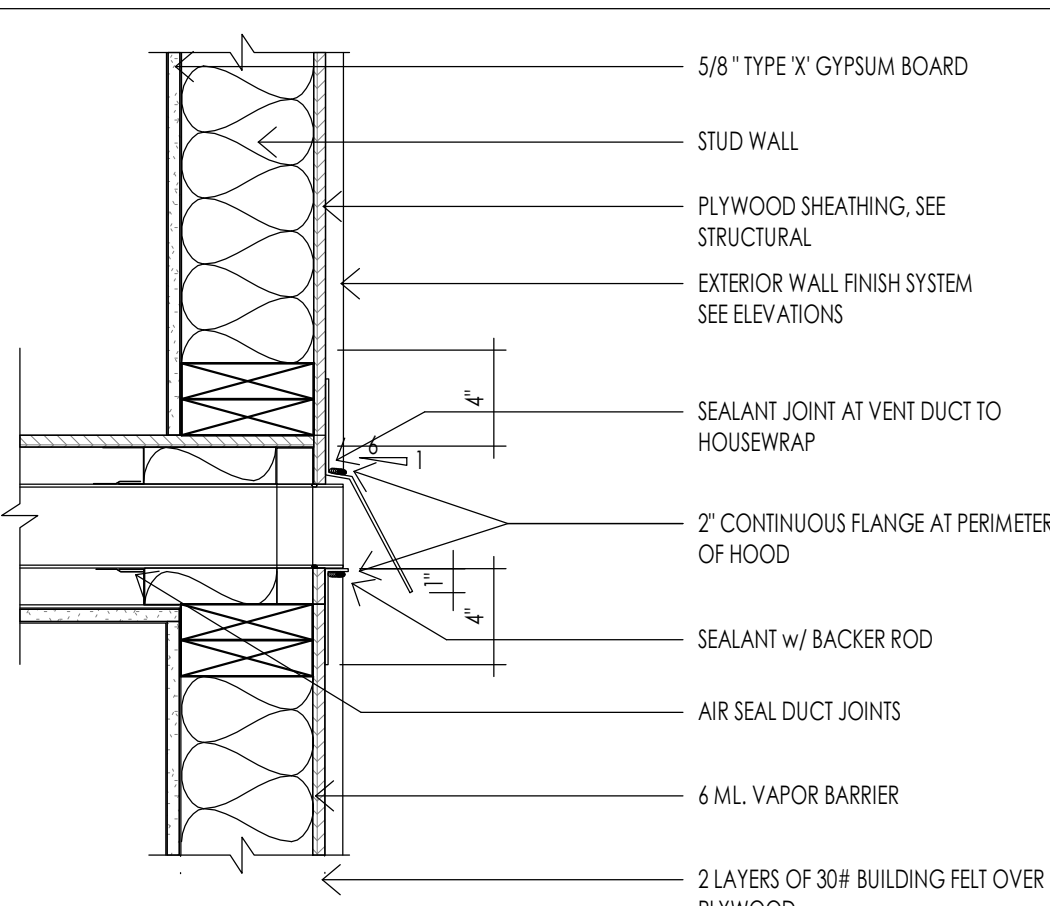


- SILL FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING  
- DO NOT OVERLAP THE TOP OF SILL FRAMING  
- ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH
- METAL EXTERIOR VENT**  
24 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.
- JAMB FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.  
- DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SUPPLIED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
- HEAD FLASHING**  
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

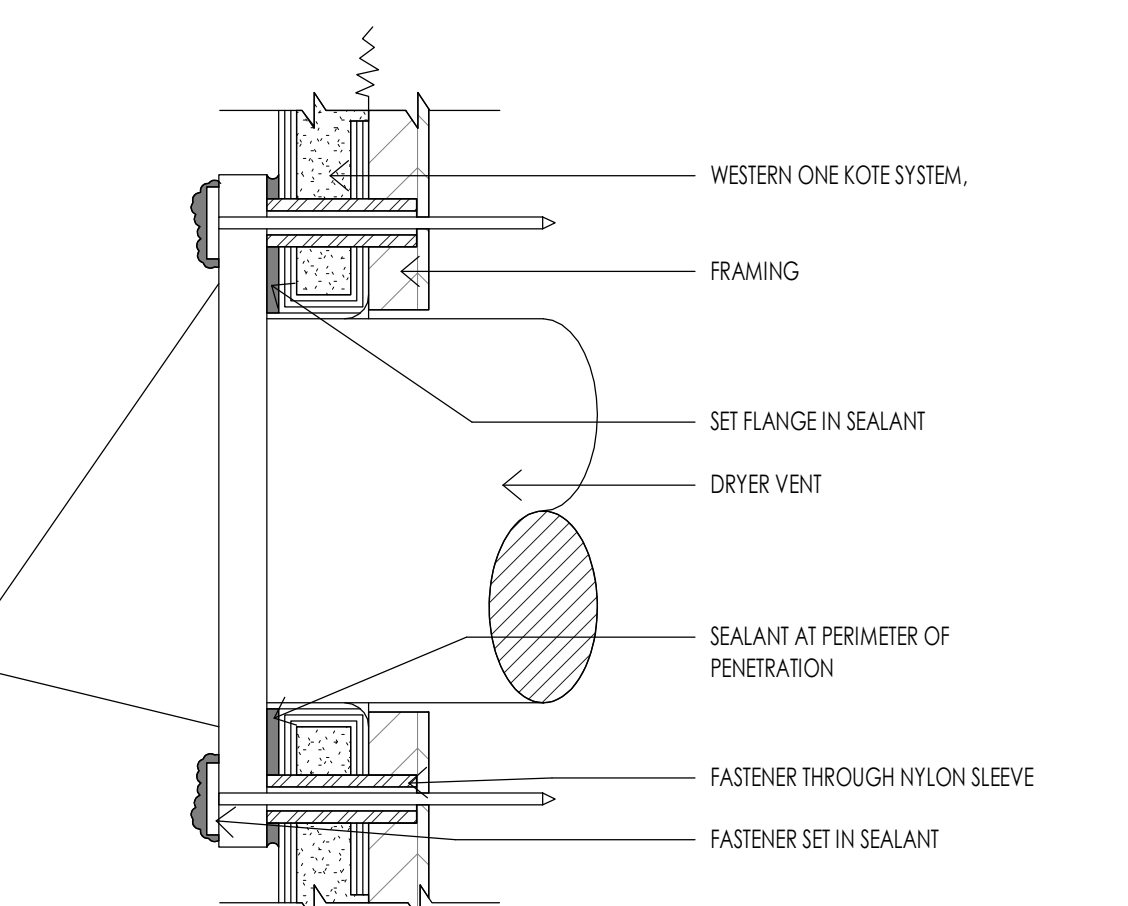
**EXHAUST VENT DETAIL** 1/1/2" = 1'-0"



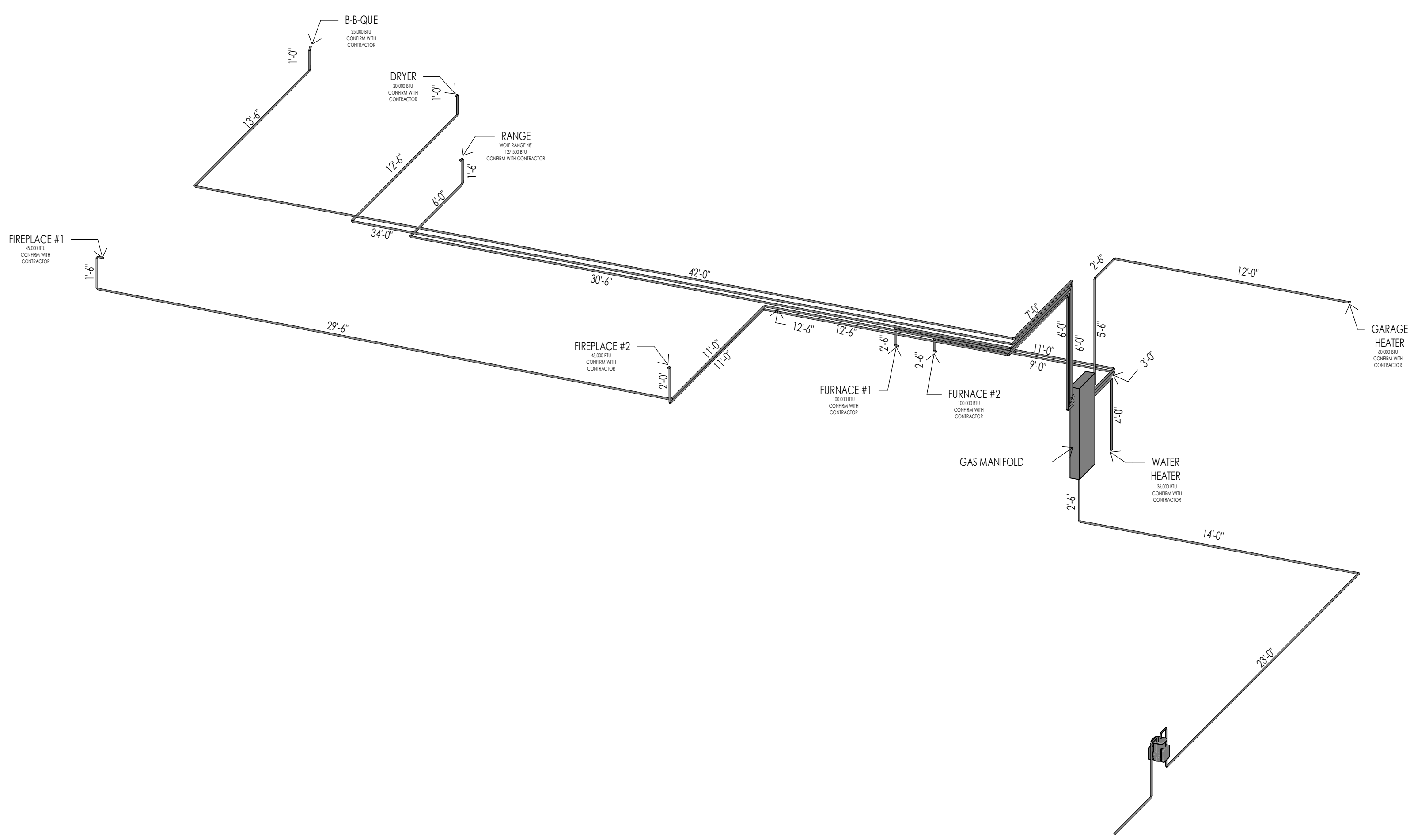
**MINIMUM PLUMBING FIXTURE CLEARANCES** 1/8" = 1'-0"



**WALL EXHAUST VENT** 1/1/2" = 1'-0"



**TYPICAL DRYER VENT (SHOWN WITH STUCCO)** 6" = 1'-0"



**GAS SCHEMATIC**

5 M101



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
**MECHANICAL GENERAL NOTES**

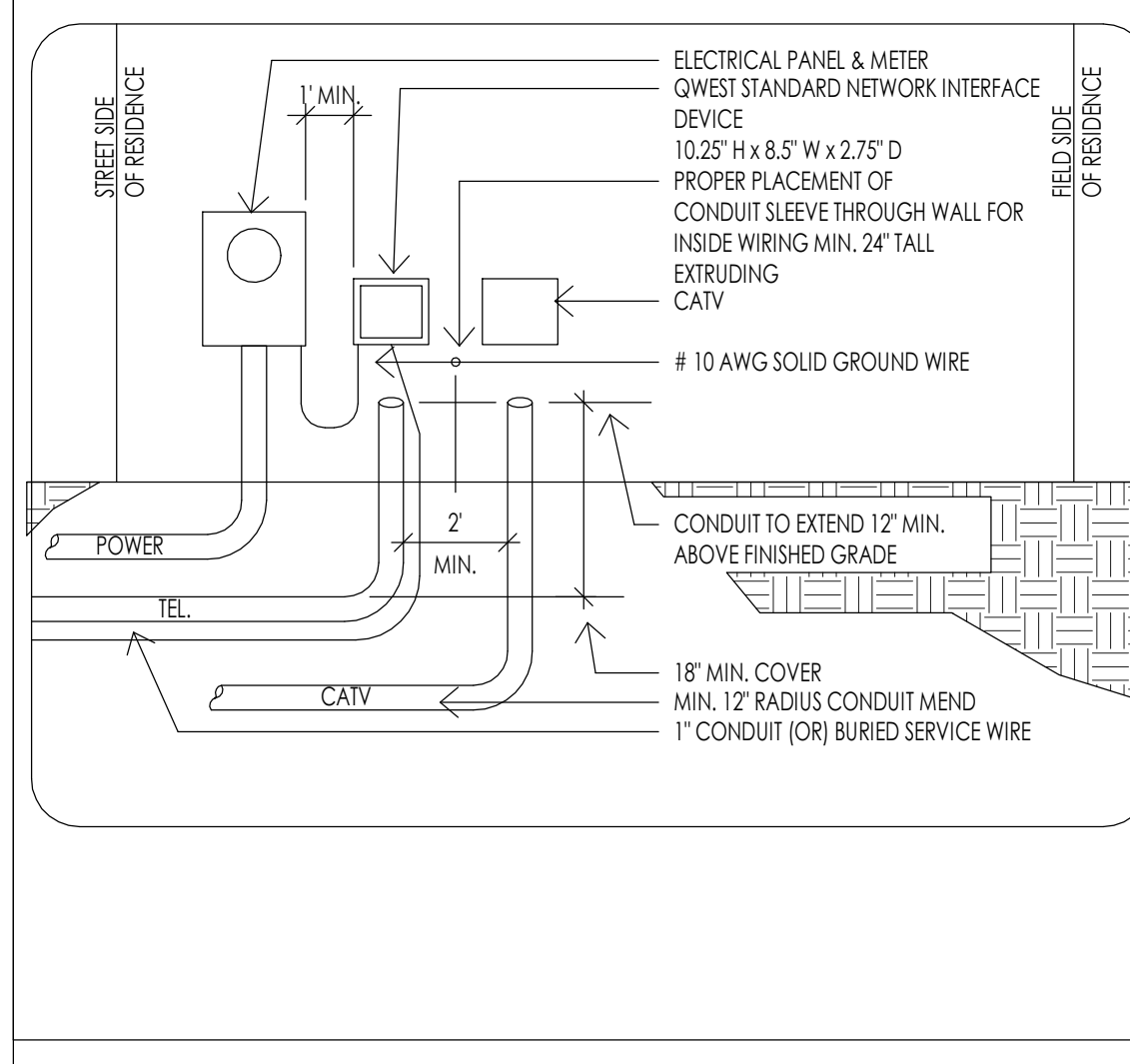
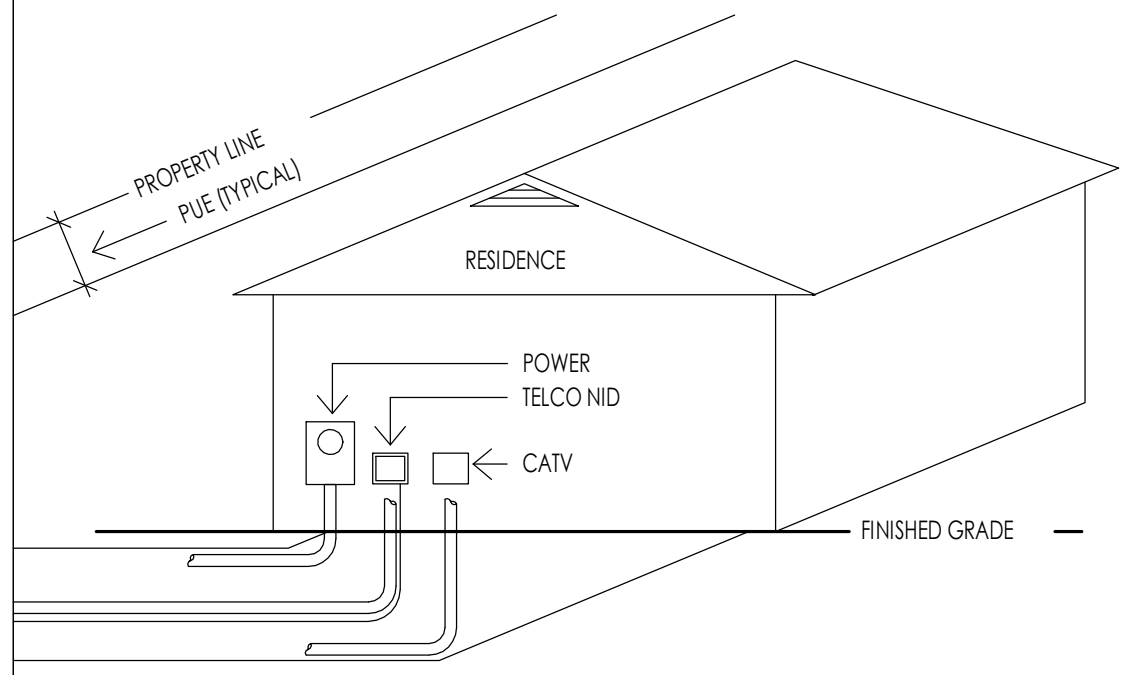
SHEET NUMBER:  
**M101**

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**ELECTRICAL GENERAL NOTES**

- ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING - FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.
- ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.  
  
THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.  
  
IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER/ DESIGN TEAM.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS INCLUDING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110.1.6. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.  
  
ELECTRICAL PANEL & METER QUEST STANDARD NETWORK INTERFACE DEVICE 10.25" H x 6.5" W x 2.75" D PROPER PLACEMENT OF CONDUIT SLEEVE THROUGH WALL FOR INSIDE WIRING MIN. 24" TALL EXTRUDING CATV # 10 AWG SOLID GROUND WIRE CONDUIT TO EXTEND 12" MIN. ABOVE FINISHED GRADE 18" MIN. COVER MIN. 1/2" RADIUS CONDUIT MIND 1" CONDUIT (OR) BURIED SERVICE WIRE
- ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERTOPS IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.
- ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED. OTHERWISE, THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
- UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.
- ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESS DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.
- SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.7)
- ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.
- SMALL WALL SECTIONS 2" OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.
- GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.
- A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.
- A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.
- A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.
- WHEN BEDROOMS OCCUR ON 2ND STORES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.
- KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.
- CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



**TYPICAL DRY UTILITY LOCATION DETAIL**  
1/2" = 1'-0"

**HL36SA**

**Ordering Information**

SAMPLE ORDER NUMBERS: HL36SA02PR27E01TOCAT, TR18F1.4L, TL36RMW

**Series:**  
HL36SA - 3-inch square shallow new construction directional housing

**Options:**  
10 = 120V (nominal)  
15 = 150V (nominal)  
20 = 200V (nominal)

**Accessories:**  
Blank = Purchase optic separately  
SP = 1" beam  
NFL = 2" beam  
NL = 4" beam  
WFL = 5" beam

**Light Output:**  
100 = 1000 lumens  
150 = 1500 lumens  
200 = 2000 lumens  
250 = 2500 lumens  
300 = 3000 lumens  
350 = 3500 lumens  
400 = 4000 lumens  
450 = 4500 lumens  
500 = 5000 lumens  
550 = 5500 lumens  
600 = 6000 lumens  
650 = 6500 lumens  
700 = 7000 lumens  
750 = 7500 lumens  
800 = 8000 lumens  
850 = 8500 lumens  
900 = 9000 lumens  
950 = 9500 lumens  
1000 = 10000 lumens

**Notes:**  
1. Maximum of 2,700K color temperature  
2. Maximum of 700 lumens  
3. Cap top downlight only

**Dimensions:**  
1.5" H x 3.6" W x 1.5" D

**Weight:**  
0.2 lbs

**Material:**  
Aluminum

**Finish:**  
White, Black, Bronze, Nickel, Silver, Gold

**Installation:**  
New construction only

**Warranty:**  
5 years

**Model:**  
HL36SA

**L-1 RECESSED EXTERIOR SOFFIT LIGHT**

**CHAMPEAUX LINEAR SCONCE**

Starting at \$275.00  
SKU: CHAMPEAUX  
3393 Member

Designer Jonathan Browning's Champeaux collection brings refinement and low materials to the classic sconce light, a standard of 1970s utility. Crafted in solid brass, Browning's thoughtful reinterpretation goes beyond function to reveal the cast as a thing of beauty. The design celebrates the clean lines inherent in the concept, but sets the form in a new context.

SHOP THE ENTIRE COLLECTION

**FINISH OPTIONS**

Polished Chrome, Lacquered Burnished Brass, Bronze

**DETAILS**

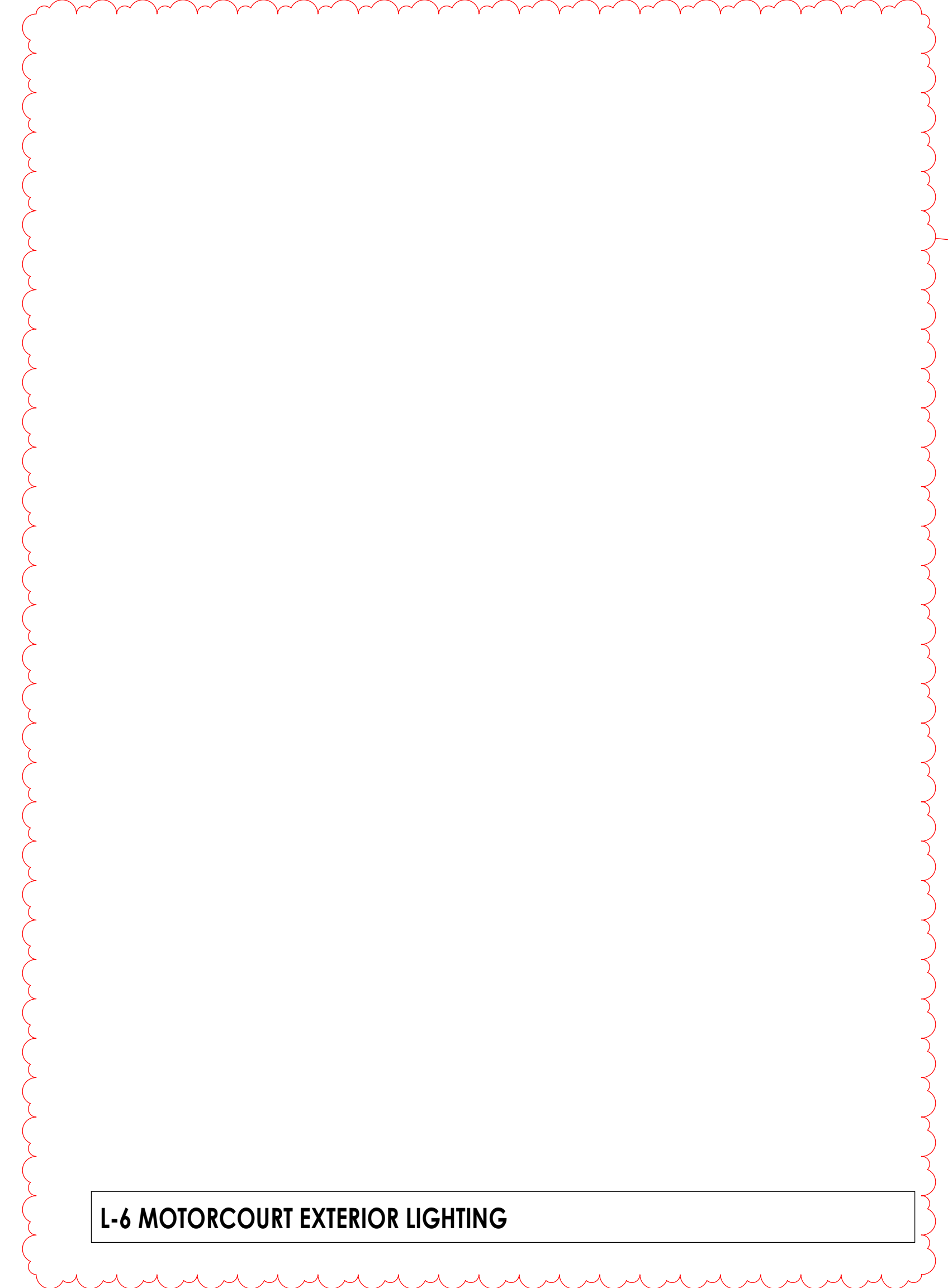
**DIMENSIONS**

**INSTALLATION INSTRUCTIONS**

MAXIMUM OF 2,700K COLOR TEMPERATURE  
MAXIMUM OF 700 LUMENS  
CAP TOP DOWNLIGHT ONLY

CHAMPEAUX A LINE WE'RE BUILT TO HELP

**L-2 DECORATIVE EXTERIOR WALL SCONCE**



**Architecture**  
Architecture  
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7927 So. Highpoint Parkway, Suite 300  
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**WARM SPRINGS RESIDENCE #34**  
180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NC22023.34  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
**ELECTRICAL GENERAL NOTES**

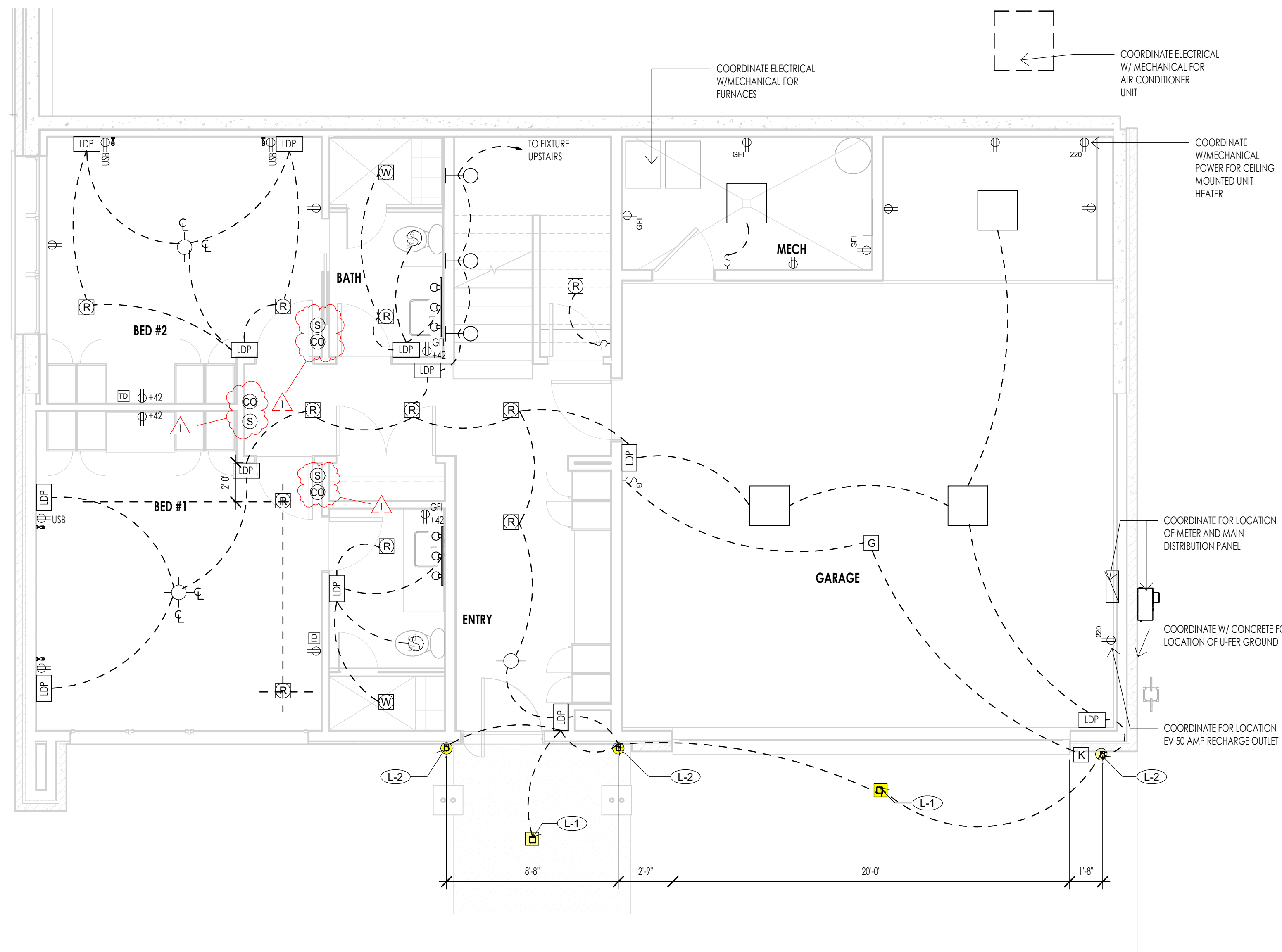
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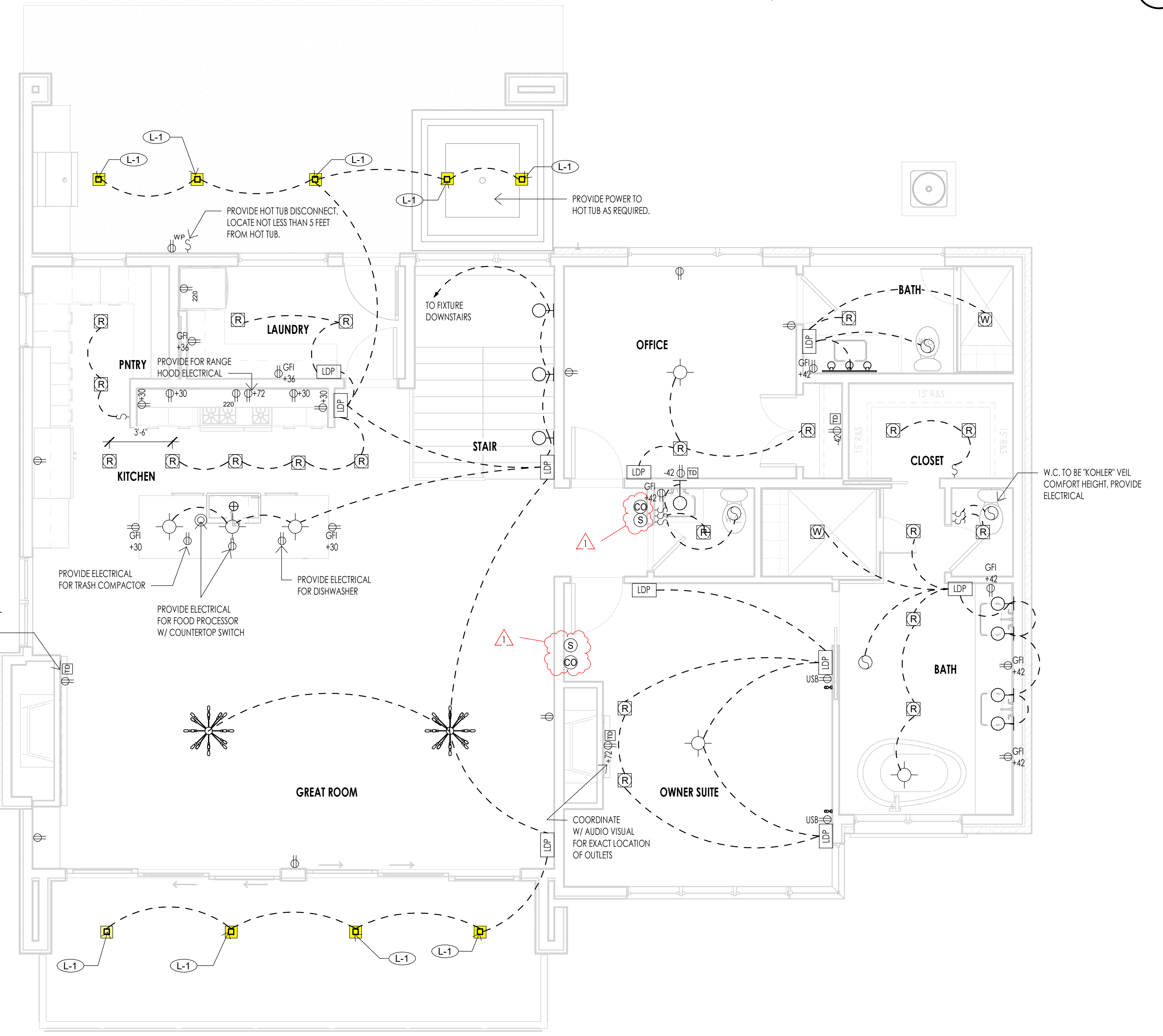


ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S <sup>3</sup>	THREE WAY TOGGLE SWITCH
S <sup>4</sup>	FOUR WAY TOGGLE SWITCH
S <sup>G</sup>	GARAGE DOOR OPENER
S <sup>D</sup>	DIMMER TOGGLE SWITCH
Ⓛ	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
Ⓛ <sup>GFI</sup>	110 V GROUND FAULT INTERRUPTER
Ⓛ <sup>WFP</sup>	110 V WATERPROOF GFI OUTLET
Ⓛ <sup>220</sup>	220 V OUTLET
Ⓛ <sup>Q</sup>	QUADRUPLEX OUTLET
Ⓛ <sup>F</sup>	110 V FLOOR DUPLEX OUTLET
Ⓛ <sup>S</sup>	110 V SMOKE DETECTOR W/BATTI BACK-UP
Ⓛ <sup>CD</sup>	CARBON MONOXIDE DETECTOR
Ⓛ <sup>E</sup>	EXHAUST FAN
Ⓛ <sup>EL</sup>	EXHAUST FAN WITH LIGHT FIXTURE
Ⓛ <sup>R</sup>	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>C</sup>	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>W</sup>	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>CM</sup>	CEILING MOUNT FIXTURE
Ⓛ <sup>BWS</sup>	BATHROOM WALL SCONCE
Ⓛ <sup>WM</sup>	WALL MOUNT FIXTURE
Ⓛ <sup>2X2</sup>	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
Ⓛ <sup>FLS</sup>	FLUORESCENT STRIP LIGHT
Ⓛ <sup>UL</sup>	LED UNDERCOUNTER LIGHTING
Ⓛ <sup>G</sup>	GARAGE DOOR OPENER
Ⓛ <sup>K</sup>	KEYLESS ENTRY
Ⓛ <sup>B</sup>	DOORBELL
Ⓛ <sup>T</sup>	TELEPHONE (CAT SE WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
Ⓛ <sup>MN</sup>	MULTI-MEDIA NETWORK OUTLET (CAT SE WIRE) W/4 PORT OUTLET
Ⓛ <sup>SW</sup>	STRUCTURED WIRING (FUTURE SMART WIRING) (E) (2) RG6 QUAD SHIELD, (S) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (4) PORT OUTLET
Ⓛ <sup>GD</sup>	GARBAGE DISPOSAL
Ⓛ <sup>LVC</sup>	LOW VOLTAGE RECESSED CAN
Ⓛ <sup>L1</sup>	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
Ⓛ <sup>L2</sup>	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
Ⓛ <sup>L3</sup>	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
Ⓛ <sup>LDP</sup>	LIGHTING DIGITAL PAD
Ⓛ <sup>DBS</sup>	DOOR BELL SWITCH
Ⓛ <sup>WBL</sup>	WALL MOUNTED BED LIGHT

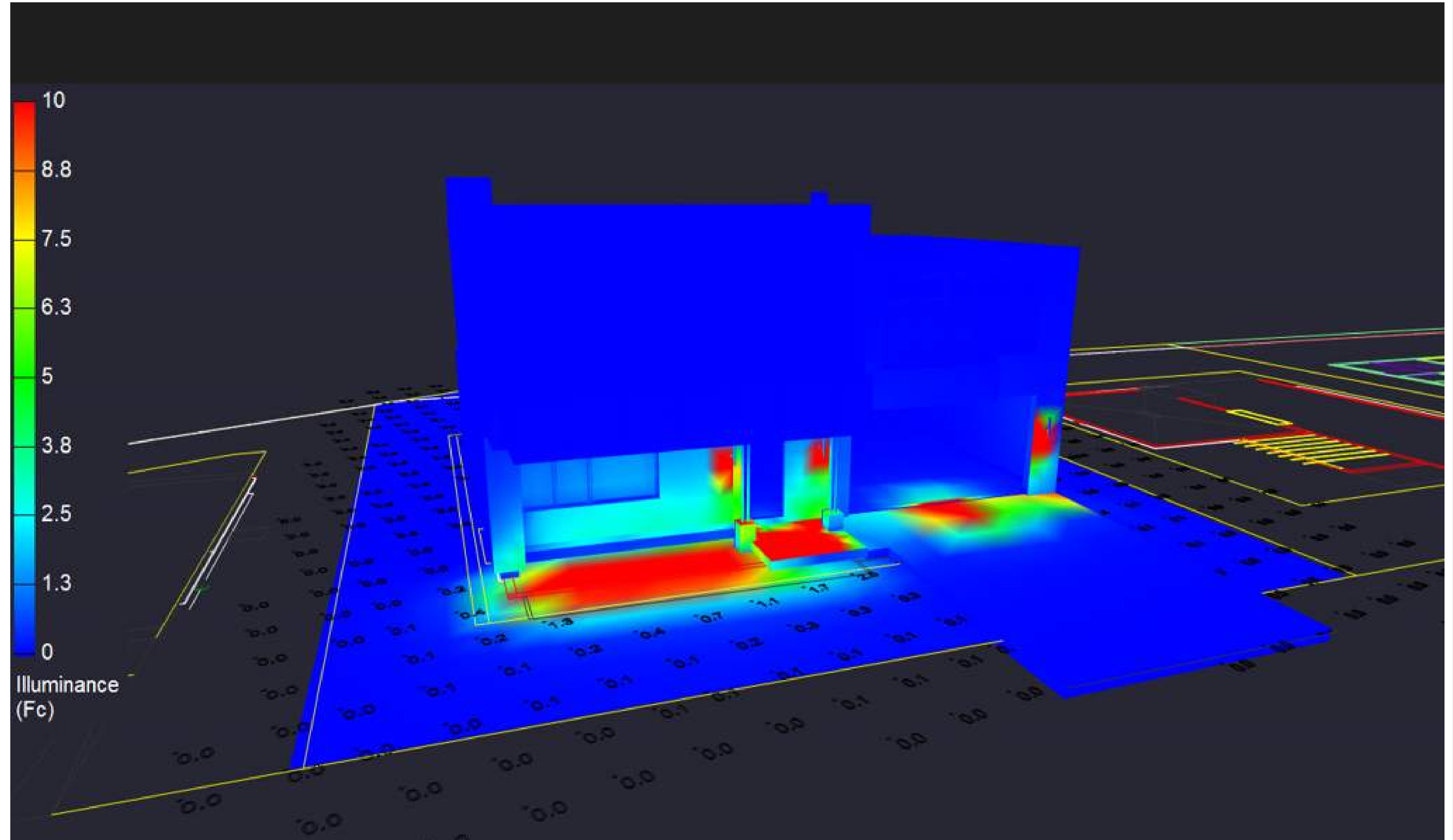
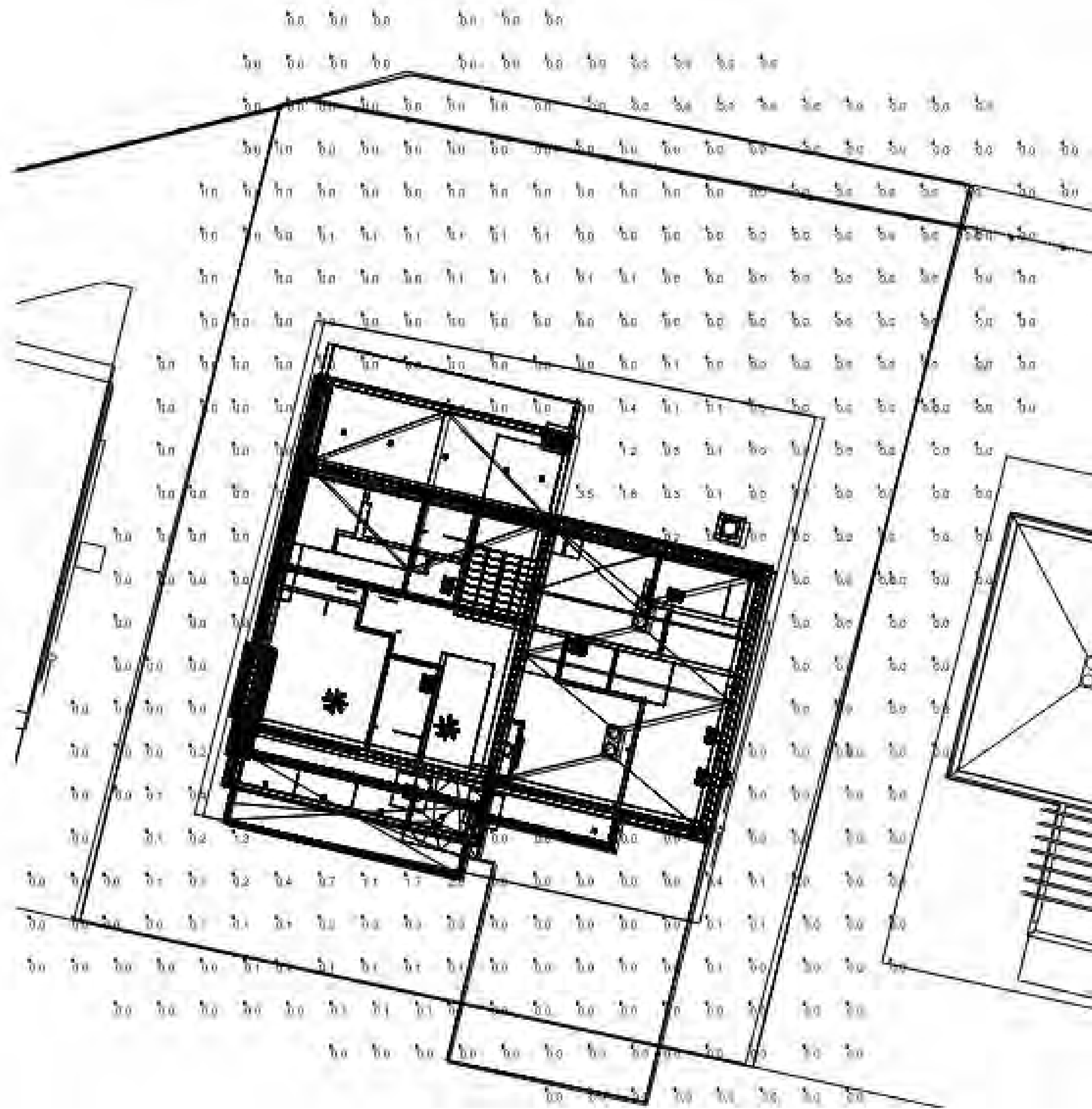
- ELECTRICAL GENERAL NOTES**
- SEE SPECS FOR ELECTRICAL INFORMATION.
  - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
  - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
  - ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.
  - CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.
  - PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.
  - ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-Fault CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
  - PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM. AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E558B.1.2 AND N.E.C. 250.30)
  - THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.
  - STRUCTURED WIRE MEDIA PANEL TO BE "TELEVISION" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100/1000 Mbps SATA-HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
  - SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.
  - ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.
  - ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.



LEVEL 1 - ELECTRICAL  
1/4" = 1'-0"



LEVEL 2 - ELECTRICAL  
1/4" = 1'-0"

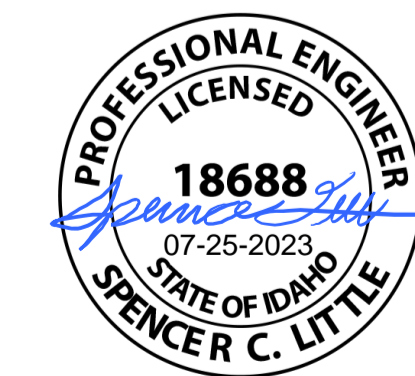



PSEUDO RENDERING WITH ILLUMINANCE SCALE

Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	10	0.810	1255	14.2	142
L2	3	0.810	590	9.8	29.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.09	3.5	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

POINT-BY-POINT CALCULATION AND SUMMARIES  
(5 FOOT GRID)




**WARM SPRING RESIDENCES**  
 KETCHUM, ID  


---

**LOT 34 CALCULATIONS AND**  
 RENDERINGS  
**SPECTRUM**  
 ENGINEERS



STEEL PLATE AWNING

STEEL PLATE SCREEN RAILING

WOOD SIDING

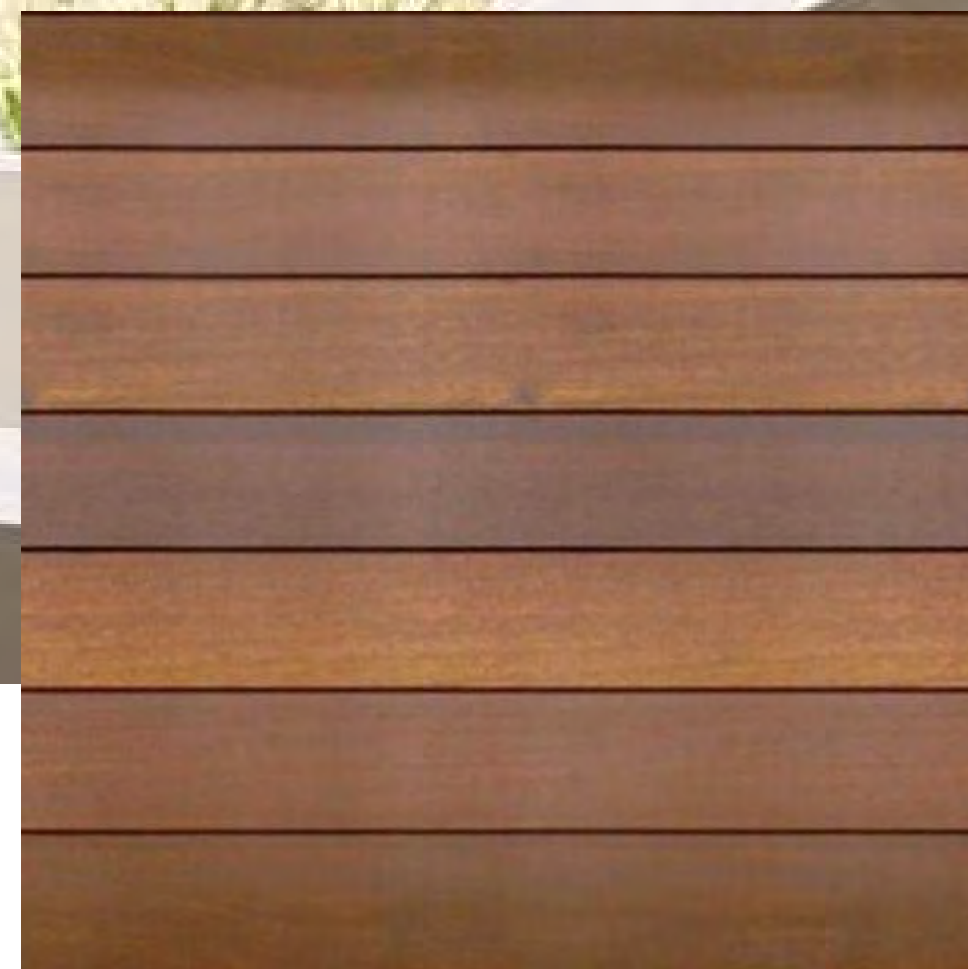
METAL SIDING

ALUMINUM GARAGE DOOR

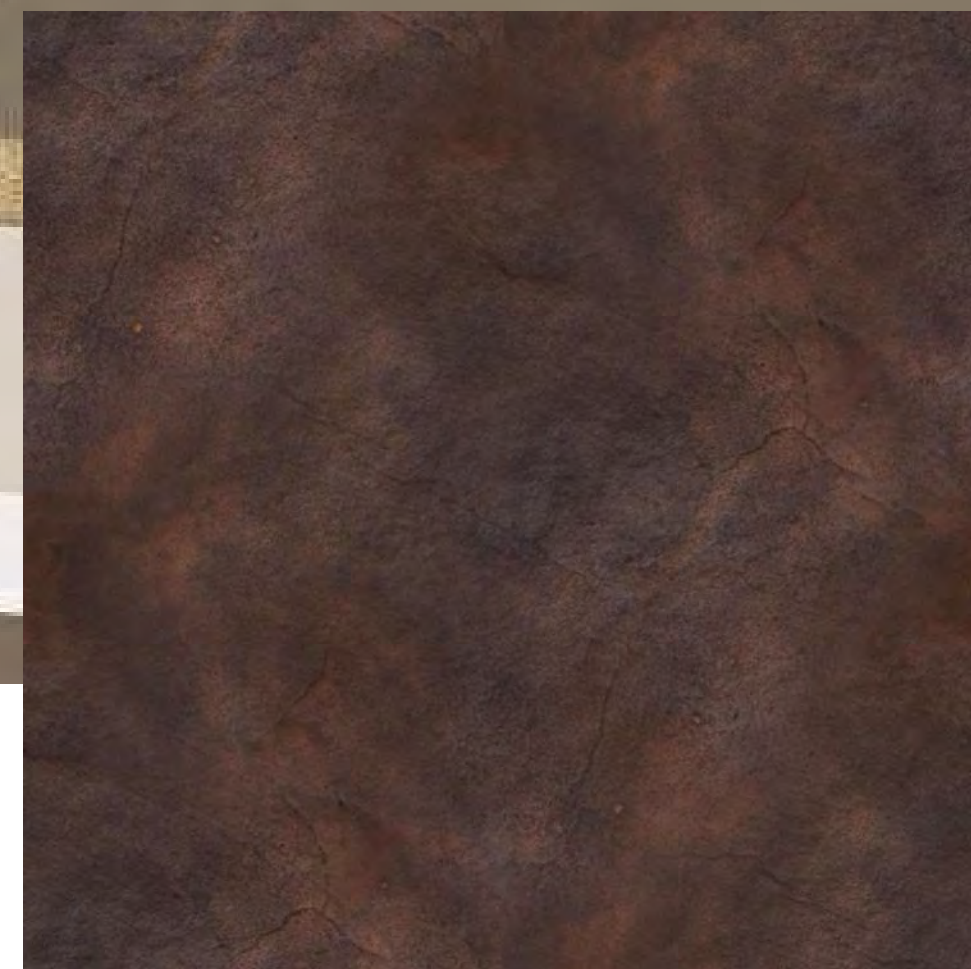
MASONRY VENEER



**THINSET MASONRY:**  
ELDORADO STONE:  
ROMA BRICK



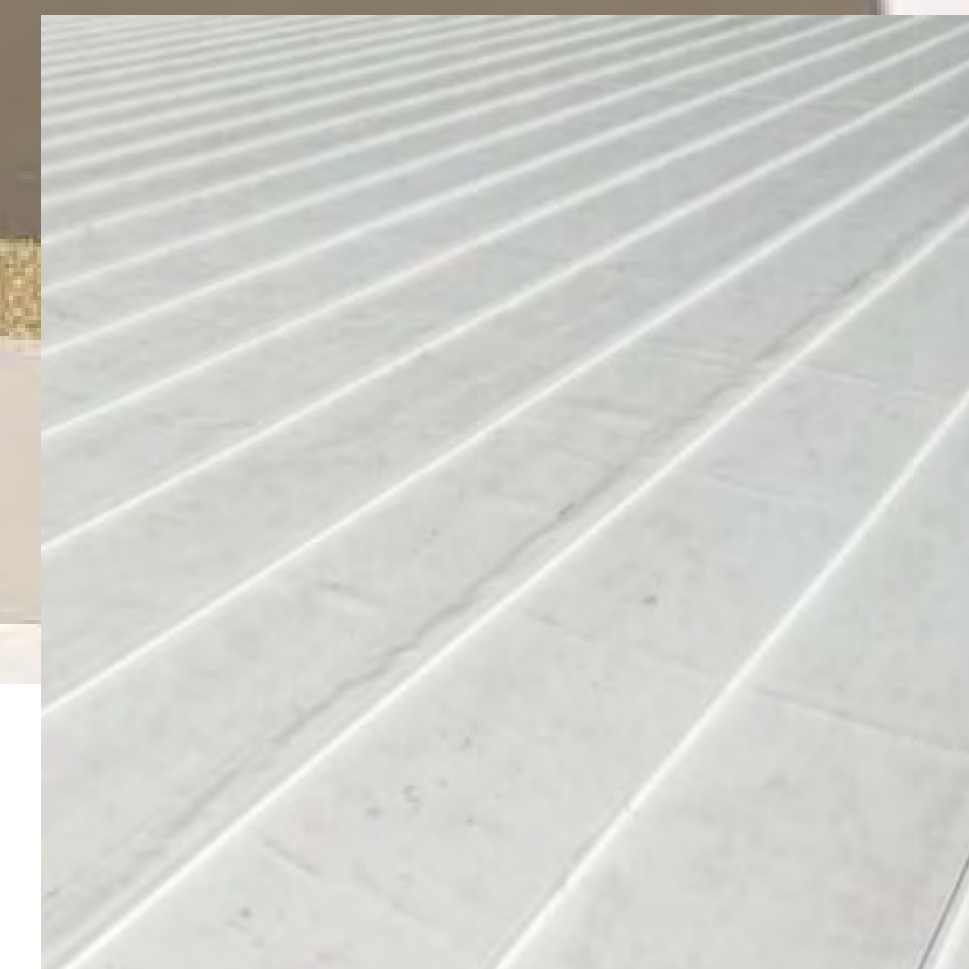
**HORIZONTAL SHIP LAP ASH SIDING:**  
PRESTAINED ASH SIDING



**METAL SIDING AND TRIM:**  
STEEL TRIM  
COLOR: AGED STEEL, LIGHT RUST FINISH



**WINDOWS:**  
ALUMINUM CLAD WOOD WINDOWS  
COLOR: DARK BRONZE



**TPO:**  
ROOFING MEMBRANE

# WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340





## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2023.06.30



## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



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180 BALD MOUNTAIN ROAD  
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## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.06.30



## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.06.30





City of Ketchum

# Attachment E: Plan Set Lot 35



# WARM SPRINGS #35

PROJECT ADDRESS  
190 BALD MOUNTAIN ROAD KETCHUM, ID 83340  
PROPERTY I.D. NUMBER:

## DRAWING INDEX

GENERAL				STRUCTURAL			
SHEET #	SHEET NAME	#	DATE	SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-27-2023	S101	STRUCTURAL		
G002	GENERAL NOTES			<b>MECHANICAL</b> SHEET # SHEET NAME # DATE M101 MECHANICAL GENERAL NOTES M102 MECHANICAL PLAN			
G003	BUILDING AREA ANALYSIS						
G005	SPECIFICATIONS						
G006	SPECIFICATIONS						
G007	SPECIFICATIONS	1	04-27-2023				
G008	SPECIFICATIONS						
G009	SPECIFICATIONS						
G010	SPECIFICATIONS			<b>ELECTRICAL</b> SHEET # SHEET NAME # DATE E101 ELECTRICAL GENERAL NOTES E102 ELECTRICAL PLAN			
<b>CIVIL</b> SHEET # SHEET NAME # DATE C101 CIVIL				<b>LANDSCAPE</b> SHEET # SHEET NAME # DATE L101 Landscape			
<b>ARCHITECTURAL</b> SHEET # SHEET NAME # DATE A101 SITE PLAN A103 LEVEL 1 SLAB PLAN A104 LEVEL 1 FLOOR PLAN A105 LEVEL 2 FLOOR PLAN A107 ROOF PLAN A109 LEVEL 1 CEILING PLAN A110 LEVEL 2 CEILING PLAN A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS A203 EXTERIOR ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A401 FIREPLACE ELEVATIONS A501 ARCHITECTURAL DETAILS A502 ARCHITECTURAL DETAILS A503 STAIR RAIL DETAILS A601 DOOR SCHEDULE & ELEVATIONS A602 WINDOW SCHEDULE & ELEVATIONS							

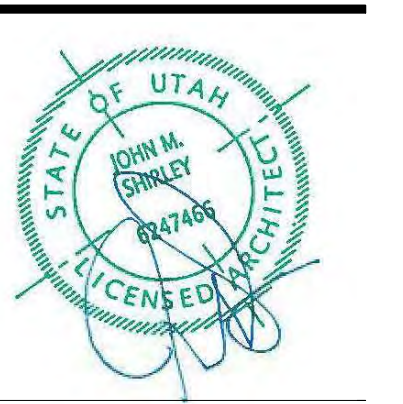


Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

7927 So. Highpoint Parkway, Suite 300  
Sandwich, Utah 84094  
ph. 801.269.0055  
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www.thinkaoc.com

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PROJECT TEAM		SEAL
<b>ARCHITECT:</b> <b>THINK ARCHITECTURE:</b> 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055		
<b>STRUCTURAL ENGINEER:</b> <b>VECTOR ENGINEERS</b> 1500 S. CLOVERDALE ROAD, SUITE 315 KETCHUM, ID 83340 208.996.0003		
<b>MECHANICAL ENGINEER:</b> <b>DESIGN BUILD</b>		
<b>ELECTRICAL ENGINEER:</b> <b>DESIGN BUILD</b>		
<b>CIVIL ENGINEER:</b> <b>BENCHMARK ASSOCIATES PA</b> 1102 BELL DRIVE KETCHUM, ID 83340 208.726.9512		
<b>LANDSCAPE ARCHITECT:</b> <b>EGGERS ASSOCIATES, PA</b> 1400 NORTH 2ND AVE KETCHUM, ID 83340 208.726.0988		
<b>GENERAL CONTRACTOR:</b> <b>MAGLEBY CONSTRUCTION SUN VALLEY</b> 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.726.3923		
<b>OWNER:</b> <b>VP PROPERTIES</b> 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875		

GOVERNING BUILDING CODES & INFORMATION			
BUILDING CODE:	2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS	MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE (I.M.C.) AMENDED
PLUMBING CODE:	2017 IDAHO STATE PLUMBING CODE (I.S.P.C.)	FIRE CODE:	2018 INTERNATIONAL FIRE CODE (I.F.C.) AMENDED.
ELECTRICAL CODE:	2017 IDAHO ELECTRICAL CODE (INFA 70)	ENERGY CONSERVATION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
ACCESSIBILITY:	2009 ANSI 117.1 & 2018 I.B.C.		
OCCUPANCY GROUP:	R2	BUILDING TYPE:	TYPE V-8
FIRE SPRINKLER:	YES	FIRE SPRINKLER TYPE:	NFPA 72
MONITORED SYSTEM:	YES	FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217:	
RISK CATEGORY (I.C. 104.5):	II	SITE EXPOSURE:	B
		BASIC WIND SPEED:	90 MPH
		ULTIMATE WIND SPEED:	115 MPH
MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, SINGLE PLY ROOFING MEMBRANE, & METAL ROOFING.			
DEFERRED SUBMITTAL REQUIREMENTS			
DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.			
DEFERRED SUBMITTAL PROCESSES:			
1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.			
2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT.			
3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.			
4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.			
5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.			
6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.			
7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.			
DEFERRED SUBMITTAL ITEMS			
1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL.			
2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS.			
3. FIRE ALARM DRAWINGS AND SPECIFICATIONS.			
4. JACOZZI DRAWINGS AND SPECIFICATIONS.			
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.			
6. PROJECT TRIPLE PLAY - (PHONE, DATA, TV) SHALL BE PROVIDED BY DEFERRED SUBMITTAL.			
7. CAST IN PLACE STORM WATER DETENTION SYSTEM.			
SPECIAL INSPECTIONS REQUIREMENTS			
SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704.			
SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4).			
SEE PROJECT MANUAL, SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.			

ABBREVIATIONS	
#	NUMBER
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BD	BOARD
BUDG.	BUILDING
B.M.	BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
B.P.	BASE PLATE
BRG.	BEARING
BTWN.	BETWEEN
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
C.T.J.	CONTRACTION JOINT
DBL.	DOUBLE
DFT./DTL.	DETAIL
DIA.	DIAMETER
DTL.	DETAIL
DWS.	DRAWINGS
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.ELEV.	ELEVATION
EQ.	EQUAL
ES.	EACH SIDE
E.W.	EACH WAY
EXIST.	EXISTING
EXPAN.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN./FDN.	FOUNDATION
F.F.	FIRE EXTINGUISHER
F.F.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN.	FINISH
FR.	FLOOR
FT.	FEET
FIG.	FOOTING
GA.	GAGE/GAUGE
GALL.	GALLONS
GPM.	GALLONS PER MINUTE
GND.	GROUND
GOVT.	GOVERNMENT
GVF. BD.	GYPSONUM WALL BOARD
HC.	HANDICAPPED
H.W.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HYD.	HYDRANT
ID.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
LAV.	LAVATORY
LT.	LIGHT
LT WF.	LIGHT WEIGHT
MAINT.	MAINTENANCE
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MAT.	MATERIAL
M.C.J.	MASONRY CONTROL JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
NOT IN CONTR.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
PERP.	PERPENDICULAR
PL.	PLATE
PTD.	PAINTED
QTY.	QUANTITY
R.D.	ROOF DRAIN
RAD.	RADIUS
REINFOR.	REINFORCED
REQ.D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SHT.	SHEET
SHR.	SHRIMP
SPEC.	SPECIFICATION
STC	SOUND TRANSMISSION COEFFICIENT
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.O.S.	TOP OF
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.S.S.	TOP OF SLAB OR SIDEWALK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
U.V.O.	VEHICLE
VERT.	VERTICAL
W.	WITH
WO.	WOOD
W.W.F.	WELDED WIRE FABRIC.

GRAPHIC SYMBOLS/ MATERIAL LEGENDS	
	FLOOR OR POINT ELEVATION
	KEY NOTE
	SPECIFICATION KEY NOTE
	WALL TYPE
	DOOR NUMBER
	WINDOW NUMBER
	FIXTURE TAG
	REVISION TAG
	DETAIL
	INTERIOR ELEVATION
	BUILDING ELEVATION
	ROOM NAME & NUMBER
	BUILDING SECTION
	WALL SECTION
	CENTER LINE
	MASTER GRID LINES
	PARKING GRID LINES
	BUILDING GRID LINES
	E.I.F.S.
	CONCRETE MASONRY UNIT
	BRICK VENEER
	STONE VENEER
	CONCRETE
	GYPSONUM BOARD OR GROUIT
	MORTAR
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	ROUGH WOOD-CONTINUOUS
	ROUGH WOOD-BLOCKING
	WOOD TRIM
	STEEL
	GRAVEL
	EARTH

**PROJECT LOCATION**

**CITY APPROVAL STAMP**

OWNER:		DATE:	CITY ENGINEER:	DATE:
CITY PLANNING & ZONING DEPARTMENT:		DATE:	CITY FIRE DEPARTMENT:	DATE:
CITY BUILDING DEPARTMENT:		DATE:	CITY POLICE DEPARTMENT:	DATE:

WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30  
REVISIONS:

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
**COVER**

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**PROJECT GENERAL NOTES**

- 1. DEFINITIONS**
  - a. PROVIDE: MEANS TO PROVIDE, FURNISH AND INSTALL. A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED. INCLUDES THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.
  - b. FURNISH: MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION AND SIMILAR OPERATIONS AS APPLICABLE IN EACH INSTANCE.
  - c. INSTALL: MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.
  - d. EQUIVALENT: MEANS EQUIVALENT AS ACCEPTED BY THE ARCHITECT WITH RESPECT TO PRODUCTS. EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCE, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN. INSTEAD OF THE ITEM INTENDED TO BE MEANT ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

- GENERAL NOTES**
  - G1. INTENT OF THE DOCUMENTS: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT. SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS, BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.
  - G2. DRAWINGS AND SPECIFICATIONS: SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED. THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.

- G3. WORK NOT INCLUDED: ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKFILLING SHALL BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.
- G4. CONTRACT DOCUMENTS AT SITE: THE CONTRACTOR SHALL MAINTAIN CURRENT PERMITS, SHOP DRAWINGS, REVISED DRAWINGS, AND CLARIFICATION DRAWINGS, ORDINANCE, CHANGE ORDERS, SUBSTITUTIONS, INSPECTIONS, TEST CERTIFICATIONS AND RECORDS. PROJECT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODES. MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.

- G5. RECORD DRAWINGS: THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES TO THE CONTRACT DOCUMENTS. AT THE CLOSE OF THE PROJECT, FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.
- G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.

- G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
- G8. FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.

- G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- G10. REFERENCE STANDARDS: COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS. EXCEPT WHERE MORE EXPLICIT OR STRONGER REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES, SERVICES STANDARDS HAVE SAME FORCE AND EFFECT AS IF FOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIC REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

- CONTRACTOR**
  - C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC. AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED OR OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
  - C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.
  - C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.
  - C5. INSTALLATION STANDARDS: ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.

- C6. HOURS OF WORK: ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.
- C7. TESTING AGENCIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIEVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

- C8. PROJECT LOG: MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT'S REVIEW.
- C9. WORK PROGRESS SCHEDULE: MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.

- C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
- C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

- C15. CONTRACTOR'S FIELD OFFICE: PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF HEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT DRAWINGS.
  - a. STORAGE STRUCTURE: PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERPROOF STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK.
  - b. COSTS: PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR USE BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT PROJECT PERIOD.
  - c. COMMUNICATION EQUIPMENT: PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER).

- C16. TEMPORARY FACILITIES: PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.
- C17. STORAGE AND PROTECTION: STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERPROOF, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

- C18. FIELD QUALITY CONTROL: EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME COMPETENT SUPERINTENDENT, AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
- C19. PRODUCT HANDLING: TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION. IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINERS OR PACKAGING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
- C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS: HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS. INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.
- C21. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.
- C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- C23. NON-CONFORMING WORK: REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- C24. PRODUCT IDENTIFICATION: NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXEMPTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.
- C25. PROTECTION OF ADJACENT WORK: PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND PROVIDE TEMPORARY BARRIERS AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.
- C26. DAMAGED PRODUCTS: DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION, REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- C27. SECURITY: PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.
- C28. TEMPORARY CONTROLS:
  - a. HEAT: PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEEMED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES, EXCEPT WHERE INDICATED OTHERWISE IN AN INDIVIDUAL SPECIFICATION SECTION. MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.
  - b. VENTILATION: VENTILATE ENCLOSED AREAS TO ASSURE CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
  - c. BARRIERS AND CLOSURES: PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
  - d. FIRE PROTECTION: COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.

- C29. INTERRUPTION OF SERVICES: INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.
- C30. EXCAVATIONS OR TRENCHING: KEEP THE AREAS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.
- C31. CUTTING AND PATCHING: DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE TO THE MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.
- C32. COORDINATION AND CLEARANCES: VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.
- C33. ATTACHMENTS AND CONNECTIONS: PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISBURSEMENT.
- C34. ISOLATION OF DISMISAL ITEMS: ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.
- C35. MAINTENANCE: CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.
- C36. ADJUSTMENTS: ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

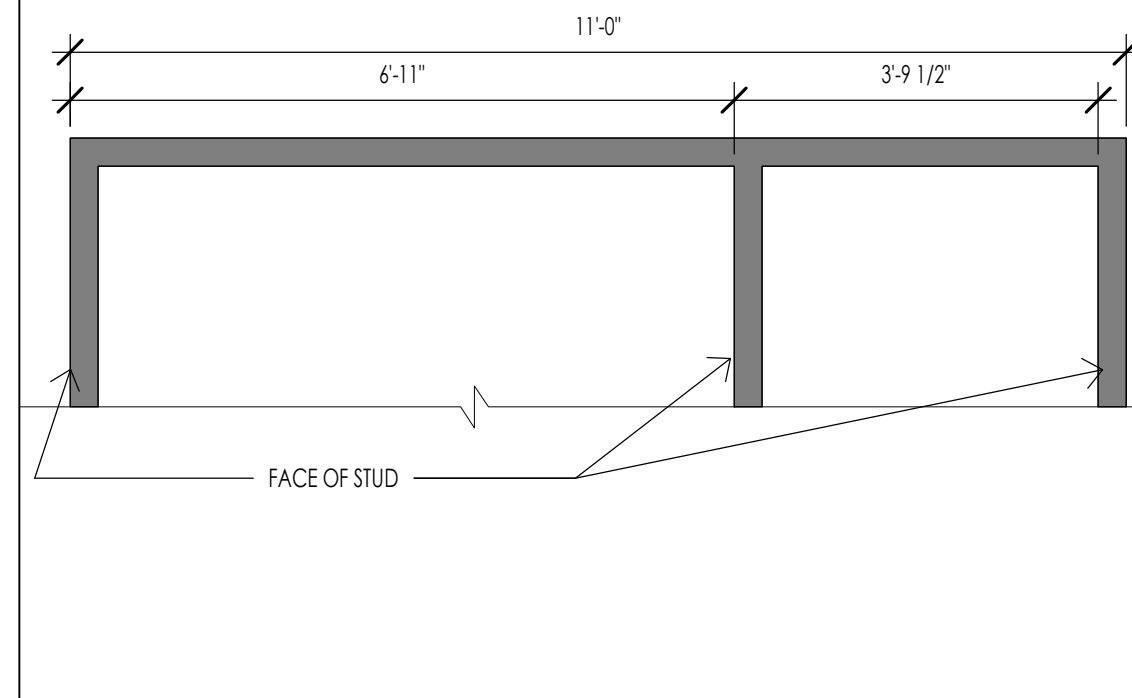
- C37. EXAMINATION OF CONDITIONS: EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETERMINAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OR INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.
- C38. CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
- C39. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
- C40. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION ALL WINDOWS MUST MEET THE "AAA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS WITHIN THE DRAWINGS.
- C41. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.
- C42. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

- C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBRANE THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DESIGNATED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.
- C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.
- C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION: DISPOSE OF TRASH AND DEBRIS AT DESIGNATED AREAS OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDFILL WHERE APPLICABLE.
- C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- C46. CLEANING MATERIALS AND EQUIPMENT: PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

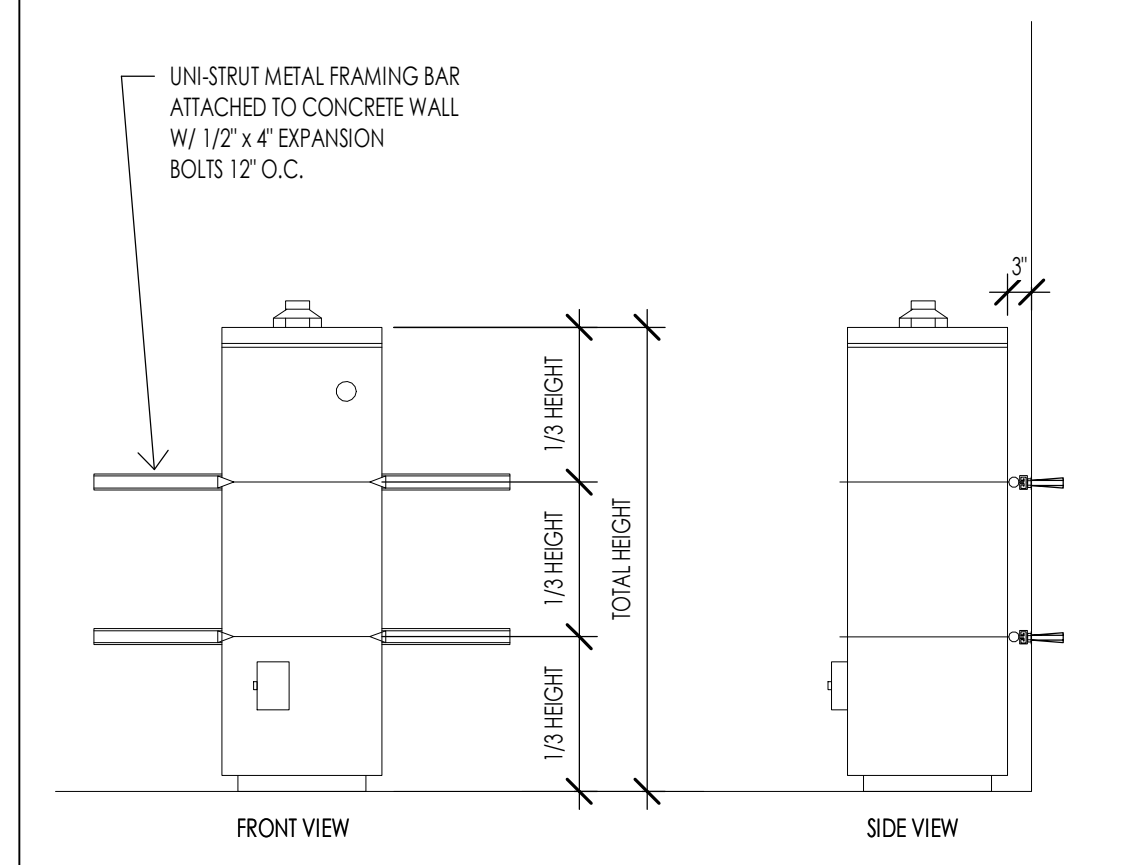
- SUBMITTALS/SUBSTITUTIONS**
  - S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.
  - S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN 90 DAYS OF WORK.
  - S3. ALL ITEMS NOTED AS DESIGNATED "BY MANUFACTURER" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.
  - S4. SOURCE QUALITY CONTROL: PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS, UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.
  - S5. SUBSTITUTIONS: PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.
  - S6. AVAILABILITY OF PRODUCTS: VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING OBSERVY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION, COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHICH THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.
  - S7. PRODUCTS AND MATERIALS: PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

- TOLERANCES**
  - T1. TOLERANCES: INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL, EXCEPT WHERE SPECIFIED OTHERWISE. WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.
    - a. TRUE TO LINE: ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - b. PLUMB: ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - c. LEVEL: ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
    - d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
  - T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.

- PROJECT CONTRACT COORDINATION:**
  - a. SUBSTANTIAL COMPLETION: AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCH LIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - b. CERTIFICATE OF OCCUPANCY: PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
  - c. PERMITS/INSPECTION CARDS: FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
  - d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
  - e. MAINTENANCE MANUALS AND WARRANTIES: FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION. ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.
  - f. TOUCH UP MATERIAL: FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.
  - g. SUBCONTRACTORS: PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LETS, RELEASES, AND WARRANTIES FROM EACH.
  - h. FINAL CLEANING AND REPAIRS: REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT. AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - i. CLOSEOUT DOCUMENTS: PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT. COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.



**TYPICAL DIMENSION METHOD**  
1/2" = 1'-0"



**WATER HEATER SEISMIC STRAPPING**  
1/2" = 1'-0"

**INSULATION SCHEDULE**

**ENERGY STRATEGY:**

- PRESCRIPTIVE PER IRC**  **RESCHECK - 2015 IECC**  **RESCHECK - UTAH 2012**

LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1. FOUNDATION WALLS AND SLAB ON GRADE	CONTINUOUS RIGID	2" TOTAL THICKNESS - 2 BELOW GRADE CONTINUOUS BELOW SLAB	R-14	OWNER COORDINATE FORMAL R-VALUE WITH INSULATION GLUED TO INSIDE OF FOUNDATION WALL OR CAST IN PLACE BELOW SLAB
2. WALL INSULATION EXTERIOR - WOOD FRAMED WALLS	BLOW-IN	5 1/2" TOTAL THICKNESS	R-23.1	JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
3. WALL INSULATION EXTERIOR - CONCRETE WALLS FURRED OUT WITH WOOD FRAMED WALLS	BLOW-IN	5 1/2" TOTAL THICKNESS 3 1/2" TOTAL THICKNESS	R-23.1 R-14.7	JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
4. FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
5. ROOFING: VENT BAFFLES	BLOW DECK	1" - TOTAL THICKNESS		FLAME RETARDANT PVC. EXTEND A MINIMUM OF 48" ABOVE EAVES
6. ROOFING: AT EAVES	FOAM-IN-PLACE	1" - TOTAL THICKNESS	R-6.8	JOHN'S MANVILLE <b>COBONDO MCS CLOSED-CELL SPRAY FOAM INSULATION</b>
7. ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHN'S MANVILLE <b>CLIMATE PROB FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
9. RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
10. AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATS	FILL VOIDS		JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
11. MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATS	FILL CAVITY		JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
12. INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATS	FILL CAVITY		JOHN'S MANVILLE <b>SPIDERB PLUS FORMALDEHYDE-FREE™</b> BLOW-IN FIBERGLASS INSULATION
13. DUCTWORK/PLUMBING LINES	DBL. FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
14. GLAZING - NFRC THERMAL RATINGS	DOUBLE PANE	LOW-E	MAX U-FACTOR: 0.32 MAX SHGC: 0.16	ALUMINUM CLAD WOOD

- INSULATION NOTES:**
- COORDINATE WITH PROJECT SPECIFICATION SECTIONS FOR INSULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL INSULATION SHALL BE TIGHT, AND NO GAPS SHALL BE LEFT.
  - ALL INSULATION AT PIPES SHALL BE INSTALLED IN A WARM SIDE ONLY.

- PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:**
- BLOWER DOOR TEST FOR BUILDING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
  - AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.
  - CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALLATION OF ENVELOPE SEALING.

**RESCHECK/ ENERGY COM CHECK**

**REScheck Software Version 4.7.2**  
**Compliance Certificate**

Project: Warm Springs #35

Energy Code: 2015 IECC  
Location: Ketchikan, Alaska  
Construction Type: Single-Family New Construction  
Conditioned Floor Area: 9,050 sq ft  
Climate Area: 245  
Permit Date: 6/18/2023  
Address: 190 Bald Mountain Road, Ketchikan, AK 99901

Compliance Agent: John A. Crocker, 7931 West Hwy, Suite 300, Sandy, UT 84086

Design/Contractor: John A. Crocker, 7931 West Hwy, Suite 300, Sandy, UT 84086

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other conditions outlined with the general application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

John Crocker - Blm Operator

**Envelope Assemblies**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. R-Value	Req. R-Value	Prop. U-Factor	Req. U-Factor
Slab on grade, Slab-On-Grade Uninsulated	200	3.4	0.08	0.033	0	0	0
Floor over Garage, All Wood joist/Truss/Over Uninsulated Slab	783	30.0	0.0	0.033	0.033	26	26
Floor over Garage Outside, All Wood joist/Truss/Over Uninsulated Slab	136	30.0	0.0	0.033	0.033	5	5
Basement Walls, Solid Concrete or Masonry Wall Height: 10'-0"	538	13.0	3.4	0.028	0.050	13	27
South Elevation, Wood Frame, 1st o.c.	1,772	23.1	7.0	0.038	0.045	38	45
Windows, Metal Frame/Double Pane with Low-E	546		0.300	0.300	170	181	
Doors, Glass	36		0.320	0.320	12	12	
Door Garage, Solid	180		0.300	0.320	50	58	
West Elevation, Wood Frame, 1st o.c.	796	23.1	7.0	0.038	0.045	22	28
Windows, Metal Frame/Double Pane with Low-E	81		0.300	0.320	18	20	

Project Title: Warm Springs #35  
Data Filename: C:\Users\jcrocker\THINKAE\Desktop\rescheck Temp\Warm Springs Residence #35.rck

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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. R-Value	Req. R-Value	Prop. U-Factor	Req. U-Factor
Door 4: Glass	150		0.320	0.320	48	48	
North Elevation, Wood Frame, 1st o.c.	1,303	23.1	7.0	0.038	0.045	41	49
Windows, Metal Frame/Double Pane with Low-E	213		0.300	0.320	64	66	
East Elevation, Wood Frame, 1st o.c.	534	23.1	7.0	0.038	0.045	19	22
Windows, Metal Frame/Double Pane with Low-E	46		0.300	0.320	14	15	
Roof - Level 1: Flat Ceiling or Sloped Truss	2,002	50.0	10.0	0.030	0.036	41	52

Project Title: Warm Springs #35  
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Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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The designs shown and described herein including all technical drawings, graphic



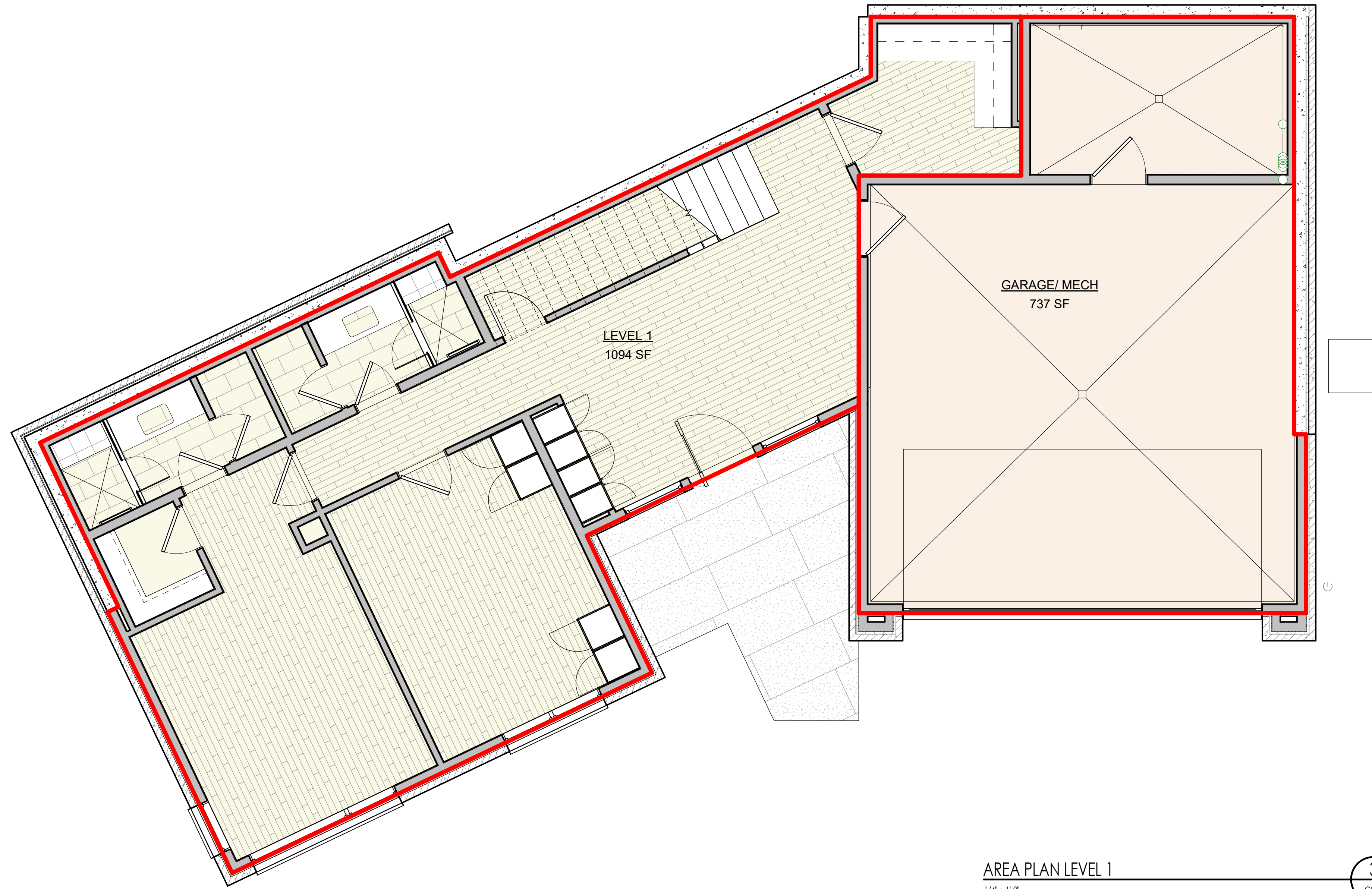
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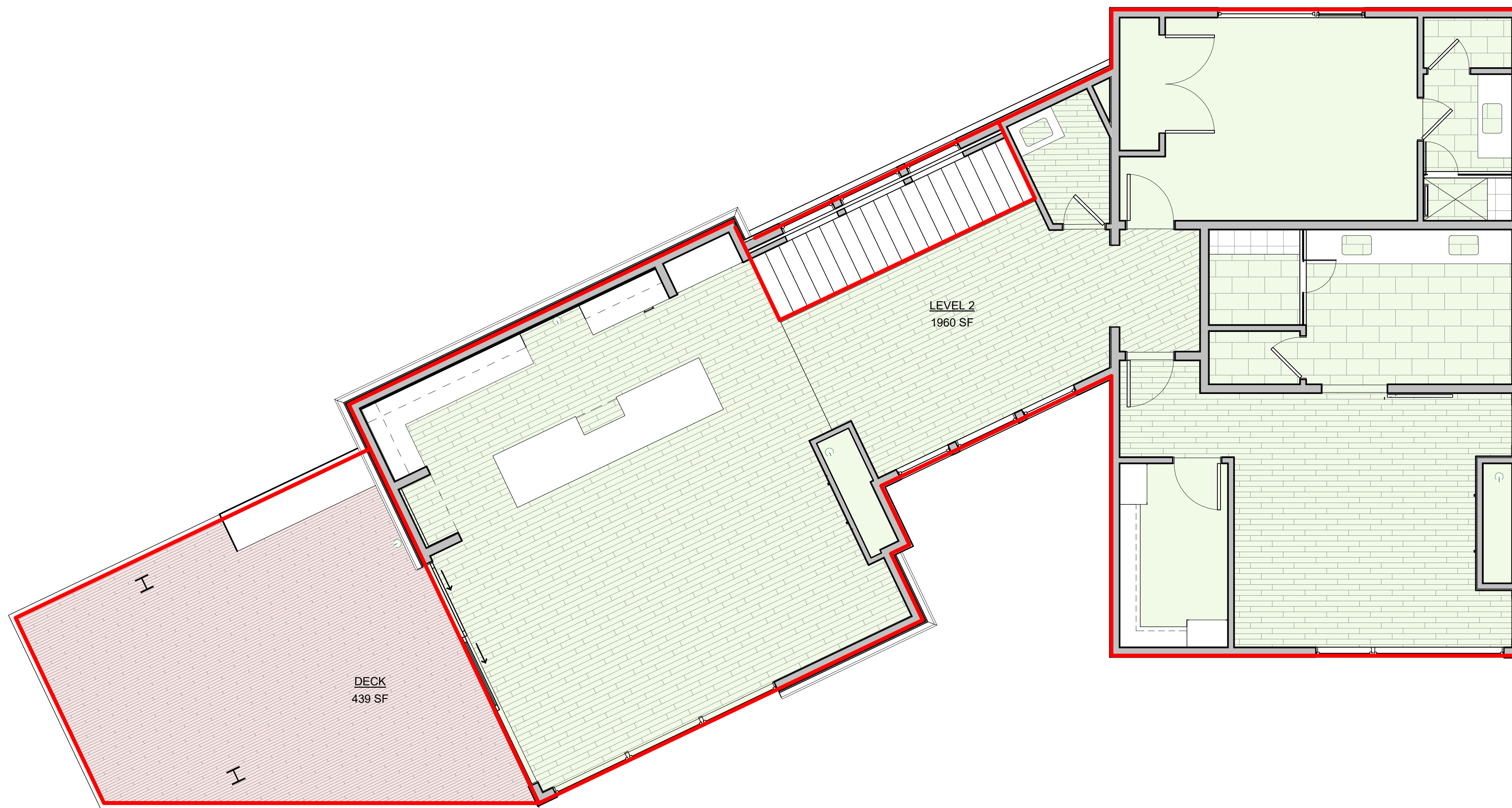
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AREA PLAN LEVEL 1  
1/4" = 1'-0"

3  
G003



AREA PLAN LEVEL 2  
1/4" = 1'-0"

2  
G003

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	1094 SF
LEVEL 2	1960 SF
	3054 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/MECH	737 SF
	737 SF

BUILDING AREA - TOTAL	
TOTAL	
	3791 SF

EXTERIOR AREA - DECK	
AREA	EXTERIOR
DECK	439 SF
	439 SF

WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
BUILDING AREA  
ANALYSIS

SHEET NUMBER:  
G003

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PERMIT SET

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 1-GENERAL REQUIREMENTS

#### 01-01 SUMMARY

##### PROJECT INFORMATION:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

IRC 104.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH THE ARCHITECT TO RE-SUBMIT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

THE CONSTRUCTION DOCUMENTS INCORPORATE BOTH THE PLANS AND SPECIFICATIONS FOR THE PROJECT. THE INCLUDED DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED A WHOLE SET OF DRAWINGS. ALL ITEMS REQUIRED FOR CONSTRUCTION MAY BE SHOWN EITHER IN DRAWINGS AND/OR SPECIFICATIONS. REQUIRED ITEMS MAY APPEAR IN WORKING DRAWINGS AND SPECIFICATIONS WHETHER GRAPHIC OR WRITTEN FORM, SO LONG AS THEY DO APPEAR SOMEWHERE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECIES TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADICTION DOES OCCUR, THE MOST STRINGENT APPLICATION OR SPECIFICATION APPLIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.

CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.

CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

AN APPROVE NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SEE I.R.C. SECTION R319.

##### PROJECT IDENTIFICATION

NAME: THUNDER SPRING RESIDENCES, UNITS 1 A & 2  
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83840  
OWNER: VFF COMPANIES

THE PROJECT SHALL INCLUDE THE CONSTRUCTION OF NINE SINGLE FAMILY HOMES AND TWO-FAMILY DWELLINGS. THE CONSTRUCTION SHALL BE OF CONCRETE FOUNDATION WITH WOOD AND STEEL CONSTRUCTION.

##### PHASED CONSTRUCTION:

YES

ACCESS TO SITE:  
NEW CONSTRUCTION: CONTRACTOR SHALL HAVE USE OF PROJECT SITE FOR CONSTRUCTION OPERATIONS DURING CONSTRUCTION PERIOD. ALL STORAGE MUST BE MAINTAINED ON SITE, AND SHALL NOT DISTURB PROPERTY OUTSIDE OF PROPERTY LINES, UNLESS APPROVED BY THE CITY AND OWNER.

### 01-02 ALLOWANCES

#### LUMP-SUM ALLOWANCES:

CONTRACTOR SHALL PROVIDE LUMP SUM ALLOWANCES FOR THOSE ITEMS INDICATED ON PLANS, SCHEDULES OR ITEMS REQUIRING ADDITIONAL DETAIL OR SELECTION. LUMP SUM SHALL BE INCLUDED WITHIN SCHEDULE OF VALUES.

#### CONTINGENCY ALLOWANCES:

USE OF THE CONTINGENCY ALLOWANCE SHALL ONLY BE AS DIRECTED BY ARCHITECT FOR OWNER'S PURPOSES AND ONLY IN PART CHANGE ORDERS THAT INDICATE AMOUNTS TO BE CHARGED TO THE ALLOWANCE.

CONTRACTOR'S OVERHEAD, PROFIT, AND RELATED COSTS FOR PRODUCTS AND EQUIPMENT ORDERED BY OWNER UNDER THE CONTINGENCY ALLOWANCE ARE INCLUDED IN THE ALLOWANCE AND ARE NOT PART OF THE CONTRACT SUM.

CHANGE ORDERS AUTHORIZING USE OF FUNDS FROM THE CONTINGENCY ALLOWANCE WILL INCLUDE CONTRACTOR'S RELATED COSTS. FOR WORK SPECIFIED WITHIN THE CHANGE ORDER, PROFIT AND OVERHEAD OF THE CONTRACTOR SHALL EQUAL PROJECT PROFIT AND OVERHEAD FOR PROJECT.

AT PROJECT CLOSEOUT, CREDIT ALL UNUSED AMOUNTS REMAINING IN THE CONTINGENCY ALLOWANCE TO OWNER BY CHANGE ORDER.

#### SCHEDULE OF ALLOWANCES:

CONTRACTOR SHALL PROVIDE SCHEDULE OF ALL ALLOWANCES AS A PART OF BIDDING FOR OWNER AND ARCHITECT REVIEW.

### 01-03 ALTERNATES

#### GENERAL SUMMARY:

ALTERNATES MAY BE INCLUDED ON THE DRAWINGS, AND SHOULD BE SEPARATED DURING THE BIDDING PROCESS. THE CONTRACTOR MAY ALSO SUBMIT REQUEST FOR ALTERNATES DURING BIDDING. ALL ALTERNATES MAY BE ACCEPTED AFTER REVIEW OF ALTERNATE WITH THE OWNER, AND THE CONTRACTOR WILL BE NOTIFIED IF AN ALTERNATE IS TO BE ACCEPTED OR NOT. THE CONTRACTOR SHALL NOT ASSUME THAT ALTERNATES ARE ACCEPTED, UNLESS NOTIFIED BY THE ARCHITECT THROUGH ADDENDUM, AS, OR PROPOSAL, REQUEST OF ACCEPTANCE OF THE ALTERNATE. ALL ALTERNATE WORK MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID BY CHANGE ORDER IN THE AMOUNT OF THE ADDITIONAL COSTS OR SAVINGS, IF OWNER DECIDES TO ACCEPT THE ALTERNATE BID.

- ALTERNATES DESCRIBED IN THIS SECTION ARE PART OF THE WORK ONLY IF ENUMERATED IN THE AGREEMENT.
- THE COST OR CREDIT FOR EACH ALTERNATE IS THE NET ADDITION TO OR DEDUCTION FROM THE CONTRACT SUM TO INCORPORATE ALTERNATE INTO THE WORK. NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.
- ALTERNATES PROPOSED BY THE CONTRACTOR DURING BIDDING MUST NOT BE SHOWN AS THE BASE BID FOR THE PROJECT. ALL BASE BIDS MUST BE THOSE ITEMS SPECIFIED ON THE DRAWINGS, AND ALL ALTERNATES PROPOSED BY THE CONTRACTOR MUST BE OUTSIDE OF THE REQUIRED NUMBER OF BASE BIDS FOR EACH DISCIPLINE. THE ALTERNATE MAY BE THEN PRESENTED.

### 01-04 SUBSTITUTION PROCEDURES

#### GENERAL SUMMARY:

ALL CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE REQUIRED BY THE CONTRACT DOCUMENTS AND PROPOSED BY CONTRACTOR, SHALL BE APPROVED BY THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

**SUBMITTALS**  
SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION BY ARCHITECT AND OWNER. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED.

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING:

- STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.
- PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.
- SAMPLES, WHERE APPLICABLE OR REQUESTED.
- DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK.
- COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.

ARCHITECT WILL REQUEST ADDITIONAL INFORMATION IF NEEDED TO QUALIFY DOCUMENTATION FOR EVALUATION. ARCHITECT WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION IN WRITING. THE CONTRACTOR SHALL NOT INCLUDE PROPOSED SUBSTITUTIONS IN BIDS OR COSTS UNTIL ACCEPTANCE OF SUBSTITUTION BY ARCHITECT AND OWNER.

### 01-05 PAYMENT PROCEDURES

#### SUBMITTALS

SUBMIT THE SCHEDULE OF VALUES WITH UPDATED CONSTRUCTION SCHEDULE TO ARCHITECT AT EARLIEST POSSIBLE DATE BUT NO LATER THAN SEVEN DAYS BEFORE THE DATE SCHEDULED FOR PAYMENT APPLICATION.

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES:

PROJECT NAME AND LOCATION,  
NAME OF ARCHITECT,  
CONTRACTOR'S NAME AND ADDRESS,  
DATE OF SUBMITTAL.

ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703. PROVIDE A SEPARATE LINE ITEM IN THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED.  
UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.

EACH APPLICATION FOR PAYMENT SHALL BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS AS CERTIFIED BY ARCHITECT AND PAID FOR BY OWNER.

EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIEN FROM ENTITIES LAWFULLY ENTITLED TO FILE A MECHANIC'S LIEN ARISING OUT OF THE CONTRACT AND RELATED TO THE WORK COVERED BY THE PAYMENT. SUBMIT PARTIAL WAIVERS ON EACH ITEM FOR AMOUNT REQUESTED IN PREVIOUS APPLICATION. ON EACH ITEM, WHEN AN APPLICATION SHOWS COMPLETION OF AN ITEM, SUBMIT CONDITIONAL FINAL OR FULL WAIVERS. WAIVER FORMS, SUBMIT WAIVERS OF LIEN ON FORMS, EXECUTED IN A MANNER ACCEPTABLE TO OWNER.

### 01-06 TEMPORARY TREE AND PLANT PROTECTION

#### GENERAL

CONTRACTOR SHALL REVIEW PLANS WITH SITE AND MARK ALL TREES IDENTIFIED ON THE DRAWINGS TO BE PROTECTED AND REMAIN DURING CONSTRUCTION.

THE CONTRACTOR AND ARCHITECT SHALL REVIEW THE MITIGATION WITH THE CITY PRIOR TO COMMENCING CONSTRUCTION, AND SHALL RECEIVE APPROVAL FROM THE CITY.

#### SUBMITTALS

CONTRACTOR, ARCHITECT AND OWNER SHALL REVIEW ON SITE AFTER TREES HAVE BEEN MARKED AND PRIOR TO STAKING.

#### EXCLUSION

PROVIDE 6" HIGH FENCING AROUND TREE. FENCING SHALL BE INSTALLED TO PROVIDE PROTECTION TO TREE AND SHALL BE INSTALLED AT DIAMETER TO MATCH DRP LINE OF TREE.

### 01-07 OPERATION AND MAINTENANCE STAFF

#### GENERAL

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL OPERATION MANUALS, WARRANTY INFORMATION, ETC. FOR ALL EQUIPMENT, APPLIANCES, ETC. AT THE COMPLETION OF THE PROJECT.

ALL INFORMATION SHALL BE COLLECTED AND PLACED IN BINDER AND/OR DIGITAL DATA FOR THE OWNER TO REVIEW. CONTRACTOR SHALL PROVIDE START UP AND MAINTENANCE REVIEW WITH OWNER PRIOR TO FINAL PAYMENT.

THE CONTRACTOR SHALL SCHEDULE A TIME TO REVIEW AND TRAIN THE OWNER AND/OR OWNER'S REPRESENTATIVES ON ALL ITEMS RELATED TO OPERATION OF ALL EQUIPMENT.

### 01-08 WARRANTY

#### SUBMITTALS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING WORKMANSHIP, MATERIAL, ETC. ON THE PROJECT FOR A PERIOD OF (1) YEAR FROM COMPLETION. A WRITTEN WARRANTY SHALL BE PROVIDED (FROM VENDORS) ON ALL MATERIALS THAT HAVE EXTENDED WARRANTY PERIODS ABOVE THOSE STATED ABOVE. SUCH AS FLOORING MATERIALS WHICH SHALL PROVIDE A WARRANTY FOR MATERIALS FOR A MINIMUM OF 20 YEARS.

### 01-09 SUBMITTALS

#### GENERAL

REQUIREMENTS FOR THE SUBMITTAL PROCEDURAL REQUIREMENTS FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER SUBMITTALS REQUIRED BY SPECIFICATIONS FOR ARCHITECT/OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION WITHIN PROJECT.

ELECTRONIC DIGITAL DATA FILES OF THE CONTRACT DRAWINGS WILL NOT BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS.

"CONTRACTOR (EACH SUBCONTRACTOR) SHALL BE SOLELY RESPONSIBLE AND ASSUMES FULL LIABILITY FOR ENSURING THAT SUBMITTALS ARE TIMELY PROVIDED TO THE ARCHITECT, AND THE CONTENT THEREOF COMPLIES IN FULL, AND IS PROVIDED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. THE CONTRACTOR (SUBCONTRACTOR) HEREBY AGREES TO HOLD HARMLESS THE ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FROM FAILURE TO COMPLY WITH THIS PROVISION. CONTRACTOR FURTHER AGREES TO DEFEND AND INDEMNIFY ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FOR ANY AND ALL INJURIES, DAMAGES AND LIABILITY RESULTING FROM A BREACH HEREOF."

COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY. SUBMITTALS THAT REQUIRE CONCURRENT REVIEW SHOULD BE SO INDICATED IN THOSE SECTIONS. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.

ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING REVISIONS.

INITIAL REVIEW: ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

RESUBMITTAL REVIEW: ALLOW 14 DAYS FOR REVIEW OF EACH RESUBMITTAL.

SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECTS CONSULTANTS, OWNER, OR OTHER PARTIES IS REQUIRED.

ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

ELECTRONIC SUBMITTALS WILL BE ACCEPTED, BUT MUST BE COMPLETE AND MUST BE INCLUDED INTO SINGLE DIGITAL (.PDF FORMAT) FILE. THE FILE MUST PROVIDE MEANS FOR INSERTION TO PERMANENTLY RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.

DISTRIBUTION: FURNISH COPIES OF FINAL SUBMITTALS TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS.

USE FOR CONSTRUCTION: RETAIN COMPLETE COPIES OF SUBMITTALS ON PROJECT SITE. USE ONLY FINAL ACTION SUBMITTALS THAT ARE MARKED WITH APPROVAL NOTATION FROM ARCHITECTS ACTION STAMP.

GENERAL SUBMITTAL PROCEDURAL REQUIREMENTS: PREPARE AND SUBMIT SUBMITTALS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS. TYPES OF SUBMITTALS (PRODUCT, SAMPLE OR SHOP DRAWINGS) ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS. PROVIDE A MINIMUM OF TWO COPIES OF EACH SUBMITTAL. ONE COPY WILL BE RETAINED BY ARCHITECT, AND ONE COPY RETURNED TO CONTRACTOR.

ARCHITECT WILL RETURN AN ANNOTATED FILE AND RETAIN ONE COPY OF FILE AS AN ELECTRONIC PROJECT RECORD DOCUMENT FILE.

A. ACTION SUBMITTALS:  
SUBMIT TWO PAPER COPIES OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES.

B. INFORMATIONAL SUBMITTALS:  
SUBMIT TWO PAPER COPIES) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.

C. CERTIFICATES AND CERTIFICATIONS SUBMITTALS:  
CERTIFICATES AND CERTIFICATIONS SHALL BE SIGNED BY AN OFFICER OR OTHER INDIVIDUAL AUTHORIZED TO SIGN DOCUMENTS ON BEHALF OF THAT ENTITY.

D. SHOP DRAWINGS:  
PREPARE PROJECT SPECIFIC INFORMATION, DRAWING ACCORDING TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA, UNLESS SUBMITTAL BASED ON ARCHITECT'S DIGITAL DATA DRAWING FILES IS OTHERWISE PERMITTED.

SUBMIT SHOP DRAWINGS IN THE FOLLOWING FORMAT:  
PDF ELECTRONIC FILE (OR)  
TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.

6. SAMPLES:  
SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE FOR A CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN SUBMITTAL AND ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

MAINTAIN SETS OF APPROVED SAMPLES AT PROJECT SITE. AVAILABLE FOR QUALITY CONTROL COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITY. SAMPLE SETS MAY BE USED TO DETERMINE FINAL ACCEPTANCE OF CONSTRUCTION ASSOCIATED WITH EACH SET.

CONTRACTOR'S REVIEW:

THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE CONTRACT AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS; NOTE CORRECTIONS AND FIELD DIMENSIONS THAT VARY FROM CONSTRUCTION DOCUMENTS, AND MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT. SUBMITTALS NOT STAMPED APPROVED BY THE CONTRACTOR WILL NOT BE REVIEWED, AND RETURNED TO CONTRACTOR FOR APPROVAL BEFORE ARCHITECTURE/OWNER REVIEW.

ARCHITECT'S ACTION:

THE ARCHITECT WILL REVIEW EACH SUBMITTAL, MAKE MARKS TO INDICATE CORRECTIONS OR REVISIONS REQUIRED, AND RETURN IT. ARCHITECT WILL STAMP EACH SUBMITTAL WITH AN ACTION STAMP AND WILL MARK STAMP APPROPRIATELY TO INDICATE ACTION. THE ARCHITECT WILL RETAIN ONE COPY FOR FILE RECORD DOCUMENTS, AND WILL RETURN ALL REMAINING COPIES TO CONTRACTOR.

INCOMPLETE SUBMITTALS ARE UNACCEPTABLE, WILL BE CONSIDERED NONRESPONSIVE AND WILL BE RETURNED FOR RESUBMITTAL WITHOUT REVIEW.

SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS MAY BE RETURNED BY THE ARCHITECT WITHOUT ACTION.

### 01-10 DEFERRED SUBMITTALS

#### GENERAL

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

SEE DEFERRED SUBMITTAL LEGEND FOR ALL DEFERRED SUBMITTALS BY THE GENERAL CONTRACTOR, AND PROCESS PER IRC FOR REVIEW AND APPROVAL OF ALL DEFERRED SUBMITTALS. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF THESE ITEMS. NO CONSTRUCTION OF ANY ITEM LISTED AS A DEFERRED SUBMITTAL SHALL COMMENCE PRIOR TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

#### SUBMITTALS

UNLESS NOTED ON DRAWINGS, THE FOLLOWING ARE REQUIRED FOR THE DEFERRED SUBMITTAL PROCESS.  
1. FIRE SPRINKLER DRAWINGS IF REQUIRED  
2. PRE-FABRICATED ROOF AND FLOOR TRUSSES  
3. HEATING AND COOLING MECHANICAL SYSTEMS  
4. LIGHT FIXTURES  
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.  
6. FACTORY BUILT FIREPLACES.

#### DEFERRED SUBMITTAL PROCESS:

- THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.
- THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURE.
- THE REVIEWED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.
- SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

### DIVISION 3-CONCRETE

### 03-05 CAST IN PLACE FOOTINGS

#### GENERAL PRODUCTS

CONCRETE FOOTINGS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

REINFORCING SHALL BE AS PER THE FOOTING SCHEDULE -SEE STRUCTURAL DRAWINGS.

**SUBMITTALS**  
DESIGN MIXTURES FOR EACH CONCRETE MIX.

#### EXCLUSION

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL. (CERTIFIED 95% COMPACTION). ANY QUESTIONABLE SOIL SHALL BE REVIEWED BY SOIL ENGINEER PRIOR TO PLACEMENT OF FOOTING. THE CONTRACTOR SHALL COORDINATE AND REQUEST A SITE OBSERVATION REPORT FROM GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FOOTINGS

ALL TYPICAL FOOTINGS TO BE MINIMUM OF 48" FROM FINISH GRADE TO BOTTOM OF FOOTING.

FOOTING SIZE AND REINFORCEMENT MUST MEET REQUIREMENTS OF 2012 IRC R403. FOOTING SIZE ARE SPECIFIED ON STRUCTURAL DRAWINGS WHICH TAKE PRECEDENCE UNLESS SPECIFIED.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND ACI 301 FOR HOT-WEATHER PROTECTION DURING CURING.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

CONSTRUCTION JOINTS: INSTALL SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED

### 03-06 CAST IN PLACE FOUNDATION WALLS

#### GENERAL PRODUCTS

CONCRETE FOUNDATION TO BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

REINFORCING SHALL BE AS PER THE FOUNDATION WALL SCHEDULE - SEE STRUCTURAL DRAWINGS.

#### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

#### EXCLUSION

TYPICAL WALLS SHALL BE A MINIMUM OF 8" THICK U.N.O. ON PLANS. REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THICKNESS OF WALLS. REFER TO TOP OF WALL DETAILS ON ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SPECIFIED DETAILS AND REQUIREMENTS.

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 4' ABOVE FINISH GRADE.

PROVIDE WATERPROOFING AT EXTERIOR OF FOUNDATION WALLS BELOW FINISH GRADE AT ALL HABITABLE SPACES. SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE PERIMETER FOUNDATION DRAIN -SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR. COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS.

CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.

CONSTRUCT FORM WORK SO CONCRETE MEMBERS AND STRUCTURES ARE OF SIZE, SHAPE, ALIGNMENT, ELEVATION, AND POSITION INDICATED PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

FINISH: PROVIDE RUBBED SURFACES ON ALL EXPOSED SURFACES OF ALL EXPOSED CONCRETE FOUNDATION WALLS NO LATER THAN ONE DAY AFTER FORM REMOVAL.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. DEFECTIVE CONCRETE: REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

### 03-08 CAST IN PLACE INTERIOR CONCRETE SLABS

#### GENERAL PRODUCTS

INTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6"-W1 X W1 W4 W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

#### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

#### EXCLUSION

ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 1/4" POLYETHYLENE (OR APPROVED EQUAL) VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 4" MINIMUM COMPACTED SUB BASE.

CONTRACTOR TO VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

COORDINATE WITH HV AC CONTRACTOR FOR FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER PLANS. PROVIDE BY DESIGN BUILD CONTRACTOR COORDINATED BY THE GENERAL CONTRACTOR. THE RADIANT TUBING MUST BE WITHIN THE TOP HALF OF THE SLAB.

TROWEL FINISH: SMOOTH

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

ALL JOINTS SHALL BE CUT.

SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT CONCRETE SLABS.

### 03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

#### GENERAL PRODUCTS

EXTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6"-W1 X W1 W4 W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

#### SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

#### EXCLUSION

ALL SLABS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE.

SLAB SHALL SLOPE 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING.

PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24" O.C.

CONTRACTION JOINTS IN SLABS ON-GRADE AS INDICATED SHALL BE AT LEAST ONE-FOURTH OF CONCRETE THICKNESS AS SHOWN ON DRAWINGS.

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.

SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT CONCRETE SLABS.

RADIANT HEATING TUBES ARE TO BE LOCATED IN SEVERAL CONCRETE PATIOS AT THE EXTERIOR AS NOTED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR FOR EXTENT OF TUBING LOCATIONS AND DESIGN OF TUBING LAYOUT. CONTRACTOR TO COORDINATE PLACEMENT OF TUBES IN TOP HALF OF CONCRETE SLAB.

ALL SLABS AT EXTERIOR FOR RADIANT HEATING SHALL 2" CLOSED-CELL SPRAY-FOAM INSULATION UNDER THE SLAB.

### 03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS

#### GENERAL PRODUCTS

EXTERIOR CONCRETE STEPS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. PROVIDE #3 AT EACH NOSING OF STAIRS. PROVIDE MINIMUM OF 2" COVERAGE OF CONCRETE TO ALL STEEL. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

**SUBMITTALS**  
DESIGN MIXTURES FOR EACH CONCRETE MIX.

#### EXCLUSION

ALL STEPS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE OR GRAVEL STEPS SHALL SLOPE 1/8" AT EACH TREAD TO ALLOW DRAINAGE.

PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24" O.C.

STEPS TO HAVE RISER MAXIMUM HEIGHT OF 7" AND MINIMUM TREAD OF 12". SEE ARCHITECTURAL DETAILS FOR RISE AND RUN FOR EACH STEP.

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 5 METALS

#### 05-01 STRUCTURAL STEEL WIDE BEAMS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL BEAMS (ASTM A 572/A 572M, GRADE 50)

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS, INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS. ASTM A325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A563 HEAVY HEX CARBON STEEL NUTS; AND ASTM F436 HARDENED CARBON STEEL WASHERS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SSPC-PAIN 25, TYPE 1, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, 'AMHERST GRAY'.

PROVIDE BEAMS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS. VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. CAMBER STRUCTURAL STEEL MEMBERS WHERE INDICATED. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES. REMOVE BLEMISHES BY FILING OR GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-02, 05-03, 05-04 STRUCTURAL STEEL COLUMNS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL COLUMNS: TUBE, PIPE, WIDE FLANGE, AS NOTED ON STRUCTURAL DRAWINGS.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

1. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.

PROVIDE COLUMNS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, THEN PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2'-0" O.C. VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL. BOLTS MAY EXTEND THROUGH ONE STUD.

#### 05-06 STRUCTURAL STEEL CHANNELS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL CHANNELS (ASTM A 572/A 572M, GRADE 50)

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

1. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.

PROVIDE CHANNELS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES.

REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-08 STRUCTURAL STEEL ANGLE LINTELS

**GENERAL PRODUCTS**  
STRUCTURAL STEEL LINTELS

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS, INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
ALL STEEL LINTELS TO BE HOT-DIPPED GALVANIZED. WHEN PART OF THE LEG IS EXPOSED TO VIEW DUPLEX COAT LINTEL AND OVER THE GALVANIZING-PRIME LINTEL. PRIOR TO DELIVERY TO SITE, EXPOSED STEEL SHALL BE FINISHED SSPC-PAIN 25, TYPE 1, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, 'AMHERST GRAY' OR AS SELECTED BY ARCHITECT.

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES. REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL, AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-10 ANCHOR BOLTS

**GENERAL PRODUCTS**  
ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

**EXECUTION**  
ANCHOR BOLTS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURAL DRAWINGS (MOST STRINGENT CONDITIONS APPLY). PROVIDE 5" MINIMUM UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

#### 05-11 EXPANSION ANCHORS

**GENERAL PRODUCTS**  
EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

**EXECUTION**  
EXPANSION ANCHORS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURAL DRAWINGS (MOST STRINGENT CONDITIONS APPLY).

ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

#### 05-18 STEEL GUARDRAILS & HAND RAILINGS

**GENERAL PRODUCTS**  
STEEL AND ORNAMENTAL RAILINGS AS SHOWN ON DRAWINGS AND DETAILS.

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

- A. Epoxy-Modified Latex System:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy-modified latex, interior, glass matching topcoat.
  - 3) Topcoat: Epoxy-modified latex, exterior, eggshell, (Gloss Level 3), MPI #254MPI #254K-Green; S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, 875-300 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, 'AMHERST GRAY' OR AS SELECTED BY INTERIOR DESIGNER.

BRACKETS, FLANGES, AND ANCHORS: SAME METAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.

TOP CAP TO BE INTERIOR: CONTINUOUS WOOD RAIL CAP WITH WOOD TO MATCH THAT OF WOOD FLOOR, FINISHED AS SELECTED BY INTERIOR DESIGNER.  
EXTERIOR: CONTINUOUS COMPOSITE 'TRUGRAIN' RAIL CAP. SEE DETAIL FOR SIZE. FINISHED AS SELECTED BY ARCHITECT.

HANDRAILS AND GUARDRAILS SHALL MEET FOLLOWING DESIGN LOADS:  
UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.  
CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

TOP RAILS OF GUARDS:  
UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.  
CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

INFILL OF GUARDS:  
CONCENTRATED LOAD OF 50 LBS APPLIED HORIZ. ON AN AREA OF 1 SQ. FT.  
UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.

**SUBMITTALS**

FOR RAILINGS ASSEMBLED FROM STANDARD COMPONENTS, GROUT, ANCHORING CEMENT, AND PAINT PRODUCTS.

SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

**EXECUTION**  
HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R317.1.7:

A. HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS, VOLUTES, TURNOUT OR STARTING FINISHES SHALL BE ALLOWED OVER THE LOWEST TREAD.

B. ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OF PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 5 1/4 INCHES (139 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 INCHES (51 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1/4 INCHES (6.5 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES (32 MM) TO A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

C. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

#### 05-37 MISC. METAL FABRICATIONS

**GENERAL PRODUCTS**  
STEEL FABRICATIONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1. CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.
2. STEEL STAR ELEMENTS. FINISH AS NOTE #1 BELOW.

**SUBMITTALS**  
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATIONS.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL.

**EXECUTION**  
FINISH: NOTE #1: PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
  - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
  - 2) Intermediate Coat: Epoxy, high-build, low glass, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
  - 3) Topcoat: Polyurethane, two-component, pigmented, glass, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, 'AMHERST GRAY'.

NOTE#2: PROVIDE DUPLEX COATING OF HOT-DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS:

- A. Water-based Light Industrial Coating System:
  - 1) Prime Coat: Primer, water-based, anti-corrosive for metal, MPI # 107; S-W Pro Industrial Pro-Cyl Universal Primer, 866-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
  - 2) Prime Coat: Shop primer specified in section where substrate is specified.
  - 3) Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
  - 4) Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 163-S-W Pro Industrial Acrylic Semi-Gloss Coating, 866-650 Series, at 2.5 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, 'AMHERST GRAY'.

PROVIDE FABRICATIONS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL, AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESSES.

REMOVE BLEMISHES BY FILING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

#### 05-55 CUSTOM STEEL STAIRS

**GENERAL PRODUCTS**  
STAIR COMPONENTS AS FOLLOWS:

- STRINGERS: EXPOSED STEEL PLATE STRINGERS AS PER DETAILS.
- TREADS: 3" THICK WOOD TREADS AS PER DETAILS.
- RISERS: OPEN RISER THAT DOES NOT EXCEED 4".

**SUBMITTALS**  
SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.

**EXECUTION**  
PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO JOIN AND ANCHOR STAIRS AND FINISHES ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND 5/16" DIA BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.

METAL SURFACES: GENERAL: PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES WITHOUT BLEMISHES.

FINISH: FACTORY PRIMED FOR A HIGH-PERFORMANCE COATING WITH COLOR AS SELECTED BY ARCHITECT.

PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED: UNIFORM LOAD: 100 LBF/SQ. FT. CONCENTRATED LOAD: 300 LBF APPLIED ON AN AREA OF 4 SQ. IN.

LIMIT DEFLECTION OF TREADS, PLATFORMS, AND FRAMING MEMBERS 1/8 INCH.

STRUCTURAL PERFORMANCE OF RAILINGS: PROVIDE RAILINGS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED.

PROVIDE A MINIMUM OF 7'-6" HEAD CLEARANCE AT ALL POINTS.

#### DIVISION 6-WOOD, PLASTICS & COMPOSITES

##### 06-01, 06-02, 06-03, 06-04, 06-05, 06-06 STUD WALL ROUGH FRAMING

**GENERAL PRODUCTS**  
TIMBER BEAMS/COLUMNS/TRUSSES/ROOF PURLINS/JAUNCHES AS SHOWN ON ARCHITECTURAL/STRUCTURAL DRAWINGS AND DETAILS.

TIMBER BEAMS TO BE #1 OR BETTER, KILN DRIED 15% MOISTURE OR LESS.  
TIMBER TO BE: DOUG FIR  
TIMBER TO BE: S4S  
COLOR: STAINED WITH SHERMA WILLIAMS SEMI-TRANSPARENT 'HAWTHORNE'

**SUBMITTALS**  
SHOP DRAWINGS: ALL TIMBER JOISTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.

**EXECUTION**  
TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBERS. COORDINATE WITH ARCHITECTURAL/STRUCTURAL DRAWINGS FOR CONNECTIONS AT EACH TIMBER.  
ALL JOINTS SHALL BE TRUE AND SQUARE WITH TOLERANCES OF LESS THAN 1/8" WITHIN JOINT.

**06-32 WOOD DECKING**  
**GENERAL PRODUCTS**  
WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS

WOOD DECKING SHALL BE: 'GOLD DECKING' BY TRUGRAIN REYSITA

COLOR: AS SELECTED BY ARCHITECT

**SUBMITTALS**  
SAMPLE OF ACTUAL SAMPLE WITH STAIN SAMPLE SELECTED FOR ARCHITECT APPROVAL.

**EXECUTION**  
ATTACH WOOD DECKING TO FRAMING (SEE STRUCTURAL PLANS FOR SIZE) WITH HIDDEN FASTENER SYSTEM AS RECOMMENDED BY MANUFACTURER.

**06-38 PLYWOOD/ OSB WALL SHEATHING**  
**GENERAL PRODUCTS**  
WALL SHEATHING TO BE: 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL DRAWINGS.

EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

**EXECUTION**  
NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.

PROVIDE BLOCKING AT ALL PANEL EDGES.

**06-41 PLYWOOD/ OSB ROOF SHEATHING**  
**GENERAL PRODUCTS**  
ROOF SHEATHING TO BE: 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL DRAWINGS.

EXTENT OF ROOF SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

**EXECUTION**  
NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS, AND SHEATHING SHALL BE INSTALLED PERPENDICULAR TO ROOF JOISTS/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES.

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.
2. ALL WALLS SHALL BE VERTICAL, PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL, SECTION OR STORY OF WALL.
3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

#### 06-07, 06-08, 06-09 WOOD BLOCKING/FIREBLOCKING

**GENERAL PRODUCTS**  
FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS (R32.1.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.1.1. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER I.R.C.

**EXECUTION**  
FIRE BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS, CONTRACTOR SHALL COORDINATE THESE LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT THE CEILING AND FLOOR LEVELS AND AT 16'FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (I.R.C. 302.1.1 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS. (I.R.C. 302.1.1 (2))

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS, ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. (I.R.C. 302.1.1 (3) AND I.R.C. 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, PREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (I.R.C. 302.1.1 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (I.R.C. 302.1.1 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS. THE SPACE BETWEEN THE FLOOR S48 AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 1000 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FURRED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (I.R.C. 302.1.2)

G. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. (I.R.C.302.1.1 (1))

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELING UNIT SEPARATION. (I.R.C. 302.1.1 (6))

#### 06-15 WOOD FRAMING

**GENERAL PRODUCTS**  
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER WOOD STUDS AS SHOWN ON DRAWINGS.

**EXECUTION**  
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.

PROVIDE 2X SOLID WOOD FIRE BLOCKING AT EVERY 10'-0", AND PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND OTHER EMBEDMENTS REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION RED WOOD, ALL MARKED OR BRAN

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 7-THERMAL AND MOISTURE PROTECTION

#### 07-45, 07-46, 07-47, 07-49, 07-50, 07-51, 07-52, 07-53, 07-54 THERMAL INSULATION

**GENERAL PRODUCTS**  
SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON THE CEILING/ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE. U-FACTORS OF THE WINDOWS, THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (I.R.C. N1101.8)

LOCATION	TYPE	THICKNESS	R-VALUE
SLAB ON GRADE	FOAM-IN-PLACE	2"	R-10

INSTALL UNDER HEATED SLAB ON GRADE LOCATIONS. OWENS CORNING FORMULA 250

PERIMETER OF FOUNDATION	RIGID	F'	R-10
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INSTALL ON INSIDE FACE OF EXTERIOR FOUNDATION FROM TOP OF FOOTING TO BOTTOM OF CONCRETE SLAB AT LIVING SPACE- BURIED -OWENS CORNING FORMULA 250

FLOOR INSULATION	VERIFY	R-30
FLOOR OVER UNHEATED BASEMENT	UNFACED BATS	

FLOOR UNDER RADIANT HEAT	UNFACED	12"	R-38
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FLOOR OVER OUTSIDE OR UNHEATED AIR	BLOWN-IN	12"	R-38
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WALL INSULATION AT EXTERIOR FRAMED WALLS	BLOWN-IN	5 1/2"	R-22.5
2X WOOD EXTERIOR WALLS (BLOWN IN B/SYSTEM)			
2X 4 WOOD FURRED-EXTERIOR WALLS CLOSED-CELL FOAM (CERTAINTED Certastoplay with 22 pcf and R-value of 4.5 per inch)		3 1/2"	R-22.75

ROOF INSULATION	VERIFY	R-49
ROOF AT SHALL OWER JOISTS		
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINTED OPTIMA BLOWN-IN B/SYSTEM)		R-24.5 R-8.0 R-16.0
TOTAL=		49.0

ROOF AT DEEPER JOISTS	VERIFY	R-49
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINTED OPTIMA BLOWN-IN B/SYSTEM)		R-24.5 R-8.0 R-16.0
TOTAL=		49.0

**INTERIOR AND SPECIALTY REQUIRED INSULATION**

INTERIOR WALLS	SOUND	BATS	3-1/2"	R11
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MECHANICAL TYPE ROOMS WALLS AND CEILING(S) WHERE APPLICABLE	SOUND	BATS	5"	R19
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BATHROOMS	SOUND	BATS	5 1/2" OR 3 1/2"	R-11 - R19
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INTERIOR FLOORS/CEILING SOUND RATING REDS	BATS	3 1/2"	R-11
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DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"	
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MECHANICAL AND PLUMBING	STUD CAVITY WITH PLUMBING DRAIN LINES	SOUND BATS/INSULATION BATS	5 1/2" OR 3 1/2"	R-13/R-19
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PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

**SUBMITTALS**  
PROVIDE MANUFACTURER DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

**EXECUTION**  
FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

PROVIDE R-25 MINIMUM CLOSED CELL INSULATION ABOVE ANY CEILING PENETRATIONS AT UNVENTED ROOF ASSEMBLIES.

**07-55 ATTIC ACCESS**

ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R807.

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEEDS 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHEN MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1303.13.

#### 07-66 BUILDING WEATHER AND VAPOR BARRIER

**GENERAL PRODUCTS**  
WEATHER BARRIER MEMBRANE: DUPONT- TYVEK- HOMEMWRAP OR EQUAL  
SEAM TAPE: DUPONT- TYVEK TAPE OR EQUAL  
FLASHING: DUPONT- FLEXWRAP OR EQUAL

**EXECUTION**  
COORDINATE WITH MANUFACTURERS STANDARDS FOR INSTALLATION.  
REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY.

VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

INSTALL WEATHER BARRIER OVERLAP AT A BUILDING CORNER, LEAVING 4-12 INCHES OF WEATHER BARRIER EXTENDED BEYOND CORNER TO OVERLAP.

INSTALL WEATHER BARRIER IN A HORIZONTAL MANNER STARTING AT THE LOWER PORTION OF THE WALL SURFACE. MAINTAIN WEATHER BARRIER PLUMB AND LEVEL.

EXTEND BOTTOM ROLL EDGE OVER SILL PLATE INTERFACE 2" TO 3" MINIMUM. SEAL WEATHER BARRIER WITH SEALANT OR TAPE. SHINGLE WEATHER BARRIER OVER BACK EDGE OF THRU-WALL FLASHINGS AND SEAL WEATHER BARRIER WITH SEALANT OR TAPE ENDSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 4 INCHES HORIZONTALLY IN A SHINGLING MANNER.

WINDOW AND DOOR OPENINGS: EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS.

ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS SPACED 12-18 INCHES VERTICALLY ON CENTER ALONG STUD LINE AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY.

PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY ATTACHMENT TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS SPACED 12-18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. USE CLADDING FASTENERS AS PERMANENT MEANS OF ATTACHMENT.

SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS.

#### 07-133 WOOD SIDING

**GENERAL PRODUCTS**  
HORIZONTAL SIDING: 1/8 SHIP-LAP JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CEDAR BARK".

VERTICAL SIDING: 1/8 SHIP-LAP JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSBROADS".

**SUBMITTALS**  
PROVIDE 12" X 1/2" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.

**EXECUTION**  
FOLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.

EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING AT ALL LOCATION AS REQUIRED BY MNFR. RECOMMENDATIONS.

INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS.  
SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE Tie HOLD-DOWNS.

CLEAN FINISHED SURFACES ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.

COORDINATE WORK WITH RELATED TRADES, SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION OF RELATED WORK TO AVOID CUTTING AND PATCHING.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, CROOKED OR OTHERWISE DEFECTIVE.

INSTALLMENT MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH-UP COATING ON NEW CUTS. FACTORY PRIME D OR FINISHING IS PREFERRED.

EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSEOUT.

THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

#### 07-155 SINGLE-PLY TPO DECK MEMBRANE

**GENERAL PRODUCTS**  
PROVIDE INSTALLED ROOFING MEMBRANE AND FLASHINGS THAT REMAIN WATERIGHT. DO NOT PERMIT THE PASSAGE OF WATER, AND RESIST SPECIFIED UPSET PRESSURES. THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIREMENTS AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UP/LIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WITHIN IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.

PROVIDE A ROOF SYSTEM WITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES AFTER PRECIPITATION ENDS.

BUILDING CODES: ROOF SYSTEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODE BOODS HAVING JURISDICTION.

MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF SINGLE-PLY HEAT WELDABLE MEMBRANES.

ROOFING CONTRACTOR SHALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INSTALL ASSEMBLY. PROVIDE LETTER ON MANUFACTURERS LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.

PROVIDE ROOFING SYSTEM THAT IS LISTED ON THE DOE'S ENERGY STAR ROOF PRODUCTS QUALIFIED PRODUCT LIST FOR LOW-SLOPE ROOF APPLICATIONS.

A MANUFACTURERS REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURERS STANDARDS (UPON COMPLETION OF THE ROOFING SYSTEM, DEVIATIONS OR CHANGES FROM THE CONTRACT SPECIFICATION SHALL HAVE WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR PRESENTATION TO ARCHITECT AT COMPLETION OF ROOFING SYSTEM.

STANDARD TOTAL SYSTEM WARRANTY SHALL BE ISSUED UPON ACCEPTANCE OF THE ROOFING SYSTEM INSTALLATION, TWENTY (20) YEAR PERIOD THAT COVERS WIND DAMAGE UP TO 70 MPH.

ACCEPTABLE MANUFACTURER: FIBERITLTD/DOO ROOFING SYSTEMS, CARLISLE ROOFING, OR APPROVED EQUIV. REQUISIT FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:

A. MEMBRANE TYPE, KEE

B. MEMBRANE THICKNESS: 30 MIL

C. COLOR: BROWN/EPHIBENT GRAY

D. FLASHINGS MEMBRANE SHALL: 0.60MM (1/2MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .360 INCH (1/2 MM) THICK UNSUPPORTED MEMBRANE FOR FIELD. FABRICATED DETAILS USED FOR MAKING FOLD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.

E. COVER BOARD: DENSEDECK ROOF BOARD; G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSEDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

**SUBMITTALS**  
PRODUCT DATA, INCLUDING MANUFACTURERS DATA SHEETS ON EACH PRODUCT TO BE USED; PREPARATION INSTRUCTIONS AND RECOMMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS; AND INSTALLATION METHODS.

SAMPLES FOR VERIFICATION FOR THE FOLLOWING PRODUCTS INCLUDING MANUFACTURERS STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURERS STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURERS STANDARD SAMPLE SIZE OF WALKWAY PADS OR ROLLS.

SHOP DRAWINGS INCLUDING OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENETRATIONS, PERIMETER AND PENETRATION FLASHING DETAIL, REFERENCES TO MANUFACTURERS STANDARD, DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURERS STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FROM ROOFING MANUFACTURER. DETAILS TO BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFING MANUFACTURER.

SUBMIT WARRANTY CERTIFICATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIGN AND INTENT TO ISSUE WARRANTY, AND FASTENER PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE APPROVED BY THE ROOFING MANUFACTURER.

**EXECUTION**  
DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. NAELERS AND BLOCKING SHALL BE INSTALLED LEVEL, TRUE TO LINE AND ELEVATION. SECURED TO ROOF STRUCTURE TO RESIST ROOF INSTALLATION AND SERVICE CONDITIONS. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH, SOLID MASONRY, WOOD AND METAL. PLUS INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURERS RECOMMENDATIONS FOR RECEIVING ADHERED ROOFING MEMBRANES.

ALL FASTENERS SHOULD BE INSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER DRIVING OR UNDER DRIVING. BLOCK OFF OR SHUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS DURING APPLICATION TO PREVENT SHEET FROM BLOWING DURING APPLICATION.

VERIFY ALL ROOFING MECHANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED TO DRAINS, OR OFF THE ROOF.

PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY BALLAST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFECTS DURING CONSTRUCTION.

#### 07-164 METAL SHEET BATTEN-SEAM ROOFING

**GENERAL PRODUCTS**  
ARCHITECTURAL METAL ROOFING: BONDERIZED METAL  
MFC- MANUFACTURE  
COLOR: TO MATCH BERLIMMUN MOORE HC-167 "AMHERST GRAY".  
DETAILS: CRAFTSMAN SERIES S8

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HD

**SUBMITTALS**  
SAMPLES FOR VERIFICATION OF SHINGLES SIZE AND COLOR  
WARRANTIES: SAMPLE OF SPECIAL WARRANTIES.

**EXECUTION**  
ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

ROOFING TO BE INSTALLED OVER SECONDARY ROOFING MEMBRANE (ENTIRE ROOFING SURFACE)

ROOFING SYSTEM TO BE INSTALLED OVER EXTERIOR GRADE A P.A. RATED SHEATHING (RUN PERPENDICULAR BATTENS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS.

SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE Tie HOLD-DOWNS.

#### 07-170, 171, 172, 173, 174, 175, 176, SHEET METAL FLASHING AND TRIM

**GENERAL PRODUCTS**  
APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

VALLEY FLASHING  
DRIP METAL  
WINDWO HEAD FLASHING  
DOOR HEAD FLASHING  
TRANSITIONAL FLASHING

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

**EXECUTION**  
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIREMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

#### 08-26 INTERIOR WOOD DOOR

**GENERAL PRODUCTS**  
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.  
MANUF. AS SELECTED BY BIDDING

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMA/CA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WEATHERIGHT CONSTRUCTION. RETAIN FIRST PARAGRAPH BELOW FOR METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED.

CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.

APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: SEE I.R.C. SECTION R703.8.

AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO COPINGS, WITH PROJECTING LIPS ON BOTH SIDES OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILD-UP JOINTS.

**GENERAL PRODUCTS**  
CUTTERS SHALL BE SQUARE AS PER DETAILS  
DOWNSPOUTS SHALL BE ROUND DOWNSPOUTS.

METAL FINISH PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.

**SUBMITTALS**  
PROVIDE 12" LONG SAMPLE OF EACH DOWNSPOUT AND GUTTER IN MATERIAL SPECIFIED.

INSTALL AT LOCATIONS SHOWN ON PLANS.

ALL GUTTERS SHALL SLOPE A MINIMUM OF 1/8" PER FOOT FOR DRAINAGE TO DOWNSPOUTS

FABRICATE HANGING GUTTER TO CROSS SECTION INDICATED, COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER ACCESSORIES AS REQUIRED. FABRICATE IN CONTINUOUS SECTIONS BETWEEN CORNERS. FABRICATE EXPANSION JOINTS, EXPANSION JOINT COVERS AND GUTTER ACCESSORIES FROM SAME METAL AS GUTTERS.

JOIN SECTIONS WITH RIVETED AND SOLDERED JOINTS OR WITH LAPPED JOINTS SEALED WITH SEALANT. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS AT EAVE OR FASCIA TO FIRMLY ANCHORED GUTTER BRACKETS SPACED NOT MORE THAN 56 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERIGHT WITH SEALANT. SLOPE TO DOWNSPOUTS.

FABRICATE RECTANGULAR DOWNSPOUTS COMPLETE WITH MITERED ELBOWS. FINISH WITH METAL HANGERS, FROM SAME MATERIAL AS DOWNSPOUTS, AND ANCHORS

JOIN DOWNSPOUT SECTIONS WITH 1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 40 INCHES O.C. IN BETWEEN.

#### 07-211, 07-212, 07-213, 07-214, 07-215, 07-216, 07-217 CAULKING

**GENERAL PRODUCTS**  
PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS FOR INTERIOR APPLICATIONS THAT ESTABLISH AND MAINTAIN AIRTIGHT AND WATER-RESISTANT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

**EXECUTION**  
CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS.

REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT

PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF CAULK.

SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS. ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.

### DIVISION 8-OPENINGS

#### 08-25 EXTERIOR WOOD DOOR

**GENERAL PRODUCTS**  
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.  
CUSTOM ENTRY DOOR: BY MILL SELECTED  
DOOR: BY MILL SELECTED  
SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSBROADS"

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

**EXECUTION**  
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIREMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

#### 08-26 INTERIOR WOOD DOOR

**GENERAL PRODUCTS**  
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.  
MANUF. AS SELECTED BY BIDDING

**SUBMITTALS**  
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

**GENERAL PRODUCTS**  
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.  
WINDOW MANUFACTURER: LOWEHN, WINDSOR, JELD-WEN, KOOLBE AS SHOWN ON DRAWINGS.

PROVIDE SPCER BARS WHERE SLLS ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1.

PROVIDE SPCER BARS WHERE SLLS ARE USED

ALL FIXED GLAZING TO BE SASH SET

## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 10- SPECIALTIES

#### 10-99 BATH HARDWARE

**GENERAL PRODUCTS**  
EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS.  
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.  
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

**SUBMITTALS**  
PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.  
**EXECUTION**  
INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

### DIVISION 11- EQUIPMENT

#### 11-32 FIREPLACES

**GENERAL PRODUCTS**  
GAME ROOM FIREPLACE TO BE: MONITGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO EXTERIOR WALL)  
GREAT ROOM FIREPLACE TO BE: MONITGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)  
MASTER BEDROOM FIREPLACE TO BE: MONITGO "PANORAMA" 3-SIDED GLASS CUSTOM SEALED GAS - SEE ID DRAWINGS (REAR-VENT TO EXTERIOR WALL)

**SUBMITTALS**  
SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.  
**EXECUTION**  
BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.

ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED WITH GAS STARTERS

GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6" OF THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER.

GAS LIGHTERS ARE USED. FLUES MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTUS.

ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.

PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIALS SUCH AS HEARHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES, AND PROTECTION.

THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET. AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G242.5.3.

#### 11-34 RESIDENTIAL APPLIANCES

**GENERAL PRODUCTS**  
RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

**SUBMITTALS**  
PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED.  
APPLIANCE SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS

GAS-BURNING APPLIANCES: COMPLY WITH ANS Z21 SERIES STANDARDS.

RESIDENTIAL APPLIANCES: COMPLY WITH NAECA STANDARDS.

**EXECUTION**  
INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER FOR INSTALLATION AND MAINTENANCE OF UNITS REQUIRED FOR THIS PROJECT

PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.

#### 11-42 PROJECTION SCREENS

**GENERAL PRODUCTS**  
EXTENT OF PROJECTION SCREENS ARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.  
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

### DIVISION 12- FURNISHINGS

#### 12-27 WOOD KITCHEN CABINETS

**GENERAL PRODUCTS**  
EXTENT OF CABINERY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS

COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.

**SUBMITTALS**  
CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.

PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.

PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.

#### 12-40 STONE COUNTERTOPS

**GENERAL PRODUCTS**  
EXTENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

**SUBMITTALS**  
SAMPLES FOR EACH STONE TYPE INDICATED. IN SETS OF SAMPLES NOT LESS THAN 12 INCHES SQUARE. INCLUDE TWO OR MORE SAMPLES IN EACH SET AND SHOW THE FULL RANGE OF VARIATIONS IN APPEARANCE CHARACTERISTICS EXPECTED IN COMPLETED WORK.

**EXECUTION**  
USE ONLY ADHESIVES FORMULATED FOR STONE AND CERAMIC TILE AND RECOMMENDED BY THEIR MANUFACTURER FOR THE APPLICATION INDICATED. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.

SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS AND INDICATED TOLERANCES

REMOVE AND REPLACE STONE COUNTERTOPS OF THE FOLLOWING DESCRIPTION: BROKEN, CHIPPED, STAINED, OR OTHERWISE DAMAGED STONE, DEFECTIVE COUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS, INTERIOR STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.

CLEAN STONE COUNTERTOPS NOT LESS THAN TWO DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND SOFT RAGS. APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFA 130.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIP. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.

WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "COLD" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABRASIVE SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES:  
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.

CVPC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE LISTED AGENCIES.

ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED.

AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 130).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

### DIVISION 21 - FIRE SUPPRESSION

#### 21-01 FIRE SPRINKLERS

**GENERAL PRODUCTS**  
DESCRIPTION  
THE PROJECT SHALL HAVE FULL NFPA 72 SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.

CVPC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CVPC COMPOUNDS MANUFACTURED BY ULTRON. ADVANCED MATERIALS OR EQUAL. THE PIPE AND FITTING COMPOUNDS SHALL MEET CELL CLASS 23547 AND 24447 RESPECTIVELY, AS DEFINED BY ASTM D1784, AND SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER. BOTH PIPE AND FITTING COMPOUNDS SHALL BE PRESSURE RATED BY PLASTICS PIPE INSTITUTE (PPI).

PIPE AND FITTINGS

PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F442 IN STANDARD DIMENSION RATIO (SDR) 13.5.

FITTINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F437 (SCHEDULE 80 THREADED), ASTM F438 (SCHEDULE 40 SOCKET) AND ASTM F439 (SCHEDULE 160 SOCKET).

BOTH PIPE AND FITTINGS SHALL BE LISTED BY UNDERWRITERS LABORATORIES FOR USE IN WET AUTOMATIC FIRE SPRINKLER SYSTEMS AND SHALL

BEAR THE LOGO OF THE LISTING AGENCY. SEE UL FIRE PROTECTION EQUIPMENT DIRECTORY, CATEGORIES V1MT AND HPH.

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CVPC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THIS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/8M/CTM) SYSTEM COMPATIBLE PROGRAM).

SOLVENT CEMENT

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F492. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CVPC PIPE AND FITTINGS.

FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UNCURED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.

BASIC USE

CVPC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER UL/C OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFA 130.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATINGS SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CVPC PIPE AND FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

QUALITY ASSURANCE  
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.

MANUFACTURERS  
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385

**SUBMITTALS**  
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL, AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.

**EXECUTION**  
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING

### DIVISION 22- PLUMBING

#### 22-00 GENERAL PLUMBING

**GENERAL PRODUCTS**  
THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2012 I.R.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.

ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10' TO FROG WAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 80 PSI.

WATER CLOSET TO HAVE ECONO-PUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SENSING STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)

PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE. (I.R.C. P2801)

THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURERS ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT VENGE IN PIPING IS CORRECT AND PROTECTED FROM MOVEMENT OR DAMAGE.

THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

PROVIDE ANTI-SCALD LIMITING DEVICES SET AT 120 DEGREES FOR BATHUBS AND SHOWERS.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIPE.

STEAM SHOWER UNITS TO BE "COLD" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABRASIVE SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.

PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

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PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES:  
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.

CVPC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE LISTED AGENCIES.

ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED.

AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 130).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIPE.

WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

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TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

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INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.

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PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EX



## BUILDING KEYNOTES AND SPECIFICATIONS

### DIVISION 23- HEATING AND COOLING

#### 23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A 1 YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO HEAT SCREENS OR FASTENERS SHALL PENETRATE INTO THE DUCT. DOWN DRAIN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" EXCLUDING FLEXIBLE TRANSITION DUCT. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH CONSTRUCTION. (I.R.C. M1302)

BATHROOM EXHAUST DUCT TO BE ALUMINUM, GALVANIZED STEEL, OR APPROVED FIBERGLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUATING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS TO BE INSTALLED WITH OVER SPEED MOTOR, PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3 AND M1507)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AND DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR RINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS REQUIRED BY LOCAL JURISDICTION WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS THROUGH GRILLES AND REGISTERS ARTS INSTALLED AND BEFORE CEILINGS AND WALLS ARE FINISHED. THE ADJUSTMENT OF AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.

ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE LESS THAN 1/2" INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R516-567-70 (3) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACE SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

#### 23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

#### 23-02 MECHANICAL HEATING AND COOLING

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

#### 23-05 METAL DUCTWORK

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR RINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS REQUIRED BY LOCAL JURISDICTION WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

#### 23-06 AIR CONDITIONING CONDENSER

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

#### 23-07 EXHAUST FAN

GENERAL PRODUCTS

PROVIDE EXHAUST FANS IN ALL BATHROOMS.

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR.

FANS MUST BE CAPABLE OF TO MAINTAIN 50 CFM WITHIN ROOM LOCATED.

EXCLUSION

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

#### 23-08 RECESSED DRYER VENT BOX

GENERAL PRODUCTS

DBX PRODUCTS

DBX 1000 PLASTIC DRYER VENT BOX

MADE OF HIGH IMPACT POLYSTYRENE, AND IS AVAILABLE IN 4" OR 6" SIZE. THE DRYER VENT BOX CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRIM AT EDGE.

THE DBX 1000M IS 9 7/8" X 13 7/8" AND 3 1/2" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 1 1/2" OR 2 1/4" O.C. FRAMING. THE DBX 1000M DRYER VENT BOXING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M UP/DOWN VENTING IN 2 1/4" OR 2 1/4" FRAMED WALLS AS FOLLOWS:

EXCLUSION

FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.

1. CREDIT BOX TO MATCH DESIRED VENTING DIRECTION. SCORE & REMOVE APPROPRIATE TOP OR REAR INCH AVOID VENT PENNECK-OUT. ALLOW MINIMUM OF 4 INCHES OF VENT PIPE EXTEND INSIDE THE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1/8 STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE RINS WITH UTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE RINS WILL FLEX FORWARD HOLDING THE PIPE.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SPACING TABS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDGE OF FROM 2 1/4 TO 2 1/2 INCHES ABOVE FINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISH FLOOR. COVERING TABS MAY ALSO BE USED TO ADJUST SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING 3/8 SIX FLANGE SCREW HOLES. SCREWS ARE RECOMMENDED FOR MOUNTING.

TRIM INSTRUCTIONS:

1. SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW).
2. LEAVE 1/8 INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW FOR TRIM RING CLEARANCE.
3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

THE DBX 1000M METAL BOX INSTALLATION

1. CREDIT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO EXTEND INTO THE BOX.
2. IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SET BOX SO THAT THE BOTTOM IS 1/8" ABOVE THE FLOOR TO ALLOW CLEARANCE FOR THE TRIM RING.
5. ATTACH BOX DIRECTLY TO EITHER FRAMING MEMBER AND USE STRAPS TO SECURE THE OTHER SIDE TO THE OPPOSITE FRAMING MEMBER.
6. SCREWS OR NAILS (1 1/4") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:

1. TRIM CARPENTER TO LEAVE 1/8" BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW TRIM RING CLEARANCE.
2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED.
4. TRIM RING ACCOMMODATES 1/2" OR 3/8" DRYWALL.

### DIVISION 26- ELECTRICAL

#### 26-00 GENERAL ELECTRICAL

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES AS RELATED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND SELECTED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALTY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DESIGNER PRIOR TO INSTALLATION OR WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/ARCHITECT/DESIGNER WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER.

THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. (I.R.C. E3801)

PROVIDE A 1/8" GROUND. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3805.1.2 AND N.E.C. 250.50)

1. PROVIDE A SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3805)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

- ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. (O.A.E.) DIMMER SWITCHES TO BE "LITRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTER ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE, LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SLOTT AT EACH EXTERIOR DOOR.

- ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED LIGHTS SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE INSTALLED WITH GROUNDING AND GROUNDING SHALL BE IN ACCORDANCE WITH THE I.R.C. AND NATIONAL FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIREMENTS. ALL LIGHTS LOCATED IN WED OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R313)

- ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLES IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210.12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FIBER SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.

CLEARING AND GRUBBING

DISPOSAL

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 I.R.C. AND NATIONAL ELECTRICAL CODE, PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

#### 26-02 ELECTRICAL LIGHT FIXTURES

EXCLUSION

EXCLUSION

GENERAL PRODUCTS

LEVITON 5601 ROCKER SERIES IN WHITE

EXCLUSION

EXCLUSION

#### 26-06 TELEPHONE EQUIPMENT

THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.

#### 26-07 STRUCTURED WIRING

GENERAL PRODUCTS

ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 6

LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS

### DIVISION 31- EARTHWORK

#### 31-01 SITE CLEARING

GENERAL PRODUCTS

PROTECT EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS TO REMAIN.

REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.

CLEARING AND GRUBBING.

STRIPPING AND STOCKPILING TOPSOIL.

REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

EXCLUSION

TEMPORARY IMPROVEMENTS: CAREFULLY REMOVE ITEMS IDENTIFIED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.

UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED.

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTENT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

TRIEE PROTECTION

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION IDENTIFIED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES

ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

PROJECT CONDITIONS

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

CLEARING AND GRUBBING

DISPOSAL

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

GENERAL PRODUCTS

GENERAL

EXCLUSION

EXCLUSION

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GRADING

GENERAL

STRIPPING AND STOCKPILING TOPSOIL.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/4 INCH WHEN TESTED WITH A 10-FOOT STRIPRADE.

SUBGRADE AND BASE COURSES

PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS ON-GRADE AS FOLLOWS:

1. PREPARE SUBGRADE (AND BASE COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 (ASTM D 1557).

ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS ON-GRADE AS FOLLOWS:

1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.
2. COMPACT

**BUILDING KEYNOTES AND SPECIFICATIONS**

**DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING**

**32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS**

**GENERAL PRODUCTS**  
PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS  
PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS  
PAVER COLOR SHALL BE SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

**SUBMITTALS**  
SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

**EXECUTION**  
DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVR WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (LIPPAGE) NOR 1/8 INCH IN 24 INCHES AND 1/4 INCH IN 10 FEET FROM LEVEL OR INDICATED SLOPE, FOR FINISHED SURFACE OF PAVING.

COMPACT SOIL SUBGRADE UNIFORMLY AND PLACE AGGREGATE BASE. COMPACT BY TAMPING WITH PLATE VIBRATOR, AND SCREED TO DEPTH AS INDICATED

PLACE LEVELING COURSE AND SCREED TO A THICKNESS OF 1 TO 1-1/2 INCHES, TAKING CARE THAT MOISTURE CONTENT REMAINS CONSTANT AND DENSITY IS LOOSE AND CONSTANT UNTIL PAVERS ARE SET AND COMPACTED. TREAT LEVELING COURSE WITH HERBICIDE TO INHIBIT GROWTH OF GRASS AND WEEDS.

SET PAVERS WITH A MINIMUM JOINT WIDTH OF 1/16-INCH AND A MAXIMUM OF 1/8 INCH. BEING CAREFUL NOT TO DISTURB LEVELING BASE. IF PAVERS HAVE SPACER BARS, PLACE PAVERS HAND TIGHT AGAINST SPACER BARS.

VIBRATE PAVERS INTO LEVELING COURSE AND SPREAD DRY SAND AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO LEVELING COURSE. VIBRATE PAVERS AND ADD SAND UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS SAND. LEAVE A SLIGHT SURPLUS OF SAND ON THE SURFACE FOR JOINT FILLING.

32-10 IRRIGATION SYSTEMS  
**GENERAL PRODUCTS**  
SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING  
**GENERAL PRODUCTS**  
SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



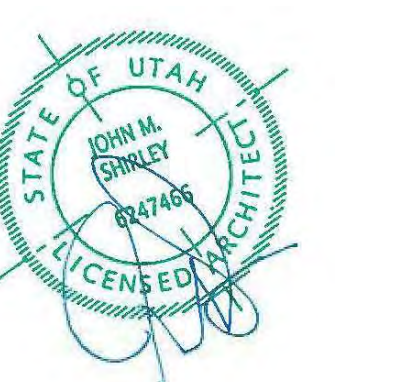
**Architecture**

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30

REVISIONS:

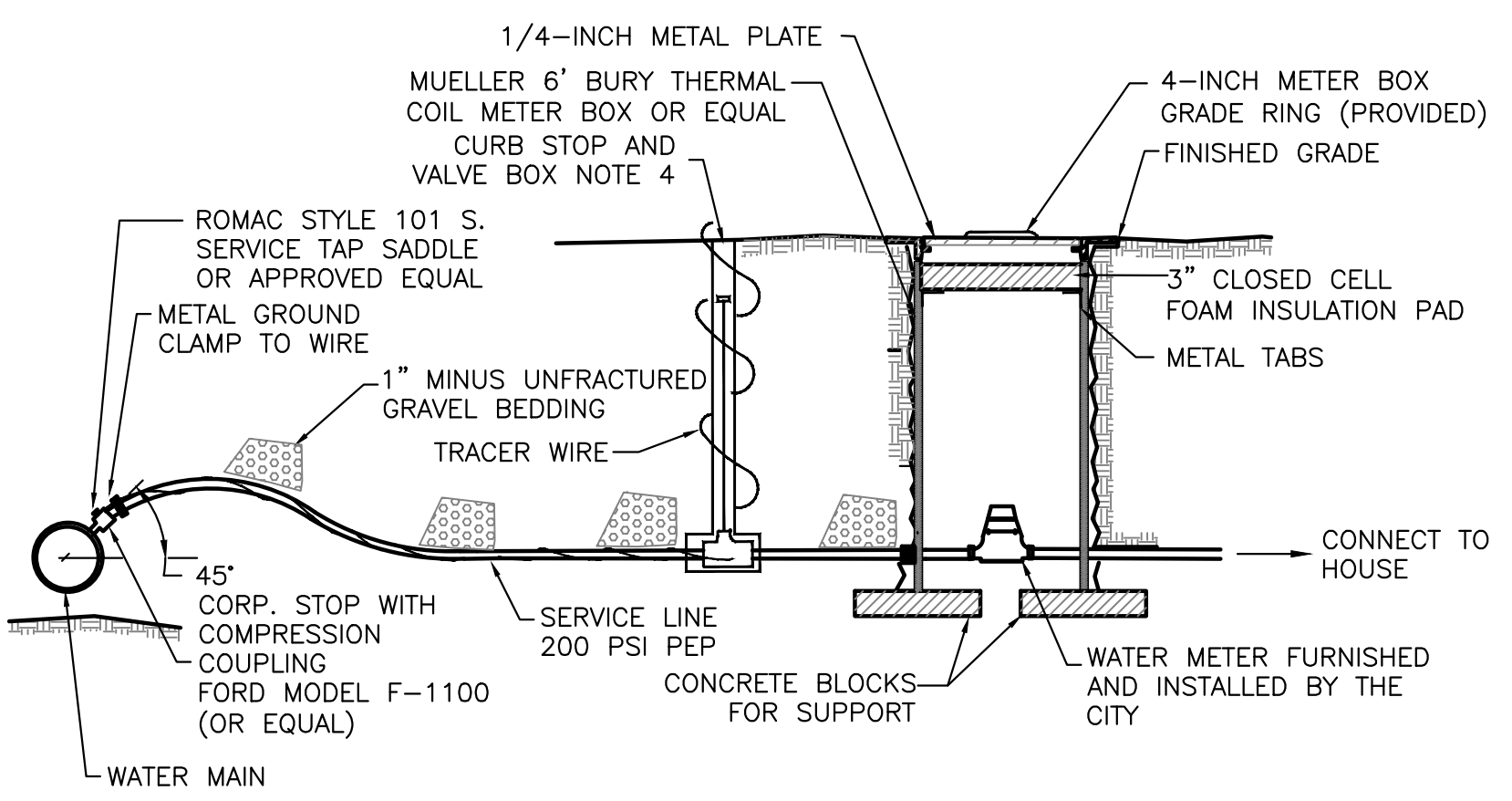
SHEET TITLE:  
SPECIFICATIONS

SHEET NUMBER:  
G010

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PERMIT SET

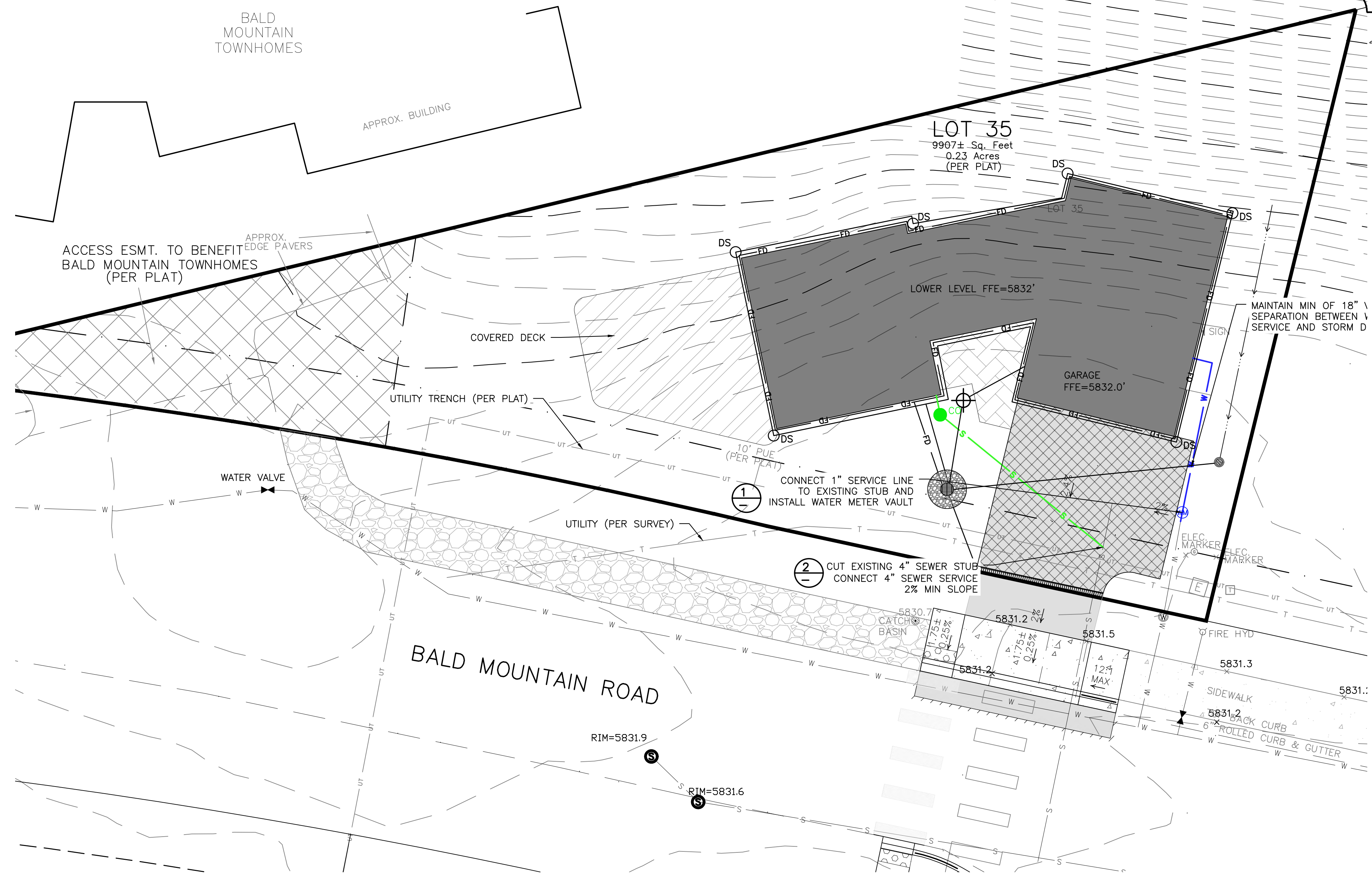




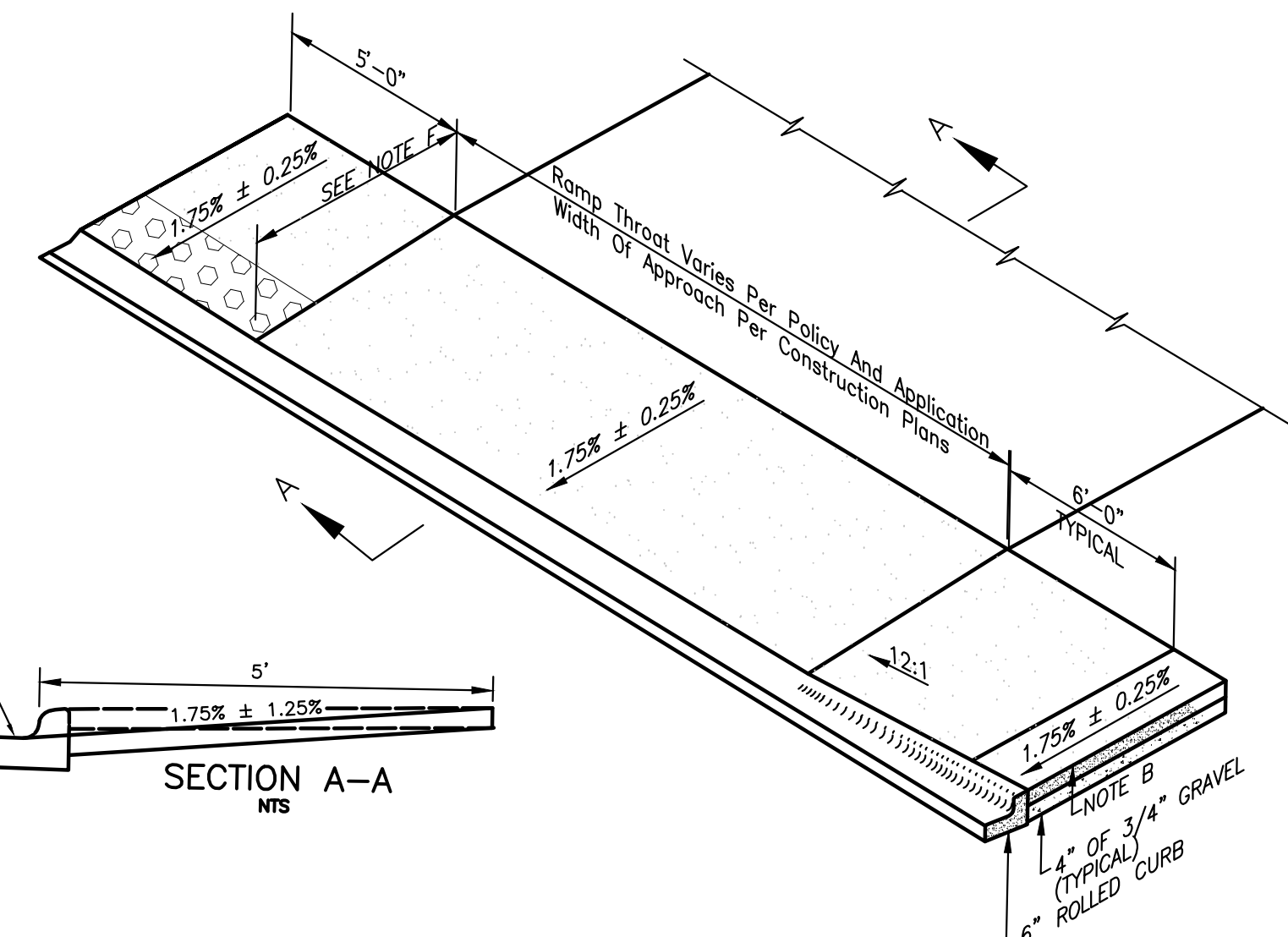
**NOTES**

1. WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
4. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL), FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

**1 WATER SERVICE AND METER CONNECTION**  
SCALE: N.T.S.



**2 CUT EXISTING 4" SEWER STUB  
CONNECT 4" SEWER SERVICE  
2% MIN SLOPE**

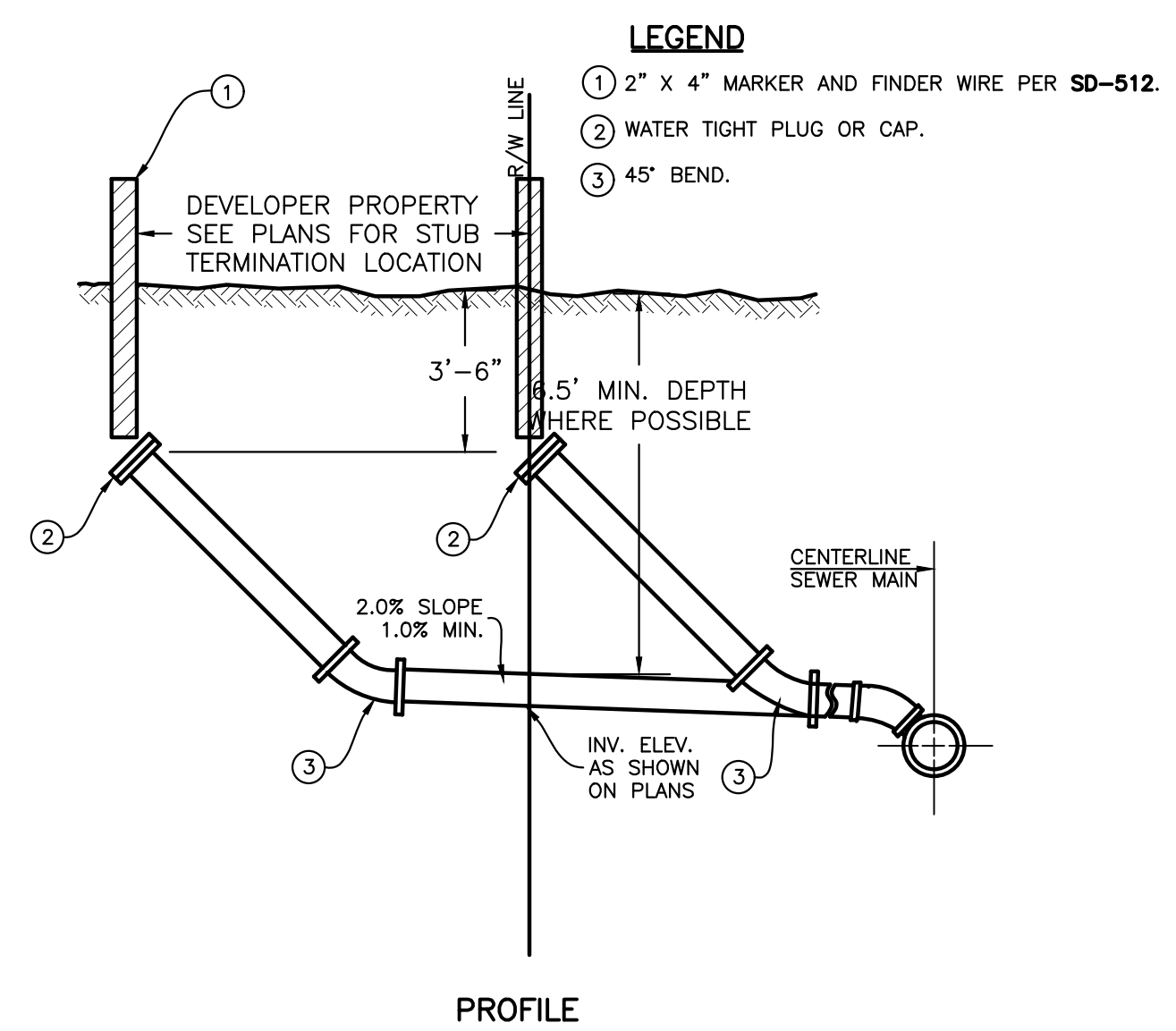


**TYPICAL APPROACH**

**NOTES:**

- APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.
- INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.
- BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.
- APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
- ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703.
- SIDEWALK WIDTH IS 8 FEET.

**3 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK**  
SCALE: NONE



**PROFILE**

**NOTES**

1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5".

**2 STANDARD SEWER SERVICE CONNECTION DETAIL**  
SCALE: NONE

PROFESSIONAL ENGINEER  
STATE OF IDAHO  
PHILIP JOHANNESSEN  
17661  
3/24/2023

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				



PREPARED BY:  
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**UTILITY PLAN**  
WARM SPRINGS RANCH LOT 35  
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS  
DESIGNED BY: SLS  
CHECKED BY: PLJ  
DATE: 03/24/2023  
PROJECT NO.: 22076

DRAWING NO.

**C-2**

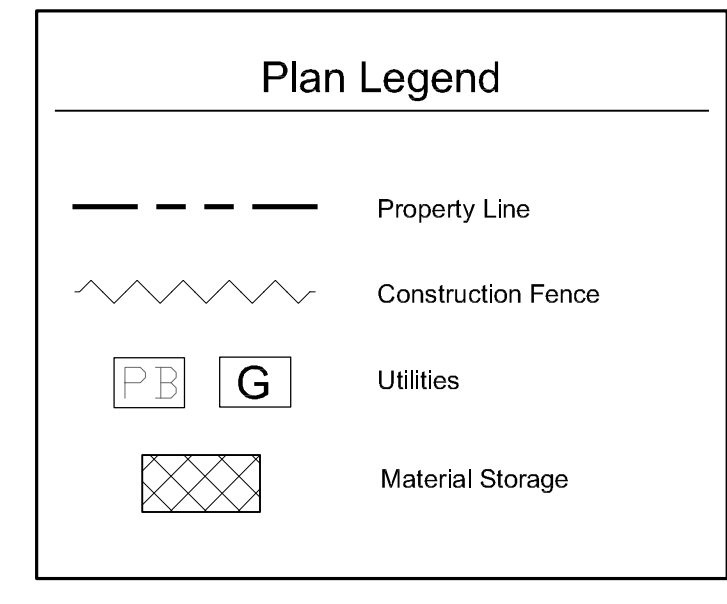
**Cut And Fill:**

Total Cut = 450 Cubic Yards

Total Fill = 100 Cubic Yards

Total Export = 350 Cubic Yards

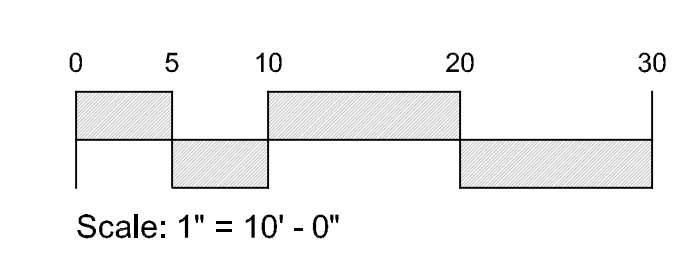
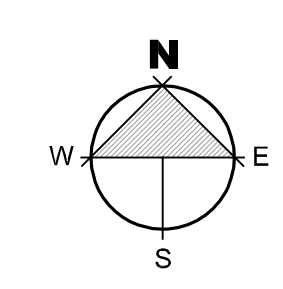
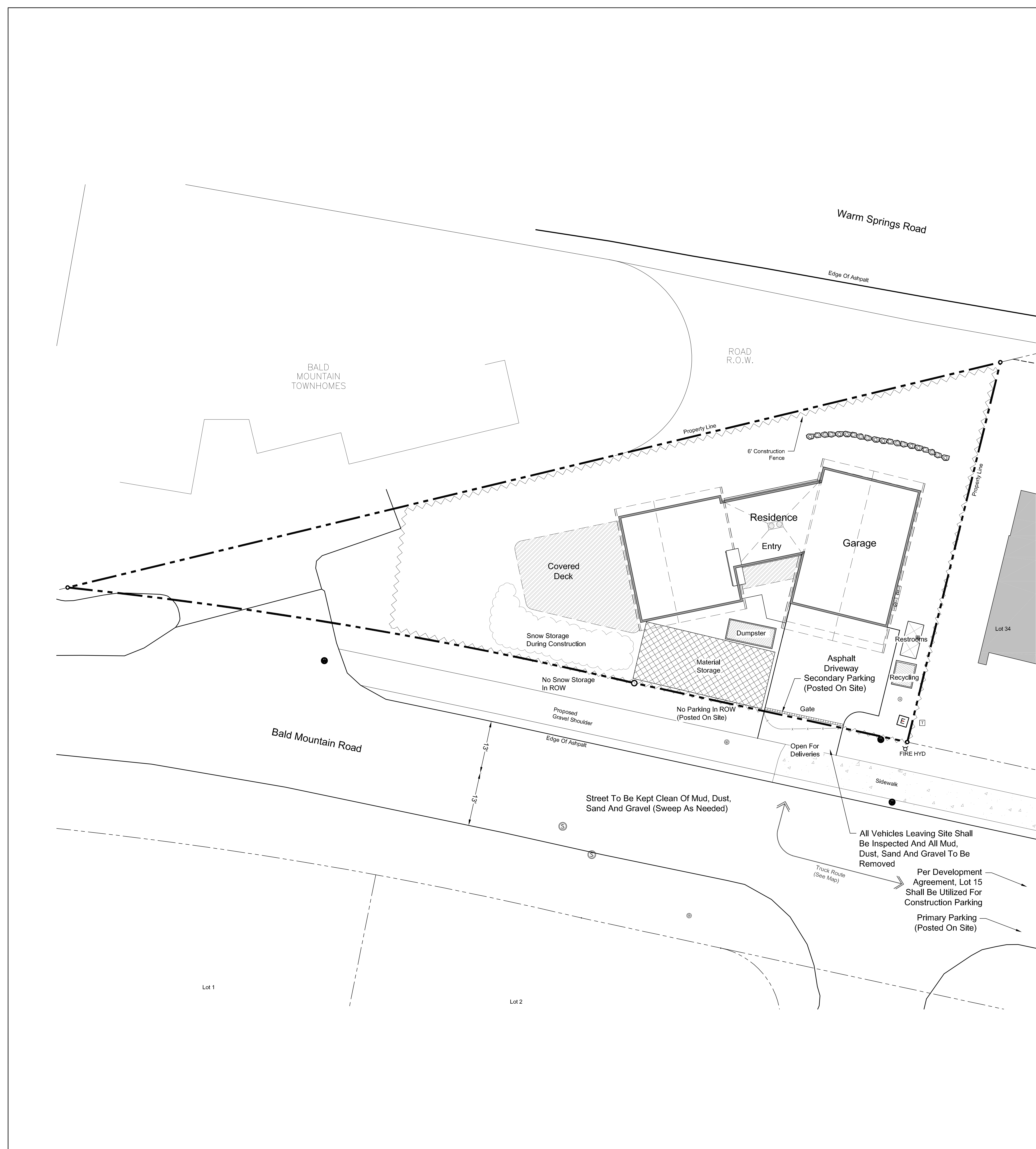
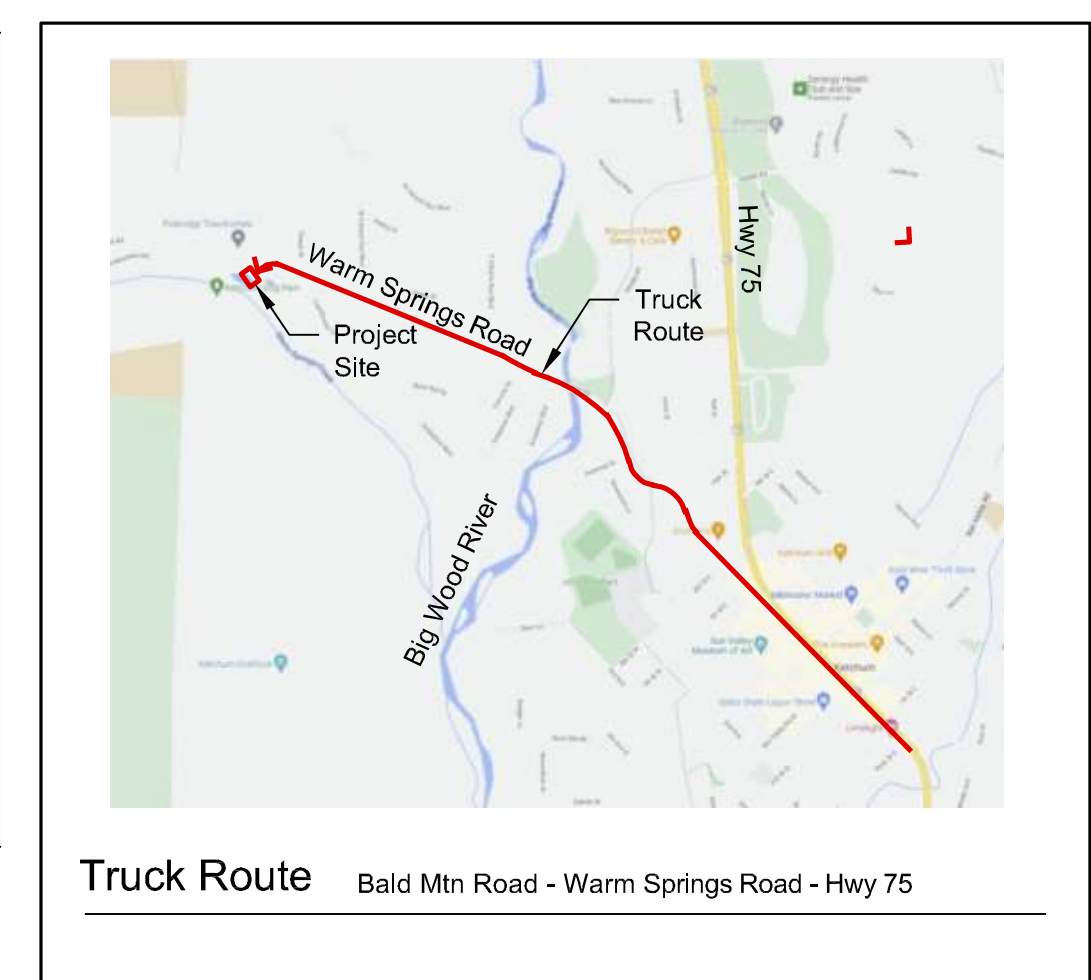
- General Notes**
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  2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
  3. All existing utilities are underground. All new utilities shall be underground.
  4. Site serviced by City of Ketchum.



**NOTES:**

(1) See Civil Plans for All Work in Right of Way.

- CONSTRUCTION ACTIVITY NOTES:**
- (1) Dust Control Using Water Truck as Needed.
  - (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
  - (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
  - (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
  - (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
  - (6) The Job Site Shall be Kept In A Clean And Orderly Condition, Trash Shall be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall be Stored In Neat, Tidy Piles.
  - (7) The Condition Of The Right-Of-Way Shall be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall be The Responsibility Of The General Contractor.
  - (8) Manholes May Not be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall be Maintained On The Front, Street Side Of Fire Hydrants.
  - (9) Speed Limits For Construction Vehicles Shall be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



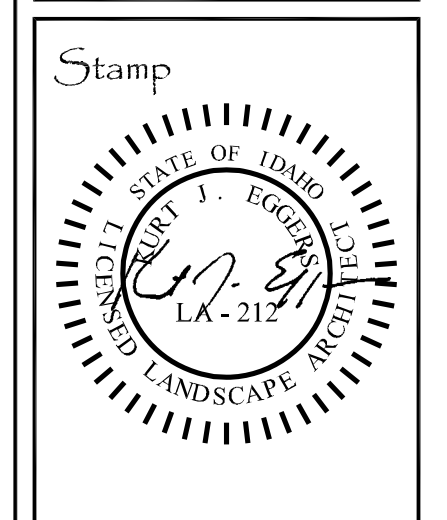
Warm Springs Ranch Residences  
Block 1, Lot 35  
Ketchum, Idaho

Job No: 22.28

Scale: 1" = 10'-0"

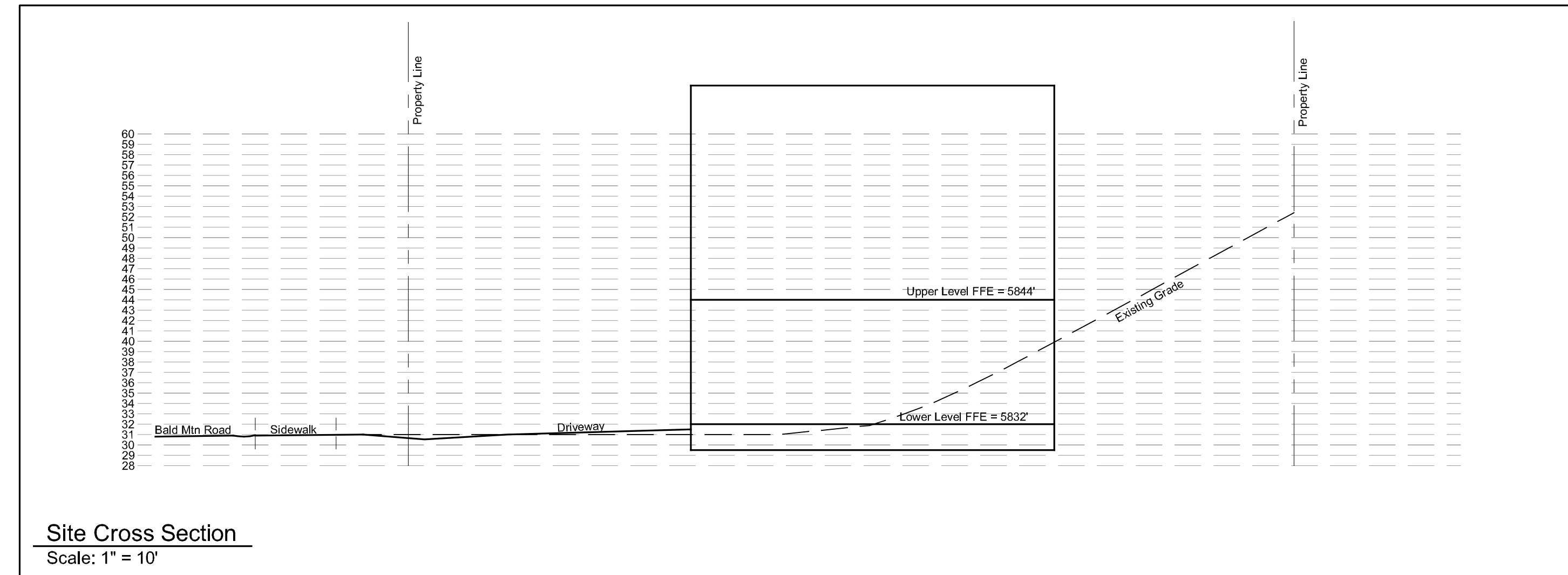
Issue/Revisions	Date
Design Review	05/22/23
RVSD	05/08/23

All information appearing herein shall not be construed, interpreted or otherwise used without the written consent of Eggers Associates P.A.



Sheet Title:  
Construction Management

Sheet No:  
L1



**Cut & Fill**

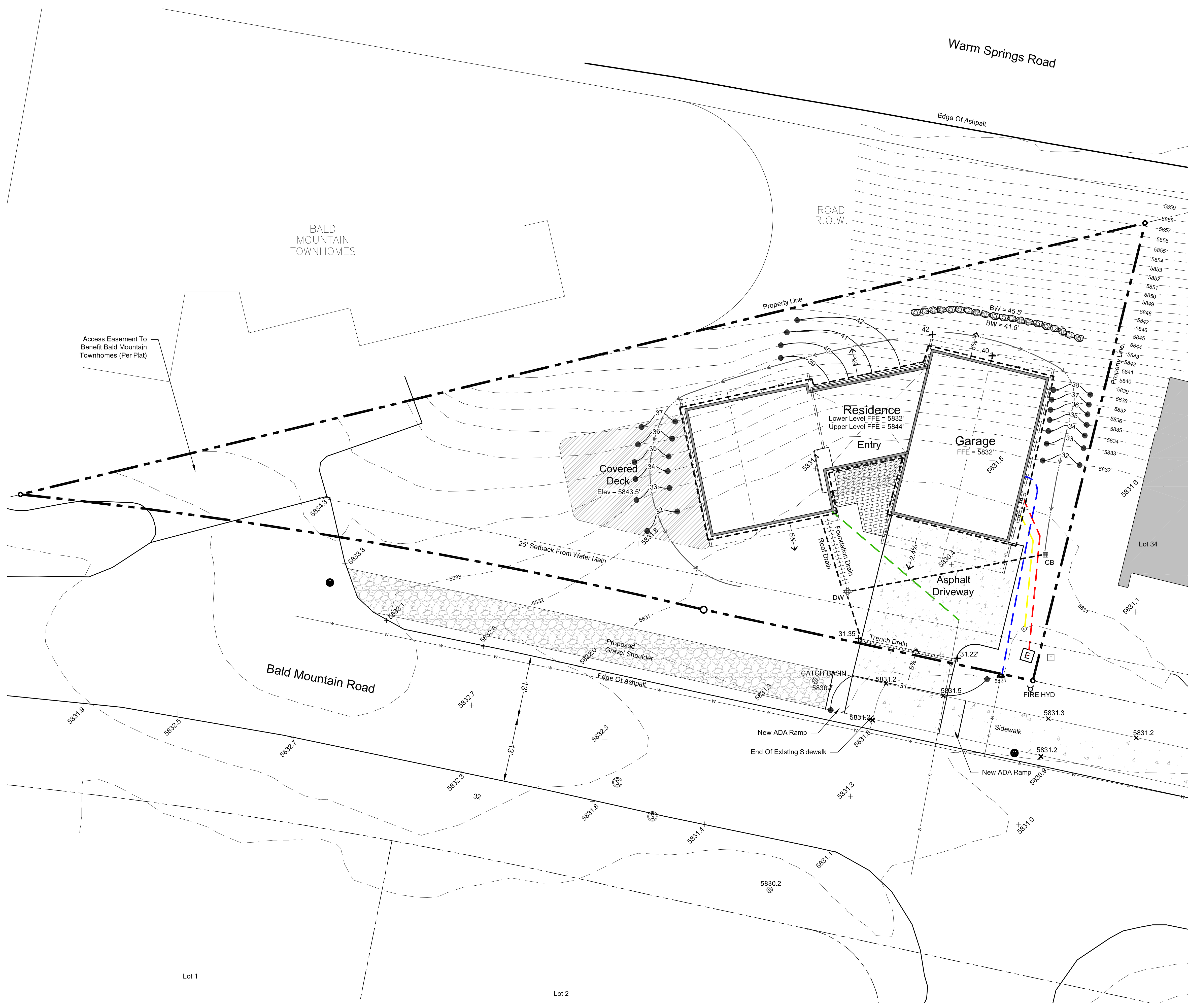
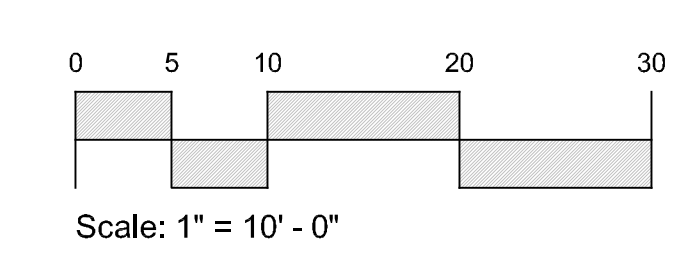
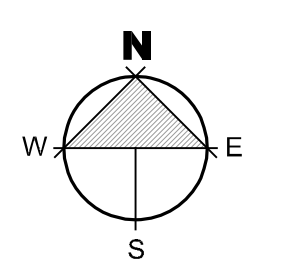
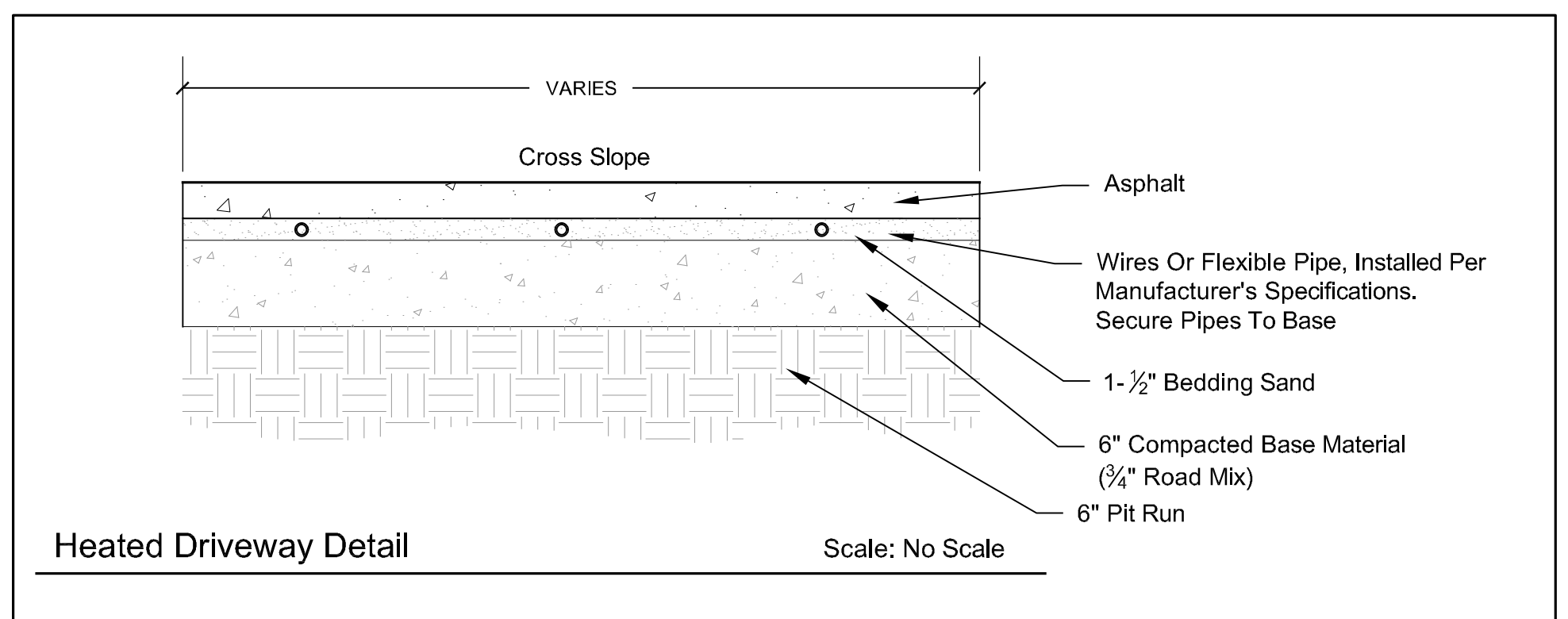
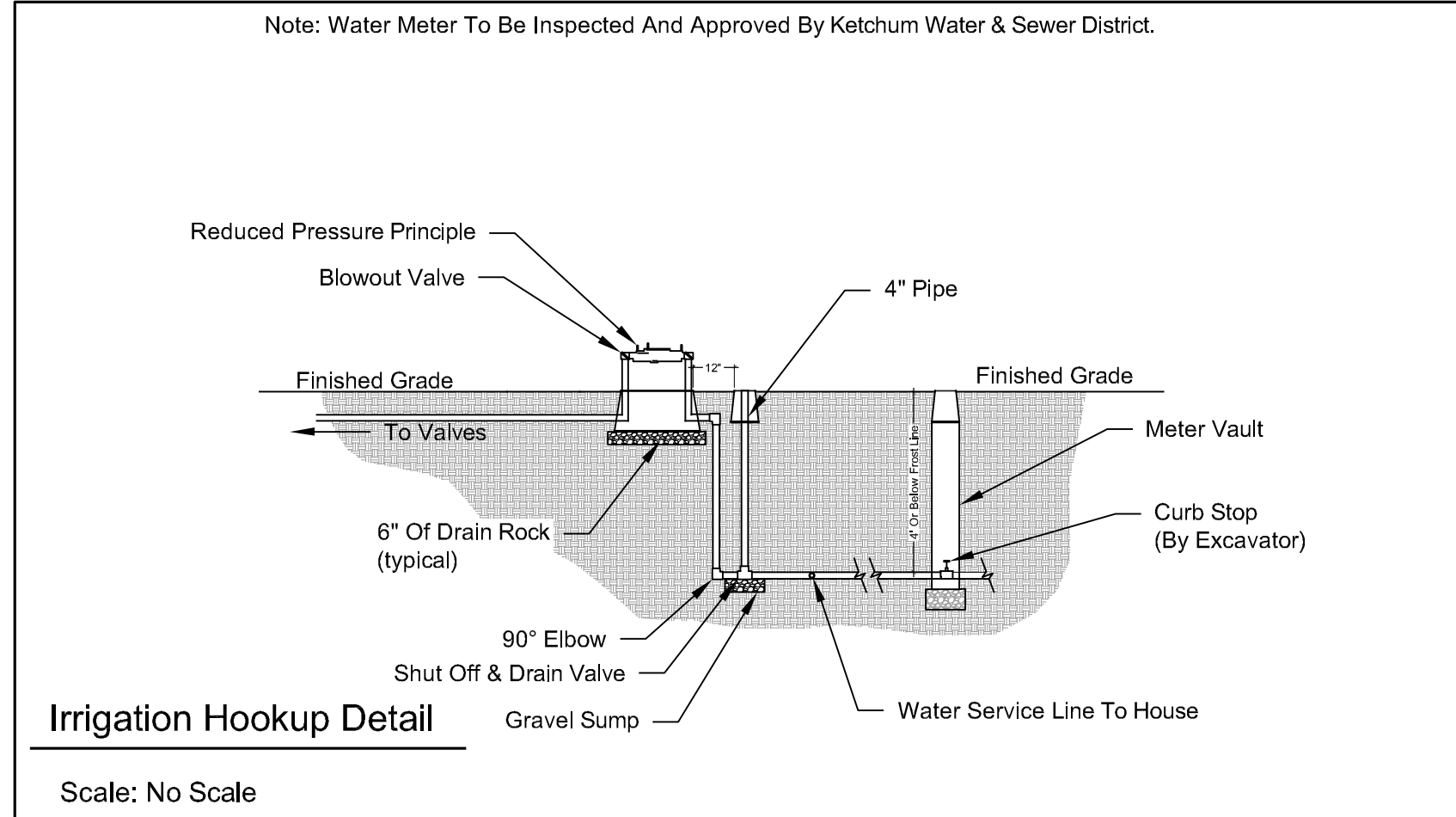
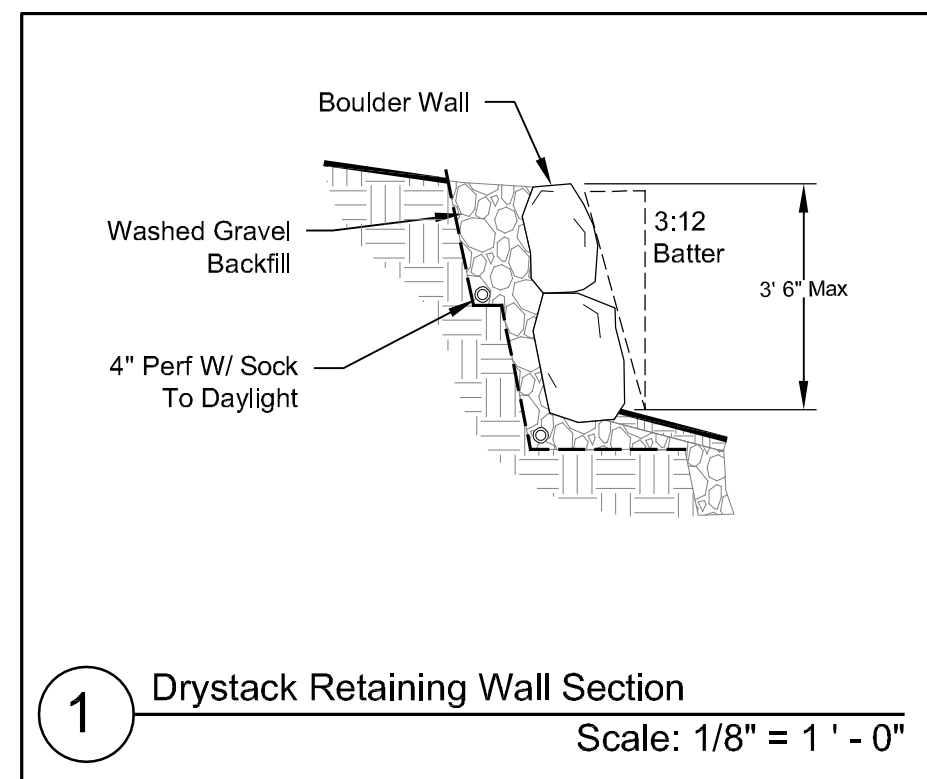
<b>Excavation:</b>	
Building/Garage:	450 Cu/Yds
Site:	0 Cu/Yds
<b>Total Cut:</b>	<b>450 Cu/Yds</b>
<b>Fill:</b>	
Site Landscape Fill:	0 Cu/Yds
Driveway:	100 Cu/Yds
<b>Total Fill:</b>	<b>100 Cu/Yds</b>
<b>Total Export:</b>	<b>350 Cu/Yds</b>

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  3. All existing utilities are underground. All new utilities shall be underground.
  4. Site serviced by City of Ketchum.

**\*See Civil Plan (C1) For Site Grading And Drainage**

**Plan Legend**

--- Property Line	--- 5787 --- Existing Contour
x 92.7 (92.5) Existing Spot Elevations	● 95 Proposed Contour
⊕ Landscape Drywell	⊕ Catch Basin
2% Slope Proposed Drainage Direction With Slope Percentage	+ 92.5 Proposed Spot Elevations
++++ 4" Perforated Footing Drain	--- 4" Solid Drain Pipe (Roof & Downspouts)
⊖ Drystack Retaining Wall	--- Water Line
--- Electrical Service	--- Gas Service
--- Water Service	--- Sewer Service



Irrigation Calculation	
(Lot = ±.23 Acres)	
Description	Square Footage
Natural Grass	4,900 sq.ft.
Planter Beds	100 sq.ft.
Total Irrigated Area	5,000 sq.ft.
	+/- .12 Acres

Snow Storage	
Driveway Area:	900 sq ft
Walkway Area:	150 sq ft
	x .30%
Required Area:	315 sq ft
Snow Storage Provided:	400 sq ft

- Per Development Agreement:**
- 1) Landscaping Shall Be Drought Tolerant
  - 2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
  - 3) Irrigation System Shall Be Water Efficient In Ground Components, Controller With Rain/Freeze Sensor.
  - 4) Isolate Zones Per Plant Type And Exposure.

- Landscape Notes:**
- 1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
  - 2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
  - 3) Any Tree Crowns Shall Be Pruned To Have A Minimum 10' Horizontal Clearance From Any Structure.

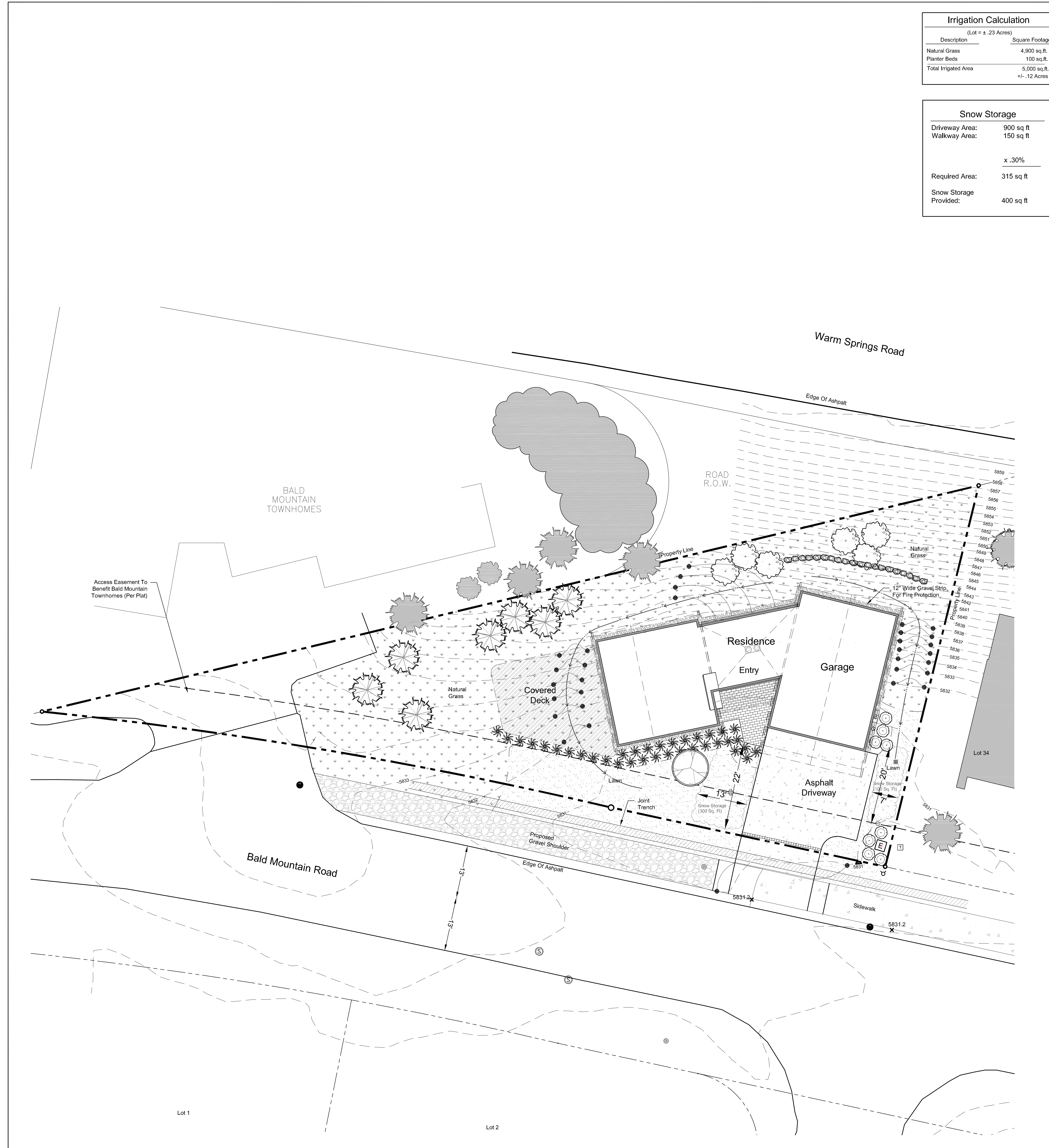
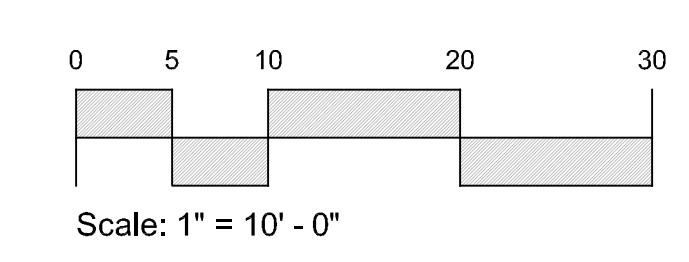
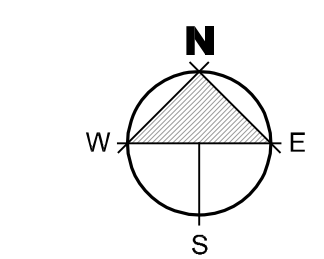
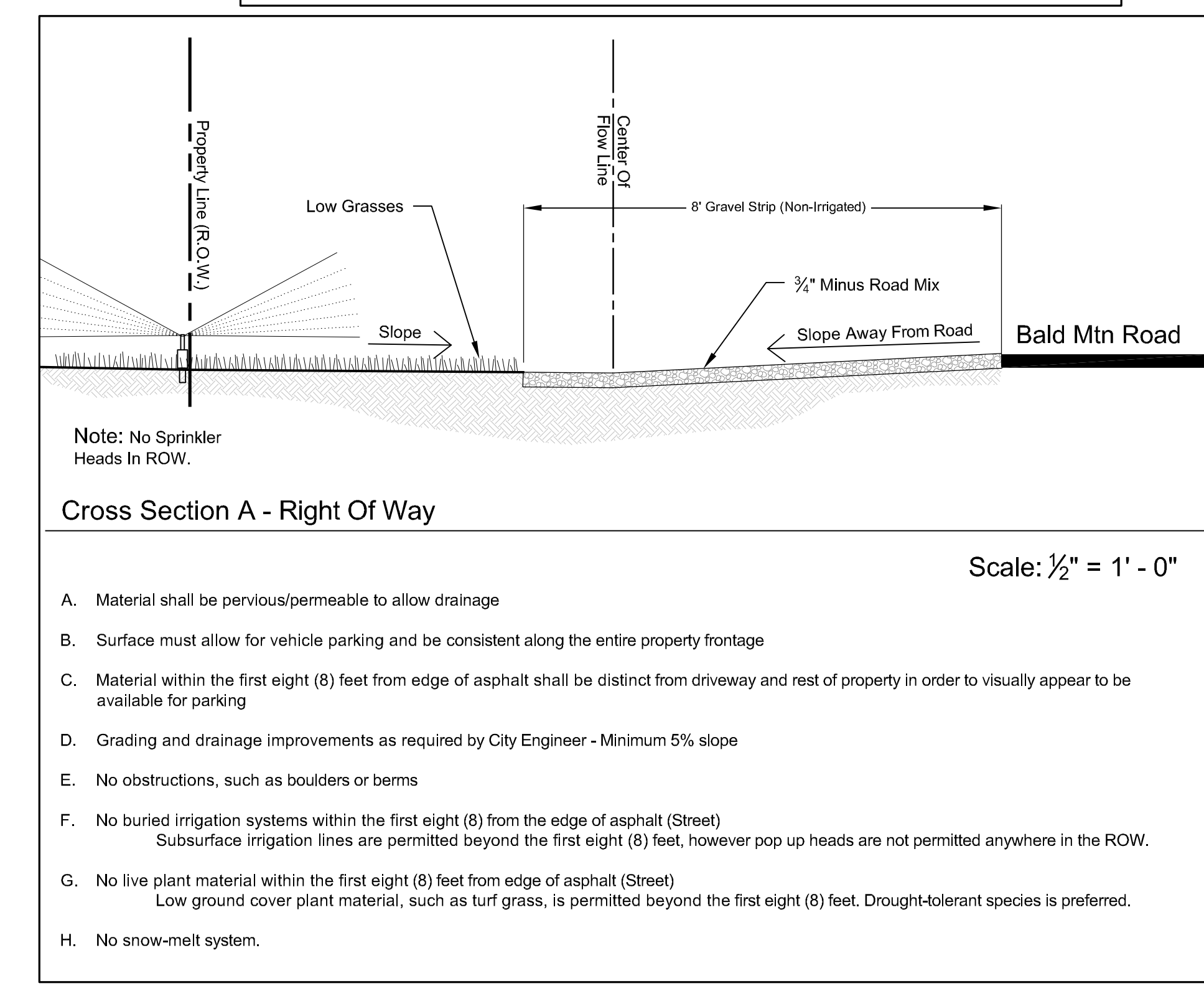
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**Plan Legend**

	Property Line
	PUE And Snow Storage Easement
	Proposed Contour
	Landscape Drywell
	Concrete Pavers
	Asphalt
	Gravel

**Plant Legend**

Qty.	Common Name	Botanical Name	Size
7	<b>Conifer Trees</b>		12' -16'
	Pine	<i>Pinus spp.</i>	
6	<b>Deciduous Trees</b>		12' -16'
	Aspen	<i>Populus tremuloides</i>	
1	Crabapple	<i>Malus spp.</i>	
8	<b>Deciduous Shrubs</b>		5 gal.
	Alpine Currant	<i>Ribes alpinum</i>	
	Burning Bush	<i>Euonymus alatus</i>	
	Cotoneaster	<i>Cotoneaster spp.</i>	
	Dogwood	<i>Cornus spp.</i>	
	Lilac	<i>Syringa spp.</i>	
	Maple	<i>Acer spp.</i>	
	Mockorange	<i>Philadelphus spp.</i>	
	Ninebark	<i>Physocarpus spp.</i>	
	Snowberry	<i>Symphoricarpos spp.</i>	
	Spiraea	<i>Spiraea spp.</i>	
35	<b>Ornamental Grasses</b>		Flats
	Blue Fescue	<i>Festuca ovina glauca</i>	
	Ribbon Grass	<i>Phalaris arundinacea 'Plicata'</i>	
	Karl Foerster Feather Reed	<i>C. arundinacea 'Karl Foerster'</i>	
4,900 Sq.Ft.	<b>Grasses &amp; Wildflowers</b>		Sod or Seed
	(20%) Hard Fescue	<i>Festuca trachyphylla</i>	
	(20%) Chewing Fescue	<i>Festuca rubra var. commutata</i>	
	(20%) Sheep Fescue	<i>Festuca ovina</i>	
	(20%) Creeping Red Fescue	<i>Festuca rubra</i>	
	(20%) Wildflowers	Various	
1,600 Sq.Ft.	<b>Grasses - Lawn Mix</b>		Sod or Seed
	(33%) Tall Fescue	<i>Festuca arundinacea</i>	
	(33%) Hard Fescue	<i>Festuca trachyphylla</i>	
	(33%) Chewing Fescue	<i>Festuca rubra var. commutata</i>	



WSR Residences Lot 35

EGGERS ASSOCIATES, P.A.  
landscape architecture

T: (208) 729-0968  
F: (208) 729-0972

P.O. Box 973  
Ketchum, ID 83340

Warm Springs Ranch Residences  
Block 1, Lot 35  
Ketchum, Idaho

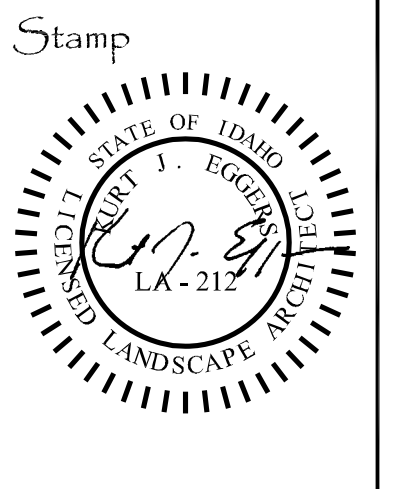
Job No: 22.28

Scale: 1" = 10'-0"

Issue/Revisions: Date:

Design Review 05/22/23

RVSD 05/08/23

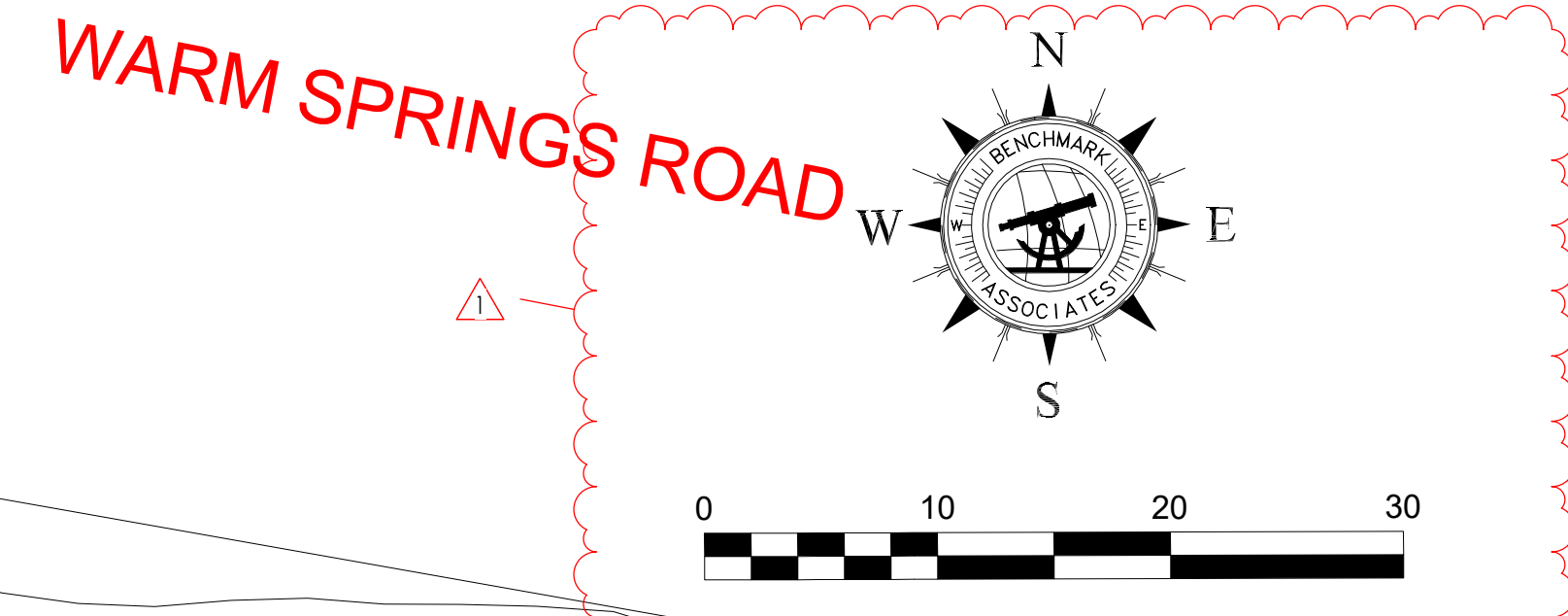
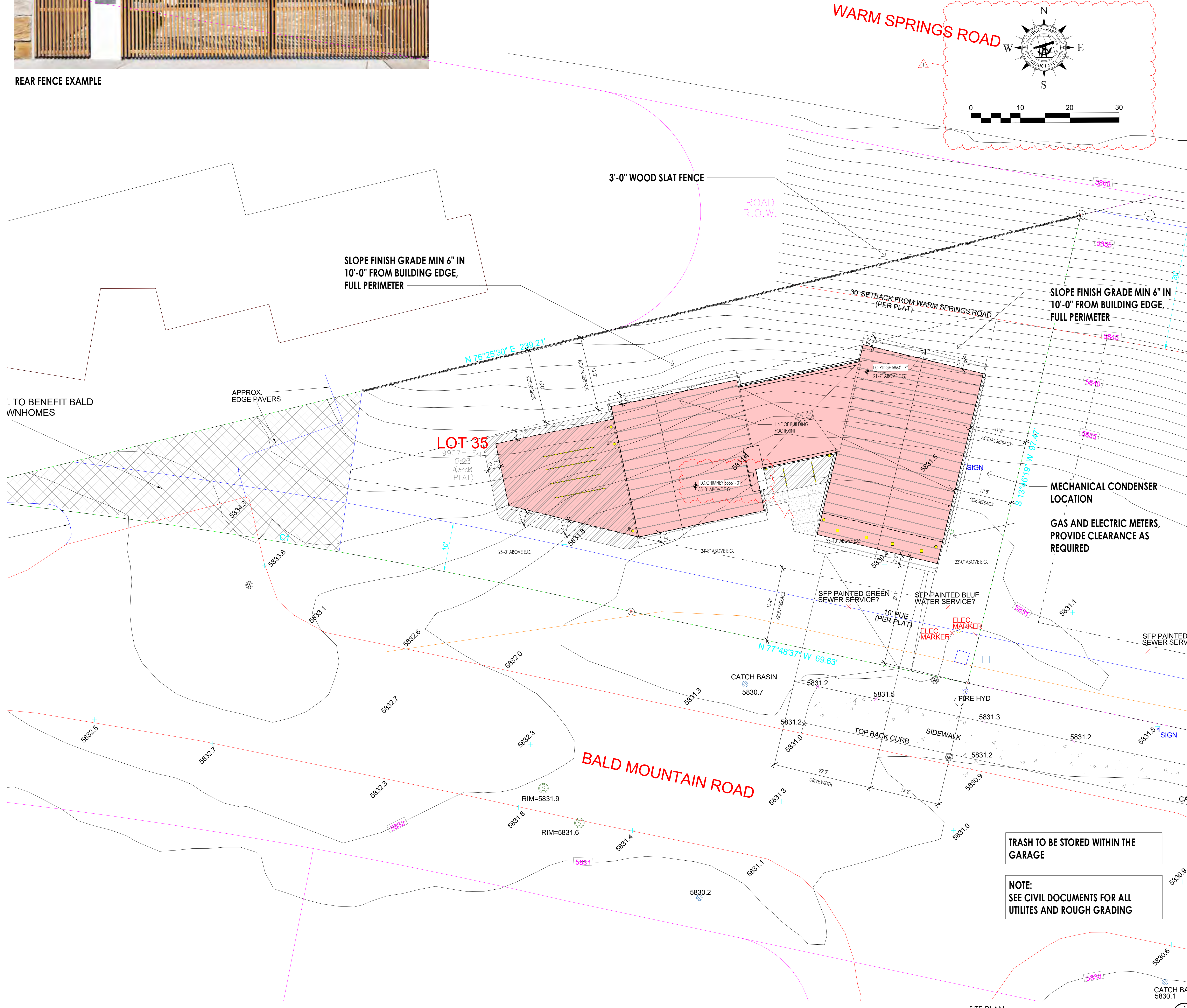


Sheet Title:  
Landscape Plan

Sheet No:  
L3



REAR FENCE EXAMPLE



**SITE PLAN GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS. PROTECT AS REQUIRED.
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED.
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND COMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTOR AS PER THE FIRE CODE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

**DATUM:**

LEVEL 1 100'-0" = 5,832.00 USGS  
 LEVEL 2 112'-0" = 5,844.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

**SITE PLAN KEY NOTES**

**LOT SIZE:**  
 AREA = .23 ACRES OR 9,907 SQ. FT.  
 ZONE: GR-1  
 HEIGHT LIMIT: 35' MAX

**BUILDING PAD:**  
 AREA = 4,197 SQ. FT.

**PROPOSED BUILDING FOOTPRINT:**  
 AREA = 2,499 SQ. FT.  
 LOT COVERAGE ALLOWED: 35%, 3,467 SQ. FT.

- RECESSED LIGHT LOCATION
- WALL SCONCE LOCATION

**LEGAL DESCRIPTION:**

LOT 35 BALD MOUNTAIN ROAD

**SITE NOTES:**

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-1
6. CONTRACTOR TO VERIFY EXISTING GRADES/TOPOGRAPHY PRIOR TO EXCAVATION AND/OR CONSTRUCTION. VERIFY DRIVEWAY DOES NOT EXCEED 10% GRADE.
7. EXISTING TOPOGRAPHY SHOWN IS BASED ON ROAD DESIGN GRADES & SITE OBSERVATIONS. CONTRACTORS/OWNER TO VERIFY.
8. HEIGHT LIMIT OF 35'-0" OVER EXISTING GRADE. 5'-0" ALLOWANCE FOR CHIMNEYS AND MECHANICAL.

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:  
 SEE CIVIL DOCUMENTS FOR ALL UTILITIES AND ROUGH GRADING

SITE PLAN  
 1/8" = 1'-0"

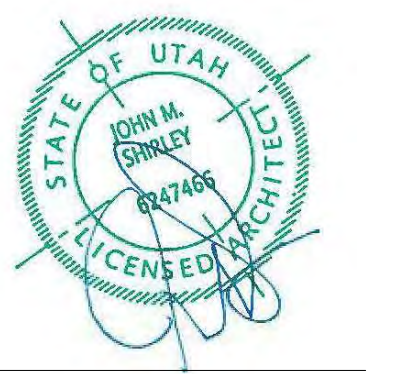


Architecture  
 Interior Design  
 Landscape Architecture  
 Land Planning  
 Construction Management

7927 So. Highpoint Parkway, Suite 300  
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 fax. 801.269.1425  
 www.thinkaoc.com

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WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PROJECT NO. 22023  
 DATE: 2023.06.30

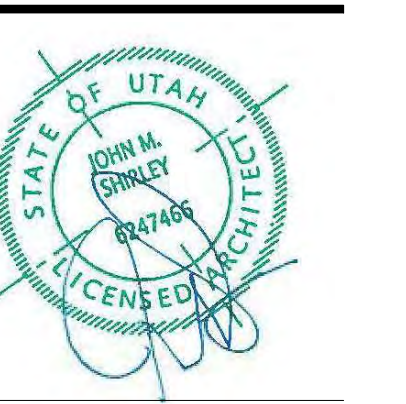
REVISIONS:  
 1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER:  
 A101

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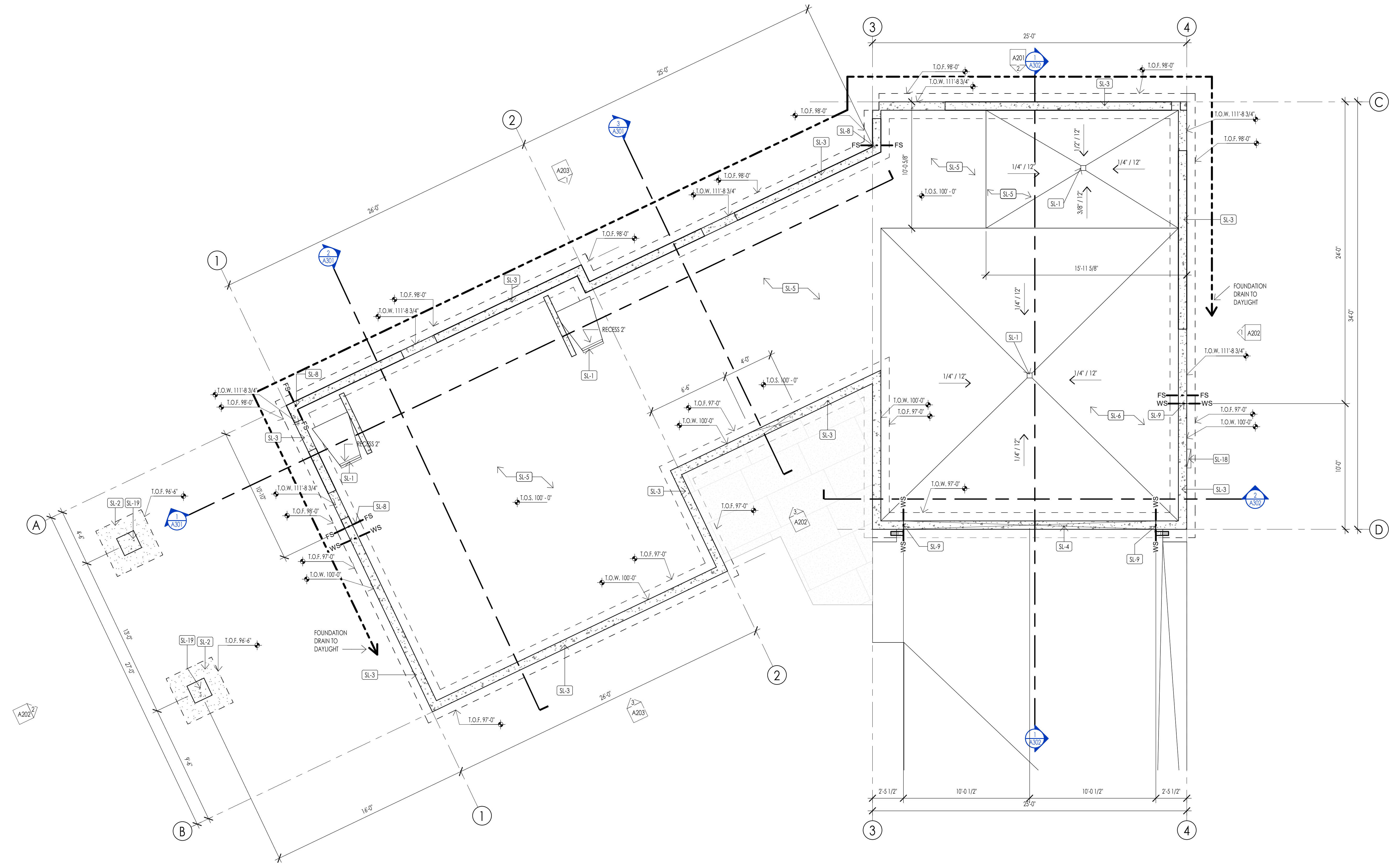
FOUNDATION PLAN LEGEND	
HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	FS - FOOTING STEP
	WS - WALL STEP
	T.O.F. - TOP OF FOOTING ELEVATION
	T.O.W. - TOP OF WALL ELEVATION
	T.O.S. - TOP OF SLAB ELEVATION
	T.O. PIER - TOP OF PIER ELEVATION

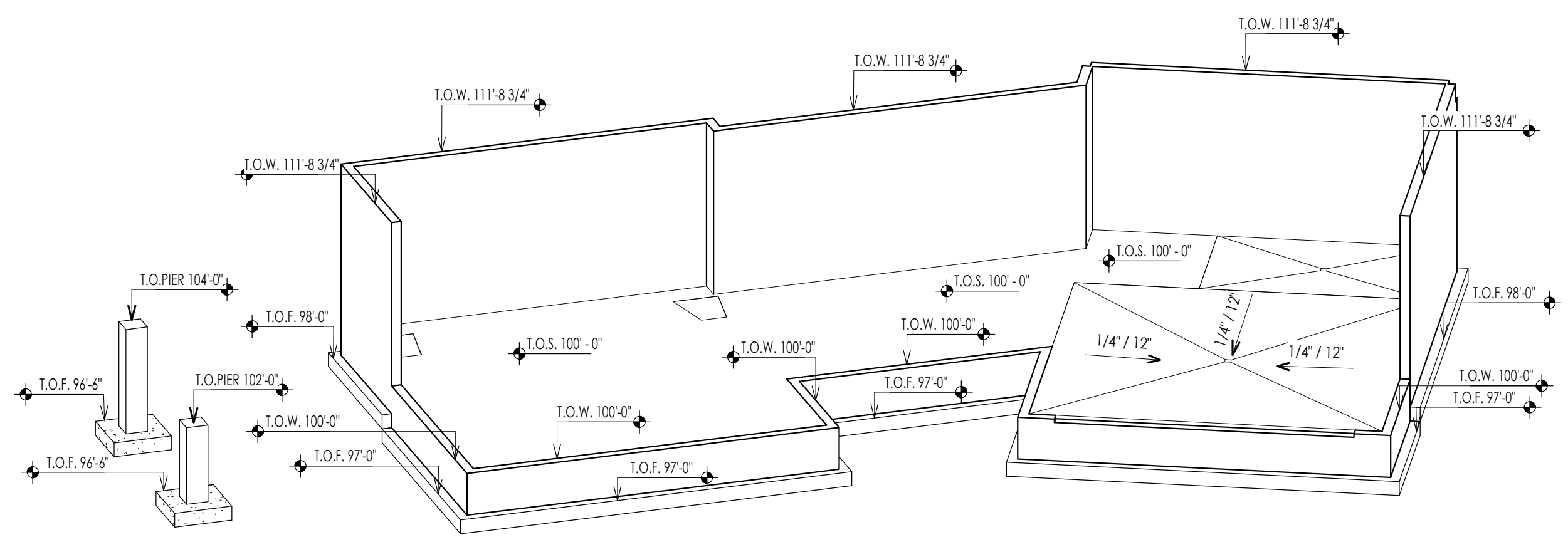
- FOUNDATION GENERAL NOTES**
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
  - COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
  - VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
  - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
  - FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS		
ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

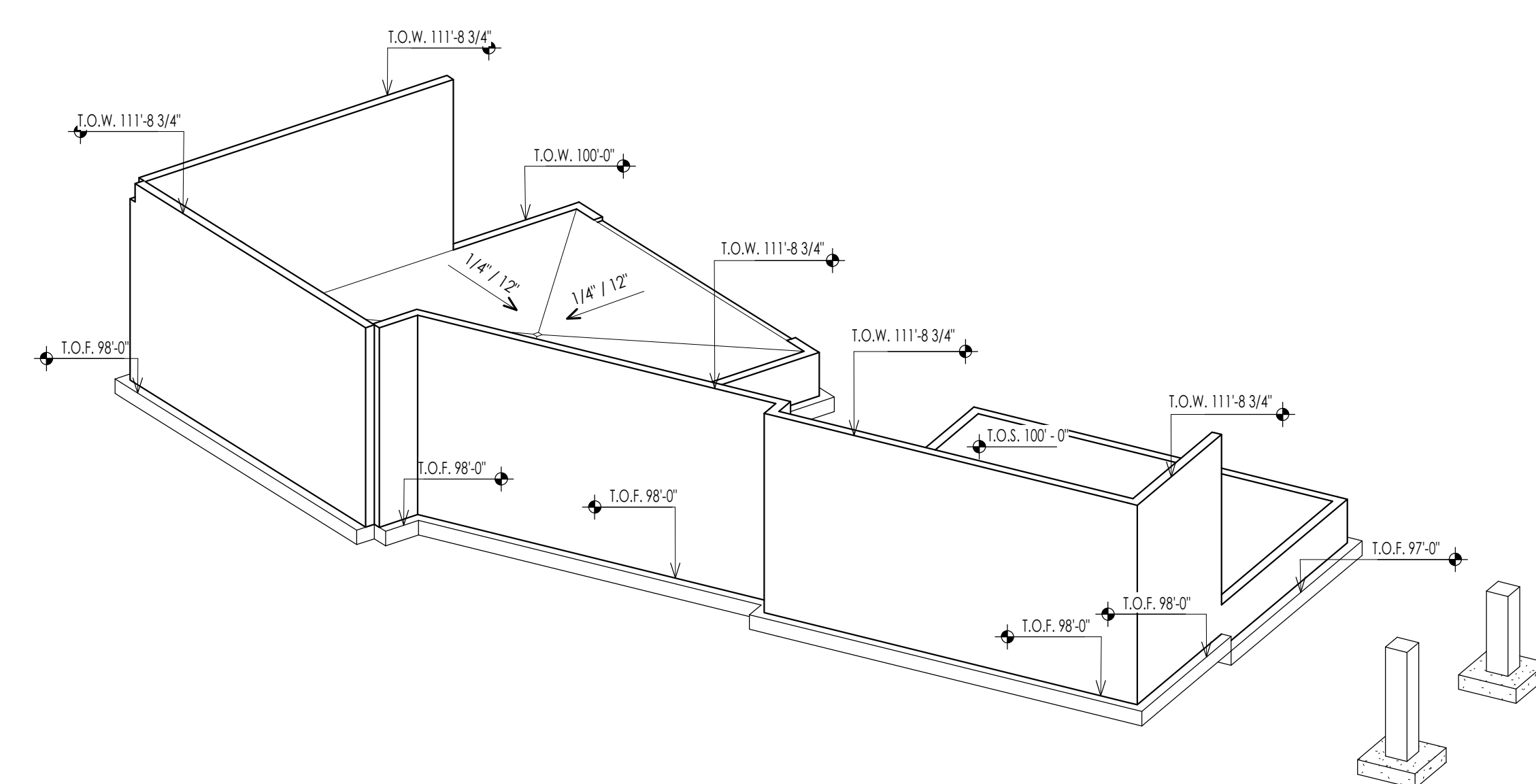
FOUNDATION PLAN KEYNOTES	
KEYNOTES	
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS W/WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL - SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 30 FEET OF BARE ELECTRICALLY CONDUCTIVE #00-#1 EARTH 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3308.1.2 AND N.E.C. 250.50)
SL-19	CONCRETE COLUMN PER STRUCTURAL



LEVEL 1 - SLAB PLAN  
1/4" = 1'-0"



ISOMETRIC A  
2  
A103



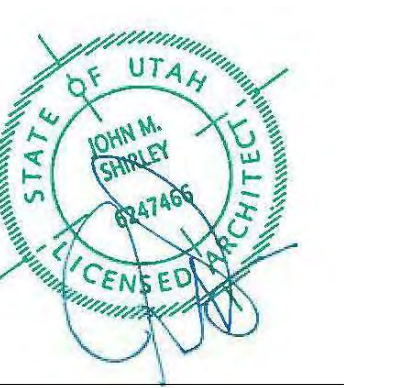
ISOMETRIC B  
3  
A103



Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
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WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30

- REVISIONS:
- 04-27-2023 PER CITY COMMENTS
  - 06-14-2023 PER CITY COMMENTS

SHEET TITLE:  
LEVEL 1 FLOOR PLAN

SHEET NUMBER:  
A104

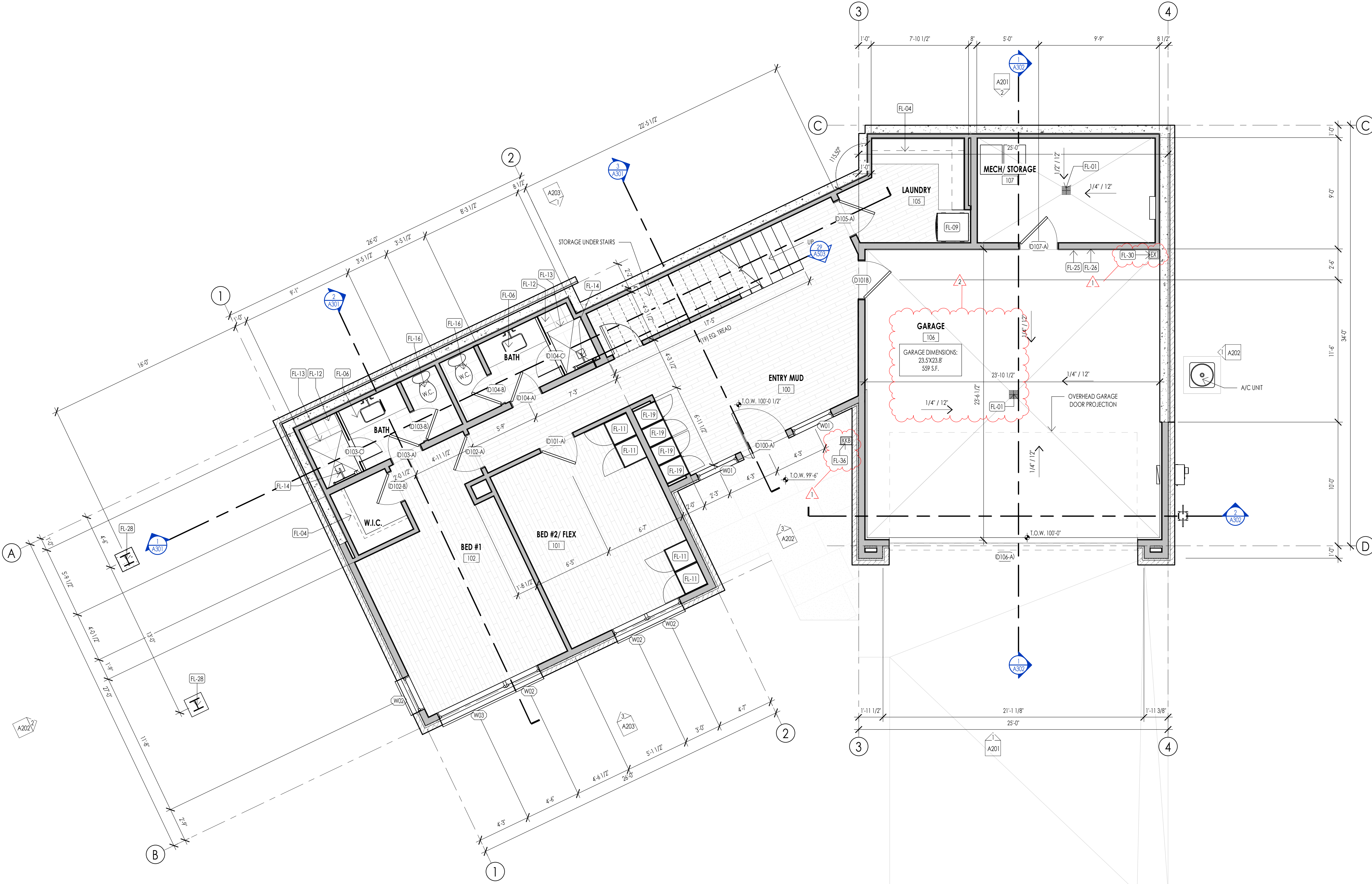
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FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

**FLOOR PLAN KEYNOTES**

KEYNOTES
FL-01 CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
FL-04 CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06 BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-09 STACKED WASHER AND DRYER. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL
FL-11 CABINET SYSTEM SHELVING PER INTERIOR DESIGNER
FL-12 PROVIDE SHOWER BENCH AS PER OWNER INTERIOR DESIGN
FL-13 PROVIDE "SCHLITZ" EROSION LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14 SHOWER HEAD PER INTERIOR DESIGN
FL-16 W.C. TO BE "KOHLER" PERIODE CURRY COMFORT
FL-19 BUILT IN INDUCTION CABINETS AS PER INTERIOR DESIGNER
FL-25 PROVIDE HOT/COLD HOOK UP
FL-26 PROVIDE 50 AMP EV CONNECTION POINT
FL-28 STRUCTURAL WIDE FLANGE COLUMN AS PER STRUCT.
FL-30 FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 906 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30" TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.
FL-36 AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNIX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL - VERIFY LOCAL CODE.



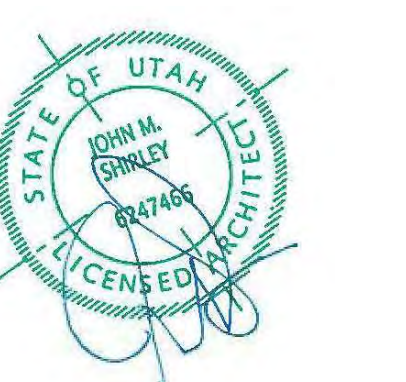
LEVEL 1 - FLOOR PLAN  
1/4" = 1'-0"



Architecture  
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Landscape Architecture  
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7927 So. Highpoint Parkway, Suite 300  
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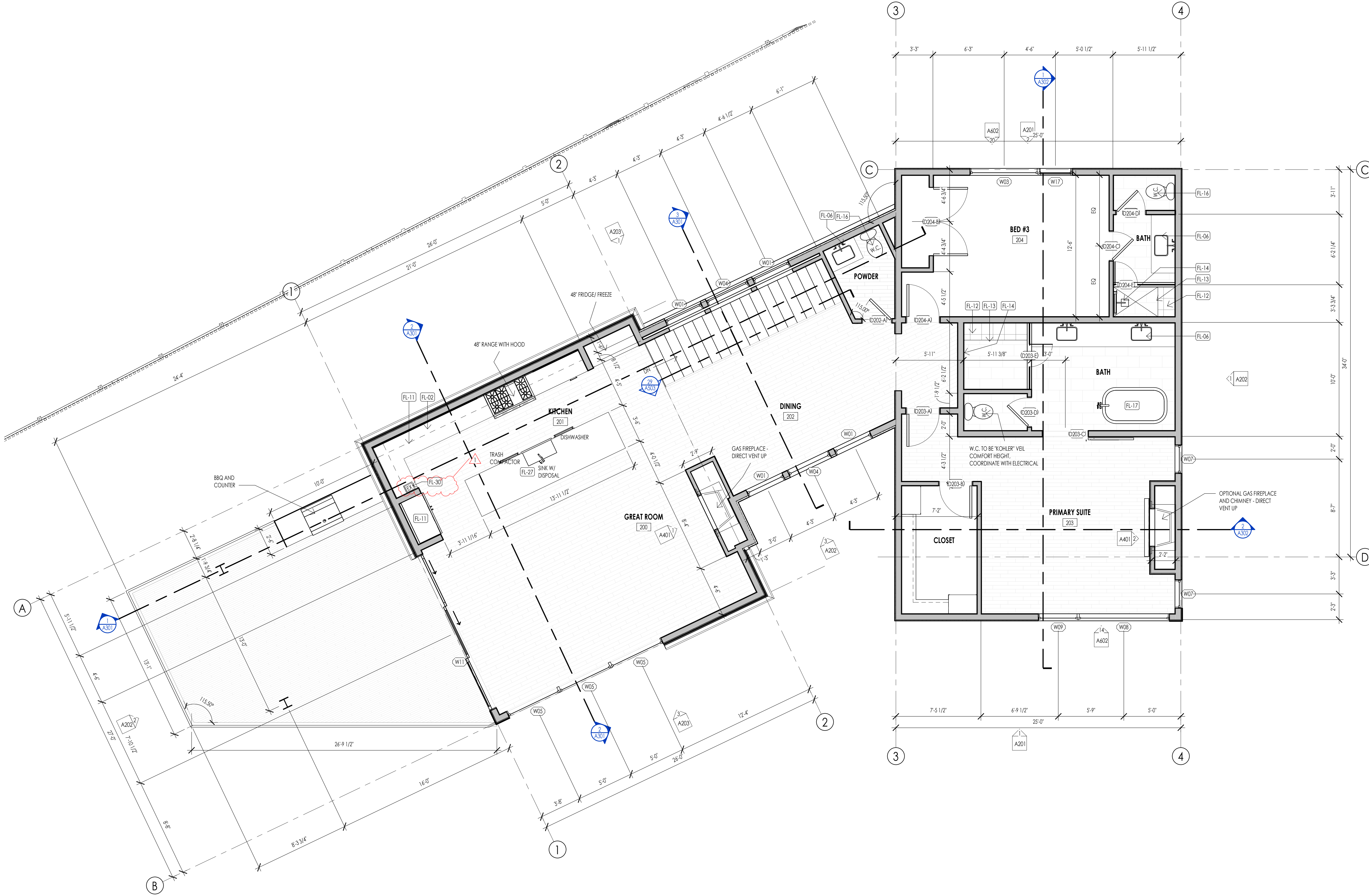


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS.
  - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
  - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
  - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
  - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

**FLOOR PLAN KEYNOTES**

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "SCHLITZ" KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE "KOHLER" PERIASE CURBY COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-27	PROVIDE COUNTER BUTTON SWITCH FOR DISPOSAL UNIT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 906 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.



LEVEL 2 - FLOOR PLAN  
1/4" = 1'-0"

WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

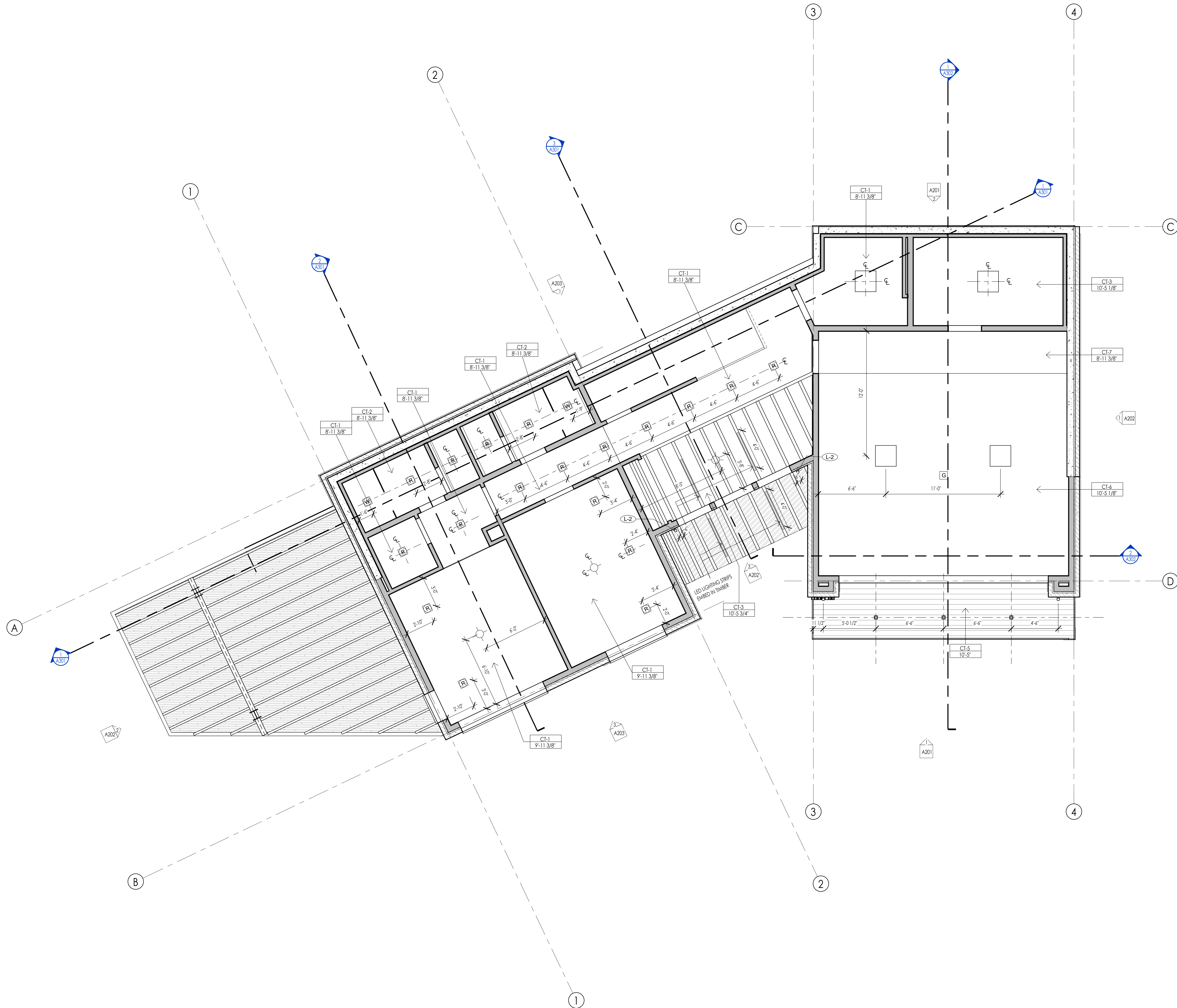
PROJECT NO. 22023  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
LEVEL 2 FLOOR PLAN

SHEET NUMBER:  
A105

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REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD 2x4	[Hatch Pattern]	CT-7	5/8" GYPSUM BOARD 2x4 TYPE X FIRE RESISTANT
[Hatch Pattern]	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2x4	[Hatch Pattern]	CT-8	EXPOSED STRUCTURE
[Hatch Pattern]	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF			
[Hatch Pattern]	CT-4	3/4" 1-G INTERIOR SOFFIT @ ROOF			
[Hatch Pattern]	CT-5	3/4" 1-G EXTERIOR SOFFIT 2x4			
[Hatch Pattern]	CT-6	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT			

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
[Symbol]	CEILING TYPE
[Symbol]	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES

PROJECT NO. 22023  
 DATE: 2023.06.30  
 REVISIONS:

SHEET TITLE:  
 LEVEL 1 CEILING PLAN

SHEET NUMBER:  
 A109

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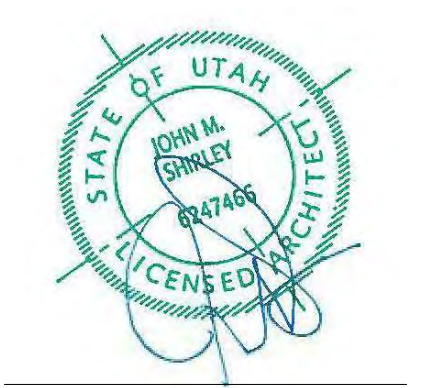


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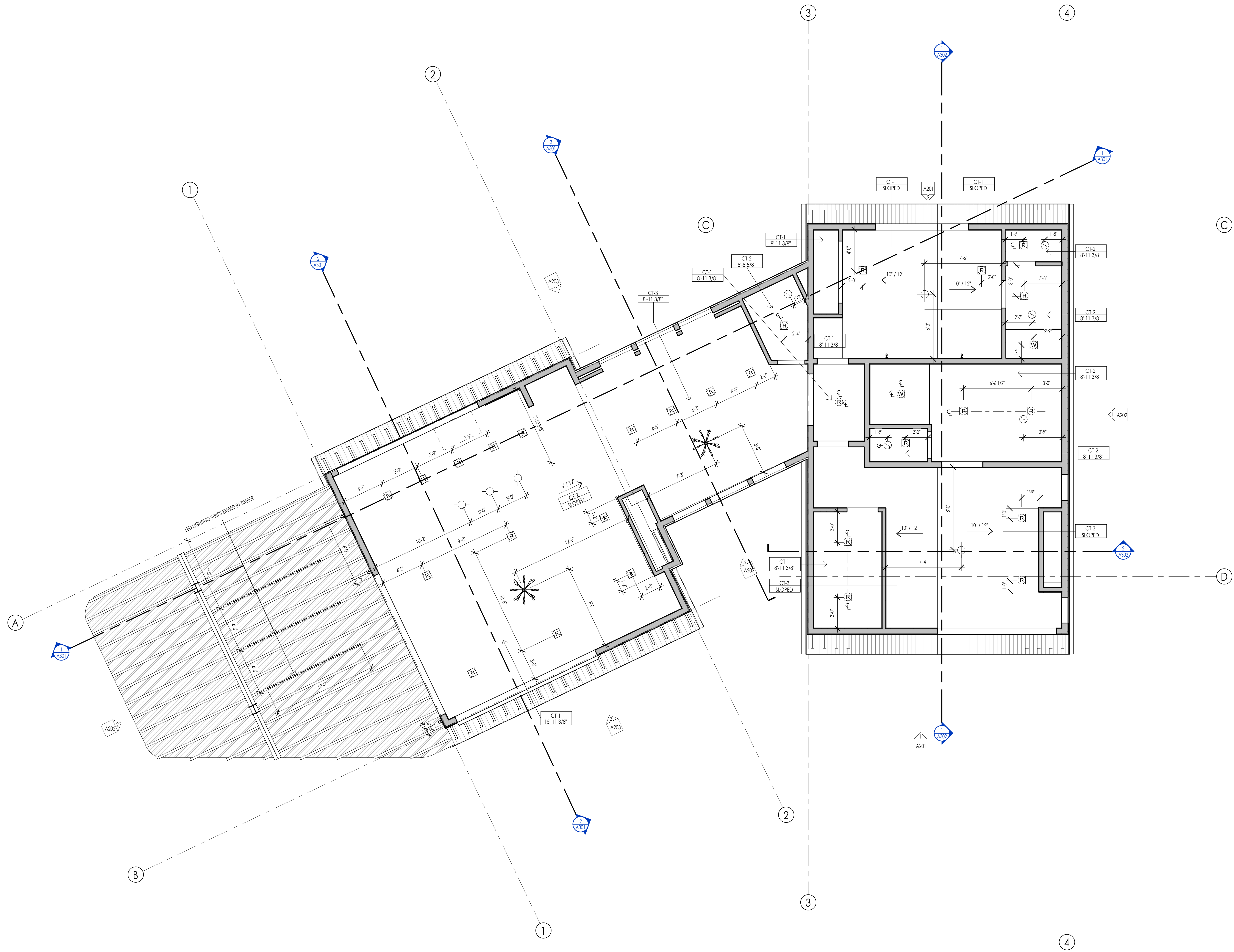
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WARM SPRINGS RESIDENCE #35  
 190 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PERMIT SET



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8\"/>			
[Hatch Pattern]	CT-2	5/8\"/>			
[Hatch Pattern]	CT-3	5/8\"/>			
[Hatch Pattern]	CT-4	3/4\"/>			
[Hatch Pattern]	CT-5	3/4\"/>			
[Hatch Pattern]	CT-6	5/8\"/>			
[Hatch Pattern]	CT-7	5/8\"/>			
[Hatch Pattern]	CT-8	EXPOSED STRUCTURE			

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CT-1	CEILING TYPE
1'-0"	HEIGHT

**REFLECTED CEILING PLAN KEYNOTES**

PERMIT SET

PROJECT NO. 22023  
DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
LEVEL 2 CEILING PLAN

SHEET NUMBER:  
A110

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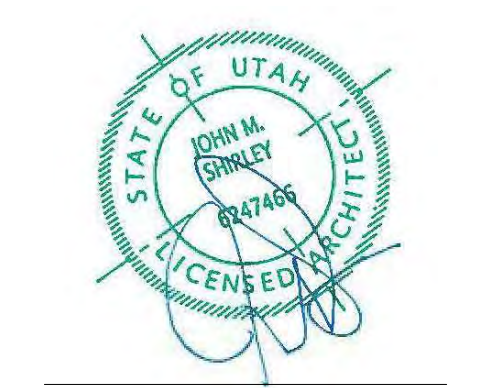


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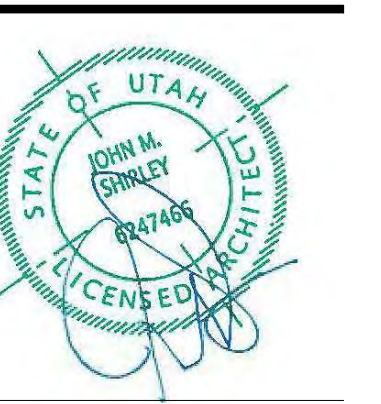
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WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

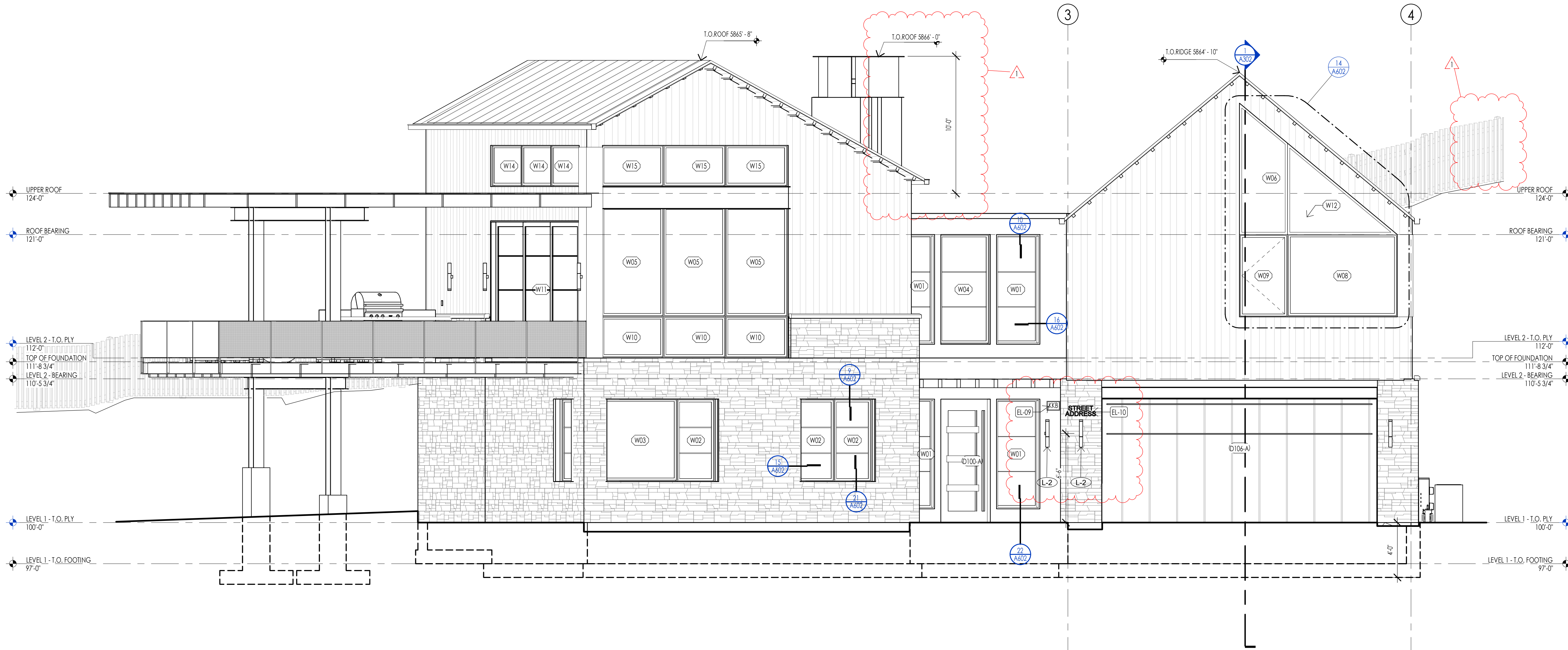


ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STANDING SEAM ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X10 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER
	EXTERIOR METAL PANEL WALL SYSTEM

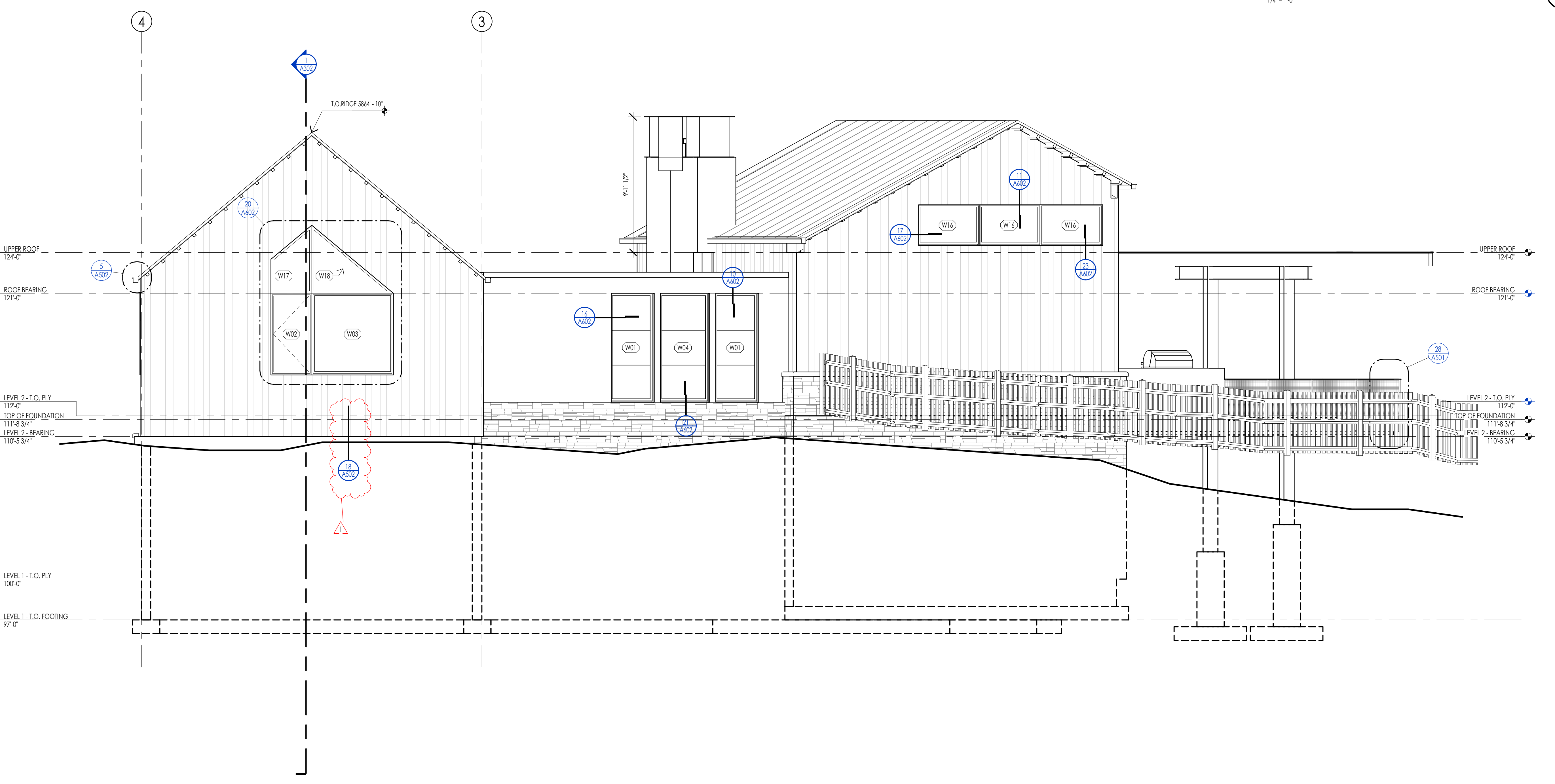
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

**ELEVATION/ SECTION KEYNOTES**

KEYNOTES	
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNIX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.3FT VERTICAL. VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" BRUSH STROKE CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



**SOUTH ELEVATION**  
1/4" = 1'-0" (1 A201)



**NORTH ELEVATION**  
1/4" = 1'-0" (2 A201)

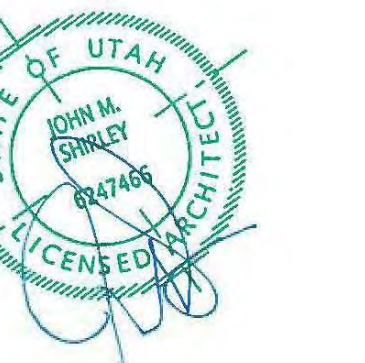
**WARM SPRINGS RESIDENCE #35**  
190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
A201

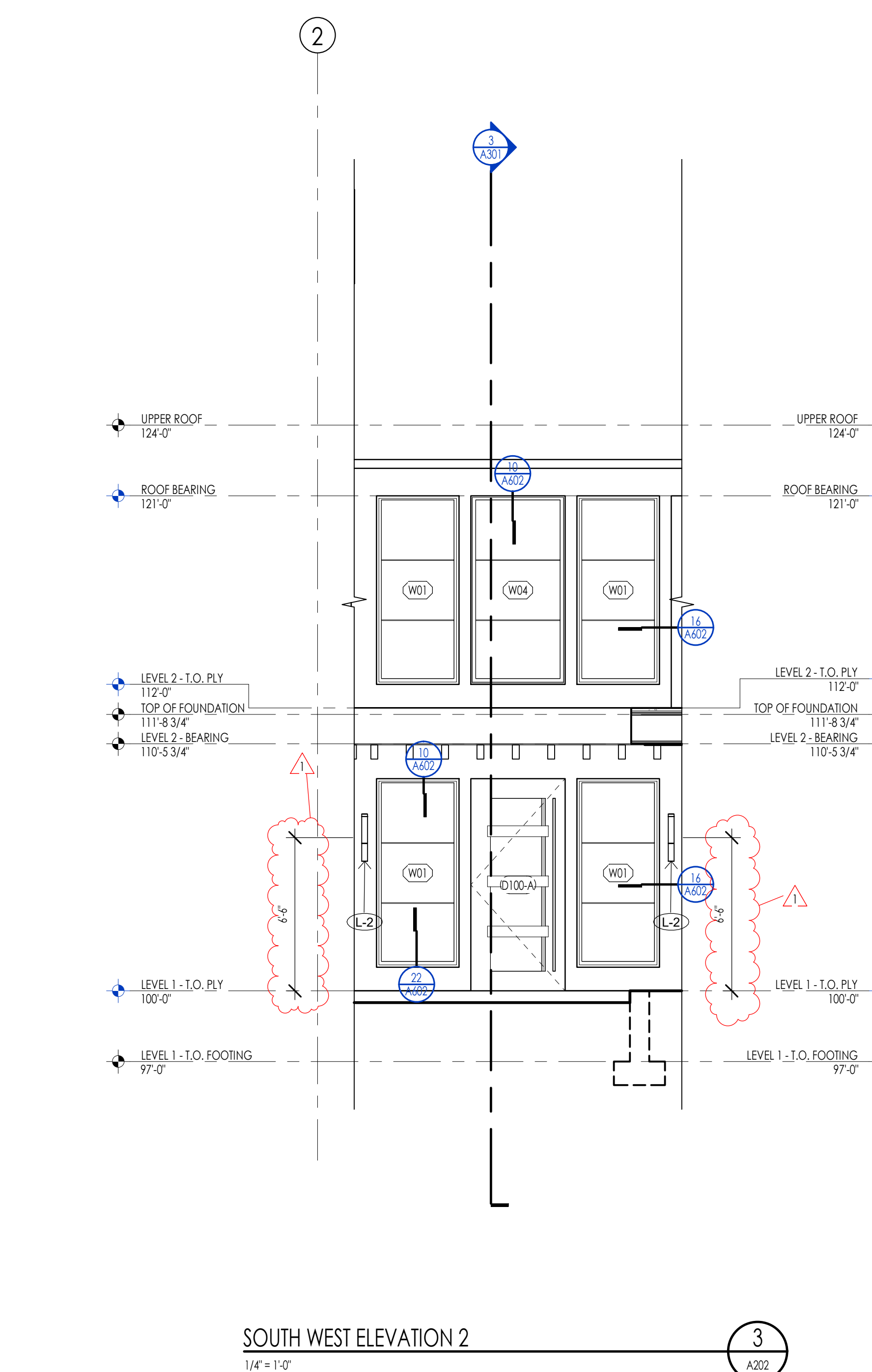
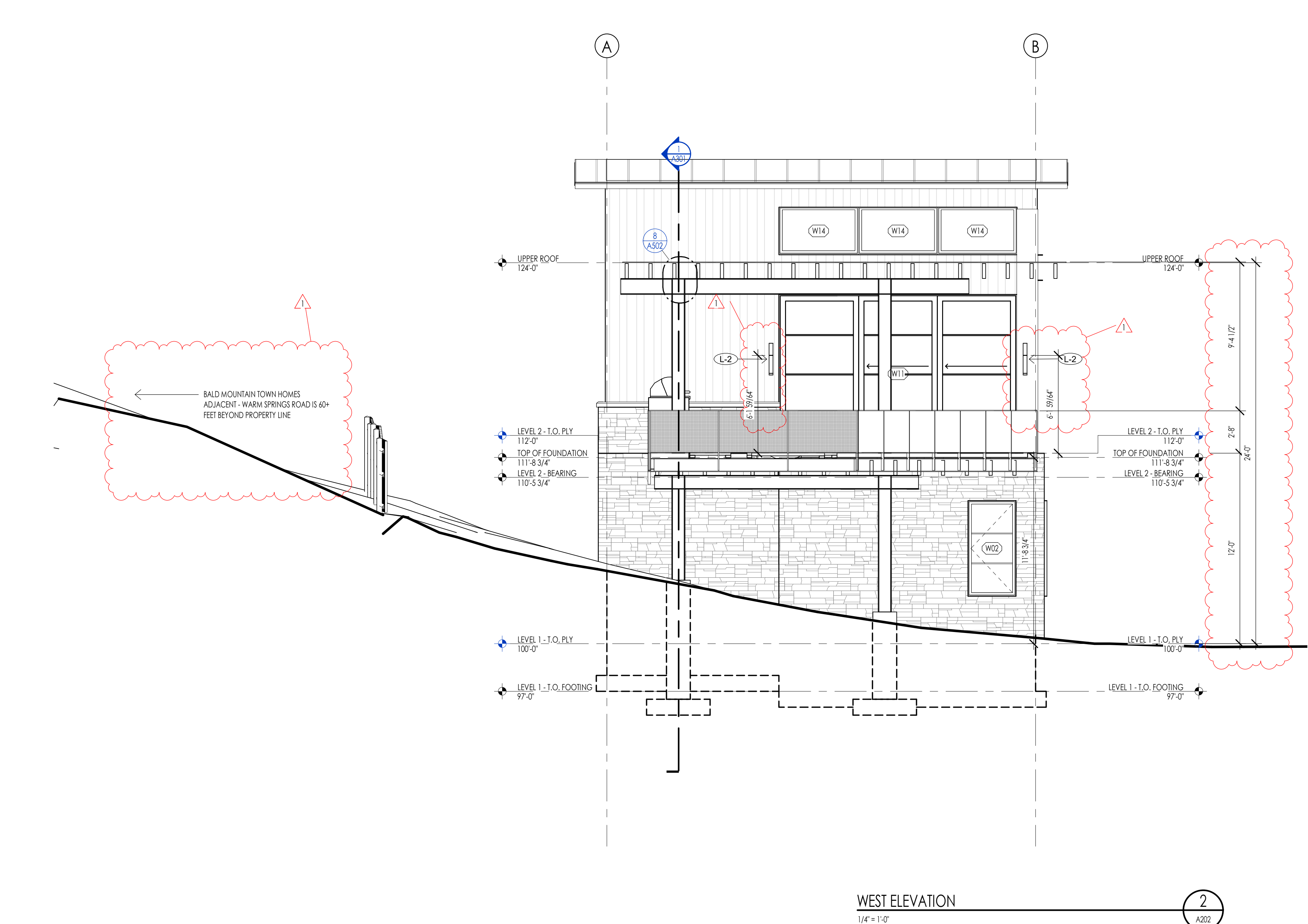
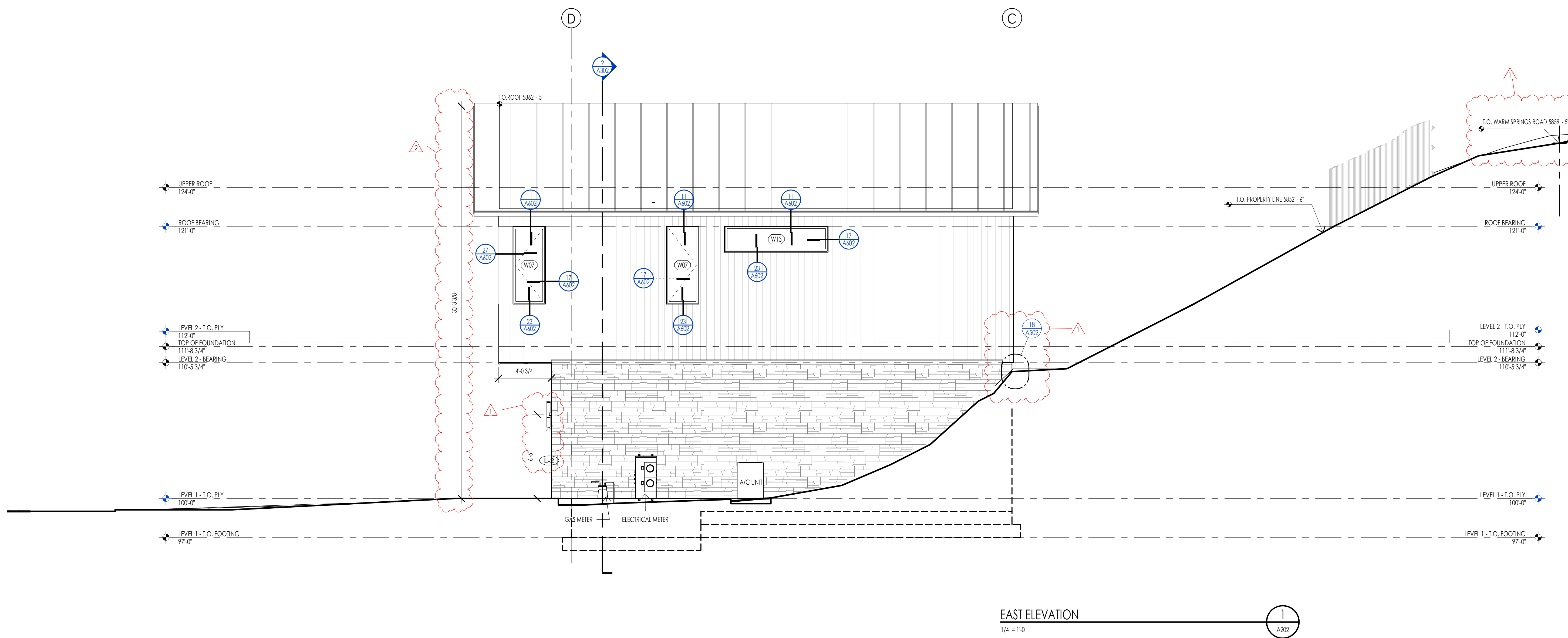
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ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STANDING SEAM ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X10 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER
	EXTERIOR METAL PANEL WALL SYSTEM

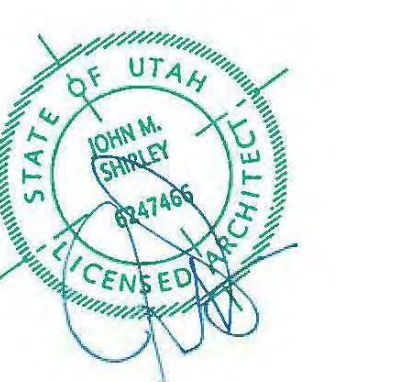
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES





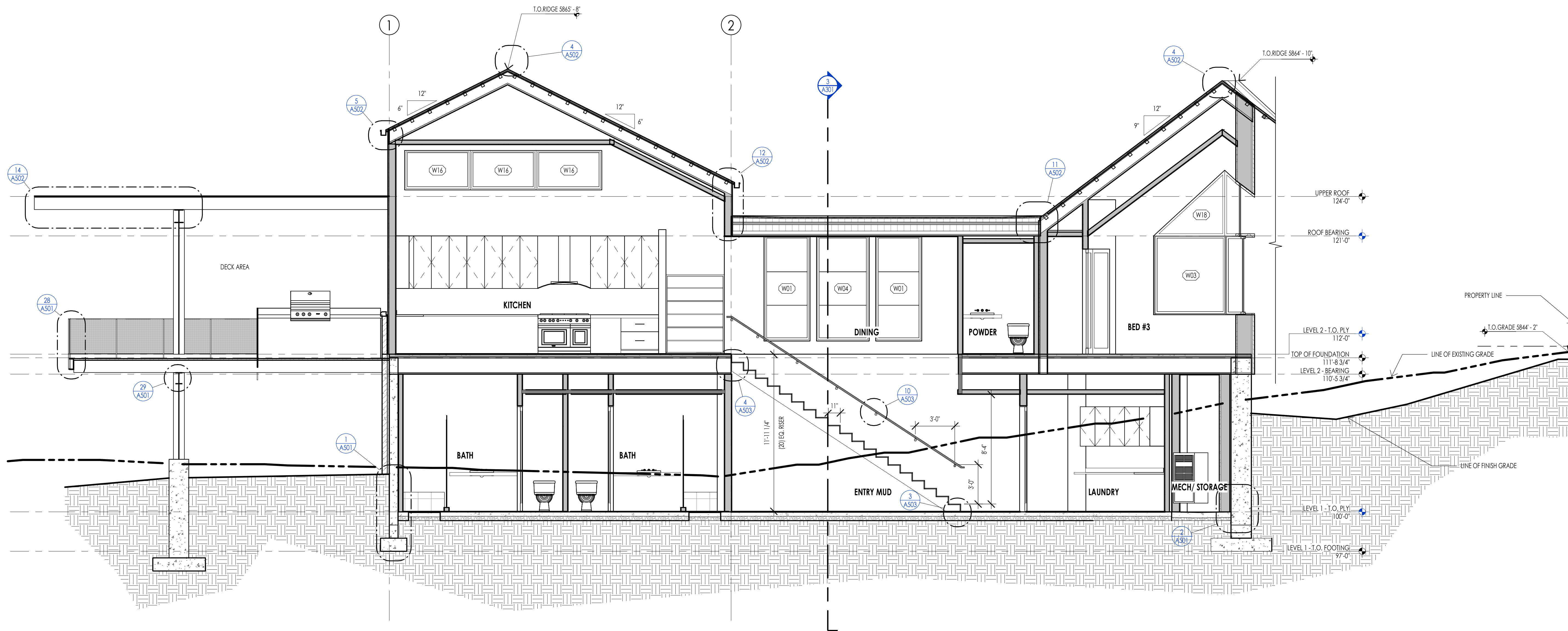




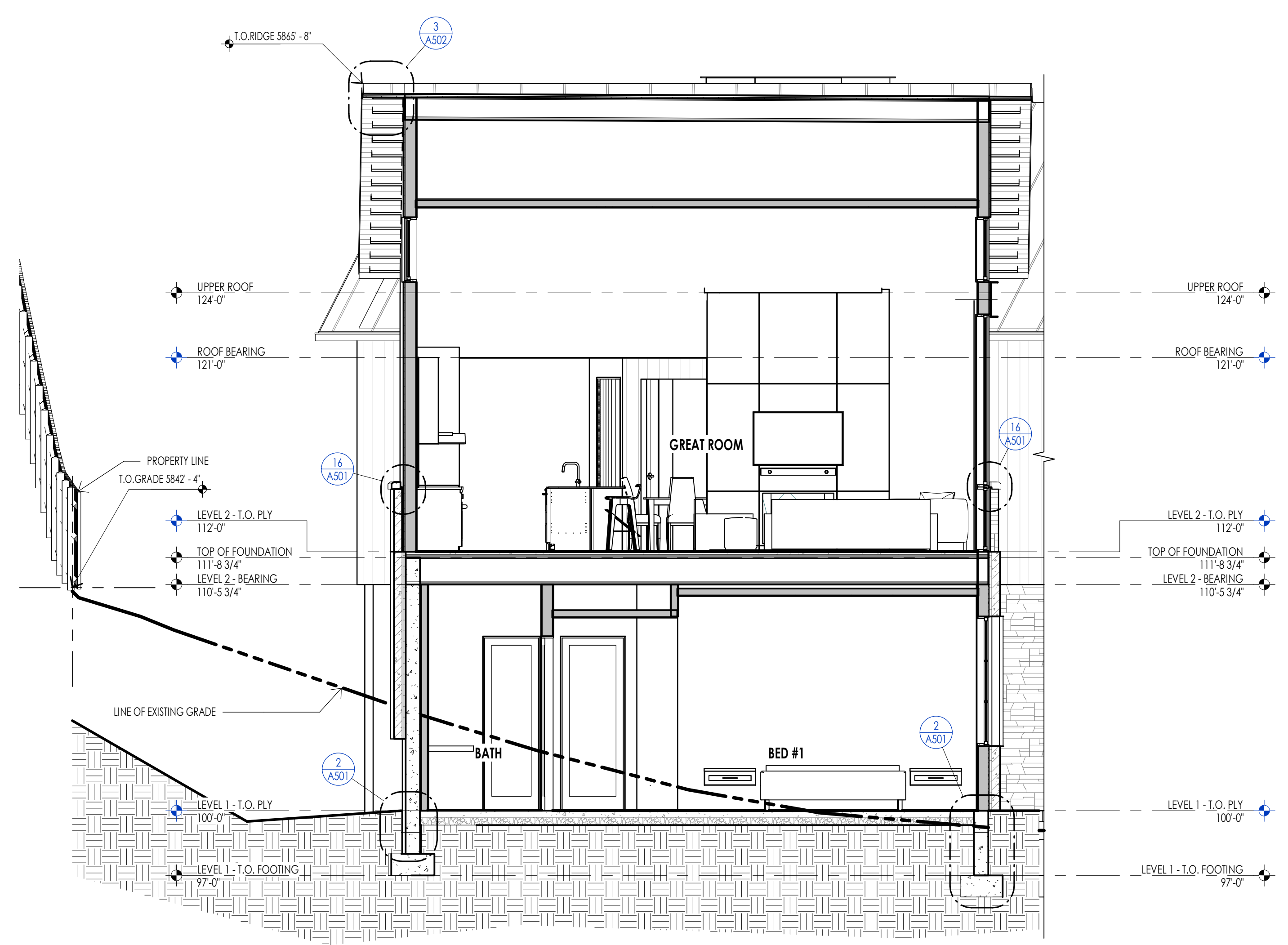
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STANDING SEAM ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X10 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER
	EXTERIOR METAL PANEL WALL SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

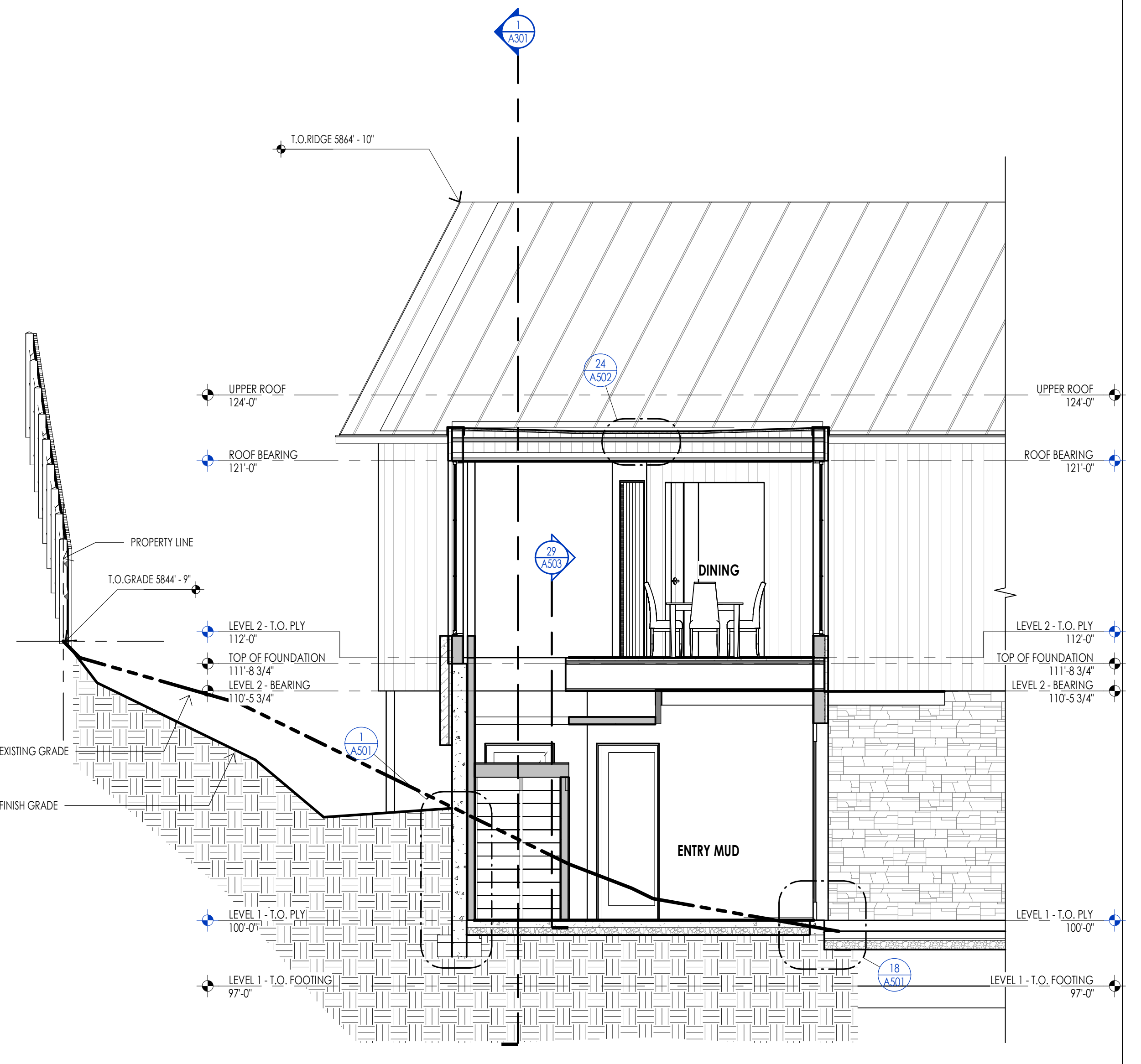
**ELEVATION/ SECTION KEYNOTES**



Section 1  
1/4" = 1'-0" (A301)



Section 2  
1/4" = 1'-0" (A301)



Section 3  
1/4" = 1'-0" (A301)

WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30

REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A301

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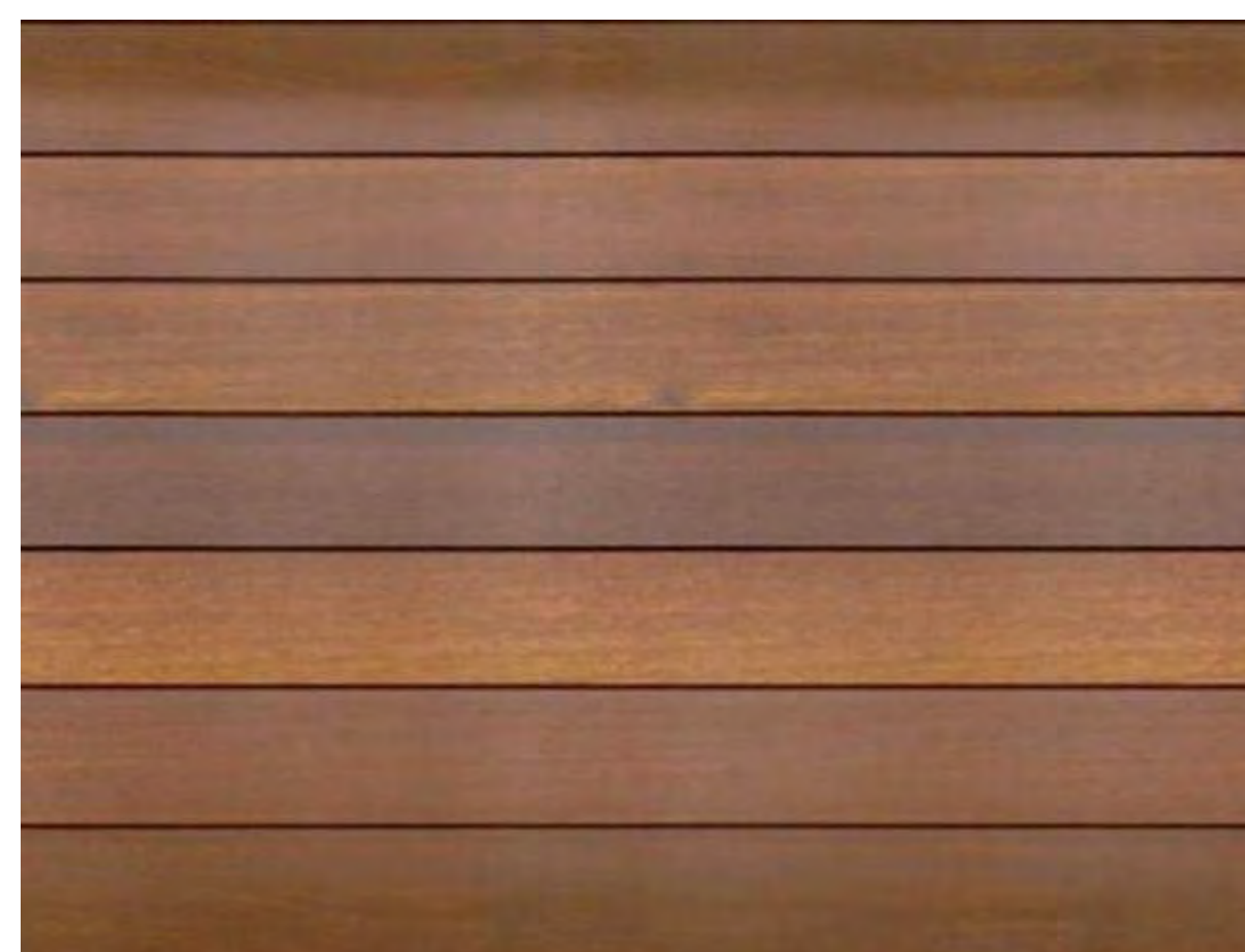




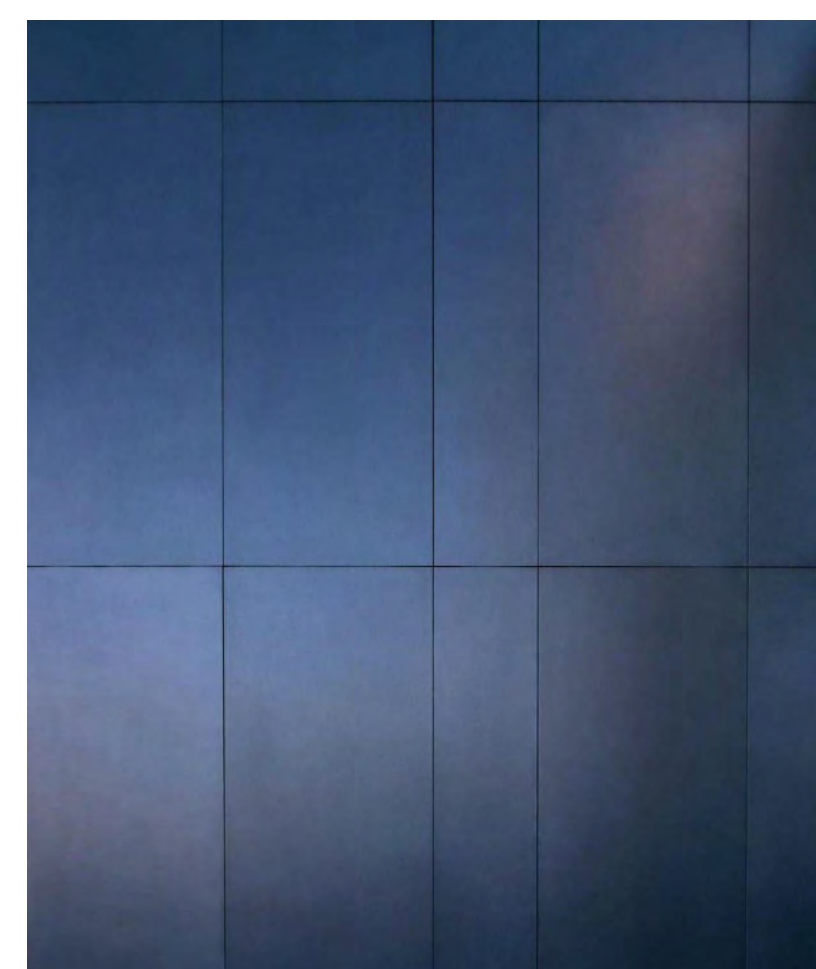
GREAT ROOM INTERIOR VIEW



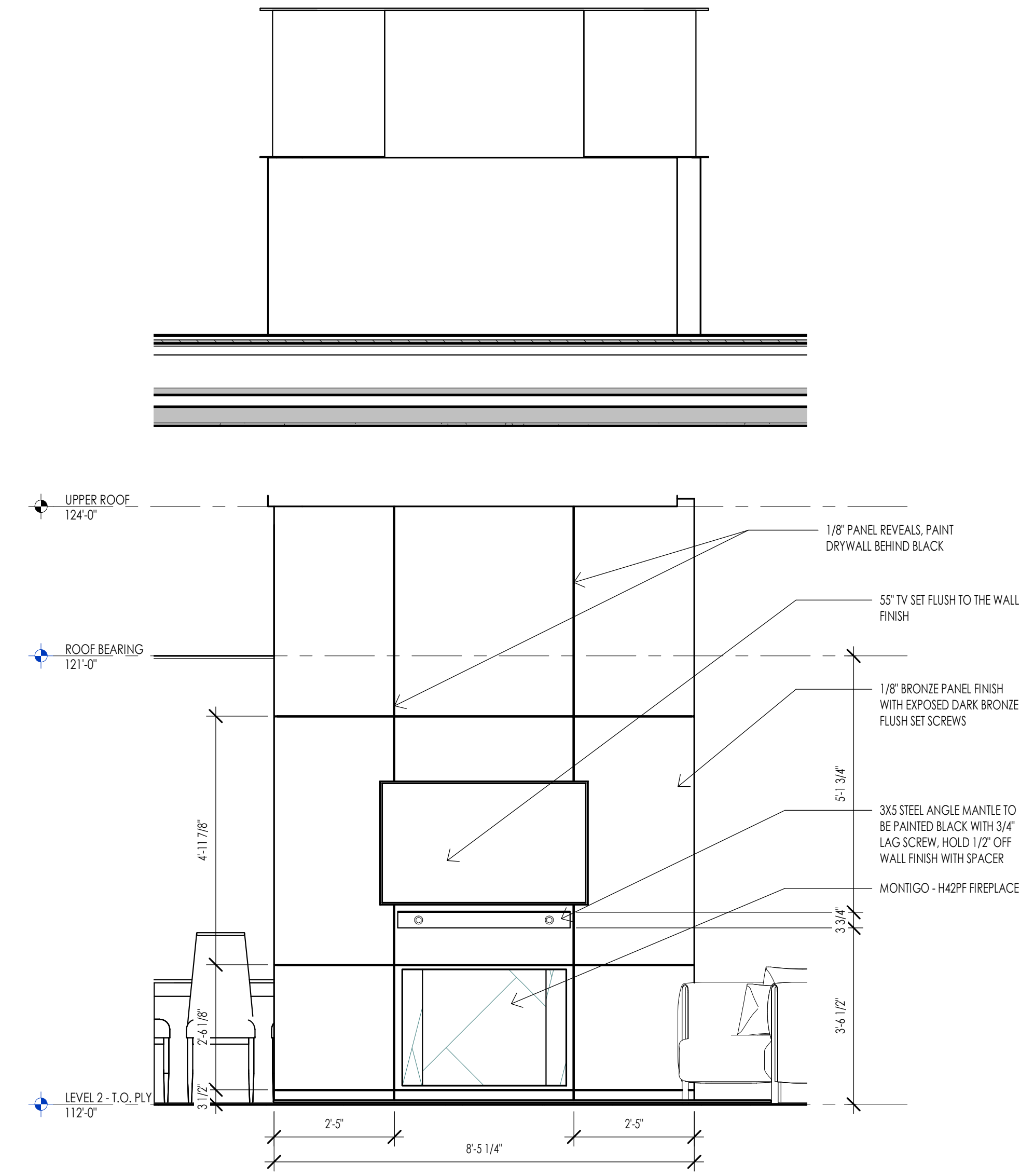
OUTDOOR LIVING VIEW



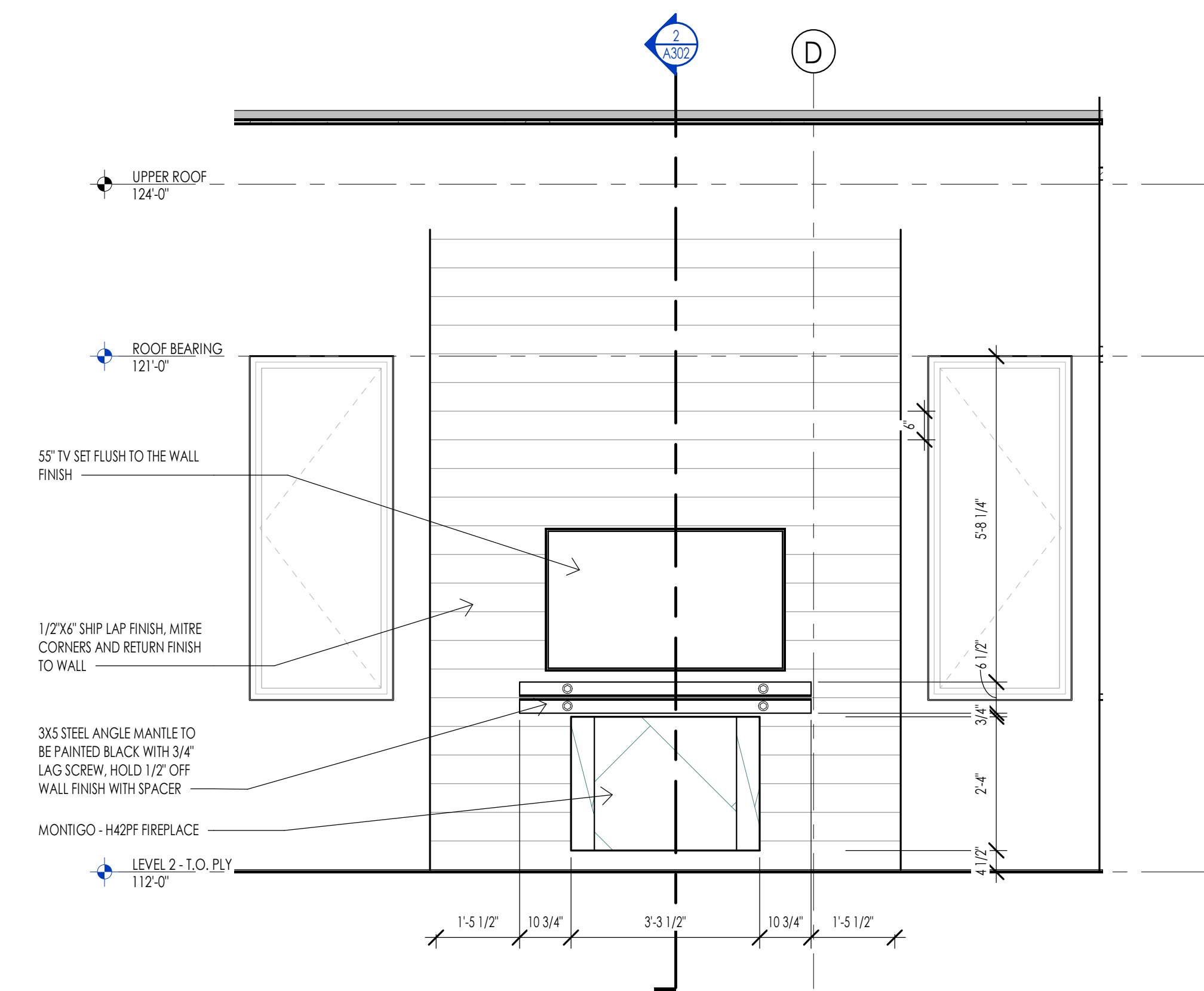
INTERIOR WOOD SLAT FINISH



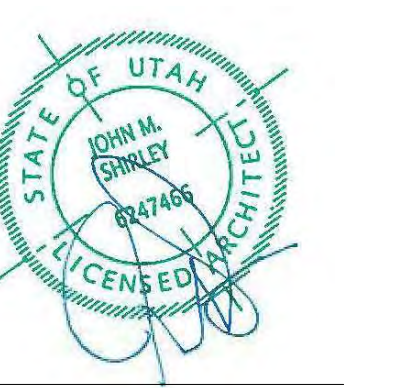
STEEL FIREPLACE SURROUND

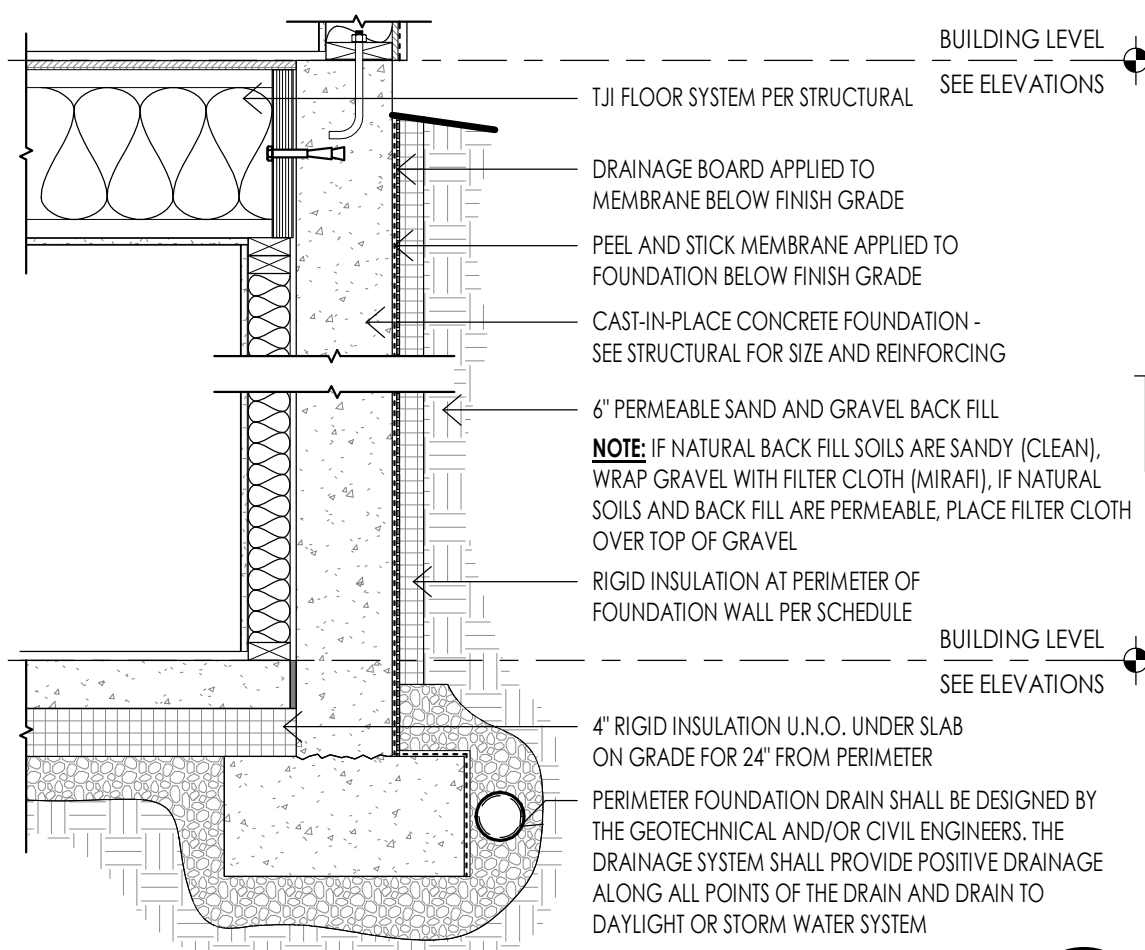
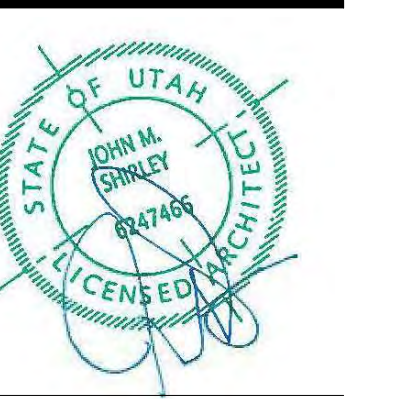


GREAT ROOM FIREPLACE  
1/2" = 1'-0"

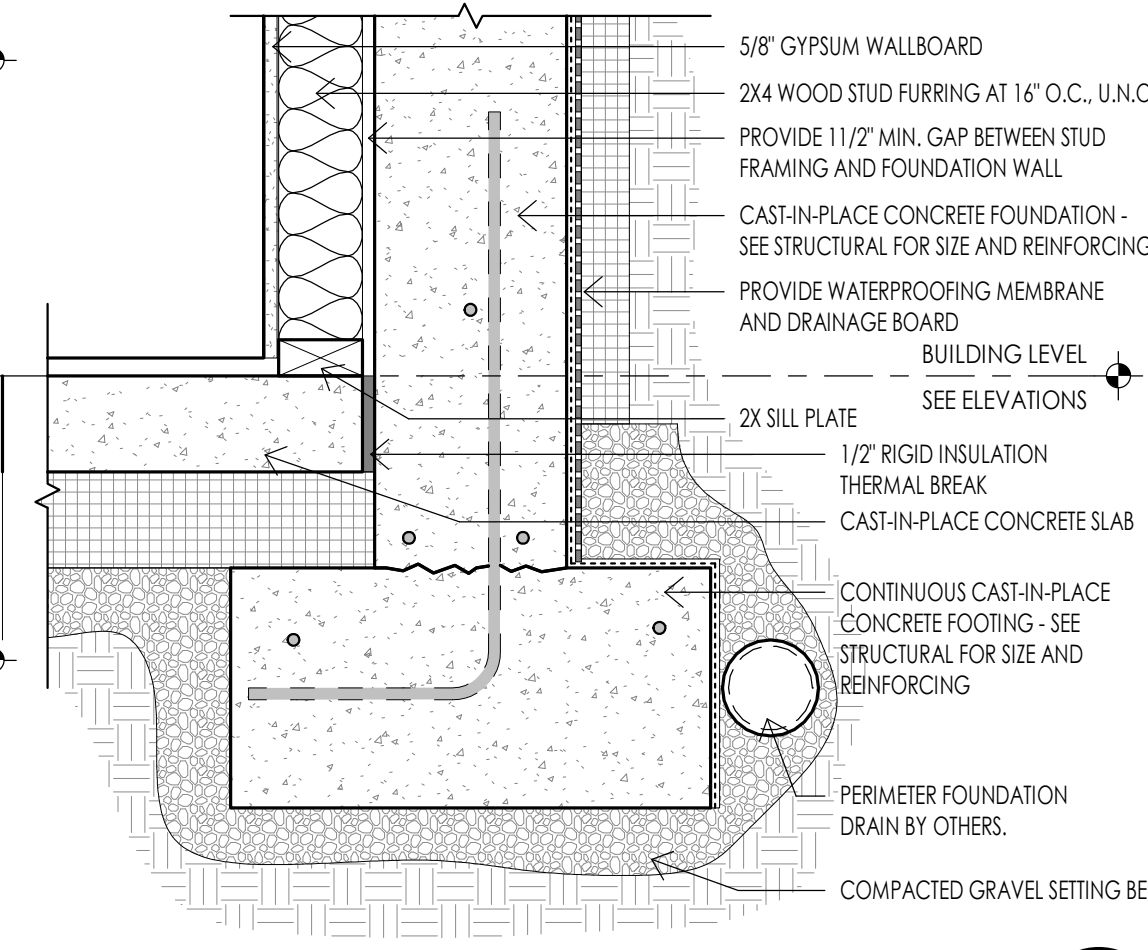


OWNER SUITE FIREPLACE  
1/2" = 1'-0"

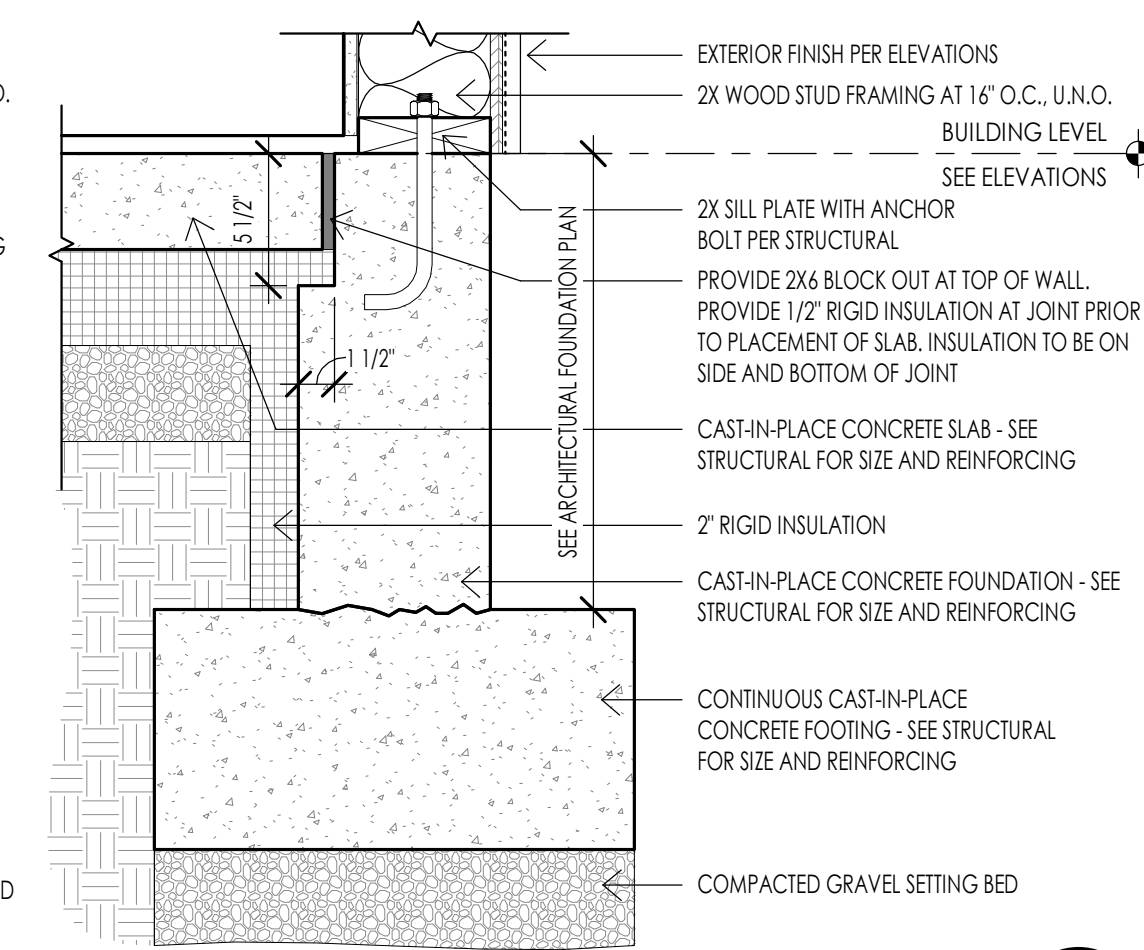




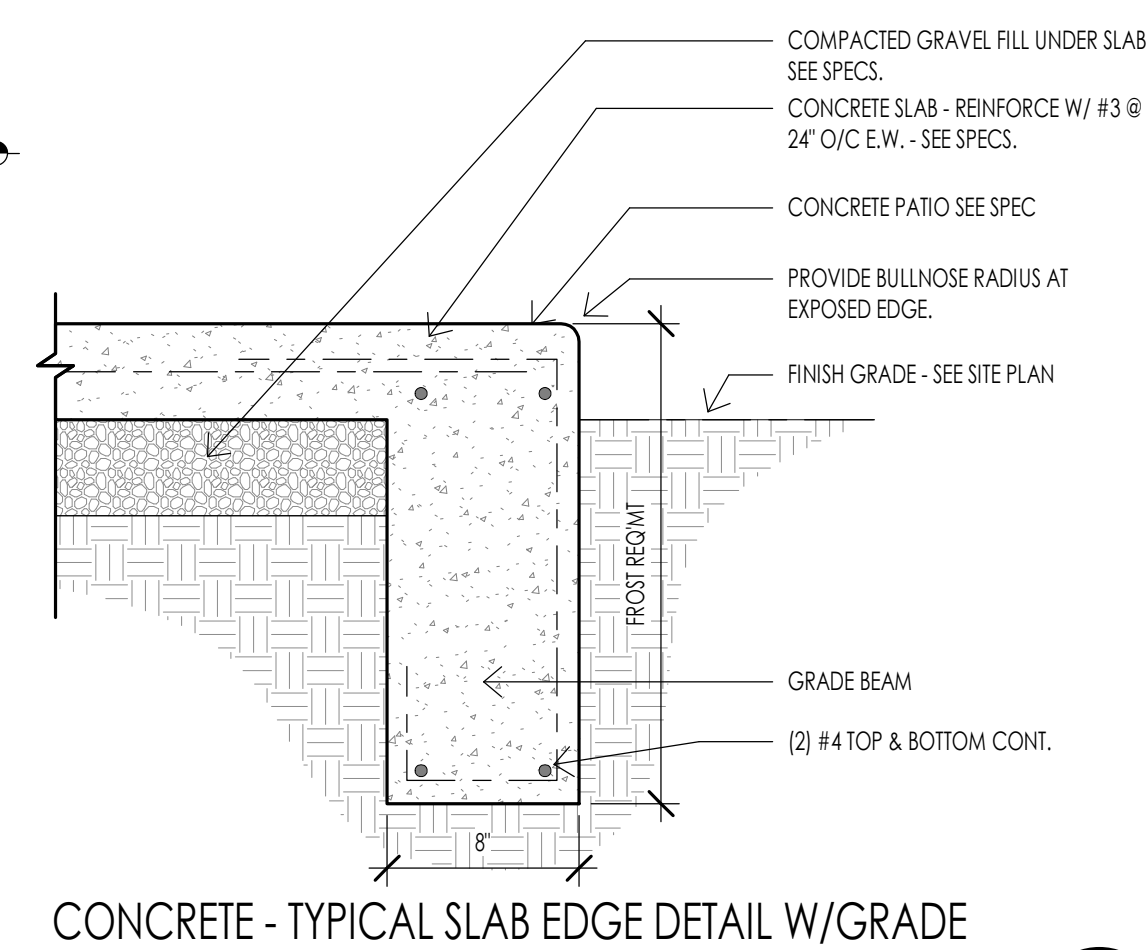
CONCRETE - TYPICAL FOUNDATION WATERPROOFING (1)  
3/4" = 1'-0"



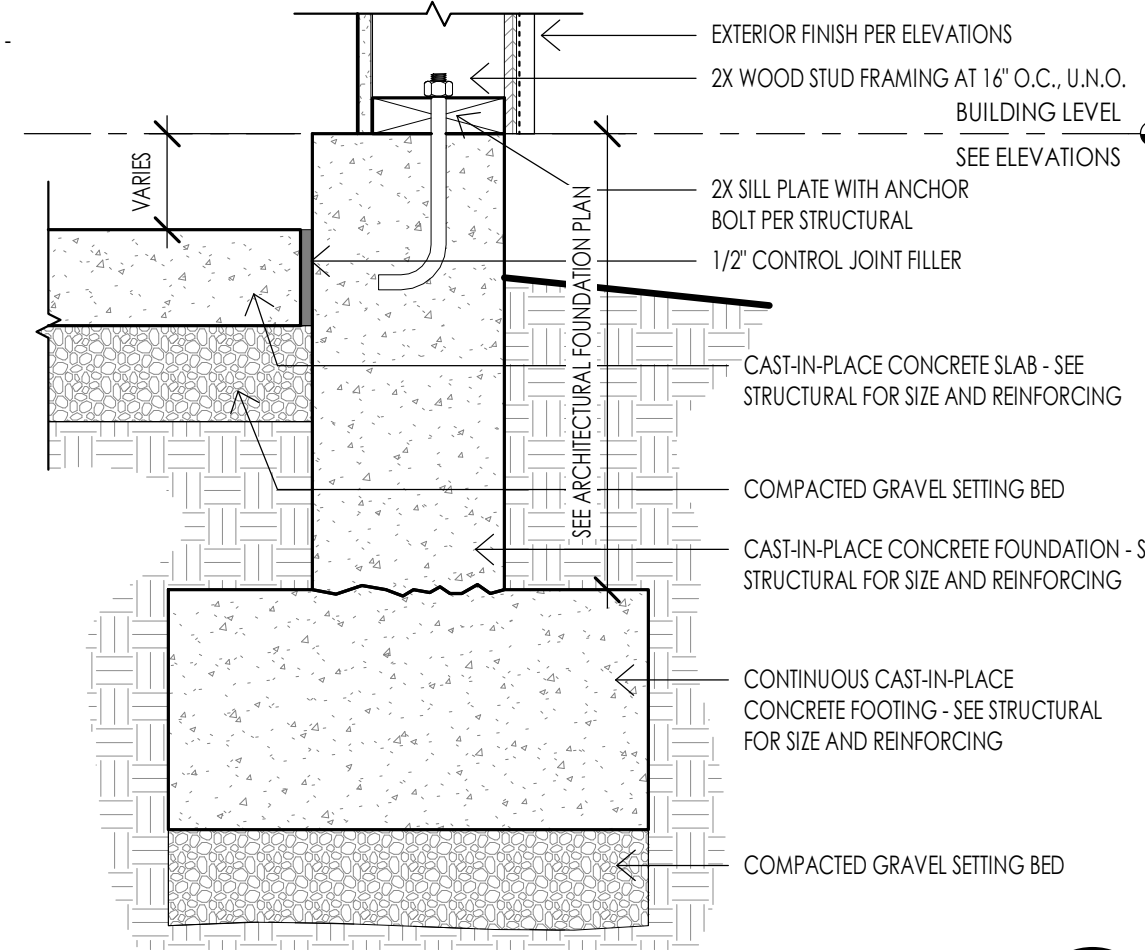
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL (2)  
1 1/2" = 1'-0"



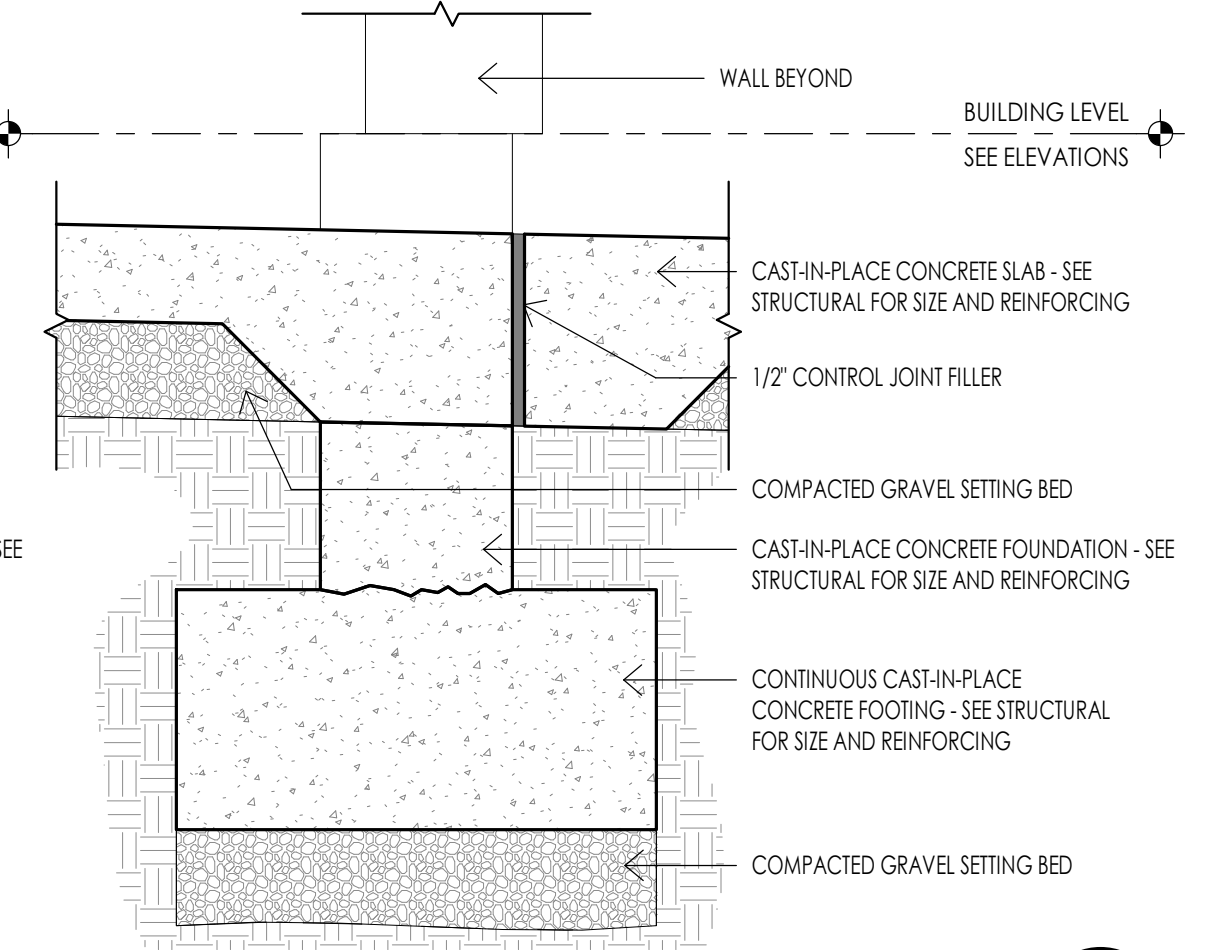
CONCRETE - FOUNDATION DETAIL AT WALKOUT (3)  
1 1/2" = 1'-0"



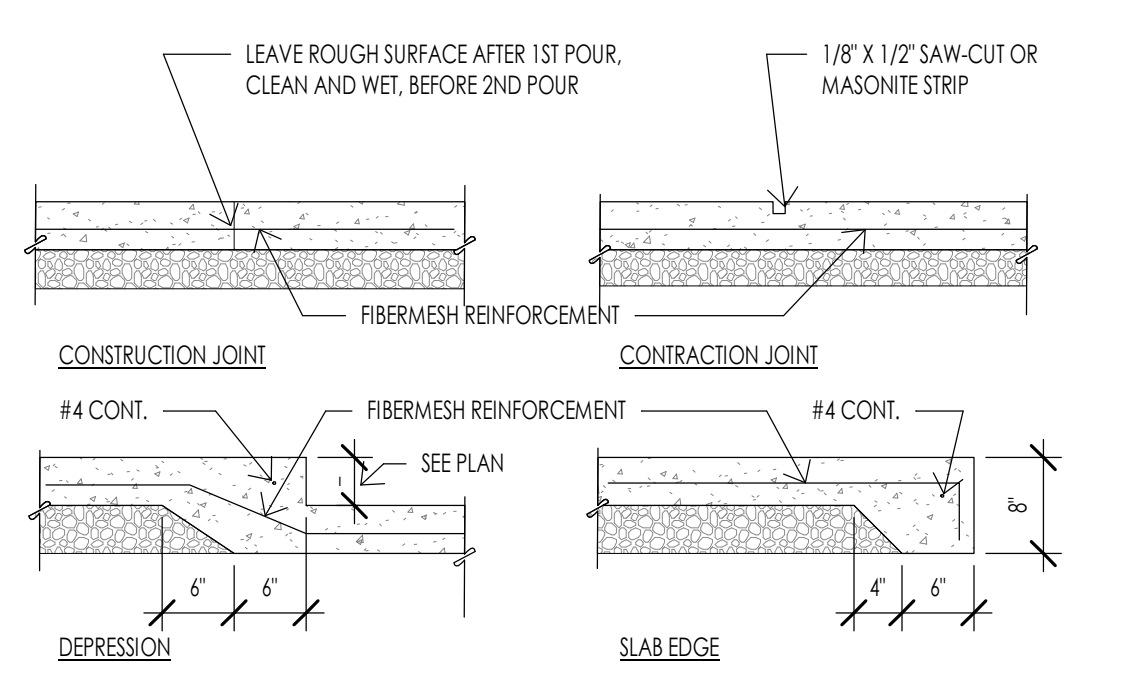
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE BEAM (4)  
1 1/2" = 1'-0"



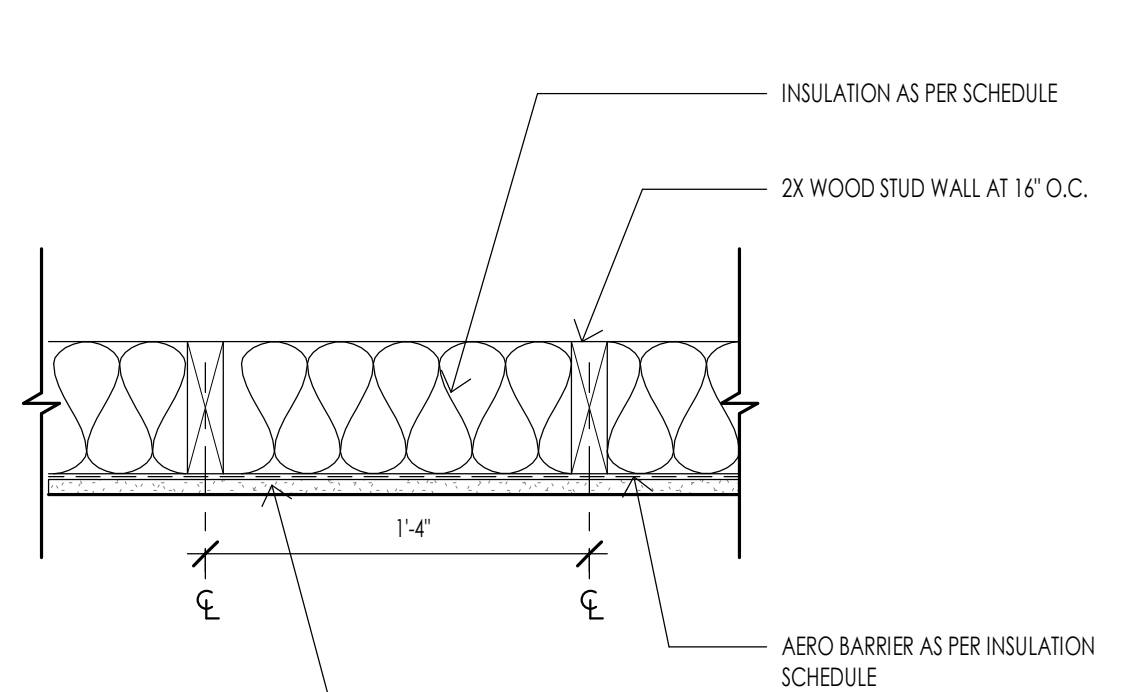
CONCRETE - FOUNDATION DETAIL AT GARAGE (5)  
1 1/2" = 1'-0"



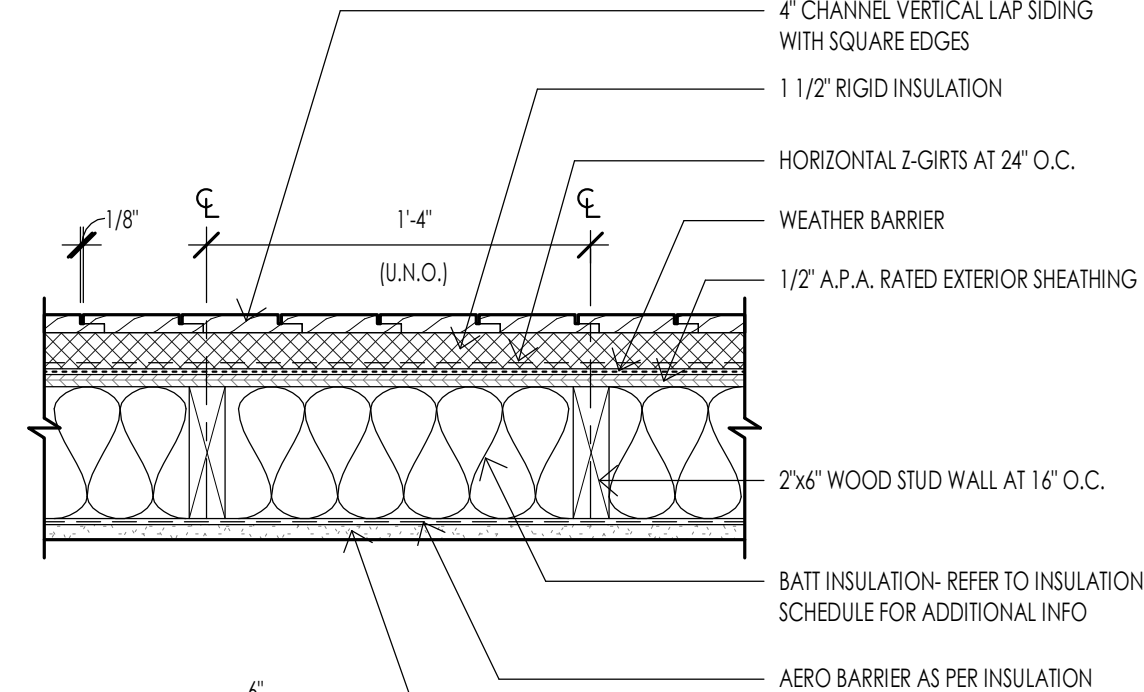
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR (6)  
1 1/2" = 1'-0"



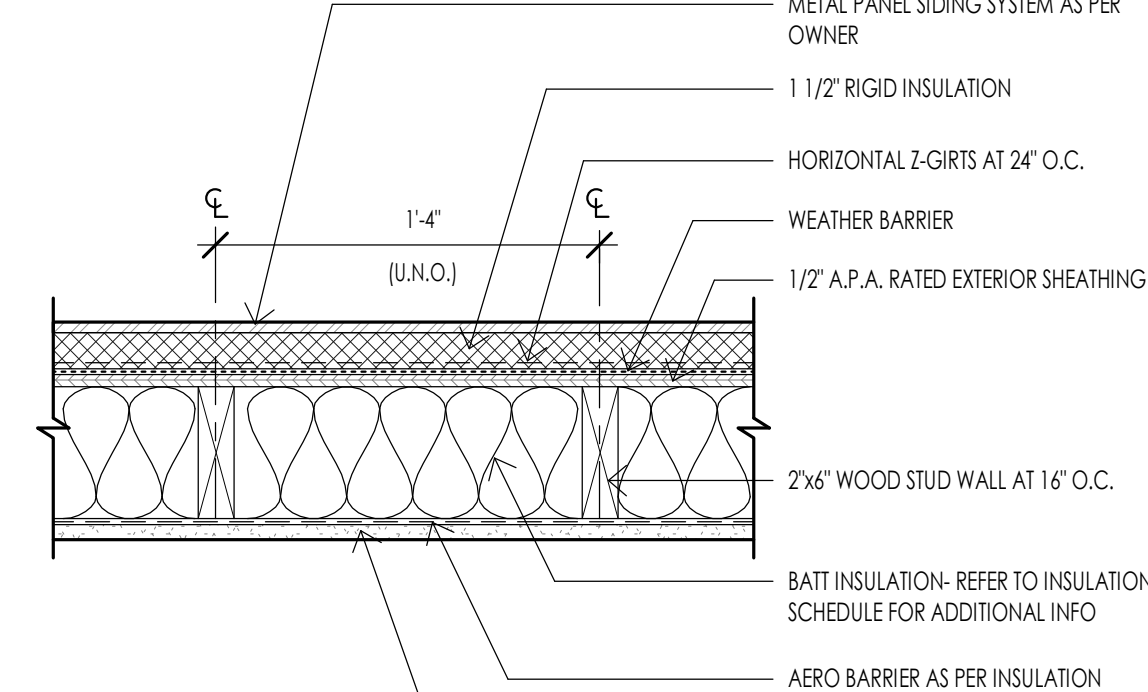
CONCRETE - TYPICAL SLAB DETAILS (7)  
3/4" = 1'-0"



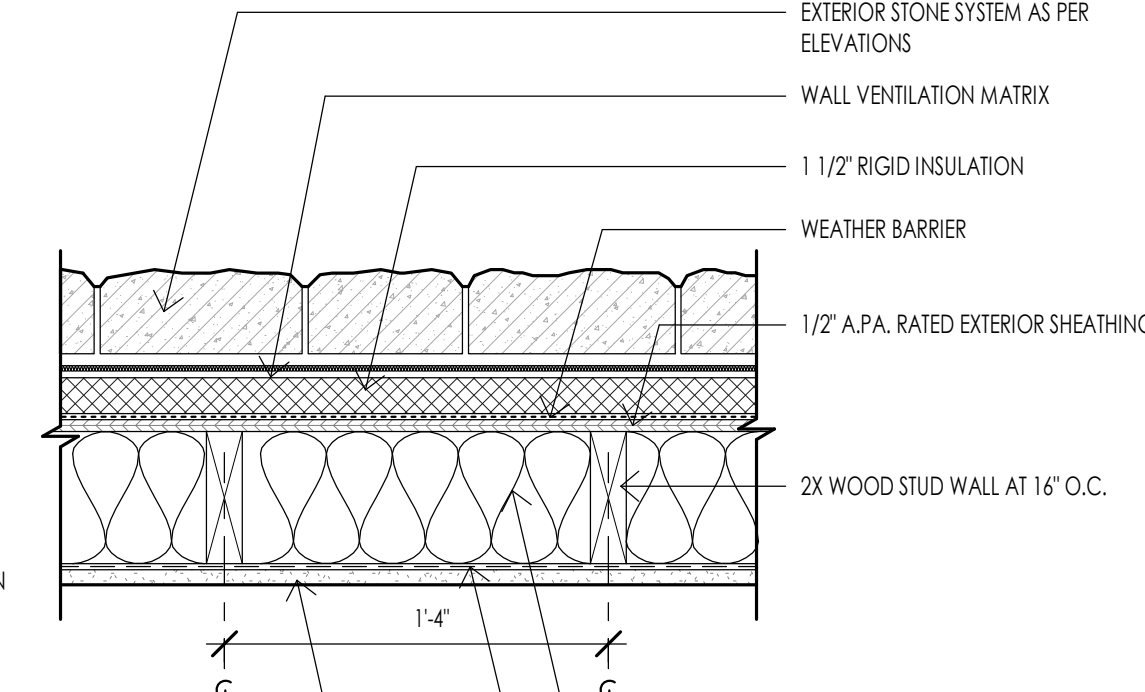
FRAMING- FURR OUT WALL ASSEMBLY (8)  
1 1/2" = 1'-0"



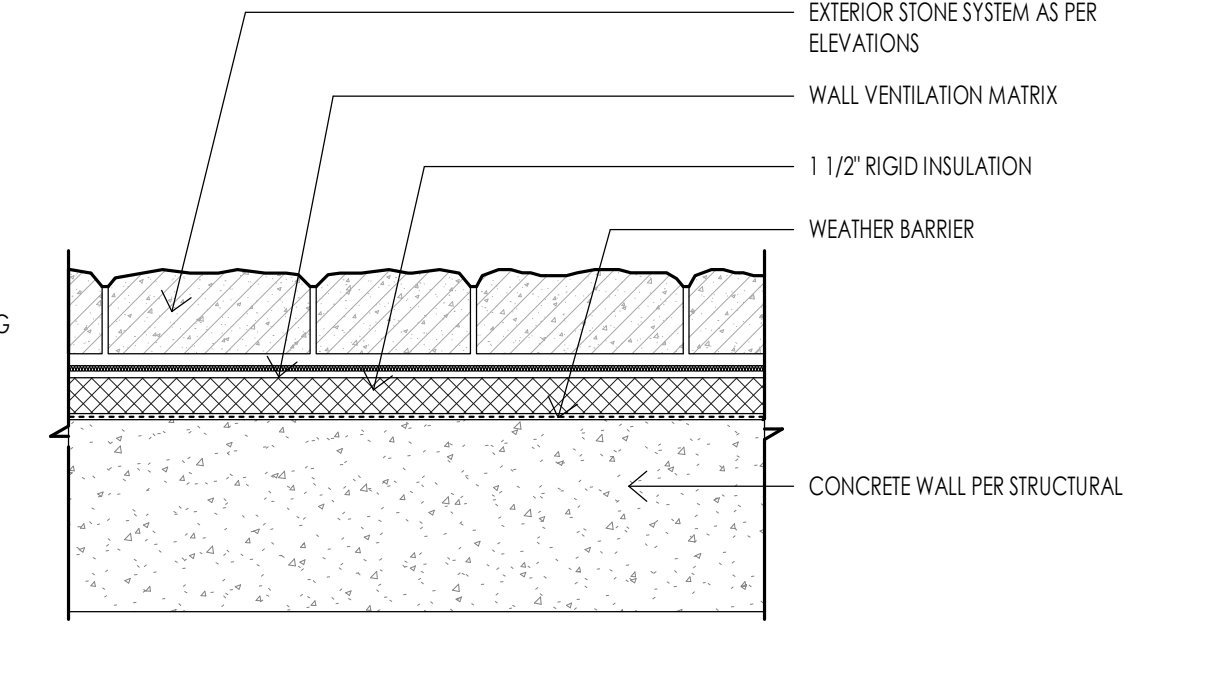
FRAMING- WOOD SIDING WALL ASSEMBLY (9)  
1 1/2" = 1'-0"



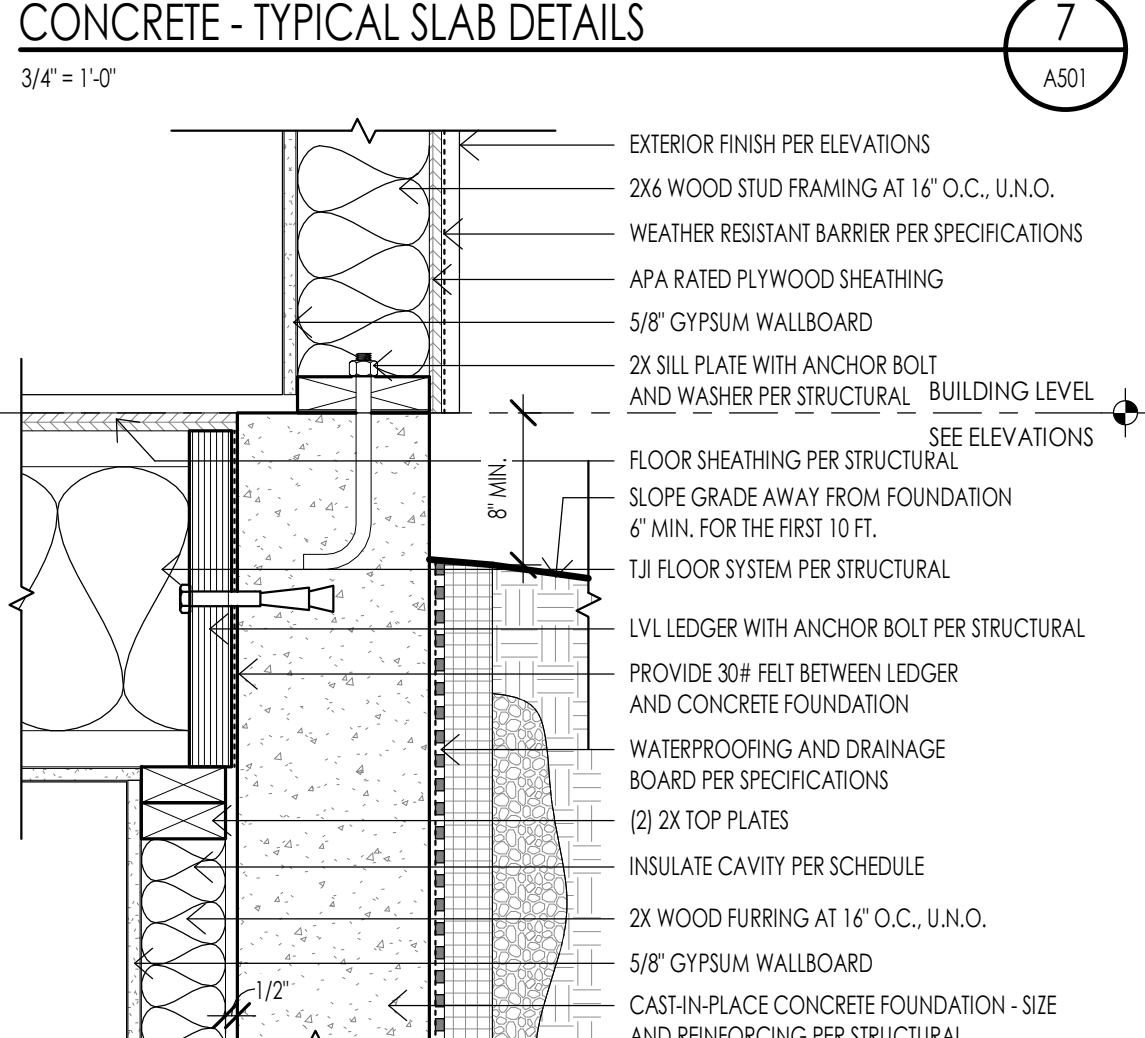
FRAMING- METAL PANEL WALL ASSEMBLY (10)  
1 1/2" = 1'-0"



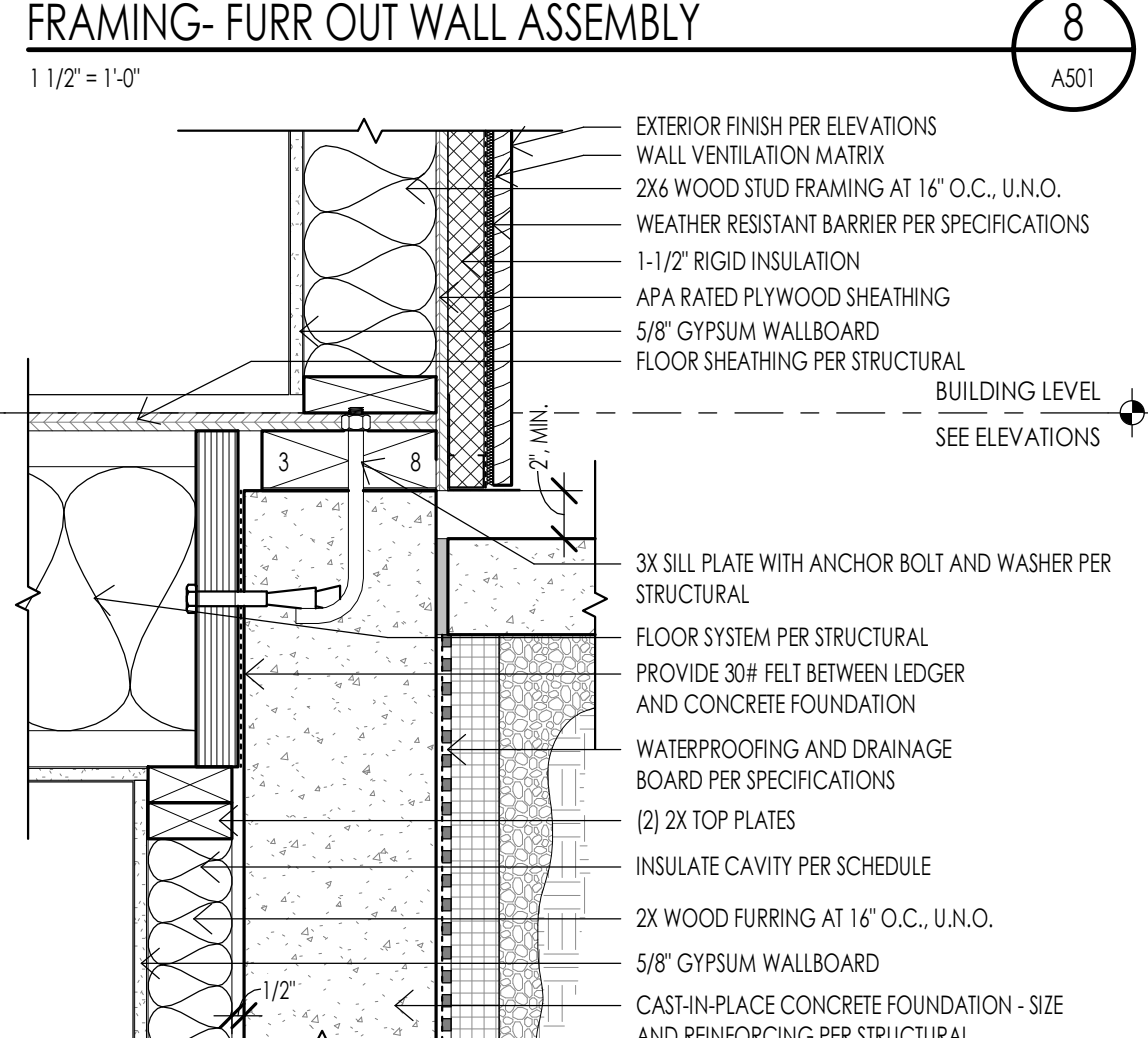
FRAMING- STONE MASONRY WALL ASSEMBLY (11)  
1 1/2" = 1'-0"



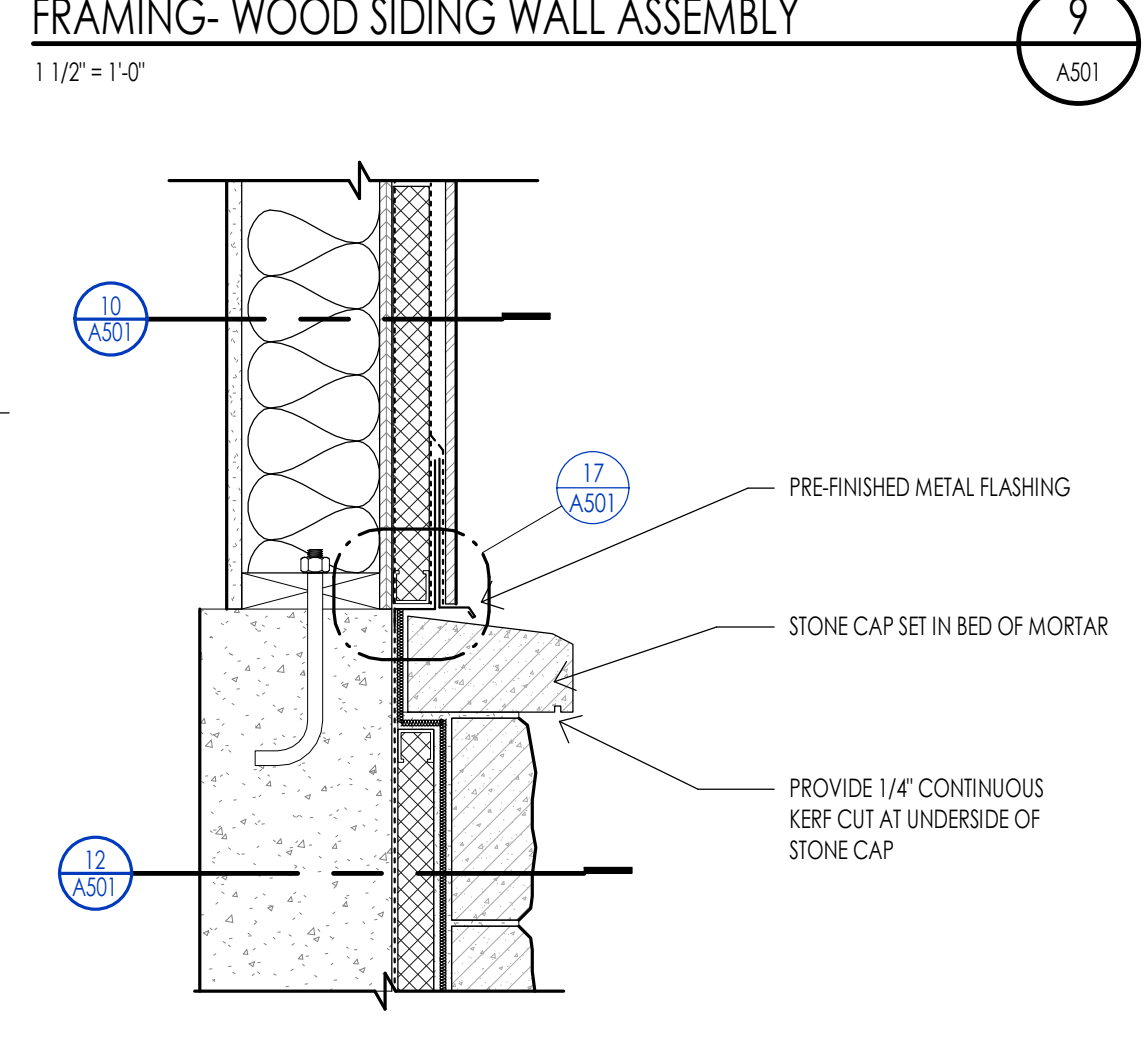
FRAMING- CONCRETE WALL W STONE ASSEMBLY (12)  
1 1/2" = 1'-0"



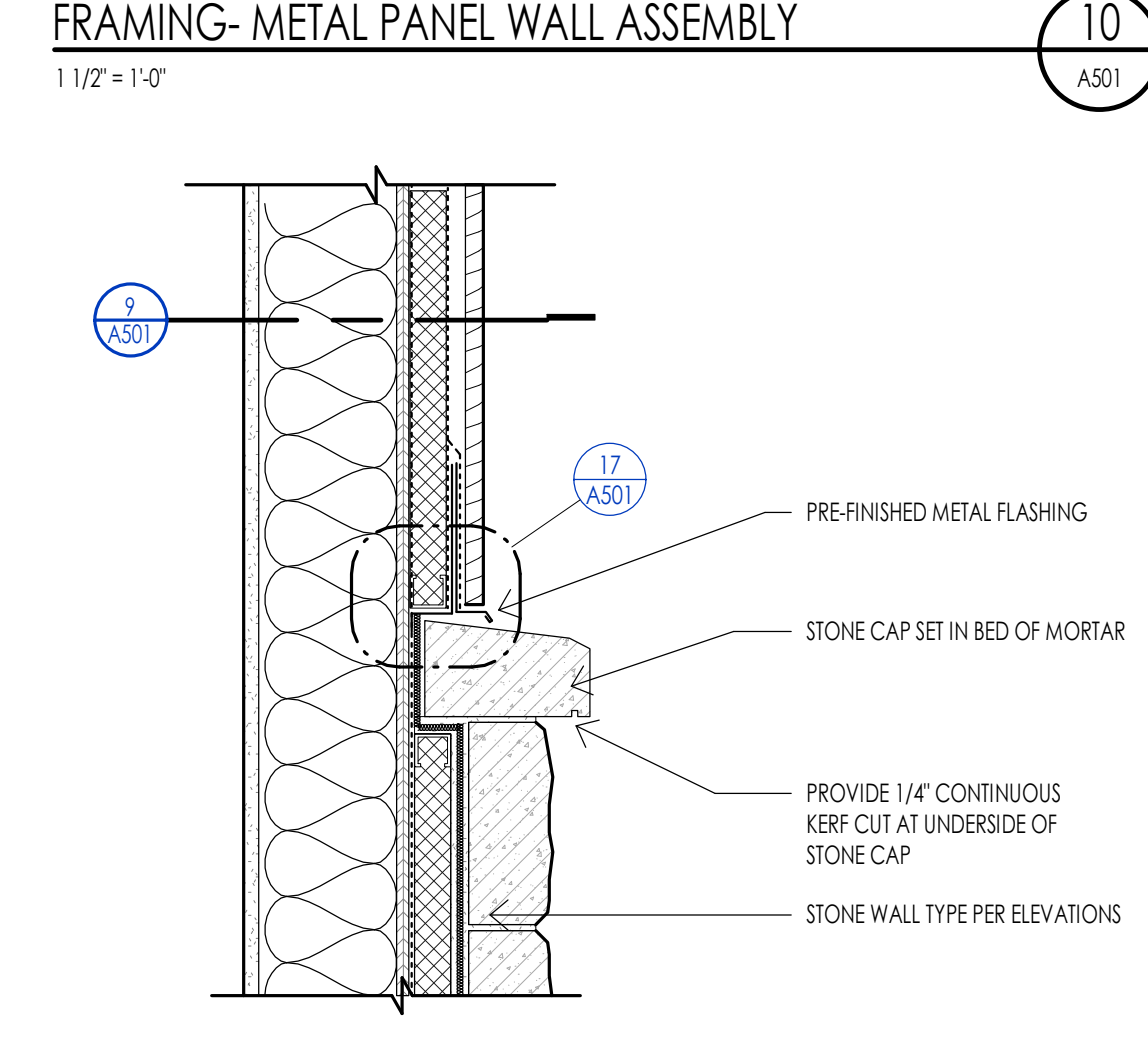
TYPICAL FLOOR DETAIL AT FOUNDATION (13)  
1 1/2" = 1'-0"



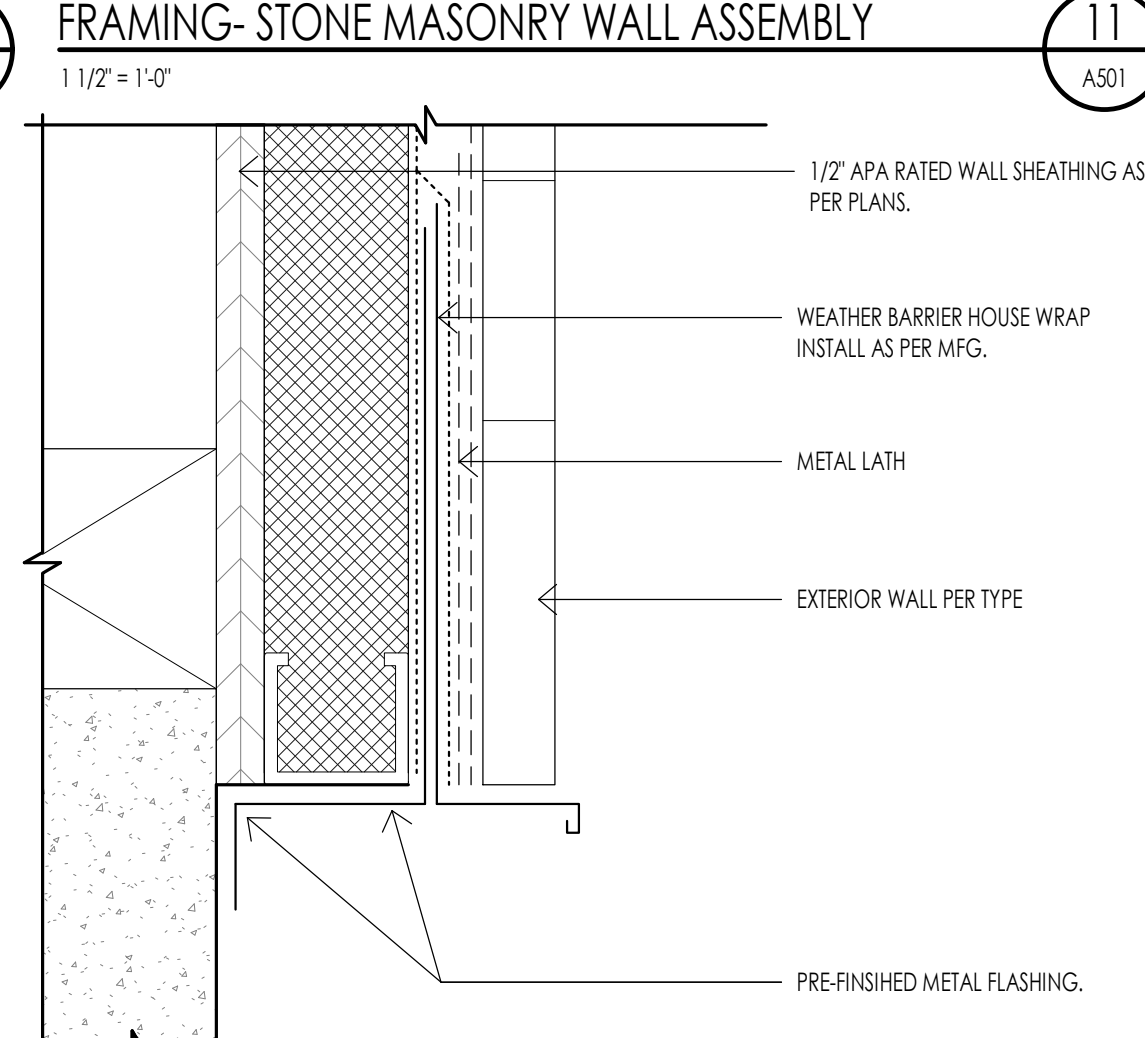
FLOOR DETAIL AT FOUNDATION/PATIO (14)  
1 1/2" = 1'-0"



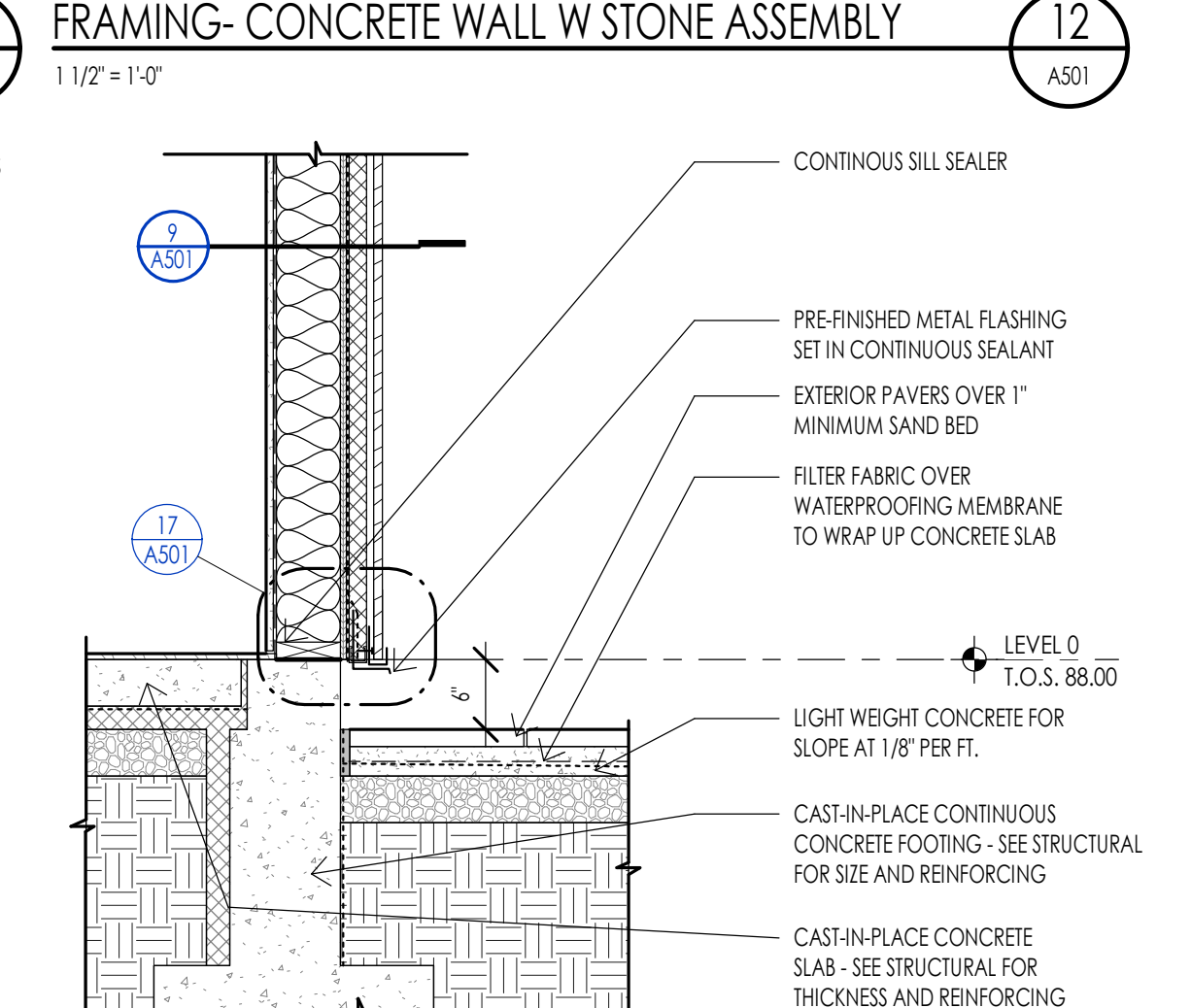
MASONRY - STONE WALL TO METAL PANEL WALL (15)  
1 1/2" = 1'-0"



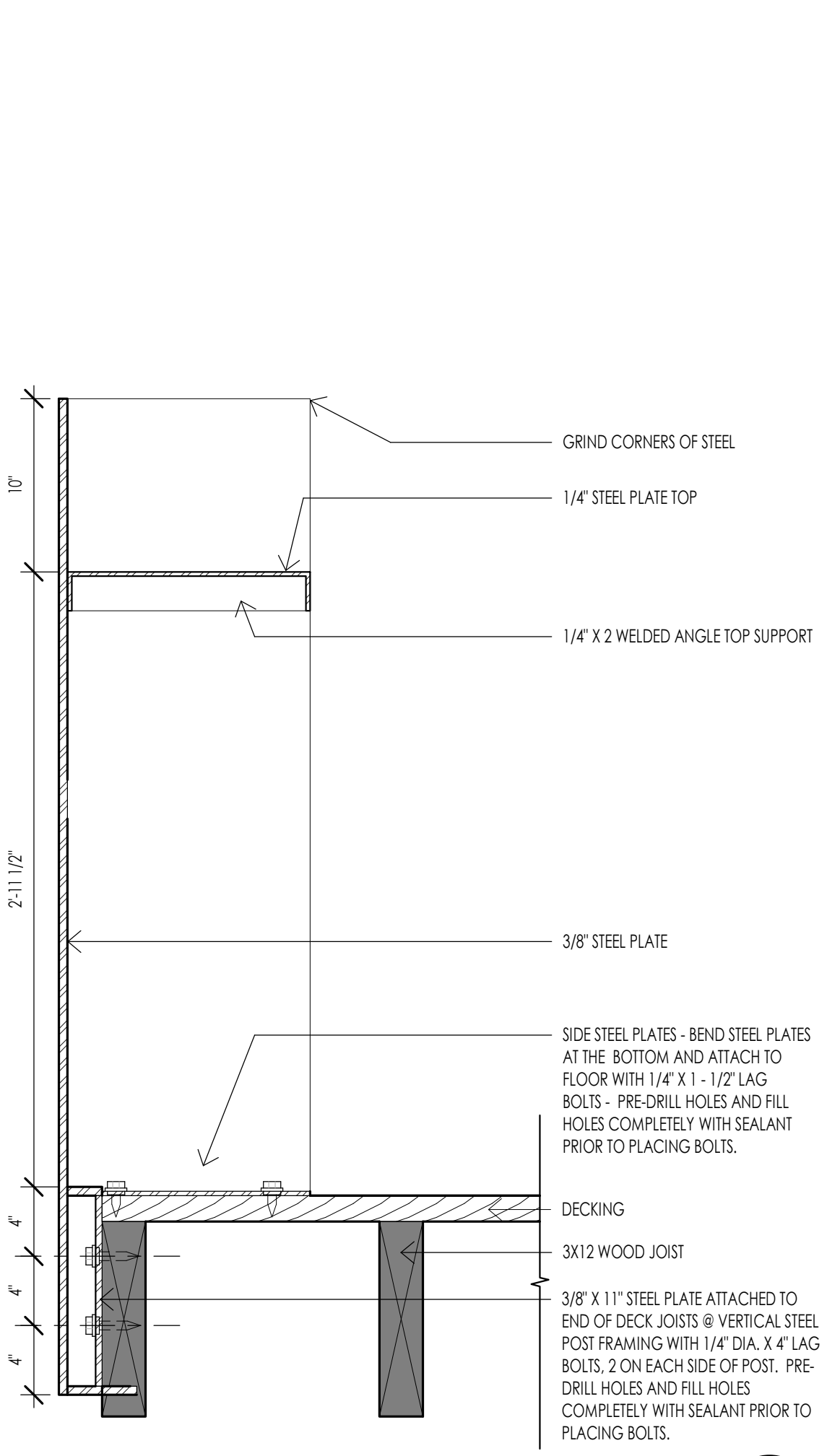
MASONRY - TRANSITION STONE WALL TO SIDING (16)  
1 1/2" = 1'-0"



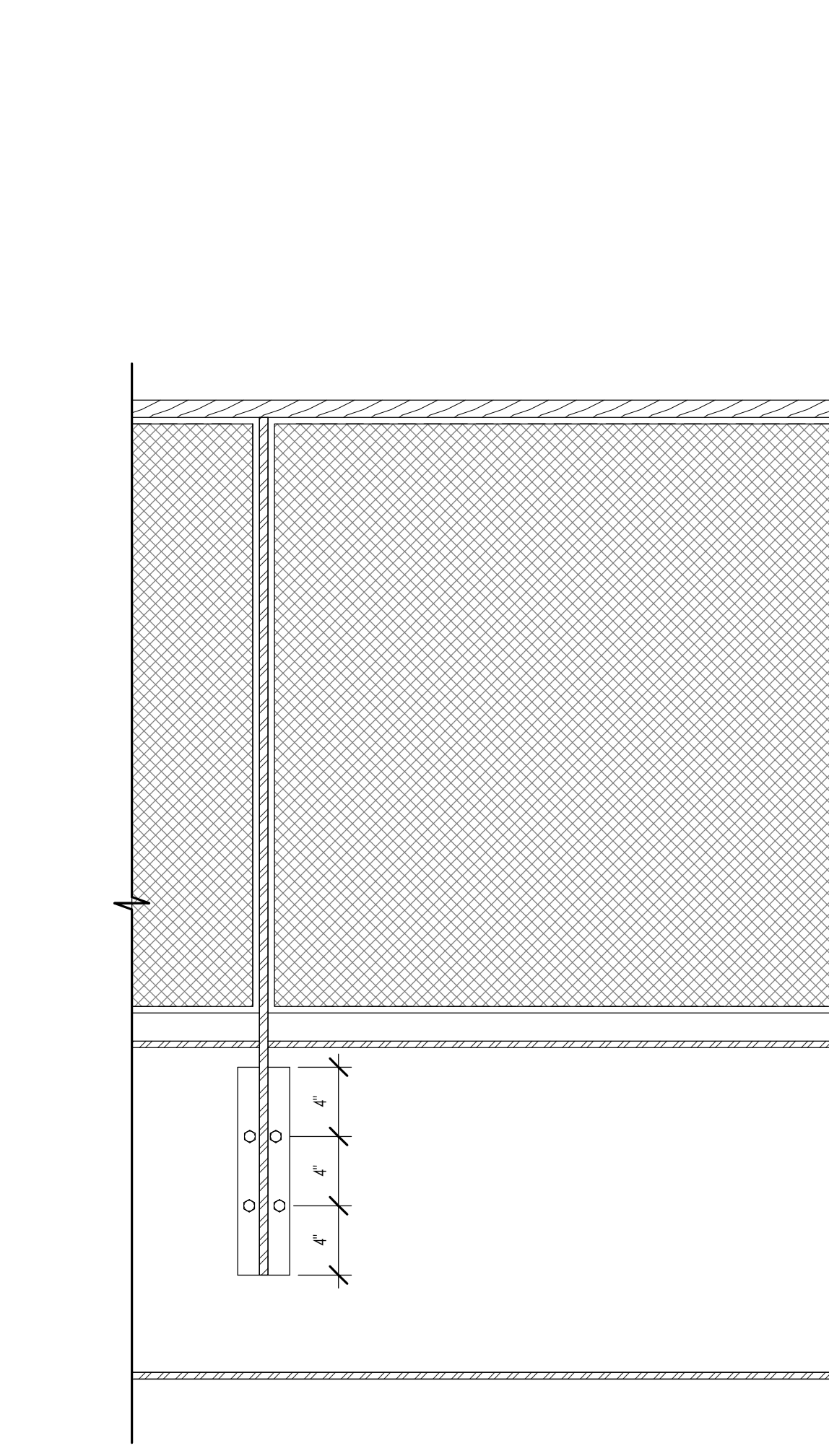
MASONRY - WOOD SIDING BASE FLASHING (17)  
6" = 1'-0"



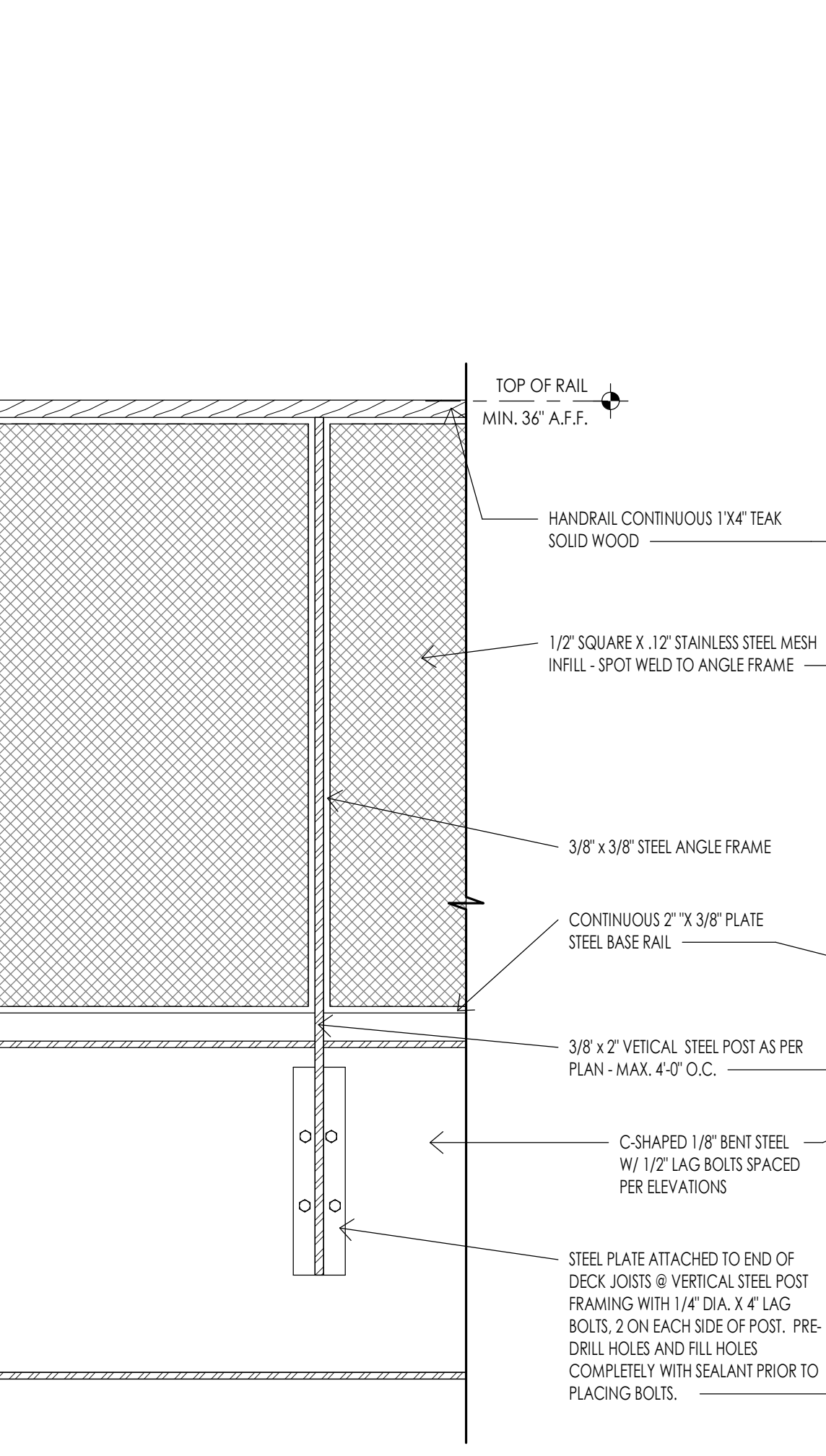
CONCRETE - FOUNDATION AT PAVERS (18)  
3/4" = 1'-0"



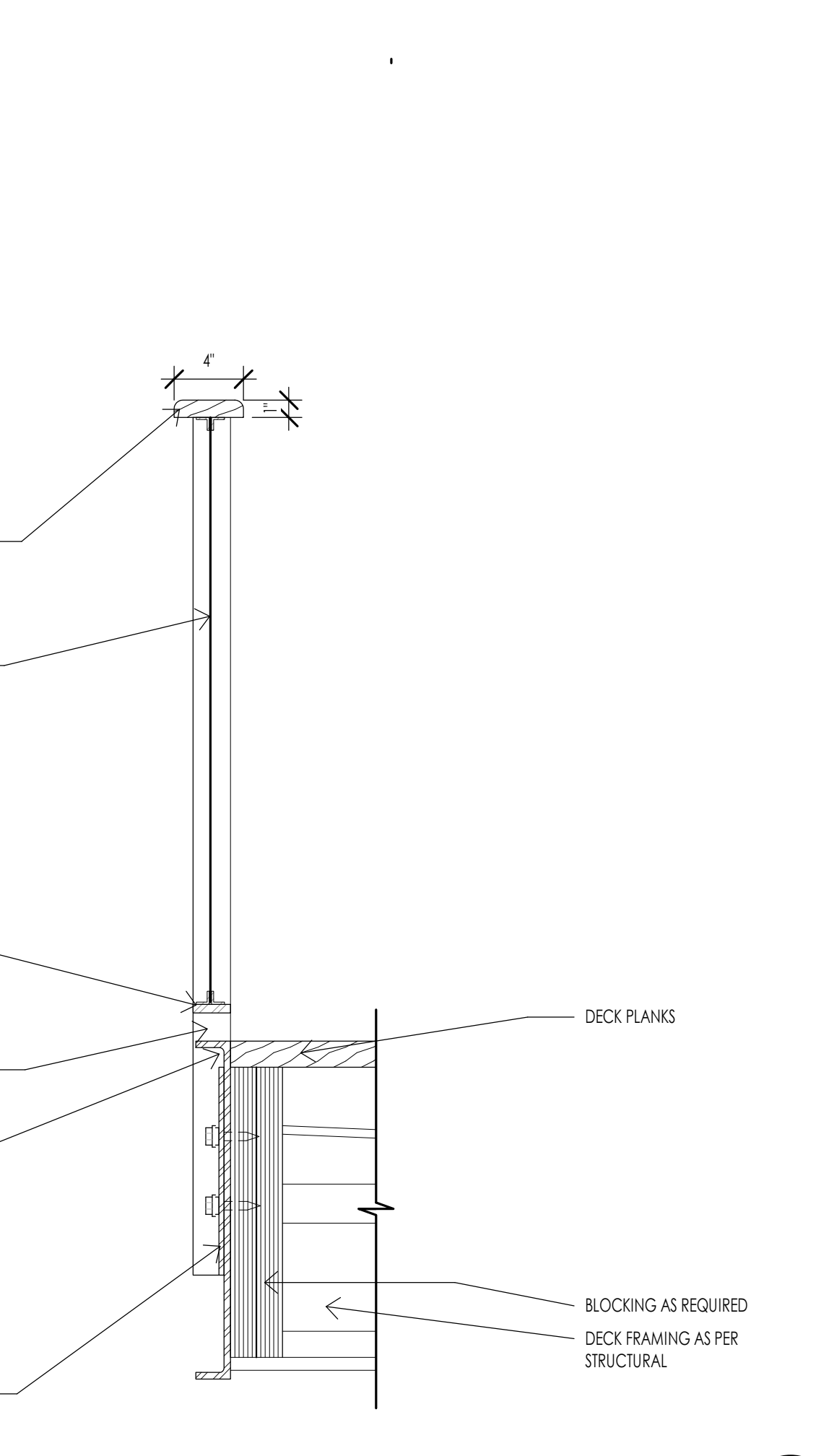
DECK - BBQ SECTION DETAIL (25)  
1 1/2" = 1'-0"



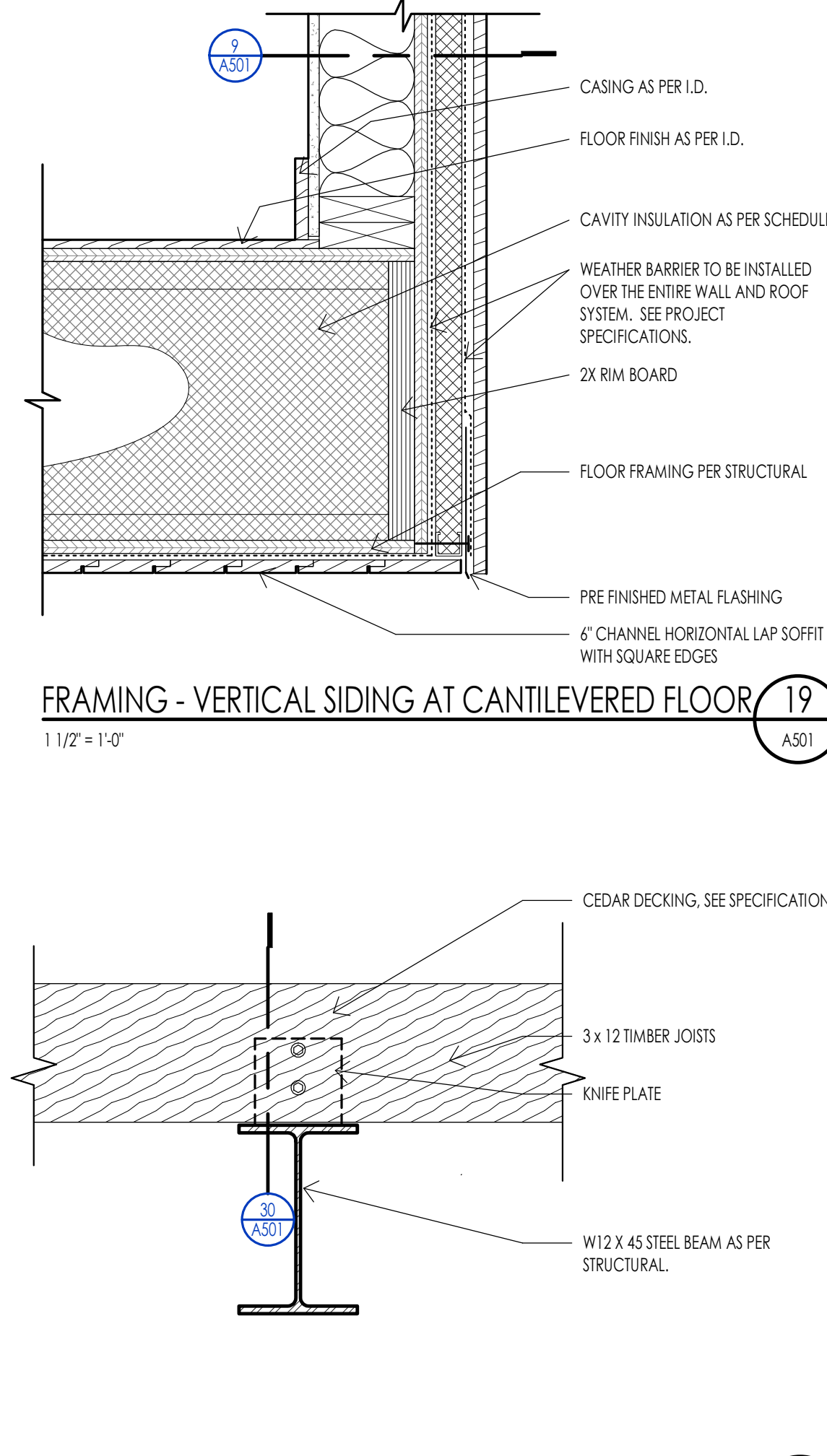
DECK - GUARDRAIL DETAIL (28)  
1 1/2" = 1'-0"



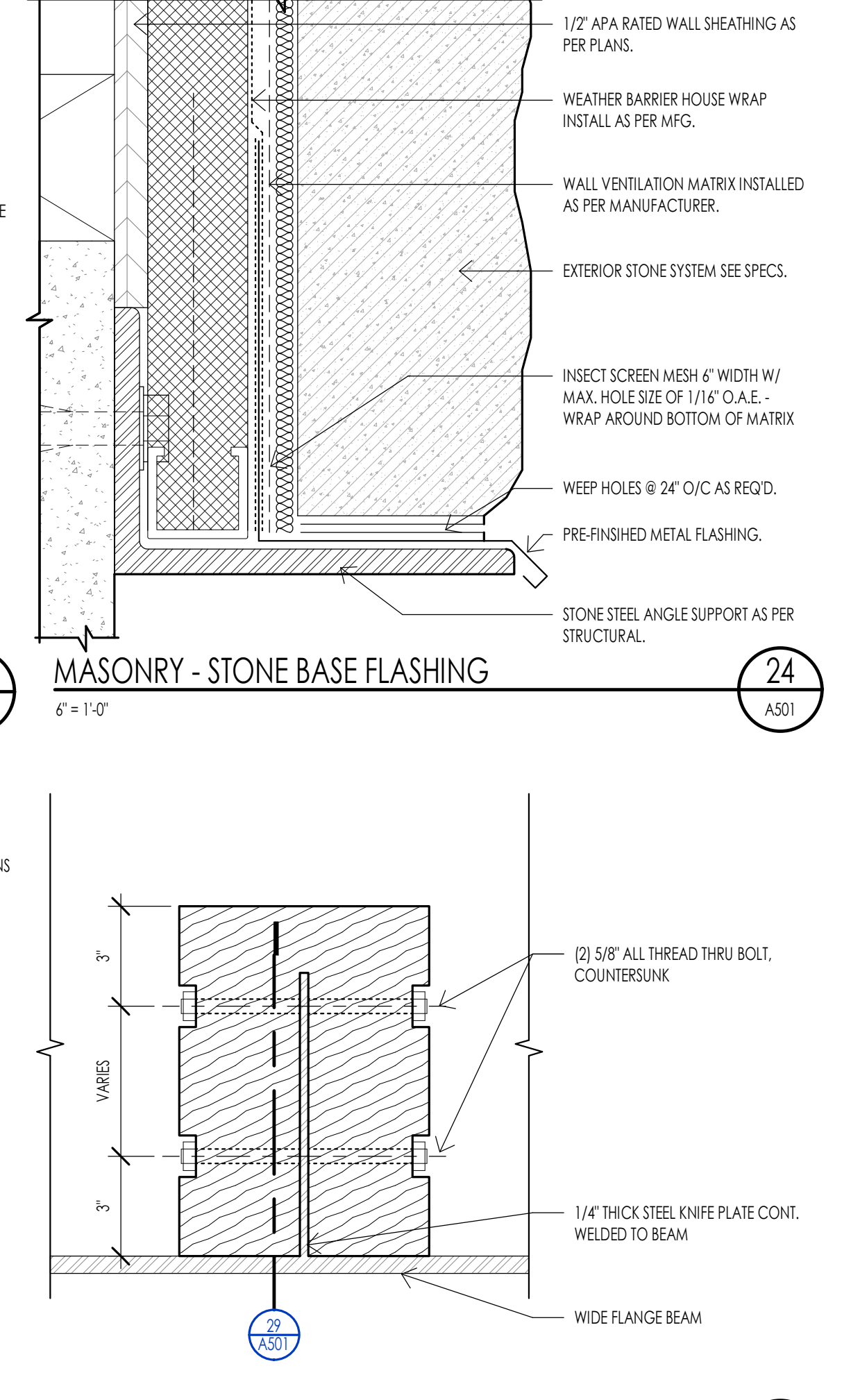
DECK - STEEL BEAM TO JOIST DETAIL (29)  
6" = 1'-0"



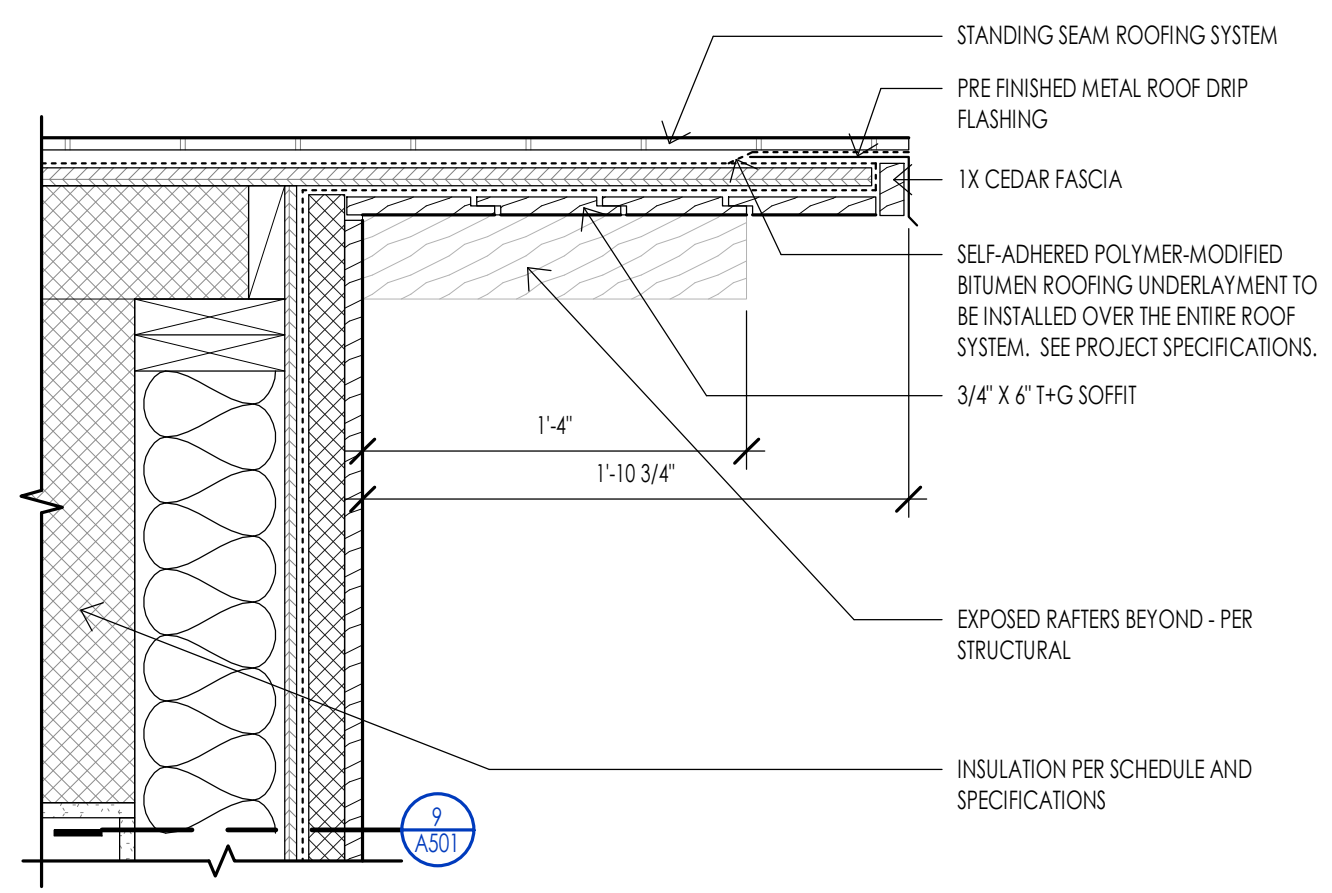
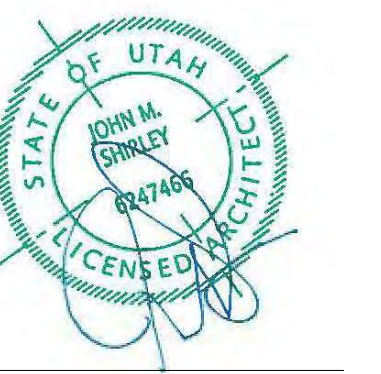
DECK - TYPICAL TIMBER CONNECTION (30)  
3" = 1'-0"



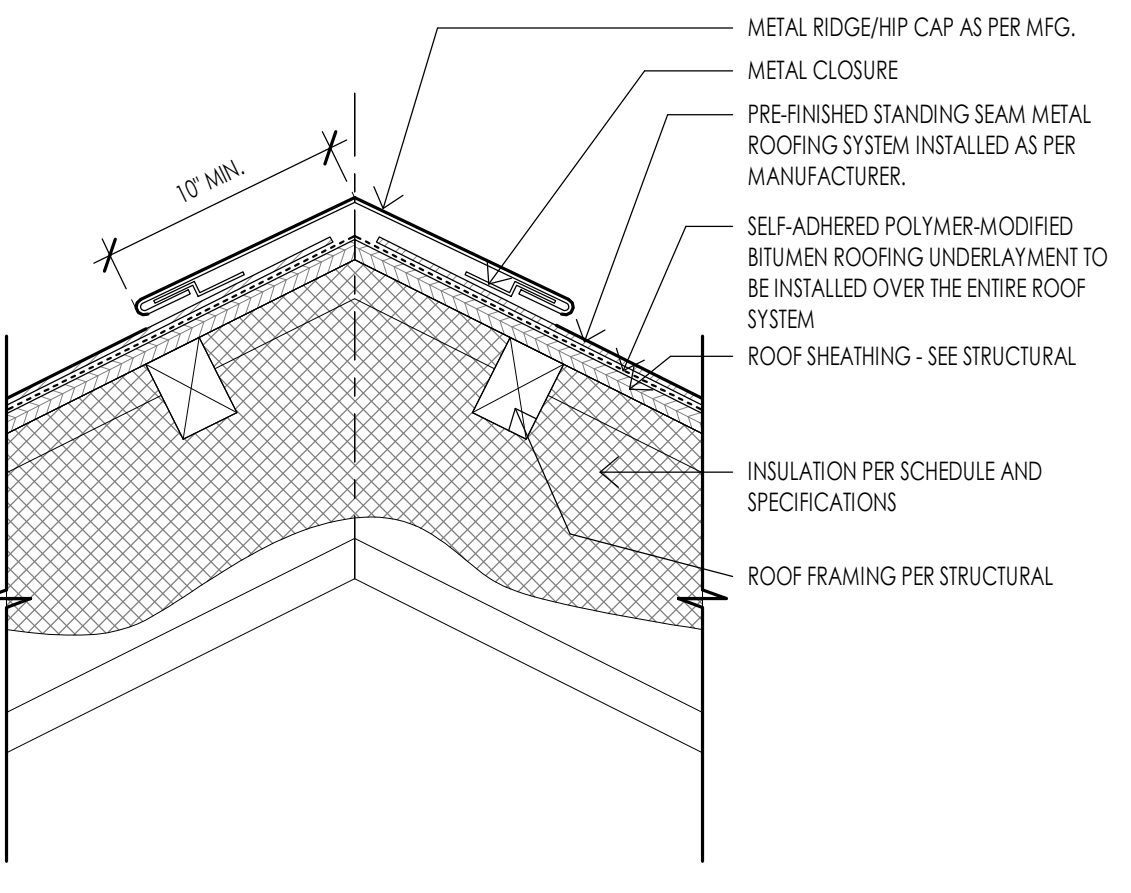
FRAMING - VERTICAL SIDING AT CANTILEVERED FLOOR (19)  
1 1/2" = 1'-0"



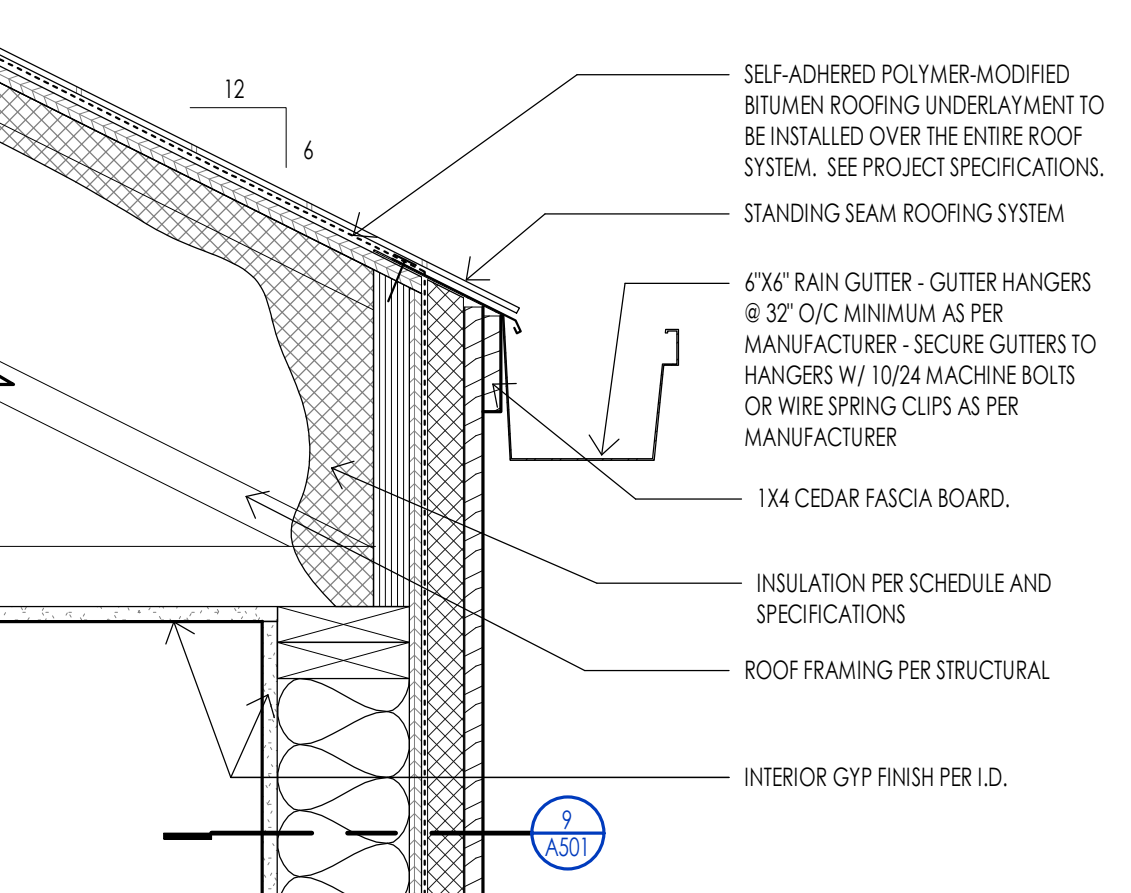
MASONRY - STONE BASE FLASHING (24)  
6" = 1'-0"



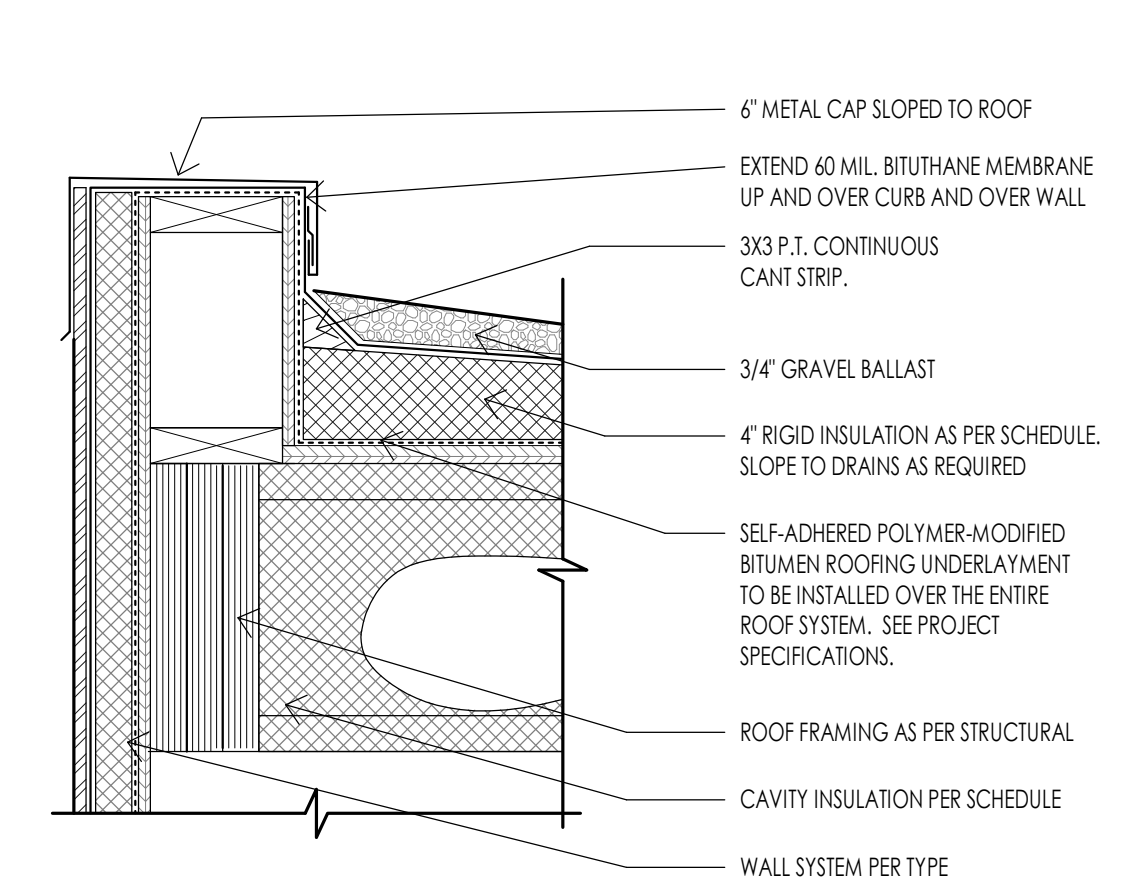
**ROOF - RAKE DETAIL**  
1 1/2" = 1'-0"  
AS02



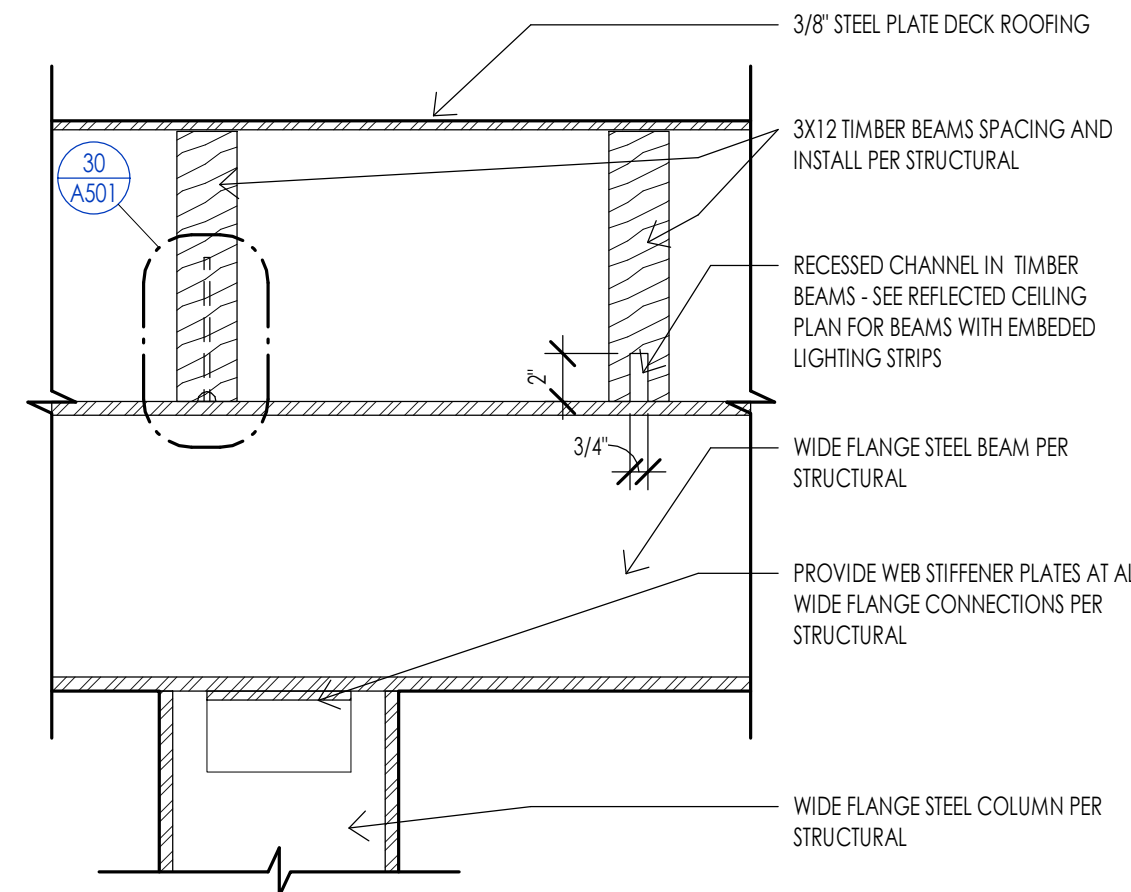
**ROOF - STANDING SEAM RIDGE**  
1 1/2" = 1'-0"  
AS02



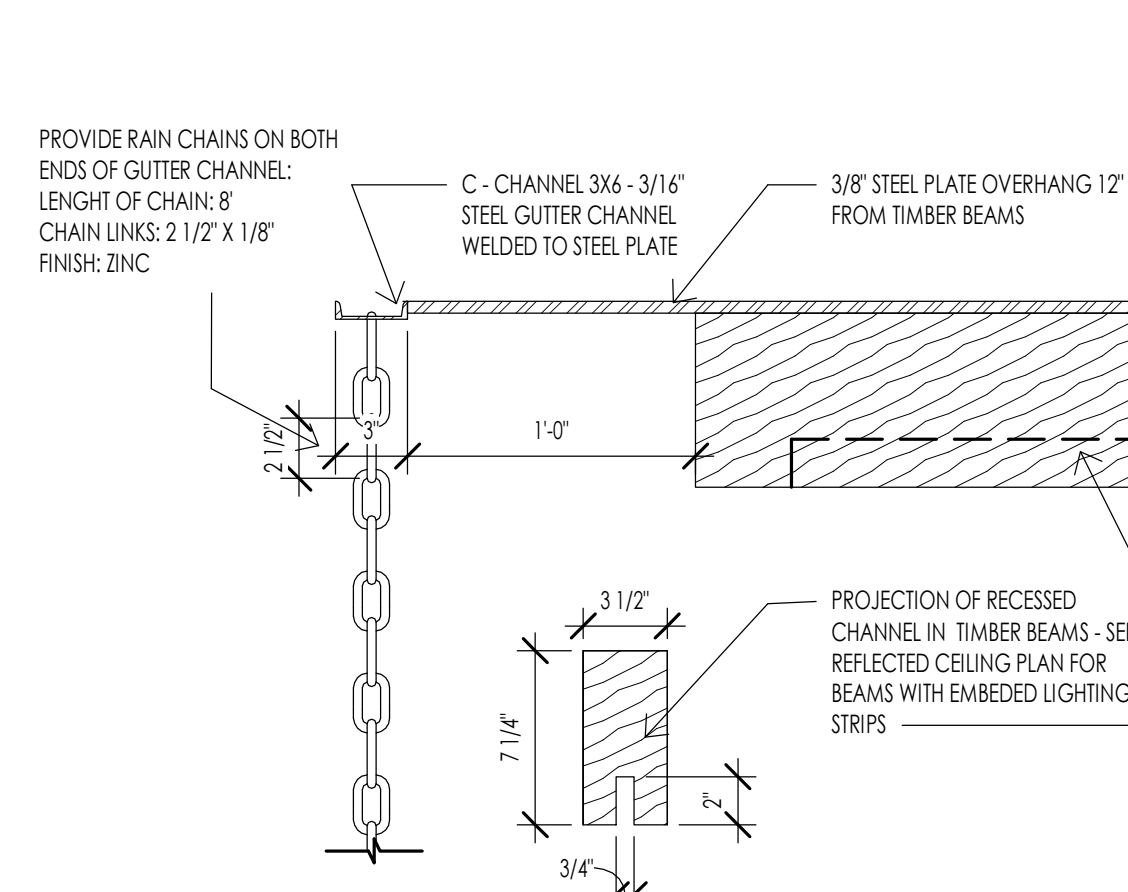
**ROOF - 6/12 EAVE DETAIL AT SIDING**  
1 1/2" = 1'-0"  
AS02



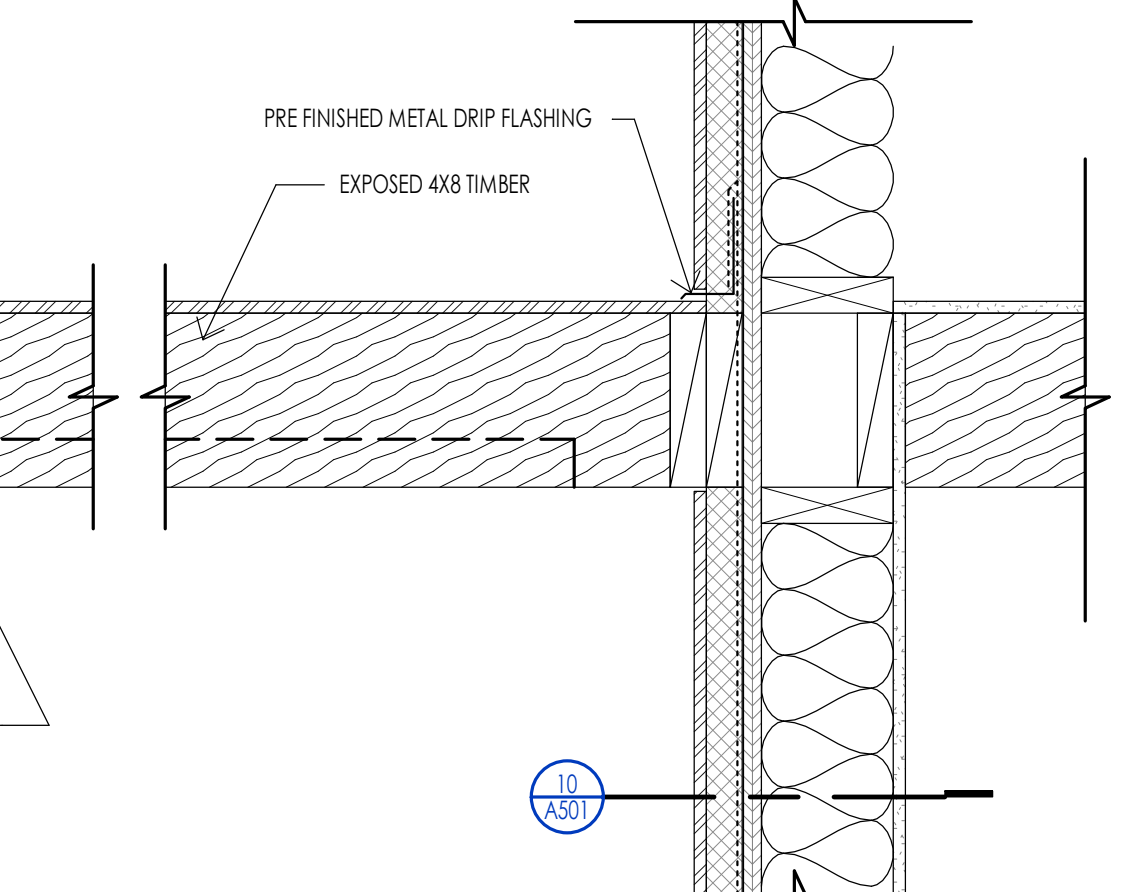
**ROOF - METAL SIDING PARAPET TO ROOF**  
1 1/2" = 1'-0"  
AS02



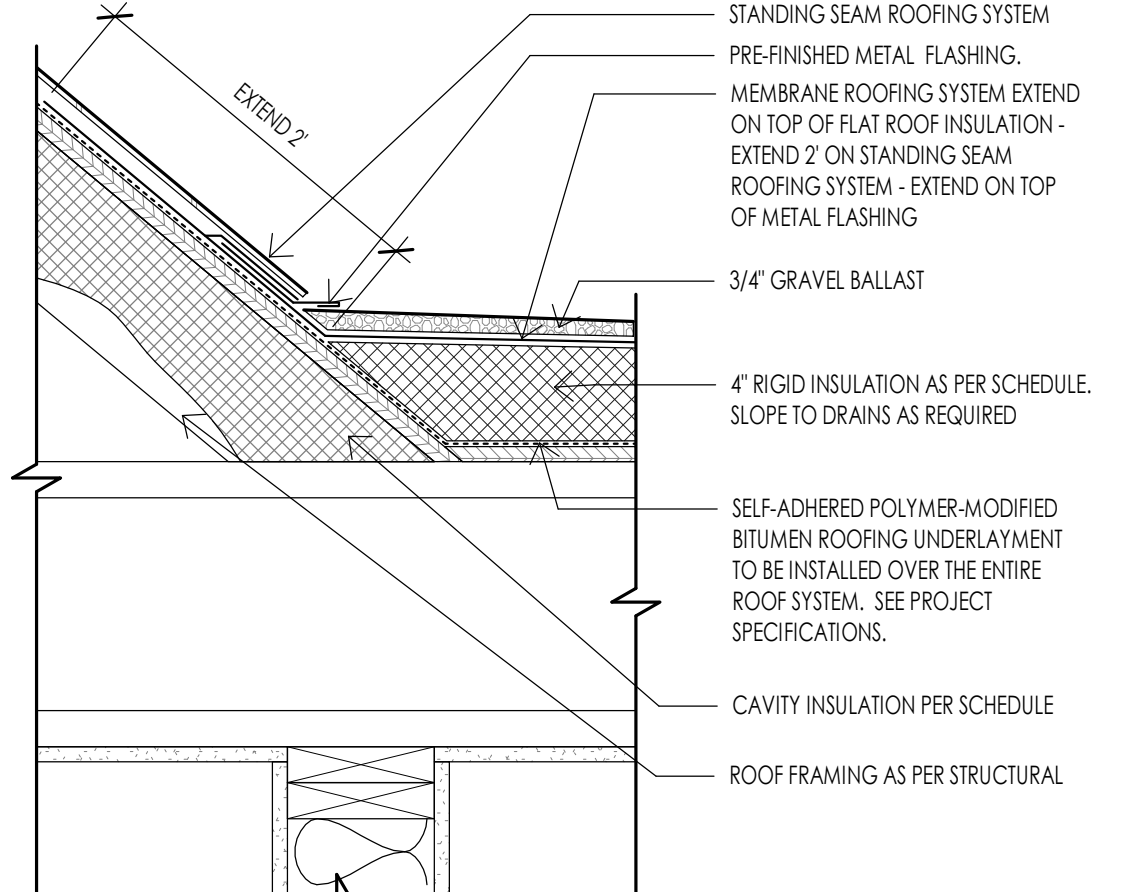
**ROOF - DECK AWNING DETAIL**  
1 1/2" = 1'-0"  
AS02



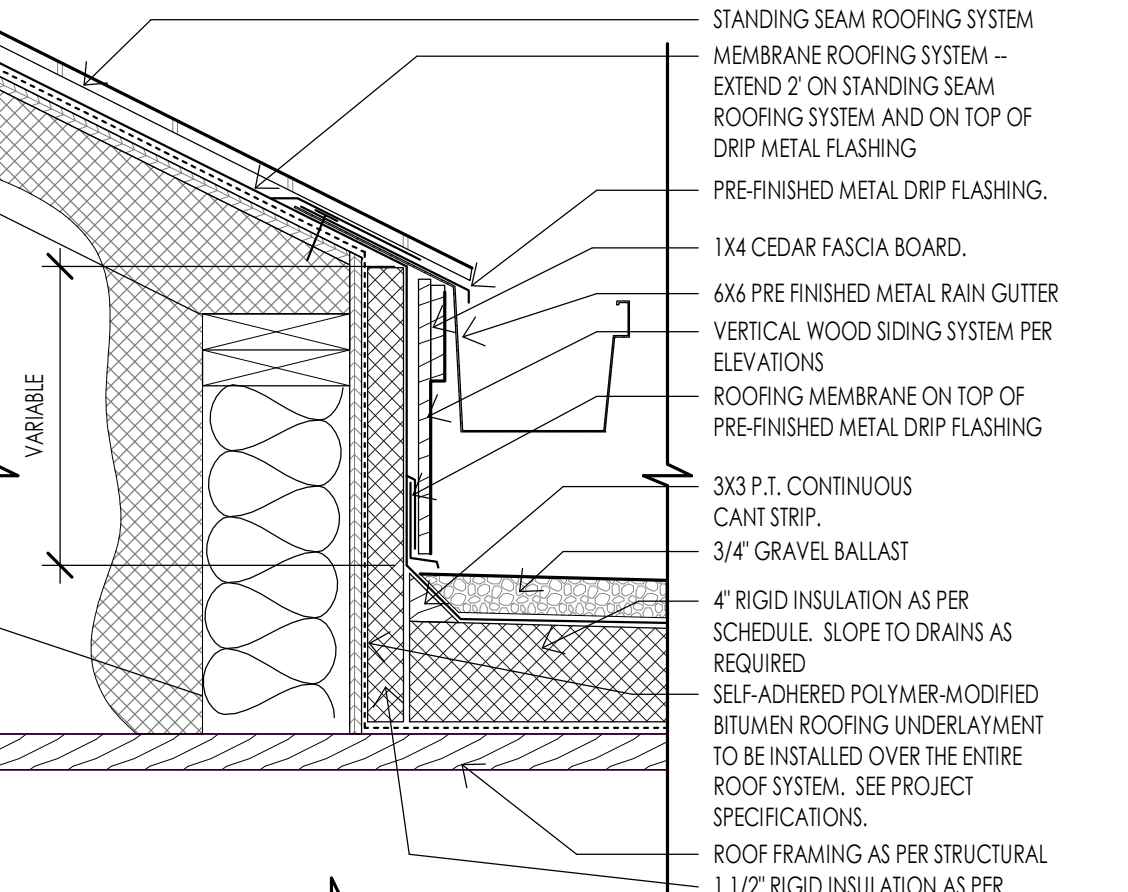
**ROOF - ENTRY CANOPY DETAIL**  
1 1/2" = 1'-0"  
AS02



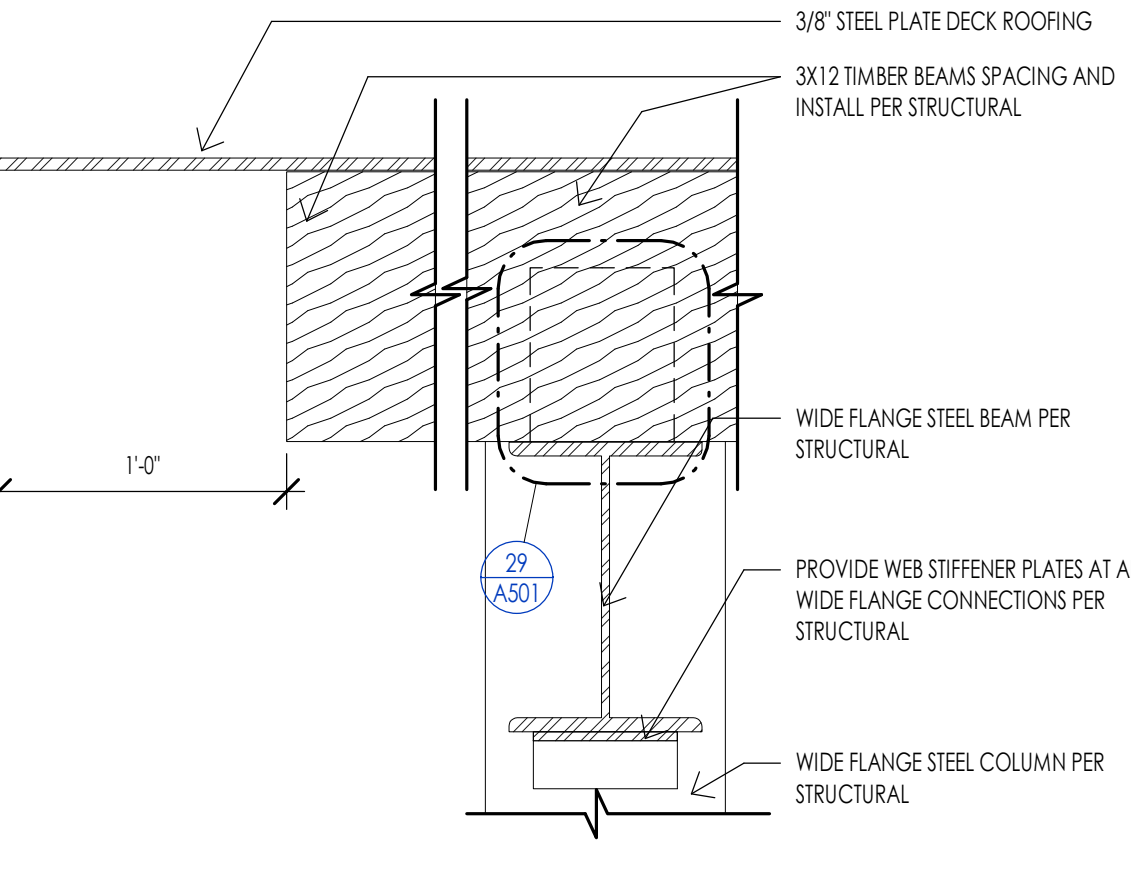
**ROOF - STANDING SEAM TRANSITION TO FLAT ROOF**  
1 1/2" = 1'-0"  
AS02



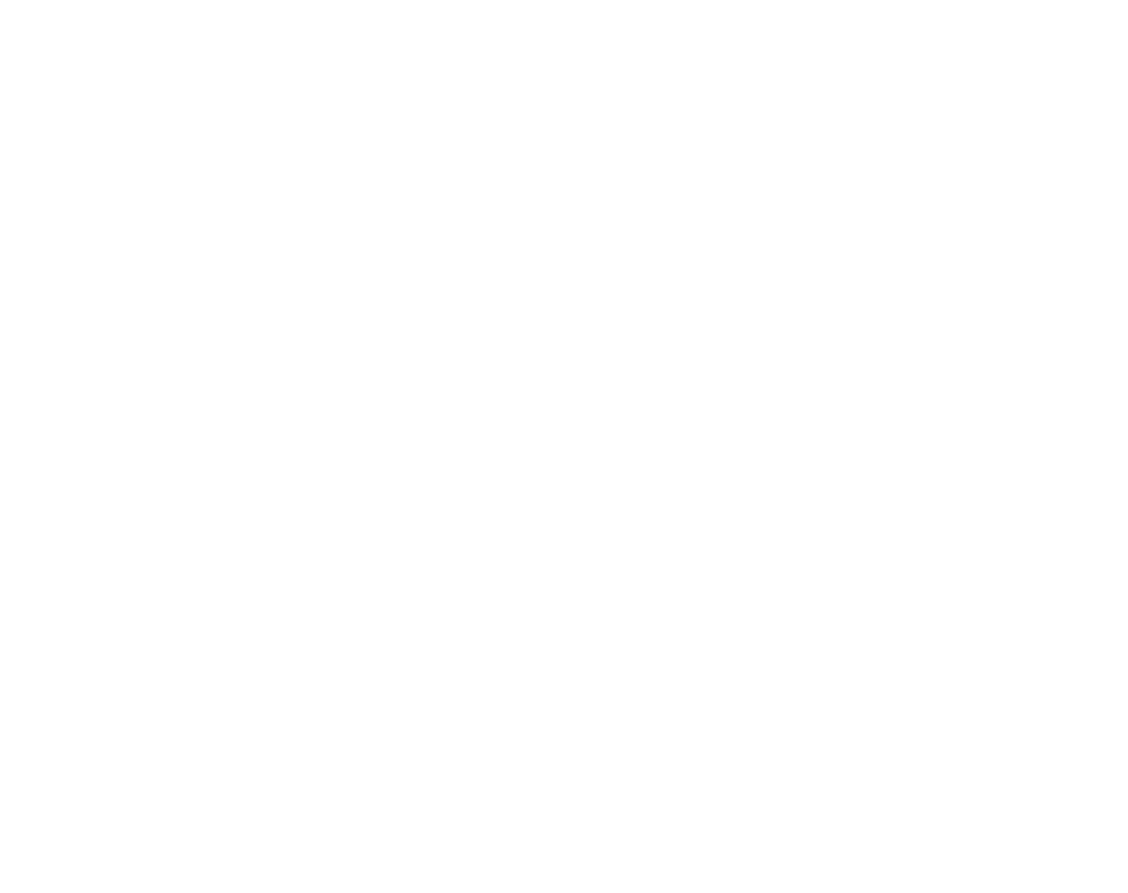
**ROOF - STANDING SEAM TRANSITION**  
1 1/2" = 1'-0"  
AS02



**ROOF - DECK AWNING SECTION**  
1 1/2" = 1'-0"  
AS02



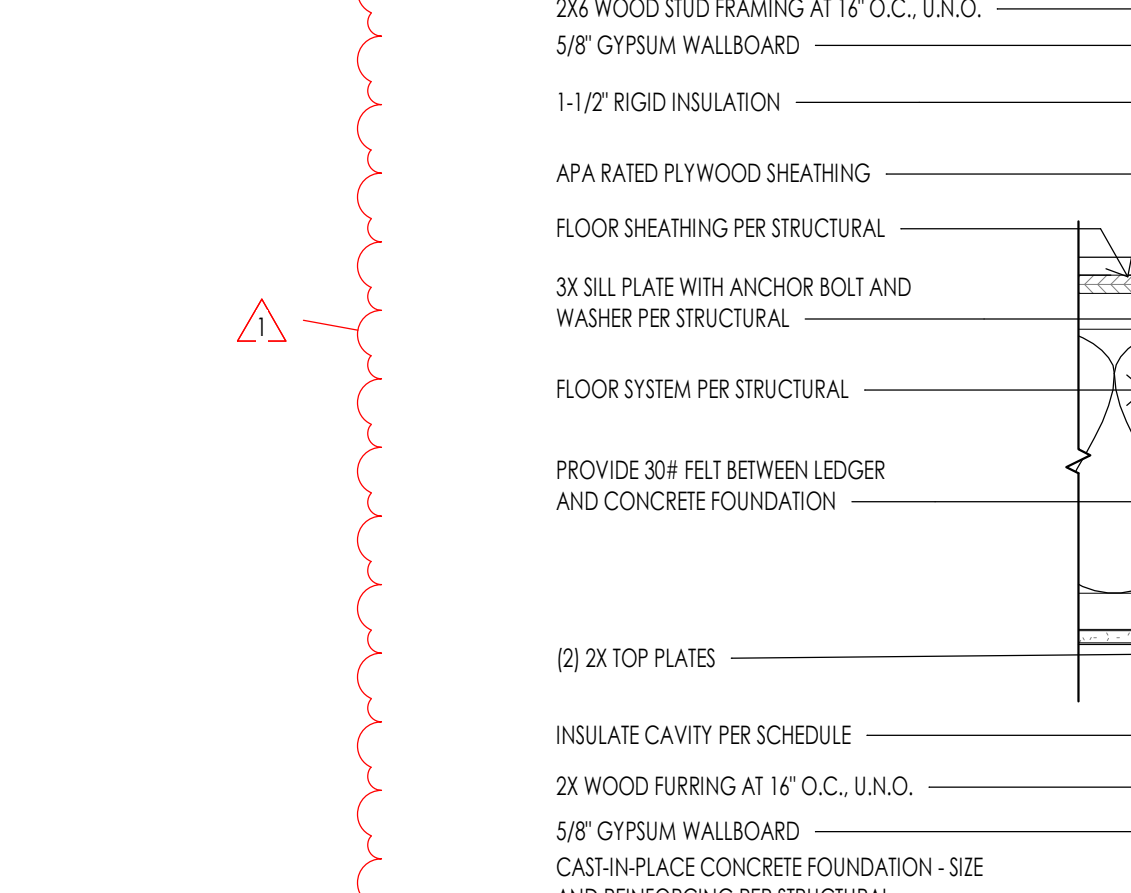
**ROOF - DECK AWNING SECTION**  
1 1/2" = 1'-0"  
AS02



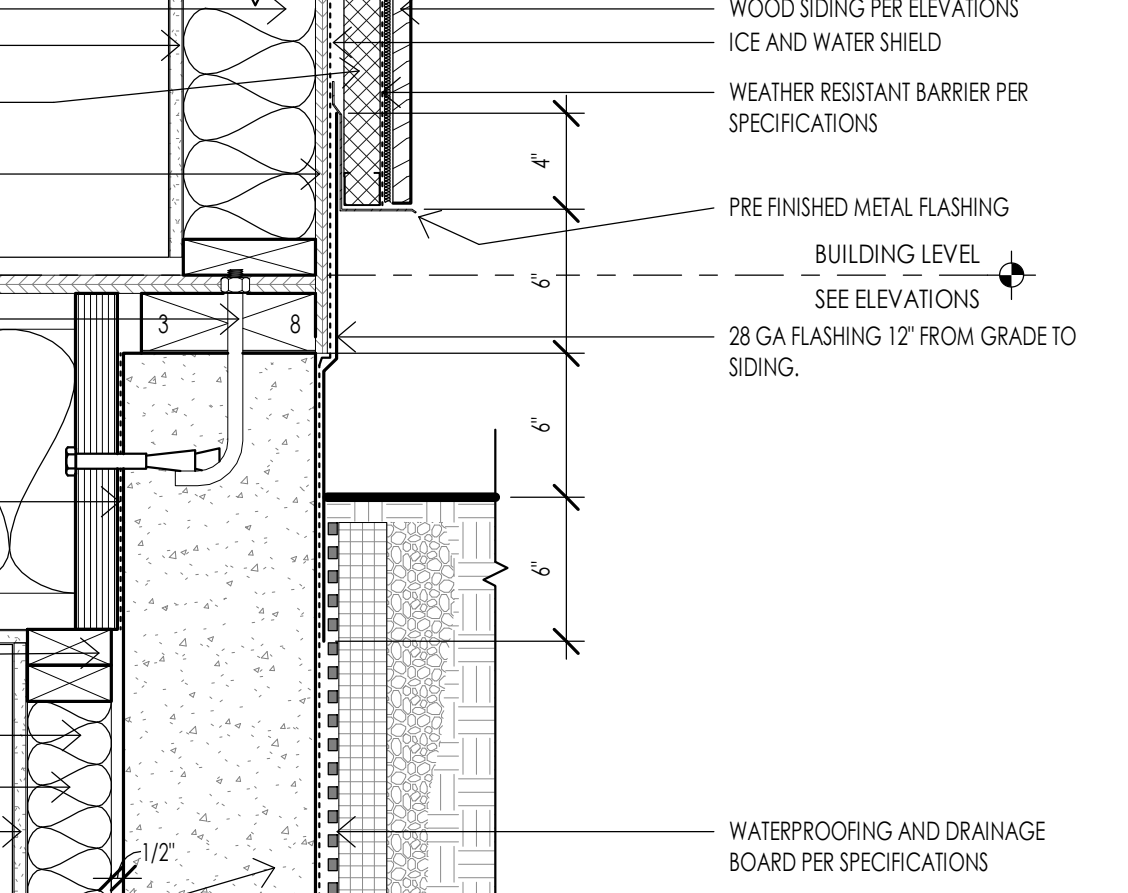
**ROOF - DRAIN DETAIL**  
1 1/2" = 1'-0"  
AS02



**ROOF - ENLARGED DRAIN DETAIL**  
1 1/2" = 1'-0"  
AS02



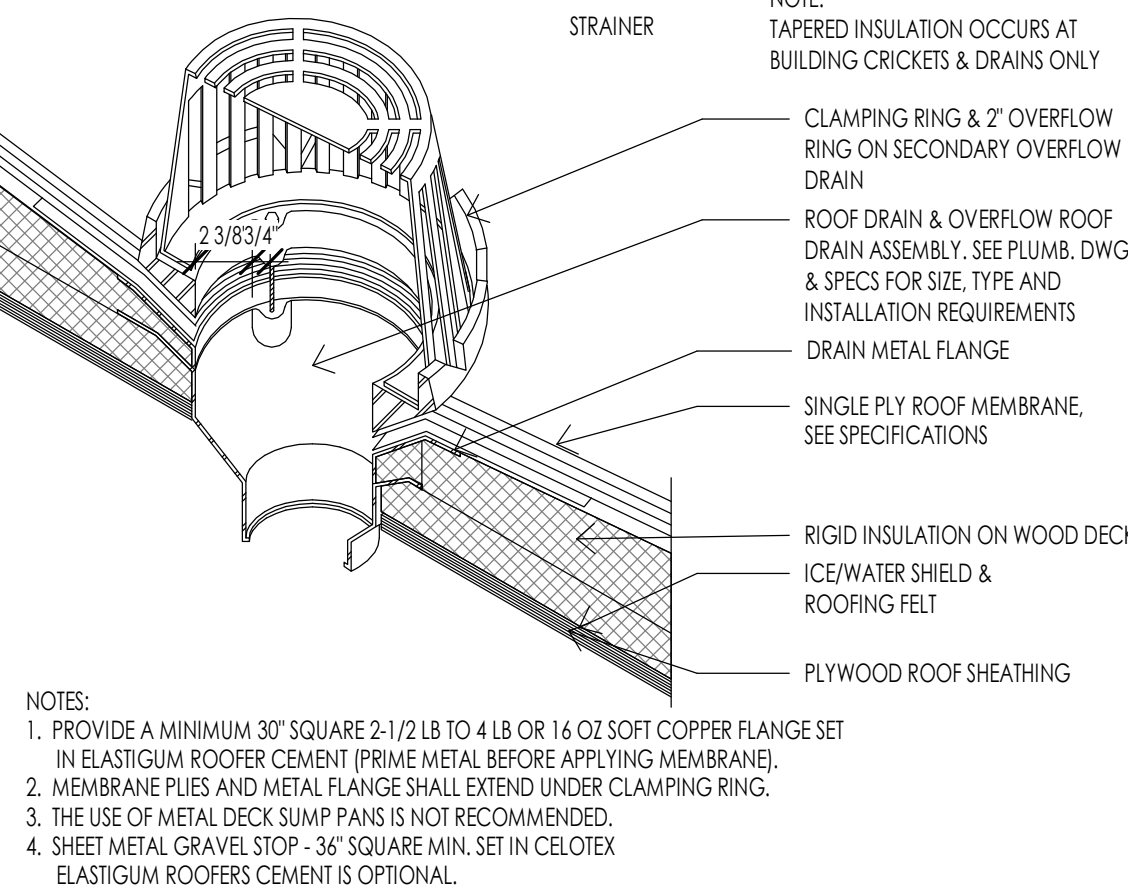
**FRAMING - FLASHING DETAIL - SIDING AT GRADE**  
1 1/2" = 1'-0"  
AS02



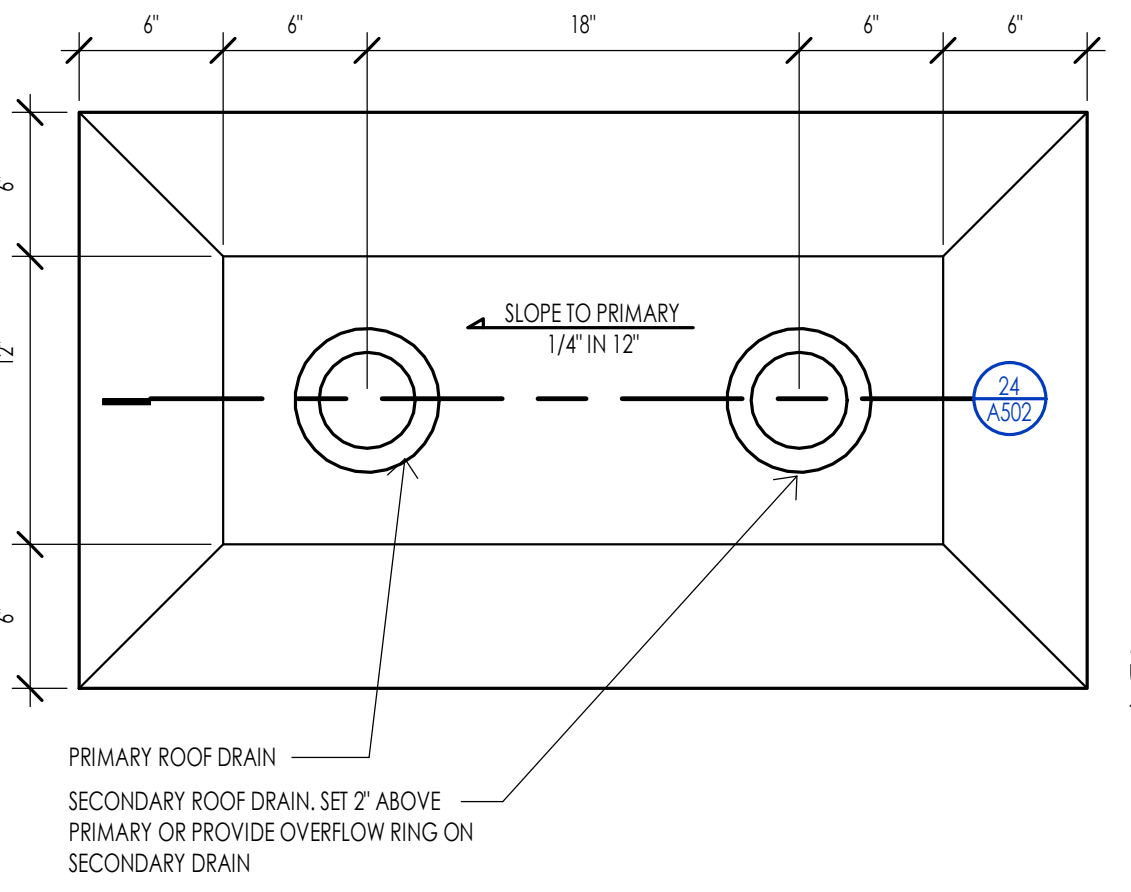
**ROOF - DRAIN SECTION**  
1" = 1'-0"  
AS02



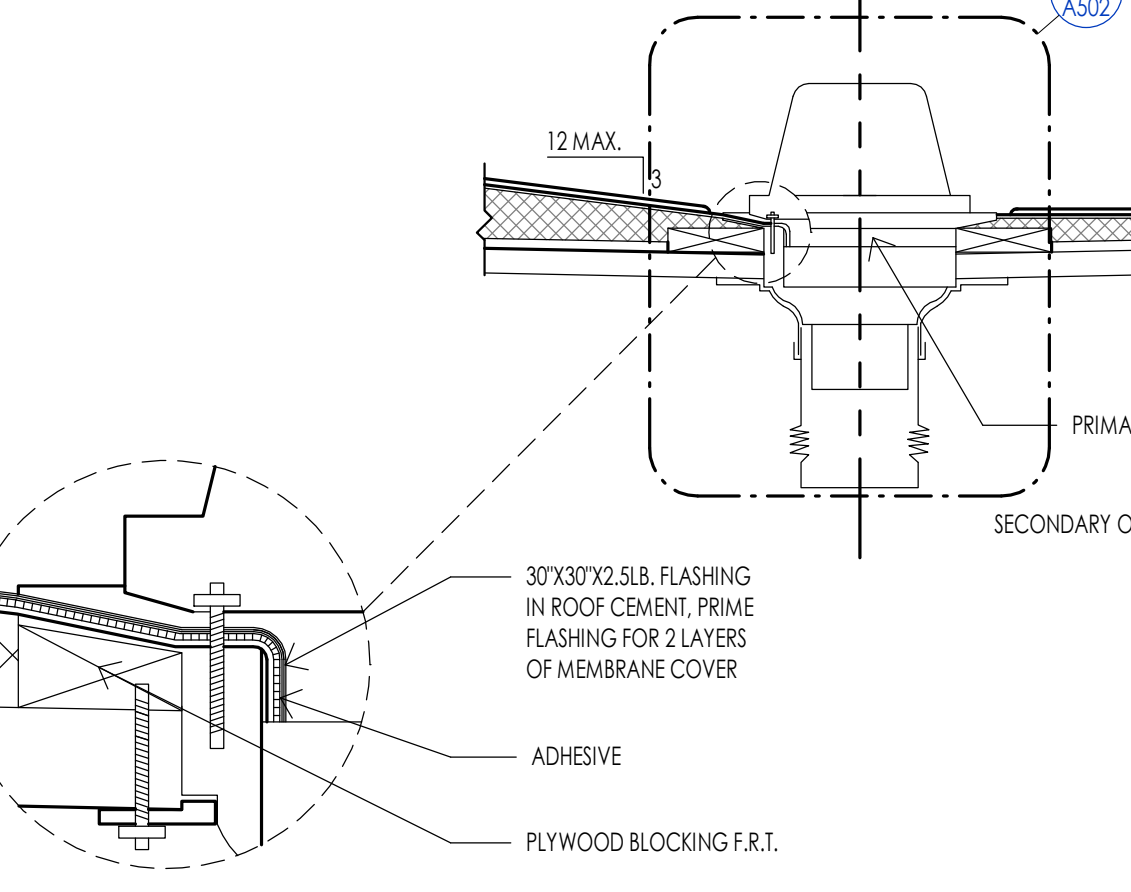
**ROOF - DRAIN DETAIL**  
1 1/2" = 1'-0"  
AS02



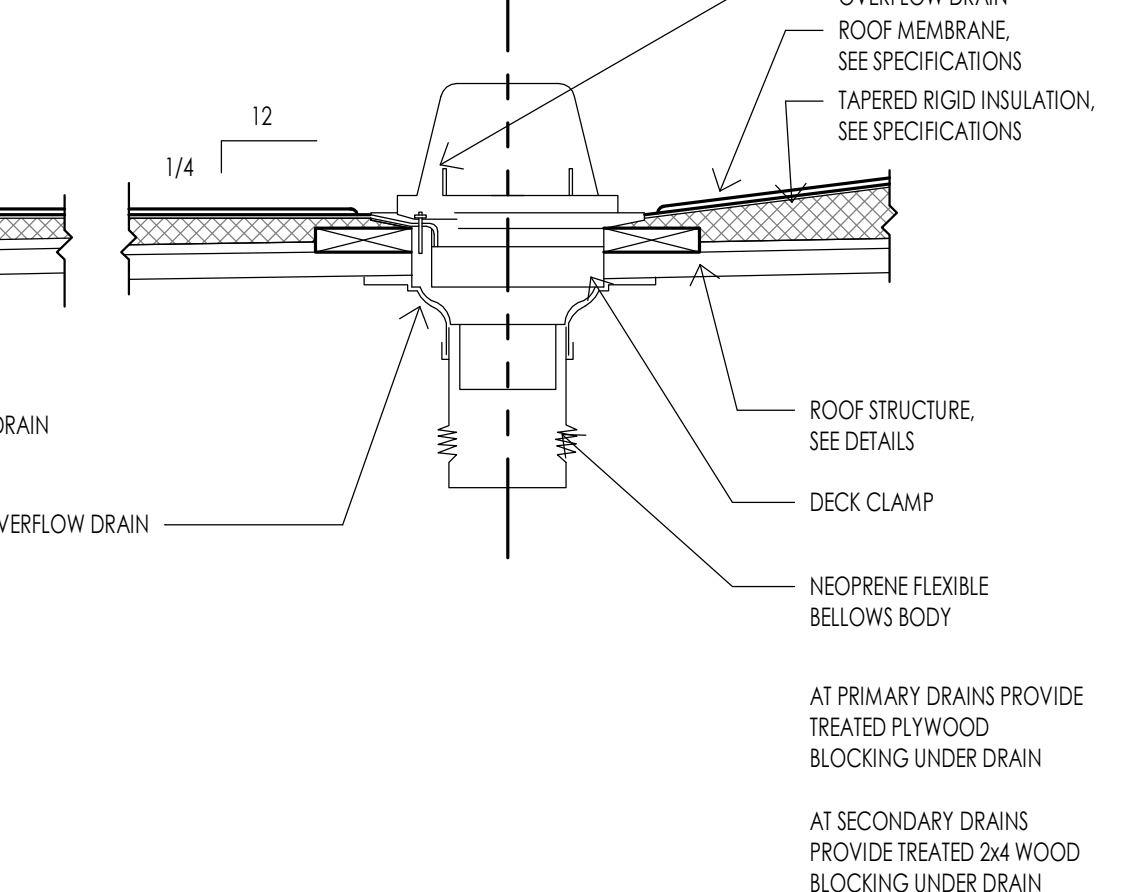
**ROOF - ENLARGED DRAIN DETAIL**  
1 1/2" = 1'-0"  
AS02



**ROOF - CHIMNEY TYPICAL FRAMING**  
1" = 1'-0"  
AS02



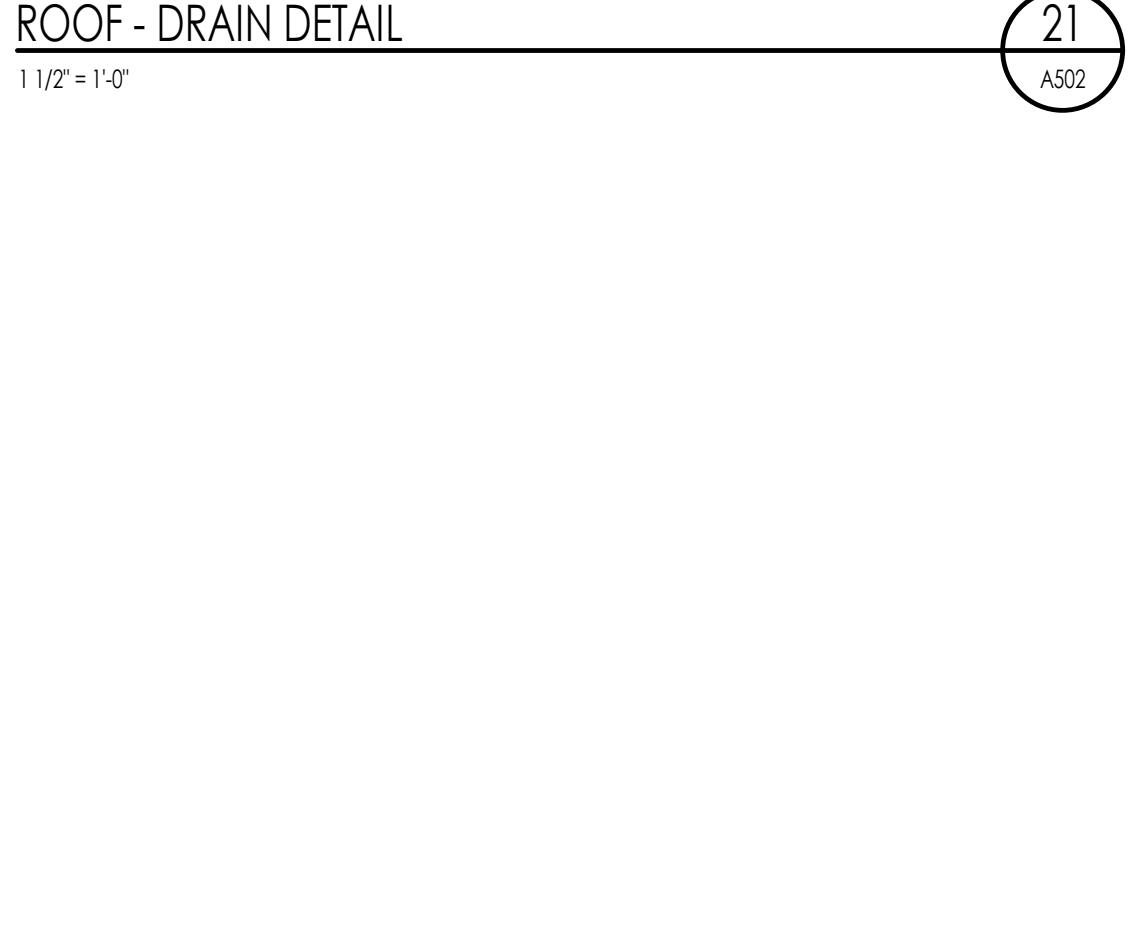
**ROOF - OPEN SIDE CHIMNEY CAP DETAIL**  
1" = 1'-0"  
AS02



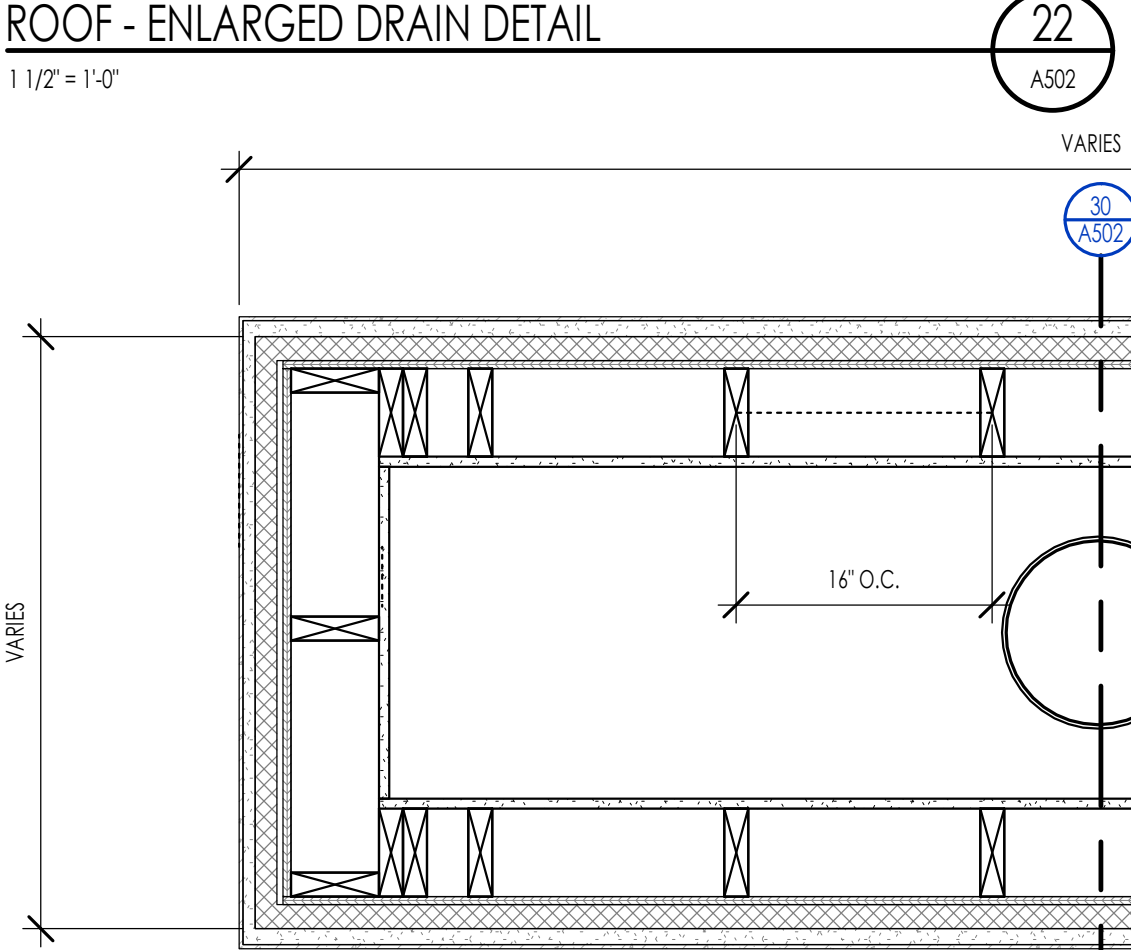
**ROOF - CHIMNEY TYPICAL FRAMING**  
1" = 1'-0"  
AS02



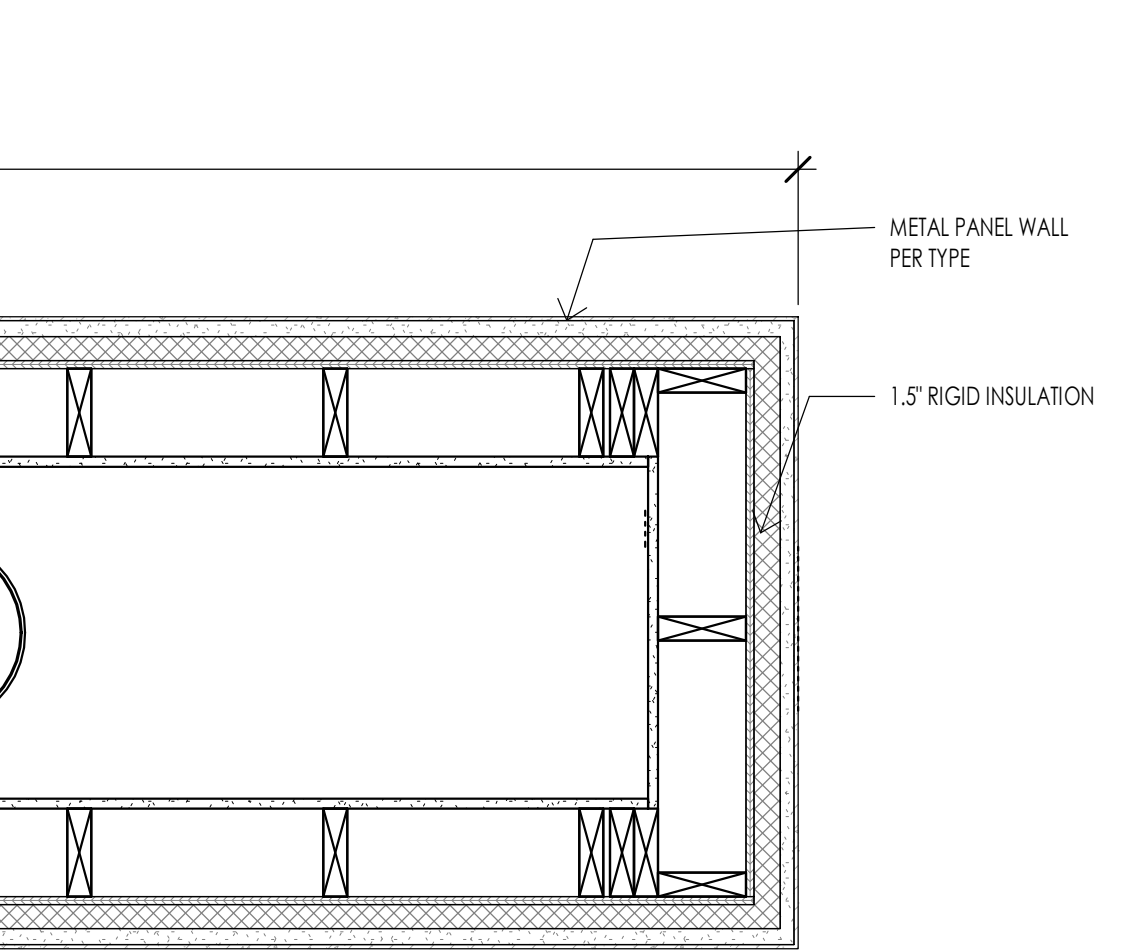
**ROOF - DRAIN SECTION**  
1" = 1'-0"  
AS02



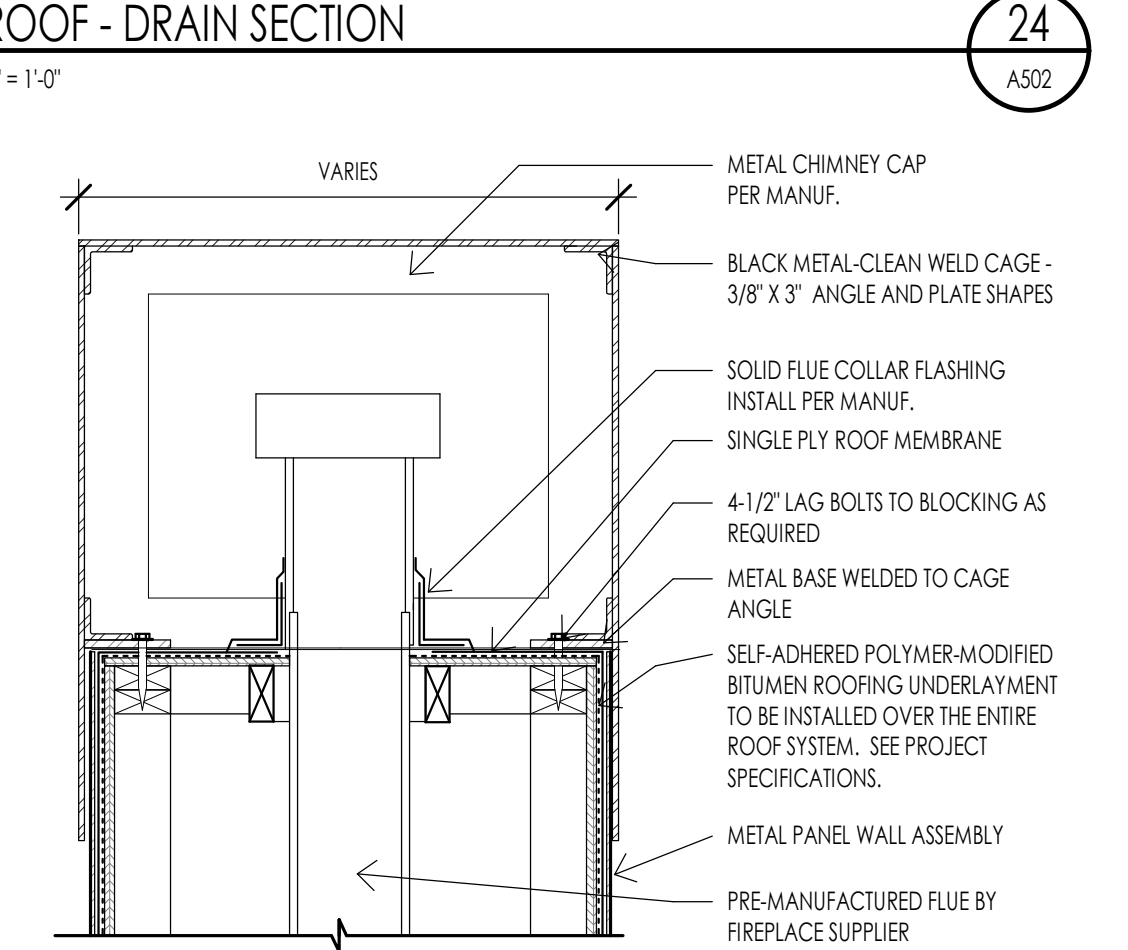
**ROOF - ENLARGED DRAIN DETAIL**  
1 1/2" = 1'-0"  
AS02



**ROOF - CHIMNEY TYPICAL FRAMING**  
1" = 1'-0"  
AS02



**ROOF - OPEN SIDE CHIMNEY CAP DETAIL**  
1" = 1'-0"  
AS02



**ROOF - CHIMNEY TYPICAL FRAMING**  
1" = 1'-0"  
AS02

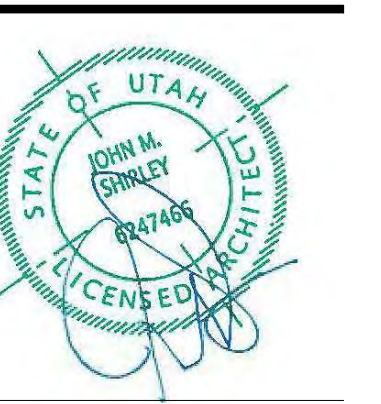
WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30  
REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

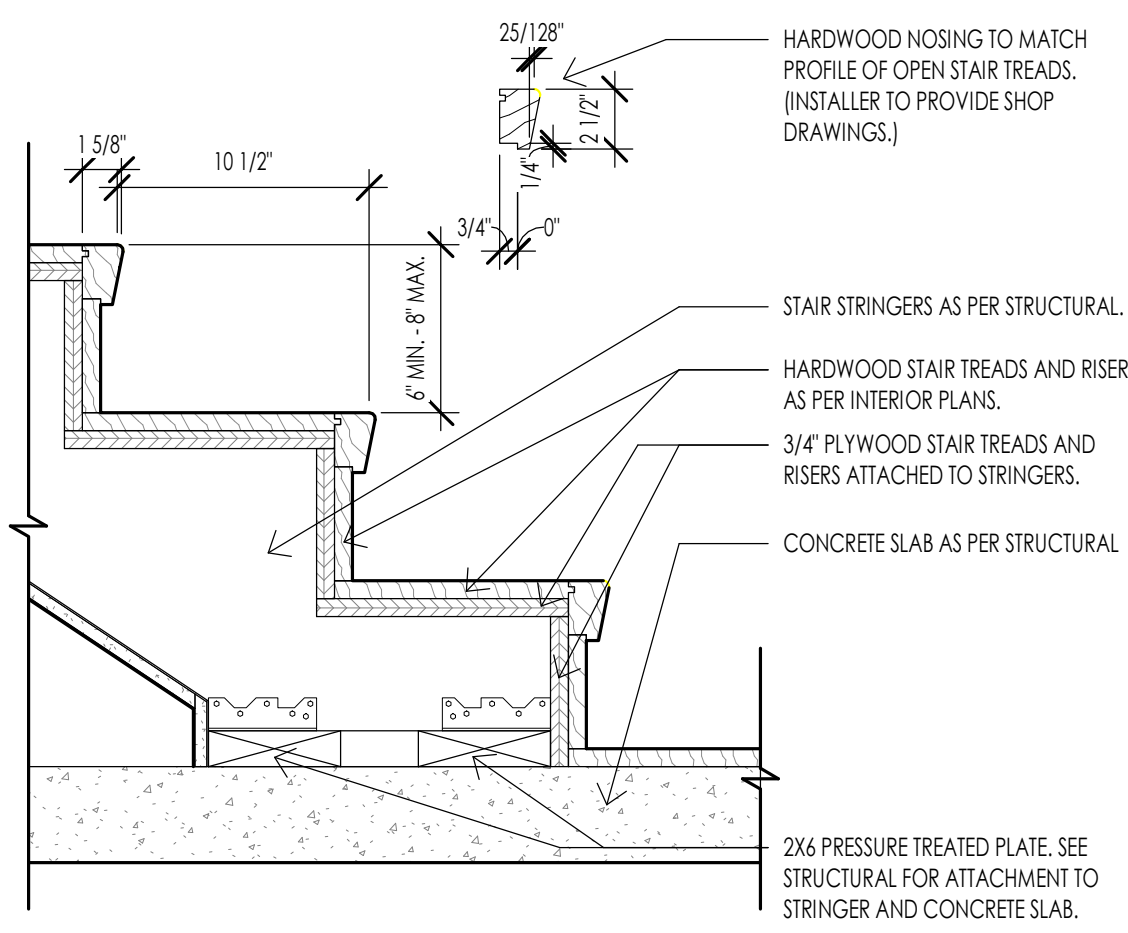
SHEET TITLE:  
**ARCHITECTURAL  
DETAILS**  
SHEET NUMBER:  
**A502**  
© 2021 THINK ARCHITECTURE, INC.

PERMIT SET

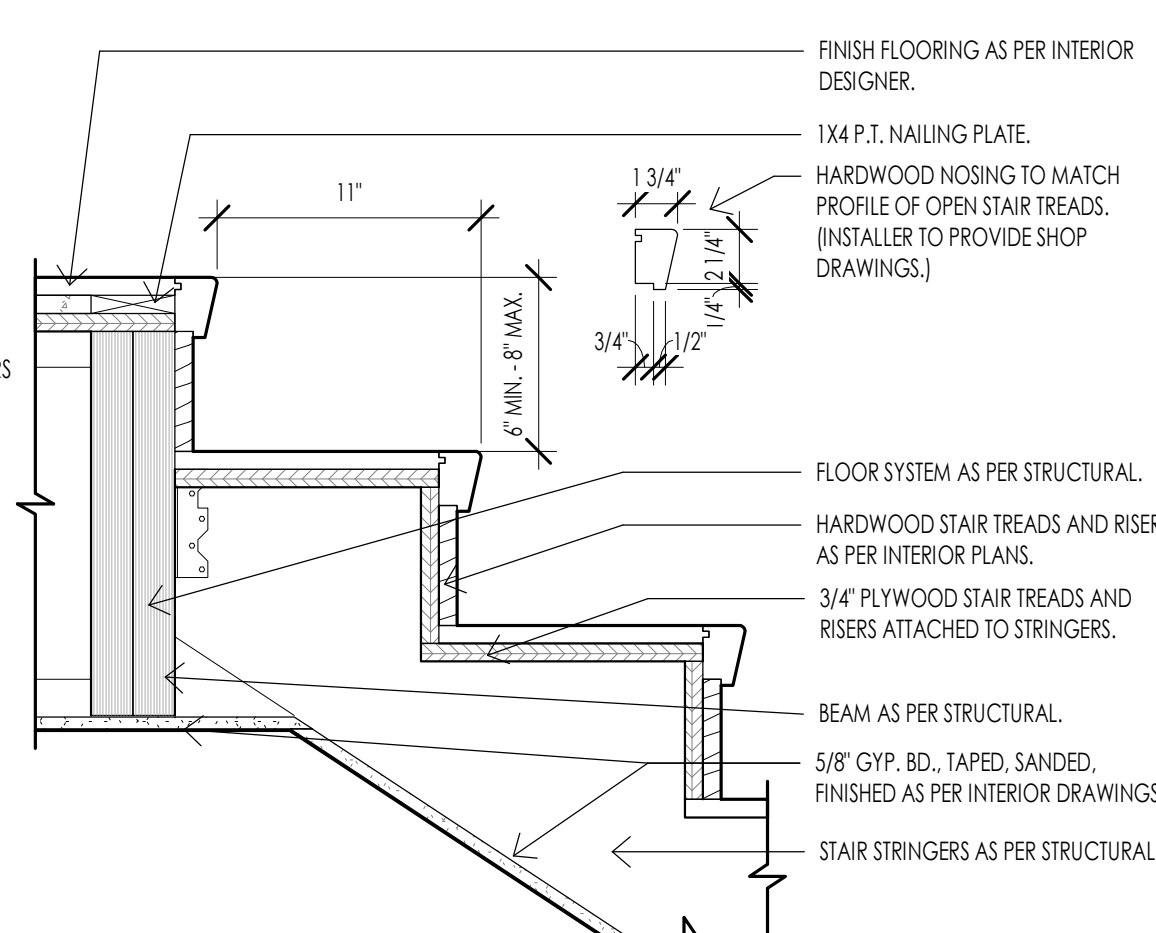


STAIR PLAN GENERAL NOTES

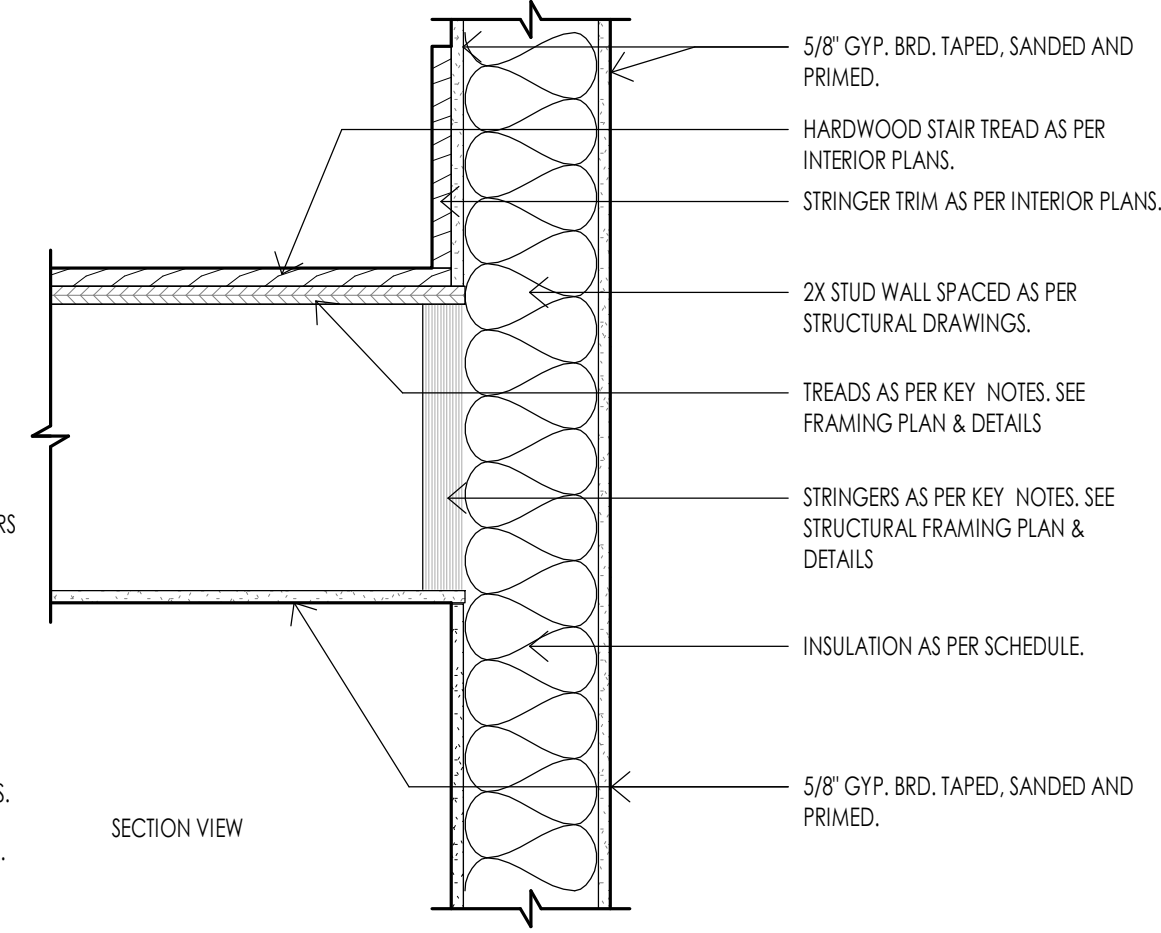
- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
  - THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. (I.R.C. R311.7.1) FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CURVILINEAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1
  - THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT (REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9" MIN. TREADS))
  - LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.
  - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)
  - HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
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  - HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. BARS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL FLOODS, VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
  - THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.031 INCH. R311.7.8.3.
  - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
  - GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
  - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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  - THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH IT.



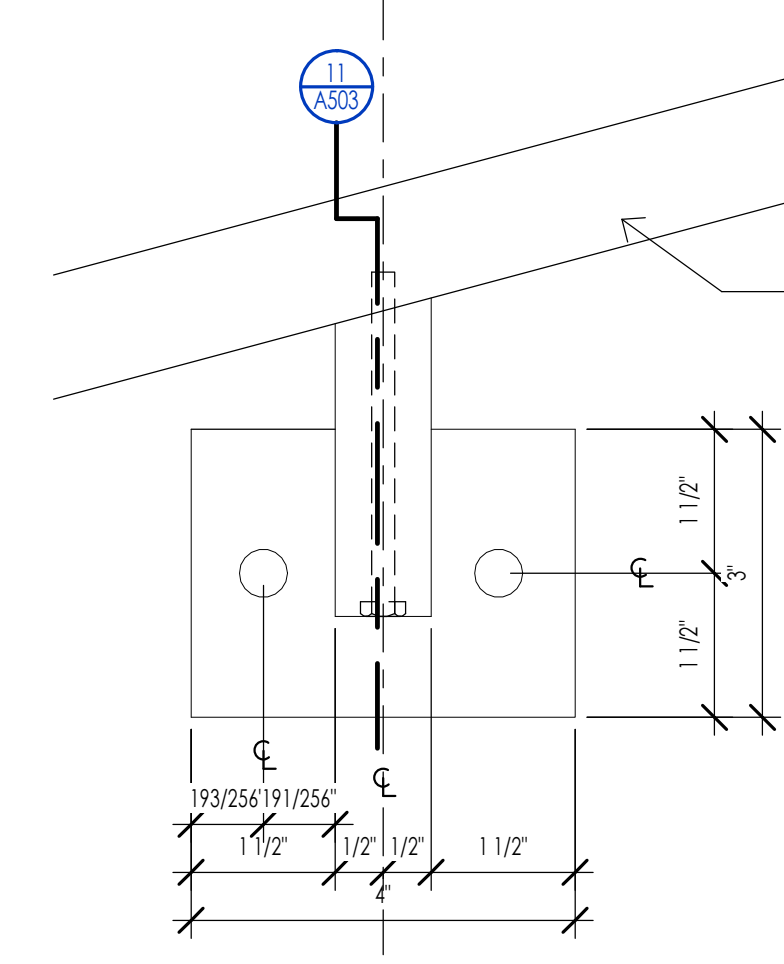
STAIR DETAIL - FRAMED STAIRS TO BASEMENT FLOOR 3  
1 1/2" = 1'-0"



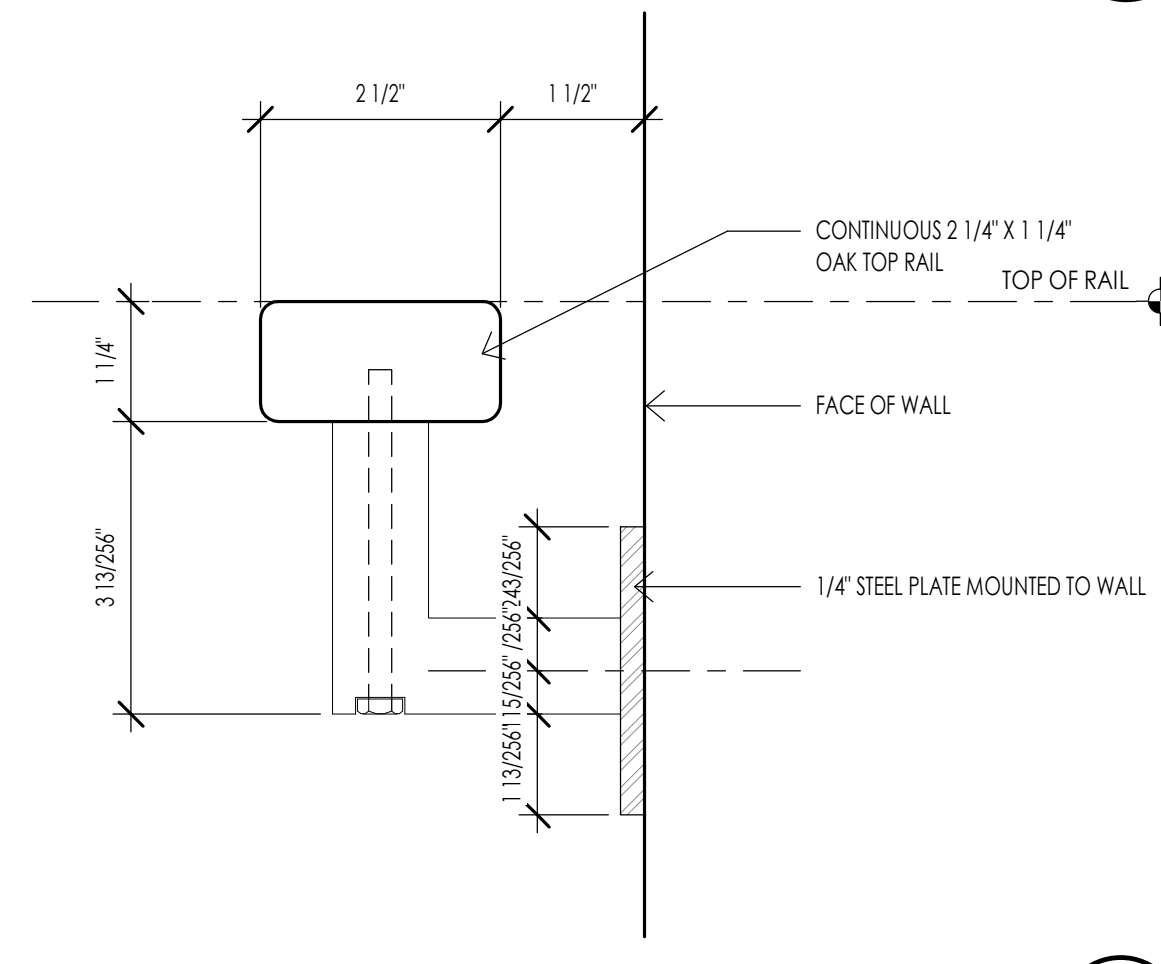
STAIR DETAIL - FRAMED STAIRS TO LANDING 4  
1 1/2" = 1'-0"



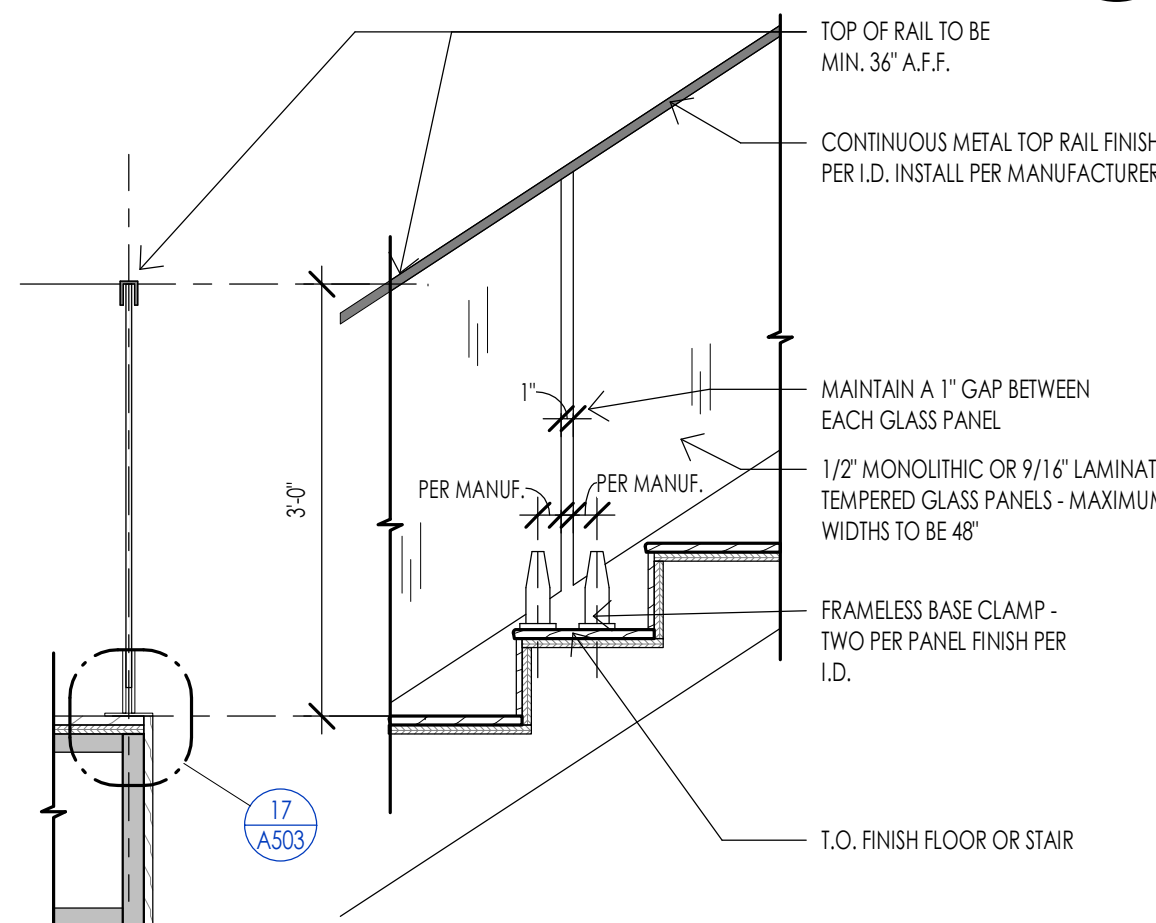
STAIR DETAIL - FRAMED STAIRS TO SIDE WALL 5  
1 1/2" = 1'-0"



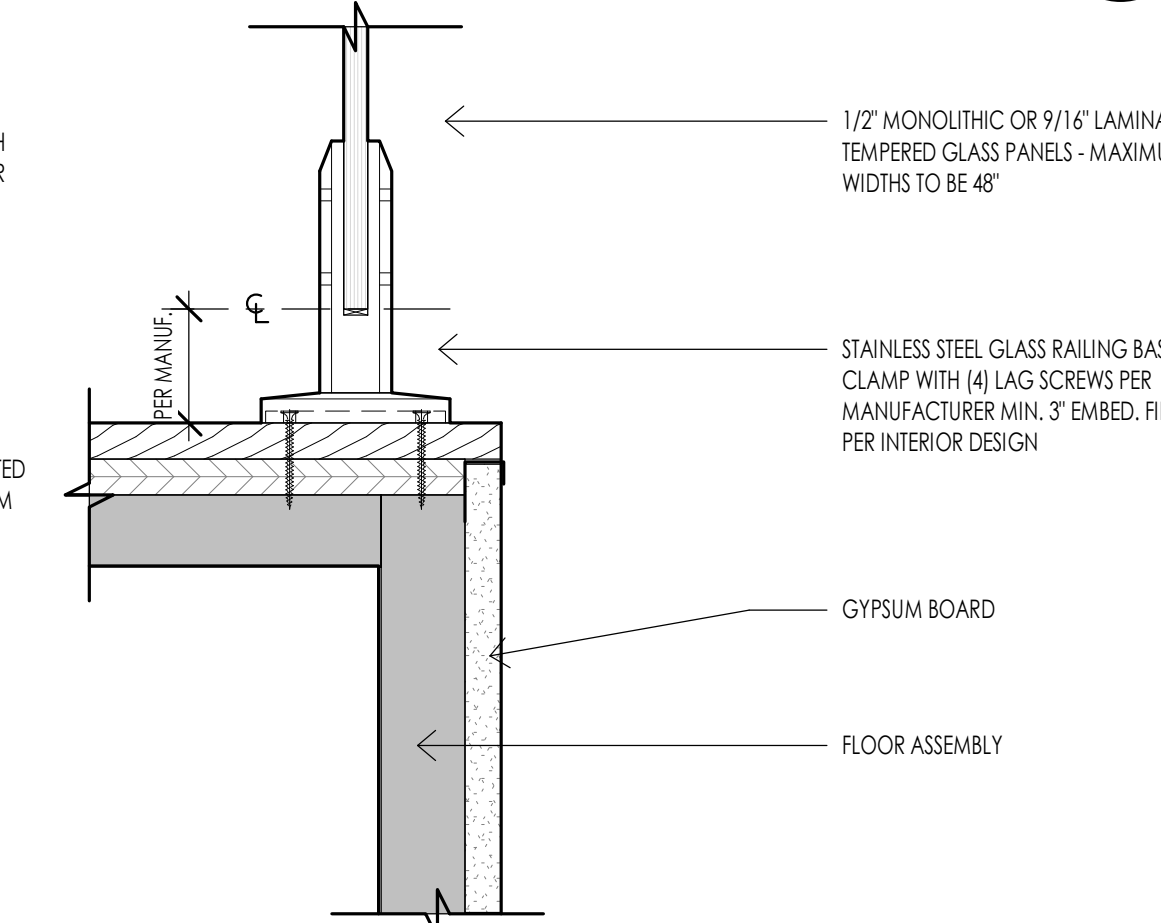
HANDRAIL DETAIL AT WALL 10  
6\"/>



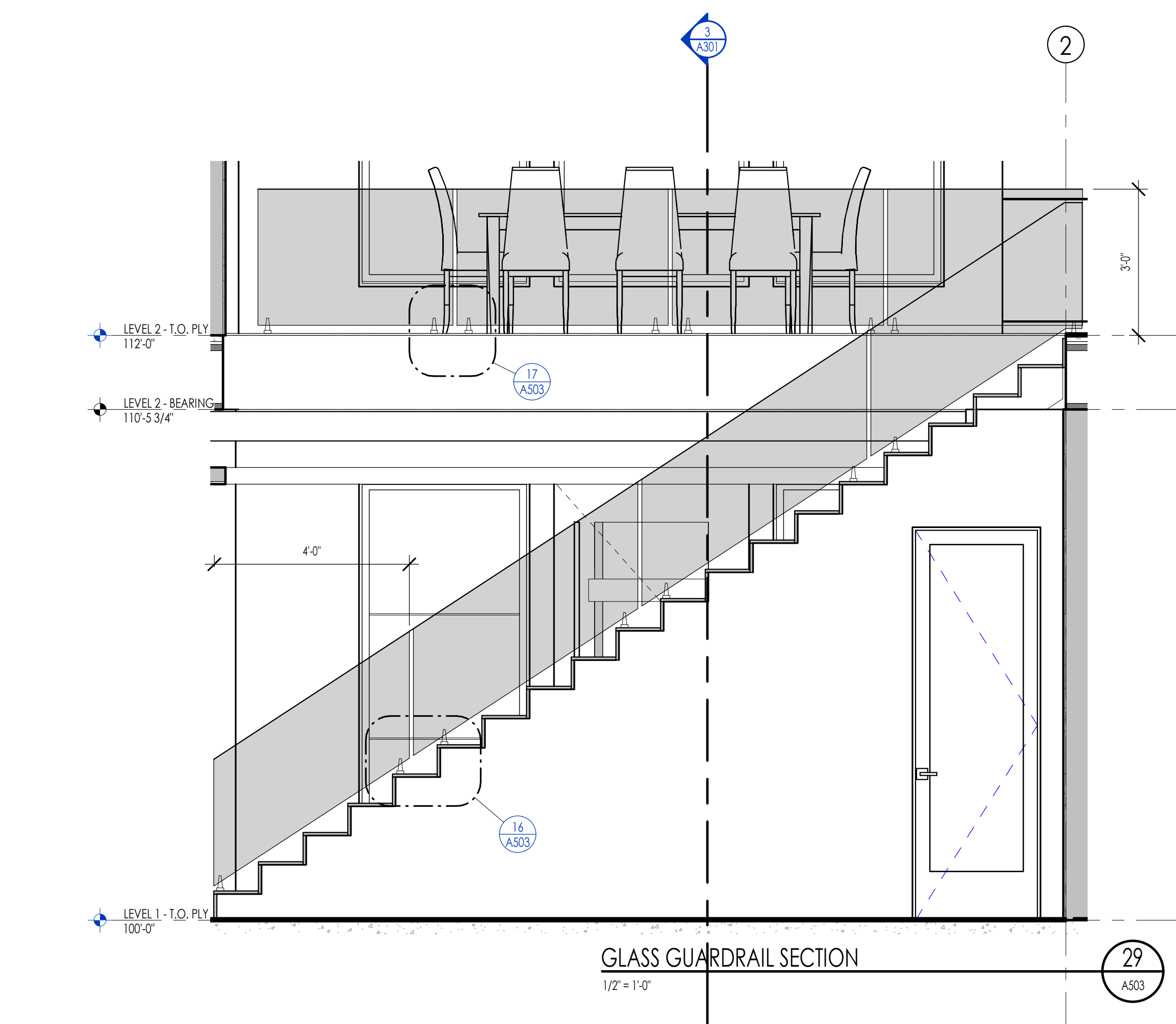
HANDRAIL SECTION AT WALL 11  
6\"/>



GLASS GUARDRAIL AT STAIR 16  
3/4\"/>



GLASS GUARDRAIL - FLOOR CONNECTION 17  
3\"/>



GLASS GUARDRAIL SECTION 29  
1/2\"/>

STAIR PLAN KEYNOTES

- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
  - THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. (I.R.C. R311.7.1) FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CURVILINEAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1
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**DOOR SCHEDULE**

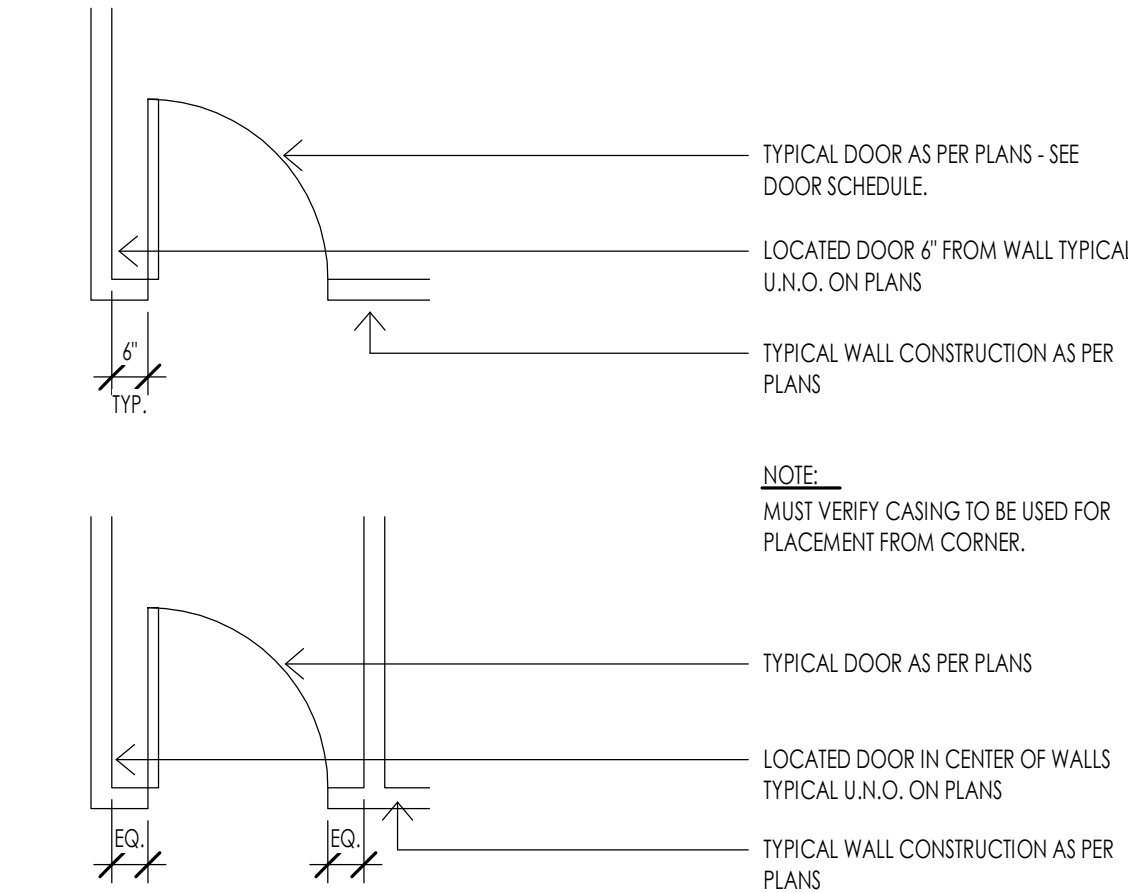
MARK	DOOR					FRAME					FIRE RATING	HARDWARE	REMARKS	
	SIZE	MATERIAL	TYPE	FINISH	HEAD	JAMB	SILL	MATERIAL	TYPE	FINISH				
														WIDTH
D103A	4'-0"	9'-0"	2"		D4	AS PER I.D.	19/A601	20/A601		F2	AS PER I.D.	NON-RATED	H10	
D101A	2'-10"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D101B	3'-0"	8'-0"	2"		D3	AS PER I.D.	22/A601	24/A601	METAL	F3	AS PER I.D.	20 MIN	H4	
D101C	2'-4"	8'-0"	1 3/4"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H5	
D102A	2'-10"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D102B	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H5	
D103A	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D103B	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D103C	2'-0"	7'-0"	1/4"	GLASS	D4				FRAMELESS	F1	AS PER I.D.	NON-RATED	H8	
D104A	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D104B	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D104C	2'-0"	7'-0"	1/4"	GLASS	D4				FRAMELESS	F1	AS PER I.D.	NON-RATED	H8	
D105A	3'-0"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H5	
D105A	28'-0"	9'-0"	2"	METAL	D7		30/A601	28/A601					H2	GARAGE DOOR
D107A	3'-0"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601	24/A601	F1	AS PER I.D.	NON-RATED	H1	
D202A	2'-4"	8'-0"	2 1/4"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D203A	2'-10"	8'-0"	2 1/4"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D203B	2'-10"	8'-0"	2 1/4"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H5	
D203C	4'-0"	8'-0"	1 3/4"		D5	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H4	BARN DOOR
D203D	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D203E	2'-0"	7'-0"	1/4"	GLASS	D4				FRAMELESS	F1	AS PER I.D.	NON-RATED	H8	
D204A	2'-10"	8'-0"	2 1/4"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D204B	6'-0"	8'-0"	2"		D2	AS PER I.D.	22/A601	23/A601		F2	AS PER I.D.	NON-RATED	H5	
D204C	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D204D	2'-4"	8'-0"	2"		D1	AS PER I.D.	22/A601	23/A601		F1	AS PER I.D.	NON-RATED	H8	
D204E	2'-0"	7'-0"	1/4"	GLASS	D4				FRAMELESS	F1	AS PER I.D.	NON-RATED	H8	

**DOOR SCHEDULE GENERAL NOTES**

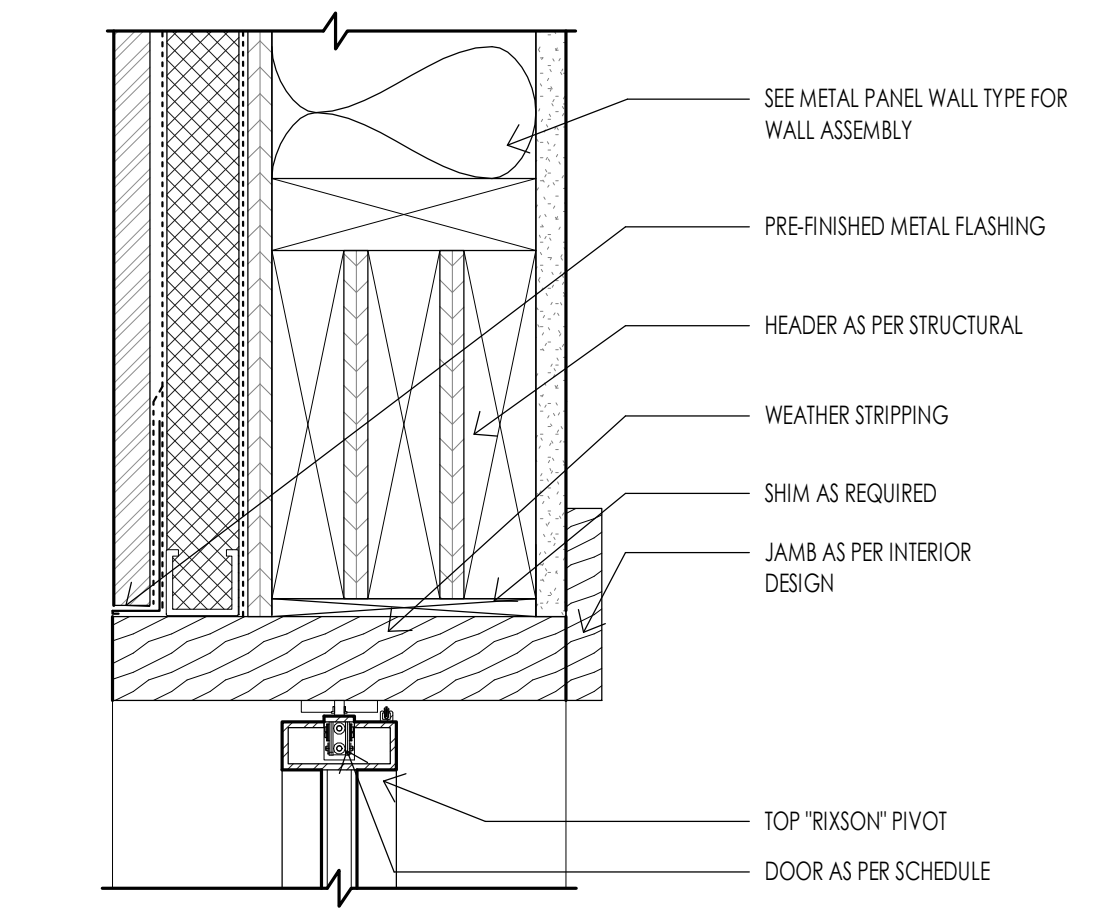
- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATINGS AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- SEE SPECS FOR HARDWARE SCHEDULE.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R202.5.1.

**HARDWARE GROUPS**

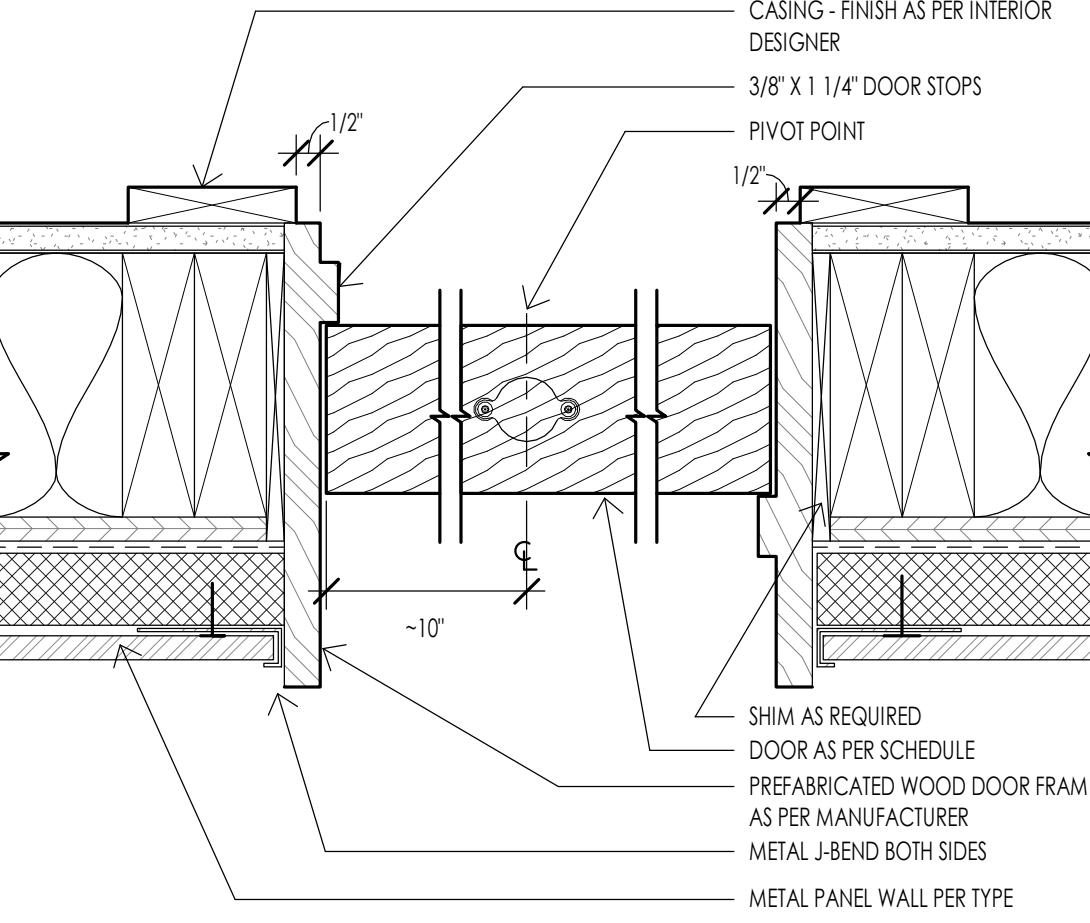
- H1 MECHANICAL ROOM**
  - 2 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 PASSAGE SET
- H2 OVERHEAD GARAGE DOORS**
  - GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER
- H3 SECONDARY ENTRY DOOR**
  - 3 PAIR SPRING HINGES
  - 1 SMOKE SEAL
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 THRESHOLD
- H4 GARAGE HOUSE**
  - 3 PAIR HINGES
  - 1 WEATHER STRIP
  - 1 LOCKSET
  - 1 DEADBOLT
- H5 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PASSAGE SET
- H6 INTERIOR BARN DOOR**
- H7 INTERIOR DOUBLE BARN DOOR**
- H8 INTERIOR DOOR**
  - 3 PAIR HINGES
  - 1 PRIVACY SET
- H9 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 KNOBS (SINGLE SIDE ONLY)
- H10 ENTRY DOOR**
  - 1 WEATHER STRIP
  - 1 THRESHOLD
  - 1 LOCKSET
  - 1 DEADBOLT
  - 1 PIVOT HINGE (TOP AND BOTTOM)
- H11 INTERIOR DOUBLE DOOR**
  - 6 PAIR HINGES
  - 2 PASSAGE SET
- H12 POCKET DOOR**



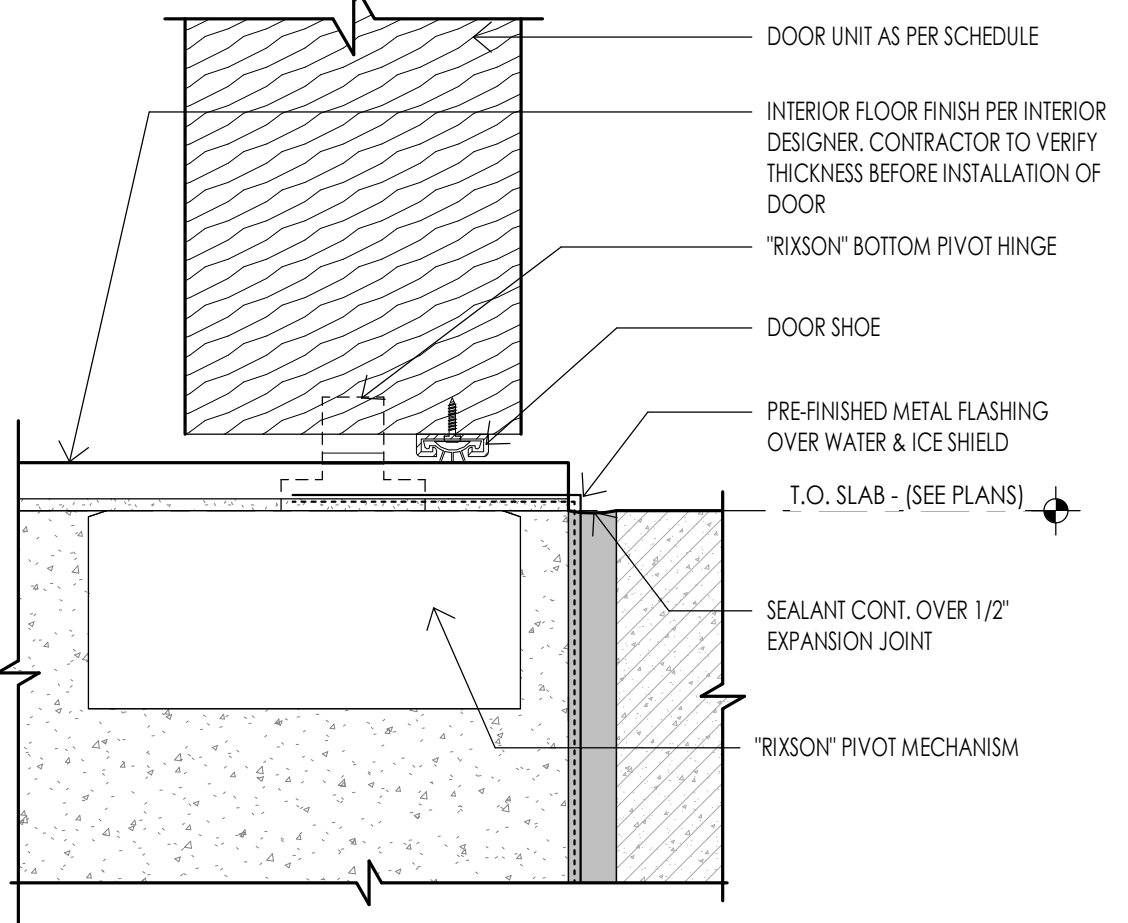
**DOOR - TYPICAL PLACEMENT DETAIL**  
3/8" = 1'-0"



**DOOR - PIVOT HEAD DETAIL**  
3" = 1'-0"

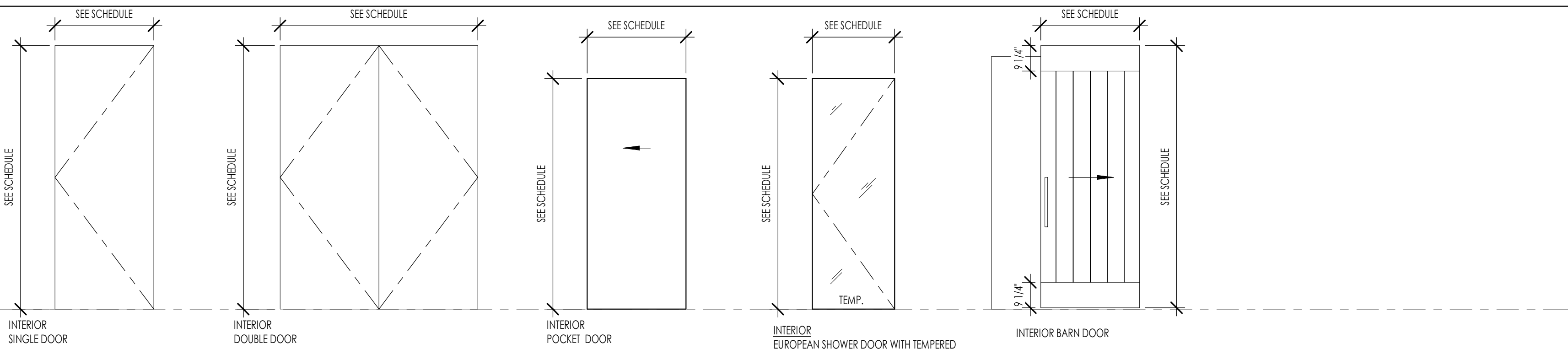


**DOOR - PIVOT JAMB DETAIL WOOD DOOR**  
3" = 1'-0"

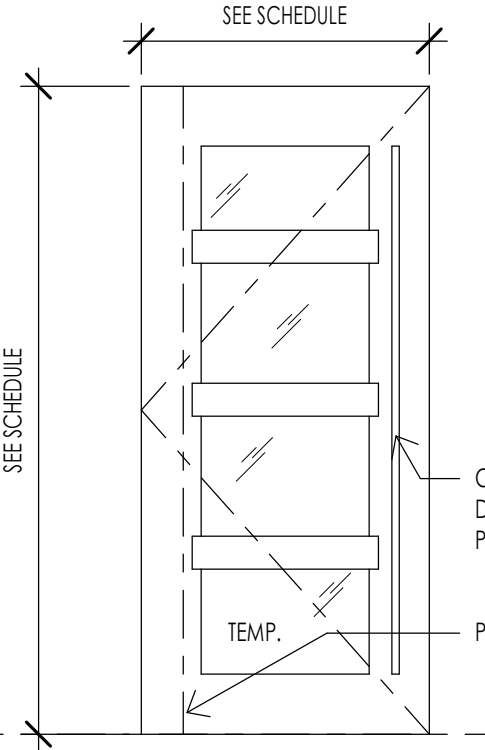


**DOOR - PIVOT SILL DETAIL WOOD DOOR**  
6" = 1'-0"

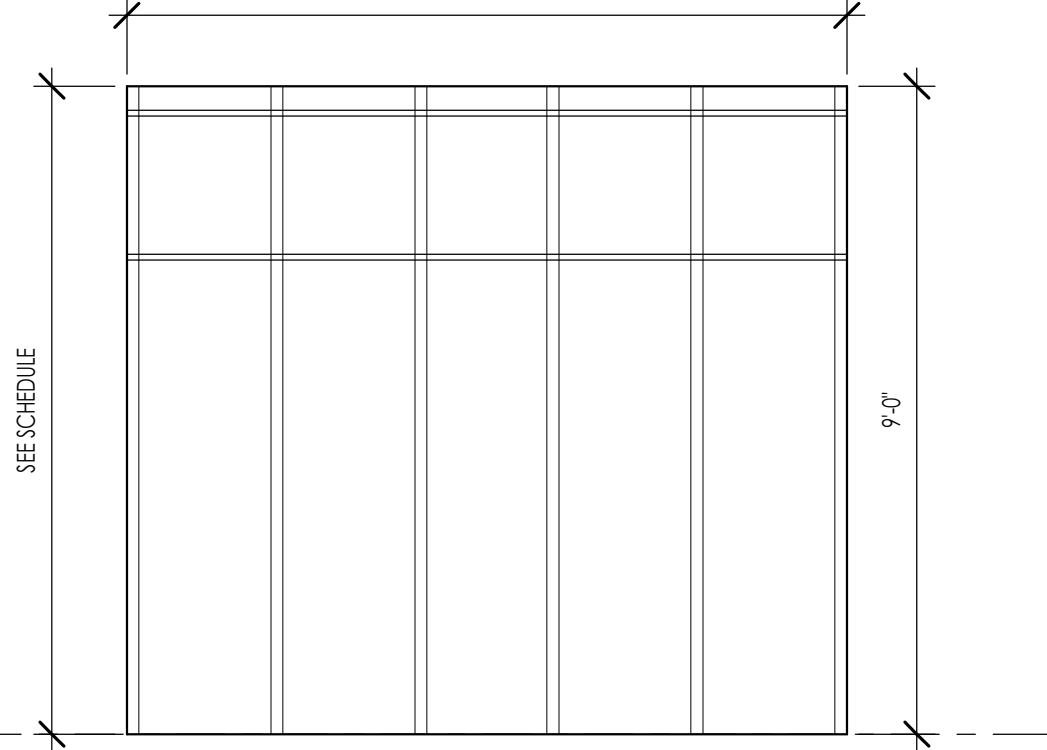
**DOOR TYPES**



**TYPE D1**      **TYPE D2**      **TYPE D3**      **TYPE D4**      **TYPE D5**

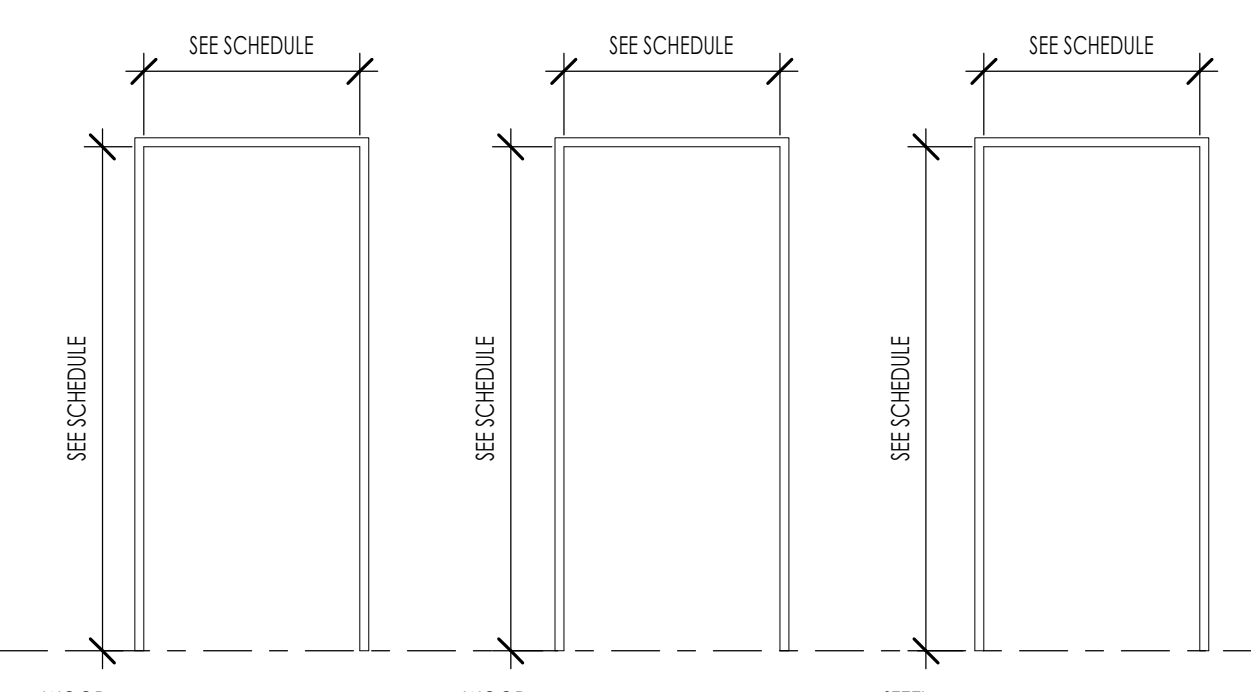


**TYPE D6**  
EXTERIOR WOOD PIVOT DOOR WITH GLASS PANELS

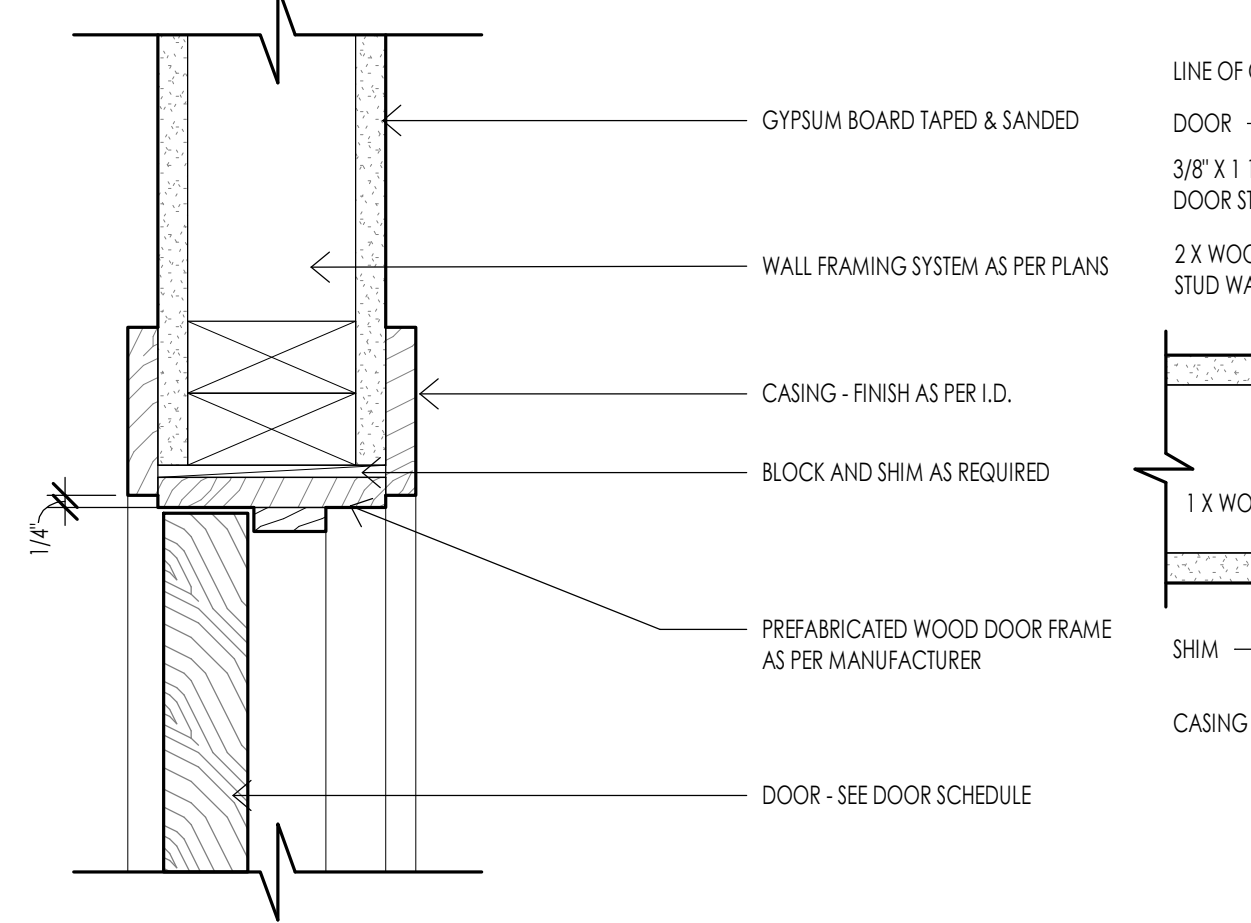


**TYPE D7**  
EXTERIOR GARAGE DOOR W/ METAL PANELS

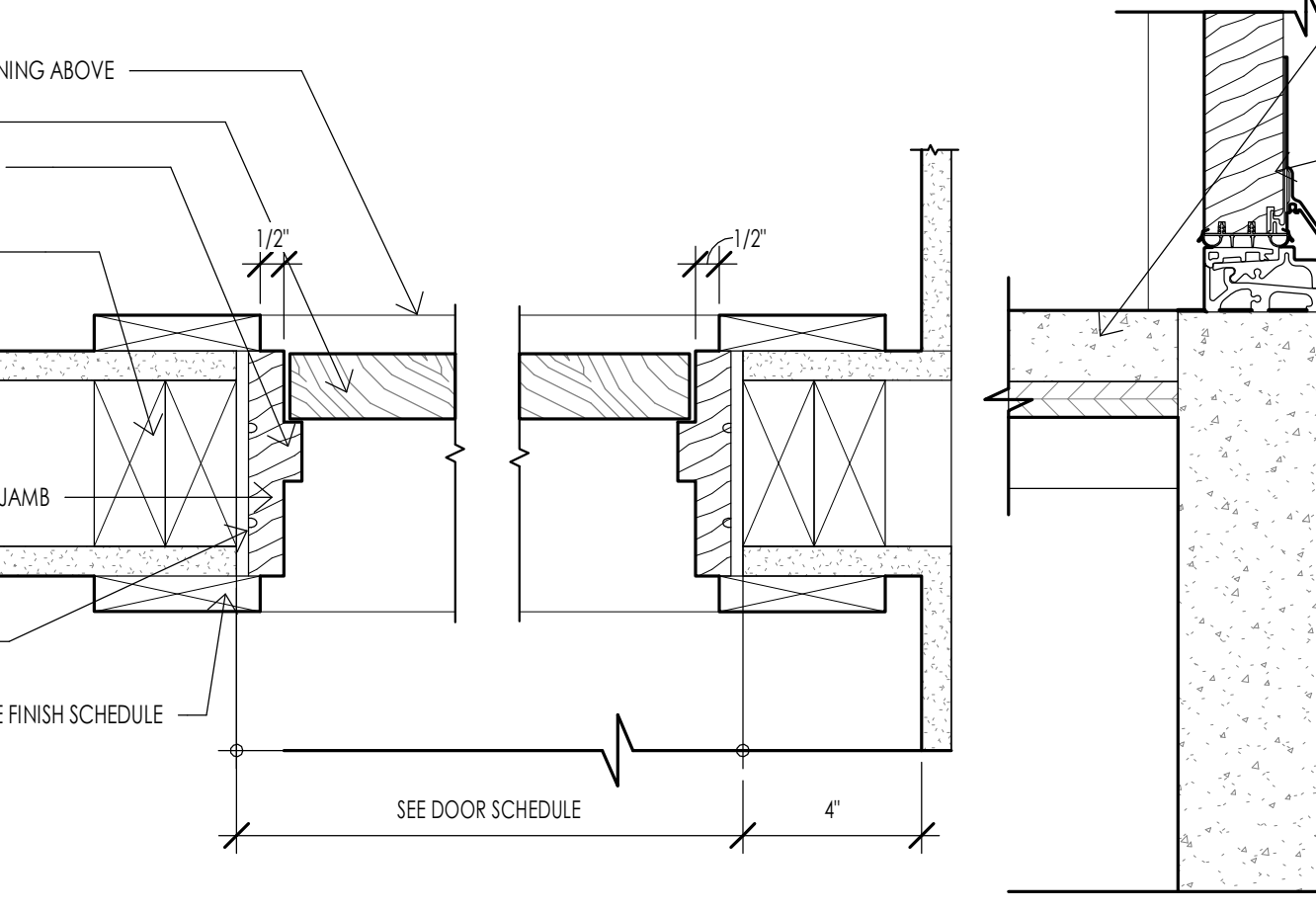
**FRAME TYPES**



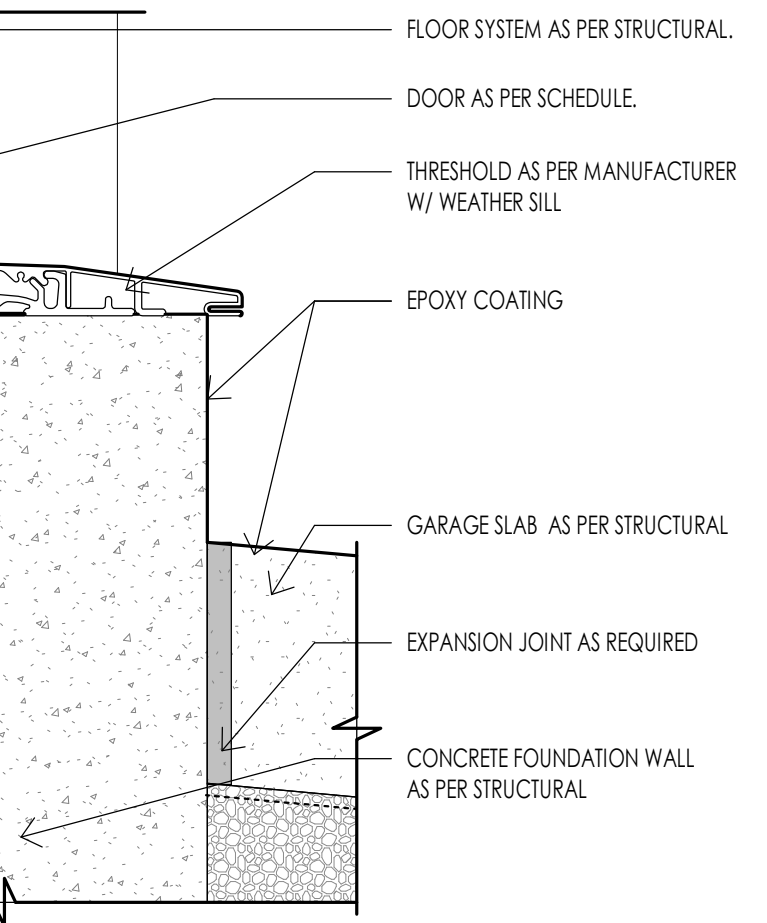
**TYPE F1**      **TYPE F2**      **TYPE F3**



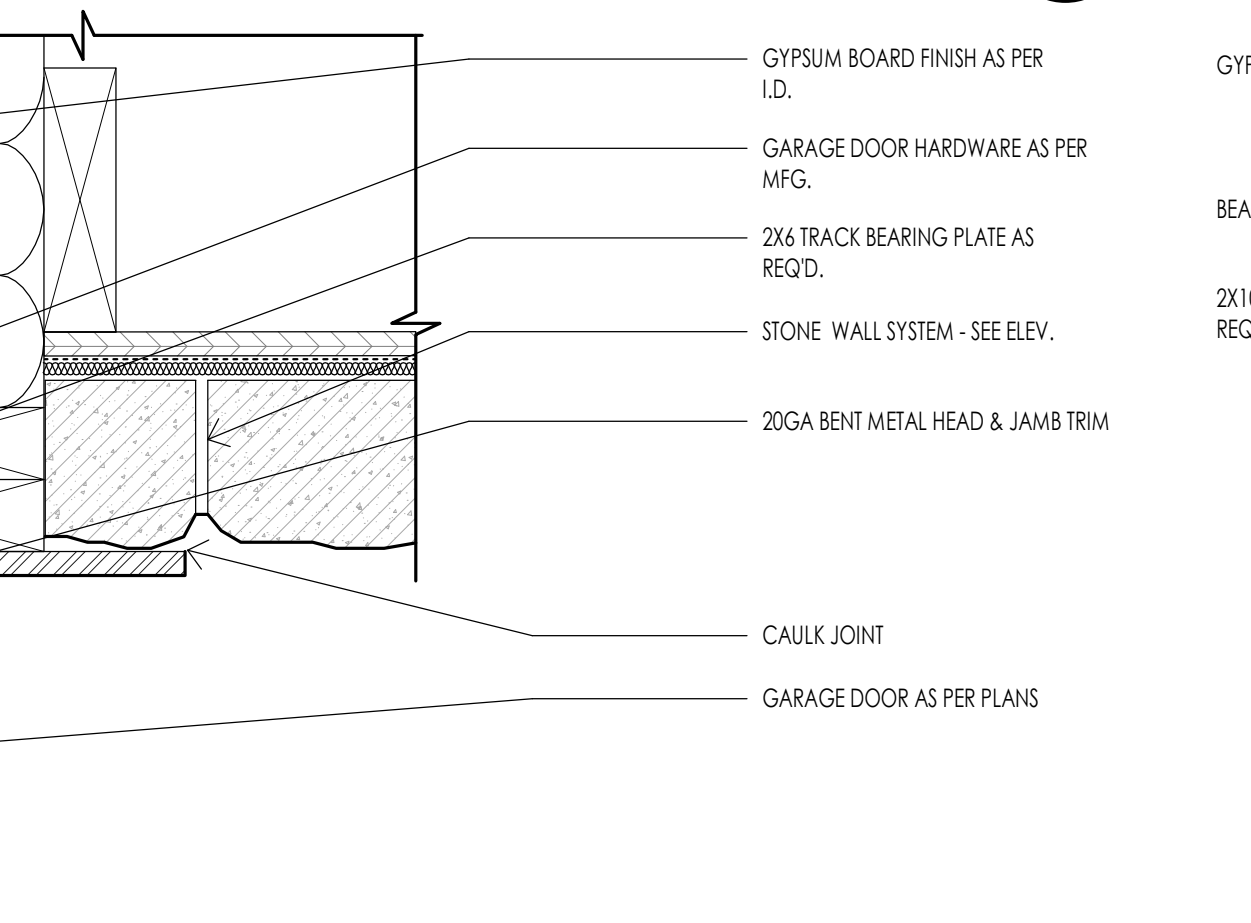
**DOOR - TYPICAL INTERIOR HEAD**  
3" = 1'-0"



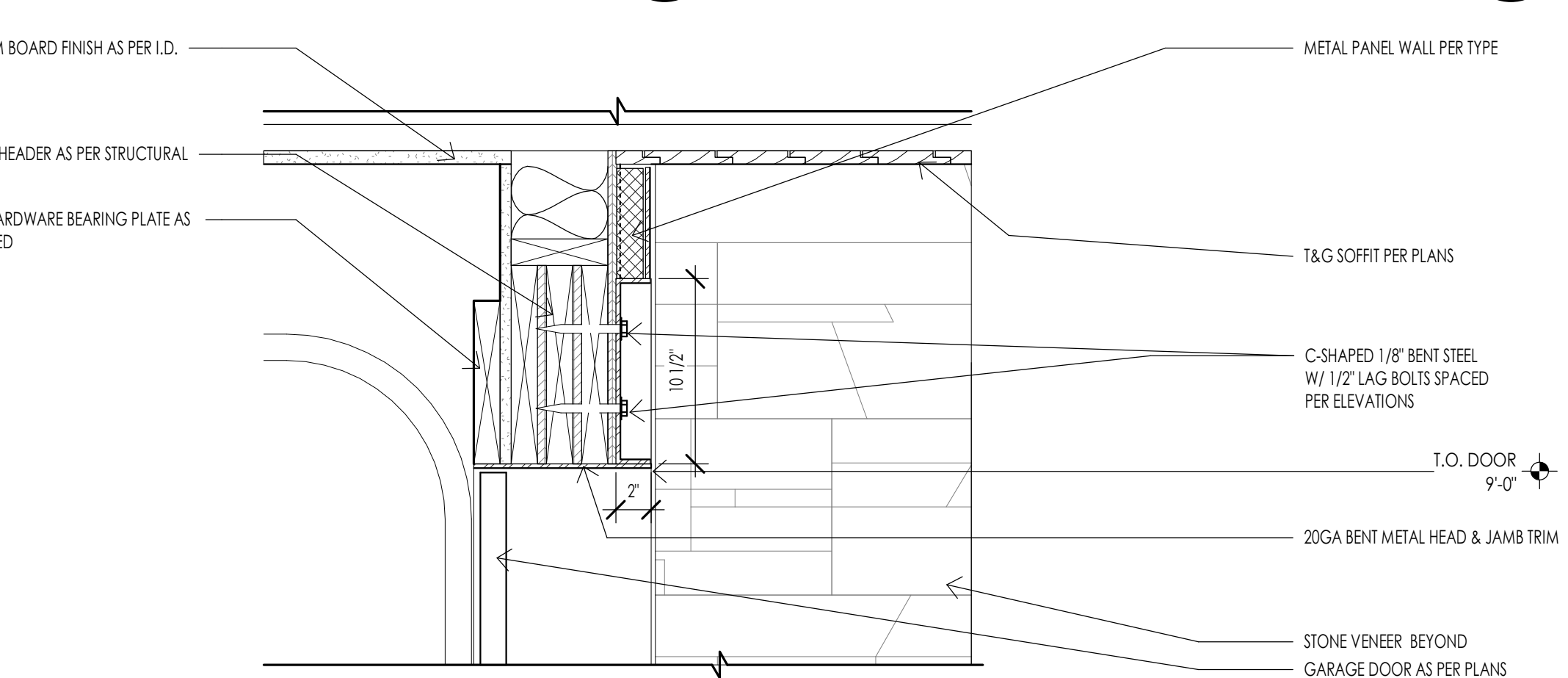
**DOOR - INTERIOR TYPICAL JAMB DETAIL**  
3" = 1'-0"



**DOOR - THRESHOLD DETAIL @ GARAGE**  
3" = 1'-0"



**DOOR - GARAGE JAMB @ STONE**  
3" = 1'-0"



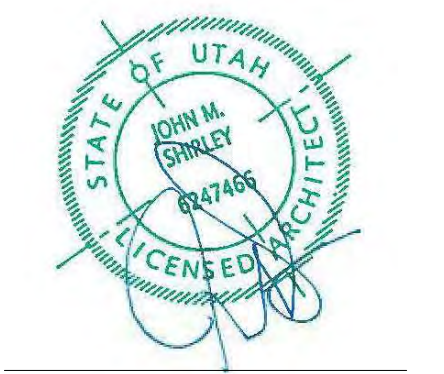
**DOOR - GARAGE HEAD @ STONE**  
1 1/2" = 1'-0"



Architecture  
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Landscape Architecture  
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WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

PROJECT NO. 22023  
DATE: 2023.06.30

SHEET TITLE:  
**DOOR SCHEDULE & ELEVATIONS**

SHEET NUMBER:  
**A601**

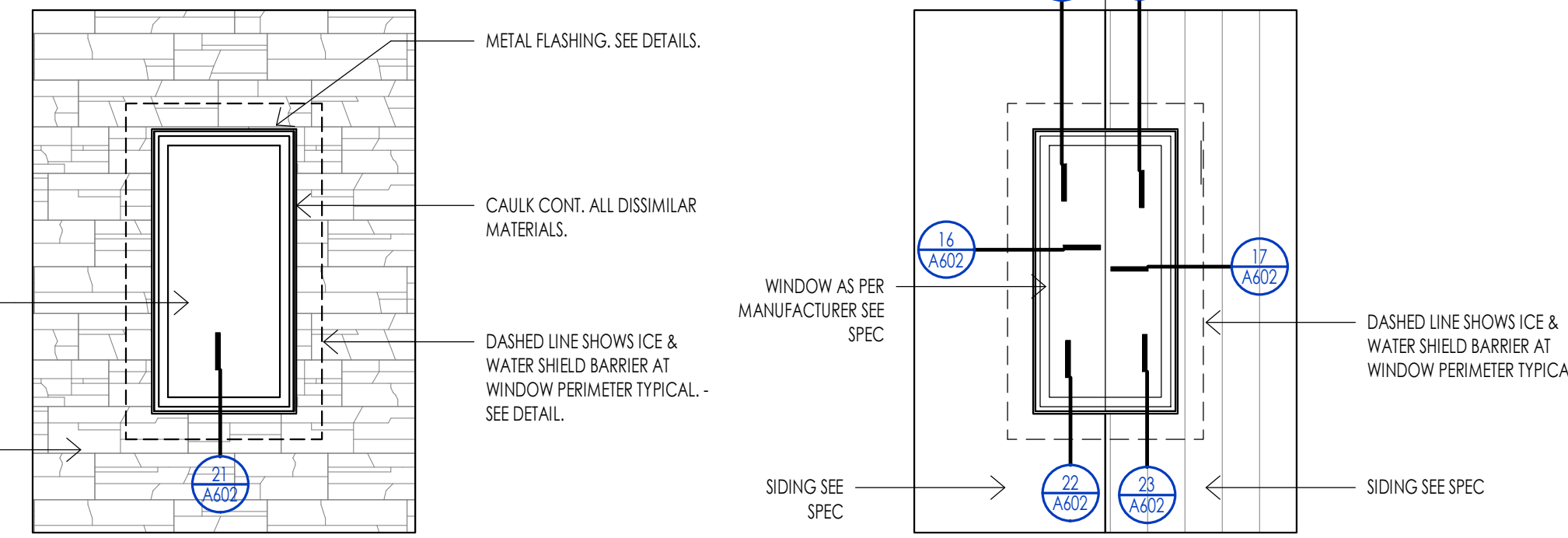
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**WINDOW SCHEDULE**

MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL			GLAZING		COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB	SILL	THICKNESS	TYPE	
W01	3'-6"	8'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A602	16/A602	22/A602			
W02	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	VARIES	VARIES	VARIES			
W03	6'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	VARIES	VARIES	VARIES			
W04	4'-0"	8'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A602	16/A602	VARIES			
W05	3'-0"	8'-0"	11'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	26/A602	VARIES	VARIES			
W06	3'-4"	9'-7"	9'-7"	FIXED-1 ANGLE ADJUSTABLE	ALUMINUM CLAD	AS PER I.D.	11/A602	VARIES	VARIES			
W07	2'-6"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	23/A602			WINDOW - SEE SCHEDULE
W08	6'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	VARIES	VARIES	23/A602			STONE VENEER SEE ELEVATIONS AND SPECS.
W09	3'-4"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	VARIES	17/A602	23/A602			
W10	3'-0"	3'-0"	3'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	VARIES	VARIES	21/A602			
W11	14'-10"	9'-11"	9'-11"	DOOR SLIDER TRIPLE	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	PER MANUF.			
W12	8'-0"	6'-8"	6'-8"	FIXED-TRIANGLE ADJUSTABLE	ALUMINUM CLAD	AS PER I.D.	11/A602	VARIES	VARIES			
W13	8'-0"	2'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	23/A602			
W14	3'-0"	3'-0"	6'-4"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	VARIES	23/A602			
W15	3'-0"	3'-0"	6'-4"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	26/A602			
W16	3'-0"	3'-0"	6'-4"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A602	17/A602	23/A602			
W17	3'-0"	5'-0"	5'-0"	FIXED-1 ANGLE ADJUSTABLE	ALUMINUM CLAD	AS PER I.D.	11/A602	VARIES	VARIES			
W18	6'-0"	5'-0"	5'-0"	FIXED-TRIANGLE ADJUSTABLE	ALUMINUM CLAD	AS PER I.D.	11/A602	VARIES	VARIES			

**NOTE:**  
COORDINATE WITH DETAILS FOR ADDITIONAL INSTALLATION REQUIREMENT.



**WINDOW LEGEND**

SYMBOL	DESCRIPTION
T	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW/DOOR.
E	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

**WINDOW SPECIFICATIONS**

APPROVED MANUFACTURERS: \_\_\_\_\_ MINIMUM U-VALUE: \_\_\_\_\_  
 SCREENS REQUIRED: \_\_\_\_\_  
 BASIS OF DESIGN: \_\_\_\_\_ SCREEN COLOR: \_\_\_\_\_  
 WINDOW TYPE: \_\_\_\_\_ TYPICAL JAMB WIDTH: \_\_\_\_\_  
 WINDOW COLOR: \_\_\_\_\_ SILL WIDTH: \_\_\_\_\_  
 WINDOW GLAZING: \_\_\_\_\_ SILL TYPE: \_\_\_\_\_

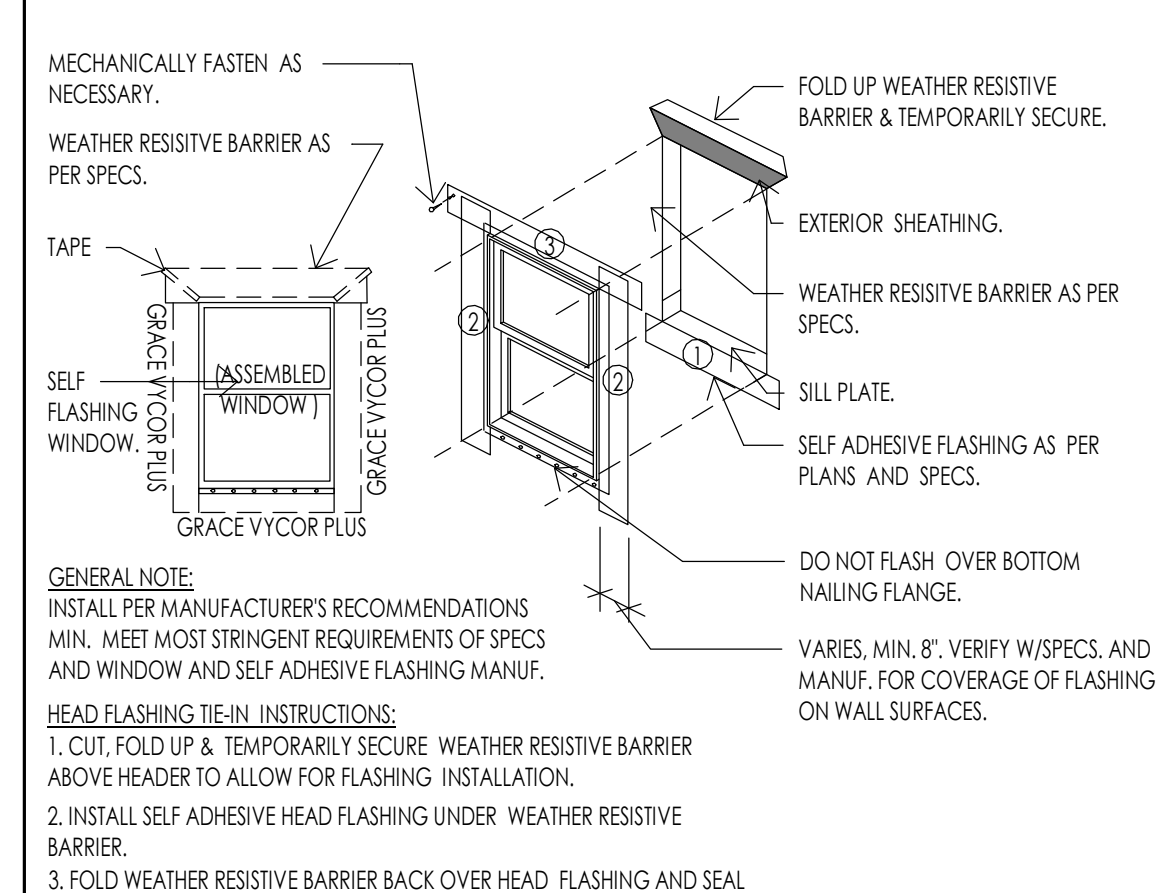
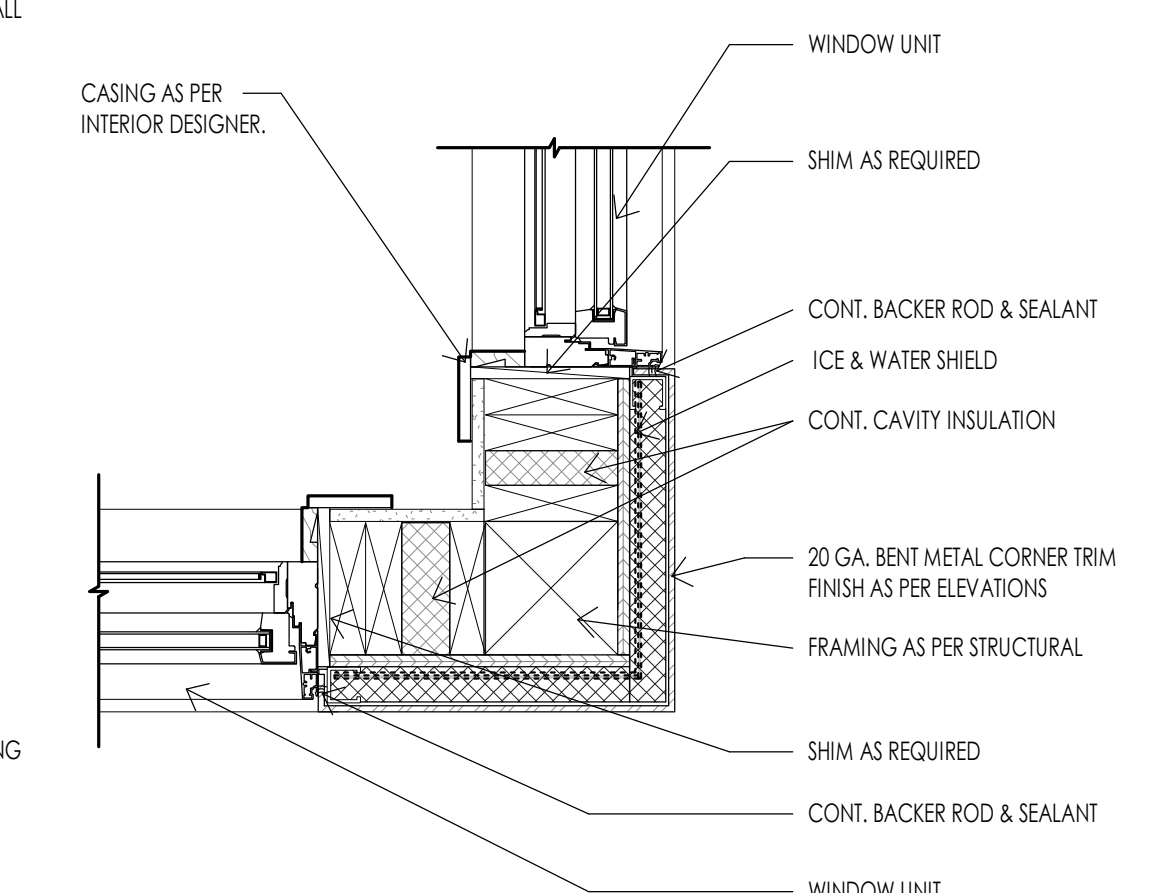
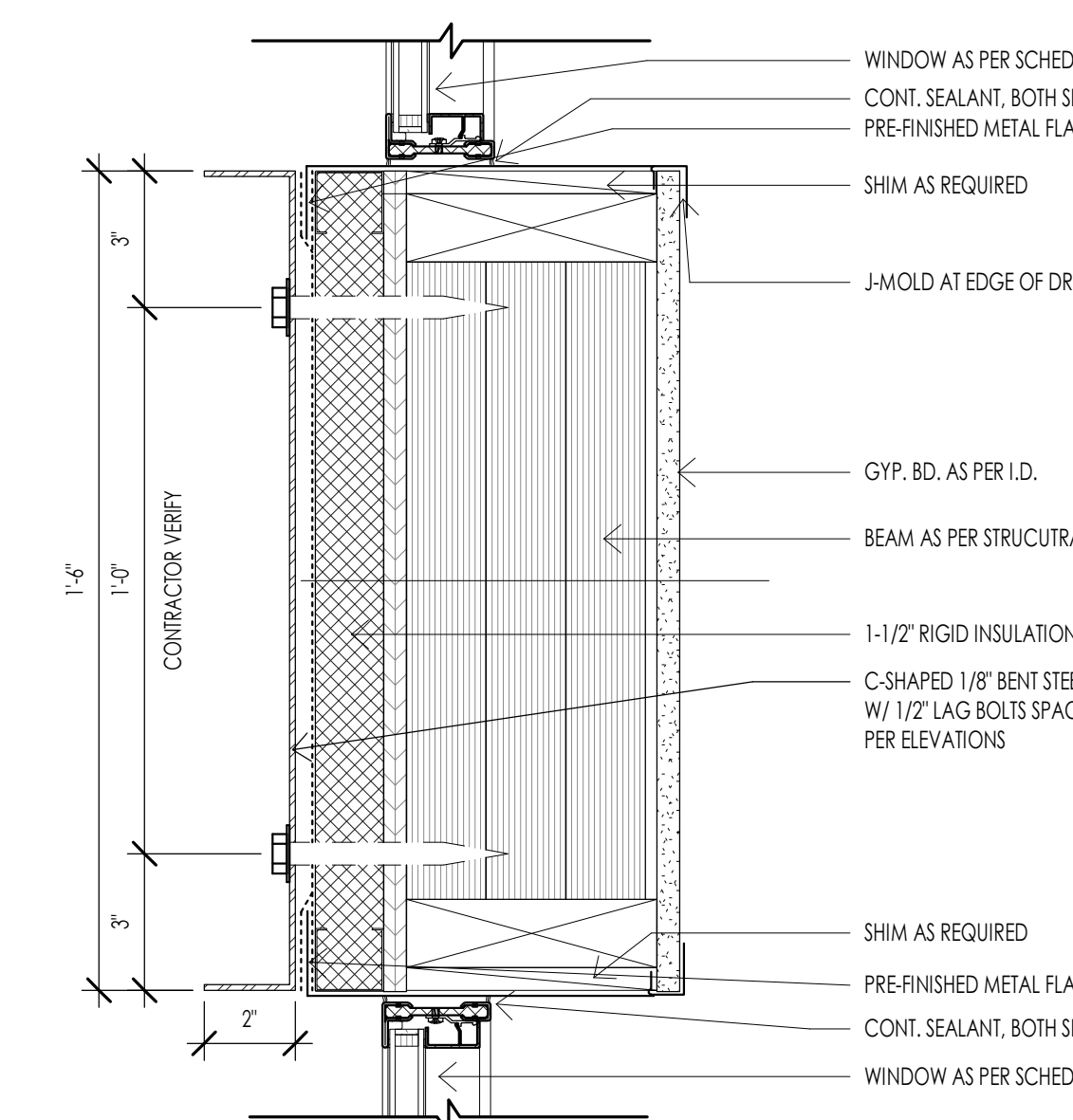
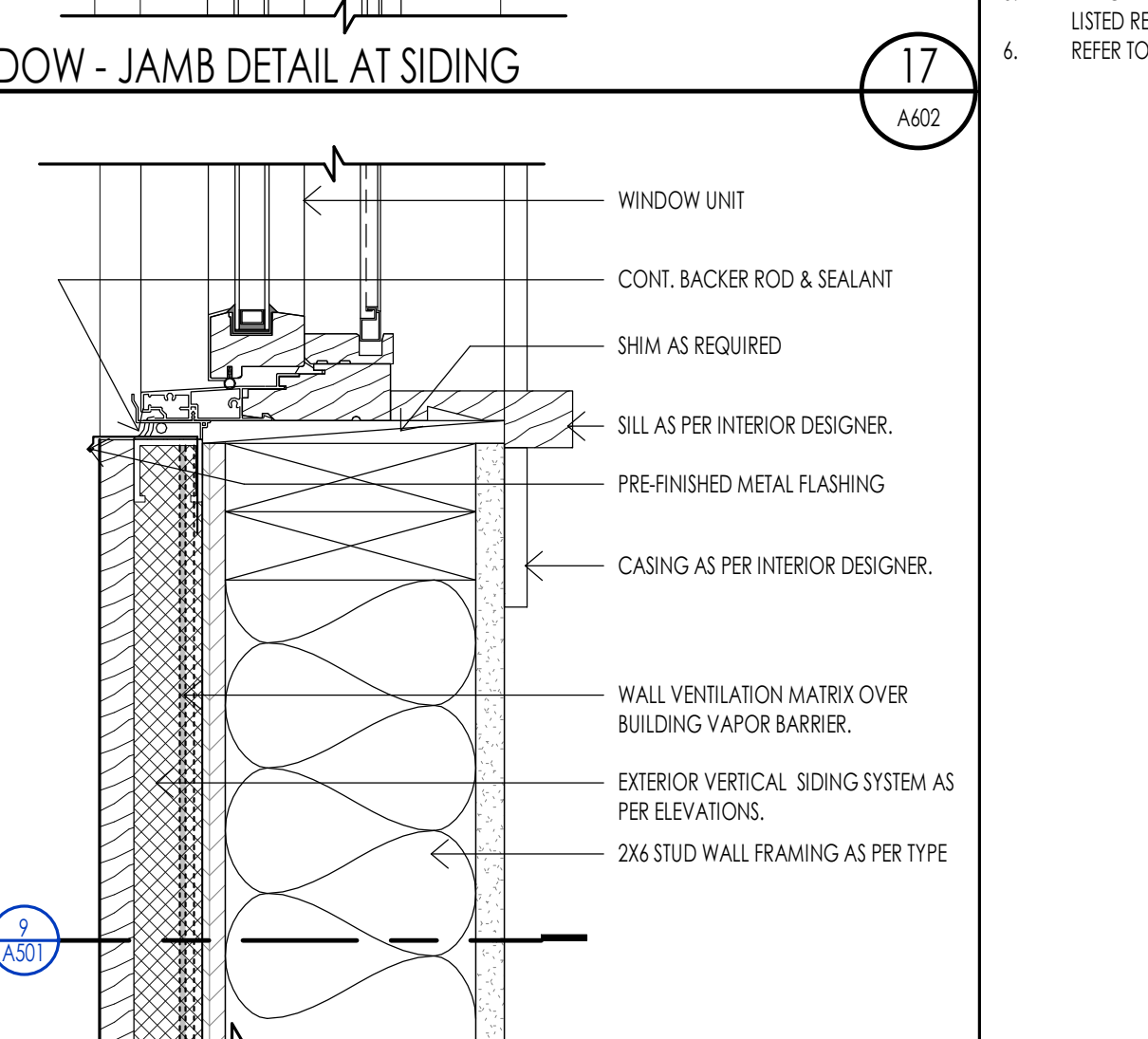
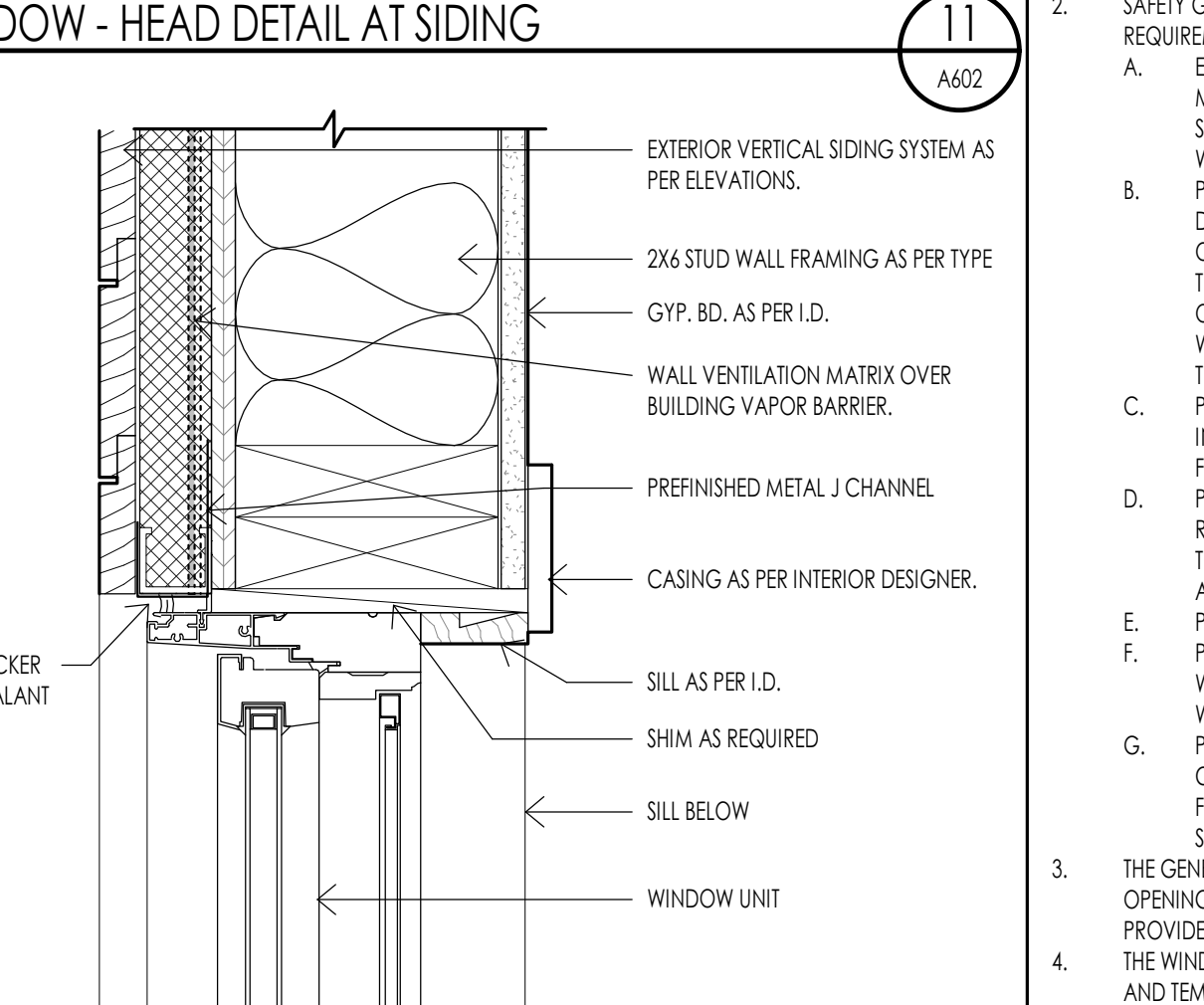
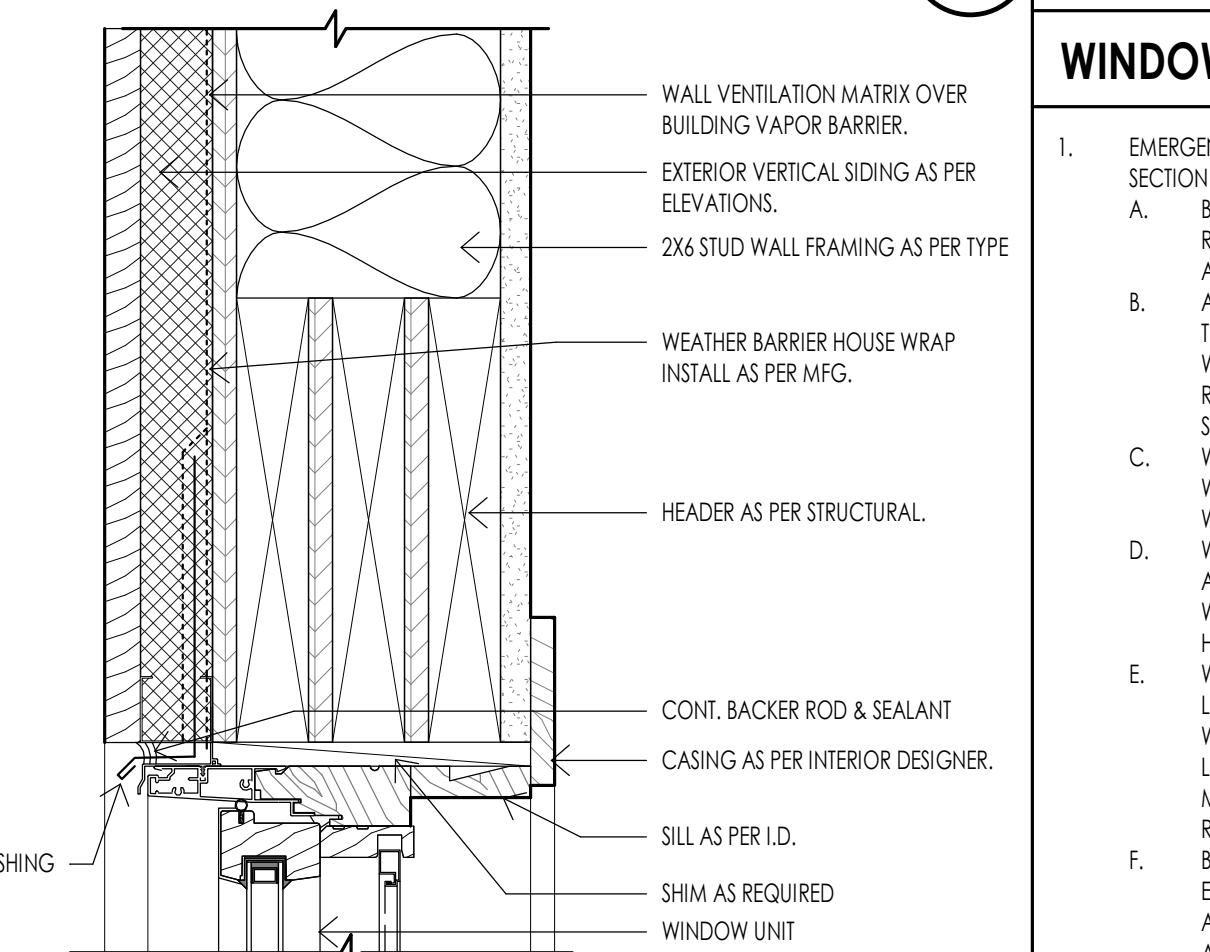
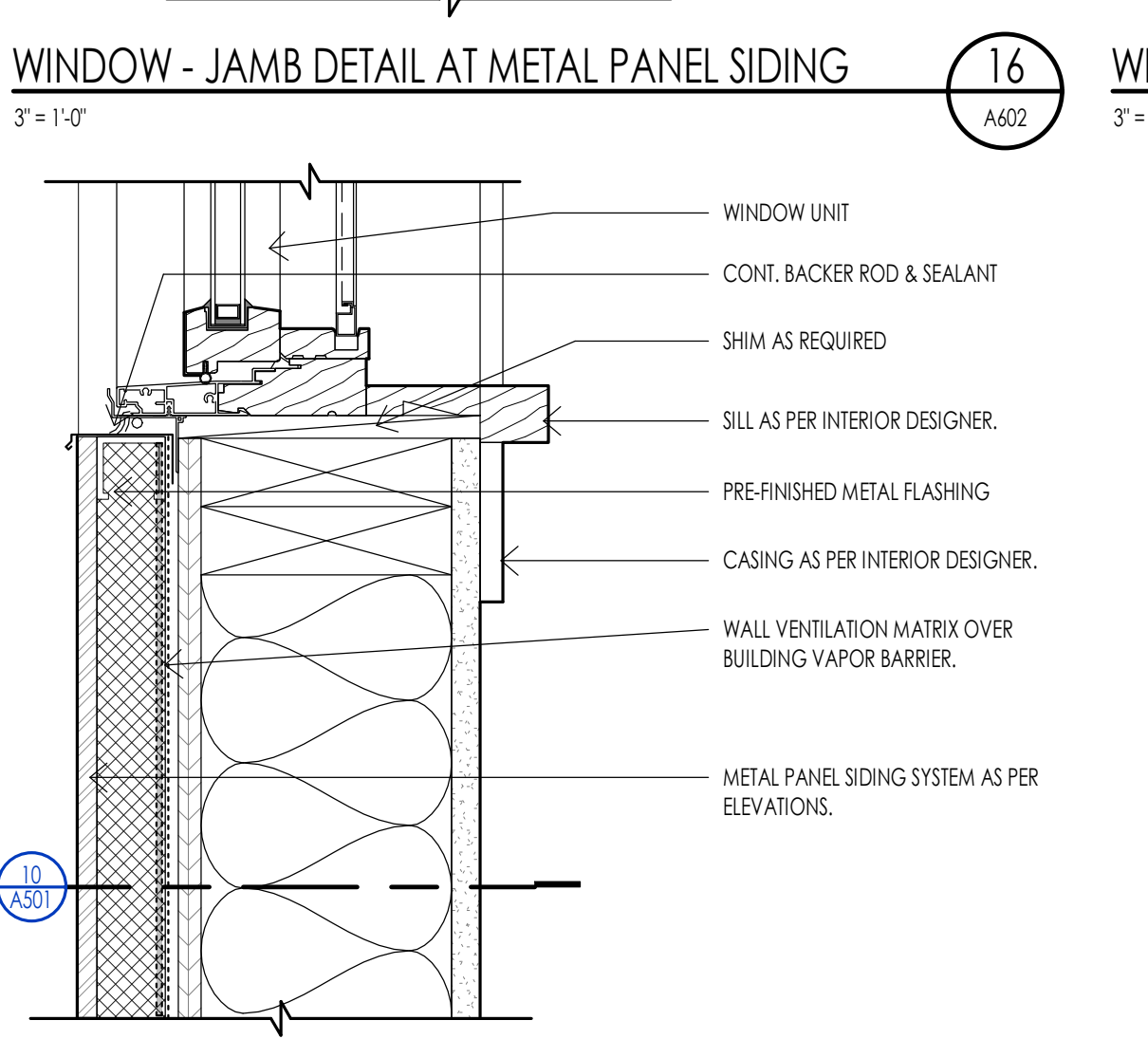
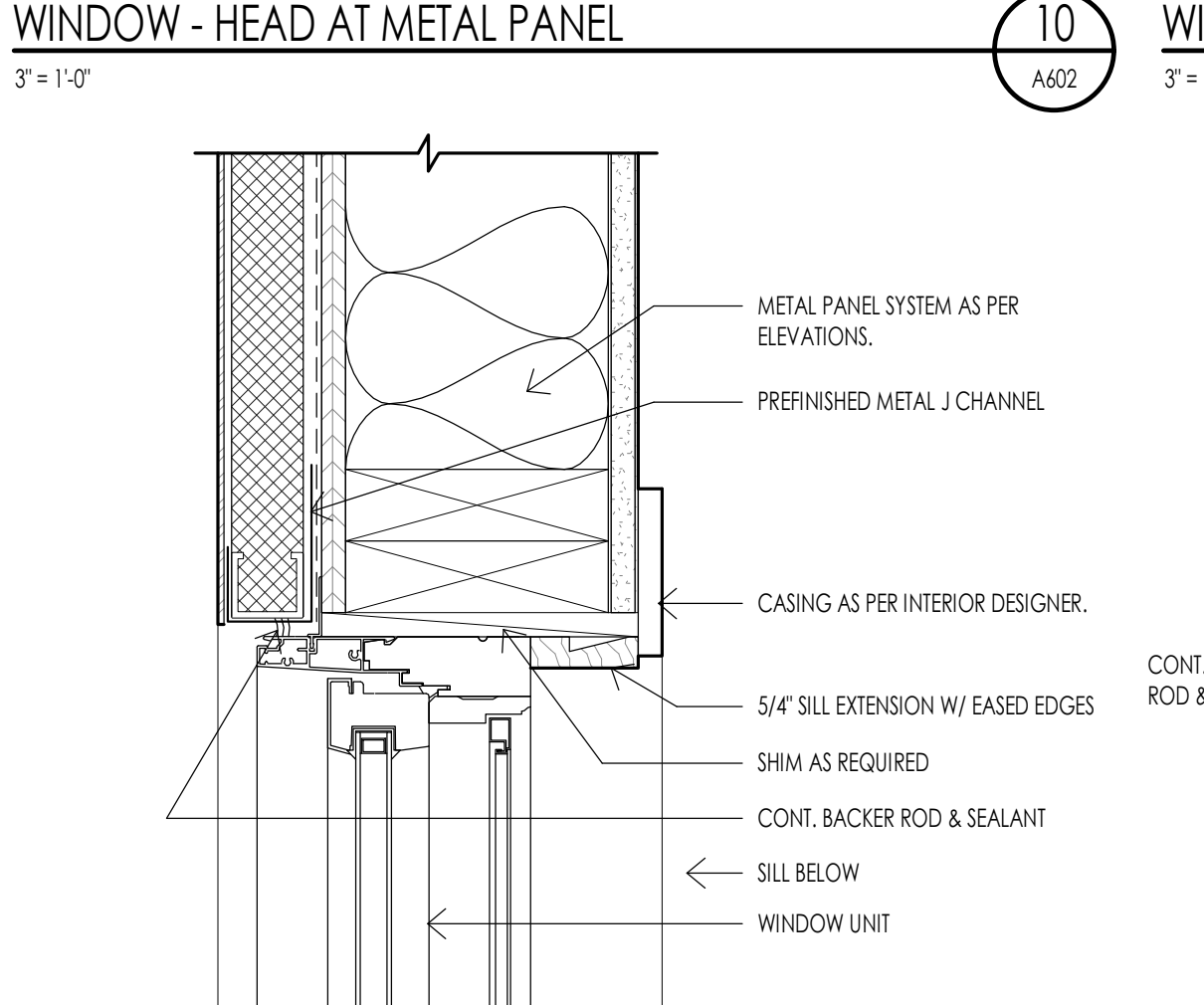
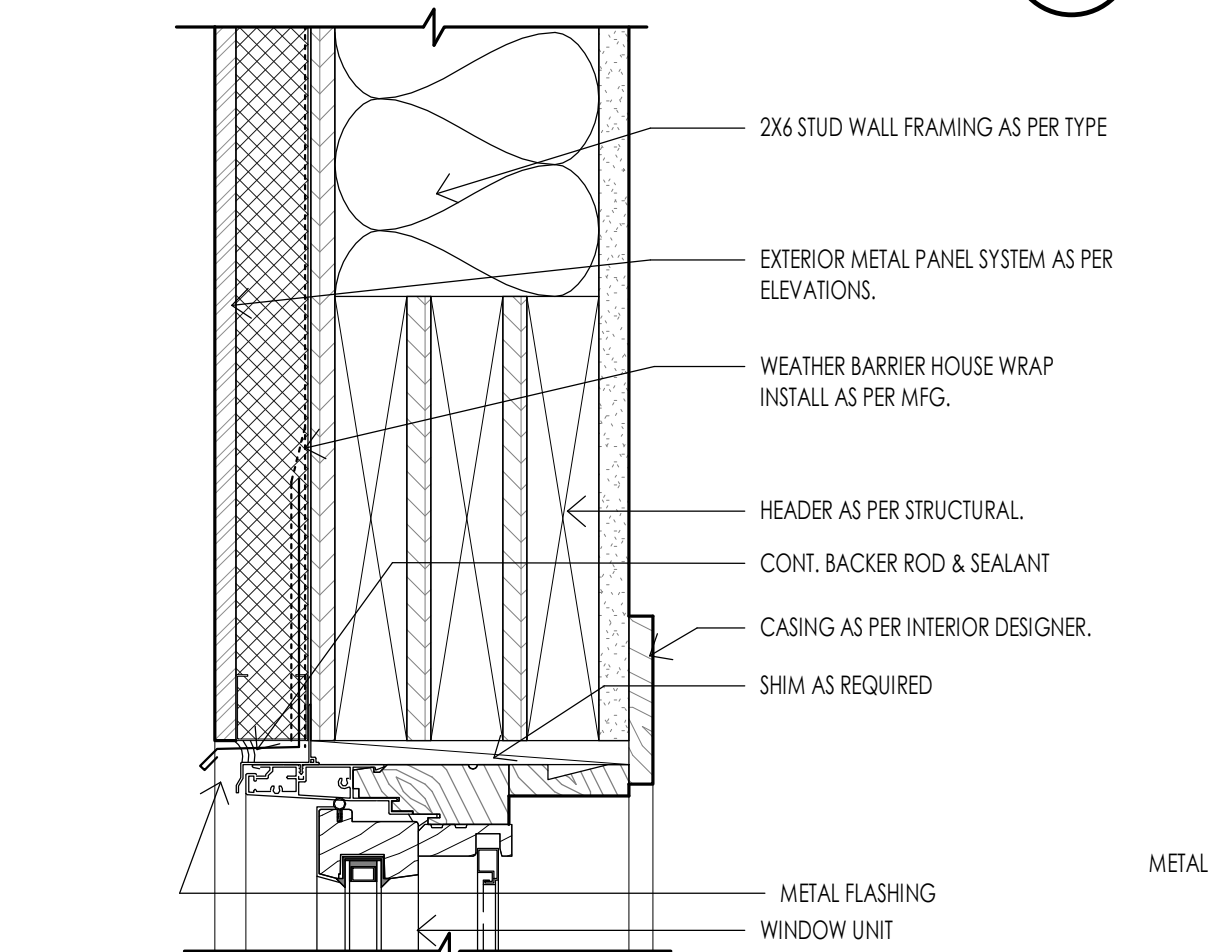
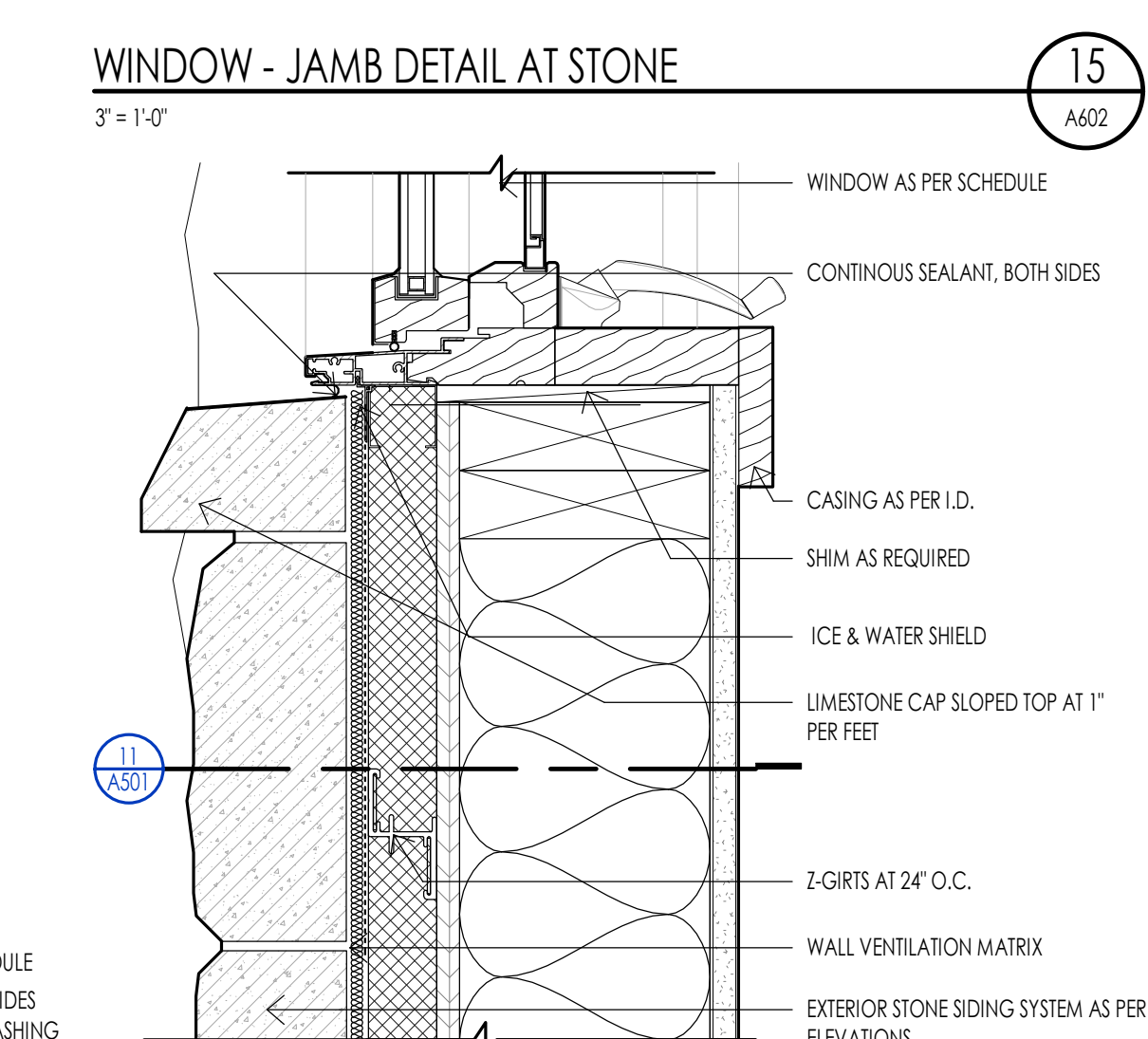
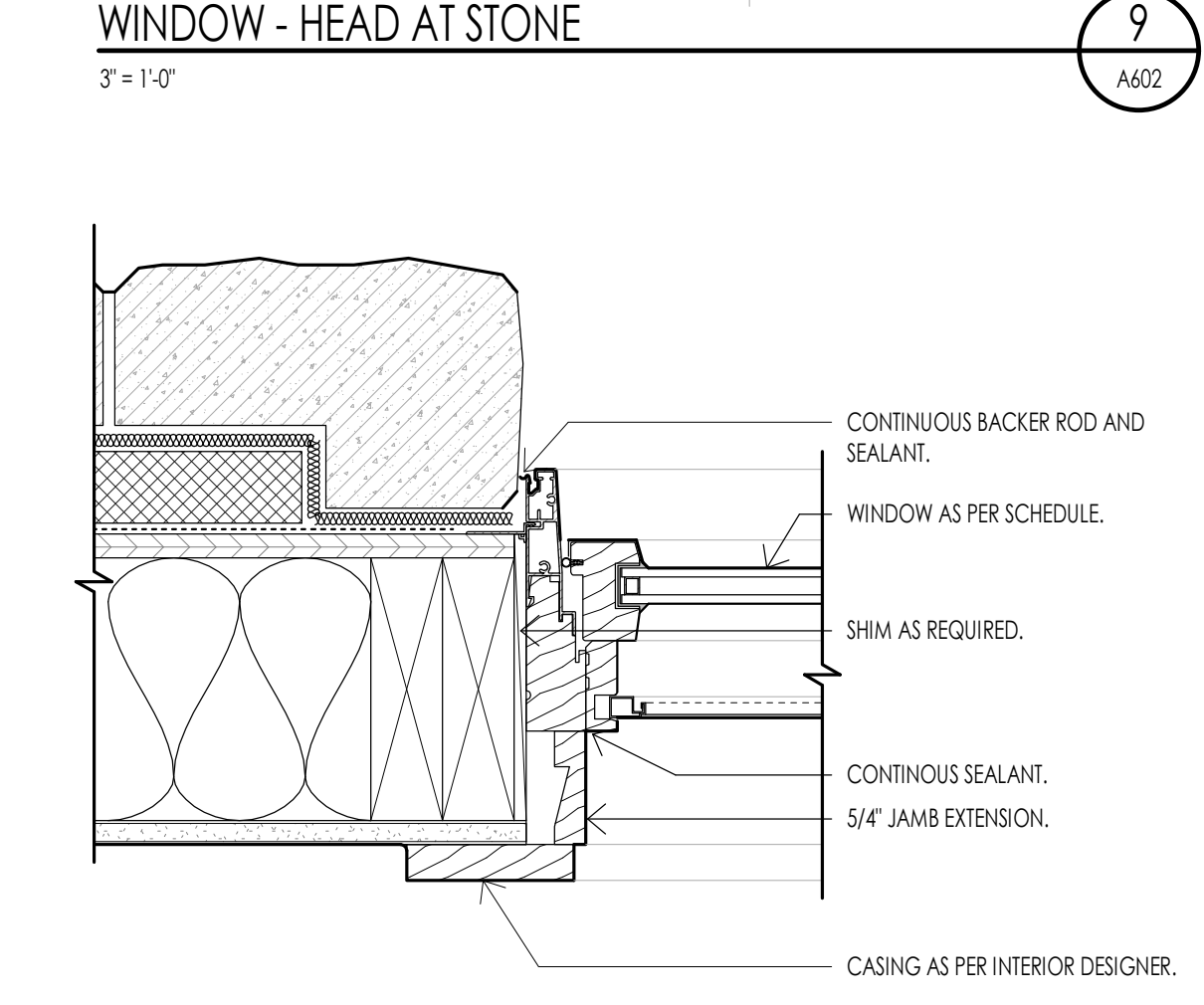
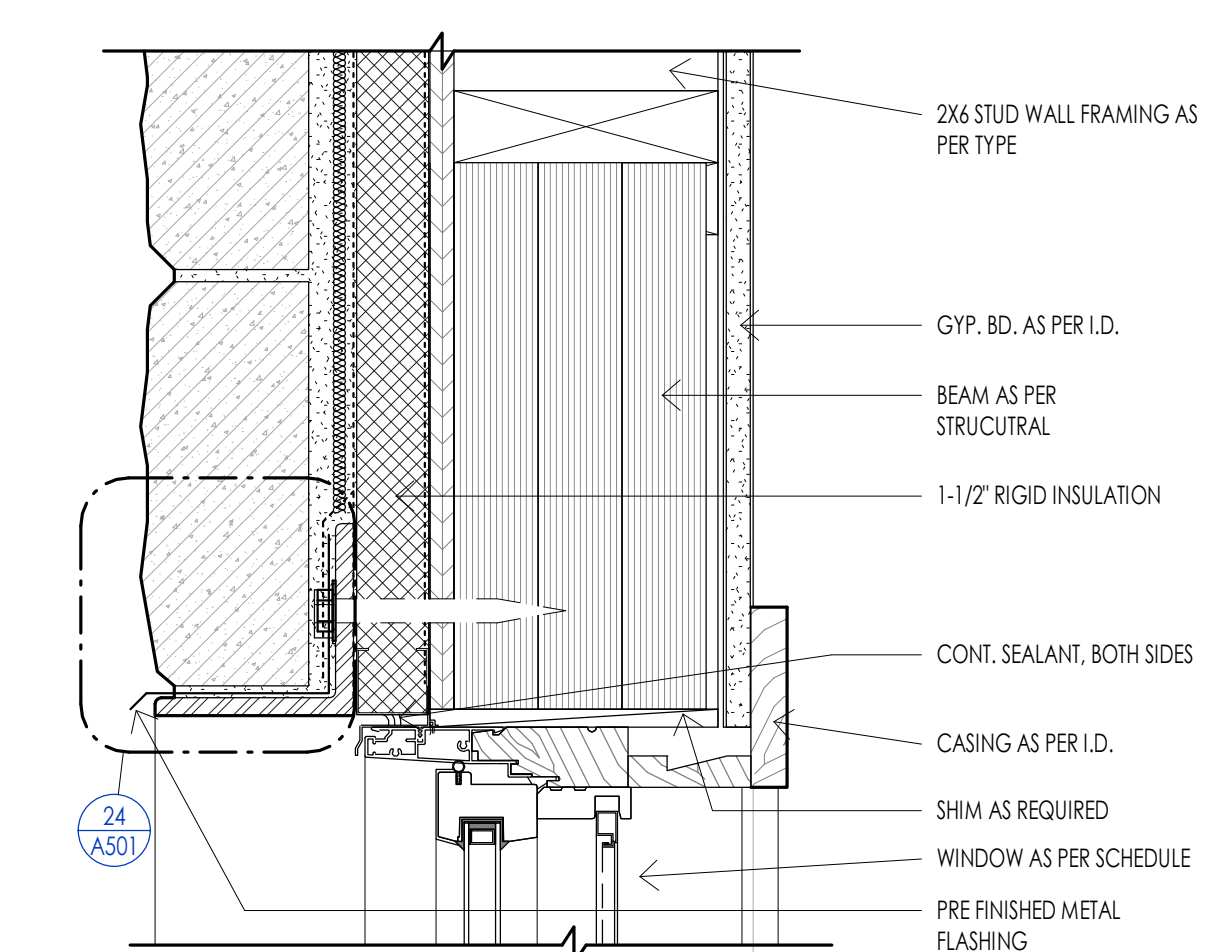
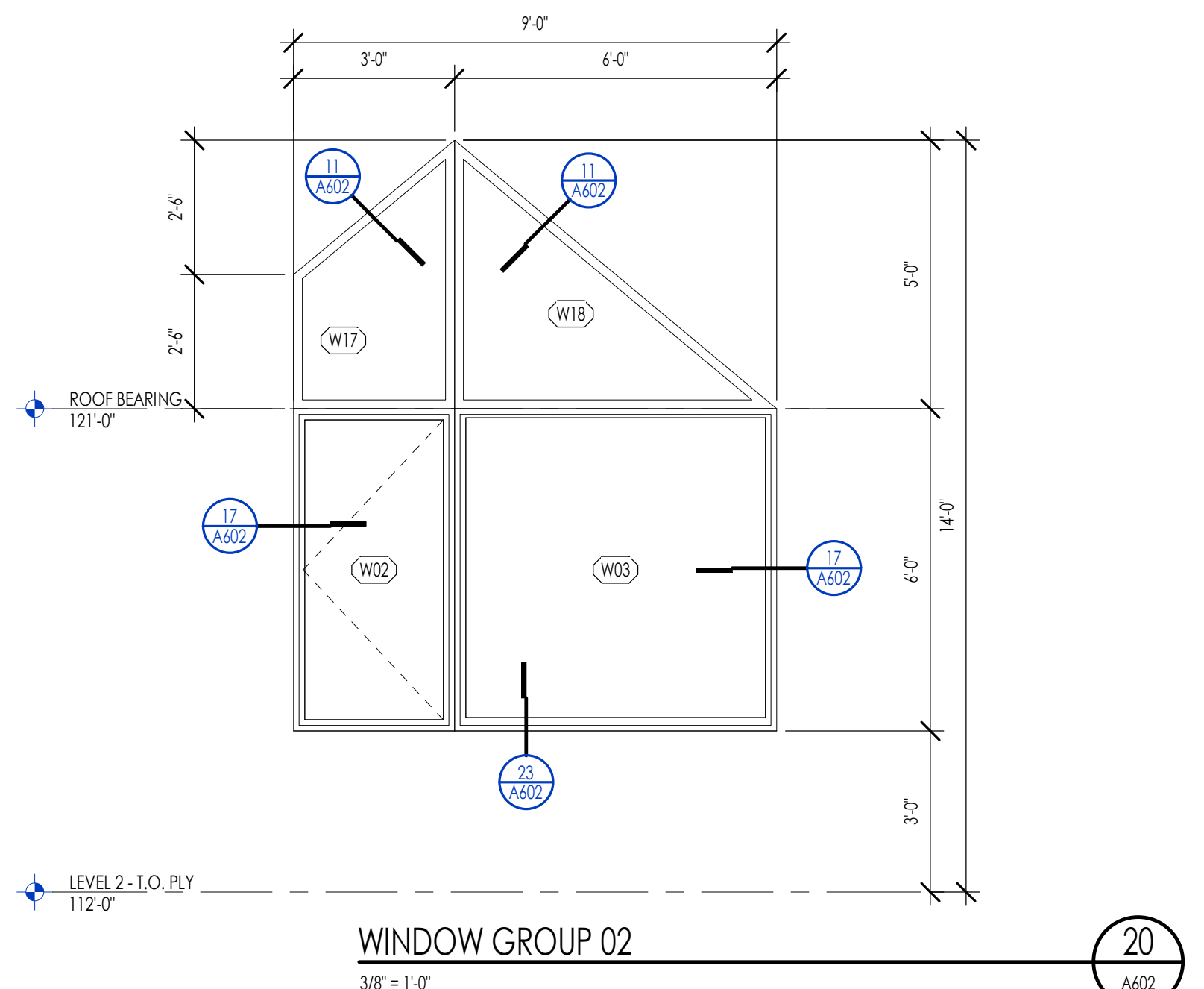
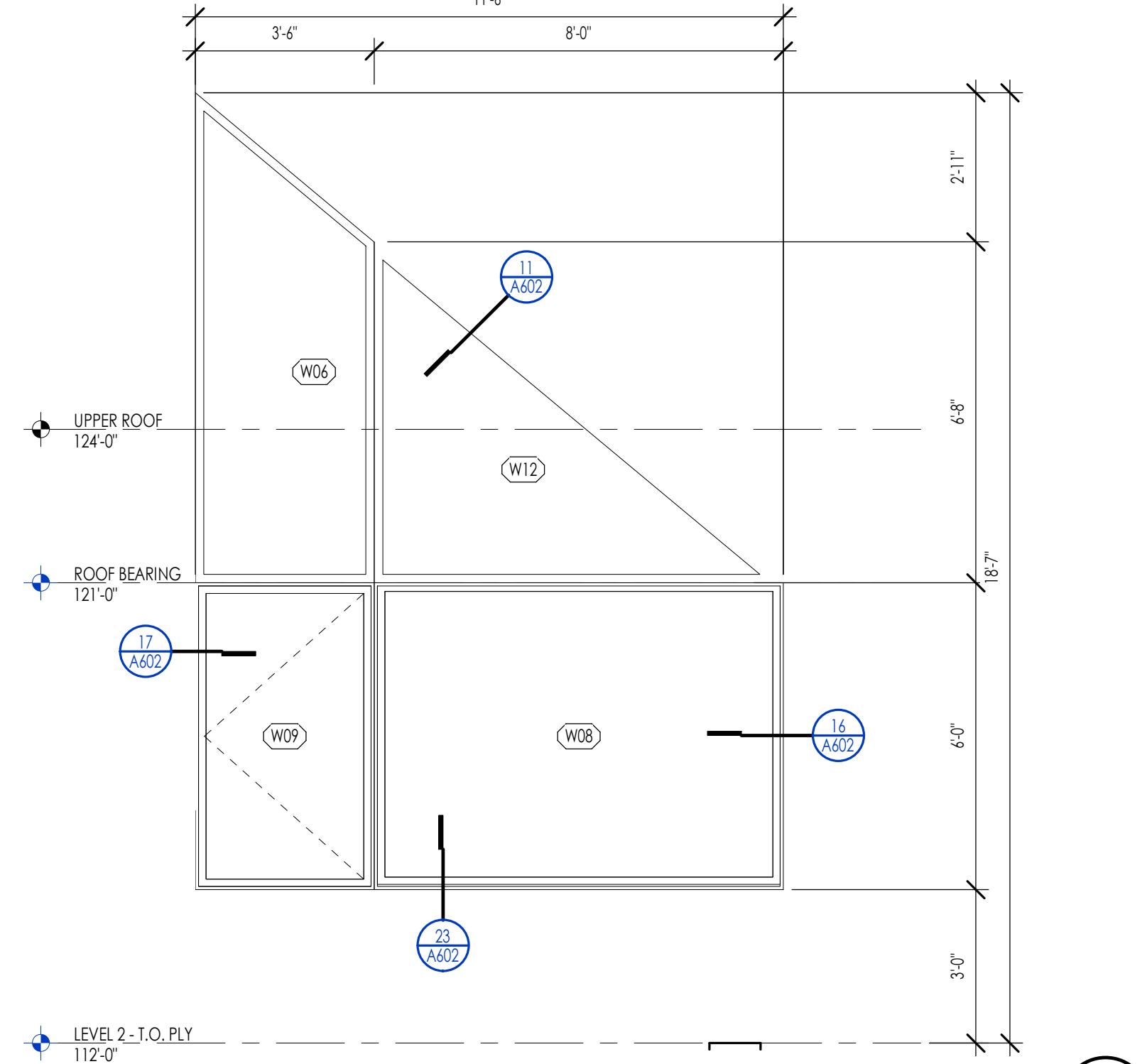
**WINDOW GENERAL NOTES**

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
  - BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BERGAM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
  - ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
  - WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2.
  - WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3.
  - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1.
  - BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4.
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
  - EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FRIED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
  - PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND FOLDING DOORS (R308.1.1). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN SWINGING DOOR. (I.R.C. R308.4.2)
  - PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
  - PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLINING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
  - PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
  - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLINING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
  - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET; BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR; AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DISCREPANCIES ON SUBMITTAL. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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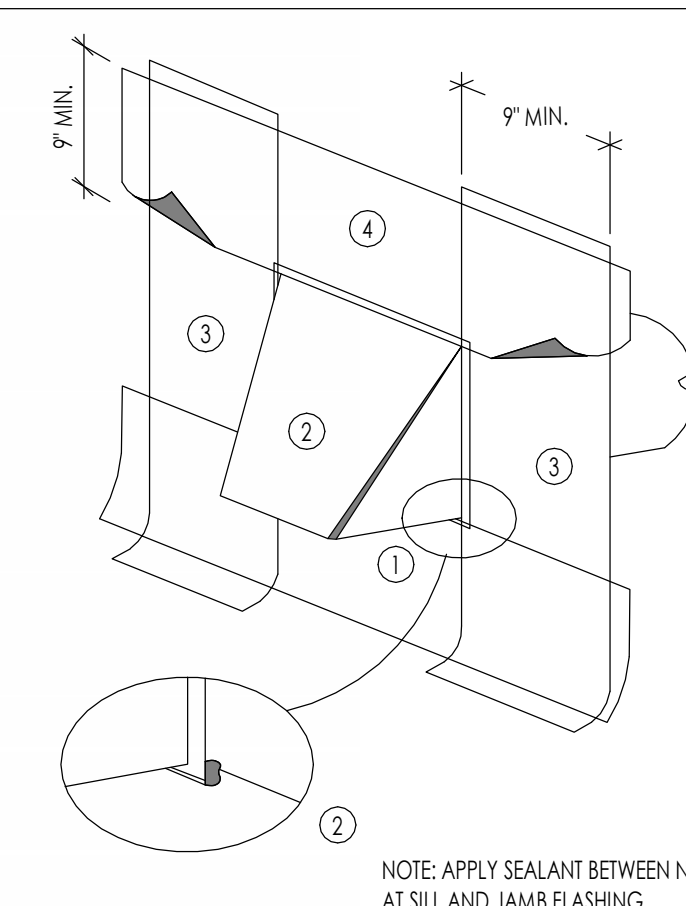
**WARM SPRINGS RESIDENCE #35**  
 190 BALD MOUNTAIN ROAD  
 KETCHUM, IDAHO 83340

PROJECT NO. 22023  
 DATE: 2023.06.30  
 REVISIONS:  
 SHEET TITLE:  
**WINDOW SCHEDULE & ELEVATIONS**  
 SHEET NUMBER:  
**A602**  
 PERMIT SET  
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**MECHANICAL GENERAL NOTES**

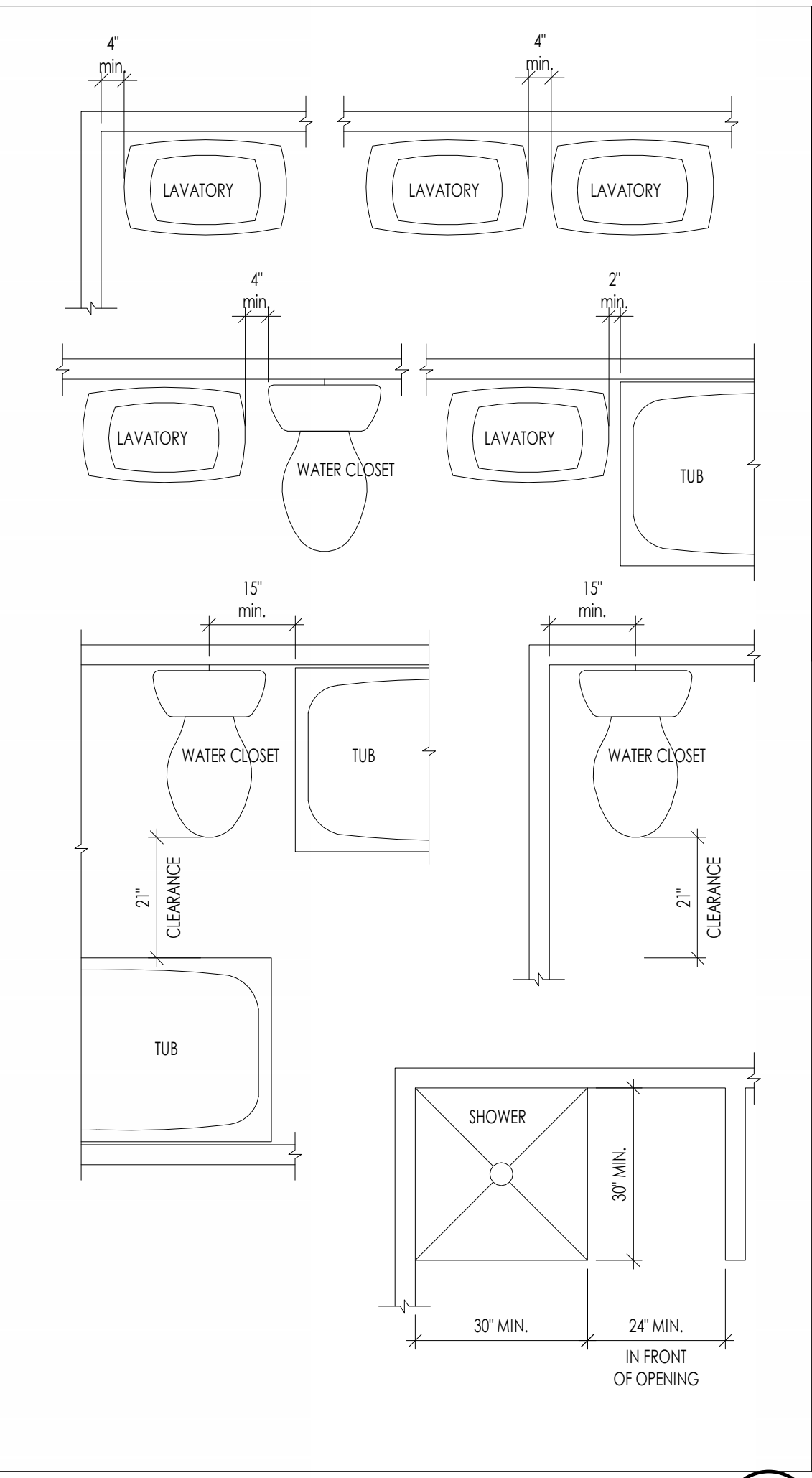
- PLUMBING GENERAL NOTES**
- THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
  - THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
  - THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
  - ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWINGS SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
  - THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
    - SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
    - WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSH
    - ALL NOSE BBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS
  - THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
  - THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
  - PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
  - PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
  - ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANFOLDS. EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINK PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPING SHALL BE BRASS. FITTINGS WITH COMPRESSION BAND FITTINGS.
  - ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
  - WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
  - GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
  - PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
  - ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
  - ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIV. AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

- MECHANICAL GENERAL NOTES**
- THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
  - THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
  - ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
  - ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
  - THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
  - EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC. AS REQUIRED.
  - ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
  - WATER HEATERS
    - THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
    - ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
  - GAS FIRED FURNACES
    - THE REQUIRED NUMBER OF GAS FIRED FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED FURNACES.
    - THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRED FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
  - GAS FIRED BOILERS
    - THE REQUIRED NUMBER OF GAS FIRED BOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED BOILERS.
    - THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    - THE VENTING OF EACH GAS FIRED BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
  - DUCTWORK
    - ALL DUCTWORK SHALL BE 24 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION.
    - ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    - ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.

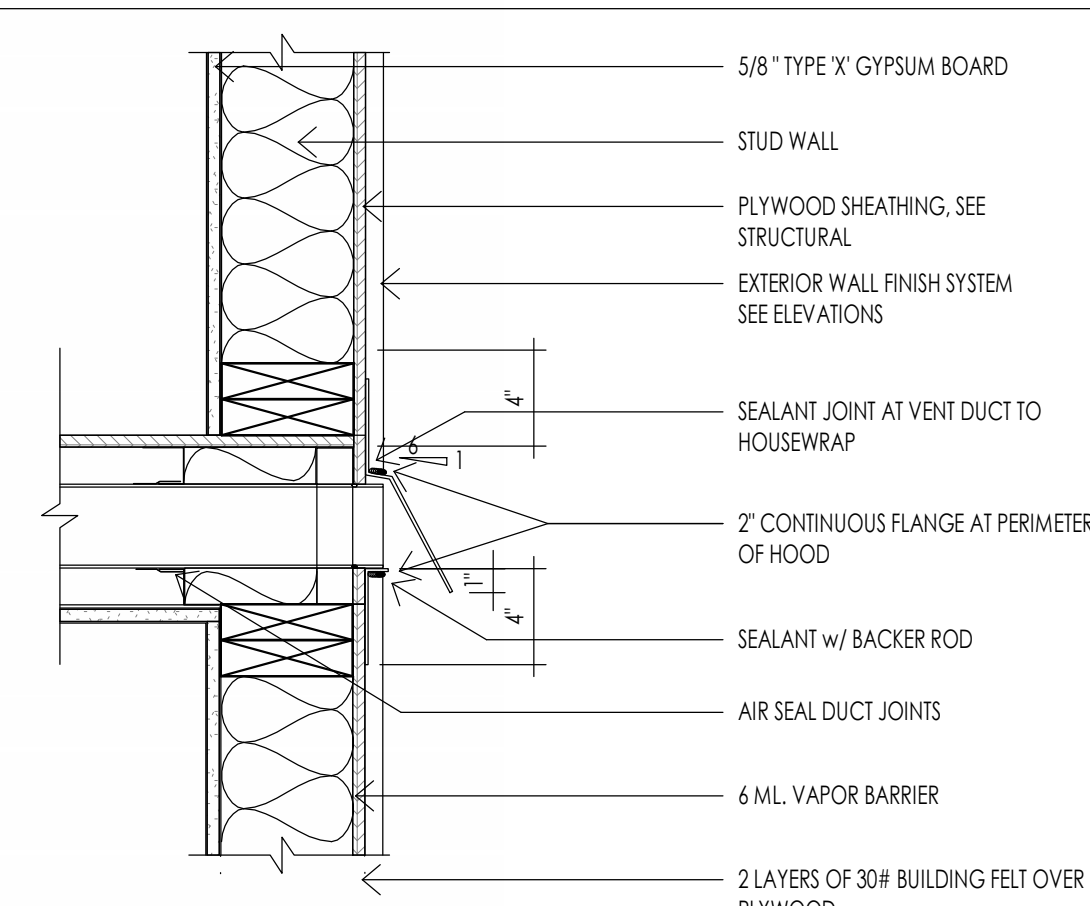


- SILL FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING  
-DO NOT OVERLAP THE TOP OF SILL FRAMING  
-ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH
- METAL EXTERIOR VENT**  
24 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.
- JAMB FLASHING**  
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING. -DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SUPPLIED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
- HEAD FLASHING**  
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

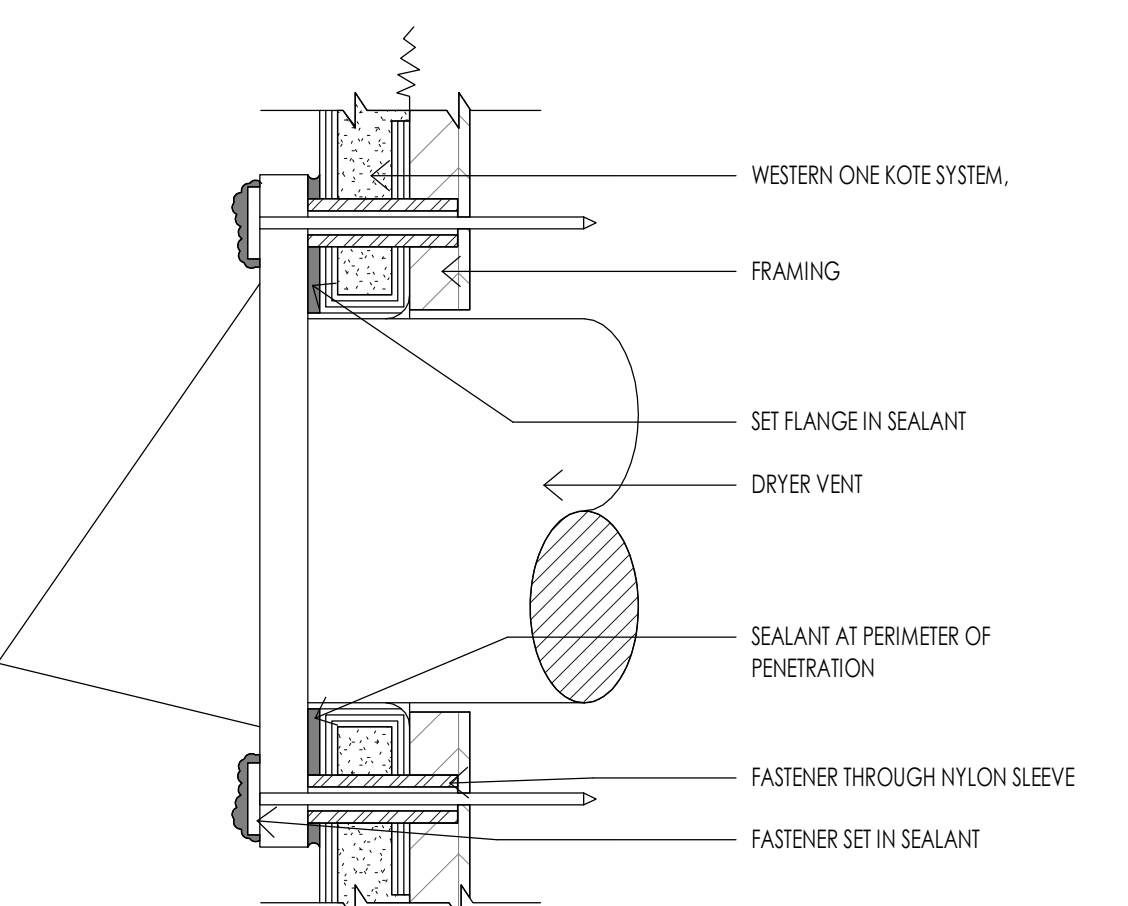
**EXHAUST VENT DETAIL** 1 1/2" = 1'-0"



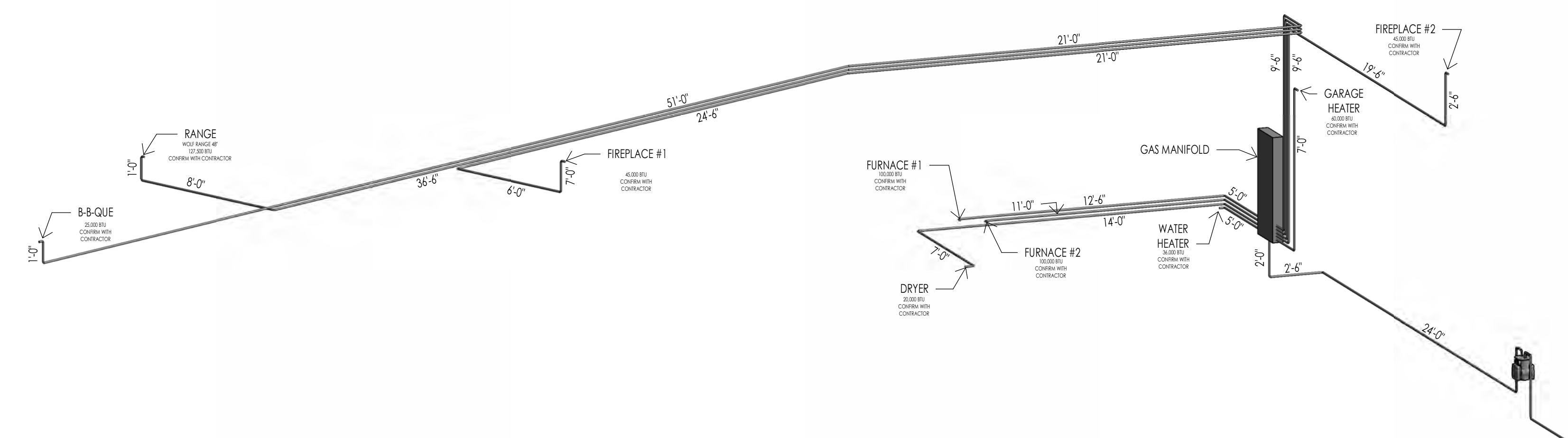
**MINIMUM PLUMBING FIXTURE CLEARANCES** 2 1/8" = 1'-0"



**WALL EXHAUST VENT** 3 1/2" = 1'-0"



**TYPICAL DRYER VENT (SHOWN WITH STUCCO)** 4 6" = 1'-0"



**GAS SCHEMATIC** 5 1/2" = 1'-0"

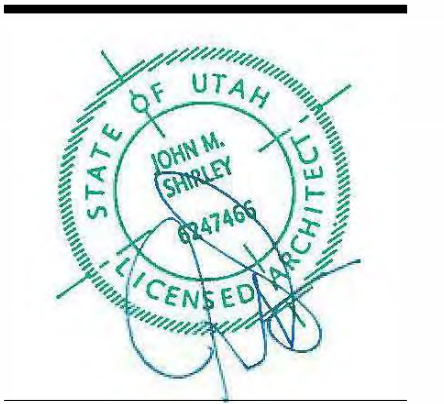


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**WARM SPRINGS RESIDENCE #35**  
190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

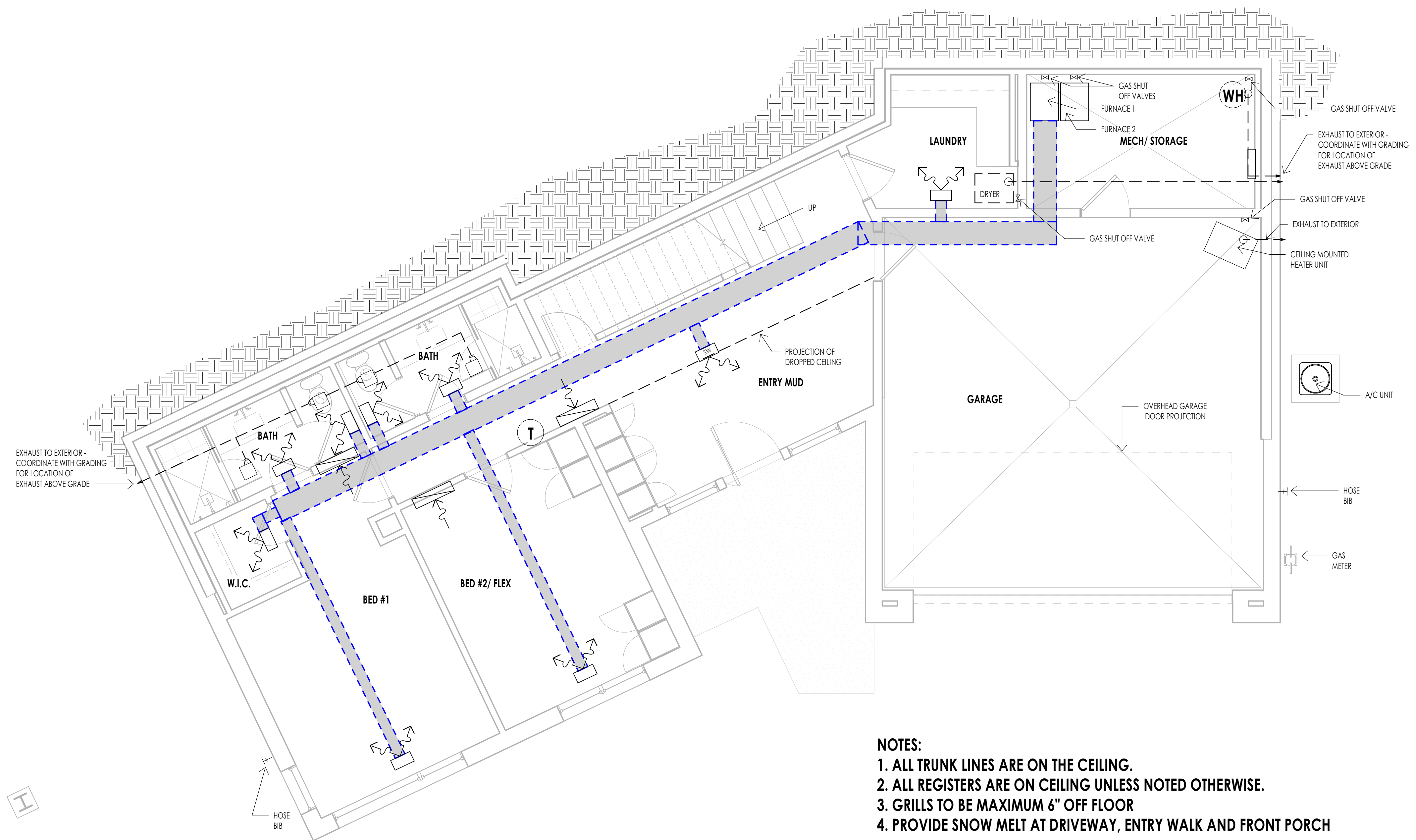
PROJECT NO. 22023  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
**MECHANICAL GENERAL NOTES**

SHEET NUMBER:  
**M101**

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- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
  2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
  3. GRILLS TO BE MAXIMUM 6" OFF FLOOR
  4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH

LEVEL 1 - MECHANICAL PLAN  
1/4" = 1'-0"

MECHANICAL LEGEND	
SYMBOL	TYPE
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	SW = SIDE WALL T.K. = TOE KICK
	HVAC RETURN AIR REGISTER
	HOSE BIB
	GAS SHUT OFF VALVE
	EXHAUST FAN
	THERMOSTAT
	WATER HEATER

**MECHANICAL GENERAL NOTES**

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2020 INTERNATIONAL RESIDENTIAL CODE.
10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.
12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

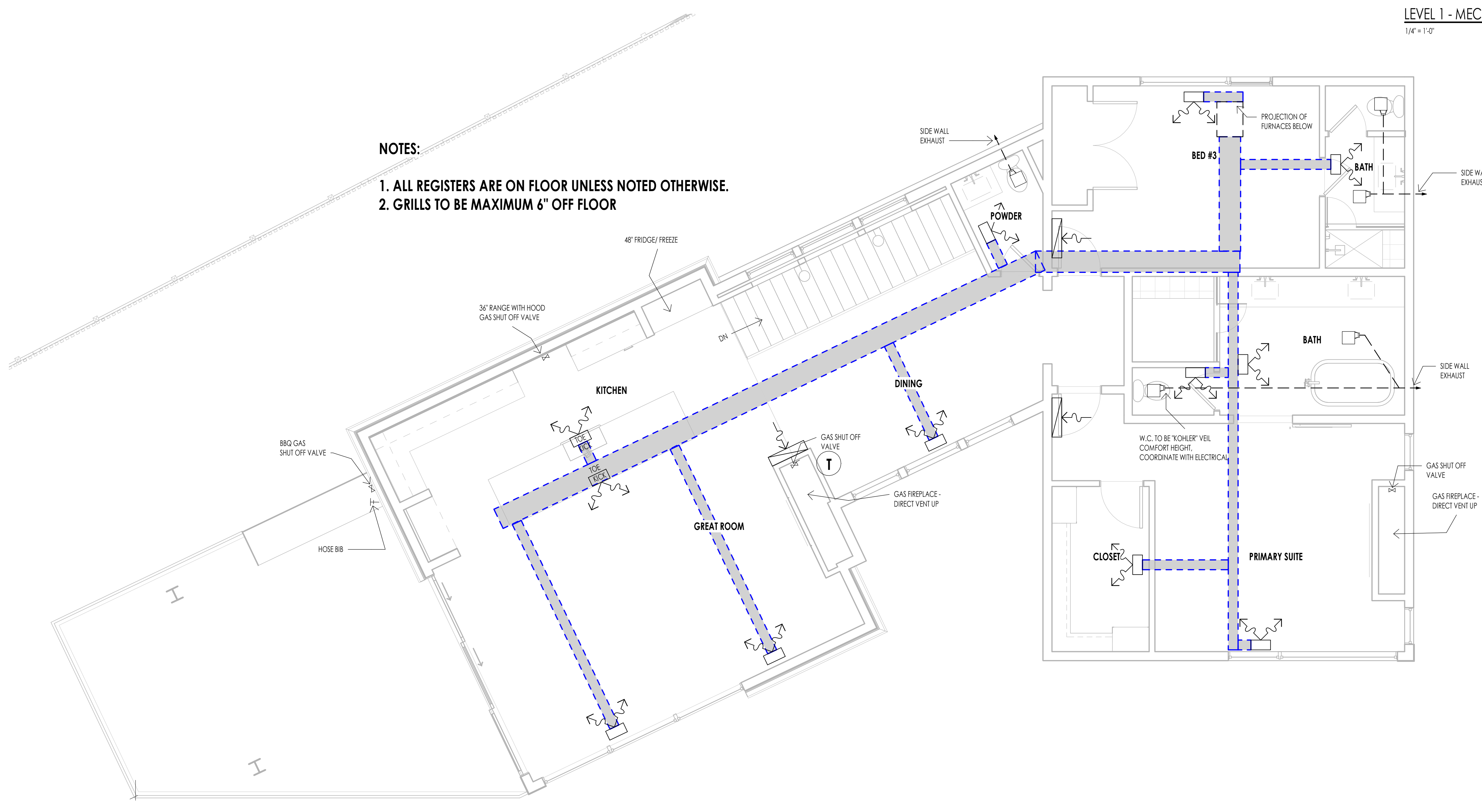
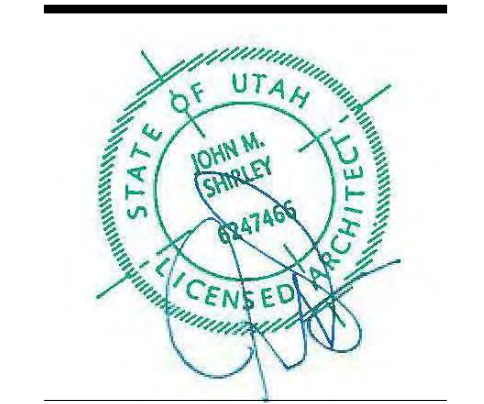


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- NOTES:**
1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE.
  2. GRILLS TO BE MAXIMUM 6" OFF FLOOR

LEVEL 2 - MECHANICAL PLAN  
1/4" = 1'-0"

WARM SPRINGS RESIDENCE #35  
 190 BALD MOUNTAIN ROAD  
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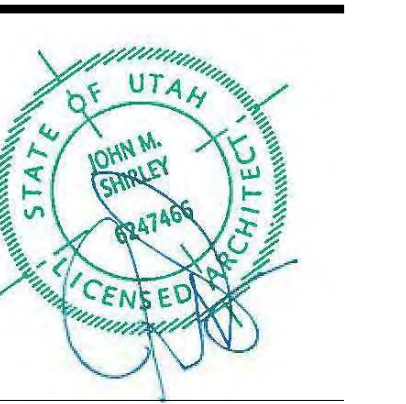
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DATE: 2023.06.30  
REVISIONS:

SHEET TITLE:  
MECHANICAL PLAN

SHEET NUMBER:  
M102

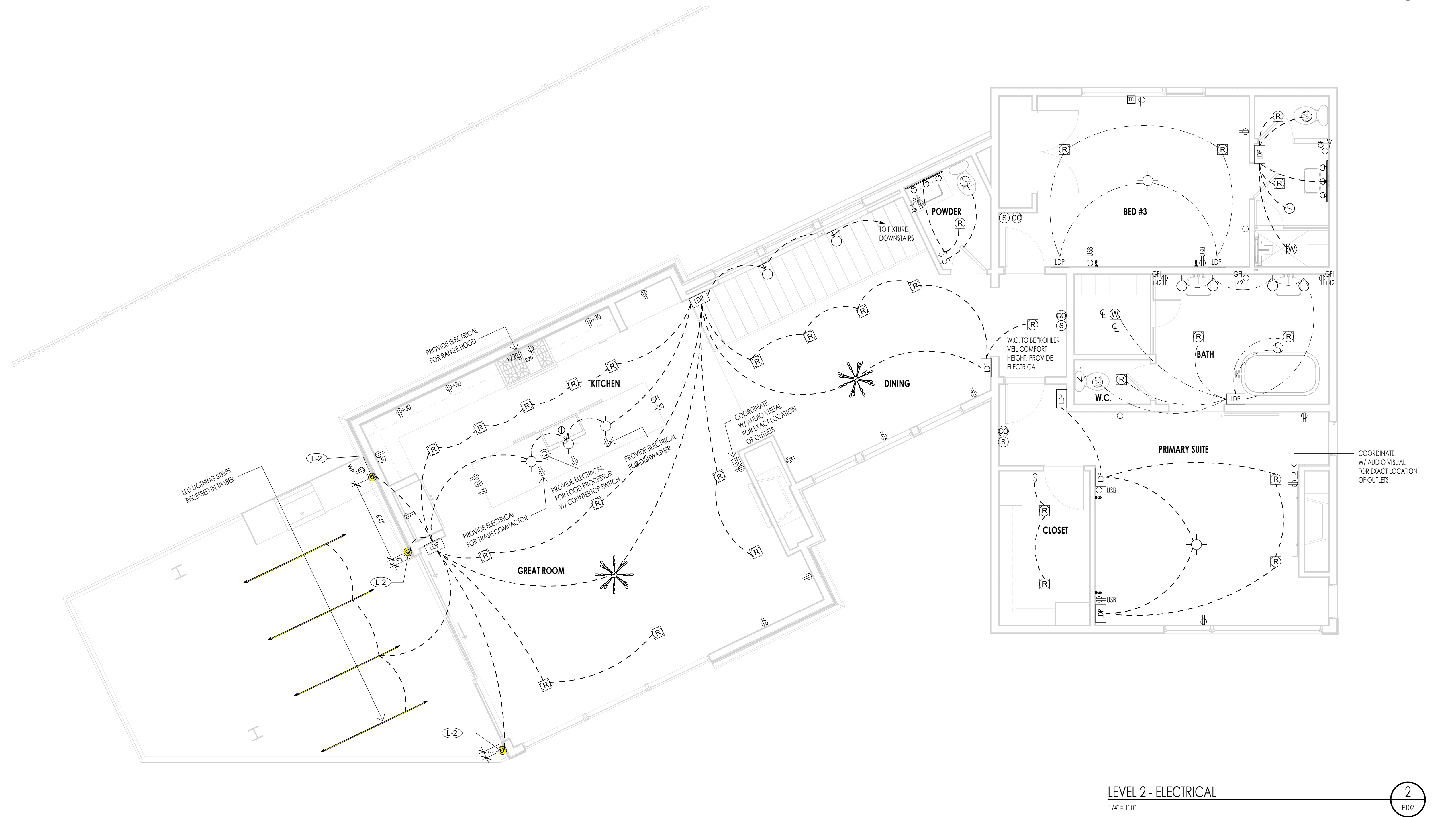
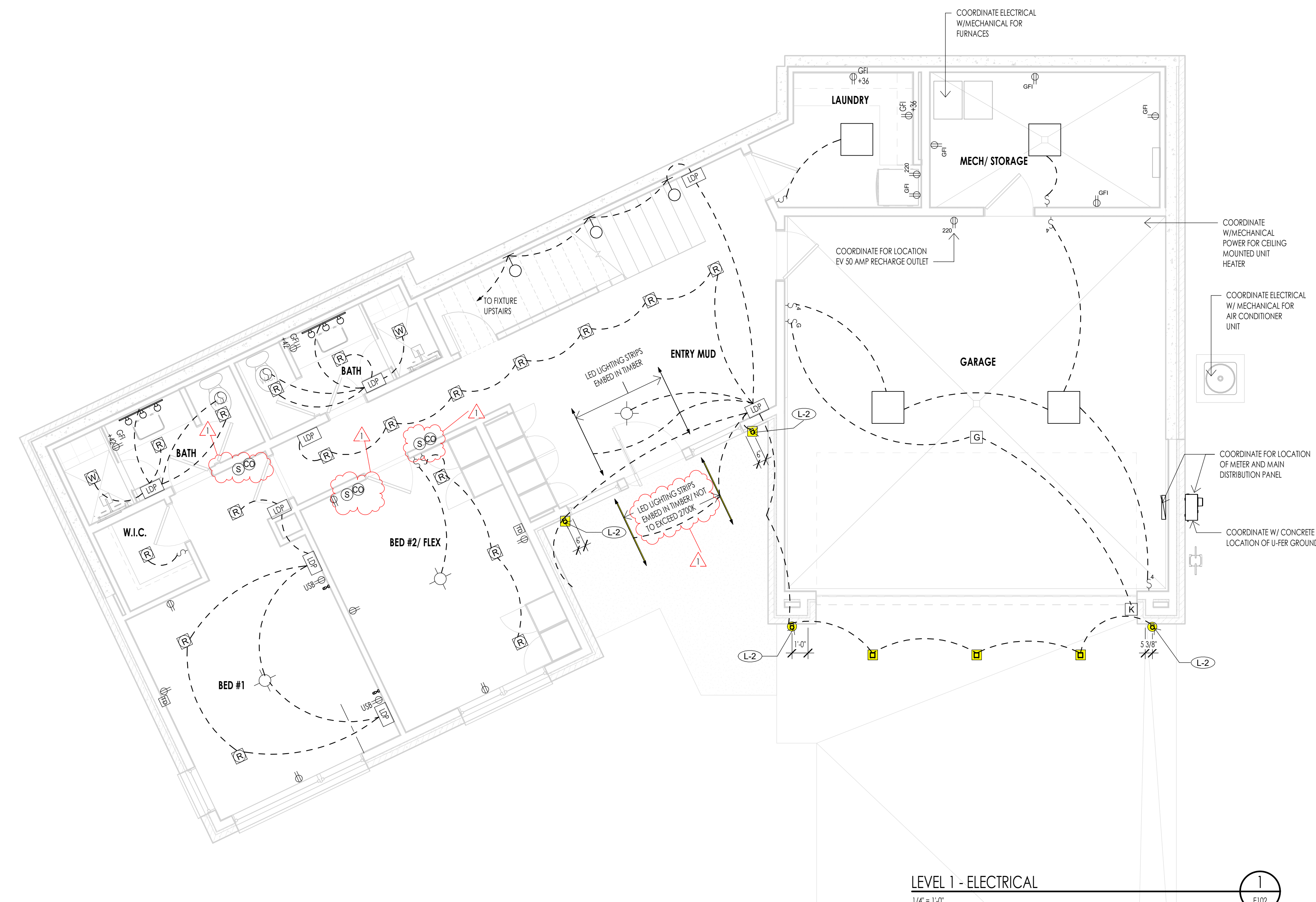
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S <sup>3</sup>	THREE WAY TOGGLE SWITCH
S <sup>4</sup>	FOUR WAY TOGGLE SWITCH
S <sup>G</sup>	GARAGE DOOR OPENER
S <sup>D</sup>	DIMMER TOGGLE SWITCH
Ⓛ	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
Ⓛ <sup>GFI</sup>	110 V GROUND FAULT INTERRUPTER
Ⓛ <sup>WFP</sup>	110 V WATERPROOF GFI OUTLET
Ⓛ <sup>220</sup>	220 V OUTLET
Ⓛ <sup>4</sup>	QUADRUPLUX OUTLET
Ⓛ <sup>110V</sup>	110V FLOOR DUPLEX OUTLET
Ⓛ <sup>S</sup>	110 V SMOKE DETECTOR W/BATTI BACK-UP
Ⓛ <sup>CD</sup>	CARBON MONOXIDE DETECTOR
Ⓛ <sup>F</sup>	EXHAUST FAN
Ⓛ <sup>FL</sup>	EXHAUST FAN WITH LIGHT FIXTURE
Ⓛ <sup>R</sup>	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>C</sup>	4" LED RECESSED CAN (CLOSET FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>W</sup>	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
Ⓛ <sup>CM</sup>	CEILING MOUNT FIXTURE
Ⓛ <sup>BWS</sup>	BATHROOM WALL SCONCE
Ⓛ <sup>WM</sup>	WALL MOUNT FIXTURE
Ⓛ <sup>2X2</sup>	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
Ⓛ <sup>FLS</sup>	FLUORESCENT STRIP LIGHT
Ⓛ <sup>UL</sup>	LED UNDERCOUNTER LIGHTING
Ⓛ <sup>G</sup>	GARAGE DOOR OPENER
Ⓛ <sup>K</sup>	KEYLESS ENTRY
Ⓛ <sup>B</sup>	DOORBELL
Ⓛ <sup>T</sup>	TELEPHONE (CAT SE WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
Ⓛ <sup>M</sup>	MULTI-MEDIA NETWORK OUTLET (CAT SE WIRE) W/4 PORT OUTLET
Ⓛ <sup>SW</sup>	STRUCTURED WIRING (FUTURE SMART WIRING) (E) R66 QUAD SHIELD, (S) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (M) PORT OUTLET
Ⓛ <sup>⊕</sup>	GARBAGE DISPOSAL
Ⓛ <sup>LV</sup>	LOW VOLTAGE RECESSED CAN
Ⓛ <sup>E1</sup>	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
Ⓛ <sup>E2</sup>	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
Ⓛ <sup>E3</sup>	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
Ⓛ <sup>LDP</sup>	LIGHTING DIGITAL PAD
Ⓛ <sup>DS</sup>	DOOR BELL SWITCH
Ⓛ <sup>WML</sup>	WALL MOUNTED BED LIGHT
Ⓛ <sup>LS</sup>	LED STRIP LIGHTING

- ### ELECTRICAL GENERAL NOTES
- SEE SPECS FOR ELECTRICAL INFORMATION.
  - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
  - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
  - ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.
  - CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.
  - PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.
  - CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
  - ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
  - PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM. AND SHALL BE IN DIRECT CONTACT WITH THE EARTH. CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E55B.1.2 AND N.E.C. 250.30)
  - THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.
  - STRUCTURED WIRE MEDIA PANEL TO BE "TELETON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 Mbps SATA HUB, CAT V BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
  - SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.
  - ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.
  - ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.



WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

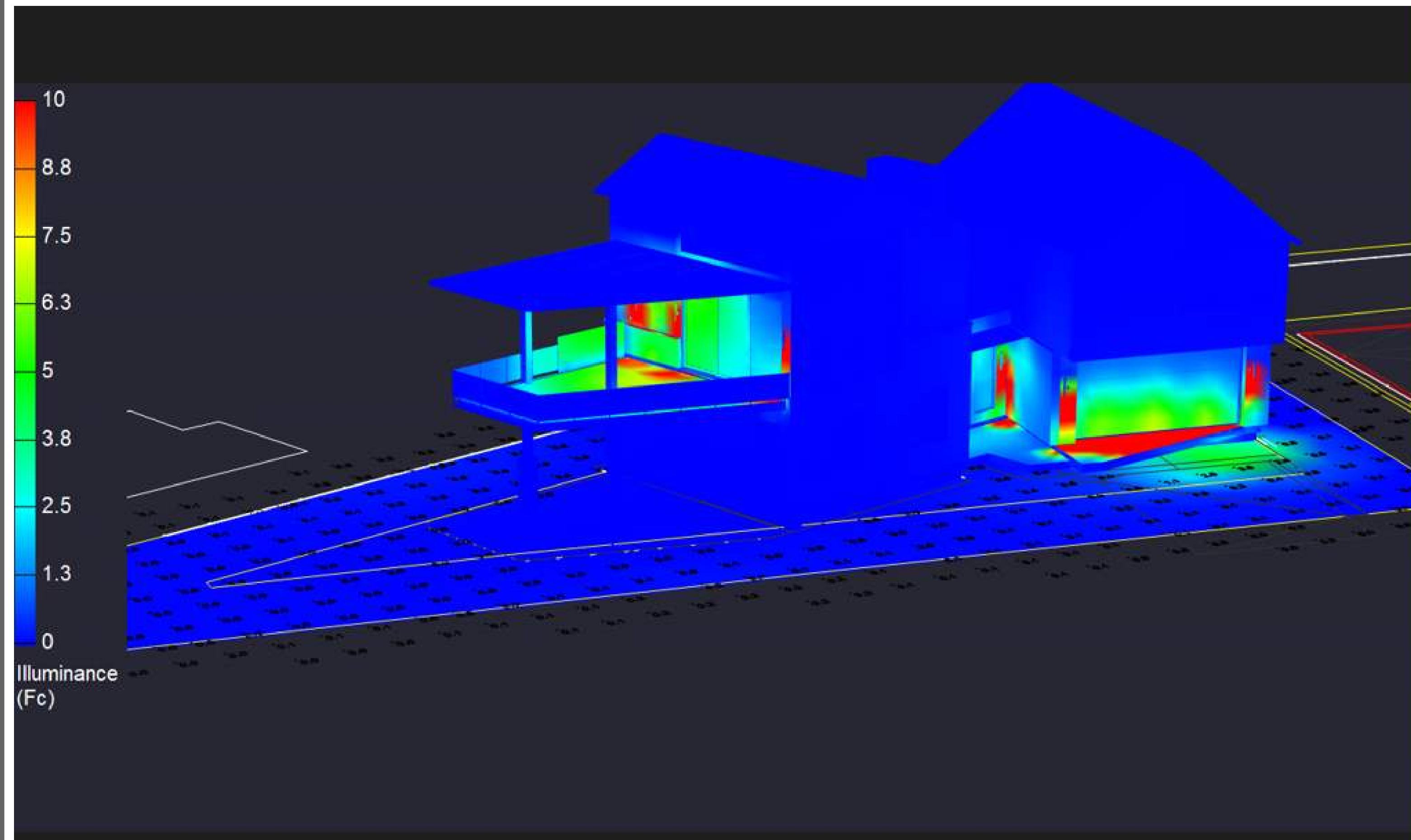
PROJECT NO. 22023  
DATE: 2023.06.30

REVISIONS:  
1 04-27-2023 PER CITY COMMENTS

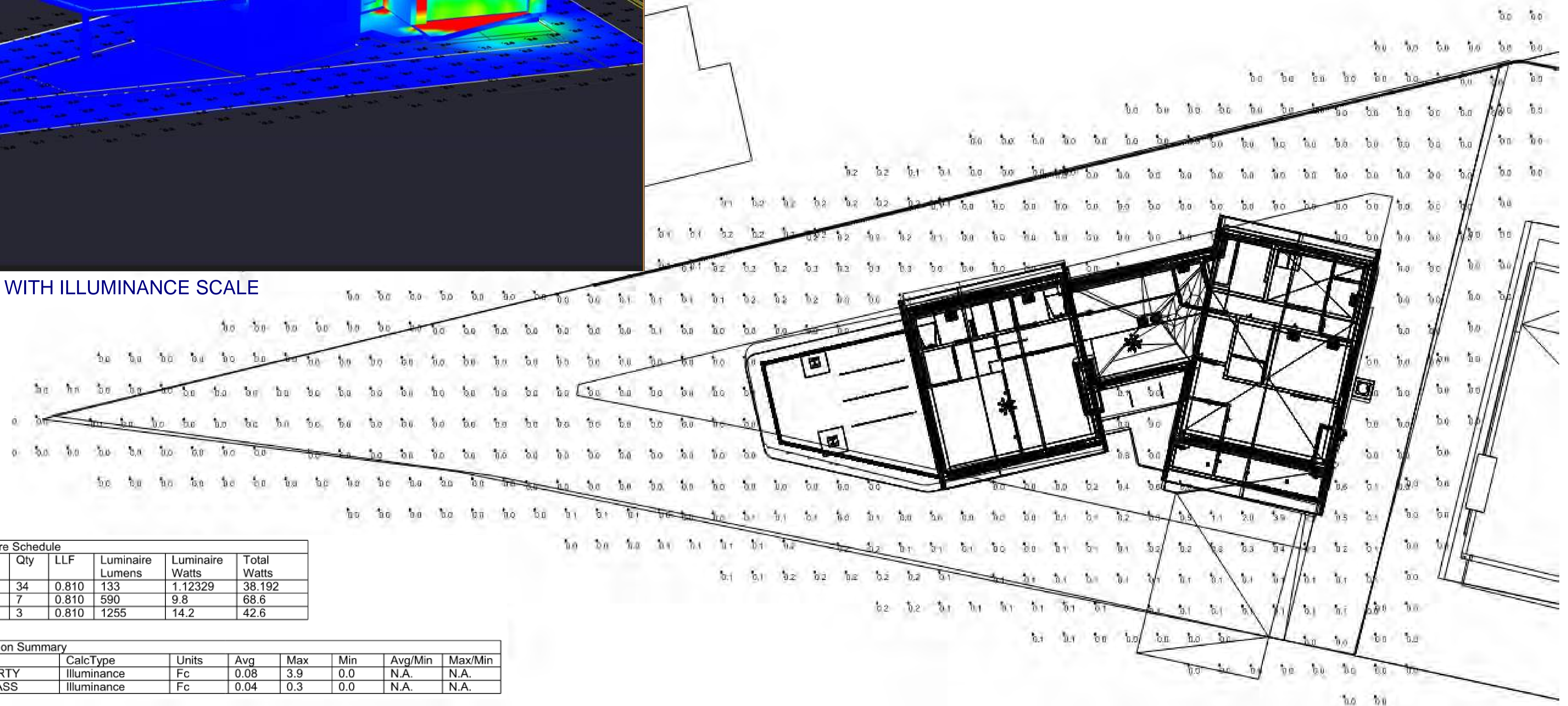
SHEET TITLE:  
ELECTRICAL PLANS

SHEET NUMBER:  
E102

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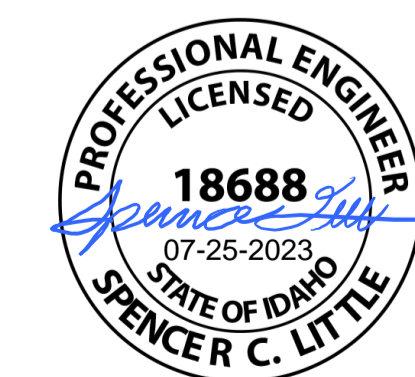
PSEUDO RENDERING WITH ILLUMINANCE SCALE




Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
LED	34	0.810	133	1.12329	38.192
L2	7	0.810	590	9.8	68.6
L1	3	0.810	1255	14.2	42.6

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROPERTY	Illuminance	Fc	0.08	3.9	0.0	N.A.	N.A.	
TRESPASS	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.	

POINT-BY-POINT CALCULATION AND SUMMARIES  
(5 FOOT GRID)




**WARM SPRING RESIDENCES**  
 KETCHUM, ID  


---

 LOT 35 CALCULATIONS AND  
 RENDERINGS  
**SPECTRUM**  
 ENGINEERS



EXPOSED TIMBER AND STEEL  
FRAMED DECKING

METAL SIDING

WOOD  
SIDING

ALUMINUM  
GARAGE  
DOOR

STONE  
VENEER



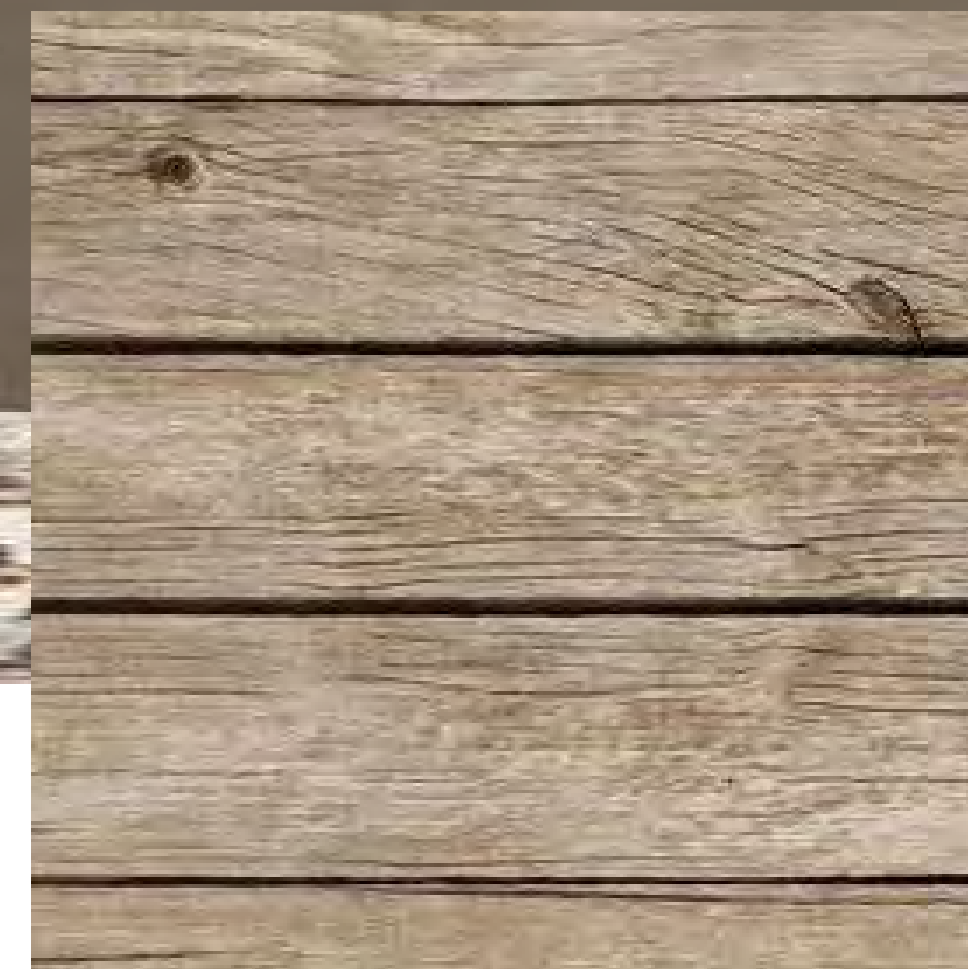
**THINSET MASONRY:**

ELDORADO STONE:  
TIGHT DRY STACKED STONE  
BLACK RIVER



**VERTICAL SHIP LAP CEDAR SIDING:**

PRESTAINED CEDAR SIDING



**TIMBER COLUMNS, RAFTERS, TRIM:**

RECLAIMED DOUGLAS FIR



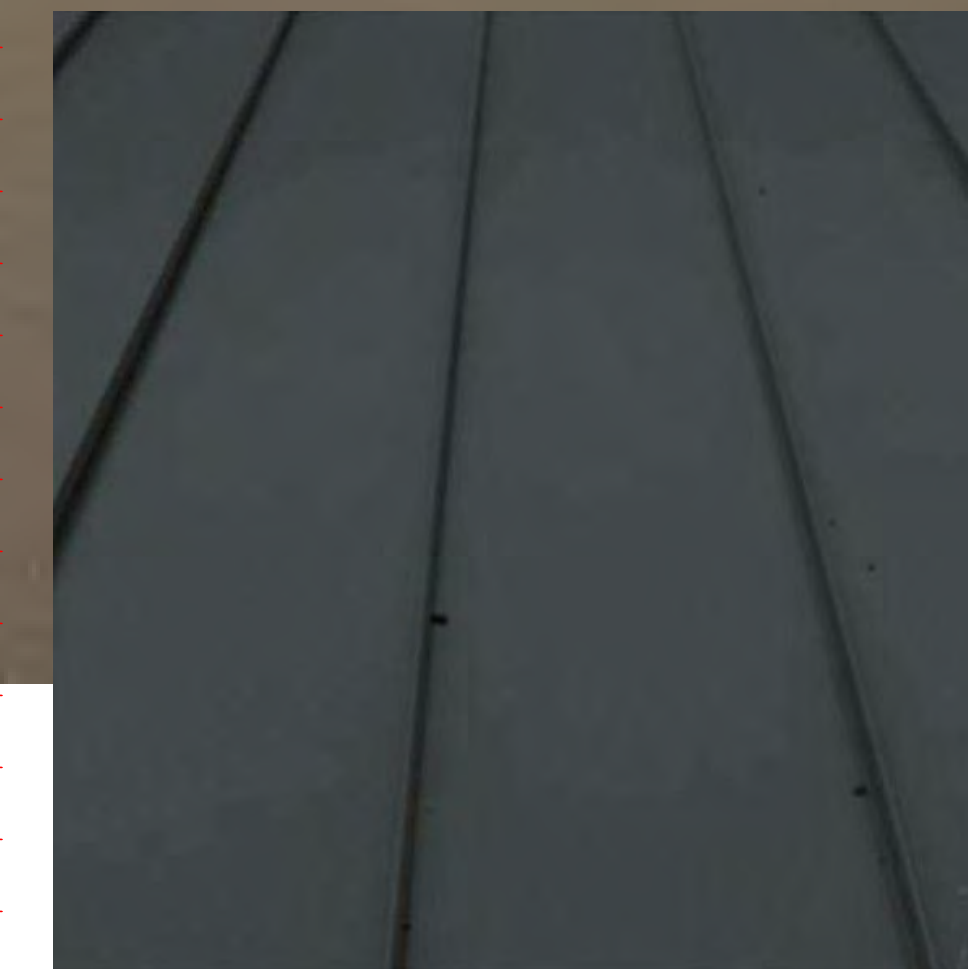
**METAL SIDING AND TRIM:**

STEEL TRIM  
COLOR: AGED STEEL, LIGHT RUST FINISH



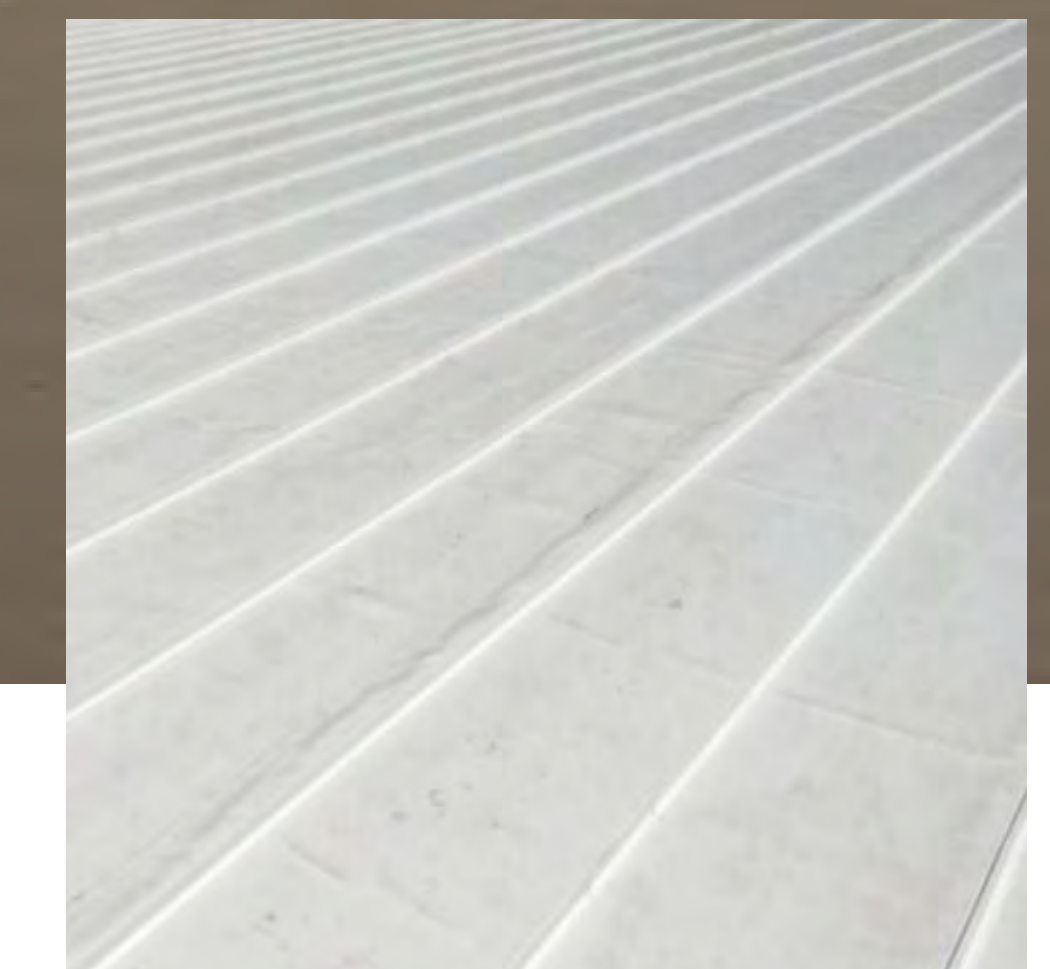
**WINDOWS:**

ALUMINUM CLAD WOOD WINDOWS  
COLOR: DARK BRONZE



**METAL ROOFING:**

STANDING SEAM METAL ROOF  
BONDED ZINC NATURAL PATINA



**ROOF:**

SINGLE PLY ROOFING MEMBRANE



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## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.06.30

215



## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340





## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.06.30



## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.06.30

220



## WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340



WARM SPRINGS ROAD

LOT 35

LOT 34

LOT 33

LOT 32

BALD MOUNTAIN ROAD



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# WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD  
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.06.30



City of Ketchum

# Attachment F: Design Review Standards Analysis



Lots 32-35, Block 4, Warm Springs Ranch Residences  
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p><b>Finding:</b> The project proposes to construct new asphalt driveways to access Lots 32-35 from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES
<p><b>Finding:</b> The City Engineer has reviewed the proposed driveway designs for Lots 32-35 and finds them to be sufficient for the project.</p> <p>All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, included as Attachment H, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Staff recommend condition of approval #5 ensure any damage to the right-of-way, including sidewalks, be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	



17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <li><i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i></li> <li><i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i></li> </ul>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<p><i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i></p>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<p><i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i></p>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p>	<p>YES</p>
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.C.1 - Drainage	Conformance
<p><i>All stormwater shall be retained on site.</i></p>	<p>YES</p>
<p><b>Finding:</b> Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C-1 on each of the project plans for Lots 32-35. The drainage improvements include the installation of a trench drain bordering the width of the driveways. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on all the subject properties.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.</p>	

17.96.060.C.2 - Drainage	Conformance
<p><i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i></p>	<p>YES</p>
<p><b>Finding:</b> Drainage improvements are specified on Sheet C-1 on each of the project plans for Lots 32-35. The drainage improvements include the installation of a trench drain bordering the width of the driveways. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on all the subject properties.</p>	

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES
<p><b>Finding:</b> The City Engineer has reviewed the proposed drainage plan for Lots 32-35 and believes the trench drain and drywell/catch basin improvements are sufficient to maintain storm water drainage on each of the subject properties. The City Engineer may require additional drainage improvements if necessary. If approved, the applicant shall submit final civil drawings for all drainage improvements with the building permit application for each lot to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES
<p><b>Finding:</b> The drainage improvements include the installation of a trench drain bordering the width of each driveway for Lots 32-35 along Bald Mountain Road. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the proposed trench drain and drywell improvements meet city standards.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.</p>	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
<p><b>Finding:</b> All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.</p>	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p><b>Finding:</b> As shown on Sheet C-1 of the project plans for Lots 32-35, the applicant proposes connecting to the municipal water and sewer systems from existing lines on Bald Mountain Road. Requirements and specification for the water and sewer connections will be verified,</p>	

reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for each lot.

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<b>Finding:</b> N/A. Extension of utilities is not necessary to service the proposed residences.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<b>Finding:</b> Pursuant to KMC §17.96.060.E.1, “The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.” The Warm Springs Ranch Subdivision was platted in 2021 and is in the process of being developed. Multiple single-family residences are currently being constructed on Bald Mountain Road and Mountain Creek Drive. All of which have similar, yet unique architectural styles that utilize both modern (flat and shed roofs with cold materials such as concrete and metal) and traditional (gabled roofs with warmer materials such as wood and stone) designs. The proposed developments feature flat, shed, and gabled roofs with large windows and a mix of cold and warm materials including wood, metal, and stone.	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
<b>Finding:</b> N/A. The subject properties do not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<b>Finding:</b> N/A. The subject properties are vacant.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
<b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision	

Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES

**Finding:** As stated previously, the proposed structures feature both modern and traditional designs with a mix of flat, shed, and gabled roofs and wood, metal, and stone materials.

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES

**Finding:** The proposed structures feature dark bronze trimmed windows and a mix of wood, metal, and stone materials.

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES

**Finding:** A 4’ wooden fence is proposed on the rear of Lots 32-34 along Warm Springs Road. No accessory structures are proposed. The project proposes landscaping improvements that complement and soften the visual appearance of the single-family residences from Warm Springs Road. The landscaping includes trees, shrubs, and grasses. Utilities on each lot will be screened with shrubs. New Aspen, Crabapple, and Pine trees will be installed on each lot to provide screening for the residences from adjacent properties and from Warm Springs Road.

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES

**Finding:** The project plans propose a two-story structure on Lots 32, 34, and 35 and a three-story structure on Lot 33. Each of the proposed residences feature multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES

**Finding:** The structures on Lots 32-35 are proposed to be oriented towards the primary street frontage along Bald Mountain Road.

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p><b>Finding:</b> No satellite receivers are proposed for the project. Sheet A101 on the project plans for Lots 32-35 indicates that garbage bins will be stored within the garage for each structure and screened from public view.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p><b>Finding:</b> The roof plan for Lots 32 and 35 indicates that portions of the roofs will have snow clips installed, and that other areas will have gutters and be sloped to downspouts. The roof plan for Lots 33 and 34 indicates that gutters will be installed, and the roofs will be sloped to downspouts.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.G.3 – Circulation Design	Conformance
<p><i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i></p>	<p>YES</p>
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.</p> <p>The City Engineer has reviewed the proposed driveways for Lots 32-35 and finds the circulation design to meet city standards. Final circulation design shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.G.4 – Circulation Design	Conformance
<p><i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i></p>	<p>YES</p>
<p><b>Finding:</b> The proposed driveways for Lots 32 and 33 are located further than 20 feet away from the nearest intersection of Bald Mountain Road and Mountain Creek Drive. The proposed driveways for Lots 34 and 35 are located further than 20 feet away from the nearest intersection of Bald Mountain Road and Lopey Lane.</p>	

17.96.060.G.5 – Circulation Design	Conformance
<p><i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i></p>	<p>YES</p>
<p><b>Finding:</b> Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road for Lots 32-35.</p>	

17.96.060.H.1 – Snow Storage	Conformance
<p><i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i></p>	<p>YES</p>

**Finding:**

Lot 32: Sheet L3 of Attachment B shows the proposed snow storage areas to include a total of 415 square feet, greater than the required 30% ( $1,080 * .30 = 324$  square feet).

Lot 33: Sheet L3 of Attachment C shows the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% ( $837 * .30 = 251$  square feet).

Lot 34: Sheet L3 of Attachment D shows the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% ( $835 * .30 = 251$  square feet).

Lot 35: Sheet L3 of Attachment E shows the proposed snow storage areas to include a total of 400 square feet, greater than the required 30% ( $1,050 * .30 = 315$  square feet).

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
<b>Finding:</b> Locations of snow storage areas are indicated on Sheet L3 on each of the project plans for Lots 32-35.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
<b>Finding:</b> None of the snow storage areas on Lots 32-35 have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
<b>Finding:</b> The applicant is proposing a driveway snowmelt system within the property boundary and not within the Bald Mountain Road right-of-way for each driveway on Lots 32-35. In addition to the snowmelt systems, each lot is also proposing snow storage areas on-site.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
<b>Finding:</b> Landscaping has been provided for the project as indicated on Sheets L3 of the project plans for Lots 32-35.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES



**Finding:** The front, side, and rear yard setback areas for Lots 32-35 will be vegetated with native grasses. Shrubs and trees are proposed along the sides of each residence, which will screen utilities. New native chokecherry trees will be installed to provide screening for utilities and new pine, aspen, and crabapple trees will be installed to provide screening for the residences from Warm Springs Road and adjacent properties. Ornamental grasses and wildflowers are also proposed around each structure.

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES

**Finding:** The landscape plan for each lot proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES

**Finding:** Each lot is proposing landscaping along the rear to provide a buffer from Warm Springs Road and landscaping on the front and side yards allowing for privacy between adjacent properties.

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES

**Finding:** Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating</i>	N/A

<i>codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	
<b>Finding:</b> N/A. No encroachments of below grade structures are proposed on Lots 32-35.	

<b>17.96.060.K.2 – Underground Encroachments</b>	<b>Conformance</b>
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
<b>Finding:</b> N/A. No encroachments of below grade structures are proposed, and the structures on Lots 32-35 are not located within the riparian setback.	



City of Ketchum

# Attachment G: Zoning and Dimensional Standards Analysis



**Lots 32-35, Block 4, Warm Springs Ranch Residences  
COMPLIANCE WITH ZONING REGULATIONS**

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Lot Area</b>
			<b>Finding</b>	<b>Required:</b> 8,000 square feet <b>Existing:</b> Lot 32: 9,552 square feet (.22 acres) Lot 33: 8,429 square feet (.19 acres) Lot 34: 8,347 square feet (.19 acres) Lot 35: 9,907 square feet (.23 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Coverage</b>
			<b>Finding</b>	<b>Permitted:</b> 35% <b>Proposed:</b> Lot 32: 29% (2,813.67 square feet building coverage / 9,552 square feet lot area)  Lot 33: 26% (2,189 square feet building coverage / 8,429 square feet lot area)  Lot 34: 29% (2,456 square feet building coverage / 8,347 square feet lot area)  Lot 35: 25% (2,499 square feet building coverage / 9,907 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Building Setbacks</b>
			<b>Finding</b>	<b>Minimum Required Setbacks:</b> Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: > of 1' for every 3' in building height, or 15'  <b>Proposed:</b> Lot 32 Front (south): 15'-4 7/8" Side (east): 26'-4 1/8" Side (west): 11' Rear (north): 30'-2 7/64"



				<p>Lot 33 Front (south): 23'-1 9/256" Side (east): 15' Side (west): 14'-3 7/32" Rear (north): 38'-2 29/256"</p> <p>Lot 34 Front (south): 20'-7 213/256" Side (east): 11'-5 95/256" Side (west): 13'-0 1/256" Rear (north): 46'-7 1/16"</p> <p>Lot 35 Front (south): 15' Side (east): 11'-8" Side (west): N/A (pie-shaped lot) Rear (north): 15'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Height</b>
			<b>Finding</b>	<p><b>Maximum Permitted:</b> 35' (properties which step up or down hillsides may extend 5 feet above the maximum height permitted in the zoning district)</p> <p><b>Proposed:</b></p> <p>Lot 32: 28'- 0 31/32" Lot 33: 34'- 0 1/2" Lot 34: 29'- 11 1/2" Lot 35: 30'- 3 3/8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	<b>Curb Cut</b>
			<b>Finding</b>	<p><b>Permitted:</b> A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p> <p><b>Proposed:</b></p> <p>Lot 32: 23% (26-foot-wide driveway/115 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 33: 31% (25-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 34: 30% (24-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 35: 9% (20-foot-wide driveway/213 feet of property frontage along Bald Mountain Road Road).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A. 2 & 17.125.050	<b>Parking Spaces</b>




			<b>Finding</b>	<p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p><b>Required:</b> Residential (one family dwelling), in all applicable zoning districts require two parking spaces.</p> <p><b>Proposed:</b> The project plans for Lots 32-35 indicate 2 parking spaces within the enclosed garage for each structure.</p>
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City of Ketchum

# Attachment H: Warm Springs Ranch Residences Subdivision Development Agreement

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</p> <p>OFFICE OF THE CITY CLERK CITY OF KETCHUM POST OFFICE BOX 2315 KETCHUM, IDAHO 83340</p>	<p><b>Instrument # 682013</b>  <b>HAILEY, BLAINE, IDAHO</b>  4-28-2021 06:28:02 PM No. of Pages: 13  Recorded for : CITY OF KETCHUM  JOLYNN DRAGE Fee: 0.00  Ex-Officio Recorder Deputy  Index to: AGREEMENT/CORRECTION</p> 
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(SPACE ABOVE LINE FOR RECORDER'S USE)

**DEVELOPMENT AND REZONING AGREEMENT 20609**

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is dated for reference purposes this 28 day of April, 2020, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("**Ketchum**" or "**City**") and BRENNAN HOLDINGS NO. 300, LLC, an Idaho limited liability company ("**Owner**", and together with the City, the "**Parties**").

**BACKGROUND AND CONTEXT**

A. Ketchum is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to grant conditional use permits, approve planned unit developments, subdivide real property and the power to contract. A development agreement between the Parties is a collaboration that will provide mutual benefit for the Parties and residents of the City.

B. Owner owns the real property situated in the State of Idaho, County of Blaine, commonly known as the Warm Springs Ranch Resort, Ketchum, Idaho ("**Property**") and more particularly described as Blocks 1, 2, 3, 4, 5, 6, 7, and 8 of Warm Springs Ranch Resort P.U.D. Large Block Plat, according to the plat thereof, recorded as Instrument No. 576508, records of Blaine County, Idaho except for a parcel within Block 2 ("**Large Block Plat**").

C. On August 11, 2009 Ketchum and Owner entered into the Warm Springs Ranch Resort Development Agreement ("**Original Agreement**"), recorded on August 13, 2009 in the records of Blaine County, Idaho as Instrument No. 570190, for the purpose of establishing certain rights and obligations of the Parties with regard to annexation of the real property and the development of the PUD Property, including limitations as to the use, development, design, phasing, construction of necessary improvements (on-site and off-site) and mitigating the impacts directly attributable to the PUD. The Original Agreement was first amended by Amendment dated May 10, 2010 and recorded on June 2, 2010 as Instrument No. 577973, records of Blaine County, Idaho and next amended by instrument entitled Second Amendment, dated January 18, 2011, and recorded on March 7, 2011, as Instrument No. 585686, records of Blaine County, Idaho. The Original Agreement was then restated, amended, and superseded on April 2, 2012 by mutual agreement of the Parties to the [First] Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement. ("**First Amended Agreement**"). On December 19, 2016 Ketchum and Owner



entered into the Second Amended and Restated Warm Springs Ranch Resort Development Agreement, recorded on January 11, 2017, in the records of Blaine County, Idaho as Instrument No. 640939.

D. It is the intention of Ketchum and the Owner in this Development and Rezoning Agreement to rescind, and repeal:

- i. The Second Amended and Restated Warm Springs Ranch Resort Development Agreement, recorded on January 11, 2017, in the records of Blaine County, Idaho as Instrument No. 640939 (“Existing Development Agreement”) and all prior iterations of the Warm Springs Ranch Development Agreements.
- ii. The Large Block Plat Planned Unit Development Conditional Use Permit LBP-08-008 as approved in the April 7, 2009 City Council Findings of Fact, Conclusions of Law and Decisions.
- iii. The Planned Unit Development and Conditional Use Permit PUD-CUP-08-008 as approved in the April 7, 2009 City Council Findings of Fact

E. It is the intention of Ketchum and the Owner to enter into a new Development and Rezoning Agreement and a new Warm Springs Ranch Large Block Plat Subdivision (Large Block Plat).

F. Owner has applied for subdivision of Block 1 of the Large Block Plat consisting of thirty-six (35) residential single-family lots and parcels A, B, C, D and E.

G. Ketchum and the Owner agree to rezone Block 1 from T-Tourist Zoning Designation to GR-L General Residential Low-Density Zoning and to retain the existing zoning on the remainder of the Property. It is the intention of Ketchum and Owner that Owner retain all rights incident to ownership of the Property except as otherwise expressly provided herein.

H. The Parties agree that the Property shall be developed in accordance with this Agreement; all applicable City ordinances; and any additional conditions and requirements imposed upon the Property by the Ketchum Planning and Zoning Commission (“**Commission**”) and/or City Council (“**Council**”) during the design review approval process.

I. The parties have agreed to enter into a separate Option Agreement for the purchase of Blocks 2-8. The Option Agreement shall be signed by both parties once the Development Agreement is signed.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties agree as hereinafter provided.

**1. Incorporation of Recitals.** The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

**2. Termination of Existing Development Agreement.** The Property is encumbered by the Warm Springs Ranch Resort Annexation and Development Agreement by and between the City and Helios Development, LLC recorded August 13, 2009 as Instrument No. 570190, records of Blaine County, Idaho as amended by Amendment to Warm Springs Ranch Resort Annexation and Development Agreement, recorded June 2, 2010 as Instrument No. 577973 and Second Amendment to Warm Springs Ranch Resort Annexation and Development Agreement, recorded March 7, 2011 as Instrument No. 585686, records of Blaine County, Idaho and the Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement, dated April 2, 2012 a Memorandum of which was recorded on August 7, 2012 as Instrument No. 599902, records of Blaine County, Idaho and the Second Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement, dated December 19, 2016 a Memorandum of which was recorded on January 11, 2017 as Instrument No. 640939, records of Blaine County, Idaho. The Existing Development Agreement provides in paragraph 23 that it may be amended or cancelled in whole or in part by mutual written consent of the Parties. Pursuant to said paragraph 23, the City and Owner as successor in interest to Helios Development, LLC agree to and hereby do terminate, extinguish, cancel, and rescind the Existing Development Agreement and neither Party shall have any further rights or obligations thereunder. Notwithstanding the previous sentence. the Property shall remain annexed into the City with Blocks 3, 4, 5, 6, and 8 zoned Tourist and Blocks 2 and 7 zoned RU-Recreational Use and Block 1 rezoned from Tourist to GR-L, General Residential Low Density. The Parties agree to execute such documents as may be reasonably required to remove from the Property the encumbrance of the Existing Development Agreement and rescind and repeal the Warm Springs Ranch Resort PUD Large Block Plat and the Planned Unit Development and Conditional Use Permit PUD-CUP-08-008.

**3. Incorporation of Related Agreements, Approvals, Plans, Permits and other documents.** The following agreements, approvals, plans, permits, and other documents are hereby incorporated into and made an integral part of this Agreement by reference as if restated herein in full:

Warm Springs Ranch Preliminary Plat creating sublots 1-35 and parcels A, B, C, D and E.

Any material failure to comply with the terms and conditions of any of the above-referenced agreements, approvals, plans, permits and other documents shall constitute a breach of this Agreement. In the event of any inconsistency between the terms and conditions of this Agreement and the agreements, approvals, plans, permits and other documents listed above, the terms and conditions of this Agreement shall govern.

This Agreement shall vest the zoning designation for Block 1 of the Large Block Plat and the subdivision map for Block 1. All development within Block 1 shall be governed by the policies, procedures, guidelines, ordinances, codes, regulations, and fees of the City governing land use in effect at the time an application is filed for development.

#### 4. Right to Develop.

This Agreement only authorizes development of Block 1 of the Large Block Plat. No development in Blocks 2, 3, 4, 5, 6, 7, and 8 shall be permitted until a PUD and preliminary plat application is submitted to Ketchum.

##### A. Phase One Block 1 Development

1. The City has approved of Owner's application for the subdivision of Block 1 of the Large Block Plat ("**Block 1**") into thirty-five (35) single family residential lots and parcels A, B, C, D and E as described and depicted in the preliminary plat of Warm Springs Ranch. Subject to the requirements of this Agreement, the Owner, and all future owners of some or all of Block 1 shall have the right to demolish all or any portion of existing structures and redevelop, construct, improve and use Block 1 and the lots and parcels located therein in accordance with this Agreement, the Large Block Plat and applicable zoning.

2. Owner shall have the right to develop Lots 32-35 for deed restricted multifamily units consistent with the GR-L General Residential Low Density development standards.

3. Owner shall have right to permit Accessory Dwelling Units subject to compliance with all requirements in the Ketchum Municipal Code.

4. Any application for a building permit shall comply with the requirements of applicable codes, agreements, approvals, plans, permits and other documents as such requirements exist on the day the building permit application is submitted.

5. A building permit application that does not comply with the requirements contained in applicable codes, agreements, approvals, plans, permits and other applicable project documents may be rejected by the City within a reasonable time after completing review of the application by providing notice describing the non-compliance in detail. The permit applicant shall have the right to cure any non-compliance. If a building permit application contains material changes to applicable codes, agreements, approvals, plans, permits and other documents an amendment to this Agreement must be applied for by Owner and considered by the Council. If such amendment is approved by the Council, all inconsistent terms and conditions of the approvals referenced herein shall be deemed to have been amended to conform the amendment to this Agreement.

6. Development on parcels 32, 33, 34, and 35 in the Block 1 subdivision shall be subject to the standards of Ketchum Municipal Code Chapter 17.96, Design Review. Driveway access to Lots 32, 33, 34, and 35 in Block 1 subdivision shall be restricted to Bald Mountain Road.

7. The public shall be permitted access on all private roads within the Block 1 subdivision for the purpose of walking and driving. No public parking or other use shall

be permitted on the private roads. Resident parking shall be permitted on the private roads.

8. A ten-foot (10') fisherman/sportsman access and nature study easement shall exist on both sides of the creek from the mean high-water mark on Warm Springs Creek as shown on the Block 1 subdivision plat and shall be open to the public after sunrise and before sunset in accordance with applicable regulations of the Idaho Department of Fish and Game. Public fishing access shall be available from Block 2 and accessed from Parcel D of the Block 1 subdivision.

9. Landscaping within parcels 1-35 and parcels A, B, C of the Block 1 subdivision shall consist of drought tolerant sustainable landscaping tailored to the specific climate zone of Ketchum . Existing trees shall be preserved as much as practicable.

10. Owner shall record the Large Block Plat, with the Office of the Blaine County Recorder within six (6) months after the date of its final approval.

11. No unauthorized construction activity shall occur within the riparian setbacks. Riparian setbacks shall be as follows: South side of Warm Springs Creek: fifty (50) feet from the MHW; North side of Warm Springs Creek: twenty-five (25) feet from the MHW.

12. The existing cottonwood riparian vegetation along Warm Springs Creek on the northern and southern portion of the Block 1 subdivision shall be undisturbed as much as practicable.

13. The riparian zone identified in Block 1 shall be designated as an easement governed and managed by an Owners Association (HOA) to ensure future modifications to the riparian zone and the stream bank do not occur individually but occur in a comprehensive coordinated approach. Prior to any modification to the riparian zone or stream bank, an overall plan must be developed and approved by Ketchum. Ketchum will not unreasonably withhold, condition, or delay approval of such plan. Any riparian and stream bank alternations must conform to the approved plan.

14. The Owners of Lots 1-13 and the Owner's Association (HOA) shall participate in the preparation of a Warm Springs Creek Restoration Plan for the portion of creek adjacent to the lots and shall not unreasonably withhold, condition, or delay approval of such plan.

15. Development in Block 1 shall not be eligible for variances or waivers due to the configuration, slope, or topography of the lot. All development shall comply with the development standards in place at the time the development is proposed. Lots 32-35 are not considered to have natural slopes or grades for purposes of subdivision and zoning standards.

16. Consolidation of lots shall be limited. A maximum of eight lots may be combined with only one other lot totaling 16 combined lots out of the 35 lots.

B. Phase One Block 1 Infrastructure Improvements.

1. Owner requests water and sewer service from Ketchum for Block 1. Ketchum hereby agrees to provide domestic potable and irrigation water service and sewer service to properties in Block 1. Such water and sewer service shall be at the same fees as charged to equivalent users. Owner shall engineer, construct, and otherwise provide, at its sole expense, the improvements, facilities, and services (public and private) set forth in the engineering plans and specifications for such improvements.

2. Irrigation systems for each Lot and common landscape areas shall be equipped with a separate shut off so the irrigation system may be turned off without impacting water service to the residence or other development on the Lot.

3. The irrigation systems for all landscape zones shall be, to the greatest extent possible, water efficient, in- ground, and use rotor and drip irrigation technology. Monitoring technology shall be used to regulate irrigation rates to conserve water use.

4. At the time of recording the final plat for Block 1, Owner shall transfer and convey to City by quit claim deed its Water Right No. 37-11885.

5. All utilities, including water, sewer, gas, cable, phone and electric shall be installed underground within the street rights-of-way prior to completion of the construction of the roads or as otherwise shown on Block 1 subdivision plat map. Detailed engineered construction drawings and specifications for construction of such improvements shall be prepared by Owner and approved by City prior to construction. Prior to acceptance of any such improvements to be dedicated to City, City shall inspect and approve same, and Owner shall provide City with "*as built*" drawings thereof. Owner hereby warrants that to the best of its knowledge the "*as built*" drawings will be substantially correct and Owner shall be liable and hold City harmless from any damage which may result from material errors in said drawings for a period of one (1) year after acceptance by City of said utilities unless such damage is caused directly or indirectly by the acts or omissions of Ketchum, or its agents or contractors. Owner hereby warrants construction of the public streets, water system and sewer system improvements will be free from faulty materials and faulty workmanship for a period of eighteen months after the work is completed and accepted by the City. City shall give Owner written notification of any defect or nonconforming work. On receipt of notice from City, Owner agrees to remedy, by repair or replacement, without cost to City, all defects and non-conforming work appearing within a period of one (1) year after the work is completed. Except as expressly set forth in this Agreement, it is understood and agreed that Owner has not made and is not making, and Owner expressly disclaims, any warranties or representations, express or implied, with respect to the improvements described herein and that City shall accept said improvements, "AS-IS, WHERE IS, WITH ALL FAULTS", except to the extent expressly provided elsewhere in this Agreement. Owner agrees to assign any warranties accruing to it and arising out of construction of the improvements described in this Section remaining in effect at the time such improvements are transferred and/or dedicated to City, subject to all applicable state and federal laws.

6. Owner shall be responsible for the year-round maintenance of all private roadways, including, without limitation, snow removal to maintain access and parking, as well as emergency vehicle turnaround, within the Block 1 subdivision.

7. Without conferring any third-party beneficiary status on any person or entity not a party to this Agreement, and without waiving any claims, causes of action or other rights it may have against the Warm Springs Ranch Townhome Condominium Association (“WSRTCA”) relating to access or other easements the WSRTCA may claim on or after the Effective Date, Owner agrees to provide an easement to WSRTCA for ingress and egress to and from Townhouse Lane to replace the existing easement.

8. Ketchum shall not issue any building permits for any building in Block 1 prior to completion of the components of the water system sufficient to provide portable water and fire flow protection for structures in Block 1. Ketchum shall not issue any Certificates of Occupancy for any building prior to completion of the water system and irrigation system for service of Block 1.

9. To provide pedestrian and bicycle access to the open space in Blocks 2, 3, 4, 5, 6, 7 and 8, an eight-foot-wide sidewalk separated from the street by a curb, shall be installed adjacent to Bald Mountain Road from Warm Springs Road to Lot 3 in Block 1. Bald Mountain Road shall be stiped with sharrows and signage for sharing the road with bicyclists.

10. Owner shall install an unimproved parking lot to accommodate a minimum of 12 and a maximum of 24 public parking spaces to access the south side of Warm Springs Creek. This area may be reconfigured and/or relocated as part of Phase 2 development. The parking lot shall be installed as part of the infrastructure improvements for the Block 1 subdivision and available for public use once Bald Mountain Road is open for access.

11. A bus stop shall be constructed by Owner, near the corner of Warm Springs Road and Bald Mountain Road within six months of recording the final map for Block 1. The design of the bus stop shall be similar to the bus shelter on Saddle Road near Zenergy and approved by Ketchum. Upon completion of the bus stop and acceptance thereof by Ketchum, Ketchum shall assume all responsibility for maintenance, repair, and replacement subject to Owner’s warranty set forth above.

12. A detailed Construction Activity Plan shall be submitted and approved by Ketchum prior to commencing infrastructure construction and construction on any Lot in Block 1. Ketchum and the Owner shall mutually agree on the amount and form of financial assurance to mitigate all reasonably foreseeable impacts to Ketchum resulting from actual damage to water, sewer, streets and/or other city-owned systems during construction of the Project. The Construction Activity Plan shall identify mitigations to limit the impact on adjacent neighborhoods. Staging, material deliveries and all construction parking shall occur on site. Use of vacant lots shall be utilized to limit the impact of construction on adjacent neighborhoods.

13. Owner agrees to participate in the design, placement, and construction of the Bald Mountain Connector Trail at the sole expense of the City. The Owner agrees placement of the trail or public access to the trail may occur on the Property to the extent it does not impair development of Blocks 1 or 2. Development of the Bald Mountain Connector Trail shall be in collaboration with Owner and Ketchum Parks and Recreation. Notwithstanding any contrary provision of this Agreement the failure of the collaborative development effort shall have no impact on Owner's rights hereunder.

14. Owner shall install a right turn lane on Bald Mountain Road to facilitate right turns east bound on Warm Springs Road.

15. Lopey Lane shall become a public street, dedicated to the City of Ketchum if Blocks 2-8 are owned by the City of Ketchum.

## **5. Phase 2 Development**

1. This Agreement only authorizes Owner to develop Block 1 of the Large Block Plat, install an unimproved parking lot with a minimum of 12 and a maximum of 24 public parking spaces on Block 2 accessed from Parcel D of the Block 1 subdivision, a Bald Mountain Connector Trail, a vault toilet near the parking lot on Block 2 and stream restoration of Warm Springs Creek. Future development proposed by the Owner in Blocks 2, 3, 4, 5, 6, 7, and 8 shall be considered in Phase 2 as part of a PUD and preliminary plat application filed with Ketchum.

2. Nothing contained in this Agreement including but not limited to the provisions of paragraphs 4B9 and 4B10 shall confer upon Ketchum or the general public any right to access or use Blocks 2, 3, 4, 5, 6, 7 and 8, or any part thereof. Owner may terminate the pedestrian access, parking, access to the south side of Warm Springs Creek and all rights of entry or use of Blocks 2, 3, 4, 5, 6, 7 and 8 at any time, for any reason whatsoever, without notice. Access restrictions identified in this Section (5. 2) shall no longer be in effect if Blocks 2-8 are owned by the City of Ketchum.

**6. Covenants, Conditions and Restrictions.** The covenants, conditions and restrictions recorded against Block 1 shall contain at least the following provisions:

A. An allocation of responsibility for maintenance of all community and privately owned landscaping, streets and amenities; and

B. No person or entity acquiring any portion of the Property shall be permitted to develop, construct, erect, or install any building, utility, improvement, or landscaping which does not conform in all respects to this Agreement and Block 1 subdivision plat as applicable.

C. Any lot that is located within an avalanche zone, regardless of the building location, shall meet the notice requirements of Section 17.92.010E, KMC.

D. All private roads within Block 1 are subject to closure, in Owner's sole

discretion, during times of high avalanche danger. Owner shall work with Ketchum Emergency Services personnel to establish standard protocols to be followed during times of elevated avalanche danger. Owner and Ketchum acknowledge that the intent of such protocols is to reduce the risk to both the public and emergency responders during periods of increased avalanche danger, and such protocols will therefore include procedures for limiting or restricting access in avalanche zones to reduce these risks.

7. **Term.** The term of this Agreement shall be perpetual.

8. **Default and Enforcement.** In the event either Party, their respective heirs, successors, assigns or any other person acquiring an interest in the Property, fails to faithfully comply with all of the terms and conditions included herein, the same shall constitute a default entitling the non-defaulting party to all legal and equitable remedies available.

A. A petition filed by Owner under any bankruptcy, reorganization, arrangement, insolvency, dissolution, or liquidation law of any jurisdiction, whether now or hereafter in effect, that is not dismissed within ninety (90) days after such filing shall constitute an event of default of this Agreement and shall entitle Ketchum to seek all available legal and equitable remedies.

B. A waiver by a party of any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach or breaches so waived and shall not bar any other rights or remedies or apply to any subsequent breach of any such or other covenants and conditions.

C. In the event of a material violation of this Agreement the Parties shall have the right, without prejudice, to specific performance, or any other rights or remedies available under the Ketchum Municipal Code or Idaho law, including but not limited to the right to demand the non-defaulting party to cure such default or enjoin violation and otherwise enforce the requirements contained in this Agreement.

D. In the event of a material breach of this Agreement, the Parties agree that City and Owner shall have sixty (60) days after delivery of notice of said breach to cure and correct the same prior to the non-breaching party seeking any remedy provided for herein; provided, however, in the event that the default or breach cannot with diligence be cured within such 60-day period, if the defaulting party shall commence to cure the same within such 60-day period, and thereafter prosecute the cure of same with diligence, then the time within which such breach may be cured shall be extended for such period as necessary to complete the cure.

E. Owner hereby grants City a license to enter upon the Property, during business hours and upon reasonable advance notice, with Owner or Owner's representatives having the right to be present during such times, to (a) inspect the same, (b) determine if Owner is complying with this Agreement, and (c) to undertake the cure of any default of Owner; provided, however, all such cures shall be performed as promptly as possible and so as to cause the least interference to guests, invitees and other occupants of property in the Project. Ketchum agrees to indemnify, defend, and hold harmless Owner from any and all liability, claims, damages, expenses, judgments, proceedings and causes of action of any kind whatsoever, arising



out of Ketchum's negligent exercise of the license granted herein.

**9. Miscellaneous Provisions.**

A. Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of Ketchum or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, Ketchum's Zoning Ordinance, and Ketchum's Subdivision Ordinance requirements for the Property.

B. Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties and as evidenced by amended plats and development plans.

C. Specific Performance. In the event of a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

E. Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Ketchum  
Post Office Box 2315  
Ketchum, ID 83340  
Attn: Planning and Building Director  
Telephone: 208.726-7801

Notices given to Owner shall be addressed as follows:

Robert M. Brennan, Managing Member  
Brennan Holdings No. 300, LLC  
Post Office Box 1991  
Sun Valley, ID 83353  
Email: [brennanholdings@gmail.com](mailto:brennanholdings@gmail.com)

with a copy to:

Lawson Laski Clark & Pogue, PLLC  
675 Sun Valley Road, Suite A  
Post Office Box 3310  
Ketchum, Idaho 83340  
Attn.: Edward A. Lawson  
Telephone: 208.725-0055  
Email: [eal@lawsonlaski.com](mailto:eal@lawsonlaski.com)

A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

F. Relationship of Parties. It is understood that the contractual relationship between City and Owner is such that neither party is the agent, partner, or joint venturer of the other party.

G. Successors and Assigns; Covenant Running With the Land. This Agreement shall inure to the benefit of City and Owner and their respective heirs, successors, and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns with the exception of the purchasers of lots, condominium, or townhouse units. Upon conveyance of a lot, condominium unit or townhouse unit to a third party, the lien and encumbrance of this Agreement shall be automatically released from said lot and unit and a prospective purchaser and all lenders and title insurers are entitled to rely upon said release. In the event that Owner or a successor in interest to Owner sells or transfers the Property written notice of said transaction shall be given to City no less than sixty (60) days prior to closing. This requirement shall not apply to the sale and/or transfer of individual lots, condominium units or townhouse units. Individual lots, townhouse, or condominium owners are not intended to have any ownership interest, third-party beneficiary, easement, or other interest in any of the terms, conditions or obligations of this Agreement.

H. Recordation and Release. This Agreement shall be recorded with the Blaine County Recorder. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be terminated in the event of termination.

I. No Waiver. In the event that City or Owner, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Owner, City, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

J. Partial Invalidity. In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely

approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

K. Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. Excluding formal conditions placed upon the design review approval, subsequent plat approvals or other matters related to the public process, no representations or warranties made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

L. Exhibits. All exhibits referred to herein are incorporated in this Agreement by reference, whether or not actually attached.

M. Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens, and other documents required hereunder, for and on behalf of the entity executing this Agreement.

N. Force Majeure. If either party hereto is delayed in the performance of any of its obligations hereunder because of inclement weather; material shortages; labor shortages; unavailability of gas, electric or other utilities through no fault of Owner; dispute or strike; civil strife; acts beyond the control of the delayed party including, acts of God; the Covid-19 virus or other pandemic; and actions by the United States of America or the State of Idaho, or Ketchum or any of their agencies, the time of performance for completion of such obligation shall be extended for the same time as lost by the cause hereinabove set forth.


O. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either party with respect to this Agreement or the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Brennan Holdings No. 300, LLC, an Idaho limited liability company

By:   
Robert M. Brennan, Managing Member

City of Ketchum, Idaho, a municipal corporation

By:   
Neil Bradshaw, Mayor





City of Ketchum

# Attachment I: Draft Findings of Fact, Conclusions of Law and Decision



**City of Ketchum  
Planning & Building**

<b>IN RE:</b>	)	
	)	
<b>Warm Springs Ranch Residences Lots 32-35</b>	)	<b>KETCHUM PLANNING &amp; ZONING COMMISSION</b>
<b>Design Review</b>	)	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND</b>
<b>Date: September 12, 2023</b>	)	<b>DECISION</b>
	)	
<b>File Number: P23-017 – P23-020</b>	)	

**PROJECT:** Warm Springs Ranch Residences Lots 32-35

**FILE NUMBER:** P23-017, P23-018, P23-019, and P23-020

**APPLICATION TYPE:** Design Review

**REPRESENTATIVE:** John Shirley – Think Architecture (architect)

**PROPERTY OWNER:** Brennan Holdings No. 300 LLC

**LOCATION:** 160 Bald Mountain Road (Lot 32, Block 4, Warm Springs Ranch Residences)  
170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences)  
180 Bald Mountain Road (Lot 34, Block 4, Warm Springs Ranch Residences)  
190 Bald Mountain Road (Lot 35, Block 4, Warm Springs Ranch Residences)

**ZONING:** General Residential – Low Density (GR-L)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The Planning and Building Department received the Design Review applications on March 28, 2023. Following the receipt of the applications, staff routed the application materials to all City departments for review. The applications were reviewed concurrently, and the applications were deemed complete on July 28, 2023, after two rounds of review. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 23, 2023. The public hearing notice was published in the Idaho Mountain Express on August 23, 2023. A notice was posted on the project site and the city’s website on September 5, 2023. Story poles were documented on the project site as of September 6, 2023.

The Planning and Zoning Commission considered the Warm Springs Ranch Residences Lots 32-35 Design Review applications (File No. P23-017 – P23-020) concurrently during their regular meeting on September 12, 2023. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission approved the Design Review applications for Lots 32-35.

**FINDINGS OF FACT**

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**BACKGROUND**

The applicant is proposing to construct four (4) single-family residences, ranging in size from 3,505 square feet to 3,988 square feet (the “project”), located at Lots 32-35, Block 4, Warm Springs Ranch Residences (the “subject properties”). The subject properties are zoned General Residential – Low Density (GR-L) and the lots are currently vacant. The Warm Springs Ranch Subdivision, which was platted in 2021, includes plat note which requires development on Lots 32-35 be subject to Design Review standards of the Ketchum Municipal Code to ensure development on the lots have a minimal visual impact to the view of Bald Mountain from Warm Springs Road.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards. The project proposes a driveway snowmelt system for each driveway located entirely within the property boundaries of each lot and not within the Bald Mountain Road right-of-way. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit for each lot.

**FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS**

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N /A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Minimum Lot Area</b>
			<b>Finding</b>	<b>Required:</b> 8,000 square feet <b>Existing:</b> Lot 32: 9,552 square feet (.22 acres) Lot 33: 8,429 square feet (.19 acres) Lot 34: 8,347 square feet (.19 acres) Lot 35: 9,907 square feet (.23 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Building Coverage</b>
			<b>Finding</b>	<b>Permitted:</b> 35% <b>Proposed:</b> Lot 32: 29% (2,813.67 square feet building coverage / 9,552 square feet lot area)

				<p>Lot 33: 26% (2,189 square feet building coverage / 8,429 square feet lot area)</p> <p>Lot 34: 29% (2,456 square feet building coverage / 8,347 square feet lot area)</p> <p>Lot 35: 25% (2,499 square feet building coverage / 9,907 square feet lot area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Minimum Building Setbacks</b>
			<b>Finding</b>	<p><b>Minimum Required Setbacks:</b>  Front: 15'  Side: &gt; of 1' for every 3' in building height, or 5'  Rear: &gt; of 1' for every 3' in building height, or 15'</p> <p><b>Proposed:</b></p> <p>Lot 32  Front (south): 15'-4 7/8"  Side (east): 26'-4 1/8"  Side (west): 11'  Rear (north): 30'-2 7/64"</p> <p>Lot 33  Front (south): 23'-1 9/256"  Side (east): 15'  Side (west): 14'-3 7/32"  Rear (north): 38'-2 29/256"</p> <p>Lot 34  Front (south): 20'-7 213/256"  Side (east): 11'-5 95/256"  Side (west): 13'-0 1/256"  Rear (north): 46'-7 1/16"</p> <p>Lot 35  Front (south): 15'  Side (east): 11'-8"  Side (west): N/A (pie-shaped lot)  Rear (north): 15'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Building Height</b>
			<b>Finding</b>	<p><b>Maximum Permitted:</b> 35' (properties which step up or down hillsides may extend 5 feet above the maximum height permitted in the zoning district)</p> <p><b>Proposed:</b></p> <p>Lot 32: 28'- 0 31/32"  Lot 33: 34'- 0 1/2"  Lot 34: 29'- 11 1/2"  Lot 35: 30'- 3 3/8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.030.H</b>	<b>Curb Cut</b>
			<b>Finding</b>	<p><b>Permitted:</b>  A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p>



				<p><b>Proposed:</b></p> <p>Lot 32: 23% (26-foot-wide driveway/115 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 33: 31% (25-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 34: 30% (24-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).</p> <p>Lot 35: 9% (20-foot-wide driveway/213 feet of property frontage along Bald Mountain Road Road).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	<p><b>Parking Spaces</b></p> <p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p><b>Required:</b> Residential (one family dwelling), in all applicable zoning districts require two parking spaces.</p> <p><b>Proposed:</b> The project plans for Lots 32-35 indicate 2 parking spaces within the enclosed garage for each structure.</p>

**FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS**

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p><b>Finding:</b> The project proposes to construct new asphalt driveways to access Lots 32-35 from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES
<p><b>Finding:</b> The City Engineer has reviewed the proposed driveway designs for Lots 32-35 and finds them to be sufficient for the project.</p> <p>All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES

**Finding:** Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, included as Attachment H, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Staff recommend condition of approval #5 ensure any damage to the right-of-way, including sidewalks, be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <li><i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i></li> <li><i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i></li> </ul>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision</p>	

Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	YES
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p>	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES
<p><b>Finding:</b> Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C-1 on each of the project plans for Lots 32-35. The drainage improvements include the installation of a trench drain bordering the width of the driveways. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on all the subject properties.</p>	

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES

**Finding:** Drainage improvements are specified on Sheet C-1 on each of the project plans for Lots 32-35. The drainage improvements include the installation of a trench drain bordering the width of the driveways. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on all the subject properties.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES

**Finding:** The City Engineer has reviewed the proposed drainage plan for Lots 32-35 and believes the trench drain and drywell/catch basin improvements are sufficient to maintain storm water drainage on each of the subject properties. The City Engineer may require additional drainage improvements if necessary. If approved, the applicant shall submit final civil drawings for all drainage improvements with the building permit application for each lot to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES

**Finding:** The drainage improvements include the installation of a trench drain bordering the width of each driveway for Lots 32-35 along Bald Mountain Road. A combination of drywells and catch basins on each lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan for each lot and believes the proposed trench drain and drywell improvements meet city standards.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for each lot.

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES

**Finding:** All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p><b>Finding:</b> As shown on Sheet C-1 of the project plans for Lots 32-35, the applicant proposes connecting to the municipal water and sewer systems from existing lines on Bald Mountain Road. Requirements and specification for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for each lot.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<p><b>Finding:</b> N/A. Extension of utilities is not necessary to service the proposed residences.</p>	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<p><b>Finding:</b> Pursuant to KMC §17.96.060.E.1, “The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.” The Warm Springs Ranch Subdivision was platted in 2021 and is in the process of being developed. Multiple single-family residences are currently being constructed on Bald Mountain Road and Mountain Creek Drive. All of which have similar, yet unique architectural styles that utilize both modern (flat and shed roofs with cold materials such as concrete and metal) and traditional (gabled roofs with warmer materials such as wood and stone) designs. The proposed developments feature flat, shed, and gabled roofs with large windows and a mix of cold and warm materials including wood, metal, and stone.</p>	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
<p><b>Finding:</b> N/A. The subject properties do not contain any significant landmarks.</p>	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<p><b>Finding:</b> N/A. The subject properties are vacant.</p>	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
<b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<b>Finding:</b> As stated previously, the proposed structures feature both modern and traditional designs with a mix of flat, shed, and gabled roofs and wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<b>Finding:</b> The proposed structures feature dark bronze trimmed windows and a mix of wood, metal, and stone materials.	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<b>Finding:</b> A 4’ wooden fence is proposed on the rear of Lots 32-34 along Warm Springs Road. No accessory structures are proposed. The project proposes landscaping improvements that complement and soften the visual appearance of the single-family residences from Warm Springs Road. The landscaping includes trees, shrubs, and grasses. Utilities on each lot will be screened with shrubs. New Aspen, Crabapple, and Pine trees will be installed on each lot to provide screening for the residences from adjacent properties and from Warm Springs Road.	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<b>Finding:</b> The project plans propose a two-story structure on Lots 32, 34, and 35 and a three-story structure on Lot 33. Each of the proposed residences feature multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<b>Finding:</b> The structures on Lots 32-35 are proposed to be oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<b>Finding:</b> No satellite receivers are proposed for the project. Sheet A101 on the project plans for Lots 32-35 indicates that garbage bins will be stored within the garage for each structure and screened from public view.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<b>Finding:</b> The roof plan for Lots 32 and 35 indicates that portions of the roofs will have snow clips installed, and that other areas will have gutters and be sloped to downspouts. The roof plan for Lots 33 and 34 indicates that gutters will be installed, and the roofs will be sloped to downspouts.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	YES
<b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use.</i>	YES

<i>Consideration shall be given to adequate sight distances and proper signage.</i>	
<p><b>Finding:</b> Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.</p> <p>The City Engineer has reviewed the proposed driveways for Lots 32-35 and finds the circulation design to meet city standards. Final circulation design shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

<b>17.96.060.G.4 – Circulation Design</b>	<b>Conformance</b>
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	YES
<p><b>Finding:</b> The proposed driveways for Lots 32 and 33 are located further than 20 feet away from the nearest intersection of Bald Mountain Road and Mountain Creek Drive. The proposed driveways for Lots 34 and 35 are located further than 20 feet away from the nearest intersection of Bald Mountain Road and Lopey Lane.</p>	

<b>17.96.060.G.5 – Circulation Design</b>	<b>Conformance</b>
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
<p><b>Finding:</b> Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road for Lots 32-35.</p>	

<b>17.96.060.H.1 – Snow Storage</b>	<b>Conformance</b>
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
<p><b>Finding:</b></p> <p>Lot 32: Sheet L3 of Attachment B shows the proposed snow storage areas to include a total of 415 square feet, greater than the required 30% (1,080 * .30 = 324 square feet).</p> <p>Lot 33: Sheet L3 of Attachment C shows the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% (837 * .30 = 251 square feet).</p>	



Lot 34: Sheet L3 of Attachment D shows the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% ( $835 * .30 = 251$  square feet).

Lot 35: Sheet L3 of Attachment E shows the proposed snow storage areas to include a total of 400 square feet, greater than the required 30% ( $1,050 * .30 = 315$  square feet).

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
<b>Finding:</b> Locations of snow storage areas are indicated on Sheet L3 on each of the project plans for Lots 32-35.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
<b>Finding:</b> None of the snow storage areas on Lots 32-35 have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
<b>Finding:</b> The applicant is proposing a driveway snowmelt system within the property boundary and not within the Bald Mountain Road right-of-way for each driveway on Lots 32-35. In addition to the snowmelt systems, each lot is also proposing snow storage areas on-site.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
<b>Finding:</b> Landscaping has been provided for the project as indicated on Sheets L3 of the project plans for Lots 32-35.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
<b>Finding:</b> The front, side, and rear yard setback areas for Lots 32-35 will be vegetated with native grasses. Shrubs and trees are proposed along the sides of each residence, which will screen utilities. New native chokecherry trees will be installed to provide screening for utilities and new pine, aspen, and crabapple trees will be installed to provide screening for the residences from Warm Springs Road and adjacent properties. Ornamental grasses and wildflowers are also proposed around each structure.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES

**Finding:** The landscape plan for each lot proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES

**Finding:** Each lot is proposing landscaping along the rear to provide a buffer from Warm Springs Road and landscaping on the front and side yards allowing for privacy between adjacent properties.

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES

**Finding:** Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A

**Finding:** N/A. No encroachments of below grade structures are proposed on Lots 32-35.

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A

**Finding:** N/A. No encroachments of below grade structures are proposed, and the structures on Lots 32-35 are not located within the riparian setback.

## CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Applications pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of the applications in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Warm Springs Ranch Residences Lots 32-35 Design Review applications meet all applicable standards specified in Title 17 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Planning and Zoning Commission **approves** the Design Review Applications File No. P23-017, P23-018, P23-019, and P23-020 this Tuesday, September 12, 2023, subject to the following conditions of approval.

## CONDITIONS OF APPROVAL

1. This Design Review approval is based on the project plans for Lots 32-35 presented at the September 12, 2023, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permit must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
5. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner’s expense prior to issuance of Certificate of Occupancy.

6. Prior to building permit application for Lots 32-34, the plan set shall be revised to relocate the fence to the south of the public utilities easement and shall have a consistent location throughout the plan set.

Findings of Fact **adopted** this 12<sup>th</sup> day of September 2023.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission

**From:** [Participate](#)  
**To:** [Heather Nicolai](#)  
**Subject:** FW: Lot 32-15 Block 4 Warmsprings Ranch Residences  
**Date:** Tuesday, September 12, 2023 3:16:50 PM

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LISA ENOURATO | CITY OF KETCHUM  
Public Affairs & Administrative Services Manager  
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340  
o: 208.726.7803 | f: 208.726.7812  
lenourato@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----

From: susan neaman <susancneaman@gmail.com>  
Sent: Tuesday, September 12, 2023 9:42 AM  
To: Participate <participate@ketchumidaho.org>  
Subject: Lot 32-15 Block 4 Warmsprings Ranch Residences

I am concerned that if the City allows the request (I'm assuming to build higher) then what was originally planned for this subdivision you would be opening any builder to come and change height restrictions. It is not out of hardship that this building request is being made. It is self serving!

What did the City's building code set for this area originally and are you truly asking for comment or just asking out of legal obligation?

Allowing this change.... will it give the builder the ability to have a Warmsprings road entrance?... which could cause some safety issues! The strong push by home owners to ask for changes to codes is bold and can be reckless on the part of the P&Z to allow changes. People will build even if they don't get exactly what they want. Please be smart and strong when it comes to the effects that personal needs will create in the community.

Thank you for your time,  
Susan Neaman

Also: The future challenge for our town and county is hillside building. This is a fight that I hope you are now preparing for and are willing to join all cities and county to work together to keep from happening!!